323 COMMONWEALTH AVENUE TWO UNIT DEVELOPMENT

323 COMMONWEALTH AVENUE **BOSTON, MASSACHUSETTS 02115**

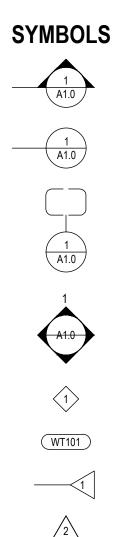
BACK BAY ARCHITECTURAL COMMISSION PRESENTATION DRAWINGS

DRAWINGS ISSUED FOR REVIEW

MAY 2, 2024

ABBREVIATIONS

ALUM	ALUMINUM
ARCH	ARCHITECTURAL
BM.	BEAM
BOTT.	BOTTOM
C/C	CENTER TO CENTER
CIP	CAST-IN-PLACE
<	CENTER LINE
CJ	CONTROL JOINT
CONC	CONCRETE
CONT	CONTINUOUS
CMU	CONCRETE MASONRY UNITS
GF CMU	GROUND FACE CMU
SF CMU	SPLIT FACE CMU
~	DIAMETER
DS	DOWNSPOUT
EA	EACH
EIFS	EXTERIOR INSUL & FINISH SYSTEM
EF	EACH FACE
EL	ELEVATION
EQ	EQUAL
ETR	EXISTING TO REMAIN
EXIST	EXISTING
EXP	EXPANSION
FE	FIRE EXTINGUISHER
FFG	FINISHED FLOOR GRADE
FIN.	FINISH(ED)
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FL	FLOOR
FRP	FIBERGLASS REINF. PLASTIC
FRGWB	FIRE RESISTANT GWB
GWB	GYPSUM WALLBOARD
HM	HOLLOW METAL FRAME
HP	HIGH POINT
HB	HOSE BIB
HORIZ.	HORIZONTAL
ID	INSIDE DIAMETER
INSUL	INSULATION
LGS	LIGHT GAUGE STEEL
LP	LOW POINT
L's	ANGLES
MAX.	MAXIMUM
MIN.	MINIMUM
OH	OPPOSITE HAND
PLAM	PLASTIC LAMINATE
P&S	POLE AND SHELF
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
SIM	SIMILAR
SS	STAINLESS STEEL
SQ.	SQUARE
STD.	STANDARD
STRUC.	STRUCTURAL
TBD	TO BE DETERMINED
TJI	TRUSS JOIST I-JOIST
T.O.W.	TOP OF WALL
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VERT	VERTICAL
W/	WITH



 $(\mathbf{x}\mathbf{x})$

REFERENCE DETAIL DRAWING SHEET

BUILDING SECTION

DRAWING SHEET

REFERENCE

REFERENCE DRAWING

DRAWING SHEET

REFERENCE INTERIOR ELEVATION

DRAWING SHEET

WINDOW TAG

DOOR TAG

PARTITION TYPE TAG

REVISION TAG

COLUMN GRID

CENTER LINE

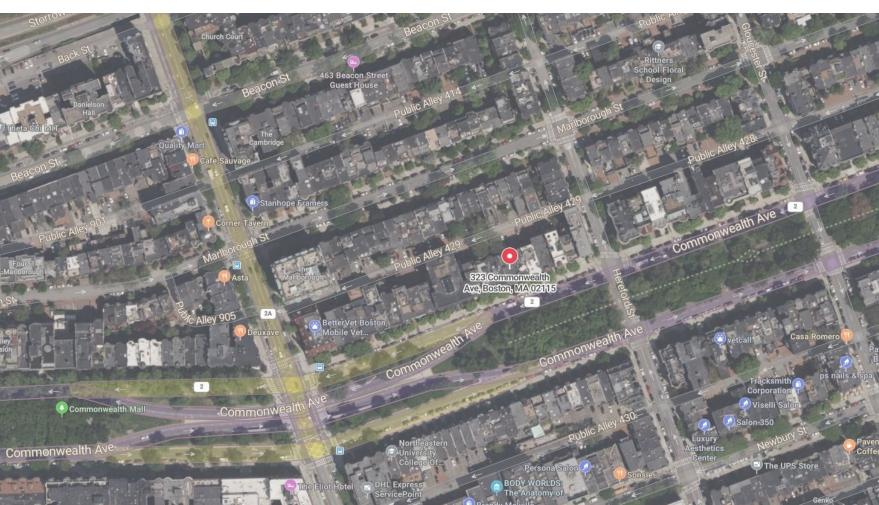
GENERAL REQUIREMENTS

- THE CONTRACTOR SHALL STRICTLY CONFORM WITH ALL CODES HAVING JURISDICTION IN THE CONSTRUCTION OF THIS PROJECT, INCLUDING, BUT NOT LIMITED TO: FEDERAL, STATE, CITY, COUNTY, BUILDING, ZONING, ELECTRICAL, MECHANICAL, FIRE, LIFE SAFETY, AND HANDICAP CODES. ALL WORK MUST BE PERFORMED BY LICENSED AND INSURED CONTRACTORS AND SUBCONTRACTORS. INSURANCE CERTIFICATES, IN WRITING, WILL BE PRESENTED TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, EXISTING CONDITIONS, AND CODE COMPLIANCE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. IF THE CONTRACTOR FINDS ANY DISCREPANCIES IN THE DRAWINGS OR SPECIFICATIONS HE MUST CONTACT THE ARCHITECT FOR VERIFICATION. PITMAN AND WARDLEY ASSOCIATES LLC SHALL BE NOTIFIED IN WRITING OF ANY NON-CONFORMANCES IN THE SITE PLANS OR SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ANY ERRORS AND OMISSIONS TO THE ATTENTION OF PITMAN AND WARDLEY ASSOCIATES LLC IN WRITING AND SHALL AWAIT WRITTEN INSTRUCTIONS BEFORE PROCEEDING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IF THEY FAIL TO NOTIFY PITMAN AND WARDLEY PRIOR TO THE CONSTRUCTION AND OR FABRICATION OF WORK.
- SCOPE: THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR TO COMPLETE THE WORK AS DESCRIBED ON THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR'S SHALL BE RESPONSIBLE FOR ALL PERMITS, COMPLIANCE STATEMENTS, CERTIFICATE OF OCCUPANCY OR OTHER DOCUMENTATION REQUIRED.
- 4. WORK SHALL BE PERFORMED TO THE HIGHEST LEVEL OF STANDARDS OF EACH RESPECTIVE TRADE. DEMOLISH AS REQUIRED AND REMOVE ALL DEBRIS FROM THE SITE.
- THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND IN A WORKMANLIKE FASHION. THE PROJECT SHALL BE READY FOR OCCUPANCY UPON THE COMPLETION OF WORK IN A "TURN-KEY" CONDITION.
- 7. CONSTRUCTION SHALL BE BY DIMENSIONS DO NOT SCALE OFF OF THESE DRAWINGS.
- 8. SHOP DRAWINGS MAY BE REQUIRED BY THE ARCHITECT FOR ALL STRUCTURAL, MECHANICAL, ELECTRICAL, LIFE SAFETY SYSTEMS, AND SPECIALIZED CONSTRUCTION FROM THE CONTRACTOR AND/OR ALL SUBCONTRACTORS AT NO ADDITIONAL COST. SHOP DRAWINGS SHALL BE SUBMITTED TO PITMAN AND WARDLEY ASSOCIATES LLC FOR REVIEW AND CONFORMANCE WITH THE SYSTEMS AND THEIR INTEGRATION WITH EXISTING SYSTEMS AND CONDITIONS. WORK DONE TO LIFE SAFETY SYSTEMS MAY REQUIRE SEPARATE PERMITS. THESE SHALL BE INCLUDED IN THE BASE BID.
- 9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE BUILDING AT ALL TIMES.
- 10. THE CONTRACTOR SHALL NOTIFY PITMAN AND WARDLEY ASSOCIATES LLC IMMEDIATELY UPON THE DISCOVERY OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS AND OR CONDITIONS.
- 11. THESE PLANS HAVE BEEN PRODUCED TO MASSACHUSETTS STATE BUILDING CODE ENERGY STANDARDS. ANY ADDITIONAL STRETCH CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
- 12. ALL DEMOLITION AND REMOVAL OF BUILDING COMPONENTS SHALL BE CARRIED OUT UNDER ACCORDANCE WITH THE EPA'S RENOVATE RIGHT LAWS.

APPLICABLE BUILDING CODES

BUILDING	780 CMR: MASSACHUSETTS BUILDING CODE, 9 2015 INTERNATIONAL BUILDING CODE, WITH M 2015 INTERNATIONAL EXISTING BUILDING COD
FIRE	527 CMR: MASSACHUSETTS COMPREHENSIVE 2021 NFPA 1, FIRE CODE WITH MASSACHUSET
ACCESSIBILITY	521 CMR: MASSACHUSETTS ARCHITECTURAL A ADA: AMERICANS WITH DISABILITIES ACT ACCI
ENERGY	225 CMR 23: MASSACHUSETTS COMMERCIAL S 2021 INTERNATIONAL ENERGY CONSERVATION
ELECTRICAL	527 CMR 12.00: MASSACHUSETTS ELECTRICAL 2023 NFPA 700, NATIONAL ELECTRICAL CODE, '
MECHANICAL	2015 INTERNATIONAL MECHANICAL CODE
ELEVATOR	525 CMR: MASSACHUSETTS ELEVATOR CODE 2013 ASME A17.1, AMENDED
PLUMBING	248 CMR: MASSACHUSETTS PLUMBING CODE 2

VICINITY MAP



PROJECT DATA

A: BUILDING USE GROUP: CONVERSION FROM FOUR TO TWO UNITS

- B: USE GROUP R-3: (TWO-FAMILY DWELLING)
- C: CONSTRUCTION CLASSIFICATION: EXISTING TYPE 3B CONSTRUCTION
- D: FULLY SPRINKLED PER NFPA 13R

UNIT 1 SF CALCULA	TION
STREET LEVEL	1,512 GSF
PARLOR LEVEL	1,314 GSF
SECOND LEVEL	941 GSF
TOTAL	3,767 GSF
UNIT 2 SF CALCULA	TION
STREET LEVEL	99 GSF
PARLOR LEVEL	264 GSF
SECOND LEVEL	755 GSF
THIRD LEVEL	1,696 GSF
FOURTH LEVEL	1,616 GSF
HEADHOUSE	338 GSF
TOTAL	4,768 GSF
COMMON AREA SF C	CALCULATION
STREET LEVEL	128 GSF
PARLOR LEVEL	116 GSF
TOTAL	244.005
	244 GSF
TOTAL BUILDING SF	
TOTAL BUILDING SF	
	CALCULATION
STREET LEVEL	CALCULATION 1,740 GSF
STREET LEVEL PARLOR LEVEL	CALCULATION 1,740 GSF 1,695 GSF
STREET LEVEL PARLOR LEVEL SECOND LEVEL	CALCULATION 1,740 GSF 1,695 GSF 1,696 GSF
STREET LEVEL PARLOR LEVEL SECOND LEVEL THIRD LEVEL	CALCULATION 1,740 GSF 1,695 GSF 1,696 GSF 1,696 GSF

