

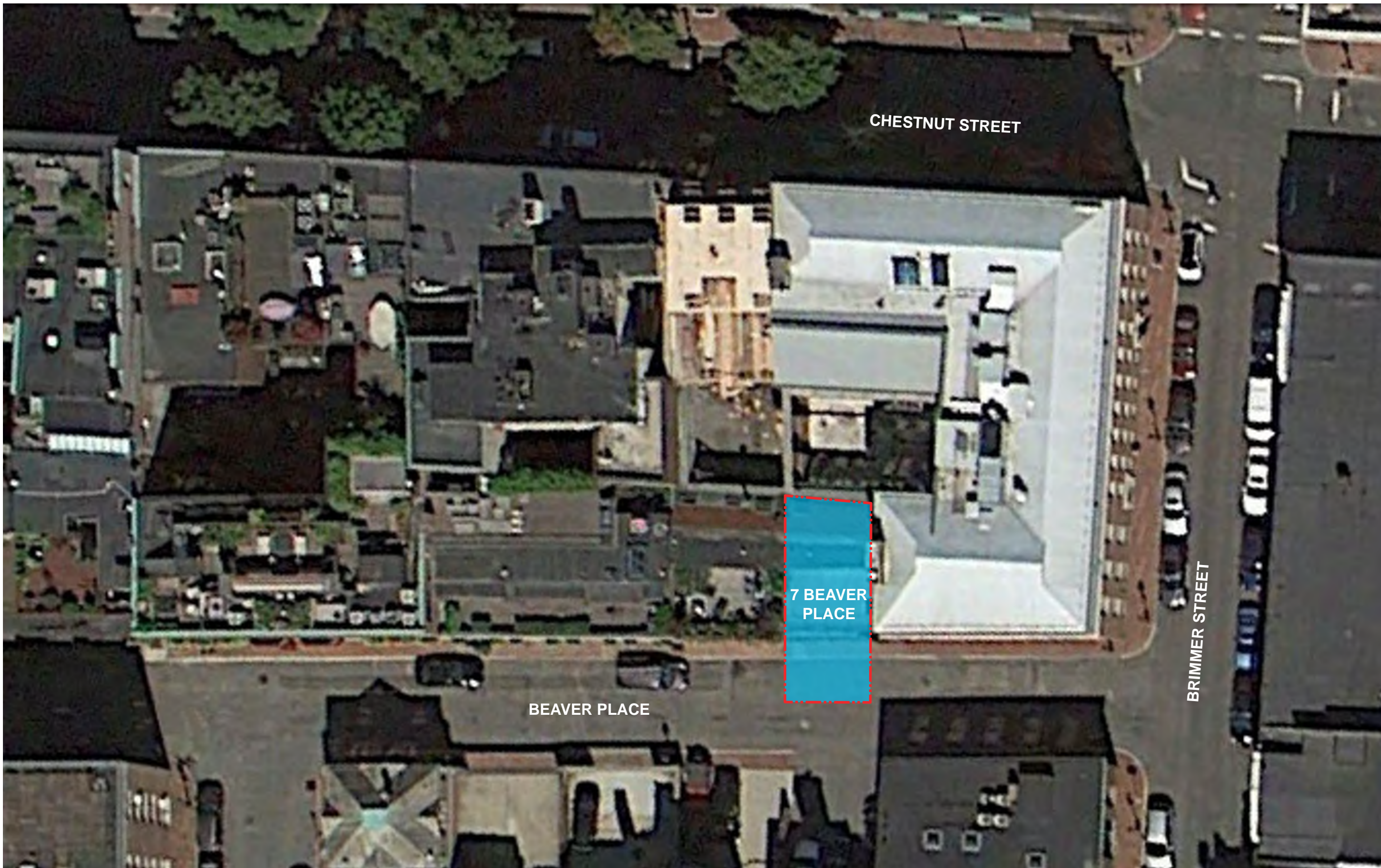
BHCA PRESENTATION
7 Beaver Place
October 7th, 2020

Project Description:

I, as the owner of 7 Beaver Place, wish to re-construct the single-family residential home 7 Beaver Place — back on its original site, with the same square footage, on the same footprint, and at the same height that previously existed. The exterior design is most similar to what had existed and has been approved by the Beacon Hill Architectural Commission.

Boston Inspectional Services Department determined in July 2019 that the only relief needed was a Conditional Use Permit pursuant to Article 32 of the Zoning Code because the property is located in the Groundwater Protection Overlay District. After issuing a Site Permit in August 2019, ISD determined that a variance from the 10-foot rear yard required by Article 13 of the Zoning Code is needed to allow no rear yard (The original building was built to the property line without a 10-foot setback.); and, a variance from the Building Code is required to use the existing rear wall — which has always had two windows — at the property line.

The replacement windows will be fire rated.



