



# RESIDENCE AT 40 UNION PARK

40 UNION PARK  
BOSTON, MASSACHUSETTS 02118

Submission For Review by South End Landmark District Commission: March 15, 2022

*Architect*

Mellowes & Paladino Inc.  
63 South Street / Suite 280  
Hopkinton, MA 01748

508.625.1371

*Fire Suppression*

Fire Tech Systems  
136 Golden Road  
Stoughton, MA 02072

617.892.2803

*Contractor*

M. Holland & Sons Construction, Inc.  
519 Albany Street, Suite 200  
Boston, MA 02118

617.556.2900

*Structural Engineer*

Roome & Guarracino LLC  
300 TradeCenter, Suite 3540  
Woburn, MA 01801

617.628.1700

*Civil Engineer*

DeCelle-Burke-Sala & Associates, Inc.  
1266 Furnace Brook Pkwy., #401  
Quincy, MA 02169

617.405.5100

*Geotechnical Engineer*

McPhail Associates, LLC  
2269 Massachusetts Ave.  
Cambridge, MA 02140

617.868.1420

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Mellowes & Paladino Architects

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508.625.1371

SOUTH END LANDMARK  
DISTRICT COMMISSION

40 UNION PARK  
BOSTON, MA 02118

BLOCK PLAN

MARCH 15, 2022

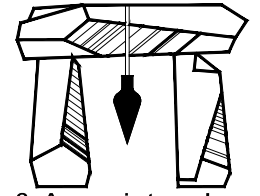
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**SELDC-1**

SOURCE: CITY OF BOSTON ARCGIS DATABASE  
MAP FOR NEIGHBORHOOD CONTEXT ONLY. NOT SHOWN TO SCALE.





**& Associates, Inc.**  
1266 Furnace Brook Parkway #401  
Quincy, MA 02169  
617-405-5100(c) 617-405-5101(f)  
www.decelle-burke-sala.com

- GENERAL NOTES:
- ALL WORK TO BE AS PER BOSTON WATER & SEWER COMMISSION STANDARD SPECIFICATIONS.
  - WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER AND ALL TRENCHING, BACKFILLED AND PAVEMENT PATCHING SHALL CONFORM TO CITY STANDARDS. PROPOSED WATER SERVICES AND TAP TO BE SUPPLIED BY THE CONTRACTOR. THE METER TO BE SUPPLIED BY B.W.S.C.
  - THE B.W.S.C. SHALL PROVIDE ONE METER PER STREET CONNECTION FOR UP TO A 2" METER. OTHER METERS TO BE SUPPLIED BY THE OWNERS.
  - PIPE MATERIALS SHALL BE AS FOLLOWS:  
A. SEWER AND DRAIN ON SITE TO BE PVC ASTM D-3034-SDR-35  
B. WATER TO BE TYPE K COPPER  
C. FIRE PIPE TO BE ZINC COATED DICL CL. 56
  - A DYE TEST WILL BE PERFORMED BY A B.W.S.C. INSPECTOR BEFORE THE STRUCTURE IS OCCUPIED.
  - EXISTING UTILITIES SHOWN ON THIS PLAN ARE COMPILED FROM RECORD PLANS AND APPROXIMATE FIELD LOCATION AND THEREFORE ARE NOT CERTIFIED FOR CONSTRUCTION. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL NOTIFY DIGSAFE @ 1-888-344-7233 FOR ACTUAL SITE MARKING. STATE LAWS REQUIRE A MINIMUM OF 72 HOUR NOTICE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERTS PRIOR TO CONSTRUCTION.
  - THIS PLAN HAS BEEN PREPARED FOR APPROVAL OF WATER, SEWER AND DRAIN CONNECTIONS TO THE B.W.S.C. FACILITIES. IT IS UNDERSTOOD THAT THE RESPONSIBILITY OF THE OWNERSHIP AND MAINTENANCE OF THE CONNECTIONS ON PRIVATE PROPERTY AND/OR PRIVATE AND PUBLIC WAYS, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS. IF THE CONNECTIONS CROSS OR ARE NEAR PROPERTY LINES, PROVISIONS MUST BE MADE TO ALLOW EACH OTHER TO MAINTAIN OR RECONSTRUCT THEIR RESPECTIVE CONNECTIONS. THIS FACT MUST BE INCORPORATED INTO ANY PURCHASE AND SALES AGREEMENT AND DEEDS RELATED TO THE TRANSFER OF OWNERSHIP OF THE PROPERTIES.
  - A ROUGH CONSTRUCTION SIGN-OFF SHALL BE OBTAINED FROM THE CITY OF BOSTON INSPECTORIAL SERVICES DEPARTMENT. TWENTY FOUR HOUR ADVANCE NOTICE IS REQUIRED FOR INSPECTION SCHEDULING. IF THE INSPECTION DATE IS SCHEDULED ON THE WEEKEND, HOLIDAYS OR AFTER REGULAR WORK HOURS, AND THE CONTRACTOR FAILS TO NOTIFY THE B.W.S.C. INSPECTORS OF CANCELLATION IN ADVANCE, AN ADDITIONAL INSPECTION FEE WILL BE CHARGED TO THE CONTRACTOR WHEN THE JOB IS SUBSEQUENTLY RESCHEDULED.
  - ALL ROOF DRAINS SHALL BE DISCHARGED INTO THE UNDERGROUND INFILTRATION SYSTEM AS SHOWN.
  - UTILITY STATION 0+00 FOR UNION PARK IS LOCATED AT SMH 67. UTILITY STATION 0+00 FOR PUBLIC ALLEY 701 IS LOCATED AT SMH 209
  - THE LOT SHOWN IS LOCATED WITHIN ZONE X, AS DELINEATED ON FIRM 2502500079A, EFFECTIVE 03/16/2016. (NOT A SPECIAL FLOOD HAZARD ZONE)
  - ANTICIPATED SEWER FLOW:  
4-BEDROOMS x 110 G.P.D./BEDROOM = 440 G.P.D.

**GROUNDWATER RECHARGE CALCULATIONS**

IMPERVIOUS AREA - 1,480 S.F. (ROOF) + 868 (PAYEMENT/WALKWAY) S.F. = 2,348 S.F. (TOTAL)

REQUIRED VOLUME OF RECHARGE SYSTEM - 2,348 S.F. / 12" = 195.7 C.F.

PROPOSE (5) 6" PERFORATED PVC PIPES WITH A 19" X 20" X 2" H STONE FIELD.

STONE HAS 30% VOID SPACE

TOP OF SYSTEM IS AT 7.50.

VOLUME OF SYSTEM BELOW 7.50 IS 228 C.F. BASED ON HydroCAD CALCULATIONS.

PROPOSED VOLUME OF 228 C.F. > REQUIRED VOLUME OF 195.7 C.F.

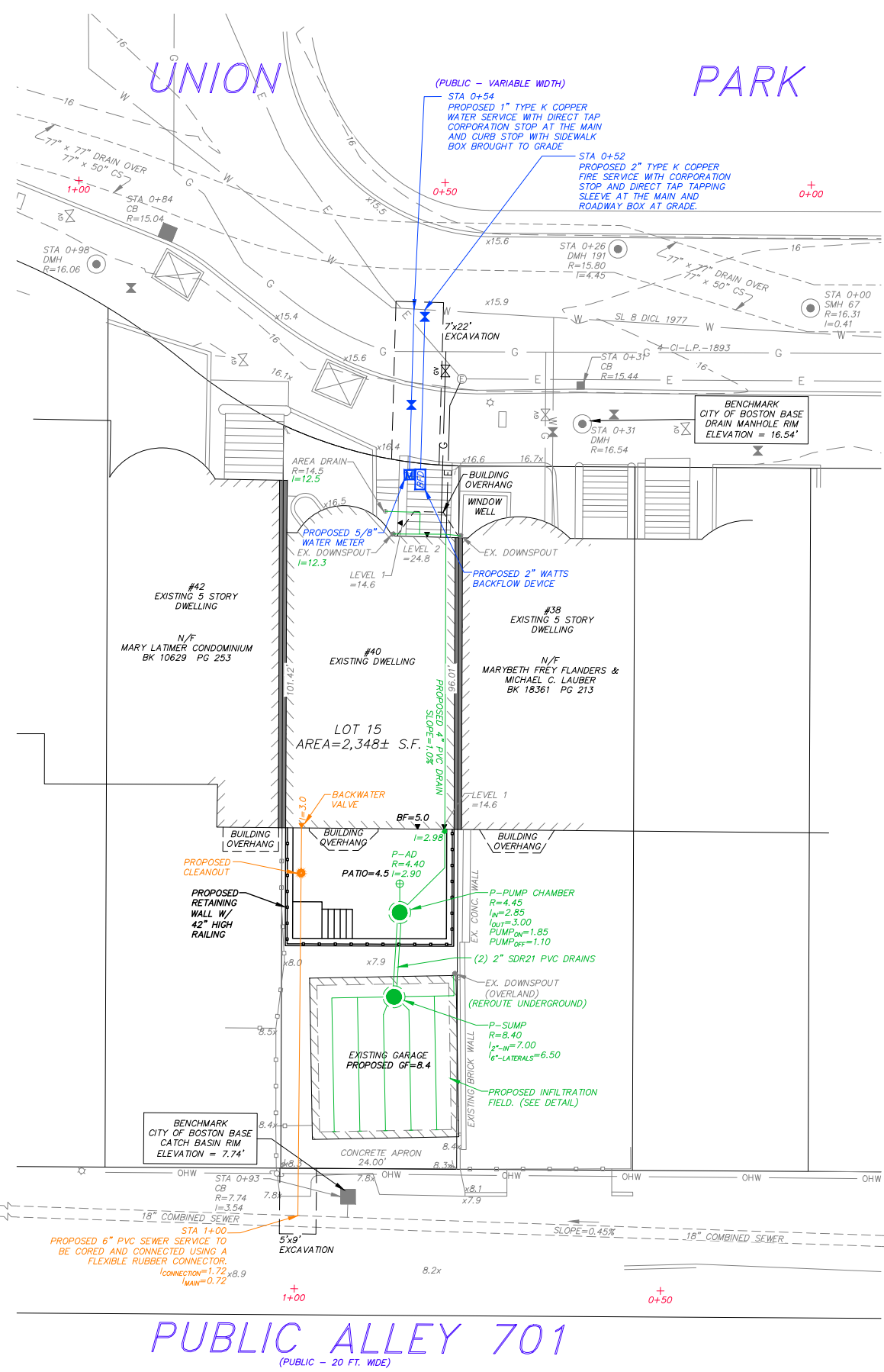
**Summary for Pond 2P: Infiltration Field**

