



September 23, 2016

Brian Golden
Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

ATTENTION: Phillip Cohen and Michael Canizzo

Dear Director Golden:

Hearth, Inc. is pleased to submit this application for Small Project Review pursuant to Article 80E of the Boston Zoning Code, for the *Hearth at Four Corners* residential project in the Dorchester neighborhood of Boston. The project is comprised of 45,646 square feet of gross floor area and the estimated total development cost is \$17.6 million. The project will be financed using a combination of public and private sources.

Hearth Inc. is one of Boston's foremost operators of affordable supportive housing for at-risk elders. The organization is first and foremost a member of the communities it serves, with a strategic focus on elders residing within the urban neighborhoods of Boston. The seven properties currently owned and operated by Hearth in the neighborhoods of Dudley Square, Mattapan, Dorchester, Jamaica Plain, the South End, and Brookline, all respond to the needs of seniors who are no longer able to live in their homes due to the devastating impacts of poverty and the infirmities that so often accompany aging.

On June 14, 2016 the City of Boston Department of Neighborhood Development (DND) designated Hearth, Inc. as the developer of 16 Ronald Street (former home to the Ronald Gibson School), which is located just steps from the MBTA Fairmont/Indigo Commuter Rail line. The site's location at the top of a hill and its unique access to public transportation and public services will enable residents to enjoy strategic view corridors and unsurpassed convenience.

This proposed senior housing development that will be known as *Hearth at Four Corners* will provide 52 affordable, one-bedroom apartments and 2 studio apartments with an extraordinary array of capital facilities and resident services designed to enable Boston's frail elders to maintain an independent lifestyle as they age in place. Eligible residents will include individuals who are age 62 and older with a range of incomes, from homeless and extremely low income (up to 30% AMI), to more moderate incomes (50 and 60% AMI). Hearth plans to conduct outreach to residents of the Roxbury, Dorchester, and Mattapan neighborhoods to identify prospective residents. Participation in resident services will be optional and will be provided on-site to help older adults maintain their health and well-being, and to provide peace of mind to their family members who might otherwise struggle to care for an increasingly frail family member in a home that is not suited to their needs and capacities.

Hearth wants to thank the BRA for its guidance and assistance regarding this very exciting project, and we look forward to continuing our strong working relationship with the BRA as we move towards approval of this project.

Sincerely,

A handwritten signature in black ink that reads "Mark Hinderlie". The signature is written in a cursive style with a prominent flourish at the end of the last name.

Mark Hinderlie
Executive Director

HEARTH AT FOUR CORNERS

16 Ronald Street Dorchester, MA



Application for Article 80 Small Project Review

Submitted To: Boston Redevelopment Authority
Submitted By: HEARTH, Inc. Owner/Developer
Prepared By: Bevco Associates

In Association With:
The Architectural Team and DREAM Collaborative, Architects
Ulrich Bachand Landscape Architecture
Samiotes Consultants, Civil Engineers
Development Synergies-Financing/Development
Nixon Peabody LLP, Legal Counsel
Way PointKLA-Construction Advisor
McPhail Engineers, Site Engineers
Peabody Properties, Inc. Management Agent

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Appendix C

Site Design and Landscaping Plans

1. PROJECT SUMMARY

TABLE 1.1 PROJECT TEAM

OWNER/DEVELOPER	<p>HEARTH, INC. 1640 Washington Street Boston, MA 02118</p> <p>Contact: Mark Henderlie, Executive Director (617) mhinderlie@hearth-home.org</p> <p>May Shields, Chief Operating Officer (617) mshields@hearth-home.org</p>
LEGAL COUNSEL	<p>Nixon Peabody LLP 100 Summer Street Boston, MA 02110</p> <p>Contact: Ruth Silman, Partner (617) 345-1000 RSilman@nixonpeabody.com</p>
ARCHITECTS	<p>The Architectural Team, Inc. 50 Commandants Way Chelsea, MA 02150</p> <p>Contact: Robert Verrier/Anthony Vivirito AIA (617) 889-4402 avivirito@architecturalteam.com</p> <p>DREAM Collaborative (MBE) 236 Huntington Avenue, Suite 303 Boston, MA 02115</p> <p>Contact: Gregory Minott, AIA, LEED AP Managing Principal (857) 317-4382 gminott@dreamcollaborative.com</p>
DEVELOPMENT CONSULTANT	<p>Development Synergies LLC 79 Quincy Avenue Winthrop, MA 02152</p> <p>Contact: Peter Roche, President (617) 548-9137 Pjroche1@comcast.net</p>

Project Summary

PERMITTING	<p>Bevco Associates, Inc. (M/W/DBE) 202 West Selden Street Boston, MA 02126</p> <p>Contact: Beverley Johnson, President (617) 438-2767 bjohnson@bevcoassociates.comcastbiz.net</p>
CONSTRUCTION ADVISORS	<p>WaypointKLA 8 Glover Road Wayland, MA 01778</p> <p>Contact: Raymond Mitrano, AIA, Principal (617) 875-2501 raymitrano@waypointkla.com</p>
CIVIL ENGINEER	<p>Samiotes Consultants (W/DBE) 20 A Street Framingham, MA 01701</p> <p>Contact: Stephen Garvin (508) 877-6688 SGarvin@Samiotes.com</p>
LANDSCAPE DESIGN	<p>Ulrich Bachand Landscape Architecture (WBE) 156 Cabot Street, Unit 2A Beverly, MA 01915</p> <p>Contact: Rebecca Bachand, PLA, LEED AP Managing Principal (781) 686-4486</p>
SITE ENGINEERING	<p>McPhail Engineering 2269 Massachusetts Avenue Cambridge, MA 02140</p> <p>Contact: Jonathan Patch (617) 868-1420 JWP@mcphailgeo.com</p>
PROPERTY MANAGER	<p>Peabody Properties, Inc. (WBE) 536 Granite Street Braintree, MA 02184</p> <p>Contact: Melissa Fish-Crane (781) 794-1000 mfish@peabodyproperties.com</p>

1.2 PROJECT DESCRIPTION

The proposed project is comprised of 45,646 square feet of gross floor area and is located adjacent to a key stop on the MBTA Fairmount/Indigo Commuter rail line. The proposed project features the development of a vacant lot with new construction of a four-story residential building. The proposed structure will consist of 52 affordable, one-bedroom units, and 2 studio units and 14 surface parking spaces that will be provided for staff and visitors at the facility.

The new building will provide:

- ❖ Four levels of residential units
- ❖ Passive and active recreation space for residents
- ❖ Staff office space
- ❖ A community meeting room on the ground floor
- ❖ A landscaping plan that is open and inviting to the neighbors, and
- ❖ Improvements in vehicular and pedestrian access to the site

The services that will be provided to residents include:

- ❖ Congregate meals to promote proper nutrition and socialization
- ❖ Wellness assessments and care coordination by licensed RNs and MSW staff
- ❖ Scheduled social and physical activities
- ❖ Coordination of medical transportation as needed

As proposed, the new building will be wood-framed and will include a series of repeating bays that will provide enhanced natural lighting within the residential units and will complement the design ethic that is expressed in the early 20th century homes that predominate throughout the surrounding residential neighborhood. Based on a decision to recede the building façade where it abuts the existing neighborhood, and to introduce an elegant landscaped plaza at the front entrance of the building, HEARTH seeks to further enhance the residential character of the building to complement the design context within the neighborhood, and provide an inviting focal point for the community. HEARTH at Four Corners has also been designed to meet the standards for LEED Silver certification.

1.3 PROJECT SITE AND NEIGHBORHOOD CONTEXT

The project site at 16 Ronald Street is located in a densely-populated residential area that is surrounded primarily by one, two and three-family residential properties (many of which are owner-occupied). The project site is 34,528 land square feet, and is currently enclosed by a chain link fence.

In conformance with BRA requirements, the building has been designed to complement the character of the adjacent residential neighborhood, and will employ energy-efficient technologies and sustainable construction practices. A unique collaboration between *The Architectural Team, Inc.* and *Dream Collaborative* has resulted in an attractive, efficient and sustainable design concept that respects the neighborhood context. Additionally, their collaborative work with *Ulrich Bachand Landscape Architecture* has resulted in a landscaping plan that invites social interaction between residents of Hearth at Four Corners and existing neighborhood residents. Local residents look forward to the development of this long-vacant site that has been the focus of illegal dumping and loitering.

1.4 COMMUNITY AND POLITICAL ENGAGEMENT

The developer invited site abutters to tour another HEARTH project, *HEARTH at Olmsted Green*, which is a similar design and program to the proposed project. The site abutters were able to get a first-hand look at a similar building design and layout, along with a typical unit, as well as passive and active recreational space for residents. The abutters support the project. Additionally, on August 8, 2016, the DND, in collaboration with the 4 Corners Action Committee, hosted a community public meeting to formally introduce the project team, present project design concepts, and highlight the process and schedule. The project was well received.

