



**Existing Front Facade @  
222 Commonwealth Avenue**



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



**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 @  
222 Commonwealth Avenue**



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

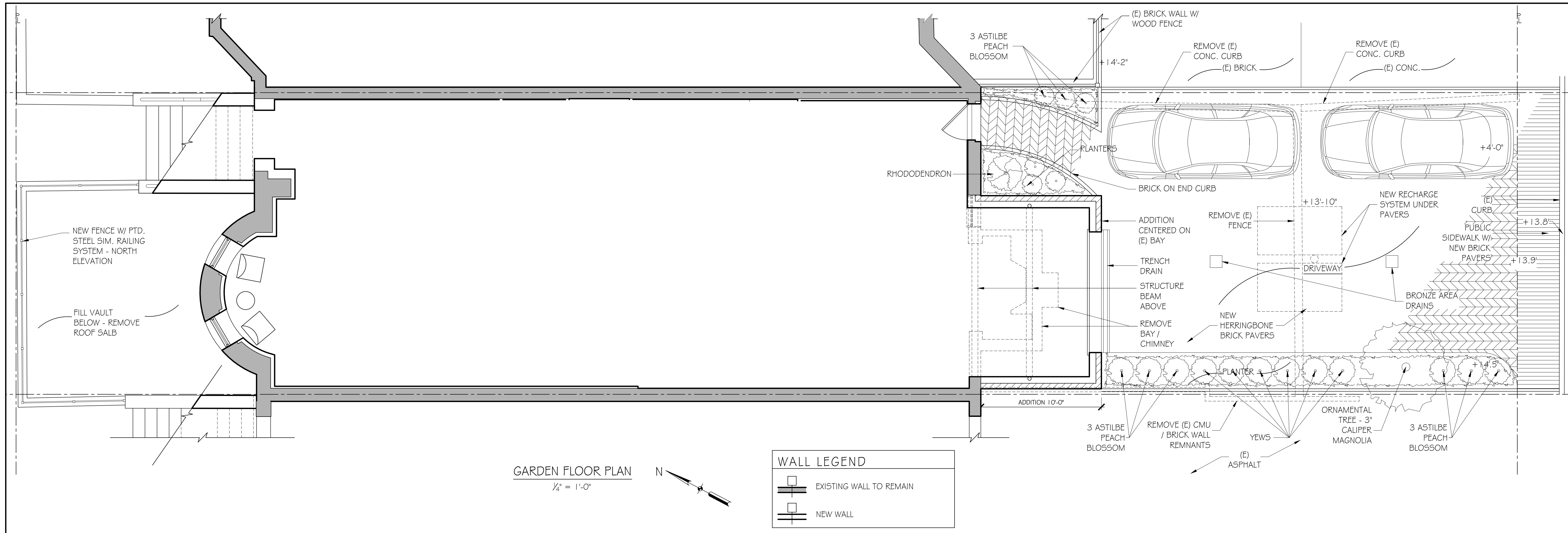




**Existing Roof Close-Up@  
222 Commonwealth Avenue**

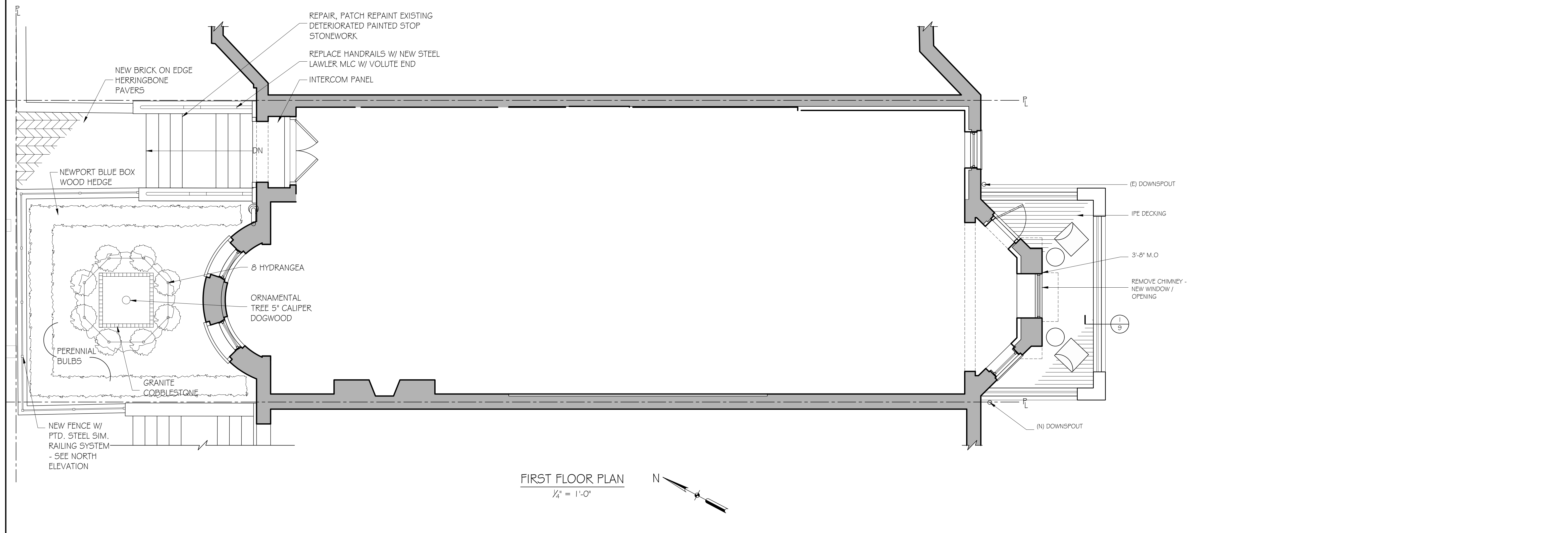


**Existing Roof Close-Up@  
222 Commonwealth Avenue**



GARDEN FLOOR PLAN  
1/4" = 1'-0"

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL



FIRST FLOOR PLAN  
1/4" = 1'-0"

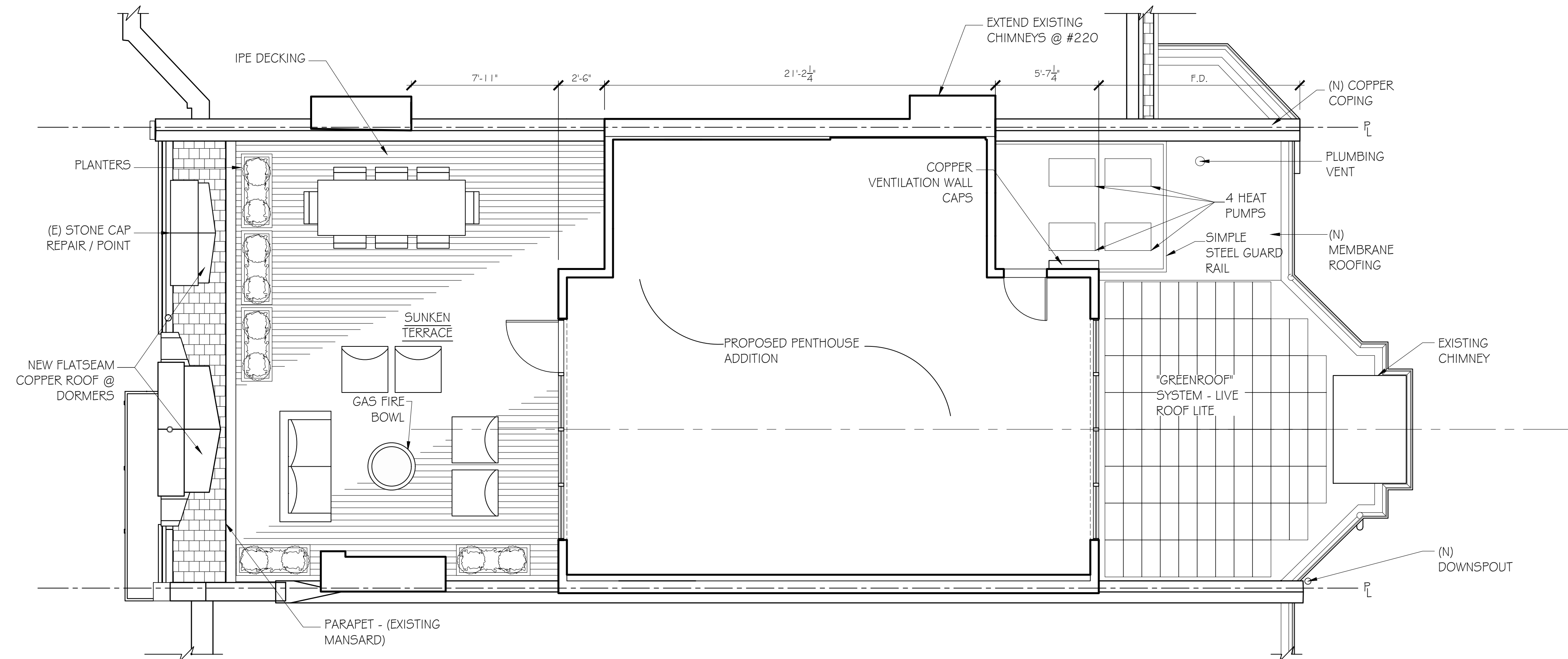
46 Waltham Street, Suite 3A  
Boston, MA 02118  
Phone 617.956.9992  
Fax 917.956.9993