1. SITE PLAN
Not to Scale

7 BEAVER PLACE
FACADE REPLACEMENT

PROJECT #
136090.00

DATE
09.29.14

A.101
SITE PLAN



1. VIEW FROM WEST

cbt

617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114

7 BEAVER PLACE
FACADE REPLACEMENT

PROJECT #
136090.00

DATE
09.29.14

C.003
SITE PHOTOS



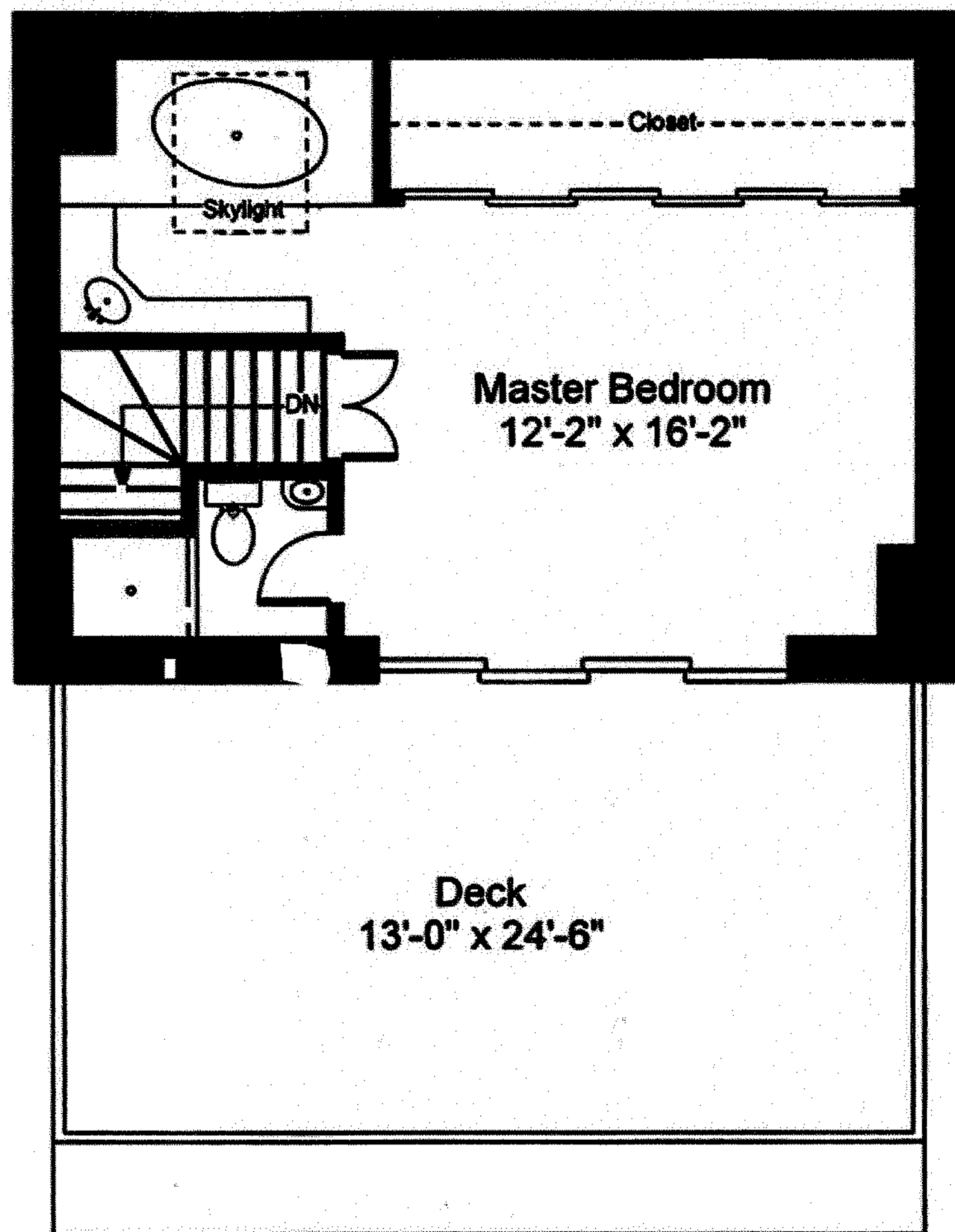
1. VIEW FROM EAST

7 BEAVER PLACE
FACADE REPLACEMENT

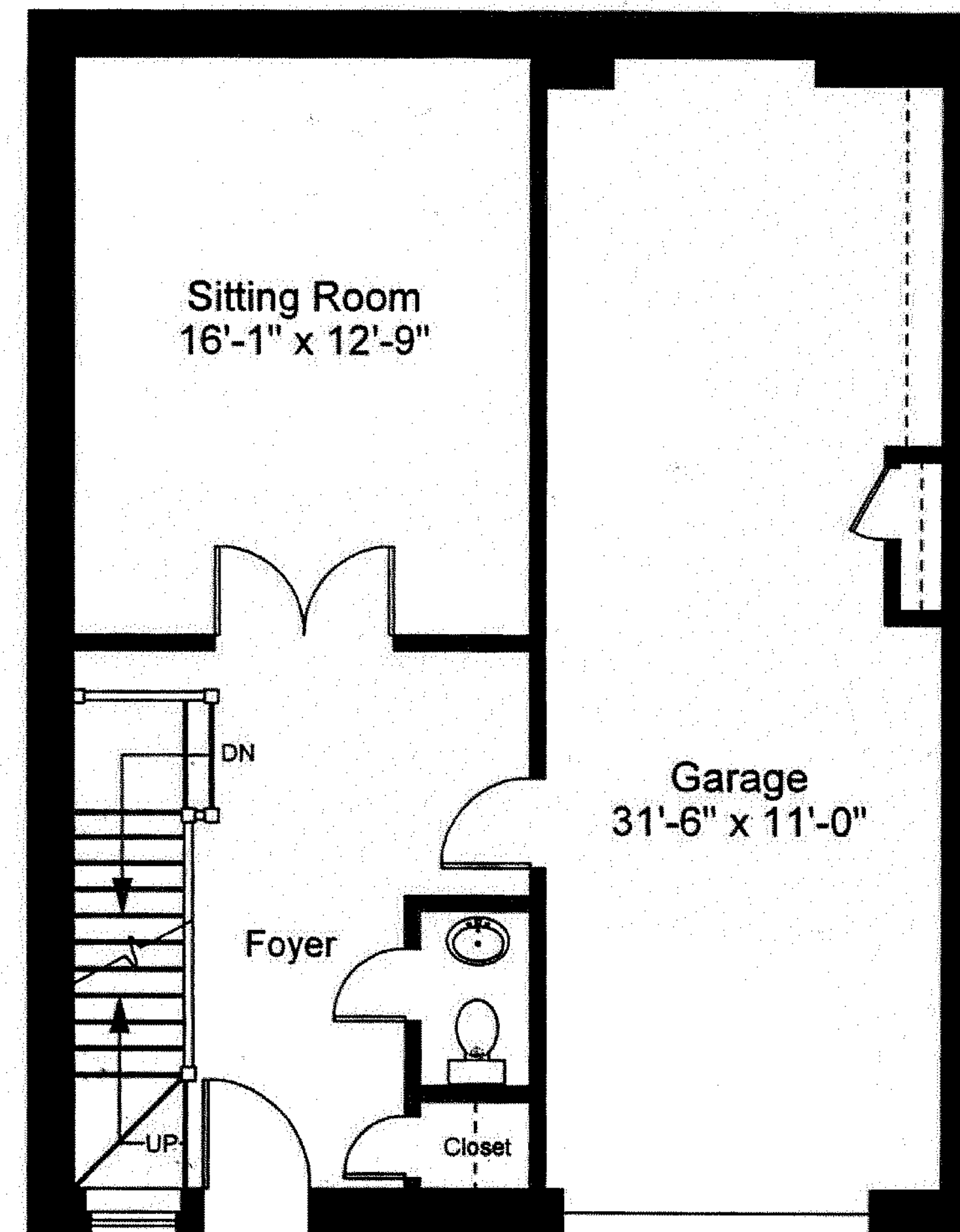
PROJECT #
136090.00

DATE
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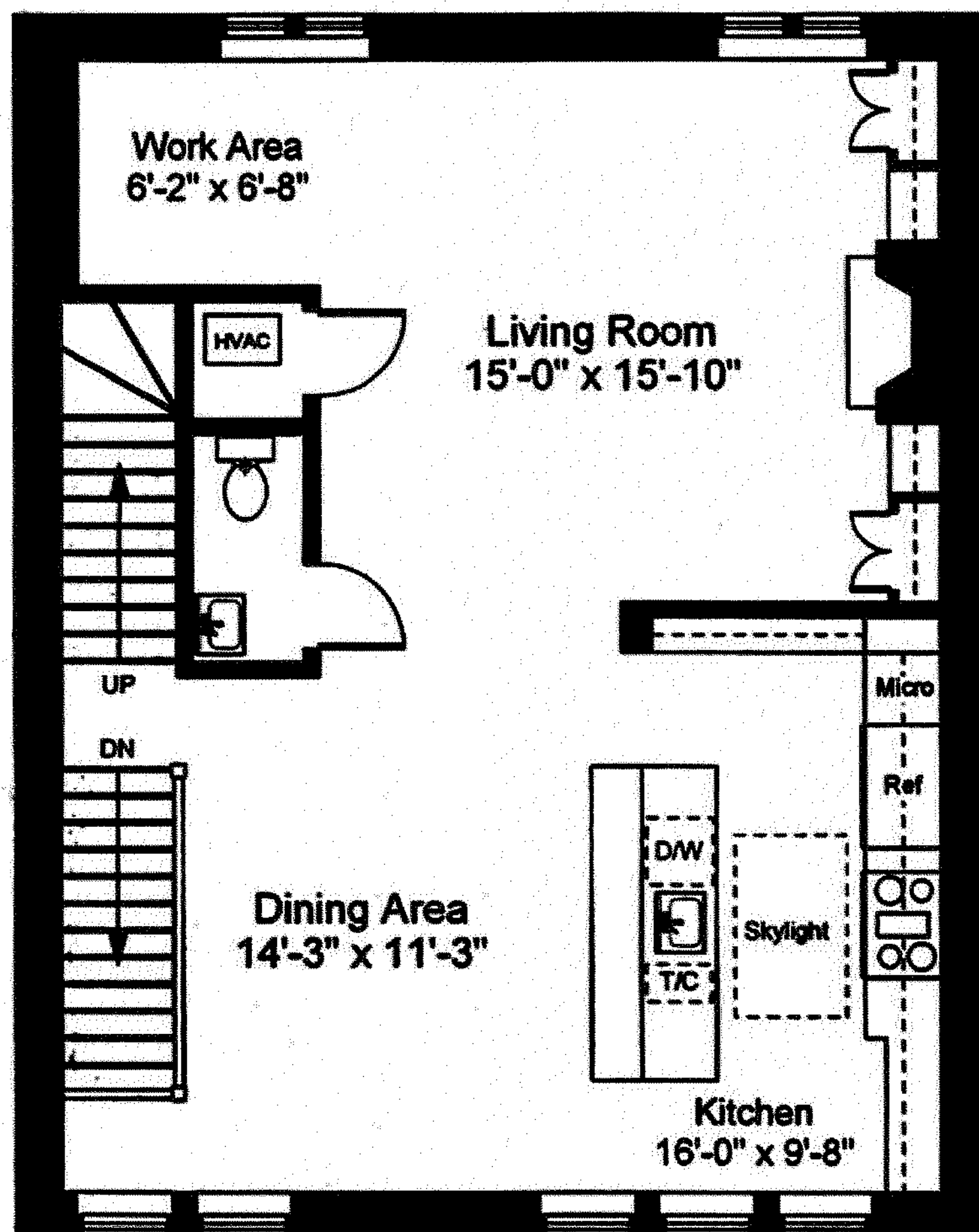
C.006
SITE PHOTOS



