

ATTACHMENTS CHECKLIST		
Required	Check if included	Review full instructions thoroughly with staff prior to submission.
always	✓	A1. PHOTOS site conditions & surroundings (2-3 photos may be enough for pre-proposal)
	✓	A2. MAP of site in relation to nearest major roads, schools, shopping, transit, etc.
	✓	A3. TIMELINE including financing, permitting, construction & occupancy
B. SITE CONTROL & PROJECT FINANCES		
always	✓	Legally binding option, purchase & sale agreement or deed Status of requested HUD approval for disposition of project site.
	✓	Developer commitment to pursue permanent affordability
		Appraisal by an independent, certified real estate appraiser
	✓	Development pro forma
	✓	Scope of construction work , supported by professional cost estimates Not submitted.
	✓	Non-Newton funding: sources, commitment letters or application/decision schedules
as-needed	✓	Market analysis: including prevailing/trending rents or prices & target population
		Home inspection report by a licensed professional, for rehabilitation projects
rental only	✓	10-year operating budget (pre-proposals need only a short draft)
		Rental subsidy, if any: sources, commitment letters or application/decision schedules
C. DESIGN & CONSTRUCTION		
required	✓	Materials & finishes; highlight “green” or sustainable features or proposed certification
	✓	Detailed site & floor plans, elevations for major rehabilitation and all new construction
D. RELOCATION, FAIR HOUSING & ACCESSIBILITY		
always	✓	Affirmative marketing & resident selection plan
	✓	Reasonable accommodation/reasonable modification policy
	✓	Architectural access worksheet (see below)
E. SITE REVIEW, ZONING & PERMITTING		
always	✓	Brief property history, covering at least the previous 30 years of ownership & use
as needed	✓	Environmental mitigation plan, including lead paint, asbestos, underground tanks
	✓	Confirmation of review by Development Review Team (DRT) and zoning relief / permits required (such as parking, building, demolition, comprehensive or special permit)
		Any other approvals required: Newton Conservation Commission, Commission on Disability, Mass. Architectural Access Board, etc.
F. DEVELOPER CAPACITY & QUALIFICATIONS		
always	✓	Organization mission & current housing portfolio, including how this project fits both
	✓	Previous similar projects completed, with photographs
	✓	Resumes for development team, including affiliations with City boards or commissions
	✓	Most recent audited annual financial statement of parent company or organization
	✓	Fair housing: training completed, past complaints & their resolution
nonprofits	✓	Most recent annual organizational operating budget
	✓	Organization board of directors: including skills, experience, tenure & affiliations with City boards or commissions
always		G. LETTERS or PETITIONS of SUPPORT, if available



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TD: (617) 332-3802**

**Amy Zarechian
Executive Director**

C. Design and Construction

Materials and Finishes

The project shall be designed and constructed to be eligible for a LEED Silver rating. During construction the contractor will perform all necessary prerequisite requirements, including the following:

- Documentation of all LEED requirements.
- Construction waste segregation and management.
- Fundamental building systems commissioning.
- Indoor air quality protection procedures.

The structure of the building will be a 1-hour fire protected wood frame made with Forest Stewardship Council (FSC) certified lumber. The first floor level will be constructed as a concrete slab-on-grade with concrete retaining walls. The stairways, elevator, and material lift shaft will be constructed with 2-hour fire rated concrete masonry units (CMU). Outdoor decking will be made from durable maintenance free composite woods made from recycled material

The flooring materials will be Low-VOC (non off-gassing) flocked floor covering "Flotex Tile" by Forbo or equal. Flotex to be used at corridors, community room, studio, library, lounges, fitness, managers' offices and within living rooms and bedrooms at all apartments. Flowtex flooring contributes to LEED credits for indoor air quality and recycled content. Flowtex is also durable, waterproof, easy to clean, soil and stain resistant, slip resistant wet and dry, and hygienic with antimicrobial treatment. Rubber Floor Tile – Burke Flooring "Endura Simply Smooth Flecksibles" or equal to be installed at community room kitchenette and unit kitchens. Rubber flooring contributes to LEED credits for indoor air quality, it is made from renewable resources, and it is more comfortable to walk on for the elderly. In addition, it is durable, waterproof, easy to clean, soil and stain resistant, and slip resistant wet and dry. There will be ceramic mosaic tile floors at apartment units' bathrooms, and glazed ceramic tile with base at common toilet facilities and common laundry floors. Ceramic tile contributes to LEED credits for regional materials and recycled content.

Along the base of the building and vertically up the stair and elevator will be highly durable, maintenance-free, large format manufactured stone masonry veneer capped with a precast concrete water table at siding. Manufactured stone contributes to LEED credits, is low emitting, incorporates pre-consumer recycled content, and is manufactured with regional materials.

