

457 Beacon Street, Boston, Massachusetts

Application to BBAC For Penthouse Structure, January 24, 2018



Beacon Street Facade Center View



Beacon Street Facade Viewed from West



Beacon Street Facade Viewed from West



Beacon Street Facade Viewed from Northeast Side Of Beacon Street

(All Photos Taken in 2017)

Project:

Baker Residence - Penthouse Structure
457 Beacon Street, Unit 4
Boston, Massachusetts 02115

Revision
Date:

March 7, 2018

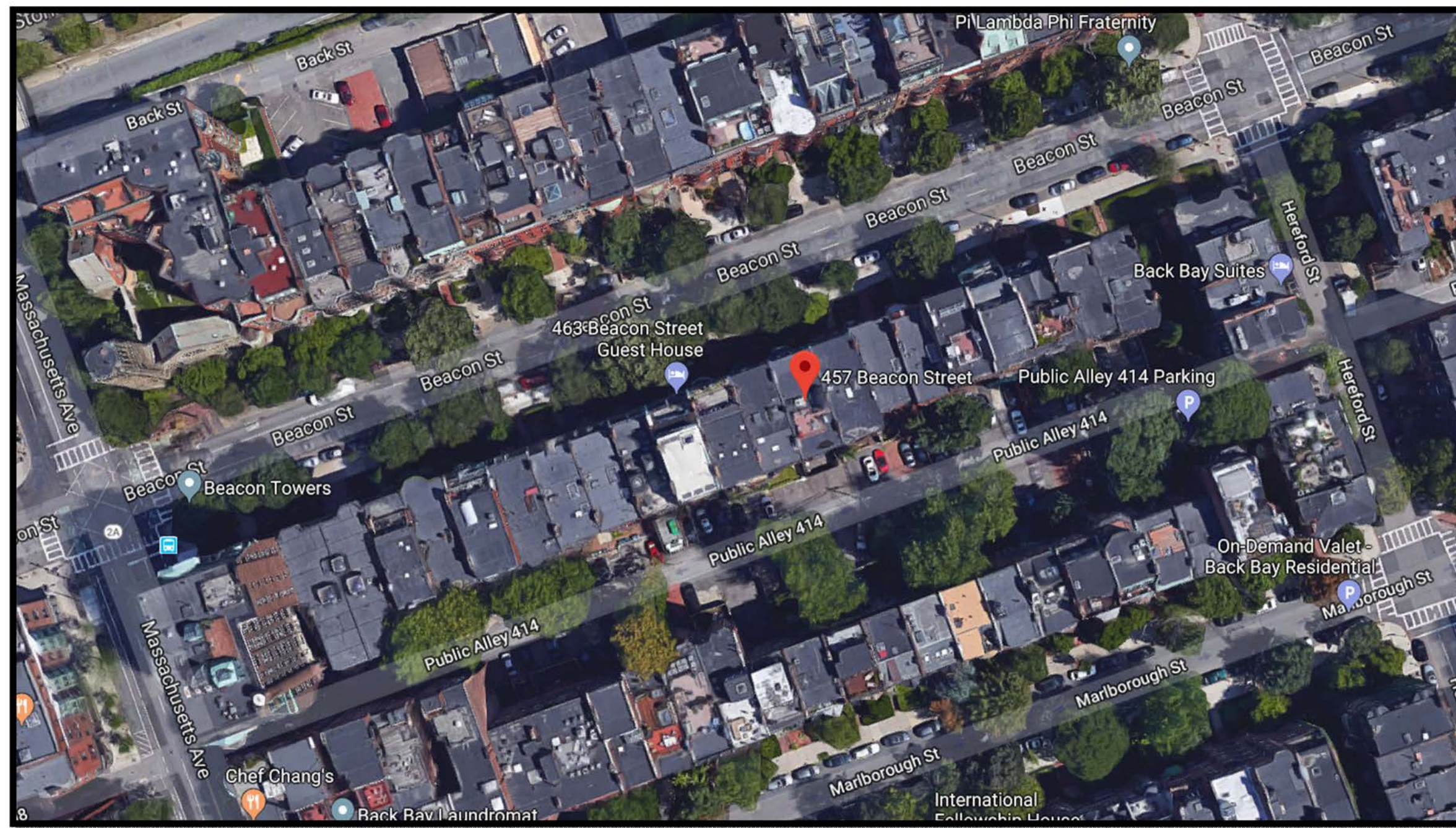
Drawing Title:

Penthouse
Application
To BBAC

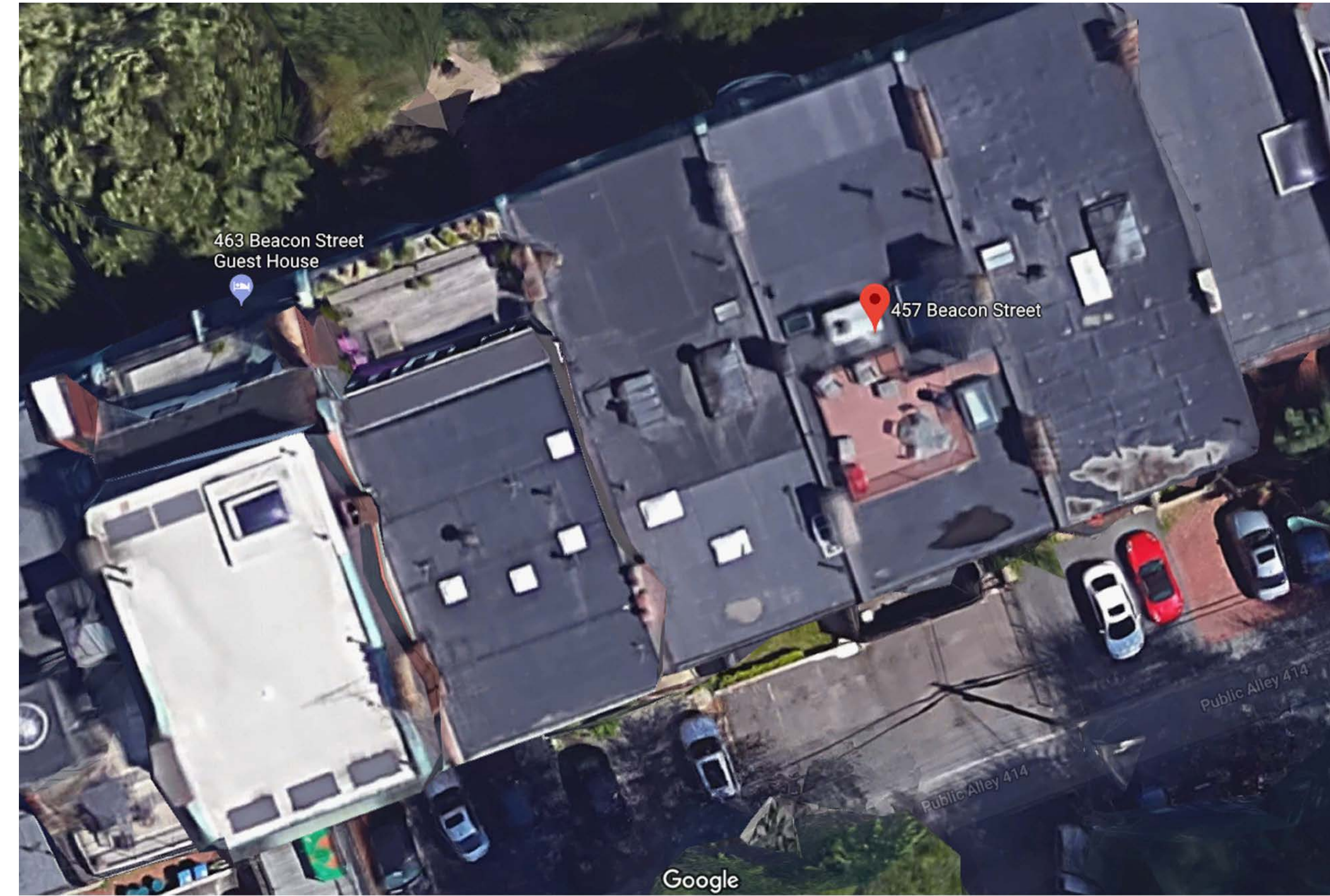
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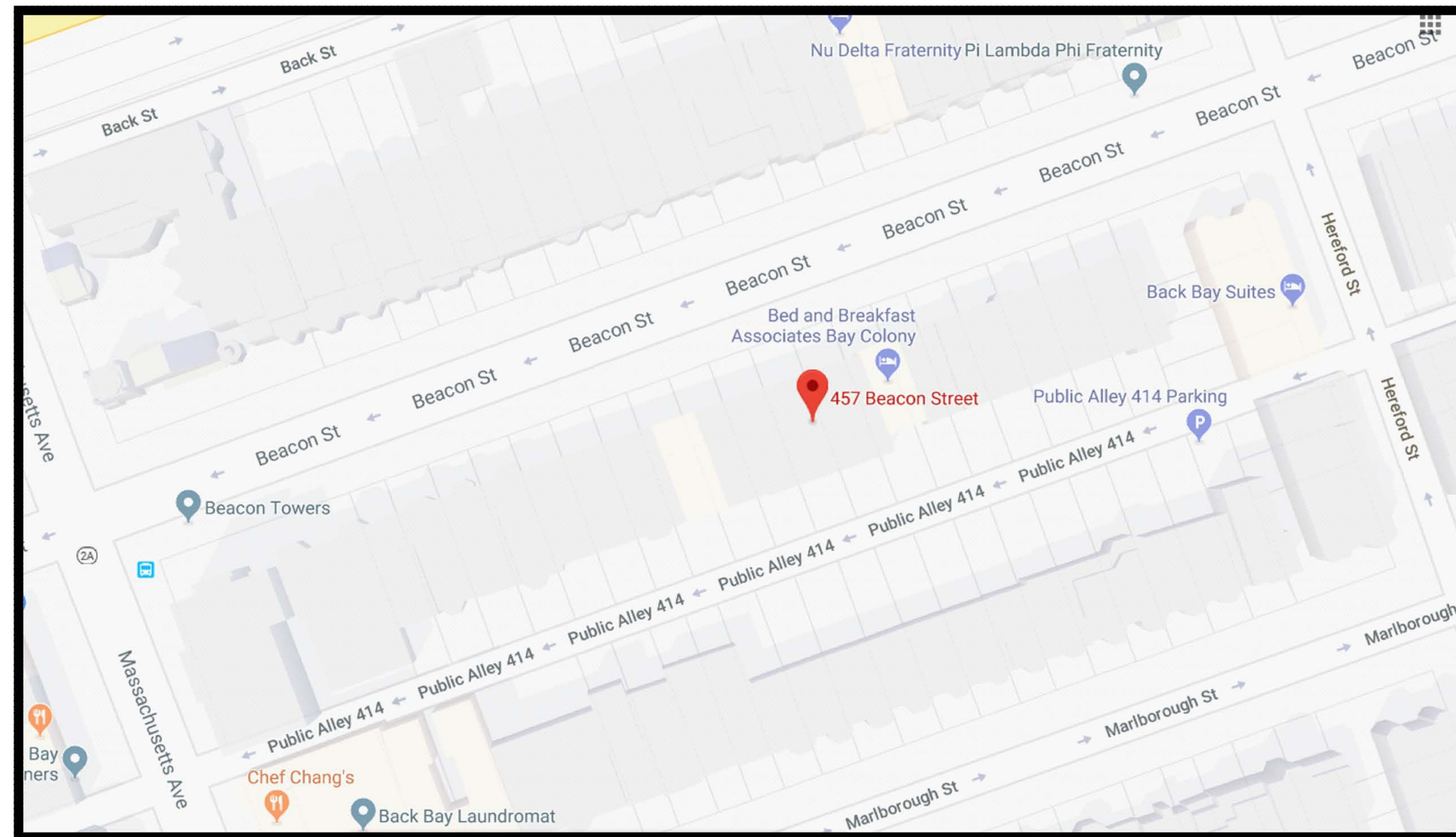
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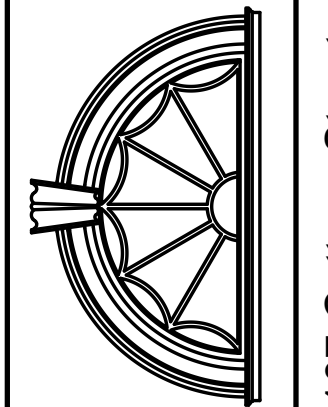
Google Satellite View of 457 Beacon Street



Google Satellite View of 457 Beacon Street



Google Map View of 457 Beacon Street



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Photos Showing Existing Conditions of Rear of 457 Beacon Street

