

# 151 LIVERPOOL STREET

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX

151 LIVERPOOL STREET  
EAST BOSTON, MA  
ZONING REVIEW

ITEM	
ZONING DISTRICT	EAST BOSTON NEIGHBORHOOD DISTRICT CC, ARTICLE 53
EXISTING USE	
PROPOSED USE	36 RESIDENTIAL UNITS
LOT SIZE	8,720 ± S.F.

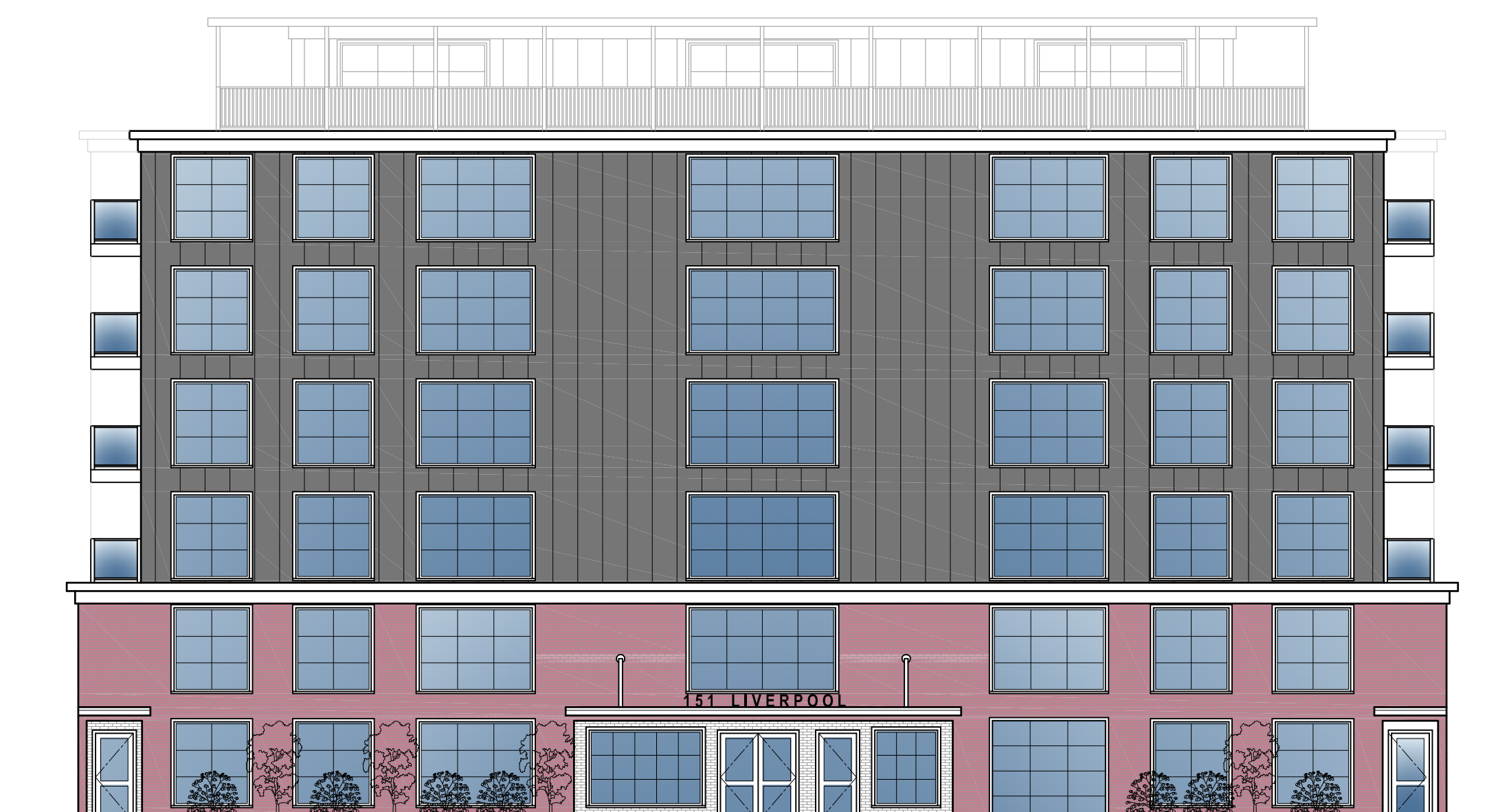
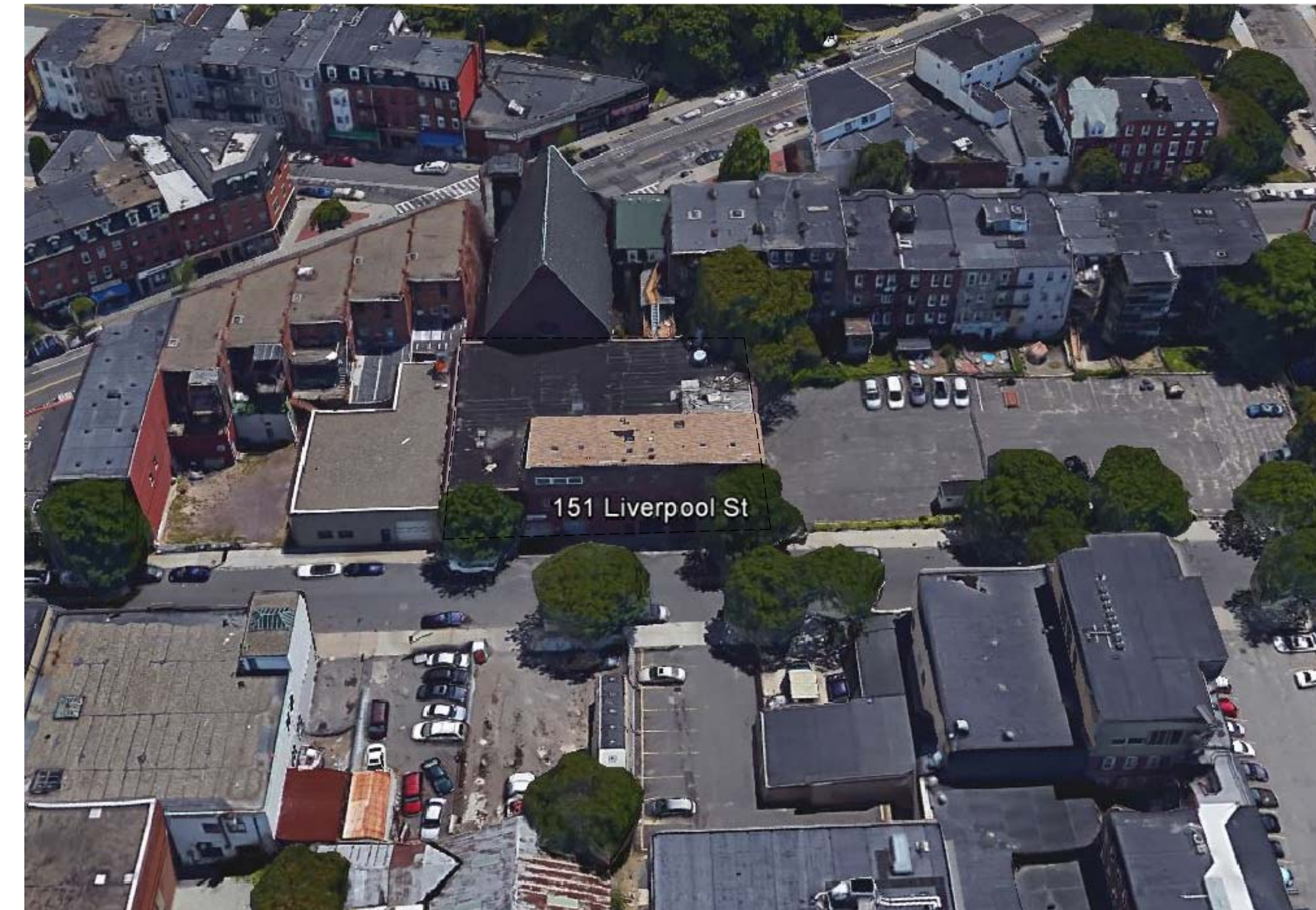
## DIMENSIONAL REGULATIONS

ITEM	REQUIRED	PROJECT AS-APPROVED	PROPOSED
MIN. LOT SIZE	NONE	8,720 ± S.F.	8,720 ± S.F.
MIN. LOT WIDTH	NONE	109' ±	109' ±
MIN. LOT FRONTAGE	NONE	109' ±	109' ±
MAX. FLOOR AREA RATIO	1.0	2.96 (25,811 ± SQ. FT.)	4.45 (38,782 ± Sq. Ft.)
MAX. BUILDING HEIGHT	35'	58' ±	55' ± / 64' ±
MIN. USABLE OPEN SPACE	50 SQ. FT. PER UNIT	100 S.F. ± PER UNIT	154 S.F. ± PER UNIT (5,544 SQ. FT.)
MIN. FRONT YARD	NONE	0' ±	2' ±
MIN. SIDE YARD	NONE	0' ±	0' ±
MIN. REAR YARD	20'	0' ±	0' ±

## PARKING REQUIREMENTS

10+ UNITS :	2 SPACES PER UNIT	1.5 SPACE PER UNIT	1 SPACE PER UNIT (36 SPACES)
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UNIT BEDROOM BREAKDOWN		
1 BEDROOM	6 UNITS	(605 SQ. FT. - 606 SQ. FT.)
2 BEDROOM	28 UNITS	(880 SQ. FT. - 1,181 SQ. FT.)
3 BEDROOM	2 UNITS	(1,181 SQ. FT.)
TOTAL:	36 UNITS	



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City Point Liverpool, LLC  
151 Liverpool Street  
East Boston, MA 02128

PROJECT #  
15-172  
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SCALE:  
NONE  
DRAWN BY:  
CD  
CHECKED BY:  
R.P.B.

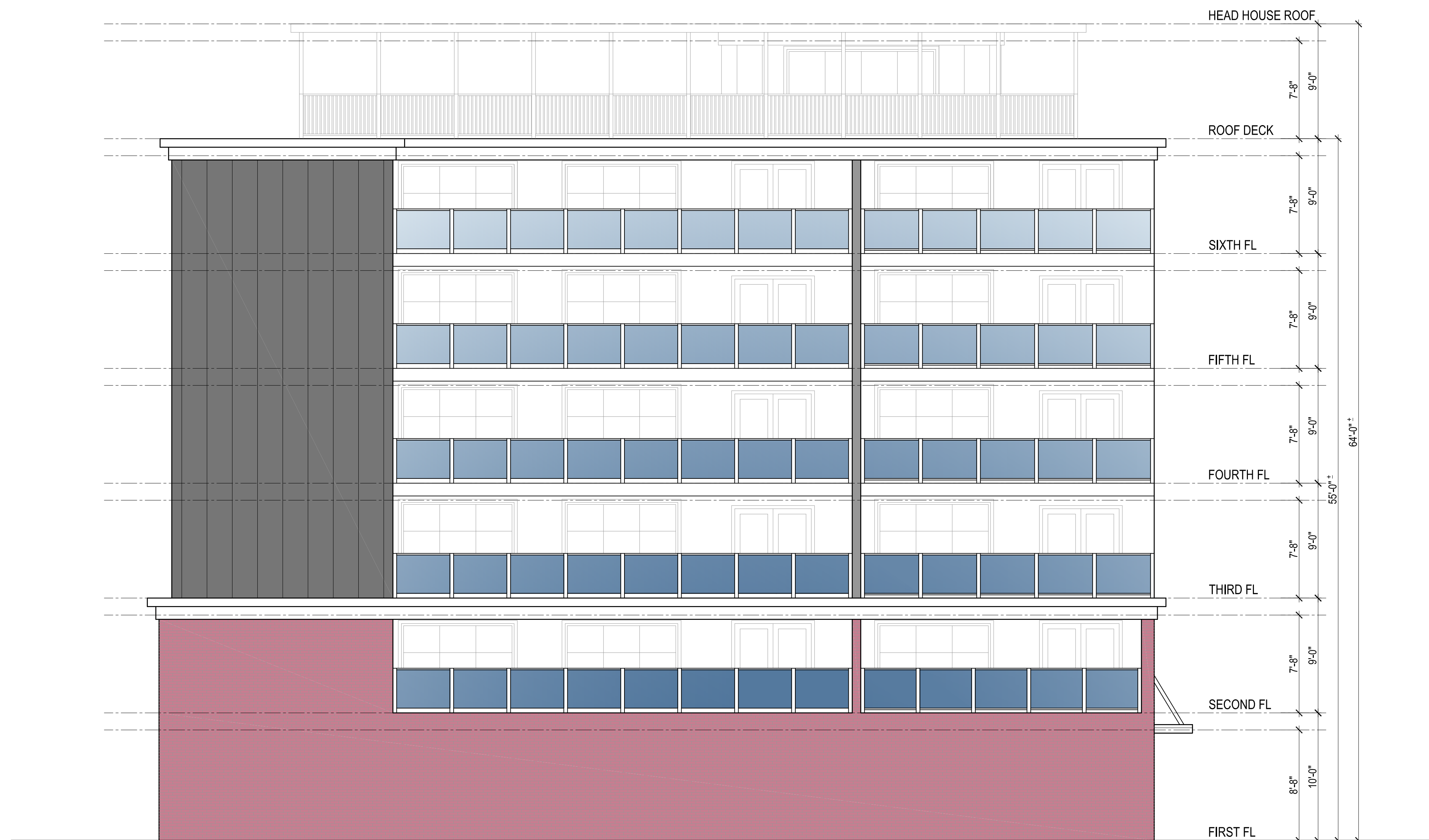
ZONING SHEET

1

**GENERAL NOTE:**  
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



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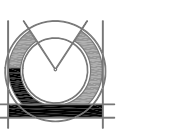


ELEVATION 4

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3/16" = 1'-0"

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PROPOSED ELEVATION

**A12**

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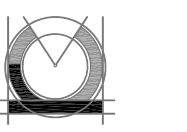


ELEVATION 3

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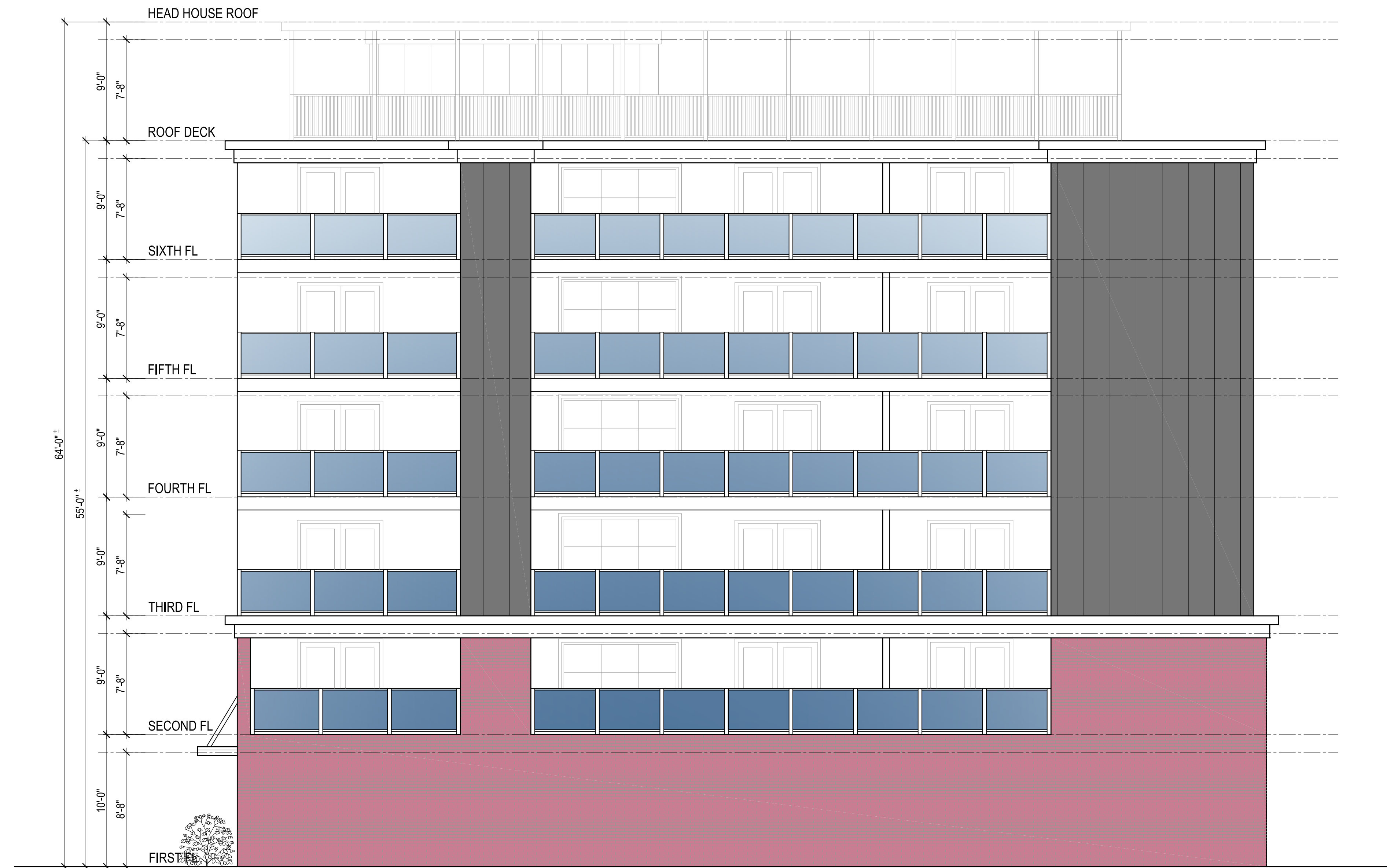
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PROPOSED ELEVATION

**A11**

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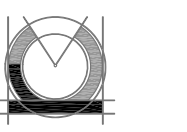


ELEVATION 2

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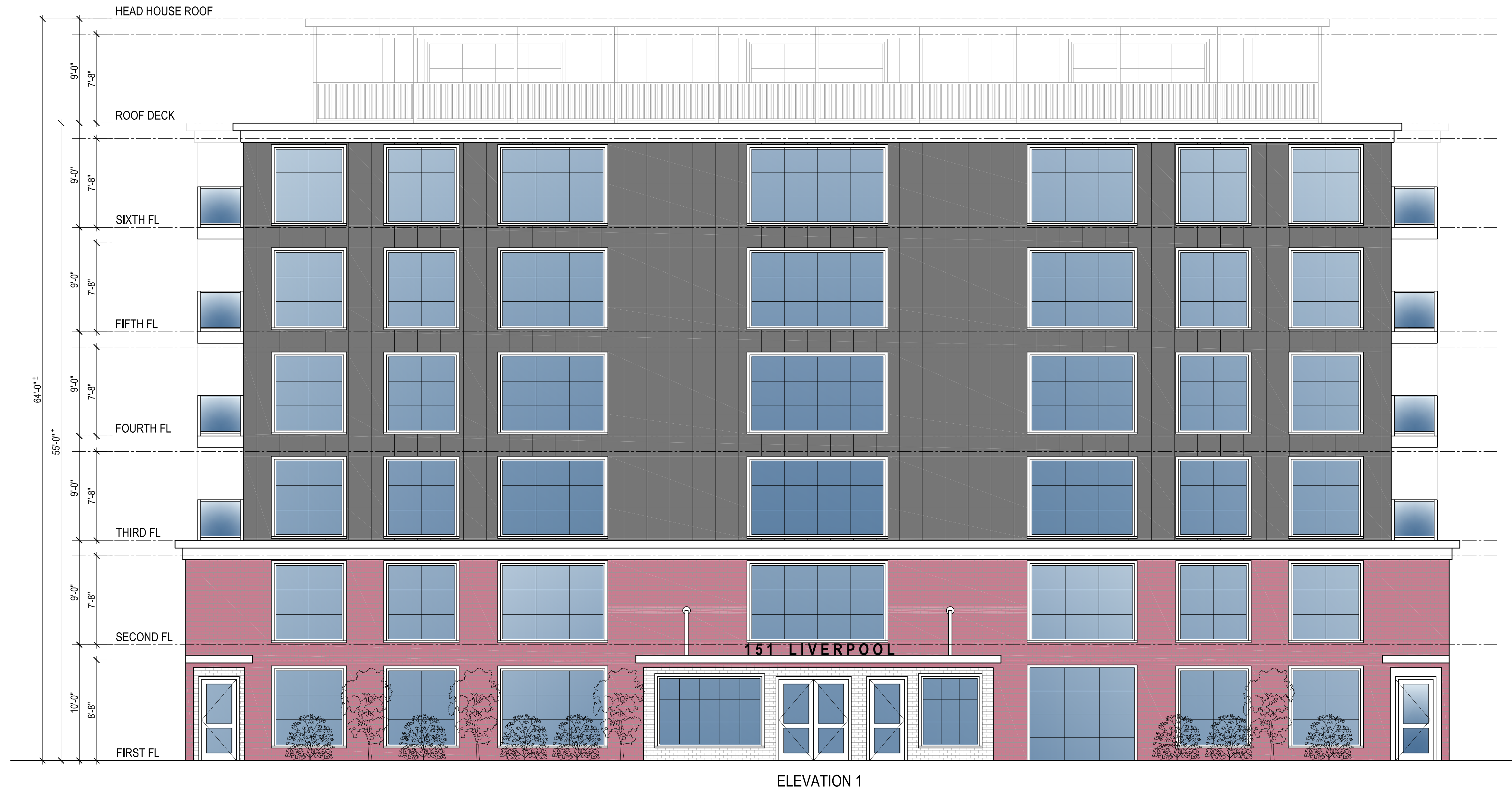
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PROPOSED ELEVATION

**A10**

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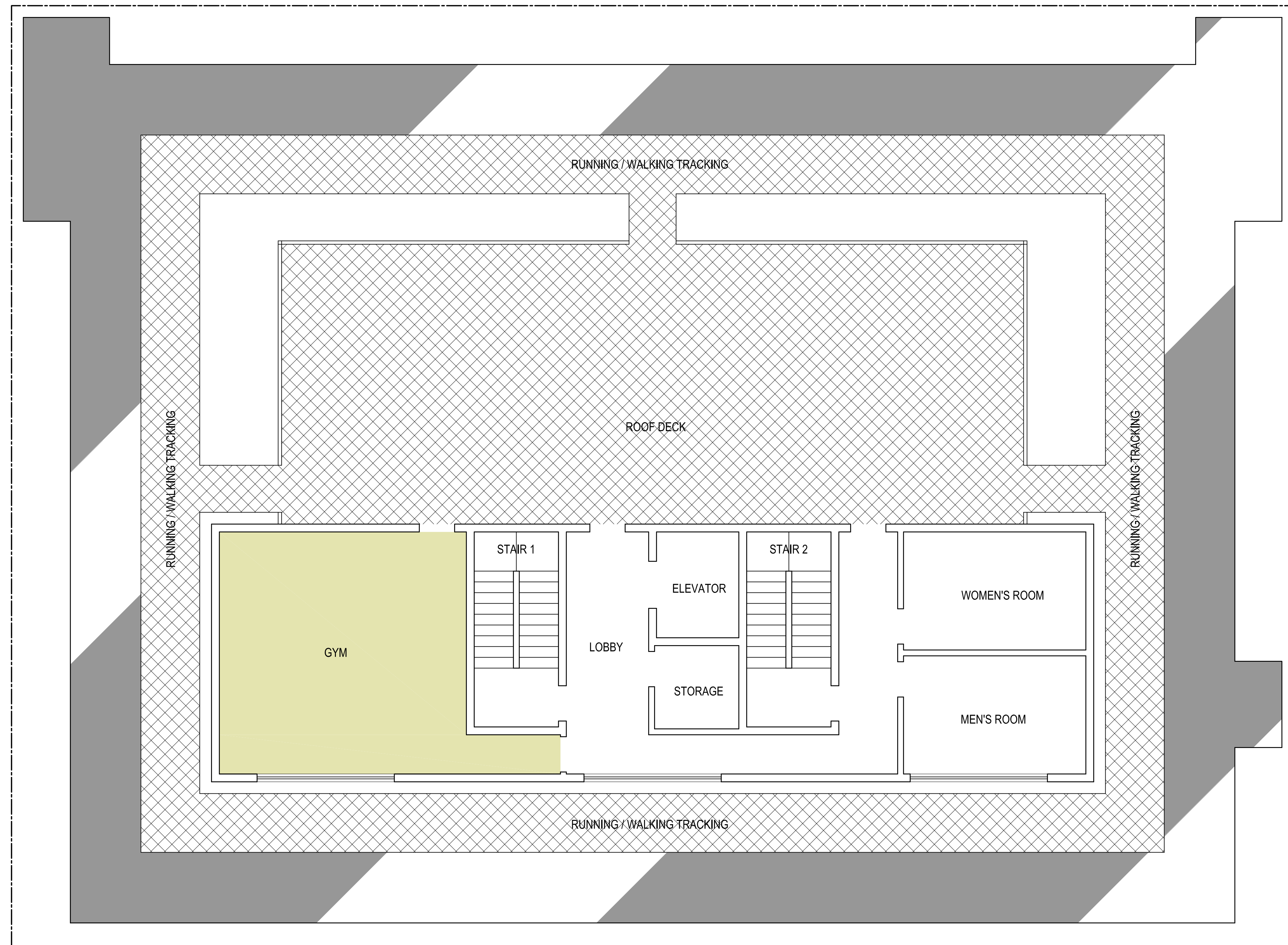
PROPOSED ELEVATION

A9

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ROOF DECK PLAN

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 415 Newport Ave.  
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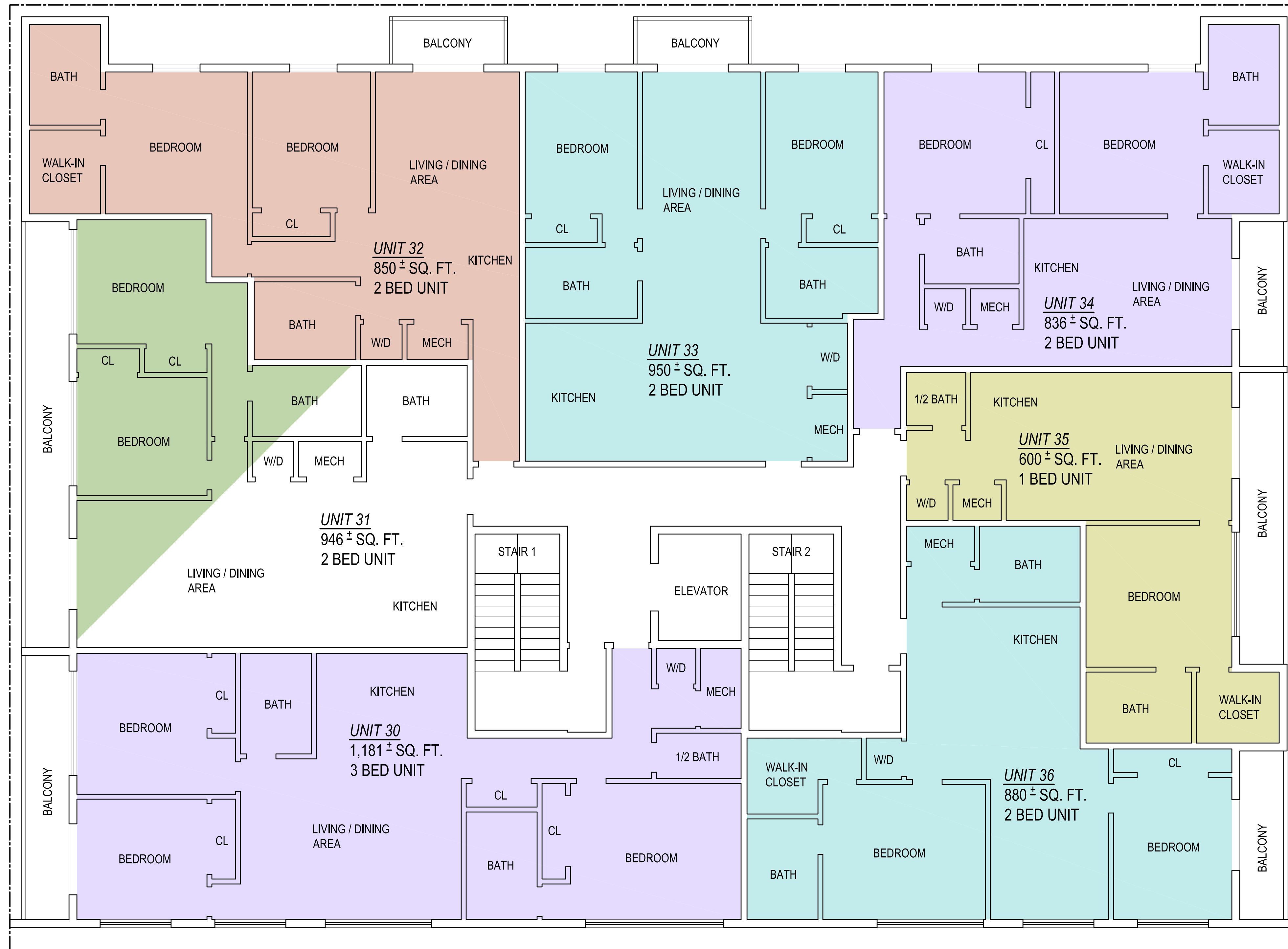
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PROPOSED ROOF PLAN

**A8**

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SIXTH FLOOR PLAN

**RCA, LLC**  
 Telephone: 617-282-4926  
 Fax: 617-282-1888  
 415 Newport Ave.  
 Boston, Massachusetts 02122  
 www.rca-llc.com

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 151 Liverpool Street  
 East Boston, MA 02128

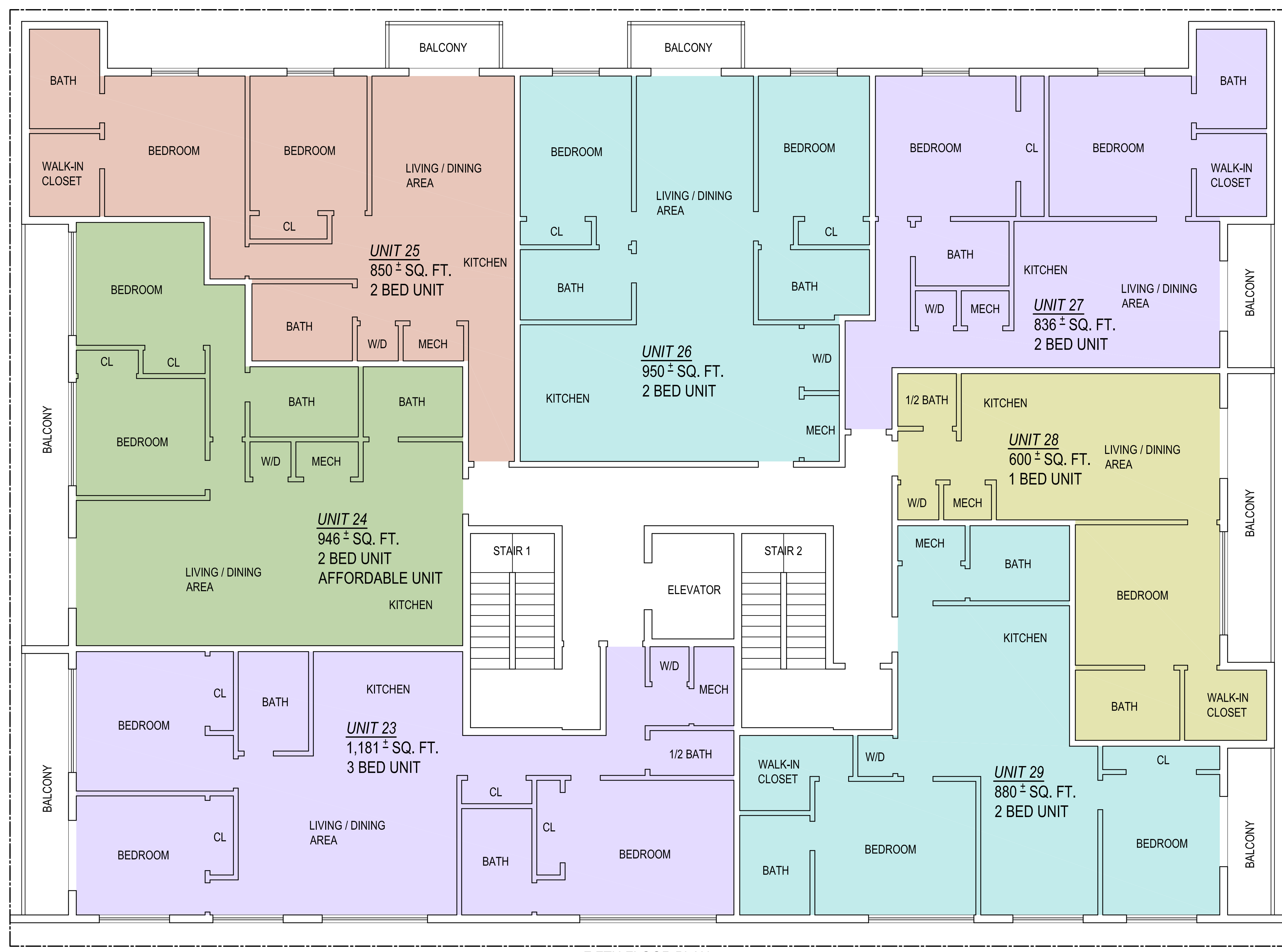
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PROPOSED FLOOR PLAN

A7

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FIFTH FLOOR PLAN

**RCA, LLC**  
 415 Newport Ave.  
 Brewster, Massachusetts 01939  
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 Fax: 617-252-1898  
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City Point Liverpool, LLC  
 151 Liverpool Street  
 East Boston, MA 02128

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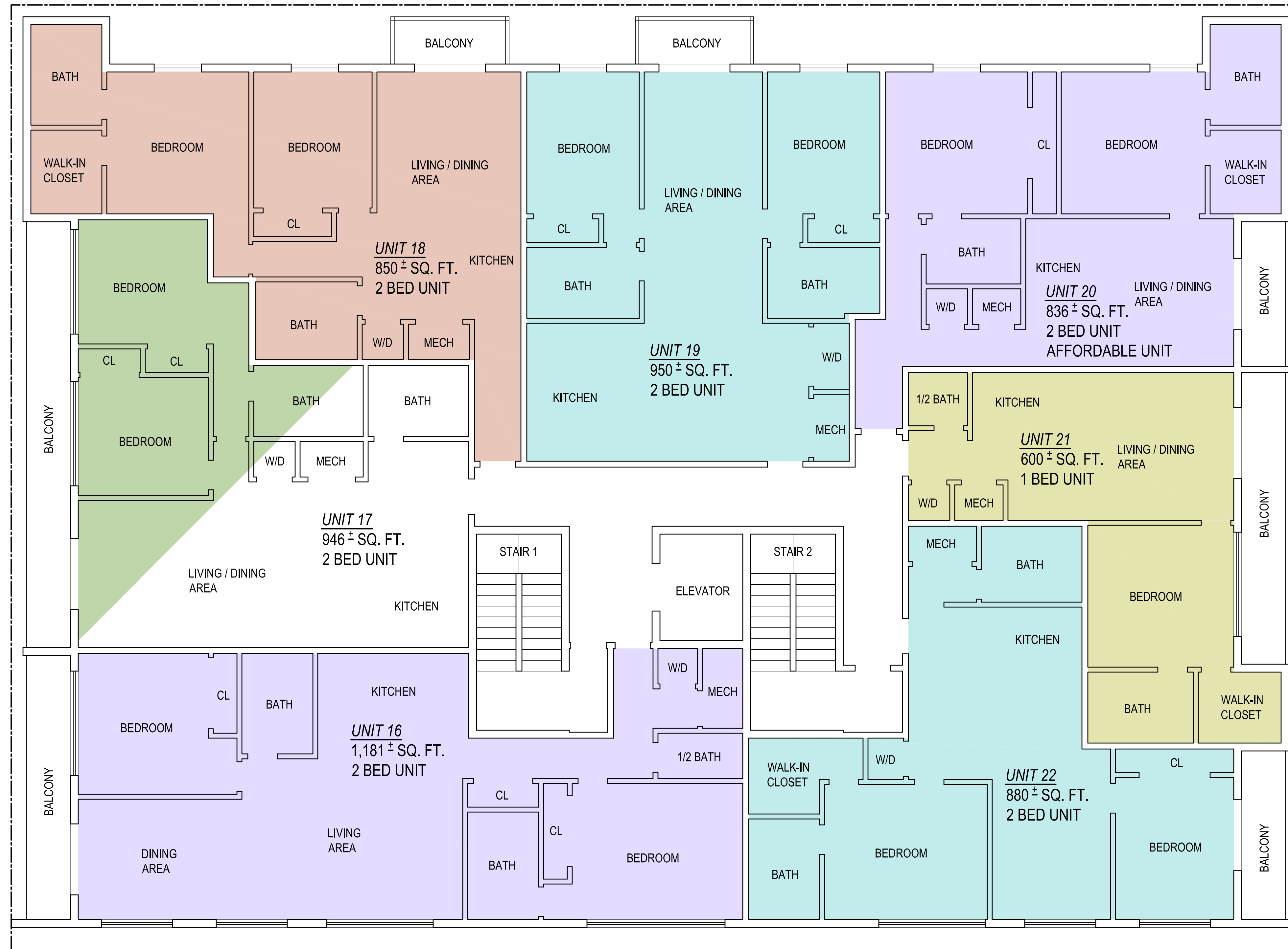
PROPOSED FLOOR PLAN

A6

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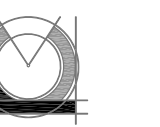


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FOURTH FLOOR PLAN

**RCA, LLC**



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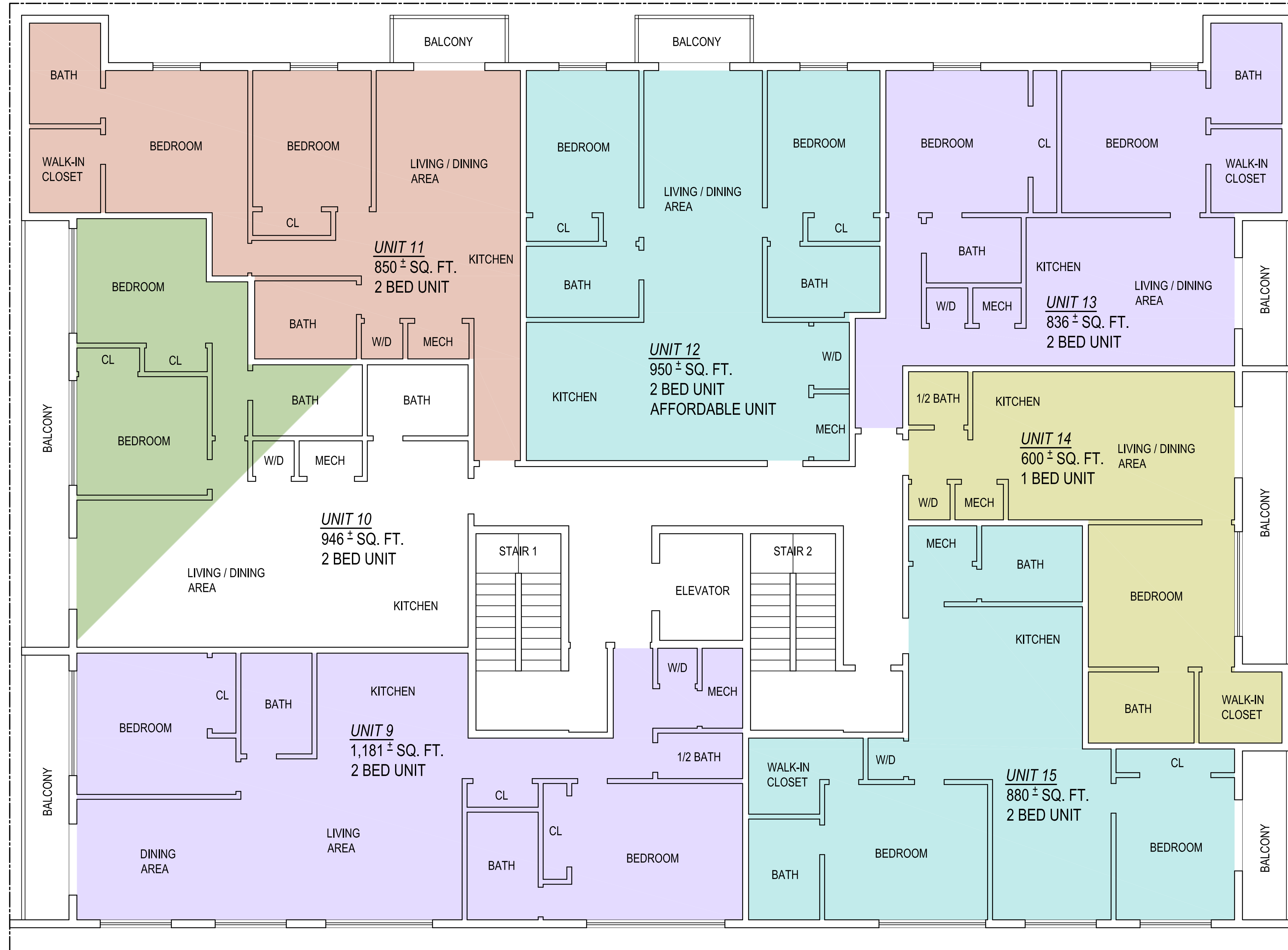
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PROPOSED FLOOR PLAN

A5

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THIRD FLOOR PLAN

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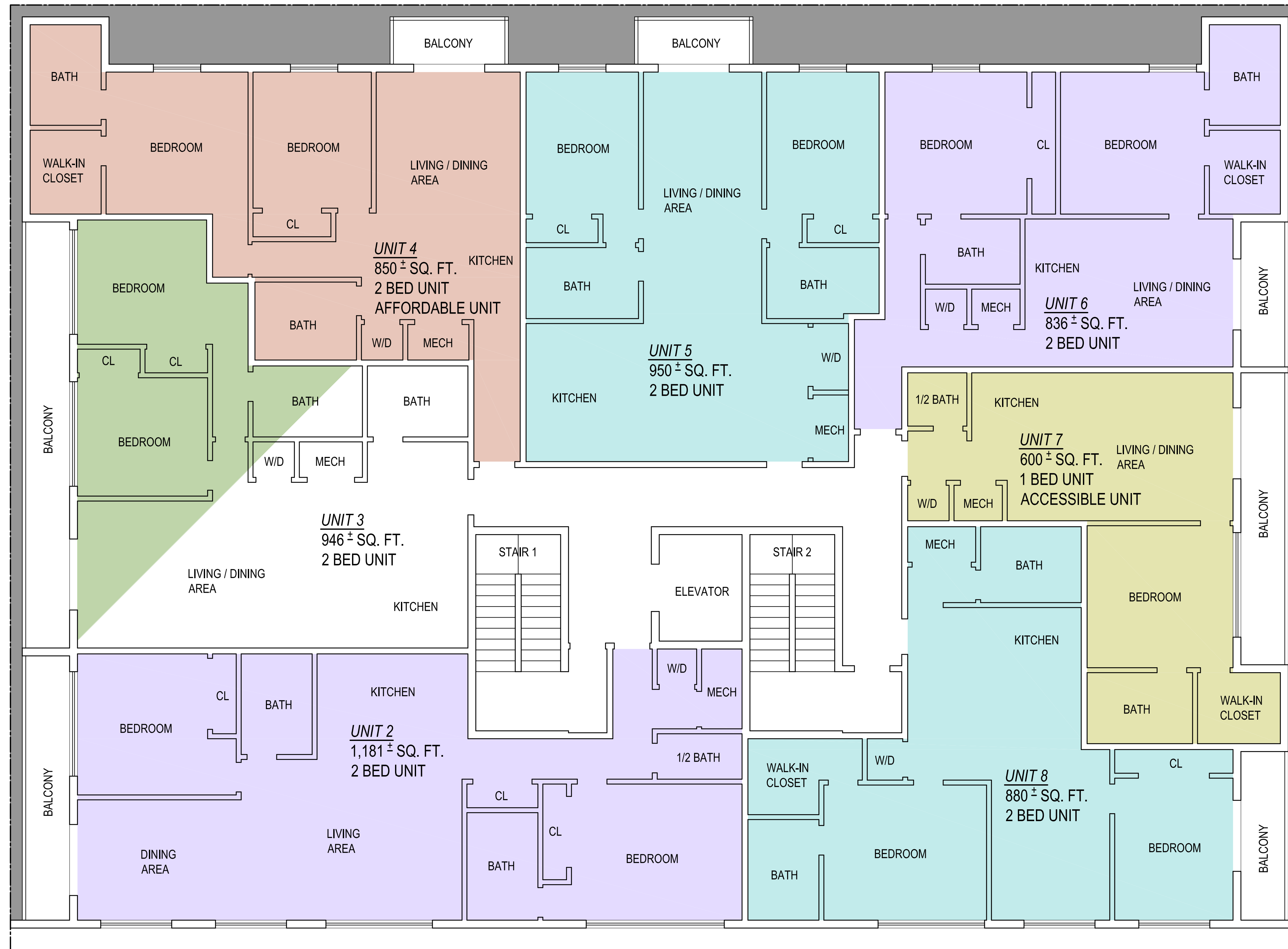
PROPOSED FLOOR PLAN

A4

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SECOND FLOOR PLAN

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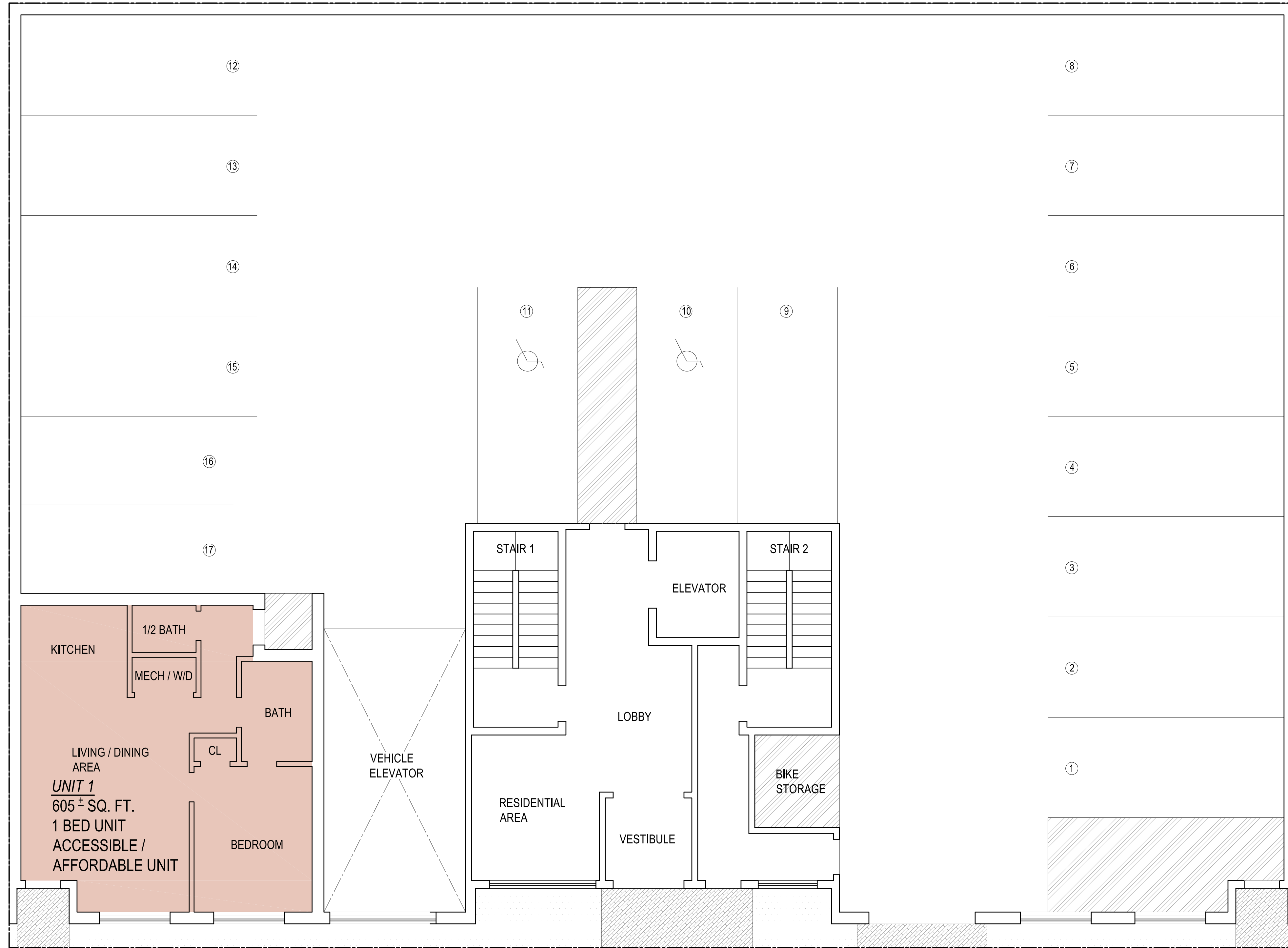
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CD  
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R.P.B.

PROPOSED FLOOR PLAN

A3

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[info@rca-llc.com](mailto:info@rca-llc.com)

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FIRST FLOOR PLAN

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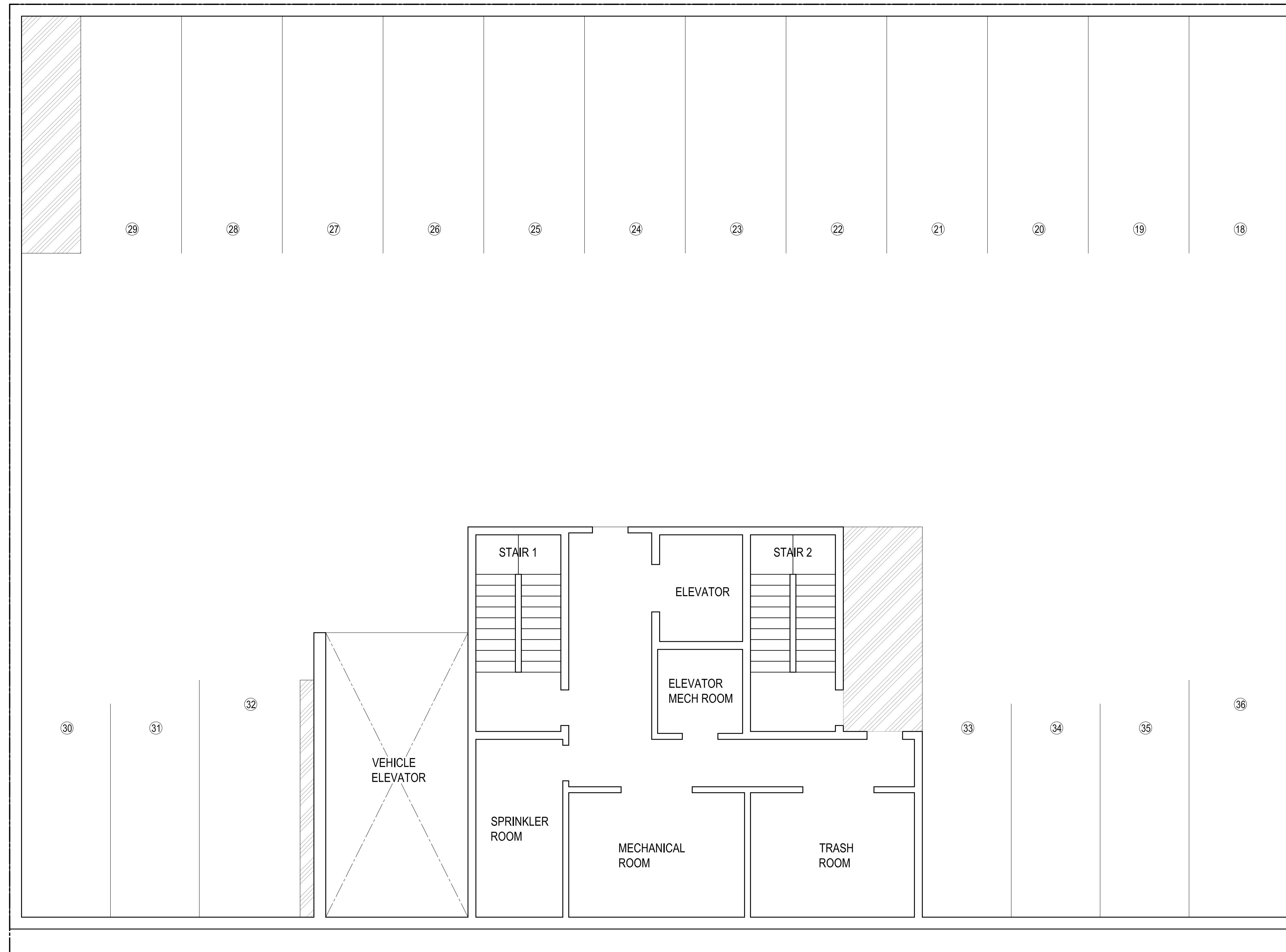
PROPOSED FLOOR PLAN

A2

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BASEMENT PLAN

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PROPOSED FLOOR PLAN

A1

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