



STREET VIEW 2



STREET VIEW 1

RENOVATION TO UNITS 11 & 12 495-497 BEACON STREET, BOSTON, MA

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

RENOVATION TO UNITS 11 & 12
495-497 BEACON STREET
BOSTON, MA 02215

OWNER:
FOXCROFT, INC.
497 BEACON STREET, UNITS 11 & 12
BOSTON, MA 02215
TEL: 617-304-9460

PROJECT INFO:

Address: 495-497 Beacon Street, Boston, MA
Exist. Occupancy:
Proposed Occupancy:

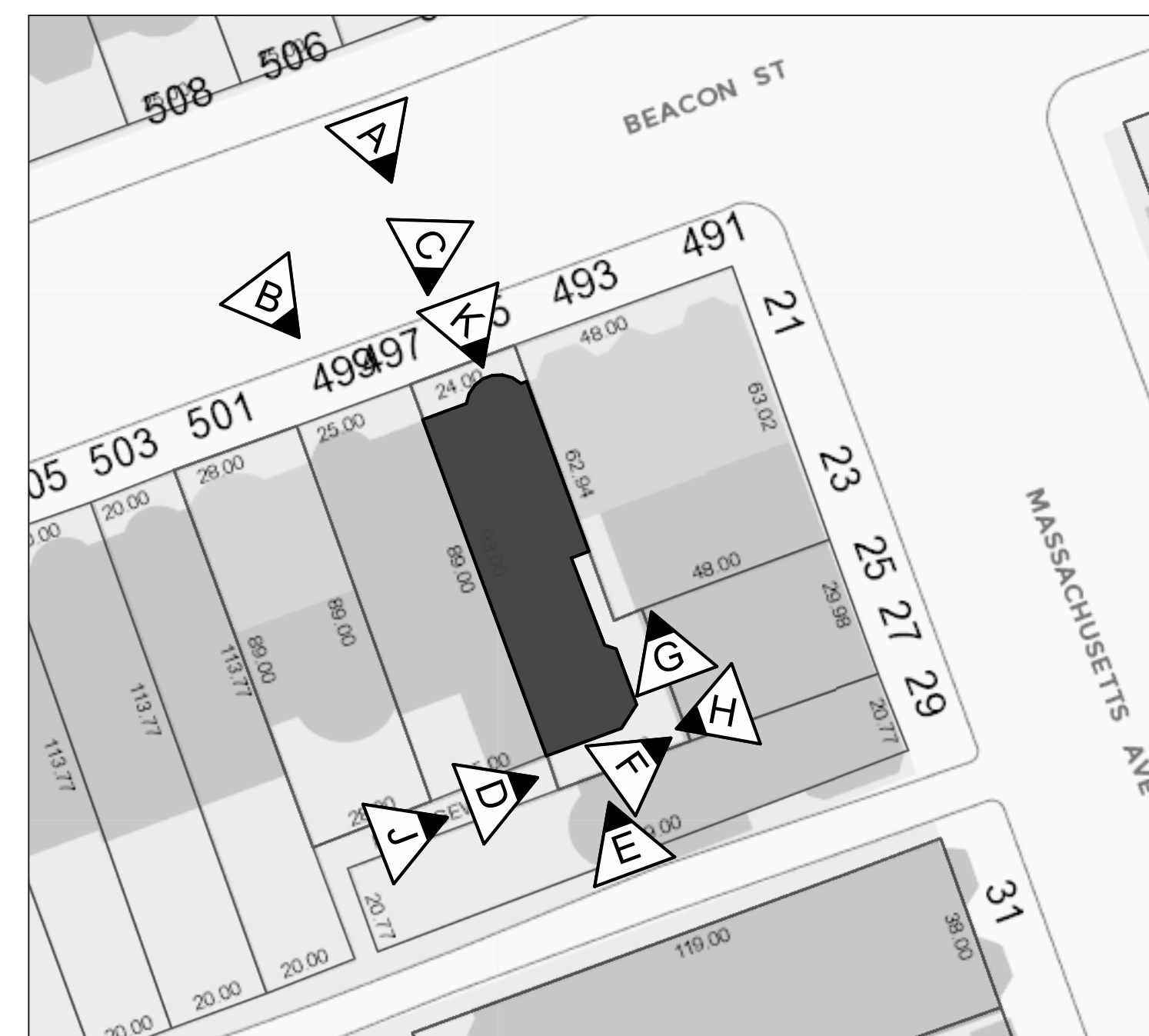
Lot:
Parcel:
District:
Ward:

SCHEDULE OF DRAWINGS

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- X01 PHOTOS AT FRONT
- X02 PHOTOS AT REAR
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- A02 LOWER LEVEL FLOOR PLAN
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- A04 SECOND FLOOR PLAN
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Net Square Footage*		
Level	GSF	FAR SF*
LL	1,798.0 sf	1,718.0 sf
1	1,798.0 sf	1,798.0 sf
2	1,702.0 sf	1,702.0 sf
3	1,702.0 sf	1,702.0 sf
4	1,702.0 sf	1,702.0 sf
5	910.0 sf	910.0 sf
Totals	9,612.0 sf	9,532.0 sf

*FAR square footage is measured to ext. face of walls and dimising walls and excludes basement, storage, laundry and mechanical areas.



FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15

9/25/20					
497 Beacon St., Boston, MA					
BOSTON ZONING CODE REVIEW					
1.) Parcel 3888 is located in the B-8-1206 zoning subdistrict/Boston Proper.					
2.) The lot contains: 2,412 sf +/-.					
2.) The proposed renovation of Units 11 & 12 with the multi-family building contains a total of 9,612.0 FAR sf.					
3.) Any dwelling converted for more families in separate dwelling units is an allowed use.					
4.) Article: Underlying Zoning: (any dwelling)					
√	Item	Zone	Article: Underlying Zoning Req'd/Allowed	Reno'd 12-unit bldg.	Remarks
	a.) Lot size min.	B-8-120b	None	2,412 sf +/-	
	b.) Lot area min./add'l unit	H-3-65	None	N/A	
	c.) Lot width min.	H-3-65	None	24 ft	
	d.) Floor to area ratio	B-8-120b	8.0	4.0	Note 4
	e.) Height of building max.	"	No stories/120 ft	5 st/58.5 ft	
	f.) Usable open space/D.U.	H-3-65	50 sf/D.U.	73 sf/D.U.	Note 6
	g.) Front yard min. depth	"	20 ft	10 ft +/- existing	Note 2
	h.) Side yard min. depth	"	None	6' (Lt) & 0.0' (Rt)	Note 1
	i.) Rear yard min. depth	H-3-65	25% lot depth or 23.25'	7'-10" +/- existing	
	j.) Parapet setback	B-8-120b	N/A	N/A	
	k.) Off-street parking	Art. 23	0.0 sp/D.U.	N/A	Note 5
√ DENOTES ZONING RELIEF REQUIRED.					
Note 1: Section 19-4, no side yards in H districts except after 90 ft, 10 ft yard req.					
Note 2: Footnote #10 - 20 ft on E-W streets; bay may protrude into a front yard.					
Note 3: Section 13-4, dwellings in non-residential districts.					
Note 4: 9,612 sf ÷ 2,412 sf lot = 4.0 FAR					
Note 5: Art. 23-6 - Max. FAR of 8.0, off-street parking not required for such lot.					
Note 6: 875 sf total (incl. yard and decks) ÷ 12 units = 73 sf open space/D.U.					

REVISIONS

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Tim Johnson Architect, LLC

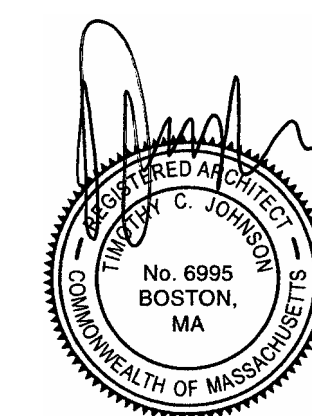


PRELIMINARY DWG. SET

DRAWING TITLE

PROJECT INFORMATION

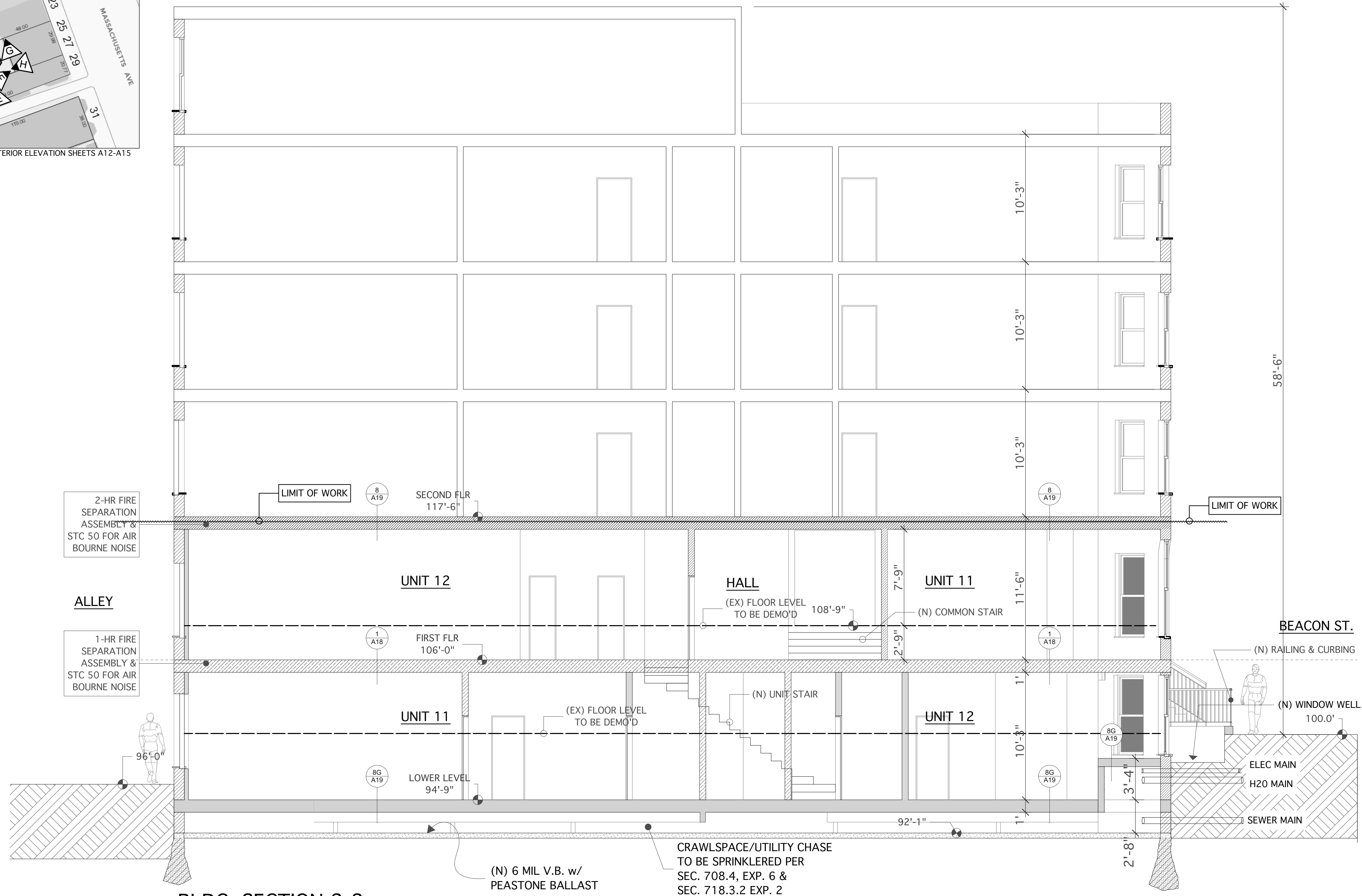
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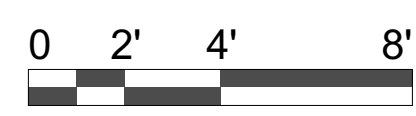
A00



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BLDG. SECTION 2-2



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PRELIMINARY DWG. SET

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SITE/ BUILDING SECTION

DATE: 10/02/20 = 1/30", 3/16" = 1'-0"

C01



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HISTORICAL VIEW-A



VIEW-A



VIEW-B



VIEW-C



VIEW-K

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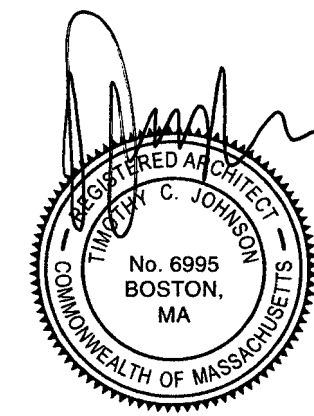


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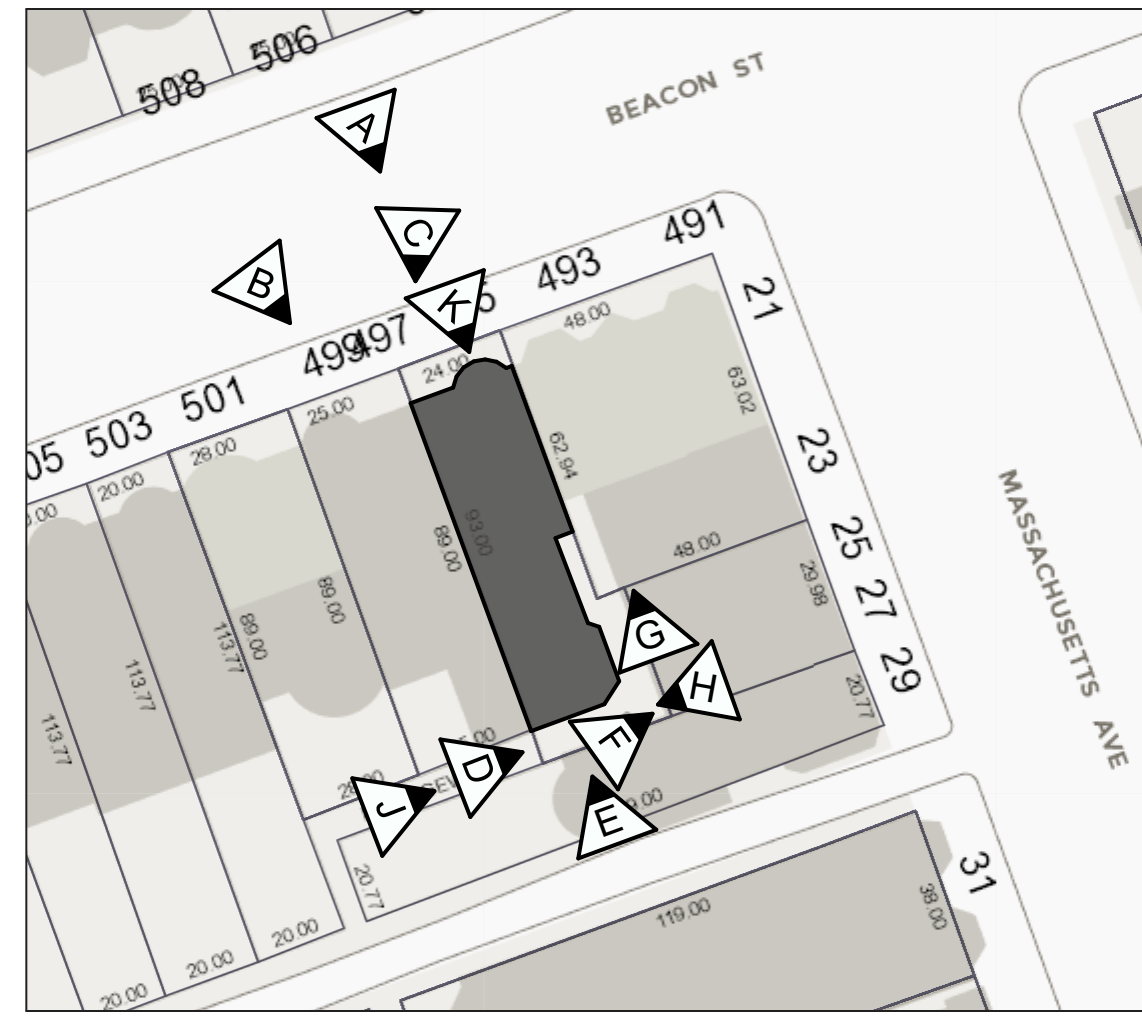
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PHOTOS AT
FRONT

DATE: 10/02/20 SC: N. T. S.



X01



FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15



VIEW-D



VIEW-E



VIEW-F



VIEW-G



VIEW-H



VIEW-J

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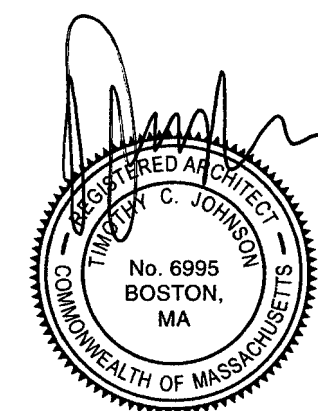


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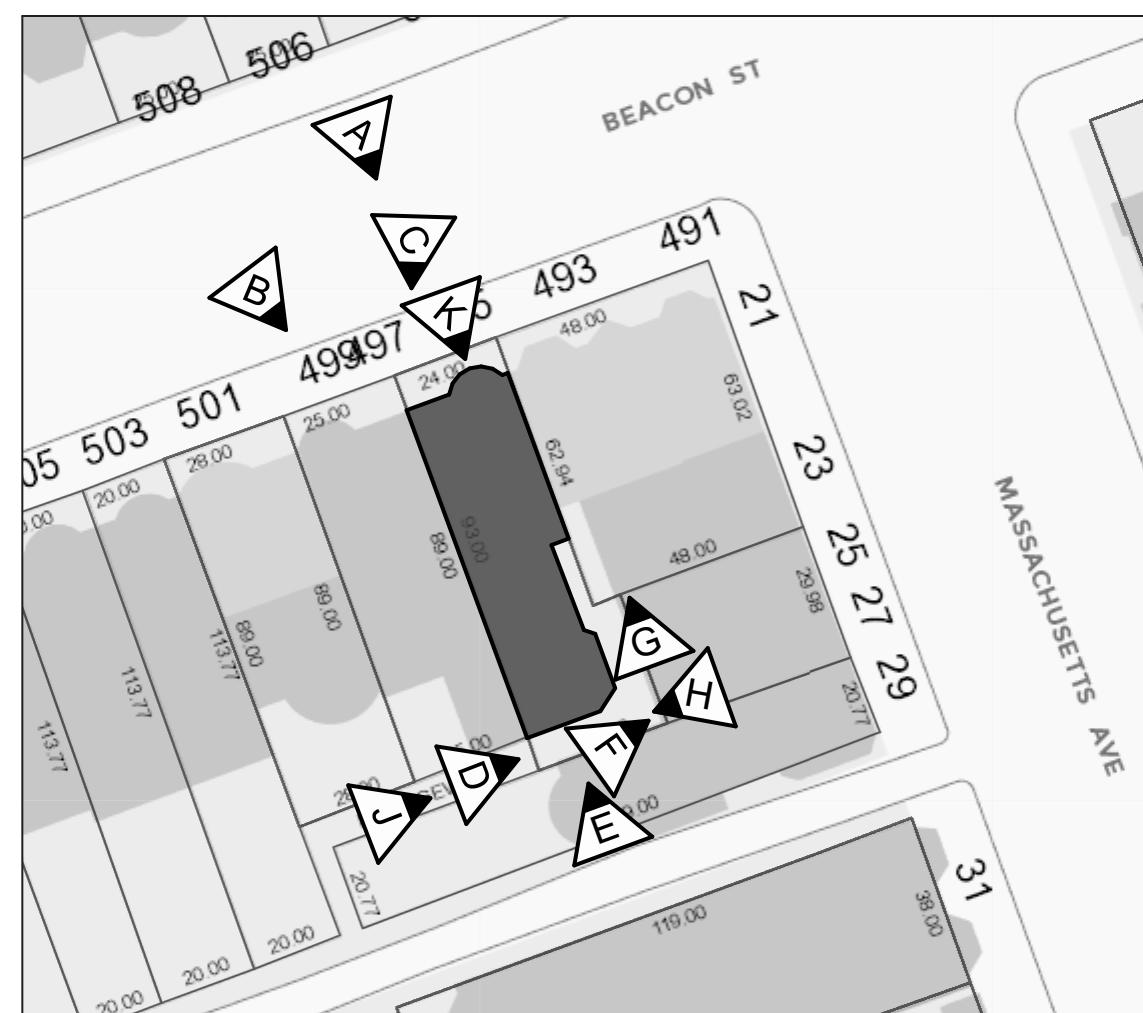
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PHOTOS AT REAR

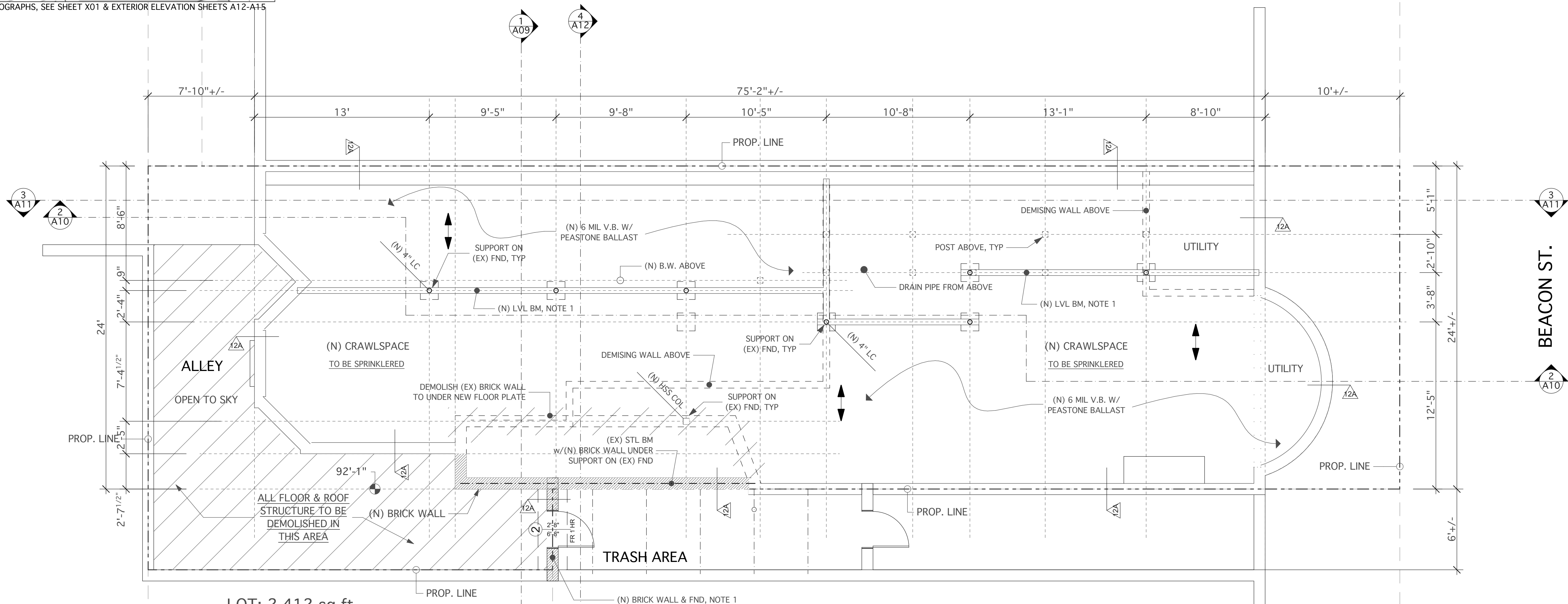
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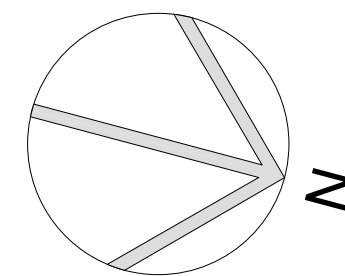
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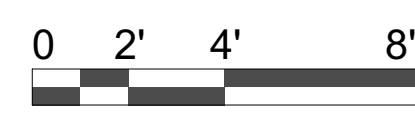
FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15



LOT: 2,412 sq ft



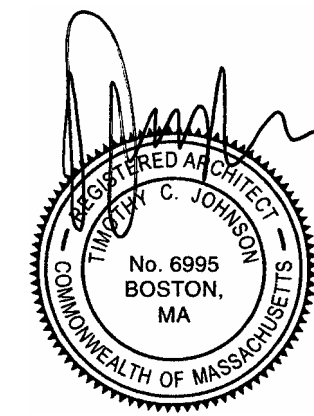
CRAWLSPACE FLOOR PLAN



LEGEND: GENERAL

[Solid Grey]	NEW WALLS	(EX)	EXISTING
[Dashed Grey]	EXISTING WALLS	(R)	RELOCATE
[Diagonal Lines /]	1-HR FIRE-RATED WALLS	(N)	NEW
[Diagonal Lines \]	2-HR FIRE-RATED WALLS		
[Cross-hatch]	MASONRY WALLS		
[Arrow]	JOIST DIRECTION		
[Circle with Arrow]	EXHAUST FAN TO EXTERIOR		

- GENERAL NOTES:**
- SEE STRUCTURAL DRAWINGS
 - SEE CIVIL ENGINEERING DRAWINGS
 - SEE LARCH DRAWINGS
 - SEE MECH/ELEC/PLUMBING DRAWINGS
 - 36" H RAILING @ NOSING
 - 42" H RAILING W/ 4" @ MAX. OPENINGS
 - 36" H RAILING W/ 4" @ MAX. OPENINGS
 - RAILING PER 521CMR 24.5.
 - DNSPOUT LOCATIONS COORD. W/ CIVIL ENG'S DWGS.
 - VENT TO EXTERIOR
 - EGRESS WINDOWS PER IBC SEC. 1030



