

Request for Proposals: 104 Walter Street

Community Meeting

June 17, 2021 6:00 PM



boston planning &
development agency

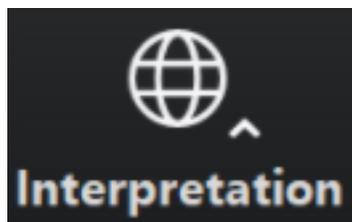
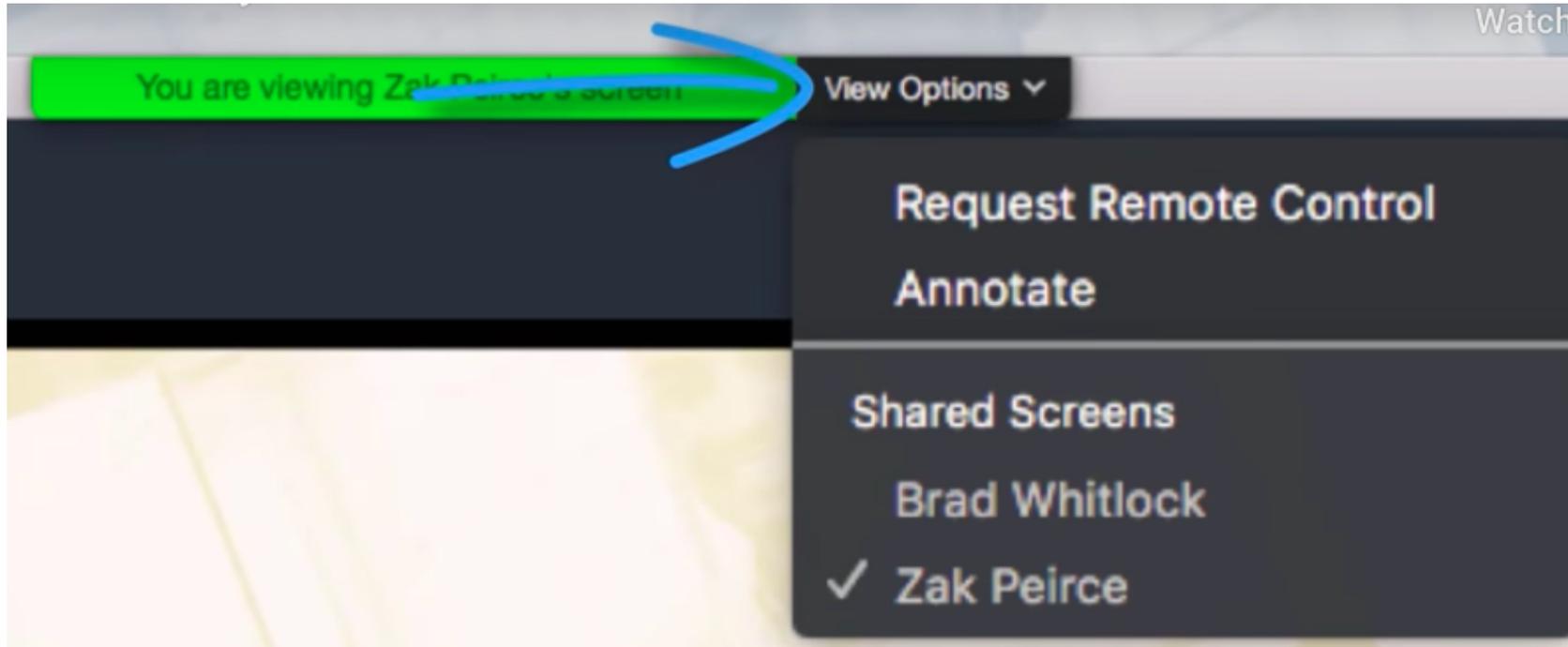
Meeting Recording

At the request of community members, this event will be recorded and posted online for those who are unable to attend the Zoom event live.

Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

If your camera and microphone are off, you can still participate through the text chat feature.

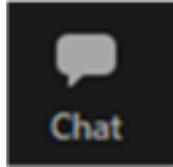
Interpretation and Translation



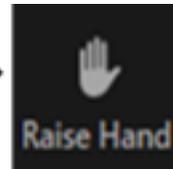
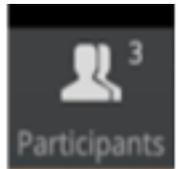
"Spanish" – for Spanish
"English" – for English

Zoom Tips

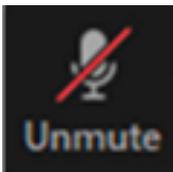
Your controls are at the bottom of the screen:



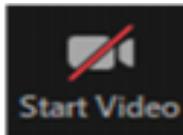
Use the chat to type a comment or ask a question at any time – BPDA staff will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk



Turns your video on/off

Zoom Etiquette

We want to ensure that this conversation is a pleasant experience for all attendees.

- All participants will be muted until the Q+A portion of the conversation. If you'd like to speak during this time please use the "Raise Hand" function in Zoom.
- Please be respectful of each other's time.
- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
- If we are unable to get to your question at this meeting please put them in the Chat at the end or email **morgan.e.mcdaniel@boston.gov**.

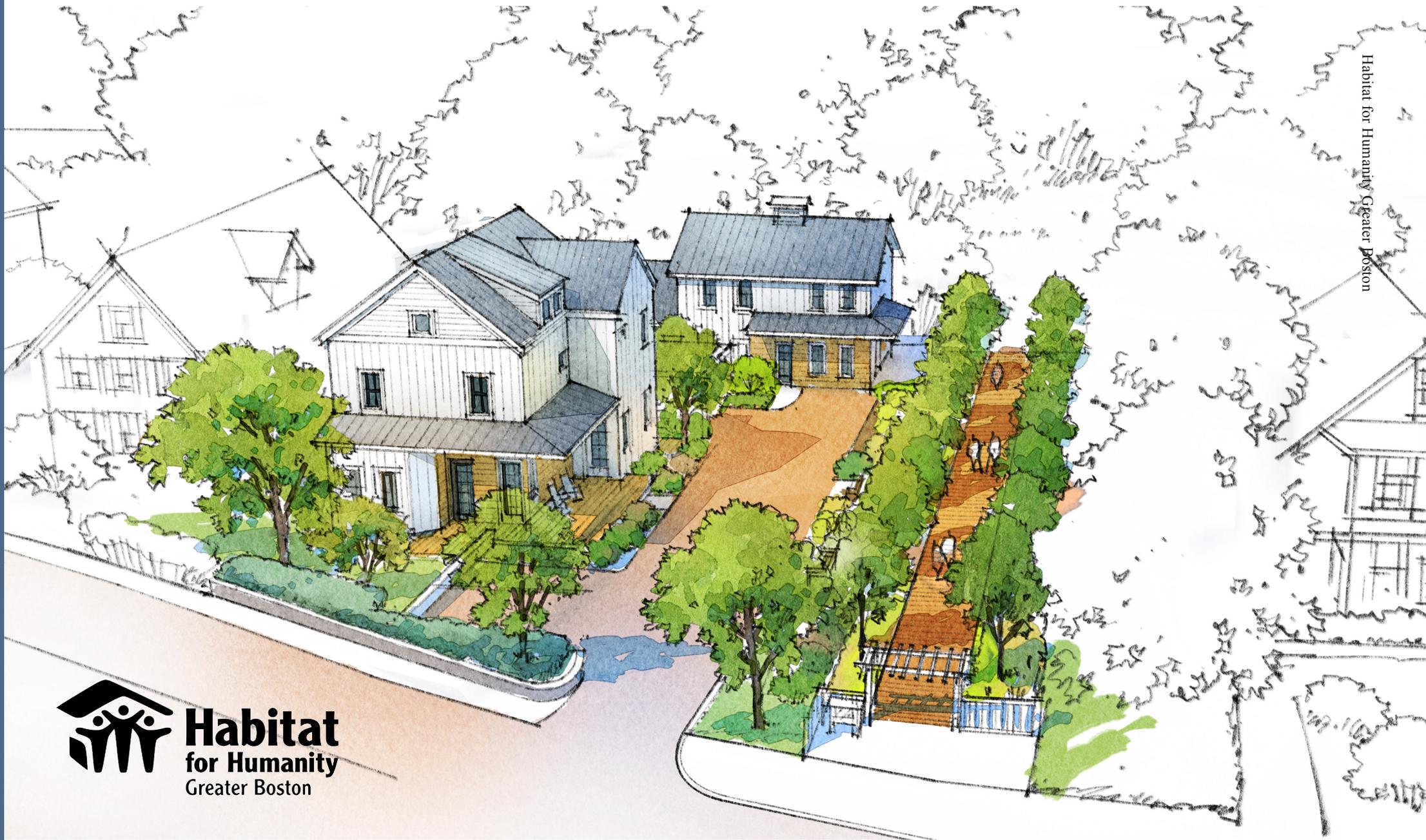
104 Walter Street Roslindale



Habitat
for Humanity
Greater Boston

*Building hope, building
dreams and building a
difference
since 1987*





Habitat
for Humanity
Greater Boston



Jim Kostaras, AIA



Gerry Patton



Cathy Kurczak



Micki Younger



Shannon McCormack



Killion Mokwete, RIBA



Rob Freni, AIA



Antonia Bellalta, ASLA



Andrew Steingiser, AIA



What we do....

- Provide decent, affordable homeownership opportunities in Greater Boston.
- Help families break the cycle of poverty and contribute to communities through homeownership

Our vision: a world in which everyone has a decent place to live



Habitat
for Humanity
Greater Boston



FUNDRAISING
the generosity of
donors



How we
do it...

COMMITMENT
of volunteers



**WORKING
CLOSELY WITH**
the community

For over 30 years,

Habitat Greater Boston
has been building
affordable homes in
Greater Boston's
communities

Well over 100 homes completed

Qualified Habitat homebuyers are:

AWARD 1

It serves a variety of purposes, making

in need of better housing

Potential homebuyers might be dealing with poorly made, unhealthy or inadequate housing; unaffordable rent; homes inaccessible for their disabilities or damaged by natural disasters; or have other shelter needs.



willing to partner with Habitat

Habitat homebuyers put in hundreds of hours of "sweat equity" helping build their own home and the homes of others in the program. This might also include classes in personal finances, home maintenance and other homeownership topics.

able to pay an affordable mortgage

Habitat offers homebuyers an affordable mortgage. Their mortgage payments cycle back into the community to help build more affordable houses.



powerful tools for teaching.

AWARD 3

It serves a variety of purposes, making powerful tools for teaching.



Habitat
for Humanity
Greater Boston

Our Selection Process

EACH FAMILY INVESTS 300 HOURS

of “Sweat Equity” working on their future home in lieu of a down payment.

HOMEOWNERSHIP CLASSES

Future homeowners complete 10 homeownership classes that cover a range of topics.

PARTNERSHIP WITH EACH FAMILY

an affordable mortgage at a zero or low interest.

As loan originator, we hold each family’s mortgage.

Our commitment to our homeowners

does not end when the homes are sold but continues as an ongoing partnership.



Development Team



Implementation Organization

Building strength, stability, and self reliance through shelter

INTEGRATIVE
PROCESS

Sustainability Consultants
Building Science - Making Buildings Better

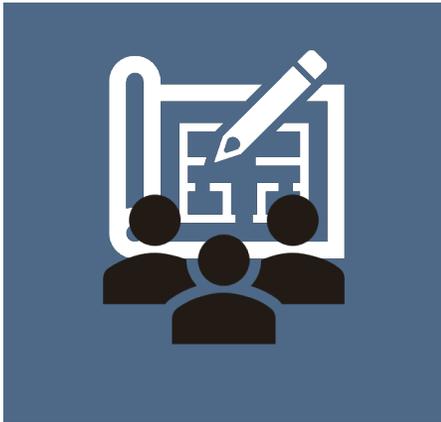


Architect & Planners
Community Focused Design & Planning



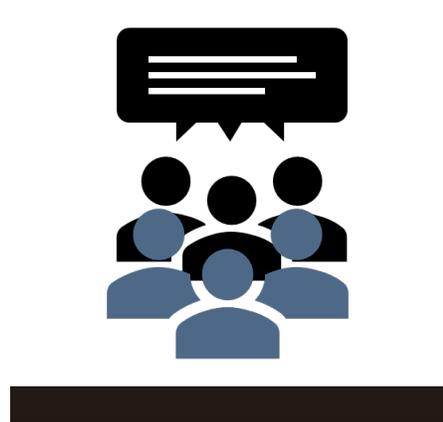
Landscape Architects

Implementation



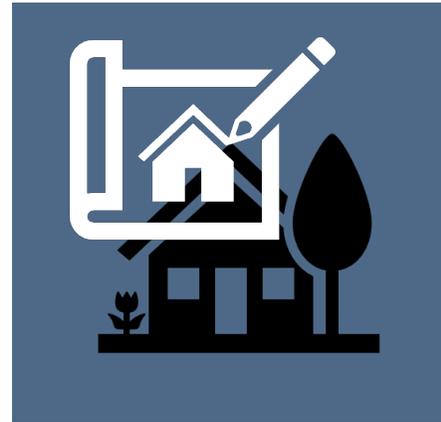
PHASE 1

Site Visits and RFP Response.



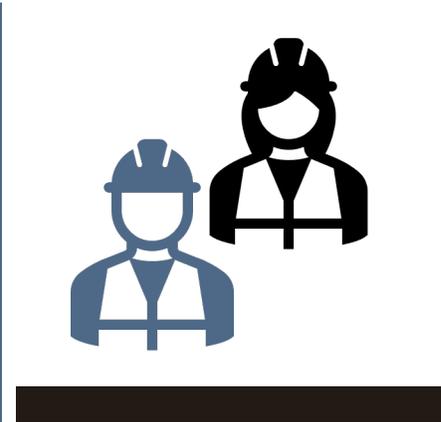
PHASE 2

Design Development, Community
Engagement, Construction
Documentation.