457 Beacon Street



Center View of 457 Beacon Street from Public Alley 414

457 Beacon Street



View Looking West of Rear of 457 Beacon Street from Public Alley 414

457 Beacon Street



View Looking East of Rear of 457 Beacon Street from Public Alley 414

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Photos Showing Existing Conditions of Roof of 457 Beacon Street



View of 457 Beacon Street Roof Looking East



View of 457 Beacon Street Roof Looking Northeast



View of 457 Beacon Street Roof Looking Southwest

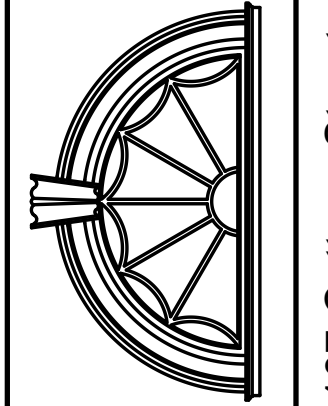


View of 457 Beacon Street Roof Looking Southeast



View of 457 Beacon Street Roof Looking West

(All Photos Taken in 2017)



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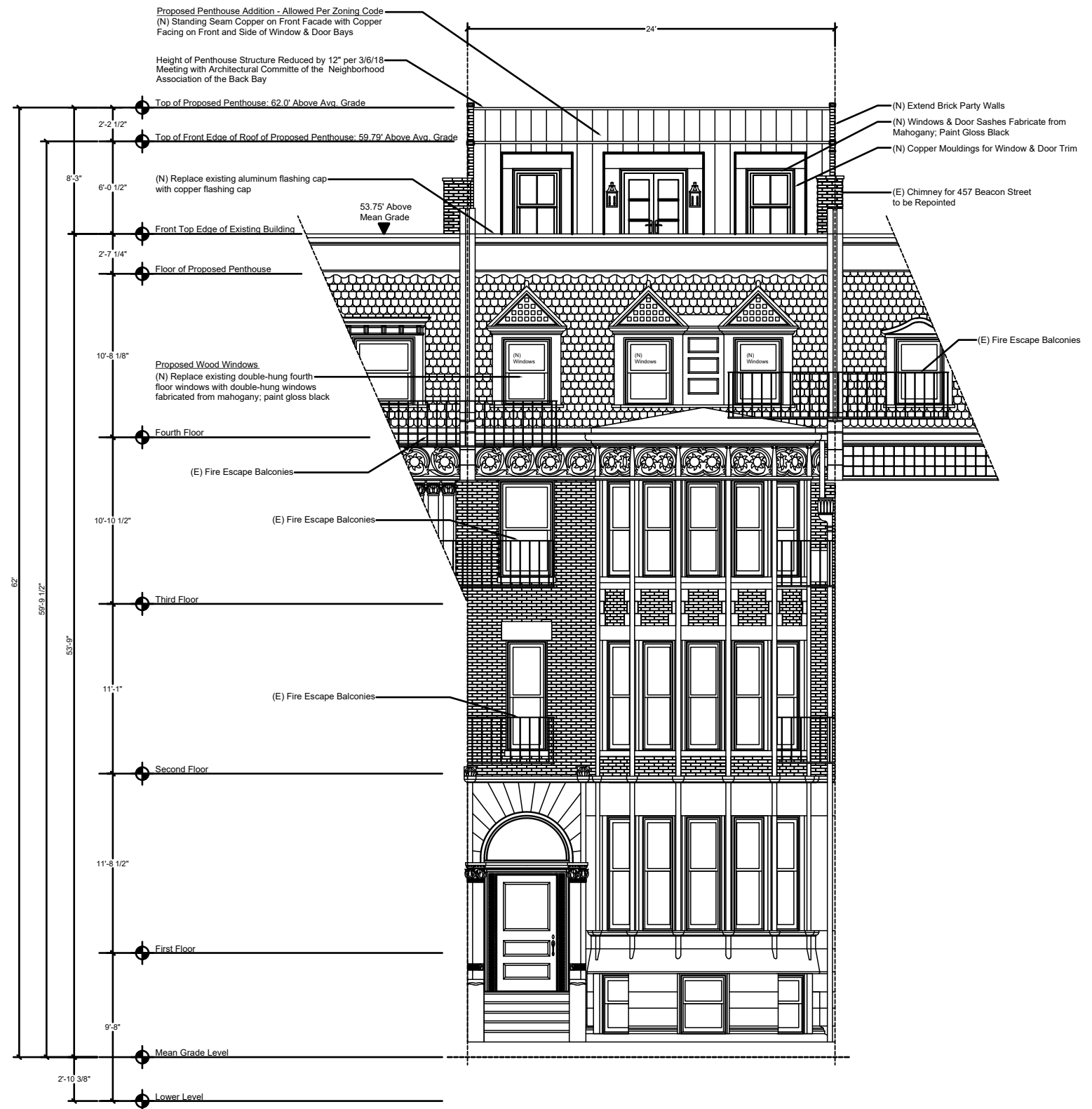
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1 Existing Beacon Street Elevation
Scale: 1/4" = 1'-0"



@ Proposed Beacon Street Elevation
Scale: 1/4" = 1'-0"



