

238-240 Commonwealth Avenue BACK BAY - BOSTON

PAYNE | COLLINS

18 Worcester Square, Boston, MA 02118

Tel: 617.308.4887
Tel: 617.694.2757

Revision No. Date

COVERSHEET

238—240 Commonwealth Avenue

Back Bay — Boston — Massachusetts

Date:

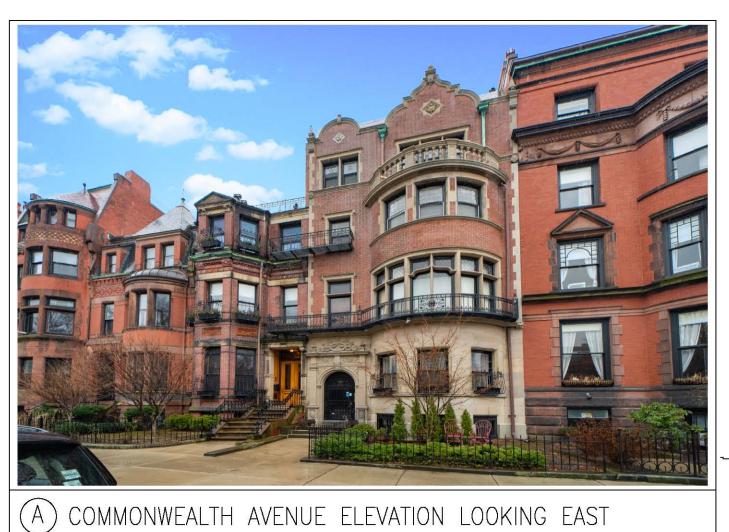
Project Number:

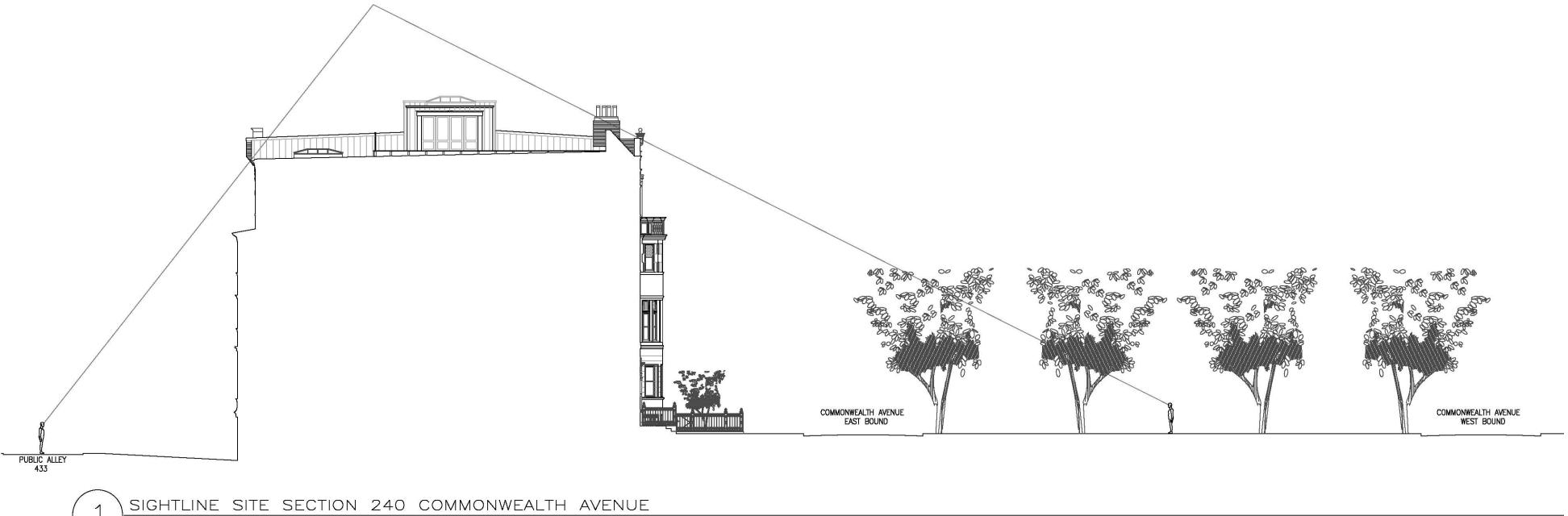
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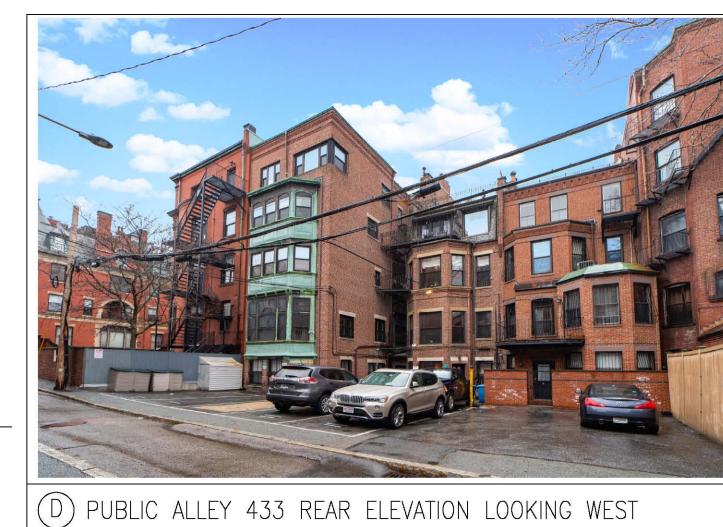
Scale:

N/A









B COMMONWEALTH AVENUE ELEVATION LOOKING WEST

COMMONWEALTH MALL

COMMONWEALTH AVENUE

D

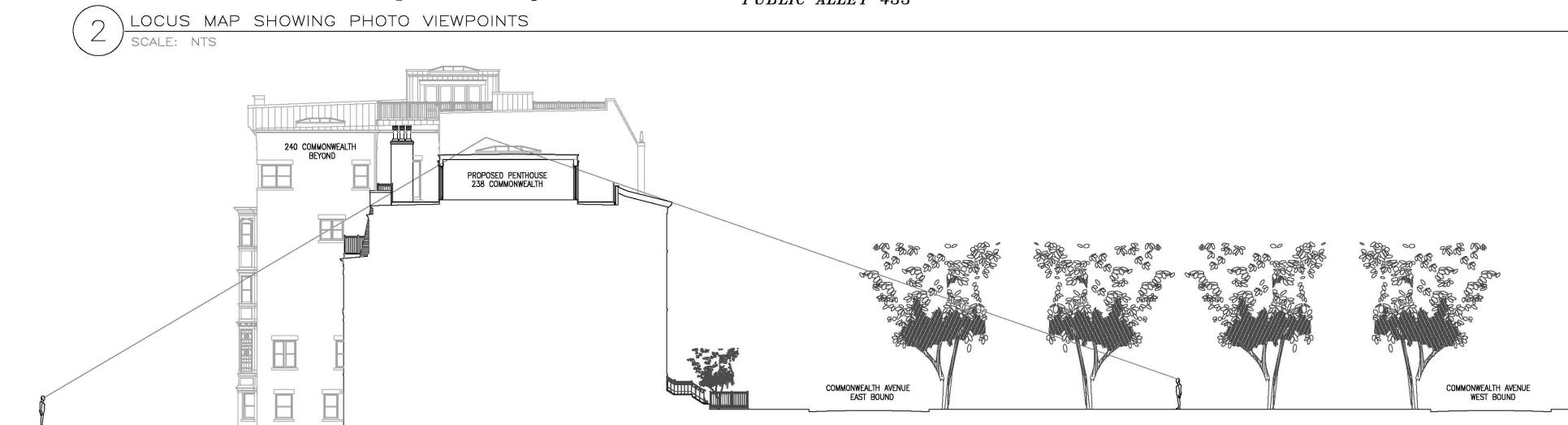
PUBLIC ALLEY 433

COMMONWEALTH AVENUE





© COMMONWEALTH AVENUE ELEVATION LOOKING SOUTH



3 SIGHTLINE SITE SECTION 238 COMMONWEALTH AVENUE SCALE: NTS



(F) COMMONWEALTH AVENUE MALL ELEVATION LOOKING EAST

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PUBLIC ALLEY 433

Locus plan with photo viewpoints and sightline site sections 238-240 Commonwealth Avenue

Back Bay — Boston — Massachusetts

July 21, 2022
RP/PC/SB





WITH BLACK INTERIOR SET ON COPPER CLAD CURB. GLASS (PPG SOLARBAN 60, U-FACTOR 0.55) (N) HEADHOUSE (NO FLOOR AREA) FLAT-SEAMED

COPPER CLAD WITH DECORATIVE CORNICE AND BANDING NOT VISIBLE FROM COMMONWEALTH AVENUE MALL

STAIRCASE, BLACK POWDER COAT EXTERIOR METAL FINISH

- (N) REPLACE MANSARD ROOF SLATE TILES IN-KIND, MATCH COLOR, SIZE AND HISTORIC DETAILING, INCLUDING COPPER STEP-FLASHING

CONDUCTOR HEAD/LEADERS

GLOSS BLACK WITH BLACK CAULKING

(N) FIVE (5) PROVIDE NEW LEADED GLASS DIAMOND PATTERN AS SHOWN IN NEW SASH WINDOWS

(N) COPPER DOWNSPOUTS AND DUPLICATE HISTORIC

(N) SEVEN (7) BELISLE, MAHOGANY WOOD SASH WINDOWS INCLUDING SASH, SILL AND FRAME: 1/1 DOUBLE HUNG, DOUBLE GLAZED (U0.30) WITH (N) BRICKMOLD AND HALF-SCREENS. PAINT

(N) RESTORE ALL HISTORIC LEADED GLASS; SET IN (N) WOOD SASH WITH GLASS OUTER PROTECTION LAYER

(N) 20 OZ (99.9%cu) COPPER DOWNSPOUT, GUTTER, EDGE FLASHING AND BRACKETS. DUPLICATE ALL HISTORIC COPPER FLASHING DETAILS IN-KIND

(N) RESTORE ALL HISTORIC LEADED GLASS; SET IN (N) CURVED WOOD SASH WITH CURVED GLASS OUTER PROTECTION LAYER, WOOD FRAMES AND BRICKMOLD. PAINT GLOSS BLACK

(N) POWERWASH/CLEAN, CUT AND REPOINT 100% OF FRONT FACADE, INCLUDING BRICK MASONRY, STONE WORK AND ALL DECORATIVE ELEMENTS. PROVIDE MORTAR SAMPLE FOR APPROVAL

(N) TWELVE (12) BELISLE, MAHOGANY WOOD CURVED SASH + CURVED GLASS WINDOWS INCLUDING SASH, SILL AND FRAME: 1/1 DOUBLE HUNG, DOUBLE GLAZED (U0.30) WITH (N) BRICKMOLD AND HALF-SCREENS. PAINT GLOSS BLACK WITH BLACK CAULKING WWW.BELISLEWINDOWS.COM

(N) REFURBISH EXISTING DECORATIVE IRON RAILING. MODIFY PORTION THAT EXTENDS TO 238 AS SHOWN RELATING TO HISTORIC PHOTOGRAPH. PAINT GLOSS BLACK

