

Keane Residence

New Construction

36 Arborough Road
Roslindale, MA 02131



N/F MCKENNA, KEVIN
PARCEL 200526800
BOOK 17977 PAGE 2

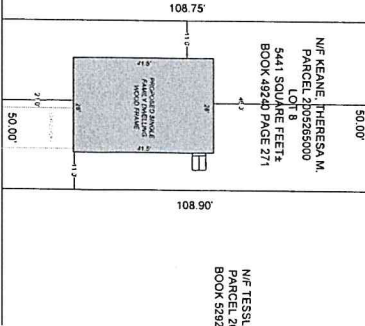
N/F COSENZA, ANTHONY
PARCEL 200526800
BOOK 17977 PAGE 199

N/F AVERY, DAN
PARCEL 200526800
BOOK 17977 PAGE 293

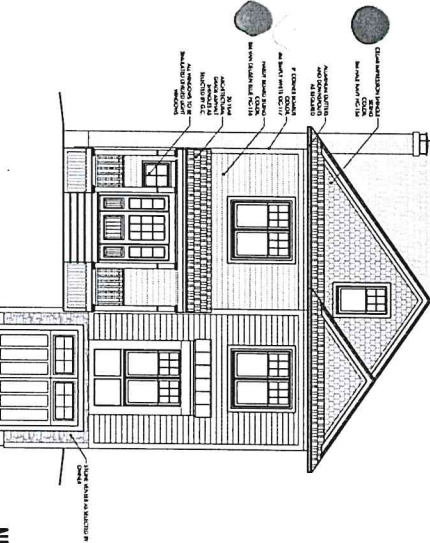
N/F PUTNAM, DEBORAH
PARCEL 200526800
BOOK 17977 PAGE 94

N/F KEANE, TERESA M.
PARCEL 200526800
LOT 8
5441 SQUARE FEET
BOOK 49240 PAGE 271

N/F TESSLER, BRIAN
PARCEL 200526400
BOOK 52920 PAGE 58



ARBOROUGH ROAD



PROPOSED LOT

PROPOSED SF : 2,638 SF

DS

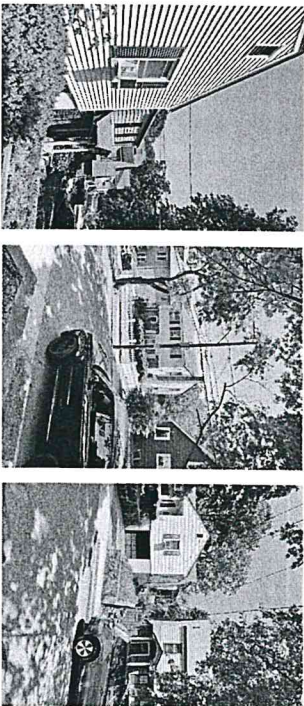
APPROVED
Design Section
BOSTON REDEVELOPMENT AUTHORITY

