



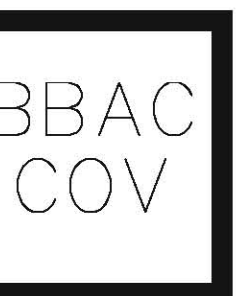
Single Family Residence

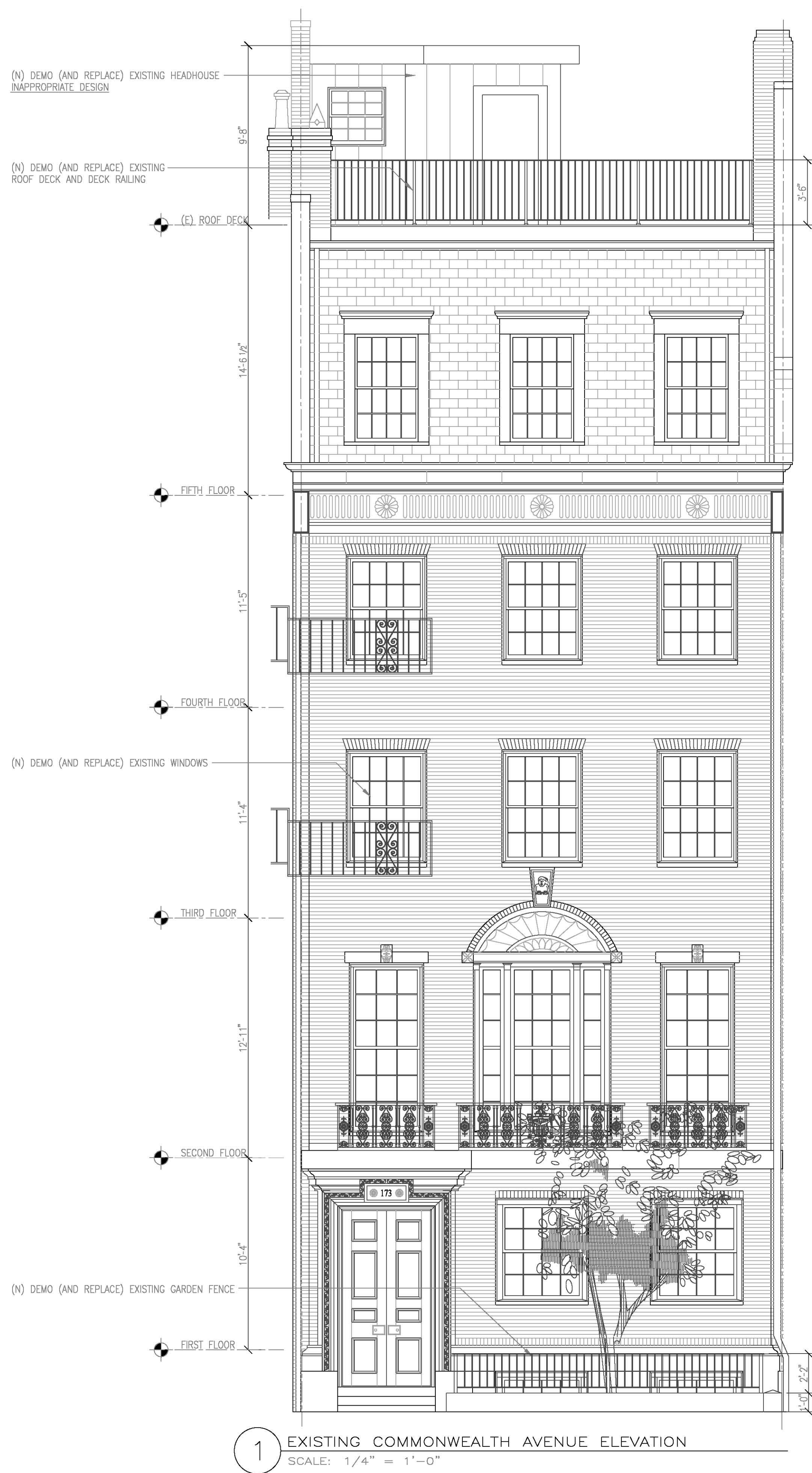
Revision No.	Date

COVERSHEET

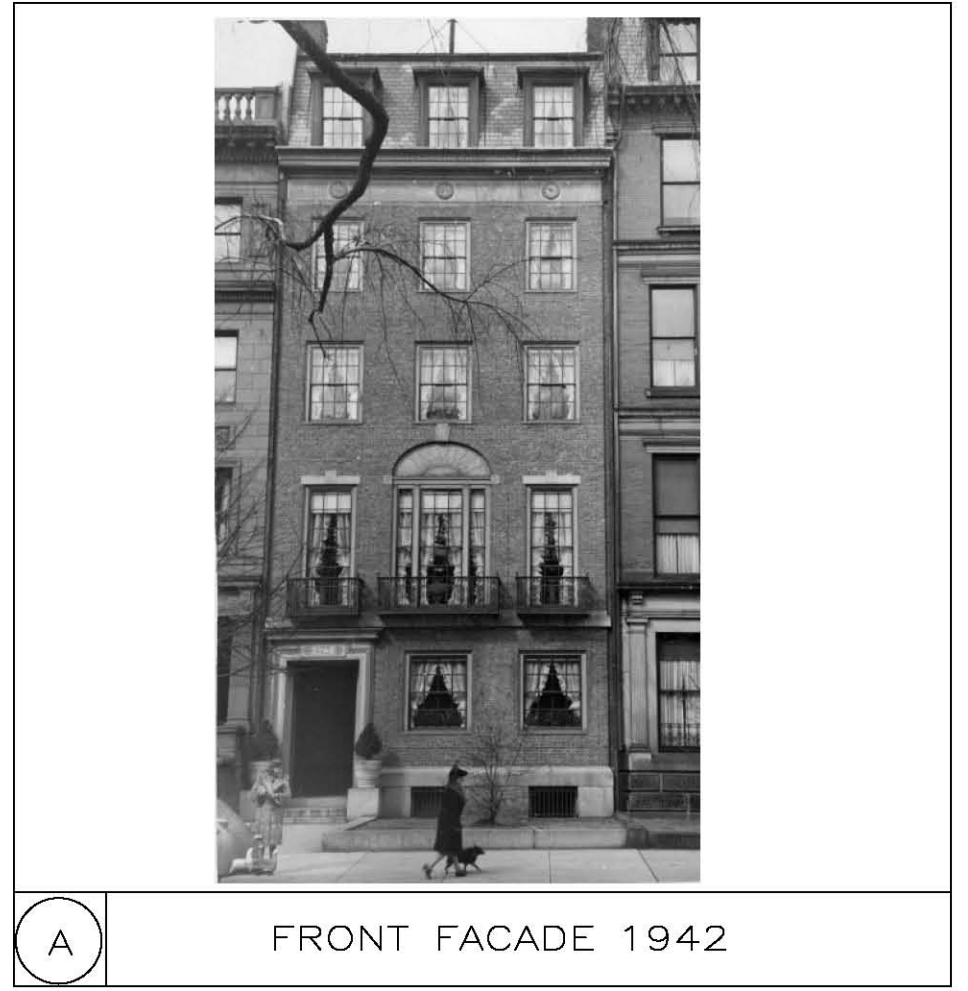
173 Commonwealth Avenue
 Back Bay – Boston – Massachusetts

Date:	August 16, 2023
Project Number:	
Checked By:	RP/PC/SB
Scale:	N/A

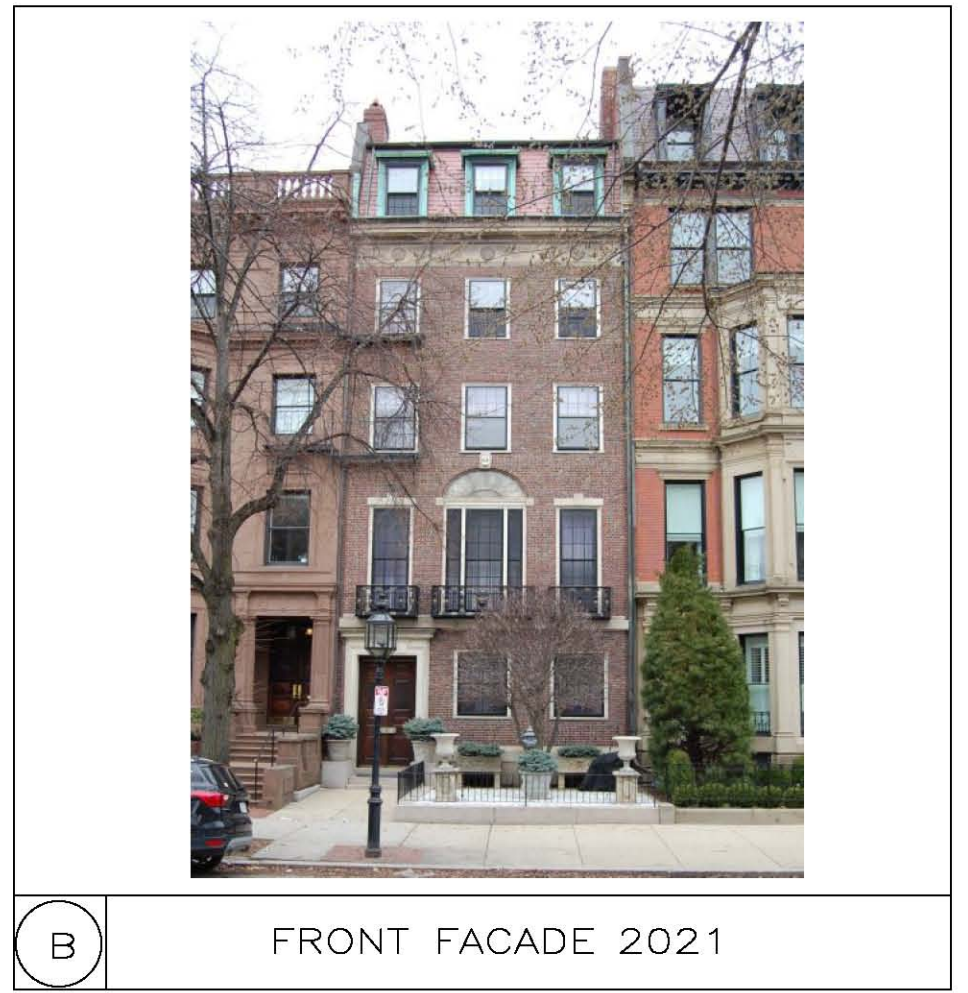




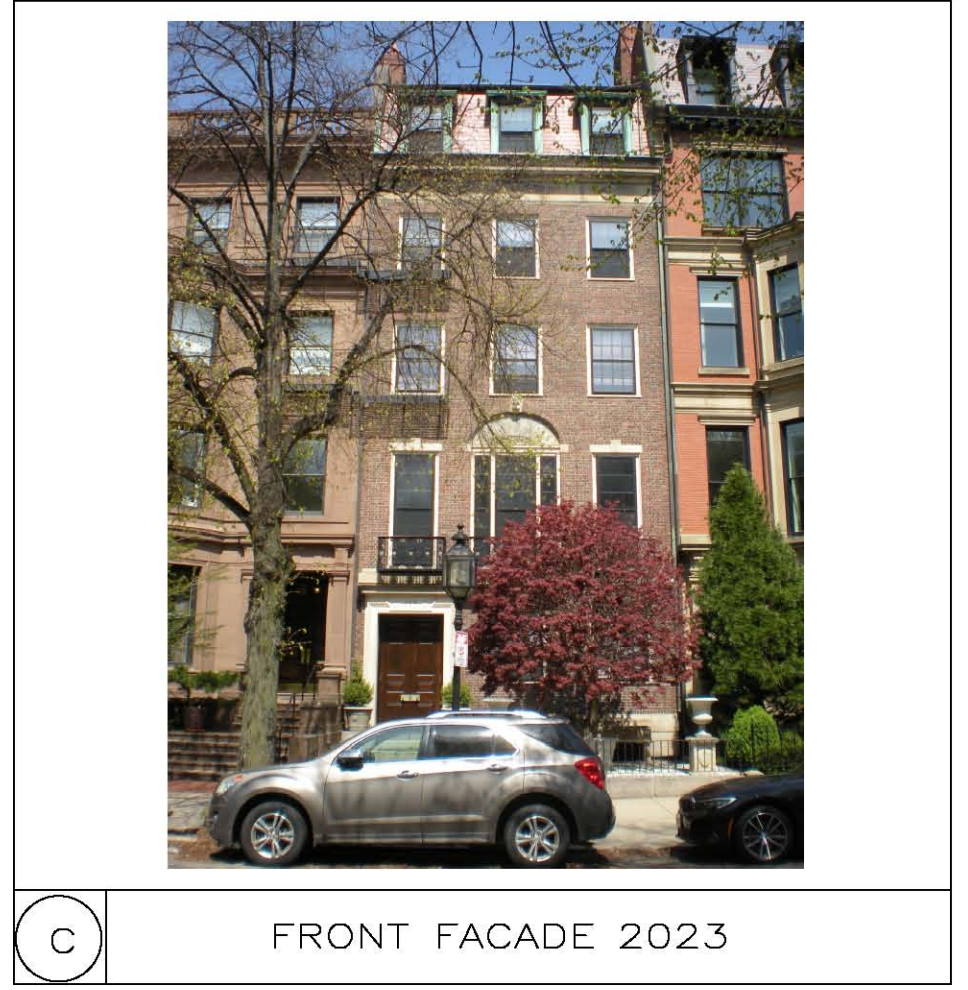
1 EXISTING COMMONWEALTH AVENUE ELEVATION
SCALE: 1/4" = 1'-0"