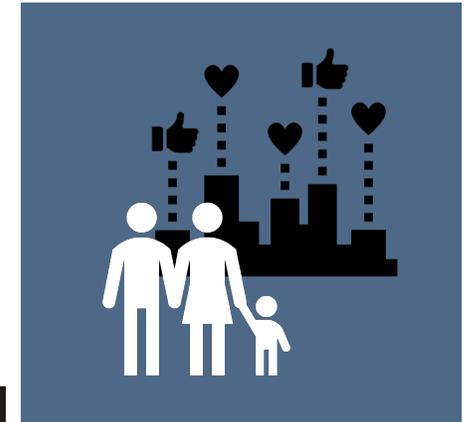
PHASE 3

Permitting and Project Approval.



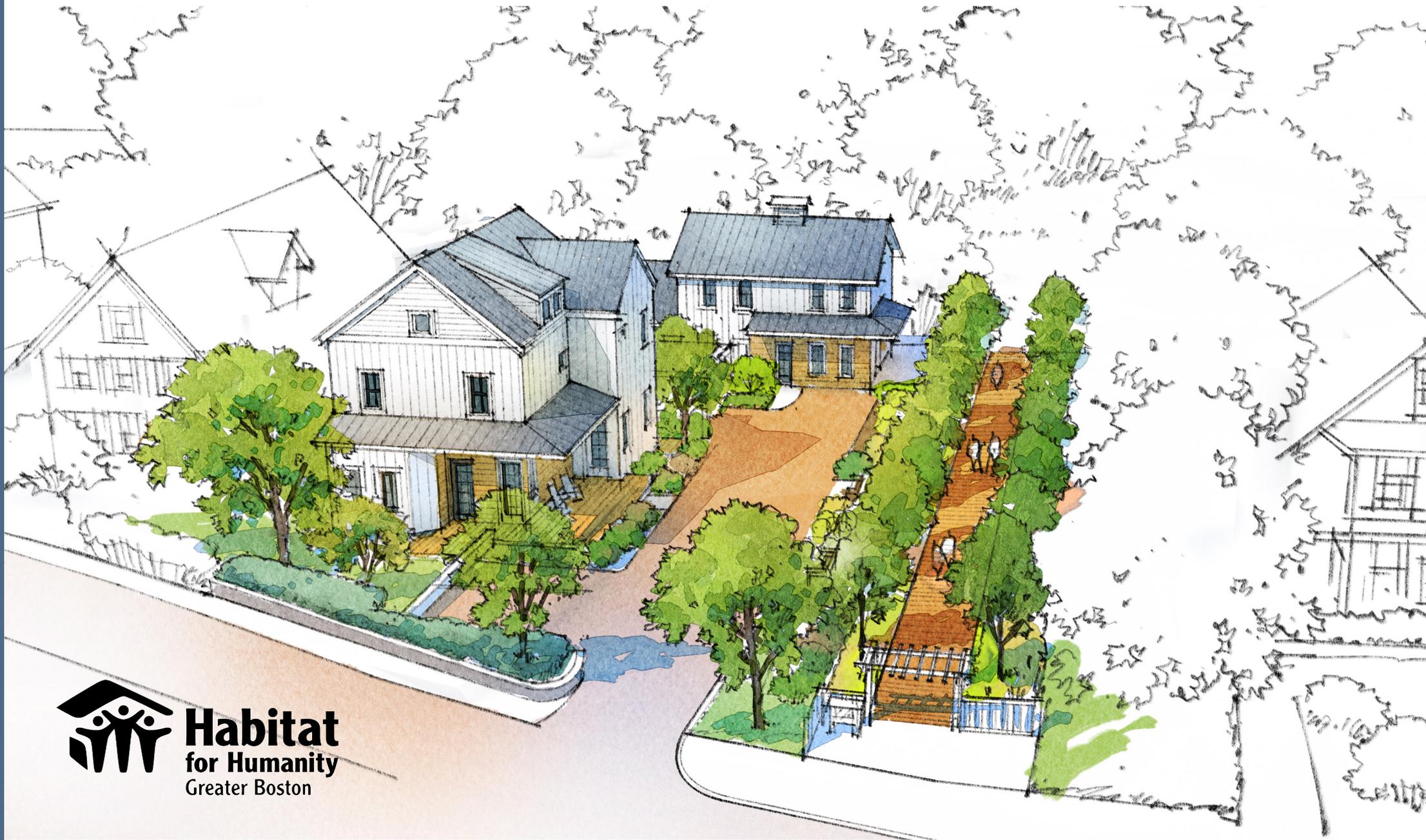
PHASE 4

Implementation.



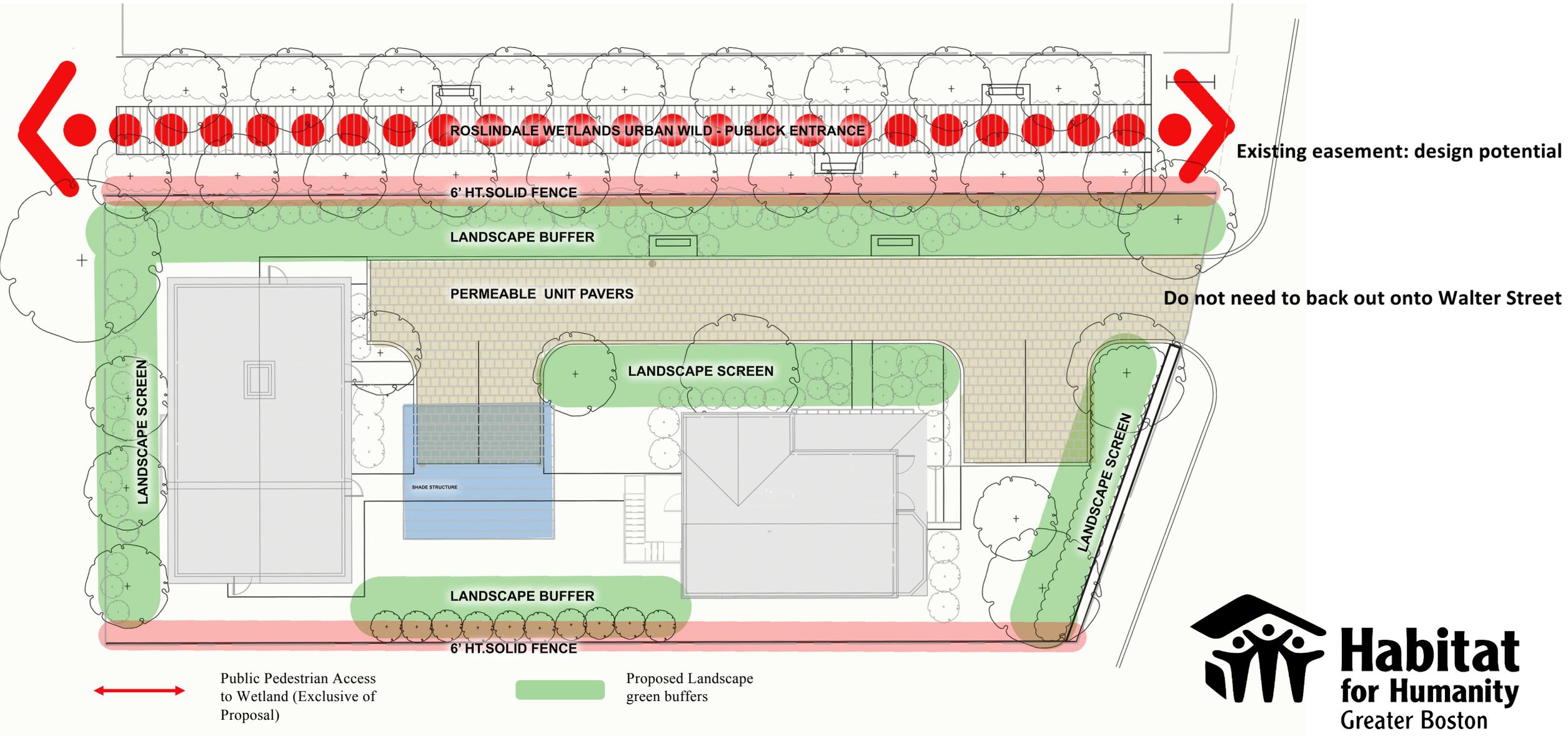
PHASE 5

Turnover to the HFH Families and
Ongoing HFH Homeowner
Partnerships



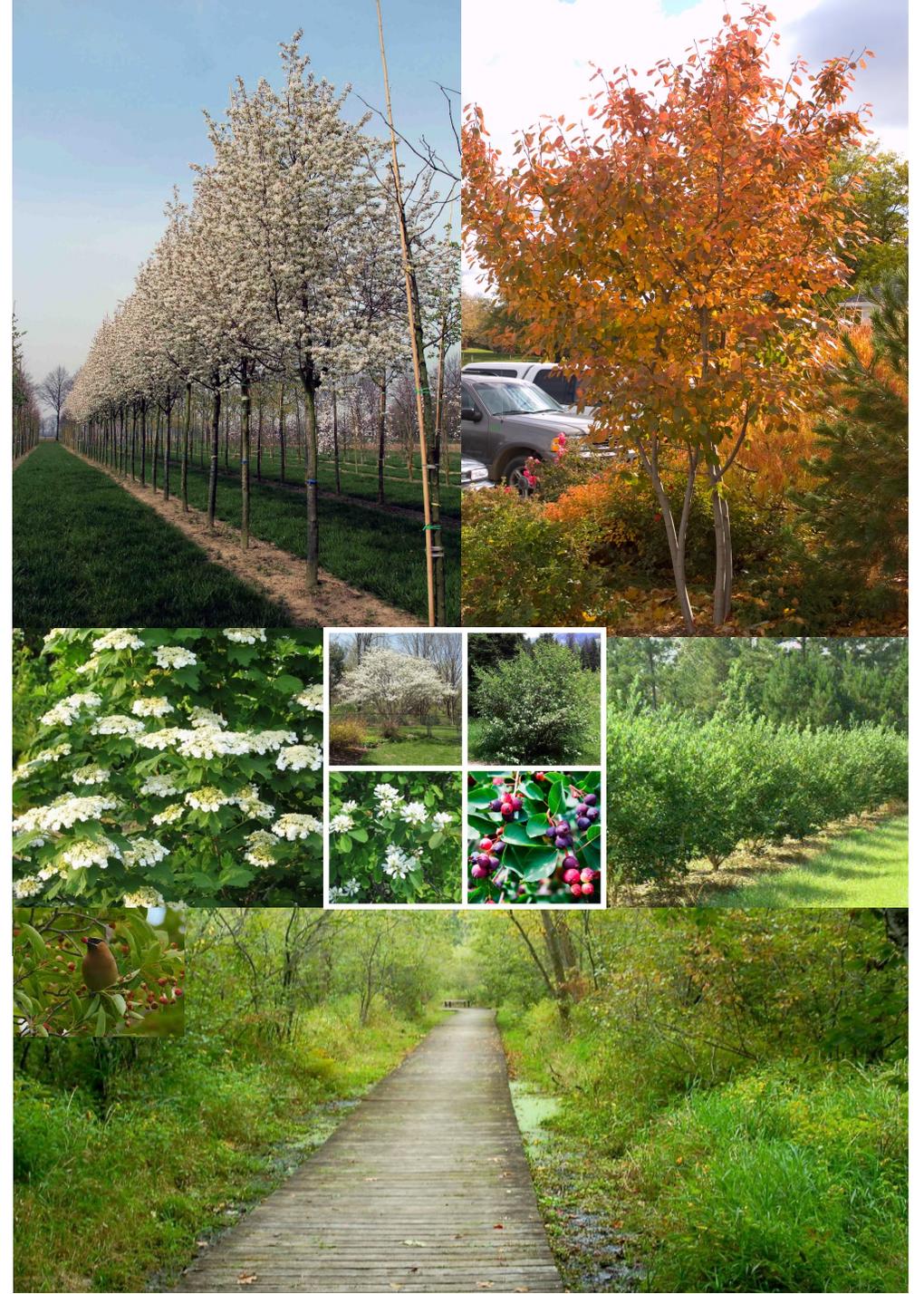
Habitat
for Humanity
Greater Boston

Site and Landscape Design



Resilient and Sustainable Landscape

- New native trees, shrubs and other plantings at both the property lines and within the site.
- Prune and protect existing mature trees over eight (8) inch caliper.
- New native trees as mature as possible to achieve the goals of aesthetics and screening.
- Aesthetically pleasing solid fence at the 100 Walter Street border at least six feet high





Existing building roof profile matches the street context and character

Front building portal is aligned and in keeping with the local scale and character