Inflow Area = 2,348 sf, 100.00% Impervious, Inflow Depth = 1.16" for BWSO Requirement event  
Inflow = 0.07 cfs @ 12.08 hrs, Volume = 227 cf  
Outflow = 0.00 cfs @ 0.00 hrs, Volume = 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Storage method, Time Span= 0.05-25.00 hrs, dt= 0.01 hrs  
Peak Elev= 7.50 @ 24.34 hrs, Surf.Area= 360 sf [Storage= 228 cf]

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)  
Center-of-mass det. time= (not calculated: no outflow)

Volume	Invert	Avail Storage	Storage Description
#1	5.50'	210 cf	18.00W x 20.00L x 2.00H Stone Storage 720 of Overall - 20 of Embedded = 700 cf x 30.0% Voids
#2	6.30'	18 cf	6.0" Round Perforated Pipes x 5 Inside #1 L= 18.0' S= 0.005017' 20 of Overall - 0.2" Wall Thickness = 18 cf 228 cf Total Available Storage



**LEGEND:**

EXISTING:	PROPOSED:
● SEWER MANHOLE	○ SEWER MANHOLE
● DRAIN MANHOLE	○ DRAIN MANHOLE
■ CATCH BASIN	■ CATCH BASIN
⊕ COMMUNICATIONS MANHOLE	⊕ COMMUNICATIONS MANHOLE
⊕ ELECTRIC MANHOLE	⊕ ELECTRIC MANHOLE
⊕ GAS VALVE	⊕ GAS VALVE
⊕ WATER VALVE	⊕ WATER VALVE
⊕ WATER METER	⊕ WATER METER
⊕ LIGHT POLE	⊕ LIGHT POLE
⊕ ELECTRIC HAND HOLE	⊕ ELECTRIC HAND HOLE
⊕ EXISTING FIRE HYDRANT	⊕ EXISTING FIRE HYDRANT
⊕ MAILBOX	⊕ MAILBOX
— TELEPHONE LINE	— TELEPHONE LINE
— DRAIN PIPE	— DRAIN PIPE
— WATER PIPE	— WATER PIPE
— GAS PIPE	— GAS PIPE
— UNDERGROUND ELECTRIC	— UNDERGROUND ELECTRIC
— OVERHEAD WIRES	— OVERHEAD WIRES
— SEWER PIPE	— SEWER PIPE
— MBTA LINE	— MBTA LINE
○+50 STATION	○+50 STATION
x15.3 SPOT GRADE	x15.3 SPOT GRADE
N/F NOW OR FORMERLY	N/F NOW OR FORMERLY
⊕ UTILITY POLE	⊕ UTILITY POLE
⊕ BACKFLOW DEVICE	⊕ BACKFLOW DEVICE

FOR BOSTON WATER & SEWER COMMISSION USE ONLY

- STA 0+54 1" TYPE K COPPER WATER SERVICE INSTALLATION INSPECTION
- 5/8" WATER METER INSTALLATION INSPECTION
- STA 0+52 2" TYPE K COPPER FIRE SERVICE INSTALLATION INSPECTION
- STA 1+00 6" PVC SEWER SERVICE INSTALLATION INSPECTION
- PUMP CHAMBER INSTALLATION INSPECTION
- INFILTRATION FIELD INSTALLATION INSPECTION
- DYE TEST SEWER
- AS-BUILT PREPARATION FEE
- FOR CUT AND CAP SEE SHEET 1 OF 4

**PUBLIC ALLEY 701**  
(PUBLIC - 20 FT. WIDE)

**BOSTON GROUNDWATER TRUST DATA**

	WELL 21J-0517 5.14 (2/15/2019)	WELL 21J-0582 7.68 (10/7/2021)	WELL 21J-0482 6.10 (10/5/2021, 4/9/2017)
HIGH			
LOW	3.73 (11/11/2013)	4.06 (10/26/2007)	3.25 (1/25/2012, 2/8/2006)
AVG.	4.62 (7/15/2004-10/3/2021)	6.26 (2/26/2004-10/7/2021)	4.46 (11/10/2004-10/5/2021)

ELEVATIONS BASED ON CITY OF BOSTON BASE.



RECORD OWNER: THE WENDY E. WARRING 2012 QUALIFIED PERSONAL RESIDENCE TRUST  
40 UNION PARK  
BOSTON, MA 02118

DEED REFERENCE: BOOK 50727 PAGE 182

CITY OF BOSTON BENCHMARK: DRAIN MANHOLE (UNION PARK)  
EL=16.54'  
CATCH BASIN (PUBLIC ALLEY #701)  
EL=7.74'

PROJECT TITLE & LOCATION:  
**PROPOSED BUILDING RENOVATION  
40 UNION PARK  
BOSTON, MA 02118  
(BOSTON PROPER)**

SITE PLAN #21548

PLAN TITLE:  
**PROPOSED CONDITIONS**

PREPARED FOR:  
**THE HOLLAND COMPANIES  
519 ALBANY STREET, SUITE 200  
BOSTON, MA 02118  
CONTACT: JOE HOLLAND  
617-556-2900**

DATE: NOVEMBER 11, 2021  
REVISED: DECEMBER 16, 2021

REVISIONS:

JOB NUMBER: 185.090 SHEET 2 OF 4

SCALE: 1" = 10'



SITE

38

40

42



VIEW LOOKING WEST FROM UNION PARK (FRONT ELEVATION)

SITE

34

36

38

40

42



VIEW LOOKING SOUTH FROM UNION PARK (FRONT ELEVATION)

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508.625.1371

SOUTH END LANDMARK  
DISTRICT COMMISSION

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BOSTON, MA 02118

SITE PHOTOS - FRONT  
ELEVATION

DATE  
MARCH 15, 2022

SCALE  
AS INDICATED

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DETAIL VIEW: FRONT ENTRY WITH BAY ABOVE



DETAIL VIEW: FRONT GARDEN WITH EXISTING WELL & GRATE

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SITE PHOTOS - FRONT  
ELEVATION

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DETAIL VIEW: STREET LEVEL ENTRANCE



DETAIL VIEW: EXISTING STONE STOOP

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SITE PHOTOS - FRONT  
ELEVATION

DATE  
MARCH 15, 2022

SCALE  
AS INDICATED

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VIEW LOOKING SOUTH ALONG PUBLIC ALLEY 701 FROM SIDEWALK AT TREMONT STREET



VIEW LOOKING SOUTH FROM PUBLIC ALLEY 701 (REAR ELEVATION & SURROUNDING BROWNSTONES)

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SITE PHOTOS - REAR  
ELEVATION

MARCH 15, 2022

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SITE

42

40

38



VIEW LOOKING EAST FROM PUBLIC ALLEY 701 (REAR ELEVATION)

SITE

REAR  
572 TREMONT ST.

