

361 Beacon Street

Boston Massachusetts

ZONING SUMMARY (PROPOSED)

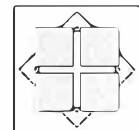
H-3-65	ALLOWED:	ACTUAL:
LOT SIZE		3136 SF
FRONT SETBACK	20.0'	22.0'
SIDE SETBACK	NA	NA
REAR SETBACK	28'	28.8'
MIN. OPEN SPACE	250 (50SF X 5 UNITS)	1388 SF
BUILDING HEIGHT	65'	64.25'
FAR 2.4	9408 SF (3136 X 3)	8525 SF
PARKING SPACES	3 (.6 PER UNIT x 5 UNITS)	5

December 18, 2017

MEYER & MEYER, INC.

ARCHITECTURE ◦ INTERIORS

396 COMMONWEALTH AVENUE BOSTON, MASSACHUSETTS 02215



MMXVII

EXISTING LEGEND

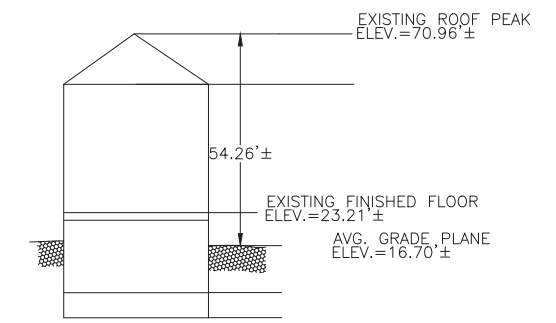
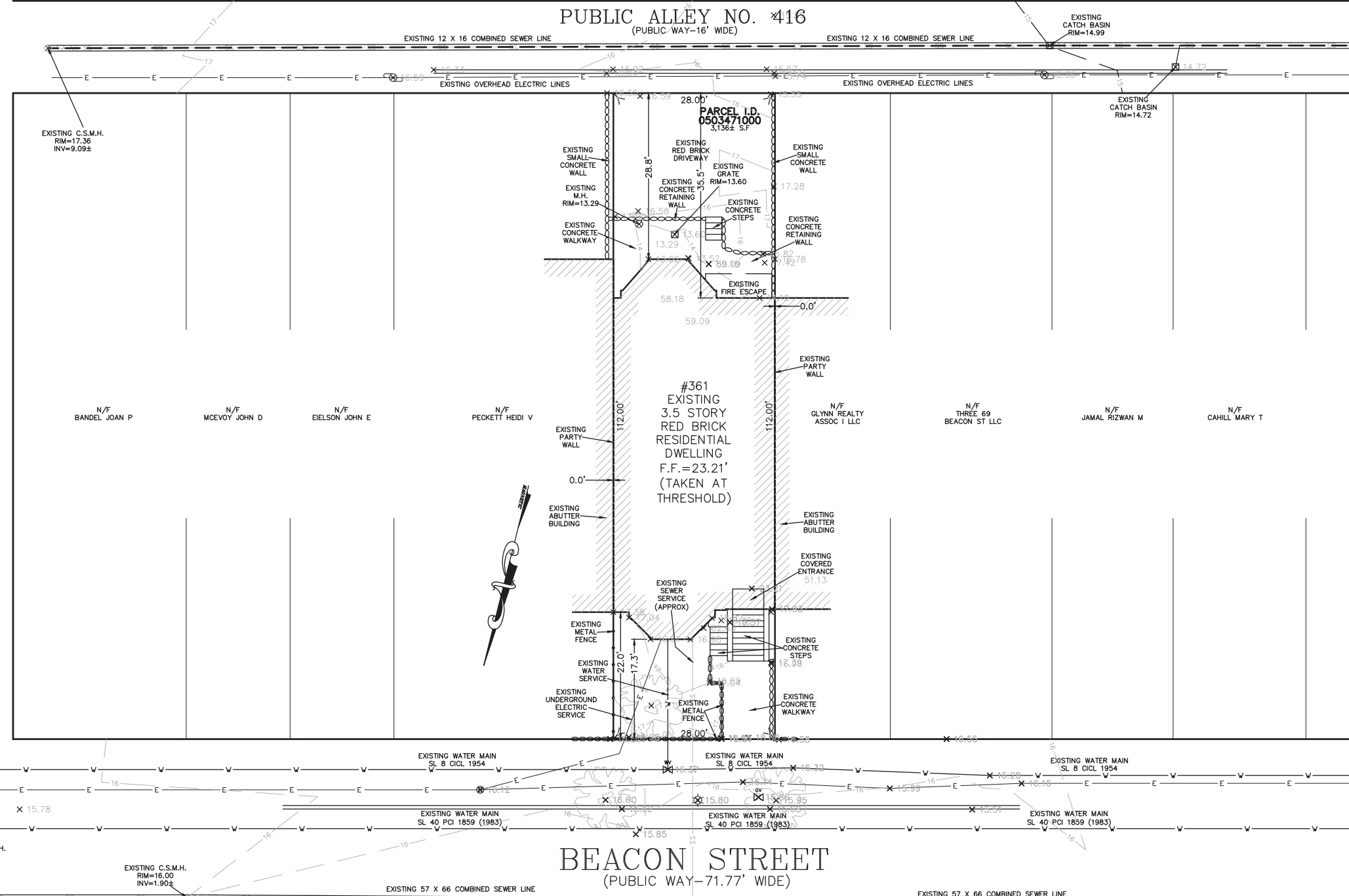
—SS—	SEWER LINE
⊙	SEWER MANHOLE
—V—	WATER LINE
—G—	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
—E—	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
○	FENCE
—205—	CONTOUR LINE (MJR)
—195—	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE

ZONING LEGEND

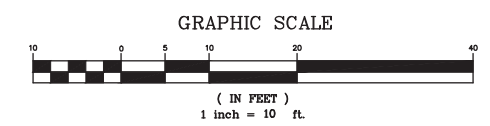
ZONING DISTRICT: H-3-65 (APARTMENT RESIDENTIAL)			
	REQUIRED	EXISTING	
MIN. AREA	—	—	
MIN. FRONTAGE	50'	28'	
MIN. YARD FRONT	20'	17.3'	
	SIDE	12.7'	0.0'
	REAR	28'	28.8'
REAR YARD OCC.	40%	0.0%	
USABLE OPEN SPACE PER DWELLING UNIT	50 S.F.	502.72 S.F. ±	
MIN. LOT WIDTH	—	—	
MAX. BLDG. HEIGHT	65'	54.26'±	
MAX. STORIES	—	—	
MAX. F.A.R.	3.0	—	

NOTES:

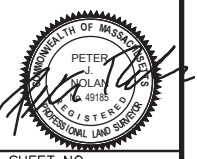
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 8-15-2017.
2. DEED REFERENCE BOOK 13652 PAGE 54, SUFFOLK COUNTY REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25025C0077J, PANEL NUMBER 0077J, COMMUNITY NUMBER: 250286, DATED MARCH 16, 2016.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

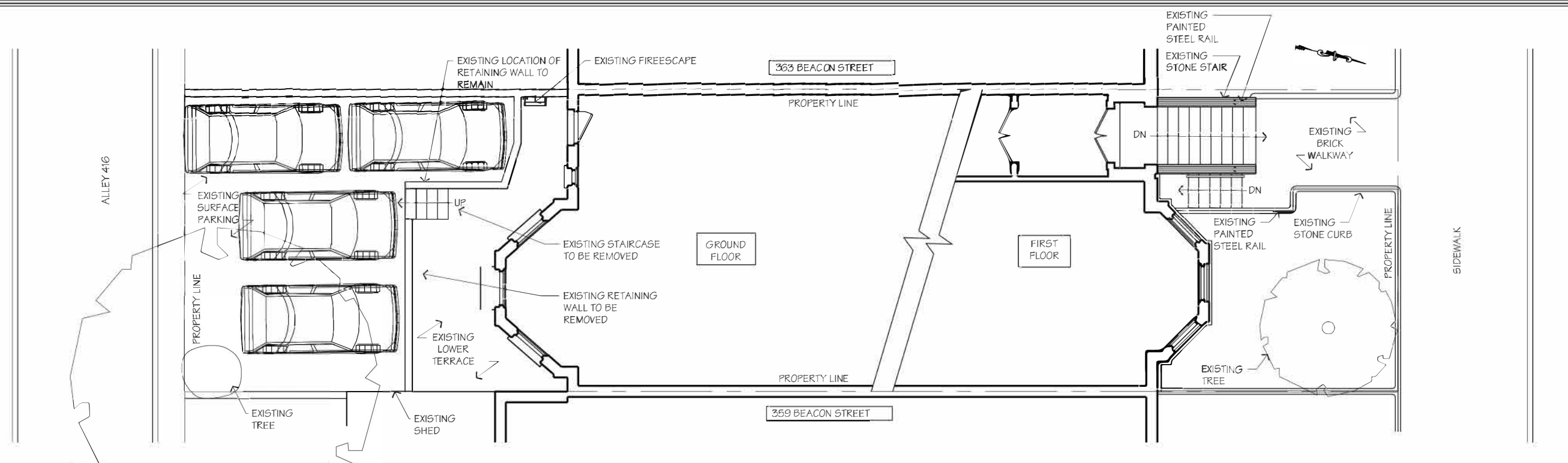


EXISTING PROFILE
NOT TO SCALE

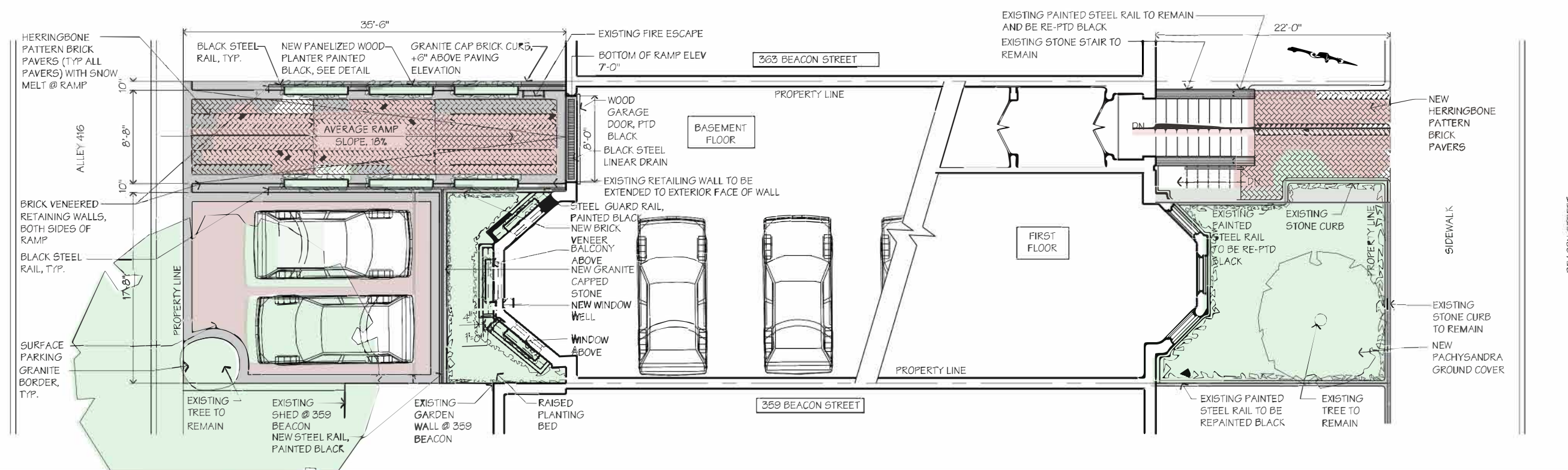


SCALE 1"=10'	REV	DATE	REVISION	BY
DATE 8/16/2017				
SHEET 1	361 BEACON STREET BOSTON MASSACHUSETTS			
PLAN NO. 1 OF 1	EXISTING CONDITIONS SITE PLAN			
CLIENT:	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
DRAWN BY	SHEET NO. 1			
CHKD BY P.J.N.				
APPD BY P.J.N.				





