

1 to 2 Family

1 to 4 Family

Multi Family

Commercial

Mixed Use

Other

(other explain:) Vacant Nursing Home

Section 4-Legal Occupancy

Nursing Home Doc# 3444/1993

Section 5-Description of Work

Complete Demolition Accessory Building Prep Demolition Special Event Repair(s) Other

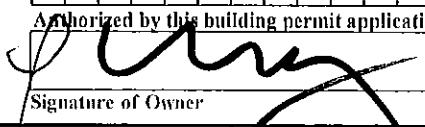
Brief Description of Proposed Work: (other explain:)

Demolition Of Existing Structure

Section 6-Estimated Cost

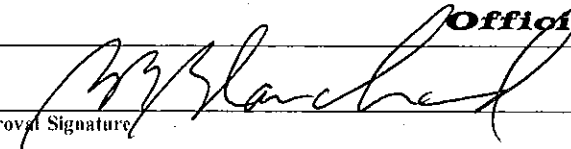
Item	Estimated Cost (Dollars)	Official Use Only	
1. Building	50000	(a) Building Permit Fee Multiplier:	\$ 1 0
2. Electrical	0	(b) Estimated total Cost of Construction From (6)	\$ 50000
3. Plumbing	0		
4. Fire Protection	0	Building Permit Fee(\$10.00 for each 1000) plus a \$7.00 primary fee.	\$ 507
5. Mechanical	0		
6. TOTAL (1 through 5)	50000		

Section 7a-Agent Authorization

I Nicholas Heras As owner of the subject property hereby authorize
Michael McKay To act on my behalf, in all matters relative to work
 Authorized by this building permit application.
 Signature of Owner:  Date: 11 / 14 / 05

Section 7b-Owner Authorization

I _____ As owner/authorized agent hereby declare that the
 statements and information on the foregoing application are true and accurate to the best of my knowledge and belief.
 Signature of Owner/Agent: _____ Date: _____
 Print Name: _____

Official Use Only
 Approval Signature:  Inspector ID: 222 Date: 11.15.05



PAID
11-15-05



The Commonwealth of Massachusetts
BOARD OF BUILDING REGULATIONS
License: CONSTRUCTION SUPERVISOR

Number: CS 049553

Birthdate: 08/09/1961

Expires: 08/09/2006 Tr. no: 1689.0

Restricted: 00

NICHOLAS HERAS JR.
PO BOX 67141
CHESTNUT HILL, MA 02467

Thomas H. Murphy
Commissioner



ATTN: Mike McKay

Boston Landmarks Commission

City of Boston
The Environment
Department

Boston City Hall/Room 825
Boston, Massachusetts 02201
617-635-3850

8 August 2005

Michael McKay
404 S. Huntington Ave
Jamaica Plain, MA 02130

NOTICE OF DETERMINATION

Application #06.097D1041
Demolition of a former nursing home at 533 Cambridge Street, Allston

Dear Mr. McKay:

The Boston Landmarks Commission staff have determined that the above-mentioned building is not a significant building under the Criteria for determining significance in Section 85-5.3 (a-c) of the Demolition Delay Ordinance (Article 85, Chapter 665 of the Acts of 1956 as amended). No further review by the Boston Landmarks Commission under Article 85 is required. If you have any questions regarding this decision, please contact me at 617-635-3850.

Please bring this determination with you to Inspectional Services Department when applying for a demolition permit. Thank you for your cooperation in this matter.

