



**APPLICATION
ARTICLE 85
DEMOLITION DELAY REVIEW**

Mailing Address:
Environment Dept
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____

COMPLETE ON _____

SIGNIFICANT _____

HEARING DATE _____

PLEASE PRINT LEGIBLY. SCAN AND EMAIL TO BLC@BOSTON.GOV

I. **PROPERTY ADDRESS** 581 American Legion Highway Roslindale, MA 02131 ZIP CODE _____

NAME of PROPERTY _____

The names, phone numbers, postal and email addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicant.

II. **APPLICANT** _____

<u>Adam Burns</u>	<u>Developer</u>
CONTACT NAME	RELATIONSHIP TO PROPERTY
<u>599 E Broadway</u>	<u>Boston, MA 02127</u>
MAILING ADDRESS	CITY STATE ZIP CODE
<u>857-496-7187</u>	<u>adam@burnsrealtyboston.com</u>
PHONE	EMAIL
<u>Richard Canale Arnold TS</u>	<u>Rich Canale</u>

<u>57 Barbara Ln</u>	<u>Milton</u>	<u>MA</u>	<u>02186</u>
PROPERTY OWNER	CONTACT NAME	CITY	STATE ZIP CODE
<u>617-981-1259</u>	<u>rich@exoticflowers.com</u>		
PHONE	EMAIL		

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? No

IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS _____
(If necessary, attach additional pages to provide more information.)

IV. **DESCRIPTION OF PROPOSED DEMOLITION: (REQUIRED)**

A BRIEF OUTLINE OF THE PROPOSED WORK **MUST** BE GIVEN IN THE SPACE PROVIDED BELOW. Describe the structure(s) to be demolished, including the number of existing housing units, and the number of new housing units to be constructed. Attachments are required to show details about the proposed project.

The structure to be demolished is a 1-story autobody/automobile repair shop. There are no additional structures on the parcel. Developer intends to construct 5 new housing units. The new building will include an ATM kiosk in the ground floor commercial space.

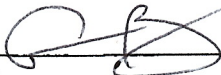

V. REQUIRED DOCUMENTATION: The following is a list of documents that **MUST** be submitted with this application. Failure to include adequate documentation will cause a delay in the review process.

1. **PHOTOGRAPHS:** *Current, clear, high-quality color photographs of the property, properties affected by the proposed demolition, and surrounding areas must be labeled with addresses and dates.* Major elevations of the building(s) and any deterioration or reason for demolition should be documented. Photographs of the subject property seen from a distance with neighboring properties are required. All photographs must be keyed to a map (see below) to provide a thorough location description. Images from the internet are not acceptable. There are no file size limits in the application, but a file size less than or equal to 20MB per photograph is preferred.
2. **MAP:** A *current and clear* map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be a full-page-sized street map, such as from a BPDA locus map or an internet mapping site.
3. **PLOT PLAN:** A plot plan showing the existing building footprint and those of buildings in the immediate vicinity must be submitted with this application. Assessing parcel maps will be accepted, if the footprint of the relevant structure(s) is illustrated.
4. **PLANS and ELEVATIONS:** If a new structure is being planned, a site plan, building plans and elevations of the new structure(s) must be submitted. If no new building is planned, submit plans for site improvements and a written narrative describing the proposed use and treatment of parcel. (Parking, landscaping, clear debris, fill excavations, etc.)
5. **PROOF OF OWNERSHIP:** Proof of ownership must be submitted with the application. A copy of a property deed, property tax assessment bill, or other official documentation of property ownership is required.

NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for a commission hearing. Additional materials will be requested if a hearing is required.

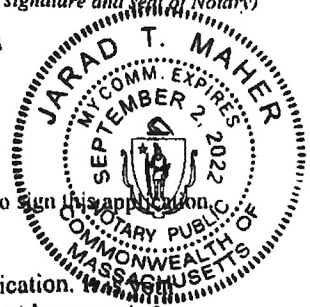
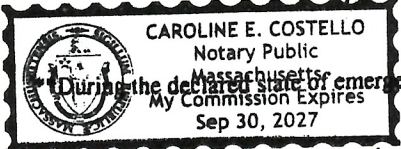
VI. NOTARIZED* SIGNATURES: Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional ownership, an authorized representative of the organization shall sign as owner.

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT  OWNER* 
 PRINT Adam Burns PRINT Arnold Canale
*(If building is a condominium or cooperative, the chairman must sign.)

On this 7th day of April, 2022 before me, the undersigned Notary Public, personally** appeared ADAM BURNS (name of document signer), proved to me through satisfactory evidence of identification, which were MA Drivers License to be the person whose name is signed on the preceding or attached document in my presence.
Caroline Costello (official signature and seal of Notary)
 My Commission expires: 09/30/2027

On this 7th day of April, 2022 before me, the undersigned Notary Public, personally** appeared Arnold Canale (name of document signer), proved to me through satisfactory evidence of identification, which were Drivers License to be the person whose name is signed on the preceding or attached document in my presence.
Jarad T. Maher (official signature and seal of Notary)
 My Commission expires: 09/02/22



Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

Please review all instructions and documentation requirements carefully before submitting your application. Incomplete applications will not be accepted. Responsibility to ensure the application is complete before submittal.

Once you have submitted the application, staff will review for completeness and will be in touch about next steps.

This form approved by Commissioner of Revenue



COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON
OFFICE OF THE COLLECTOR-TREASURER
ONE CITY HALL SQUARE, BOSTON, MA 02201

COLLECTOR OF TAXES
Justin Sterritt

FY 2022
CITY OF BOSTON
REAL ESTATE TAX

Office of the Assessor 617-635-4287
 Office of the Collector 617-635-4131

Office Hours: Monday - Friday 9:00 AM - 5:00 PM

PAYMENTS CAN BE MADE ONLINE AT:
www.boston.gov/taxpayments
PAYMENTS CAN BE MADE BY PHONE AT:
 (855) 731-9898
 Credit/Debit card payments are subject to fees

If you are using a payment service to pay this bill, you **MUST** indicate the **TAX YEAR** and **BILL NUMBER** on the check

CANALE ARNOLD F TS
57 BARBARA LN
MILTON MA 02186

NOTICE: PLEASE SEE INSERT FOR IMPORTANT MOTOR VEHICLE REGISTRATION COMPLIANCE LAWS

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55908
BOSTON, MA 02205

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
18	06564-000	27856	
LOCATION			AREA
581 AMERICAN LEGION HW			6960

Tax Rate Per \$1,000	RESIDENTIAL	OPEN SPACE	COMMERCIAL	INDUSTRIAL
	10.88	10.88	24.98	24.98

CLASS	DESCRIPTION	ASSESSED OWNER
C C	LAND BUILDING	CANALE ARNOLD F TS

IMPORTANT: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TAXPAYER'S COPY
4TH QUARTER

TOTAL FULL VALUATION	225,200
RESIDENTIAL EXEMPTION	0
TOTAL TAXABLE VALUATION	225,200
COMMUNITY PRESERVATION ACT ASSESSMENTS	31.28
CODE VIOLATIONS	0.00
TOTAL TAX & SPEC. ASSMNT. DUE	5,656.78
PERSONAL EXEMPTIONS	0.00
PAYMENTS TO DATE/CREDITS	4,163.69
NET TAX & SPEC. ASSMNT. DUE	1,493.09
PRELIMINARY OVERDUE	0.00
1ST TAX PAYMENTS DUE BY 02/01/2022	1,493.09
2ND TAX PAYMENTS DUE BY 05/02/2022	1,493.09
TAX DUE	1,493.09
FEES	0.00
INTEREST	0.00
TOTAL DUE	1,493.09
Pay by 05/02/2022	

Please detach this portion and remit this slip with payment

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

COLLECTOR'S COPY
FY 2022 REAL ESTATE TAX
4TH QUARTER

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
18	06564-000	27856	
LOCATION			
581 AMERICAN LEGION HW			

COLLECTOR OF TAXES
Justin Sterritt

ASSESSED OWNER: CANALE ARNOLD F TS

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55908
BOSTON, MA 02205

Do not send cash

TAX DUE	1,493.09
FEES	0.00
INTEREST	0.00

CANALE ARNOLD F TS
57 BARBARA LN
MILTON MA 02186

00182082022200027856400001493097



Regulations may apply! Please contact us for more detail.

See Street View by StreetSmart

Assessing

Parcel ID 1806564000

Address 581 AMERICAN LEGION HW , 02131

Owner CANALE ARNOLD F TS

[Assessor's Report](#)

[Property Viewer](#)

Zoning

Zoning District Roslindale Neighborhood

Zoning SubDistrict CC-1

Subdistrict Type Community Commercial

Zoning Overlays Greenbelt Protection Overlay District

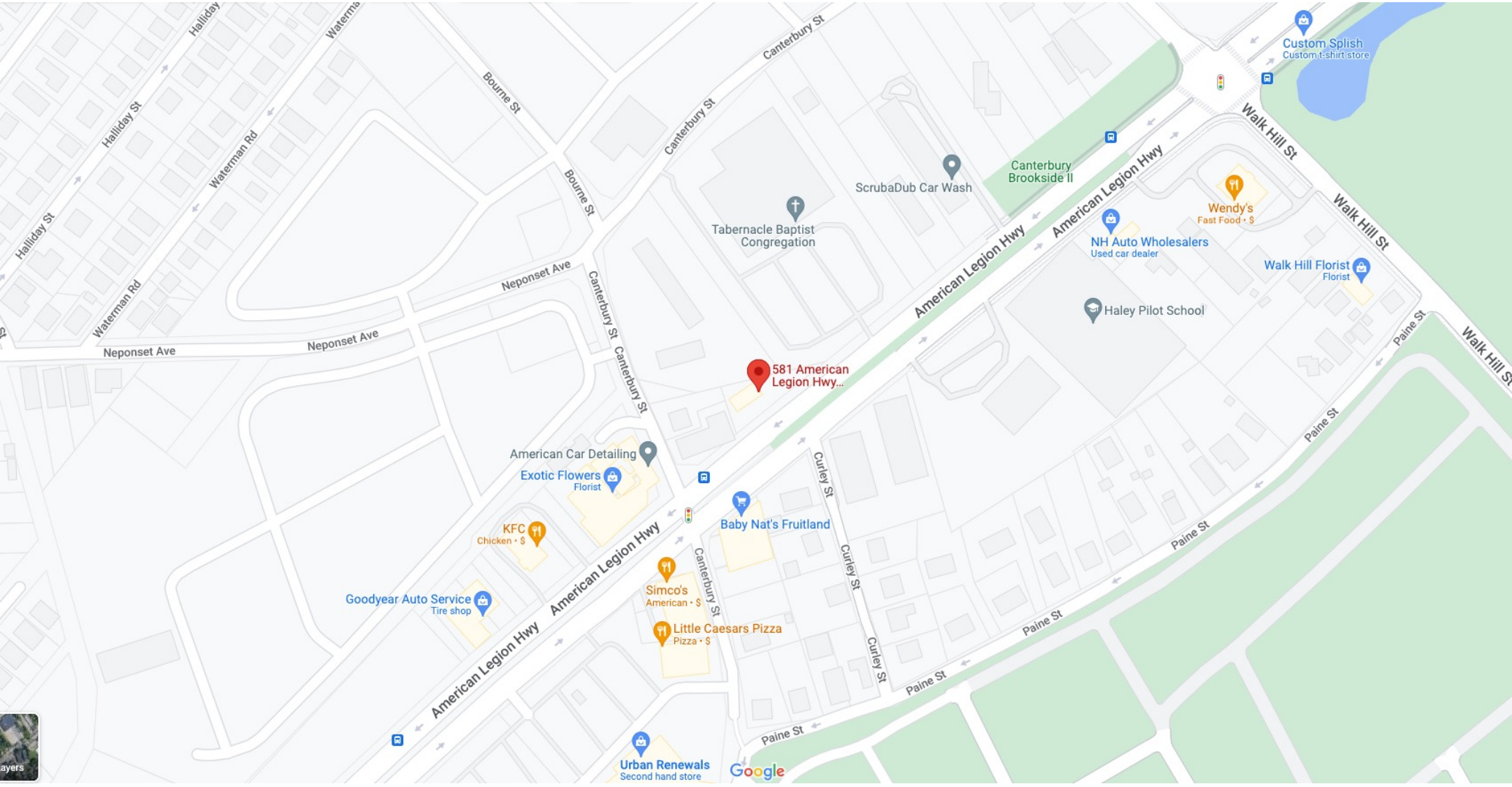
Map No. 10A-10B

Article 67 (Table) (Appendix)

