

View Demolition Delay Application Details

General Information

Date Submitted

06/09/2022

Date Posted

06/28/2022

Demolition Number

22.1360D2972

Application Status

Application Completed

Staff Assigned

Applicant Information

Applicant Name

Jacob Simmons

Relationship to Property

Manager

Applicant Mailing Address

320 Washington St
3FF
BROOKLINE, MA 02445

Applicant Phone

(857) 207-1664

Applicant Email

jacob.simmons@cityrealtyboston.com

Property Owner Information

Property Owner

Allegory, LLC

Property Owner Contact Name

Fred Starikov

Property Owner Address

320 Washington St
3FF
Brookline, MA 02445

Project Details

Description of Proposed Demolition

Single story building to be razed

Number of housing units in current construction

0

Number of housing units in proposed construction

11

Does this proposed project require zoning relief?

Yes

If YES, please indicate status of ZBA process

ZBA Approved

Required Documents

Photographs *

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No file chosen

Map *

167maverickstexistingconditionsplanstamped.pdf remove

No file chosen

Plot Plan *

167maverickstexistingconditionsplanstamped.pdf remove

No file chosen

Plans & Elevations *

167_maverick_ert1231001_boa1268636.pdf remove

No file chosen

Proof of Ownership *

deed.pdf remove

No file chosen

Signature Page *

signaturepagearticle85application.pdf remove

No file chosen

Building Dimensions

What is the length (in feet) of the existing building?

30

What is the width (in feet) of the existing building?

24

What is the height (in feet) of the existing building?

10

Building Materials

Foundation Materials

Rubble Stone

Building Frame

Wood

Facade Materials

Brick

Roof Materials

Rubber Membrane

Waste Management

Will you consider Deconstruction as opposed to Demolition?

Estimate the total amount of waste (in cubic feet) the project will produce.

Property Owner Phone

(617) 751-5119

Property Owner Email

projects@cityrealtyboston.com

Property Details

Property Address

167 Maverick Street
Boston, MA 02128

Alternate Address (Not Required)

Neighborhood

East Boston ▼

Structure Type

Commercial

Number of Buildings

1

Total Number of Stories

1

Parcel ID

0105337000

MACRIS Number

Missing Information

No file chosen

Significant Trees

How many Significant Trees, defined by the City's Tree Ordinance as trees that are 8" or more in DBH, will be removed in the proposed demolition?

What species of tree(s), if applicable, will be removed in the proposed demolition?

How do you plan to handle the waste generated by this project?

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 and may result in a rejected application. No documents should be larger than 11x17.

1. **PHOTOGRAPHS:** 3x5 or larger *current* 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.
2. **MAP:** A map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be an 8 1/2 x 11 portion of a 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.) **Do not submit sheets larger than 11x17.**
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.

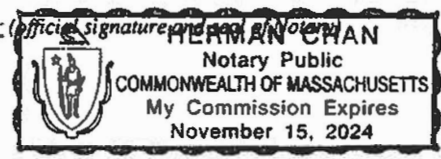
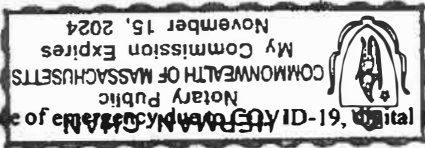
APPLICANT [Signature] OWNER* [Signature]
 PRINT Jacob Simmons PRINT Fred Starikov, Manager, Allegory, LLC
 *(If building is a condominium or cooperative, the chairman must sign.)

On this 26 day of May, 2022, before me, the undersigned Notary Public, personally** appeared Jacob Simmons (name of document signer), proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding or attached document in my presence.

On this 26 day of May, 2022, before me, the undersigned Notary Public, personally** appeared Fred Starikov (name of document signer), proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding or attached document in my presence.

[Signature] (official signature and seal of Notary)
My Commission expires:

[Signature] (official signature and seal of Notary)
My Commission expires:



**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.

NO.	REVISION	DATE

Record Owner:
ALLEGORY LLC
320 WASHINGTON STREET
SUITE 3FF
BROOKLINE, MA 02445
BK 61350 / PG 76

Location:
MLBU: 0105337000
167 MAVERICK STREET
BOSTON, MA 02128

MLBU: 0105339000
169 MAVERICK STREET
BOSTON, MA 02128

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALLE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJCONNELL.COM

PREPARED FOR:
CITY REAL ESTATE DEVELOPMENT CORP.

320 WASHINGTON STREET
SUITE 3FF
BROOKLINE, MA 02445

PROJECT NAME:

167 MAVERICK STREET
BOSTON, MA

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BETWEEN 06/14/2019 AND 7/30/2019.

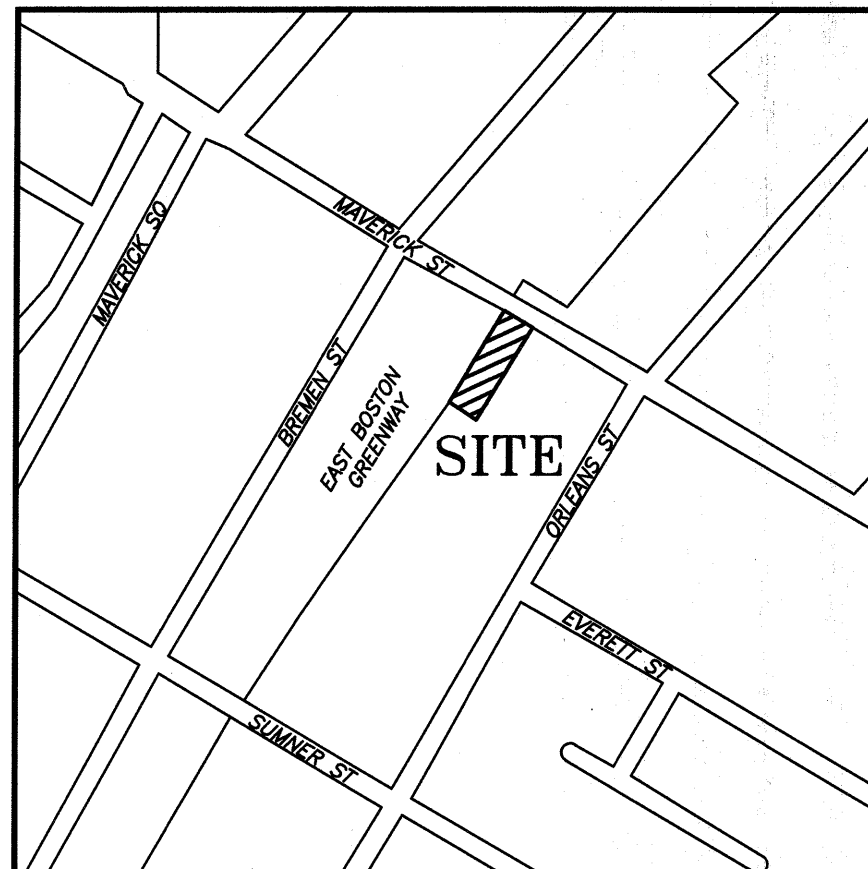


8/2/19 DATE
PROFESSIONAL LAND SURVEYOR FOR
RJO'CONNELL & ASSOCIATES, INC.

DRAWN BY: RJK
REVIEWED BY: SML
SCALE: 1"=10'
FIELD CREW: AA / DPB
FIELD BOOK: FIELD BOOK 32 / PG 67
DATE: 08/02/2019
DRAWING NAME:

EXISTING CONDITIONS PLAN

DRAWING NUMBER: **EX-1**
PROJECT NUMBER: 19060



VICINITY SKETCH
N.T.S.

NOTES

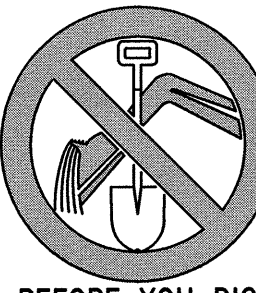
- UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BETWEEN 06/14/2019 AND 07/30/2019.
- THE HORIZONTAL DATUM IS NAD 83. THE VERTICAL DATUM IS BOSTON CITY BASE. DATUM WAS ESTABLISHED USING RTK GPS METHODS.
- THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
- THE PARCEL SHOWN IS LOCATED IN ZONE X AND IN ZONE AE (ELEVATION 10.0) AS SHOWN ON "FLOOD INSURANCE RATE MAP, SUFFOLK COUNTY, MASSACHUSETTS," PANEL 81 OF 176, MAP NUMBER 2502500081J, EFFECTIVE DATE MARCH 16, 2016.
- THE PARCEL IS LOCATED IN THE EAST BOSTON NEIGHBORHOOD ZONE, SUBDISTRICT THREE-FAMILY RESIDENTIAL / PARKLAND OPEN SPACE (3F-2000, OS-P) AS REFERENCED FROM THE CITY OF BOSTON REDEVELOPMENT AUTHORITY.
- CONTOUR INTERVAL IS ONE FOOT (1').

PLAN REFERENCES

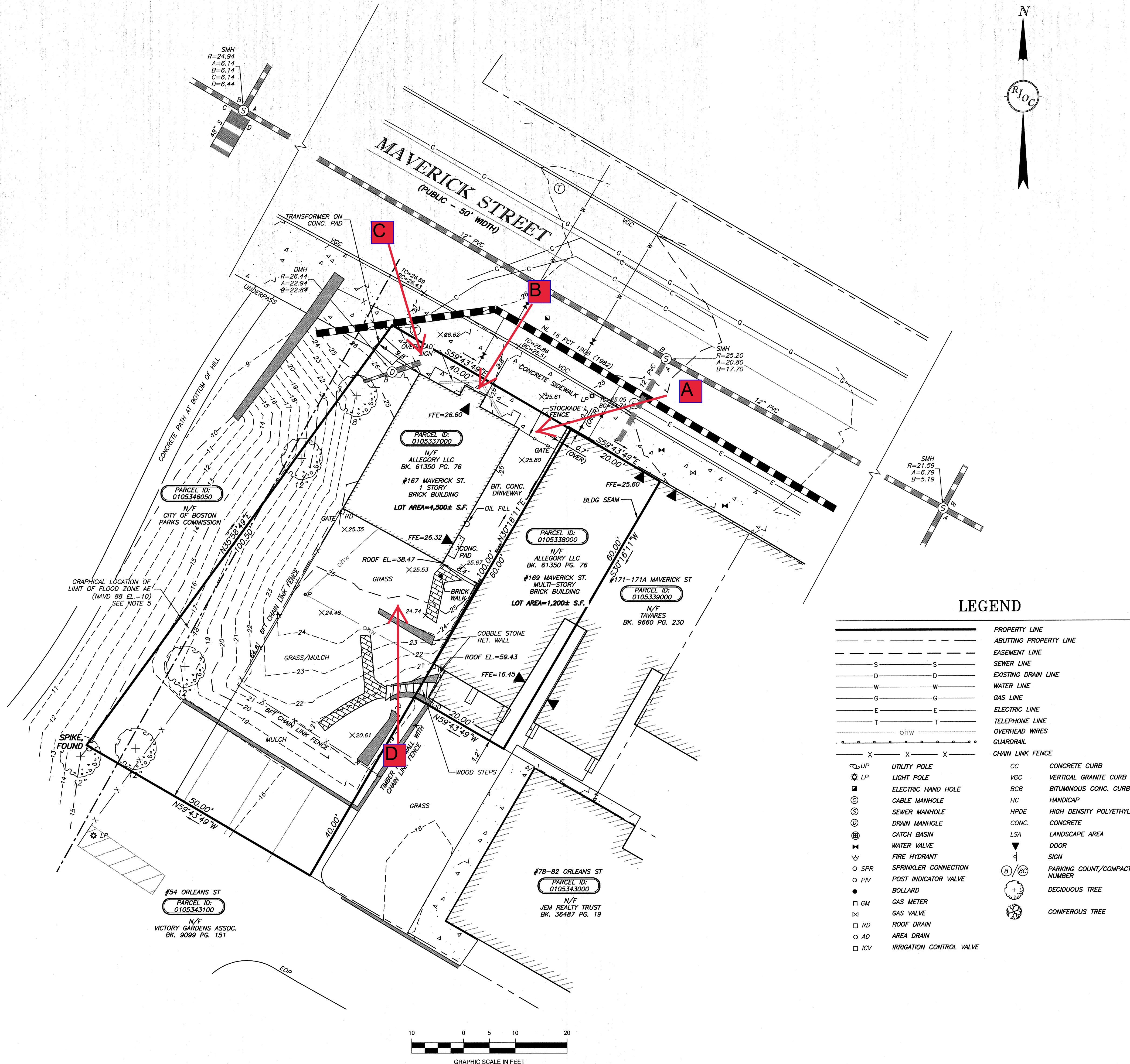
PLAN BOOK AND PAGES REFERENCE THE SUFFOLK COUNTY REGISTRY OF DEEDS

- PLAN BOOK 2011 PAGE 267
 - PLAN BOOK 2012 PAGE 43
 - PLAN BOOK 8935 PAGE 264
 - PLAN BOOK 8090 PAGE 402
- INFORMATION ON RECORD WITH THE CITY OF BOSTON
- SURVEY FIELD BOOK 751 PAGES 24-27
 - ATLAS OF THE CITY OF BOSTON (1922) PLATE 21
 - CITY SURVEYORS OFFICE - EAST BOSTON SURVEY - BOOK 287 PG 16-18

DIG SAFE

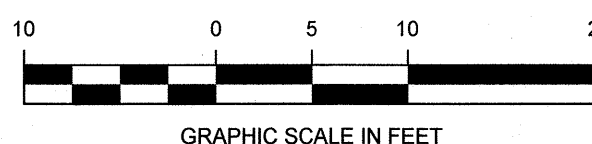


BEFORE YOU DIG
CALL 811



LEGEND

	PROPERTY LINE		CONCRETE CURB
	ABUTTING PROPERTY LINE		VERTICAL GRANITE CURB
	EASEMENT LINE		BITUMINOUS CONC. CURB
	SEWER LINE		HANDICAP
	EXISTING DRAIN LINE		HIGH DENSITY POLYETHYLENE
	WATER LINE		CONCRETE
	GAS LINE		LANDSCAPE AREA
	ELECTRIC LINE		DOOR
	TELEPHONE LINE		SIGN
	OVERHEAD WIRES		PARKING COUNT/COMPACT NUMBER
	GUARDRAIL		DECIDUOUS TREE
	CHAIN LINK FENCE		CONIFEROUS TREE
	UTILITY POLE		CONCRETE CURB
	LIGHT POLE		VERTICAL GRANITE CURB
	ELECTRIC HAND HOLE		BITUMINOUS CONC. CURB
	CABLE MANHOLE		HANDICAP
	SEWER MANHOLE		HIGH DENSITY POLYETHYLENE
	DRAIN MANHOLE		CONCRETE
	CATCH BASIN		LANDSCAPE AREA
	WATER VALVE		DOOR
	FIRE HYDRANT		SIGN
	SPRINKLER CONNECTION		PARKING COUNT/COMPACT NUMBER
	POST INDICATOR VALVE		DECIDUOUS TREE
	BOLLARD		CONIFEROUS TREE
	GAS METER		
	GAS VALVE		
	ROOF DRAIN		
	AREA DRAIN		
	IRRIGATION CONTROL VALVE		



A



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B



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D



167 Maverick Street

East Boston, Boston, Massachusetts

Owner: CRM - Issued for Permit Set: 07/23/2021

Issued for Revision: 04/12/2022

Modifications from the Original set dated 07/23/21 included in this drawing set:

1. Front right corner of proposed building along Maverick Street facade angled with deck to avoid existing pump station.
2. Total building gross SF reduced by 15 sf
3. Unit 1 bathroom and sleeping area reconfigured

2

Modifications from the Revision set dated 11/22/21 included in this drawing set:

1. 5'-0" lightwell created on left side of building next to neighbor at 169 Maverick Street
2. Interior stairs, elevator and units reconfigured
3. Building SF reduced by 452 GSF

Modifications from the Revision set dated 01/19/22 included in this drawing set:

1. Front facade and left corner of building adjusted and trimmed 1'-0" to avoid existing pump station and property line
2. Building gross SF reduced by 60 sf.