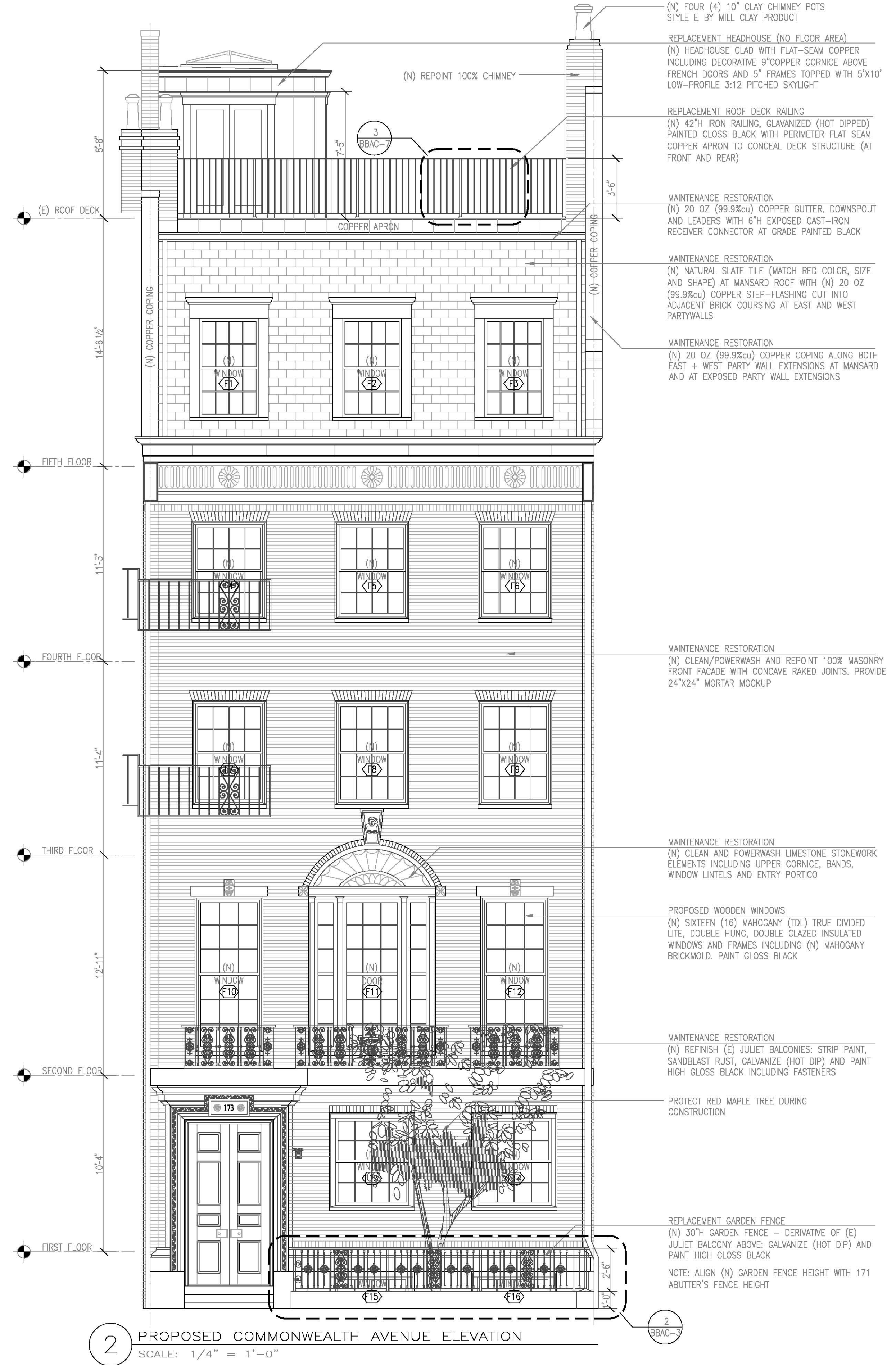
A FRONT FACADE 1942
SOURCE: BACKBAYHOUSES.ORG



B FRONT FACADE 2021
SOURCE: BACKBAYHOUSES.ORG



C FRONT FACADE 2023



2 PROPOSED COMMONWEALTH AVENUE ELEVATION
SCALE: 1/4" = 1'-0"

2
BBAC-3

Revision No.	Date

EXISTING AND PROPOSED COMMONWEALTH AVENUE ELEVATIONS

173 Commonwealth Avenue

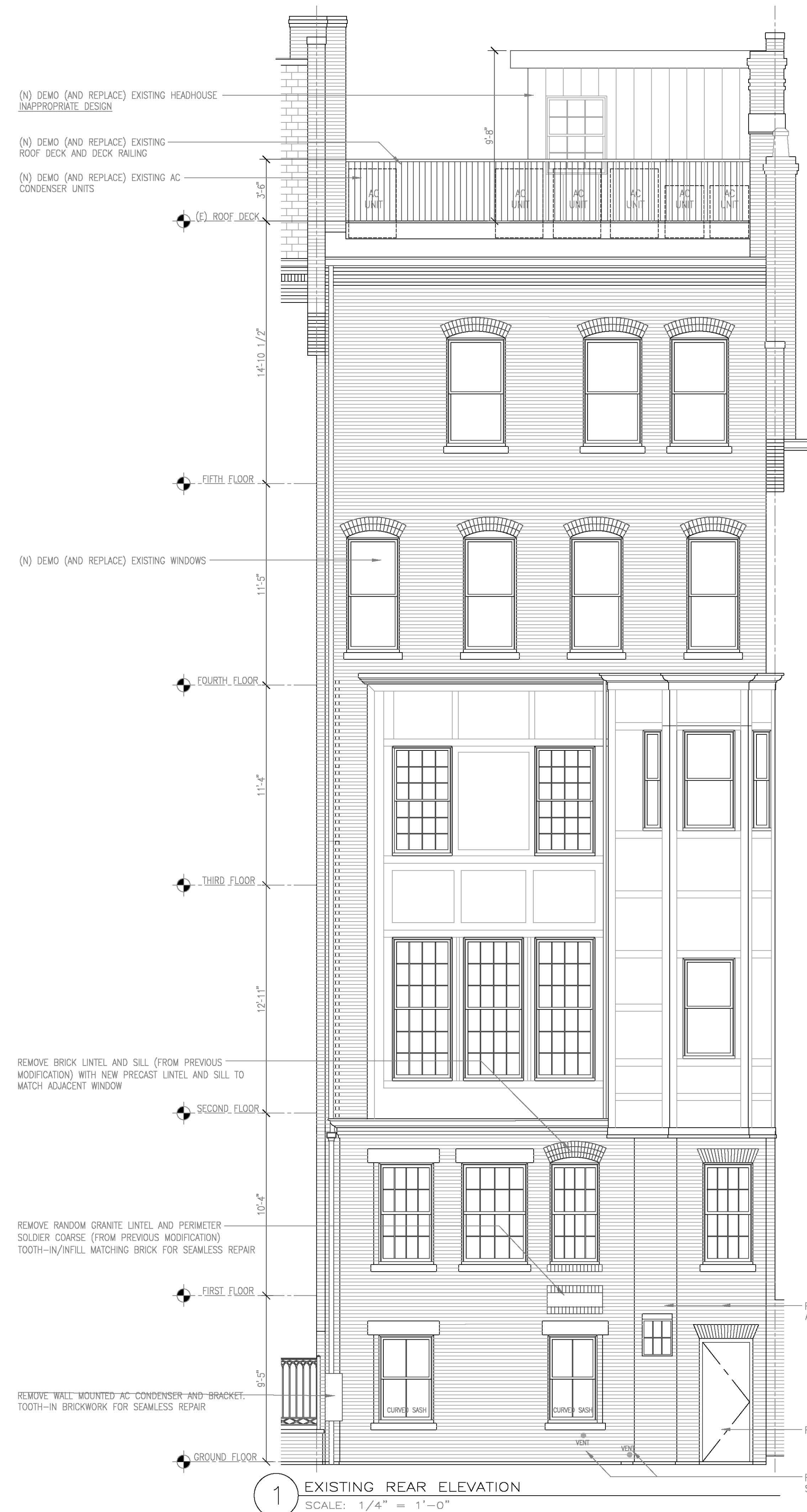
Back Bay – Boston – Massachusetts

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

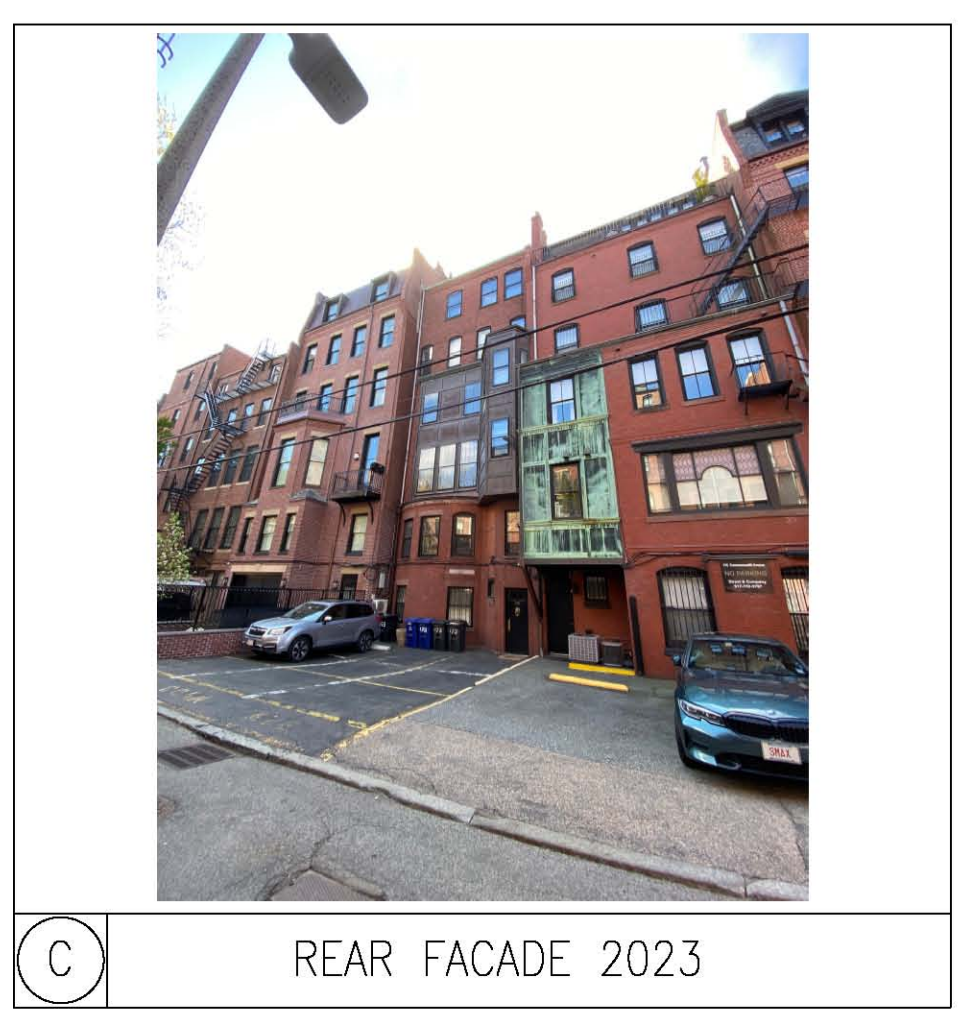
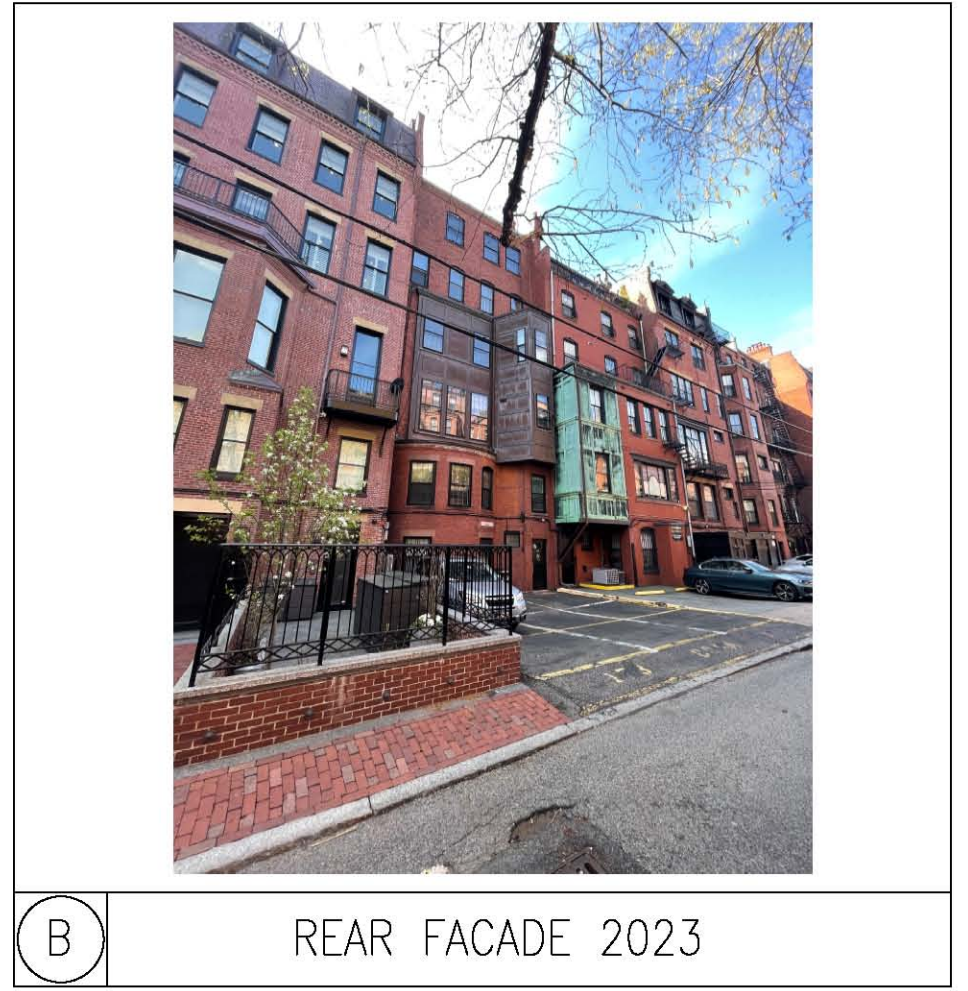
Date: August 16, 2023
Project Number: RP/PC/SB
Checked By: RP/PC/SB
Scale: 1/4"=1'-0"

173 Commonwealth Avenue LLC
173 Commonwealth Avenue
Boston, MA 02116-2202





REPLACEMENT ROOF DECK RAILING
 (N) 42" H IRON RAILING, GALVANIZED (HOT DIPPED) PAINTED GLOSS BLACK WITH PERIMETER FLAT SEAM COPPER APRON TO CONCEAL DECK STRUCTURE (AT FRONT AND REAR)



1 EXISTING REAR ELEVATION
 SCALE: 1/4" = 1'-0"

2 PROPOSED REAR ELEVATION
 SCALE: 1/4" = 1'-0"

EXISTING AND PROPOSED REAR ELEVATIONS
 173 Commonwealth Avenue
 Back Bay - Boston - Massachusetts

