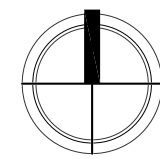
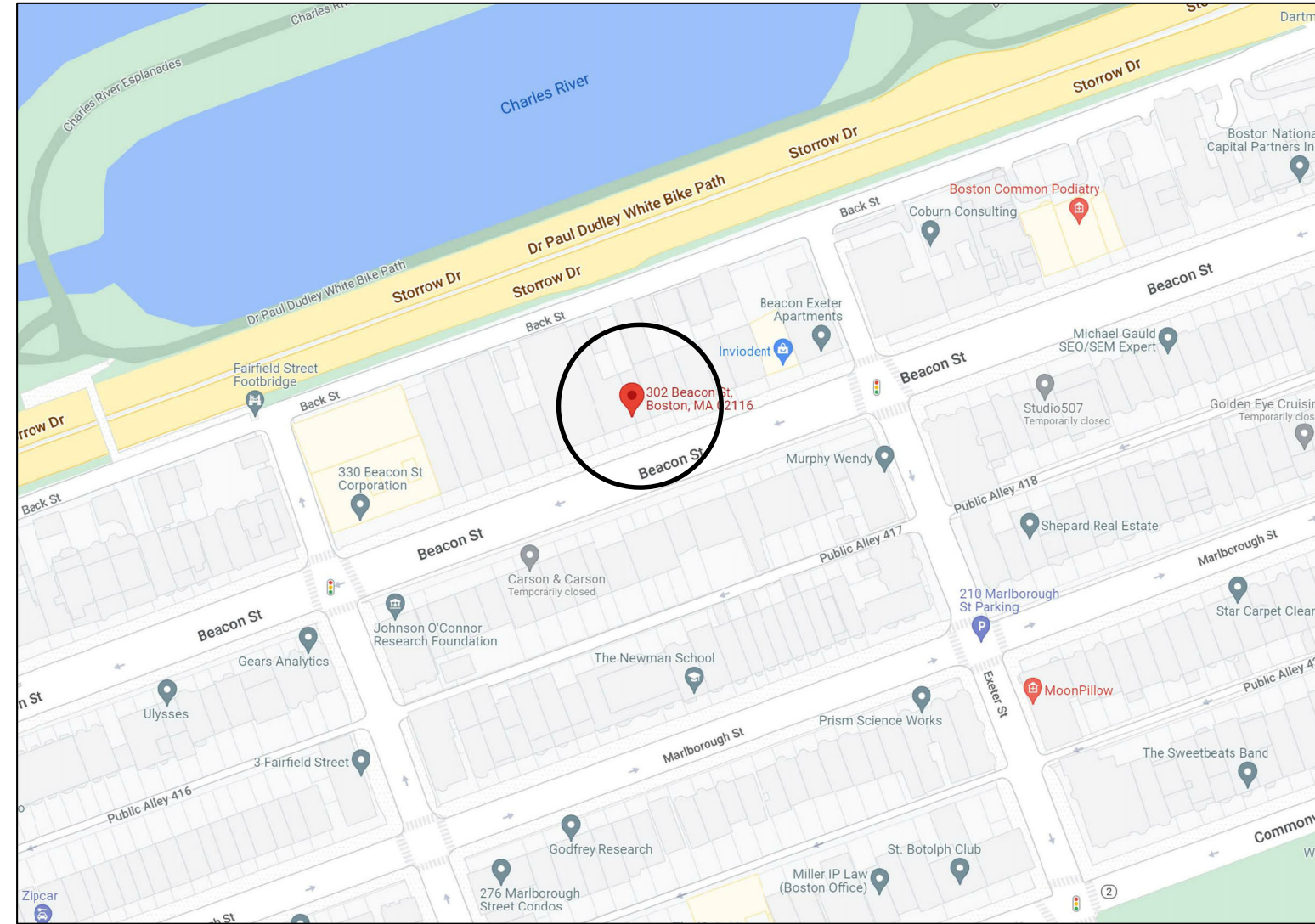
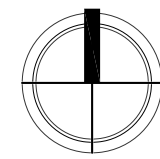
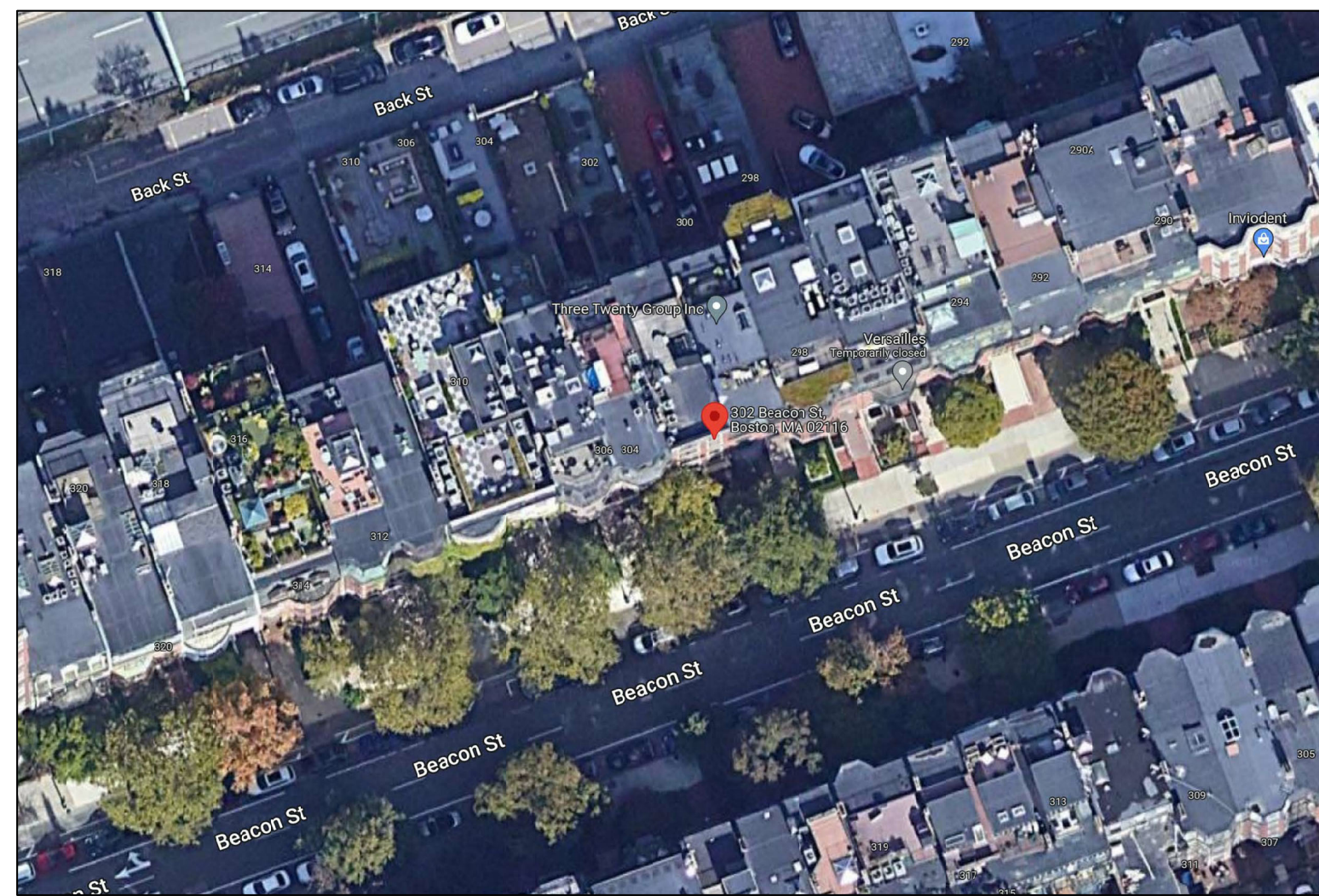


302 BEACON STREET - BOSTON - MA



LOCUS PLAN: NTS



AERIAL VIEW: NTS



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BBAC REVIEW

302 BEACON ST N.T.
302 BEACON STREET
BOSTON, MA 02116
MAP: XX PARCEL: XXX

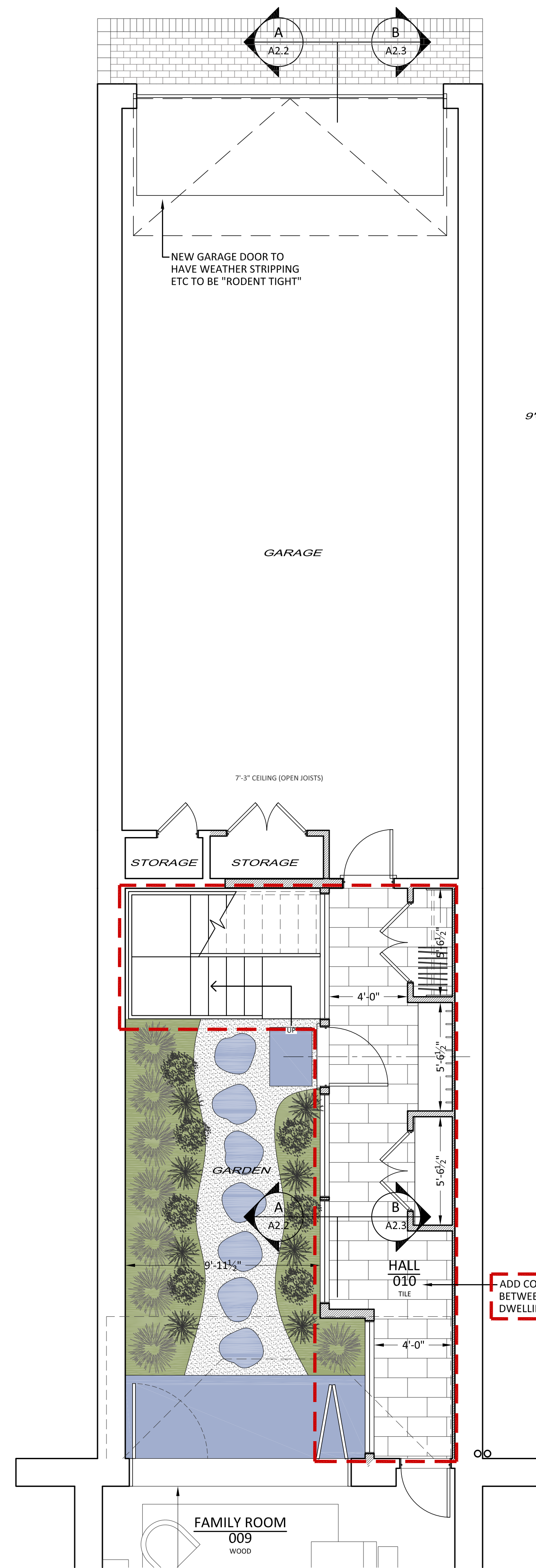
COVER SHEET

C1.1

2 MARCH 2023

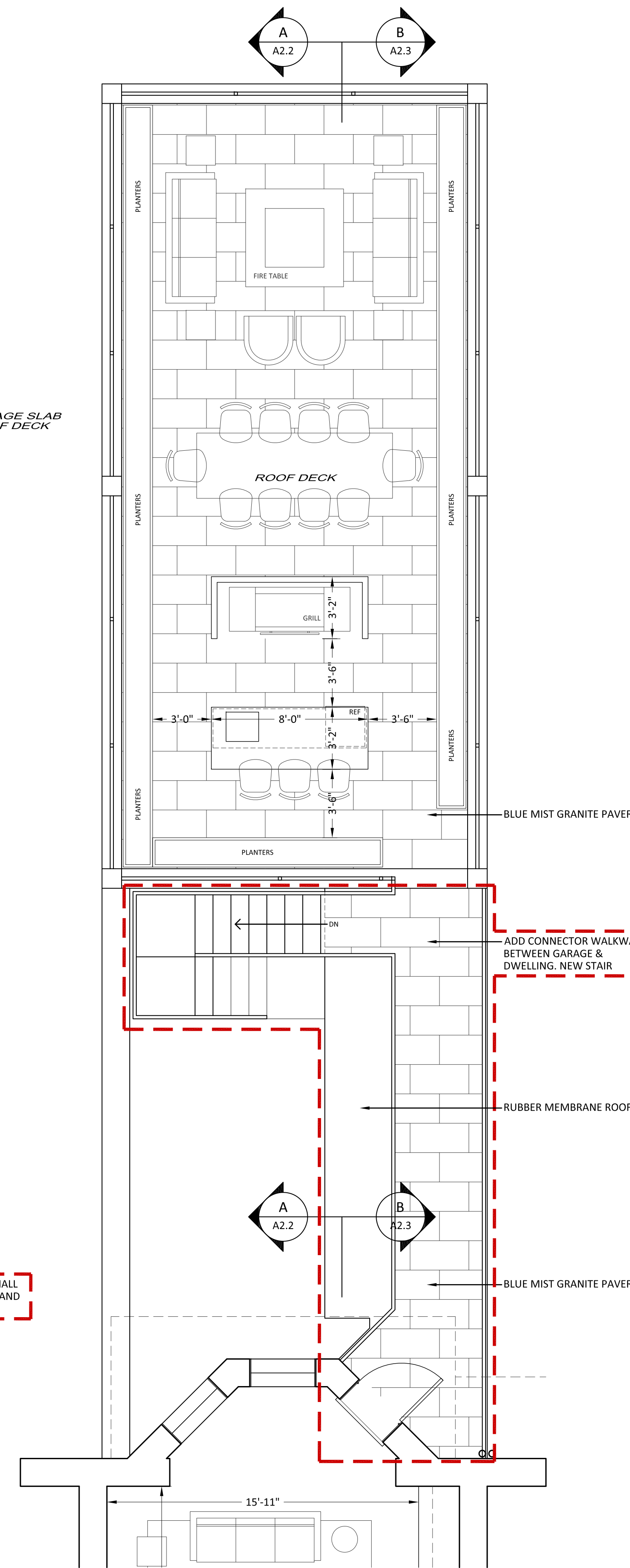


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GARDEN & GARAGE FLOOR PLAN

9'-0" GARAGE SLAB TO ROOF DECK



GARAGE DECK FLOOR PLAN

BBAC REVIEW

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BOSTON, MA 02116
MAP: XX PARCEL: XXX

