

APPLICATION ARTICLE 85 DEMOLITION DELAY REVIEW

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

For Office Use Onl	y
APPLICATION #	
COMPLETE ON	
SIGNIFICANT	
HEARING DATE	

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

_	TO CONTOUR A DODDESS	581 American Legion Highway Roslindale, MA 02131	
I.	PROPERTY ADDRESS _		ZIP CODE
	NAME of PROPERTY		
The nar Enviror	nes, phone numbers, postal and emai nment Department personnel cannot b	I addresses requested below will be used for all subsequent communications relating to to be responsible for illegible, incomplete or inaccurate contact information provided by ap-	his application. plicant.
II.	APPLICANT		
	Adam Burns	Developer	
	CONTACT NAME	RELATIONSHIP TO PROPERTY	
	599 E Broadway	Boston, MA 02127	
	MAILING ADDRESS	CITY STATE	ZIP CODE
	857-496-7187	adam@burnsrealtyboston.com	
	PHONE	EMAIL	/
	WHARAIS CAN	HALE ARNOLD IS Fich Cana	e Ce
	PROPERTY OWNER	CONTACT NAME	17186
	5 + Barbara	hn Milton M	ZIP CODE
	MAILING ADDRESS 617-981-12	59 rich pexoticiflowers	. COM
	PHONE	EMAIL	
III.	DOES THIS PROPOSED I	PROJECT REQUIRE ZONING RELIEF?No	
	IF YES, PLEASE INDICA	TE STATUS OF ZBA PROCESS(If necessary, attach additional pages to provide more	e information.)
IV.		POSED DEMOLITION: (REQUIRED)	
be der	JEF OUTLINE OF THE PROPO molished, including the number of ex s about the proposed project.	SED WORK MUST BE GIVEN IN THE SPACE PROVIDED BELOW. Descripting housing units, and the number of new housing units to be constructed. Attachment	be the structure(s) to s are required to show
	no additional structu	molished is a 1-story autobody/automobile repair shop. res on the parcel. Developer intends to construct 5 new g will include an ATM kiosk in the ground floor commerc	housing

- 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.
 - 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.

NOTARIZED* SIGNATURES: Both the applicant's and the legal property owner's signatures must be notarized. In cases

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.

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 *(If building is condominium-or cooperative, the chairman must sign.) Adam Burns PRINT **PRINT** On this Aday of Ar. 1, 20 27 before me, the undersigned Notary Public, personally ** appeared Ar no 10 CONSE , 20 22, before me, the undersigned day of A pril Notary Public, personally ** appeared ADAM BURNS (name of document signer), proved to me through satisfactory evidence (name of document signer), proved to me through satisfactory evidence Driver's License of identification, which were MA Drivers License of identification, which were to be the person whose name is signed on the preceding or attached to be the person whose name is signed on the preceding or attached document isomy presence. (official signature and seal of Notary) (official signature and seal of Notary) My Commission expires: 09/30 P9199 SPA CAROLINE E. COSTELLO Notary Public During the de Massafhuse of emergency due to COVID-19, digital notarization is allowed. Sep 30, 2027 Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign t Misrepresentation of signatory authority may result in the invalidation of the application.

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

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

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

Credid/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 55808 BOSTON, MA 02205

Do not send cash

BILL NUMBER	BANK NO.
27856	
	AREA
	6960
	27856

Tax Rate	RESIDENTIAL	OPEN SPACE	COMMERCIAL	INDUSTRIAL
Per \$1,000		10.88	24,98	24.98

CLASS	DESCRIPTION	ASSESSED OWNER
	LAND BUILDING	CANALE ARNOLD F TS

IMPORTANT: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TAXPAYER'S COPY 4TH QUARTER

RESIDENTIAL EXEMPTION 0 TOTAL TAXABLE VALUATION 225,200 COMMUNITY PRESERVATION ACT 31.28 SPECIAL ASSESSMENTS 0.00 CODE VIOLATIONS 0.00 TOTAL TAX & SPEC. ASSMNT. DUE 5,656.78 PERSONAL EXEMPTIONS 0.00 PAYMENTS TO DATE/CREDITS 4,163.69		
TOTAL TAXABLE VALUATION 225,200 COMMUNITY PRESERVATION ACT 31.28 SPECIAL ASSESSMENTS 0.00 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 1,493.09	TOTAL FULL VALUATION	225,200
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1 220	TAX DUE	
TOTAL DUE	FEES	0.00
TOTALDUE - YEAR	INTEREST	0.00
Berin 05/02/2022	TOTALDUE -	Water Ato
	Barba 05/02/2022	

Please detach this portion and remit this slip with payment

COMMONWEALTH OF MASSACHUSETTS CITY OF BOSTON

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 FTS

MAKE CHECKS PAYABLE TO: THE CITY OF BOSTON

MAIL CHECKS TO: BOX 55808 BOSTON, MA 02205

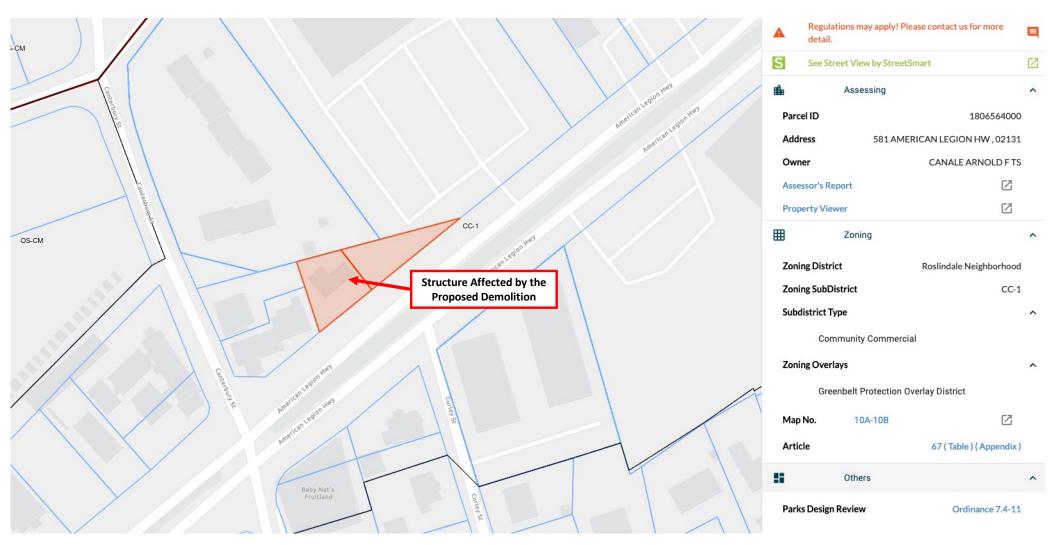
Do not send cash

 TAX DUE
 1,493.09

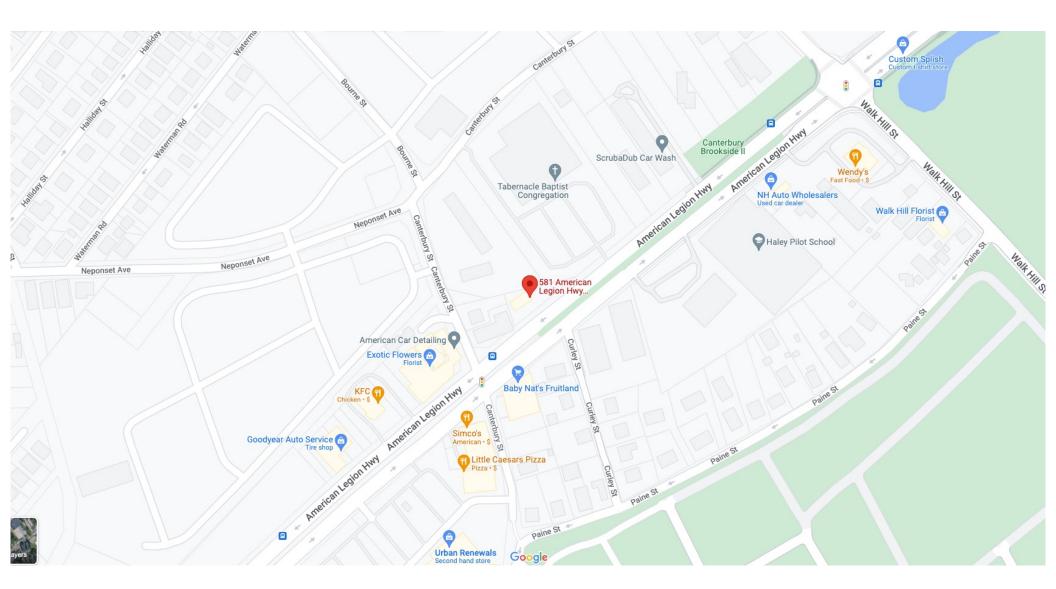
 FEES
 0.00

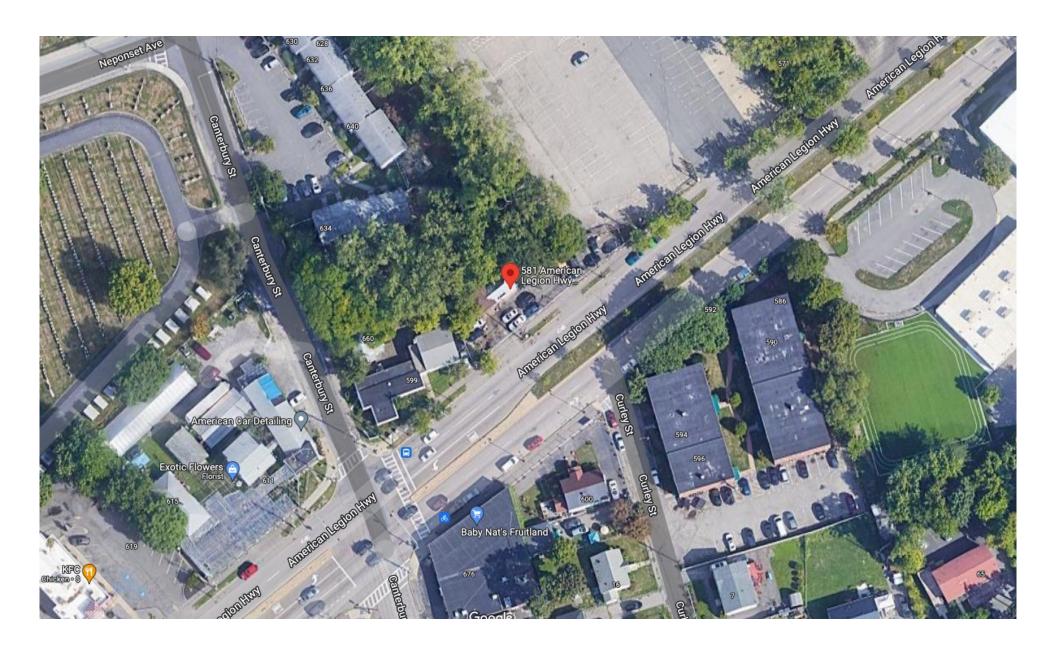
 INTEREST
 0.00

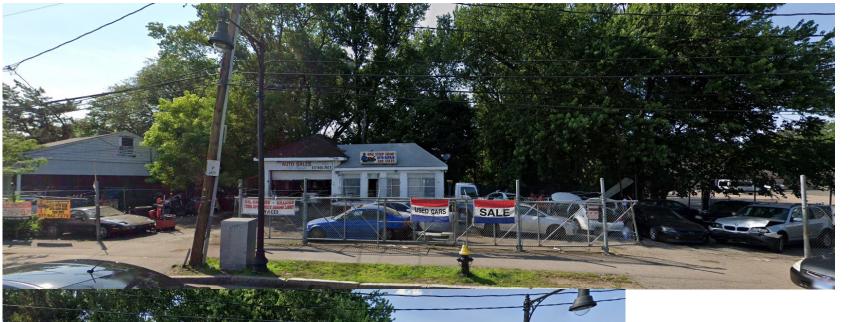
CANALE ARNOLD F TS 57 BARBARA LN MILTON MA 02186



