

595 Albany Street.

South End, Boston

**LANDMARKS COMMISSION
DESIGN REVIEW**

05/15/2022

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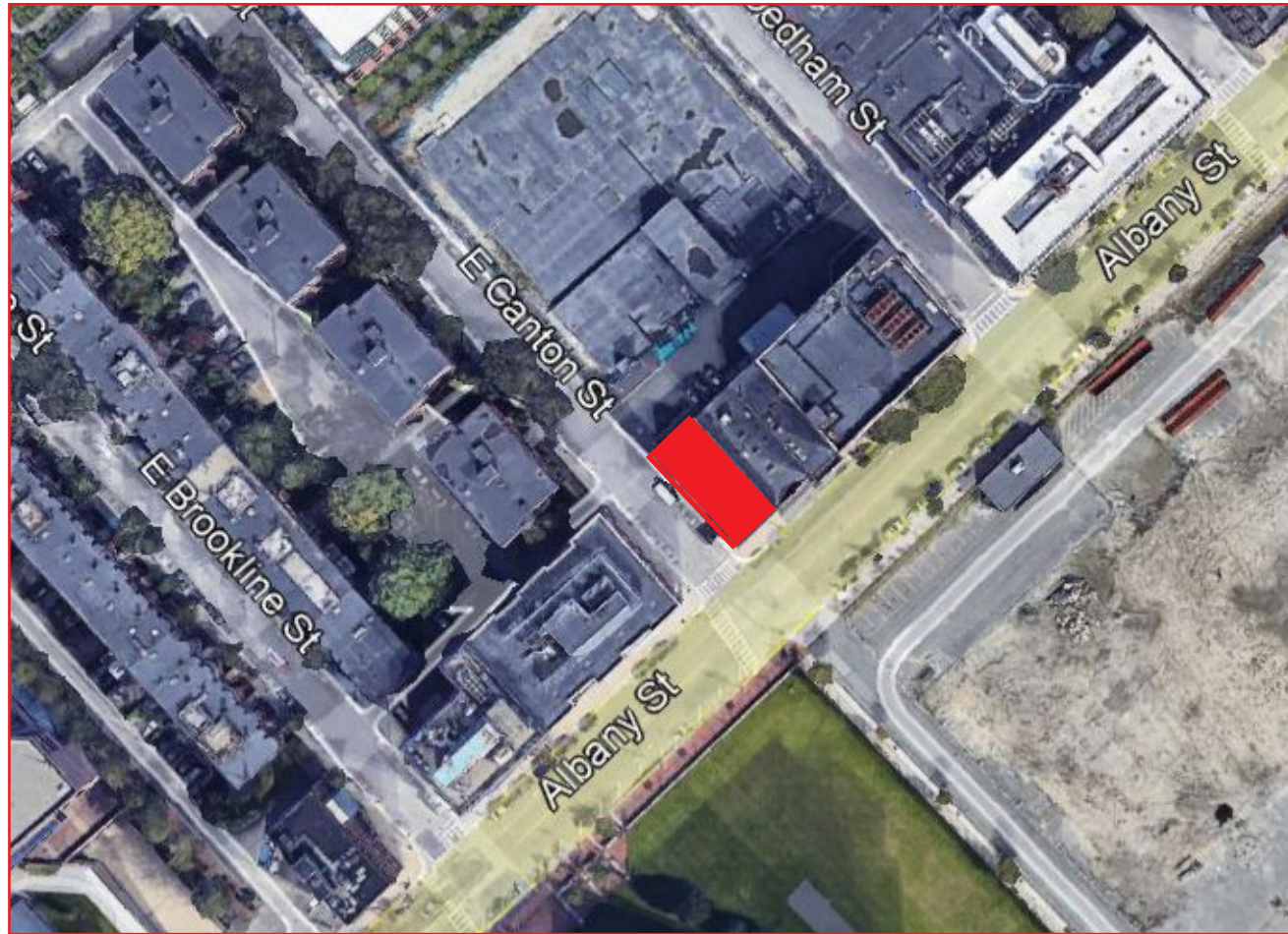
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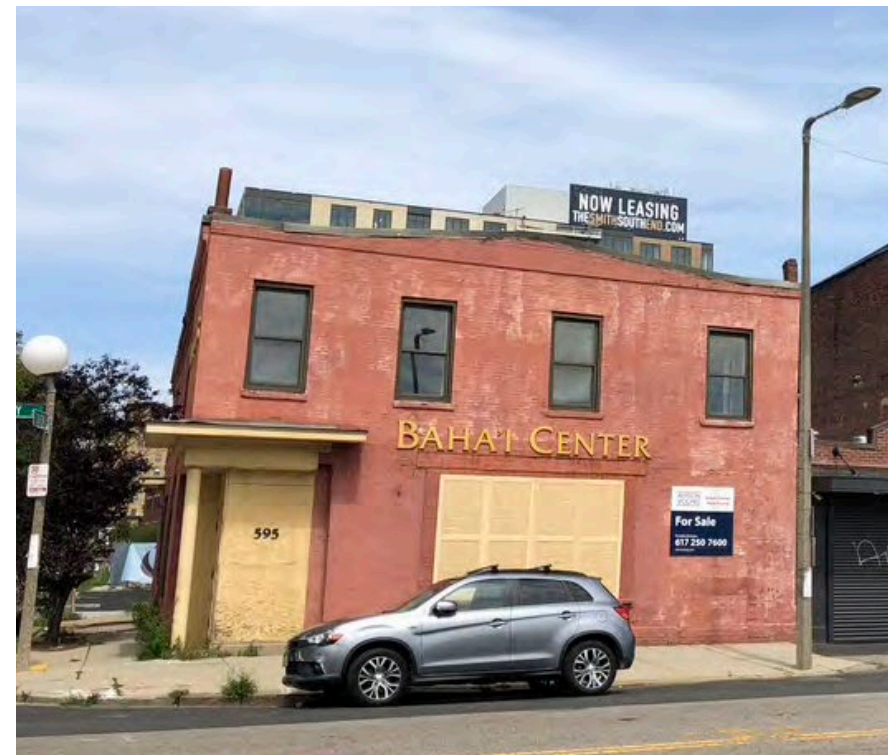
Site Locus



