

299/301
Newbury Street
Boston, MA



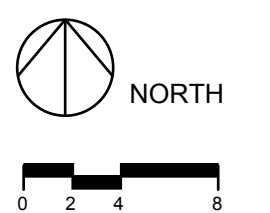
EXISTING NEWBURY STREET FACADE



EXISTING ALLEY FACADE



EXISTING ALLEY FACADE



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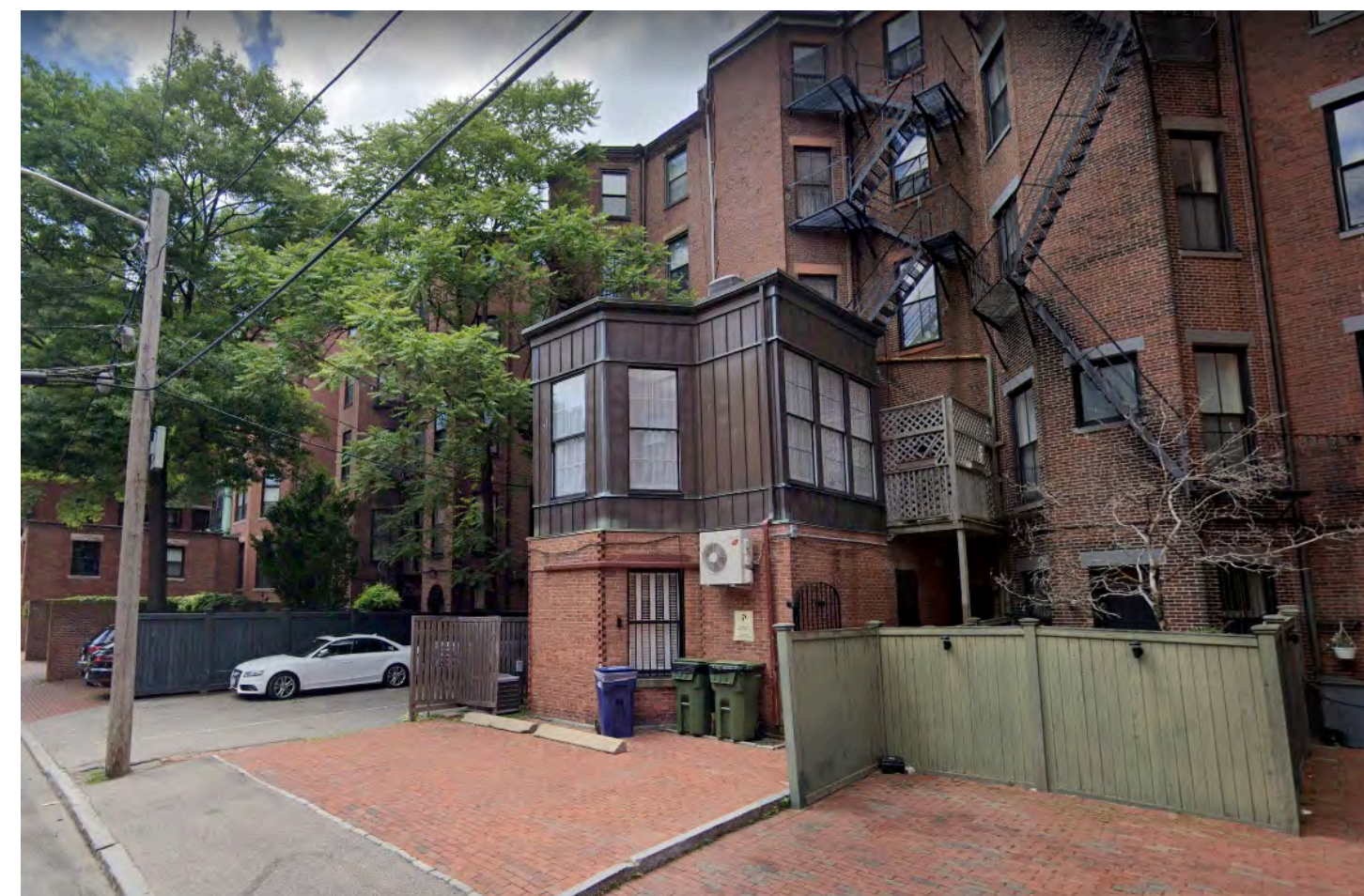
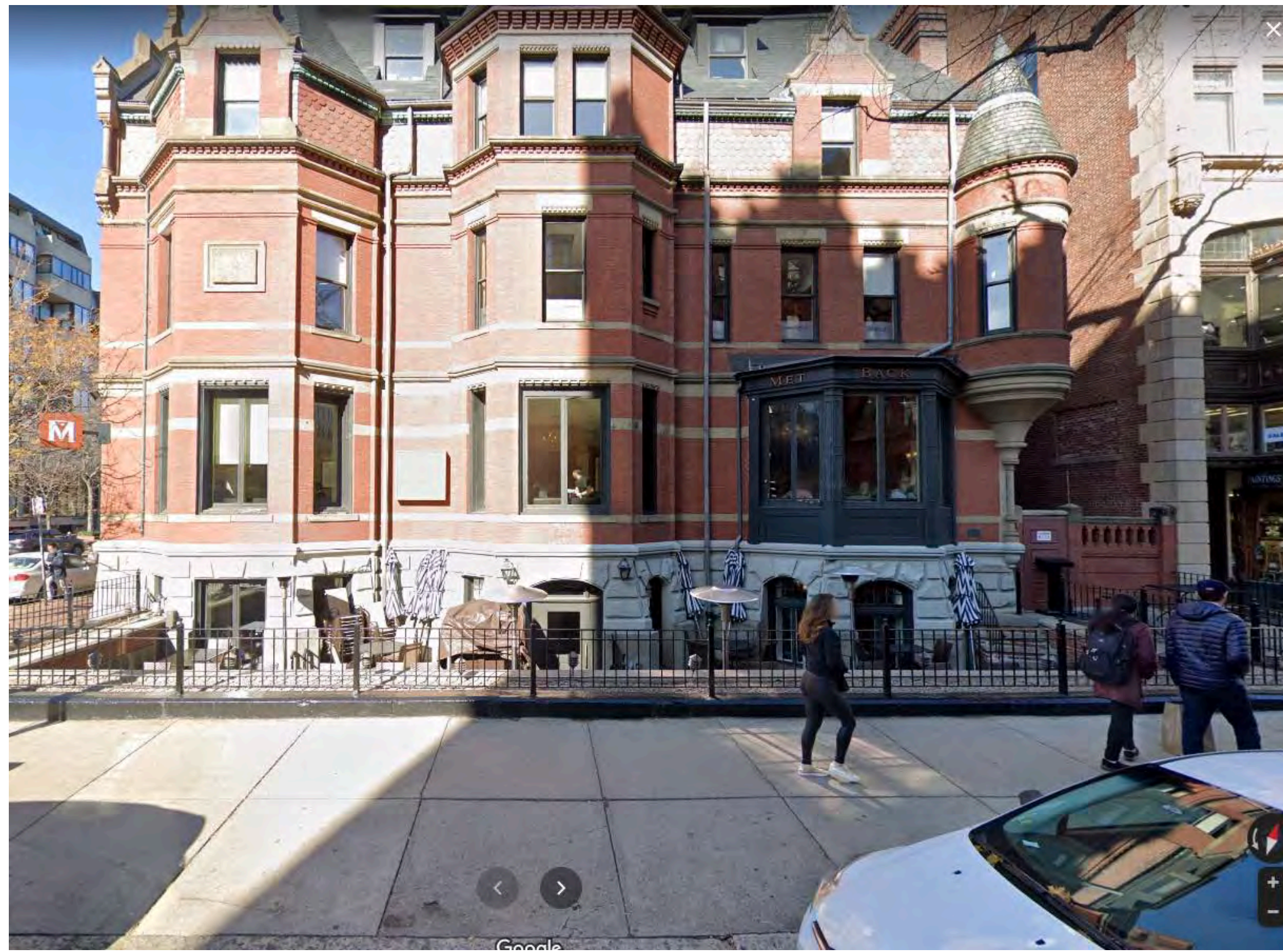
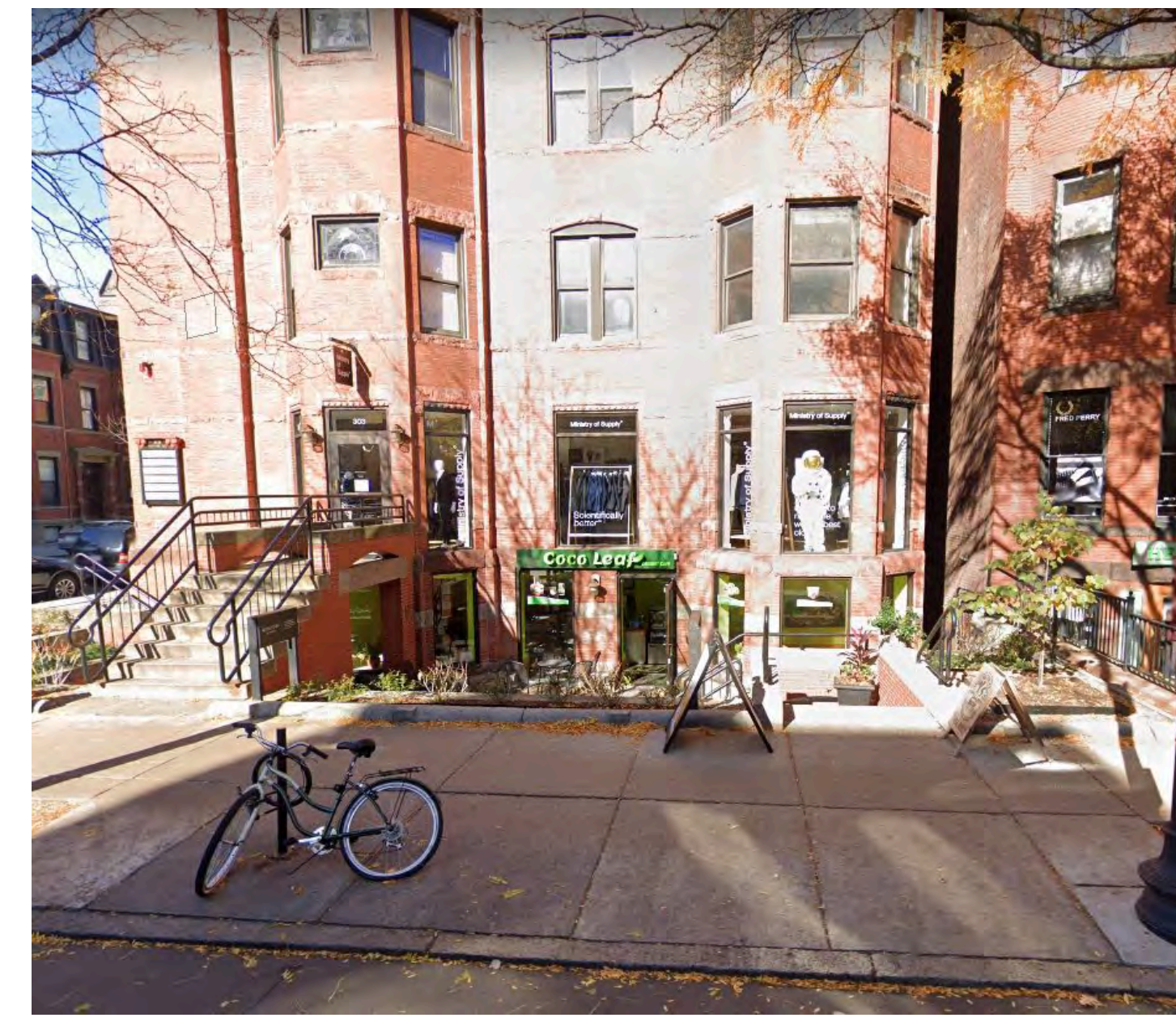