Design Review
for the
Board of Appeal

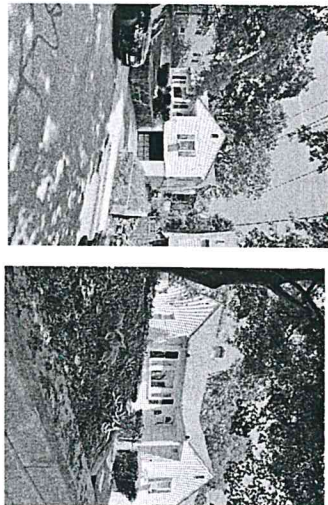
M. Cannizzo
Signature

8/31/2021

NEIGHBORHOOD HOMES



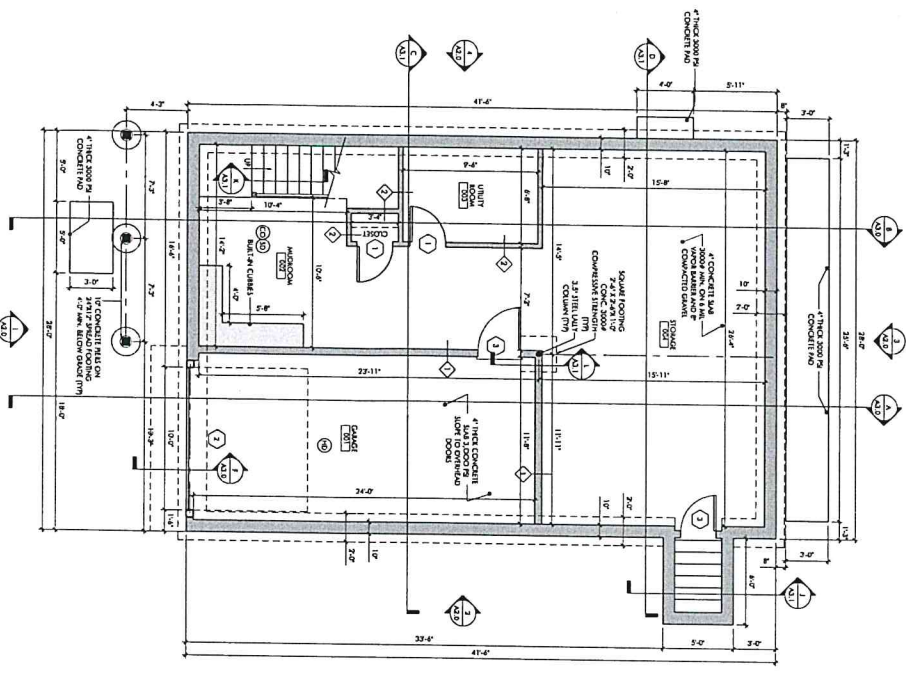
NEIGHBORHOOD HOMES



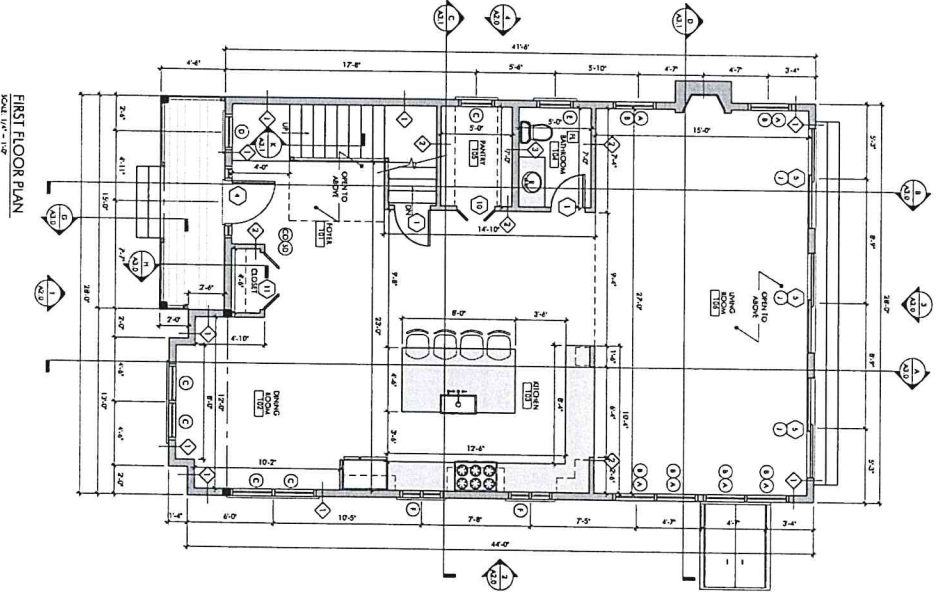
IECC TABLE 402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT		
ASSEMBLY	REQUIREMENT	ACTUAL
WOOD FRAME CARRY-WALL 1	R-20	R-21
WOOD FRAME FLOOR 1	R-20	R-20
WOOD FRAME CEILING 1 + 2	R-49	R-49
WINDOWS	U-0.350	U-0.350
DOORS	U-0.350	U-0.350

1. APPROX. 115kVA, 340V 3-PHASE SERVICE OPTION FOR ATTORNEYS, ARCHITECTS AND ENGINEERS.
2. ENVELOPE INSULATION SHALL MEET OR EXCEED IECC 2012 REQUIREMENTS CHAPTER 4 SECTION 402.1 FOR CLIMATE ZONE 5. ON-THE-SPOT TESTING METHODS WITH INSULATING MATERIALS WHICH REQUIREMENTS ON EXCEEDS MINIMUM OF R-20-SIMON.
3. 1402.2.1 CEILING WITH Airtex SPACES
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200. 1402.2.1 CEILING WITH Airtex SPACES

BLACKBIRD ARCHITECTURE
Residential | Commercial | Structural
p.774.294.0646
blackbirdarch.com



- FOUNDATION PLAN**
SCALE: 1/4" = 1'-0"
- (1) COMMON MASONRY STRUCTURE
 - (2) MASON STRUCTURE PER FIELD ELECTION
 - (3) 125 SFG UNIT OF BR-1147 STRUCTURE
 - (4) FINISH



- FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"
- (1) COMMON MASONRY STRUCTURE
 - (2) MASON STRUCTURE PER FIELD ELECTION
 - (3) 125 SFG UNIT OF BR-1147 STRUCTURE
 - (4) FINISH

