



VIEW FROM BYRON &
RIVER STREETS



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73 BEACON STREET
REAR ELEVATION



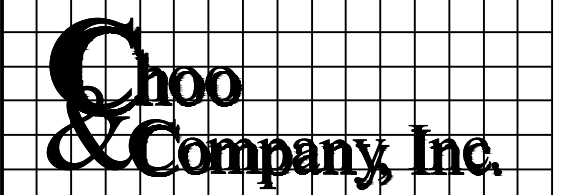
EXISTING WOOD GATE



CONDITION OF MASONRY WALL

Location

PROPOSED MULTI-FAMILY
BUILDING
73 BEACON STREET
BOSTON, MA 02121



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

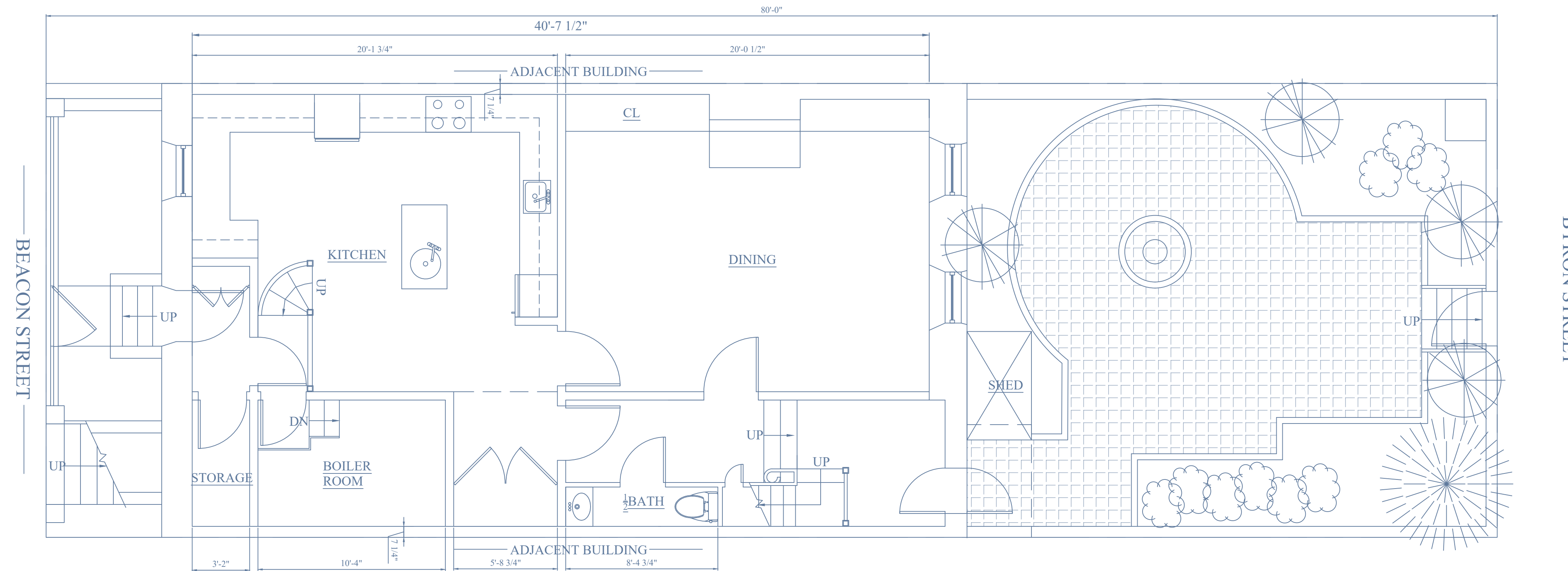
Project No: 2020224
Scale: AS NOTED
Date: 06-21-21
Drawn By: DF

Drawing Name

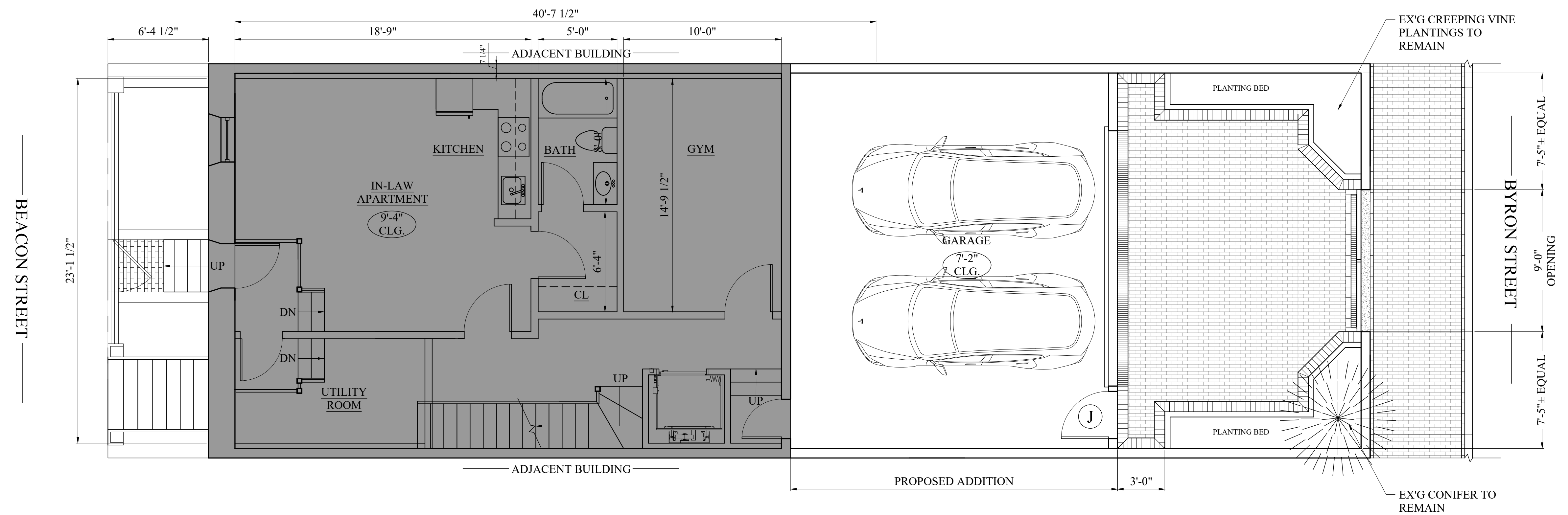
PHOTOS

Sheet No.

A-0



1 EXISTING GARDEN LEVEL FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED GARDEN LEVEL FLOOR PLAN
1/4" = 1'-0"

Location
PROPOSED MULTI-FAMILY BUILDING
73 BEACON STREET
BOSTON, MA 02121

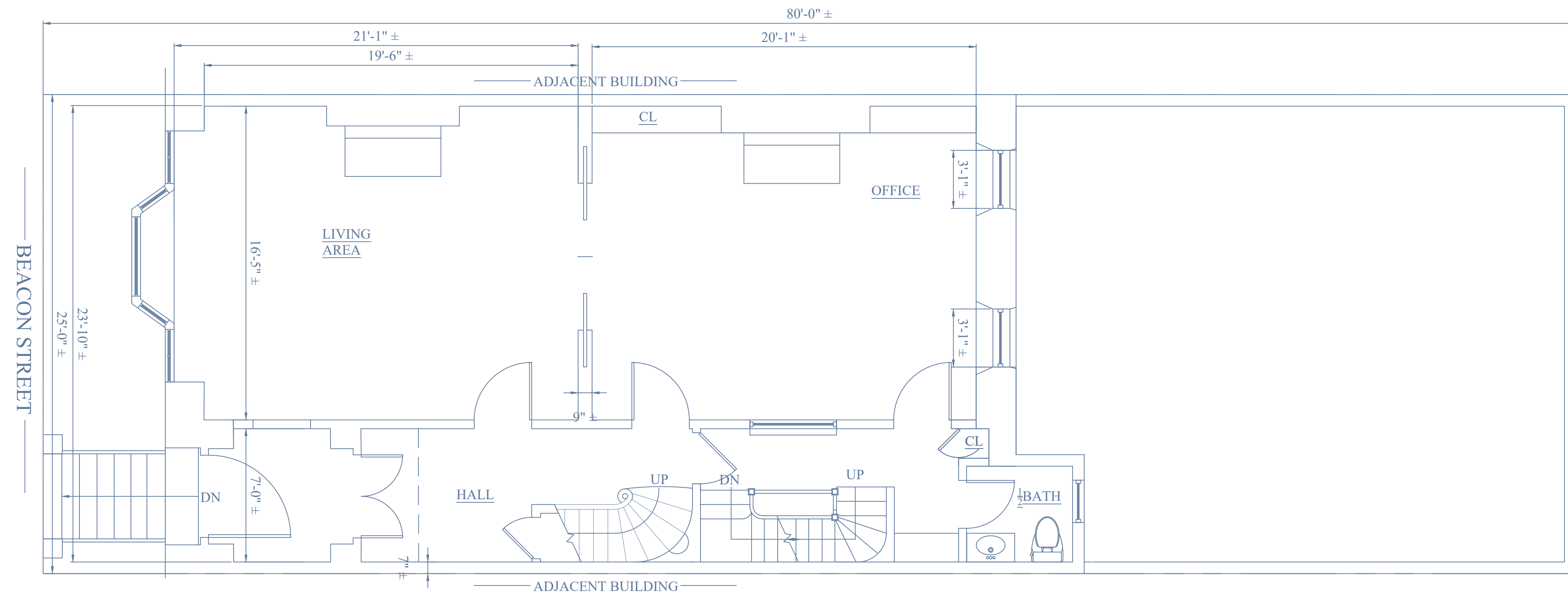
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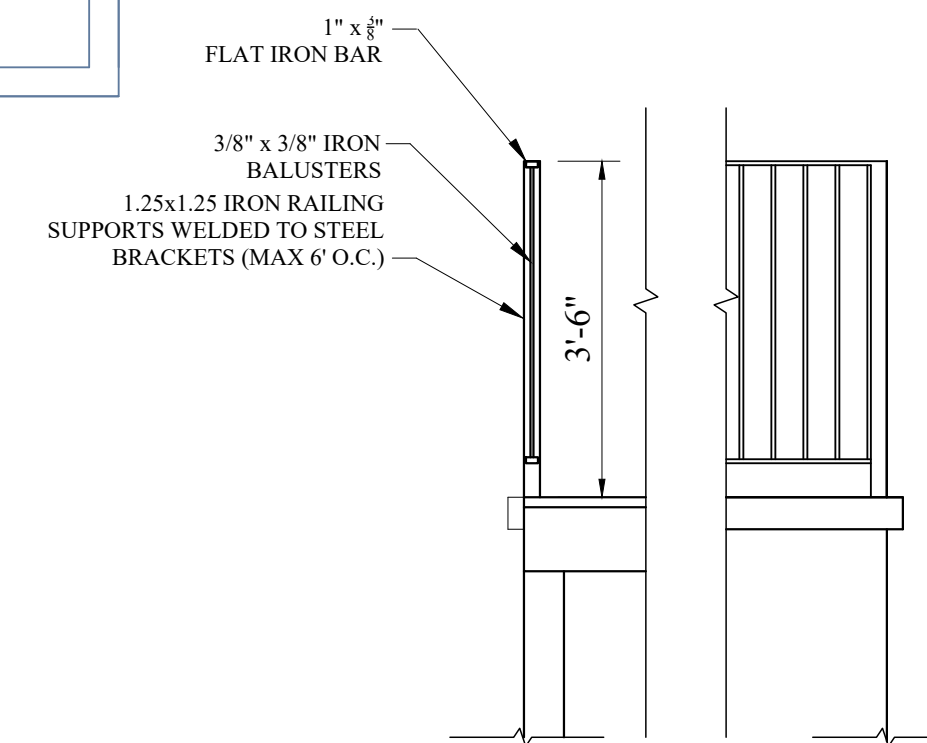
Project No: 2020224
Scale: AS NOTED
Date: 06-21-21
Drawn By: DF