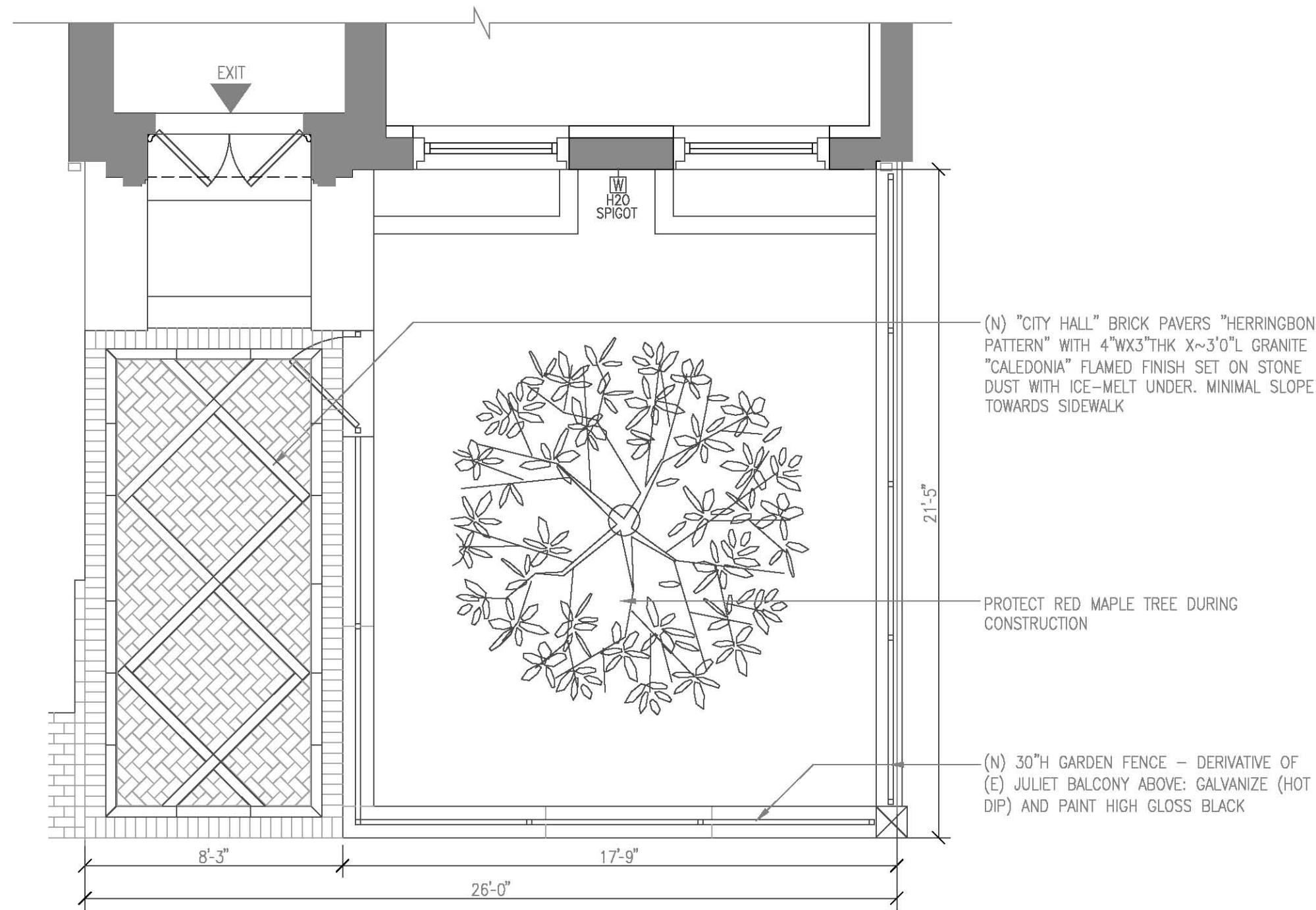
PAYNE | COLLINS
 18 Worcester Square, Boston, MA 02118
 Tel: 617.308.4887
 Tel: 617.694.2757

Revision No.	Date

Date: August 16, 2023
 Project Number: RP/PC/SB
 Checked By: 1/4"=1'-0"
 Scale: 1/4"=1'-0"

173 Commonwealth Avenue LLC
 173 Commonwealth Avenue
 Boston, MA 02116-2202

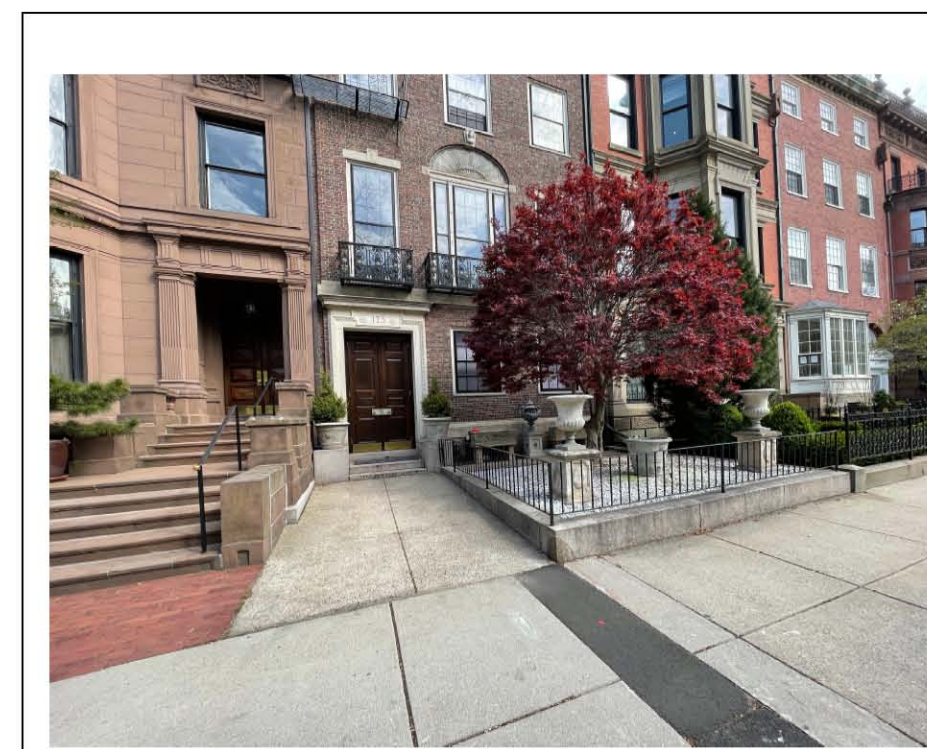




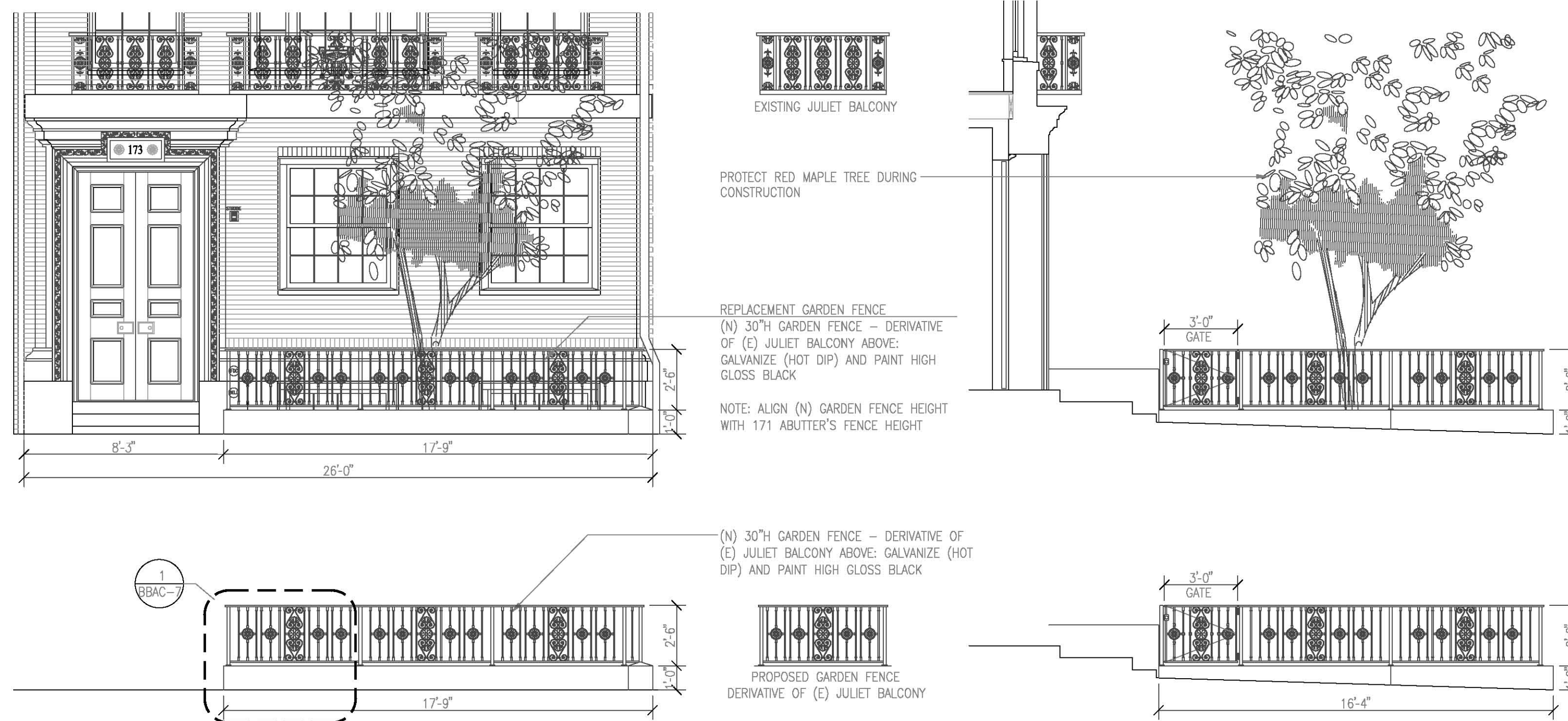
1 PROPOSED FRONT YARD PLAN
SCALE: 1/4" = 1'-0"



