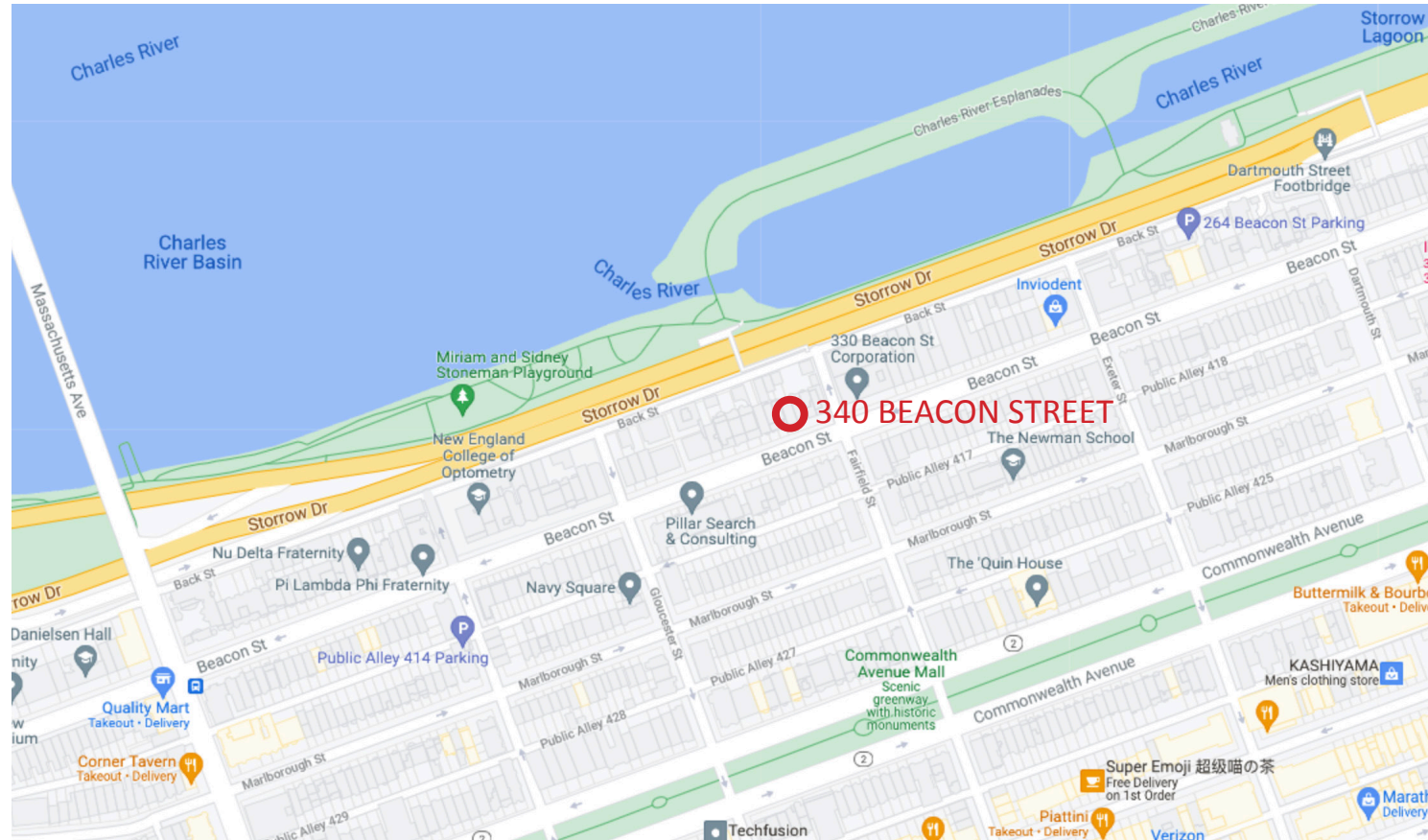




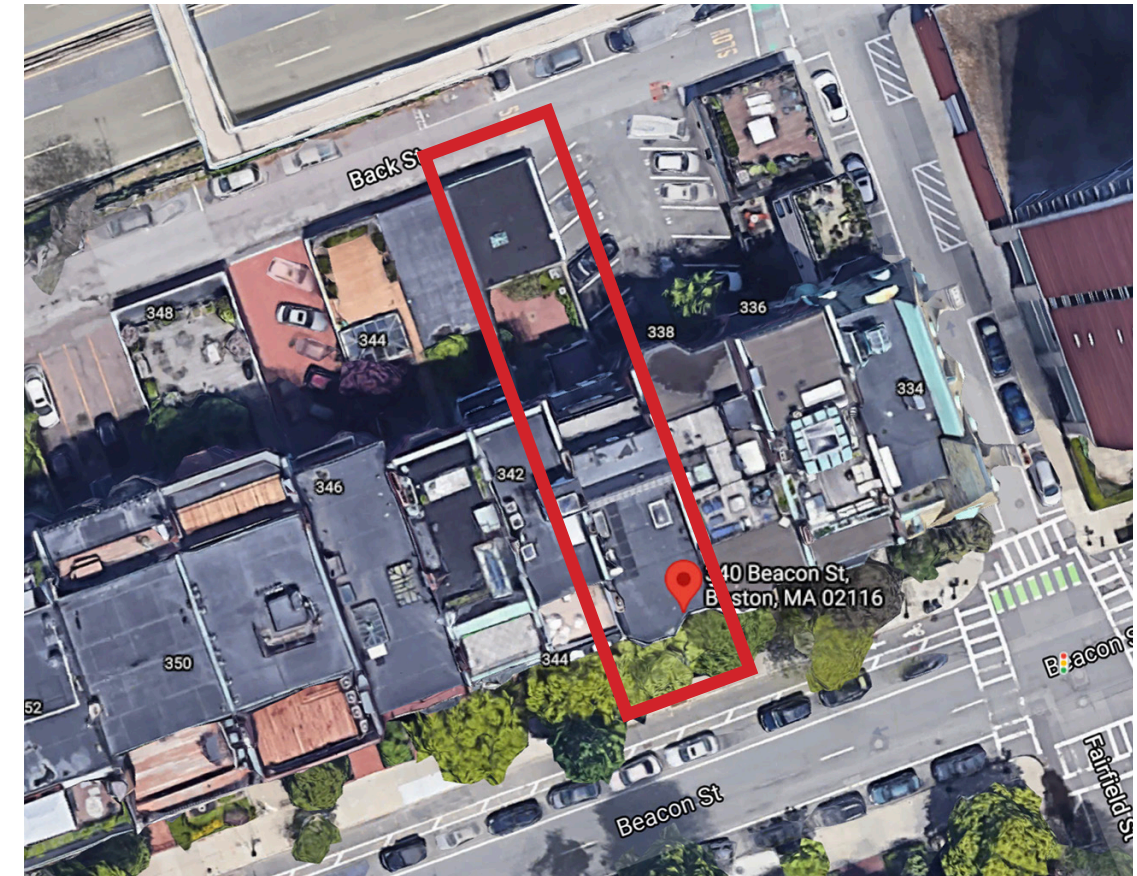
NEIGHBORHOOD ASSOCIATION OF THE BACK BAY

340 BEACON STREET, UNIT 1
BOSTON, MA 02115

340 BEACON STREET
2 NOVEMBER 2021
CATHERINE TRUMAN ARCHITECTS



340 BEACON - SITE MAP



340 BEACON - AERIAL PHOTO

SITE LOCATION

340 BEACON STREET
2 NOVEMBER 2021

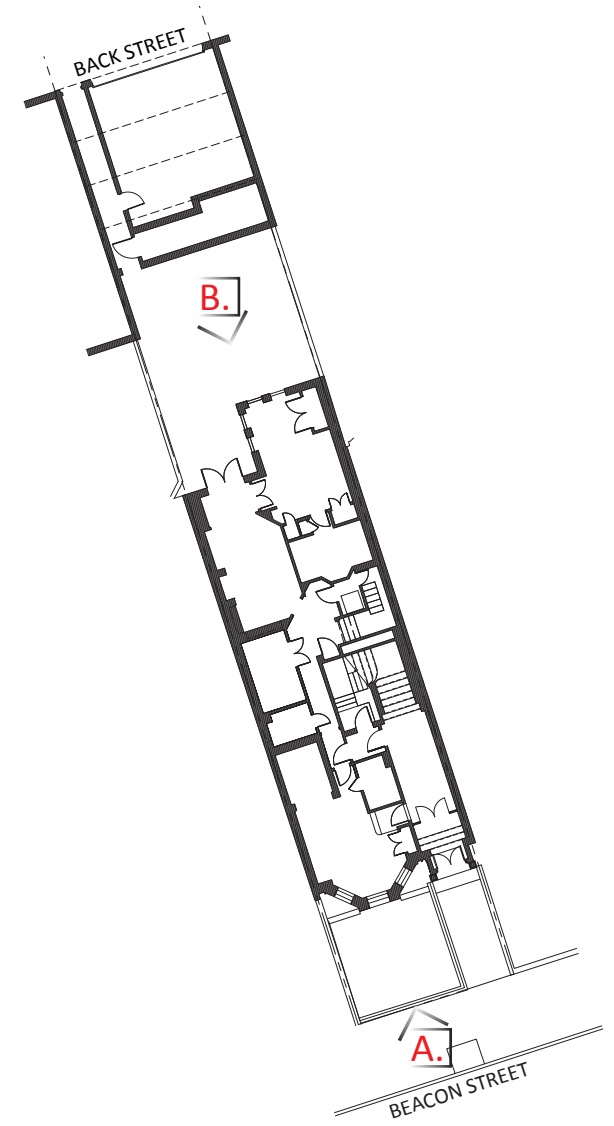
CATHERINE TRUMAN ARCHITECTS



A. SOUTH FACADE - NO PROPOSED WORK TO UNIT 1
(FIRST FLOOR LEVEL AND COURTYARD LEVEL)



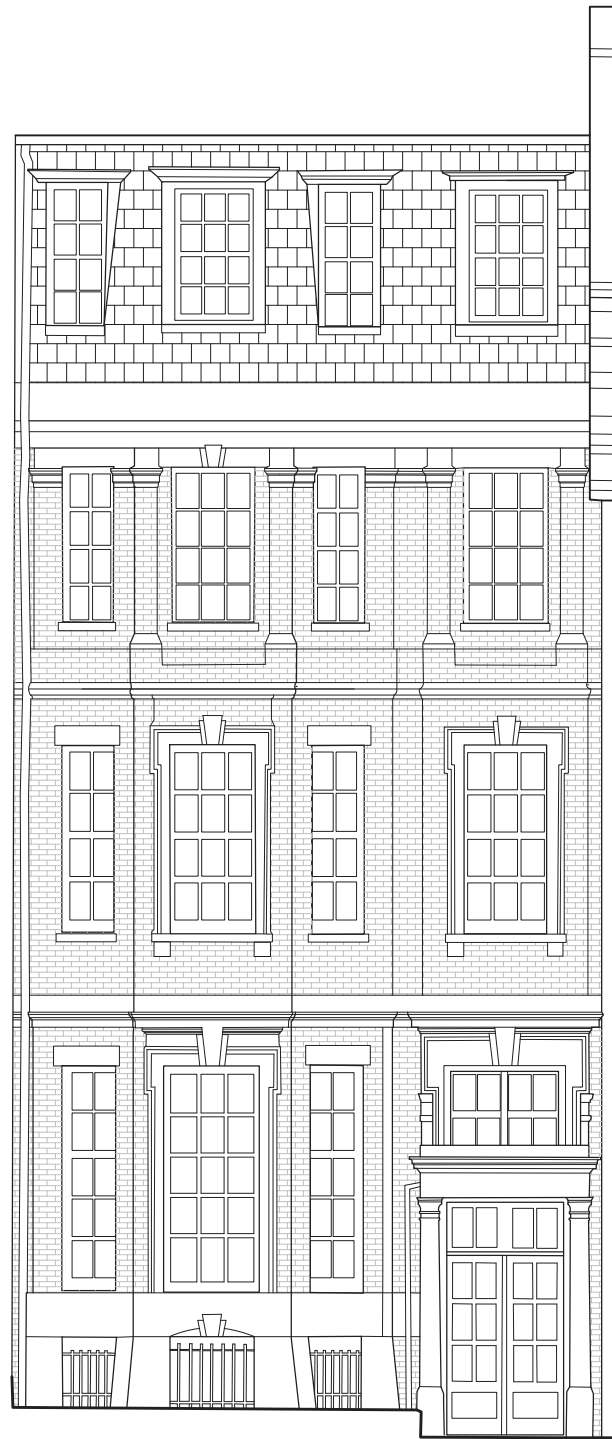
B. NORTH FACADE - PROPOSED WORK TO UNIT 1
(FIRST FLOOR LEVEL AND COURTYARD LEVEL)



