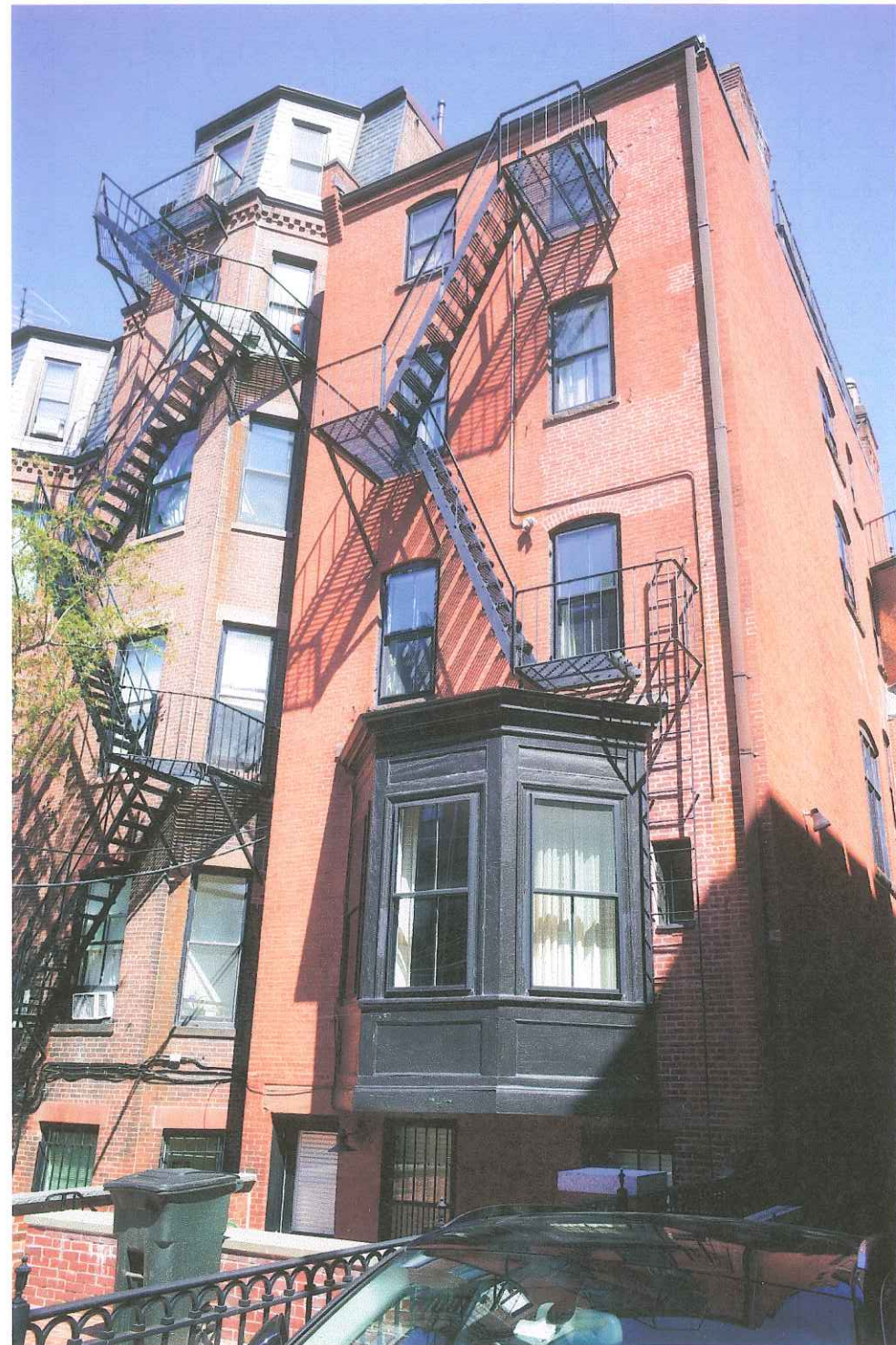


LOCUS PLAN

PROJECT DESCRIPTION:

The work includes improvements to the rear elevation (on the alley-side) of an existing, single-family town home. The improvements entail adding a small first floor deck. The improvements also include removing the fire escape, removing surface-applied conduit, removing and infilling later window and door openings, and installing masonry landscape walls, a planting bed and tree to enhance the parking court.

Generally, the small deck will allow the property to function better as a single-family home, as it provides a modest outdoor space directly accessible from the main living floor. This is a feature that is consistent with other adjacent properties. It will have a simple metal guardrail, painted black, similar again to other structures along the alley.



