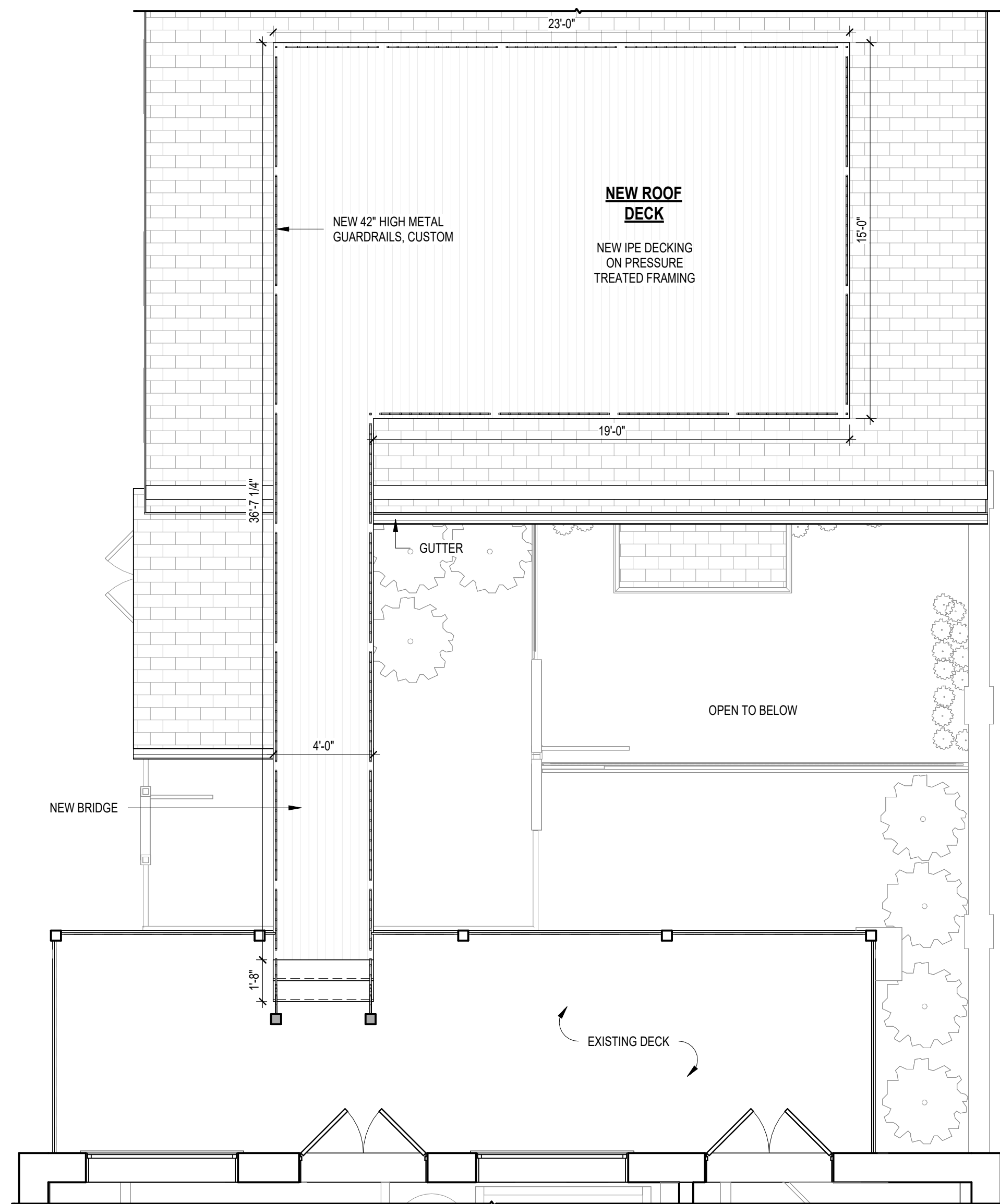
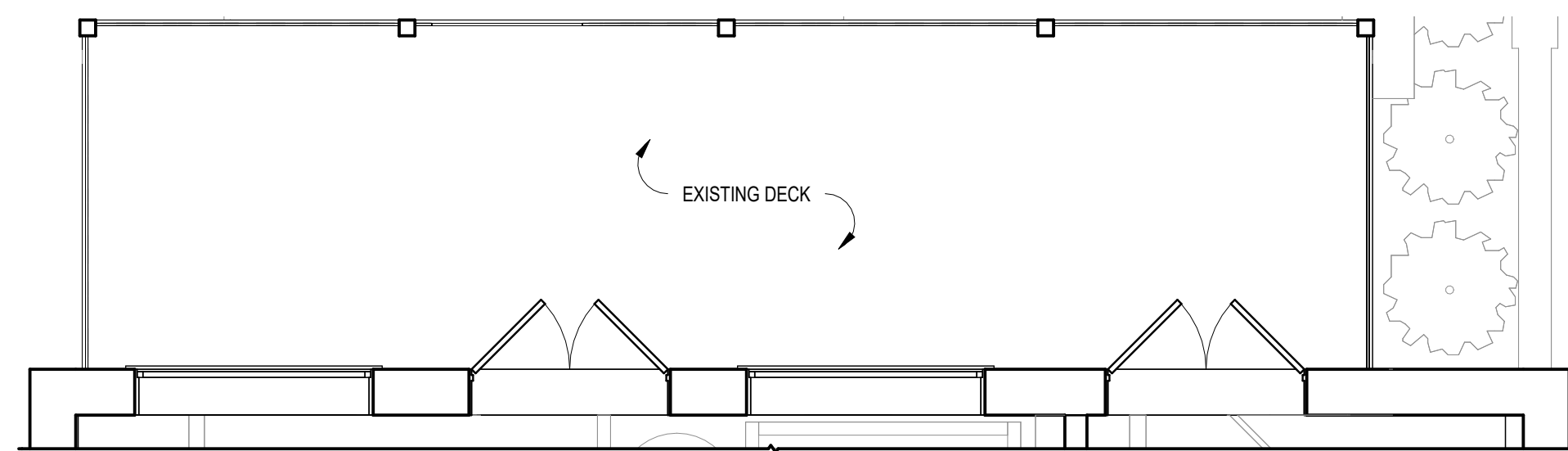