EXISTING BUILDING ELEVATIONS

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2 NOVEMBER 2021

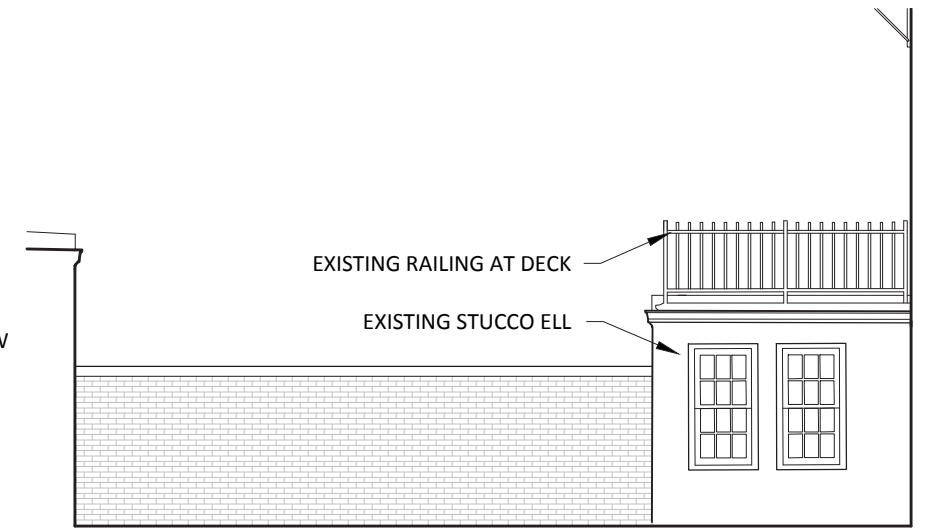
CATHERINE TRUMAN ARCHITECTS



SOUTH FACADE - BEACON STREET -
NO PROPOSED WORK
SHOWN FOR CONTEXT ONLY



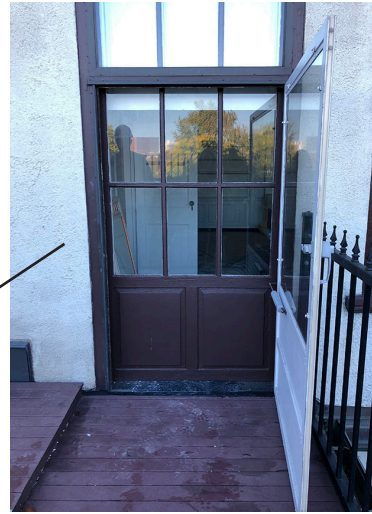
NORTH FACADE - SOME VISIBILITY FROM BACK STREET



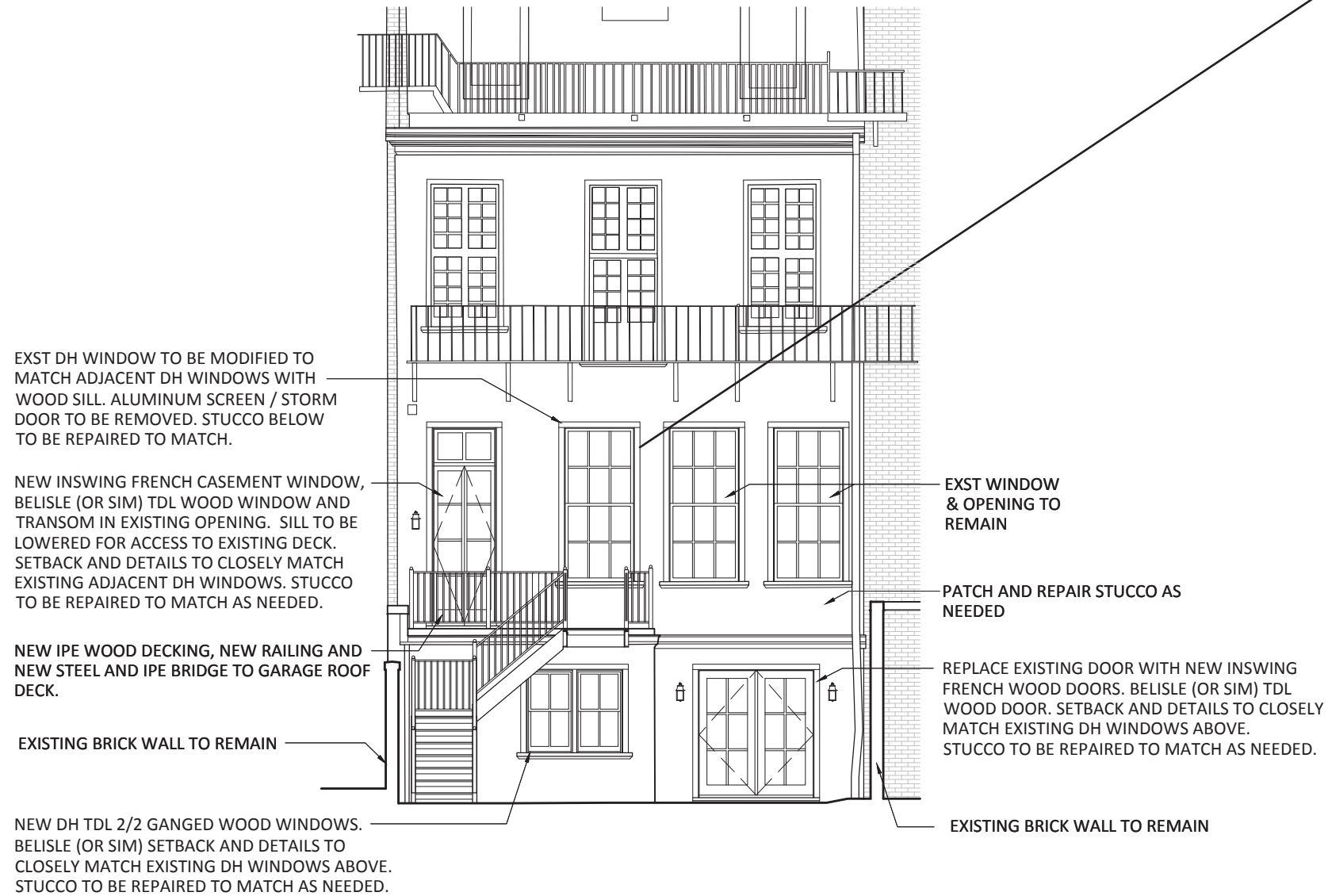
EXISTING WEST ELEVATION AT COURTYARD

- EXISTING LEADED GLASS CASEMENT WINDOW.
- DH WOOD WINDOW WITH ALUMINUM STORM DOOR
- EXISTING RAILING AT DECK
- EXISTING BRICK WALL
- DH WOOD WINDOWS
- DH WOOD WINDOW WITH WOOD SILL
- STUCCO FINISH
- EXISTING BRICK WALL
- EXISTING RAILING AT DECK
- EXISTING STUCCO ELL
- INSWING WOOD DOOR

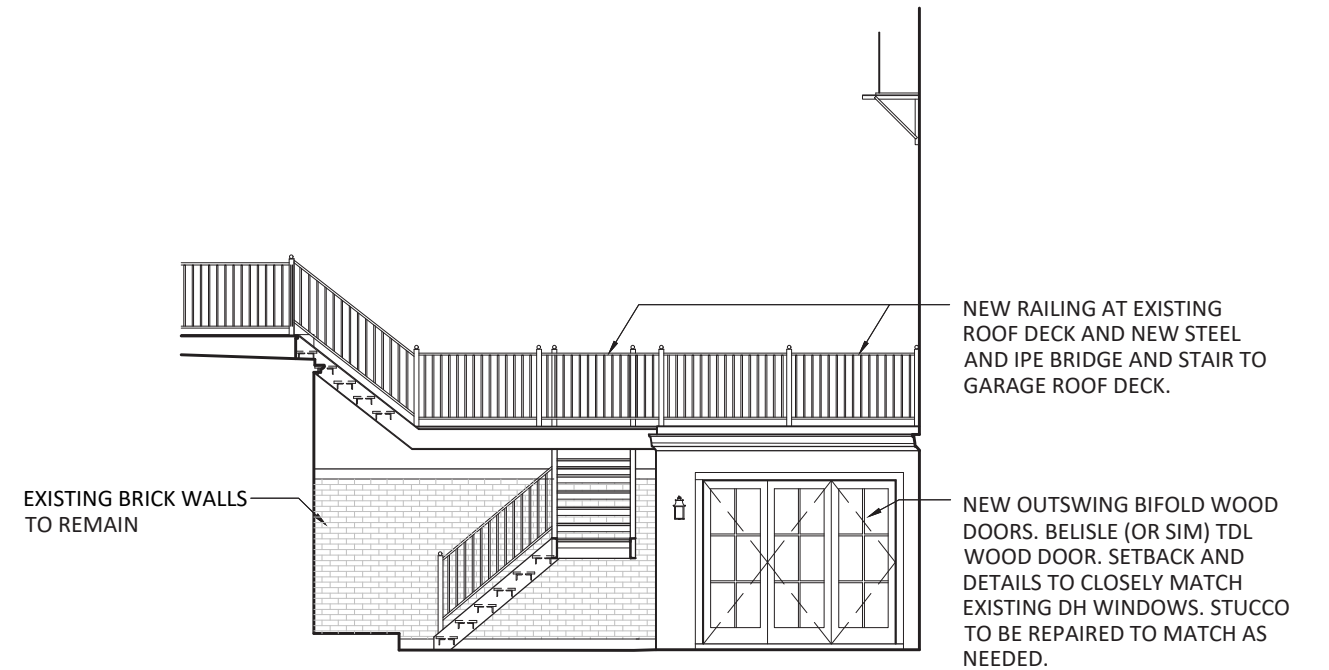
SCALE: 1/8" = 1'-0"
EXISTING BUILDING ELEVATIONS



REMOVE ALUMINUM SCREEN DOOR AND
FIX AND RESTORE EXISTING DOUBLE-HUNG WINDOW



NORTH COURTYARD FACADE



WEST COURTYARD FACADE

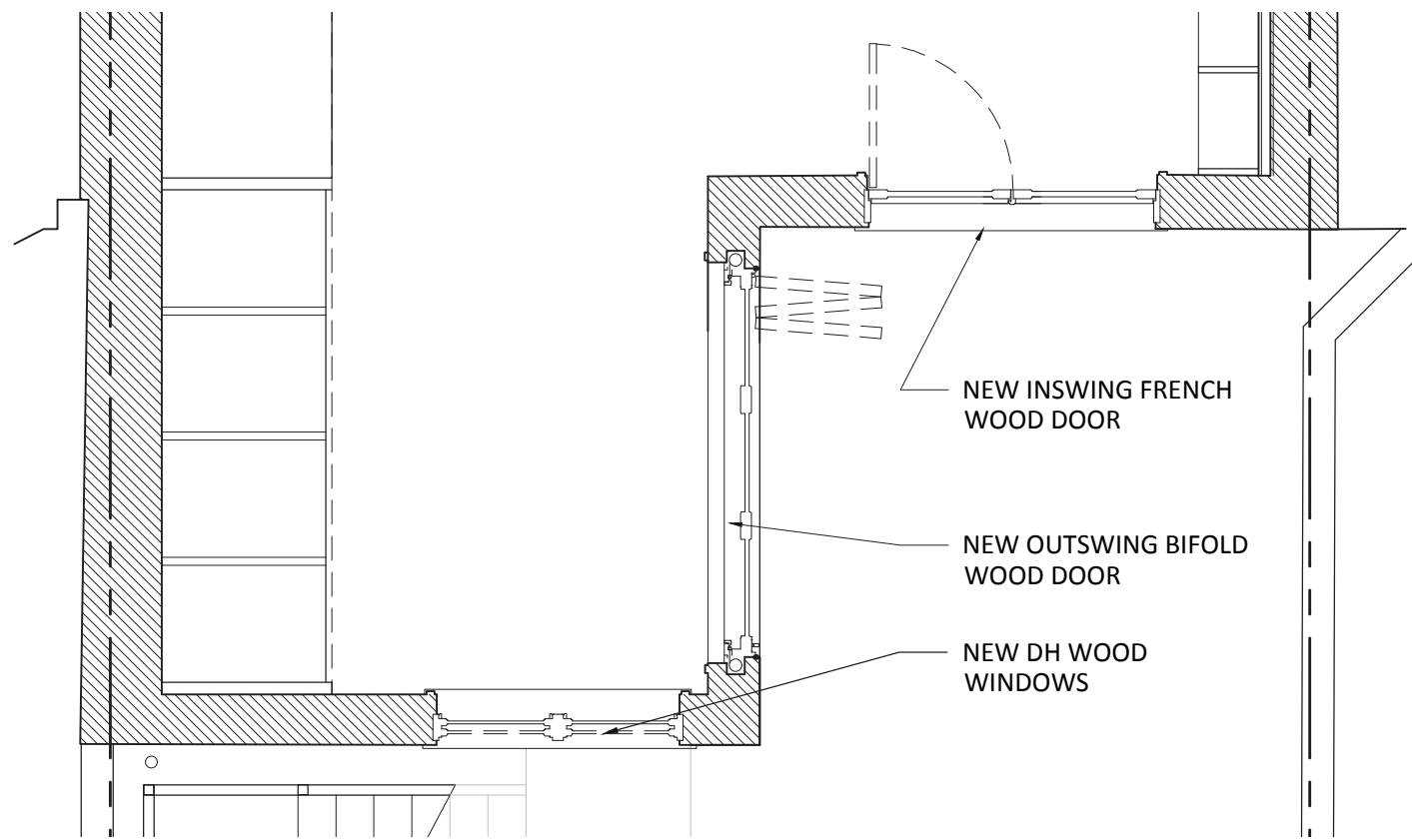
SCALE: 1/8" = 1'-0"

