

286 COMMONWEALTH AVENUE

UNIT 5, BOSTON, MASSACHUSETTS

BACK BAY ARCHITECTURAL COMMISSION

AUGUST 20, 2024



Schedule of Drawings

Sht. No.	Title
T0.00	TITLE SHEET
A - PROPOSED	
A1.00	EXISTING PHOTOGRAPHS
A1.01	PENTHOUSE & ROOF FLOOR PLANS
A3.01	FRONT EXTERIOR ELEVATIONS
A3.02	REAR EXTERIOR ELEVATIONS
A3.01	EXTERIOR IMAGE RENDERINGS
A4.01	EXISTING & PROPOSED SECTION OVERLAY
A4.02	SECTION VIEW DIAGRAM
A4.03	PENTHOUSE DOOR & RAILING DETAILS

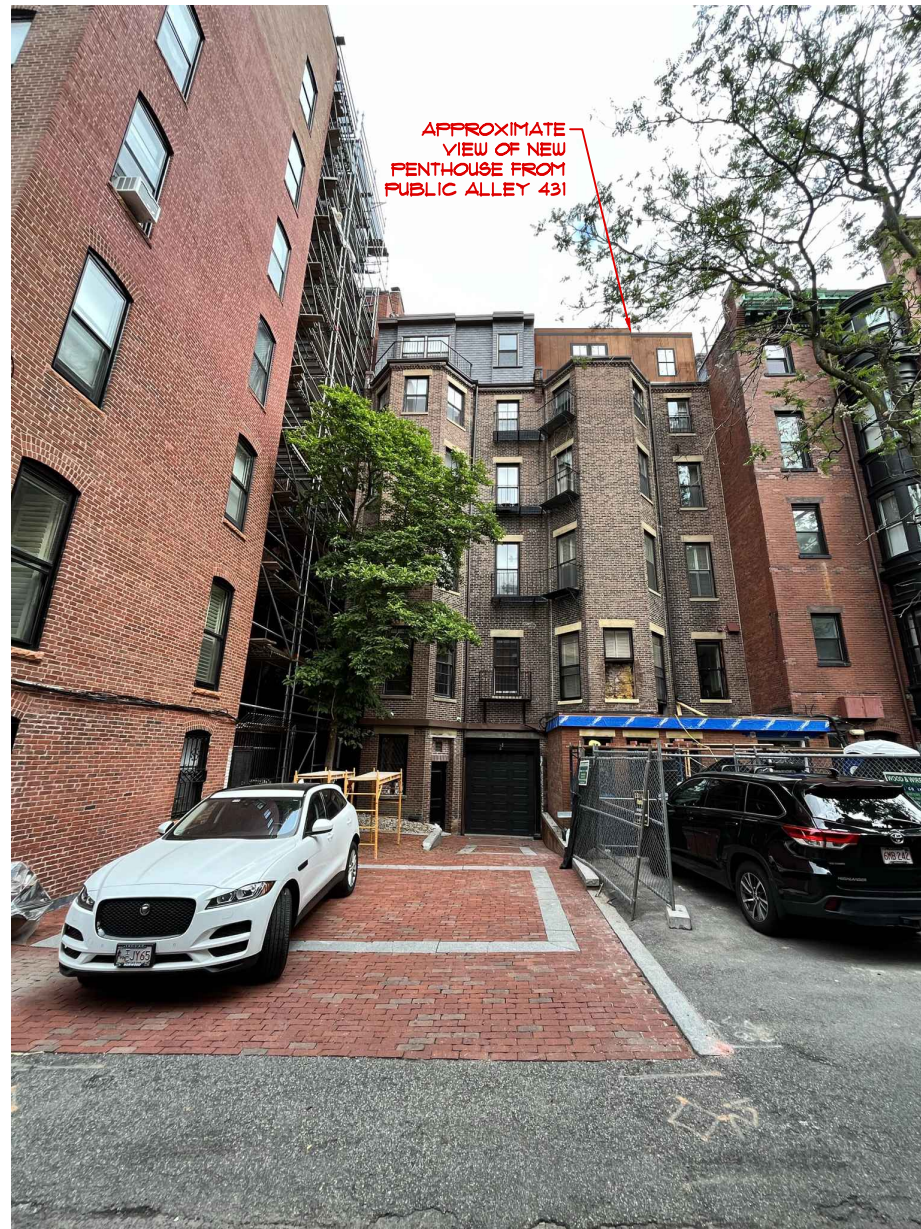
SCOPE OF WORK

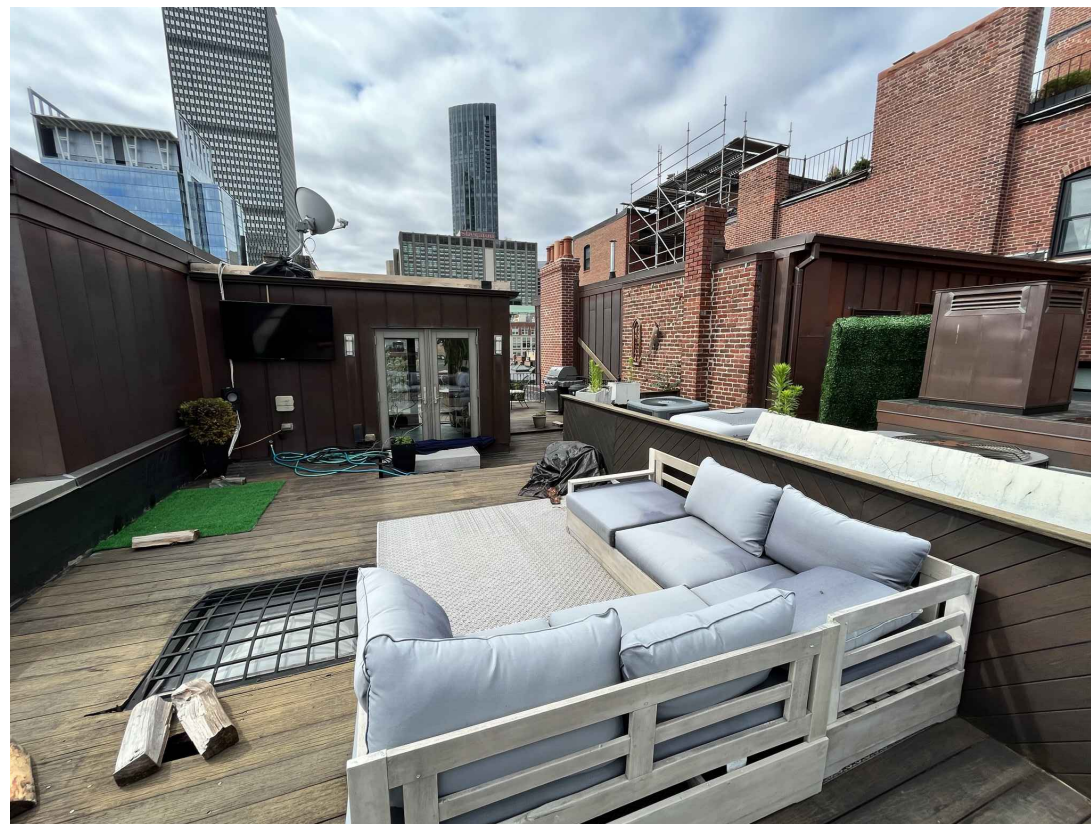
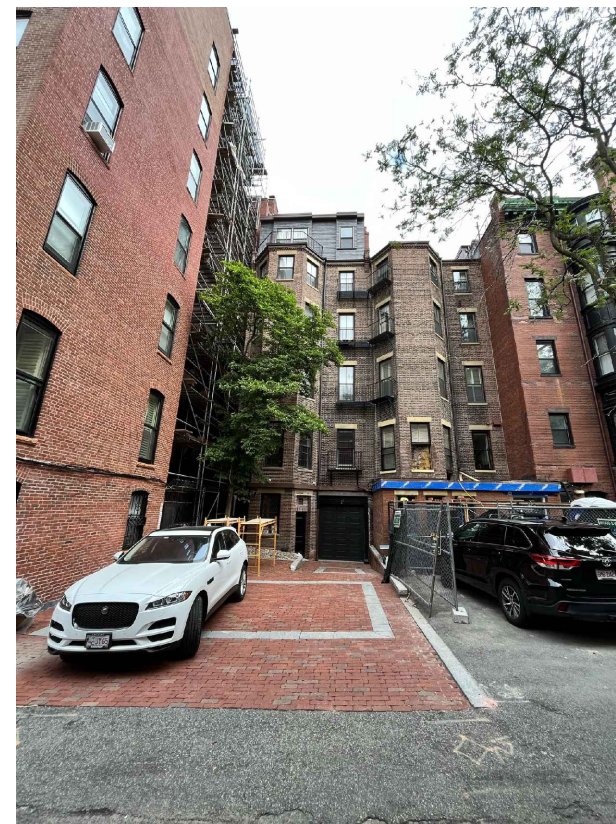
SCOPE OF WORK IS LIMITED TO UNIT 5 WHICH COMPRISES THE FOURTH FLOOR AND PENTHOUSE OF AN EXISTING 5-UNIT TOWNHOUSE IN BACK BAY.