** ALL BUILDING SQUARE FOOTAGE CALCULATIONS SHALL BE VERIFIED BY THE ARCHITECT AT THE COMPLETION OF THE DEMOLITION PHASE

ZONING REVIEW

PROJECT ADDRESS: PARCEL ID: MAP NO. ARTICLE:

323 COMMONWEALTH AVENUE. 02115 0503581008

UNDERLYING ZONING

ZONING DISTRICT: ZONING SUB-DISTRICT: ZONING OVERLAYS: HISTORIC DISTRICT:

BOSTON PROPER H-3-65 ZONE APARTMENT RESIDENTIAL GROUNDWATER CONSERVATION OVERLAY DISTRICT RESTRICTED PARKING DISTRICT BACK BAY ARCHITECTURAL DISTRICT

	ALLOWABLE / REQD.	EXISTING	PROPOSED
LOT AREA	NONE	3,237 SF	3,237 SF (NO CHANGE)
LOT WIDTH	NONE	26'-0"	26'-0" (NO CHANGE)
F.A.R. (3.0)	3.0	2.62	2.62 (NO CHANGE)
BUILDING HEIGHT	65'-0", INCREASE OF 1 STORY ABOVE EXISTING	61'-5"	61'-5" (NO CHANGE)
OPEN SPACE	50 SF / PER UNIT		
FRONT YARD	STREET AVG.	19'-5"	0'-0" (NO CHANGE)
SIDE YARD	0'-0"	0'-0"	0'-0" (NO CHANGE)
REAR YARD	25% OF LOT DEPTH (31'-1")	38'-8"	38'-8" (N0 CHANGE)

PROJECT SCOPE

THE SCOPE OF WORK FOR THIS PROJECT UNDER THIS PERMIT SHALL BE THE INTERIOR DEMOLITION AND RENOVATION OF AN EXISTING 10 UNIT BUILDING INTO TWO UNITS. THE NEW WORK SHALL INCLUDE BUT NOT LIMITED TO FRAMING, ELECTRICAL, MECHANICAL SYSTEMS, STRUCTURAL SYSTEMS, INTERIOR WALL PARTITIONS AND FINISHES THROUGHOUT. THERE IS NO EXTERIOR WORK PROPOSED UNDER THIS PERMIT.

THE SCOPE OF WORK UNDER BACK BAY ARCHITECTURAL DISTRICT REVIEW IS THE ADDITION OF A NEW HEADHOUSE AND ROOF DECK EXCLUSIVE TO THE TOP RESIDENTIAL UNIT. ADDITIONAL WORK UNDER REVIEW IS FRONT AND REAR FACADE REPAIRS / ALTERATIONS, NEW WINDOW AND DOOR REPLACEMENTS THROUGHOUT AND NEW REAR DRIVEWAY PAVERS.

ALL LIFE SAFETY IS TO BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR. THE SYSTEM SHALL BE APPROVED BY THE LOCAL FIRE DEPARTMENT AND CONNECTED TO THE LOCAL FIRE ALARM SYSTEM.

ALL ELECTRICAL SYSTEMS SHALL BE DESIGN BUILD, SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.

ALL MECHANICAL SYSTEMS SHALL DESIGN BUILD, SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.

9TH EDITION MASSACHUSETTS AMENDMENTS DE, WITH MASSACHUSETTS AMENDMENTS.

E FIRE SAFETY CODE.

TTS AMENDMENTS.

ACCESS BOARD REGULATIONS 2006 CESSIBILITY GUIDELINES ADAAG 2010

STRETCH ENERGY CODE ON CODE, WITH MASSACHUSETTS AMENDMENTS

L CODE MEC , WITH MASSACHUSETTS AMENDMENTS.

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PITMAN & WARDLEY A S S O C I A T E S L L ARCHITECTURE & DESIGN 32 CHURCH STREE SALEM, MASSACHUSETTS 01970

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323 COMMONWEALTH AVE, LLC. 52 CUMMINGS PARK WOBURN, MASSACHUSETTS 01807 781-572-6516

PROJECT TEAM

PROJECT OWNER

ARCHITECT PITMAN & WARDLEY ASSOCIATES, LLC. 32 CHURCH STREET SALEM, MASSACHUSETTS 01970 978-744-8982

GENERAL CONTRACTOR CATAMOUNT BUILDERS 850 SUMMER STREET, SUITE 208 BOSTON, MASSACHUSETTS 02127 617-345-7430

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STRUCTURAL ENGINEER WEBB STRUCTURAL ENGINEERING 670 MAIN STREET READING, MASSACHUSETTS 01867 781-779-1330

ENERGY CONSULTANT HOME ENERGY RATERS 180 STATE ROAD, SUITE 2U SAGAMORE BEACH, MASSACHUSETTS 02562 508-833-3100

FIRE PROTECTION BLACKWATER FIRE SUPRESSION **3 ORCHARD STREET** MANCHESTER, NH. 03102

PROJECT NAME

TWO UNIT DEVELOPMENT 323 COMMONWEALTH AVENUE

BOSTON, MASSACHUSETTS 02115

SUBMISSION

BACK BAY ARCHITECTURAL COMMISSION PRESENTATION

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SEAL

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A0 ARCHITECTURAL

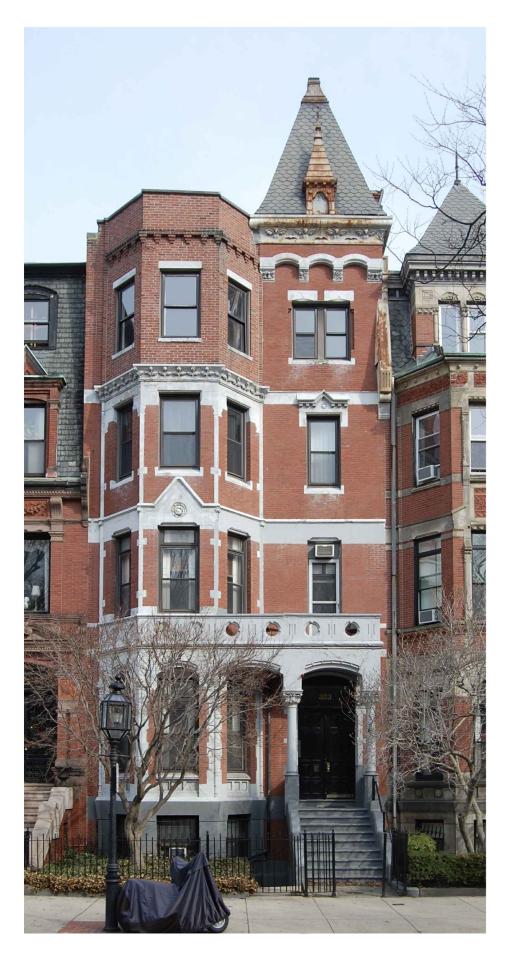
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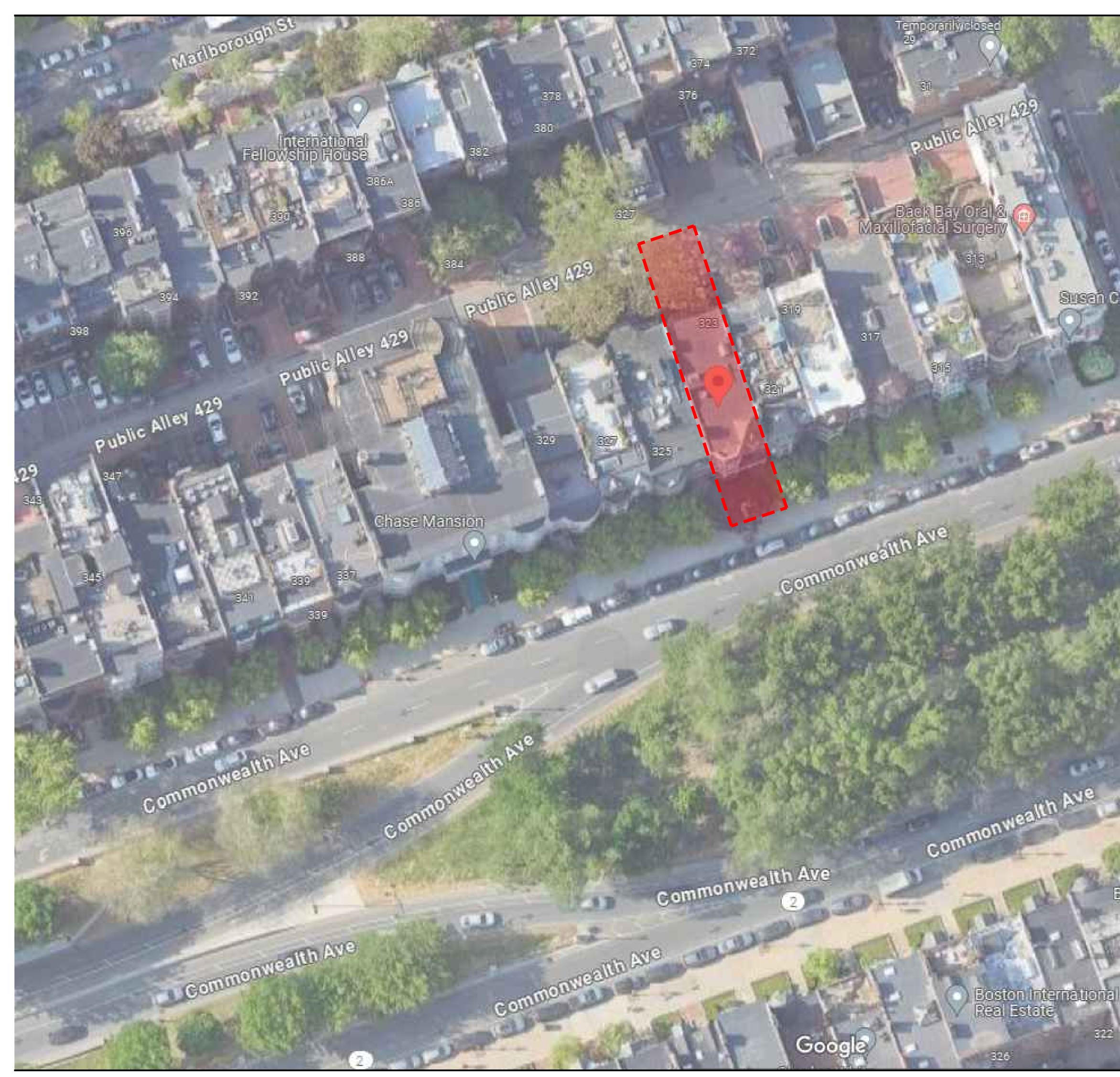
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- A7 EXISTING + PROPOSED REAR YARD PLANS
- A8 PROPOSED HEADHOUSE
- A9 PROPOSED HEADHOUSE MATERIAL RENDERINGS A10 MOCKUP PHOTO LOCATIONS
- A11 MOCKUP PHOTOS
- A12 EXISTING + PROPOSED SITE LINE SECTION DIAGRAMS A13 MISC. DETAILS & SPECIFICATIONS.