PROPOSED BUILDING ELEVATIONS - REAR AREAS OF WORK

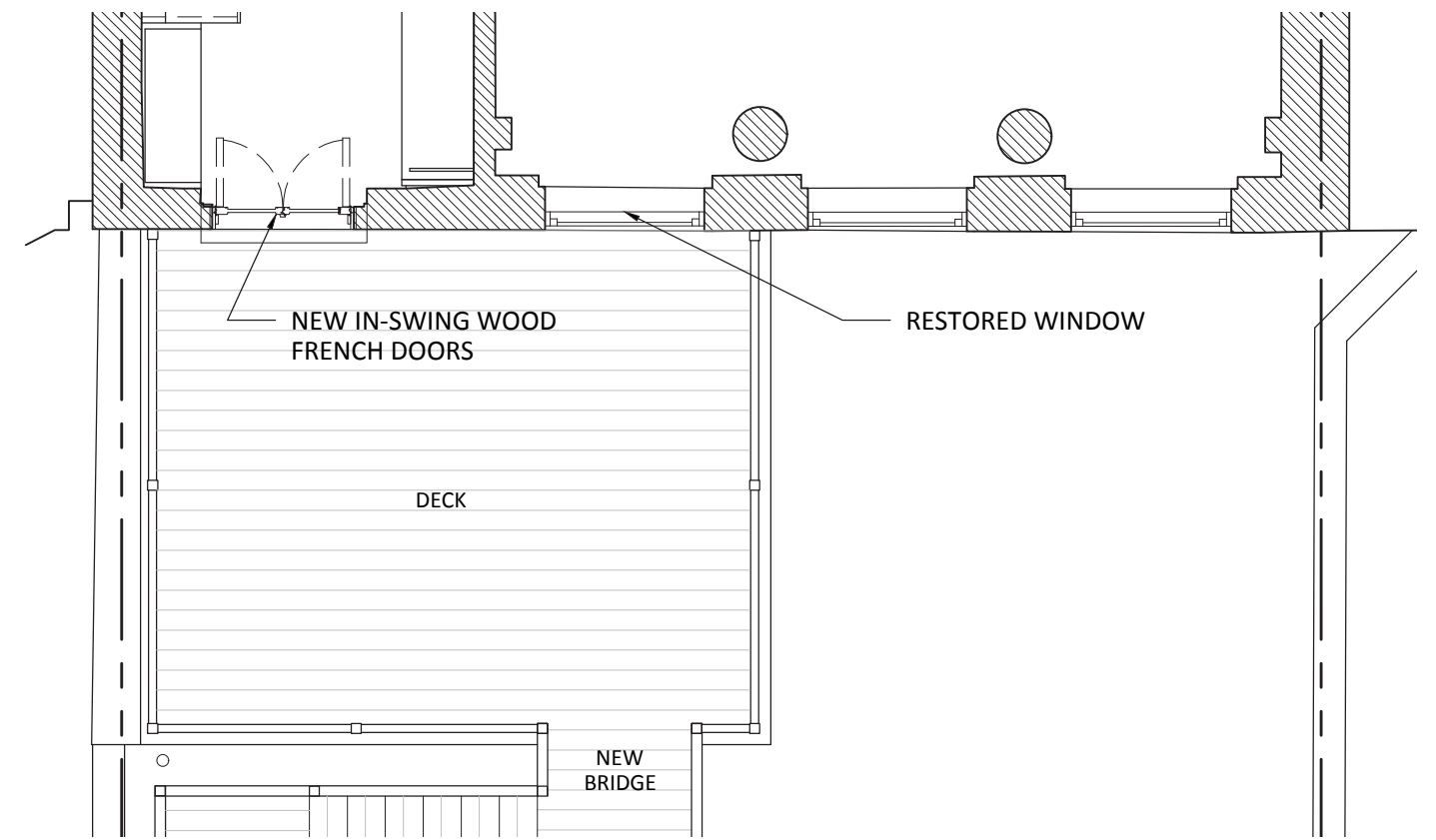
340 BEACON STREET

2 NOVEMBER 2021

CATHERINE TRUMAN ARCHITECTS



GARDEN LEVEL PLAN - NORTH WINDOWS



FIRST FLOOR LEVEL PLAN - NORTH WINDOWS

SCALE: 1/4" = 1'-0"