Existing



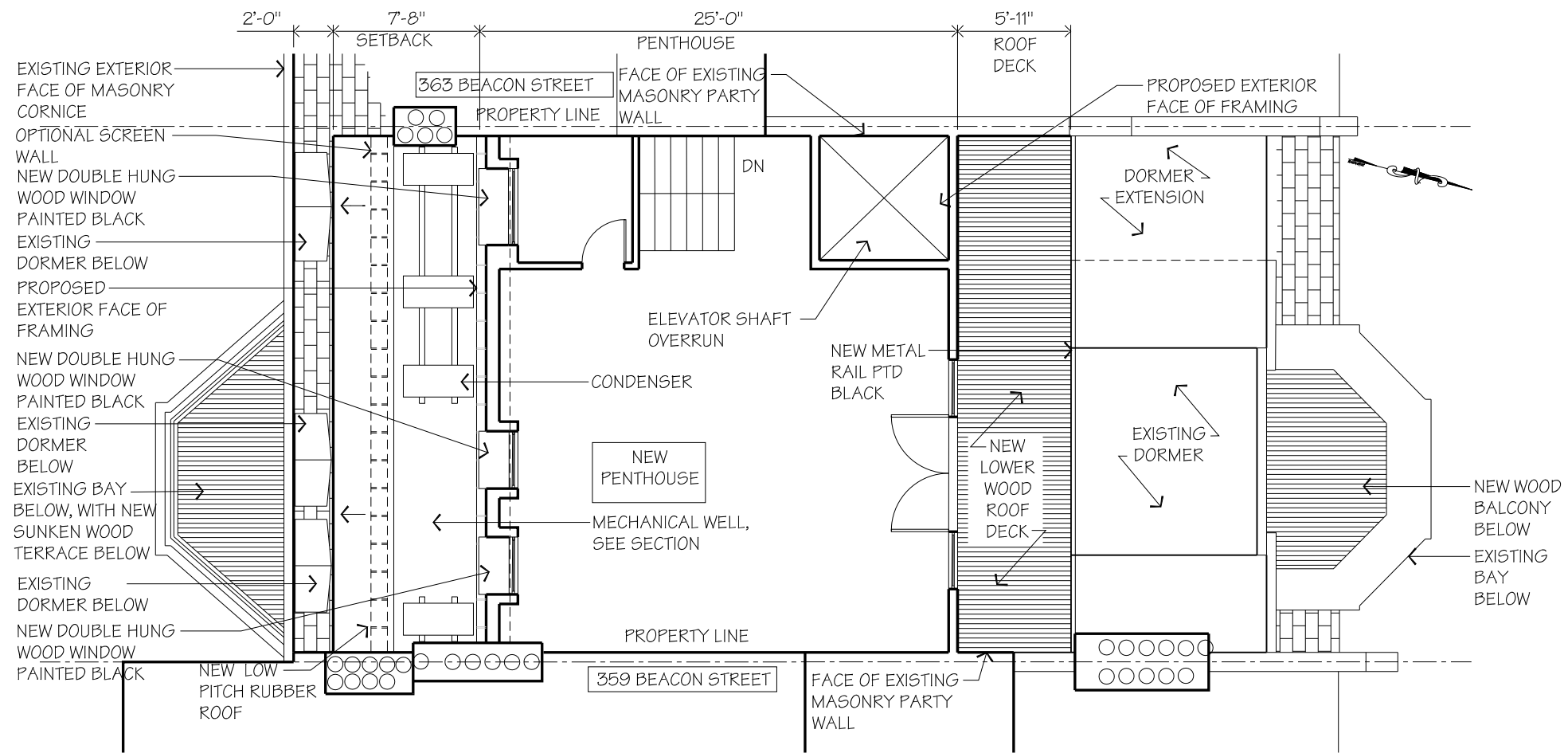
Proposed

361 Beacon Street
 Boston • Massachusetts
 December 18, 2017

Site Plan
 Scale: 3/32" = 1'-0"

