

401 BEACON STREET

BOSTON, MASSACHUSETTS

401 BEACON, LLC

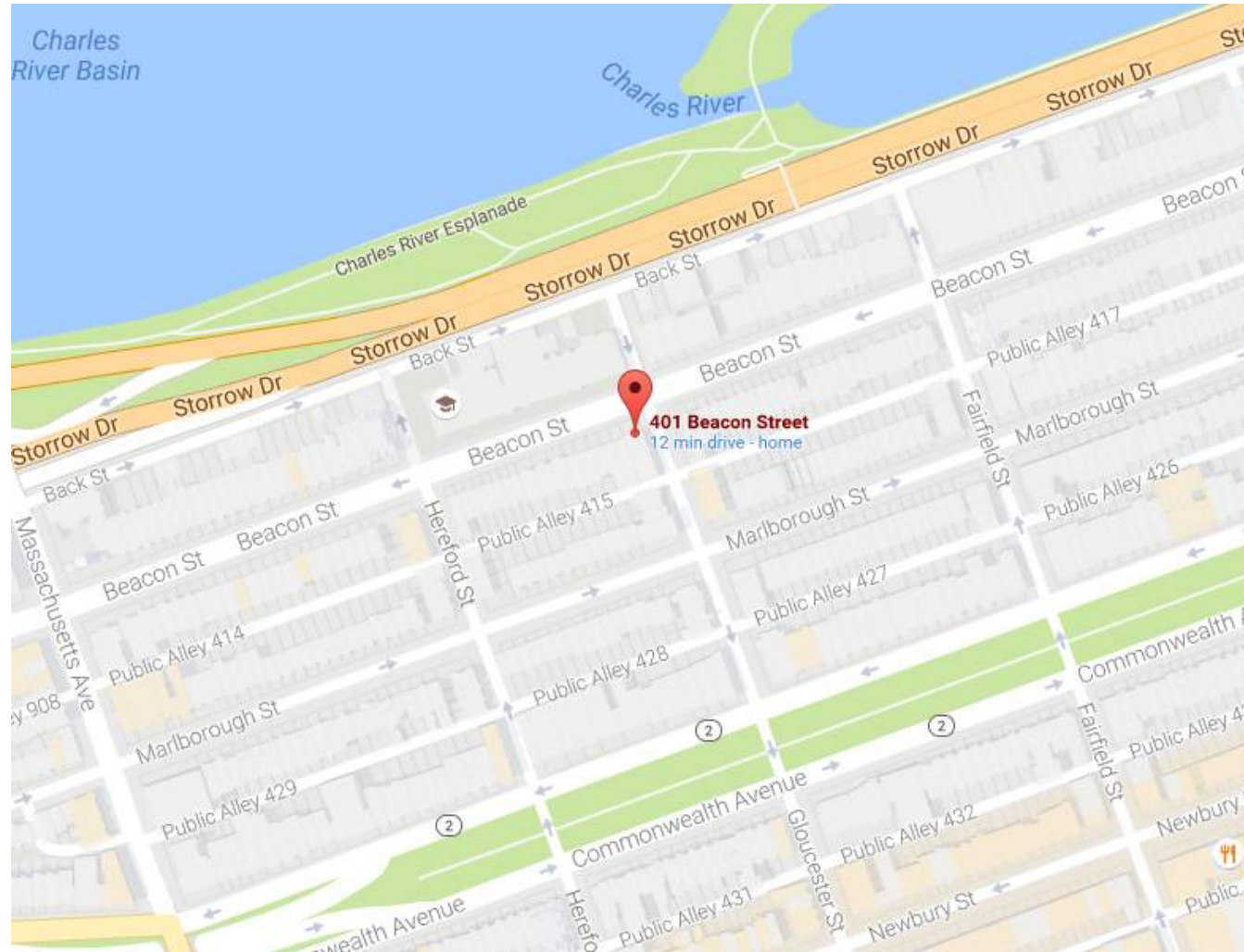
BACK BAY ARCHITECTURAL DISTRICT

NOVEMBER 30, 2016

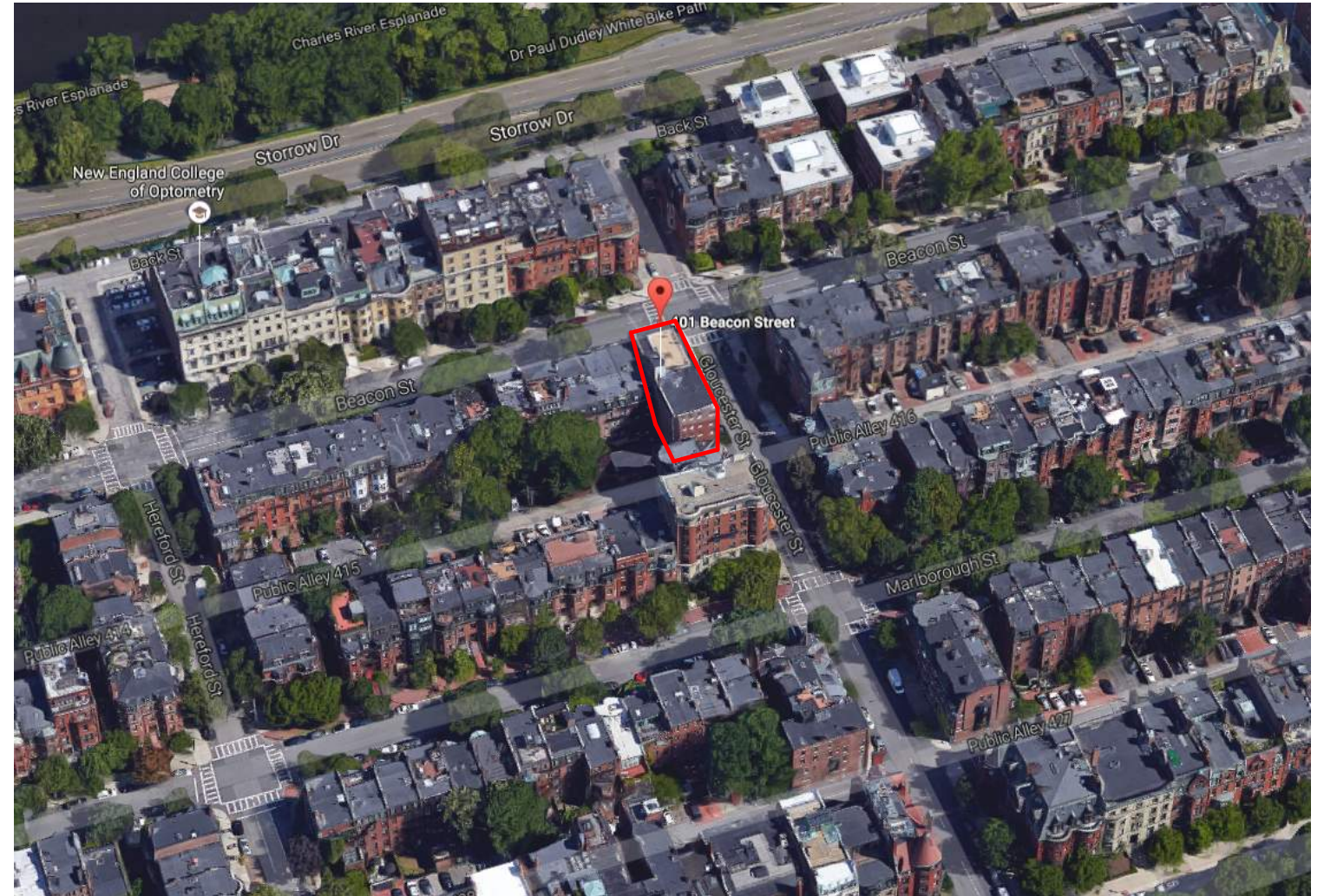


SHEET LIST

1. COVER
2. SITE LOCATION
3. SITE LOCATION 2
4. BUILDING ELEVATION - BEACON STREET
5. BUILDING ELEVATION - GLOUCESTER STREET
6. BUILDING ELEVATION - PUBLIC ALLEY 415
7. BUILDING ELEVATION - SIDE
8. FACADE ELEMENTS
9. PROPOSED ENTRY PLAN
10. PROPOSED 1ST FLOOR PLAN
11. PROPOSED ROOF PLAN
12. BUILDING SECTION
13. SITE LINE DIAGRAM
14. WINDOW DETAILS
15. ADDITIONAL EXISTING CONDITIONS PHOTOS
16. ROOF RAILING DETAILS