3

Modifications from the Revision set dated 02/04/22 included in this drawing set:

1. Rear setback increased to 26'-7" on greenway side
2. Rear setback increased to 22'-9" on 169 Maverick side
3. Greenway building setback increased to 2'-6"
4. Rear unit on each floor reconfigured into studio
5. Building coverage reduced to 2693/ 4500 = 59.8%
6. Total building Gross SF reduced by 739 sf

4

- GENERAL NOTES:**
1. ALL WORK SHALL COMPLY WITH STATE, NATIONAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT.
 2. 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.
 3. 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.
 4. 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
 - 5.1. THE GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ANY TENANT DESIGN AND CONSTRUCTION MANUAL AND ANY OTHER BUILDING STANDARDS.
 6. 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.
 - 6.1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK AND FOR ALL LINES AND MEASUREMENTS FOR THE WORK.
 - 6.2. 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.
 - 6.3. WHERE THE DESIGN INTENT CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. (312) 780-9456
 7. 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.
 - 7.1. DETAILS SHOWN ARE INDICATIVE OF THE CHARACTER, PROFILES, MATERIALS AND SYSTEMS REQUIRED FOR THE WORK INCLUDING THOSE CONDITIONS NOT COVERED BY SPECIFIC DETAILS.
 - 7.2. 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.
 - 7.3. ALL DIMENSIONS ARE TO INSIDE FACE OF WALLS.
 - 7.4. 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.
 8. CONSULT WITH THE ARCHITECT OR ENGINEER BEFORE PENETRATING ANY JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS
 9. ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE TO BE STORED NEATLY WITHIN THE SCOPE OF WORK AREA ONLY.
 10. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS
 - 10.1. SUBMIT SHOP DRAWINGS AND SAMPLES FOR ALL STEEL, MILLWORK, SIGNAGE, HARDWARE AND INTERIOR FINISHES
 - 10.2. SUBMIT PRODUCT DATA FOR FIXTURES AND HARDWARE
 - 10.3. ALL INTERIOR AND EXTERIOR FINISHES, COLORS AND MATERIALS ARE TO BE SELECTED AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION
 - 10.4. 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
 - 10.5. ALL WOOD COMPONENTS SHALL BE FIRE TREATED
 - 10.6. 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
 11. 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
 - 11.1. 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
 12. 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.
 13. EQUIPMENT INFORMATION AND SPECIFICATIONS, INCLUDING EQUIPMENT SUPPLIED BY THE OWNER, ARE TO BE THE MOST CURRENT AT THE TIME OF DOCUMENTATION PREPARATION.
 - 13.1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS.
 - 13.2. MAKE ALL FINAL CONNECTIONS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOTE VOID WARRANTIES.
 - 13.3. COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL EQUIPMENT, INCLUDING THAT SUPPLIED BY THE OWNER.
 14. 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
 15. 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
 16. SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS OR RODENTS
 17. EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING. CLEAN TO COMMERCIAL BUILDING PROGRAM STANDARDS
 - 17.1. DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES



1 LOCATION PLAN
SCALE: NOT TO SCALE

- APPLICABLE CODES:**
1. 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)
 2. ACCESSIBILITY: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD CMR 521 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS
 3. FIRE PROTECTION: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE CMR 527 1.00 - 2012 NFPA 1: FIRE CODE WITH AMENDMENTS
 4. ELECTRICAL: 527 CMR 12.00 MASSACHUSETTS ELECTRICAL CODE - 2014 NFPA 70 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
 5. MECHANICAL: INTERNATIONAL MECHANICAL CODE 2015 W/ AMENDMENTS
 6. PLUMBING: 248 CMR BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS - UNIFORM STATE PLUMBING CODE
 7. ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE 2018 (IECC)
 8. AMERICANS WITH DISABILITIES ACT
 9. BOSTON ZONING CODE
 10. MGL CH. 148 SECTION 26G

BUILDING DESCRIPTION:
THIS NEW 4 STORY BUILDING HAS 11 RESIDENTIAL UNITS. THERE ARE 3 UNITS ON LEVELS 1-3 AND 2 UNITS ON LEVEL 4. THE BUILDING CONTAINS A COMMON ELEVATOR AND 2 ROOF DECKS.

- CODE SUMMARY:**
1. PROPOSED USE OR OCCUPANCY: RESIDENTIAL - R-2
1.1 OCCUPANT LOAD: (200 GROSS SF/PERSON PER 1004.1.1) APPROX. 10,464 SF = 56 PERSONS
 2. CONSTRUCTION TYPE: V.A. - TABLE 504.4
2.1 PER TABLE 601: STRUCTURAL FRAME, BEARING WALLS, FLOORS AND ROOF ARE TO BE 1 HOUR RATED.
2.2 MAX. AREA PER FLOOR IS 12,000 SF PER TABLE 506 AND MAXIMUM HEIGHT IS 4 STORIES ABOVE GRADE - 504.4
 3. PER TABLE 1006.3.2(1) FOR USE GROUP R-2 - TWO EXITS ARE REQUIRED WHEN THERE ARE FOUR STORIES OR MORE 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
 6. FIRE RATED CONSTRUCTION:
6.1 PER TABLE 602, EXTERIOR WALLS MORE THAN 30' FROM PROPERTY LINE ARE NOT REQUIRED TO BE RATED, 30' OR LESS MUST BE 1 HOUR RATED.
6.2 DEMISING PARTITIONS/CORRIDORS MUST BE 30 MIN RATED IN A SPRINKLERED TYPE V.A. BUILDING 420.1.1, 708.3.
6.3 HORIZONTAL SEPARATION BETWEEN DWELLING UNITS: 1 HOUR IN A SPRINKLERED TYPE V.A. BUILDING PER 420 AND 711.2.4.3 - REFER TO DETAIL ON A-20
6.4 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 ENCLOSURES AND EXIT ACCESS SHALL HAVE 90 MIN. DOORS.
 7. DEMISING PARTITION MINIMUM: STC 50 PER SECTION 1207.2
 8. ACCESSIBILITY REQUIREMENTS:
8.1 CMR 521 9.3 - BUILDING CONTAINS AN ELEVATOR BETWEEN ALL FLOORS - UNITS ON ALL LEVELS MUST BE CONSTRUCTED AS GROUP 1 DWELLING UNITS, COMPLY WITH 9.5, 42.00, 43.00 AND 46.00
8.2 CMR 521 9.4 BUILDING DOES NOT CONTAIN 20 OR MORE UNITS

- ENERGY REQUIREMENTS:**
MASSACHUSETTS ENERGY STRETCH CODE, CHAPTER 4 - RESIDENTIAL ENERGY EFFICIENCY - RESIDENTIAL BUILDINGS, INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018
1. CLIMATE ZONE 5H PER TABLE 301.1
 2. EXISTING WALLS AND CEILINGS: FILL EXISTING WALL AND CEILING CAVITIES WITH INSULATION PER IECC 503.1.1
 3. PER IECC TABLES 402.1.2 AND R402.1.4, PENETRATION SHALL HAVE A U-FACTOR OF 0.30 OR BETTER.
 4. SKYLIGHTS SHALL HAVE A U-FACTOR OF 0.55 OR BETTER PER 402.1.2 AND 402.1.4.
 5. 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.
 6. 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
 7. DEMAND RECIRCULATION WATER SYSTEMS SHALL HAVE CONTROLS THAT COMPLY WITH REQUIRED CODES
 8. HOT WATER PIPES IN UNCONDITIONED SPACES SHALL ALL BE INSULATED TO AT LEAST R-3, AND HOT WATER PIPES IN CONDITIONED SPACES 3/4" AND LARGER SHALL BE INSULATED TO AT LEAST R-3.

ZONING ANALYSIS:	3F-2000	PROPOSED	COMMENTS
LOT AREA MIN. FOR 1-2 UNITS	1000 SF	4500 SF TOTAL LOT	
ADDITIONAL LOT AREA PER DU	1000 SF	388 SF	*VARIANCE REQUIRED
MIN. LOT WIDTH & FRONTAGE	20'-0"	40'-0"	
UNIT COUNT	3 UNITS	11 UNITS	*VARIANCE REQUIRED
MAX. BUILDING HEIGHT (STORIES/HEIGHT)	3 / 35'-0"	4 / 44'-6"	*VARIANCE REQUIRED
MAX. FLOOR AREA RATIO	1.0	10464 / 4500 = 2.32	*VARIANCE REQUIRED
MIN. FRONT YARD SETBACK	5'-0"	0'-0"	*MATCHES EXIST. ALIGNMENT
MIN. SIDE YARD SETBACK	2'-6"	0'-0" (2'-6" greenway)	*VARIANCE REQUIRED
MIN. REAR YARD SETBACK	40'-0"	20'-0"	*VARIANCE REQUIRED
OPEN SPACE REQUIREMENT	300 SF/DU	76 SF/DU	*VARIANCE REQUIRED
PARKING REQUIREMENT	1/UNIT	4 SPACES	*VARIANCE REQUIRED

- LIST OF DRAWINGS**
- A-01 ANALYSIS, DRAWING LIST AND NOTES
 - A-10 PROPOSED PLANS
 - A-30 PROPOSED ELEVATIONS

4



Eric Johnson

167 Maverick St
CRM

context
a collaborative design workshop

East Boston, Boston
Massachusetts

04 Issued for BPDA & Paris Revision 04/12/2022
03 Issued for Revision 02/04/2022
02 Issued for Revision 01/19/2022
01 Issued for Permit 07/23/2021

No. Description Date

Drawing Title: ANALYSIS, DWG LIST, NOTES

Project No.: 0357 Checked by: EZ

A-01

3

4

2'-6 1/2"

1'-7"

37'-6"

MAVERICK STREET

NEIGHBOR AT
169 MAVERICK

REFER TO SHEET A-10
FOR INTERIOR PLANS

NEW LIGHT
WELL

3'-9"

26'-7"

4

22'-9"

S PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

04/12/2022

167 Maverick St

CRM

context

a collaborative design workshop

East Boston, Boston
Massachusetts



Eric Johnson

04	Issued for BPDA & Parks Revision	04/12/2022
03	Issued for Revision	02/04/2022
02	Issued for Revision	01/19/2022
01	Issued for Permit	07/23/2021

No.	Description	Date
-----	-------------	------

Drawing Title: Proposed Plans

Project No.: 0357

Checked by: EZ

A-02

ELEVATION TARGET



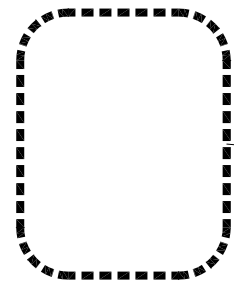
INTERIOR ELEVATION TARGET



DETAIL TARGET



WINDOW TARGET



4

2

2

4

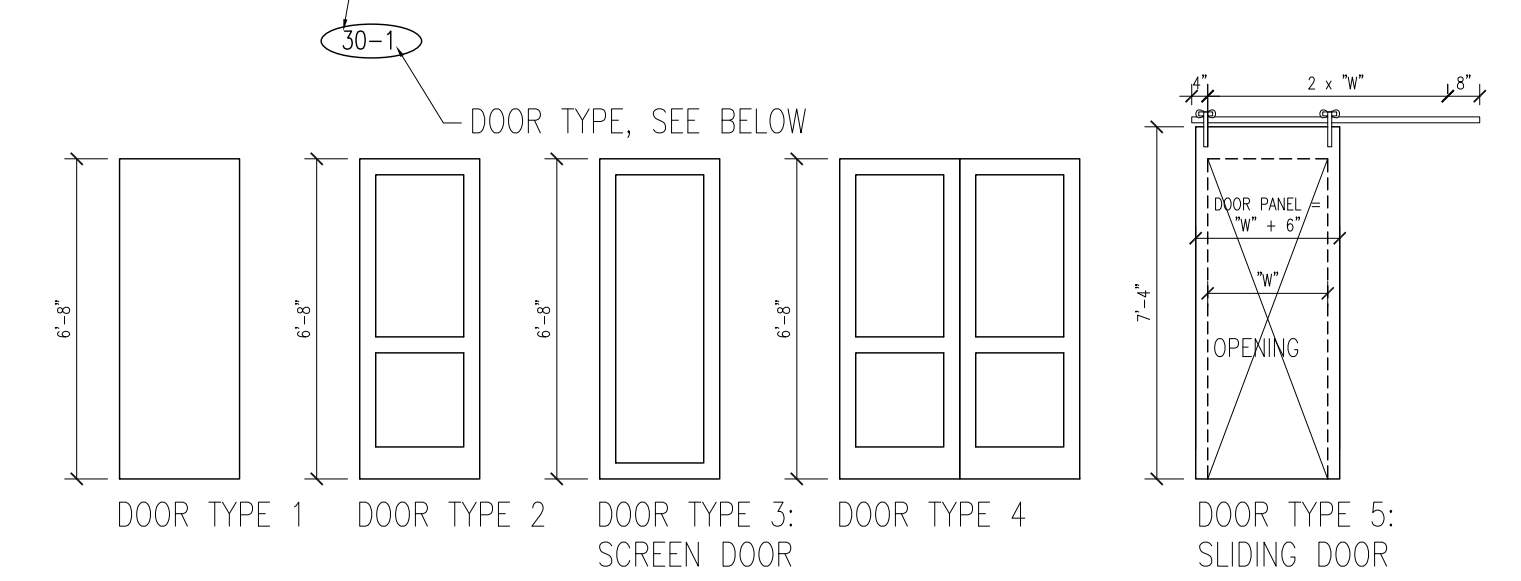
4

FINISH NOTES:

1. ALL WALLS TO BE PAINTED GWB, (WHITE TO MATCH ARCHITECT'S SAMPLE)
2. FLOORS TO BE HARDWOOD UNLESS NOTED OTHERWISE.

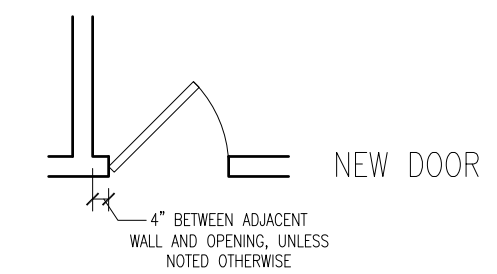
DOOR NOTES:

1. ALL NEW DOORS TO BE 6'-8" HIGH, 1 3/4" THICK SOLID CORE WOOD DOORS WITH WOOD FRAMES.
2. INTERIOR DOORS ARE TO BE PAINTED WHITE, CONFIRM EXTERIOR DOOR COLOR AND FINISH WITH OWNER AND ARCHITECT
3. DOOR TARGETS:

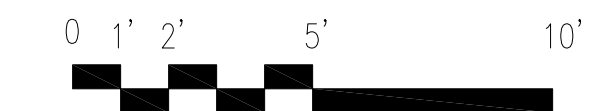


LEGEND

- NEW PARTITION
- 1/2 HR PARTITION RATING
- 1 HOUR RATED PARTITION
- 2 HOUR RATED PARTITION

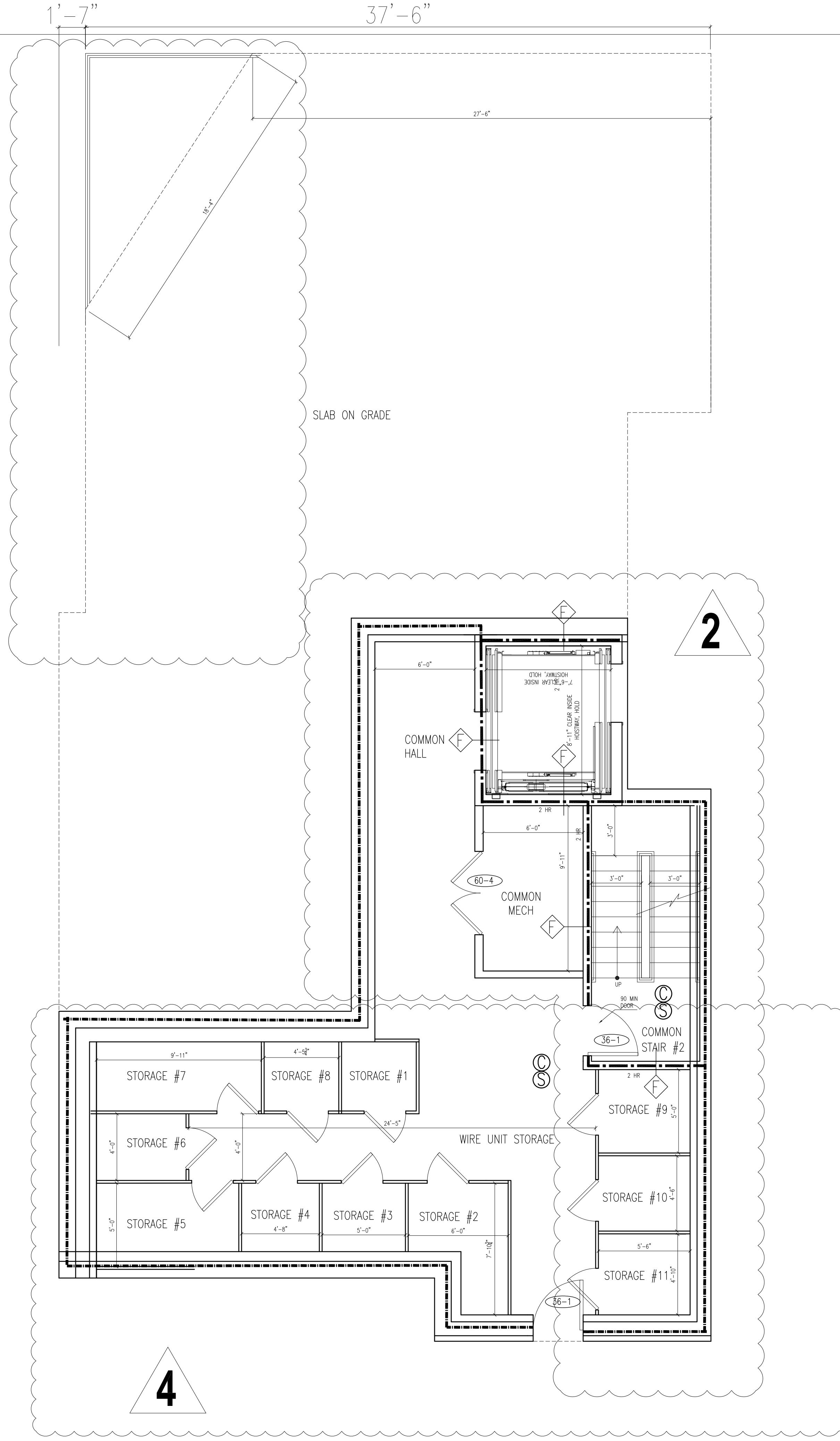


- SMOKE DETECTOR, HARDWIRED AND INTERCONNECTED
- CARBON MONOXIDE DETECTOR, HARDWIRED AND INTERCONNECTED
- HEAT DETECTOR, HARDWIRED AND INTERCONNECTED
- WALL TYPE, REFER TO DRAWING A-01



UNIT & BUILDING AREAS

UNIT	NET SQUARE FOOTAGE/ UNIT	UNIT INFO
UNIT 1	510 NET SF	STUDIO, 1 BATH
UNIT 2	635 NET SF	1 BED, 1 BATH
UNIT 3	530 NET SF	STUDIO, 1 BATH
UNIT 4	735 NET SF	2 BED, 1 BATH
UNIT 5	635 NET SF	1 BED, 1 BATH
UNIT 6	530 NET SF	STUDIO, 1 BATH
UNIT 7	735 NET SF	2 BED, 1 BATH
UNIT 8	635 NET SF	1 BED, 1 BATH
UNIT 9	530 NET SF	STUDIO, 1 BATH
UNIT 10	850 NET SF	2 BED, 1 BATH
UNIT 11	860 NET SF	2 BED, 1 BATH
TOTAL BUILDING GROSS SF = 10,464 GSF		



04/12/2022

167 Maverick St
CRM
context
a collaborative design workshop



Eric Johnson

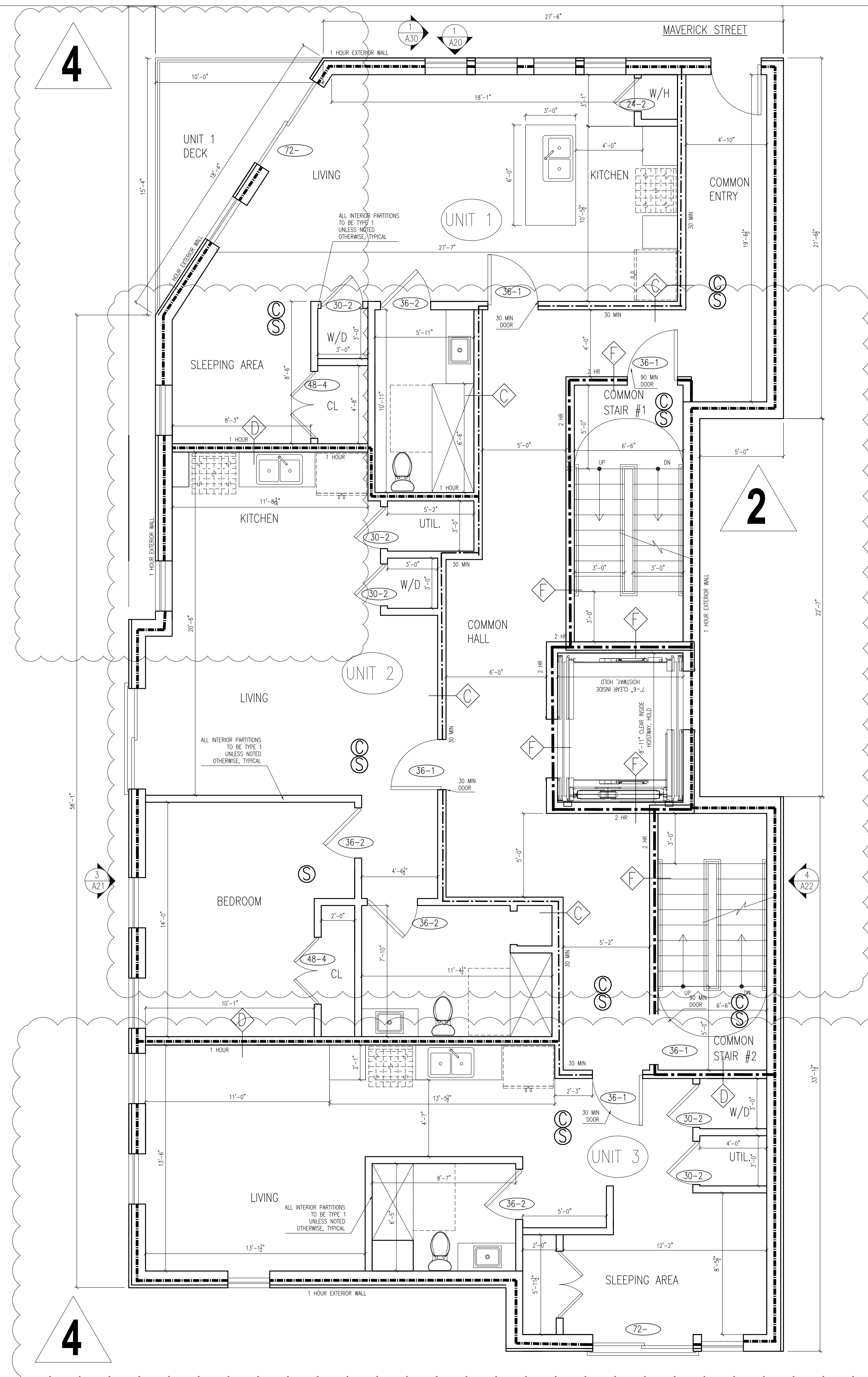
East Boston, Boston
Massachusetts

04	Issued for BPDA & Paris Revision	04/12/2022
03	Issued for Revision	02/04/2022
02	Issued for Revision	01/19/2022
01	Issued for Permit	07/23/2021

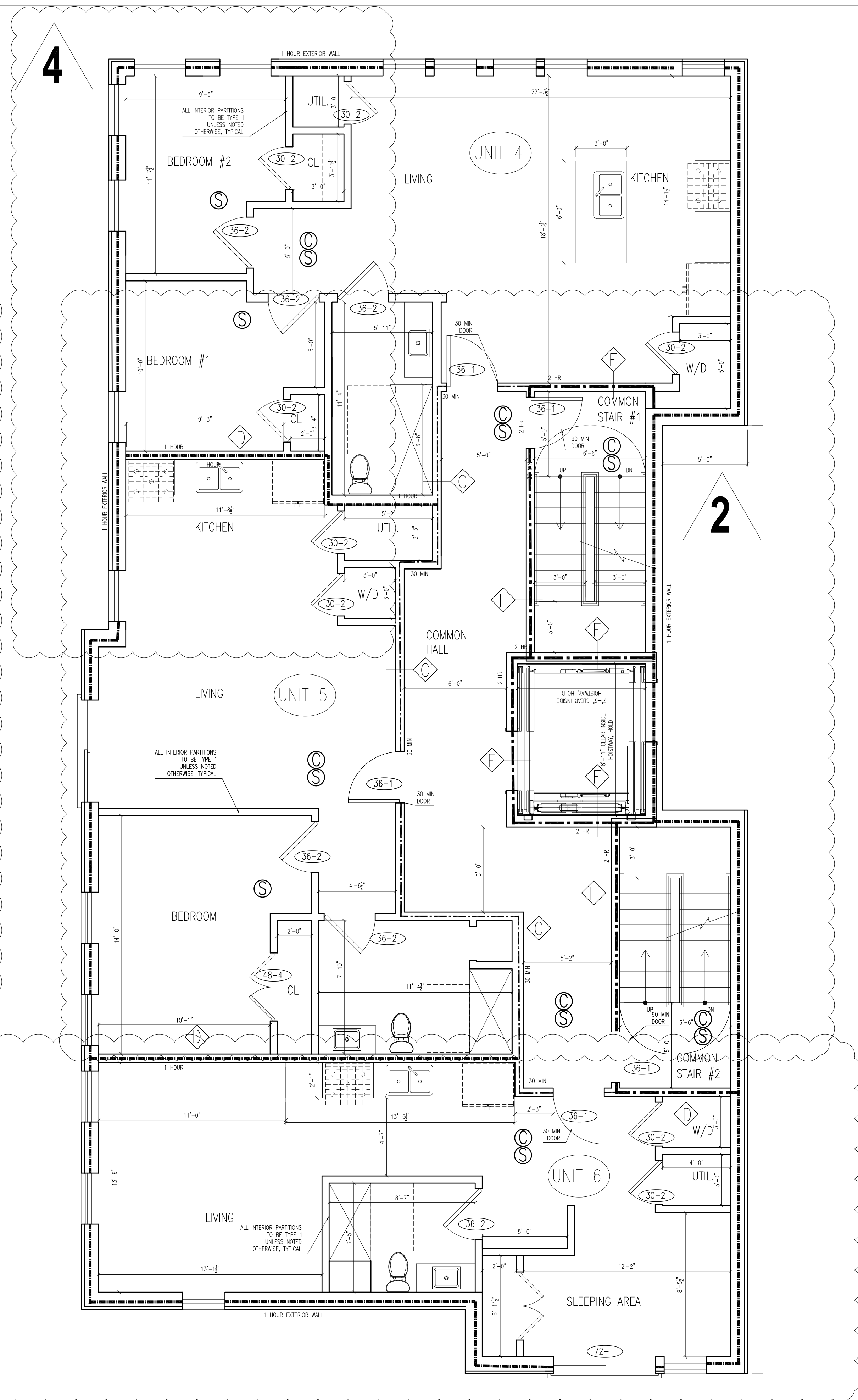
No.	Description	Date
Drawing Title: Proposed Plans		
Project No.: 0357		
Checked by: EZ		