The developer also reached out to local and state elected representatives of the Four Corners area to provide a project briefing in advance of the BRA filing. In the interim, a *Project Fact Sheet* will be provided to the elected officials.

1.5 PUBLIC/COMMUNITY BENEFITS

Currently, on the basis of HEARTH's commitment to leverage their projects to provide business growth and expansion opportunities to Minority/Women Business Enterprises (M/WBEs), a total of 50% of the project team is comprised of M/W/DBE firms. In addition to the benefits noted above and those that will accrue to the immediate neighborhood with the development of this long-vacant parcel back into the fabric of the neighborhood, the benefits generated by the project will include:

- ❖ Opportunities for M/WBE subcontractors during construction
- ❖ Goal to meet City of Boston requirements for construction jobs
- ❖ Community meeting space on the ground floor of the building
- ❖ Landscaping plan that invites social interaction between residents and abutting neighbors
- ❖ Close proximity to public transportation

2.1 TRAFFIC, PARKING AND VEHICULAR ACCESS

As part of the proposed project, a total of 14 surface parking spaces will be provided for staff and visitors. In HEARTH's experience, its elderly residents do not need or possess cars. As is typical of other senior residential buildings owned and operated by HEARTH, residents will have access to transportation for medical services. Additionally, those residents who are physically capable will have direct access to public transportation at the Erie Street Commuter Rail line. Trash and recycling will be collected at the rear of the building. The addition of vehicular traffic primarily for staff and visitors, will have negligible impacts on the existing traffic volume, flow, and patterns. The project will also provide improved pedestrian access and visibility at the site, with improved sidewalks and active uses at the street level.

3.1 ZONING ANALYSIS

Based on the current City of Boston zoning code, the project will require some zoning variances as indicated in Table 3.1.1 Zoning Analysis. The proponent has filed an application for zoning relief with the City of Boston Inspectional Services Department (ISD), and will submit a copy of the Denial Letter upon receipt.

Table 3.1.1 Zoning Analysis

The proposed project parcel 1401081000 at 16 Ronald Street (or 20 Morse Street) is located in the Roxbury Neighborhood Zoning District and the Three-Family Residential (3F-5000) in Roxbury, MA. The project is located in the Neighborhood Design Review overlay. Map No. : 6A-6C Article: 50

The following Zoning Regulations apply to the project:

DIMENSIONAL REGULATIONS:

Dimensional Regulations	For Zoning District – Roxbury Neighborhood District- Three-Family Residential 3F-5000 Sub-districts	Proposed building	Variance Needed (Yes/No)
Maximum Floor Area Ratio	0.8	45,650 bldg /34,528 lot= 1.32	YES
Maximum Building Height	3 stories / 35 ft	4 stories / 44’ – 8”	YES
Minimum Lot Size	5,000 sf for 1-2 units	34,528 sf	NO
Minimum Lot Area Per Each Additional Dwelling Unit	2,500 sf	54 units: 578 sf/ Additional Unit	YES
Minimum Usable Open Space	650 sf per dwelling unit	33,800 sf required	YES
Minimum Lot Width	50 ft	214 ft	NO
Minimum Lot Frontage	50 ft	214 ft	NO
Minimum Front Yard	20 ft	2.25 ft	YES
Minimum Side Yard	10 ft	16 ft	NO
Minimum Rear Yard	30	7.25 ft	YES

PARKING REQUIREMENTS AND ALLOWED USES:

	BUILDING USE	Three Family (3F)*			Variance Needed (Yes/No)
Zoning Regulations	Multi-Family Residential	Forbidden			YES
Parking Requirement for Proposed Building**		Ratio	Required	Provided	
Residential Use		.7/per Dwelling Unit	38 spots	14 spots	YES

*Allowed Uses: Group Residence, One-Family detached or semi-attached, Two-Family detached or semi-attached, Rowhouse, Three-Family detached dwelling, Townhouse

Conditional Uses: Elderly Housing, Congregate living complex, Lodging House, Temporary dwelling structure, Transitional housing or Homeless shelter

Forbidden Uses: Mobile Home, Mobile Home Park, Multi-Family Dwelling, Orphanage

**Affordable Housing has a ratio of 0.7 spaces per dwelling unit

Note: Variances may be required for parking and/or dimensional regulations through the Zoning Board of Appeals process.

Table 3.1.2 Anticipated Permits

AGENCY NAME	PERMIT
Boston Redevelopment Authority	<ul style="list-style-type: none">❖ Article 80 Small Project Review❖ Design Review Approval❖ Site Review Approval
Boston Water and Sewer Commission	<ul style="list-style-type: none">❖ Local water and sewer tie-in and Site Plan Approval
Boston Inspectional Services Department	<ul style="list-style-type: none">❖ Zoning Board of Appeal Approval❖ Building Permit❖ Certificate of Occupancy

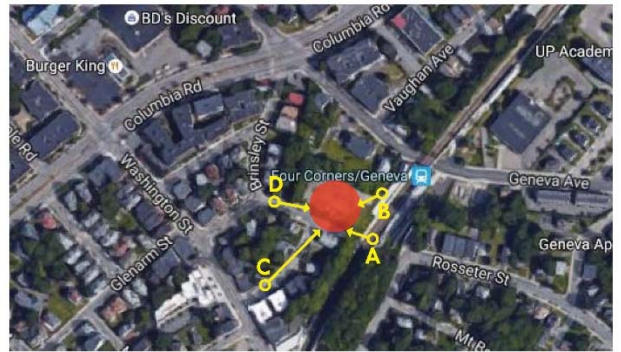
4.1 Existing Conditions Photos



A. View along Ronald Street facing west. Site is located on the right side of the image.



B. View along Ronald Street facing southwest away from site.

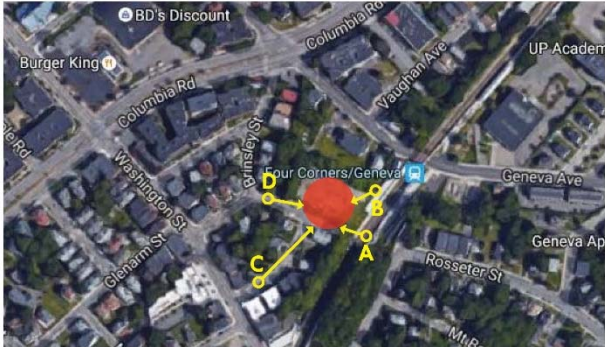




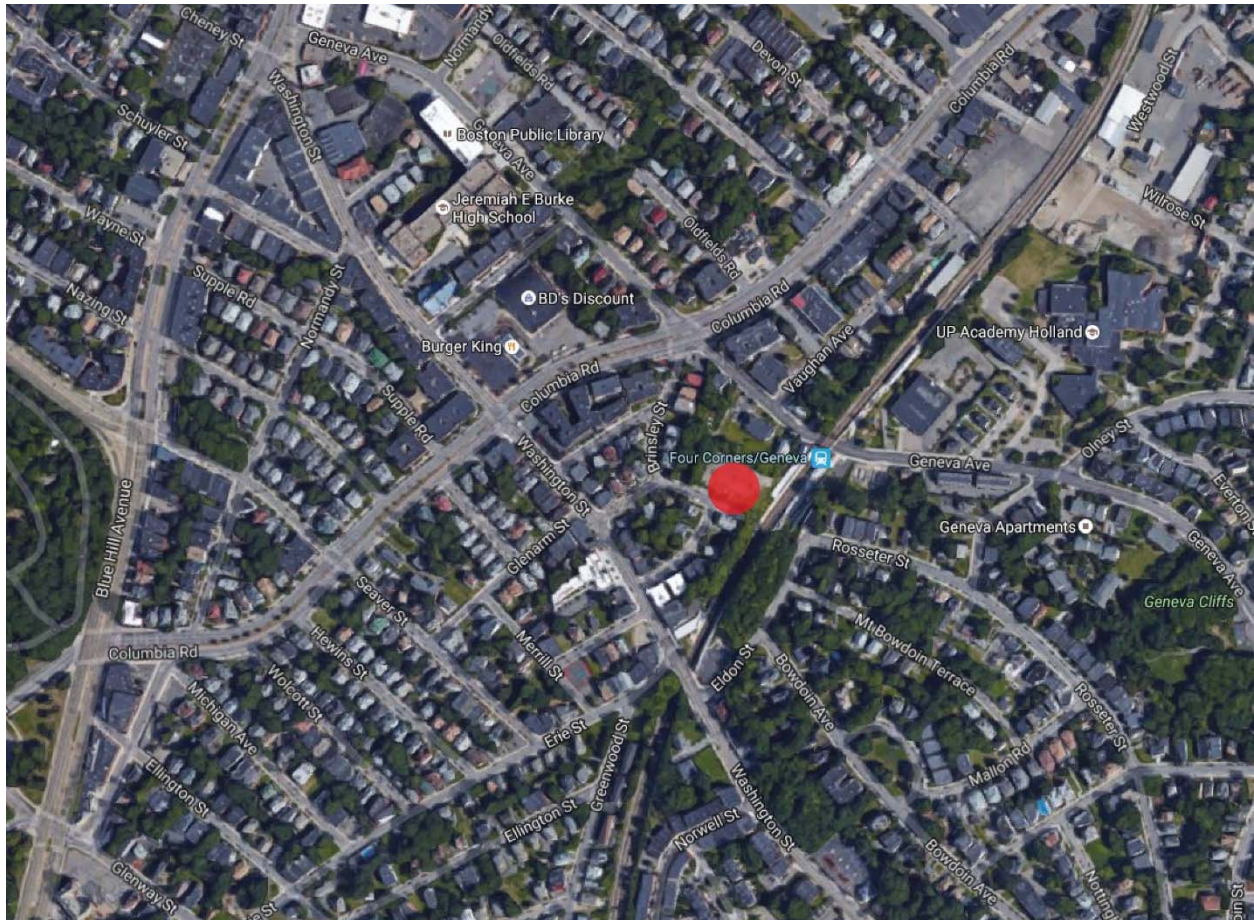
C. View from Morse Street facing north towards the site



