SOUSAdesign

Architects

February 20, 2015

Brian P. Golden, Director Boston Redevelopment Authority One City Hall Square, 9th Floor Boston, MA 02201

RE: 151 Liverpool Street, East Boston MA 02128

Notice of Intent to file Project Notification Form under Article 80 Small Projects Review

Dear Mr. Golden,

Sousa Design Architects, on behalf of Charmed Life, LLC hereby submits this Notice of Intent to file a Project Notification Form (PNF) under Article 80 for Small Project Review in connection with the proposed project at 151 Liverpool Street in East Boston.

The proposed project site consists of an 8,720 square foot lot occupied by a 2-story brick building. The redevelopment of this building will add energy and vitality to the area by increasing available residential space, jobs and revenue for local businesses.

The proposed development project is a 4-story residential building comprised of 24 units, 3 of which have been designated affordable. The total project area will be approximately 38,000 square feet and will include 35 off-street parking spaces.

Mr. David Winick and Mr. David Matteo of Charmed Life, LLC will lead a team of experienced professional architects, engineers, consultants and contractors in the development of this project.

I will be the architect for the project. Our team has conducted a pre-file meeting with BRA staff members, and anticipate presentation to the neighborhood and ONS on March 5, 2015.

We look forward to working with you and your staff.

Stephen A. Sousa, AIA President

Sousa Design Architects

architecture

cerely

interiors

graphics

81 Boylston St 2nd Floor

Brookline MA 02445

617.426.4142



151 Liverpool Street

East Boston, MA 02128

Application for:
Boston Redevelopment Authority
Article 80
Small Project Review

February 19, 2015

Charmed Life, LLC 202 West Broadway Boston, MA 02127



Owner Architect

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Project Team

Owner:	
Charmed Life, LLC 202 West Broadway Boston, MA 02127 781.718.6197	
Legal Counsel:	
Adams & Morancy, P.C. 350 West Broadway South Boston, MA 02127 Contact: George Morancy, Esq. 617.269.5800	
Architect:	
Sousa Design Architects 81 Boylston Street, 2nd Floor Brookline, MA 02445 Contact: Stephen A Sousa 617.879.9100	
Structural Engineer:	
TBD	
Civil Engineer:	
TBD	
MEP Engineer:	
TBD	

Project Description:

This project is an expansion of an existing two story brick structure. The project will include the renovation of the ground and second floor and the addition of approximately 22,000 square feet to the existing 16,000 square foot building, totaling 5 floors. The ground level will house an enclosed garage with 35 parking spaces and building infrastructure/ circulation. The first through fourth will house 24 rental units. The gross square footage of the garage and residential units will total approximately 38,000 square feet.

<u>Project Summary</u>: Renovation / Expansion of existing 2-story brick building

4 Stories, 24 Units

1 Story Parking Garage: 35 off-street spaces

<u>Unit Types</u>	Quantity	<u>Percentage</u>	<u>Unit Sizes</u>
One Bedroom	4	17%	833 sq ft
Two Bedroom	20	83%	1061 sq ft - 1212 sq ft

Use Category:

Use: R-2 Residential

S-2 Parking Garage

Work to be completed in accordance with:

IBC - International Building Code 2009

IEBC - International Existing Building Code 2009

IECC - International Energy Conservation Code 2009

IMC - International Mechanical Code 2009

IFC - International Fire Code 2009

780 CMR - MA Amendments to the IBC

527 CMR - MA fire prevention and electrical regulations

521 CMR - MA accessibility regulations

248 CMR - MA plumbing regulations

524 CMR - MA elevator regulations

Note: building shall be fully sprinklered

Zoning Analysis:

Project Summary: Renovation/ New construction; 5 stories; 58' to parapet.

24 dwelling units.

Enclosed parking garage: 35 spaces.

Zoning District: East Boston Neighborhood District CC, Article 53

Lot Size: 8,720 Square Feet

	Required	Proposed	Variance
Use (Community Commercial)	Multifamily dwelling: Allowed	Multifamily Dwelling	No
Maximum Floor Area Ratio	1.0	2.96	Yes
Maximum Building Height	35'	58'	Yes
Minimum Lot Size	None	8,720	No
Minimum Usable Open Space Per Dwelling Unit	50 Square Feet	100 Square Feet	No
Minimum Lot Width	None	Existing	No
Minimum Lot Frontage	None	Existing	No
Minimum Front Yard	None	Existing	No
Minimum Side Yard	None	Existing	No
Minimum Rear Yard	20'	Existing	No
Off-Street Parking Requirements	10+ Units: 2 spaces/unit	1.5 spaces/unit	Yes

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.

