



**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 804 Hyde Park Avenue, Hyde Park, MA 02136 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 804 HPA LLC

Enis Shehu	Owner
CONTACT NAME	RELATIONSHIP TO PROPERTY
150 East Central Street	Natick, MA 01760
MAILING ADDRESS	CITY STATE ZIP CODE
617-957-2482	enis@whiteacreproperties.com
PHONE	EMAIL

804 HPA LLC	Enis Shehu
PROPERTY OWNER	CONTACT NAME
150 East Central Street	Natick, MA 01760
MAILING ADDRESS	CITY STATE ZIP CODE
617-957-2482	enis@whiteacreproperties.com
PHONE	EMAIL

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? Yes
IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS Approved. (article 80 small project review)
(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.

Seeking demolition permit for two vacant, single family houses, located at 804 Hyde Park Ave and (abutting) 161 Clare Ave, Hyde Park, MA.
New construction in it's place has already been approved through Article 80: Small Project Review.
New building will be 34-unit residential.


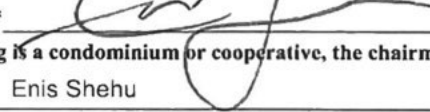
V. REQUIRED DOCUMENTATION: The following is a list of documents that **MUST** be submitted with this application. Failure to include adequate documentation will cause a delay in the review process.

- 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 Enis Shehu PRINT Enis Shehu
 *(If building is a condominium or cooperative, the chairman must sign.)

On this 3rd day of MARCH 2022 before me, the undersigned Notary Public, personally** appeared ENIS SHEHU (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.

On this 3rd day of MARCH, 2022 before me, the undersigned Notary Public, personally** appeared _____ (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.

 (official signature and seal of Notary) **Marc Savatsky**
 My Commission expires: 12-1-2028
 NOTARY PUBLIC
 COMMONWEALTH OF MASSACHUSETTS
 My Comm. Expires December 1, 2028

 (official signature and seal of Notary) **Marc Savatsky**
 My Commission expires: 12-1-2028
 NOTARY PUBLIC
 COMMONWEALTH OF MASSACHUSETTS
 My Comm. Expires December 1, 2028

**During the declared state of emergency due to COVID-19, digital notarization is allowed.

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. It is your responsibility to ensure the application is complete before submittal. **Incomplete applications will not be accepted.**

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



**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 161 Clare Avenue, Hyde Park, MA 02136 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 804 HPA LLC

Enis Shehu	Owner
CONTACT NAME	RELATIONSHIP TO PROPERTY
150 East Central Street	Natick, MA 01760
MAILING ADDRESS	CITY STATE ZIP CODE
617-957-2482	enis@whiteacreproperties.com
PHONE	EMAIL

804 HPA LLC	Enis Shehu
PROPERTY OWNER	CONTACT NAME
150 East Central Street	Natick, MA 01760
MAILING ADDRESS	CITY STATE ZIP CODE
617-957-2482	enis@whiteacreproperties.com
PHONE	EMAIL

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? Yes
IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS Approved. (article 80 small project review)
(If necessary, attach additional pages to provide more information.)

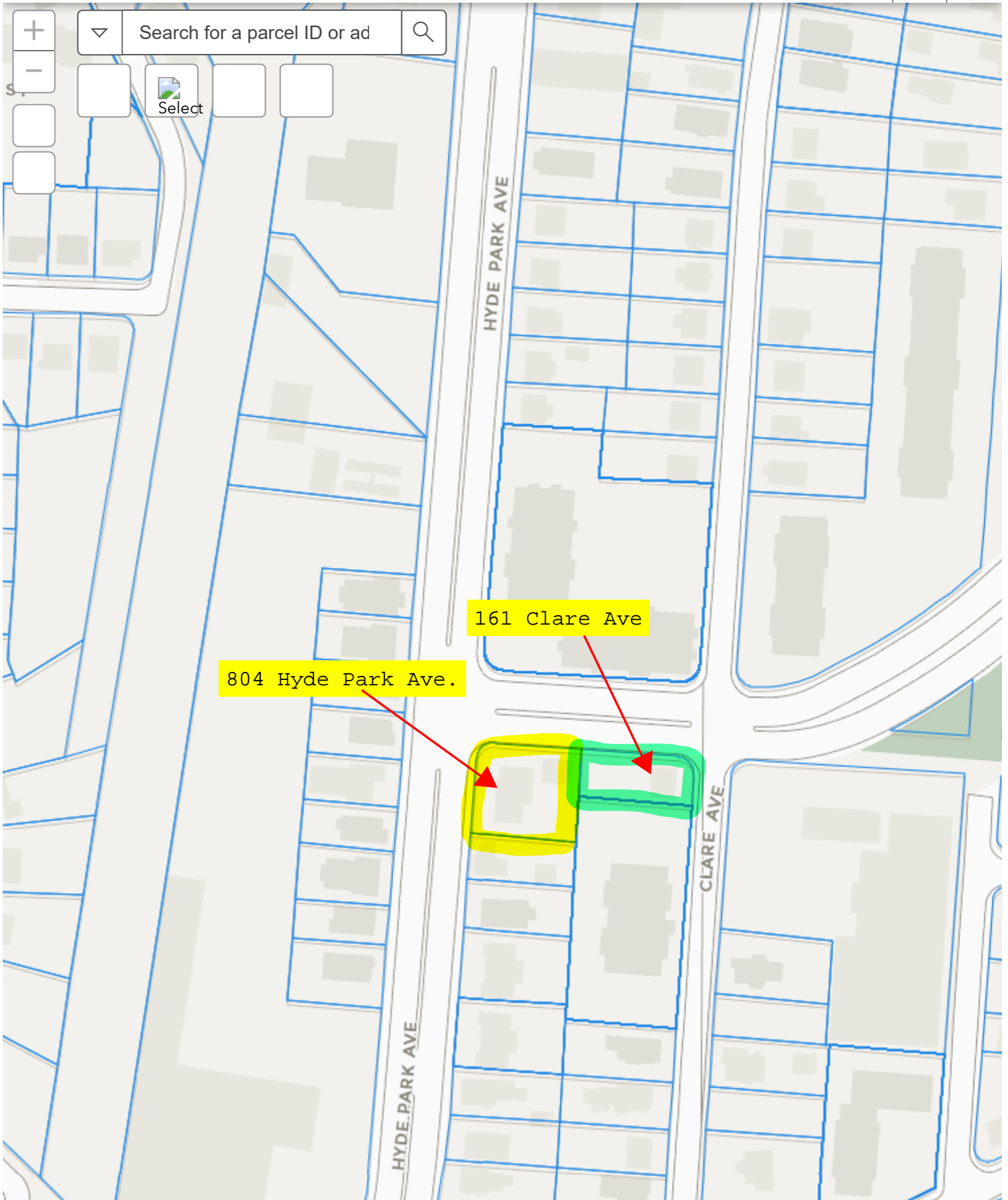
IV. DESCRIPTION OF PROPOSED DEMOLITION: (REQUIRED)

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.

Seeking demolition permit for two vacant, single family houses, located at 804 Hyde Park Ave and (abutting) 161 Clare Ave, Hyde Park, MA.