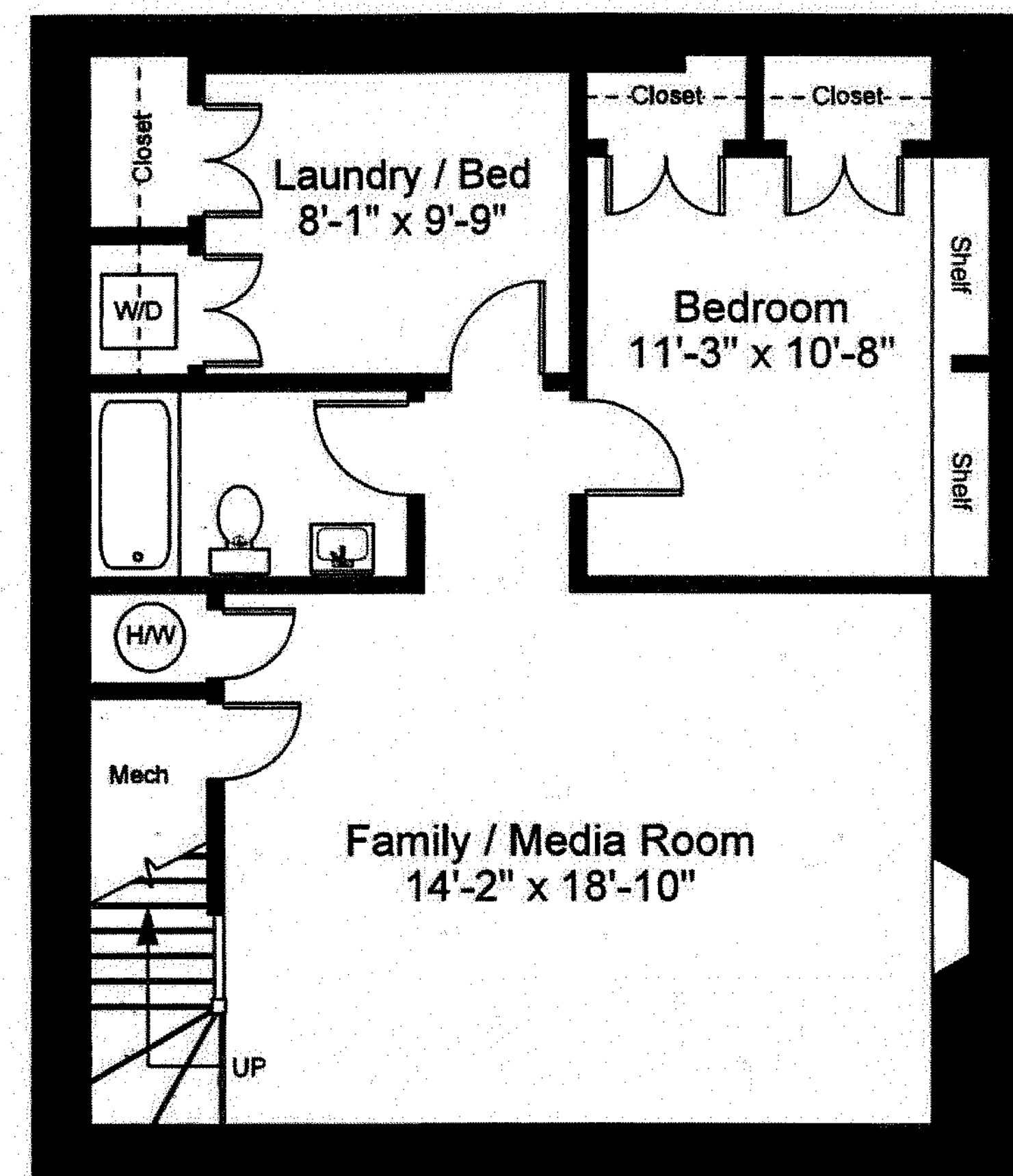
THIRD FLOOR PLAN - PREVIOUSLY DEMOLISHED



FIRST FLOOR PLAN - PREVIOUSLY DEMOLISHED



SECOND FLOOR PLAN - PREVIOUSLY DEMOLISHED



BASEMENT FLOOR PLAN - PREVIOUSLY DEMOLISHED

| REVISIONS | | |
|-----------|------|-------------|
| # | DATE | DESCRIPTION |
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RECONSTRUCTION

7 BEAVER PLACE
BOSTON, MA 02108

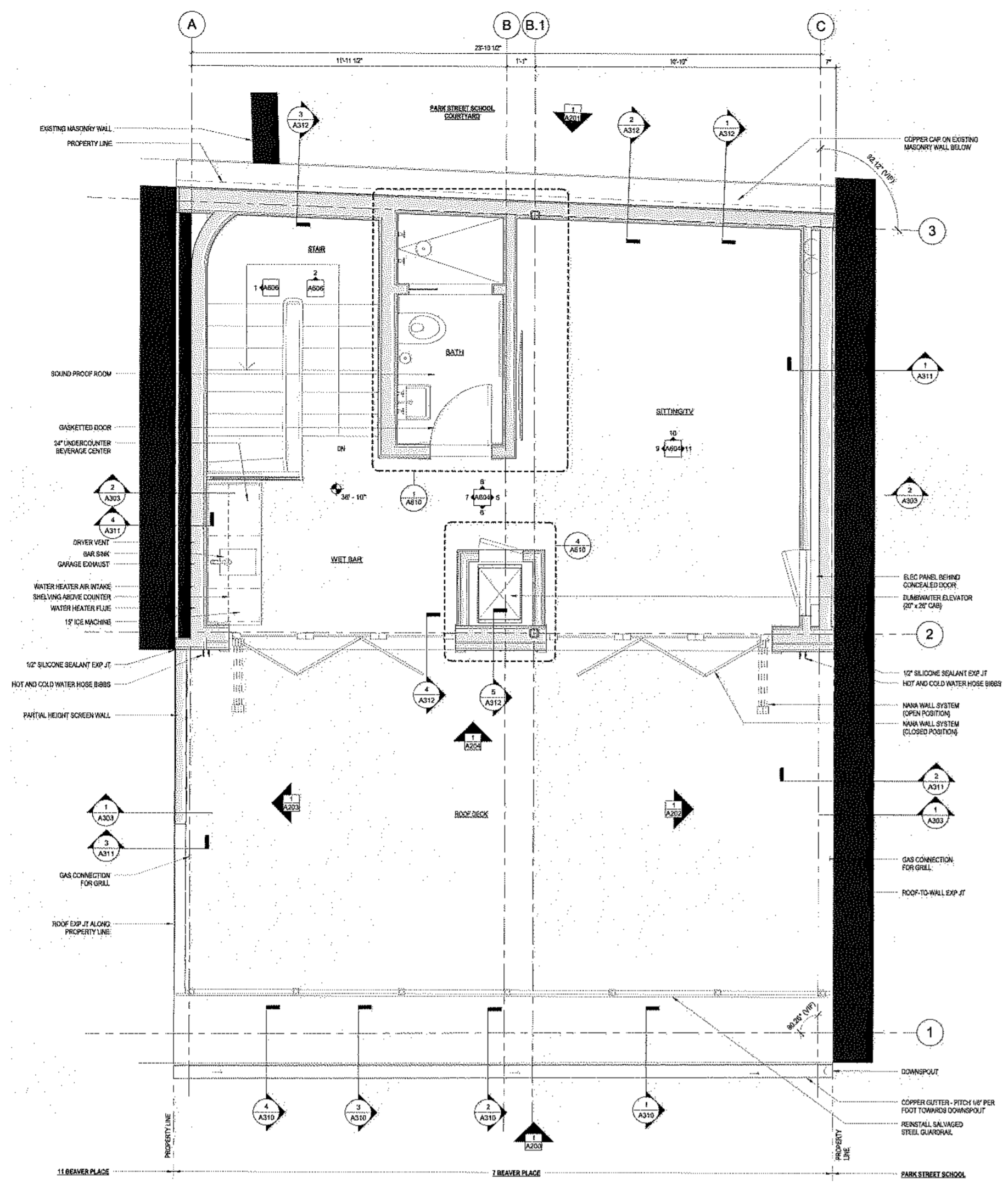
cbt 617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114