The table below lists the public permits and approvals which are anticipated for this project. This list is not conclusive and subject to amendments.

Agency	Approval
Boston Redevelopment Authority	Article 80 Small Project Review Application
Boston Transportation Department	Construction Management Plan (If required)
Boston Water and Sewer Commission	Site plan approval for water and sewer connections
Inspectional Services Department	Review / Compliance with State Building Code Building Construction Permit

Construction Impact:

No negative impact is anticipated on the site or surrounding area. All staging, construction materials, storage and parking for workers can be accommodated on site. Site access will be provided from Liverpool Street. The site will have a secure perimeter for the duration of the project.

Project Financing, Developer Pro Forma and Disclosure of Beneficial Interest:

The applicant has successfully developed numerous projects in the City of Boston and has a strong working relationship with several major lenders, a record of proven financial security, and intends to finance the project construction and development using traditional institutional lender financing. An initial financing commitment has been received from Beverly Bank, current holder of a first mortgage on the property from the applicant, who purchased the property in November of 2014.

Total Development Cost (soft/hard costs): \$5,750,000.00

Construction Cost (hard cost): \$5,500,000.00

Disclosure of Beneficial Interest in the Project

— David B. Winick: 50% 167 Athens Street South Boston, MA 02127

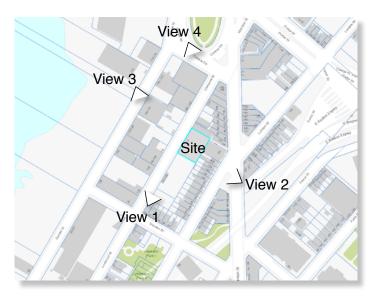
— David C Matteo: 50% 202 West Broadway South Boston, MA 02127

Existing Conditions





Neighborhood Context







1 - Liverpool Street



3 - Border St. (Project Bread Building)

2 - Rear Abutters



4 - Central Sq. (Community Center)

Traffic & Parking

The proposed project will include on-site parking for 20 vehicles in order to mitigate potential parking and traffic issues. Residential parking will be directly accessible from Liverpool Street and will utilize existing curb cuts. The project is close in proximity to public transportation, including the Massachusetts Bay Transportation Authority (MBTA) subway and bus lines. The abundance of public transportation options will help alleviate any negative impact on parking and traffic caused by the new residents. Additionally, a provision for bicycle storage will be made in the garage.

Public Benefits

The proposed project will result in the transformation of an under-utilized 2-story commercial property into 24 residential units with off-street parking. Three of these units will be designated 'affordable' per the Inclusionary Development Policy.

The project will add an attractive, dense building to the East Boston community, bringing new residents to a portion of the city that can support more people without displacing any existing residents. This will add foot traffic and customers to the surrounding businesses and support a more vibrant economic corridor, while enabling the re-use of an existing building.

The proposed project will create full-time equivalent and part time jobs during the construction period. Construction is expected to start once final approvals are in hand and take approximately 12-15 months to complete. The developer has a proven record of hiring locally and will make best efforts to secure local qualified workers and contractors.

Site Use History and Environmental Conditions

The site consists of a single, three-story 8,720 square foot commercial building. The footprint of the site building covers the entire site. The ground floor of the site building is divided into two units which are occupied by two automotive repair facilities and an auto body facility: Eastern Auto Center and EMB Auto Body and KBT Auto Repair. The second and third floors of the building are currently vacant apartments in various states of repair.

The site was first developed with the construction of the current site building in 1910. The site building was later remodeled in 1982. The site building was utilized as an automobile parking garage from 1910 until the 1970s when the site was used for automobile repair/sales to present. The second floor of the site building was used for women's clothing manufacturing in the 1980s. The second and third floors of the site were apartments for an unknown period of time prior to approximately 2009.