Others

Parks Design Review Ordinance 7.4-11

BPDA Zoning Viewer Map



581 American Legion Hwy...

American Car Detailing

Exotic Flowers Florist

KFC
Chicken • \$

Goodyear Auto Service
Tire shop

Simco's
American • \$

Little Caesars Pizza
Pizza • \$

Baby Nat's Fruitland

Urban Renewals
Second hand store

Tabernacle Baptist
Congregation

ScrubaDub Car Wash

Canterbury
Brookside II

Wendy's
Fast Food • \$

NH Auto Wholesalers
Used car dealer

Haley Pilot School

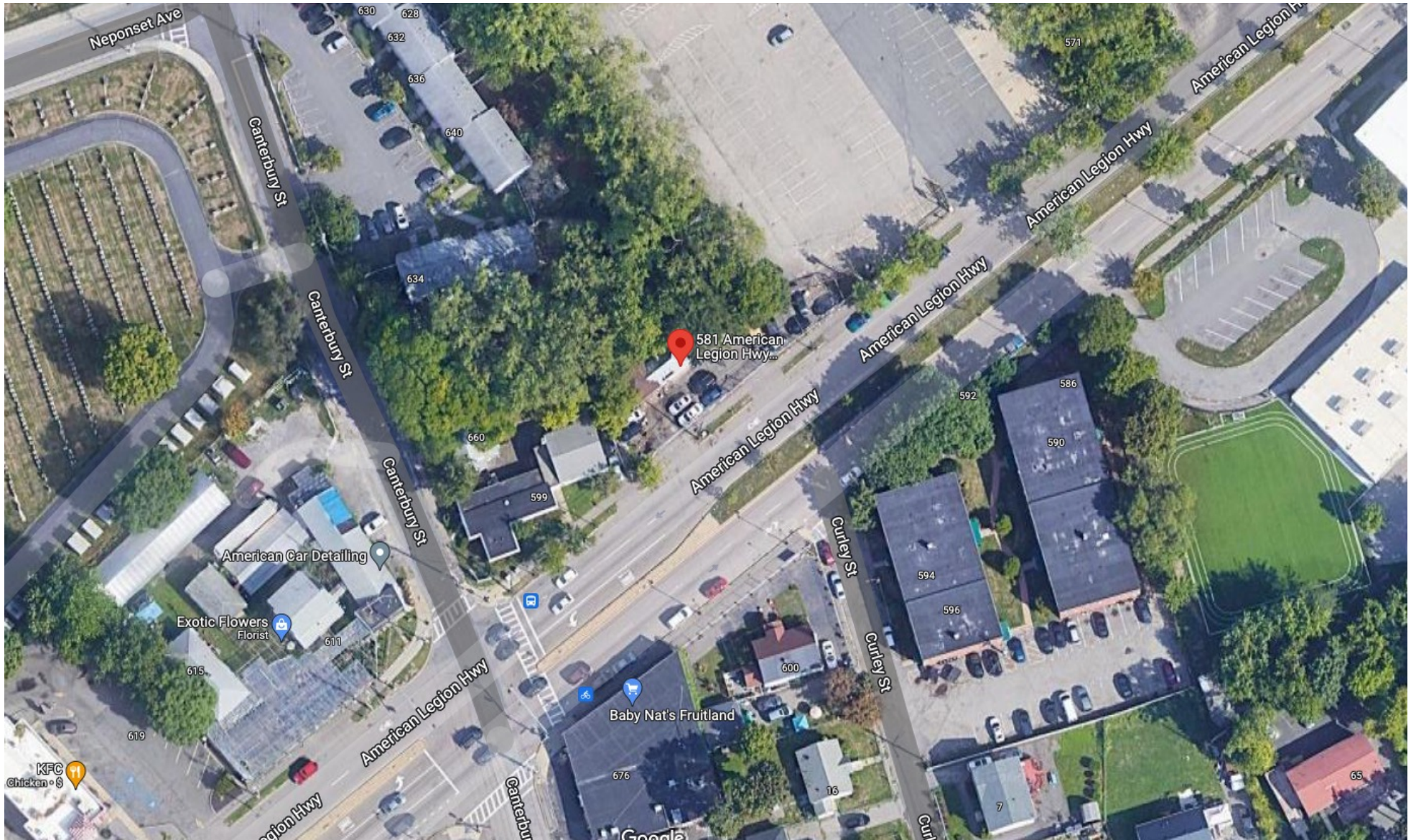
Walk Hill Florist
Florist

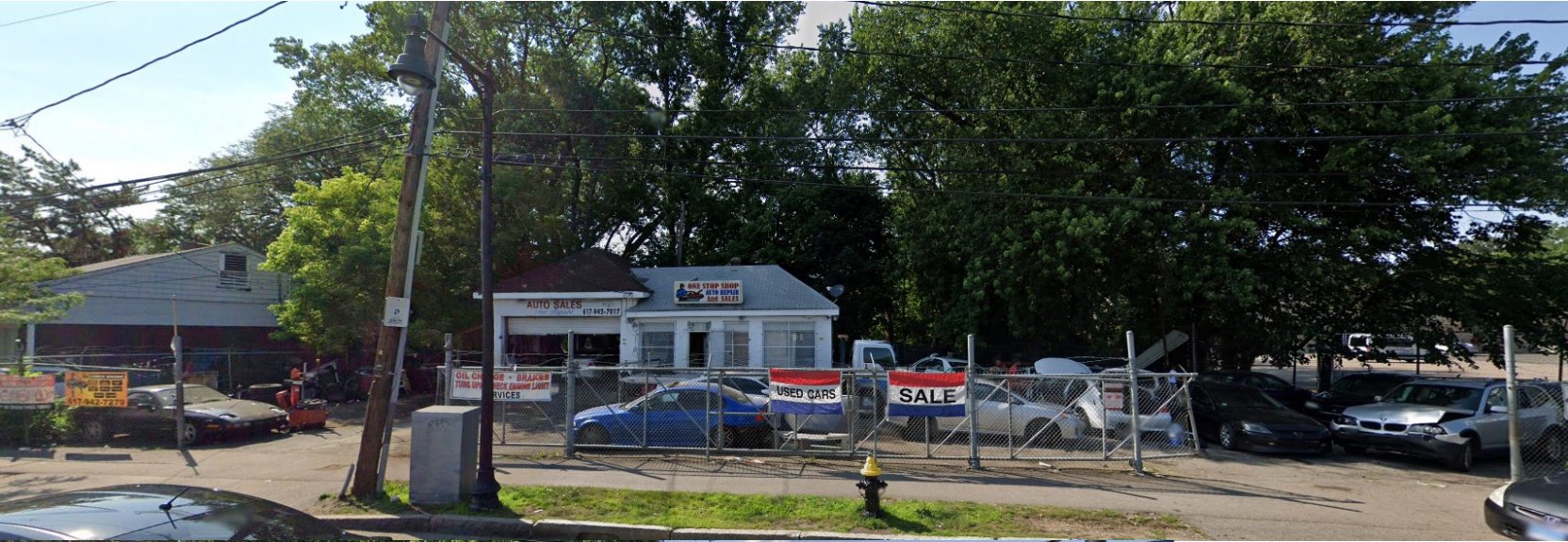
Custom Splish
Custom t-shirt store

Google



ayers





Existing Structure
(One Stop Shop
Auto Repair) on 581
American Legion
Highway, 2021