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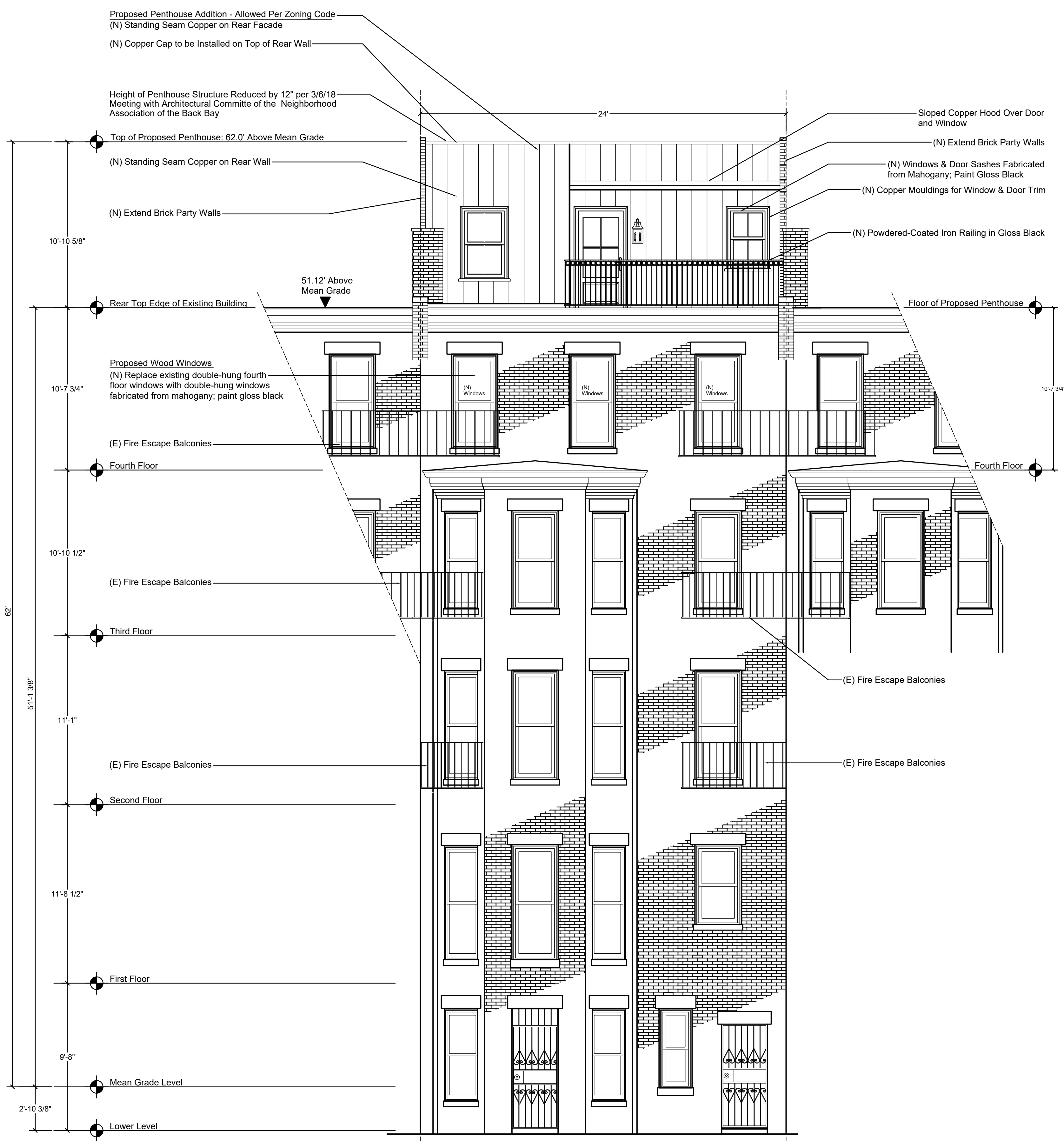
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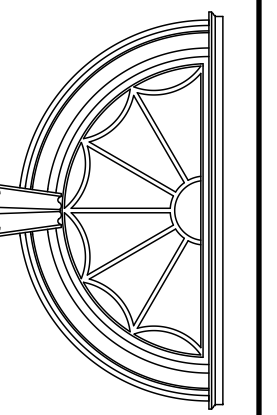
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1 Existing Rear Elevation Facing Public Alley 414
Scale: 1/4" = 1'-0"



2 Proposed Rear Elevation Facing Public Alley 414
Scale: 1/4" = 1'-0"



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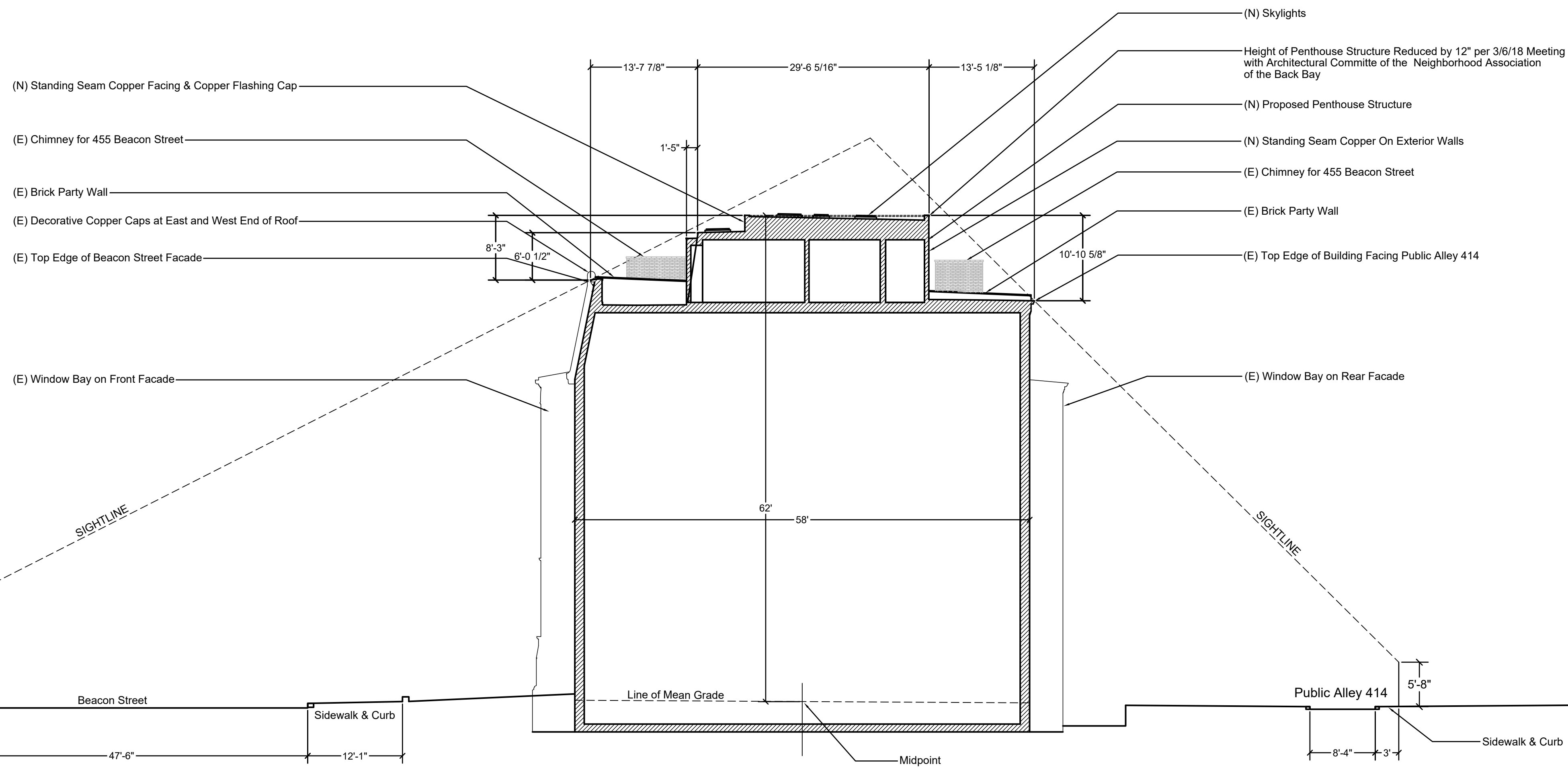
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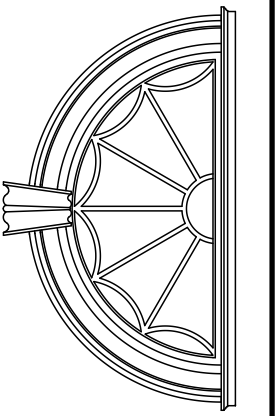
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Zoning Analysis
 Zoning District: H-3-65
 Year Built: 18????
 Height of Building As Per Article 13:
 Allowable: 65' From Mean Grade
 Proposed: 63' From Mean Grade
 Existing F.A.R.: 7316 Square Feet
 (As measured from outside of existing masonry structure)
 Proposed Penthouse Structure: 648 Square Feet
 Proposed F.A.R.: 7964 Square Feet