(N) REFURBISH EXISTING DECORATIVE IRON ENTRY GATE WITH NEW HARDWARE. PAINT GLOSS BLACK

(N) (3) THREE CURVED WOOD SASH WITH CURVED GLASS CASEMENT WINDOWS, WOOD FRAMES AND

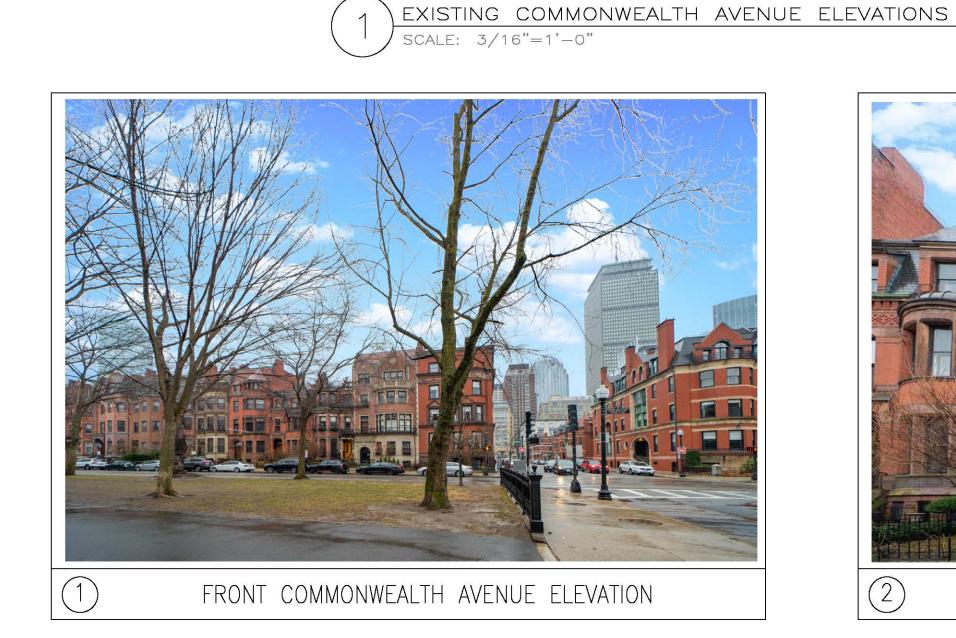
(N) CAST-IRON DRAIN CONNECTOR. PAINT GLOSS BLACK

238 COMMONWEALTH AVENUE PROPOSED COMMONWEALTH AVENUE ELEVATIONS SCALE: 3/16"=1'-0"

₹05

BE BE

3.Q.S



₹05

238 COMMONWEALTH AVENUE

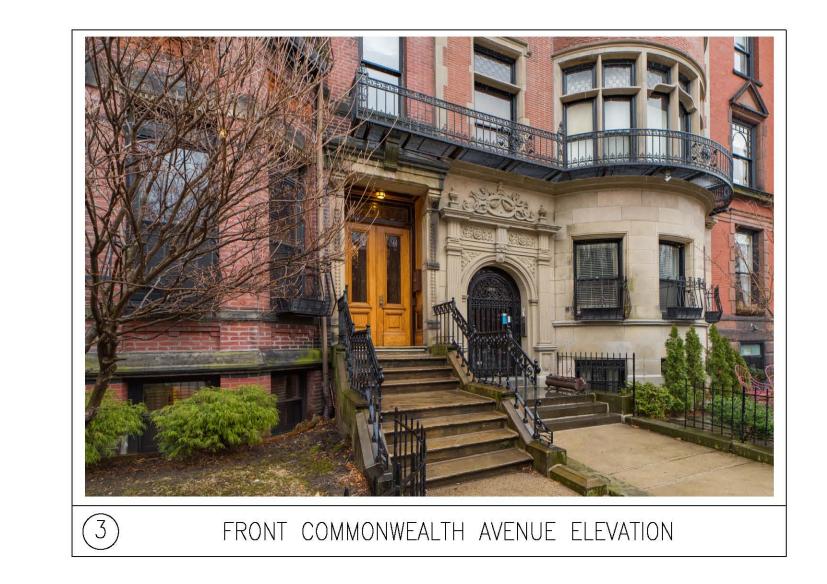
305

4200

E E



240 COMMONWEALTH AVENUE





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(N) DEMOLISH EXISTING HEADHOUSE, SKYLIGHTS AND -

ELEVATOR OVERRIDE. REFER TO EXISITNG ROOF PLAN

(N) DEMOLISH EXISTING HEADHOUSE AND ROOFTOP -

(N) REMOVE EXISTING ROOF DECK AND DECK ----

(N) REMOVE EXISTING IRON WINDOW GRATES AND SUPERFLUOUS FIRE ESCAPES (NO NEED

(N) REMOVE EXISTING IRON WINDOW GRATES —

BACK PER HISTORIC PHOTO - NO NEED TO

(N) REMOVE EXISTING IRON WINDOW GRATES -

AND MODIFY SUPERFLUOUS FIRE ESCAPES (CUT

TO EXTEND TO 240)

EXTEND TO #238)

FOR ADDITIONAL INFORMATION

ADDITION

EXISTING AND PROPOSED COMMONWEALTH AVENUE ELEVATIONS

(N) ELEVATOR OVERRIDE BEYOND: (N) 20 OZ (99.9cu) -

NOT VISIBLE FROM COMMONWEALTH AVENUE MALL

SOLARBAN 60, U-FACTOR 0.55)

OLD FLUES. WWW.SUPERIORCLAY.COM

AND FRAME AROUND FRENCH DOORS

PAÍNTED GLOSS BLACK

CORNICE AND TOP CAP

FLASHING DETAILS

SAMPLE FOR APPROVAL

DOORS. PAINT GLOSS BLACK

RAILINGS. PAINT GLOSS BLACK

FLUSH WITH STONE SURFACE)

(N) PENTHOUSE ADDITION: 20 OZ (99.0cu) ---

(N) SUNKEN DECK RAILING (10" EXPOSED) -

FLAT-SEAMED COPPER CLAD WITH DECORATIVE CORNICE

MINIMALLY VISIBLE FROM COMMONWEALTH AVENUE MALL

FLAT-SEAM COPPER CLADDING (MINIMAL HEIGHT PER CODE)

(N) PYRAMIDAL SKYLIGHT 10'0"X13'0" BLACK POWDER COAT -METAL FINISH. SET ON COPPER CLAD CURB. GLASS (PPG

(N) 20 OZ (99.9%cu) OGEE SHAPED COPPER GUTTER AND -

(N) 5" DECORATIVE 20 OZ (99.9%cu) OGEE SHAPED COPPER -

MANSARD ROOF: (N) NATURAL SLATE TILE - MATCH SHAPE, -DIMENSIONS AND COLOR. DUPLICATE HISTORIC COPPER STEP-FLASHING DETAILS. PROVIDE SAMPLE MOCKUP

(N) 20 OZ (99.9%cu) COPPER DOWNSPOUT, GUTTER, EDGE -FLASHING AND BRACKETS. DUPLICATE ALL HISTORIC COPPER

(N) ELEVEN (11) BELISLE, MAHOGANY WOOD WINDOWS INCLUDING -SASH, SILL AND FRAME; 1/1 DOUBLE HUNG, DOUBLE GLAZED (U0.30) WITH (N) BRICKMOLD AND HALF-SCREENS. PAINT GLOSS

BLACK WITH BLACK CAULKING WWW.BELISLEWINDOWS.COM

(N) POWERWASH/CLEAN, CUT AND REPOINT 100% OF -FRONT FACADE, INCLUDING BRICK MASONRY, STONE

WORK AND ALL DECORATIVE ELEMENTS. PROVIDE MORTAR

(N) BFD HORN/STROBE (RECESS RED BACKBOX INTO LIMESTONE SO ONLY ——

(N) SOLID BRONZE FDC/STANDPIPE WITH BRONZE DRAIN BELOW. LOCATE BELL LOW (RED BACKBOX RECESSED INTO LIMESTONE SO ONLY BELL IS

(N) THREE (3) BASEMENT WOOD SASH CASEMENT WINDOWS, WOOD FRAMES AND BRICKMOLD. PAINT GLOSS BLACK

(N) CAST-IRON DRAIN CONNECTOR. PAINT GLOSS BLACK -

-(N) REMOVE EXISTING IRON WINDOW GRATES

THE COVERPLATE IS FLUSH WITH STONE SURFACE)

(N) REFURBISH EXISTING DECORATIVE IRON STAIR

(N) REMOVE EXISTING IRON WINDOW GRATES

(N) REFURBISH EXISTING HISTORIC EXTERIOR ENTRANCE -

PREFERRED ROOFER: FOLLET ROOFING COMPANY, INC.

TELEPHONE: (617) 212-6664 DON FOLLET

(N) FOUR (4) CLAY CHIMNEY CAPS "DEVONSHIRE" 36"H -WITH (N) CONCRETE CAP AS REQUIRED TO SEAL OFF

238-240 Commonwealth Avenue

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July 21, 2022 Project Number RP/PC/SB Checked By: <u>3/16"=1'-0</u>"

240 COMMONWEALTH AVENUE



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Revision No.

EXISTING AND PROPOSED REAR ELEVATIONS

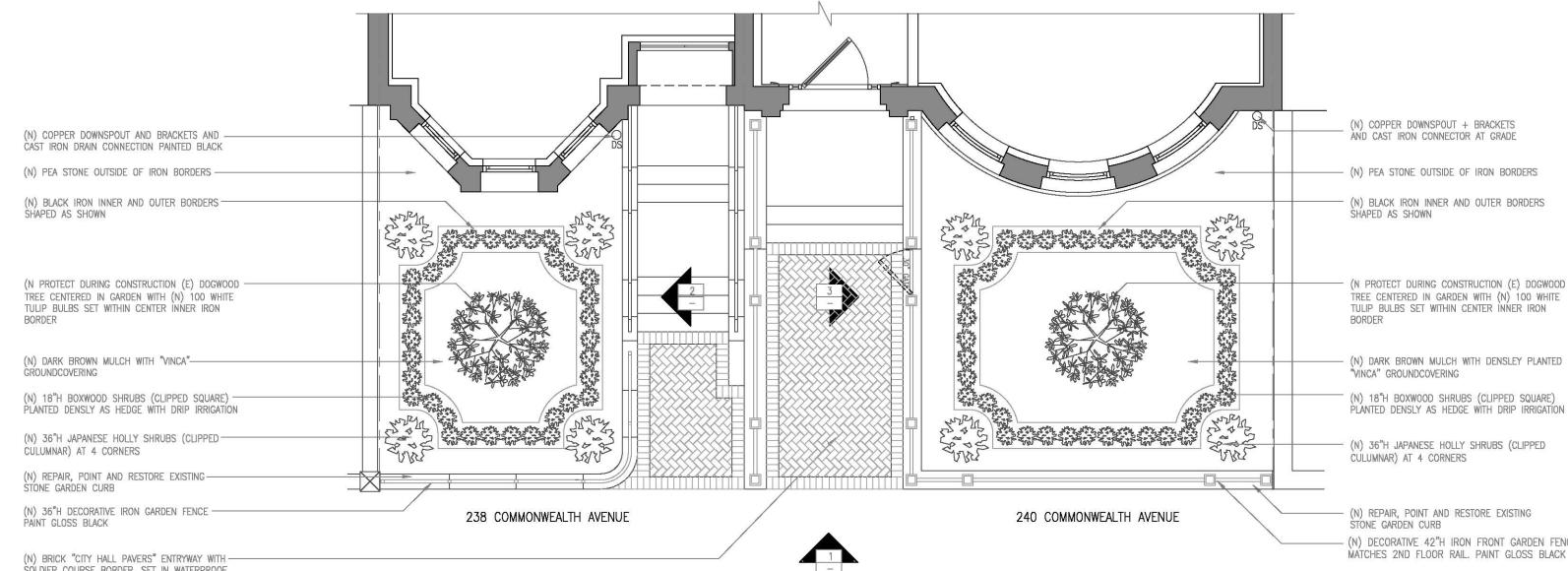
8 - 240	Commonwe	ealth Avenue
Back Ba	ıy — Boston — M	assachusetts