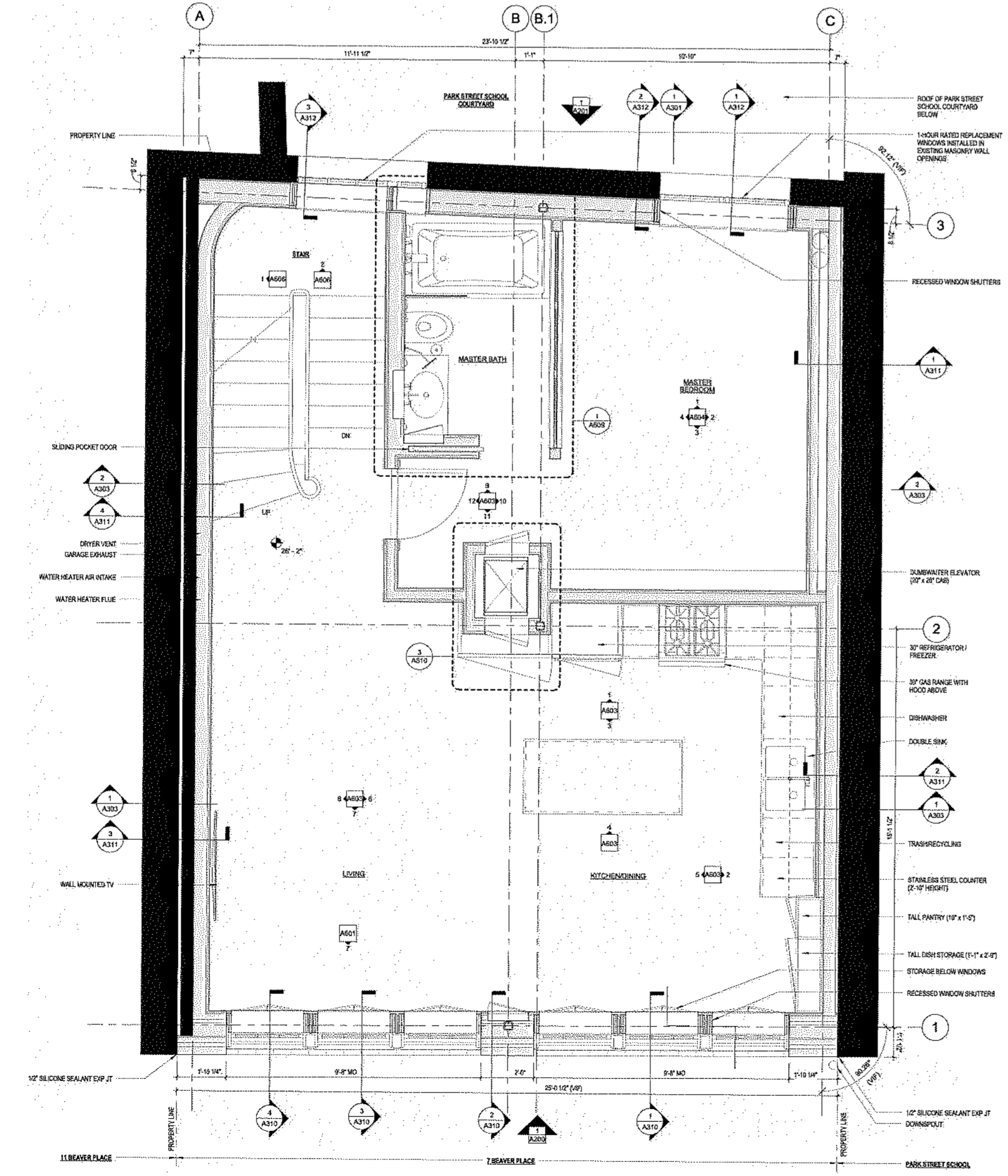
FLOOR PLANS - PREVIOUSLY DEMOLISHED

SCALE PROJECT # DATE ISSUED
1/8"=1'-0" 158007.00 02.15.2018

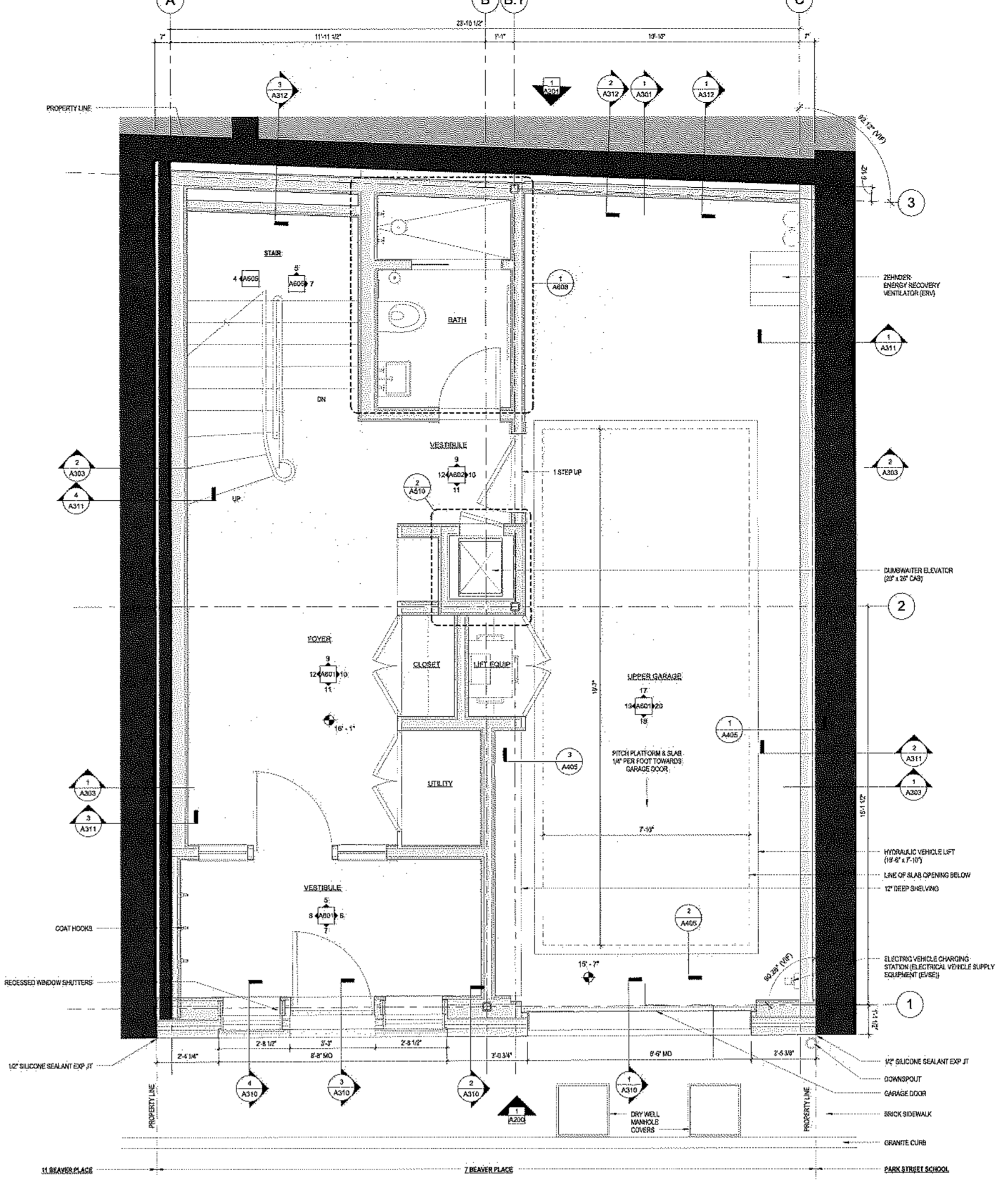
EX100



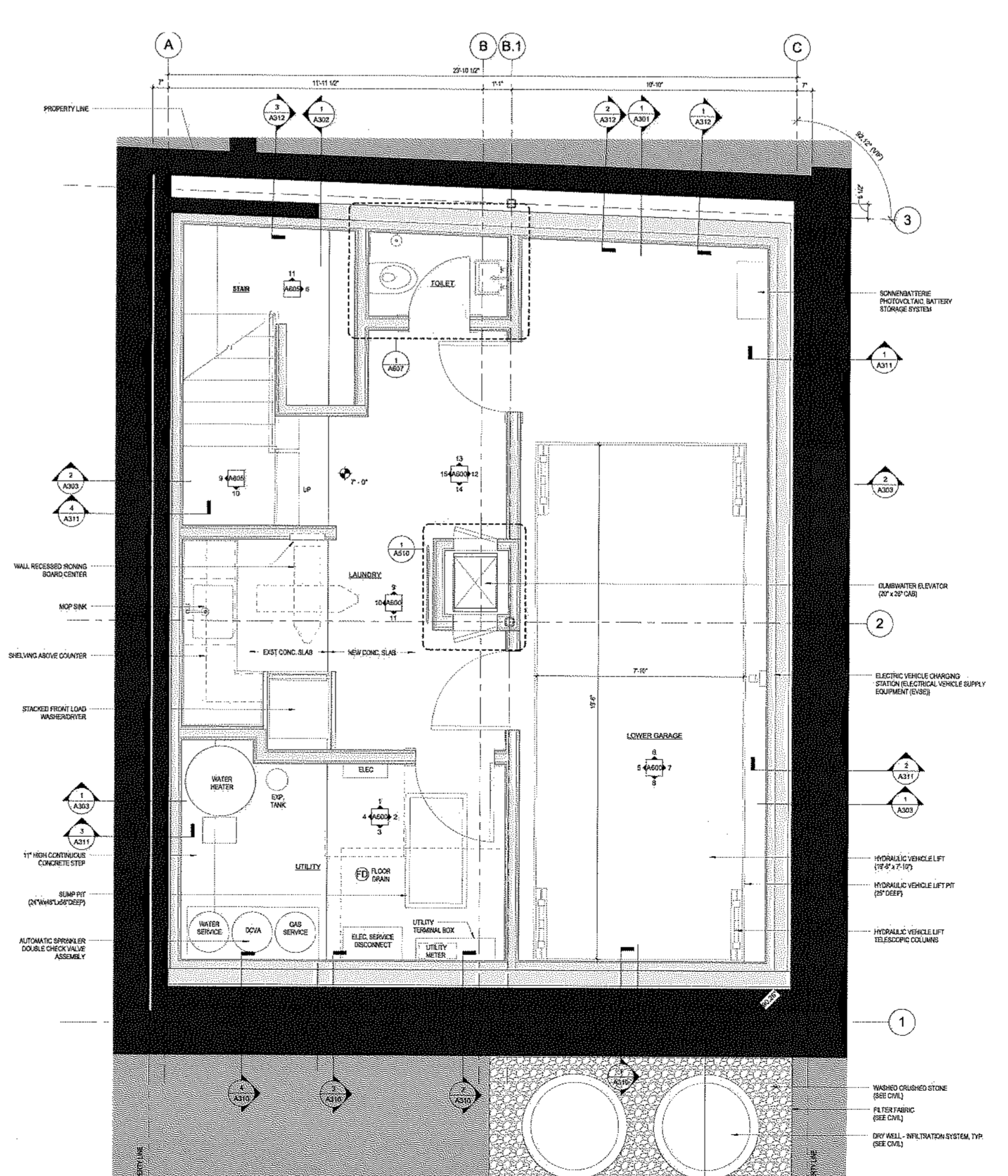
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



