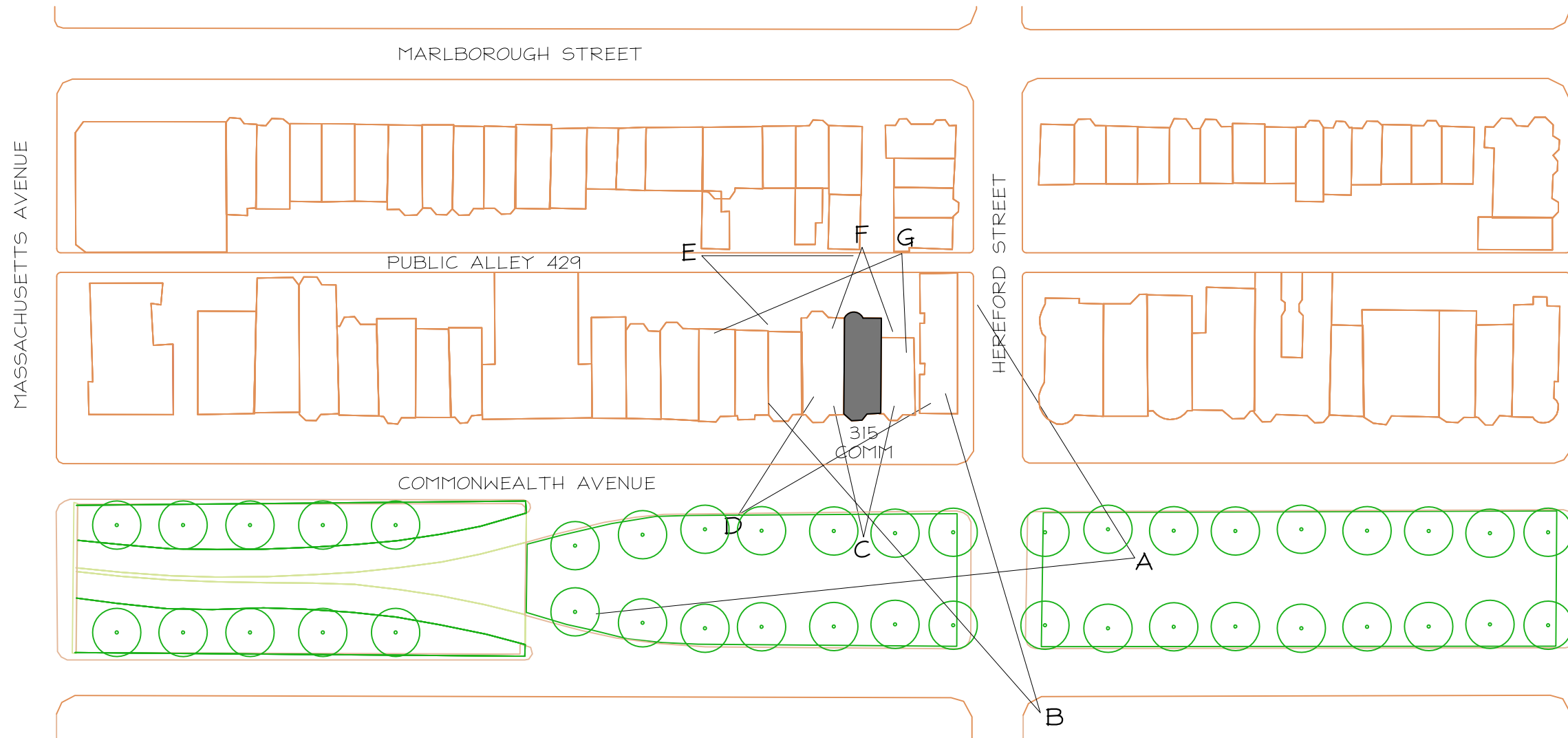
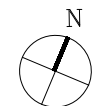


1 SIGHTLINE SITE SECTION  
Not to Scale



2 LOCUS MAP SHOWING PHOTO VIEWPOINTS  
Not to Scale



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DATE 22 OCTOBER, 2019

SCALE NTS

DRAWN

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TITLE BBAC DESIGN REVIEW

315 COMMONWEALTH AVENUE  
BOSTON, MASSACHUSETTS

DRAWING

1  
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NOV 19, 2019



photo A

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Existing Site Photos

315 Commonwealth Avenue

TITLE



photo D



photo C  
from Comm Ave



photo B  
from Hereford and Comm Ave

TITLE

Existing Site Photos

315 Commonwealth Avenue

3

DATE Oct 22, 2019

SCALE

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photo G  
from east alley



photo F  
alley elevation



photo E  
from west alley

TITLE

Existing Site Photos

315 Commonwealth Avenue

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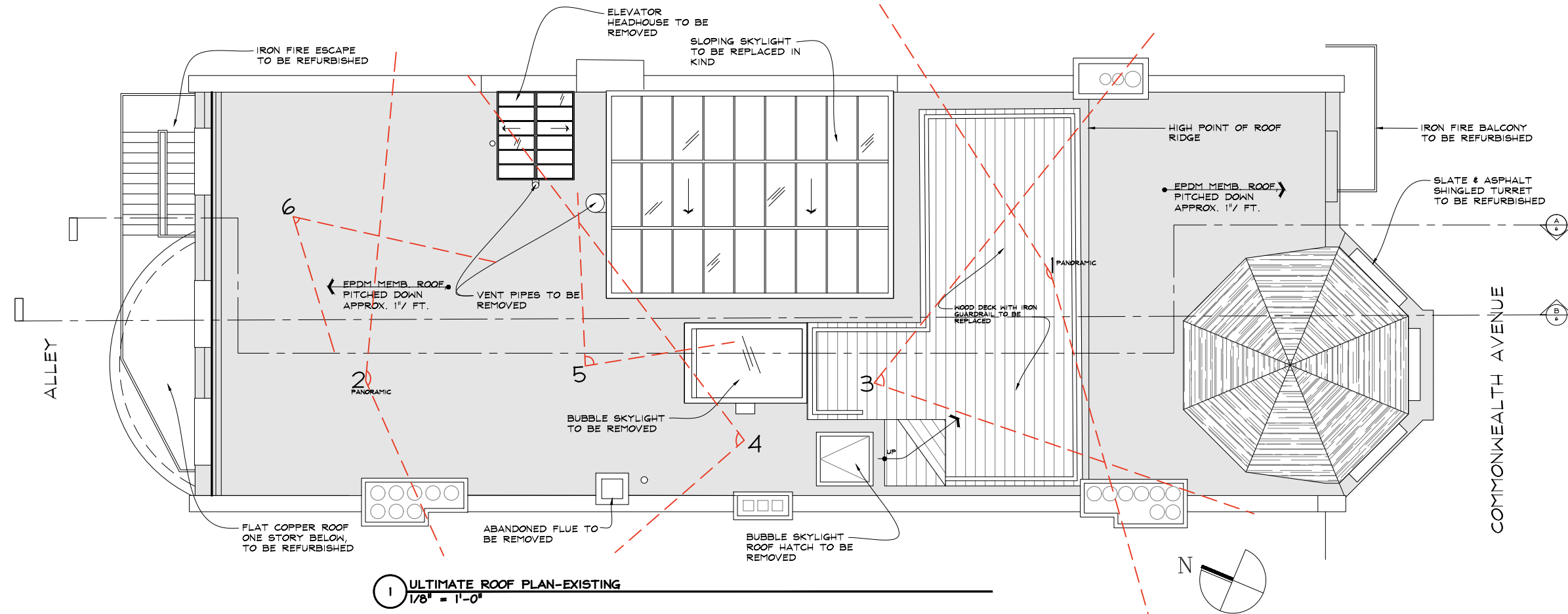
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1 ULTIMATE ROOF PLAN-EXISTING  
1/8" = 1'-0"