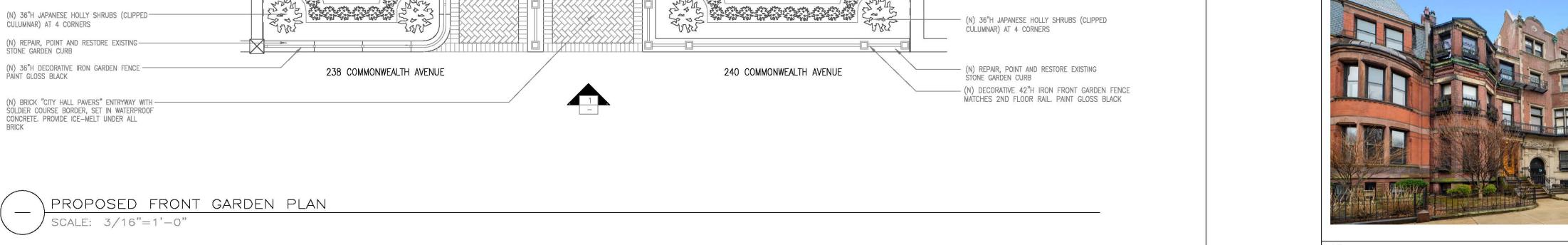
July 21, 2022 Project Number: RP/PC/SB Checked By: 3/16"=1'-0"

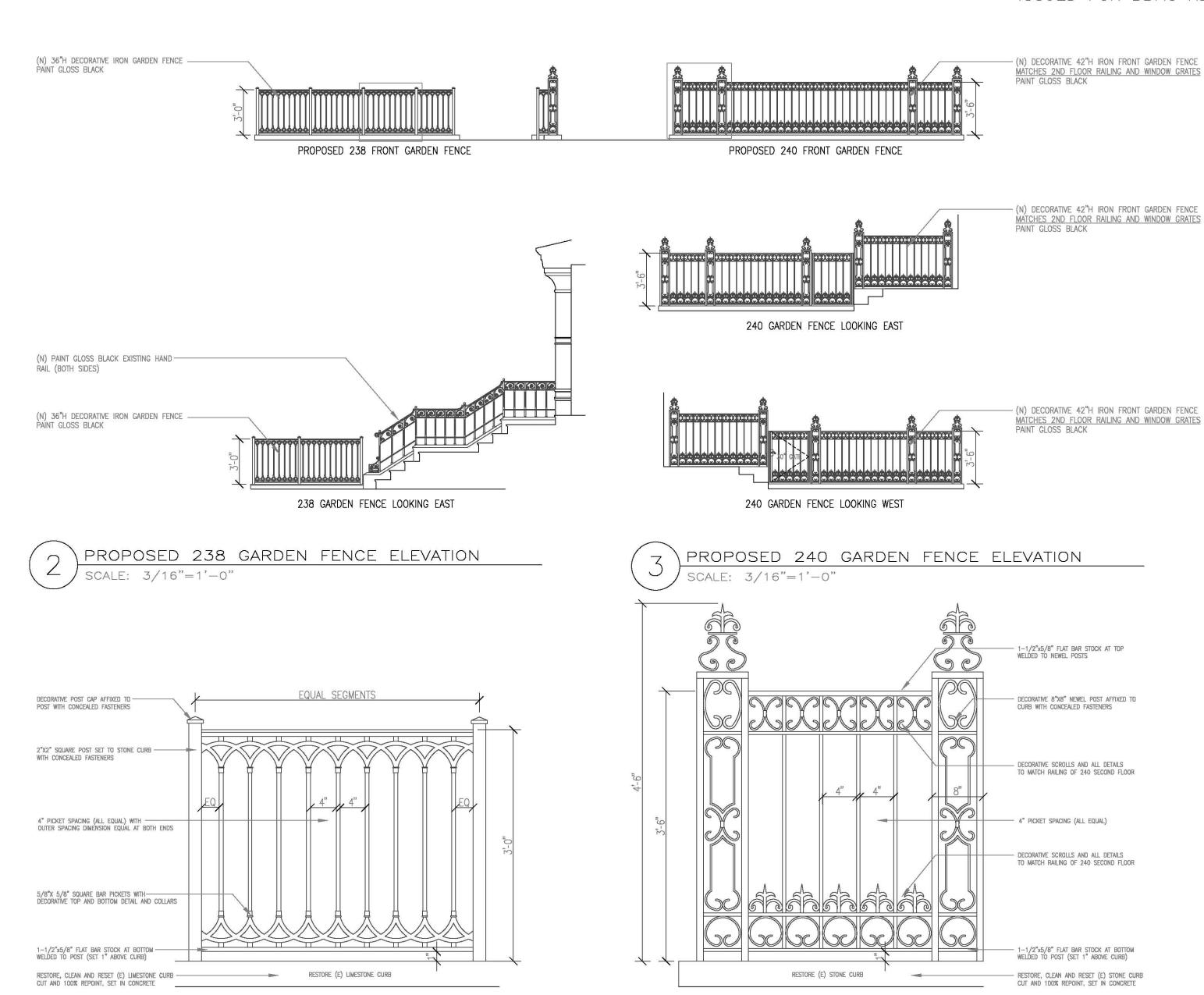












FENCE NOTES:

1.) ALL GALVANIZED STEEL SHALL BE SHOP PRIMED WITH RUST PREVENTATIVE PRIMER & PAINTED OIL GLOSS BLACK

2.) WELDED JOINTS TO BE GROUND, WIRE BRUSHED AND PRIMED BEFORE PAINTING. PROVIDE MOCK—UP FOR QUALITY APPROVAL

3.) RAILING SHALL RESIST 200# OF LATERAL FORCE. FABRICATOR TO DETERMINE BEST, MOST VISUALLY CONCEALED METHOD

4.) FABRICATOR TO SUBMIT SHOP DRAWINGS AND SAMPLE FOR BBAC/ARCHITECT'S APPROVAL PRIOR TO PROCEEDING WITH FABRICATION

5. FABRICATOR SHALL PROVIDE ALL HARDWARE INCLUDING DECORATIVE IN—SWING LEVER LATCH, SPRING HINGES FOR FULLY FUNCTIONING GATE FENCE NOTES:

1.) ALL GALVANIZED STEEL SHALL BE SHOP PRIMED WITH RUST PREVENTATIVE PRIMER & PAINTED OIL GLOSS BLACK

2.) WELDED JOINTS TO BE GROUND, WIRE BRUSHED AND PRIMED BEFORE PAINTING, PROVIDE MOCK—UP FOR QUALITY APPROVAL

3.) RAILING SHALL RESIST 200# OF LATERAL FORCE. FABRICATOR TO DETERMINE BEST, MOST VISUALLY CONCEALED METHOD

4.) FABRICATOR TO SUBMIT SHOP DRAWINGS AND SAMPLE FOR BBAC/ARCHITECT'S APPROVAL PRIOR TO PROCEEDING WITH FABRICATION

5. FABRICATOR SHALL PROVIDE ALL HARDWARE INCLUDING DECORATIVE IN—SWING LEVER LATCH, SPRING HINGES FOR FULLY FUNCTIONING GATE PROPOSED 240 FENCE DETAIL PROPOSED 238 FENCE DETAIL SCALE: 1"=1'-0"





PAYNE COLLINS 18 Worcester Square, Boston, MA 02118 Tel: 617.308.4887 Tel: 617.694.2757

PROPOSED FRONT GARDEN PLAN AND ELEVATION GARDEN RAILING ELEVATIONS AND DETAILS

238-240 Commonwealth Avenue Back Bay — Boston — Massachusetts

Date:	July 21, 2022
Project Number:	
Checked By:	RP/PC/SB
Scale:	3/16"=1'-0'

(N) POWERWASH/CLEAN, CUT AND REPOINT 100% OF

FRONT FACADE, INCLUDING BRICK MASONRY, STONE

WORK AND ALL DECORATIVE ELEMENTS. PROVIDE

(N) BELISLE, MAHOGANY WOOD SASH WINDOWS, SILL

AND FRAME: 1/1 DOUBLE HUNG, DOUBLE GLAZED

(N) 12"H "BRADFORD PEAR" TREE WITH MINIMUM

3"-4" CALIPER TRUNK. PROVIDE DRIP IRRIGATION

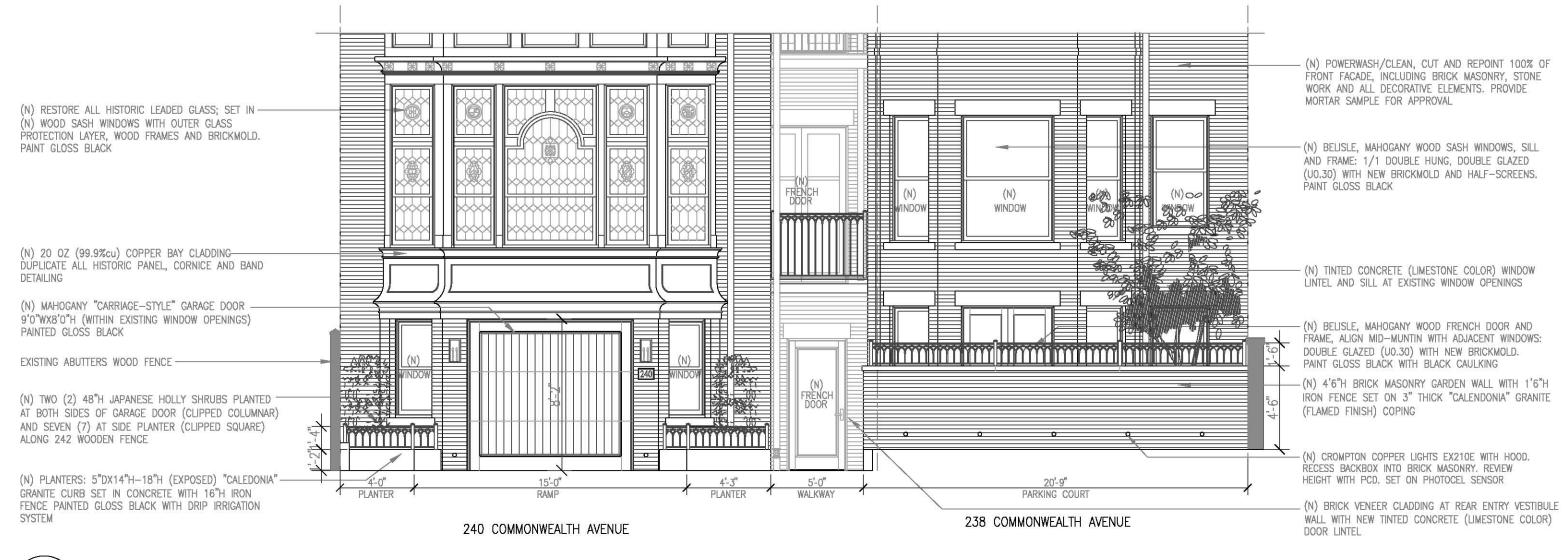
(N) 4'6"H BRICK MASONRY GARDEN WALL WITH 1'6"H

