

# 474 BEACON STREET

BOSTON, MA 02115

FRONT BAY, LLC

## BACK BAY ARCHITECTURAL COMMISSION

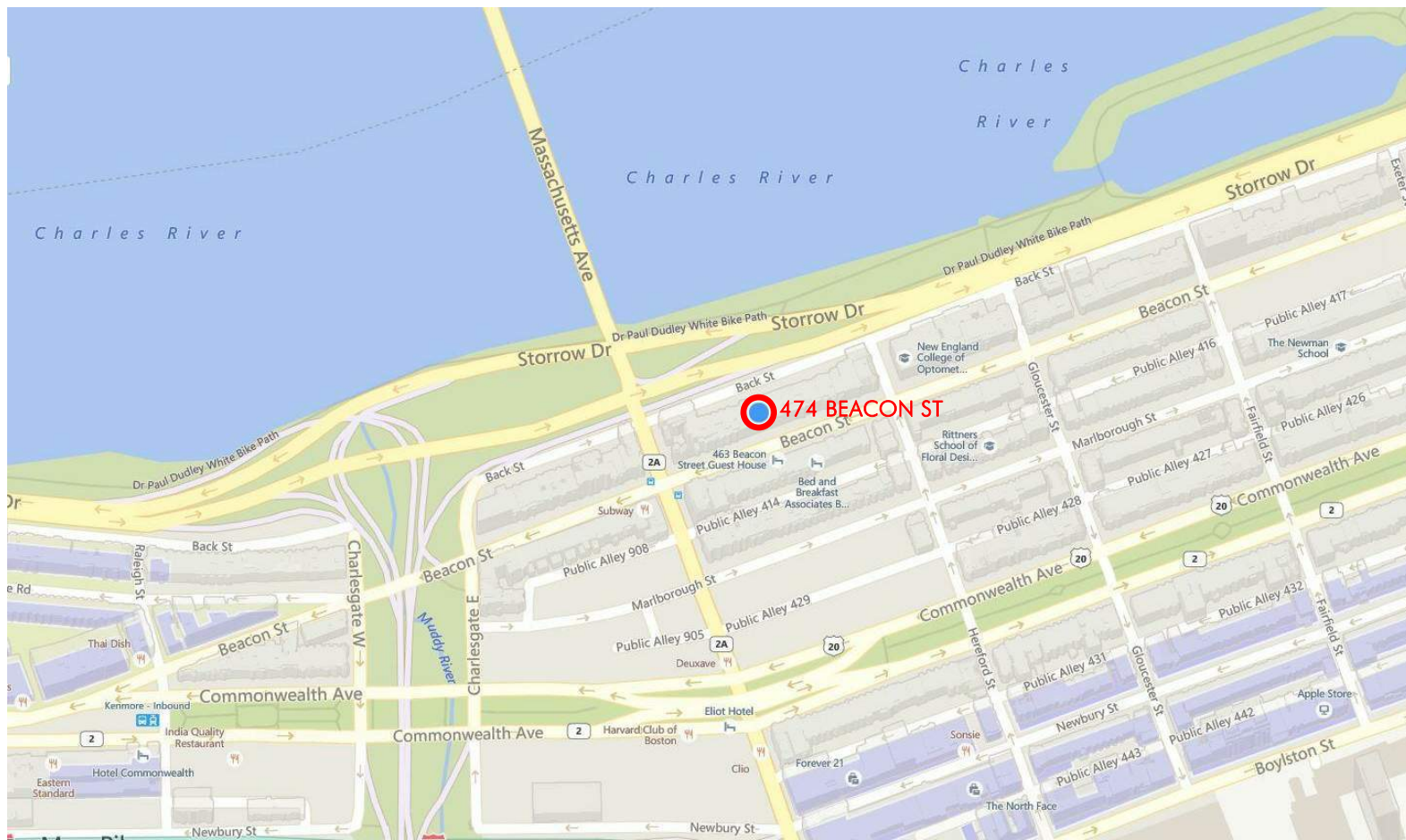
DECEMBER 19, 2016



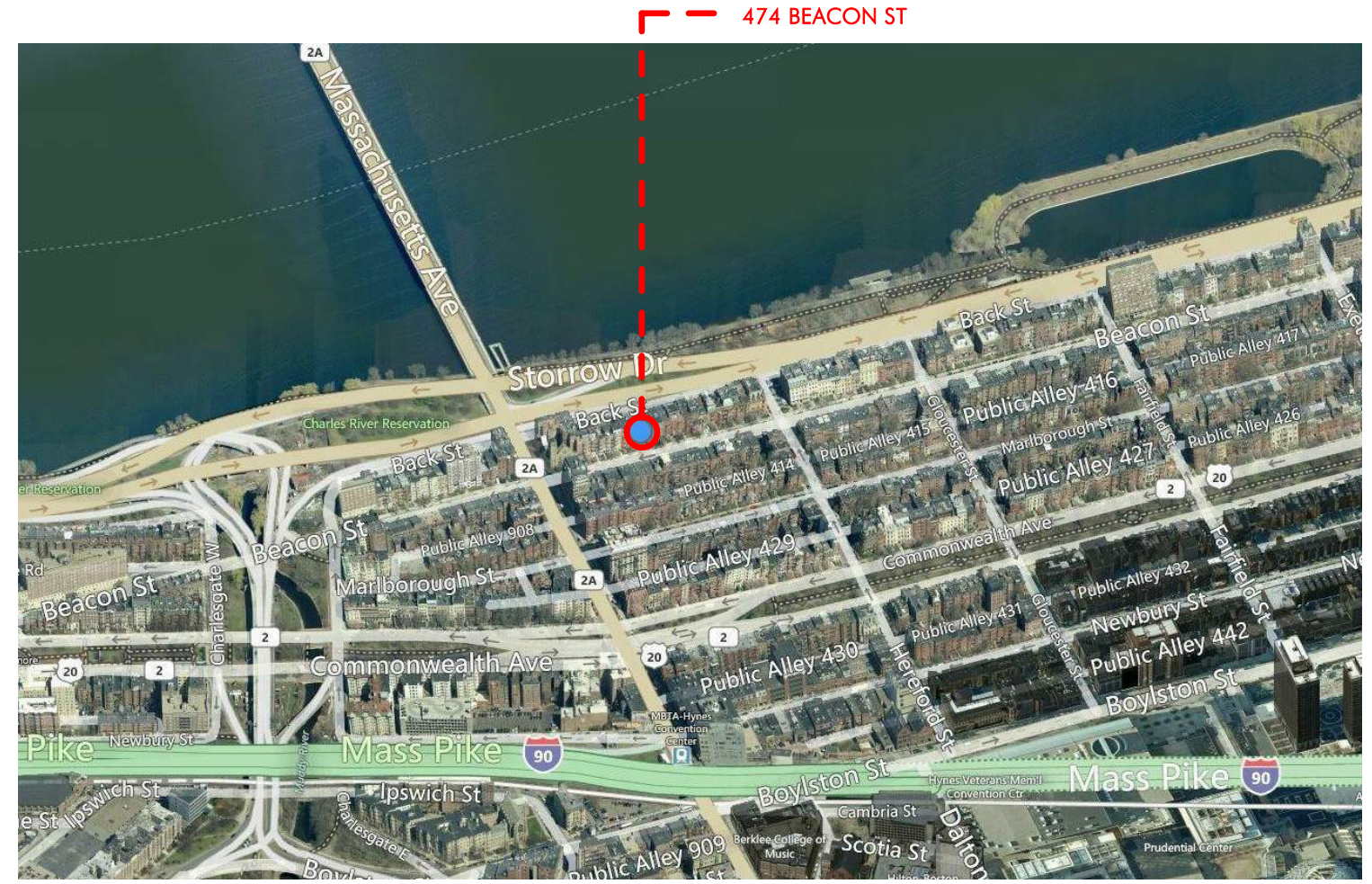
### SHEET LIST

- COVER
- 1. SITE LOCATION
- 2. NEIGHBORHOOD CONTEXT
- 3. 466-486 BEACON STREET
- 4. BUILDING ELEVATIONS - BEACON STREET
- 5. BACK STREET PHOTOGRAPH
- 6. BUILDING ELEVATIONS - BACK STREET
- 7. CURRENT CONSTRUCTION PHOTOS - 474 BEACON GARAGE EXTENSION
- 8. BUILDING ELEVATIONS - BACK STREET
- 9. PROPOSED REAR GARAGE - PROPOSED ELEVATION
- 10. PROPOSED REAR GARAGE - ROOF DECK PLAN
- 11. PROPOSED REAR GARAGE - TOWARDS 472 BEACON
- 12. PROPOSED REAR GARAGE - TOWARDS 476 BEACON
- 13. NEW GUARDRAIL DETAILS AT 474 BEACON DECK
- 14. PREVIOUSLY APPROVED BRICK PARAPET VS PROPOSED METAL GUARDRAIL

**EMBARC** STUDIO  
ARCHITECTURE + DESIGN



AERIAL



BIRDS EYE

474 BEACON ST

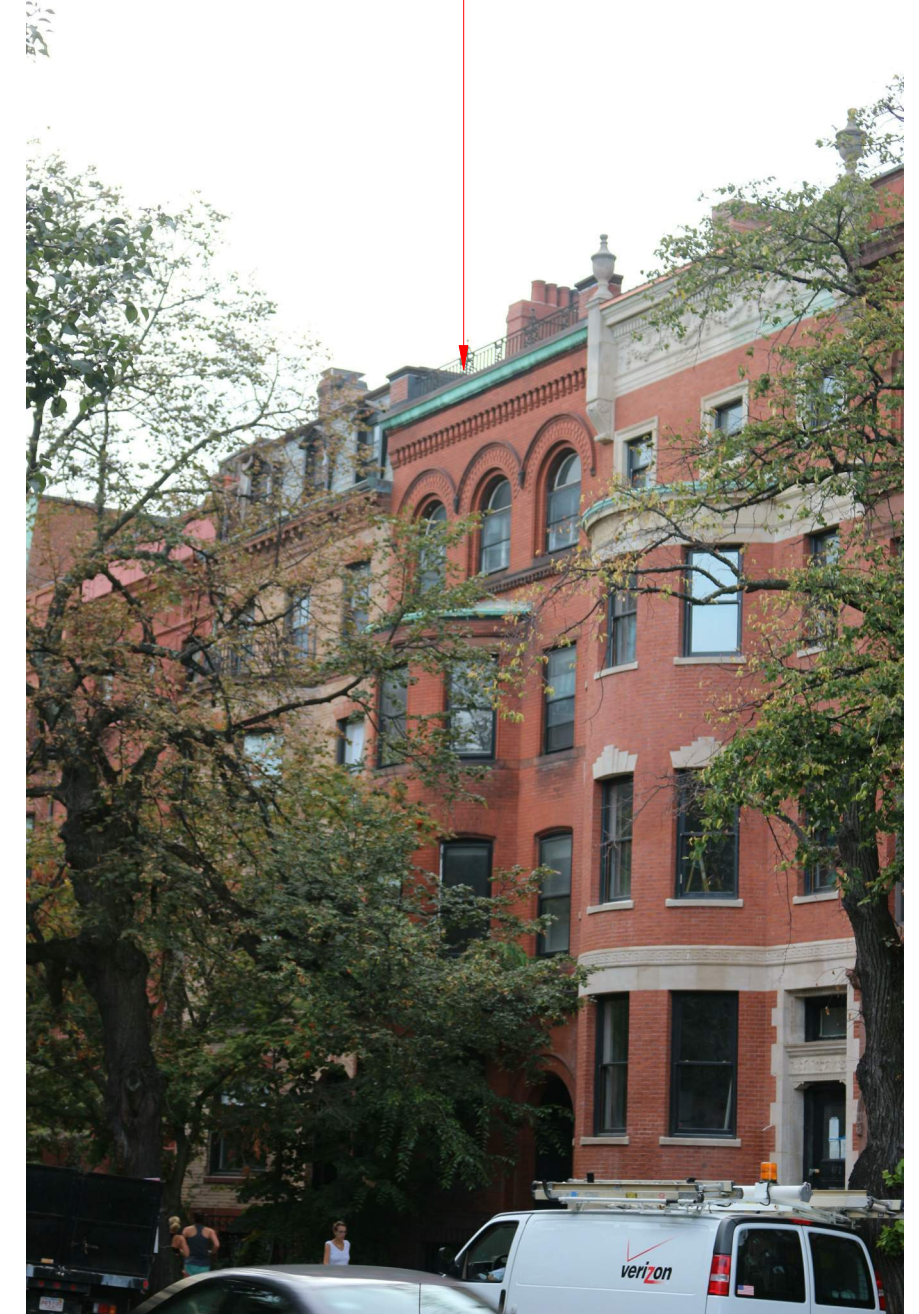


ABUTTING PROPERTY - 476 BEACON STREET



474 BEACON STREET

474 BEACON ST



BEACON STREET FACING WEST





NO PROPOSED WORK TO THIS ELEVATION;  
ELEVATION SHOWN FOR CONTEXT ONLY

474 BEACON STREET





EXISTING CONDITIONS AT REAR PARKING WITH 472 BEACON CONSTRUCTION UNDERWAY



EXISTING CONDITIONS AT REAR PARKING ADJACENT GARAGE EXTENSIONS CONSTRUCTED



REAR GARAGE WITH ROOFTOP DECK AT 476 BEACON



REAR GARAGE WITH ROOFTOP DECK AT 480 BEACON

PINK DASHED LINE INDICATES APPROX. HEIGHT OF PARAPET PREVIOUSLY APPROVED BY THE BBAC. (NOTE: APPROVED WALL IS 30" ABOVE THE NEIGHBOR'S WALL ON THE 476 SIDE)

RED LINES INDICATE REVISED TOP OF BLOCK HEIGHT (NOTE: FINAL STONE CAP TO FINISH WALL IS PROPOSED TO BE ROUGHLY 4" HIGHER THAN THAT OF THE 476 NEIGHBOR'S CAP)

REVISED WALL HEIGHT WILL NOW BE LOWER THAN ABUTTER LOCATED AT 472



GARAGE CONSTRUCTION AS VIEWED FROM BACK STREET



GARAGE CONSTRUCTION AS VIEWED FROM BUILDING'S SECOND FLOOR





472 BEACON STREET GARAGE  
AND RAILING, CURRENTLY  
UNDER CONSTRUCTION

**DESIGN PREVIOUSLY  
APPROVED BY BBAC**

24' - 0"  
472 BEACON

25' - 0"  
474 BEACON

26' - 0"  
476 BEACON



472 BEACON STREET GARAGE AND RAILING

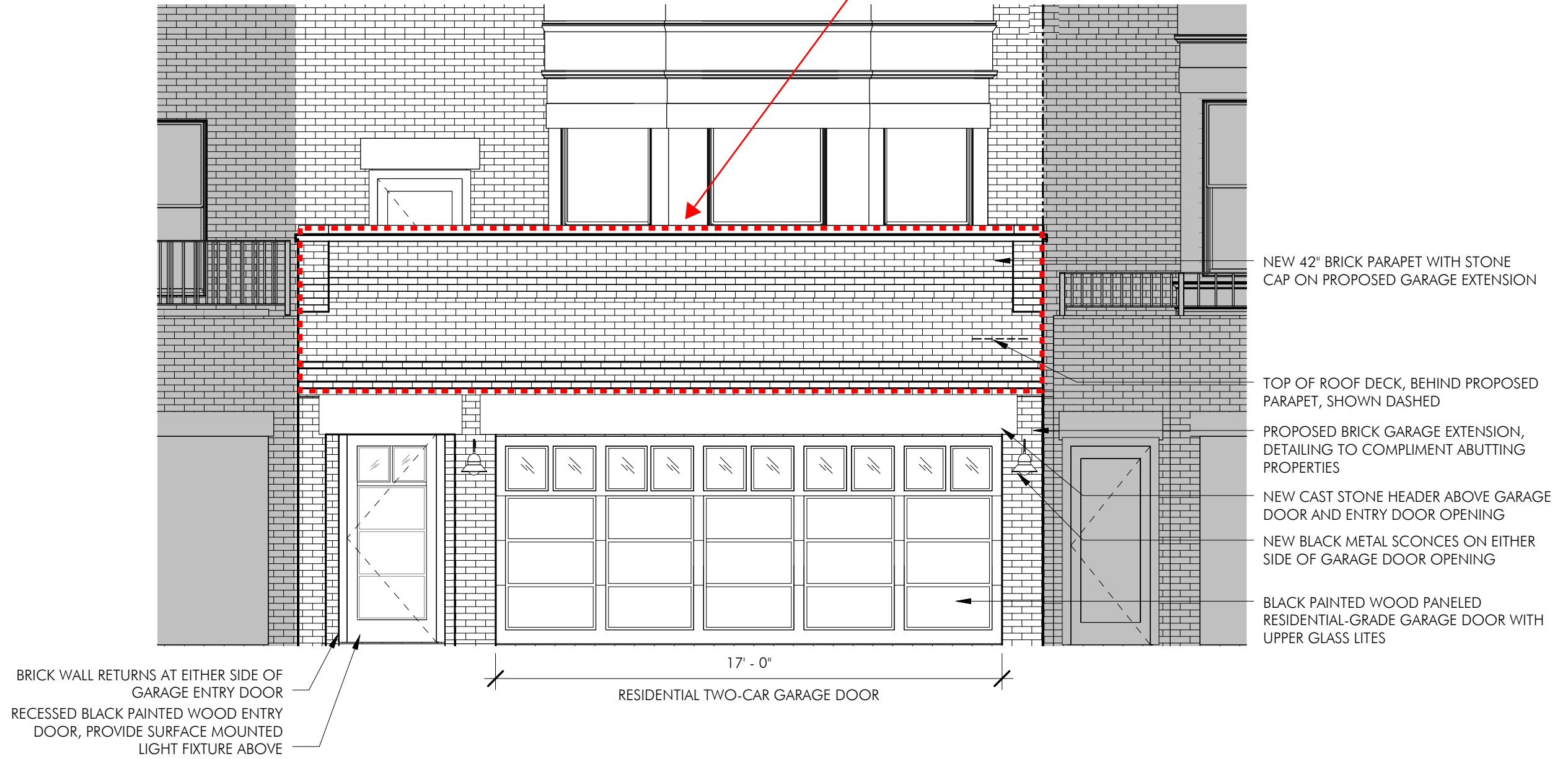
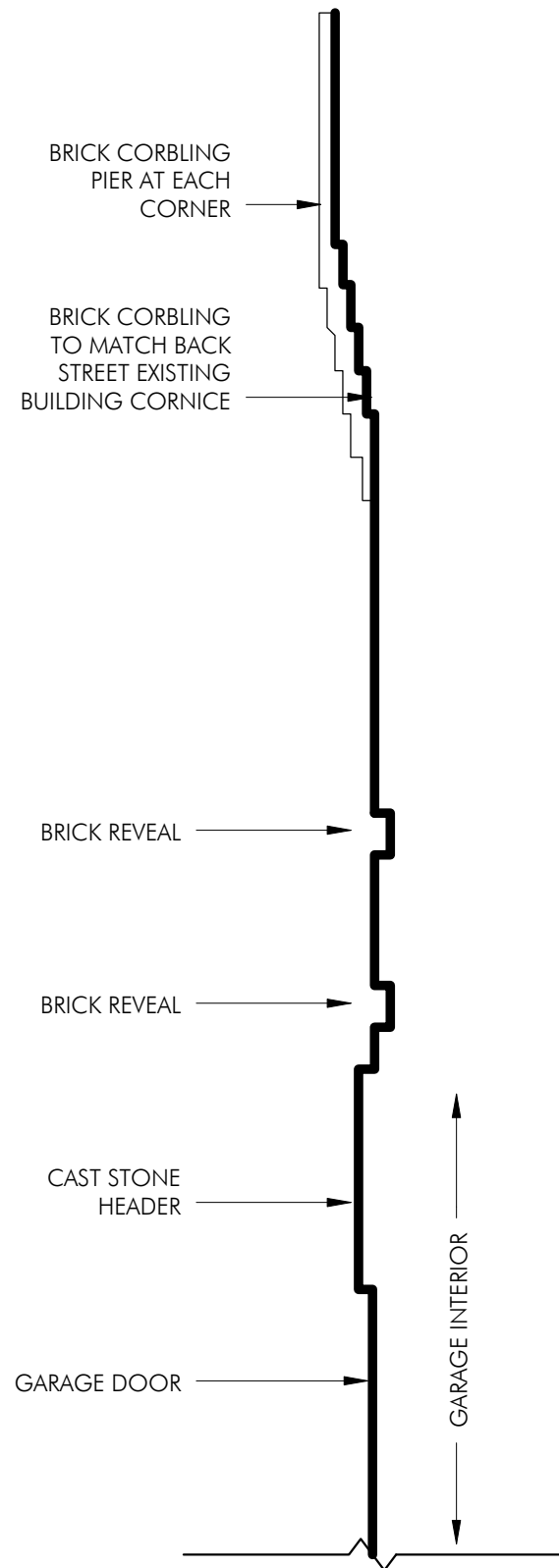
PROPOSED DESIGN MODIFICATION TO 474 BEACON STREET GARAGE EXTENSION:  
 PROPOSAL IS TO OMIT THE TALL BRICK PARAPET WALL AND REPLACE IT WITH A METAL GUARDRAIL AROUND THE PERIMETER OF THE DECK

24' - 0"  
472 BEACON

25' - 0"  
474 BEACON

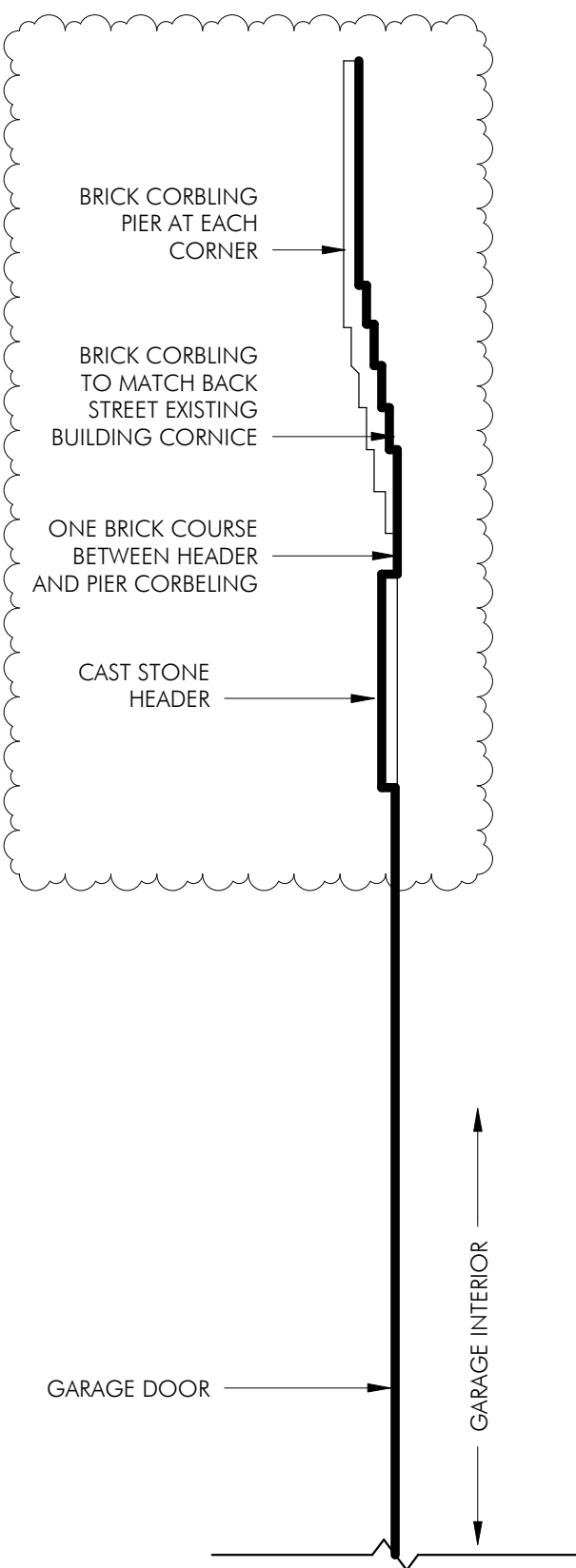
26' - 0"  
476 BEACON

**DESIGN PREVIOUSLY APPROVED BY BBAC**

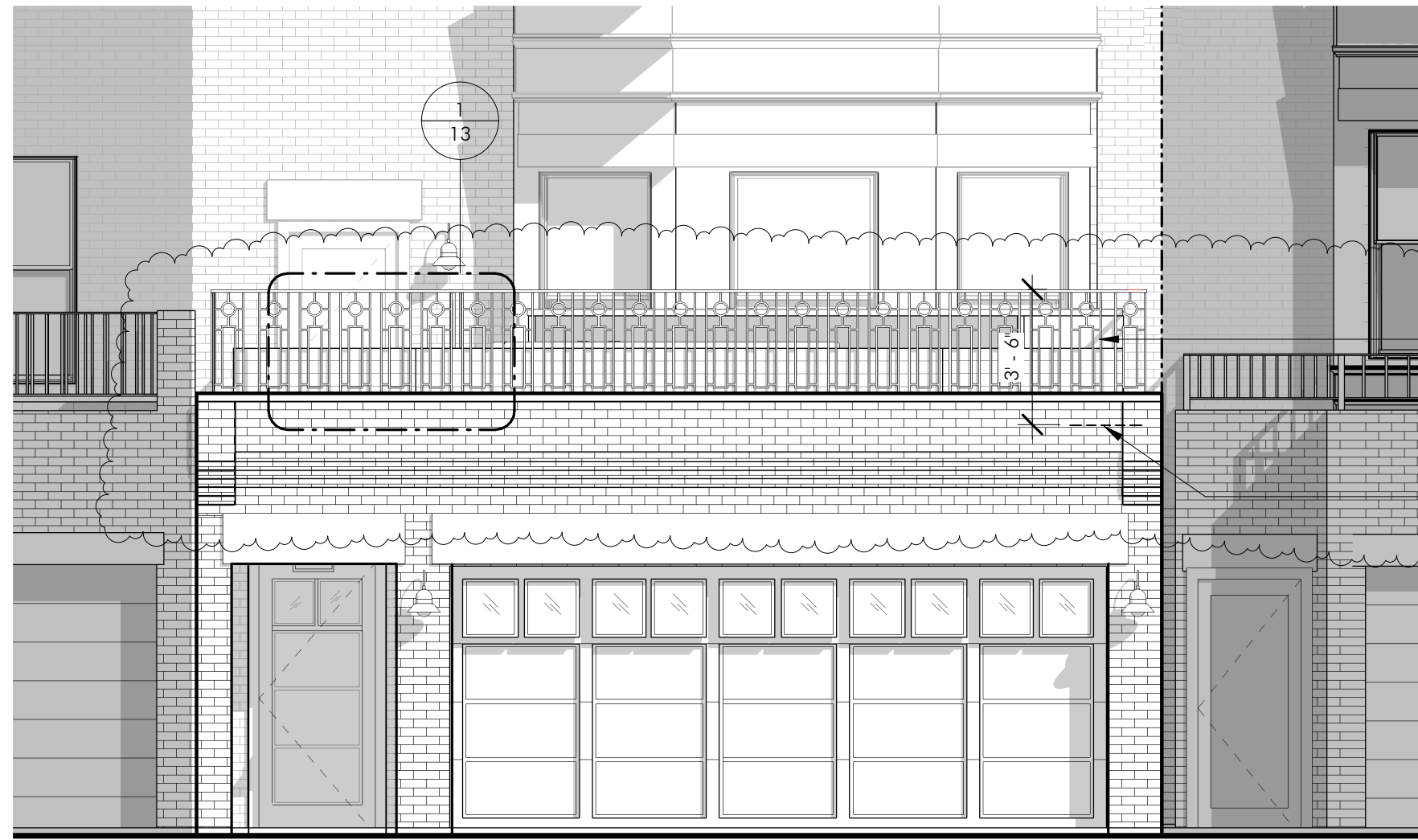


**1** GARAGE PROFILE  
1" = 1'-0"

**2** PROPOSED GARAGE ELEVATION AT BACK STREET  
1/4" = 1'-0"



**1** GARAGE PROFILE  
1" = 1'-0"

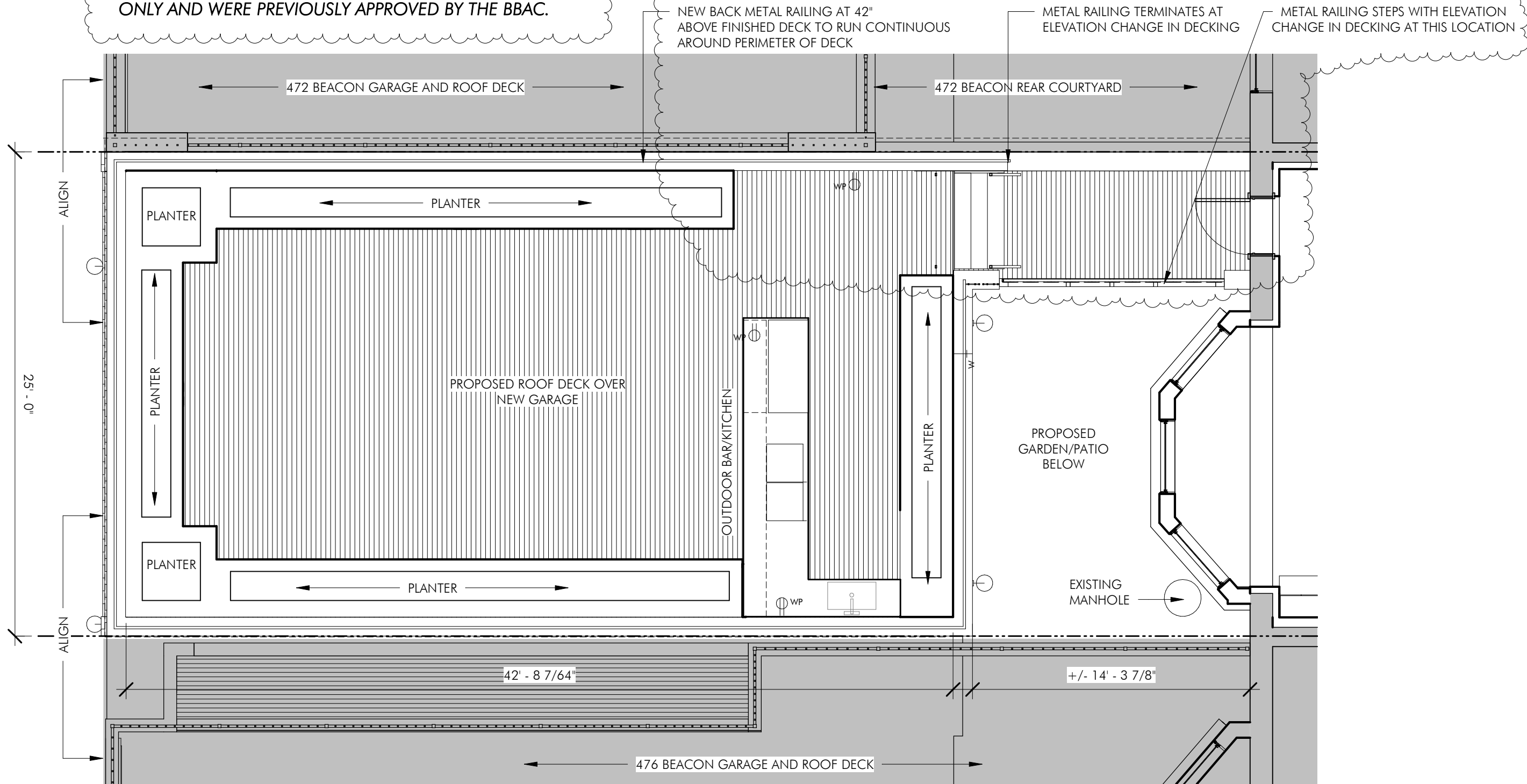


**2** PROPOSED GARAGE ELEVATION AT BACK STREET  
1/4" = 1'-0"

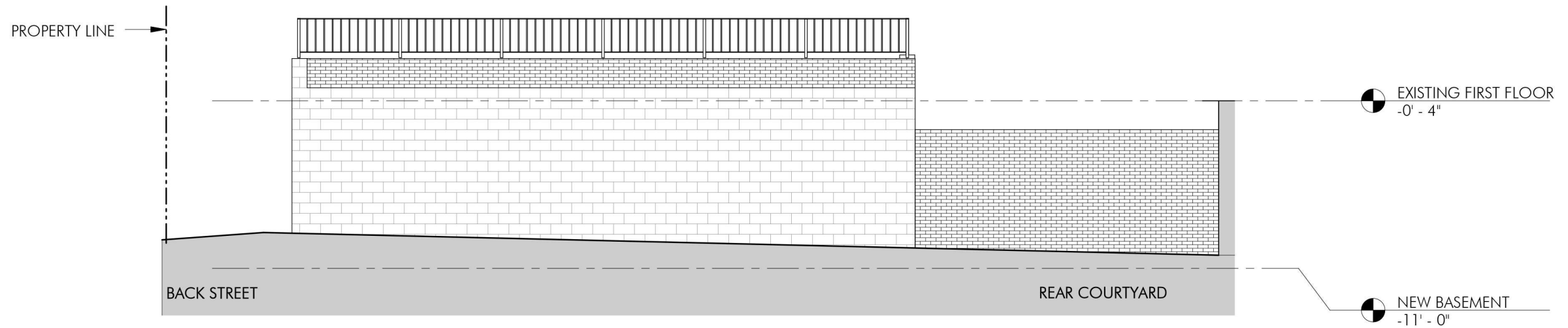
NEW STEEL GUARDRAIL; PAINTED BLACK. GUARDRAIL HEIGHT IS SET AT 42" ABOVE ROOF DECK FINISHED SURFACE

TOP OF ROOF DECK, BEHIND PROPOSED PARAPET, SHOWN DASHED

NOTE: THE PLANTERS, OUTDOOR KITCHEN, AND FURNITURE SHOWN IN THIS DRAWING & PACKAGE ARE FOR REFERENCE ONLY AND WERE PREVIOUSLY APPROVED BY THE BBAC.



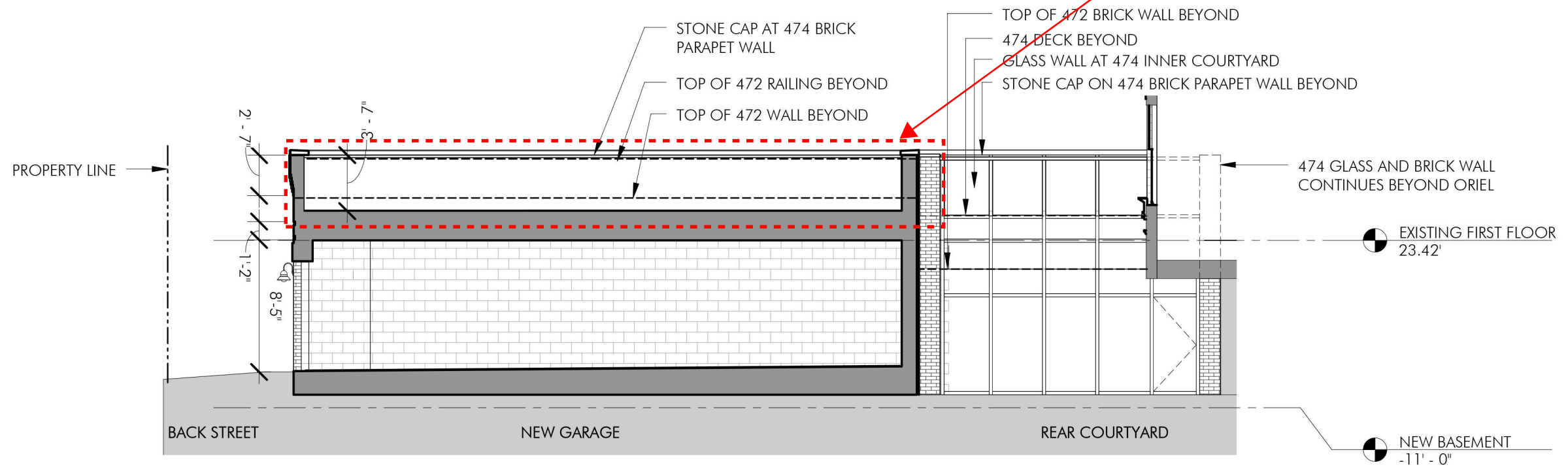
1 PROPOSED ROOF DECK ABOVE NEW GARAGE  
3/16" = 1'-0"



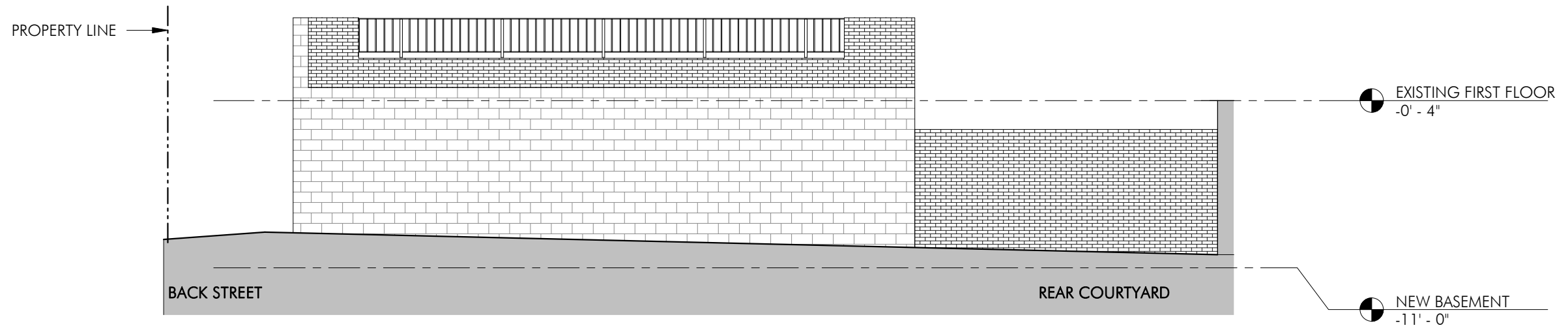
\*NOTE:  
472 GARAGE WALL IS UNDER CONSTRUCTION, DEPICTION IS ESTIMATED BASED ON CURRENT PROGRESS