EXISTING

301 BEACON ST.

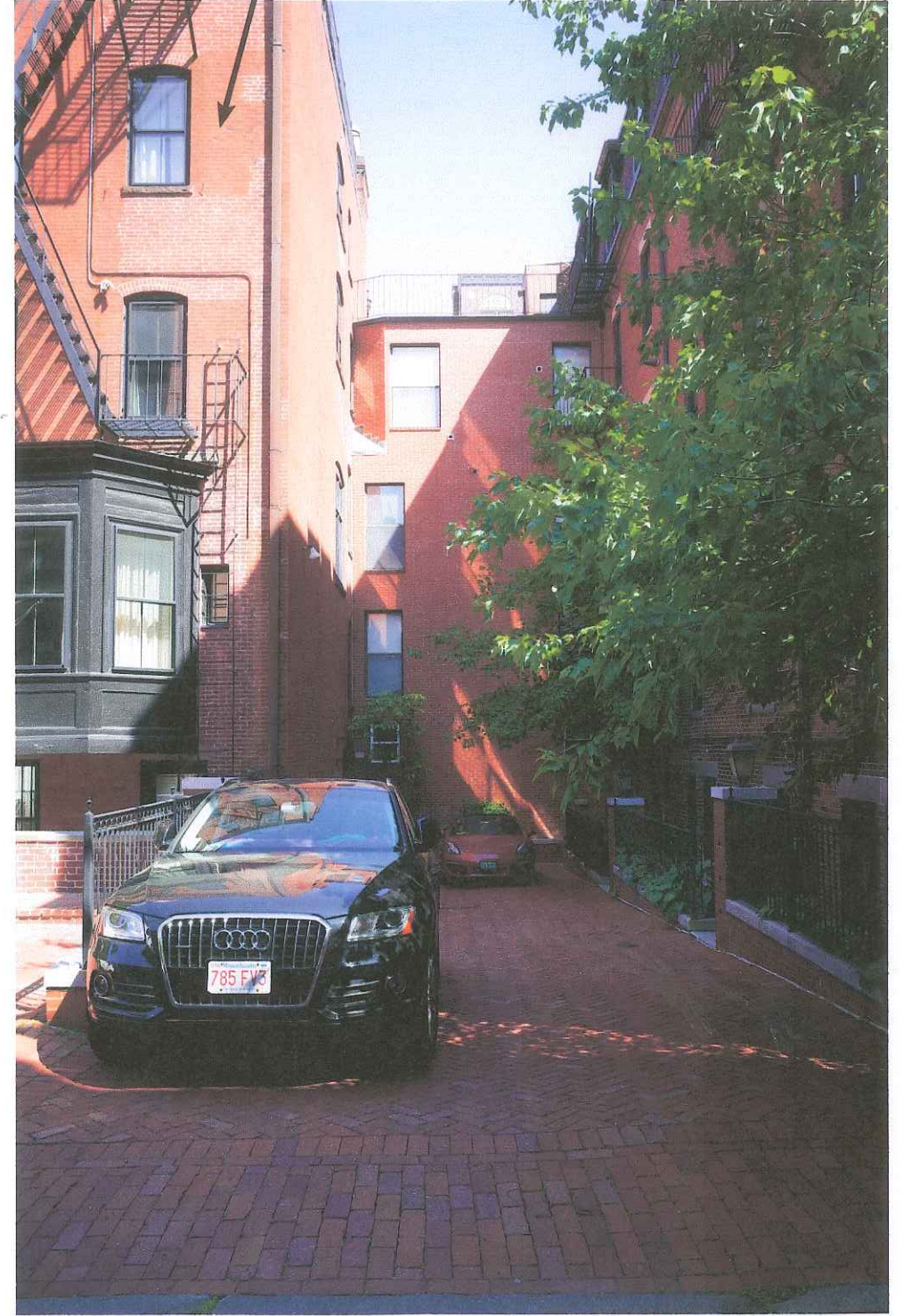
