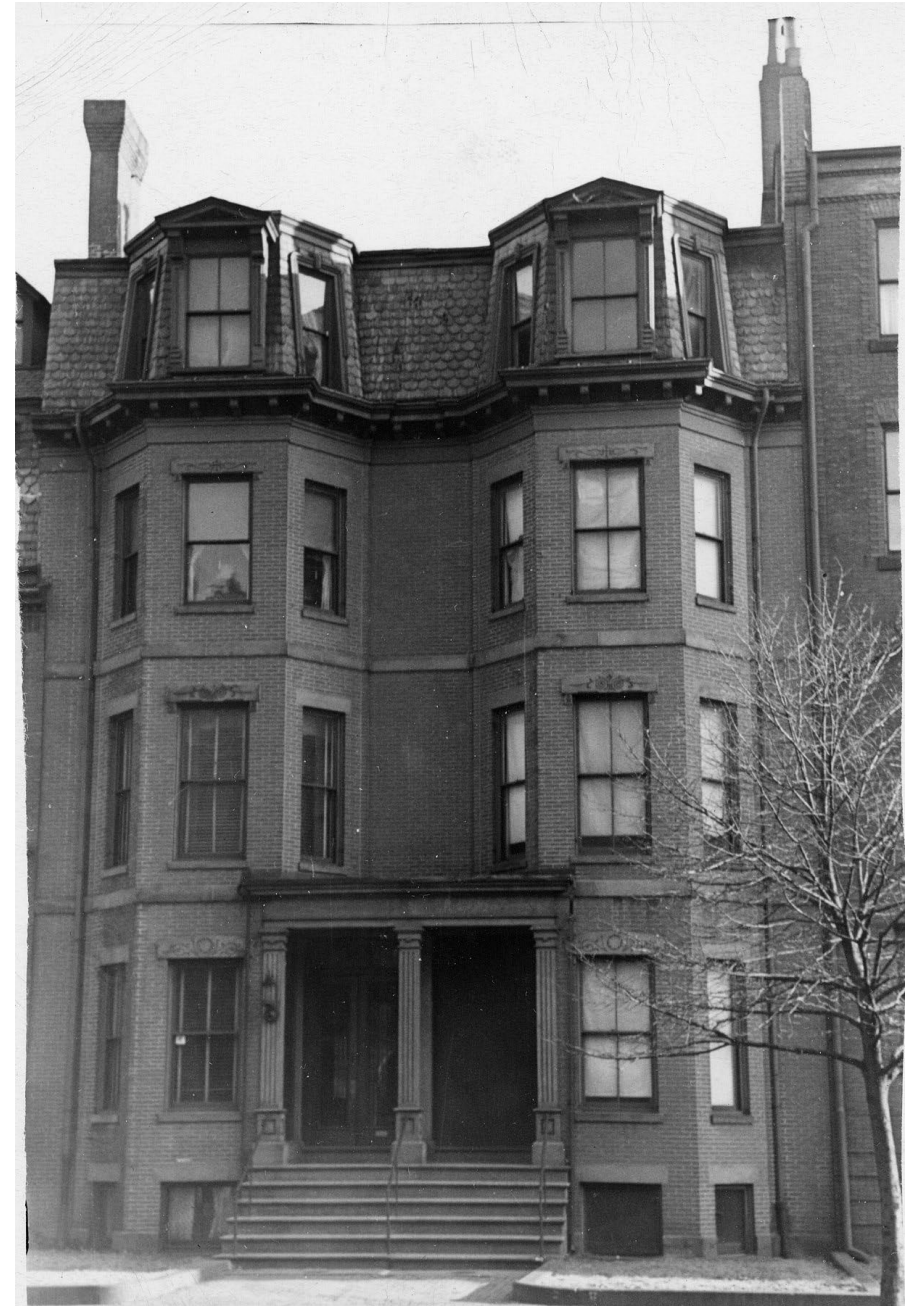


Back Bay Architectural Commission

Design Review Hearing
393-395 Beacon Street

Image is of 353-355 Beacon Street ca. 1942 (photo by Bainbridge Bunting), designed and built by Fred Pope concurrently with 393-395 Beacon and in the same design.



Proposed Project

- Proposed Rooftop Addition and Roof deck
- Proposed Rear Garage Door Addition and removal of inappropriate bay
- Replace Existing Aluminum Windows with New Wood Windows
- New Front and Rear Landscaping, Paving, Ornamental Fencing
- New Lighting and Front Entry alterations



Riverfront
Temporarily closed

369 Beacon

393 Beacon St,
Boston, MA 02116

ZONE: H-3-65

ZONE: H-3-65



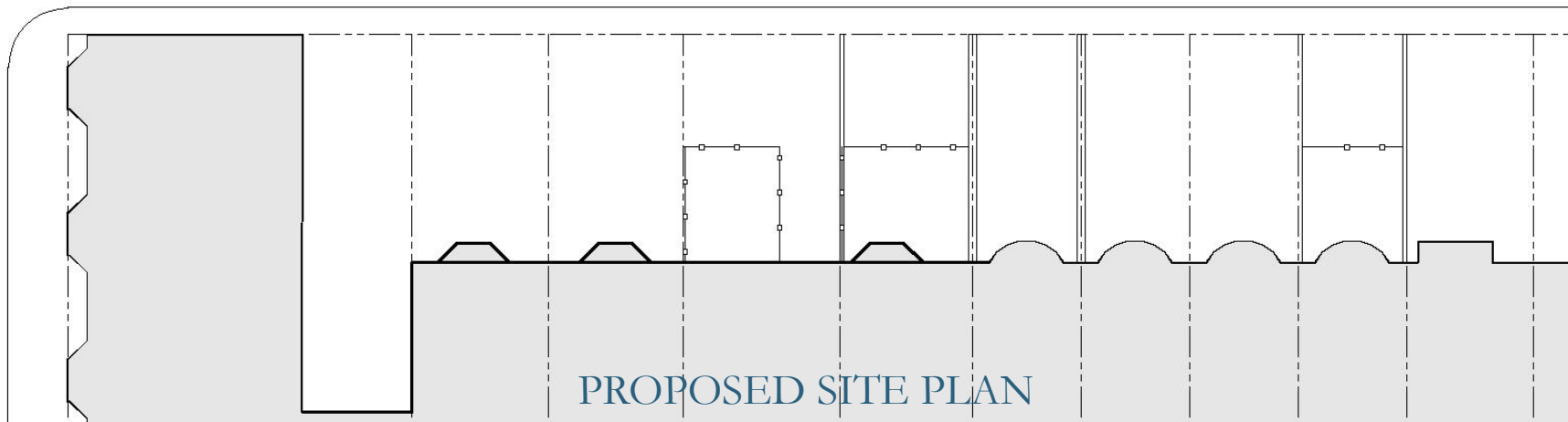
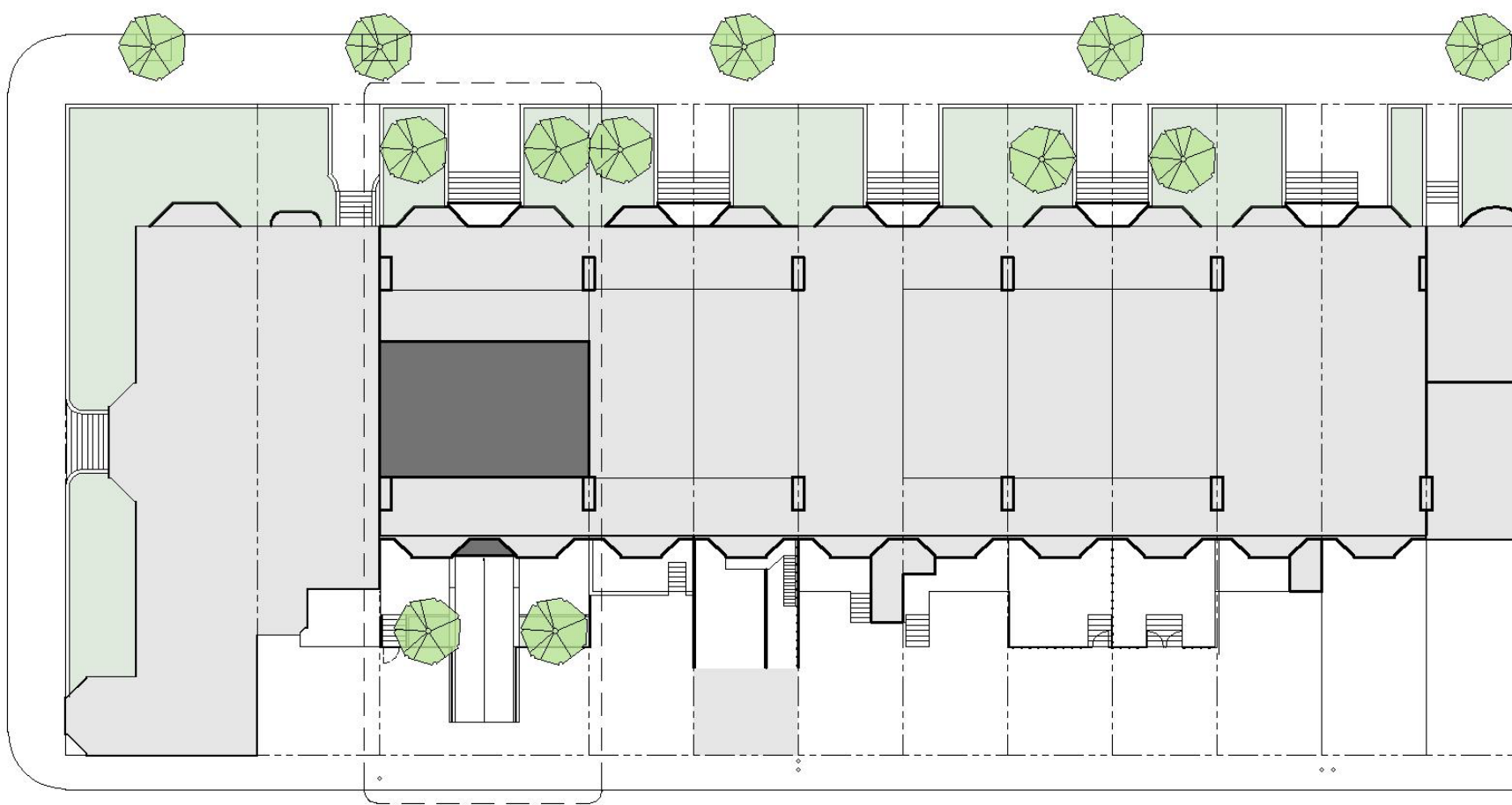
FRONT ELEVATION



