

PHOTO ca. 1942

SOURCE: BACKBAYHOUSES.ORG

127 COMMONWEALTH AVENUE

BACK BAY — BOSTON

127 COMM AVE EXISTING GROSS SQUARE FOOTAGE	
<u>EXISTING</u>	
GROUND	1,688 G.S.F.
FIRST	1,643 G.S.F.
SECOND	1,607 G.S.F.
THIRD	1,607 G.S.F.
FOURTH	1,603 G.S.F.
<hr/>	
TOTAL:	8,148 G.S.F.

127 COMM AVE PROPOSED GROSS SQUARE FOOTAGE	
<u>PROPOSED</u>	
GROUND	1,688 G.S.F.
FIRST	1,643 G.S.F.
SECOND	1,607 G.S.F.
THIRD	1,607 G.S.F.
FOURTH	1,603 G.S.F.
(N) PENTHOUSE	663 G.S.F.
<hr/>	
TOTAL:	8,811 G.S.F.



FLOOR AREA RATIO (F.A.R.): 3.0
 EXISTING LOT SIZE: 3,237 SF (PER CITY OF BOSTON ASSESSING DEPARTMENT) 3,237 SF X 3 = 9,711 G.S.F.

PROPOSED GROSS SQUARE FOOTAGE IS 900 G.S.F. UNDER F.A.R.



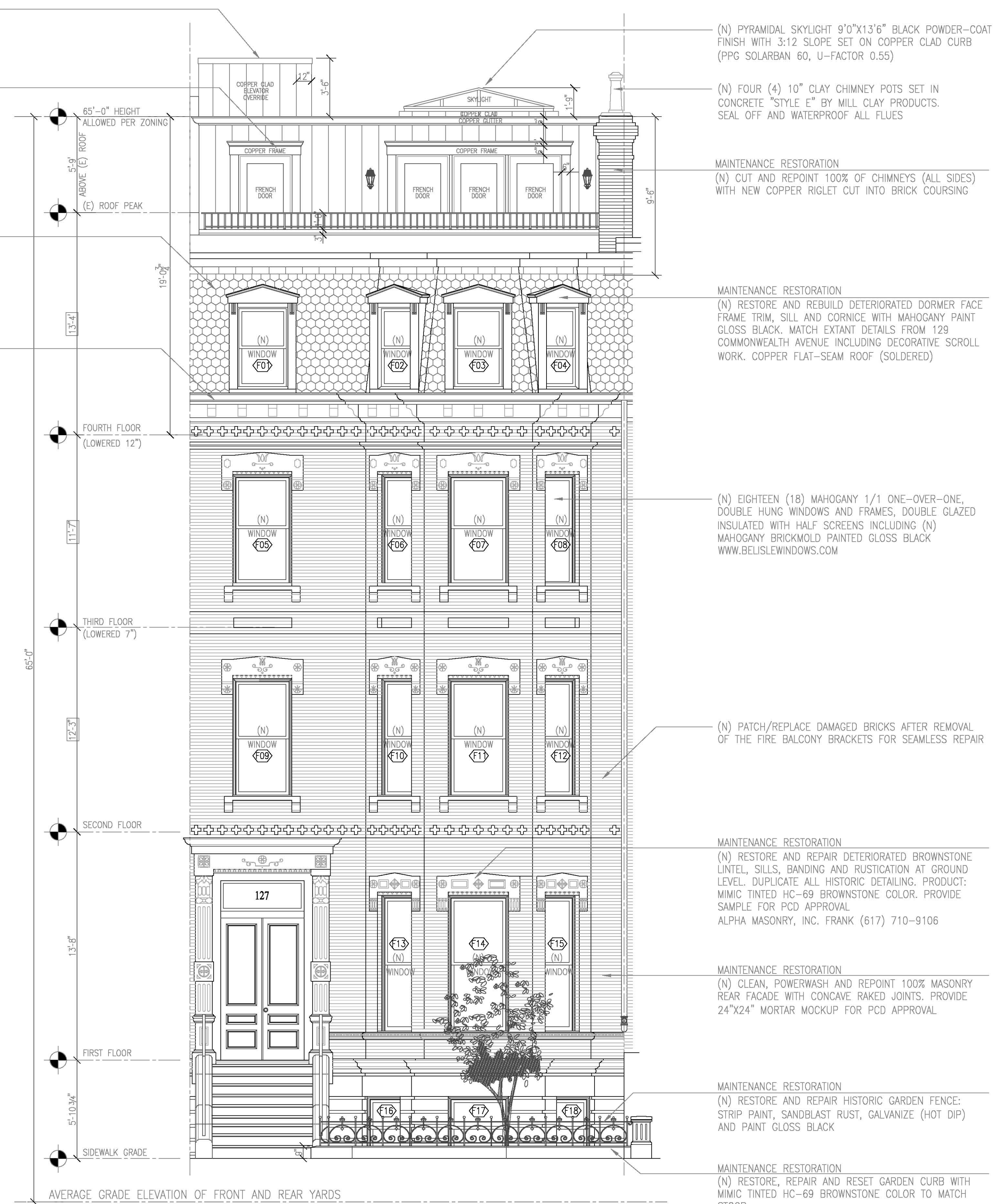
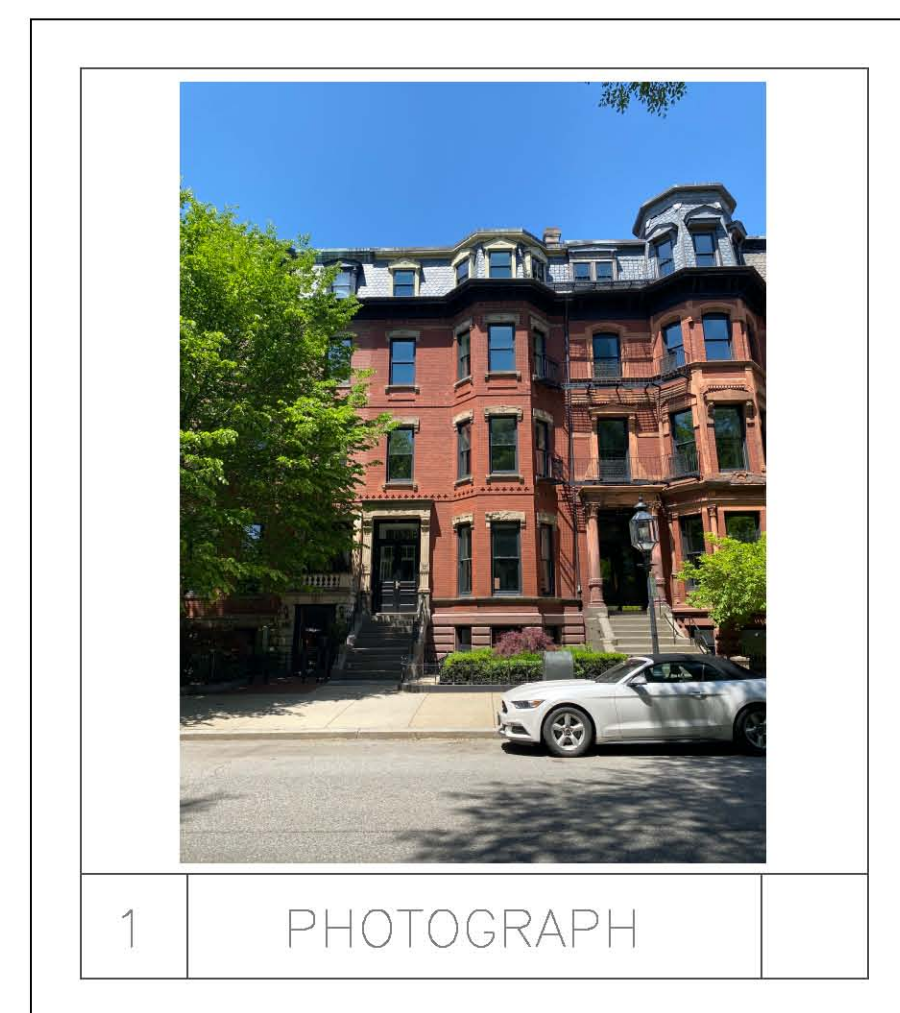
1 EXISTING 127 COMMONWEALTH AVENUE ELEVATION
SCALE: 1/4" = 1'-0"

(N) ELEVATOR OVERRIDE CLAD WITH 20 OZ (99.9cu) FLAT-SEAM 12\"/>

(N) PENTHOUSE (SUNKEN) CLAD WITH (99.9%cu) FLAT-SEAM 12\"/>

MAINTENANCE RESTORATION
(N) NATURAL SLATE TILE: MATCH SHAPE, DIMENSIONS AND COLOR. DUPLICATE HISTORIC COPPER STEP-FLASHING DETAILS. PROVIDE SAMPLES FOR PCD APPROVAL

MAINTENANCE RESTORATION
(N) 20 OZ (99.9%cu) COPPER OGEE STYLE GUTTER, DOWNSPOUTS AND EDGE FLASHING. ALIGN WITH ABUTTERS GUTTER. (N) 6\"/>



(N) PYRAMIDAL SKYLIGHT 9\"/>

(N) FOUR (4) 10\"/>

MAINTENANCE RESTORATION
(N) CUT AND REPOINT 100% OF CHIMNEYS (ALL SIDES) WITH NEW COPPER RIGLET CUT INTO BRICK COURSING

MAINTENANCE RESTORATION
(N) RESTORE AND REBUILD DETERIORATED DORMER FACE FRAME TRIM, SILL AND CORNICE WITH MAHOGANY PAINT GLOSS BLACK. MATCH EXTANT DETAILS FROM 129 COMMONWEALTH AVENUE INCLUDING DECORATIVE SCROLL WORK. COPPER FLAT-SEAM ROOF (SOLDERED)

(N) EIGHTEEN (18) MAHOGANY 1/1 ONE-OVER-ONE, DOUBLE HUNG WINDOWS AND FRAMES, DOUBLE GLAZED INSULATED WITH HALF SCREENS INCLUDING (N) MAHOGANY BRICKMOLD PAINTED GLOSS BLACK WWW.BELISLEWINDOWS.COM

(N) PATCH/REPLACE DAMAGED BRICKS AFTER REMOVAL OF THE FIRE BALCONY BRACKETS FOR SEAMLESS REPAIR

MAINTENANCE RESTORATION
(N) RESTORE AND REPAIR DETERIORATED BROWNSTONE LINTEL, SILLS, BANDING AND RUSTICATION AT GROUND LEVEL. DUPLICATE ALL HISTORIC DETAILING. PRODUCT: MIMIC TINTED HC-69 BROWNSTONE COLOR. PROVIDE SAMPLE FOR PCD APPROVAL ALPHA MASONRY, INC. FRANK (617) 710-9106

MAINTENANCE RESTORATION
(N) CLEAN, POWERWASH AND REPOINT 100% MASONRY REAR FACADE WITH CONCAVE RAKED JOINTS. PROVIDE 24\"/>

MAINTENANCE RESTORATION
(N) RESTORE AND REPAIR HISTORIC GARDEN FENCE: STRIP PAINT, SANDBLAST RUST, GALVANIZE (HOT DIP) AND PAINT GLOSS BLACK

MAINTENANCE RESTORATION
(N) RESTORE, REPAIR AND RESET GARDEN CURB WITH MIMIC TINTED HC-69 BROWNSTONE COLOR TO MATCH STOOP

2 PROPOSED 127 COMMONWEALTH AVENUE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING AND PROPOSED COMMONWEALTH AVENUE ELEVATIONS