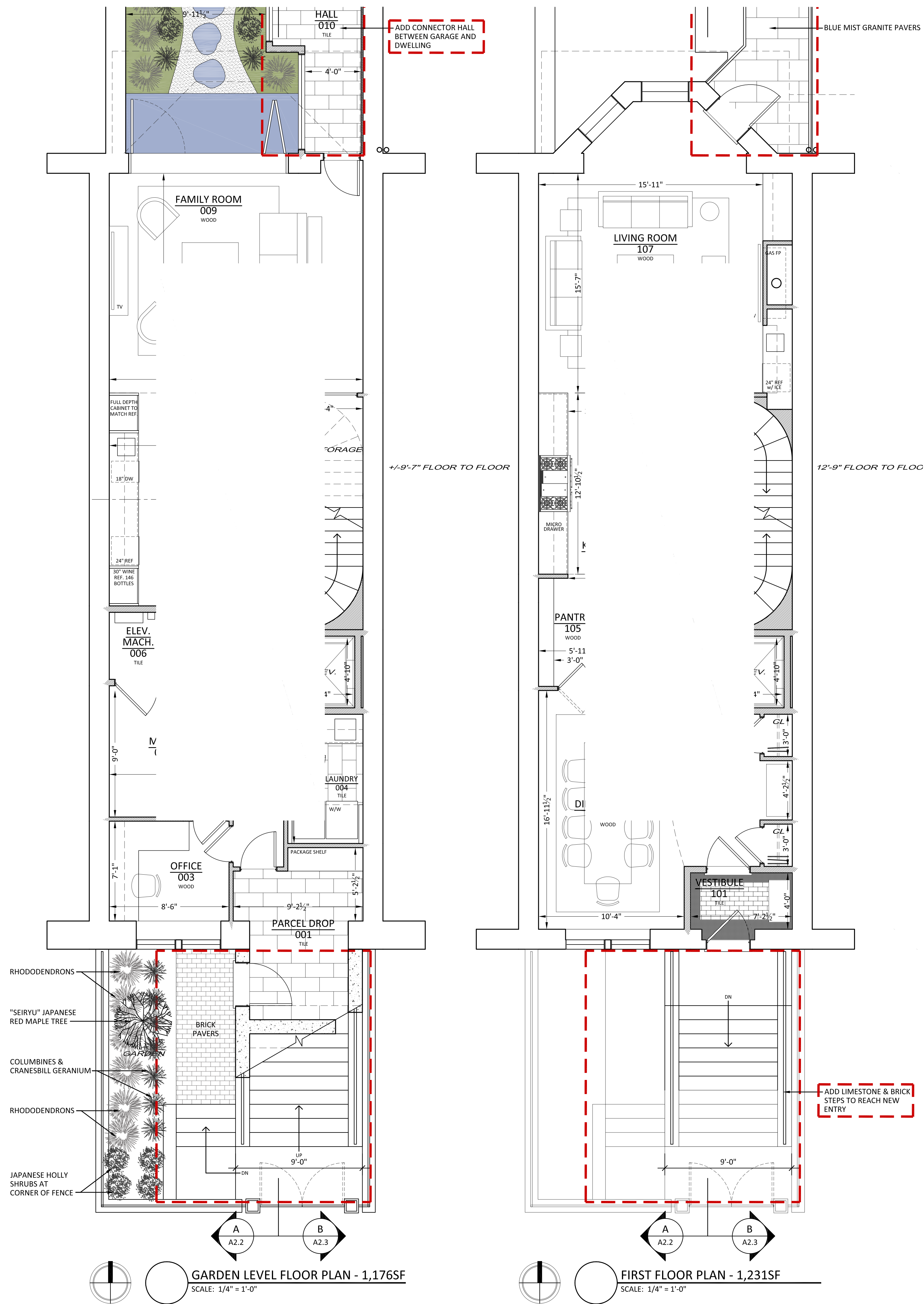
FLOOR PLANS

A1.0

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BBAC REVIEW

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BOSTON, MA 02116
MAP: XX PARCEL: XXX