PROPOSED PLANS - COURTYARD LEVEL AND FIRST FLOOR

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CATHERINE TRUMAN ARCHITECTS



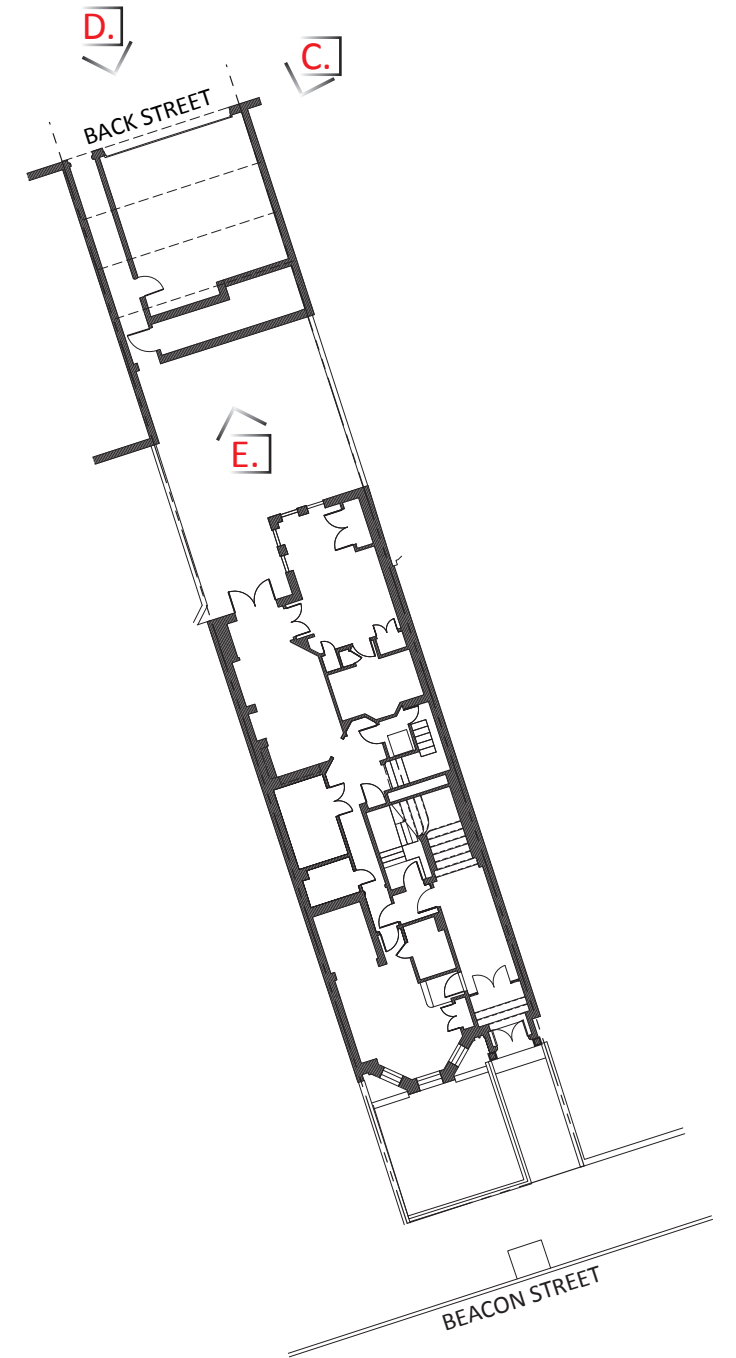
C. EAST GARAGE FACADE - VISIBILTY FROM BACK STREET



D. NORTH FACADE - BACK STREET



E. SOUTH GARAGE FACADE - COURTYARD

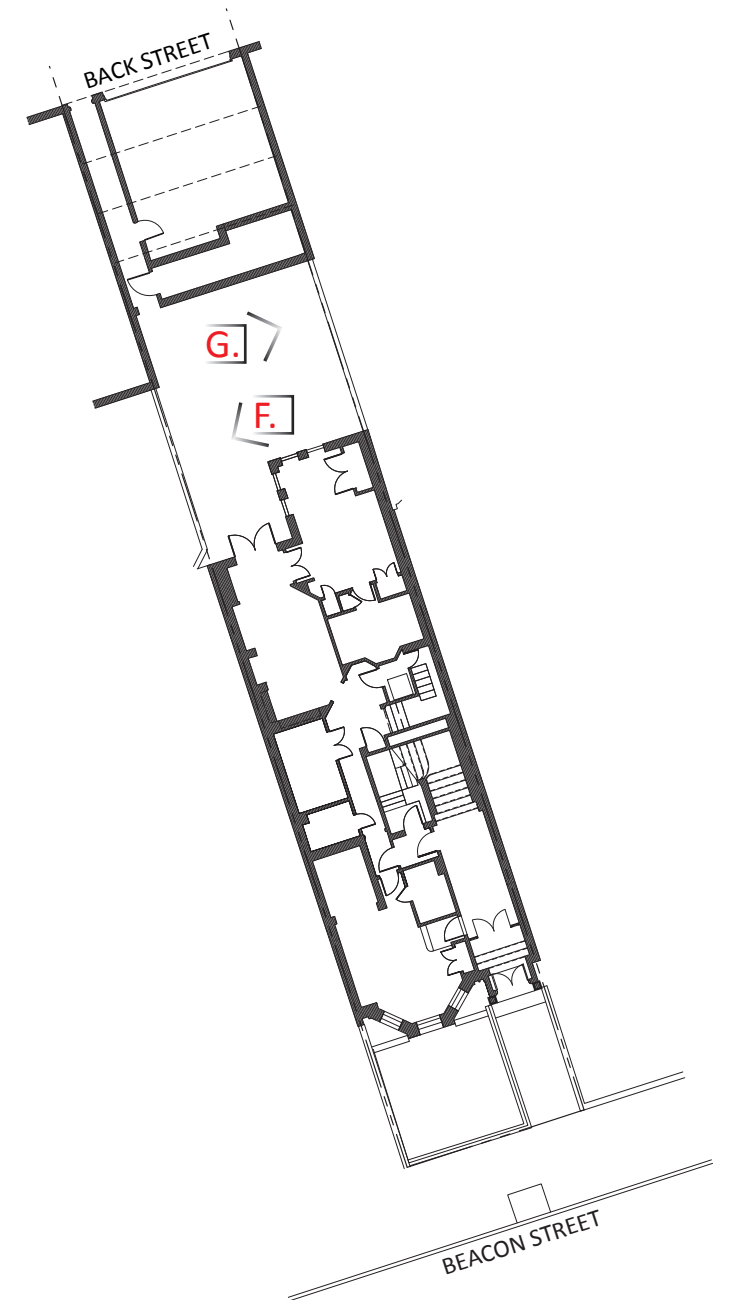


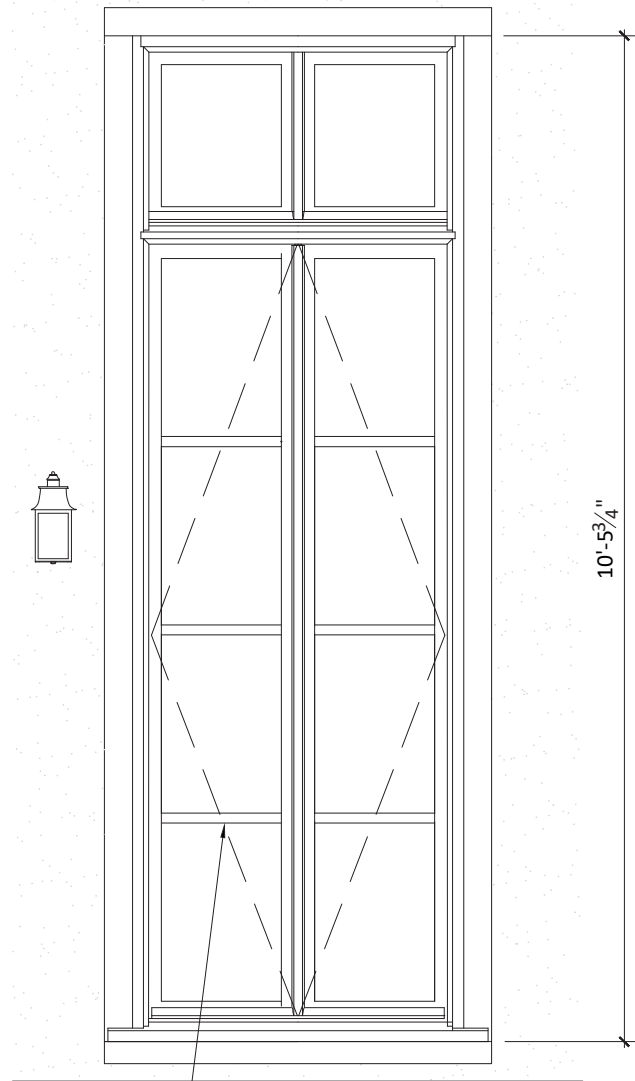


F. EAST COURTYARD FACADE

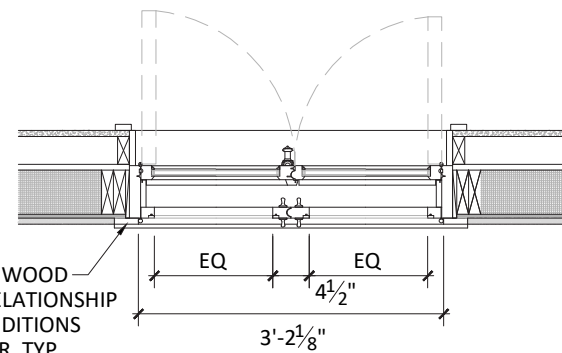


G. WEST COURTYARD FACADE





MUNTIN SIZES TO MATCH EXISTING
MUNTIN DIMENSIONS AND DETAILS
AT HISTORIC DH WINDOWS ABOVE.



MATCH EXISTING WOOD
TRIM PROFILE, RELATIONSHIP
TO EXISTING CONDITIONS
AND PAINT COLOR, TYP.

NEW INSWING CASEMENT DOOR WITH WOOD SCREEN DOOR
TO BE BELISLE WOOD DOOR, OR SIM.
TO BE TRUE DIVIDED LIGHT WITH INSULATED GLAZING,
LOW-E. PAINT TO MATCH EXISTING. TRIM / RELATIONSHIP
STUCCO TO MATCH EXISTING CONDITIONS. SETBACK AND DETAILS
TO CLOSELY MATCH EXISTING DH WINDOWS ABOVE.

FIRST FLOOR CASEMENT DOOR ELEVATION



EXTERIOR PAINT COLOR



BENJAMIN MOORE HC-71 HASBROUCH BROWN
(TO MATCH EXISTING)

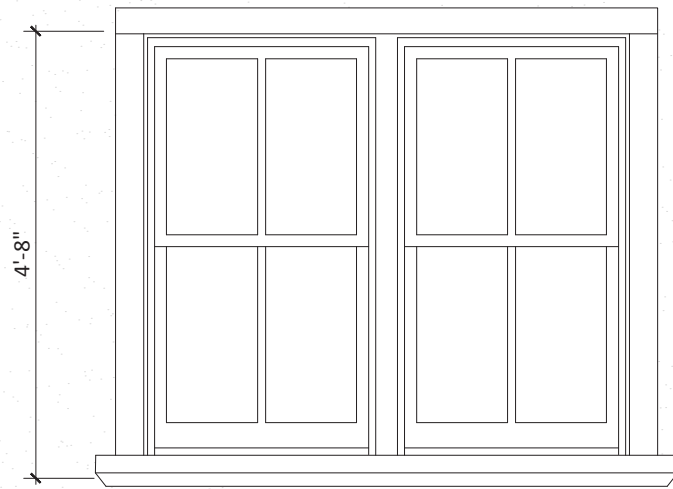


PROPOSED STYLE OF EXTERIOR LIGHT FIXTURE
(SAVOY MONTE GRANDE 1 SHOWN
IN ENGLISH BRONZE)

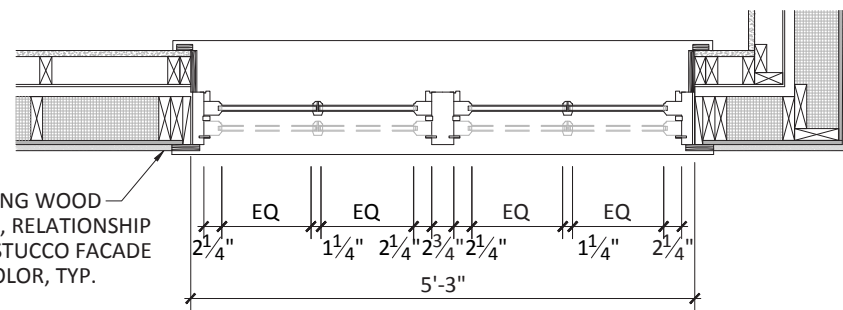
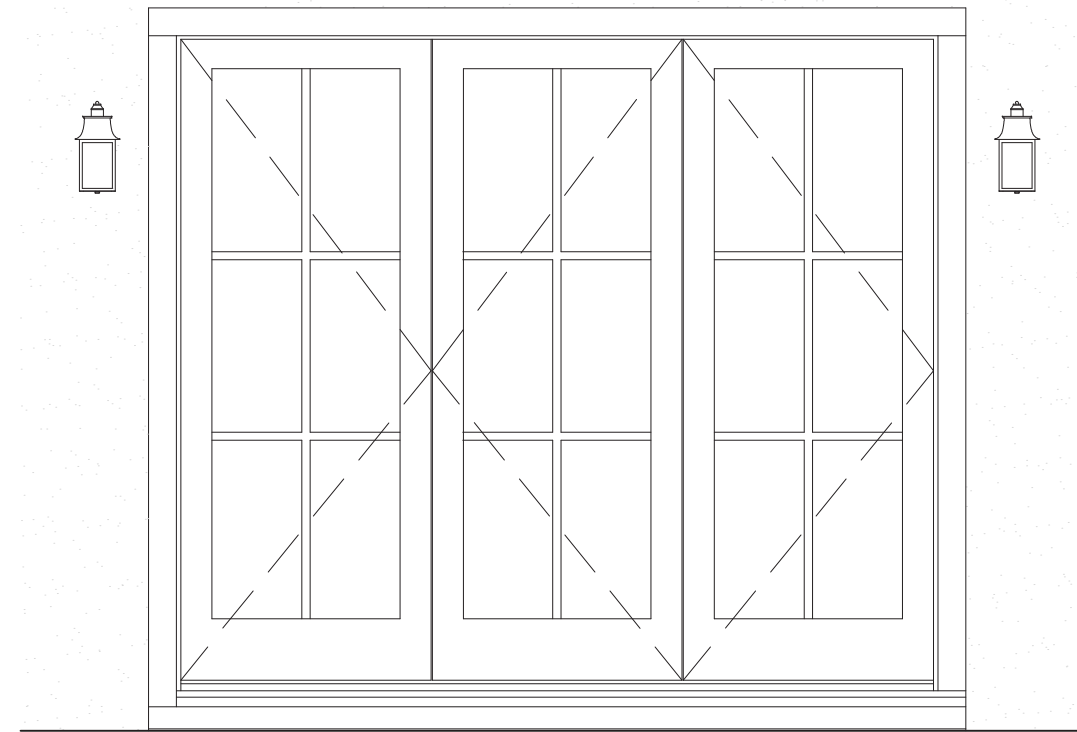
SCALE: 1/2" = 1'-0"
PROPOSED DOORS

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CATHERINE TRUMAN ARCHITECTS



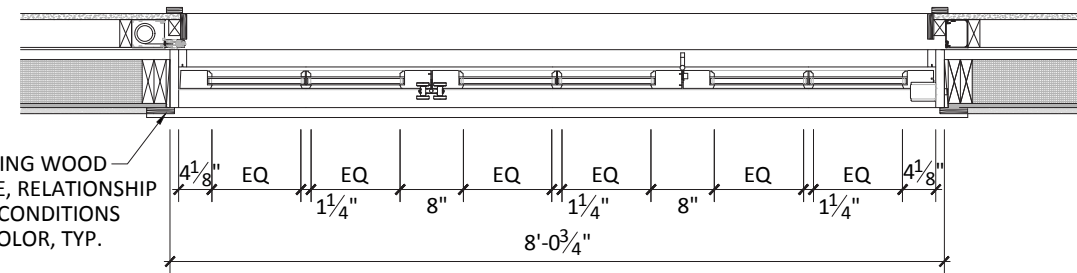
MUNTIN SIZES TO MATCH EXISTING MUNTIN DIMENSIONS AND DETAILS AT HISTORIC DH WINDOWS ABOVE.



MATCH EXISTING WOOD TRIM PROFILE, RELATIONSHIP TO EXISTING STUCCO FACADE AND PAINT COLOR, TYP.

NEW WINDOWS TO BE BELISLE DOUBLE-HUNG WOOD WINDOWS, OR SIM. WINDOWS TO BE TRUE DIVIDED LIGHT WITH INSULATED GLAZING, LOW-E. PAINT TO MATCH EXISTING. TRIM / RELATIONSHIP TO STUCCO FACADE TO MATCH EXISTING CONDITIONS.

GARDEN LEVEL - DOUBLE HUNG WINDOWS ELEVATION AND PLAN DETAIL



MATCH EXISTING WOOD TRIM PROFILE, RELATIONSHIP TO EXISTING CONDITIONS AND PAINT COLOR, TYP.

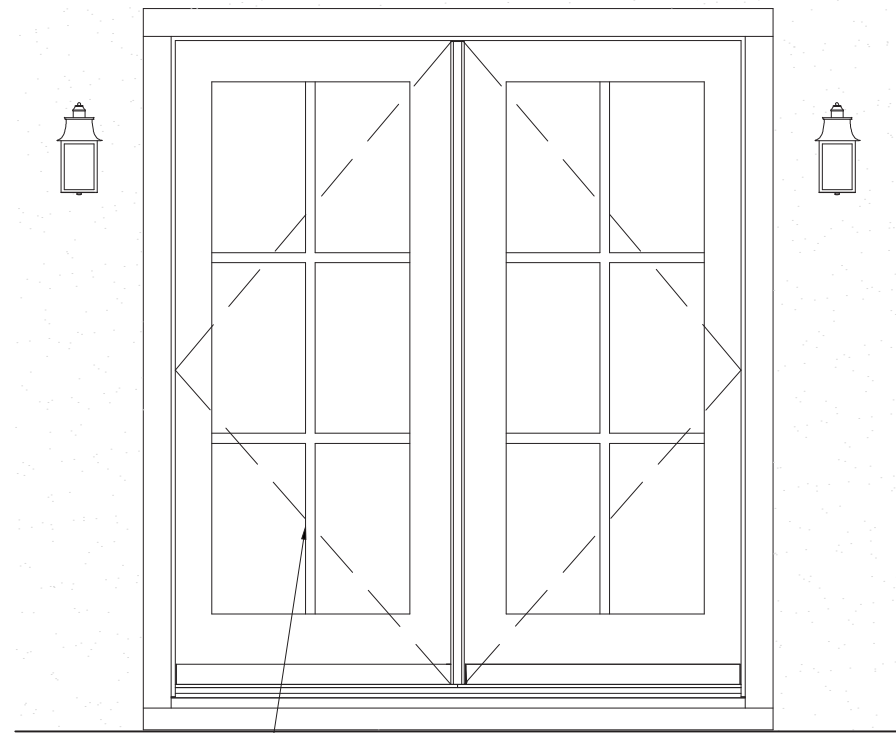
NEW DOORS TO BE BELISLE WOOD DOORS, OR SIM. BIFOLD DOORS TO BE TRUE DIVIDED LIGHT WITH INSULATED GLAZING, LOW-E. PAINT TO MATCH EXISTING. TRIM / RELATIONSHIP TO STUCCO FACADE TO MATCH EXISTING CONDITIONS.