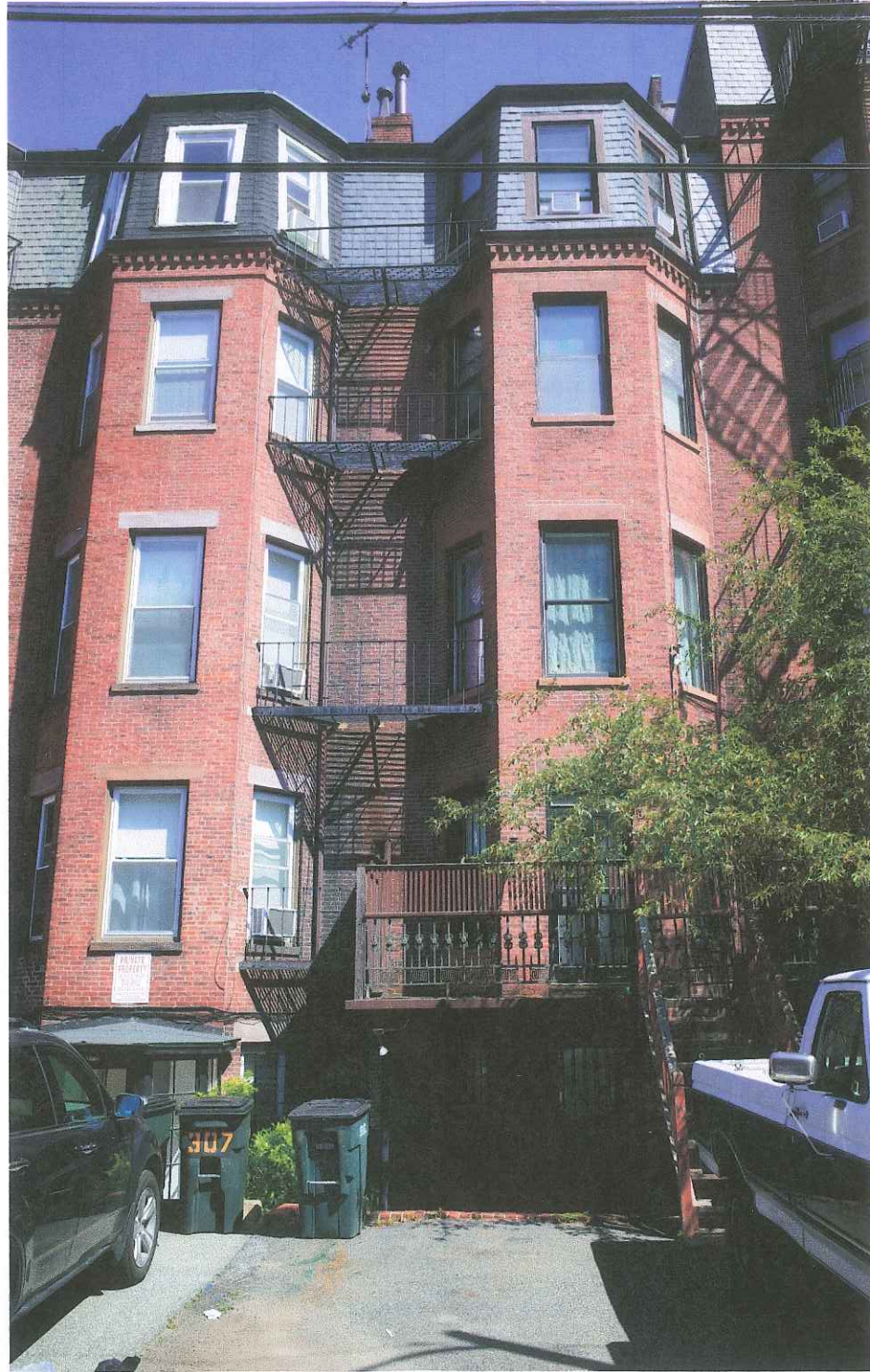
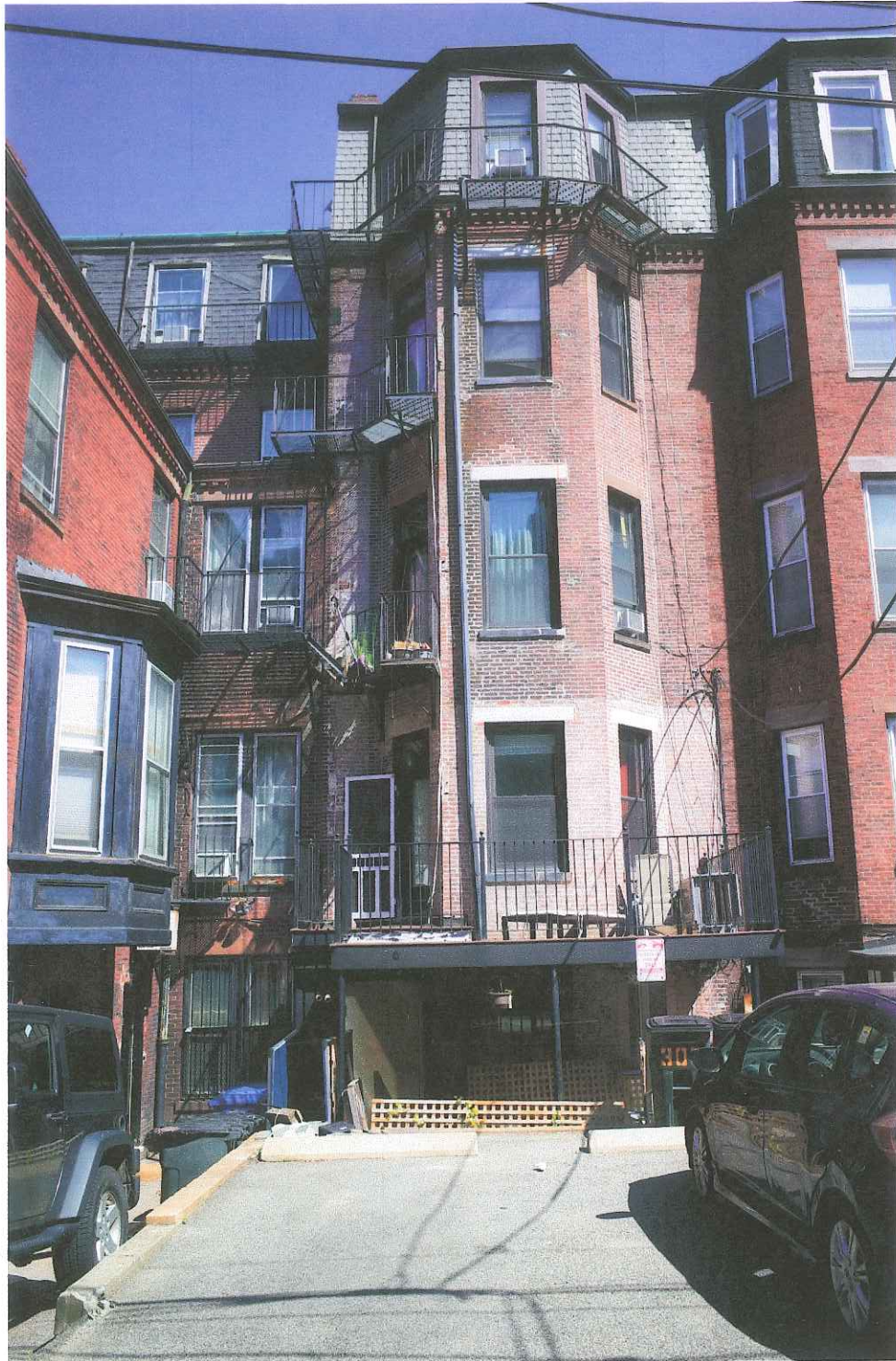