BPDA Zoning Viewer Map







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

Eastern Section of Property at 581 American Legion Highway, 2021



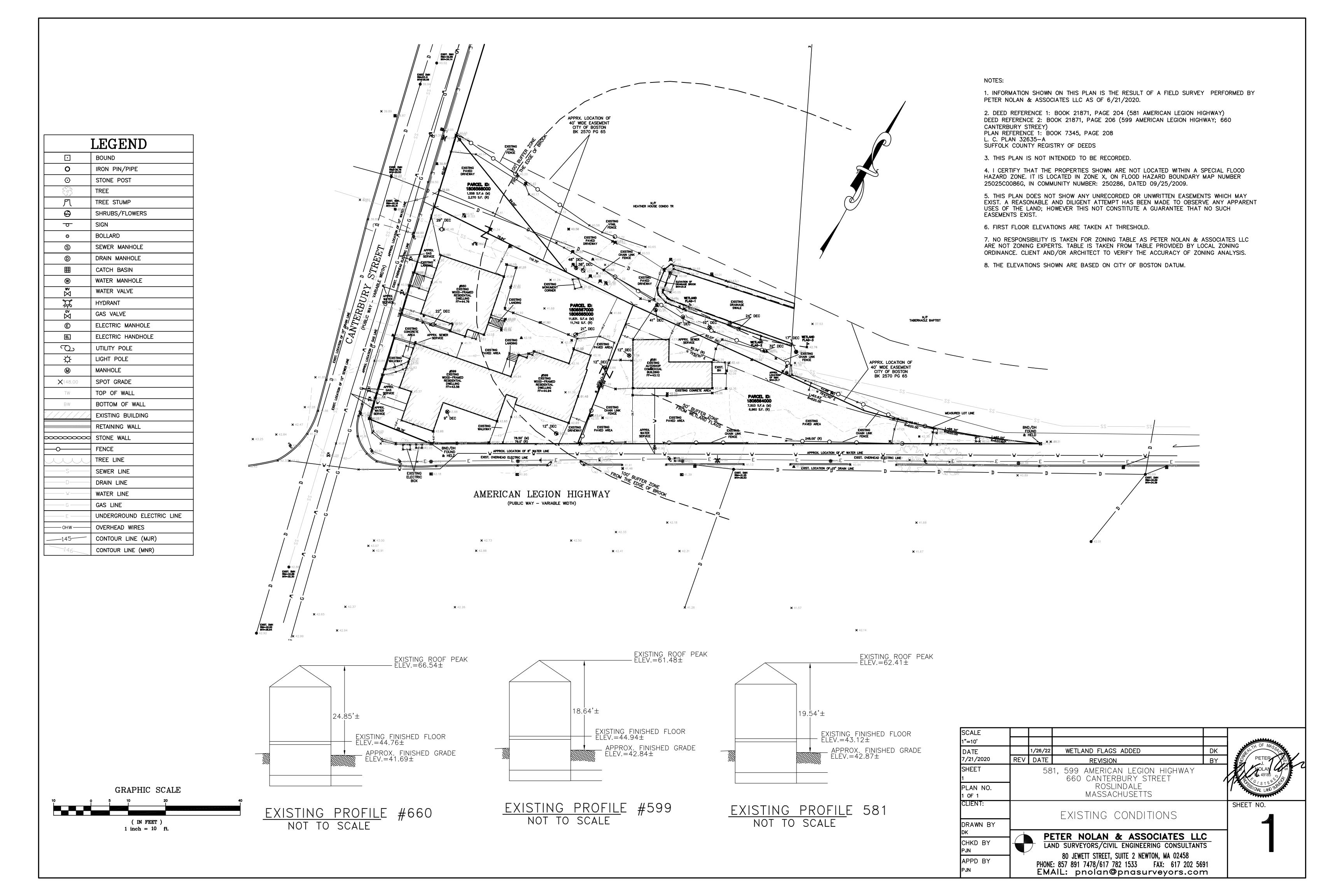
View of 599
American Legion,
Parcel to left of 581
American Legion,
2021

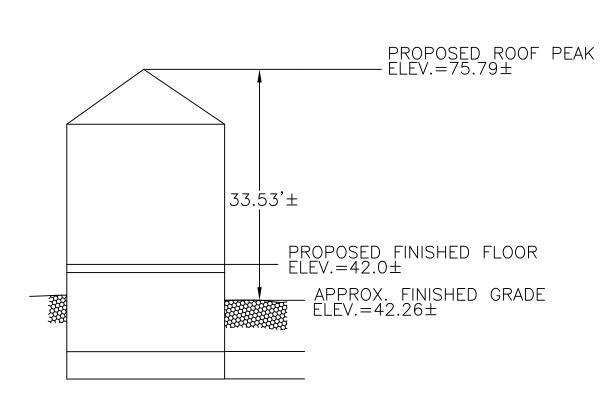
View of 599
American Legion,
Parcel to left of 581
American Legion,
2021



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

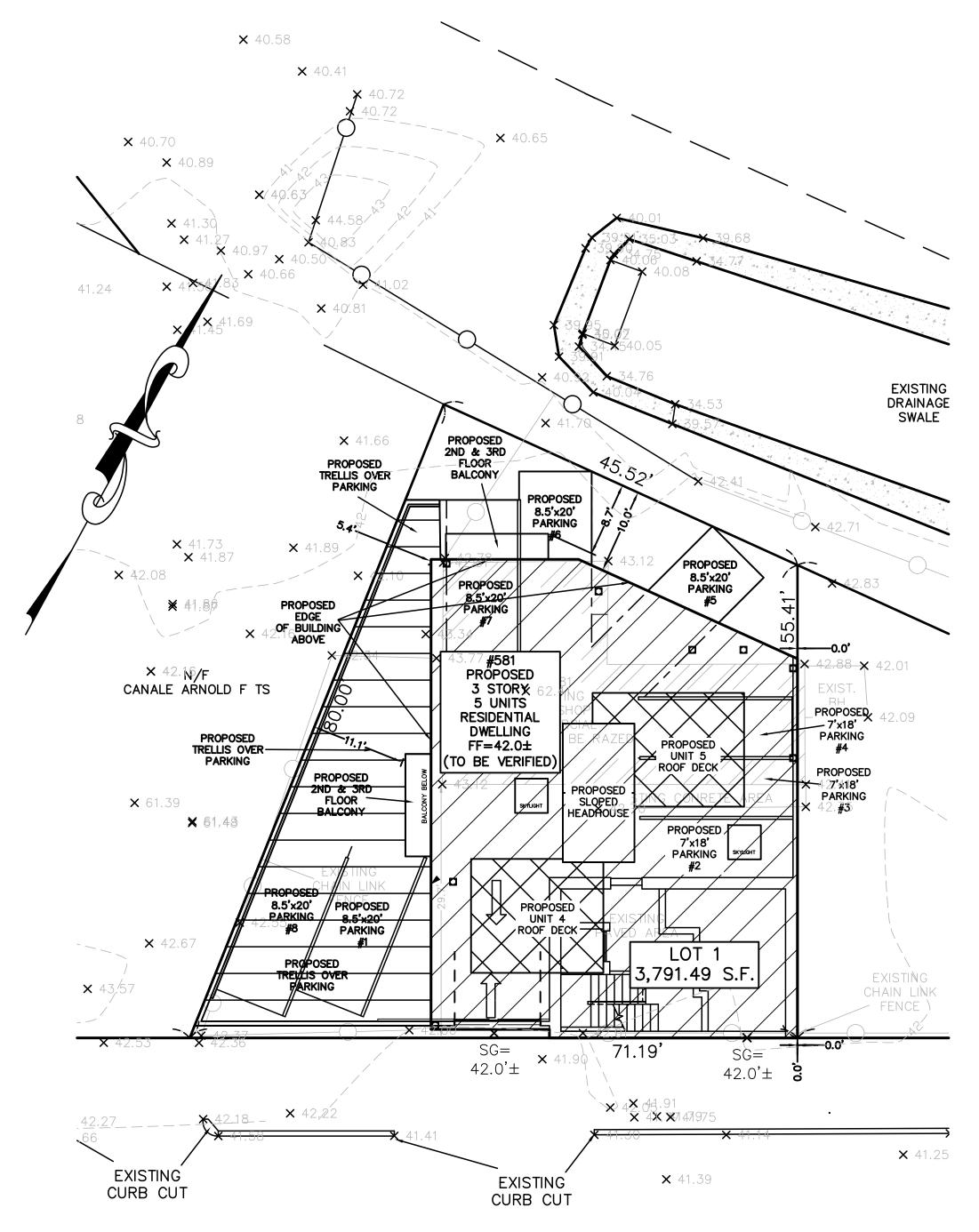
581 American Legion Highway (Right) & 600 American Legion Highway (Left), 2021





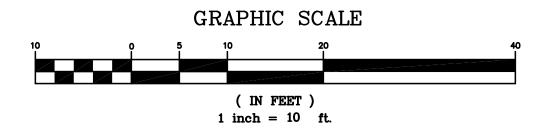
PROPOSED PROFILE NOT TO SCALE

EXISTING IMERVIOUS AREA, SF		
LOT 1	3213.40	
PROPOSED IMERVIOUS AREA, SF		
LOT 1	3480.6	



AMERICAN LEGION HIGHWAY

(PUBLIC WAY - VARIABLE WIDTH)



NOTES:

- 1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 6/21/2020.
- 2. DEED REFERENCE 1: BOOK 21871, PAGE 204 (581 AMERICAN LEGION HIGHWAY)
 DEED REFERENCE 2: BOOK 21871, PAGE 206 (599 AMERICAN LEGION HIGHWAY; 660
 CANTERBURY STREEY)
 PLAN REFERENCE 1: BOOK 7345, PAGE 208

L. C. PLAN 32635-A SUFFOLK COUNTY REGISTRY OF DEEDS

- 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
- 4. 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.
- 5. 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.
- 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- 7. 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.
- 8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF BOSTON DATUM.

SCALE 1"=10'					TH OF MASO
DATE 11/19/2021	REV	DATE	REVISION	BY	PETER OF THE PETER
SHEET 1			581 AMERICAN LEGION HIGHWAY ROSLINDALE		16. 49185 CG / STERVE
PLAN NO. 1 OF 1			MASSACHUSETTS		OWN LAW S
CLIENT:			PROPOSED PLOT		SHEET NO.
DRAWN BY			PLAN		
DK CHKD BY PJN			TER NOLAN & ASSOCIATES ND SURVEYORS/CIVIL ENGINEERING CONSULT 10 JUNE 15 STREET SUITE 2 NEWTON MA 02/459		
APPD BY PJN		PHONE EM	80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 : 857 891 7478/617 782 1533 FAX: 617 20: AIL: pnolan@pnasurveyors.c	2 5691 com	

581 AMERICAN LEGION

PROJECT DESCRIPTION

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

DEMOLITION OF EXISTING ONE STORY AUTO REPAIR GARAGE AND CONSTRUCTION OF

NEW 3 STORY MULTIFAMILY WITH 200SF ATM KIOSK ON GROUND FLOOR, BASEMENT

780 CMR MASSACHUSETTS AMENDMENTS TO THE INTERNATIONAL BUILDING CODE

105 CMR 410.00 MINIMUM STANDARDS OF FITNESS FOR HUMAN HABITATION 2018 INTERNATIONAL ENERGY CONSERVATION CODE (STRETCH COMPLIANCE)

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

BUILDING TO BE FULLY SPRINKLERED. AUTOMATIC SPRINKLER SYSTEMS SHALL BE

804.2.5. INSTALLATION REUUIREMENTS SHALL BE IN ACCORDANCE WITH THE

PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 804.2.1 THROUGH

581 AMERICAN LEGION HIGHWAY, BOSTON, MA 02131

PROJECT ADDRESS

STORAGE AREA

APPLICABLE BUILDING CODE

248 CMR - INTERNATIONAL PLUMBING CODE

527 CMR - INTERNATIONAL FIRE CODE

R-2, M, & S SEPARATED OCCUPANY

5 UNITS AND 1 RETAIL SPACE

INTERNATIONAL BUILDING CODE.