An ASTM Phase I Environmental Site Assessment Report was prepared by Fay, Spofford & Thorndike on or about October 16, 2014. This report indicates that there are no underground storage tanks (USTs) at the site. In July 2014, a 275-gallon waste oil UST was removed from the site. During the removal of the UST, evidence of a release of petroleum and metals to soil was discovered and appropriately remediated consistent with state and federal requirements.

So as to maintain a condition of No Significant Risk at the site, a Notice of Activity and Use Limitation (AUL) was implemented at the site to control future site uses. The notice of AUL was recorded with the Suffolk County Registry of Deeds on October 8, 2014, and restricts use of the site for a single family residence, school, nursery, daycare or recreational area, or for agricultural purposes.

Future redevelopment of the site will take into consideration the possible presence of residual petroleum-impacted soil beneath the site building, which, if in existence, will be remediated consistent with state and federal requirements.

Appendix A: Design Documents

(See attached)

SOUSA design A r c h i t e c t s

151 Liverpool Street

East Boston, MA 02128

ISSUED FOR: BRA ARTICLE 80 REVIEW - 02.19.15

LOCUS MAP PROJECT DIRECTORY **GENERAL NOTES** CODE THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ALL 11. DIMENSIONS ARE TO CENTER LINES, EXISTING BUILDING GRID LINES OWNER: DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING OR TO FACE OF FINISHED SURFACE UNLESS OTHERWISE NOTED. **BUILDING SUMMARY: Charmed Life, LLC** TOTAL AREA: 37.959 SF 12. ALL GYPSUM WALL BOARD CONSTRUCTION SHALL CONFORM TO 2. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, RECOMMENDATIONS, PRACTICES, STANDARDS AND INSTRUCTIONS STATE, AND LOCAL REGULATIONS THAT MAY APPLY TO THE 202 West Broadway PUBLISHED BY U.S. GYPSUM COMPANY IN THE GYPSUM CONSTRUCTION **USE CATEGORY:** CONSTRUCTION OF THE PROJECT. Boston, MA 02127 781.718.6197 Use: R-2 Residential 3. ALL WORK OF THIS PROJECT SHALL COMPLY WITH ACCEPTED BUILDING 13. ALL FINISHED WORK SHALL BE FREE OF DEFECTS. THE OWNER S-2 Garage PRACTICES AND ALL CODES HAVING JURISDICTION OVER THIS PROJECT. RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WHICH ARE NOT CONSIDERED TO BE AT THE HIGHEST STANDARDS OF THE **BUILDING CODE:** VARIOUS TRADES INVOLVED. 4. REFER TO LIMITS OF WORK DRAWINGS FOR OVERALL DESCRIPTION OF ARCHITECT: WORK AREAS. WORK TO BE COMPLETED IN ACCORDANCE TO: 14. NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED SOUSA design IBC - International Building Code 2009 IEBC - International Existing Building Code 2009 5. THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE AND ALL SURROUNDING AREAS IN FINAL CLEAR CONDITION INCLUDING THE 81 Boylston Street REMOVAL OF ALL DEBRIS RESULTING FROM CONSTRUCTION. 15. ANY MODIFICATION OF THESE CONSTRUCTION DOCUMENTS MUST BE IECC - International Energy Conservation Code 2009 Brookline, MA02445 APPROVED BY SOUSA DESIGN IN WRITING. IMC - International Mechanical Code 2009 IFC - International Fire Code 2009 Attn: Stephen Sousa 6. THE CONTRACTOR SHALL AT ALL TIMES DURING THE PROGRESS OF 16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES AND 780 CMR - MA Amendments to the IBC 617-879-9100 THE WORK REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A DUST SUBMITTALS FOR ALL ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE FREE ENVIRONMENT FOR ALL ADJACENT AREAS. 