D. View along Ronald Street facing east. Site is located on the left side of the image.



4.2 Site Locus Map



4.3 Aerial Site Map



APPENDIX A

DND Approval Letter and Vote



CITY OF BOSTON • MASSACHUSETTS
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
MARTIN J. WALSH, MAYOR

September 6, 2016

Mr. Mark Hinderlie
President & CEO
Hearth, Inc.
1640 Washington Street
Boston, MA 02118

Dear Mr. Hinderlie:

The City of Boston Department of Neighborhood Development (DND) supports the Hearth, Inc. application to the Federal Home Loan Bank for bank financing on the 16 Ronald Street, Roxbury development.

The City of Boston, with the Department of Neighborhood Development as the responsible agency, is the owner of 16 Ronald Street. Resulting from a DND led community process and Request for Proposals (RFP) for the site, DND's Public Facilities Commission approved the developer designation of Hearth, Inc. on June 15, 2016 (see the attached PFC Vote Certificate). As part of DND's support, DND will convey the property to Hearth, Inc. for \$100, subject to a Loan Agreement, Mortgage, Note and Affordable Housing Covenant, among other closing documents, evidencing Hearth, Inc.'s plan to construct a 52 unit affordable elder development.

Furthermore, DND has awarded \$1,000,000 in financing to the project as part of the RFP. In addition, Hearth, Inc. will apply to DND for supplemental project funding on September 23, 2016; DND anticipates making funding awards this fall. Hearth, Inc. is uniquely positioned to receive supplemental funds.

DND is encouraged by the progress Hearth, Inc. has made to date on the development. We enthusiastically support the Hearth, Inc. application to FHLB, and look forward to the FHLB award.

Sincerely,

Theresa Gallagher
Deputy Director

CC: Christine Rogers, FHLB
Attachment





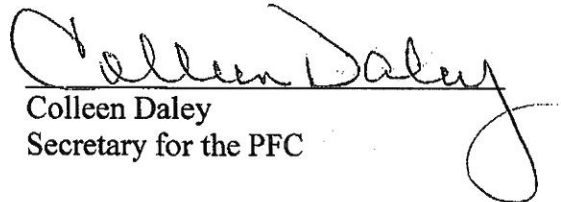
CITY OF BOSTON • MASSACHUSETTS
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
MARTIN J. WALSH, MAYOR

The undersigned hereby certifies that she is the Secretary of the Public Facilities Commission, and that at a meeting of said Commission, duly called and held on Wednesday, June 15, 2016, whereat Chair Katherine P. Craven and Commissioner Lawrence D. Mammoli of said Commission were present, it was voted:


That Hearth, Inc., a Massachusetts non-profit corporation, with an address of 1634 Washington Street, Boston, MA 02118 to be tentatively designated as developer of the vacant land located at 16 Ronald Street in the Dorchester District of the City of Boston, containing approximately 34,415 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Hearth, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.


Colleen Daley
Secretary for the PFC

APPROVED:



Mayor Martin J. Walsh



APPENDIX B

Site Drainage Letter
Samiotes Engineers

September 22, 2016



Re: 16 Ronald Street – Boston, MA
Hearth at Four Corners

SCI#: 16035.00

To Whom it May Concern,

To comply with the BWSC regulation that requires drainage storage volume equal to 1 inch of stormwater over the total site's impervious area to be infiltrated on-site. There is approximately 26,600 s.f. of proposed impervious area on-site, which requires 2,217 c.f. of the site stormwater runoff to be infiltrated. A precast 4' x 4' x 4' galleys drainage system that will infiltrate the required volume is proposed below the parking lot.

Soil testing indicated that the soil classification is Type A and no ground water was encountered. The existing site is covered by an impervious surface, therefore adding infiltration systems and landscaping areas will improve the site.

If you have any questions, or require further information, please do not hesitate to call Jeffrey Pilat (ext. 23) or myself (ext. 31) at (508) 877-6688.

Sincerely,

A handwritten signature in blue ink that reads "Alicja A. Zukowski".

Alicja A. Zukowski, PE
Senior Associate



Enc.

cc: Gregory Minott AIA, LEED AP, Dream Collaborative
Daniel Riggs, Dream Collaborative

Samioles Consultants, Inc.
Civil Engineers + Land Surveyors

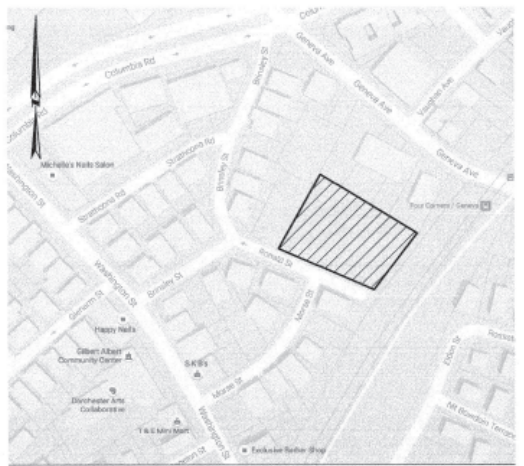
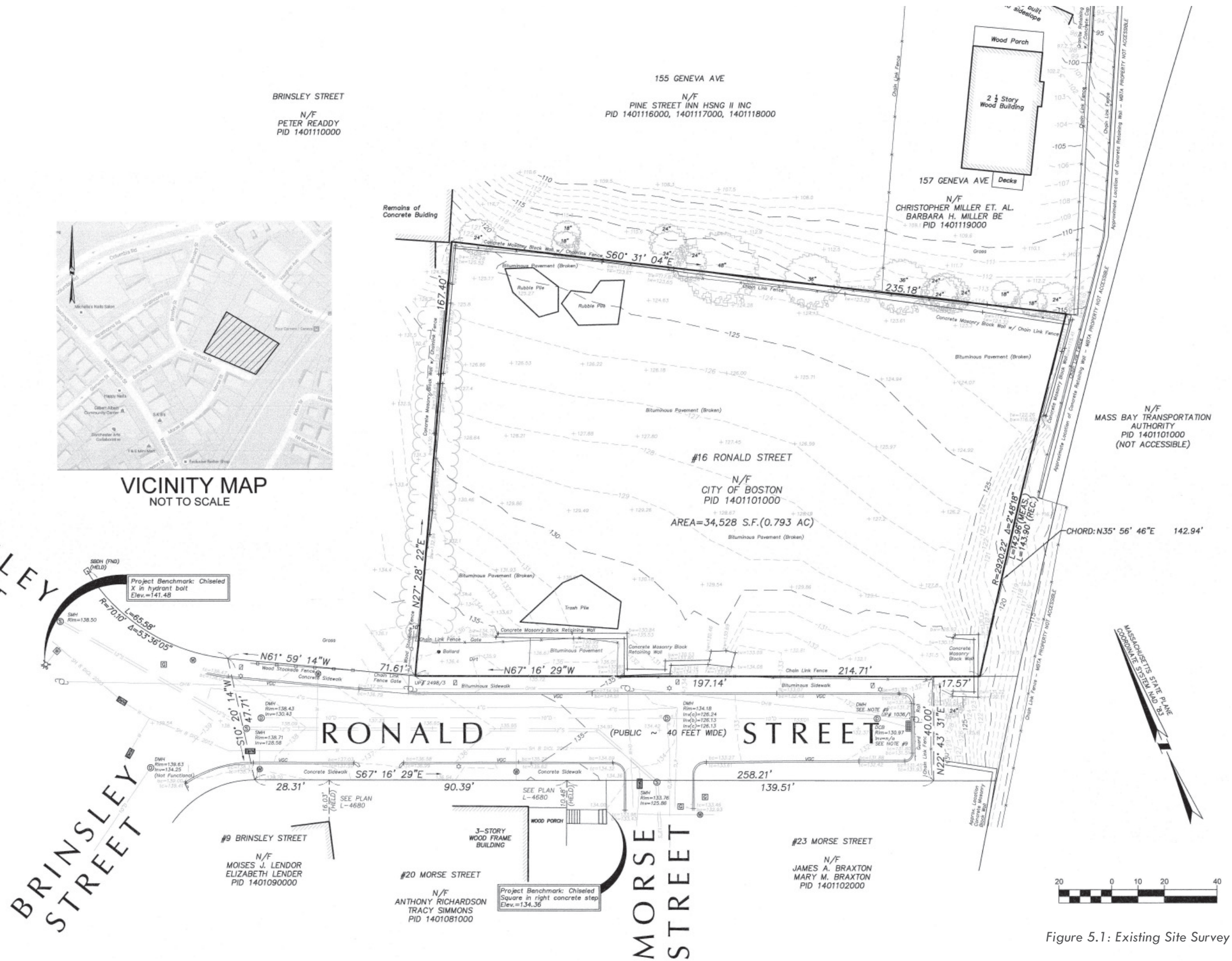
20 A Street
Framingham, MA 01701-4102