AERIAL VIEW



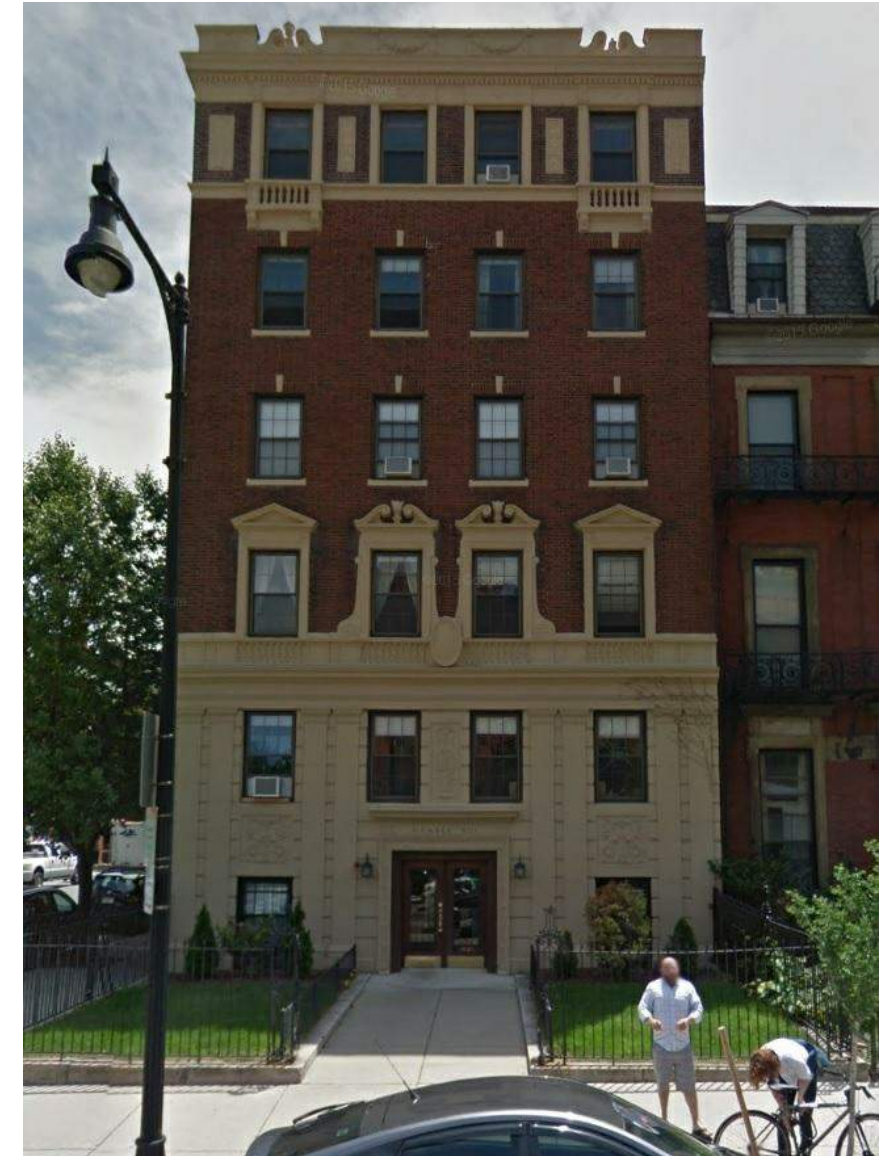
BIRD'S EYE VIEW



GLOUCESTER STREET FACADE



401 BEACON STREET AT CORNER OF BEACON AND GLOUCESTER



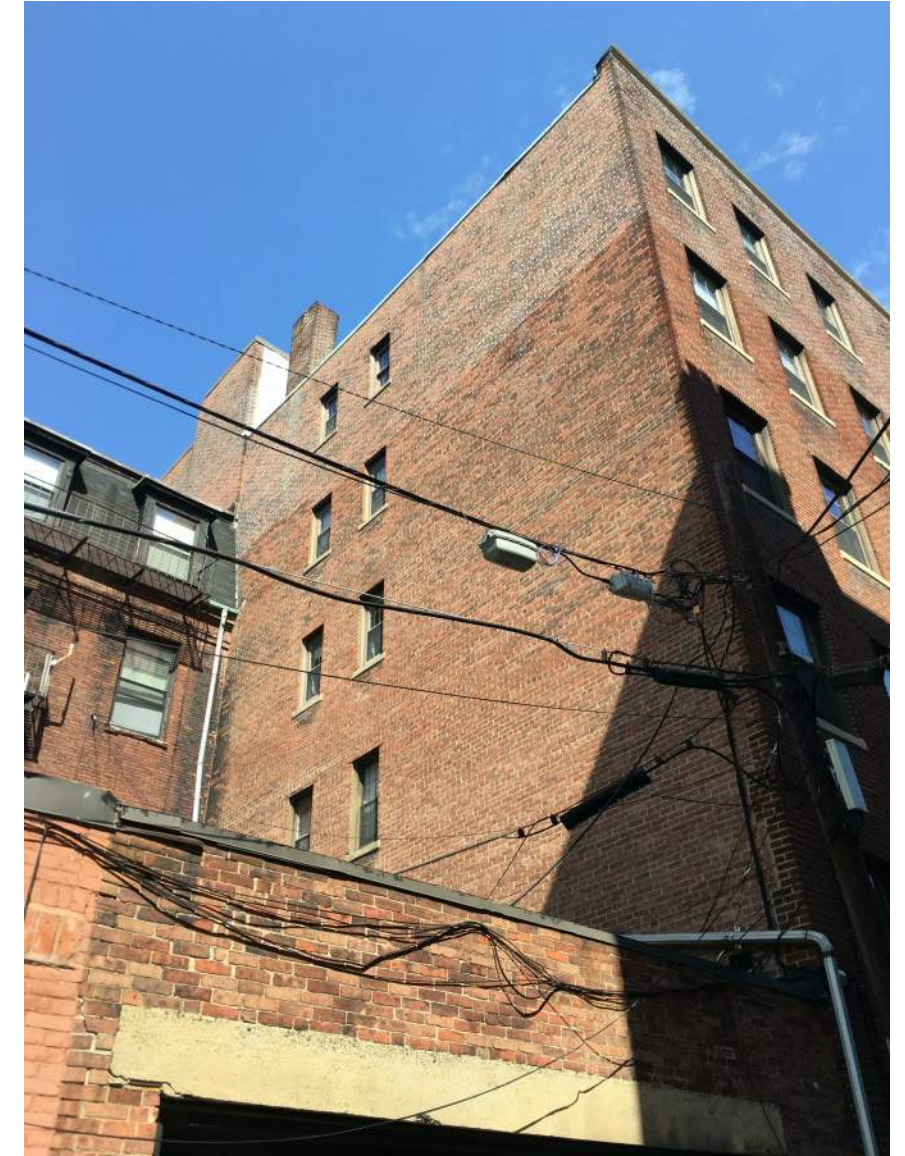
BEACON STREET FACADE



GLOUCESTER STREET AND PUBLIC ALLEY 415 FACADES



SIDE FACADE FROM PUBLIC ALLEY 415



SIDE FACADE FROM PUBLIC ALLEY 415



NEW CHIMNEY
RECONSTRUCTED TO MATCH
EXISTING IN POSITION OF
PRIOR CHIMNEY

EXISTING CHIMNEY
TO REMAIN

EXISTING ELEVATOR OVERRUN AND STAIR
BULKHEAD TO REMAIN AND TO BE RECLAD
WITH 12" STANDING SEAM COPPER PANELS

EXISTING MASONRY CHIMNEYS
TO REMAIN. REPOINT AND
CLEAN AS REQUIRED

RESTORE AND REPAINT
CONCRETE DETAILING,
TYPICAL

RESTORE AND REPAINT
BALCONIES, TYPICAL

NEW WINDOWS IN EXISTING
OPENINGS, TYPICAL

REPOINT AND CLEAN ALL
MASONRY, TYPICAL

RESTORE AND REPAINT
EXISTING CONCRETE
ACCENTS, TYPICAL

REPAIR AND RESTORE EXISTING
CONCRETE ORNAMENTATION
AS REQUIRED, TYPICAL

REMOVE EXISTING
WINDOW SECURITY BARS
ON STREET LEVEL
WINDOWS TO ALLOW
INSTALLATION OF NEW
WINDOWS. INSTALL NEW
STEEL GRILLS PAINTED
BLACK, TYPICAL