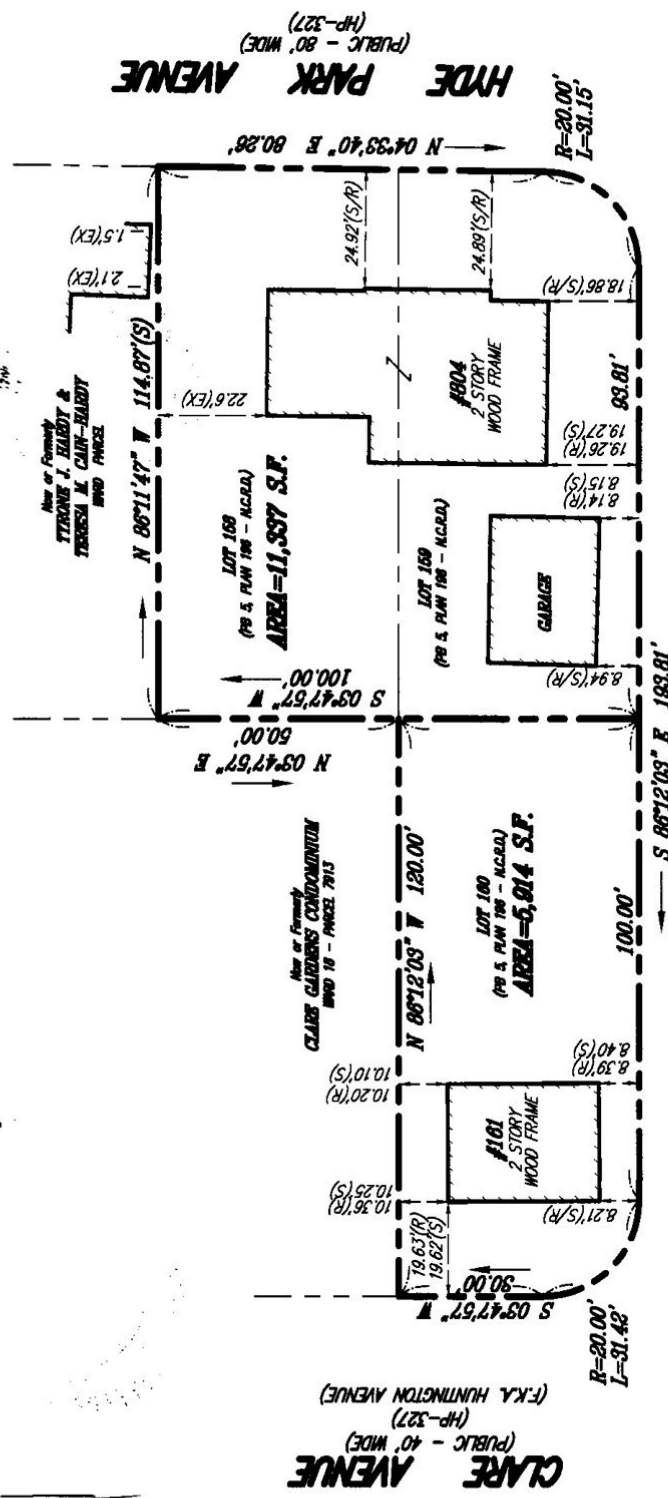
New construction in it's place has already been approved through Article 80: Small Project Review.

New building will be 34-unit residential.



200ft

-71.118 42.273 Degrees



NOTES

- 1) - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 2502500086, EFFECTIVE DATE SEPTEMBER 25, 2009.
- 2) - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

AMERICAN LEGION HIGHWAY

(PUBLIC - 80' WIDE)
(L-9260)
(F.K.A. MADISON STREET)

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, PLANS AND DEEDS OF RECORD.



William E. Tirrell
DATE 12/21/11
WILLIAM E. TIRRELL, PLS (MA# 49930)

Now or Formerly
VINCENT P. TUZZO, SR.
(A.K.A. VINCENT P. TUZZO) &
MARY C. TUZZO AND SUCCESSORS,
TRUSTEES OF THE TUZZO
REALTY TRUST
WHD 18 - PARCEL 7008
BOOK 30143 - PAGE 315
AREA=11,937 S.F.

Now or Formerly
**VINCENT P. TUZZO &
MARY C. TUZZO**
WHD 18 - PARCEL 7910
BOOK 53004 - PAGE 207
AREA=5,914 S.F.

FRAMINGHAM SURVEY CONSULTANTS INC.
P.O. BOX 1190 FRAMINGHAM, MA 01701
PH: 508-628-1444 FAX: 508-679-9282
WWW.FRAMINGHAMSURVEY.COM

**804 HYDE PARK AVENUE & 161
AMERICAN LEGION HIGHWAY**
BOSTON, MASSACHUSETTS

SCALE:	1"=30'	DRAWN BY:	RON	DWG:	274_20 EXP
DATE:	SEPTEMBER 21, 2011	CHECKED BY:	NET	JOB NO.:	274_20

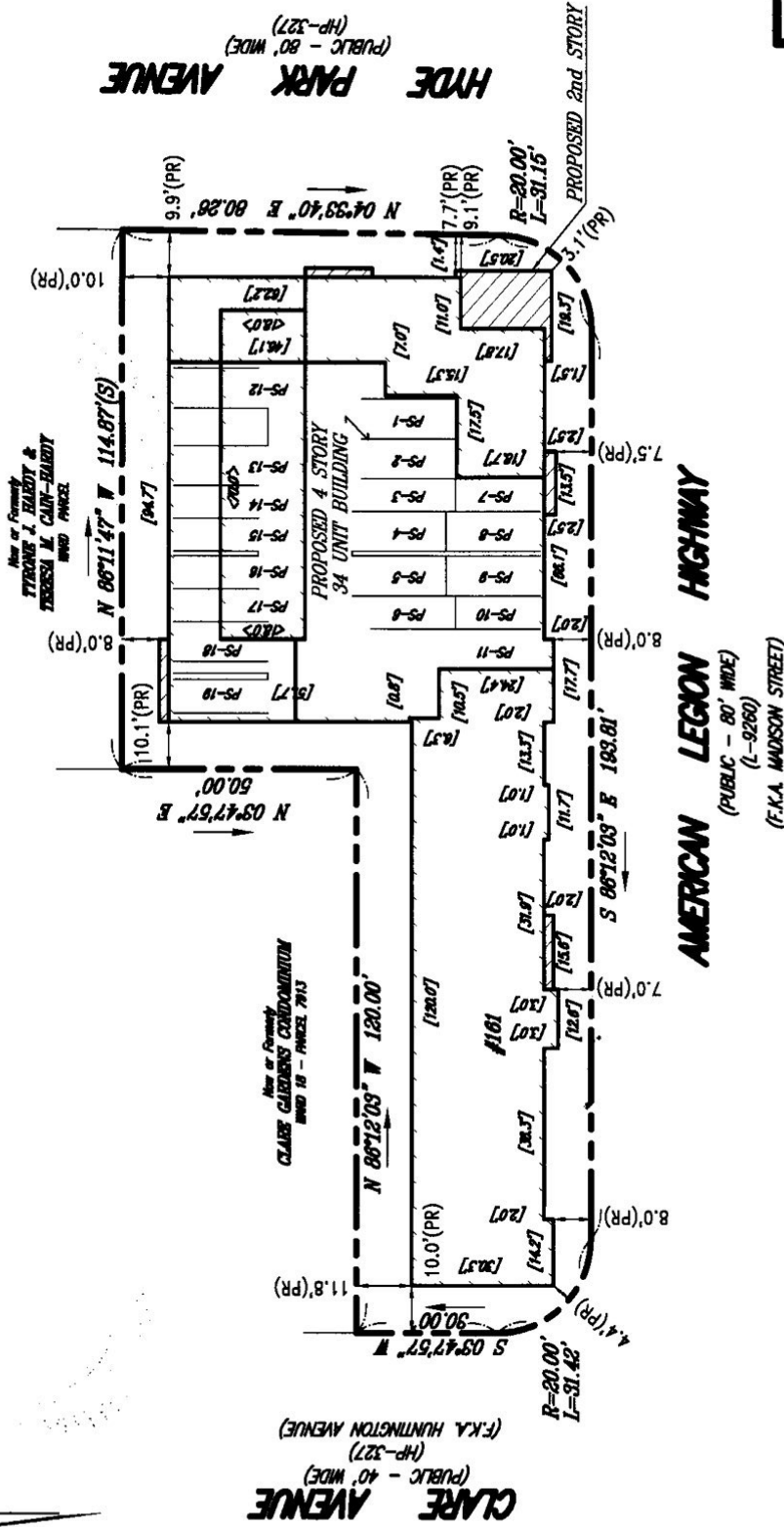


NOTES

- 1) - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREIN LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C00886, EFFECTIVE DATE SEPTEMBER 25, 2008.
- 2) - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

LEGEND

- (PR) - PROPOSED OFFSET
- [20.0'] - PROPOSED DIMENSION
- <20.0'> - PROPOSED ROOF DECK DIMENSION
- PS - PARKING SPACE



PLAN FOR PROPOSED BUILDING
804 HYDE PARK AVENUE & 161
AMERICAN LEGION HIGHWAY
BOSTON, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
 P.O. BOX 1190 FRAMINGHAM, MA 01701
 PH: 508-628-1444 FAX: 508-678-9282
 WWW.FRAMINGHAMSURVEY.COM

SCALE:	1"=30'	DRAWN BY:	RBV	DATE:	JUNE 14, 2021
		CHECKED BY:	NET	JOB NO.:	274_20
					274_20 PRRR



Now or Formerly
VINCENT P. TUZZO &
MARY C. TUZZO
 WARD 18 - PARCEL 7910
 BOOK 53084 - PAGE 207
AREA=6,914 S.F.