Drawing Name
EXISTING & PROPOSED GARDEN LEVEL FLOOR PLANS

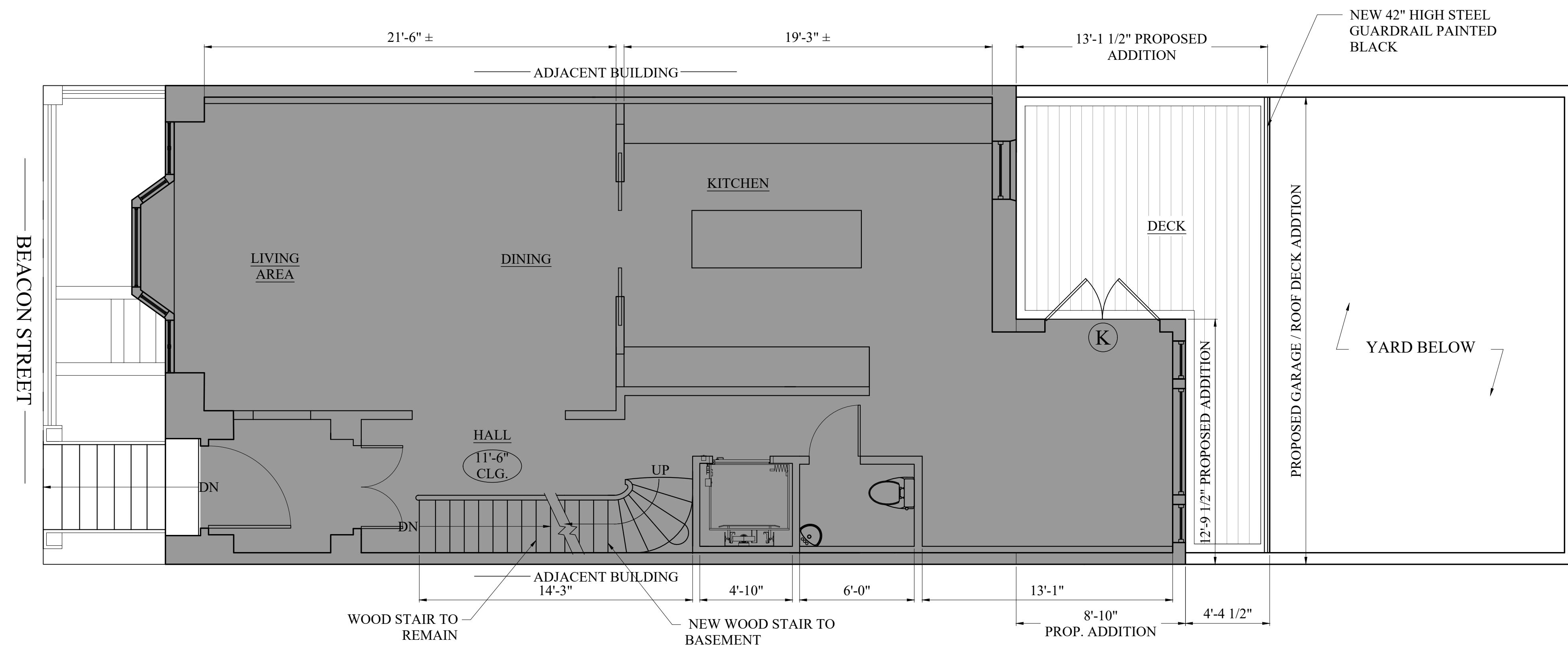
Sheet No.
A-1.0



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



3 PROPOSED GUARDRAIL SECTION/ELEVATION
1/2" = 1'-0"



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

Location
PROPOSED MULTI-FAMILY BUILDING
73 BEACON STREET
BOSTON, MA 02121

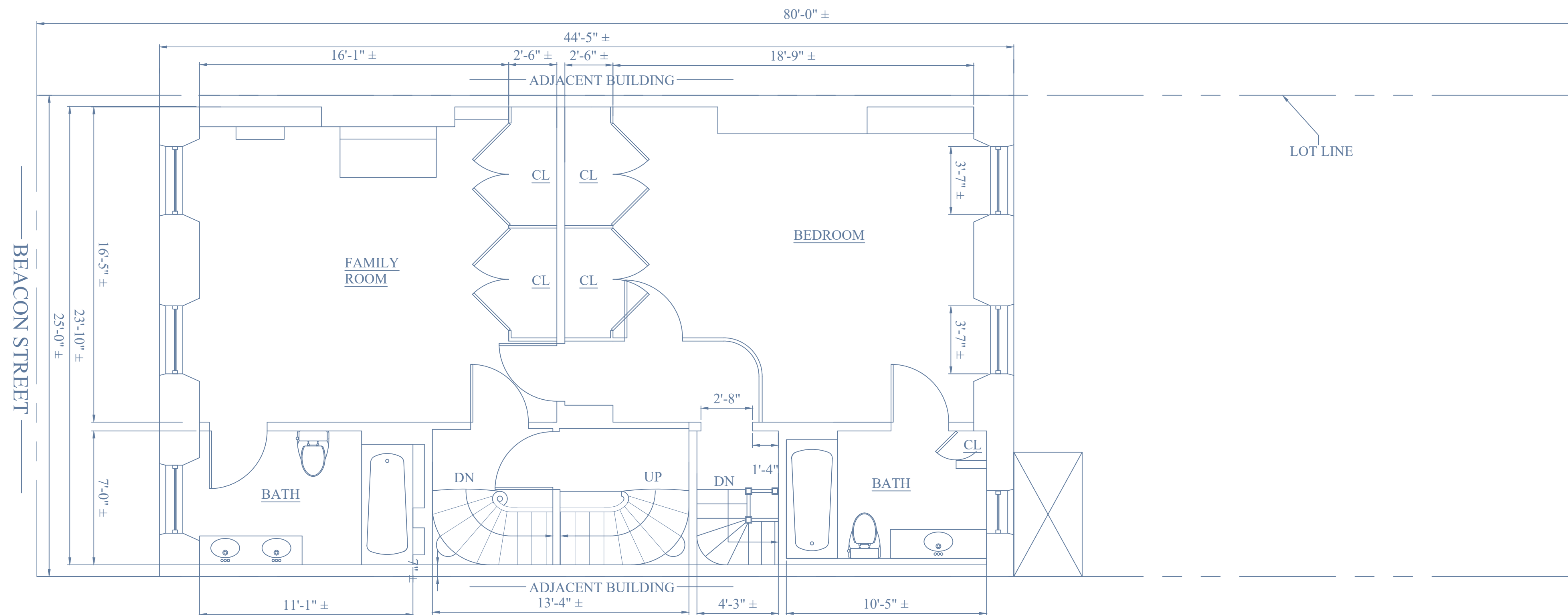
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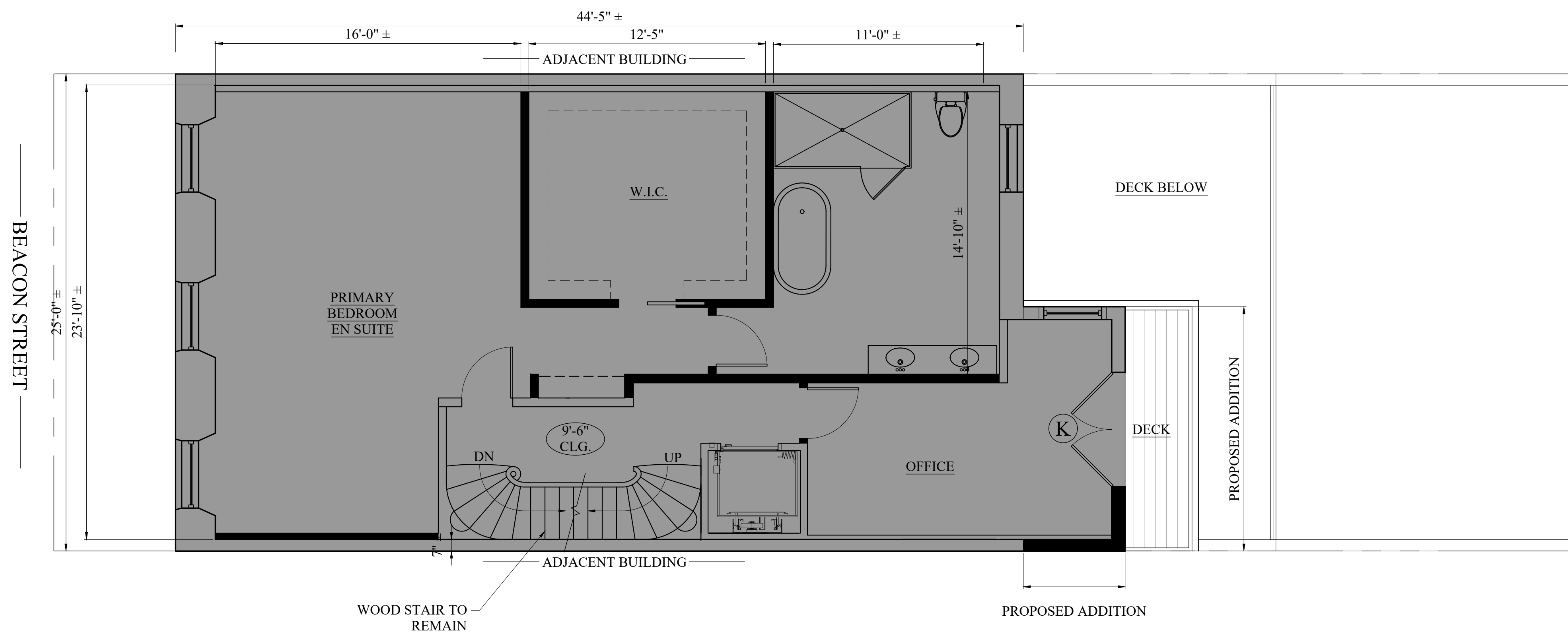
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Scale: AS NOTED
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Drawn By: DF

