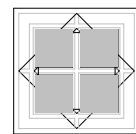


112 Myrtle Street

Boston, MA

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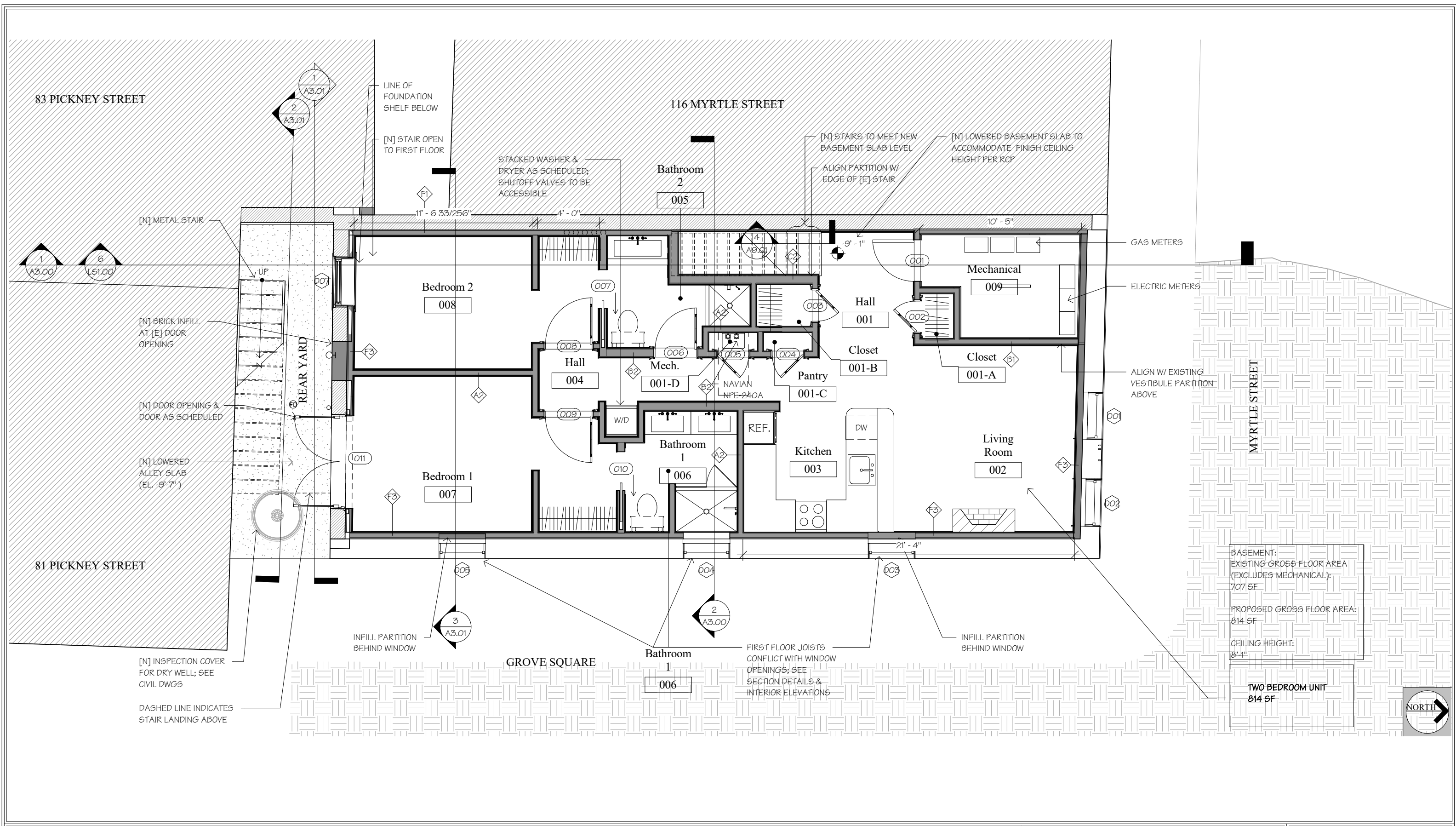
396 COMMONWEALTH AVENUE BOSTON, MASSACHUSETTS 02215



MMXIX

Civic Association

May 6, 2020

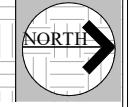


BASEMENT:
 EXISTING GROSS FLOOR AREA
 (EXCLUDES MECHANICAL):
 707 SF

 PROPOSED GROSS FLOOR AREA:
 814 SF

 CEILING HEIGHT:
 8'-1"

