

Maverick Shipyard Apartments 202 Maverick Street, East Boston



Application for Article 80 Small Project Review
Boston Redevelopment Authority
August 6, 2015

Developer/Proponent: **East Boston Management and Development LLC**

Architect: **Hresko Associates, Inc.**

Counsel: **The Law Offices of Richard C. Lynds**
1216 Bennington Street
Boston, Massachusetts 02128
Tel. 617-207-1190

Maverick Shipyard Apartments

202 Maverick Street, East Boston

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LAW OFFICES OF
RICHARD C. LYND

1216 BENNINGTON STREET
E. BOSTON, MASSACHUSETTS 02128
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November 16, 2015

VIA IN HAND DELIVERY

Mr. Brian Golden, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

**Re: Project Notification Form
Article 80 Small Project Review Application
202 Maverick Street, East Boston**

Dear Director Golden:

This office represents the interests of East Boston Management and Development, LLC (the "Proponent") with respect to the real property located at 202-206 Maverick Street, East Boston (Ward 1). On behalf of the proponent, please accept the enclosed application for Small Project Review pursuant to Article 80-E-2 of the Boston Zoning Code.

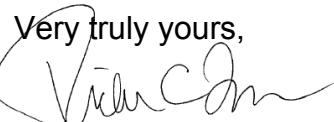
With a combined square footage of approximately 8,050 square feet of land, and located less than 0.3 miles of the Maverick Blue Line Train Stations, the proposed project contemplates the demolition of three (3) existing structures, including a commercial garage, single story commercial space, and one multifamily dwelling in order to construct a three (3) story with penthouse, 23 unit residential structure with on site parking for at least 20 vehicles beneath. The existing garage, commercial structure and multifamily home have no historic or architectural significance to the surrounding neighborhood. Its presence and appearance detract from the neighborhood.

The proposed structure will contain approximately 22,700 square feet of gross floor area, with the 21 residential units located on the first three levels, with 2 units located on a fourth penthouse level. Three (3) of the twenty three (23) units (13%) will be designated "affordable" pursuant to the City of Boston's Inclusionary Development Policy. In what will be another important project for the Jeffries Point Neighborhood, the building has been designed and modified with input

from neighbors and residents of the Jeffries Point Neighborhood Association (“JPNA”) through community outreach and over the course of six (6) meetings with JPNA held to date since August, 2014¹. In addition, the proponent has engaged in discussions with the local elected delegation and has had preliminary discussions with BRA staff. The goal of engaging in an early community process and dialogue was to ensure that the proposed development reflects the desires of the immediate community.

Attached to this application is the refusal letter issued by the Inspectional Services Department (“ISD”) along with the Proponent’s petition to the Board of Appeal requesting zoning relief for this project.

Thank you for your consideration and please do not hesitate to contact me if there are any questions.

Very truly yours,

Richard C. Lynds, Esq.

cc: District One City Councilor Salvatore J. LaMattina
State Senator Anthony Petruccelli
State Representative Adrian Madaro
Claudia Correa, Mayor’s Office of Neighborhood Services
Jeffries Point Neighborhood Association
Gove Street Citizens Association
Phil Cohen, BRA Project Manager

¹ In addition to the community process with the JPNA, the proponent has also made a presentation to an organization that goes by the name “Gove Street Citizens Association”.

Maverick Shipyard Apartments

202 Maverick Street, East Boston

Project Team

Owner-Developer:

East Boston Management and Development LLC

Matthew Newman, Manager

Legal Counsel:

Law Offices of Richard C. Lynds

1216 Bennington Street

East Boston, MA 02128

Richard C. Lynds, Esq.;

email rclyndsesq@lorcl.com

Tel. 617-207-1190

Fax. 617-207-1195

Architect:

Hresko & Associates, Inc.

110 Broad Street

Boston, MA 02110

Tel. 617-350-7667

Email. phil@archusa.com

Civil Engineer - Surveyor:

Rober Survey

1072A Massachusetts Avenue

Arlington, MA 02476

Tel. 781-648-5533

Clifford E. Rober, PLS

Email. cliff@robersurvey.com

Maverick Shipyard Apartments

202 Maverick Street, East Boston

Project Description

Located at 202-206 Maverick Street, in the Jeffries Point Section of East Boston and less than 0.3 miles from the MBTA Maverick Train Station (Blue Line), the proposed project contemplates the demolition of three existing structures including: a garage, commercial structure and a multifamily dwelling in order to construct a three (3) story + penthouse, 23 unit residential structure with on site parking for at least 20 vehicles beneath. The existing garage, commercial structure and multifamily dwelling have no historic or architectural significance to the surrounding neighborhood. Their presence and appearance detract from the neighborhood.

The proposed structure will contain approximately 22,700 square feet of gross floor area, with the 21 residential units located mainly on three levels and two (2) penthouse units. Three (3) of the units will be designated affordable (13%) pursuant to the City of Boston's Inclusionary Development Policy. In what will be a substantial improvement for the site in the Jeffries Point Neighborhood, the building has been designed and modified with input from neighbors and residents of the community through community outreach and over the course of six (6) meetings held since August 2014 with the Jeffries Point Neighborhood Association (JPNA).

The following is a synopsis of the unit square footage and mix of unit types within the proposed building:

Type	Quantity
Market Rate Units - 1, 2, & 3 Bedrooms	20
BRA Restricted Affordable Units – 1, 2 & 3 Bedrooms	3
Commercial Space	None

Maverick Shipyard Apartments

202 Maverick Street, East Boston

Unit Mix/Count

UNIT	Sq. Feet	Bedrooms
101	650	1
102	650	1
103	650	1
104	950	2
105	910	2
106	810	2
108	810	2
201	650	1
202	880	2
203	650	1
204	1100	3
205	1100	3
206	870	2
207	880	2
301	650	1
302	880	2
303	650	1
304	1100	3
305	1100	3
306	870	2
307	880	2
P01	1100	3
P02	950	2

UNIT COUNT	
1 Bed	7
2 Bed	11
3 Bed	5
TOTAL UNITS	23

TOTAL	19740	44
Common	2961	
TOTAL		
Gross	22701	

Maverick Shipyard Apartments

202 Maverick Street, East Boston

Neighborhood Context

The proposed project will be located at the intersection of Frankfort Street and Maverick Street just north of Cottage Street and South of Orleans Street. The neighborhood contains a mix of commercial, multi-family residential, and industrial properties in the immediate area, including buildings ranging from one story to four stories.

Public Benefits: Affordable Housing and Job Creation

Housing in East Boston is at an all time high for demand, resulting in limited inventory and higher rents and purchase costs. The project will eliminate several incompatible uses in exchange for much-needed residential housing in a manner that is consistent with and complimentary to the surrounding neighborhood, thereby enhancing the residential nature of the community. The rehabilitation and conversion of this property into much-needed residential housing will also designate three (3) of the residential units as affordable. The proposed project will continue to build upon the City's long standing goals of creating a mix of additional market rate and affordable housing.