A-10

B BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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



2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"



Eric Zolner

04/12/2022

167 Maverick St
CRM
context
a collaborative design workshop

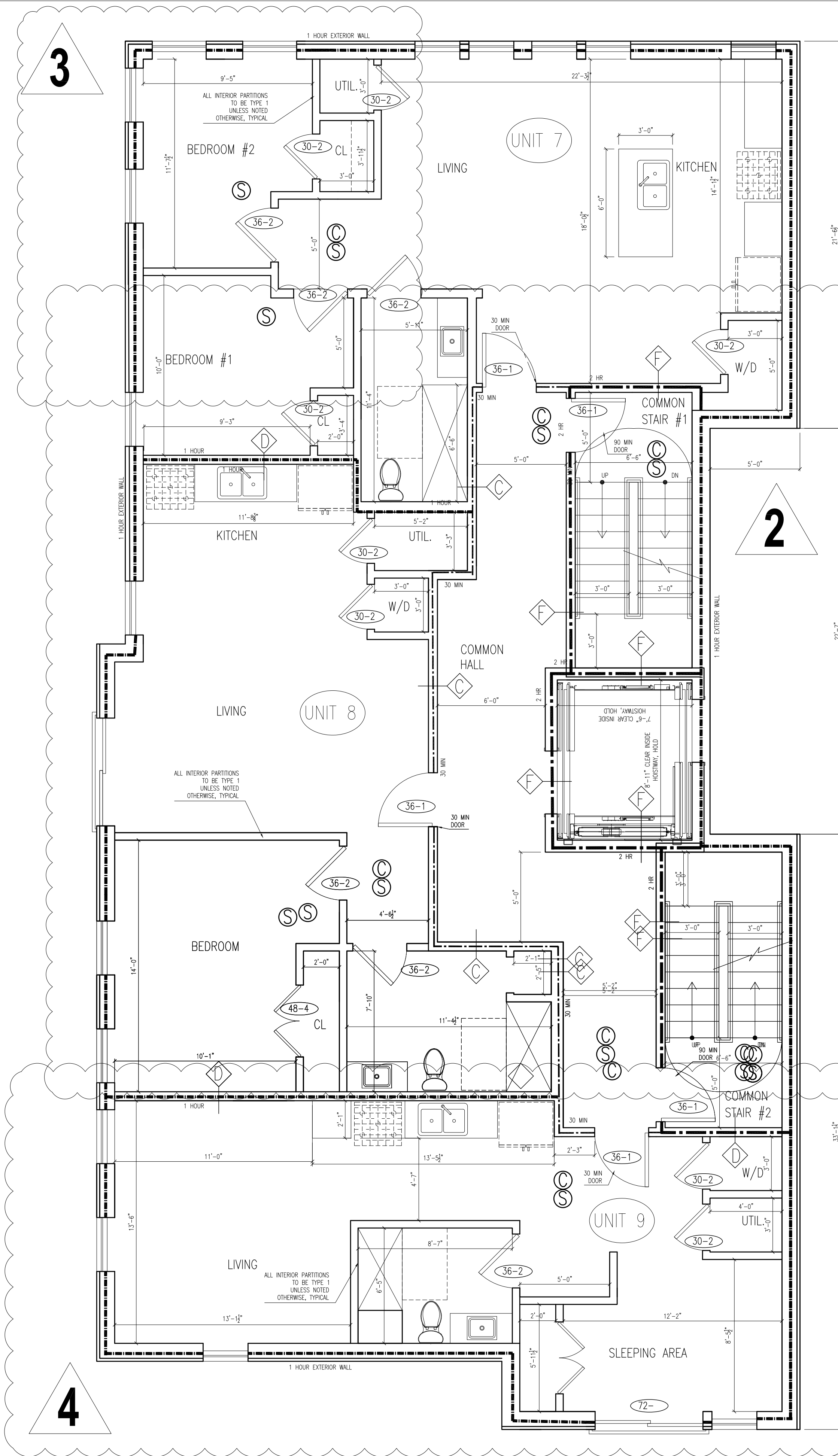
East Boston, Boston
Massachusetts

04	Issued for BPDA & Parks Revision	04/12/2022
03	Issued for Revision	02/04/2022
02	Issued for Revision	01/19/2022
01	Issued for Permit	07/23/2021

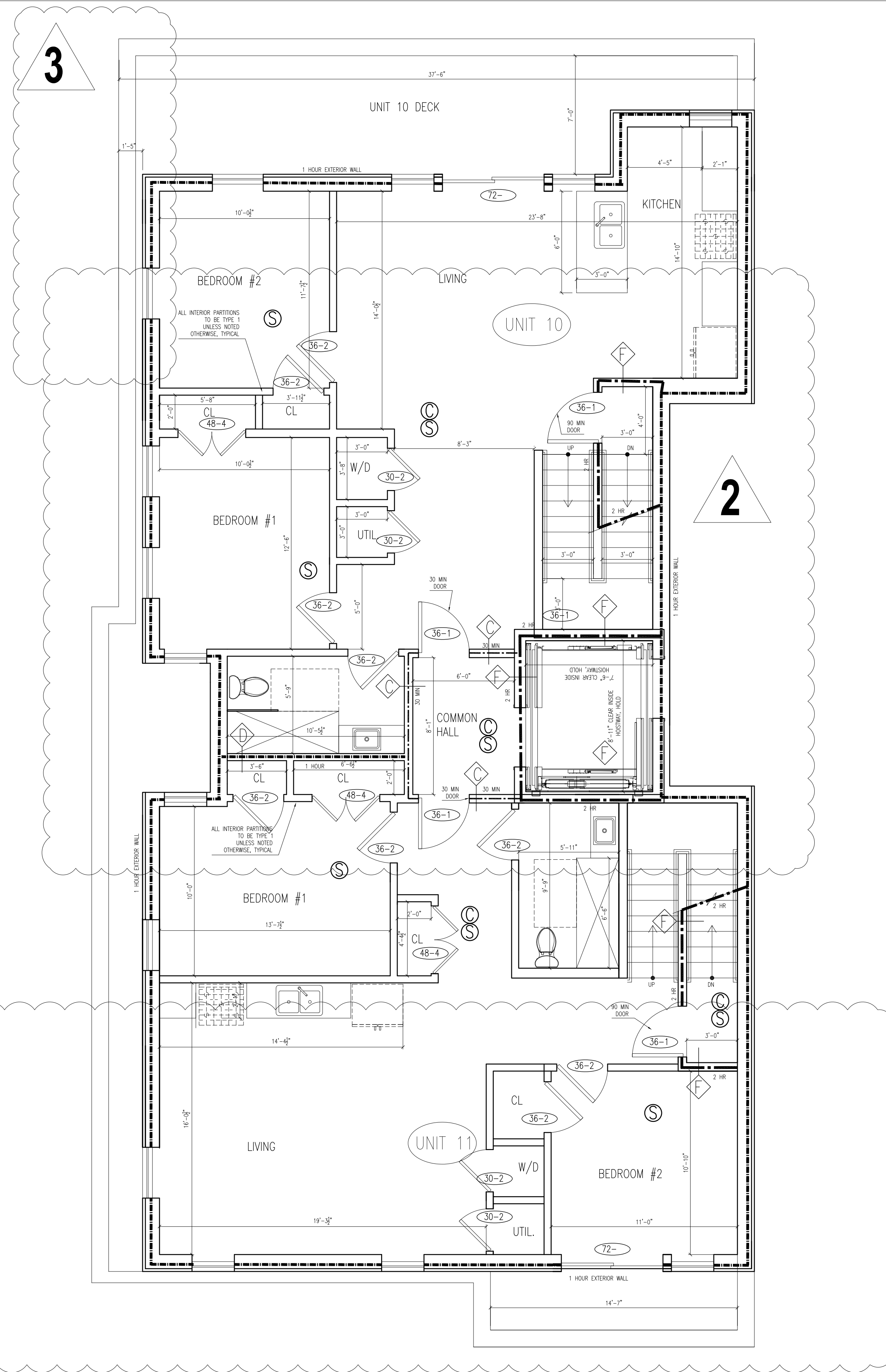
Drawing Title: Proposed Plans

Project No.: 0357 Checked by: EZ

A-11



3 LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"



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

04/12/2022

167 Maverick St
CRM

context
a collaborative design workshop

East Boston, Boston
Massachusetts



Eric Johnson

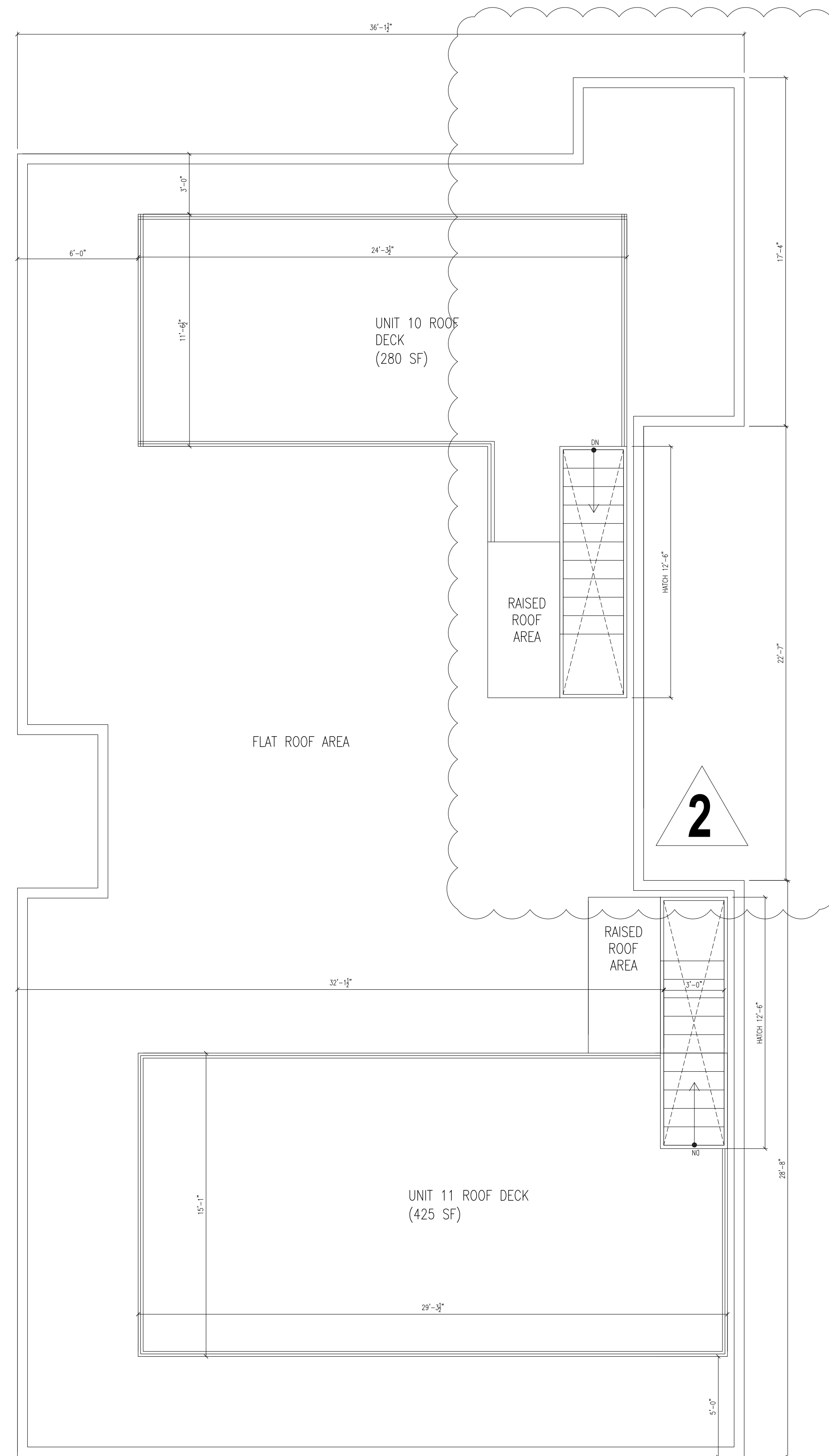
04 Issued for BPDA & Parks Revision 04/12/2022
03 Issued for Revision 02/04/2022
02 Issued for Revision 01/19/2022
01 Issued for Permit 07/23/2021

No.	Description	Date
Drawing Title: Proposed Plans		
Project No.: 0357		
		Checked by: EZ

Project No.: 0357

Checked by: EZ

A-12



R ROOF PLAN
SCALE: 1/4" = 1'-0"