301 BEACON ST.



CONTEXT

301 BEACON ST.



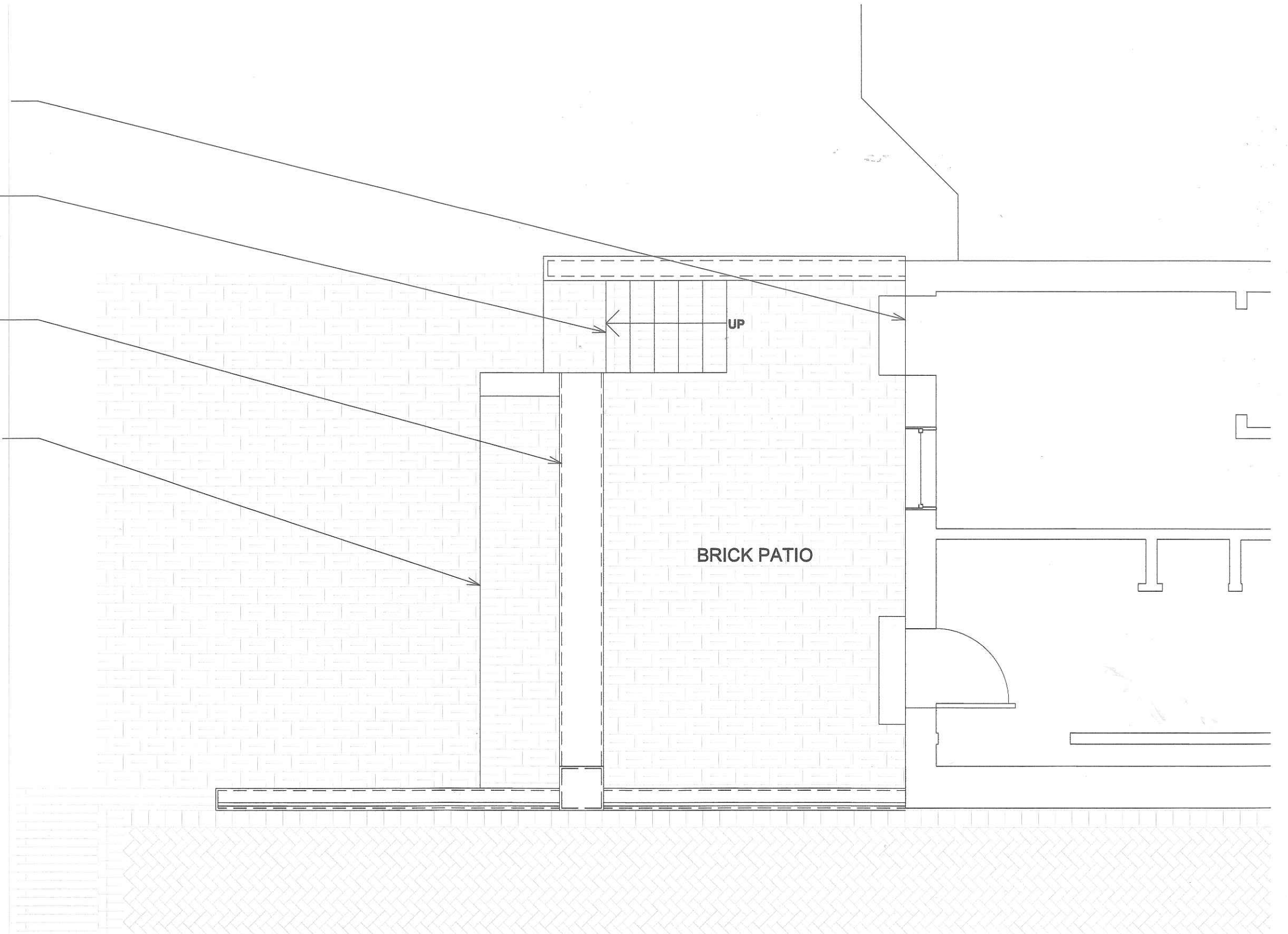
CONTEXT

REMOVE NON-HISTORIC
DOOR AND STEP,

RELOCATE STAIR,
SEE PROPOSED

LOWER BRICK WALL,
SEE PROPOSED

REMOVE BRICK PLINTH



EXISTING PLAN

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
STERN MCCAFFERTY ARCHITECTURE + INTERIORS
DATE: 8.14.2019
SCALE: 1/4" = 1'-0"

REMOVE NON-HISTORIC DOOR AND
STEP, INFILL OPENING

STRUCTURAL POST (TYP.)

ENCLOSED AREA FOR
GARBAGE AND RECYCLING

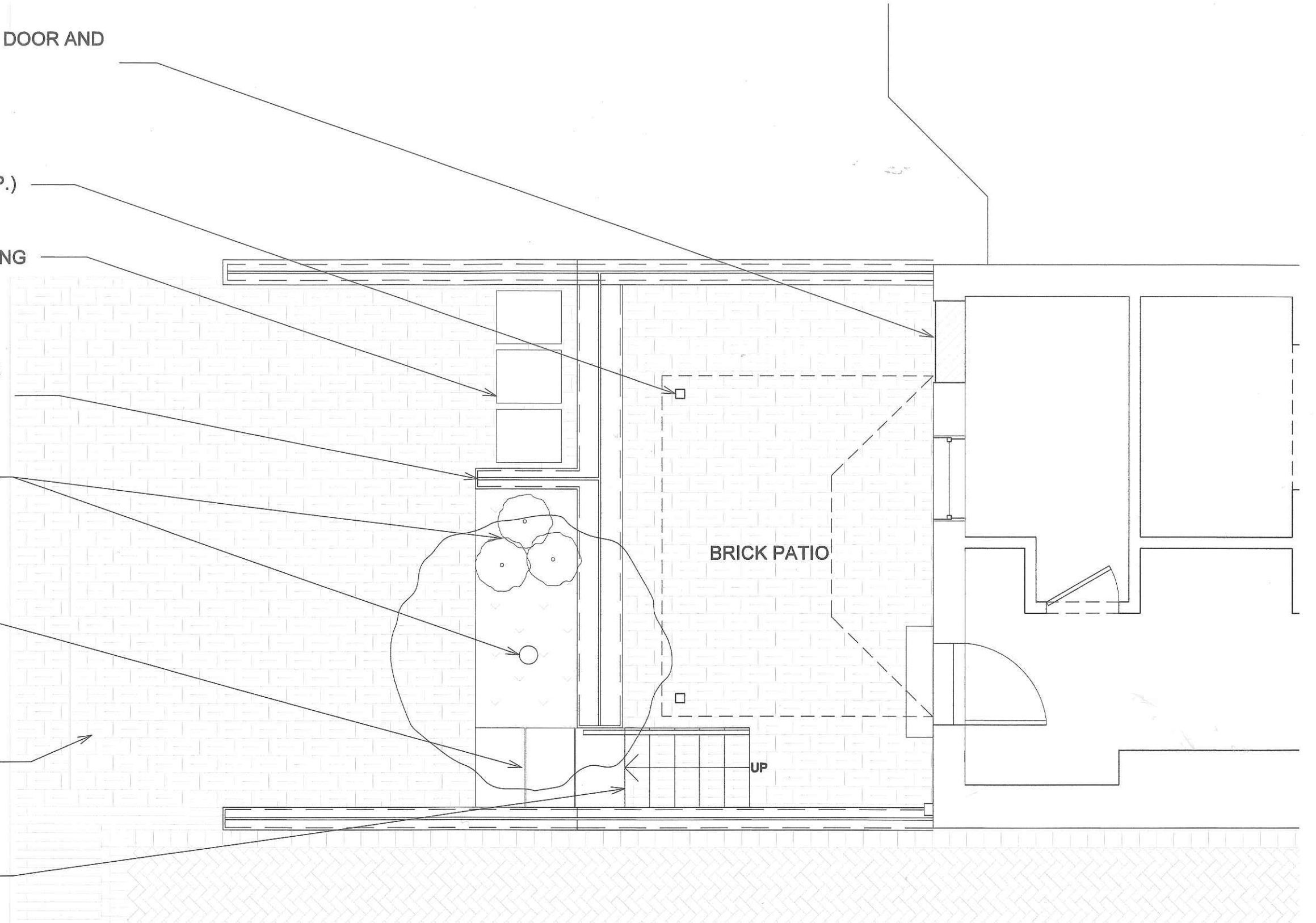
LOW BRICK WALL WITH
PTD STL RAIL TO MATCH
EXISTING (TYP.)

PLANTING BED & TREE

STONE PAVERS

EXTEND LENGTH OF
BRICK DRIVEWAY TO
MATCH NEIGHBOR

RELOCATED STAIR



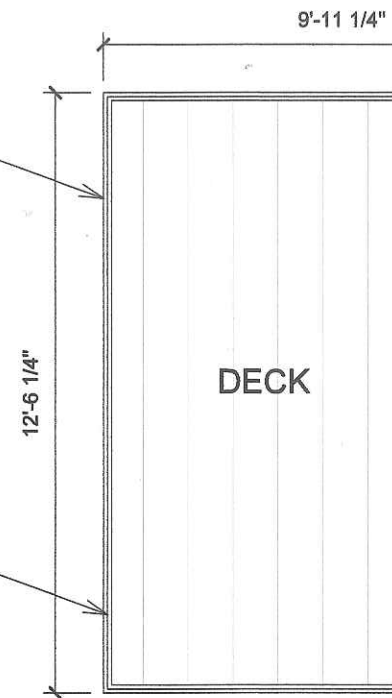
PROPOSED PLAN / GROUND FL.