VIEW FROM GLOUCESTER STREET



REAR ELEVATION



PROPOSED SITE PLAN

PROPOSED
ROOFTOP
ADDITION

ZONING CODE ANALYSIS - 393-395 Beacon Street

ZONE: H-3-65

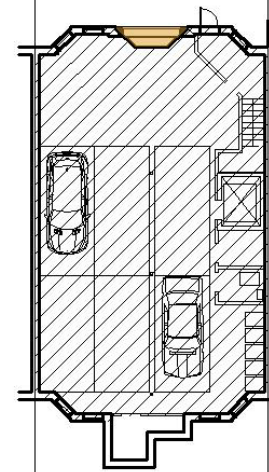
Use Regulations: Section Table	
Existing	Proposed
393 Beacon, 10 units, MFR	393-395, 4F, Allowed
395 Beacon, 9 units, MFR	

A=Allowed F=Forbidden C=Conditional

Dimensional Regulations: Table					
ZONE H-3-65	Code Requires	393 Beacon Existing Condition	395 Beacon Existing Condition	393-395 Proposed Project	Notes
	Any Dwelling				
Lot Area Minimum	NONE				
Min Lot Area for Additional Units	NONE				
Total Required Lot Size	NONE	2,016 SF	2,016 SF	4,032 SF	
Min Required Lot Width and Frontage	NONE	18'	18'	36'	
Max FAR	3	2.51	2.57	2.78	11,203 SF PROP.
Max Building Height / Stories	65'	53.1'	53.1'	61.6'	
Usable Open Space	50 SF / UNIT	58 SF / UNIT	64 SF / UNIT	325 SF / UNIT	EX'G 1161 SF PROP: 978 SF YARD, 320 SF ROOFDECK
Min Front Yard	20' / MODAL	20'	20'	37.5'	FIFTH FLOOR ADDITION
Min Side Yard	0'	0'	0'	0'	ART. 19-4 SIDE YARDS H DIST. 10'+(55'/20)=12.75'
Min Rear Yard	28'	33.9'	33.9'	33.9'/47.9'	GARAGE / PENTHOUSE
Max Use of Rear Yard	40%	0%	0%	0%	

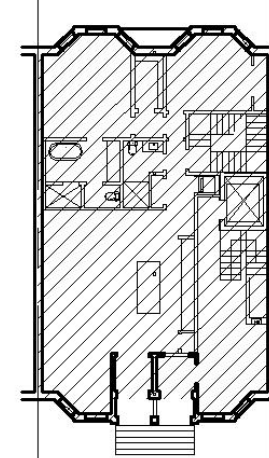
Overlays:
GROUNDWATER CONSERVATION
RESTRICTED PARKING
HISTORIC BEACON HILL DISTRICT

Other Non-Dimensional Zoning Issues:
REQUIRED PARKING: .6 P.S./UNIT x 3 UNITS = 2 P.S.
EXISTING PARKING: - 4 P.S. (8.5'x18' NON-CONFORMING SIZE)
PROPOSED PARKING: (1.5 TANDEM P.S. x 3)+ 2 COMPACT P.S. = 6.5 P.S. > 2 REQ'D P.S. OK