View of intersection at Albany and E. Canton Street



View from E. Canton Street



View from Albany Street

Boston Inspectional Services Department
 Building and Structures Division
 1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Kim Janey
 Mayor

Marc Joseph
 Inspector of Buildings

VIOLATION NOTICE

SPIRITUAL ASSEMBLY OF THE BAHAIS OF THE CITY OF BOSTON
 225 STATE STREET, 7TH FLOOR
 BOSTON, MA 02109

DATE FILED: 05/17/2021
 INSPECTOR: Pat McCabe
 VIOLATION NUMBER: V557404

Owner or in control of property located in the City of Boston at:
595 ALBANY ST Roxbury, MA 02118 WARD: 08

The Commissioner of the City of Boston Inspectional Services Department and the Inspector of Buildings of the City of Boston have adjudged certain property owned or controlled by you to be in violation of the Massachusetts State Building Code, pursuant to M.G.L. c. 143 s. 1 et seq., and 780 CMR 118.0 et seq. (8th Ed.), as amended. Notice of said violation and order to abate same through the remedy and within the time prescribed below is hereby provided pursuant to 780 CMR 118.2.

780 CMR:	Description	Violation Remedy
116.1	Unsafe and Dangerous Due to structural failure at carrying beams in basement.	To remedy the condition: Submit to this department a letter from a Registered Structural Engineer on findings of building and recommendations to correct issues. Complete work based on recommendations, or raze building forthwith.

Failure to correct this Violation within **24 Hours** of service of this Notice will result in criminal prosecution and/or civil penalties and fines.