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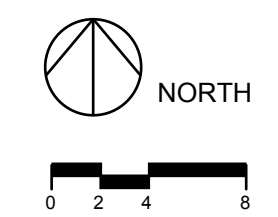
Job No.	
Drawn By	TT
CK'd By	TT
Date	07 FEBRUARY 2020
Revisions	
▲	

Existing
Photos

A-01



299/301
Newbury Street
Boston, MA



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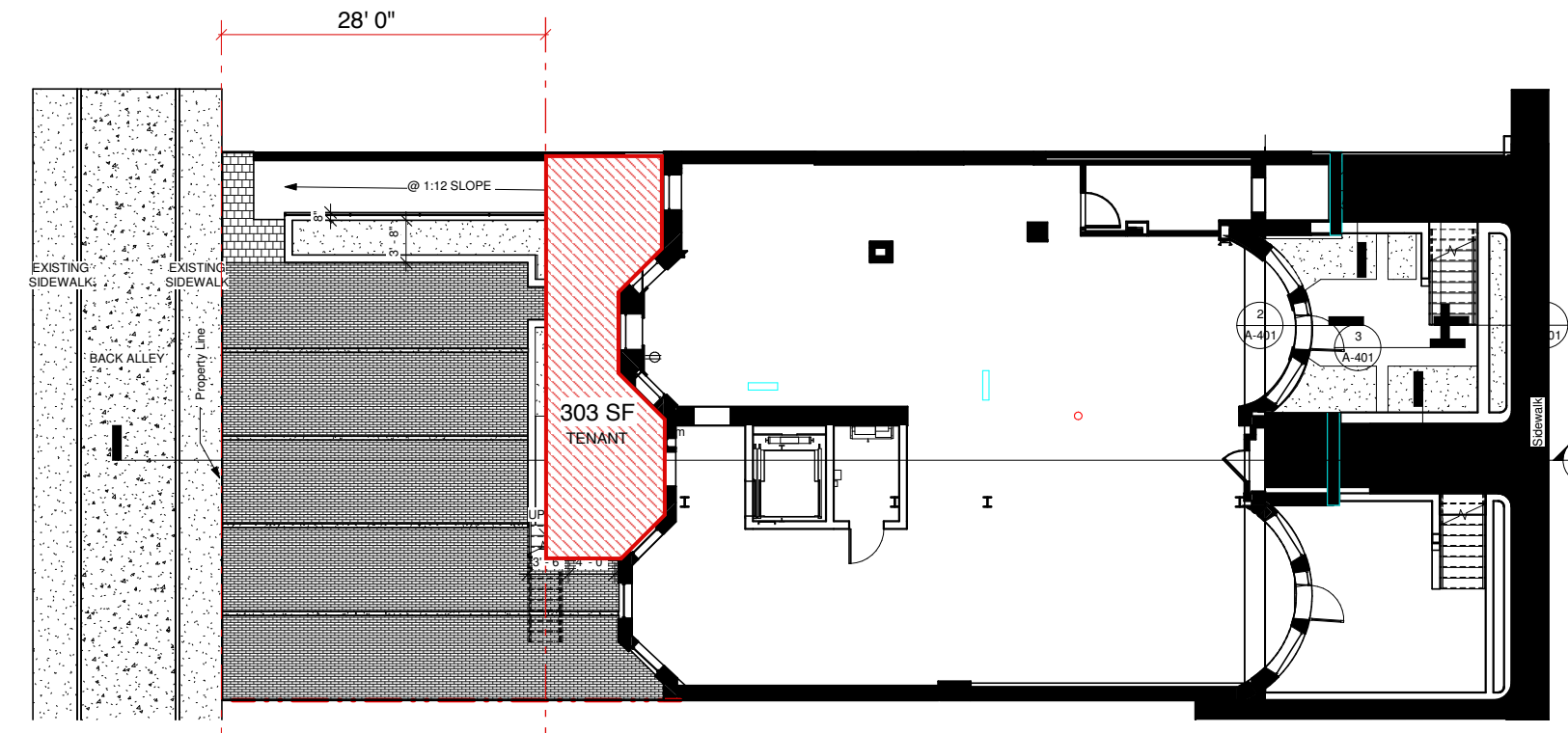
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Revisions	
▲	

Precedent
Photos

A-02

299/301
NEWBURY STREET

Boston, MA



1 00 GARDEN LEVEL PLAN OPT 2
1/8" = 1'-0"

Zoning

Zoning district = B-3-65
Nearest adjacent historic district = H-3-65

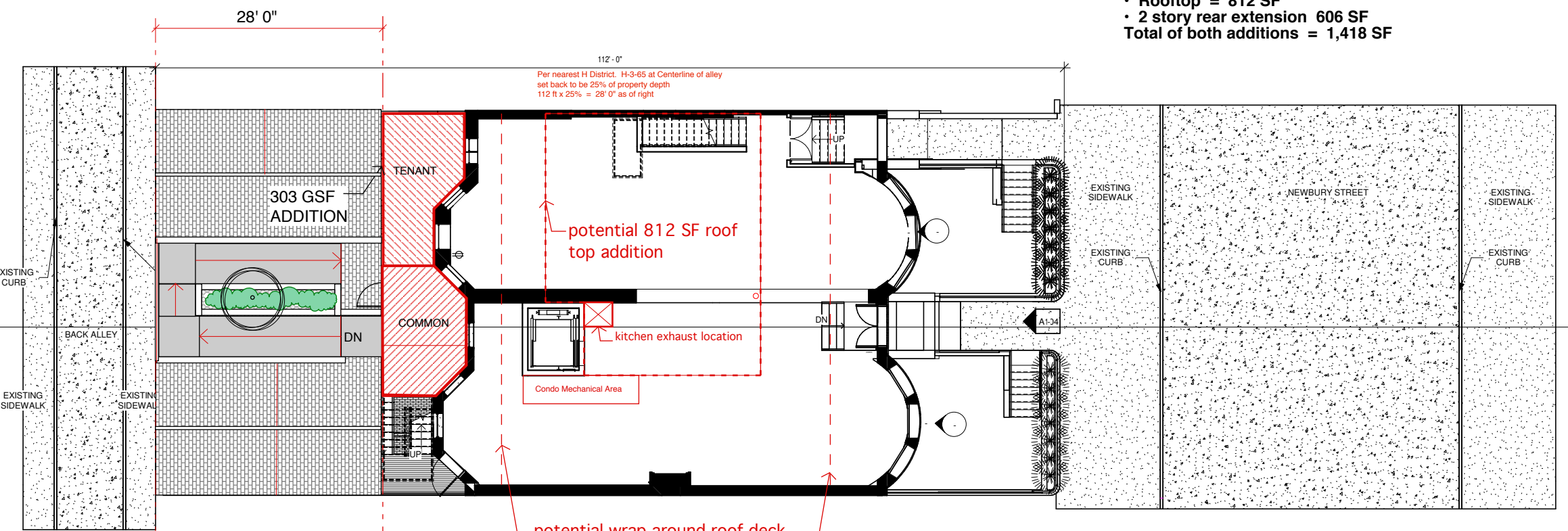
FAR = 3
Max height = 65' 0"

Setback to adhere to the closest/adjacent historic district = 25% of lot dept
• lot depth = 112' 0"
• 25% = 28' 0"

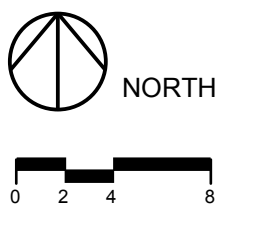
FAR = 3
Total lot area for both lots once combined = 5,264 SF
Total allowable square feet = 15,792 SF
• Existing gross building SF = ±13,127 SF
• Remaining area to add onto property = **2,665 SF**

Total area proposed for additions

• Rooftop = 812 SF
• 2 story rear extension 606 SF
Total of both additions = 1,418 SF