Now or Formerly
VINCENT P. TUZZO, SR.
(A.K.A. VINCENT P. TUZZO) &
MARY C. TUZZO AND SUCCESSORS,
TRUSTEES OF THE TUZZO
REALTY TRUST
 WARD 18 - PARCEL 7909
 BOOK 30143 - PAGE 315
AREA=11,997 S.F.

TOTAL AREA=17,251 S.F.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, PLANS AND DEEDS OF RECORD.



9/23/16
 DATE
 WILLIAM E. TIRRELL, PLS (MA# 49930)



Left Side – 804 Hyde Park



Front 804 Hyde Park



Right Side – 804 Hyde Park



Rear – 804 Hyde Park



Right Garage – 804 Hyde Park



Front Garage – 804 Hyde Park



Left Garage – 804 Hyde Park



Rear Garage – 804 Hyde Park



Front – 161 Clare Ave



Right – 161 Clare Ave



Rear – 161 Clare Ave



Left - Front – 161 Clare Ave



Looking Up street on Clare towards American Legion

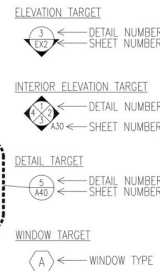


Looking Up Clare Towards American Legion Taken further down



804 Hyde Park Avenue

Hyde Park, Boston, Massachusetts
Owner: Whiteacre Properties



- GENERAL NOTES:**
- ALL WORK SHALL COMPLY WITH STATE, NATIONAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT.
 - THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND POSTING ALL NECESSARY VALID CONSTRUCTION PERMITS FROM ALL LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION PRIOR TO THE START OF ON-SITE CONSTRUCTION.
 - THE CONTRACTOR SHALL KEEP ALL BUILDING MEANS OF EGRESS CLEAR OF ANY OBSTRUCTIONS AT ALL TIMES. THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING FACILITIES MANAGER ALL ACTIVITIES INCLUDING, BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT.
 - THE GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ANY TENANT DESIGN AND CONSTRUCTION MANUAL AND ANY OTHER BUILDING OWNER OR BUILDING STANDARDS.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, MATERIALS, MEANS AND METHODS. THE CONTRACTOR IS TO COORDINATE ALL SUBCONTRACTORS TO COMPLETE THE FULL SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK AND FOR ALL LINES AND MEASUREMENTS FOR THE WORK.
 - BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED OR DAMAGED BY THE WORK SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR, OR AS APPROVED BY THE OWNER.
 - WHERE THE DESIGN INTENT CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. (312) 780-9456
 - THE CONTRACTOR SHALL VERIFY THE DIMENSIONS SHOWN ON THE DRAWINGS BEFORE LAYING OUT THE WORK, AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR INACCURACIES RESULTING FROM FAILURE TO DO SO.
 - DETAILS SHOWN ARE INDICATIVE OF THE CHARACTER, PROFILES, MATERIALS AND SYSTEMS REQUIRED FOR THE WORK INCLUDING THOSE CONDITIONS NOT COVERED BY SPECIFIC DETAILS.
 - DIMENSIONS SHALL GOVERN, DO NOT SCALE THE DRAWINGS. WHERE THERE APPEARS TO BE A CONFLICT OR WHERE DIMENSIONS CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL DIMENSIONS ARE TO INSIDE FACE OF WALLS.
 - UNLESS SHOWN OTHERWISE, ALL DOORS SHALL BE LOCATED SUCH THAT THERE IS A 2 INCH WALL RETURN BETWEEN THE JAMB FRAME AND THE ADJACENT PERPENDICULAR WALL.
 - CONSULT WITH THE ARCHITECT OR ENGINEER BEFORE PENETRATING ANY JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS.
 - ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE TO BE STORED NEATLY WITHIN THE SCOPE OF WORK AREA ONLY.
 - ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS
 - SUBMIT SHOP DRAWINGS AND SAMPLES FOR ALL STEEL, MILLWORK, SIGNAGE, HARDWARE AND INTERIOR FINISHES
 - SUBMIT PRODUCT DATA FOR FIXTURES AND HARDWARE
 - ALL INTERIOR AND EXTERIOR FINISHES, COLORS AND MATERIALS ARE TO BE SELECTED AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION
 - ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' FIRE RATED AND ARE TO COMPLY WITH MASSACHUSETTS BUILDING CODE AND THE BOSTON FIRE CODE
 - ALL WOOD COMPONENTS SHALL BE FIRE TREATED
 - CONFIRM THAT ALL MATERIALS AND FINISHES, INCLUDING THEIR FABRICATION AND INSTALLATION WILL NOT RELEASE FUMES OR AROMAS WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PANEL CONTROL AND CIRCUIT DESIGN AND FOR COMPLIANCE WITH ALL BUILDING, LIFE SAFETY, AND STATE AND NATIONAL ELECTRICAL CODES WHICH MAY APPLY
 - ALL EXPOSED UTILITY WIRES AND PIPES SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS AND CEILINGS; THEY SHALL BE INSTALLED A MINIMUM OF 6" OFF OF FLOORS AND 1" OFF OF WALLS, CEILINGS OR ADJACENT PIPES OR WIRES
 - WHERE APPROPRIATE, EXISTING SPRINKLER HEADS ALARM SYSTEM AND DETECTORS ARE TO REMAIN. MODIFY LOCATIONS ONLY WHERE CEILING IS ALTERED OR AS INDICATED ON FIRE PROTECTION DRAWINGS.
 - EQUIPMENT INFORMATION AND SPECIFICATIONS, INCLUDING EQUIPMENT SUPPLIED BY THE OWNER, ARE TO BE THE MOST CURRENT AT THE TIME OF DOCUMENTATION PREPARATION.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS.
 - MAKE ALL FINAL CONNECTIONS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOTE VOID WARRANTIES.
 - COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL EQUIPMENT, INCLUDING THAT SUPPLIED BY THE OWNER.
 - PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF THE WORK
 - ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME FOR A CERTAIN ITEM
 - SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS OR RODENTS
 - EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING, CLEAN TO COMMERCIAL BUILDING PROGRAM STANDARDS
 - DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES



1 PROPOSED RENDER
SCALE: NOT TO SCALE



2 LOCATION PLAN
SCALE: NOT TO SCALE

- APPLICABLE CODES:**
- BUILDING CODE: CMR 780 MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION (AMENDED INTERNATIONAL BUILDING CODE 2015, INTERNATIONAL RESIDENTIAL CODE 2015 AND THE 2015 INTERNATIONAL EXISTING BUILDING CODE W/ MASSACHUSETTS AMENDMENTS)
 - ACCESSIBILITY: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD CMR 521 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS
 - FIRE PROTECTION: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE CMR 527 1.00 - 2012 NFPA 1: FIRE CODE WITH AMENDMENTS
 - ELECTRICAL: 527 CMR 12.00 MASSACHUSETTS ELECTRICAL CODE - 2014 NFPA 70 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
 - MECHANICAL: INTERNATIONAL MECHANICAL CODE 2015 W/ AMENDMENTS
 - PLUMBING: 248 CMR BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS - UNIFORM STATE PLUMBING CODE
 - ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE 2018 (IECC)
 - AMERICANS WITH DISABILITIES ACT
 - BOSTON ZONING CODE
 - MGL CH. 148 SECTION 26G

BUILDING DESCRIPTION:
NEW FOUR-STORY 34-UNIT SPRINKLERED RESIDENTIAL BUILDING ON A COMBINED LOT (804 HYDE PARK AVE + 161 CLARE AVE) WITH AN ENCLOSED ON-GRADE PARKING GARAGE WITH 19 SPACES. THERE WILL BE FIVE UNITS ON LEVEL 1, ELEVEN UNITS EACH ON LEVEL 2&3, SEVEN UNITS ON LEVEL. THERE WILL BE AN ELEVATOR SERVICING ALL LEVELS.