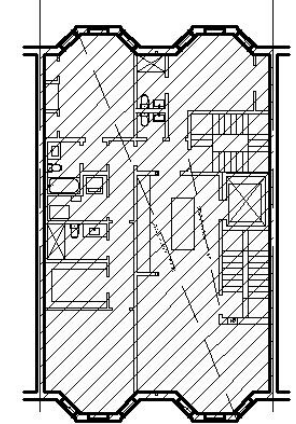


GARDEN / BASEMENT
EX'G: 2,108 SF
DOOR ADD'N.: 27 SF

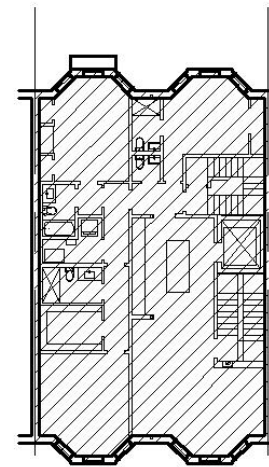
TOTAL: 2,135 SF



FIRST FLOOR
EX'G: 2,074 SF

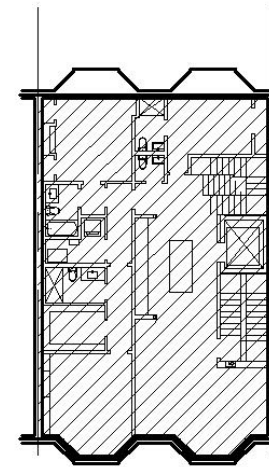


SECOND FLOOR
EX'G: 2,090 SF

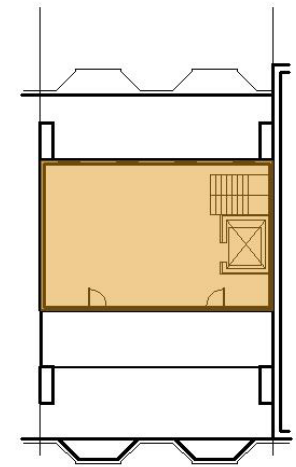


THIRD FLOOR
EX'G: 2,104 SF
BAY: -15 SF

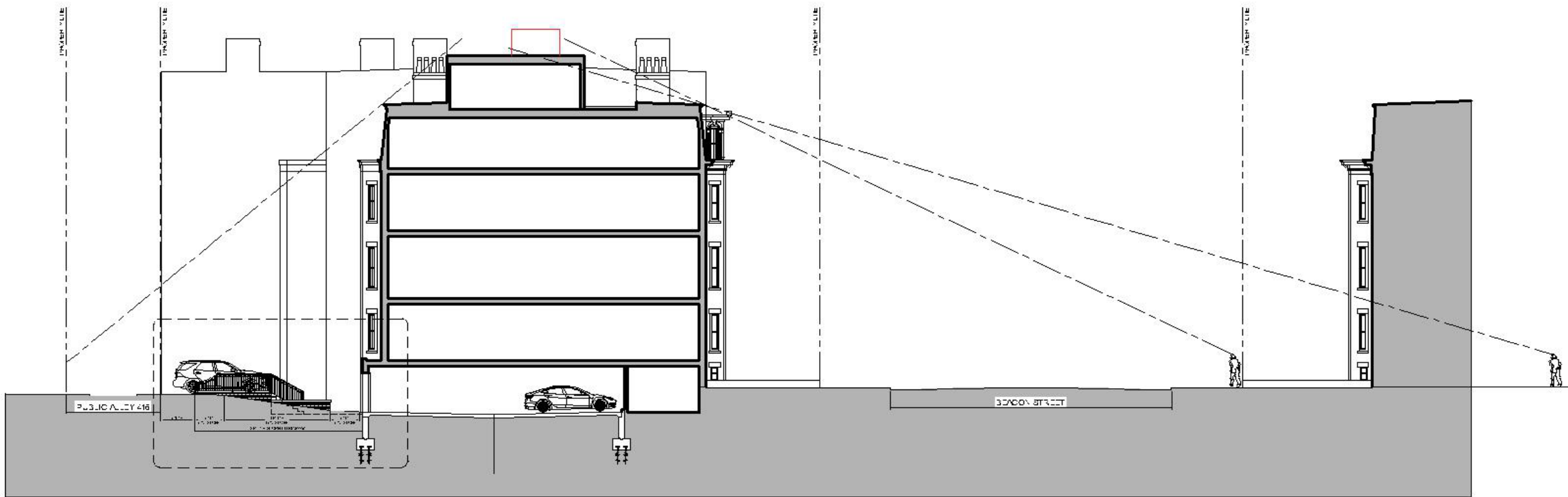
TOTAL: 2,090 SF



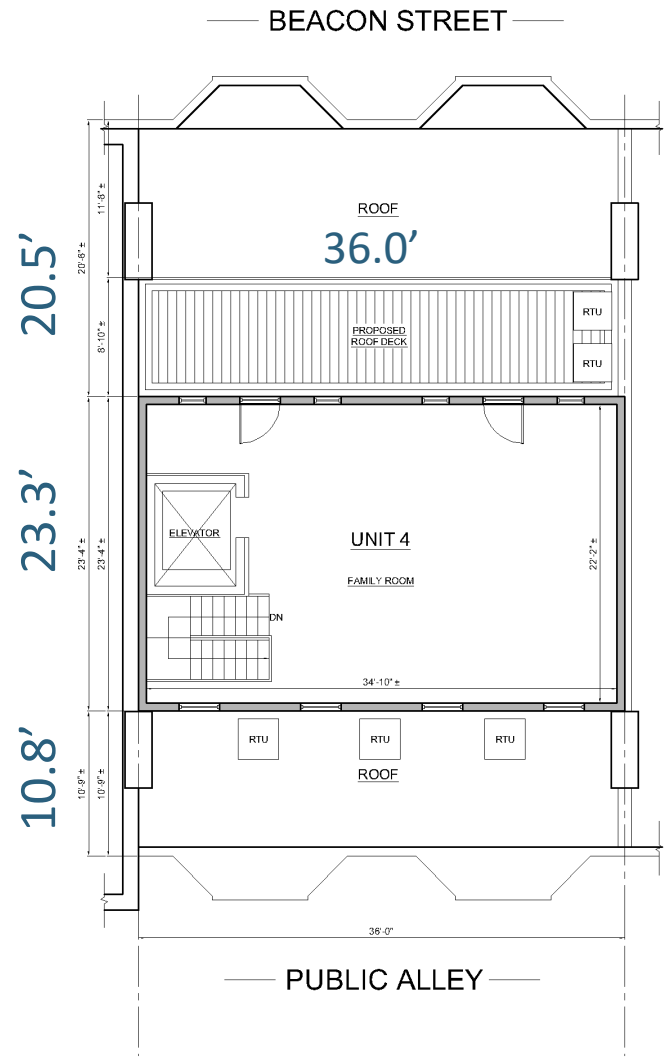
FOURTH FLOOR
EX'G: 1,974 SF



