



**Existing Rear Facade @
222 Commonwealth Avenue**



**Existing Rear Facade Close-Up
@ 222 Commonwealth Avenue**



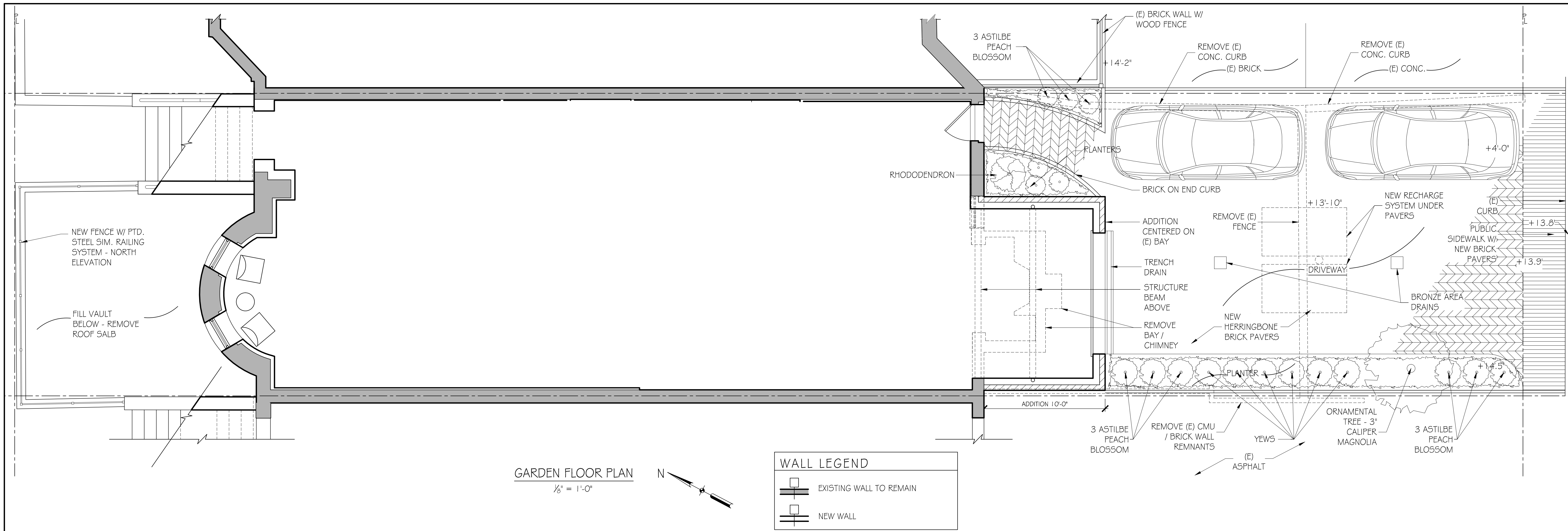
Existing Rear Facade Close-up
@ 222 Commonwealth Avenue



**Existing Rear Facade Fence/
Gate @ 222 Commonwealth
Avenue**

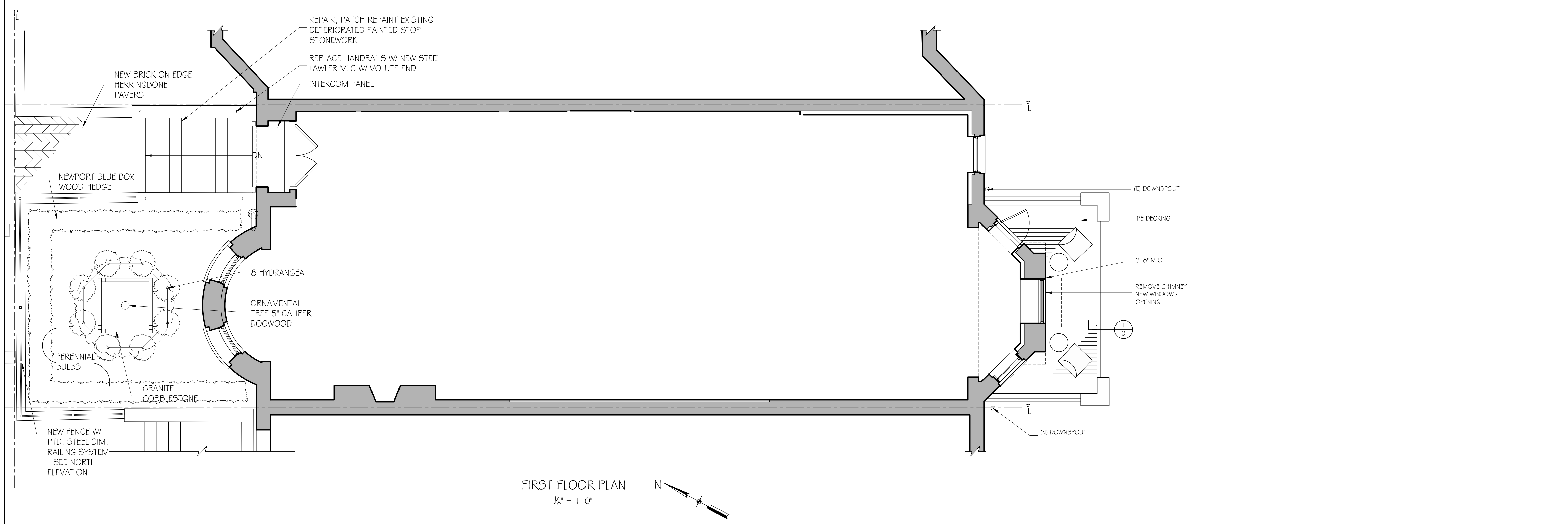


**Existing Roof Close-Up@
222 Commonwealth Avenue**



GARDEN FLOOR PLAN
1/8" = 1'-0"

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL



FIRST FLOOR PLAN
1/8" = 1'-0"

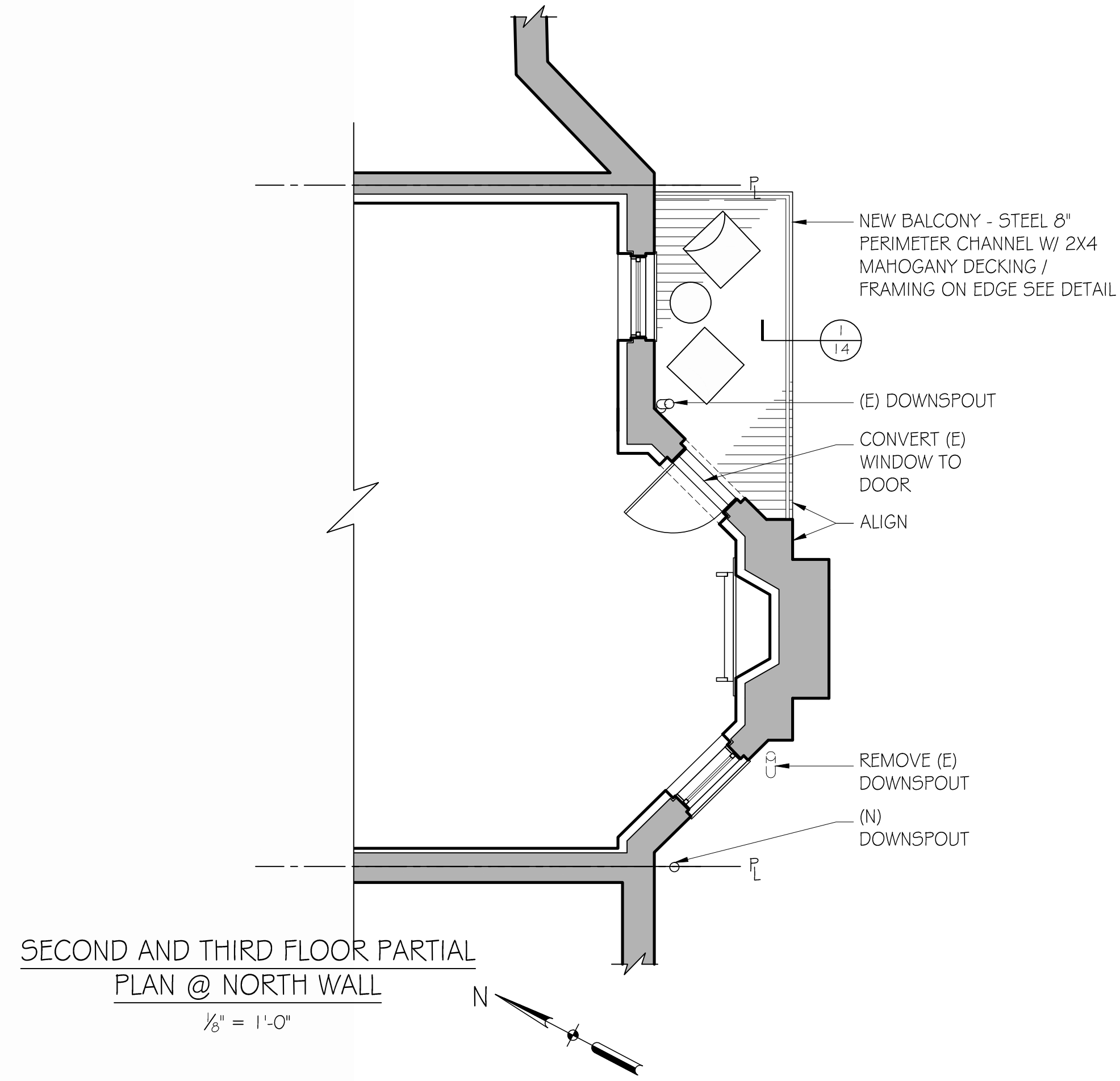
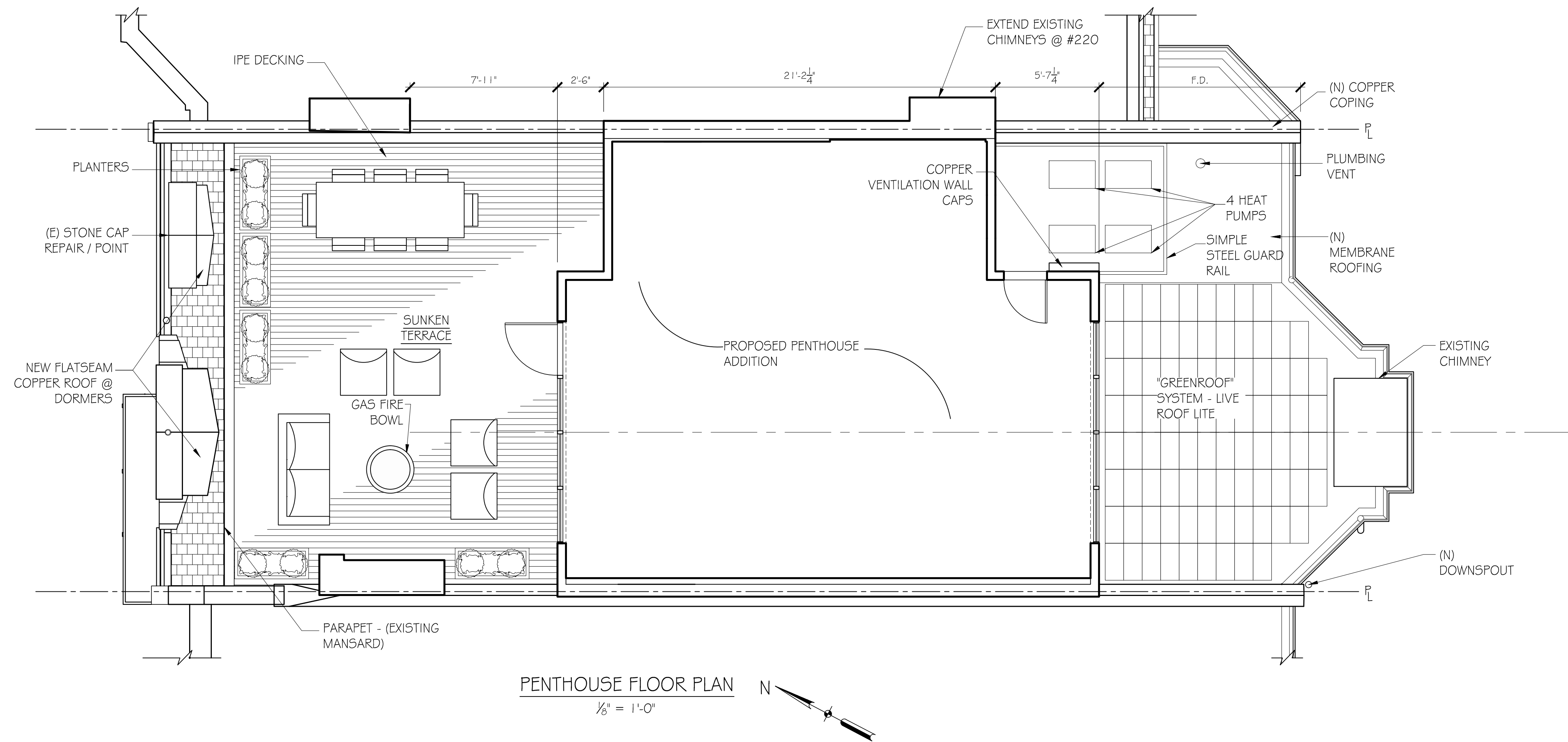
46 Waltham Street, Suite 3A
Boston, MA 02118
Phone 617-565-9992
Fax 617-565-9993

