



142 BEACON

Back St

Back St

Back St

Berkeley St

Beacon St

Beacon St

Beacon St

Beacon St

Beacon St

Beacon St

French Cultural Center

Public Alley 420

Public Alley 420

Berkeley St

Public Alley 421

Marlborough St

Marlborough St

First Lutheran Church

Fisher College

CHABAD BOSTON Jewish Center and

Gibson House Museum

Charles River Esplanade

Charles River

Dr Paul Dudley White B

Storrow Dr

Storrow Dr

Charles River

Dr Paul Dudley White Bike Path

Charles River Esplanade

Dr Paul Dudley White Bike Path

Storrow Dr

422

Existing Rear Elevation

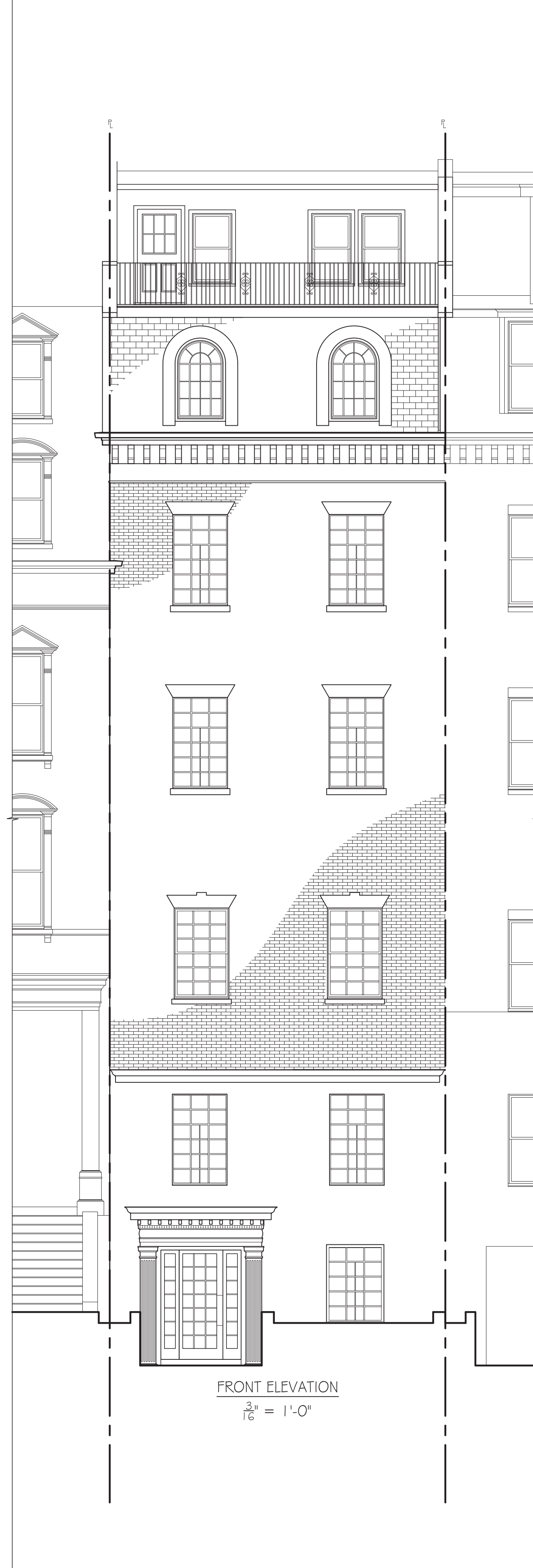


Existing Rear Elevation @ Garden Level



Existing Connecting Balcony @ First Floor Level





FRONT ELEVATION
 $\frac{3}{16}'' = 1'-0''$



REAR ELEVATION
 $\frac{3}{16}'' = 1'-0''$

EC6

EXISTING BUILDING
 ELEVATIONS

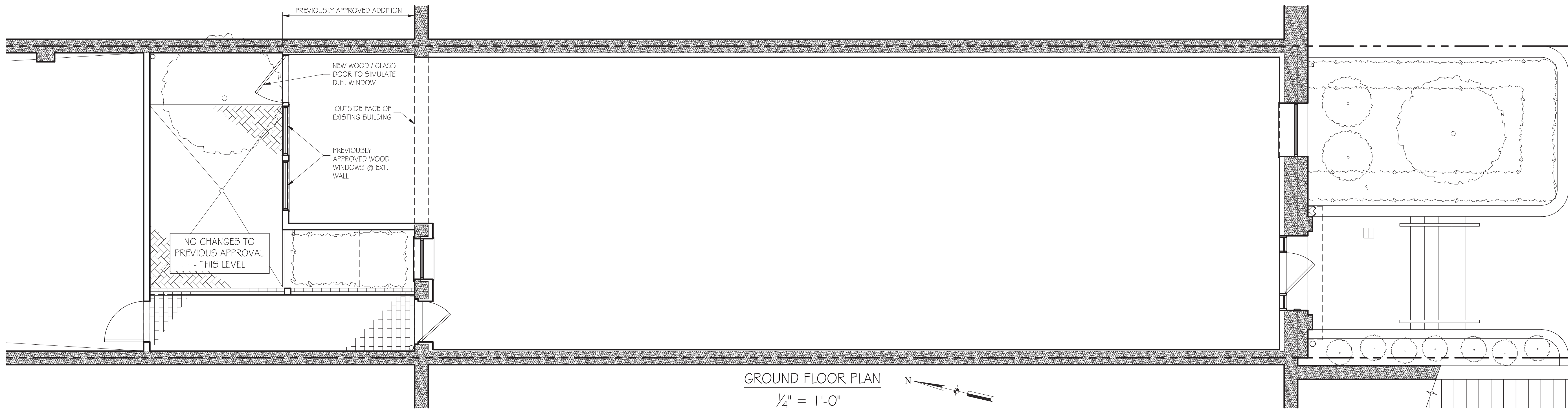
142 BEACON STREET
 BOSTON, MA 02116

JOB NO: 1720
SCALE: AS NOTED
DATE:
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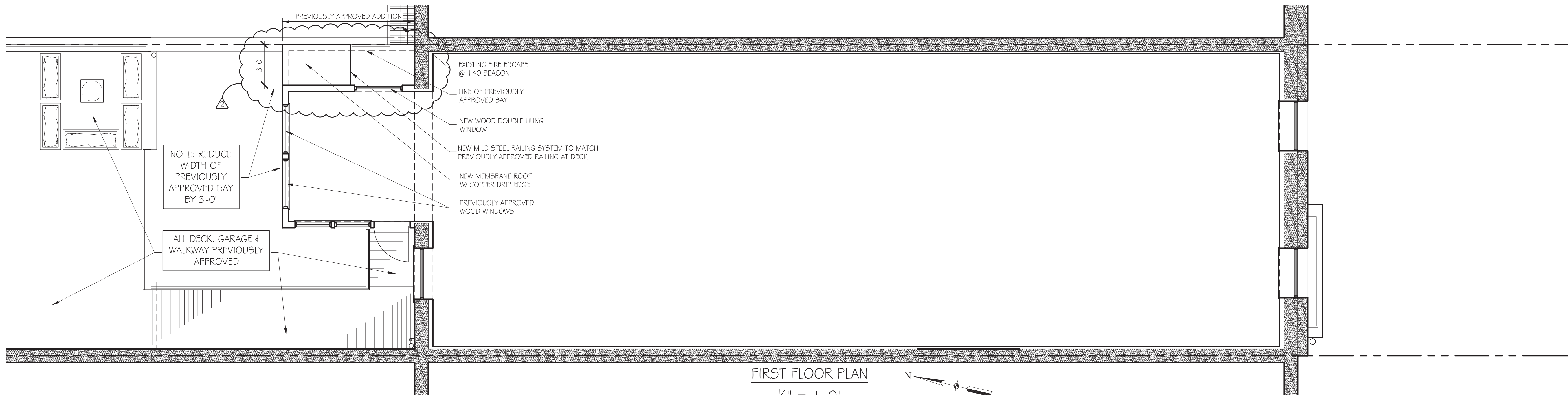


GRASSI DESIGN GROUP
 BEAUCHEMIN GRASSI INTERIORS

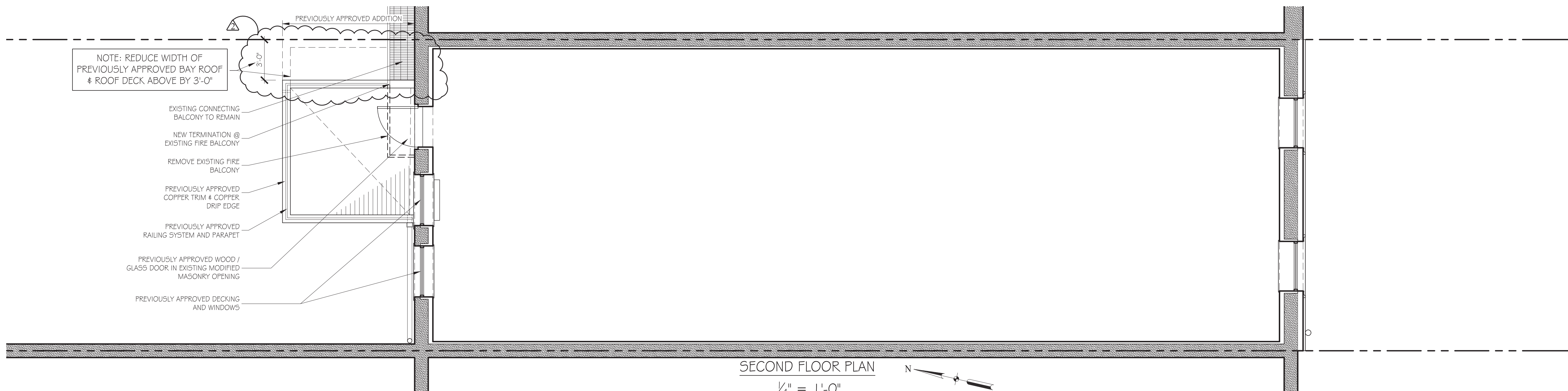
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 Boston, MA 02118
 Phone 617-956-9992
 Fax 917-956-9993



GROUND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"

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02.19.18	1
02.19.19	2

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GROUND, FIRST & SECOND FLOOR PLANS

A1



NOTE: ALL WORK OUTSIDE OF CLOUDED AREA WAS PREVIOUSLY APPROVED.

EXISTING CONNECTING BALCONY TO REMAIN

NOTE: REDUCE WIDTH OF PREVIOUSLY APPROVED FIRST FLOOR BAY AND ROOF DECK ABOVE BY 3'-0"

NEW BLACK PTD STEEL RAILING SYSTEM TO MATCH PREVIOUSLY APPROVED RAILINGS

EXISTING CONNECTING BALCONY TO REMAIN

EXISTING GARDEN WALL

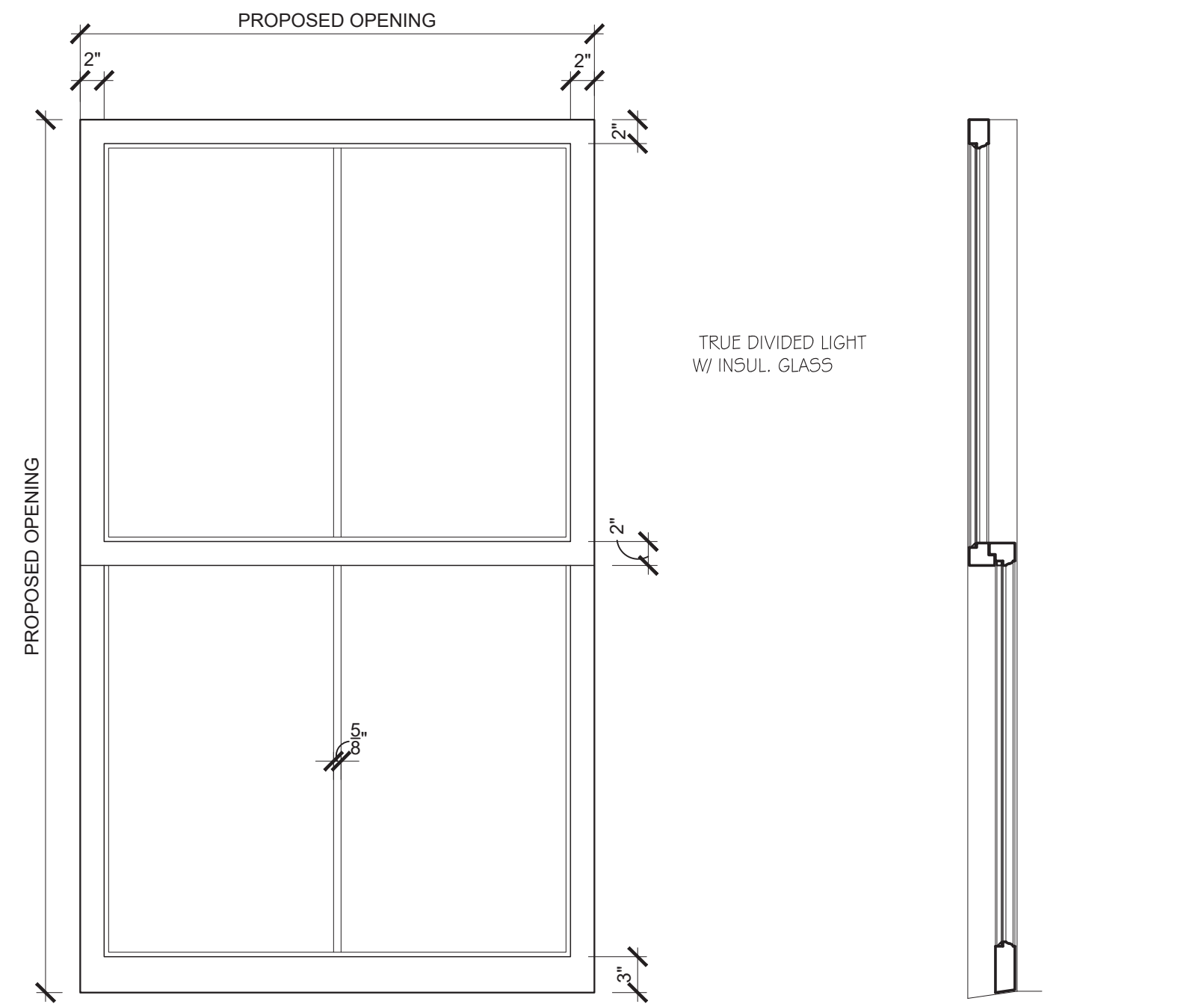
① PROPOSED REAR ELEVATION
SCALE: $\frac{3}{16}'' = 1'-0''$