IRON FENCE SET ON 3" THICK "CALENDONIA" GRANITE

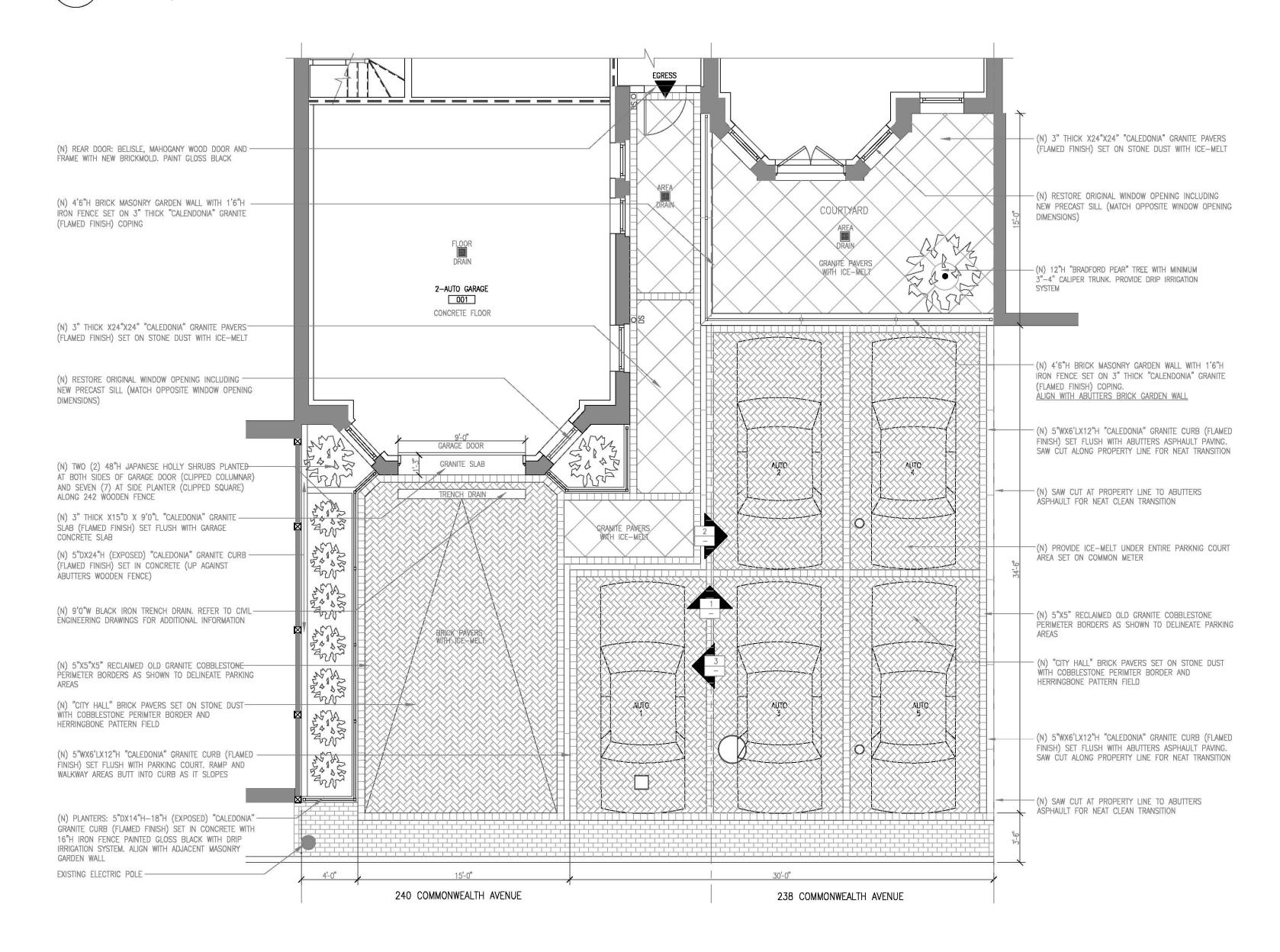
(FLAMED FINISH) COPING AND 12"H BASE

(U0.30) WITH NEW BRICKMOLD AND HALF-SCREENS.

MORTAR SAMPLE FOR APPROVAL



PROPOSED REAR YARD SOUTH ELEVATION SCALE: 3/16"=1'-0"





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PROPOSED REAR YARD PLAN AND ELEVATIONS

238-240 Commonwealth Avenue

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240 Commonwealth Avenue LLC 200 Clarendon Street Boston, MA 02116



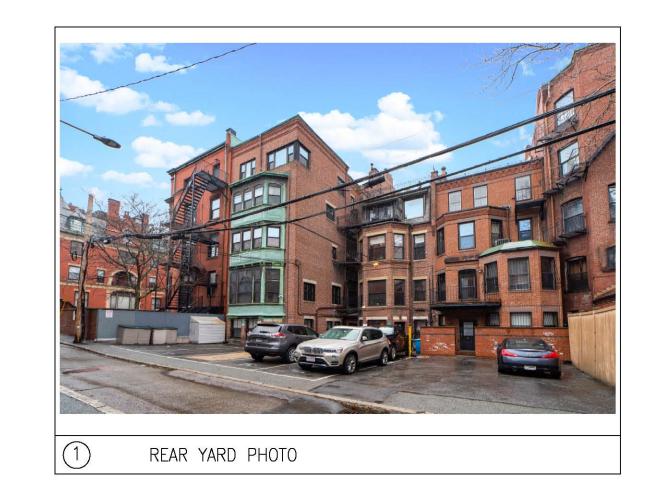


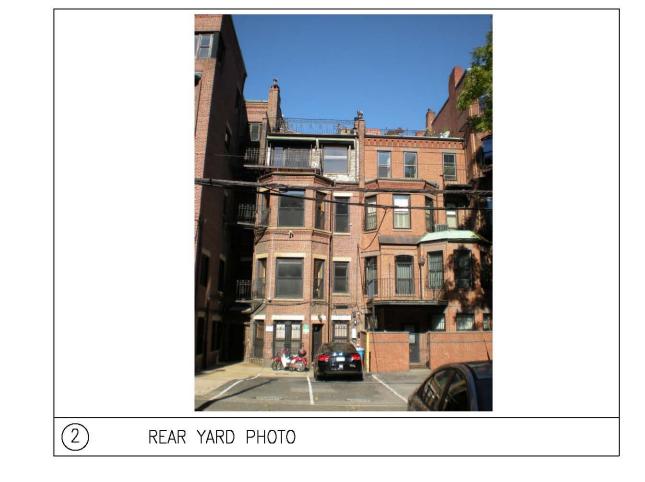
GARDEN WALL

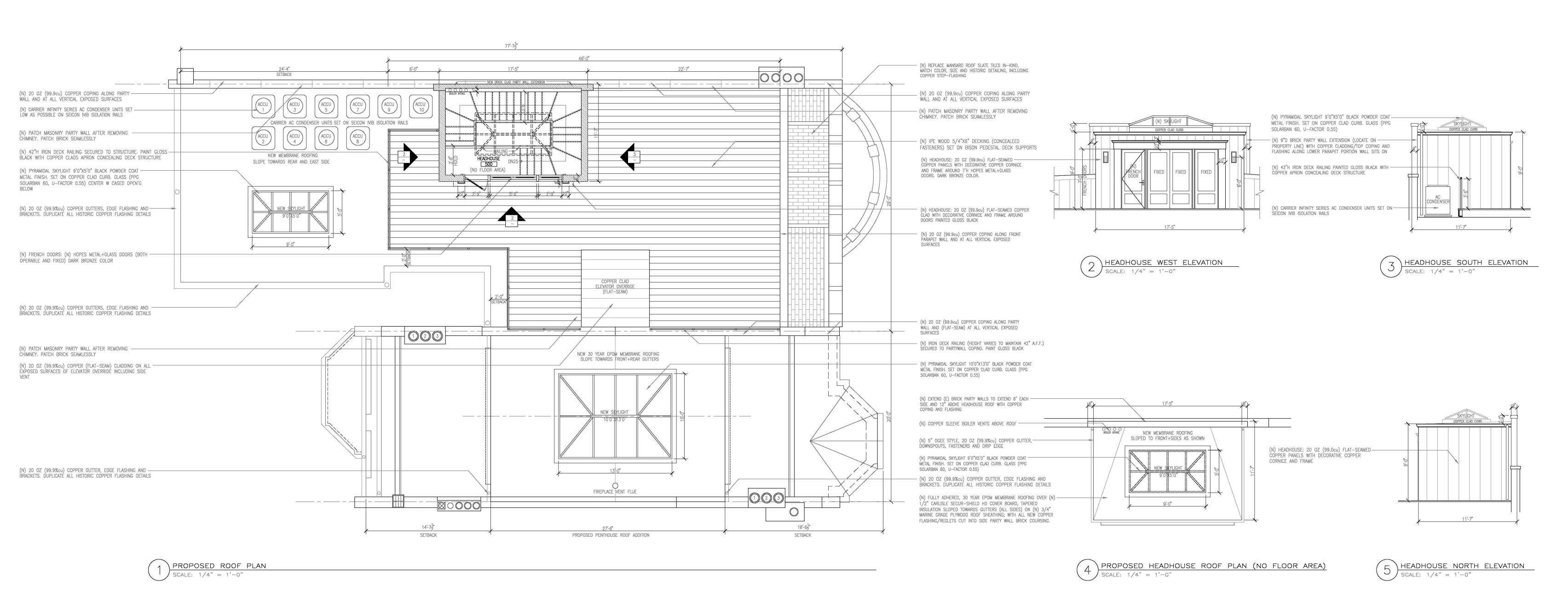


PARKING COURT

PROPOSED REAR YARD WEST ELEVATION SCALE: 3/16"=1'-0"















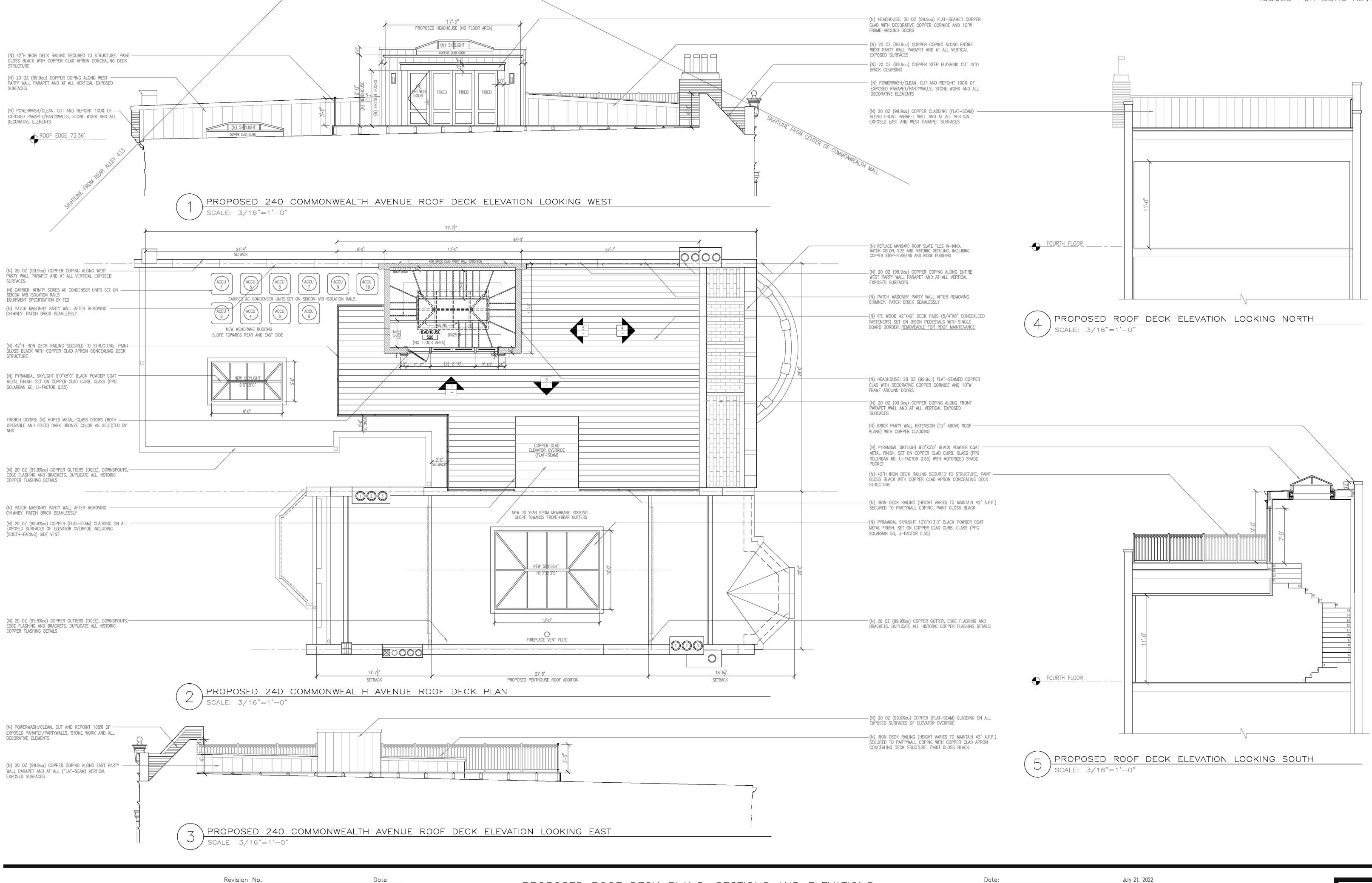
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PROPOSED ROOF DECK PLAN AND HEADHOUSE ELEVATIONS 238-240 Commonwealth Avenue