Eastern Section of
Property at 581
American Legion
Highway, 2021



View of 599
American Legion,
Parcel to left of 581
American Legion,
2021



View of 599
American Legion,
Parcel to left of 581
American Legion,
2021

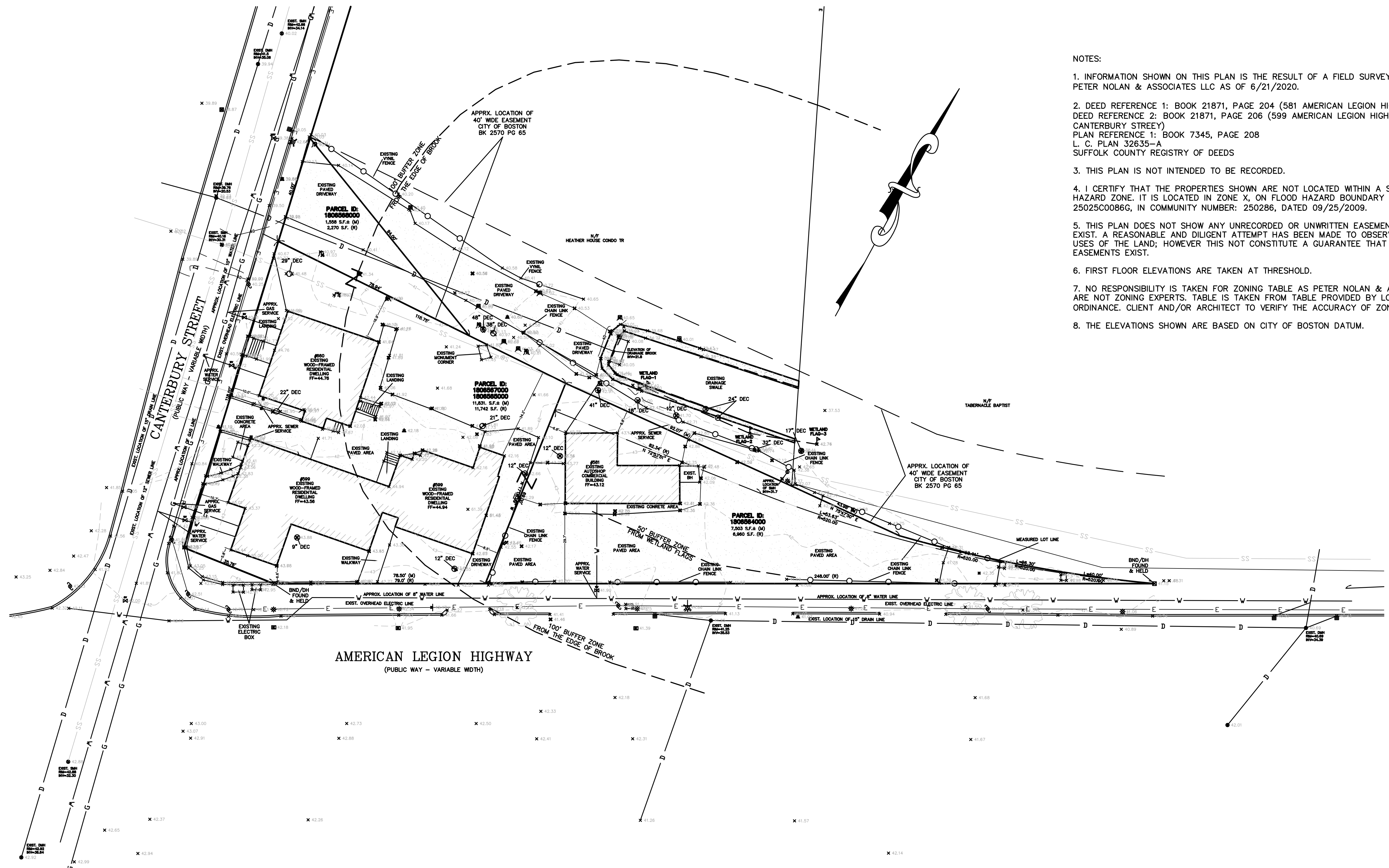


620 Canterbury St/571
American Legion
Highway, Property
(Parking Lot) Abutting
581 American Legion to
the East, 2021

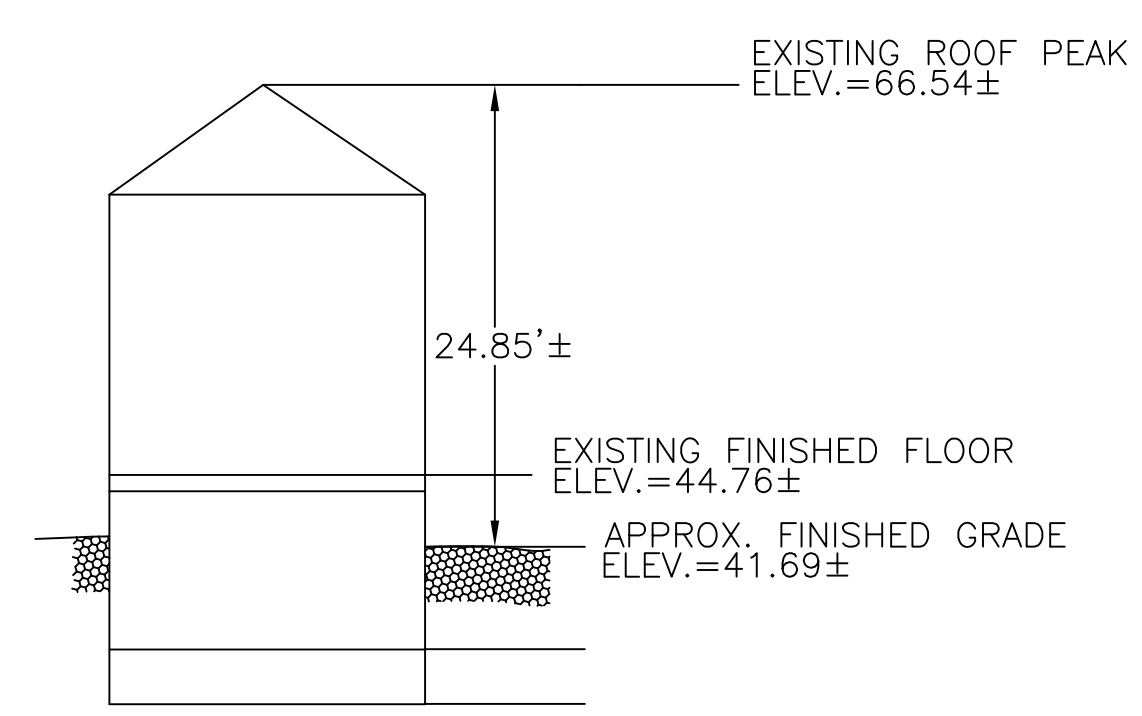


581 American
Legion Highway
(Right) & 600
American Legion
Highway (Left),
2021

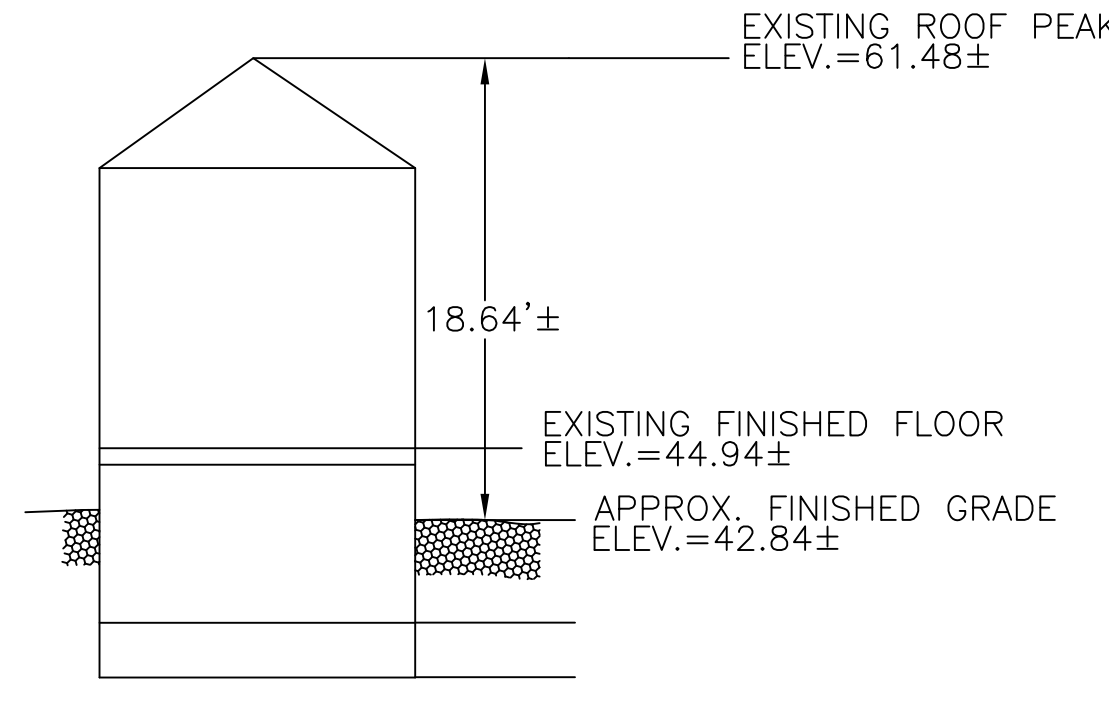
LEGEND	
□	BOUND
○	IRON PIN/PIPE
○	STONE POST
○	TREE
⌵	TREE STUMP
⊗	SHRUBS/FLOWERS
⊖	SIGN
○	BOLLARD
⊙	SEWER MANHOLE
⊕	DRAIN MANHOLE
⊞	CATCH BASIN
⊗	WATER MANHOLE
⊖	WATER VALVE
⊗	HYDRANT
⊖	GAS VALVE
⊙	ELECTRIC MANHOLE
⊞	ELECTRIC HANDHOLE
⊖	UTILITY POLE
⊙	LIGHT POLE
⊙	MANHOLE
X145.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
▨	EXISTING BUILDING
▨	RETAINING WALL
▨	STONE WALL
○	FENCE
○	TREE LINE
S	SEWER LINE
D	DRAIN LINE
W	WATER LINE
G	GAS LINE
E	UNDERGROUND ELECTRIC LINE
OHW	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
146	CONTOUR LINE (MNR)



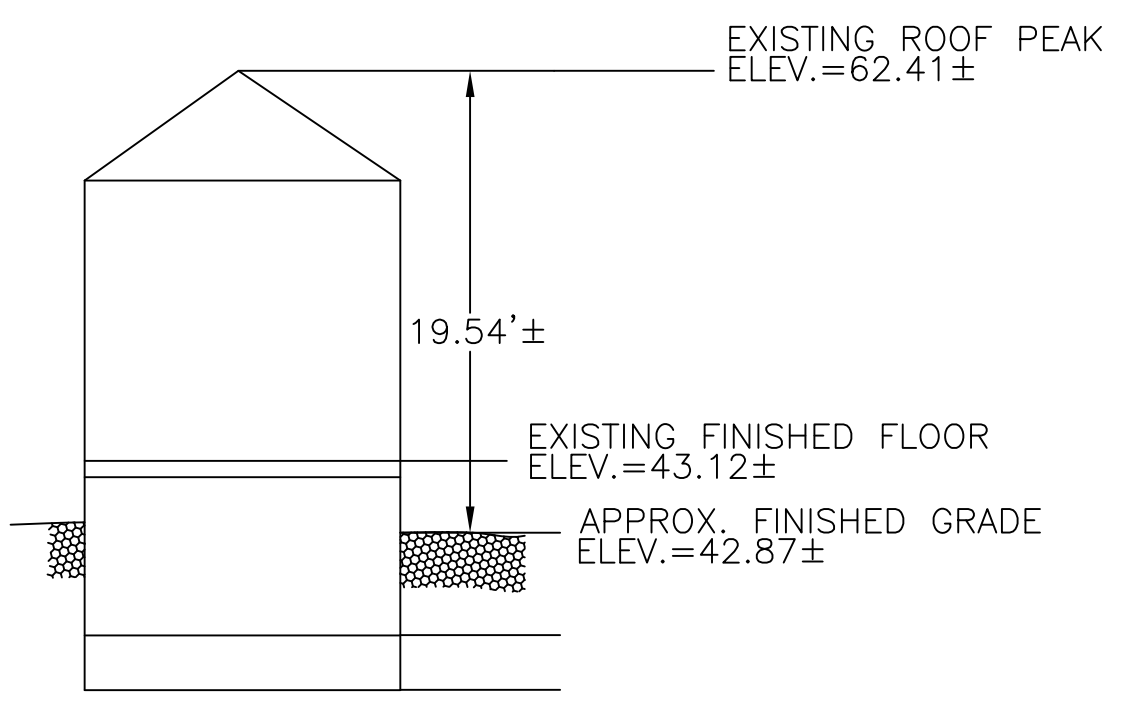
- NOTES:
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 6/21/2020.
 - DEED REFERENCE 1: BOOK 21871, PAGE 204 (581 AMERICAN LEGION HIGHWAY)
DEED REFERENCE 2: BOOK 21871, PAGE 206 (599 AMERICAN LEGION HIGHWAY; 660 CANTERBURY STREET)
PLAN REFERENCE 1: BOOK 7345, PAGE 208
L. C. PLAN 32635-A
SUFFOLK COUNTY REGISTRY OF DEEDS
 - THIS PLAN IS NOT INTENDED TO BE RECORDED.
 - I CERTIFY THAT THE PROPERTIES SHOWN ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25025C0086G, IN COMMUNITY NUMBER: 250286, DATED 09/25/2009.
 - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 - NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 - THE ELEVATIONS SHOWN ARE BASED ON CITY OF BOSTON DATUM.