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PRELIMINARY DWG. SET

DRAWING TITLE

CRAWLSPACE FLOOR PLAN

DATE: 10/02/20 SC: 1/4" = 1'-0"

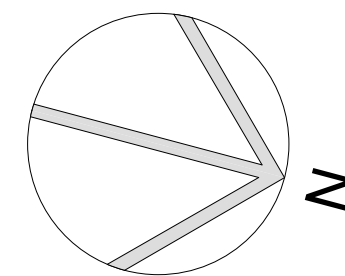
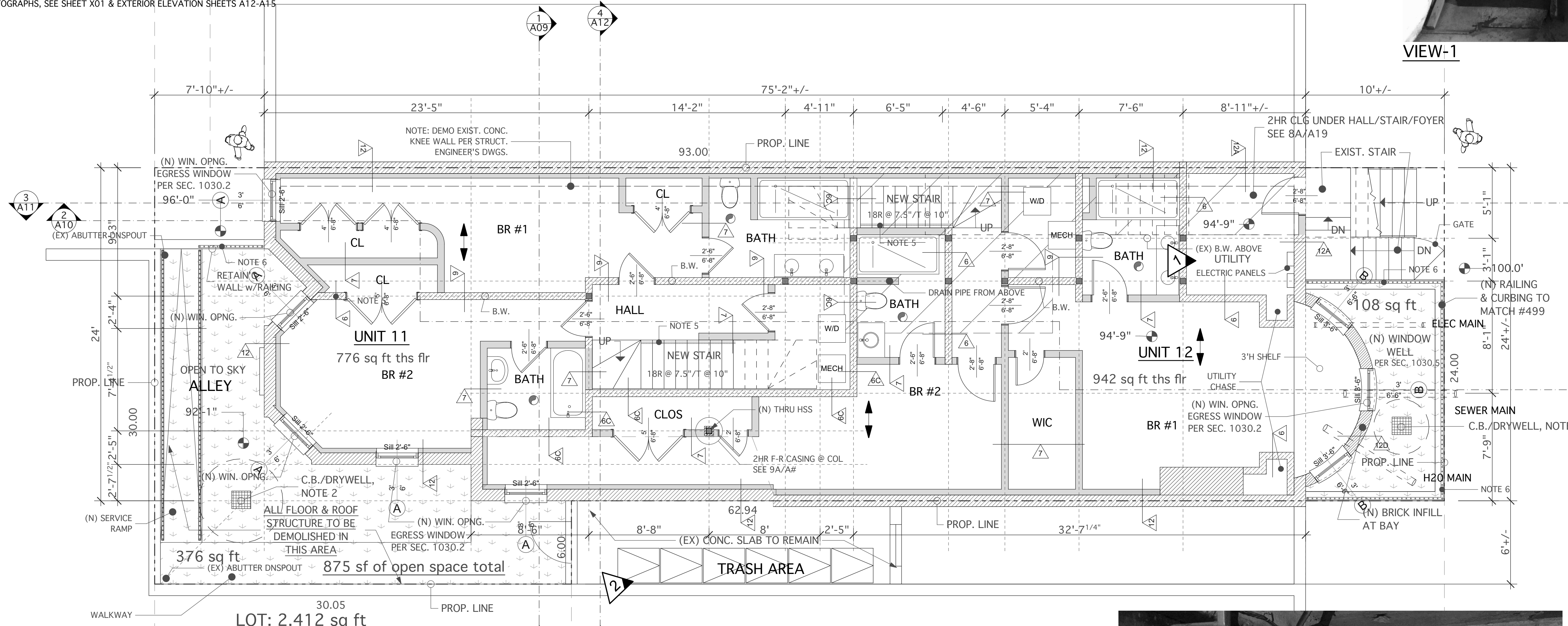
A01



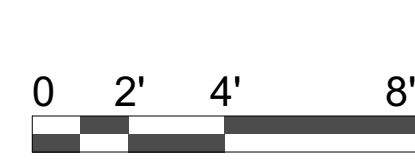
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VIEW-1



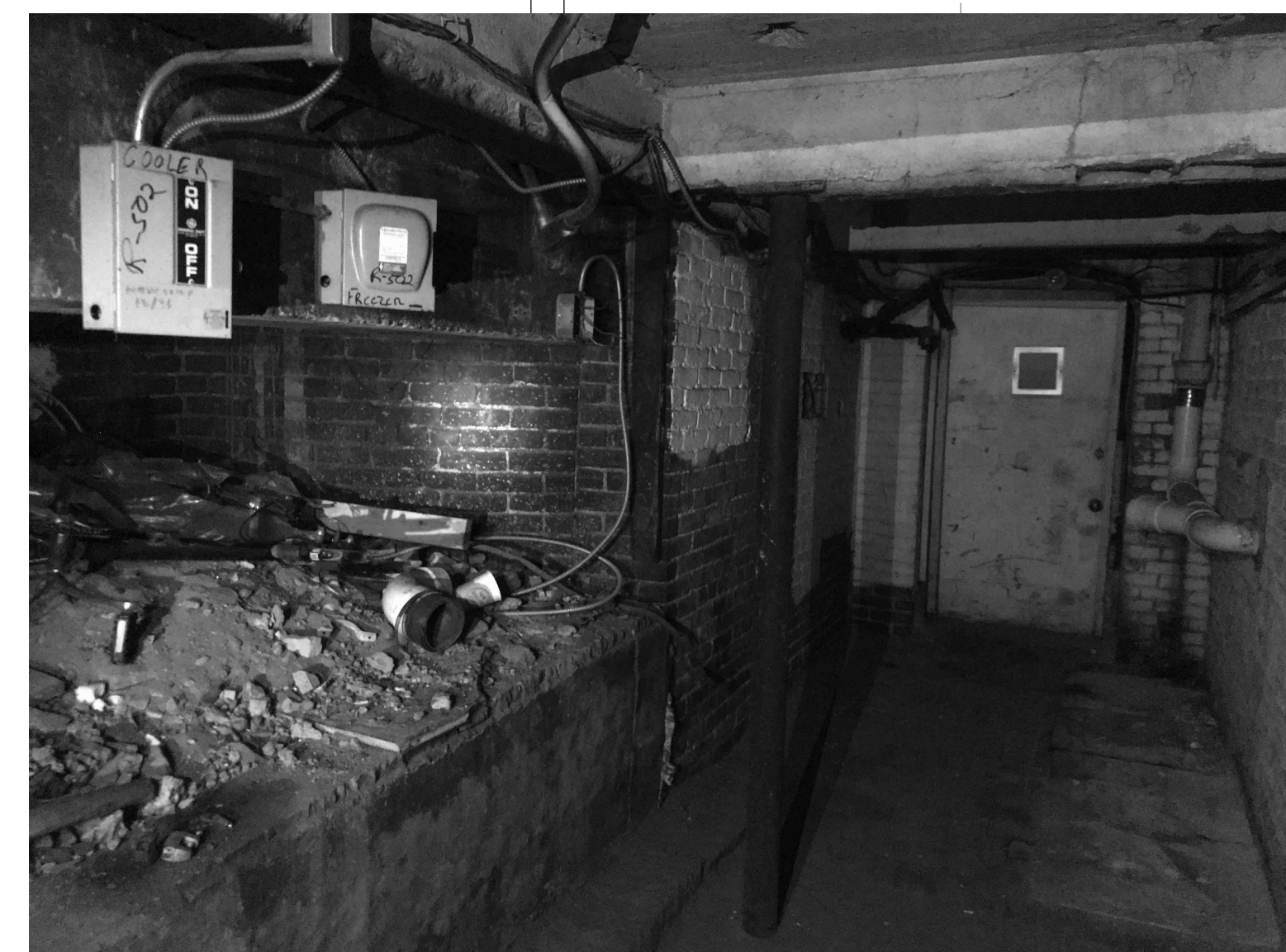
LOWER LEVEL FLR PLAN



1,798 sq ft gross ths flr

- LEGEND: GENERAL**
- NEW WALLS
 - EXISTING WALLS
 - 1-HR FIRE-RATED WALLS
 - 2-HR FIRE-RATED WALLS
 - MASONRY WALLS
 - JOIST DIRECTION
 - EXHAUST FAN TO EXTERIOR
 - (EX) EXISTING
 - (R) RELOCATE
 - (N) NEW

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VIEW-2

#499
 BEACON ST.
 #479

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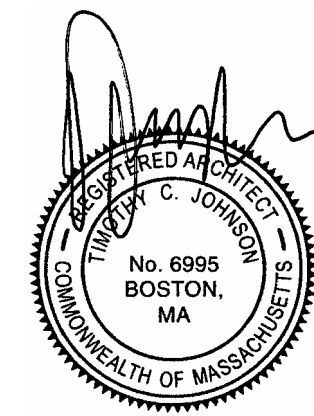


PRELIMINARY DWG. SET

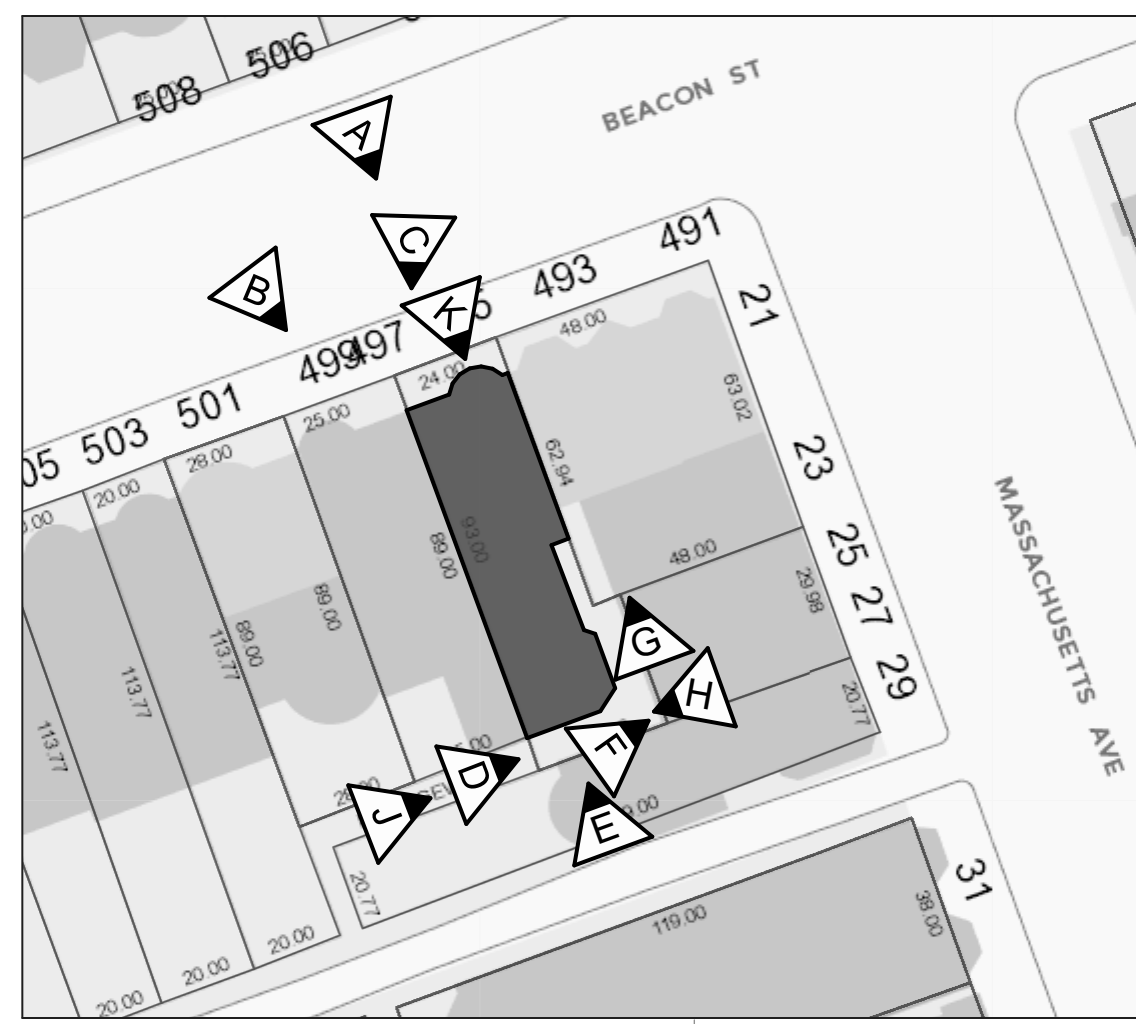
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LOWER LEVEL FLOOR PLAN

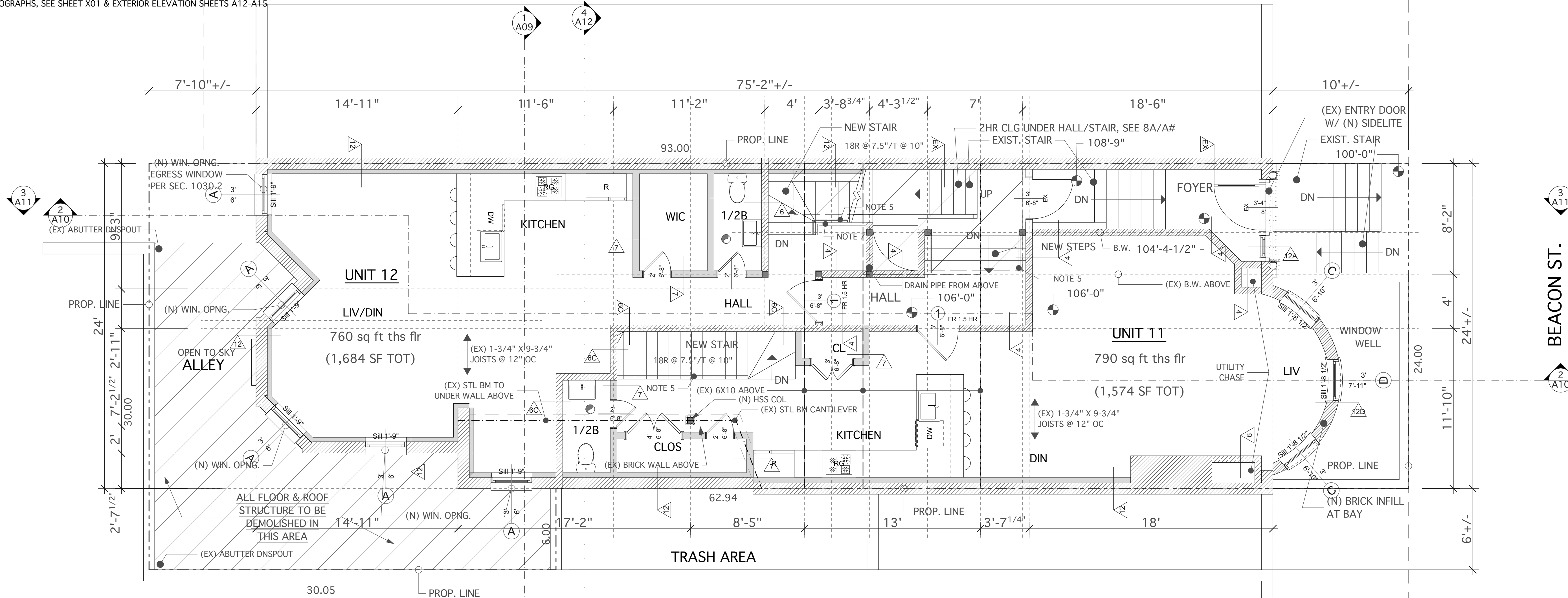
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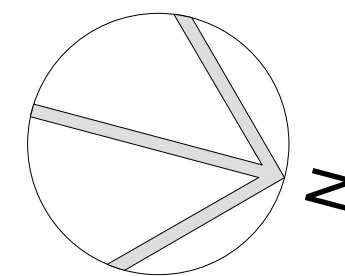
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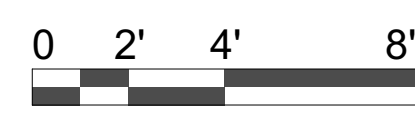
FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15



LOT: 2,412 sq ft



FIRST FLOOR PLAN



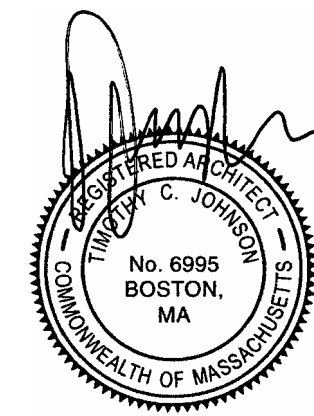
1,798 sq ft gross ths fir

LEGEND: GENERAL

- NEW WALLS
- EXISTING WALLS
- 1-HR FIRE-RATED WALLS
- 2-HR FIRE-RATED WALLS
- MASONRY WALLS
- JOIST DIRECTION
- EXHAUST FAN TO EXTERIOR
- (EX) EXISTING
- (R) RELOCATE
- (N) NEW

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PRELIMINARY DWG. SET

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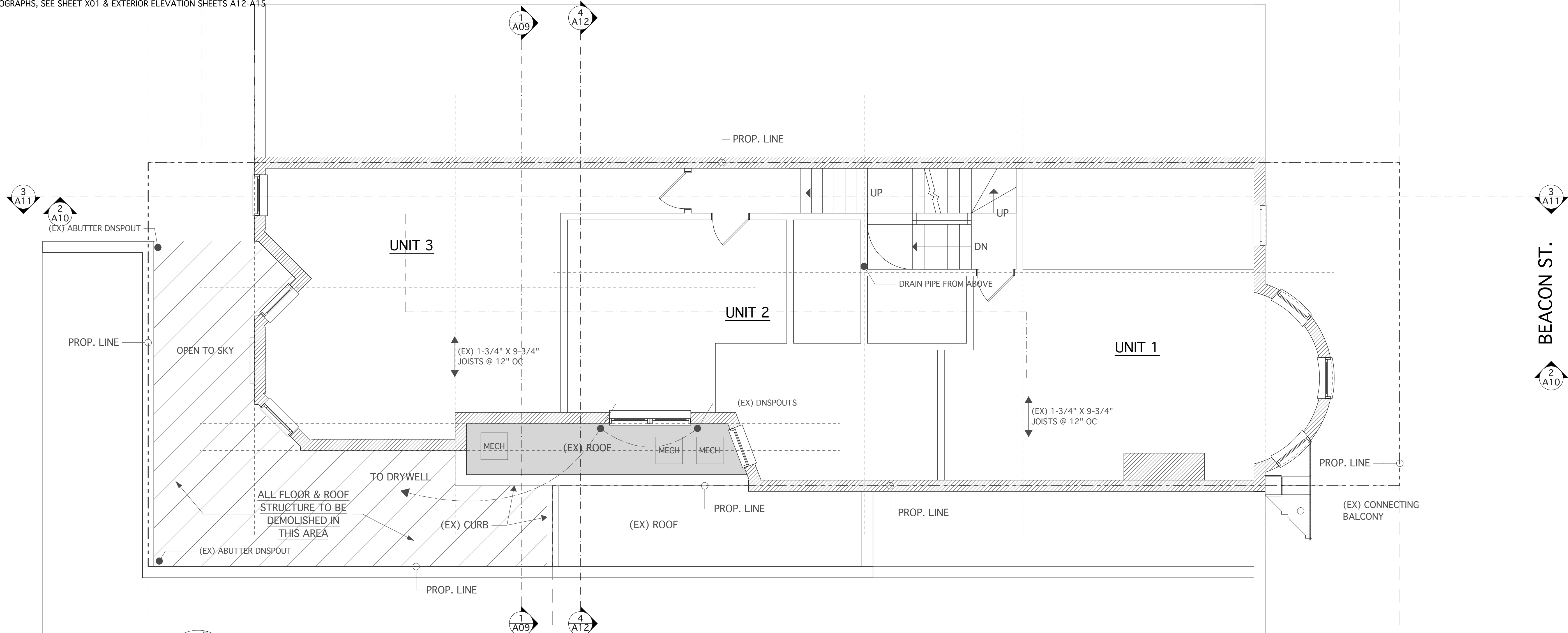
FIRST FLOOR PLAN

DATE: 10/02/20 SC: 1/4" = 1'-0"

A03

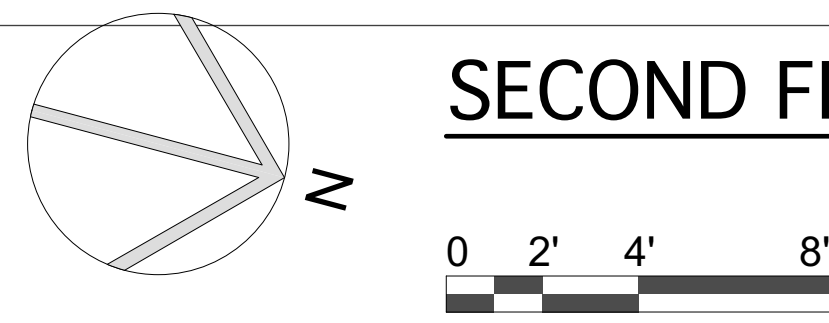


FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15



SECOND FLOOR PLAN

1,702 sq ft gross ths fir



LEGEND: GENERAL

	NEW WALLS	(EX)	EXISTING
	EXISTING WALLS	(R)	RELOCATE
	1-HR FIRE-RATED WALLS	(N)	NEW
	2-HR FIRE-RATED WALLS		
	MASONRY WALLS		
	JOIST DIRECTION		
	EXHAUST FAN TO EXTERIOR		

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BEACON ST.

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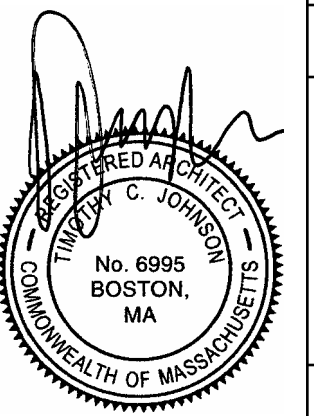
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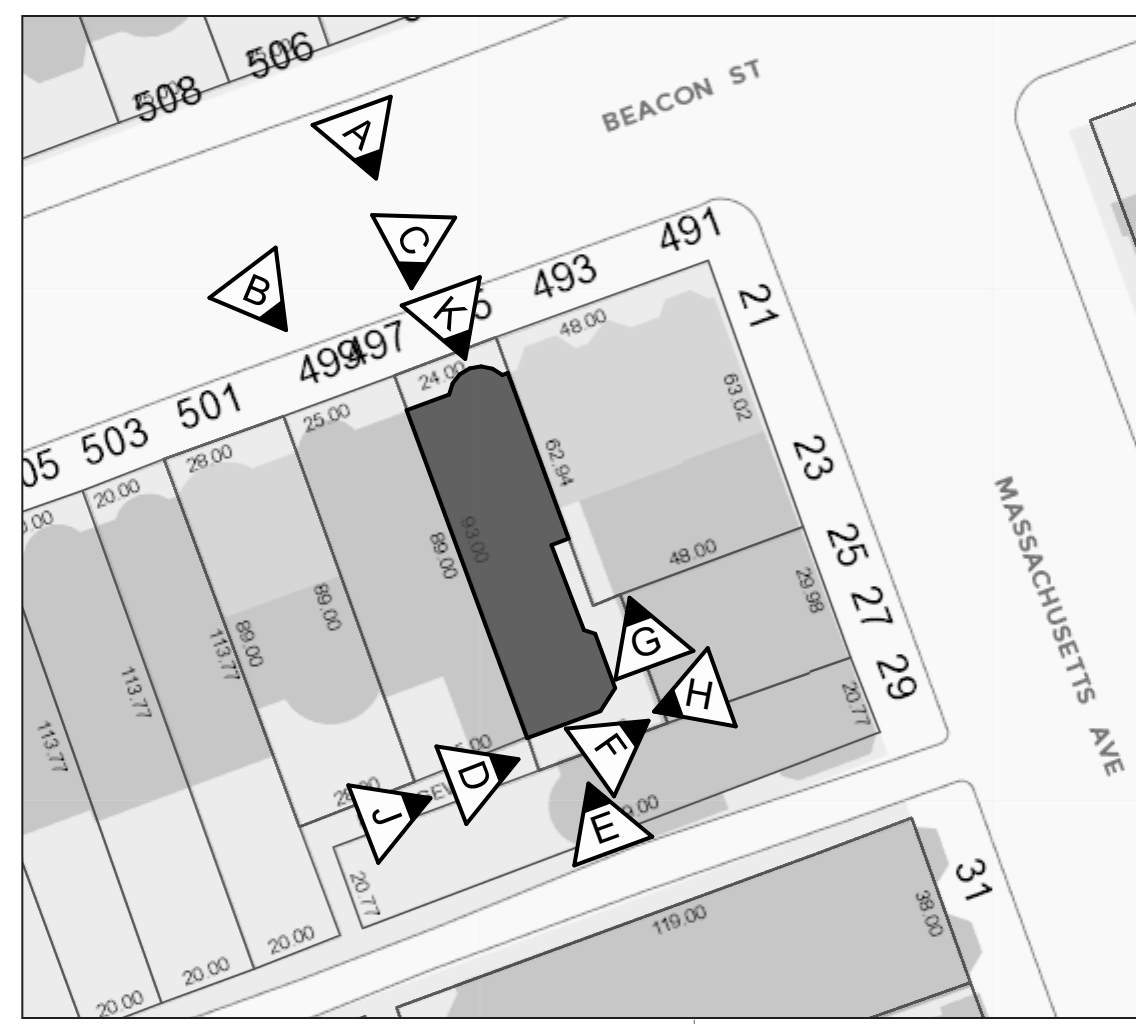
PRELIMINARY DWG. SET