Back Bay — Boston — Massachusetts

Date:	July 21, 2022
Project Number:	
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Scale:	3/16"=1'-0"





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PROPOSED ROOF DECK PLANS, SECTIONS AND ELEVATIONS

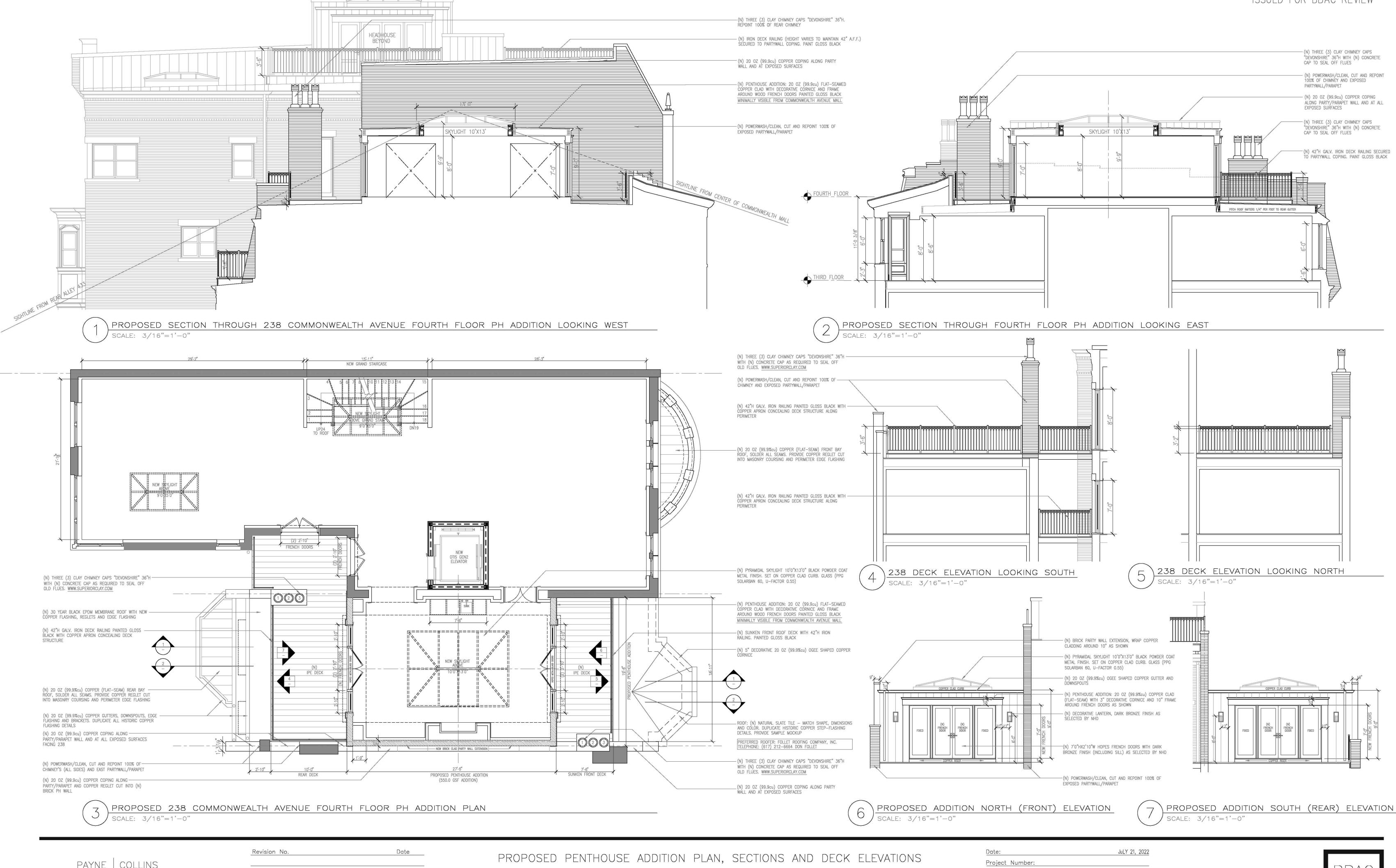
238-240 Commonwealth Avenue

238-240 Commonwealth Avenue

Back Bay - Boston - Massachusetts

Date:	July 21, 2022
Project Number:	
Checked By:	RP/PC/SE
Scale:	3/16"=1'-0'





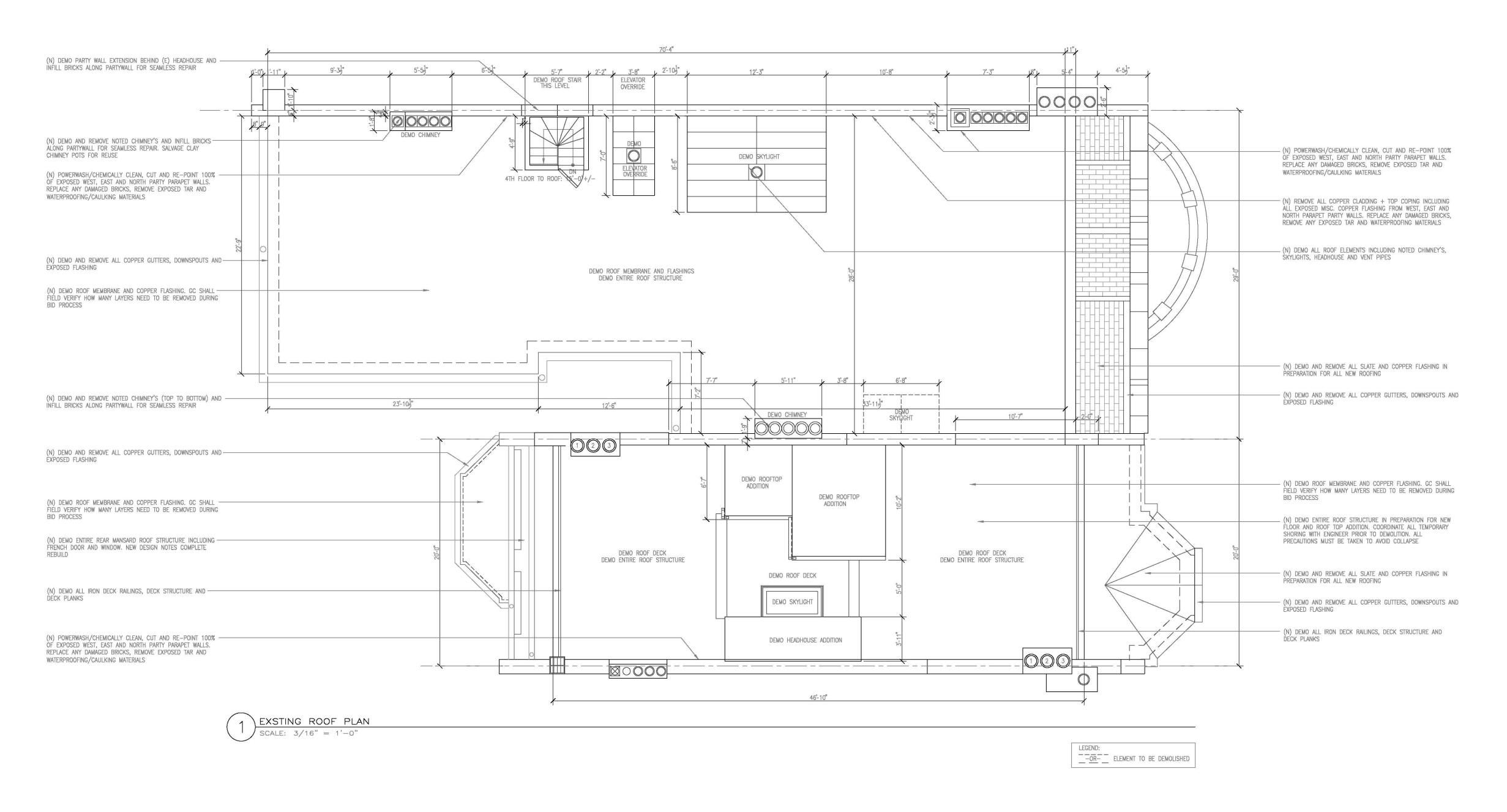
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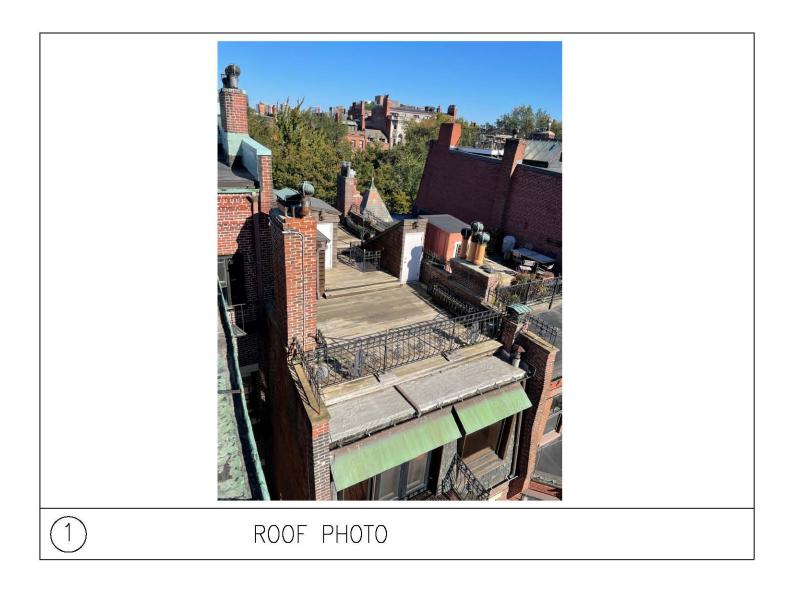
238-240 Commonwealth Avenue

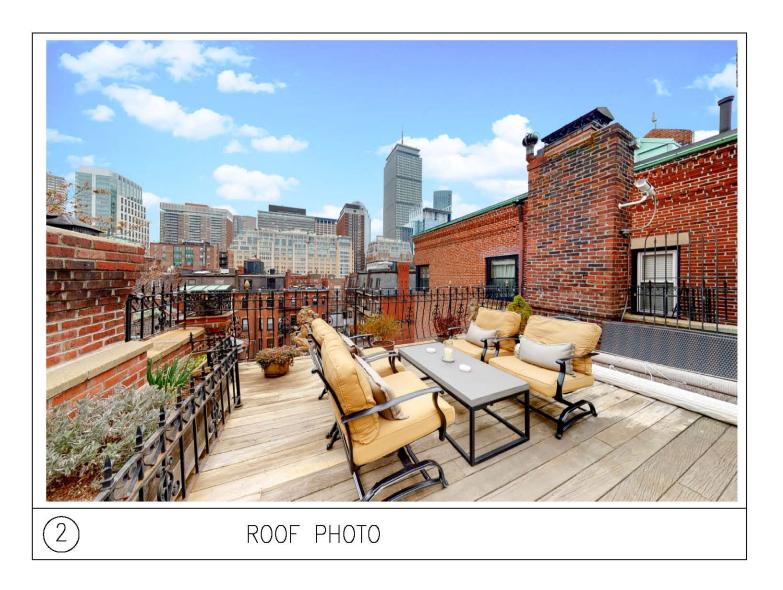
Back Bay - Boston - Massachusetts

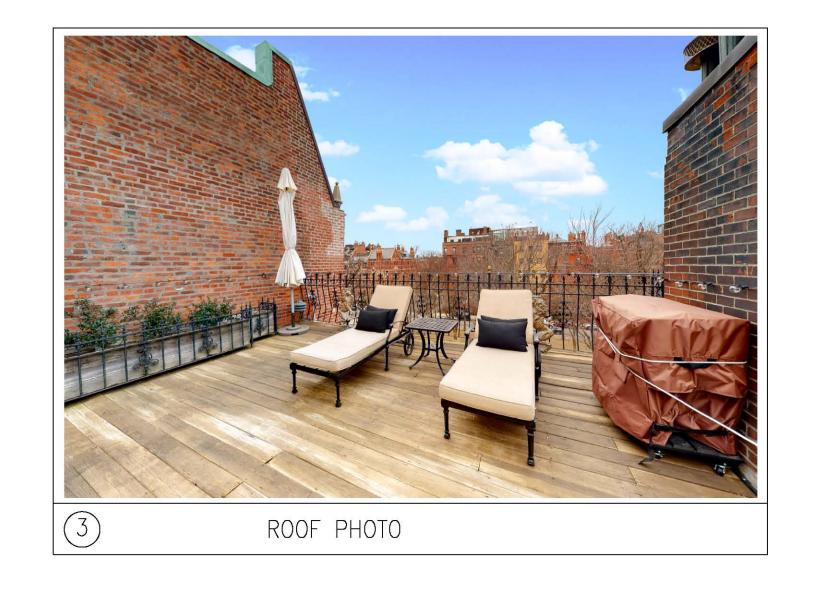
RP/PC/SB Checked By: 3/16"=1'-0"

