

# APPLICATION ARTICLE 85 DEMOLITION DELAY REVIEW

Mailing Address: Environment Dept Boston City Hall, Rm 709 Boston, MA 02201

For Office Use Oul	у
APPLICATION #	
COMPLETE ON	
SIGNIFICANT	
HEARING DATE	

PLEASE PRINT LEGIBLY, SCAN AND EMAIL TO BLOBBOSTON.GOV

I.	PROPERTY ADDRESS 211 East Eagle Street, Boston, MA 02128	
		ZIP CODE
	NAME of PROPERTY	

The names, phone numbers, postal and email addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicant.

APPLICANT						
John Mercer	General Contractor					
CONTACT NAME	RELATIONSHIP TO PROPERT	Y				
4 Sharon Street	Tewksbury	MA	01876			
MAILING ADDRESS	CITY	STATE	ZIP CODE			
978-569-0586	jcmercerdevelopment@gmail.com					
PHONE	EMAIL.					
East Eagle Street CBC, LLC	Christopher Cronin, Manager					
PROPERTY OWNER	CONTACT NAME					
76 State Street	Newburyport	MA	01950			
MAILING ADDRESS	CITY	STATE	ZIP CODE			
978-255-2949	tessa@cbcfinancial.com					
PHONE	EMAIL.		-300			

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? Yes

IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS ZBA has approved a 6 unit building

(If necessary, attach additional pages to provide more information.)

# IV. DESCRIPTION OF PROPOSED DEMOLITION: (REQUIRED)

A BRIEF OUTLINE OF THE PROPOSED WORK MUST BE GIVEN IN THE SPACE PROVIDED BELOW. Describe the structure(s) to be demolished, including the number of existing bousing units, and the number of new housing units to be constructed. Attachments are required to show details about the proposed project.

Remove existing 2 family structure to replace with ZBA approved 6 unit condominium building.

- 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.
  - 1. PHOTOGRAPHS: Current, clear, high-quality 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. There are no file size limits in the application, but a file size less than or equal to 20MB per photograph is preferred.
  - MAP: A current and clear map showing the location of the property affected by the proposed demolition must be submitted
    with this application. The map must be a full-page-sized street map, such as from a BPDA locus map or an internet mapping
    site.
  - 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.
  - 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.)
  - PROOF OF OWNERSHIP: Proof of ownership must be submitted with the application. A copy of a properly deed, properly 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.

OWNER\* \*(If building is a condominium or exoperative, the chairman must sign.) PRINT John Mercer PRINT Christopher Cronin, Manager On this Z8 day of MWON, 2022, before me, the undersigned On this ZS day of MOON, 20Z2 before me, the undersigned Notary Public, personally \*\* appeared John Marcas Notary Public, personally appeared CNVSTYLLS COON (name of document signer), proved to me through satisfactory evidence of identification, which were MADC (name of document signer), proved to me through satisfactory evidence of identification, which were MA DL of identification, which were to be the person whose name is signed on the preceding or attached to be the person whose name is signed on the preceding or attached document in my presence. document in my presence. O starting. (official signature and seal of Notary) Persactaria (official signature and seal of Notary) My Commission expires: 87 My Commission expires: **TESSA FAGIN** 7/12/22 TESSA FAGIN NOTARY PUBLIC NOTARY PUBLIC Commonwealth of Massachusetts Commonwealth of Massachusetts My Commission Expires on.

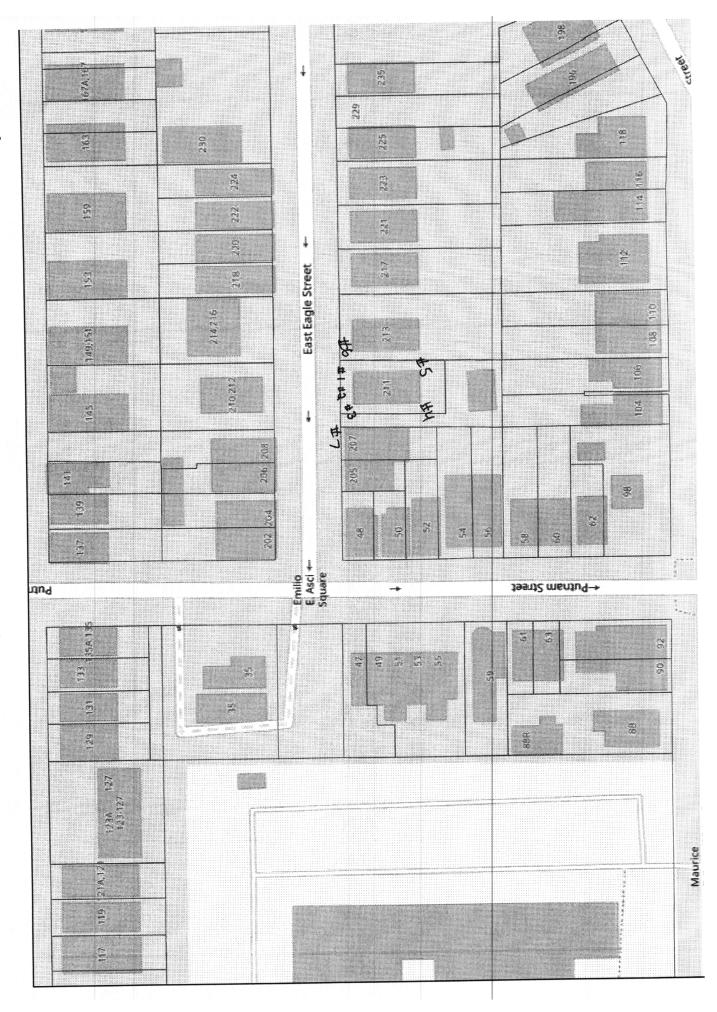
The body due to the control of the cont My Commission Expires on \*\*During the declared state August 12, 2022

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application.

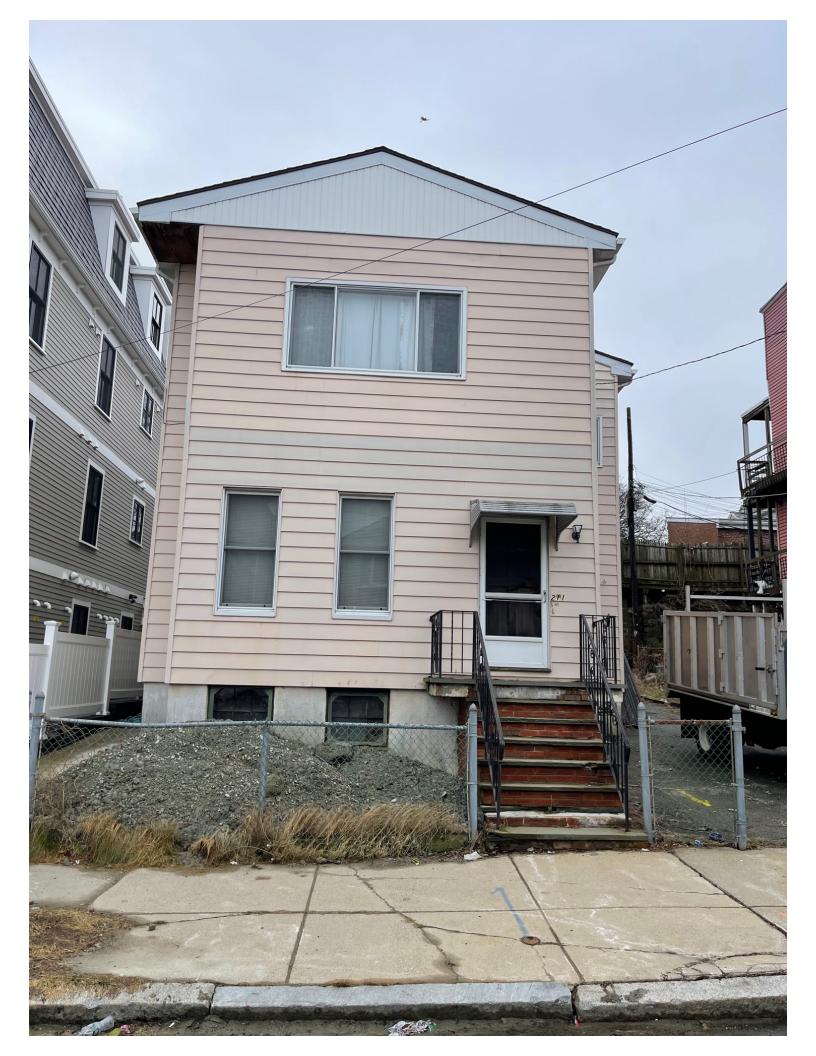
Misrepresentation of signatory authority may result in the invalidation of the application.

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.

















# **GENERAL NOTES:**

**CONTRACTOR RESPONSIBILITY-**

**CONTRACTOR IS SOLELY RESPONSIBLE FOR:** 

- 1. VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK 2. ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A AS DESCRIBED IN THE DRAWINGS.
- 2. ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
- 3. OBTAINING AND PAYING FOR ALL PERMITS.
- 4. PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES.
- 5. CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS.
- 6. SCHEDULING AND SEQUENCING.
- 7. CONSTRUCTION MEANS, METHODS AND TECHNIQUES
- 8. MAINTAINING DRAWINGS AND PERMITS ON SITE.
- 9. JOB SITE SAFETY
- 10. COORDINATION BETWEEN TRADES, AND SUPPLIERS
- 11. PROVIDE SCHEDULE TO OWNER AND ARCHITECT
- 12. PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT 13. TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE CONTRACTOR
- 14. SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS. 15. REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT
- 16. GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

## **REVIEW OF WORK BY DESIGNERS-**

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:

17. POURING CONCRETE

18. INSULATING

19. INSTALLING DRYWALL

20. FINAL INSPECTION

# **SHOP DRAWINGS-**

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER.

NON SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK.

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ANY OTHER WORK ON THE DRAWINGS.

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW TIME.

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS

CONTRACTOR TO ENSURE MATERIALS AND ASSEMBLIES ARE COMPATIBLE AND ACCEPTABLE TO THE MANUFACTURER. ALL ASSEMBLY MATERIALS SHALL BE FROM A SINGLE SOURCE AS MUCH AS POSSIBLE.

# **REQUEST FOR INFORMATION -**

ONLY RFI'S SENT THROUGH BY THE OWNER AND AWARDING CONTRACTOR WILL BE ANSWERED. SUBCONTRACTORS MUST SUBMIT RFI'S THROUGH THE GENERAL CONTRACTOR.

BIDDING PHASE - OWNER AND AWARDING CONTRACTOR ARE RESPONSIBLE FOR COMPILING AND AGGREGATING RFI'S AND SUBMITTING TO THE ARCHITECT OR DESIGNER AT ONE TIME ONLY. ARCHITECT OR DESIGNER HAS ONE WEEK TO RESPOND. QUESTIONS MUST BE COMPLETE, NOT PIECEMEAL AND SHOULD BE SUBMITTED BY CSI DIVISION.

# **CHANGE ORDERS-**

CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS, UNFORESEEN FIELD CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK.

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A SKETCH FOR CLARIFICATION.

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME AND MATERIALS.

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP DRAWINGS UNLESS AGREED TO.

ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO THE SCHEDULE.

# **REQUISITIONS-**

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECT SHALL BE SUBMITTED A MINIMUM OF ONE WEEK PRIOR TO BEING SUBMITTED TO THE BANK FOR REVIEW

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

# **WOOD NOTES:**

- 1. ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN

FB=875 PSI, FV=135 PSI, E=1,300,000 PSI.

- 3. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-O" O.C.
- 4. ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X
- HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-O" O.C. MAXIMUM.
- 5. PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
- 6. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST
- 7. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING
- 8. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS
- WHEN BEARING ON STUD PARTITIONS OR BEAMS. 9. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS
- 10. PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL.
- 11. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH  $\frac{1}{2}$ " Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

# WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows; or as noted on

Span of opening:	Size: 2x6 studs	Size: 2x4 s
less than 4'-0"	3 - 2x4	2 - 2x4
up to 6'-0"	3 - 2x6	2 - 2x6
up to 8'-0"	3 - 2x8	2 - 2x8
up to 10'-0"	3 - 2x10	2 - 2x10

# **DESIGN CRITERIA:**

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE NINTH EDITION OF THE MASSACHUSETTS BUILDING CODE.

DESIGN LIVE LOAD = 40 POUNDS PER SQUARE FOOT

- FLOORS

- PRIVATE DECK

DESIGN SNOW LOAD = 40 POUNDS PER SQUARE FOOT

WITH SNOW DRIFT WHERE APPLICABLE.