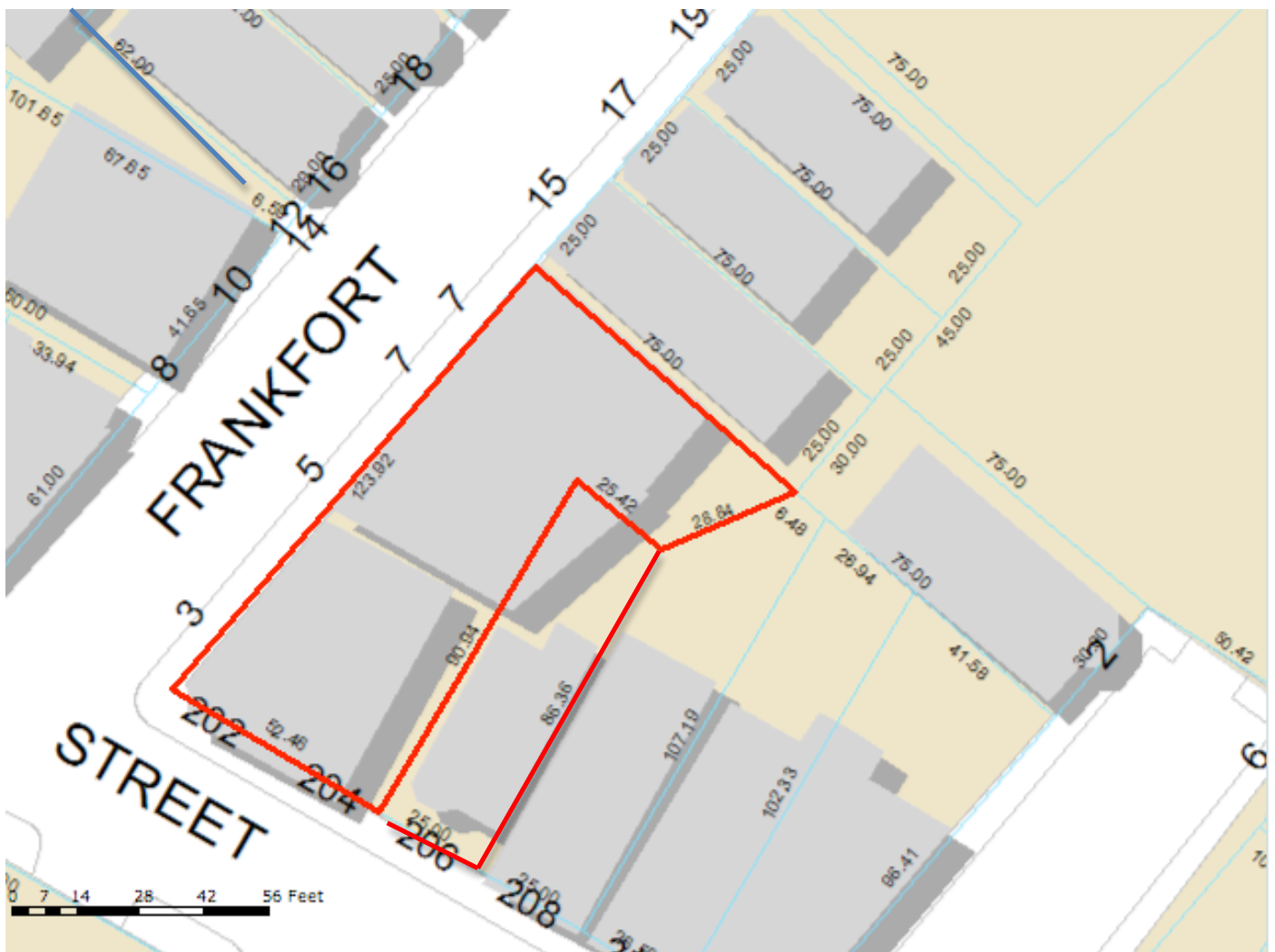
In addition to the creation of housing and designation of certain affordable units, the proposed project will create a number of construction jobs as well, for which the project proponent is committed to hiring locally.

Traffic, Parking and Vehicular and Pedestrian Access

The proposed project will provide an opportunity for accessible, transit oriented housing which will be located along both an MBTA Bus Route and less 0.3 miles from the Maverick T Station (Blue Line). The site is also located approximately 3 blocks from Airport T Station. In addition, the project proponent proposes to provide on site parking with at least twenty (20) parking spaces located in a garage beneath the building along with up to spaces for thirty (30) bikes.

Maverick Shipyard Apartments 202 Maverick Street, East Boston

Neighborhood Assessor Map



Maverick Shipyard Apartments 202 Maverick Street, East Boston

Neighborhood Context (Location Map)



Maverick Shipyard Apartments

202 Maverick Street, East Boston

Neighborhood Context (Street View)



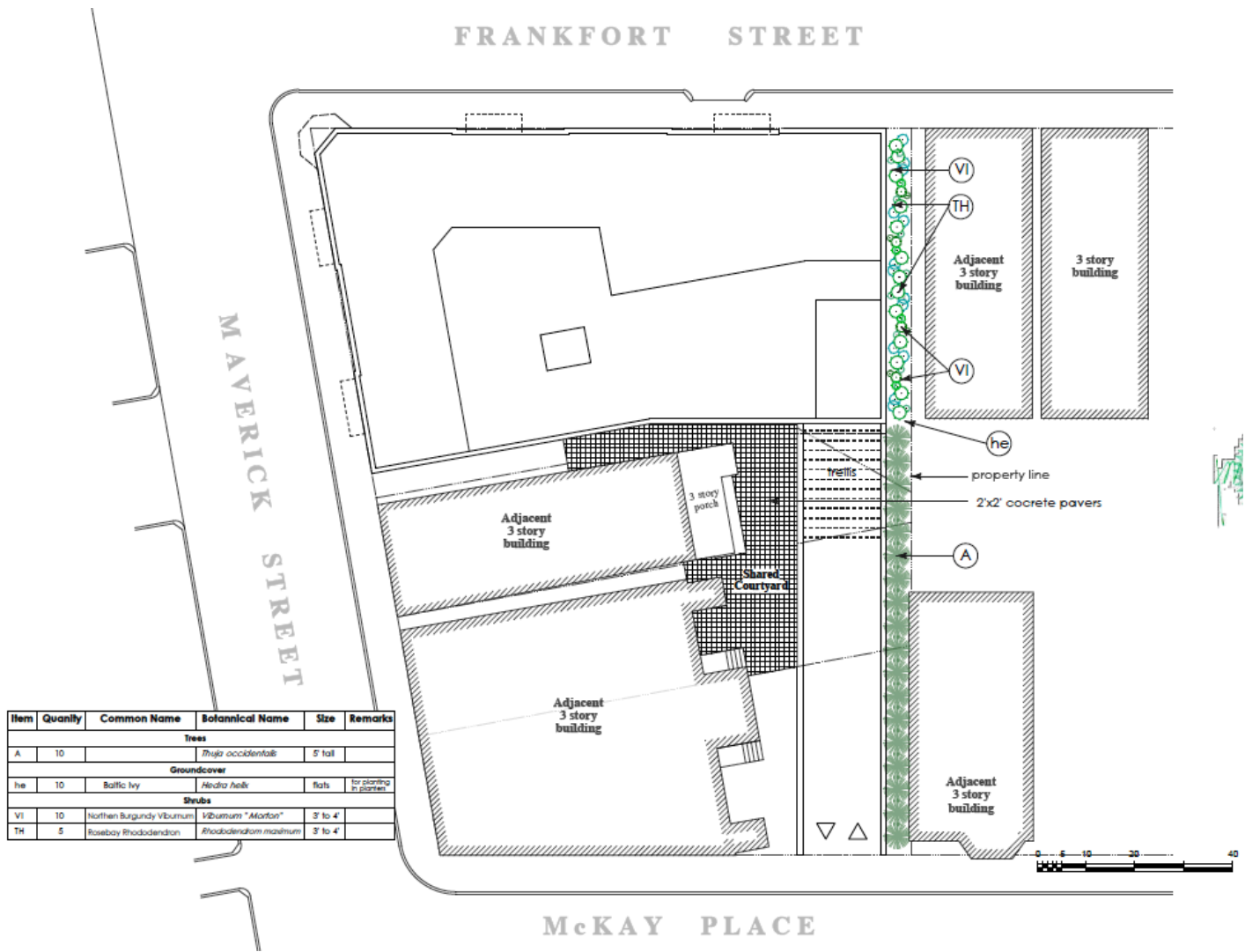
Maverick Shipyard Apartments 202 Maverick Street, East Boston

Neighborhood Context (Street View)



Maverick Shipyard Apartments 202 Maverick Street, East Boston

Proposed Site Plan



Maverick Shipyard Apartments

202 Maverick Street, East Boston

Zoning Analysis

District: 3F-2000

Uses Permitted: 1, 2 and 3 Family Dwellings

Frontage and

Setbacks Required: Frontage 20'
 Front Yard 5' or Modal
 Side Yard 2.5'
 Rear Yard 30 Feet

Proposed Frontage and

Setbacks Provided Frontage >20 feet (Maverick and Frankfort);
 Front Yard Modal
 Side Yard 5' left (Frankfort); 3' right (Maverick)
 Rear Yard Varies 8 feet to >20 feet (Variance Requested)

FAR Allowed: 1.0

Total Site Area: 8,050 sq. ft.

Total Building Area Allowed: 8,050 sq. ft.