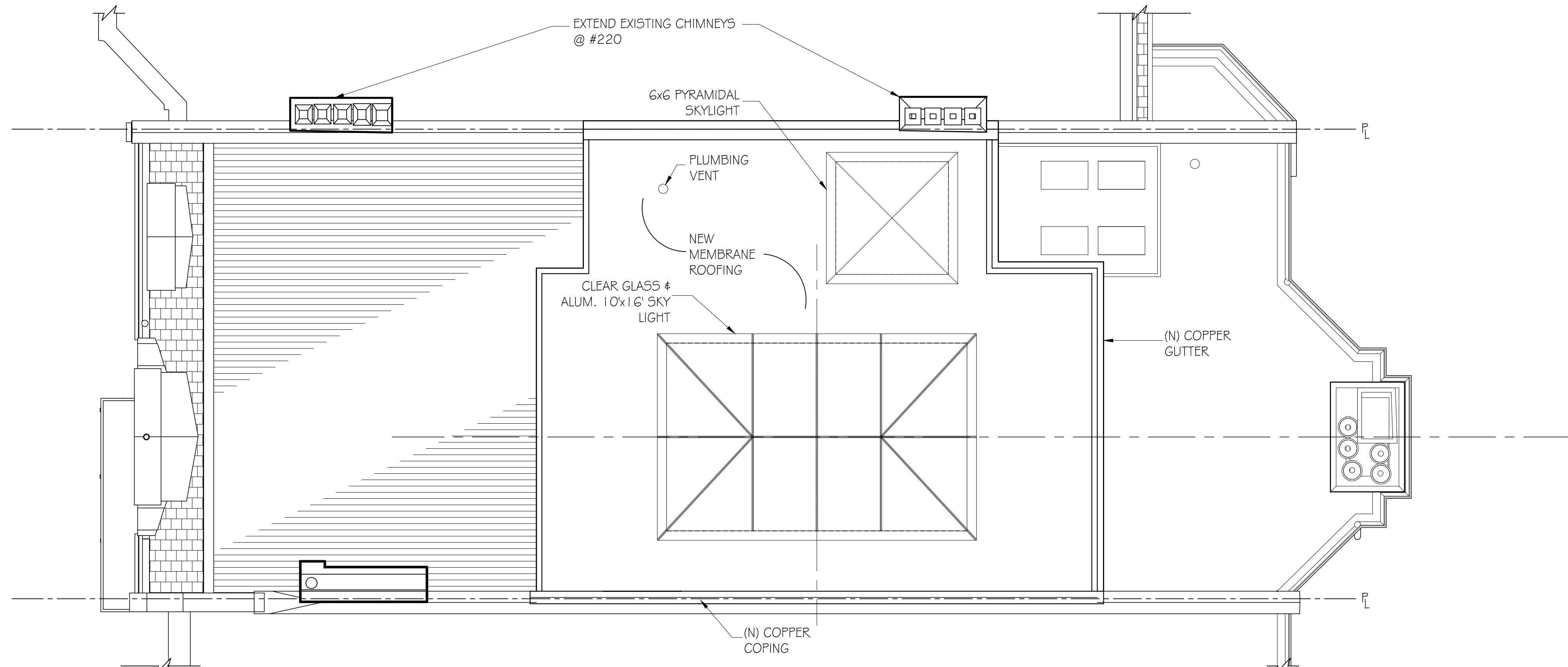
GD GRASSI DESIGN GROUP
BG BEAUCHEMIN GRASSI INTERIORS

JOB NO: 2019
SCALE: 1/8" = 1'
DATE: 12.21.20

222 COMMONWEALTH AVENUE
BOSTON, MA

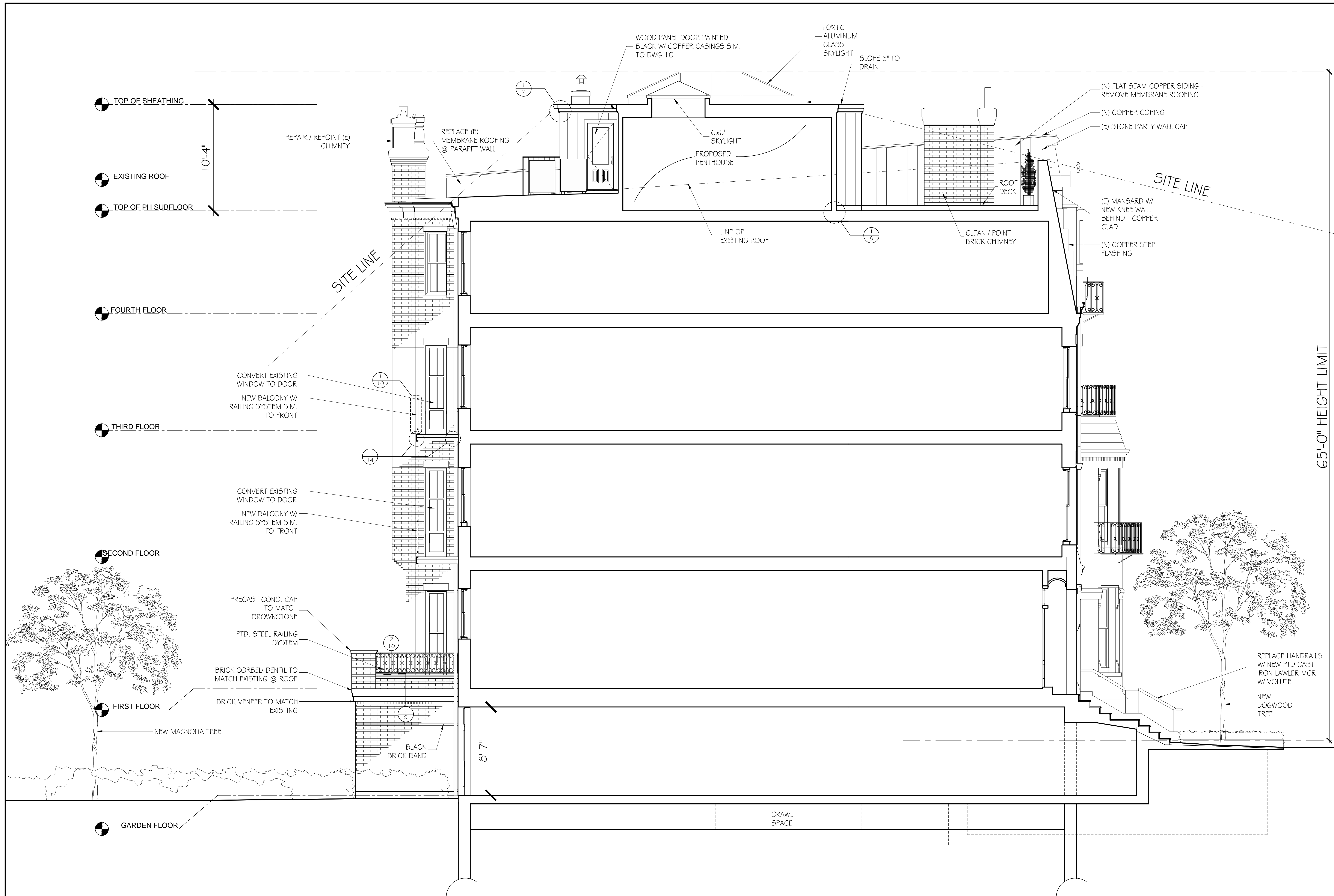
GARDEN AND FIRST FLOOR PLANS





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

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL



TOP OF SHEATHING
 10'-4"
 EXISTING ROOF
 TOP OF PH SUBFLOOR

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GARDEN FLOOR

REPAIR / REPOINT (E) CHIMNEY

REPLACE (E) MEMBRANE ROOFING @ PARAPET WALL

WOOD PANEL DOOR PAINTED BLACK W/ COPPER CASINGS SIM. TO DWG 10

10X16' ALUMINUM GLASS SKYLIGHT

SLOPE 5" TO DRAIN

(N) FLAT SEAM COPPER SIDING - REMOVE MEMBRANE ROOFING

(N) COPPER COPING

(E) STONE PARTY WALL CAP

(E) MANSARD W/ NEW KNEE WALL BEHIND - COPPER CLAD

(N) COPPER STEP FLASHING

CONVERT EXISTING WINDOW TO DOOR

NEW BALCONY W/ RAILING SYSTEM SIM. TO FRONT

CONVERT EXISTING WINDOW TO DOOR

NEW BALCONY W/ RAILING SYSTEM SIM. TO FRONT

PRECAST CONC. CAP TO MATCH BROWNSTONE

PTD. STEEL RAILING SYSTEM

BRICK CORBEL/ DENTIL TO MATCH EXISTING @ ROOF

BRICK VENEER TO MATCH EXISTING

NEW MAGNOLIA TREE

BLACK BRICK BAND

8'-7"

CRAWL SPACE

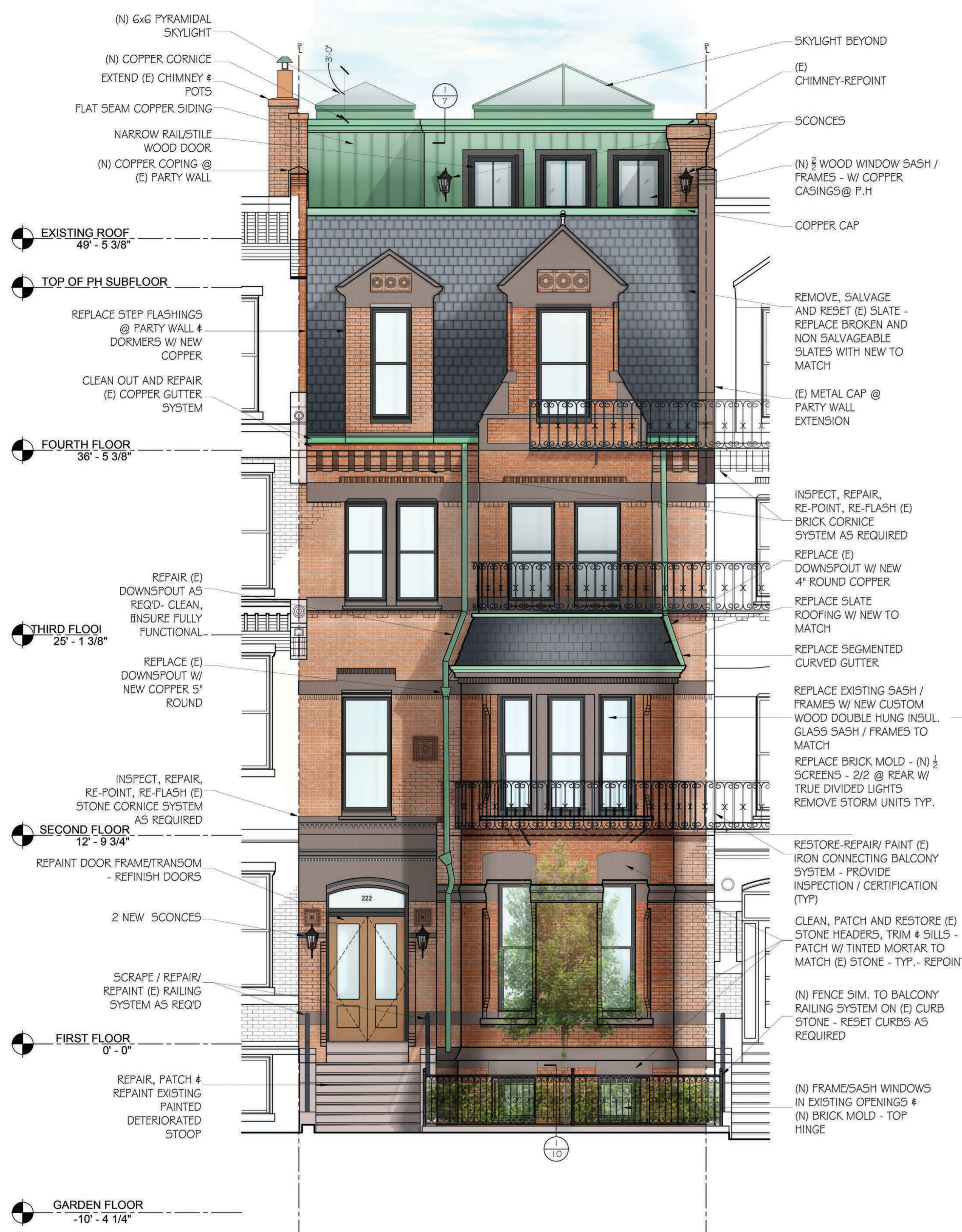
REPLACE HANDRAILS W/ NEW PTD CAST IRON LAWLER MCR W/ VOLUTE

NEW DOGWOOD TREE

SITE LINE

65'-0" HEIGHT LIMIT

BUILDING SECTION
 1/4" = 1'-0"