DS

APPROVED

Design Section
BOSTON REDEVELOPMENT AUTHORITY

Design Review
for the
Board of Appeal

M. Cannizzo
Signature

8/31/2021

A1.0

NO.	DATE	DESCRIPTION	BY	CHECKED BY
1	08/12/21	ISSUED FOR PERMITS		
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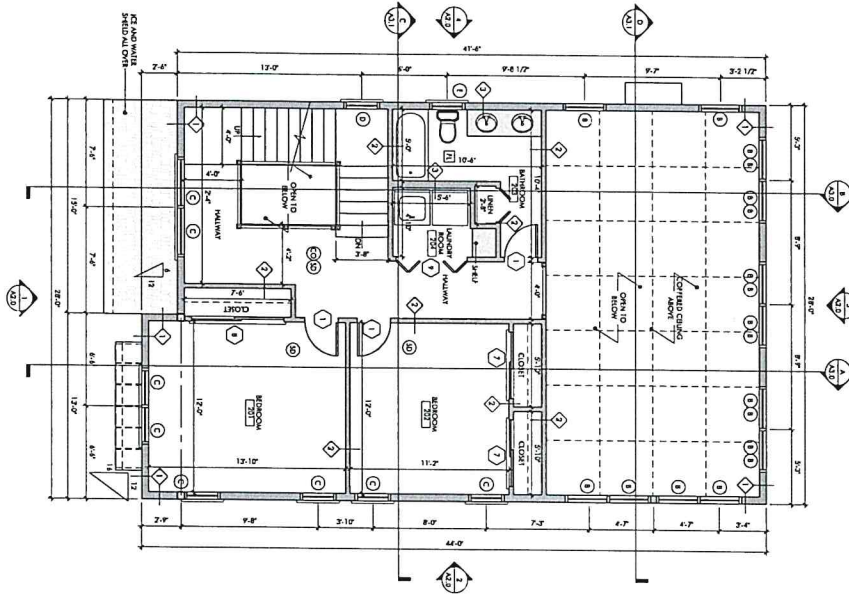
PROJECT NO.	1773240546
PROJECT NAME	31 BROADWAY
CLIENT	REDEVELOPMENT AUTHORITY
DATE	8/31/2021
SCALE	1/4" = 1'-0"
DESIGNED BY	
CHECKED BY	
DATE	