44-50

42

40

38

36

34



VIEW LOOKING NORTH ALONG PUBLIC ALLEY 701 (REAR ELEVATION)

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SITE PHOTOS - REAR  
ELEVATION

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DORMER & ROOF DECK CONTEXT ALONG PUBLIC ALLEY 701 (UNITS 38-50)



DORMER & ROOF DECK CONTEXT ALONG PUBLIC ALLEY 701 (UNITS 26-40)



DORMER & ROOF DECK CONTEXT ALONG PUBLIC ALLEY 701 (UNITS 20-36)



DORMER & ROOF DECK CONTEXT ALONG PUBLIC ALLEY 701 (UNITS 12-26)

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SITE PHOTOS - DORMER  
CONTEXT

DATE  
MARCH 15, 2022

SCALE  
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Property of South End Historical Society

FRONT ELEVATION VIEW FROM 1972 SOUTH END STREETS SURVEY

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DISTRICT COMMISSION

40 UNION PARK  
BOSTON, MA 02118

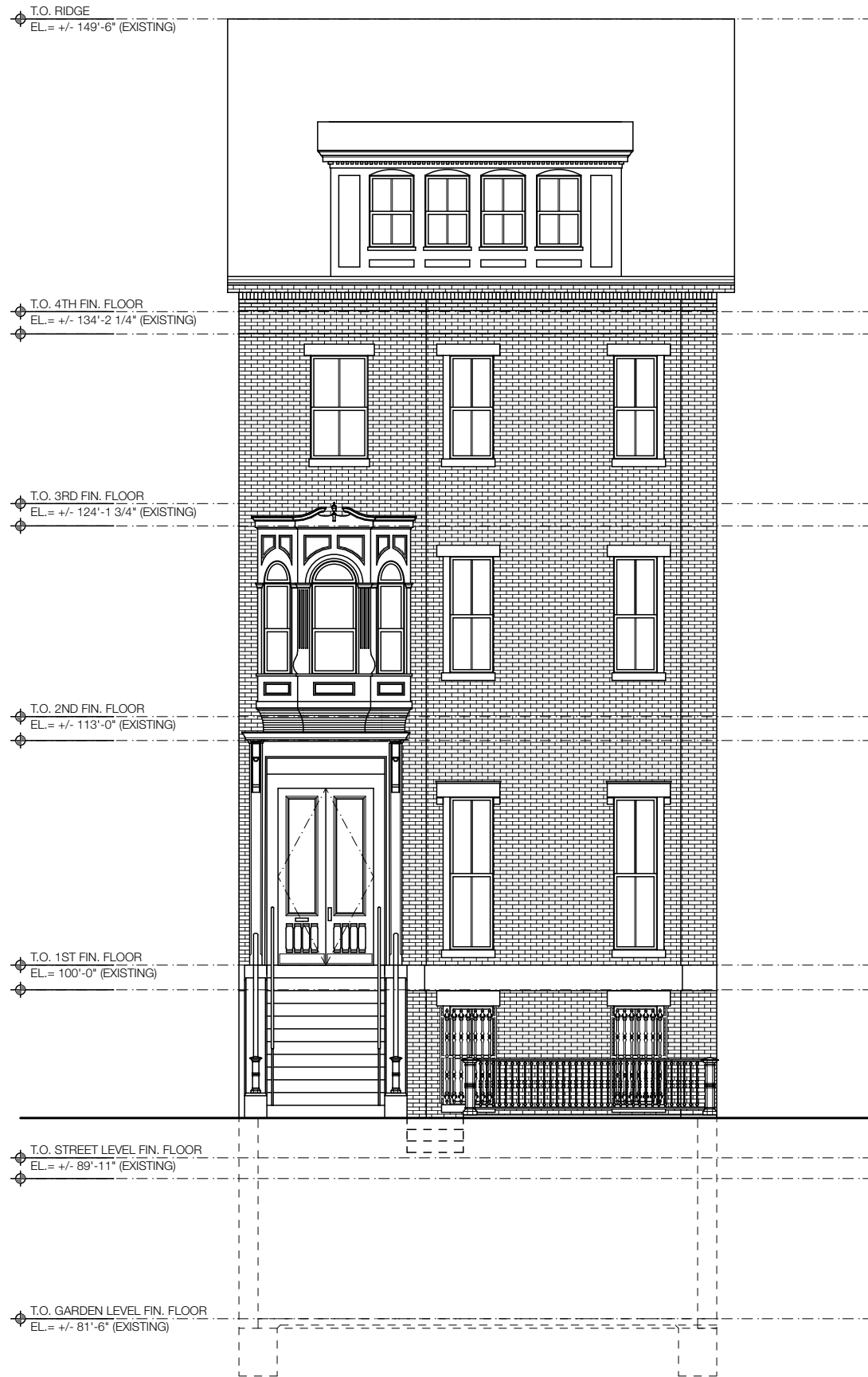
SITE PHOTOS - HISTORIC  
DOCUMENTATION

DATE  
MARCH 15, 2022

SCALE  
AS INDICATED

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SELDC-9



1 EXISTING FRONT ELEVATION  
1/8" = 1'-0"



2 PROPOSED FRONT ELEVATION  
1/8" = 1'-0"

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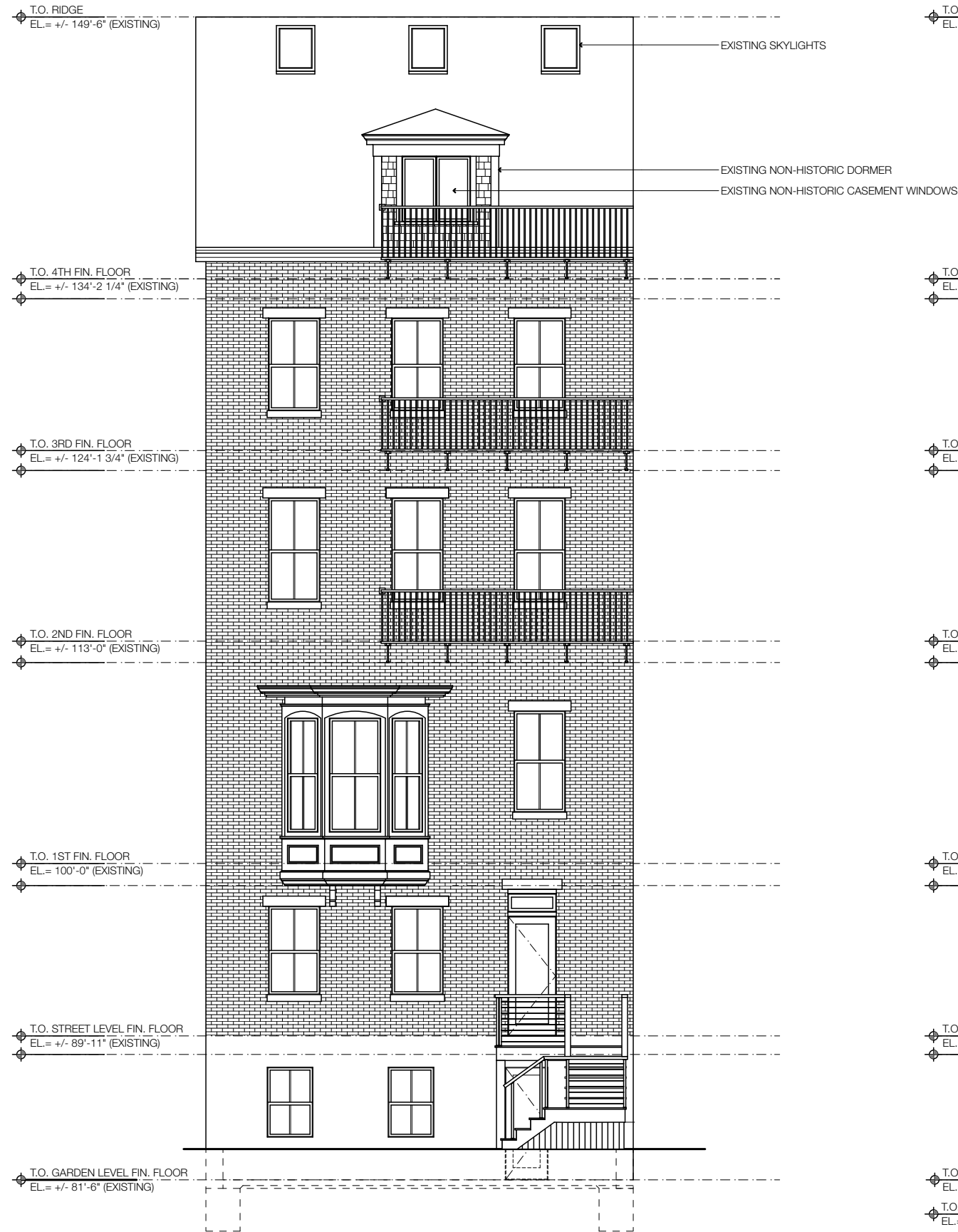
FRONT ELEVATIONS