1 Line of Sight Diagram
 Not to Scale



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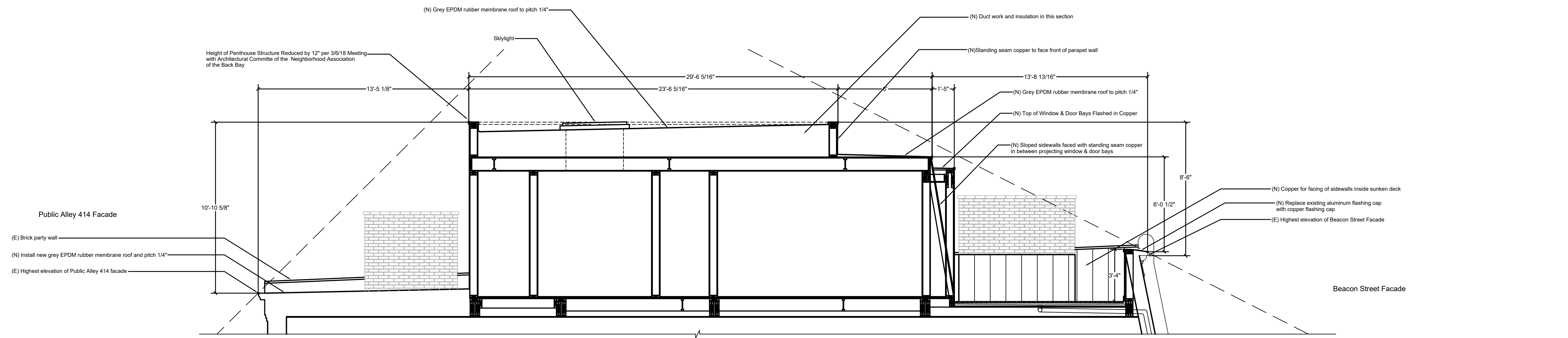
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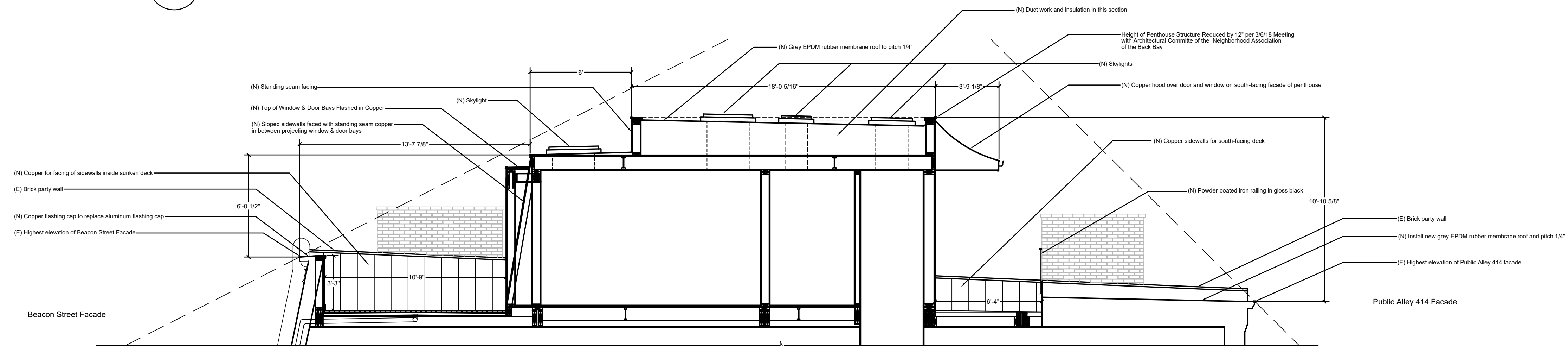
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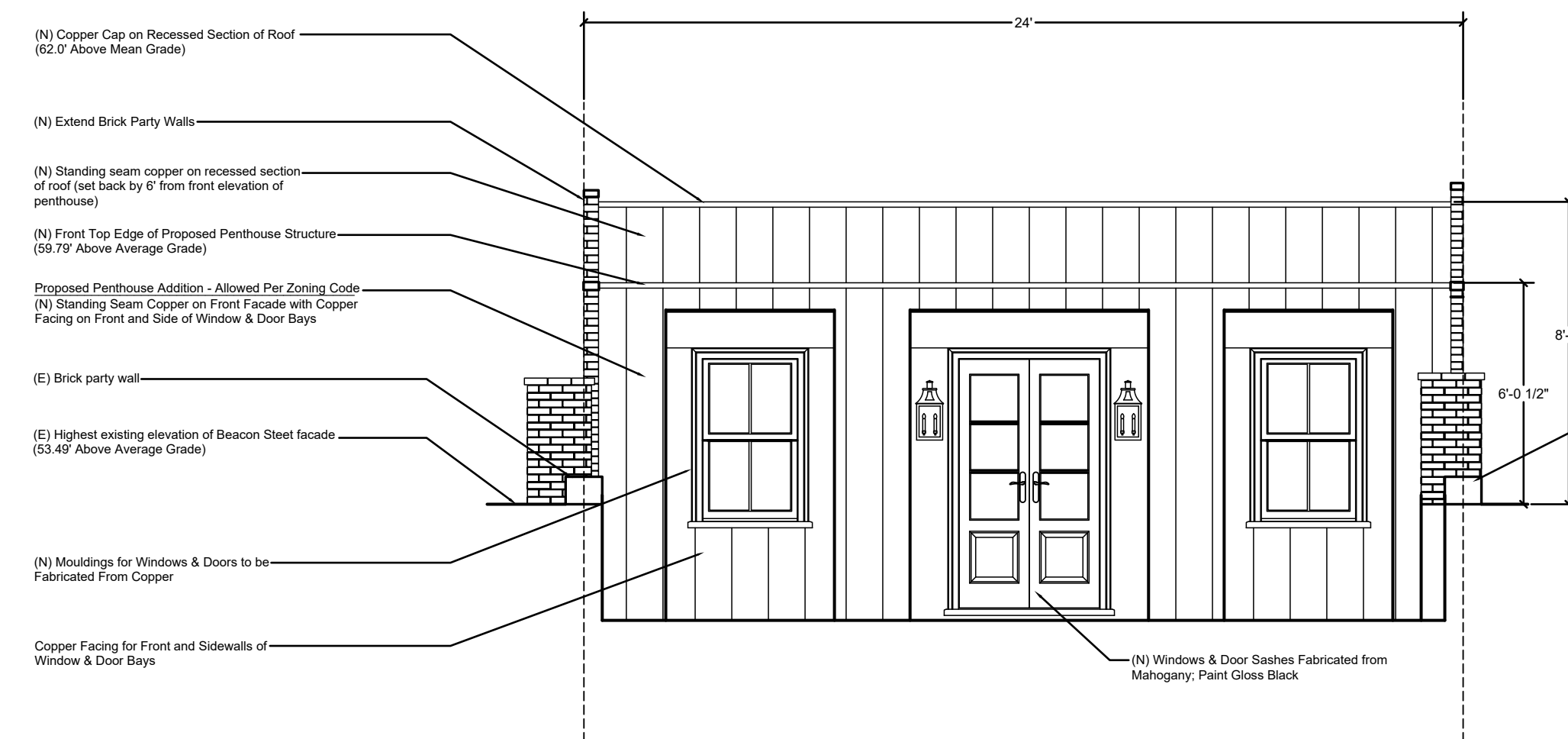
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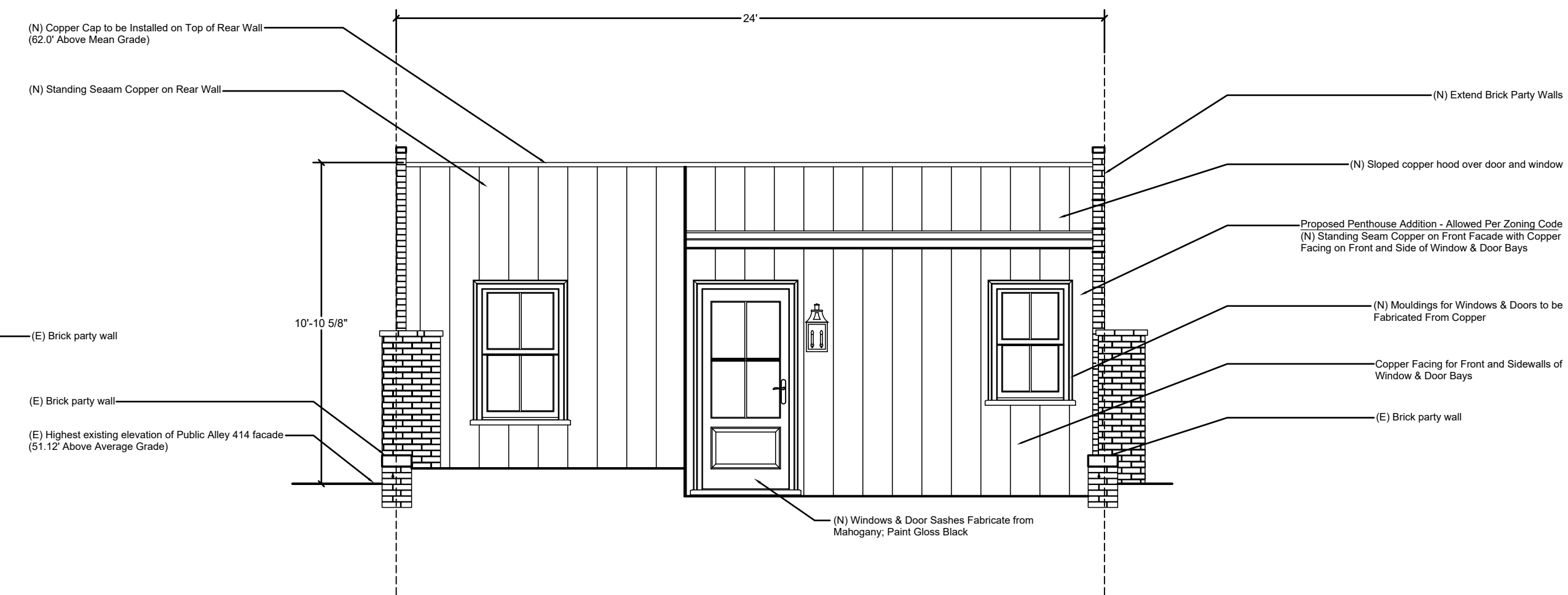
Section 1
Penthouse Section Looking West
Scale: 1/4" = 1'-0"



Section 2
Penthouse Section Looking East
Scale: 1/4" = 1'-0"



Penthouse North Facing Elevation - Beacon Street
Scale: 1/4" = 1'-0"



Penthouse South Facing Elevation - Public Alley 414
Scale: 1/4" = 1'-0"



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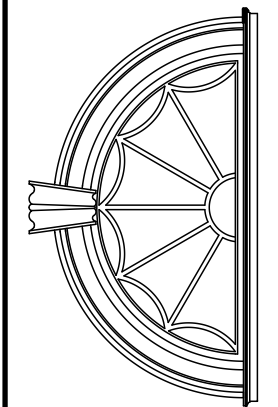
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Scale: 1/4" = 1'-0"