Building setbacks and space orientation with 100 Walter street

Building coordinated with the ground contour and elevation

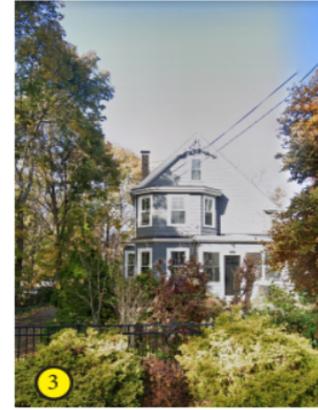
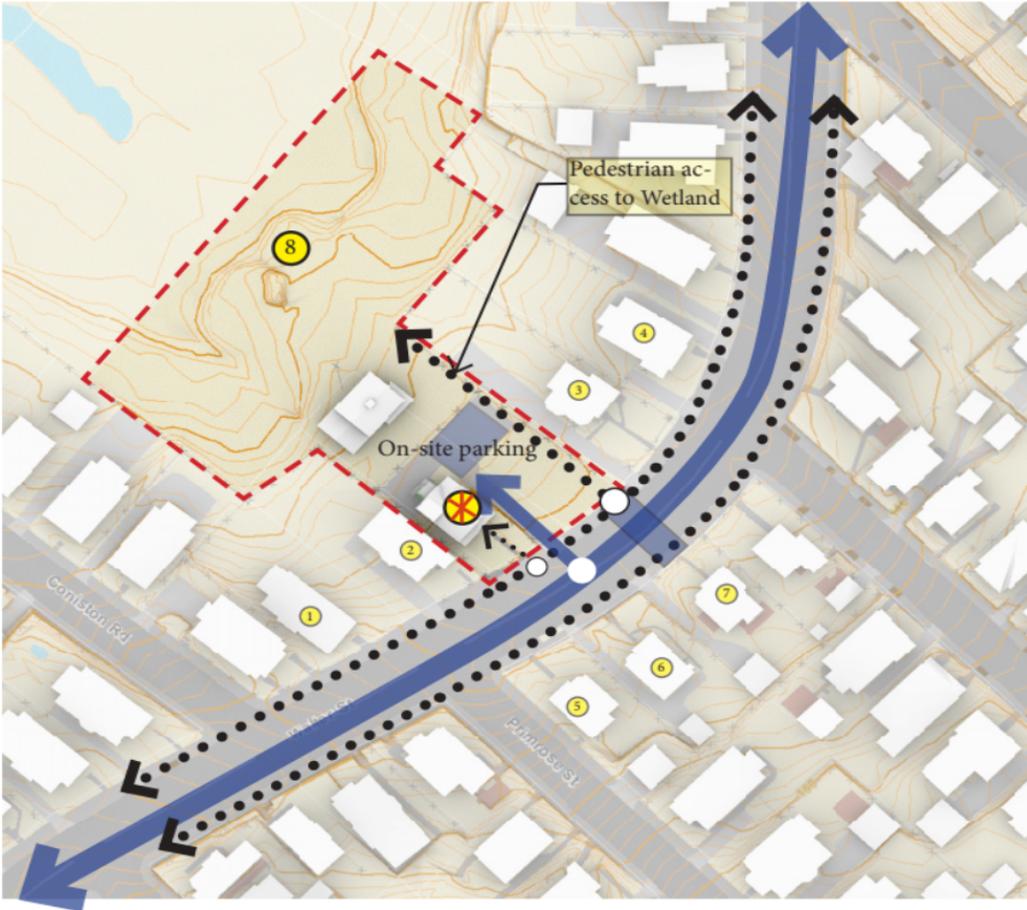
Derelict Structures at the rear of the plot to be demolished



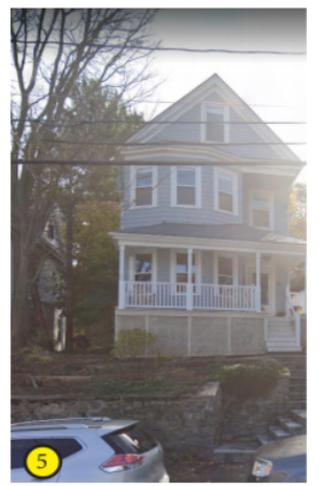
Materials for potential reclaiming and reusing in the site design elements

A TO REFURBISH

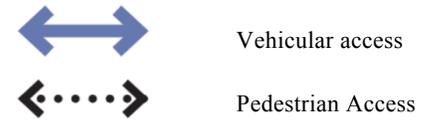
B TO DEMOLISH



Existing Main Home street frontage and street character



Site access, existing architectural character and style are critical organizing elements to the proposed site design

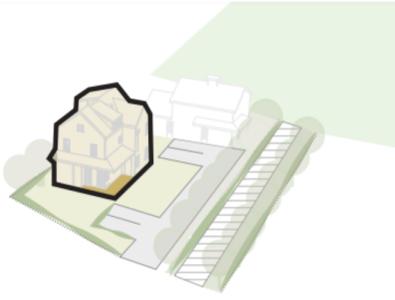


Connection of the site to the Arnold Arboretum and Roslindale Square.



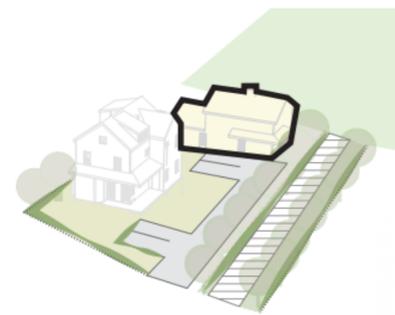
PROPOSED BUILDING LAYOUT DIAGRAMS (MAIN HOME)

MAIN HOME
Proposed Spatial organization

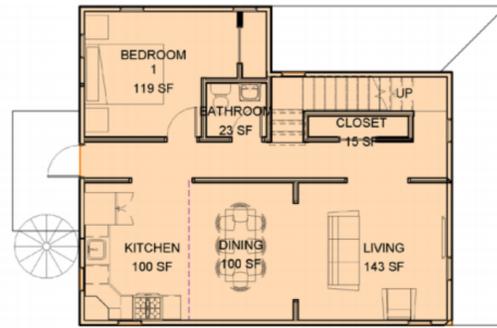


NEW ADDITION-Proposed
Spatial organization

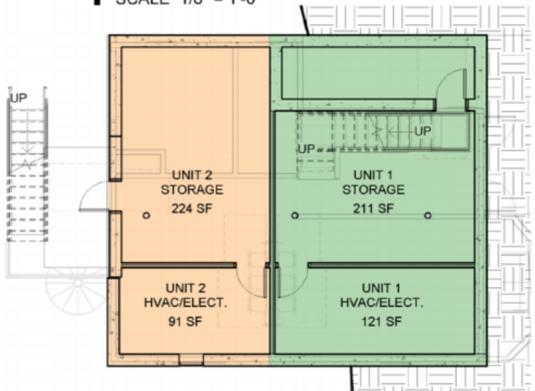
Unit shown in red is designed to be fully compliant to ADA standards for entrance, egress, bathrooms, kitchen, etc.



1 FLOOR 1 PLAN - UNIT 1
SCALE 1/8" = 1'-0"



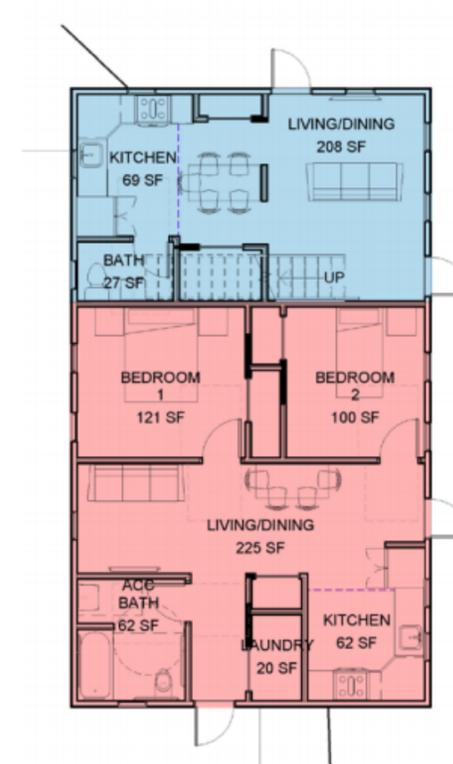
2 FLOOR 2 PLAN - UNIT 2
SCALE 1/8" = 1'-0"



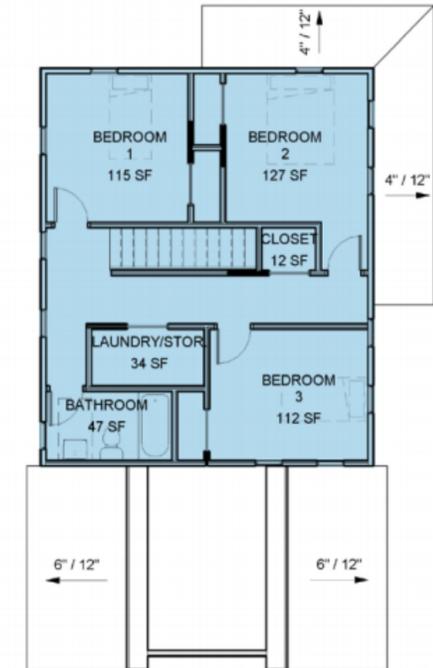
3 BASEMENT. - UNIT 1&2
SCALE 1/8" = 1'-0"



4 FLOOR 3 PLAN - UNIT 2
SCALE 1/8" = 1'-0"



1 BARN LEVEL 1
SCALE 1/8" = 1'-0"



2 BARN LEVEL 2
SCALE 1/8" = 1'-0"

UNIT 1 SUMMARY

- BASEMENT & LVL 1
- 2 BEDROOMS
- 1 FULL BATHROOM
- 1225 SF TOTAL

UNIT 2 SUMMARY

- BASEMENT, LVL 2 & 3
- 3 BEDROOMS
- 1-1/2 FULL BATHROOMS
- 1640 SF TOTAL

UNIT 3 SUMMARY

- LVL 1 & 2
- 3 BEDROOMS
- 1-1/2 FULL BATHROOMS
- 1100 SF TOTAL

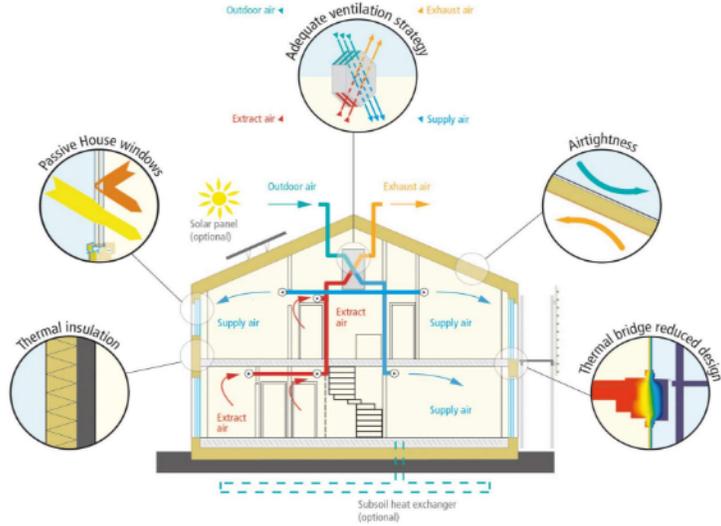
UNIT 4 SUMMARY

- LVL 1
- FULLY ACCESSIBLE UNIT
- 2 BEDROOMS
- 1 FULL BATHROOM
- 700 SF TOTAL

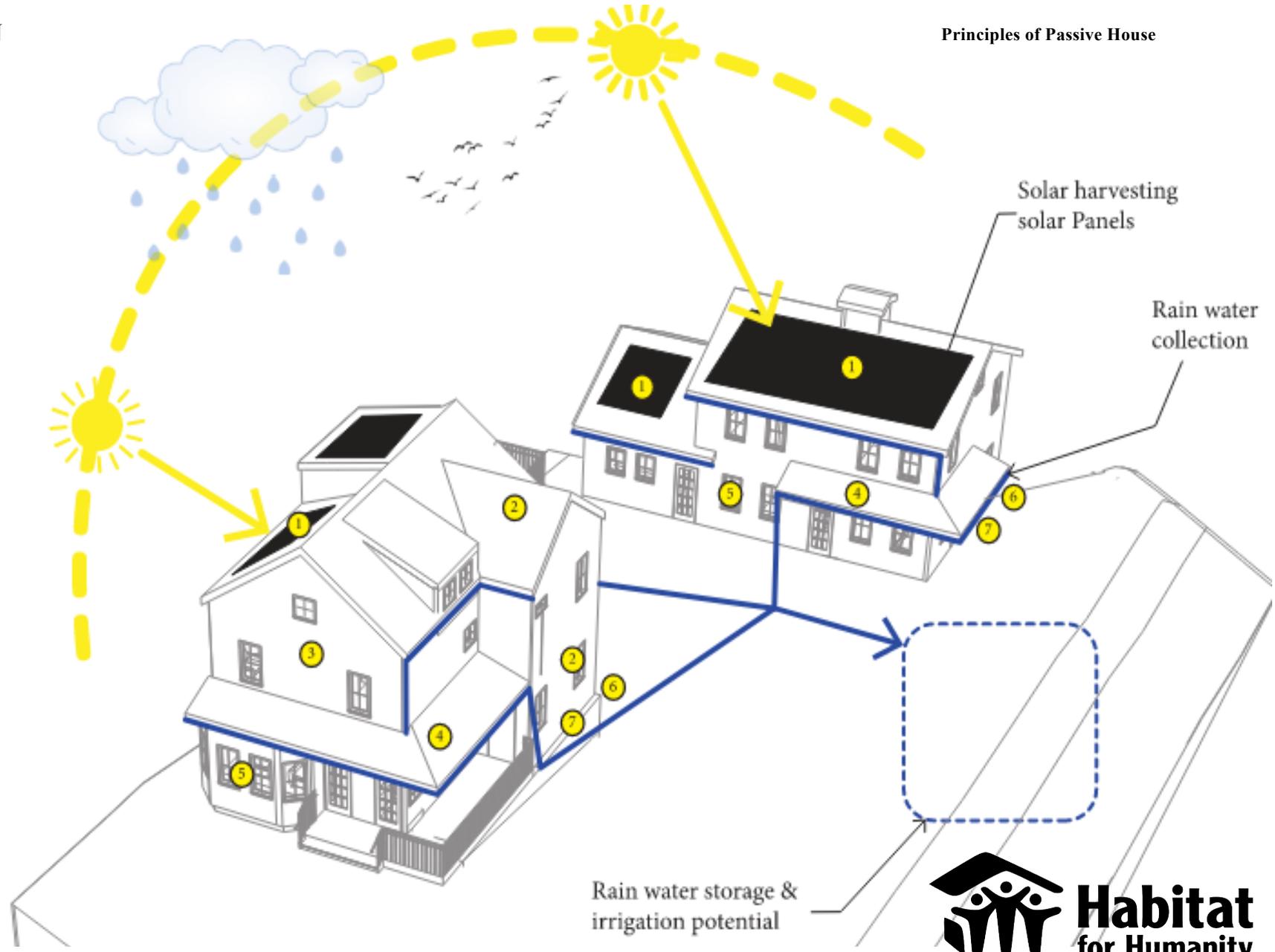
PROPOSED SOLAR & RAINWATER RETENTION

Principles of Passive House

POTENTIAL IRRIGATION STRATEGY



MECHANICAL SYSTEM - ALL ELECTRIC & AIRTIGHTNESS





*View from the entry path
to the Urban Wild*

Reuse and refurbish wood
from the existing barn for
the main entrances of the
units.