Total Building Area Proposed: 22,700 sf

FAR Provided: 2.81 (Variance Requested)

Height Allowed: 35 Ft / 3 Stories

**Height Provided: (Varies) 47 Feet +/- /
 3 Stories from grade to top of parapet
 Additional Penthouse Story (Variances Requested);**

Parking spaces Required: 2.0 spaces per unit above 10 units (20 market rate x 2 = 40 spaces)
 0.7 spaces per affordable units (3 affordable x 0.7 = 2.1 spaces)
 Total 42 Spaces required

Parking spaces Provided: 20 parking spaces on site (Variance Requested)

Open Space Required: 300 s.f. per dwelling unit (44 x 300 = 13,200 s.f. of open space)

Open Space Provided: <13,200 s.f. (Variance Requested)

Maverick Shipyard Apartments

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Anticipated Permits and Further Public Review

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process. Prior to submitting this Article 80 Application, however, the project team has conducted extensive preliminary outreach with local elected officials and has made six (6) presentations to the Jeffries Point Neighborhood Association, which abutting land owners were notified of. This application includes the input received in the preliminary outreach process with interested parties.

The table below lists the public permits and approvals that are anticipated to be required for the project.

Anticipated Permits and Approvals

AGENCY	APPROVAL
Boston Redevelopment Authority	Article 80 Small Project Review
Boston Public Works Department	Curb cut improvements
Boston Transportation Department	Construction Management Plan
Boston Water and Sewer Commission	Site Plan approval for water and sewer connections
Public Improvement Commission	Specific repair plan approval; Discontinuance (if applicable);
Zoning Board of Appeals	Variances
Inspectional Services Department	Review/Compliance State Building Code
Boston Landmarks Commission	Determination of Applicability Article 85(if required)

Maverick Shipyard Apartments

202 Maverick Street, East Boston

Appendix A: Notice of Intent

LAW OFFICES OF
RICHARD C. LYND

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Boston, MA 02201-1007

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Article 80 Small Project Review Application
202 Maverick Street, East Boston**

Dear Director Golden:

This office represents the interests of East Boston Management and Development, LLC (the "Proponent") with respect to the real property located at 202-206 Maverick Street, East Boston (Ward 1). On behalf of the proponent, please accept the enclosed application for Small Project Review pursuant to Article 80-E-2 of the Boston Zoning Code.

The purpose of this letter is to notify the Boston Redevelopment Authority ("BRA") of the intent of the Proponent, as owner and developer of the parcel located at 202 Maverick Street, East Boston (the "Property") and defined below as the "Project Proponent" to file a Project Notification Form ("PNF") with the BRA under Article 80 Small Project Review.

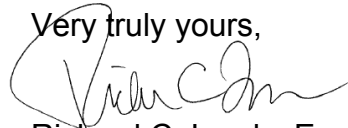
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Attached to this application is the refusal letter issued by the Inspectional Services Department (“ISD”) along with the Proponent’s petition to the Board of Appeal requesting zoning relief for this project.

Please advise at your earliest convenience if there are any questions you may have of the Project Proponent as we prepare to submit.

Very truly yours,



Richard C. Lynds, Esq.

cc: District One City Councilor Salvatore J. LaMattina
State Senator Anthony Petruccelli
State Representative Adrian Madaro
Claudia Correa, Mayor’s Office of Neighborhood Services
Jeffries Point Neighborhood Association
Gove Street Citizens Association
Phil Cohen, BRA Project Manager

² In addition to the community process with the JPNA, the proponent has also made a presentation to an organization that goes by the name “Gove Street Citizens Association”.

Maverick Shipyard Apartments 202 Maverick Street, East Boston

Appendix B: Permitting Applications and Appeal Petition

ISD Zoning Code Refusal for ALT and Appeal Petition

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



APPEAL
under Boston Zoning Code

BOA 4 6316 (D)
- \$ 150

Boston, Massachusetts April 10, 2015

To the Board of Appeal in the Inspection Services Department of the City of Boston:

The undersigned, being East Boston Management and Dev (by Richard C. Lynds, Esq., authorized agent)
212 Maverick Street The Owner(s) or authorized agent Ward 1 - East Boston

of the lot at
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

Petitioner seeks to provide an easement over 208, 210 and 212 Maverick Street for Parking associated with 202 Maverick Street (See ERT433307, ALT433299, ALT433453, ALT455592, ALT455596, ALT455603). On March 26, 2015, the Commissioner refused to issue the permit citing Article 53-9 as described in the Commissioner's Letter attached hereto. Petitioner seeks relief in the form of interpretation or in the alternative a conditional use permit and/or variance in accordance with Articles 6 and 7 of the Code.

STATE REASONS FOR THIS PROPOSAL

This proposal involves creating a parking access easement for the proposed project at 202 Maverick Street which seeks to erect 23 residential units with parking. The project will provide needed housing and significant investment in the neighborhood while eliminating blight and incompatible uses.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

The proposal is in connection with a project that seeks to add market rate housing in a neighborhood that has high demand for rental units due to its proximity to public transportation. The proposal is consistent with the scope, scale, density and size of nearby housing and will assist in providing sufficient off street parking. The Board may grant relief without derogating from the purpose or intent of the Code.

COMMENTS

For this and other reasons, which shall be presented to the Board at the Public Hearing, it is respectfully requested that the relief requested herein be granted.

OWNER East Boston Management and Dev LLC
AUTHORIZED AGENT Richard C. Lynds, Esq.
ADDRESS Law Offices of Richard C. Lynds
1216 Bennington Street
TELEPHONE 617-207-1190
FAX 617-207-1195



**Boston Inspectional Services Department
Planning and Zoning Division**

1010 Massachusetts Avenue Boston, MA 02113 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

LORENE SCETTINO
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

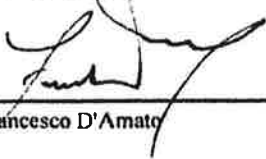
March 26, 2015

Location: 212 MAVERICK ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston
Zoning Subdistrict: 3F-2000
Appt. # : ALT455603
Date Filed: March 20, 2015
Purpose: Provide an easement over 208, 210 and 212 Maverick Street for Parking associated with 202 Maverick Street see Permits ALT433299, ALT433453 and ERT433307
(Assigned to Frank Diamato)

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 53 Sec. 09 *	Dimensional Regulations	Insufficient open space (Granting of an easement to 202 Maverick Street)

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.



Francesco D'Amato

for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



APPEAL
under Boston Zoning Code

BOA 463162
- \$150

Boston, Massachusetts April 10, 2015

To the Board of Appeal in the Inspection Services Department of the City of Boston:

East Boston Management and Dev (by Richard C. Lynds, Esq., authorized agent)

The undersigned, being

210 Maverick Street The Owner(s) or authorized agent Ward 1 - East Boston

of the lot at
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

Petitioner seeks to provide an easement over 208, 210 and 212 Maverick Street for Parking associated with 202 Maverick Street (See ERT433307, ALT433299, ALT433453, ALT455592, ALT455596, ALT455603). On March 26, 2015, the Commissioner refused to issue the permit citing Article 53-9 as described in the Commissioner's Letter attached hereto. Petitioner seeks relief in the form of interpretation or in the alternative a conditional use permit and/or variance in accordance with Articles 6 and 7 of the Code.

STATE REASONS FOR THIS PROPOSAL

This proposal involves creating a parking access easement for the proposed project at 202 Maverick Street which seeks to erect 23 residential units with parking. The project will provide needed housing and significant investment in the neighborhood while eliminating blight and incompatible uses.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

The proposal is in connection with a project that seeks to add market rate housing in a neighborhood that has high demand for rental units due to its proximity to public transportation. The proposal is consistent with the scope, scale, density and size of nearby housing and will assist in providing sufficient off street parking. The Board may grant relief without derogating from the purpose or intent of the Code.

COMMENTS

For this and other reasons, which shall be presented to the Board at the Public Hearing, it is respectfully requested that the relief requested herein be granted.