2 GARAGE SECTION - EXISTING AT 472 BEACON  
1/8" = 1'-0"

**DESIGN PREVIOUSLY APPROVED BY BBAC**

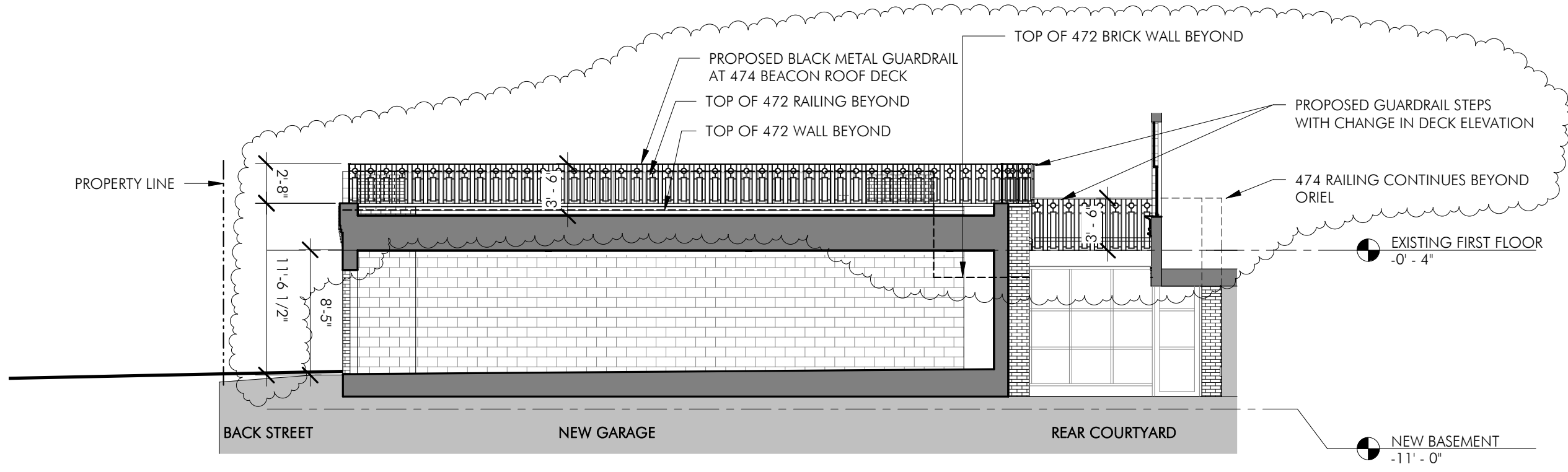


1 GARAGE SECTION - TOWARDS 472 BEACON  
1/8" = 1'-0"

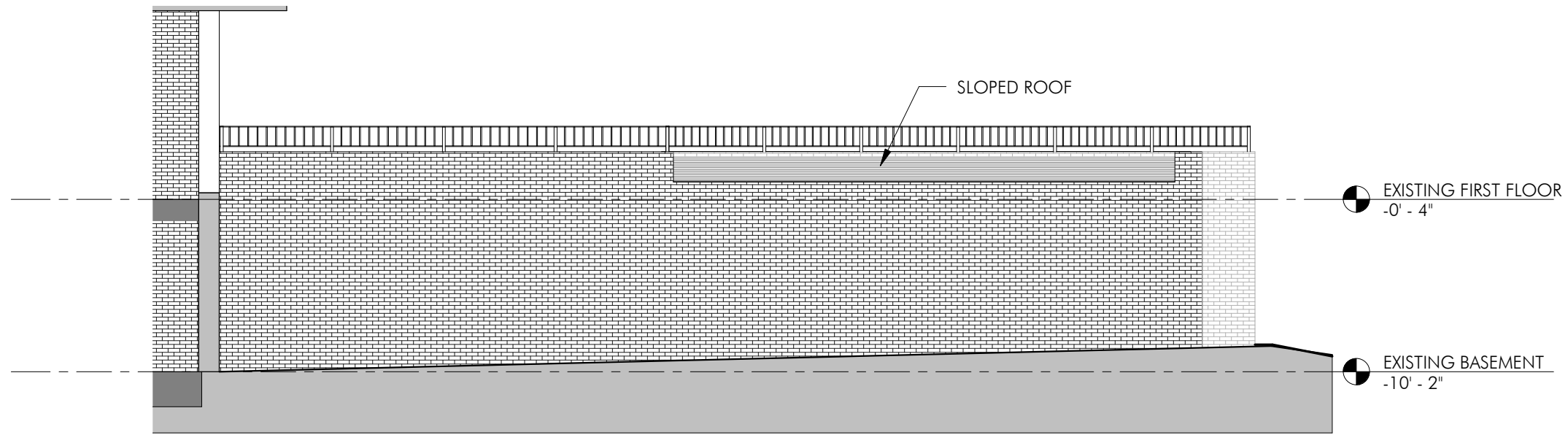


**\*NOTE:**  
 472 GARAGE WALL IS UNDER CONSTRUCTION, DEPICTION IS  
 ESTIMATED BASED ON CURRENT PROGRESS

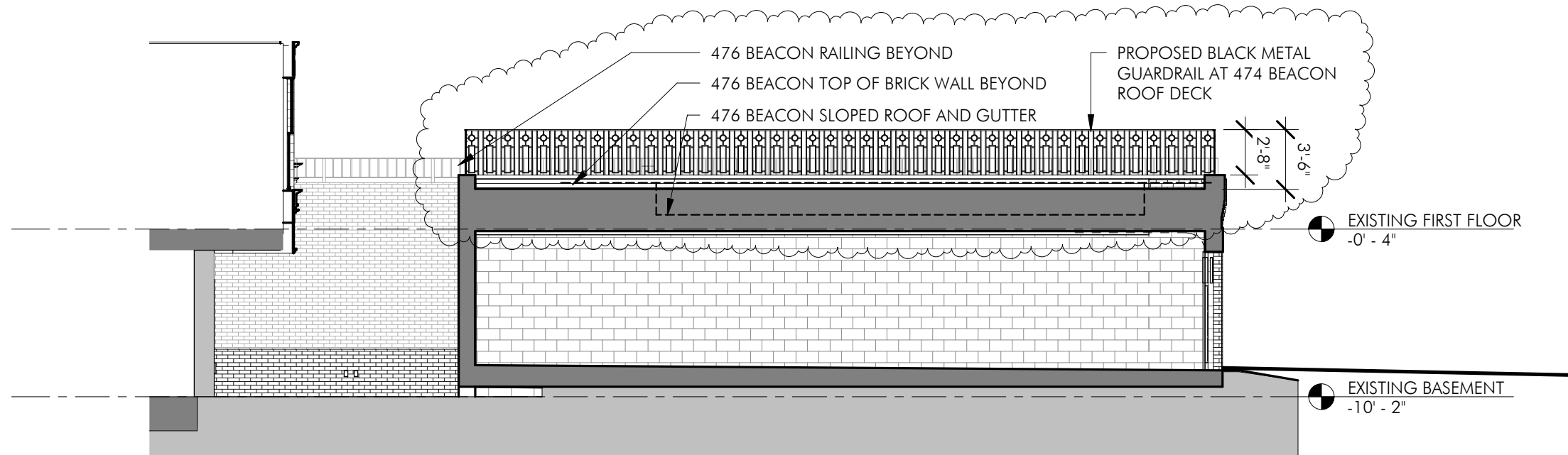
**2 GARAGE SECTION - EXISTING AT 472 BEACON**  
 1/8" = 1'-0"