MARCH 15, 2022

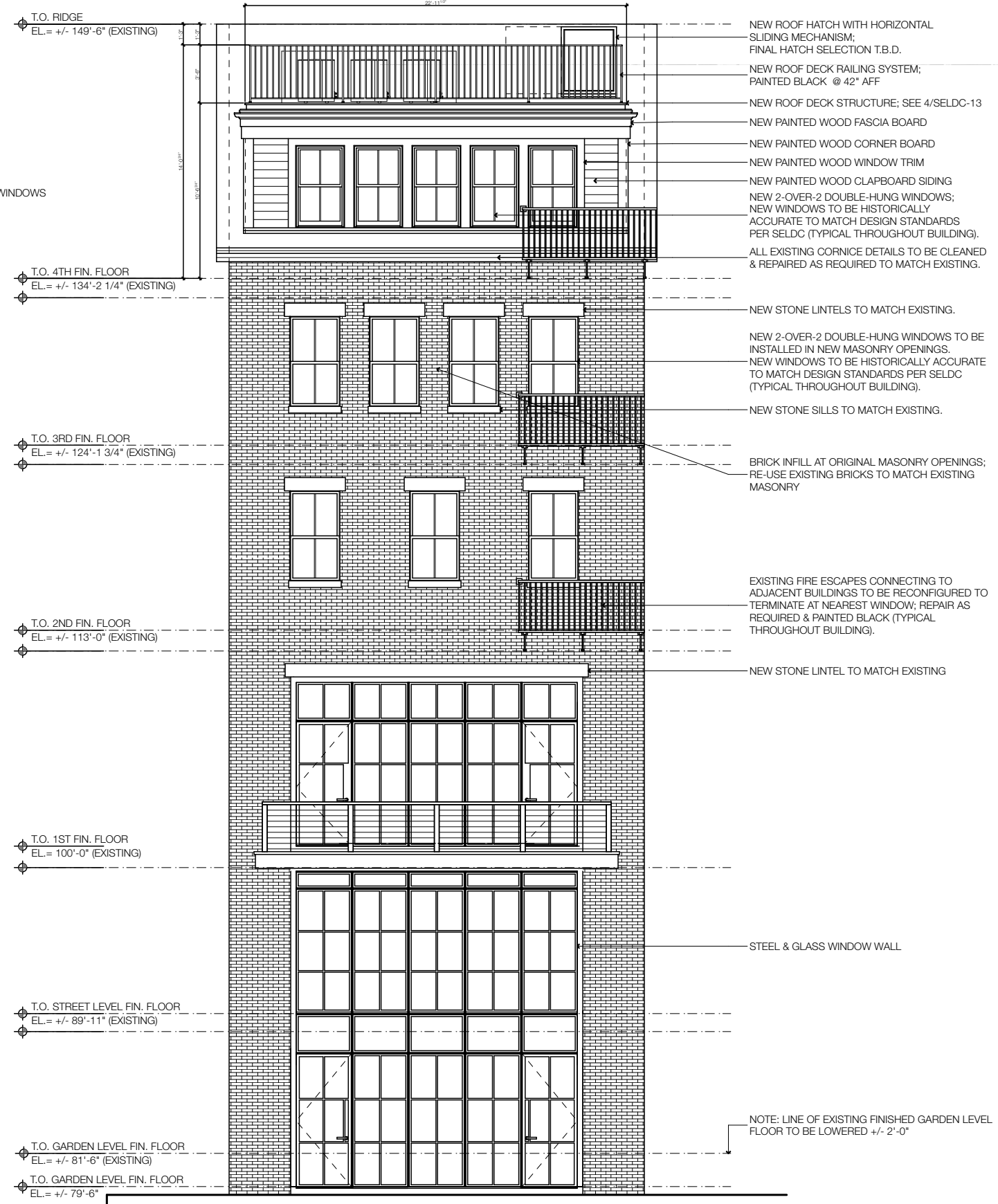
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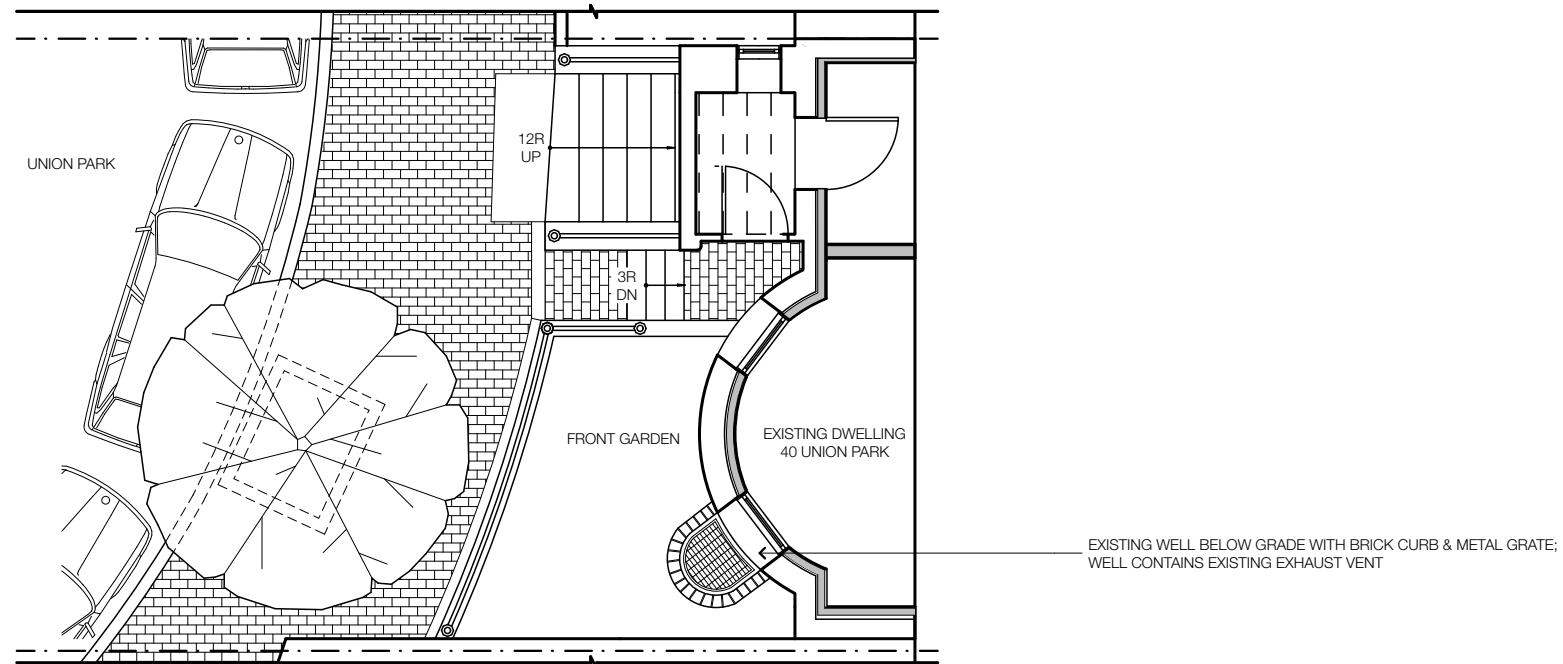