OWNER East Boston Management and Dev LLC
AUTHORIZED AGENT Richard C. Lynds, Esq.
ADDRESS Law Offices of Richard C. Lynds
1216 Bennington Street
TELEPHONE 617-207-1190
FAX 617-207-1195



Martin J. Walsh
Mayor

Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

ZONING CODE REFUSAL

Gary P. Meccia
Inspector of Buildings

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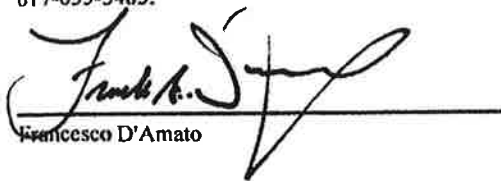
March 26, 2015

Location: 210 MAVERICK ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston
Zoning Subdistrict: 3F-2000
Appl. # : ALT455596
Date Filed: March 20, 2015
Purpose: Provide an easement over 208, 210 and 212 Maverick Street for Parking associated with 202 Maverick Street see Permits ALT433299, ALT433453 and ERT433307 (assigned to Frank Diamoto)

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 53 Sec. 09 *	Dimensional Regulations	Insufficient open space (Granting of an easement to 202 Maverick Street)

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APPEAL
under Boston Zoning Code

PCA 463164
- \$ 150

April 10, 2015
Boston, Massachusetts

To the Board of Appeal in the Inspection Services Department of the City of Boston:

The undersigned, being East Boston Management and Dev (by Richard C. Lynds, Esq., authorized agent)

208 Maverick Street Ward 1 - East Boston

of the lot at number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

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ZONING CODE REFUSAL

Gary P. Moecia
Inspector of Buildings

LORENE SCETTINO
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

March 26, 2015

Location: 208 MAVERICK ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston
Zoning Subdistrict: 3F-2000
Appl. # : ALT455592
Date Filed: March 20, 2015
Purpose: Provide an easement over 208, 210 and 212 Maverick Street for Parking associated with 202 Maverick Street see Permits ALT433299, ALT433453 and ERT433307
(Assigned to Frank Diamato)

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<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 53 Sec. 09 * Notes	Dimensional Regulations	Insufficient open space per unit Any structures on this lot which appear in way of proposed access for 202 Maverick must be taken down on a separate demolition permit.

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For this and other reasons, which shall be presented to the Board at the Public Hearing, it is respectfully requested that the relief requested herein be granted.

COMMENTS

The proposal seeks to add market rate housing in a neighborhood that has high demand for rental units due to its proximity to public transportation. The proposal is consistent with the scope scale, density and size of nearby housing and will provide sufficient off street parking. The Board may grant relief without derogating from the purpose or intent of the Code.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF
 The proposal seeks to add market rate housing in a neighborhood that has high demand for rental units due to its proximity to public transportation. The proposal is consistent with the scope scale, density and size of nearby housing and will provide sufficient off street parking. The Board may grant relief without derogating from the purpose or intent of the Code.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL
 Petitioner seeks to combine lot with 206 Maverick (Parcel ID 4003; See ALT433299), create 8,087 square foot lot, and erect a 4 story, 23 unit dwelling with parking for 20 vehicles as per plans filed with ERT433307. On March 27, 2015(as updated), the Commissioner refused to issue the permit citing Article 53-8, 9, 52, 56 and Article 80E-2 as described in the Commissioner's Letter attached hereto. Petitioner seeks relief in the form of interpretation or in the alternative a conditional use permit and/or variance in accordance with Articles 6 and 7 of the Code.

STATE REASONS FOR THIS PROPOSAL
 This proposal involves the combining of lots creating a single 8,087 square foot lot, and erect a 4 story, 23 unit dwelling with parking for 20 vehicles as per plans filed with ERT433307, which will provide needed housing and significant investment in the neighborhood while eliminating blight and incompatible uses.

of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.
 hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City

of the lot at number street ward district

202 Maverick Street
 Ward 1 - East Boston
 The undersigned, being
 East Boston Management and Dev (by Richard C. Lynds, Esq., authorized agent)
 To the Board of Appeal in the Inspection Services Department of the City of Boston:

Boston, Massachusetts April 10, 2015



under Boston Zoning Code
APPEAL

BOA 463157 - 8150

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.

December 19, 2014

RICHARD LYNDS
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

202 MAVERICK ST EAST BOSTON, MA 02128

Location:

Ward:

Zoning District:

Zoning Subdistrict:

Appl. # :

Date Filed:

Purpose:

East Boston
3F-2000
ERT433307
December 09, 2014

Combine lot with 206 Maverick Street (Parcel ID#0104003000)/(See ALT433299) & (Parcel ID #0103985000)/(See AL433453) to create 8087 square foot lot. Erect 4 story, 23 Unit Multifamily Dwelling, with Parking beneath for twenty vehicles.

BWSC, DPW, Community Sanitation
approvals, framing, structural, sprinkler, fire alarm,
mechanicals, stretch code compliance, etc.)

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Frank A. Amato
3/27/15
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

Maverick Shipyard Apartments
202 Maverick Street, East Boston
Appendix C: Architectural Plans and Renderings

MAVERICK SHIPYARD APARTMENTS

202 Maverick Street, East Boston, Massachusetts

Symbol Legend

	Title
	Column ☉
	Control Point
	Building Section
	Detail Reference
	Door Numbers
	Exterior Elevation
	Interior Elevation
	Partition Types
	Room / Space
	Window Types
	Detail Reference

Architect:

HRESKO Associates, Inc.
Architects • Landscape Architects
110 Broad Street
Boston, Massachusetts 02110-3009

617/350-7666
e-Mail Hresko@ArchUSA.com

H•A Project # 32-11

Developer:

Maverick Shipyards Apartments, LLC
8 Alton Place #2
Brookline, MA 02446
phone 617-739-5452



List of Drawings:

T-1.00 Title Sheet

Site

L-1.00 Survey Plan

Architectural

L-1.01 Site Plan
L-1.02 Landscape Plan
A-1.00 Parking Garage
A-1.01 1st Floor Plan
A-1.02 2nd & 3rd Floor Plan
A-1.04 Roof Plan
A-2.01 Proposed Elevations
A-3.01 Building Section
A-3.02 Ramp Section

Building Use Group : R-2, private garage

Construction Classification : 5A & 1A

**Building Code 8th Edition Massachusetts State Building Code
IRC - International Residential Code 2009 Edition**

UNIT COUNT				
	1BR	2BR	3BR	TOTAL
First Floor	3	4		7
Second Floor	2	3	2	7
Third Floor	2	3	2	7
Penthouse		1	1	2
Total	7	11	5	23

TOTAL PARKING SPACES: 20



General Notes

All work shall be in compliance with State and Local Building Codes.
General Contractor shall be responsible for obtaining all necessary permits, inspections, and paying all related fees.

Contractor shall lay out all work and be responsible for structure, lines, elevation and measurement.

The Contractor shall thoroughly examine the site, the drawings, and the specifications to ensure his/her knowledge of the conditions and requirements of the work.

The Contractor shall report all deviations in the existing conditions, dimensions, and locations, etc. to the architect.

Storage of materials at the site and protection from the elements is the responsibility of each subcontractor. The builder may reject material not properly stored and protected. Damaged material shall not be installed. In no case may a subcontractor store material which interferes with work of other subcontractors or the Owner.

Do not scale these Drawings for quantities, lengths, size or areas, etc. If dimensions are in question, the Contractor shall be responsible for obtaining clarification before continuing with construction.

All designs, components, equipment, clearances, sizes and capacities, etc., shall comply with all manufacturers' instructions and recommendations, and shall comply with all applicable federal, state and local codes or ordinances.

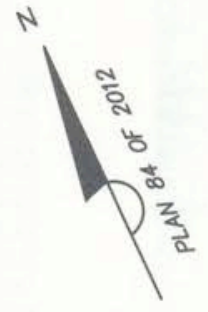
Clean up is the responsibility of each subcontractor within a reasonable time and to prevent any hazardous conditions.

It is not intended that these drawings show every cut and/or condition, etc. of the building system, however, the contractor shall furnish a complete product in accordance with the best practice of the trade, to the satisfaction of the Architect, and in strict conformance with all applicable state building code requirements.

All dimensions are to face of stud.

All existing areas disturbed by the new construction are to be patched to match existing and / or new adjacent surfaces.

Date : 2 December 2014



FRANKFORT STREET
(PUBLIC - 50' WIDE)
BITUMINOUS CONCRETE

MCKAY PLACE
(PUBLIC - 50' WIDE)
BITUMINOUS CONCRETE

MAVERICK STREET
SEWER LINE
(PUBLIC - 50' WIDE)
BITUMINOUS CONCRETE

LOT 42 AND PART LOT 41
N/F
NORMAN D. & MARITZA D. ZULUAGA
22607/253

LOT 8
N/F
GRACE & NICOLE GIOACCHINI
36955/332

LOTS 4, 5, 6 & 7
8,050± S.F.
(REC=8,087± S.F.)

LOTS 1, 2 & 3
8,512± S.F.
(REC=8,483± S.F.)