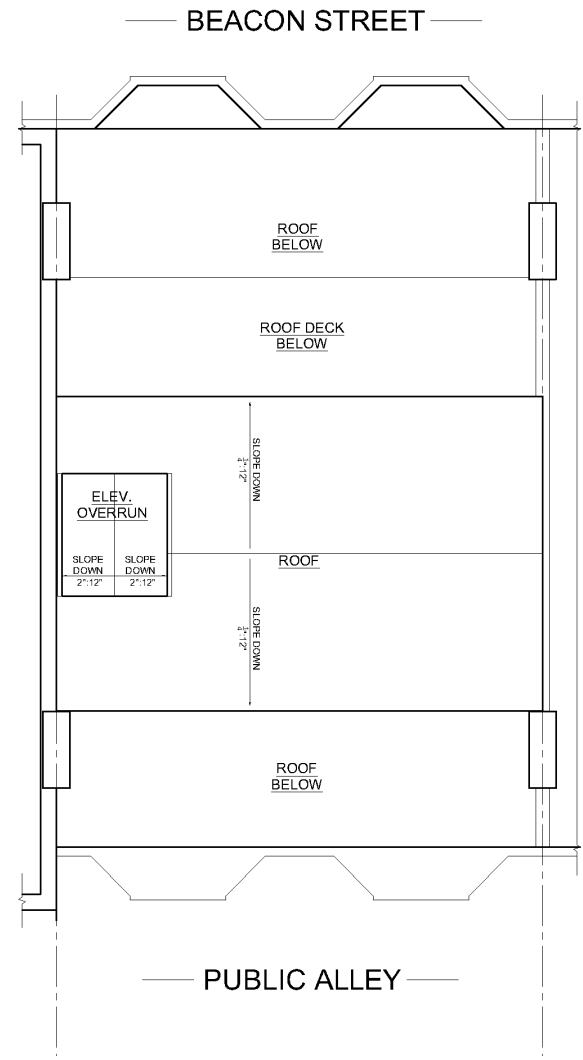
PROP. FIFTH FLOOR
ADDITION: 840 SF



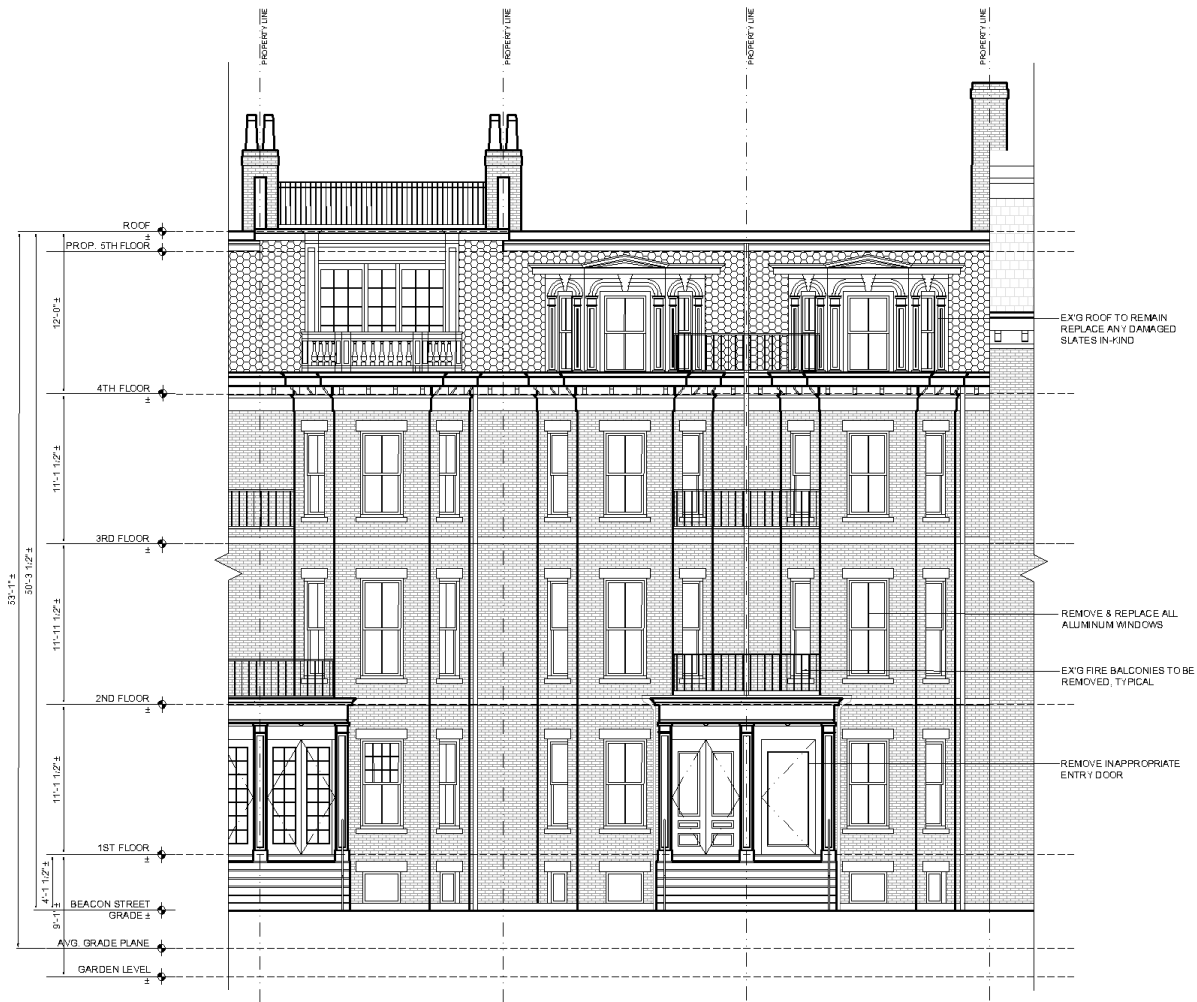
SITE SECTION FROM PUBLIC ALLEY 416 TO BEACON STREET



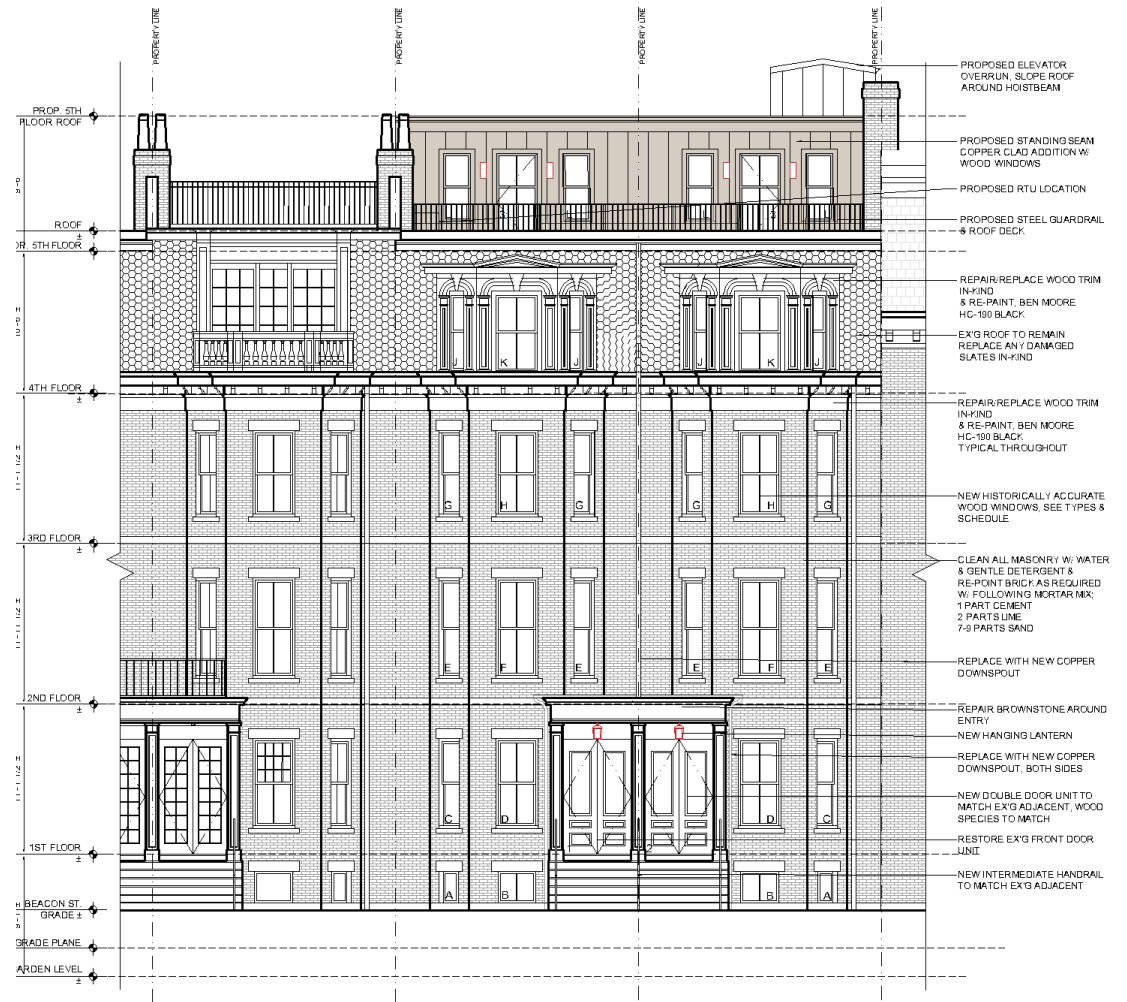
PROPOSED FIFTH FLOOR PLAN



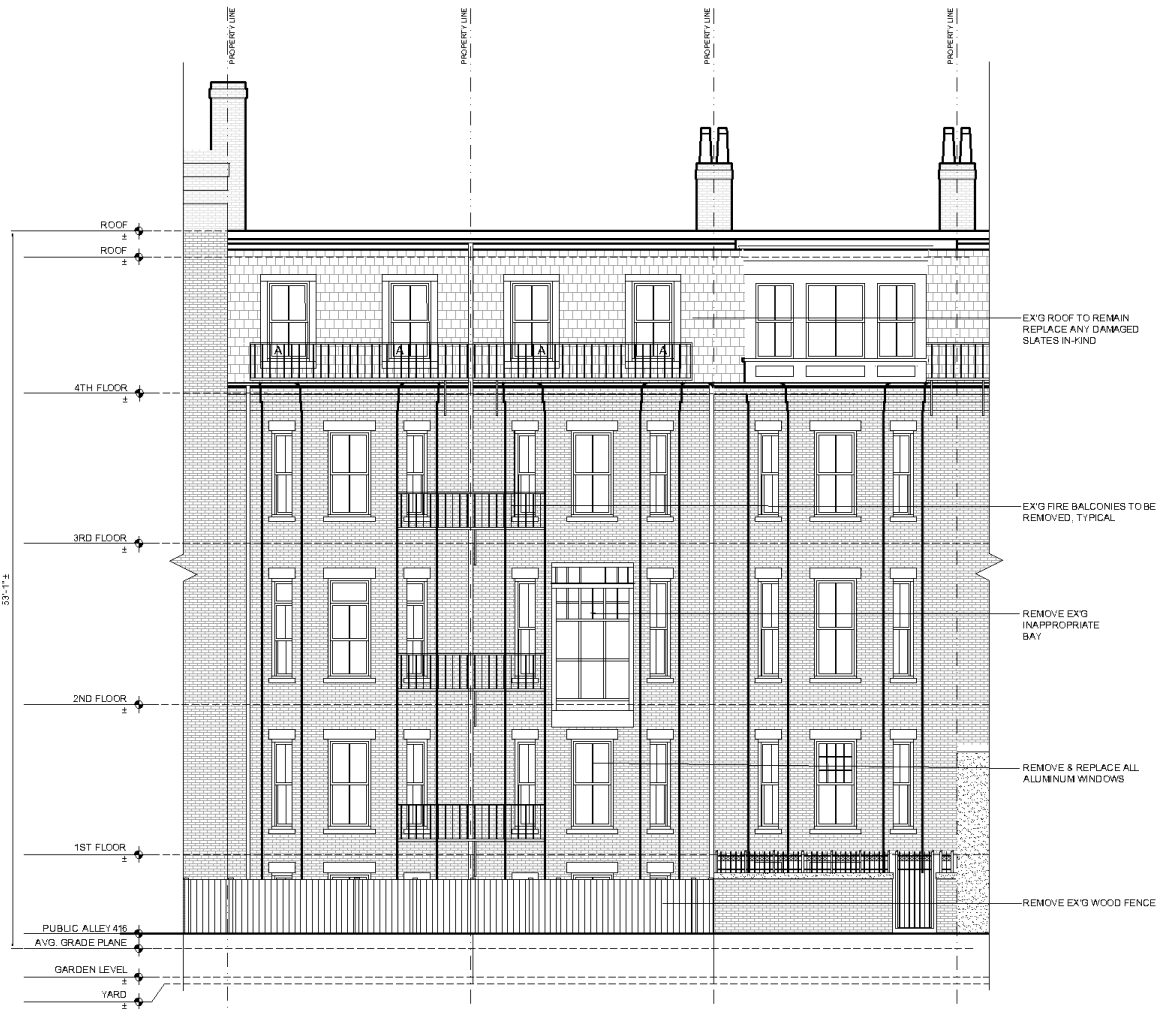
PROPOSED ROOF PLAN



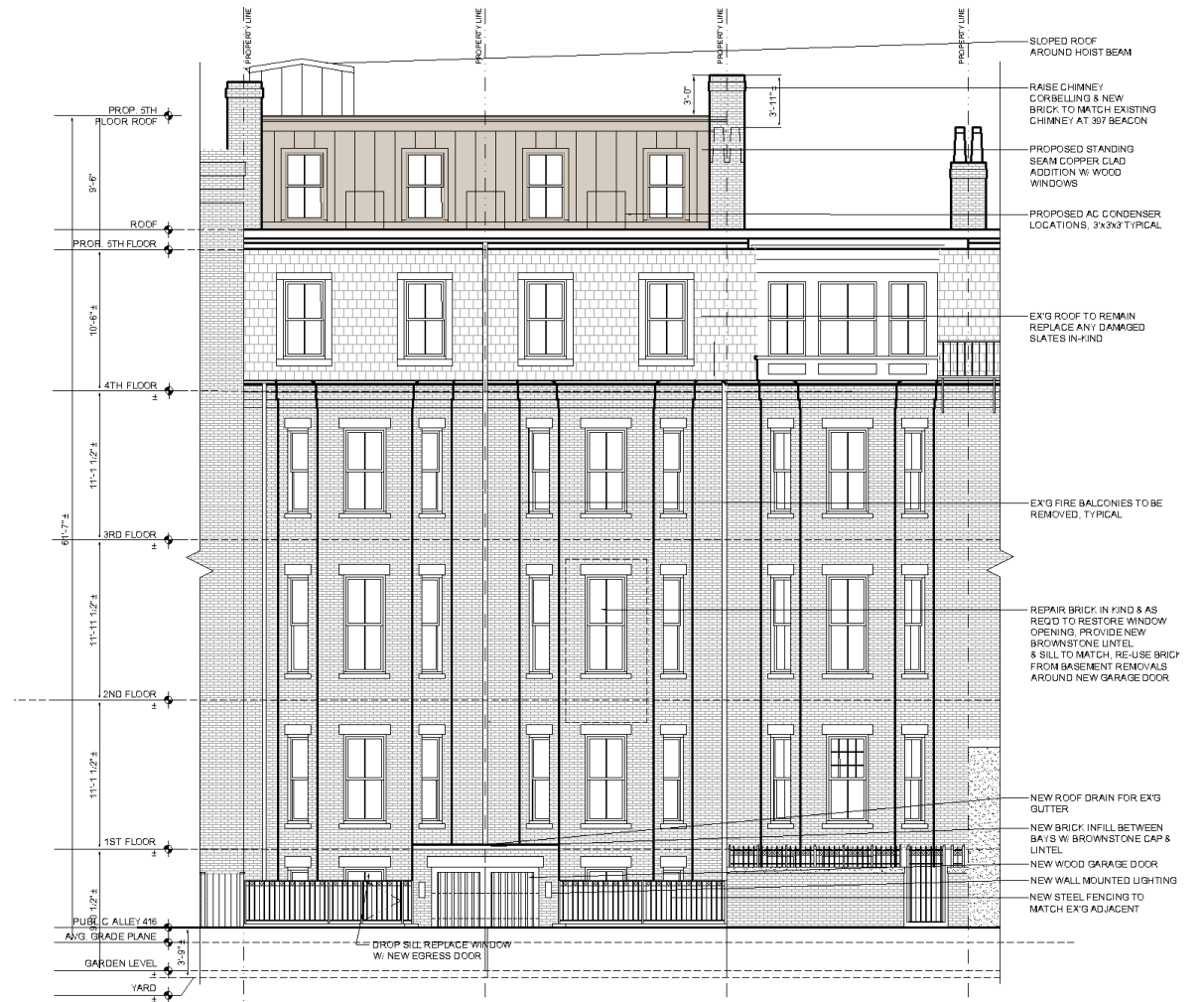
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



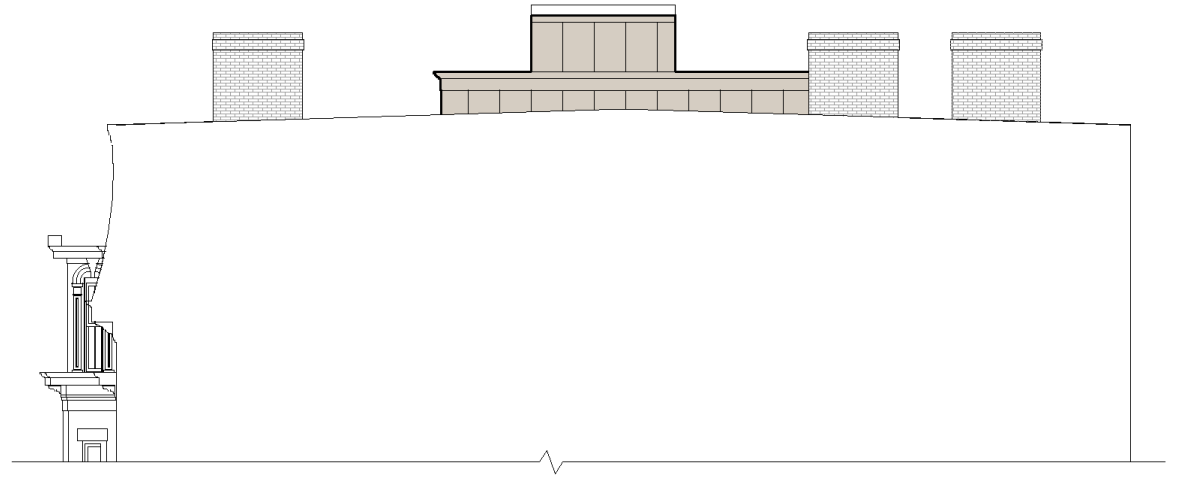
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