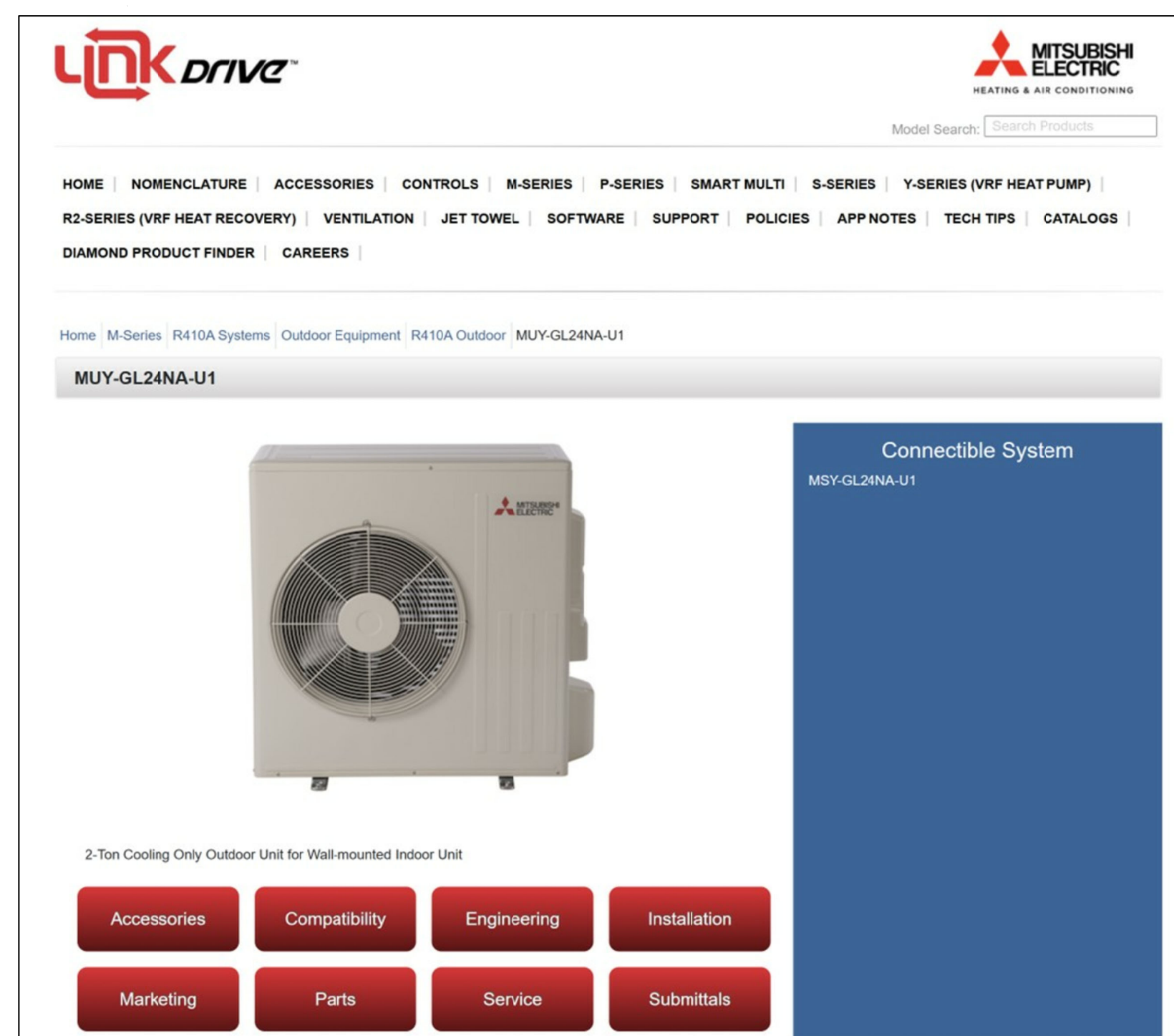
FLOOR PLANS

A1.1

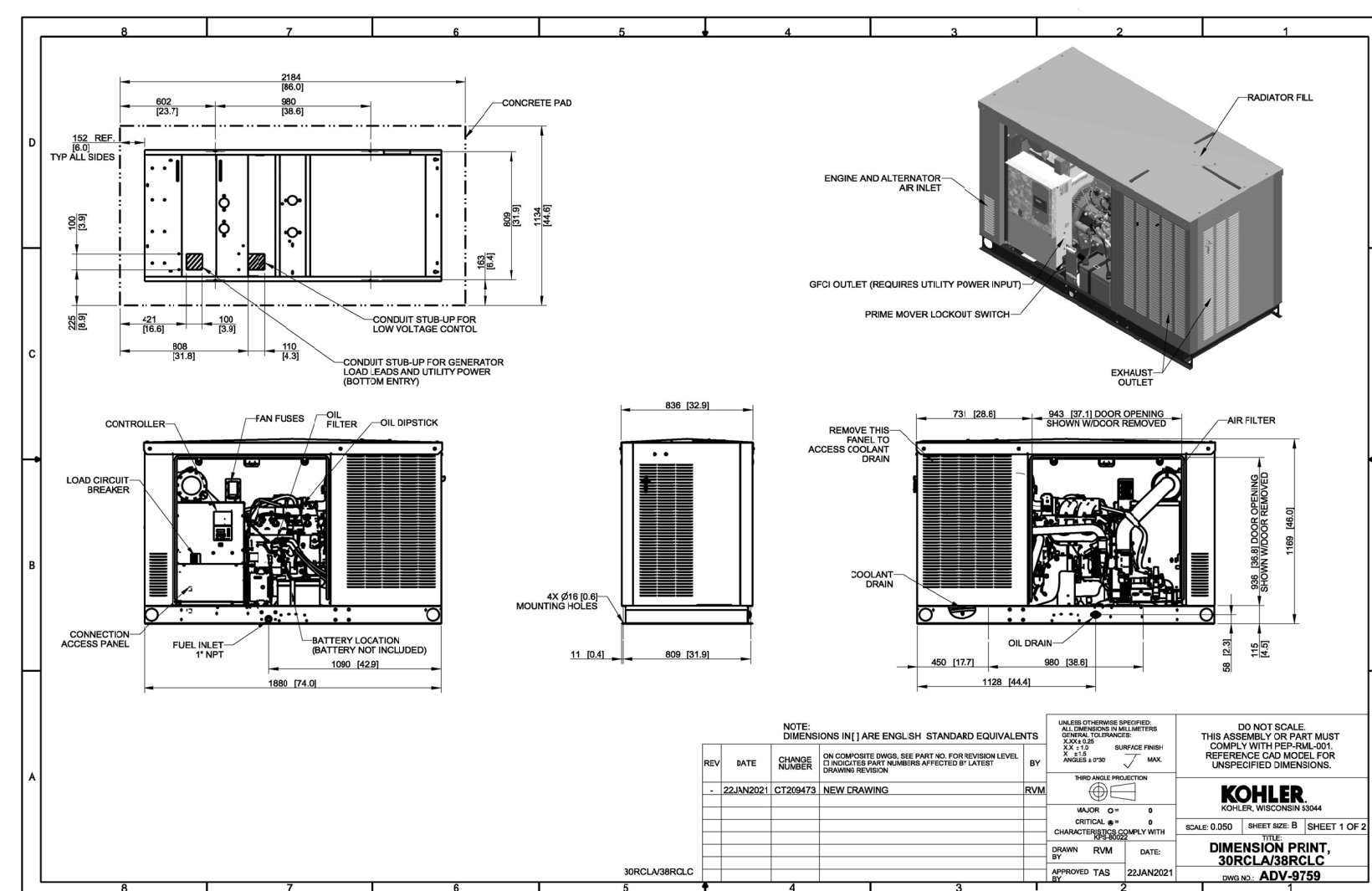
2 MARCH 2023



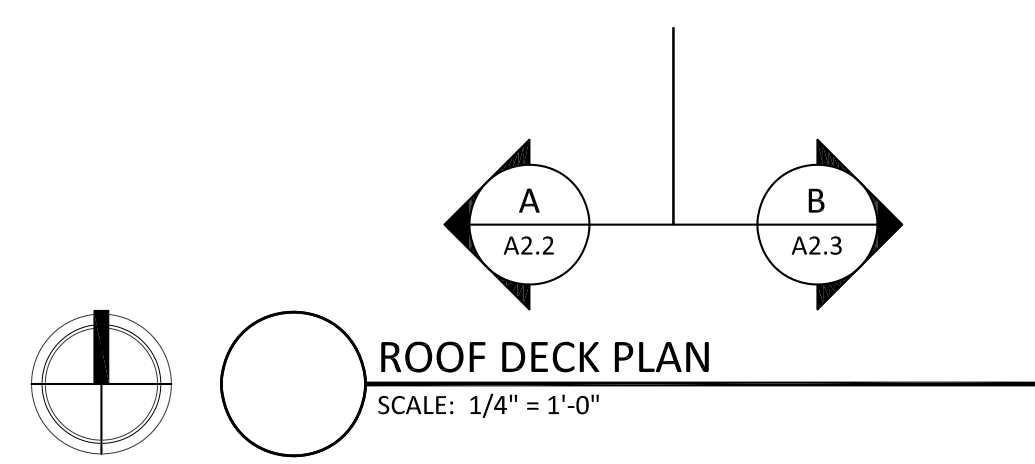
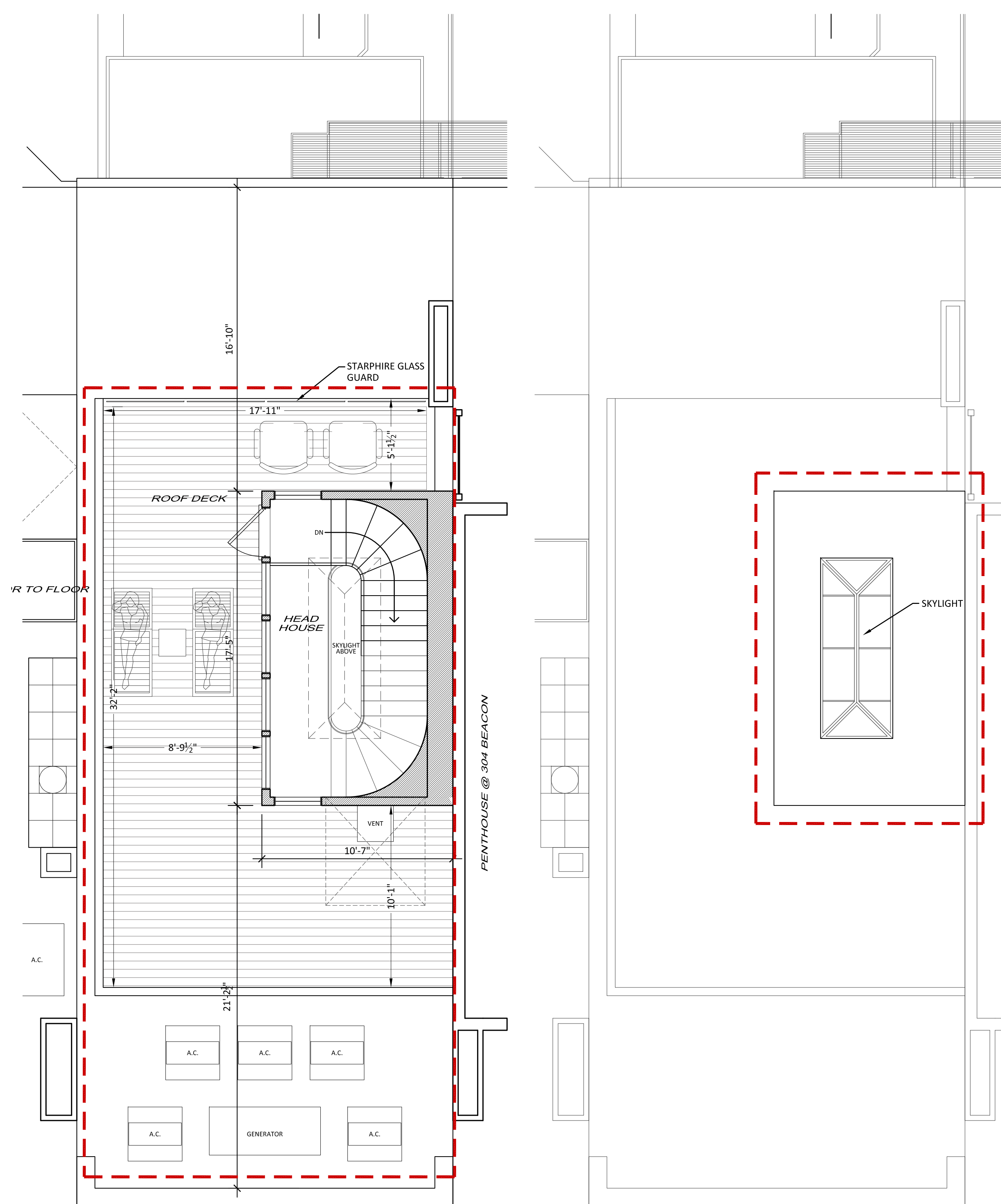
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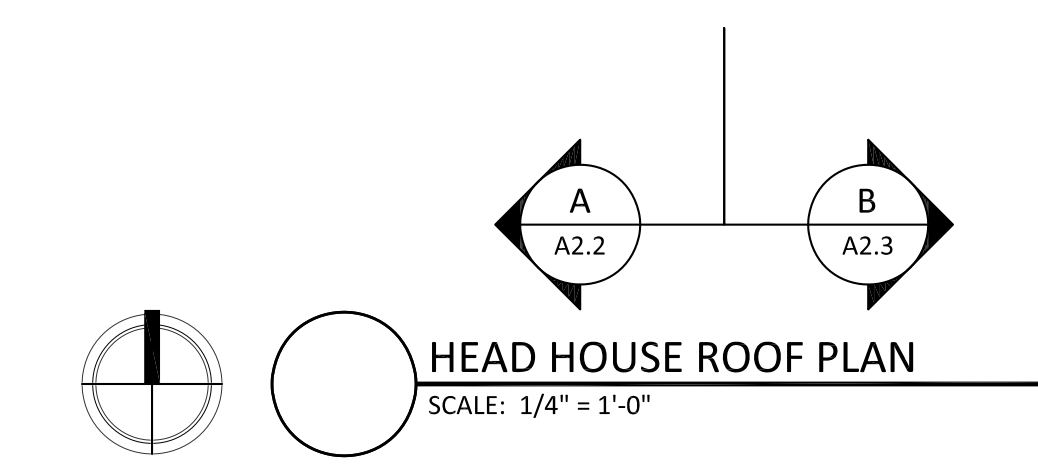
MITSUBISHI CONDENSER



KOHLER GENERATOR



ROOF DECK PLAN
SCALE: 1/4" = 1'-0"



HEAD HOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"