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Susan C. Taterka, LICSW

Burrage Capital

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PITMAN & WARDLEY A S S O C I A T E S LLC ARCHITECTURE & DESIGN 3 2 C H U R C H S T R E E T SALEM, MASSACHUSETTS 01970

PROJECT OWNER

323 COMMONWEALTH AVE, LLC. 52 CUMMINGS PARK WOBURN, MASSACHUSETTS 01807 781-572-6516

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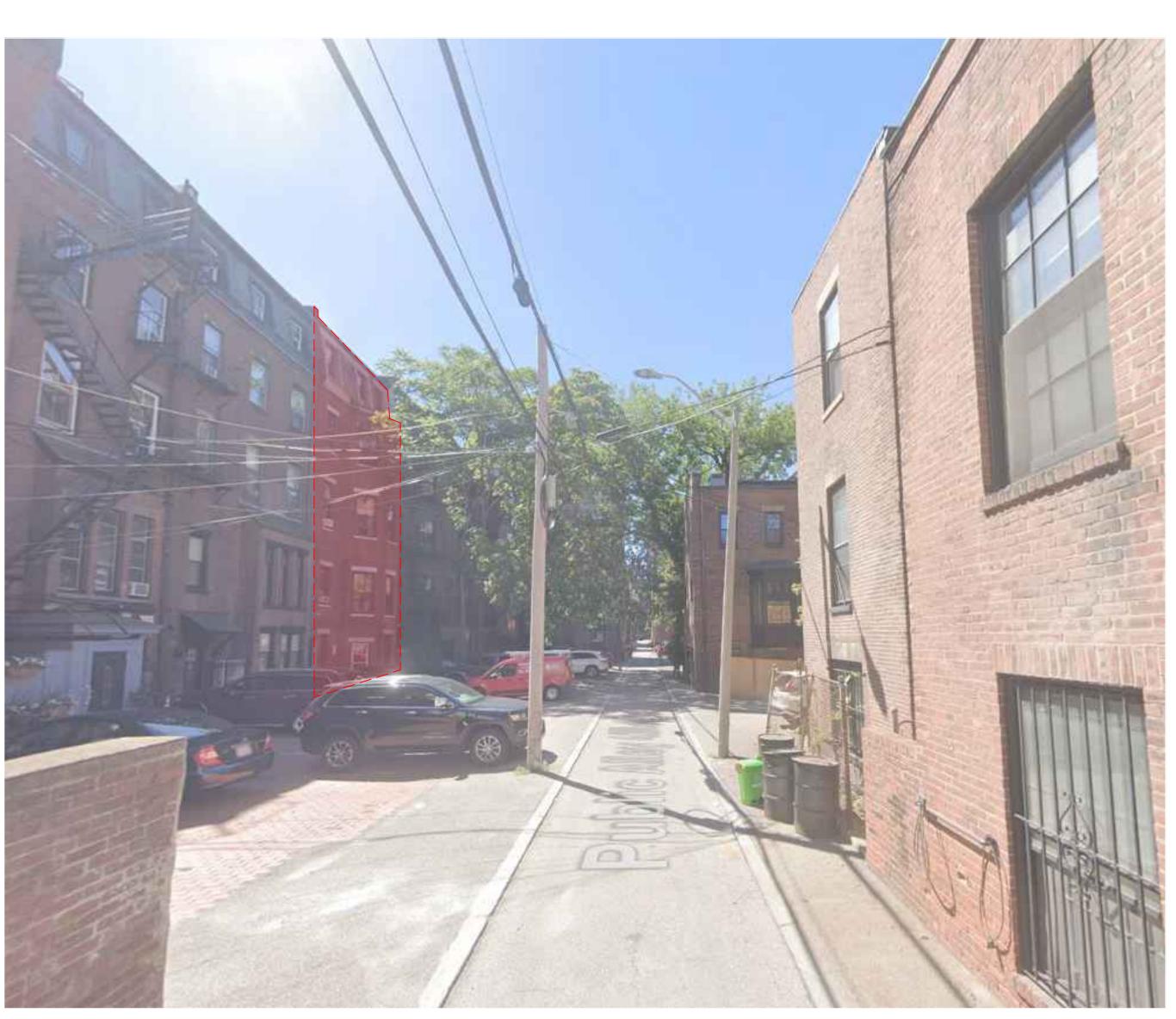
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MAX. BUILDING HEIGHT 65'-0" HEADHOUSE ROOF EL. 83.10 T.O FINISH ~**~**~ ho o o ok - EXISTING HEADHOUSE TO BE REMOVED IN ITS ENTIRETY. EL. 77.1 T.O. FIN FLOOR The sea the sea the sea the EL. 74.4 T.O. FIN FLOOR ___┪.╤_┢_ | | | _____ FOURTH LEVEL AFF EL. 62.9 T.O. FIN FLOOR _____ -EL. 51.6 T.O. FIN FLOOR Ò -EXISTING DOOR TO BE REMOVED AND REPLACED. - EXISTING FRONT FACADE WINDOWS TO BE REMOVED, UNLESS OTHERWISE NOTED. SECOND LEVEL AFF EL. 39.2 T.O. FIN FLOOR -_____ \$7 ¥1¥ New 3'-4" -EXISTING ENTRY DOOR TO BE REMOVED AND NDIDÓ REPLACED. EL. 25.9 T.O. FIN FLOOR <u>}</u> ______ _____ - -----AVERAGE GRADE **60** GARDEN LEVEL AFF EL. 15.7 T.O. FIN FLOOR ╶┍┶╵╘┷┯┯┯┥╘┥╤┯┯╧┶╸╎┯╸┍╧╧┷┯╶┯┥╘╧┯╸

2 PROPOSED FRONT ELEVATION 3/16" = 1'-0"

 REPAIR EXISTING CUPOLA AND DETAILING IN KIND.
NEW SLATE ROOF AT EXISTING COPULA TO BE REPLACED IN KIND.
NEW 42" METAL RAIL, PAINTED BLACK.

TYPICAL AT ROOF DECK.

- REPAIR AND RESTORE ALL CORNICE WORK AS REQUIRED. TYPICAL THROUGHOUT.

- REPAIR AND REPOINT EXISTING MASONRY BRICK WALLS AS REQUIRED. TYPICAL THROUGHOUT.

- INSTALL NEW HISTORICALLY ACCURATE 1 OVER 1 WINDOWS IN EXISTING MASONRY OPENINGS, TYPICAL THROUGHOUT.

- REAPIR AND RESTORE ALL EXISTING MASONRY SILLS AND HEADERS, TYPICAL THROUGHOUT.

 - INSTALL NEW HISTORICALLY ACCURATE TRANSOMS AT ALL WINDOW LOCATIONS WHERE APPLICABLE, TYPICAL THROUGHOUT.
- INSTALL NEW DOOR IN EXISTING MASONRY OPENING.

- EXISTING BALUSTRADE TO BE REPAIRED.

- REAPIR AND RESTORE ALL EXISTING MASONRY SILLS AND HEADERS, TYPICAL THROUGHOUT.

- EXITING TRANSOM WINDOW TO MATCH 1880 WINDOW PATTERN.

- PROPOSED DOOR AT FRONT ENTRY. NEW DOOR SHALL MATCH DESIGN OF EXISTING DOOR. GENERAL CONTRACTOR SHALL PROVIDE FINAL SHOP DRAWING FOR ARCHITECTS REVIEW AND APPROVAL.

- REPAIR AND RESTORE EXISTING STOOP AND LOWER STAIRS.



PROJECT OWNER

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PROJECT TEAM

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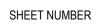
SUBMISSION

BACK BAY ARCHITECTURAL COMMISSION PRESENTATION

DRAWINGS ISSUED FOR REVIEW MAY 2, 2024

DRAWING SUBMISSIONS DATE ISSUE NO 01.25.2024 ALT DWGS #1 03.08.2024 REVISED PERMIT DWGS #2 04.16.2024 BBAC SUBMISSION DWGS #2 04.30.2024 NAAB SUBMISSION DWGS #3 05.02.2024 BBAC PRESENTATION #4 DRAWN BY ZM CHECKED BY PP