1 EXISTING REAR ELEVATION  
1/8" = 1'-0"

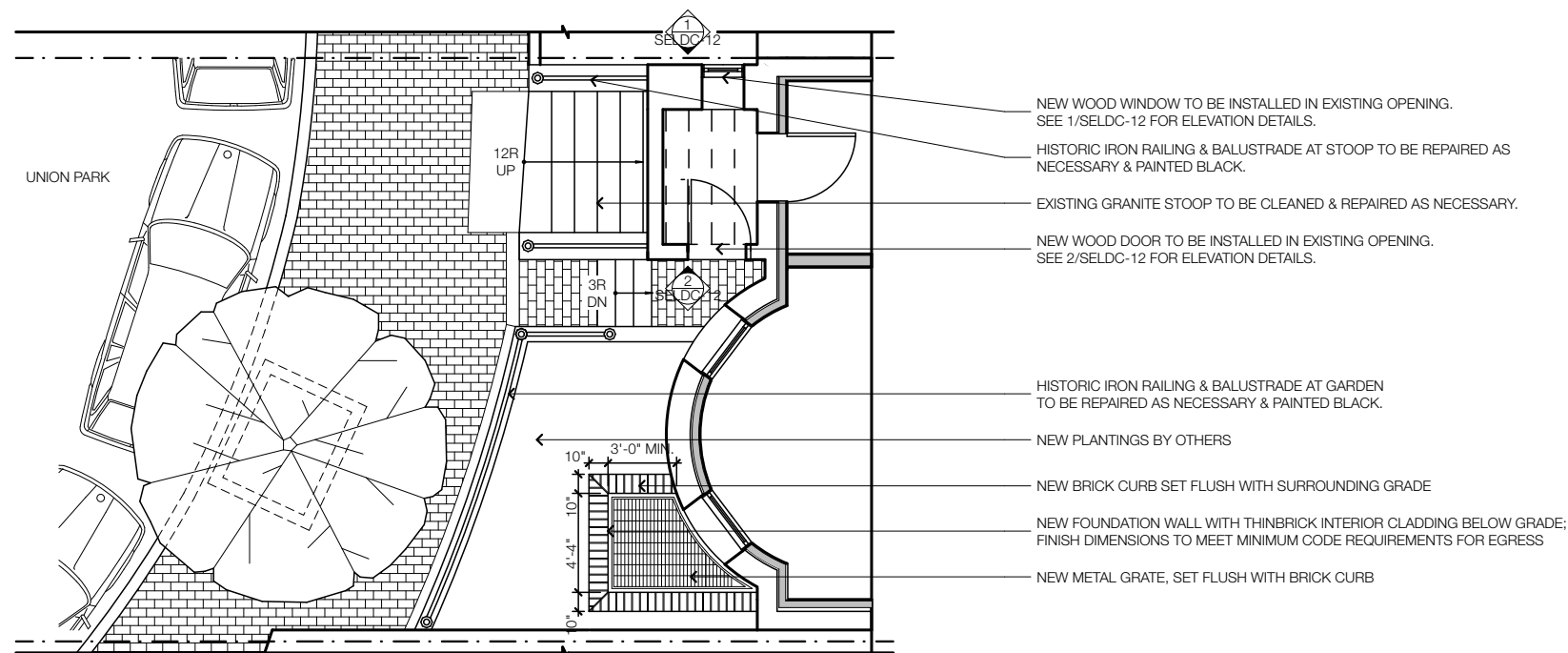


2 PROPOSED REAR ELEVATION  
1/8" = 1'-0"

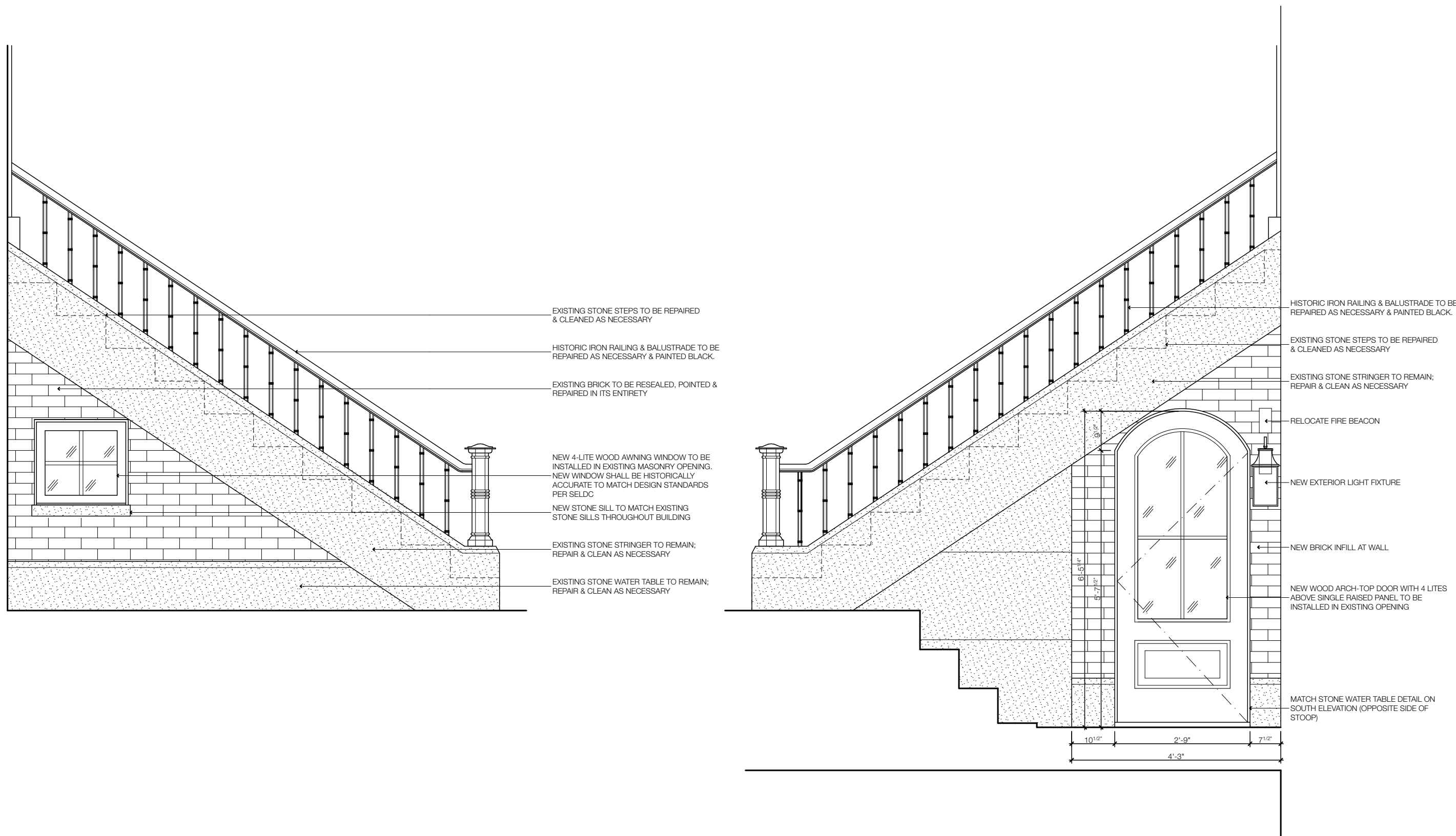




1 EXISTING STREET LEVEL PLAN  
1/8" = 1'-0"



2 PROPOSED STREET LEVEL PLAN  
1/8" = 1'-0"



1 PARTIAL SOUTH ELEVATION AT STOOP  
1/2" = 1'-0"

2 PARTIAL NORTH ELEVATION AT STOOP  
1/2" = 1'-0"

SOUTH END LANDMARK  
DISTRICT COMMISSION

40 UNION PARK  
BOSTON, MA 02118

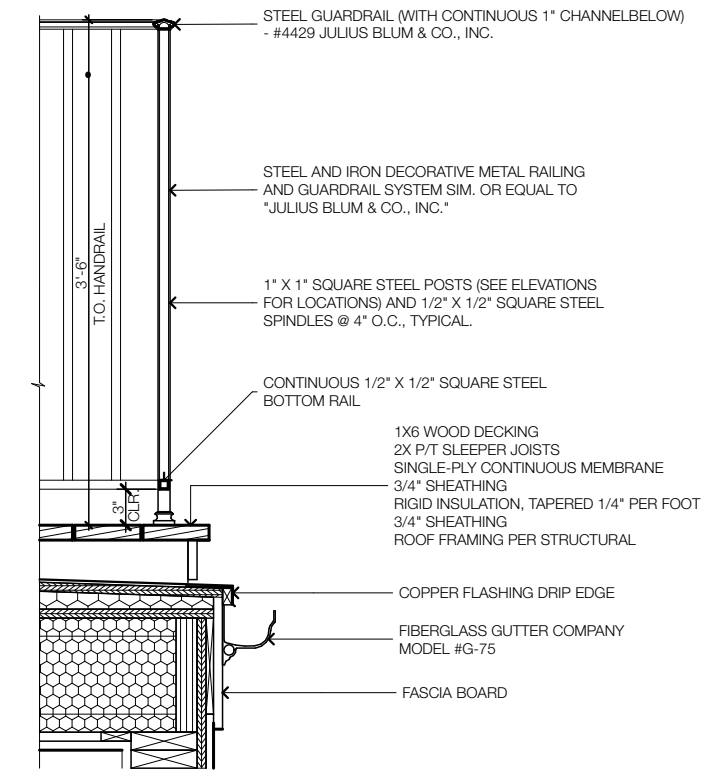
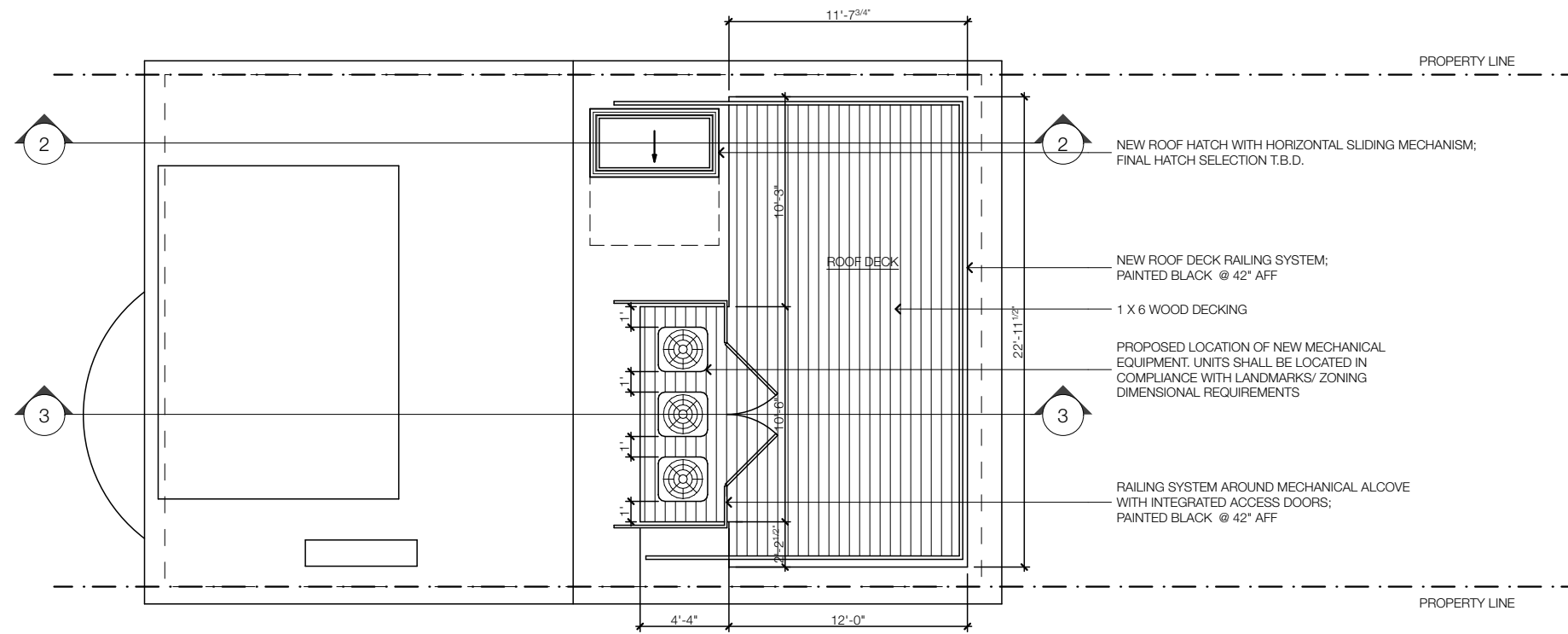
ELEVATION DETAILS - FRONT  
ENTRY