LEGEND

CL	CLEAR OF PROPERTY LINE
BK	CATCH BASIN
CB	CHAIN LINK FENCE
CLF	ELECTRIC MANHOLE
EMH	FLOOR
FL	GAS GATE
GG	GLY WIRE
GW	LIGHT POLE
LP	HAND HOLD
M	MANHOLE
MH	OVER PROPERTY LINE
OV	POST
P	PLANTER
PL	RETAINING WALL
R/W	SIGN
S	SEWER MANHOLE
SMH	TELEPHONE MANHOLE
TMH	UTILITY POLE
UP	WATER GATE
WG	WOOD PICKET FENCE
WPF	WOOD STOCKADE FENCE
WSF	3' 6" TREES
.....	OVERHEAD WIRE

REFERENCES

- SUFFOLK COUNTY REGISTRY OF DEEDS
- DEED BOOK 51871 PAGE 57 (LOCUS DEED)
- PLAN AT END OF BOOK 2135 (LOCUS PLAN)
- PLAN 1039 OF 2006
- PLAN 267 OF 2011
- PLAN 84 OF 2012
- L.C. PLAN 30398-A

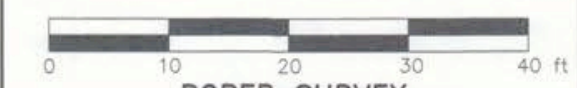
CITY OF BOSTON ENGINEERING

- 1902 PLAN OF FRANKFORT, GOVE AND LUBEC STREETS (L-3561)
- 1904 PLAN OF MAVERICK STREET (L-3826)
- 1906 PLAN OF FRANKFORT STREET (L-3996)
- 1906 ASSESSMENT PLAN OF FRANKFORT STREET (L-4180)
- 1930 PLAN OF MCKAY PLACE (L-646B)



L-100

SITE PLAN
IN
BOSTON, MA
(SUFFOLK COUNTY - EAST BOSTON DISTRICT)
SCALE: 1" = 10' DATE: MAY 8, 2014



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
4169TP2.DWG

NOTE: ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

PREPARED FOR: EAST BOSTON MANAGEMENT & DEVELOPMENT, LLC

FRANKFORT STREET

123'-11"

MAVERICK STREET

77'-6"

property line

5'-1"

63'-0"

75'-0"

Adjacent 3 story building

3 story building

5'-1"

86'-9"

3 story porch

Adjacent 3 story building

Shared Courtyard

28'-7"

property line

Adjacent 3 story building

McKAY PLACE

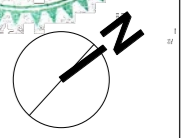
**Maverick Shipyard
Apartments**

202
Maverick Street
East Boston,
Massachusetts



Hresko Associates, Inc.
Architect
Landscape Architect

110 Broad Street
Boston, MA 02110
617-350-7666
eMail: hresko@hresko.com

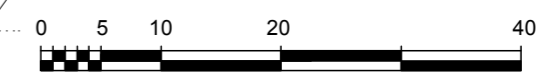


Site Plan

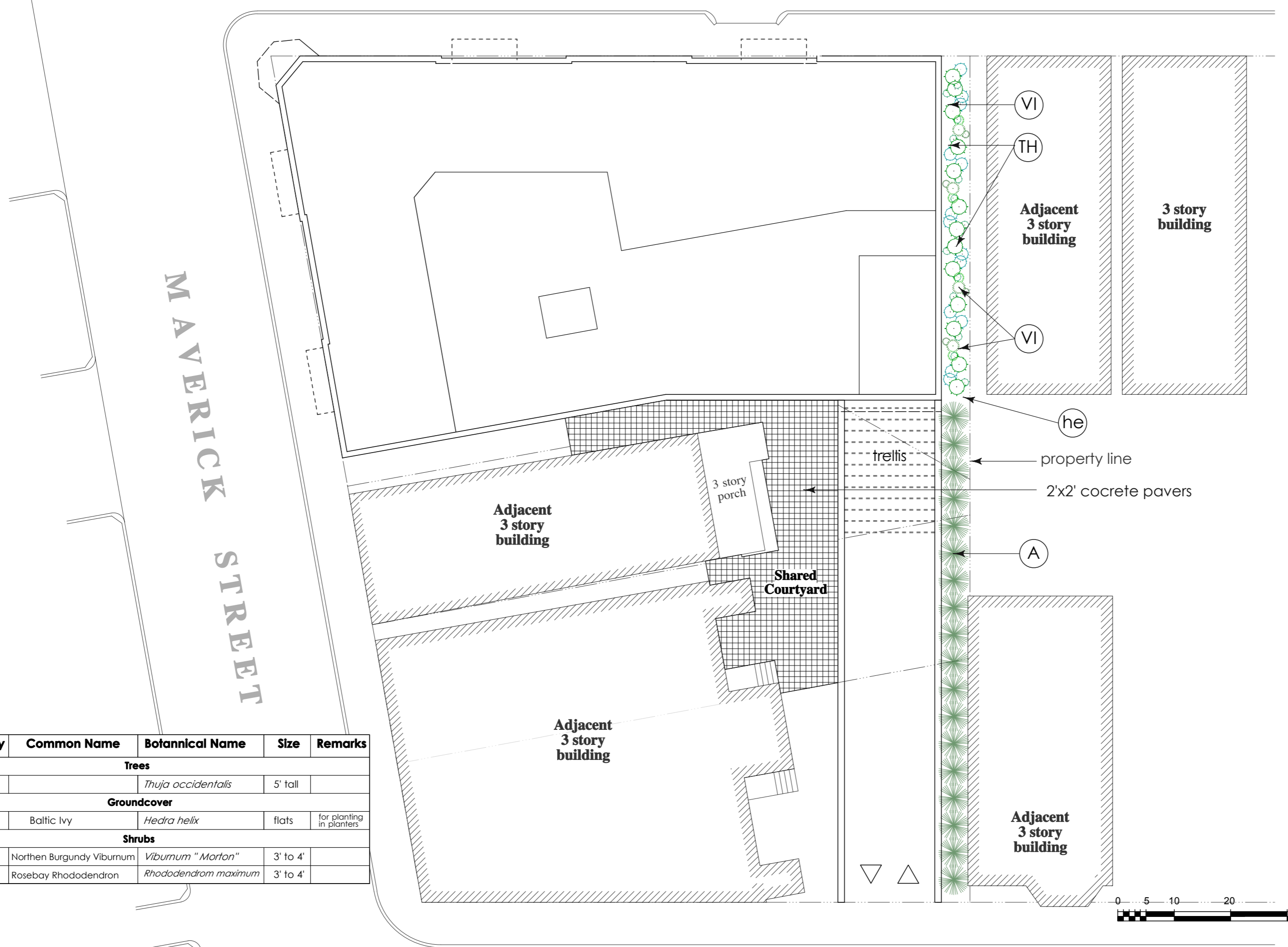
Date:
2 December 2014
Scale: 1/16"=1'-0"

#32-11

L-1.01



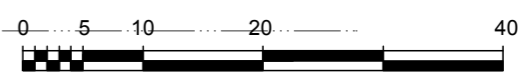
FRANKFORT STREET



MAVERICK STREET

McKAY PLACE

Item	Quantity	Common Name	Botanical Name	Size	Remarks
Trees					
A	10		<i>Thuja occidentalis</i>	5' tall	
Groundcover					
he	10	Baltic Ivy	<i>Hedra helix</i>	flats	for planting in planters
Shrubs					
VI	10	Northern Burgundy Viburnum	<i>Viburnum "Morton"</i>	3' to 4'	
TH	5	Rosebay Rhododendron	<i>Rhododendron maximum</i>	3' to 4'	