BLACKBIRD ARCHITECTURE

PERSONAL | COMMERCIAL | SPECIAL
9773 234 0546 | blackbird@blackbirdarch.com

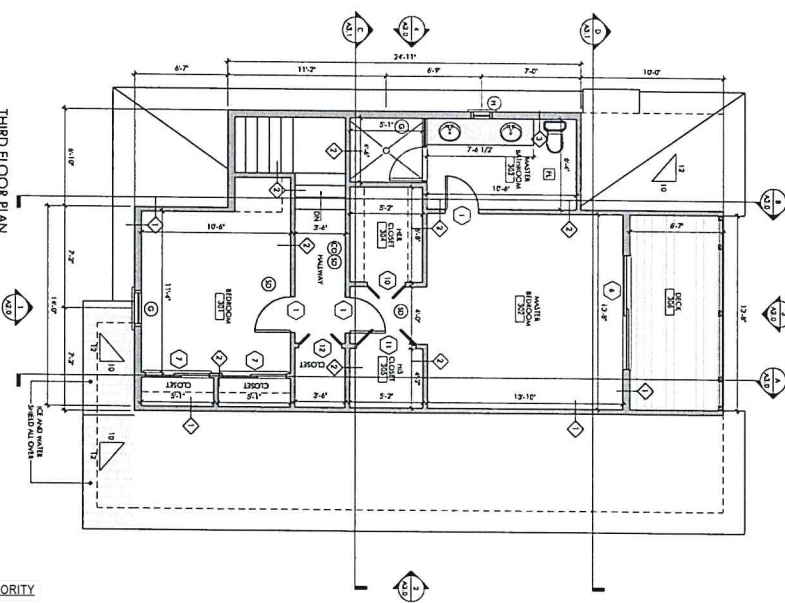
PROJECT NUMBER: 1773240546

PROJECT: 31 BROADWAY
REDEVELOPMENT AUTHORITY



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

- Ⓢ CANTON WINDOW DETECTION
- Ⓢ MOTION DETECTION PERIOD DETECTION
- Ⓢ 13.500 MANT OF BATT HEAD DETECTION
- Ⓢ FANLIGHT



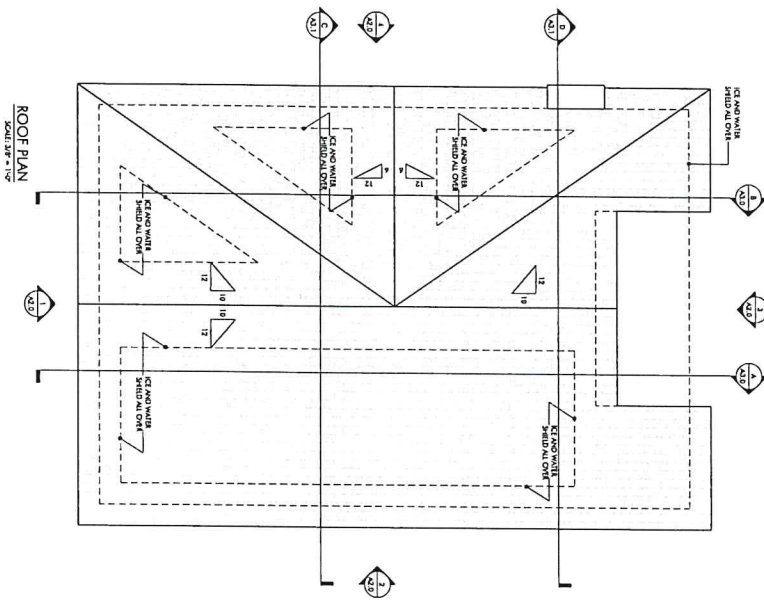
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

- Ⓢ CANTON WINDOW DETECTION
- Ⓢ MOTION DETECTION PERIOD DETECTION
- Ⓢ 13.500 MANT OF BATT HEAD DETECTION
- Ⓢ FANLIGHT

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Board of Appeal
8/31/2021

M. Cannizzo
Signature

<p>BLACKBIRD ARCHITECTURE Regional Commercial Services 2771 284 0546 blackbirdarch.com</p>		<p>PROJECT NAME: 1904A</p> <p>DATE: 08/31/2021</p> <p>SCALE: 1/8" = 1'-0"</p>
<p>PROJECT: 1904A</p> <p>DATE: 08/31/2021</p> <p>SCALE: 1/8" = 1'-0"</p>		<p>PROJECT: 1904A</p> <p>DATE: 08/31/2021</p> <p>SCALE: 1/8" = 1'-0"</p>



WINDOW SCHEDULE									
ID.	QTY.	MODEL #	ROUGH OPENING	MANUFACTURER	MATERIAL	DESCRIPTION	LOCATION	PATTERN	
A	6	TW1032C	2'-0 1/2" x 5'-4 1/2"	ANDERSEN	W/NT CLAD	DOUBLE HUNG	LIVING ROOM	1/2	
B	24	P2035	2'-0 1/2" x 2'-3 1/2"	ANDERSEN	W/NT CLAD	PICTURE	LIVING ROOM	1/2	
C	13	TW355C	2'-8 1/2" x 5'-4 1/2"	ANDERSEN	W/NT CLAD	DOUBLE HUNG	W/AROUS	1/2	
D	2	CM125	2'-4 1/2" x 2'-4 1/2"	ANDERSEN	W/NT CLAD	AWNING	W/AROUS	1/2	
E	2	TW351C	2'-8 1/2" x 4'-0 1/2"	ANDERSEN	W/NT CLAD	DOUBLE HUNG	W/AROUS	1/2	
F	2	CE335	2'-10 1/2" x 3'-5 1/2"	ANDERSEN	W/NT CLAD	AWNING	RICHEN	1/2	
G	1	TH346C	2'-8 1/2" x 4'-8 1/2"	ANDERSEN	W/NT CLAD	DOUBLE HUNG	THRD FLOOR	1/2	
H	1	CM135	1'-3 1/2" x 2'-5 1/2"	ANDERSEN	W/NT CLAD	AWNING	MASTER BATHROOM	1/2	
J	1	TR101-14018	6'-0" x 1'-0"	ANDERSEN	W/NT CLAD	TRANSOM	LIVING ROOM	1/2	