04/12/2022

167 Maverick St
CRM
context
a collaborative design workshop
East Boston, Boston
Massachusetts



Eric Johnson

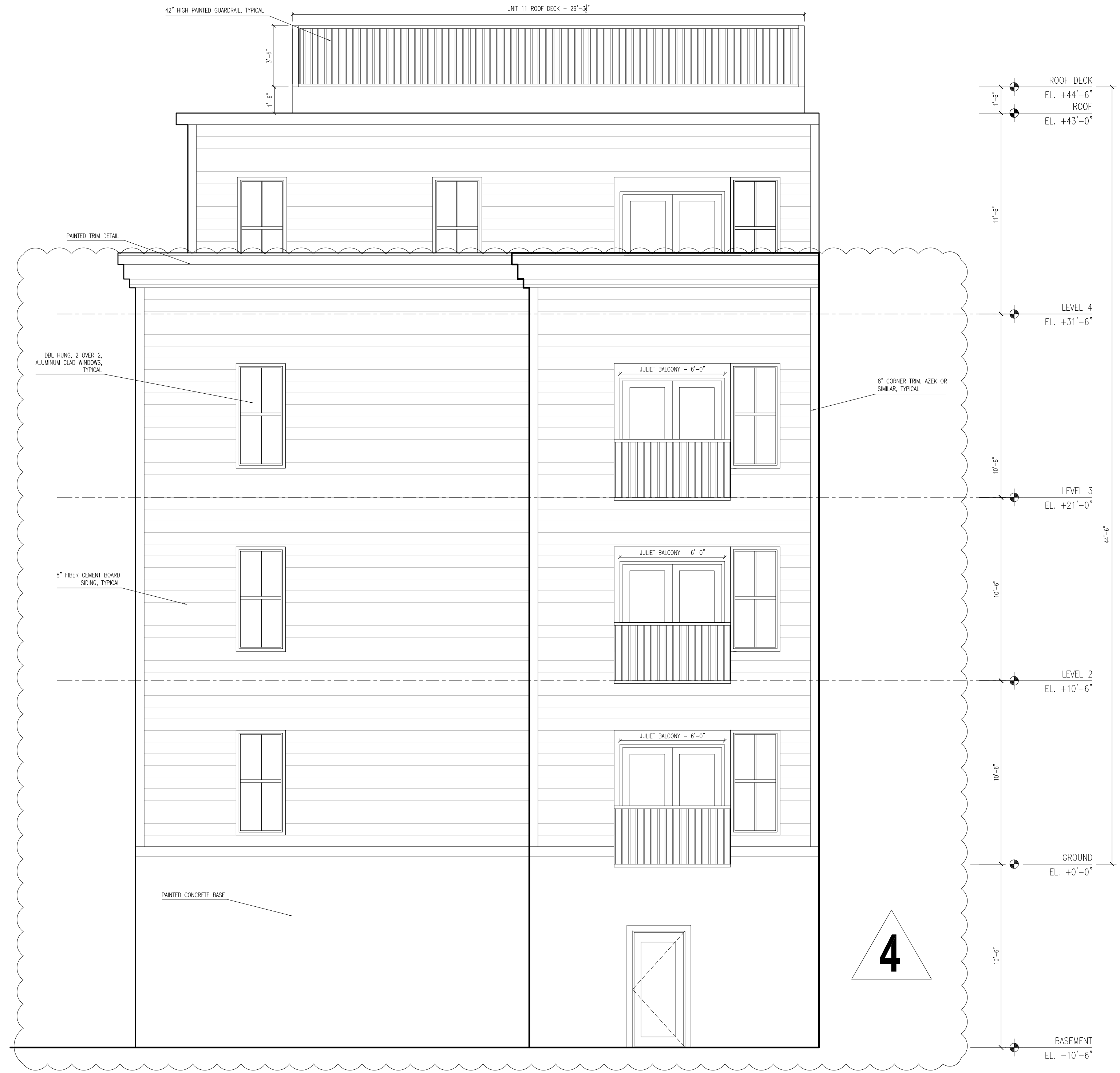
04	Issued for BPDA & Parks Revision	04/12/2022
03	Issued for Revision	02/04/2022
02	Issued for Revision	01/19/2022
01	Issued for Permit	07/23/2021

No.	Description	Date
Drawing Title: Proposed Plans		
Project No.: 0357		
Checked by: EZ		

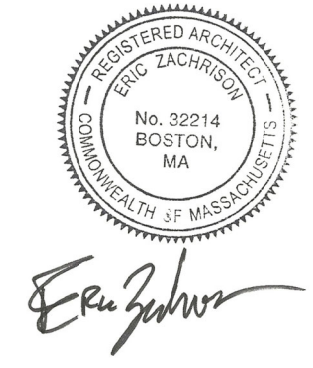
A-13



1 MAVERICK STREET ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



04/12/2022

167 Maverick St
CRM
context
a collaborative design workshop

East Boston, Boston
Massachusetts

No.	Description	Date
04	Issued for BPDA & Parks Revision	04/12/2022
03	Issued for Revision	02/04/2022
02	Issued for Revision	01/19/2022
01	Issued for Permit	07/23/2021

Drawing Title: Proposed Elevations
Project No.: 0357 Checked by: EZ

A-20



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

167 Maverick St
CRM
context
a collaborative design workshop
East Boston, Boston
Massachusetts

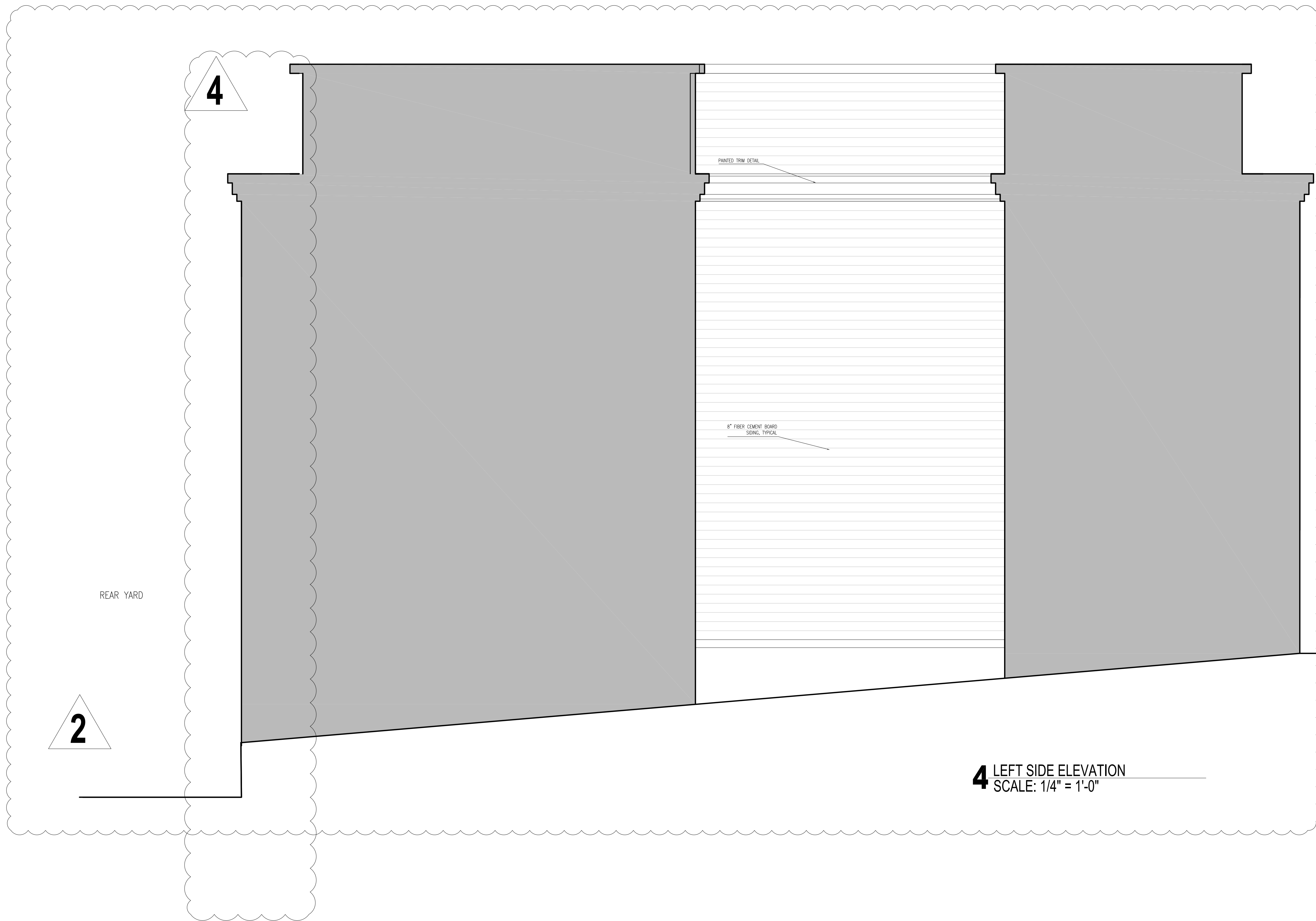


04	Issued for BPDA & Parks Revision	04/12/2022
03	Issued for Revision	02/04/2022
02	Issued for Revision	01/19/2022
01	Issued for Permit	07/23/2021

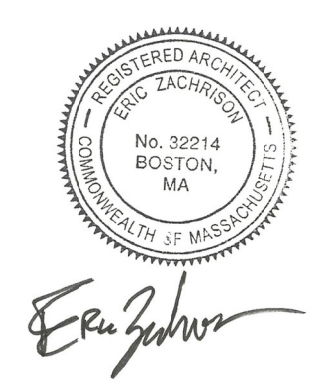
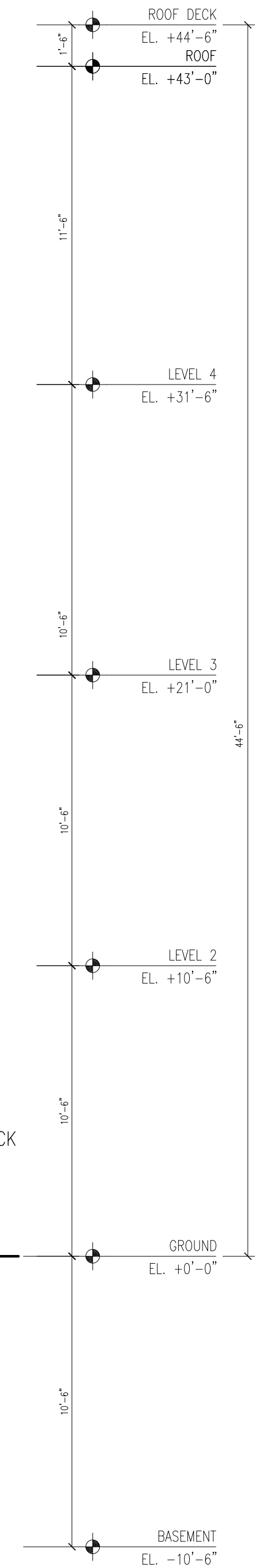
No. Description Date
Drawing Title: Proposed Elevations
Project No.: 0357 Checked by: EZ

04/12/2022

A-21



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



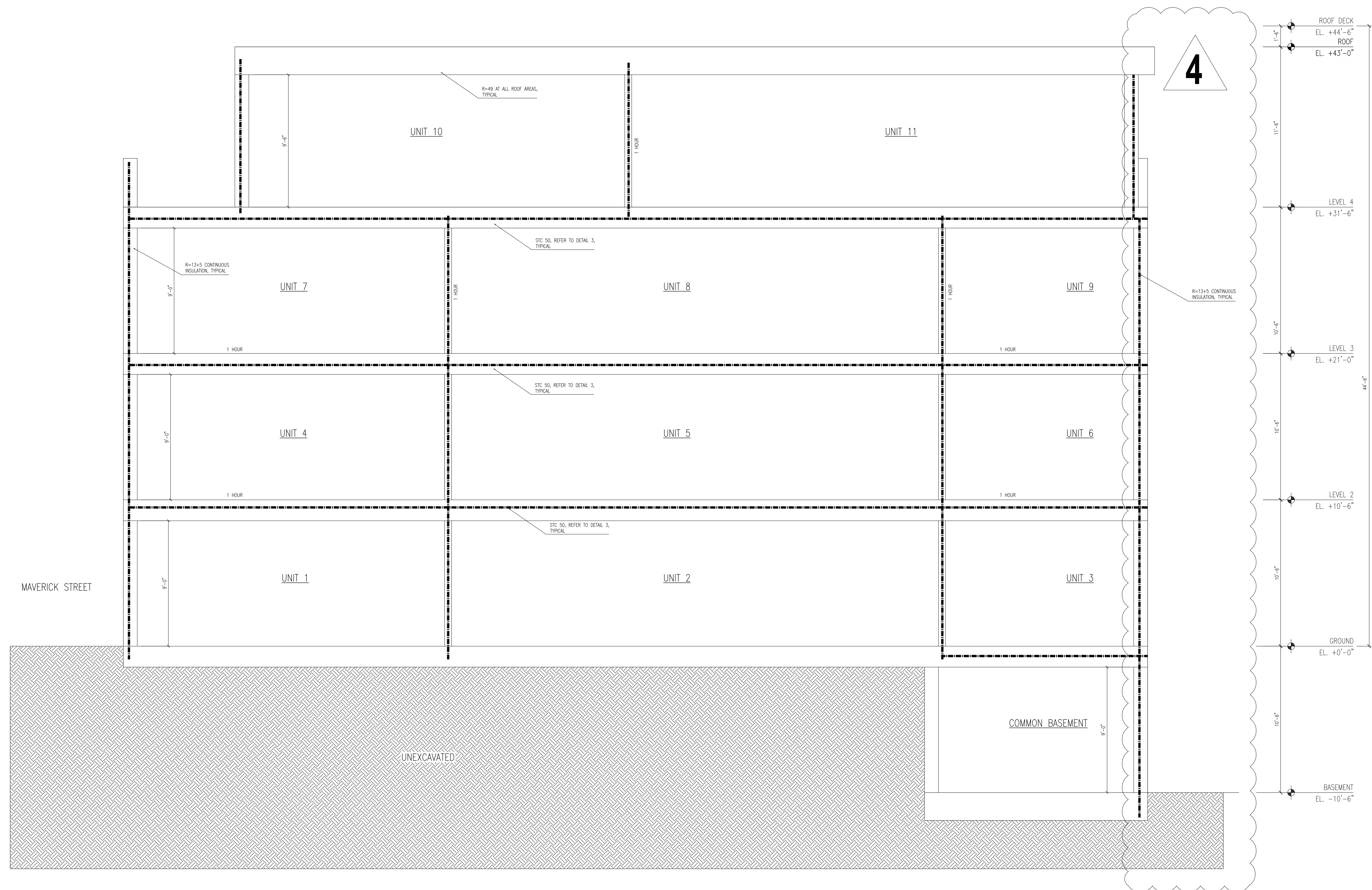
167 Maverick St
CRM
context
a collaborative design workshop
East Boston, Boston
Massachusetts

04	Issued for BPDA & Parks Revision	04/12/2022
03	Issued for Revision	02/04/2022
02	Issued for Revision	01/19/2022
01	Issued for Permit	07/23/2021

No. Description Date
Drawing Title: Proposed Elevations
Project No.: 0357 Checked by: EZ

