

Proposed Renovations to Rear Penthouse at 124 Beacon Street

Back Bay Architectural District Hearing
Wednesday August 9th, 2023

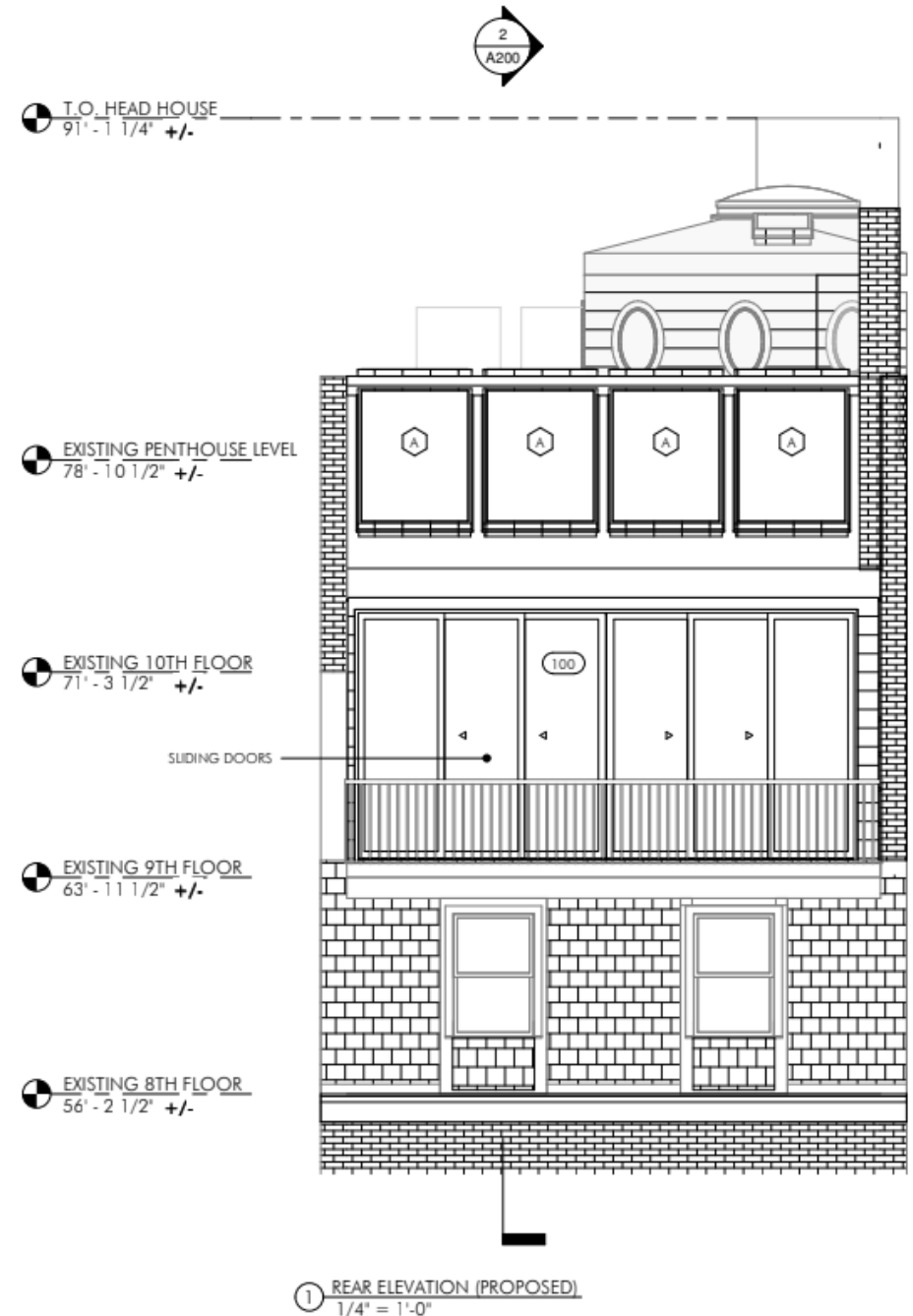
Scope of the Project

- Reconstruction of the rear exterior wall and portion of roofs of the top (2.5) floors at 124 Beacon Street.
- Specific scope items include:
 - Rebuilding of sloping roof at the living room, between floors 9 &10
 - Rebuilding of small portion of exterior wall between sloping roof at living room and headhouse / flat roof above
 - Replacement of rear sliders at floor 9
 - Various interior renovations
- There is no change to the unit exterior, unit interior footprint, or unit square footage.
- As shown in the site section (A202), no new work is visible from across Beacon Street.



Completed Project

- Specific issues that these changes/renovations will address:
 - The existing ceiling heights of floor 10 are not to code, and we are proposing to raise the roof slightly to achieve enough interior ceiling heights to meet the building code. This is reflected in the existing / proposed building sections included in this submission.
 - The entire roof of the rear penthouse unit is approaching the end of its life after years of patchwork to address leaks and interior water damage. The current scope of work will entirely replace the roof.