A PHOTO OF FRONT FACADE 2023

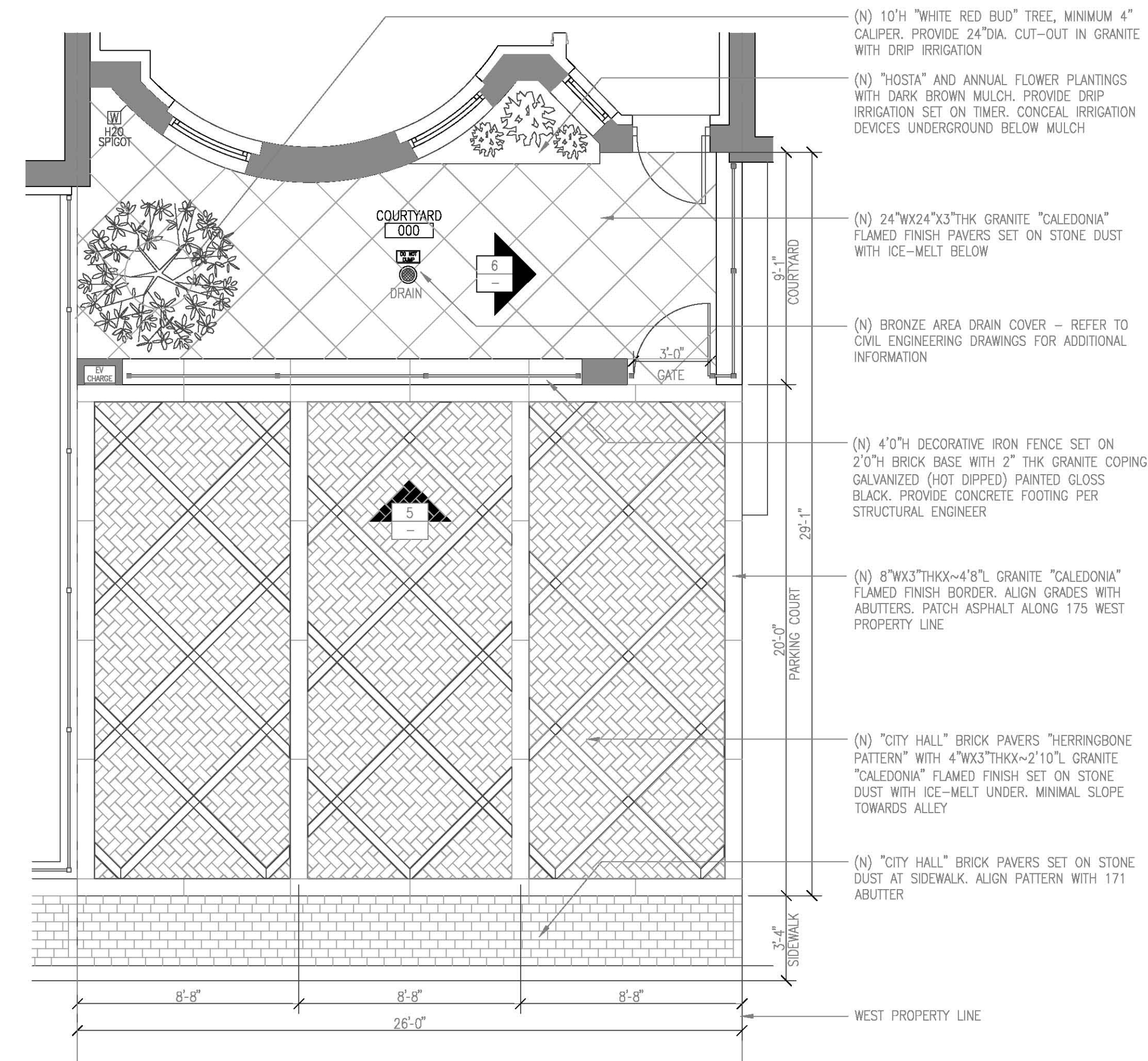


B PHOTO OF FRONT YARD 2023

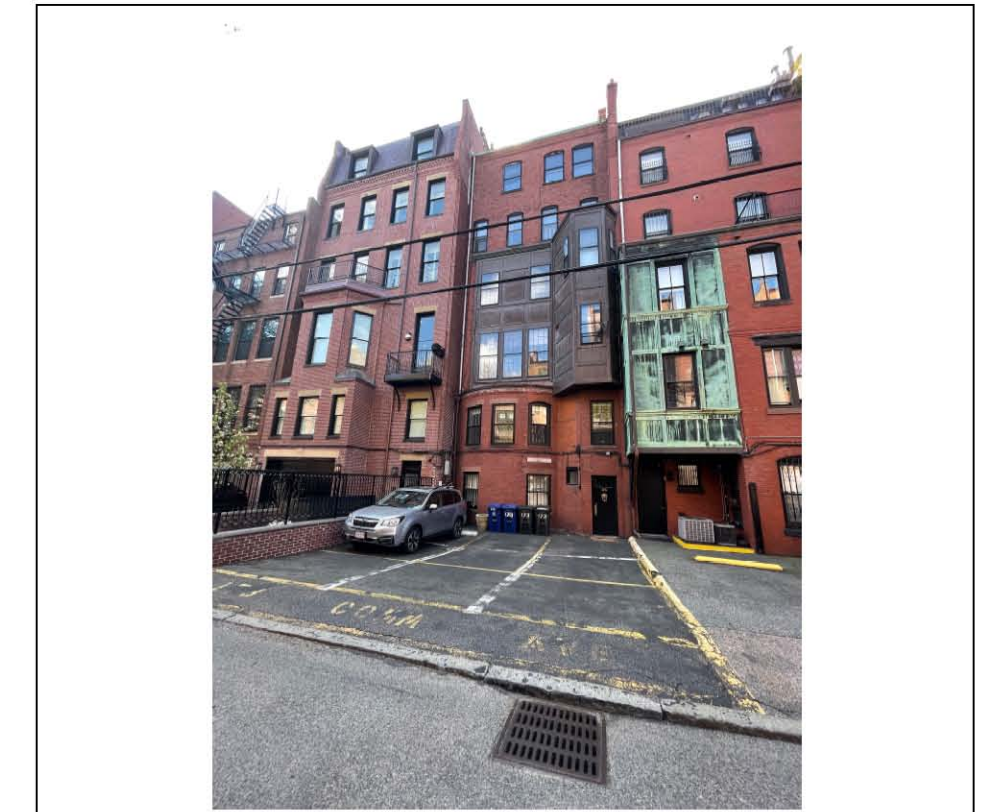


2 PROPOSED FRONT GARDEN ELEVATION
SCALE: 1/4" = 1'-0"

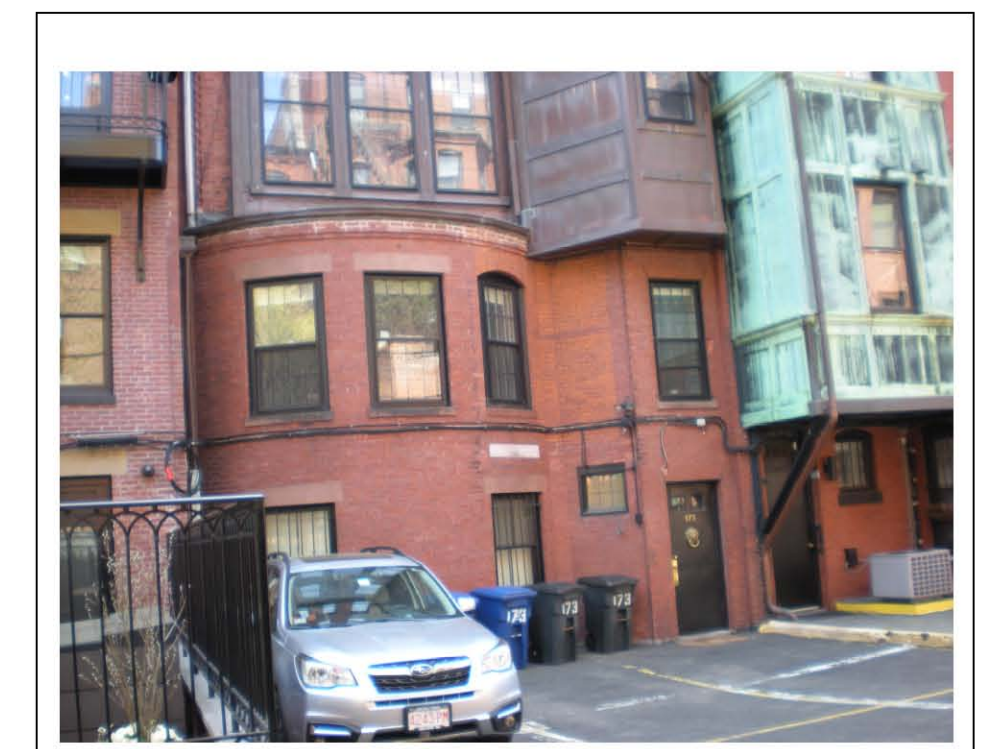
3 PROPOSED FRONT GARDEN SIDE ELEVATION
SCALE: 1/4" = 1'-0"



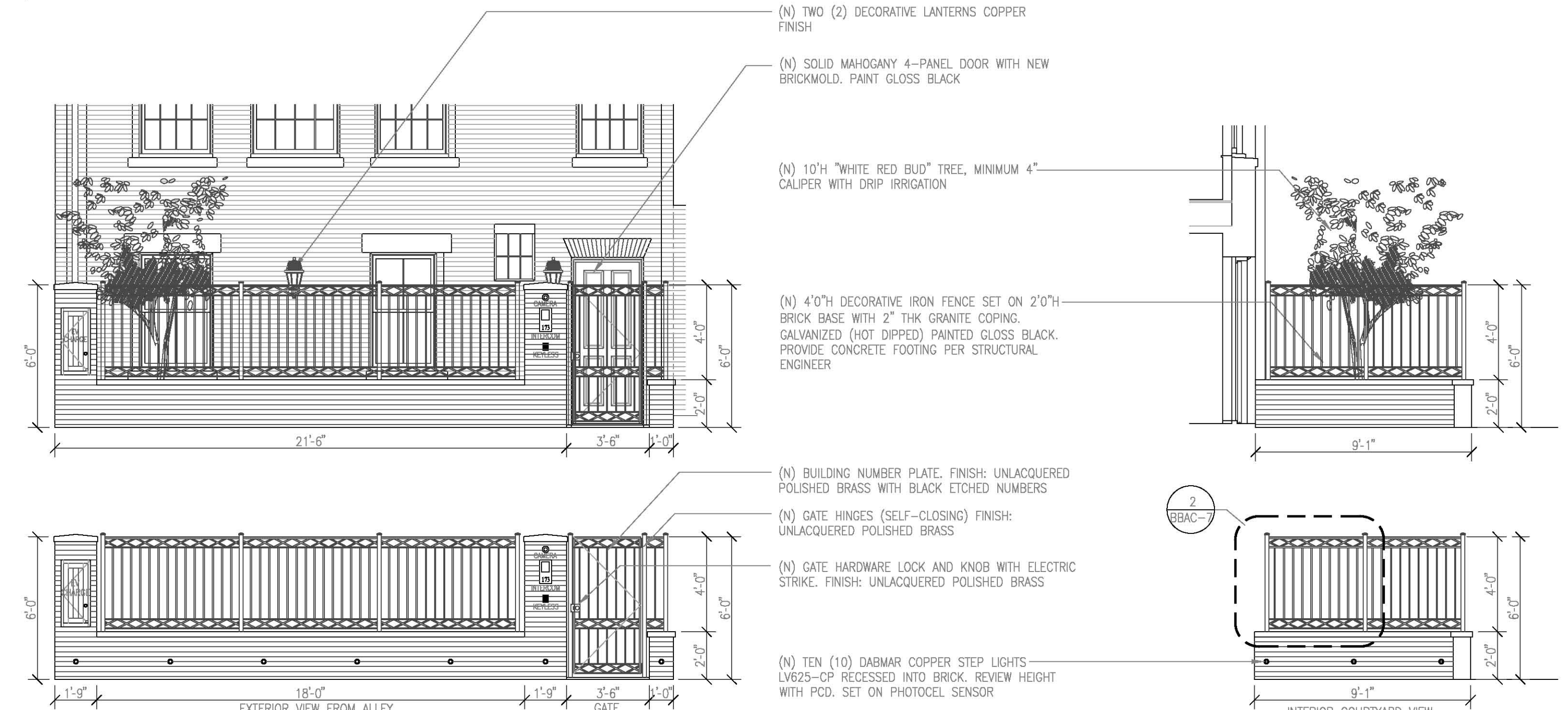
4 PROPOSED REAR YARD PLAN
SCALE: 1/4" = 1'-0"



C PHOTO OF REAR FACADE 2023



D PHOTO OF REAR YARD 2023

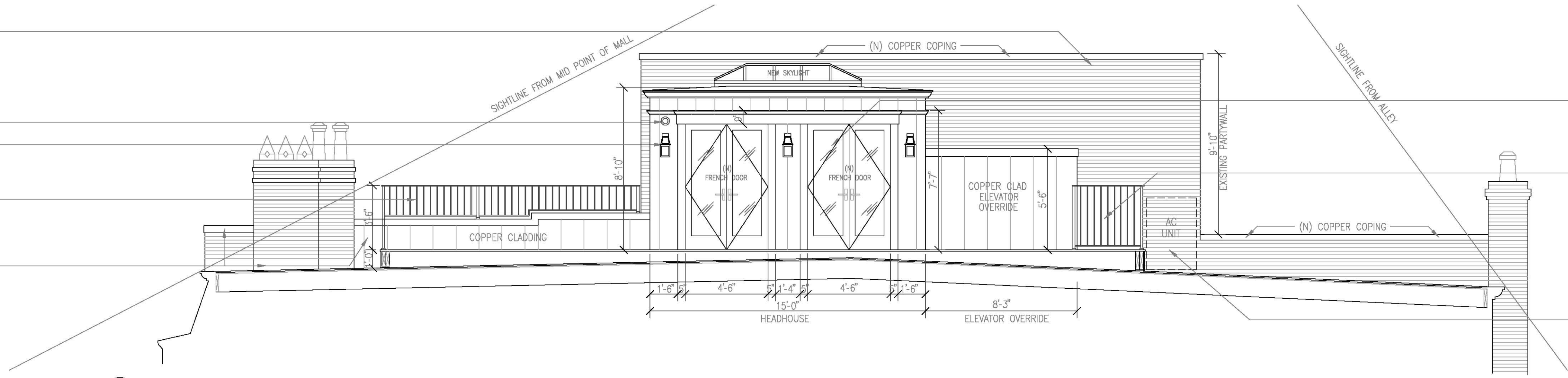


5 PROPOSED GARDEN WALL ELEVATION
SCALE: 1/4" = 1'-0"

6 PROPOSED WEST GARDEN WALL ELEVATION
SCALE: 1/4" = 1'-0"

Revision No.	Date

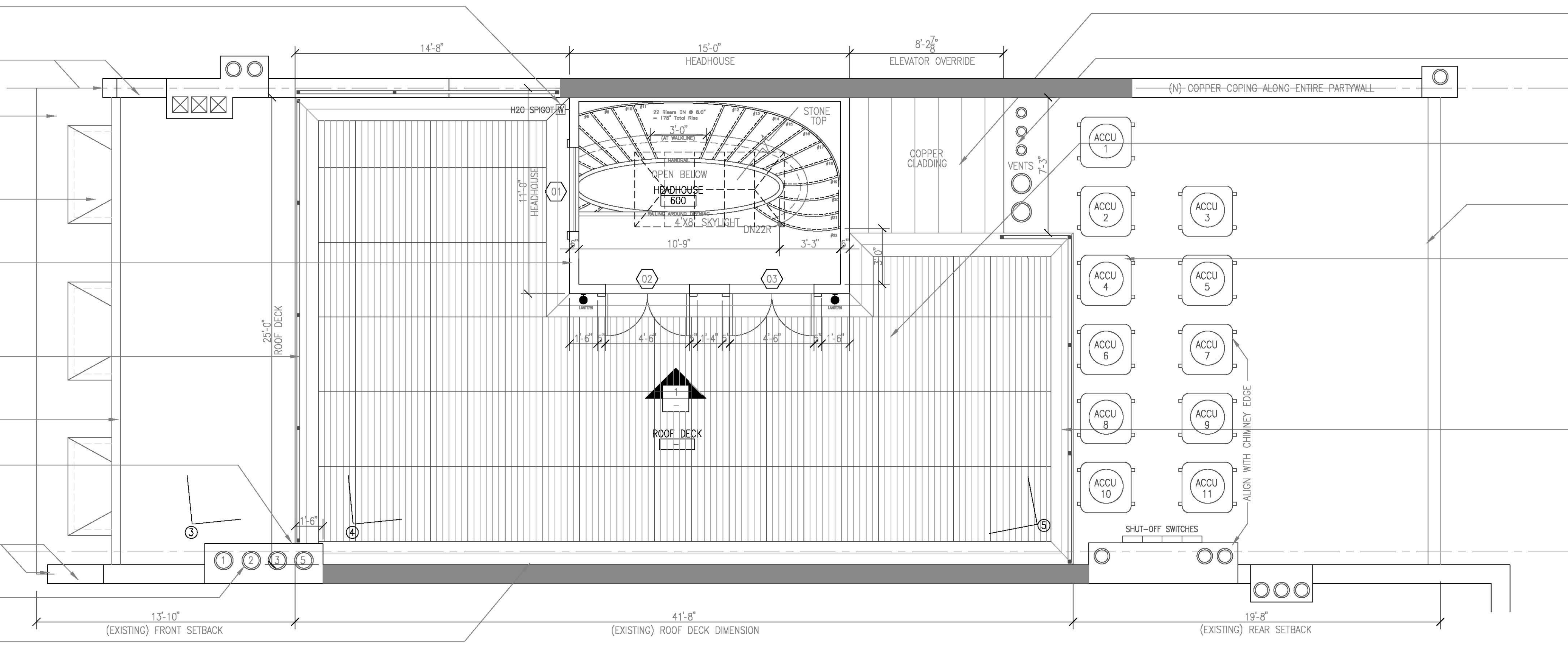
- (N) POWERWASH, CLEAN AND REPOINT 100% OF BOTH EAST AND WEST PARTY WALLS WITH NEW COPPER COPING AND DRIP EDGE
- (N) SURVEILLANCE VIDEO CAMERA (BLACK)
- (N) COPPER LANTERNS
- (N) REPLACEMENT IRON RAILING (42" ABOVE FINISHED DECK) HEIGHT VARIES MOUNTED TO PARAPET. GLAVANIZED (HOT DIPPED) PAINTED GLOSS BLACK
- (N) 20 OZ (99.9%cu) COPPER COPING, REGLETS (CUT INTO BRICK COURSING AND FLASHING ALONG EXPOSED WEST PARTY WALL AND ALONG EAST PARTY WALL



- REPLACEMENT HEADHOUSE (NO FLOOR AREA)
- (N) HEADHOUSE CLAD WITH FLAT-SEAM COPPER INCLUDING DECORATIVE 9" COPPER CORNICE ABOVE FRENCH DOORS AND 5" FRAMES TOPPED WITH 5'x10' LOW-PROFILE 3:12 PITCHED SKYLIGHT
- REPLACEMENT ROOF DECK RAILING
- (N) 42"H IRON RAILING, GLAVANIZED (HOT DIPPED) PAINTED GLOSS BLACK WITH PERIMETER FLAT SEAM COPPER APRON TO CONCEAL DECK STRUCTURE (AT FRONT AND REAR)
- PROPOSED AC CONDENSERS
- (N) CARRIER "INFINITY" AC CONDENSERS SET LOW MEMBRANE ROOFING ON SEICON RAIL. EQUIPMENT 47-3/16"H