T 508.877.6688
F 508.877.8349

www.samioles.com

APPENDIX C

Site Plans and Elevations



BRINSLEY STREET

BRINSLEY STREET

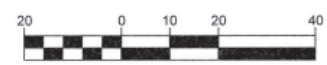


Figure 5.1: Existing Site Survey

16 RONALD STREET
Dorchester, MA
September 23th, 2016

Existing Site Survey
Scale: 1"=40'

Client:  **Hearth**
ending elder homelessness

Architects:

D/R/E/A/M COLLABORATIVE
Architecture | Urban Development | LEED Consulting

tat

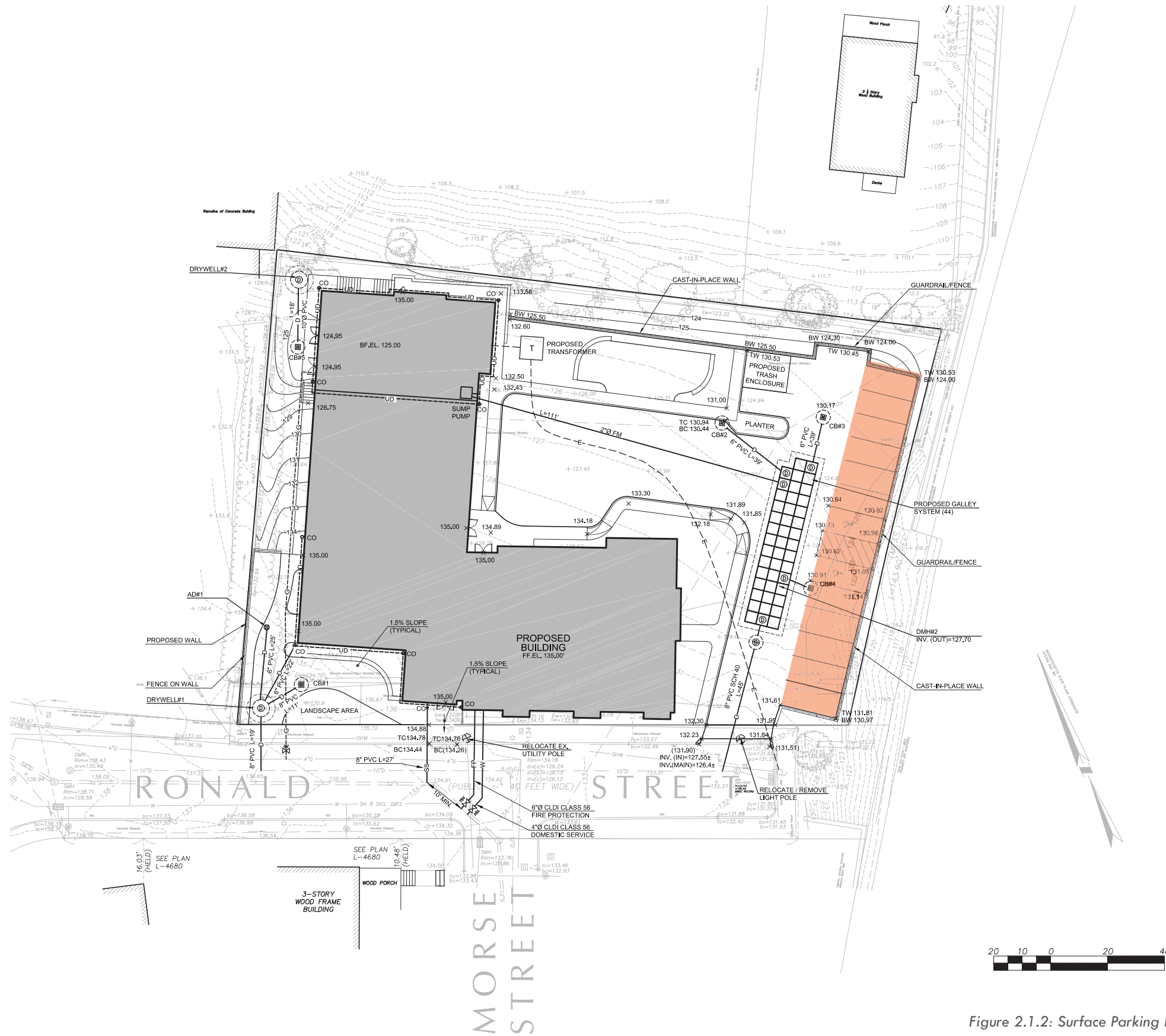


Figure 2.1.2: Surface Parking Plan

16 RONALD STREET
Dorchester, MA
September 23th, 2016

Surface Parking Plan
Scale: 1"=40'

Client:  **Hearth**
ending elder homelessness

Architects:

D/R/E/A/M COLLABORATIVE
Architecture | Urban Development | LEED Consulting

tat

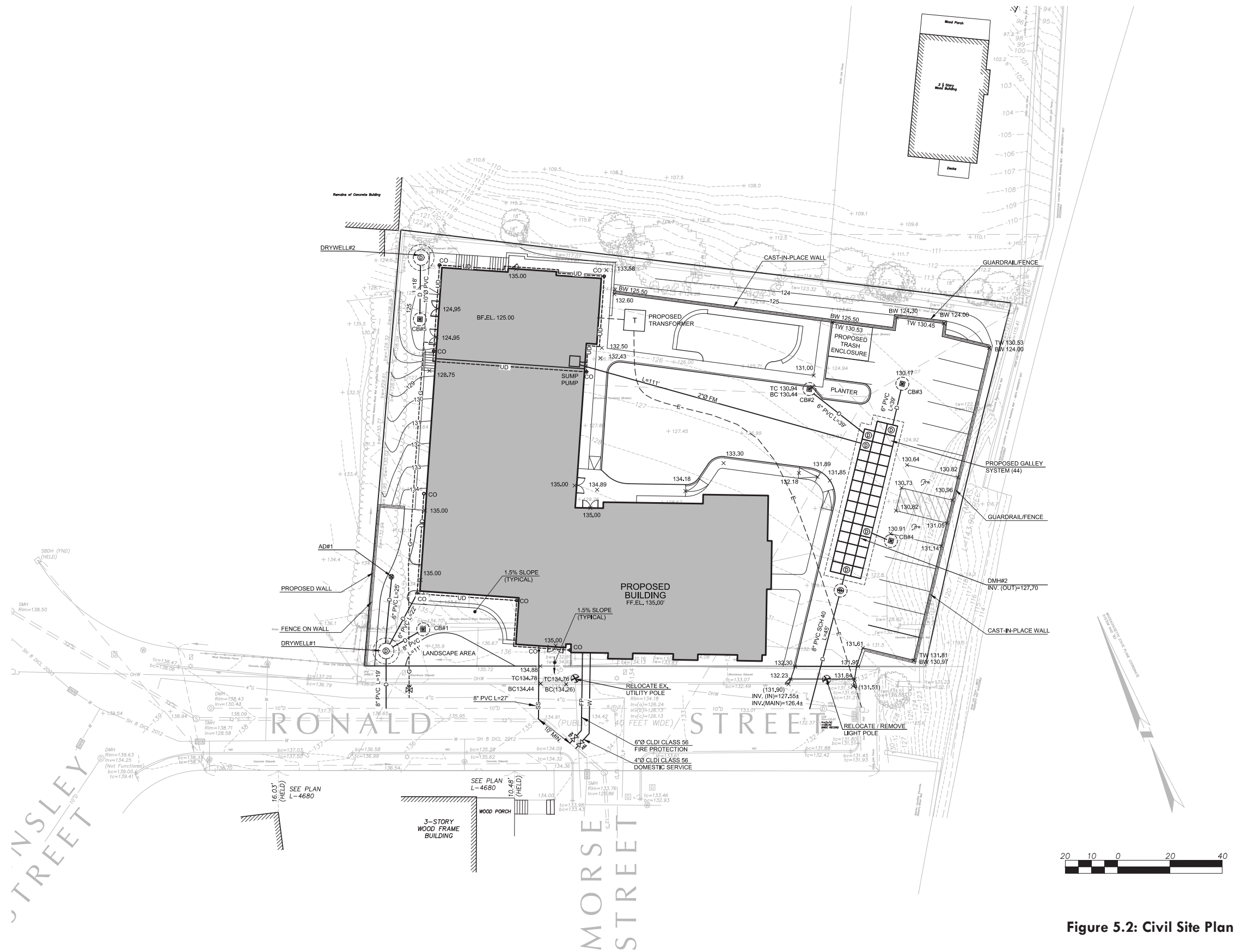


Figure 5.2: Civil Site Plan

16 RONALD STREET
 Dorchester, MA
 September 23th, 2016

Civil Site Plan
 Scale: 1"=40'