EXISTING STONE BASE TO REMAIN

ROOF LEVEL STAIR LANDING
61' - 9"

SIXTH FLOOR PLAN
51' - 8"

FIFTH FLOOR
41' - 7"

FOURTH FLOOR
31' - 6"

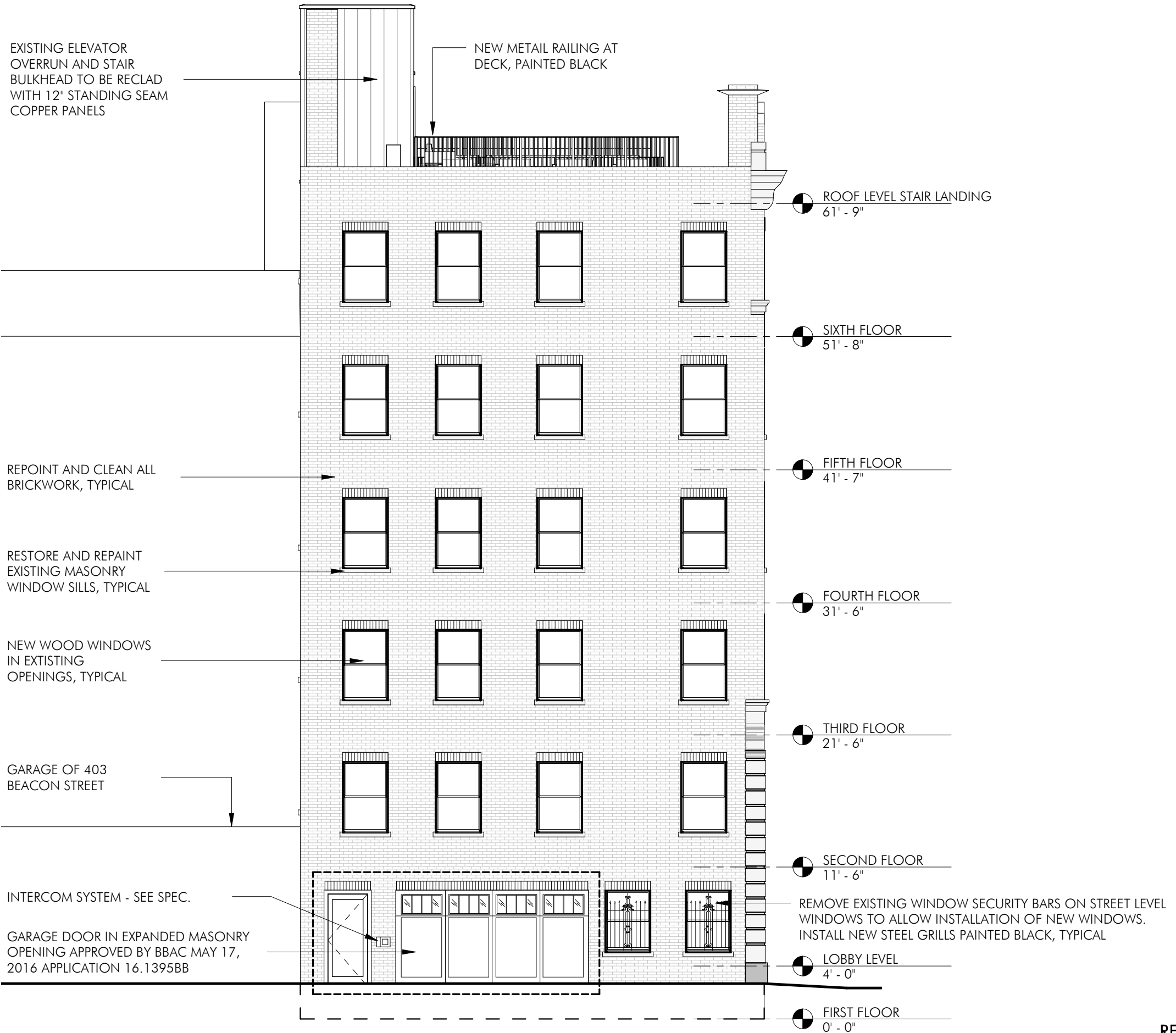
THIRD FLOOR
21' - 6"

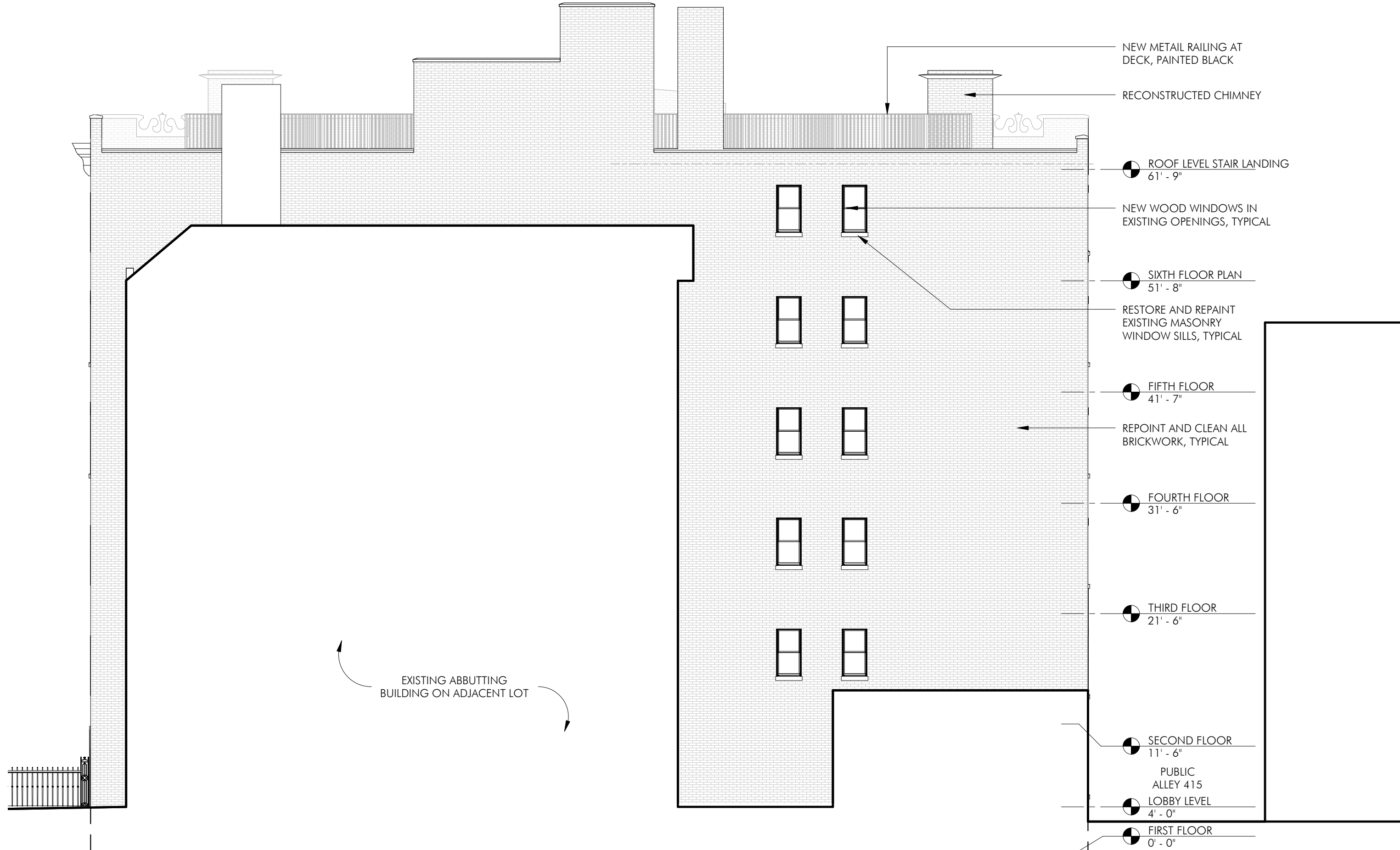
SECOND FLOOR
11' - 6"

LOBBY LEVEL
4' - 0"

FIRST FLOOR
0' - 0"