TWO BEDROOM UNIT
814 SF

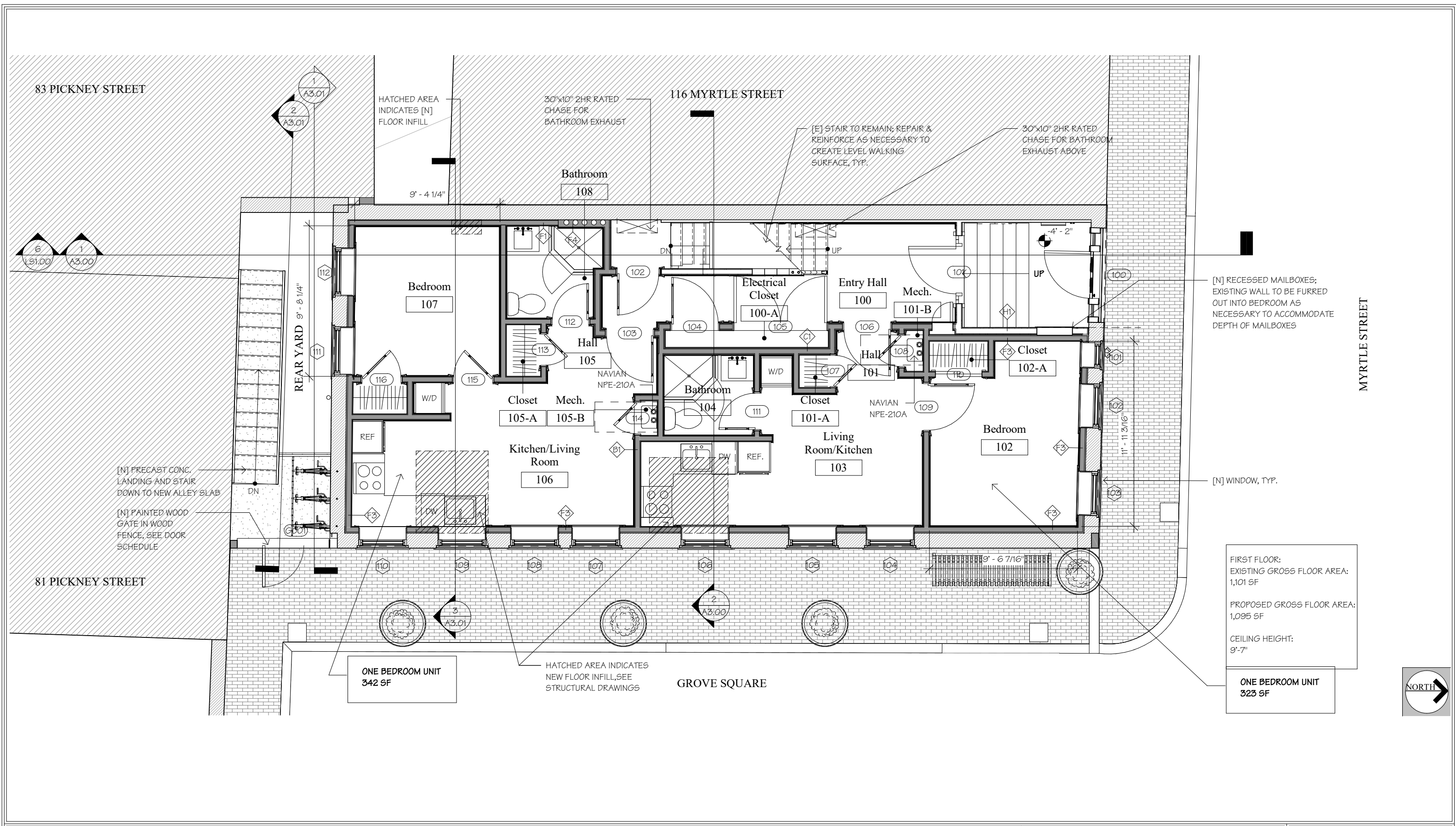


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Basement /Garden Floor Plan

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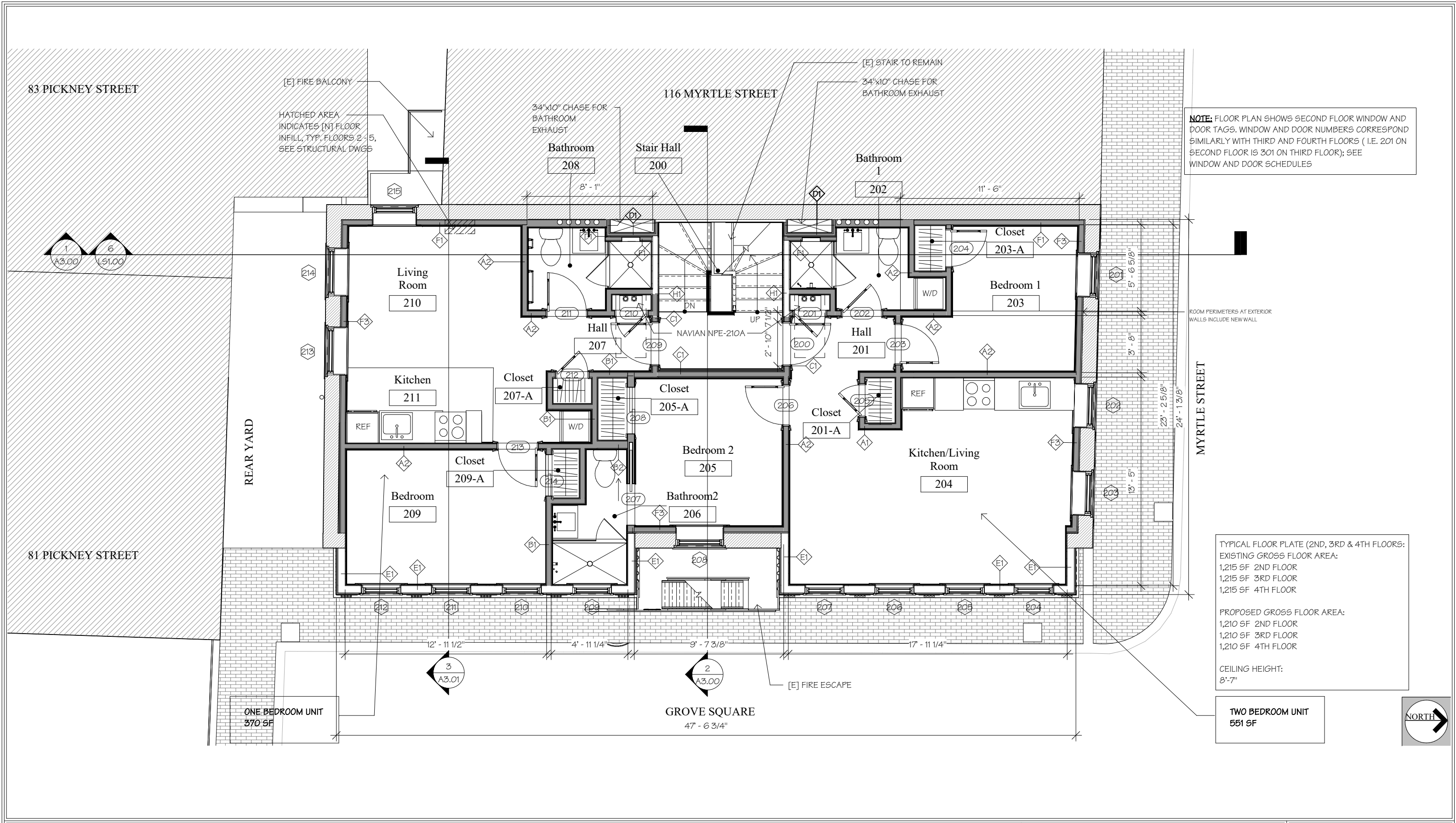


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First Floor Plan

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NOTE: FLOOR PLAN SHOWS SECOND FLOOR WINDOW AND DOOR TAGS. WINDOW AND DOOR NUMBERS CORRESPOND SIMILARLY WITH THIRD AND FOURTH FLOORS (I.E. 201 ON SECOND FLOOR IS 301 ON THIRD FLOOR); SEE WINDOW AND DOOR SCHEDULES

ROOM PERIMETERS AT EXTERIOR WALLS INCLUDE NEW WALL

TYPICAL FLOOR PLATE (2ND, 3RD & 4TH FLOORS):
 EXISTING GROSS FLOOR AREA:
 1,215 SF 2ND FLOOR
 1,215 SF 3RD FLOOR
 1,215 SF 4TH FLOOR

PROPOSED GROSS FLOOR AREA:
 1,210 SF 2ND FLOOR
 1,210 SF 3RD FLOOR
 1,210 SF 4TH FLOOR

CEILING HEIGHT:
 8'-7"

TWO BEDROOM UNIT
 551 SF

ONE BEDROOM UNIT
 370 SF

GROVE SQUARE
 47' - 6 3/4"