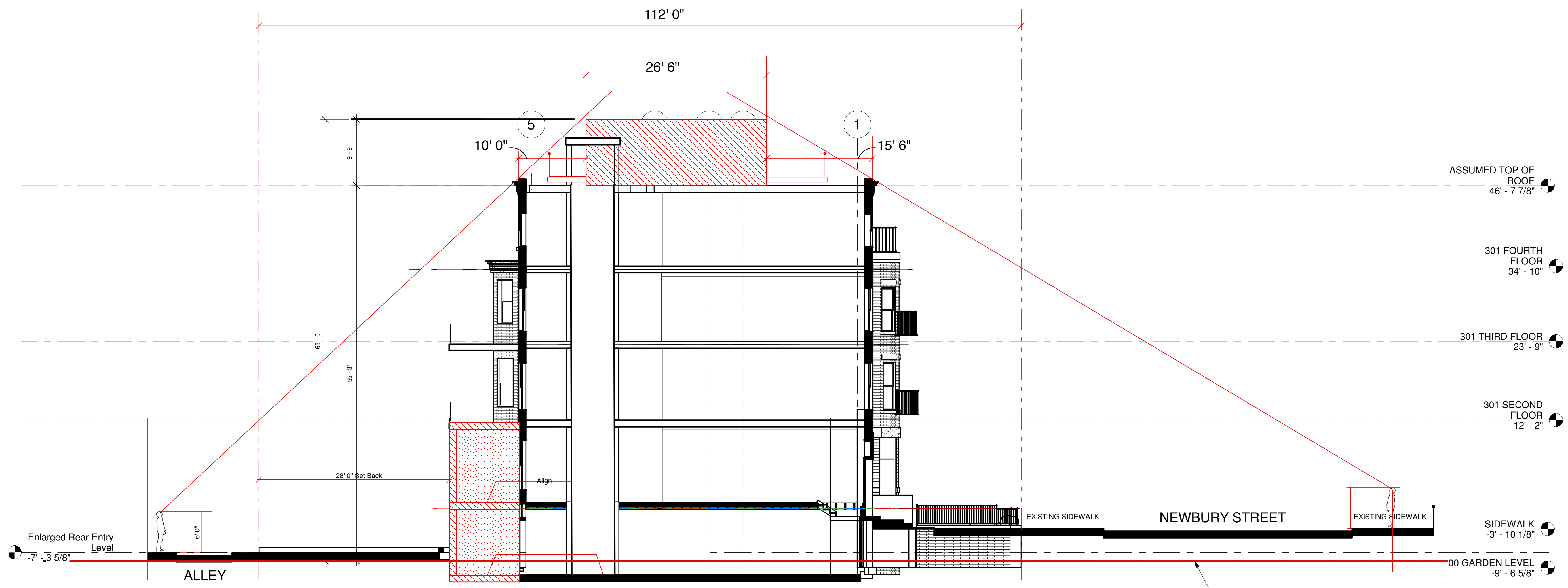
2 01 FIRST FLOOR PLAN OPT 2
1/8" = 1'-0"



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1 SECTION - SOUTH
1/8" = 1'-0"

Job No. #2014.67
Drawn By TT Ck'd By TT
Date 19 June 2014
Revisions

Rev	Description

ZONING & TRAJECTORY STUDY

A-1

299/301 Newbury St

Boston, MA

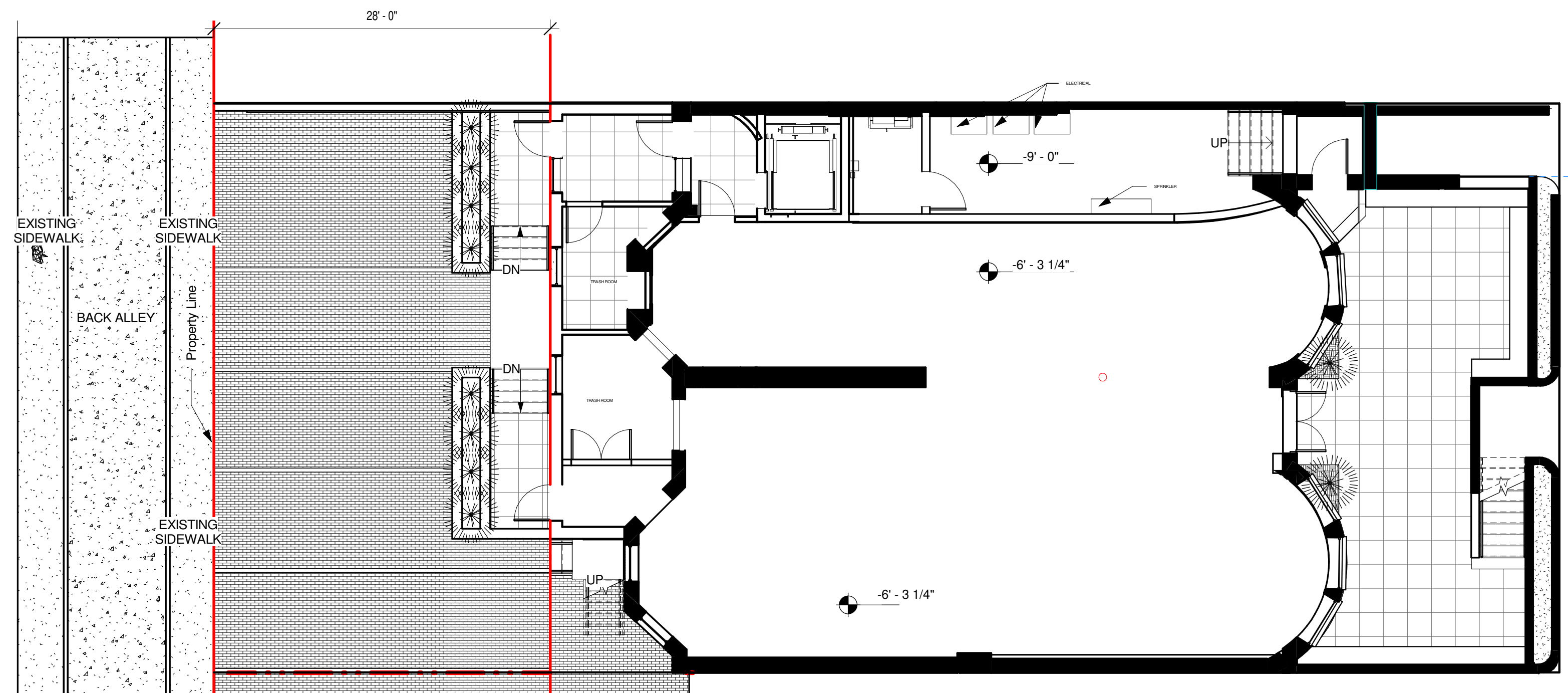
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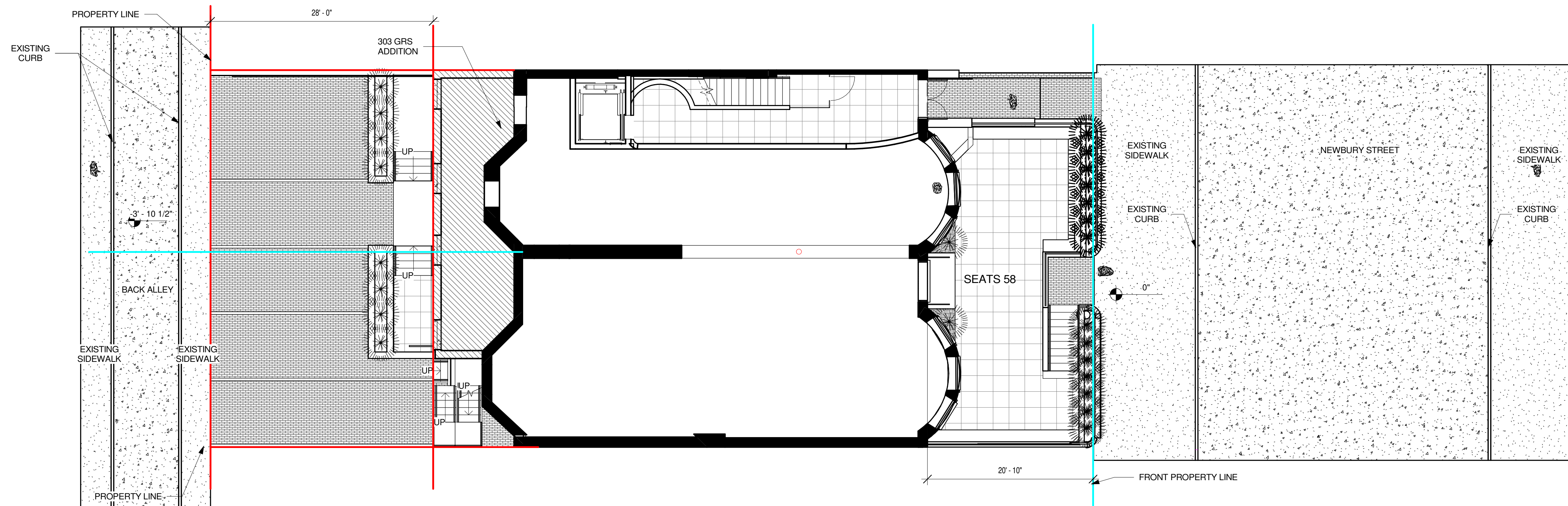