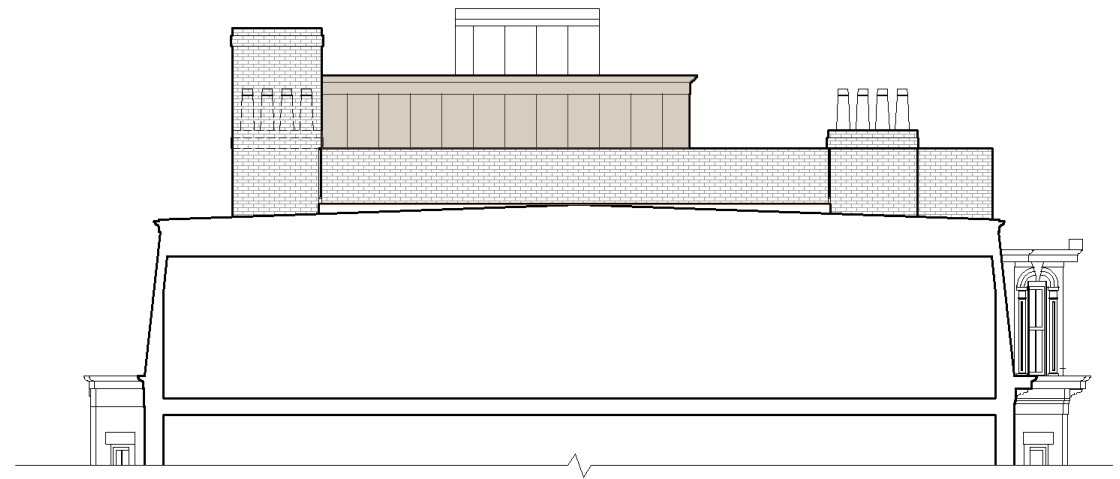
PROPOSED FRONT ELEVATION



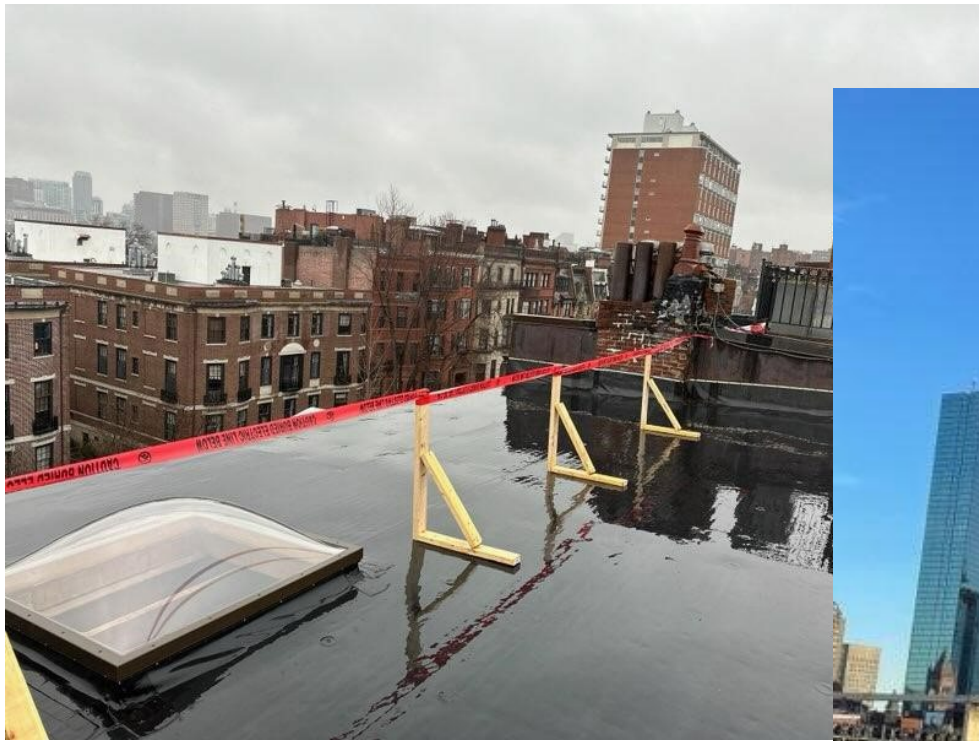
PROPOSED WEST ELEVATION



PROPOSED REAR ELEVATION



PROPOSED EAST ELEVATION



ROOFTOP MOCK-UP



MOCK-UP VIEWS SEEN FROM BEACON STREET



MOCK-UP VIEW SEEN FROM GLOUCESTER STREET



MOCK-UP VIEWS SEEN FROM PUBLIC ALLEY 416

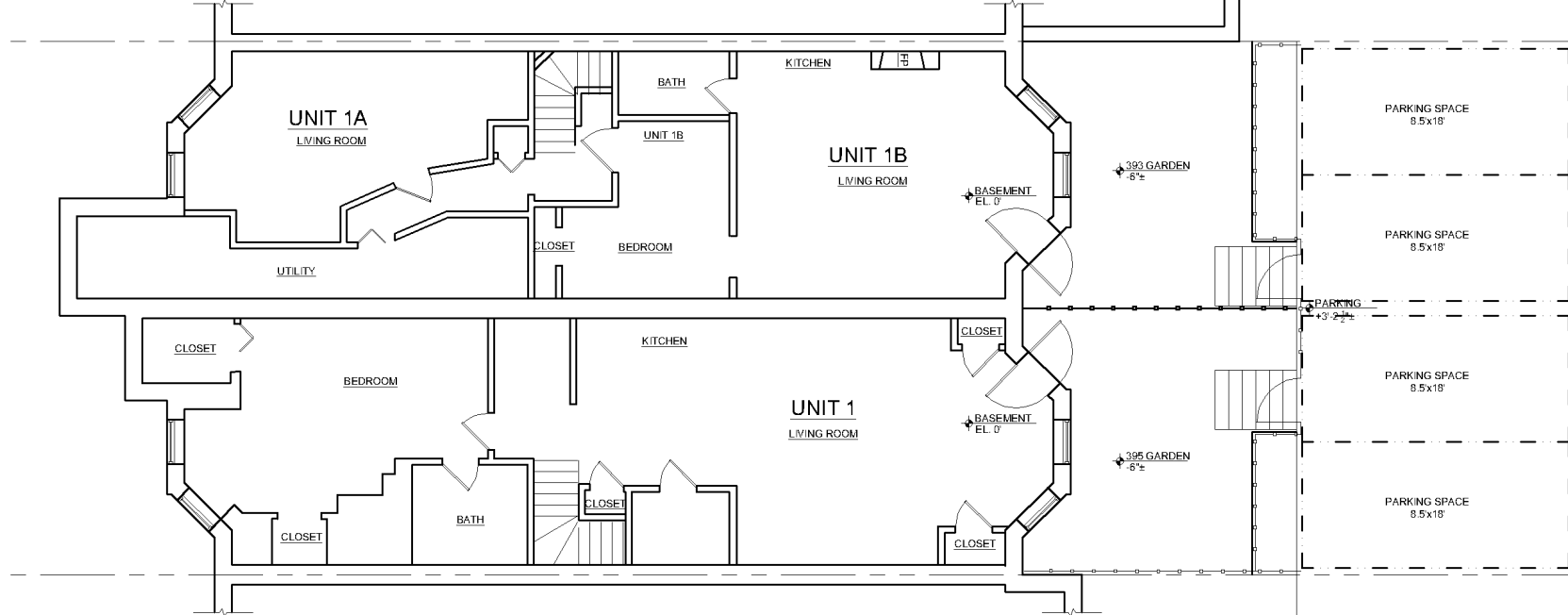
PROPOSED
GARAGE
ADDITION



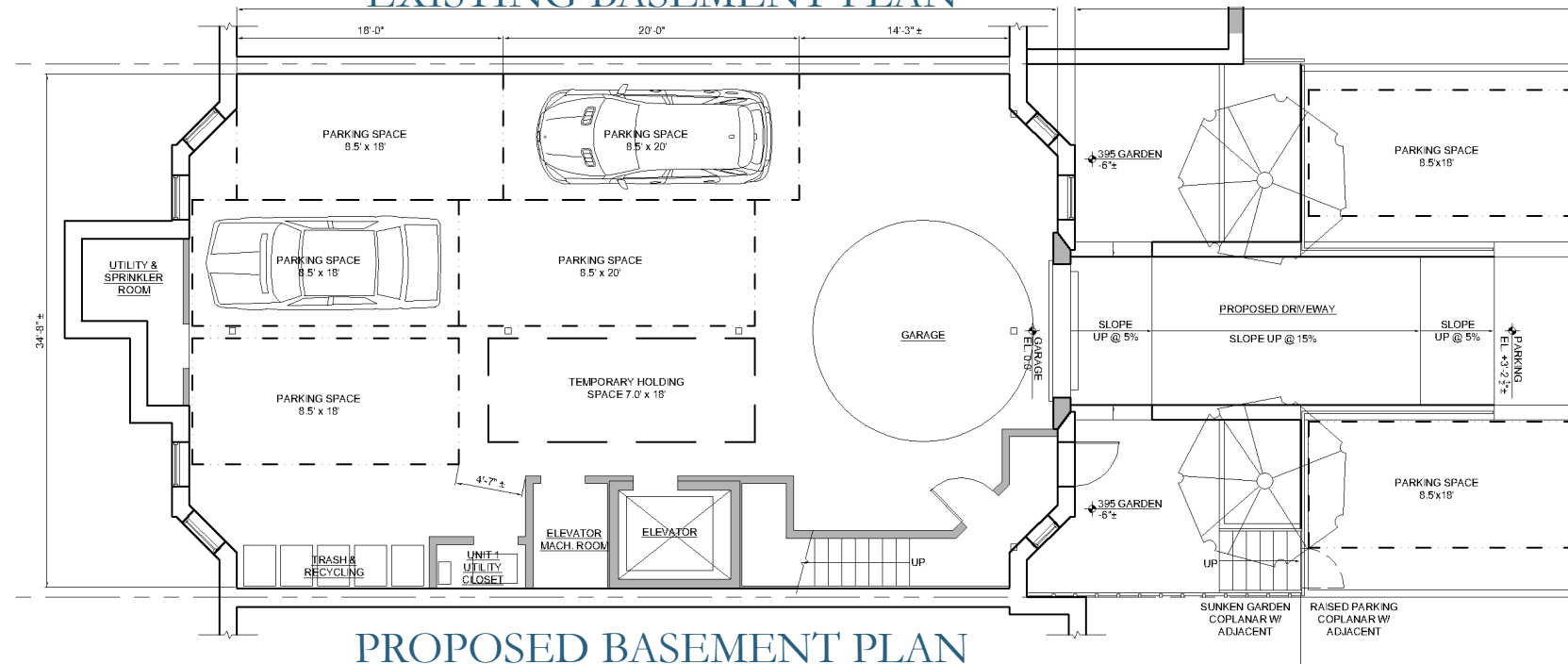
EXISTING PARKING



EXISTING SUNKEN GARDENS



EXISTING BASEMENT PLAN



PROPOSED BASEMENT PLAN



EXISTING REAR ELEVATION

REMOVE FIRE
BALCONIES

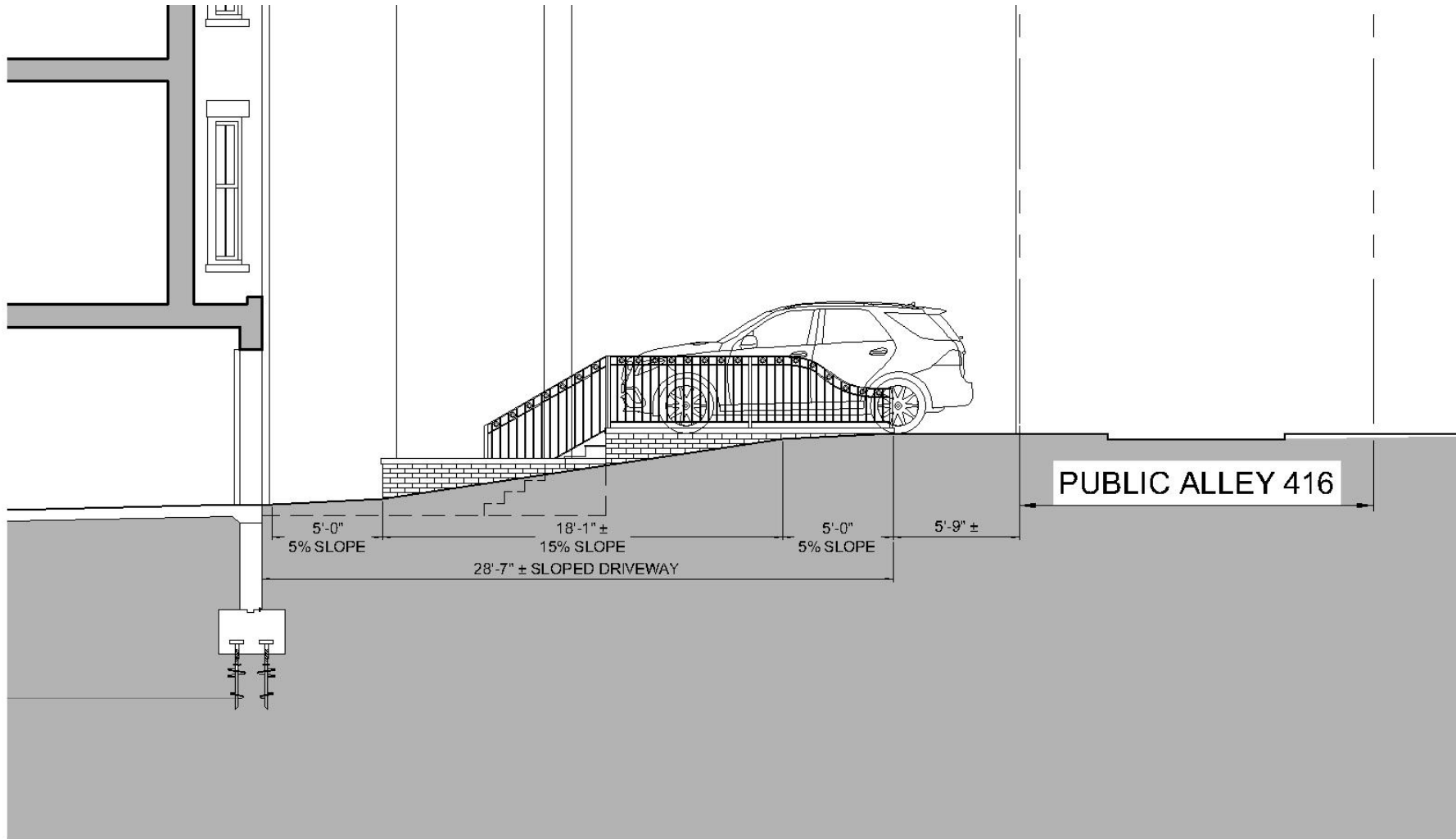
REMOVE BAY



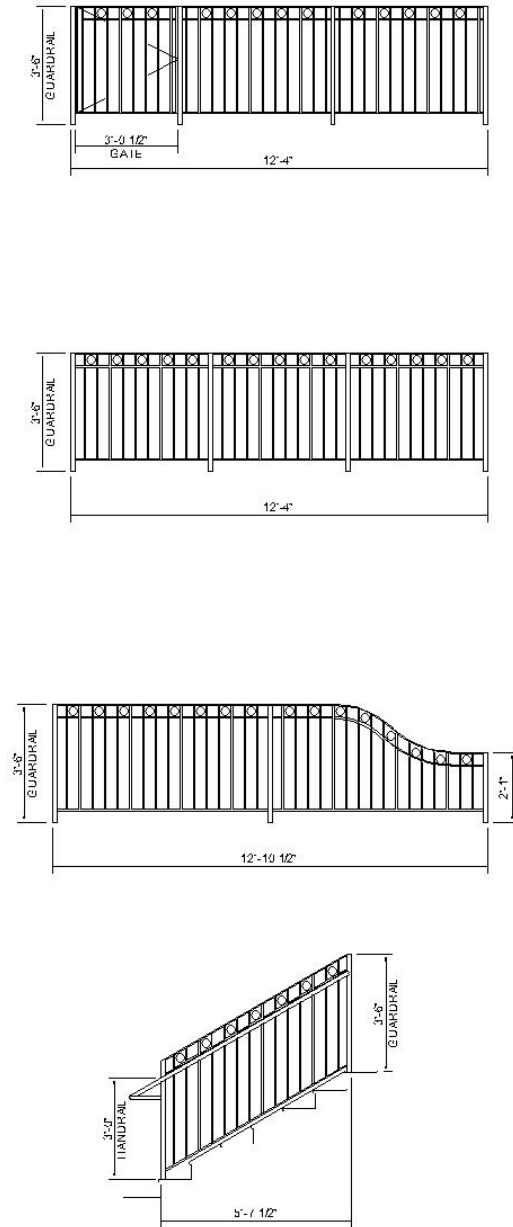
PROPOSED REAR ELEVATION

VISIBLE
OBSCURED BY
FENCE

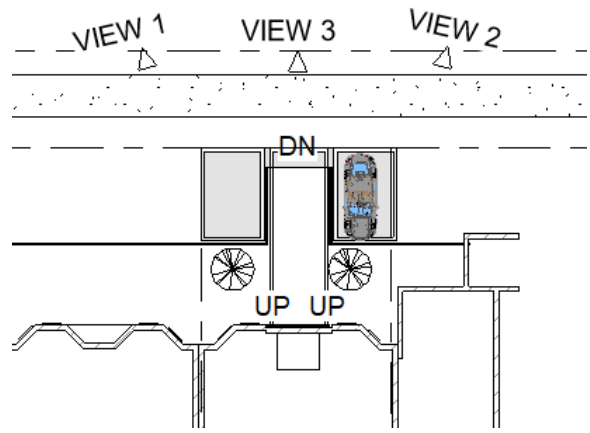




SECTION THROUGH PROPOSED DRIVEWAY

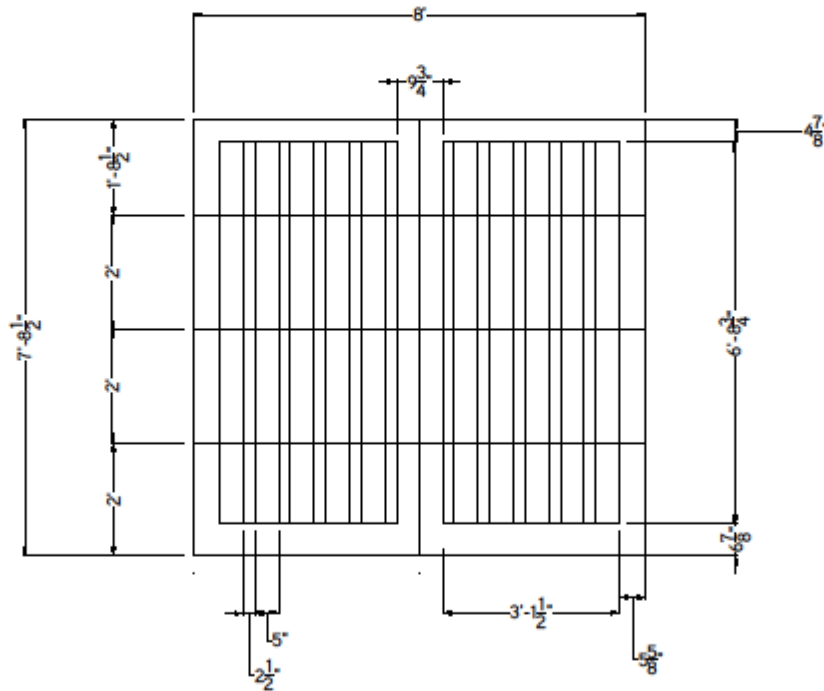


GUARDRAIL ELEVATIONS





Date:	11/2/2022	Door Qty:	One	Inside Backer:	Exterior Grade Plywood
Quote No:	Q13155	Wood Type:	Sapele	Edge Style:	Quarter Round
Dealer:	DSI Mortland	Inlay/Panel:	Sapele	Glass Type:	-