BBAC REVIEW

302 BEACON ST N.T.
302 BEACON STREET
BOSTON, MA 02116
MAP: XX PARCEL: XXX

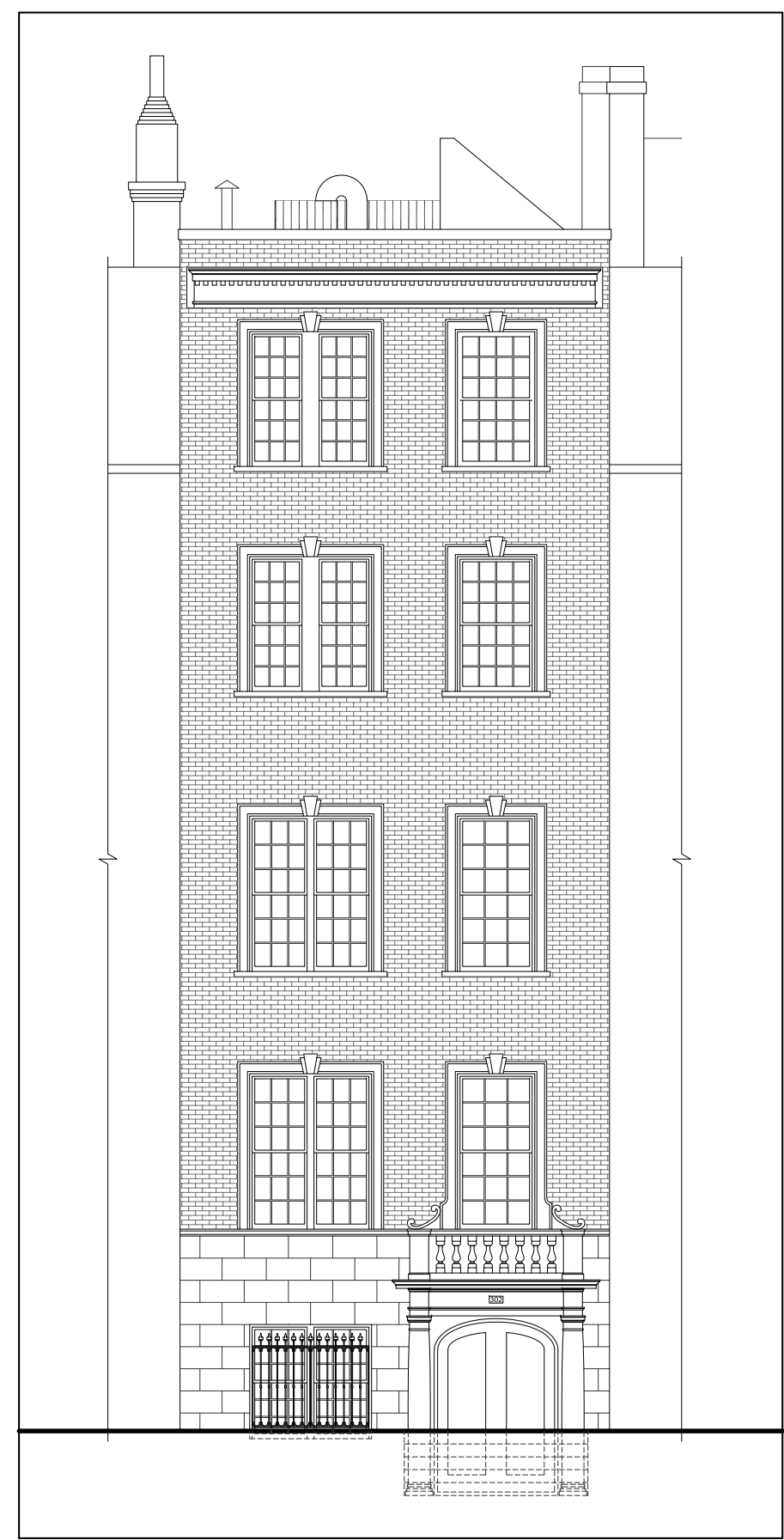
FLOOR PLANS

A1.2

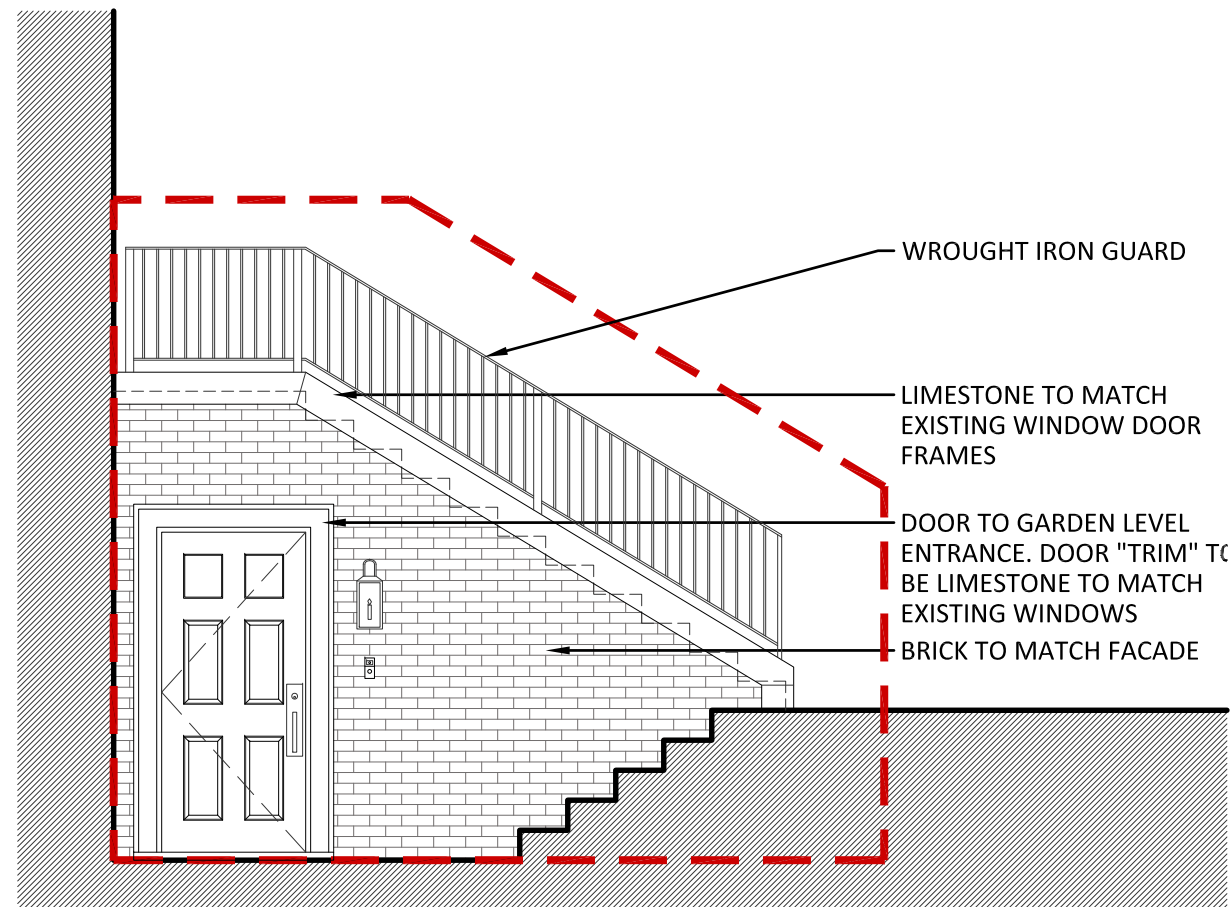
2 MARCH 2023



302 BEACON CIRCA 1890



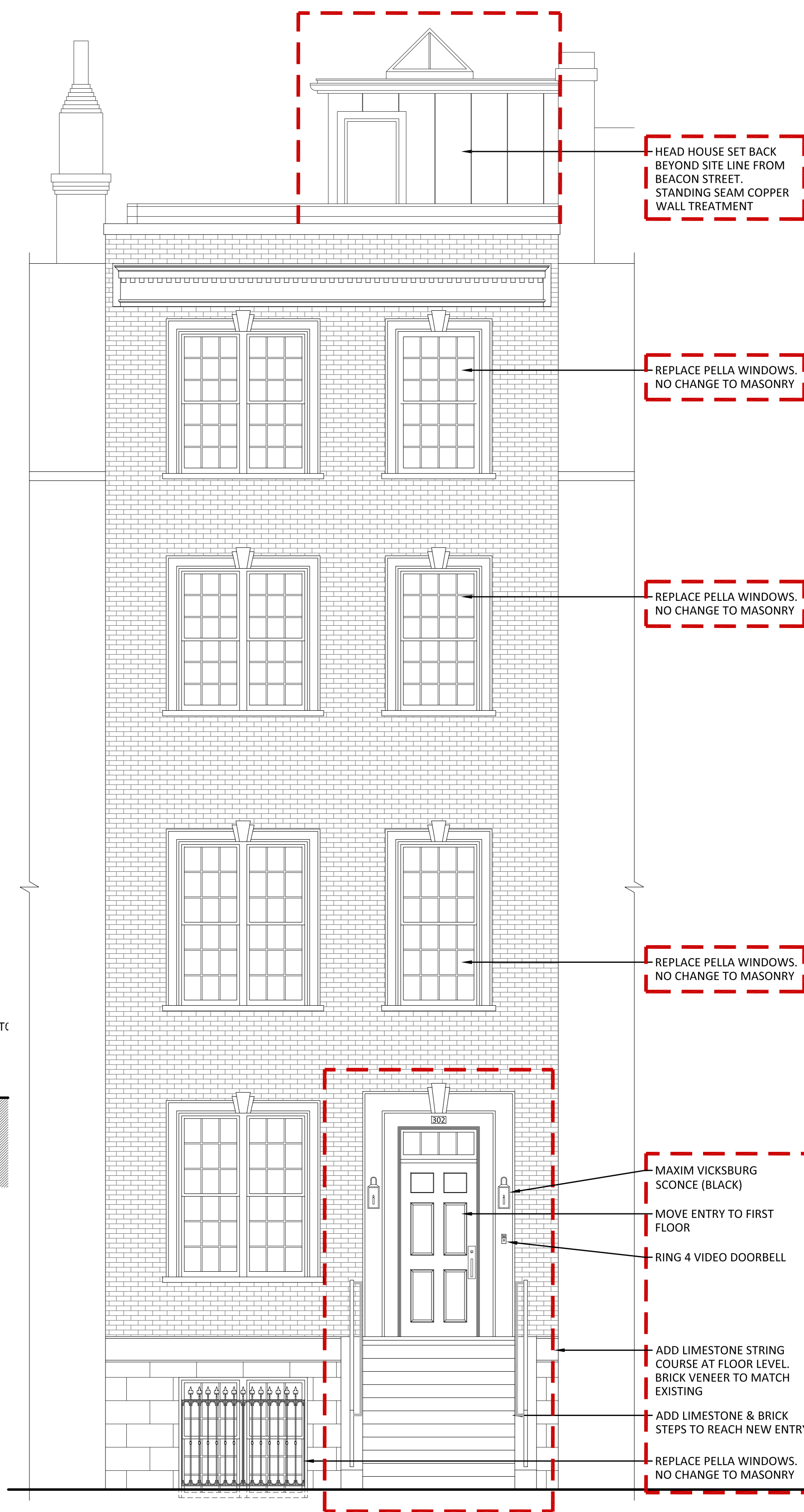
EXISTING ELEVATION



STOOP WEST ELEVATION
SCALE: 1/4" = 1'-0"



302 BEACON CIRCA 1885



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

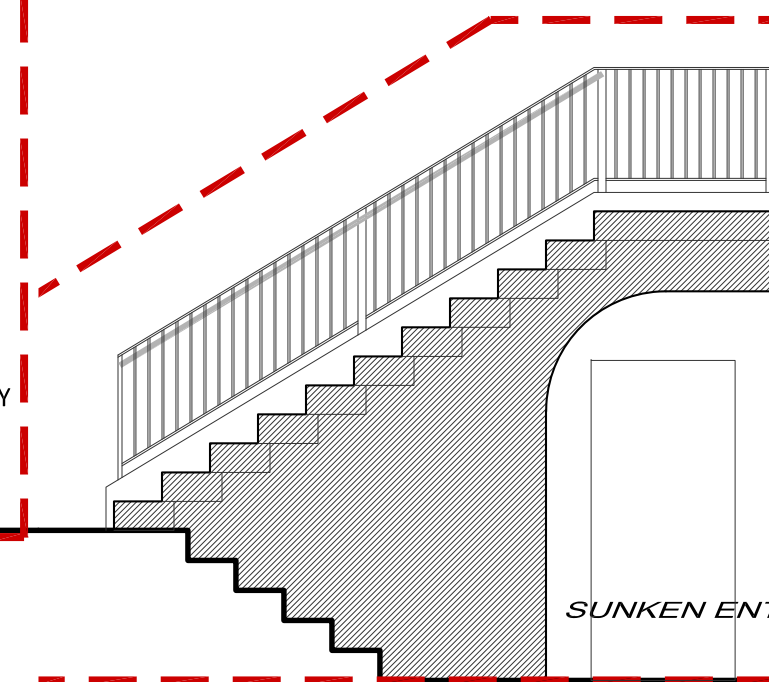


MAXIM VICKSBURG

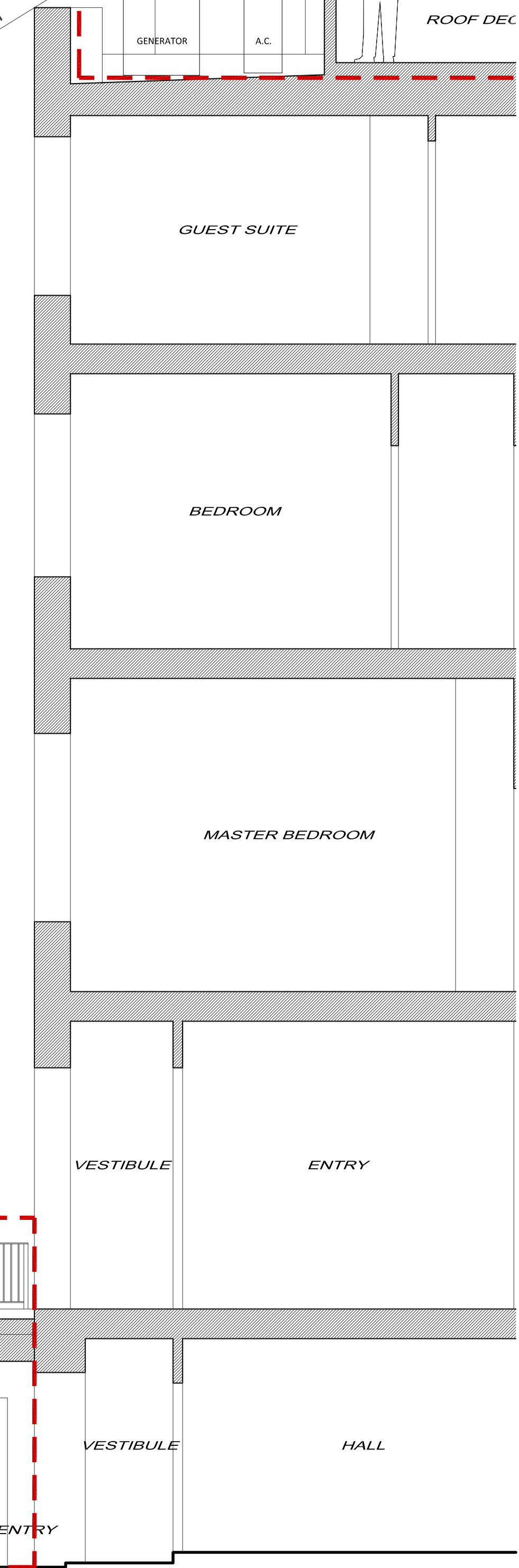


RING 4

SIGHT LINE FROM ACROSS BEACON STREET



SUNKEN ENTRY



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



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BBAC REVIEW

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302 BEACON STREET
BOSTON, MA 02116
MAP:XX PARCEL:XXX

SOUTH ELEVATION
& SECTION

A2.1

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EXISTING ELEVATION



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

- MAXIM VICKSBURG SCONCE (BLACK)
- REPLACE GARAGE DOOR
- RING 4 VIDEO DOORBELL & GARAGE DOOR PANEL



EXISTING ELEVATION



SECTION/NORTH ELEVATION
SCALE: 1/4" = 1'-0"