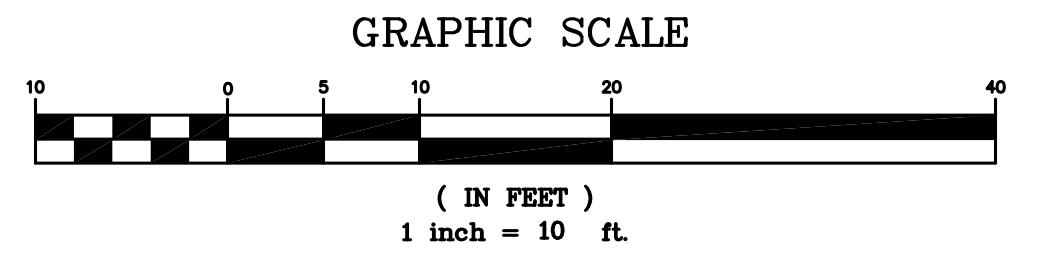
EXISTING PROFILE #660
NOT TO SCALE



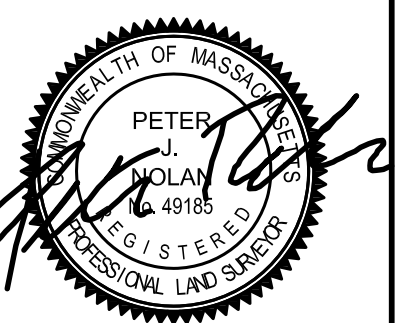
EXISTING PROFILE #599
NOT TO SCALE



EXISTING PROFILE 581
NOT TO SCALE



SCALE	1"=10'		
DATE	1/26/22	WETLAND FLAGS ADDED	DK
7/21/2020	REV	DATE	REVISION
SHEET	581, 599 AMERICAN LEGION HIGHWAY 660 CANTERBURY STREET ROSLINDALE MASSACHUSETTS		
PLAN NO.	1 OF 1		
CLIENT:	EXISTING CONDITIONS		
DRAWN BY	DK		
CHKD BY	PUN		
APPD BY	PUN		
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			



SHEET NO.
1

581 AMERICAN LEGION

581 AMERICAN LEGION HIGHWAY, BOSTON, MA 02131



DRAWING LIST			
Sheet Number	Sheet Name	Issued	
		2021.01-11 PERMIT	Current Revision
A-0.0	COVER	■	
A-0.1	PERSPECTIVES	■	
A-0.4	LOT COVERAGE	■	
A-0.5	ZONING	■	
A-1.0	BASEMENT & GROUND FLOOR PLAN	■	1
A-1.1	SECOND & THIRD FLOOR PLAN	■	3
A-1.2	ROOF PLAN	■	3
A-1.3	SCHEDULES AND WALL TYPES	■	
A-2.0	EXTERIOR ELEVATIONS	■	3
A-3.0	BUILDING SECTIONS	■	
A-3.1	BUILDING SECTIONS	■	
A-4.0	DETAIL SECTIONS	■	
A-5.1	ACCESSIBILITY DETAILS	■	
A-5.2	TYPICAL DETAILS	■	
S-0.0	GENERAL NOTES	■	
S-1.0	BASEMENT & GROUND FLOOR PLAN	■	
S-1.1	SECOND & THIRD FLOOR PLANS	■	
S-1.2	ROOF & ROOF DECK FRAMNG PLANS	■	
S-2.0	STRUCTURAL SECTIONS	■	
S-2.1	STRUCTURAL SECTIONS	■	
S-3.0	STRUCTURAL TEST & INSPECTIONS	■	
S-3.1	AXON VIEWS	■	
H-1.0	BASEMENT & GROUND FLOOR HVAC PLAN	■	
H-1.1	SECOND & THIRD FLOOR HVAC	■	
H-1.2	ROOF HVAC PLAN	■	
H-1.7	SECOND & THIRD FLOOR HVAC	■	
H-2.0	HVAC NOTES	■	
H-2.1	HVAC SCHEDULES	■	
H-2.2	HVAC SCHEDULES	■	
H-2.3	HVAC DETAILS	■	
P-1.0	BASEMENT & GROUND FLOOR PLUMBING PLAN	■	
P-1.1	SECOND & THIRD FLOOR PLUMBING PLAN	■	
P-1.2	ROOF PLUMBING PLAN	■	

DRAWING LIST			
Sheet Number	Sheet Name	Issued	
		2021.01-11 PERMIT	Current Revision
P-2.0	PLUMBING NOTES	■	
P-2.1	PLUMBING NOTES & SCHEDULES	■	
P-2.2	PLUMBING DETAILS	■	
P-2.3	PLUMBING DETAILS	■	
P-2.4	PLUMBING RISERS	■	
FP-1.0	BASEMENT & GROUND FLOOR FIRE PROTECTION PLAN	■	
FP-1.1	SECOND & THIRD FLOOR FIRE PROTECTION PLAN	■	
FP-1.2	ROOF FIRE PROTECTION PLAN	■	
FP-2.0	FIRE PROTECTION NOTES	■	
FP-2.1	FIRE PROTECTION NOTES	■	
E-1.0	BASEMENT & GROUND FLOOR POWER PLAN	■	
E-1.1	SECOND & THIRD FLOOR POWER PLAN	■	
E-1.2	ROOF POWER PLAN	■	
E-2.0	BASEMENT & GROUND FLOOR LIGHTING PLAN	■	
E-2.1	SECOND & THIRD FLOOR LIGHTING PLAN	■	
E-2.2	ROOF LIGHTING PLAN	■	
E-3.0	ELECTRICAL NOTES	■	
E-3.1	ELECTRICAL NOTES SCHEDULES & RISERS	■	
FA-1.0	BASEMENT & GROUND FIRE ALARM PLAN	■	
FA-1.1	SECOND & THIRD FLOOR FIRE ALARM PLAN	■	
FA-1.2	ROOF FIRE ALARM PLAN	■	
FA-2.0	FIRE ALARM NOTES	■	

GENERAL NOTES

- IF DRAWINGS ARE LESS THAN 24" x 36" IT IS A REDUCED DRAWING. NUMERIC SCALE MUST BE REDUCED ACCORDINGLY.
- THE WORK DELINEATED IN THESE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS SHALL CONFORM TO ALL CODES, STANDARDS, & REGULATIONS THAT HAVE JURISDICTION IN THE STATE OF MASSACHUSETTS AND THE CITY OF BOSTON.
- ALL REQUIREMENTS & REGULATIONS PERTAINING TO THE HANDICAPPED & OSHA REGULATIONS MUST BE INCORPORATED IN THE WORK EVEN THOUGH THEY MAY NOT BE LISTED INDIVIDUALLY & SEPARATELY IN EITHER THE DRAWINGS OR THE SPECIFICATIONS. CONTRACTOR SHALL NOTE ANY SUCH DEFICIENCIES & INCORPORATE SAME IN THE ORIGINAL SUBMISSION AND BID. THE FOLLOWING GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED & SPECIFIED.
- PRIOR TO INSPECTION OF THE EXISTING FACILITY, THE CONTRACTOR MUST RECEIVE PERMISSION FOR SITE ACCESS FROM THE OWNER OR THE DESIGNATED REPRESENTATIVE.
- VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO SUBMISSION OF BIDS OR PRICES. COMPARE ARCHITECTURAL DRAWINGS WITH MECHANICAL AND ELECTRICAL CONDITIONS. ANY VARIATIONS OR DISCREPANCIES ARE TO BE REPORTED TO THE CONSTRUCTION MANAGER AND/OR BALANCE ARCHITECTS. SUBMIT ALL NECESSARY SHOP DRAWINGS PRIOR TO FABRICATION FOR APPROVAL BY BALANCE ARCHITECTS.
- DO NOT SCALE FROM THESE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS OR NOTES AS GIVEN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING FOR CLARIFICATION BEFORE COMMENCEMENT OR CONTINUATION OF WORK.
- THE ARCHITECT SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO AN EXISTING STRUCTURAL PORTION OF ANY BUILDING IS EITHER EXPEDIENT OR NECESSARY. REINFORCEMENT AND/OR SUPPORT SATISFACTORY TO ARCHITECT & STRUCTURAL ENGINEER SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO CUTTING INTO STRUCTURAL PORTIONS OF ANY BUILDING.
- WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE CORRECTIONS AND/OR CONNECTION, A MINIMUM OF 48 HOURS ADVANCE NOTICE SHALL BE GIVEN TO THE OWNER. INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK AT HAND & SHALL BE APPROVED IN ADVANCE BY THE OWNER.
- SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY & COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF THE PERSONS AND PROPERTY, & FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEWS ARE NOT INTENDED TO INCLUDE REVIEW OF THE CONTRACTOR'S SAFETY MEASURES.
- FIRE RATING REQUIREMENTS ARE TO COMPLY WITH THE GOVERNING CODES.
- CONSTRUCTION OPERATIONS ARE NOT TO BLOCK ANY MEANS OF EGRESS.
- ALL OF THE WORK SHOWN ON THE DRAWINGS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS SPECIFICALLY NOTED.
- THE CONTRACTOR SHALL PROTECT ALL FINISH WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION & SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTORS TO THE SATISFACTION OF THE OWNER & ARCHITECT.

PROJECT DESCRIPTION

PROJECT ADDRESS
581 AMERICAN LEGION HIGHWAY, BOSTON, MA 02131

ZONING:
FULLY COMPLIANT BY RIGHT PROJECT - SEE ZONING TABLE A-0.5

PROJECT DESCRIPTION
DEMOLITION OF EXISTING ONE STORY AUTO REPAIR GARAGE AND CONSTRUCTION OF NEW 3 STORY MULTIFAMILY WITH 200SF ATM KIOSK ON GROUND FLOOR, BASEMENT STORAGE AREA

APPLICABLE BUILDING CODE
780 CMR MASSACHUSETTS AMENDMENTS TO THE INTERNATIONAL BUILDING CODE 2015
105 CMR 410.00 MINIMUM STANDARDS OF FITNESS FOR HUMAN HABITATION
2018 INTERNATIONAL ENERGY CONSERVATION CODE (STRETCH COMPLIANCE)
248 CMR - INTERNATIONAL PLUMBING CODE
527 CMR - INTERNATIONAL FIRE CODE

OCCUPANCY
R-2, M, & S SEPARATED OCCUPANCY

OF UNITS
5 UNITS AND 1 RETAIL SPACE

SIZE
5,586 SF PER IBC DEFINITION OF BUILDING AREA, 3 STORIES, 33 FEET HIGH

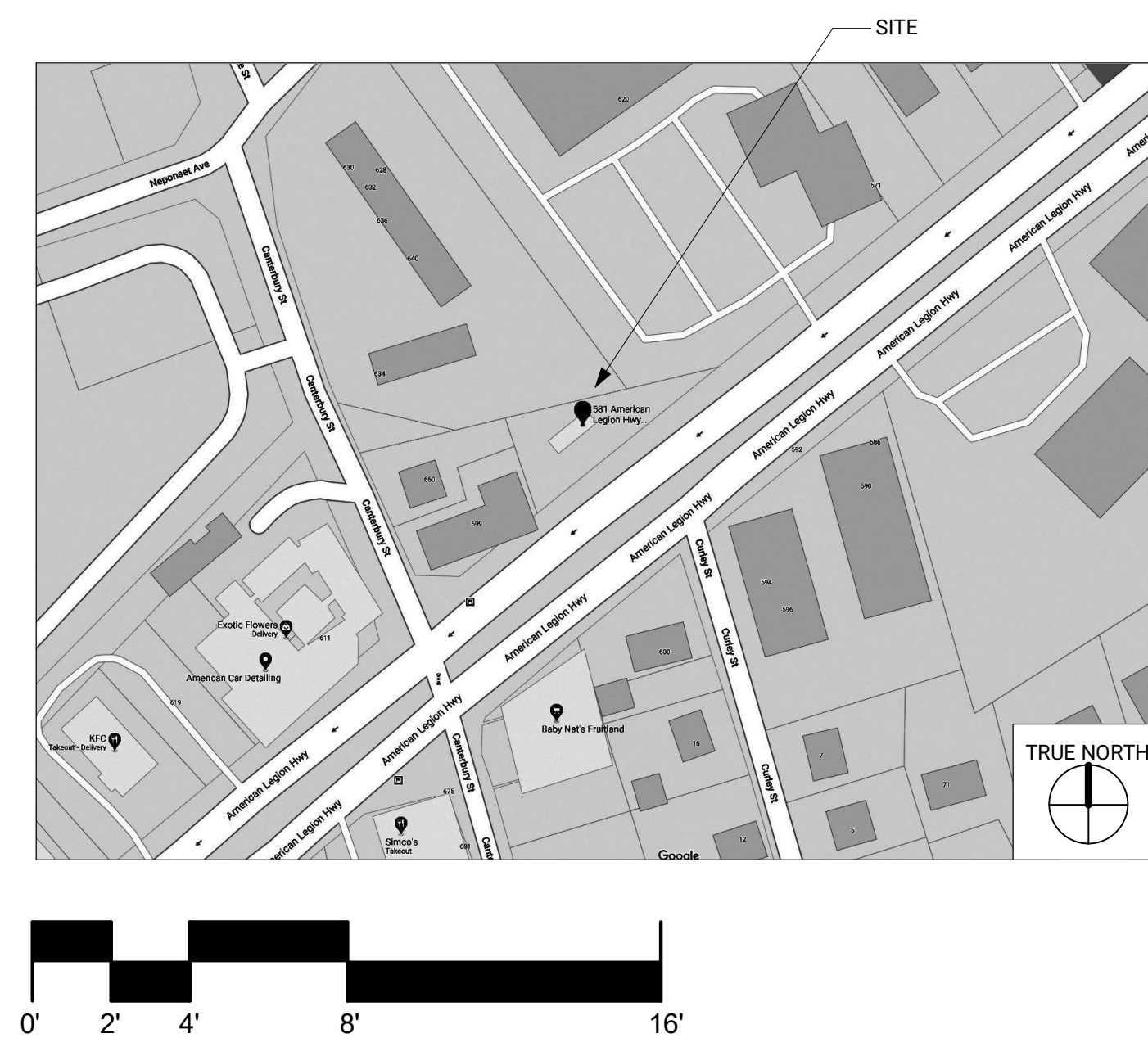
CONSTRUCTION TYPE
5A

SPRINKLERED
BUILDING TO BE FULLY SPRINKLERED. AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 804.2.1 THROUGH 804.2.5. INSTALLATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