- CODE SUMMARY:**
- PROPOSED USE OR OCCUPANCY: RESIDENTIAL - R2
 - 1.1 OCCUPANT LOAD: (200 GROSS SF/PERSON PER 1004.1.1) APPROX. 36,087 SF = 181 PERSONS
 - CONSTRUCTION TYPE: VA - TABLE 504.4
 - 2.1 PER TABLE 601: STRUCTURAL FRAME, FLOORS AND ROOF ARE TO BE 1 HOUR RATED
 - 2.2 PER TABLE 601: EXTERIOR BEARING WALLS TO BE 1 HOUR RATED
 - 2.2 MAX. AREA PER FLOOR IS 12,000 SF PER TABLE 506.2 AND MAXIMUM HEIGHT IS 4 STORIES ABOVE GRADE - 504.4
 - PER TABLE 1006.3 FOR USE GROUP R-2 - TWO EXITS ARE REQUIRED AND TRAVEL DISTANCE IS LIMITED TO 125'
 - 4. MINIMUM WIDTH OF EGRESS STAIR: 36 INCHES PER SECTION 1011.2
 - 5. MAXIMUM LENGTH OF EXIT TRAVEL: 250 FEET PER 1017.2
 - FIRE RATED CONSTRUCTION:
 - 6.1 BUILDING TO BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
 - 6.2 PER TABLE 602: EXTERIOR WALLS LESS THAN 30' FROM THE PROPERTY LINE MUST BE 1 HOUR RATED.
 - 6.3 DEMISING PARTITIONS/CORRIDORS MUST BE 1/2 HOUR IN A TYPE V/A BUILDING 420.2 AND 708.3
 - 6.4 HORIZONTAL SEPARATION BETWEEN DWELLING UNITS: 1 HOUR IN A TYPE V/A BUILDING PER 420 AND 711.2.4.3 - REFER TO DETAIL ON A-21
 - 6.5 STAIRWAYS CONNECTING 4 OR MORE STORIES ARE TO BE 2 HOUR RATED, STAIRS CONNECTING LESS THAN 4 STORIES ARE TO BE 1 HOUR RATED PER 1023.2
 - 6.5 PER TABLE 716.5: 1 HOUR ENCLOSURES AND EXIT ACCESS SHALL HAVE 1 HOUR DOORS, 1 HOUR AND 1/2 HOUR CORRIDORS SHALL HAVE A MINIMUM 20 MIN. RATED DOOR, 2 HOUR EXIT ACCESS SHALL HAVE 90 MINUTE RATED DOORS.
 - DEMISING PARTITION MINIMUM: STC 50 PER SECTION 1207.2
 - ACCESSIBILITY REQUIREMENTS:
 - 8.1 CMR 521 9.4 - IN MULTIPLE DWELLINGS OF 20 OR MORE UNITS, AT LEAST 5% MUST BE BUILT AS GROUP 2A DWELLING UNITS PER 521 CMR; ARCHITECTURAL ACCESS BOARD, PARAGRAPH 9.4

- ENERGY REQUIREMENTS:**
MASSACHUSETTS ENERGY STRETCH CODE, CHAPTER 4 - RESIDENTIAL ENERGY EFFICIENCY - RESIDENTIAL BUILDINGS, INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015
- CLIMATE ZONE 5H PER TABLE 301.1
 - EXISTING WALLS AND CEILINGS: FILL EXISTING WALL AND CEILING CAVITIES WITH INSULATION PER IECC 101.4.3.3
 - PER IECC TABLES 402.1.2 AND R402.1.4. FENESTRATION SHALL HAVE A U-FACTOR OF 0.30 OR BETTER.
 - SKYLIGHTS SHALL HAVE A U-FACTOR OF 0.55 OR BETTER PER 402.1.2 AND 402.1.4.
 - VAPOR RETARDER IS REQUIRED TO COMPLY WITH R402.1.1 OF THE IECC AND R702.7 OF THE INTERNATIONAL RESIDENTIAL CODE. VAPOR RETARDER IS NOT REQUIRED IN BASEMENT OR BELOW GRADE WALLS.
 - R402.1.2 - CEILING: R=49; WOOD FRAME WALL: R=20 OR 13(CAVITY)+5(CONTINUOUS); FLOOR R=30; BASEMENT WALLS AND CRAWL SPACES: R=15 CONTINUOUS OR R=19 IN CAVITY OR R=13 IN CAVITY WITH R=5 CONTINUOUS; SLAB R=10

ZONING ANALYSIS:	1F-8000	PROPOSED	COMMENTS
USE	1F	MFR	FORBIDDEN - VARIANCE REQUIRED
MIN. LOT AREA	6000 SF	17,251 SF	2 LOTS COMBINED
MIN. LOT AREA / ADD'L UNIT	N/A	UNCHANGED	
MIN. LOT FRONTAGE	60'	100'-0"	
MIN. LOT WIDTH	60'	100'-0"	
MIN. FRONT YARD SETBACK	25'	10'-0"	VARIANCE REQUIRED
MIN. SIDE YARD SETBACK	10'	10'-0"	
MIN. REAR YARD SETBACK	N/A	10' TO 11'-9"	CORNER THROUGH LOT
MAX. BUILDING HEIGHT (STORIES/HEIGHT)	3 / 35'	4 / 49'-6"	VARIANCE REQUIRED
MAX. FLOOR AREA RATIO	0.5	2.09	VARIANCE REQUIRED
USABLE OPEN SPACE / DWELLING UNIT	3112 SF	84 SF	VARIANCE REQUIRED
PARKING REQUIREMENT	2/UNIT	19 SPACES	VARIANCE REQUIRED
PARKING			MANUEVERABILITY VARIANCE REQUIRED
LOADING REQUIREMENT	1 SPACE	0 SPACES	VARIANCE REQUIRED

- LIST OF DRAWINGS**
- A-01 ANALYSIS, DRAWING LIST AND NOTES
 - A-02 PROPOSED SITE PLAN
 - A-10 PROPOSED PLANS
 - A-11 PROPOSED PLANS
 - A-12 PROPOSED PLANS
 - A-13 PROPOSED PLANS
 - A-20 PROPOSED SECTION
 - A-21 PROPOSED DETAILS
 - A-30 PROPOSED ELEVATIONS
 - A-31 PROPOSED ELEVATIONS



804 Hyde Park Ave.
WhiteAcre Properties

context
a collaborative design workshop

Hyde Park, Boston, Massachusetts

01	Issued for Permit	07/05/2021
No.	Description	Date
Drawing Title: ANALYSIS, DWG LIST, NOTES		
Project No.:	0195	Checked by: EZ