GD GRASSI DESIGN GROUP  
BG BEAUCHEMIN GRASSI INTERIORS

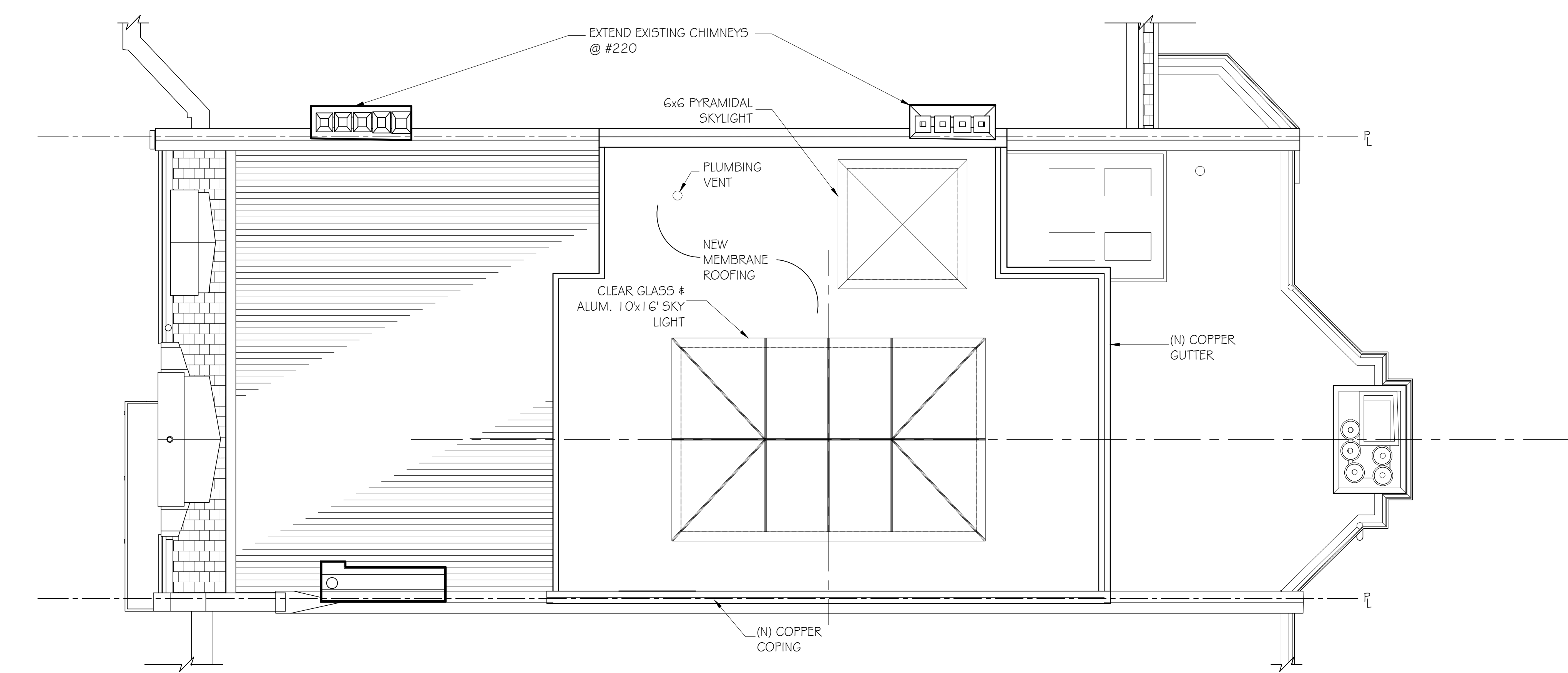
JOB NO. 2019  
SCALE: 1/4" = 1'-0"  
DATE: 05.13.22

222 COMMONWEALTH AVENUE  
BOSTON, MA

GARDEN AND FIRST FLOOR PLANS



**PENTHOUSE FLOOR PLAN**  
 1/4" = 1'-0"



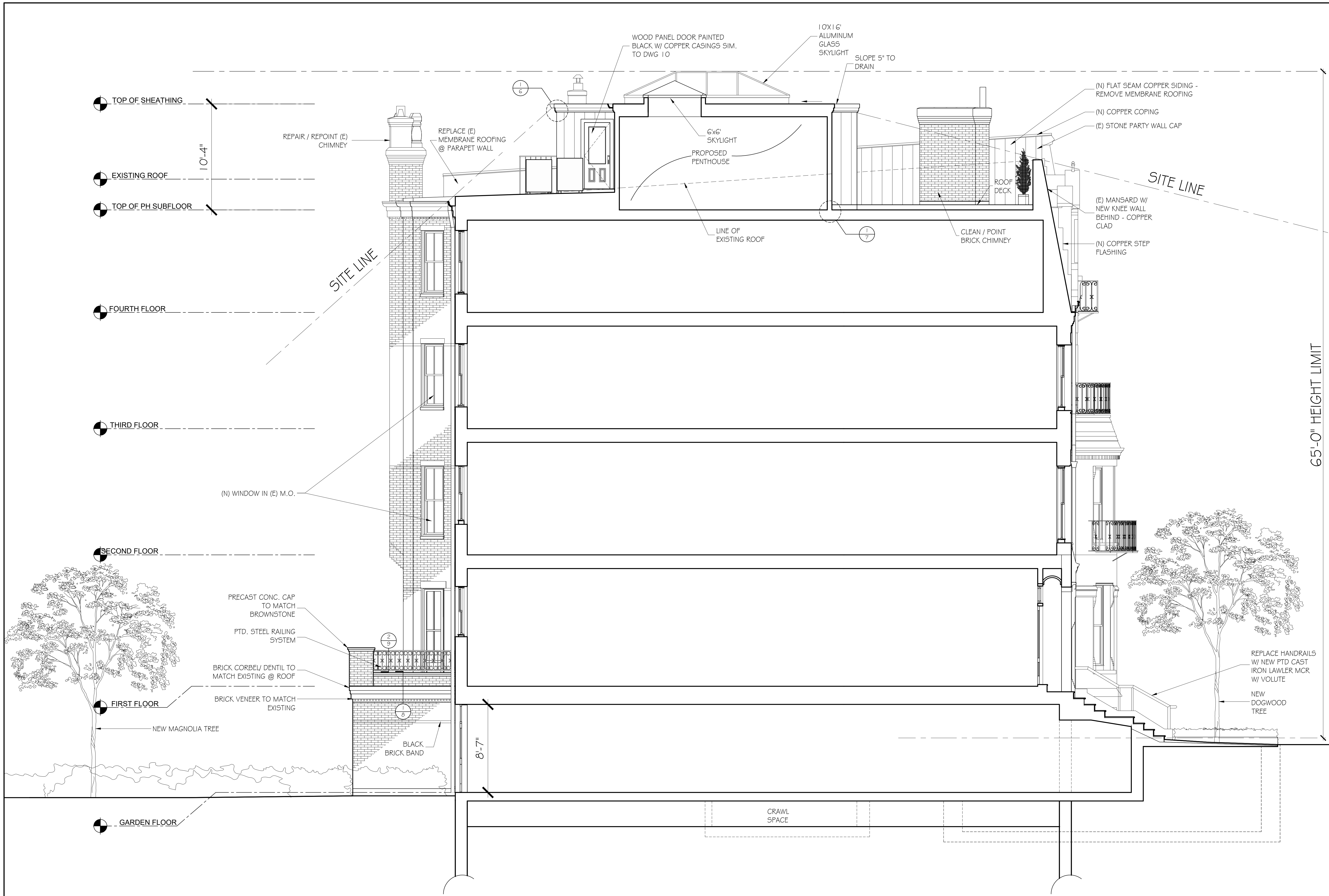
**ROOF PLAN**  
 1/4" = 1'-0"

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL

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 JOB NO.: 2019  
 SCALE: 1/4" = 1'-0"  
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**222 COMMONWEALTH AVENUE**  
 BOSTON, MA

**PENTHOUSE FLOOR AND ROOF PLANS**



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

(N) WINDOW IN (E) M.O.