DATE  
MARCH 15, 2022

SCALE  
AS INDICATED

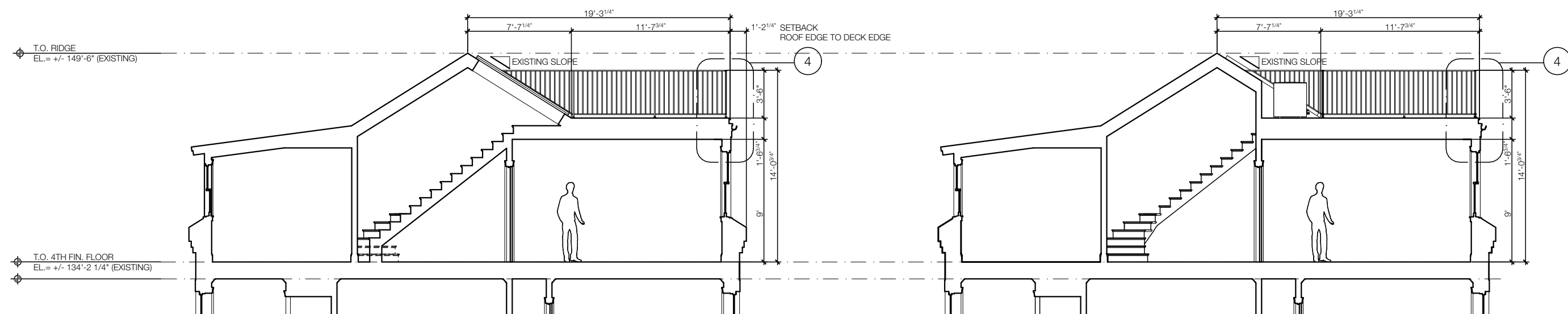
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SELDC-13



1 PROPOSED ROOF PLAN  
1/8" = 1'-0"

4 PROPOSED RAILING DETAIL  
3/4" = 1'-0"



2 PARTIAL SECTION AT ROOF DECK HATCH  
1/8" = 1'-0"

3 PARTIAL SECTION AT CONDENSER ALCOVE  
1/8" = 1'-0"

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ROOF PLAN & ROOF DETAILS

MARCH 15, 2022

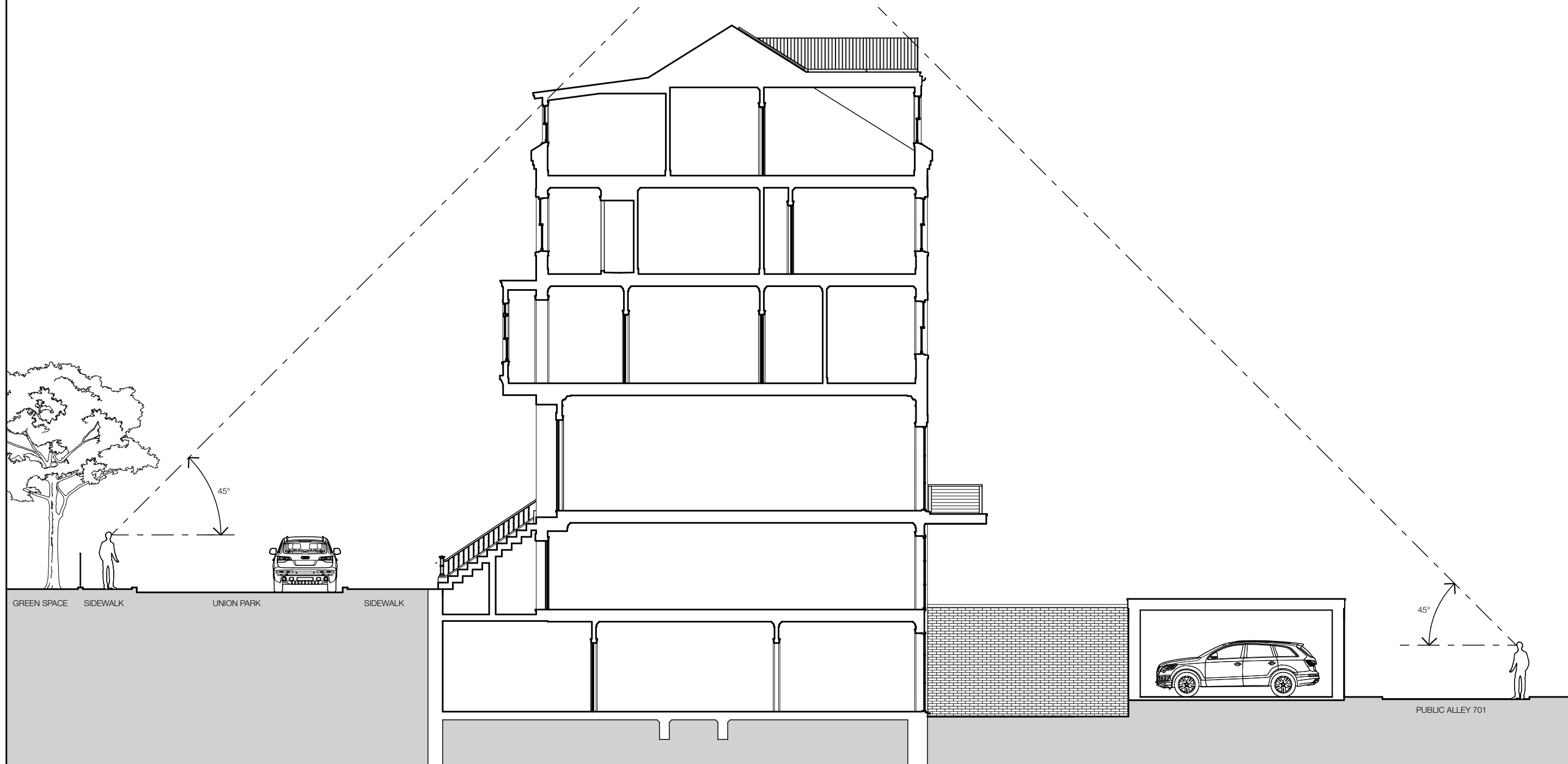
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SELDC-14

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SOUTH END LANDMARK  
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BUILDING & SITE SECTION

DATE  
MARCH 15, 2022

SCALE  
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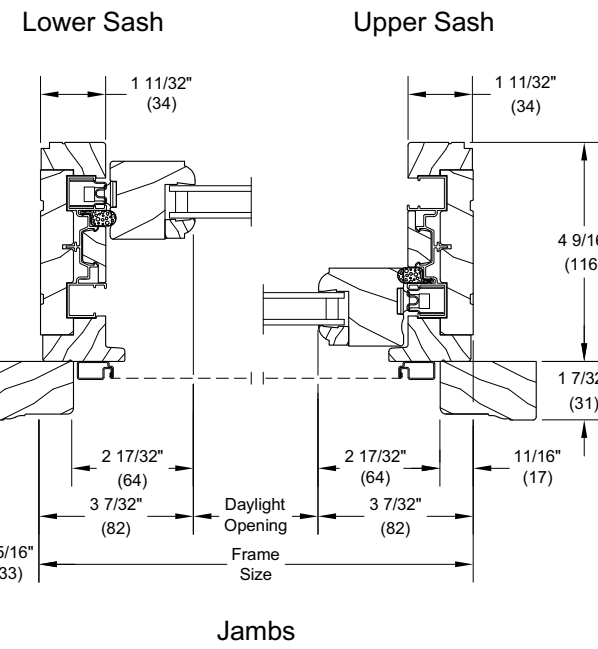
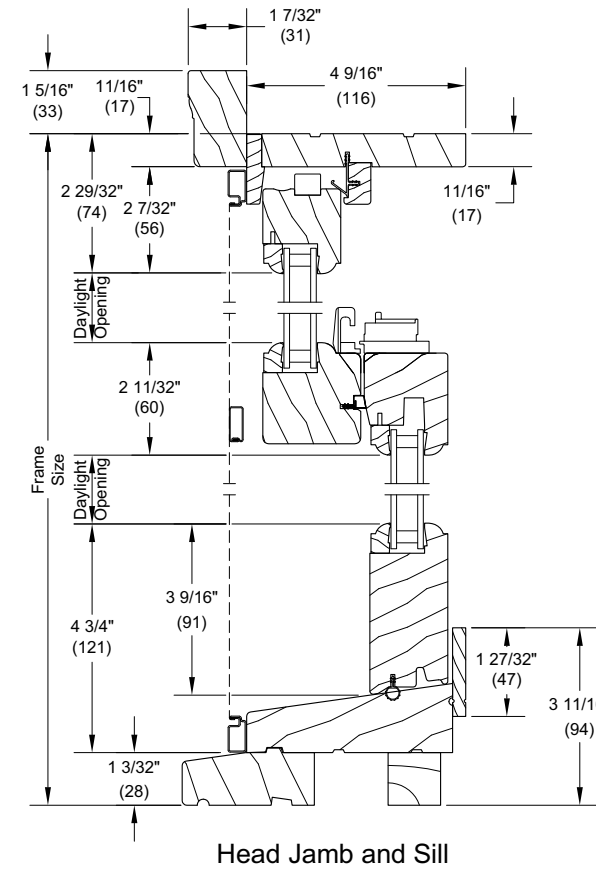
SELDC-15