- PROPOSED HEAD HOUSE & EXPANDED ROOF DECK
- GLASS GUARDS AT RENOVATED ROOF DECK

- ENLARGE WINDOWS
- ENLARGE WINDOWS

- REMOVE COLUMNS & REPLACE WITH STEEL BRACKETS
- ADD DOOR

- ADD HALL w/ WALKWAY ABOVE

BBAC REVIEW

302 BEACON ST N.T.
302 BEACON STREET
BOSTON, MA 02116
MAP: XX PARCEL: XXX

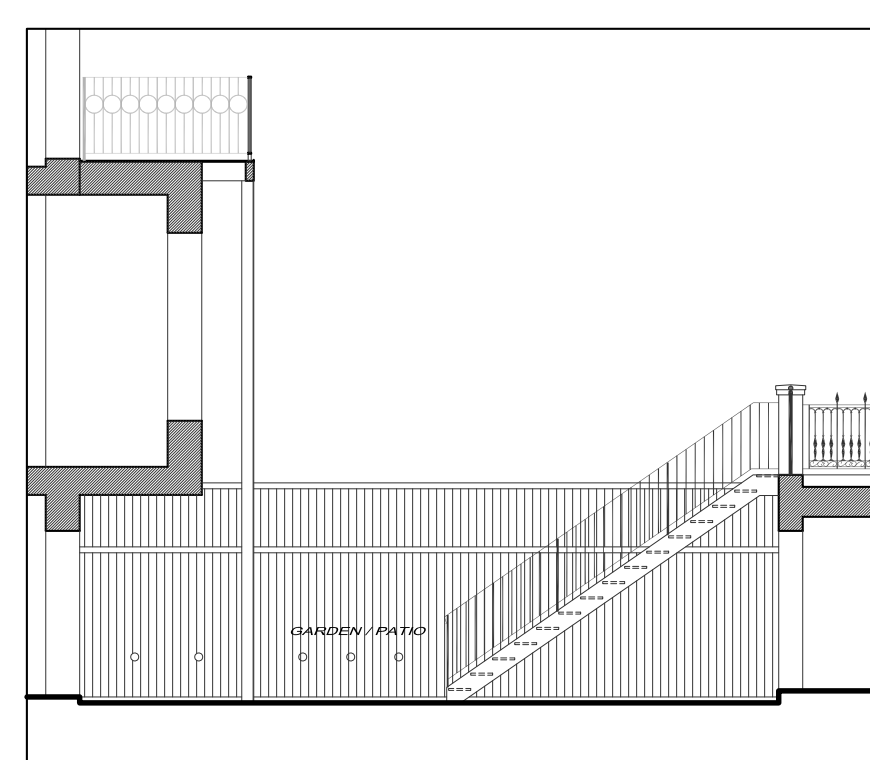
NORTH ELEVATION & SECTION

A2.2

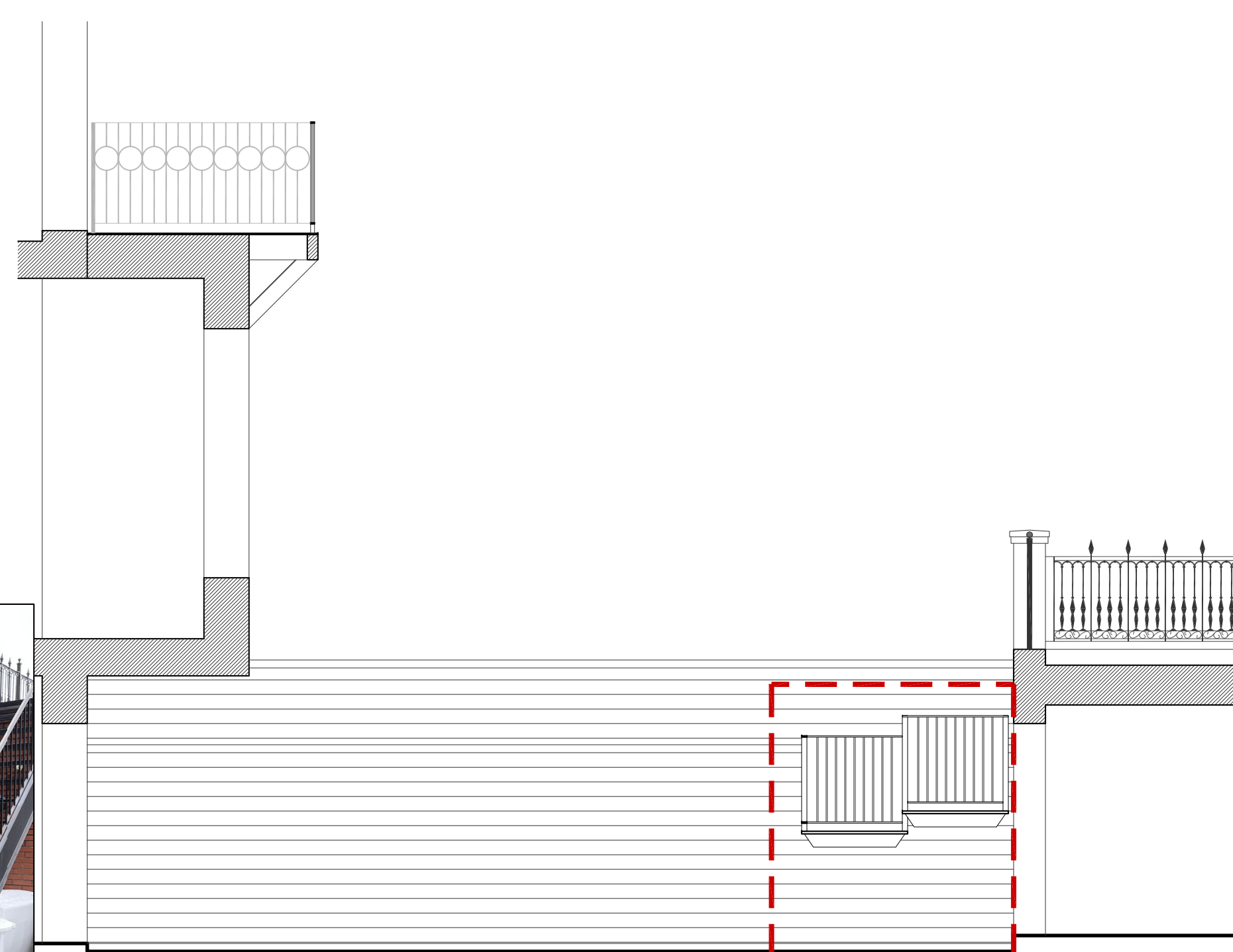
2 MARCH 2023



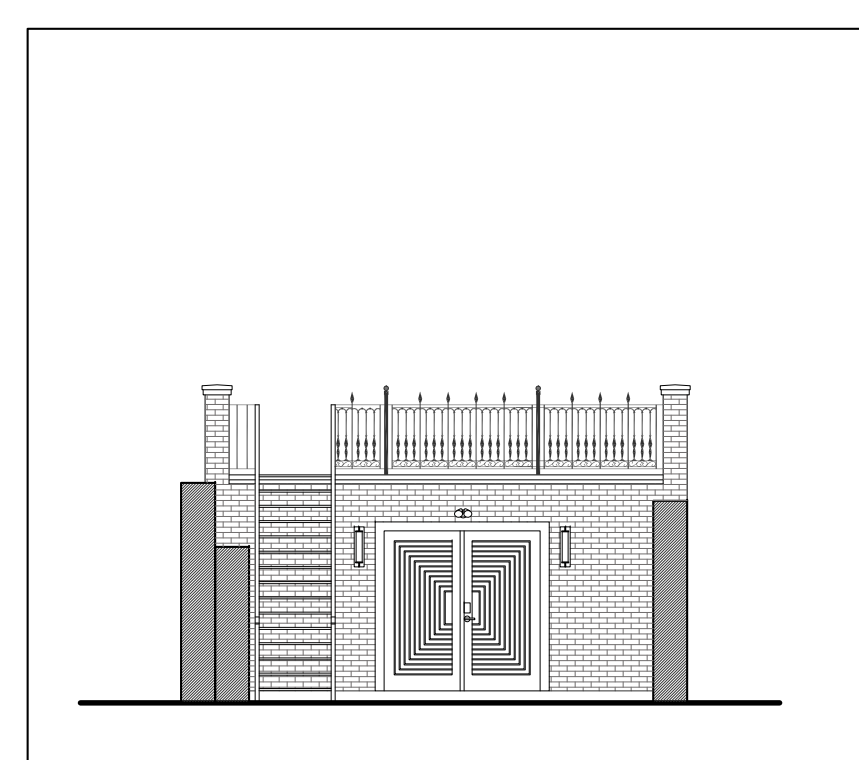
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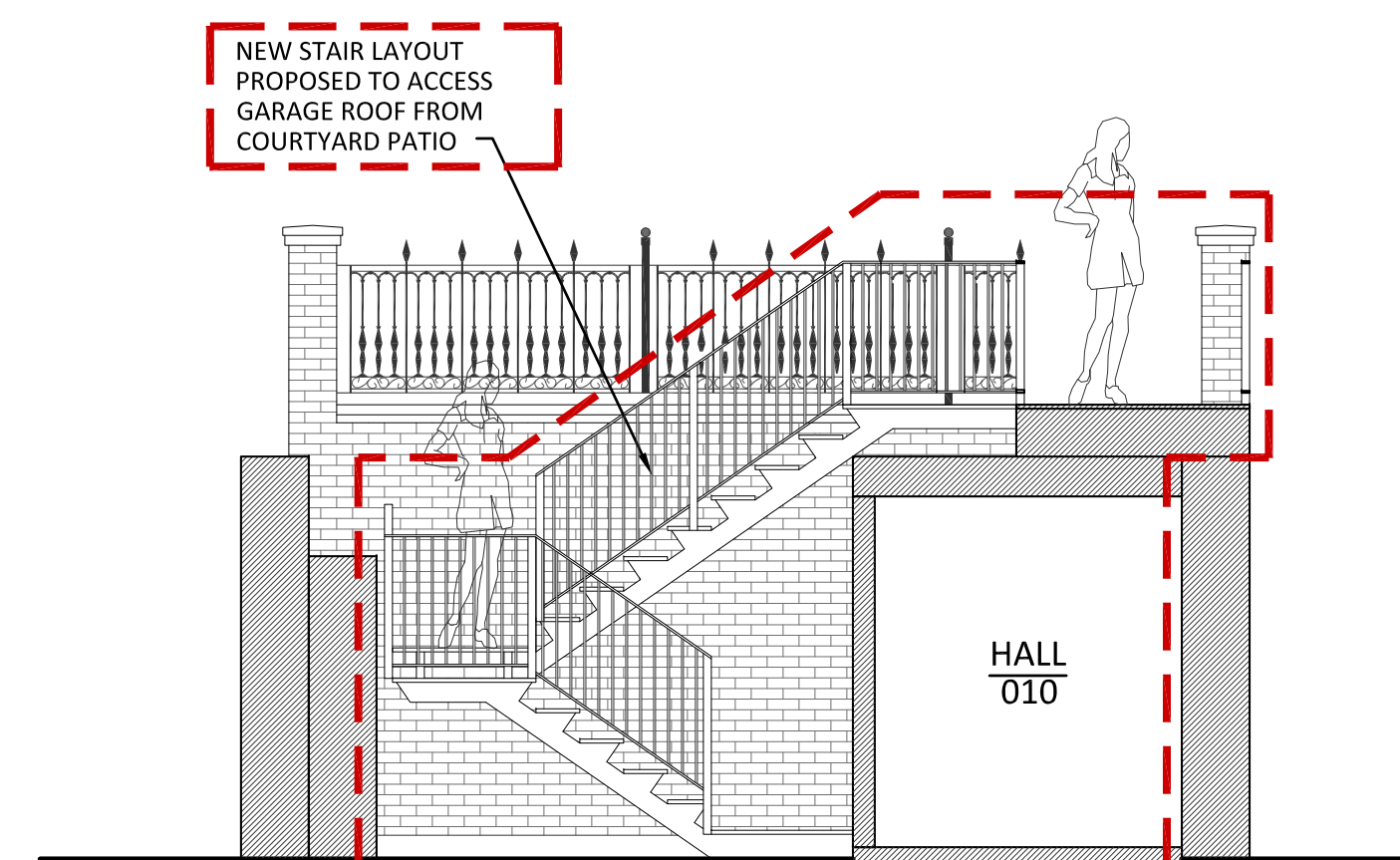
EXISTING ELEVATION



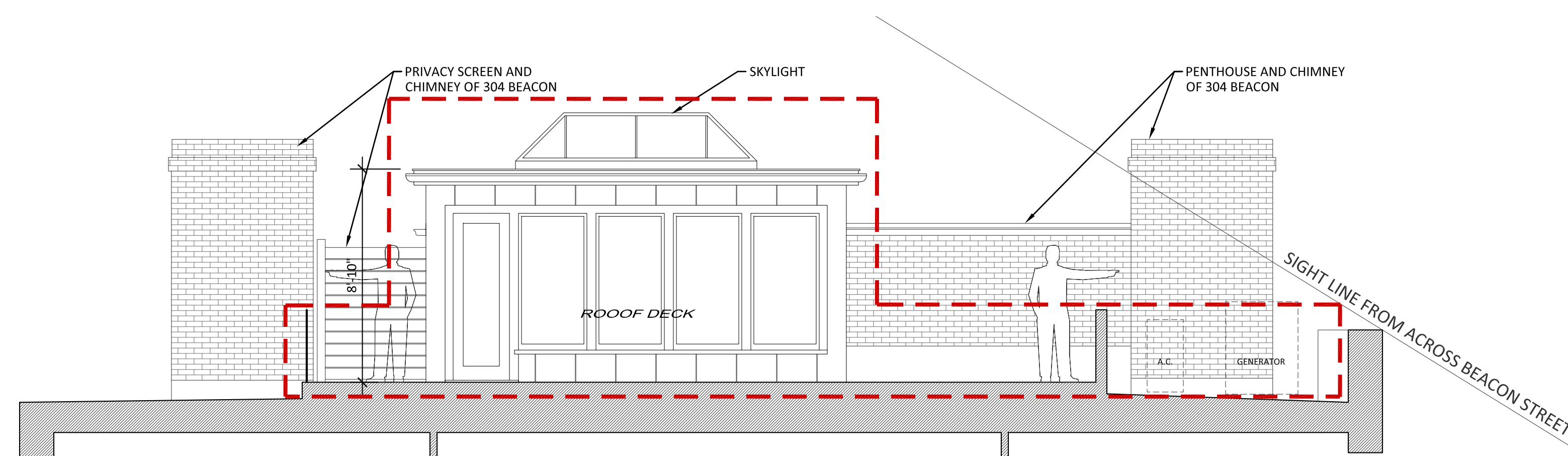
GARDEN EAST ELEVATION
SCALE: 1/4" = 1'-0"



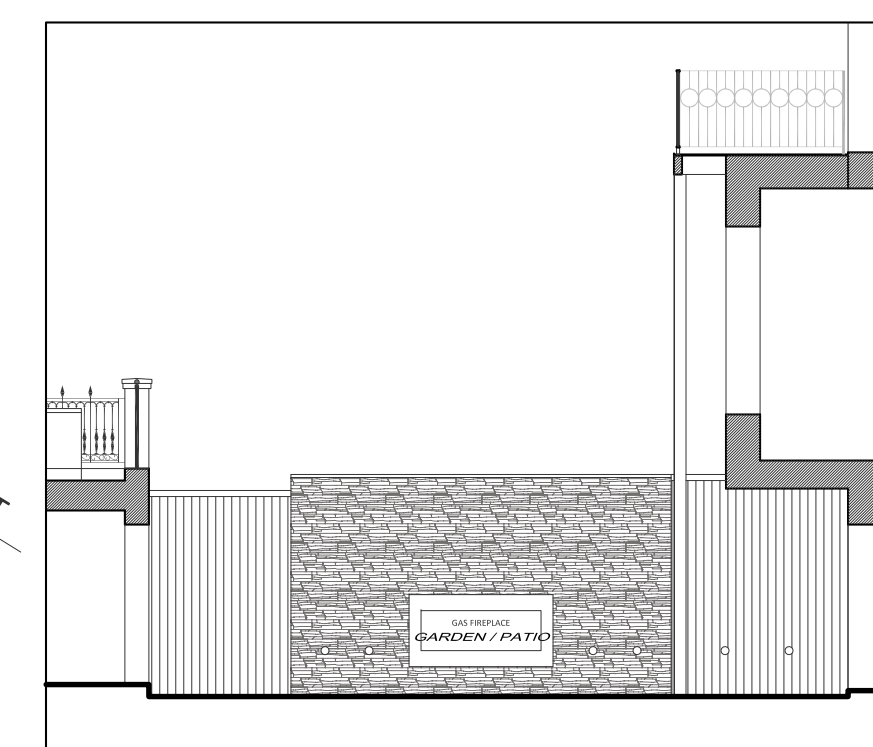
EXISTING ELEVATION



NEW STAIR LAYOUT PROPOSED TO ACCESS GARAGE ROOF FROM COURTYARD PATIO
HALL 010
SOUTH ELEVATION OF GARAGE
SCALE: 1/4" = 1'-0"



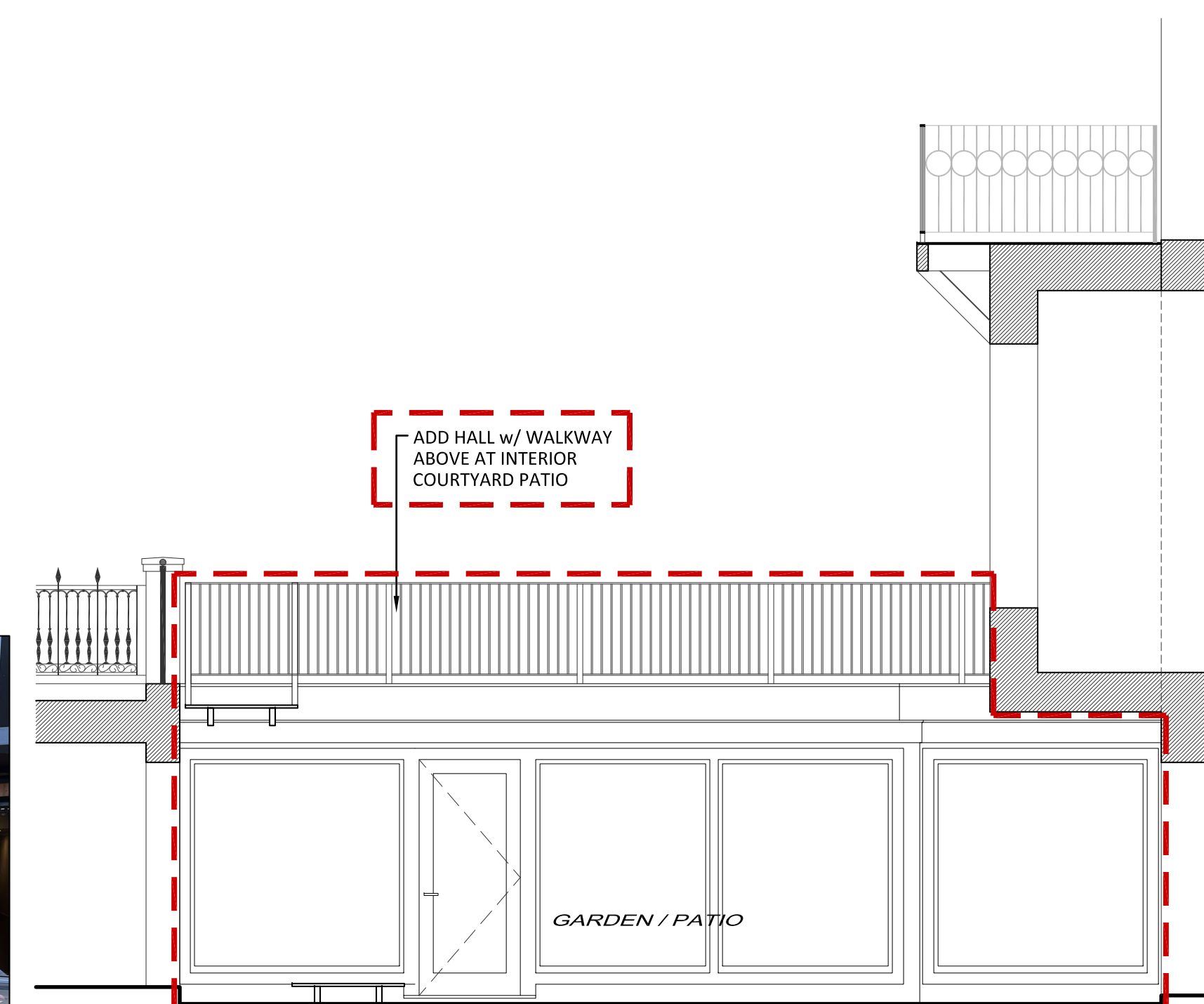
PRIVACY SCREEN AND CHIMNEY OF 304 BEACON
SKYLIGHT
PENTHOUSE AND CHIMNEY OF 304 BEACON
ROOF DECK
SIGHT LINE FROM ACROSS BEACON STREET
A.C. GENERATOR
HEAD HOUSE WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING ELEVATION