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

CLEAN / POINT BRICK CHIMNEY

ROOF DECK

LINE OF EXISTING ROOF

6'x6' SKYLIGHT  
 PROPOSED PENTHOUSE

SITE LINE

65'-0" HEIGHT LIMIT

8'-7"

CRAWL SPACE

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

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

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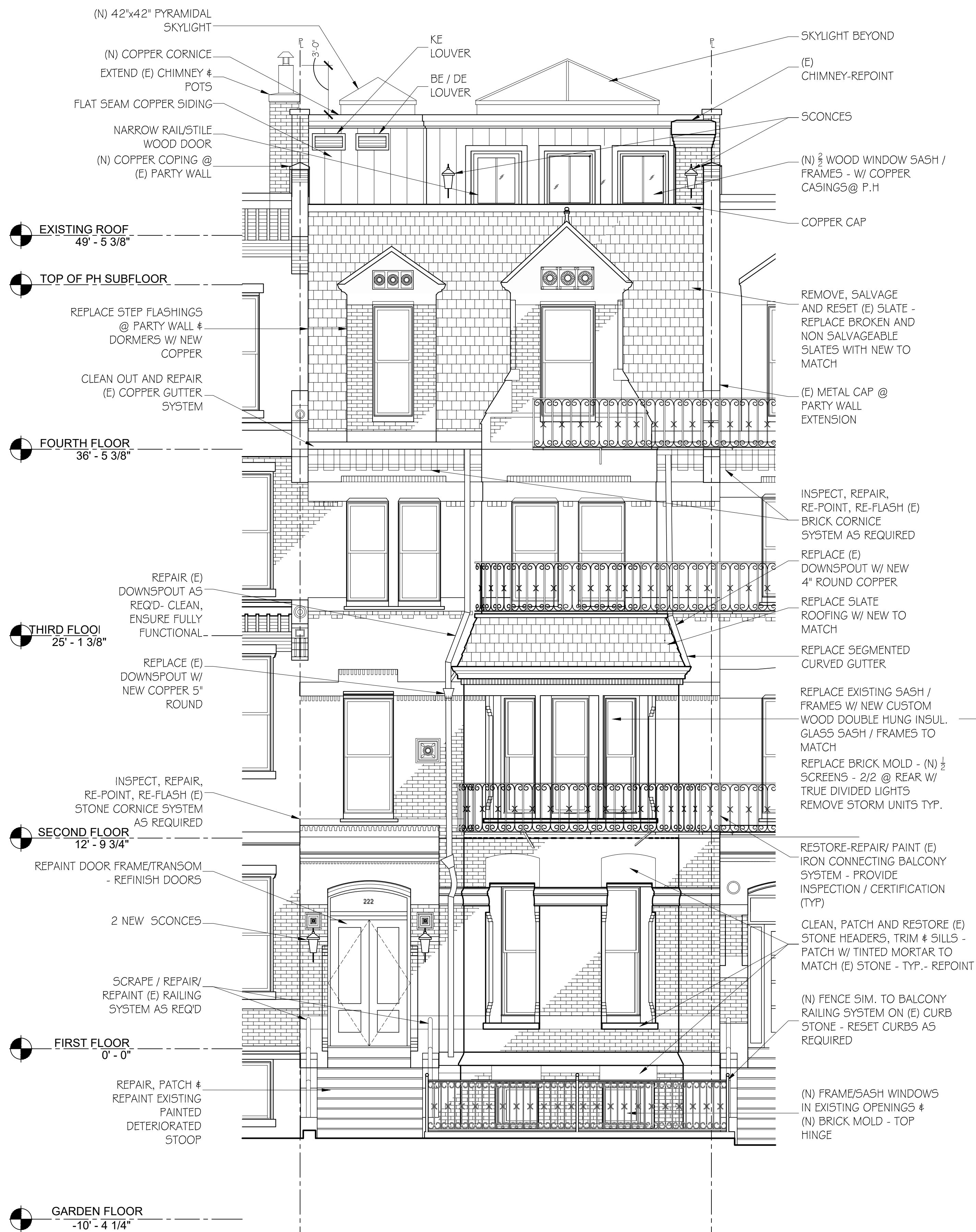
GD BG

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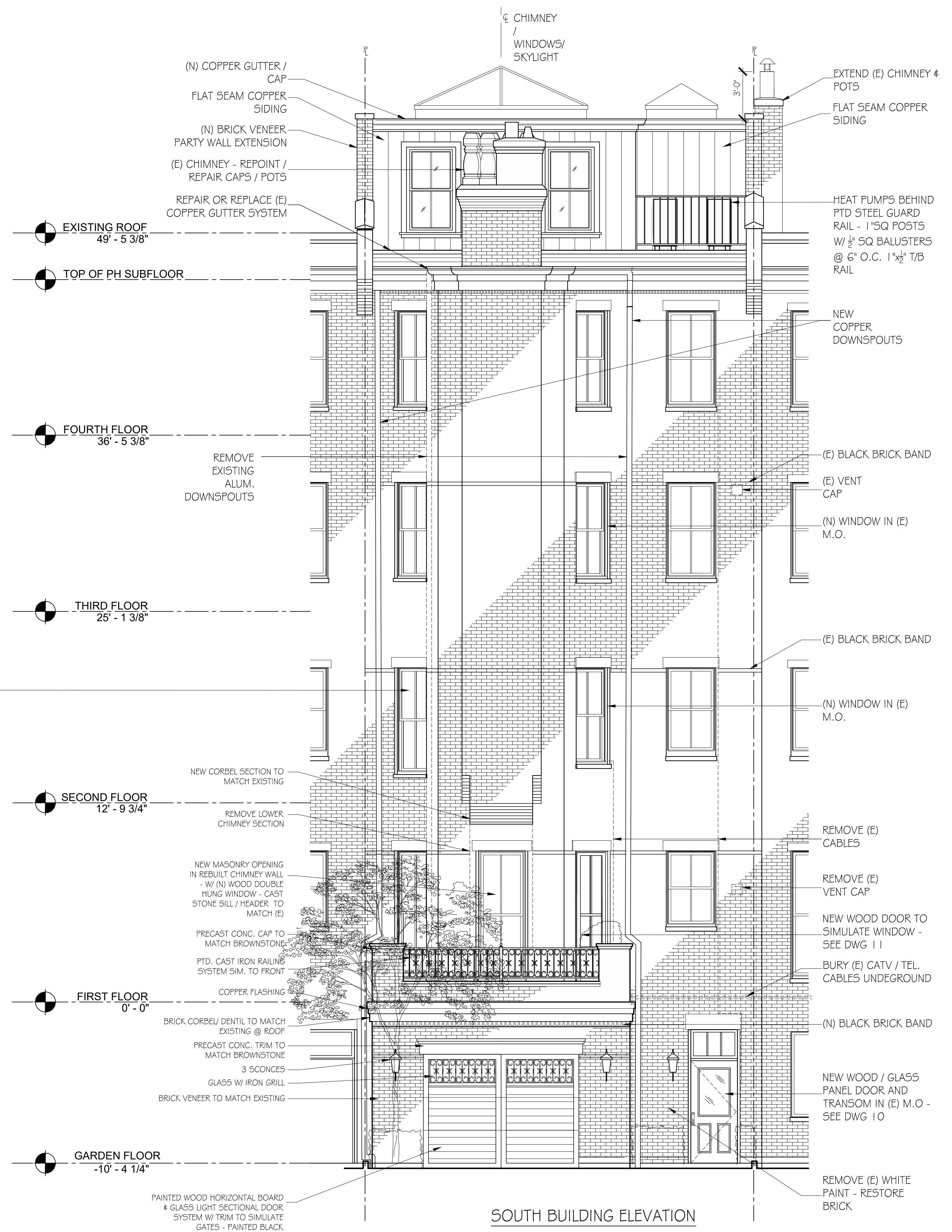
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BUILDING SECTION