DRAWING TITLE
SECOND FLOOR PLAN

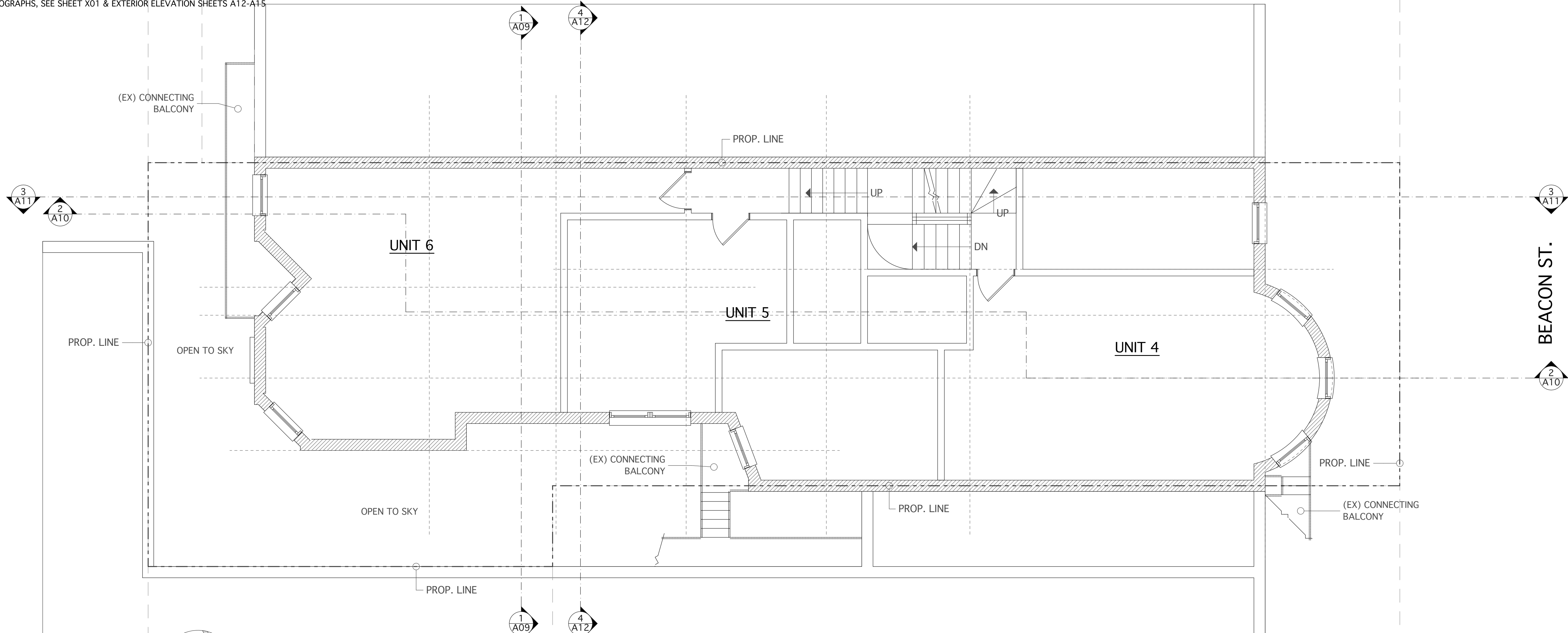
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A04

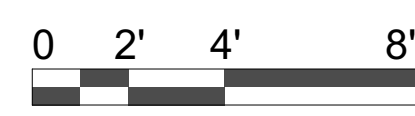
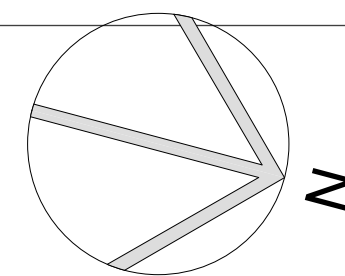


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THIRD FLOOR PLAN

1,702 sq ft gross ths fir



LEGEND: GENERAL

	NEW WALLS	(EX)	EXISTING
	EXISTING WALLS	(R)	RELOCATE
	1-HR FIRE-RATED WALLS	(N)	NEW
	2-HR FIRE-RATED WALLS		
	MASONRY WALLS		
	JOIST DIRECTION		
	EXHAUST FAN TO EXTERIOR		

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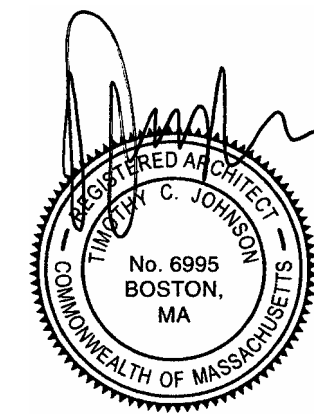
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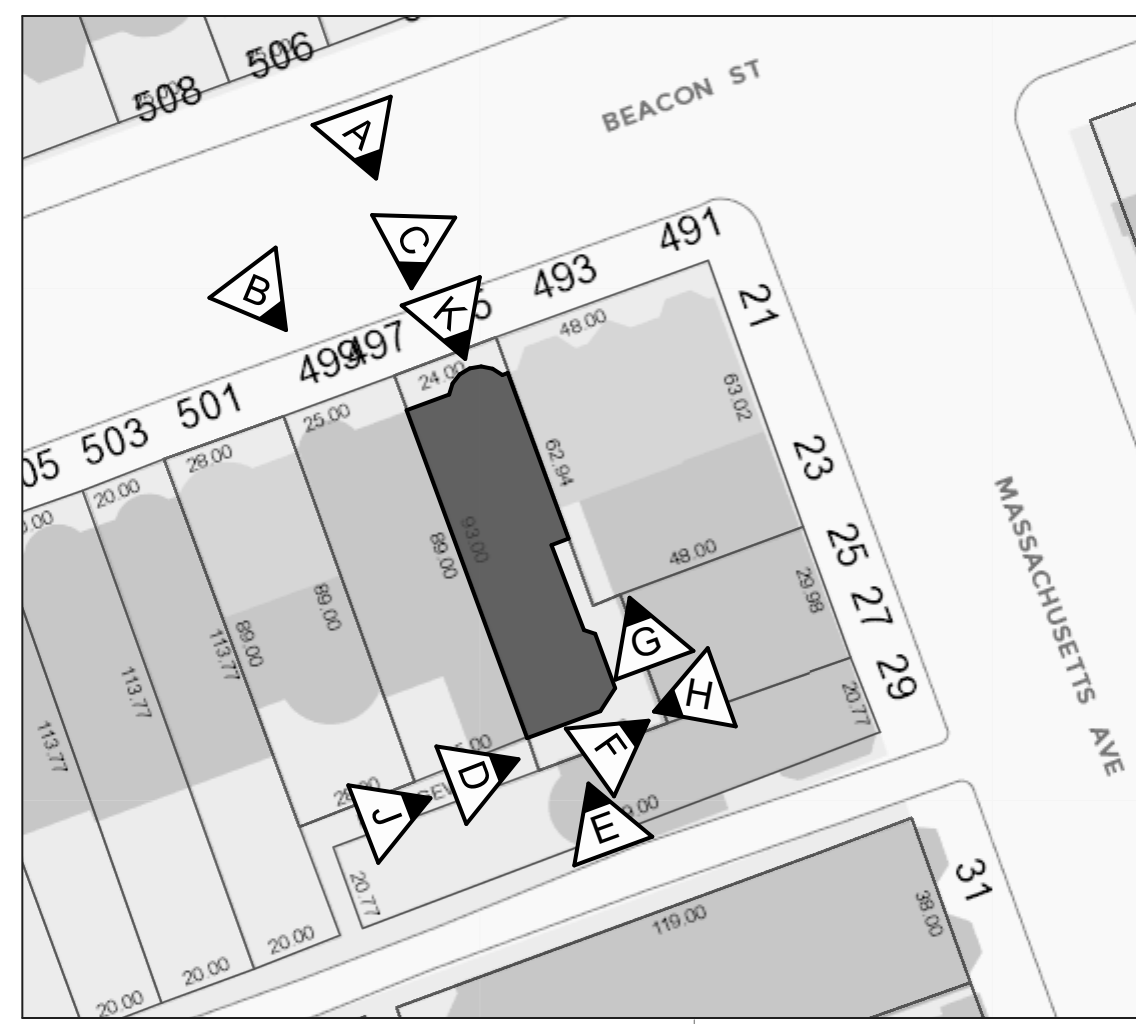
PRELIMINARY DWG. SET

DRAWING TITLE
THIRD FLOOR PLAN

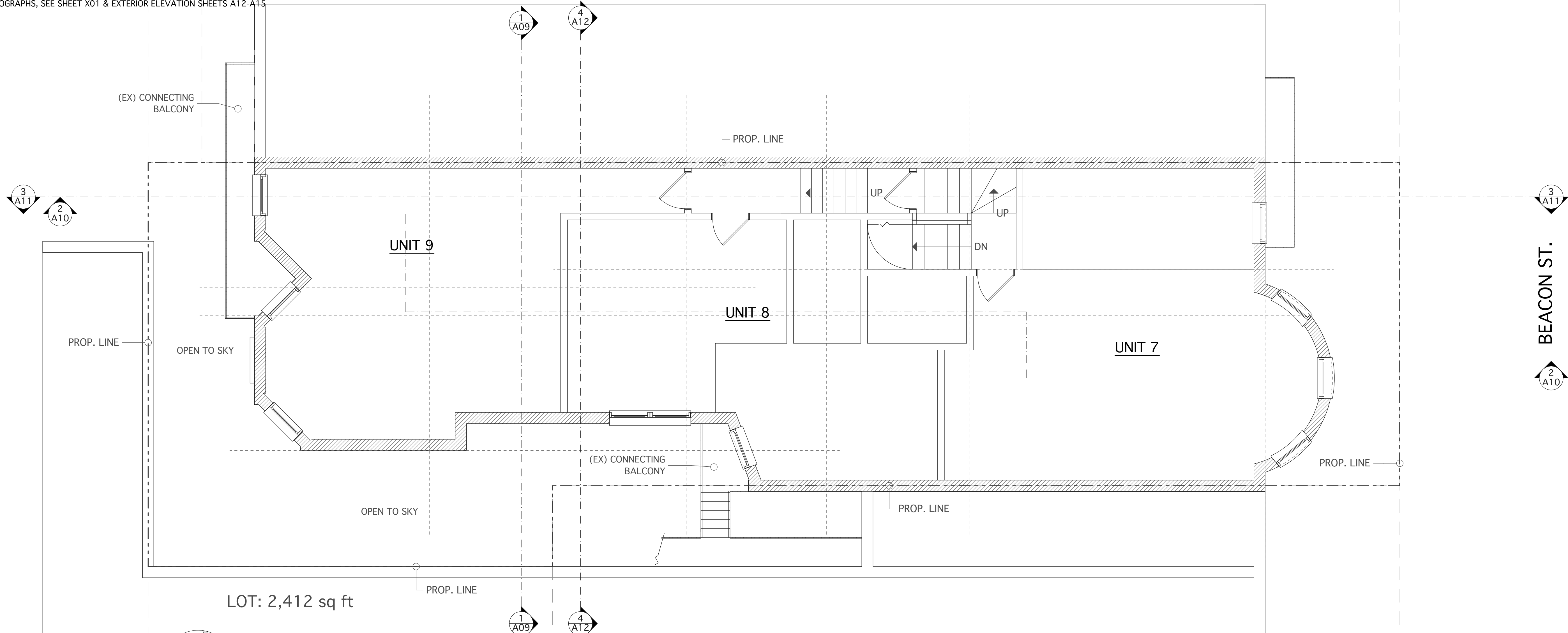
DATE: 10/02/20 SC: 1/4" = 1'-0"



A05

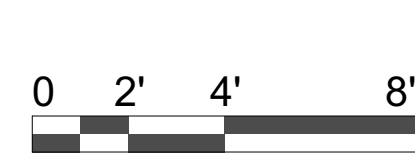


FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15



LOT: 2,412 sq ft

FOURTH FLOOR PLAN



1,702 sq ft gross ths fir

LEGEND: GENERAL

	NEW WALLS	(EX)	EXISTING
	EXISTING WALLS	(R)	RELOCATE
	1-HR FIRE-RATED WALLS	(N)	NEW
	2-HR FIRE-RATED WALLS		
	MASONRY WALLS		
	JOIST DIRECTION		
	EXHAUST FAN TO EXTERIOR		

- GENERAL NOTES:**
- 1: SEE STRUCTURAL DRAWINGS
 - 2: SEE CIVIL ENGINEERING DRAWINGS
 - 3: SEE LARCH DRAWINGS
 - 4: SEE MECH/ELEC/PLUMBING DRAWINGS
 - 5: 36" H RAILING @ NOSING
 - 6: 42" H RAILING W/ 4" ø MAX. OPENINGS
 - 7: 36" H RAILING W/ 4" ø MAX. OPENINGS
 - 8: RAILING PER 521CMR 24.5.
 - 9: DNSPOUT LOCATIONS COORD. W/ CIVIL ENG'S DWGS.
 - 10: VENT TO EXTERIOR
 - 11: EGRESS WINDOWS PER IBC SEC. 1030

BEACON ST.

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

RENOVATION TO UNITS 11 & 12
495-497 BEACON STREET
BOSTON, MA 02215

OWNER:
FOXCROFT, INC.
497 BEACON STREET, UNITS 11 & 12
BOSTON, MA 02215
TEL: 617-304-9460

REVISIONS

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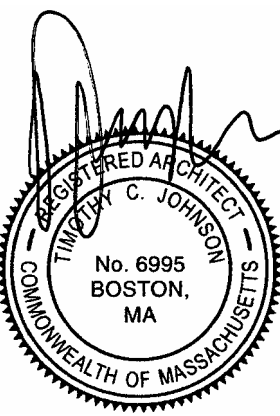
Tim Johnson Architect, LLC



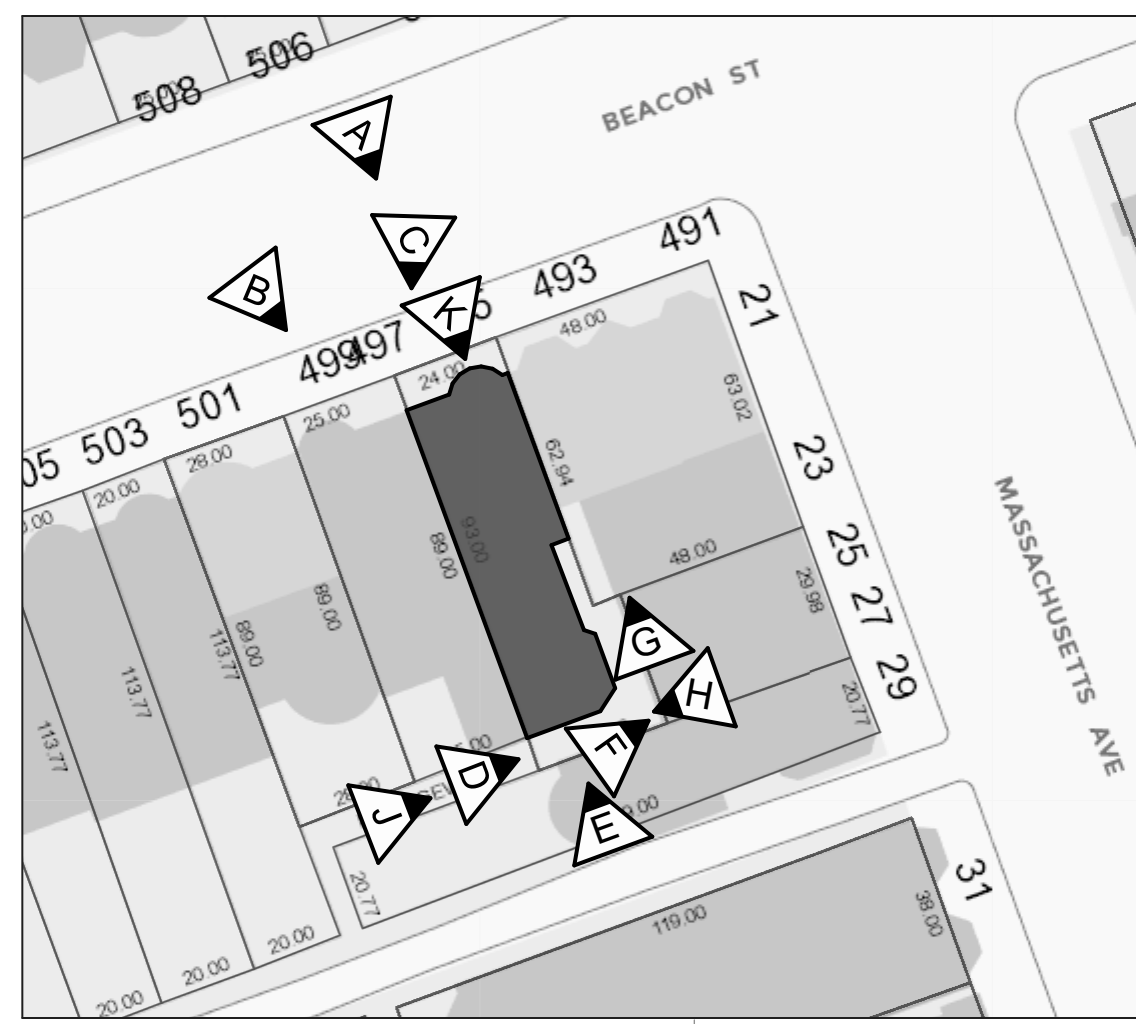
PRELIMINARY DWG. SET

DRAWING TITLE
FOURTH FLOOR PLAN

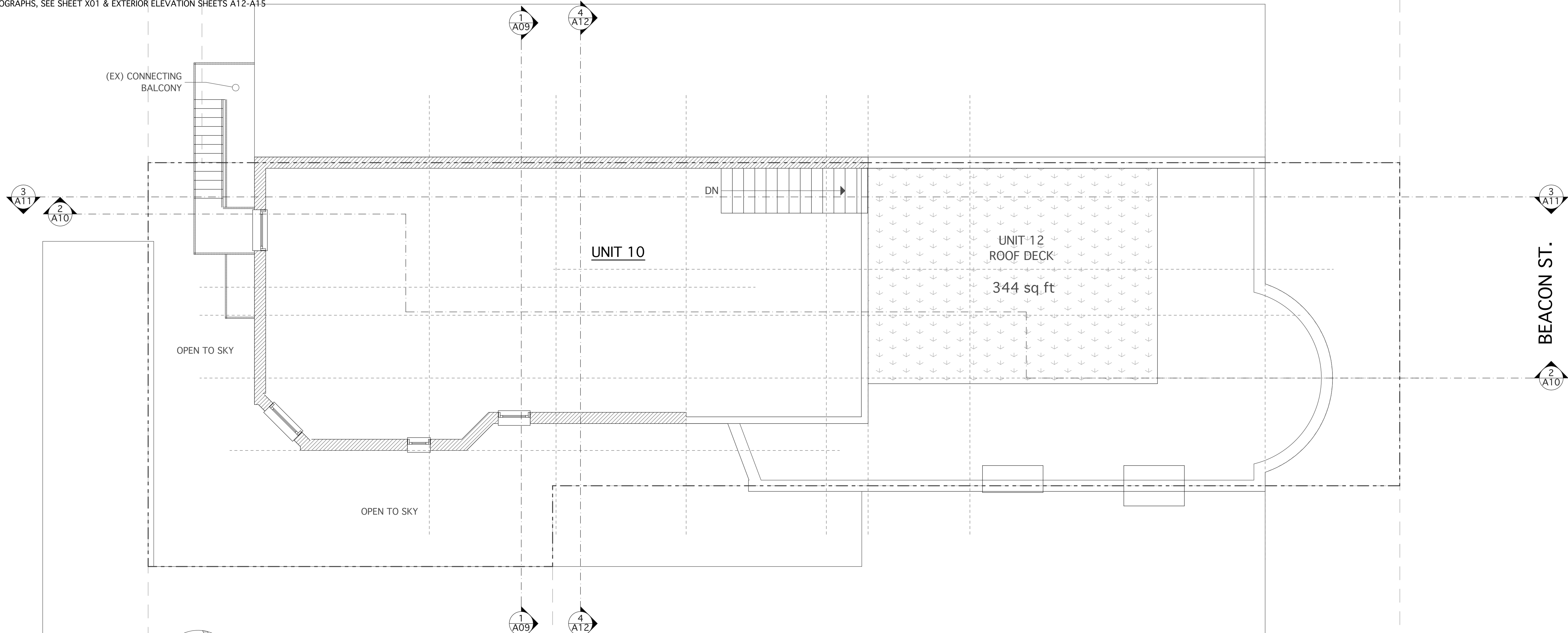
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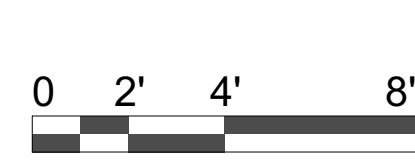
A06



FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15



FIFTH FLOOR & LOWER ROOF PLAN



910 sq ft gross ths flr

LEGEND: GENERAL

	NEW WALLS	(EX)	EXISTING
	EXISTING WALLS	(R)	RELOCATE
	1-HR FIRE-RATED WALLS	(N)	NEW
	2-HR FIRE-RATED WALLS		
	MASONRY WALLS		
	JOIST DIRECTION		
	EXHAUST FAN TO EXTERIOR		

- GENERAL NOTES:**
- 1: SEE STRUCTURAL DRAWINGS
 - 2: SEE CIVIL ENGINEERING DRAWINGS
 - 3: SEE LARCH DRAWINGS
 - 4: SEE MECH/ELEC/PLUMBING DRAWINGS
 - 5: 36" H RAILING @ NOSING
 - 6: 42" H RAILING W/ 4" ø MAX. OPENINGS
 - 7: 36" H RAILING W/ 4" ø MAX. OPENINGS
 - 8: RAILING PER 521CMR 24.5.
 - 9: DNSPOUT LOCATIONS COORD. W/ CIVIL ENG'S DWGS.
 - 10: VENT TO EXTERIOR
 - 11: EGRESS WINDOWS PER IBC SEC. 1030

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

RENOVATION TO UNITS 11 & 12
495-497 BEACON STREET
BOSTON, MA 02215

OWNER:
FOXCROFT, INC.
497 BEACON STREET, UNITS 11 & 12
BOSTON, MA 02215
TEL: 617-304-9460

REVISIONS

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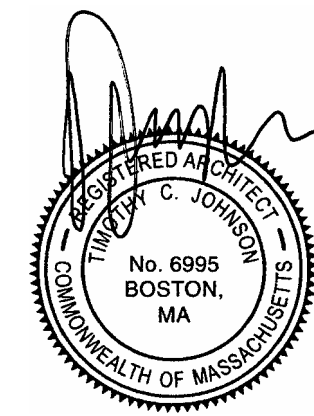
Tim Johnson Architect, LLC



PRELIMINARY DWG. SET

DRAWING TITLE
FIFTH FLOOR & LOWER ROOF PLAN

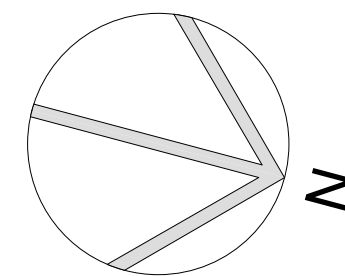
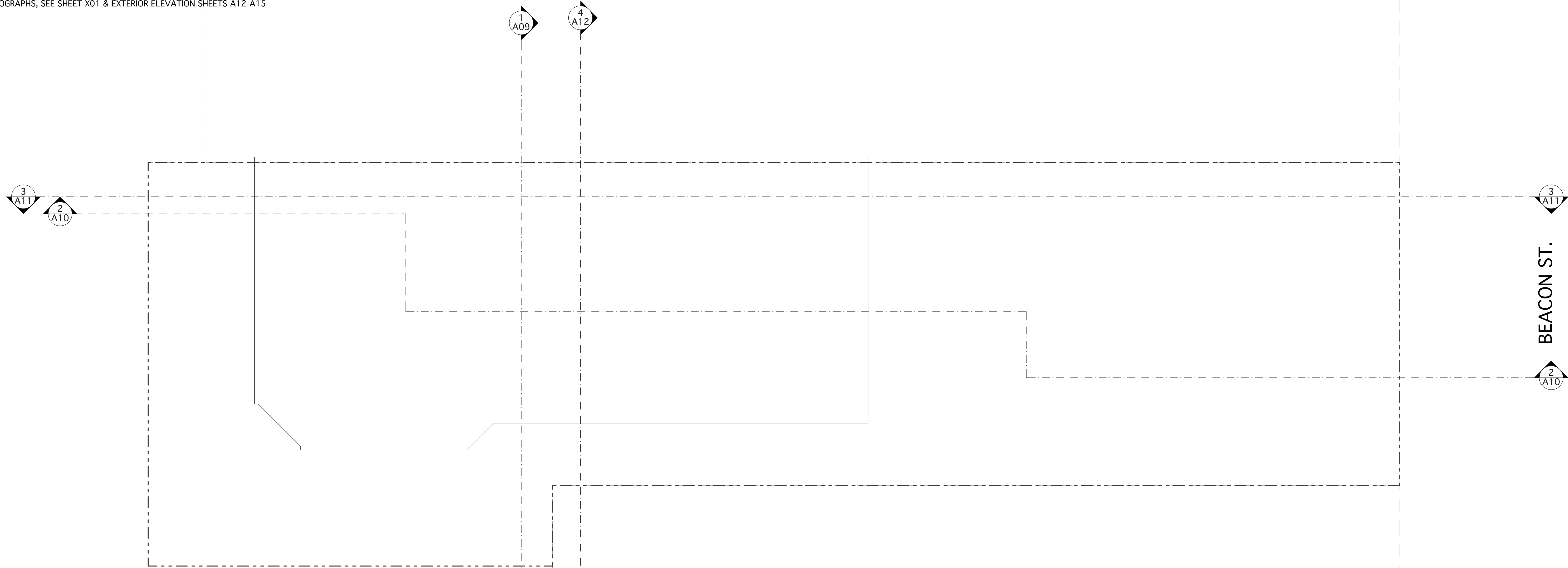
DATE: 10/02/20 SC: 1/4" = 1'-0"



A07



FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15



UPPER ROOF PLAN



LEGEND: GENERAL

- NEW WALLS
- EXISTING WALLS
- 1-HR FIRE-RATED WALLS
- 2-HR FIRE-RATED WALLS
- MASONRY WALLS
- JOIST DIRECTION
- EXHAUST FAN TO EXTERIOR

- (EX) EXISTING
- (R) RELOCATE
- (N) NEW

GENERAL NOTES:

- 1: SEE STRUCTURAL DRAWINGS
- 2: SEE CIVIL ENGINEERING DRAWINGS
- 3: SEE LARCH DRAWINGS
- 4: SEE MECH/ELEC/PLUMBING DRAWINGS
- 5: 36" H RAILING @ NOSING
- 6: 42" H RAILING W/ 4" ø MAX. OPENINGS
- 7: 36" H RAILING W/ 4" ø MAX. OPENINGS
- 8: RAILING PER 521CMR 24.5.
- 9: DMSPOUT LOCATIONS COORD. W/ CIVIL ENG'S DWGS.
- 10: VENT TO EXTERIOR
- 11: EGRESS WINDOWS PER IBC SEC. 1030

BEACON ST.