ALL QUANTITIES TO BE VERIFIED BY FIELD BEFORE ORDERING
 ALL WINDOW OPENINGS TO BE VERIFIED BY FIELD BEFORE ORDERING

DOOR SCHEDULE									
ID.	QTY.	DIMENSION	ROUGH OPENING	MANUFACTURER	MATERIAL	DESCRIPTION	LOCATION	GRADE	
1	10	2'-0" x 6'-6"	AS VERIFIED BY F.O.C.	AS SELECTED BY F.O.C.	THEMA-TBU	OVERHEAD DOORS	W/AROUS		
2	1	10'-0" x 8'-0"	AS VERIFIED BY F.O.C.	AS SELECTED BY F.O.C.	THEMA-TBU	20 MAN HIE BAY DOOR	W/AROUS		
3	2	2'-0" x 8'-0"	AS VERIFIED BY F.O.C.	AS SELECTED BY F.O.C.	THEMA-TBU	ENTRY DOOR	FIRST FLOOR		
4	1	2'-0" x 6'-6"	AS VERIFIED BY F.O.C.	AS SELECTED BY F.O.C.	WOOD	INTERIOR DOOR	W/AROUS		
5	2	6'-0" x 8'-6"	AS VERIFIED BY F.O.C.	AS SELECTED BY F.O.C.	GLASS	SLIDING DOOR	FIRST FLOOR		
6	1	8'-0" x 6'-6"	AS VERIFIED BY F.O.C.	AS SELECTED BY F.O.C.	WOOD	INTERIOR DOOR	SECOND FLOOR		
7	4	4'-0" x 6'-6"	AS VERIFIED BY F.O.C.	AS SELECTED BY F.O.C.	THEMA-TBU	ENTRY DOOR	FIRST FLOOR		
8	1	6'-0" x 6'-6"	AS VERIFIED BY F.O.C.	AS SELECTED BY F.O.C.	WOOD	INTERIOR DOOR	W/AROUS		
9	1	6'-0" x 6'-6"	AS VERIFIED BY F.O.C.	AS SELECTED BY F.O.C.	WOOD	SLIDING DOOR	REAR PORCH		
10	2	6'-0" x 6'-6"	AS VERIFIED BY F.O.C.	AS SELECTED BY F.O.C.	WOOD	INTERIOR DOOR	SECOND FLOOR		
11	2	6'-0" x 6'-6"	AS VERIFIED BY F.O.C.	AS SELECTED BY F.O.C.	WOOD	INTERIOR DOOR	SECOND FLOOR		
12	1	6'-0" x 6'-6"	AS VERIFIED BY F.O.C.	AS SELECTED BY F.O.C.	WOOD	INTERIOR DOOR	SECOND FLOOR		

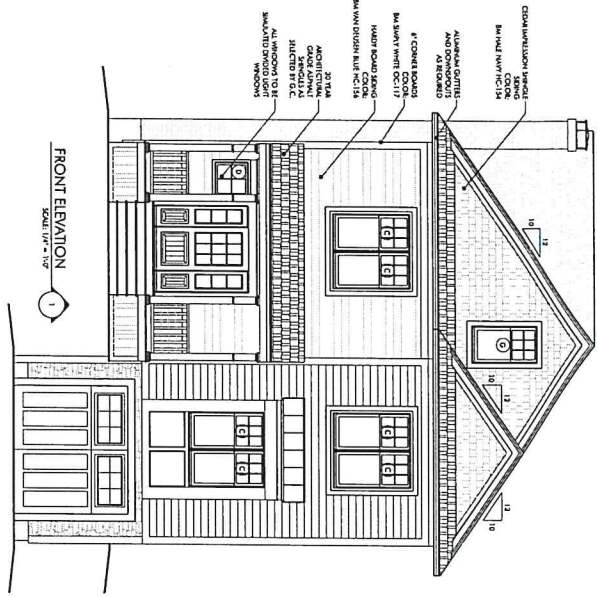
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 Design Section
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 Design Review
 for the
 Board of Appeal
 Signature: *M. Cannizzo*
 8/31/2021

BLACKBIRD ARCHITECTURE
 2771 254 545
 155 South Street
 Boston, MA 02111

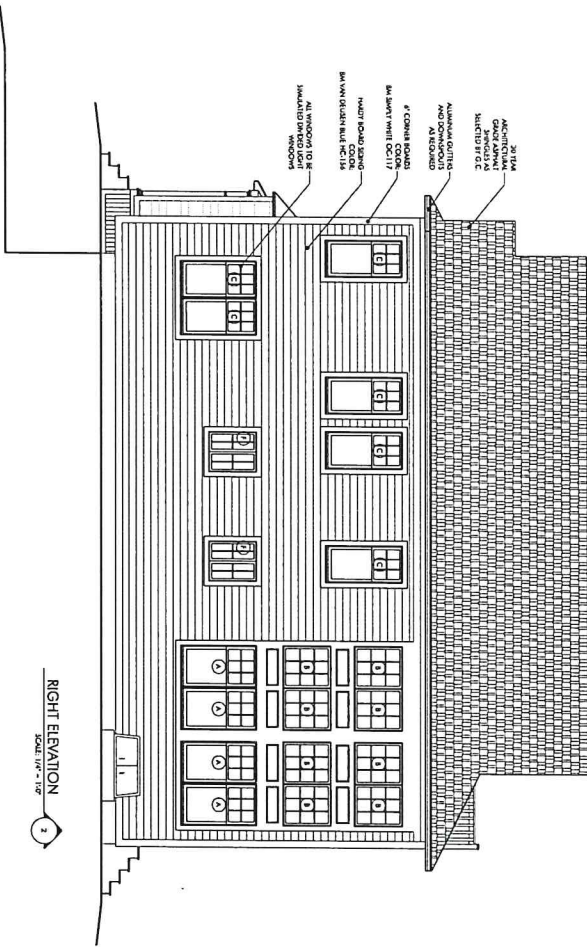
PROJECT:
 DAVE EDWARDS
 1715 62ND
 23 ANDOVER ROAD
 BOSTON, MA 02131

DATE: 08/13/2021
 TIME: 10:00 AM
 DRAWING: WINDOW SCHEDULE
 SCALE: 1/4" = 1'-0"