GARDEN LEVEL - BIFOLD DOORS ELEVATION AND PLAN DETAIL

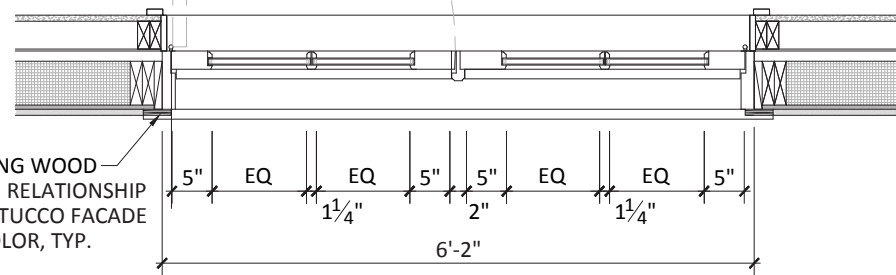
SCALE: 1/2" = 1'-0"
PROPOSED DOORS

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CATHERINE TRUMAN ARCHITECTS



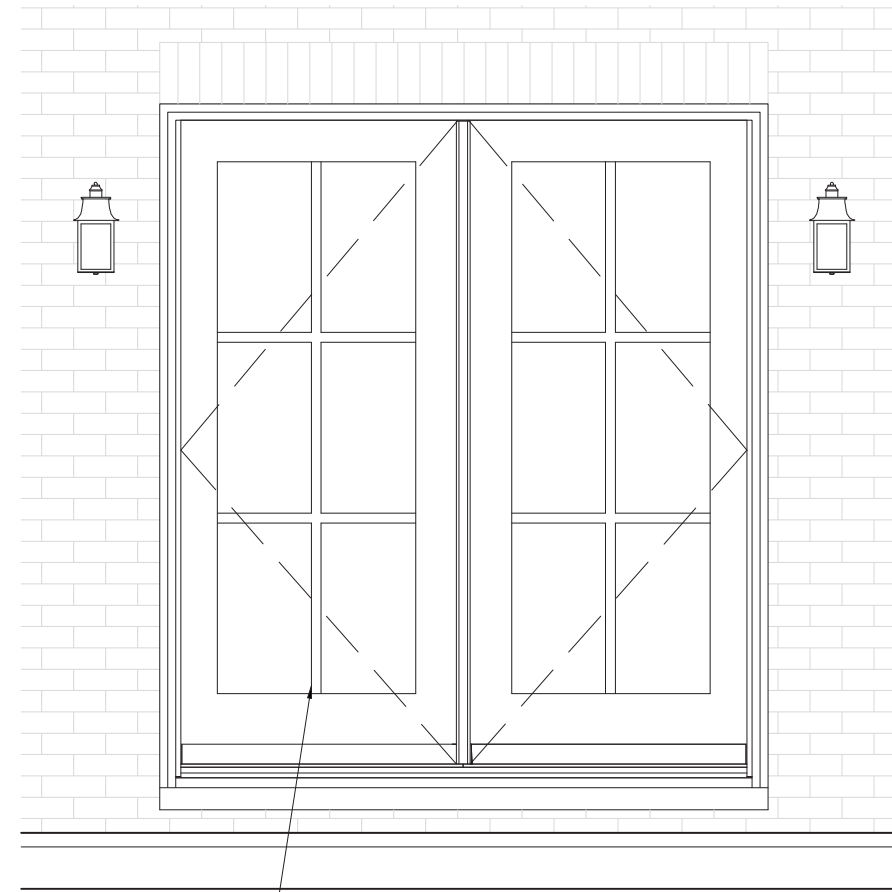
MUNTIN SIZES TO MATCH EXISTING MUNTIN DIMENSIONS AND DETAILS AT HISTORIC DH WINDOWS ABOVE.



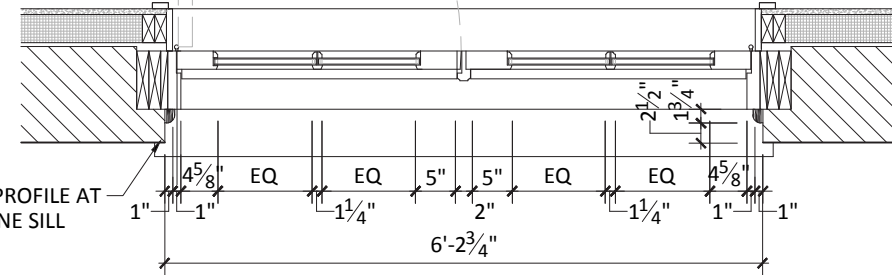
MATCH EXISTING WOOD TRIM PROFILE, RELATIONSHIP TO EXISTING STUCCO FACADE AND PAINT COLOR, TYP.

NEW DOORS TO BE BELISLE WOOD DOORS, OR SIM.
 FRENCH DOORS TO BE TRUE DIVIDED LIGHT WITH INSULATED GLAZING, LOW-E. PAINT TO MATCH EXISTING.
 TRIM / RELATIONSHIP TO STUCCO FACADE TO MATCH EXISTING CONDITIONS.

GARDEN LEVEL - FRENCH DOORS
 ELEVATION AND PLAN DETAIL



MUNTIN SIZES TO MATCH EXISTING MUNTIN DIMENSIONS AND DETAILS AT HISTORIC DH WINDOWS.



BRICK MOLD PROFILE AT GARAGE. STONE SILL BELOW

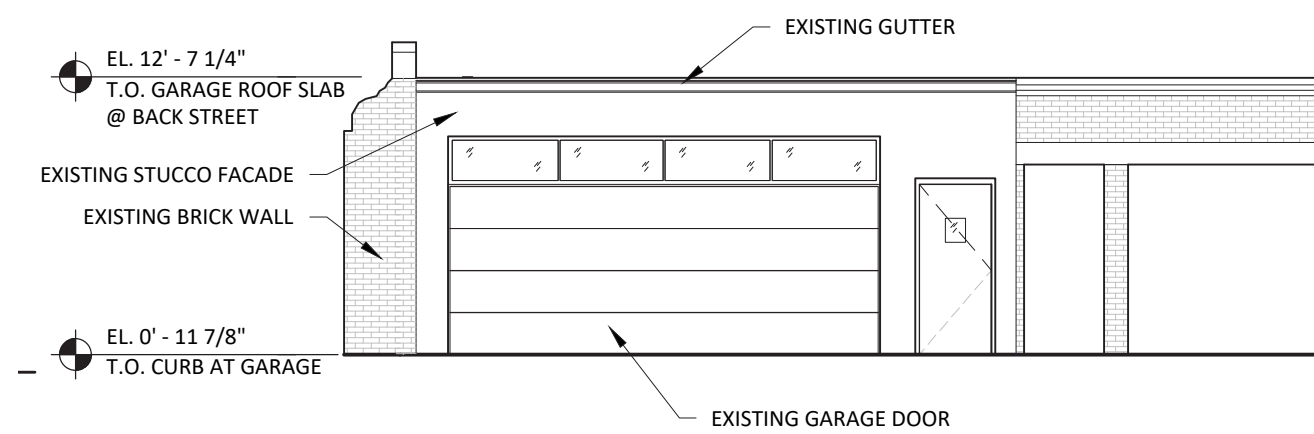
NEW DOORS TO BE BELISLE WOOD DOORS, OR SIM.
 NEW FRENCH DOORS TO BE TRUE DIVIDED LIGHT WITH INSULATED GLAZING, LOW-E.
 PAINT BLACK AT GARAGE.

GARDEN LEVEL - GARAGE FRENCH DOORS
 ELEVATION AND PLAN DETAIL

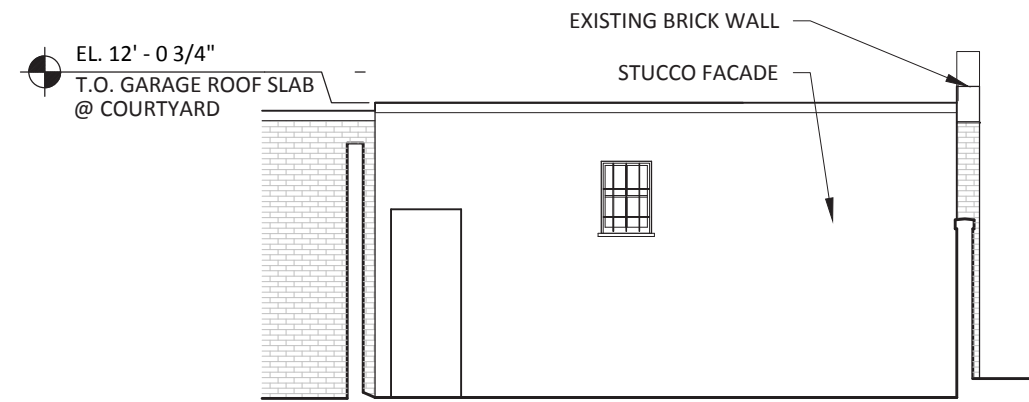
SCALE: 1/2" = 1'-0"
 PROPOSED DOORS

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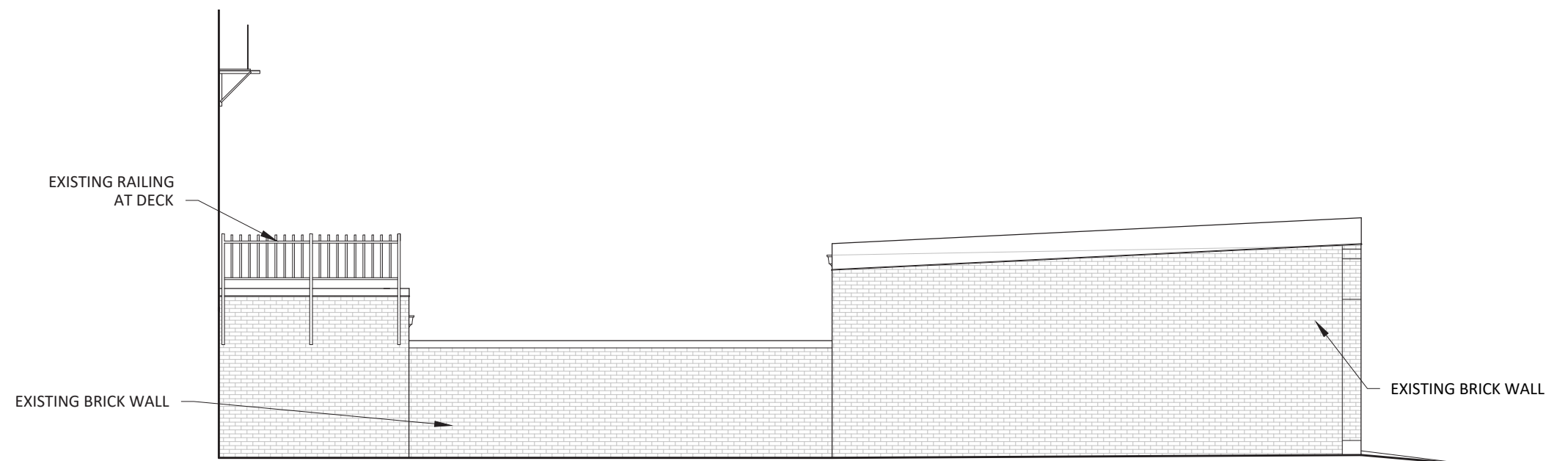
CATHERINE TRUMAN ARCHITECTS