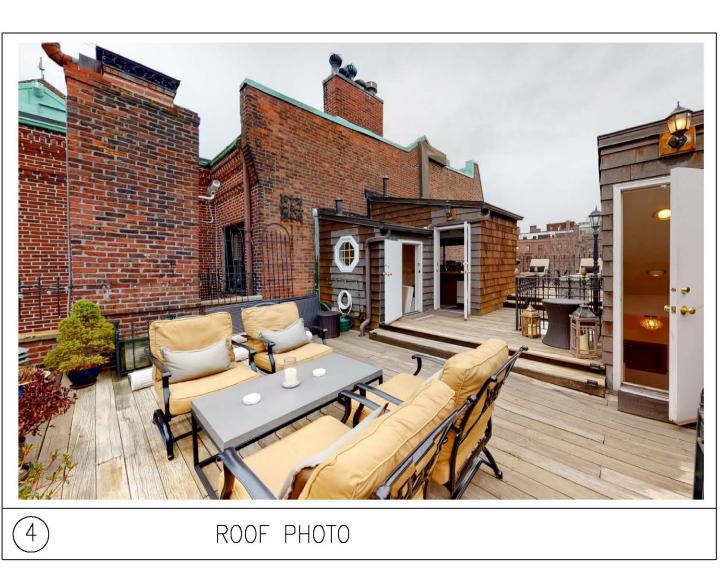












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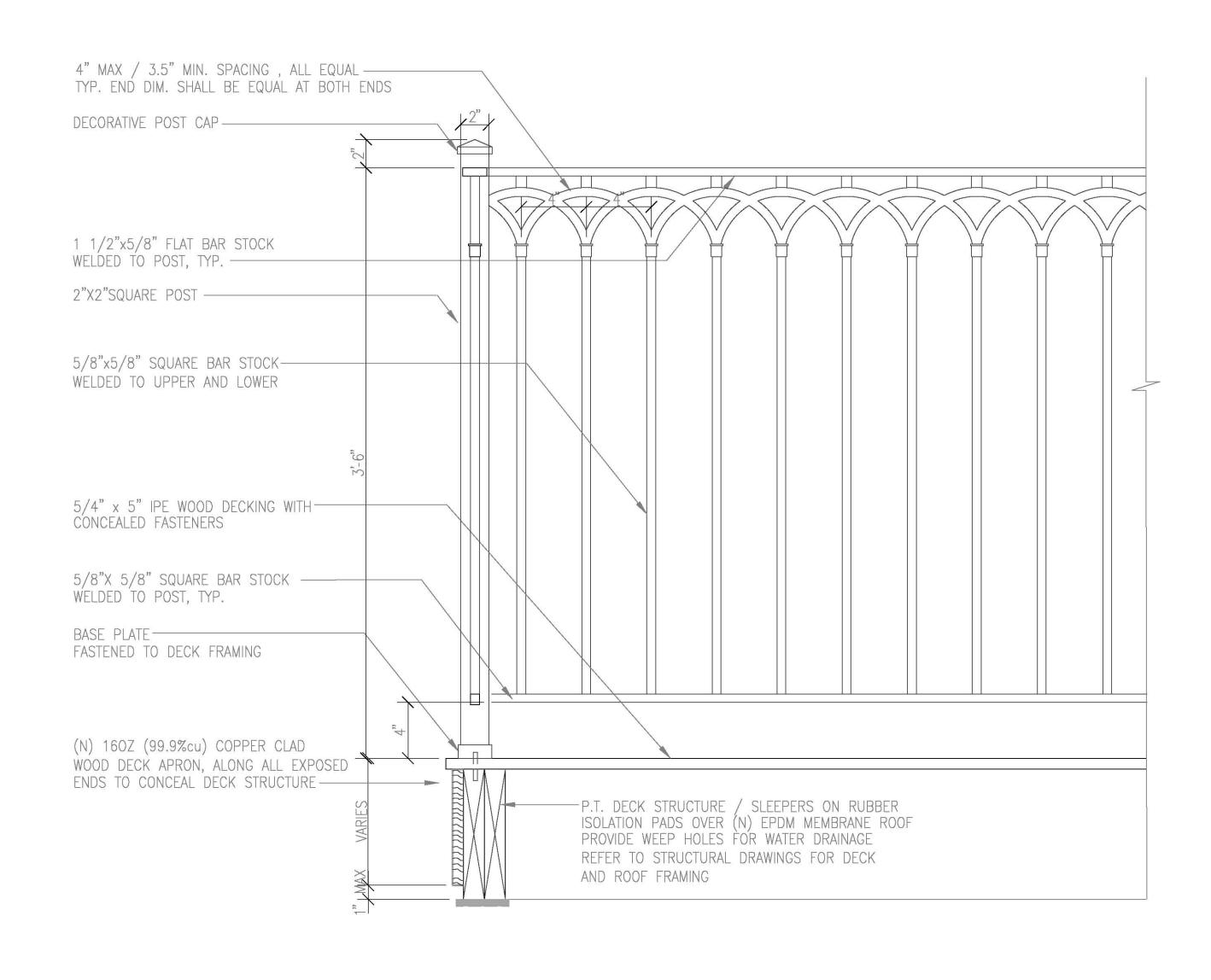
Revision No. Date

EXISTING ROOF PLAN

Back Bay — Boston — Massachusetts

Date:	July 21, 2022
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Scale:	3/16"=1'-0"

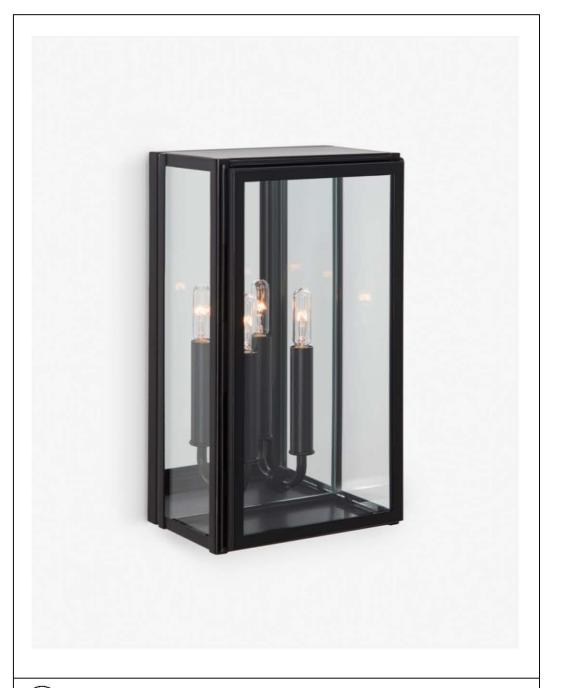




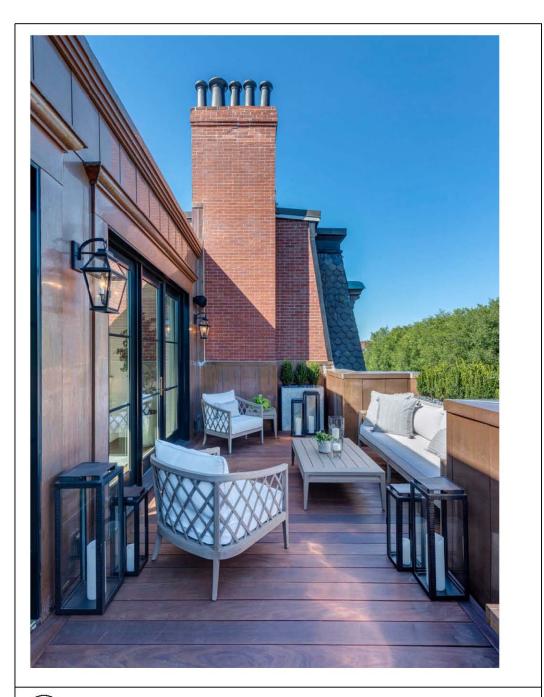


- 1.) ALL. GALVANIZED STEEL SHALL BE SHOP PRIMED W/ RUST PREVENTATIVE PRIMER & PAINTED OIL GLOSS BLACK.
- 2.) WELDED JOINTS TO BE GROUND, WIRE BRUSHED AND PRIMED BEFORE PAINTING. PROVIDE MOCK-UP FOR QUALITY APPROVAL.
- 3.) RAILING SHALL RESIST 200# OF LATERAL FORCE. FABRICATOR TO DETERMINE BEST, MOST VISUALLY CONCEALED METHOD OF ANCHORAGE & SUPPORT REQUIRED.
- 4.) FABRICATOR TO SUBMIT SHOP DRAWINGS AND SAMPLE FOR BBAC/ARCHITECT'S APPROVAL PRIOR TO PROCEEDING WITH FABRICATION & INSTALLATION.