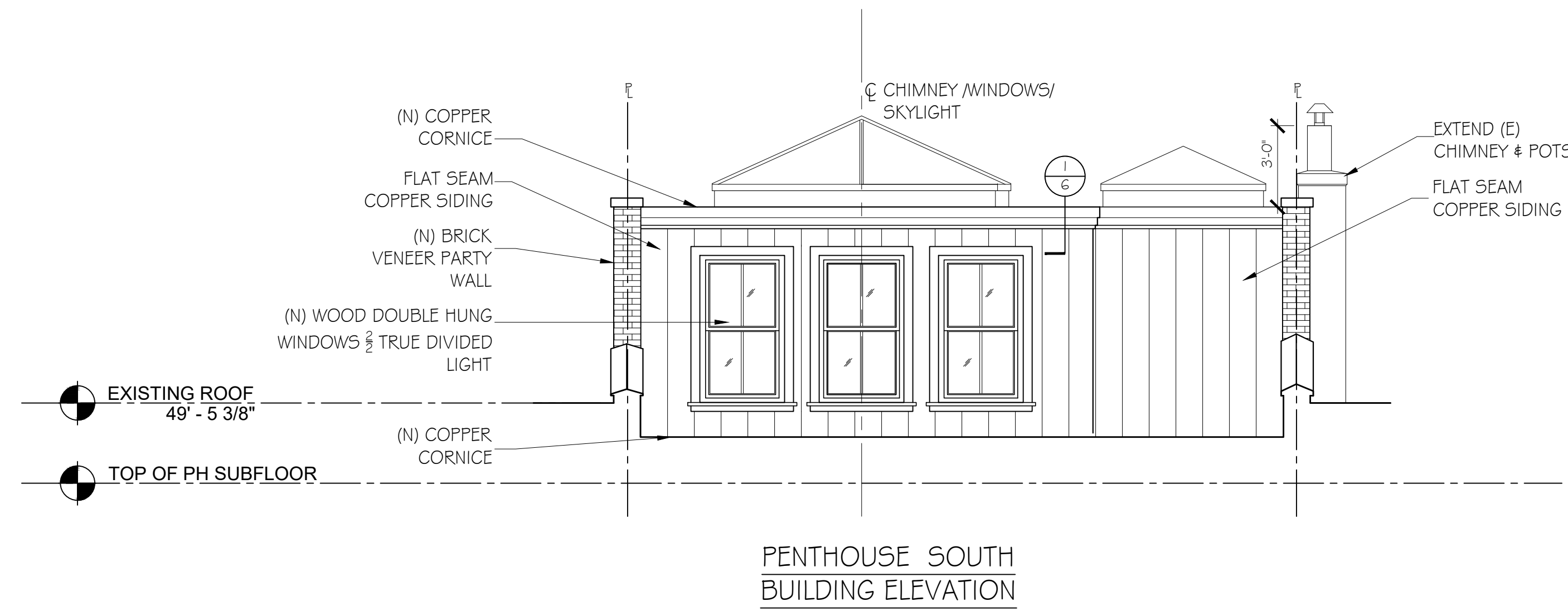
3



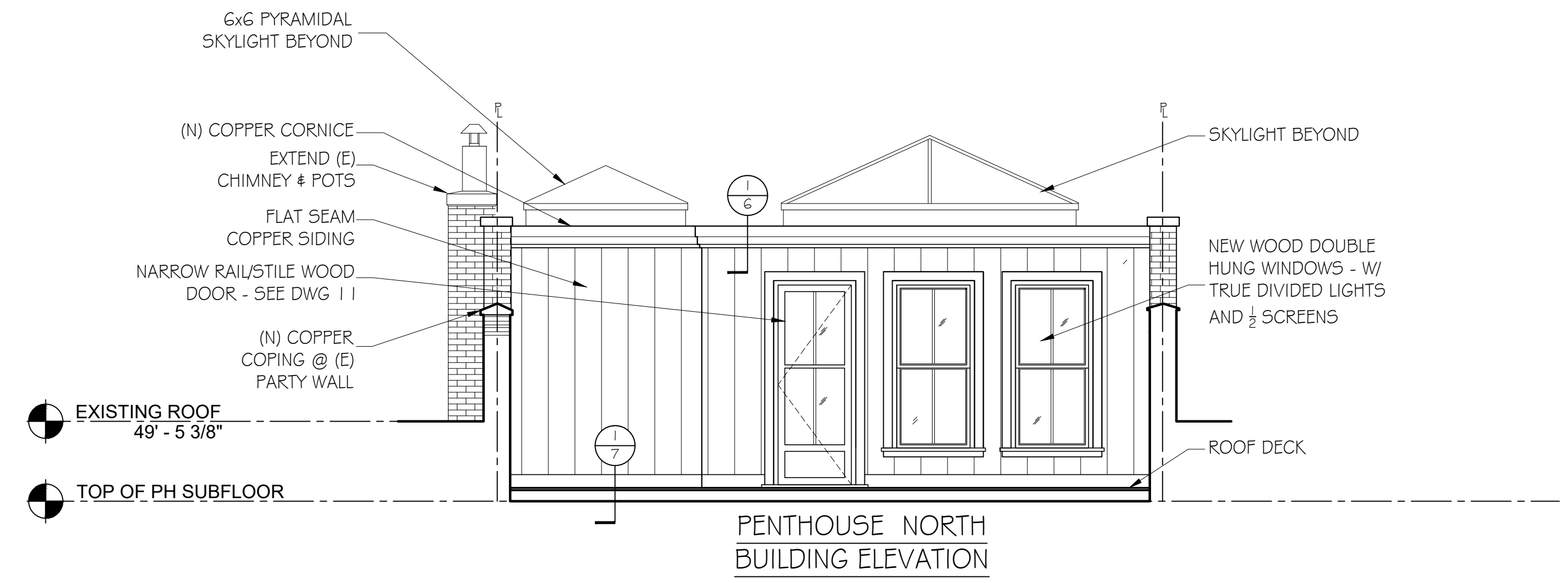
NORTH BUILDING ELEVATION



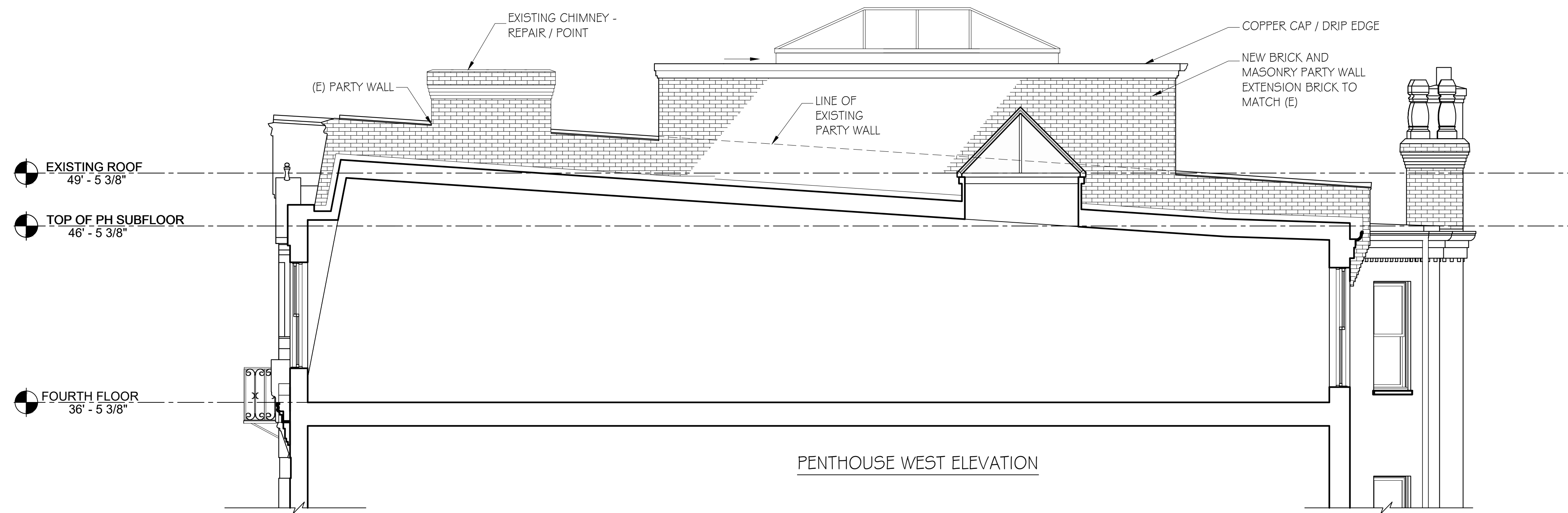
SOUTH BUILDING ELEVATION



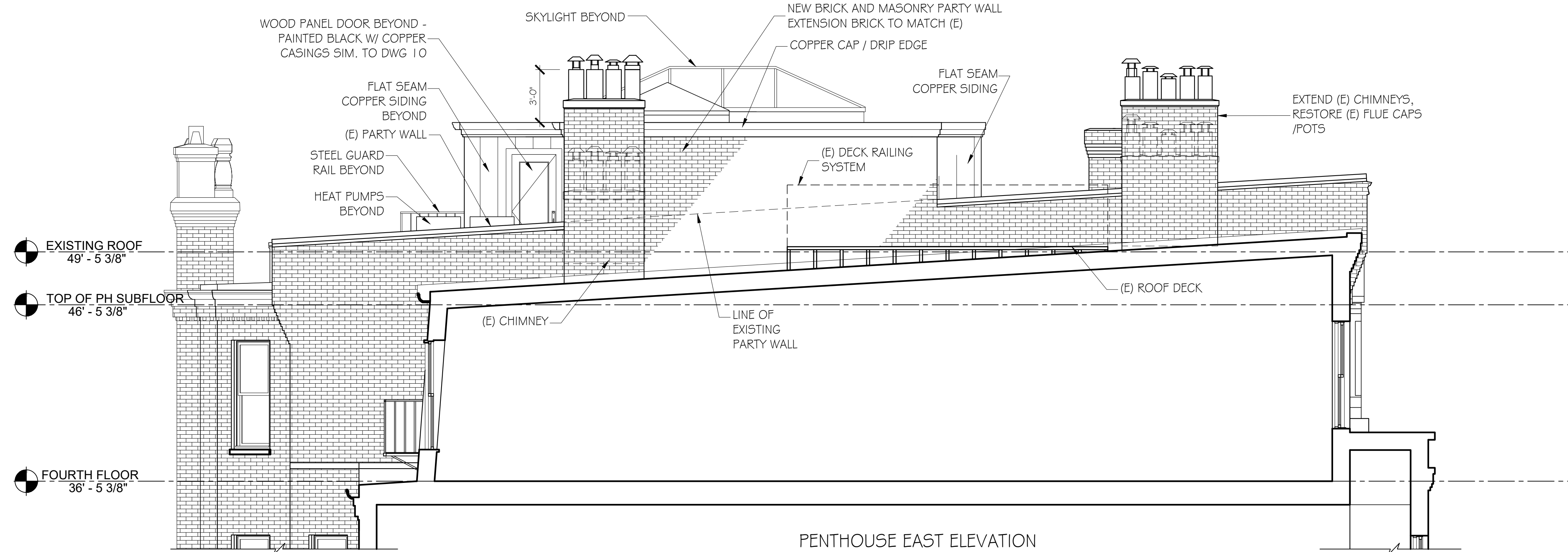
PENTHOUSE SOUTH  
BUILDING ELEVATION



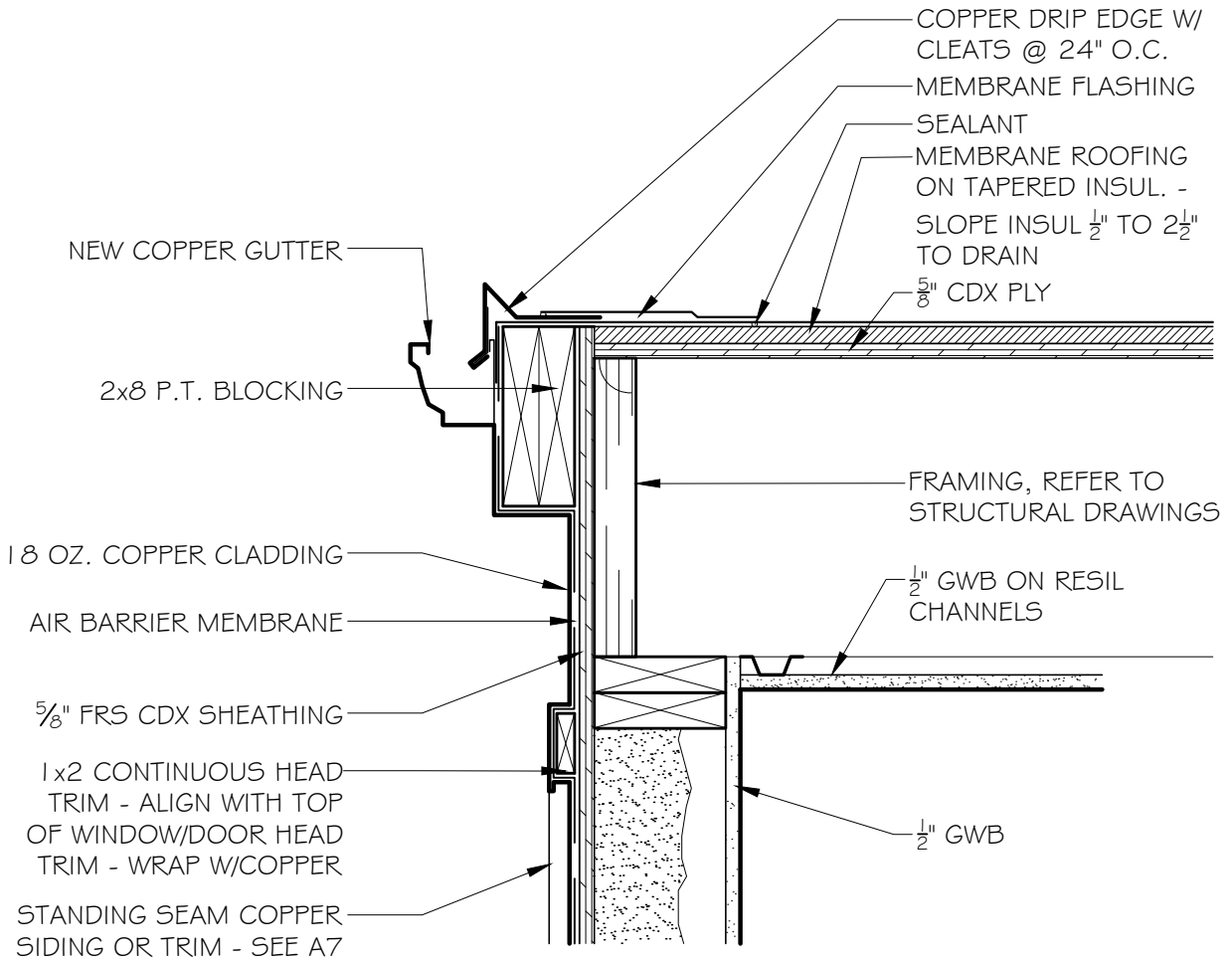
PENTHOUSE NORTH  
BUILDING ELEVATION



PENTHOUSE WEST ELEVATION