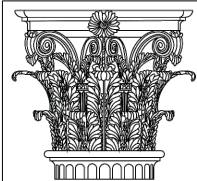
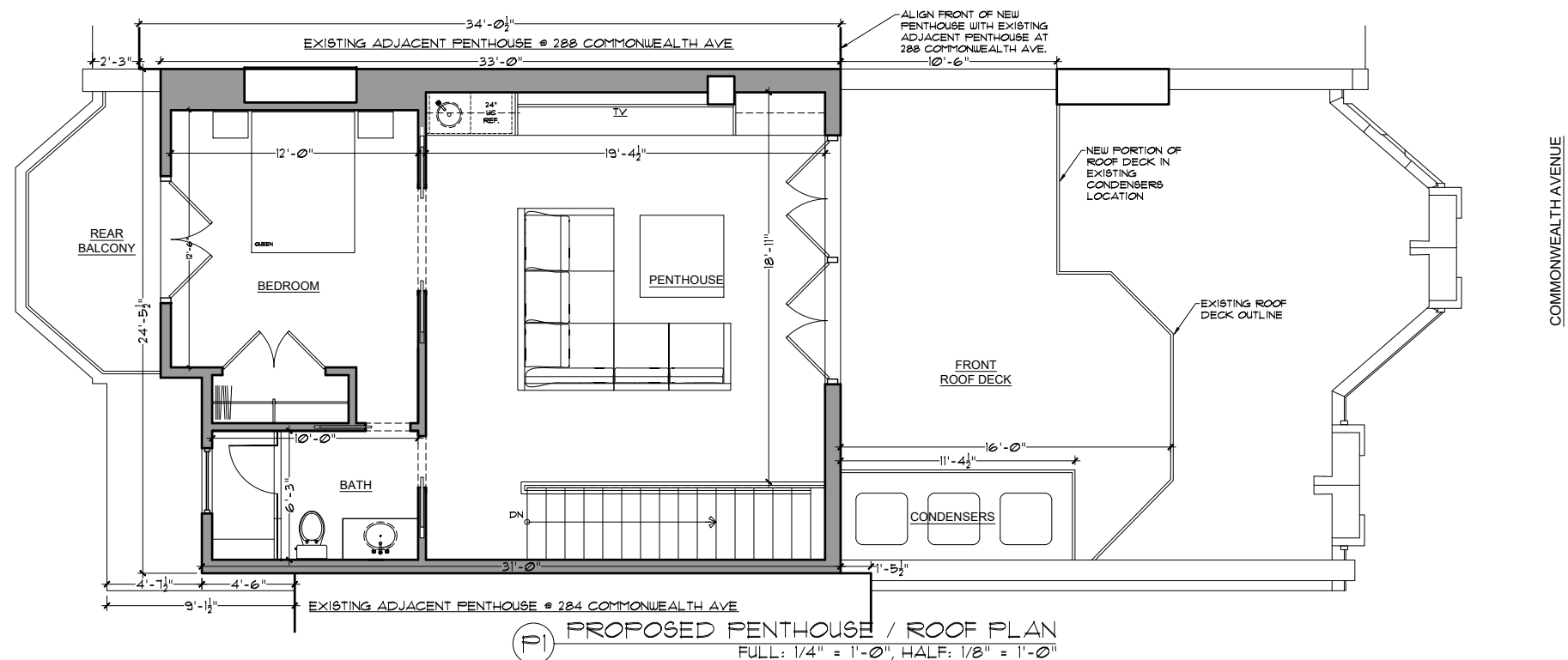
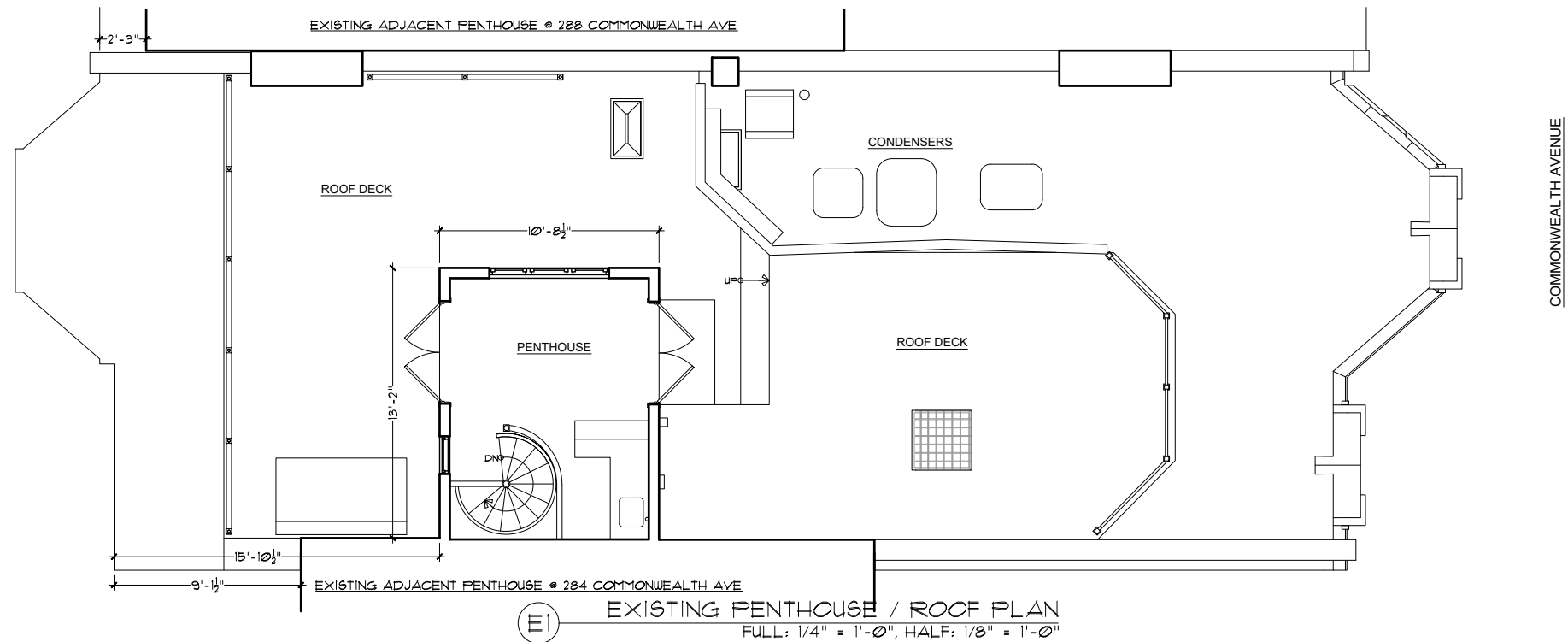
- LOWER PENTHOUSE FLOOR LEVEL AND ENLARGE FOOTPRINT OF EXISTING PENTHOUSE TO INCLUDE A BEDROOM, BATHROOM, AND FAMILY ROOM.
- REPLACE EXISTING INTERIOR STAIR TO PENTHOUSE.