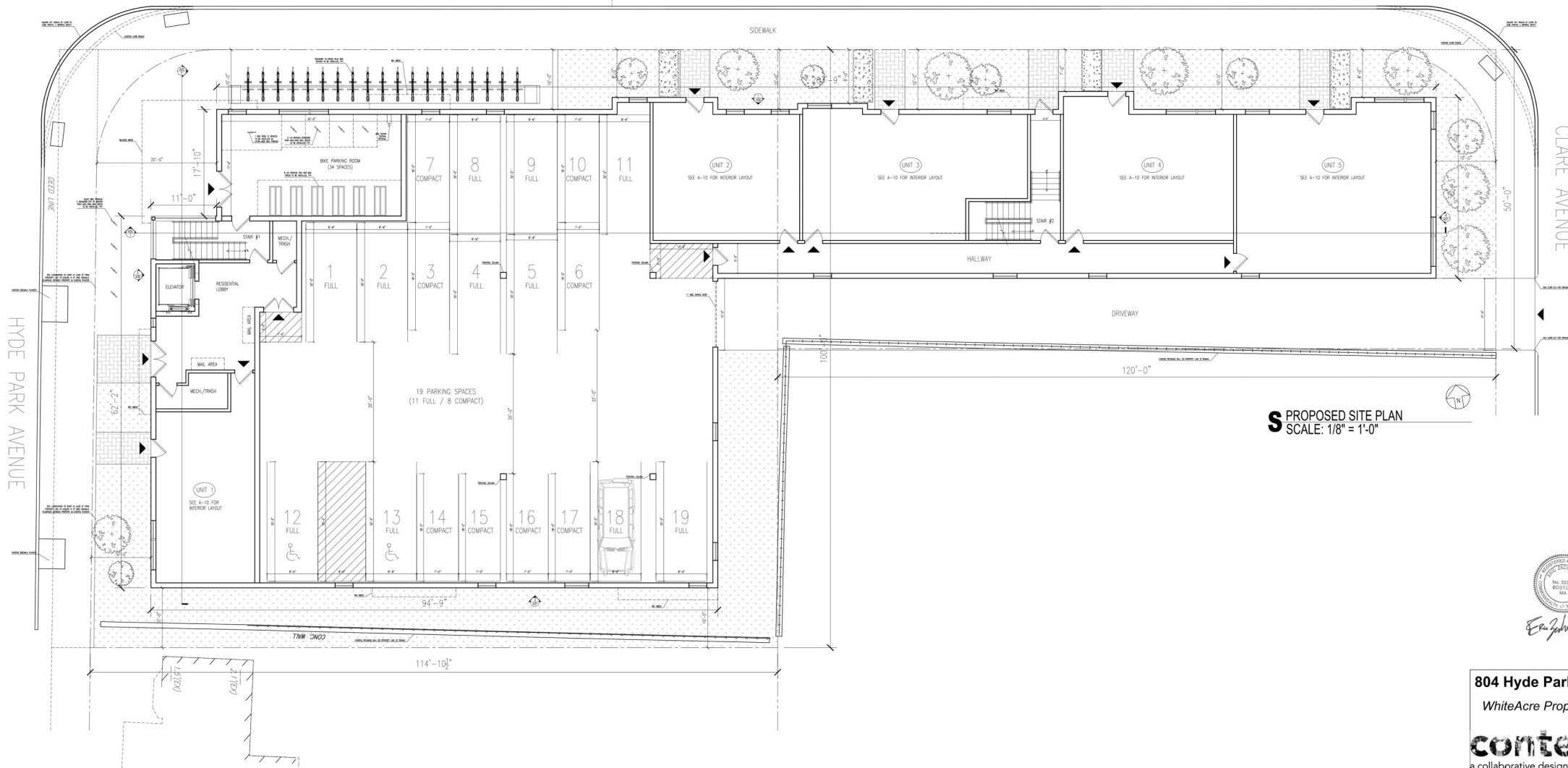
A-01



AMERICAN LEGION HIGHWAY

CURBSIDE LOADING/UNLOADING BIKE AND PEDESTRIAN ZONE

EXISTING STREET PARKING TO BE CONVERTED TO BIKE LANE PENDING REVIEW/APPROVAL W/ BTD



S PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



804 Hyde Park Ave.
WhiteAcre Properties

context
a collaborative design workshop

Hyde Park,
Boston
Massachusetts

01	Issued for Permit	07/05/2021
No.	Description	Date
Drawing Title: Proposed Site Plan		
Project No.: 0195	Checked by: EZ	