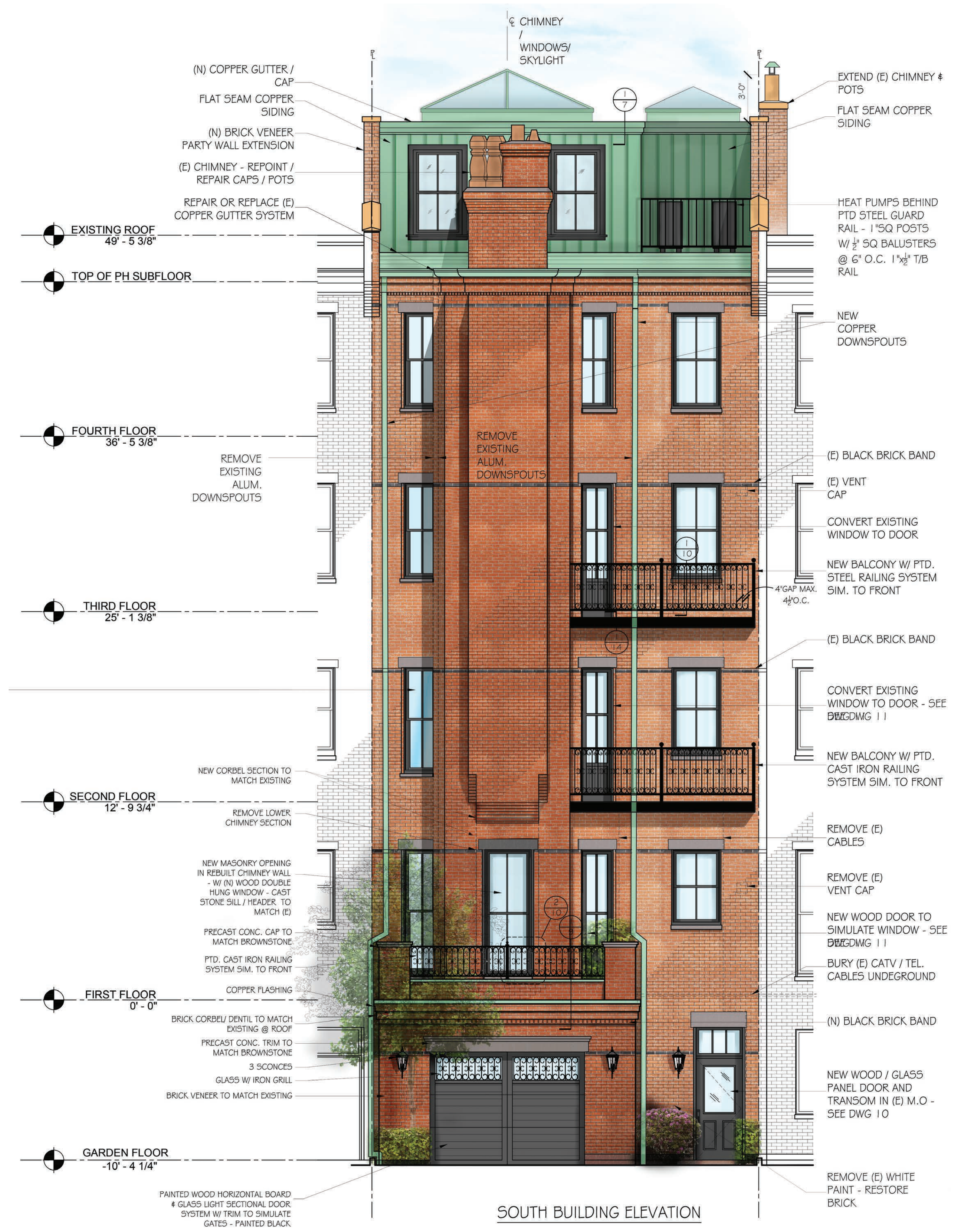
NORTH BUILDING ELEVATION

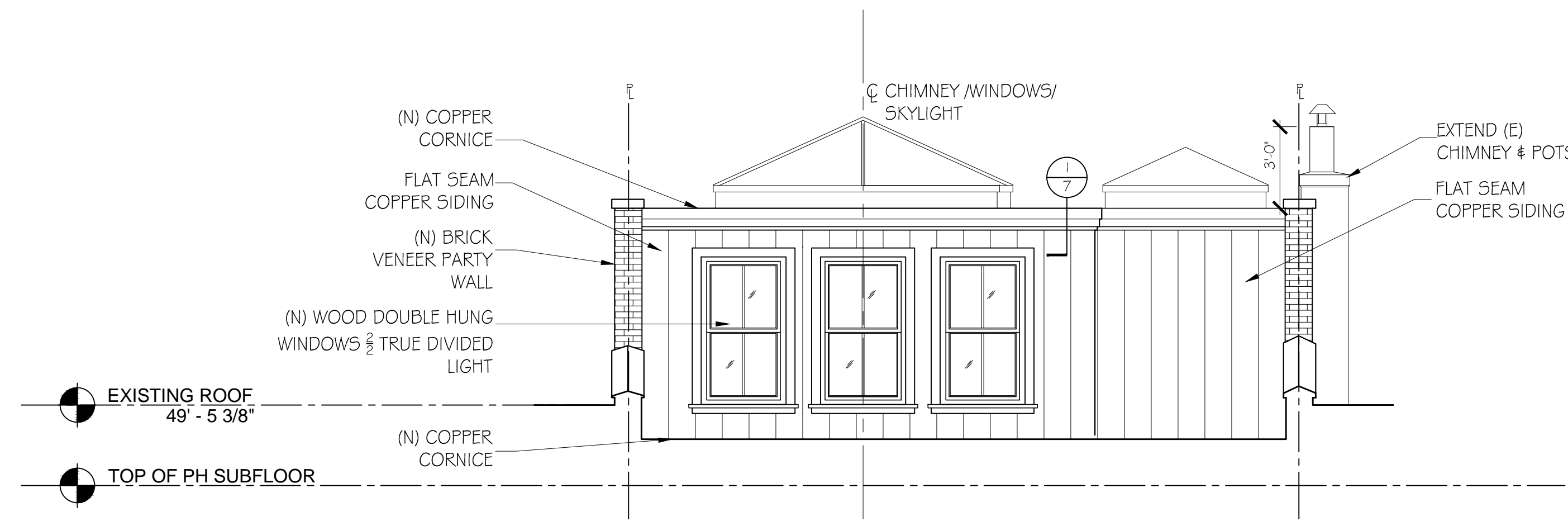


SOUTH BUILDING ELEVATION

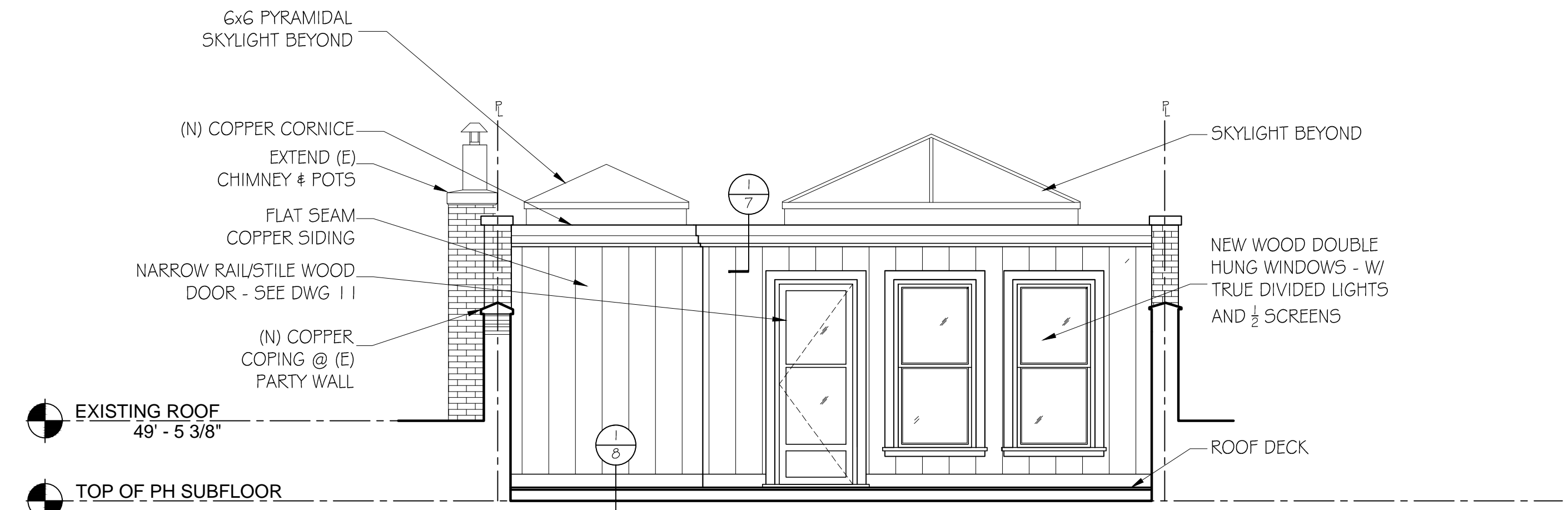
- (N) 6x6 PYRAMIDAL SKYLIGHT
- (N) COPPER CORNICE
- EXTEND (E) CHIMNEY # POTS
- FLAT SEAM COPPER SIDING
- NARROW RAIL/STILE WOOD DOOR
- (N) COPPER COPING @ (E) PARTY WALL
- EXISTING ROOF 49' - 5 3/8"
- TOP OF PH SUBFLOOR
- REPLACE STEP FLASHINGS @ PARTY WALL & DORMERS W/ NEW COPPER
- CLEAN OUT AND REPAIR (E) COPPER GUTTER SYSTEM
- FOURTH FLOOR 36' - 5 3/8"
- REPAIR (E) DOWNSPOUT AS REQ'D - CLEAN, ENSURE FULLY FUNCTIONAL
- REPLACE (E) DOWNSPOUT W/ NEW COPPER 5" ROUND
- THIRD FLOOR 25' - 1 3/8"
- INSPECT, REPAIR, RE-POINT, RE-FLASH (E) STONE CORNICE SYSTEM AS REQUIRED
- SECOND FLOOR 12' - 9 3/4"
- REPAINT DOOR FRAME/TRANSOM - REFINISH DOORS
- 2 NEW SCONCES
- SCRAPE / REPAIR/ REPAINT (E) RAILING SYSTEM AS REQ'D
- FIRST FLOOR 0' - 0"
- REPAIR, PATCH & REPAINT EXISTING PAINTED DETERIORATED STOOP
- GARDEN FLOOR -10' - 4 1/4"
- SKYLIGHT BEYOND
- (E) CHIMNEY-REPOINT
- SCONCES
- (N) 2" WOOD WINDOW SASH / FRAMES - W/ COPPER CASINGS @ P.H
- COPPER CAP
- REMOVE, SALVAGE AND RESET (E) SLATE - REPLACE BROKEN AND NON SALVAGEABLE SLATES WITH NEW TO MATCH
- (E) METAL CAP @ PARTY WALL EXTENSION
- INSPECT, REPAIR, RE-POINT, RE-FLASH (E) BRICK CORNICE SYSTEM AS REQUIRED
- REPLACE (E) DOWNSPOUT W/ NEW 4" ROUND COPPER
- REPLACE SLATE ROOFING W/ NEW TO MATCH
- REPLACE SEGMENTED CURVED GUTTER
- REPLACE EXISTING SASH / FRAMES W/ NEW CUSTOM WOOD DOUBLE HUNG INSUL. GLASS SASH / FRAMES TO MATCH
- REPLACE BRICK MOLD - (N) 1/2" SCREENS - 2/2 @ REAR W/ TRUE DIVIDED LIGHTS REMOVE STORM UNITS TYP.
- RESTORE-REPAIR/ PAINT (E) IRON CONNECTING BALCONY SYSTEM - PROVIDE INSPECTION / CERTIFICATION (TYP)
- CLEAN, PATCH AND RESTORE (E) STONE HEADERS, TRIM & SILLS - PATCH W/ TINTED MORTAR TO MATCH (E) STONE - TYP. - REPOINT
- (N) FENCE SIM. TO BALCONY RAILING SYSTEM ON (E) CURB STONE - RESET CURBS AS REQUIRED
- (N) FRAME/SASH WINDOWS IN EXISTING OPENINGS & (N) BRICK MOLD - TOP HINGE

- (N) COPPER GUTTER / CAP
- FLAT SEAM COPPER SIDING
- (N) BRICK VENEER PARTY WALL EXTENSION
- (E) CHIMNEY - REPOINT / REPAIR CAPS / POTS
- REPAIR OR REPLACE (E) COPPER GUTTER SYSTEM
- EXISTING ROOF 49' - 5 3/8"
- TOP OF PH SUBFLOOR
- REMOVE EXISTING ALUM. DOWNSPOUTS
- THIRD FLOOR 25' - 1 3/8"
- REMOVE LOWER CHIMNEY SECTION
- NEW MASONRY OPENING IN REBUILT CHIMNEY WALL - W/ (N) WOOD DOUBLE HUNG WINDOW - CAST STONE SILL / HEADER, TO MATCH (E)
- PRECAST CONC. CAP TO MATCH BROWNSTONE
- PTD. CAST IRON RAILING SYSTEM SIM. TO FRONT
- COPPER FLASHING
- BRICK CORBEL/ DENTIL TO MATCH EXISTING @ ROOF
- PRECAST CONC. TRIM TO MATCH BROWNSTONE
- 3 SCONCES
- GLASS W/ IRON GRILL
- BRICK VENEER TO MATCH EXISTING
- FIRST FLOOR 0' - 0"
- PAINTED WOOD HORIZONTAL BOARD & GLASS LIGHT SECTIONAL DOOR SYSTEM W/ TRIM TO SIMULATE GATES - PAINTED BLACK
- CHIMNEY / WINDOWS / SKYLIGHT
- EXTEND (E) CHIMNEY # POTS
- FLAT SEAM COPPER SIDING
- HEAT PUMPS BEHIND PTD STEEL GUARD RAIL - 1" SQ POSTS W/ 1/2" SQ BALUSTERS @ 6" O.C. 1 1/2" T/B RAIL
- NEW COPPER DOWNSPOUTS
- (E) BLACK BRICK BAND
- (E) VENT CAP
- CONVERT EXISTING WINDOW TO DOOR
- NEW BALCONY W/ PTD. STEEL RAILING SYSTEM SIM. TO FRONT
- 4" GAP MAX. 48" O.C.
- (E) BLACK BRICK BAND
- CONVERT EXISTING WINDOW TO DOOR - SEE DWG 10
- NEW BALCONY W/ PTD. CAST IRON RAILING SYSTEM SIM. TO FRONT
- REMOVE (E) CABLES
- REMOVE (E) VENT CAP
- NEW WOOD DOOR TO SIMULATE WINDOW - SEE DWG 10
- BURY (E) CATV / TEL. CABLES UNDERGROUND
- (N) BLACK BRICK BAND
- NEW WOOD / GLASS PANEL DOOR AND TRANSOM IN (E) M.O. - SEE DWG 10
- REMOVE (E) WHITE PAINT - RESTORE BRICK

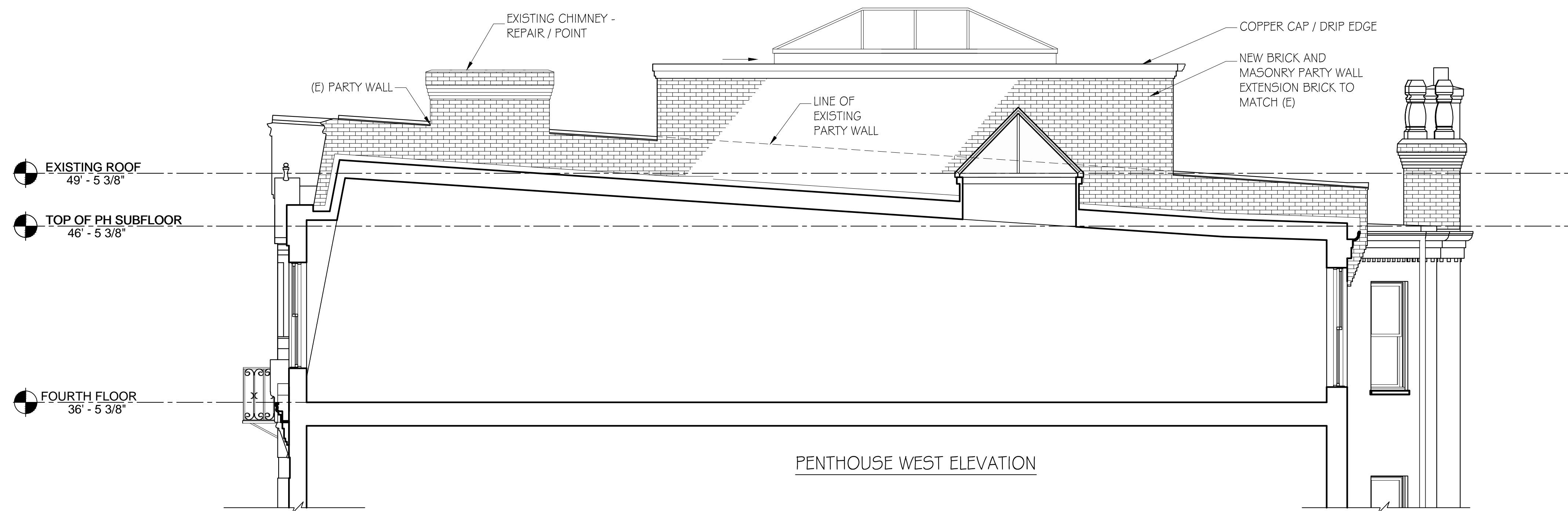




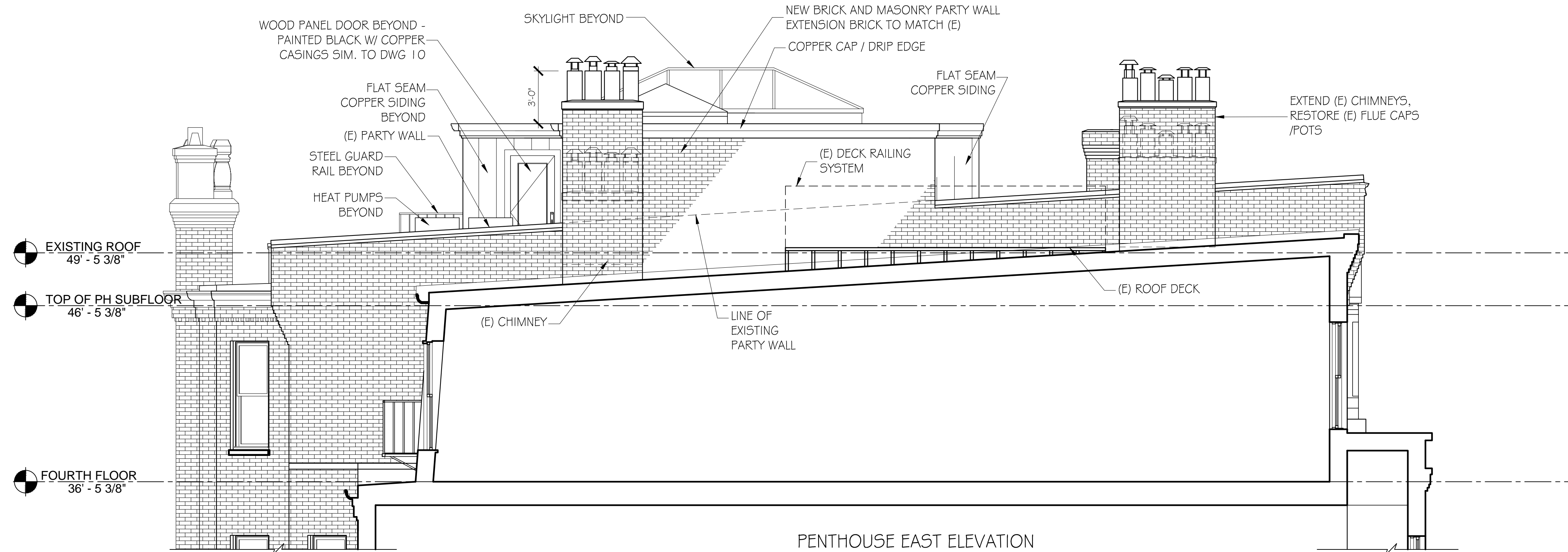
PENTHOUSE SOUTH BUILDING ELEVATION



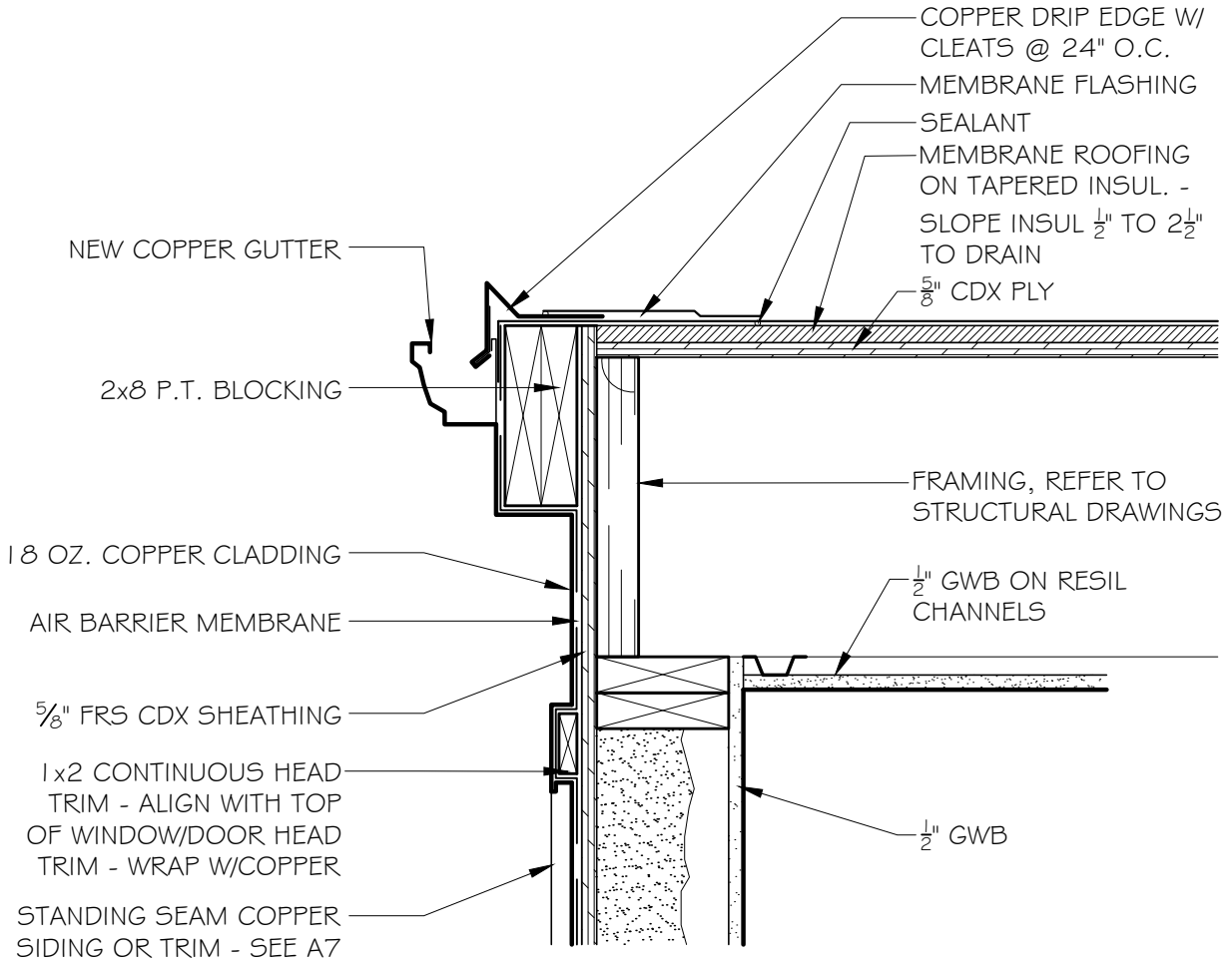
PENTHOUSE NORTH BUILDING ELEVATION



PENTHOUSE WEST ELEVATION



PENTHOUSE EAST ELEVATION



① COPPER CLAD PENTHOUSE WALL @ ROOF DETAIL

1 1/2" = 1'-0"