527 CMR - MA fire prevention and electrical regulations 521 CMR - MA accessibility regulations 17. IN ALL CASES OF CONFLICT, THE ARCHITECTURAL DRAWINGS GOVERN. 248 CMR - MA plumbing regulations 7. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND FOR LAYOUT, ALL CONFLICTS ARE TO BE IMMEDIATELY REPORTED TO THE 524 CMR - MA elevator regulations VERIFY THAT ALL CUTTING AND PATCHING REQUIRED FOR THE ARCHITECT. INSTALLATION OF ALL MATERIALS BY ALL TRADES IS PROPERLY EXECUTED. Note: Building shall be fully sprinklered. 18. ALL MATERIALS REQUIRE A SUBMITTAL TO THE ARCHITECT FOR APPROVAL. 8. THE CONTRACTOR SHALL UTILIZE THE AREAS WITHIN THE SCOPE OF WORK FOR STORAGE OF MATERIALS AND TOOLS. 9. ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHERS. DO NOT SCALE DRAWINGS. IF THERE IS A QUESTION OR CONFLICT IN DIMENSIONS, NOTIFY THE ARCHITECT FOR CLARIFICATION. 10. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACT DRAWINGS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS East Boston Greenway OF THE WORK. **ABBREVIATIONS DOCUMENT LIST** GRAPHIC & MATERIAL SYMBOLS ARCHITECTURAL: WITH P LAM PLASTIC LAMINATE **GENERAL CONTRACTOR** BLOCKING **ELEVATION REFERENCE** GLASS OR GLAZING PLYWD PLYWOOD WATER CLOSET ABOVE FINISH FLOOR GYPSUM WALL BOARD A-0 **COVER PAGE** ATTEN ATTENUATING PRESSURE TREATED WOOD S-1 SITE PLAN (EXISTING) CONCRETE X-REF CROSS REFERENCE BLDG BUILDING PAINTED **BUILDING CROSS SECTION** HOLLOW CORE SITE PLAN (PROPOSED) S-1 **HARDWARE** QUARRY TILE CEILING HEIGHT **HOLLOW METAL** A-1.0 PROPOSED GROUND FLOOR PLAN CENTER LINE CL HORIZONTAL DOOR NUMBER RISER A-1.1 PROPOSED FIRST FLOOR PLAN CLR CLEAR HEIGHT RAD **RADIUS** COL COLUMN HEATING, VENT, A/C A-1.2 TYPICAL SECOND, THIRD & FOURTH FLOOR PLAN REQ REQUIRED CONC CONCRETE HOT WATER HEATER **BATT INSULATION ROOM NUMBER** REFERENCE CONT CONTINUOUS A-1.3 PROPOSED ROOF PLAN REVISION(S) CPT INSUL CARPET INSULATION PROPOSED ELEVATIONS RIGHT HAND(ED) CERAMIC TILE CT INTERIOR ROUGH OPENING GRAVEL WINDOW NUMBER **ROOF TOP UNIT** DIMENSION LENGTH DWG(S) DRAWING(S) LAVATORY SOUND ATTENTION BATTS LEFT HAND(ED) WOOD SMOKE DETECTORS **ELEVATION DESIGNATION** EACH EXT INSUL. FINISH SYSTEM SPECIFICATION **MECHANICAL** ELEC ELECTRICAL **SQUARE** MANUFACTURER DRYWALL ELEV ELEVATION SECTION REFERENCE SQ FT SQUARE FEET MD MEDIUM DENSITY STAINLESS STEEL MINIMUM ELECTRICAL WATER COOLER STL STEEL MASONARY OPENING EXT EXTERIOR NEW DOOR TO BE INSTALLED STAIN MTL METAL STN SHEET VINYL FIRE CODE / FIRE CORE NOT IN CONTRACT FD FLOOR DRAIN TREAD NIGHT LIGHT EXISTING DOOR TO REMAIN FIRE EXTINGUISHER CABINET THICKNESS NOMINAL FINISHED FLOOR FF TOILET PAPER DISPENSER NTS NOT TO SCALE FINISHED FLOOR ELEVATION TYP TYPICAL FIN PARTITION TYPE OC ON CENTER FLUORESCENT LIGHTING UNO UNLESS NOTED OTHERWISE OUTSIDE DIAMETER FACE OF FINISH OPPOSITE HANDED FACE OF CONCRETE **EXISTING CONSTRUCTION** VINYL COMPOSITION TILE FOS FACE OF STUD VERIFY IN FIELD FIRE RETARDANT TREATED VENT THROUGH ROOF **NEW CONSTRUCTION**

151 Liverpool Street

East Boston, MA 02128

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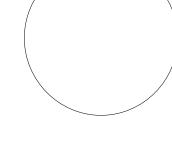
ISSUED FOR:

BRA Article 80 Review

www.sousadesign.com

SOUSA design

81 Boylston St., 2nd Floor Brookline, MA. 02445 617 . 879 . 9100



Drawn by J.C.J Ckd by CFD

Date 02.19.2015

Revisions

COVER PAGE

A-0

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF JUNE 21 AND JUNE 22, 2012 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON. DATUM IS BASED ON BOSTON CITY. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPOERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2 % ANNUAL CHANCE FLOODPLAIN). COMMUNITY- PANEL # 25025C EFFECTIVE DATE: 9-25-2009 PARCEL ID: 0105462000 DISTRICT: EAST BOSTON SUB DISTRICT: CC OVERLAYS: NONE LEGEND: LIVERPOOL (50.0' WIDE - PUBLIC) STREET **BWSC HANDHOLE** CATCH BASIN 18 ÎNCH SEWER DRAIN MANHOLE ELECTRIC MANHOLE PROPOSED CURB-CUT ELECTRIC HANDHOLE CURB-CUT $X CUT \overline{ON HYD BOLT} = 18.47$ MAG NAIL IN TREE = 16.90 RELOCATION RELOCATION DATUM: BOSTON CITY BASE GAS GATE DATUM: BOSTON CITY BASE HYDRANT 15.99 LIGHT POLE SEWER MANHOLE S49°36'22"W 270.00' UTILITY POLE S49°36'22"W 16.32 WATER GATE _{16.85} 109.00' **BOTTOM BELL** BK 0.01' + DRILL HOLE DK INVERT MAPLE ON-LINE & STONE BOUND VERTICAL GRANITE CURB PROPOSED No. 151-153 2ND & 3RD STORY EXISTING ADDITION No. 155 LIVERPOOL STREET 2 STORY BRICK EUPREMIO NIGRO, 1ST FLOOR = 16.96 No. 111-123 LIVERPOOL STREET TRUSTEE OF NIGRO REALTY TRUST BK 7317; PG 424 *ROOF PEAK = 42.18* BRUCE SHULMAN, TRUSTEE OF THE BOSTON INDUSTRIAL GROUP REALTY TRUST BK 33702, PG 128 ON-LINE REMNANTS OF PARTITION WALL PARCEL ID: 8,720±SF ON-LINE S49°36'22"W BK 0.15' (M) BK 0.05' (R) /109.00'/ OV 1.37' No. 122 LONDON STREET
N/F No. 124 LONDON STREET No. 126 LONDON STREET N/F No.120 MERIDIAN STREET No. 130 LONDON STREET JULIO CASTILLO & ANGELICA O. CASTILLO EUPREMIO NIGRO, LONDON STREET IGLESIA DEL DIOS VIVO, CONDOMINIUM TRUSTEE OF NIGRO REALTY TRUST CONDOMINIUM COLUMNA Y APOYO DE LA VERDAD LA LUZ DEL MUNDO CORP BK 42106 PG 1 BK 7914; PG 426 BK 36644 PG 219 BK 17477, PG 347 BK 34992 PG 288 REVIEWED BY: GCC DRAFTSMAN: JJH REFERENCES: SITE PLAN OF LAND PREPARED FOR: SITE PLAN 09/22/14 DEED: BK 43761; PG 258 CITY OF BOSTON CEDARWOOD DEVELOPMENT, LLC **BOSTON** ADDED UTILITIES & TOPO 10/01/14 LOCATED AT PLAN: BK 443; PG END FB 723; PGS 108-111 202 W BROADWAY 7223-A FB 822; PGS 108-111 PROPOSED CONDITIONS SOUTH BOSTON, MA 02127 12/09/14 SURVEY, INC. *151 LIVERPOOL* FB 794; PGS 40-41 UNIT C-4 SHIPWAYS PLACE CHARLESTOWN, MA. 02129 EAST BOSTON, MA FB 528; PGS 114-115, 126-127 SCALE: 1 INCH = 10 FEET (617) 242-1313 www.bostonsurveyinc.com FILE # 14-00705 - 10/01/14 JOB # 14-00705

109'-10 1/4" 12' OVERHEAD 12' OVERHEAD DOOR DOOR LOBBY OUT 35 SPRINKLER ROOM 32 MACHINE ROOM 7-8 Dy All GARAGE 35 PARKING SPACES 9-10 1.45 SPACES / UNIT 8,763 SF (D) 11-12 ◆ STACKED PARKING ► 19-20 21-22 23-24 MECHANICAL ROOM