= 128 MILES PER HOUR WIND LOAD SEISMIC: Ss = 0.217

ALL LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI

S1 = 0.069

# NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE DESIGNING ARCHITECT OR STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. ANY SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM IS DESIGNED BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IT SHALL BE THE CONTRACTORS OR OWNERS' RESPONSIBILITY TO DETERMINE SUITABLE SOIL CONDITIONS AND VERIFY THE BEARING PRESSURE. IF A SUITABLE SOIL THAT CAN WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THIS OFFICE SHOULD BE

CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

# PROPOSED 6

# 211 E EAGLE ST EAST BOSTON, MASSACHUSEUS

# KEY

- **SMOKE DETECTOR HEAT DETECTOR**
- CARBON MONOXIDE DETECTOR EMERGENCY LIGHT
- HORN/ STROBE/ PULL STATION HORN/STROBE
- 1 HOUR WALL(SEE W.T.1/A-3.1) \n\\_\_\_ 2 HOUR WALL(SEE W.T.2/A-3.1)
- 3 HOUR WALL(SEE W.T.3/A-3.1)
- 45 MIN. DOOR 1-1/2 HOUR DOOR
- FACP FIRE ALARM CONTROL PANEL  $\langle ? \rangle$
- WINDOW TYPE
- 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)

3 HOUR CLG. WALL(SEE C.T.2/A-3.1)

- 2 2 HOUR CLG. WALL(SEE C.T.2/A-3.1)
- FIRE EXTINGUISHER

3

Location

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No.	Revision Date

Project No: 2021225 Scale: AS NOTED Date: 09-16-2021

Drawing Name

CODE SUMMARY

3 STORIES

R-2 USE GROUP

**FULLY SPRINKLED** 

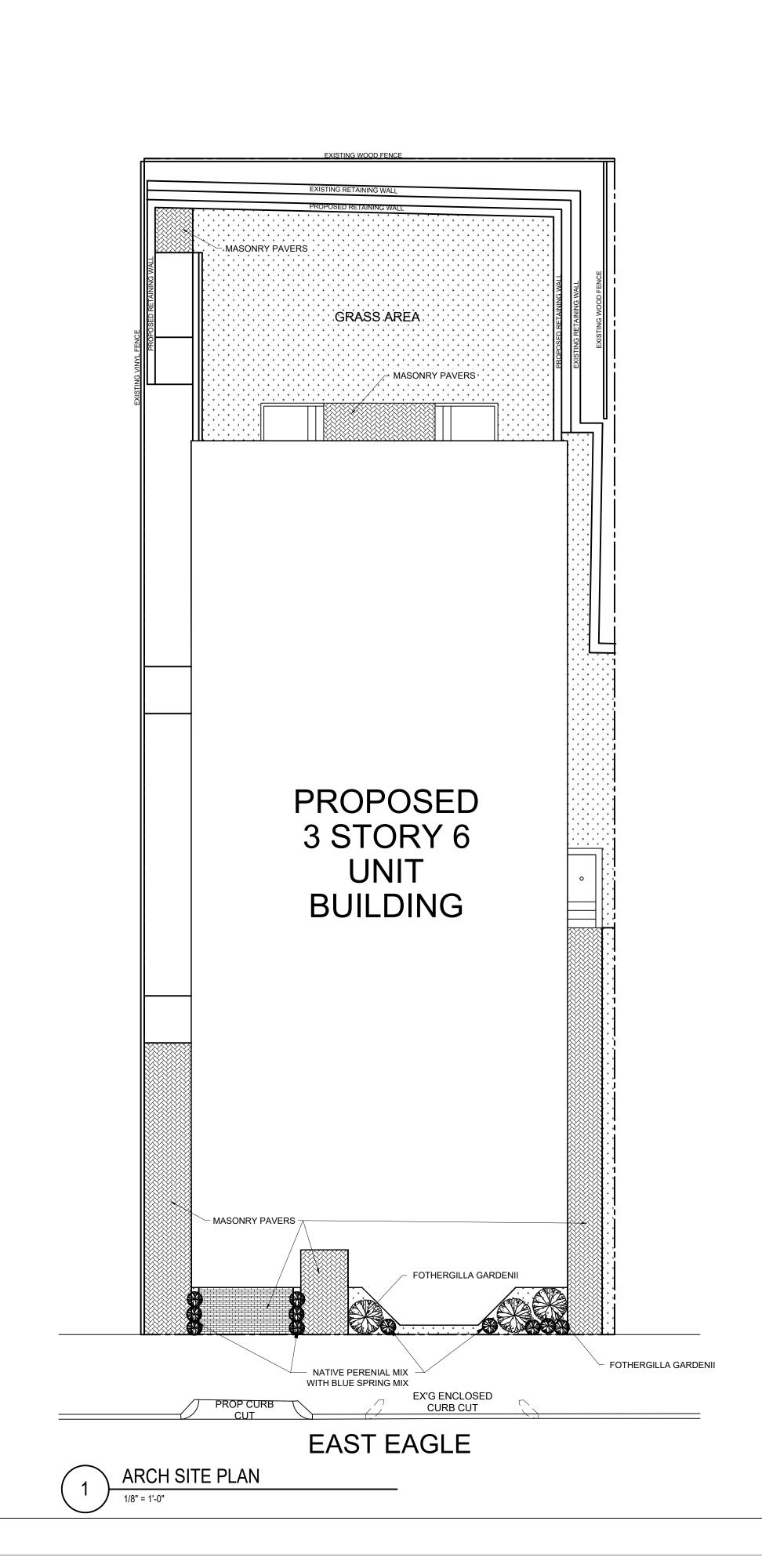
**FULLY ALARMED** 

NEW TYPE 5A CONSTRUCTION

Drawn By: SL

**PROPOSED** FLOOR PLANS

Sheet No.



ocation

PROPOSED 6 FAMILY

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No. Revision Date

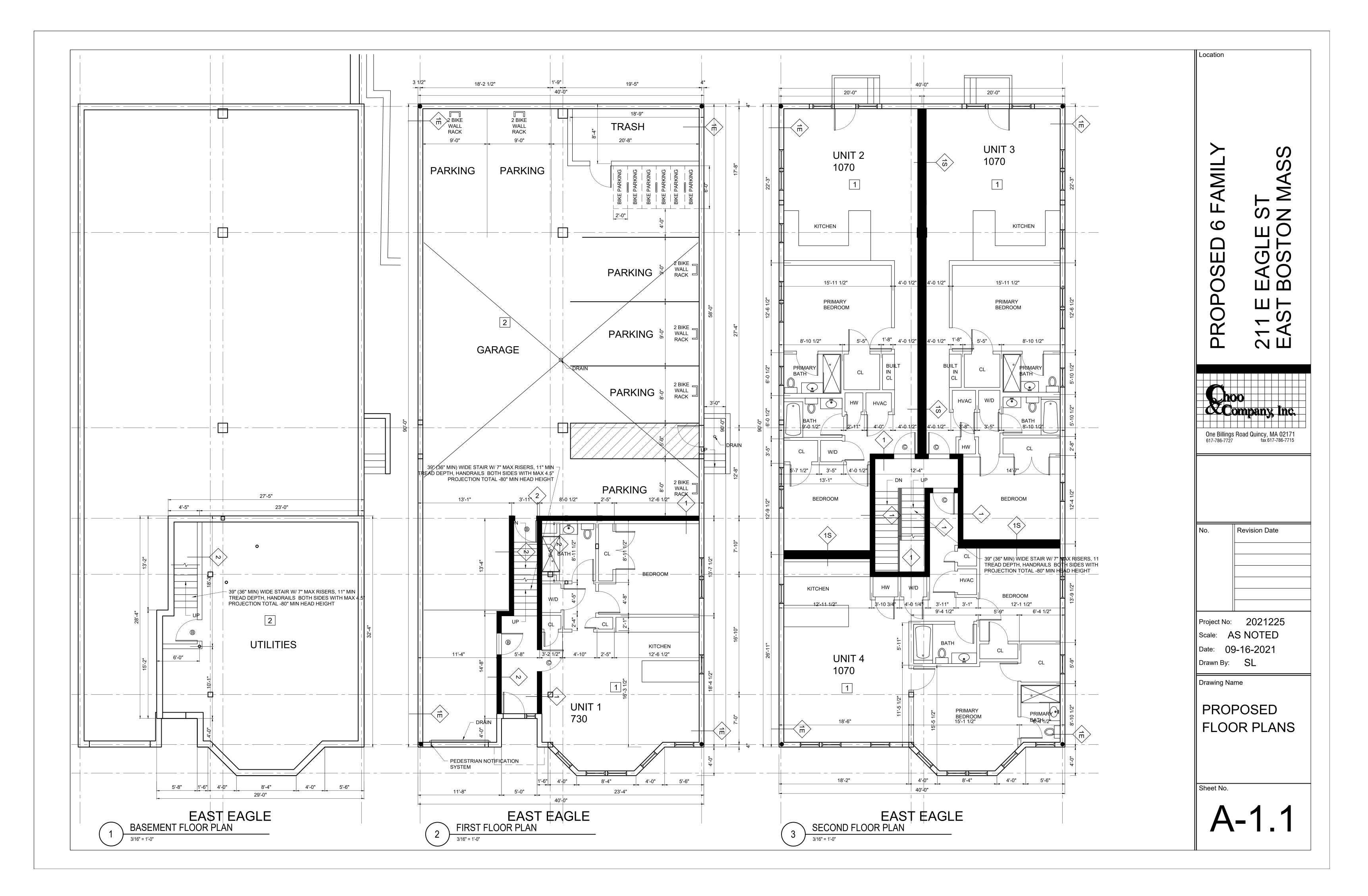
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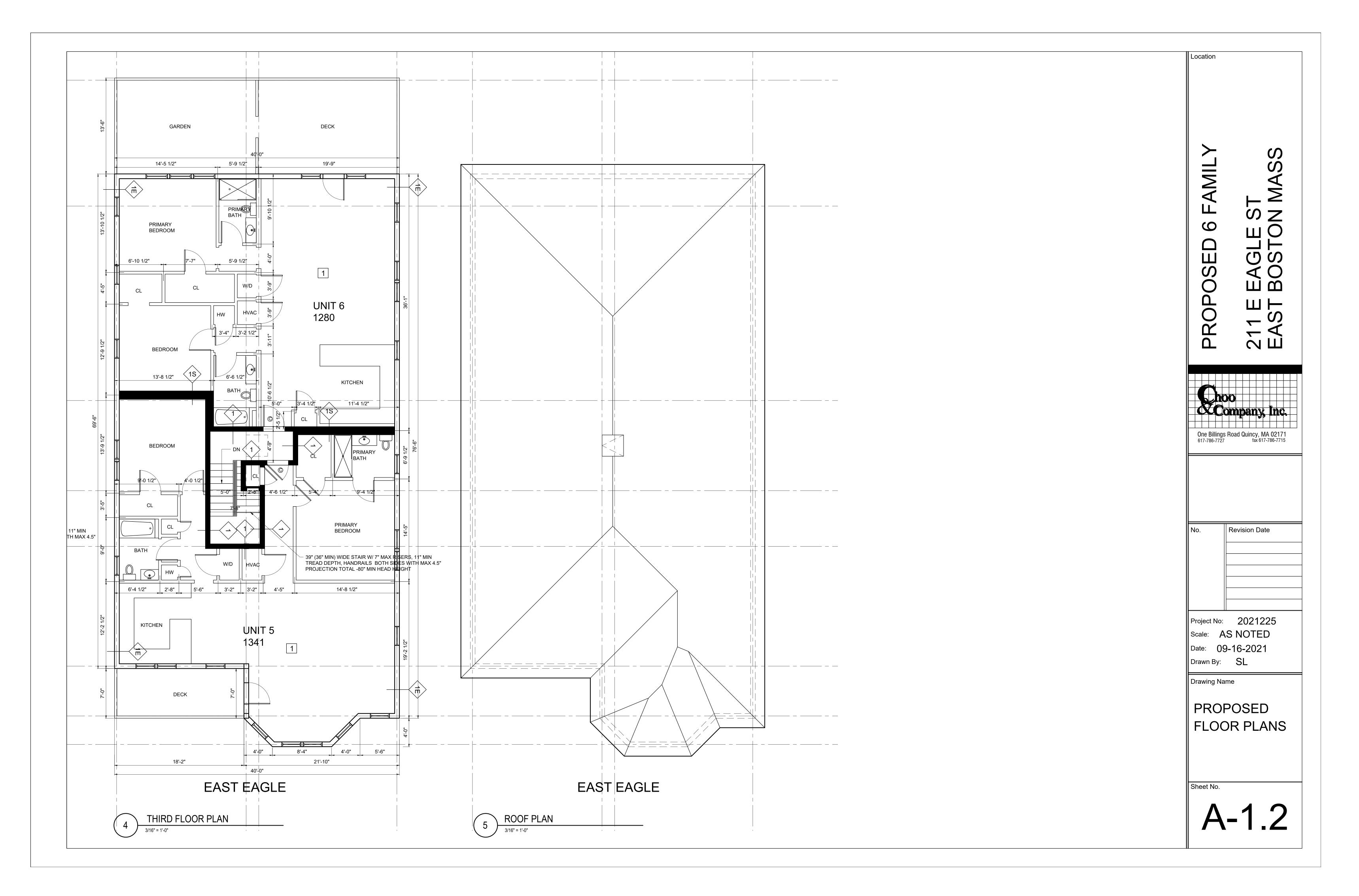
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PROPOSED FLOOR PLANS