Architects:

D/R/E/A/M COLLABORATIVE
 Architecture | Urban Development | LEED Consulting



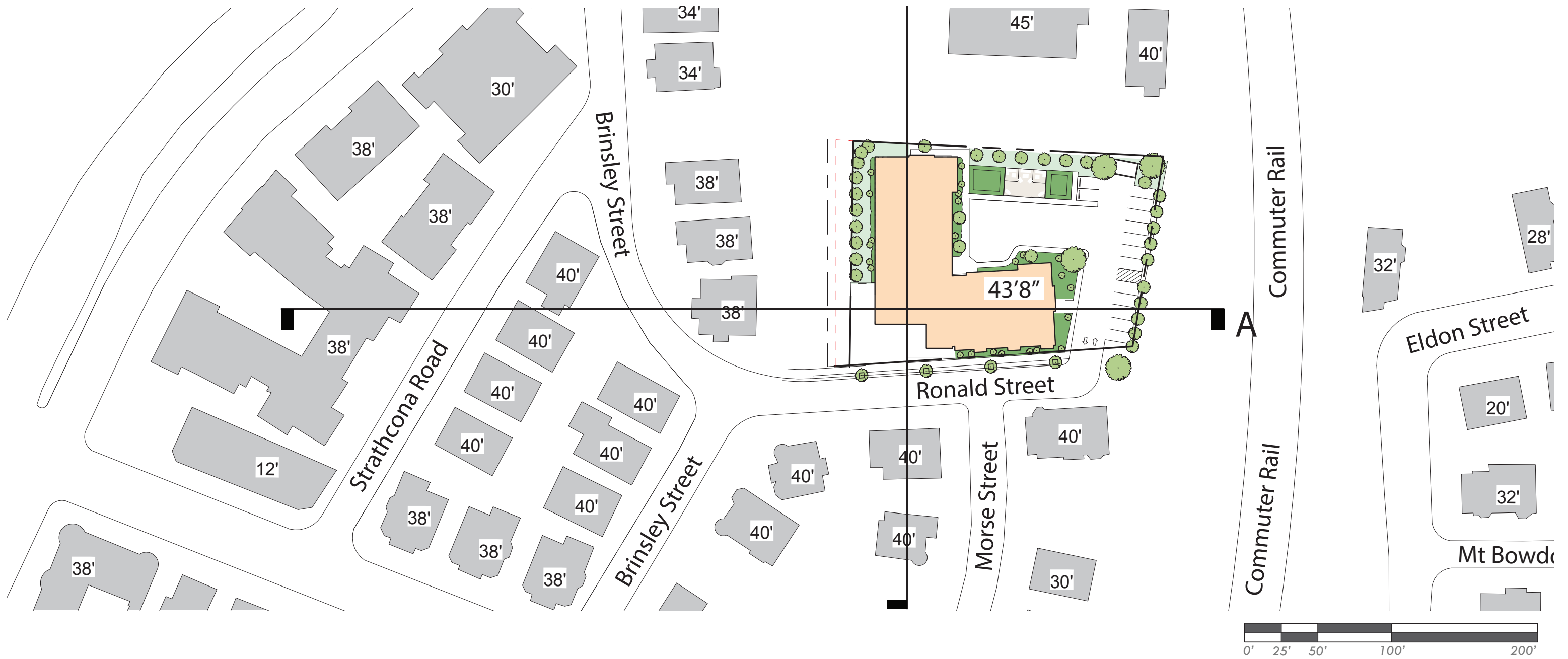


Figure 5.3: Neighborhood Plan

16 RONALD STREET
 Dorchester, MA
 September 23th, 2016

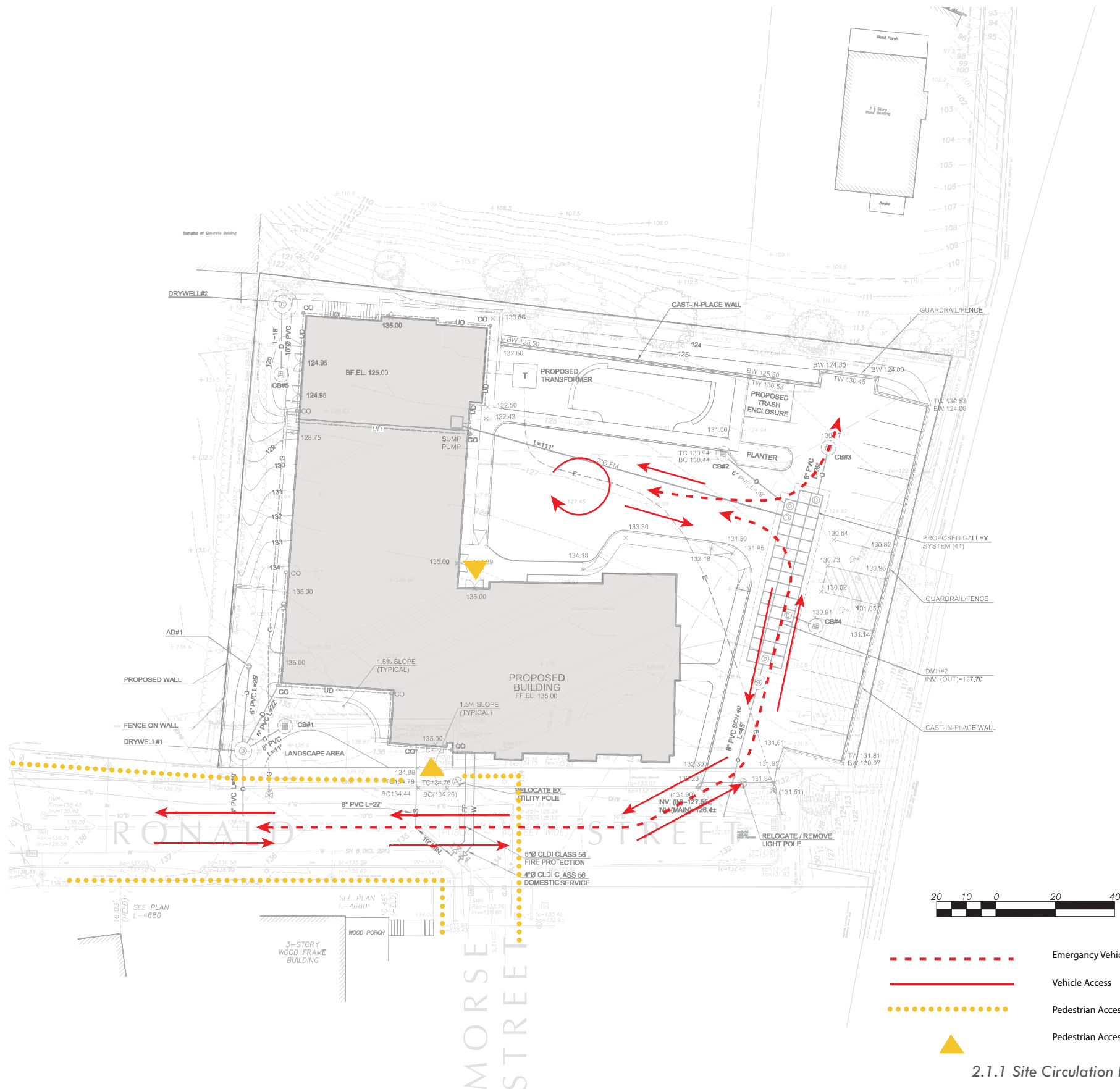
Neighborhood Plan
 Scale: 1"=100'



Architects:

D/R/E/A/MCOLLABORATIVE
 Architecture | Urban Development | LEED Consulting





16 RONALD STREET
 Dorchester, MA
 September 23th, 2016

Site Circulation Plan
 Scale: 1"=40'



Architects:

D/R/E/A/M COLLABORATIVE
 Architecture | Urban Development | LEED Consulting





Figure 2.5: Building Plan Level 1

16 RONALD STREET
 Dorchester, MA
 September 23th, 2016

Building Design Plan
 Scale: 1"=20'



Architects:

D/R/E/A/MCOLLABORATIVE
 Architecture | Urban Development | LEED Consulting



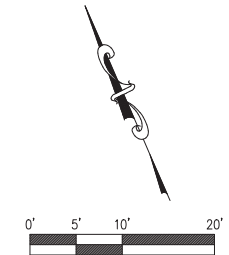


Figure 2.6: Building Plan Level 2

16 RONALD STREET
 Dorchester, MA
 September 23th, 2016

Building Design Plan
 Scale: 1"=20'