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
 STERN MCCAFFERTY ARCHITECTURE + INTERIORS
 DATE: 8.14.2019
 SCALE: 1/4" = 1'-0"

WD DECK WITH
STL STRUCTURE

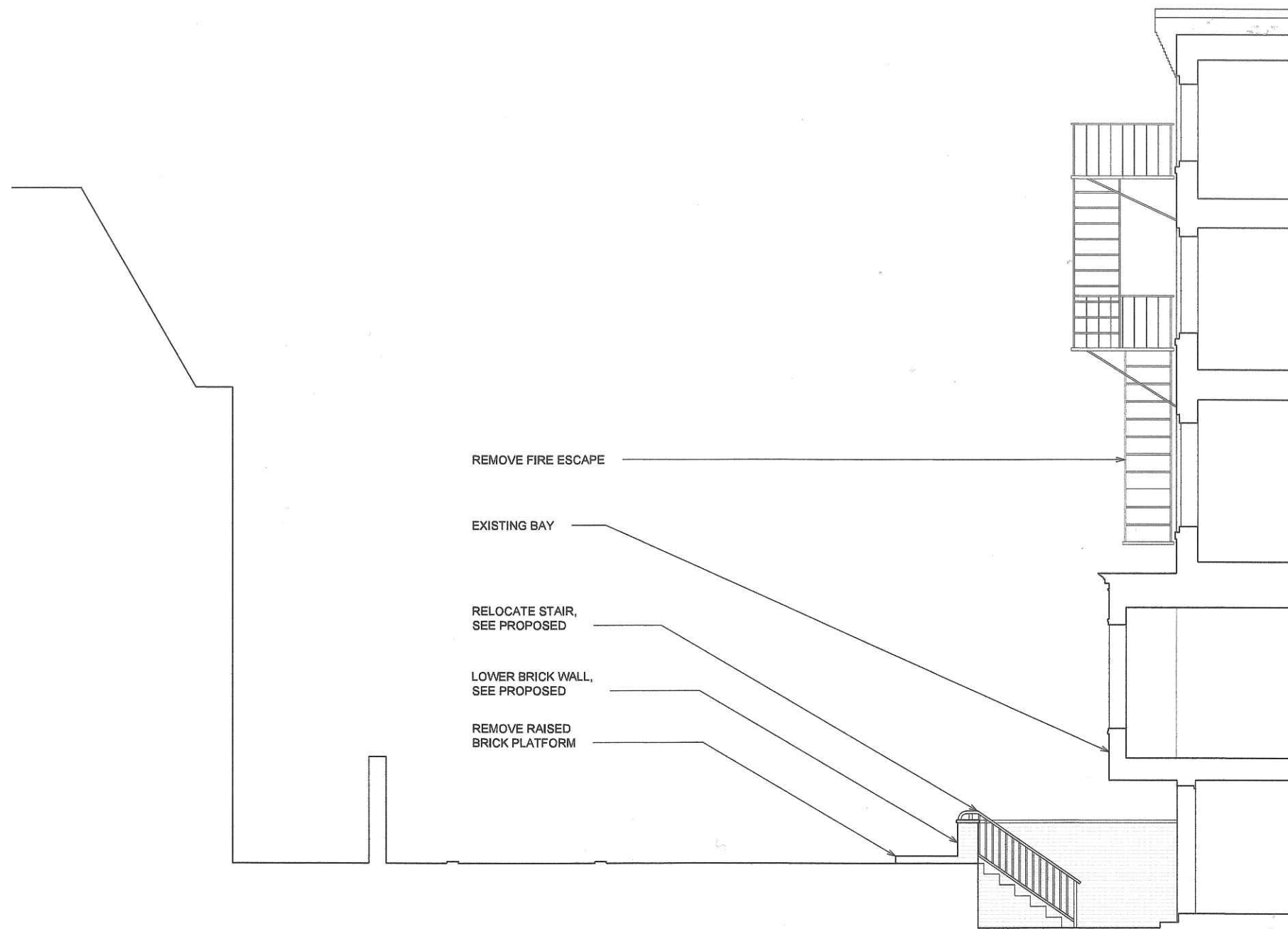
PTD STL RAILING TO
MATCH EXISTING (TYP.)