Boston, MA 02116, USA

Red outline demarcates aerial view of PH R

Unit PH R not-visible from Beacon Street

Elevator Over-run for 124 Beacon



Red Triangle marks visible area of PH R west elevation
Note: this area will not be altered

Domed skylight of PH R head house
barely visible from Beacon street



Red trapezoid marks west elevation of PH R visible from Back street and Storrow Drive.
This area will not be altered.
Yellow rectangle shows North elevation of PH R which will be renovated.



Red area marks west elevation of PH R visible from Back street and Storrow Drive. This area will not be altered.

Yellow rectangle shows North elevation of PH R which will be renovated.





Red outline demarcates posterior sliding doors of PH R to be replaced. This is a head-on view.





North elevation of PH R as viewed from Esplanade across Storrow Drive. Red outline demarcates area to be renovated.



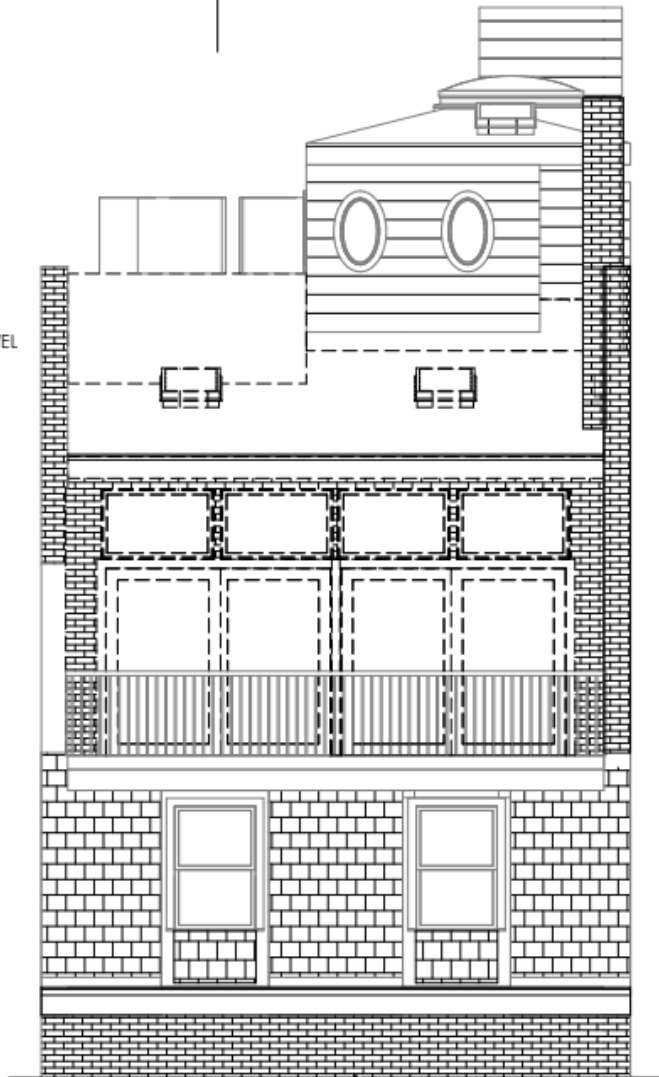
T.O. HEAD HOUSE
91'-1 1/4" +/-

EXISTING PENTHOUSE LEVEL
78'-10 1/2" +/-

EXISTING 10TH FLOOR
71'-3 1/2" +/-

EXISTING 9TH FLOOR
63'-11 1/2" +/-

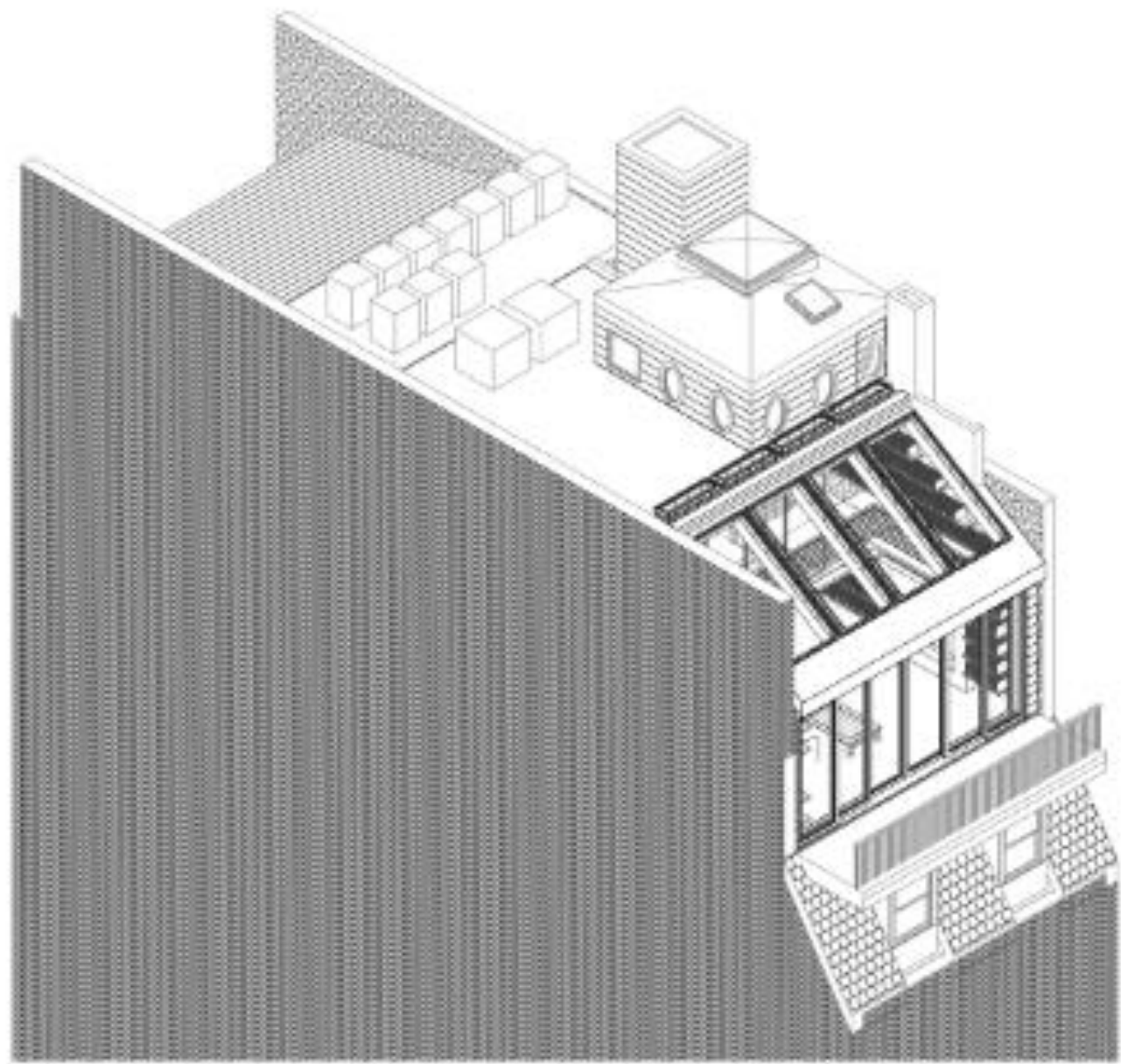
EXISTING 8TH FLOOR
56'-2 1/2" +/-

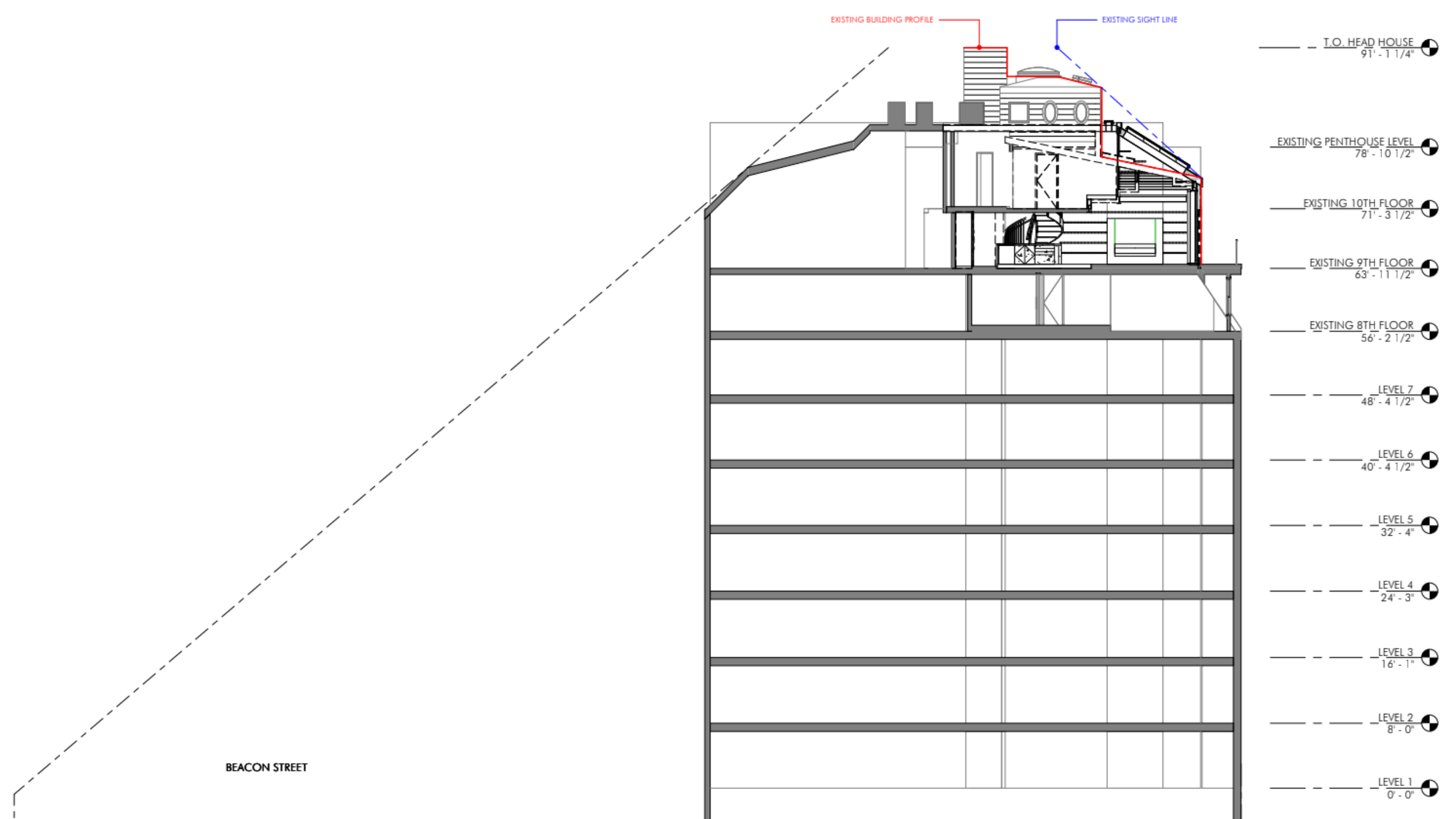


① REAR ELEVATION (EXISTING)
1/4" = 1'-0"



① REAR ELEVATION (PROPOSED)
1/4" = 1'-0"





EXISTING BUILDING PROFILE

EXISTING SIGHT LINE

T.O. HEAD HOUSE
91' - 1 1/4"

EXISTING PENTHOUSE LEVEL
78' - 10 1/2"

EXISTING 10TH FLOOR
71' - 3 1/2"

EXISTING 9TH FLOOR
63' - 11 1/2"

EXISTING 8TH FLOOR
56' - 2 1/2"

LEVEL 7
48' - 4 1/2"

LEVEL 6
40' - 4 1/2"

LEVEL 5
32' - 4"

LEVEL 4
24' - 3"

LEVEL 3
16' - 1"

LEVEL 2
8' - 0"

LEVEL 1
0' - 0"