GENERAL REQUIREMENTS:

1. ALL DIMENSIONS ARE TO WALL FINISH UNLESS INDICATED OTHERWISE.
2. ALL INTERIOR WALL FRAMING SHALL BE 2x4 WOOD CONSTRUCTION UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL COMPLY WITH INTERNATIONAL RESIDENTIAL CODE 2015 AND 780 CMR MASSACHUSETTS STATE BUILDING CODE MASSACHUSETTS AMENDMENTS TO THE INTERNATIONAL BUILDING CODE 2015 (ONE AND TWO FAMILY DWELLINGS) AND ALL LOCAL CODES, REGULATIONS AND BY-LAWS.
4. ALL WORK SHALL COMPLY WITH 780 CMR APPENDIX AA STRETCH ENERGY CODE SECTION AA104 EXISTING BUILDINGS. ALL NEW HVAC DUCTING MUST BE SEALED.
5. ALL WORKMANSHIP AND BUILDING MATERIALS SHALL MEET OR EXCEED RECOGNIZED INDUSTRY STANDARDS FOR EACH APPLICABLE TRADE.







PAULI & URIBE
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 Classic Architecture
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 121 Mount Vernon Street
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 617.227.0954 • www.pauli-uribe.com

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BOSTON, MA 02115

SHEET TITLE:
 PROPOSED FOURTH
 FLOOR & PENTHOUSE
 FLOOR PLANS
 DATE: AUGUST 20, 2024
 SCALE: AS NOTED
 DRAWN: JGUR & RJP
 CHECKED: JGUR & MZF

SHEET NO.

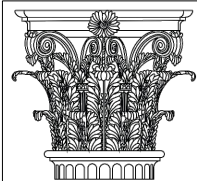
A1.01



(E) EXISTING FRONT ELEVATION
 FULL: 1/4" = 1'-0", HALF: 1/8" = 1'-0"



(P) PROPOSED FRONT ELEVATION
 FULL: 1/4" = 1'-0", HALF: 1/8" = 1'-0"



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SHEET TITLE:
 EXISTING & PROPOSED
 FRONT
 EXTERIOR ELEVATIONS
 DATE: AUGUST 20, 2024
 SCALE: AS NOTED
 DRAWN: JGUR & RJP
 CHECKED: JGUR & MZF

SHEET NO.

A3.01



EXISTING REAR ELEVATION
 FULL: 1/4" = 1'-0", HALF: 1/8" = 1'-0"



PROPOSED REAR ELEVATION
 FULL: 1/4" = 1'-0", HALF: 1/8" = 1'-0"

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SHEET TITLE:
 EXISTING & PROPOSED
 REAR
 EXTERIOR ELEVATIONS
 DATE: AUGUST 20, 2024
 SCALE: AS NOTED
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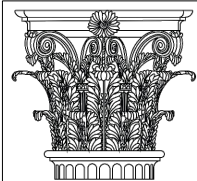
SHEET NO.
A3.02



① FRONT EXTERIOR PHOTOGRAPH
N.T.S.



② REAR EXTERIOR PHOTO RENDERING
N.T.S.