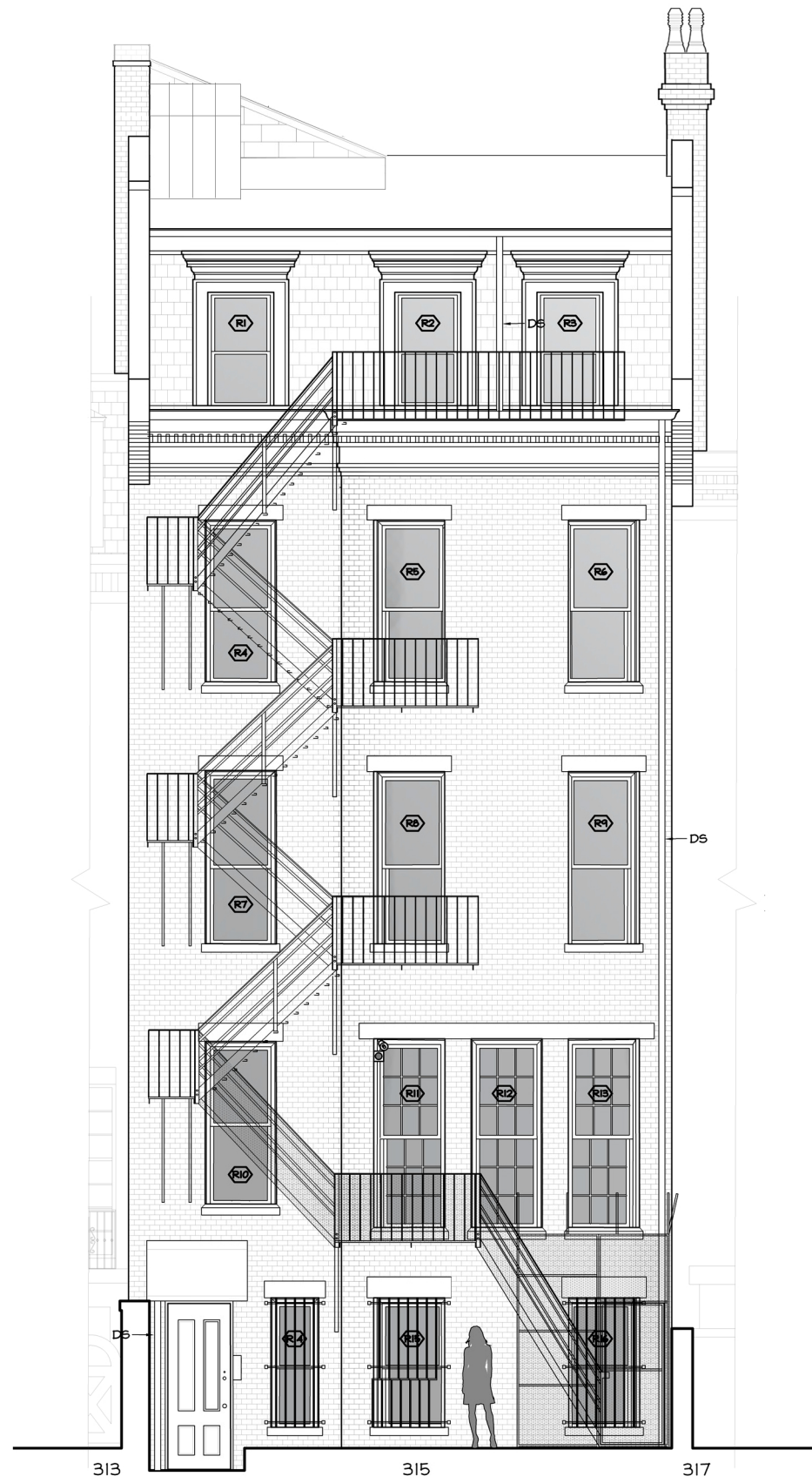
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 SCALE 1/8" = 1'-0"  
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TITLE  
**ULTIMATE ROOF PLAN EXISTING**  
**BBAC DESIGN REVIEW**  
**315 COMMONWEALTH AVENUE**  
 BOSTON, MA

DRAWING  
**5**

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**A** EXISTING REAR (NORTH) ELEVATION - PUBLIC ALLEY 429  
1/8" = 1'-0"



**B** EXISTING FRONT (SOUTH) ELEVATION - COMMONWEALTH AVE  
1/8" = 1'-0"

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DRAWN DMA  
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TITLE  
EXISTING ELEVATIONS  
BBAC DESIGN REVIEW  
315 COMMONWEALTH AVENUE  
BOSTON, MA

DRAWING

7

REVISED  
11-19-2019

Date: 10/22/2019 10:45:15 AM Plot: 315 Commonwealth Avenue - BBAC Design Review - 11 x 17 - 1/8" = 1'-0" - 11/19/2019 - 11:15:00 AM



**photo 1**  
panorama looking north



remove existing  
elevator head-  
house structure →

**photo 2**  
panorama  
looking south

File: J:\314 Dartmouth\314 millwork details 20181220.dwg | DWA 11x17 | 12.24. 2018 - 16:56 JBatee