REMOVE NON-HISTORIC
WINDOW AND INFILL OPENING



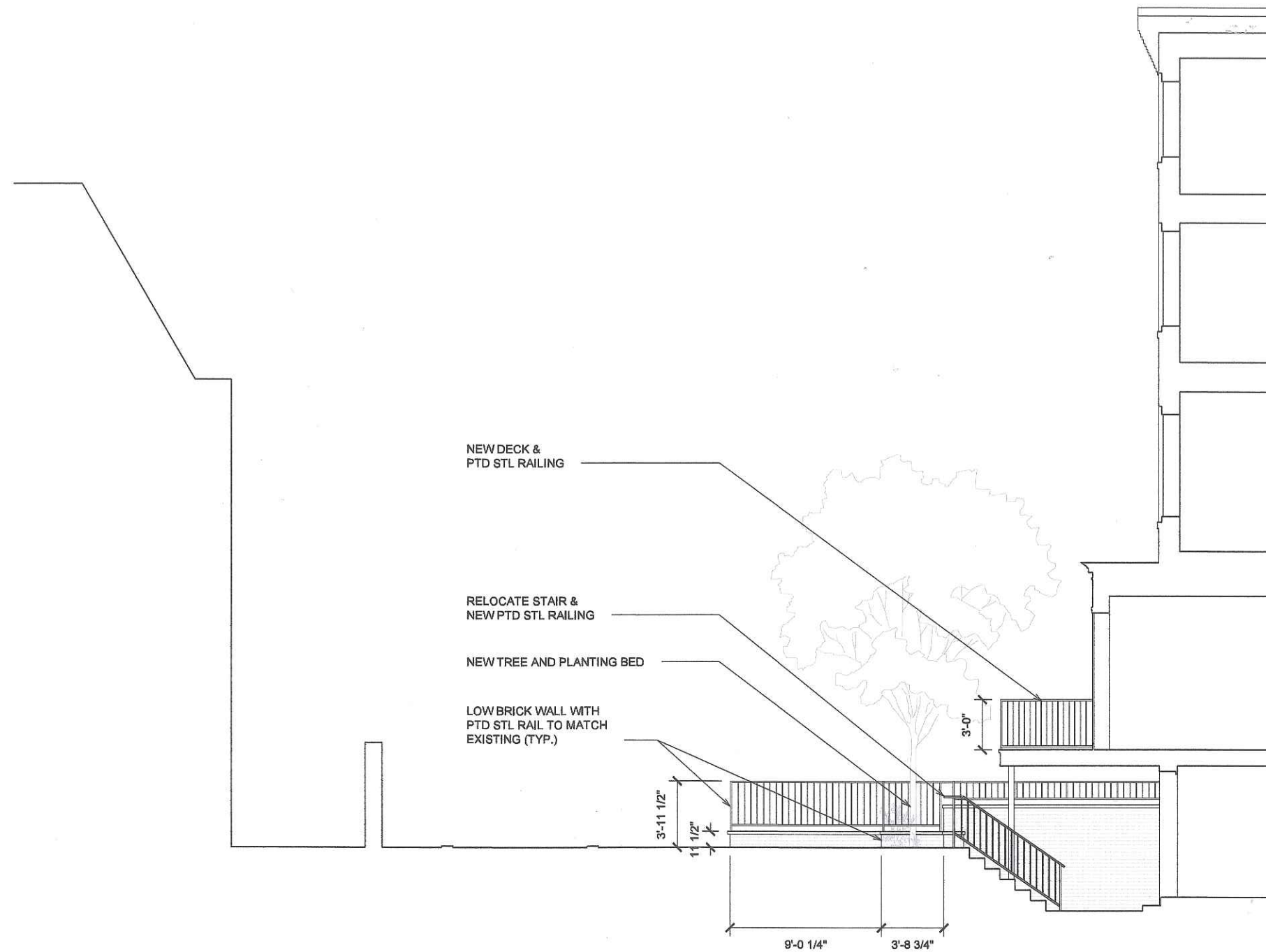
PROPOSED PLAN / FIRST FL.

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
STERN MCCAFFERTY ARCHITECTURE + INTERIORS
DATE: 8.14.2019
SCALE: 1/4" = 1'-0"



EXISTING SITE SECTION

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
STERN MCCAFFERTY ARCHITECTURE + INTERIORS
 DATE: 8.14.2019
 SCALE: 1/8" = 1'-0"



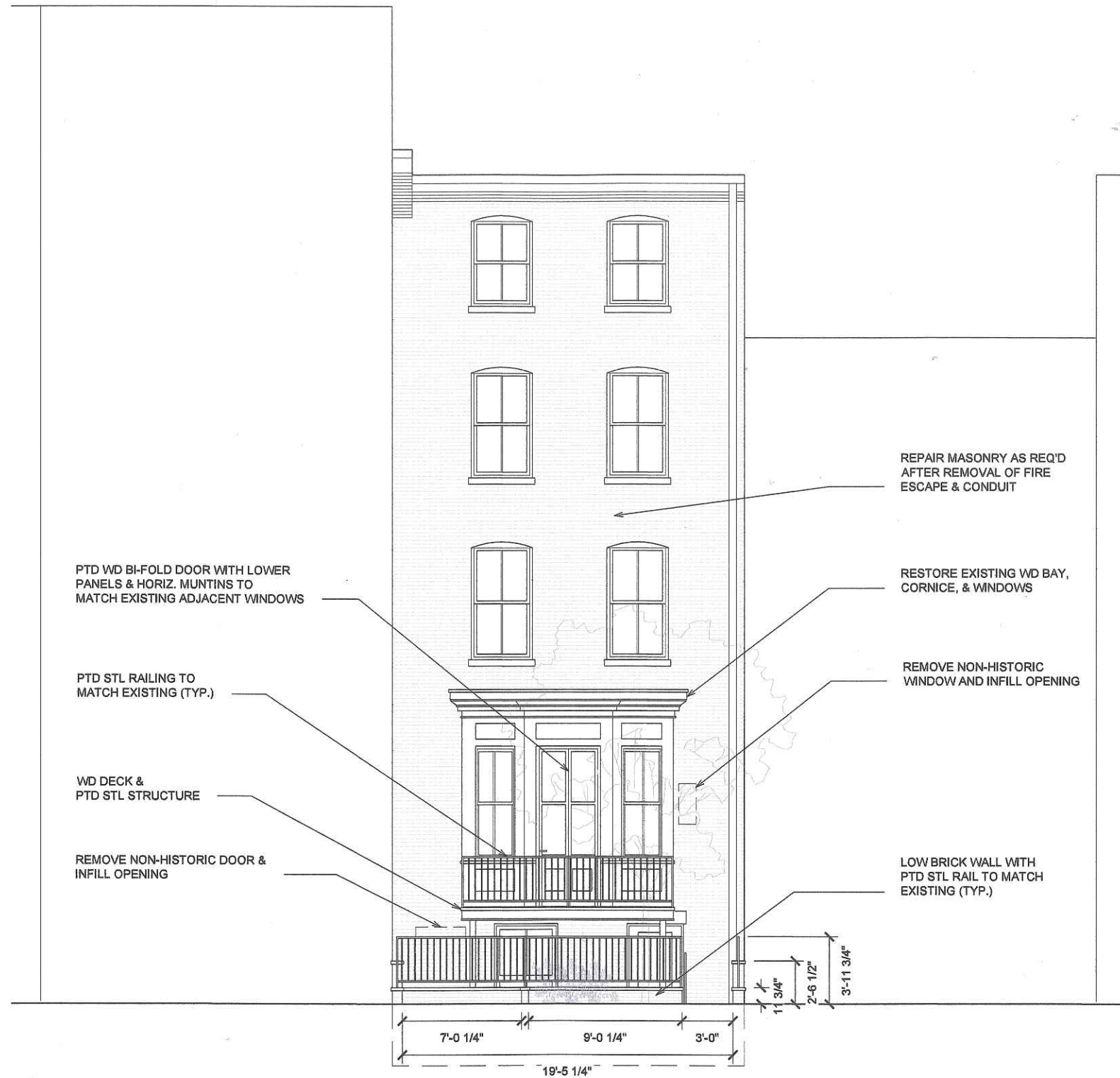
PROPOSED SITE SECTION

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
STERN MCCAFFERTY ARCHITECTURE + INTERIORS
 DATE: 8.14.2019
 SCALE: 1/8" = 1'-0"