SYMBOL LEGEND

	DOOR TO BE REMOVED		DOOR TAG
	WALL TO BE REMOVED		ROOM TAG
	EXISTING WALL		WINDOW TAG
	NEW WALL		ELEVATION SHEET REFERENCE
	EXISTING DOOR		ELEVATION VIEW REFERENCE
	NEW DOOR		OVERALL SECTION - NUMBER/SHEET
	DOOR TAG		DETAIL SECTION - NUMBER/SHEET
	NEW MILLWORK		DETAIL VIEW - NUMBER/SHEET

LOCUS MAP



BALANCE ARCHITECTS
617.991.0269 | www.balance-architects.com
197 8th Street, Suite 2000, Boston, MA 02129

PROJECT NAME:
581 AMERICAN LEGION

CLIENT:
BURNS REALTY & INVESTMENTS

PROJECT ADDRESS:
581 AMERICAN LEGION HIGHWAY, BOSTON, MA 02131

CIVIL
SPRUHAN ENGINEERING
80 JEWETT ST, SUITE ONE
NEWTON, MA 02458
617-816-0722
EDMOND@SPRUHANENG.COM

STRUCTURAL
WEBB STRUCTURAL SERVICES, INC.
670 MAIN STREET
READING, MA 01867
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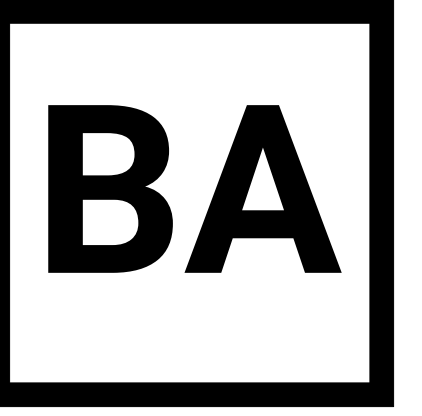
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COVER

A-0.0



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No.	Description	Date
3	Rear Deck	1/25/2022



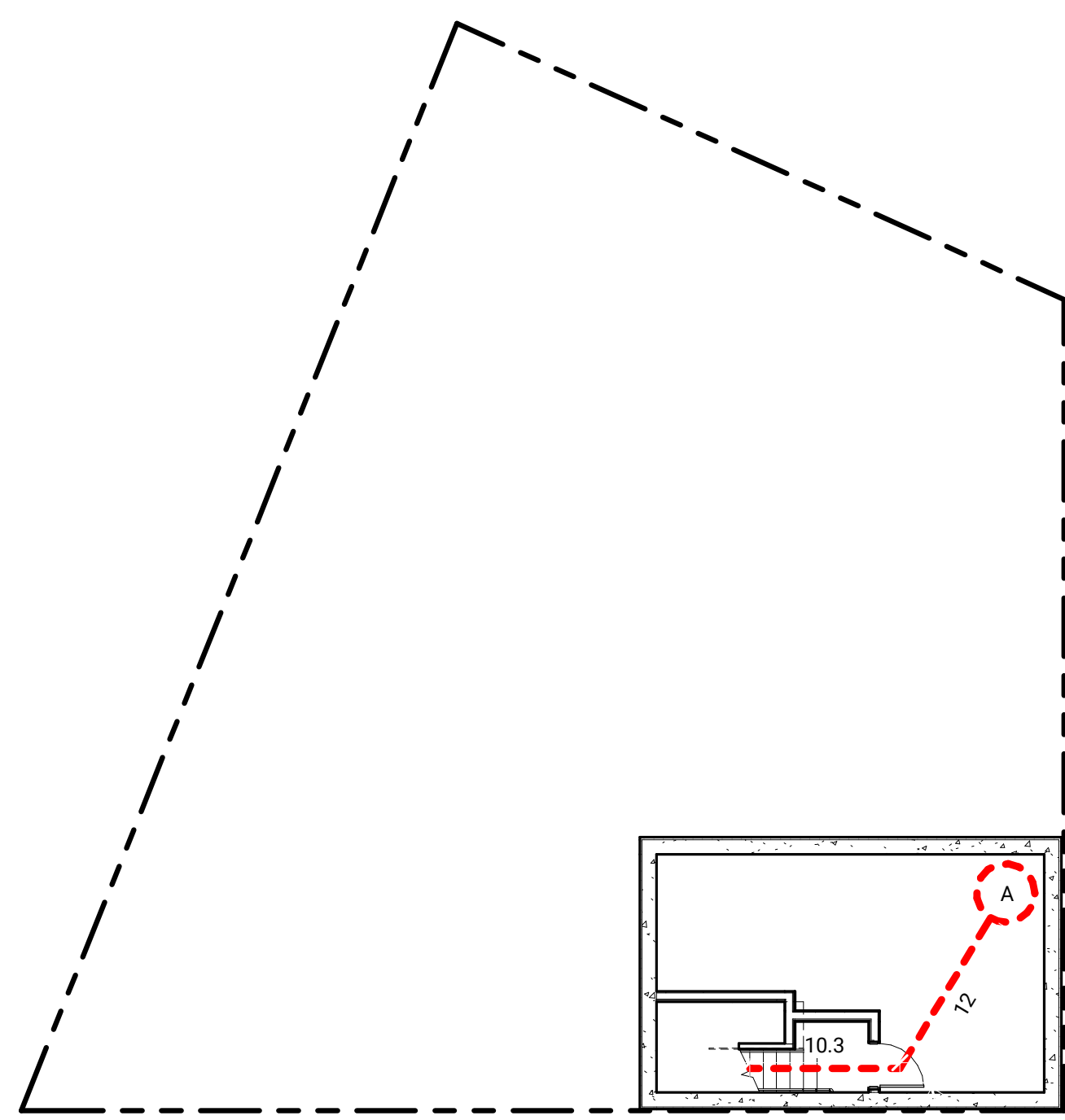
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CODE & LIFE SAFETY

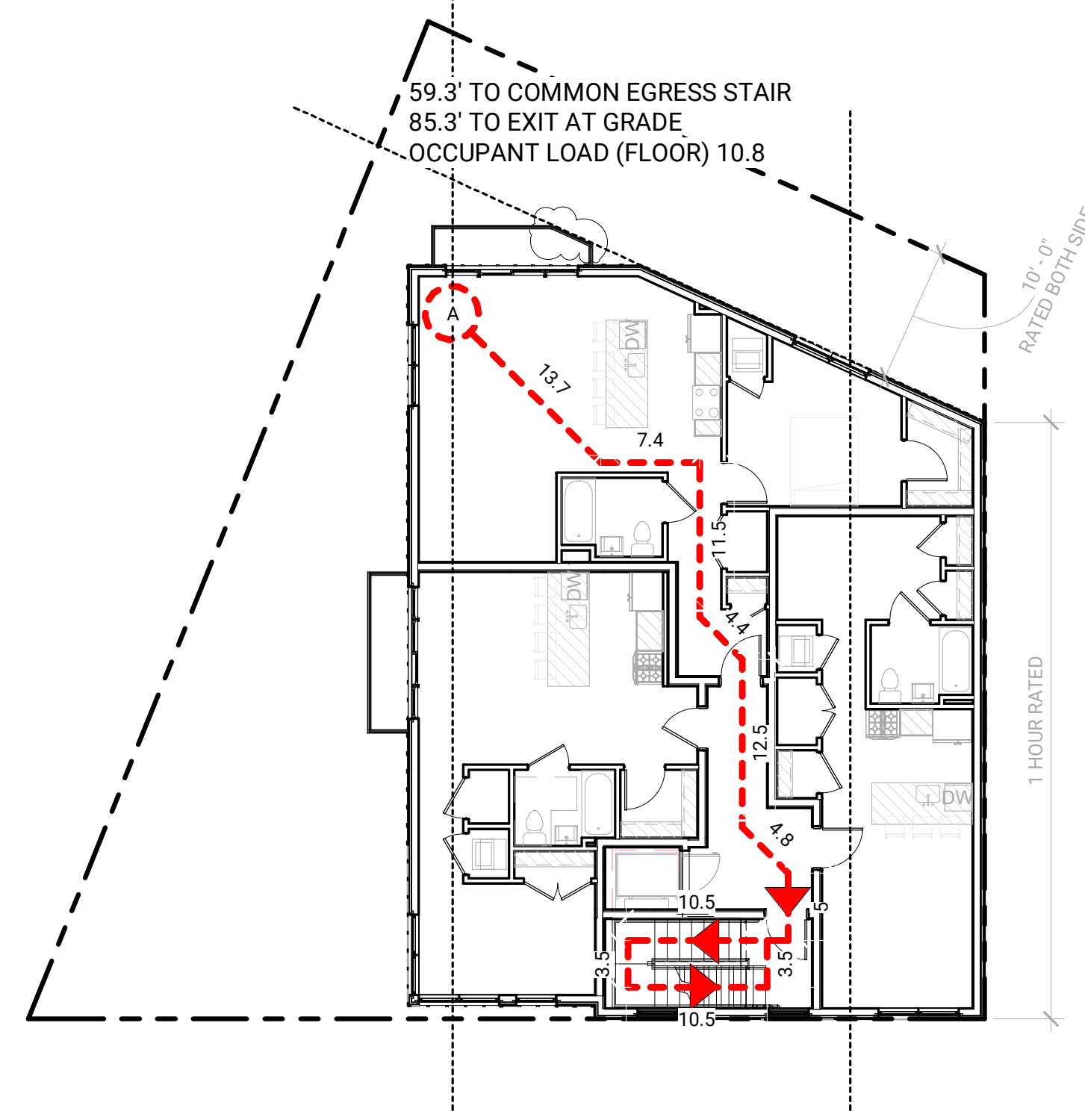
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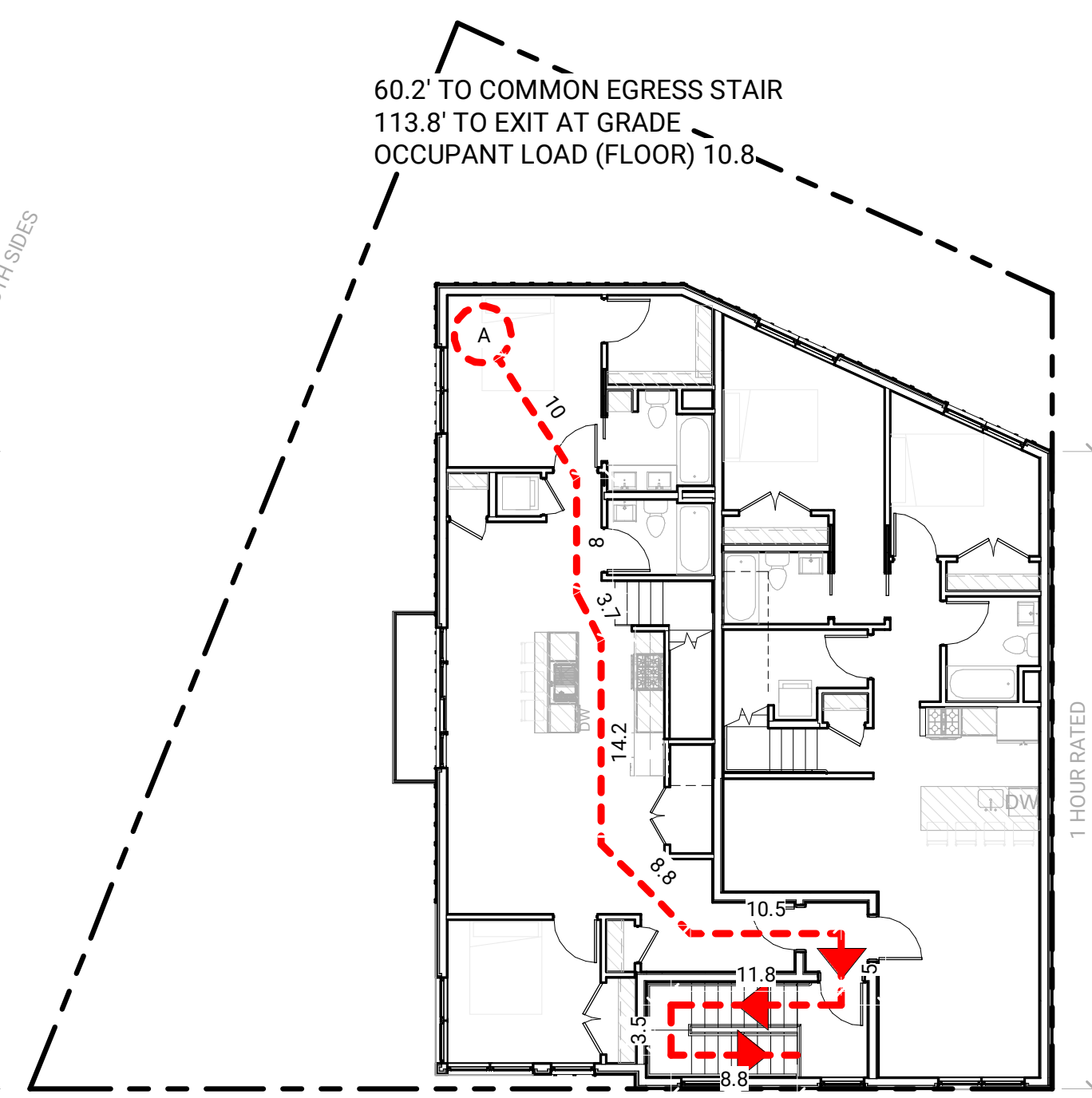
4 00 BASEMENT FLOOR EGRESS
 3/32" = 1'-0"