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DATE Oct 22, 2019

SCALE

DRAWN

TITLE Existing Roof Deck Photos

315 Commonwealth Avenue

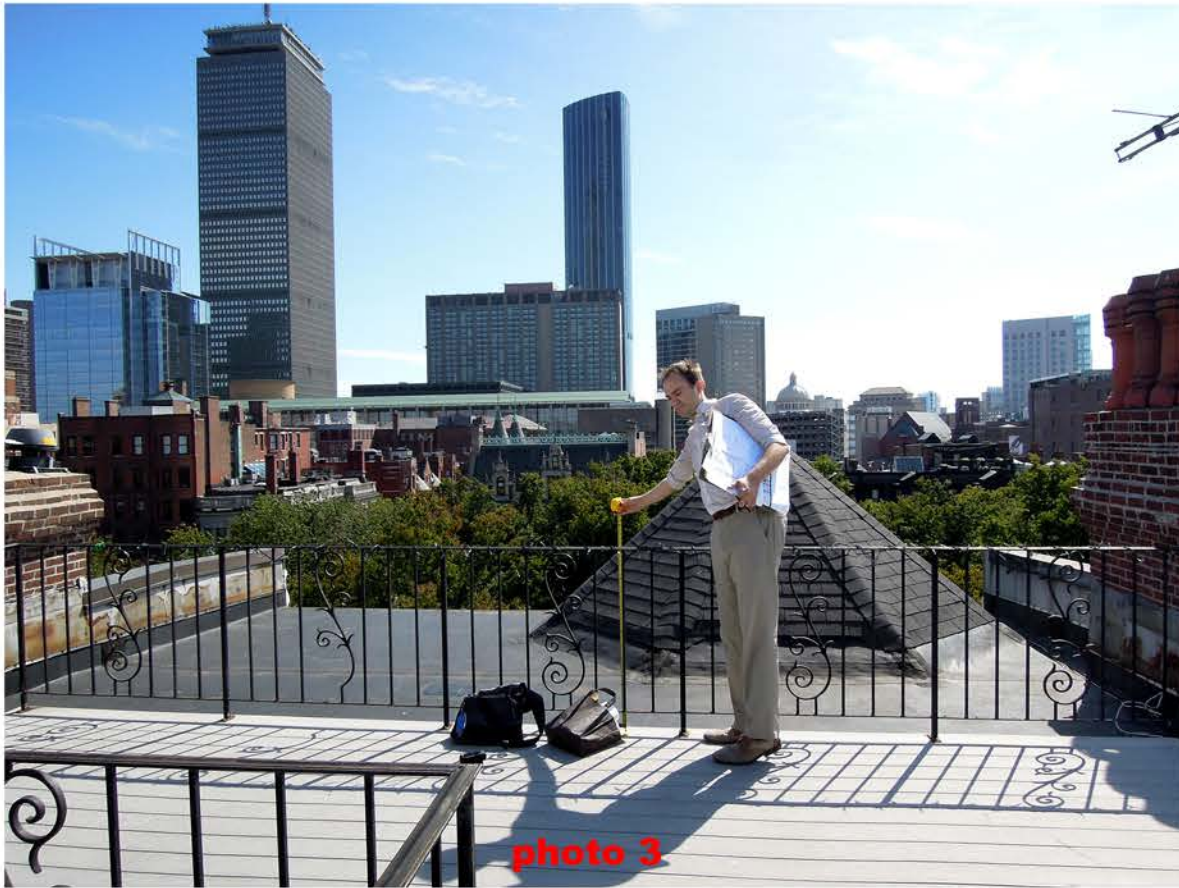


photo 3



photo 4



photo 5

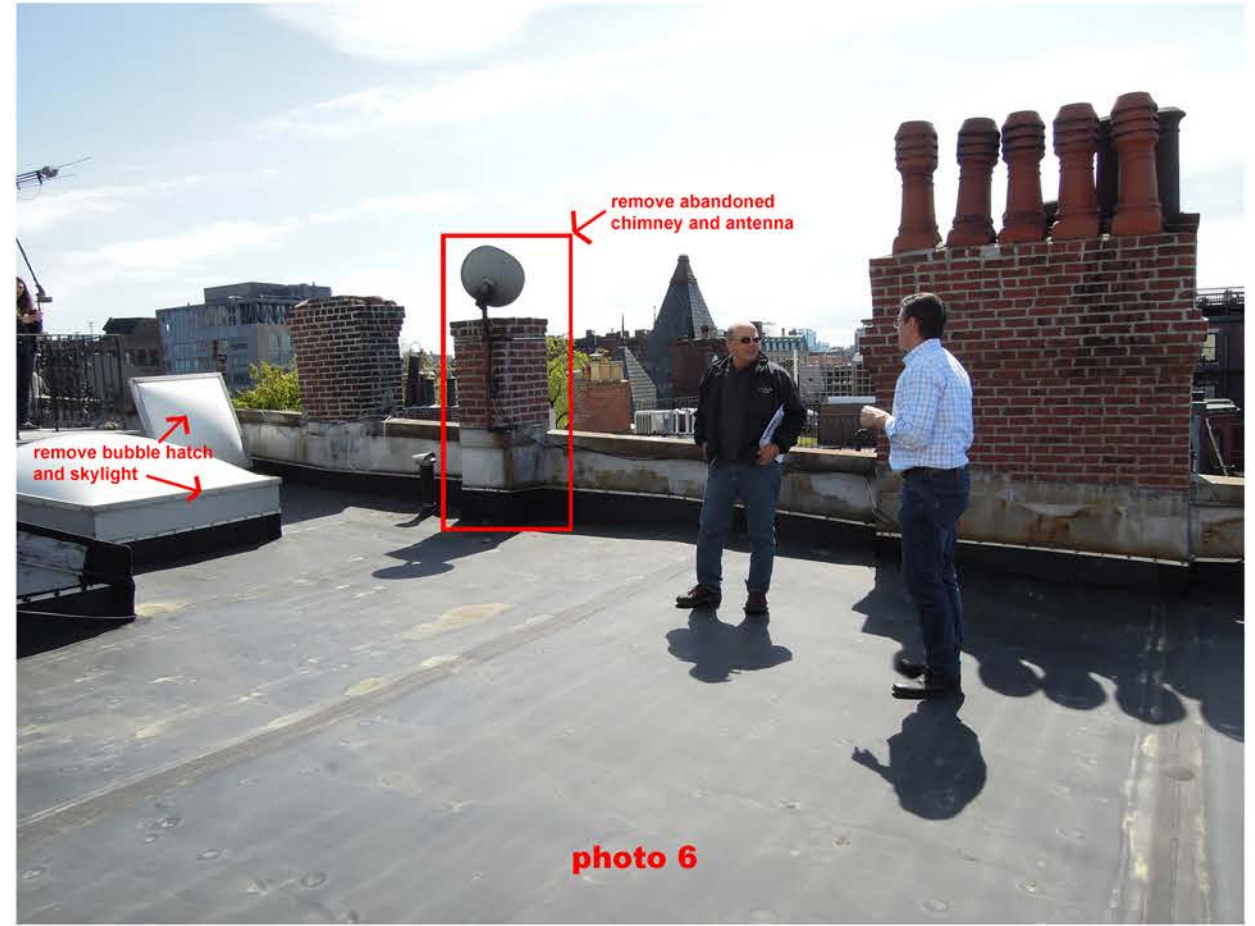


photo 6

File: J:\314 Dartmouth\314 millwork details 20181220.dwg | DWA 11x17 | 12.24. 2018 - 16:56 JBatee

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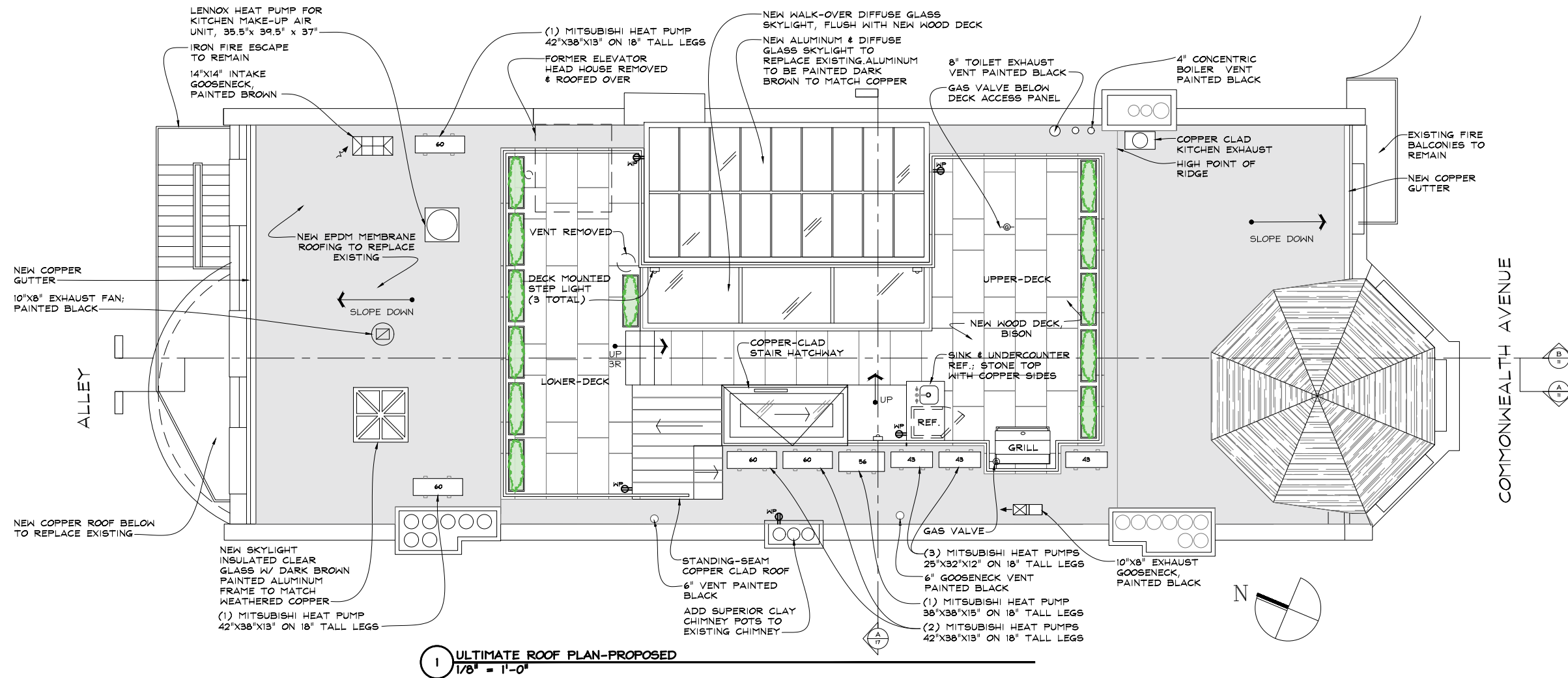
TITLE Existing Roof Deck Photos