EXISTING ELEVATION

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
STERN MCCAFFERTY ARCHITECTURE + INTERIORS
 DATE: 8.14.2019
 SCALE: 1/8" = 1'-0"



PROPOSED ELEVATION

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
 STERN MCCAFFERTY ARCHITECTURE + INTERIORS
 DATE: 8.14.2019
 SCALE: 1/8" = 1'-0"



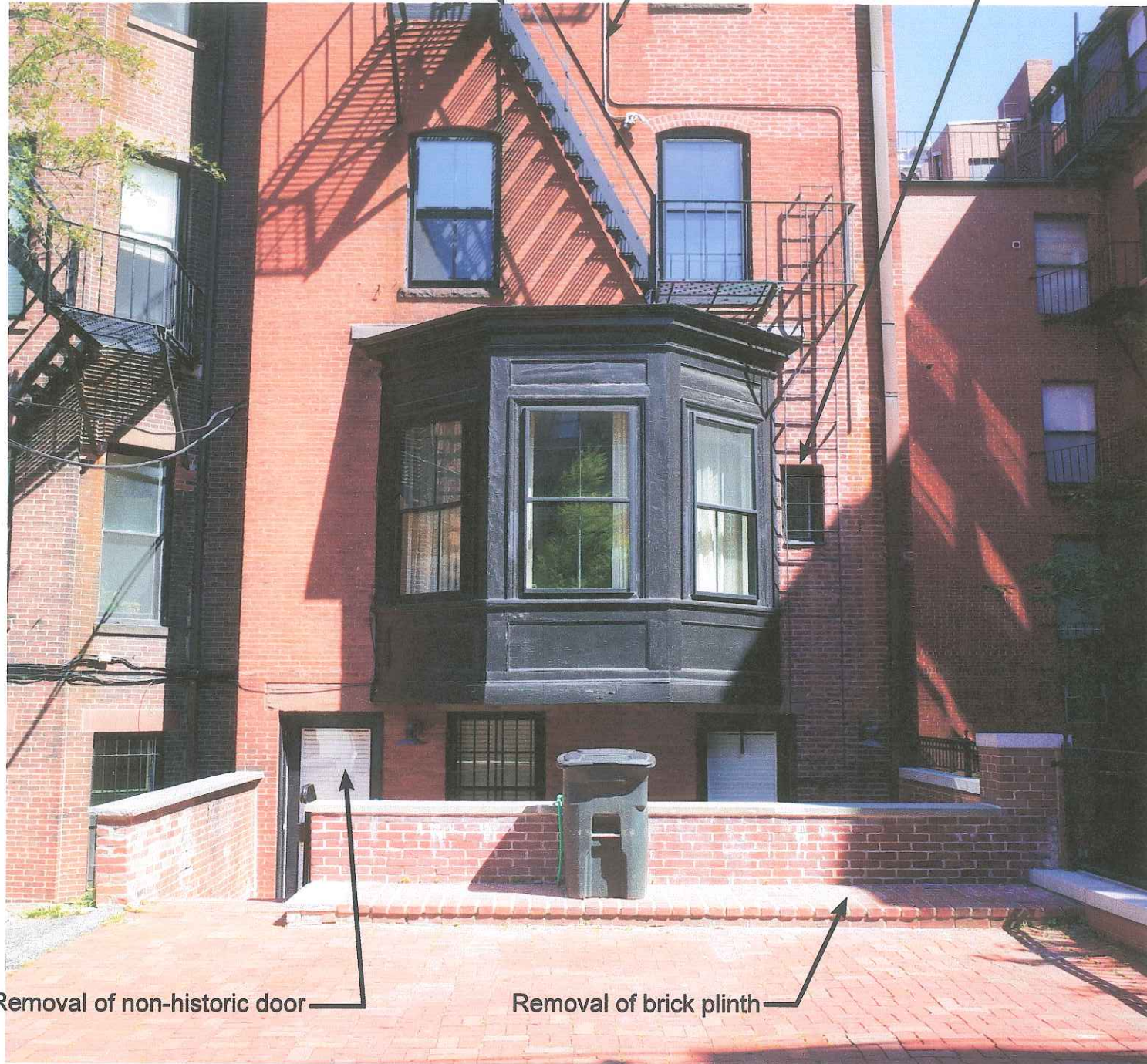
IMAGE WITH PROPOSED IMPROVEMENTS

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
STERN MCCAFFERTY ARCHITECTURE + INTERIORS
DATE: 8.14.2019

Removal of fire escape

Removal of conduit

Removal of non-historic window