127 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

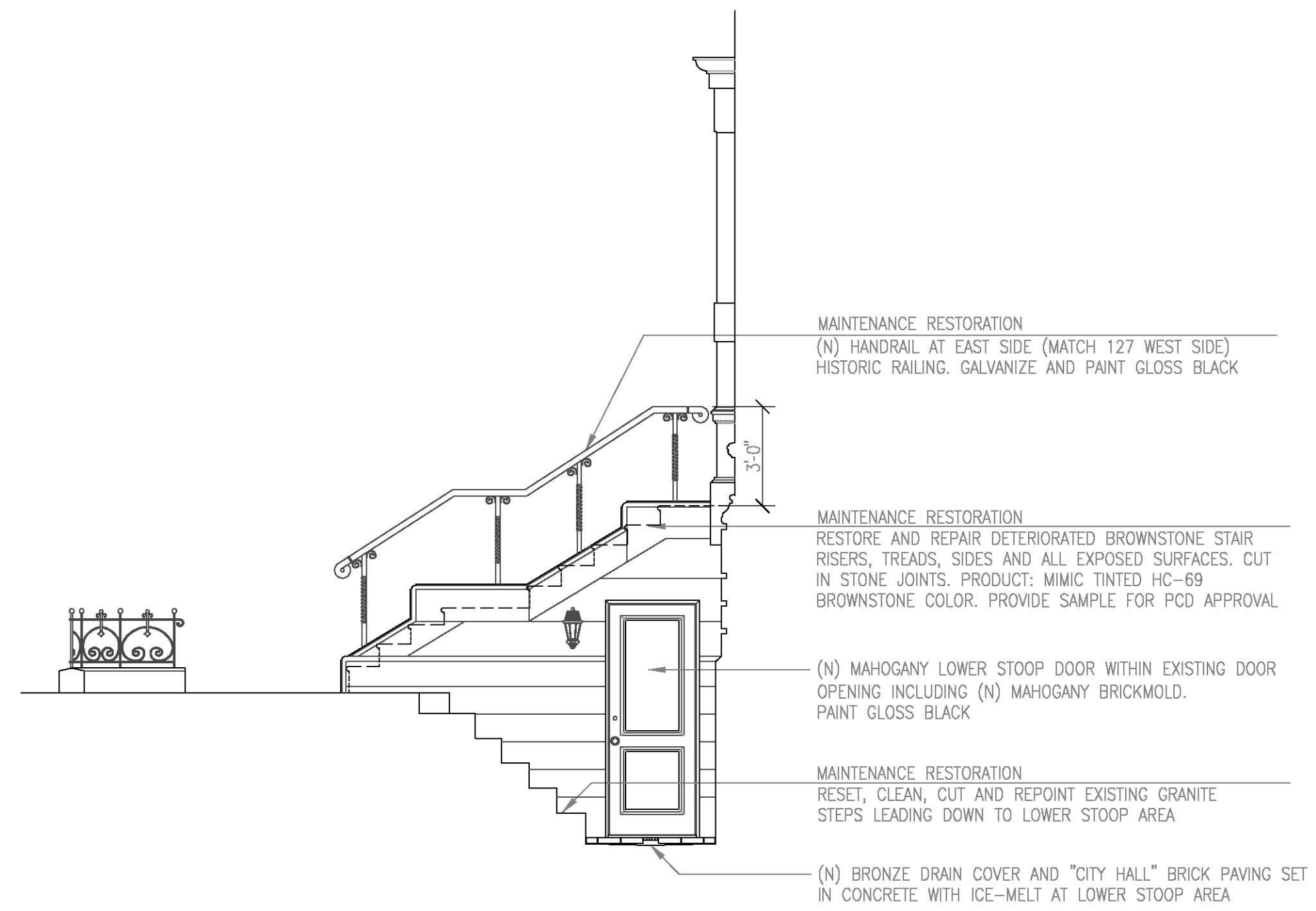
Date: JULY 24, 2024
Project Number: _____
Checked By: RP/PC
Scale: 1/4"=1'-0"

127 COMMONWEALTH, LLC
555 Columbus Avenue
Boston, Massachusetts 02118

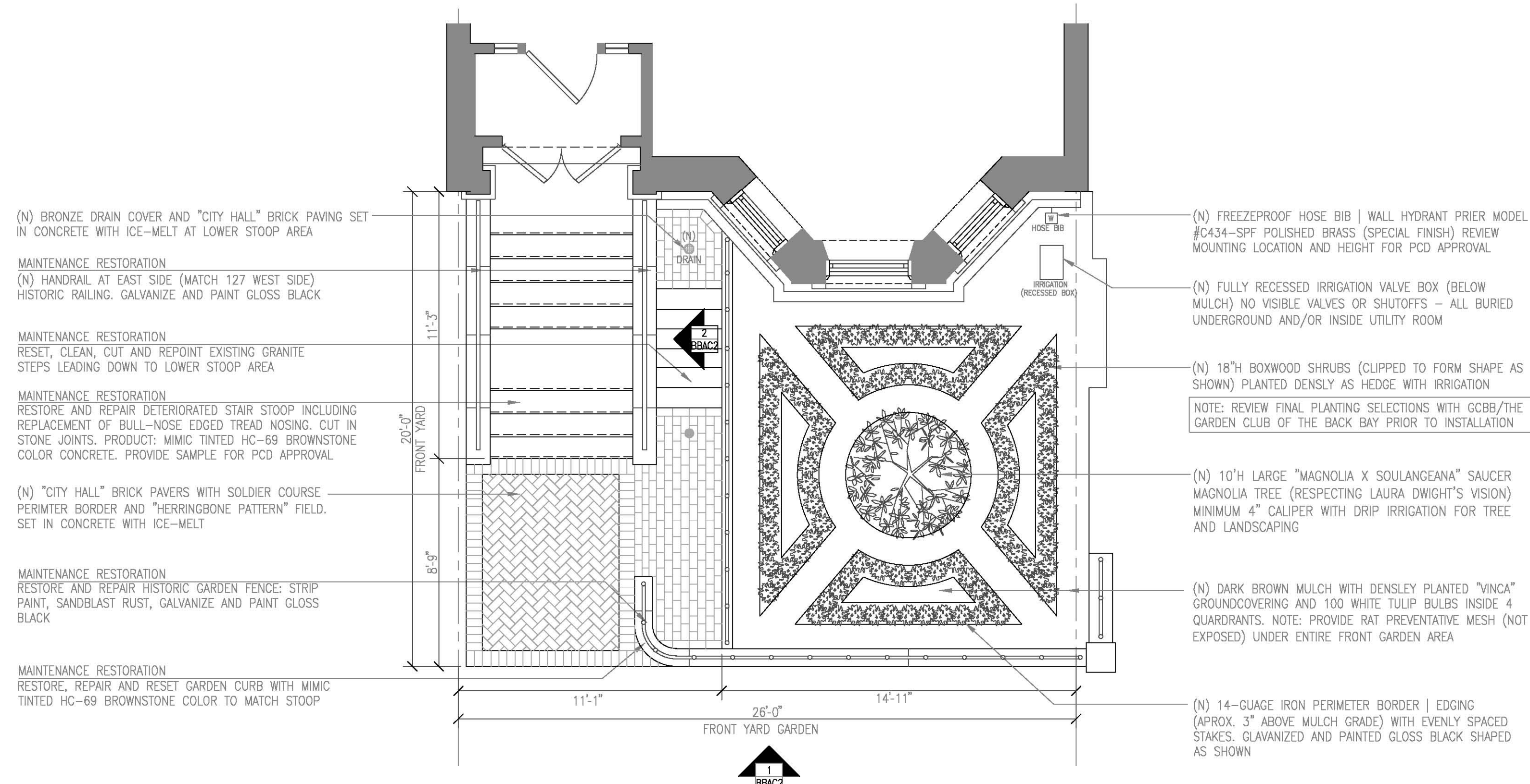
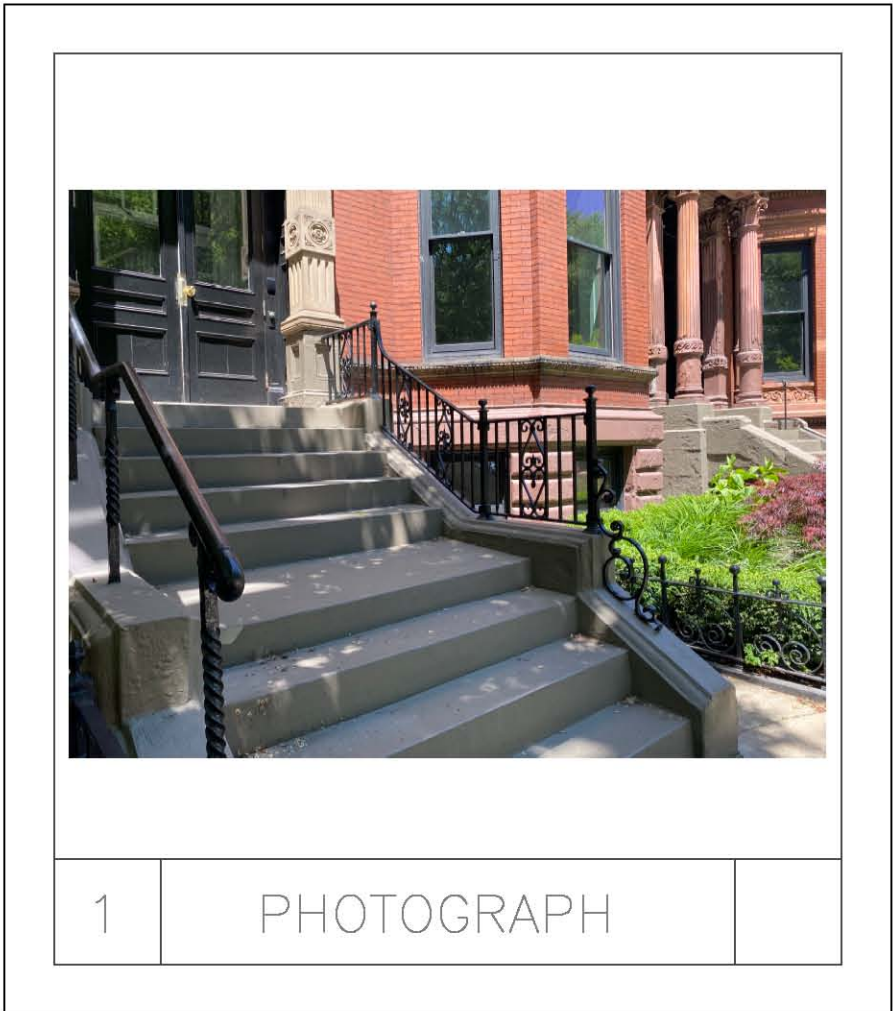