315 Commonwealth Avenue

9

REVISED  
Nov. 19, 2019





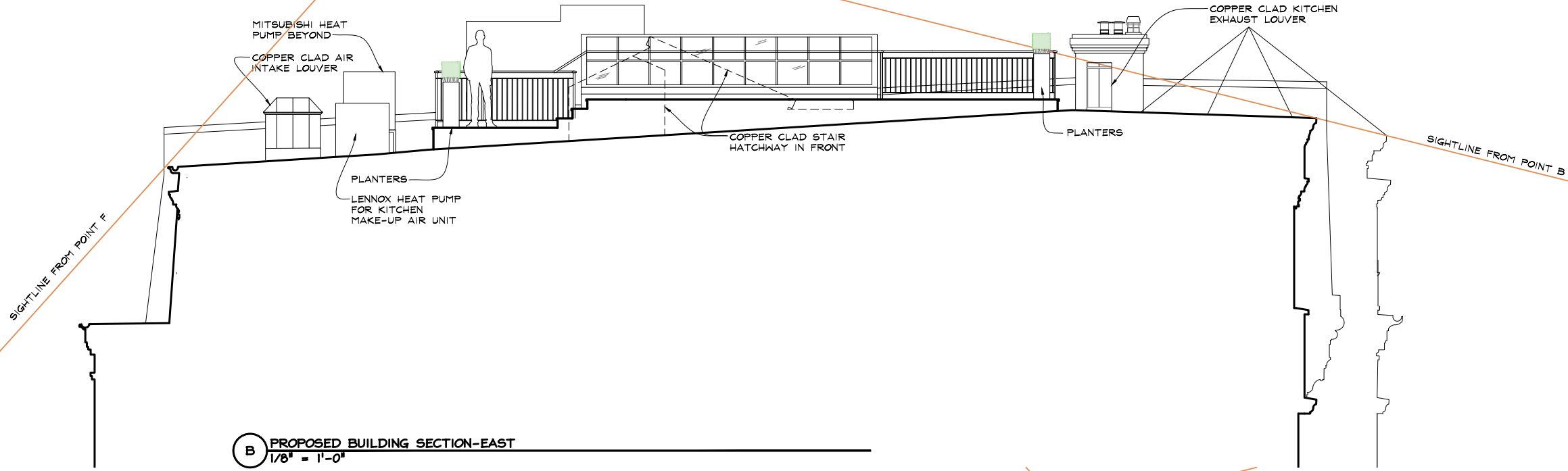
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DATE 14 NOVEMBER 2019  
 SCALE 1/8" = 1'-0"  
 DRAWN DMA  
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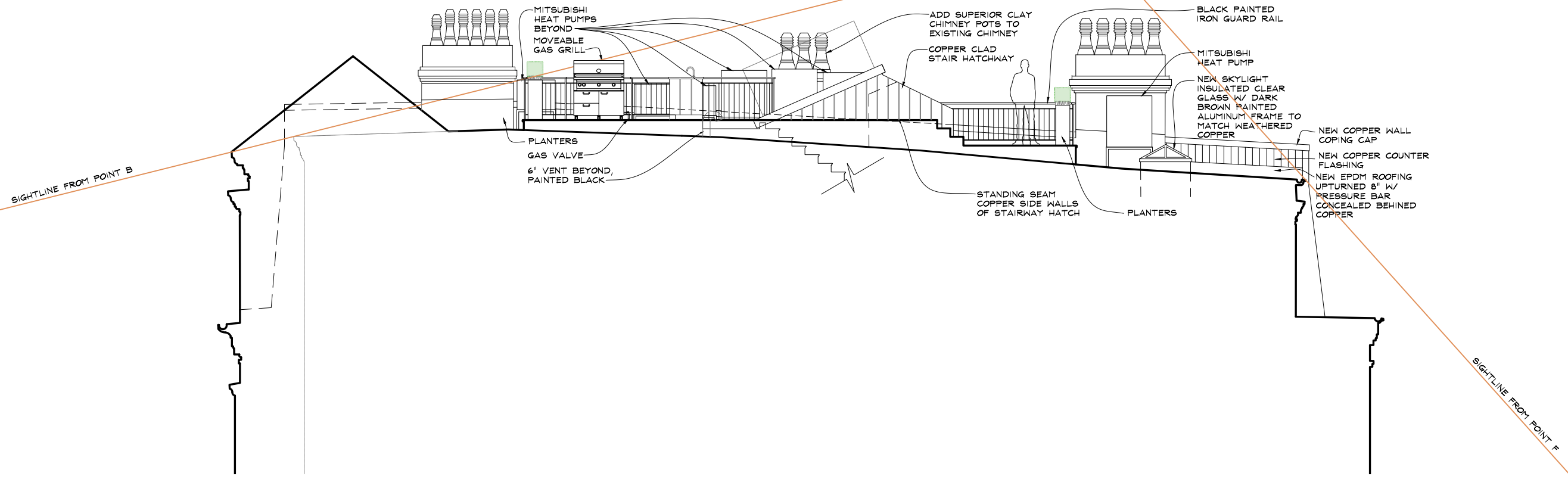
TITLE  
**ULTIMATE ROOF PLAN PROPOSED**  
 BBAC DESIGN REVIEW  
 315 COMMONWEALTH AVENUE  
 BOSTON, MA

DRAWING  
**10**  
 REVISED  
 NOV 19, 2019

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**B** PROPOSED BUILDING SECTION-EAST  
1/8" = 1'-0"