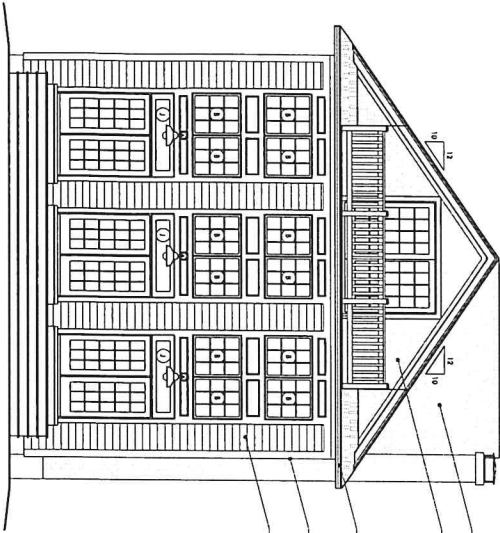
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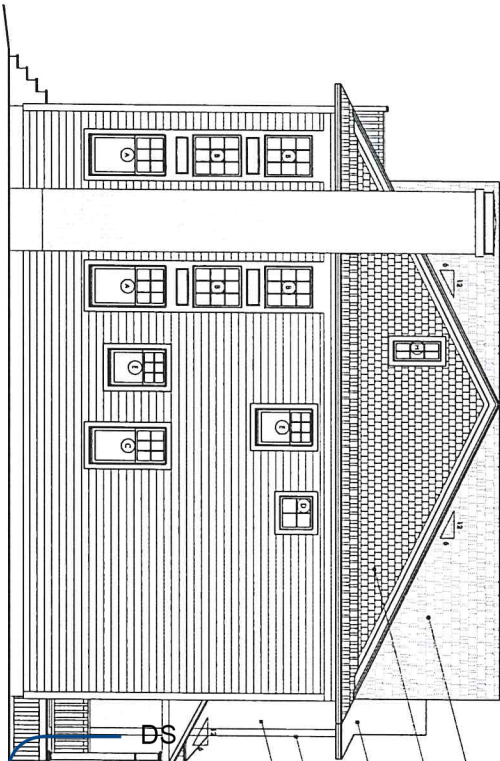
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"




BACK ELEVATION
SCALE: 1/4" = 1'-0"