5 1ST FLOOR PLAN EGRESS
 3/32" = 1'-0"



6 02 SECOND FLOOR EGRESS
 3/32" = 1'-0"



7 03 THIRD FLOOR EGRESS
 3/32" = 1'-0"

GENERAL EGRESS NOTES (MA 780 CMR)

- THE BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER PROTECTION.
- BASED ON THIS SYSTEM BEING PROVIDED, THE REQUIRED EGRESS WIDTH IS DETERMINED BY THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS COMPONENT MULTIPLIED BY 0.2 INCHES PER OCCUPANT FOR STAIRWAYS AND 0.15 INCHES PER OCCUPANT OF OTHER EGRESS COMPONENTS (780 CMR 1005.1 EXCEPTION 2).
- TENANTS ARE PERMITTED TO HAVE A SINGLE EXIT FROM THEIR RESPECTIVE SPACE TO THE CORRIDOR IF THE OCCUPANT LOAD IS 49 OR LESS OCCUPANTS AND THE COMMON PATH OF TRAVEL TO THE CORRIDOR IS 100 FEET OR LESS (780 CMR 1015.1, TABLE 1015.1).
- THE MAXIMUM PERMITTED TRAVEL DISTANCE IS 300 FEET (780 CMR 1016.1).

CODE REVIEW

DEMOLITION OF EXISTING ONE STORY AUTO REPAIR GARAGE
 NEW 3 STORY MULTIFAMILY WITH 200SF ATM KIOSK ON GROUND FLOOR,
 BASEMENT STORAGE AREA

APPLICABLE BUILDING CODE
 780 CMR MASSACHUSETTS AMENDMENTS TO THE INTERNATIONAL BUILDING CODE 2015
 105 CMR 410.00 MINIMUM STANDARDS OF FITNESS FOR HUMAN HABITATION
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (STRETCH COMPLIANCE)
 248 CMR - INTERNATIONAL PLUMBING CODE
 527 CMR - INTERNATIONAL FIRE CODE

CHAPTER 3 - OCCUPANCY
 BASEMENT - STORAGE AND MECHANICAL
 GROUND FLOOR - MERCANTILE AND R-2
 SECOND FLOOR - R-2 (3 UNITS)
 THIRD FLOOR - R-2 (2 UNITS)

CHAPTER 5 - HEIGHT AND AREAS
 5,566 SF PER IBC DEFINITION OF BUILDING AREA,
 3 STORIES,
 33 FEET HIGH
 SEPARATED OCCUPANCY (1HR) BETWEEN R-2 AND M

CHAPTER 6 - CONSTRUCTION TYPE
 5A

CHAPTER 7 - FIRE & SMOKE PROTECTION
 705.5 EXTERIOR WALLS LESS THAN 10 FEET RATED FOR EXPOSURE FROM BOTH SIDES

CHAPTER 8 - INTERIOR FINISHES
 CLASS C THROUGHOUT

CHAPTER 9 - FIRE PROTECTION SYSTEMS
 FULLY SPRINKLERED ON ALL FLOORS

CHAPTER 10 - MEANS OF EGRESS
 OCCUPANT LOAD PER UNIT LESS THAN 10, R-2 DWELLING UNITS, LESS THAN 4 UNITS PER FLOOR AND LESS THAN 125 FEET COMMON PATH ALLOW FOR STORIES WITH ONE EXIT PER TABLE 1006.3.2(1)

COMMON STAIRWAY WIDTH 38" PER 1011.2 EXCEPTION 1
 STAIRS WITHIN UNITS 36" WIDE PER 1011.2 EXCEPTION 1, AND 7.75" RISER BY 10" TREAD PER 1011.5.2 EXCEPTION 3

CHAPTER 11 - ACCESSIBILITY (MAAB SUBSTITUTION)
 ALL RESIDENTIAL UNITS ARE GROUP 1 WITH GROUP 1 BATHROOMS, BEDROOMS AND KITCHENS.
 ALL ROOMS IN PROJECT ARE ON AN ACCESSIBLE PATH. RETAIL SPACE TO CONFIRM WITH ALL MAAB REGULATIONS AT THE RESPONSIBILITY OF FUTURE TENANT WITH FIT OUT.

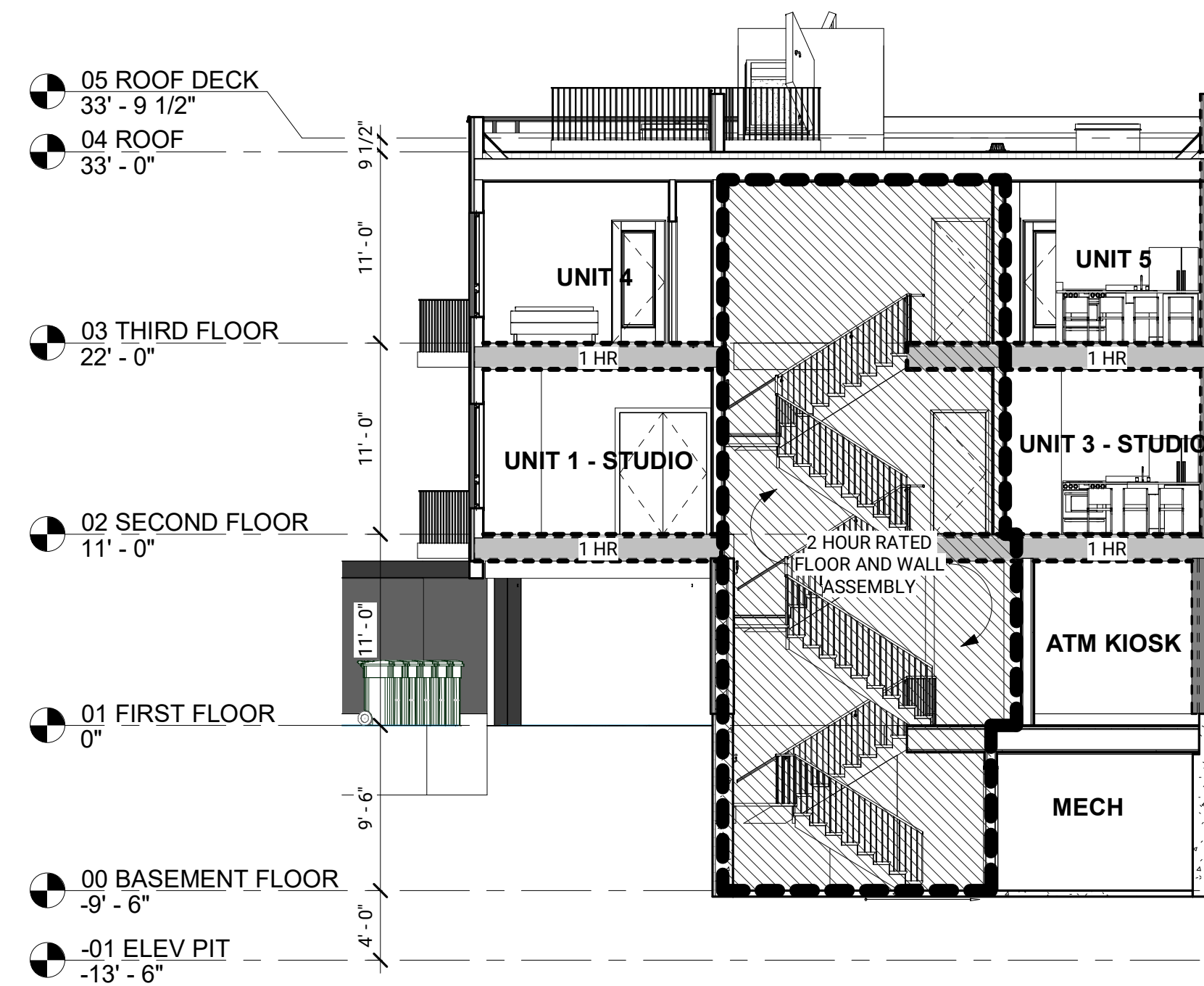


**TABLE 601
 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS**

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV HT	TYPE V	
	A	B	A	B	A	B		A	B
Primary Structural Steel Frame (See section 202)	3 ^a	2 ^a	1	0	1	0	HT	1	0
Bearing Walls	Exterior ^{fa}	3	2	1	0	2	2	2	1
	Interior	3 ^a	2 ^a	1	0	1	0	1/HT	1
Nonbearing Walls and Partitions	See Table 602								
	Exterior								
Nonbearing Walls and Partitions Interior ^a	0	0	0	0	0	0	SEE 602-4.6	0	0
Floor Construction and Secondary Members (See Section 202)	2	2	1	0	1	0	HT	1	0
Roof Construction and Secondary Members (See Section 202)	1 1/2 ^b	1 ^{bc}	1 ^{bc}	0 ^c	1 ^{bc}	0	HT	1 ^{bc}	0

For Sl: 1 foot = 304.8 mm.