CONSTRUCTION TYPE

581 AMERICAN LEGION HIGHWAY, BOSTON, MA 02131



GENERAL	NOTES

- IF DRAWINGS ARE LESS THEN 24" x 36" IT IS A REDUCED DRAWING. NUMERIC SCALE MUST BE
- 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 &

		Issueu		
Sheet		2021.01-11	Current	
Number	Sheet Name	PERMIT	Revision	
A-0.0	COVER			
A-0.0 A-0.1	PERSPECTIVES	=		
A-0.1 A-0.4	LOT COVERAGE	-		
A-0.4 A-0.5	ZONING	-		
		-	1	
A-1.0 A-1.1	BASEMENT & GROUND FLOOR PLAN SECOND & THIRD FLOOR PLAN	=	1 3	
A-1.1 A-1.2	ROOF PLAN		3	
A-1.2 A-1.3	SCHEDULES AND WALL TYPES	-	<u> </u>	
A-1.3 A-2.0	EXTERIOR ELEVATIONS	=	3	
A-2.0 A-3.0	BUILDING SECTIONS	=	3	
A-3.0 A-3.1		=		
	BUILDING SECTIONS DETAIL SECTIONS	■		
A-4.0		=		
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			
<u>п-1.0</u> H-1.1	SECOND & THIRD FLOOR HVAC PLAIN	-		
<u>п-т.т</u> H-1.2	ROOF HVAC PLAN	-		
H-1.7	SECOND & THIRD FLOOR HVAC	-		
H-2.0	HVAC NOTES			
<u>п-2.0</u> H-2.1	HVAC SCHEDULES	-		
<u>п-2.1</u> H-2.2	HVAC SCHEDULES	-		
<u>п-2.2</u> H-2.3	HVAC DETAILS	-		
11-2.3	ITVAC 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

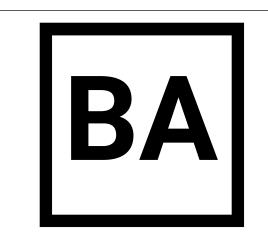
Issued

SYMBO)L LEGEND		
	DOOR TO BE REMOVED WALL TO BE REMOVED EXISTING WALL NEW WALL	1 ROOM 100	DOOR TAG ROOM TAG
	EXISTING DOOR	AX.X	WINDOW TAG ELEVATION SHEET REFERENCE ELEVATION VIEW REFERENCE
	NEW DOOR — DOOR TAG	AX.X	OVERALL SECTION - NUMBER/SHEET
	NEW MILLWORK	X AXX	DETAIL SECTION - NUMBER/SHEET DETAIL VIEW - NUMBER/SHEET

		Issued		
Sheet Number	Sheet Name	2021.01-11 PERMIT	Curren ^a Revisio	
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			



LOCUS MAP



BALANCE ARCHITECTS

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

PROJECT NAME:

581 AMERICAN LEGION

BURNS REALTY & INVESTMENTS

PROJECT ADDRESS:

581 AMERICAN LEGION HIGHWAY, BOSTON, MA 02131

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 (781-779-1330)

ZADE ASSOCIATES CONSULTING ENGINEERS LLC 140 BEACH STREET, BOSTON, MA 02111 ZADE@ZADEENGINEERING.COM

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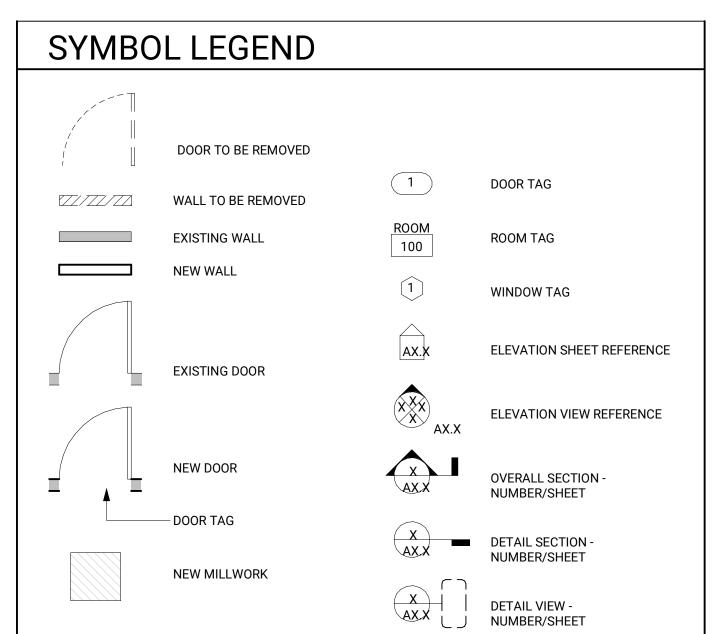


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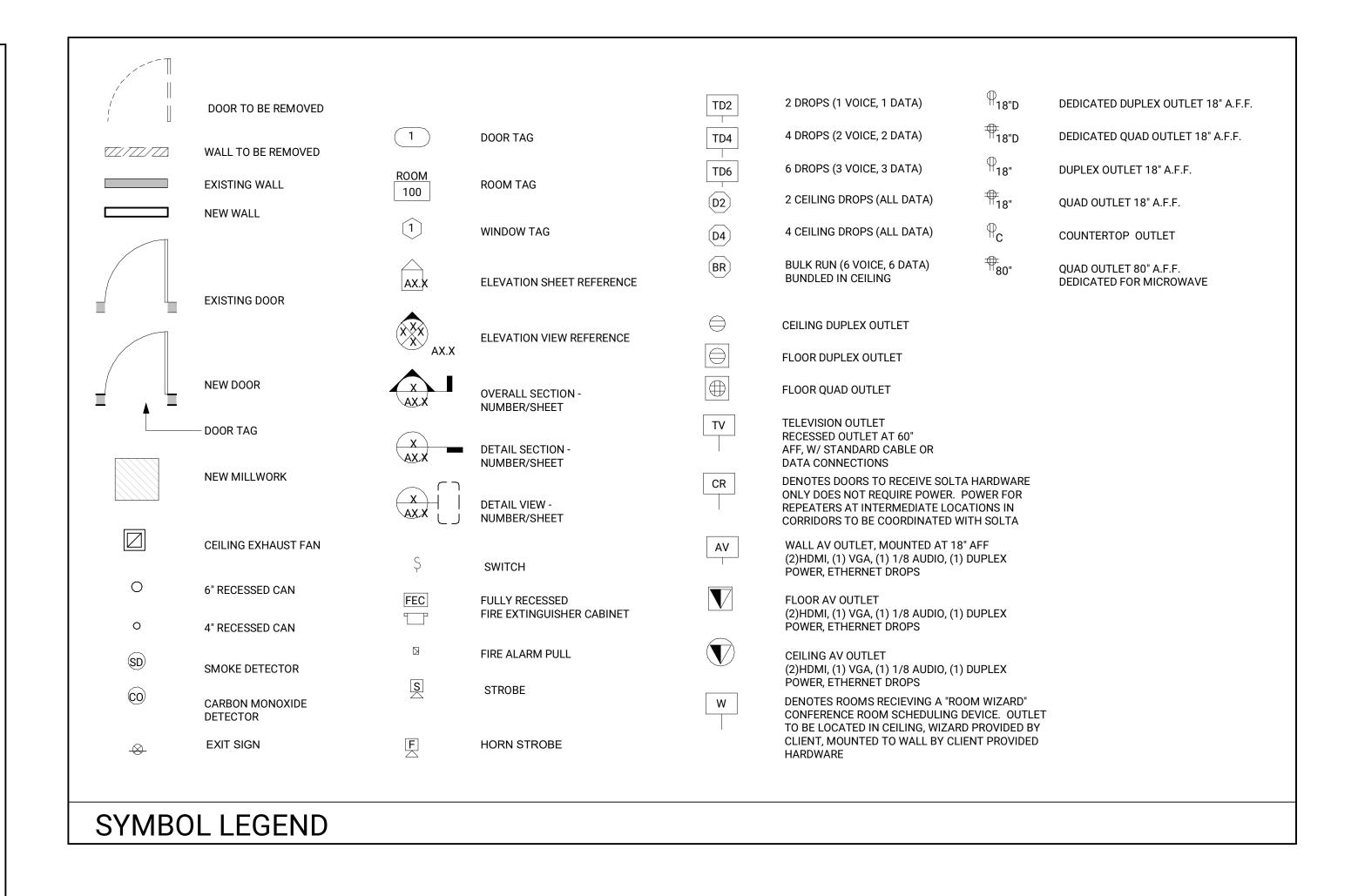
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Date	1/25/2022
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COVER



AFF	ABOVE FINISHED FLOOR	MET	METAL
AGGR	AGGREGATE	MEZZ MFG	MEZZANINE MANUFACTURING
AL, ALUM ALLOW	ALUMINUM ALLOWANCE	MIN	MINIMUM
ALT	ALTERNATE	MISC	MISCELLANEOUS
AP	ACOUSTICAL PANEL	N	NORTH
ASPH	ASPHALT	NIC	NOT IN CONTRACT
AVG	AVERAGE	NOM	NOMINAL
B BBSP	BASE BLUEBOARD SKIM COAT PLASTER	NO NTS	NUMBER NOT TO SCALE
BD BBSP	BOARD	OA	OVER-ALL
BET	BETWEEN	OBD	OVERHEAD BIFOLD DOOR
BLDG	BUILDING	OC	ON CENTER
ВО	BY OTHERS	OCD	OVERHEAD COILING DOOR
BRK	BRICK	OD	OUTSIDE DIAMETER
CAB	CABINET	OFF	OFFICE
C TO C CER	CENTER TO CENTER CERAMIC	OH OPNG	OVER HEAD OPENING
CIP	CAST IN PLACE	OPP	OPPOSITE
CIR	CIRCLE	OVHD	OVERHEAD
CJ	CONSTRUCTION JOINT	P	PAGE
CL	CENTERLINE	PC	PRECAST CONCRETE
CLNG	CEILING	PCF	POUNDS PER CUBIC FOOT
CLR	CLEAR	PERP	PERPENDICULAR
CMU COL	CONCRETE MASONRY UNIT COLUMN	PL PLAM	PLATE PLASTIC LAMINATE
CONC	CONCRETE	PLAM PLMB	PLASTIC LAMINATE PLUMBING
CONST	CONSTRUCTION	PLY	PLYWOOD
CONT	CONTINUE	PNL	PANEL
CPT	CARPET	PMR	PROTECTED MEMBRANE ROOF
CT	CERAMIC TILE	PR	PAIR
CTR	CENTER	PREFAB	PREFABRICATED
CW	COLD WATER	PROJ DT	PROJECT, PROJECTION
DBL DET	DOUBLE DETAIL	PT PTD	PAINT PAINTED
DIA	DIAMETER	PTW	PRESSURE TREATED WOOD
DIM	DIMENSION	PVC	POLYVINYLCHLORIDE
DN	DOWN	R	RADIUS, RISER, RUBBER
DR	DOOR	RA	RETURN AIR
DR	DRAIN	RBR	RUBBER
DWG	DRAWING	RECD	RECEIVED
E EJ	EAST EXPANSION JOINT	RECP REF	RECEPTACLE REFERENCE
EL, ELEV	ELEVATION	REFR	REFRIGERATE
ELEC	ELECTRIC	REG	REGISTER
EQ	EQUAL	REINF	REINFORCE
EQUIP	EQUIPMENT	REQD	REQUIRED
EXH	EXHAUST	RET	RETURN
EXIST EXT	EXISTING EXTERIOR	RM S	ROOM SOUTH
FAC	FACTORY	SCH	SCHEDULE
FD	FLOOR DRAIN	SECT	SECTION
FDN	FOUNDATION	SHT	SHEET
FEC	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FIG	FIGURE	SK	SKETCH
FIN FLR	FINISH FLOOR	SLD SLR	SEALED SEALER
FLRG	FLOOR FLOORING	SLT	SEALER SLATE
FLOUR	FLUORESCENT	SPEC	SPECIFICATION
FR	FIRE RATED	SQ	SQUARE
FT	FEET	SS	STAINLESS STEEL
FTG	FOOTING	STD	STANDARD
GALV	GALVANIZE	STL	STEEL
GALV GL	GALVANIZE GLASS	STN STR STRUC	STONE
GL GYP	GLASS GYPSUM	STR, STRUC T	STRUCTURAL TREAD
GWB	GYPSUM WALL BOARD	T&B	TOP AND BOTTOM
HD	HEAD	TEL	TELEPHONE
HDW	HARDWARE	TEMP	TEMPERED
HOR, HORIZ	HORIZONTAL	T&G	TONGUE AND GROOVE
HT	HEIGHT	THK	THICK
HW	HOT WATER	THRU	THROUGH
INCI	INCH	TOS TP	TOP OF STEEL, TOP OF SLAB
INCL INFO	INCLUDE INFORMATION	TYP	TURNING POINT TYPICAL
INS	INSULATE	V	VINYL
INT	INTERIOR	VB	VAPOR BARRIER, VINYL BASE
JB	JUNCTION BOX	VCT	VINYL COMPOSITION TILE
JT	JOINT	VERT	VERTICAL
LAM	LAMINATE	VEST	VESTIBULE
LAV	LAVATORY	VIF	VERIFY IN FIELD
LB	POUND	VP W	VENEER PLASTER
LIN LOC	LINEAR LOCATION	W W/	WEST, WIDE FLANGE, WIDTH WITH
LCC, LC	LEAD COATED COPPER	w/ WC	WATERCLOSET
LCC, LC	LIGHT	WD	WOOD
MATL	MATERIAL	W/O	WITHOUT
MAX	MAXIMUM	WP	WATERPROOFING
BBRE	/IATIONS		