Drawing Name
EXISTING & PROPOSED FIRST FLOOR PLANS

Sheet No.
A-1.1



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



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

Location

PROPOSED MULTI-FAMILY BUILDING
73 BEACON STREET
BOSTON, MA 02121

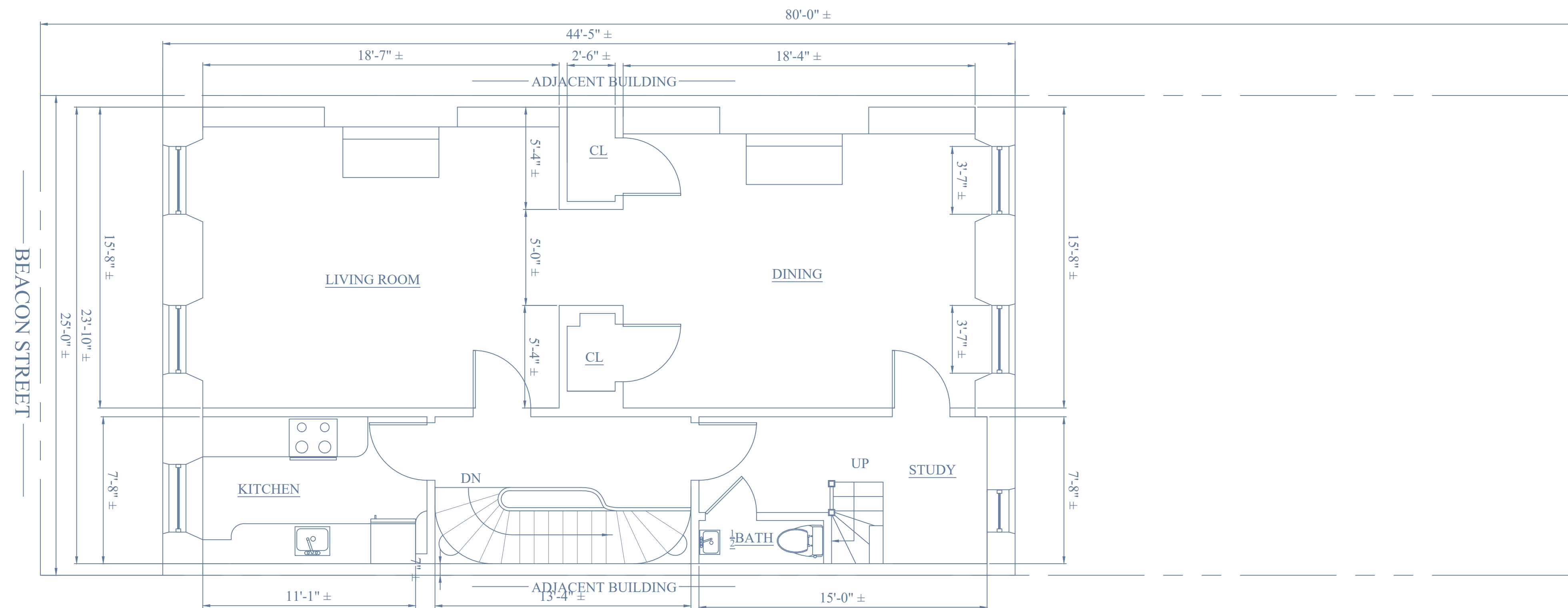
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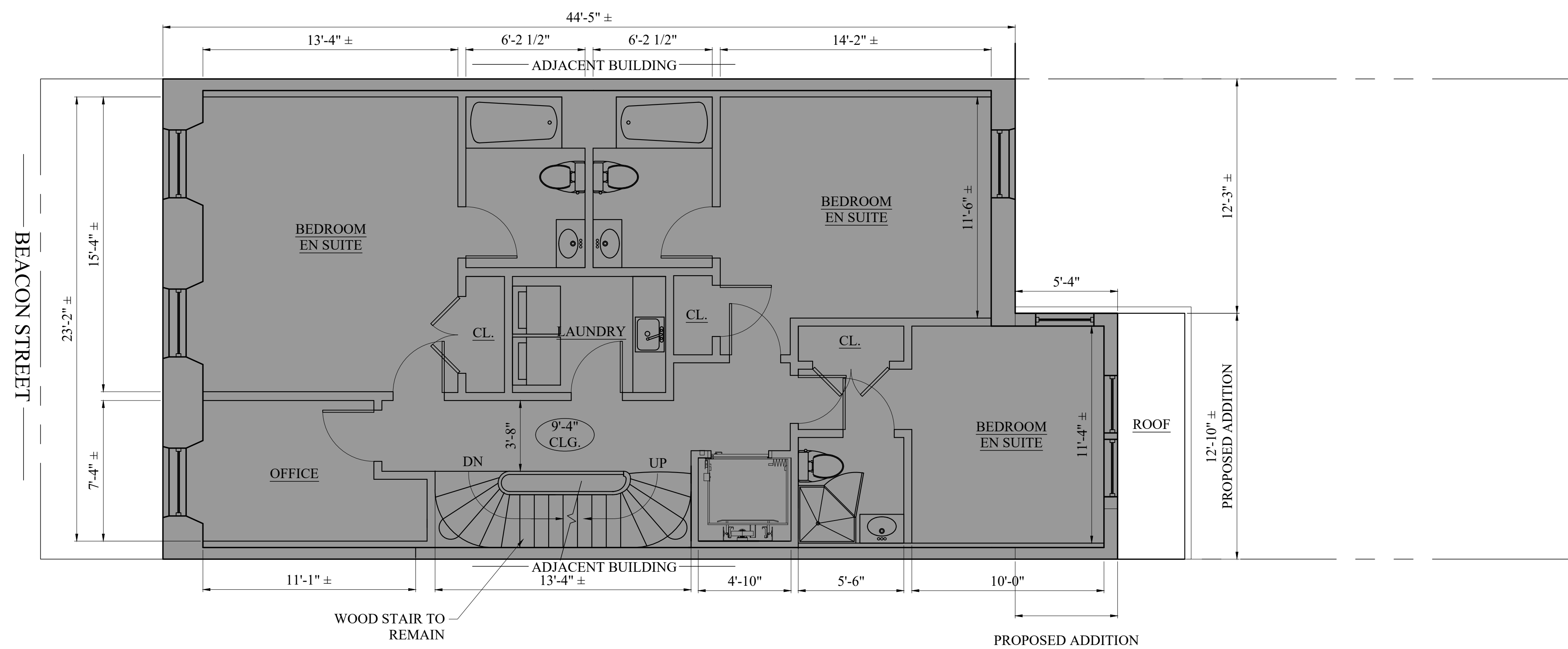
Project No: 2020224
Scale: AS NOTED
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Drawn By: DF