Sincerely,

Roylin Bennett Younkin
Architectural Historian
Boston Landmarks Commission

cc: Commissioner of Inspectional Services
Boston Redevelopment Authority
Boston Civic Design Commission
Union Realty Trust, owner

Susan D. Pranger, Chair
Thomas Herman, Vice Chair
John Amodio
David Berarducci
Dana Brown
Harron Ellenson
Cyrus Field
John Freeman
Thomas Green
Pamela Hawkes
William Marchione
Jeffrey Pond
Ellen J. Lipsey, Exec. Director



Boston Fire Department
Fire Prevention Division
115 Southhampton Street
Boston, MA 02118
Demo/Alter/Construction

Permit: BFD0118174
 Issued: 08/11/2005
 Start: 08/15/2005
 Expires: 11/30/2005
 Fee: 975.17
 Customer ID: 062004
 Fire District: 11
 Group:

Permit

Contractor: Union Realty Trust
 Address: 470 Washington Street
 Brighton, MA 02135
 Phone:

Cell:

Fax:

In accordance with the provisions of Chapter 28 of the Ordinances of 1979 known as the Boston Fire Prevention Code, MGL Ch148 and 527 CMR of the Board of Fire Prevention Regulations and amendments thereto, this permit is granted to be exercised at

0533 CAMBRIDGE ST
Allston, MA 02134

Subject to compliance with the applicable provisions of said Code and with the safeguards and other conditions herein prescribed, to conduct the following:

DEMO OF EXISTING BLDG TO INCLUDE FLOORS 1 THRU 4 WITH A TOTAL CUBIC FEET OF 1,035,213

Safeguards and Conditions Prescribed:

Comply with the provisions of the BFPC Article 7. Secure, maintain & post all necessary licenses & permits from contractors & subs. No hot work or bagging smoke detectors w/o additional permits.

The person accepting this permit shall conform to the Statutes of the Commonwealth, Commonwealth of Massachusetts Fire Prevention Regulations, the Boston Fire Prevention Code, the Ordinances of the City of Boston and the conditions of this permit. This permit may be revoked at any time by the Head of the Fire Department; a violation of any of its conditions shall work an immediate revocation of the permit. The person to whom this permit is issued shall indemnify and save harmless the City of Boston from any damage it may sustain, or be required to pay by reason of the exercise of this permit, or by reason of any act or neglect of himself/herself any of his/her employees or agents relating to the exercise of this permit or by reason of any violation of any condition of this permit.

Granted by: _____ 

Attest: _____

Approved by: _____

This is an original permit and **MUST AT ALL TIMES BE KEPT POSTED ON THE PREMISES**. A renewal certificate must be obtained upon expiration from the **BOSTON FIRE DEPARTMENT**.



**Boston Fire Department
Fire Prevention Division
115 Southhampton Street
Boston, MA 02118
Sprinkler System**

Permit: BFD0118578
Issued: 08/18/2005
Start: 08/18/2005
Expires: 03/18/2006
Fee: 70.00
Customer ID: 062115
Fire District: 11
Group:

Permit

Contractor: Hera Development
Address: 470 Washington Street
Allston, MA 02135
Phone:

Cell:

Fax:

In accordance with the provisions of Chapter 28 of the Ordinances of 1979 known as the Boston Fire Prevention Code, MGL Ch148 and 527 CMR of the Board of Fire Prevention Regulations and amendments thereto, this permit is granted to be exercised at

**0533 CAMBRIDGE ST
Union Realty Trust
Allston,**

NO PERMIT IS NOT VALID UNTIL
THE REQUIRED PLANS HAVE BEEN
APPROVED AND PERMITS ISSUED BY ISD

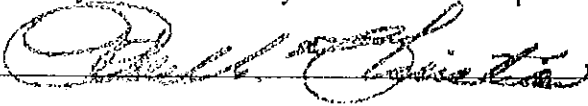
Subject to compliance with the applicable provisions of said Code and with the safeguards and other conditions herein prescribed, to conduct the following:

SHUT DOWN OF SPRINKLER SYSTEM DUE TO DEMOLITION OF BUILDING

Safeguards and Conditions Prescribed:

Comply with the provisions of the BFPC Article 14. Failure to properly notify the Boston Fire Alarm Office will render this permit void.