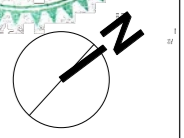
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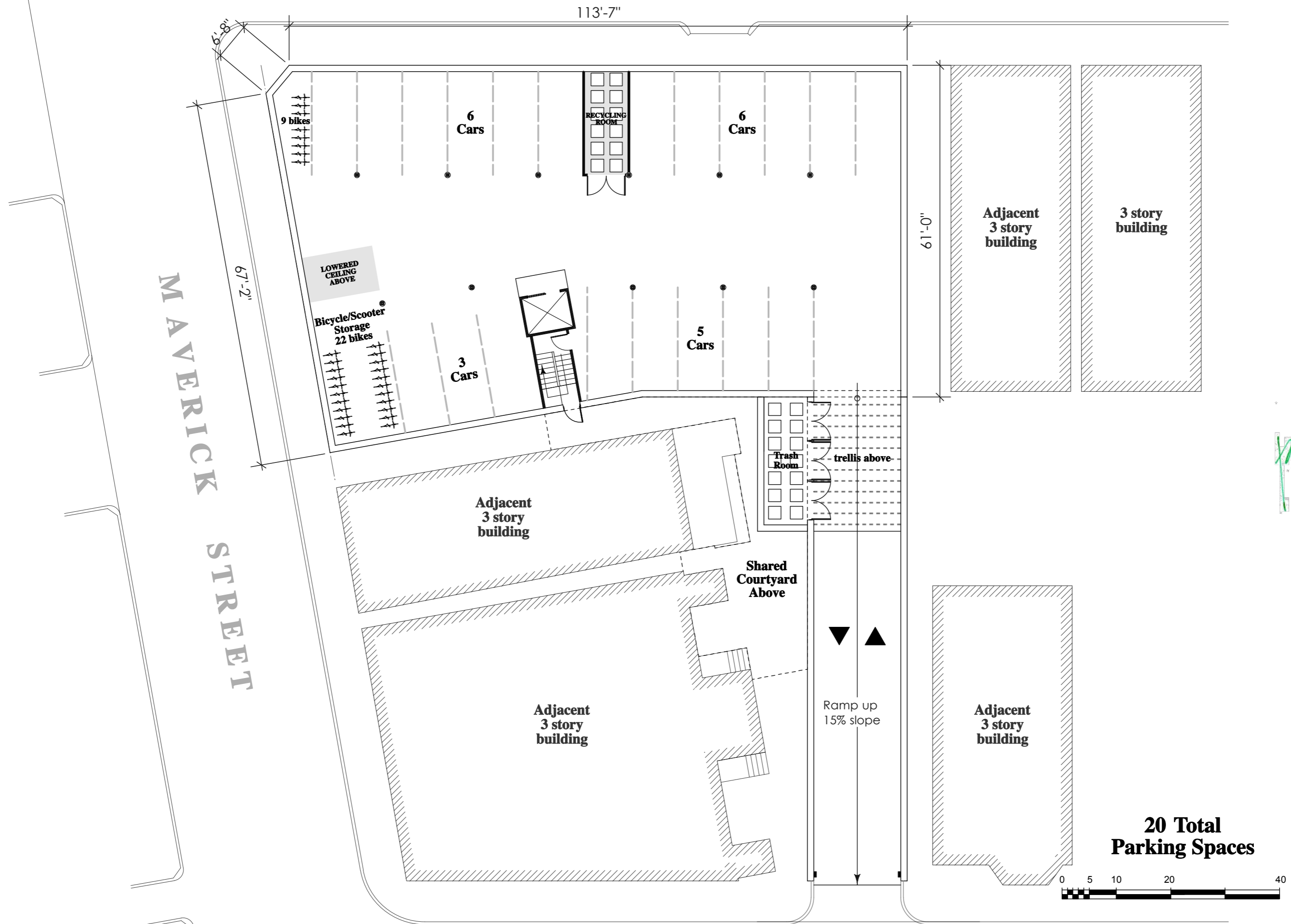
Landscape Plan

Date:
2 December 2014
Scale: 1/16"=1'-0"

#32-11

L-1.02

FRANKFORT STREET



MAVERICK STREET

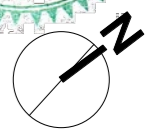
McKAY PLACE

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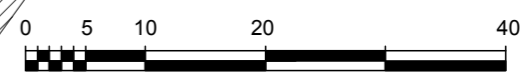
PARKING GARAGE

Date:
2 December 2014
Scale: 1/16"=1'-0"

#32-11

A-1.00

**20 Total
Parking Spaces**



FRANKFORT STREET

MAVERICK STREET

McKAY PLACE



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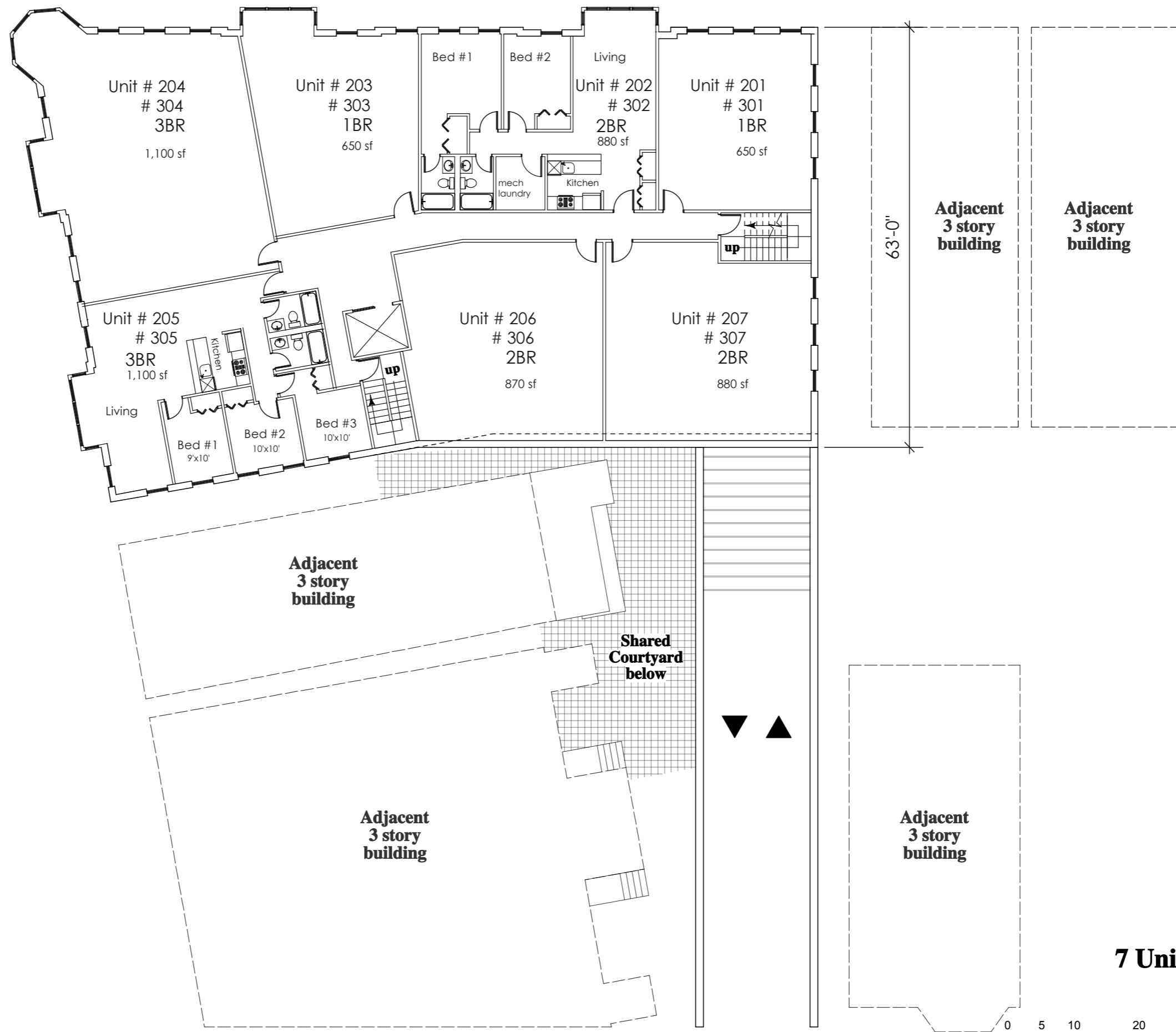


**1st
Floor**

Date:
2 December 2014
Scale: 1/16"=1'-0"

#32-11

A-1.01



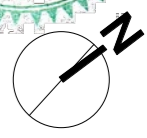
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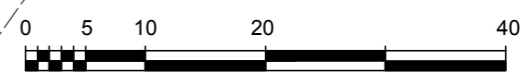