For weather protection the siding will be a combination of durable, non-combustible, pre-painted (no emitting of volatile organic compounds VOCs on job site) 7-1/4" fiber cement siding boards with 6" lap and fiber cement panels articulated with metal reveal channels using the manufacturer's recommended rain screen details to provide the code required water-resistive barrier behind the exterior veneer. Fiber cement contributes to LEED credits for recycled content and regional materials.

The insulation in the walls (R13 min) and roof (R-38 min) will be spray-applied water-based foam insulation with self-forming vapor retarder at stud and rafter cavities. On the walls, there will also be additional energy code required continuous 1" rigid insulation (R3.8 min). Insulation contributes to LEED credits for energy performance, indoor air quality, indoor chemical and pollutant source control, recycled content, acoustical performance, low-

emitting materials, and mold prevention.

The roof will be LEED compliant, Class A heavy-duty square tab asphalt shingles with lifetime manufacturer's warranty.

High-performance thermally broken aluminum storefront door and window systems with low-E insulated glazing will be used at the main entrances and public areas of the building. Doors will be insulated steel at service entrances. Apartment unit windows will be durable low maintenance fiberglass-framed single hung operable windows that will meet or exceed the energy code with security screens at the ground levels.

The building will have an air lock vestibule at the main entrance to save energy, and will incorporate walk-off floor mats to help improve indoor air quality.

The design of the Haywood House will incorporate the following LEED sustainable practices:

- Construction waste recycling
- LED light fixtures
- Public Transportation Access
- Managed Storm water
- Heat Island Effect Roofing
- Reflective roof systems
- Light Pollution Reduction
- Water Efficient Landscaping
- Education
- Controllable Lighting
- Low-flow plumbing fixtures
- Water metering
- Recycled Content
- Recycling Program
- Low Emitting Materials
- Adhesives & Sealants
- Paints & Coatings
- Carpet
- Composite Woods
- Outdoor Air Delivery Monitoring
- Construction Management Plan
- Thermal Comfort
- Enhanced Commissioning
- Enhanced Refrigerant Management
- Optimize Energy Performance
- Innovation in Design
- LEED Professional Used