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

EDMOND@SPRUHANENG.COM

STRUCTURAL

WEBB STRUCTURAL SERVICES, INC.
670 MAIN STREET

670 MAIN STREET
READING, MA 01867
(781-779-1330)

MEP FP FA
ZADE ASSOCIATES CONSULTING ENGINEERS LLC
140 BEACH STREET, BOSTON, MA 02111
617 338-4406
ZADE@ZADEENGINEERING.COM

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Checker
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ABBREVIATIONS AND LEGENDS



1. THE BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER PROTECTION.

2. 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).



780 CMR MASSACHUSETTS AMENDMENTS TO THE INTERNATIONAL BUILDING CODE 2015

NEW 3 STORY MULTIFAMILY WITH 200SF ATM KIOSK ON GROUND FLOOR,

105 CMR 410.00 MINIMUM STANDARDS OF FITNESS FOR HUMAN HABITATION 2018 INTERNATIONAL ENERGY CONSERVATION CODE (STRETCH

DEMOLITION OF EXISTING ONE STORY AUTO REPAIR GARAGE

COMPLIANCE) 248 CMR - INTERNATIONAL PLUMBING CODE

527 CMR - INTERNATIONAL FIRE CODE

CODE REVIEW

BASEMENT STORAGE AREA

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 5,586 SF PER IBC DEFINITION OF BUILDING AREA, 3 STORIES,

33 FEET HIGH SEPARATED OCCUPANCY (1HR) BETWEEN R-2 AND M

CHAPTER 6 -CONSTRUCTION TYPE

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

STORIES WITH ONE EXIT PER TABLE 1006.3.2(1)

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 **b**.

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.

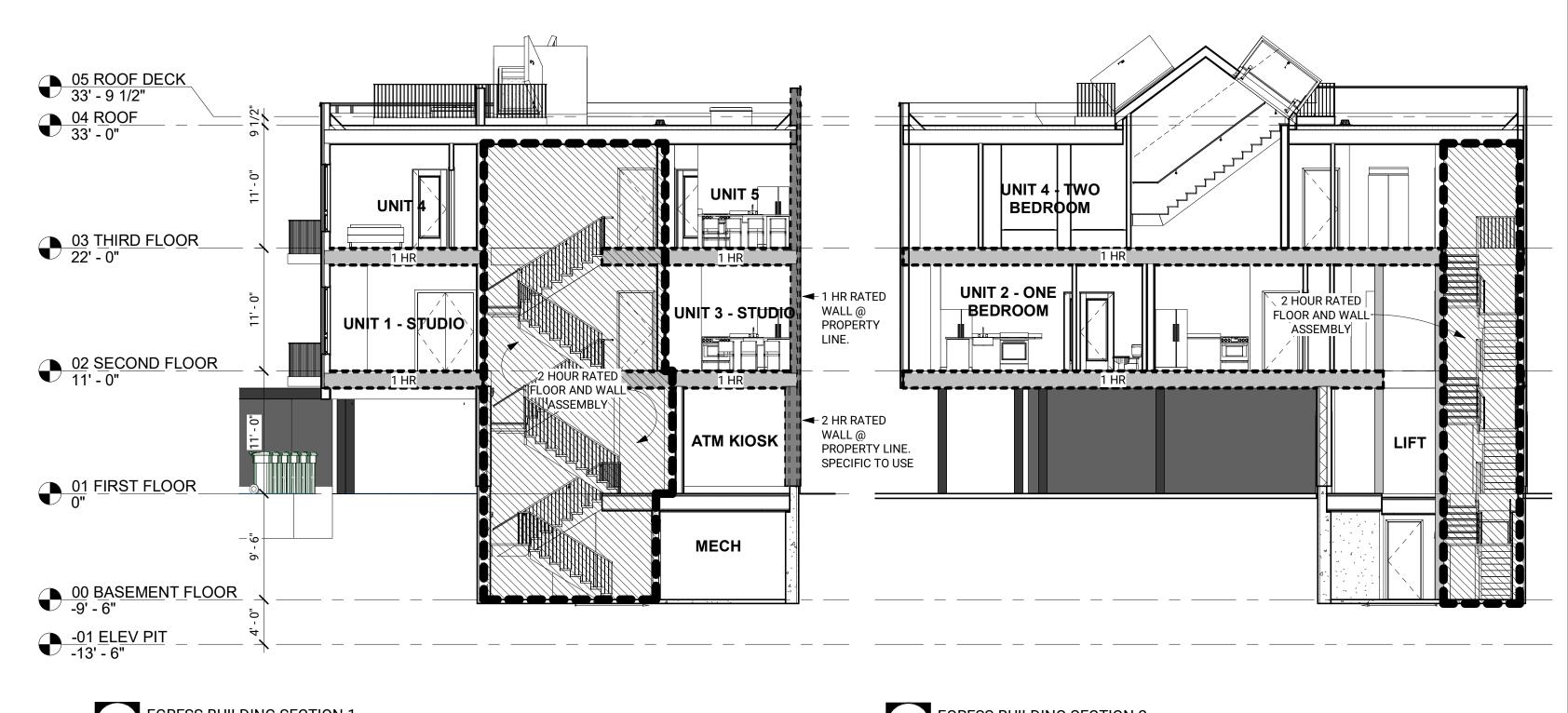
ALL ROOMS IN PROJECT ARE ON AN ACCESSIBLE PATH. RETAIL SPACE TO CONFIRM WITH ALL MAAB REGULATIONS AT THE RESPONSIBILITY OF FUTURE TENANT WITH FIT OUT.

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING FLEMENTS

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	Α	В	Α	В	Α	В	HT	Α	В
Primary Structural Steel Frame (See section 202)	3ª	2 ^a	1	0	1	0	нт	1	0
Bearing Walls									
Exterior f,g	3	2	1	0	2	2	2	1	0
Interior	3 ^a	2 ^a	1	0	1	0	1/HT	1	0
Nonbearing Walls and Partitions Exterior	See Table 602								
Nonbearing Walls and Partitions Interior ^e	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	НТ	1	0
Roof Construction and Secondary Members (See Section 202)	1 1/2 ^b	1 b,c	1 b,c	0c	1 ^{b,c}	0	НТ	1 b,c	0

For SI: 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





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PROJECT NAME:

581 AMERICAN LEGION

581 AMERICAN LEGION HIGHWAY, BOSTON, MA 02131

197 8th Street, Suite 2000, Boston, MA 02129

BURNS REALTY & INVESTMENTS

PROJECT ADDRESS:

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

(781-779-1330) MEP FP FA

ZADE ASSOCIATES CONSULTING ENGINEERS LLC 140 BEACH STREET, BOSTON, MA 02111 617 338-4406 ZADE@ZADEENGINEERING.COM

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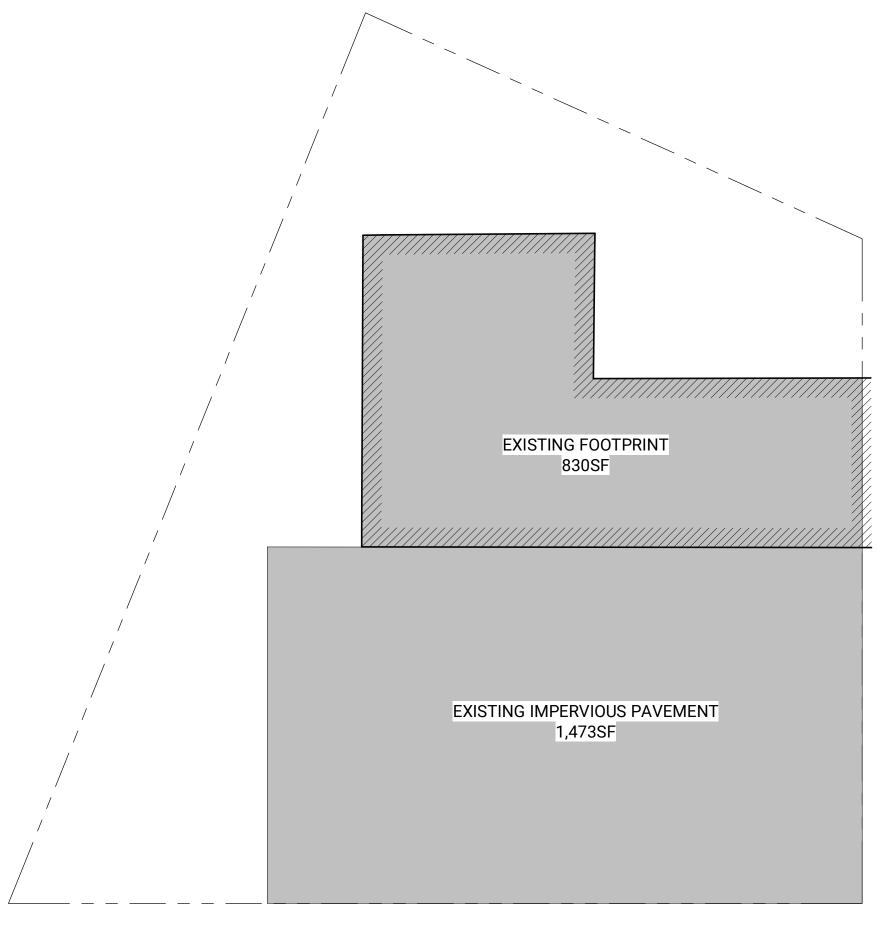


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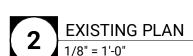
CODE & LIFE SAFETY