Potential reuse of the
existing cupola.

LOT AREA: 10,150 SF

ZONING DISTRICT: ROSLINDALE NEIGHBORHOOD
 ZONING SUBDISTRICT: 2F-5000
 SUBDISTRICT TYPE: TWO-FAMILY RESIDENTIAL

TWO-FAMILY RESIDENTIAL ("2F") SUBDISTRICTS. THE TWO-FAMILY RESIDENTIAL ("2F") SUBDISTRICTS ARE ESTABLISHED TO PRESERVE, MAINTAIN AND PROMOTE TWO-FAMILY NEIGHBORHOODS, TO PRESERVE EXISTING STRUCTURES, TO PROVIDE FOR NEW INFILL CONSTRUCTION APPROPRIATE TO THE EXISTING FABRIC. IN A 2F SUBDISTRICT, THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED IN A SINGLE BUILDING SHALL BE TWO (2).

LOT 108 IS CONSIDERED PART OF THE CPS SUBDISTRICT, ROSLINDALE WETLANDS CONSERVATION PROTECTIONS (CPS) SUBDISTRICT. THE EASEMENT IS ALSO CONSIDERED A CPS SUBDISTRICT. CONSIDERATIONS IN THIS DISTRICT ARE NEEDED FOR A WELL CONSIDERED PLAN TO PROTECT AND ENHANCE THE NATURAL AND SCENIC RESOURCES OF ROSLINDALE.

(C) CONTEMPORARY DESIGN FOR RESIDENTIAL STRUCTURES IS APPROPRIATE, PROVIDED THAT SUCH STRUCTURES ARE COMPATIBLE WITH THE SIZE, MATERIAL, AND CHARACTER OF THE SURROUNDING NEIGHBORHOOD ENVIRONMENT.

(D) NEW RESIDENTIAL CONSTRUCTION SHOULD REFLECT THE TRADITIONAL LOCATION AND RELATIONSHIP OF BUILDINGS ON THEIR SITES. THIS INCLUDES SETBACKS FROM STREETS, SPACING AMONG BUILDINGS, AND ORIENTATION OF FACADES TO THE STREET AND NEIGHBORING STRUCTURES. A FACADE FACING A STREET SHOULD NOT CONSIST OF BLANK WALLS WITHOUT WINDOWS. IN ADDITION, THE LOCATION OF BUILDINGS SHOULD RESPECT SIGNIFICANT LANDSCAPE FEATURES ON THE SITE.

(E) NEW RESIDENTIAL CONSTRUCTION SHOULD RESPECT THE STANDARDS OF SCALE OF EXISTING RESIDENTIAL CONSTRUCTION IN ORDER TO MAINTAIN THE SUBDISTRICT'S SPECIAL QUALITIES. OVERALL BUILDING HEIGHT AND MASSING, RELATIONSHIPS OF PRIMARY BUILDINGS TO SECONDARY BUILDINGS, AND LANDSCAPE ELEMENTS ALL SHOULD BE CONSISTENT WITH THE SURROUNDING ARCHITECTURE AND ENVIRONMENT.

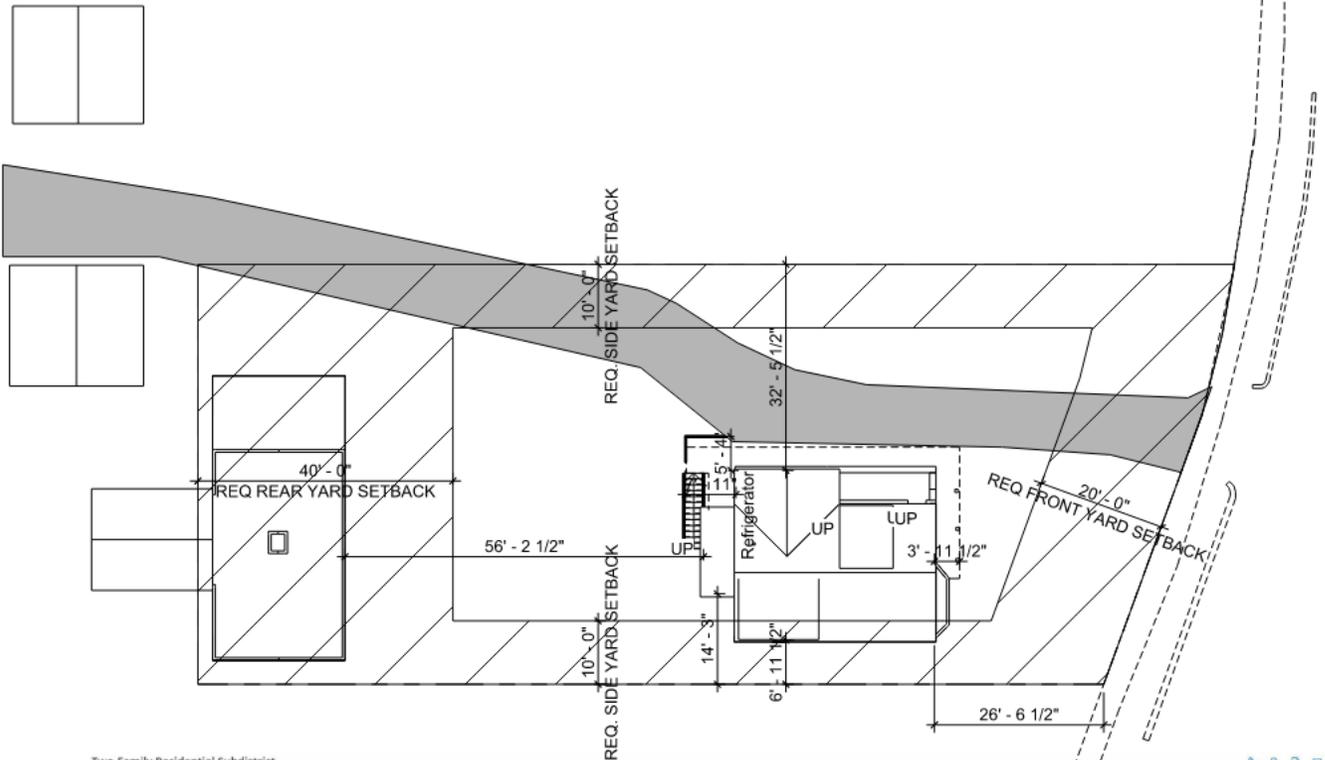
PARKING:

SECTION 67 TABLE F FOOTNOTE 3: FOR DWELLING UNITS QUALIFYING AS AFFORDABLE HOUSING, THE OFF-STREET PARKING REQUIREMENT IS AS FOLLOWS: TWO (2) PARKING SPACES PER DWELLING UNIT FOR PROPOSED PROJECTS BETWEEN ONE (1) AND THREE (3) DWELLING UNITS; 1.5 PARKING SPACES PER DWELLING UNIT FOR PROPOSED PROJECTS BETWEEN FOUR (4) AND FIFTEEN (15) DWELLING UNITS, AND ONE (1) PARKING SPACE PER DWELLING UNIT FOR PROPOSED PROJECTS WITH MORE THAN FIFTEEN (15) DWELLING UNITS.

Residential Uses

See Table Footnotes: (E), (F)

	One-family (1F)	Two-family (2F)
Congregate living complex	F	F
Elderly housing	F	F
Group residence, limited	A	A
Lodging house	F	F
Mobile home	F	F
Mobile home park	F	F
Multi-family dwelling	F	F
One family detached dwelling	A	A
One family semi-attached dwelling	F	A
Orphanage	F	F
Rowhouse	F	F
Temporary dwelling structure	C	C
Three family detached dwelling	F	F
Townhouse	F	F
Transitional housing or homeless shelter	F	F
Two family detached dwelling	F	A
Two family semi-attached dwelling	F	A



Two-Family Residential Subdistrict

	Lot Area Minimum For Dwell. Units (Sq. Ft.)	Additional Lot Area for Ea. Add'l Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum (ft)		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit (ft)	Front Yard Min. Depth (Feet) (F)	Side Yard Min. Depth (Feet) (S)	Rear Yard Min. Depth (Feet) (R)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
						Stories	Feet					
2F-5,000 ⁽¹⁾												
1 Family Detached or Semi-Attached or 2 Family Detached	5,000 for 1 unit	3,000	50	50	.5	2 1/2	35	1,750	20	10	40	25
Other Use	8,000	N/A	50	50	.5	2 1/2	35	1,750	20	10	40	25

SET BACKS/FAR/MAX HEIGHTS/FRONTAGE
 LOT AREA MIN FOR DWELLING UNIT(S) SPECIFIED: 5,000 SF
 ADDITIONAL LOT AREA FOR EACH ADDITIONAL DWELLING UNIT: 3,000 SF
 FRONTAGE: 50'

FRONT YARD: MIN DEPTH 20' OR - V67-33-1 CONFORMITY WITH EXISTING BUILDING ALIGNMENT. IF AT ANY TIME IN THE SAME BLOCK AS A LOT REQUIRED BY THIS ARTICLE TO HAVE A MINIMUM FRONT YARD THERE EXIST TWO OR MORE BUILDINGS FRONTING ON THE SAME SIDE OF THE SAME STREET AS SUCH LOT, INSTEAD OF THE MINIMUM FRONT YARD DEPTH SPECIFIED IN THIS ARTICLE, THE MINIMUM FRONT YARD DEPTH SHALL BE IN CONFORMITY WITH THE EXISTING BUILDING ALIGNMENT OF THE BLOCK.

SIDE YARD: 10'
 REAR YARD: 40'

BUILDING HEIGHT MAXIMUM: 2-1/2 STORIES OR 35'
 FAR MAX : .5

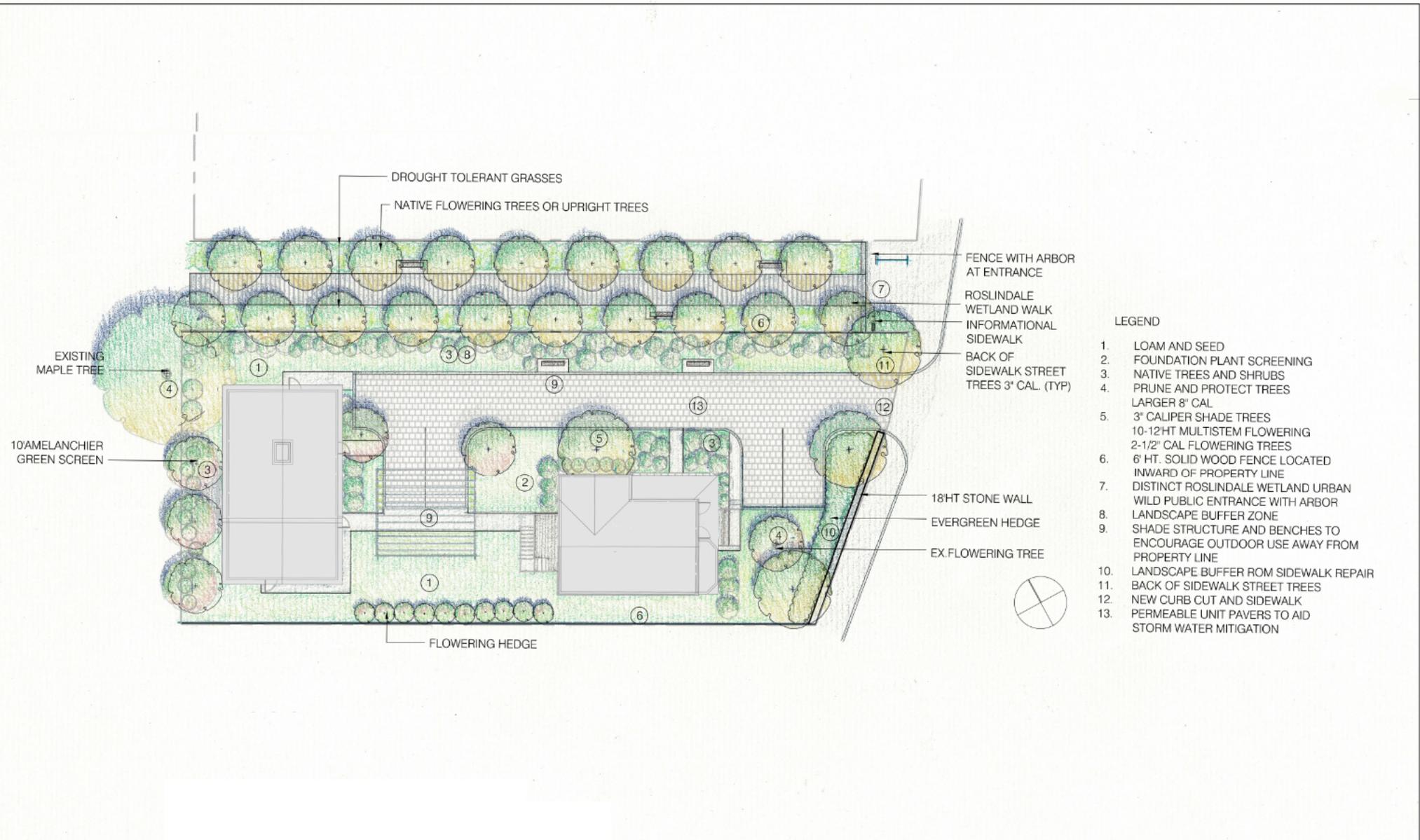
5/18/2021 11:14:20 AM BIM 360://Habitat For Humanity Great Boston - 104 Walter Street/HFHB 104 Walter Street Roslindale.rvt BPDA