- REMOVE [E] SKYLIGHT
- REMOVE [E] ELEV. MACHINE ROOM
- [N] ELEVATOR HEADHOUSE, CLAD W/ NEW COPPER PANEL SIDING
- [N] HP-UNITS
- [N] SKYLIGHTS
- [E] CHIMNEYS, REPAIR & SPOT POINT
- [E] ACCESS LADDER TO ROOF TO REMAIN
- REPLACE [E] COPPER DRIP EDGE, GUTTER, & NEW COPPER BAND
- REMOVE [E] PAINTED SIDING, [N] FLAT SEAM COPPER SIDING
- [N] WOOD/GLASS DOOR TO SIMULATE DH WINDOW
- [N] WINDOWS IN EXISTING OPENINGS
- [E] PARTIAL PARTY WALL, PROVIDE NEW COPPER CAP
- [N] PAINTED MILD STEEL RAILING SYSTEM
- REPAIR & RELINE [E] COPPER GUTTER
- CLEAN & REPAIR [E] COPPER PANEL SIDING
- [E] SLATE ROOFING, REMOVE/RESET/REPLACE DAMAGED SLATE
- [N] WINDOWS IN EXISTING OPENINGS
- [E] FIRE BALCONY TO REMAIN
- REPAIR & RELINE [E] COPPER GUTTER
- [E] BRICK CORNICE TO REMAIN
- [E] BRICK TO REMAIN, REPAIR & SPOT POINT
- [N] CAST STONE HEADERS, FINISH TO MATCH STONE AT FRONT
- [N] WOOD DOUBLE HUNG 2/2 FRAME/SASH WINDOWS IN EXISTING OPENINGS W/ RAISED HEADS & [N] BRICK MOLD AND 1/2 SCREENS
- [E] FIRE BALCONY TO REMAIN
- [N] CAST STONE HEADERS, FINISH TO MATCH STONE AT FRONT
- [N] WOOD DOUBLE HUNG 2/2 FRAME/SASH WINDOWS IN EXISTING OPENINGS W/ RAISED HEADS & [N] BRICK MOLD AND 1/2 SCREENS
- [E] FIRE BALCONY TO REMAIN
- [N] CAST STONE HEADERS, FINISH TO MATCH STONE AT FRONT
- [N] FIXED WOOD TRANSOMS
- [N] WOOD DOUBLE HUNG 2/2 FRAME/SASH WINDOWS IN EXISTING OPENINGS W/ RAISED HEADS & [N] BRICK MOLD AND 1/2 SCREENS
- [N] WOOD DOOR, FRAME & TRANSOM TO SIMULATE WINDOWS W/ BRICK MOLD
- DASHED LINE INDICATES PARTIAL REMOVED [E] FIRE BALCONY
- [N] PAINTED MILD STEEL RAILING SYSTEM
- [N] COPPER CLAD MOLDINGS @ [N] BAY W/ [N] COPPER DRIP EDGE
- [N] COPPER CLAD RECESSED PANEL
- [N] COPPER DOWNSPOUT
- [N] WOOD DOUBLE HUNG 2/2 FRAME/SASH WINDOWS IN [N] COPPER CLAD BAY W/ FIXED WOOD TRANSOMS AND 1/2 SCREENS
- [N] WOOD DOUBLE HUNG 2/2 FRAME/SASH WINDOW IN [E] MASONRY OPENING W/ BRICK MOLD AND 1/2 SCREEN
- [N] BRICK VENEER @ ELL SIDE WALL
- [N] PAINTED MILD STEEL RAILING SYSTEM
- [N] WALKWAY TO NEW GARAGE ROOF DECK, CLAD W/ COPPER & IPE DECKING
- [N] WOOD/GLASS ENTRY DOOR IN [N] MASONRY OPENING
- [N] 6'-0" HIGH WOOD FENCE
- [N] WOOD DOUBLE HUNG 2/2 FRAME/SASH WINDOWS IN [N] COPPER CLAD BAY W/ 1/2 SCREENS
- [N] WOOD DOUBLE HUNG 2/2 FRAME/SASH WINDOW IN [N] MASONRY OPENING W/ BRICK MOLD AND 1/2 SCREEN
- [E] BRICK GARDEN WALLS

○ PREVIOUSLY APPROVED REAR ELEVATION
SCALE: $\frac{3}{16}'' = 1'-0''$

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	REVISOR: [Signature]
	REVISION: 02.19.19