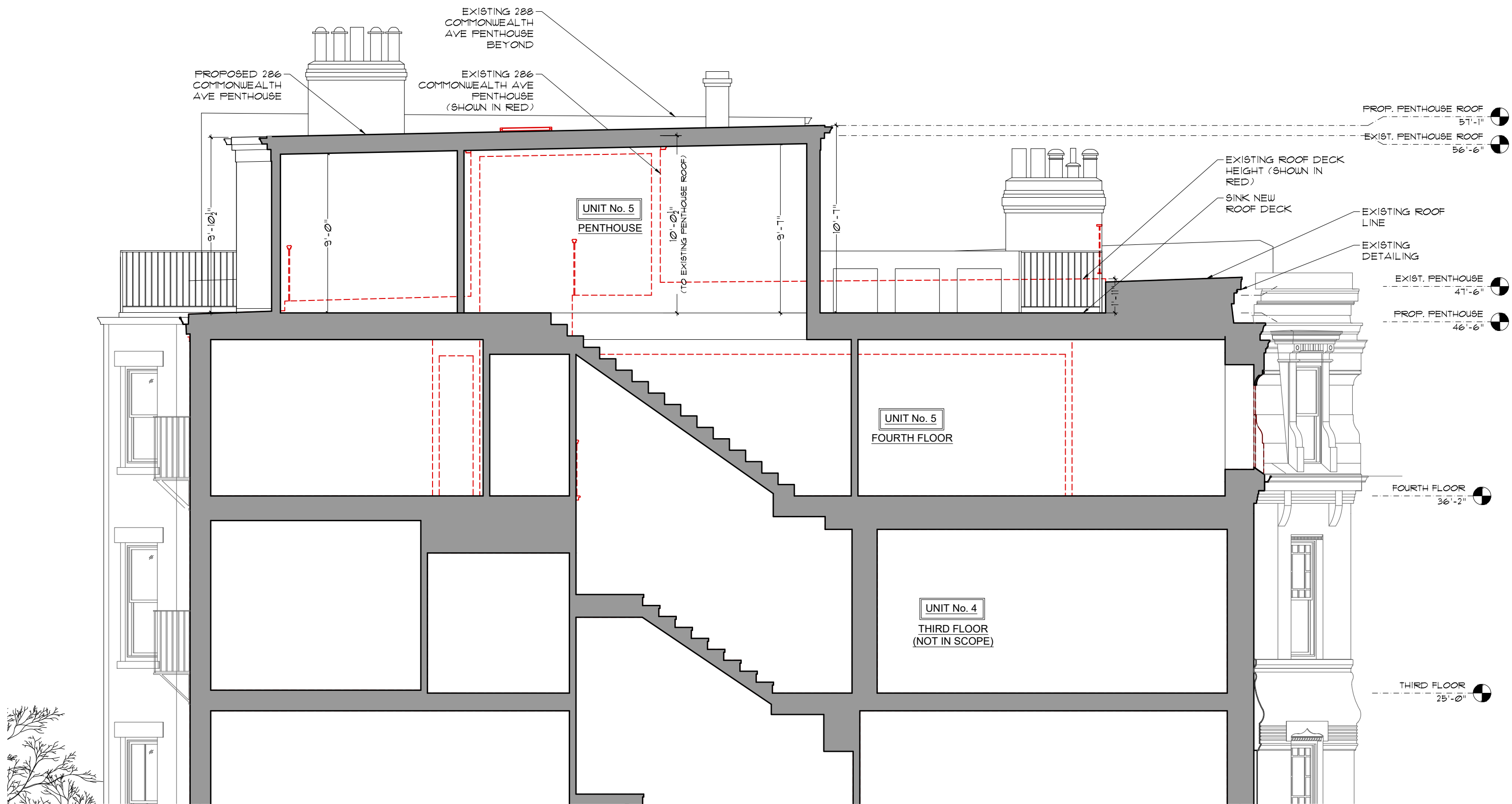
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SHEET TITLE:
PROPOSED
EXTERIOR IMAGE
RENDERINGS
DATE: AUGUST 20, 2024
SCALE: AS NOTED
DRAWN: JGUR & RJP
CHECKED: JGUR & MZF

SHEET NO.