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HAYWOOD HOUSE
KENNEDY CIRCLE, NEWTON, MA
PERSPECTIVE RENDERING

A10

NEWTON HOUSING
AUTHORITY
82 LINCOLN STREET,
NEWTON HIGHLANDS, MA
02461

06/2011



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HAYWOOD HOUSE
JACKSON ROAD, NEWTON, MA
PERSPECTIVE RENDERING

W2617

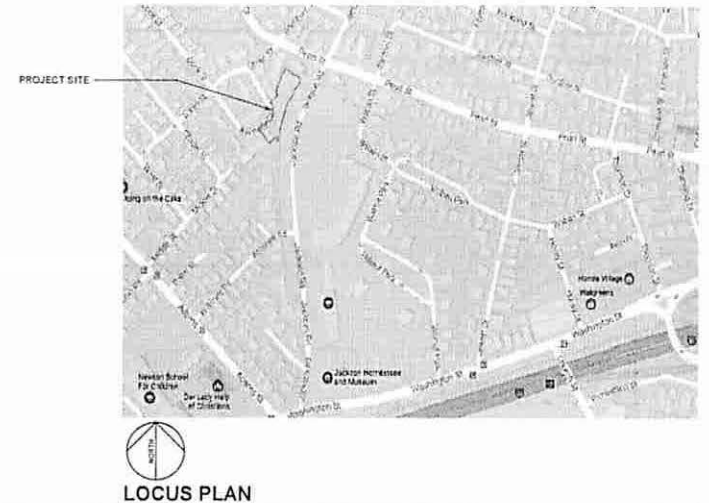
A11

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AUTHORITY
82 LINCOLN STREET,
NEWTON HIGHLANDS, MA
02461



PERSPECTIVE VIEW - JACKSON ROAD

BWA PROJECT No. 1701



LOCUS PLAN

HAYWOOD HOUSE



PERSPECTIVE VIEW - KENNEDY CIRCLE

OWNERS: NEWTON HOUSING AUTHORITY
82 LINCOLN STREET, NEWTON
HIGHLANDS, MA 02461

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WWW.ALLENMAJOR.COM

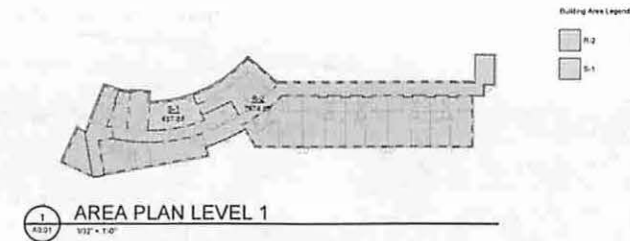
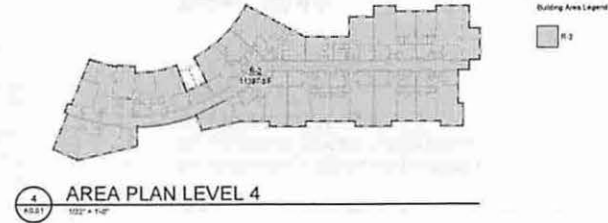
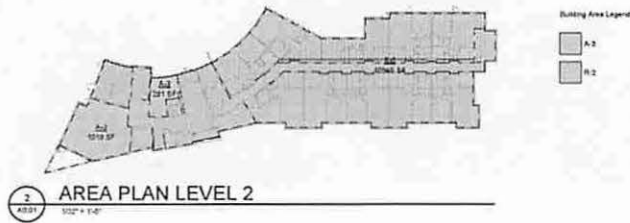
DATE: 06/29/2017
50% SCHEMATIC DESIGN



82 LINCOLN STREET,
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HAYWOOD HOUSE

KENNEDY CIRCLE, NEWTON, MA



Area Schedule (Gross Building)		
Level	Area	Name
LEVEL 1 (29,10' x)	437 SF	S-1
LEVEL 1 (29,10' x)	7974 SF	R-2
LEVEL 2 (30,60' x)	291 SF	A-3
LEVEL 2 (30,60' x)	1019 SF	A-3
LEVEL 2 (30,60' x)	10565 SF	R-2
LEVEL 3	224 SF	A-3
LEVEL 3	11317 SF	R-2
LEVEL 4	11307 SF	R-2
Grand total	43224 SF	



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Issue		
No.	Description	Date
1	Progress Schematic Design	11/11/11

DRAWING TITLE

**GROSS
AREA PLANS**

SHEET NO.

A0.01

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Issue	No.	Description	Date
1	1	Progress Schematic Design	12/11/11

DRAWING TITLE

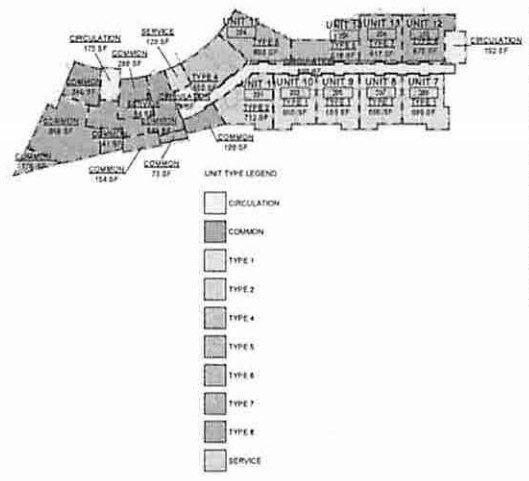
**RENTABLE
AREA PLANS**

SHEET NO.

A0.02

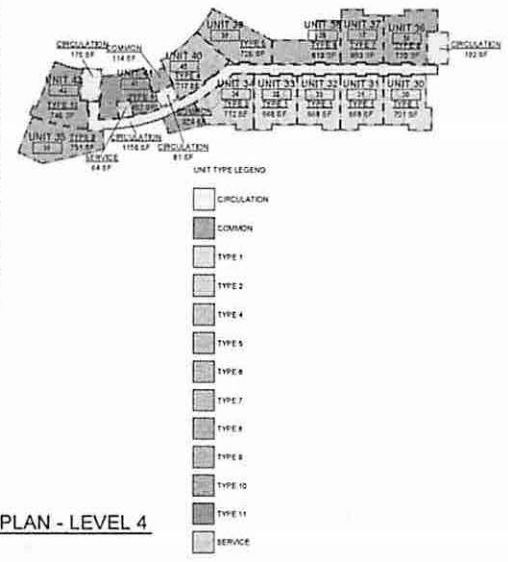
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AREAS - LEVEL 2			
UNIT #	Name	BEDS	Area
	COMMON		306 SF
	COMMON		1065 SF
	COMMON		250 SF
	COMMON		141 SF
	COMMON		164 SF
	COMMON		190 SF
	CIRCULATION		896 SF
	COMMON		643 SF
	COMMON		176 SF
	CIRCULATION		1175 SF
	COMMON		73 SF
	SERVICE		84 SF
	SERVICE		120 SF
	CIRCULATION		81 SF
	CIRCULATION		192 SF
7	TYPE 1	1	669 SF
8	TYPE 1	1	665 SF
9	TYPE 1	1	660 SF
10	TYPE 1	1	665 SF
11	TYPE 2	1	712 SF
12	TYPE 6	1	875 SF
13	TYPE 7	1	817 SF
14	TYPE 6	1	810 SF
15	TYPE 5	1	663 SF
16	TYPE 4	1	655 SF
10		10	11450 SF