EXISTING ELEVATION



ADD HALL W/ WALKWAY ABOVE AT INTERIOR COURTYARD PATIO
GARDEN / PATIO
GARDEN WEST ELEVATION
SCALE: 1/4" = 1'-0"

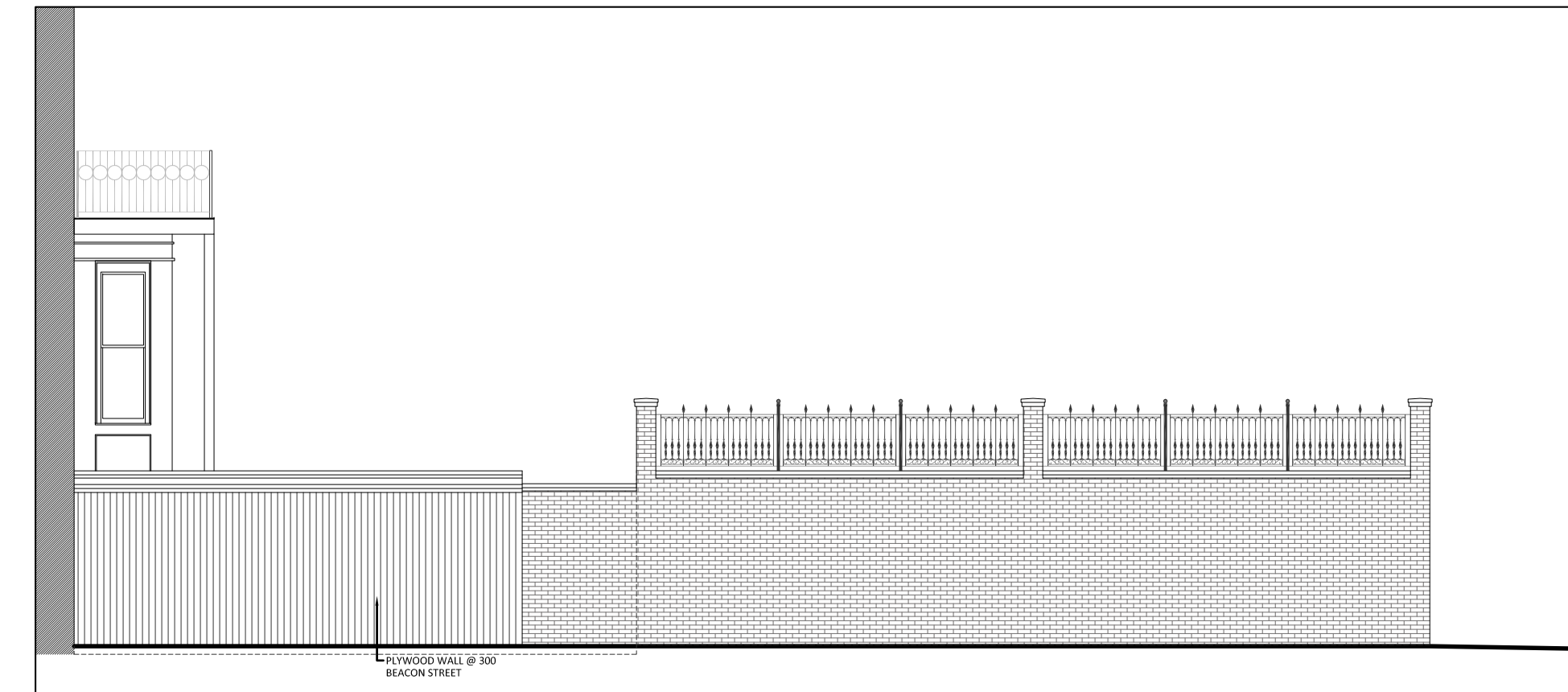
BBAC REVIEW

302 BEACON ST N.T.
302 BEACON STREET
BOSTON, MA 02116
MAP: XX PARCEL: XXX

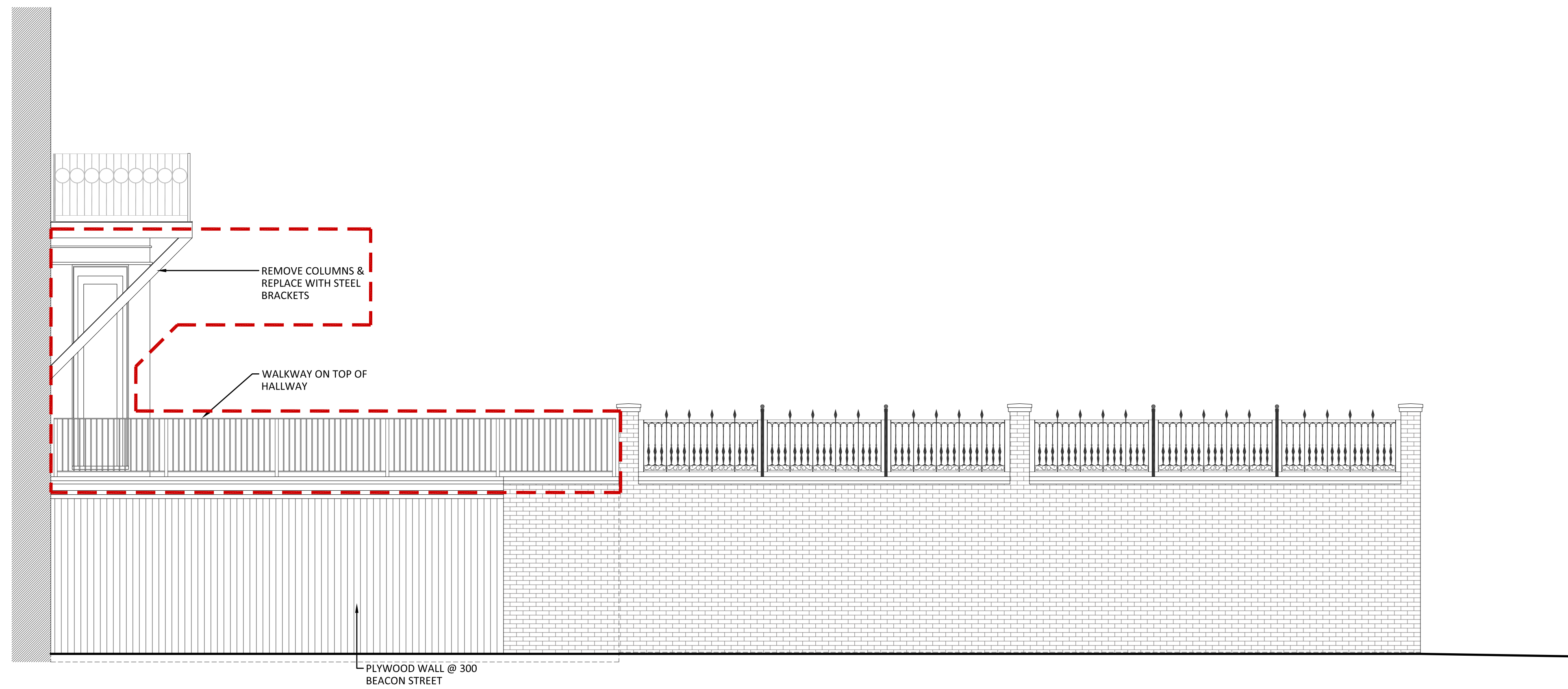
INTERIOR GARDEN & HEAD HOUSE ELEVATIONS

A2.3

2 MARCH 2023



EXISTING ELEVATION



GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



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BBAC REVIEW

302 BEACON ST N.T.
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BOSTON, MA 02116
MAP: XX PARCEL: XXX

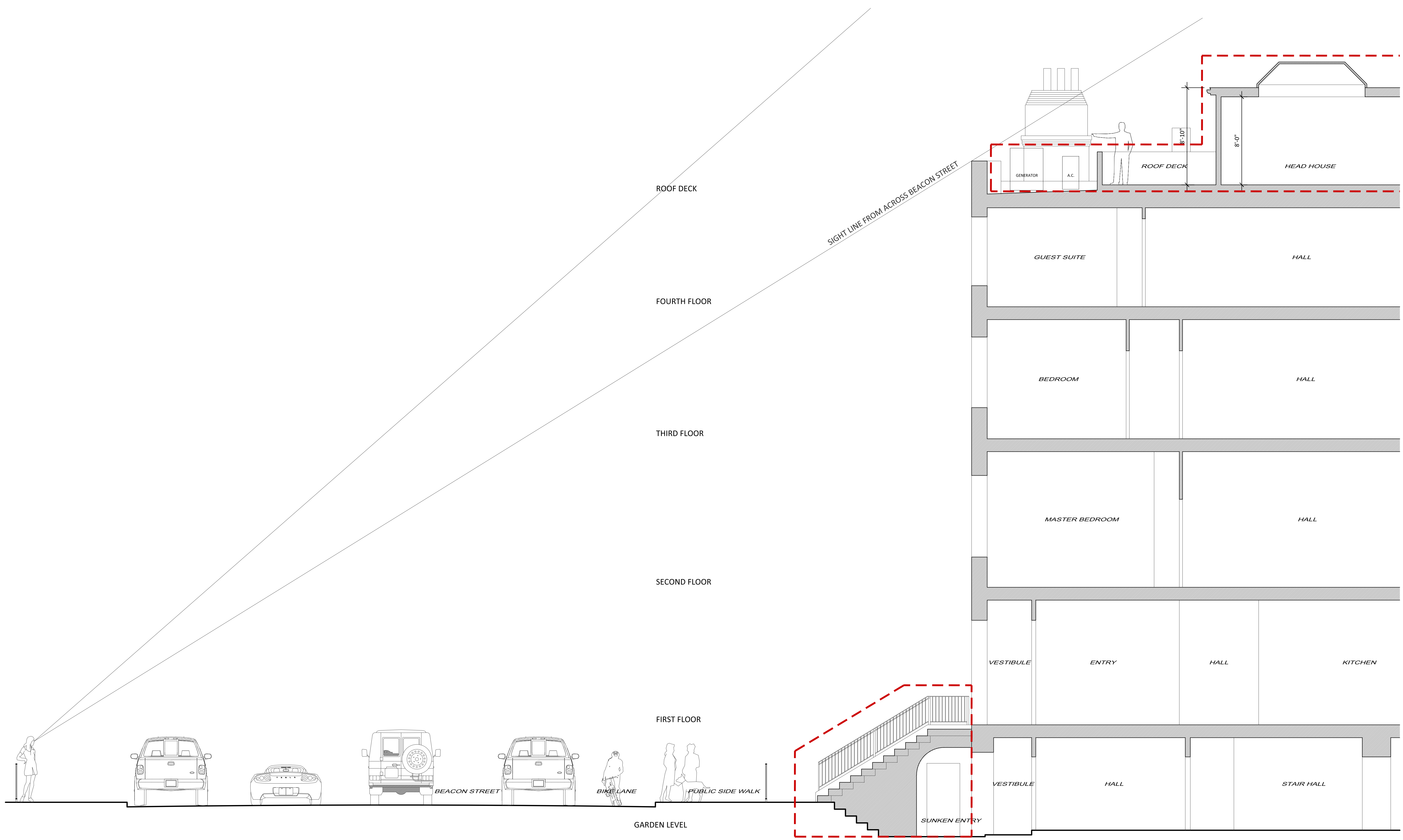
GARAGE EAST
ELEVATION

A2.4

2 MARCH 2023



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

BBAC REVIEW

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MAP: XX PARCEL: XXX

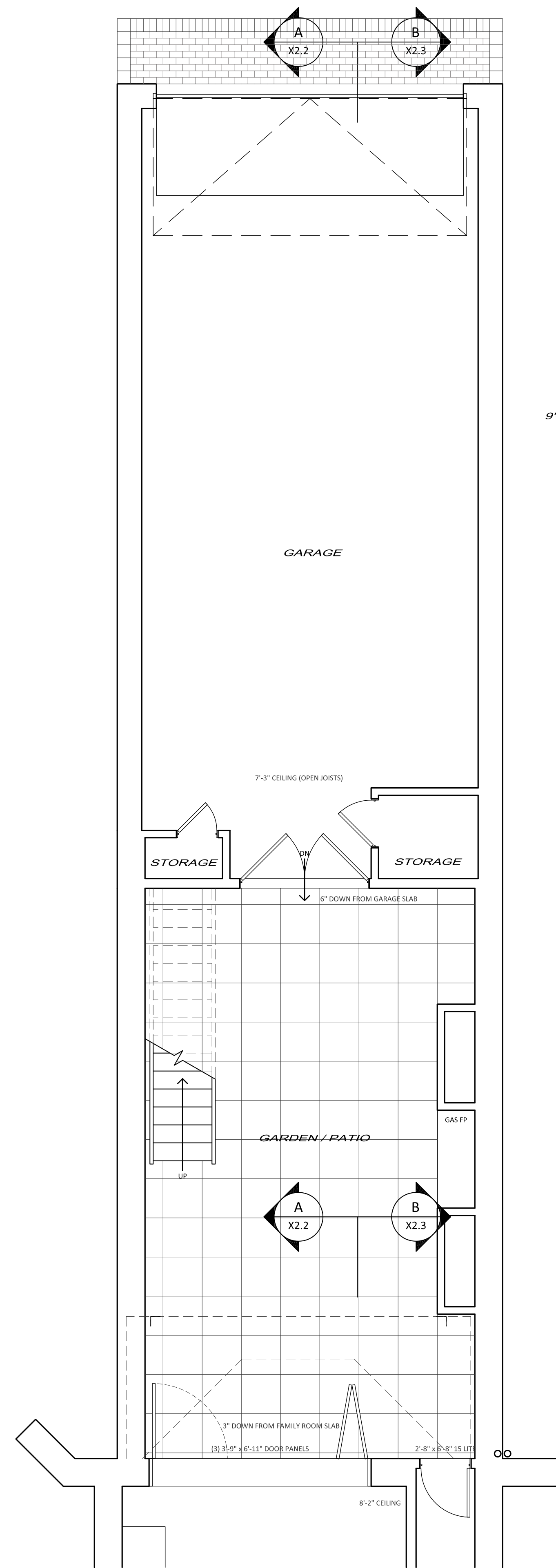
BUILDING SECTION

A2.5

2 MARCH 2023

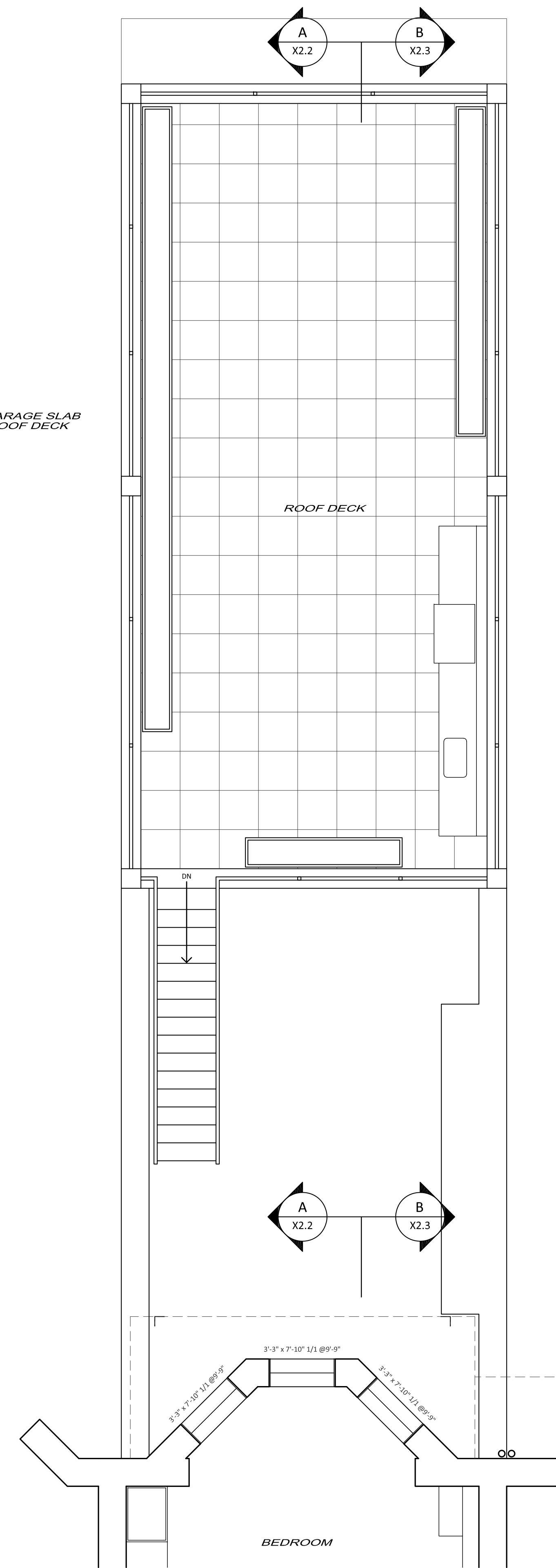