A3.03

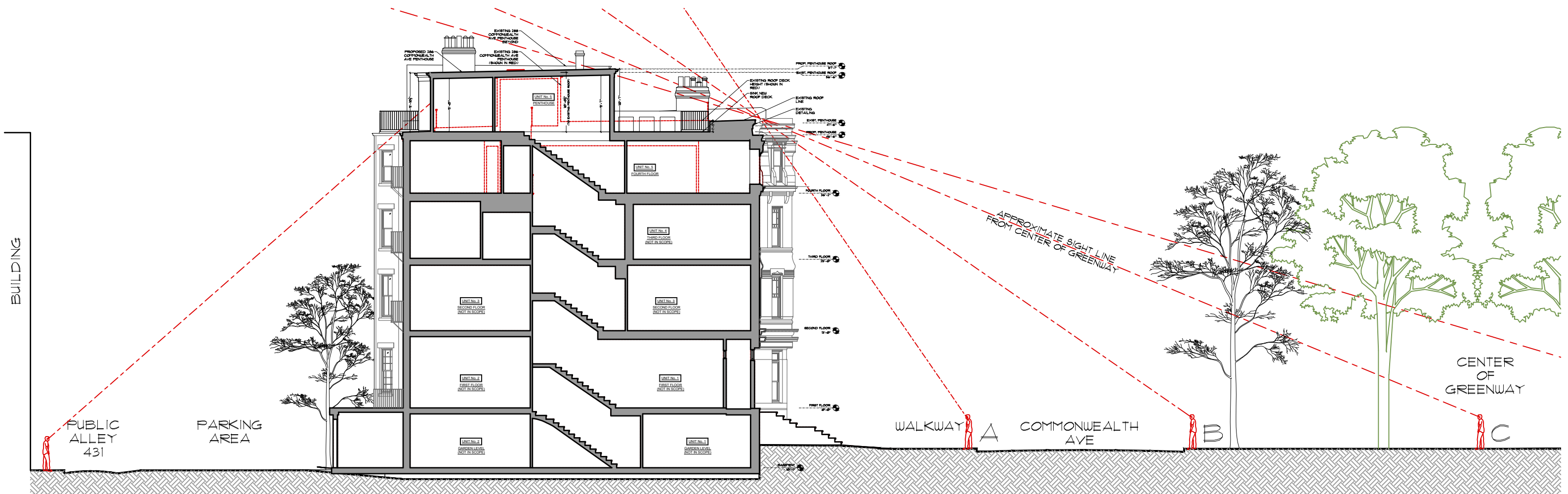


1 BUILDING SECTION 1
 FULL: 3/8" = 1'-0", HALF: 3/16" = 1'-0"

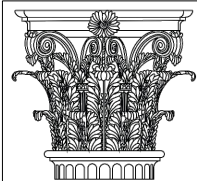
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SHEET TITLE: EXISTING & PROPOSED BUILDING SECTION OVERLAY	SHEET NO. A4.01
DATE: AUGUST 20, 2024	
SCALE: AS NOTED	
DRAWN: JGUR & RJP	
CHECKED: JGUR & MZF	



SECTION VIEW DIAGRAM
 FULL: 1/8" = 1'-0", HALF: 1/16" = 1'-0"