PENTHOUSE EAST ELEVATION



① COPPER CLAD PENTHOUSE WALL @ ROOF DETAIL

1 1/2" = 1'-0"

JOB NO: 2019

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

DATE: 05.13.2022

COPPER CLAD PENTHOUSE WALL DETAIL

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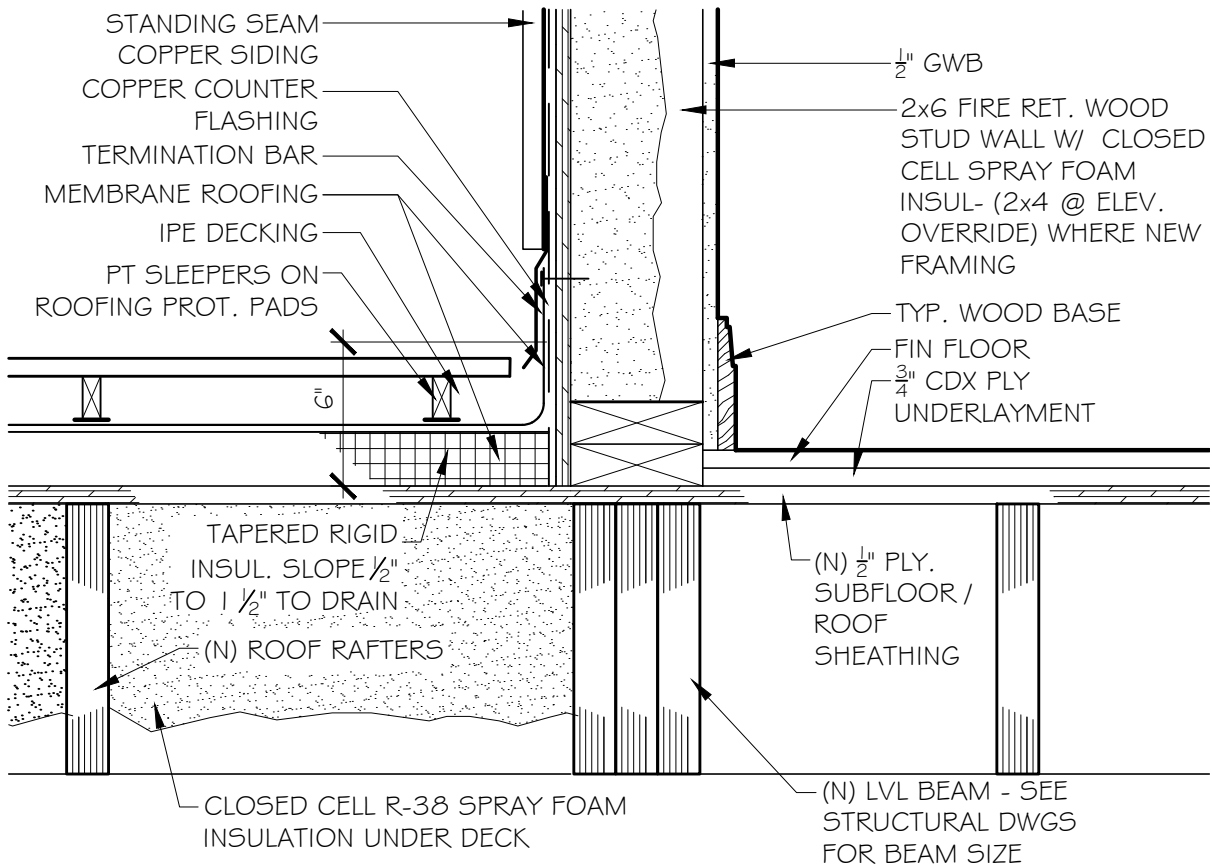
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① COPPER CLAD PENTHOUSE WALL @ DECK