EXISTING BUILDING FOOTPRINT = 830SF

IMPERVIOUS PAVING = 1,473SF

TOTAL IMPERVIOUS = 2,303SF





BUILDING FOOTPRINT = 2,244 SF IMPERVIOUS PAVING = 1236 SF TOTAL IMPERVIOUS = 3,480 SF



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 SE

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



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CIVIL
SPRUHAN ENGINEERING
80 JEWETT ST, SUITE ONE
NEWTON, MA 02458
617-816-0722
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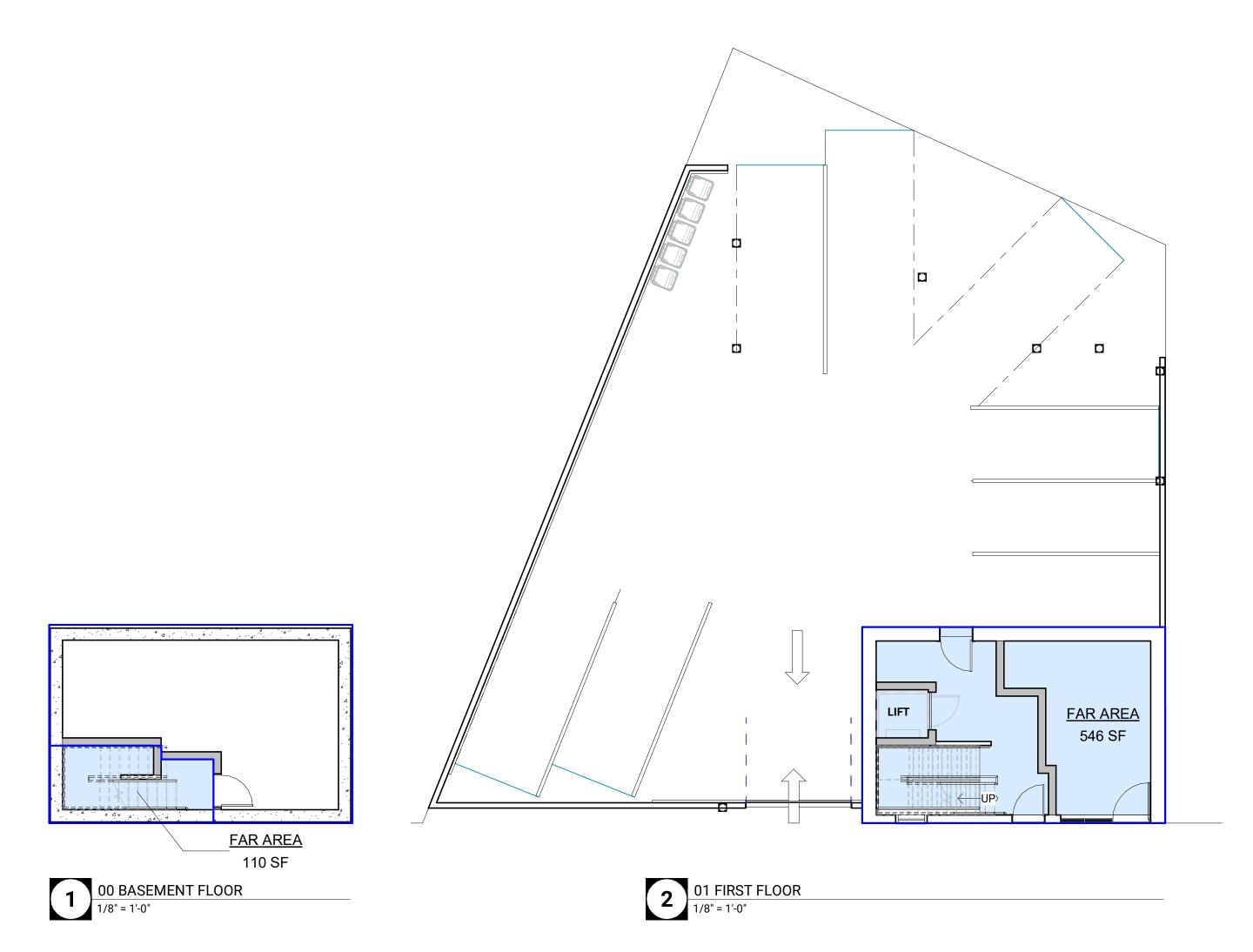
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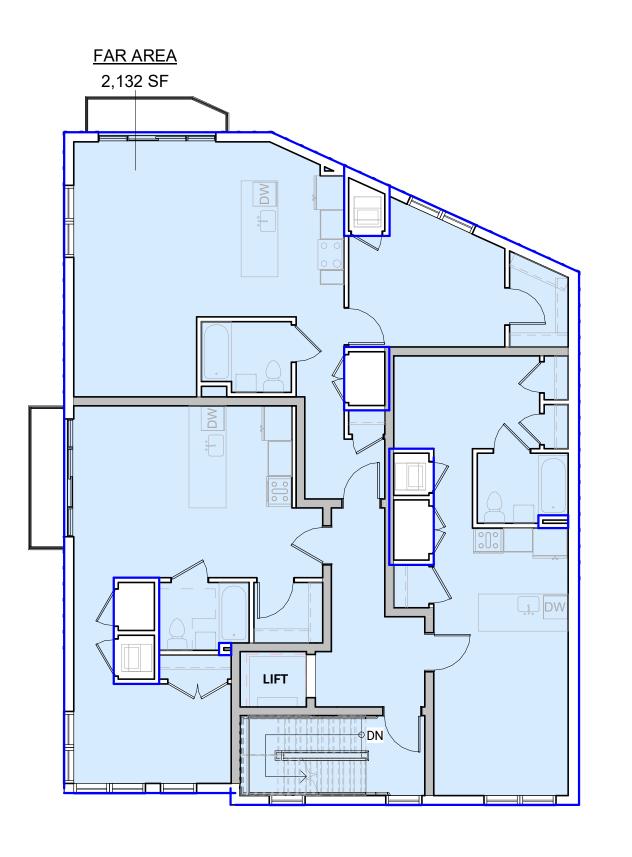
LOT COVERAGE

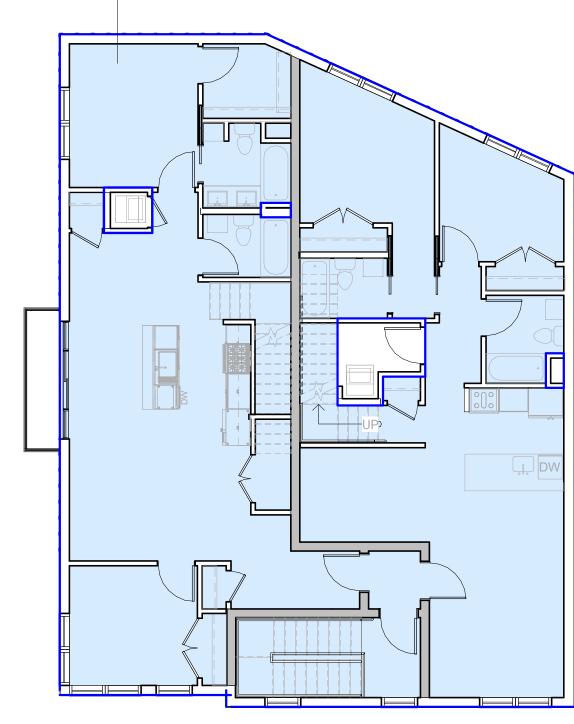
PROPOSED AREA PLANS

Area Schedule (Gross Building)					
Level Area					
00 BASEMENT FLOOR	110 SF				
01 FIRST FLOOR	546 SF				
02 SECOND FLOOR	2,132 SF				
03 THIRD FLOOR	2,177 SF				
	4,964 SF				

ALLOWABLE FAR = 1.5 MAX ALLOWABLE GSF = 5,686.5 SF SITE AREA = 3,791 SF









	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts	Community Commercial Subdistricts		PROPOSED
			cc-1	CC-2	
Maximum Floor Area Ratio	0,5	1.0	1.0 (6) 1.5	2.0	1.31 - MIXED USE, BANKING & POSTAL USE WITH RESIDENTIAL
Maximum Building Height	35 feet/ 2-1/2 floors	35 feet/ 3 floors	35 feet/ 3 floors	35 feet/ 3 floors	33 FEET / 3 FLOORS COMPLIANT WITH ZONING
Minimum Lot Size	none	none	none	none	NOT A REQUIREMENT - COMPLIANT WITH ZONING
Minimum Lot Area Per Dwelling Unit	N/A	N/A	N/A	N/A	NA
Minimum Usable Open Space per Dwelling Unit (sq. ft.) (1)	none	none	none	none	NOT A REQUIREMENT - COMPLIANT WITH ZONING
Minimum Lot Width	none	none	none	none	NO MIN. LOT WIDTH IS REQUIRED FOR THIS PROJECT - COMPLIANT WITH ZONING
Minimum Lot Frontage	none	none	none	none	NO LOT FRONTAGE IS REQUIRED FOR THIS PROJECT - COMPLIANT WITH ZONING
Minimum Front Yard ⁽²⁾	15 (3)	10 (3)	none ⁽³⁾	none ⁽³⁾	NO FRONT YARD IS REQUIRED FOR THIS PROJECT - COMPLIANT WITH ZONING
Minimum Side Yard ⁽⁴⁾	none	none	none	none	NO SIDE YARD IS REQUIRED FOR THIS PROJECT - COMPLIANT WITH ZONING
Minimum Rear Yard ⁽⁵⁾	20	10	10	20	10 FT REAR YARD - COMPLIANT WITH ZONING

3. See Section 67-33.1, Conformity with Existing Building Alignment. A bay window may protrude into a front yard. 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 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.

Alignment of the Block.

Except that the maximum Floor Area Ratio in a Community Commercial 1 Subdistrict shall be 1.5 for mixed uses for Proposed Projects that include commercial and residential uses.

ZONING SUMMARY

ZONING OVERLAYS:

ZONING DISTRICT:ROSLINDALE NEIGHBORHOODZONING SUBDISTRICT:CC-1SUBDISTRICT TYPE:COMMUNITY COMMERCIAL

CC-1 COMMUNITY COMMERCIAL NEIGHBORHOOD DESIGN REVIEW & GREENBELT PROTECTION OVERLAY DISTRICT

FAR AREA

2,177 SF

This project is a by-right zoning mixed-use development located at 581 American Legion. The Greenbelt Protection Overlay Requirement, Section 29-4. - Applicability, is not applicable as this project is less than 5,000 GSF. Based on the Community Commercial Subdistrict, this project does not have requirements for lot size, frontage, width, front setbacks, and side setbacks. Modal alignment is only appicable 'where a front yard is required.' No front yard is required in the CC-1 zoning subdistrict 8 Parking spots are provided, which meets the requirements of Article 67.

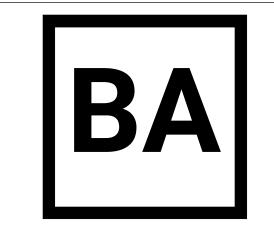
PARKING (ARTICLE 67 TABLE F)

RESIDENTIAL (exception 4 CC-1 Zoning, 1.5/DU): BANKING & POSTAL

7.5 PARKING SPACES FOR 5 DWELLING UNIT 0 PARKING SPACES REQUIRED, UNIT IS LESS THAN 1,000 SF*

*if one parking space is required for Banking & Postal, 8.5 parking spaces for the project would be required. However, based on the Rounding Numbers, Rule For When a decimal must be rounded to the nearest whole number, as in the case of off-street parking requirements, or to the nearest foot, and when the only digit dropped is .5, then if the last digit retained is an even number, it shall be left unchanged; but if the last digit retained is an odd number, it shall be increased to the next higher digit. In the case of rounding to the nearest half foot to determine the existing building alignment, if the only digits dropped are .25, the preceding digit shall be left unchanged; but if the only digits dropped are .75, the preceding digit shall be raised to the next higher number.

Per this rule, the .5 space is to be dropped and the integer retained is 8. 8 parking spaces are required for this project and 8 parking spaces are provided.