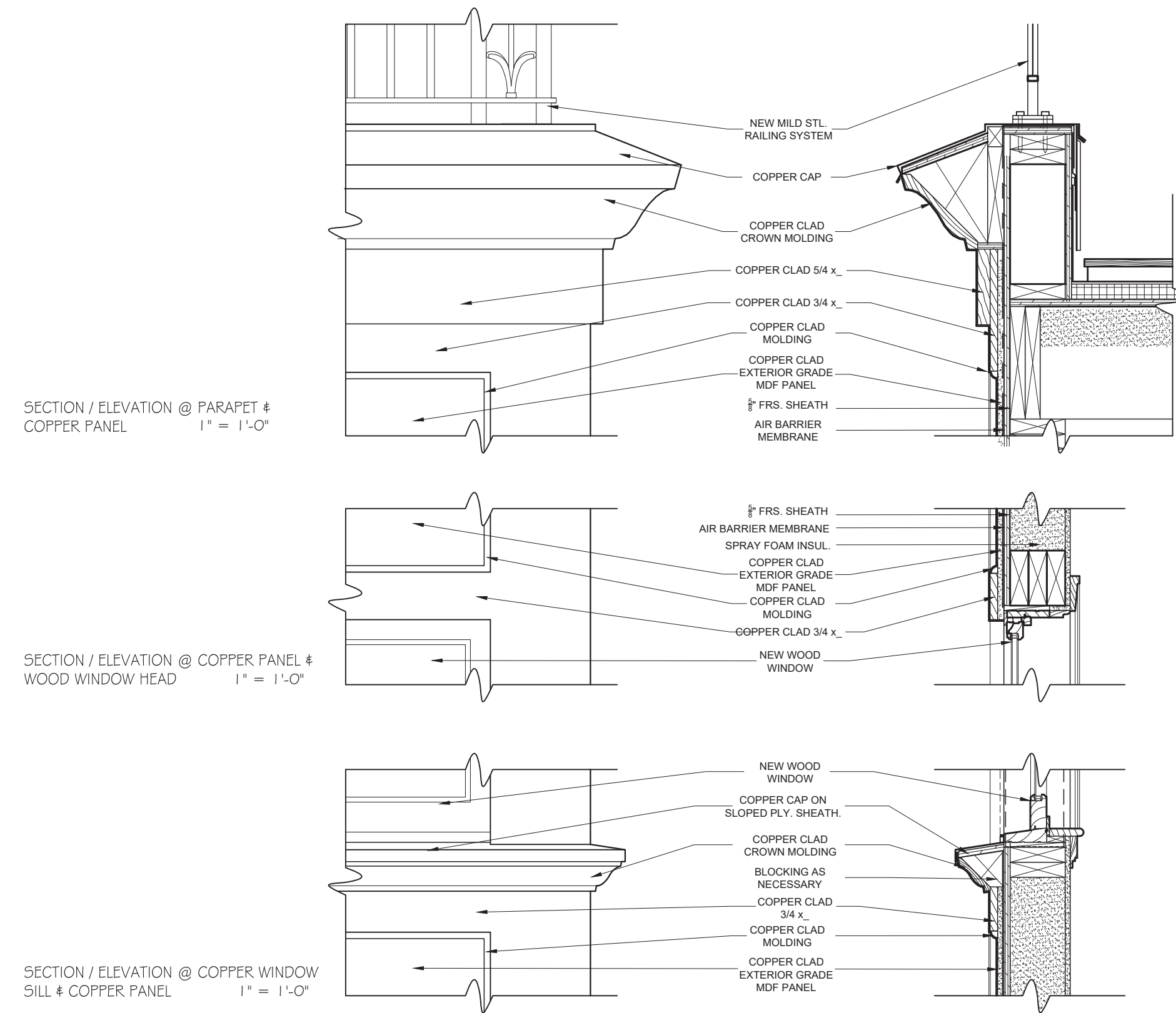
TYPICAL WINDOW ELEVATION

TYPICAL WINDOW SECTION



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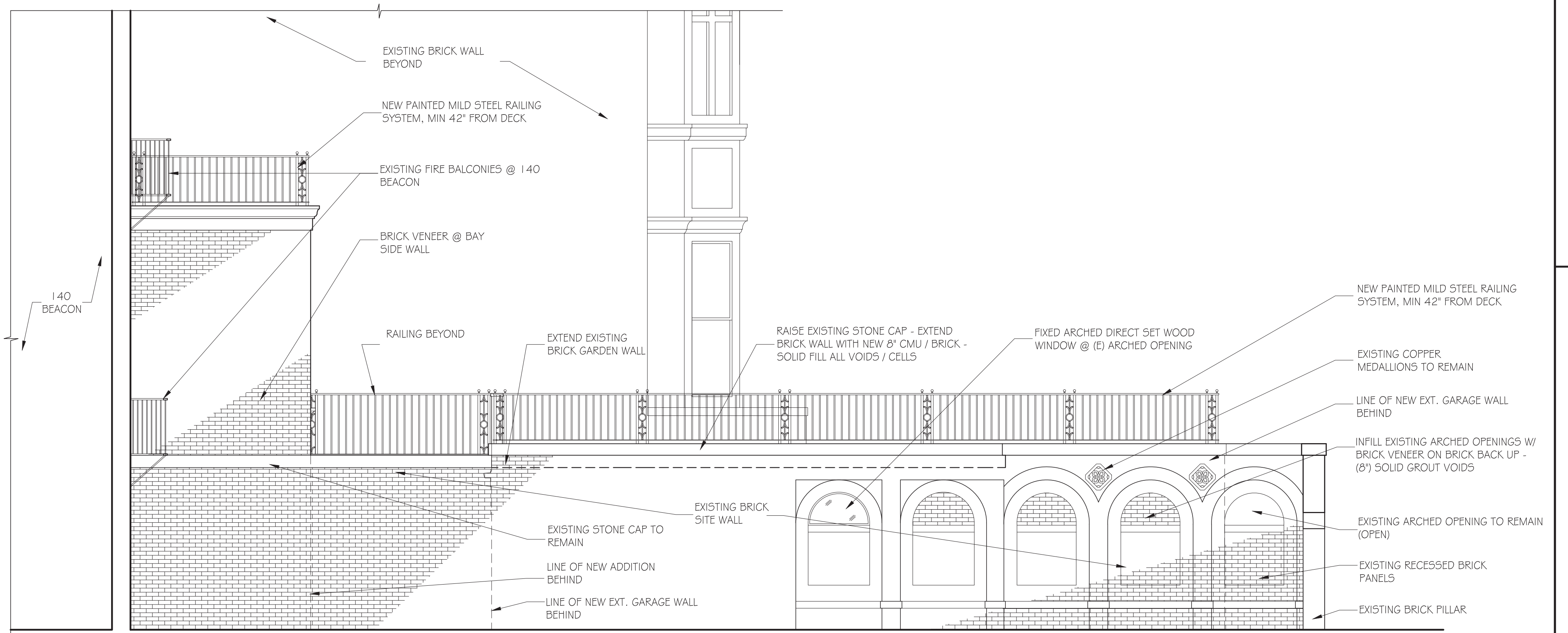
PROPOSED EAST GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



SECTION / ELEVATION @ PARAPET & COPPER PANEL
1" = 1'-0"

SECTION / ELEVATION @ COPPER PANEL & WOOD WINDOW HEAD
1" = 1'-0"

SECTION / ELEVATION @ COPPER WINDOW SILL & COPPER PANEL
1" = 1'-0"



PREVIOUSLY APPROVED EAST GARAGE ELEVATION
SCALE: 1/4" = 1'-0"

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EXISTING CONNECTING BALCONY TO REMAIN