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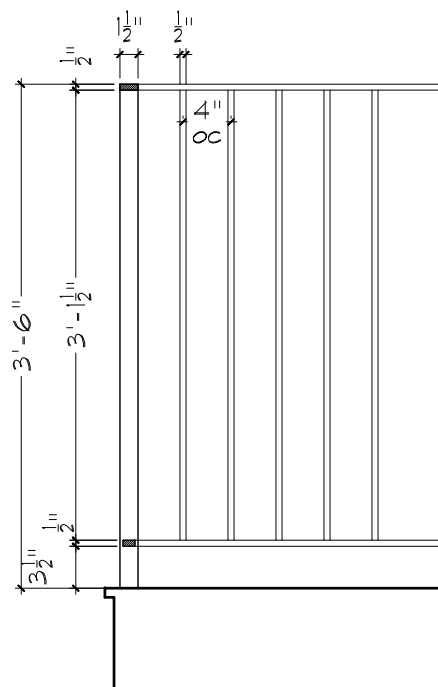
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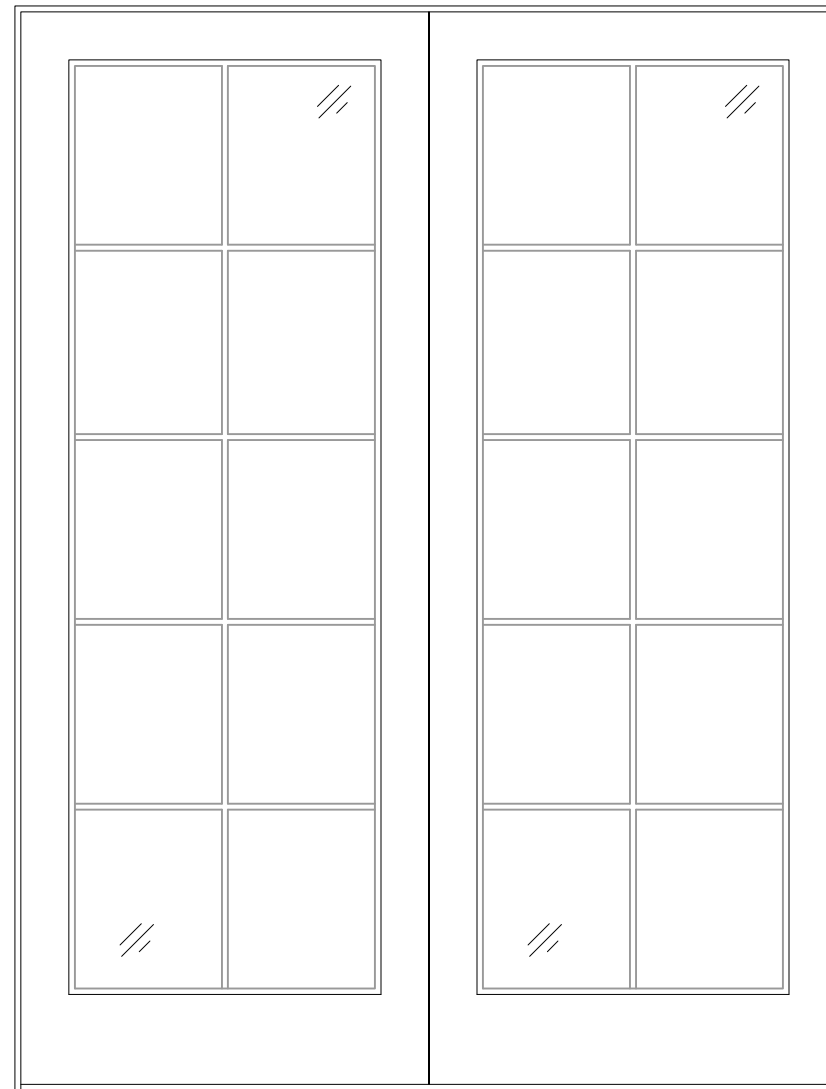
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 PROPOSED
 SECTION VIEW DIAGRAM
 DATE: AUGUST 20, 2024
 SCALE: AS NOTED
 DRAWN: JGUR & RJP
 CHECKED: JGUR & MZF

SHEET NO.

A4.02

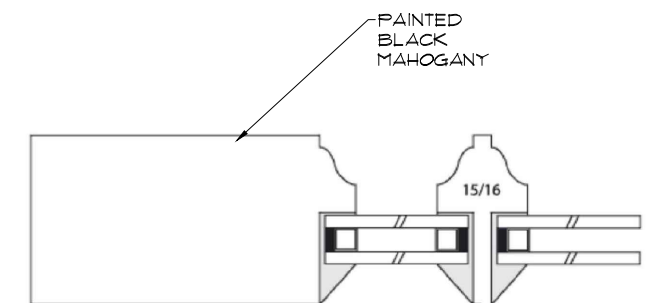


① PROPOSED RAILING DETAIL
 FULL: 1 1/2" = 1'-0", HALF: 3/4" = 1'-0"

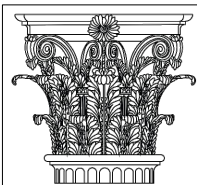


NEW 5'-8"W x 7'-6"H FRENCH DOORS
 BY JP MORIARTY & CO. INC

② PROPOSED FRENCH DOORS
 FULL: 1 1/2" = 1'-0", HALF: 3/4" = 1'-0"



③ DETAIL SECTION - SASH STYLE MUNTIN
 FULL: 1'-0" = 1'-0", HALF: 6" = 1'-0"



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SHEET NO.

A4.03