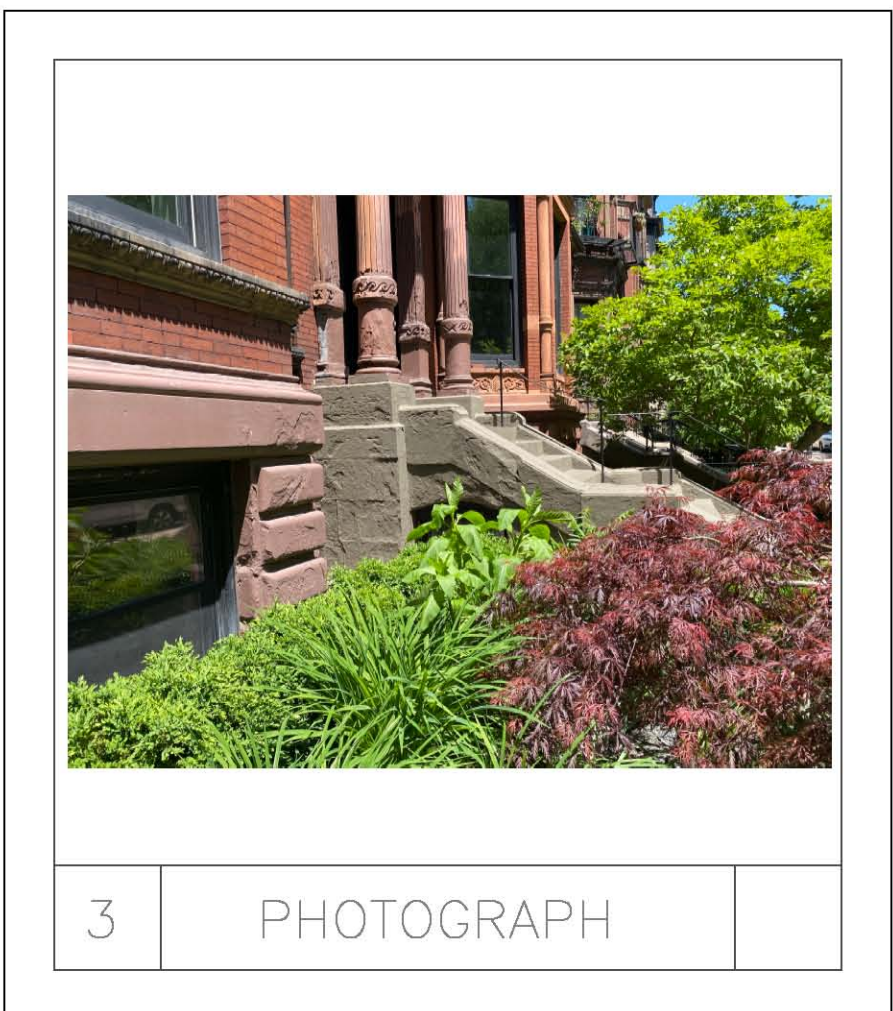
1 PROPOSED FRONT YARD GARDEN ELEVATION
SCALE: 1/4" = 1'-0"



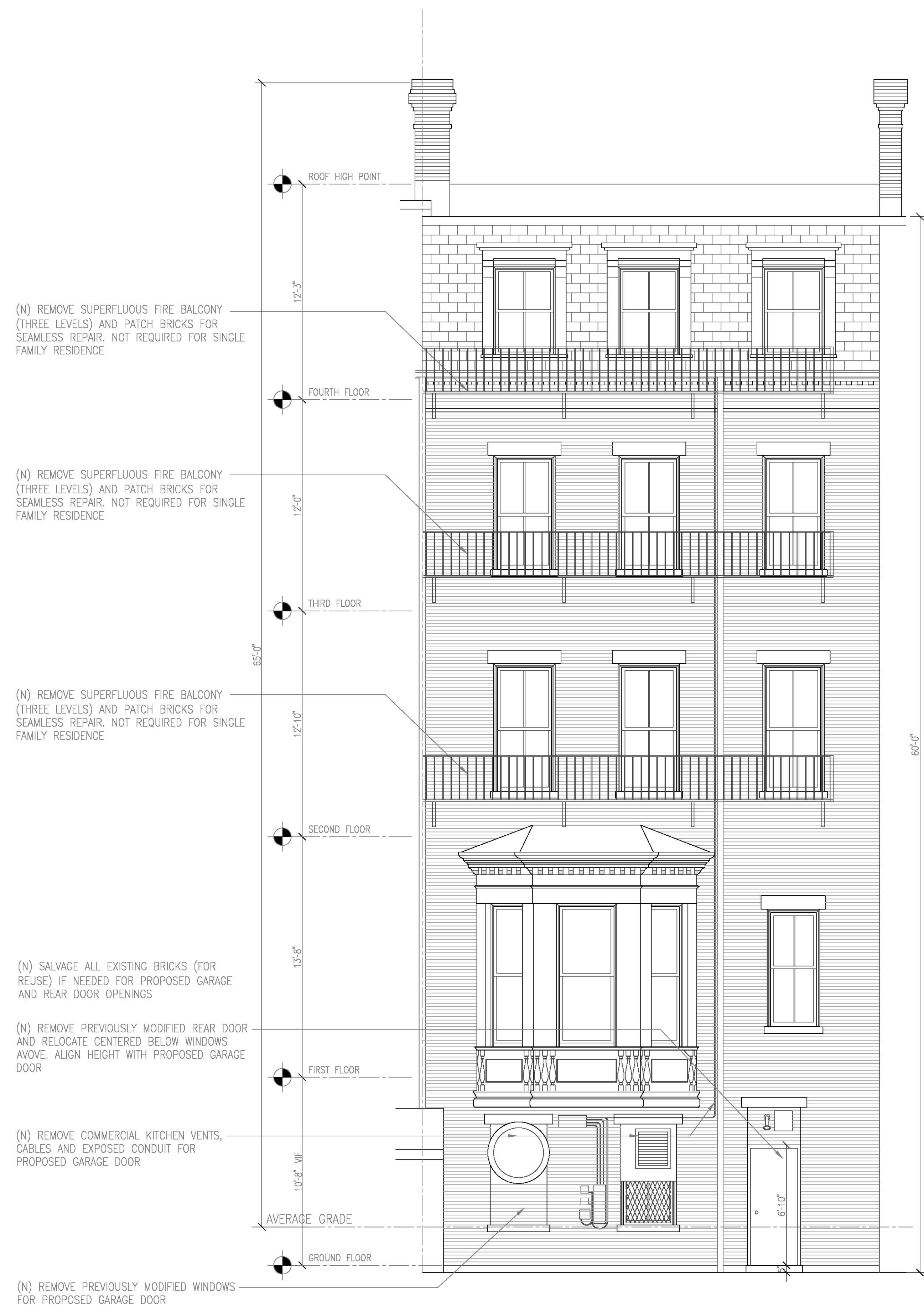
2 PROPOSED SECTION THROUGH STAIR TO LOWER LEVEL
SCALE: 1/4" = 1'-0"



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



Revision No.	Date



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

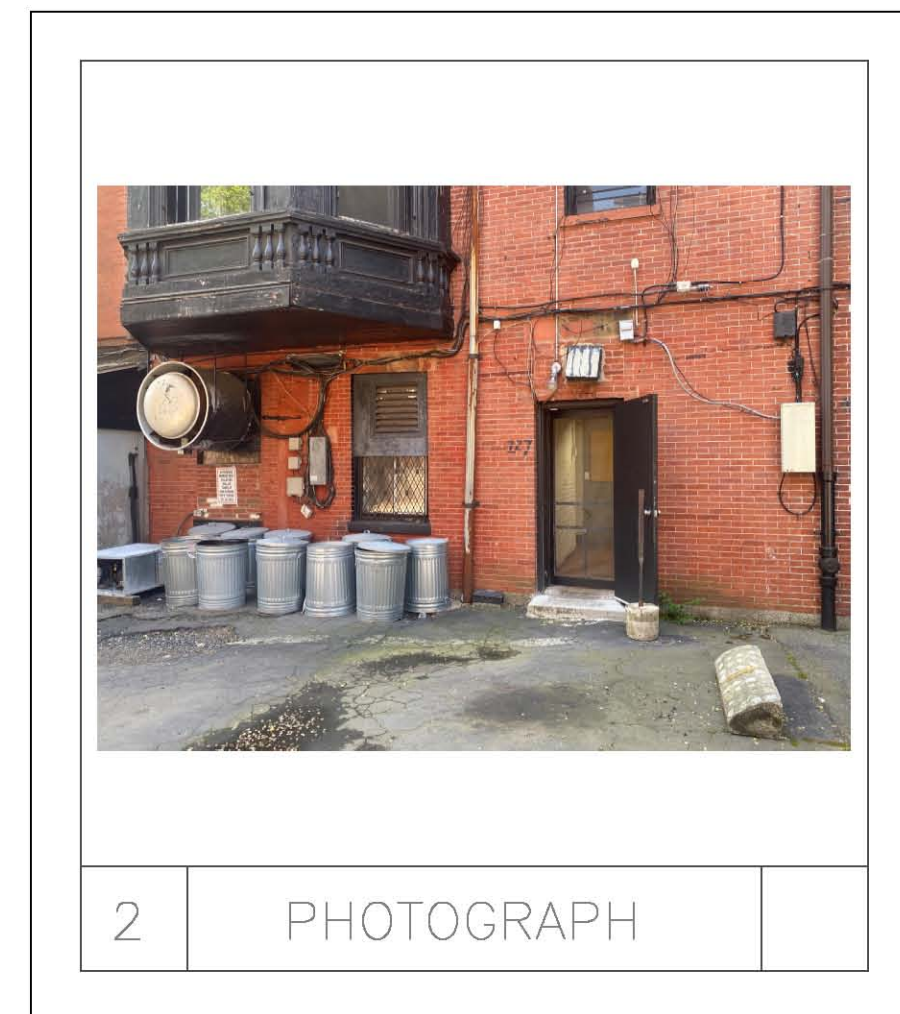
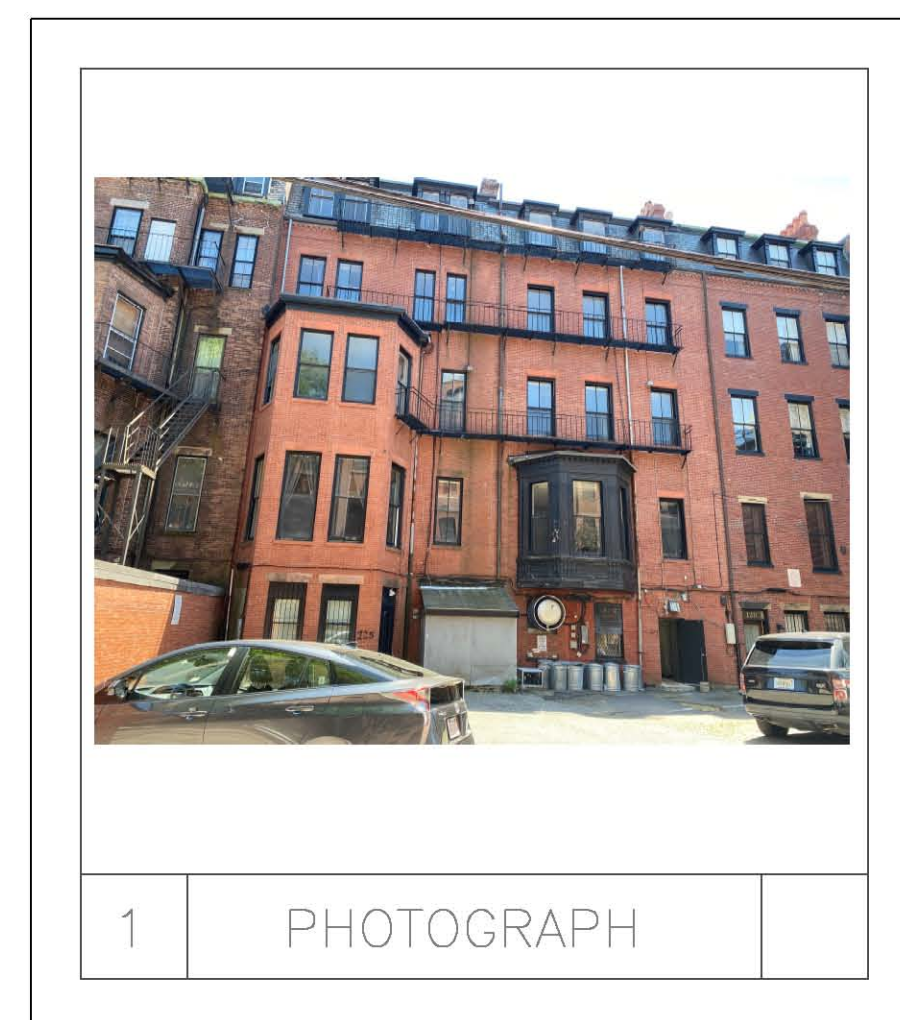
(N) PYRAMIDAL SKYLIGHT 9'0"X13'6" BLACK POWDER-COAT FINISH WITH 3:12 SLOPE SET ON COPPER CLAD CURB (PPG SOLARBAN 60, U-FACTOR 0.55)
(N) FOUR (4) 10" CLAY CHIMNEY POTS SET IN CONCRETE "STYLE E" BY MILL CLAY PRODUCTS. SEAL OFF AND WATERPROOF ALL FLUES