1 BUILDING & SITE SECTION  
3/32" = 1'-0"

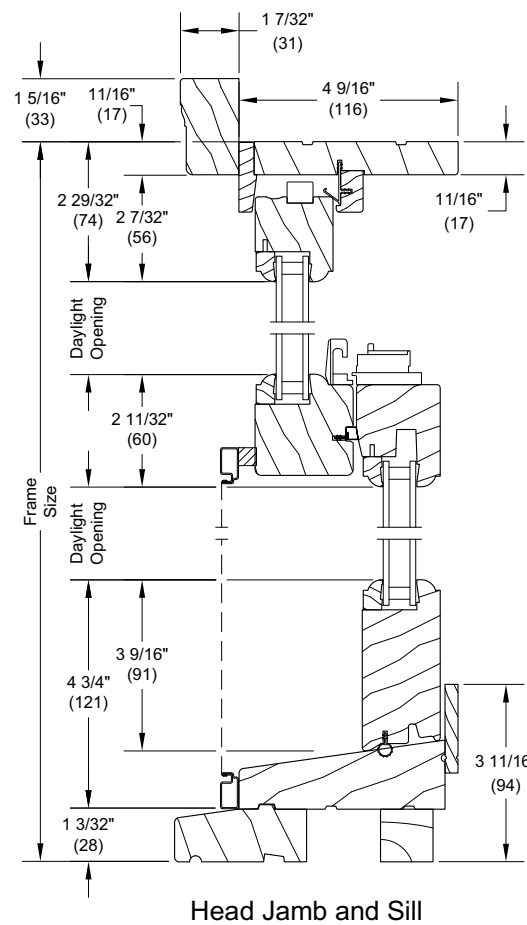
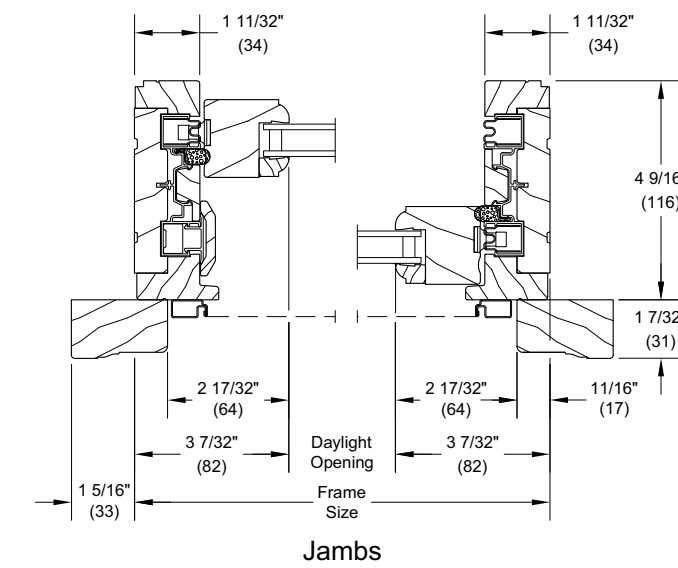
**Section Details: Operating**

Scale: 3" = 1' 0"

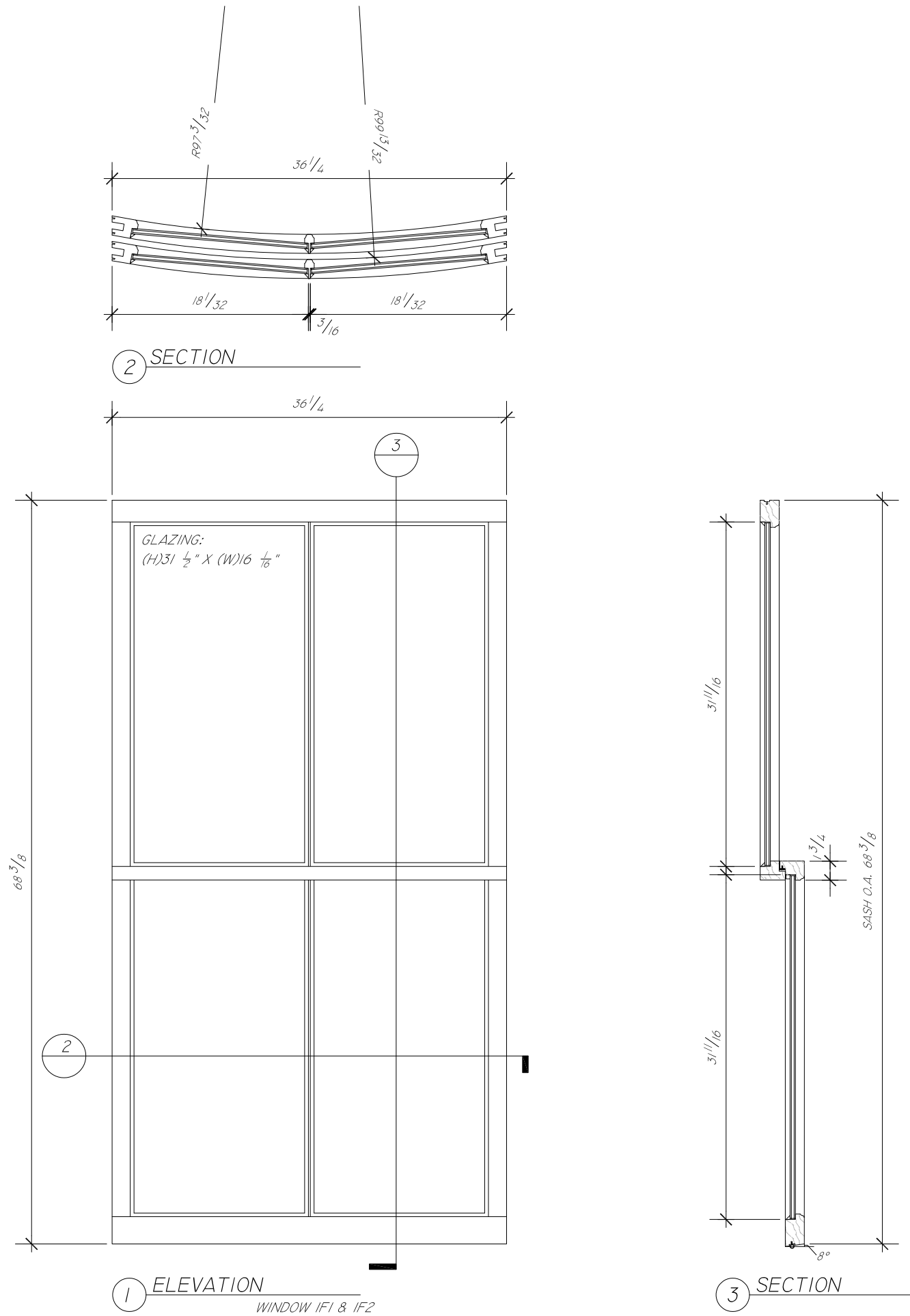
**Double Hung**



**Single Hung**







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WINDOW DETAILS (CURVED  
 SASH WINDOWS)

MARCH 15, 2022

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SELDC-17

GENERAL NOTES:  
 WOOD SPECIES: \_\_\_\_\_  
 INTERIOR FINISH: \_\_\_\_\_  
 EXTERIOR FINISH: \_\_\_\_\_  
 GLASS TYPE: \_\_\_\_\_  
 SASH LOCK(S): \_\_\_\_\_  
 SASH PULL(S): \_\_\_\_\_  
 SCREEN(S): \_\_\_\_\_