PROPOSED GARAGE FLOOR PLAN
Scale: 1/8" = 1'-0"

151 Liverpool Street

East Boston, MA 02128

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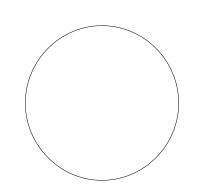
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BRA Article 80 Review

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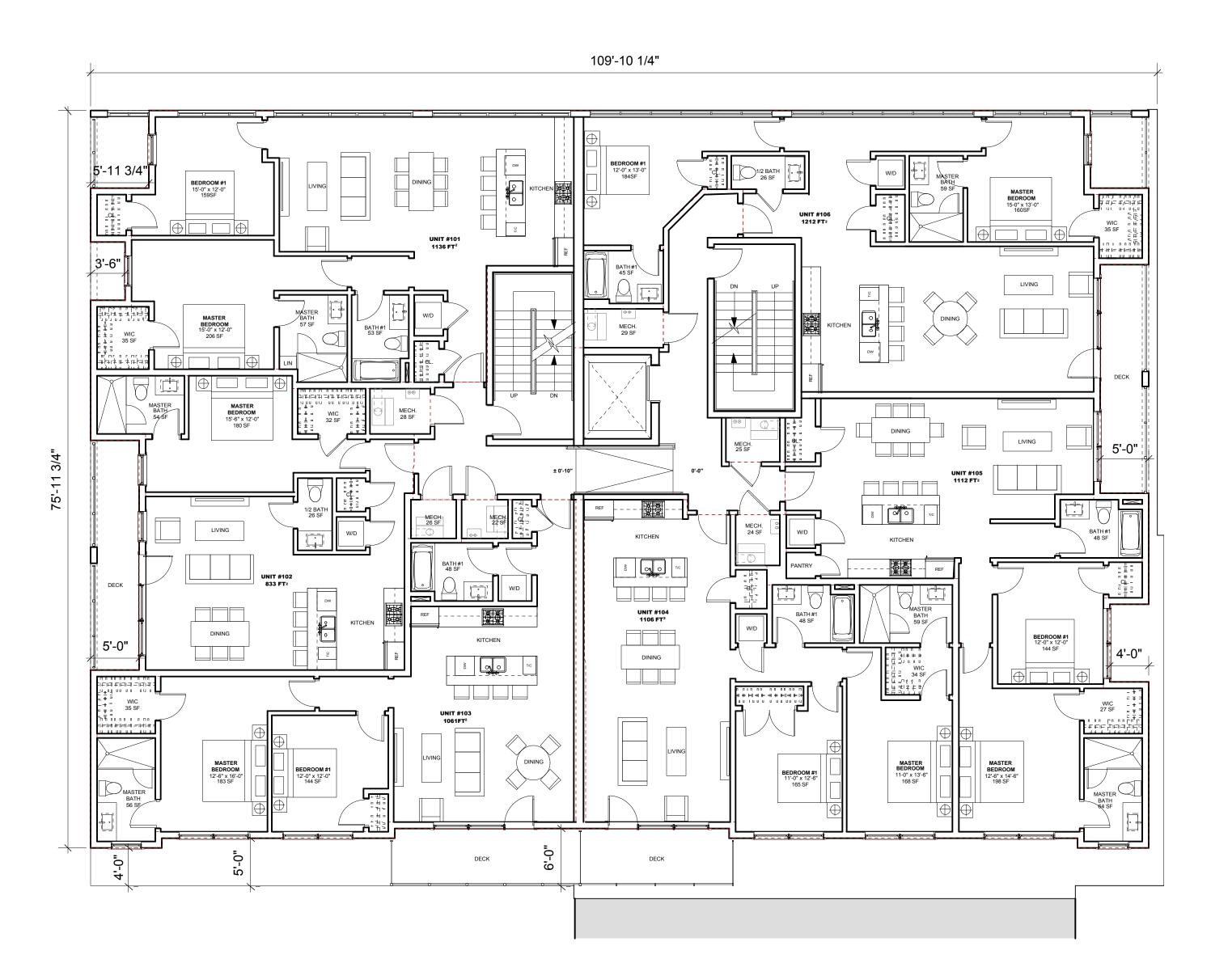
Job # 1428