MAINTENANCE RESTORATION
(N) CUT AND REPOINT 100% OF CHIMNEYS (ALL SIDES) WITH NEW COPPER RIGLET CUT INTO BRICK COURSING

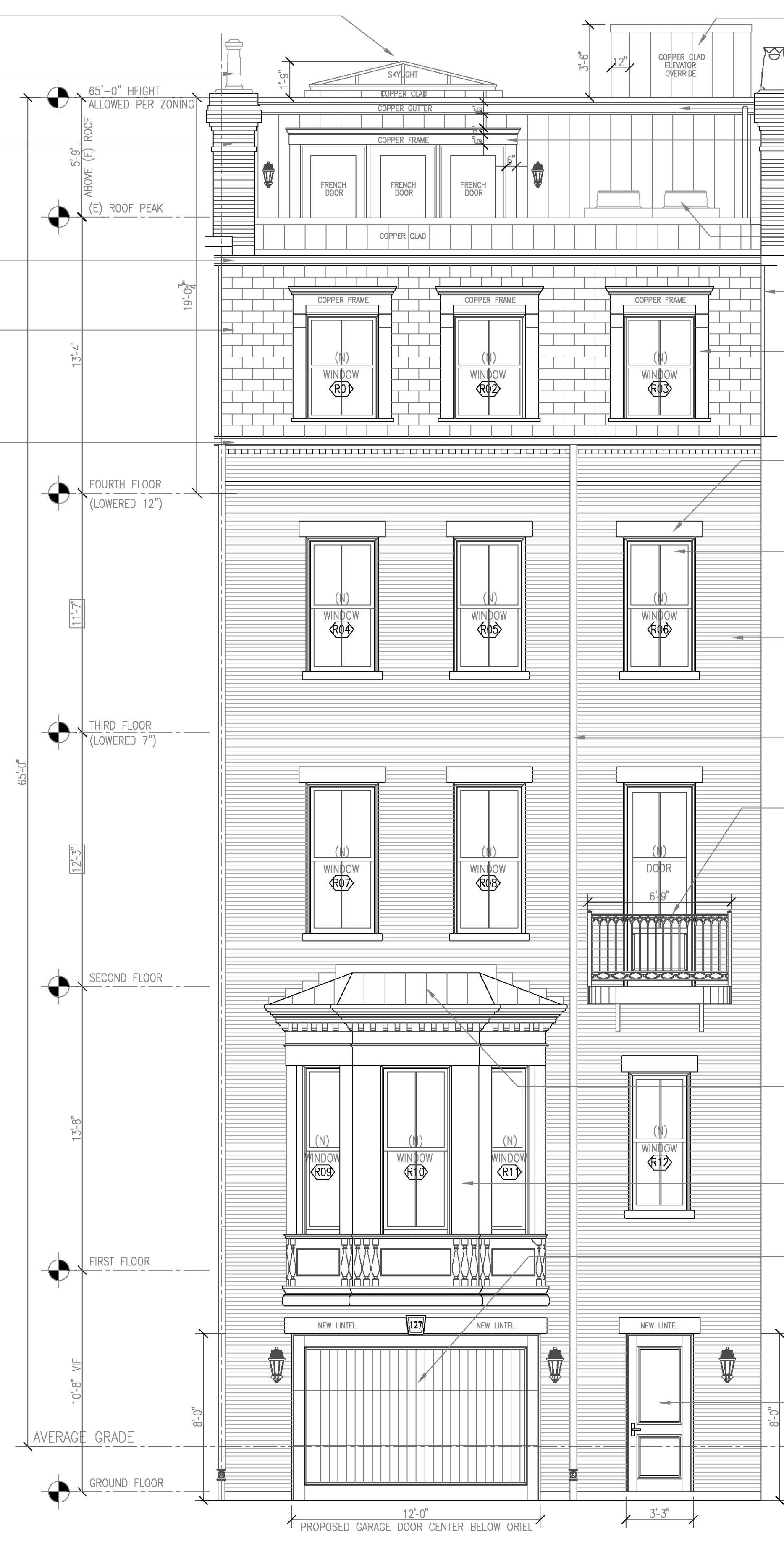
MAINTENANCE RESTORATION
(N) 20 OZ (99.9%CU) COPPER ROOF EDGE AND FLASHING

MAINTENANCE RESTORATION
(N) NATURAL SLATE TILE: MATCH SHAPE, DIMENSIONS AND COLOR. PROVIDE SAMPLE FOR PCD APPROVAL

MAINTENANCE RESTORATION
(N) 6" OGEE STYLE COPPER GUTTER, DOWNSPOUTS AND EDGE FLASHING. ALIGN WITH ABUTTERS GUTTER AT 125 + 129



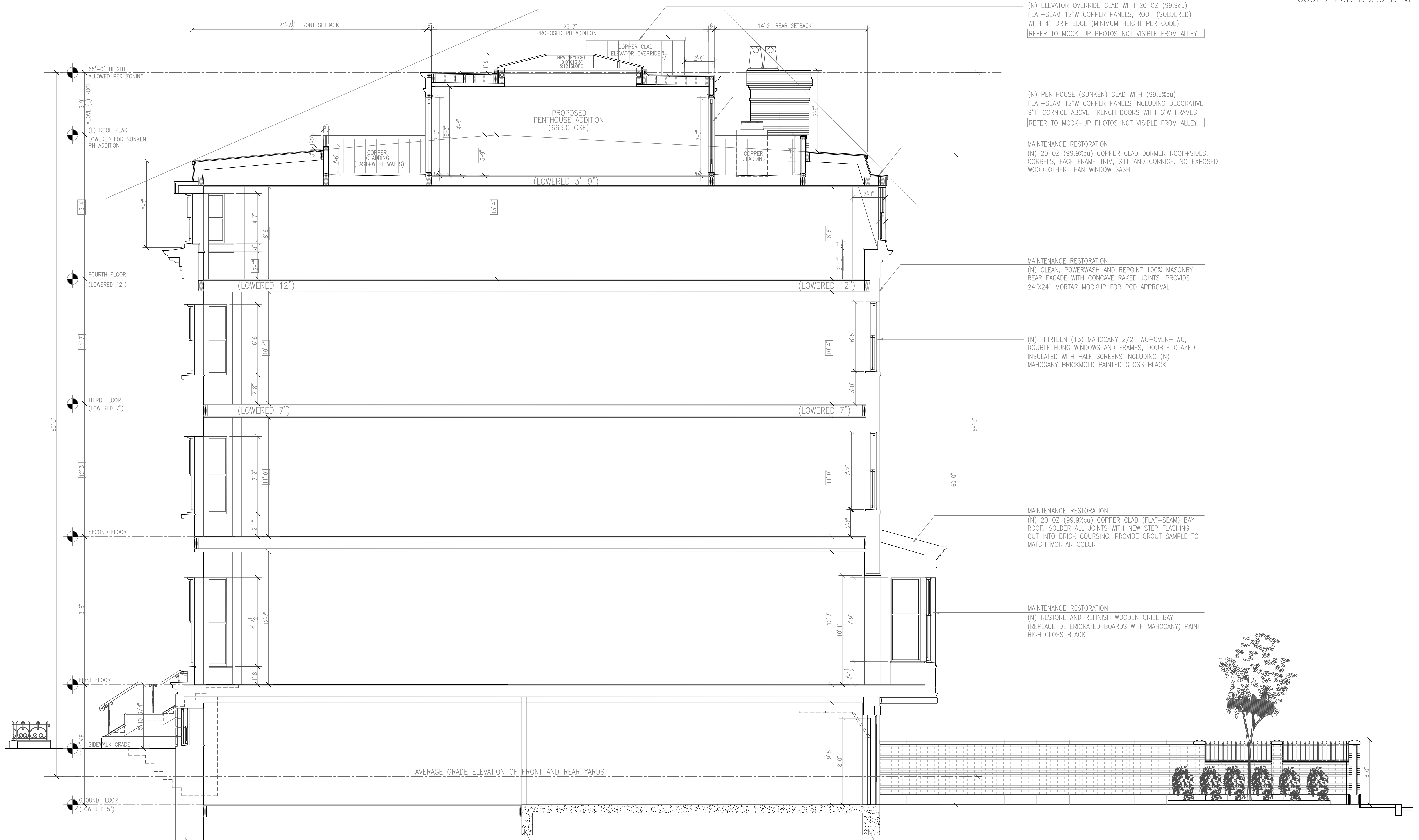
2 PHOTOGRAPH



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

Revision No.	Date





(N) ELEVATOR OVERRIDE CLAD WITH 20 OZ (99.9%cu) FLAT-SEAM 12\"/>

(N) PENTHOUSE (SUNKEN) CLAD WITH (99.9%cu) FLAT-SEAM 12\"/>

MAINTENANCE RESTORATION (N) 20 OZ (99.9%cu) COPPER CLAD DORMER ROOF+SIDES, CORBELS, FACE FRAME TRIM, SILL AND CORNICE. NO EXPOSED WOOD OTHER THAN WINDOW SASH

MAINTENANCE RESTORATION (N) CLEAN, POWERWASH AND REPOINT 100% MASONRY REAR FACADE WITH CONCAVE RAKED JOINTS. PROVIDE 24\"/>

(N) THIRTEEN (13) MAHOGANY 2/2 TWO-OVER-TWO, DOUBLE HUNG WINDOWS AND FRAMES, DOUBLE GLAZED INSULATED WITH HALF SCREENS INCLUDING (N) MAHOGANY BRICKMOLD PAINTED GLOSS BLACK

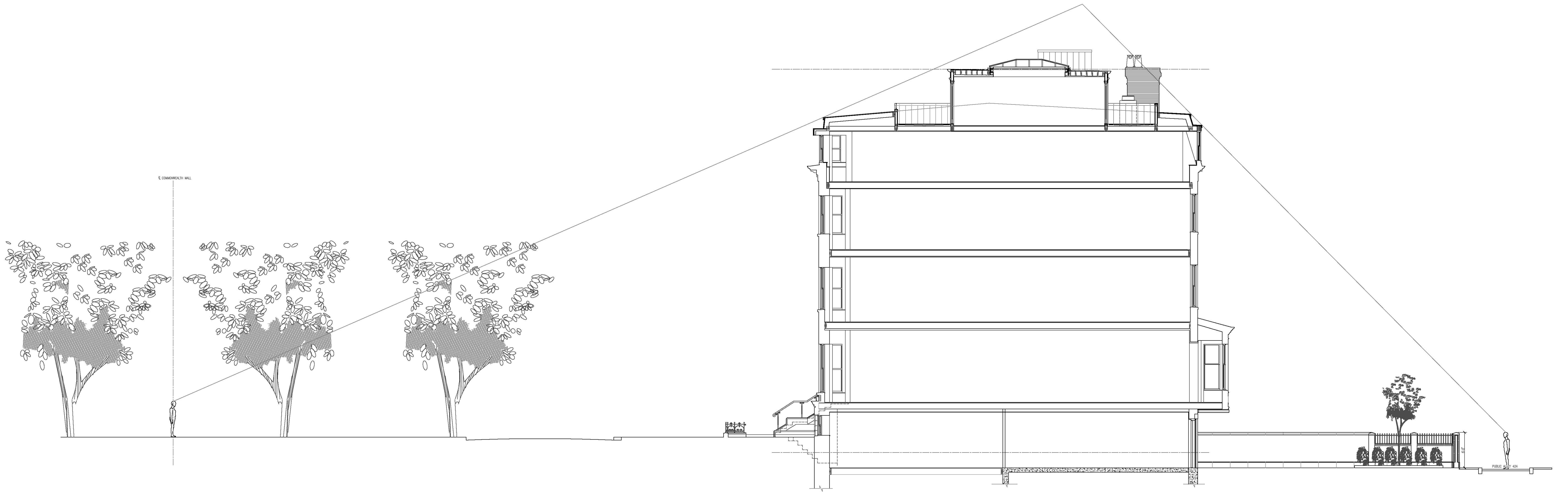
MAINTENANCE RESTORATION (N) 20 OZ (99.9%cu) COPPER CLAD (FLAT-SEAM) BAY ROOF. SOLDER ALL JOINTS WITH NEW STEP FLASHING CUT INTO BRICK COURSING. PROVIDE GROUT SAMPLE TO MATCH MORTAR COLOR