**1 GARAGE SECTION - TOWARDS 472 BEACON**  
 1/8" = 1'-0"

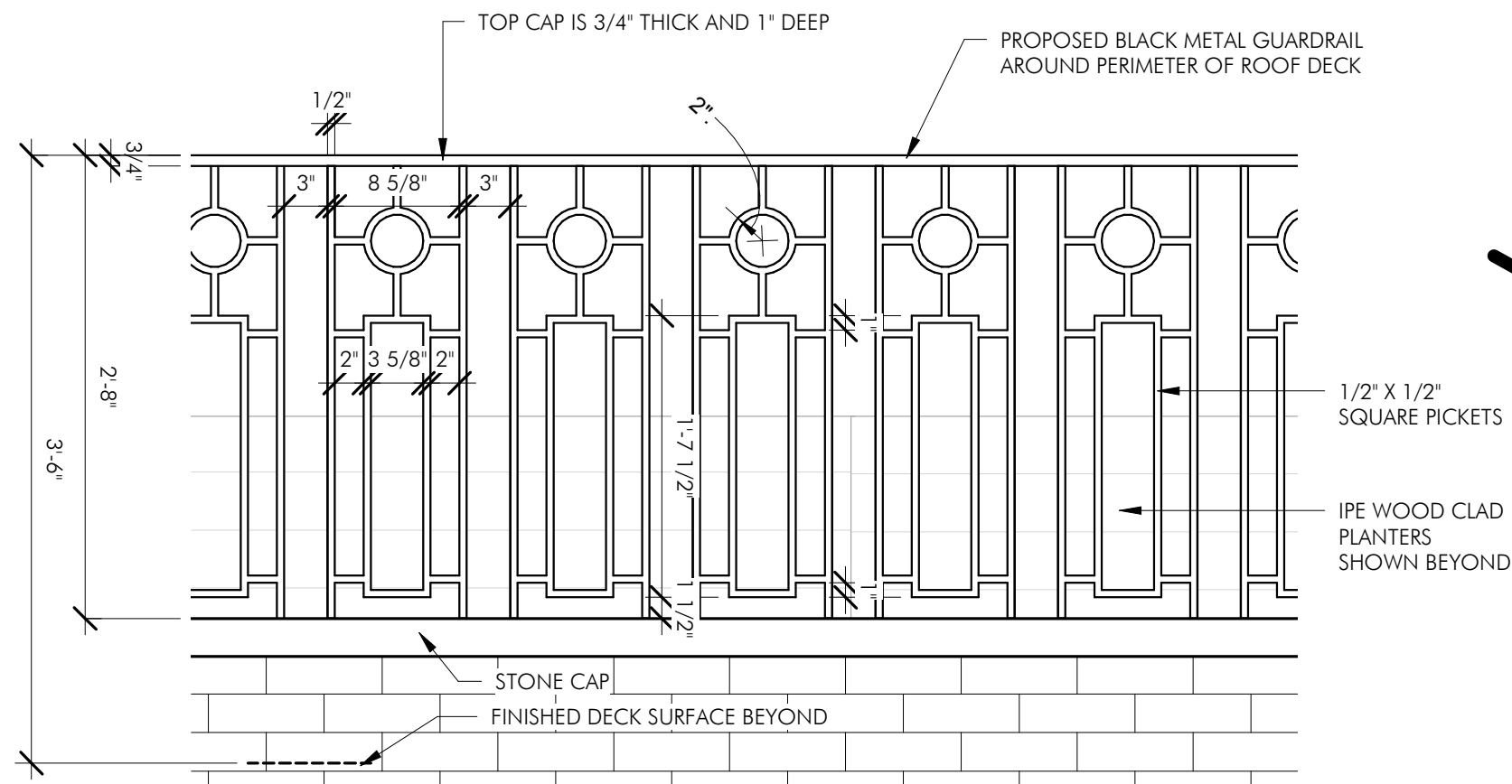


1 GARAGE SECTION -EXISTING AT 476 BEACON  
1/8" = 1'-0"

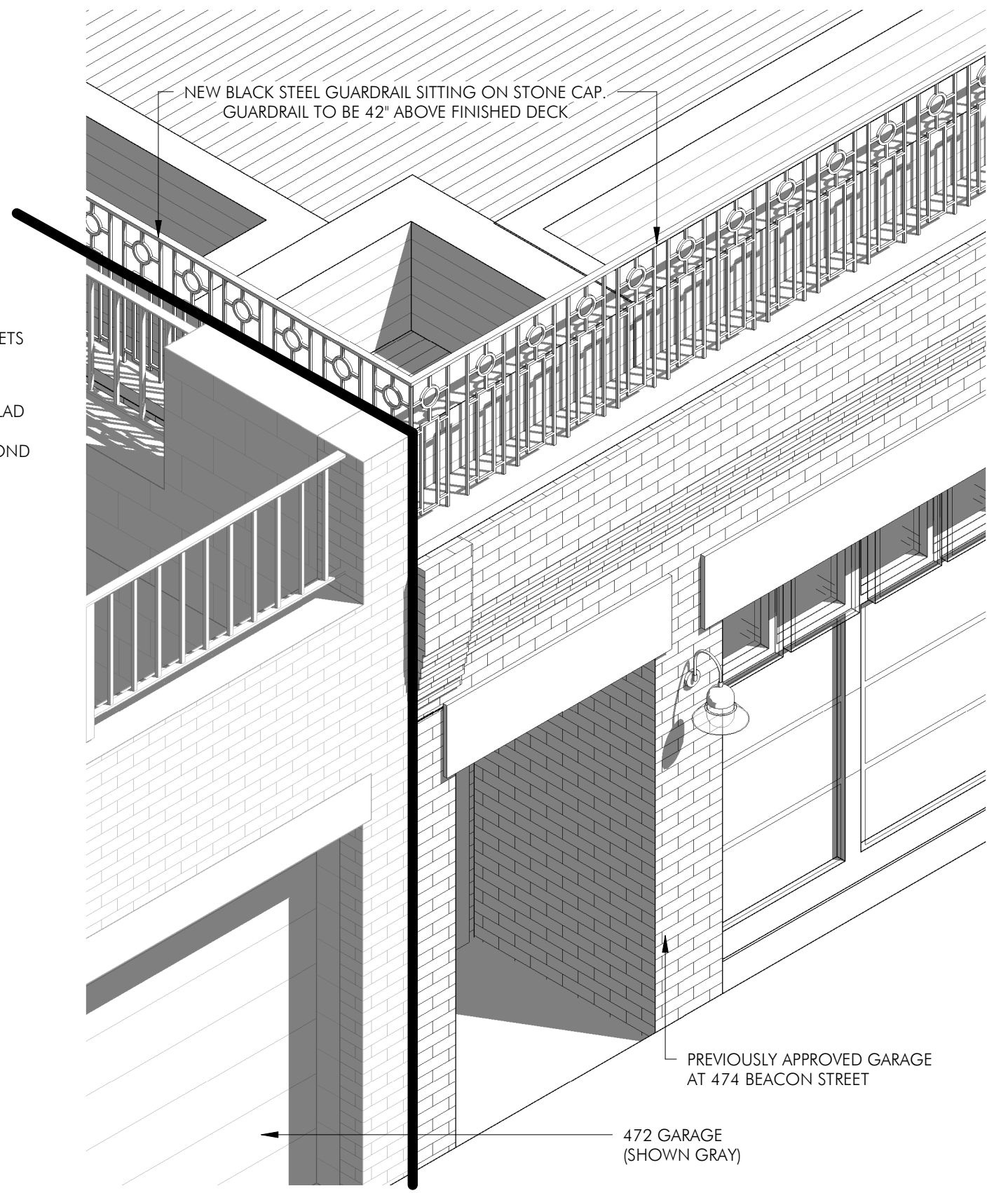


2 GARAGE SECTION - TOWARDS 476 BEACON  
1/8" = 1'-0"





1 ENLARGED GUARDRAIL ELEVATION  
1" = 1'-0"

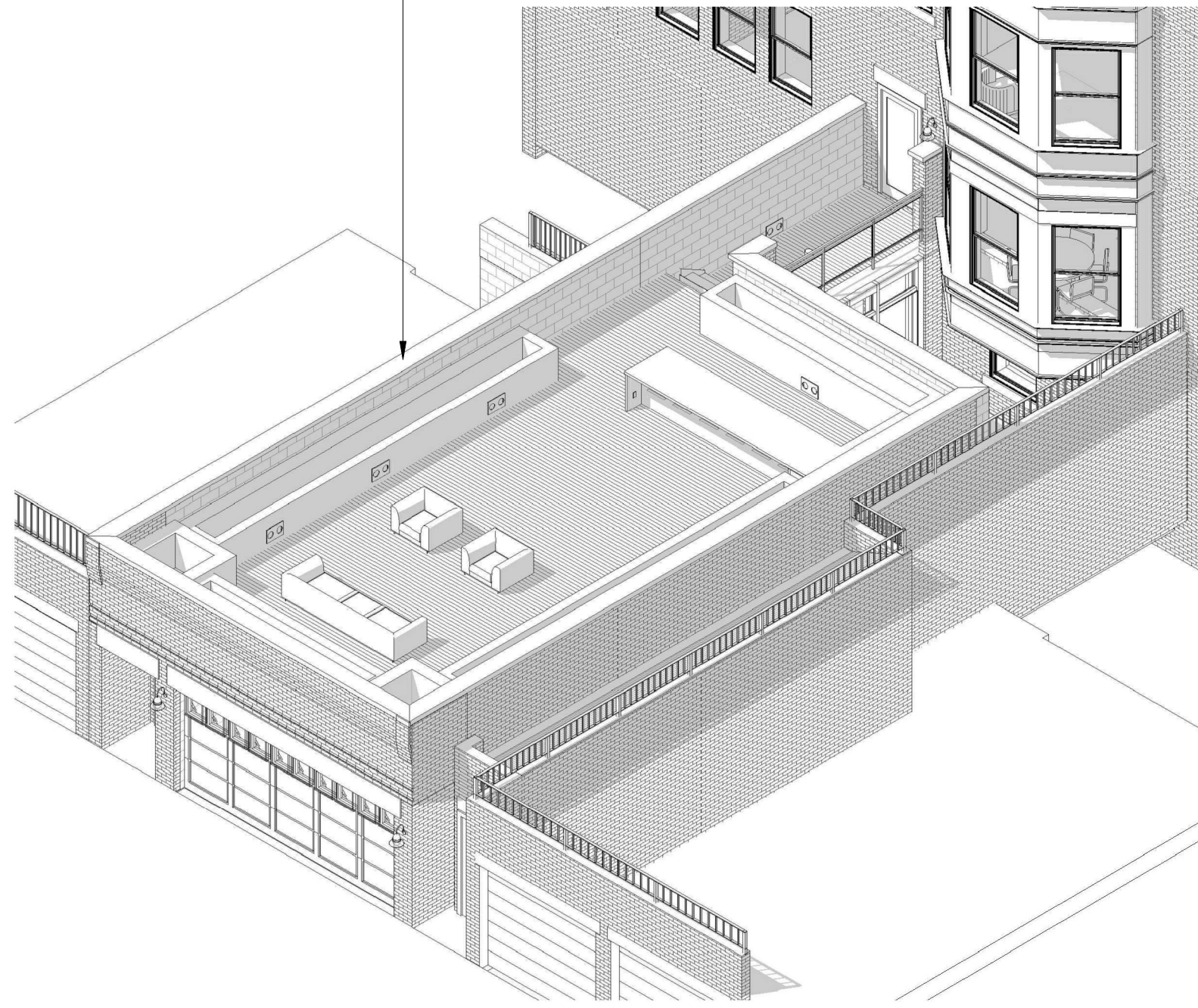


2 RAILING - 3D CONTEXT

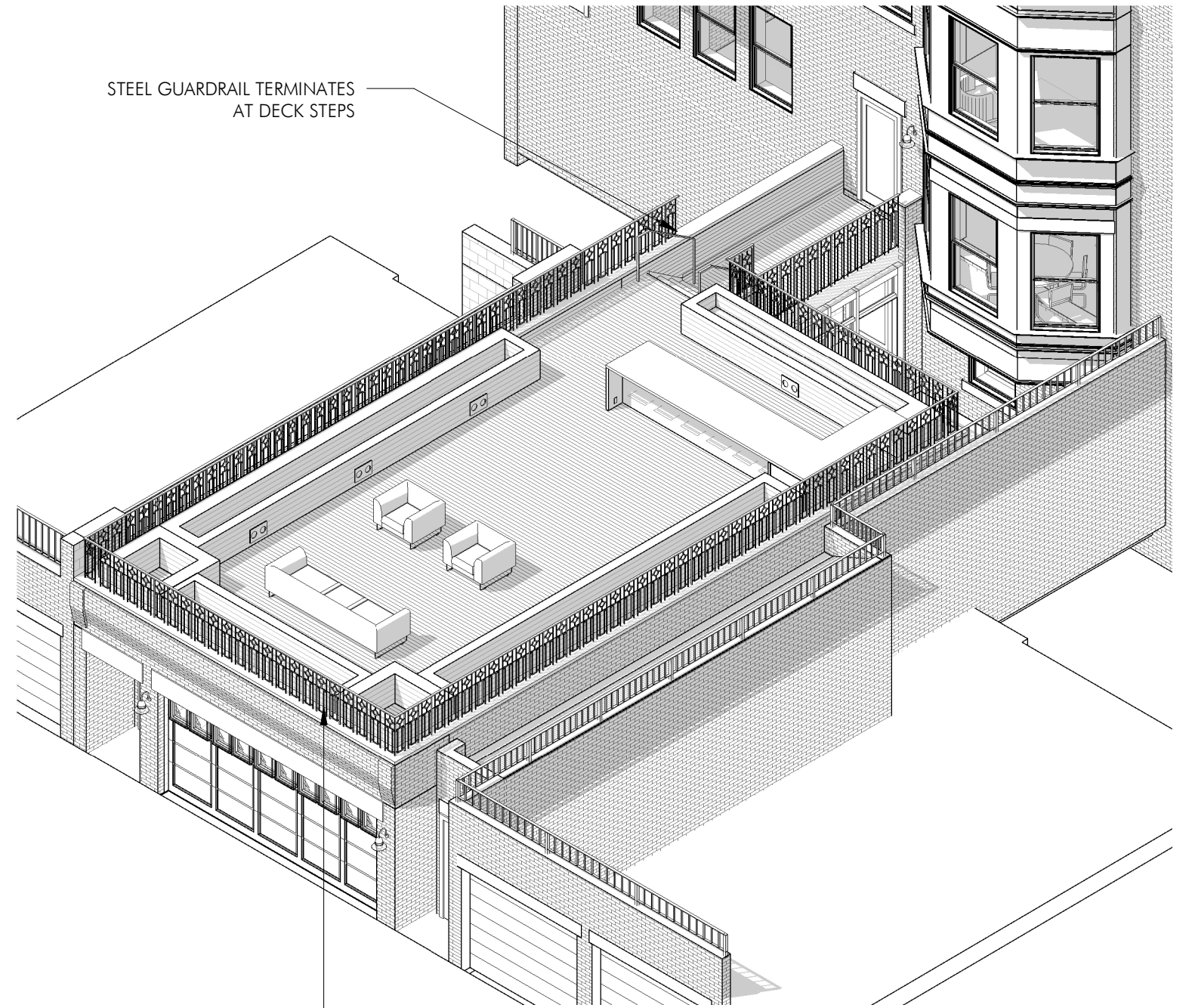
# DESIGN PREVIOUSLY APPROVED

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TALL BRICK PARAPET WALL SERVES AS GUARDRAIL FOR DECK IN PREVIOUSLY APPROVED SCHEME



STEEL GUARDRAIL TERMINATES AT DECK STEPS



DESIGN MODIFICATION PROPOSAL IS TO OMIT THE TALL BRICK PARAPET WALL AND REPLACE WITH STEEL GUARDRAIL RUNNING AROUND PERIMETER OF THE ROOF DECK

# PROPOSED DESIGN MODIFICATION