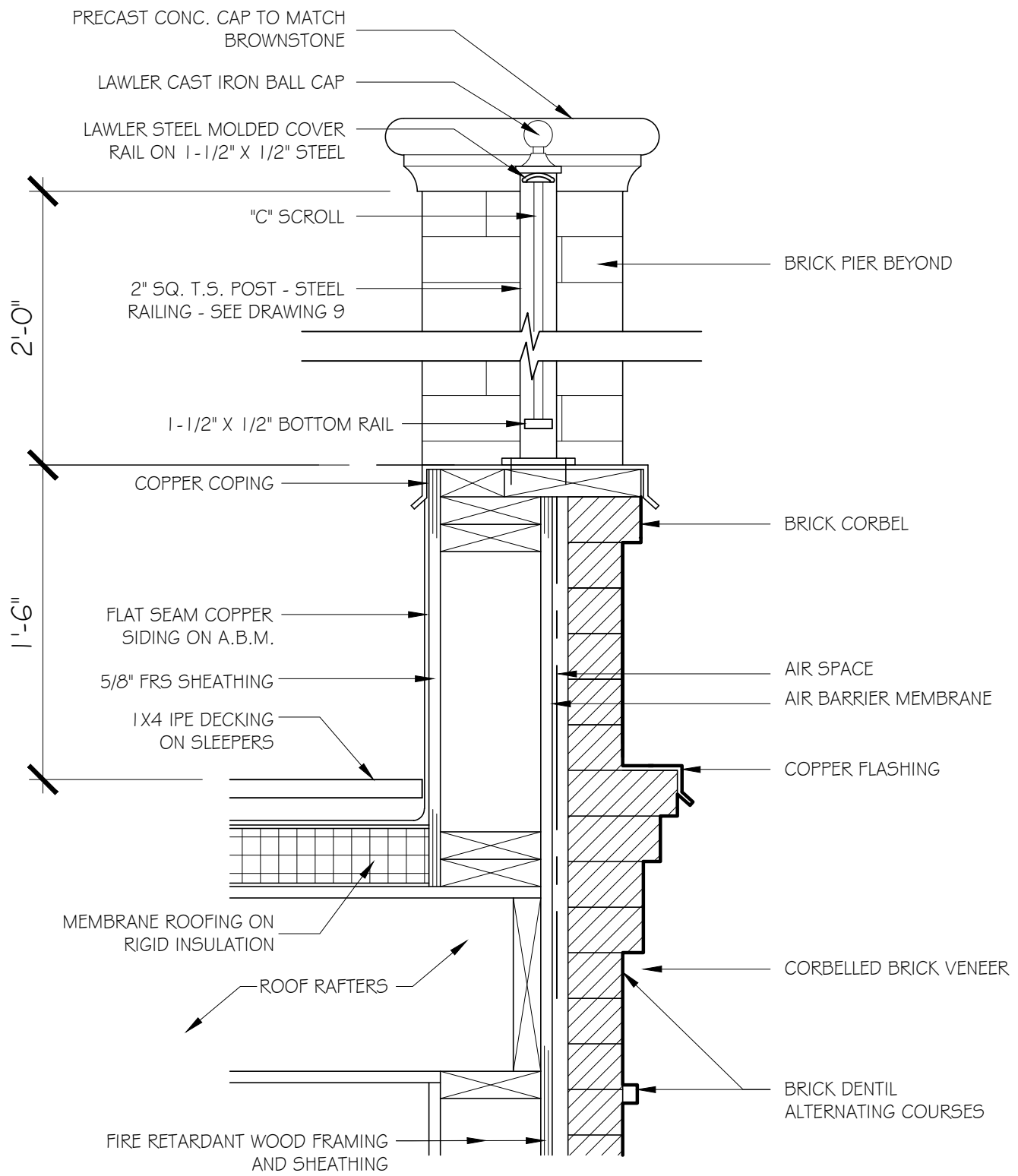
1 1/2" = 1'-0"

JOB NO: 2019 SCALE: 1-1/2" = 1'-0" DATE: 05.13.2022

COPPER CLAD PENTHOUSE WALL DETAIL @ DECK

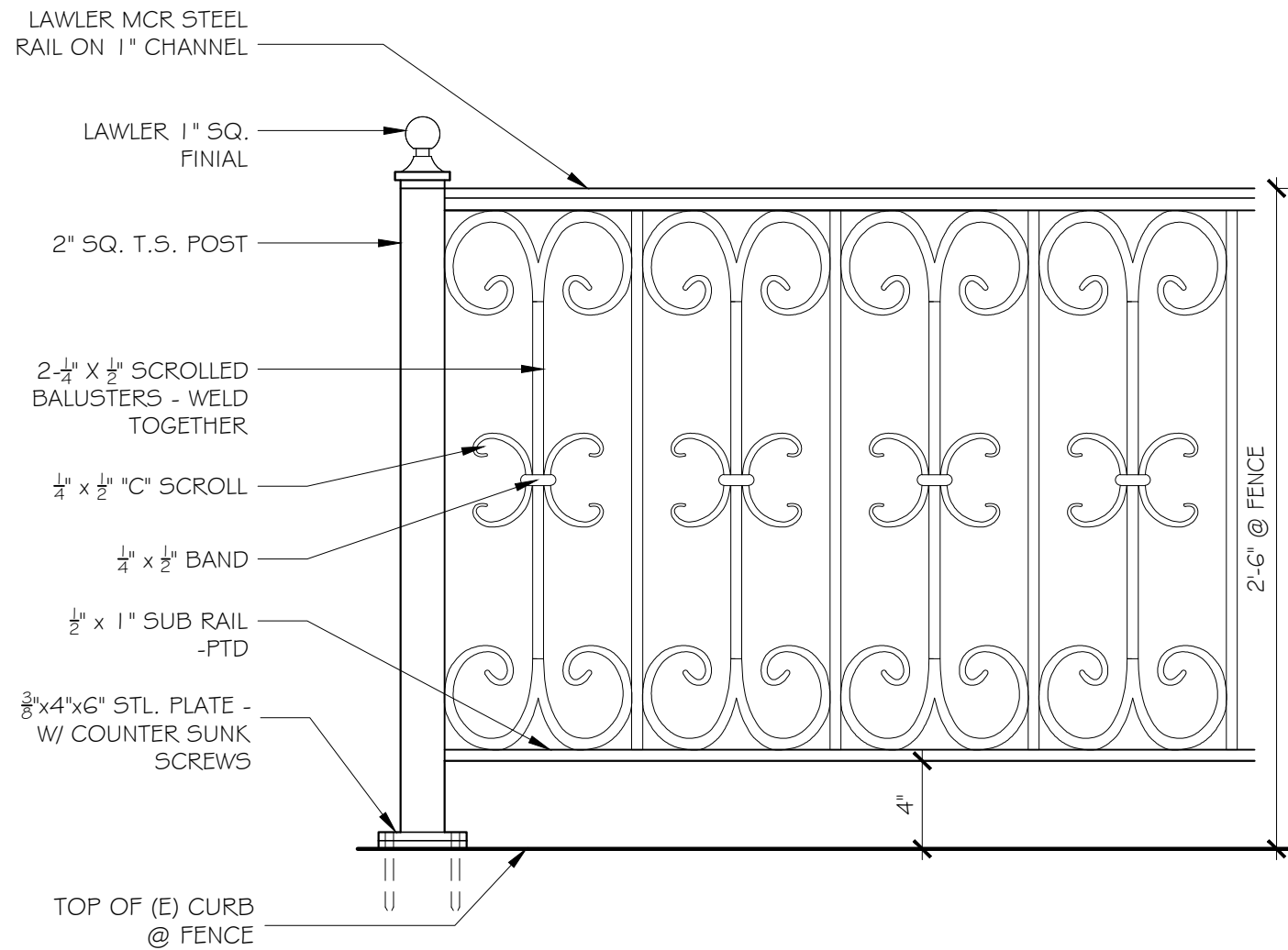
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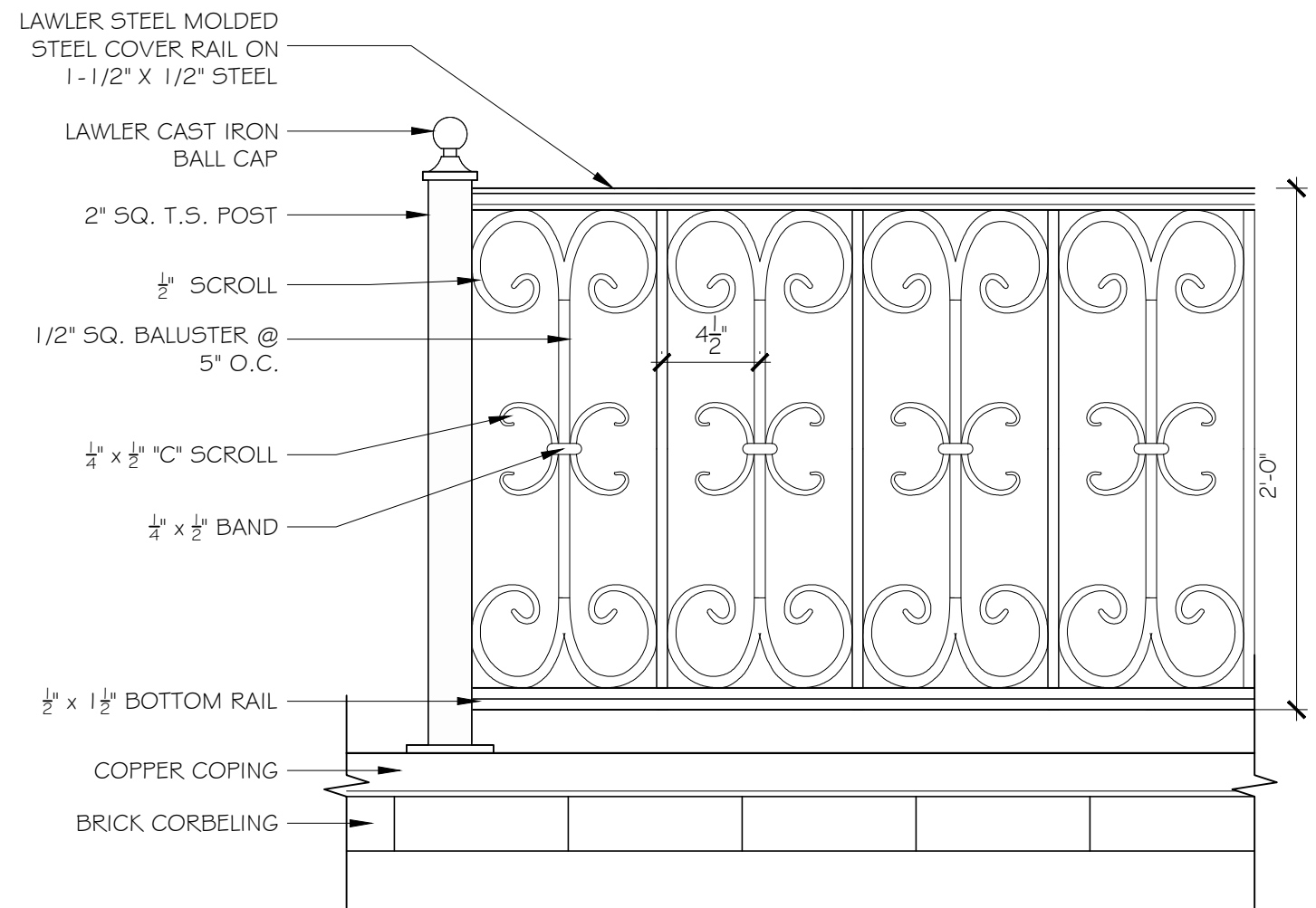