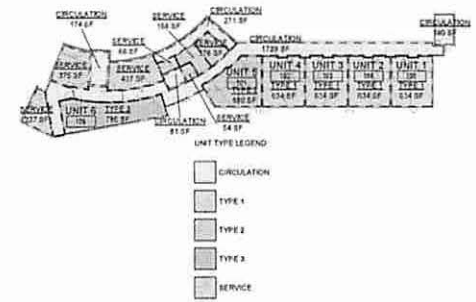
2 FLOOR PLAN - LEVEL 2
A0.02 1/32" = 1'-0"

AREAS - LEVEL 4			
UNIT #	Name	BEDS	Area
	COMMON		224 SF
	CIRCULATION		1156 SF
	CIRCULATION		173 SF
	SERVICE		64 SF
	COMMON		114 SF
	CIRCULATION		81 SF
	CIRCULATION		192 SF
30	TYPE 1	1	701 SF
31	TYPE 1	1	668 SF
32	TYPE 1	1	668 SF
	TYPE 1	1	668 SF
34	TYPE 2	1	712 SF
35	TYPE 9	1	751 SF
36	TYPE 8	1	730 SF
37	TYPE 7	1	653 SF
38	TYPE 6	1	619 SF
39	TYPE 5	1	726 SF
40	TYPE 4	1	717 SF
41	TYPE 11	1	607 SF
42	TYPE 10	1	746 SF
13		13	10973 SF



4 FLOOR PLAN - LEVEL 4
A0.02 1/32" = 1'-0"

AREAS - LEVEL 1			
UNIT #	Name	BEDS	Area
	CIRCULATION		1720 SF
	SERVICE		437 SF
	SERVICE		158 SF
	SERVICE		130 SF
	CIRCULATION		81 SF
	SERVICE		64 SF
	SERVICE		60 SF
	CIRCULATION		174 SF
	SERVICE		375 SF
	CIRCULATION		180 SF
	SERVICE		237 SF
	CIRCULATION		271 SF
1	TYPE 1	1	634 SF
2	TYPE 1	1	634 SF
3	TYPE 1	1	634 SF
4	TYPE 1	1	634 SF
5	TYPE 2	1	660 SF
6	TYPE 3	1	765 SF
6		6	7939 SF

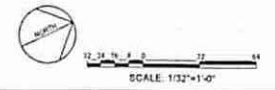


1 FLOOR PLAN - LEVEL 1
A0.02 1/32" = 1'-0"

AREAS - LEVEL 3			
UNIT #	Name	BEDS	Area
	CIRCULATION		1150 SF
	COMMON		224 SF
	CIRCULATION		176 SF
	COMMON		114 SF
	CIRCULATION		81 SF
	CIRCULATION		192 SF
	SERVICE		64 SF
	COMMON		407 SF
17	TYPE 1	1	690 SF
18	TYPE 1	1	665 SF
19	TYPE 1	1	665 SF
20	TYPE 1	1	665 SF
21	TYPE 2	1	712 SF
22	TYPE 9	1	751 SF
23	TYPE 8	1	730 SF
24	TYPE 7	1	653 SF
25	TYPE 6	1	619 SF
26	TYPE 5	1	726 SF
27	TYPE 4	1	709 SF
28	TYPE 11	1	607 SF
29	TYPE 10	1	746 SF
13		13	11361 SF