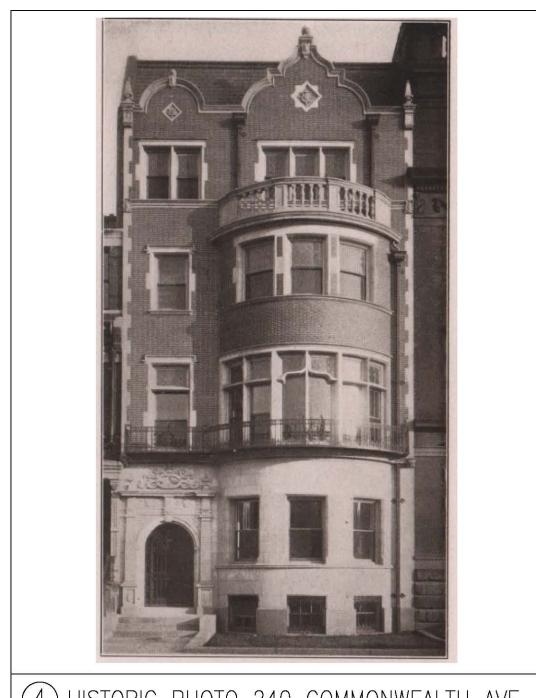






(3) FRONT TERRACE CONCEPT IMAGE





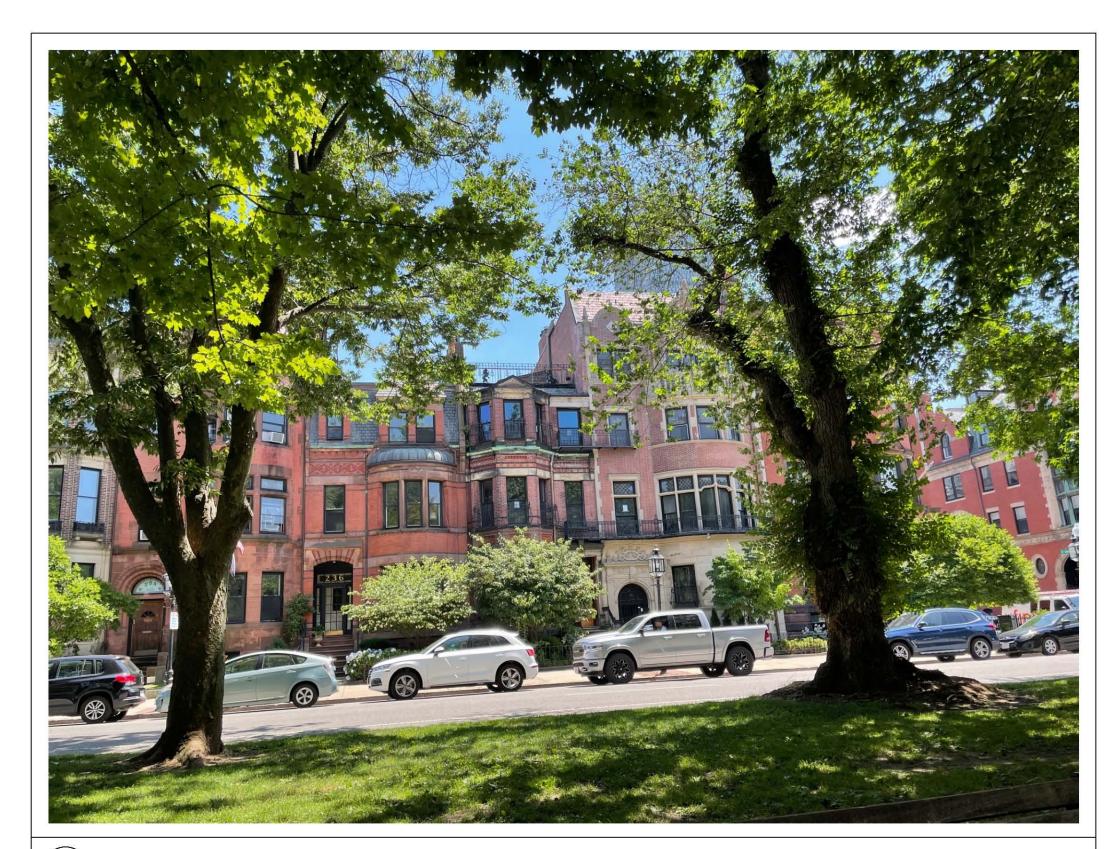
(4) HISTORIC PHOTO 240 COMMONWEALTH AVE

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TYPICAL ROOF DECK EDGE/APRON AND RAILING DETAIL AND PHOTOGRAPHS OF PROPOSED LIGHTING, CLAY CHIMNEY CAPS, FRONT TERRACE CONCEPT 238-240 Commonwealth Avenue

Back Bay — Boston — Massachusetts

July 21, 2022 Project Number: RP/PC/SB Checked By: AS NOTED



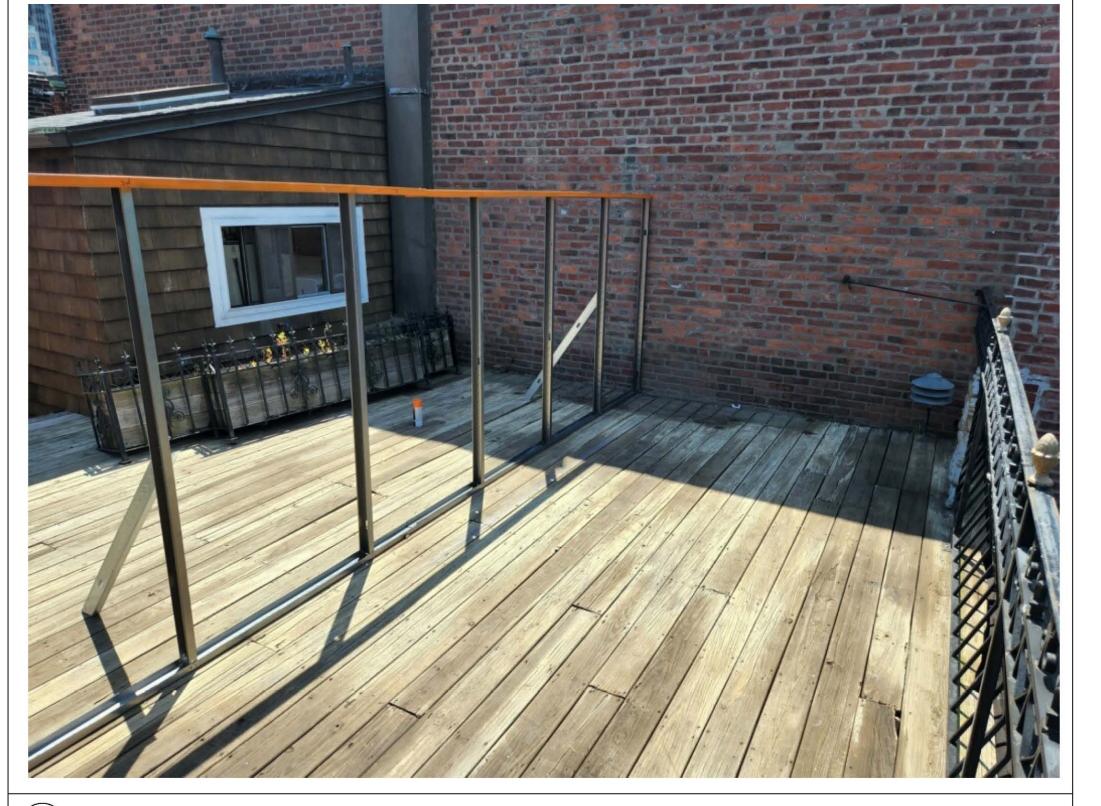
(1) PROPOSED 238 COMMONWEALTH AVE PH ADDITION FROM MALL



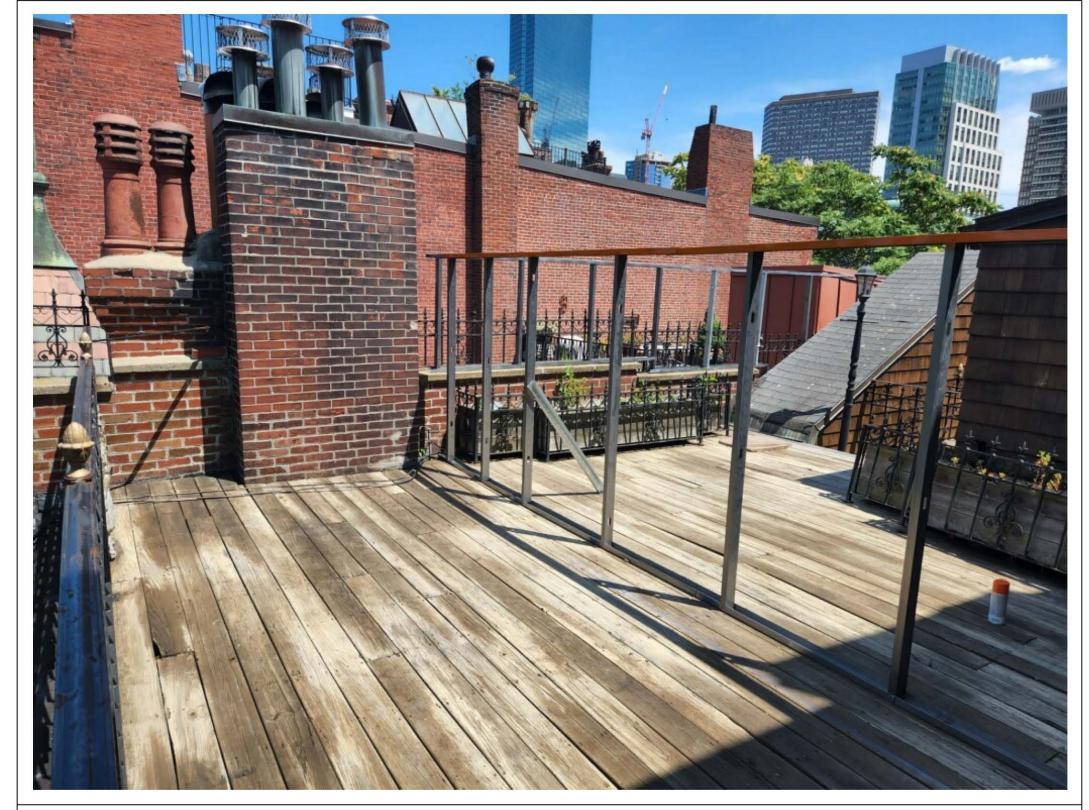
(2) PROPOSED 238 COMMONWEALTH AVE PH ADDITION (LOOKING WEST)



3 PROPOSED 238 COMMONWEALTH AVE PH ADDITION (LOOKING EAST)

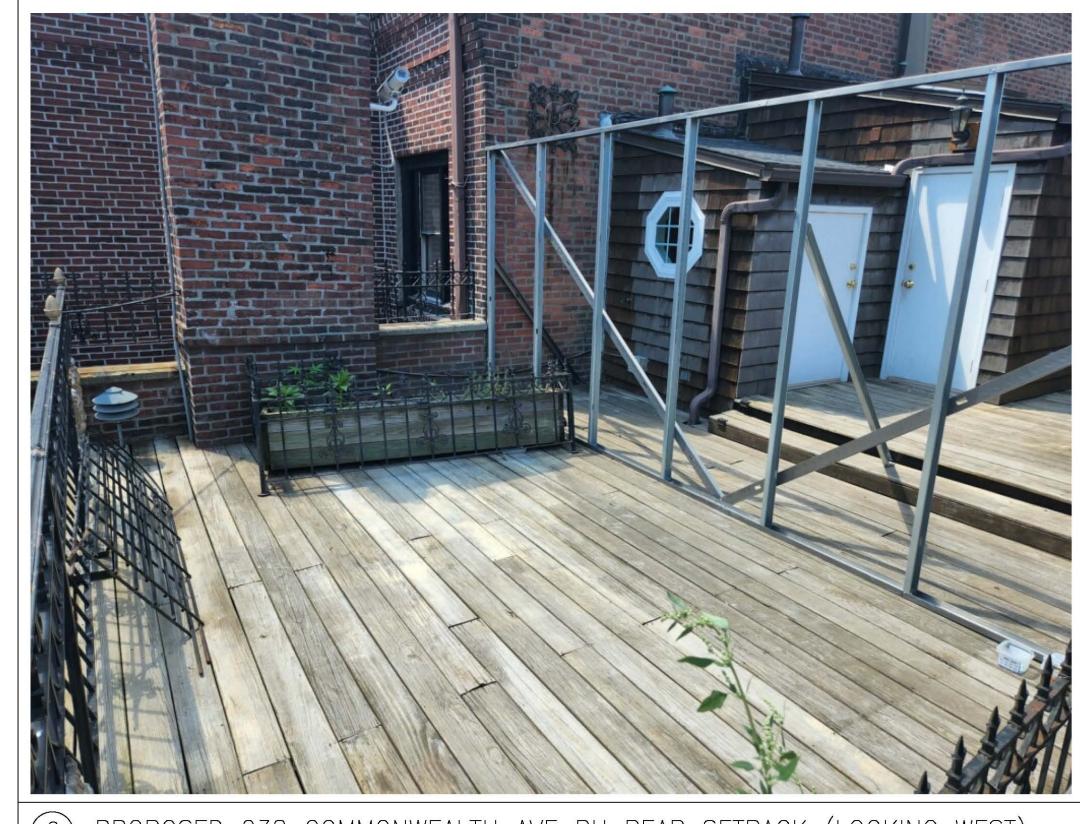


PROPOSED 238 COMMONWEALTH AVE PH FRONT SETBACK (LOOKING WEST)