04/12/2022

A-22



MAVERICK STREET

1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



Eric Johnson

04/12/2022

167 Maverick St

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Massachusetts

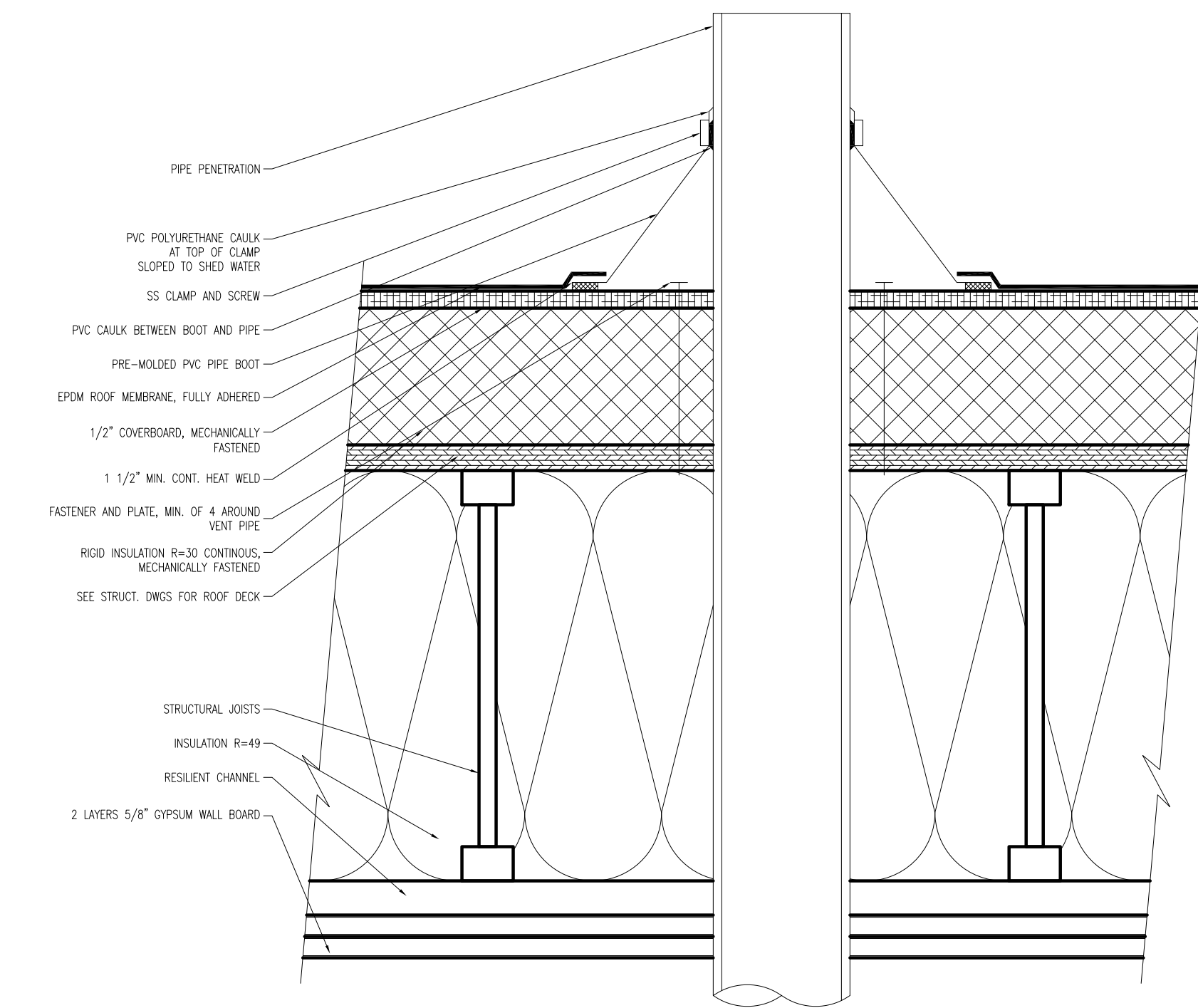
04	Issued for BPDA & Parks Revision	04/12/2022
03	Issued for Revision	02/04/2022
02	Issued for Revision	01/19/2022
01	Issued for Permit	07/23/2021

No.	Description	Date
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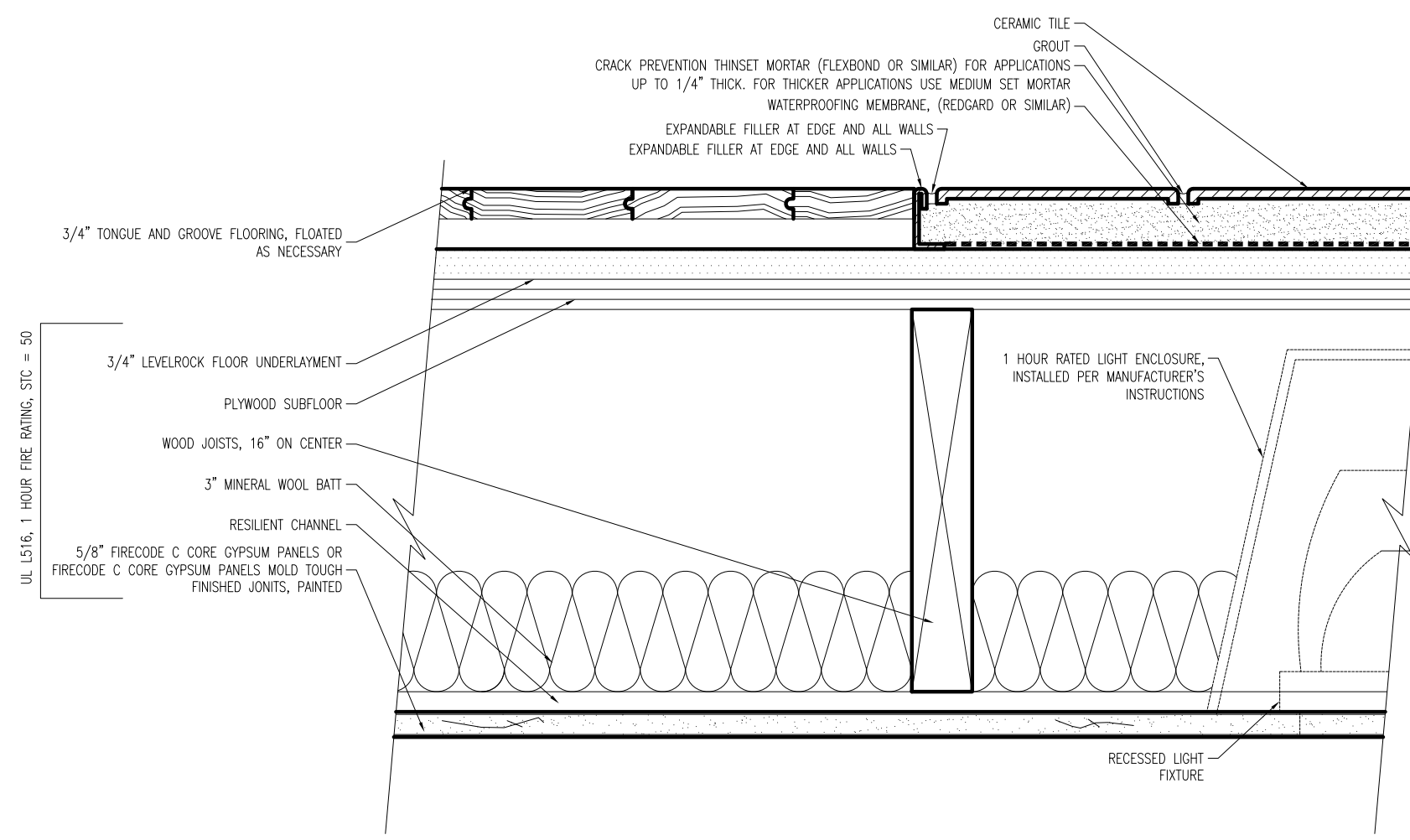
Drawing Title: Proposed Section

Project No.: 0357 Checked by: EZ

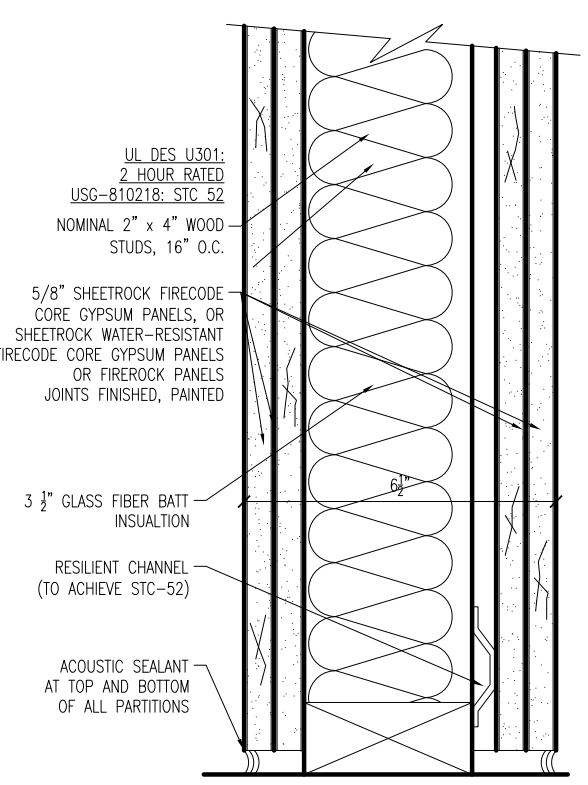
A-30



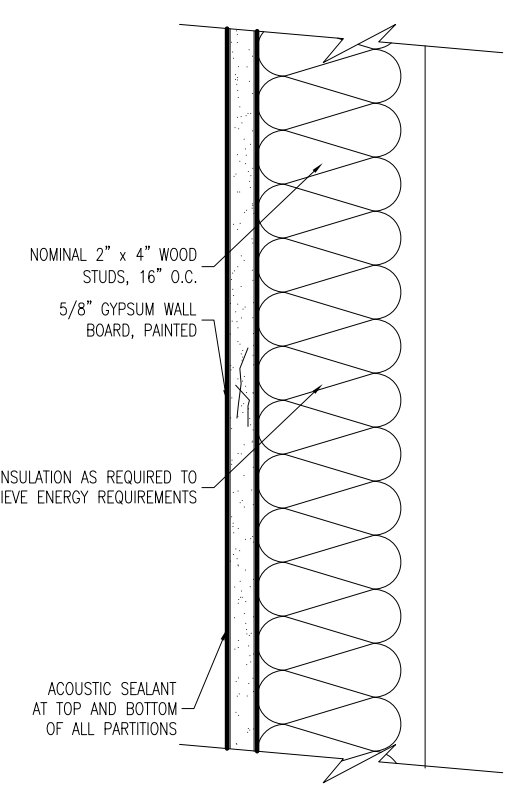
4 ROOF PENETRATION SECTION DETAIL
SCALE: 3" = 1'-0"



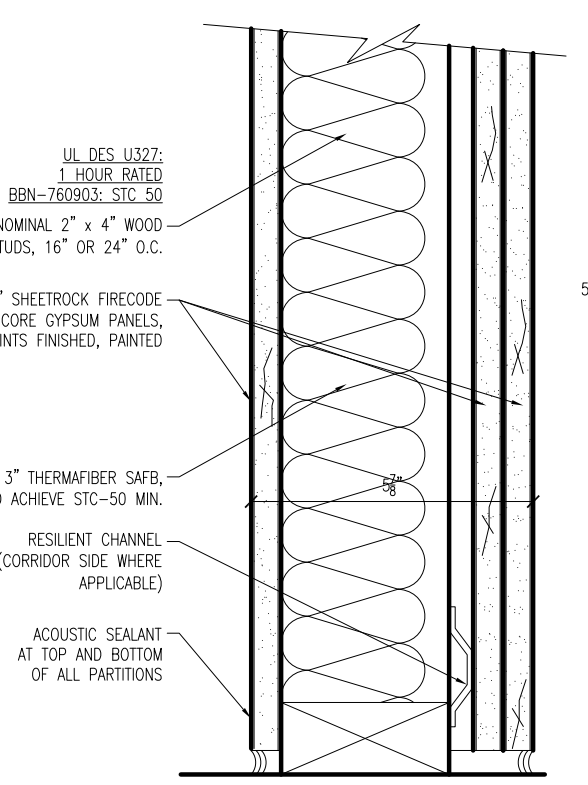
3 CEILING SANDWICH SECTION DETAIL
SCALE: 3" = 1'-0"



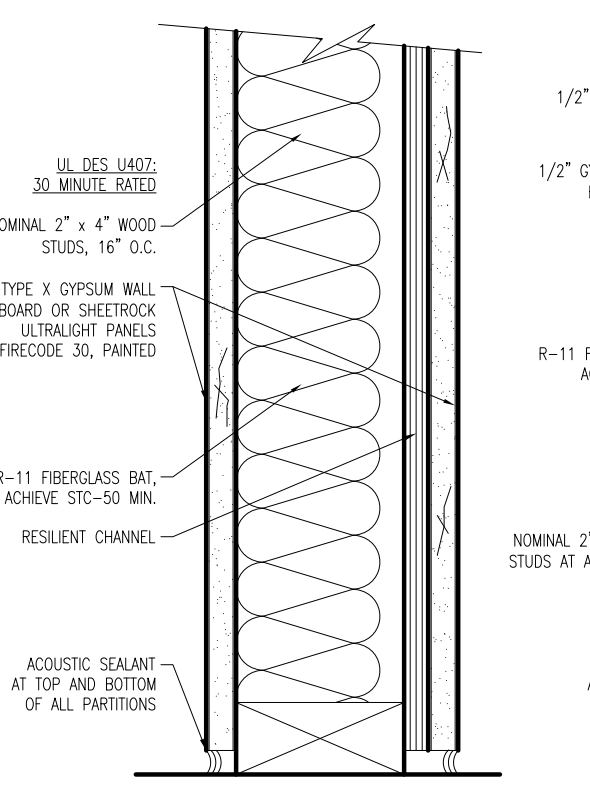
F WALL TYPE F
2 HOUR RATED
SCALE: 3" = 1'-0"



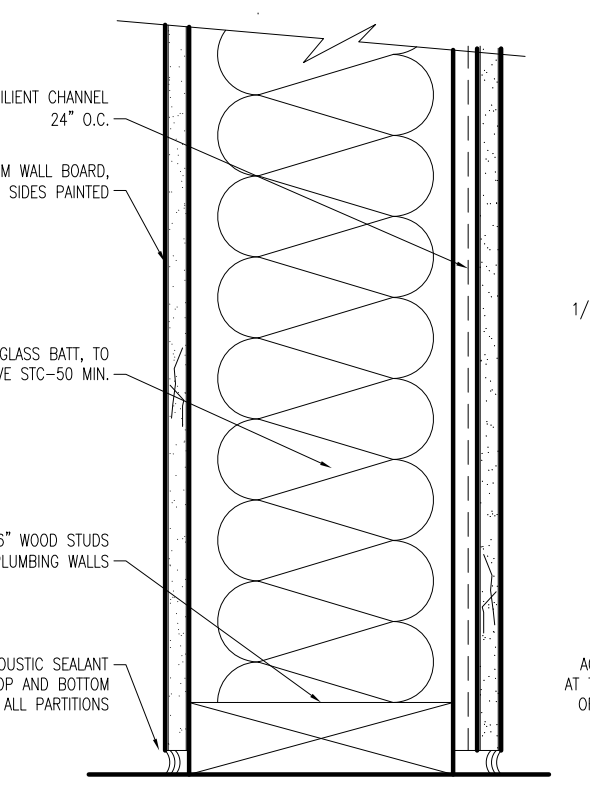
E WALL TYPE E
SECTION DETAIL
SCALE: 3" = 1'-0"