The person accepting this permit shall conform to the Statutes of the Commonwealth, Commonwealth of Massachusetts Fire Prevention Regulations, the Boston Fire Prevention Code, the Ordinances of the City of Boston and the conditions of this permit. This permit may be revoked at any time by the Head of the Fire Department; a violation of any of its conditions shall work an immediate revocation of the permit. The person to whom this permit is issued shall indemnify and save harmless the City of Boston from any damage it may sustain, or be required to pay by reason of the exercise of this permit, or by reason of any act or neglect of himself/herself any of his/her employees or agents relating to the exercise of this permit or by reason of any violation of any condition of this permit.

Granted by: _____ 

Attest: _____

Approved by: _____

This is an original permit and MUST AT ALL TIMES BE KEPT POSTED ON THE PREMISES. A renewal certificate must be obtained upon expiration from the BOSTON FIRE DEPARTMENT.

Alteration and Impairment of Water Based Fire Suppression Systems

Property Address 533 CAMBRIDGE STREET
Contractor HARA DEVELOPMENT CORP
Telephone 617-727-2008 Job Location 533 CAMBRIDGE ST ALLSTON
Job Description BUILDING DEMOLITION

Fire Safety Requirements

1. In the event of an emergency: Dial 911.
2. In the event of any fire alarm activation or fire, the work shall be stopped, open lines capped and the system turned back on.
3. All responsible personnel shall be instructed as to the location of the sprinkler control valve that controls the impaired area under construction, alteration or maintenance. Personnel shall understand how to turn the valve on.
4. Security personnel shall be notified of the system shut down.
5. A "Red Tag Permit" system shall be in place prior to start of work. If you do not know what a Tag Permit system is, see NFPA 25, Chapter 11.
6. A log shall be kept of all the Red Tags and their location.
7. Tags are required at the fire command center and control valve for the area affected.
8. All required means of egress shall be maintained *at all times*.
9. Work shall be performed without interruption so that fire protection systems are not shut down any longer than necessary.
10. All tenants affected by the impairment shall be notified as to the location and time(s) of the impairment.
11. At least one responsible person must remain at the impaired location *at all times* while system is impaired.
12. The Fire Department (Fire Alarm Division 343-2880) shall be notified when the fire alarm and sprinkler system is shut down and restored. To report an emergency: Dial 911
13. A log book shall be kept, containing location, time of placement, time of removal, personnel responsible for flange blanks if they are used.
14. A system acceptance or periodic test shall be performed in accordance with applicable NFPA standards. The results shall be given to the building owner or property manager and kept on site.

- NFPA 13 Automatic Sprinkler Systems
- NFPA 14 Standpipes
- NFPA 20 Fire Pumps
- NFPA 25 Maintenance

15. The sprinkler system will be returned to full service at the end of each working day.
16. The fire alarm system shall be returned to full service at the end of each working day.
17. Work shall be planned and all materials at the job site and ready for use.
18. Fire extinguishers shall be placed in unprotected area(s).
As a minimum, for Light (Low) Hazard Occupancies, One, 2-A extinguisher is required per 3,000 sq. ft. (see NFPA 10).
19. No Cutting or Welding operations are allowed in unprotected area(s) while sprinkler system is shut off.
20. No Smoking in unprotected areas while sprinkler system is shut off.

By signing below, I have read and understood the above requirements and agree to comply with all applicable regulations.

No work shall begin until all the firesafety requirements and or the extended impairment plan has been implemented.

These fire safety requirements are in addition and not in lieu of the requirements of 527 CMR, MGL 148, 780 CMR and The Boston Fire Prevention Code.