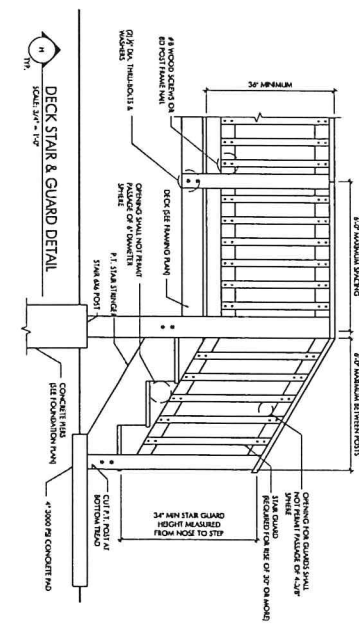
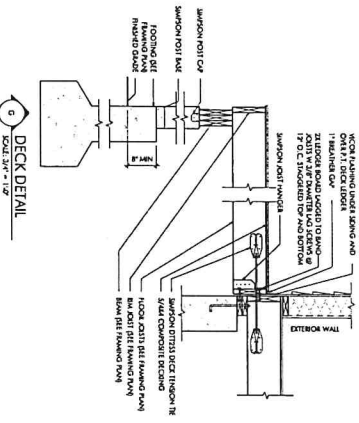
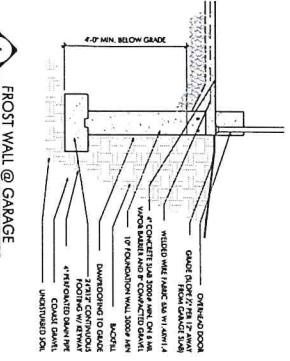
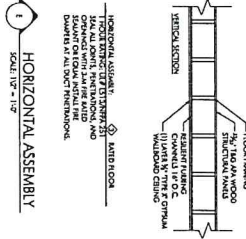
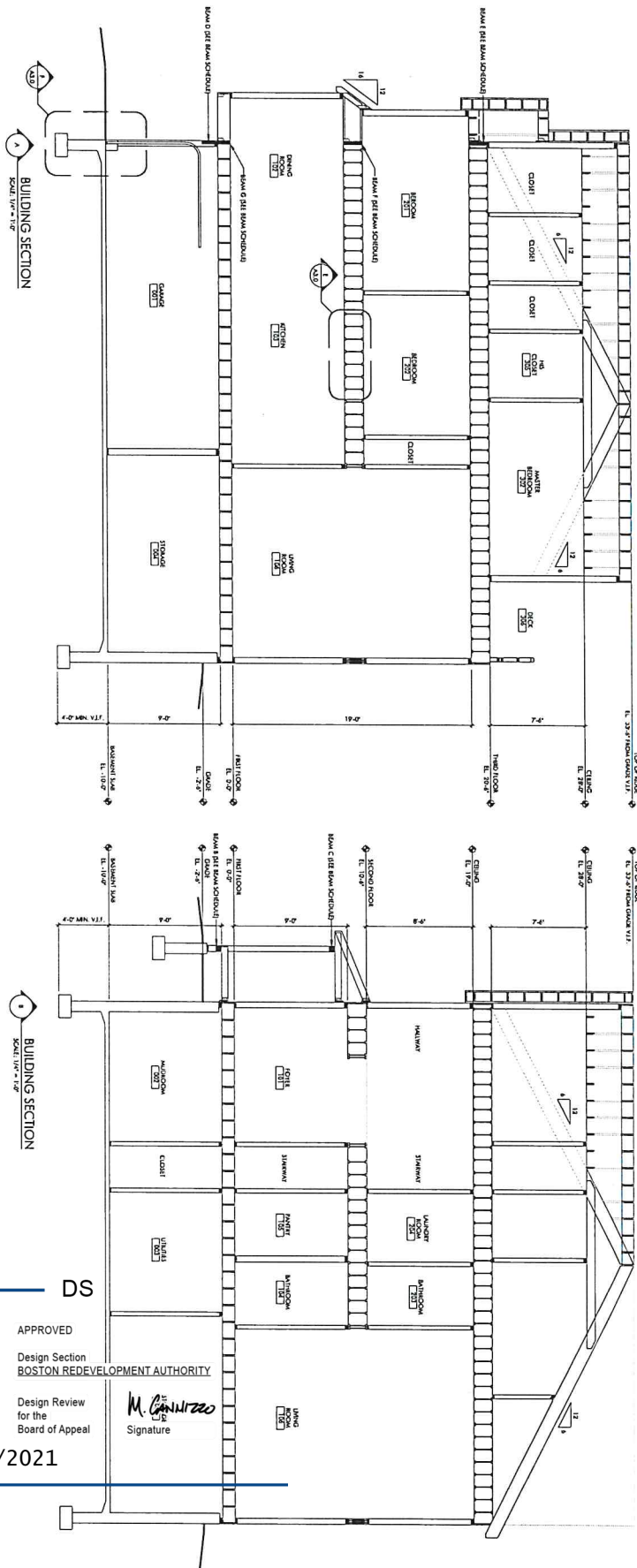


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review for the
Board of Appeal
8/31/2021

M. C. [Signature]
Signature

 <p>BLACKBIRD ARCHITECTURE Residential Commercial Structural p. 777.251.0146 blackbird@blackbird.com</p>		<p>PROJECT: DATE: 8/31/2021 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1/4" = 1'-0"</p>	<p>DATE: 8/31/2021 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1/4" = 1'-0"</p>	<p>PROJECT: A2.0</p>
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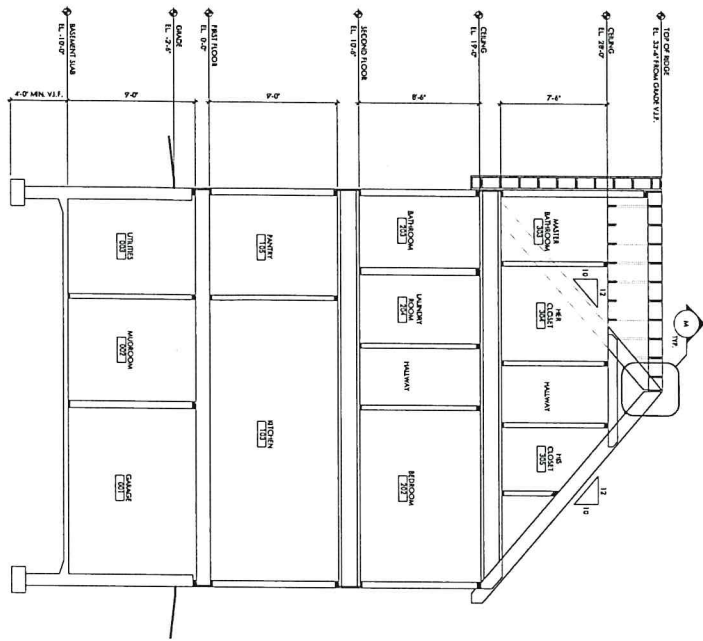