Architects:





Figure 2.7: Building Plan Level 3

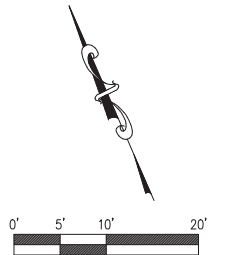


Figure 2.8: Building Plan Level 4

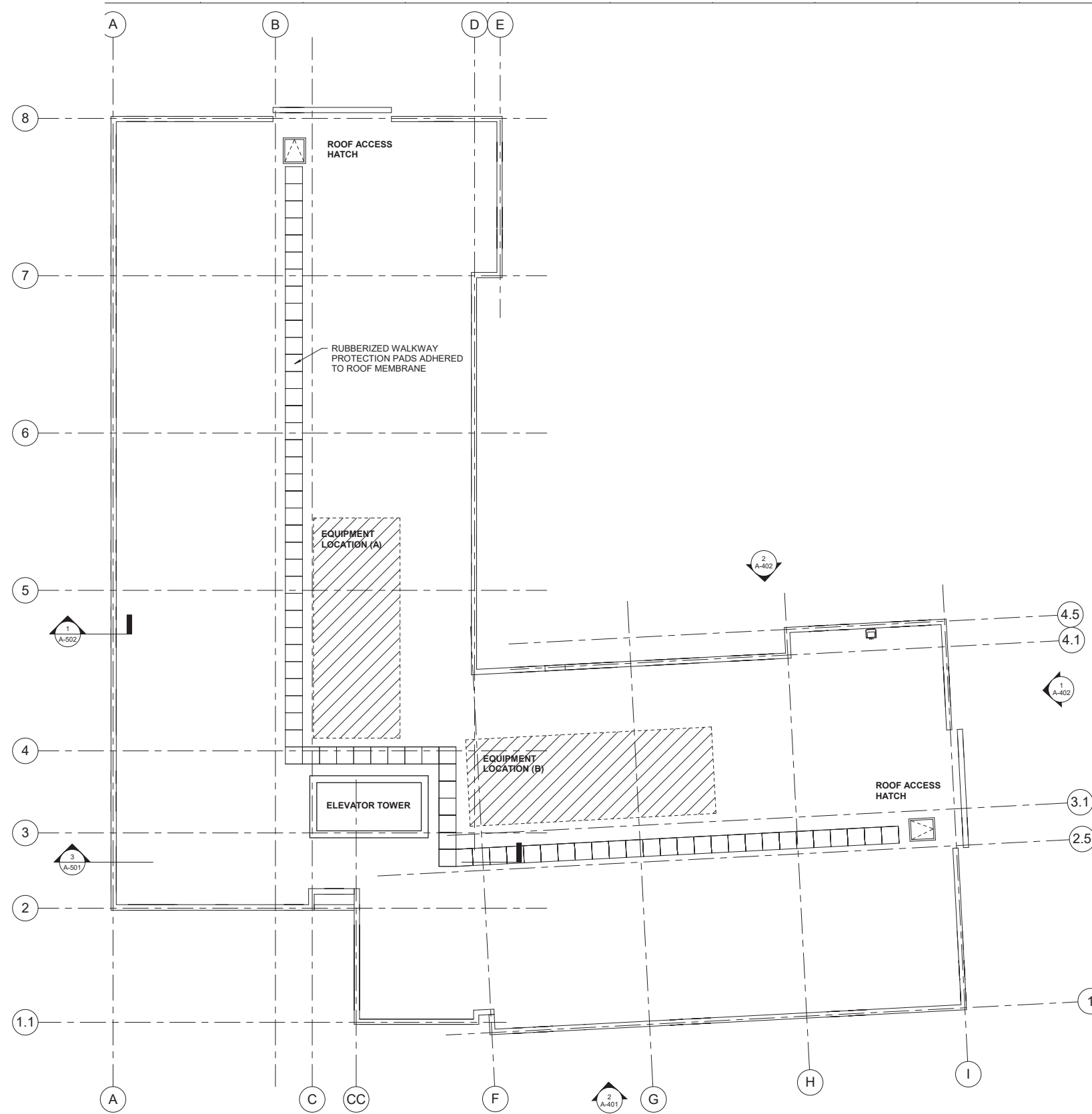


Figure 2.9: Building Roof Plan



Figure 3.1: Ronald Street Facade Elevation

Figure 3.1: Building Elevation

16 RONALD STREET
 Dorchester, MA
 September 23th, 2016

Building Designs: Elevation
 Scale: 1"=20'



Architects:

D/R/E/A/MCOLLABORATIVE
 Architecture | Urban Development | LEED Consulting





Figure 3.2: Building Sections

PRICING SET -
NOT FOR CONSTRUCTION

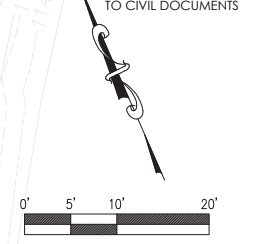
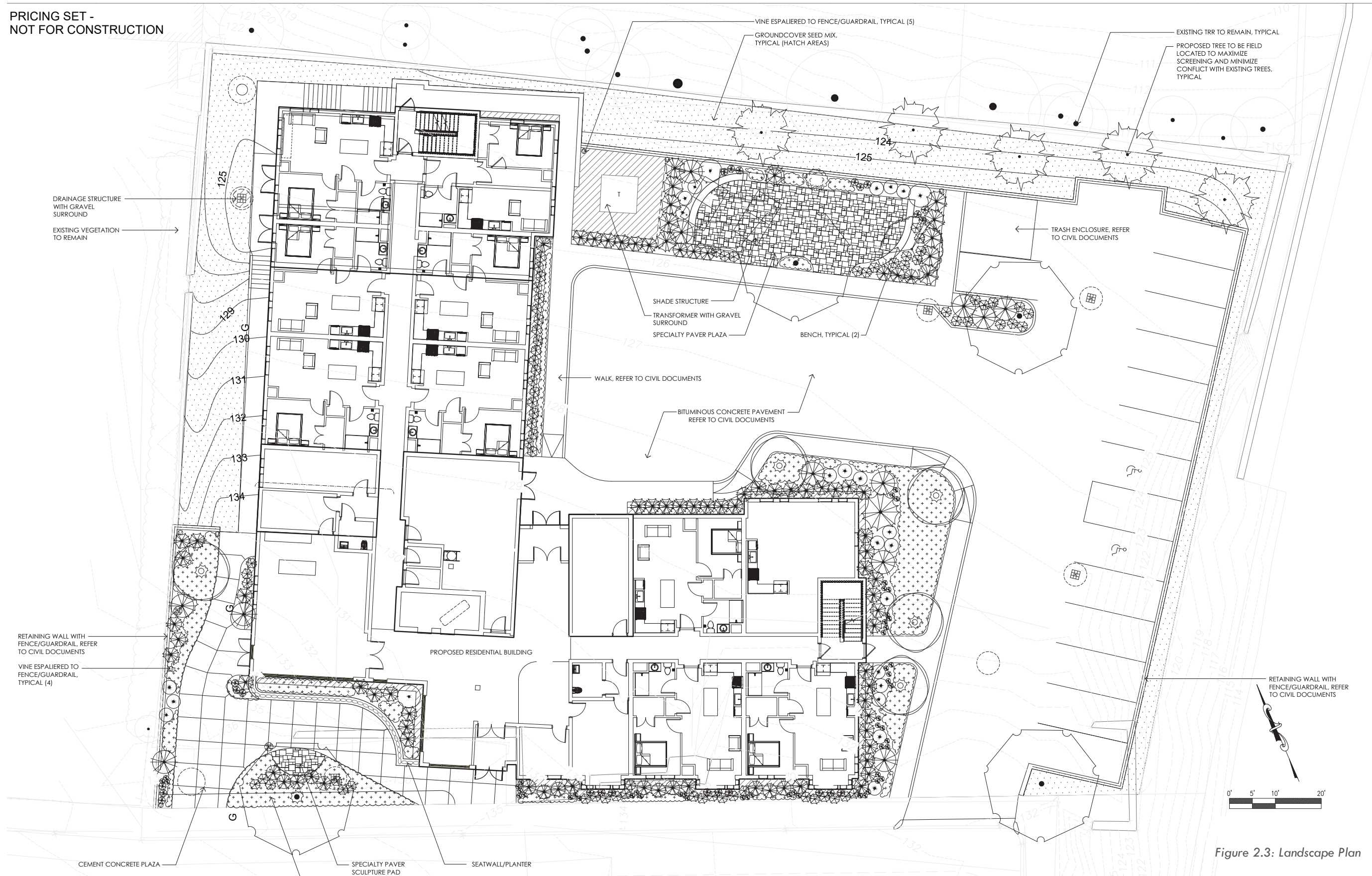