1 PARAPET DETAIL

JOB NO: 2019	SCALE: 1-1/2" = 1'-0"	DATE: 05.13.2022	PARAPET DETAIL	8
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① TYPICAL RAILING @ FENCE



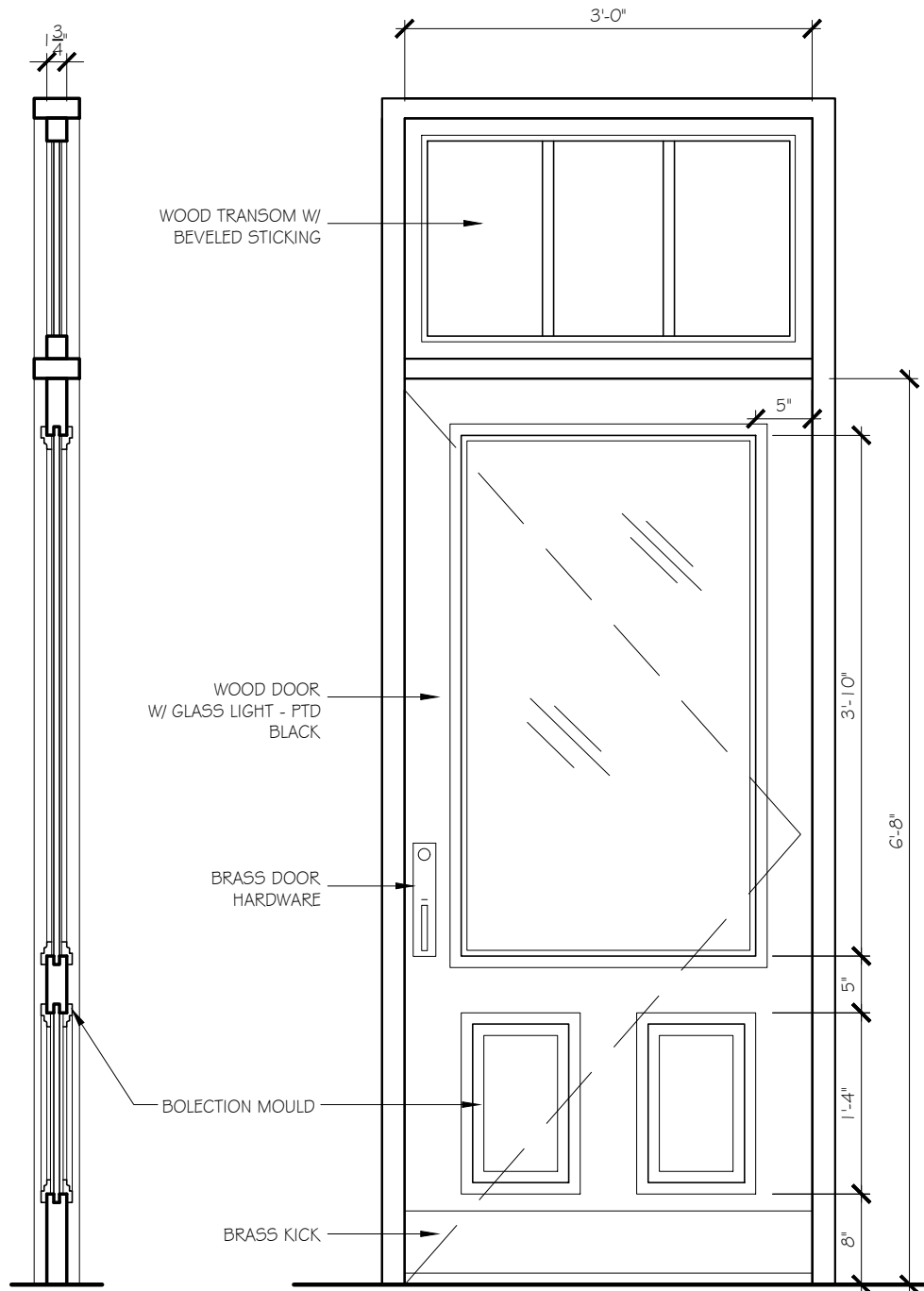
② PARAPET RAILING DETAIL @ ADDITION

JOB NO:2019    SCALE: 1 1/2" = 1'-0"    DATE: 05.13.22

PROPOSED EXTERIOR RAILING SYSTEM ELEVATIONS

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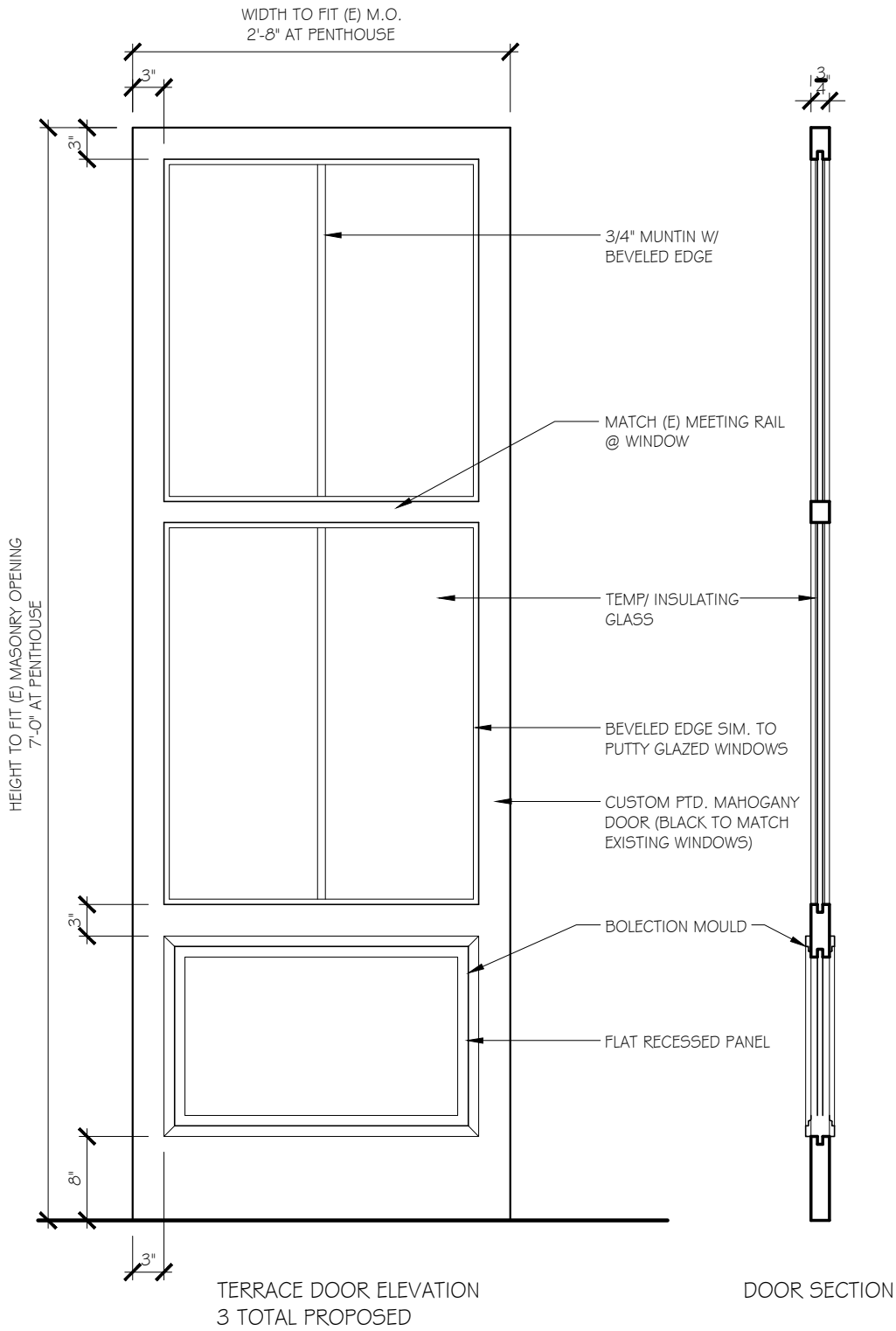
DOOR SECTION