Customer:	Back Bay	Inlay Type:	VGrooved T&G	Gl. Grid Type:	-
Door Series:	Charles River	No. Panels:	Two	Arch Radius:	-
Door Model:	Sherborn	No. Sections:	Four	Exterior Finish:	Stain Grade Unprimed
Door Type:	Sectional	Insulation:	Polystyrene R-8	Door Thickness:	2-3/8"



WWW.EVERITEDOOR.COM

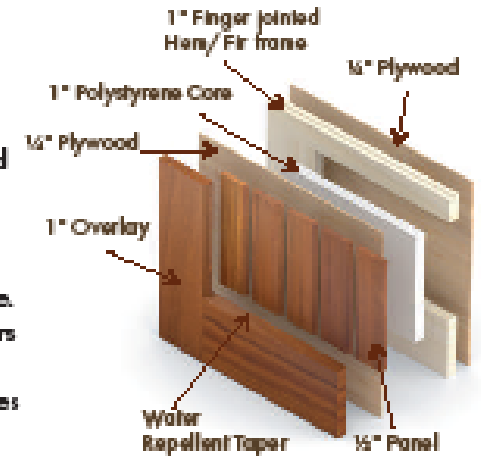
Please sign and date for approval:

Dimensions are Nominal. This door is a wood product. It must be painted or stained with the same number of coats of the same material on all 6 edges prior to installation otherwise warranty is void. Doors are factory sanded and must be sanded again prior to finishing.

Charles River CUSTOM SERIES

Built on a stout frame of Sitka Spruce and packed with 1" of polystyrene insulation, these custom models feature time-tested construction details. Overlays are affixed with industrial adhesive and screwed from the backside. No plugs, nails or fasteners show from the front. The beveled bottom rail ensures water runs off harmlessly. Its thoroughly engineered design produces the lightest, strongest and most weather resistant custom doors in the industry.