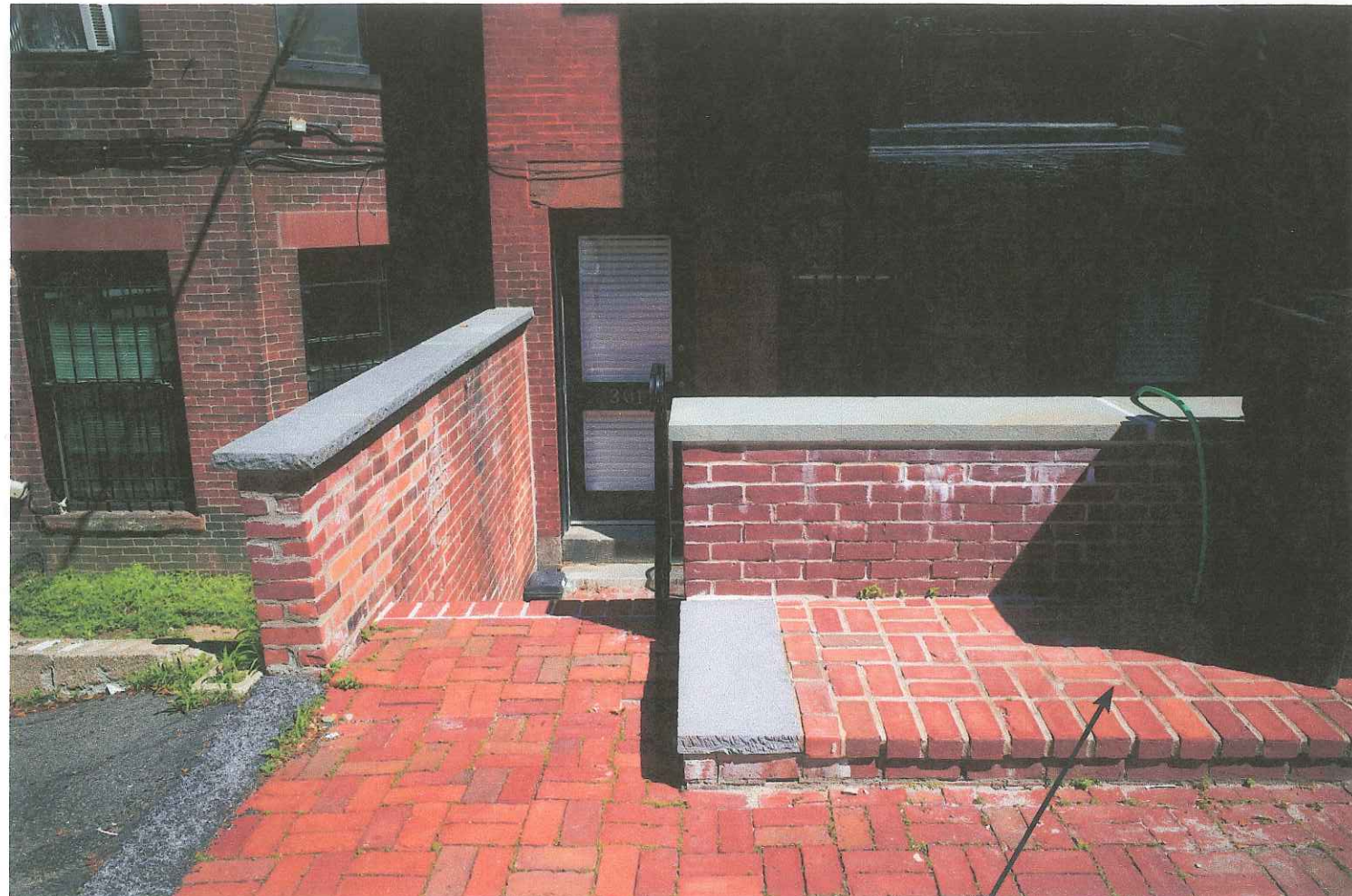
Removal of non-historic door

Removal of brick plinth



DETAIL VIEWS / EXISTING

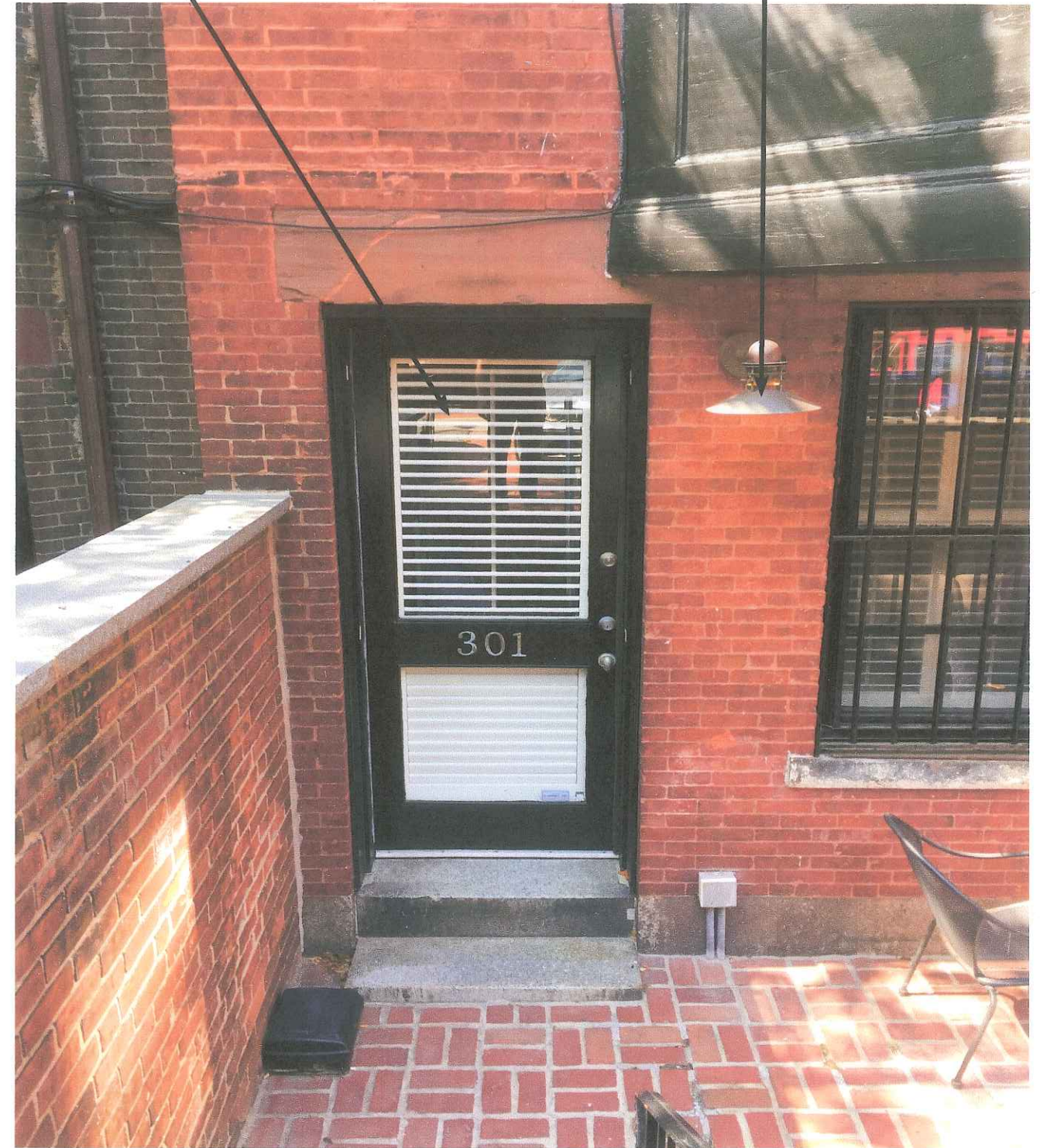
301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
STERN MCCAFFERTY ARCHITECTURE + INTERIORS
 DATE: 8.14.2019



Removal of brick plinth

Removal of non-historic door and step

Removal of non-historic lighting fixture



DETAIL VIEWS / EXISTING



DETAIL VIEWS / EXISTING

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
STERN MCCAFFERTY ARCHITECTURE + INTERIORS
DATE: 8.14.2019