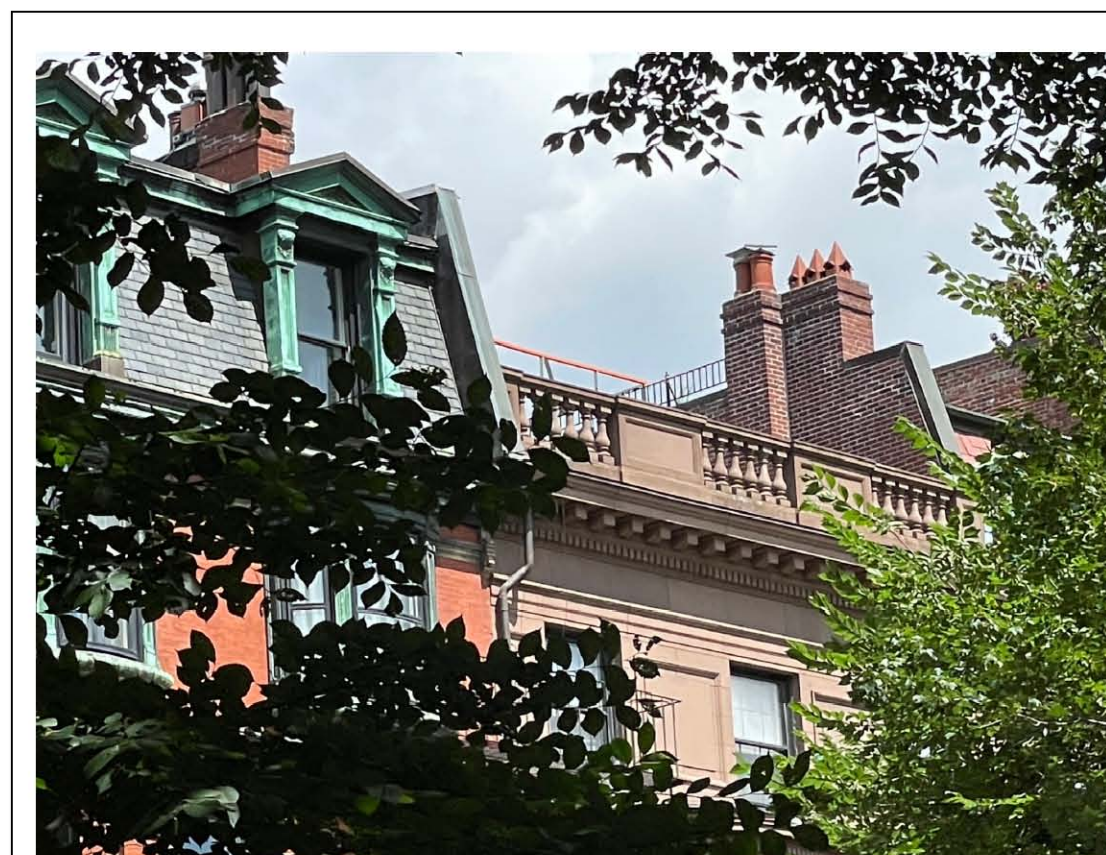
1 PROPOSED ROOF ELEVATION
SCALE: 1/4" = 1'-0"

- (N) WATER SPIGOT: PRIER MODEL C-434SPF POLISHED BRASS SPECIAL FINISH (LOCATE SHUT-OFF DOWN IN UTILITY ROOM 011)
- (N) 20 OZ (99.9%cu) COPPER COPING ALONG BOTH EAST + WEST PARTY WALL EXTENSIONS AT MANSARD AND AT EXPOSED PARTY WALL EXTENSION SURFACES
- (N) NATURAL SLATE TILE (MATCH RED COLOR, SIZE AND SHAPE) AT MANSARD ROOF WITH (N) 20 OZ (99.9%cu) COPPER STEP-FLASHING CUT INTO ADJACENT BRICK COURSING AT EAST AND WEST PARTY WALLS
- (N) VERIFY CONDITION OF ALL EXPOSED COPPER AT FRONT DORMERS IS IN GOOD CONDITION - IF SO, IT CAN REMAIN. IF NOT, REPLACE IN-KIND TO MATCH ALL HISTORIC DETAILS
- (N) HEADHOUSE CLAD WITH 20 OZ (99.9%cu) 15"W FLAT-SEAM COPPER INCLUDING DECORATIVE 9" COPPER CORNICE ABOVE FRENCH DOORS AND 5" FRAMES TOPPED WITH 4'x8' LOW-PROFILE 3:12 PITCHED SKYLIGHT
- (N) 42"H IRON RAILING, GLAVANIZED (HOT DIPPED) PAINTED GLOSS BLACK WITH PERIMETER FLAT SEAM COPPER APRON TO CONCEAL DECK STRUCTURE (AT FRONT AND REAR)
- (N) 20 OZ (99.9%cu) COPPER GUTTER, DOWNSPOUT AND LEADERS WITH 6"H EXPOSED CAST-IRON RECEIVER CONNECTOR AT GRADE PAINTED BLACK
- (N) POWERWASH, CLEAN AND REPOINT 100% FRONT CHIMNEY. REPAIR/REBUILD DAMAGED BRICK AREA FROM LARGE CRACK. SUPPORT CHIMNEY WITH STEEL BRACKET FROM BELOW AND TOOTH-IN NEW BRICK AS REQUIRED. REFER TO STRUCTURAL DRAWINGS
- (N) 20 OZ (99.9%cu) COPPER COPING ALONG BOTH EAST + WEST PARTY WALL EXTENSIONS AT MANSARD AND AT EXPOSED PARTY WALL EXTENSIONS
- (N) FOUR (4) 10" CLAY CHIMNEY POTS STYLE E BY MILL CLAY PRODUCT. GC COORDINATE GAS FIREPLACE CAPS
- (N) POWERWASH, CLEAN AND REPOINT 100% OF BOTH EAST AND WEST PARTY WALLS WITH NEW COPPER COPING AND DRIP EDGE

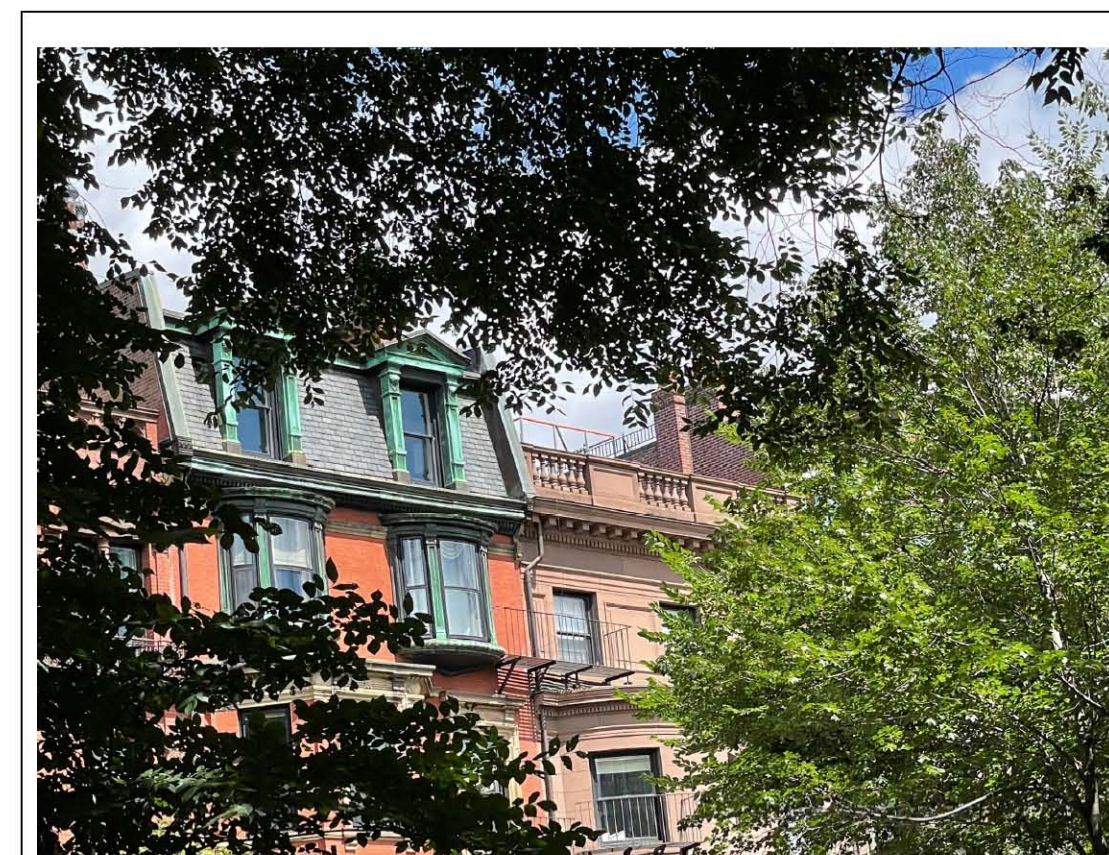


- (N) ELEVATOR OVERRIDE (LOWEST ALLOWED CODE) WITH FLAT-SEAM COPPER CLADDING INCLUDING SOLDERED ROOF WITH 1'x3' COPPER VENT
- (N) PAINT ALL EXPOSED PVC AND SS VENTS GLOSS BLACK. OVERALL HEIGHT MINIMAL ALLOWED PER CODE
- (N) 24"x48" IPE WOOD DECK TILES WITH 2-BOARD BORDER SET ON ADJUSTIBLE PEDESTAL BASES, FABRICATED USING SS SCREWS ON TOP OF (N) 30 YEAR MEMBRANE ROOF. PROVIDE MOCK-UP FOR PCO APPROVAL
- (N) 20 OZ (99.9%cu) COPPER GUTTER, DOWNSPOUT AND LEADERS WITH 6"H EXPOSED CAST-IRON RECEIVER CONNECTOR AT GRADE PAINTED BLACK
- (N) CARRIER "INFINITY" AC CONDENSERS SET LOW ON MEMBRANE ROOFING ON SEICON RAIL. CONCEAL ALL COOLANT LINES (WRAPPED IN BLACK) UNDER DECK SECTIONS SO THEY ARE MINIMALLY VISIBLE AND NEAT. EQUIPMENT 47-3/16"H
- (N) 42"H IRON RAILING, GLAVANIZED (HOT DIPPED) PAINTED GLOSS BLACK WITH PERIMETER FLAT SEAM COPPER APRON TO CONCEAL DECK STRUCTURE (AT FRONT AND REAR)

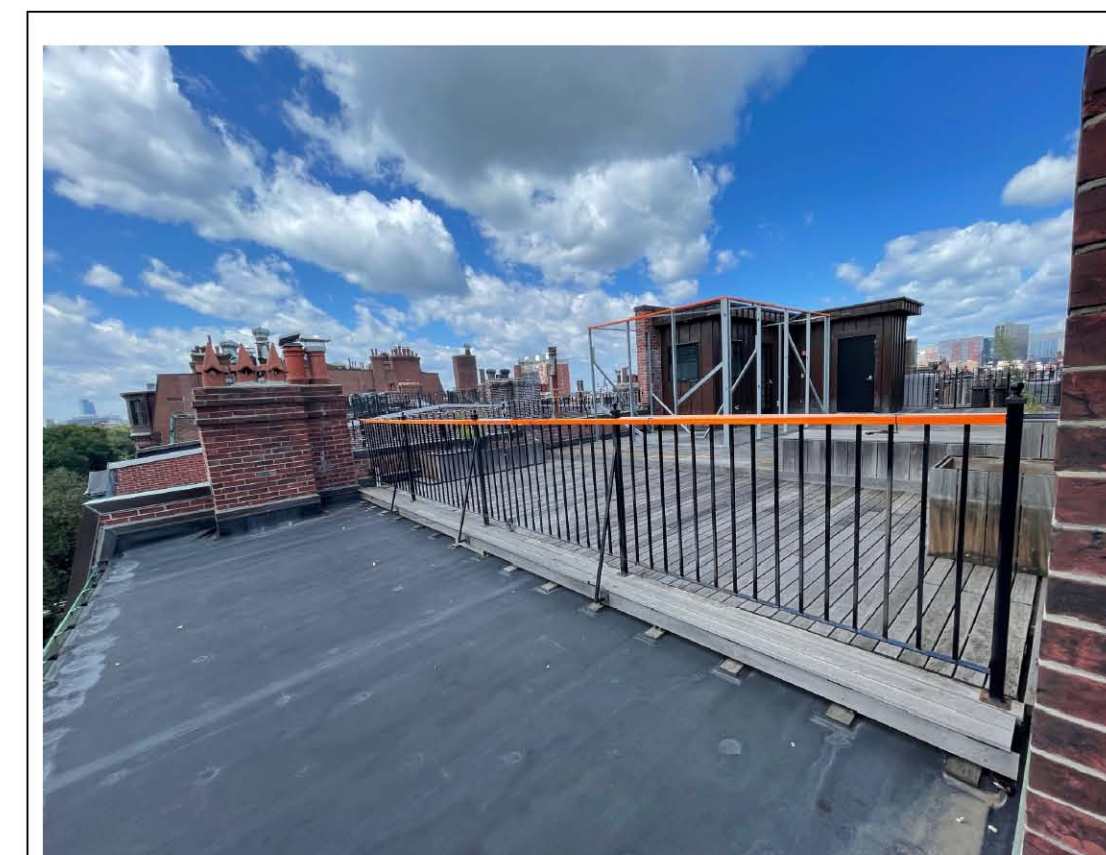
2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