**2nd
&
3rd
Floors**

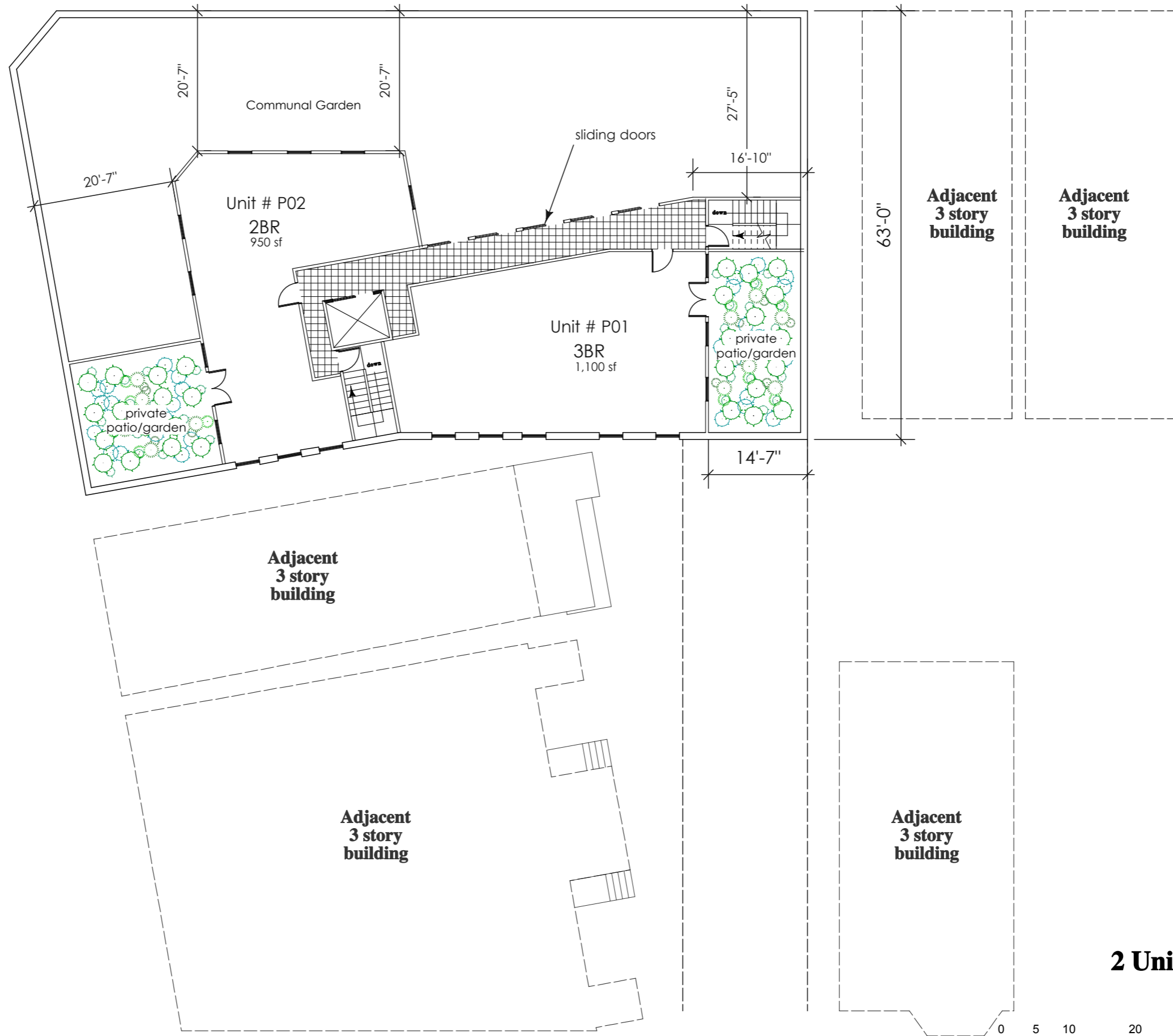
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2 December 2014
Scale: 1/16"=1'-0"

#32-11

A-1.02



7 Units

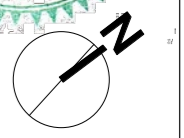
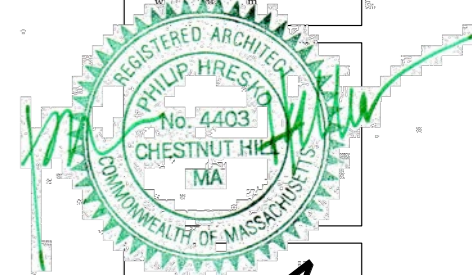


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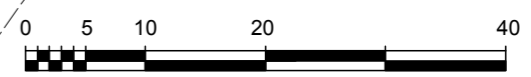


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Roof Level

Date:
2 December 2014
Scale: 1/16"=1'-0"



#32-11
A-1.04

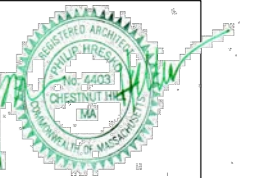
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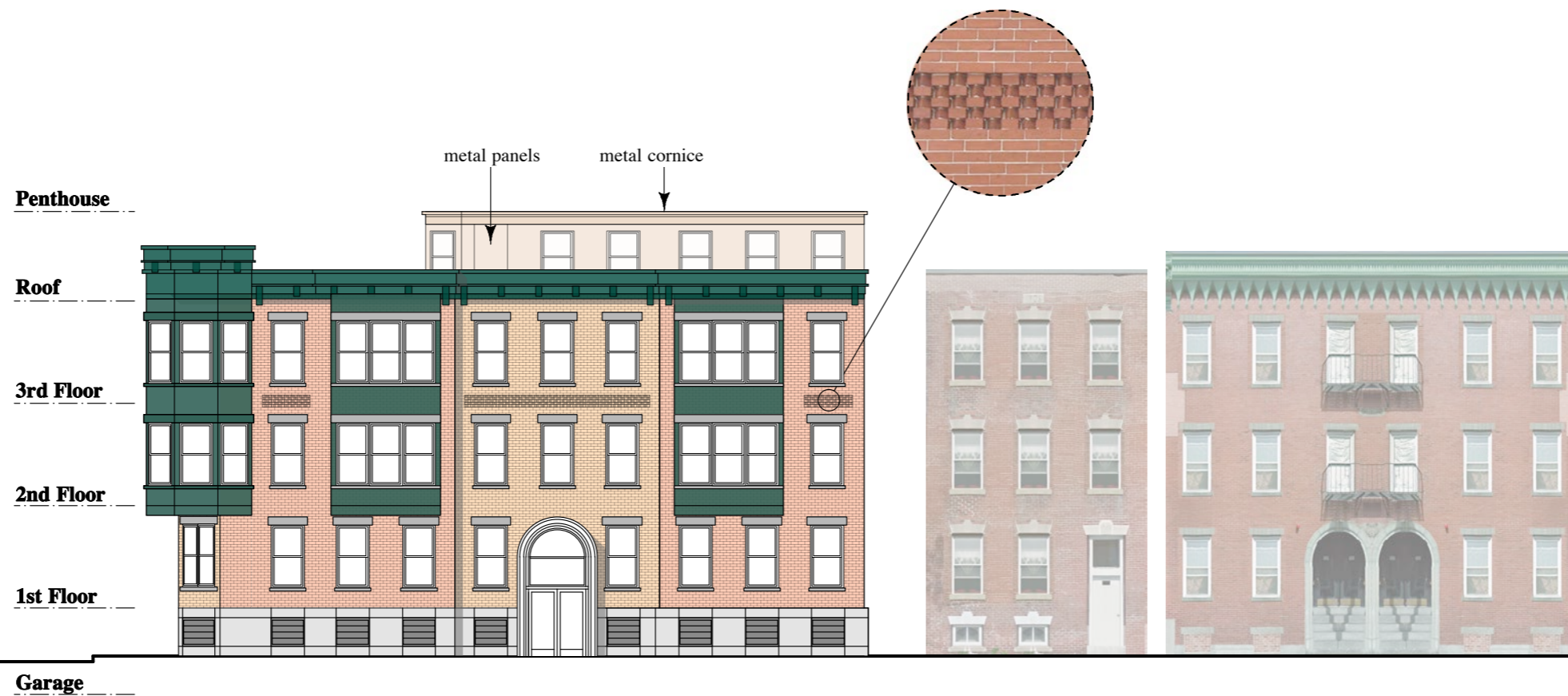