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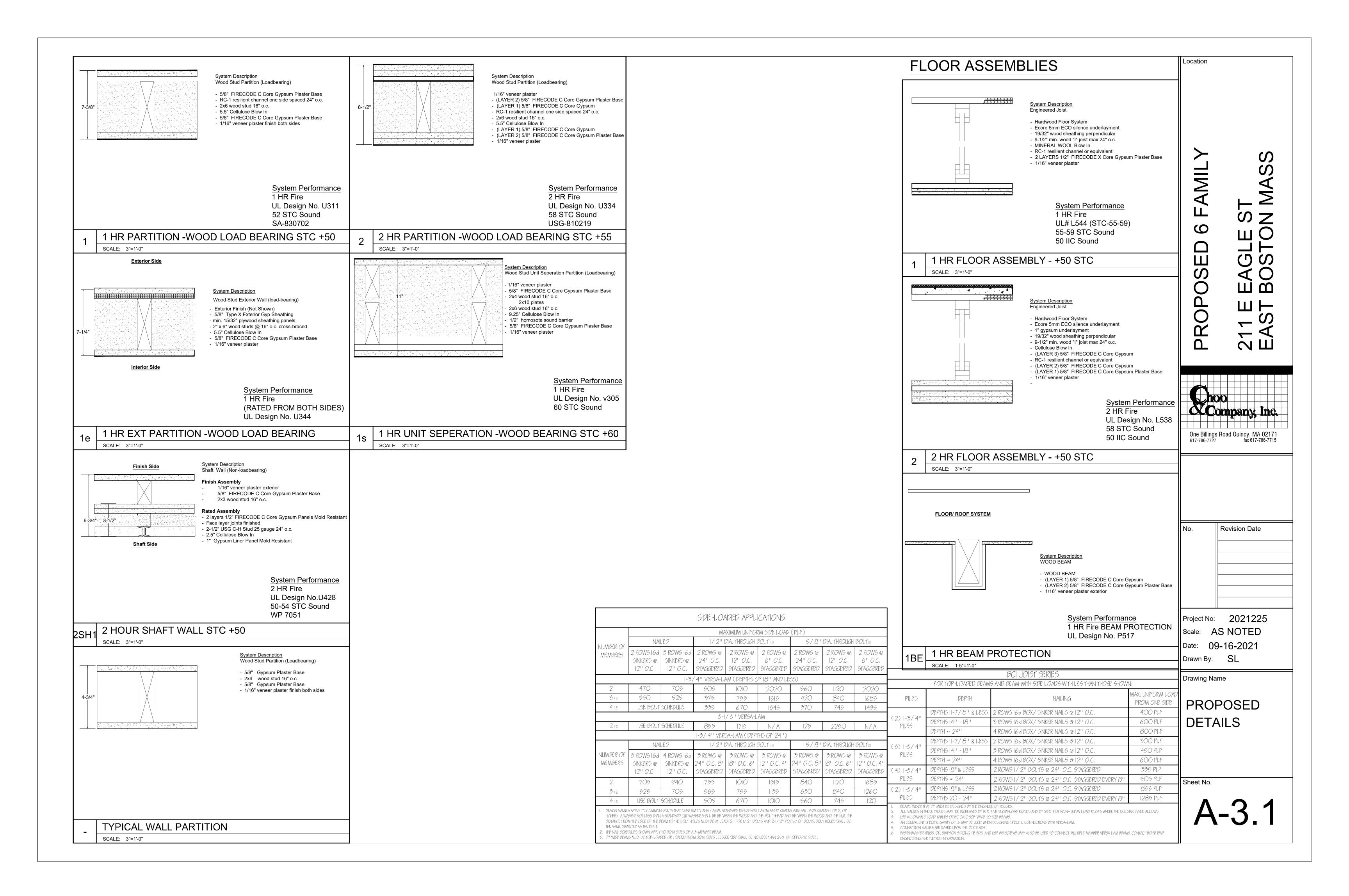
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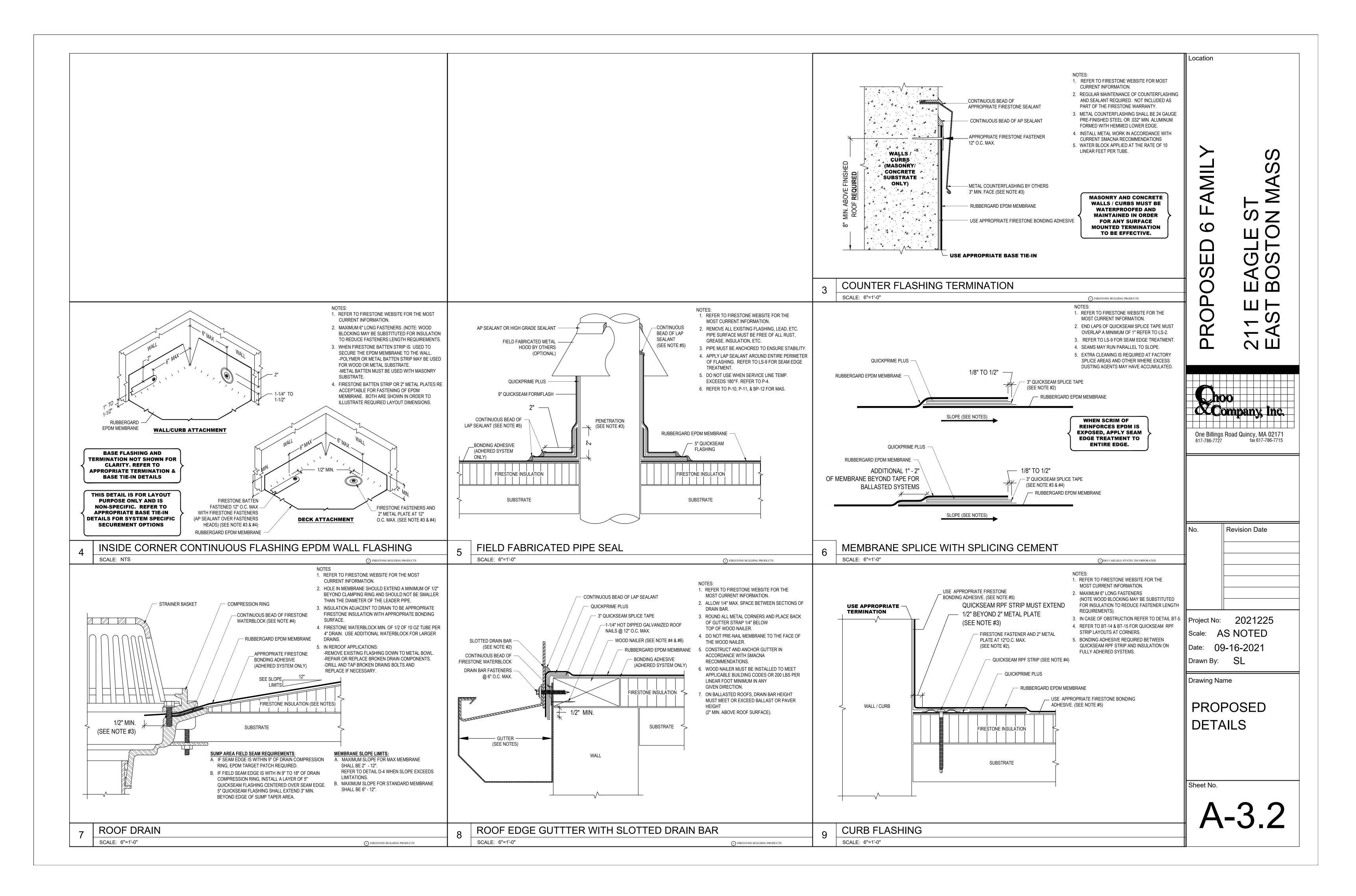