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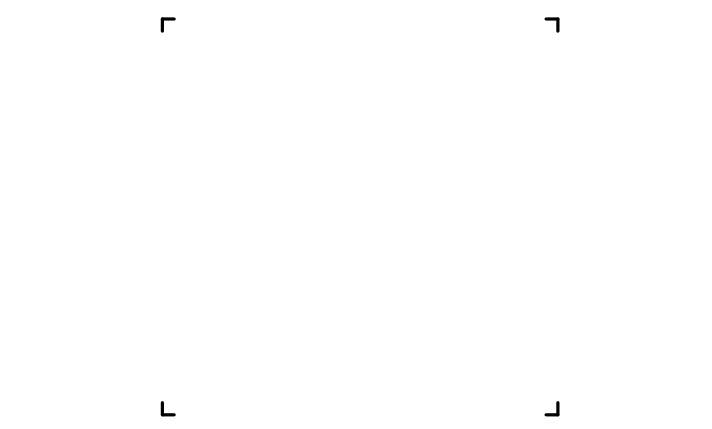
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1 00 GARDEN LEVEL PLAN OPT 2
1/8" = 1'-0"



2 01 FIRST FLOOR PLAN OPT 2
1/8" = 1'-0"



No.	Description	Date

Scale 1/8" = 1'-0"
Project Number 2020.32
Date 01/20/21
Drawn by JA
Checked by TT

A-2 INTERIOR SPACE PLAN OPT4

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Newbury St
Boston, MA

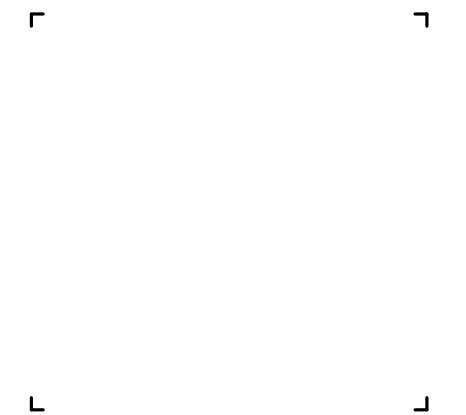
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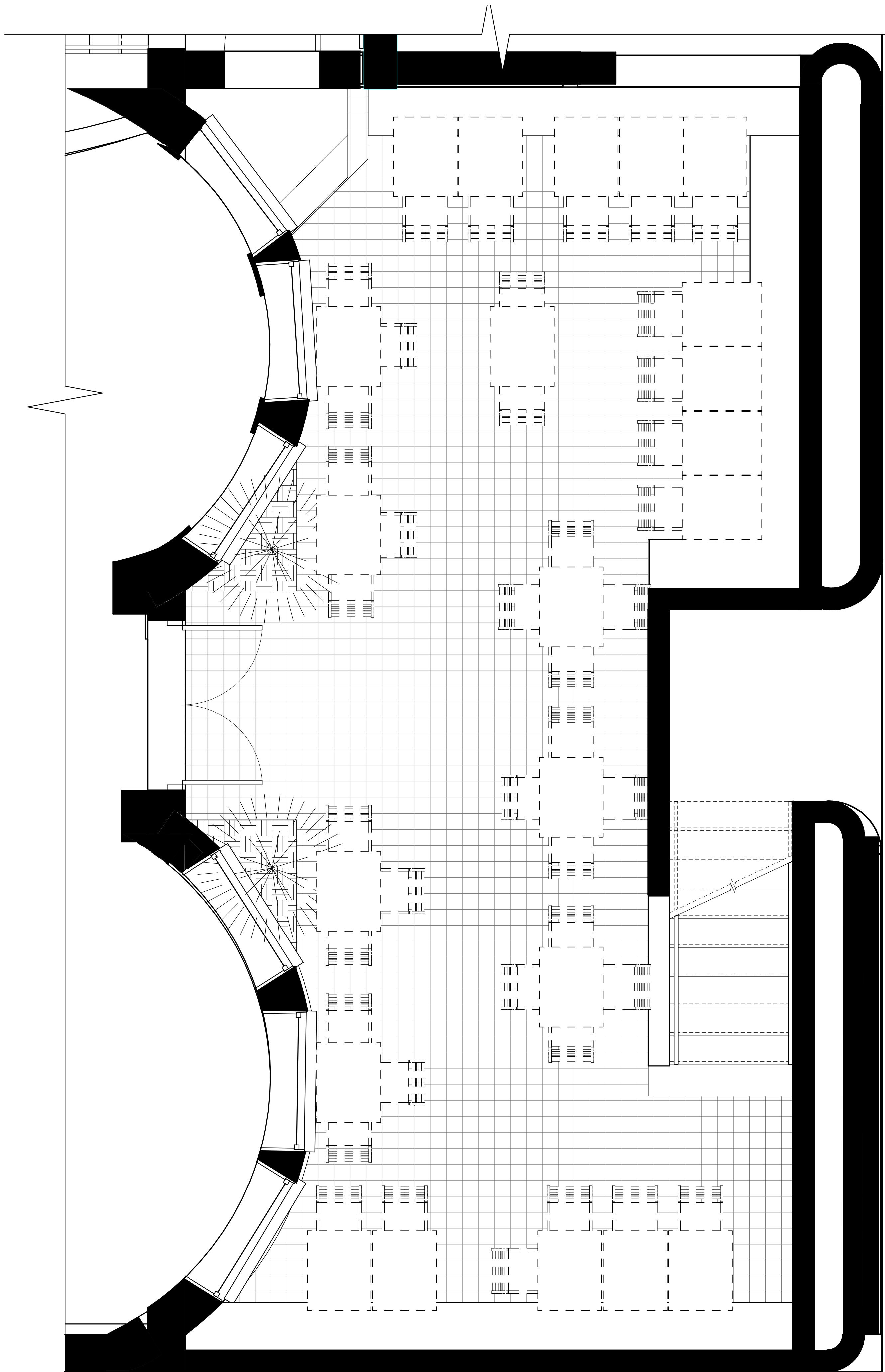
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No.	Description	Date