1
13
Sim







401 BEACON STREET - EXISTING DOOR AND SURROUND CONDITIONS



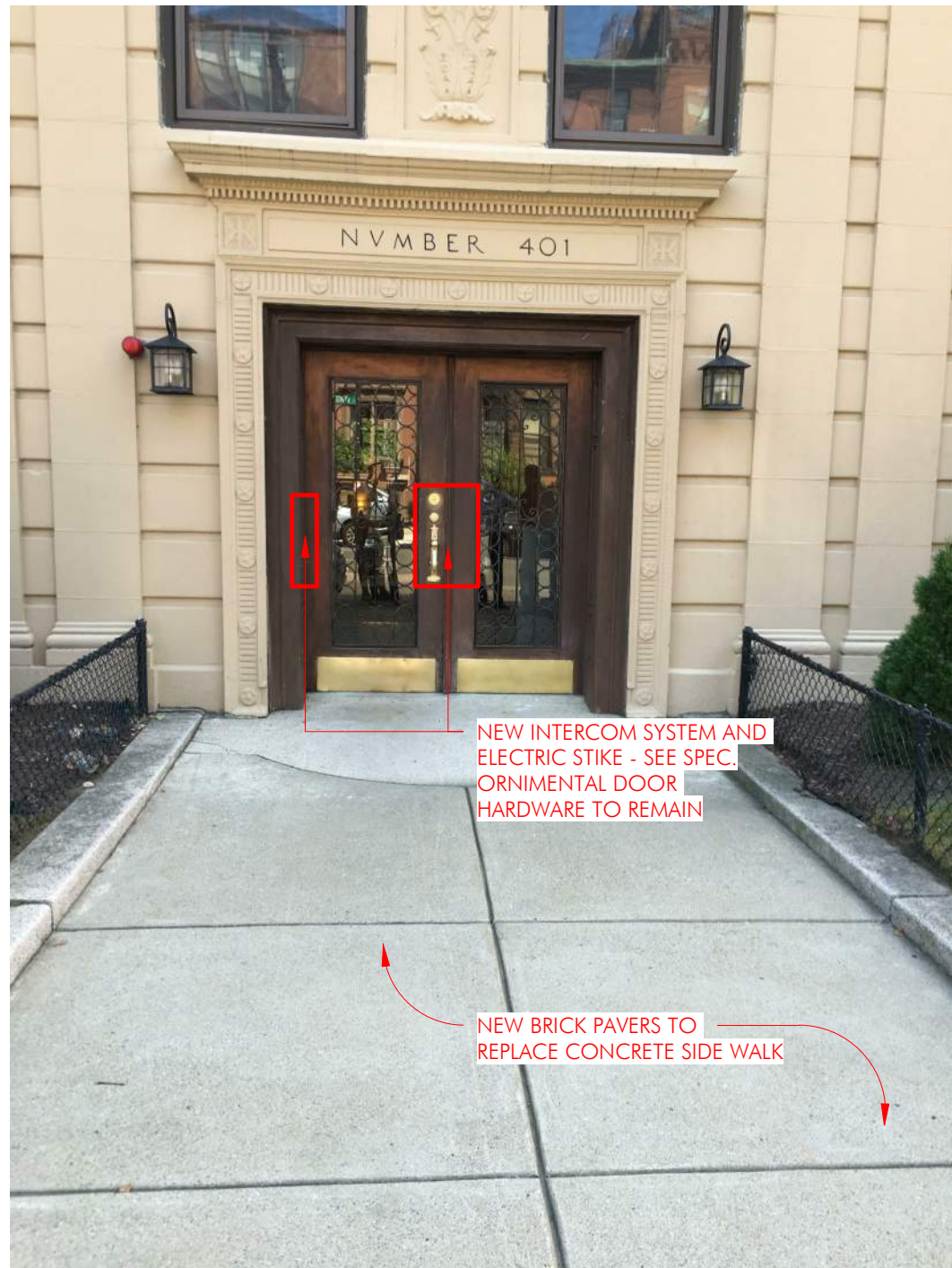
405 BEACON STREET COLOR PRECEDENT IMAGE - 401 BEACON STREET CONCRETE COLOR TO MATCH