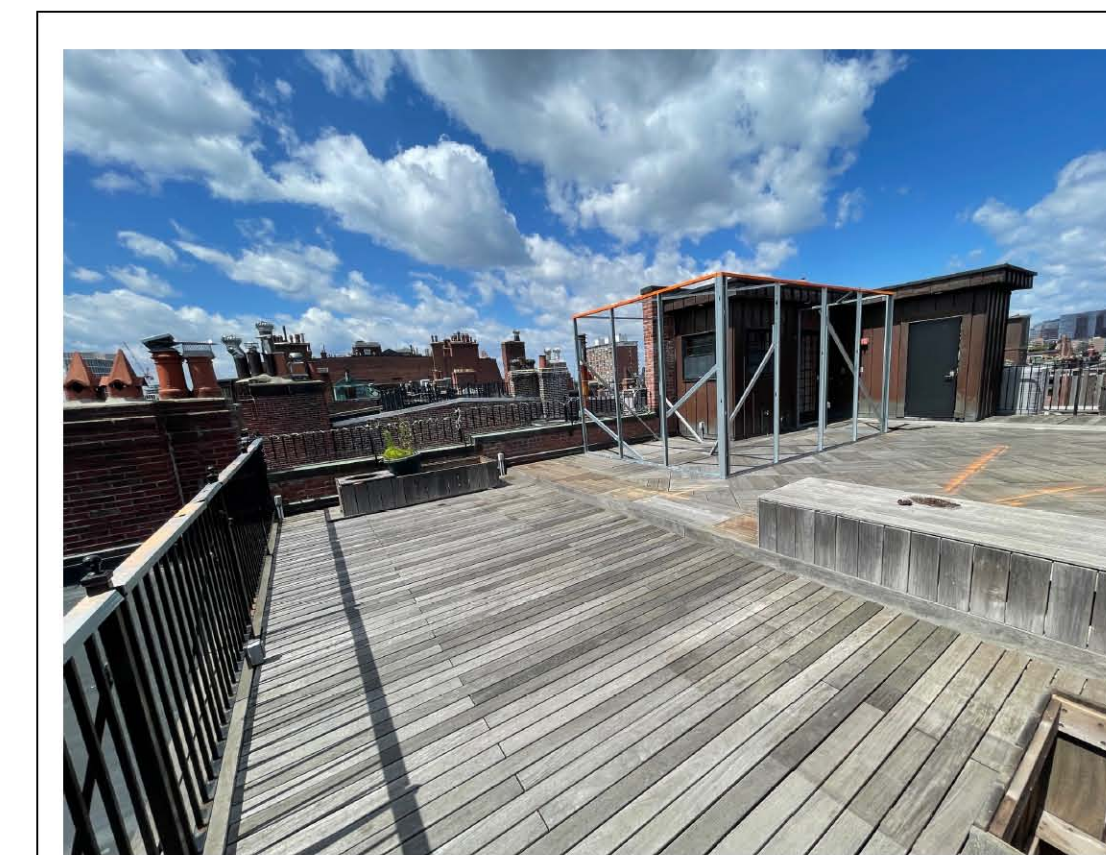
1 ROOF MOCK-UP COMM AVE LOOKING EAST



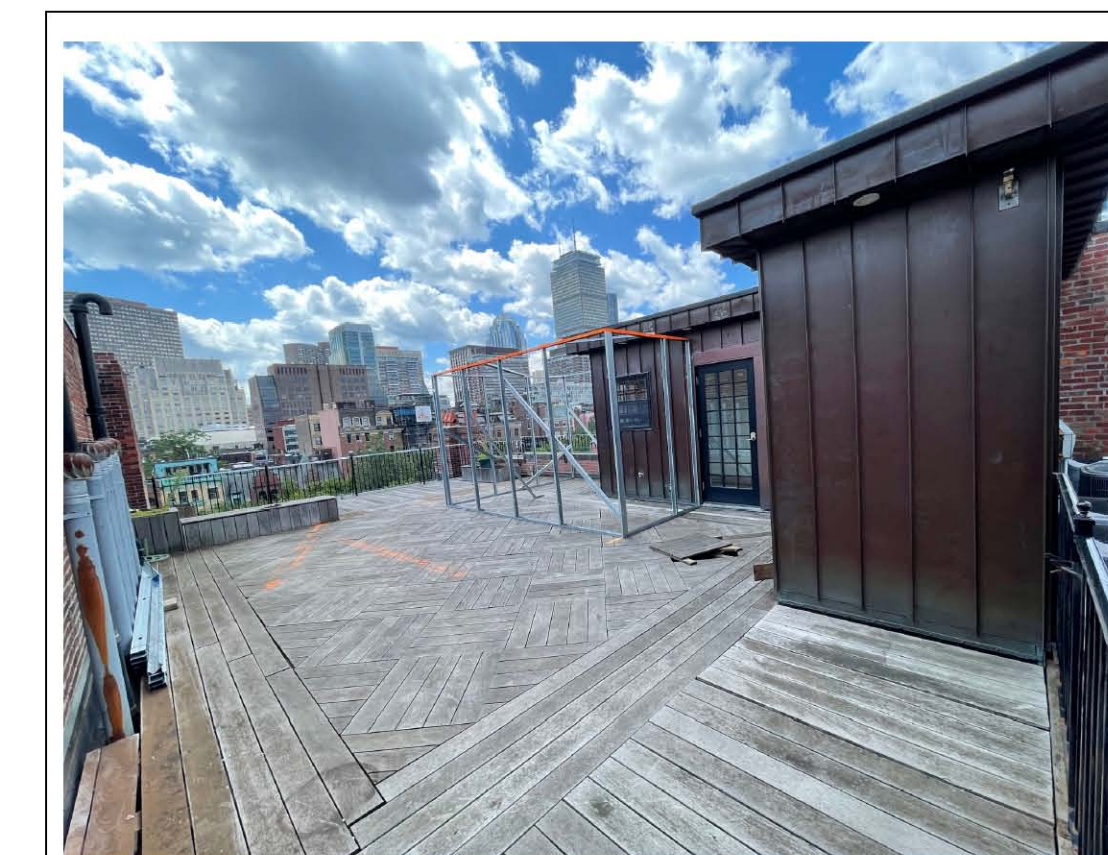
2 ROOF MOCK-UP COMM AVE LOOKING EAST



3 ROOF MOCK-UP LOOKING WEST

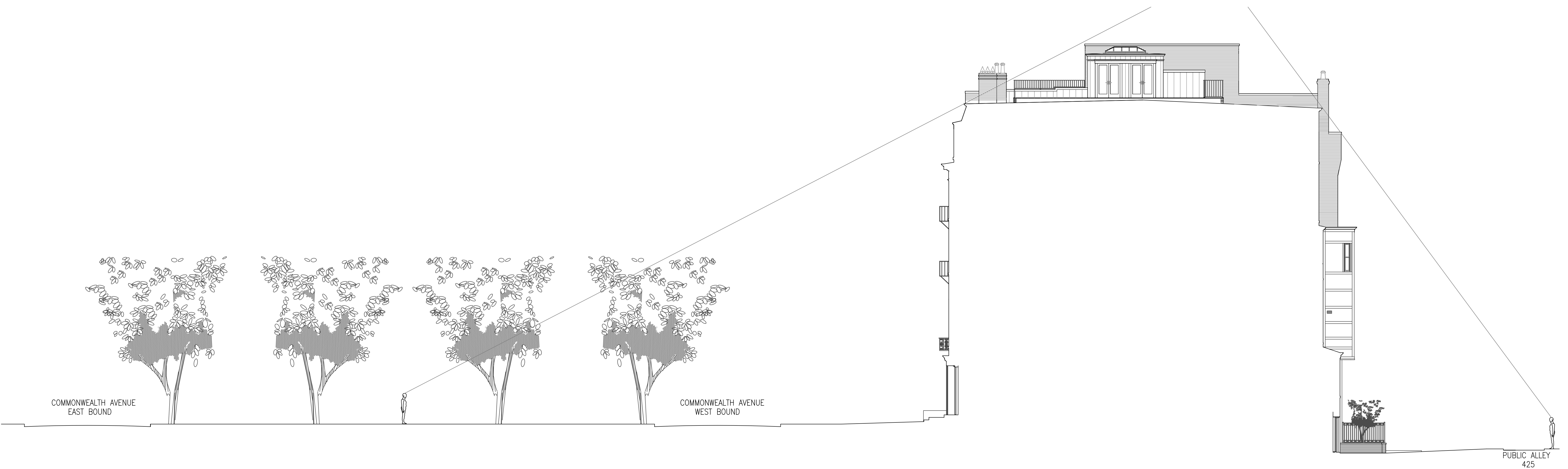


4 ROOF MOCK-UP LOOKING WEST



5 ROOF MOCK-UP LOOKING SOUTHWEST

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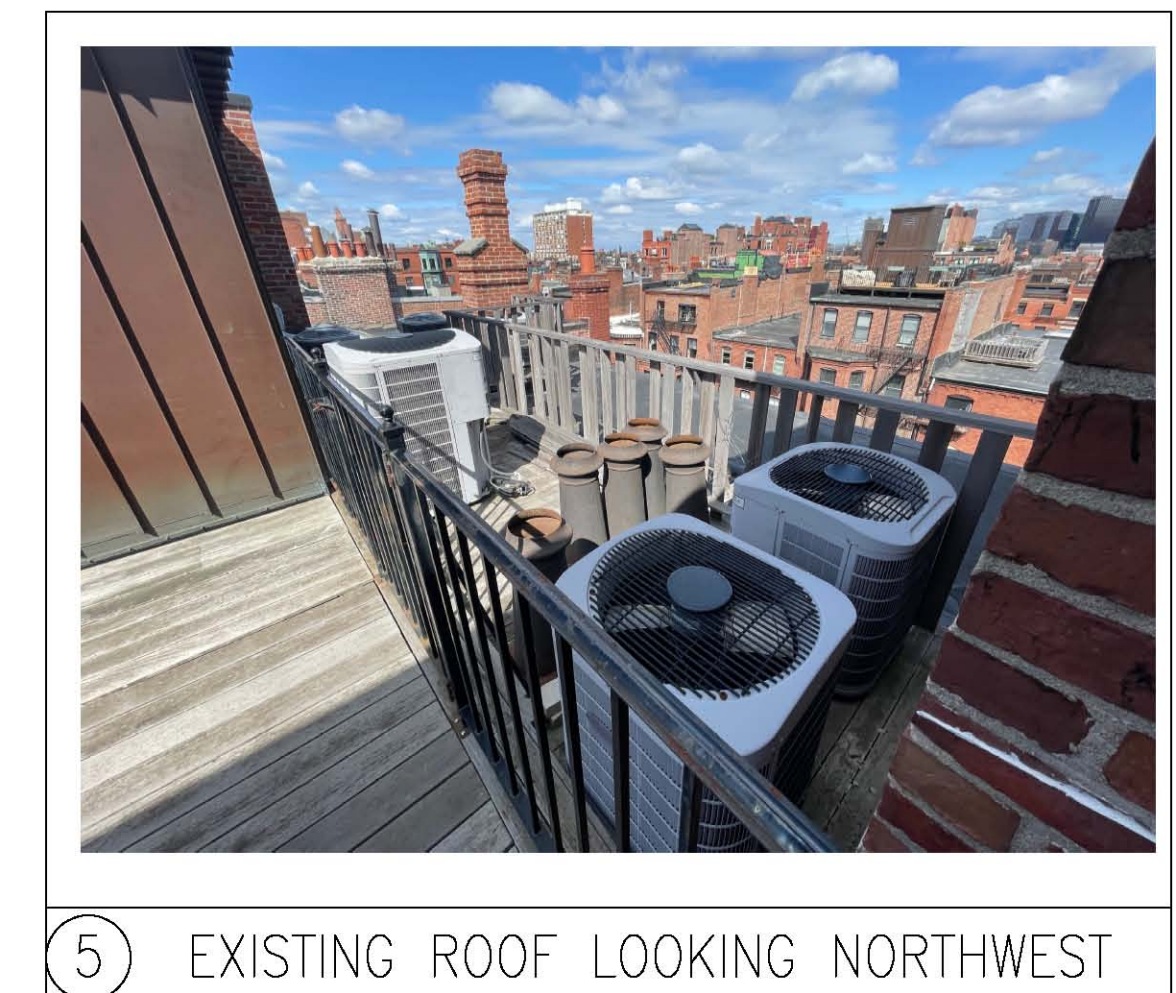