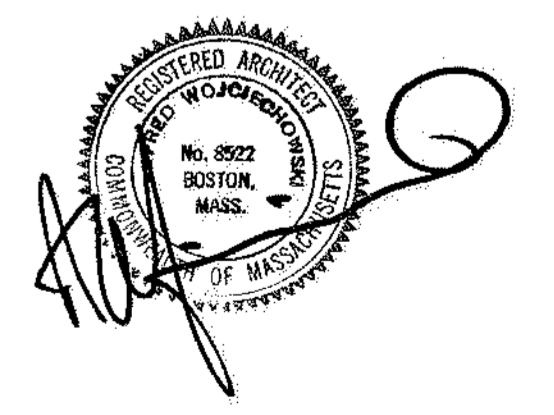
BASEMENT FLOOR PLAN

| REVISIONS # | DATE | DESCRIPTION |
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RECONSTRUCTION

7 BEAVER PLACE
BOSTON, MA 02108

cbt 617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114



PLAN

SCALE
1/2" = 1'-0"

PROJECT # 158007.00 DATE ISSUED 02.15.2018

A100

7 BEAVER PLACE
 FACADE REPLACEMENT



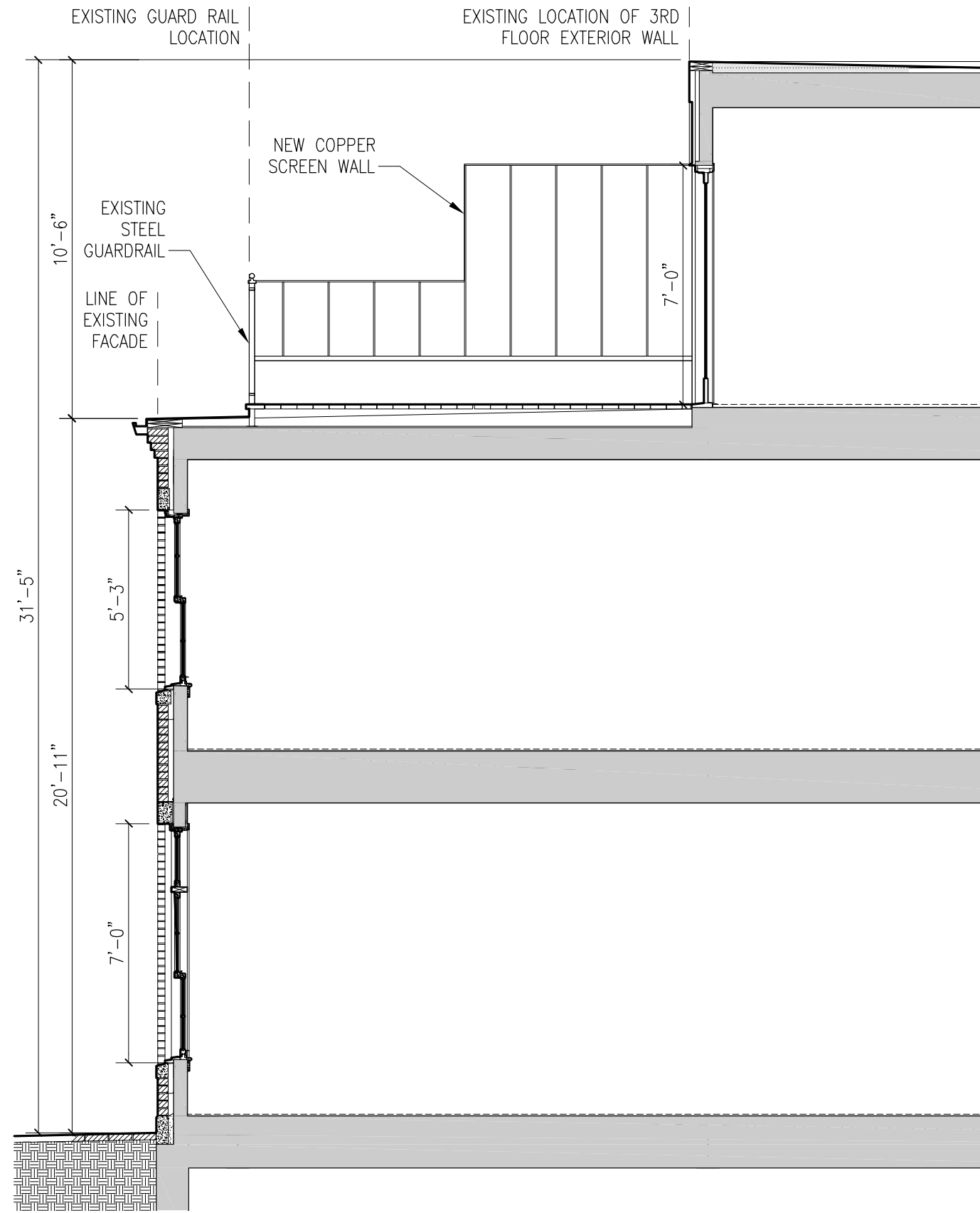
1. PROPOSED ELEVATION
 SCALE: 1/4" = 1' 0"