MAINTENANCE RESTORATION (N) RESTORE AND REFINISH WOODEN ORIEL BAY (REPLACE DETERIORATED BOARDS WITH MAHOGANY) PAINT HIGH GLOSS BLACK

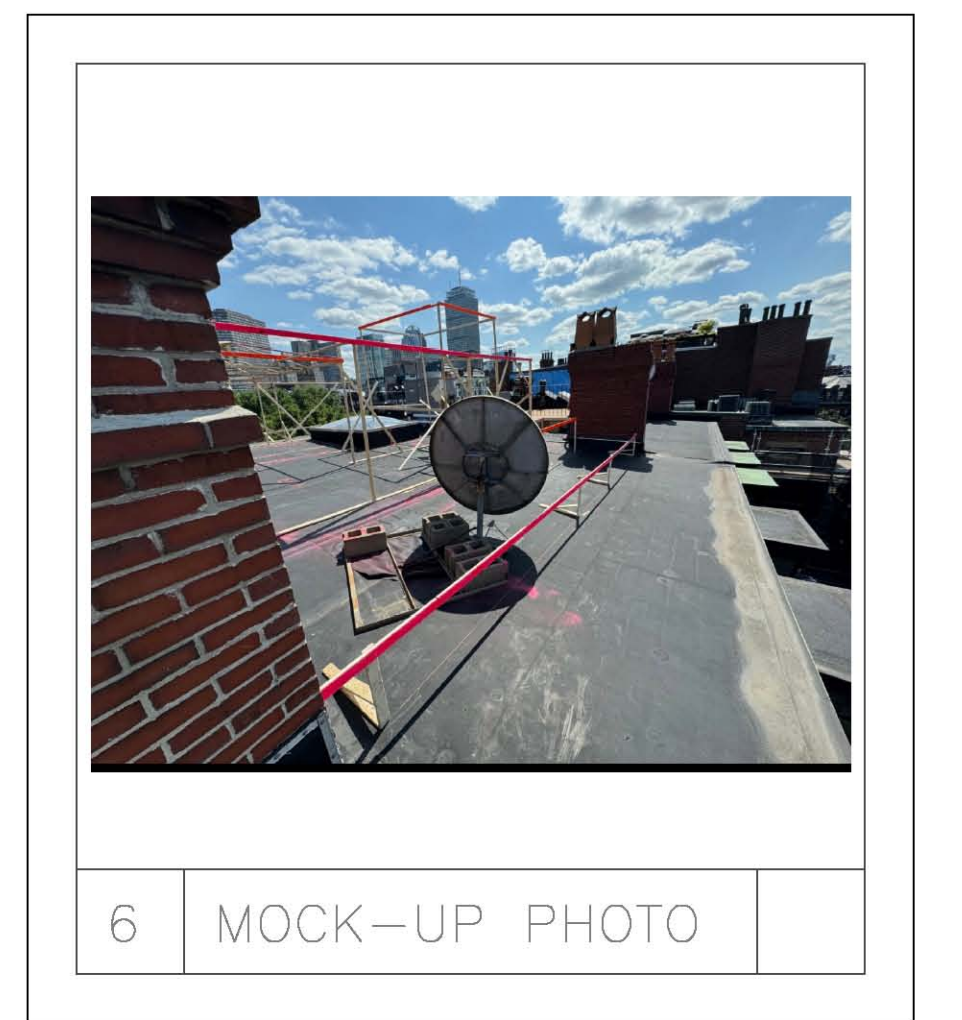
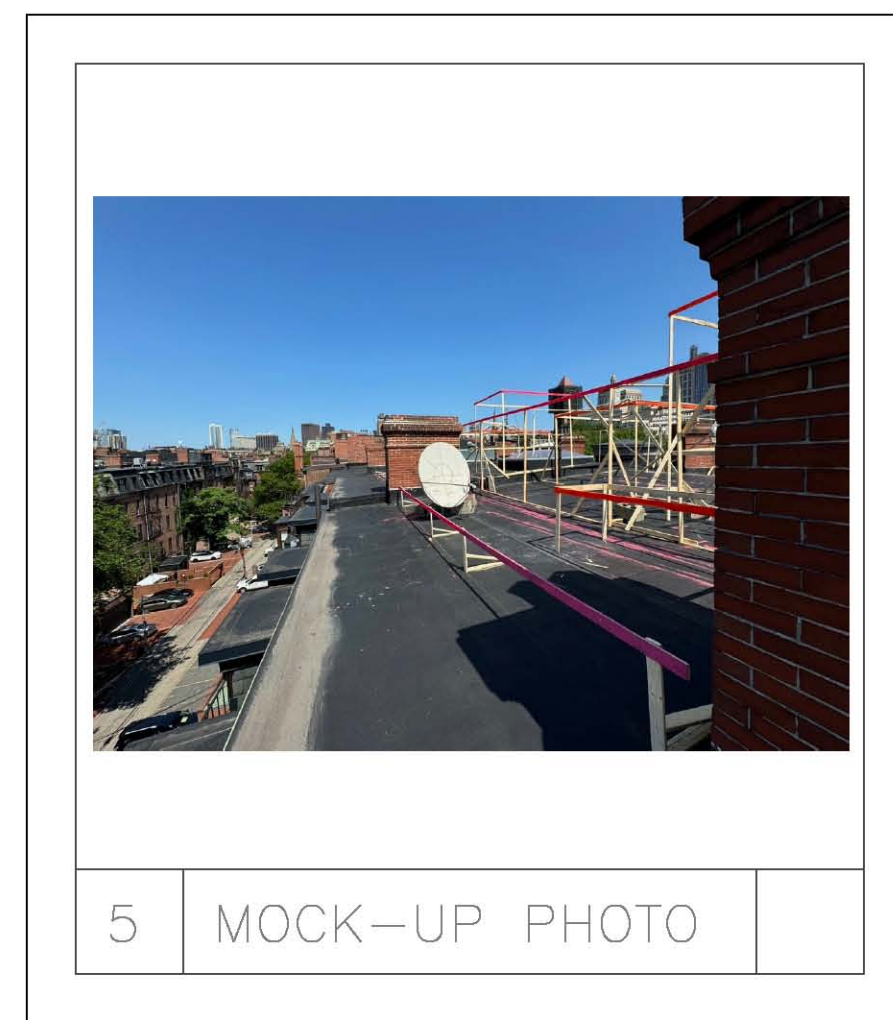
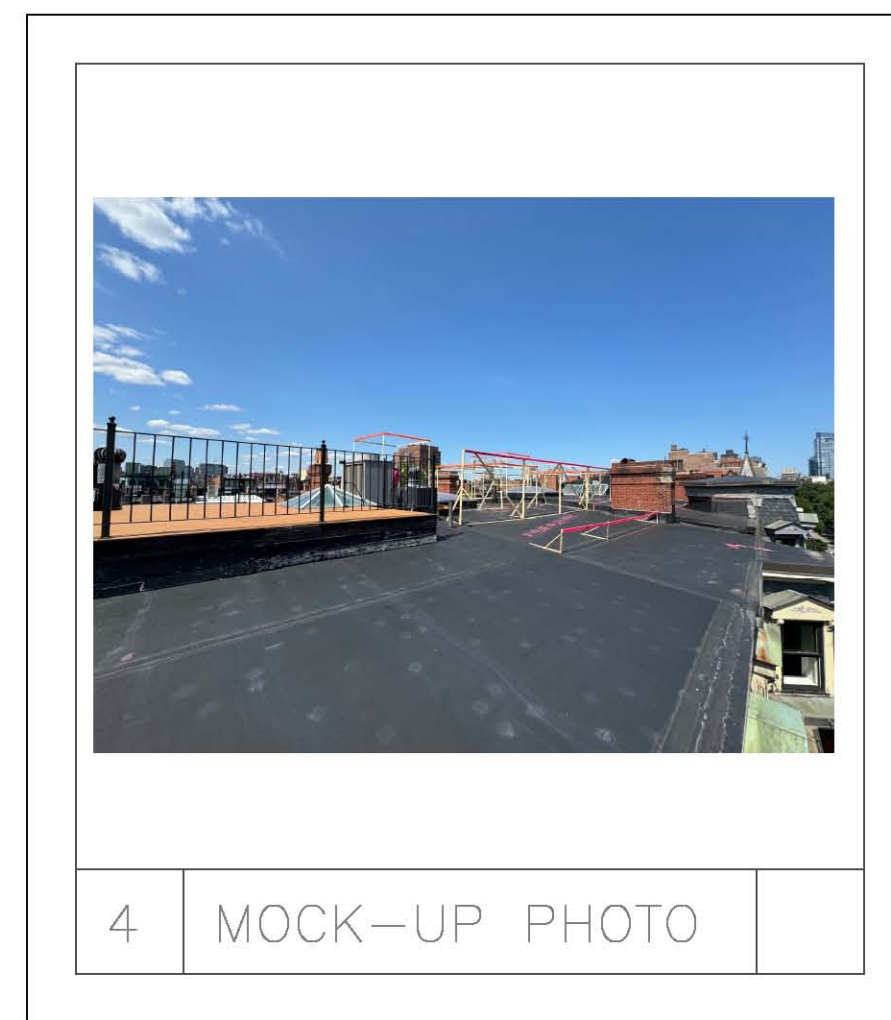
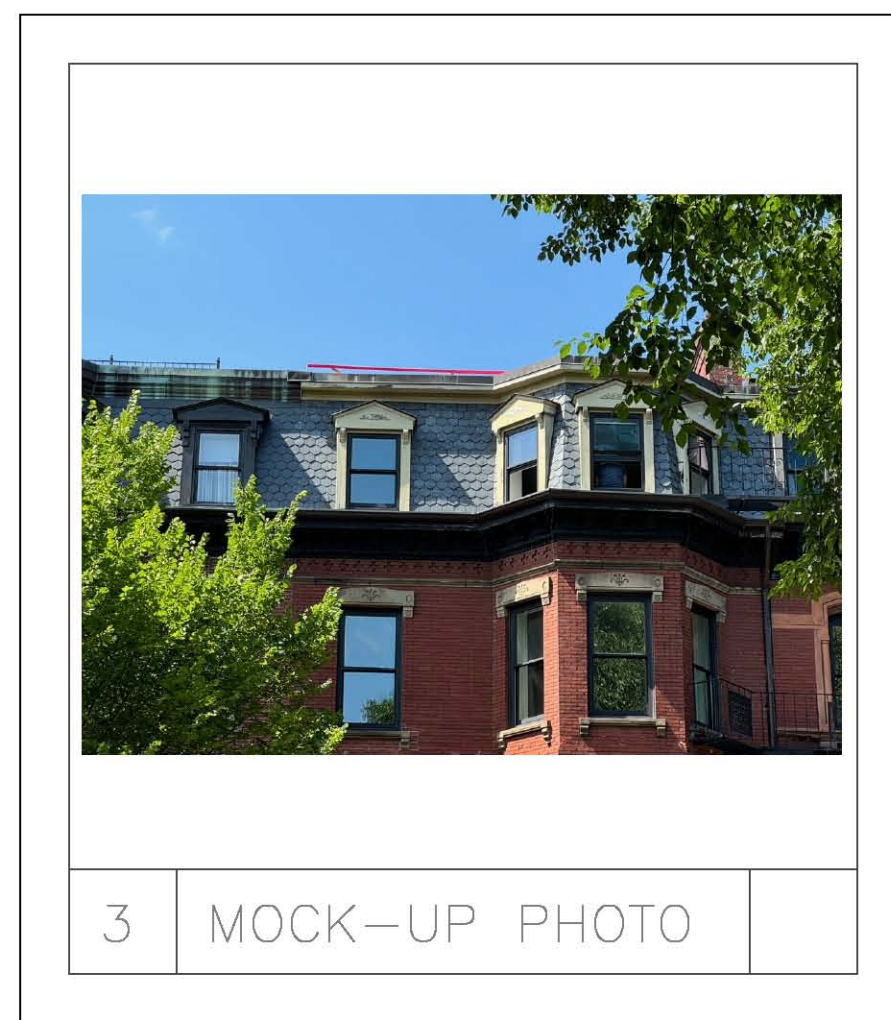
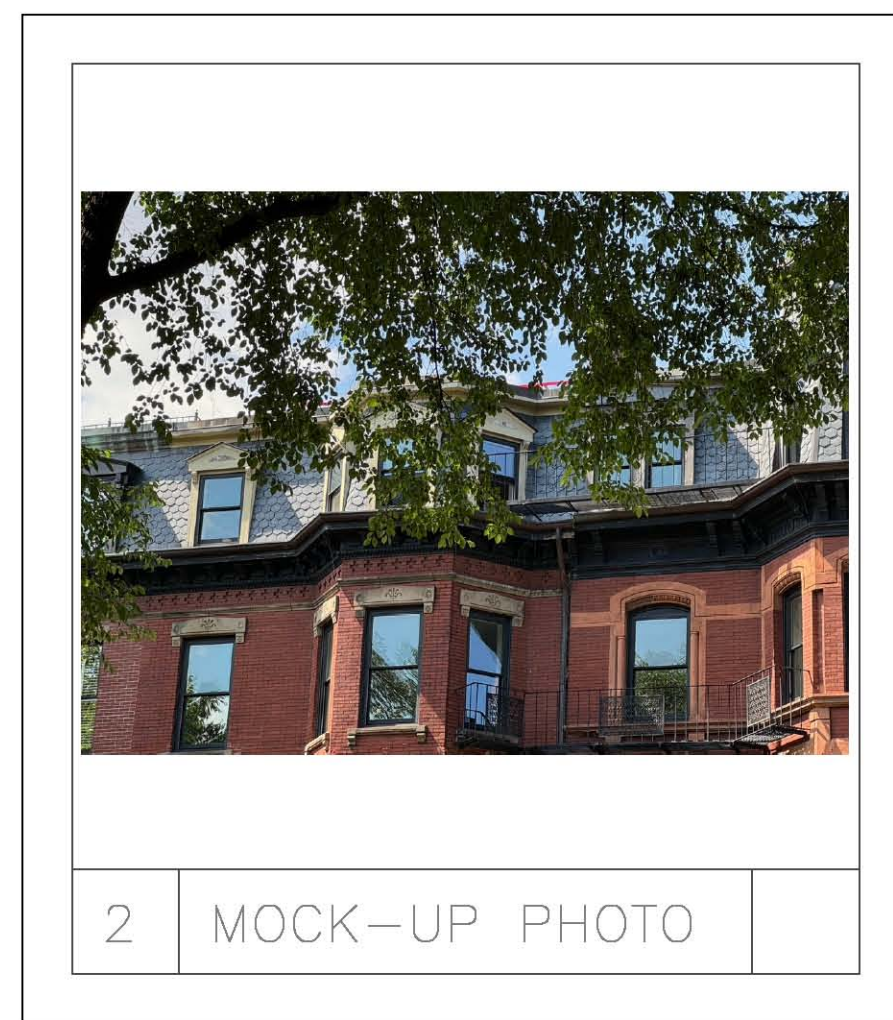
1 PROPOSED BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"