SEAL



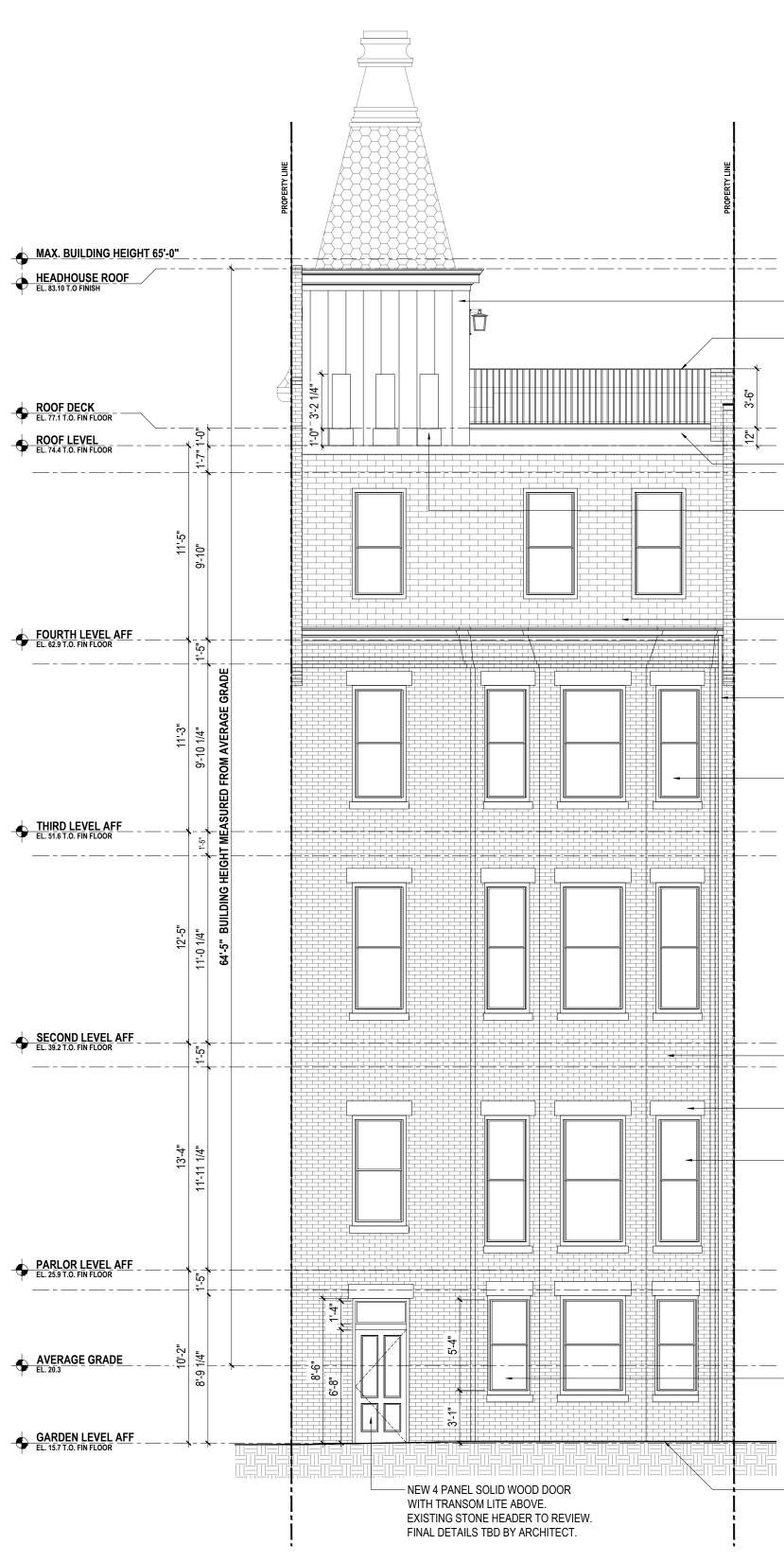


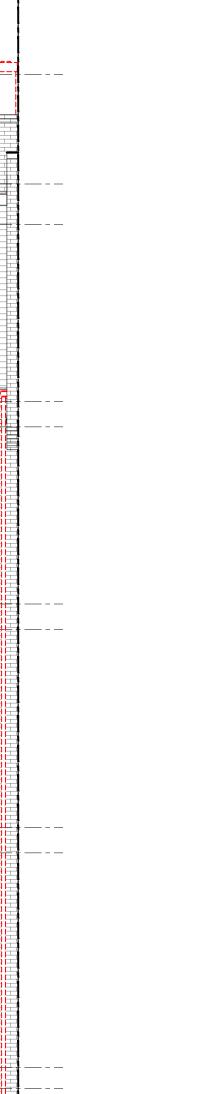
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EXISTING REAR ELEVATION 3/16" = 1'-0"



2 PROPOSED REAR ELEVATION 3/16" = 1'-0"





-EXISTING ENTRY DOOR

TO BE REMOVED AND

REPLACED.

- NEW HEADHOUSE WITH 12" STANDING SEAM COPPER SIDING.

- ----

- NEW ROOF DECK WITH 42" METAL RAILING PAINTED BLACK, ALIGN WITH FACADE OF EXISTING CHIMNEY.

- REFER TO STRUCTURAL ENGINEER FOR NEW ROOF AND DECK STRUCTURE. - PROVIDE 3 NEW EXTERIOR ROOF MOUNTED CONDENSOR UNITS.

VERIFY FINAL REQUIREMENTS AND SPECIFICATIONS WITH MANUF. NEW UNITS SHALL BE LOCATED IN COMPLIANCE WITH ALL LANDMARKS AND ZONING REGULATIONS. -NEW SLATE SHINGLES AT REAR

MANSARD ROOF.

- PROVIDE NEW COPPER GUTTER AND DOWNSPOUTS. NEW LEADER TO TIE INTO STORM WATER RECHARGE IN THE REAR. COORDINATE WITH CIVIL ENGINEER DRAWINGS.

-INSTALL NEW HISTORICALLY ACCURATE 1 OVER 1 WINDOWS IN EXISTING MASONRY OPENINGS, TYPICAL THROUGHOUT.

- REPAIR AND REPOINT EXISTING MASONRY BRICK WALLS AS REQUIRED. TYPICAL THROUGHOUT.

- REAPIR AND RESTORE ALL EXISTING MASONRY SILLS AND HEADERS, TYPICAL THROUGHOUT.

- INSTALL NEW HISTORICALLY ACCURATE 1 OVER 1 WINDOWS IN EXISTING MASONRY OPENINGS, TYPICAL THROUGHOUT.

- ____

- PROVIDE NEW DOUBLE HUNG WINDOW IN EXPANDED MASONRY OPENING. PATCH AND REPAIR EXISTING MASONRY OPENING AS REQUIRED. PROVIDE NEW MASONRY HEADER AND SILL.

-NEW BRICK PAVERS AT REAR DRIVEWAY. REFER TO PLANS FOR MORE INFORMATION.

PITMAN & WARDLEY A S S O C I A T E S LLC ARCHITECTURE & DESIGN

32 CHURCH STREET SALEM, MASSACHUSETTS 01970

PROJECT OWNER

323 COMMONWEALTH AVE, LLC. 52 CUMMINGS PARK WOBURN, MASSACHUSETTS 01807 781-572-6516

PROJECT TEAM

ARCHITECT PITMAN & WARDLEY ASSOCIATES, LLC. 32 CHURCH STREET SALEM, MASSACHUSETTS 01970 978-744-8982

GENERAL CONTRACTOR CATAMOUNT BUILDERS 850 SUMMER STREET, SUITE 208 BOSTON, MASSACHUSETTS 02127 617-345-7430

CIVIL ENGINEER **GREATER BOSTON SURVEYING & ENGINEERING** 19 FREDITH ROAD WEYMOUTH, MASSACHUSETTS 02189 617-388-0585

STRUCTURAL ENGINEER WEBB STRUCTURAL ENGINEERING 670 MAIN STREET READING, MASSACHUSETTS 01867 781-779-1330

ENERGY CONSULTANT HOME ENERGY RATERS 180 STATE ROAD, SUITE 2U SAGAMORE BEACH, MASSACHUSETTS 02562 508-833-3100

FIRE PROTECTION BLACKWATER FIRE SUPRESSION 3 ORCHARD STREET MANCHESTER, NH. 03102

PROJECT NAME

TWO UNIT DEVELOPMENT 323 COMMONWEALTH AVENUE

BOSTON, MASSACHUSETTS 02115

SUBMISSION

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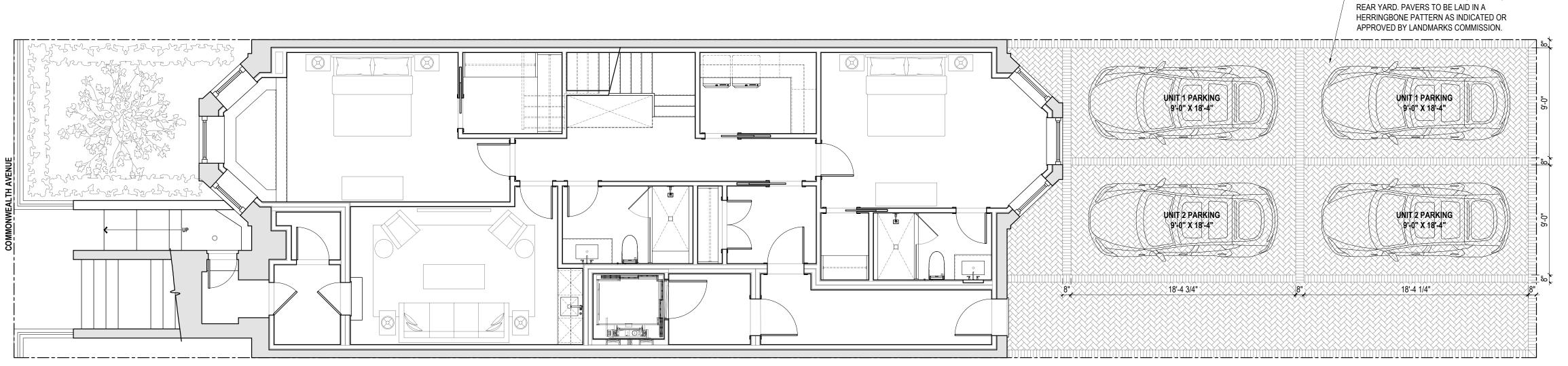
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A6 ARCHITECTURAL

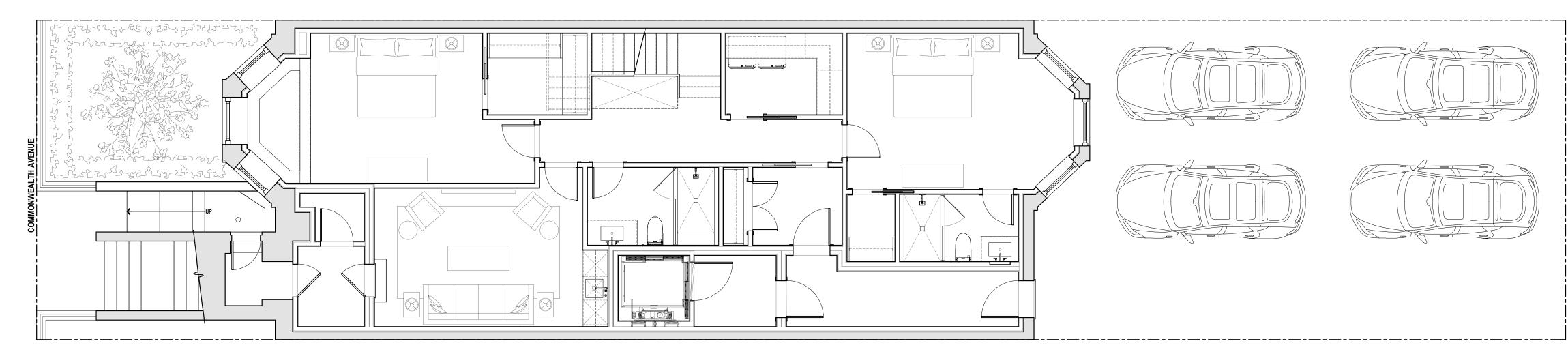
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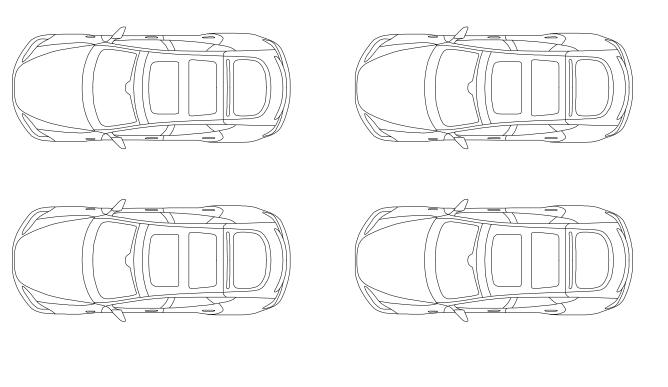