**A** PROPOSED BUILDING SECTION-WEST  
1/8" = 1'-0"

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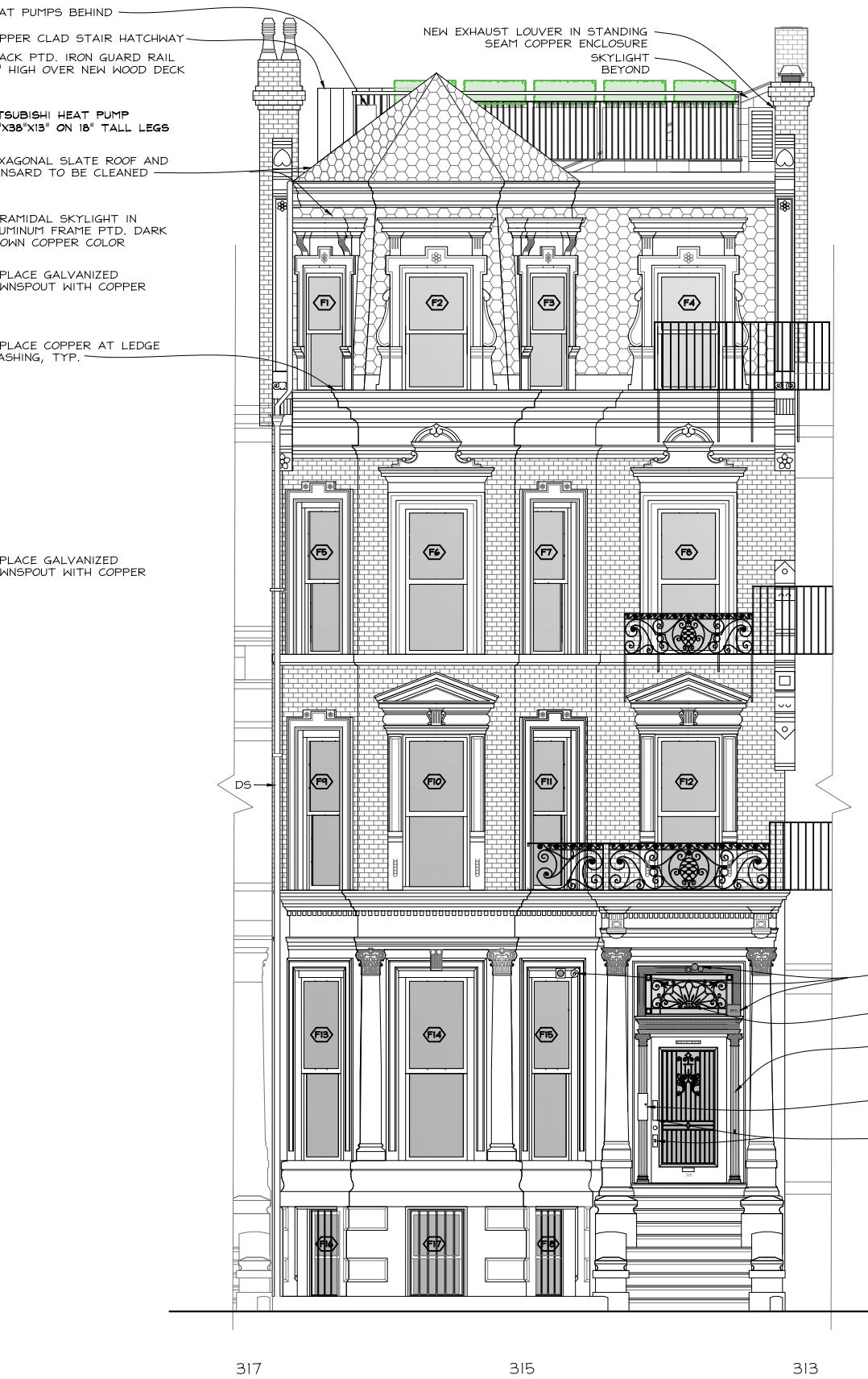
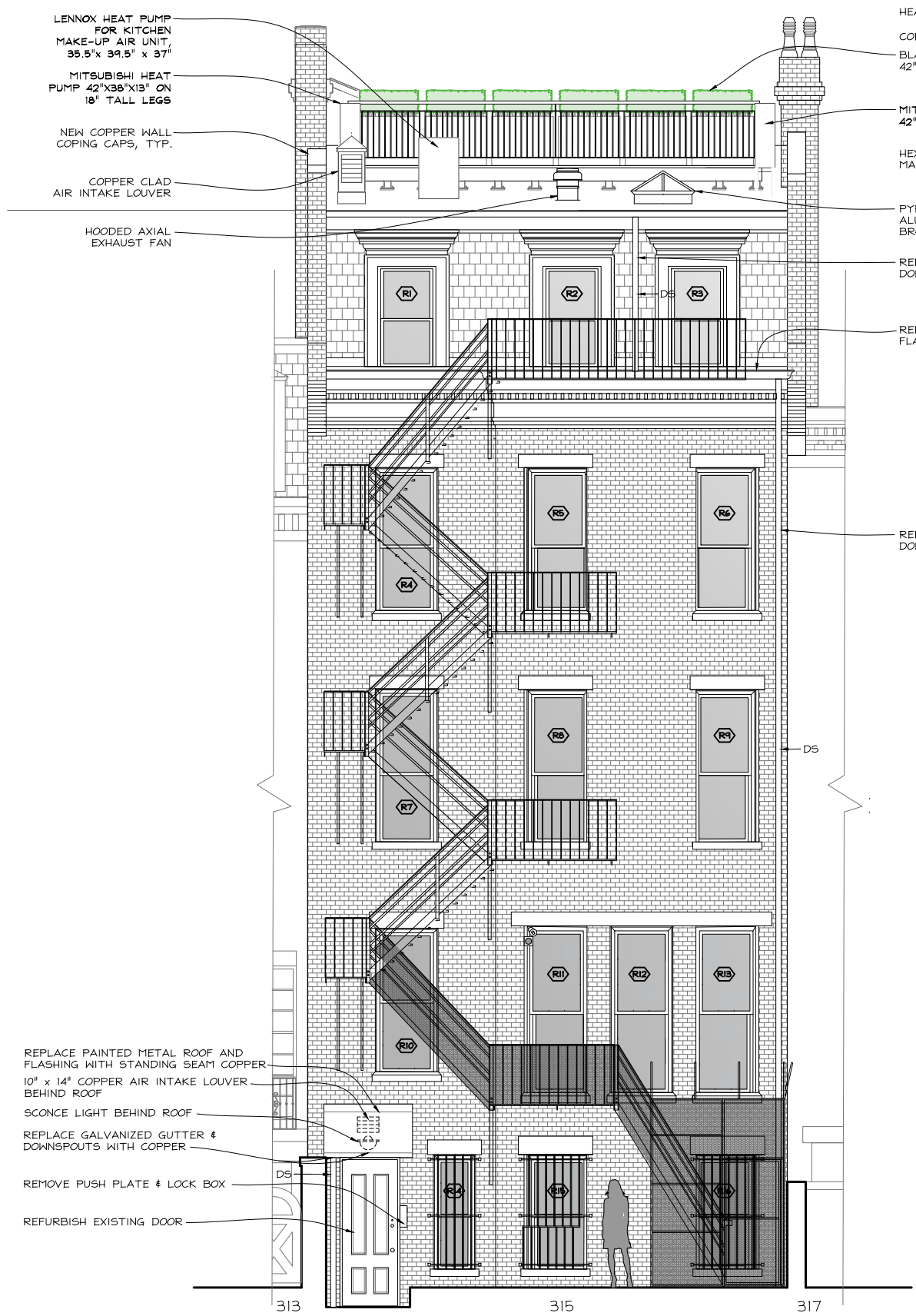
DATE 22 OCTOBER 2019  
REV. 31 OCT. 2019  
SCALE 1/8" = 1'-0"