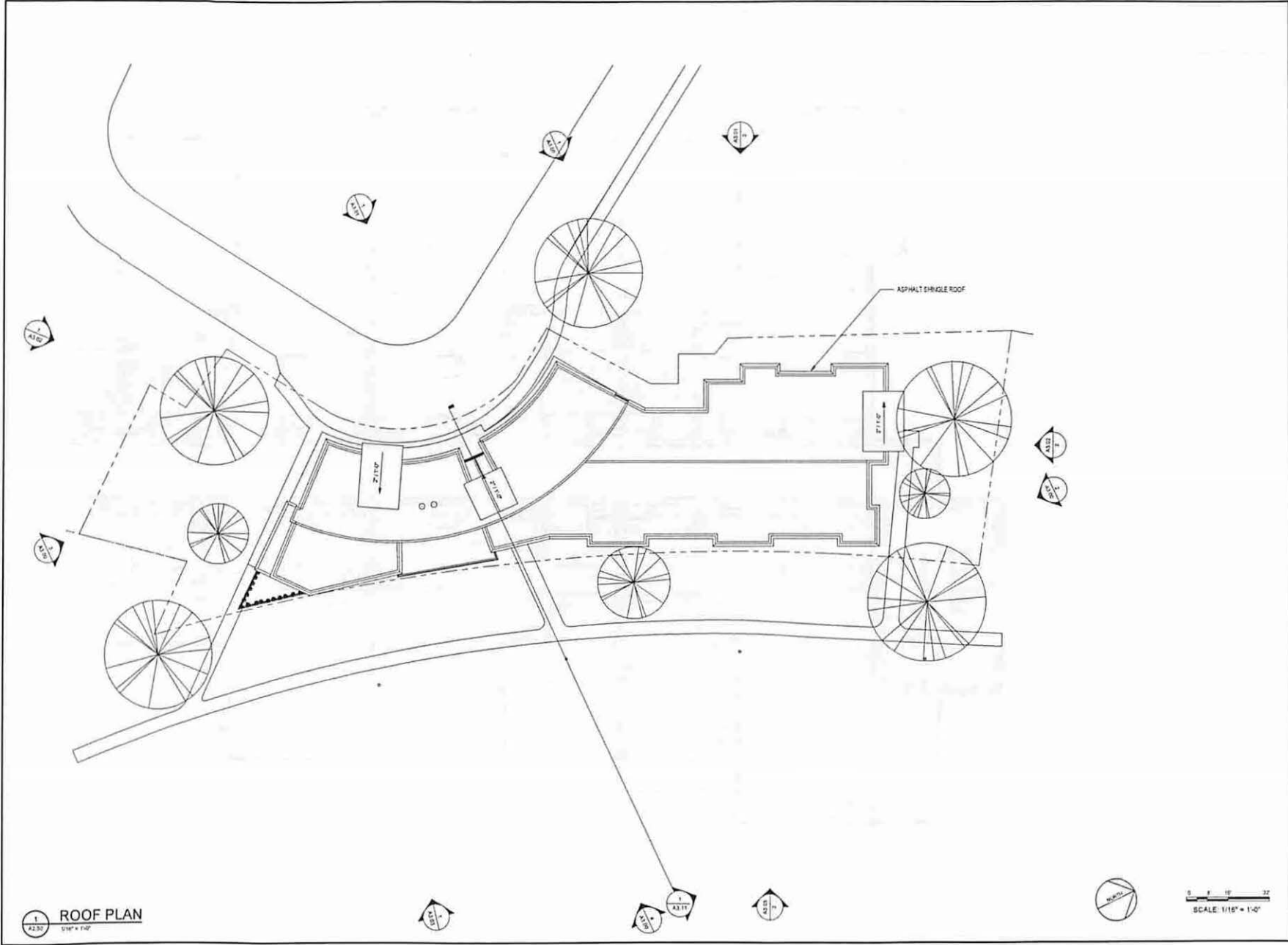


3 FLOOR PLAN - LEVEL 3
A0.02 1/32" = 1'-0"



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HAYWOOD HOUSE

KENNEDY CIRCLE, NEWTON, MA

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Issue	No.	Description	Date
1	1	Progress Schematic Design	9/26/17