**Proposed
Elevations**

Date:
19 November 2014
Scale:
As noted

#32-11

A-2.00



11 South Elevation
Scale: 1/16" = 1'-0"

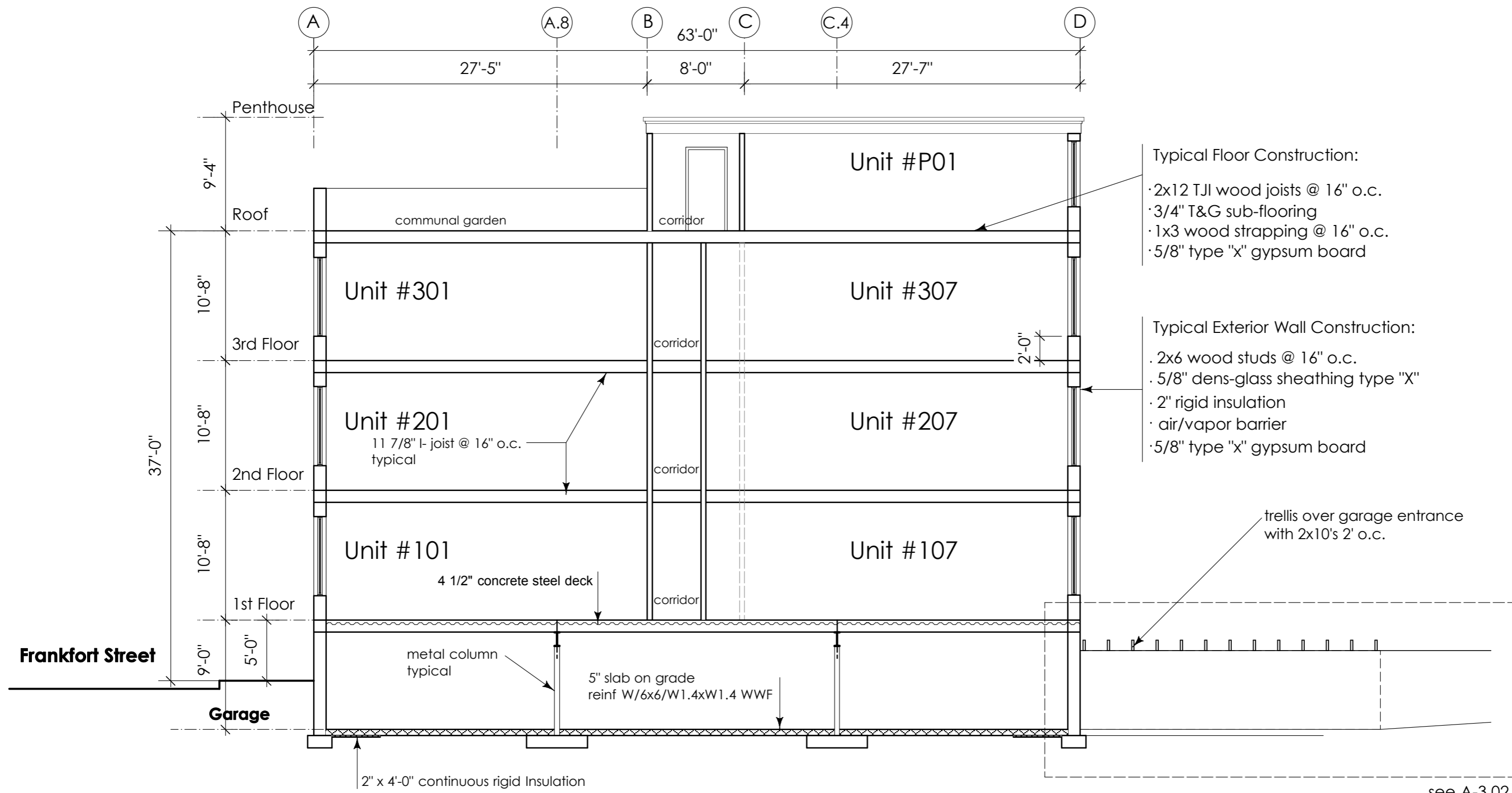


10 West Elevation
Scale: 1/16" = 1'-0"









Typical Floor Construction:

- 2x12 TJI wood joists @ 16" o.c.
- 3/4" T&G sub-flooring
- 1x3 wood strapping @ 16" o.c.
- 5/8" type "x" gypsum board

Typical Exterior Wall Construction:

- 2x6 wood studs @ 16" o.c.
- 5/8" dens-glass sheathing type "X"
- 2" rigid insulation
- air/vapor barrier
- 5/8" type "x" gypsum board

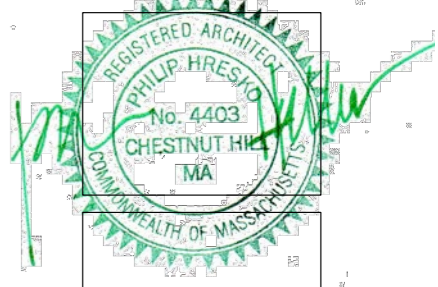
10 Section A-A
Scale: 1/8" = 1'-0"



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Building Section A-A

Date:
2 December 2014
Scale: 1/8"=1'-0"

#32-11
A-3.01

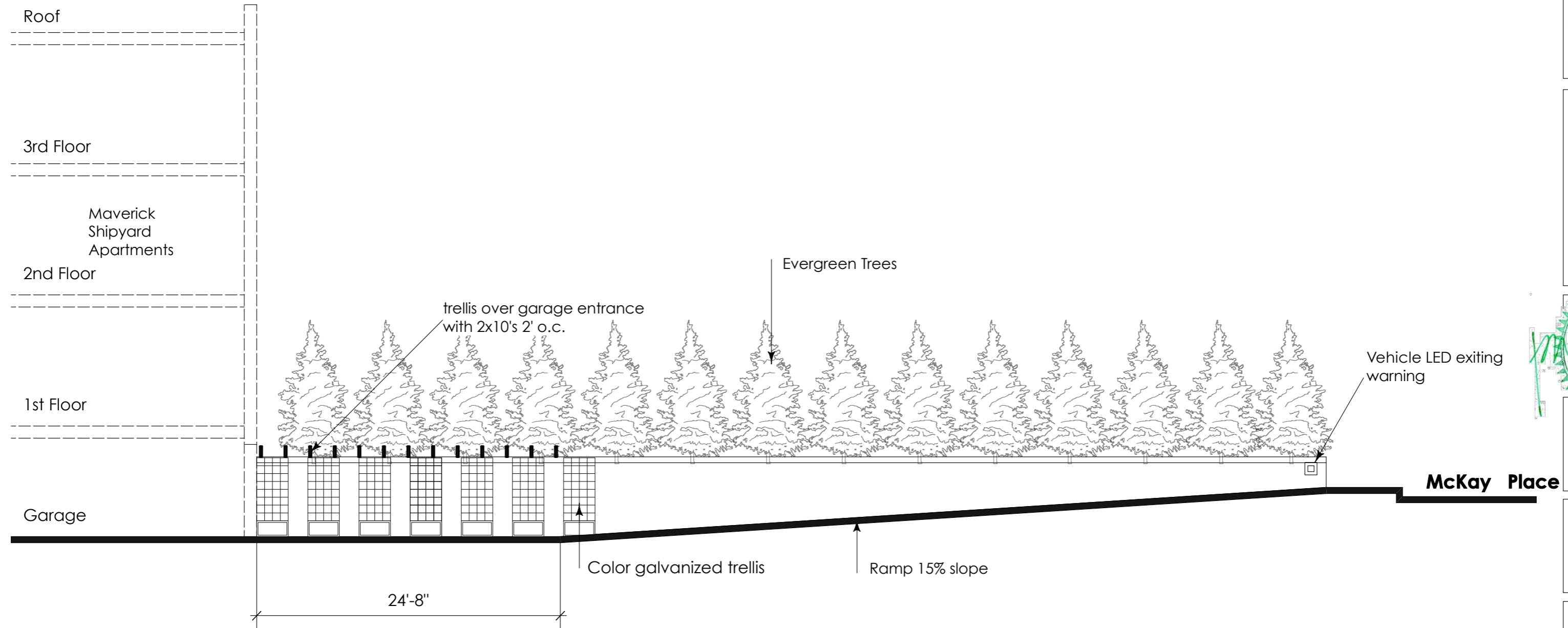
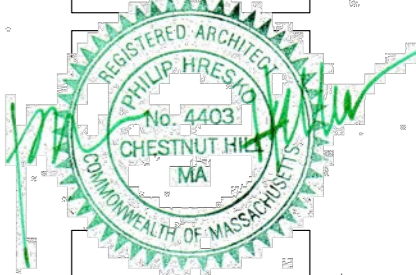
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McKay Place

**Ramp
Section**

Date:
2 December 2014
Scale: 1/8"=1'-0"



#32-11

A-3.02