BEACON STREET

REVISIONS

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DATE

DRAWING TITLE
Existing & Proposed 3-D

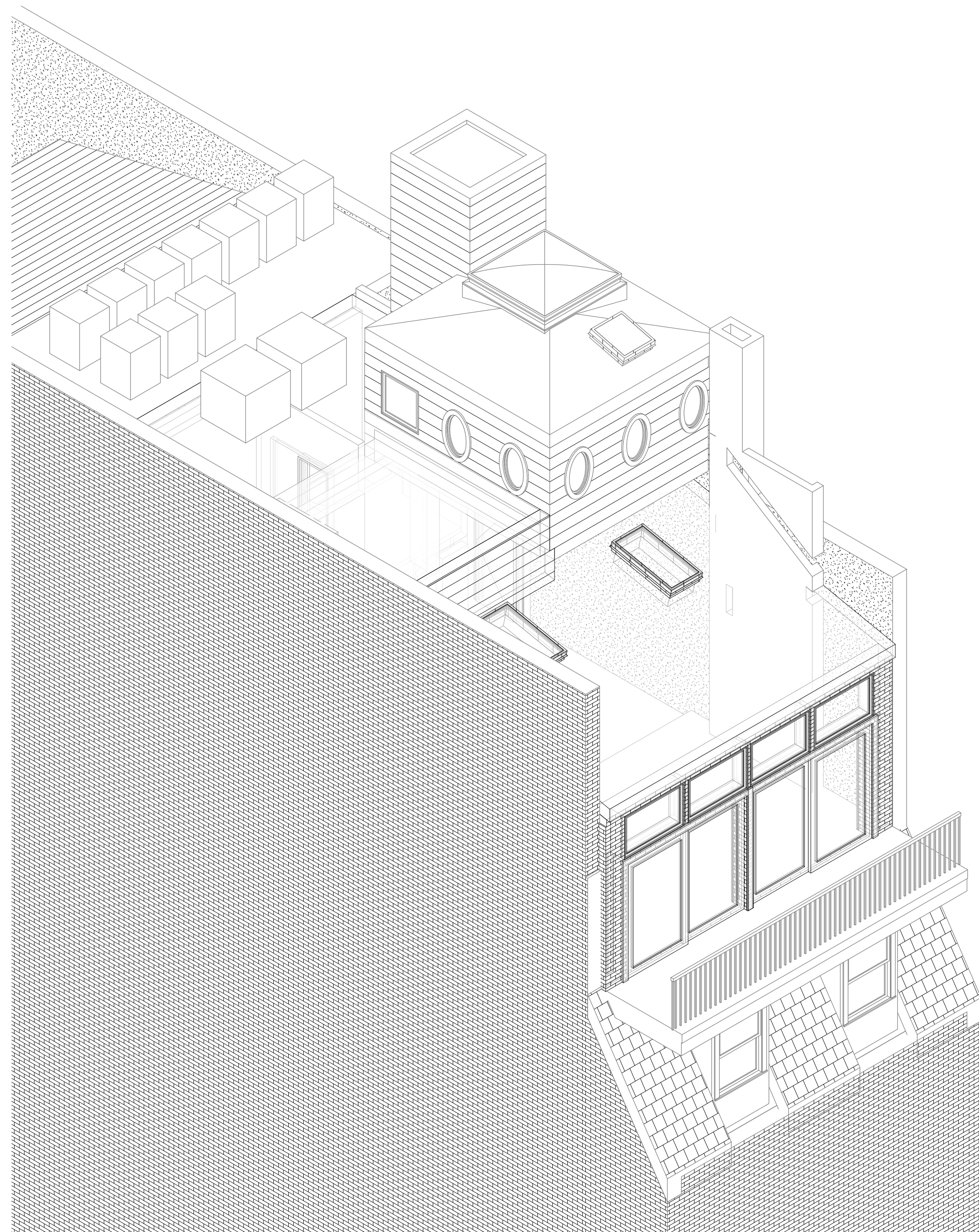
DRAWING INFORMATION