DRAWING TITLE
ROOF PLAN

SHEET NO.:
A2.50
 PROJECT NO.: 1701



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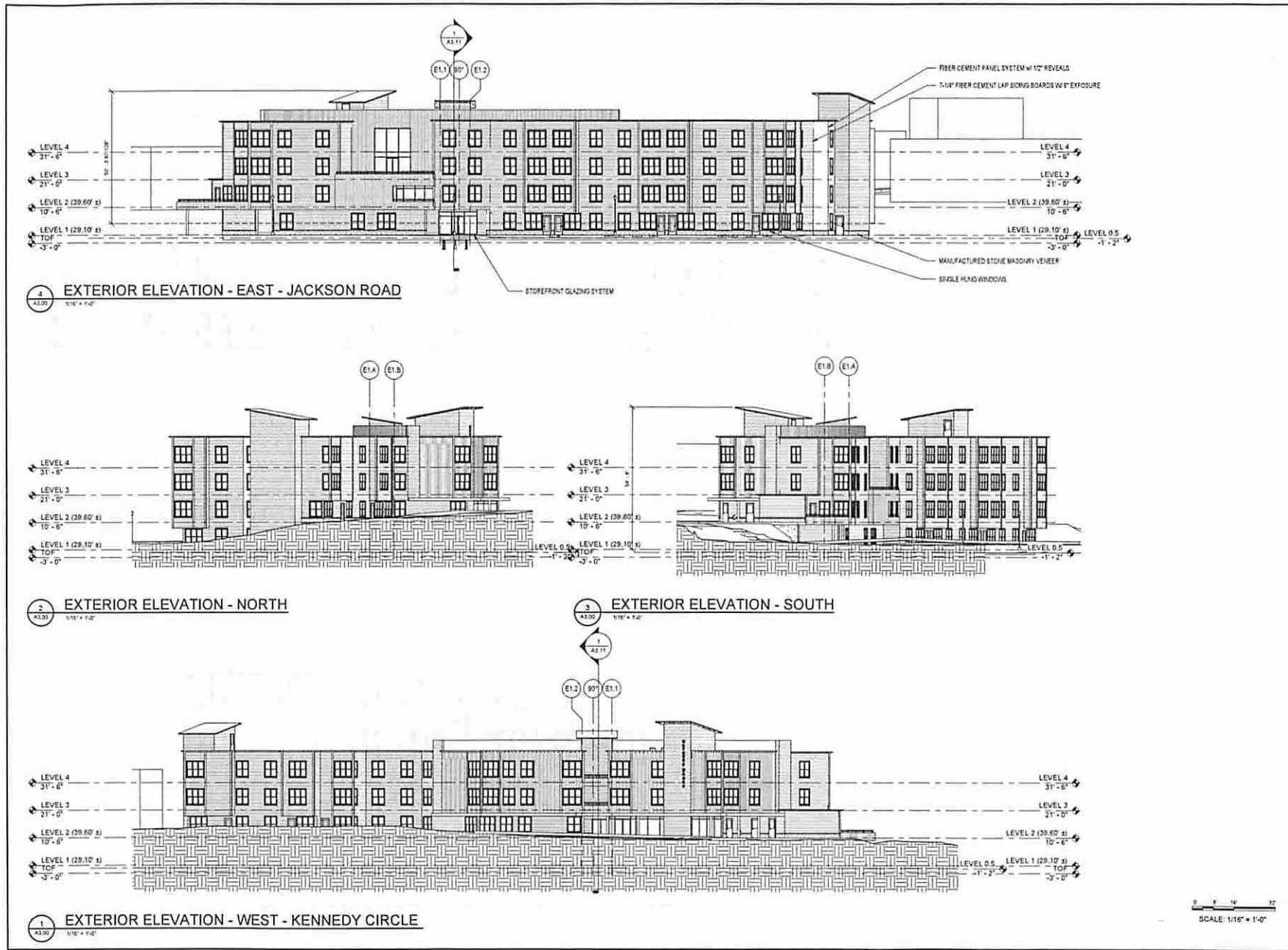
Issue No.	Description	Date
1	Progress Schematic Design	11/10/17

DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NO.

A3.00

PROJECT NO. 1701
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4 EXTERIOR ELEVATION - EAST - JACKSON ROAD
A3.00 1/16" = 1'-0"

2 EXTERIOR ELEVATION - NORTH
A3.00 1/16" = 1'-0"

3 EXTERIOR ELEVATION - SOUTH
A3.00 1/16" = 1'-0"

1 EXTERIOR ELEVATION - WEST - KENNEDY CIRCLE
A3.00 1/16" = 1'-0"

0 8 16 32
SCALE: 1/16" = 1'-0"

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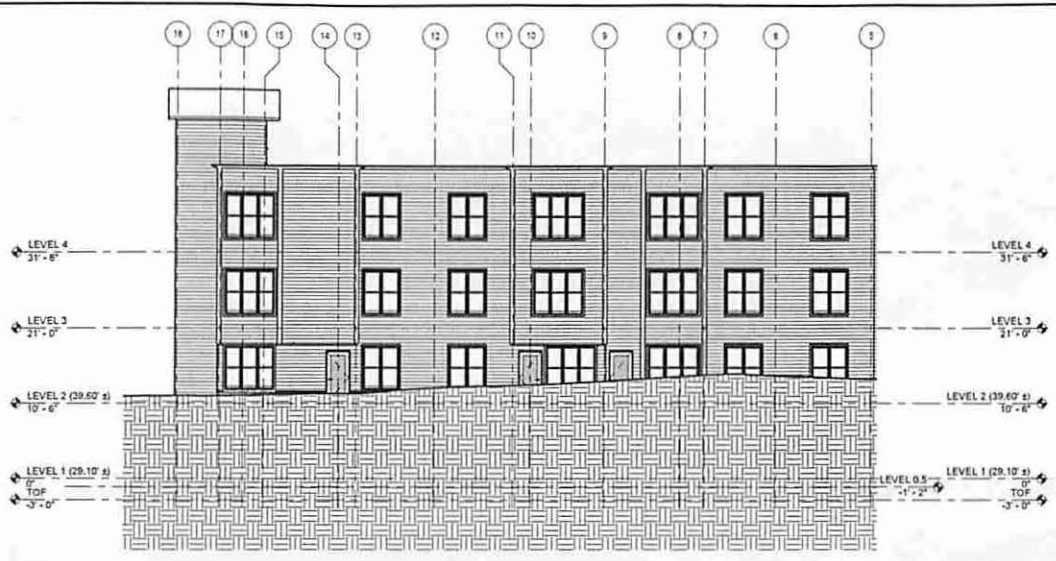
Issue		
No.	Description	Date
1	Progress Schematic Design	5/20/17