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Proposed

361 Beacon Street

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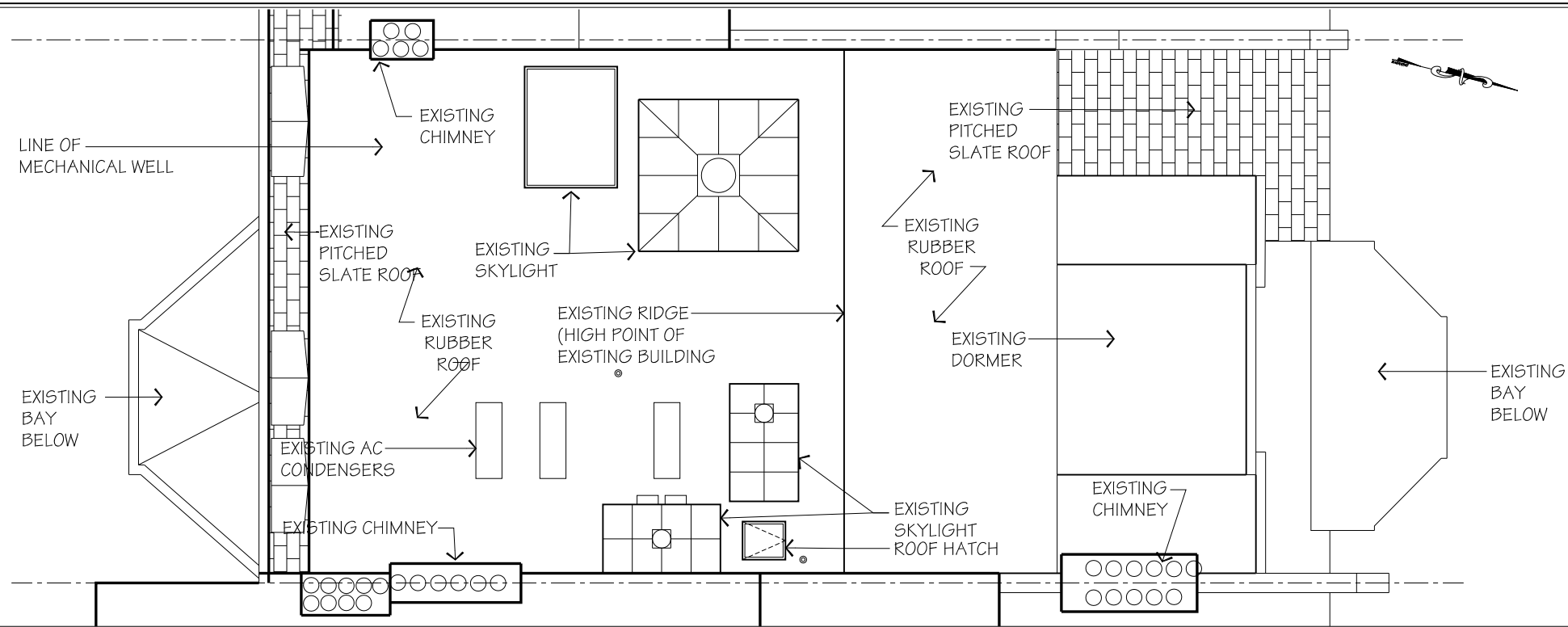
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Penthouse Plan

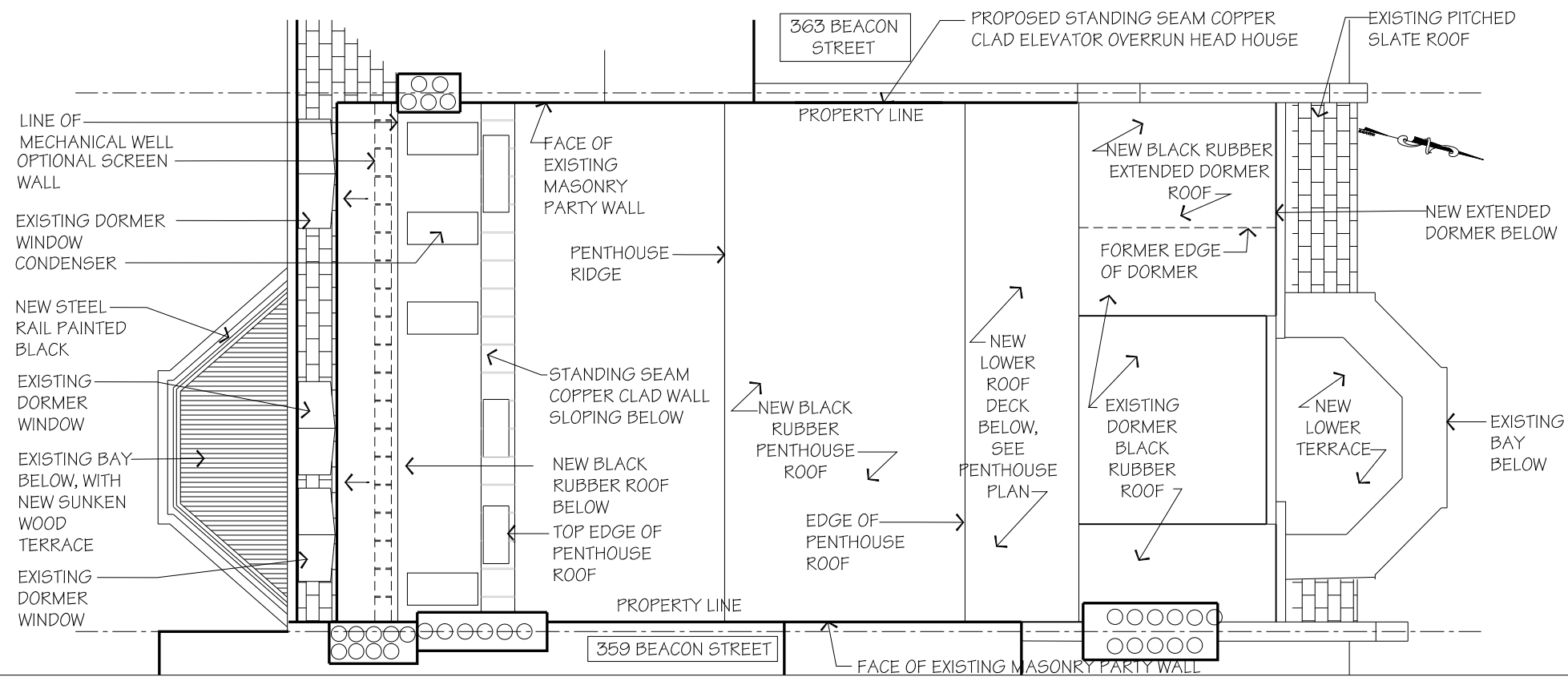
Scale: 1/8" = 1'-0"