PROPOSED GARDEN LEVEL / REAR YARD DESIGN 3/16" = 1'-0"



EXISTING GARDEN LEVEL / REAR YARD PLAN 3/16" = 1'-0"









PUBLIC ALLEY 429 16'-0" WIDE PUBLIC

- PROVIDE NEW PERMEABLE BRICK PAVERS AT

PUBLIC ALLEY 429 16'-0" WIDE PUBLIC

 \mathbf{C}



PROJECT OWNER

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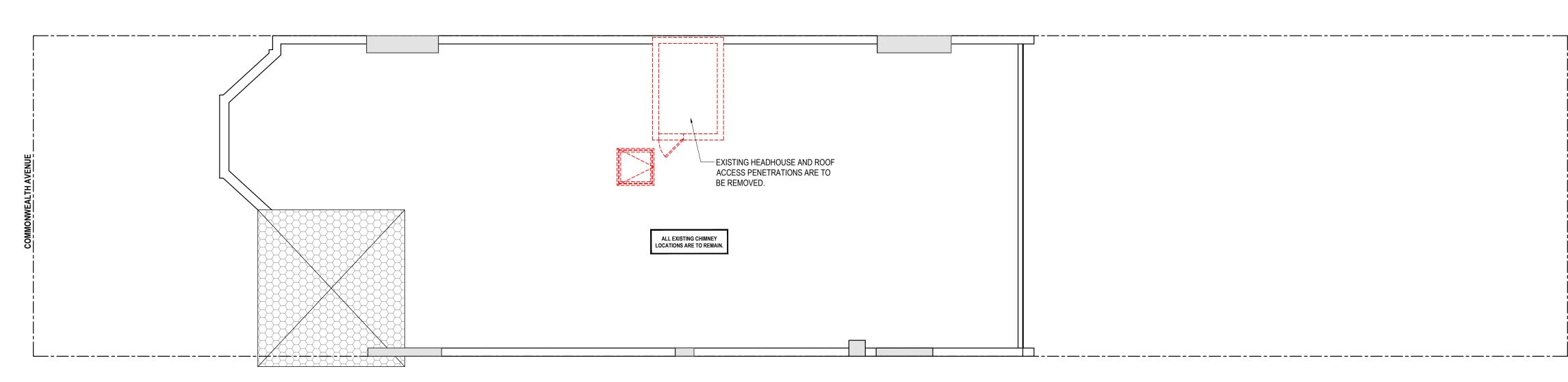
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6.2024 0.2024	BBAC SUBMISSION DWGS NAAB SUBMISSION DWGS
0.2024	NAAB SUBMISSION DWGS
2.2024	BBAC PRESENTATION
ZM	
-	ZM PP

SEAL

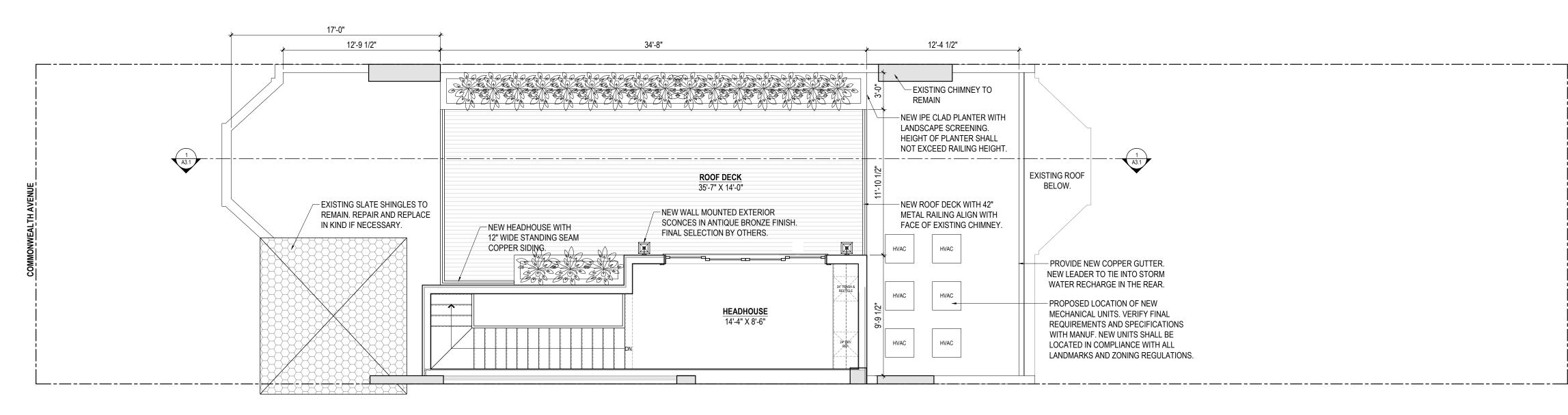
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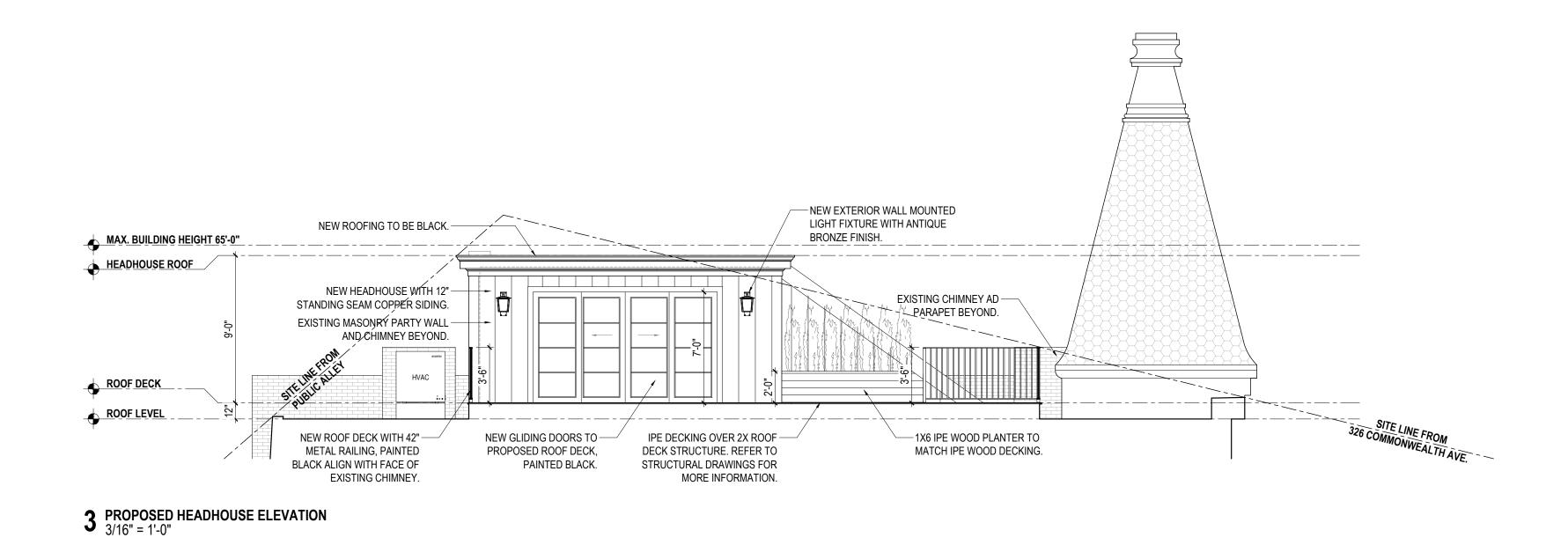
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1 EXISTING ROOF LEVEL PLAN 3/16'' = 1'-0''