Drawing Name
EXISTING & PROPOSED SECOND FLOOR PLANS

Sheet No.
A-1.2



1 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

Location

PROPOSED MULTI-FAMILY BUILDING
73 BEACON STREET
BOSTON, MA 02121

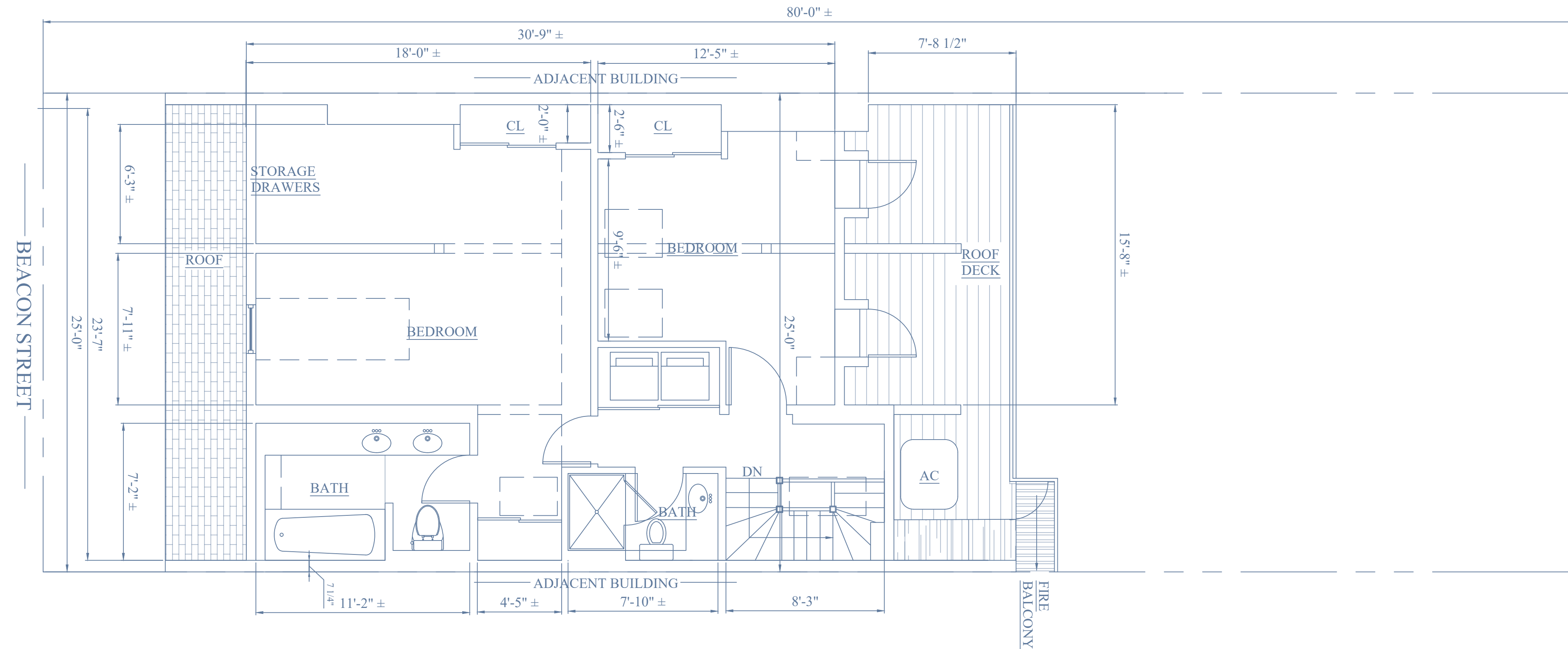
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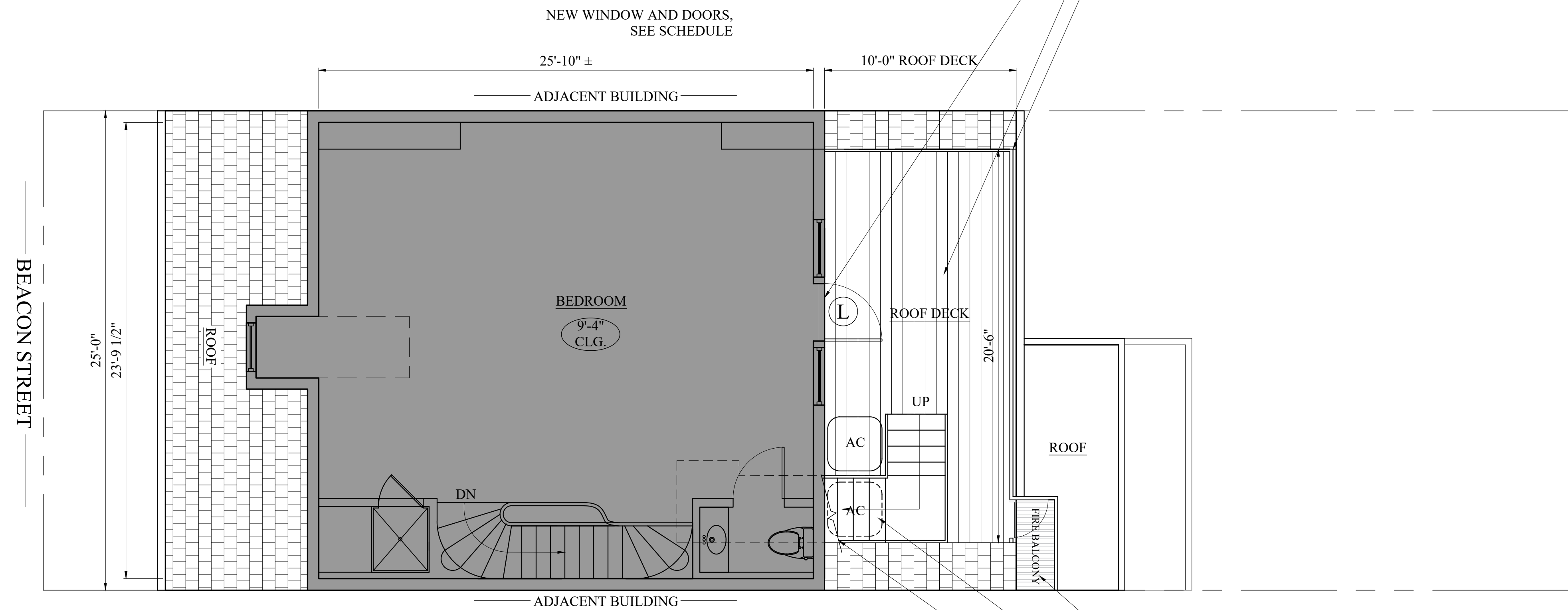
Project No: 2020224
Scale: AS NOTED
Date: 06-21-21
Drawn By: DF

Drawing Name
EXISTING & PROPOSED THIRD FLOOR PLANS

Sheet No.
A-1.3



1 EXISTING FOURTH FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"

NEW WINDOWS AND DOORS, SEE SCHEDULE
NEW HARDWOOD DECKING SELECTED BY OWNER
EX'G GUARDRAIL TO REMAIN. RE-PAINT BLACK

EXISTING EGRESS BALCONY TO REMAIN
AC UNITS BELOW & BEHIND NEW STAIR
NEW STEEL STAIR, 42" HIGH GUARDRAIL PAINTED BLACK

Location
PROPOSED MULTI-FAMILY BUILDING
73 BEACON STREET
BOSTON, MA 02121

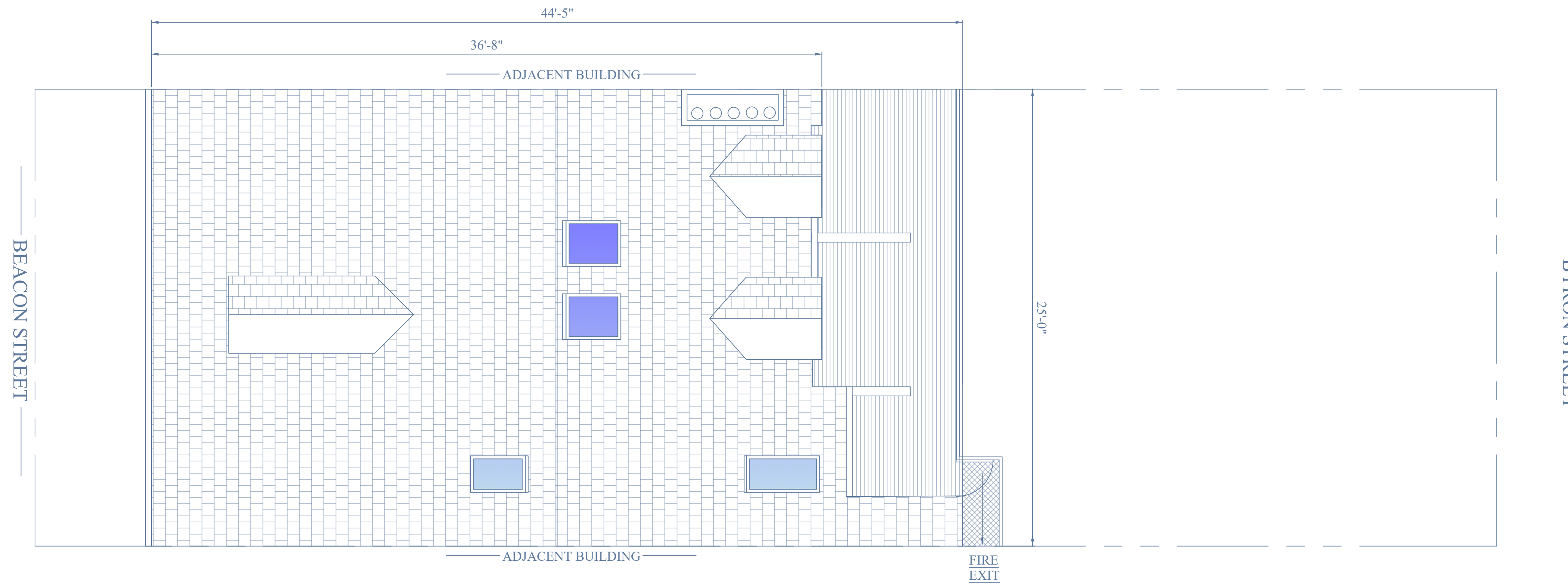
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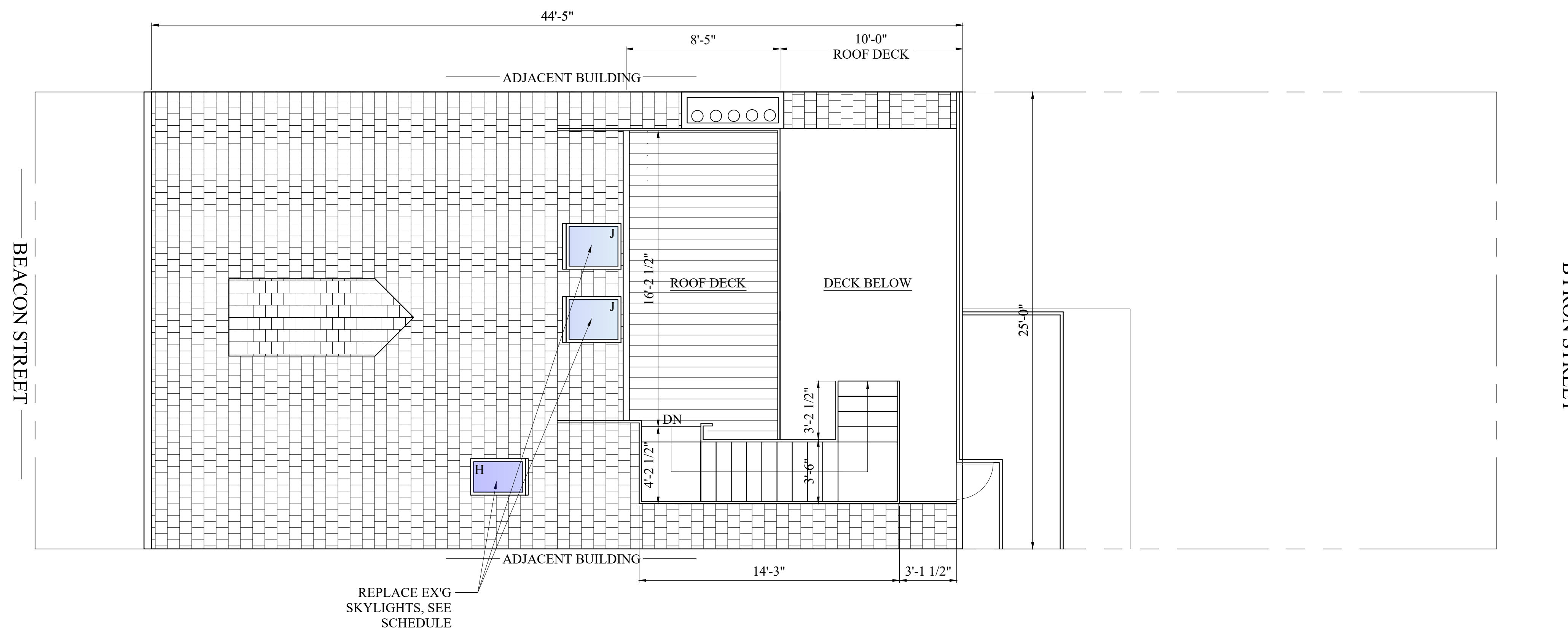
Project No: 2020224
Scale: AS NOTED
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Drawn By: DF