Applicant Signature Bernie Gray Union Health Trust
Print Name Bernie Gray
Impairment Coordinator Signature Nick Halel
Print Name NICK HALEL
Date 8/15/05

Official Use Only

Approved By _____
Issued By _____
Date Issued: 8/18/05
Date of Expiration: 3/18/06
Permit Number BFD 0118578



**Boston Fire Department
Fire Prevention Division
115 Southhampton Street
Boston, MA 02118**

Permit: BFD0118175
Issued: 08/11/2005
Start: 08/11/2005
Expires: 11/11/2005
Fee: 210.00
Customer ID: 062004
Fire District: 11
Group:

**Dumpster
Permit**

Contractor: Union Realty Trust
Address: 470 Washington Street
Brighton, MA 02135
Phone:

Cell:

Fax:

In accordance with the provisions of Chapter 28 of the Ordinances of 1979 known as the Boston Fire Prevention Code, MGL Ch148 and 527 CMR of the Board of Fire Prevention Regulations and amendments thereto, this permit is granted to be exercised at

**0533 CAMBRIDGE ST
Allston, MA 02134**

Subject to compliance with the applicable provisions of said Code and with the safeguards and other conditions herein prescribed, to conduct the following:

PLACEMENT OF 2-DUMPSTERS IN REAR PARKING LOT FOR THE USE OF DEMO RUBBISH **DUMPSTER
COMPANY EZ DISPOSAL SERVICE 617-567-2524*******

Safeguards and Conditions Prescribed:

Comply with the provisions of the BFPC Article 29. Do not place dumpster near openings on building walls or adjacent to combustible surfaces. Do not block the means of egress to or from the building or structure. Comply with CMR 527 Sec 34.00.

The person accepting this permit shall conform to the Statutes of the Commonwealth, Commonwealth of Massachusetts Fire Prevention Regulations, the Boston Fire Prevention Code, the Ordinances of the City of Boston and the conditions of this permit. This permit may be revoked at any time by the Head of the Fire Department; a violation of any of its conditions shall work an immediate revocation of the permit. The person to whom this permit is issued shall indemnify and save harmless the City of Boston from any damage it may sustain, or be required to pay by reason of the exercise of this permit, or by reason of any act or neglect of himself/herself any of his/her employees or agents relating to the exercise of this permit or by reason of any violation of any condition of this permit.

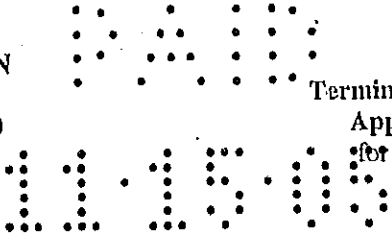
Granted by: _____

Attest: _____

Approved by: _____

This is an original permit and **MUST AT ALL TIMES BE KEPT POSTED ON THE PREMISES**. A renewal certificate must be obtained upon expiration from the BOSTON FIRE DEPARTMENT.

BOSTON WATER and SEWER COMMISSION
980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000



Termination Verification
Approval Form
for Demolition



Ward 21 Date 8/1/05

Premise Address: 533 Cambridge St Acct# 694 033 000

Applicant: Ph/1 Hera Development Phone #: (617) 787-7008 Fax #: (617) 413-1191

Expected Date of Demolition: 9/15/05 Applicant's signature: Nedulus Halal

Prior to the issuance of a Demolition Permit from the City of Boston's Inspectional Services Department the following conditions must be met:

Customer Services

Date Completed

- 1. Letter from owner requesting demolition. 7/28/05
- 2. Boston Fire Department Fire Pipe shut-off Permit # BFD 0118578 9/1/05
- 3. All domestic and fire pipe service must be shut-off 6/8/00
- 4. BWSC meter and MTU must be returned to BWSC Meter Shop 8/1/05
- 5. Any outstanding balances along with any unbilled accrued charges Must be paid and account reclassified 8/31/05

John Jentler
Customer Service Approval

Engineering Customer Services

Bonded Dra inlayer Co. Hera

- 1. All domestic water services must be disconnected at the main and control box, frame and cover and all appurtenances removed in Accordance with Boston Water and Sewer Commission specifications.
- 2. All Fire pipes services must be disconnected at the main and control box, frame and cover and all appurtenances removed in accordance with Boston Water and Sewer Commission specifications.
- 3. All Sanitary connections must be plugged and capped at the main wye connection.
- 4. All Storm drain connections must be plugged and capped at the main wye connection.