2 PROPOSED ROOF LEVEL PLAN 3/16" = 1'-0"





PROJECT OWNER

323 COMMONWEALTH AVE, LLC. 52 CUMMINGS PARK WOBURN, MASSACHUSETTS 01807 781-572-6516

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PROJECT NAME

TWO UNIT DEVELOPMENT 323 COMMONWEALTH AVENUE

BOSTON, MASSACHUSETTS 02115

SUBMISSION

MAY 2, 2024

BACK BAY ARCHITECTURAL COMMISSION PRESENTATION

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SEAL

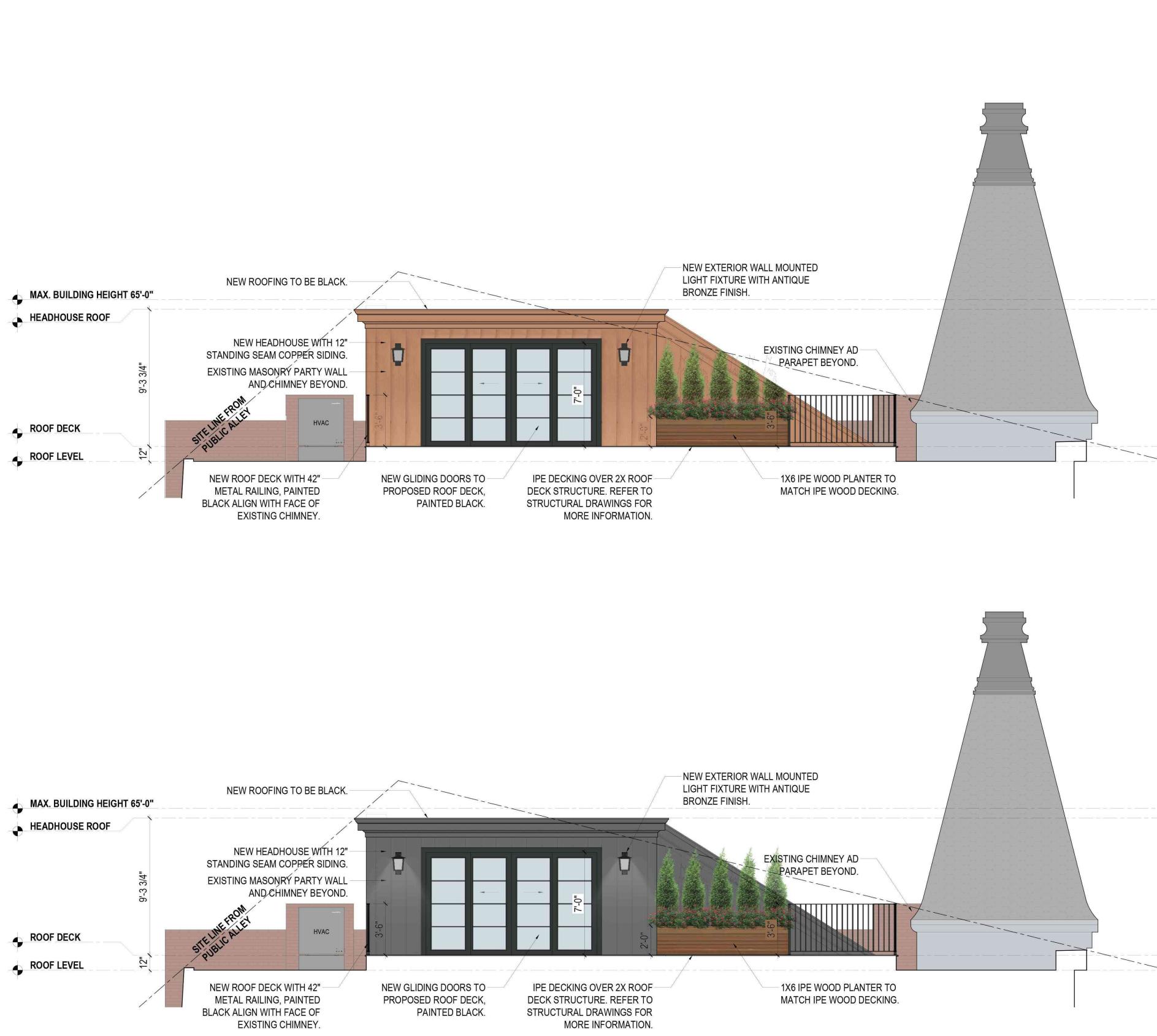
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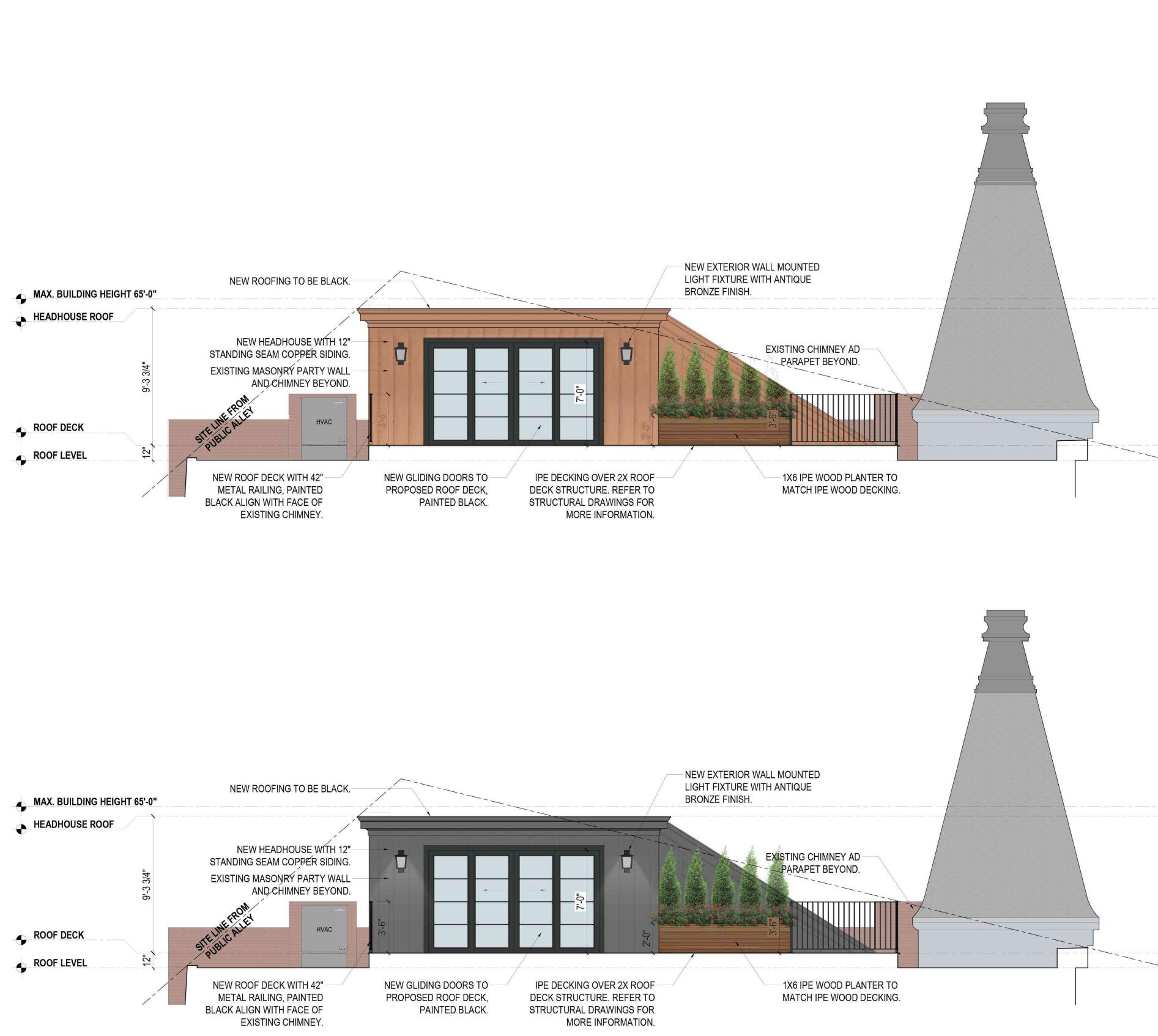
ARCHITECTURAL

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C Pitman & Wardley Associates LLC. 2024

C ALLEY 429







PROJECT OWNER

323 COMMONWEALTH AVE, LLC. 52 CUMMINGS PARK WOBURN, MASSACHUSETTS 01807 781-572-6516

PROJECT TEAM

ARCHITECT PITMAN & WARDLEY ASSOCIATES, LLC. 32 CHURCH STREET SALEM, MASSACHUSETTS 01970 978-744-8982

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FIRE PROTECTION BLACKWATER FIRE SUPRESSION **3 ORCHARD STREET** MANCHESTER, NH. 03102

PROJECT NAME

TWO UNIT DEVELOPMENT 323 COMMONWEALTH AVENUE

BOSTON, MASSACHUSETTS 02115

SUBMISSION

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SEAL

SHEET NUMBER

A9 ARCHITECTURAL

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C Pitman & Wardley Associates LLC. 2024

SITE LINE FROM 326 COMMONWEALTH AVE.

SITE LINE FROM 326 COMMONWEALTH AVE.



PITMAN & WARDLEY A S S O C I A T E S LLC ARCHITECTURE & DESIGN 3 2 C H U R C H S T R E E T SALEM, MASSACHUSETTS 01970 9 7 8 - 7 4 4 - 8 9 8 2

PROJECT OWNER

323 COMMONWEALTH AVE, LLC. 52 CUMMINGS PARK WOBURN, MASSACHUSETTS 01807 781-572-6516

PROJECT TEAM

ARCHITECT **PITMAN & WARDLEY ASSOCIATES, LLC.** 32 CHURCH STREET SALEM, MASSACHUSETTS 01970 978-744-8982

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FIRE PROTECTION BLACKWATER FIRE SUPRESSION 3 ORCHARD STREET MANCHESTER, NH. 03102

PROJECT NAME

TWO UNIT DEVELOPMENT 323 COMMONWEALTH AVENUE BOSTON, MASSACHUSETTS 02115

SUBMISSION

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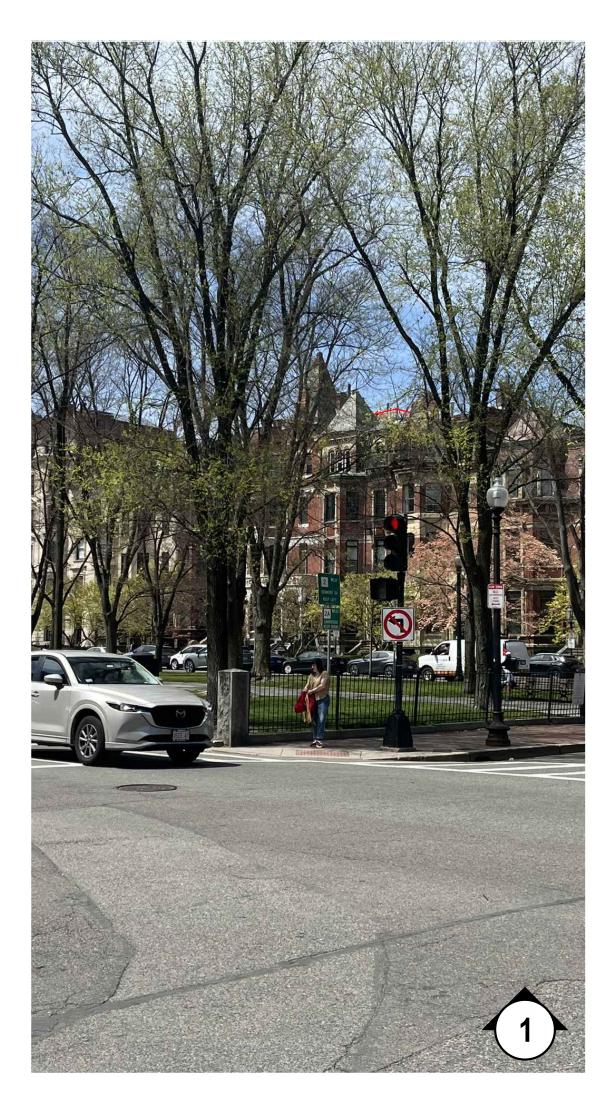
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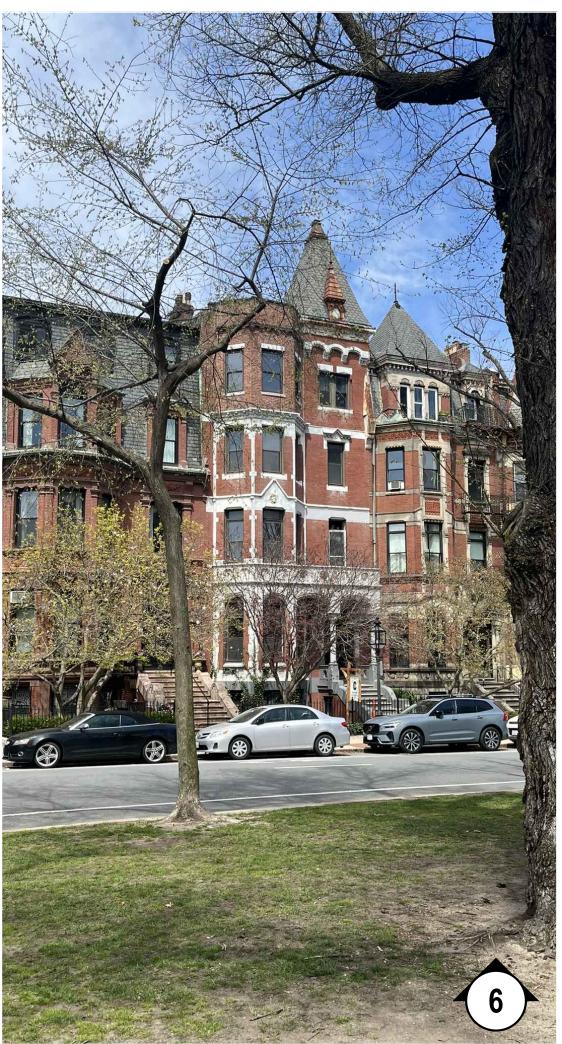
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#4	05.02.2024	BBAC PRESENTATION
DRAWN BY	7M	