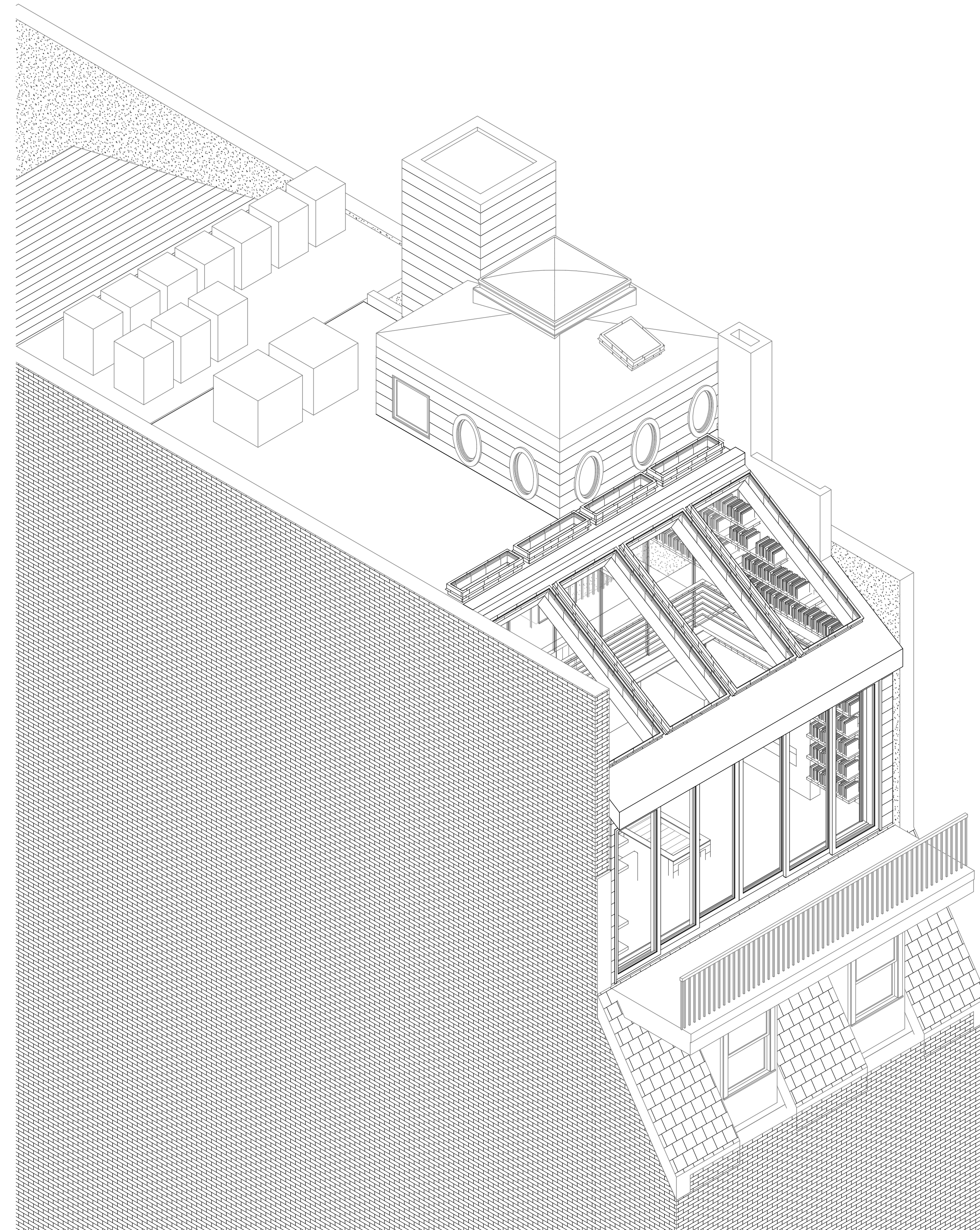
07.25.23
 DATE OF ISSUE
 DD
 DESCRIPTION
 SCALE 1/8" = 1'-0" DRAWN BY JSS
 2007.00 PROJECT # 124 Beacon Street and FILE NAME

