

# 1299 Beacon Street Project

## July 24, 2018

### Summary of Changes

1. Height of building has not changed: **Building height = 122'-0"**
2. # of Stories has not changed: **8 in front, 10 in back**
3. Typical floor to floor has not changed: **10'-9" floor to floor**
4. Site Area has not changed: **18,632 sf**
5. GSF has increased from 112,782 sf to **121,782 sf: GSF increase of 7.98%**
6. FAR has increased from 6.05 to **6.54**
7. # of Units have increased from 74 to **81: Increase of 8.6%**
  - a. (32) 1 Bed, (42) 2 Bed to **(37) 1 Bed, (44) 2 Bed**
8. Retail sf has decreased from 12,285 sf to **10,390 sf**
9. # of parking spaces has increased from 99 to **145 (car ramp scheme) / 129 (car elevator scheme)**

### Design / Programmatic Changes

- o Retail façade was set back to increase public realm space in front of building
- o Car Ramp provides 2-way self-access from Sewall Ave. Cars will be queued on level P1 and on the ramp to diminish queue times from previous schemes.
- o Level P1 will include self-parking for retail use.
- o Independent residential lobby off of Beacon Street
- o Centralized Residential Lobby to create a better flow for the residential tenants
- o Separated residential back entry away from Loading Dock in both schemes shown
- o Separate Retail Lobby that can either be removed for one retail tenant or used to access 2 different retail tenants. Both retail spaces are accessible from the P1 Level
- o Overlapped geometry of 8-story mass with the 10-story mass to create a more unified design.
- o Roof deck amenity space on Beacon Street added on level 9.

architecture  
interior design  
urban design

**cbt**

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