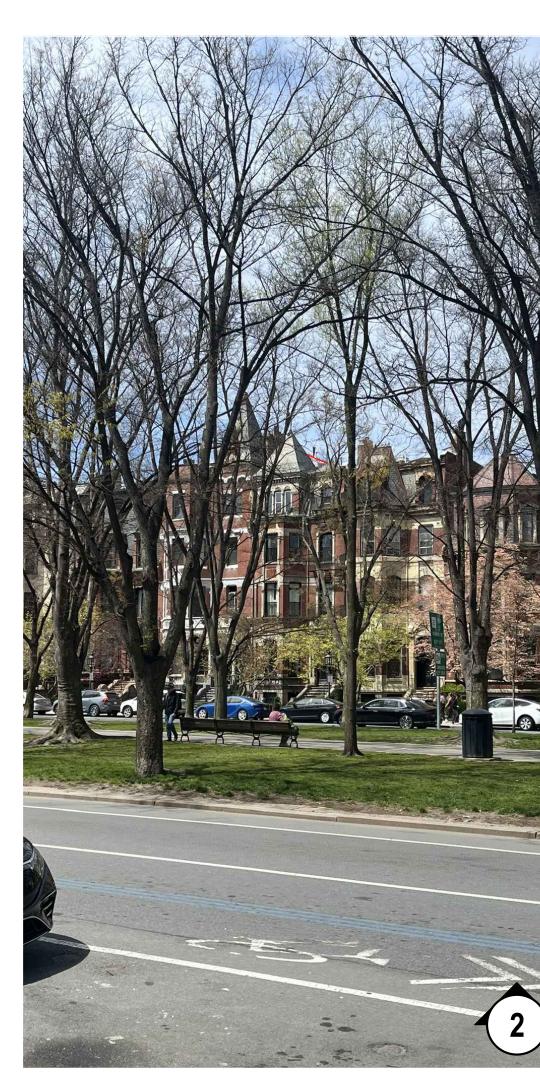
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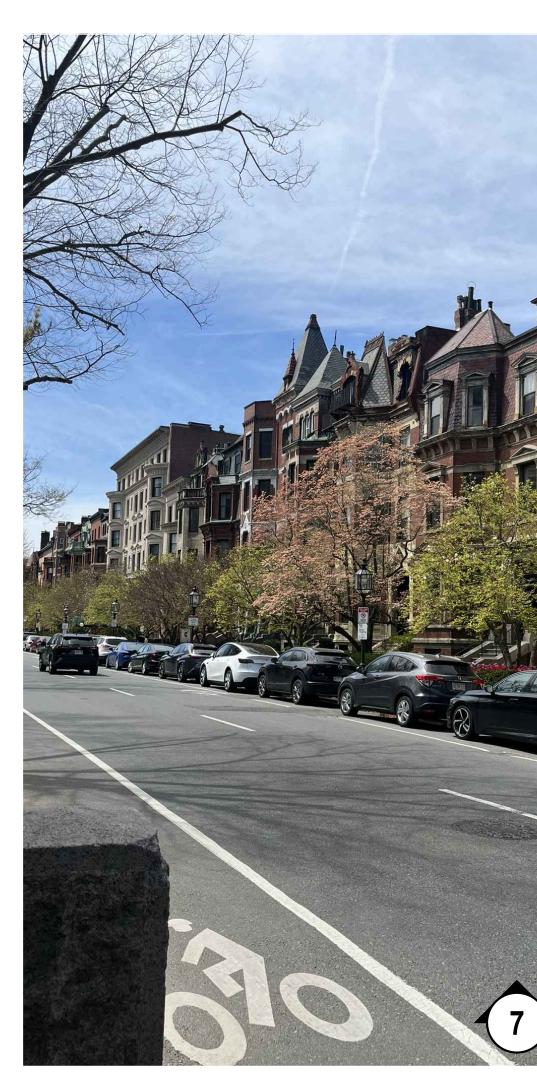
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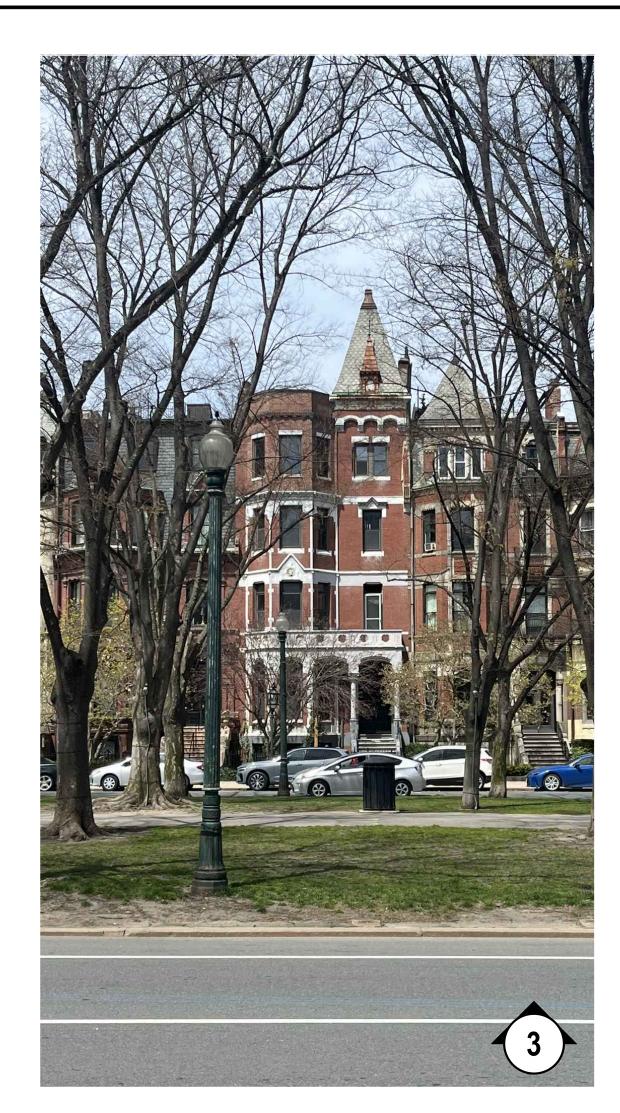
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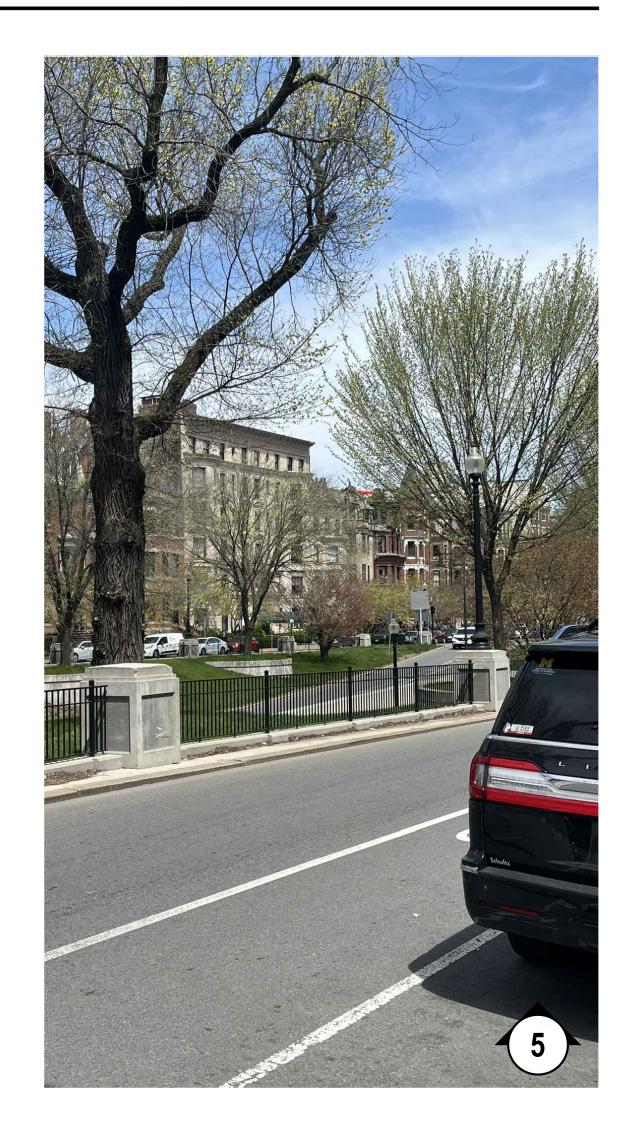