Drawing Name
EXISTING & PROPOSED FOURTH FLOOR PLANS

Sheet No.
A-1.4



1 EXISTING ROOF PLAN
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

Location

PROPOSED MULTI-FAMILY BUILDING
73 BEACON STREET
BOSTON, MA 02121

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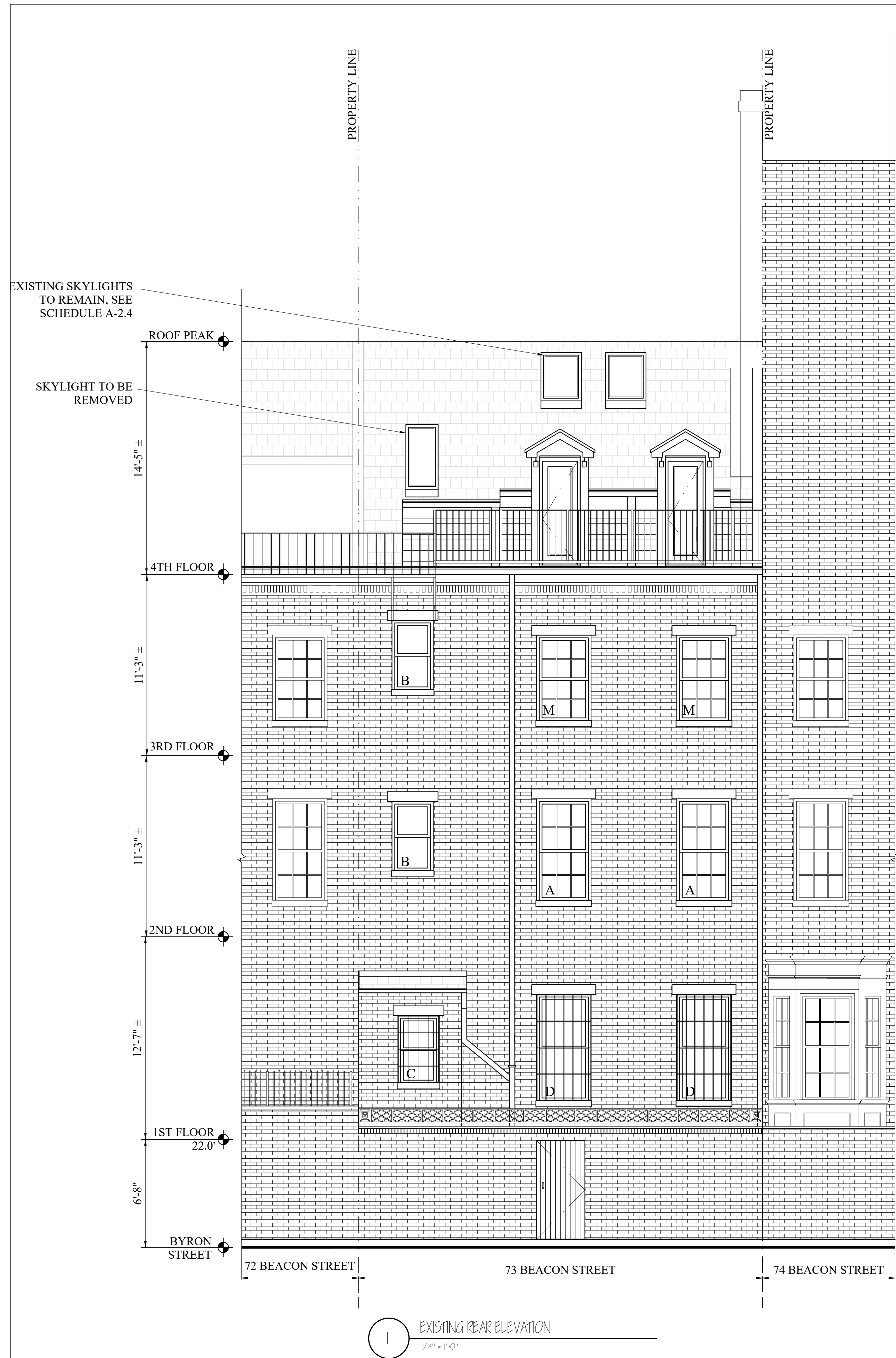
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Scale: AS NOTED
Date: 06-21-21
Drawn By: DF

Drawing Name

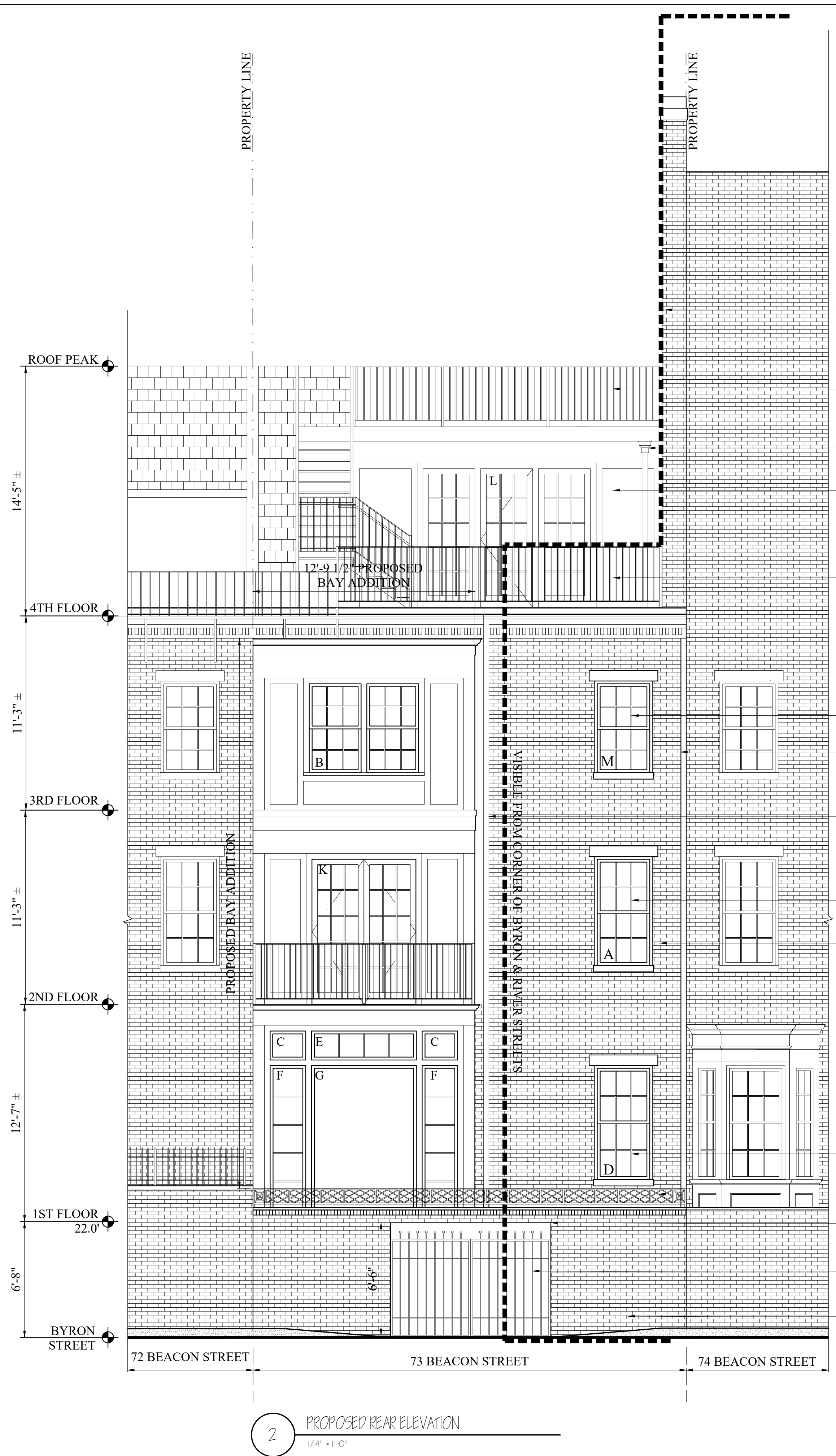
EXISTING & PROPOSED ROOF PLANS

Sheet No.

A-1.5



1 EXISTING REAR ELEVATION
1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
1/4" = 1'-0"

- EXISTING CHIMNEY TO REMAIN
- NEW METAL GUARDRAIL & STAIR PAINTED BLACK
- NEW COPPER CONDUCTER & DOWNSPOUT
- NEW COPPER PANELS & FRIEZE ABOVE
- EX'G GUARDRAIL TO REMAIN, RE-PAINT BLACK
- EX'G WOOD WINDOWS TO BE RESTORED
- EX'G COPPER DOWNSPOUTS REMAIN
- RELOCATE EX'G COPPER DOWNSPOUT 4' OVER FROM EX'G LOCATION
- EX'G WOOD WINDOWS TO BE RESTORED
- REPOINT MASONRY & CLEAN
* RE. REPOINTING - NEW MORTAR MIX MUST MATCH EXISTING MORTAR MIX: 1 PART CEMENT TO 2 PARTS LIME TO 7 TO 9 PARTS SAND. PROVIDE SAMPLE IN DISCREET LOCATION FOR BHAC APPROVAL PRIOR TO COMMENCEMENT OF WORK
- EX'G WOOD WINDOWS TO BE RESTORED
- RE-PAINT EX'G METALWORK BLACK
- NEW CONCEALED LED LIGHTING IN UNDERSIDE OF LINTEL
- NEW ORNAMENTAL METAL BI-PARTING GATE, PAINTED BLACK
- REPOINT & CLEAN WALL (WATER & GENTLE DETERGENT SUCH AS PROSOCO PRODUCTS)