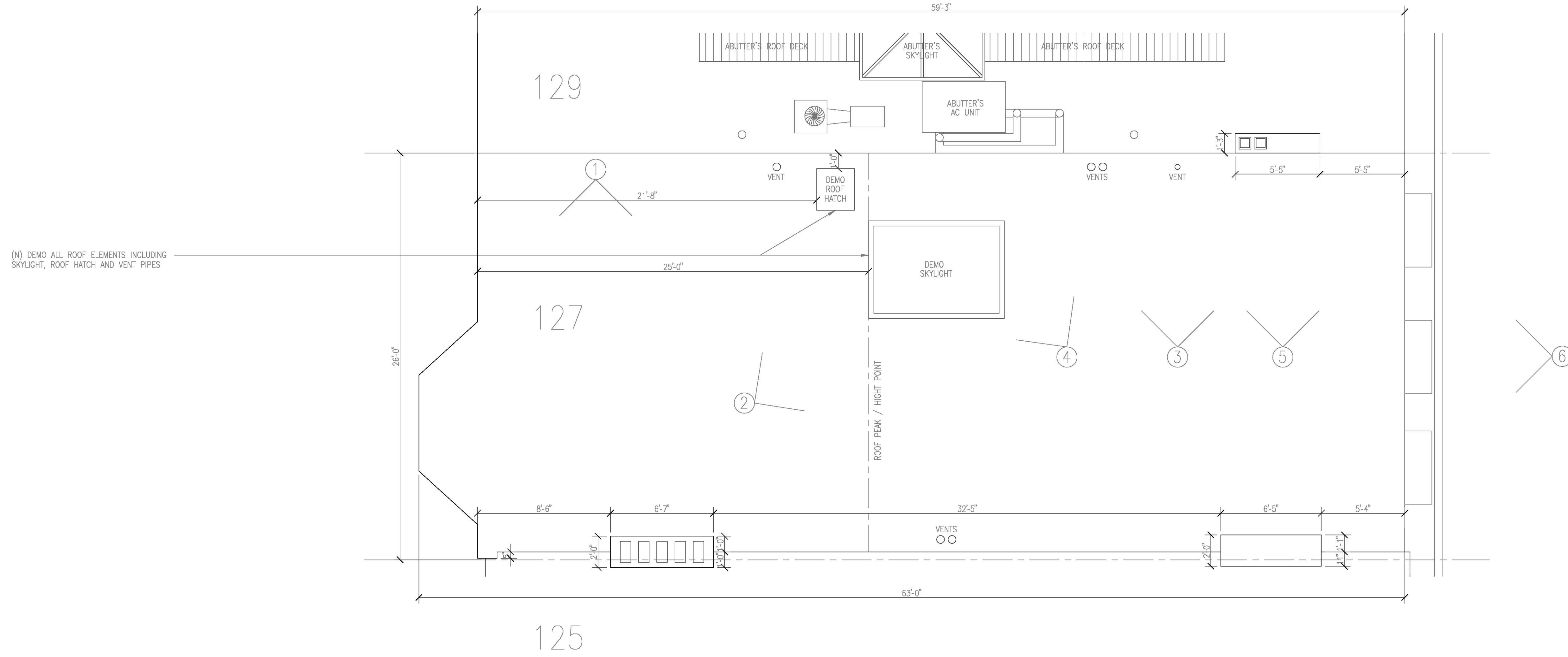
Revision No.	Date



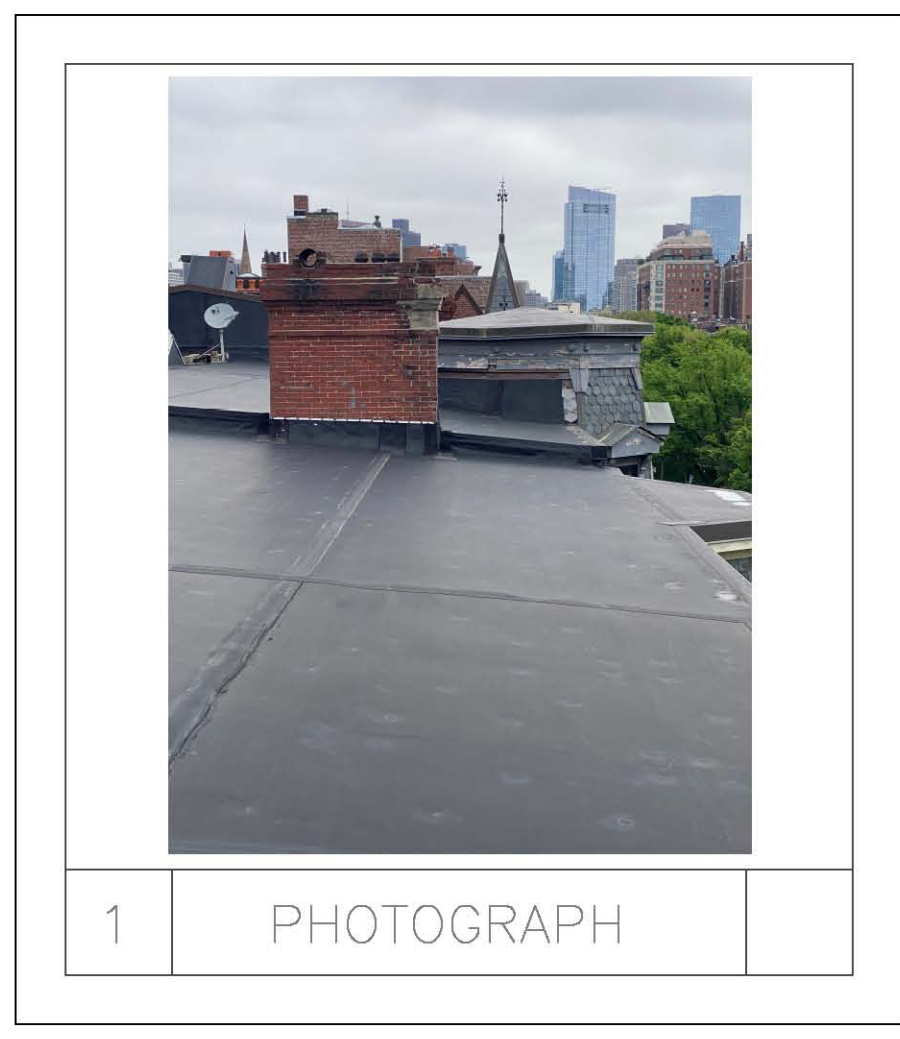


1 SIGHTLINE SECTION
SCALE: NTS

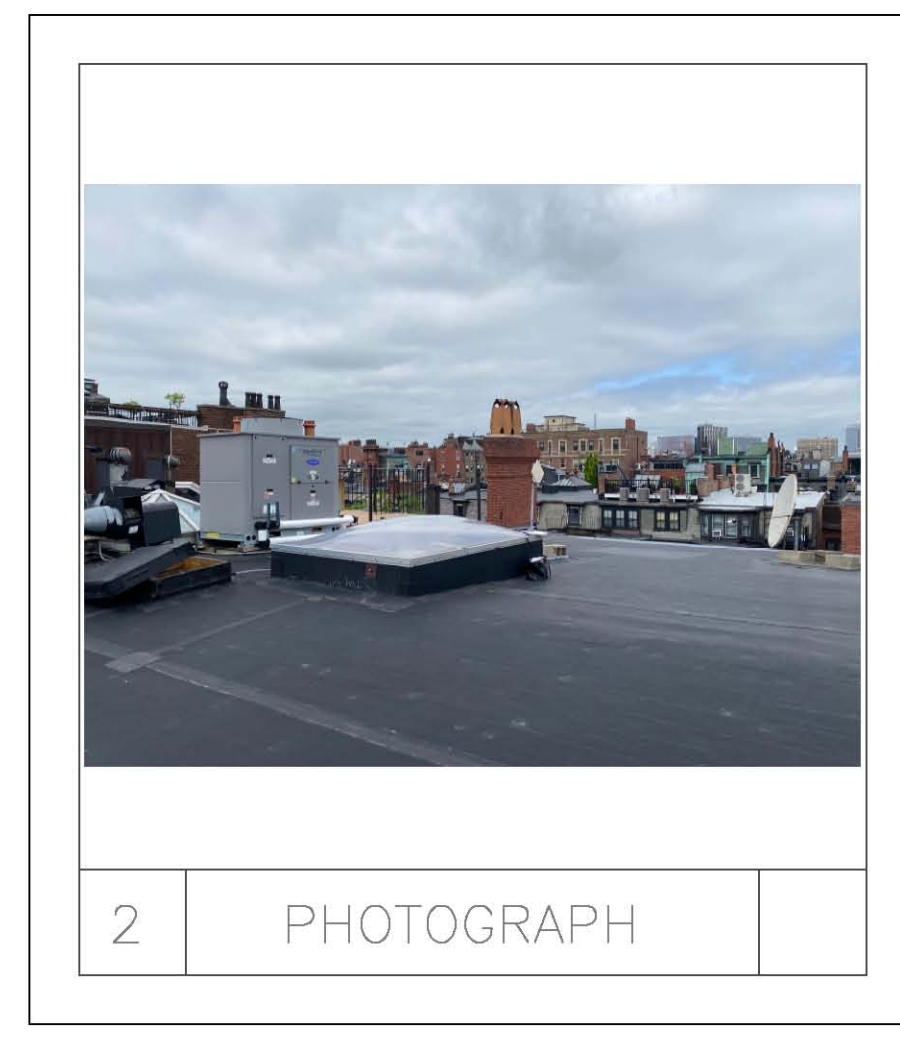




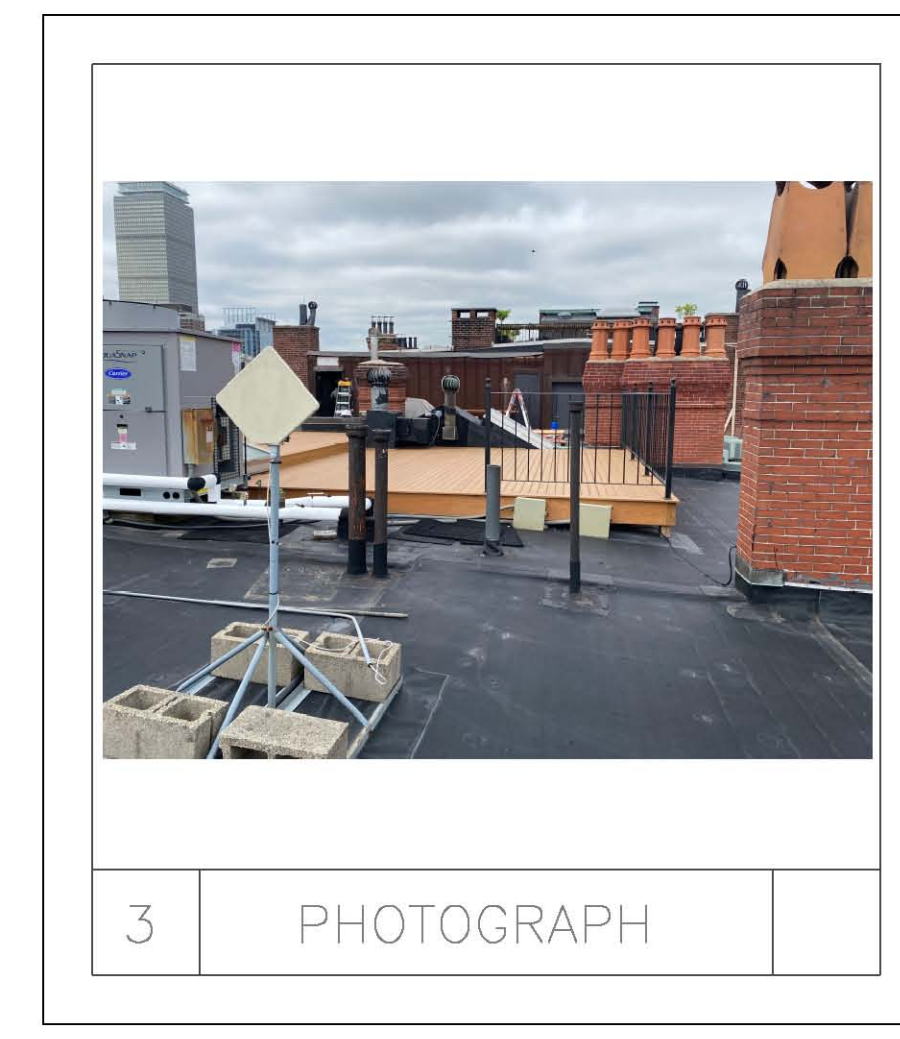
1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