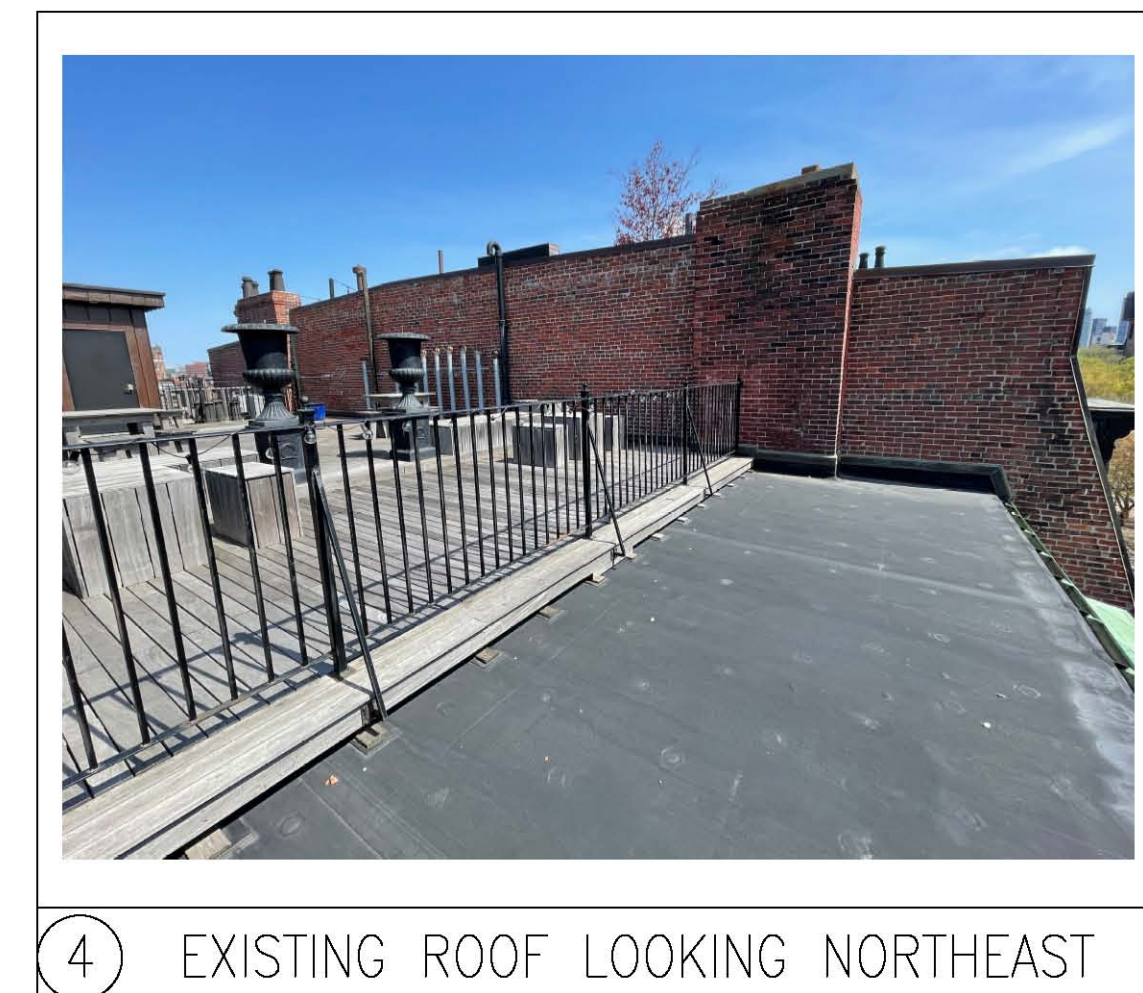
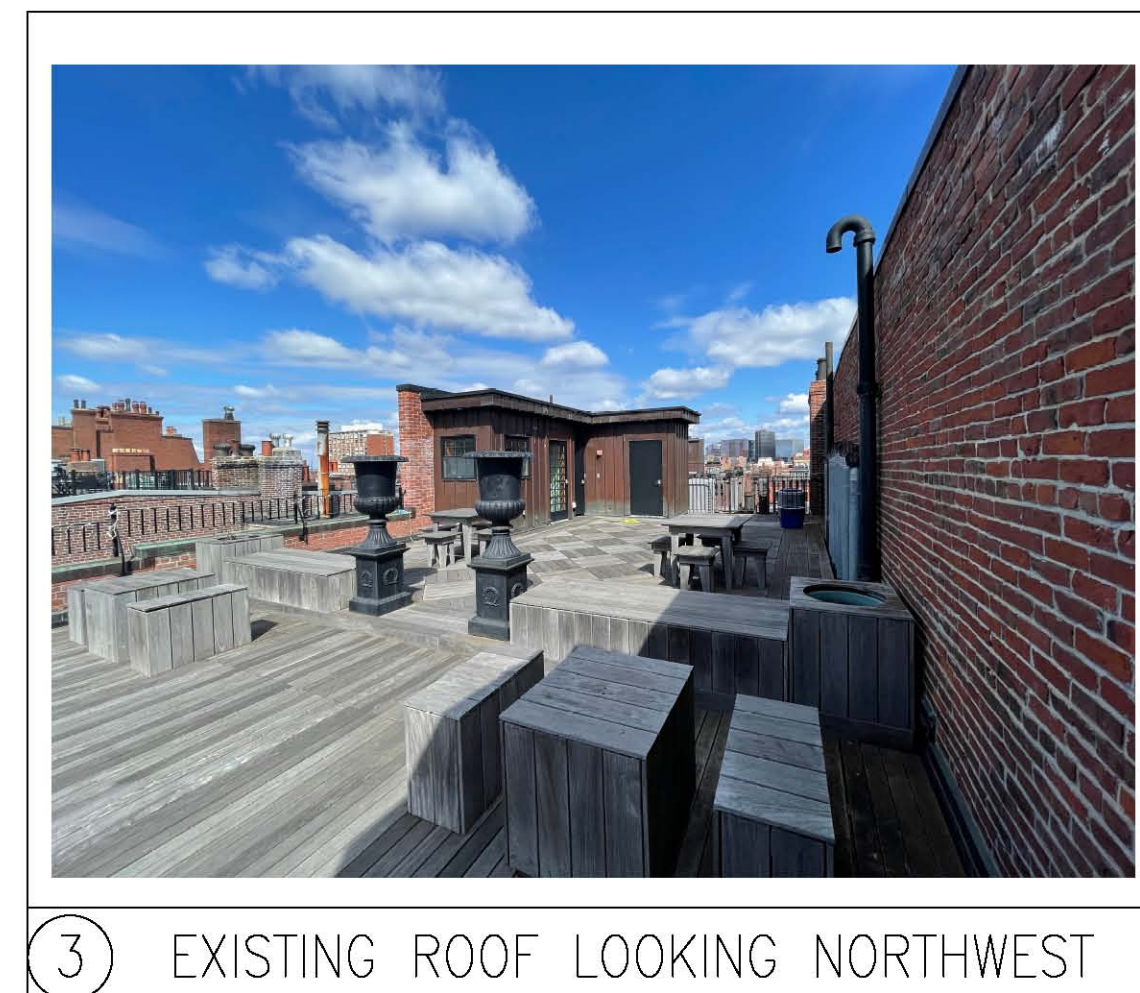
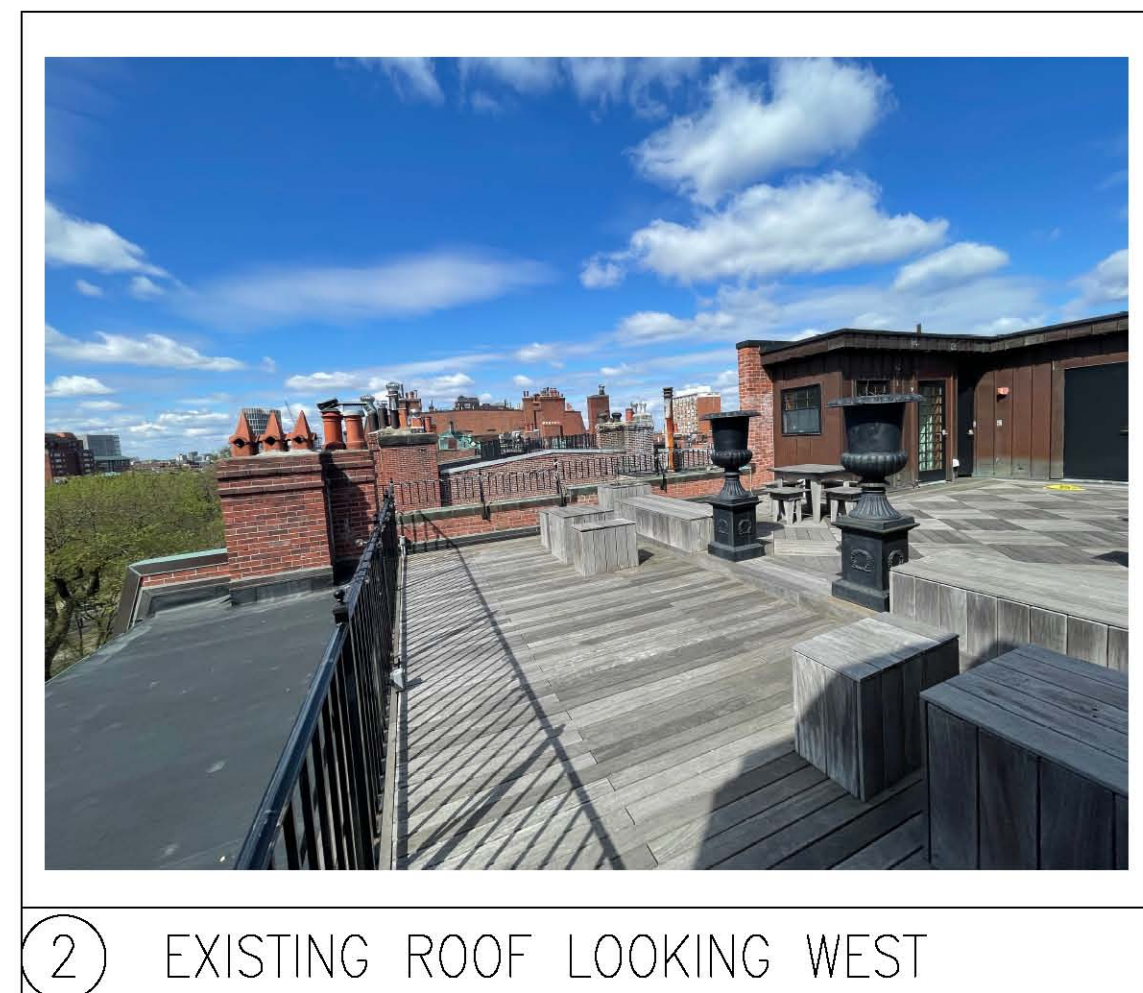
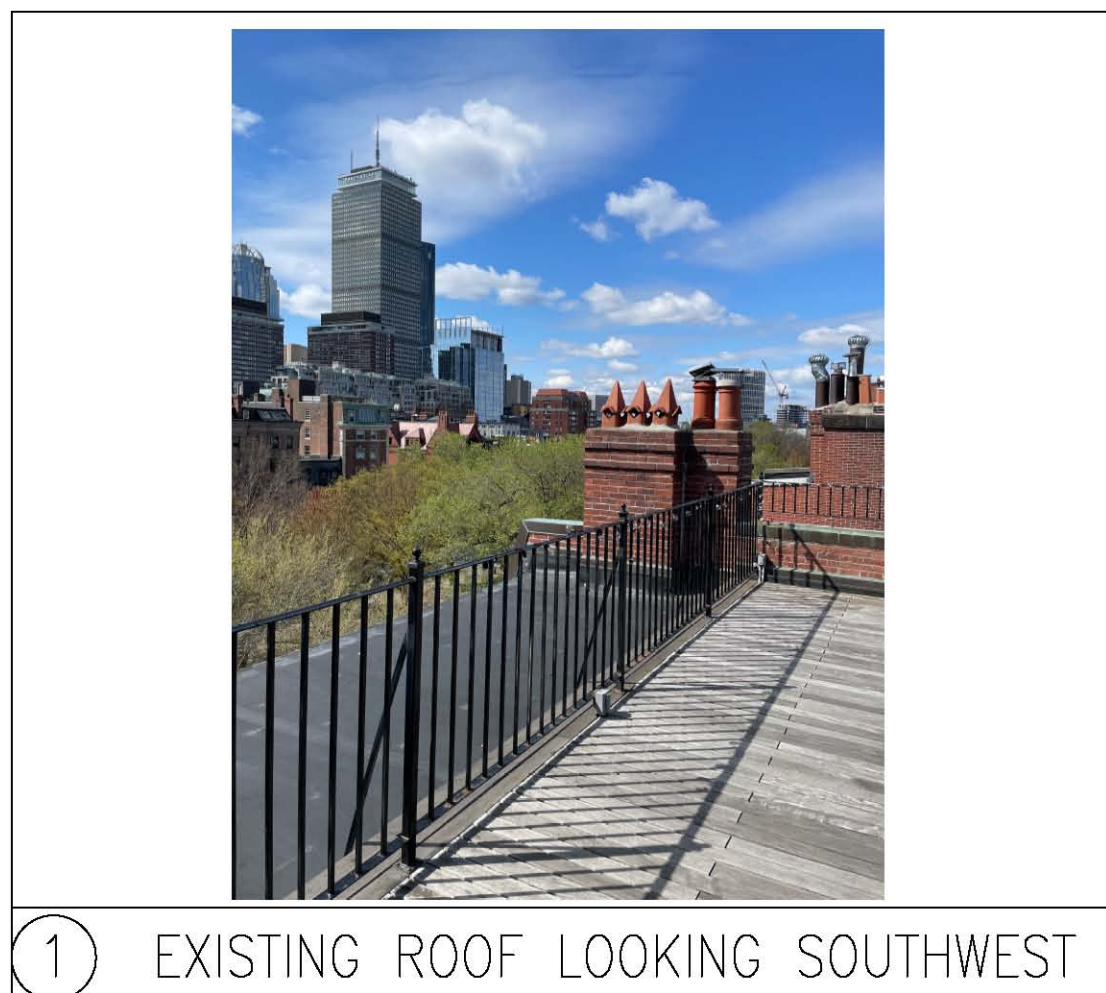
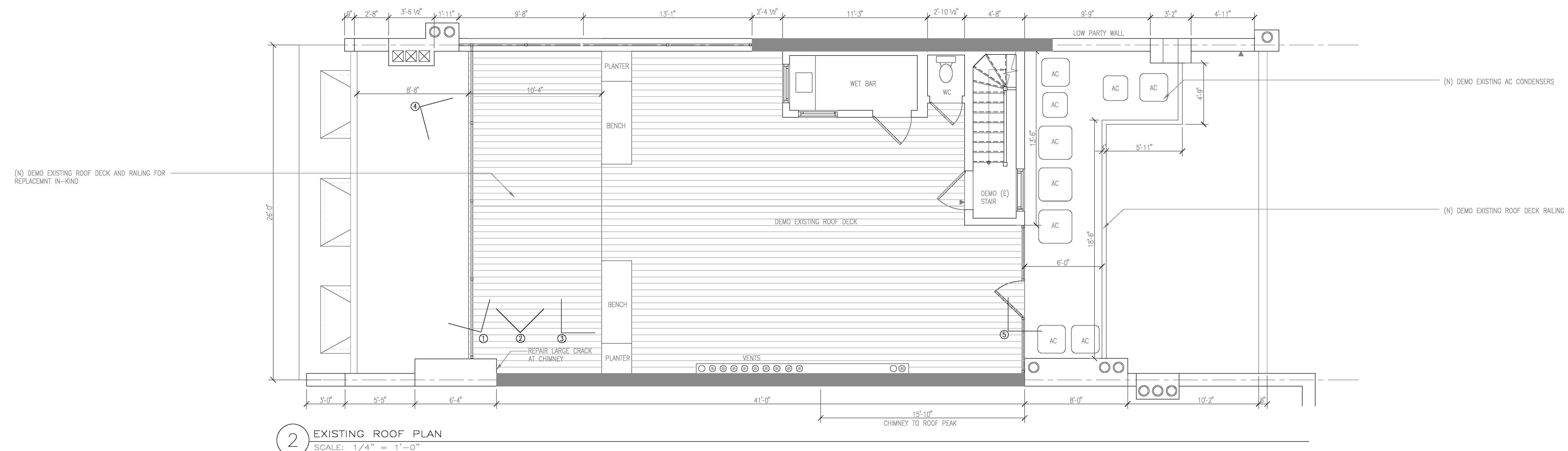
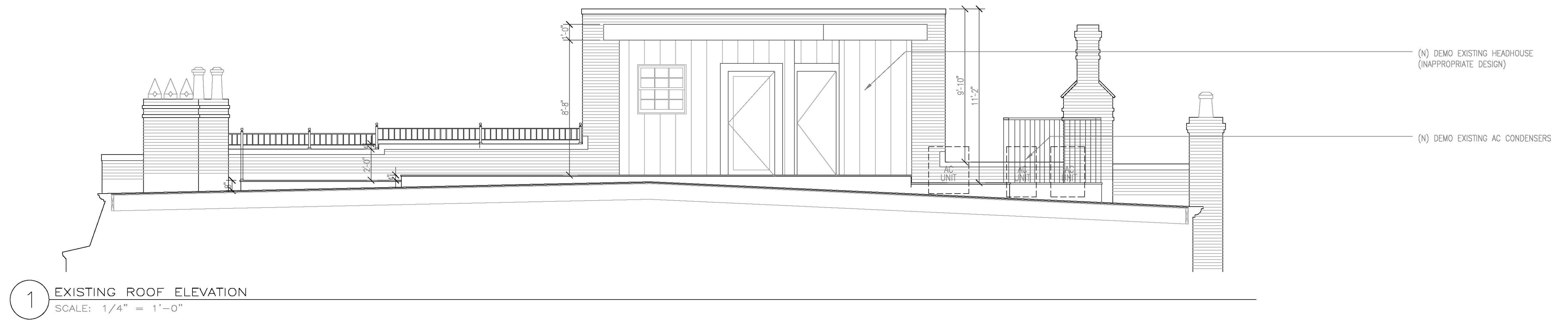


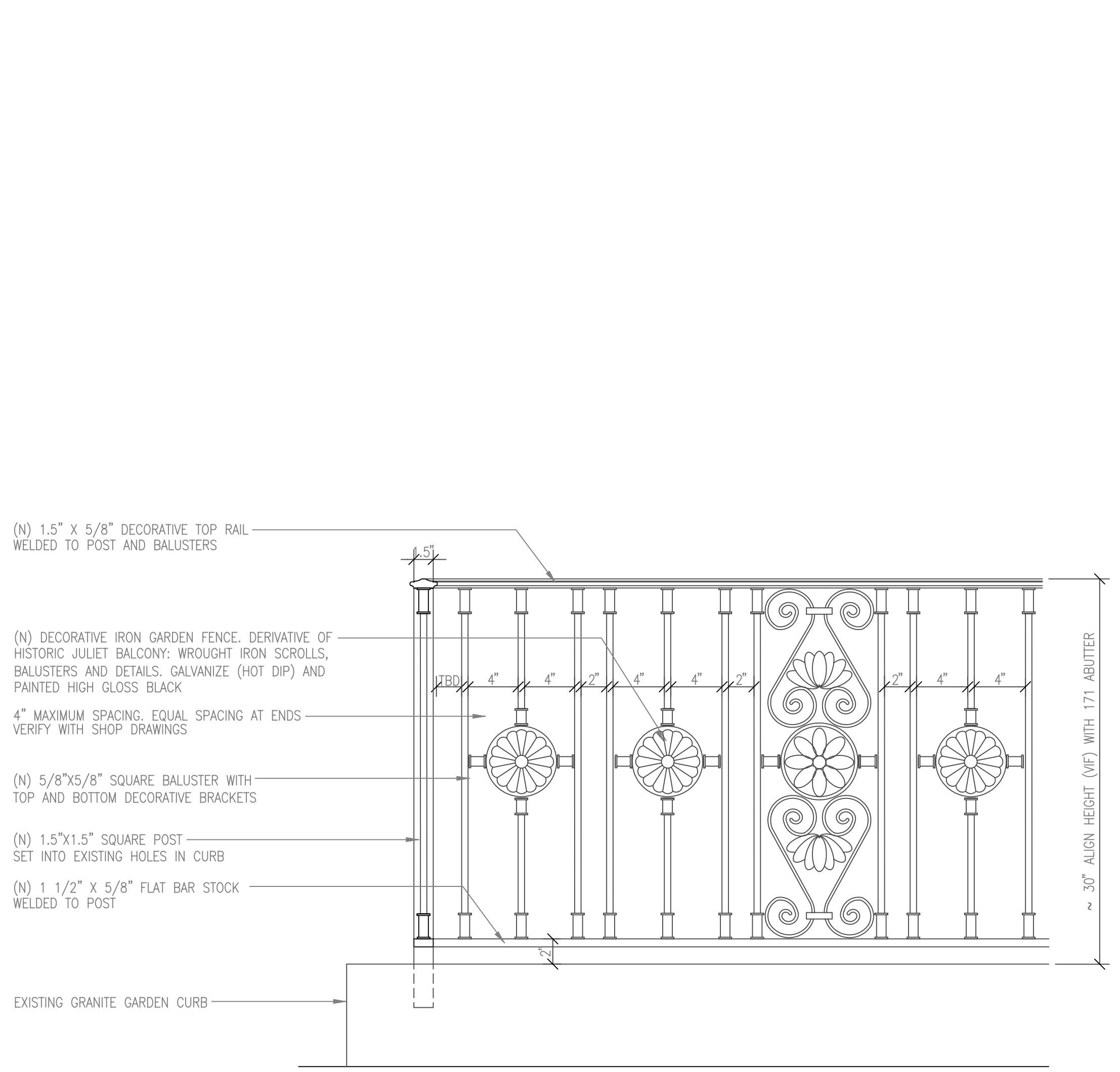
1 LINE OF SIGHT DIAGRAM
SCALE: NTS

Revision No.	Date

LINE OF SIGHT SECTION
 173 Commonwealth Avenue
 Back Bay – Boston – Massachusetts