104 WALTER STREET, ROSLINDALE
 CLIENT
 BPDA
 104 WALTER STREET
 ROSLINDALE, MA
 PROJECT

SITE PLAN - EXISTING & ZONING REVIEW

JOB NO. ###
 SCALE 1" = 20'-0"
 DRAWN Author
 DATE 04/28/21



5/15/2021 2:52:23 PM
 BIM 360://Habitat For Humanity Great Boston - 104 Walter Street/HFHB 104 Walter Street Roslindale.rvt
 BPDA



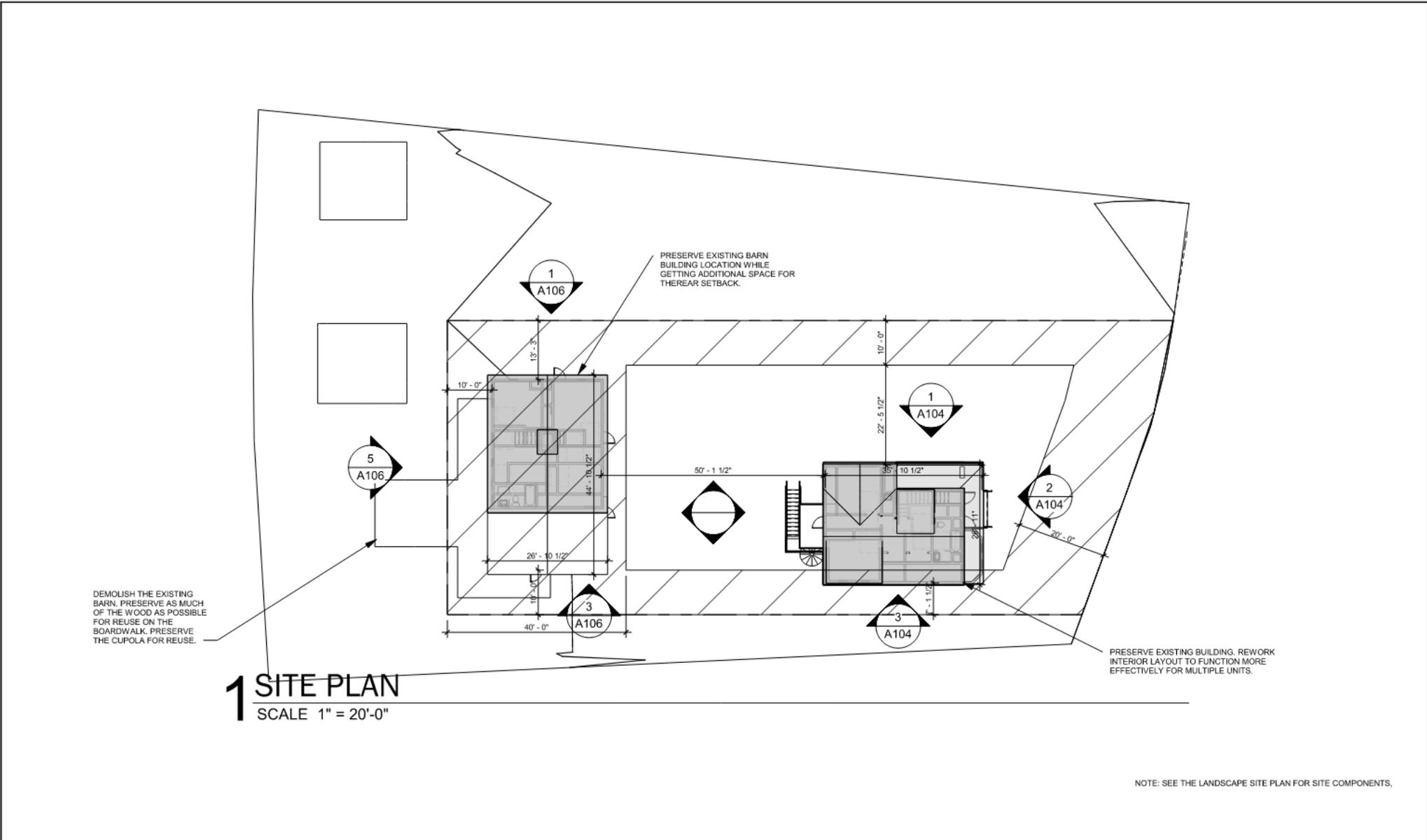
CLIENT
 BPDA
 104 WALTER STREET
 ROSLINDALE, MA

PROJECT
 104 WALTER STREET, ROSLINDALE

Landscape Site Plan

JOB NO.	####
SCALE	1' = 20'-0"
DRAWN	BP / AB
DATE	05/15/21

5/18/2021 11:14:22 AM
 BIM3360/Habitat For Humanity Great Boston - 104 Walter Street/HFHGB 104 Walter Street Roslindale.rvt
 BPDA



1 SITE PLAN
 SCALE 1" = 20'-0"

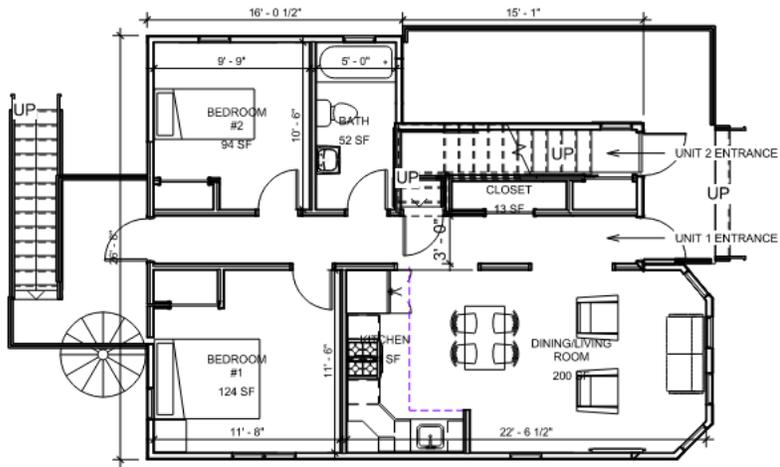
NOTE: SEE THE LANDSCAPE SITE PLAN FOR SITE COMPONENTS.

			
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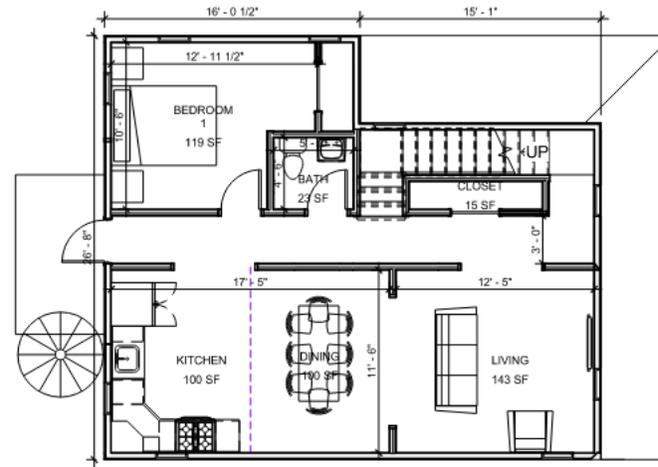
104 WALTER STREET, ROSLINDALE
 CLIENT
 BPDA
 104 WALTER STREET
 ROSLINDALE, MA
 PROJECT

SITE PLAN

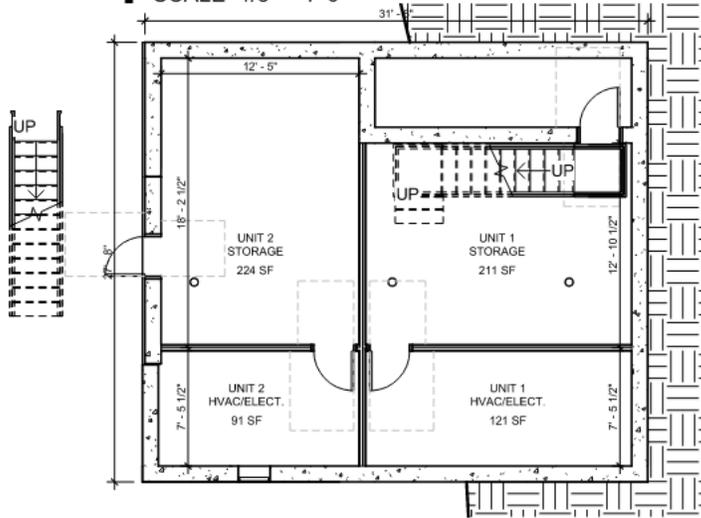
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DRAWN	Author
DATE	05/18/21



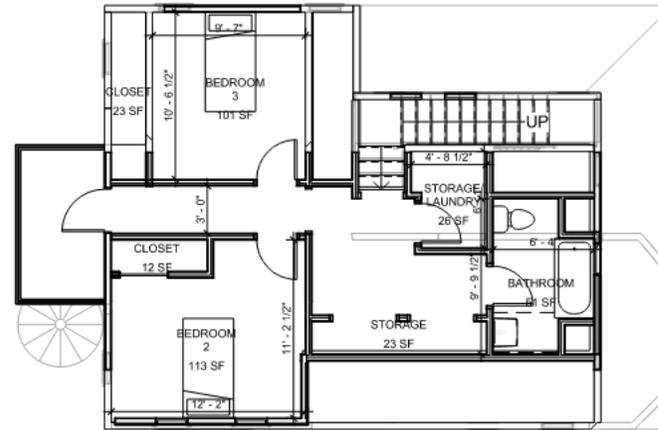
1 FLOOR 1 PLAN - UNIT 1
SCALE 1/8" = 1'-0"



2 FLOOR 2 PLAN - UNIT 2
SCALE 1/8" = 1'-0"



3 BASEMENT. - UNIT 1&2
SCALE 1/8" = 1'-0"



4 FLOOR 3
SCALE 1/8" = 1'-0"

FARM HOUSE

- GROSS SF = 2,865 SF

UNIT 1 SUMMARY

- BASEMENT & LVL 1
- 2 BEDROOMS
- 1 FULL BATHROOM
- 1225 SF TOTAL

UNIT 2 SUMMARY

- BASEMENT, LVL 2 & 3
- 3 BEDROOMS
- 1-1/2 FULL BATHROOMS
- 1640 SF TOTAL

5/18/2021 11:14:20 AM
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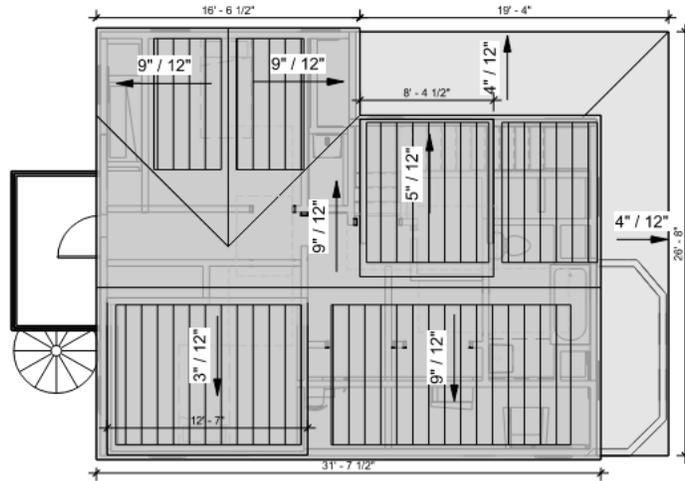


CLIENT
104 WALTER STREET, ROSLINDALE

PROJECT
BPDA
104 WALTER STREET
ROSLINDALE, MA

FARM HOUSE FLOOR PLANS

JOB NO. #####
SCALE 1/8" = 1'-0"
DRAWN Author
DATE 05/17/2021



1 ROOF PLAN

SCALE 1/8" = 1'-0"

FARM HOUSE

- GROSS SF = 2,865 SF

UNIT 1 SUMMARY

- BASEMENT & LVL 1
- 2 BEDROOMS
- 1 FULL BATHROOM
- 1225 SF TOTAL

UNIT 2 SUMMARY

- BASEMENT, LVL 2 & 3
- 3 BEDROOMS
- 1-1/2 FULL BATHROOMS
- 1640 SF TOTAL

POTENTIAL LOCATION FOR SOLAR PANEL ARRAYS

5/18/2021 11:14:20 AM
 BIM360/Habitat For Humanity Great Boston - 104 Walter Street/HFHGB 104 Walter Street Roslindale.rvt
 BPDA