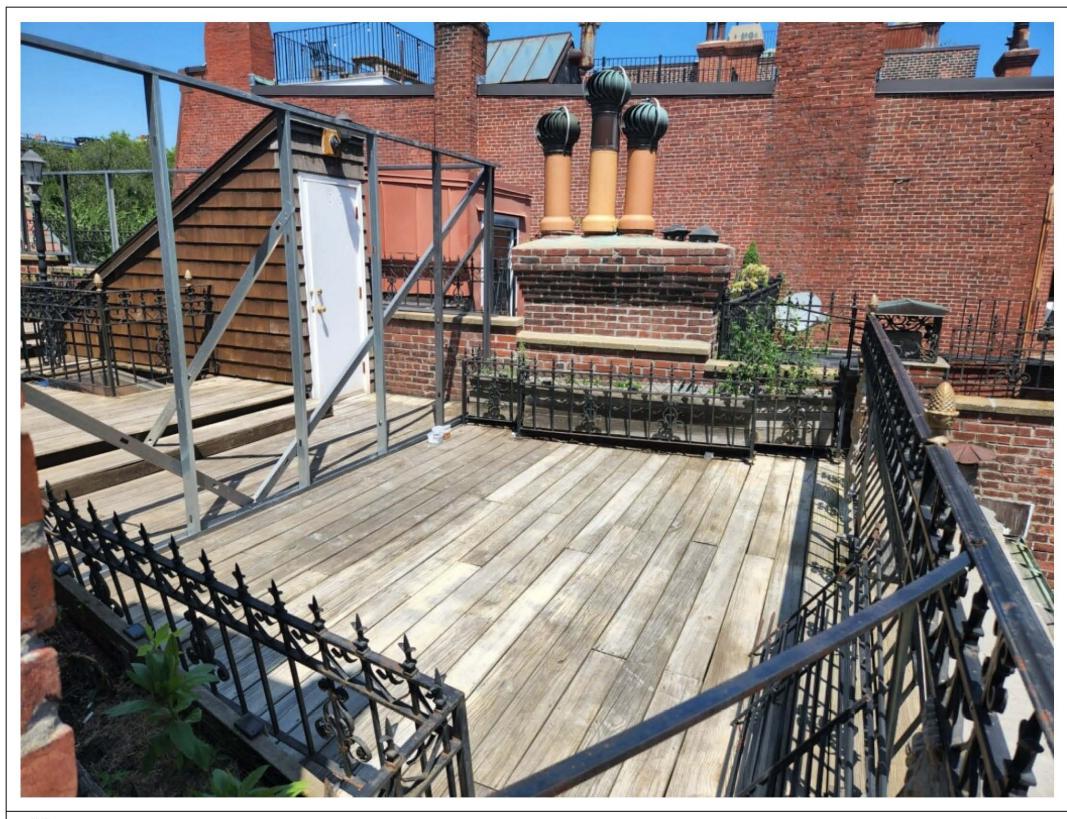


5 PROPOSED 238 COMMONWEALTH AVE PH FRONT SETBACK (LOOKING EAST)

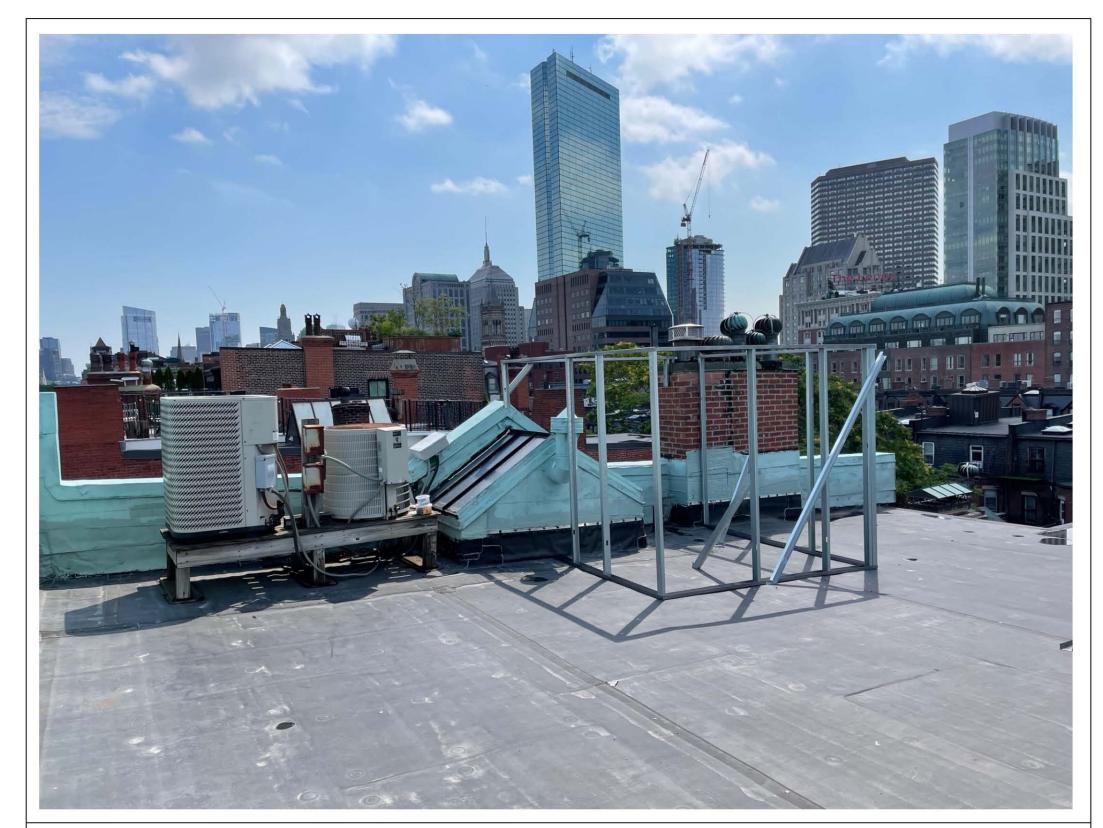




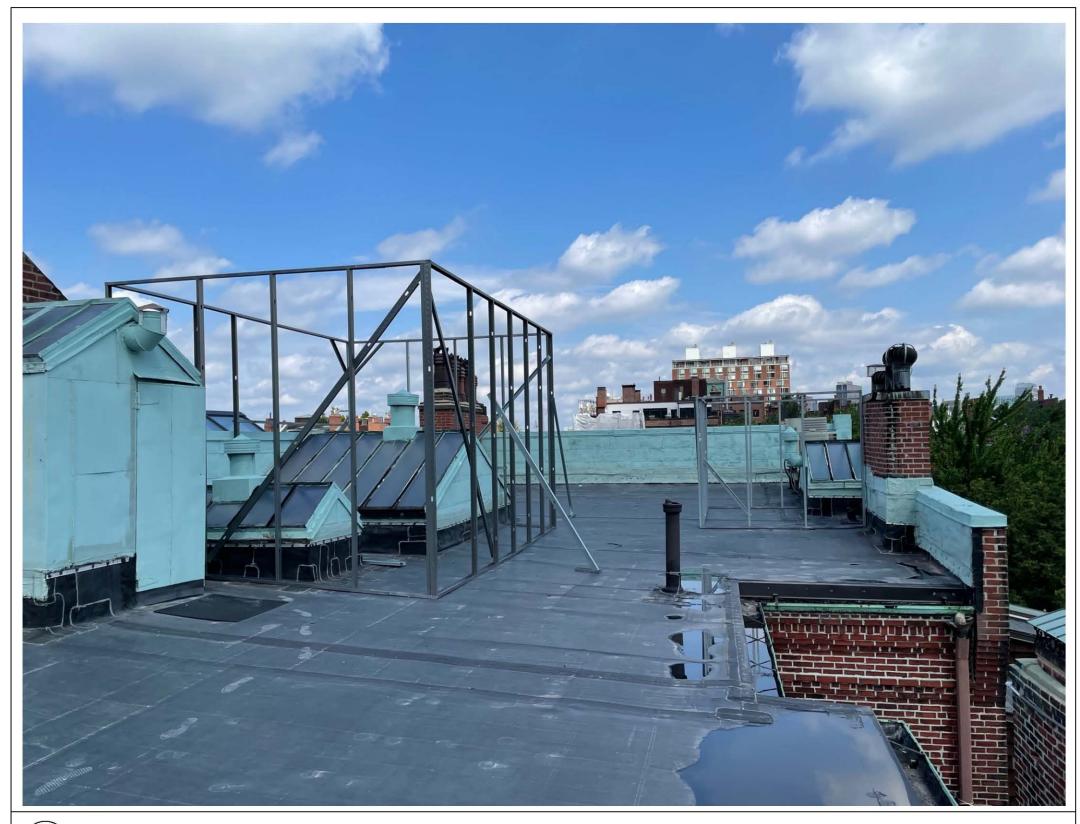
6) PROPOSED 238 COMMONWEALTH AVE PH REAR SETBACK (LOOKING WEST)



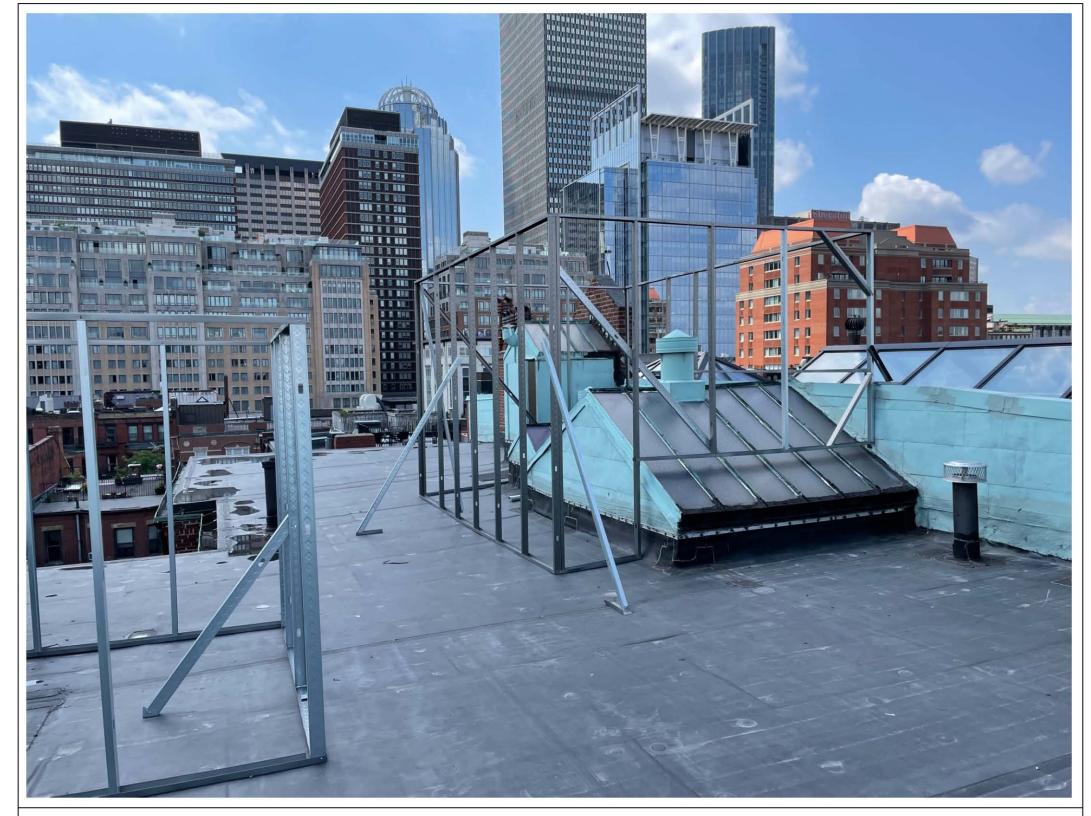
(7) PROPOSED 238 COMMONWEALTH AVE PH REAR SETBACK (LOOKING EAST)



(8) PROPOSED 240 COMMONWEALTH AVE ELEVATOR OVERRIDE



9 PROPOSED 240 COMMONWEALTH AVE ELEVATOR OVERRIDE AND HEADHOUSE



(10) PROPOSED 240 COMMONWEALTH AVE ELEVATOR OVERRIDE AND HEADHOUSE