7 BEAVER PLACE

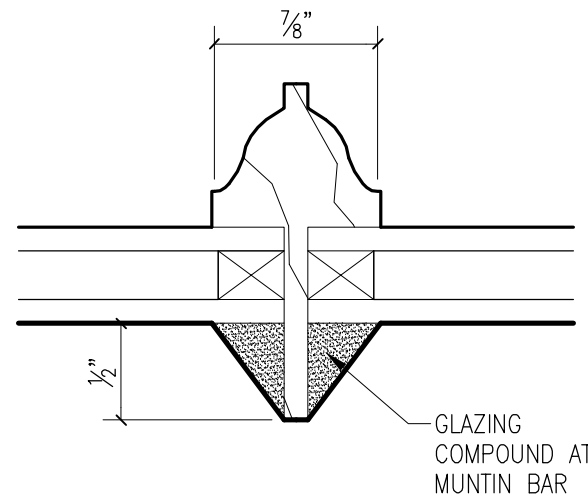
PROJECT #
 136090.00

DATE
 09.29.14

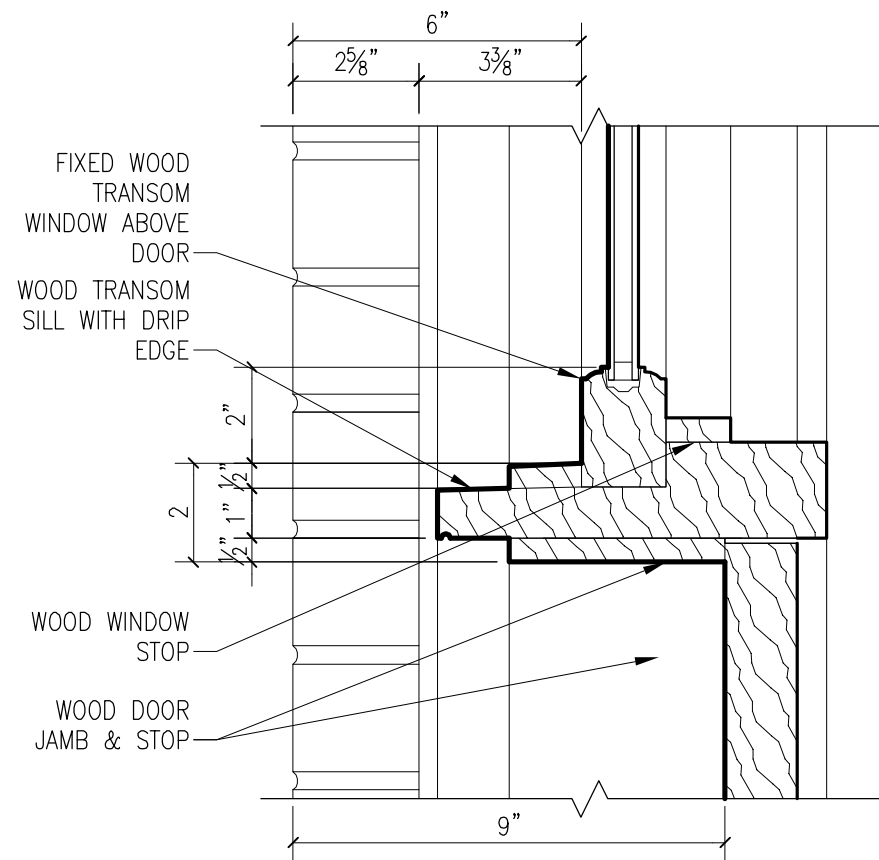
A.204
 ELEVATION



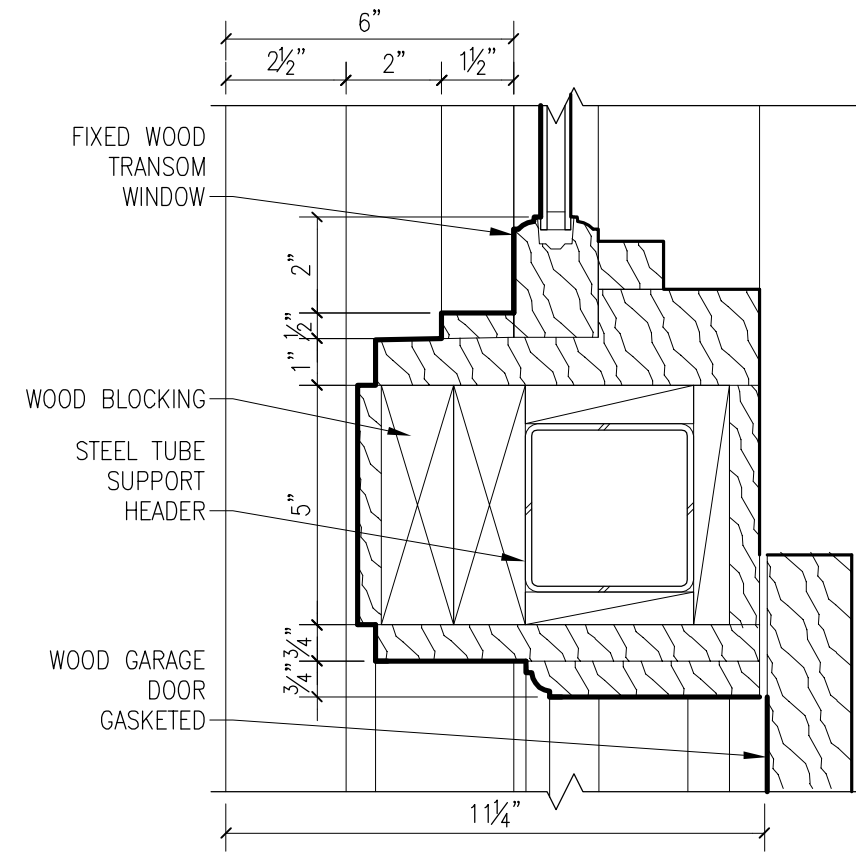
1. SECTION
SCALE: 1/4" = 1' 0"



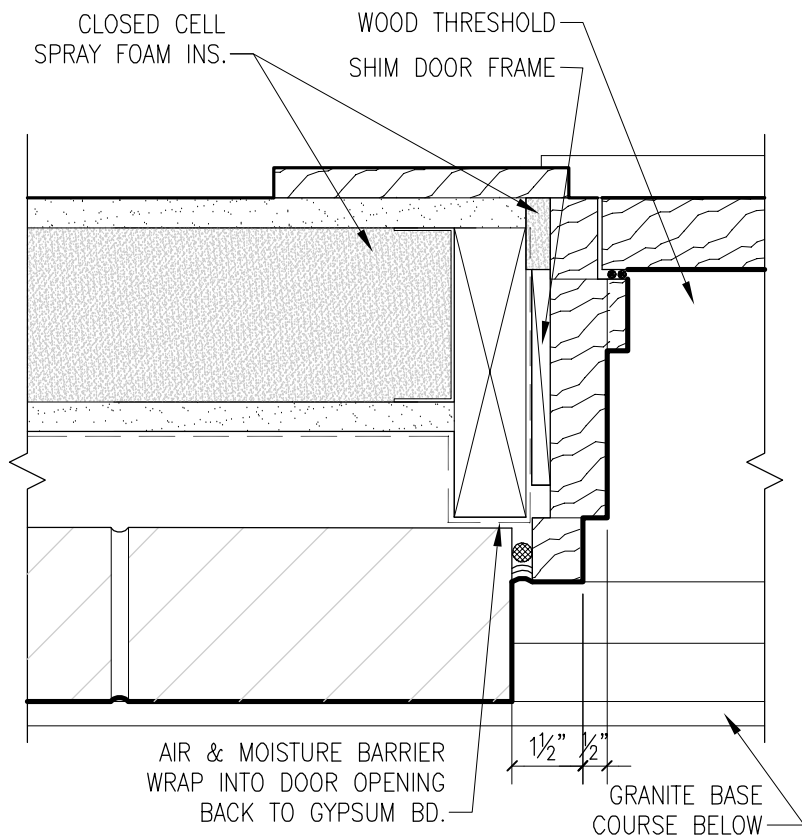
1. MUNTIN DETAIL
SCALE: 1' 0" = 1' 0"



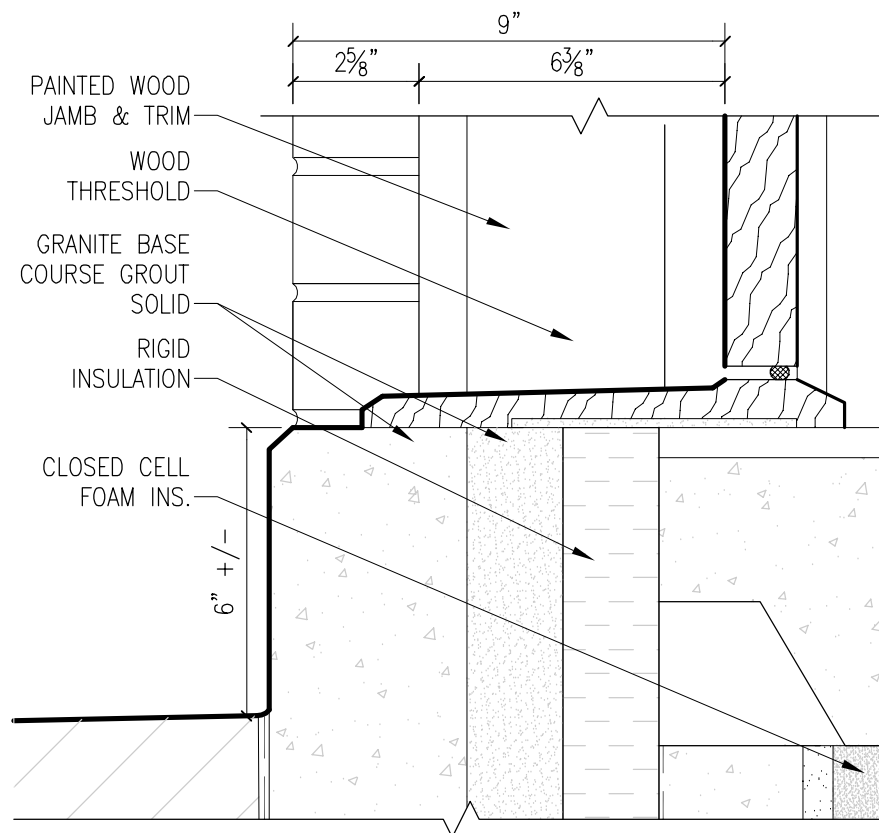
2. DOOR HEAD AT TRANSOM WINDOW
SCALE: 3" = 1' 0"



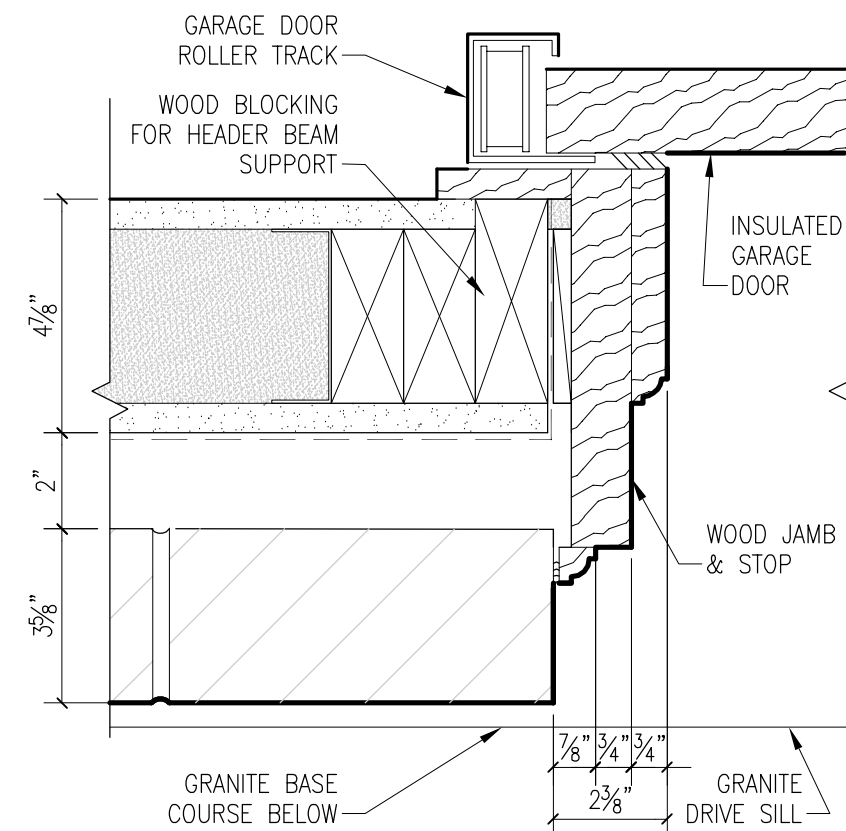
3. GARAGE DOOR HEAD
SCALE: 3" = 1' 0"