104 WALTER STREET, ROSLINDALE

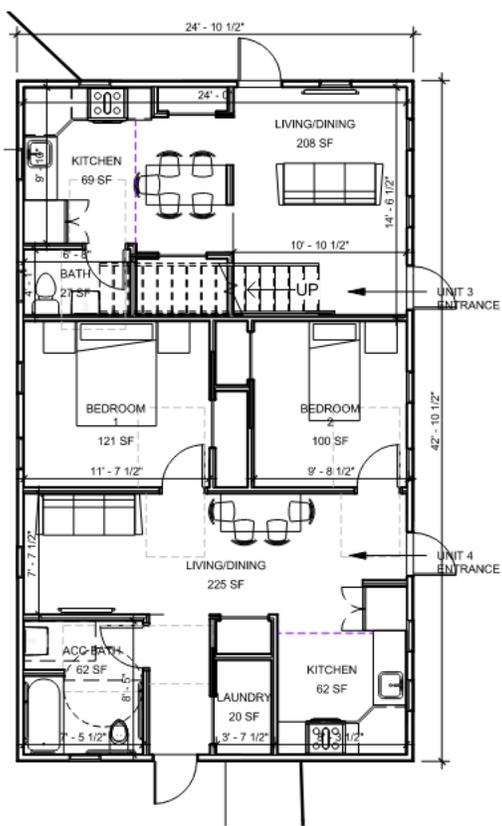
CLIENT

BPDA
 104 WALTER STREET
 ROSLINDALE, MA

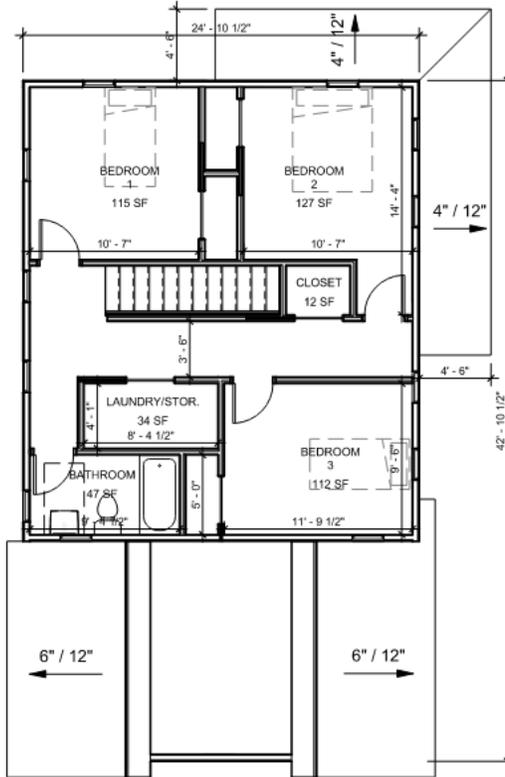
PROJECT

FARM HOUSE ROOF PLAN

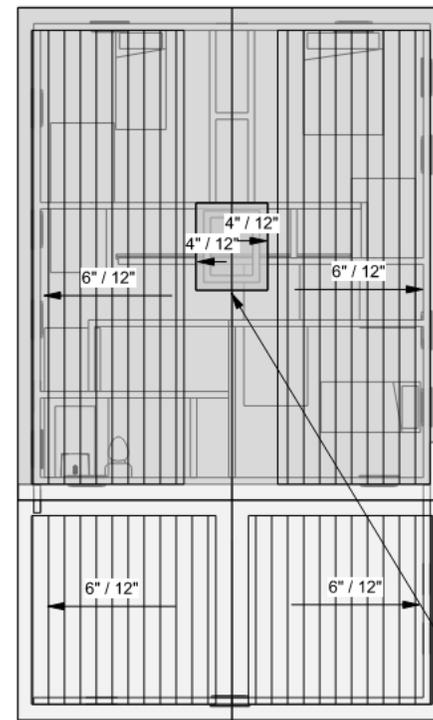
JOB NO.	0000
SCALE	As Indicated
DRAWN	Author
DATE	05/17/21



1 BARN LEVEL 1
SCALE 1/8" = 1'-0"



2 BARN LEVEL 2
SCALE 1/8" = 1'-0"



3 BARN LEVEL 3
SCALE 1/8" = 1'-0"

BARN HOUSE

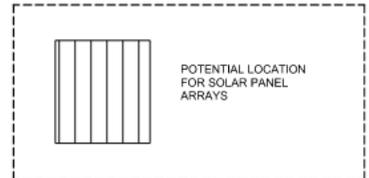
- GROSS SF = 1,800 SF

UNIT 3 SUMMARY

- LVL 1 & 2
- 3 BEDROOMS
- 1-1/2 FULL BATHROOMS
- 1100 SF TOTAL

UNIT 4 SUMMARY

- LVL 1
- FULLY ACCESSIBLE UNIT
- 2 BEDROOMS
- 1 FULL BATHROOM
- 700 SF TOTAL



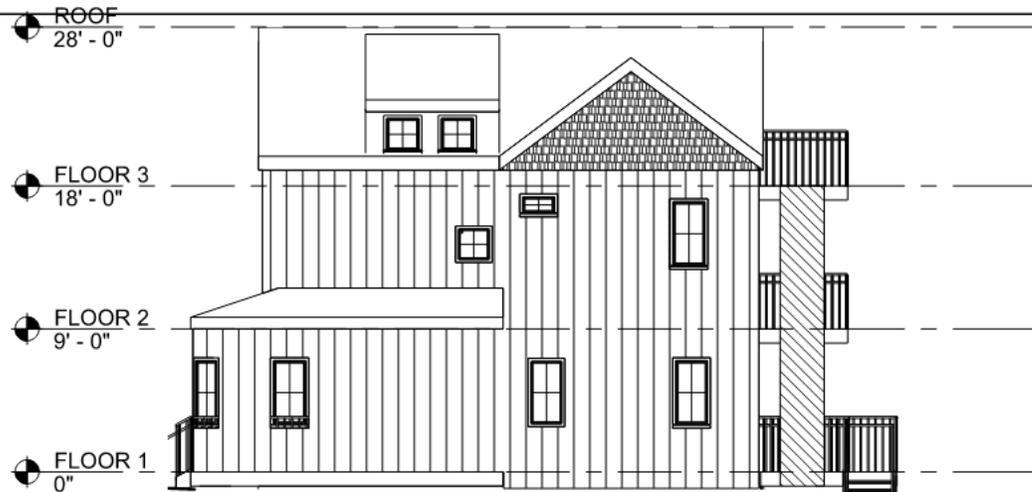
RESTORE EXISTING BARN CUPOLA AND REINSTALL AT THE TOP OF NEW BARN HOUSE BUILDING.

5/18/2021 11:14:21 AM BIM 360://Habitat For Humanity Great Boston - 104 Walter Street/HFHB 104 Walter Street Roslindale.rvt BPDA

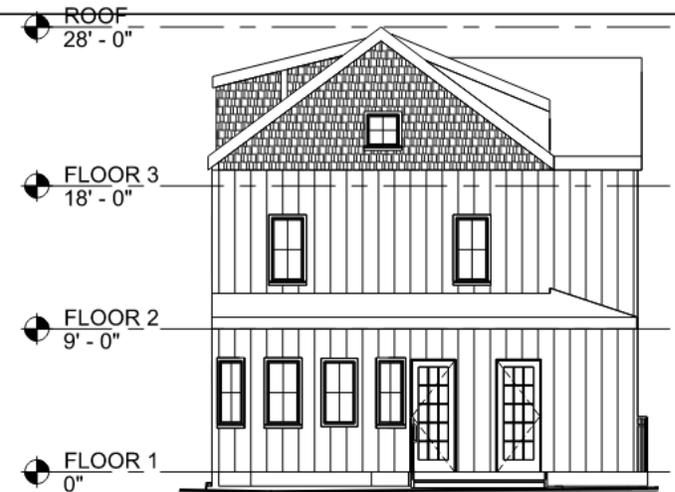
104 WALTER STREET, ROSLINDALE
CLIENT
BPDA
104 WALTER STREET
ROSLINDALE, MA
PROJECT

BARN HOUSE FLOOR PLANS

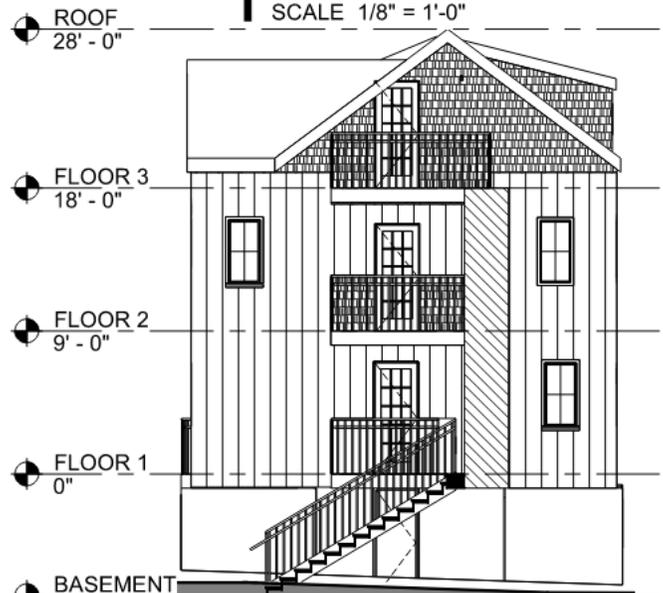
JOB NO.	###
SCALE	As indicated
DRAWN	Author
DATE	05/17/2021



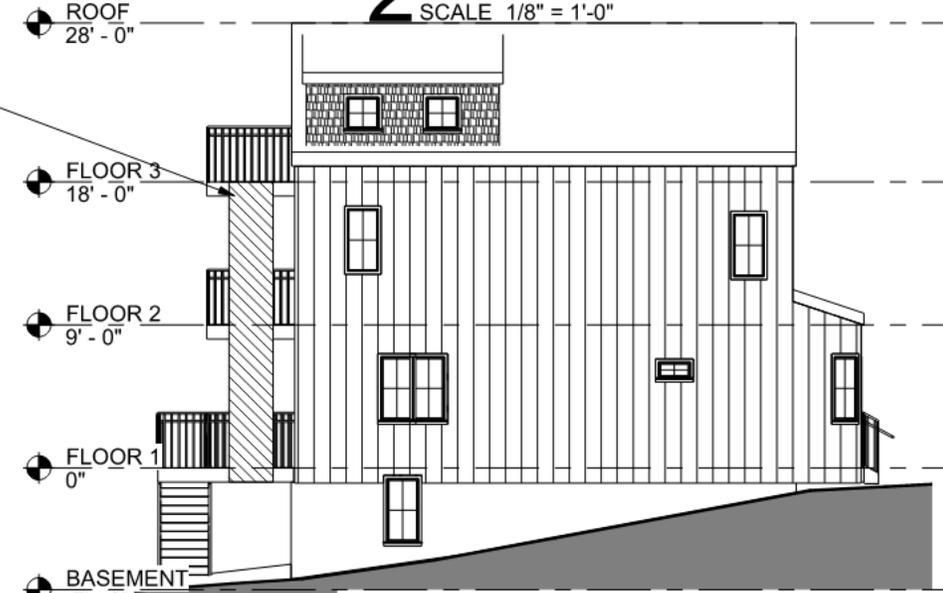
1 FARM HOUSE NORTH
SCALE 1/8" = 1'-0"



2 FARM HOUSE EAST
SCALE 1/8" = 1'-0"



4 FARM HOUSE WEST
SCALE 1/8" = 1'-0"



3 FARM HOUSE SOUTH
SCALE 1/8" = 1'-0"



BUILDING PRECEDENT DESIGN EXAMPLE. NOTE THE BAT AND BOARD SIDING WITH METAL ROOFING AND BLACK WINDOW FINISHES.