APPROVED
 Design Section
 BOSTON REDEVELOPMENT AUTHORITY
 Design Review
 for the
 Board of Appeal
 M. Cannizzo
 Signature
 8/31/2021

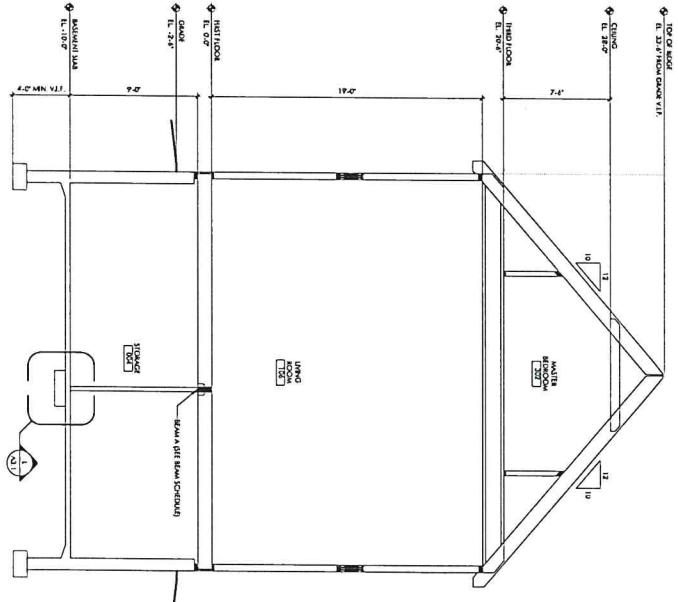


PROJECT:
 33 AMORCION ROAD
 BOSTON, MA 02111

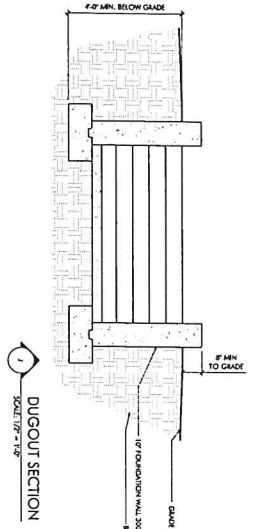
A3.0



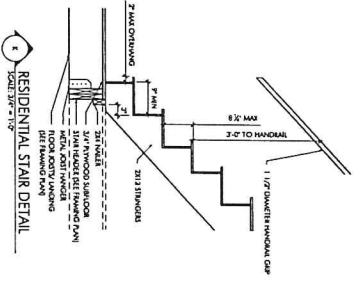
C-BUILDING SECTION
SCALE: 1/8" = 1'-0"



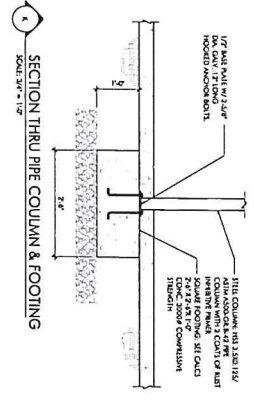
D-BUILDING SECTION
SCALE: 1/8" = 1'-0"



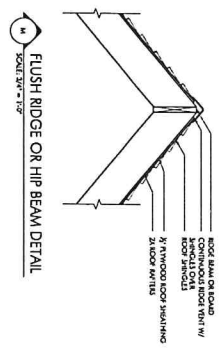
I-DUGOUT SECTION
SCALE: 1/2" = 1'-0"



K-RESIDENTIAL STAIR DETAIL
SCALE: 3/8" = 1'-0"



L-SECTION THRU PIPE COLUMN & FOOTING
SCALE: 3/8" = 1'-0"



M-FLUSH RIDGE ON HIP BEAM DETAIL
SCALE: 3/8" = 1'-0"

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BOSTON REDEVELOPMENT AUTHORITY

Design Review
for the
Board of Appeal
M. Carrazzo
Signature

8/31/2021

BLACKBIRD ARCHITECTURE 34 HANCOCK ROAD BOSTON, MA 02111 977.294.9646 bblackbird.com	
PROJECT: BLVD RESIDENCE 1783 GARDEN STREET BOSTON, MA 02111	DRAWING NUMBER: 18044
DATE: 04.11.2021 PROJECT START DATE: 01.12.2019 DRAWING TITLE: SECTION B (FINAL)	SHEET: A3.1
DRAWING SCALE: 1/8" = 1'-0" PROJECT:	