PROPOSED MULTI-FAMILY BUILDING
73 BEACON STREET
BOSTON, MA 02124

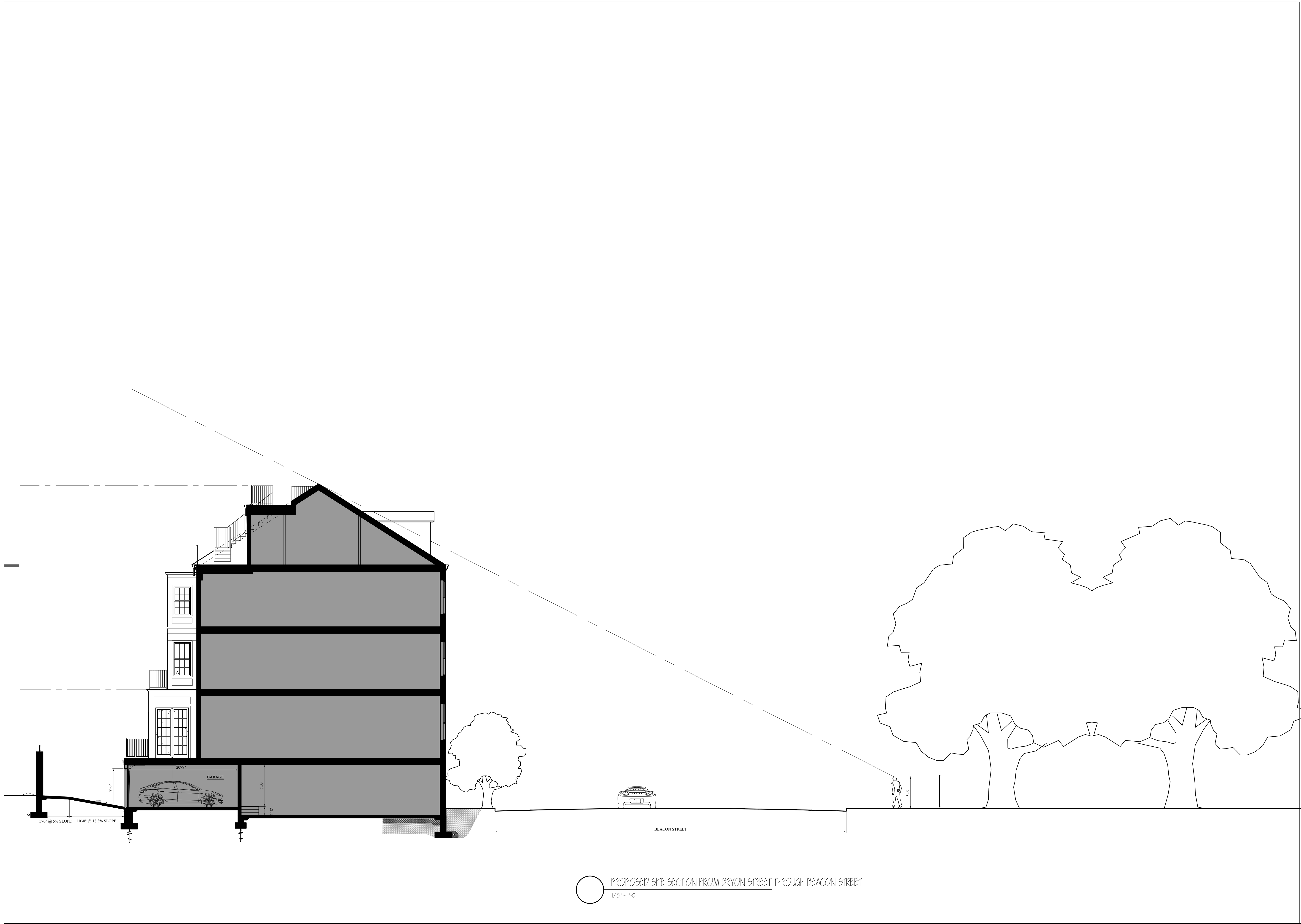
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No.	Revision Date

Project No: 2020224
Scale: AS NOTED
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Drawn By: DF

Drawing Name: **EXISTING & PROPOSED REAR ELEVATIONS**

Sheet No. **A-2.1**



1 PROPOSED SITE SECTION FROM BRYON STREET THROUGH BEACON STREET
1/8" = 1'-0"

Location
PROPOSED MULTI-FAMILY BUILDING
 73 BEACON STREET
 BOSTON, MA 02124

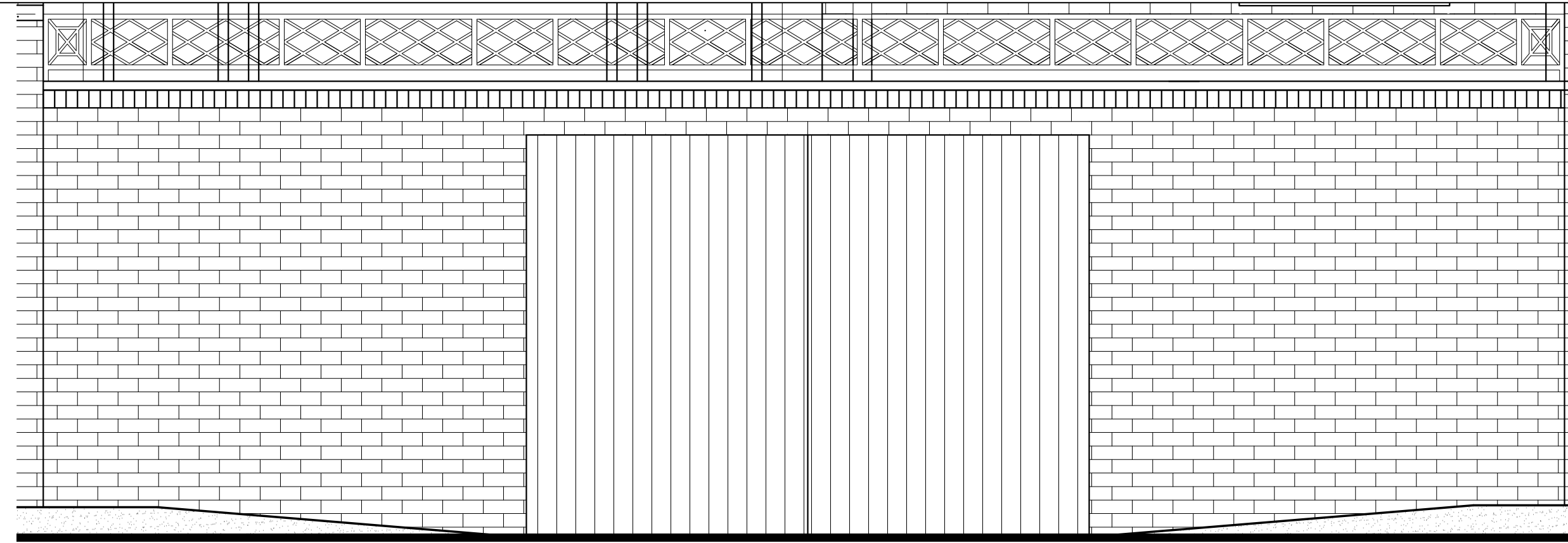
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No.	Revision Date

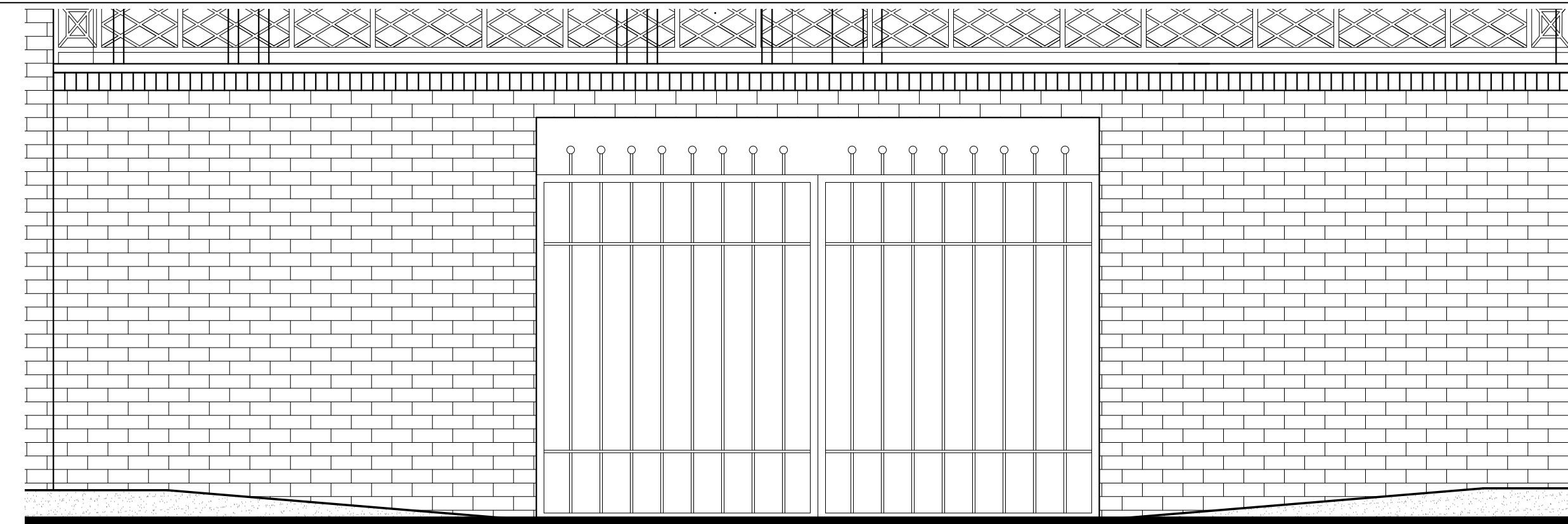
Project No: 2020224
 Scale: AS NOTED
 Date: 06-21-21
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Drawing Name
SITE SECTION