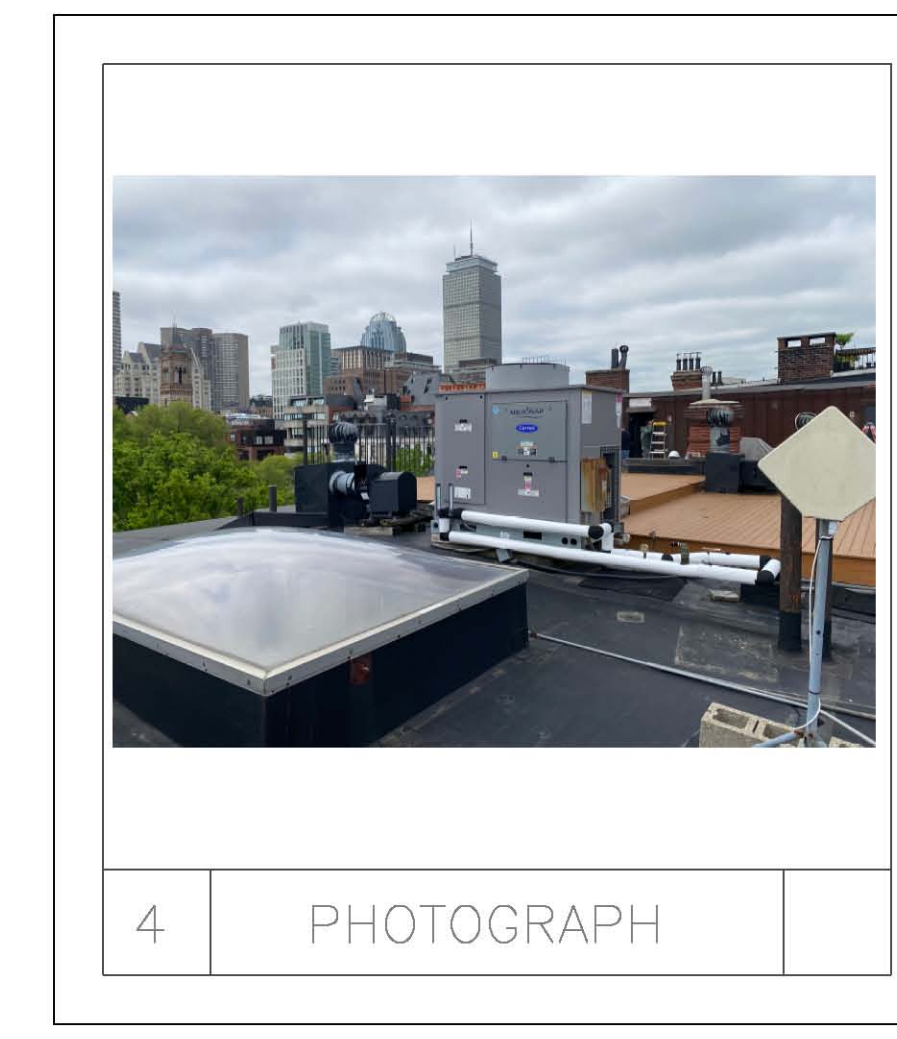
1 PHOTOGRAPH



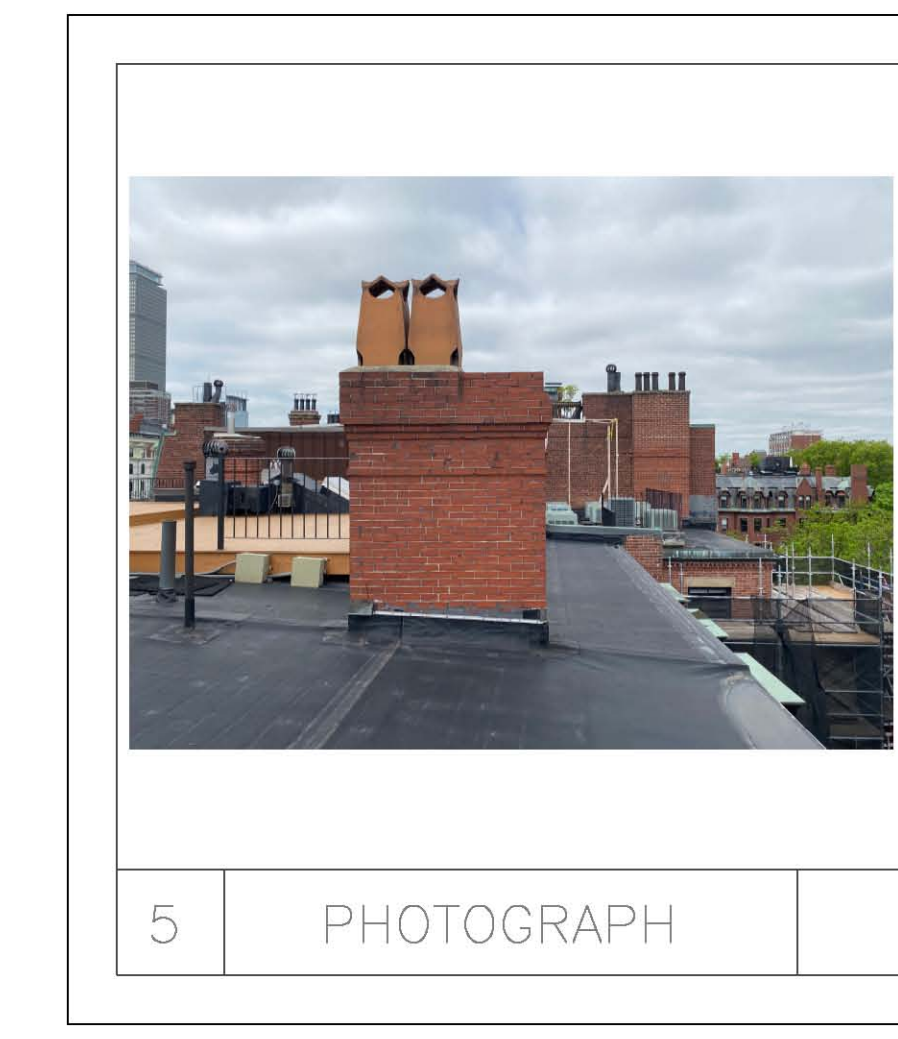
2 PHOTOGRAPH



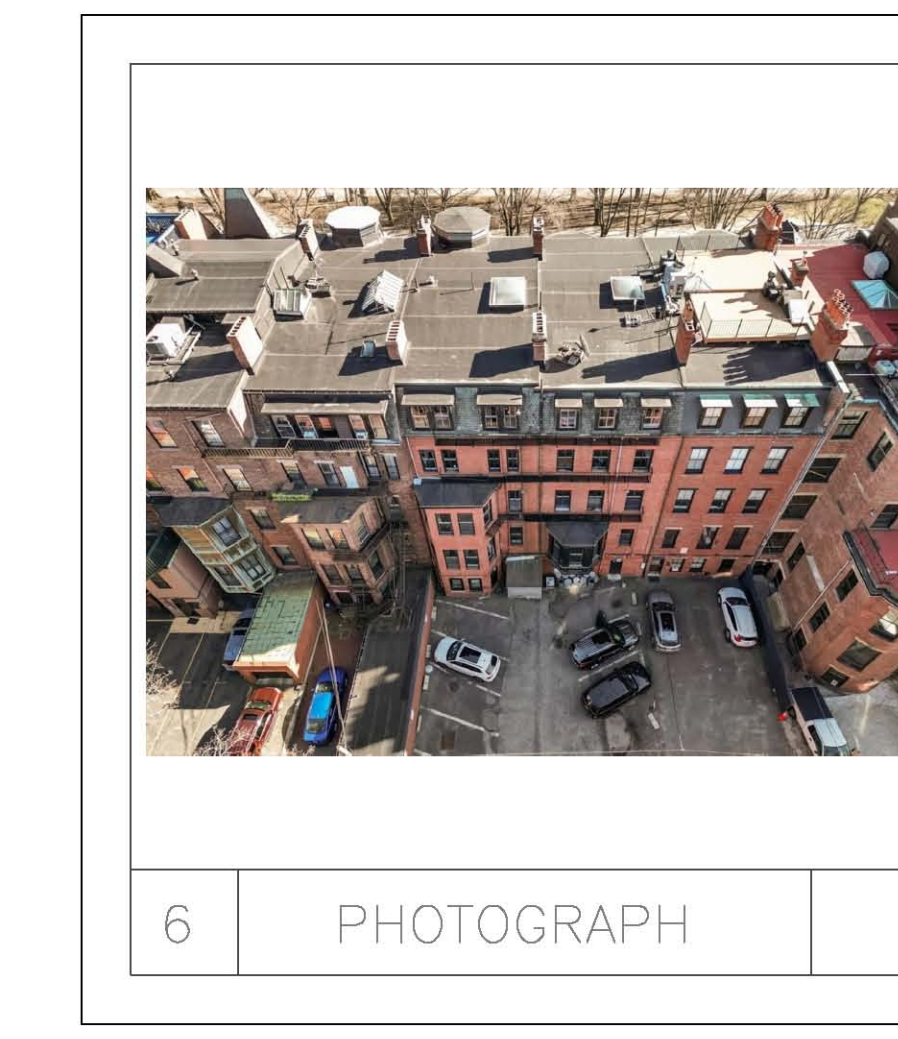
3 PHOTOGRAPH



4 PHOTOGRAPH



5 PHOTOGRAPH



6 PHOTOGRAPH

Revision No.	Date



1

PHOTOGRAPH



2

PHOTOGRAPH



3

PHOTOGRAPH



4

PHOTOGRAPH



5

PHOTOGRAPH