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

RENOVATION TO UNITS 11 & 12
495-497 BEACON STREET
BOSTON, MA 02215

OWNER:
FOXCROFT, INC.
497 BEACON STREET, UNITS 11 & 12
BOSTON, MA 02215
TEL: 617-304-9460

REVISIONS

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Tim Johnson Architect, LLC

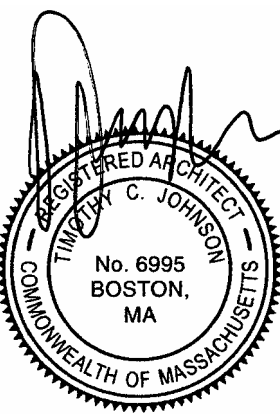


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DRAWING TITLE

UPPER ROOF PLAN

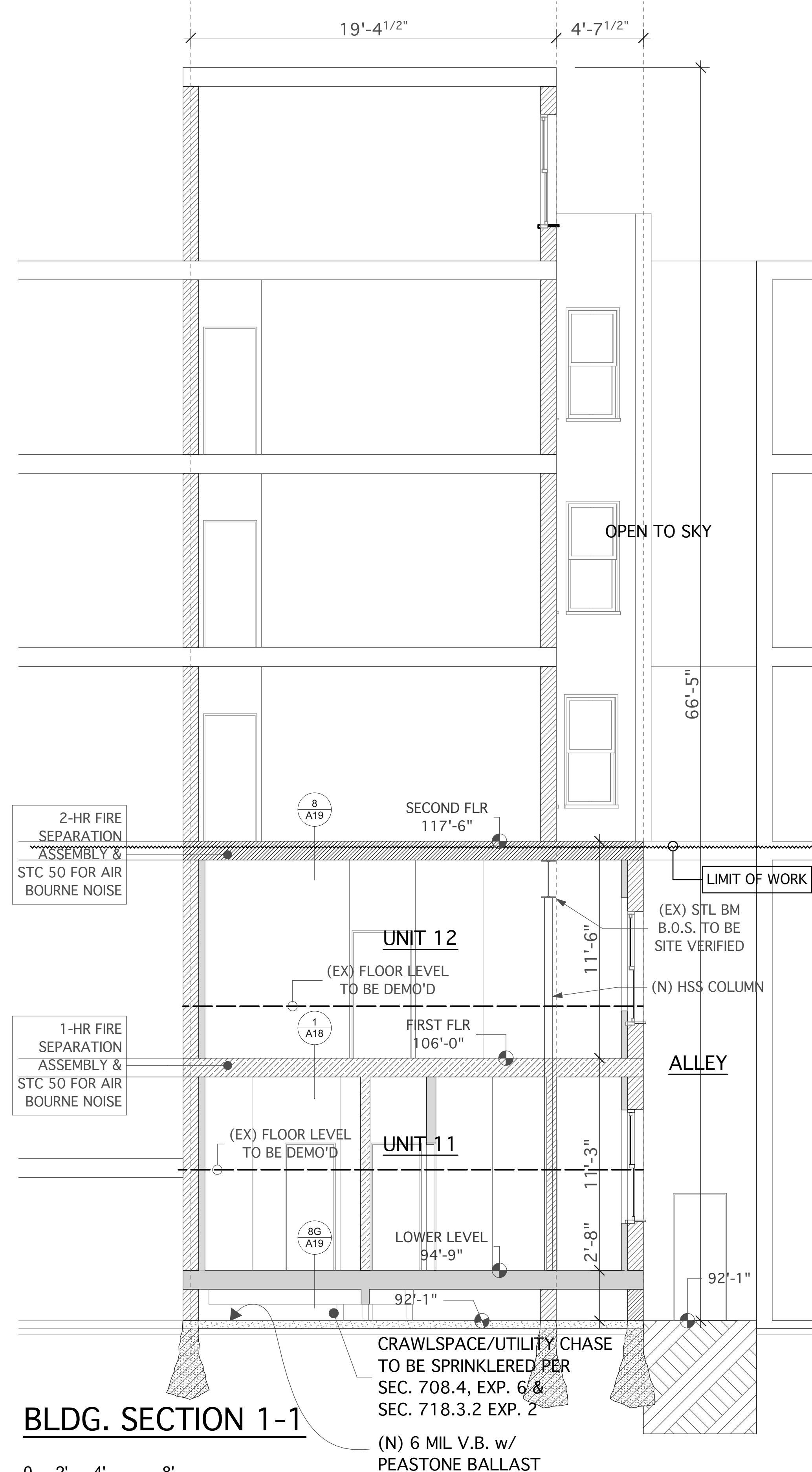
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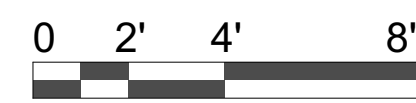
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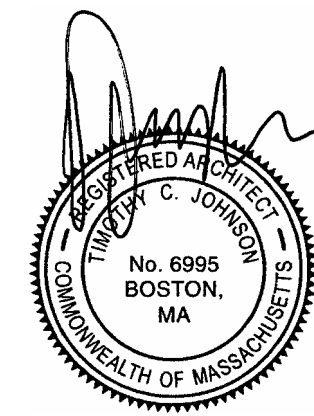
FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15

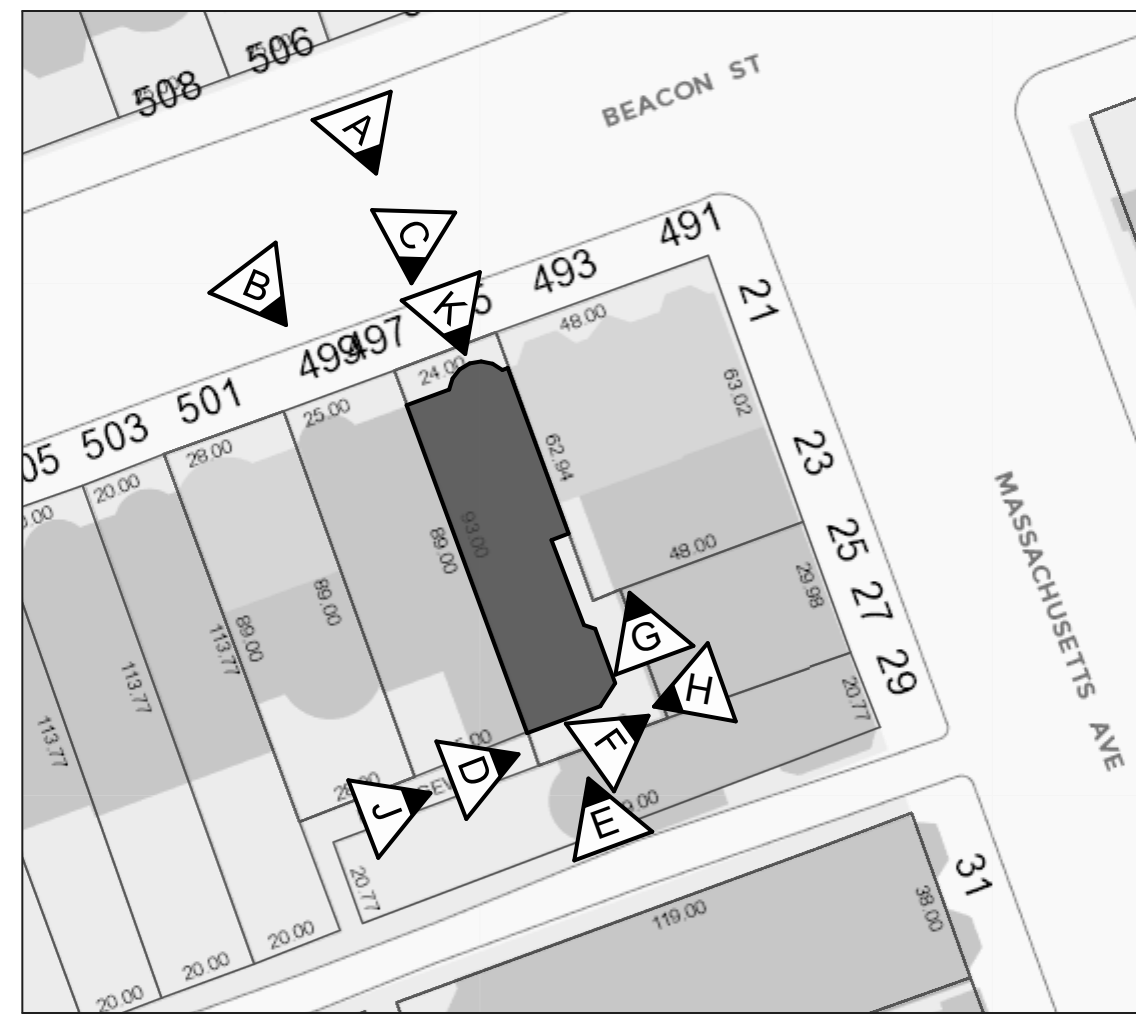


BLDG. SECTION 1-1

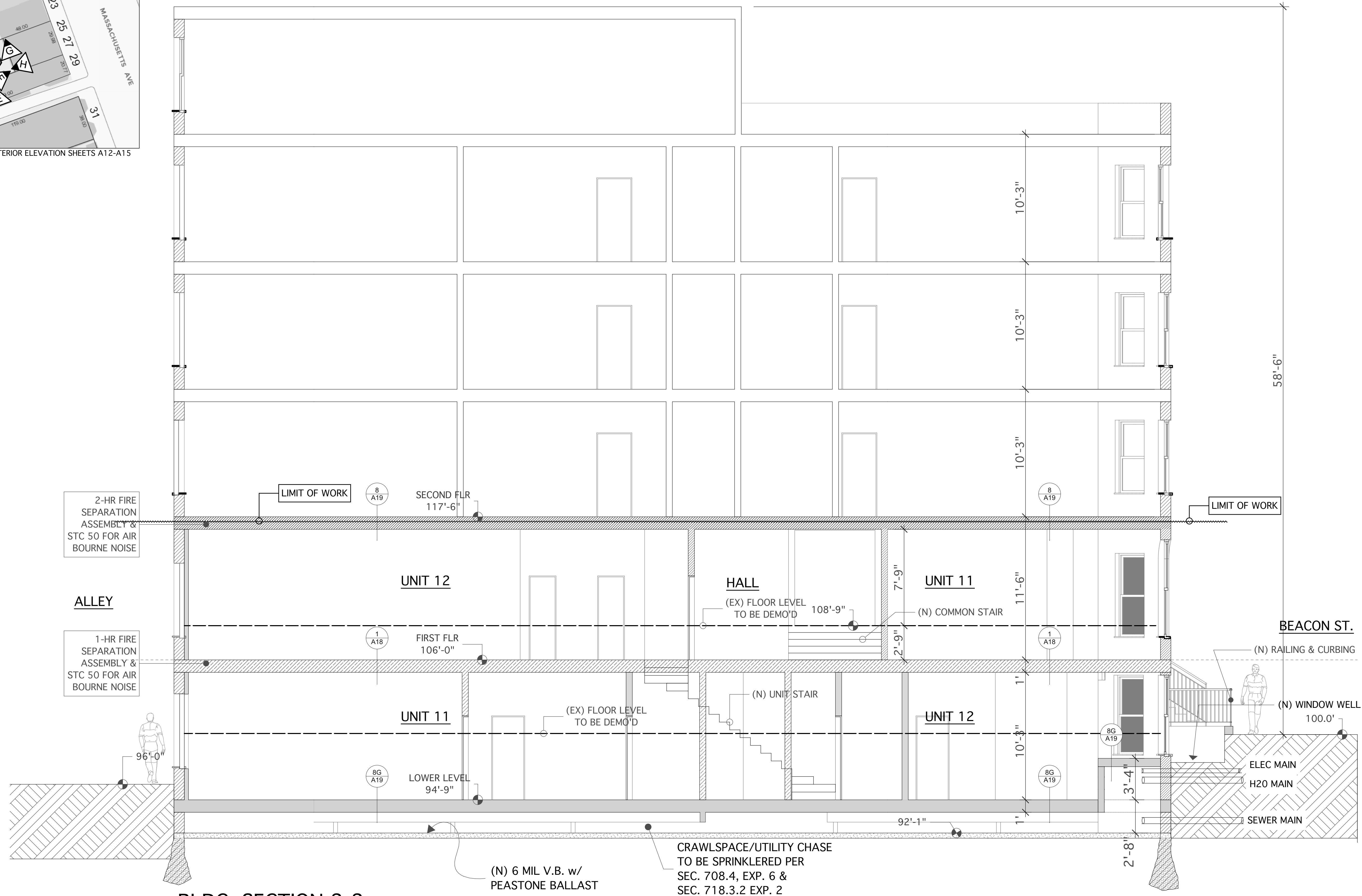


PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 190 OLD COLONY AVENUE BOSTON, MA 02127 TEL: 617-464-4363																
RENOVATION TO UNITS 11 & 12 495-497 BEACON STREET BOSTON, MA 02215	OWNER: FOXCROFT, INC. 497 BEACON STREET, UNITS 11 & 12 BOSTON, MA 02215 TEL: 617-304-9460															
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Tim Johnson Architect, LLC																
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A09																

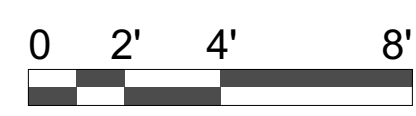




FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15



BLDG. SECTION 2-2



PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 190 OLD COLONY AVENUE
 BOSTON, MA 02127
 TEL: 617-464-4363

RENOVATION TO UNITS 11 & 12
 495-497 BEACON STREET
 BOSTON, MA 02215

OWNER:
 FOXCROFT, INC.
 497 BEACON STREET, UNITS 11 & 12
 BOSTON, MA 02215
 TEL: 617-304-9460

REVISIONS

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Tim Johnson Architect, LLC

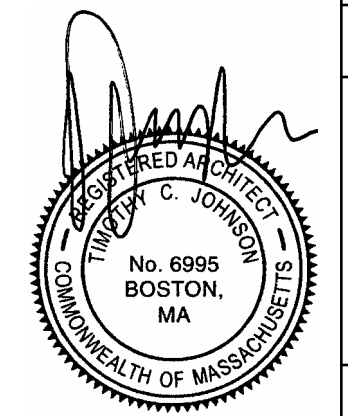


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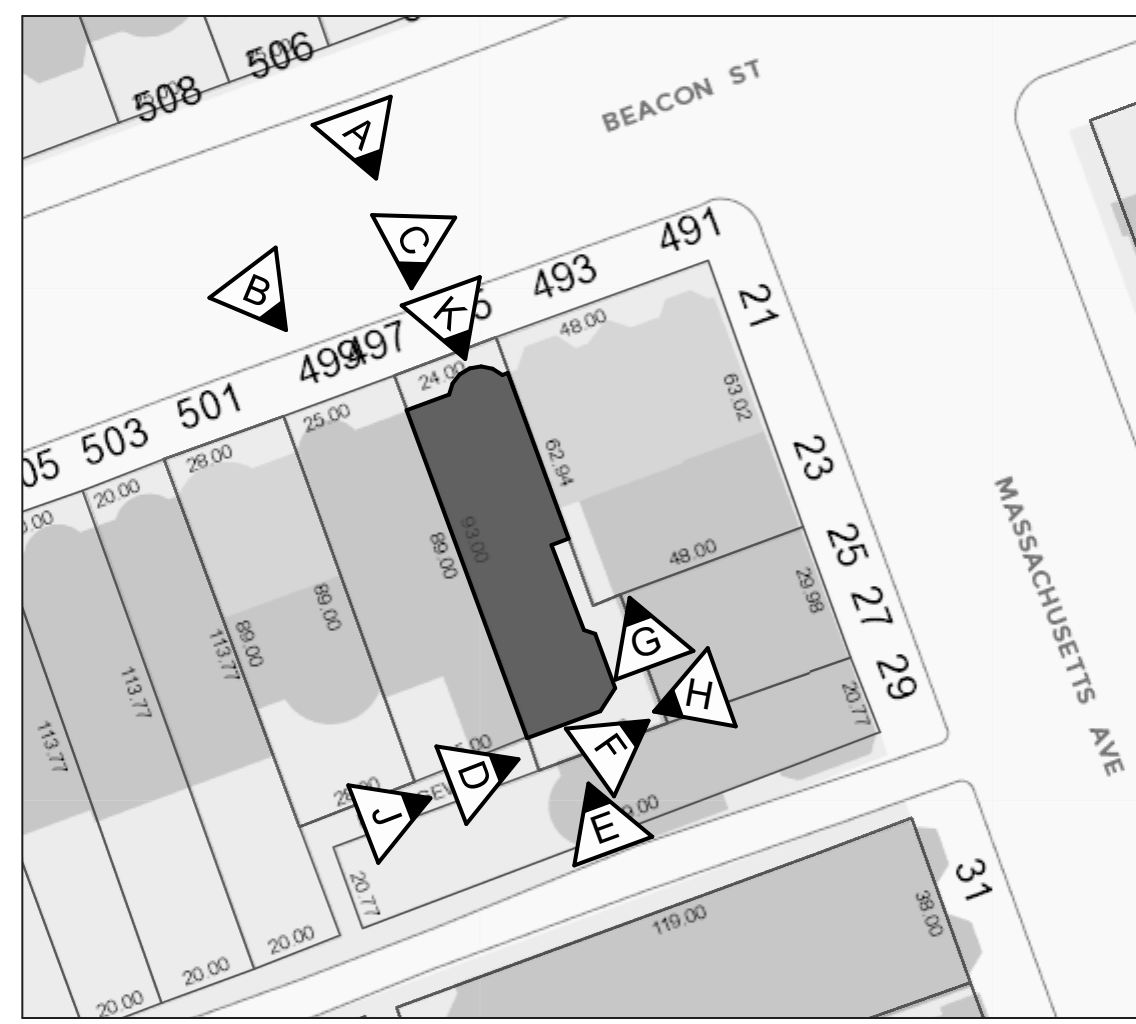
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2-2 BUILDING SECTION

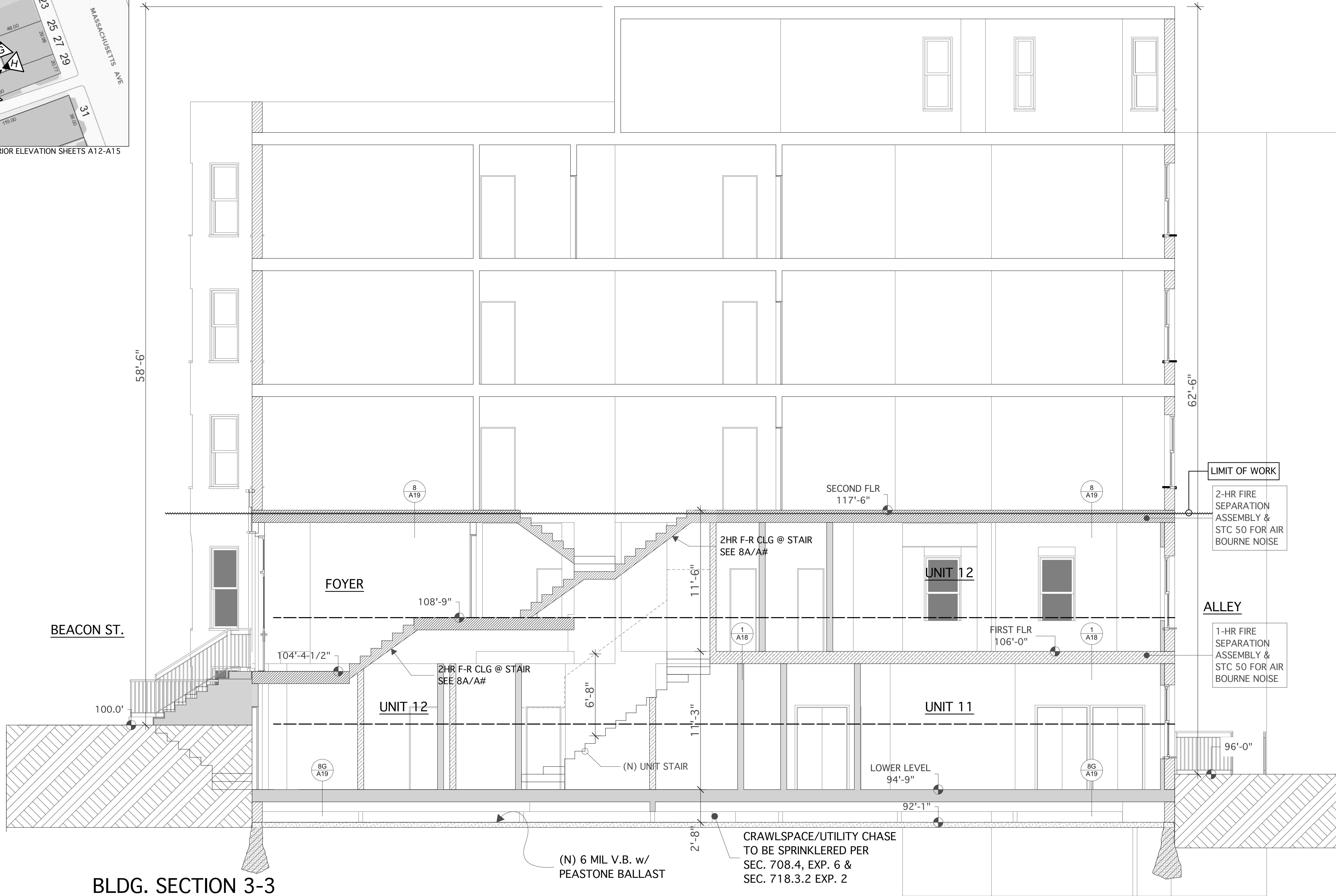
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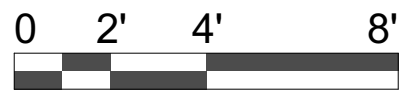
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FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15



BLDG. SECTION 3-3



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

RENOVATION TO UNITS 11 & 12
495-497 BEACON STREET
BOSTON, MA 02215

OWNER:
FOXCROFT, INC.
497 BEACON STREET, UNITS 11 & 12
BOSTON, MA 02215
TEL: 617-304-9460

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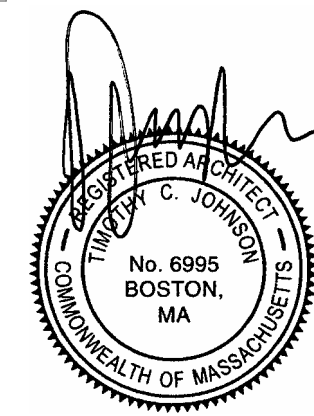
Tim Johnson Architect, LLC