DRAWING NUMBER

A900



① EXISTING 3D MASSING



② PROPOSED 3D MASSING

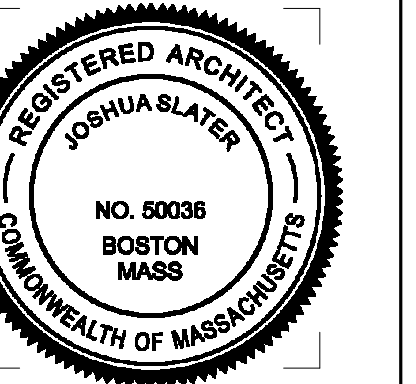
REVISIONS

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DRAWING TITLE

Site Section

DRAWING INFORMATION

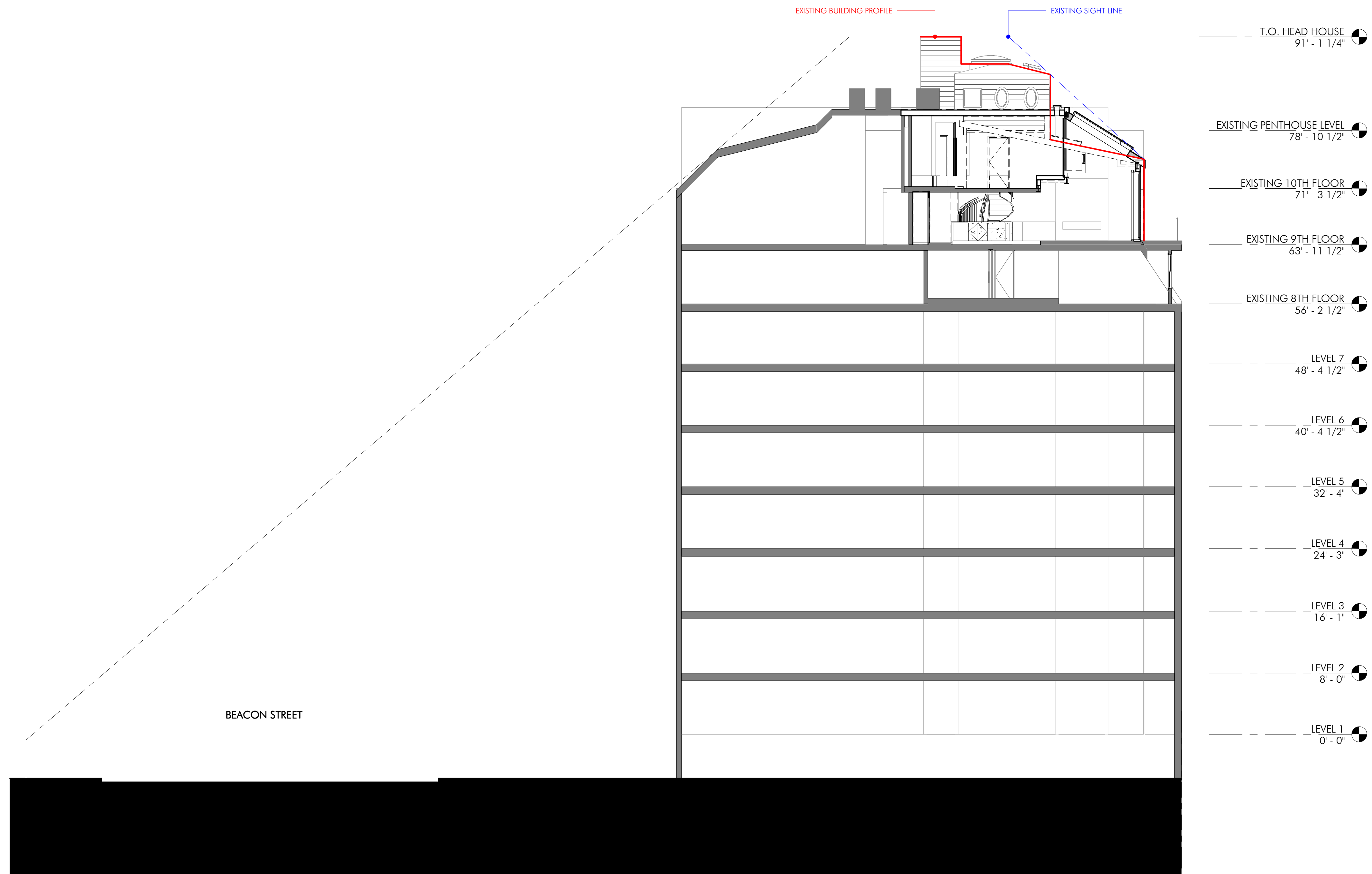


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Author	DRAWN BY
2007.00	PROJECT #
124 Beacon Street.rvt	FILE NAME

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A201

\\MacStudio 3.0\2007_124 Beacon Street (Jahan)\Drawings\Architectural\Revit\124 Beacon Street_072523.rvt
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PROJECT