JOB NO: 2016

SCALE:
1-1/2" = 1'-0"

DATE: 12.21.2020

COPPER CLAD PENTHOUSE WALL DETAIL

GD GRASSI DESIGN GROUP

46 Waltham Street, Suite 3A
Boston, MA 02118

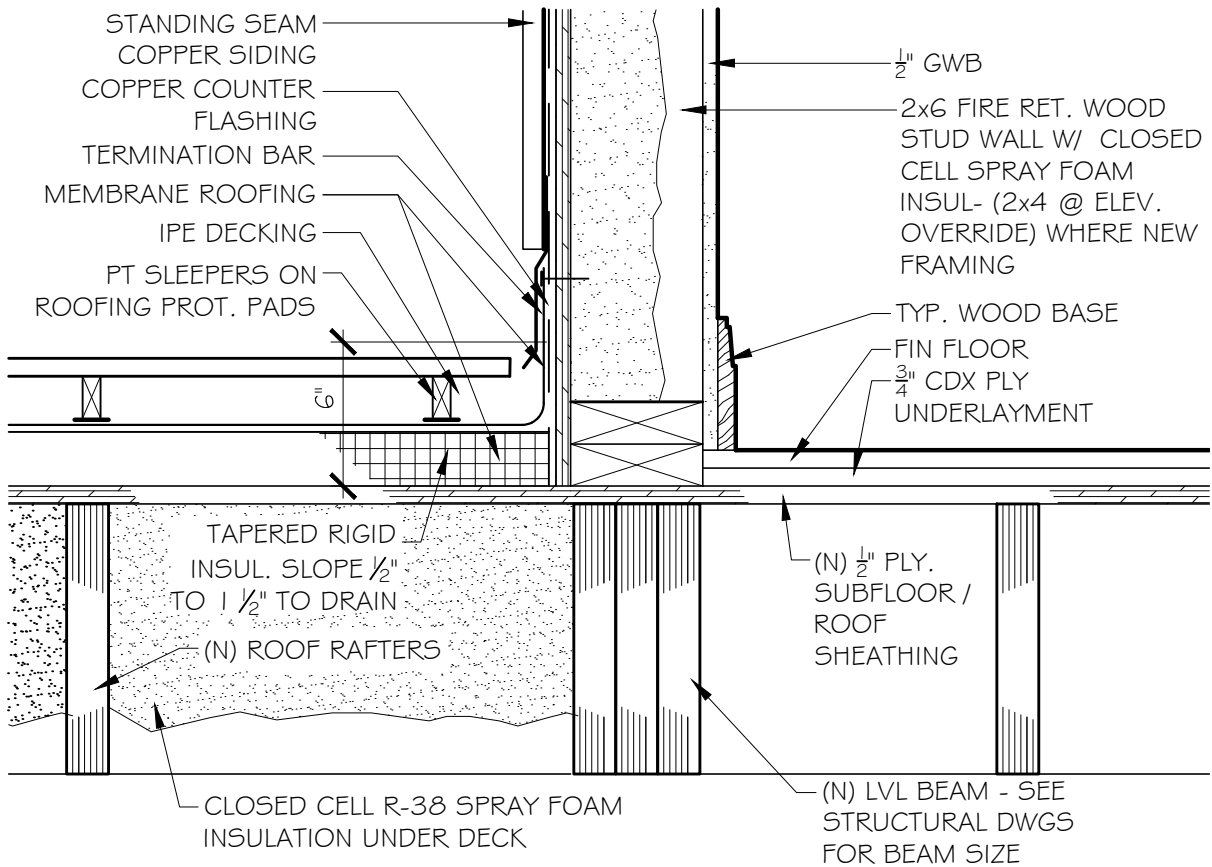
BG BEAUCHEMIN GRASSI INTERIORS

Phone 617-956-9992
Fax 917-956-9993

222 COMMONWEALTH. AVE



BOSTON, MA

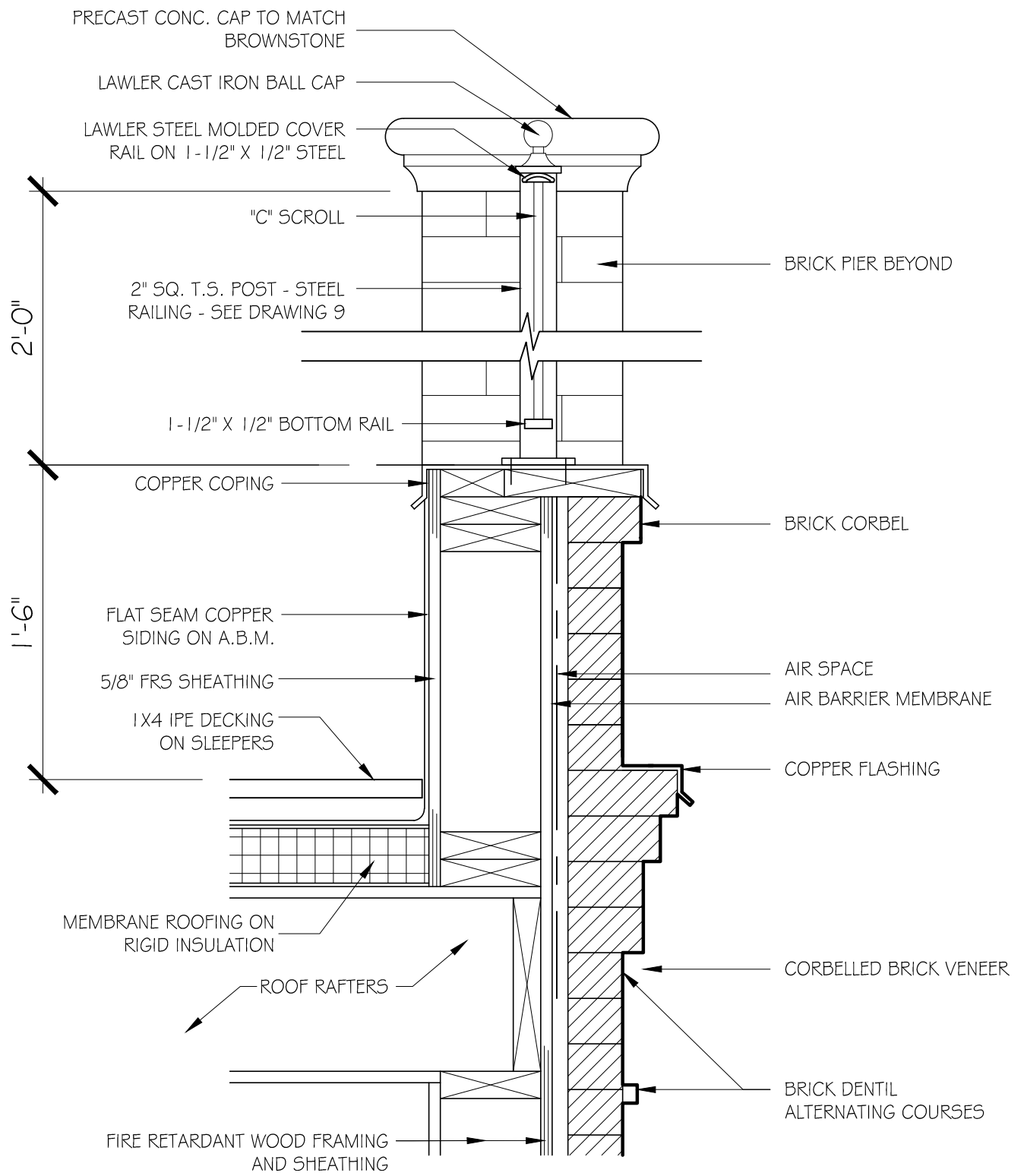
7





① COPPER CLAD PENTHOUSE WALL @ DECK

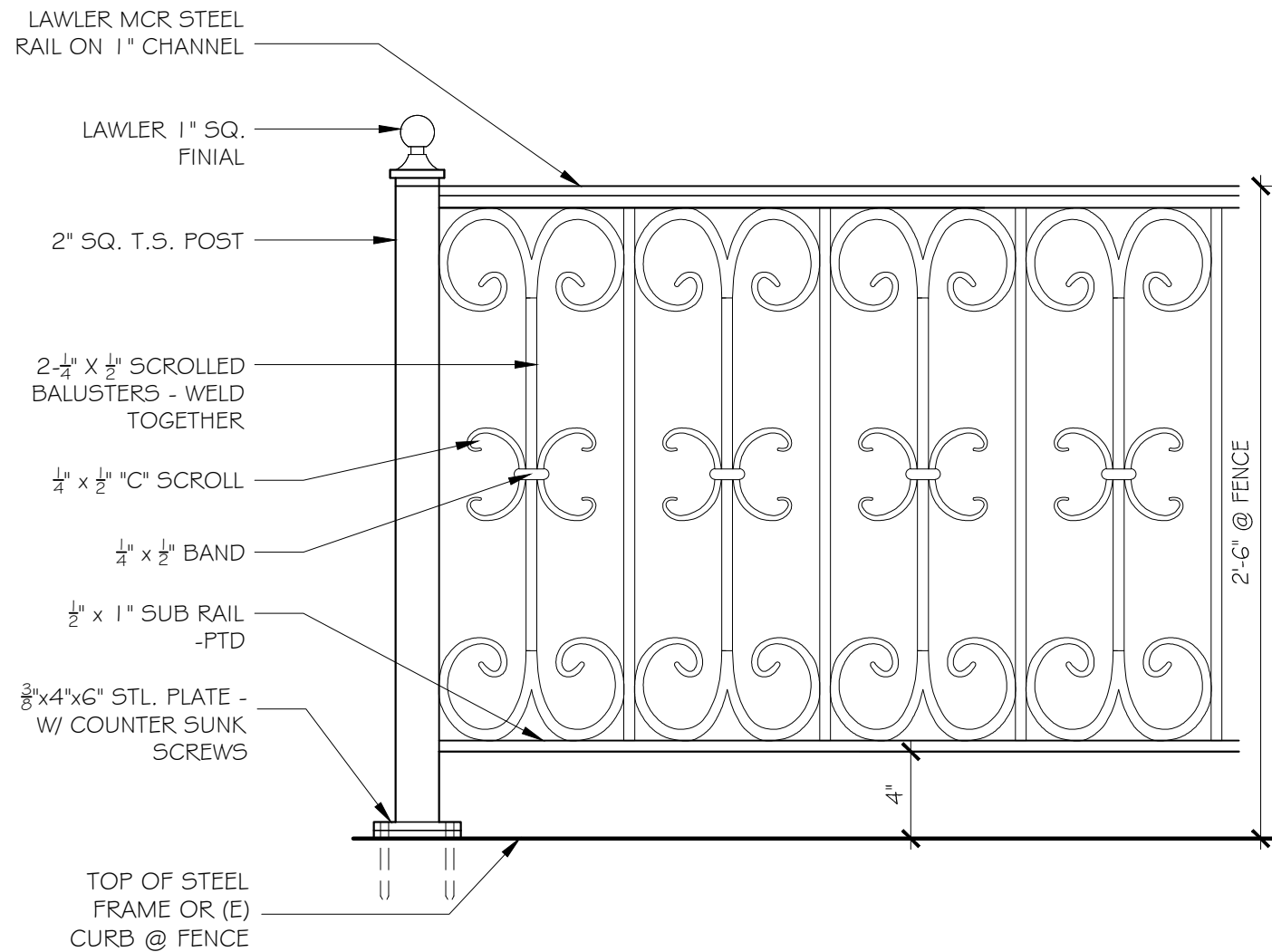
1 1/2" = 1'-0"

JOB NO: 2016	SCALE: 1-1/2" = 1'-0"	DATE: 12.21.2020	COPPER CLAD PENTHOUSE WALL DETAIL @ DECK	8
 GRASSI DESIGN GROUP  BEAUCHEMIN GRASSI INTERIORS		46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	<u>222 COMMONWEALTH. AVE</u> BOSTON, MA	