PRELIMINARY DWG. SET

DRAWING TITLE
3-3 BUILDING SECTION

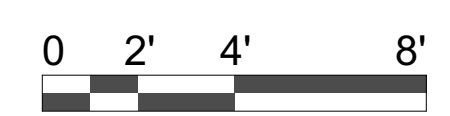
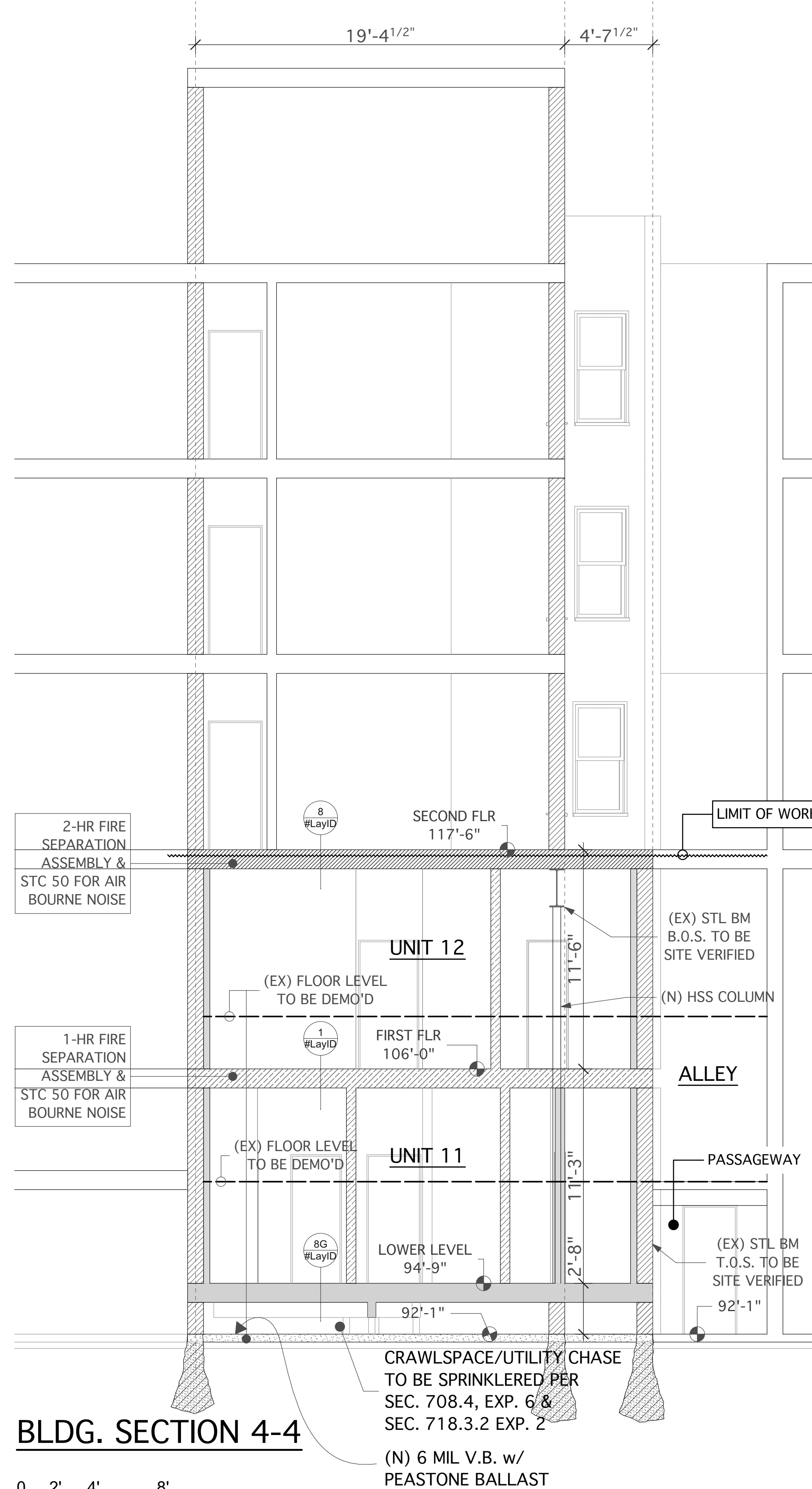
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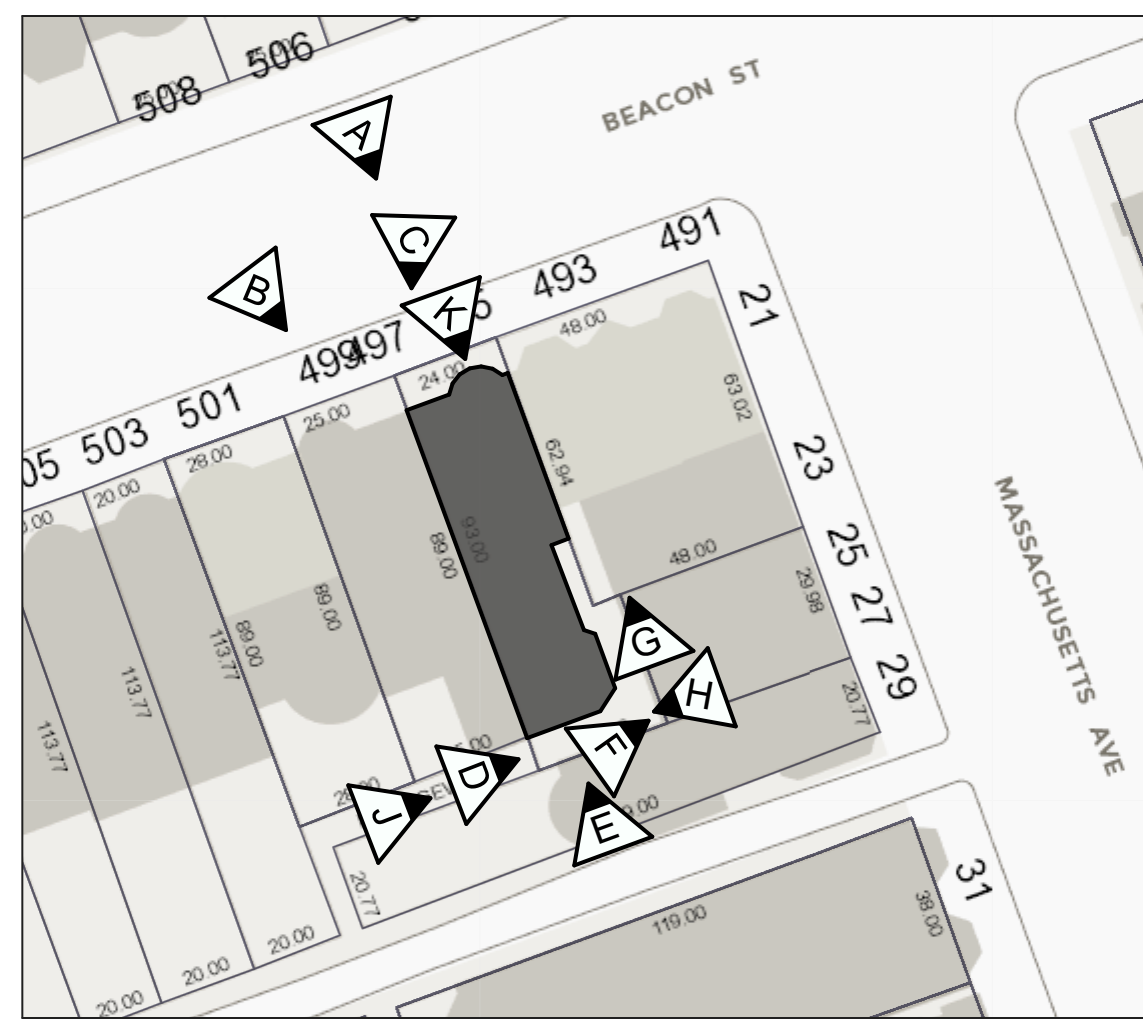
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FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15



PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 190 OLD COLONY AVENUE BOSTON, MA 02127 TEL: 617-464-4363			
RENOVATION TO UNITS 11 & 12 495-497 BEACON STREET BOSTON, MA 02215		OWNER: FOXCROFT, INC. 497 BEACON STREET, UNITS 11 & 12 BOSTON, MA 02215 TEL: 617-304-9460	
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Tim Johnson Architect, LLC			
PRELIMINARY DWG. SET			
DRAWING TITLE			
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DATE: 10/02/20		SC: 1/4" = 1'-0"	
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FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15



VIEW-A



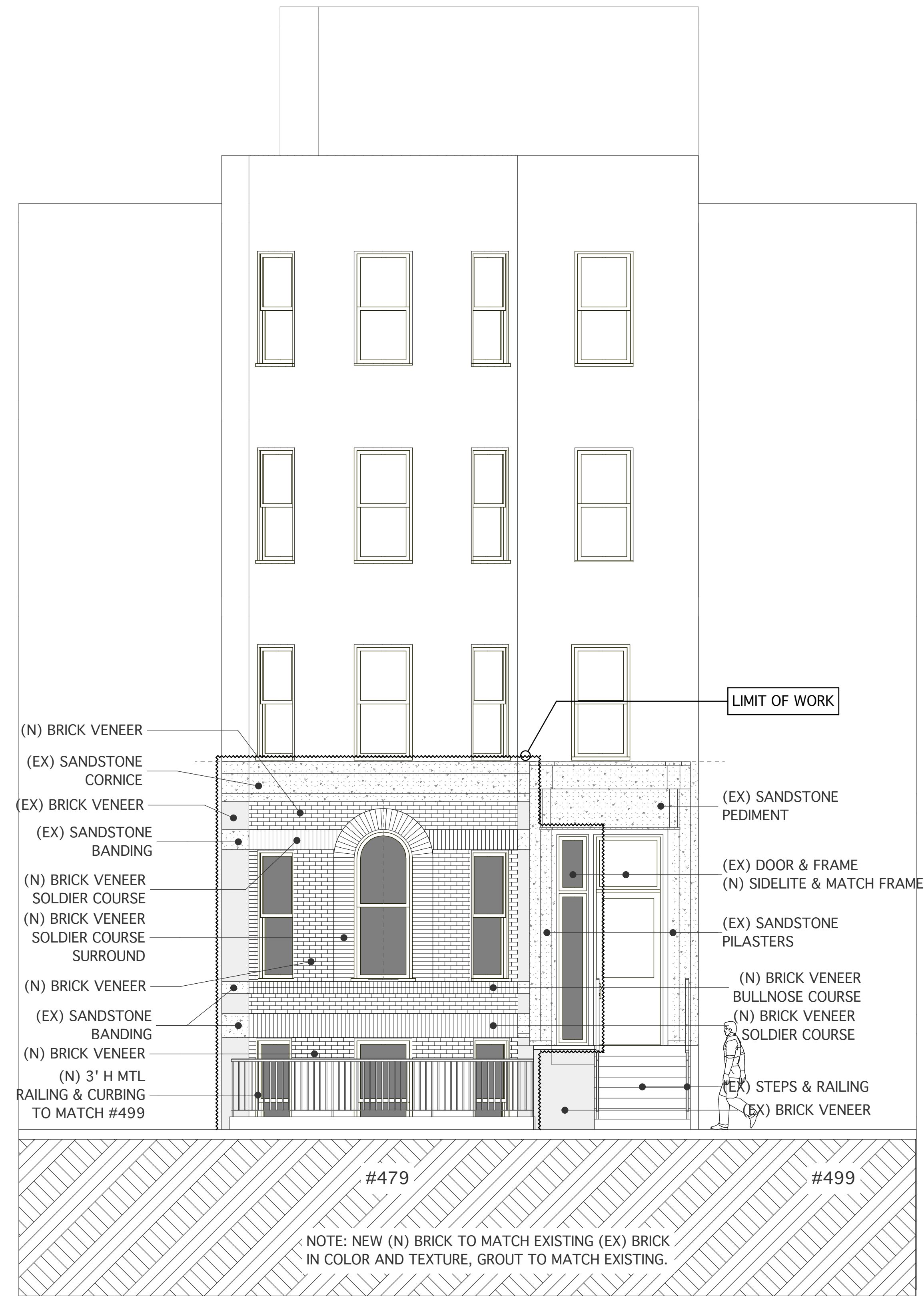
VIEW-B



VIEW-C



VIEW-K



NORTH (BEACON ST.) ELEVATION



PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 190 OLD COLONY AVENUE
 BOSTON, MA 02127
 TEL: 617-464-4363

RENOVATION TO UNITS 11 & 12
 495-497 BEACON STREET
 BOSTON, MA 02215

OWNER:
 FOXCROFT, INC.
 497 BEACON STREET, UNITS 11 & 12
 BOSTON, MA 02215
 TEL: 617-304-9460

REVISIONS

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Tim Johnson Architect, LLC

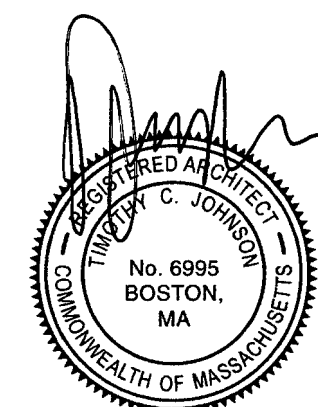


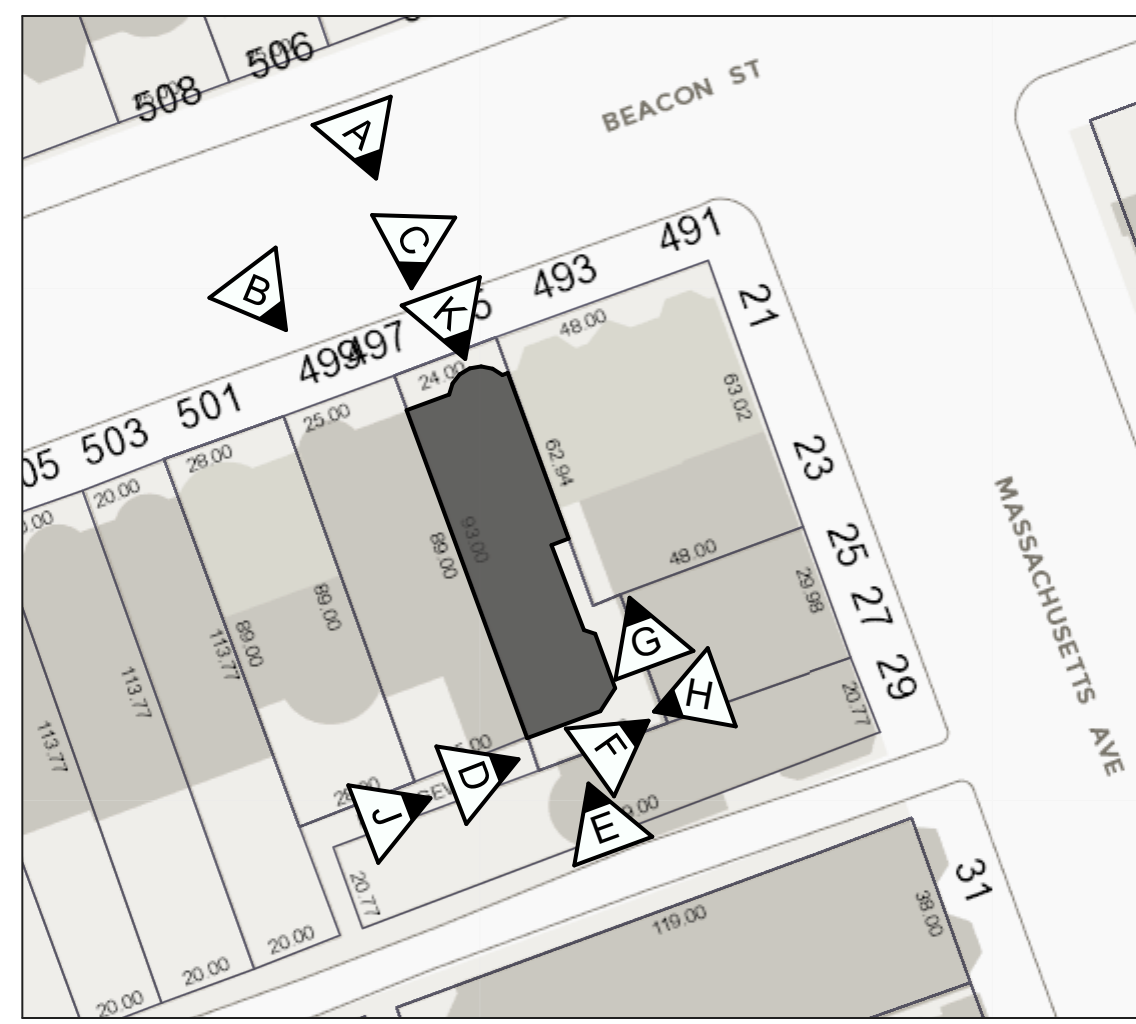
PRELIMINARY DWG. SET

DRAWING TITLE
NORTH (BEACON STREET) ELEVATION

DATE: 10/02/20 SC: 1/4" = 1'-0"

A13





FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15



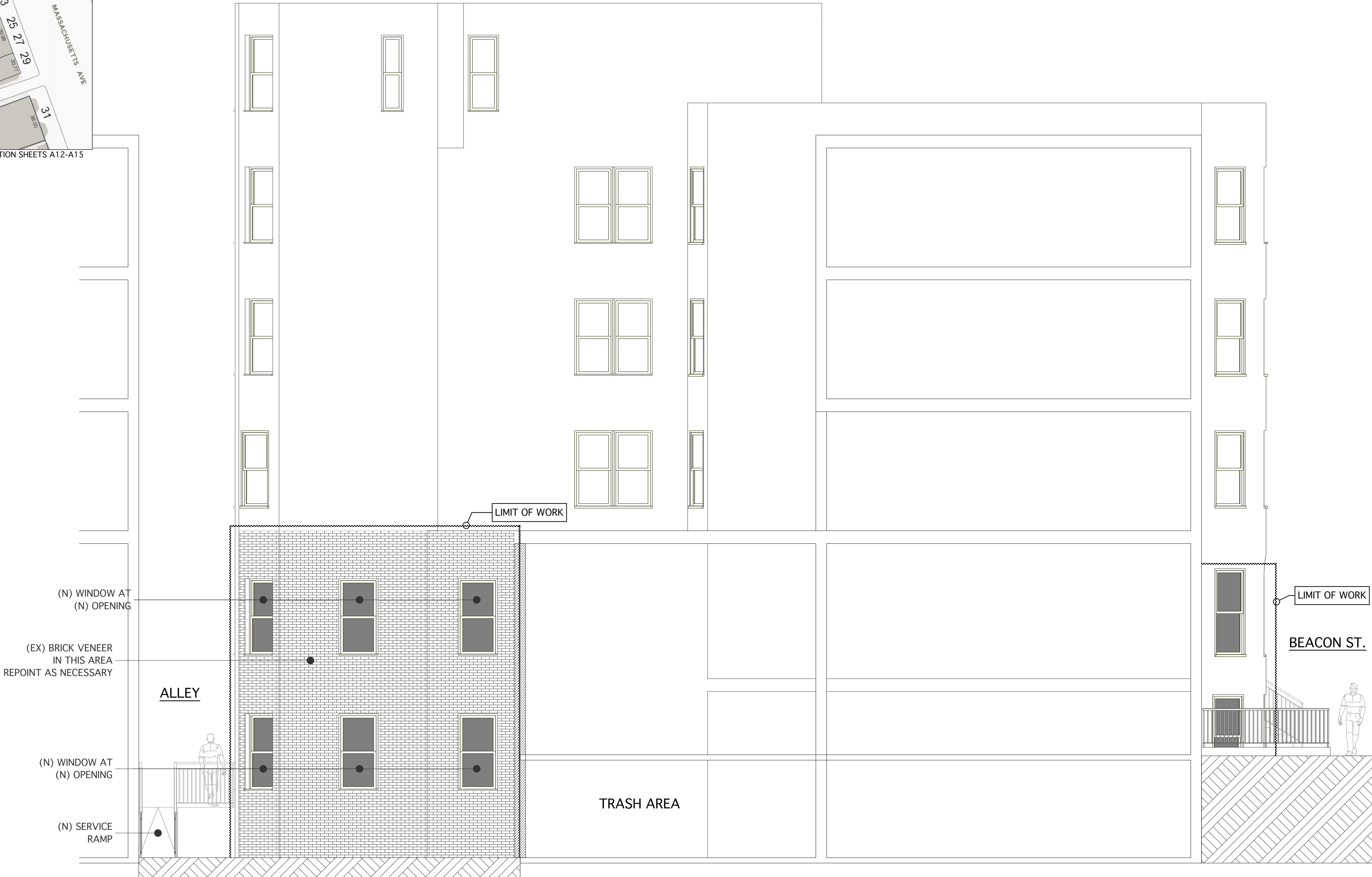
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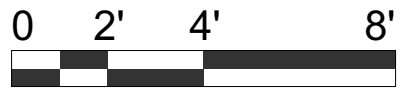
VIEW-G



VIEW-H



EAST (ALLEY) ELEVATION



PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 190 OLD COLONY AVENUE
 BOSTON, MA 02127
 TEL: 617-464-4363

RENOVATION TO UNITS 11 & 12
 495-497 BEACON STREET
 BOSTON, MA 02215

OWNER:
 FOXCROFT, INC.
 497 BEACON STREET, UNITS 11 & 12
 BOSTON, MA 02215
 TEL: 617-304-9460

REVISIONS

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Tim Johnson Architect, LLC

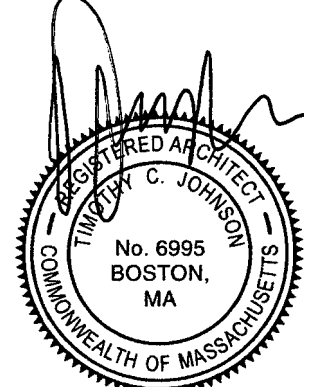


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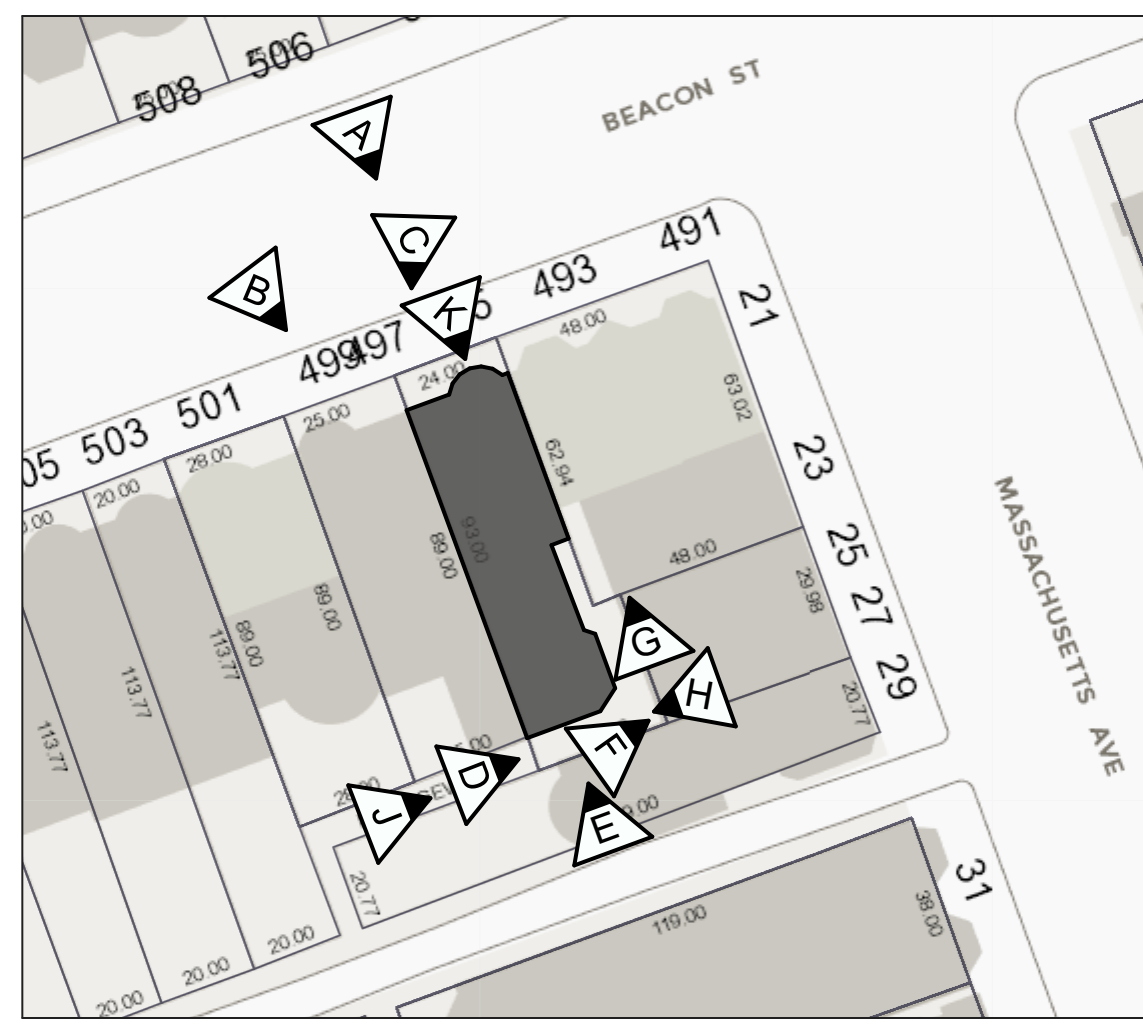
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EAST (ALLEY) ELEVATION