Figure 2.3: Landscape Plan

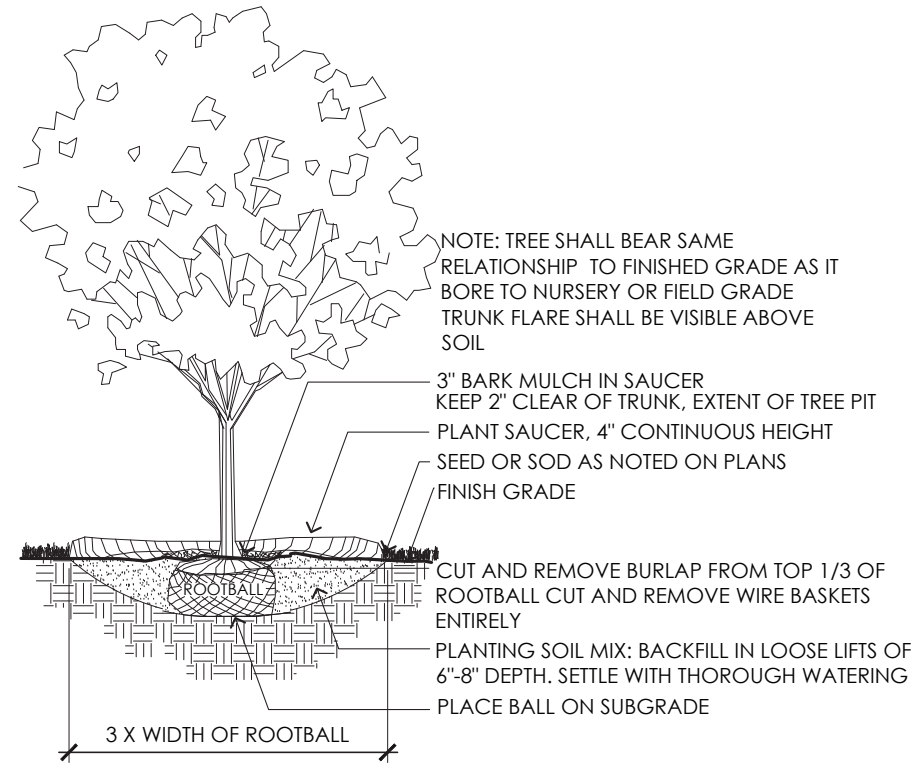
16 RONALD STREET
Dorchester, MA
September 23th, 2016

Landscape Plan
Scale: 1"=20'

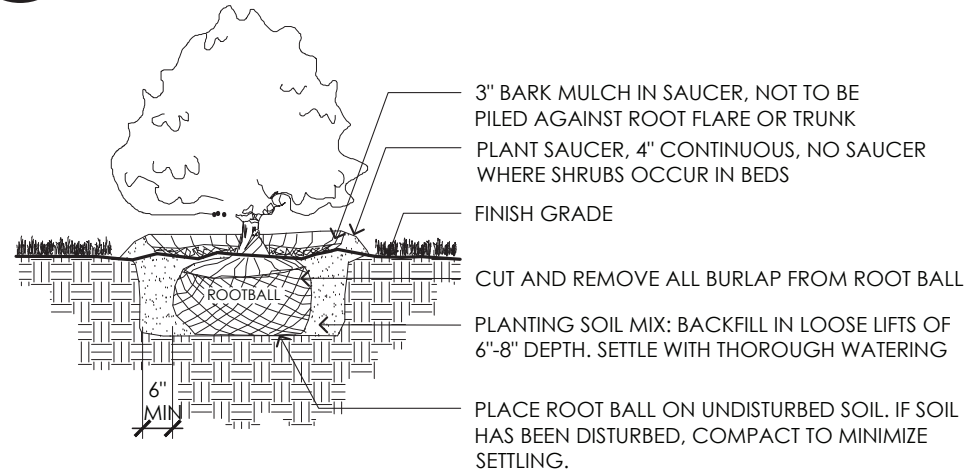


Architects:





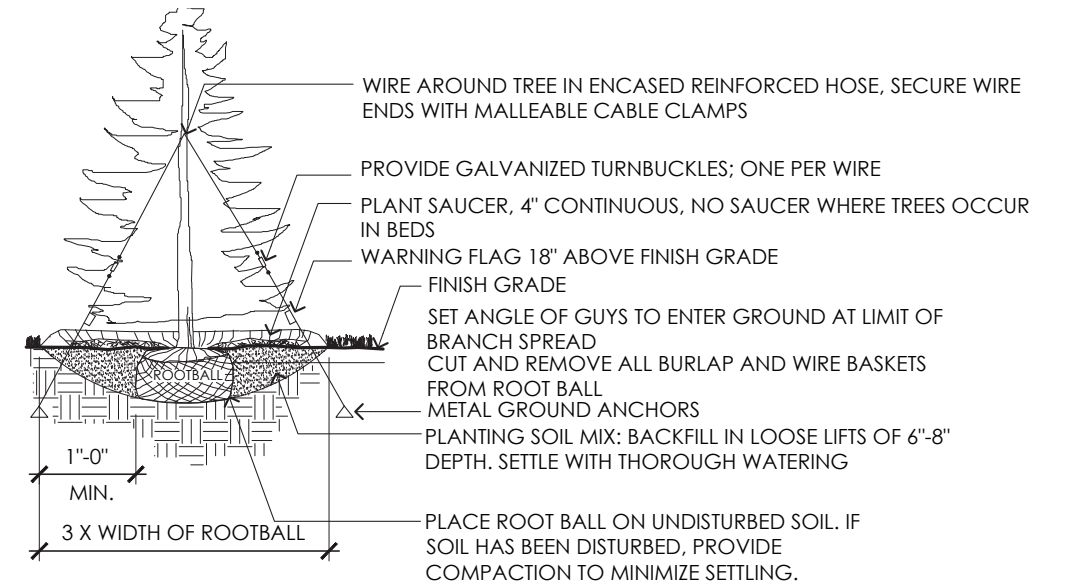
1 TYPICAL DECIDUOUS TREE PLANTING



NOTES:

1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE
2. WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE 2- FOOT DEEP CONTINUOUS LOAM BED.

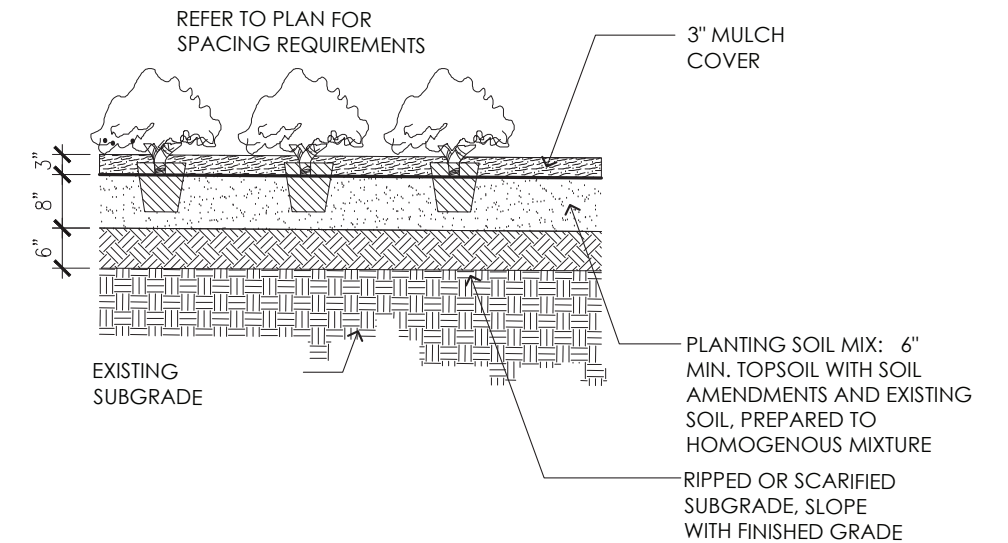
3 TYPICAL SHRUB PLANTING



NOTE:

1. TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE
2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL. ATTACH GUYS AT 2/3 HEIGHT OF TREE; USE DOUBLE STRAND GALVANIZED STEEL WIRE

2 TYPICAL EVERGREEN TREE PLANTING



4 TYPICAL GROUNDCOVER PLANTING

Figure 2.4: Landscape Detail



LEED v4 for Building Design and Construction: Multifamily Midrise

Project Checklist

Project Name:

16 Ronald Street

Date:

8/30/2016

Y ? N

Y	?	N	Credit	Integrative Process	2
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14	0	16	Location and Transportation	15
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Y			Prereq	Floodplain Avoidance	Required
---	--	--	--------	----------------------	----------

PERFORMANCE PATH

			Credit	LEED for Neighborhood Development Location	15
--	--	--	--------	--------------------------------------------	----

PRESCRIPTIVE PATH

8			Credit	Site Selection	8
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2		1	Credit	Compact Development	3
---	--	---	--------	---------------------	---