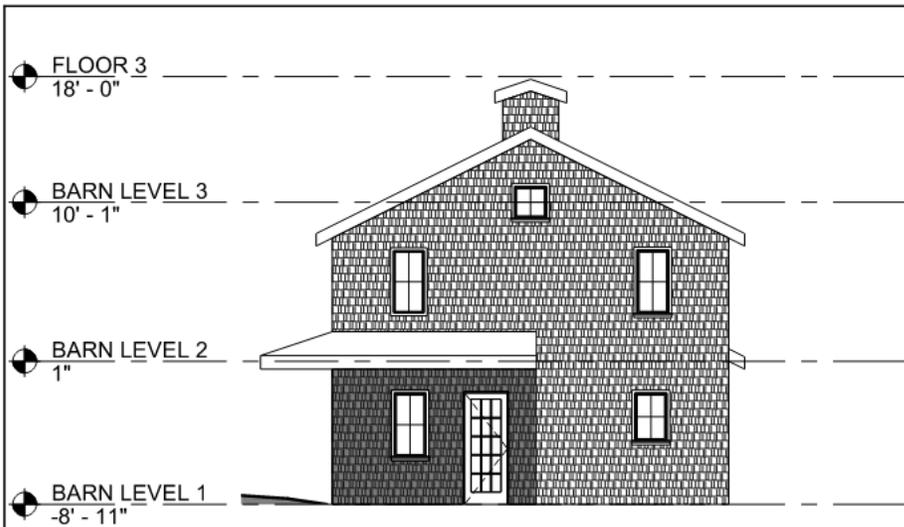
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BPDA

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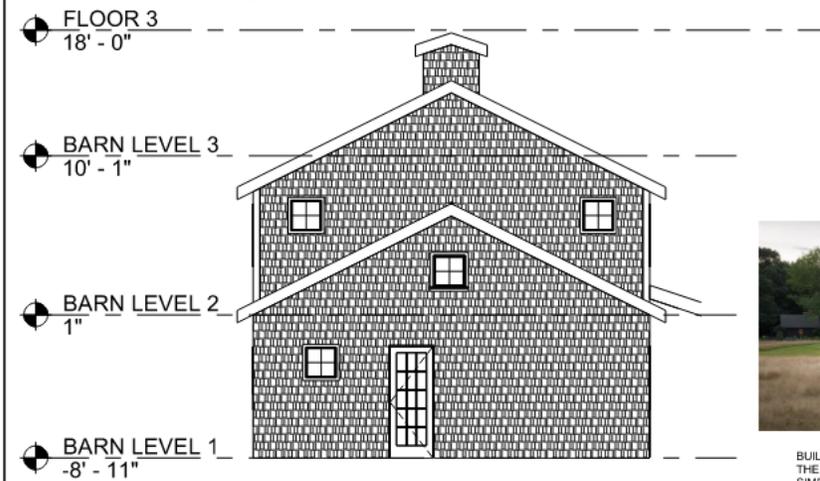
CLIENT	104 WALTER STREET, ROSLINDALE
PROJECT	BPDA 104 WALTER STREET ROSLINDALE, MA

FARM HOUSE ELEVATIONS	
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JOB NO.	###
SCALE	1/8" = 1'-0"
DRAWN	Author
DATE	05/17/21



1 BARN HOUSE NORTH
SCALE 1/8" = 1'-0"



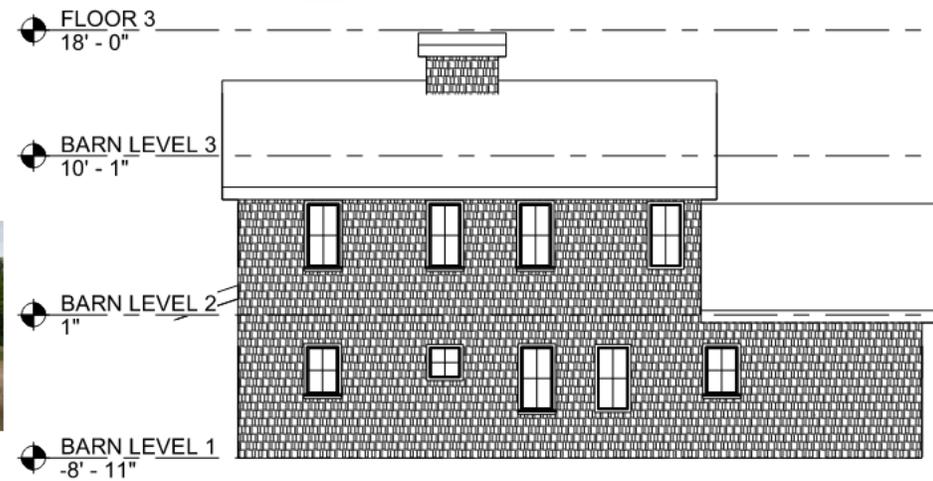
3 BARN HOUSE SOUTH
SCALE 1/8" = 1'-0"



BUILDING PRECEDENT DESIGN EXAMPLE. NOTE THE CHANGE IN MATERIALS AT ENTRANCES BUT SIMPLE BARN STYLE DESIGN.



2 BARN HOUSE EAST
SCALE 1/8" = 1'-0"



5 BARN HOUSE WEST
SCALE 1/8" = 1'-0"

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BPDA

104 WALTER STREET, ROSLINDALE
CLIENT
BPDA
104 WALTER STREET
ROSLINDALE, MA
PROJECT

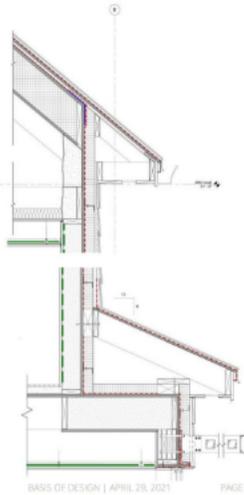
BARN HOUSE ELEVATIONS

JOB NO.	###
SCALE	1/8" = 1'-0"
DRAWN	Author
DATE	05/18/21

THERMAL ENVELOPE

Projections +Thermally Broken Details

- Maintain continuity of sheathing, air barrier and insulation.
- Apply exterior projects over continuous thermal/air boundary and fasten through to framing in a thermally broken way
- Where is thermal boundary/ PH boundary?
- Does it include or exclude basement, particularly in the existing building if it is retrofitted?

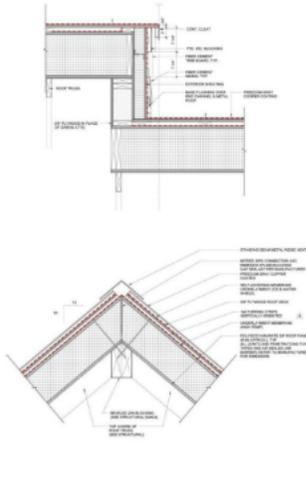


RDH

ROOF

Roofs: +/-R-70

- Structurally Insulated Panel over roof Framing
- Air Barrier
- Roofing
- Other "split" insulation solutions possible



RDH

THERMAL ENVELOPE

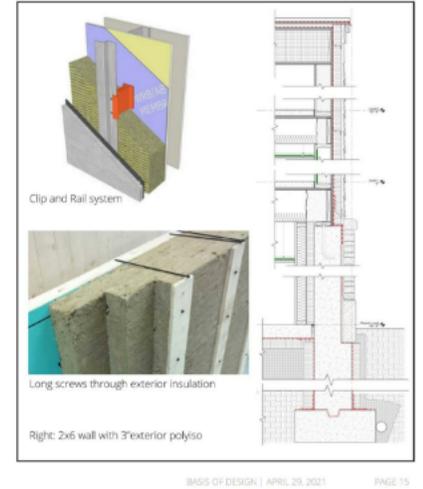
New Construction Walls: R-38-40

- 2x6 stud filled with cellulose, batt or mineral wool
- Exterior sheathing
- Air Barrier
- 4" Polyiso
- Siding on thermally broken z-girts, fiberglass clip and rail system, or vertical furring with long screws.

Existing Retrofit Walls: R-38-40

- Existing 2x4 stud filled with cellulose, batt or mineral wool
- Exterior sheathing
- Air Barrier
- 5" Polyiso
- Siding on thermally broken z-girts, fiberglass clip and rail system, or vertical furring with long screws.

RDH



PASSIVE HOUSE GLAZING

U-Value: 0.2

- Triple Glazed Windows

Solar Heat Gain Coefficient: TBD

- Prescriptive code is 0.38 for S, E, W elevations, 0.51 for North Elevations

Window/wall ratio: +/- 20% max



NOTE: THE DETAILS SHOWN HERE ARE FOR REFERENCE ONLY. ONCE THE PROJECT IS MOVED INTO MORE DETAIL THE DETAILS THAT APPLY FOR THIS PROJECT WILL BE DEVELOPED BASED ON THE PROJECT COMPONENTS.

RDH

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104 WALTER STREET, ROSLINDALE

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ROSLINDALE, MA

PROJECT

TYPICAL PASSIVE HOUSE DETAILS

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DRAWN	Author
DATE	05/18/21



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CLIENT	104 WALTER STREET, ROSLINDALE
PROJECT	BPDA 104 WALTER STREET ROSLINDALE, MA

STREET ELEVATIONS

JOB NO.	###
SCALE	
DRAWN	Author
DATE	05/18/21

Sustainable Design

PRINCIPLES OF PASSIVE HOUSE

Building optimization and minimal heat loss to reduce the levels of energy used.

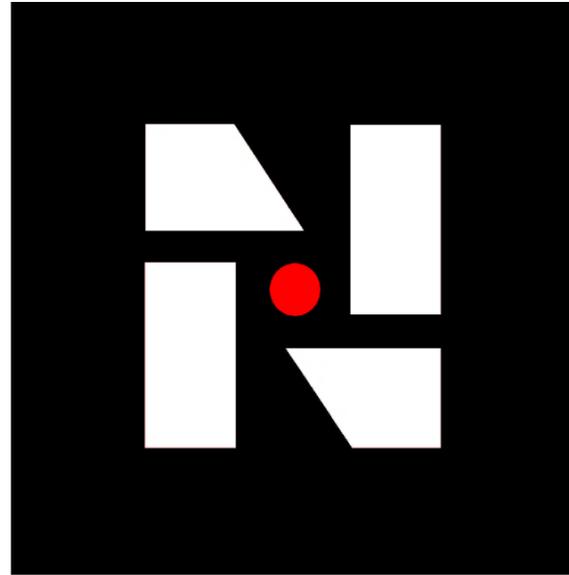
PROPOSED SOLAR & WATER POTENTIAL RAIN WATER STRATEGY

Optimize solar orientation for solar panels and potential for on site water retainage and use for irrigation.

MECHANICAL SYSTEM - ALL ELECTRIC & AIRTIGHTNESS

Utilize electrical appliances and units to optimize efficiencies and solar array.





NORFOLK

Design and Construction

104 Walter Street

104 Walter Street



Agenda

- Company Introduction
 - Members
 - Capacity
 - Experience
- Proposed development of 104 Walter Street
- Project Experience
- Questions

104 Walter Street



Adler Bernadin

President / Founder of Norfolk Design & Construction

Education *Bachelor Degree in Construction Management
Wentworth Institute of Technology 2007*

*Master Degree in Project Management
Northeastern University*

Experience *15+ Years of Project /Construction Management experience*

Overseen \$160M Annual Capital Program

Real Estate / Development / Estimating

United State Marine Corp Veteran



Duane Boyce

Vice President / Founder of Norfolk Design & Construction

Education *Bachelor Degree in Mechanical Engineering,
Boston University, 2006*

Experience *13+ Years of Project /Construction Management experience*

*Successfully managed commercial and utility infrastructure
projects ranging from \$500K to \$50M*

Real Estate Professional

Building Committee Member, St. Cyprian's Church

104 Walter Street



COMPANY DETAILS

Company Name: Norfolk Design and Construction

Year Established: 2014

Legal Structure/Ownership: Limited Liability
Corporation

Status: Minority Base Enterprise & Veteran Owned
Business

CORE COMPETENCIES

- Land Development
- Residential Renovation
- Construction Management
- Project Management
- Construction Cost Estimating
- Commercial Renovations

104 Walter Street



Proposed Development

104 Walter Street



Proposed Development

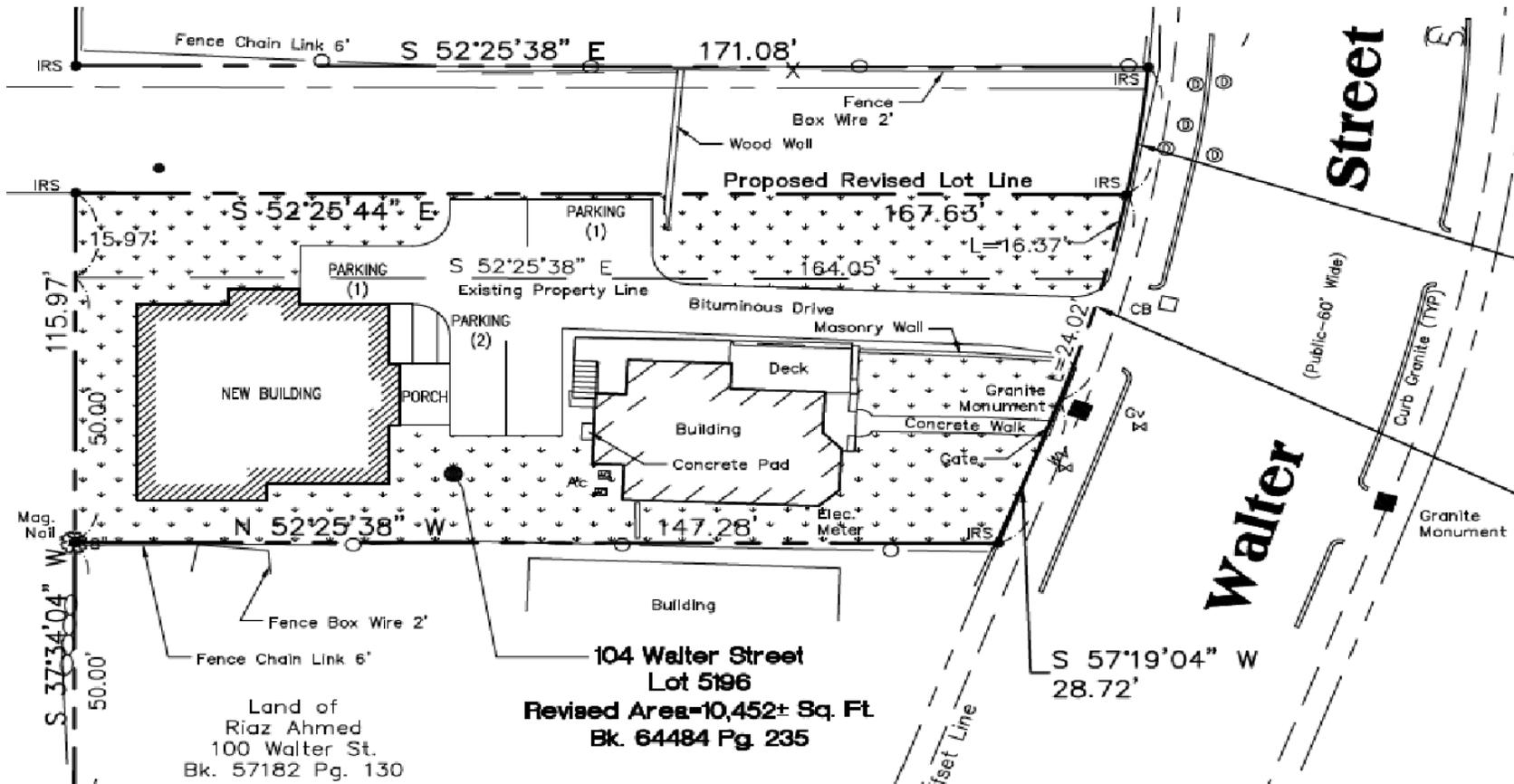
- Approx. 6,200 of Living Space
- 4 Affordable Units
- Three 3-Bedroom Units & One 4-Bedroom Unit
- 1 Off Street Parking Spot per unit
- High Efficiency HVAC Systems
- Stainless Steel Appliances & Granite Countertops
- Total Development: \$1.357M