9/24/05
at P.L. Trying to Re use
Stamp: RECEIVED ENGINEERING SERVICES SEP 20 10 24 AM '05 BOSTON WATER & SEWER COMMISSION

Comments: will show reuse of FP 6" on
All of the above conditions have been met. New SP:

Francis M. McLaughlin
Francis M. McLaughlin, Manger
Engineering Customer Services

Original to be sent to: City of Boston's Inspectional Services Department, 1010 Massachusetts Ave. Boston, MA 02118

FRANK MCGLAUGHLIN 617-989-7208

WORK ORDER

COMCAST

(888) 633-4266

4828

TECHNICIAN	WORK ORDER TYPE	JOB
XXXX	SR	506,170
SALES REP	ORDER NUMBER	PRINT DATE
00000	10000420064820610001	07/21/05

CUSTOMER NAME AND SERVICE ADDRESS
 SQUARE NURSING UNION
 533 CAMBRIDGE ST
 ALLSTON MA 02134-2428

HOME PHONE	DATE	TIME	UNITS	CATG.	REPRINT
617-782-2053	07/21/05	X POLEW	000	SR	
OTHER PHONE	CUSTOMER NUMBER				PRINT ID
	1206027967688				2550

REQUESTOR
 CURRENT RESIDENT

ORDER REASONS
 DROP REPLACED

ORDER STD NOTE #1: #2: #3:

DWELL: SINGLE FAMILY HOUSE STATUS: DIO/OA/VOIP TAG#: 226618
 MA: BRIGHTON/ALSTON MAP: 1902 NODE: MABOAL10 DROP: UNKNOWN

NOTES TO TECHNICIAN

SR=16044. OWNER WOULD LIKE DROP REMOVED. DEATRICE BRAY IS THE OWNER MAY BE REACHED AT 617-512-1754.

PREVIOUS TROUBLE CALL INFO

DATE	TECHNICIAN	RESOLUTION CODES	DATE	TECHNICIAN	RESOLUTION CODES
050614	5351	046			

Drop Removed

Confirmation #

Drop	New	Repl	Exist
CTV AO	New	Repl	Exist
CHSI AO	New	Repl	Exist
CDP AO	New	Repl	Exist

COMPLETION			TROUBLE CALL RESOLUTION CODES				SIGNAL LEVELS (*REQUIRED) / PROBLEM CHANNEL				
TECH #	START TIME	STOP TIME					2*	58	71	117	Affected Channel
4828	12:00	1:10									

TECHNICIAN COMMENTS
Complete

By signing below, I represent that I am at least 18 years old; I am the owner of, or tenant in, the premises at the above address and that the installation, repair or other work provided has been satisfactorily completed. If this work order relates to the initial installation of services, I acknowledge receipt of Comcast's Welcome Kit which contains the Comcast Subscriber Agreement, the Comcast Cable Subscriber Privacy Notice and other important information about the services. I agree to be bound by the Comcast Subscriber Agreement which constitutes the agreement between Comcast and me for the services. If other non-installation work was provided, I agree to continue to be bound by the current Comcast Subscriber Agreement.

Deatrice Bray
 CUSTOMER SIGNATURE DATE

Ground Y/N LOC



Energy Delivery

FAX

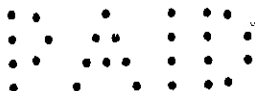
BOSTON
Field
Operations

Date: 8/14/05 Total Number of Pages including cover letter: 2

To: BEATRICE BAAY Fax: _____ Phone: _____

From: DAN ZIMMERMAN Fax: 617-323-3249 Phone: _____

Subject: CUT OFF - 533 CAMBRIDGE ST, BAI



Energy Delivery

August 16, 2005
Union Realty Trust
c/o Hera Development Corp.
470 Washington Street
Brighton, MA 02135


To Whom It May Concern:

This letter is in response to your request to have the gas service "cut and capped" at 533 Cambridge Street, Brighton, prior to a demolition of the building or renovation of this property. The service(s) to this property have been "cut and capped" or it was determined that there is no active gas service to the building.