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

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581 AMERICAN LEGION HIGHWAY, BOSTON, MA 02131

CIVIL
SPRUHAN ENGINEERING
80 JEWETT ST, SUITE ONE
NEWTON, MA 02458
617-816-0722

NEWTON, MA 02458 617-816-0722 EDMOND@SPRUHANENG.COM STRUCTURAL

WEBB STRUCTURAL SERVICES, INC. 670 MAIN STREET READING, MA 01867 (781-779-1330)

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ZADE ASSOCIATES CONSULTING ENGINEERS LLC
140 BEACH STREET, BOSTON, MA 02111
617 338-4406
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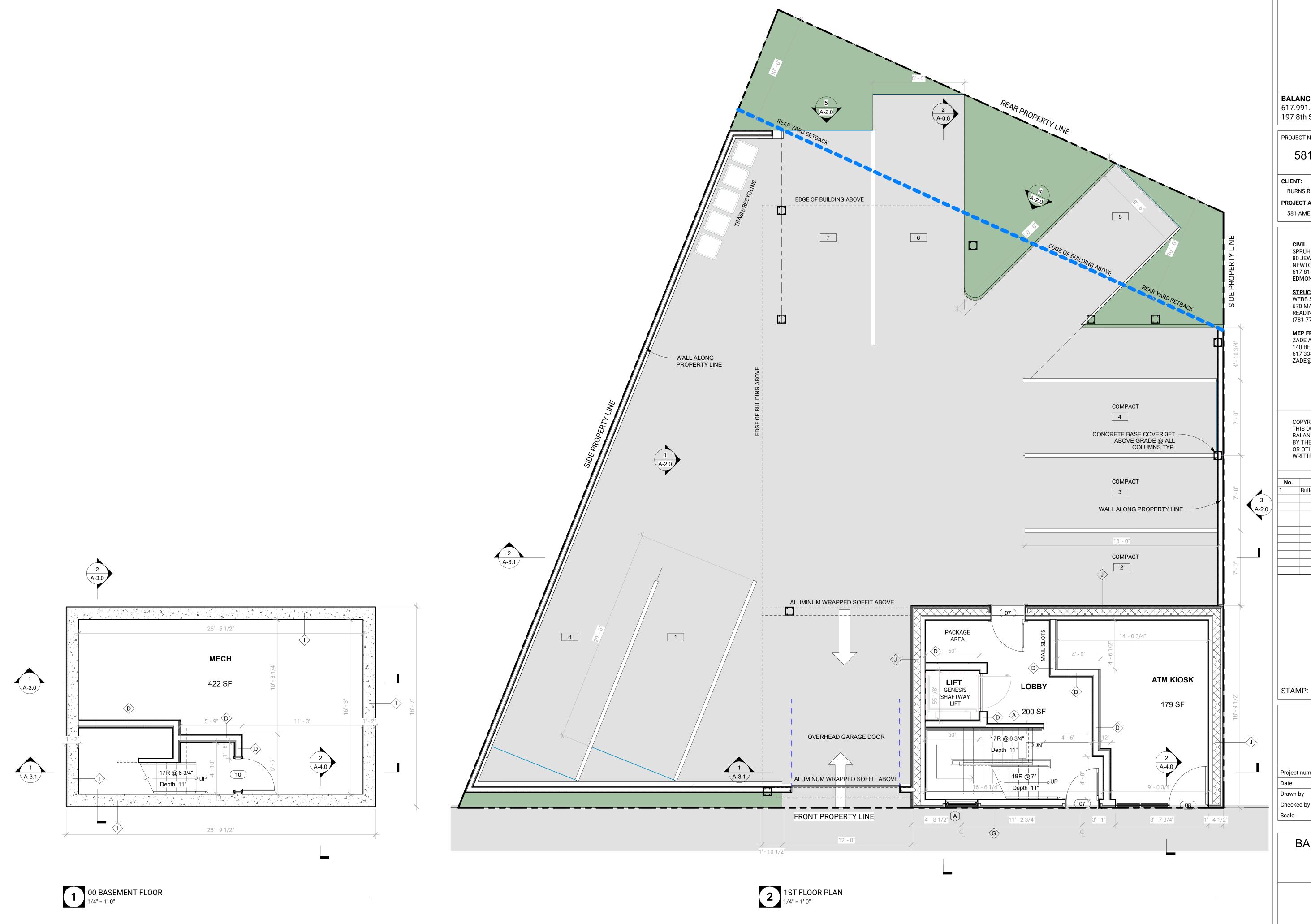


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ZONING





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

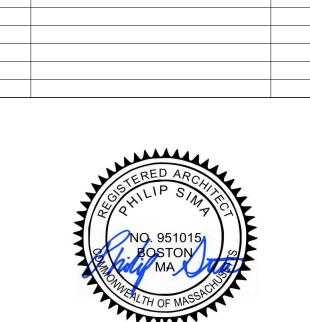
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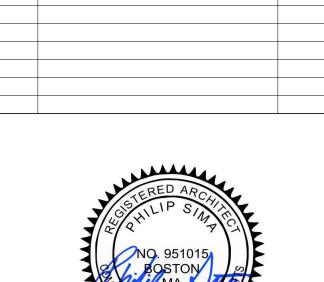
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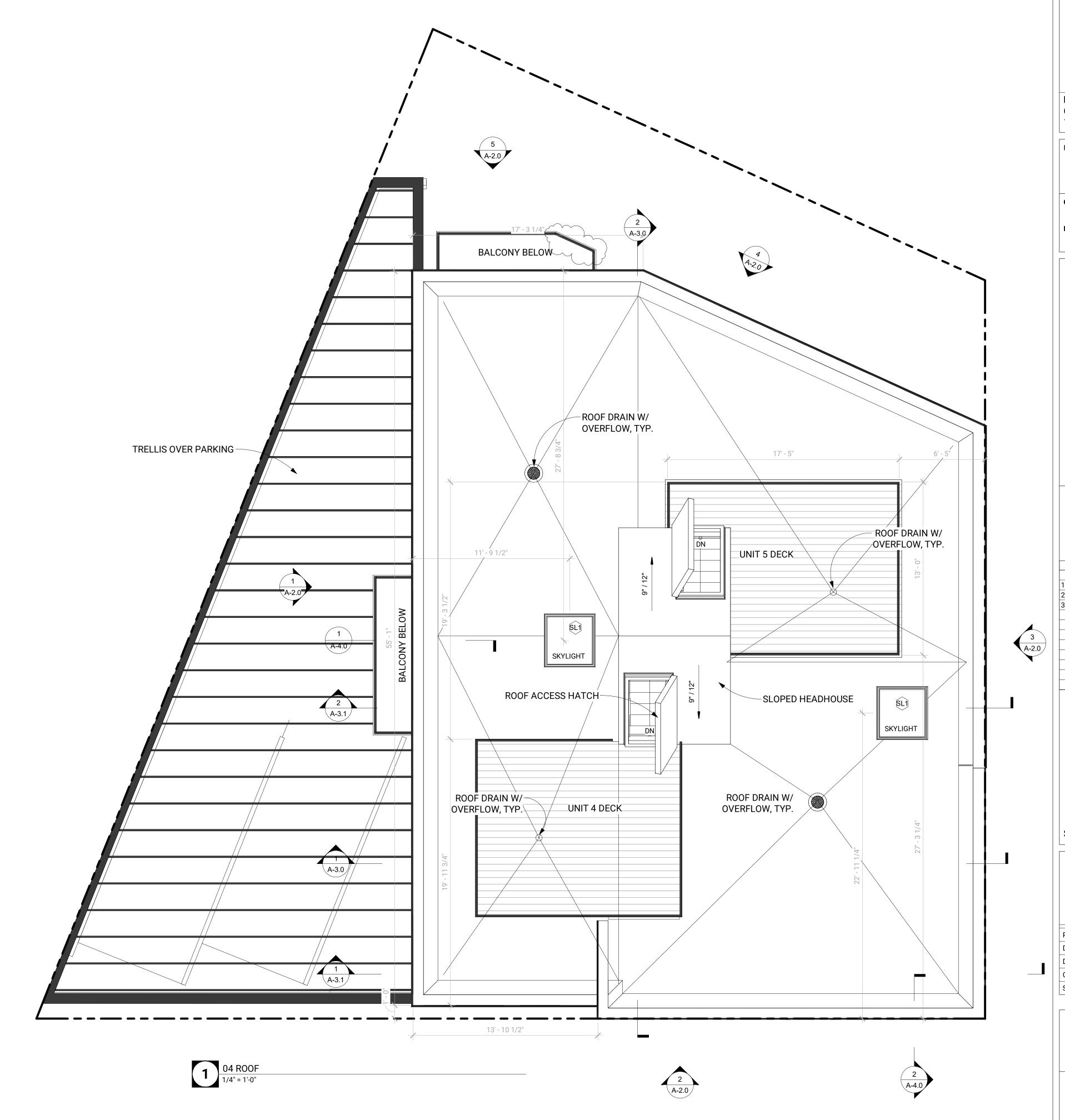
BASEMENT & GROUND FLOOR PLAN

A-1.0





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581 AMERICAN LEGION HIGHWAY, BOSTON, MA 02131

CIVIL
SPRUHAN ENGINEERING
80 JEWETT ST, SUITE ONE
NEWTON, MA 02458
617-816-0722

NEWTON, MA 02458 617-816-0722 EDMOND@SPRUHANENG.COM

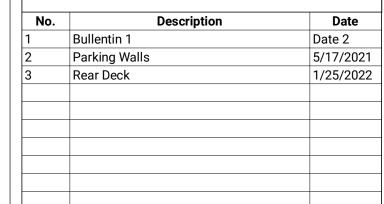
STRUCTURAL
WEBB STRUCTURAL SERVICES, INC.
670 MAIN STREET
READING, MA 01867

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ROOF PLAN

A-1.2

HARDWARE TYPES

*FOR ADDITIONAL DETAILS, SEE HARDWARE SPECIFICATIONS

HARDWARE SET #2

SARGENT MD LEVER

- DOOR SILENCERS

HARDWARE SET #4

STOREROOM/CLOSET SET

SARGENT MD LEVER

- DOOR SILENCERS

- NORTON DOOR CLOSER

- SARGENT 8204 LOCKSET W/

- FLOOR OR OVERHEAD STOP

- NORTON DOOR CLOSER

- SARGENT 8237 LOCKSET W/

- FLOOR OR OVERHEAD STOP

CLASSROOM SET

- HINGES

HARDWARE SET #1

PASSAGE SET

- HINGES - SARGENT 8215 LOCKSET W/ SARGENT MD LEVER - NORTON DOOR CLOSER - FLOOR OR OVERHEAD STOP - DOOR SILENCERS

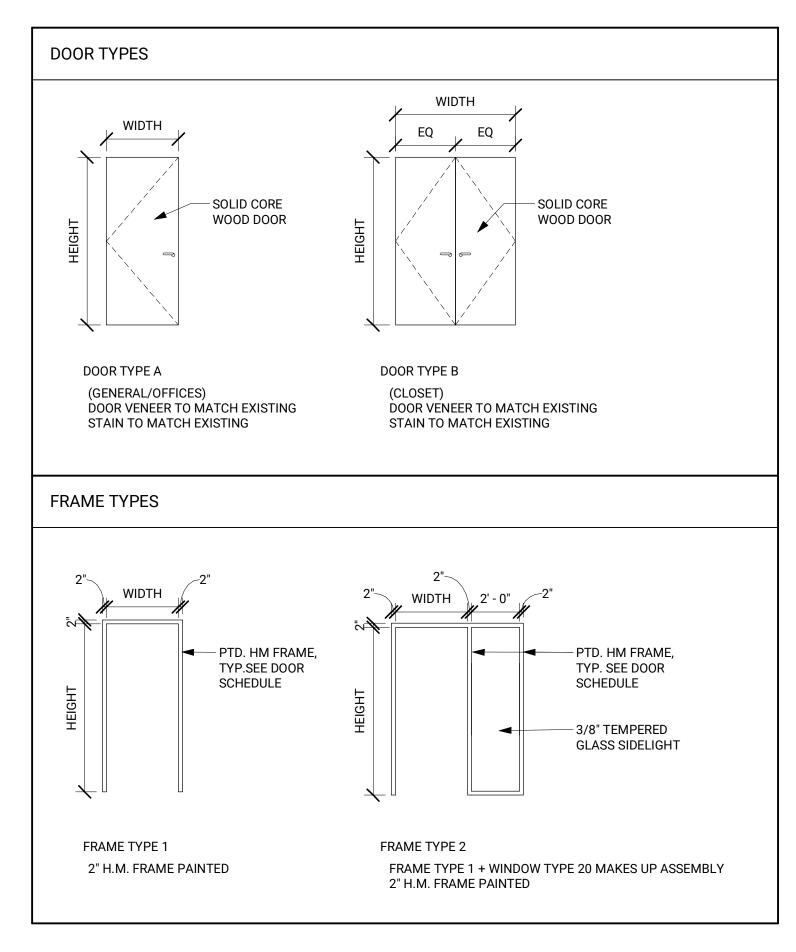
HARDWARE SET #3

PRIVACY SET - HINGES

- SARGENT 8265 LOCKSET W/ SARGENT MD LEVER - NORTON DOOR CLOSER - FLOOR OR OVERHEAD STOP - DOOR SILENCERS * OPTIONAL OCCUPANCY INDICATOR