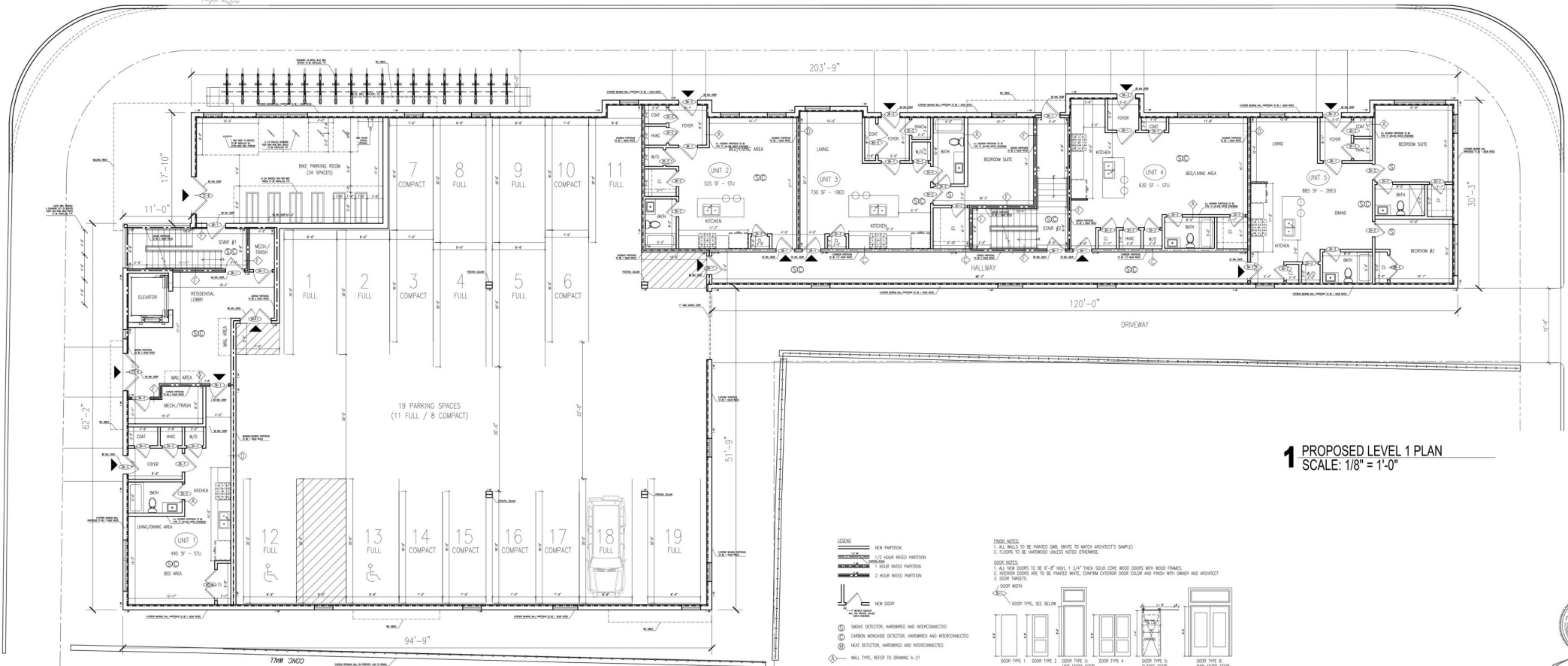
A-02



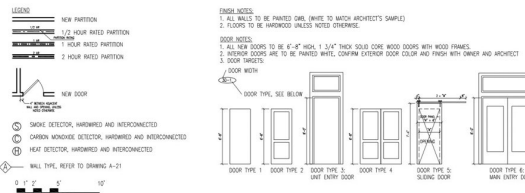
AMERICAN LEGION HIGHWAY

CLARE AVENUE

HYDE PARK AVENUE



1 PROPOSED LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"



804 Hyde Park Ave.
WhiteAcre Properties
context
a collaborative design workshop
Hyde Park,
Boston
Massachusetts

01	Issued for Permit	07/05/2021
No.	Description	Date
Drawing Title: Proposed Plans		
Project No.: 0195	Checked by: EZ	

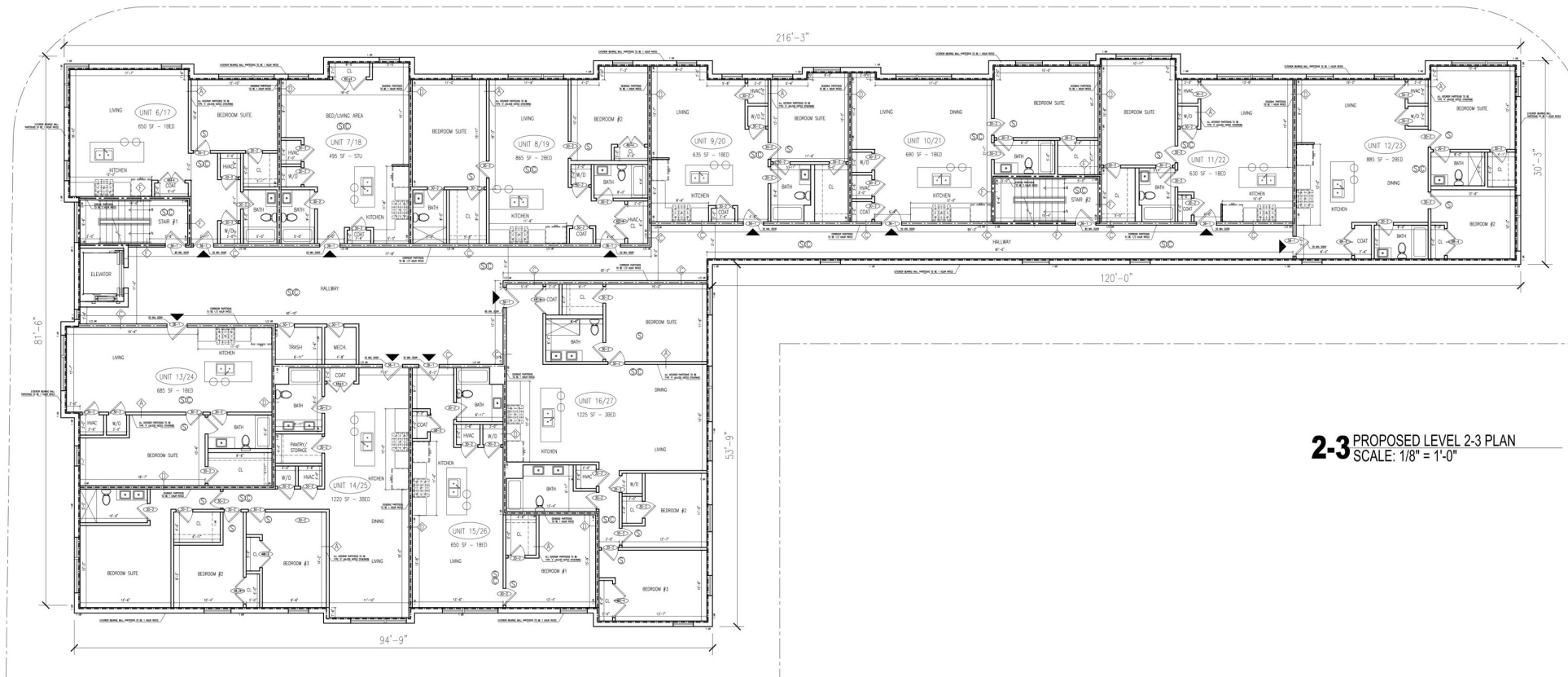
A-10



AMERICAN LEGION HIGHWAY

CLARE AVENUE

HYDE PARK AVENUE



2-3 PROPOSED LEVEL 2-3 PLAN
SCALE: 1/8" = 1'-0"