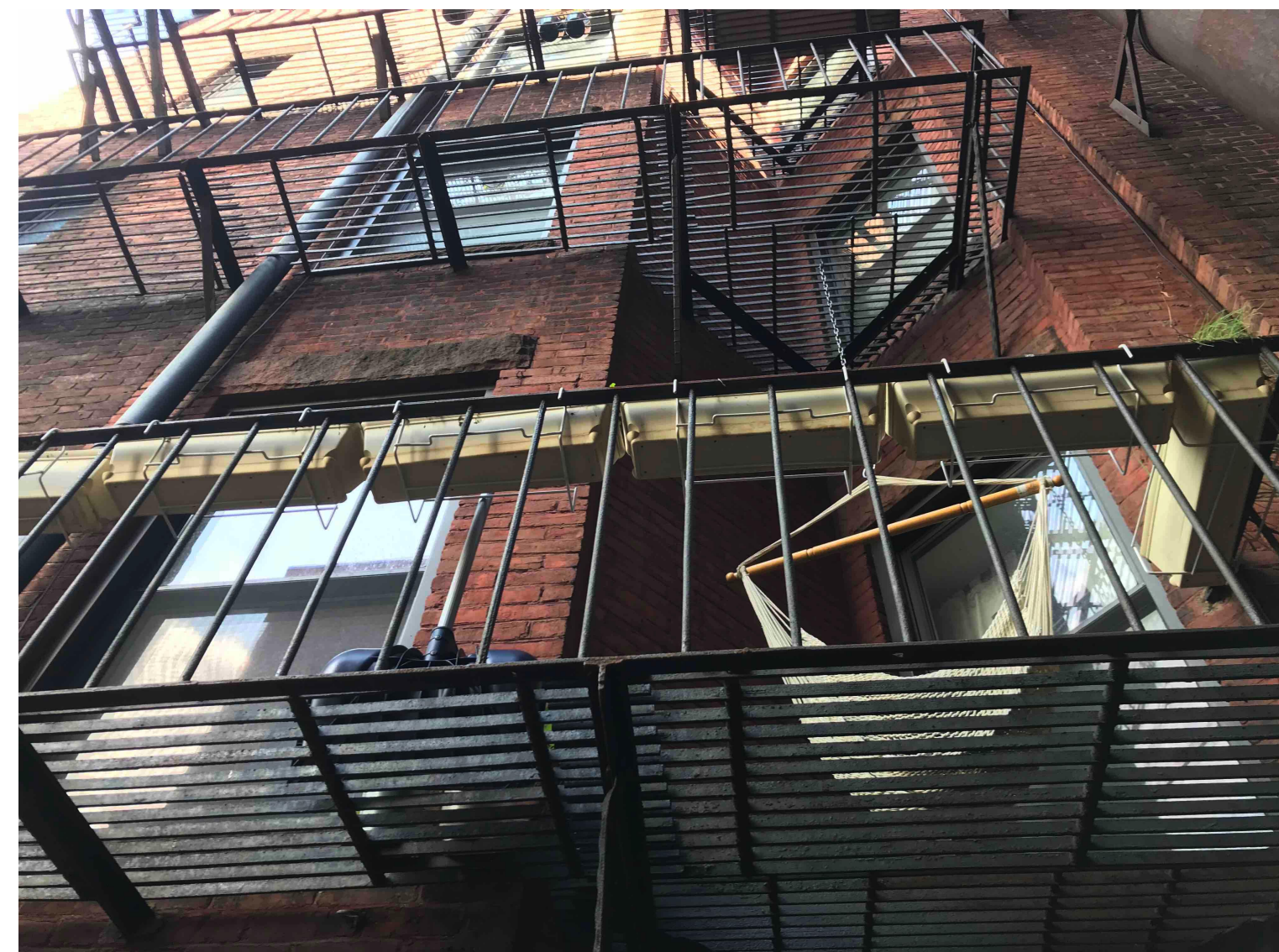
DATE: 10/02/20 SC: 1/4" = 1'-0"



A14



FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15



VIEW-E



VIEW-D



VIEW-F



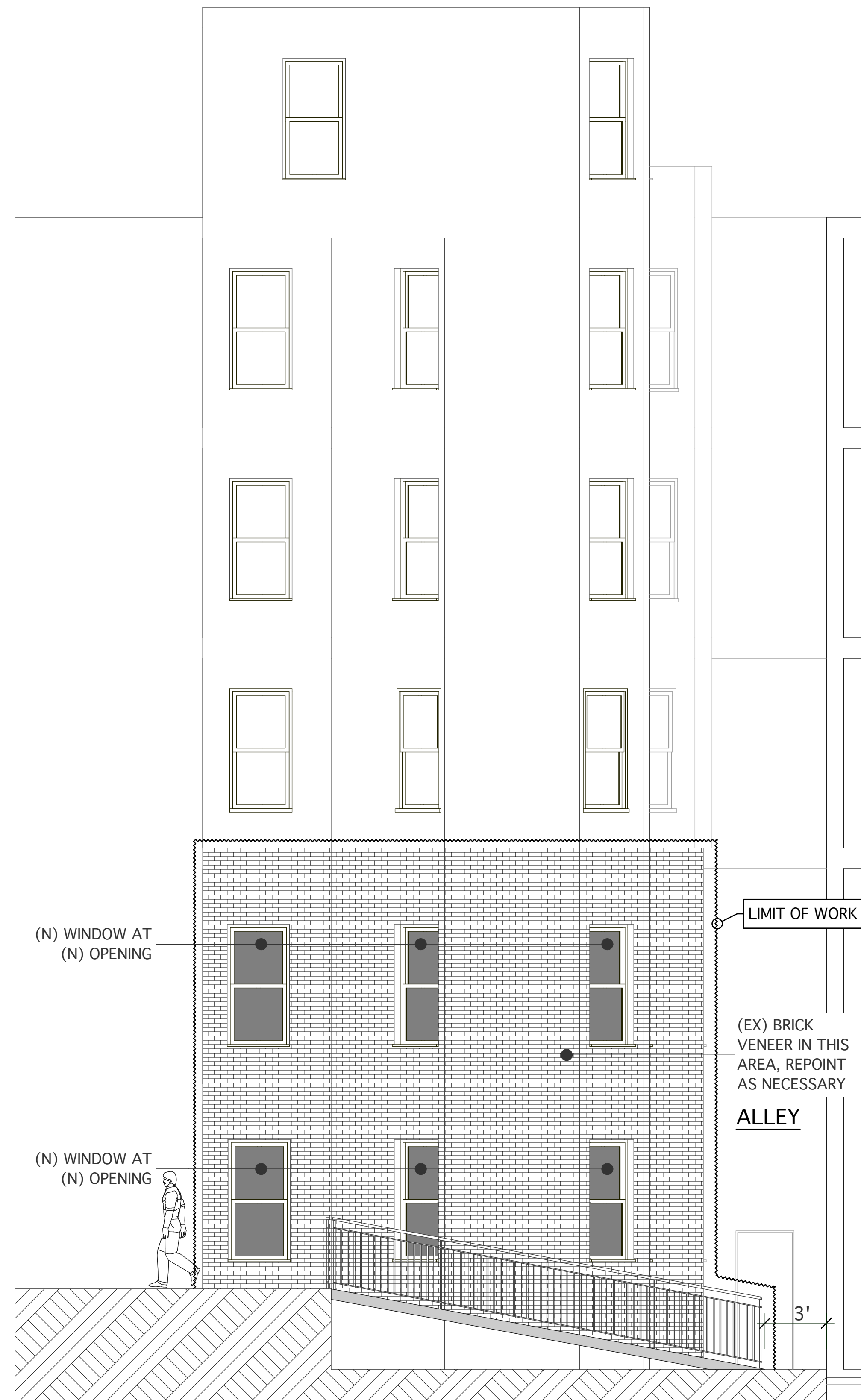
VIEW-G



VIEW-H

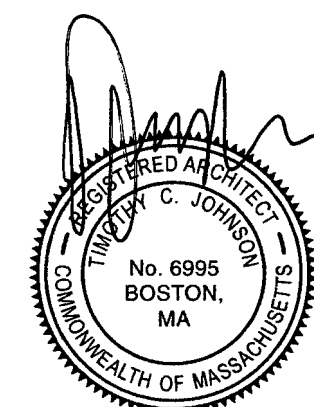


VIEW-J



SOUTH (ALLEY) ELEVATION

0 2' 4' 8'



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

RENOVATION TO UNITS 11 & 12
495-497 BEACON STREET
BOSTON, MA 02215

OWNER:
FOXCROFT, INC.
497 BEACON STREET, UNITS 11 & 12
BOSTON, MA 02215
TEL: 617-304-9460

REVISIONS

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Tim Johnson Architect, LLC



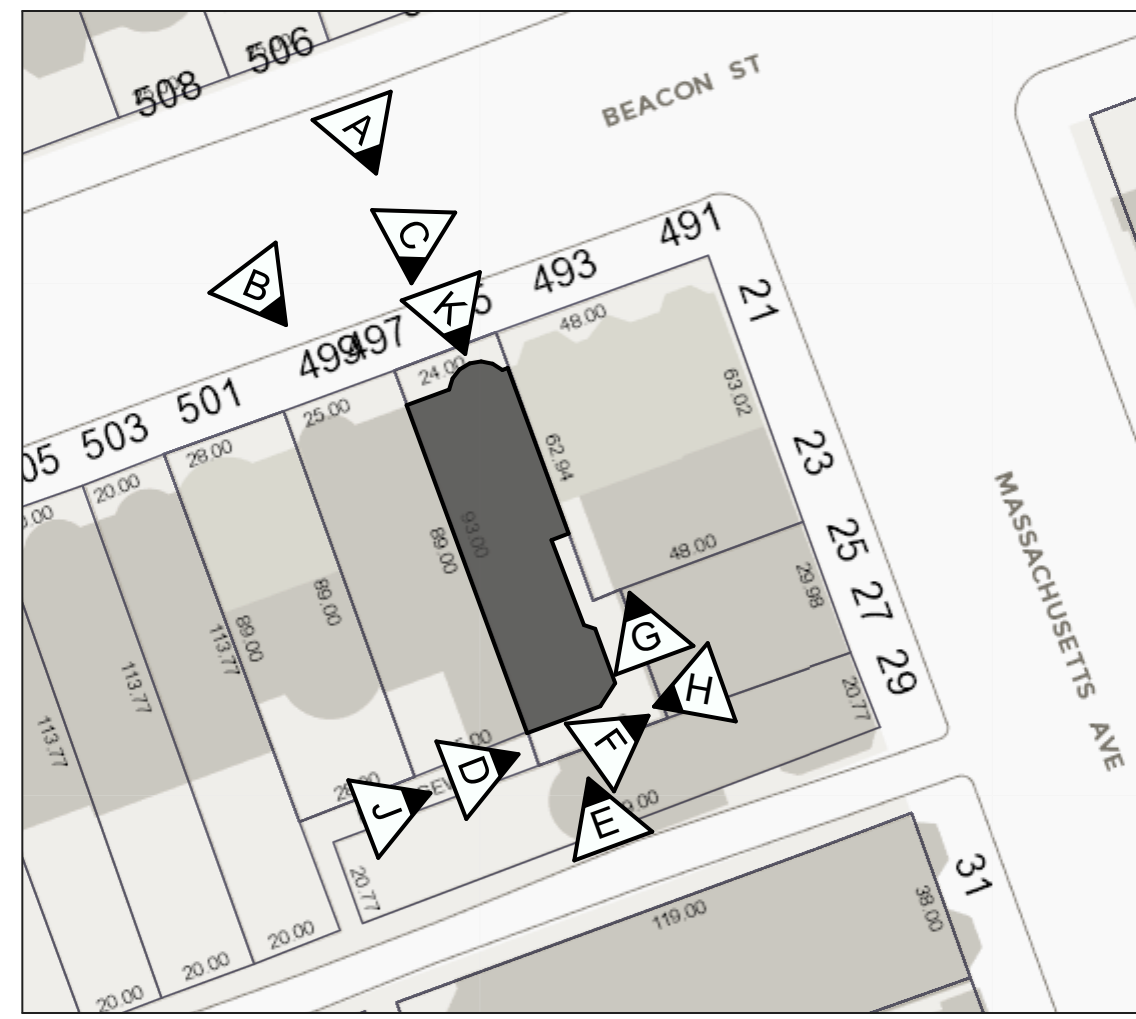
PRELIMINARY DWG. SET

DRAWING TITLE

SOUTH (ALLEY)
ELEVATION

DATE: 10/02/20 SC: 1/4" = 1'-0"

A15



FOR PHOTOGRAPHS, SEE SHEET X01 & EXTERIOR ELEVATION SHEETS A12-A15



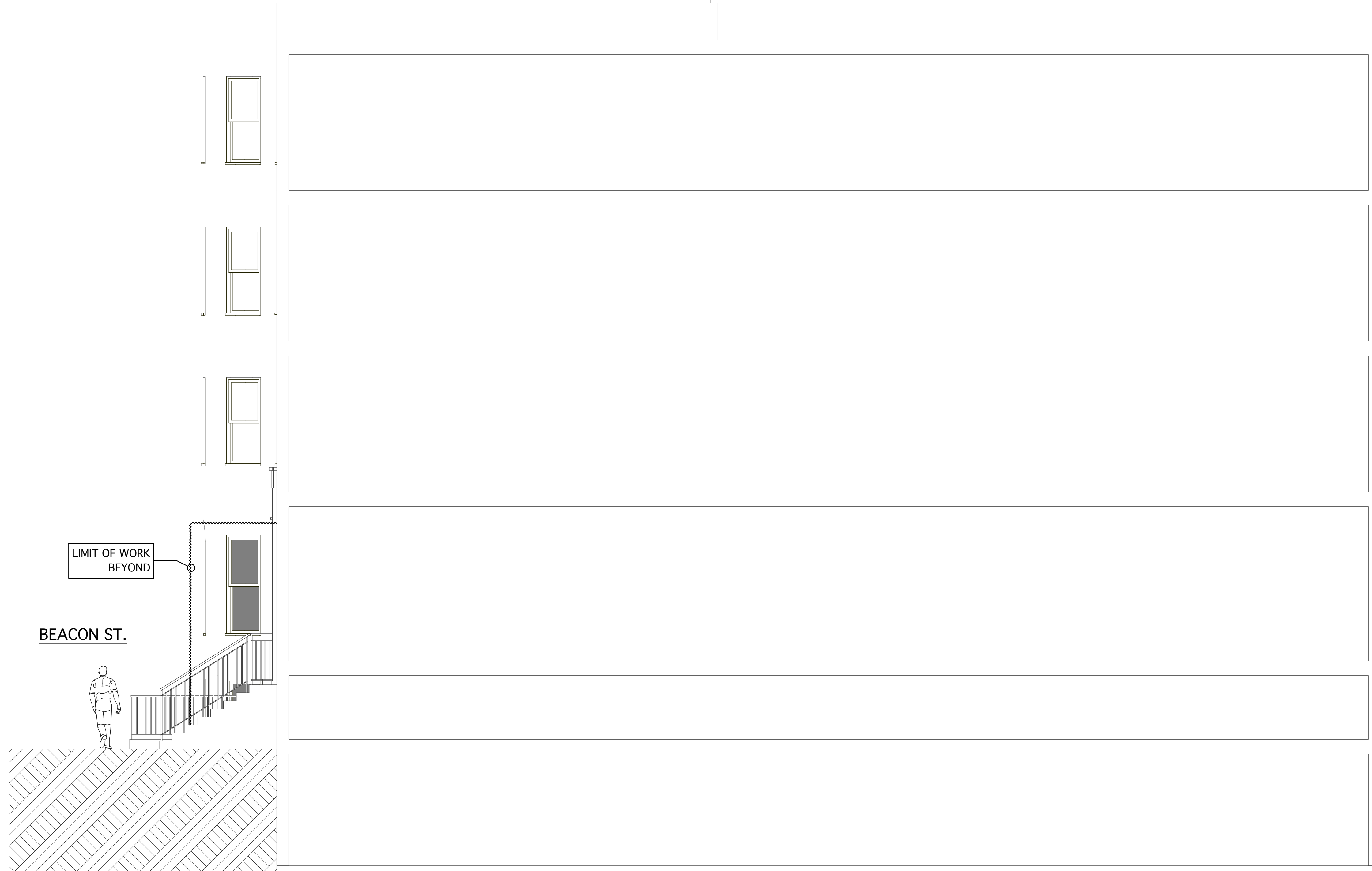
VIEW-B



VIEW-D



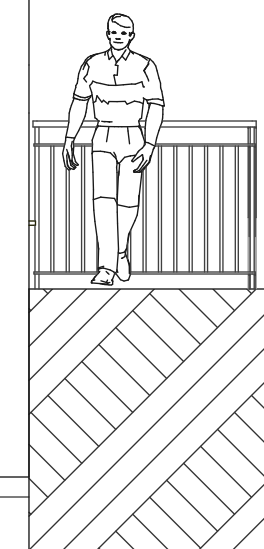
VIEW-J



WEST ELEVATION



ALLEY



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

RENOVATION TO UNITS 11 & 12
495-497 BEACON STREET
BOSTON, MA 02215

OWNER:
FOXCROFT, INC.
497 BEACON STREET, UNITS 11 & 12
BOSTON, MA 02215
TEL: 617-304-9460

REVISIONS

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Tim Johnson Architect, LLC

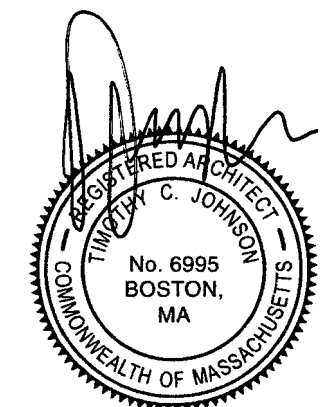


PRELIMINARY DWG. SET

DRAWING TITLE

WEST ELEVATION

DATE: 10/02/20 SC: 1/4" = 1'-0"



A16

DOOR SCHEDULE												Page 1 of 1				
Job Name: 495-497 Beacon Street																
Date: 09/25/20																
*REVISED:																
*REV.	Symbol	Qty.	LOCATION	DOOR	Nominal Sizes		Rough Openings		FRAME	MANUFACTURER		MISC.	Remarks			
			Type	Type	Width	Height	Width	Height	Jamb	Treshld.	Company	Product No.	Hdwre.			
	1	2		B	3'-0"	6'-8"				X				1 Hour Fire-Rated Door		
	2	1		B	2'-8"	6'-8"				X				1.5 Hour Fire-Rated Door		
HARDWARE SCHEDULE																
L-1 Cylinder lockset, passage lock												T-1	Clr. oak, beveled edges	A	Panel door	
L-2 Cylinder lockset, privacy lock												T-2	White marble, beveled edges	B	Flush door	
L-3 Dummy trim												T-3	Clr. anod. alum., beveled edges	C	Louvre door	
L-4 Mortise-type entry lockset												T-4	Std. alum.sill.adjust. hardwd. thrhd.	D	Patio door	
L-5 Bored-type entry lockset														E	French door	
L-6 Deadbolt cylinder												W-1	Weatherstrip, bulb-type	F	Sliding door	
C-1 Heavy-duty closer												J-1	Solid dimension board, stain grade	G	Bi-fold door	
C-2 Standard-duty closer												J-2	Finger-jointed board, paint grade	H	Pocket door	
H-1 Plain bearing hinges, 3-butts												J-3	Split-wood frame	J	Sidelights	
H-2 Ball bearing hinges, 3-butts												J-4	Hollow metal frame	S	Special	
														K	1/2 Lite Door	
														T	Transom	
MISC. SCHEDULE																
DOOR SCHEDULE																
NOTES:																

WINDOW SCHEDULE												Page 1 of 1
Job Name: 495-497 Beacon Street												
Date: 09/25/20												
*REVISED:												
*REV.	Symbol	Qty.	Manufacturer		Nominal Sizes		Rough Openings		Window		Remarks	
			Company	Product No.	Type	Width	Height	Width	Height	Glazing		
	A	10			DH	3'-0"	6'-0"			Low-E	Egress, Match Existing	
	B	3			DH	3'-0"	6'-6"			Low-E	Egress, Match Existing	
	C	2			DH	3'-0"	6'-10"			Low-E	Egress, Match Existing	
	D	1			DH	3'-0"	7'-11"			Low-E	Custom Round-Top Window, Match Existing	
TOTAL		16										
Note 1: Window openings in group R2 & R3 where top of sill is located <36" above finished floor and >72" above finished grade shall comply with 780 CMR sec. 1015.8, Window Opening Control Devices												

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

RENOVATION TO UNITS 11 & 12
495-497 BEACON STREET
BOSTON, MA 02215

OWNER:
FOXCROFT, INC.
497 BEACON STREET, UNITS 11 & 12
BOSTON, MA 02215
TEL: 617-304-9460

REVISIONS

△	12/04/20	△
△		△
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△		△

Tim Johnson Architect, LLC



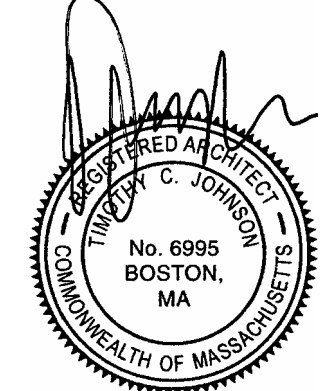
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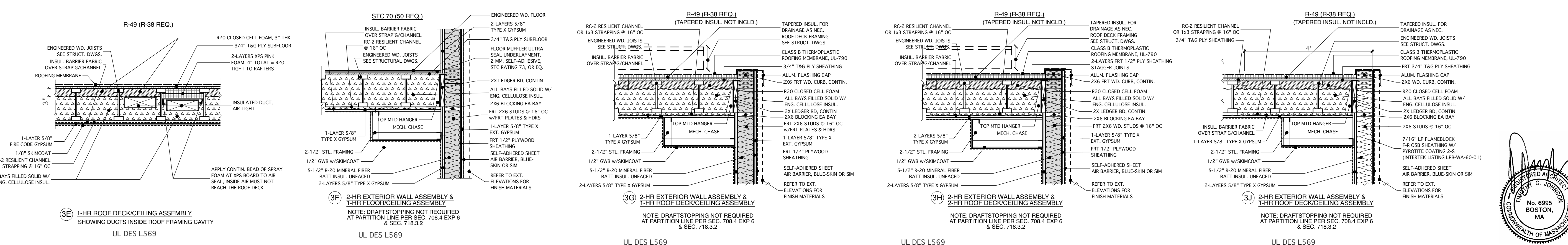
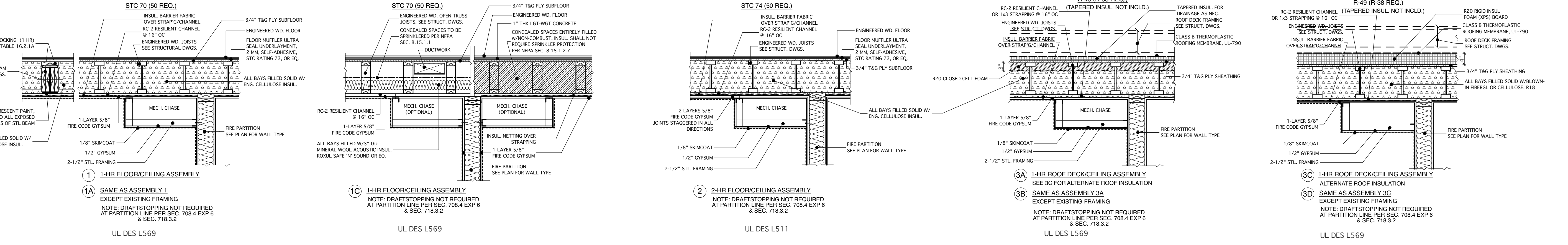
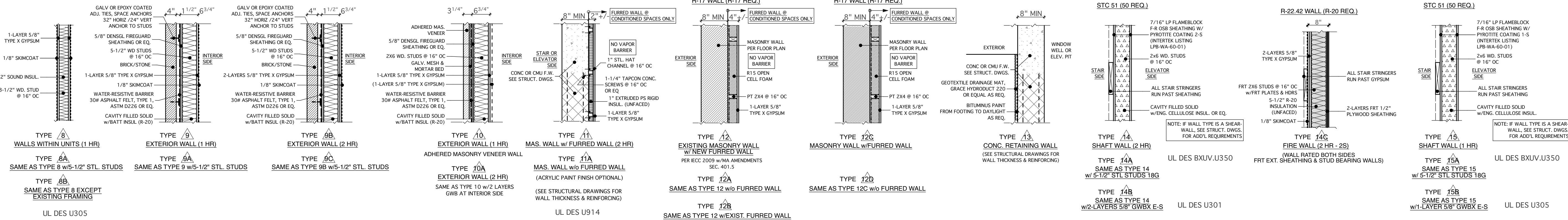
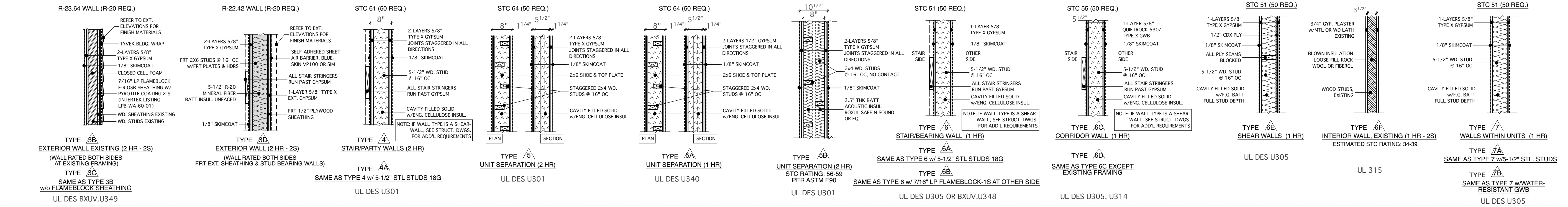
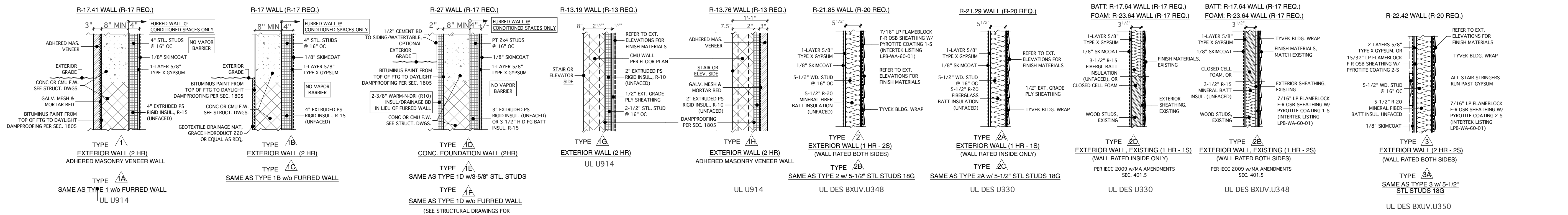
DRAWING TITLE

SCHEDULES

DATE: 10/02/20 SC: N. T. S.