HARDWARE SET #5

POCKET DOORS -ROCKWOOD RM3331 36" PULLS -PEMKO POCKET FRAME KIT

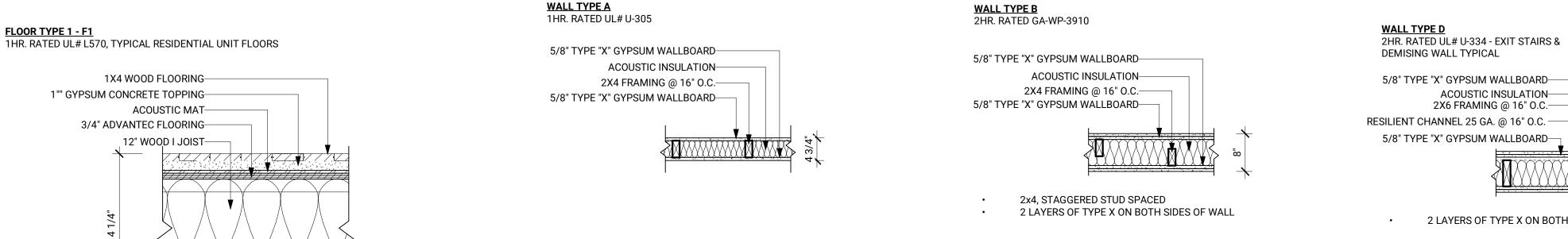


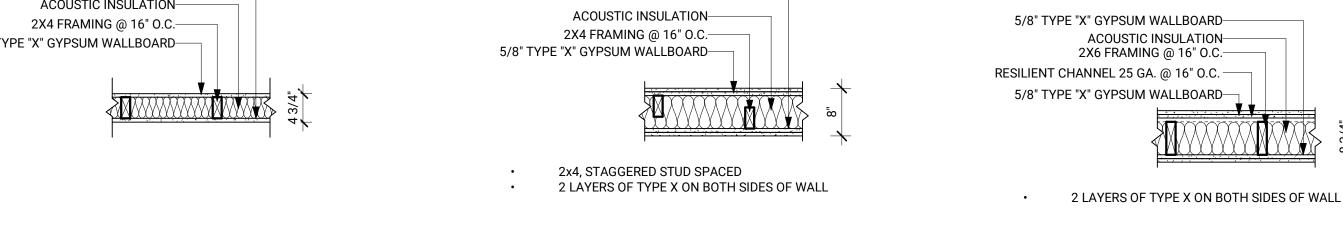


					WINDOW SC	HEDULE	
			R.O.				
Type Mark	Count	Width	Height	Sill Height	Manufacturer	Model	Comments
A	7	3' - 0"	6' - 0"	1' - 6"	Andersen Corporation	100-Series Awning	Casement Window
В	11	3' - 0"	6' - 0"	1' - 6"	Andersen Corporation	100-Series Awning	Fixed over Awning Window - Window Assembly Mulled with Type C
С	11	3' - 0"	6' - 0"	1' - 6"	Andersen Corporation	100-Series Awning	Casement Window - Window Assembly Mulled to Type B
SL1	2	3' - 8"	3' - 10"				Velux Curbed Skylight

WINDOW SCHEDULE NOTES:

- 1. ALL WINDOWS TO HAVE HIGH PERFORMANCE, LOW-E GLASS, PAINTED FINISH INSIDE, FULL SCREEN
- 2. INSULATED GLASS TO BE LOW-E WITH ARGON TO MEET ENERGY STAR REQUIREMENTS
- 3. PROVIDE INTERIOR WOOD CASING @ ALL WINDOW LOCATIONS
- 4. WINDOW CONTROL OPENING DEVICES TO BE INSTALLED ON ANY WINDOW WITH A SILL LOWER THAN 24"

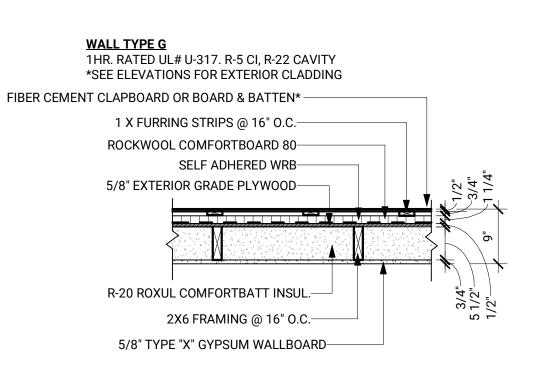




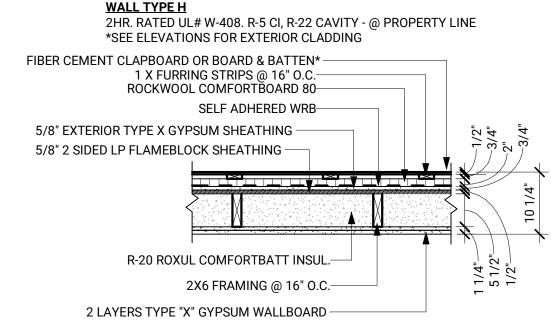


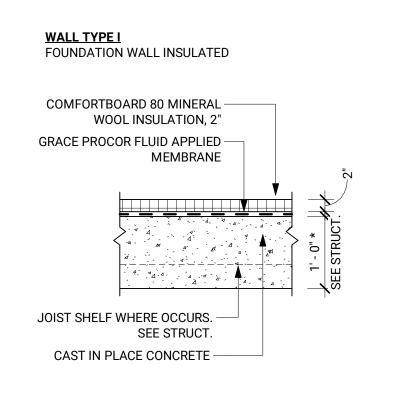
5/8" TYPE "X" GYPSUM WALLBOARD-

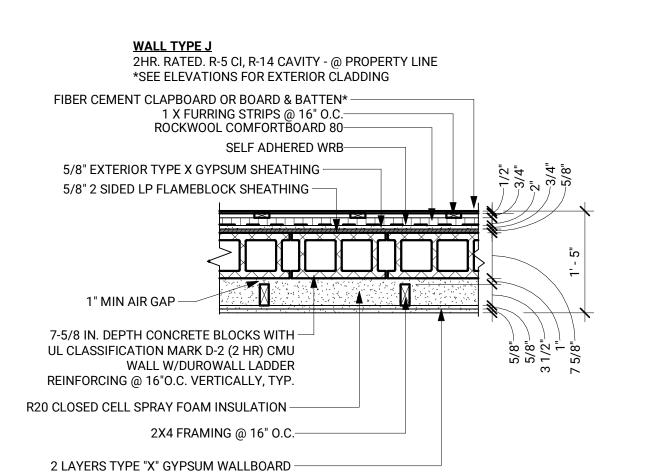
GLASS FIBER INSULATION, UL CLASSIFICATION -

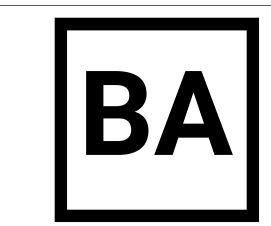


1 INTERIOR PARTITION TYPES
3/4" = 1'-0"









BALANCE ARCHITECTS

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

PROJECT NAME:

581 AMERICAN LEGION

BURNS REALTY & INVESTMENTS

PROJECT ADDRESS:

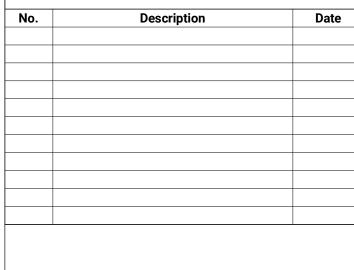
581 AMERICAN LEGION HIGHWAY, BOSTON, MA 02131

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

(781-779-1330) MEP FP FA ZADE ASSOCIATES CONSULTING ENGINEERS LLC 140 BEACH STREET, BOSTON, MA 02111 617 338-4406 ZADE@ZADEENGINEERING.COM

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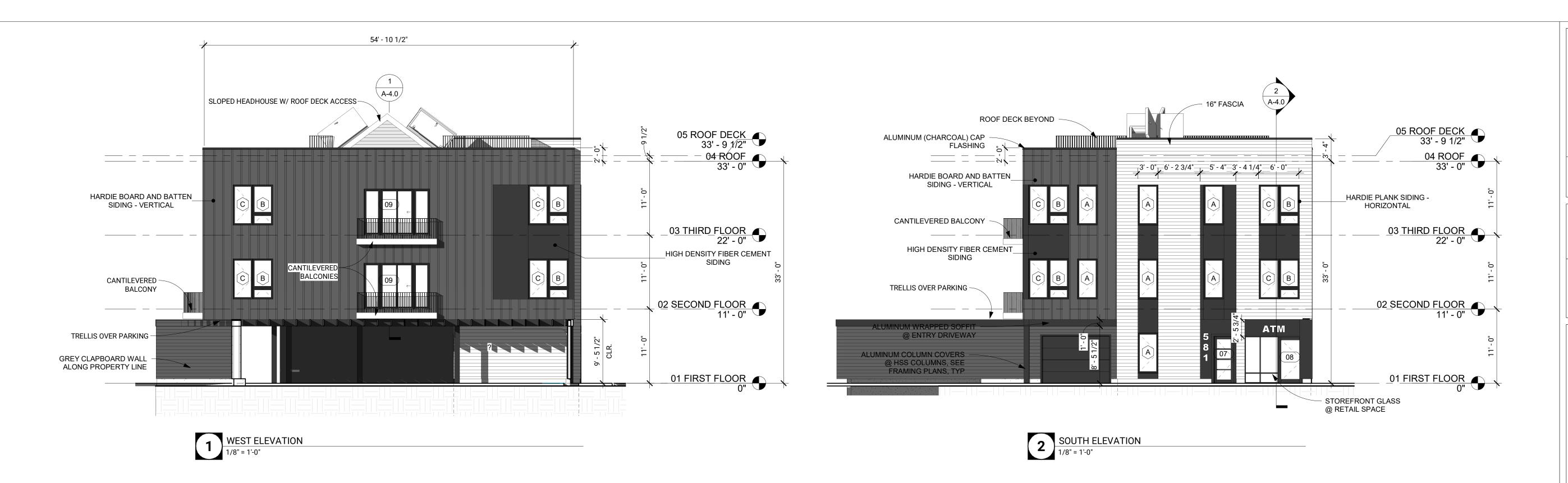
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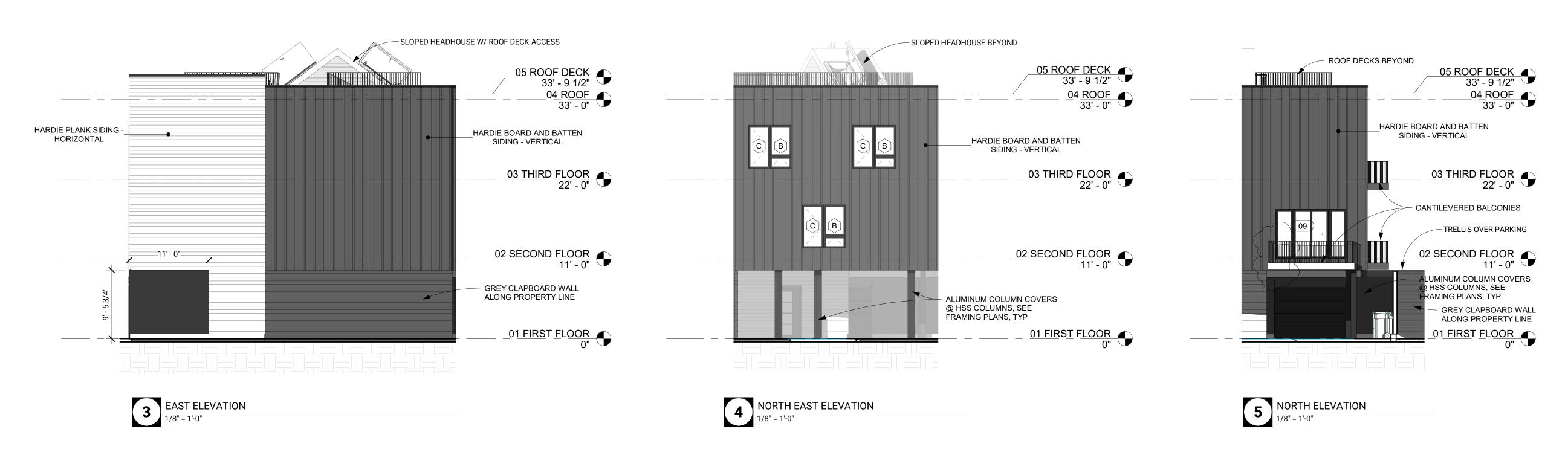
BLDG PERMIT