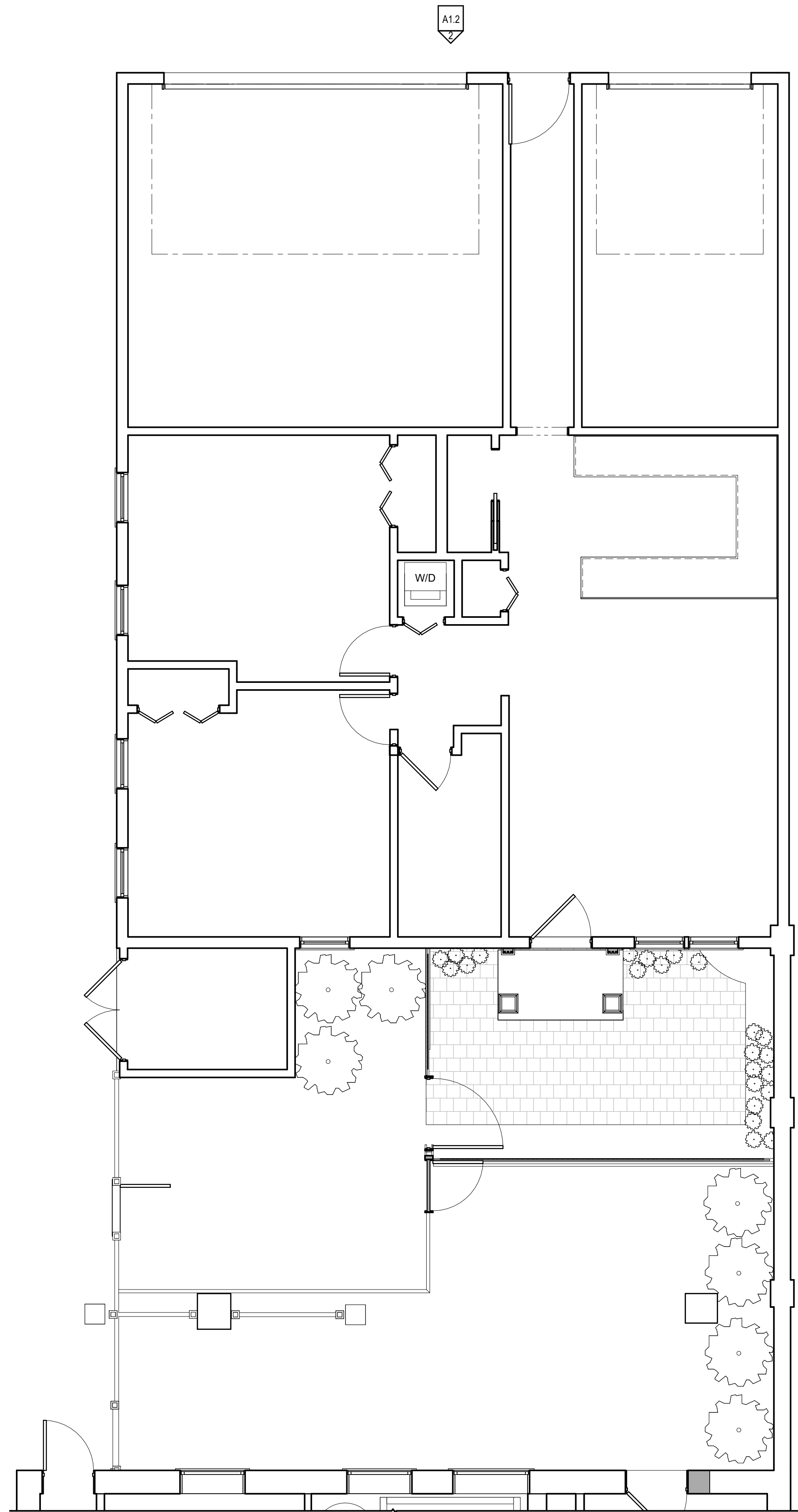