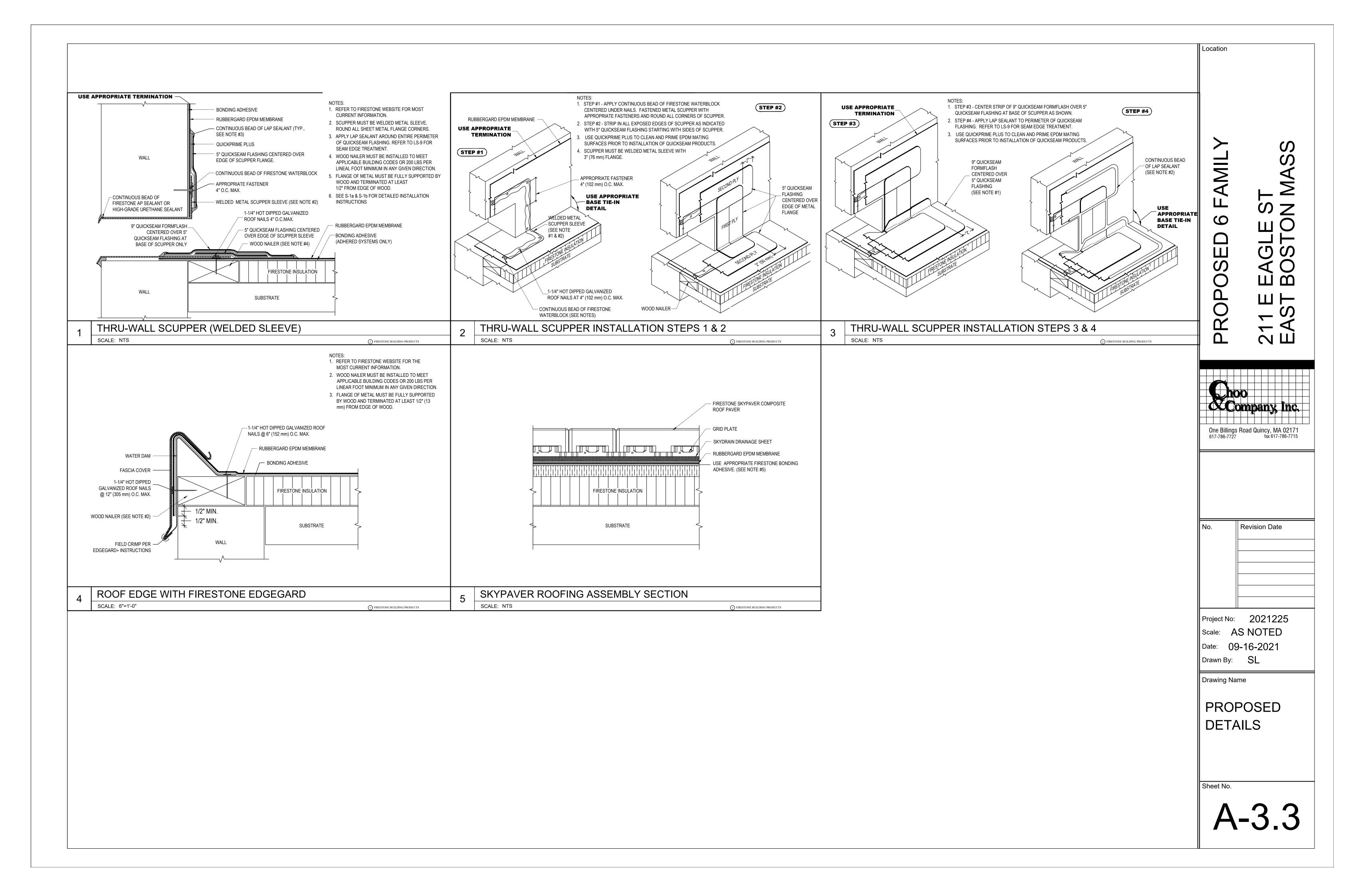






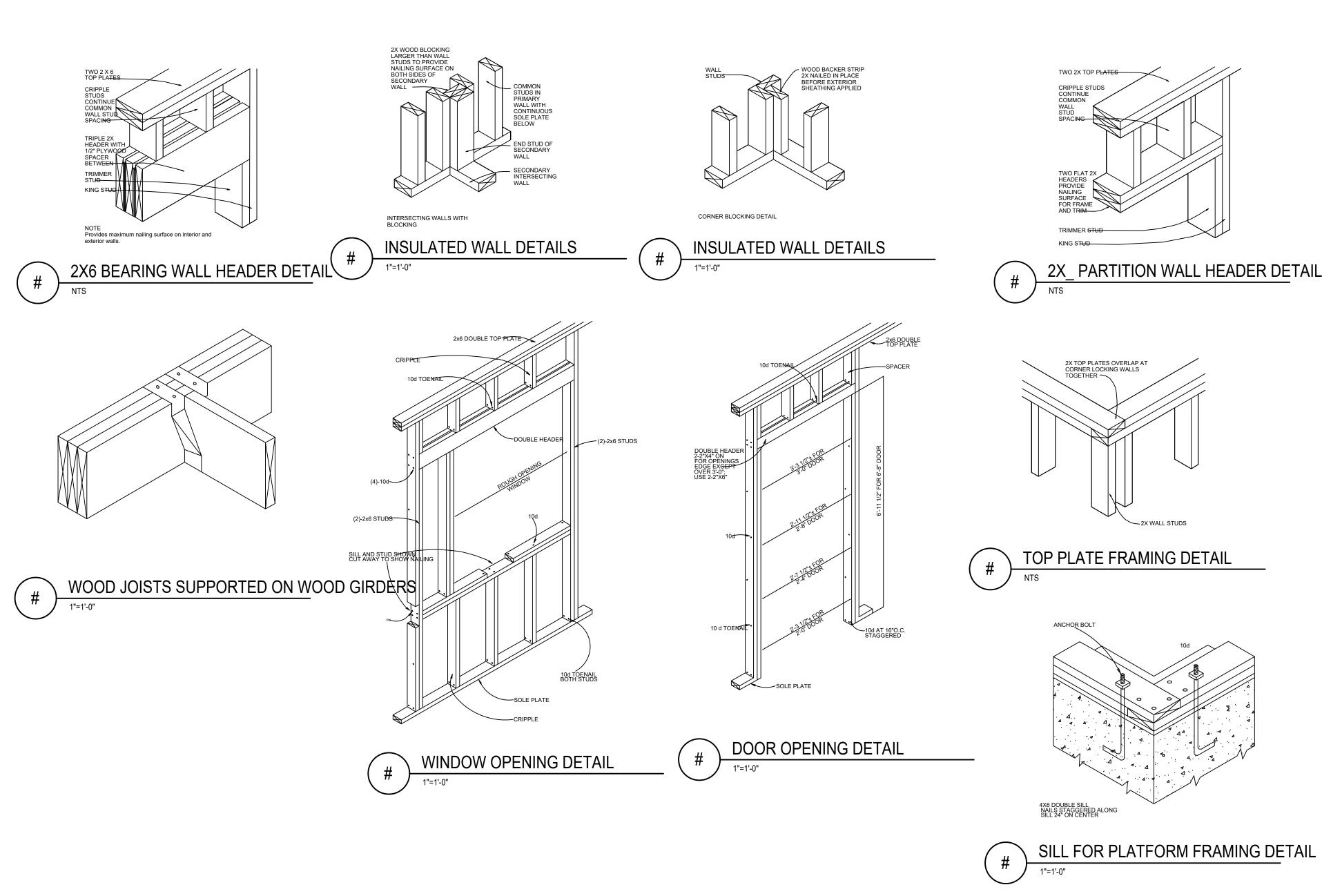






BUILDING ELEMENT	NAIL SIZE AND TYPE	NUMBER AND LOCATION
ITUD TO SOLE PLATE	80 COMMON	4 TOE-NAIL OR 2 DIRECT-NAIL
-41 ID 40 CAD DI A45	16P COMMON	2 TOE-NAIL OR 2 DIRECT-NAIL
STUD TO CAP PLATE	IOP COMMON	
20UBLE STUDS		12" O.C. DIRECT
CORNER STUDS	16D COMMON	24" O.C. DIRECT
SOLE PLATE TO JOIST OR BLOCKING	16P COMMON	16" O.C.
POUBLE CAP PLATE	IOD COMMON	16" O.C. PIRECT
CAP PLATE LAPS	IOP COMMON	2 DIRECT-NAIL
RIBBON STRIP, 6" OR LESS	IOP COMMON	2 EACH DIRECT BEARING
RIBBON STRIP, 6'' OR MORE	IOP COMMON	3 EACH DIRECT BEARING
ROOF RAFTER TO PLATE	80 COMMON	3 TOE-NAIL
JACK RAFTER TO RIDGE	160 COMMON	2 TOE-NAIL OR DIRECT-NAIL
JACK RAFTER TO HIP	IOP COMMON IGP COMMON	3 TOE-NAIL OR 2 DIRECT-NAIL
FLOOR JOISTS TO STUDS	IOP COMMON	5 DIRECT OR 3 DIRECT
( NO CEILING JOISTS)	IOP COMMON	
FLOOR JOISTS TO STUDS (WITH CEILING JOISTS)	IOP COMMON	2 DIRECT
FLOOR JOISTS TO SILL OR AIRDER	3D COMMON	3 TOE-NAIL
LEDGER STRIP	160 COMMON	3 EACH DIRECT
CELLING JOSTS TO PLATE	160 COMMON	3 TOE-NAIL
CEILING JOISTS TO PLATE  CEILING JOISTS (LAPS OVER PARTITION)	IOP COMMON	3 DIRECT-NAIL
CEILING JOISTS (PARALLEL TO RAFTER)	IOP COMMON	3 DIRECT
COLLAR BEAM	IOP COMMON	3 DIRECT
3RIDGING 10 JOISTS	80 COMMON	2 EACH DIRECT END
PLAGONAL BRACE (TO STUD AND PLATE)		
TAL BEAMS TO HEADERS  (WHEN NAILING PERMITTED)	8P COMMON 2OD COMMON	2 EACH DIRECT BEARING  I EACH END 4 SQ. FT. FLOOR AREA
HEADER BEAMS TO TRIMMERS	20D COMMON	I EACH END 8 SQ. FT. FLOOR AREA
" ROOF DECKING	8b COMMON	2 EACH DIRECT RAFTER
(OVER 6" IN WIDTH)	80 COMMON	3 EACH DIRECT RAFTER
'' SUBPLOORING (6'' OR LESS)	80 COMMON	2 EACH DIRECT JOIST
'' SUBFLOORING (8'' OR MORE)	80 COMMON	3 EACH DIRECT JOIST
2'' SUBFLOORING	16P COMMON	2 EACH DIRECT JOIST
'' WALL SHEATHING (8" OR LESS IN WIDTH)	8b COMMON	2 EACH DIRECT STUD
" WALL SHEATHING (OVER 8" IN WIDTH)	8b COMMON	3 EACH DIRECT STUD
PLYWOOD ROOF & WALL SHEATHING (1/2" OR LESS) (5/8" OR GREATER) (5/16",3/8", OR 1/2") (OVER 6" IN WIDTH)	6P COMMON 8P COMMON 16 GALIGE GALVANIZED WIRE STAPLES, 3/8" MINIMUM CROWN; LENGTH OF I'' PLUS PLYWOOD THICKNESS SAME AS IMMEDIATELY ABOVE	6" O.C. DIRECT EDGES & 12" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES & 12" O.C. INTERMEDIATE 4" O.C. EDGES & 8" O.C. INTERMEDIATE 2 1/ 2" O.C. EDGES & 5" O.C. INTERMEDIATE
PLYWOOD SUBFLOORING (1/2") (3/8",3/4") (1",11/8")	6D COMMON OR 6D ANNILLAR OR SPIRAL THREAD 8D COMMON OR 8D ANNILLAR OR SPIRAL THREAD 10D COMMON OR 8D RING SHANK OR 8D ANNILLAR OR SPIRAL THREAD	6" O.C. DIRECT EDGES & IO" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES & IO" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES & 6" O.C. INTERMEDIATE
(1/2") (3/8")	16D GALVANIZED WIRE STAPLES 3/8" MINIMUM CROWN; 13/8" LENGTH	4" O.C. EDGES & 7" O.C. INTERMEDIATE 2 1 / 2" O.C. EDGES & 4" O.C. INTERMEDIATE
BUILT-UP GIRDERS AND BEAMS	20p COMMON	32" O.C. DIRECT
CONTINUOUS HEADER TO STUD	8p COMMON	4 TOE-NAIL
CONTINUOUS HEADER, 1WO PIECES	16P COMMON	16" O.C. PIRECT
/ 2" FIBER BOARD SHEATHING	1 1 / 2" GALVANIZED ROOFING NAIL OR 16 GALIGE STAPLE, 1 1 / 2" LONG WITH MIN. CROWN OF 7 / 16"	3" O.C. EXTERIOR EDGE 6" O.C. INTERMEDIATE
25/32" FIBER BOARD SHEATHING	3/4" GALVANIZED ROOFING NAIL OR 8D COMMON NAIL OR 16 GALGE STAPLE,   1/2" LONG WITH MIN. CROWN OF 7/16"	3" O.C. EXTERIOR EDGE 6" O.C. INTERMEDIATE
GYPSUM SHEATHING	12 GALIGE I 3/ 4" LARGE HEAD CORROSION- RESISTANT	4" O.C. EDGE 8" O.C. INTERMEDIATE
PARTICLE BOARD UNDERLAYMENT (1/4"-3/4")  PARTICLE BOARD ROOF AND WALL SHEATHING / 2" OR LESS	6D ANNULAR THREADED  6D COMMON	6" O.C. DIRECT EDGES 10" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE
5/8" OR GREATER	80 COMMON	6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE
PARTICLE BOARD SUBFLOORING	8b COMMON	6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE
(5/8" OR GREATER)		

NOTE \*: SHINGLE NAILS SHALL PENETRATE NOT LESS THAN 3/4" INTO NAILING STRIPS, SHEATHING OR SUPPORTING CONSTRUCTION EXCEPT AS OTHERWISE PROVIDED IN 780 CMR 1225.4.4.



Location

PROPOSED 6 FAMILY
211 E EAGLE ST
EAST BOSTON MASS

One Billings Road Quincy, MA 02171 617-786-7727 fax 617-786-7715

Io. Revision Date

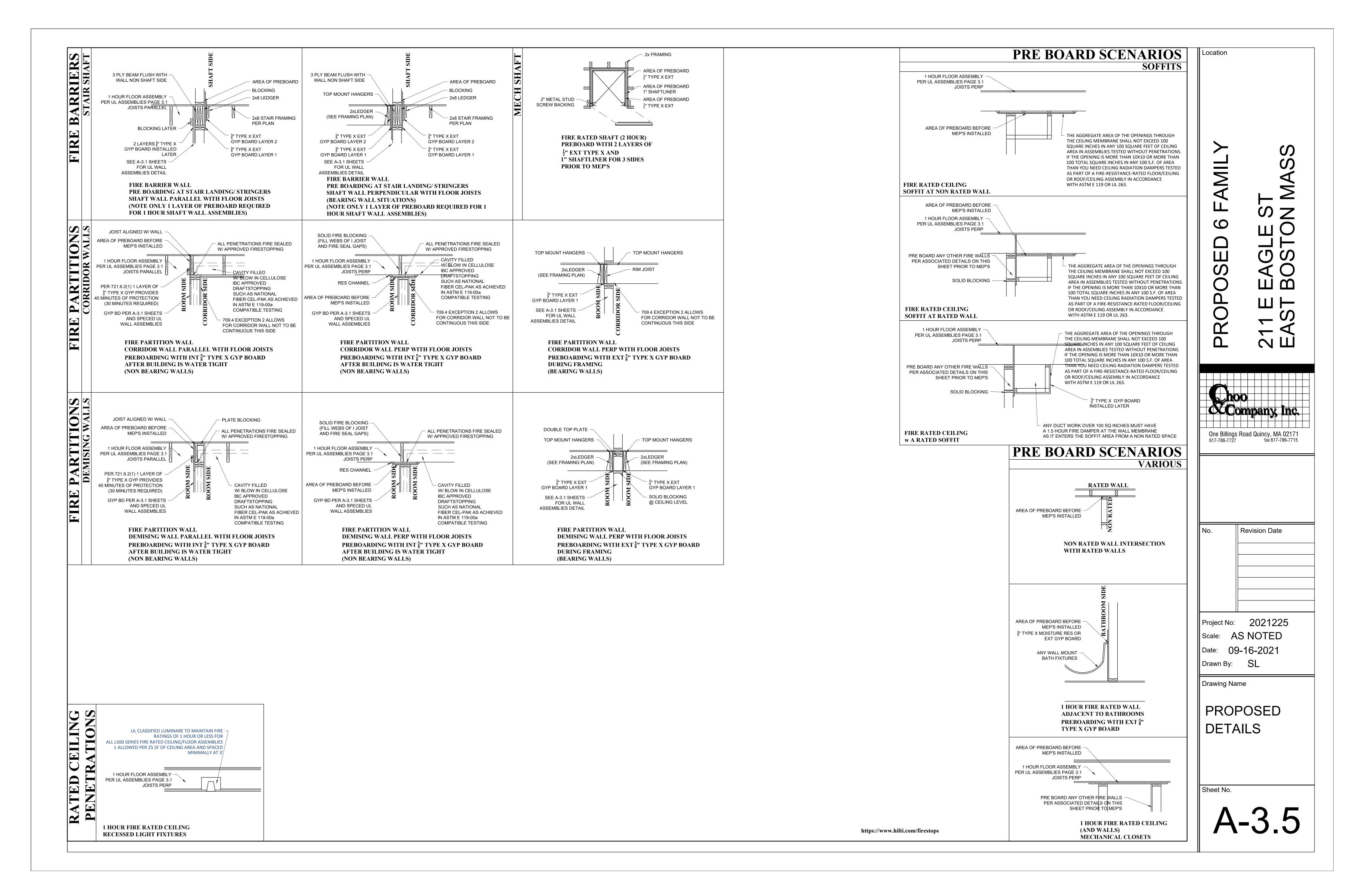
Project No: 2021225
Scale: AS NOTED
Date: 09-16-2021
Drawn By: SL

Drawing Name

PROPOSED DETAILS

Sheet No

A-3.4



# 42.00: **GROUP 1 BATHROOMS**

**42.4 DOORS** 

Shall be capable of complying with 521 CMR 26.5, Width through 521 CMR 26.11, Door Hardware.

42.4.1 Operation: Doors may swing into the *bathroom* if the swing of the door does not impede *clear floor* space. If the door impedes the clear floor space, the doors shall be capable of being adapted to swing out, fold or slide.

42.5 WATER CLOSETS

Shall comply with the following:

42.5.1 Clear Floor Space: As defined in **521 CMR 42.2, Clear Floor Space**, shall be provided or shall be capable of being provided without *structural change* in at least one of two specific locations at the water closet. One shall be beside the water closet with its short edge parallel to the wall behind the water closet. The other shall be in front of the water closet with its long edge parallel to the wall behind the water closet. 42.5.2 Location:

a. When a water closet is located between a wall and a fixture, its centerline shall be 18 inches (18'' = 457mm) from the wall. If the *clear floor space* is provided in front of the water closet, the centerline of the water

closet shall be a minimum of 15 inches (15'' = 381mm) from the closest edge of the fixture. See Fig. 42c. b. When a water closet is located between two fixtures, its centerline shall be 18 inches (18" = 457mm) from a bathing fixture and a minimum of 15 inches (15" = 381mm) from other types of fixtures. See Fig. 42c. 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 179 521 CMR:

ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 180 42.00: **GROUP 1 BATHROOMS** 

42.5.3 Wall reinforcement: Walls adjacent to and behind the water closet shall be capable of structurally supporting the future installation of grab bars from 32 to 38 inches (32" to 38" = 813mm to 965mm) above

the floor. The back wall shall have reinforcement from the interior corner to a distance of six inches (6" = 152mm) beyond the widest part of the water closet. The side wall shall have reinforcement from the interior corner to a distance of six inches (6'' = 152mm) beyond the front edge of the water closet, unless interrupted by a door or other fixture, then the reinforcement shall be installed as far as possible.

When the water closet is located between two fixtures, the wall reinforcement behind the water closet shall be extend at least six inches (6'' = 152mm) beyond the widest part of the water closet.

**42.6 SINKS** 

At least one sink in a *bathroom* must meet the following:

42.6.1 Vanity Cabinets: If a cabinet is provided under a sink, it shall be capable of being removed without structural change

42.6.2 Knee *Space* Width: The sink shall have or be capable of having a knee *space* of 30 inches (30" =

42.6.3 Knee *Space* Depth: The front edge of the sink fixture, or the countertop in which a sink is located, shall be a minimum of 19 inches (19" = 482mm) from the back wall or shall be capable of being relocated to create a *space* of that depth under the sink.

42.6.4 Height: The sink shall be capable of being relocated without structural change.

42.6.5 Clear Floor Space: Shall be provided at the sink, as defined in **521 CMR 42.2**, Clear Floor Space and shall be perpendicular to the face of the sink and may extend under the sink. See Fig. 42d. 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 181

42.00: GROUP 1 BATHROOMS

42.7 BATHING FIXTURES

If more than one bathing fixture is provided in a bathroom, at least one must meet the requirements of 521 CMR 42.

42.7.1 Bathtubs shall comply with the following:

a. Size: Bathtubs shall be at least a nominal 60 inches (60'' = 1524 mm) long.

b. Clear Floor Space: At the bathtub, as defined in 521 CMR 42.2, Clear Floor Space shall be parallel to the face of the tub.

c. Wall Reinforcement: All tub walls shall be capable of structurally supporting the future installation of grab bars from six inches (6" = 152mm) above the tub rim to a height of 48 inches (48" = 1219mm) above the tub bottom and shall extend the length and width of the tub.

d. Door Enclosure: Tracks for sliding doors or enclosures mounted on the rim of a bathtub must be capable of removal to provide a smooth tub rim for transfer.