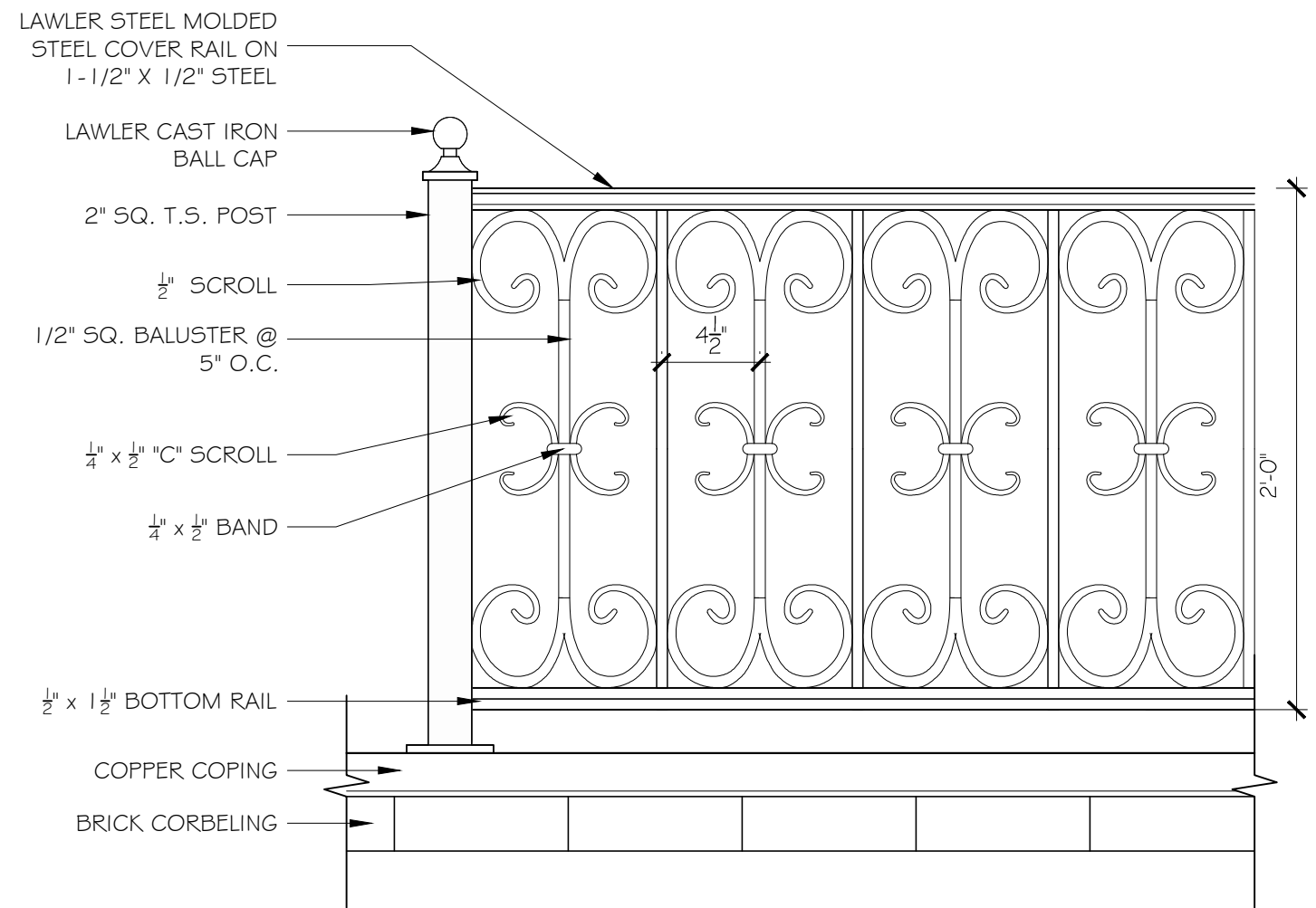


1 PARAPET DETAIL

JOB NO: 2016	SCALE: 1-1/2" = 1'-0"	DATE: 12.21.2020	PARAPET DETAIL	9
 GRASSI DESIGN GROUP  BEAUCHEMIN GRASSI INTERIORS	46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	<u>222 COMMONWEALTH. AVE</u> BOSTON, MA		



① TYPICAL RAILING @ BALCONY
(FENCE SIMILAR)



② PARAPET RAILING DETAIL @ ADDITION

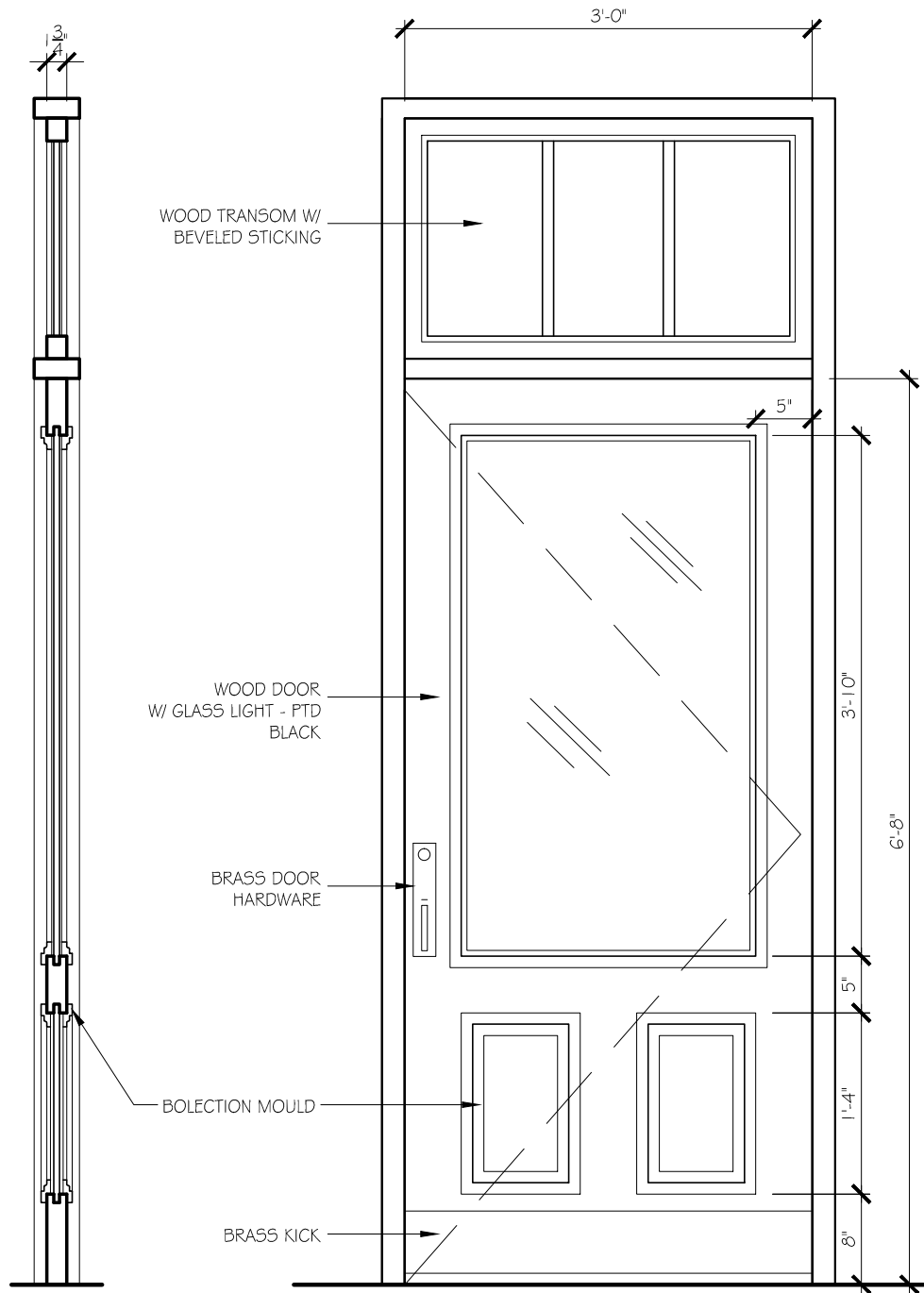
JOB NO:2019 SCALE: 1 1/2" = 1'-0" DATE: 12.21.20

PROPOSED EXTERIOR RAILING SYSTEM ELEVATIONS

GD GRASSI DESIGN GROUP 46 Waltham Street, Suite 3A
Boston, MA 02118
Phone 617-956-9992
Fax 917-956-9993

BG BEAUCHEMIN GRASSI INTERIORS

222 COMMONWEALTH AVENUE
BOSTON, MA



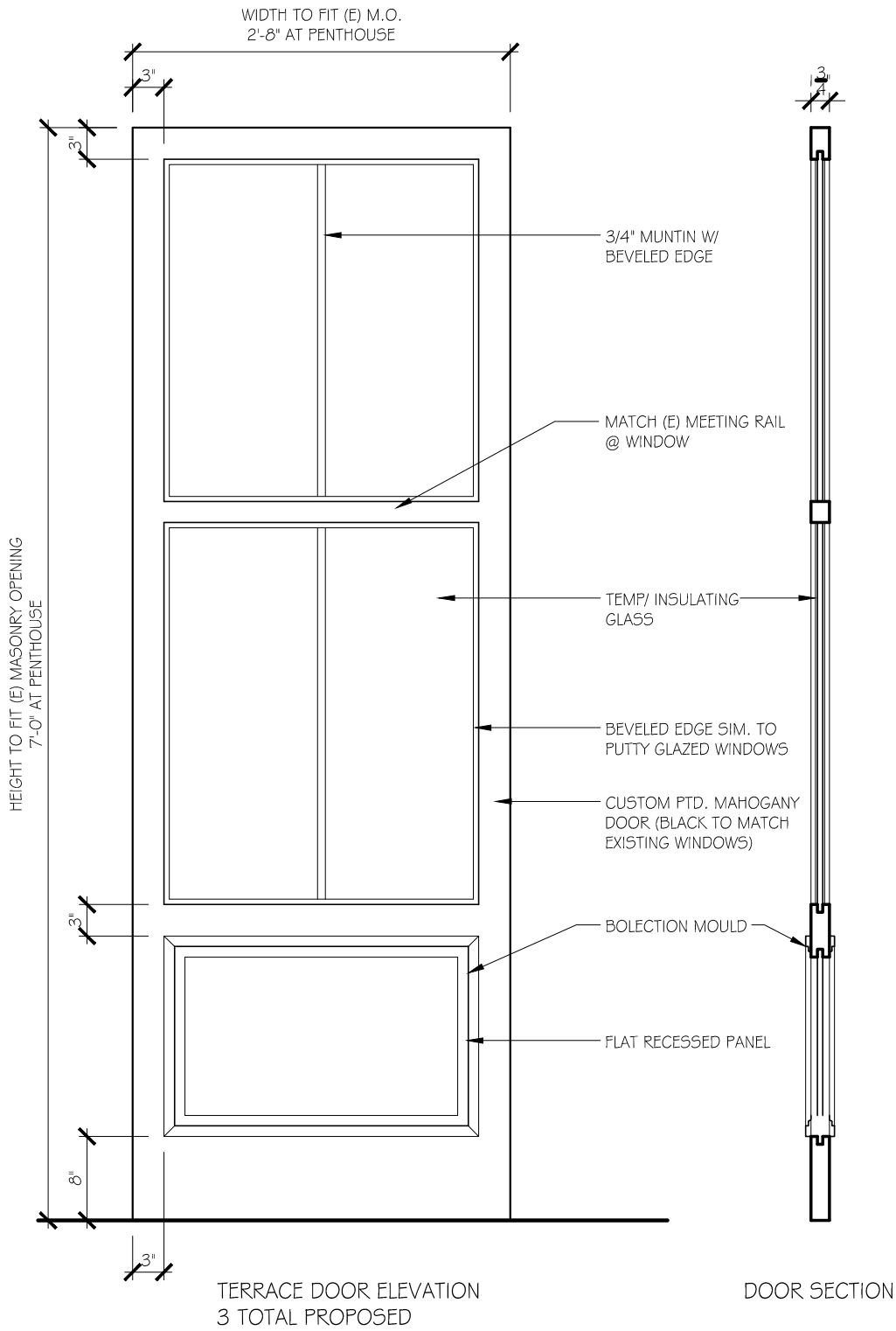
DOOR SECTION


REAR ENTRY DOOR ELEVATION

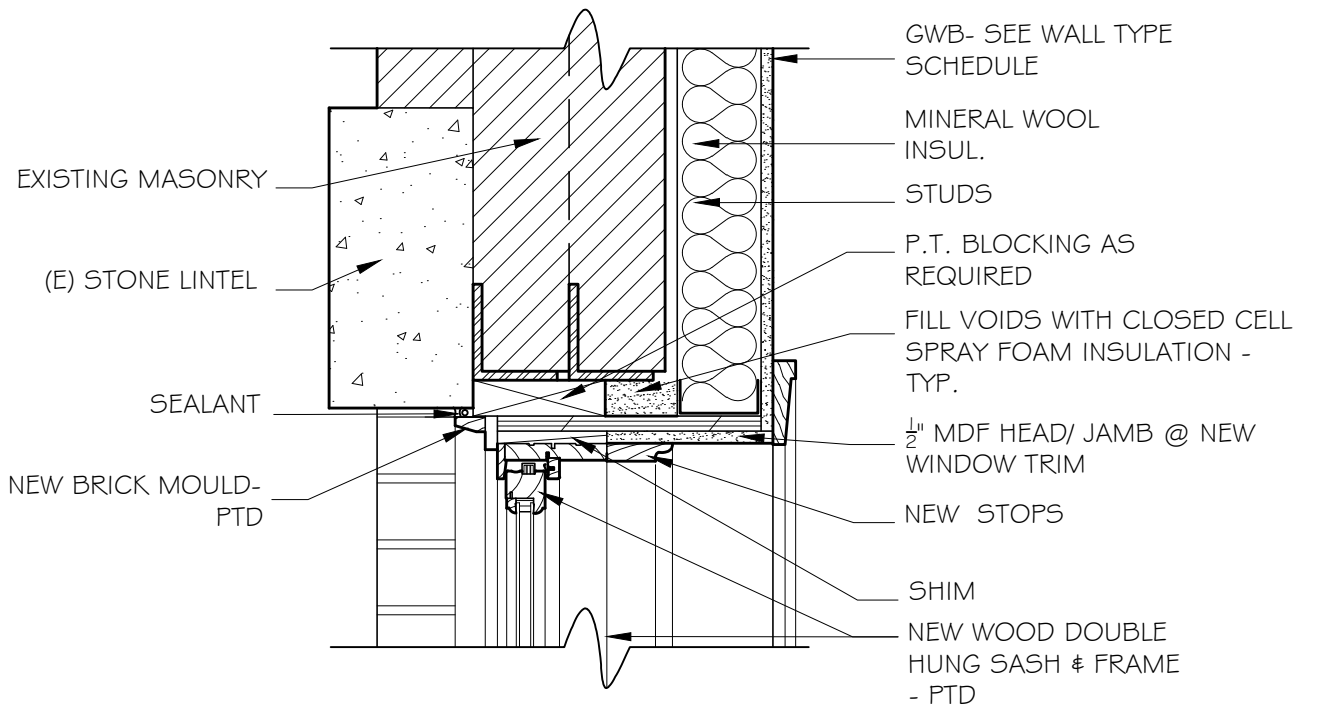
JOB NO: 2016	SCALE: $\frac{3}{4}'' = 1'-0''$	DATE: 12.21.2020	REAR ENTRY DOOR ELEVATION & SECTION	11
GD GRASSI DESIGN GROUP		46 Waltham Street, Suite 3A Boston, MA 02118		
BG BEAUCHEMIN GRASSI INTERIORS		Phone 617-956-9992 Fax 917-956-9993		

222 COMMONWEALTH. AVE

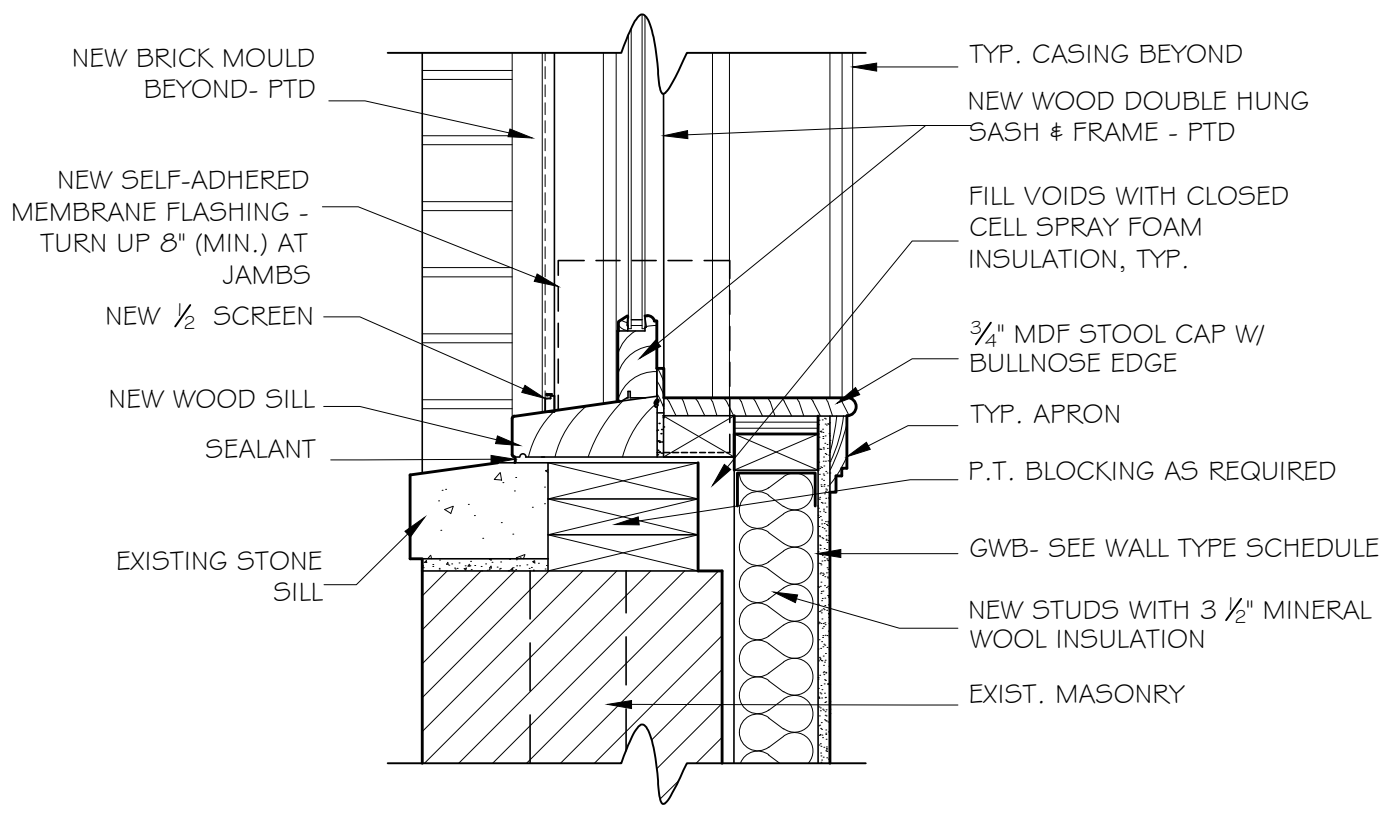
BOSTON, MA




JOB NO: 2016	SCALE: 3/4" = 1'-0"	DATE: 12.21.2020	TERRACE DOOR ELEVATION & SECTION	12
	GRASSI DESIGN GROUP BEAUCHEMIN GRASSI INTERIORS	46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	<u>222 COMMONWEALTH. AVE</u> BOSTON, MA	