REAR ENTRY DOOR ELEVATION

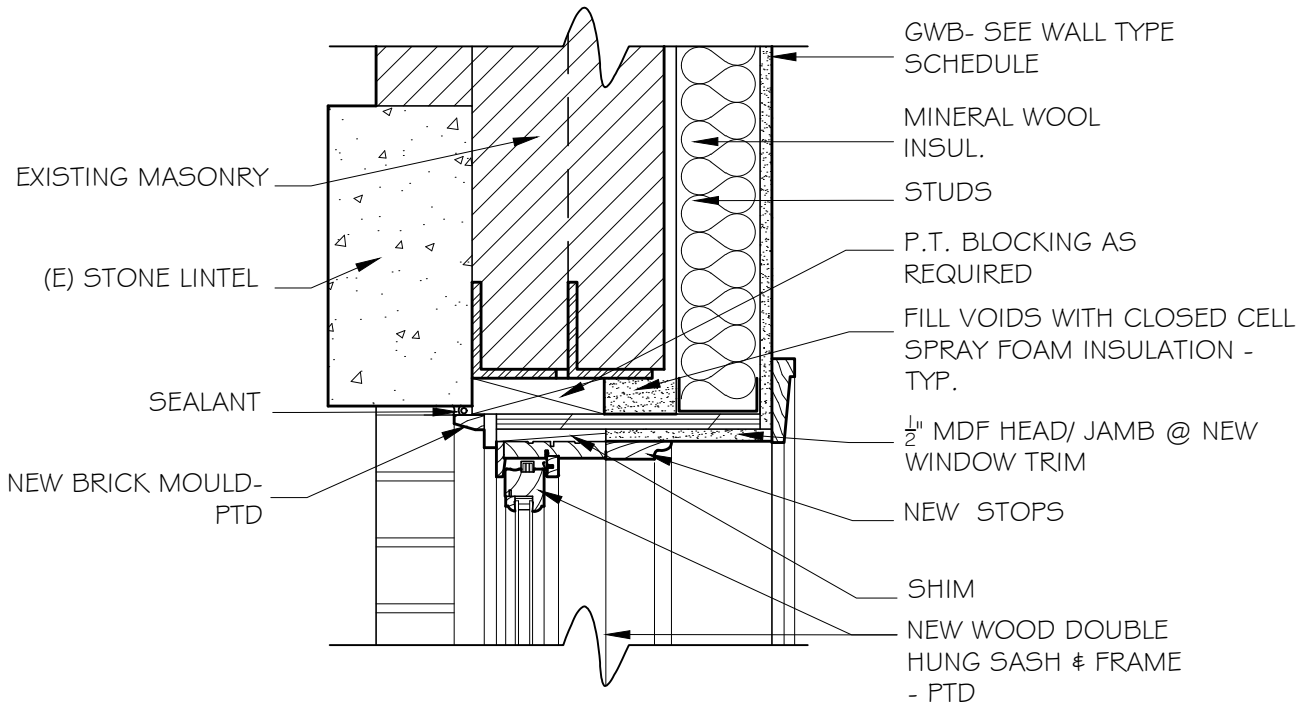
JOB NO: 2019	SCALE: $\frac{3}{4}'' = 1'-0''$	DATE: 05.13.2022	REAR ENTRY DOOR ELEVATION & SECTION	10
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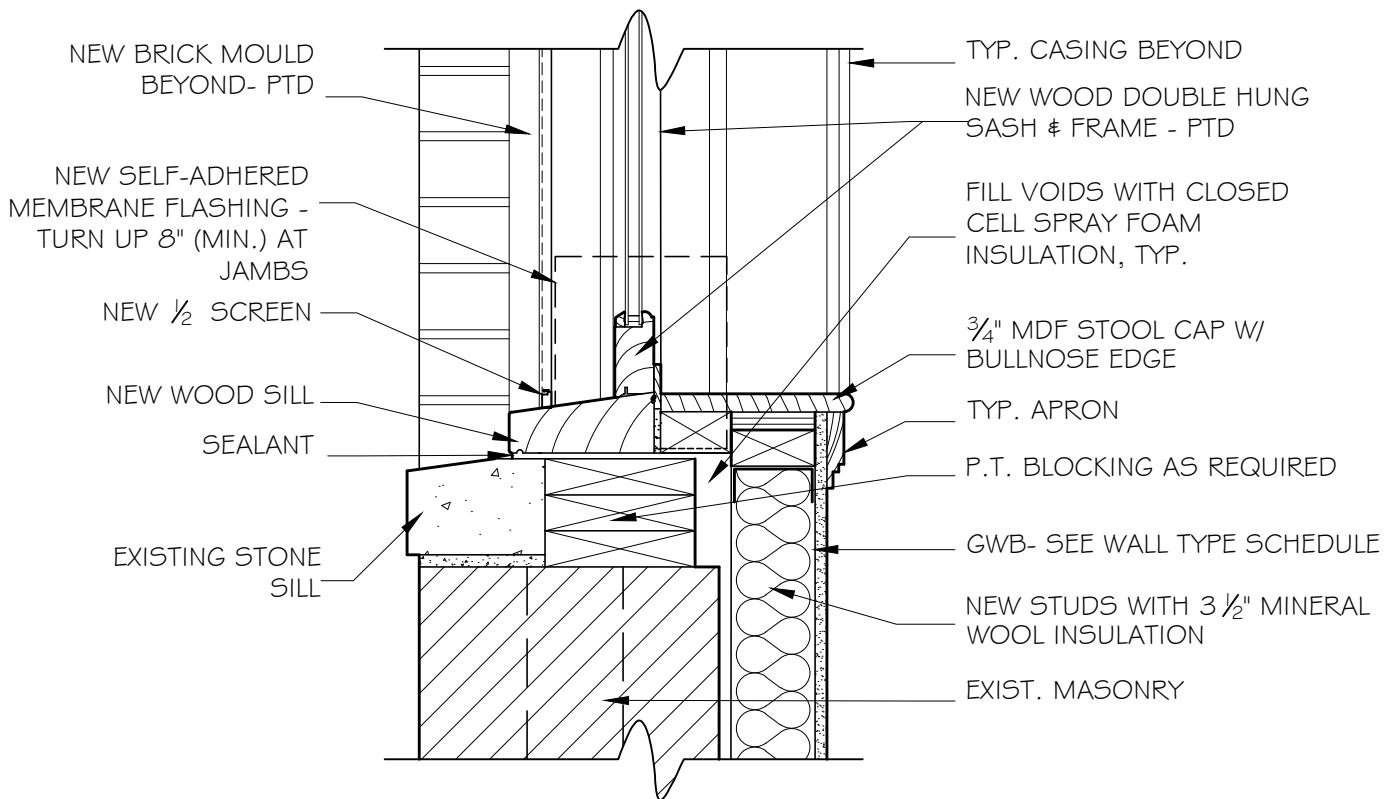


JOB NO: 2019	SCALE: 3/4" = 1'-0"	DATE: 05.13.2022	TERRACE DOOR ELEVATION & SECTION	11
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① TYP. WINDOW HEAD DETAIL IN MASONRY OPNG (JAMB SIMILAR)

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: 05.13.22	TYP.WINDOW HEAD & SILL DETAILS	12
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Mock Up @ Alley - Looking North West



Mock Up @ Comm. Ave. Mall - Looking South





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DOT 382775

Mock Up @ Comm. Ave. - Looking South



Mock Up @ Comm. Ave. - Looking South West



222

AUTHORIZED  
PARKING ONLY  
VIOLATORS  
WILL BE  
TOWED

Mock Up @ Alley - Looking North



Mock Up @ Alley - Looking North East