<u>Drawn by</u> J.C.J Ckd by CFD

Date 02.19.2015

Revisions

PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

PROPOSED UNIT SUMMARY

Living Area	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
UNIT 101 (2 BR)	1136 SF			
UNIT 102 (1 BR)	833 SF			
UNIT 103 (2 BR)	1061 SF			
UNIT 104 (2 BR)	1106 SF			
UNIT 105 (2 BR)	1112 SF			
UNIT 106 (2 BR)	1212 SF			
UNIT 201 (2 BR)		1136 SF		
UNIT 202 (1 BR)		833 SF		
UNIT 203 (2 BR)		1061 SF		
UNIT 204 (2 BR)		1106 SF		
UNIT 205 (2 BR)		1112 SF		
UNIT 206 (2 BR)		1212 SF		
UNIT 301 (2 BR)			1136 SF	
UNIT 302 (1 BR)			833 SF	
UNIT 303 (2 BR)			1061 SF	
UNIT 304 (2 BR)			1106 SF	
UNIT 305 (2 BR)			1112 SF	
UNIT 306 (2 BR)			1212 SF	
UNIT 401 (2 BR)				1136 SF
UNIT 402 (1 BR)				833 SF
UNIT 403 (2 BR)				1061 SF
UNIT 404 (2 BR)				1106 SF
UNIT 405 (2 BR)				1112 SF
UNIT 406 (2 BR)				1212 SF
Circulation - Subtotal Circulation - Total	839 SF	839 SF	839 SF	839 SF 3,356 SF
Living Area - Subtotal Living Area - Total	6,460 SF	6,460 SF	6,460 SF	6,460 SF 25,840 SF
TOTAL AREA				29,196 SF

1 BR Units: 4 2BR Units: 20 TOTAL UNITS: 24

151 Liverpool Street

East Boston, MA 02128

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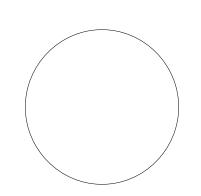
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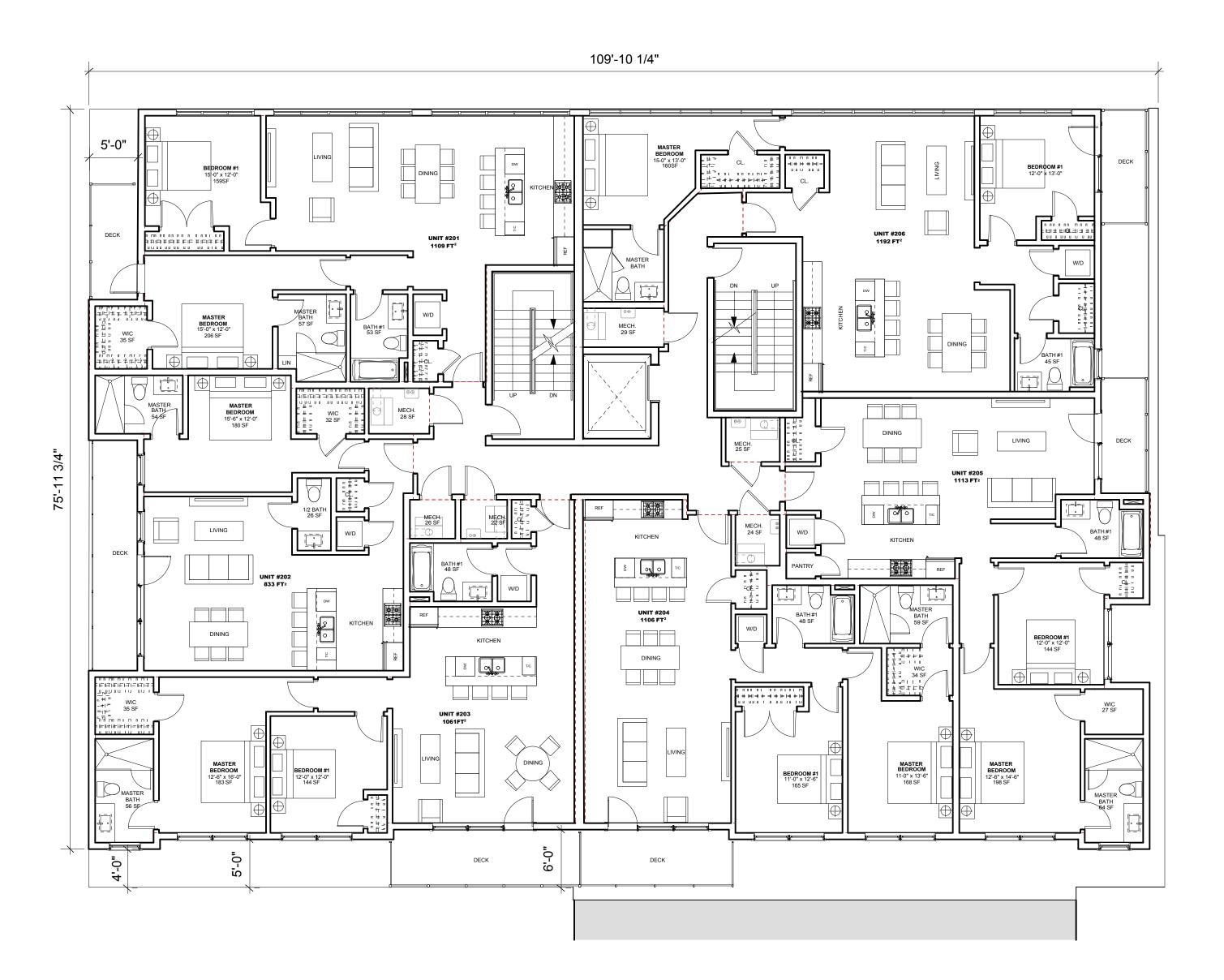
Drawn by J.C.J Ckd by CFD