TITLE  
**PROPOSED ROOF DECK SECTIONS  
BBAC DESIGN REVIEW**

**315 COMMONWEALTH AVENUE  
BOSTON, MA**

DRAWING

**11**  
**REVISED  
NOV 19, 2019**



- GENERAL NOTES:**
- BBAC:**
- NEW APPLICATION FOR EXTERIOR FACADE AND ROOF DECK:
1. MASONRY REPAIR, REPOINTING, AND PATCH TO MATCH EXISTING ONLY WHERE REQUIRED.
  2. EXISTING IRON FIRE BALCONIES AND FIRE ESCAPES TO BE REPAIRED AND REPAINTED.
  3. EXISTING EPDM ROOFING TO BE REPLACED IN KIND.
  4. COPPER GUTTERS & DOWNSPOUTS TO BE REPAIRED AND PATCHED WHERE REQUIRED; ANY FERROUS ANCHORS TO BE REPLACED WITH BRONZE.
  5. REFER TO DRAWINGS FOR MORE SPECIFIC AREAS OF WORK.
- WINDOW REPLACEMENT:**
- BBAC APPLICATION SUBMITTED AND ADMINISTRATIVELY APPROVED, OCT. 2019
1. ALL EXISTING MULTI-PANE WINDOWS TO BE REPLACED IN-KIND BUT AS ONE-OVER-ONE SASH CONFIGURATION.
  2. ALL EXISTING ONE-OVER-ONE WINDOWS TO BE REPLACED IN-KIND.
  3. ALL NEW WINDOWS TO BE INSULATING GLASS SET IN BLACK PAINTED WOOD FRAMES AND SASH.
  4. ALL EXISTING STORM WINDOWS TO BE REMOVED.

- REPLACE PAINTED METAL ROOF AND FLASHING WITH STANDING SEAM COPPER
- 10" x 14" COPPER AIR INTAKE LOUVER BEHIND ROOF
- SCONCE LIGHT BEHIND ROOF
- REPLACE GALVANIZED GUTTER & DOWNSPOUTS WITH COPPER
- REMOVE PUSH PLATE & LOCK BOX
- REFURBISH EXISTING DOOR

- REMOVE EMERGENCY LIGHTS, SIRENS, BFD LOCKBOX; PATCH & REPAIR WOODWORK.
- REDO GOLD LEAFING ON NUMERALS
- CLEAN, PATCH, REPAIR & REPAINT BLACK THE FRONT DOOR, CLASSICAL SURROUND & TRANSOM, & IRON GRILLES.
- REMOVE APARTMENT DOOR BUZZER; PATCH & REPAIR PILASTER FLUTING.
- REMOVE PUSH PLATE & LOCK BOX.

**A** PROPOSED REAR (NORTH) ELEVATION - PUBLIC ALLEY 429  
1/8" = 1'-0"

**B** PROPOSED FRONT (SOUTH) ELEVATION - COMMONWEALTH AVE  
1/8" = 1'-0"

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SCALE 1/8" = 1'-0"  
DRAWN DMA  
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TITLE  
**PROPOSED ELEVATIONS  
BBAC DESIGN REVIEW**  
315 COMMONWEALTH AVENUE  
BOSTON, MA

DRAWING  
**12**  
REVISED  
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fiberglass planter

heat pump for kitchen  
make-up air, one total

Mitsubishi heat pumps,  
7 total, see ultimate  
roof plan for various  
sizes

**Heat pump to serve MUA-1**

Model	XP21-024	XP21-036	XP21-048	XP21-060
Dimensions HxWxD (in)	37 x 35-1/2 x 39-1/2	37 x 35-1/2 x 39-1/2	47 x 35-1/2 x 39-1/2	47 x 35-1/2 x 39-1/2
HxWxD (mm)	940 x 902 x 1003	940 x 902 x 1003	1194 x 902 x 1003	1194 x 902 x 1003

**BUILD A SIGNATURE SYSTEM**  
The XP21 is part of the Dave Lennox Signature® Collection, the most advanced line of equipment Lennox makes. Every furnace, air handler, heat pump and air conditioner in the Signature collection is built from premium materials, and designed to bring the highest level of innovation to home comfort.

**FINANCING YOUR COMFORT**  
Enjoy more comfort and purchasing power. Take advantage of flexible financing options that allow you to enjoy the innovation, precision and efficiency of Lennox on your terms.\*

\*Subject to credit approval. Minimum monthly payments required. See your Lennox Dealer for details.

www.lennox.com 1-800-9-LENNOX

**M-Series SUBMITTAL DATA: MXZ-3C30NAH22 MULTI-INDOOR INVERTER HEAT-PUMP SYSTEM**

Job Name: \_\_\_\_\_ Date: \_\_\_\_\_  
System Reference: \_\_\_\_\_



Outdoor Unit: MXZ-3C30NAH22

**HP-7, HP-8**

- ACCESSORIES**  
The outdoor unit is delivered with the base pan heater factory installed.
- Airflow Guide (PAC-SH96SG-E)
  - 3/8" x 1/2" Port Adapter (MAC-A454JP-E)
  - 1/2" x 3/8" Port Adapter (MAC-A455JP-E)
  - 1/2" x 5/8" Port Adapter (MAC-A456JP-E)
  - 1/4" x 3/8" Port Adapter (PAC-493PI)
  - 3/8" x 5/8" Port Adapter (PAC-SG76RJ-E)
  - M-Net Adapter (PAC-IF01MNT-E)

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specifications		Model Name	
Unit Type		MXZ-3C30NAH22	
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,400 / 27,400
	Capacity Range	Btu/h	12,600 - 28,400
	Rated Total Input	W	2,272 / 2,661
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,600 / 27,600
	Capacity Range	Btu/h	11,400 - 36,000
	Rated Total Input	W	2,096 / 2,187
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	18,000 / 16,500
	Maximum Capacity	Btu/h	28,600 / 27,600
	Rated Total Input	W	1,991 / 1,993
Heating at 5°F*	Maximum Capacity	Btu/h	28,600
Connectable Capacity		Btu/h	12,000 - 36,000
Energy Star® (ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)		Yes	
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	40
	MCA	A	30.5
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			DC INVERTER-driven Twin Rotary
Fan Motor (ECM)		F.L.A.	2.43
Sound Pressure Level	Cooling	dB(A)	54
	Heating	dB(A)	58
External Dimensions (H x W x D)	In		41-9/32 x 37-13/32 x 13
	mm		1048 x 950 x 330
Net Weight		Lbs / kg	189 / 86
External Finish			Munsell No. 3Y 7.8/11

**BOLLARD STAR™**

"B-K Lighting has consistently been a leader in design innovation and the incorporation of emerging technologies into their incomparable line. Their quality is superb. My greatest appreciation is for their vast experience in custom alterations to their standard products. Their excellent response times to abnormal requests makes them a designer's best friend. A true star in American manufacturing!"  
Ralph Platt, AVL Pro, Inc., BRU Spring 2010

**14" tall**

www.bklighting.com

roof deck path lights, deck  
mounted, two total

**urban ARCHAEOLOGY** EXTERIOR LIGHTING WALLMOUNT

**Promenade**  
UA0261 EL  
\$1,035 *Brown Patina\**

Note: Our metal finishes are living finishes and will change over time. Although regular maintenance will prolong the original appearance, this will not guarantee that the finish will remain unchanged over time.

Medium Base  
100w x 1

Note: Consider using an LED.