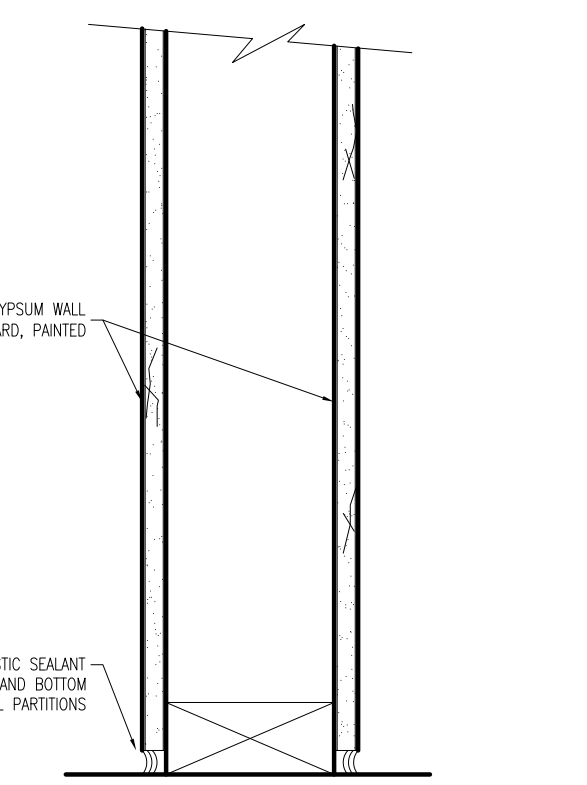
D WALL TYPE D
1 HOUR RATED
SCALE: 3" = 1'-0"



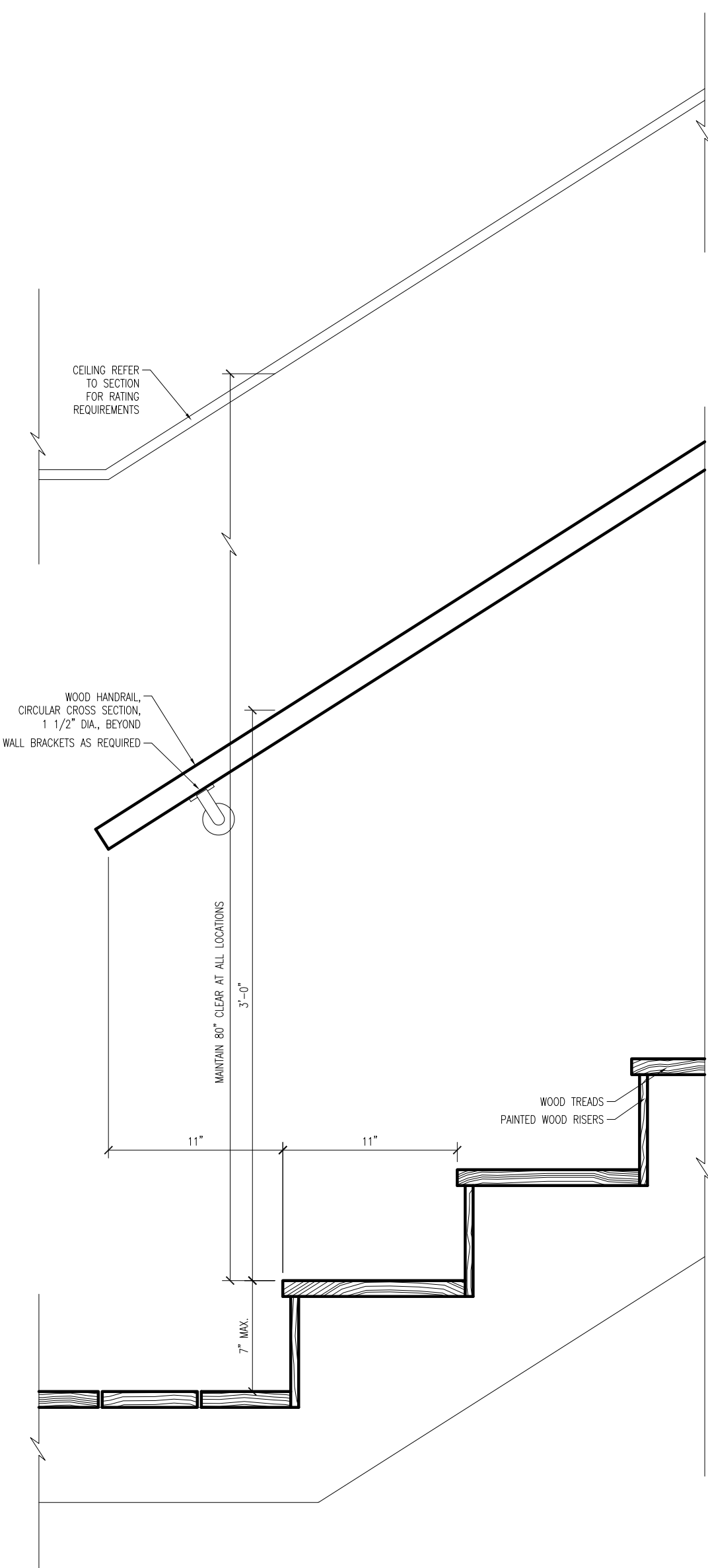
C WALL TYPE C
30 MINUTE RATED
SCALE: 3" = 1'-0"



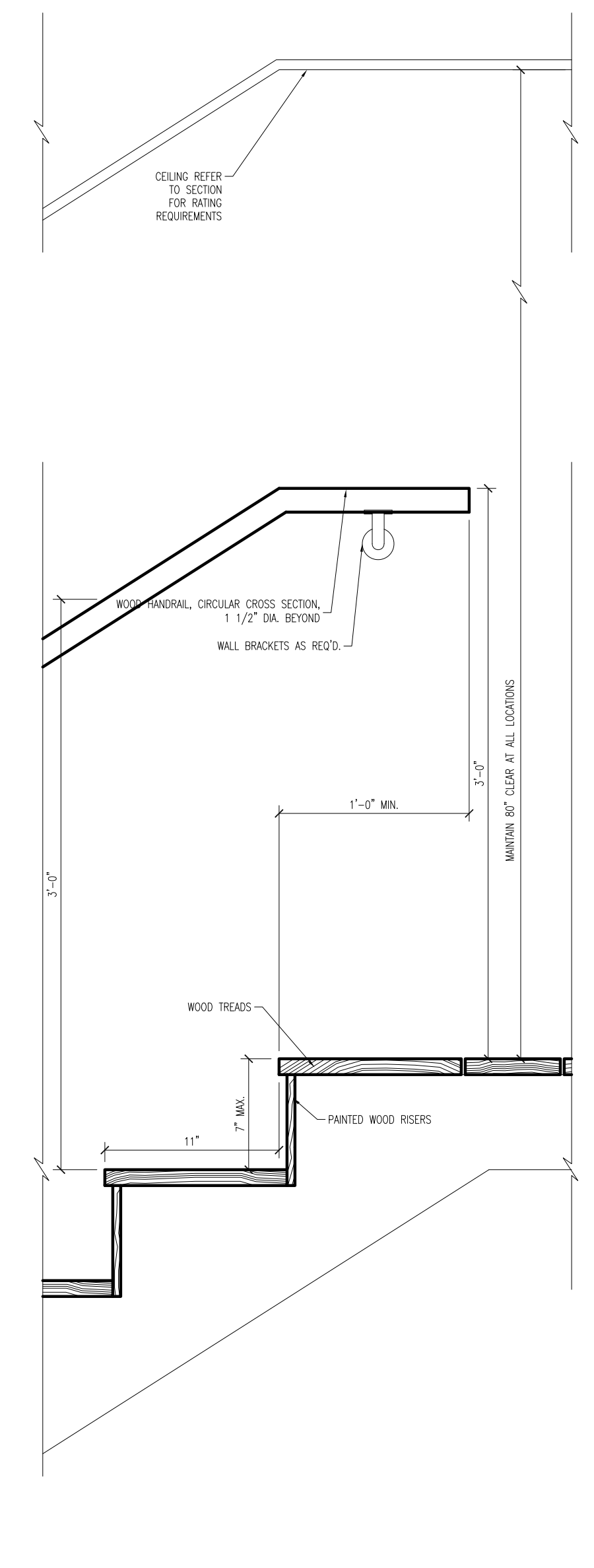
B WALL TYPE B
SECTION DETAIL
SCALE: 3" = 1'-0"



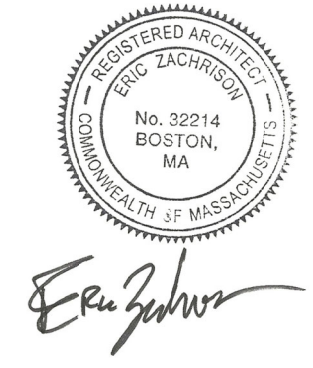
A WALL TYPE A
SECTION DETAIL
SCALE: 3" = 1'-0"



5 PROPOSED SECTION AT BASE OF COMMON STAIR
SCALE: 1 1/2" = 1'-0"



6 PROPOSED SECTION AT TOP OF STAIR
SCALE: 1 1/2" = 1'-0"



04/12/2022

167 Maverick St
CRM
context
a collaborative design workshop
East Boston, Boston
Massachusetts
04 Issued for BPDA & Parts Revision 04/12/2022
03 Issued for Revision 02/04/2022
02 Issued for Revision 01/19/2022
01 Issued for Permit 07/23/2021

No.	Description	Date
Drawing Title: Details		
Project No.: 0357		Checked by: EZ

A-40

NO.	REVISION	DATE
4.	CHANGE OF BUILDING DIMENSIONS PER ARCHITECT	04/20/2022
3.	CHANGE OF BUILDING DIMENSIONS PER ARCHITECT	02/14/2022
2.	CHANGE OF BUILDING DIMENSIONS PER ARCHITECT	11/03/2021
1.	ADDED PARKING SPACES, EASEMENT AND LABELS	08/04/2021
1.	NO.	

Record Owner:
ALLEGORY LLC
 320 WASHINGTON STREET
 SUITE 3FF
 BROOKLINE, MA 02445
 BK 61350 / PG 76

Location:
 MBLU: 0105337000
 167 MAVERICK STREET
 BOSTON, MA 02128

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
 PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
ALLEGORY LLC
 320 WASHINGTON STREET
 SUITE 3FF
 BROOKLINE, MA 02445

PROJECT NAME:
167 MAVERICK STREET
 BOSTON, MA

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BETWEEN 06/14/2019 AND 7/30/2019.



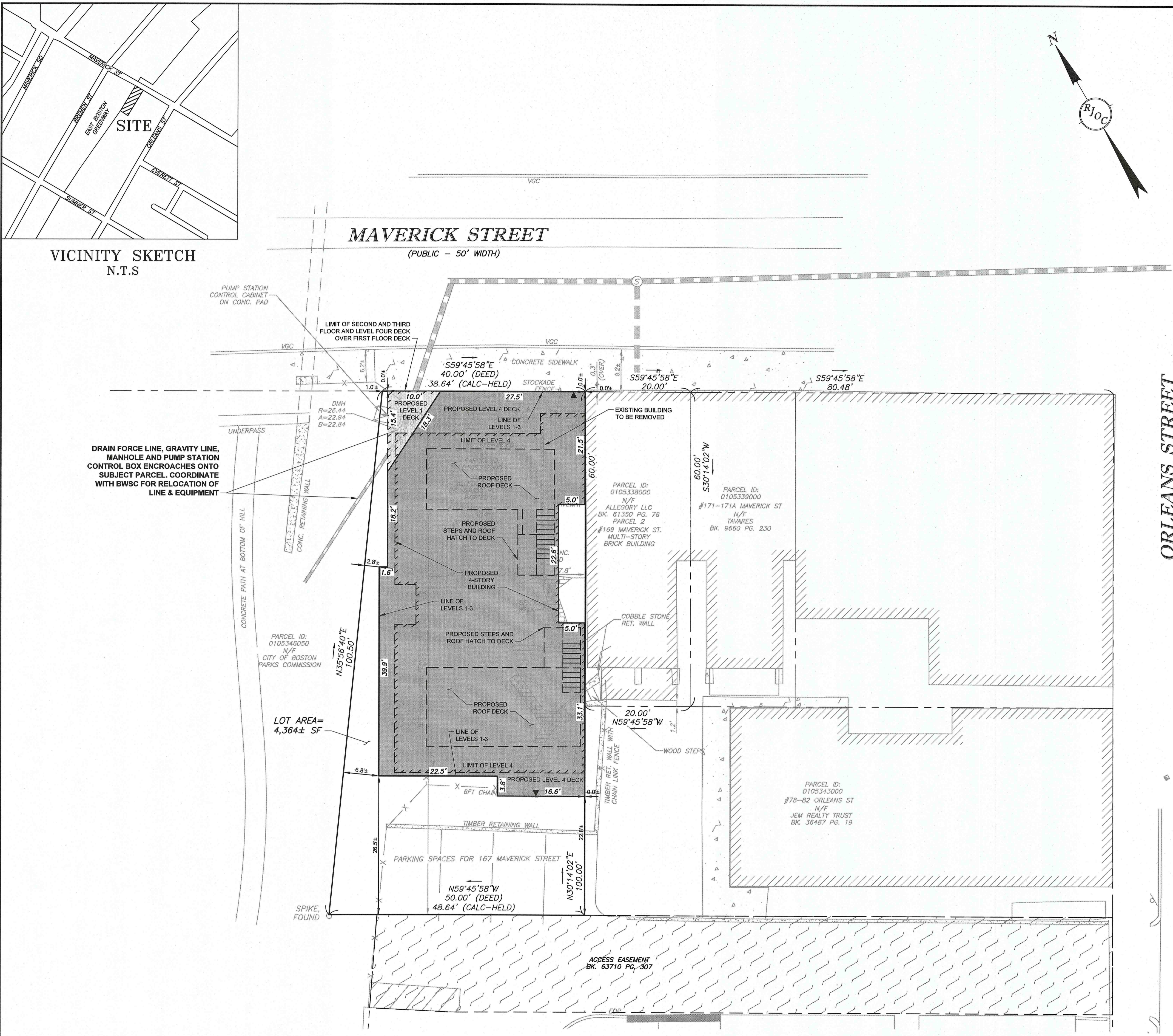
Matthew Lowry 4/20/2022
 PROFESSIONAL LAND SURVEYOR FOR RJO'CONNELL & ASSOCIATES, INC. DATE

DRAWN BY: DRG
 REVIEWED BY: ML / BWAT
 SCALE: 1"=10'
 FIELD CREW: AA / DPB
 FIELD BOOK: FIELD BOOK 32 / PG 67
 DATE: 06/11/2021
 DRAWING NAME:

PROPOSED PLOT PLAN

DRAWING NUMBER:
PROP-1

PROJECT NUMBER:
19060



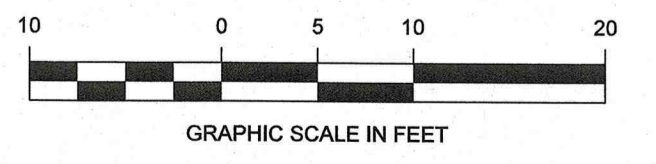
LEGEND

	PROPERTY LINE
	ABUTTING PROPERTY LINE
	BUILDING
	STOCKADE FENCE
	CHAIN LINK FENCE
	VERTICAL GRANITE CURB
	PROPOSED BUILDING
	EXTENT OF PROPOSED UPPER STORY
	PROPOSED EDGE OF PAVEMENT
	PROPOSED LANDSCAPED AREA
	PROPOSED VERTICAL GRANITE CURB
	TO BE REMOVED

- ### NOTES
- THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF THE PROPOSED BUILDING AND OTHER SITE IMPROVEMENTS AT 167 MAVERICK STREET IN BOSTON, MASSACHUSETTS. LOCATION AND DIMENSIONS OF THE PROPOSED BUILDING AND SITE IMPROVEMENTS WERE PROVIDED BY CONTEXT, LLC. ON A PLAN SET DATED 04/12/2022.
 - THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS.
 - THE HORIZONTAL DATUM IS NAD 83. DATUM WAS ESTABLISHED USING RTK GPS METHODS.
 - THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
 - THE PARCEL IS LOCATED IN THE EAST BOSTON NEIGHBORHOOD ZONE. SUBDISTRICT THREE-FAMILY RESIDENTIAL / PARKLAND OPEN SPACE (3F-2000, OS-P) AS REFERENCED FROM THE CITY OF BOSTON PLANNING AND DEVELOPMENT ONLINE ZONING VIEWER.
 - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY OR MAY NOT EXIST.
 - THIS PLAN, A) SHALL NOT BE RECORDED, B) DOES NOT IMPLY OR OTHERWISE CERTIFY ANY FORM OF OWNERSHIP, AND C) SHALL NOT BE USED TO DETERMINE THE LOCATION OF ANY FEATURES (FENCES, DRIVEWAYS ETC.) RELATIVE TO ANY FEATURE OR BOUNDARY UNLESS EXPLICITLY DIMENSIONED ON THIS PLAN.

- ### PLAN REFERENCES
- PLAN BOOK AND PAGES REFERENCE THE SUFFOLK COUNTY REGISTRY OF DEEDS
- PLAN BOOK 2011 PAGE 287
 - PLAN BOOK 2012 PAGE 43
 - PLAN BOOK 8935 PAGE 284
 - PLAN BOOK 8090 PAGE 402
- INFORMATION ON RECORD WITH THE CITY OF BOSTON
- SURVEY FIELD BOOK 751 PAGES 24-27
 - ATLAS OF THE CITY OF BOSTON (1922) PLATE 21
 - CITY SURVEYORS OFFICE - EAST BOSTON SURVEY - BOOK 287 PG 16-18

VICINITY SKETCH N.T.S





OWNER OF RECORD:
 PARCEL ID: 0105337000
 ALLEGORY, LLC.
 320 WASHINGTON STREET
 SUITE 3FF
 BROOKLINE, MA 02445
 BK 61350 / PG 76

PARCEL ID: 0105343100
 VICTORY GARDENS ASSOCIATES
 536 GRANITE STREET
 BRAINTREE, MA
 BK 9099 / PG 151

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
 PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
ALLEGORY, LLC.
 320 WASHINGTON STREET
 SUITE 3FF
 BROOKLINE, MA 02445

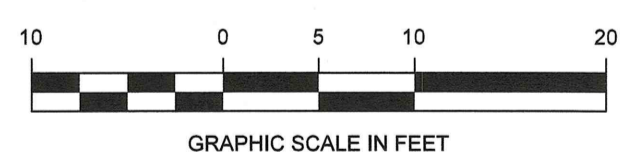
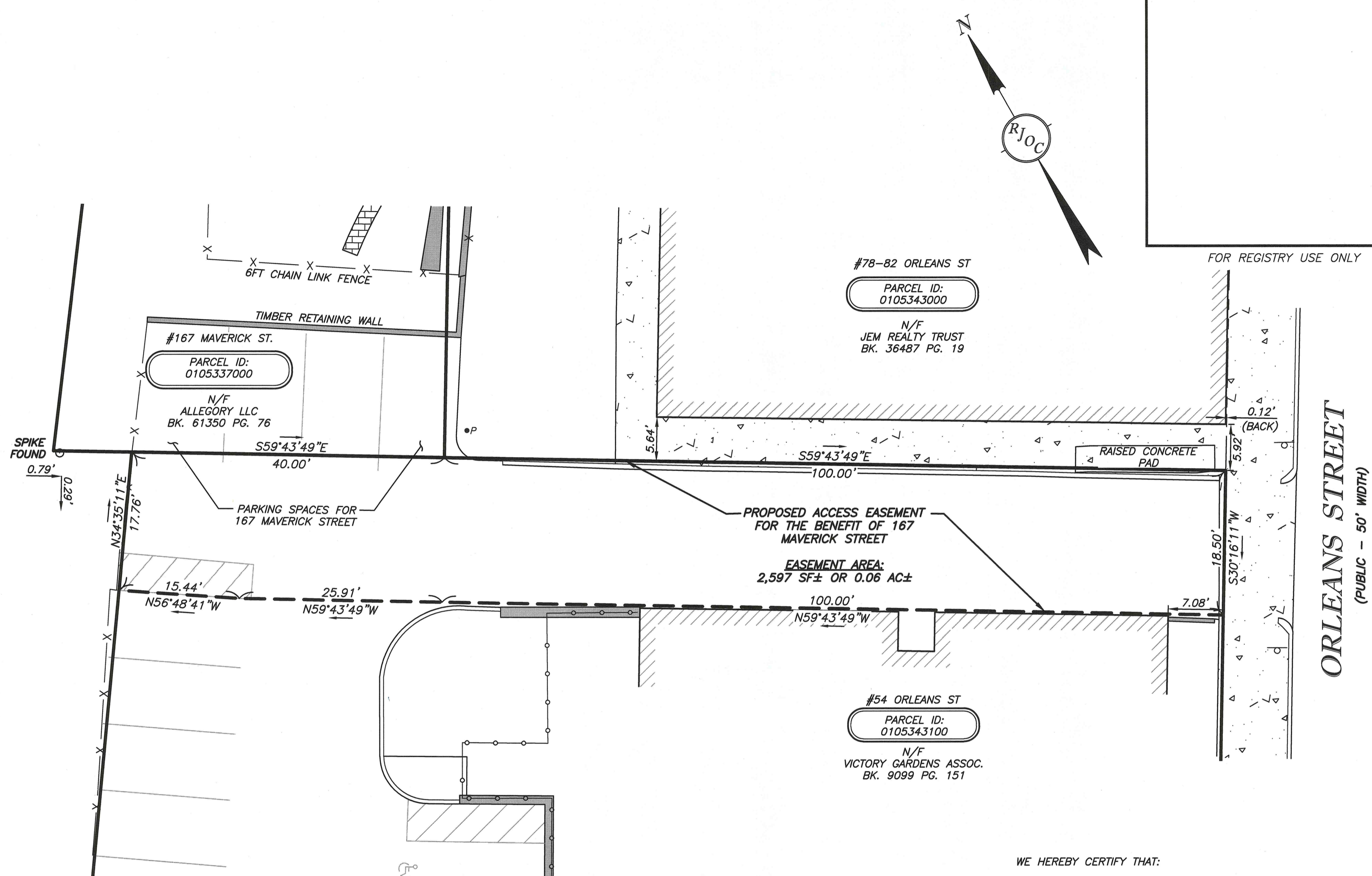
PROJECT NAME:
167 MAVERICK STREET
 BOSTON, MA

DRAWN BY: RJK
 REVIEWED BY: SML
 SCALE: 1"=10'
 FIELD CREW: AA / RJK
 FIELD BOOK: FIELD BOOK 36 / PG 19
 DATE: 12/06/2019
 DRAWING NAME:

EASEMENT PLAN OF LAND

DRAWING NUMBER:
EP-1

PROJECT NUMBER:
19060



NOTES

- UNDERGROUND UTILITIES ARE NOT SHOWN. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON OR BETWEEN 06/14/2019 AND 11/08/2019.
- THE HORIZONTAL DATUM IS NAD83.
- THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
- THE PARCEL IS LOCATED IN THE EAST BOSTON NEIGHBORHOOD ZONE, SUBDISTRICT THREE-FAMILY RESIDENTIAL / PARKLAND OPEN SPACE (3F-2000, OS-P) AS DEPICTED ON THE CITY OF BOSTON PLANNING AND DEVELOPMENT AGENCY'S ONLINE ZONING VIEWER.

PLAN REFERENCES

PLAN BOOK AND PAGES REFERENCE THE SUFFOLK COUNTY REGISTRY OF DEEDS

- PLAN BOOK 2011 PAGE 267
 - PLAN BOOK 2012 PAGE 43
 - PLAN BOOK 8935 PAGE 264
 - PLAN BOOK 8090 PAGE 402
- INFORMATION ON RECORD WITH THE CITY OF BOSTON
- SURVEY FIELD BOOK 751 PAGES 24-27
 - ATLAS OF THE CITY OF BOSTON (1922) PLATE 21
 - CITY SURVEYORS OFFICE - EAST BOSTON SURVEY - BOOK 287 PG 16-18

LEGEND

- PROPERTY LINE
- ABUTTING PROPERTY LINE
- PROPOSED EASEMENT LINE

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JUNE 14, 2019 AND NOVEMBER 8, 2019.

THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE CITY OF BOSTON HAS NOT ADOPTED THE SUBDIVISION CONTROL LAW.



Scott M. L'Italien
 PROFESSIONAL LAND SURVEYOR FOR
 RJO'CONNELL & ASSOCIATES, INC
 12/6/19 DATE

QUITCLAIM DEED

I, Joseph F. Durante, as Trustee of the 167 & 169 Maverick Street Realty Trust, u/d/t dated March 13, 2010 and recorded with Suffolk County Registry of Deeds at Book 46191, Page 3, for consideration paid and in full consideration of One Million Five Hundred Eighty Thousand and 00/100 (\$1,580,000.00) dollars;

grant to Allegory LLC of 320 Washington Street Suite 3FF Brookline MA 02445

with Quitclaim Covenants

Parcel 1

The premises known as 167 Maverick Street, East Boston, Massachusetts, further bounded and described as follows:

All that parcel of land situated in the City of East Boston, County of Suffolk and Commonwealth of Massachusetts, bounded and described according to a plan of a survey of land entitled "Plan of land, East Boston, Mass." Made by A.J. Rodriquez, Land Surveyor, dated November 3, 1975, as follows, viz:

BEGINNING at a point, a spike in the southwesterly line of Maverick Street, (50 feet wide), said point being distant 140.00 feet northwestwardly along the said line of Maverick Street from the northwesterly line of Orleans Street (50 feet wide), said point being also in the southeasterly line of land of the former Penn Central Transportation Company;

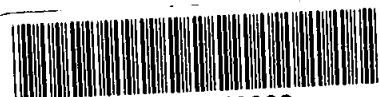
EXTENDING from said beginning point southeastwardly along the said line of Maverick Street a distance of 40.00 feet to a cut mark at the northeast corner of the herein described parcel; thence South 30 degrees 27 minutes 56 seconds West a distance of 100.00 feet to a corner marked by a stone, said corner being also located North 59 degrees 32 minutes 04 seconds West, a distance of 100.00 feet from the aforesaid line of Orleans Street, thence continuing North 59 degrees 32 minutes 04 seconds West, a distance of 50.00 feet to a corner marked by a stone; thence North 36 degrees 10 minutes 34 seconds East along the south easterly line of land of the aforesaid Transportation Company a distance of 100.50 feet to the place of beginning.

The hereinbefore described parcel being also shown as No. 167 Maverick Street and designated as Lot "A" on the aforesaid plan.

Containing 4,500 square feet +-.

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 06/28/2019 12:35 PM
Ctl# 191920 12515 Doc# 00052266
Fee: \$7,204.80 Cons: \$1,580,000.00

**PIERCE A
100 SUMMER ST
BOSTON, M**



2019 00052266
Bk: 61350 Pg: 76 Page: 1 of 2
Recorded: 06/28/2019 12:35 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

Property Address: 167 Maverick Street East Boston, MA
169 Maverick Street East Boston, MA

SUBJECT however to easement granted to Commonwealth of Massachusetts covering transfer of overhead Bridge No. 8.93, Maverick Street, Boston, Massachusetts, pursuant to provisions of Chapter 634 of the Massachusetts Act of 1971.

Meaning and intending to convey the same parcel described in deed dated March 13, 2010 and recorded with Suffolk County Registry of Deeds at Book 46191, page 16.

Parcel 2

The premises known as 169 Maverick Street, East Boston, Massachusetts, further bounded and described as follows:

Beginning at a point on the southwesterly side of said Maverick Street, and distant eighty feet northwesterly from Orleans Street; thence running

Northwesterly by said Maverick Street, twenty (20) feet; thence turning and running

Southwesterly by land now or late of the Boston & Albany Railroad, Co., sixty (60) feet; thence turning and running

Southeasterly by land now or late of Edward A. Finnin, twenty (20) feet; thence turning and running

Northeasterly by land now or late of Mertino, the line running through the center of a partition wall, sixty (60) feet to the point of beginning.

Containing 1200 square feet; be said measurements and contents more or less.

Meaning and intending to convey the same premises conveyed by deed dated March 13, 2010 and recorded with said Deeds at Book 46191, page 14.

The Grantor hereby states under the pains and penalties of perjury that this is not homestead property and that there are no other persons entitled to the benefit of any homestead rights.

[THIS AREA INTENTIONALLY LEFT BLANK]

[SIGNATURE TO FOLLOW ON NEXT PAGE]

Executed as a sealed instrument this 19 day of June 2019.

the 167 & 169 Maverick Street Realty Trust

By: Joseph F. Durante
Joseph F. Durante, Trustee


COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

June 19, 2019

On this 19 day of June, 2019 before me, the undersigned notary public, personally appeared Joseph F. Durante, Trustee as aforesaid, who proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and acknowledged that he signed it voluntarily for its stated purpose.

Tracey M. Misuraca
Notary Public
My Commission Expires:

 **TRACEY M. MISURACA**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 11, 2022