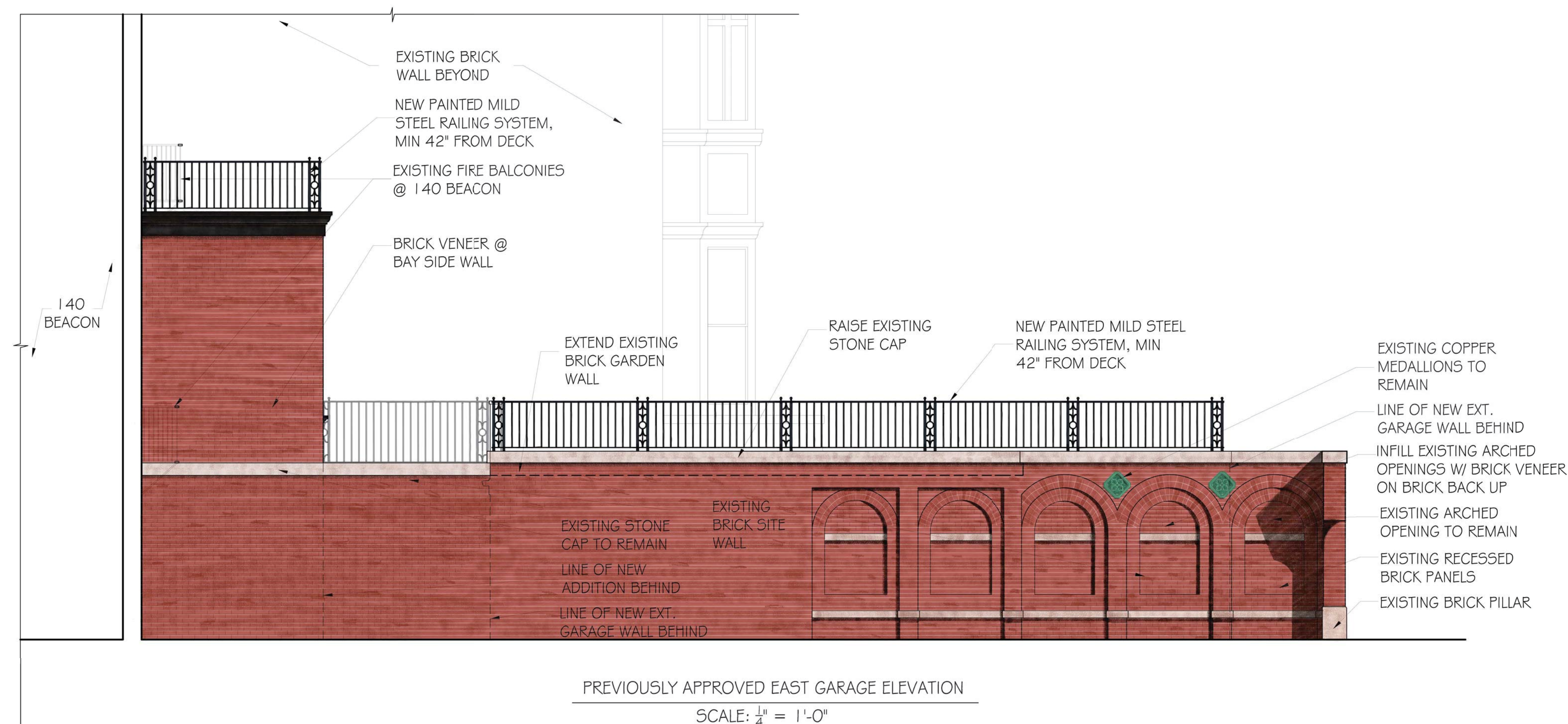
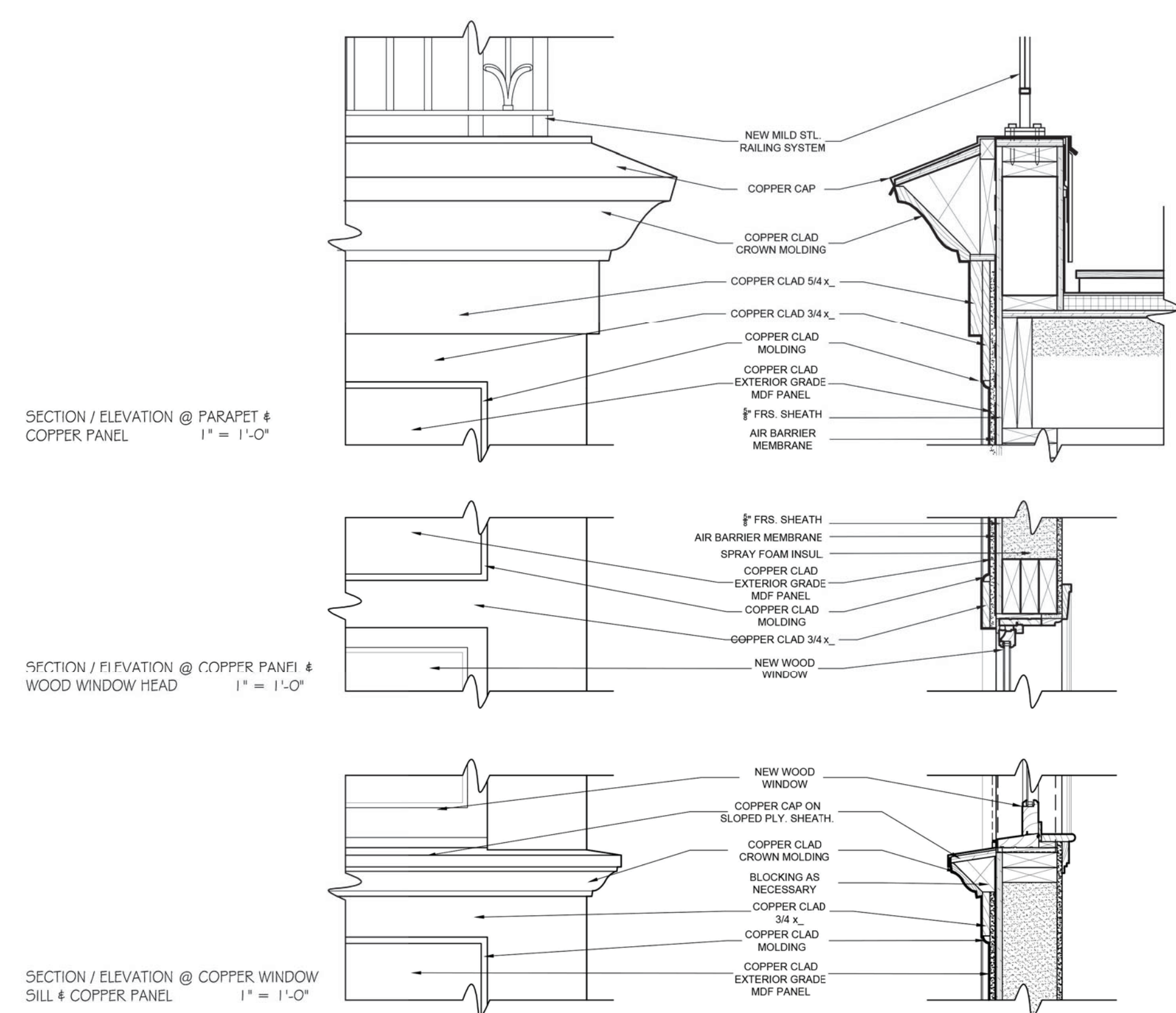
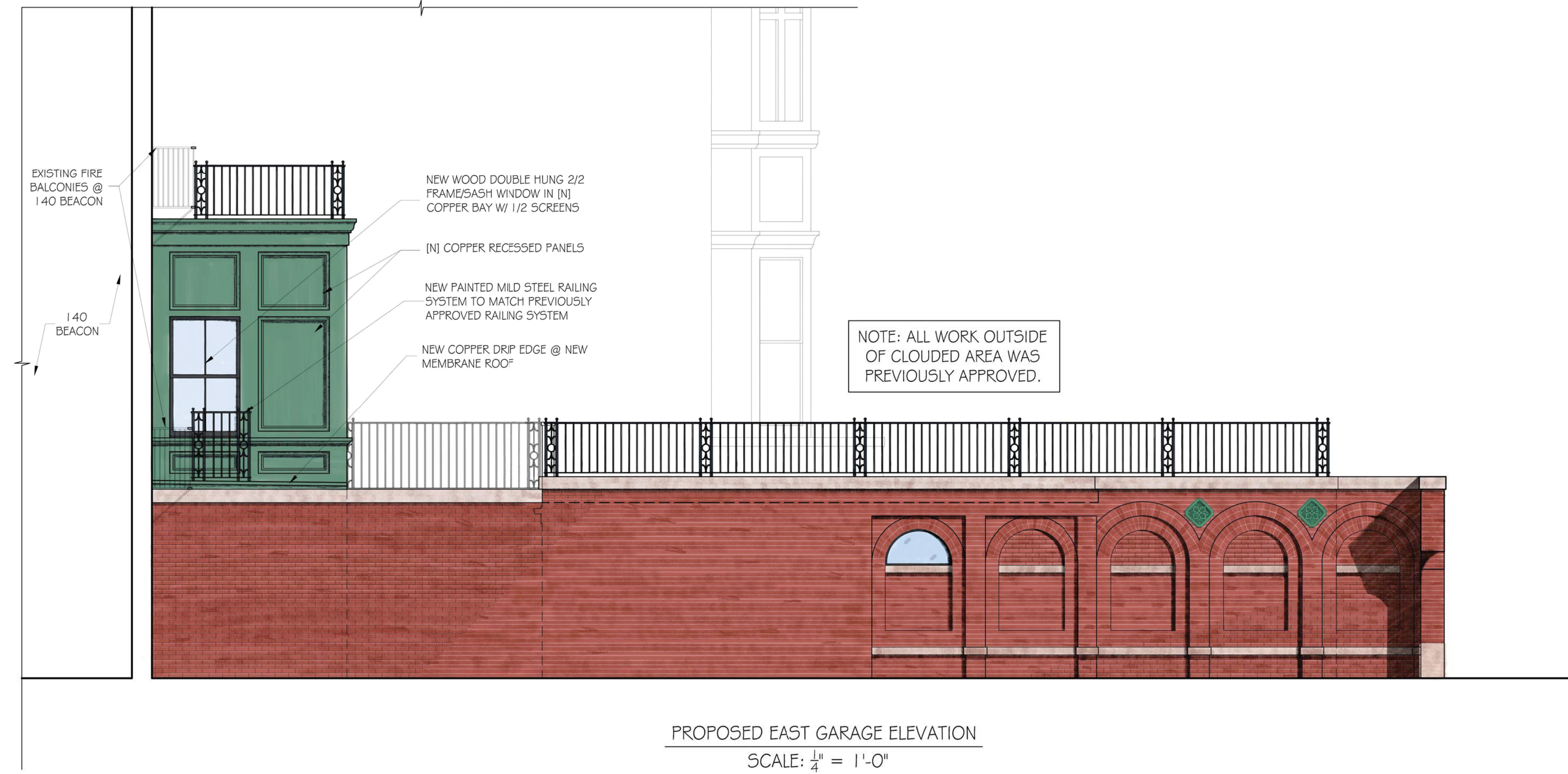