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Project:

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Boston, Massachusetts 02???**

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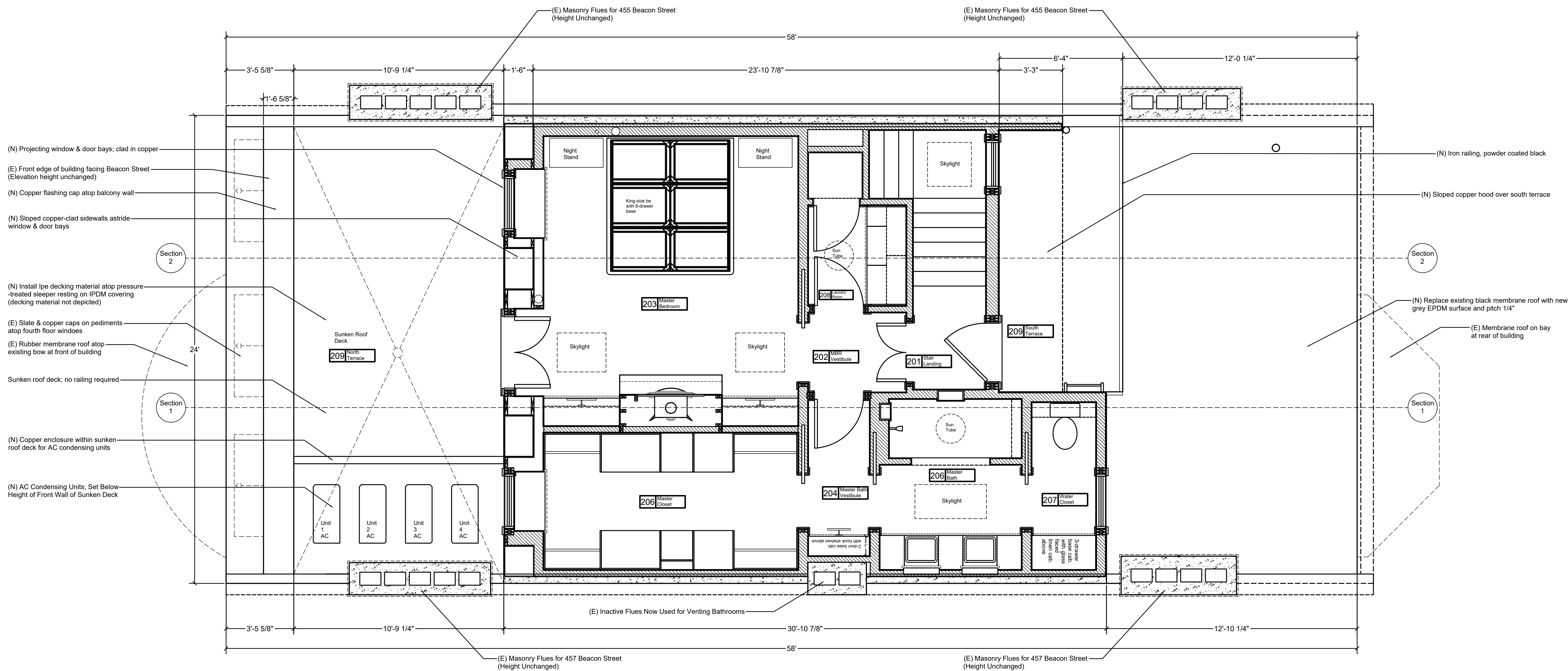
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Scale: 3/8" = 1'-0"

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Proposed Penthouse Plan

Scale: 3/8" = 1'-0"



View of Front Mockup Looking Southeast

Photos of Framed Mockup of Proposed Penthouse Structure
For 457 Beacon Street



View of Rear Mockup Looking Northwest



View of Front Mockup Looking West



View of Rear Mockup Looking West

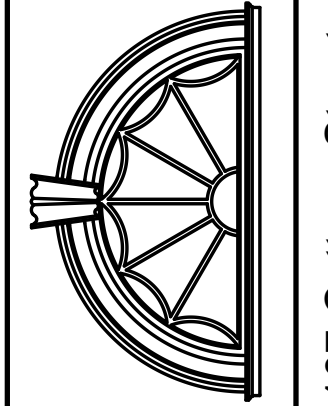


View of Mockup From Front Northwest Corner Looking Southeast



View of Rear Mockup Looking Northeast

(All Photos Taken January of 2018)