Inspector: Pat McCabe

For the Commissioner: *[Signature]*
 Date Issued: 5/18/2021









Project Information

LOT AREA: 2,693 SF
PROPOSED GROSS BUILDING AREA: 16,160 SF
PROPOSED FAR: 6.00

PROPOSED HEIGHT: 69'

PROPOSED SETBACK:

FRONT YARD: 0'

SIDE YARD: 0'

REAR YARD: 0'

PROPOSED NUMBER OF RESIDENTIAL UNITS: 10

UNIT MIX:

1 BED = 1

1 BED + DEN = 1

2 BED = 4

3 BED = 3

4 BED = 1

REQUIRED PARKING: 6.3 SPACES

PROPOSED: 6 SPACES

ZONING SUMMARY:

595 ALBANY STREET BOSTON, MA 02118

ZONING DISTRICT: SOUTH END NEIGHBORHOOD

ZONING SUBDISTRICT: EDA SOUTH

SUBDISTRICT TYPE:

ECONOMIC DEVELOPMENT AREA

OVERLAY:

GROUNDWATER CONSERVATION OVERLAY DISTRICT

PDA - ALLOWED

RESTRICTED PARKING DISTRICT

LOT AREA: 2,693 SF

BUILDING HEIGHT MAXIMUM: 70'

FLOOR AREA RATIO MAXIMUM: 4.0

SETBACK REQUIREMENTS (MINIMUM):

FRONT YARD: 0'

SIDE YARD: 0'

REAR YARD: 20'







08/15/2021



06/07/2022



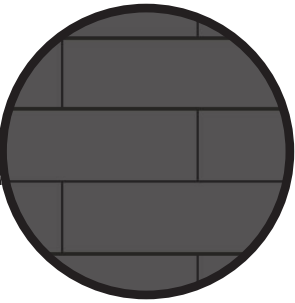








Metal Panel



Cement Panel



Brick Masonry



Brick Masonry



E Canton Street

0' 25'



TOP OF MECHANICAL 80'-0"
 ROOF DECK 69'-0"
 LEVEL 6 58'-0"
 LEVEL 5 47'-0"
 LEVEL 4 36'-0"
 LEVEL 3 25'-0"
 LEVEL 2 14'-0"
 GROUND LEVEL 0'

11'-0"
 11'-0"
 11'-0"
 80'-0"
 11'-0"
 11'-0"
 11'-0"
 14'-0"

E Canton Street

595

0' 15'