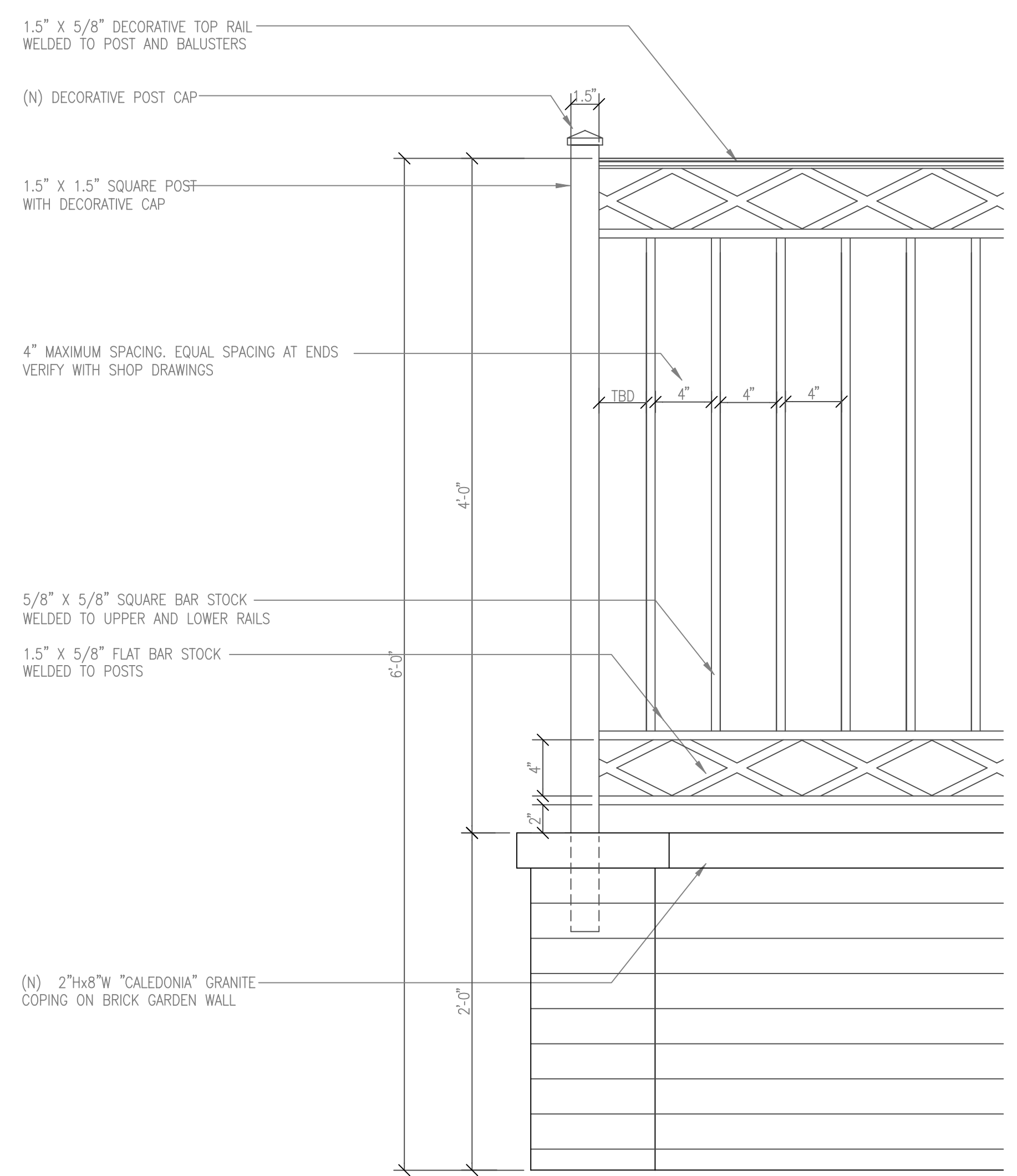






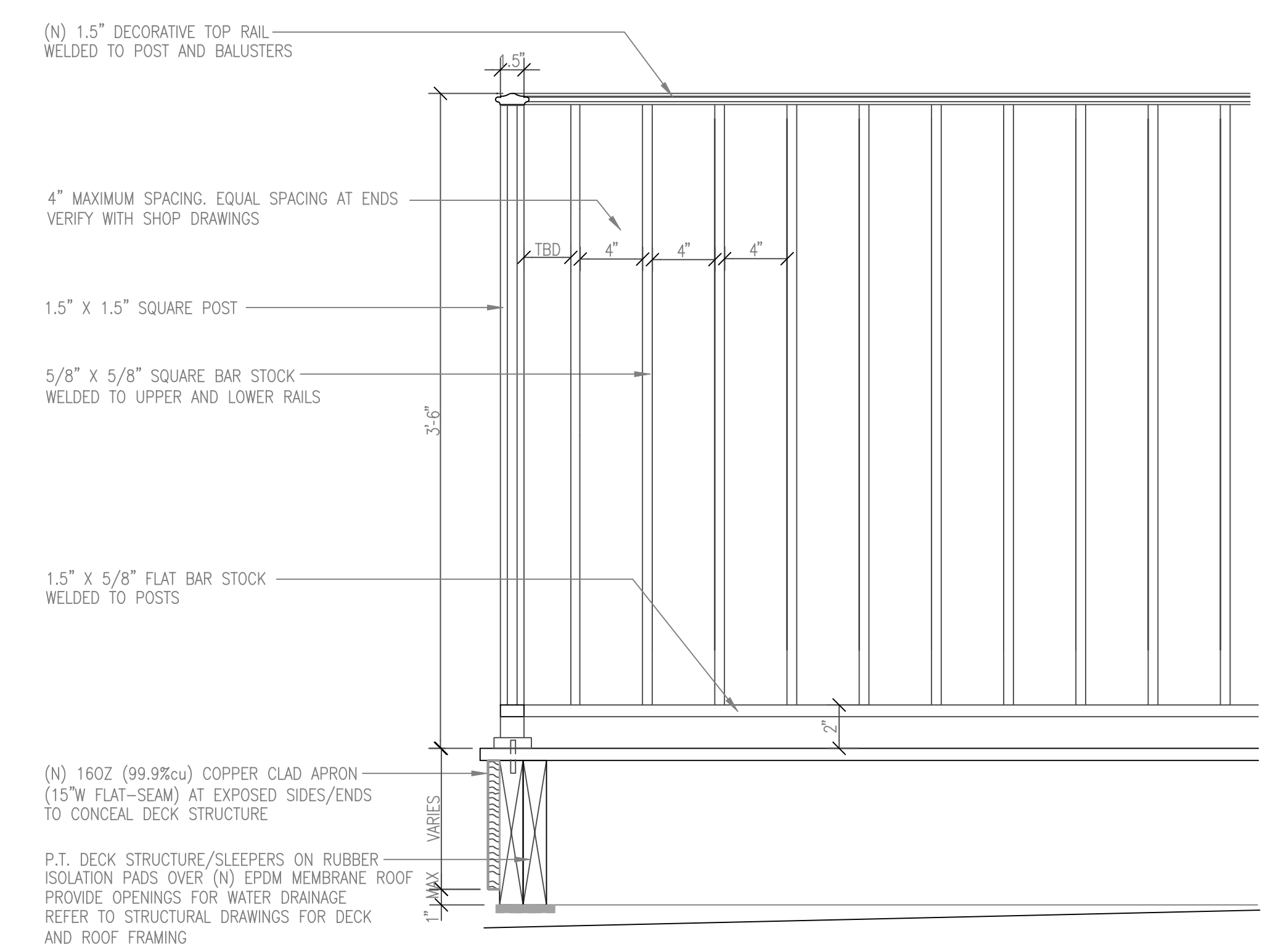
NOTES:
 1.) ALL GALVANIZED STEEL (HOT DIPPED) SHALL BE SHOP PRIMED W/ RUST PREVENTATIVE PRIMER & PAINTED HIGH GLOSS BLACK.
 2.) WELDED JOINTS TO BE GROUND, WIRE BRUSHED AND PRIMED BEFORE PAINTING. PROVIDE MOCK-UP FOR QUALITY APPROVAL.
 3.) RAILING SHALL RESIST 200# OF LATERAL FORCE. FABRICATOR TO DETERMINE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

1 FRONT GARDEN FENCE DETAIL
 SCALE: NTS



NOTES:
 1.) ALL GALVANIZED STEEL (HOT DIPPED) SHALL BE SHOP PRIMED W/ RUST PREVENTATIVE PRIMER & PAINTED HIGH 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 PCD APPROVAL PRIOR TO PROCEEDING WITH FABRICATION & INSTALLATION.

2 REAR YARD RAILING DETAIL
 SCALE: NTS



NOTES:
 1.) ALL GALVANIZED STEEL (HOT DIPPED) SHALL BE SHOP PRIMED W/ RUST PREVENTATIVE PRIMER & PAINTED HIGH 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 PCD APPROVAL PRIOR TO PROCEEDING WITH FABRICATION & INSTALLATION.

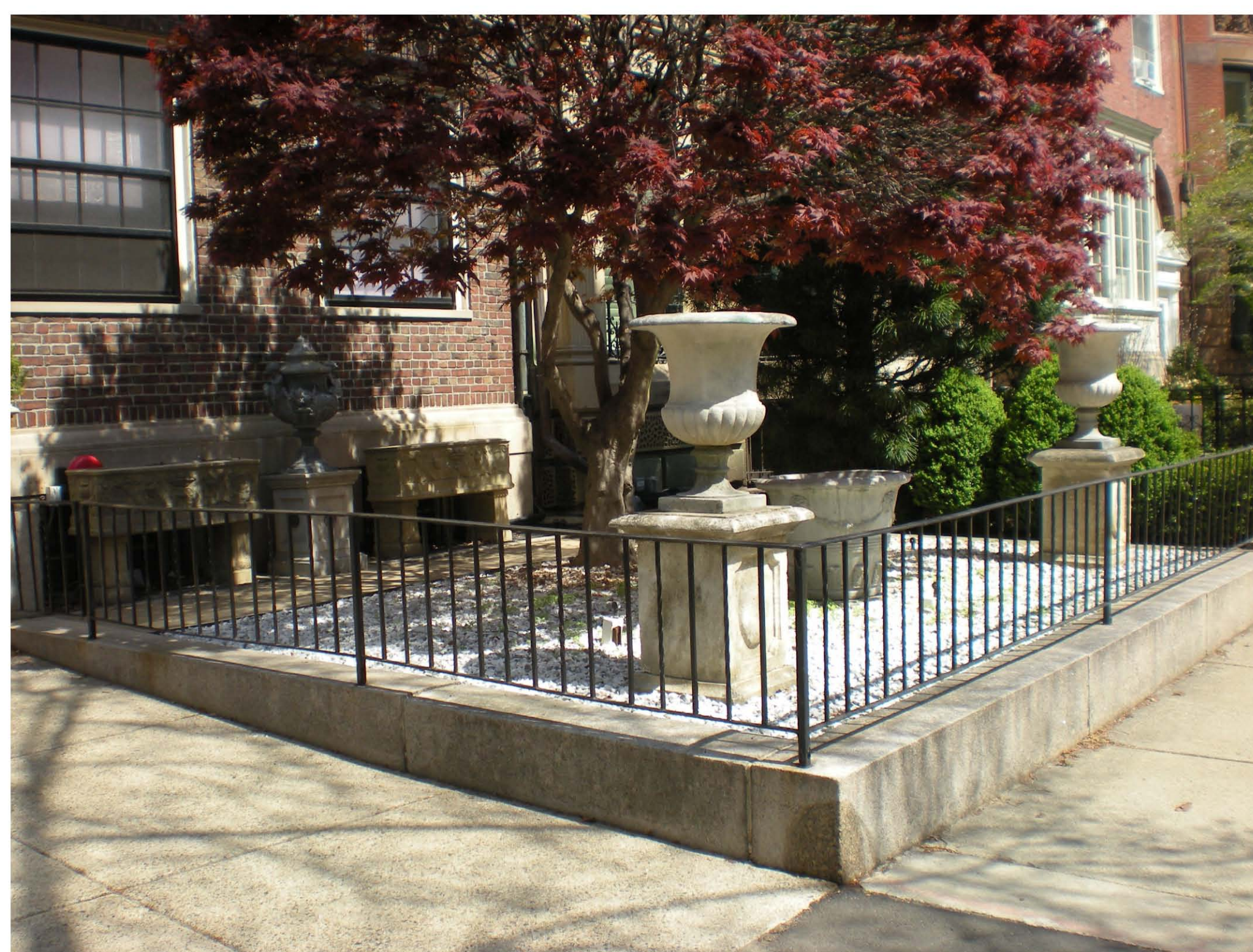
3 ROOF DECK EDGE APRON / RAILING DETAIL
 SCALE: NTS

Revision No.	Date





① ENTRANCE DOOR



② FRONT GARDEN



③ JULIET BALCONIES



④ FIRE BALCONIES



⑤ FRONT FACADE



⑥ FRONT FACADE FROM COMMONWEALTH MALL



① COPPER BAY



② MASONRY BAY VIEW FROM EAST



③ MASONRY BAY VIEW FROM WEST



④ REAR FACADE VIEW FROM EAST



⑤ REAR ENTRANCE DOOR



⑥ REAR FACADE VIEW FROM WEST