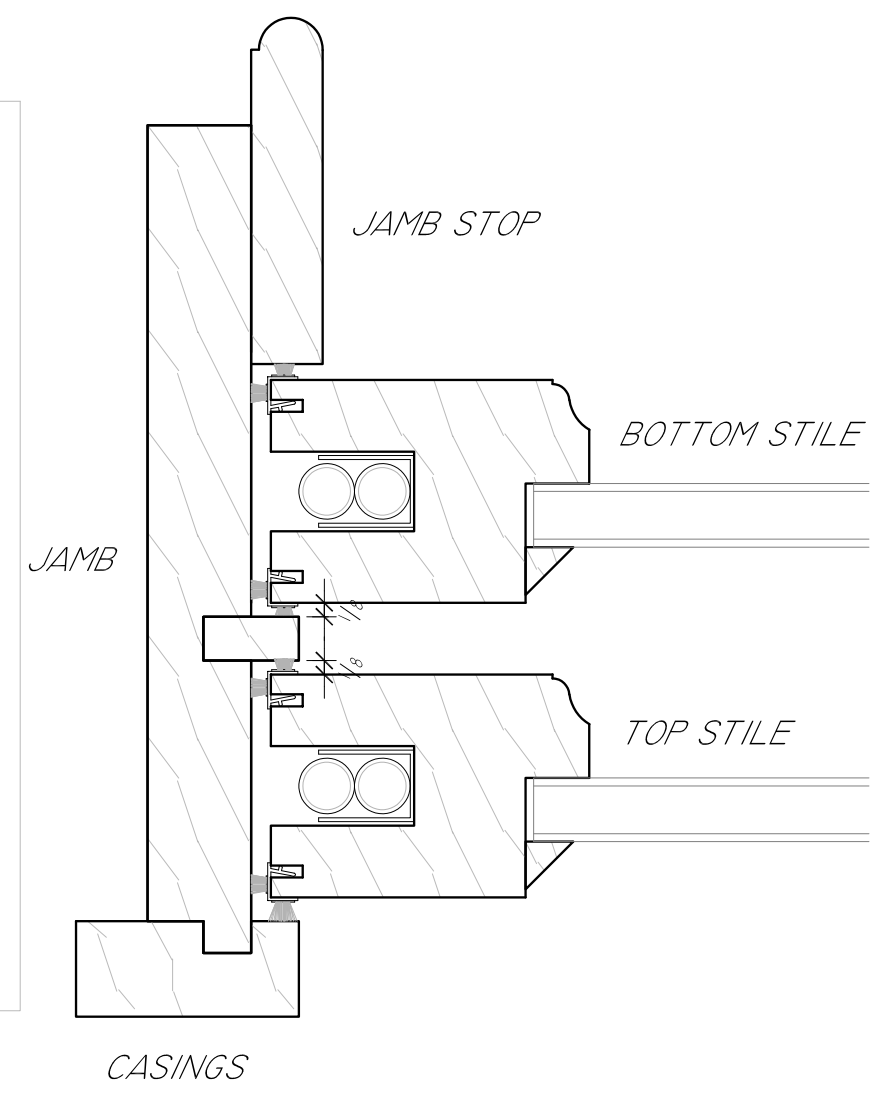
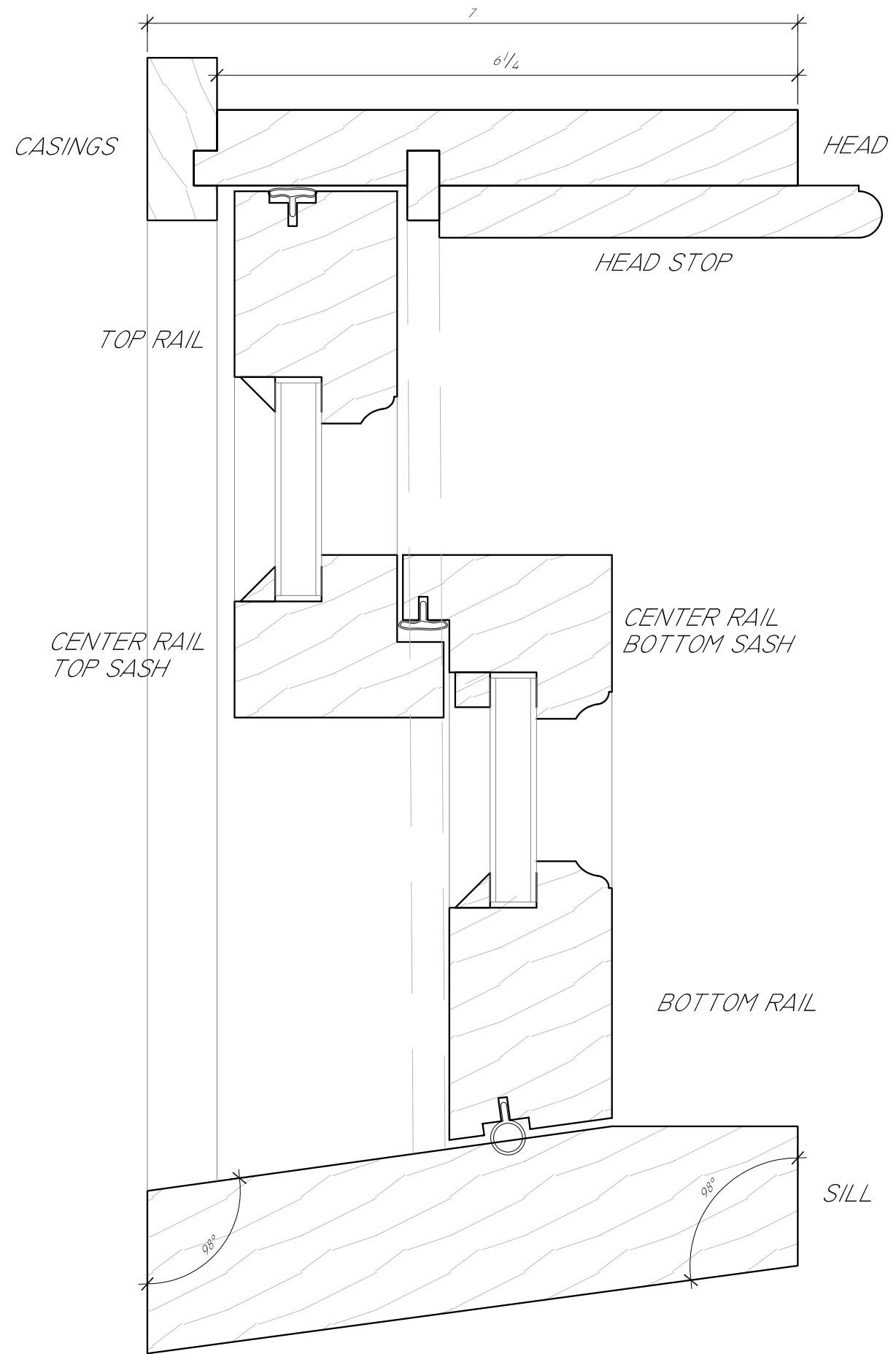
DOOR SWING: \_\_\_\_\_  
 LOCKSET: \_\_\_\_\_  
 HINGES: \_\_\_\_\_  
 WEATHERSTRIPS: \_\_\_\_\_  
 DOOR BOTTOM: \_\_\_\_\_  
 THRESHOLD: \_\_\_\_\_  
 INT CASING: \_\_\_\_\_  
 EXT CASING: \_\_\_\_\_

**Liberty Revival**  
**Door and Window**  
 60 Concord Street  
 North Reading, MA 01864

JOB NUMBER:  
 2022-05  
 PM:  
 GREGG MARTIN  
 ENGINEER:  
 DWG DATE: 03/08/2022  
 REV 1: \_\_\_\_\_

DRAFTER:  
 KTD  
 REV 2: \_\_\_\_\_  
 REV 3: \_\_\_\_\_  
 REV 4: \_\_\_\_\_

PROJECT NAME:  
 40 UNION PARK, BOSTON MA  
 TITLE:  
 WINDOW ELEVATION AND SECTIONS  
 DRAWING NUMBER:  
 WINDOWS FLR 1  
 PAGE 1 OF 7



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WINDOW DETAILS (CURVED  
SASH WINDOWS)

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**SELDC-18**

GENERAL NOTES:  
WOOD SPECIES: \_\_\_\_\_  
INTERIOR FINISH: \_\_\_\_\_  
EXTERIOR FINISH: \_\_\_\_\_  
GLASS TYPE: \_\_\_\_\_  
SASH LOCK(S): \_\_\_\_\_  
SASH PULL(S): \_\_\_\_\_  
SCREEN(S): \_\_\_\_\_

DOOR SWING: \_\_\_\_\_  
LOCKSET: \_\_\_\_\_  
HINGES: \_\_\_\_\_  
WEATHERSTRIPS: \_\_\_\_\_  
DOOR BOTTOM: \_\_\_\_\_  
THRESHOLD: \_\_\_\_\_  
INT CASING: \_\_\_\_\_  
EXT CASING: \_\_\_\_\_

**Liberty Revival  
Door and Window**  
60 Concord Street  
North Reading, MA 01864

JOB NUMBER:  
2022-05  
PM:  
GREGG MARTIN  
ENGINEER:  
DWG DATE: 03/08/2022  
REV 1: \_\_\_\_\_

DRAFTER:  
KTD  
REV 2: \_\_\_\_\_  
REV 3: \_\_\_\_\_  
REV 4: \_\_\_\_\_

PROJECT NAME:  
40 UNION PARK, BOSTON MA  
TITLE:  
PART PROFILES  
DRAWING NUMBER:  
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PARTS