Alley

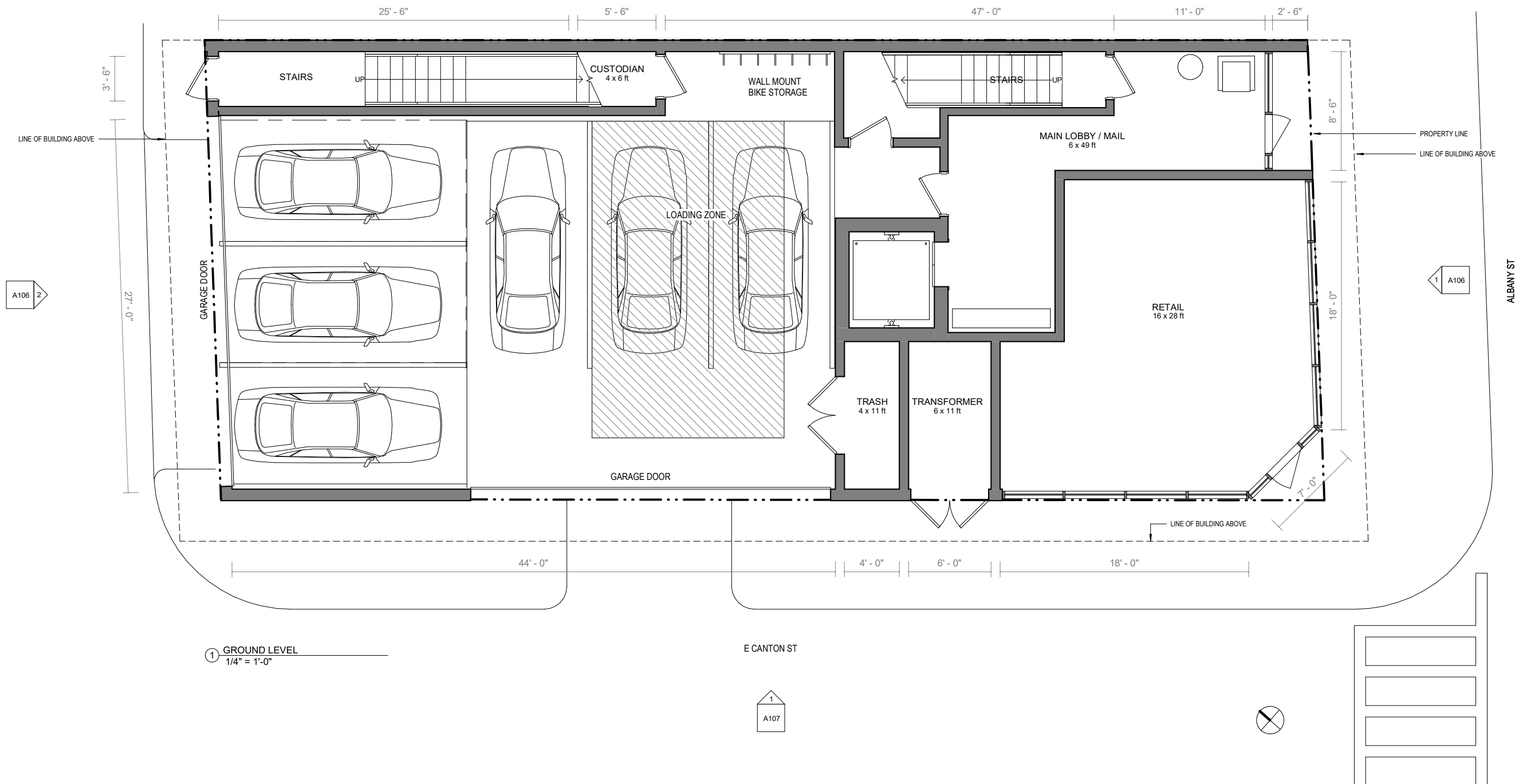
Albany Street