Scale 1/2" = 1'-0"
Project Number 2020.32
Date 01/20/21
Drawn by JA
Checked by TT

A-3
GARDEN LEVEL
SEATING PLAN OPT 2



1 00 GARDEN LEVEL SEATING PLAN
OPTION 2
1/2" = 1'-0"

Sidewalk



2 3D VIEW - 299-301 VIEW 4

299/301
Newbury St
Boston, MA

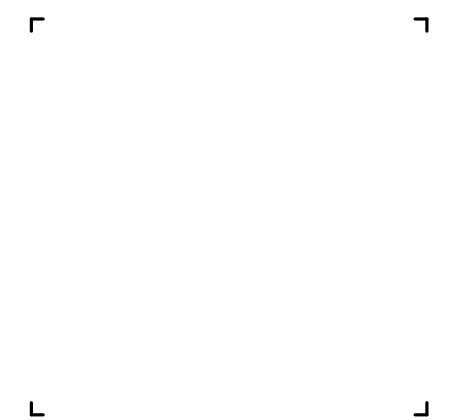
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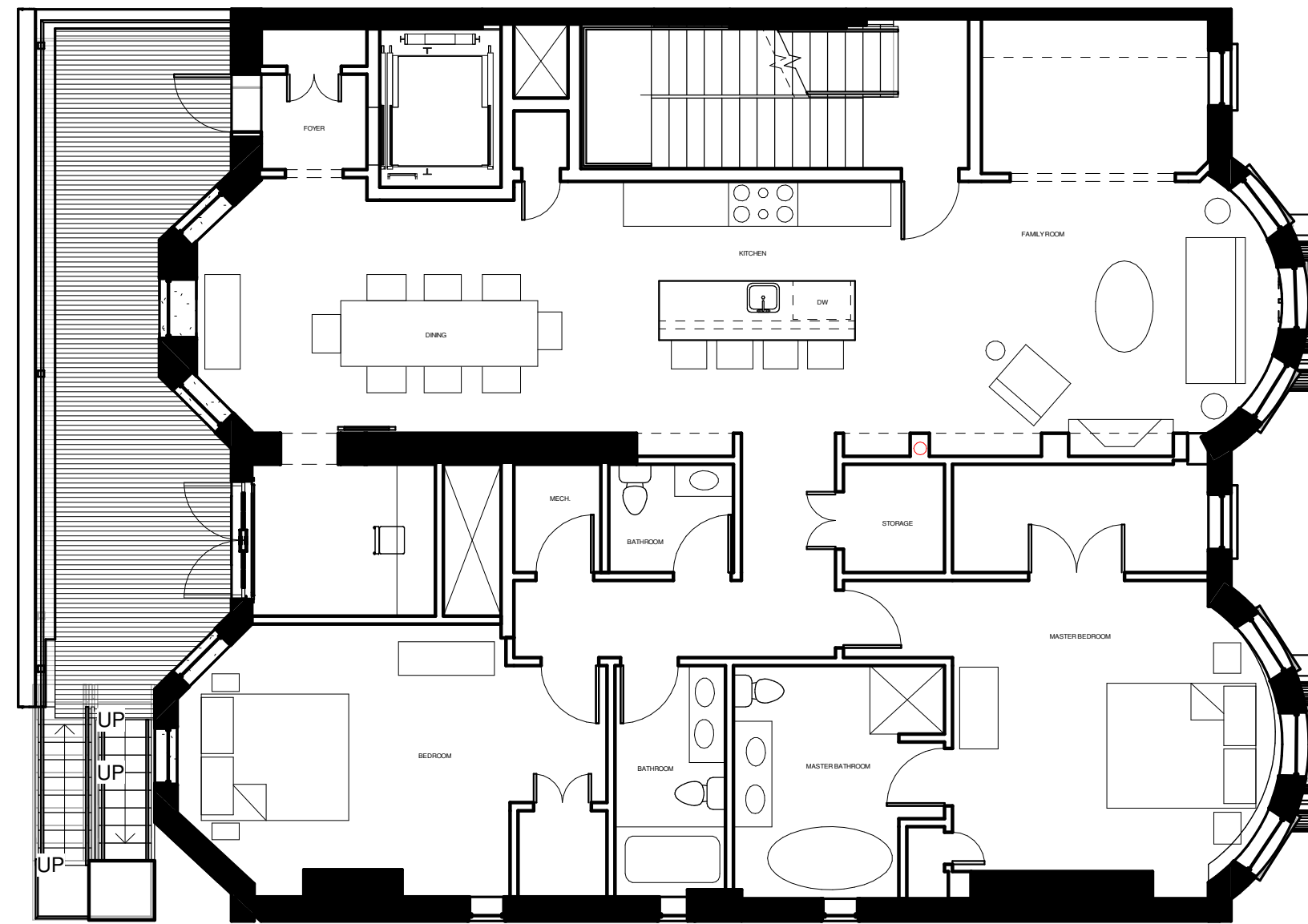
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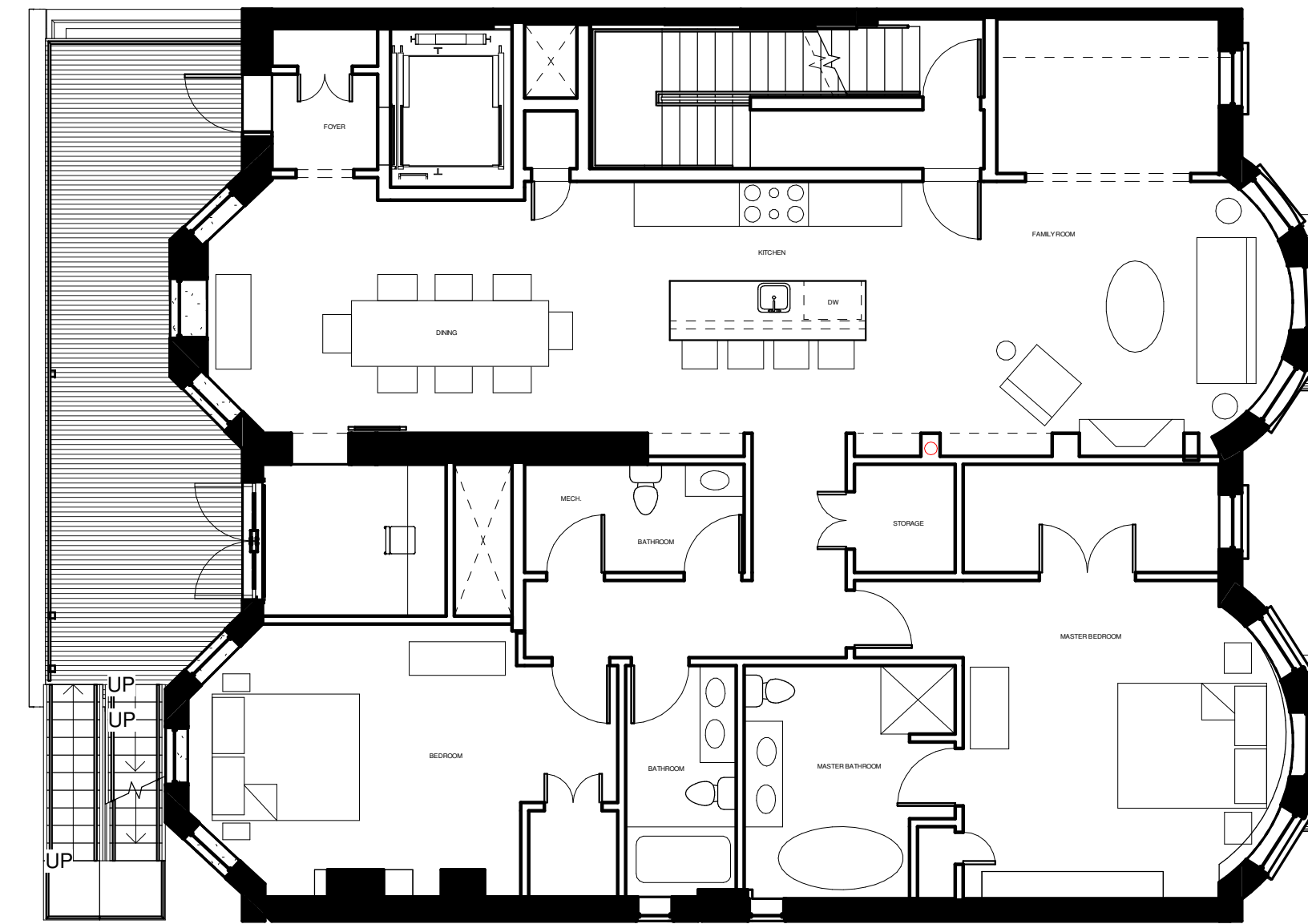
No.	Description	Date