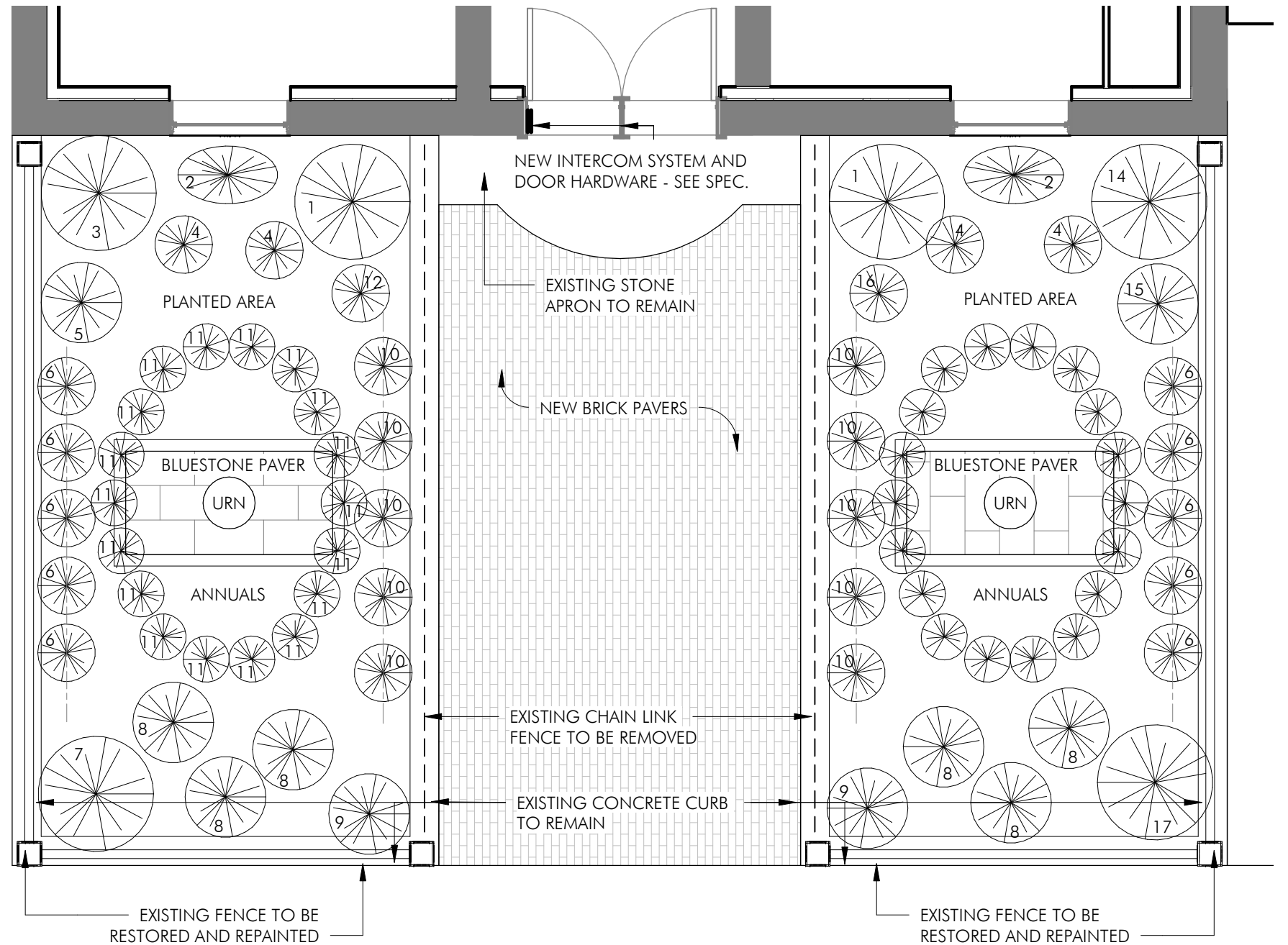
RESTORE AND REPAINT EXISTING IRONWORK FENCE AS REQUIRED



REPAIR, PATCH AND CLEAN EXISTING CONCRETE CURB



401 BEACON STREET - EXISTING GROUND MATERIAL AT ENTRY

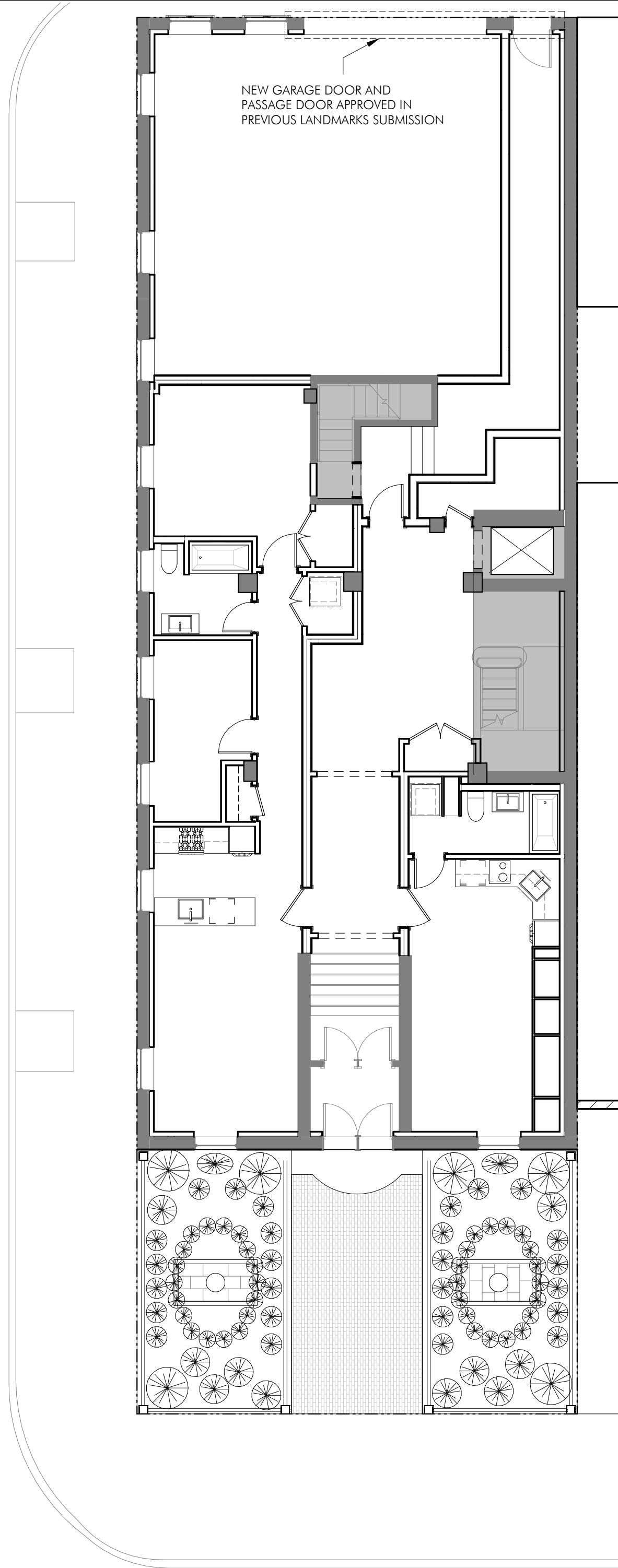


PLANT LIST

1. Taxus baccata Fastigiata (Vertical Yew) (2)
2. Euonymus kiaut. 'Manhattan' (2)
3. Chamaecyparis obtuse 'Filicoides' (Fernspray Cypress)
4. Ilex crenata 'Soft Touch' (Japanese Holly) (4)
5. Cotinus coggygria 'Royal Purple' (Purple Smokebush)
6. Taxus m. 'Hicksii' (Hick's Yew) (11)
7. Acer palmatum 'Skeeter's Broom' - Japanese maple - red
8. Rosa knockout 'Rainbow' (6)
9. Ilex meservae 'Castle Spire' (Castle Spire Holly) (2)
10. Azalea 'Pleasant White' (10)
11. Hardscape with urn and pedestal - see separate detail sheet
12. Pinus mugo 'Slowmound' (Dwarf mugo pine)
13. Euonymus Boxleaf Green (OR 'Silver King') (est. 36)
14. Ilex meservae 'Blue Maid' (Blue Maid Holly)
15. Fothergilla gardenia (Dwarf fothergilla)
16. Thuja occidentalis 'Hetz Midget' (Hetz globe arborvitae)
17. Hydrangea paniculate 'Limelight' tree form (Standard Limelight hydrangea)