DRAWING TITLE

**ENLARGED
EXTERIOR
ELEVATIONS**
SHEET NO.

A3.01

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2 EXTERIOR ELEVATION - EAST - JACKSON ROAD
A3.01 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST - JACKSON ROAD
A3.01 1/8" = 1'-0"

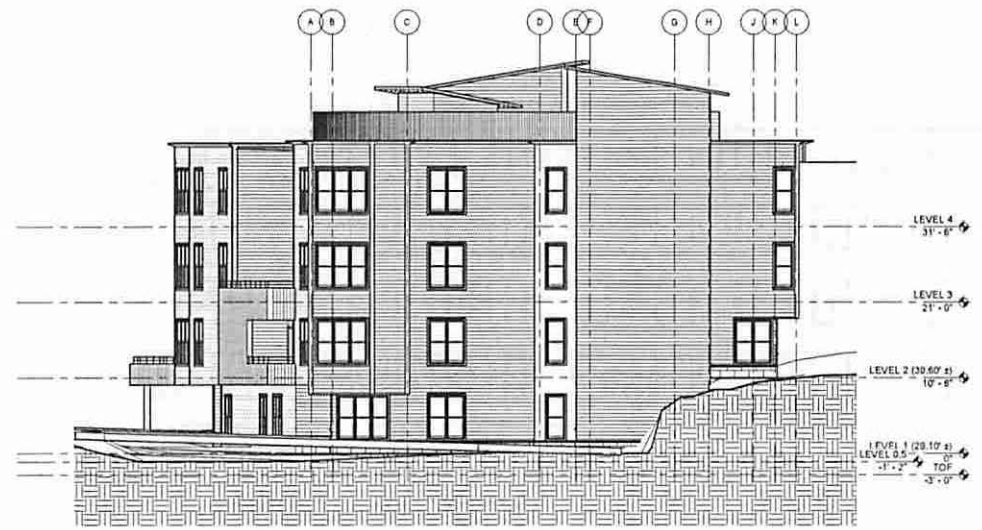
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HAYWOOD HOUSE

KENNEDY CIRCLE, NEWTON, MA



2 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

SCALE: 1/8"=1'-0"

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No.	Description	Date
1	Progress Schematic Design	10/14/2011

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ENLARGED EXTERIOR ELEVATIONS
SHEET NO.

A3.02

PROJECT NO. 1701
1701
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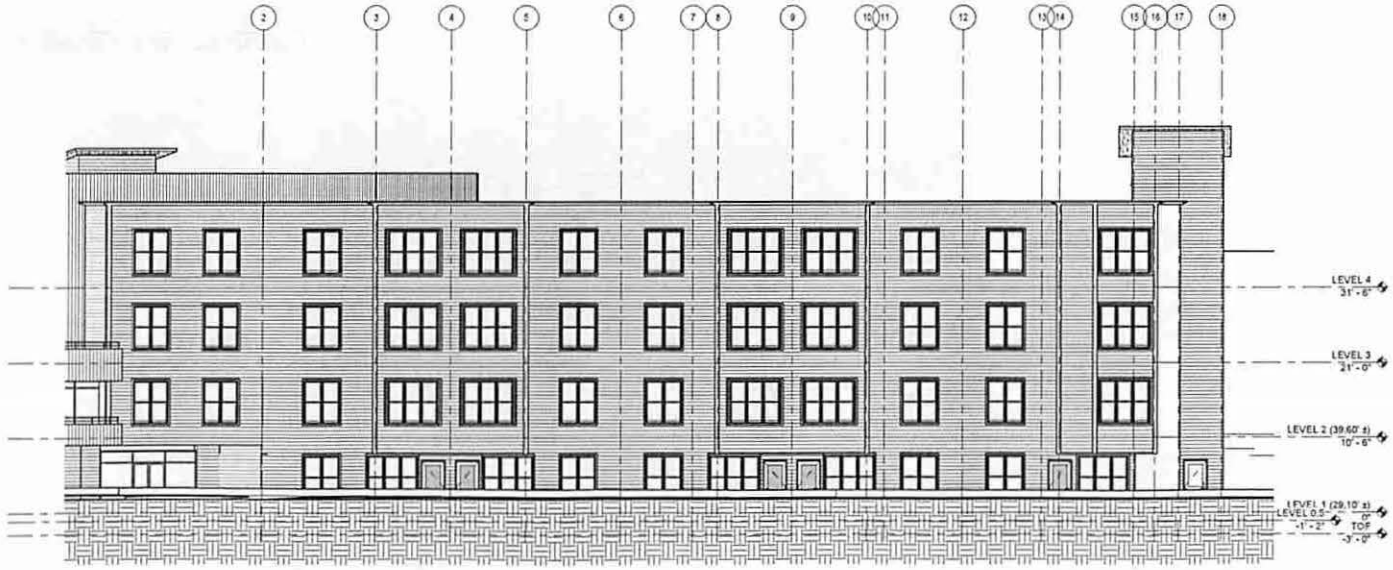
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HAYWOOD HOUSE