Project number	20.033
Date	1/25/2022
Drawn by	JMB
Checked by	PS
Scale	As indicated

SCHEDULES AND WALL **TYPES**

A-1.3





					WINDOW SC	HEDULE	
		l l	R.O.				
Type Mark	Count	Width	Height	Sill Height	Manufacturer	Model	Comments
				·			
A	7	3' - 0"	6' - 0"	1' - 6"	Andersen Corporation	100-Series Awning	Casement Window
В	11	3' - 0"	6' - 0"	1' - 6"	Andersen Corporation	100-Series Awning	Fixed over Awning Window - Window Assembly Mulled with Type C
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SL1	2	3' - 8"	3' - 10"				Velux Curbed Skylight



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



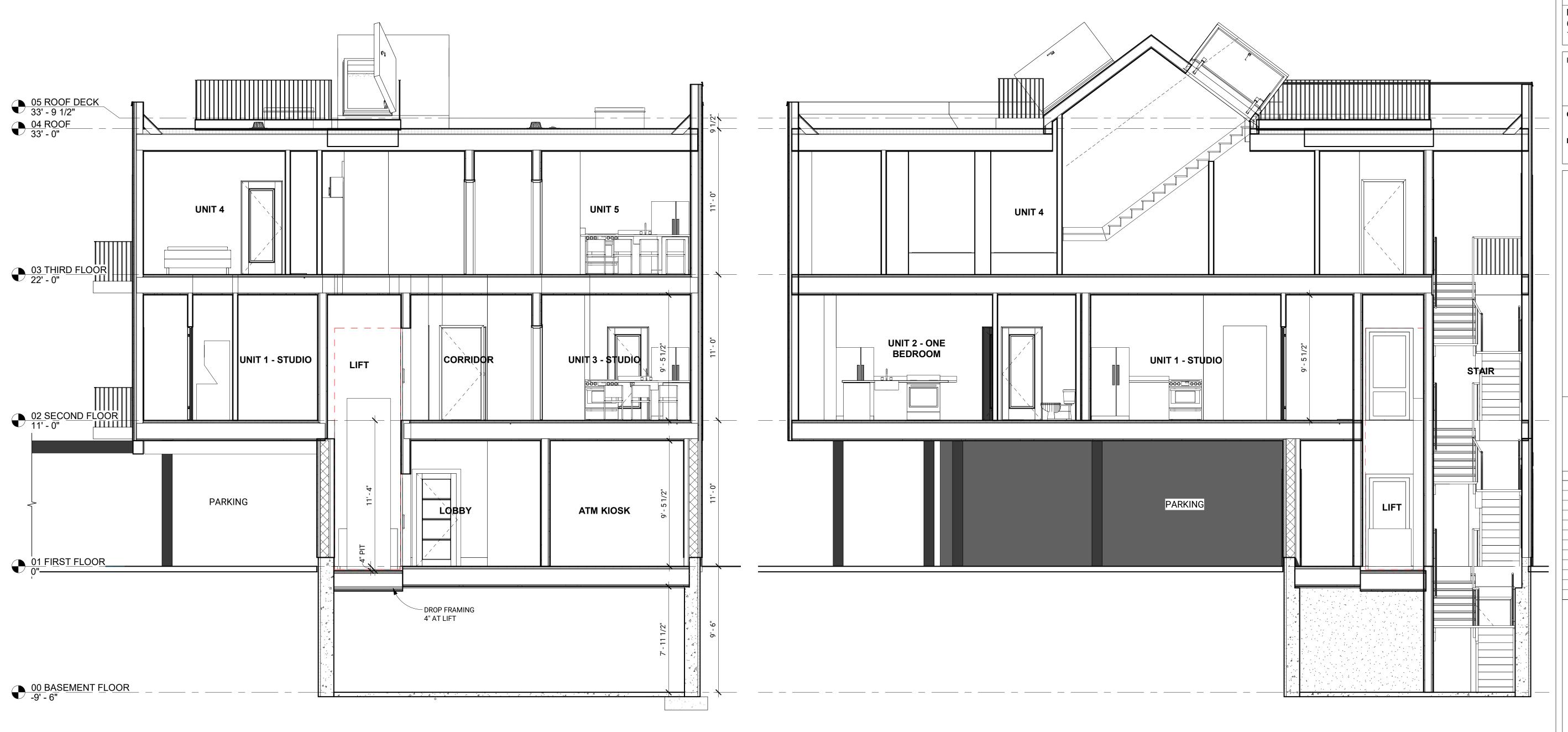
STAMP:

BLDG PERMIT

Project number	20.033
Date	1/25/2022
Drawn by	JMB
Checked by	PS
Scale	1/8" = 1'-0"
•	

EXTERIOR ELEVATIONS

A-2.0



-01 ELEV PIT -13' - 6"

BUILDING SECTION THROUGH ELEVATOR
1/4" = 1'-0"

BUILDING SECTION THROUGH HEADHOUSE
1/4" = 1'-0"



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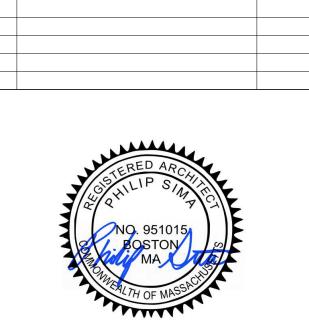
CIVIL
SPRUHAN ENGINEERING
80 JEWETT ST, SUITE ONE
NEWTON, MA 02458
617-816-0722
EDMOND@SPRUHANENG.COM

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670 MAIN STREET

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MEP FP FA
ZADE ASSOCIATES CONSULTING ENGINEERS LLC
140 BEACH STREET, BOSTON, MA 02111
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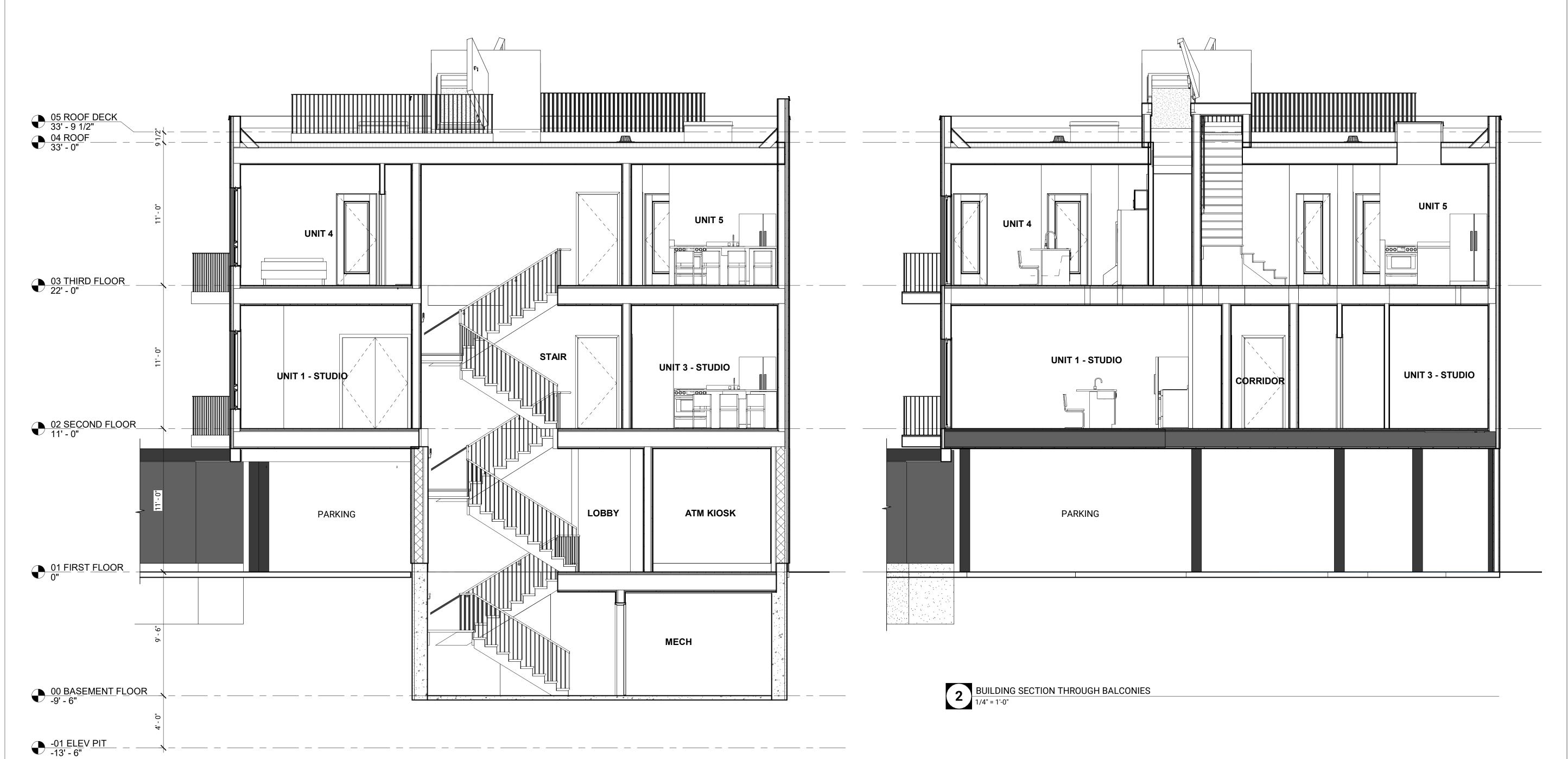


BLDG PERMIT

Project number	20.033
Date	1/25/2022
Drawn by	CW
Checked by	PS
Scale	1/4" = 1'-0"

BUILDING SECTIONS

A-3.0



BUILDING SECTION THROUGH STAIRS

1/4" = 1'-0"



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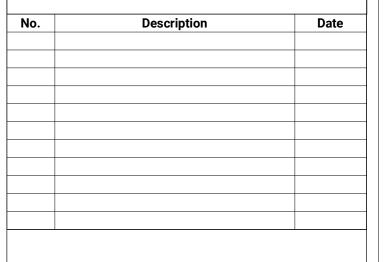
CIVIL
SPRUHAN ENGINEERING
80 JEWETT ST, SUITE ONE
NEWTON, MA 02458
617-816-0722
EDMOND@SPRUHANENG.COM

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WEBB STRUCTURAL SERVICES, INC.
670 MAIN STREET

670 MAIN STREET READING, MA 01867 (781-779-1330)

MEP FP FA
ZADE ASSOCIATES CONSULTING ENGINEERS LLC
140 BEACH STREET, BOSTON, MA 02111
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STAMP:

BLDG PERMIT

Project number	20.03
Date	1/25/202
Drawn by	С
Checked by	F
Scale	1/4" = 1'-

BUILDING SECTIONS

A-3.1