GLOUCESTER STREET

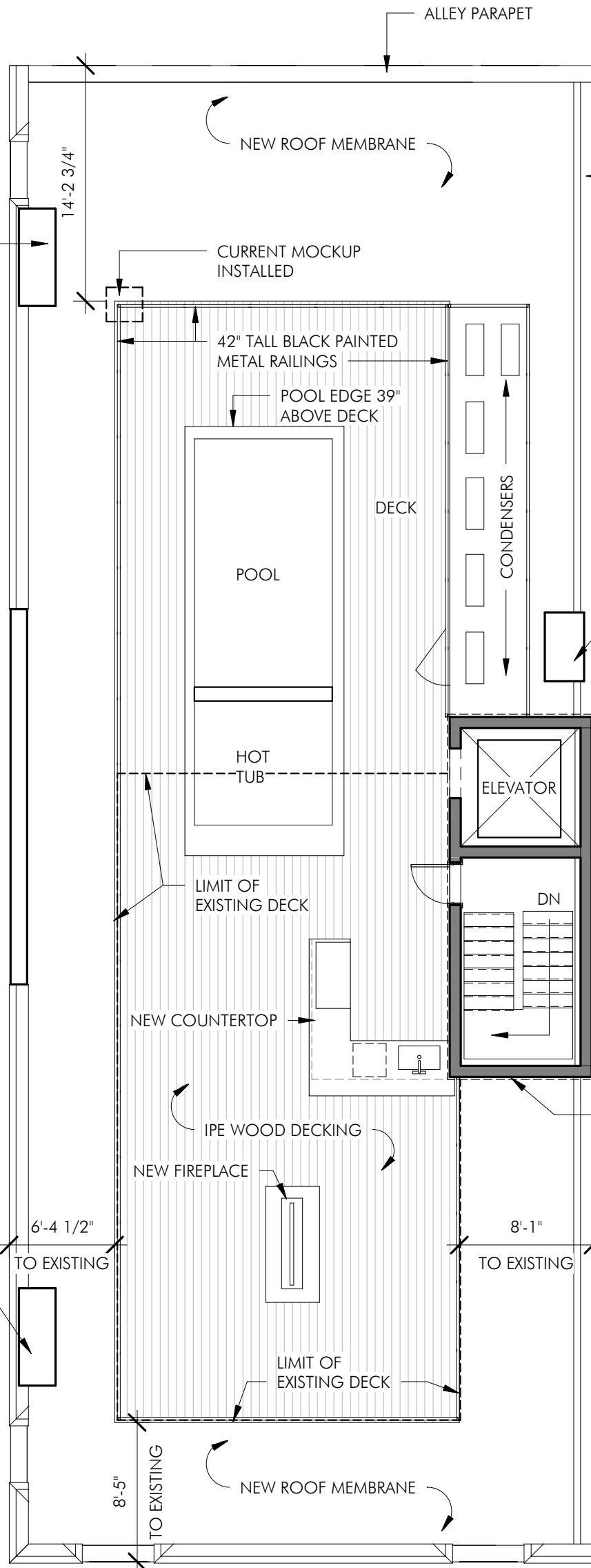
NEW GARAGE DOOR AND
PASSAGE DOOR APPROVED IN
PREVIOUS LANDMARKS SUBMISSION



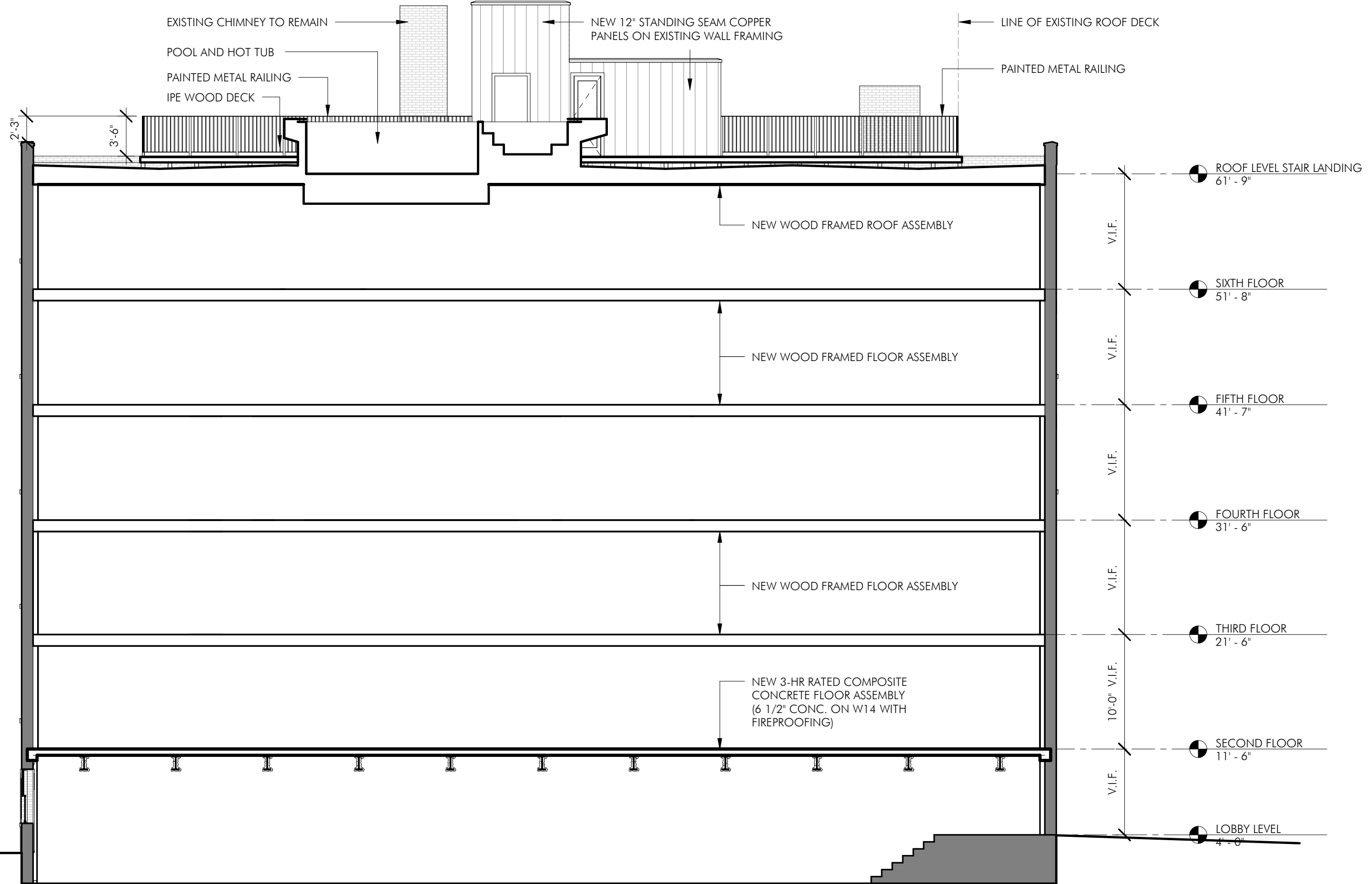
NEW CHIMNEY
RECONSTRUCTED TO MATCH
EXISTING IN POSITION OF
PRIOR CHIMNEY

GLOUCESTER ST.

EXISTING CHIMNEY



BEACON ST.



DYNAMIC WINDOW - Q3 HISTORIC REPLACEMENT WINDOW

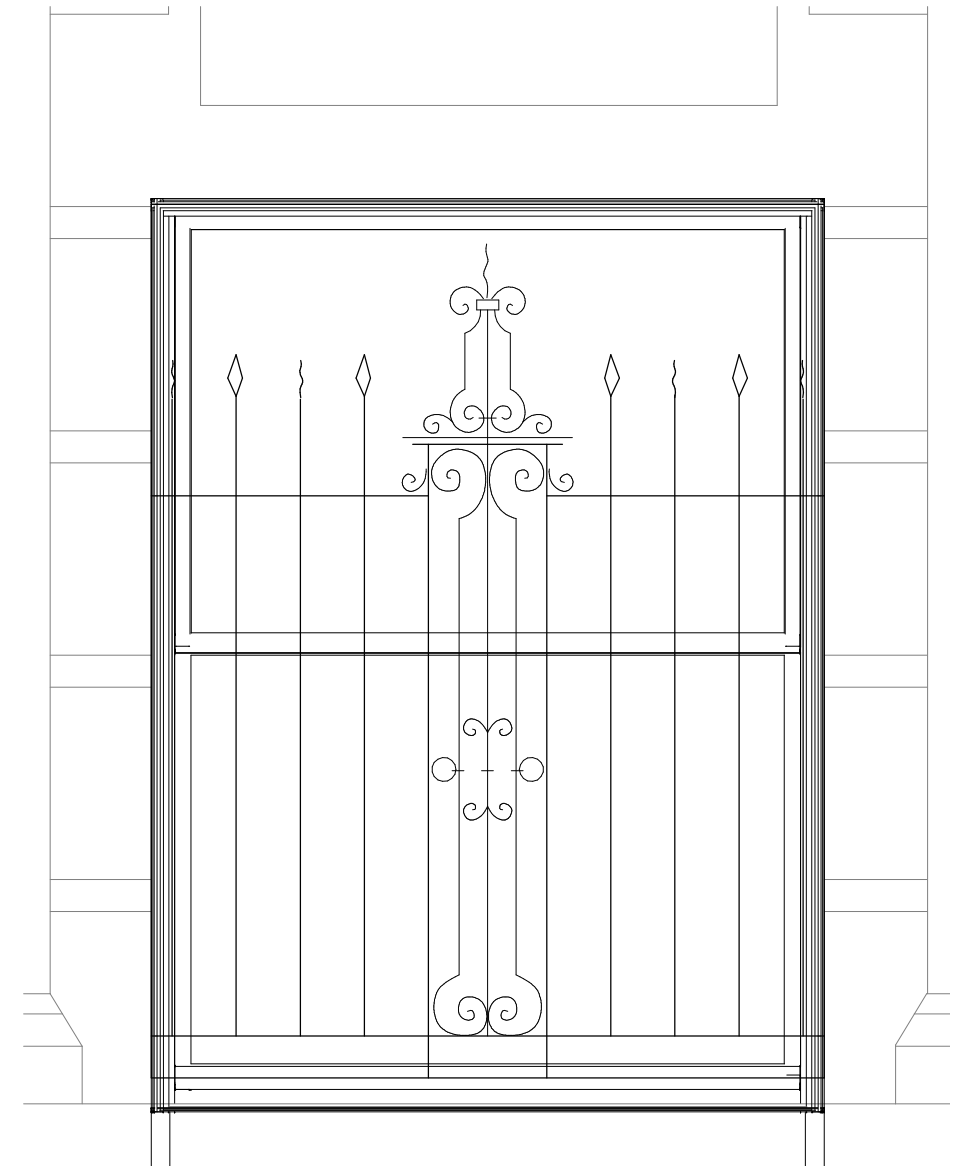
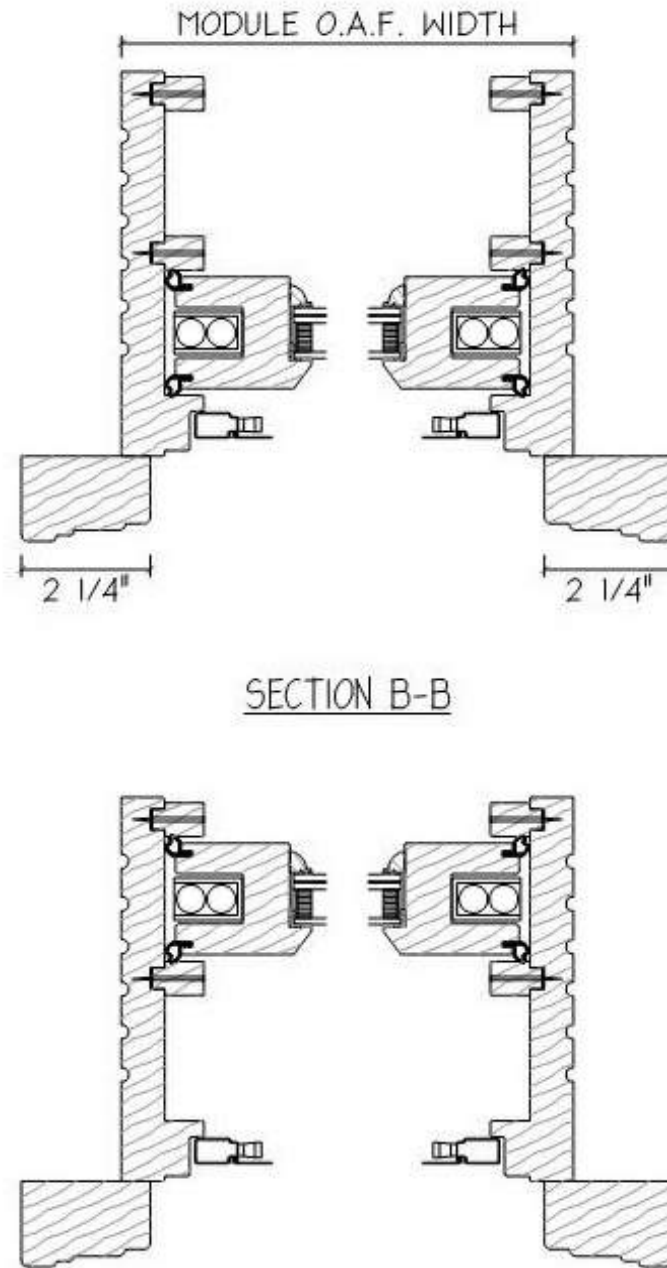
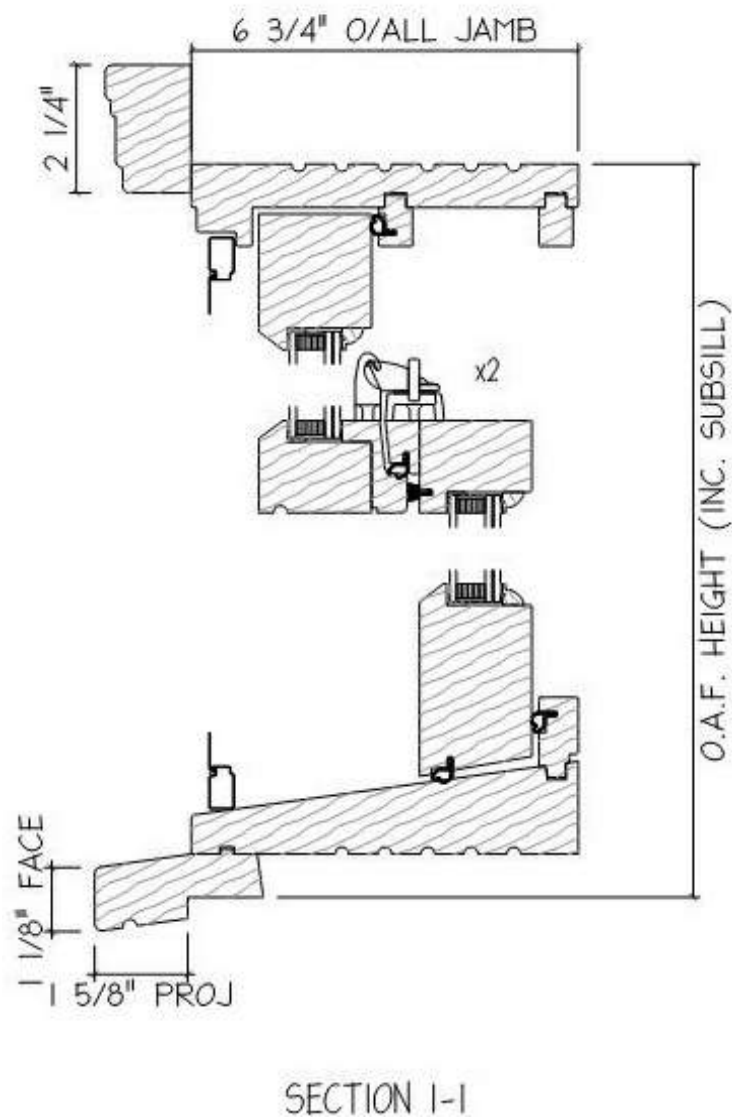
DOUBLE HUNG WOOD FRAME, PAINTED BLACK WITH CLEAR LOW-E GLAZING AND CHARCOAL MESH SCREEN/FRAME FOR BOTTOM SASH