E Canton St.

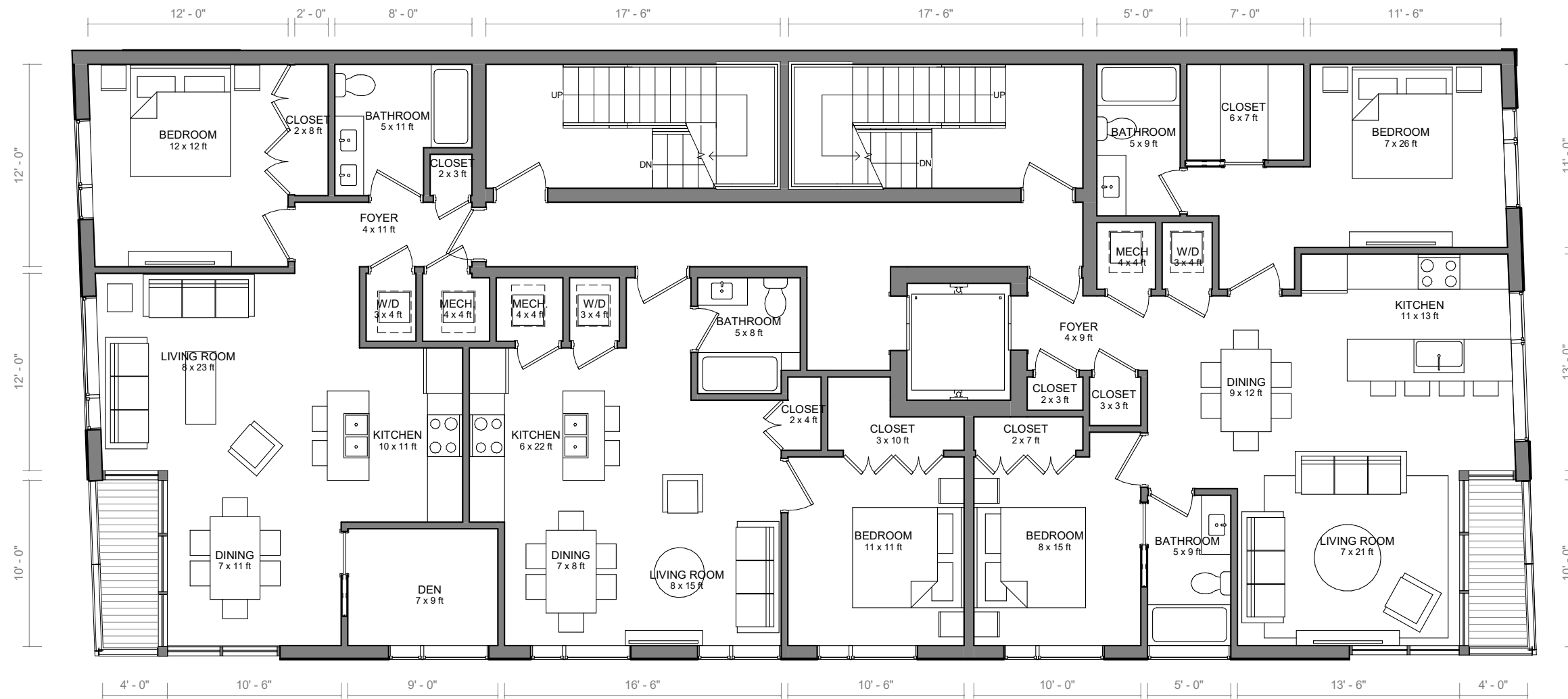
0' 30'