42.7.2 Showers shall comply with the following:

a. Size: Shower stalls shall be a minimum, nominal dimension of 36 inches by 36 inches (36" x 36" = 914mm x 914mm).

b. Minimum *Clear Floor Space*: At the shower, as defined in **521 CMR 42.2**, **Clear Floor Space** shall be located parallel to and centered on the shower stall opening.

c. Wall Reinforcement: All shower walls shall be capable of structurally supporting the future installation of grab bars, seats, etc., from a height of six inches (6" = 152mm) to 48 inches (48" = 1219mm) above the floor and shall extend the full width and length of the shower stall. Grab bars shall not be located behind

d. Door: The opening of the shower stall must be 32 inches (32" = 813mm) wide. If a shower door is provided, it shall be capable of swinging open 180 degrees or capable of being removed.

e. Seat: If a wall mounted seat is provided, it shall be located on a wall adjacent to the opening. The seat shall be mounted with the edge as close as possible to the door opening to allow a safe transfer.

f. Hardware Location: Mixing valves shall be mounted on the wall opposite the seat. The centerline of the shower controls shall be located between 38 inches and 48 inches (38" to 48" = 965mm to 1219mm). g. Where curbs are provided, they shall not exceed four inches (4'' = 102 mm) in height.

42.7.3 Soap Tray shall not have a hand hold feature unless it can support 250 lbs for five minutes. Soap dispensers, holders, etc., shall be located within the zone of reach from the seat.

42.7.4 Prefabricated Units: In prefabricated showers and tubs, structural reinforcement for grab bars must be in full contact with the surface of walls of the unit on which grab bars may be mounted as described in 521 CMR 42.7.1 (c) and 521 CMR 42.7.2 (c). 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 182

42.00: **GROUP 1 BATHROOMS** 

42.8 OUTLETS AND CONTROLS

Shall comply with 521 CMR 39.00: CONTROLS.

**42.9 ALARMS** 

Shall comply with 521 CMR 40.00: ALARMS.

521 CMR 43.00: **GROUP 1 KITCHENS** 

**43.1 GENERAL** 

In all *Group 1* Dwelling units, kitchens shall be designed so that when a unit is adapted a person in a wheelchair has access to the sink, cooking surface, refrigerator, and a food preparation surface and can turn around without having to leave the kitchen.

**43.2 CLEAR FLOOR SPACE:** 

Shall be measured at the face of the base cabinets or appliances, (excluding cabinet hardware and appliance hardware) and shall be provided at the time of first occupancy as follows:

43.2.1 L-shaped kitchens shall have a minimum *clear floor space* of 48 inches by 48 inches (48" x 48" = 1219mm x 1219mm). See Fig. 43a.

43.2.2 U-shaped kitchens shall provide a minimum *clear floor space* of 48 inches (48" = 1219mm) between opposing base cabinets or appliances. See Fig. 43b.

43.2.3 Galley kitchens shall provide a minimum *clear floor space* of 40 inches (40" = 1016mm) between opposing base cabinets or appliances. See Fig. 43c. 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 183

43.00: GROUP 1 KITCHENS

**43.3 SINKS** 

Shall comply with the following:

43.3.1 Sink Cabinet: The base cabinet under the sink shall be capable of being removed to provide a kneespace of 30 inches (30" = 762mm) in width.

43.3.2 Sink Depth: The sink bowl shall not exceed  $6\frac{1}{2}$  inches  $(6\frac{1}{2}" = 165 \text{mm})$  in depth. Where more than one bowl is provided, only one bowl must meet this requirement. 43.4 COOKING UNITS

Shall comply with the following to ensure that both burners and ovens can be made functional and safe for a person in a wheelchair.

43.4.1 In-Counter cooktops: If a cooktop is provided, its base cabinet shall be capable of being removed to provide future kneespace the width of the cooktop but not less than 30 inches (30" = 762mm) wide. Cooktops shall have controls located at the front or side of the unit.

43.4.2 Wall Ovens: If a wall oven is provided, the floor of the wall oven shall be located 30 inches (30" = 762mm) above the floor. 43.5 WALL CABINETS

Walls shall be capable of structurally supporting wall cabinets at any location from 42 inches to 54 inches (42" to 54" = 1067 mm to 1372 mm) from the floor to the bottom of the inside of the cabinet.

**43.6 BASE CABINETS** 

Each base cabinet shall be capable of being removed to provide kneespace for persons using wheelchairs. 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 184

43.00: GROUP 1 KITCHENS

- 43.7 REFRIGERATORS

Space shall be provided so that the refrigerator can be located so that its doors can be opened to 180 degrees. If doors cannot be opened to 180 degrees, a minimum of 30 inches (30"= 762mm) of counter space next to the refrigerator shall be provided.

- 43.7.1 Where refrigerators are provided with less than nine cubic feet of capacity, **521 CMR 43.7**, **Refrigerators** shall not apply.

43.8 OUTLETS AND CONTROLS

Shall comply with **521 CMR 39.00: CONTROLS**.

**43.9 ALARMS** 

- Shall comply with **521 CMR 40.00: ALARMS**.

521 CMR 46.00: **GROUP 1 BEDROOMS** 

46.1 BEDROOMS IN GROUP 1 UNITS Group 1 units shall provide or be capable of providing, wheelchair turning space as defined in **521 CMR 6.3**, Wheelchair Turning Space, *clear* of the door swing, at one side of the bed in the primary bedroom (based on a full size bed). Where more than one bedroom is provided, an additional bedroom shall also provide or be capable or providing wheelchair turning space (based on one twin size bed).

**46.2 DOORS**: Doors to all bedrooms required to comply under 521 CMR 46.1, shall comply with 521 CMR 26.00: DOORS AND DOORWAYS.

**46.3 CLOSETS** 

All closets in bedrooms required to be *accessible* shall comply with **521 CMR 9.5.8, Closets**.

**46.4 ELECTRICAL OUTLETS AND CONTROLS** 

Shall comply with 521 CMR 39.00: CONTROLS. **46.5 ALARMS** 

- Shall comply with **521 CMR 40.00: ALARMS**.

9.5 DWELLING UNIT INTERIORS

The interiors of all *Group 1* and 2 dwelling units, except as exempted by **521 CMR 9.2.1**, shall comply with the following requirements: 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 46 9.00: MULTIPLE DWELLINGS

9.5.1 Doorways: All doorways and all openings that allow passage in a *Group 2* unit must comply with **521** CMR 26.2, Double Leaf Doorways, through 521 CMR 26.11, Door Hardware. All doorways and all openings that allow passage in *Group 1* units shall be capable of complying, without *structural change*, with 521 CMR 26.2, Double Leaf Doorways, through 521 CMR 26.11, Door Hardware. For door types such as bifold, pocket, and accordion doors, the clear opening is measured when the door is in its most fully open position. See Fig. 26b and 26c. For Group 1 units, only the common area and apartment entrance door hardware are required to comply with 521 CMR 26.11, Door Hardware.

9.5.2 Every entry door to each dwelling unit shall have a means by which the resident can visually identify a visitor before opening the door. This may be achieved by any of the following means:

a. In Group 1 and 2A units, a peephole mounted 60 inches (60'' = 1524mm) above the floor, a vision panel in the door with its bottom edge no higher than 60 inches (60'' = 1524mm) above the floor, or a sidelight with its bottom edge no higher than 60 inches (60'' = 1524mm) above the floor, shall be provided.

- b. In *Group 2B* units, an additional peephole mounted at 42 inches (42" = 1067mm) above the floor; a vision panel in the door with its bottom edge no higher than 42 inches (42" = 1067mm) above the floor; or a sidelight with its bottom edge no higher than 42 inches (42'' = 1067mm) above the floor. See Fig. 9a.

9.5.3 Buzzers/bells and intercoms: All buzzers/bells and intercom systems shall comply with **521 CMR 6.5**, Forward Reach or 521 CMR 6.6, Side Reach. 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 47

9.00: MULTIPLE DWELLINGS

9.5.4 Accessible routes: An accessible route at least 36 inches (36" = 914mm) wide shall be provided to all rooms and spaces in the *dwelling unit* including exterior decks, patios, balconies, attached garages, and storage closets. An accessible route shall be provided to mechanical spaces, only if the resident is expected to service, adjust or maintain the equipment therein.

a. Patios, Terraces, and Balconies: Where it is necessary to use a door threshold or a change in level between the interior and exterior, greater than  $\frac{1}{2}$  inch ( $\frac{1}{2}$ " = 13mm) to protect the integrity of the unit from water or snow damage, equivalent facilitation such as raised decking or a ramp shall be provided or capable of being provided.

In *Group 2B Units*, the exterior deck, patio, balcony surfaces shall be either permanently installed at no more than  $\frac{1}{2}$  inch ( $\frac{1}{2}$ " = 13mm) below the floor level of the interior of the dwelling unit or a temporary raised surface, such as duckboards, that is no more than  $\frac{1}{2}$  inch ( $\frac{1}{2}$ " = 13mm) below the interior floor *level* shall be available upon request.

9.5.5 Laundry Facilities: If a washer or dryer is provided in a *Group 1* or *Group 2A* unit, it shall be front loading or capable of being replaced with a front loading appliance. If a washer or dryer is provided in a *Group 2B dwelling unit*, it shall be front loading. Operating controls for washers and dryers shall be located within the zone of reach. If residents are expected to operate shut-off valves for the washer, the shut-off valves shall be located within the zone of reach. For common area laundry facilities, see 521 CMR 10.8, Laundry Facilities.

9.5.6 Outlets: Electrical outlets, telephone outlets, cable TV jacks, and other wall outlets shall be located between 15 inches (15'' = 381mm) and 48 inches (48'' = 1219mm) above the floor, measured at the centerline of the lowest receptacle. All outlets shall be located no less than 18 inches (18" = 457mm) from interior corners. When outlets are located on walls above counters or other fixtures that are 22 inches (22" = 559mm) or greater in depth, they shall be no higher than 44 inches (44" = 1118mm). In *Group 1* and 2 units, at least one electrical outlet must be provided on the same wall as the telephone outlet and the door chime. Wherever exterior decks, patios, and balconies are provided, an exterior electrical outlet shall also be provided.

- In *Group 2B* units, all telephone outlets must have an electrical outlet located within 12 inches (12" = 305mm) for installation of a *TTY*.

9.5.7 Controls and alarms: In *Group 2A* and 2B units, the operable portions of all controls and alarms, including but not limited to: intercoms, and heat and air controls, shall be located between 36 and 48 inches (36" to 48" = 914mm to 1219mm) above the floor, measured at the centerline of the operable portion in its highest position. Operable portions shall be located at least 24 inches (24" = 610 mm) from interior corners. Controls and alarms in *Group 1* units may be located at other locations so long as sufficient wiring is provided to permit future location from 36 inches to 48 inches (36" to 48" = 914mm to 1219mm) above the floor. 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 48

- 9.00: MULTIPLE DWELLINGS - 9.5.8 Closets/pantries and linen closets: Shall comply with the following:

a. Closet shelves/poles: Closet walls shall be structurally capable of supporting the installation of shelves and poles which are relocatable from 42 inches to 72 inches (42" to 72" = 1067mm to 1829mm) to the top of

shelf or pole whichever is higher.

- b. Closet depth: Where the interior depth of the closet exceeds 24 inches (24" = 610mm), the doorway must comply with **521 CMR 26.5**, **Width** so that a disabled person can enter the closet. The bottom track of the closet door must also be recessed with no more than  $\frac{1}{4}$  of an inch ( $\frac{1}{4}$ " = 6mm) change in finish material. For *Group 2 units*, when the interior depth of the closet is 24 inches (24" = 610mm) or less, it shall be open to the room to permit a person with a disability to reach all parts of the closet. See Fig. 9b. 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 49

9.00: MULTIPLE DWELLINGS

- 9.6 TOWNHOUSES - GROUP 1 UNITS ONLY: RESERVED until further notice. In the interim, they

- 9.7 SLEEPING ACCOMMODATIONS FOR PERSONS WHO ARE DEAF OR HARD OF

- In addition to those units required to be *accessible* by **521 CMR 9.4, Group 2 Dwelling Units**, 2% of the total number of *dwelling units* in the complex or project, but not less than one shall comply with the

- 9.7.1 *Sleeping accommodations* for persons who are deaf or hard of hearing required by **521 CMR 9.7** shall comply with the following requirements for smoke/fire/safety alarms, visual signal devices, telephones, televisions, alarm clocks and climate controls.

- 9.7.2 Auxiliary Visual Alarms: *Sleeping accommodations* shall be equipped with auxiliary visual alarms which comply with 521 CMR 40.4:

a. a visual alarm connected to the *building* emergency alarm system; or

- b. a standard 110-volt electrical receptacle into which such an alarm can be connected and a means by which a signal from the *building* emergency alarm system can trigger such an auxiliary alarm. Such receptacle shall be connected to the emergency or standby power, (if provided in the building).

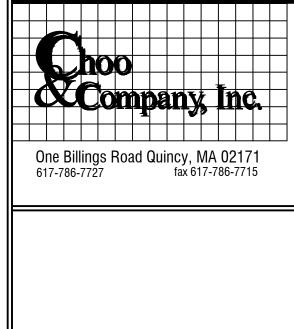
- The visual alarm signal shall be visible in all areas of the unit or room. Instructions for use of the auxiliary alarm or receptacle shall be provided.

- 9.7.3 Visual Notification Devices shall be provided in *sleeping accommodations* to alert room occupants of incoming telephone calls and a door knock or doorbell. Visual notification devices shall not be connected to auxiliary visual alarm signal appliances.

9.7.4 Equivalent Facilitation: For rooms required under **521 CMR 9.7**, the operator of a *facility* may either permanently install the equipment required under 521 CMR 9.7 or may elect to install electrical outlets (including outlets connected to a *facility*'s central alarm system) and telephone wiring in sleeping rooms and suites to enable persons with hearing impairments to utilize portable visual alarms and communication devices. For purposes of equivalent facilitation, such devices shall be provided by the operator of the facility during the tenancy of a person with a hearing impairment.