REPLICATE ORIGINAL STILE AND RAIL
 SASH DIMENSION:
 2" VERTICAL STILES
 2 1/2" BOTTOM RAIL
 1 1/4" MEETING RAIL

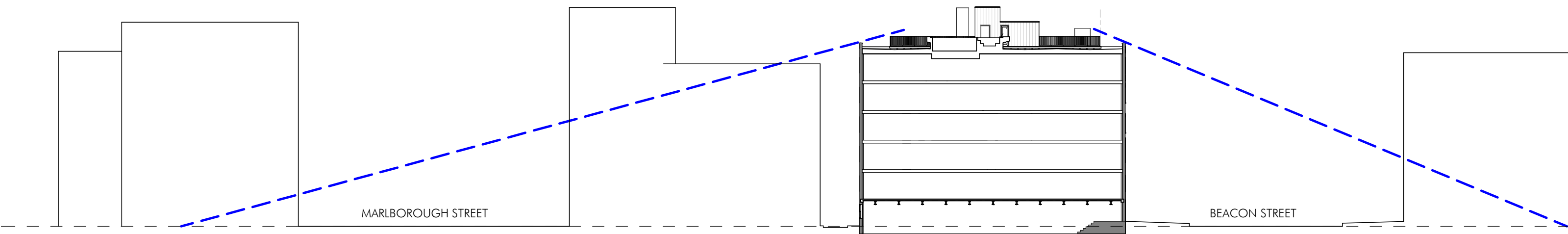
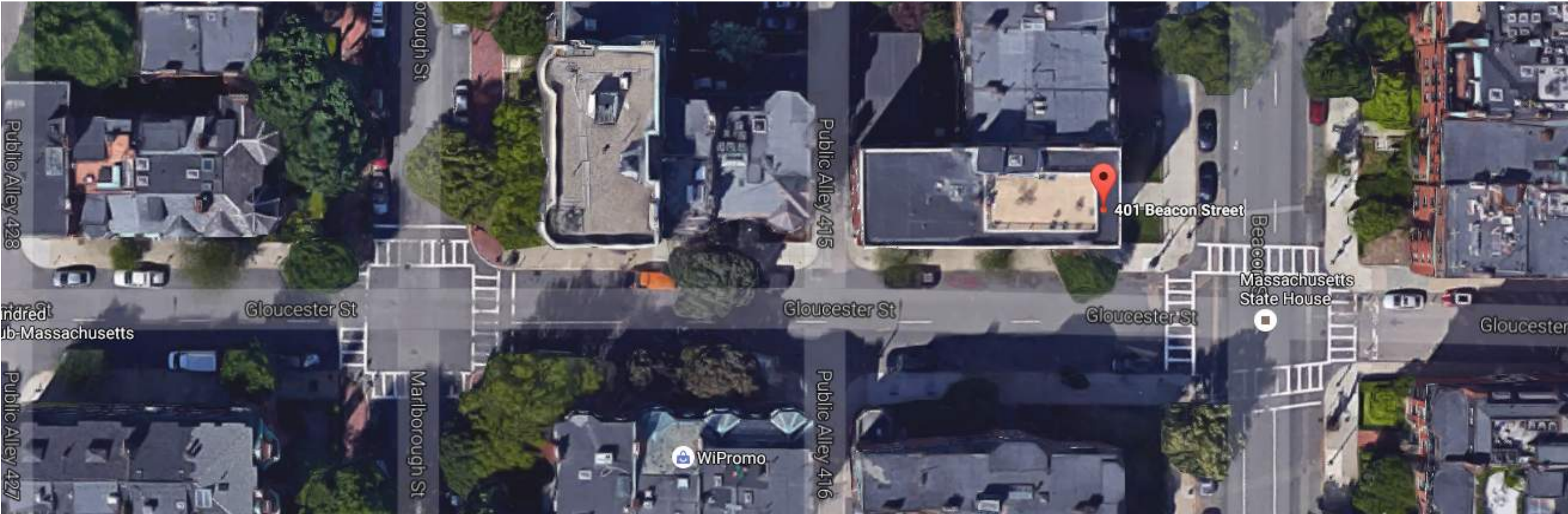
WINDOWS WILL HAVE REPLICATED EXTERIOR CASING