GARAGE EXISTING NORTH ELEVATION

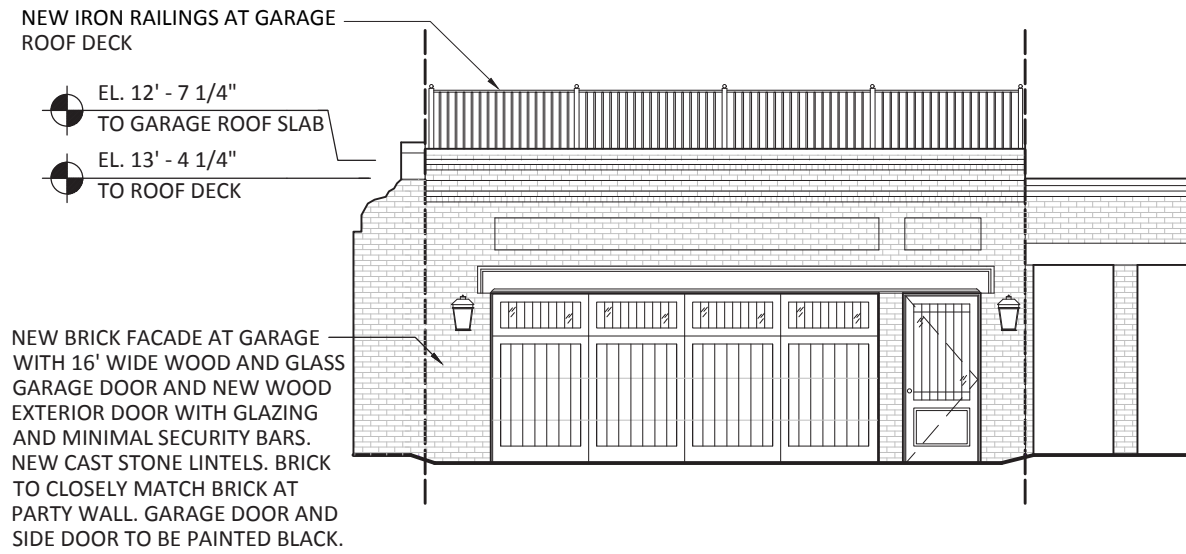


GARAGE EXISTING SOUTH ELEVATION

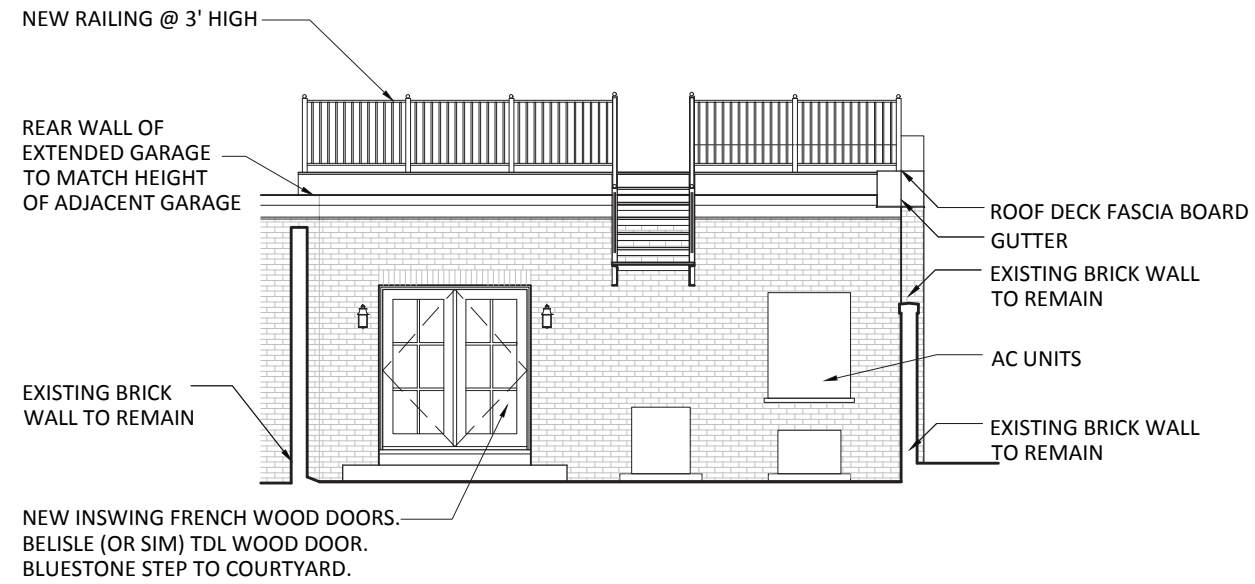


GARAGE EXISTING EAST ELEVATION

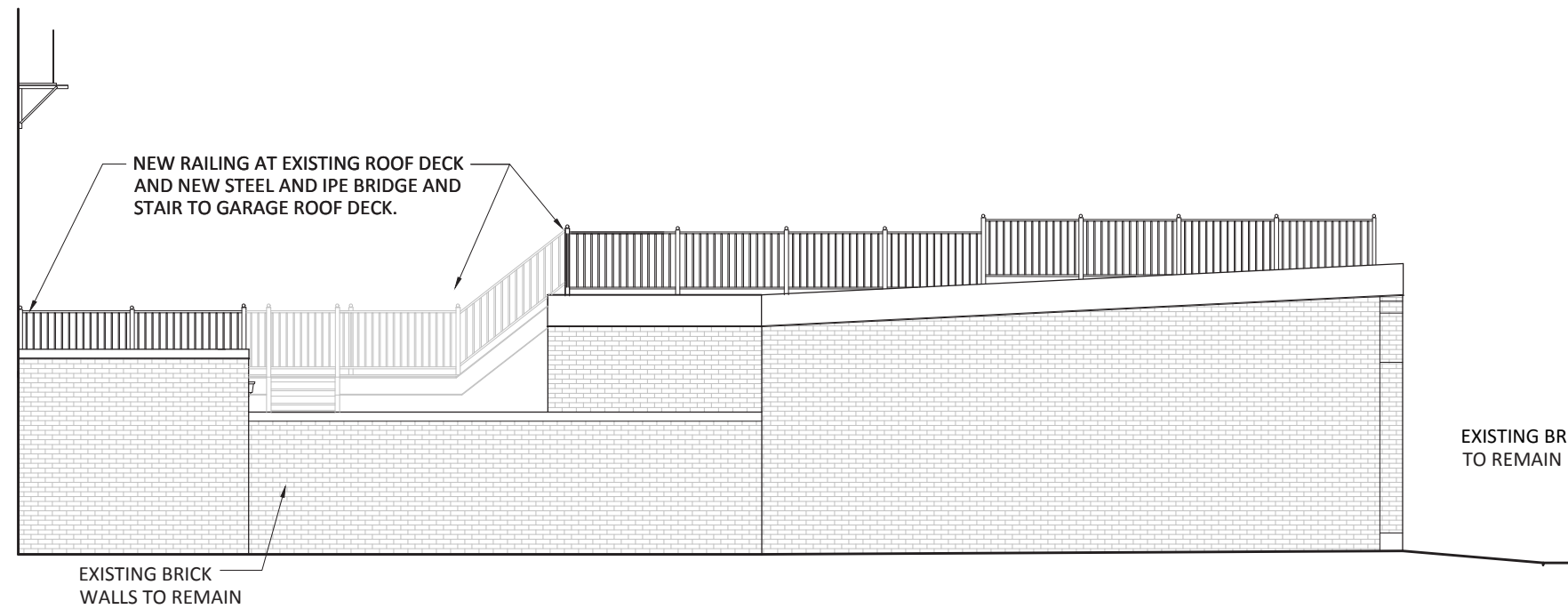
SCALE: 1/8" = 1'-0"
 EXISTING GARAGE ELEVATIONS



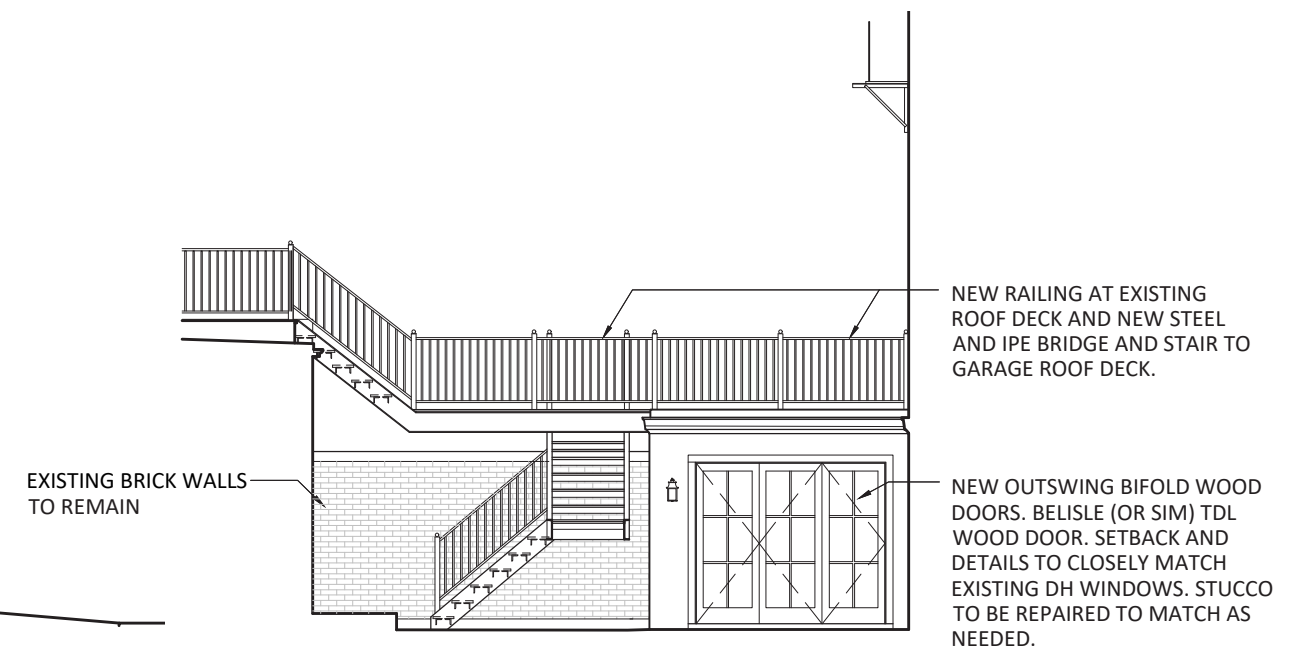
GARAGE PROPOSED NORTH ELEVATION



GARAGE PROPOSED SOUTH ELEVATION



GARAGE PROPOSED EAST ELEVATION



COURTYARD PROPOSED EAST ELEVATION

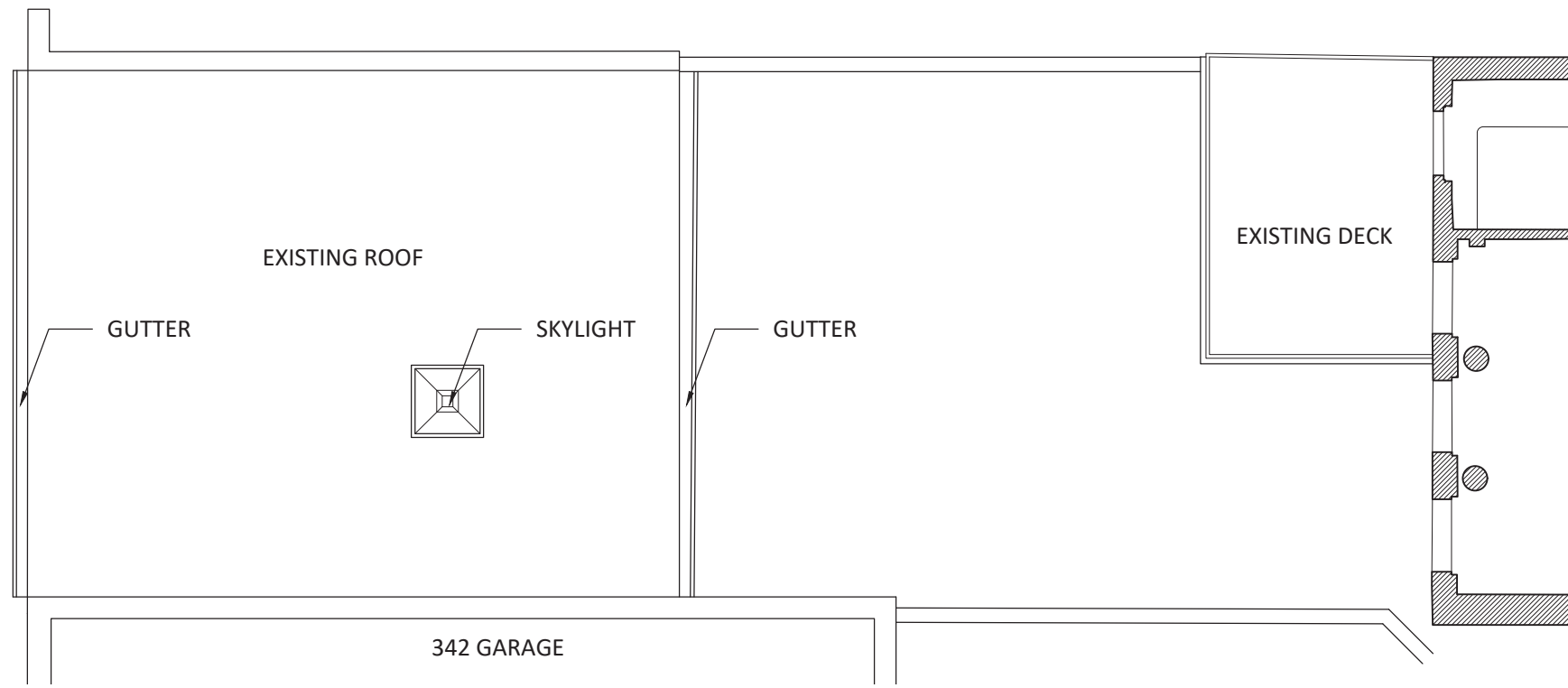
SCALE: 1/8" = 1'-0"