Scale	1/8" = 1'-0"
Project Number	2020.32
Date	01/20/21
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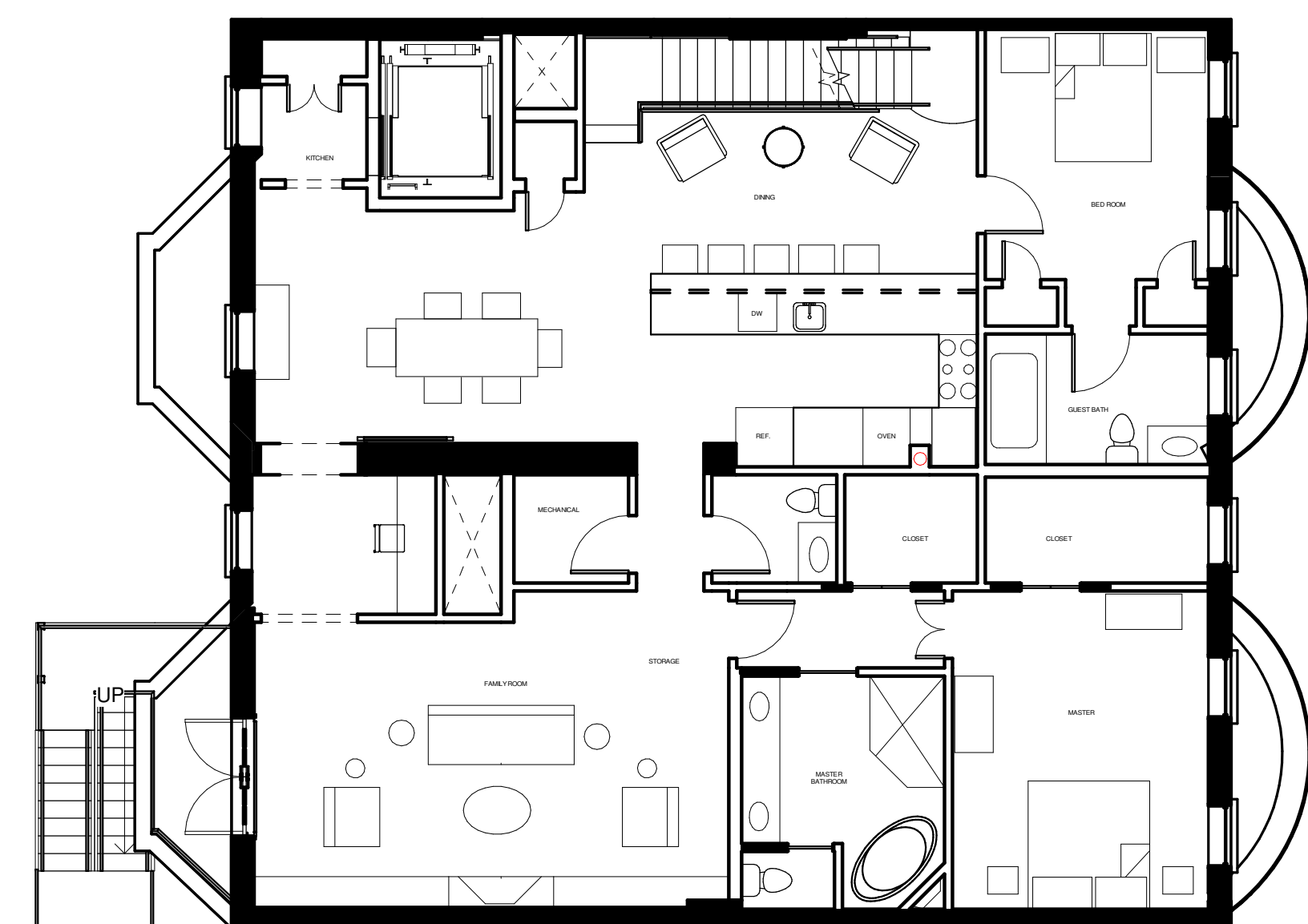
A-4
INTERIOR SPACE PLAN
OPT 4