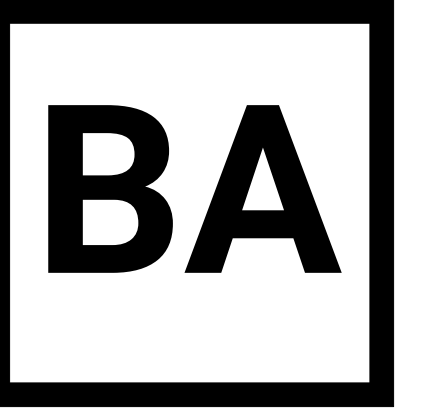
- Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
- Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
- In all occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.
- An approved automatic sprinkler system in accordance with Section 903.3.1.1 shall be allowed to be substituted for 1-hour fire-resistance-rated construction, provided such system is not otherwise required by other provisions of the code or used for an allowable area increase in accordance with Section 506.3 or an allowable height increase in accordance with Section 504.2. The 1-hour substitution for the fire resistance of exterior walls shall not be permitted.
- Not less than the fire-resistance rating required by other sections of this code.
- Not less than the fire-resistance rating based on fire separation distance (see Table 602).
- Not less than the fire-resistance rating as referenced in Section 704.10



2 EGRESS BUILDING SECTION 1
 1/8" = 1'-0"



3 EGRESS BUILDING SECTION 2
 1/8" = 1'-0"



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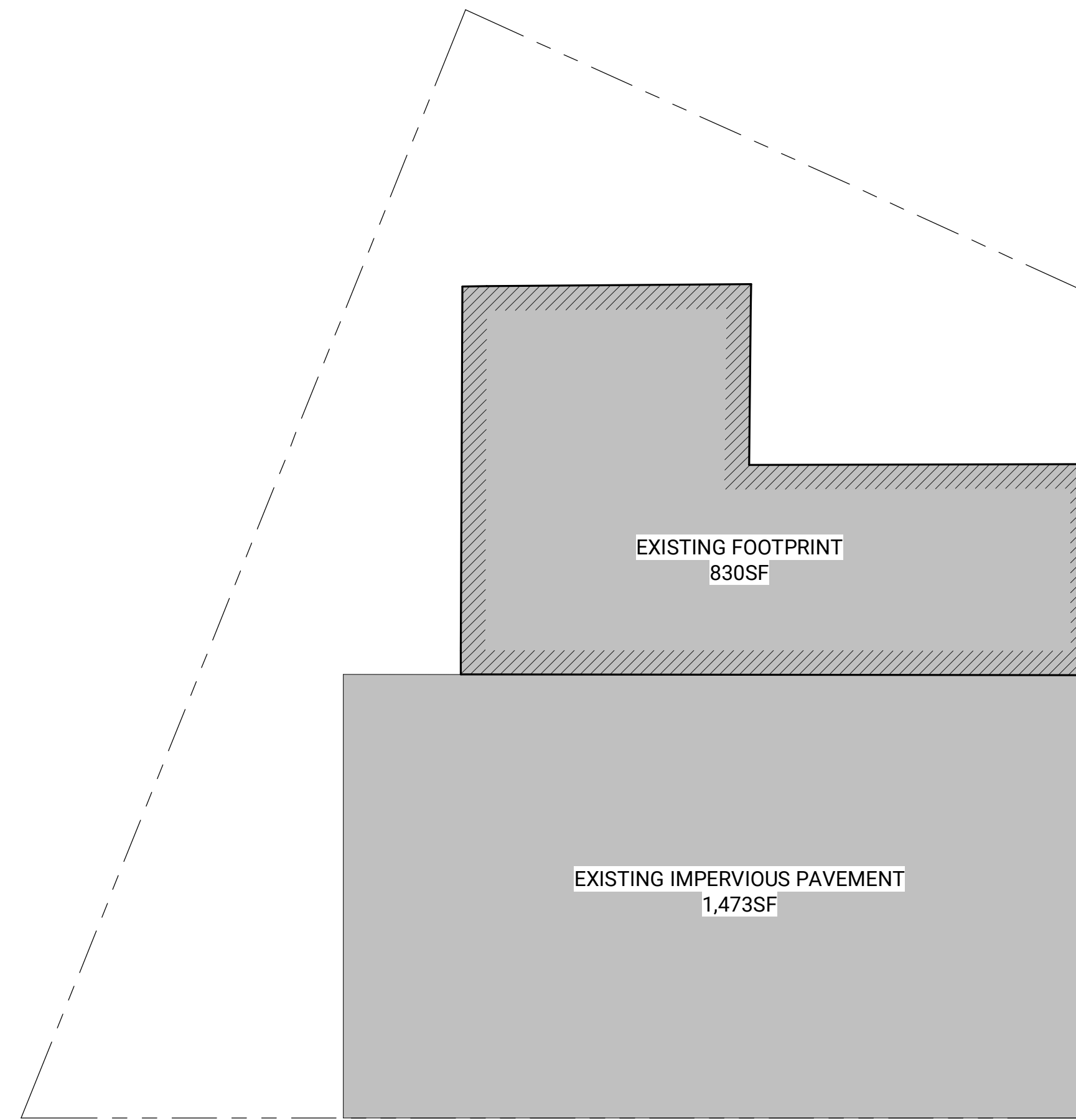
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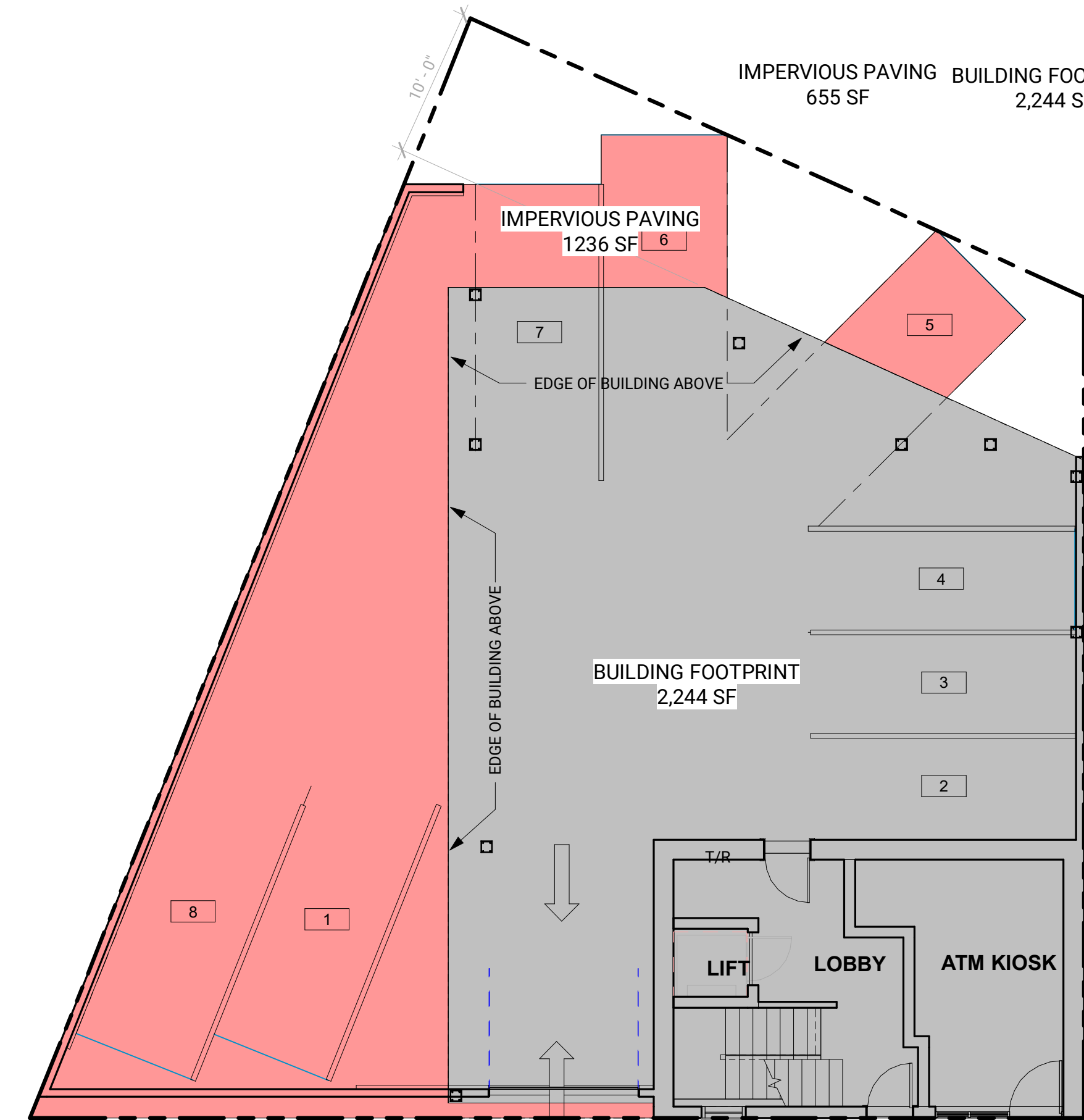
LOT COVERAGE

A-0.4



EXISTING BUILDING FOOTPRINT = 830SF
 IMPERVIOUS PAVING = 1,473SF
 TOTAL IMPERVIOUS = 2,303SF

2 EXISTING PLAN
 1/8" = 1'-0"



BUILDING FOOTPRINT = 2,244 SF
 IMPERVIOUS PAVING = 1,236 SF
 TOTAL IMPERVIOUS = 3,480 SF

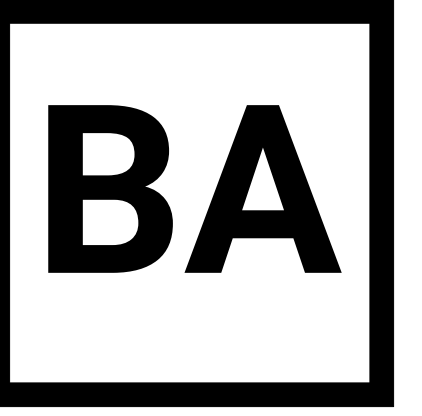
1 1ST FLOOR PLAN - PROPOSED CHANGE
 1/8" = 1'-0"

Section 29-4. - Applicability.