Date 02.19.2015

Revisions

Revisions

PROPOSED FIRST FLOOR PLAN



1 TYPICAL SECOND, THIRD & FOURTH FLOOR PLAN
Scale: 1/8" = 1'-0"

PROPOSED UNIT SUMMARY

Living Area	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOI
UNIT 101 (2 BR)	1136 SF			
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UNIT 202 (1 BR)		833 SF		
UNIT 203 (2 BR)		1061 SF		
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UNIT 205 (2 BR)		1112 SF		
UNIT 206 (2 BR)		1212 SF		
UNIT 301 (2 BR)			1136 SF	
UNIT 302 (1 BR)			833 SF	
UNIT 303 (2 BR)			1061 SF	
UNIT 304 (2 BR)			1106 SF	
UNIT 305 (2 BR)			1112 SF	
UNIT 306 (2 BR)			1212 SF	
UNIT 401 (2 BR)				1136 SF
UNIT 402 (1 BR)				833 SF
UNIT 403 (2 BR)				1061 SF
UNIT 404 (2 BR)				1106 SF
UNIT 405 (2 BR)				1112 SF
UNIT 406 (2 BR)				1212 SF
Circulation - Subtotal Circulation - Total	839 SF	839 SF	839 SF	839 SF 3,356 SF
Living Area - Subtotal Living Area - Total	6,460 SF	6,460 SF	6,460 SF	6,460 SF 25,840 SF
TOTAL AREA				29,196 SF

1 BR Units: 4 2BR Units: 20 TOTAL UNITS: 24

151 Liverpool Street

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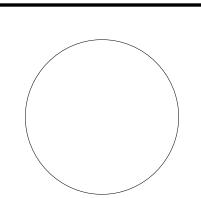
THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:

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Job # 1428

Drawn by J.C.J Ckd by CFD

Date 02.19.2015

Revisions



TYPICAL SECOND,
THIRD & FOURTH
FLOOR PLAN

ROOF DECK ESS TY

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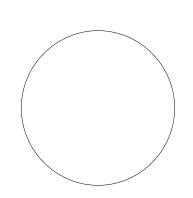
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Job # 142

Drawn by J.C.J Ckd by CFD

Date 02.19.2015

Revisio

ROOF PLAN



151 Liverpool Street

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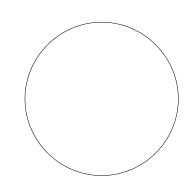
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Revisions

PROPOSED ELEVATIONS

A-3.1