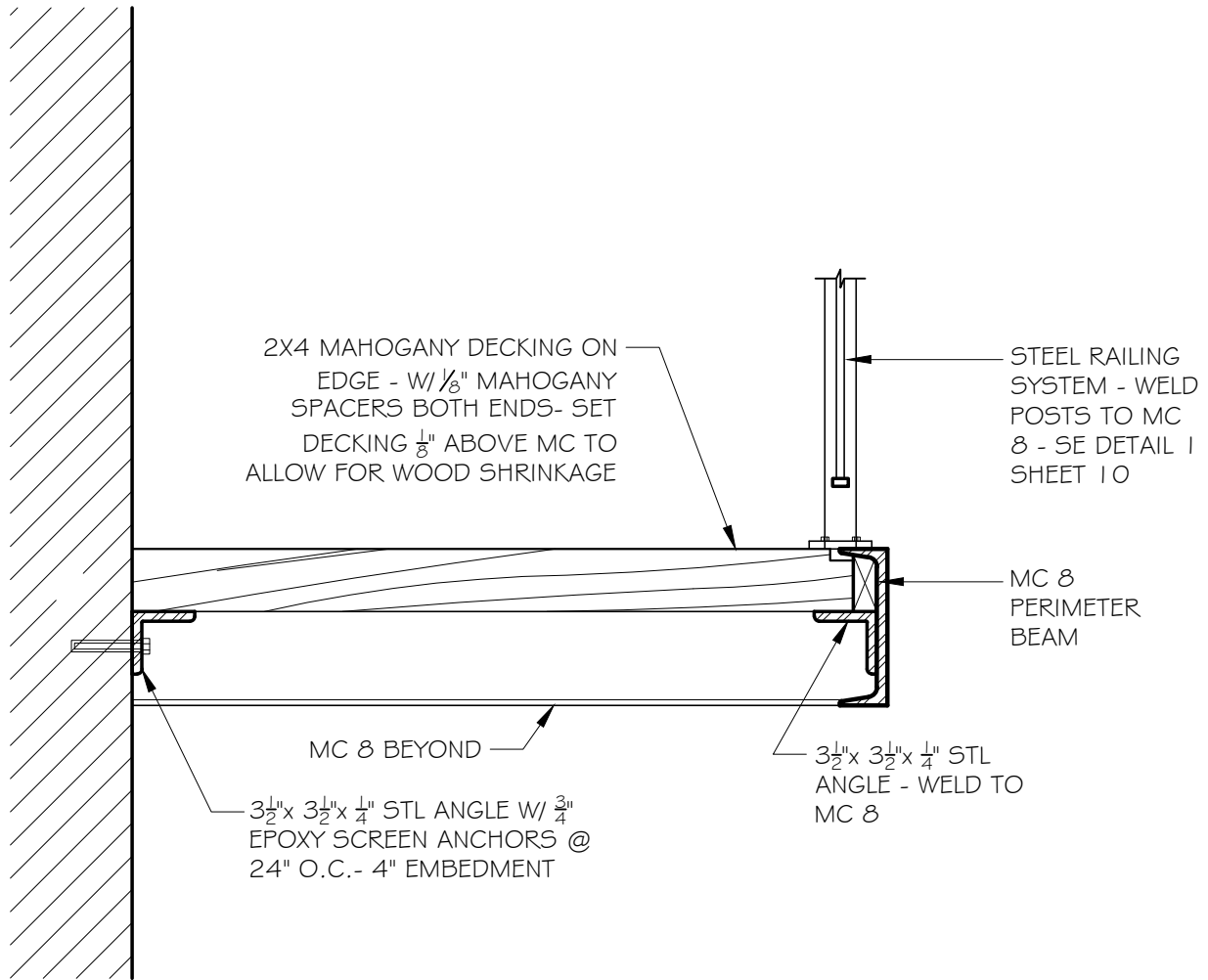


① TYP. WINDOW HEAD DETAIL IN MASONRY OPNG (JAMB SIMILAR) 1 1/2" = 1'-0"



② TYP. WINDOW SILL DTL. IN MASONRY OPENING 1 1/2" = 1'-0"

JOB NO:2019	SCALE: 1 1/2" = 1'-0"	DATE: 12.21.20	TYP.WINDOW HEAD & SILL DETAILS	13
 GRASSI DESIGN GROUP BEAUCHEMIN GRASSI INTERIORS		46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	<u>222 COMMONWEALTH AVENUE</u> BOSTON, MA	



BALCONY DETAIL

1" = 1'-0"

JOB NO:1720	SCALE: 1" = 1'-0"	DATE: 12.21.20	BALCONY DETAIL	14
	GRASSI DESIGN GROUP 46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	222 COMMONWEALTH AVENUE BOSTON, MA		

Product Information

Item No.: 7-X
1" Sq. Finial

Dimensions:
Height: 2.25 in.
1" ball Plug 1" x 3/4" deep

Weight:
0.31 lb.



[<< Back to Search](#)

HOME > ESTATE DOOR HARDWARE > ENTRANCE > TREMONT ENTRANCE TRIM-031



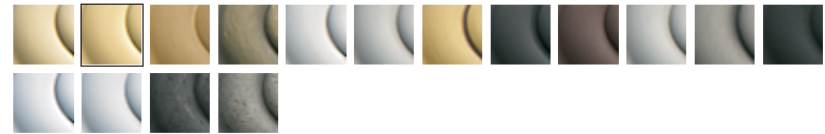
TREMONT ENTRANCE TRIM

Model #: 6542.031

★★★★★ 5.0 (3) [Write a review](#) [Ask a question](#)

AVAILABLE FINISHES:

SELECTED: NON-LACQUERED BRASS



WHERE TO BUY

ADD TO WISH LIST

 CLICK IMAGE TO ZOOM

 ENLARGE IMAGE

PRODUCT HIGHLIGHTS

- Tremont Entrance Trim, shown with 5020 Knob
- Solid forged brass

Exterior Door Hardware

Paint Colors

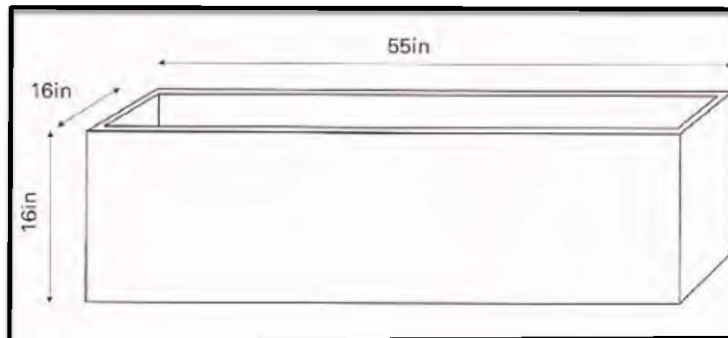
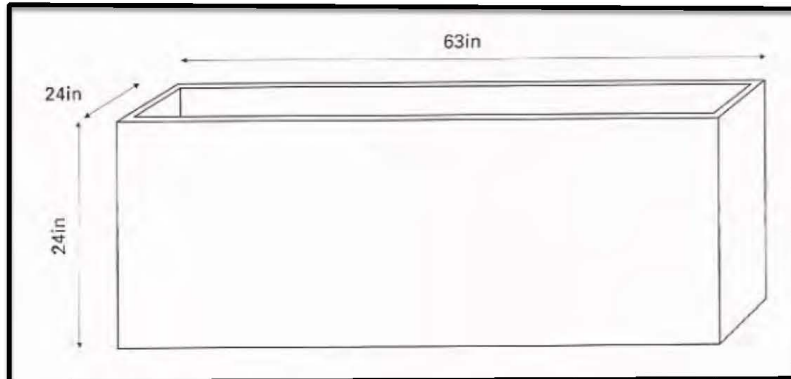


Benjamin Moore Black 2132-10:
For windows / doors & trim at rear addition at 142 Beacon St.

142 Beacon Street
Roof Deck Planters



Lightweight, fiberglass planters with drainage
(4) 63"L x 24"D x 24"H 44.1 lbs ea
(2) 55"L x 16"W x 16"H 22 lbs ea



CITY MULTI® S-Series Building Comfort Solutions

Roof Top Mech. Equipment



CITY MULTI®
VRFZ TECHNOLOGY



S-Series Solutions for the home or small office

The CITY MULTI S-Series offers all the features and benefits of our large commercial CITY MULTI Y-Series. The S-Series Solution features a single-phase outdoor unit with Variable Refrigerant Flow Zoning (VRFZ) technology and CITY MULTI Controls Network (CMCN) to cool or heat all zones with a variety of indoor unit styles. The compact outdoor unit utilizes R410A refrigerant and an INVERTER-driven compressor to use energy effectively. A maximum of eight CITY MULTI indoor units can be connected with up to 130% connected capacity, depending on diversity. CITY MULTI Controls Network intelligently manages the CITY MULTI building comfort solution through zone controllers and system controllers and optionally through a networked PC to manage individual comfort and to provide the ultimate building comfort solution.

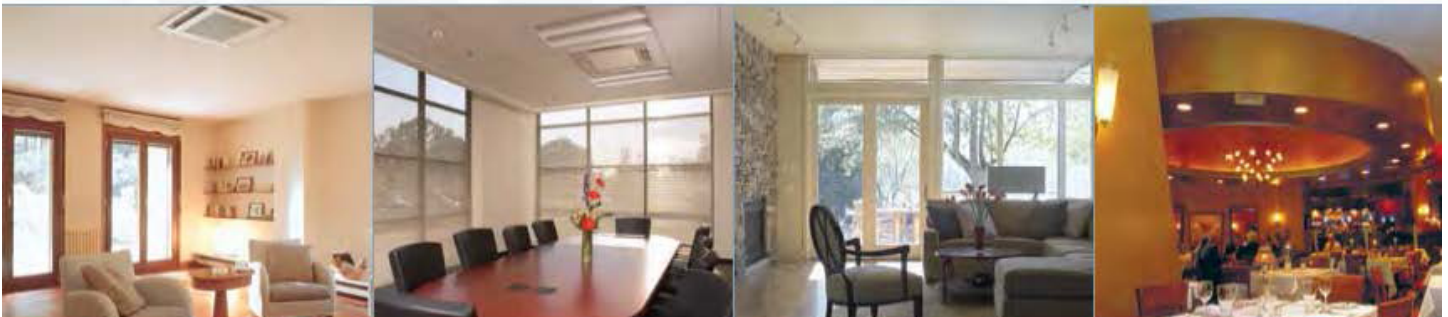


Easy, flexible installation

The S-Series outdoor unit is easy to install and can be accessed for service through both a front and side panel. The unit's compact dimensions and easy accessibility allow multiple units to be stacked side by side in tight areas, saving valuable space and resources.

Available indoor units

Capacity Code	Wall-mounted PKFY-P-N+MU-E	Ceiling-recessed Cassette PLFY-P-N+MU-E	Ceiling-recessed Cassette PMFY-P-NMU-E	Ceiling-suspended PCFY-P-NMU-E	Ceiling-concealed (ducted) PDFY-P-NMU-E	Ceiling-concealed (ducted low-profile) PEFY-P-NMLUE	Ceiling-concealed (ducted alternate high static) PEFY-P-NMHU-E	Floor-standing (exposed/concealed) PEFY-P-NEMUNRMU-E
Nominal Btu/h	 6,000-30,000	 8,000-36,000	 6,000-15,000	 15,000-36,000	 6,000-48,000	 6,000-12,000	 15,000-54,000	 PEFY-P-NEMU-E only 6,000-24,000



Roof Top Mechanical Equipment

PUMY-P-NHMU(-BS) Specifications				
Model Name			PUMY-P36NHMU(-BS)	PUMY-P48NHMU(-BS)
Power Source			208/230V, 1-phase, 60Hz	
Capacity *1	Cooling	Btu/h	36,000	48,000
	Heating	Btu/h	40,000	54,000
Power Input	Cooling	kW	3.22	4.97
	Heating	kW	2.93	4.88
Current (208-230V)	Cooling	A	14.2-15.7	24.0-21.7
	Heating	A	12.9-14.2	23.6-21.3
Fan	Type x Qty.		Propeller Fan x 2	
	Airflow Rate	CFM	3,530	
	Motor Output	kW	0.086 x 2	
Compressor	Type		Inverter-driven Scroll	
	Motor Output	kW	2.2	2.4
	Crankcase Heater	W	-	
	Lubricant		FV50S	
Refrigerant			R410A	
External Finish			Galvanized Sheets (plus Powder Coating for -BS Model) Munsell 3Y 7.8/1.1	
Dimensions	Height	Inches	53-3/16	
	Width	Inches	37-7/16	
	Depth	Inches	13 + 1-3/16	
Net Weight		Pounds	287	
Sound Levels (as measured in an anechoic room)		dB(A)	49/51	50/52
Protection Devices	High Pressure Protection		High Pressure Switch	
	Compressor/Fan		Discharge Thermo and Overcurrent Detection/Overheat and Voltage Protection	
	Inverter		Overcurrent/Overheat Protection	
Refrigerant Pipe Dimensions	Low Pressure	Inches	5/8 Flare	
	High Pressure	Inches	3/8 Flare	
Indoor Unit	Total Capacity		50 - 130% of Outdoor Unit Capacity	
	Quantity		P06-36/1-6	P06-P54/1-8
Operating Temperature Range	Cooling		Outdoor: 23°FDB ~ 115°FDB; 50°FDB ~ 115°FDB if connecting PKFY-P06/08 Indoor Unit	
	Heating		Outdoor: 0°FWB ~ 60°FWB	

Note: Rating Conditions:

*1 Cooling: Indoor: 80°F (27°C) DB / 67°F (19°C) WB; Outdoor: 95°F (35°C) DB.

Heating: Indoor: 70°F (21°C) DB; Outdoor: 47°F (8°C) DB/ 43°F (6°C) WB.

-BS indicates seacoast protection option.

Specifications are subject to change without notice.

Optional Parts for PUMY Outdoor Units		
Description	Model	Remarks
Branch Joint	CMY-Y62-G-E	Branch Joint (2 branches)
Header - 4 Branch	CMY-Y64-G-E	4 Branch Header includes sets for use with liquid and gas pipes
Header - 8 Branch	CMY-Y68-G-E	8 Branch Header includes sets for use with liquid and gas pipes
Drain Socket	PAC-SG61DS-E	For use when drain piping is necessary, use the drain socket or the drain pan (option)
Drain Pan	PAC-SG64DP-E	
Air Outlet Guide	PAC-SG59SG-E	Need 2 pieces
Wind Baffle	WB-PA2	Need 2 pieces



Printed on recycled paper.