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Location



Revision Date

Date: 09-16-2021 Drawn By:

Drawing Name

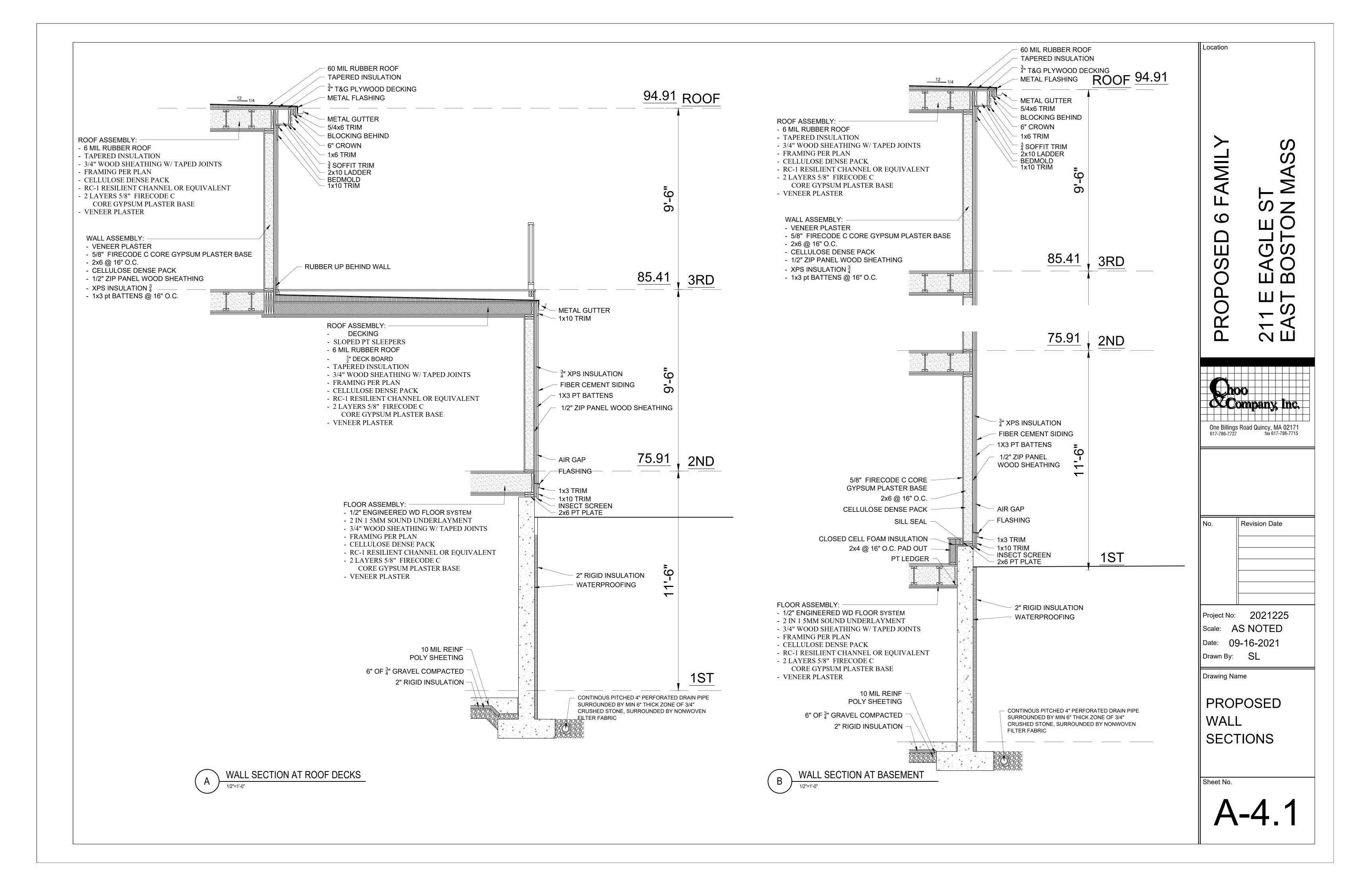
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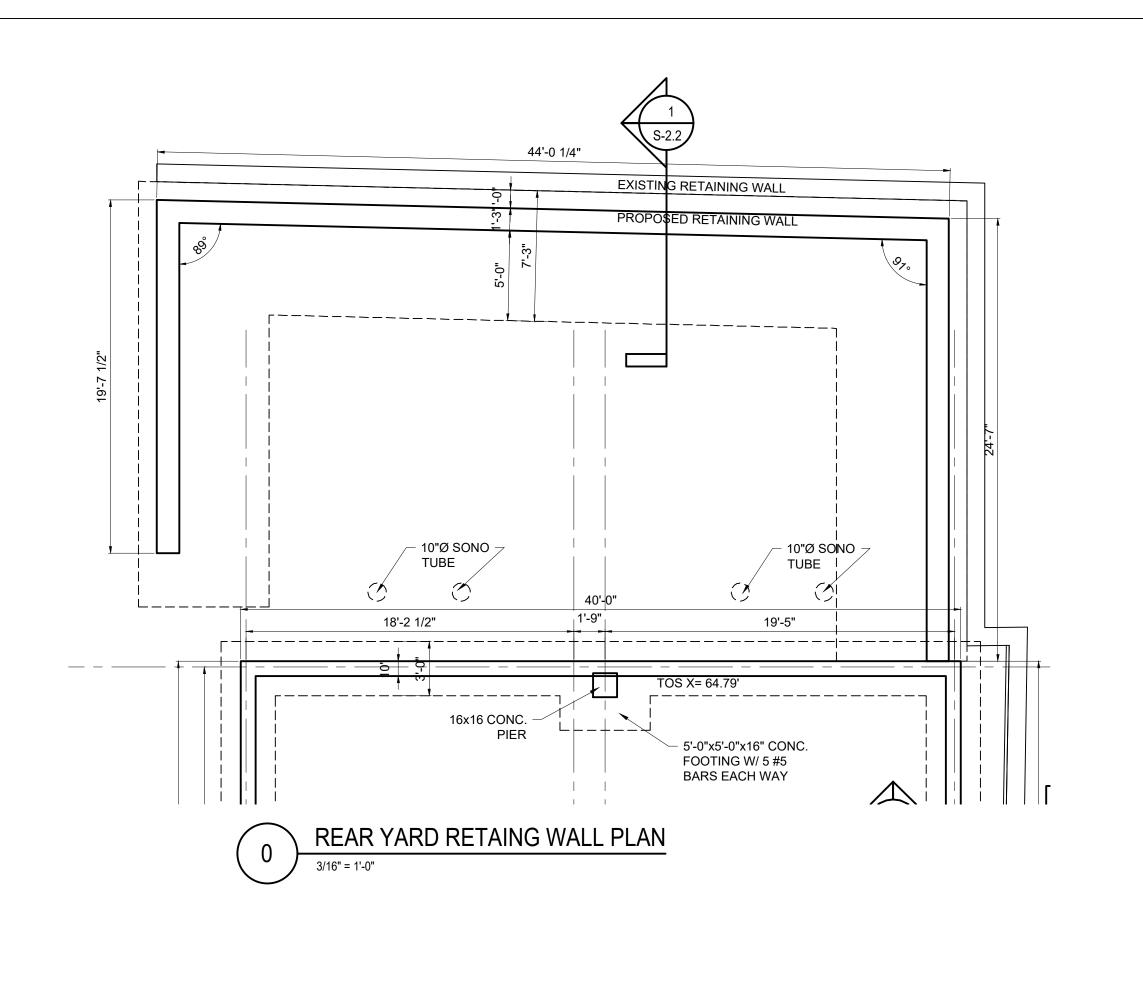
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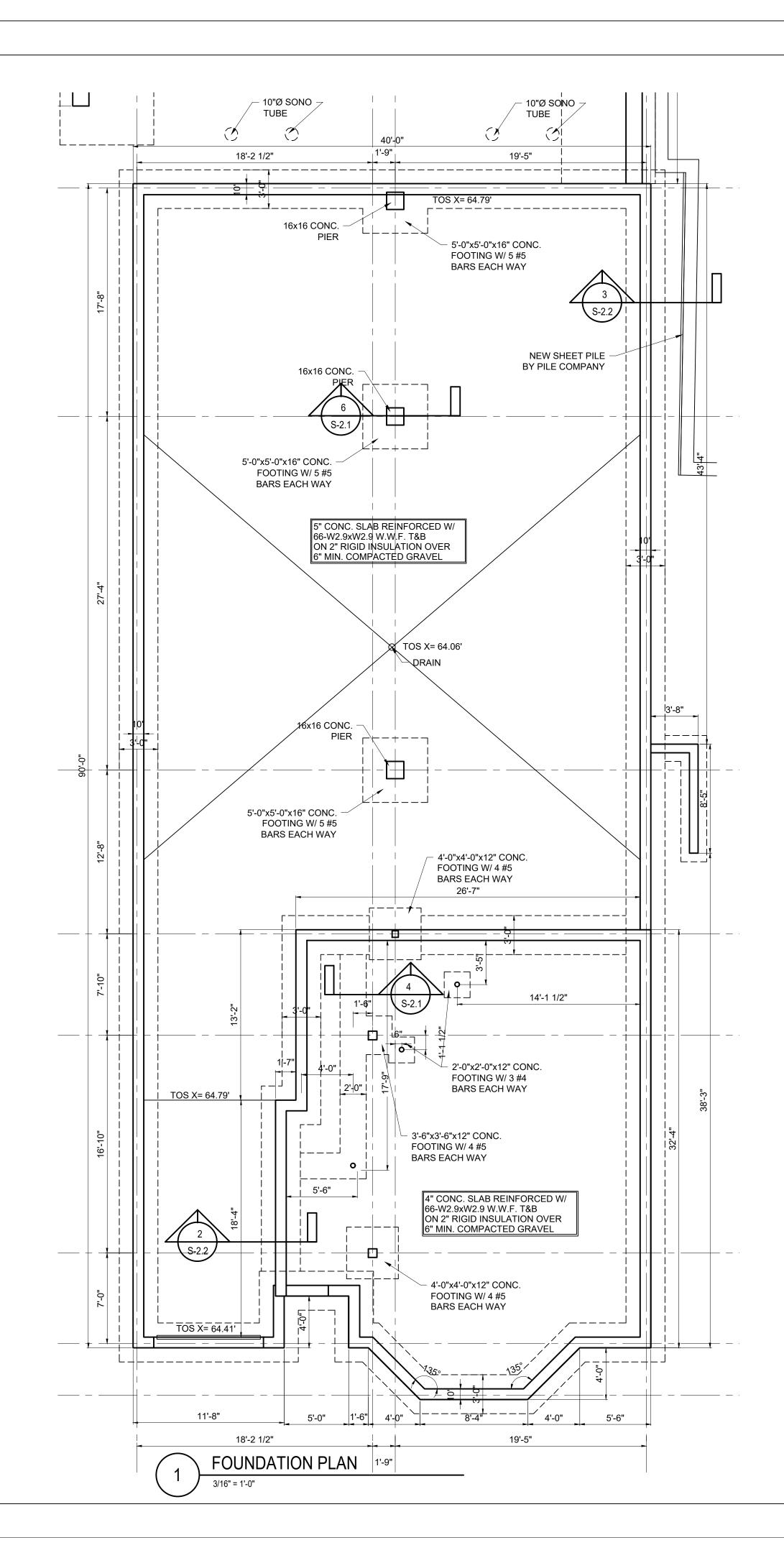
**PROPOSED** 

DETAILS

Sheet No.







Location

# PROPOSED 6 FAMILY 211 E EAGLE ST

One Billings Road Quincy, MA 02171 617-786-7727 fax 617-786-7715

No. Revision Date

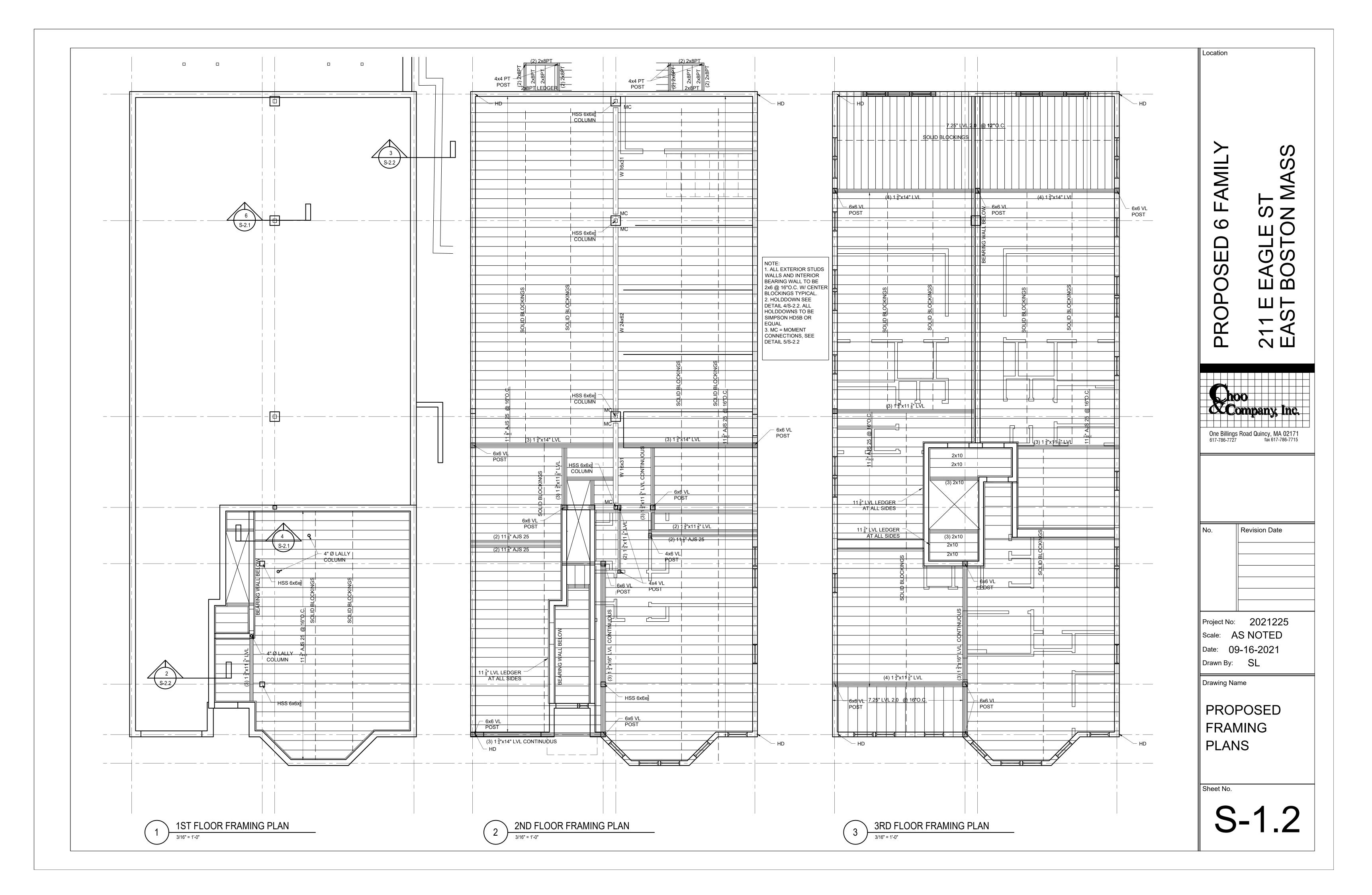
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Scale: AS NOTED
Date: 09-16-2021
Drawn By: SL