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GARDEN & GARAGE FLOOR PLAN

9'-0" GARAGE SLAB
TO ROOF DECK



GARAGE DECK FLOOR PLAN

EXISTING
CONDITIONS
UNIT 1

302 BEACON ST N.T.
302 BEACON STREET
BOSTON, MA 02116
MAP: XX PARCEL: XXX

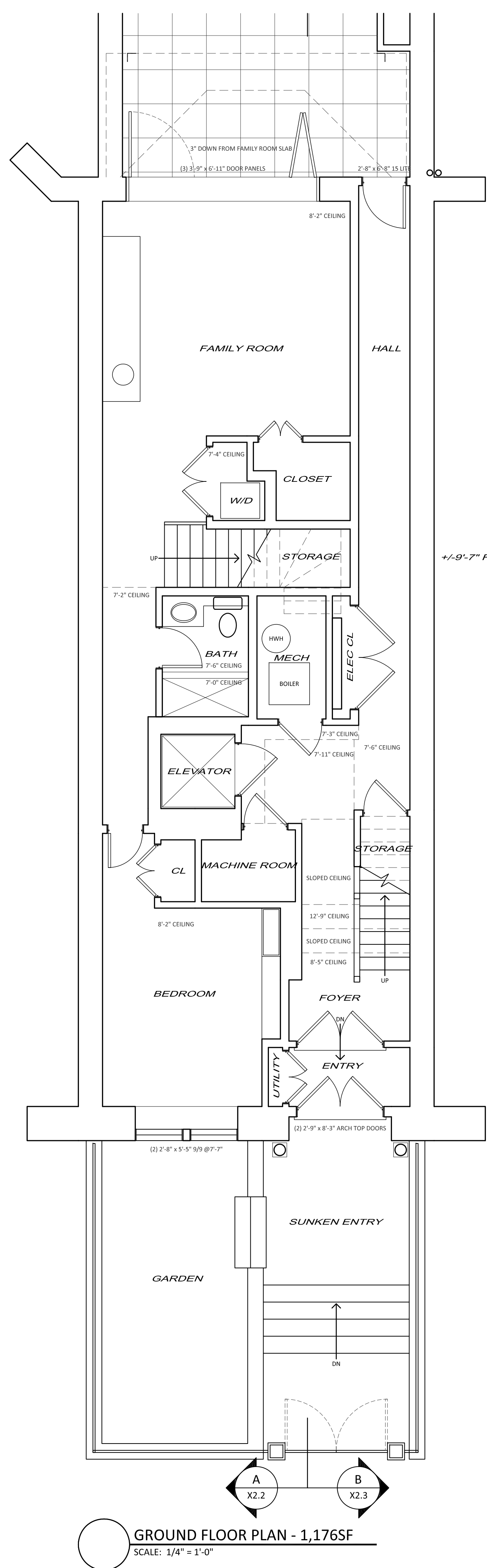
FLOOR PLANS

X1.0

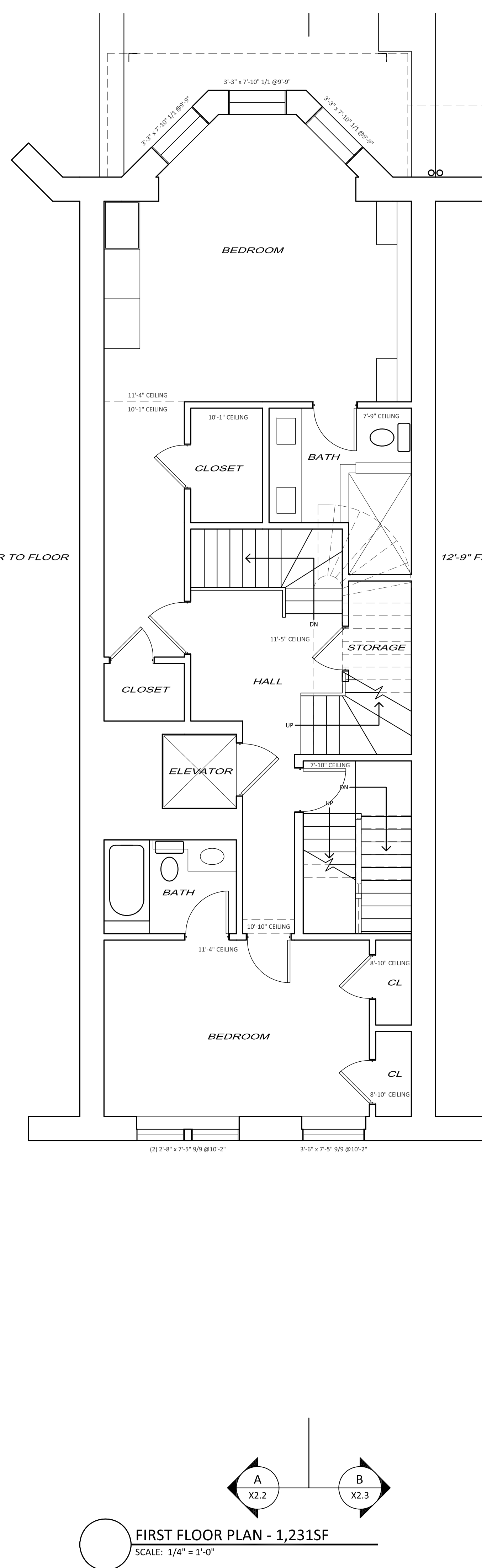
13 FEBRUARY 2023



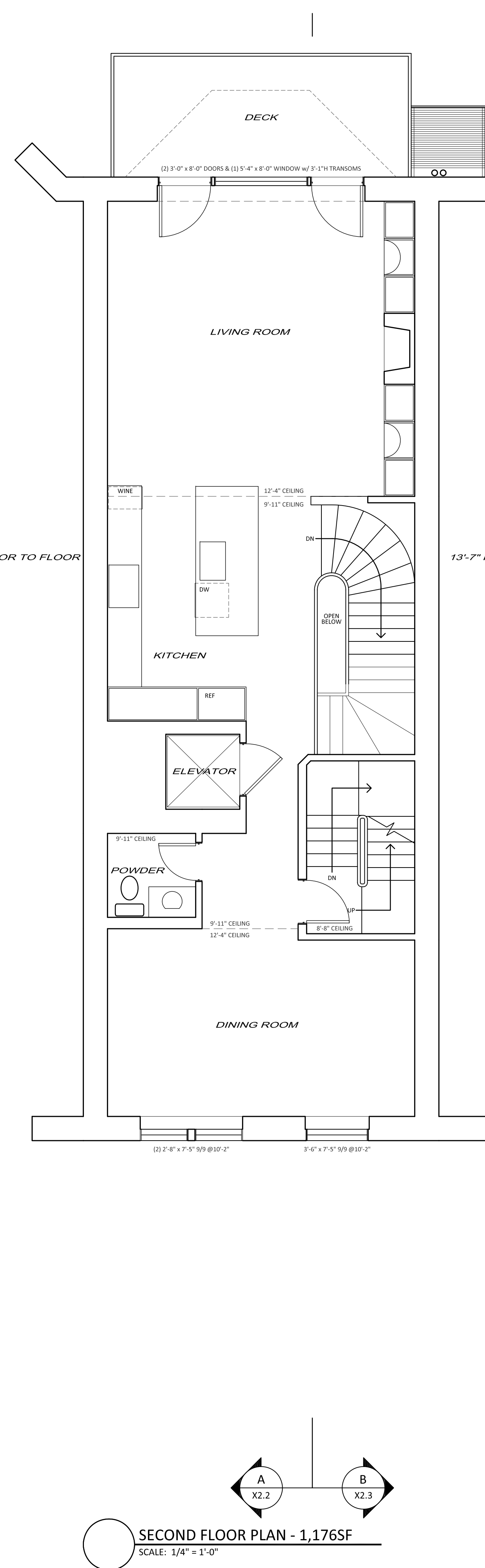
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GROUND FLOOR PLAN - 1,176SF
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN - 1,231SF
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN - 1,176SF
SCALE: 1/4" = 1'-0"

EXISTING
CONDITIONS
UNIT 1

302 BEACON ST N.T.
302 BEACON STREET
BOSTON, MA 02116
MAP: XX PARCEL: XXX

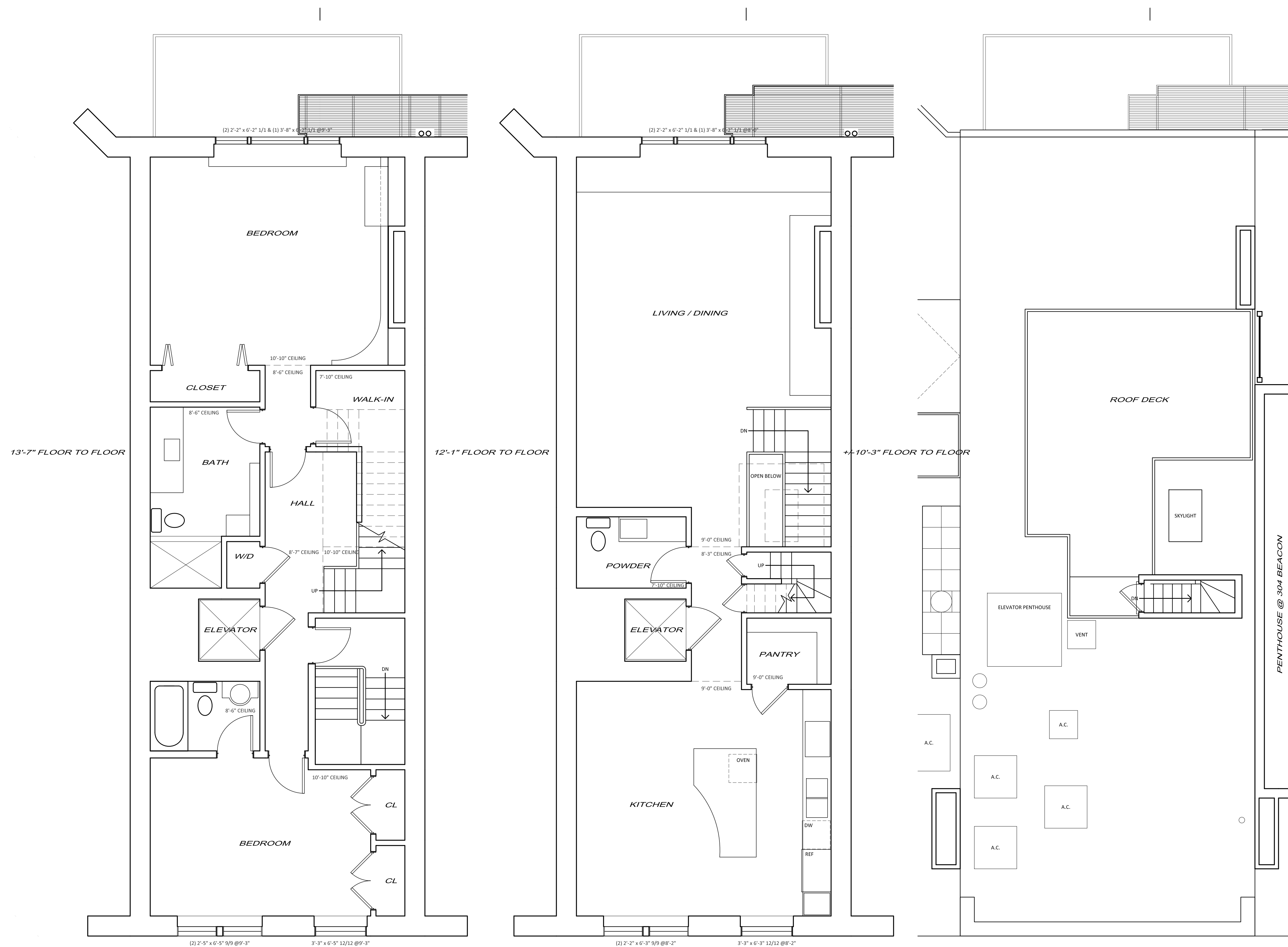
FLOOR PLANS

X1.1

13 FEBRUARY 2023



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EXISTING
CONDITIONS
UNIT 2

302 BEACON ST N.T.
302 BEACON STREET
BOSTON, MA 02116
MAP: XX PARCEL: XXX

FLOOR PLANS

THIRD FLOOR PLAN - 1,176SF
SCALE: 1/4" = 1'-0"