Mitsubishi Electric HVAC Advanced Products Division
3400 Lawrenceville Suwanee Road
Suwanee, GA 30024

Phone: 888-467-7546 Fax: 800-658-1458

©2008 Mitsubishi Electric & Electronics USA, Inc. CITY MULTI is a registered trademark of Mitsubishi Electric. The three-diamond logo is a registered logo of Mitsubishi Electric Corporation.

Form No. CMBROS-02-08-5M

For more information visit www.mehvac.com

Roof Top Mechanical Equipment

Cotswold Lane Outdoor Hanging Wall Sconce

By Feiss

Product Options

Glass Color: Clear Beveled
Finish: Black , Grecian Bronze
Size: Small , Medium , Large

Details

- Material: Aluminum
- UL Listed Wet
- Made In China

Dimensions

Small Option Fixture: Width 9", Height 20.5"
Medium Option Fixture: Width 9.5", Height 23.75"
Large Option Fixture: Width 12", Height 30"

Lighting

- Small Option: Two 60 Watt (650 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)
- Medium Option: Three 60 Watt (650 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)
- Large Option: Three 60 Watt (650 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)

Additional Details

Product URL:
<https://www.lumens.com/cotswold-lane-outdoor-hanging-wall-sconce-by-feiss-uu189499.html>

Rating: UL Listed Wet

Product ID: uu189499

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:



Notes:



Created November 17th, 2020

Front Exterior Sconce

SPECIFICATIONS**Certifications/Qualifications**www.kichler.com/warranty**Dimensions**

Base Backplate	5.75 X 9.50
Extension	10.75"
Weight	5.70 LBS
Height from center of Wall opening (Spec Sheet)	6.75"
Height	19.50"
Width	8.00"

Light Source

Lamp Included	Not Included
Lamp Type	A19
Light Source	Incandescent
Max or Nominal Watt	100W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150

Mounting/Installation

Interior/Exterior	Exterior
Location Rating	CSA UL Listed Wet
Mounting Weight	3.15 LBS

FIXTURE ATTRIBUTES**Housing**

Diffuser Description	White Linen
Primary Material	ALUMINUM

Product/Ordering Information

SKU	9040BK
Finish	Black
Style	Traditional
UPC	783927226769

Finish Options

Black

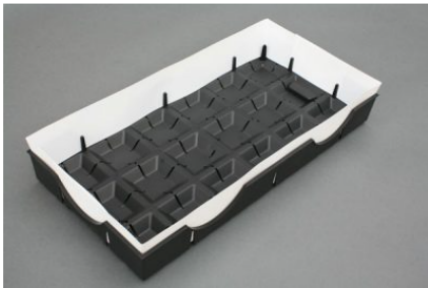


Rubbed Bronze

**ALSO IN THIS FAMILY**

How The LiveRoof Module Works

The LiveRoof system, patented in the United States and Canada, creates a seamless, beautiful and instantly mature green roof. The modules disappear under the cover of soil and plants which means no ugly container edges or grid lines.



STEP 1

LiveRoof Licensed Grower inserts Soil Elevators™ into the LiveRoof module.



STEP 2

LiveRoof module is filled to the top of Soil Elevators with engineered soil.



STEP 3

Plants are grown to maturity in soil that extends above the module.



STEP 4

Upon delivery to roof, installer sets modules tightly in place, from parapet to



STEP 5

Throughout the installation process, Soil Elevators are removed for a seamless,



STEP 6

The entire system is watered thoroughly to settle any loose soil and get the LiveRoof

Green Roof



City of Warren Police Dept.

Location: Warren, Michigan, United States

Project Size: 4826 sq ft

Installation Date: 2010-10-01

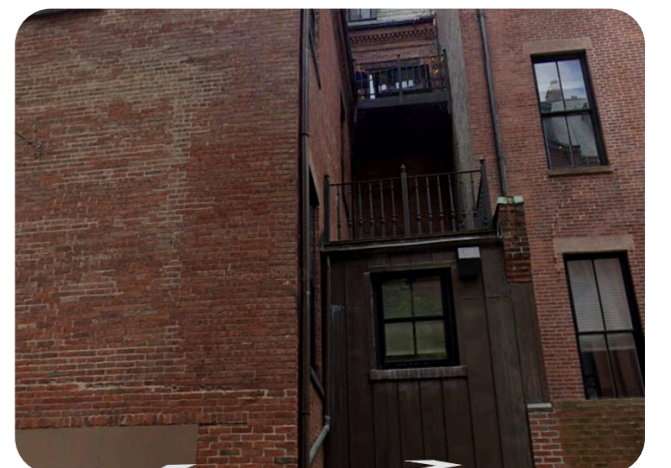
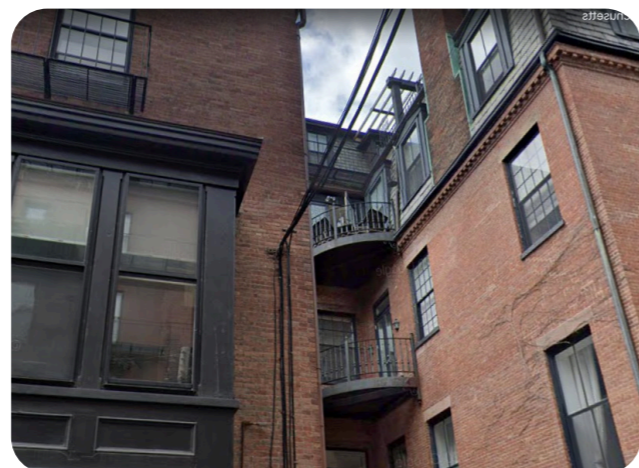
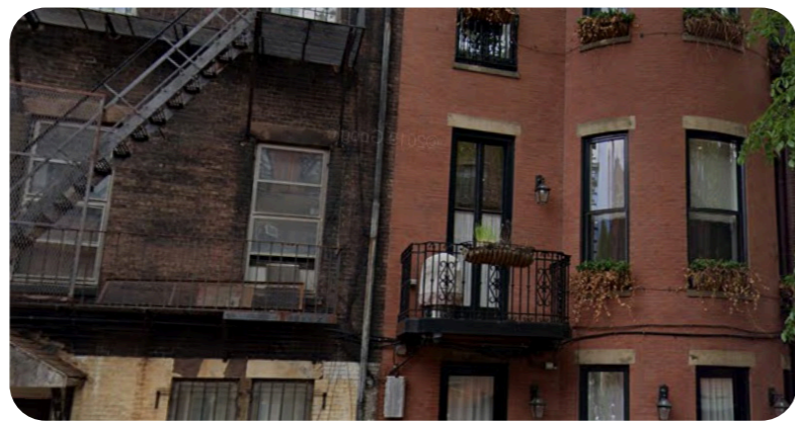
Grower: LiveRoof, LLC

Features

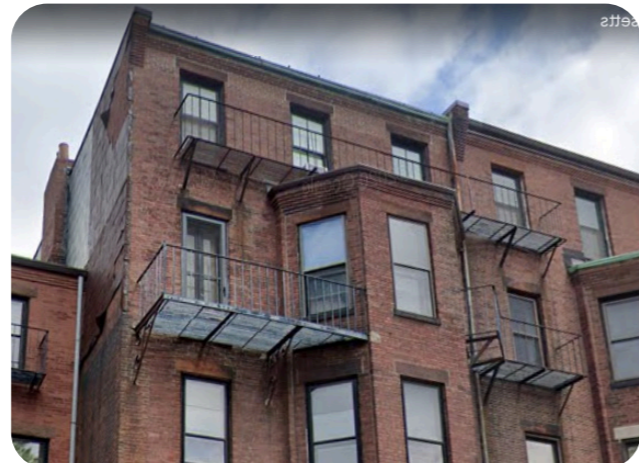
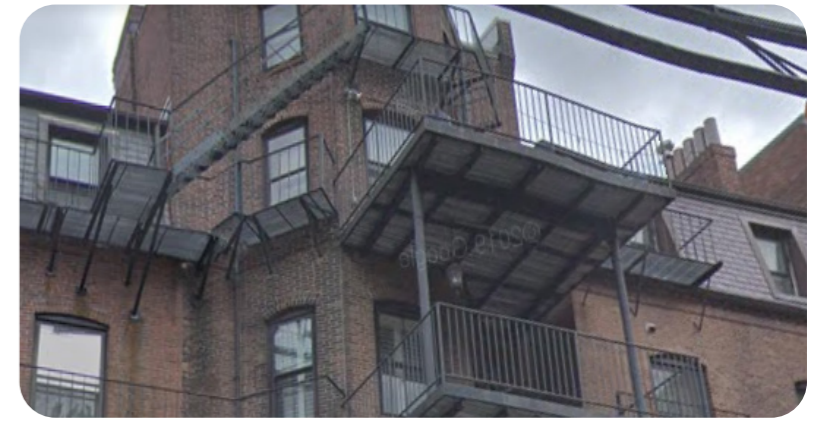
Public

LiveRoof® Lite System

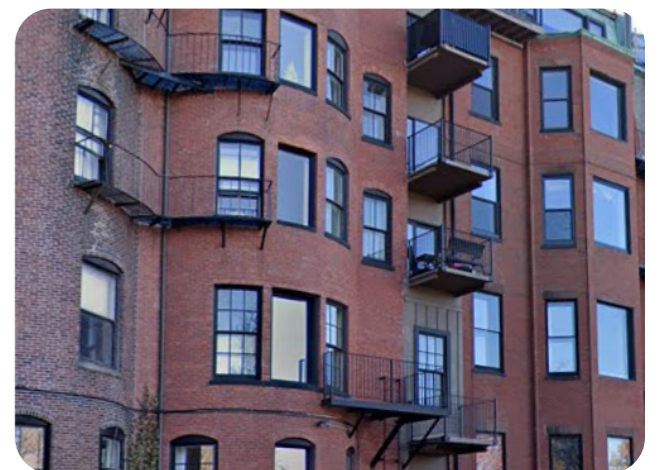
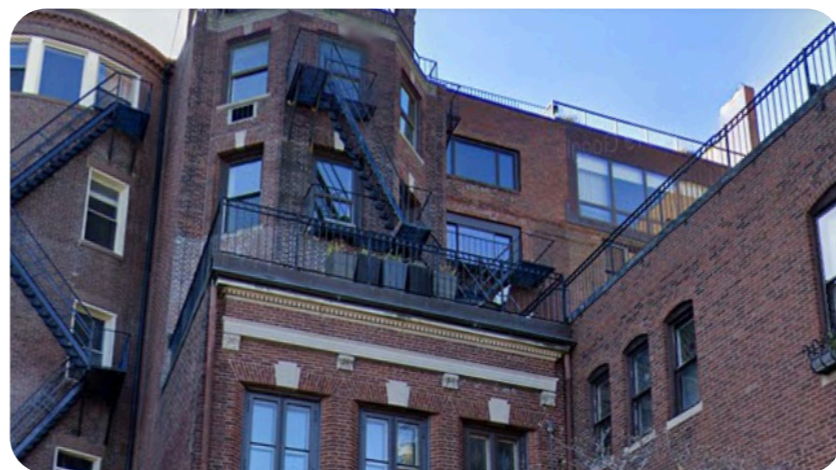
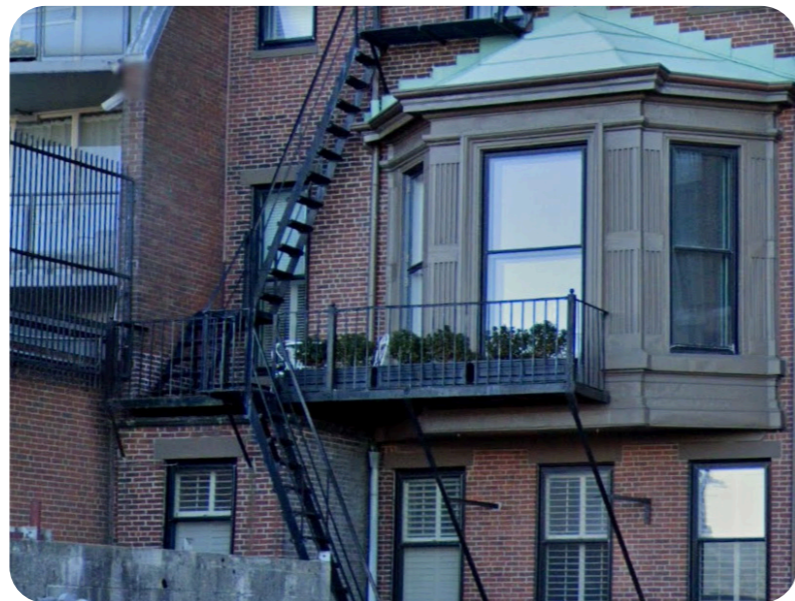
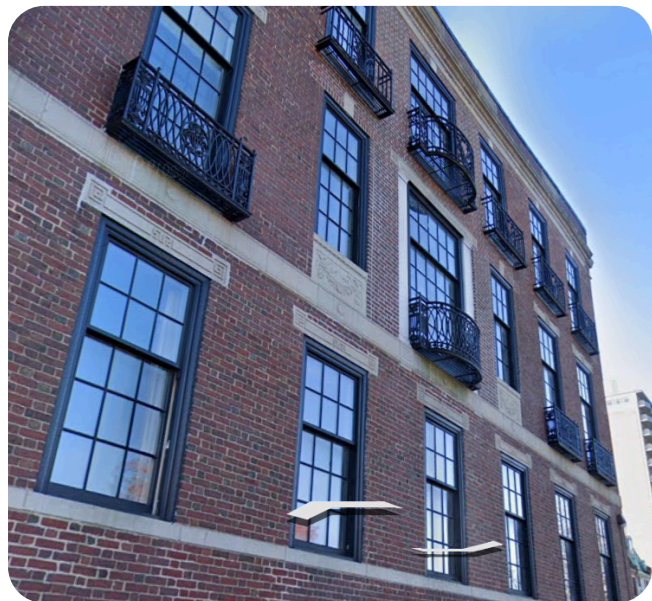
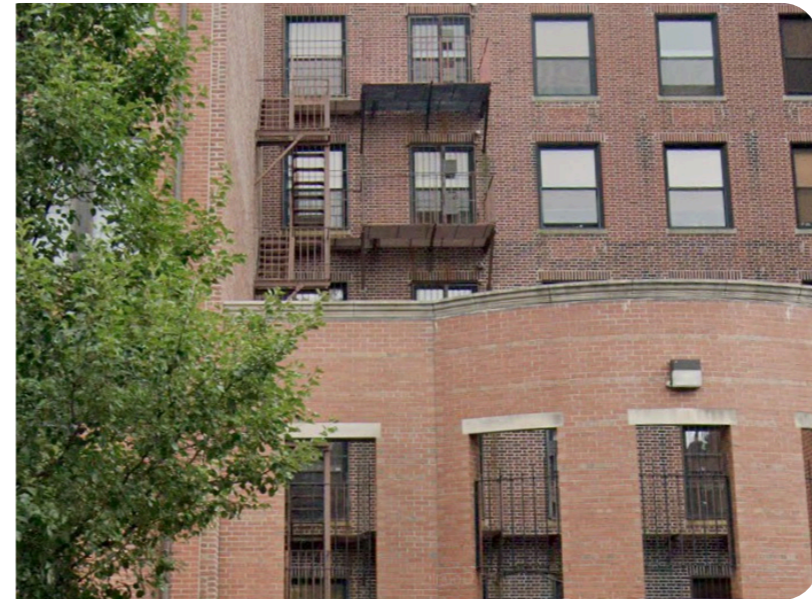
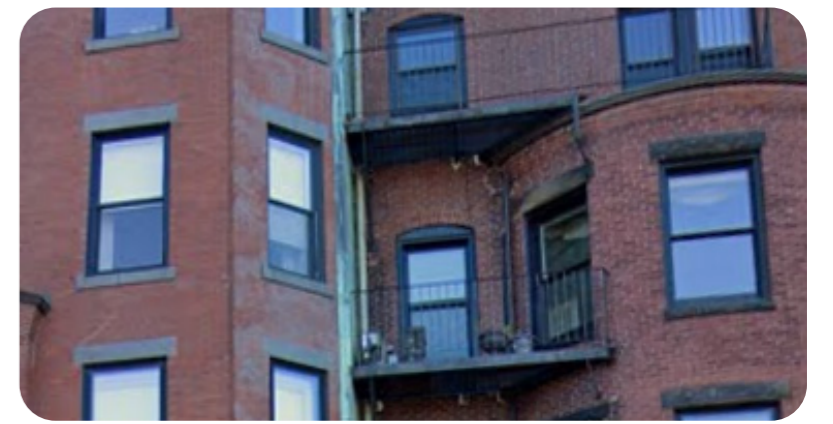
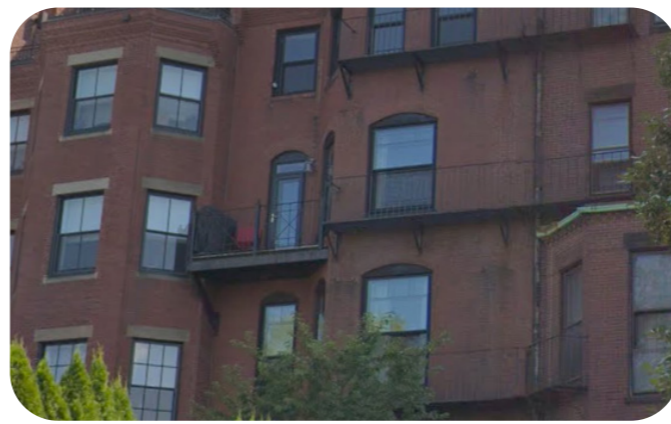
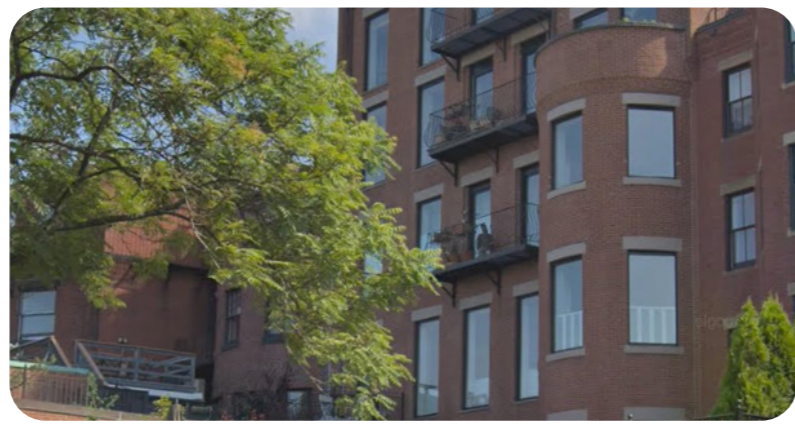
Green Roof