PROPOSED GARAGE AND COURTYARD ELEVATIONS

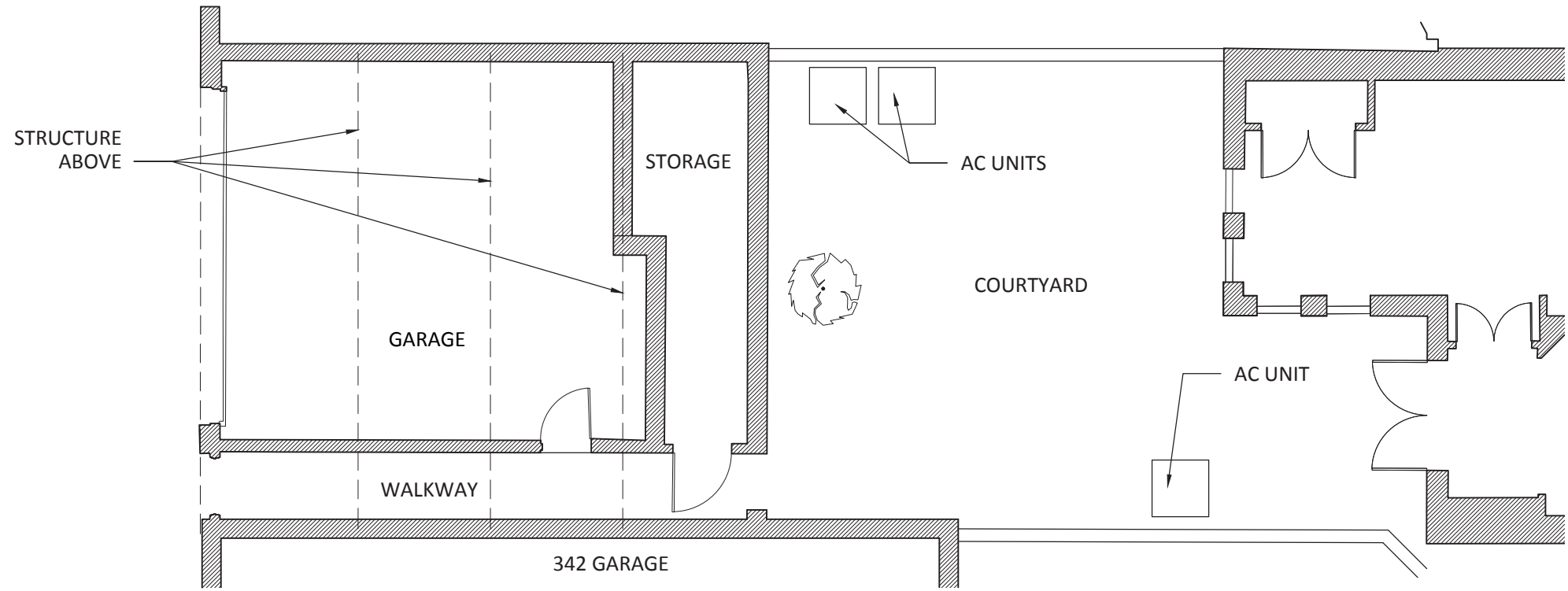
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CATHERINE TRUMAN ARCHITECTS

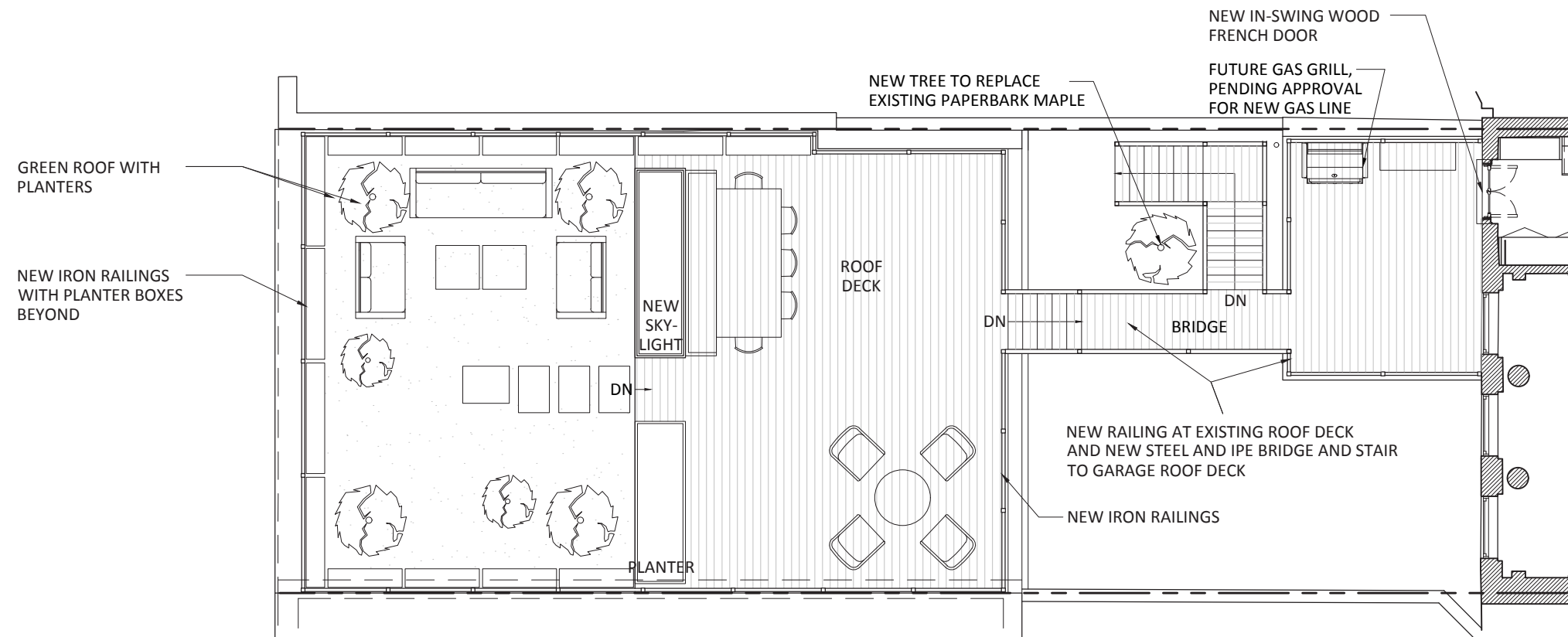


GARAGE EXISTING ROOF

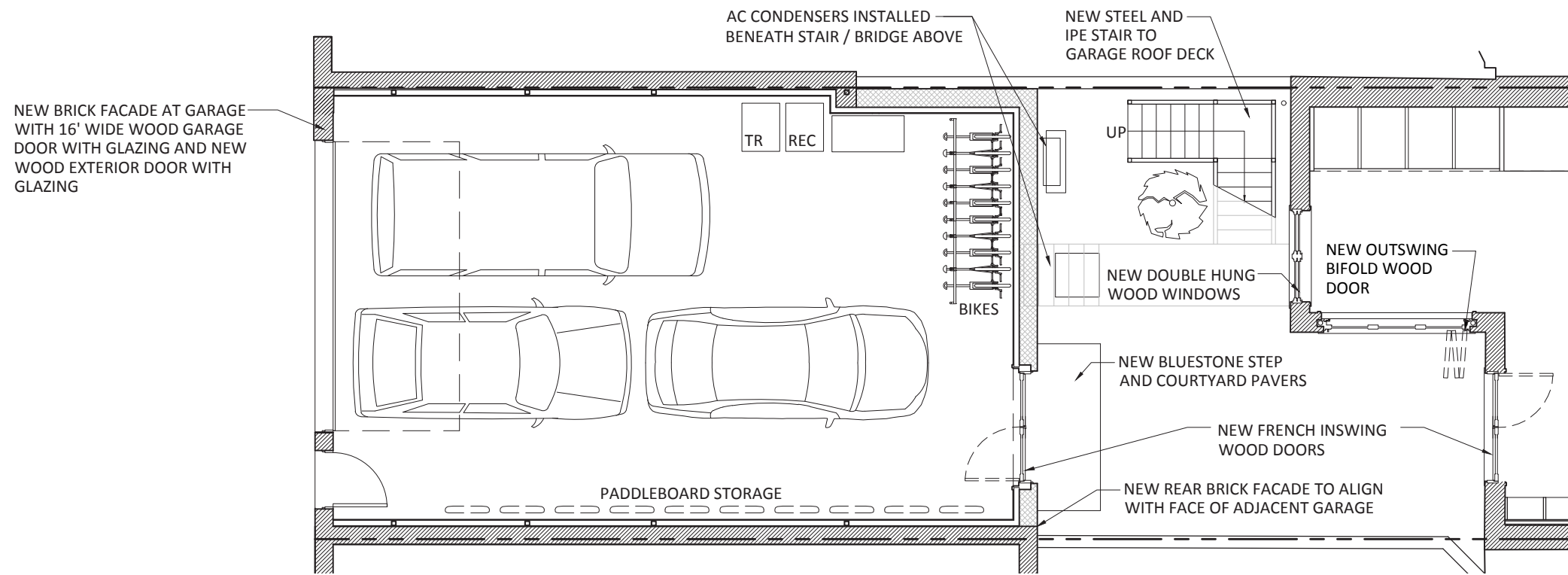


GARAGE EXISTING PLAN

SCALE: 1/8" = 1'-0"
 EXISTING PLANS - GARAGE / COURTYARD LEVEL
 AND FIRST FLOOR
 340 BEACON STREET
 2 NOVEMBER 2021
 CATHERINE TRUMAN ARCHITECTS



