

November 14, 2017

Nino Micozzi  
Micozzi Management, Inc.  
159 Cambridge Street  
Allston, MA 02134

Re:

Project Name: Langley Terrace

Subject: Sustainable Strategies

Dear Nino:

After consideration of numerous options, the design team proposes, and you have agreed to the following sustainable strategies for the Langley Terrace project in Newton, MA.

Perkins Eastman  
Architects DPC

**A. Committed Sustainable Strategies (above code minimum):**

- Early involvement of LSP
- Engage MEP engineer with experience in sustainable projects
- High performance building envelope (R25 walls; R40 roofs; Low-E insulated windows) with continuous exterior insulation
- Energy/Envelope modelling
- Landscaped green-roof above exposed garage
- Drought tolerant landscape
- Separation of individual units including double stud insulated walls
- Air seal at all apartment demising walls
- Air/Vapor/Water barrier inspections & testing
- Separate systems and controls for each unit, sized to meet heating and cooling loads and to ensure comfort
- Fundamental commissioning
- Low flow fixtures
- Recycled and recyclable materials
- Low VOC/No added urea formaldehyde materials
- Low maintenance materials (brick and zinc cladding)
- Low albedo roof
- Pervious paving
- Compact footprint
- Fitness stair reduces elevator traffic (energy savings and occupant health & well-being)
- EV charging stations (2/16 = 12.5%)
- Shaded Courtyard & Roof terrace provides enhanced outdoor spaces (occupant health & well-being)

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B. Commitment to analyze – Feasibility & ROI:

- All electric systems vs gas
- Storm-water capture & retention for entire new building footprint rather than required delta new vs existing
- Bio-swales and rain-gardens vs underground retention tanks
- Blue roof system vs green roof system vs solar
- Solar for common areas vs solar ready for entire building for PPA
- Enhanced commissioning
- LEED Silver Certification
- Solar shading on windows in common areas/stair
- LED lighting

Sincerely,

A handwritten signature in black ink, appearing to read "John Pears", with a long horizontal flourish extending to the right.

John R.A. Pears, RIBA  
Managing Principal & Board Director

cc: File

Distribution: S. Buchbinder, Esq.