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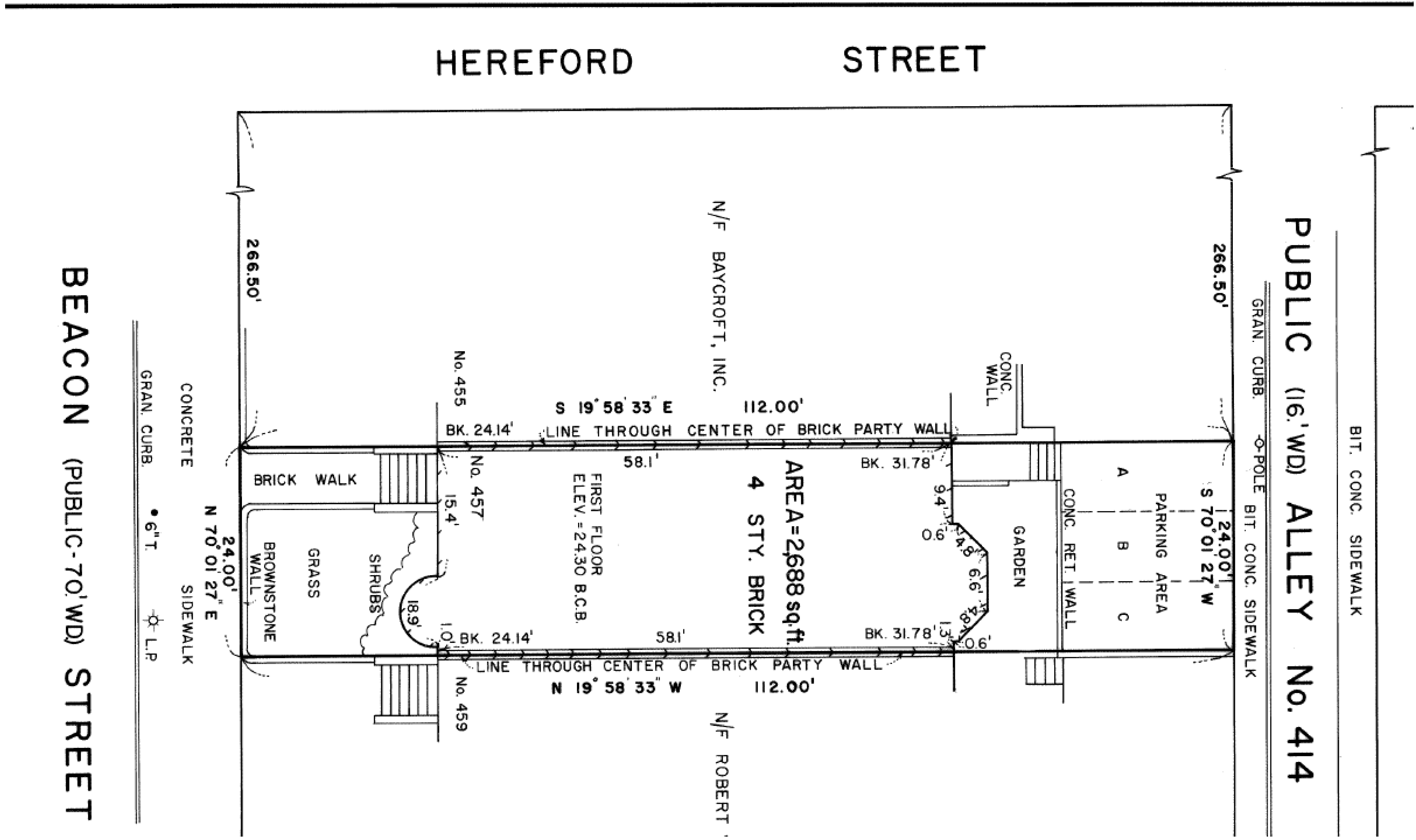
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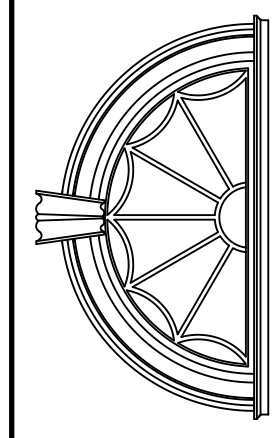
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Survey Map for 457 Beacon Street
 Not to Scale



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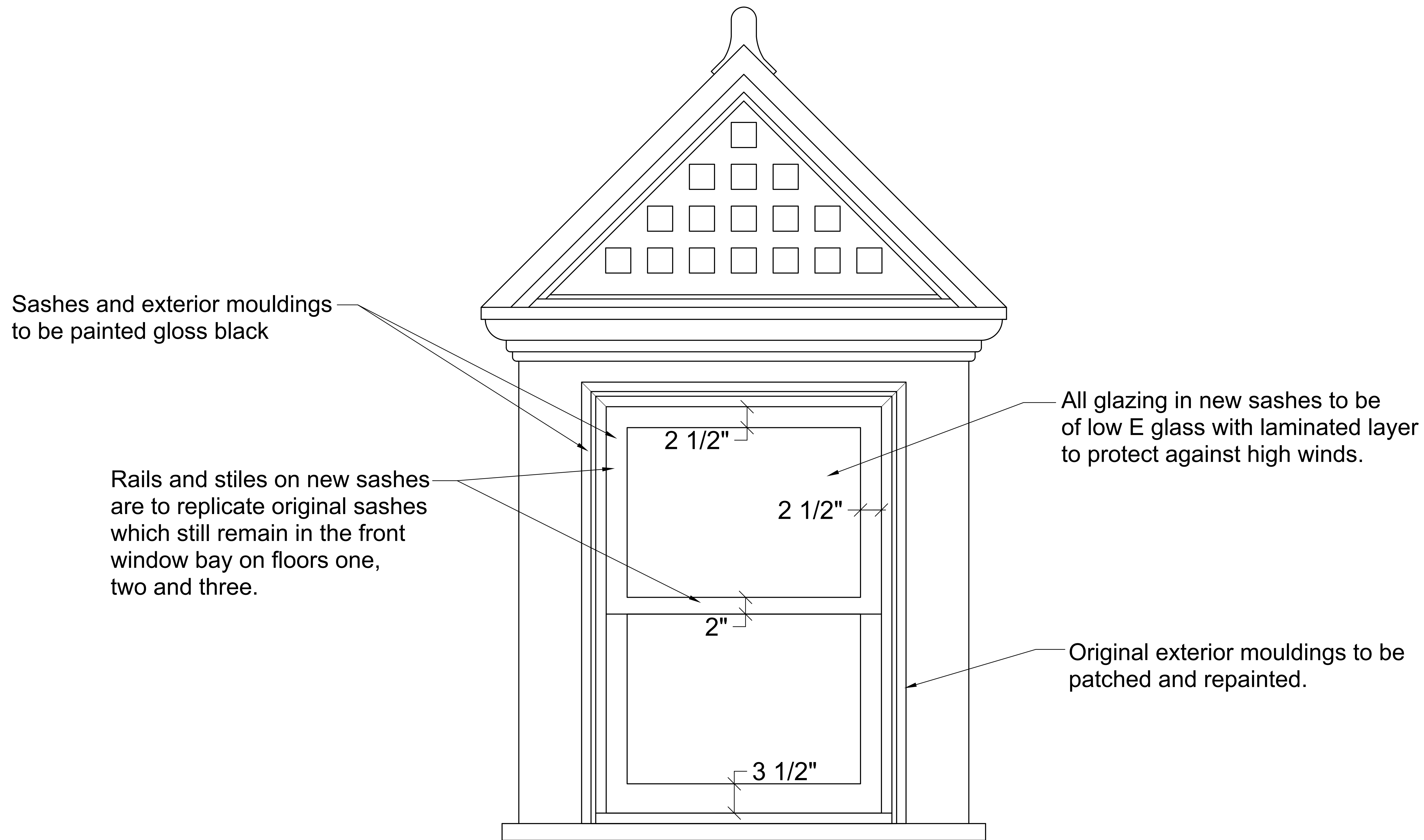
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Scale: 1" = 6"

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Exterior view of replacement mahogany sashes for front and rear windows on Unit 4, 457 Beacon Street, Boston, MA 02115