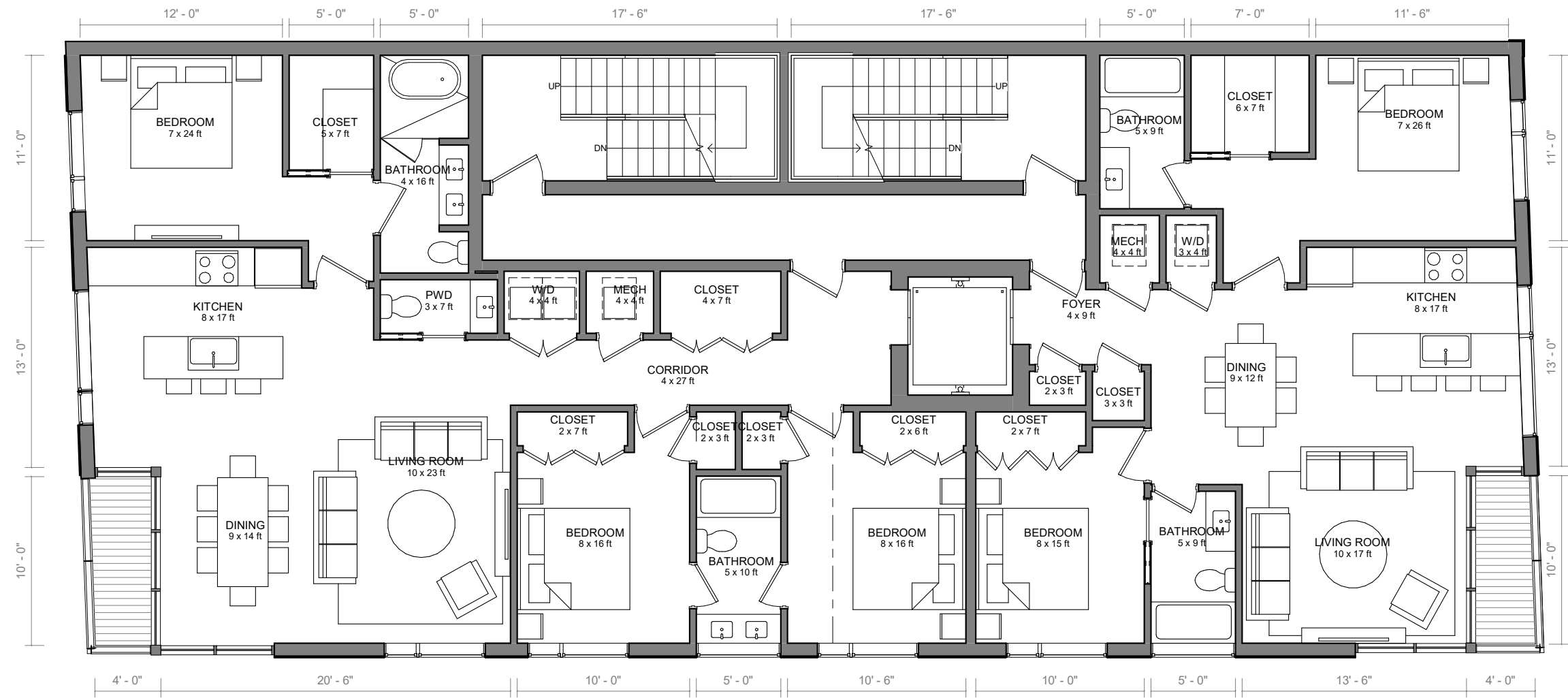


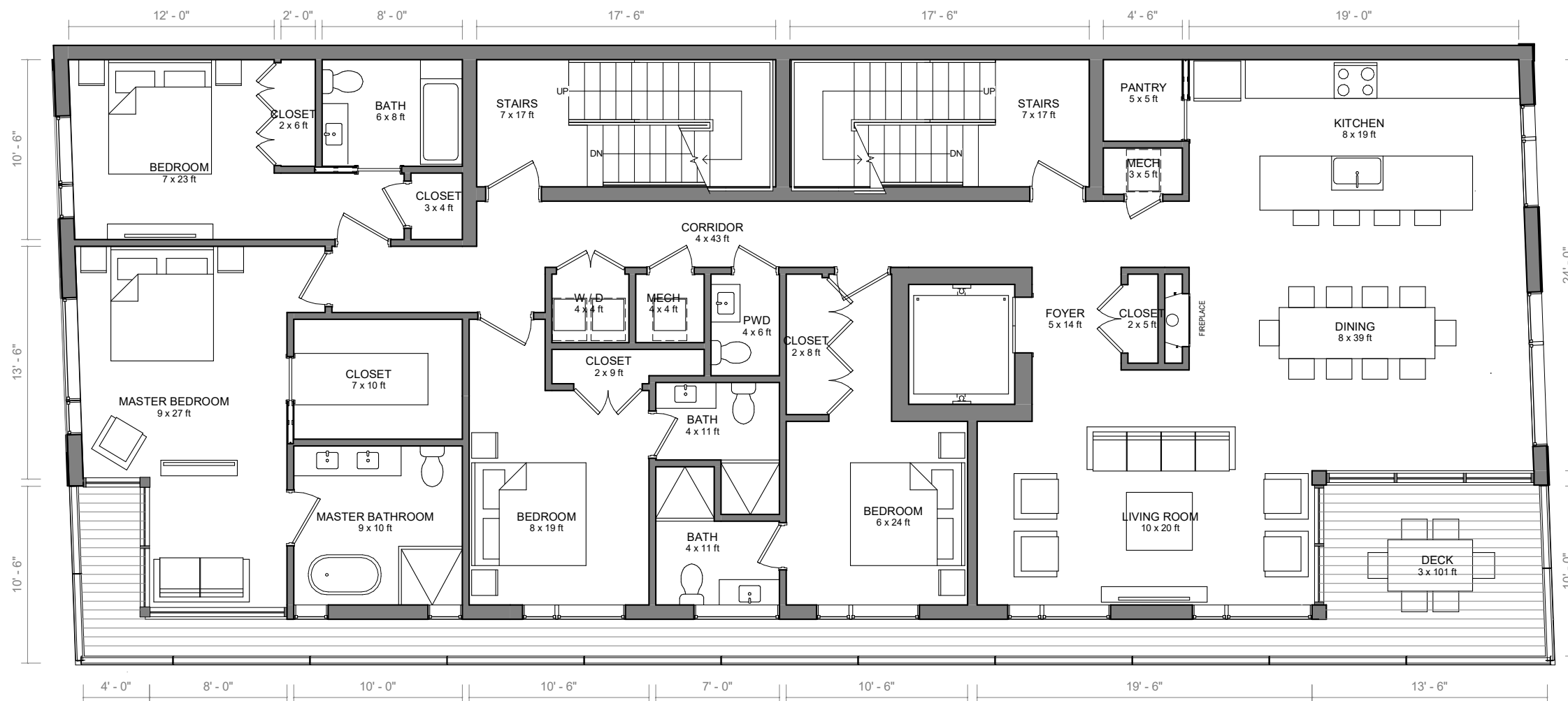
① GROUND LEVEL
1/4" = 1'-0"