124 Beacon Street

124 Beacon Street
Unit PHR
Boston, MA 02116

CLIENT

Jahan Mohebali

124 Beacon Street
Unit PHR
Boston, MA 02116

PROJECT TEAM

General Contractor

Lemanski Construction
15 Cherry Street
Unit 21
Danvers, MA 01923

TEL: 781.797.3997

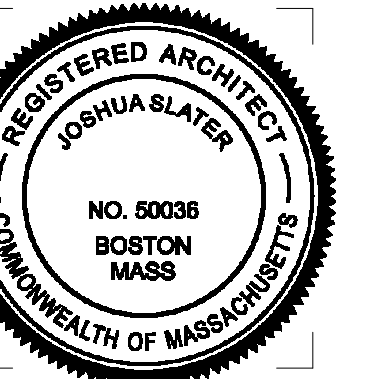
REVISIONS

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DRAWING TITLE

Window Schedule

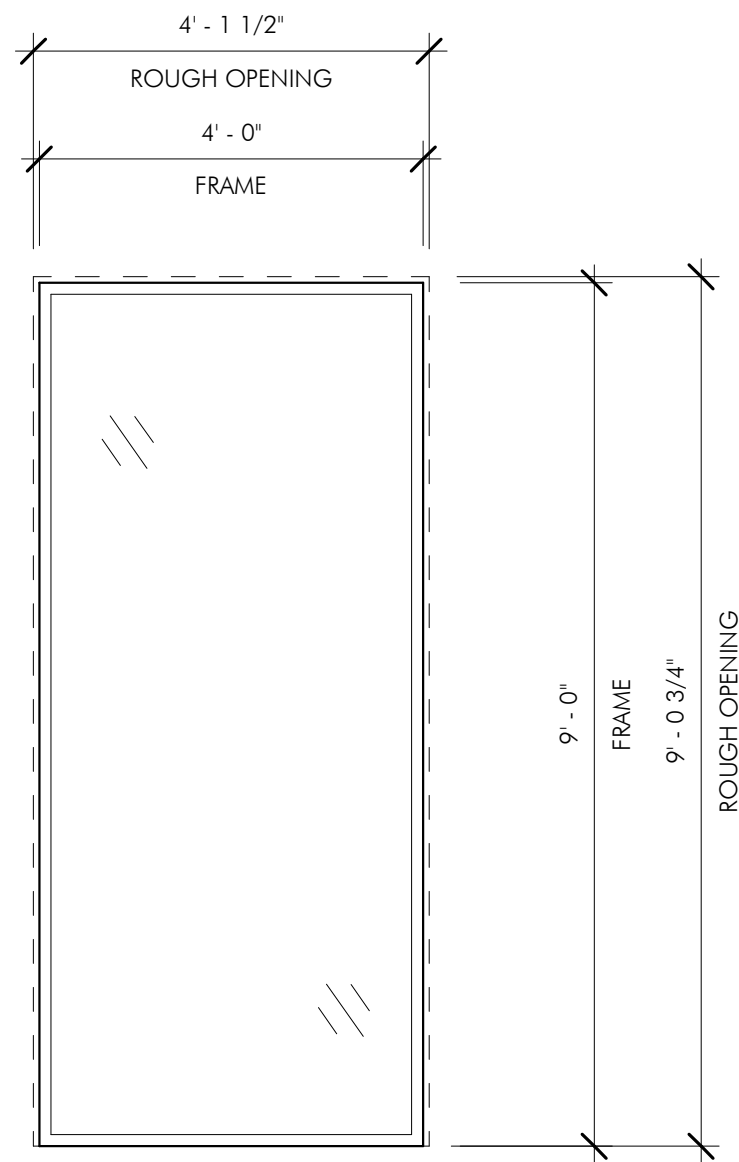
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07.25.23
DATE OF ISSUE
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DESCRIPTION
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SCALE DRAWN BY
2007.00 124 Beacon Street and
PROJECT # FILE NAME

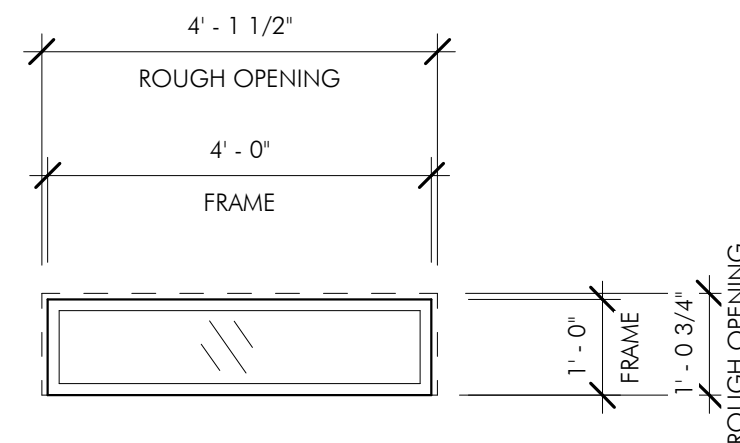
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A600