PUTTY PROFILED EXTERIOR TO REPLICATE ORIGINAL

CONCEALED BALANCES PROVIDE MATCHING DAYLIGHT OPENING



1 WINDOW BAR DETAIL ELEVATION
 1" = 1'-0"

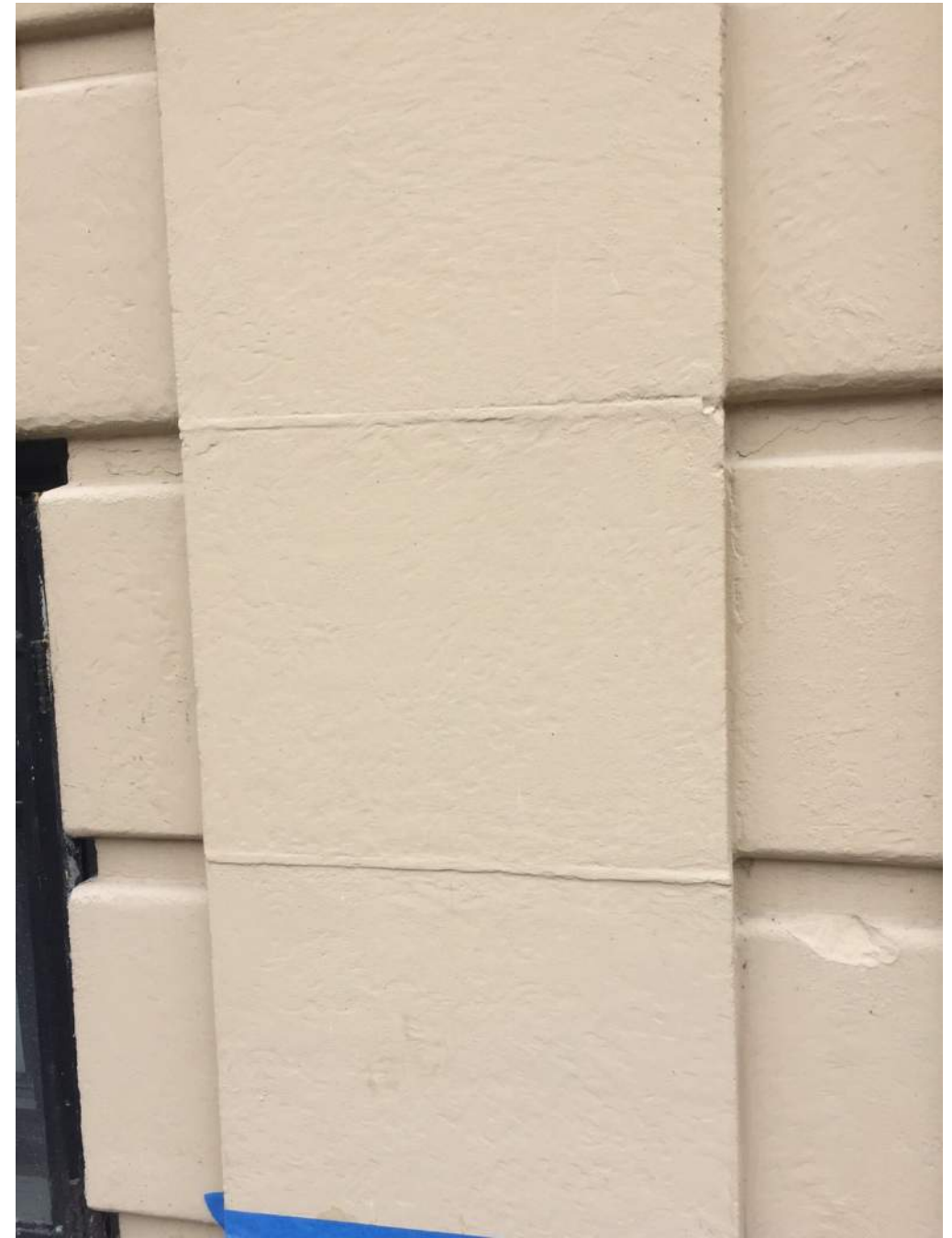




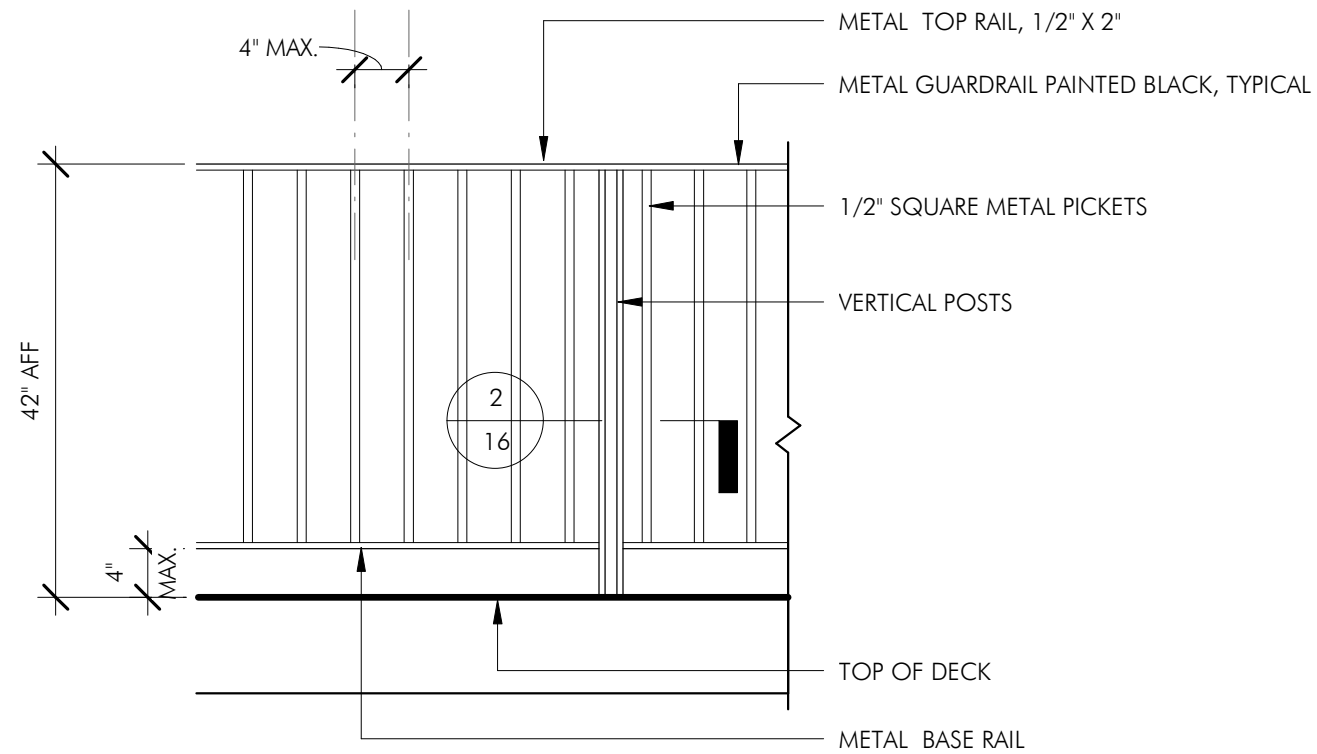
PAINTED CONCRETE ELEMENTS



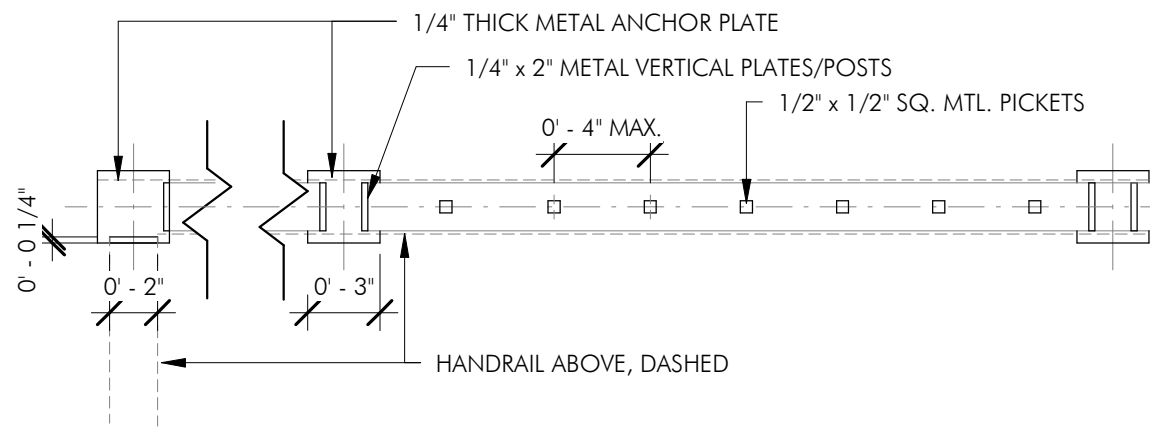
PAINTED CONCRETE ELEMENTS



PAINTED CONCRETE ELEMENTS



1 ROOF DECK RAILING - ELEVATION
3/4" = 1'-0"



2 ROOF DECK RAILING - PLAN SECTION
1 1/2" = 1'-0"