Eric Johnson

804 Hyde Park Ave.

WhiteAcre Properties

context

a collaborative design workshop

Hyde Park,
Boston
Massachusetts

01 Issued for Permit 07/05/2021

No. Description Date

Drawing Title: Proposed Plans

Project No.: 0195 Checked by: EZ

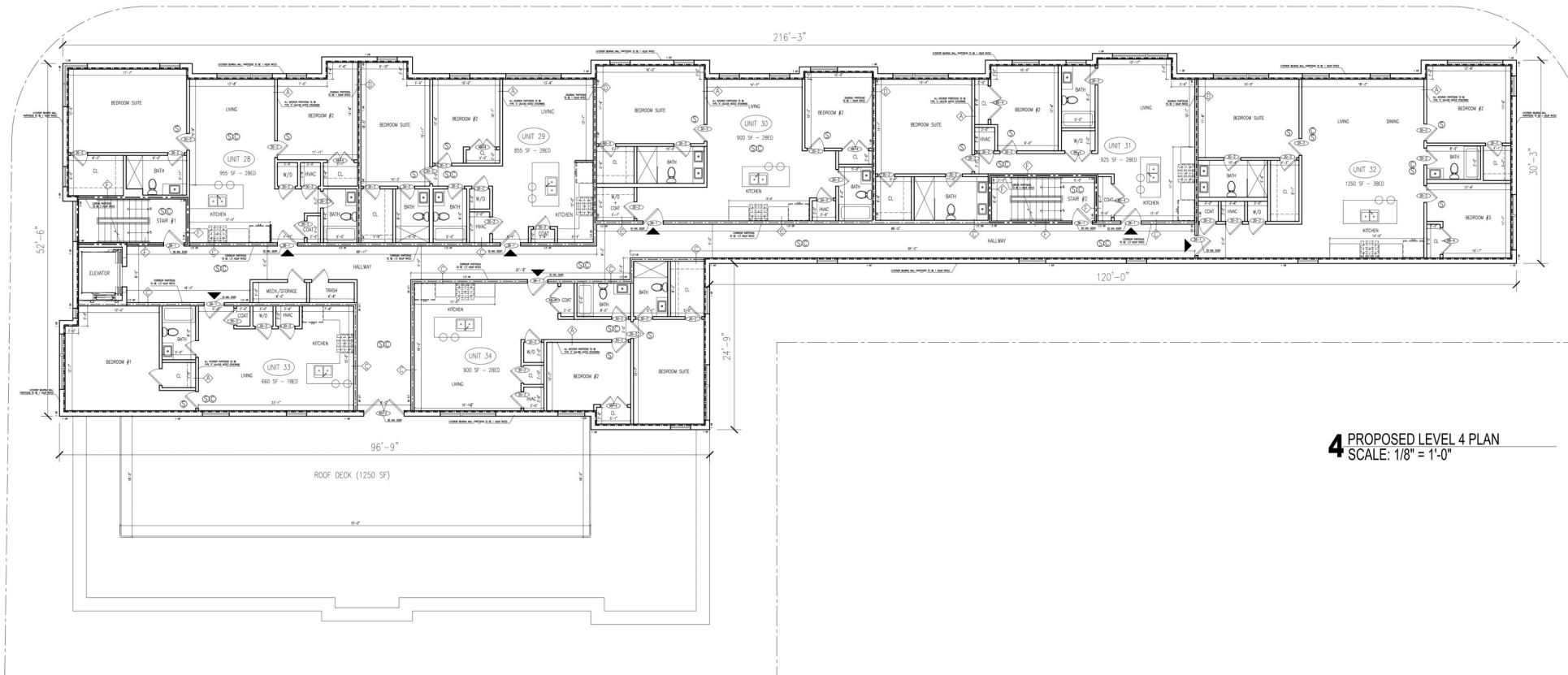
A-11



AMERICAN LEGION HIGHWAY

CLARE AVENUE

HYDE PARK AVENUE



4 PROPOSED LEVEL 4 PLAN
SCALE: 1/8" = 1'-0"



Eric Johnson

804 Hyde Park Ave.

WhiteAcre Properties

context

a collaborative design workshop

Hyde Park,
Boston
Massachusetts

01 Issued for Permit 07/05/2021

No. Description Date

Drawing Title: Proposed Plans

Project No.: 0195 Checked by: EZ

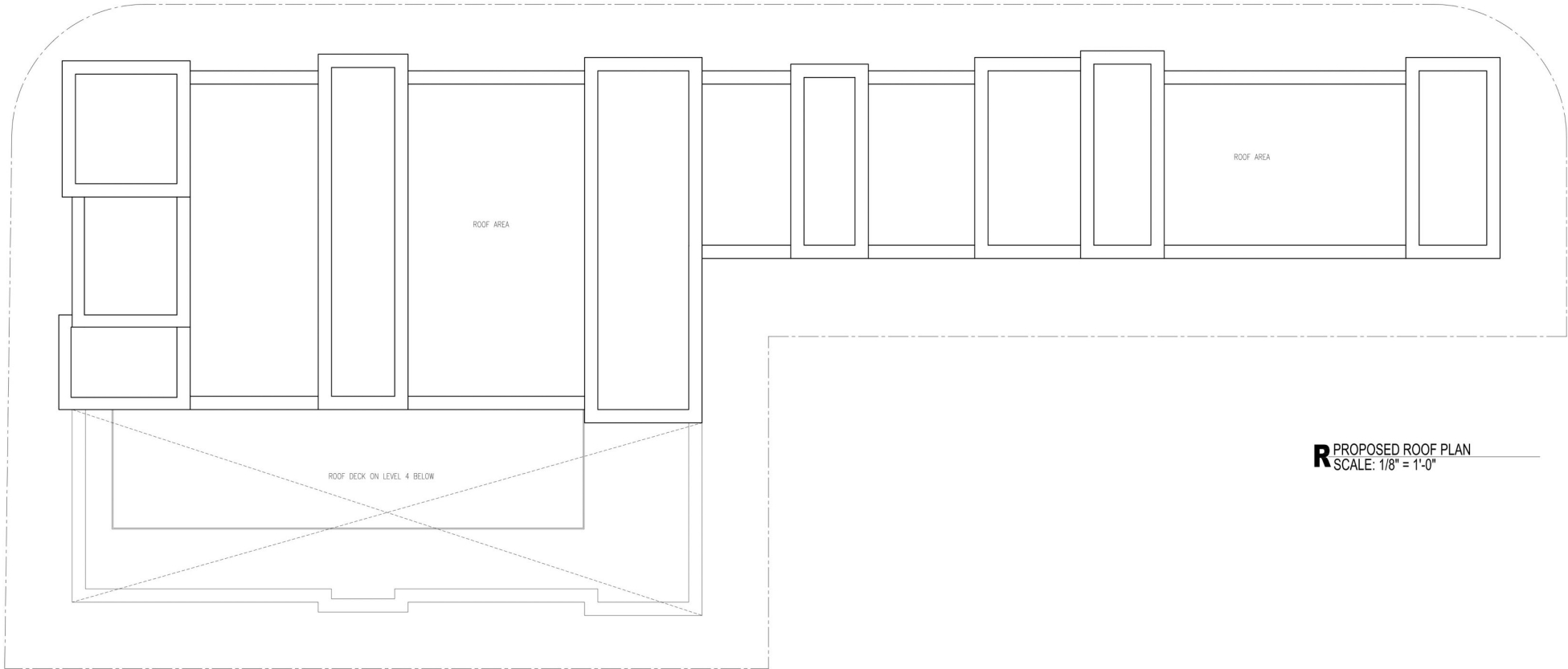
A-12



AMERICAN LEGION HIGHWAY

CLARE AVENUE

HYDE PARK AVENUE



R PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



Eric Johnson

804 Hyde Park Ave.

WhiteAcre Properties

context
a collaborative design workshop

Hyde Park,
Boston
Massachusetts

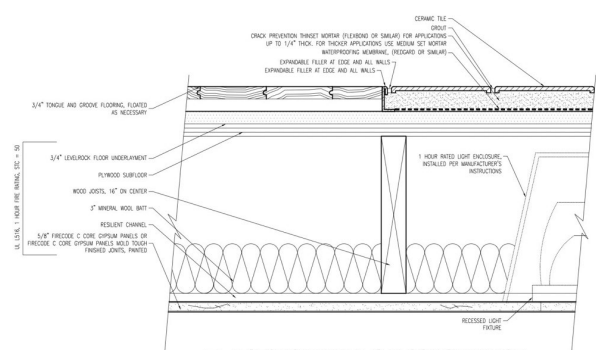
01 Issued for Permit 07/05/2021

No. Description Date

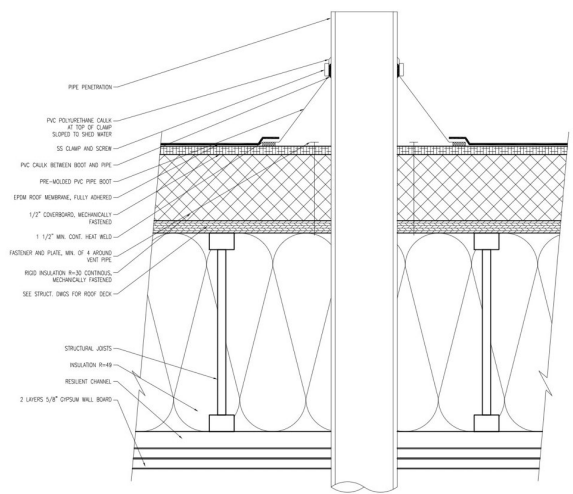
Drawing Title: Proposed Plans

Project No.: 0195 Checked by: EZ

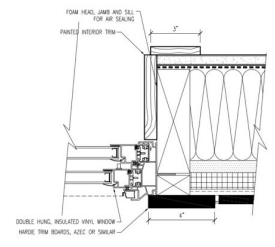
A-13



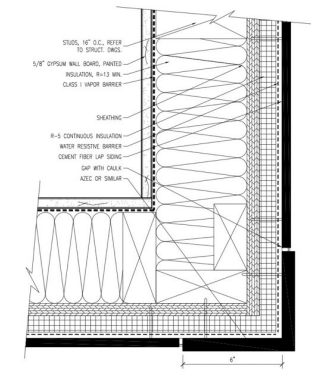
D1 SECTION DETAIL @ FLOOR SANDWICH
SCALE: 3" = 1'-0"



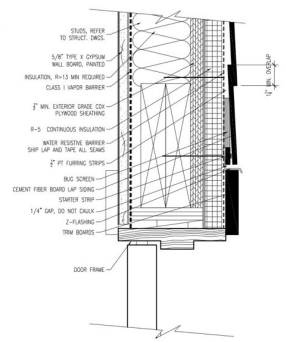
D2 SECTION DETAIL @ ROOF PENETRATION
SCALE: 3" = 1'-0"



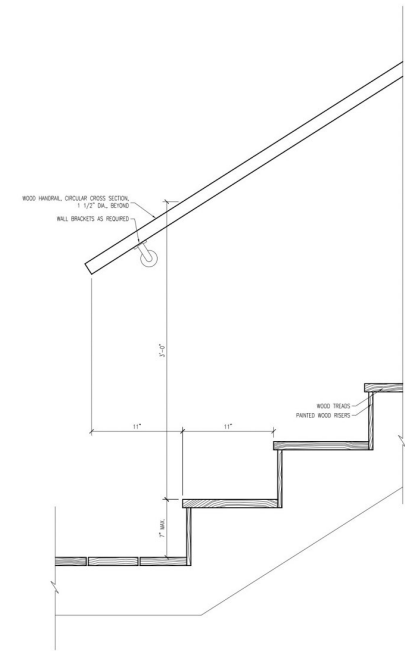
D3 PLAN DETAIL @ WINDOW JAMB
SCALE: 3" = 1'-0"



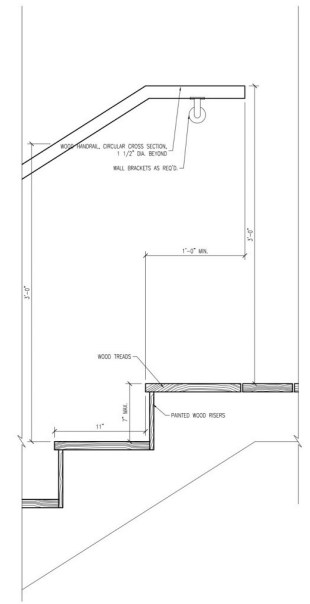
D4 PLAN DETAIL @ EXTERIOR WALL
SCALE: 3" = 1'-0"