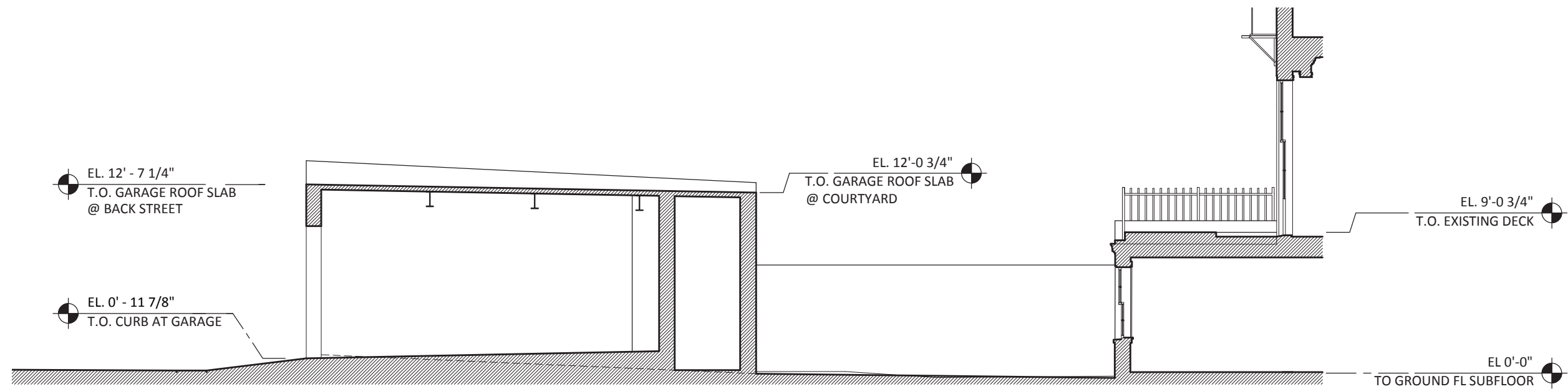
GARAGE PROPOSED ROOF DECK



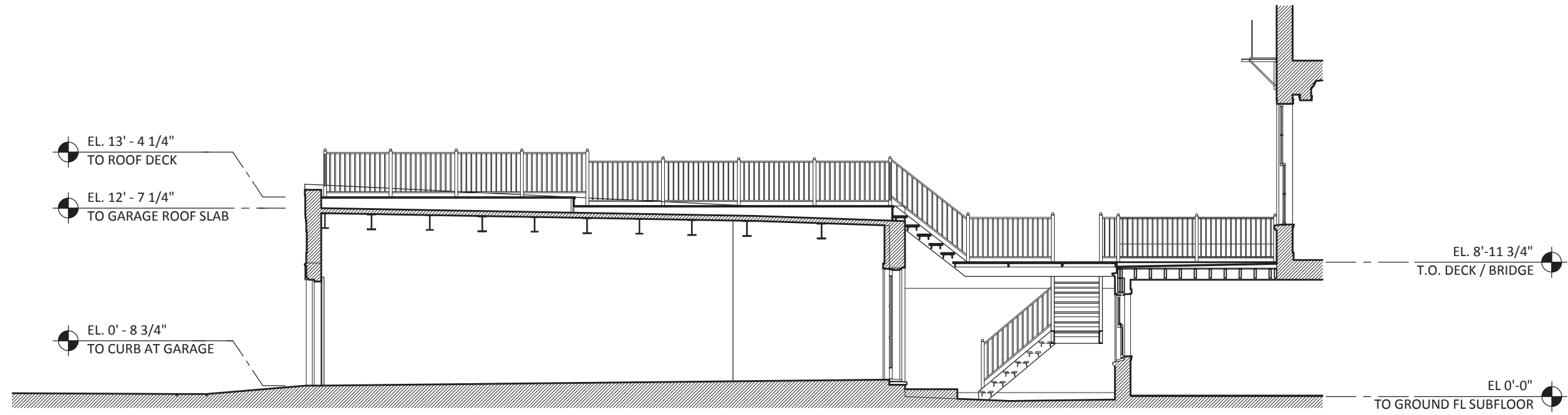
GARAGE PROPOSED PLAN

PROPOSED GARAGE PLANS - COURTYARD LEVEL AND ROOF DECK

SCALE: 1/8" = 1'-0"



EXISTING SECTION



PROPOSED SECTION

SCALE: 1/8" = 1'-0"

EXISTING AND PROPOSED GARAGE SECTIONS



334 BEACON STREET
REAR ROOF DECK



344 BEACON STREET
REAR GARAGE WITH ROOF DECK



348 / 352 BEACON STREET
REAR GARAGE WITH ROOF DECK

BEACON STREET PRECEDENTS

340 BEACON STREET
2 NOVEMBER 2021

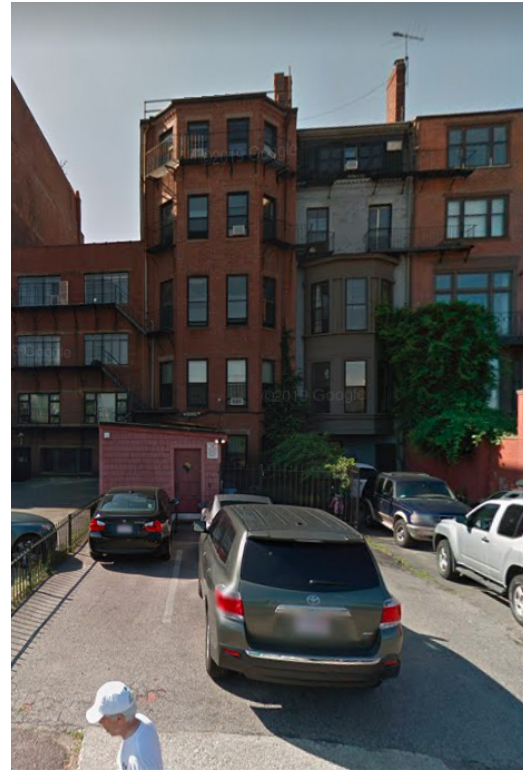
CATHERINE TRUMAN ARCHITECTS



142 BEACON STREET (2011)
PHOTO FROM BACK STREET



142 BEACON STREET
NEW GARAGE WITH ROOF DECK AND CONNECTING BRIDGE



298 BEACON STREET (2011)
PHOTO FROM BACK STREET.



298 BEACON STREET
NEW GARAGE WITH ROOF DECK AND CONNECTING BRIDGE



472, 474, 476 BEACON STREET (2013)
PHOTO FROM BACK STREET.



472, 474, 476 BEACON STREET
NEW GARAGES WITH ROOF DECKS AND
CONNECTING BRIDGES



472 BEACON STREET



474 BEACON STREET

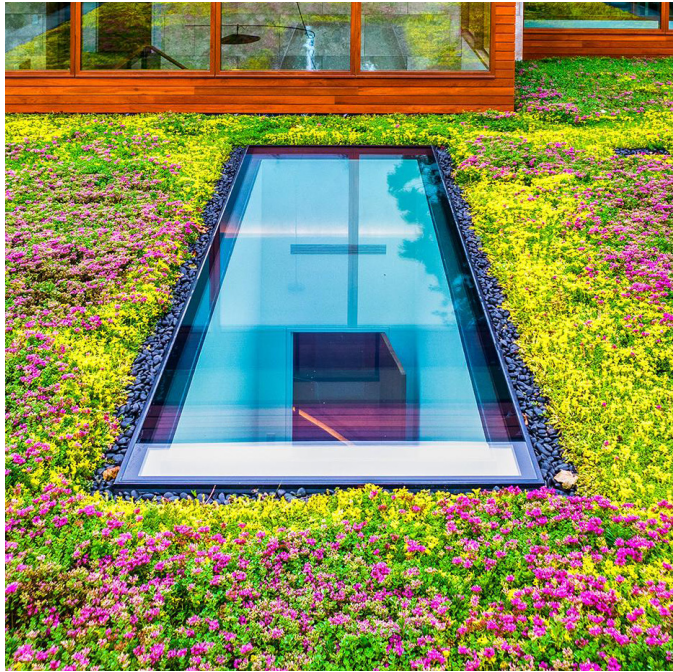


476 BEACON STREET

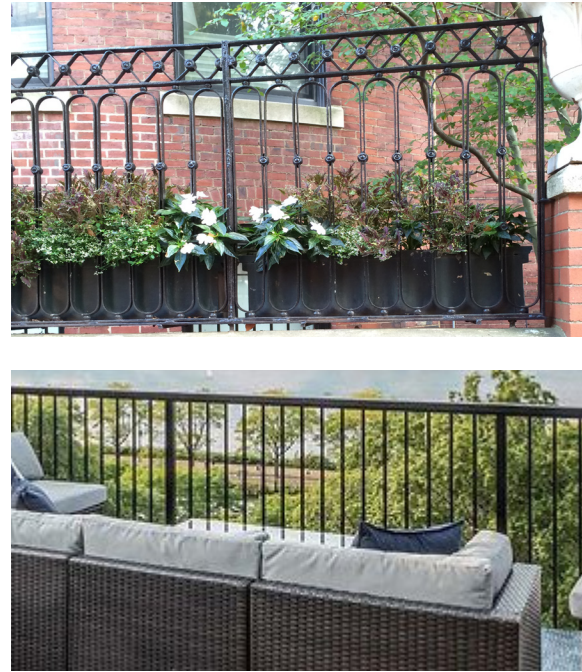
BEACON STREET PRECEDENTS

340 BEACON STREET

2 NOVEMBER 2021



SKYFLOOR WALKABLE GLASS SKYLIGHT



36" HIGH METAL RAILING AT ROOF DECK



SLIM NANCY EXTERIOR DOWNLIGHT ON POSTS IN BLACK (2" WIDE x 5" TALL)



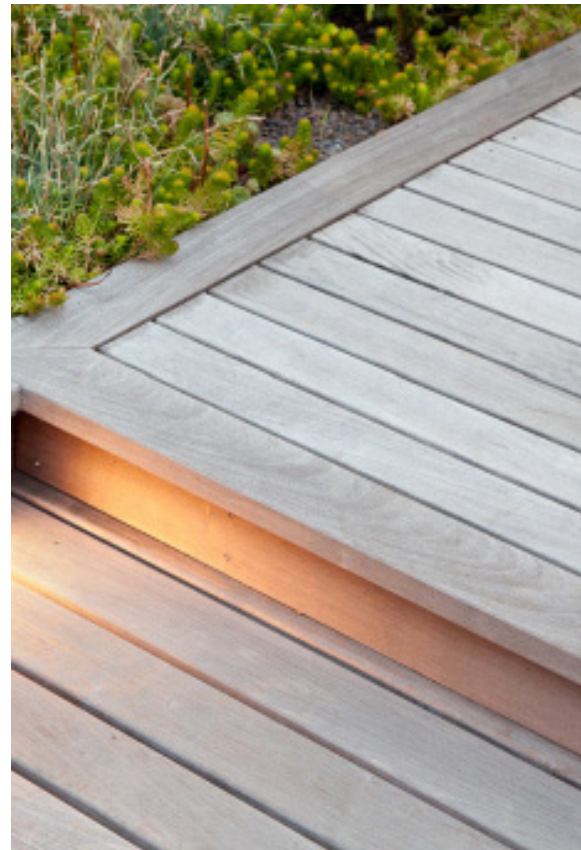
PROPOSED STYLE OF EXTERIOR LIGHT FIXTURE AT GARAGE (BRASS LIGHT GALLERY 'THE PROVINCIAL' IN VERDIGRIS PATINA)



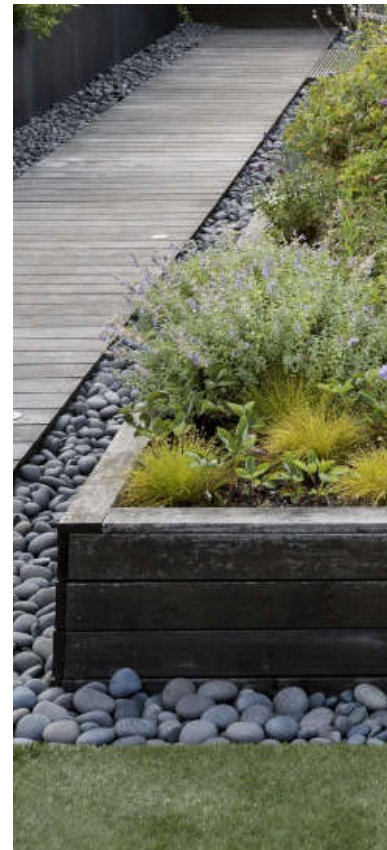
PROPOSED FLUSH CALL BOX, HOLOVISION MODEL 401, DARK FINISH



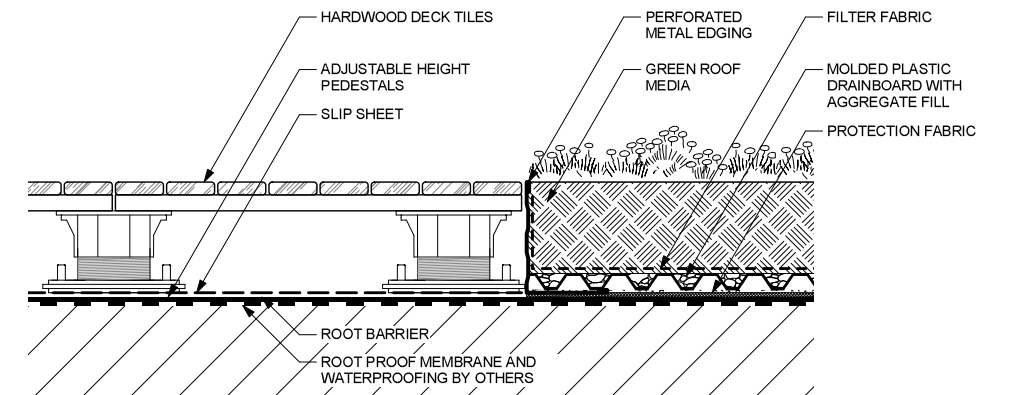
BLUESTONE PAVERS / STEP IN COURTYARD



GREEN ROOF WITH IPE WOOD DECKING ON BISON PAVERS.



IPE OR STEEL PLANTER BOX AT INTERIOR OF ROOF DECK / TREE RING PLANTERS IN GREEN ROOF. PERIMETER PLANTER BOXES TO BE MOVABLE.



DETAIL OF GREEN ROOF EDGE WITH IPE WOOD DECKING ON BISON PAVERS.

GARAGE ROOF DECK AND COURTYARD MATERIALS

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2 NOVEMBER 2021

CATHERINE TRUMAN ARCHITECTS