FOURTH FLOOR PLAN - 1,176SF
SCALE: 1/4" = 1'-0"

ROOF DECK PLAN
SCALE: 1/4" = 1'-0"

X1.2

13 FEBRUARY 2023



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EXISTING
CONDITIONS

SOUTH ELEVATION OF GARAGE
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION (BEACON ST)
SCALE: 1/4" = 1'-0"

NORTH ELEVATION (BACK ST)
SCALE: 1/4" = 1'-0"

SECTION/NORTH ELEVATION
SCALE: 1/4" = 1'-0"

302 BEACON ST N.T.
302 BEACON STREET
BOSTON, MA 02116
MAP: XX PARCEL: XXX

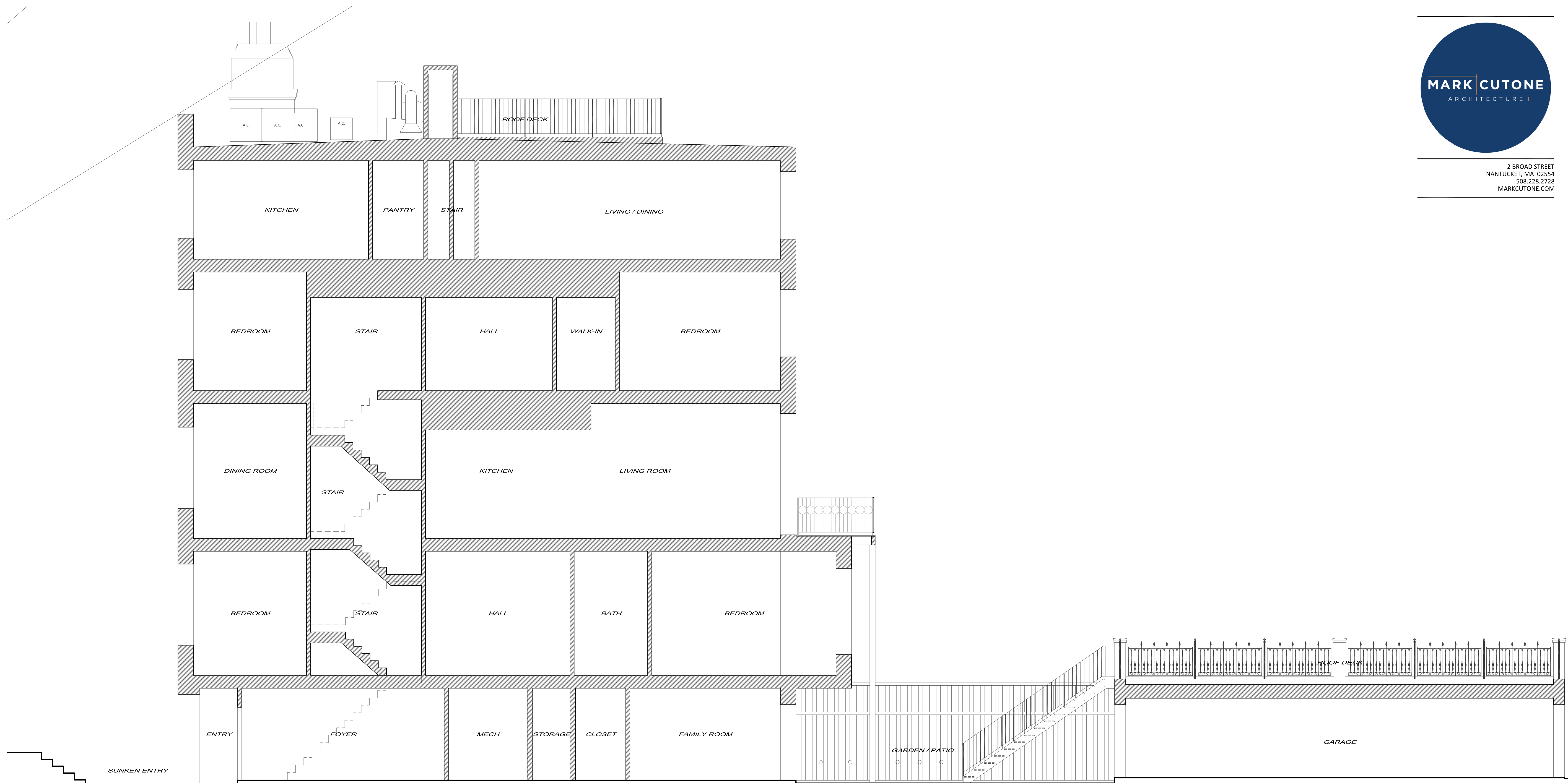
ELEVATIONS
& SECTIONS

X2.1

13 FEBRUARY 2023



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BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"

**EXISTING
CONDITIONS**

302 BEACON ST N.T.
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MAP: XX PARCEL: XXX

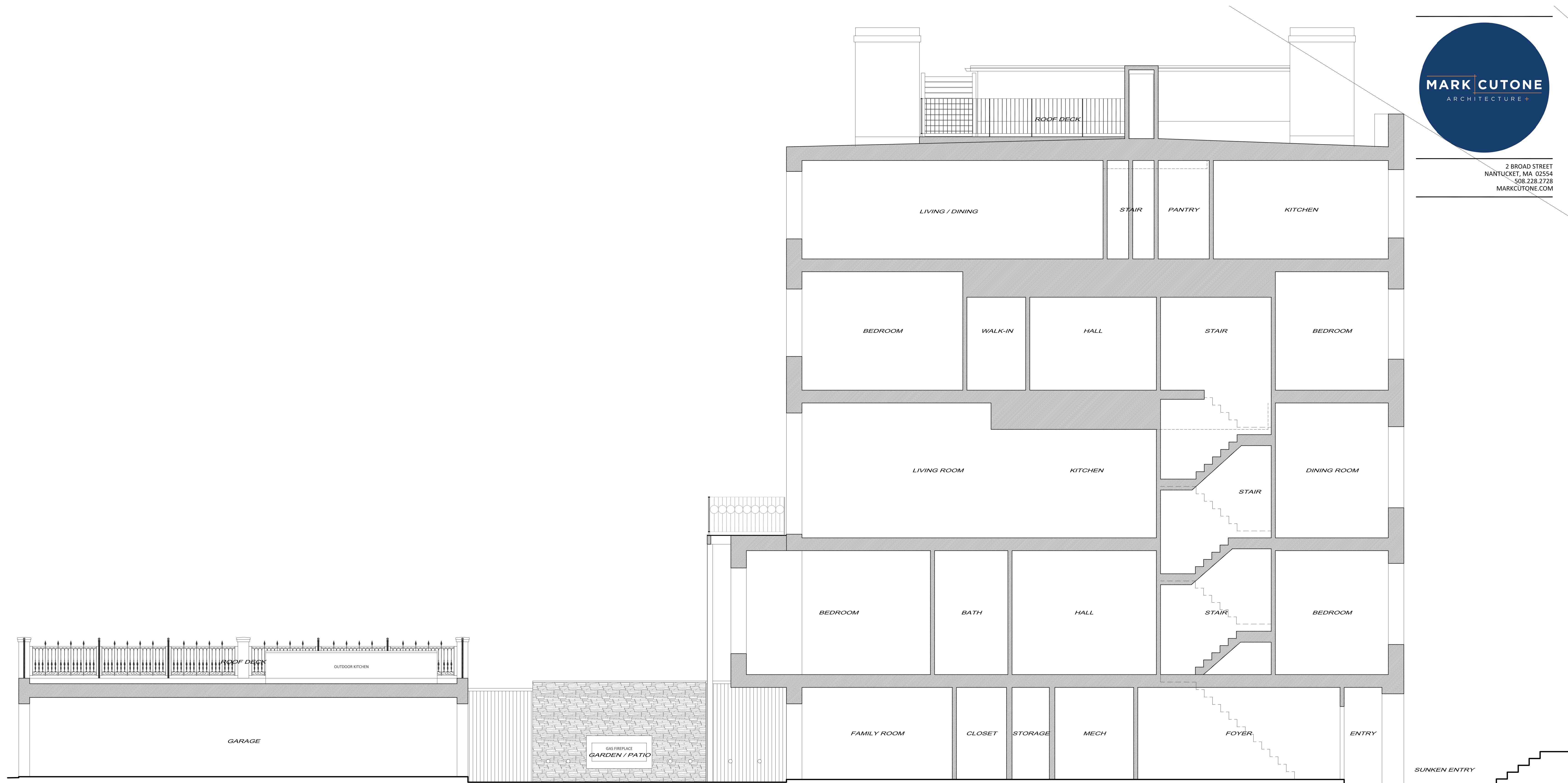
**ELEVATION
/ SECTION**

X2.2

13 FEBRUARY 2023



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BUILDING SECTION B-B
SCALE: 1/4" = 1'-0"

**EXISTING
CONDITIONS**

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302 BEACON STREET
BOSTON, MA 02116
MAP: XX PARCEL: XXX

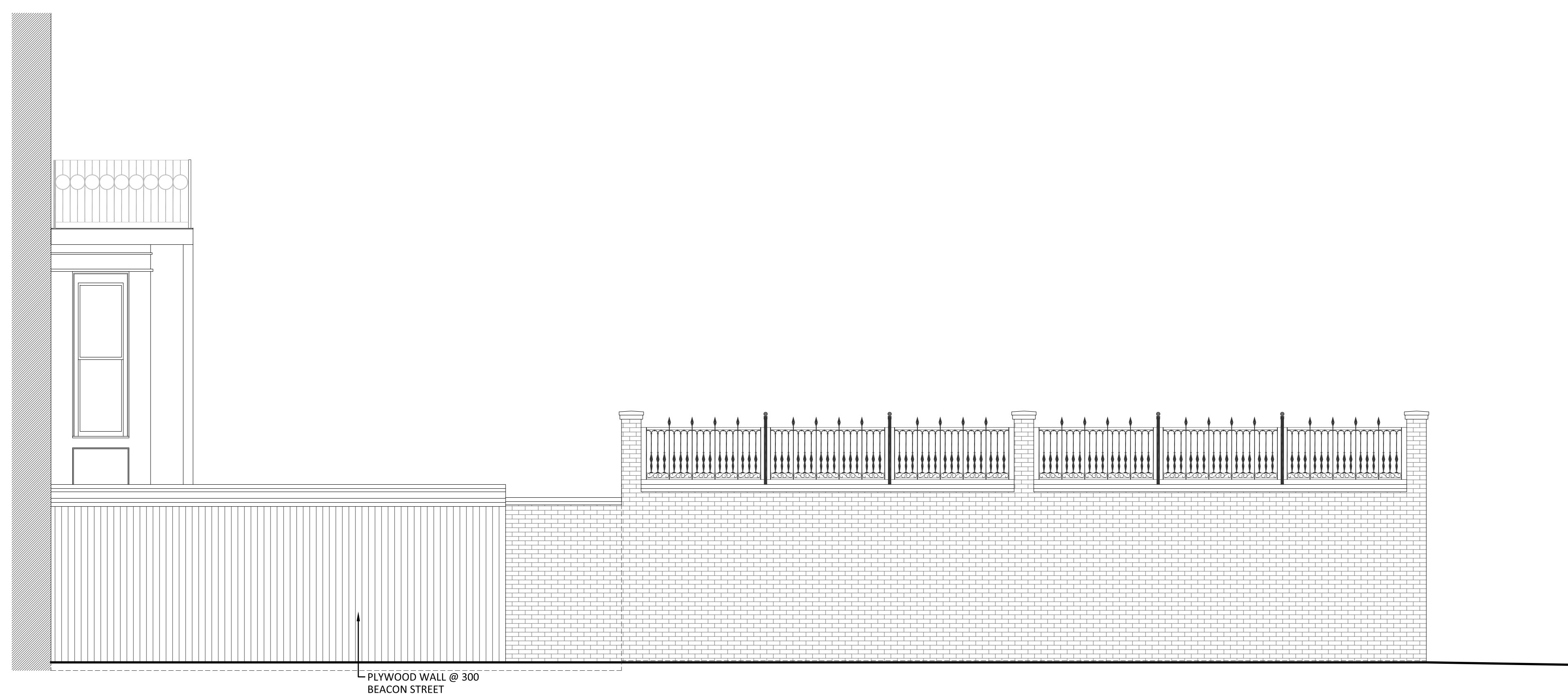
**ELEVATION
/ SECTION**

X2.3

10 FEBRUARY 2023



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PLYWOOD WALL @ 300
BEACON STREET

GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING
CONDITIONS

302 BEACON ST N.T.
302 BEACON STREET
BOSTON, MA 02116
MAP: XX PARCEL: XXX

GARAGE EAST
ELEVATION

X2.4

13 FEBRUARY 2023