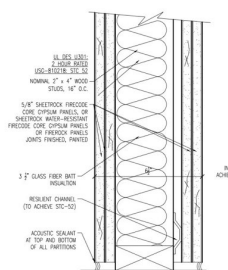
D5 SECTION DETAIL @ EXTERIOR WALL
SCALE: 3" = 1'-0"



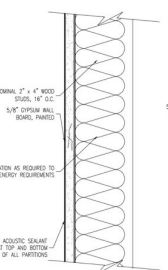
D6 SECTION DETAIL @ BOTTOM OF STAIR
SCALE: 1 1/2" = 1'-0"



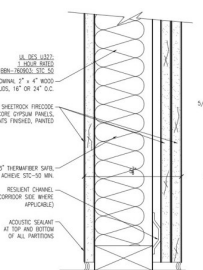
D7 SECTION DETAIL @ TOP OF STAIR
SCALE: 1 1/2" = 1'-0"



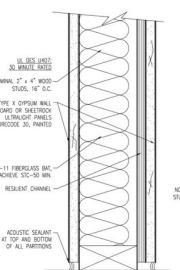
F WALL TYPE F
2 HOUR RATED
SCALE: 3" = 1'-0"



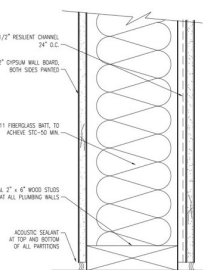
E WALL TYPE E
SECTION DETAIL
SCALE: 3" = 1'-0"



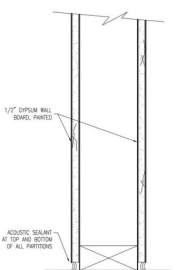
D WALL TYPE D
1 HOUR RATED
SCALE: 3" = 1'-0"



C WALL TYPE C
30 MINUTE RATED
SCALE: 3" = 1'-0"



B WALL TYPE B
SECTION DETAIL
SCALE: 3" = 1'-0"



A WALL TYPE A
SECTION DETAIL
SCALE: 3" = 1'-0"

804 Hyde Park Ave.
WhiteAcre Properties
context
a collaborative design workshop



01	Issued for Permit	07/05/2021
No.	Description	Date
Drawing Title: Proposed Details		
Project No.: 0195	Checked by: EZ	



1 AMERICAN LEGION HIGHWAY ELEVATION
SCALE: 1/8" = 1'-0"



2 HYDE PARK AVENUE ELEVATION
SCALE: 1/8" = 1'-0"

804 Hyde Park Ave.
WhiteAcre Properties
context
a collaborative design workshop

Hyde Park,
Boston
Massachusetts



Eric Johnson

01	Issued for Permit	07/05/2021
No.	Description	Date
Drawing Title: Proposed Elevations		
Project No.: 0195	Checked by: EZ	

A-30



3 REAR ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



4 CLARE AVENUE ELEVATION
SCALE: 1/8" = 1'-0"

804 Hyde Park Ave.
WhiteAcre Properties
context
a collaborative design workshop



Hyde Park, Boston, Massachusetts		
01	Issued for Permit	07/05/2021
No.	Description	Date
Drawing Title: Proposed Elevations		
Project No.: 0195	Checked by: EZ	

A-31

Property Address: 804 Hyde Park Avenue, Boston, Suffolk County, Massachusetts

QUITCLAIM DEED

I, **MARY C. TUZZO**, as **Trustee of the TUZZO REALTY TRUST**, under a Declaration of Trust dated September 30, 2002 of 804 Hyde Park Avenue, Boston, Suffolk County, Massachusetts for consideration paid and in full consideration of ONE MILLION and 00/100 Dollars (\$1,000,000.00) grant to 804 HPA LLC, a Massachusetts limited liability company having a mailing address of 150 East Central Street, Natick MA, Middlesex County, Massachusetts.

With quitclaim covenants

A certain parcel of land together with all the buildings thereon, situated in that part of said Boston formerly Hyde Park and comprising lots numbered 158 and 159 as shown on the plan entitled "Division 7, Section 6 of The Real Estate and Building Company's Land in Hyde Park" recorded as plan number 196 in Plan Book 5 in Norfolk Registry of Deeds. Said lots are contiguous and taken together are bounded and described as follows:

- NORTHERLY by Madison Street, one hundred and twenty (120) feet,
- EASTERLY by Lots 160 and 161 on said plan one hundred (100) feet,
- SOUTHERLY by Lot 157 on said plan, one hundred twenty (120) feet,
- WESTERLY by Hyde Park Avenue, one hundred (100) feet.

Excepting from said lots such portions thereof as have taken to widen said Hyde Park Avenue.

For Grantor's title see deed recorded with the Suffolk County Registry of Deeds on December 20, 2002 in Book 30143, Page 315. Vincent P. Tuzzo is deceased, see Death Certificate recorded with the Suffolk County Registry of Deeds in Book 58878, Page 287 and Estate Tax Affidavit recorded herewith.

The grantor named herein, does hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state under the pains and penalties of perjury that there is no other person or person entitled to any homestead rights other than those executing this deed.

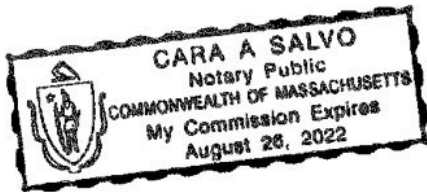
Executed as a sealed instrument this 15 of December 2021.

Mary Tuzzo
MARY C. TUZZO, Trustee

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

On this 15 day of December 2021 before me, the undersigned notary public, personally appeared **MARY C. TUZZO**, proved to me through satisfactory evidence of identification, which was a government issued photo ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of the Tuzzo Realty Trust.



[Signature]
Notary Public
My Commission Expires:

[notary seal]

Property Address: 161 Clare Avenue, Boston, Suffolk County, Massachusetts

QUITCLAIM DEED

I, **MARY C. TUZZO, unmarried** of 804 Hyde Park Avenue, Boston, Suffolk County, Massachusetts for consideration paid and in full consideration of FIVE HUNDRED THOUSAND and 00/100 Dollars (\$500,000.00) grant to 804 HPA LLC, a Massachusetts limited liability company having a mailing address of 150 East Central Street, Natick MA, Middlesex County, Massachusetts.

With quitclaim covenants

A certain parcel of land with the buildings thereon situated in that part of Boston known as Hyde Park, comprising Lot numbered 160 on said plan of Division 7 of the Real Estate and Building Company's Land as shown on Plan recorded in the Registry of Deeds for the County of Norfolk as Plan 196, and bounded and described as follows:

- NORTHERLY by Madison Street, one hundred and twenty (120) feet;
- EASTERLY by Huntington Avenue, fifty (50) feet;
- SOUTHERLY by lot numbered 161 as shown on said plan, one hundred and twenty (120) feet,
- WESTERLY by lot numbered 159, fifty (50) feet.

Said parcel comprises 6000 square feet, more or less.

Meaning and intending to convey and hereby conveying all and the same premises conveyed to Vincent P. Tuzzo and Mary C. Tuzzo by a Deed record June 12, 2014 with the Suffolk County Registry of Deeds in Book 53084, Page 207. See Death Certificate recorded with the Suffolk County Registry of Deeds in Book 58878, Page 287 and Estate Tax Affidavit recorded herewith.

The grantor named herein, does hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state under the pains and penalties of perjury that there is no other person or person entitled to any homestead rights other than those executing this deed.

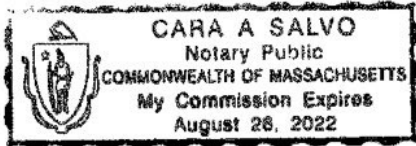
Executed as a sealed instrument this 15 of December 2021.

Mary Tuzzo
MARY C. TUZZO

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

On this 15 day of December 2021 before me, the undersigned notary public, personally appeared **MARY C. TUZZO** proved to me through satisfactory evidence of identification, which was a government issued photo ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed.



[Signature]
Notary Public
My Commission Expires:

[notary seal]