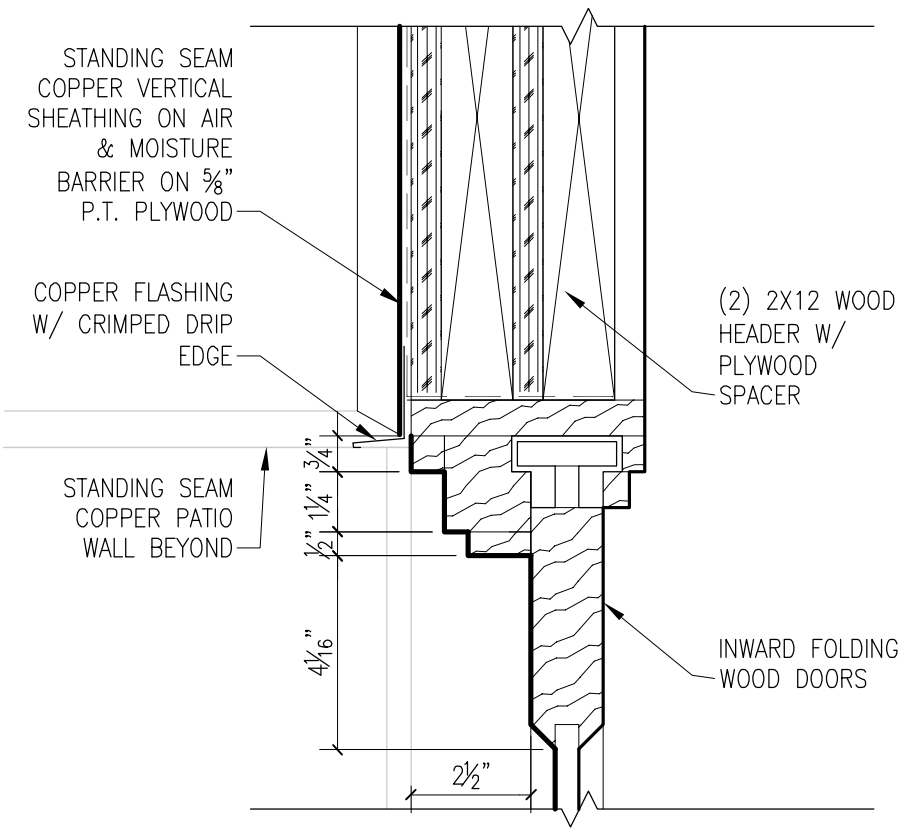
4. DOOR JAMB AT ENTRY
SCALE: 3" = 1' 0"



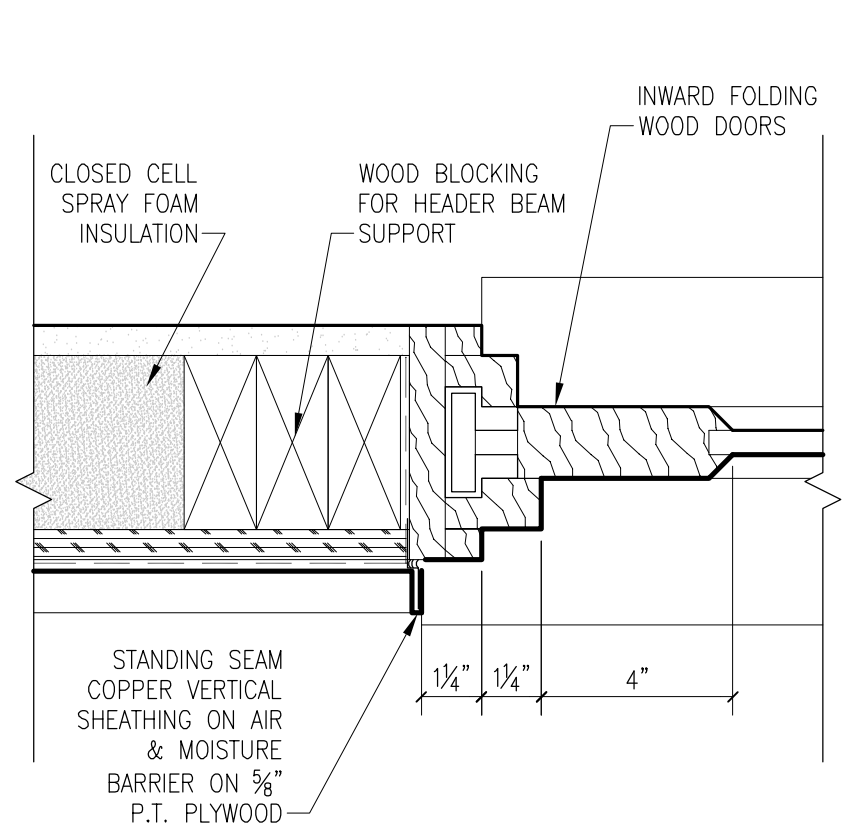
5. DOOR SILL AT ENTRYWAY
SCALE: 3" = 1' 0"



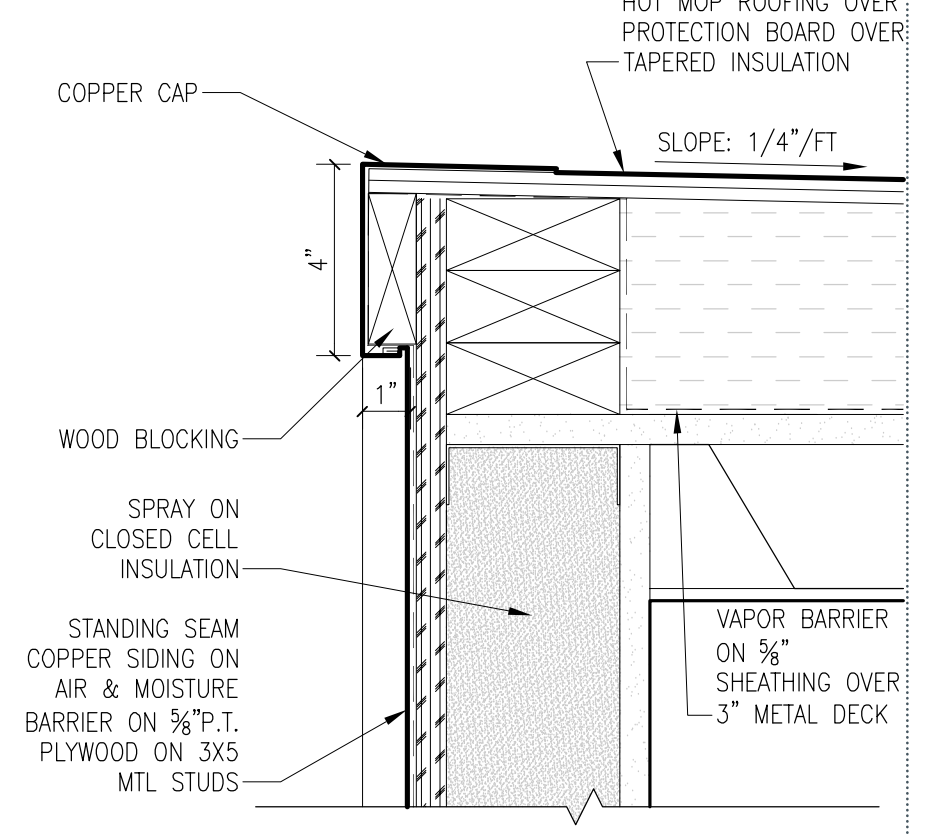
6. GARAGE DOOR JAMB
SCALE: 3" = 1' 0"



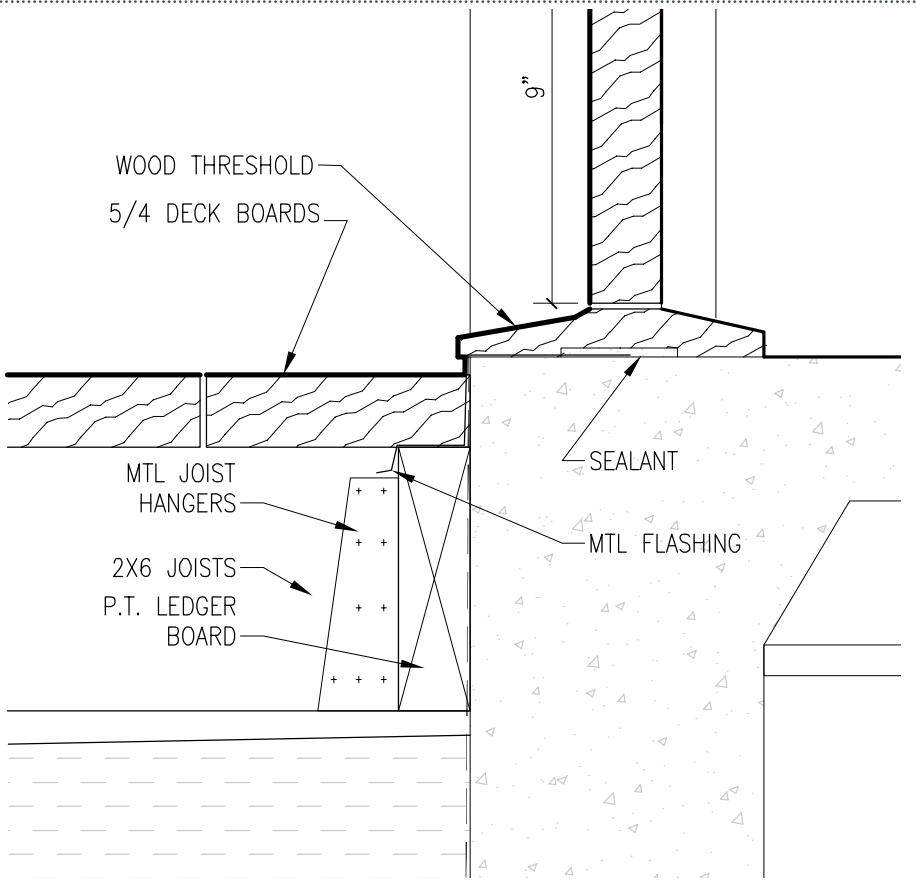
1. DOOR HEAD AT LEVEL 3
SCALE: 3" = 1' 0"