2			Credit	Community Resources	2
---	--	--	--------	---------------------	---

2			Credit	Access to Transit	2
---	--	--	--------	-------------------	---

0	0	0	Sustainable Sites	7
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Y			Prereq	Construction Activity Pollution Prevention	Required
---	--	--	--------	--------------------------------------------	----------

Y			Prereq	No Invasive Plants	Required
---	--	--	--------	--------------------	----------

2			Credit	Heat Island Reduction	2
---	--	--	--------	-----------------------	---

3			Credit	Rainwater Management	3
---	--	--	--------	----------------------	---

2			Credit	Non-Toxic Pest Control	2
---	--	--	--------	------------------------	---

5	2	15	Water Efficiency	12
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Y			Prereq	Water Metering	Required
---	--	--	--------	----------------	----------

PERFORMANCE PATH

			Credit	Total Water Use	12
--	--	--	--------	-----------------	----

PRESCRIPTIVE PATH

4	2		Credit	Indoor Water Use	6
---	---	--	--------	------------------	---

1		3	Credit	Outdoor Water Use	4
---	--	---	--------	-------------------	---

17	0	20	Energy and Atmosphere	37
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Y			Prereq	Minimum Energy Performance	Required
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Y			Prereq	Energy Metering	Required
---	--	--	--------	-----------------	----------

Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
---	--	--	--------	--------------------------------------------------------	----------

15		15	Credit	Annual Energy Use	30
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2		3	Credit	Efficient Hot Water Distribution	5
---	--	---	--------	----------------------------------	---

		2	Credit	Advanced Utility Tracking	2
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3	0	7	Materials and Resources	9
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Y			Prereq	Certified Tropical Wood	Required
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Y			Prereq	Durability Management	Required
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1			Credit	Durability Management Verification	1
---	--	--	--------	------------------------------------	---

0.5		4.5	Credit	Environmentally Preferable Products	5
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1		2	Credit	Construction Waste Management	3
---	--	---	--------	-------------------------------	---

9	2	6	Indoor Environmental Quality	18
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Y			Prereq	Ventilation	Required
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Y			Prereq	Combustion Venting	Required
---	--	--	--------	--------------------	----------

Y			Prereq	Garage Pollutant Protection	Required
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Y			Prereq	Radon-Resistant Construction	Required
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Y			Prereq	Air Filtering	Required
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Y			Prereq	Environmental Tobacco Smoke	Required
---	--	--	--------	-----------------------------	----------

Y			Prereq	Compartmentalization	Required
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		3	Credit	Enhanced Ventilation	3
--	--	---	--------	----------------------	---

1	0.5		Credit	Contaminant Control	2
---	-----	--	--------	---------------------	---

1	1		Credit	Balancing of Heating and Cooling Distribution Systems	3
---	---	--	--------	-------------------------------------------------------	---

		3	Credit	Enhanced Compartmentalization	3
--	--	---	--------	-------------------------------	---

2			Credit	Enhanced Combustion Venting	2
---	--	--	--------	-----------------------------	---

1			Credit	Enhanced Garage Pollutant Protection	1
---	--	--	--------	--------------------------------------	---

3			Credit	Low Emitting Products	3
---	--	--	--------	-----------------------	---

1			Credit	No Environmental Tobacco Smoke	1
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0	1	5	Innovation	6
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Y			Prereq	Preliminary Rating	Required
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		5	Credit	Innovation	5
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	1		Credit	LEED AP Homes	1
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2	1	0	Regional Priority	4
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1			Credit	Regional Priority: Specific Credit	1
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1			Credit	Regional Priority: Specific Credit	1
---	--	--	--------	------------------------------------	---

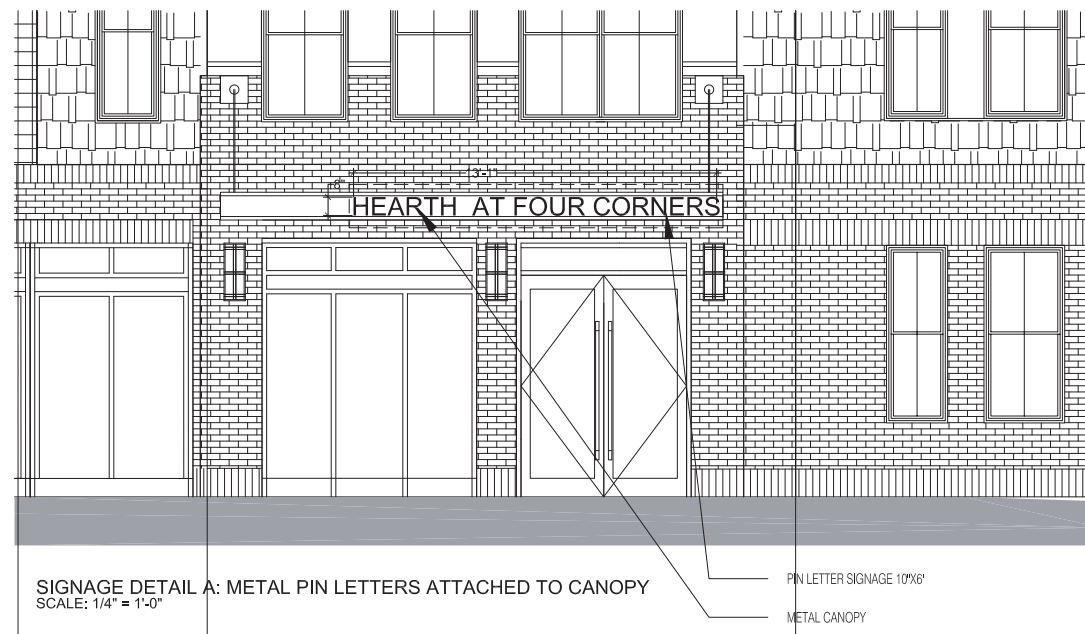
	1		Credit	Regional Priority: Specific Credit	1
--	---	--	--------	------------------------------------	---

			Credit	Regional Priority: Specific Credit	1
--	--	--	--------	------------------------------------	---

50	6	69	TOTALS	Possible Points: 110
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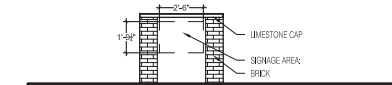
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

Figure 3.1.3: LEED Score Card

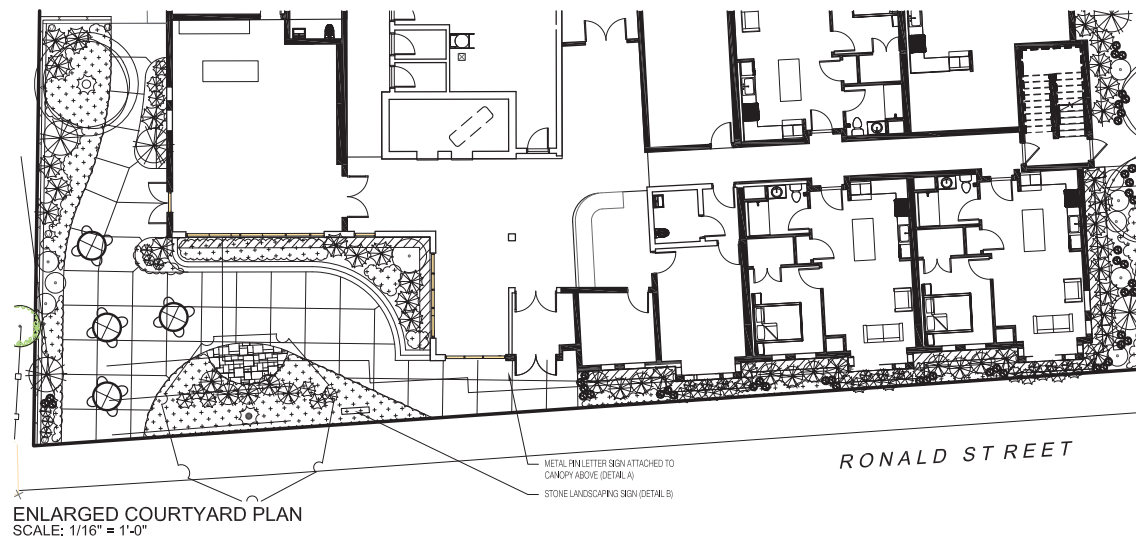


SIGNAGE DETAIL A: METAL PIN LETTERS ATTACHED TO CANOPY
SCALE: 1/4" = 1'-0"

PIN LETTER SIGNAGE 10'X6'
METAL CANOPY



SIGNAGE DETAIL B: LANDSCAPE SIGNAGE
SCALE: 1/4" = 1'-0"



ENLARGED COURTYARD PLAN
SCALE: 1/16" = 1'-0"

Figure 5.5: Signage Plan



Figure 5.6: Rendered Perspective view

16 RONALD STREET
Dorchester, MA
September 23th, 2016

Street Level Perspective

Client:  **Hearth**
ending elder homelessness

Architects:

D/R/E/A/MCOLLABORATIVE
Architecture | Urban Development | LEED Consulting

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