PROJECT OWNER

323 COMMONWEALTH AVE, LLC. 52 CUMMINGS PARK WOBURN, MASSACHUSETTS 01807 781-572-6516

PROJECT TEAM

ARCHITECT **PITMAN & WARDLEY ASSOCIATES, LLC.** 32 CHURCH STREET SALEM, MASSACHUSETTS 01970 978-744-8982

GENERAL CONTRACTOR **CATAMOUNT BUILDERS** 850 SUMMER STREET, SUITE 208 BOSTON, MASSACHUSETTS 02127 617-345-7430

CIVIL ENGINEER GREATER BOSTON SURVEYING & ENGINEERING 19 FREDITH ROAD WEYMOUTH, MASSACHUSETTS 02189 617-388-0585

STRUCTURAL ENGINEER WEBB STRUCTURAL ENGINEERING 670 MAIN STREET READING, MASSACHUSETTS 01867 781-779-1330

ENERGY CONSULTANT **HOME ENERGY RATERS** 180 STATE ROAD, SUITE 2U SAGAMORE BEACH, MASSACHUSETTS 02562 508-833-3100

FIRE PROTECTION **BLACKWATER FIRE SUPRESSION** 3 ORCHARD STREET MANCHESTER, NH. 03102

PROJECT NAME

TWO UNIT DEVELOPMENT

323 COMMONWEALTH AVENUE BOSTON, MASSACHUSETTS 02115

SUBMISSION

BACK BAY ARCHITECTURAL COMMISSION PRESENTATION

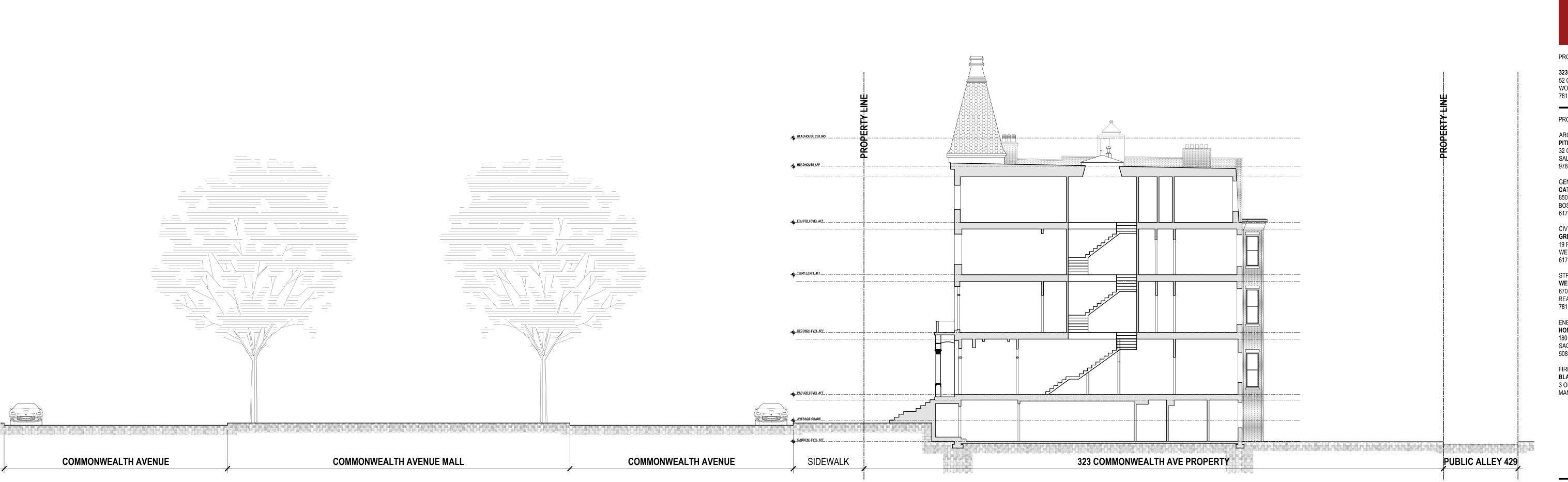
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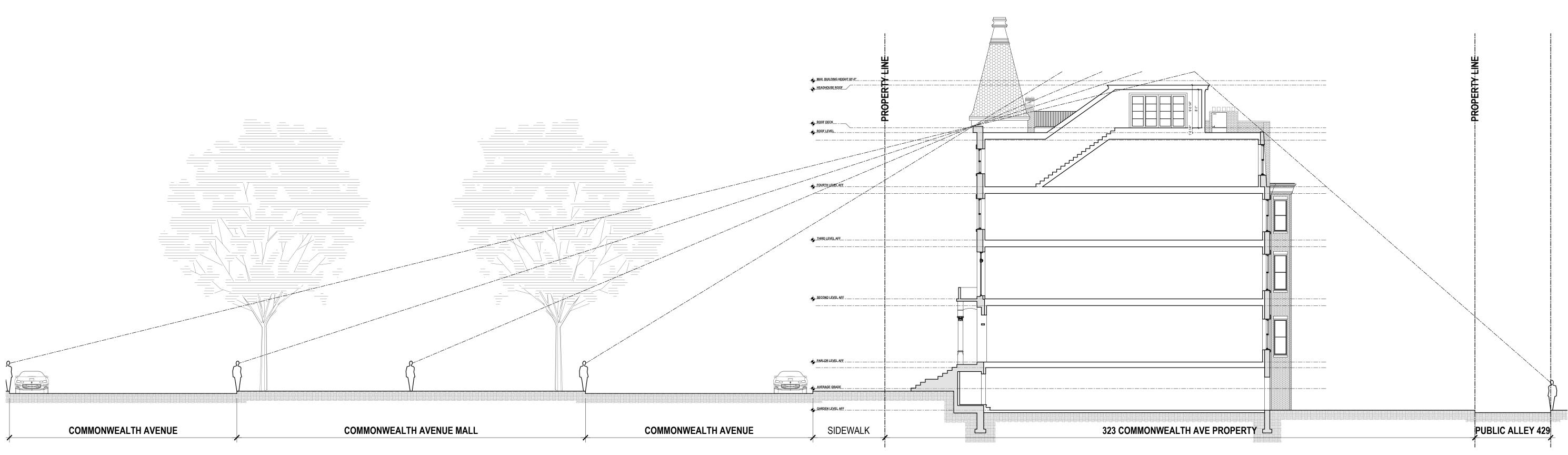
DRAWING SUBMISSIONS NO DATE ISSUE #1 01.25.2024 ALT DWGS #2 03.08.2024 REVISED PERMIT DWGS #2 04.16.2024 BBAC SUBMISSION DWGS #3 04.30.2024 NAAB SUBMISSION DWGS #4 05.02.2024 BBAC PRESENTATION

SEAL

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2 PROPOSED SITE LINE SECTION DIAGRAM 3/32" = 1'-0"

1 EXISTING SITE LINE SECTION DIAGRAM 3/32" = 1'-0"

PITMAN & WARDLEY A S S O C I A T E S LLC ARCHITECTURE & DESIGN 3 2 C H U R C H S T R E E T SALEM, MASSACHUSETTS 01970

PROJECT OWNER

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TWO UNIT DEVELOPMENT 323 COMMONWEALTH AVENUE

BOSTON, MASSACHUSETTS 02115

SUBMISSION BACK BAY ARCHITECTURAL COMMISSION PRESENTATION

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ZM	
	ZM

SEAL

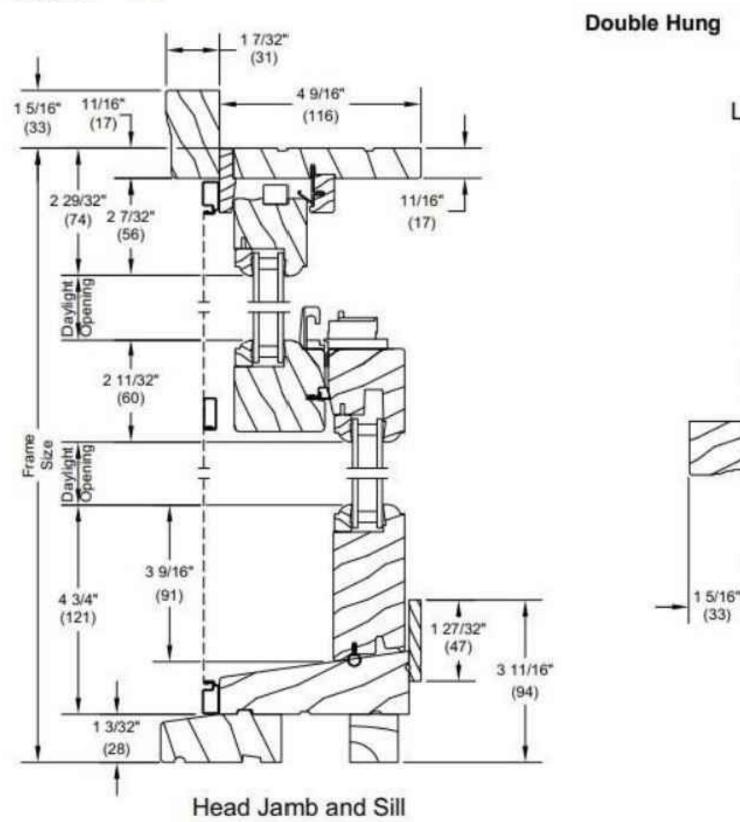
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MARVIN 🥘

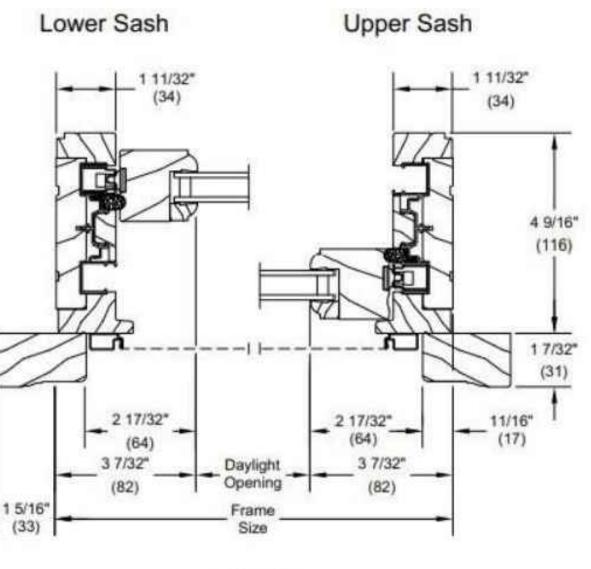
Section Details: Operating

Scale: 3" = 1' 0"





Ultimate Wood Double Hung



Jambs



PITMAN & WARDLEY A S S O C I A T E S LLC ARCHITECTURE & DESIGN 3 2 C H U R C H S T R E E T SALEM, MASSACHUSETTS 01970 9 7 8 - 7 4 4 - 8 9 8 2

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