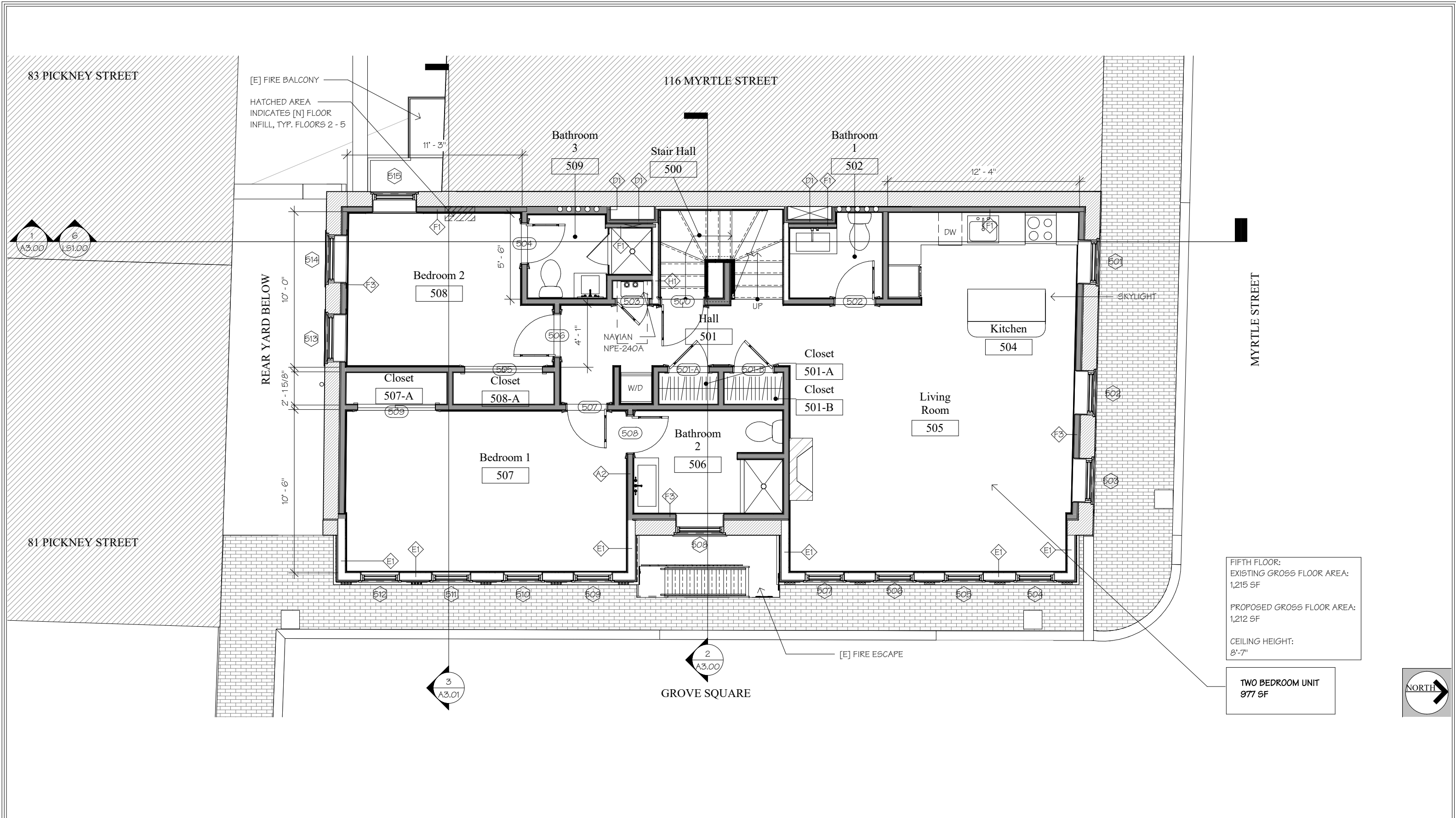


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Typical Floor Plan

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FIFTH FLOOR:
 EXISTING GROSS FLOOR AREA:
 1,215 SF
 PROPOSED GROSS FLOOR AREA:
 1,212 SF
 CEILING HEIGHT:
 8'-7"

TWO BEDROOM UNIT
 977 SF



112 Myrtle Street
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Penthouse Floor Plan

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EXISTING

Side Elevation - Existing

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PROPOSED

Courtyard Space - Proposed

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ZONING SUMMARY

Historical Review

Zone: H-2-65 Restrictd Parking Overlay District
Parking Free Zone

Historic District: Historic Beacon Hill
Year Built: Unknown

Subdistrict Type: Apartment Residential

Lot Size: 1,192 SF (per survey)

Gross Building Area

Existing: 6,743 SF
Proposed: 6,826 SF

FAR

Existing: 5.66 (Non-conforming)
Proposed: 5.73

Floor Level	Existing Gross Floor Area	Proposed Gross Floor Area	Ceiling Height
Basement	707 SF (Excludes Mechanical)	814 SF (Excludes Mechanical)	8'-1"
1st Floor	1,101 SF	1,095 SF	9'-7"
2nd Floor	1,215 SF	1,210 SF	8'-7"
3rd Floor	1,215 SF	1,210 SF	8'-7"
4th Floor	1,215 SF	1,210 SF	8'-7"
5th Floor	1,215 SF	1,212 SF	8'-7"
<u>Head House</u>	<u>75 SF</u>	<u>75 SF</u>	7'-6"
Total	6,743 SF	6,826 SF	

*Overall an additional 83 sf of living space over 10 units, equals an average of 8.3sf per unit