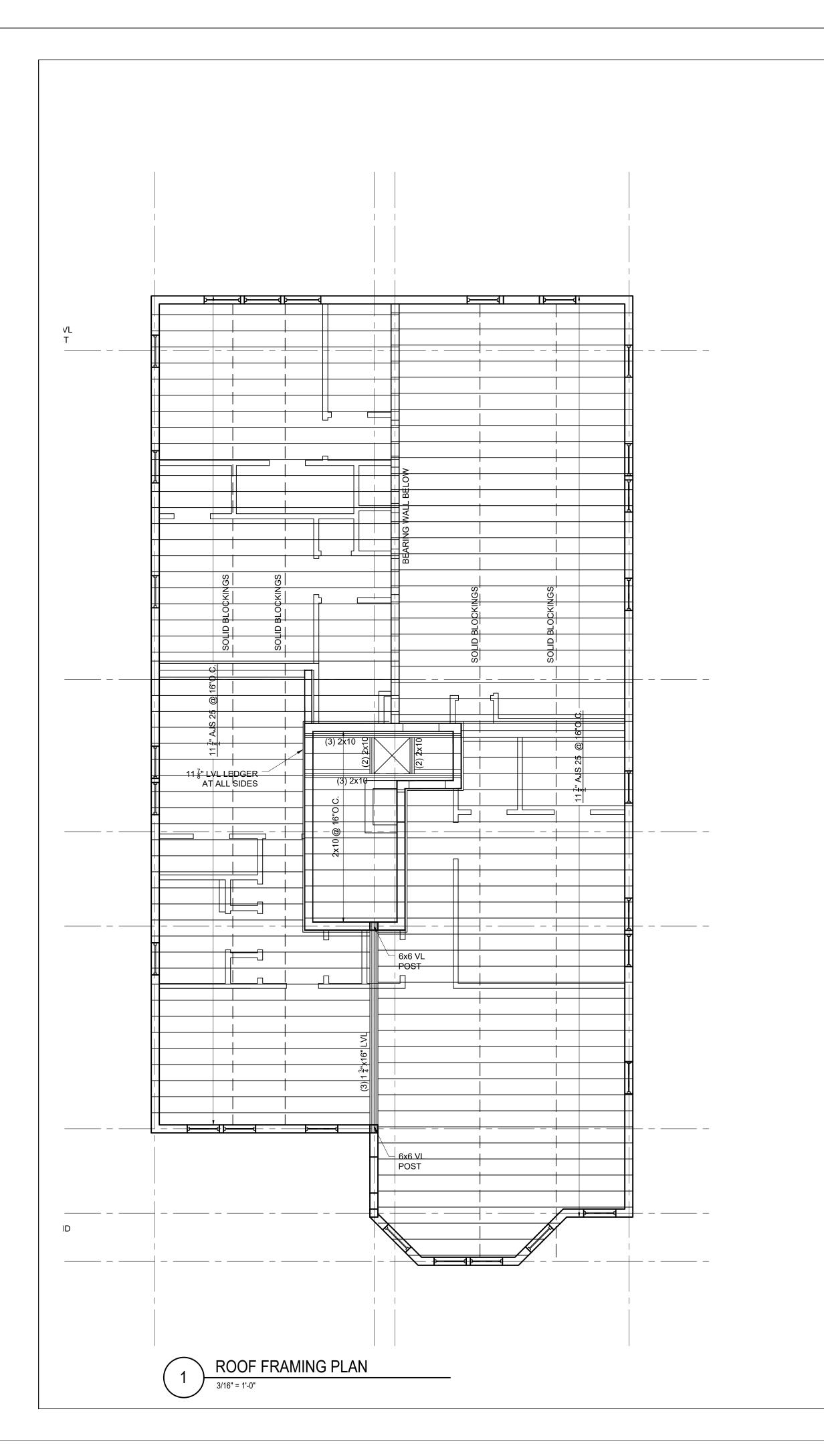
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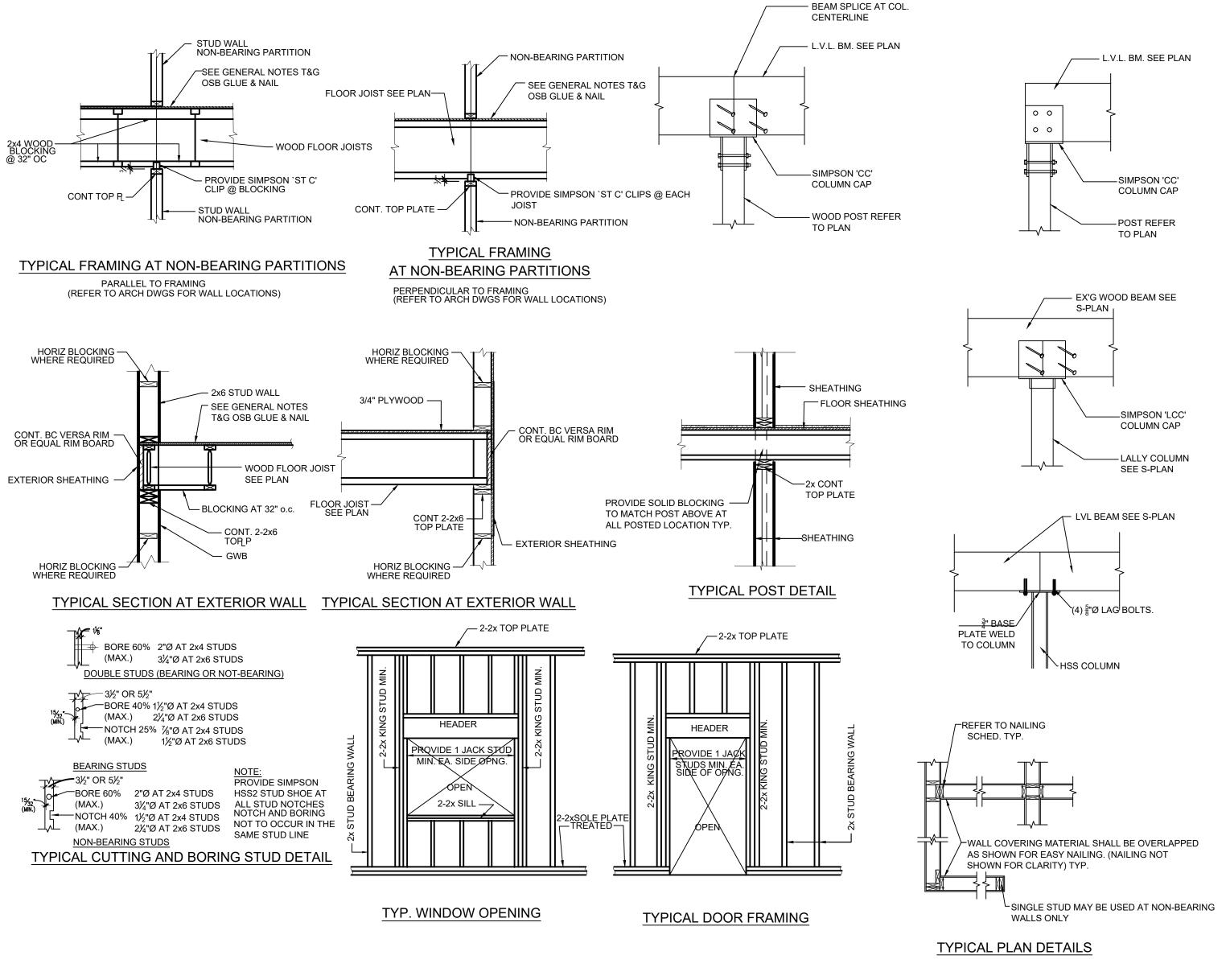
PROPOSED FRAMING PLANS

Sheet No.

S-1.1







WOOD CONNECTION DETAILS

1/2" = 1'-0"

Location

PROPOSED 6 FAMILY
211 E EAGLE ST
EAST BOSTON MASS

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No. Revision Date

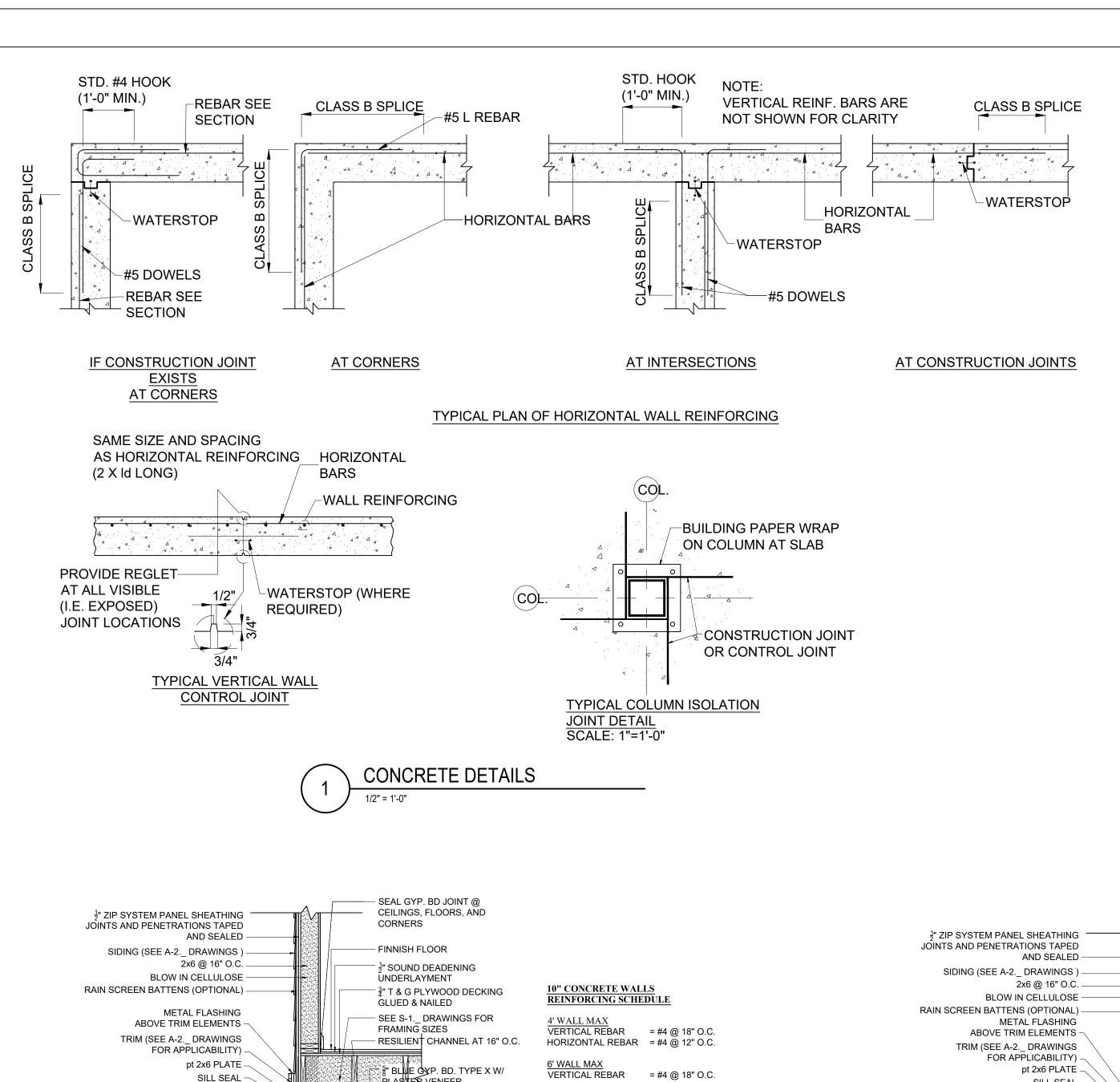
Project No: 2021225
Scale: AS NOTED
Date: 09-16-2021
Drawn By: SL

Drawing Name

PROPOSED FRAMING PLANS AND DETAILS

Sheet No.

S-1.3



HORIZONTAL REBAR = #4 @ 12" O.C.

HORIZONTAL REBAR = #4 @ 8" O.C.

10' WALL MAX VERTICAL REBAR = #5 @ 7" O.C.

HORIZONTAL REBAR = #4 @ 8" O.C.

4' WALL MAX VERTICAL REBAR = #4 @ 18" O.C.

HORIZONTAL REBAR = #4 @ 12" O.C.

6' WALL MAX VERTICAL REBAR = #4 @ 18" O.C.

HORIZONTAL REBAR = #4 @ 12" O.C.