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Existing



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361 Beacon Street

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December 18, 2017

Roof Plans

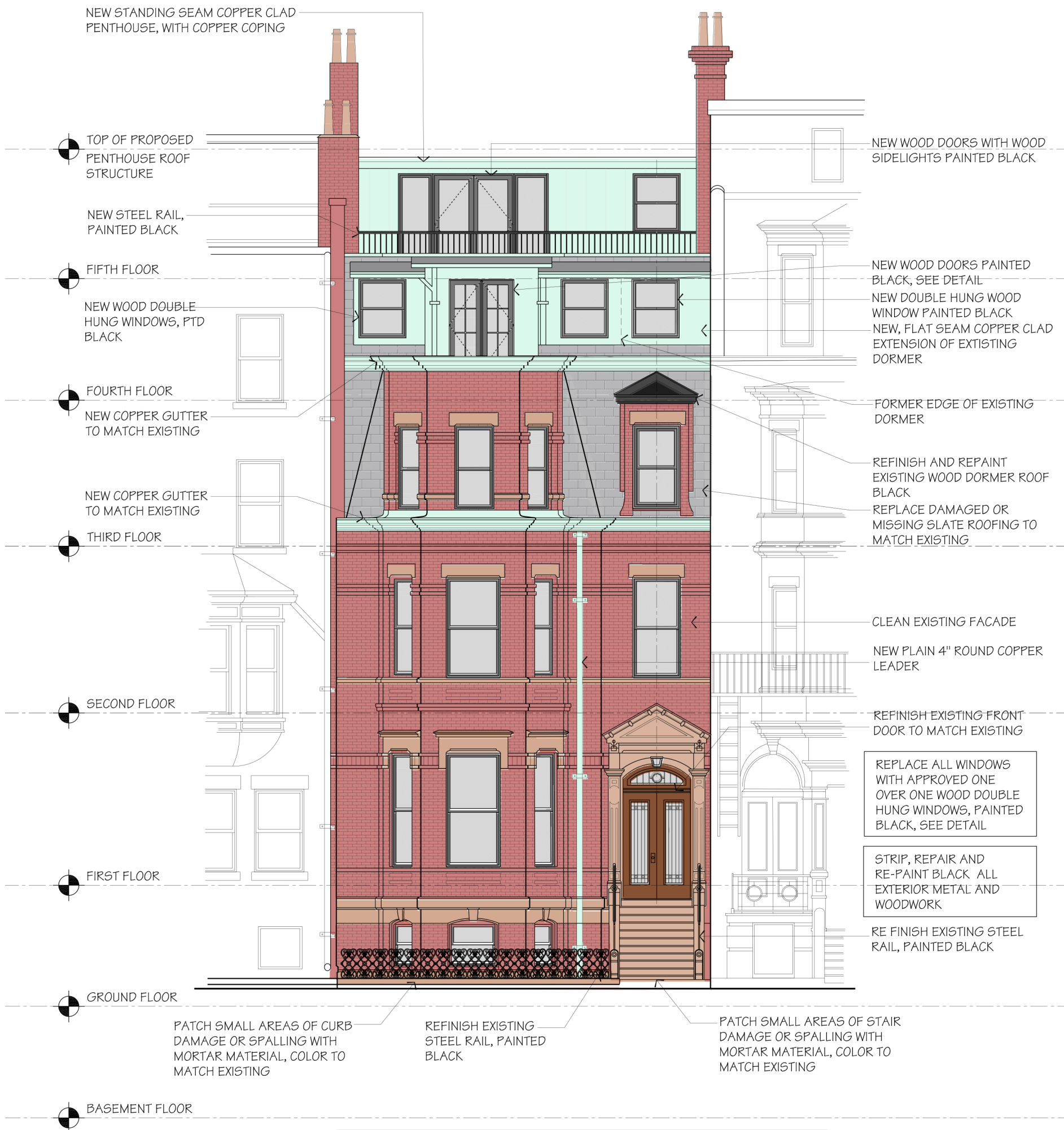
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MASONRY REPOINTING NOTES:

-REPLACE MISSING OR DAMAGED BRICK TO MATCH EXISTING TYPE AND COLOR.	-REPOINT ELEVATION WITH HIGH SAND AND LIME CONTENT MORTAR. COLOR TO MATCH EXISTING.	-JOINTS TO BE "RAKED" TYPE. -REMOVE EXCESS MORTAR FROM JOINTS.
---------------------------------------------------------------------	-------------------------------------------------------------------------------------	-------------------------------------------------------------------

Proposed

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Boston • Massachusetts
December 18, 2017

Proposed Front Elevation

Scale: 1/8" = 1'-0"