KENNEDY CIRCLE, NEWTON, MA



1 EXTERIOR ELEVATION - WEST - KENNEDY CIRCLE
A3.03 1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST - KENNEDY CIRCLE
A3.03 1/8" = 1'-0"

SCALE: 1/8"=1'-0"

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Issue No.	Description	Date
1	Progress Schematic Design	10/1/17

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ENLARGED EXTERIOR ELEVATIONS
SHEET NO.

A3.03

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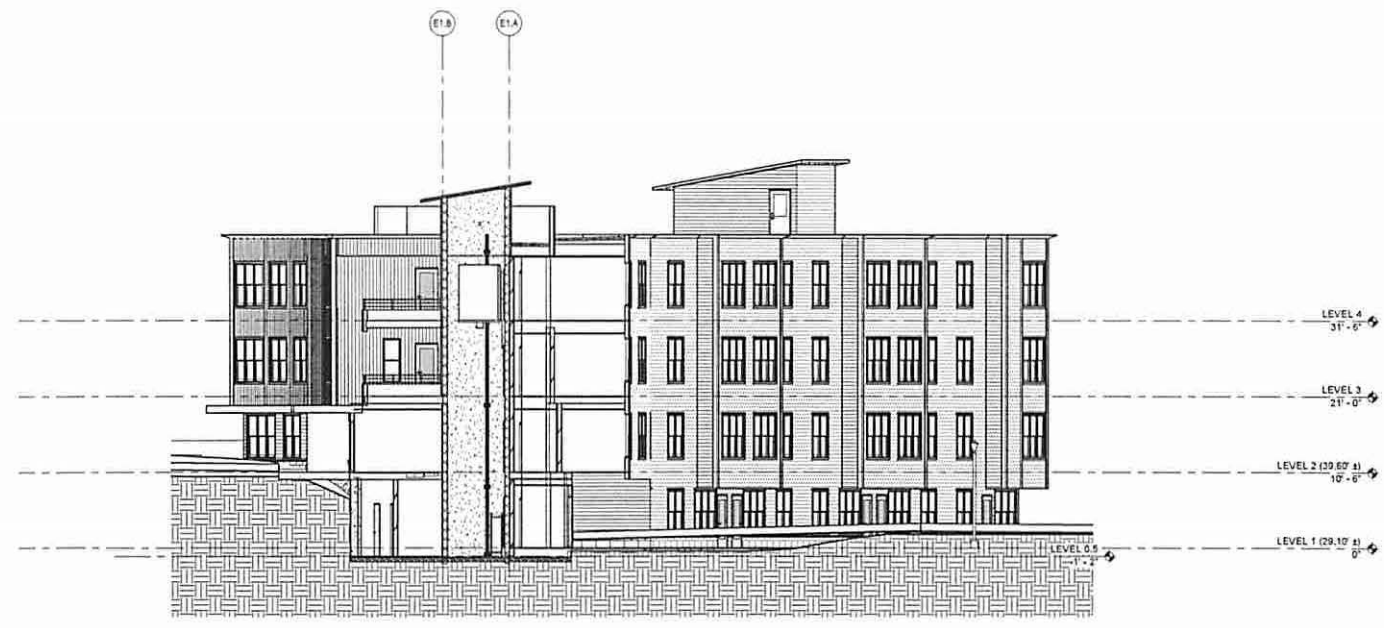
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HAYWOOD HOUSE

KENNEDY CIRCLE, NEWTON, MA



1 BUILDING SECTION
A3.11 1/8" = 1'-0"

0 4 8 12 16 20 24
SCALE: 1/16" = 1'-0"

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Issue		
No.	Description	Date
1	Progress Structural Design	10/20/14

DRAWING TITLE

**BUILDING
CROSS
SECTION**
SHEET NO.

PROJECT NO. **A3.11**
1/21
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