Listed for use in WET environments

Notes: Must not be installed upside down.  
Only UL listed with shade down

880 Replacement Opal Globe  
3 1/4" Fitter, 6 3/4" O, Ovoid Shade  
UA5508-ORG

sconce above back door,  
concealed behind shed roof

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DATE Oct 22, 2019

SCALE

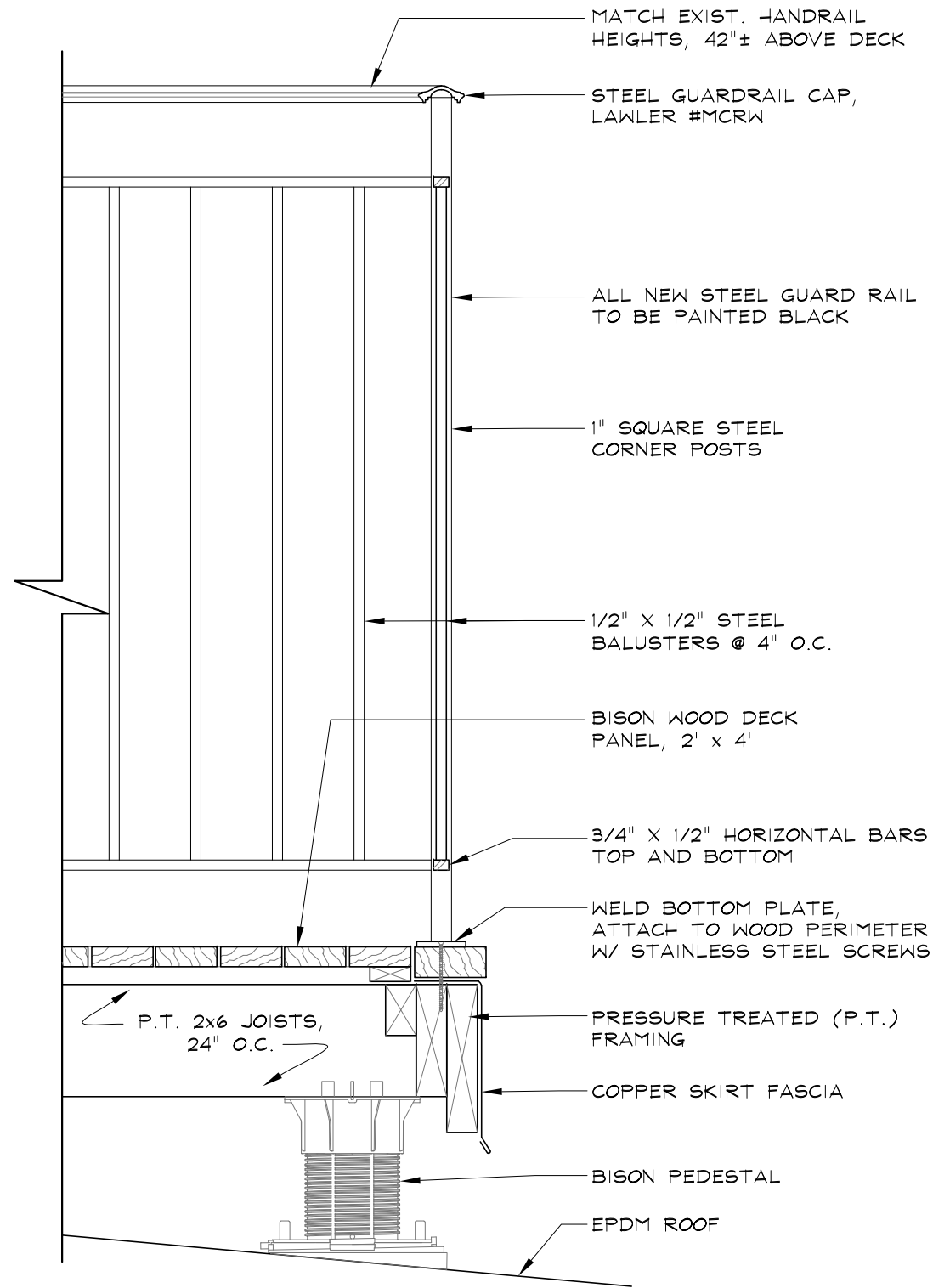
DRAWN

Manufacturer's Info

315 Commonwealth Avenue

TITLE

13



1 TYPICAL ROOF DECK AND HANDRAIL DETAIL  
SCALE: 1/2" = 1'-0"

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SCALE 1/2" = 1'-0"