6

PHOTOGRAPH



7

PHOTOGRAPH



8

PHOTOGRAPH





1 MOCK-UP PHOTOGRAPH



2 MOCK-UP PHOTOGRAPH



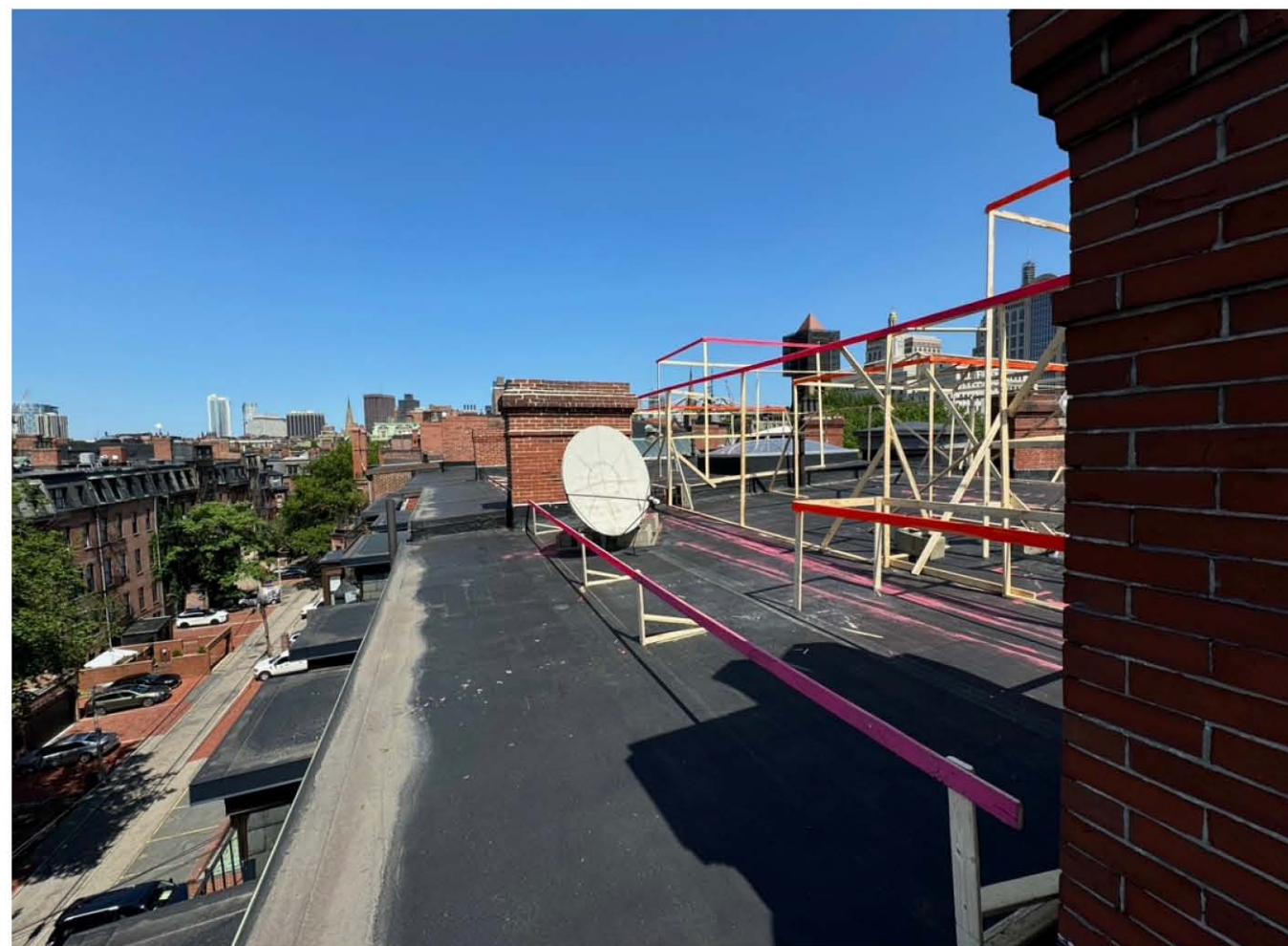
3 MOCK-UP PHOTOGRAPH



4 MOCK-UP PHOTOGRAPH



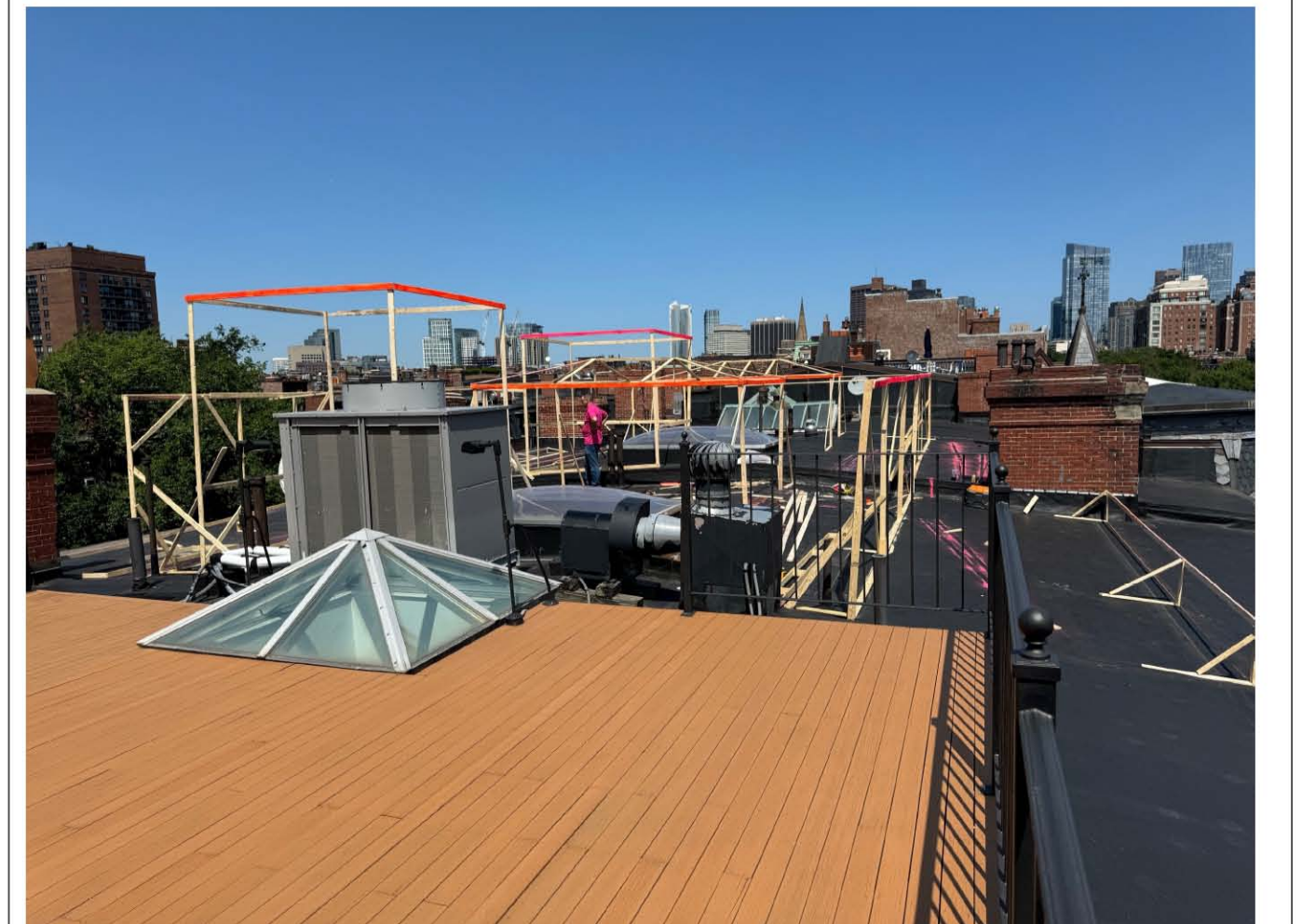
5 MOCK-UP PHOTOGRAPH



6 MOCK-UP PHOTOGRAPH



7 MOCK-UP PHOTOGRAPH



8 MOCK-UP PHOTOGRAPH