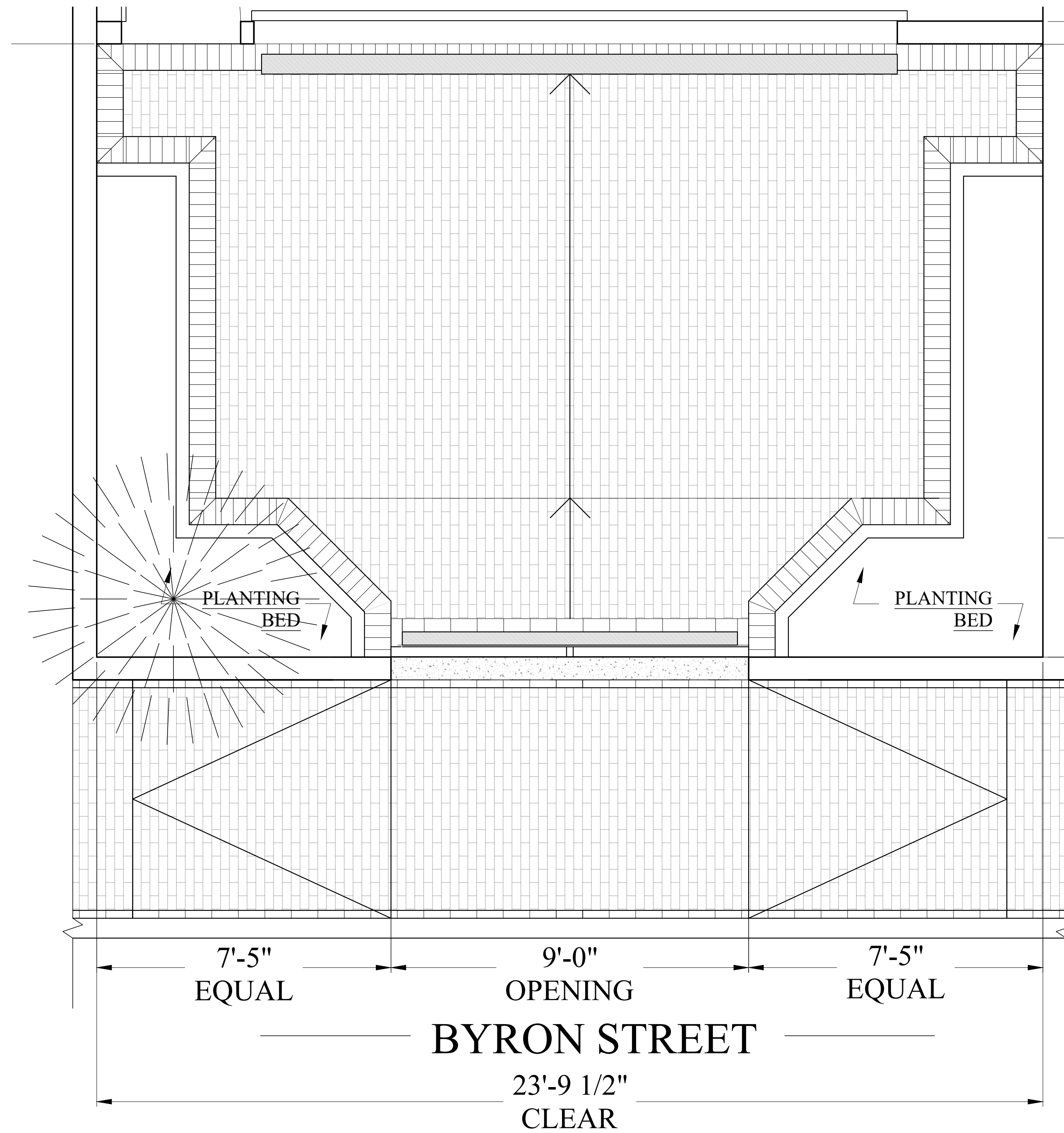
Sheet No.
A-2.2



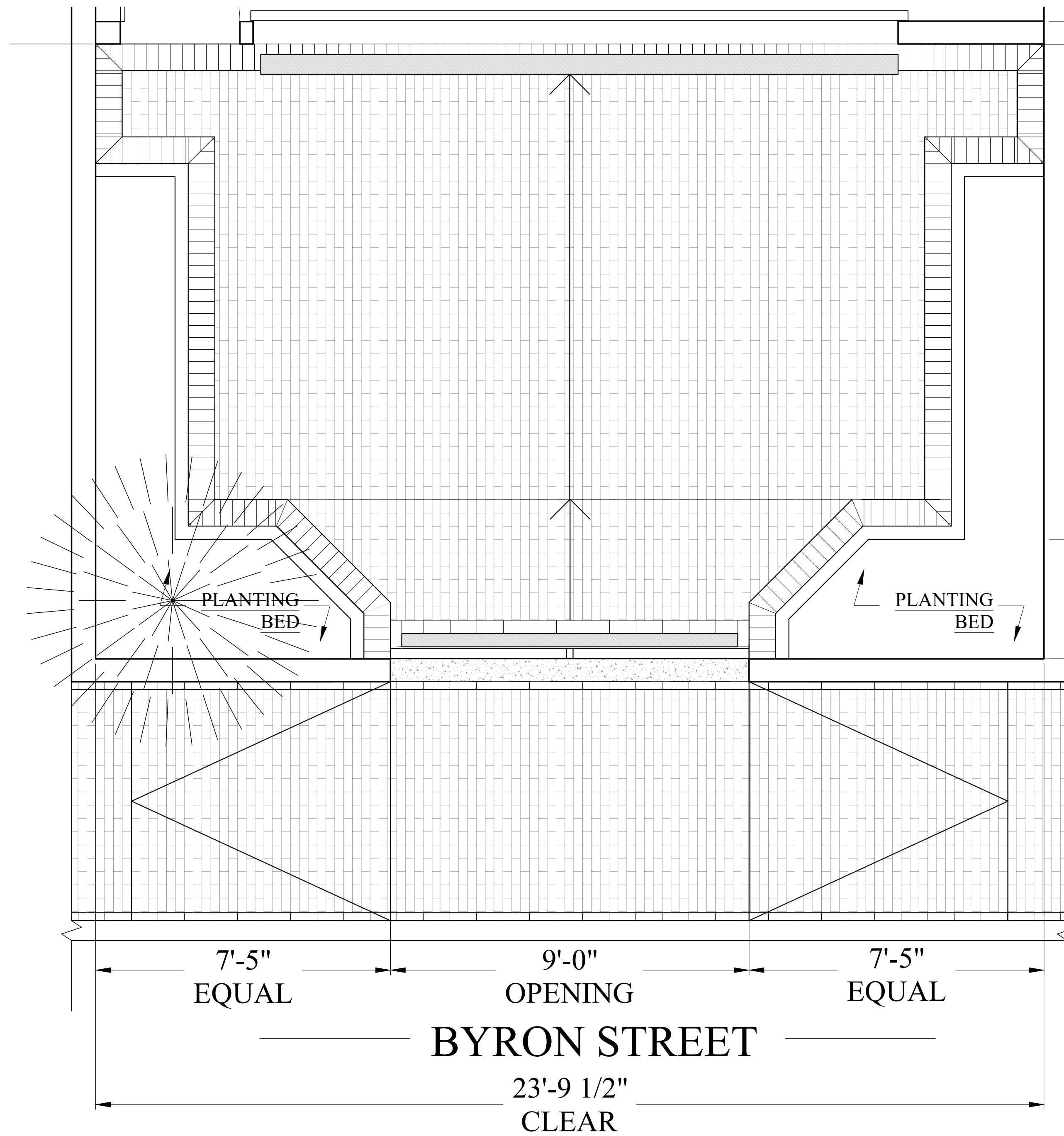
3 ENLARGED ELEVATION OF PROPOSED WOOD GATE OPTION
1/2" = 1'-0"



4 ENLARGED ELEVATION OF PROPOSED STEEL GATE OPTION
1/2" = 1'-0"



1 ENLARGED PLAN DETAIL OF DRIVE COURT
1/2" = 1'-0"



2 ENLARGED PLAN DETAIL OF DRIVE COURT
1/2" = 1'-0"

Location
**PROPOSED MULTI-FAMILY
BUILDING
73 BEACON STREET
BOSTON, MA 02124**

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
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No.	Revision Date

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Drawing Name
**PROPOSED
GARDEN PLAN
& GATE DETAIL**