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TITLE  
DECK AND HANDRAIL DETAIL  
BBAC DESIGN REVIEW

315 COMMONWEALTH AVENUE  
BOSTON, MA

DRAWING  
14

INTERIOR SECTION

EXTERIOR

STANDING SEAM  
COPPER ROOF AND SIDE  
WALLS ON WOOD FRAME

COPPER CYMA  
RECTA PROFILE

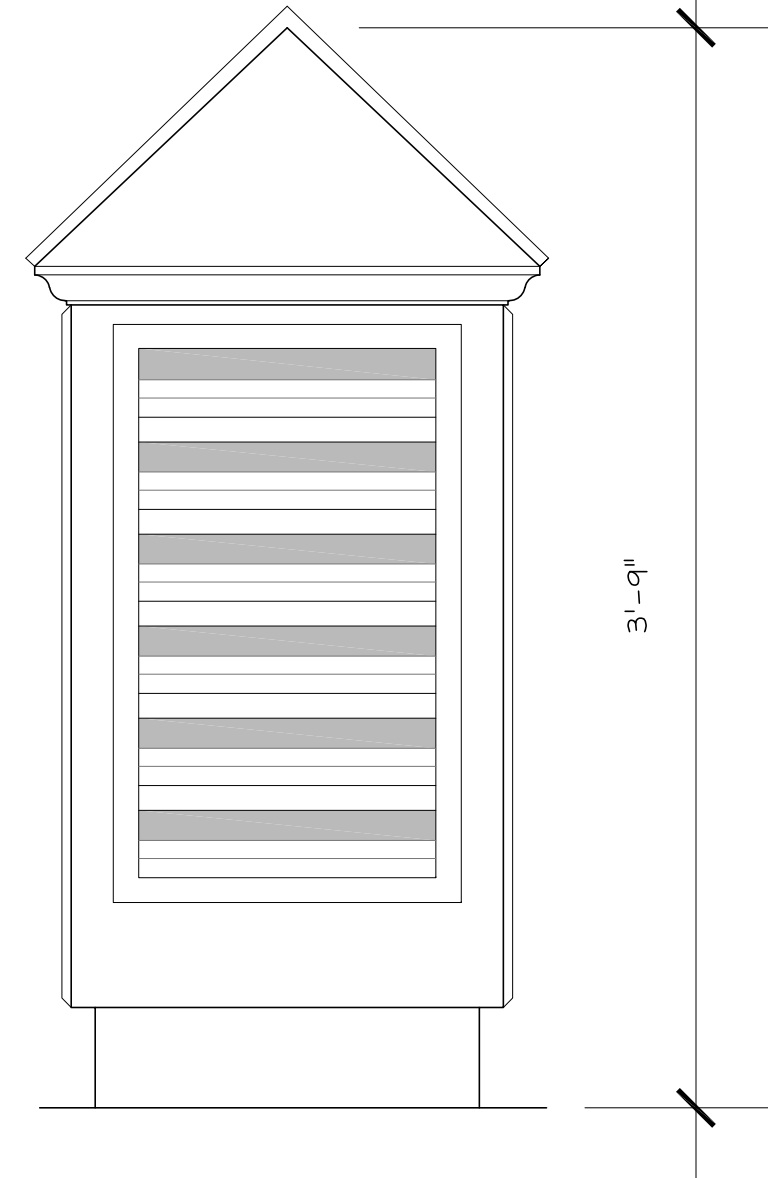
COPPER LOUVER

INSECT SCREEN

T.O. ROOF

AIR INTAKE  
GOOSENECK

1 LOUVERED AIR INTAKE SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



2 LOUVERED AIR INTAKE - REAR ELEVATION  
SCALE: 1 1/2" = 1'-0"

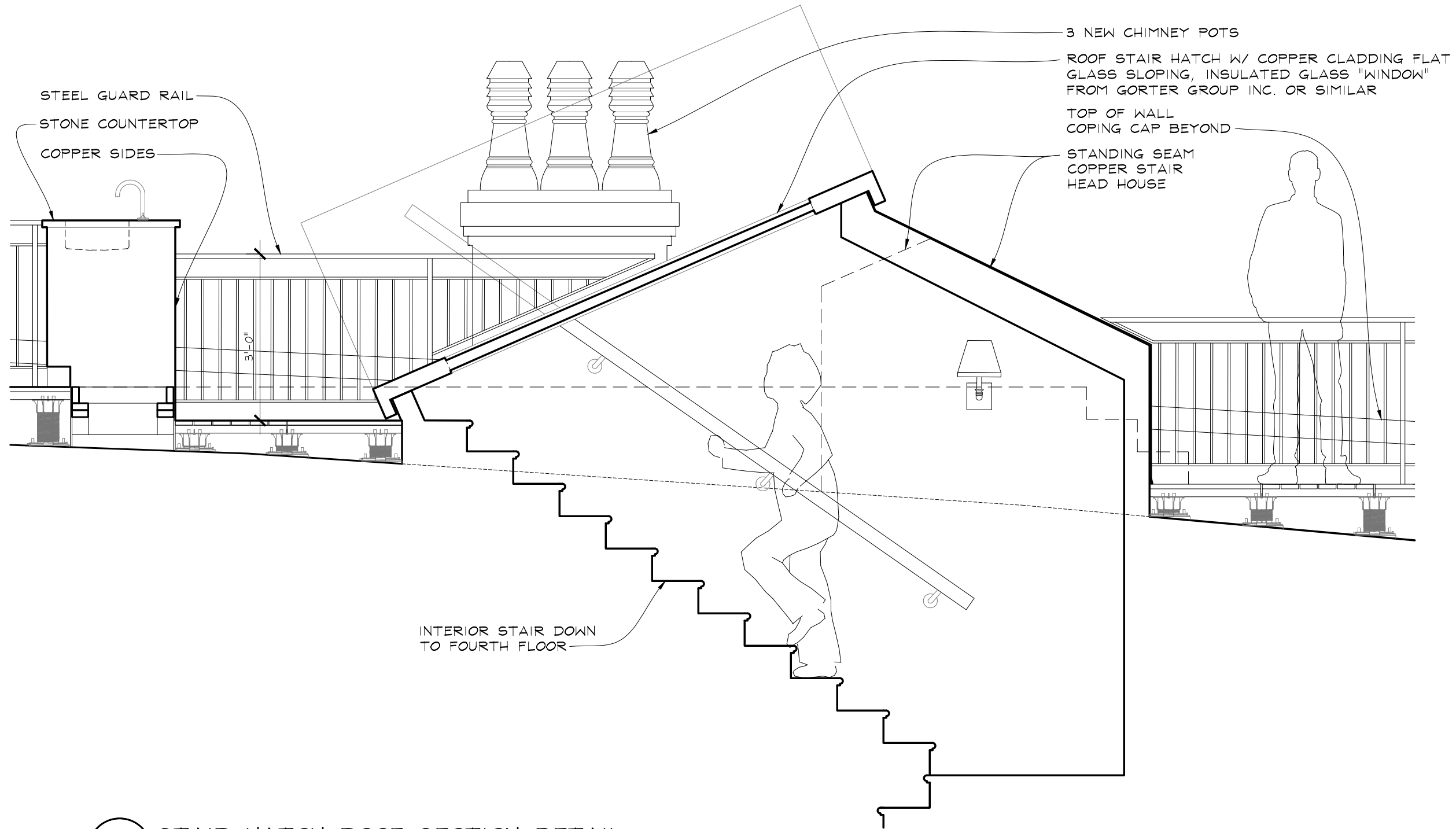
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TITLE  
LOUVERED AIR INTAKE DETAILS  
BBAC DESIGN REVIEW  
315 COMMONWEALTH AVENUE  
BOSTON, MA

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1 STAIR HATCH ROOF SECTION DETAIL  
 1/2" = 1'-0"

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TITLE  
**ROOF STAIR HATCH SECTION DETAIL**  
**BBAC DESIGN REVIEW**  
 315 COMMONWEALTH AVENUE  
 BOSTON, MA

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**16**  
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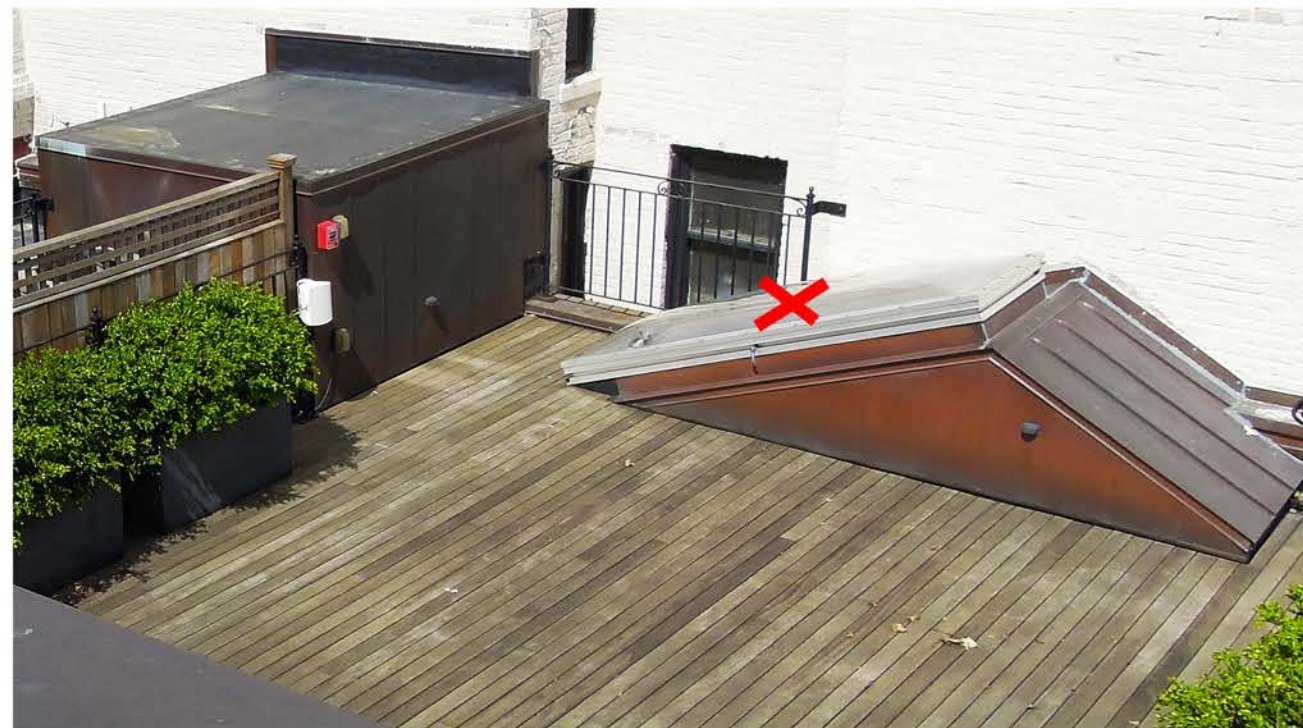


Frame and flashing skirt to be painted dark red/brown to match weathered copper



Devonshire style chimney pot from Superior Clay Corp.

36" Tall  
 7" Top Opening  
 11.25"x11.25" Base I.D.  
 13.25"x13.25" Base O.D.



Similar copper clad roof stair headhouse, but replace bubble skylight hatch with flat glass version shown above

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