Warranty: 2 Years



Paint Grade

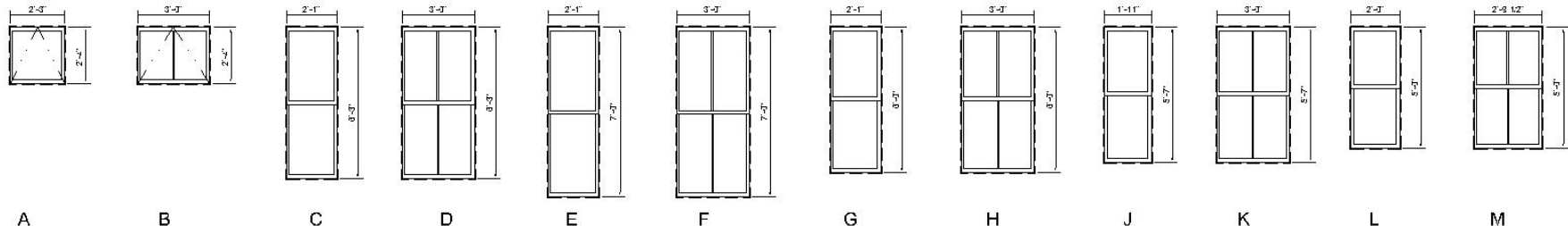
Extra, MDO

Stain Grade

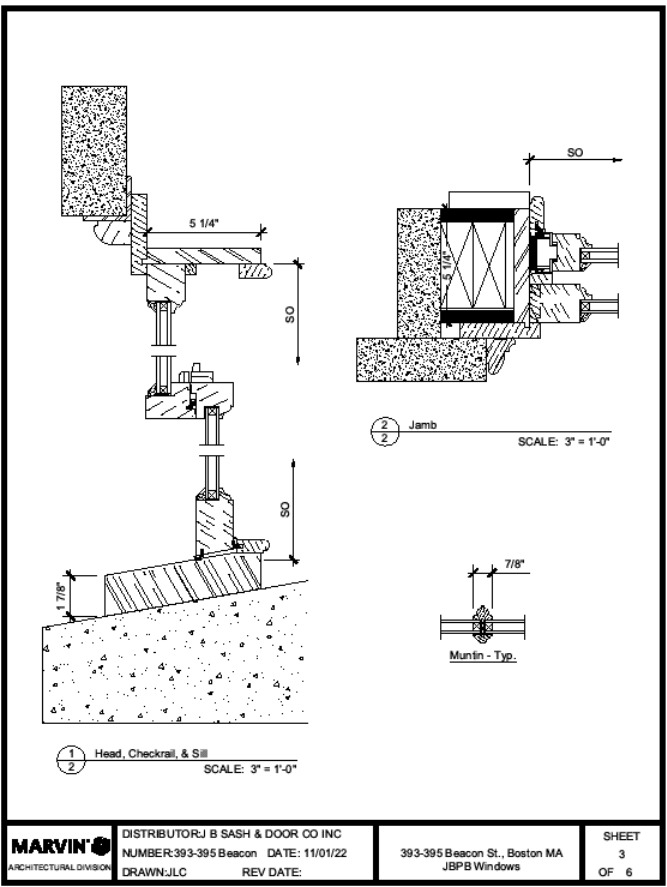
Doug Fir, Sapele, Spanish Cedar, Western Red Cedar and others

PROPOSED GARAGE DOOR

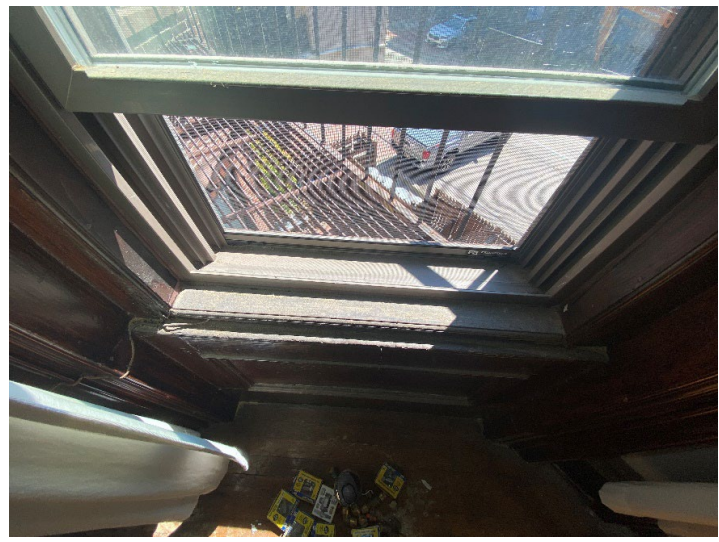
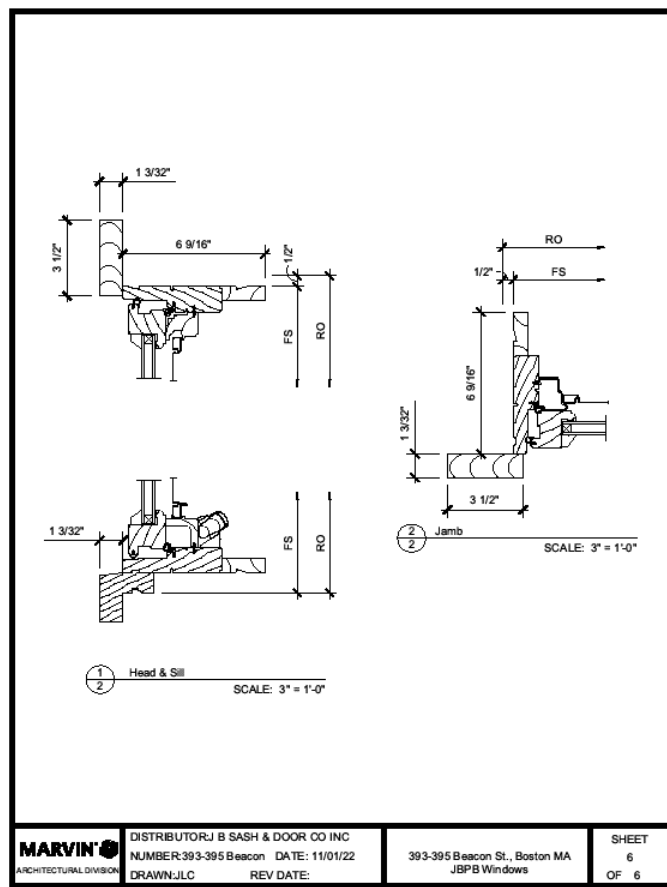
PROPOSED
WINDOWS & DOORS
LANDSCAPING
LIGHTING
FRONT ENTRY



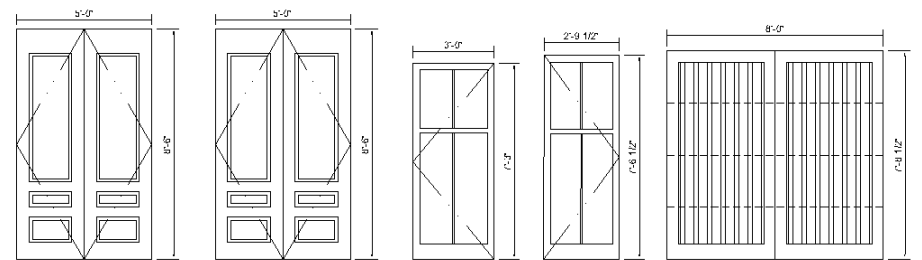
WINDOW TYPES



JB SASH PROPER BOSTONIAN WOOD WINDOW DETAILS



TYPICAL EXISTING ALUMINUM WINDOW

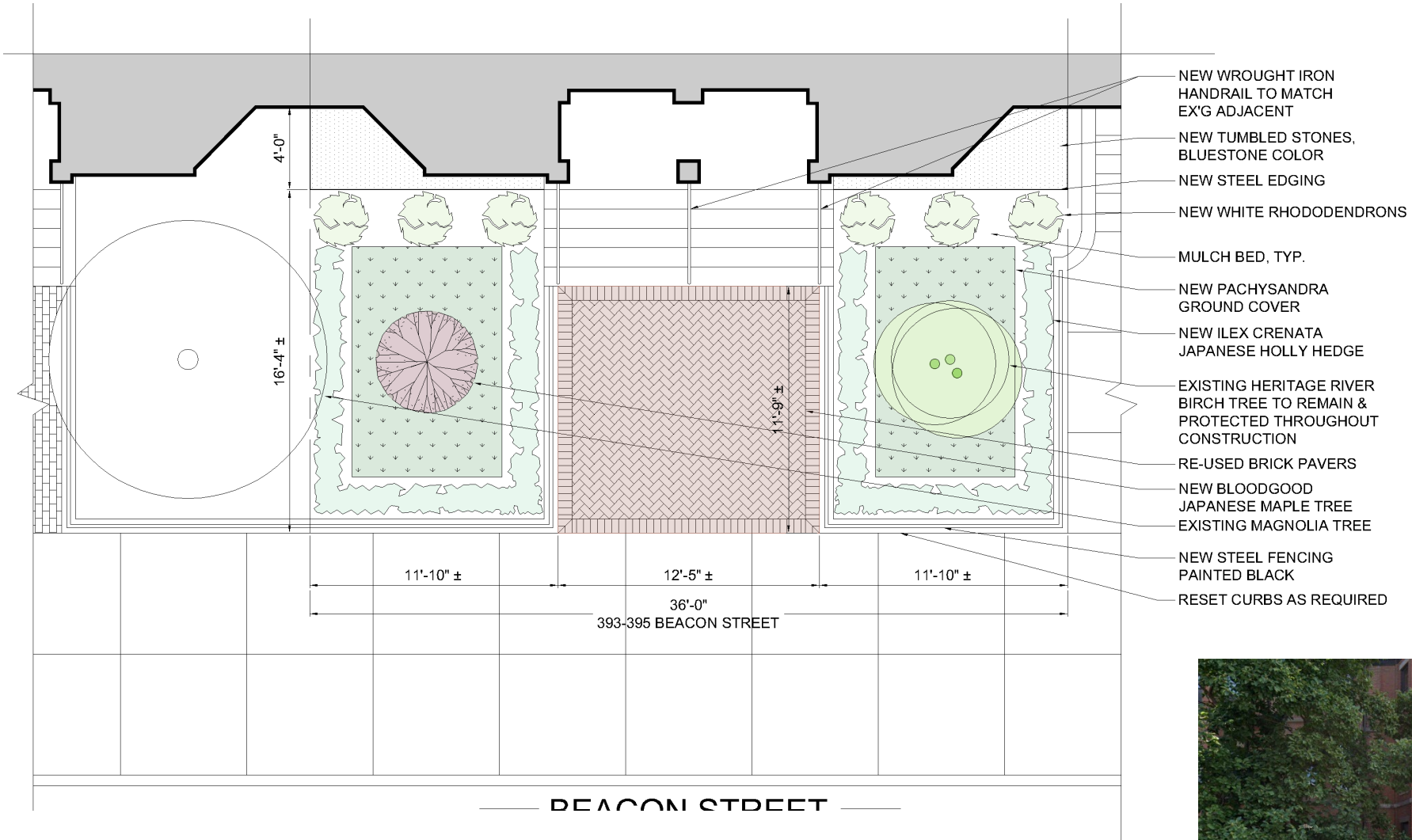


EXISTING FRONT DOOR ROOFTOP GARAGE ADDITION DOOR GARAGE ENTRY DOOR GARAGE DOOR

MARVIN ARCHITECTURAL DIVISION
 DISTRIBUTOR: J B SASH & DOOR CO INC
 NUMBER: 393-395 Beacon DATE: 11/01/22
 DRAWN: JLC REV DATE:
 393-395 Beacon St., Boston MA
 JBPB Windows
 SHEET 3 OF 6