Sheet No.
A-2.3

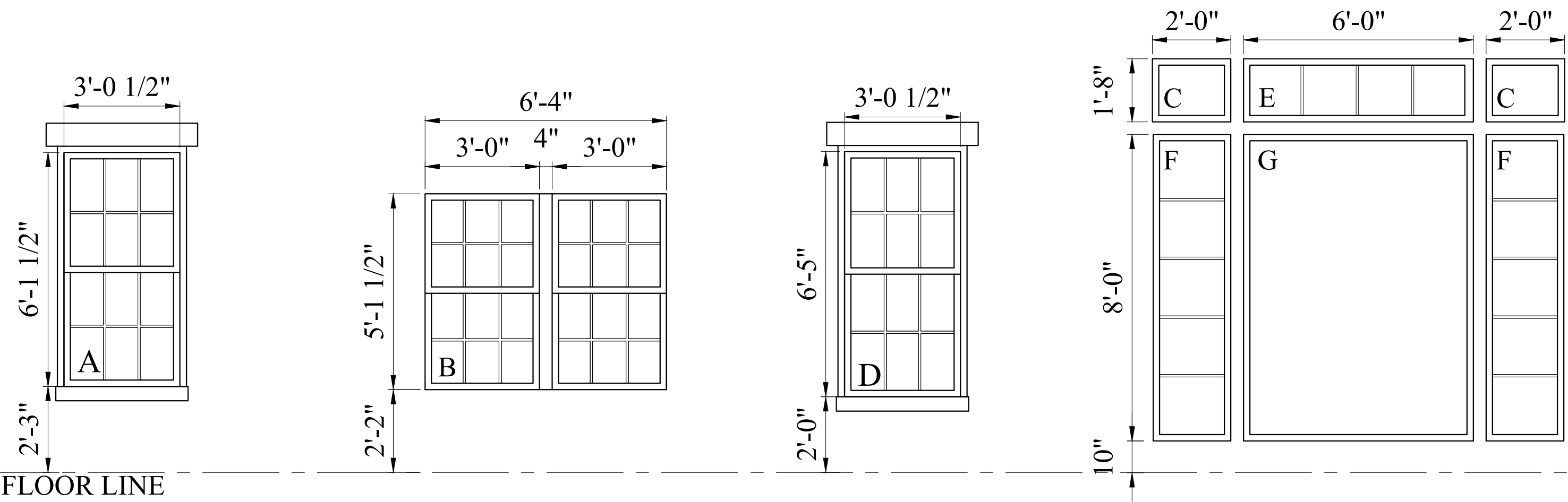
WINDOW & EXTERIOR DOOR SCHEDULE

NOTE: G.C. IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND UNIT QUANTITIES PRIOR TO ORDERING

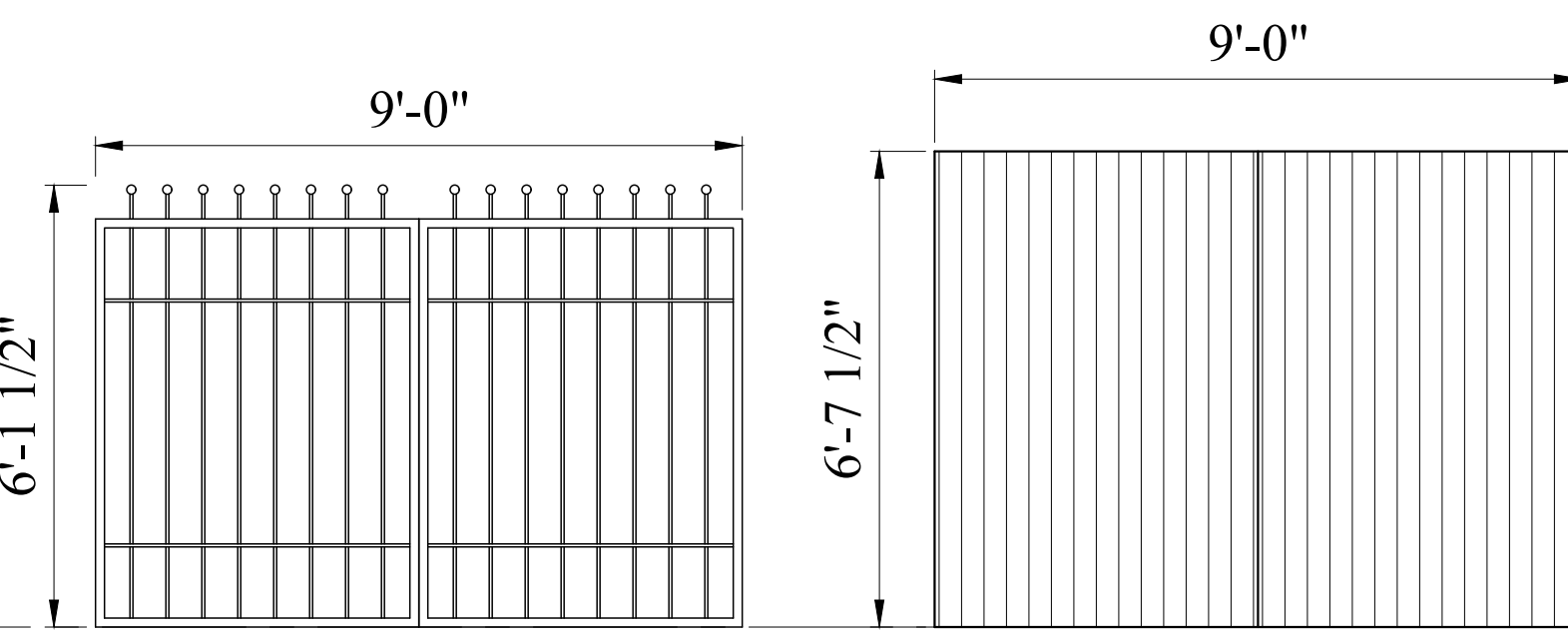
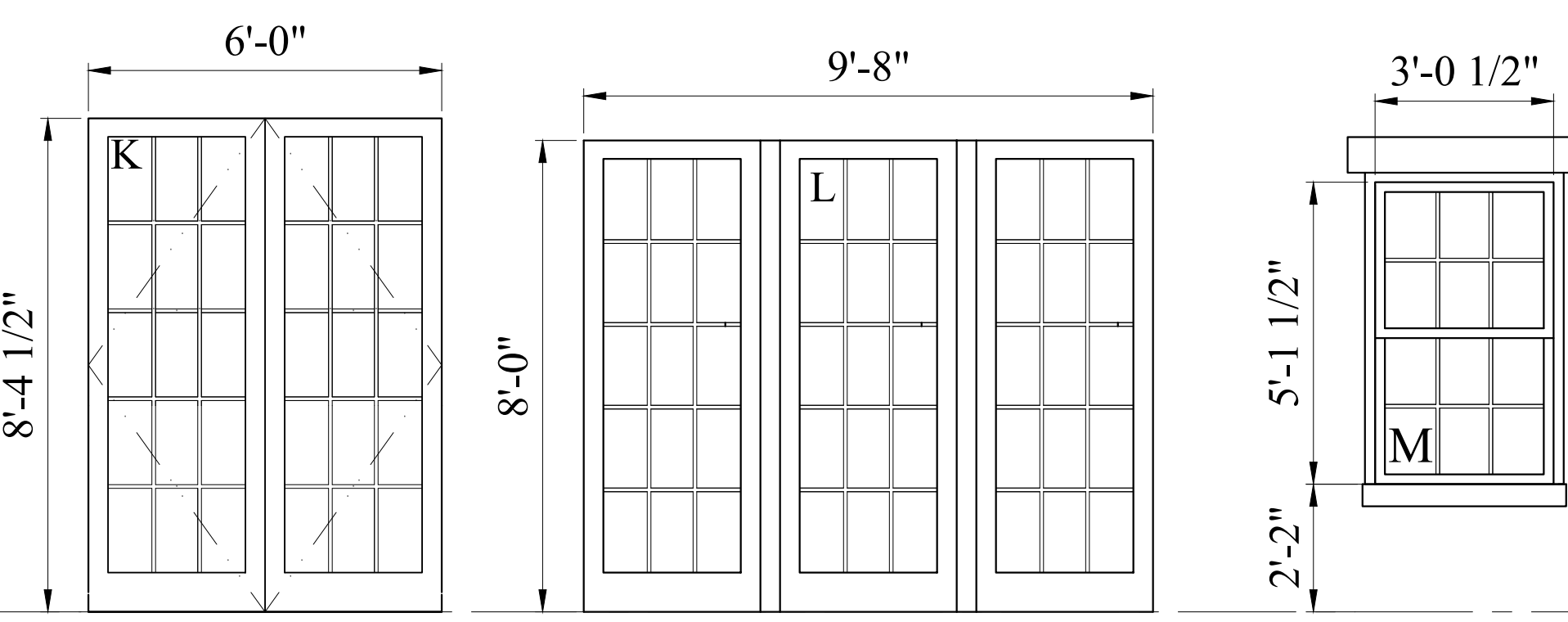
Location

NO.	MANUFACTURER	MODEL	QUAN.	WIN/DR SIZE	MATERIAL	REMARKS
A	HUFFERD SASH & MILLWORK	CUSTOM	2	3'-0 1/2" x 6'-1 1/2" V.I.F.	MAHOGANY	EX'G WOOD WEIGHT & PULLEY WINDOWS TO BE RESTORED & RE-INSTALLED
B	TBD	CUSTOM	1	(2) 3'-0" x 5'-1 1/2" V.I.F.	MAHOGANY	PAIR WOOD WEIGHT & PULLEY DOUBLE HUNG TRUE DIVIDED LITES, 6 OVER 6, W/ 4" SPACER
C	TBD	CUSTOM	2	1'-8" x 2'-0" V.I.F.	MAHOGANY	FIXED UNIT
D	HUFFERD SASH & MILLWORK	CUSTOM	1	3'-0 1/2" x 6'-5" V.I.F.	MAHOGANY	EX'G WOOD WEIGHT & PULLEY WINDOWS TO BE RESTORED & RE-INSTALLED
E	TBD	CUSTOM	1	6'-0" x 1'-8" V.I.F.	MAHOGANY	FIXED UNIT W/ (4) TRUE DIVIDED LITES W/ 3/4" MUNTINS
F	TBD	CUSTOM	2	2'-0" x 8'-0" V.I.F.	MAHOGANY	OPERABLE UNIT W/ (5) TRUE DIVIDED LITES W/ 3/4" MUNTINS
G	TBD	CUSTOM	1	6'-0" x 8'-0" V.I.F.	MAHOGANY	FIXED PICTURE UNIT
H	VELUX	CUSTOM	1	2'-0" x 4'-0" V. I. F.	WOOD CLAD	REPLACE UNIT IN KIND, COLOR: GRAY
J	VELUX	CUSTOM	1	2'-6" x 4'-0" V. I. F.	WOOD CLAD	REPLACE UNIT IN KIND, COLOR: GRAY
K	TBD	CUSTOM	1	6'-0" x 8'-4 1/2" V.I.F.	MAHOGANY	PAIR 3' DOORS (15) LITES EACH, 3/4" MUNTINS
L	TBD	CUSTOM	1	9'-8" x 8'-0" V.I.F.	MAHOGANY	(3) 3'x8' TRIPLE PANEL UNIT W/ CENTER SWING DOOR & 4" SPACERS, (15) LITES TYP. W/ 3/4" MUNTINS
M	HUFFERD SASH & MILLWORK	CUSTOM	2	3'-0 1/2" x 5'-1 1/2" V.I.F.	MAHOGANY	EX'G WOOD WEIGHT & PULLEY WINDOWS TO BE RESTORED & RE-INSTALLED
M	HUFFERD SASH & MILLWORK	CUSTOM	2	3'-0 1/2" x 5'-1 1/2" V.I.F.	MAHOGANY	EX'G WOOD WEIGHT & PULLEY WINDOWS TO BE RESTORED & RE-INSTALLED

GENERAL SPECS: WOOD SPECIES MAHOGANY, EXTERIOR SASH COLOR BENJAMIN MOORE BLACK HC-190, LOW E INSULATED GLASS WITH ARGON GAS & 3" TRUE DIVIDED LITE (TDL) 3" MUNTINS, 2" HISTORIC SILL, BRICKMOULD
 PROVIDE WINDOW FALL PREVENTION DEVICES PER ASTM F2090 ON ALL WINDOWS W/ SILL HEIGHT BELOW 3' A.F.F.
 *REFER TO CERTIFICATE OF APPROPRIATENESS



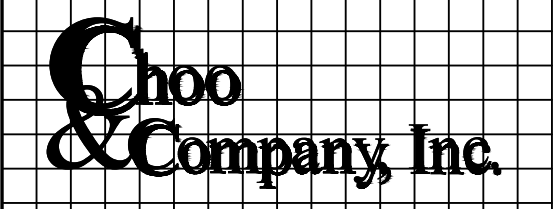
FLOOR LINE



STEEL GATE OPTION

WOOD DOOR OPTION

PROPOSED MULTI-FAMILY BUILDING
 73 BEACON STREET
 BOSTON, MA 02124



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Drawing Name
WINDOW SCHEDULE & TYPES

Sheet No.
A-2.4