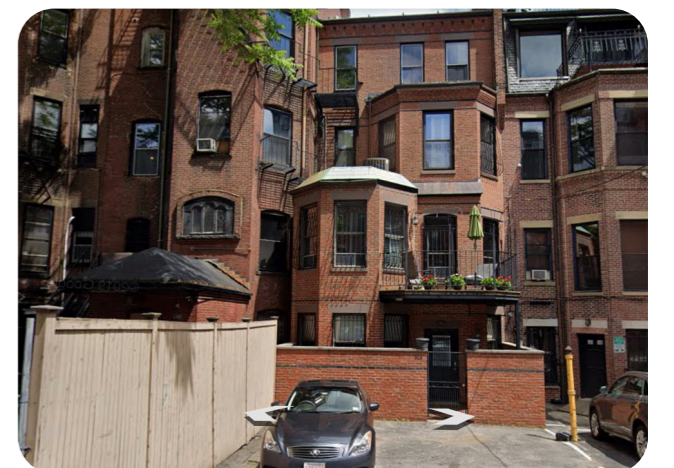
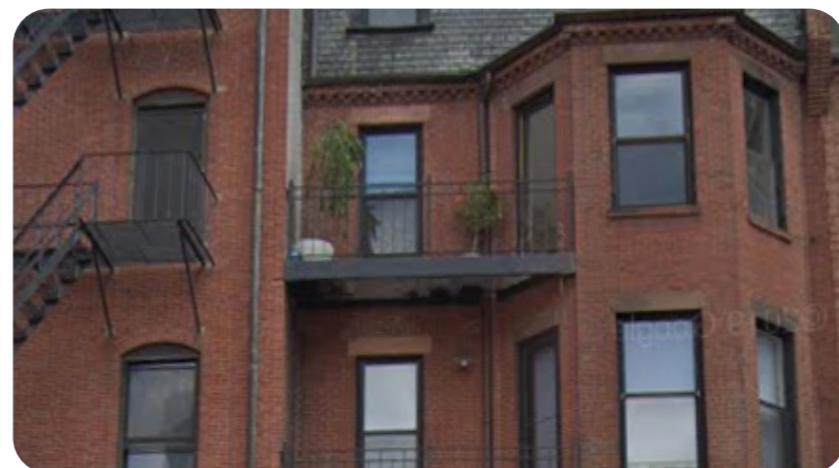
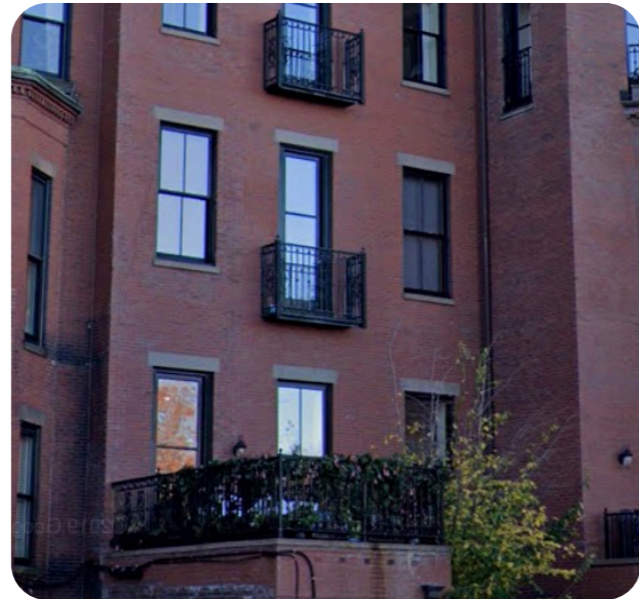
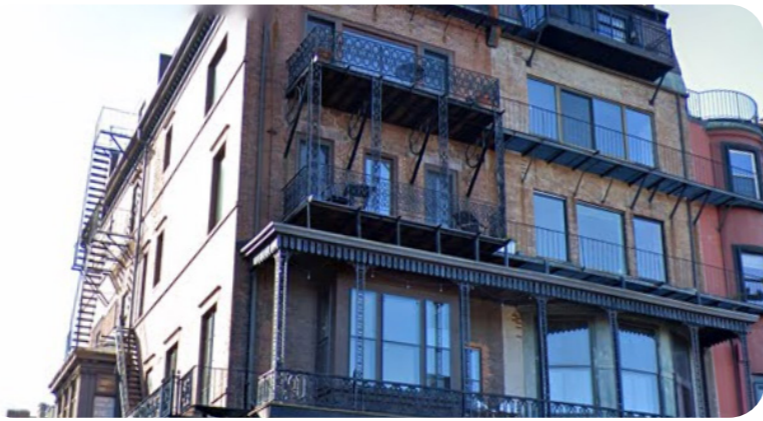
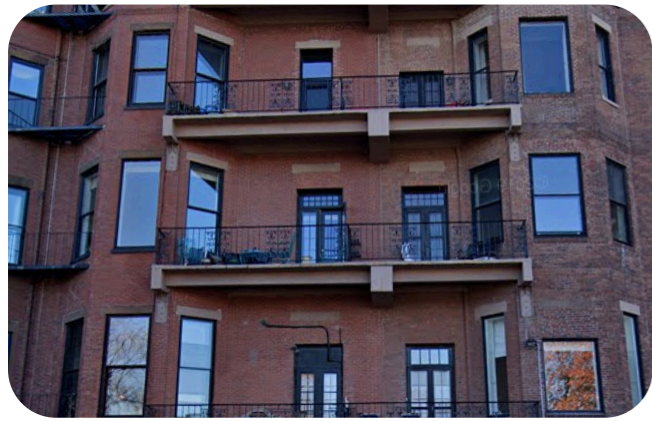
BACKBAY BALCONIES



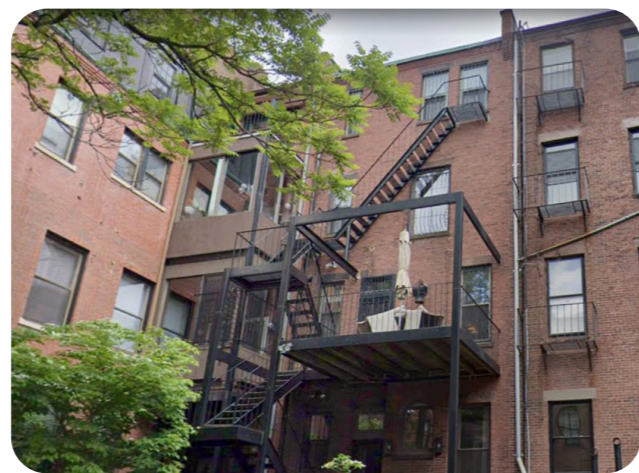
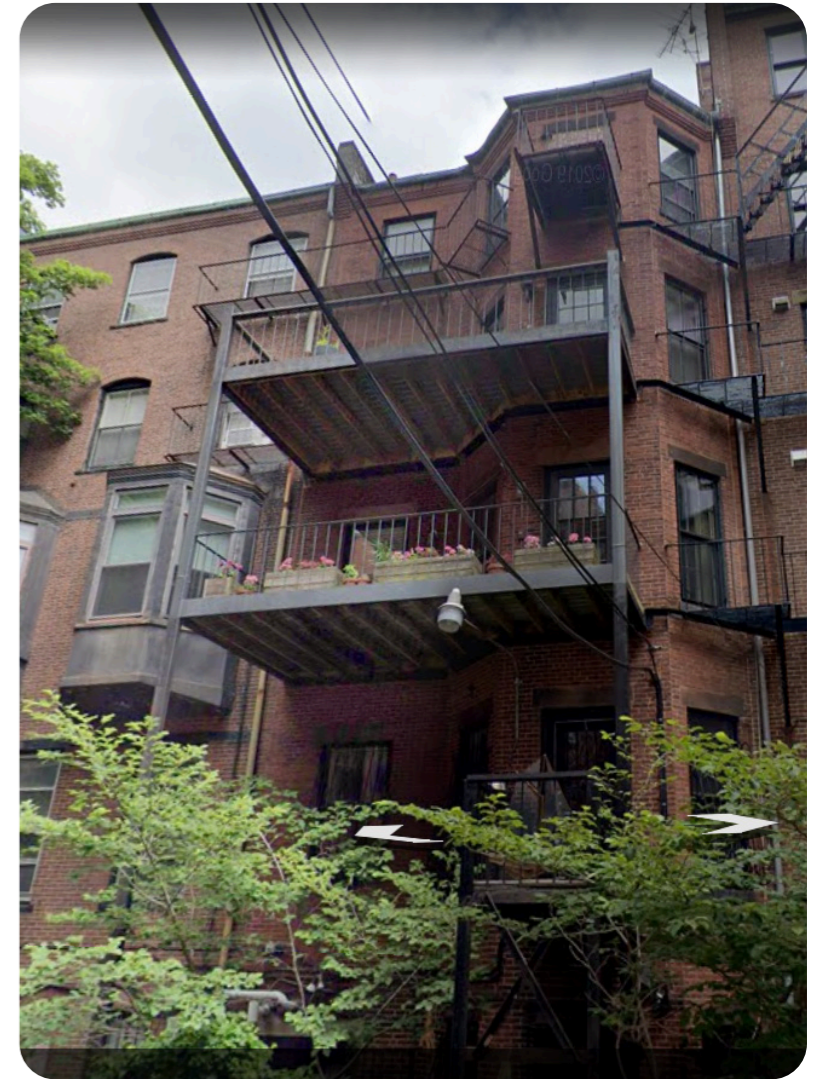
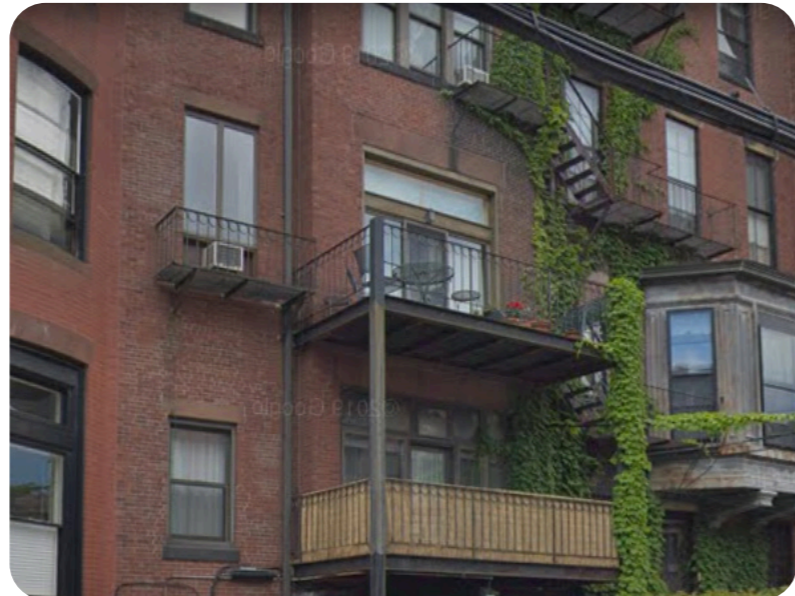
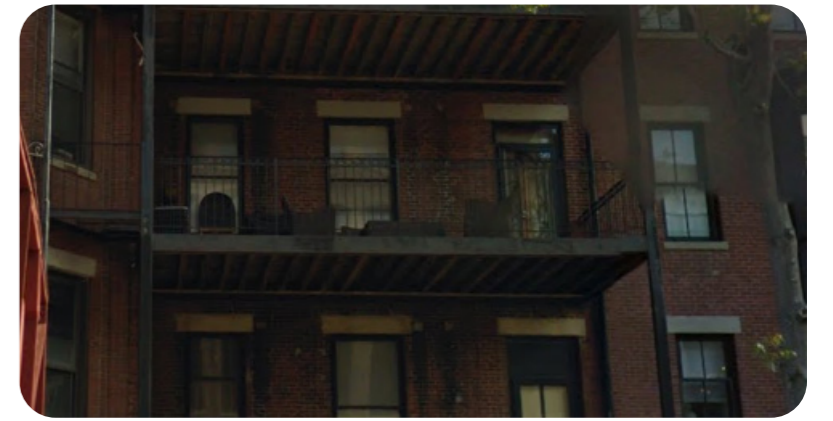
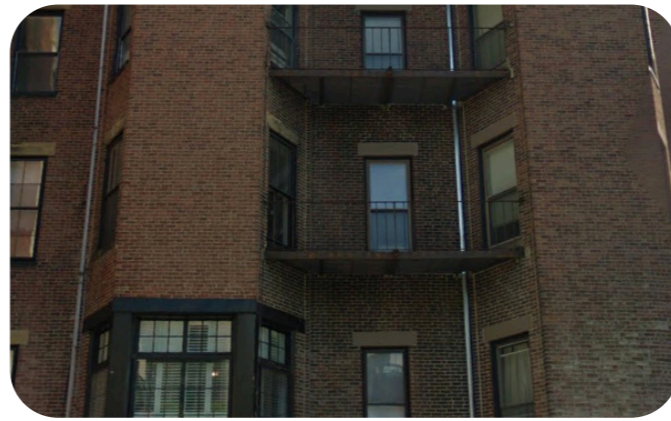
BACKBAY BALCONIES



BACKBAY BALCONIES



BACKBAY BALCONIES



BACKBAY BALCONIES