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361 Beacon Street

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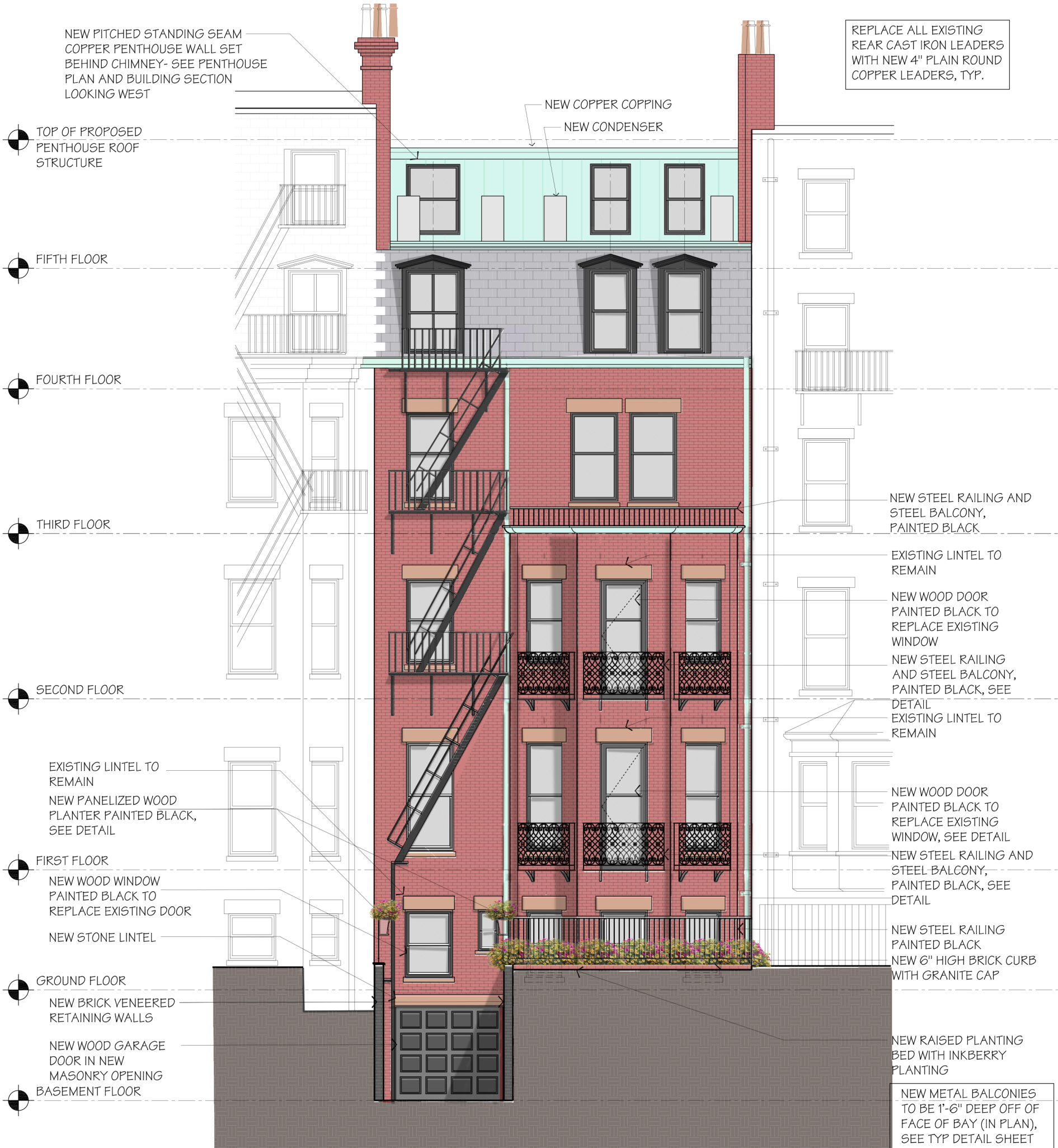
Proposed Penthouse Front Elevation

Scale: 1/4" = 1'-0"

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NEW PITCHED STANDING SEAM
COPPER PENTHOUSE WALL SET
BEHIND CHIMNEY- SEE PENTHOUSE
PLAN AND BUILDING SECTION
LOOKING WEST

REPLACE ALL EXISTING
REAR CAST IRON LEADERS
WITH NEW 4" PLAIN ROUND
COPPER LEADERS, TYP.

TOP OF PROPOSED
PENTHOUSE ROOF
STRUCTURE

NEW COPPER COPPING
NEW CONDENSER

FIFTH FLOOR

FOURTH FLOOR

THIRD FLOOR

NEW STEEL RAILING AND
STEEL BALCONY,
PAINTED BLACK

SECOND FLOOR

EXISTING LINTEL TO
REMAIN

NEW WOOD DOOR
PAINTED BLACK TO
REPLACE EXISTING
WINDOW

NEW STEEL RAILING
AND STEEL BALCONY,
PAINTED BLACK, SEE
DETAIL
EXISTING LINTEL TO
REMAIN

EXISTING LINTEL TO
REMAIN
NEW PANELIZED WOOD
PLANTER PAINTED BLACK,
SEE DETAIL

NEW WOOD DOOR
PAINTED BLACK TO
REPLACE EXISTING
WINDOW, SEE DETAIL

NEW STEEL RAILING AND
STEEL BALCONY,
PAINTED BLACK, SEE
DETAIL

FIRST FLOOR

NEW WOOD WINDOW
PAINTED BLACK TO
REPLACE EXISTING DOOR

NEW STONE LINTEL

NEW STEEL RAILING
PAINTED BLACK
NEW 6" HIGH BRICK CURB
WITH GRANITE CAP

GROUND FLOOR

NEW BRICK VENEERED
RETAINING WALLS

NEW WOOD GARAGE
DOOR IN NEW
MASONRY OPENING
BASEMENT FLOOR

NEW RAISED PLANTING
BED WITH INKBERRY
PLANTING

NEW METAL BALCONIES
TO BE 1'-6" DEEP OFF OF
FACE OF BAY (IN PLAN),
SEE TYP DETAIL SHEET

MASONRY REPOINTING NOTES:

-REPLACE MISSING
OR DAMAGED BRICK
TO MATCH EXISTING
TYPE AND COLOR.

-REPOINT ELEVATION WITH
HIGH SAND AND LIME
CONTENT MORTAR. COLOR
TO MATCH EXISTING.

-JOINTS TO BE "RAKED"
TYPE.
-REMOVE EXCESS MORTAR
FROM JOINTS.