If you would like to have gas service restored after your re-construction is complete, contact our Sales and Marketing Department at 1-800-755-4427.

If you have any additional questions, feel free to contact me at (617) 723-5512 x4254.

Sincerely,



Daniel M. Zimmerman
Field Coordinator - Boston Division

PAID



One Nstar Way, sw330 Westwood, Massachusetts 02090

August 17, 2005

Beatrice Bray
533 Cambridge Street
Allston, MA

Post-It® Fax Note	7671	Date	# of pages
To	Beatrice	From	
Co./Dept.		Co.	
Phone #		Phone #	
Fax #	617-787-2006	Fax #	

Ref: Removal of Service
Work order # 1462672

This letter is to confirm that NSTAR Electric has removed the electric meter(s) and the Electric lines serving the property at 533 Cambridge Street, Allston MA.

Sincerely

John Carter
Customer Service Engineer

PAID



11.15.05

FACSIMILE TRANSMITTAL

To: UNION REALTY TRUST Fax: 617-787-2006

From: VERIZON Date: 8/24/05

Re: Pages (including cover): 1

- Urgent
- For Review
- Please Comment
- Please Reply

To Whom It May Concern,

This fax will serve as notice that Verizon has disconnected all telephone service wires from the following locations:

533 CAMBRIDGE ST, BRIGHTON MA

If you have any further questions, please contact:

Tom Shily
 Outside Plant Engineer
 480 Arsenal Street
 Watertown, MA 02472



- Waltham, MA (Home Office) (781) 893-1610
- Weymouth, MA (781) 337-1552
- Agawam, MA (413) 732-3568
- Wilmington, MA (978) 657-0931
- Hyannis, MA (508) 790-1766
- New London, CT (860) 442-8833
- Milford, CT (203) 783-1828
- South Portland, ME (207) 772-8356
- Rochester, NY (585) 263-2847

COMMERCIAL PEST CONTROL SERVICE AGREEMENT

WALTHAM SERVICES, INC. will service

Customer: HERA DEVELOPMENT CORPORATION
 Service Address: 533 Cambridge Street
Allston, MA.
 Billing (if different)
 Customer: UNION REALTY TRUST
 Address: 470 Washington Street
Brighton, MA. 02135

Phone: 617-787-2008
 Fax: 617-787-2006
 E-mail: bberye.heradev.com
 Contact: Beatrice Bray Director Of Operations

SERVICE PROGRAM:

1. Inspection and treatment will be provided at least 12 times per year
 Additional service is available without charge for emergencies (if performed Monday – Friday, 6 a.m. – 2 p.m.)
2. Areas of Service: Initial service to Bait the interior of the property prior to demollition, installation of 12 tamper resistant bait boxes around the interior of the fence line, delivery of a log book

3. Inspection and treatment is for:
 Rats, mice, cockroaches, ants and silverfish
4. Treatment is governed by pesticide labels and State Regulation. All products used are registered by the EPA and respective state agencies.
5. Sanitation, building maintenance, storage practice and guaranteed access shall be the responsibility of the client. Where we identify conditions conducive to infestation and which hinder service results, we will communicate them to you.

Investment:

1. Annual service to be billed in 12 equal payments of:

BDB
~~\$185.00~~ per month *# 80.00 / MONTH*
 Total Annual Investments = 960.00

Service will begin upon satisfactory credit review. Invoices will be sent monthly Payment is due within thirty (30) days. This is a continuing agreement but may be canceled at any time by either party. Quotation is good for thirty (30) days.

Accepted by:

Waltham Services, Inc.: Al Kaufman
 Date: August 29, 2005

Customer: *[Signature]*
 Date: 8/25/05

By signing this Agreement, the Customer authorizes Waltham Services, Inc. or its designee to obtain a credit report on their behalf.