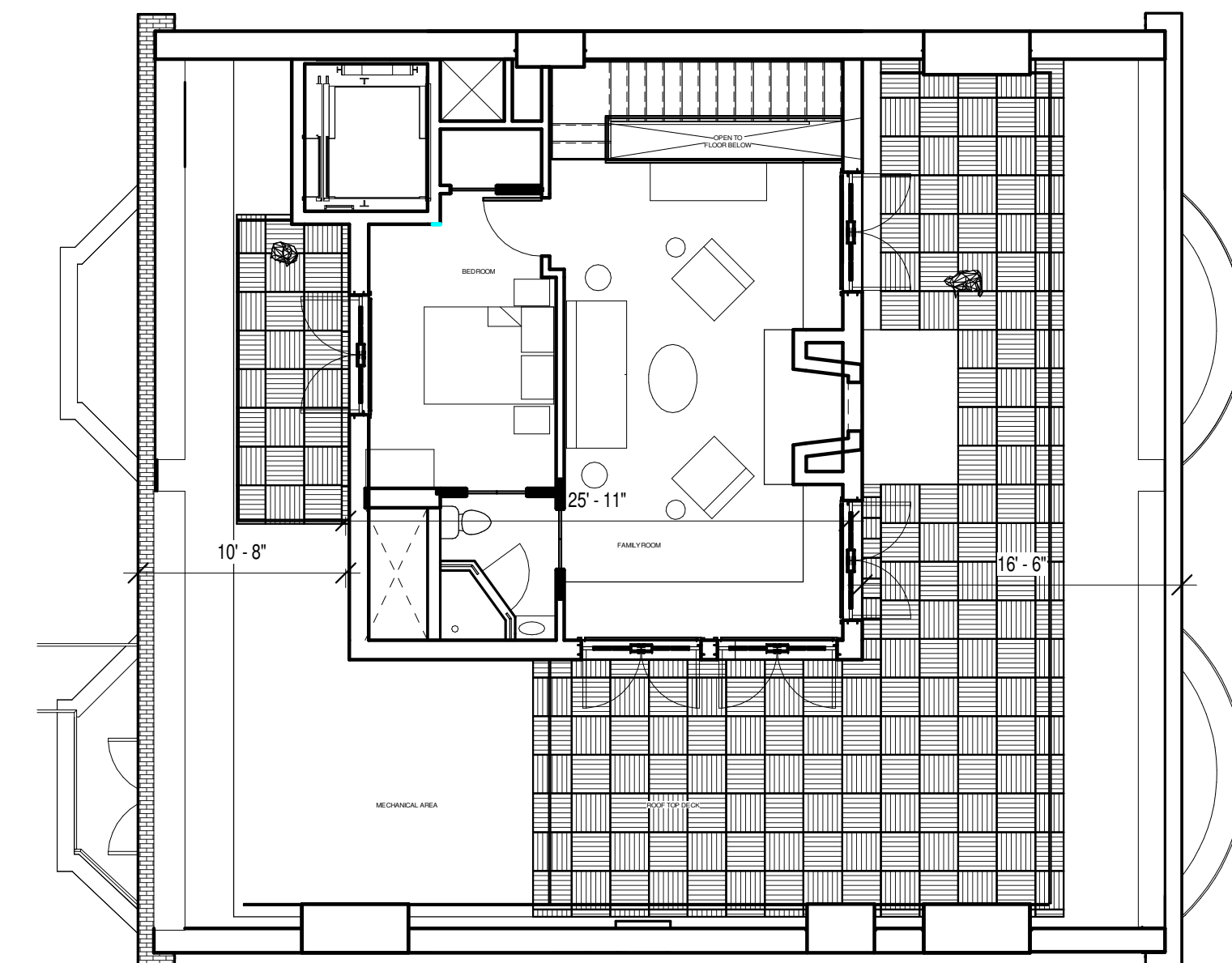
1 02 SECOND FLOOR PLAN OPT 2
1/8" = 1'-0"



2 03 THIRD FLOOR PLAN OPT 2
1/8" = 1'-0"



3 04 FOURTH FLOOR PLAN OPT 2
1/8" = 1'-0"



4 05 ROOF PLAN
1/8" = 1'-0"

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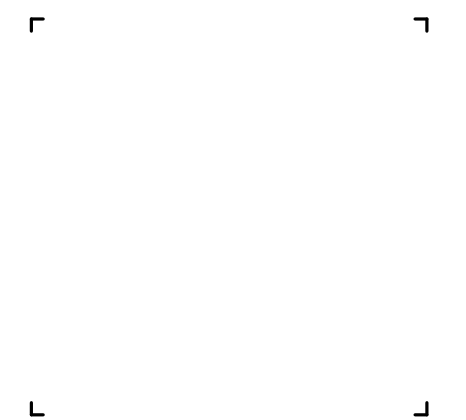
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No.	Description	Date

Scale
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Date 01/20/21
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A-6
REAR FACADE 3D
VIEWS



2 3D VIEW - EXISTING REAR FACADE



1 3D VIEW - PROPOSED REAR FACADE

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Scale 1/4" = 1'-0"
Project Number 2020.32
Date 01/20/21
Drawn by Author
Checked by Checker

A-7
NORTH ELEVATION



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

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



1 EXISTING 299 ENTRANCE
1/8" = 1'-0"



2 PROPOSED 299 ENTRANCE
1/8" = 1'-0"



3 EXISTING FACADE
1/8" = 1'-0"



4 PROPOSED FACADE
1/8" = 1'-0"

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No.	Description	Date

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Date 01/20/21
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Checked by TT

A-9
PROPOSED
RENDERING