REPLACE ALL WINDOWS
WITH APPROVED ONE
OVER ONE WOOD DOUBLE
HUNG WINDOWS, PAINTED
BLACK, SEE DETAIL

Proposed

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Proposed Rear Elevation

Scale: 1/8" = 1'-0"

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NEW TWO PART COPPER COPING
 NEW STANDING SEAM COPPER PENTHOUSE WALL
 NEW CONDENSER LOCATION
 NEW ONE OVER ONE WOOD DOUBLE HUNG WINDOWS, PAINTED BLACK

RE FINISH EXISTING WOOD DORMERS AND ROOFS, PAINTED BLACK

NEW ONE OVER ONE (TWO OVER TWO WHERE SHOWN) WOOD DOUBLE HUNG WINDOWS PAINTED BLACK



NEW TWO PART COPPER COPING
 NEW STANDING SEAM COPPER PENTHOUSE WALL
 OPTIONAL PITCHED STANDING SEAM COPPER SCREENING WALL (SEE PLAN AND SECTIONS FOR LOCATION AND PROFILE)

NEW ONE OVER ONE WOOD DOUBLE HUNG WINDOWS PAINTED BLACK

Rear

Rear Option (With Condenser Screen Wall)

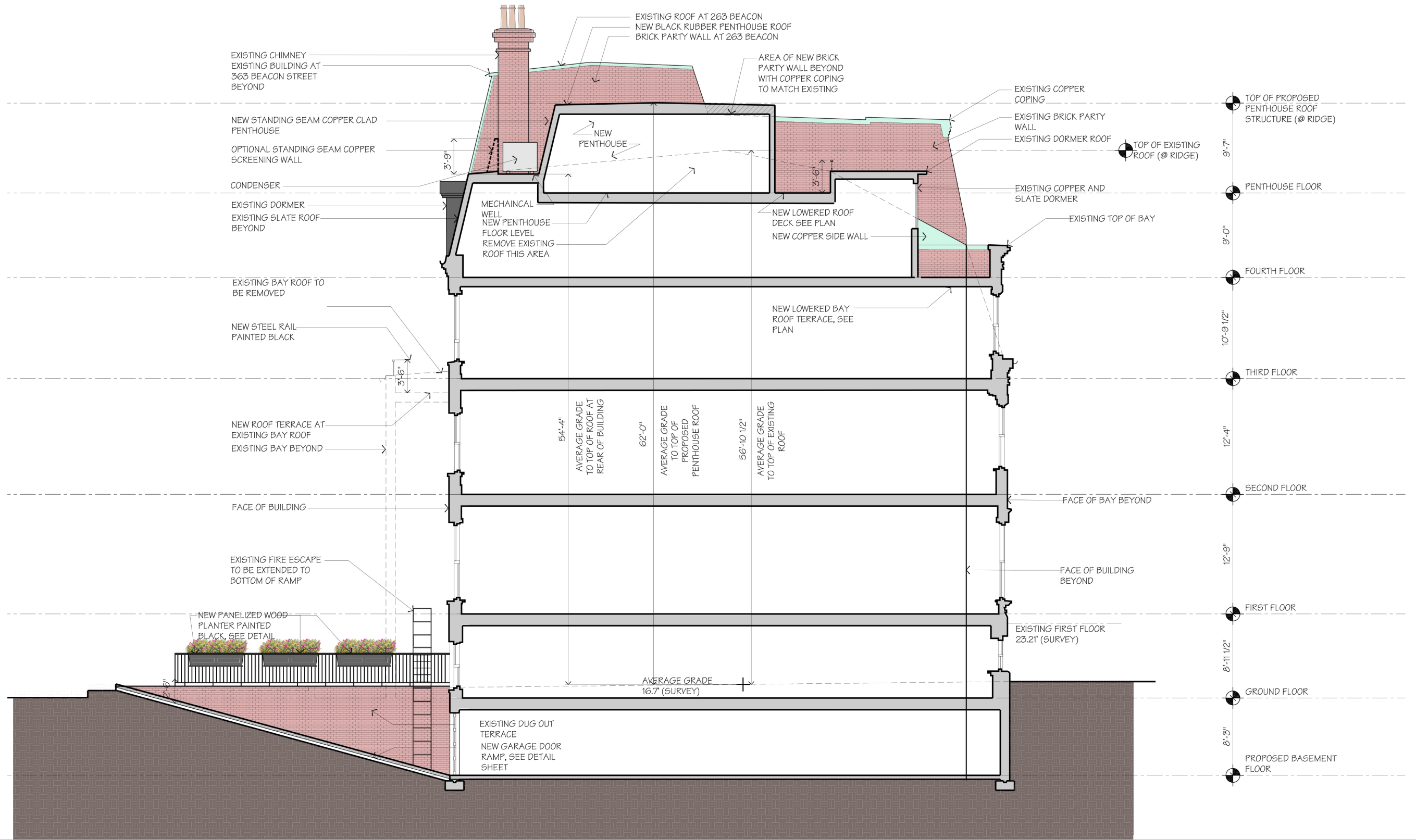
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Proposed Penthouse Rear Elevations

Scale: 1/4" = 1'-0"