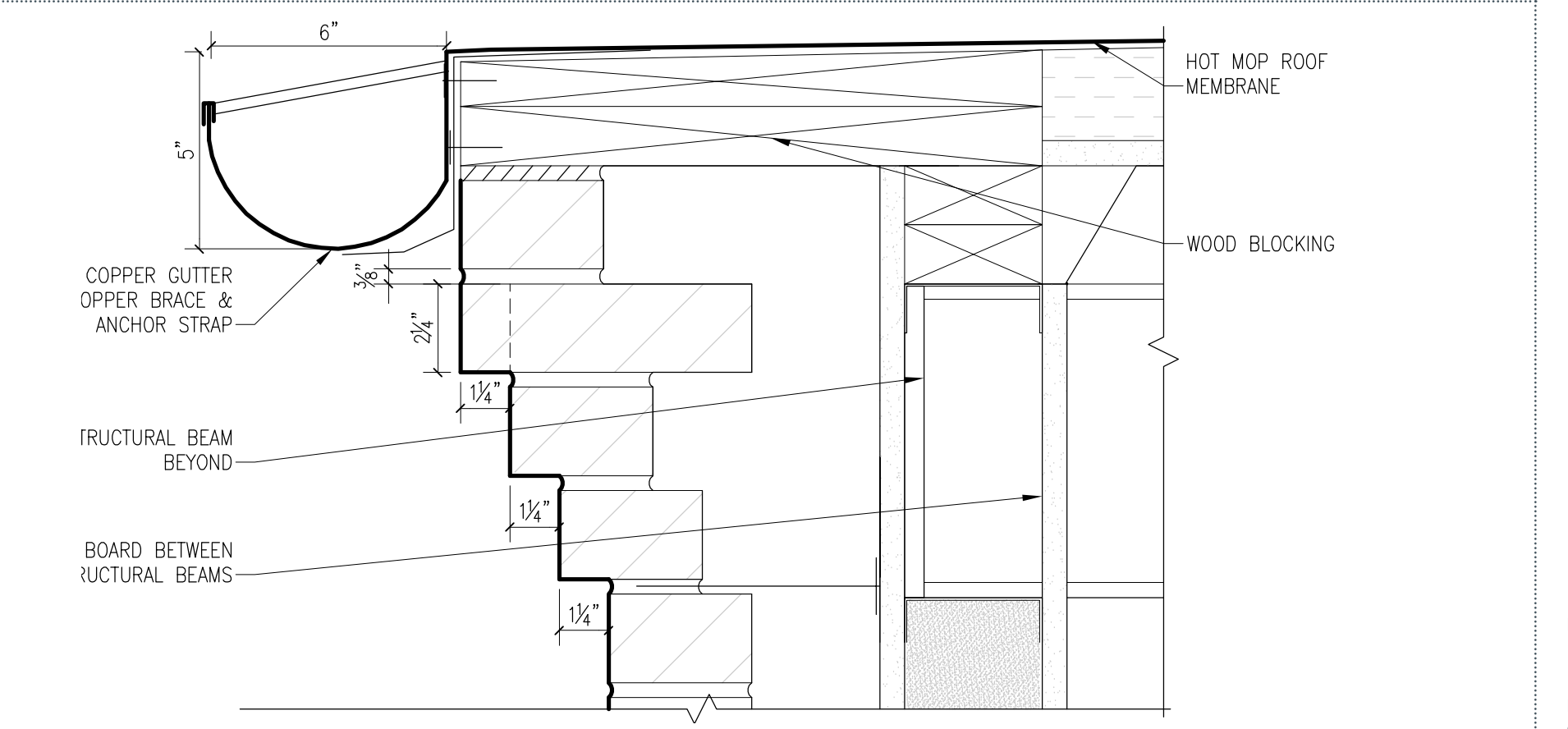
2. DOOR JAMB AT LEVEL 3
SCALE: 3" = 1' 0"



3. ROOF
SCALE: 3" = 1' 0"

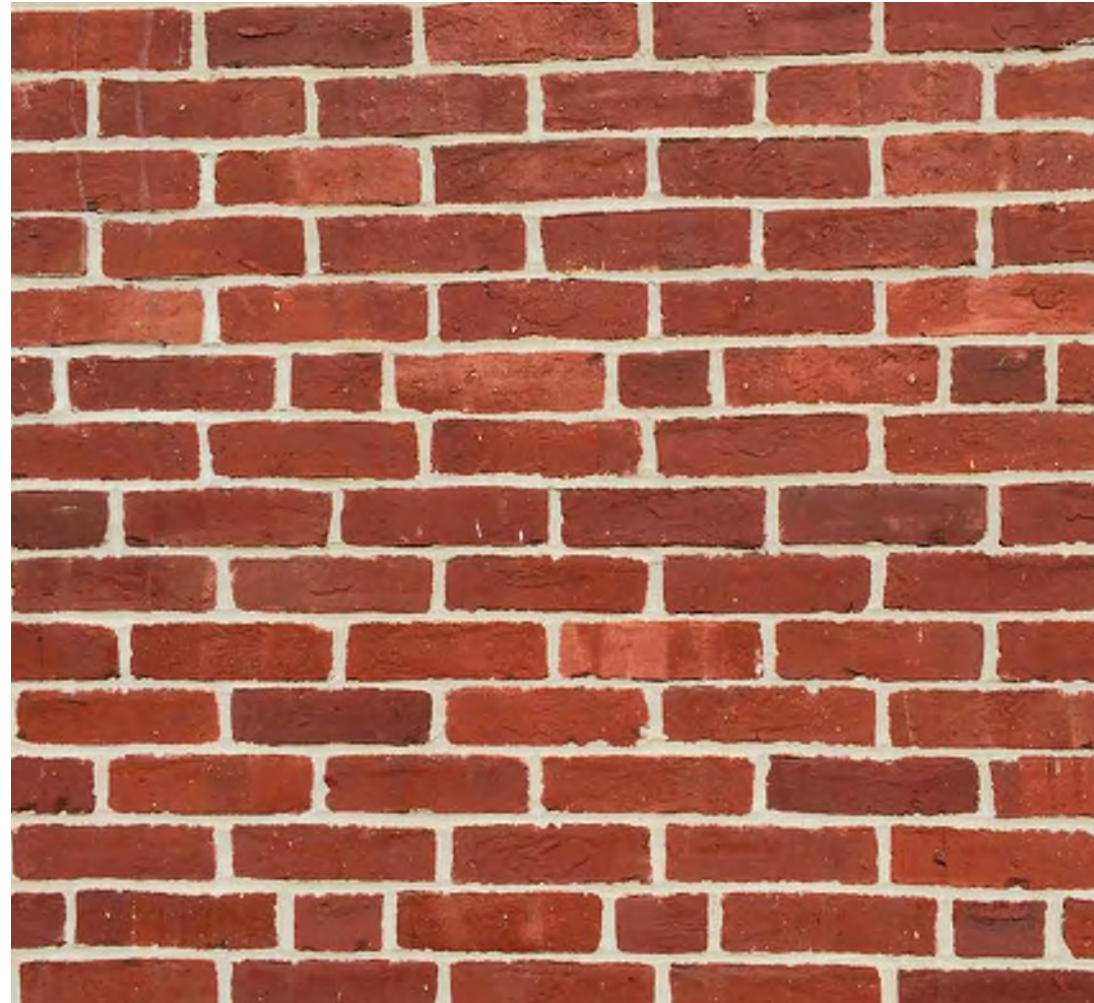


4. DOOR SILL AT LEVEL 3
SCALE: 3" = 1' 0"

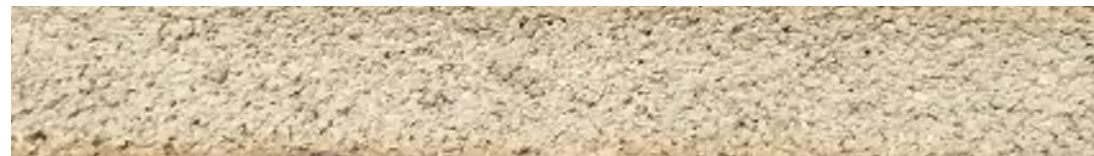


5. CORBELED BRICK AT LEVEL 3
SCALE: 3" = 1' 0"

BRICK & MORTAR



BRICK SPECIES: STILES AND HART "BARRINGTON RED"
BRICK COURSE: COMMON BOND WITH FLEMISH HEADER EVERY 8TH ROW
BRICK SIZE: MODULAR



MORTAR TYPE: TYPE N - PORTLAND & LIME MORTAR
MORTAR COLOR: SGS 60H WHITE

GRANITE



TYPE: MASON POLISHED

COPPER SIDING



STANDING SEAM @ 18" O.C.

PAINT COLORS



BENJAMIN MOORE PAINT
"RAINY AFTERNOON" #1575



BENJAMIN MOORE PAINT
"JET BLACK" #2120-10