Any Applicant seeking a building permit for exterior construction or alteration for a Proposed Project within a Greenbelt Protection Overlay District shall be subject to the requirements of this article where the Applicant seeks to erect one or more buildings or structures having a **total gross floor area in excess of five thousand (5,000) square feet**, to enlarge or extend one or more buildings or structures so as to increase the total gross floor area by more than five thousand (5,000) square feet, or to Substantially Rehabilitate one or more buildings or structures having, or to have after rehabilitation, a total gross floor area of more than five thousand (5,000) square feet; or to **increase the impervious surface of a site by more than two thousand (2,000) square feet in addition to the existing impervious surface.**

IMPERVIOUS LOT COVERAGE (W/ IMPERVIOUS PAVING)

EXISTING IMPERVIOUS COVERAGE = 2,303 SF
 PROPOSED IMPERVIOUS COVERAGE = 3,480 SF
 IMPERVIOUS COVERAGE DELTA = 1,177 SF



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No.	Description	Date
1	Bulletin 1	
3	Rear Deck	1/25/2022

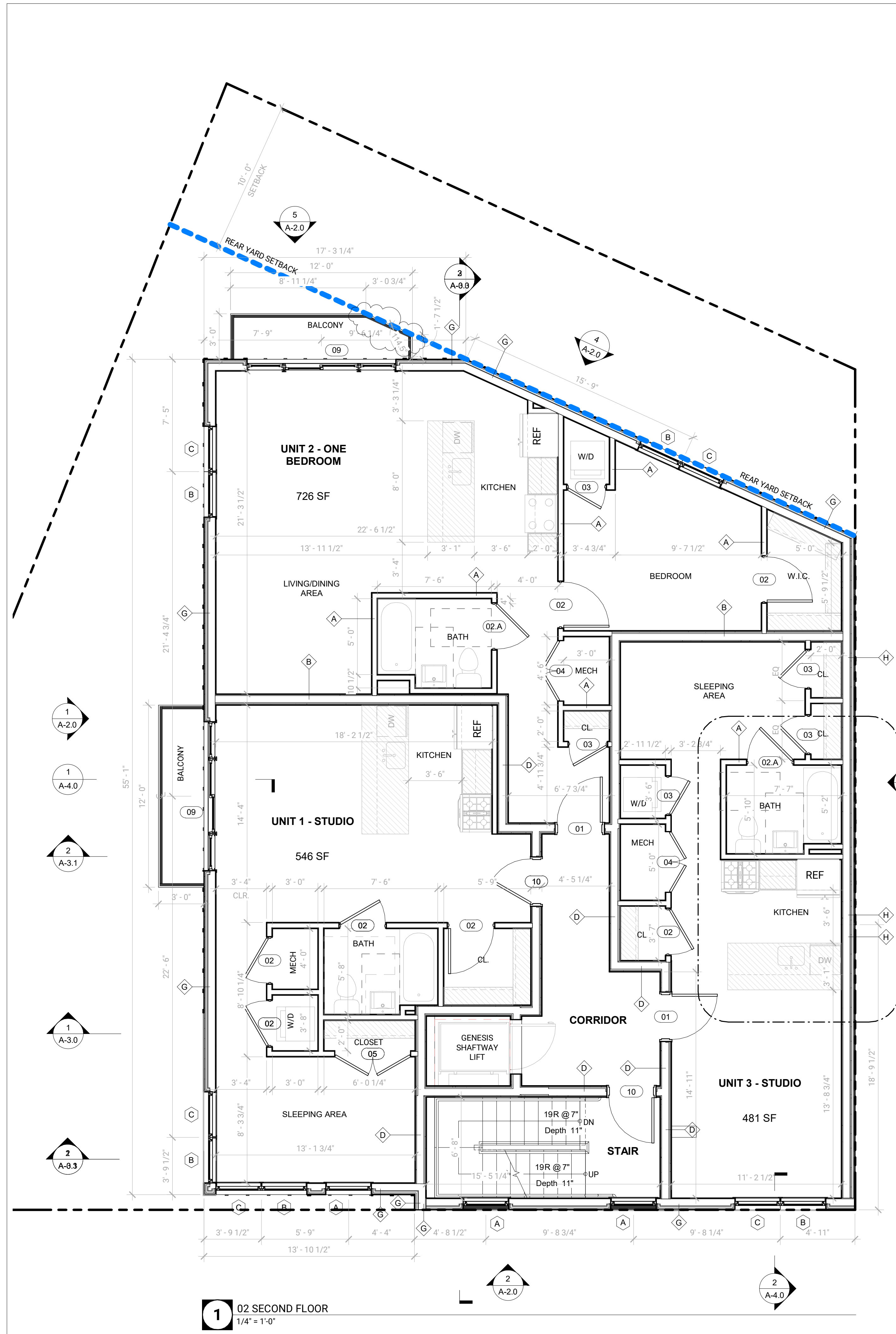


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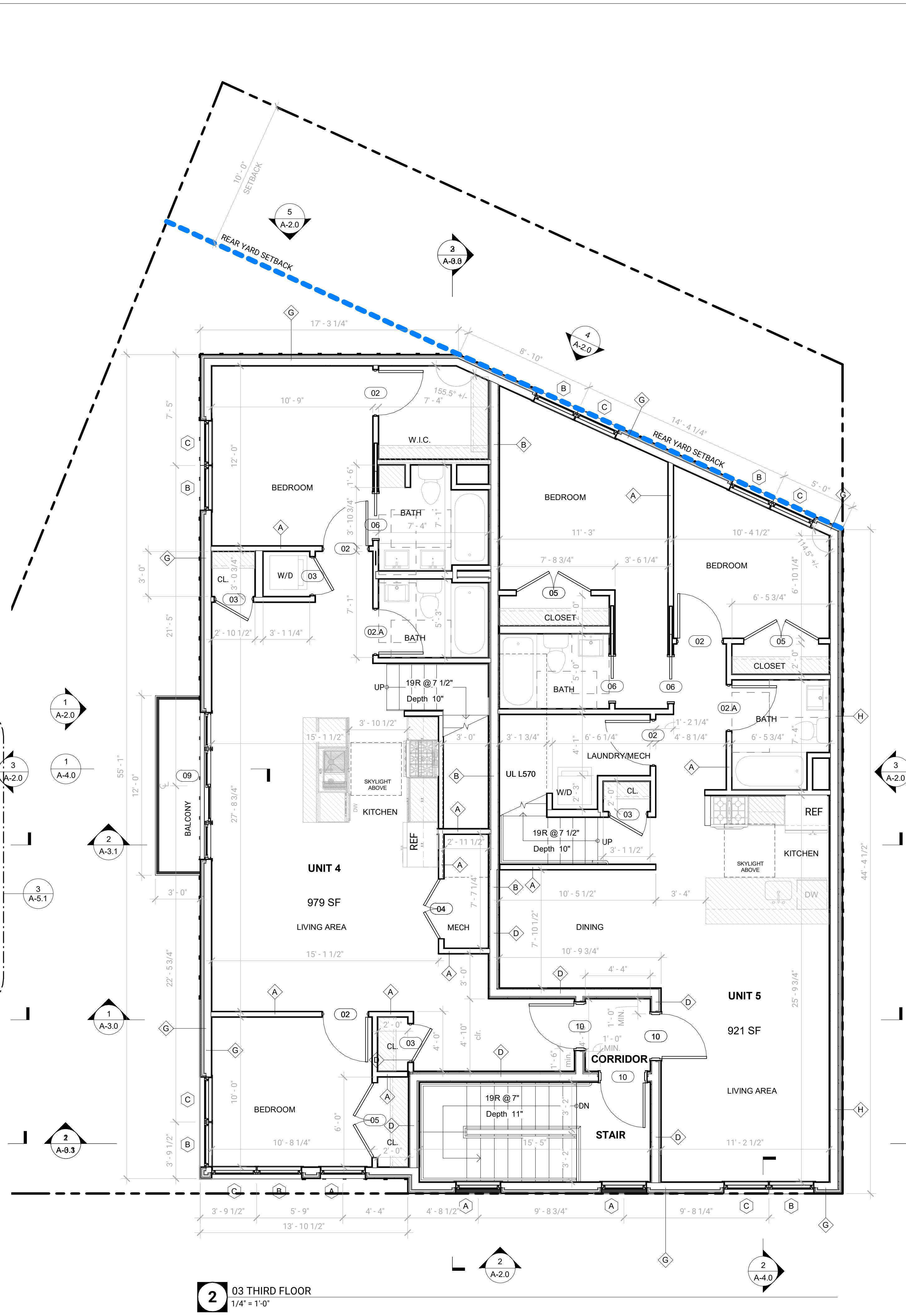
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Date	1/25/2022
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Scale	1/4" = 1'-0"

SECOND & THIRD FLOOR PLAN

A-1.1



1 02 SECOND FLOOR
 1/4" = 1'-0"



2 03 THIRD FLOOR
 1/4" = 1'-0"



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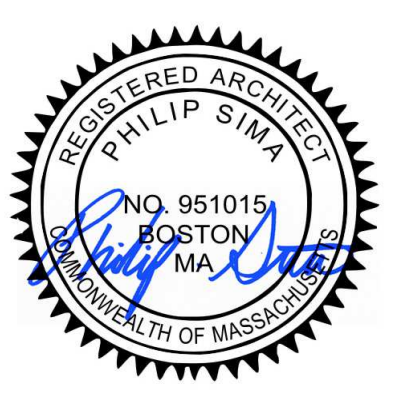
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No.	Description	Date
1	Bulletin 1	Date 2
2	Parking Walls	5/17/2021
3	Rear Deck	1/25/2022



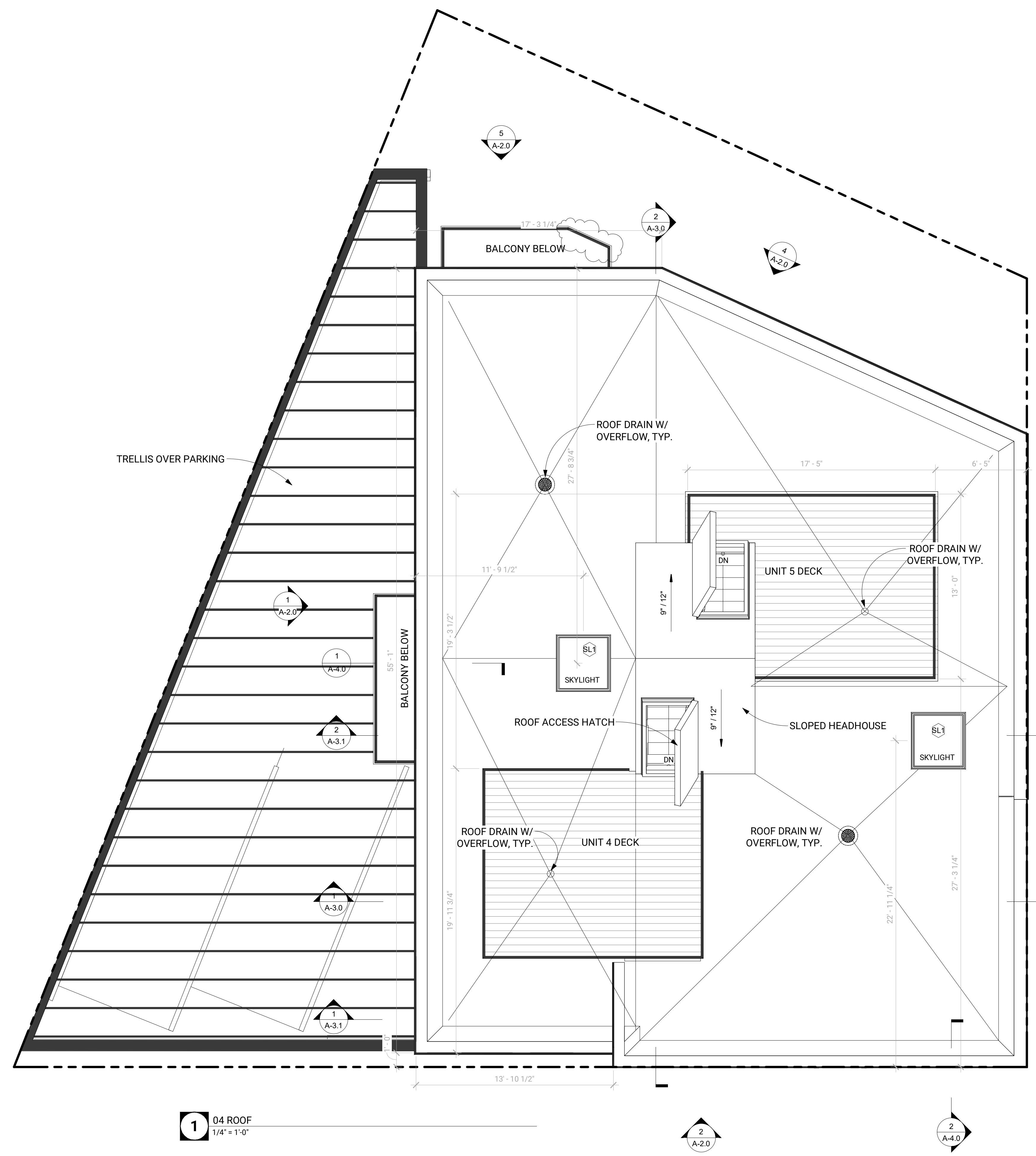
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Scale	1/4" = 1'-0"

ROOF PLAN

A-1.2



1 04 ROOF
 1/4" = 1'-0"