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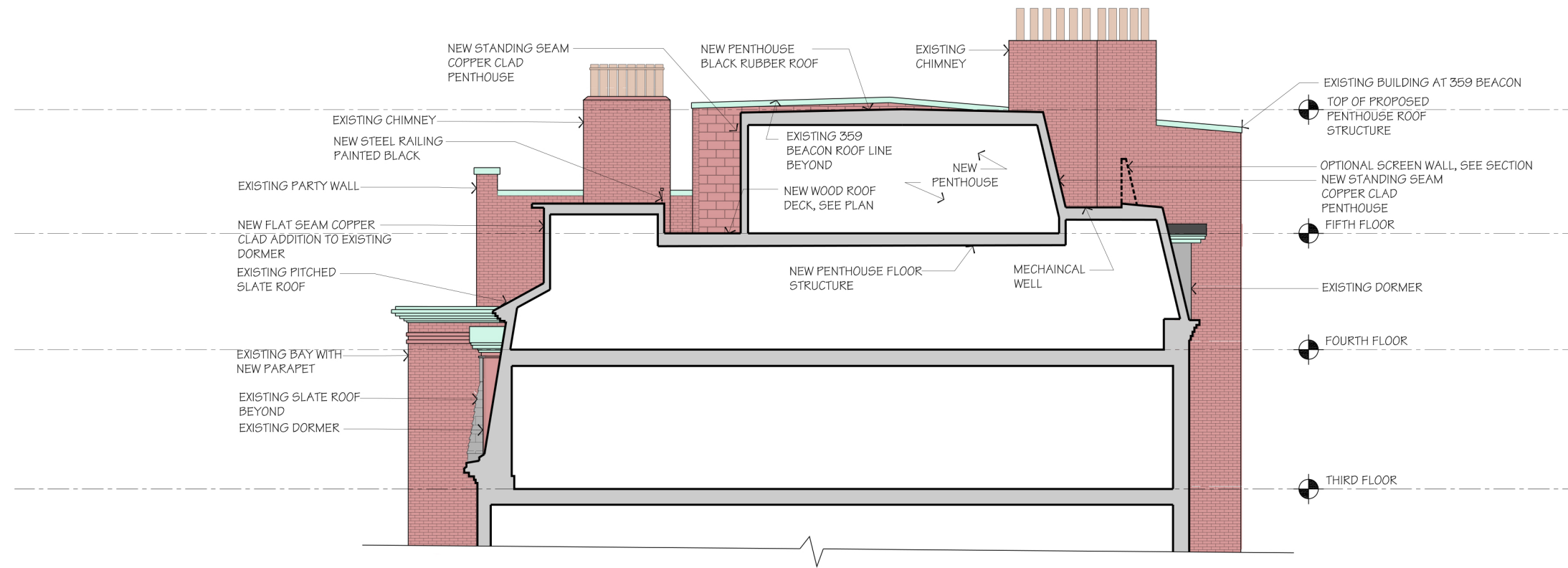
Proposed Building Section And West Elevation

Scale: 3/32" = 1'-0"

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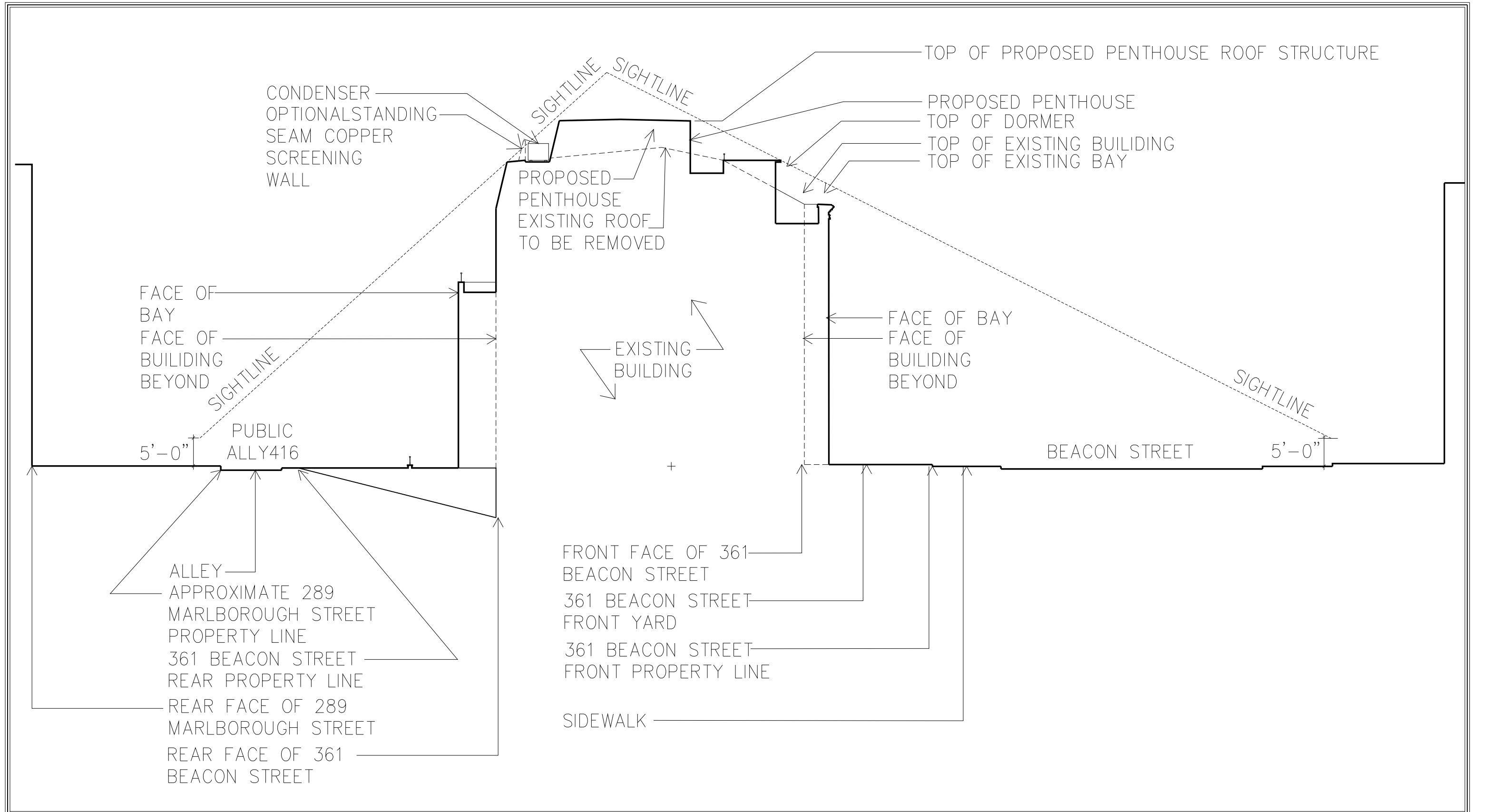
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Proposed Building Section And East Elevation

Scale: 3/32" = 1'-0"

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Proposed

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Sightline Diagram

Not to Scale

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