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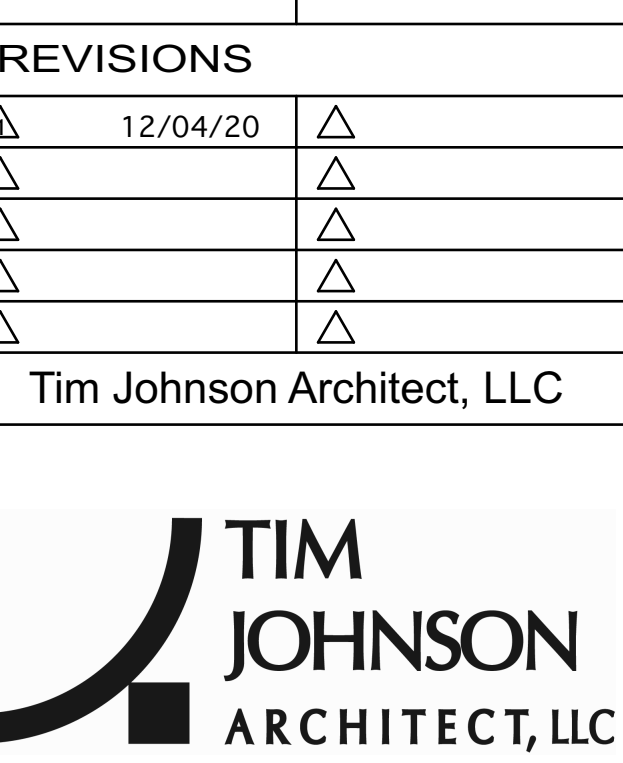
PROJECT ARCHITECT:
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REVISIONS

12/04/20	

Tim Johnson Architect, LLC

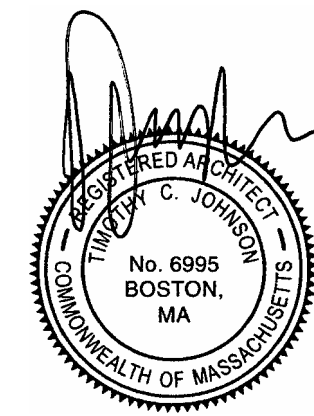


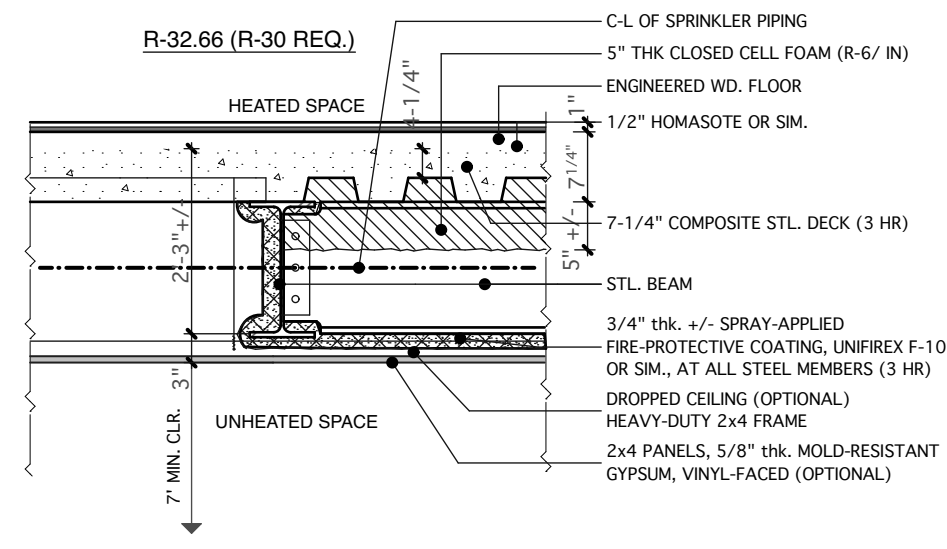
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DRAWING TITLE
WALL/ FLOOR TYPES

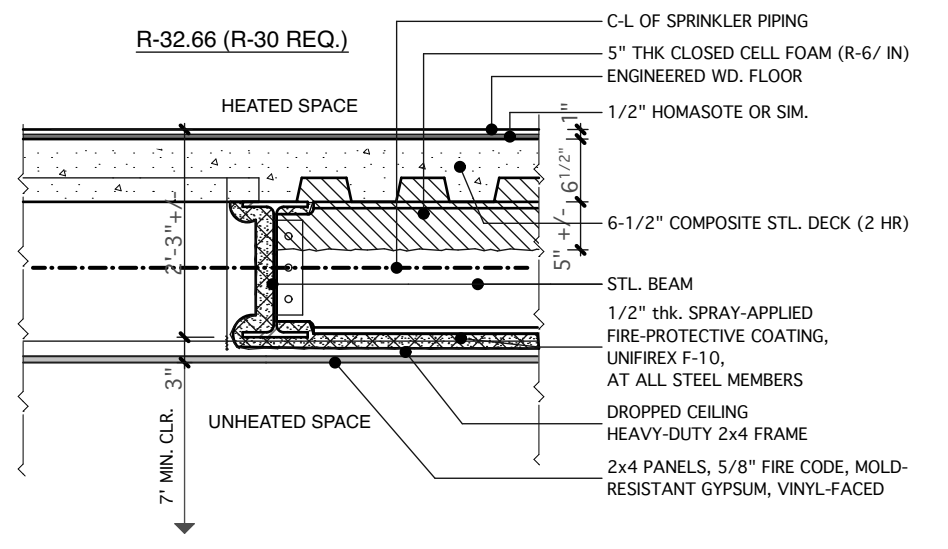
DATE: 10/02/20 SC: N. T. S.

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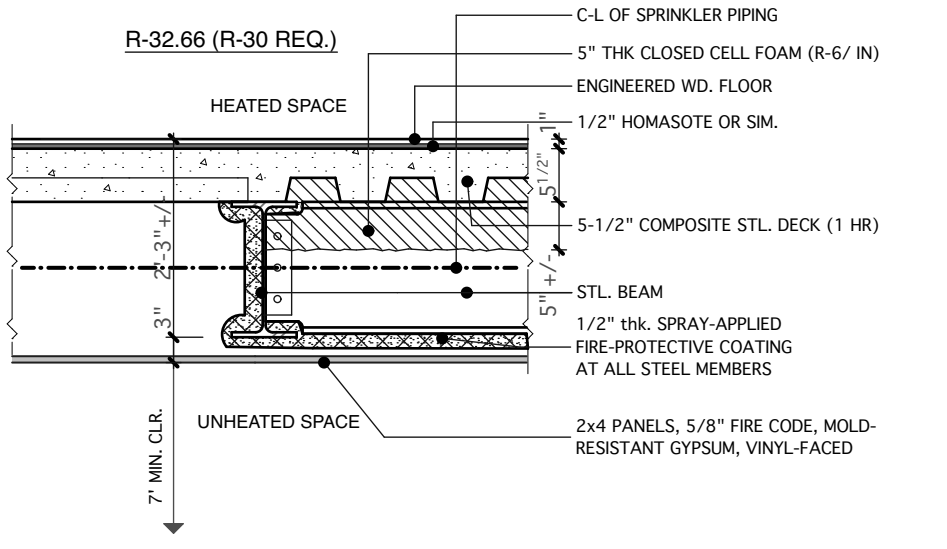




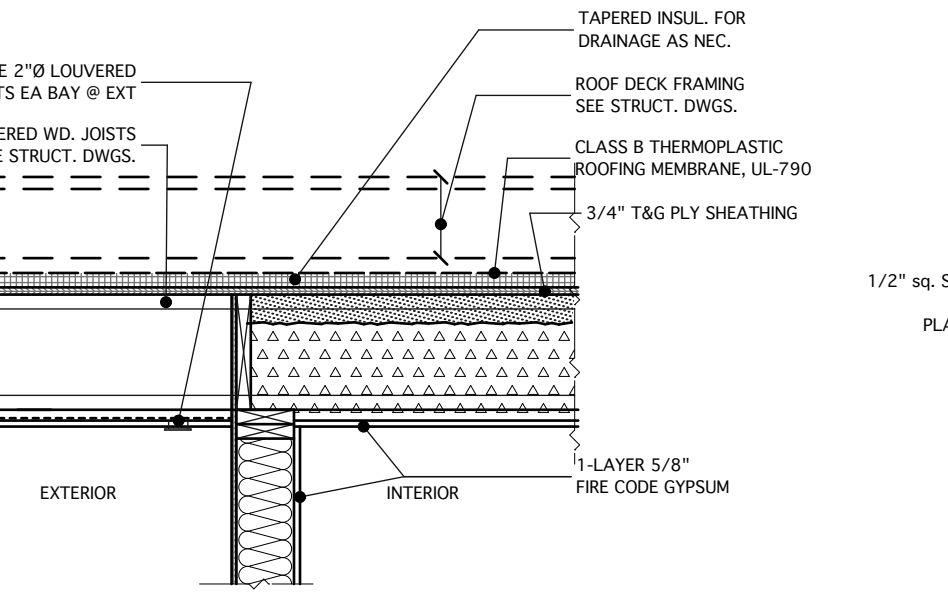
4A 3-HR FLOOR/CEILING ASSEMBLY
 7 FT. MIN. CLEARANCE AT DROPPED CEILING
 UNIFIREX F-10 (SFRM) BY UNSHIELDED INT'L
 FIRE-RESIST RATING: ASTM E119
 SURFACE BURNING CHARACTER: ASTM E84
 UL DES G529



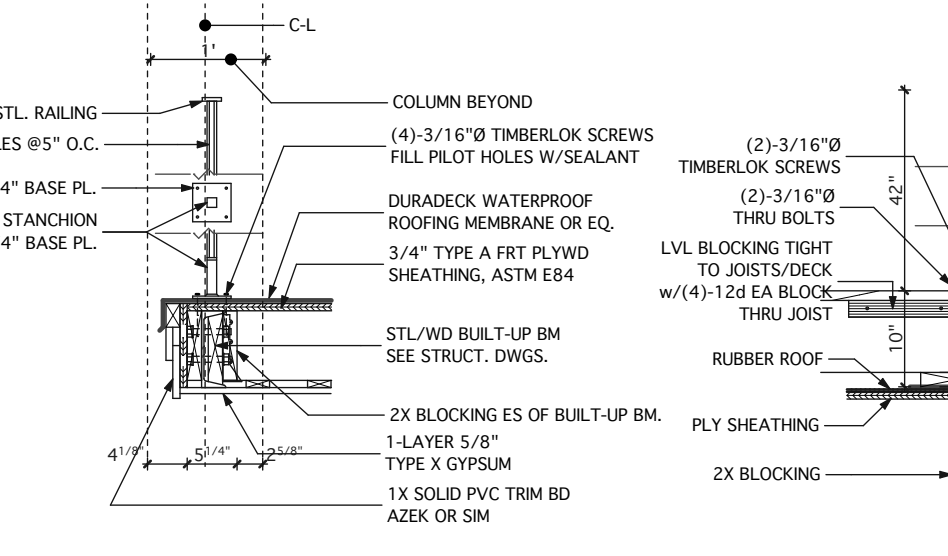
5A 2-HR FLOOR/CEILING ASSEMBLY
 7 FT. MIN. CLEARANCE AT UNSHIELDED CEILING
 UNIFIREX F-10 (SFRM) BY UNSHIELDED INT'L
 FIRE-RESIST RATING: ASTM E119
 SURFACE BURNING CHARACTER: ASTM E84
 UL DES G205



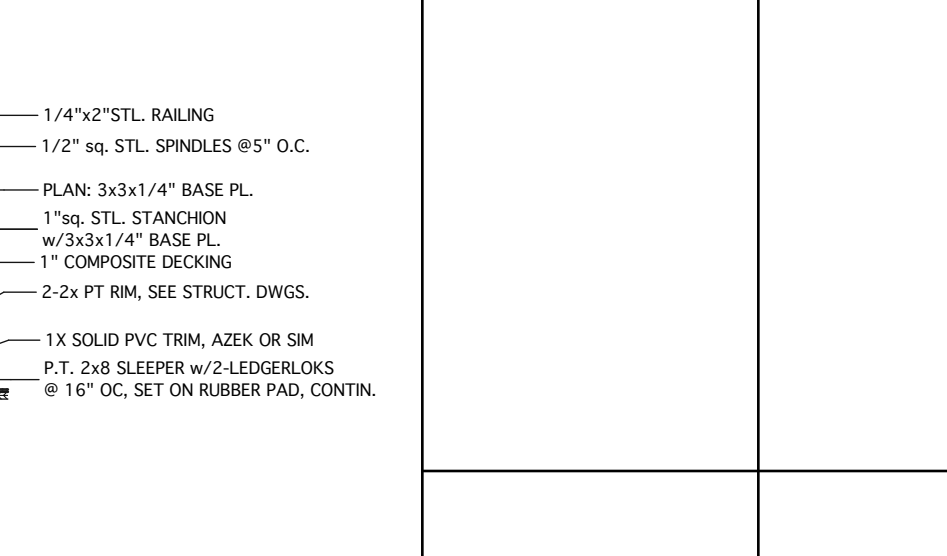
6 1-HR FLOOR/CEILING ASSEMBLY
 UNIFIREX F-10 (SFRM) BY UNSHIELDED INT'L
 FIRE-RESIST RATING: ASTM E119
 SURFACE BURNING CHARACTER: ASTM E84
 UL DES G201



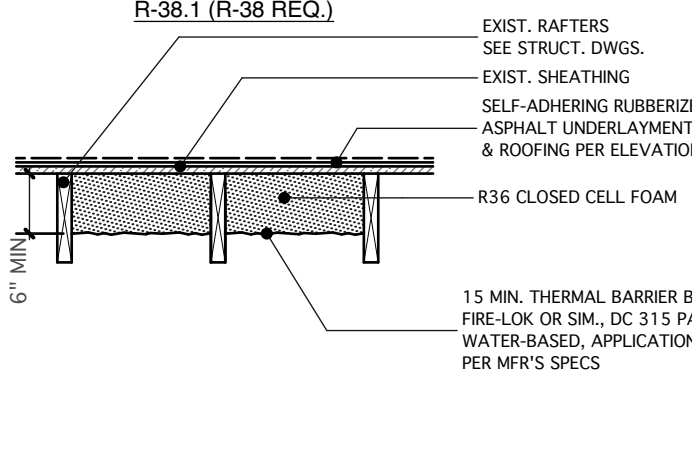
3F 1-HR ROOF DECK/CEILING ASSEMBLY
 INTERIOR/EXTERIOR CONDITION



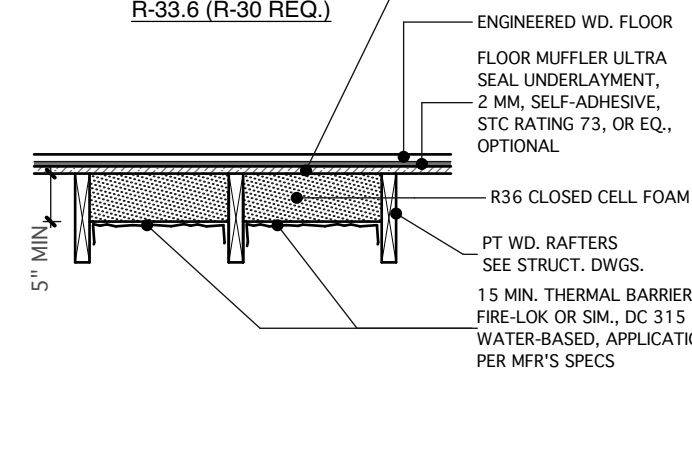
7 1-HR DECK ASSEMBLY AT STL. STRUCT. MEMBER AT EXTERIOR



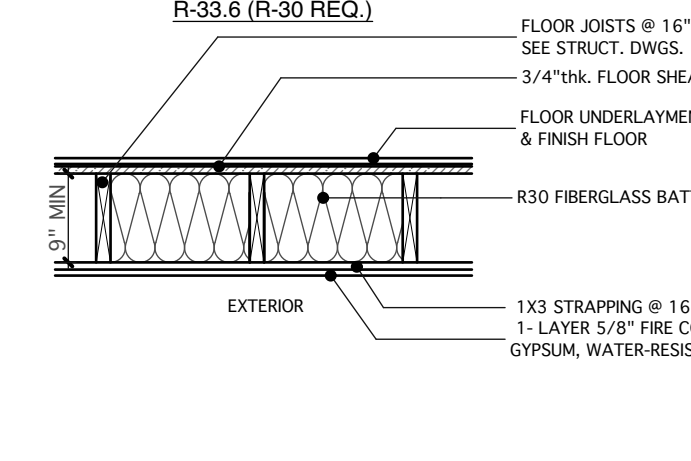
7A RAILING/ROOF DECK ASSEMBLY



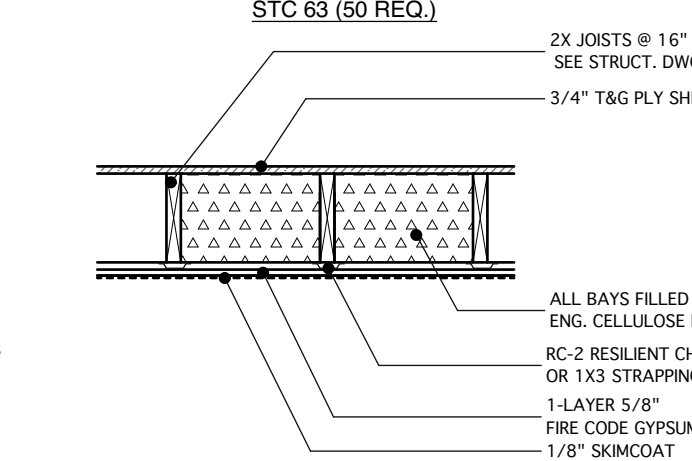
8D UNFINISHED CEILING ASSEMBLY
 AT ROOF - CATHEDRAL



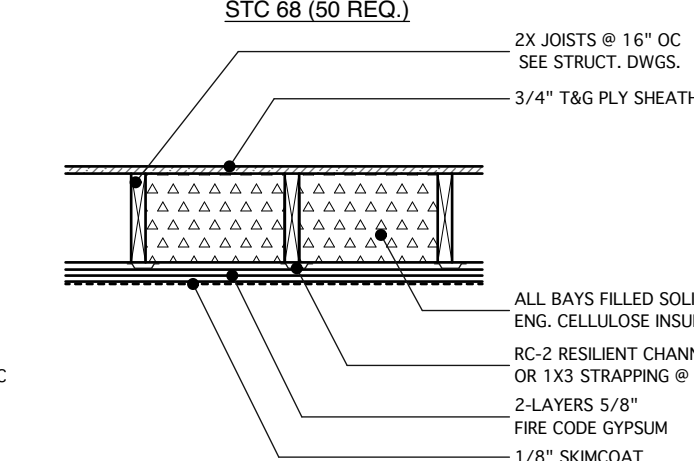
8E FLOOR/CEILING ASSEMBLY
 AT CRAWLSPACE - VENTED



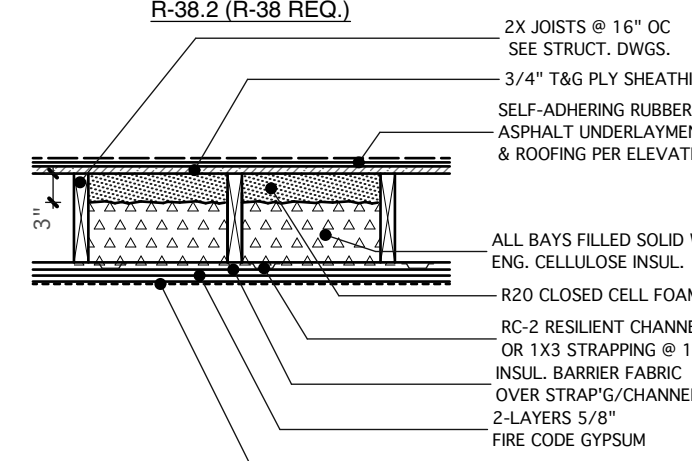
8F 1-HR FLOOR/CEILING ASSEMBLY
 AT EXTERIOR CONDITION



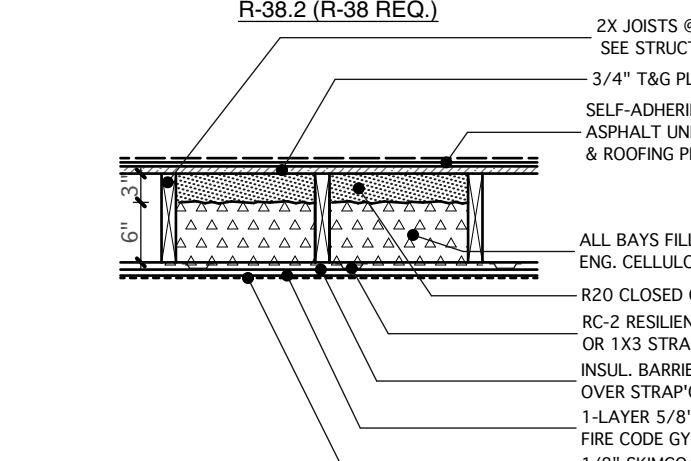
8 1-HR FLOOR/CEILING ASSEMBLY
 AT INTERIOR CEILING



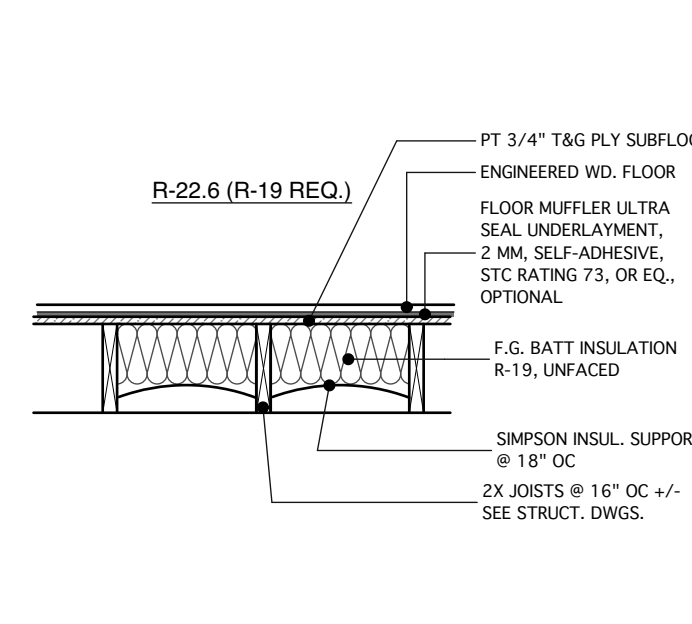
8A 2-HR FLOOR/CEILING ASSEMBLY
 AT INTERIOR CEILING
 UL DES L511



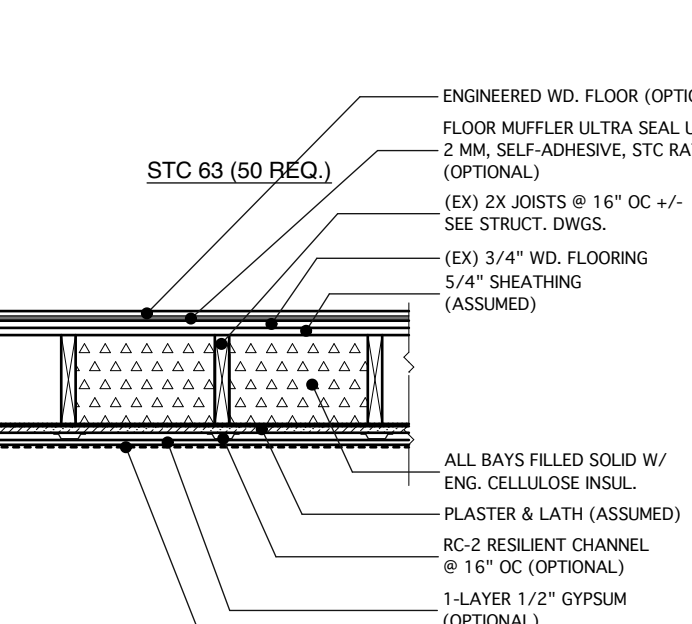
8B 2-HR CEILING ASSEMBLY
 AT ROOF - CATHEDRAL
 UL DES L511



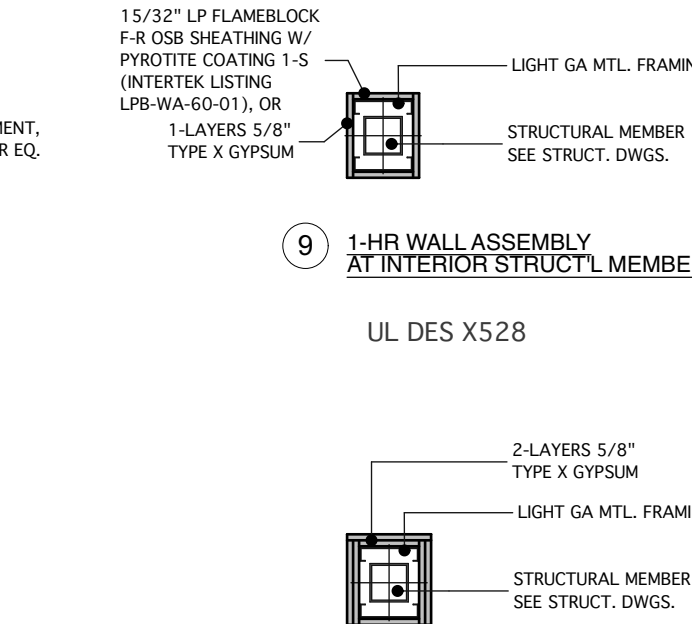
8C 1-HR CEILING ASSEMBLY
 AT ROOF - CATHEDRAL
 UL DES L569