104 Walter Street



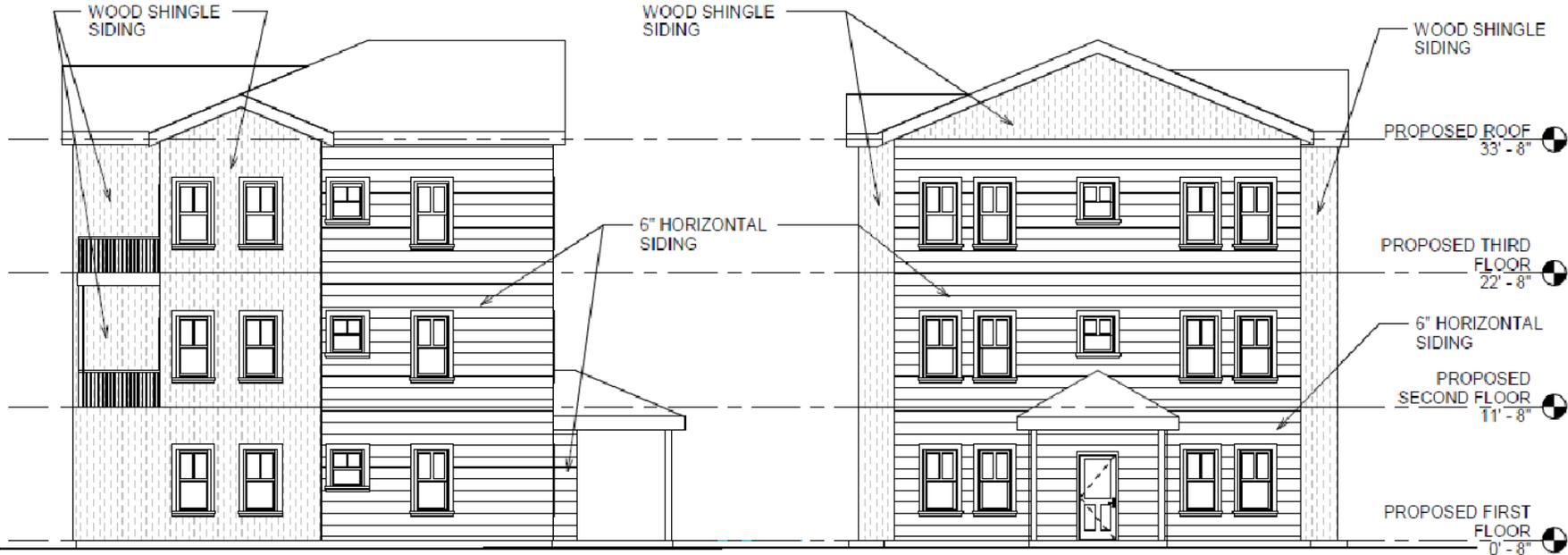
Proposed Development Site Plan



104 Walter Street



Proposed Elevations



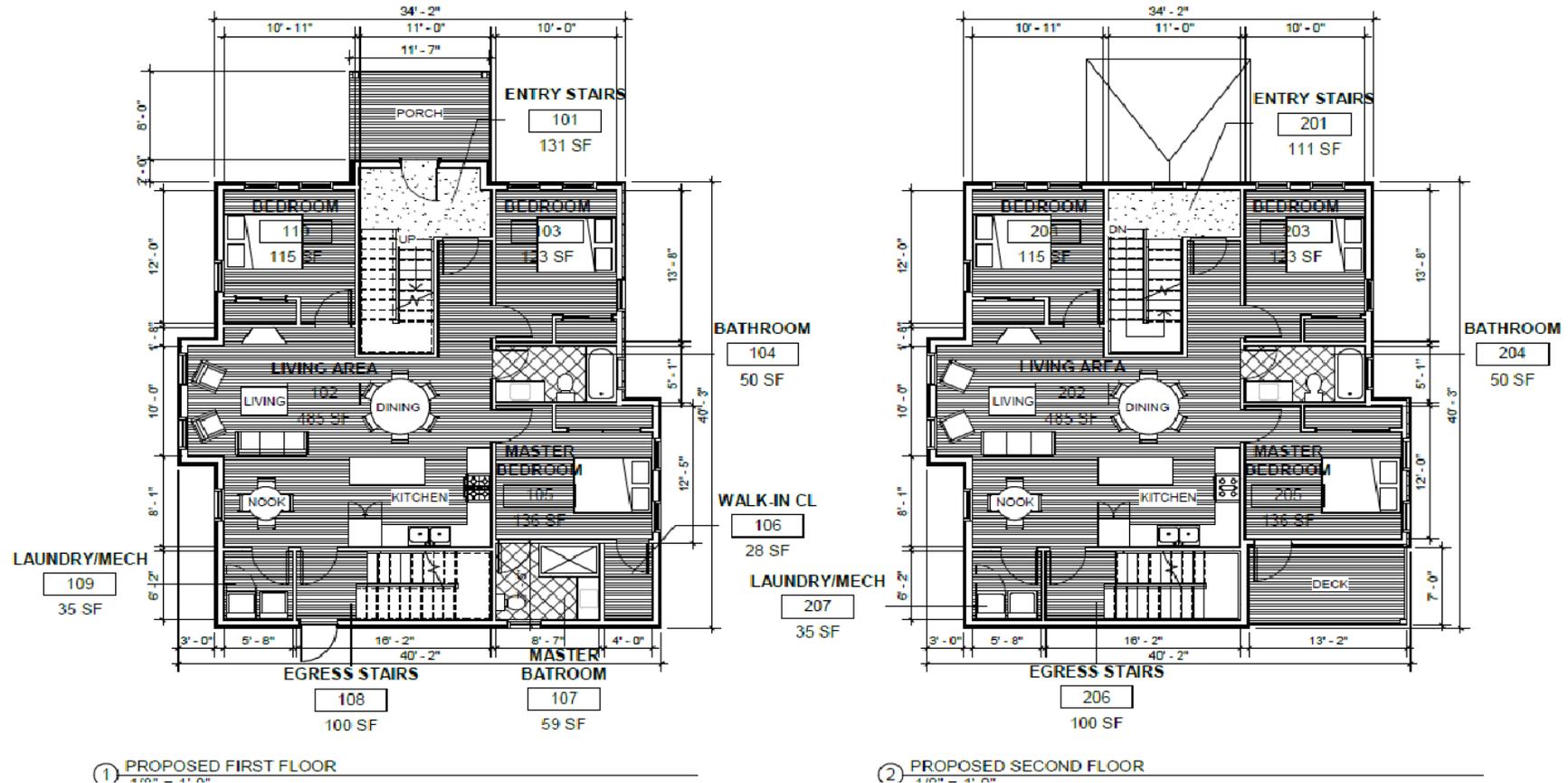
② PROPOSED LEFT ELEVATION
1/8" = 1'-0"

① PROPOSED FRONT ELEVATION
1/8" = 1'-0"

104 Walter Street



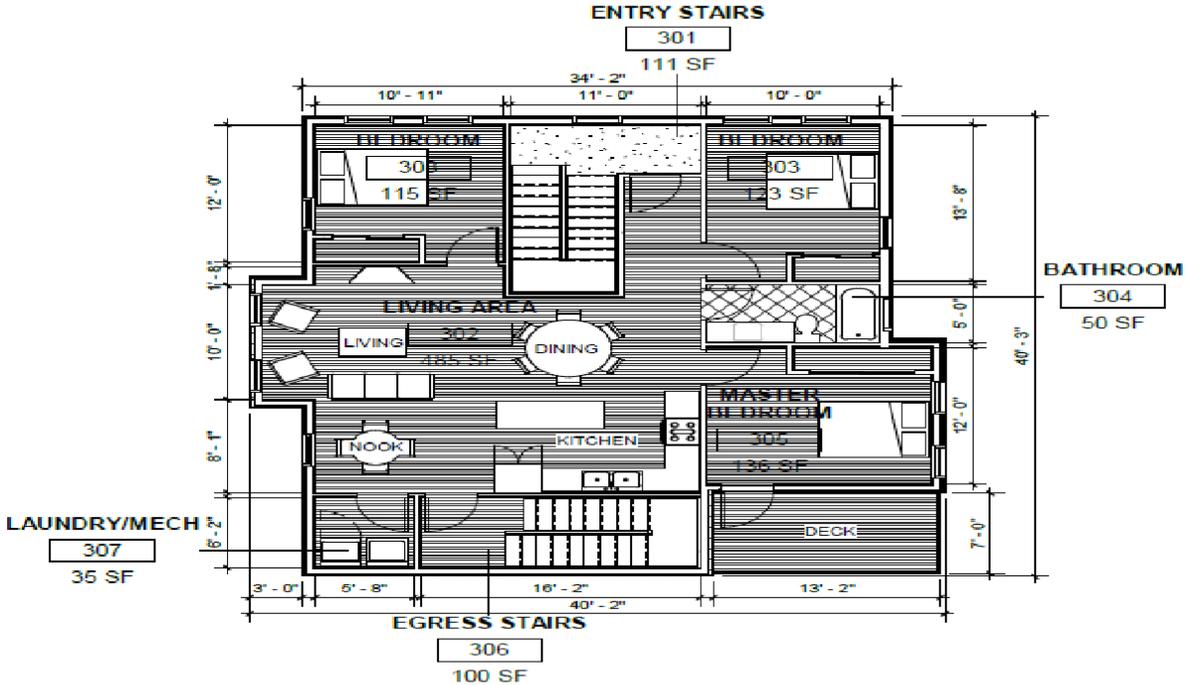
Proposed Floor Plan – 1st & 2nd Floor



104 Walter Street



Proposed Floor Plan – 3rd Floor



① PROPOSED THIRD FLOOR
1/8" = 1'-0"

104 Walter Street



Proposed Schedule

Task	Duration
BPDA Award Project	1 Months
Design	4 Months
Permitting & Finance	7 Months
Construction	12 Months

Project Timeline: 24 Months

104 Walter Street



Potential Contractors:

- Designer - RCA LLC (Local Business)
- Sitework -
 - L.V.M.J. Corp
 - Sean Farrell Excavation
- Concrete - Corrib Concret
- Carpentry - National Home Improvement (MBE)
- Windows - Diamond Window (MBE)
- Plumbing - Montrond Company (MBE)
- HVAC - Montrond Company (MBE)
- Electrical
 - Luciano Electrical Services LLC (MBE)
 - Foster Richard Earl Jr. Electrician (MBE)

104 Walter Street



Project Experience

104 Walter Street



23-25 Rosebery Road



8-10 LORING PLACE,
HYDE PARK, MA



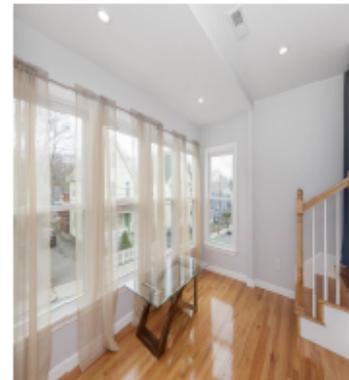
- **2 Condominiums**
- **Year Built: 2019**
- **Open Concept**
- **2 Bedrooms**
- **2.5 Total Baths**
- **Approx. 1900 sq. ft. Each**
- **Tankless Water Heater**
- **Forced Hot Air**
- **Central Air Conditioning**
- **2 Car Driveway**
- **Hardwood Floors**
- **Granite Countertops**
- **Stainless Steel Appliances**
- **Washer Dryer Hookup**
- **Bonus Space**



38 GARFIELD AVE.
HYDE PARK, MA



- **Single Family Residence**
- **Year Renovated: 2018**
- **Open Concept**
- **4 Bedrooms**
- **3 Total Baths**
- **Approx. 2100 sq. ft**
- **Forced Hot Air**
- **Central Air Conditioning**
- **2 Car Driveway**
- **Hardwood Floors**
- **Quartz Countertops**
- **Stainless Steel Appliances**
- **Washer Dryer Hookup**
- **Bonus Space**
- **Lounge Area**



10 WILMORE ST
MATTAPAN, MA



- **3 Family residence**
- **Year Renovated: 2017**
- **9 Total Bedrooms**
- **3 Total Baths**
- **Approx. 3900 sq. ft.**
- **Tankless Water Heater**
- **Baseboard Heating**
- **Shared 2 Car Driveway**
- **Hardwood Floors**
- **Breakfast Bar**
- **Granite Countertops**
- **Stainless Steel Appliances**
- **Washer Dryer Hookup**



104 Walter Street



Next Steps

- Comments are due July 7.
 - Put your comments into the Chat section, and they'll get saved automatically (cannot be a private message).
 - Email comments to morgan.e.mcdaniel@boston.gov