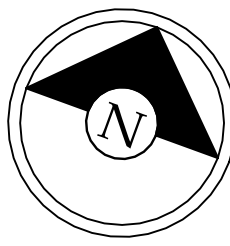
3 SECOND FLOOR PROPOSED
1/4" = 1'-0"



2 SECOND FLOOR EXISTING
1/4" = 1'-0"



1 GARDEN LEVEL EXISTING
1/4" = 1'-0"



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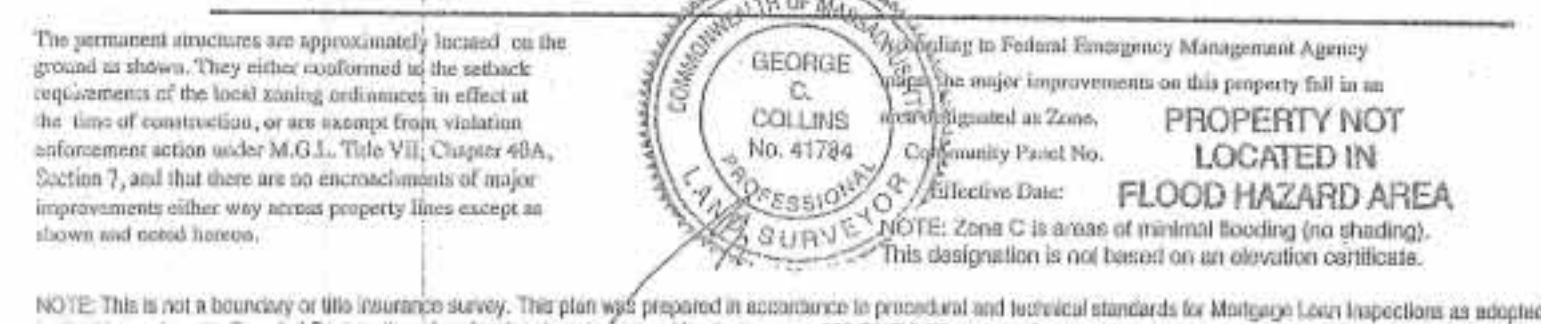
DATE	REV.	DATE	DESCRIPTION
10/21/2025			

PROJECT STATUS

FLOOR PLANS

290 Beacon Street
Boston, MA 02116

A1.1



ZONING - DIMENSIONAL REGULATIONS				
SUBDISTRICT: H-3-65, BOSTON PROPER				
DISTRICT OVERLAY: CFROD, GROUNDWATER CONSERVATION, RESTRICTED PARKING				
ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS
MIN. LOT AREA				
MIN. LOT AREA PER ADDIT'L UNIT				
MIN. LOT WIDTH				
MIN. LOT FRONTAGE				
MAX. ALLOWABLE F.A.R.	3	1.97		
MAX ALLOWABLE BUILDING HEIGHT	65 FT.	70 FT.	70 FT.	
MIN. USABLE OPEN SPACE SF/DWELLING	50 SF	144 SF	144 SF	
MIN. FRONT YARD	20 FT.	38 FT.	38 FT.	
MIN. SIDE YARD	13 FT.	0 FT.	0 FT.	
MIN. REAR YARD	37.5 FT.	0 FT.	0 FT.	
SETBACK OF PARAPET	21'-7"	21'-7"	21'-7"	
MAX ACCESSORY BUILDING OCCUP. (REAR)	40%	98%	98%	