MARVIN ARCHITECTURAL DIVISION
 DISTRIBUTOR: J B SASH & DOOR CO INC
 NUMBER: 393-395 Beacon DATE: 11/01/22
 DRAWN: JLC REV DATE:
 393-395 Beacon St., Boston MA
 JBPB Windows
 SHEET 6 OF 6

WINDOW & DOOR TYPES & DETAILS



DELAWARE VALLEY WHITE AZALEA



PACHYSANDRA



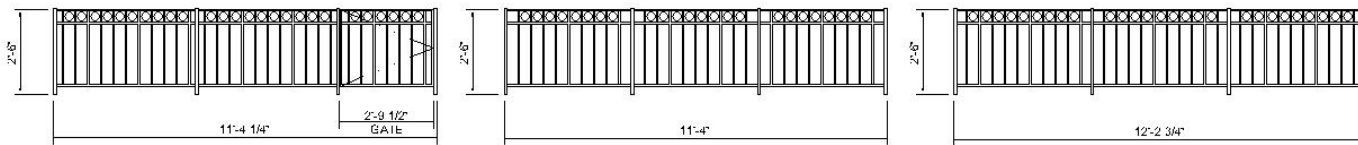
ILEX CRENATA JAPANESE HOLLY



BLOODGOOD JAPANESE MAPLE TREE



TUMBLED STONES

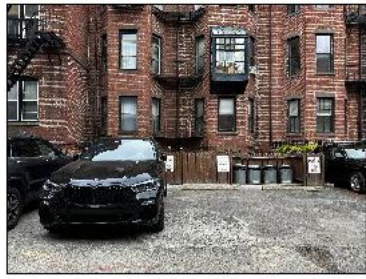


PROPOSED ORNAMENTAL FENCING TO MATCH EXISTING ADJACENT

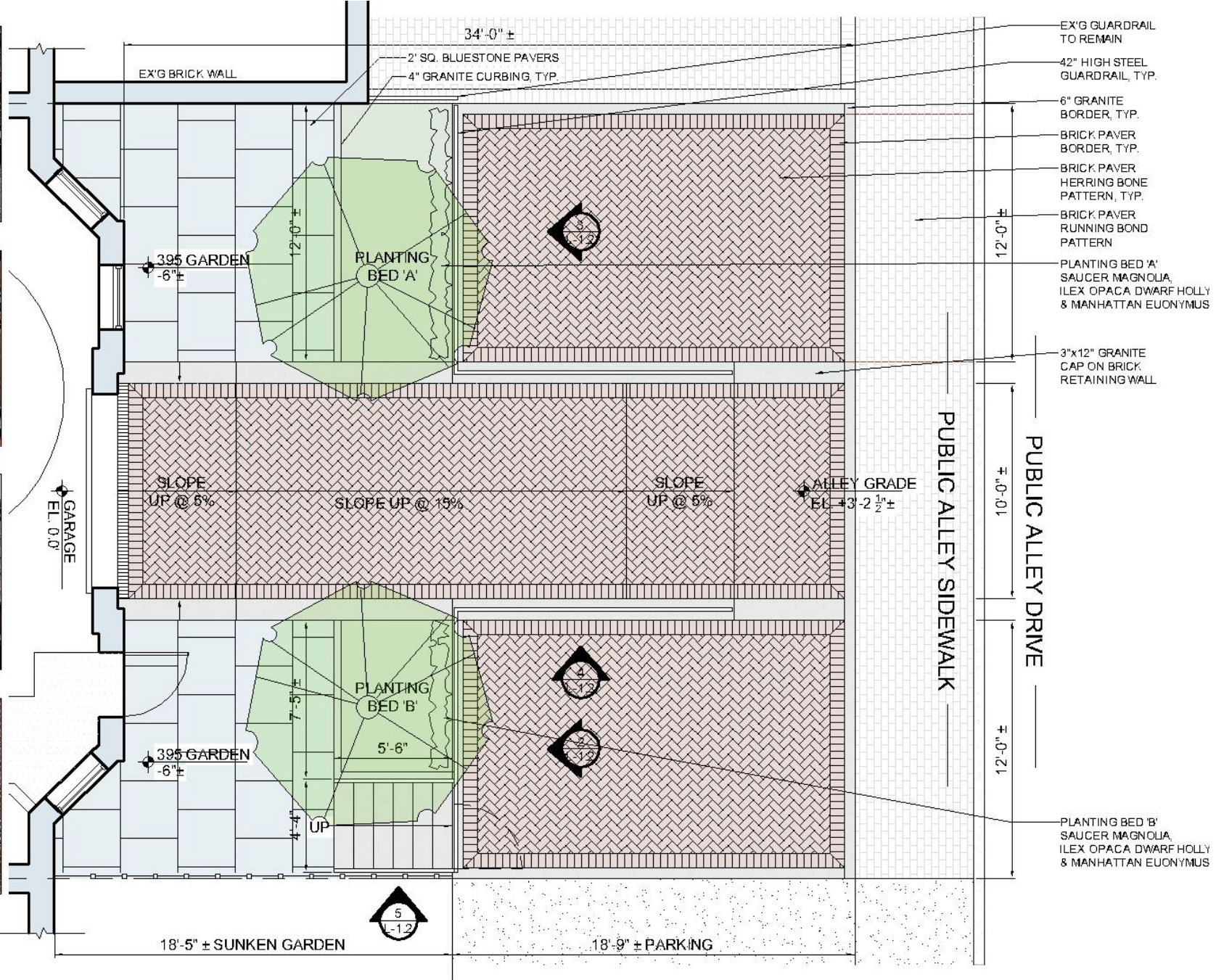


EXISTING FRONT GARDEN

PROPOSED FRONT GARDEN



REAR YARD EXISTING CONDITIONS



MANHATTAN EUONYMUS SHRUB

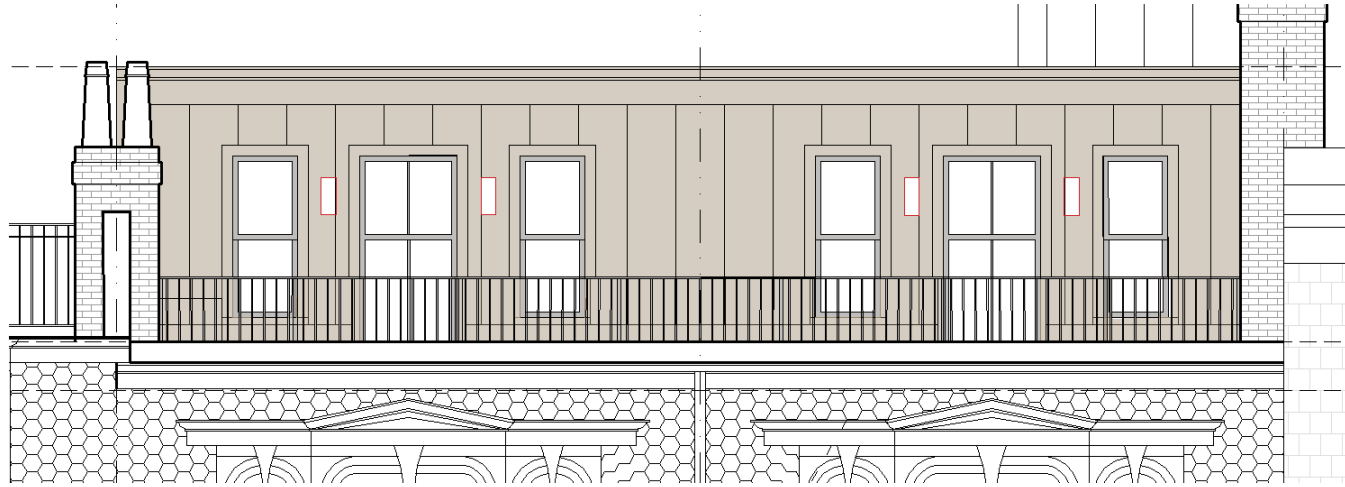


ILEX OPACA DWARF HOLLY SHRUB



SAUCER MAGNOLIA TREE
PROPOSED PLANTINGS

PROPOSED REAR YARD LANDSCAPE PLAN



ROOFTOP ADDITION PROPOSED LIGHTING



REAR GARDEN/GARAGE ENTRY LIGHTING



PRINCETON 2-LIGHT WALL SCONCE,
BRONZE FINISH
15.25" HIGH



EXISTING FRONT ENTRY



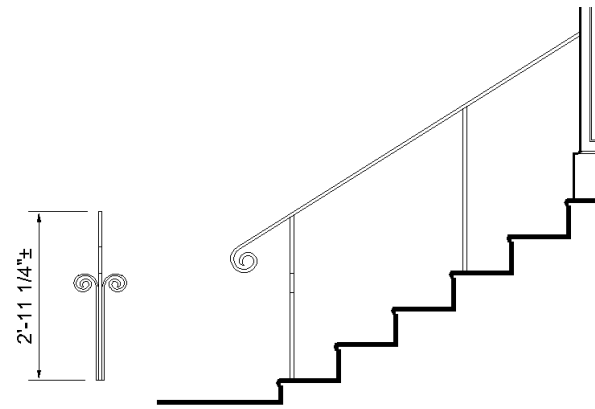
PROPOSED FRONT ENTRY



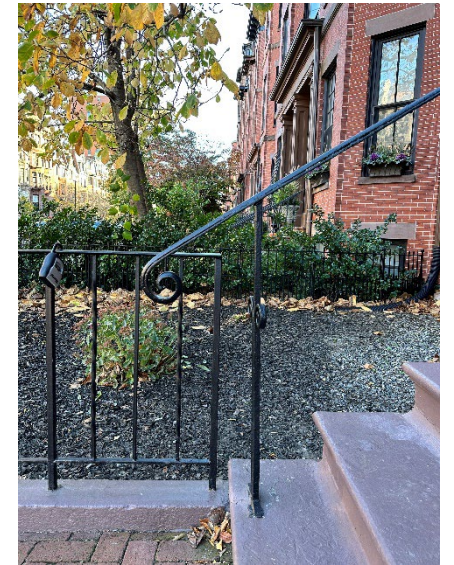
EXISTING DOOR AT 393 BEACON TO BE REPLICATED FOR 395 BEACON



HINKLEY PALMER MINI PENDANT BRONZE



EXISTING HANDRAIL TO BE REPLICATED FOR INSTALLATION CENTER OF STAIRS



EXISTING WROUGHT IRON HANDRAIL

PROPOSED FRONT ENTRY ALTERATIONS