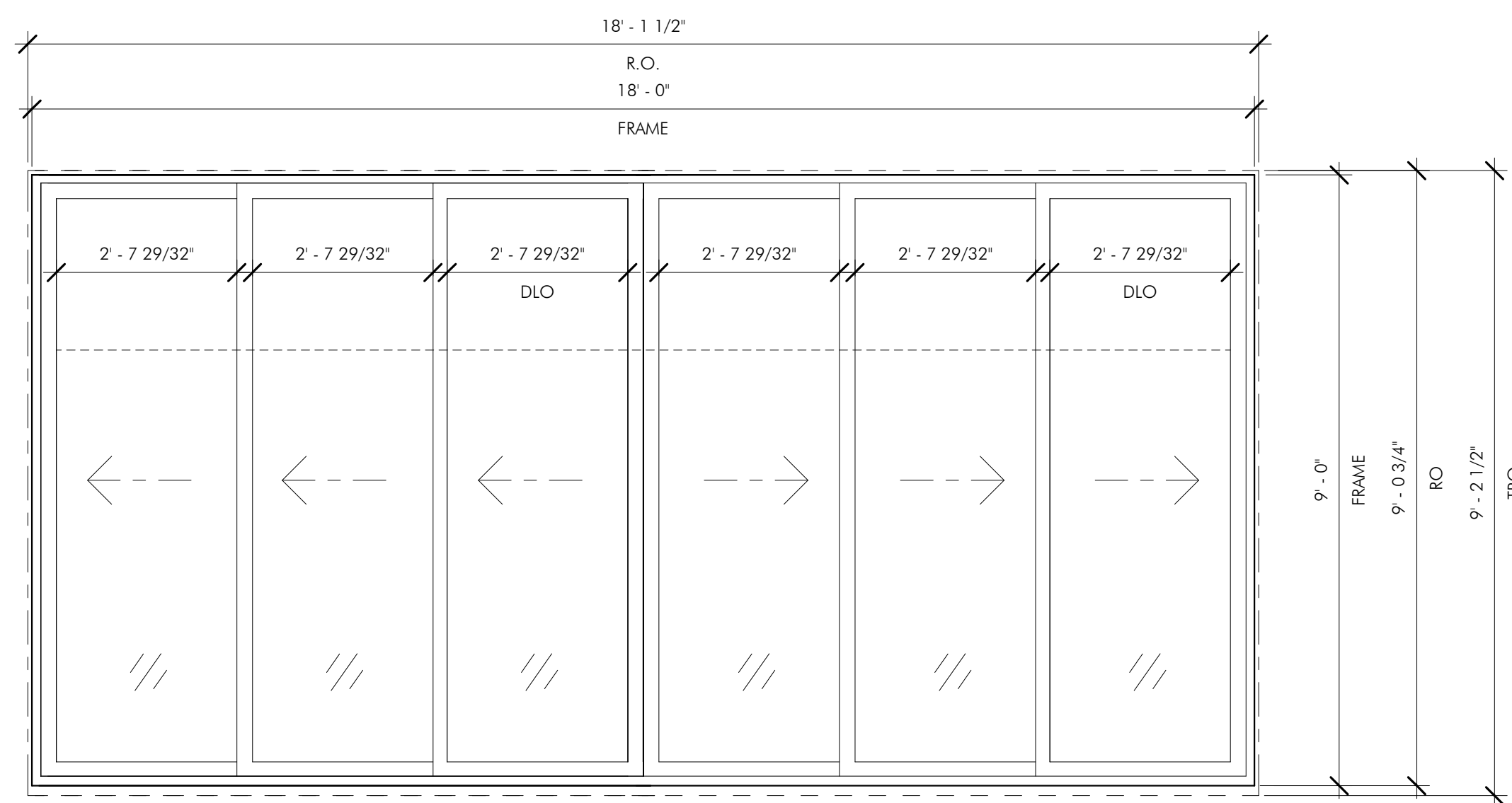
SCALE: 1/2" = 1'-0"
SPECIFICATIONS: SKYLIGHT A

CALLOUT: A
QTY: 4
MARK: TYPE A
PRODUCT LINE: MODERN
UNIT DESCRIPTION:
ROUGH OPENING:
FRAME SIZE: 48" X 108"
EXTERIOR FINISH: EBONY
SPECIES: N/A
INTERIOR FINISH: EBONY
UNIT TYPE: SKYLIGHT
GLASS INFORMATION:
HARDWARE: N/A
SCREEN: N/A
JAMB DEPTH:



SCALE: 1/2" = 1'-0"
SPECIFICATIONS: SKYLIGHT B

CALLOUT: B
QTY: 4
MARK: TYPE A
PRODUCT LINE: MODERN
UNIT DESCRIPTION:
ROUGH OPENING:
FRAME SIZE: 48" X 12"
EXTERIOR FINISH: EBONY
SPECIES: N/A
INTERIOR FINISH: EBONY
UNIT TYPE: SKYLIGHT
GLASS INFORMATION:
HARDWARE: N/A
SCREEN: N/A
JAMB DEPTH:



SPECIFICATIONS: SLIDING DOOR 100

CALLOUT: SLIDING DOOR 100
QTY: 1
MARK: TYPE A MULTI-SLIDE OPTION
PRODUCT LINE: MODERN
UNIT DESCRIPTION: MULTI-SLIDE DOOR, STACKED, WITH GANGED SWING
ROUGH OPENING: 217 1/2" W X 108 3/4" H
FRAME SIZE: 216" X 108"
EXTERIOR FINISH: EBONY
SPECIES: N/A
INTERIOR FINISH: EBONY
UNIT TYPE: MULTI-SLIDE DOOR, STACKED, XXO
GLASS INFORMATION: IG 15/16", TEMPERED LOW E2 W/ARGON, BLACK
HARDWARE: MATTE BLACK
SCREEN SURROUND COLOR: EBONY
SCREEN MESH TYPE: CHARCOAL MESH
JAMB DEPTH: 9 37/64"