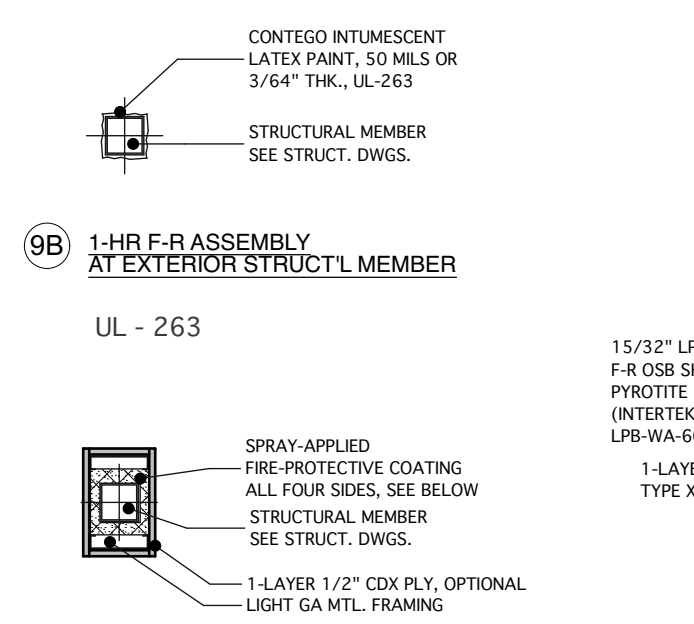
8G FLOOR/CEILING ASSEMBLY
 AT CRAWLSPACE - NOT VENTED



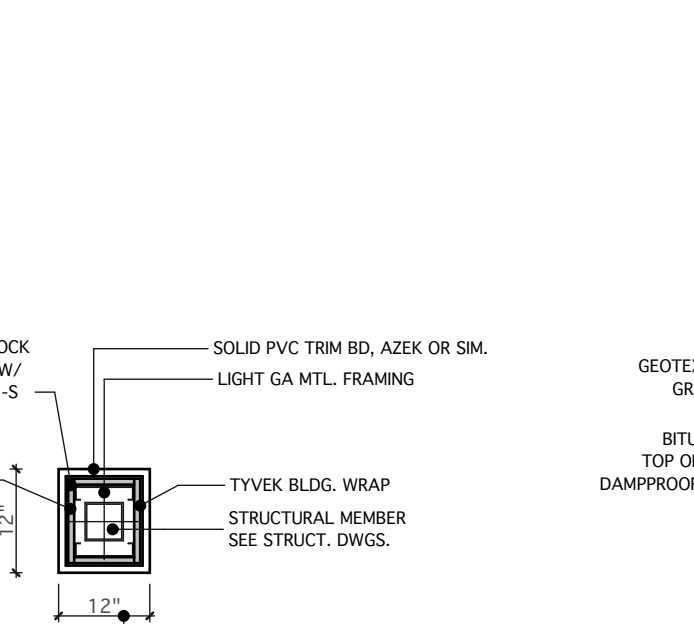
8H FLOOR/CEILING ASSEMBLY ALTERNATIVE
 EXISTING FRAMING W/ EXIST. & OPTIONAL FINISHES



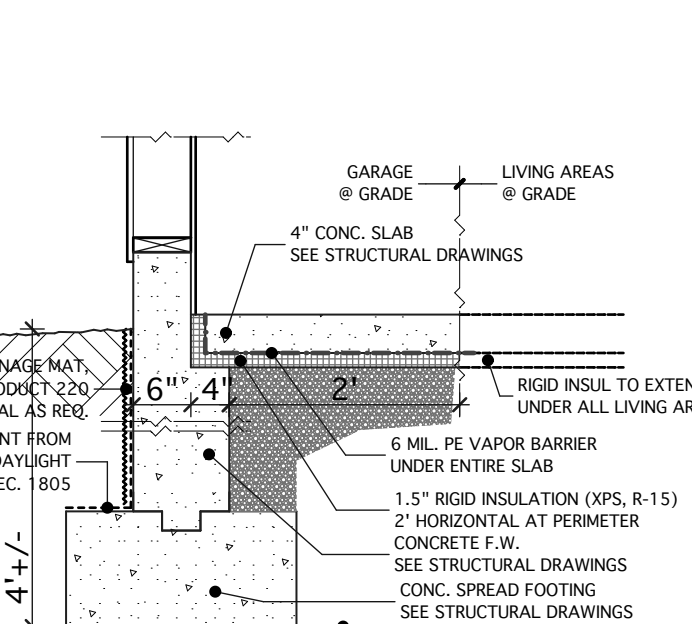
9A 2-HR WALL ASSEMBLY
 AT INTERIOR STRUCT. MEMBER
 UL DES X528



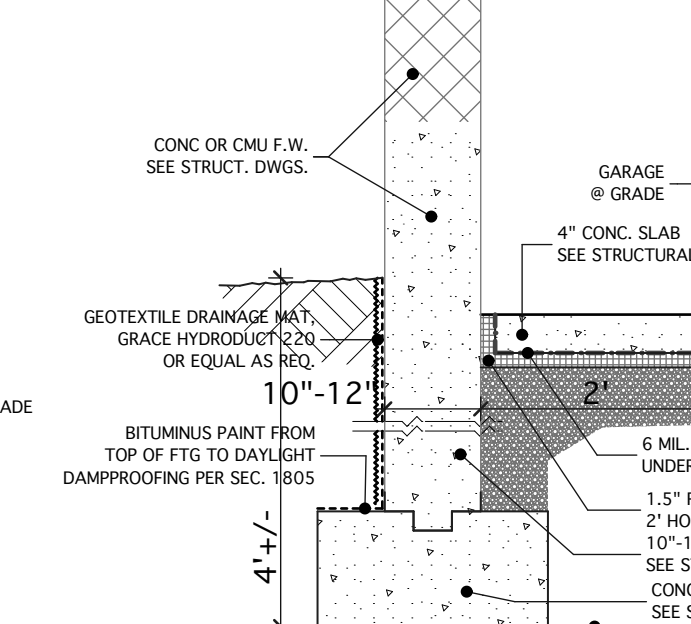
9B 1-HR F-R ASSEMBLY
 AT EXTERIOR STRUCT. MEMBER
 UL - 263



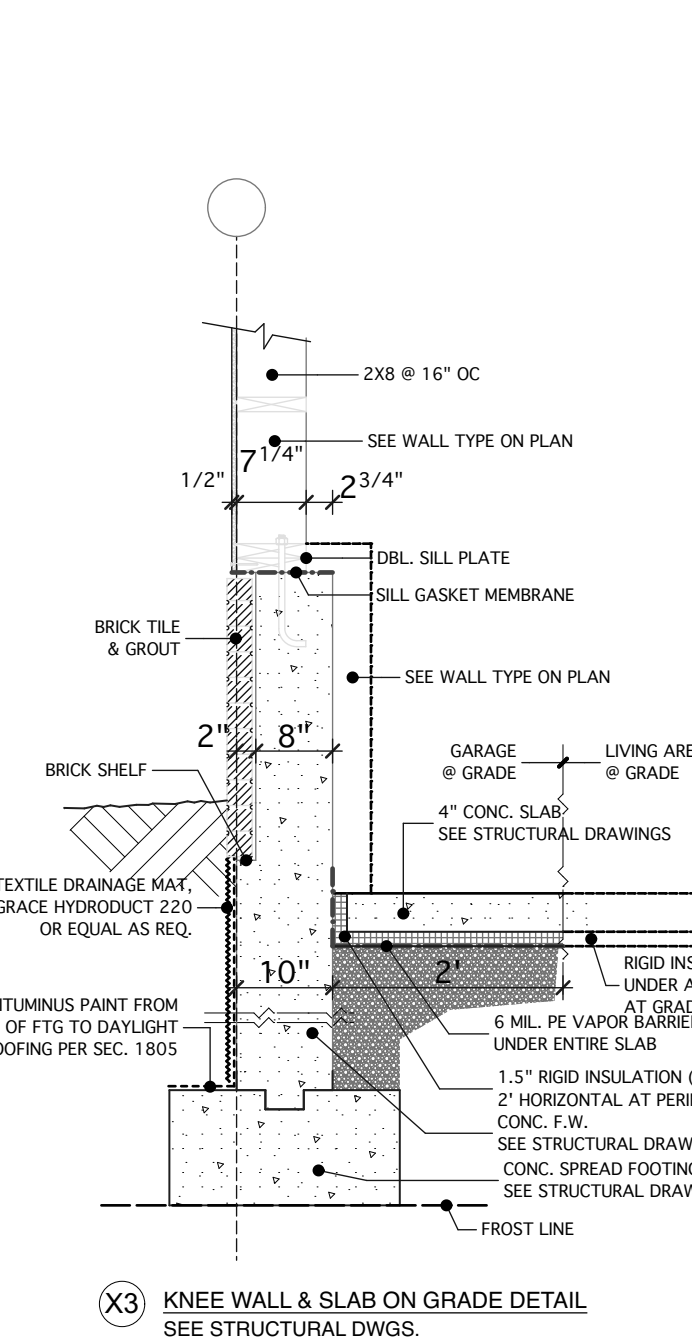
11 1-HR WALL ASSEMBLY
 AT INTERIOR STRUCT. MEMBER
 UL DES X528



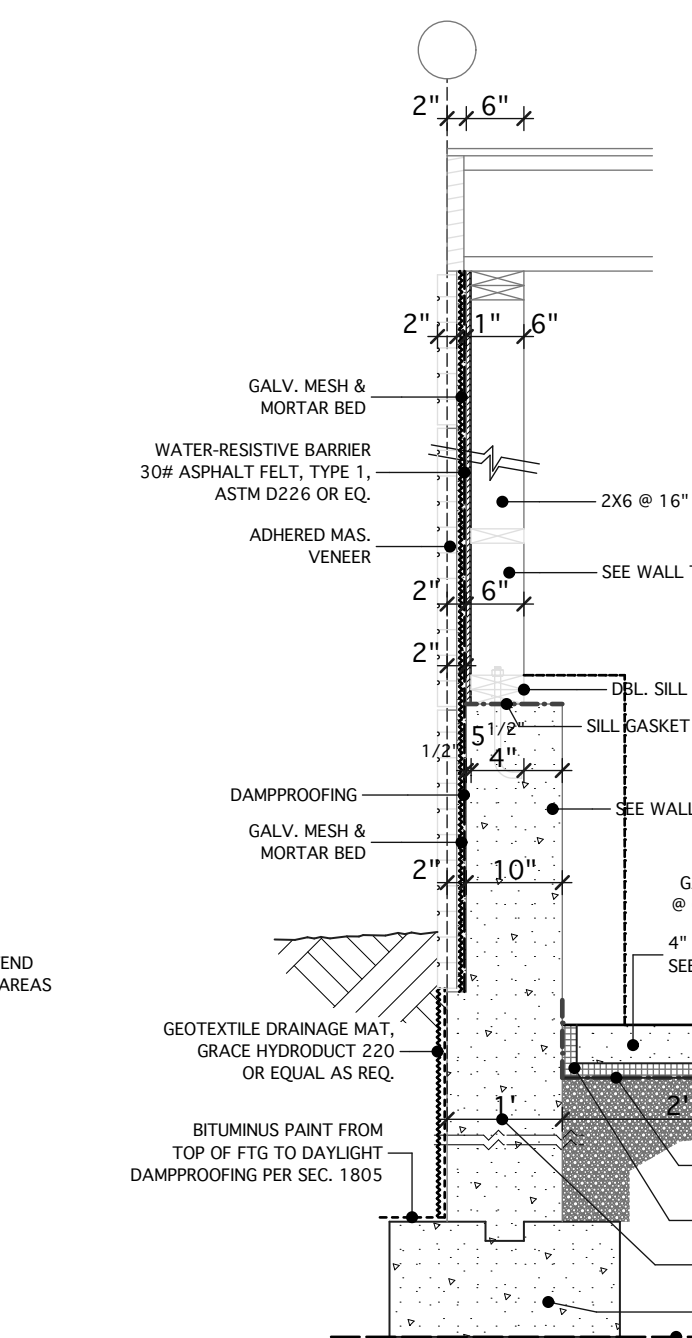
X1 INSULATED SLAB ON GRADE DETAIL
 SEE STRUCTURAL DWGS.
 NOTE: CONC. SLABS BELOW THE FROST LINE - E.G. BASEMENTS - REQUIRE RIGID INSUL. AT PERIMETER ONLY.



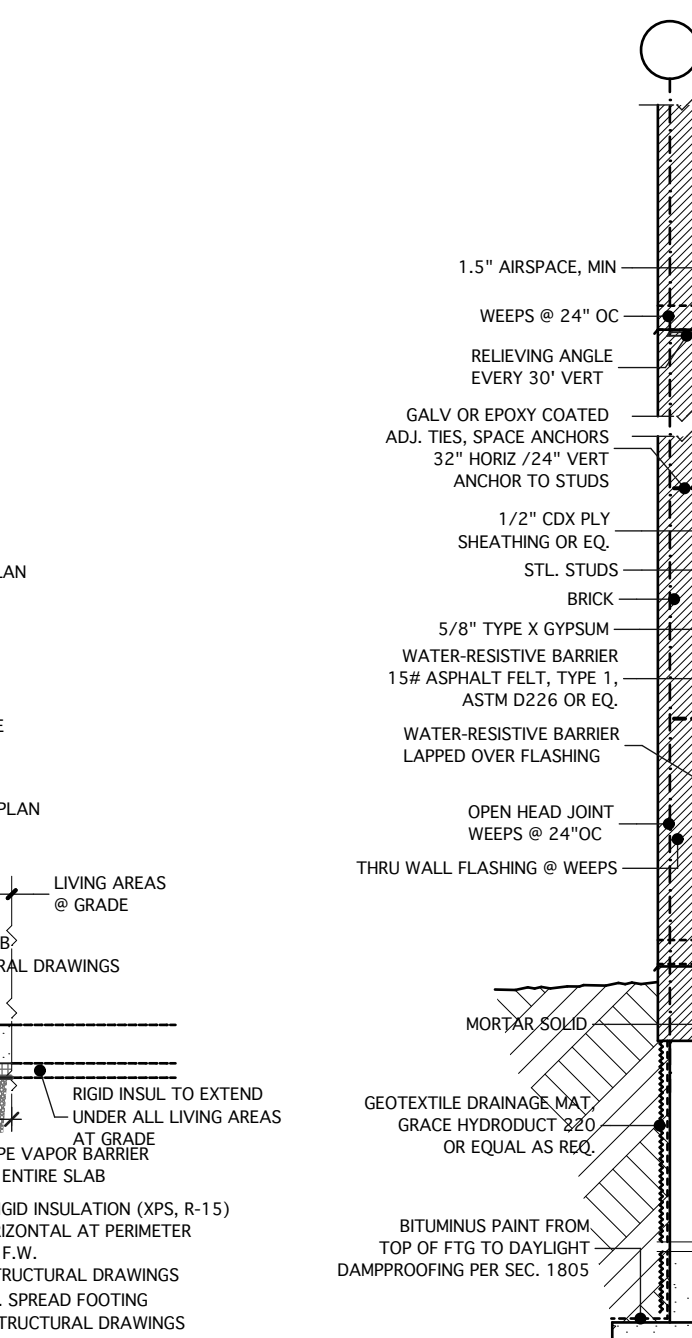
X2 INSULATED SLAB ON GRADE DETAIL
 SEE STRUCTURAL DWGS.
 NOTE: CONC. SLABS BELOW THE FROST LINE - E.G. BASEMENTS - REQUIRE RIGID INSUL. AT PERIMETER ONLY.



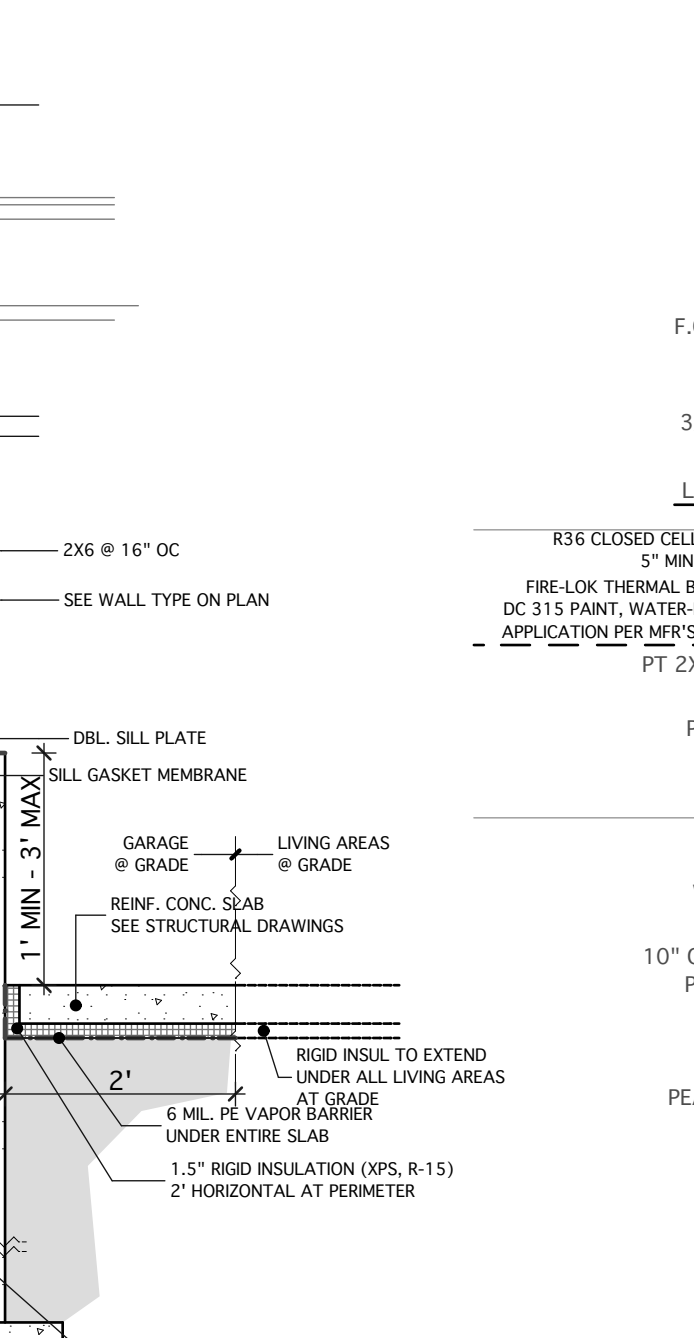
X3 KNEE WALL & SLAB ON GRADE DETAIL
 SEE STRUCTURAL DWGS.



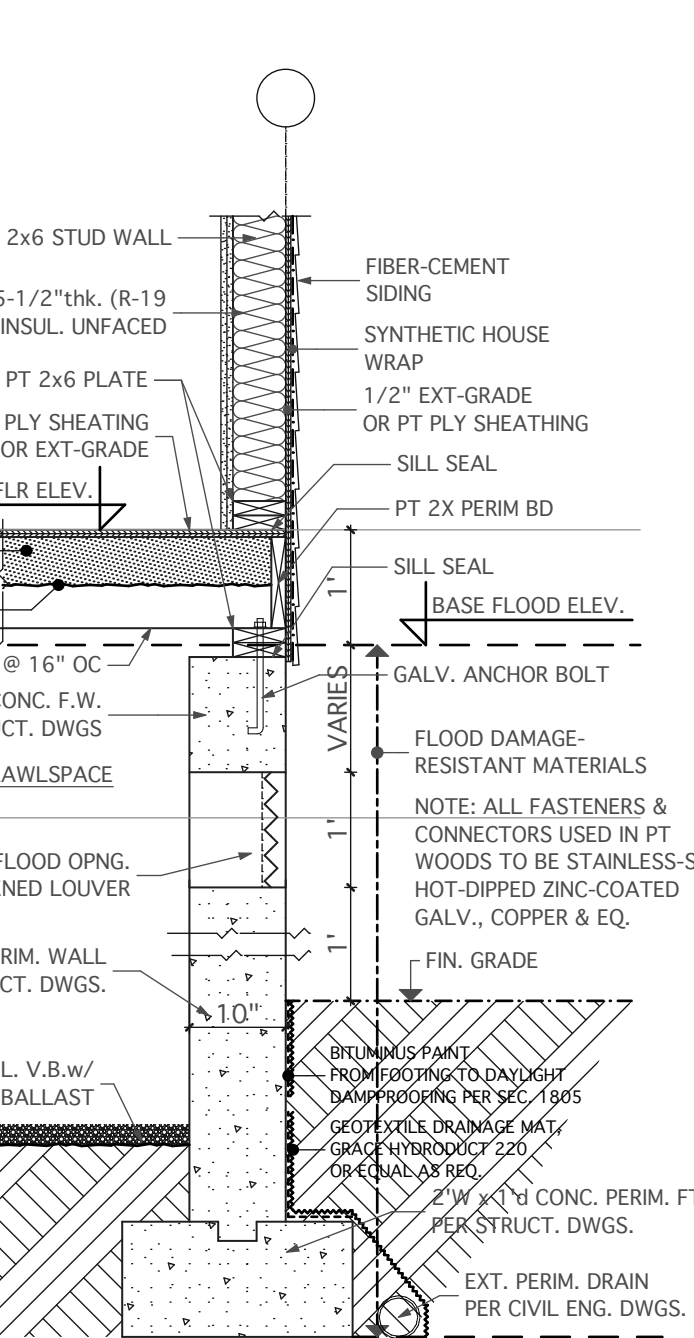
X4 KNEE WALL & SLAB ON GRADE DETAIL
 ADHERED MASONRY VENEER WALL
 SEE STRUCTURAL DWGS.



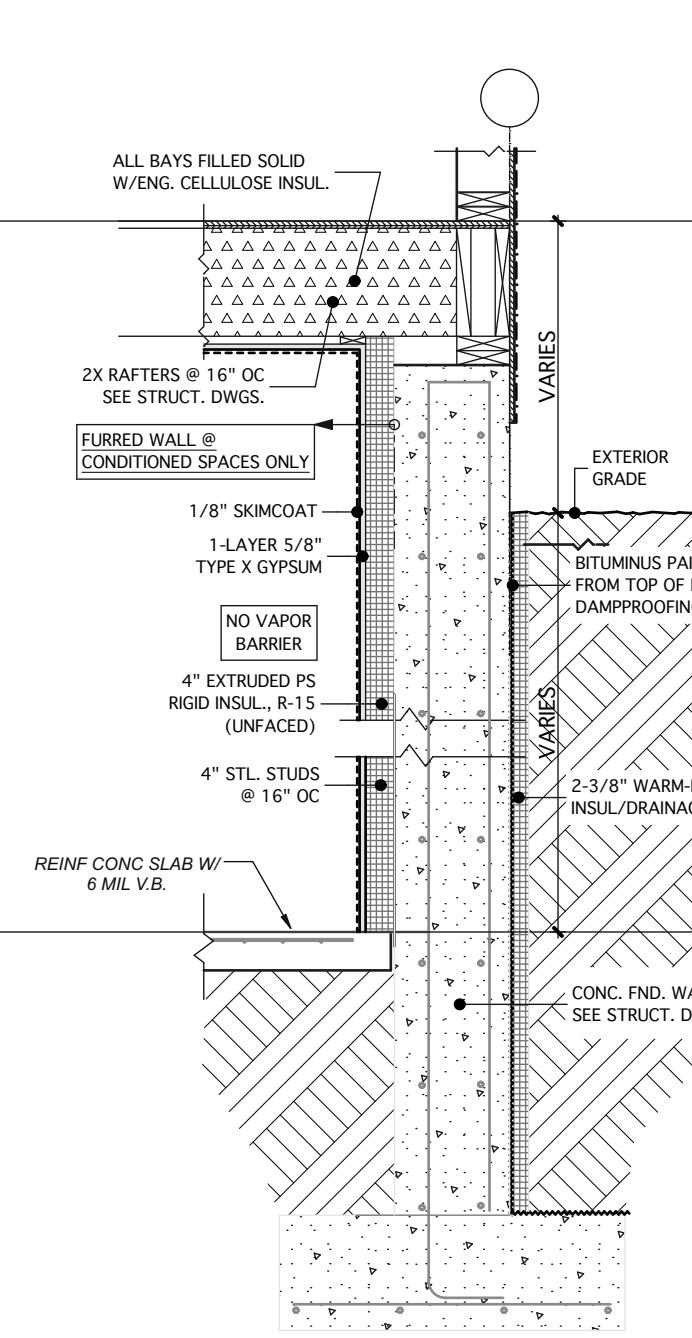
X5 KNEE WALL & SLAB ON GRADE DETAIL
 SEE STRUCTURAL DWGS.



X6 FLOOD DAMAGE-RESISTANT PERIM. FOOTING & EXTERIOR WALL DETAIL
 PER 2015 IBC SECTION 1403.6
 SEE STRUCTURAL DWGS.



X7 FOUNDATION WALL SECTION
 SEE STRUCTURAL DWGS.



X7 FOUNDATION WALL SECTION
 SEE STRUCTURAL DWGS.

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REVISIONS

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Tim Johnson Architect, LLC

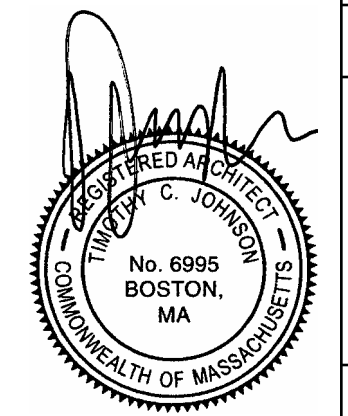


PRELIMINARY DWG. SET

DRAWING TITLE

WALL/FLOOR TYPES

DATE: 10/02/20 SC: N. T. S.



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