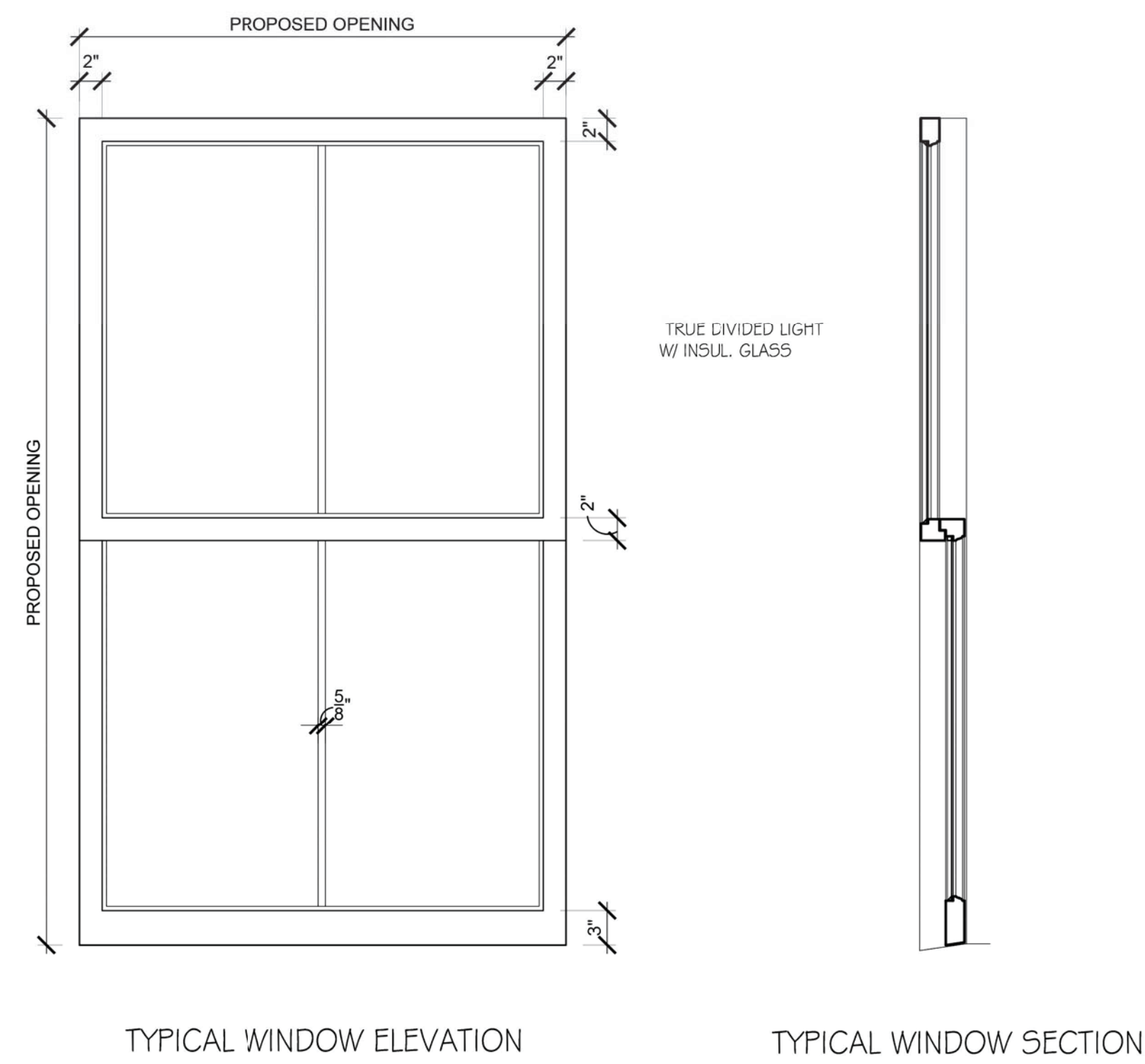
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① PROPOSED REAR ELEVATION
SCALE: $\frac{3}{16}'' = 1'-0''$



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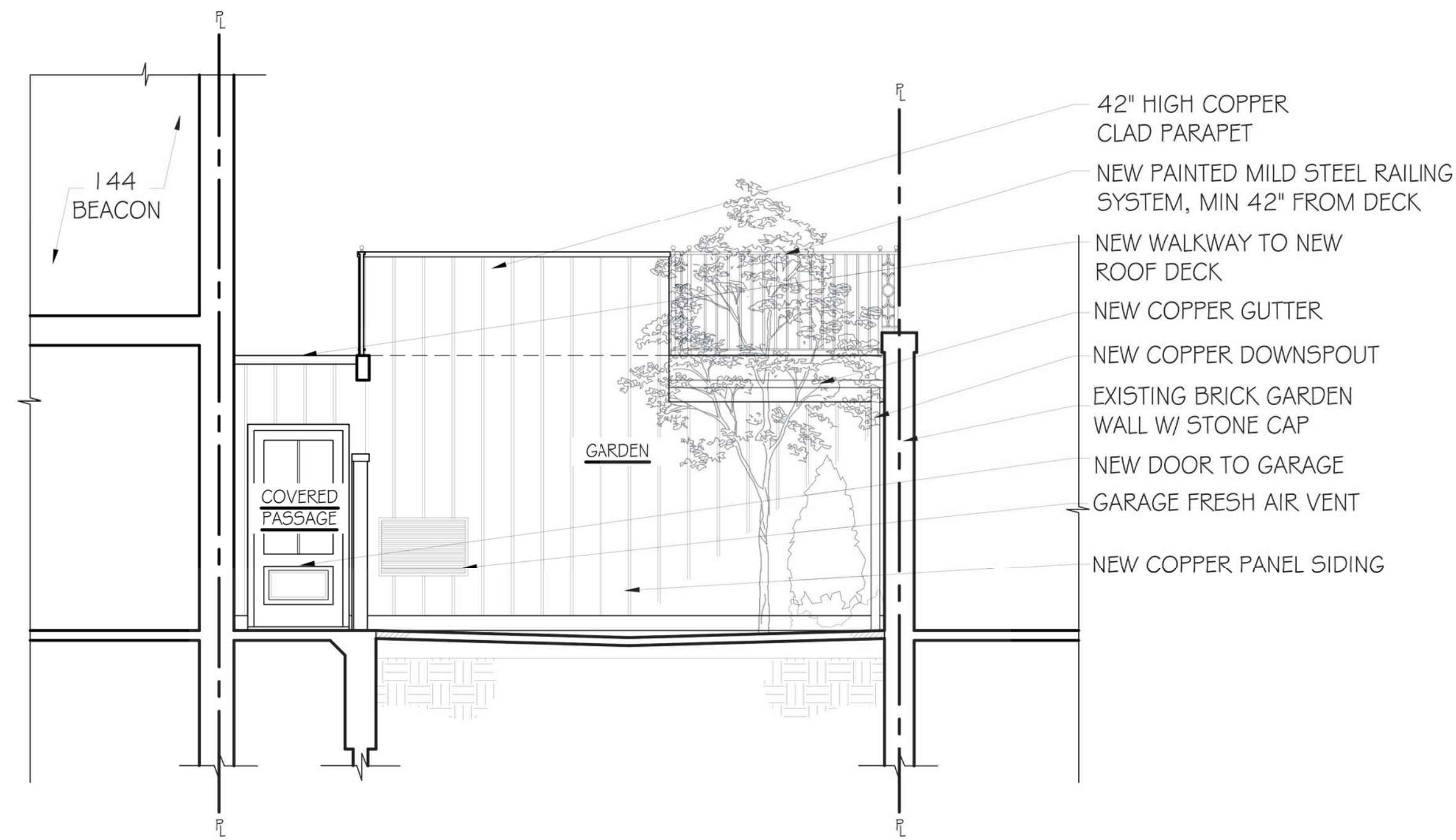
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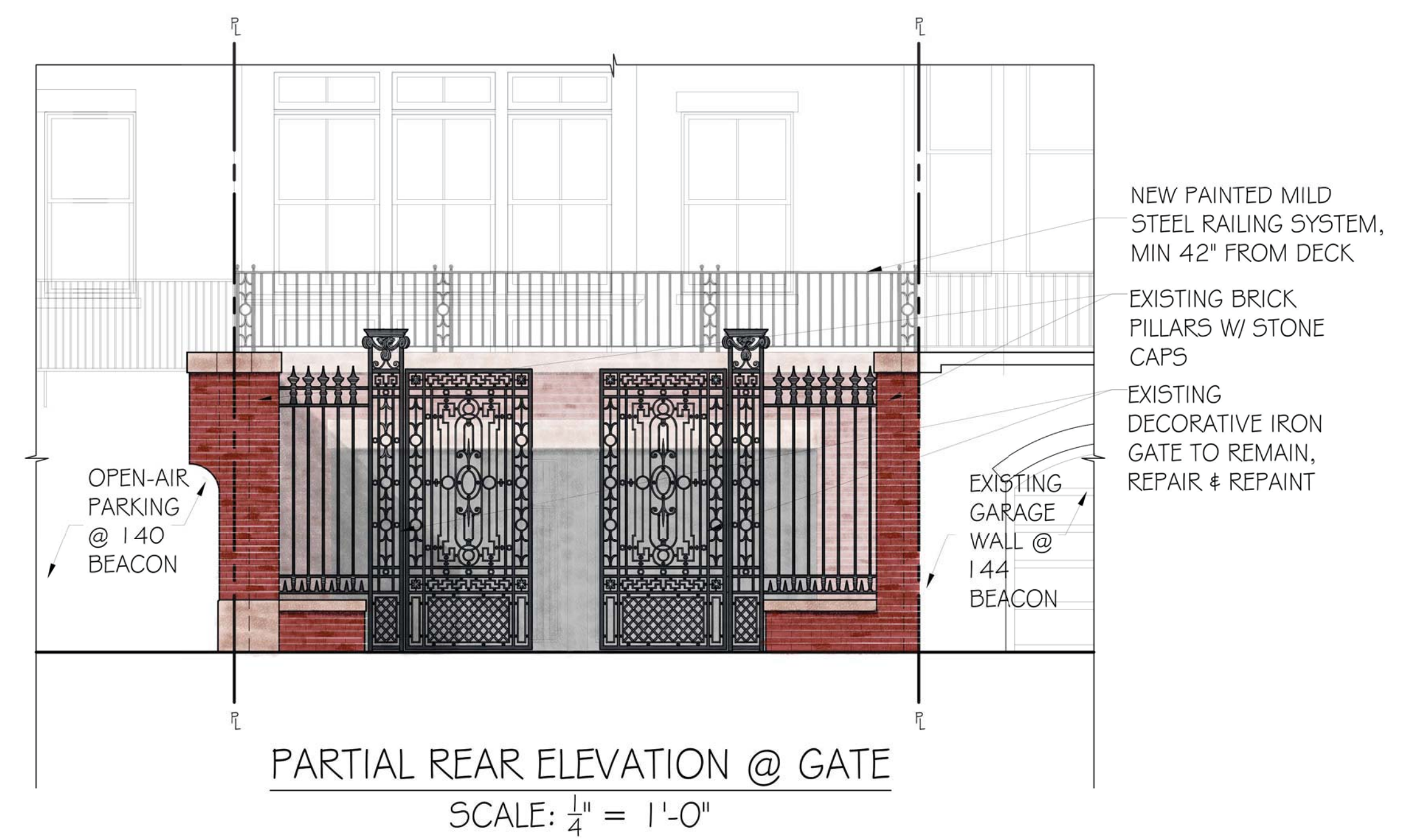
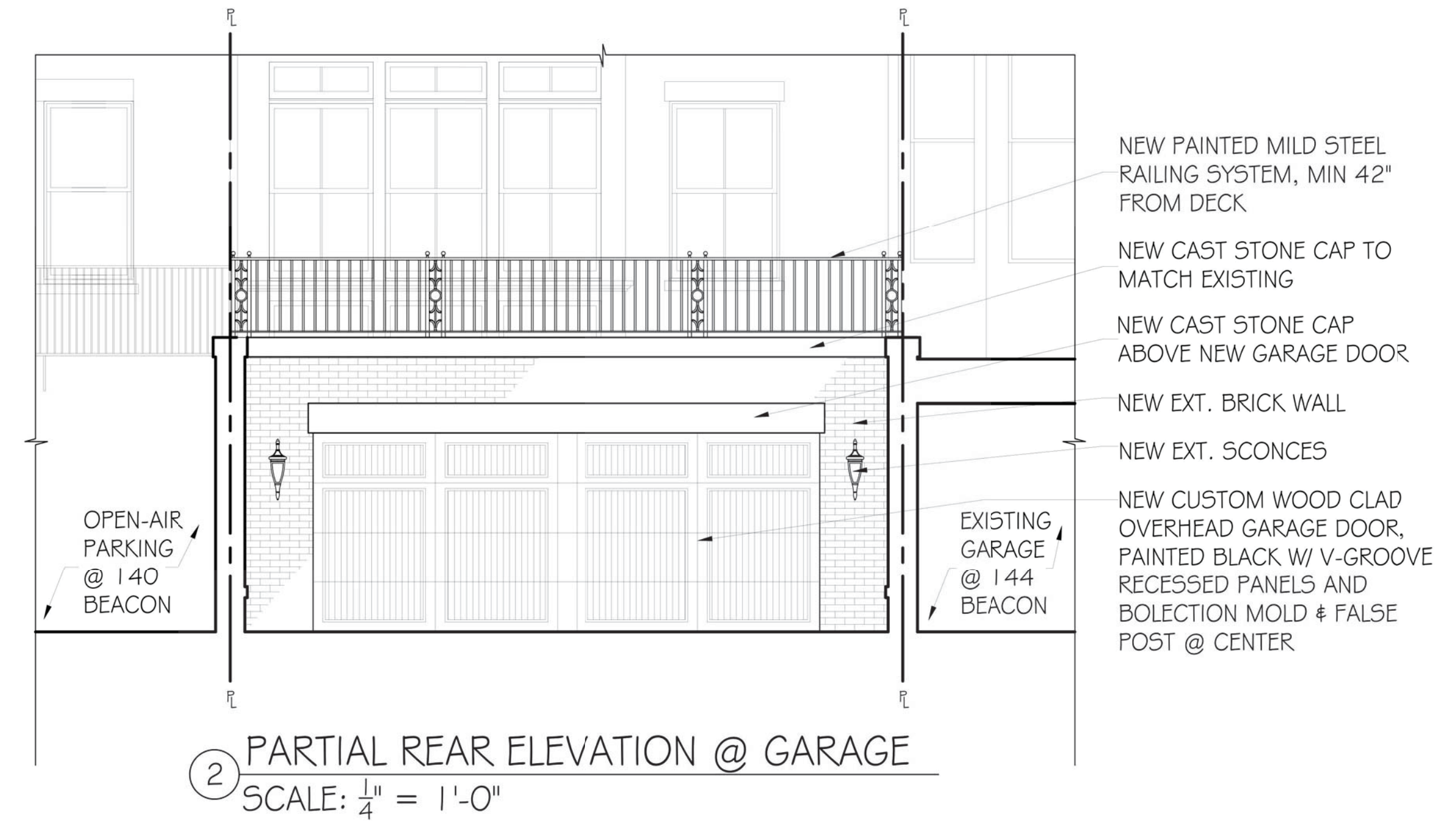
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BUILDING ELEVATIONS

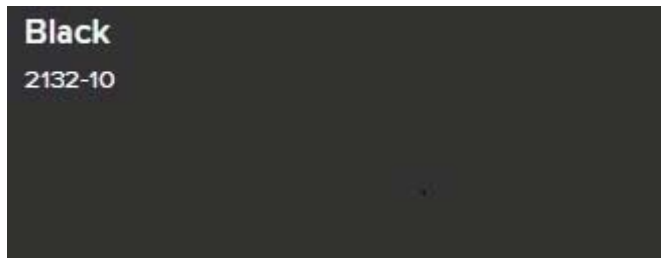
A8



① GARDEN SECTION @ LOOKING NORTH
SCALE: $\frac{1}{4}" = 1'-0"$



Paint Colors



Benjamin Moore Black 2132-10:
Railing system.