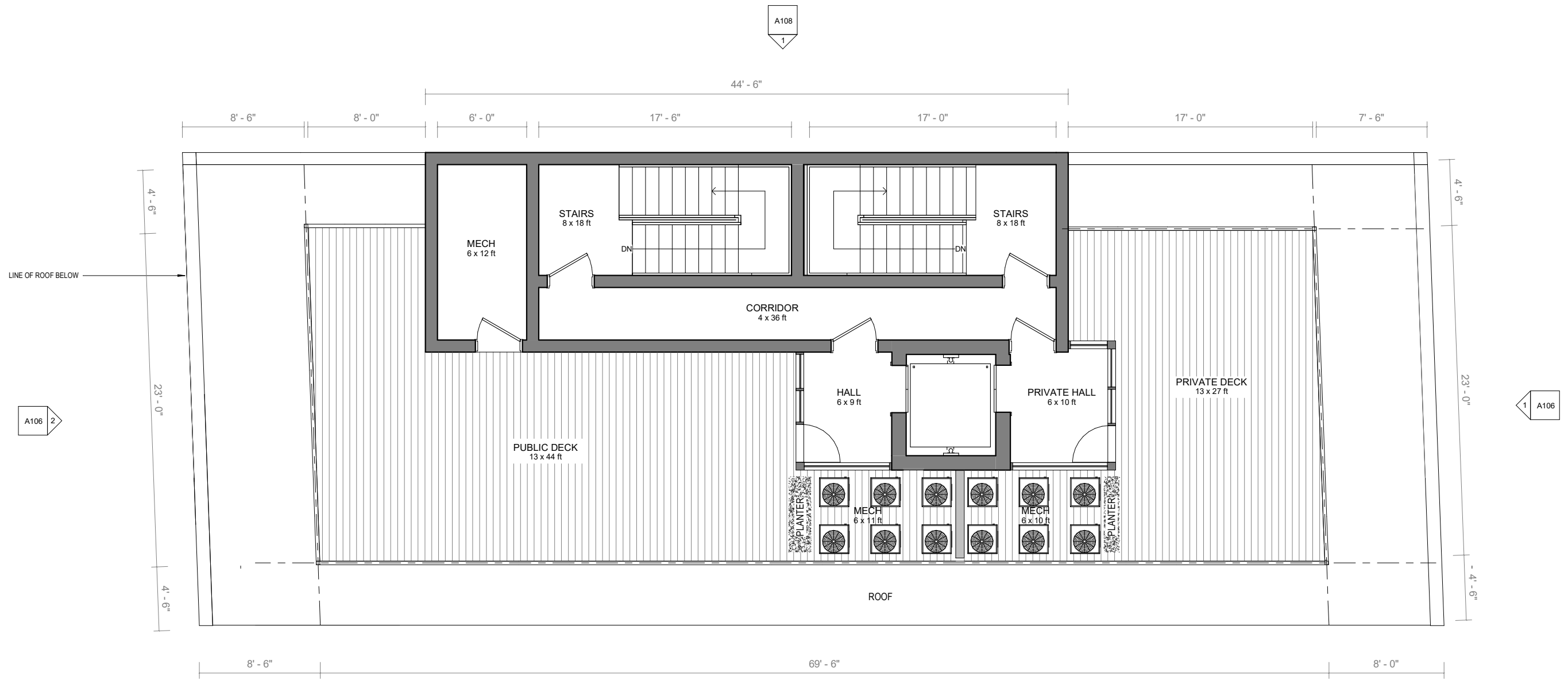
E CANTON ST

1
A107









① ROOF DECK
1/4" = 1'-0"