8' WALL MAX VERTICAL REBAR = #4 @ 13" O.C.

HORIZONTAL REBAR = #4 @ 13" O.C.

10' WALL MAX VERTICAL REBAR = #4 @ 11" O.C.

HORIZONTAL REBAR = #4 @ 8" O.C.

12" CONCRETE WALLS

REINFORCING SCHEDULE

ADHERED MEMBRANE FLASHING 8' WALL MAX
BELOW SILL SEAL ON TOP OF WALL VERTICAL REBAR = #4 @ 8" O.C.

∰ BLWE GYP. BD. TYPE X W/

PLASTER VENEER

SEE REINFORCING

SEE REINFORCING

ADHERED VAPOR BARRIER

6 MIL POLY VAPOR BARRIER 2" RIGID INSULATION

6" COMPACTED GRAVEL

OVERLAPPED 6 MIL POLY

4" CONC. SLAB W/

∠ 6" X 6" X 10/10 WWF

- SCHEDULE

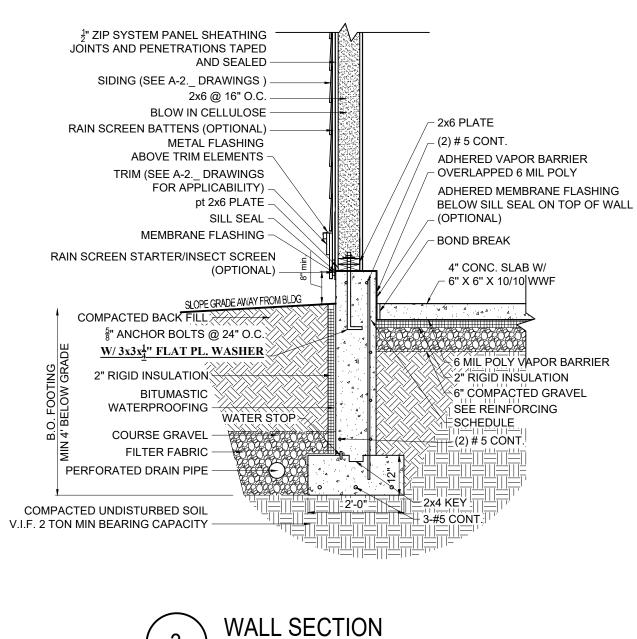
\_ (2) # 5 CONT.

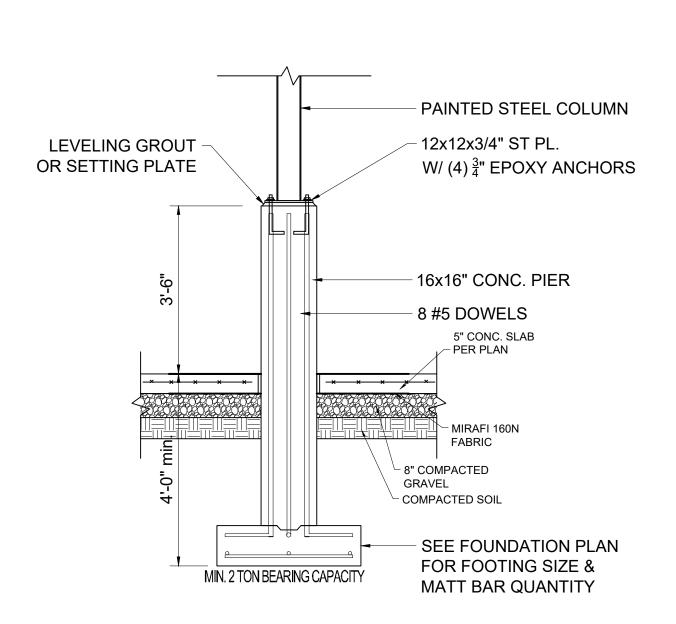
- BOND BREAK

2x4 KEY └\_ 3 #5 CONT.

- (OPTIONAL)

SCHEDULE

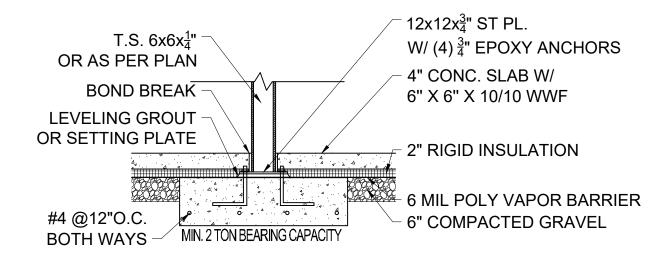




PIER AND FOOTING DETAIL

2x6 BEARING WALL §" EPOXY ANCHORS @ 32" O.C. 2x6 pt PLATE BOND BREAK SILL SEAL 4" CONC. SLAB W/ WRAP POLY AROUND -6" X 6" X 10/10 WWF **BEARING STEM** - 2" RIGID INSULATION 6 MIL POLY VAPOR BARRIER #4 @12"O.C. 6" COMPACTED GRAVEL BOTH WAYS MIN. 2 TON BEARING CAPACITY

CONTINUOUS FOOTING DETAIL



SQUARE FOOTING DETAIL

WALL SECTION

SILL SEAL -

(OPTIONAL) -

pt 2x6 PLATE

SLOPE GRADE AWAY FROM BLI

X(2) # 5 CONT. (4)

MEMBRANE FLASHING -

 $\frac{5}{8}$ " ANCHOR BOLTS @ 24" O.C.

 $\frac{\text{W}/3\text{x}3\text{x}_{4}^{1}}{\text{FLAT PL. WASHER}}$ 

COMPACTED BACK FILL

BITUMASTIC

WATERPROOFING 3

COURSE GRAVEL -FILTER FABRIC -

PERFORATED DRAIN PIPE —

COMPACTED UNDISTURBED SOIL

V.I.F. 2 TON MIN BEARING CAPACITY -

2" RIGID INSULATION X

RAIN SCREEN STARTER/INSECT SCREEN

Project No: 2021225 Scale: AS NOTED Date: 09-16-2021 Drawn By: SL Drawing Name PROPOSED FRAMING DETAILS

Location

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S

8

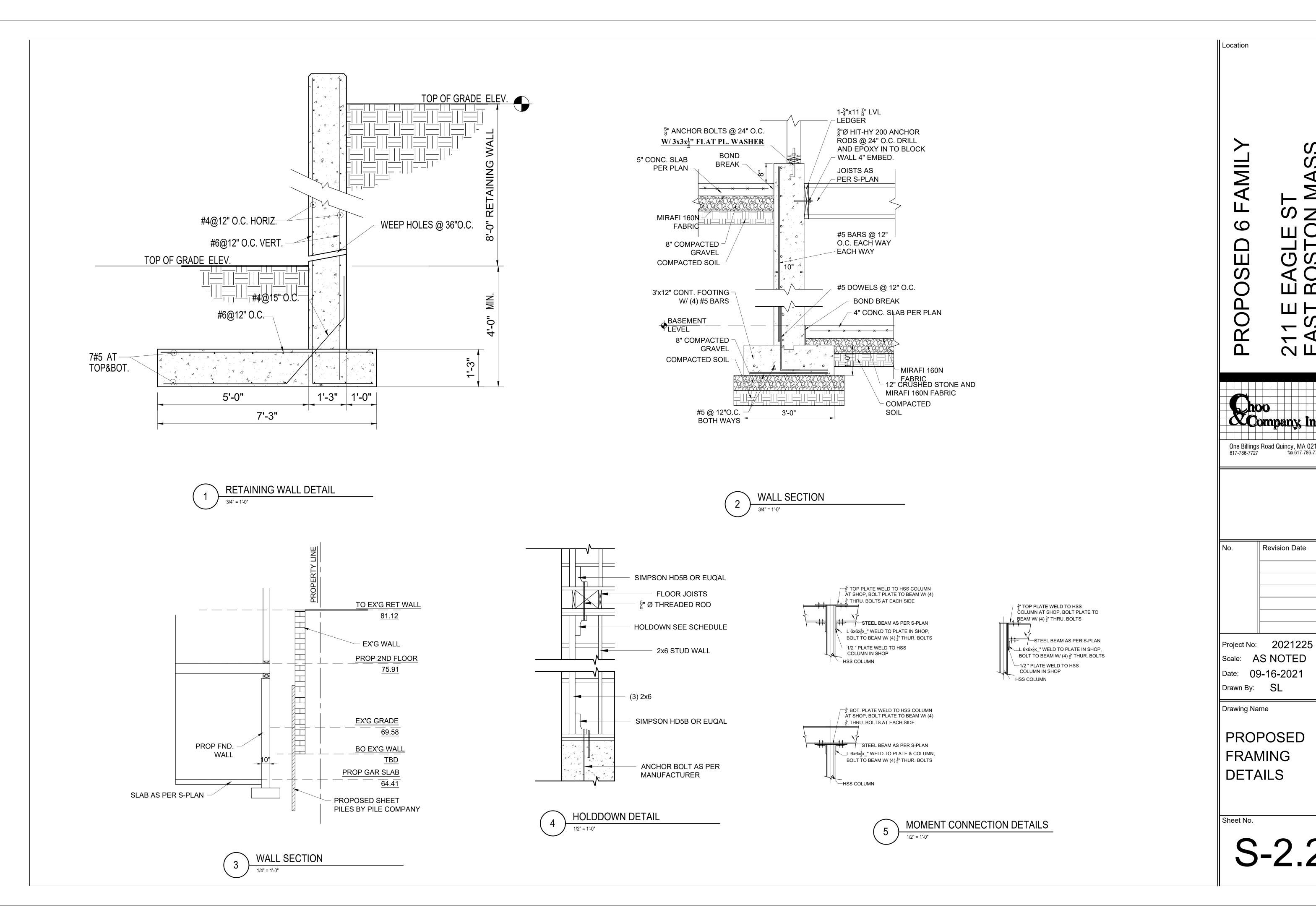
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One Billings Road Quincy, MA 02171 617-786-7727 fax 617-786-7715

Revision Date

Sheet No.



**FAMIL** 

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One Billings Road Quincy, MA 02171 617-786-7727 fax 617-786-7715

Revision Date

Bk: 65894 Pg: 299

# Suffolk County Registry of Deeds

# Electronically Recorded Document

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# **Recording Information**

Document Number : 79680
Document Type : CD

Recorded Date : July 16, 2021 Recorded Time : 10:14:04 AM

Recorded Book and Page : 65894 / 299

Number of Pages(including cover sheet) : 3
Receipt Number : 912960
Recording Fee (including excise) : \$155.00

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MASSACHUSETTS EXCISE TAX Suffolk County District ROD # 001 Date: 07/16/2021 10:14 AM

Ctrl# Doc# 00079680 Fee: \$.00 Cons: \$1.00

Suffolk County Registry of Deeds Stephen J. Murphy, Register 24 New Chardon Street Boston, MA 02114 617-788-8575 Suffolkdeeds.com

# QUITCLAIM DEED

**JC Mercer Development, LLC,** a Massachusetts limited liability company with a principal place of business at 7 Marriot Place, Billerica, MA 08121 ('Grantor')

For nominal consideration, receipt of which is hereby acknowledged,

Grant to East Eagle Street CBC, LLC, a Massachusetts limited liability company with a principal place of business at 76 State Street, Newburyport, MA 01950 ('Grantee')

### With QUITCLAIM COVENANTS

### PARCEL 1:

The land in that part of Boston, Suffolk County, Massachusetts called East Boston, with the buildings thereon, numbered 211 East Eagle Street, being part of Lot 270 on Eddy's Plan of Section 3 recorded with Suffolk Deeds at end of Book 401, bounded and described as follows: NORTHERLY: by said street, forty (40) feet;

EASTERLY: by a line parallel with the line dividing Lots 270 and 271 and distant fifty feet easterly therefrom, eighty (80) feet;

SOUTPEERLY: by a line parallel with said street, and distant eighty feet southerly therefrom, forty (40) feet, and

WESTERLY: by a line parallel with said dividing line, and distant ten feet easterly therefrom, eighty (80) feet

Containing Three Thousand Two Hundred (3,200) square feet; be said measurements and contents more or less and according to said plan.

Said land situated in Block 31, Section 3 in the East Boston District shown in the Boston Assessor's Books of Plans, of said City, filed in the Suffolk Registry of Deeds, dated September 16, 1958, Book 4287, Page 218.

### PARCEL 2:

Also included is a grant of approximately one half of the six thousand one hundred (6,100) feet conveyed by the City of Boston to Henry R. Zeuli and Rose M. Zeuli, husband and wife, of the westerly one-half portion of said vacant land and the other half conveyed to Ignatius F. DeLuca and Carmella M. DeLuca of the easterly half of said approximate 6,100 feet.

Grantor is not classified for the current taxable year as a corporation for federal income tax purposes. No rights of Homestead are asserted by the Grantor or any other persons.

Meaning and intending to convey all the grantor's right, title and interest in and to all the same premises conveyed by deed recorded in the Suffolk County Registry of Deeds at Book 65883, Page 223.

Bk: 65894 Pg: 301

# THIS DEED IS BEING RECORDED TO CORRECT THE DEED RECORDED AT BOOK 65883, PAGE 223, WHICH INADVERTANTLY HAD THE INCORRECT GRANTEE NAMED.

EXECUTED as a sealed instrument this 16 day of July 2021.

JC Mercer Development, LLC

By: John C. Mercer, Jr., Manager & Authorized Signatory for Real Estate

John C Mercer, Jr

### COMMONWEALTH OF MASSACHUSETTS

Essex County

On this 16 day of July 2021, before me, the undersigned notary public, personally appeared John C. Mercer, Jr. as Manager and Authorized Signatory for Real Estate of JC Mercer Development LLC, who proved to me through satisfactory evidence of identification, which was MADL to be the person who signed on the preceding or attached document on behalf of Eagle Street Development LLC, and acknowledged to me that he signed it voluntarily for its stated purpose under the penalties of perjury.

CAITLIN M. MASYS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 12, 2027

Notary Public

My Commission Expires: