

339 COMMONWEALTH AVENUE

EXISTING GROSS SQUARE FOOTAGE	
GROUND	1,610.0 G.S.F.
FIRST	1,581.0 G.S.F.
SECOND	1,581.0 G.S.F.
THIRD	1,526.0 G.S.F.
FOURTH	1,475.0 G.S.F.
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TOTAL:	7,773.0 G.S.F.

PROPOSED GROSS SQUARE FOOTAGE	
GROUND	1,610.0 G.S.F.
FIRST	1,581.0 G.S.F.
SECOND	1,581.0 G.S.F.
THIRD	1,526.0 G.S.F.
FOURTH	1,475.0 G.S.F.
ROOF ADDITION (PROPOSED)	365.0 G.S.F.
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TOTAL:	8,138.0 G.S.F.



ZONING CALCULATIONS COMPLIANCE

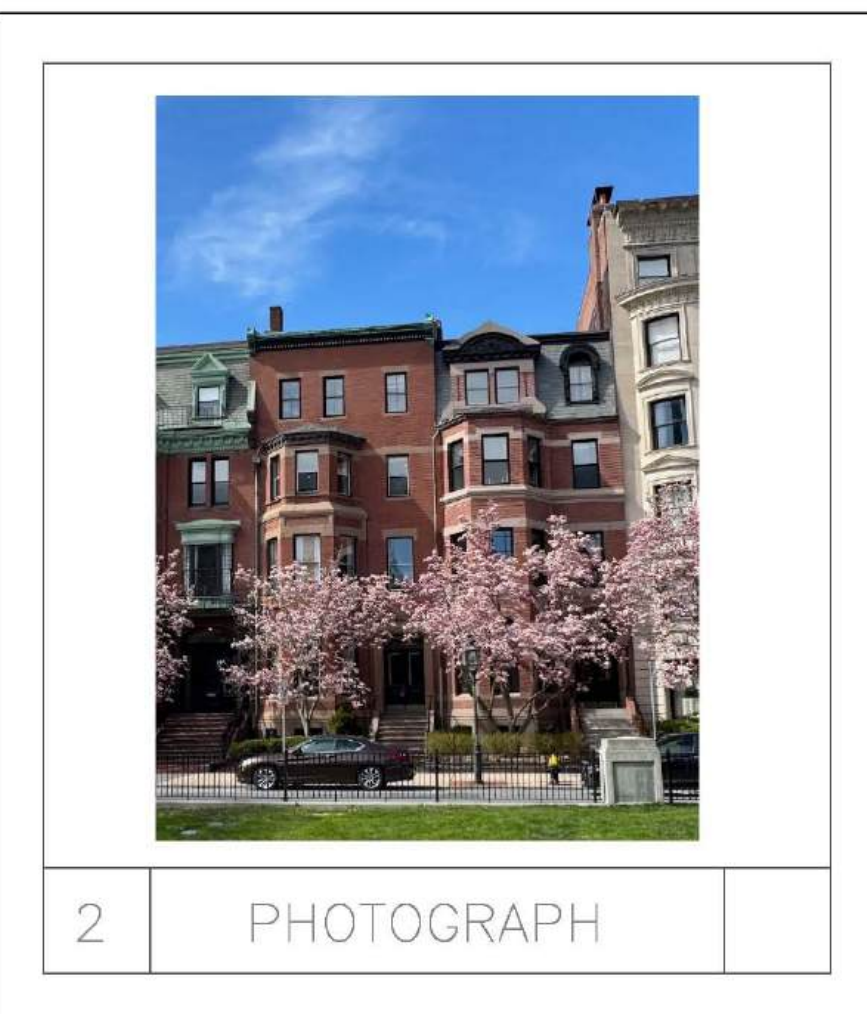
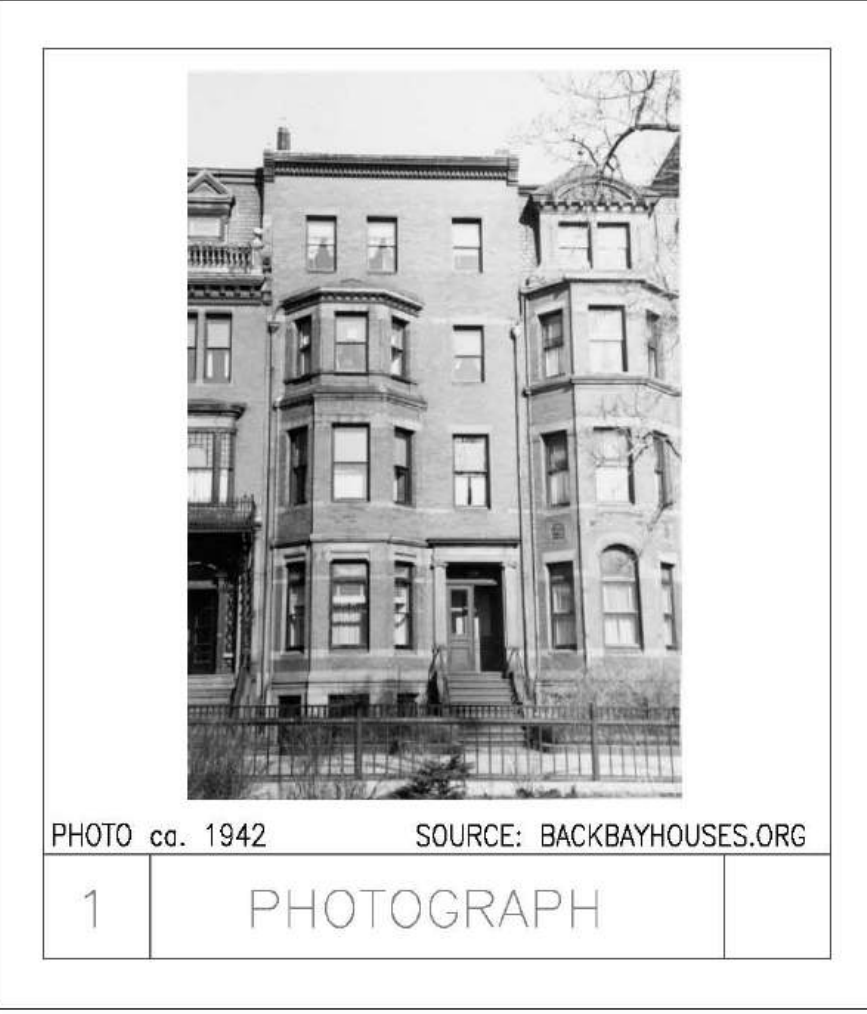
LOT SIZE: 2,988.0 G.S.F. (CITY OF BOSTON ASSESSING DEPARTMENT) 2,988.0 G.S.F. X 3.0 F.A.R. = 8,964.0 G.S.F. ALLOWED
7,773.0 G.S.F. + PROPOSED ROOF ADDITION OF 365.0 G.S.F. = 8,138.0 G.S.F.
ALLOWED 8,964.0 G.S.F. LESS PROPOSED 8,138.0 G.S.F = 826.0 G.S.F. UNDER F.A.R.

ROOF TOP ADDITION OF 365 G.S.F. COMPLIES WITH ZONING F.A.R. AND HEIGHT REQUIREMENTS



1 EXISTING 339 COMMONWEALTH AVENUE ELEVATION
SCALE: 1/4" = 1'-0"

- (N) PYRAMIDAL SKYLIGHT 6'0"x6'0" (LOW-PROFILE) 3:12 PITCHED, SET ON COPPER CLAD CURB, EXTERIOR COPPER FINISH WITH WHITE INTERIOR FINISH (GLASS: PPG SOLARBAN 60, U-FACTOR 0.56)
- (N) COPPER GUTTER (16oz OGEE STYLE) AND ROUND DOWNSPOUT, PROVIDE COPPER BRACKETS AND FASTENERS
- (N) PH ROOF ADDITION CLAD WITH 20oz (99.99%cu) COPPER (FLAT-SEAM) INCLUDING DECORATIVE 12"H CORNICE ABOVE FRENCH DOORS AND 9" SIDE FRAME WITH 2" PROJECTION
- (N) FRENCH DOORS: (4) 2'-6"Wx6'-8"H MAHOGANY AND GLASS WITH FLUSH METAL BLACK PEMKO SILL AND COPPER PAN, PAINTED GLOSS BLACK



2 PROPOSED 339 COMMONWEALTH AVENUE ELEVATION
SCALE: 1/4" = 1'-0"

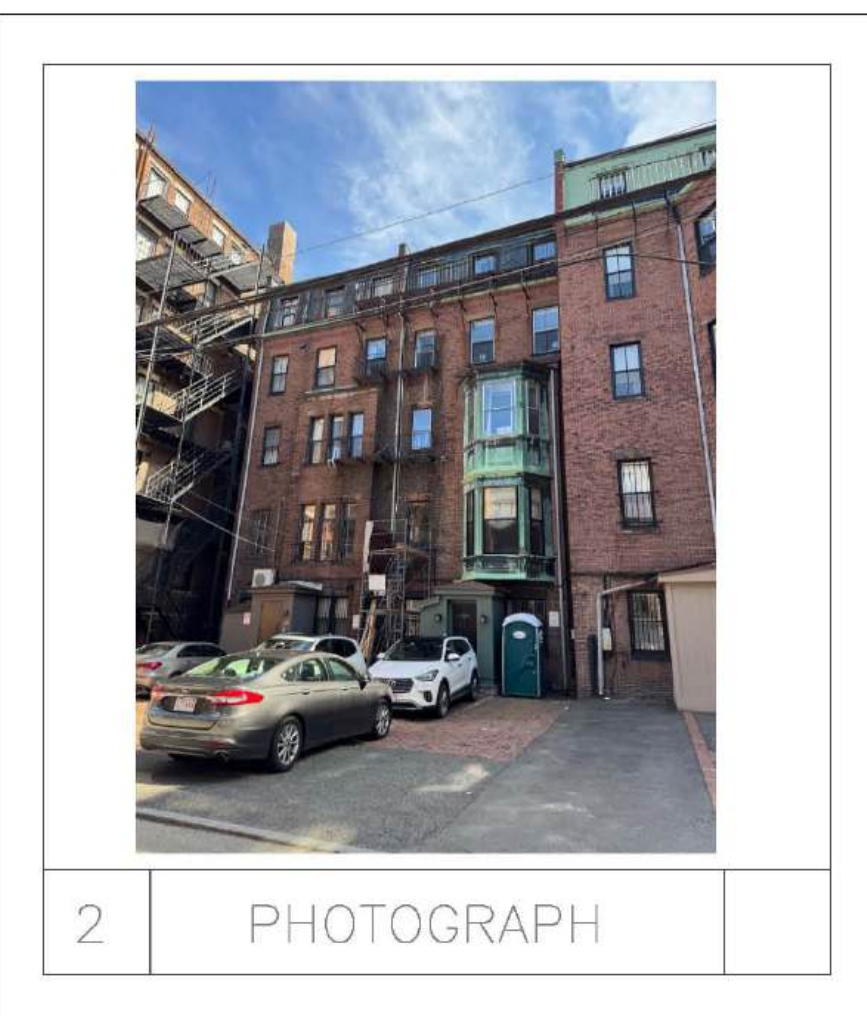
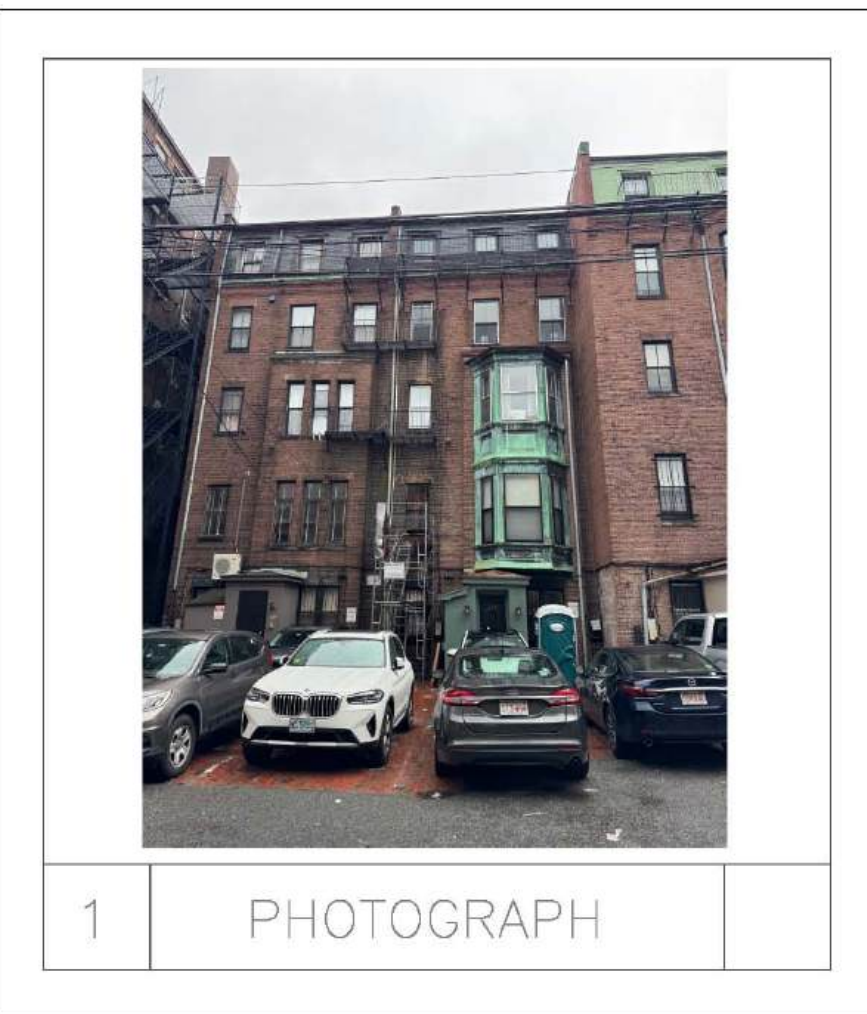


1 EXISTING REAR ALLEY ELEVATION
SCALE: 1/4" = 1'-0"

- (N) PYRAMIDAL SKYLIGHT 3'0"x6'0" (LOW-PROFILE) 3:12 PITCHED, SET ON COPPER CLAD CURB. EXTERIOR COPPER FINISH WITH WHITE INTERIOR FINISH (GLASS: PPG SOLARBAN 60, U-FACTOR 0.55)
- (N) 12" BRICK MASONRY PARTY WALL EXTENSIONS WITH COPPER COPING SET ON TOP OF (E) PARTY WALL BELOW. PROJECTS 12"H ABOVE ROOF PEAK
- (N) 2'-3"DIA MAHOGANY WINDOW (ROUND) WITH 4" WIDE COPPER FRAME WITH 1" PROJECTION. SOLDER PERIMETER. PAINT BLACK GLOSS
- (N) 2'-0"H (EXPOSED ABOVE REAR ROOF LINE) IRON—(GALVANIZED) RAILING SET ON (RECESSED) COPPER CURB. PAINT GLOSS BLACK



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



EXISTING AND PROPOSED REAR ALLEY ELEVATIONS
339 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: June 27, 2025
Project Number:
Checked By: RP/PC
Scale: 1/4"=1'-0"

PREPARED FOR:
Stewart and Trudy O'Nan
339 Commonwealth Avenue #4
Boston, Massachusetts 02115

BBAC
02

(N) PROVIDE VALOR H5 DIRECT-VENT, NATURAL GAS FIREPLACE WITH BLACK OPEN HEARTH. GC TO VERIFY GAS SERVICE SUFFICIENT FOR 40KBTU UNIT. PROVIDE POWER FOR IGNITION. PROVIDE "KENWOOD" MANTLE (UNFINISHED MAPLE) AND ABSOLUTE BLACK SURROUND AND HEARTH. COORDINATE ORDER WITH HOMEOWNER

(N) 1'-6"H 20oz 22-GAUGE (99.99%cu) COPPER CLAD CURB (FLAT-SEAM) AND COPING WITH 2"HX12"W THROUGH-WALL COPPER SCUPPERS. (N) 24"H IRON (GALVANIZED) RAILING WITH DECORATIVE TOP RAIL. PAINT GLOSS BLACK

(N) PROVIDE GAS LINE FOR BULL BBQ "ANGUS" MODEL #47629 30" NATURAL GAS 4-BURNER, BUILT-IN GRILL WITH REAR INFRARED BURNER. GC TO VERIFY GAS SERVICE SUFFICIENT FOR 60KBTU UNIT. PROVIDE POWER FOR GRILL LIGHTING. COORDINATE ORDER WITH HOMEOWNER

(N) 1'-6"H 20oz 22-GAUGE (99.99%cu) COPPER CLAD CURB (FLAT-SEAM) AND COPING WITH (N) 24"H IRON (GALVANIZED) RAILING WITH DECORATIVE TOP RAIL. PAINT GLOSS BLACK

(N) IPE WOOD DECKING (REMOVABLE 24"x48" SECTION PANELS) TO ACCESS ROOF MEMBRANE BELOW

RELOCATE AC CONDENSER UNITS - OUT OF VIEW AS SHOWN

(N) 12" BRICK MASONRY PARTY WALL EXTENSIONS WITH COPPER COPING SET ON TOP OF (E) PARTY WALL BELOW. PROJECTS 12"H ABOVE ROOF PEAK AND 12" BEYOND FRONT AND REAR WALLS

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

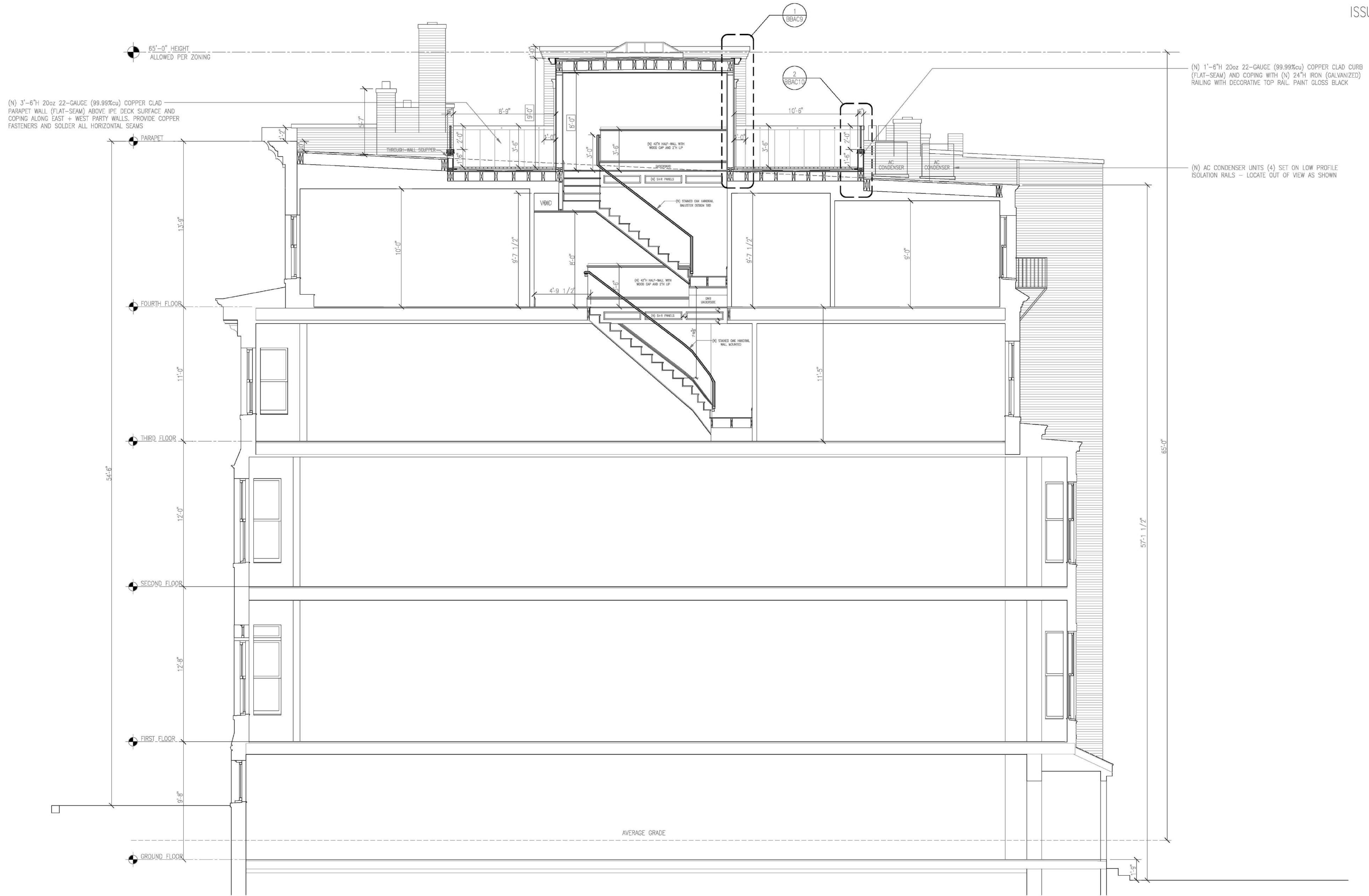
(N) PROVIDE POWER VENT FOR UNIT 4 FIREPLACE. BLACK FINISH

(N) PYRAMIDAL SKYLIGHT 6'0"x6'0" (LOW-PROFILE) 3:12 PITCHED. SET ON COPPER CLAD CURB. EXTERIOR COPPER FINISH WITH WHITE INTERIOR FINISH (GLASS: PPG SOLARBAN 60, U-FACTOR 0.55)

(N) COPPER GUTTER (16oz OGEE STYLE) AND ROUND DOWNSPOUT. PROVIDE COPPER BRACKETS, HANGERS, STRAPS AND FASTENERS

(N) COPPER GUTTER (16oz OGEE STYLE) AND ROUND DOWNSPOUT. PROVIDE COPPER BRACKETS, HANGERS, STRAPS AND FASTENERS

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



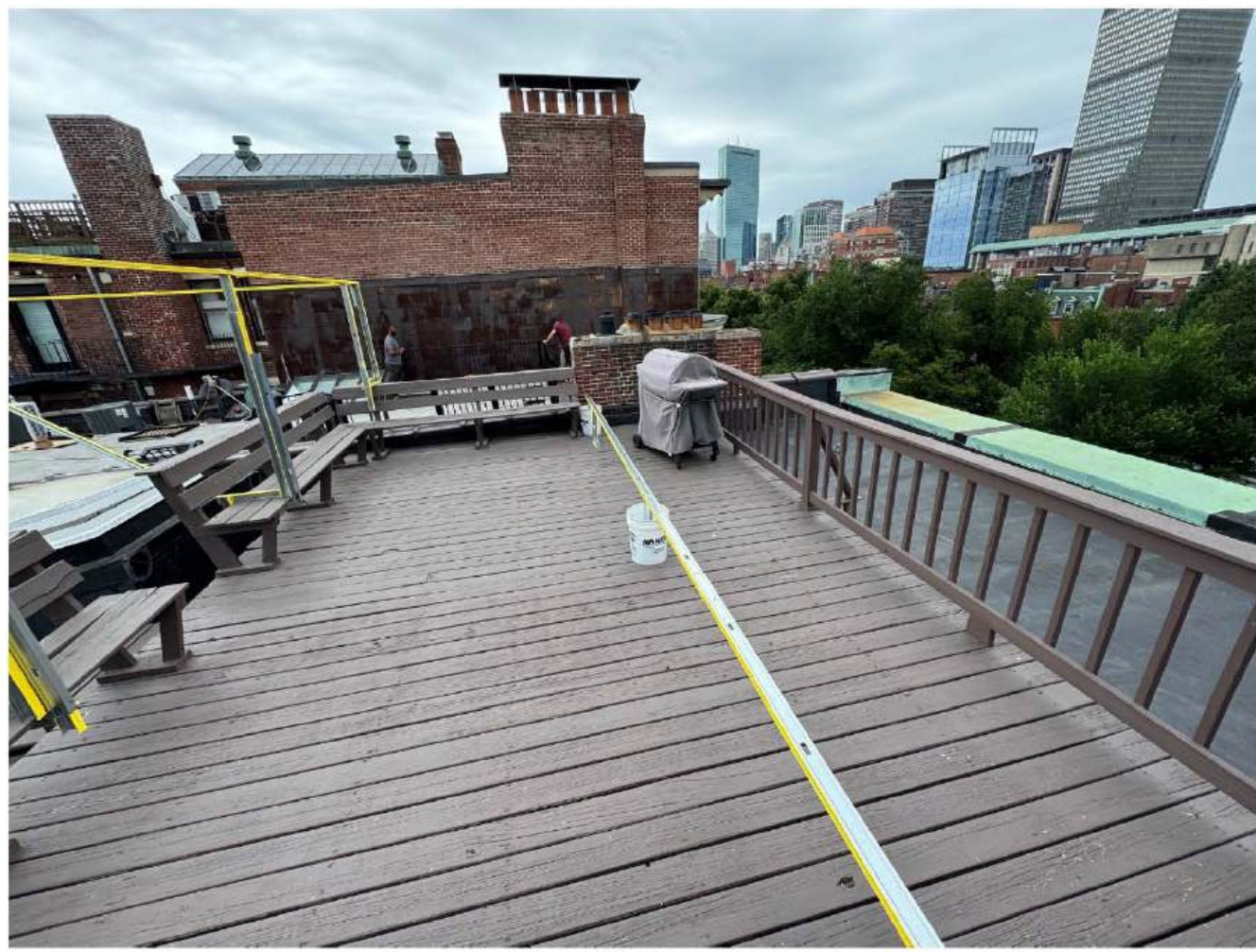
1 PROPOSED BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"



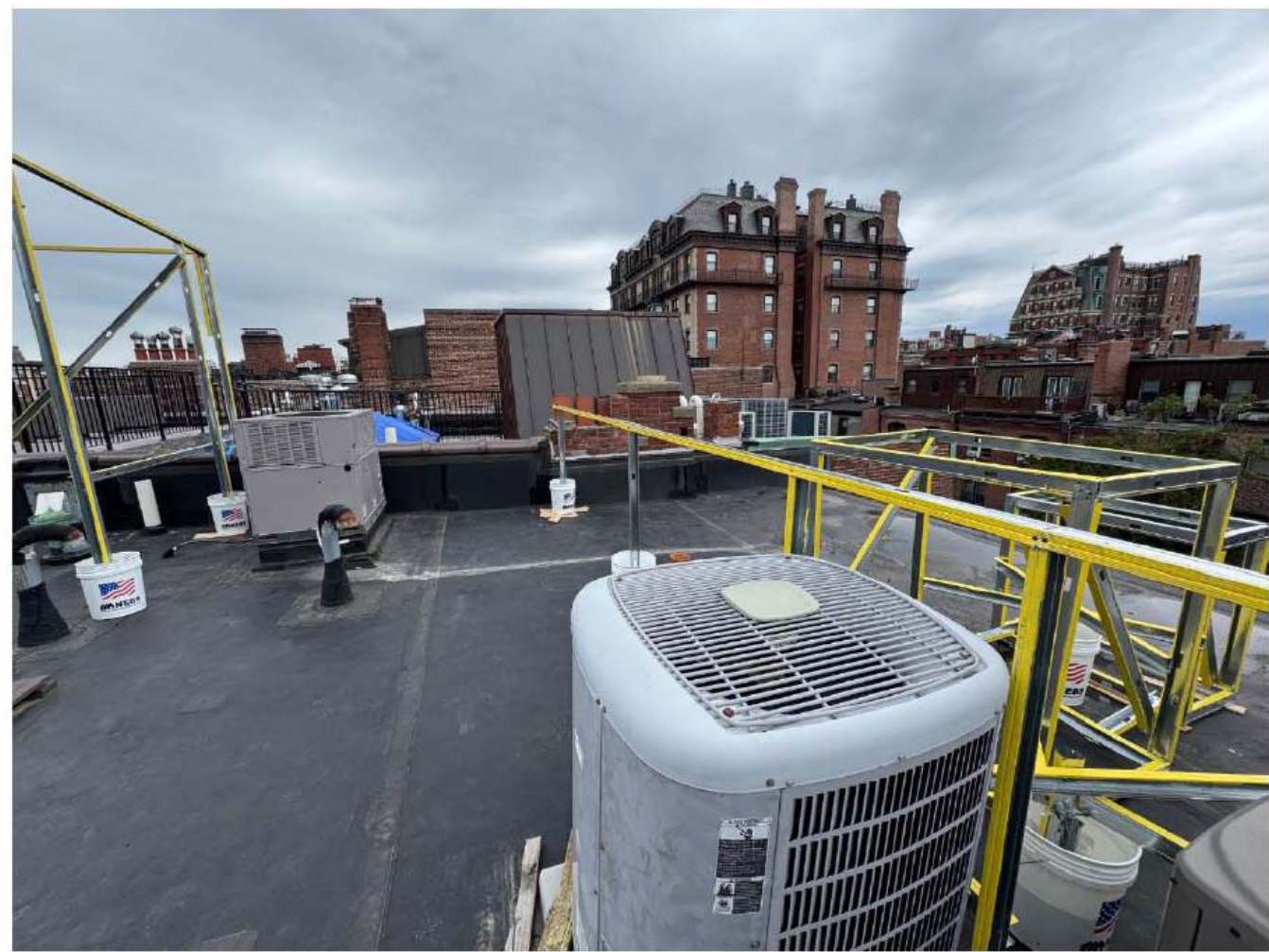
1 FRONT ROOF — WEST VIEW



2 FRONT ROOF — WEST VIEW



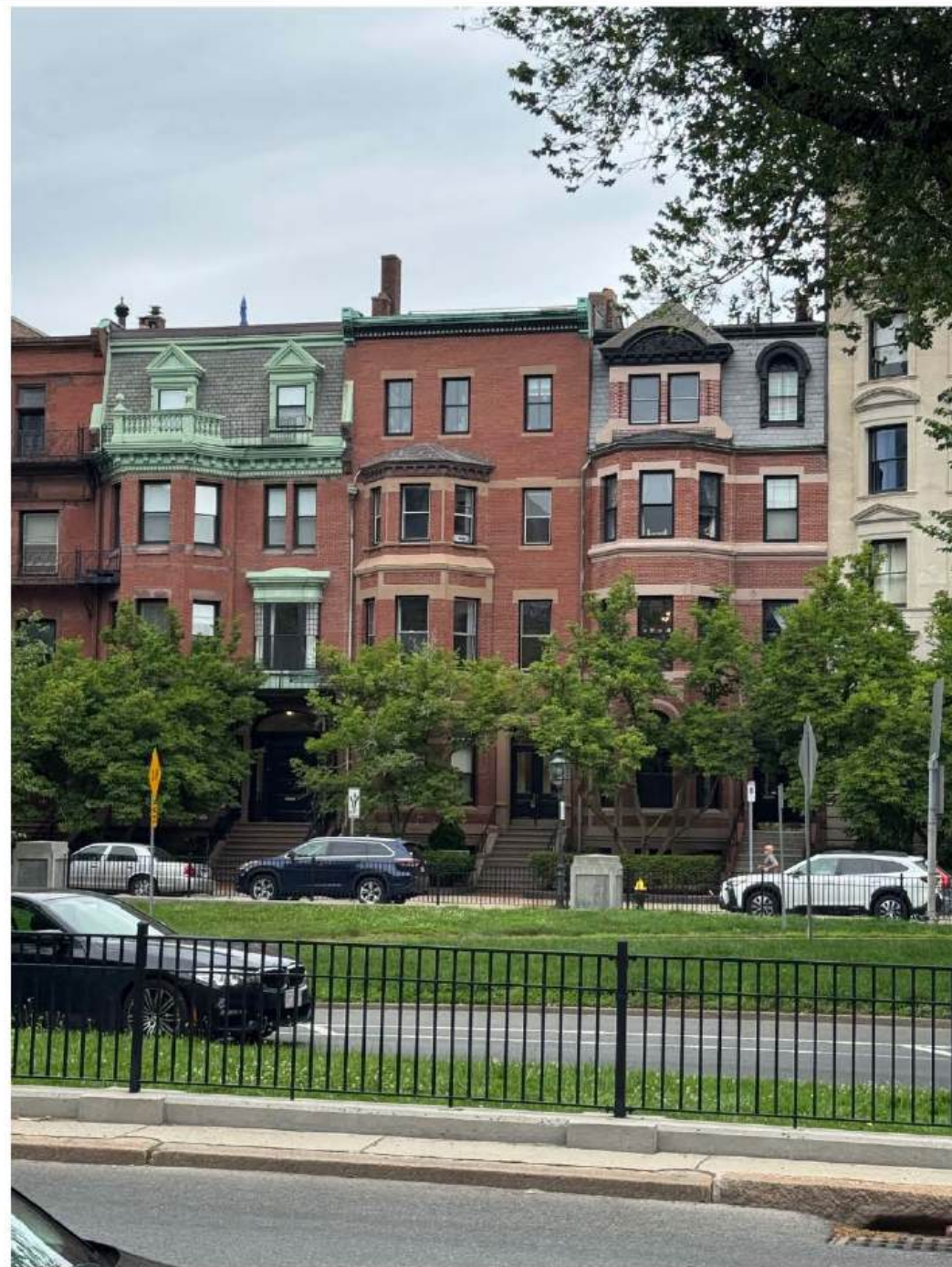
3 FRONT ROOF — EAST VIEW



4 REAR ROOF — WEST VIEW



5 REAR ROOF — EAST VIEW



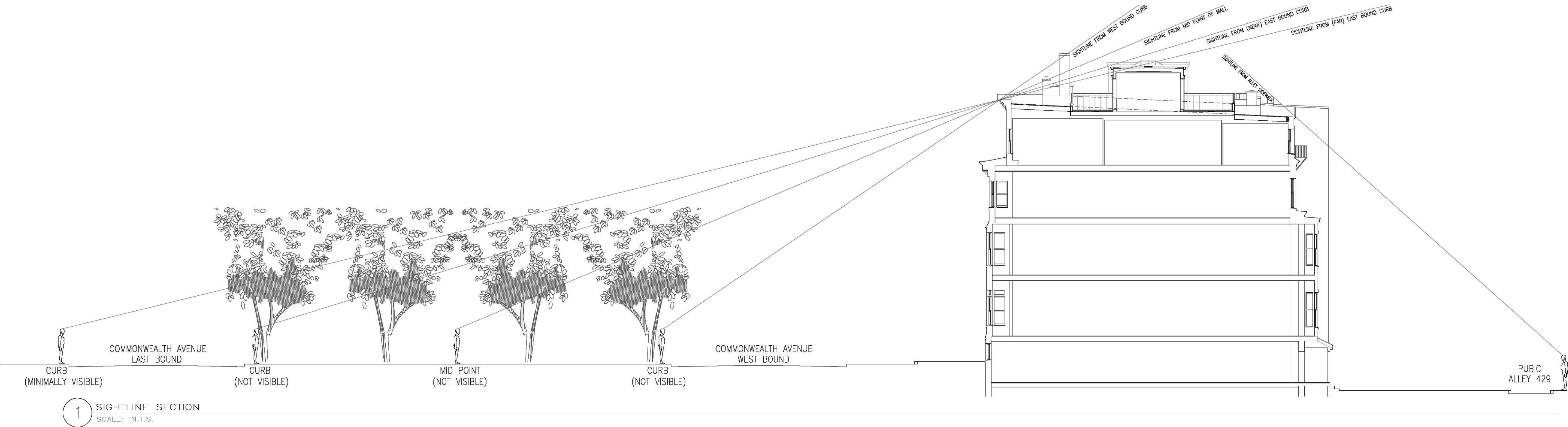
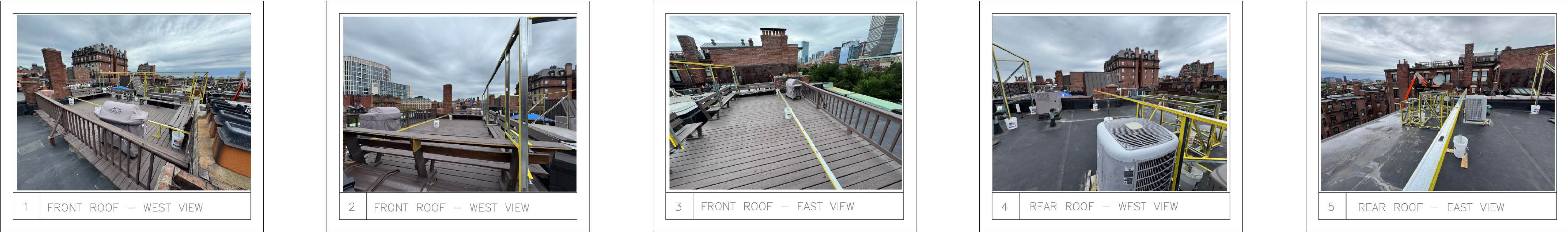
6 FRONT FACADE VIEW

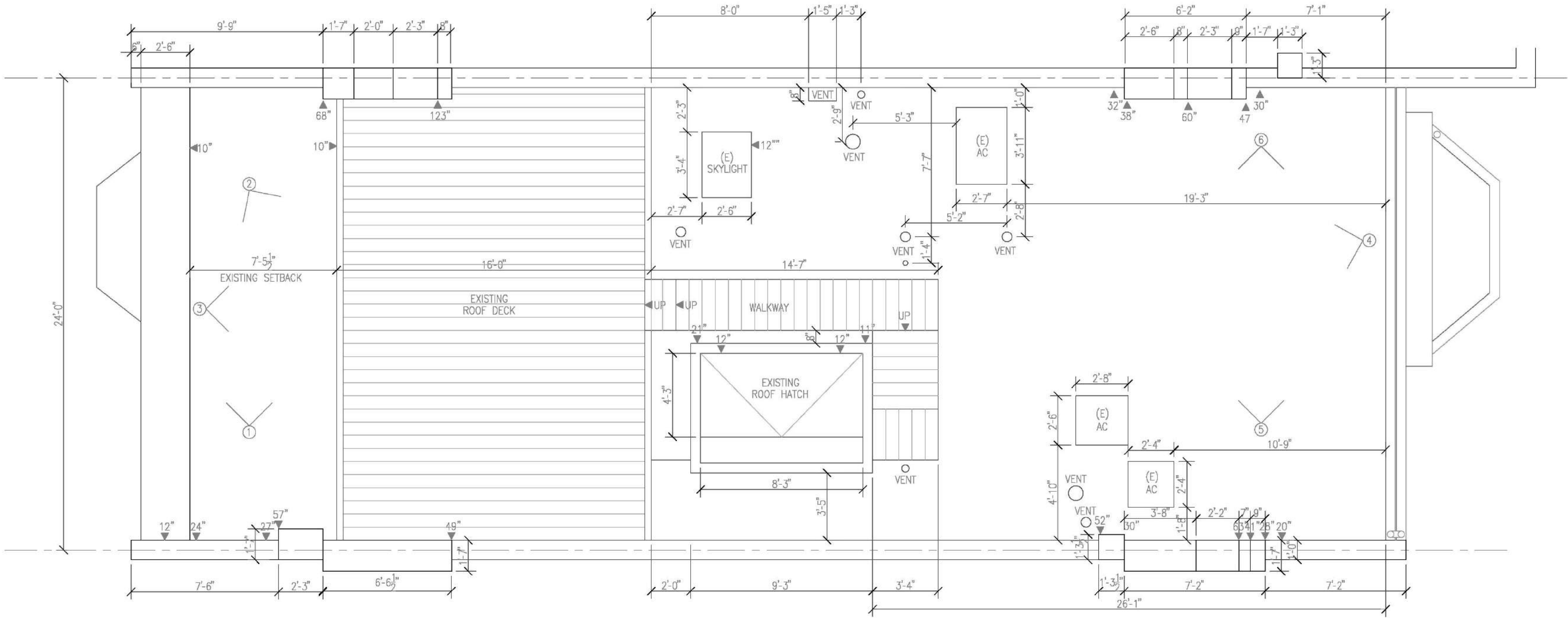


7 FRONT FACADE VIEW



8 FRONT FACADE VIEW





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



1 FRONT WEST



2 FRONT EAST



3 FRONT NORTH



4 REAR SOUTH



5 REAR WEST



6 REAR EAST

PAYNE | COLLINS

18 Worcester Square, Boston, MA 02118

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Revision No. _____ Date _____

EXISTING ROOF PLAN

339 Commonwealth Avenue

Back Bay – Boston – Massachusetts

Date: June 27, 2025

Project Number: _____

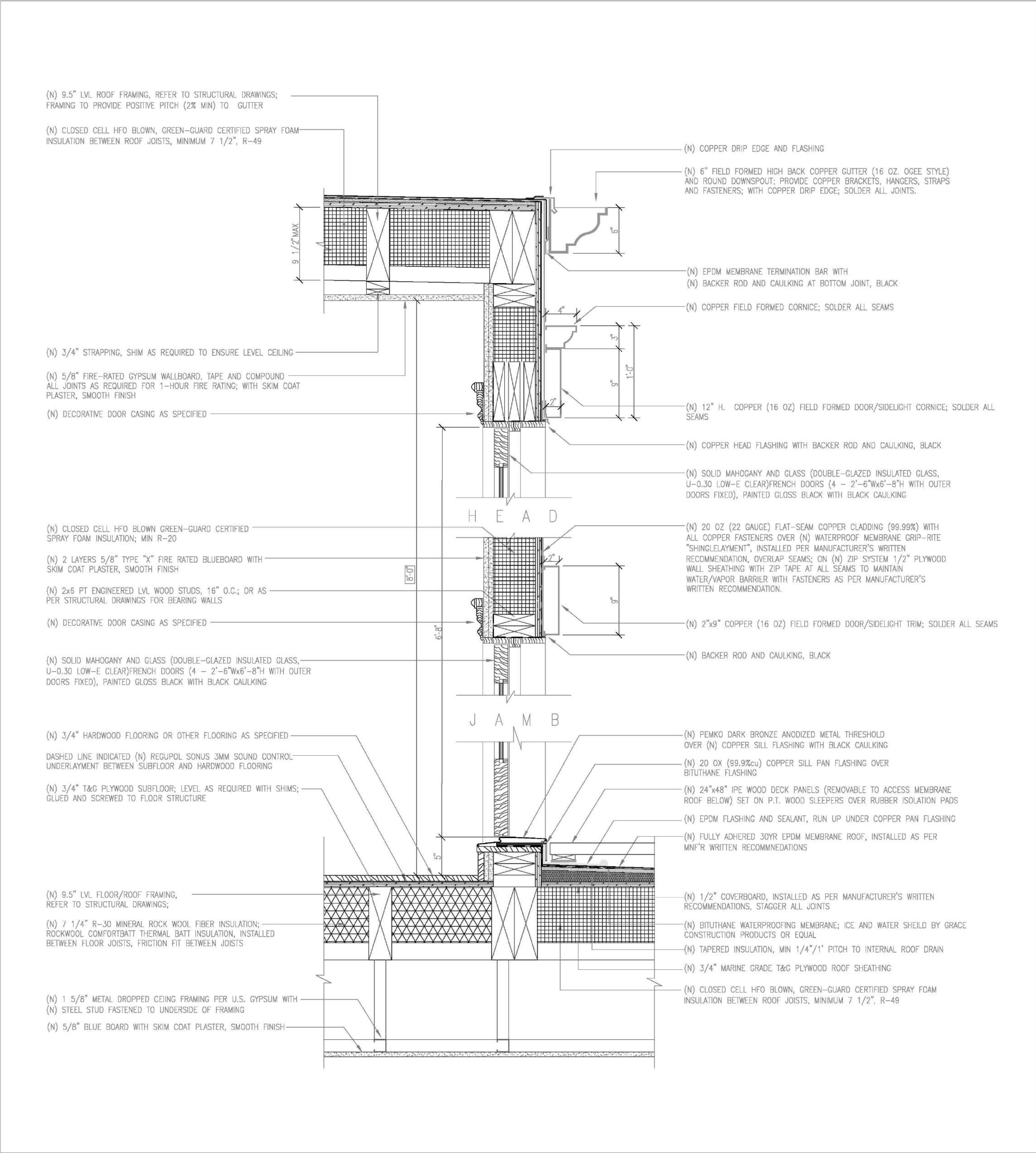
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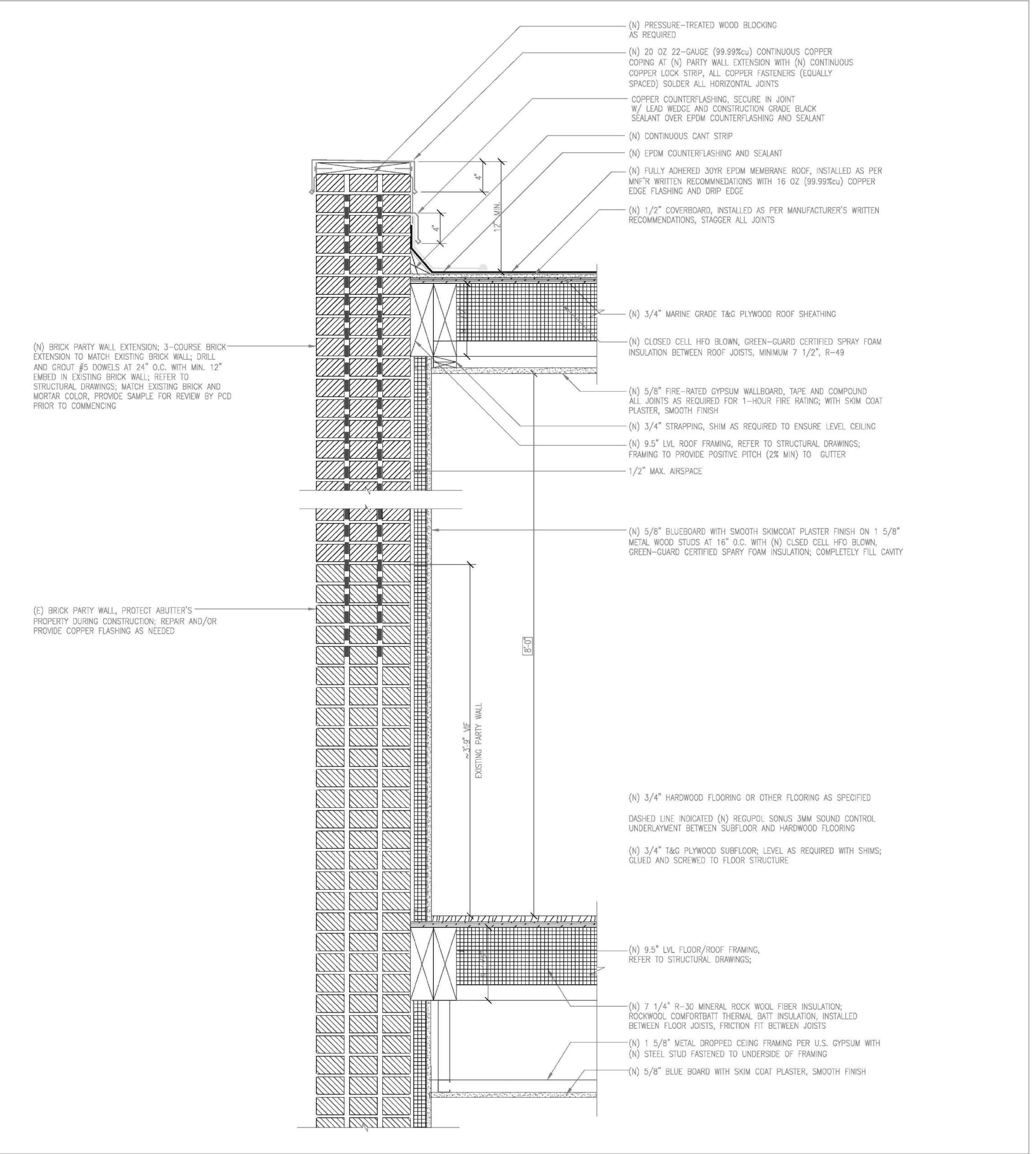


PREPARED FOR:
Stewart and Trudy O'Nan
339 Commonwealth Avenue #4
Boston, Massachusetts 02115

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1 SECTION THROUGH ROOF ADDITION WALL/ DOOR HEAD/JAMB/SILL
SCALE: 1 1/2" = 1'-0"



2 PARTY WALL EXTENSION AT ROOF TOP ADDITION
SCALE: 1 1/2" = 1'-0"

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CONSTRUCTION DETAILS

339 Commonwealth Avenue

Back Bay – Boston – Massachusetts

Date: June 27, 2025

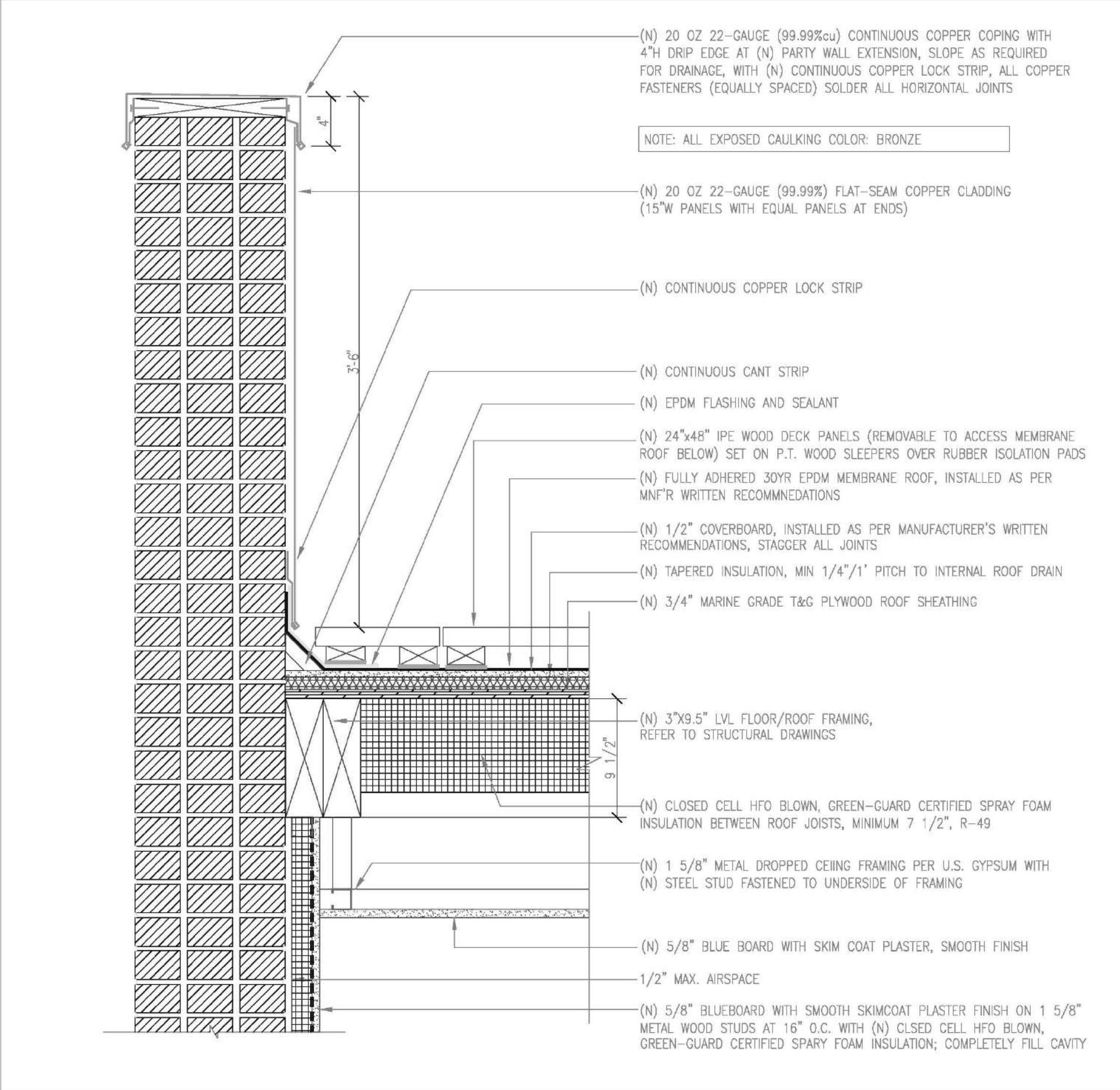
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Checked By: RP/PC

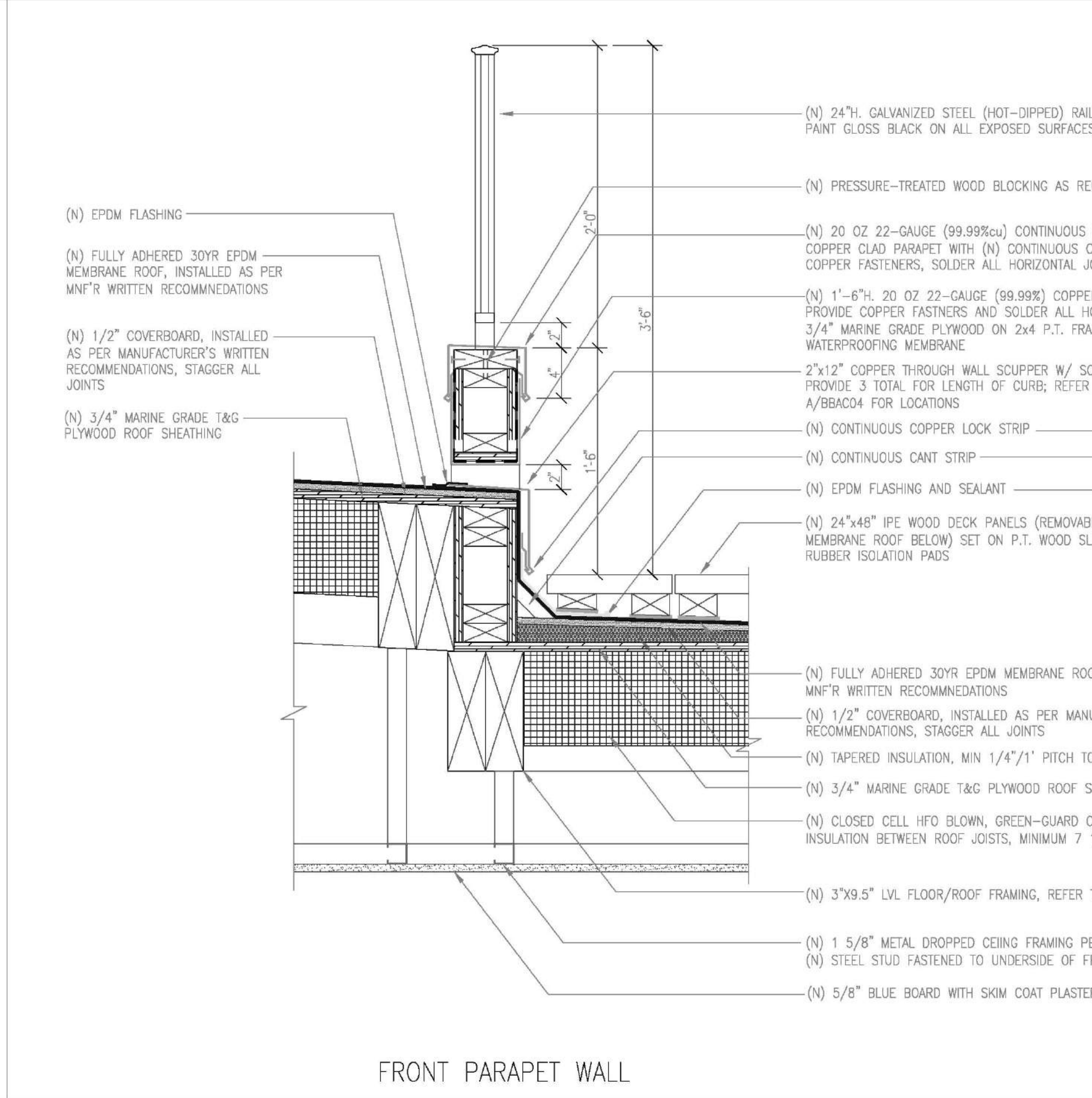
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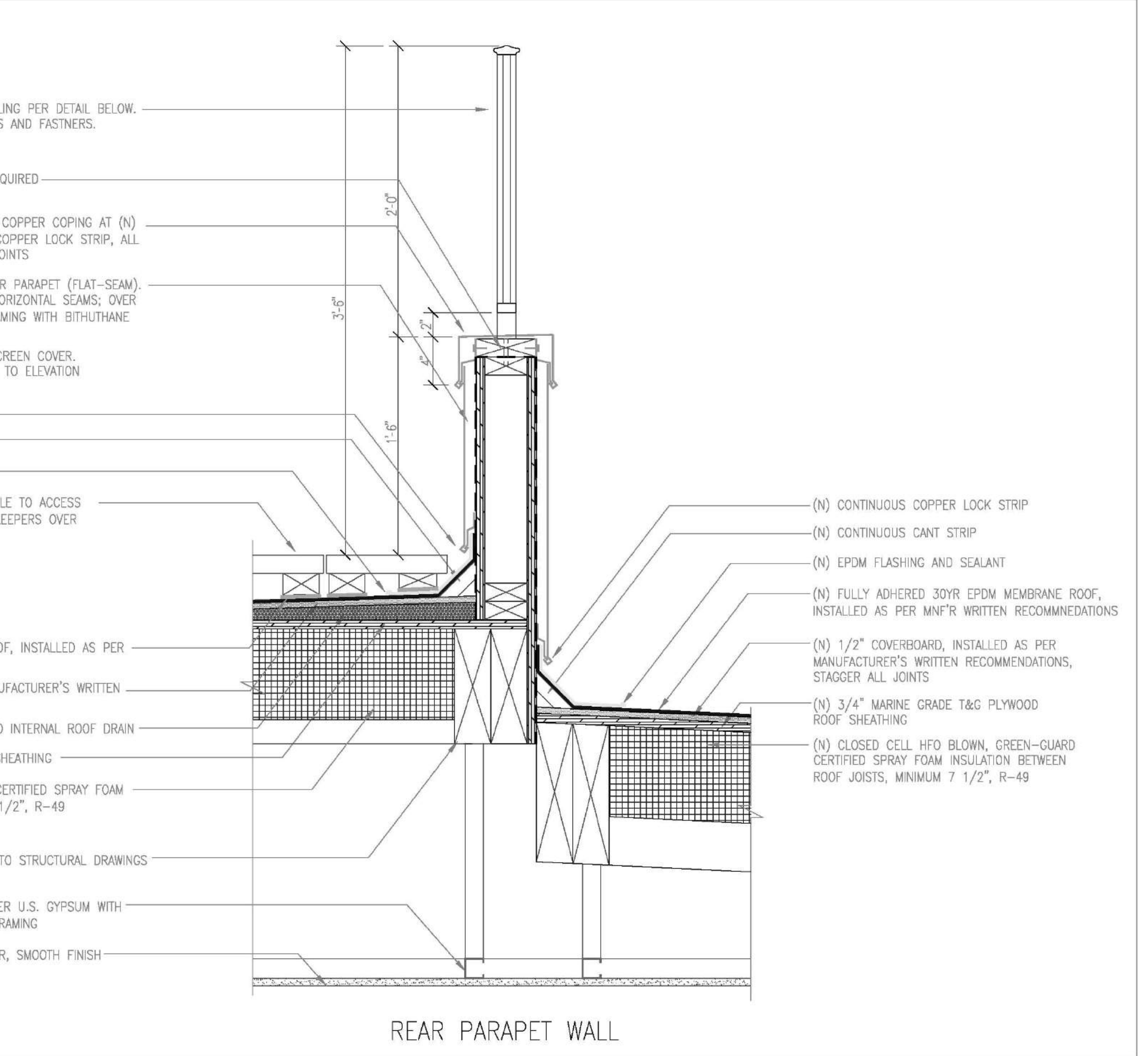
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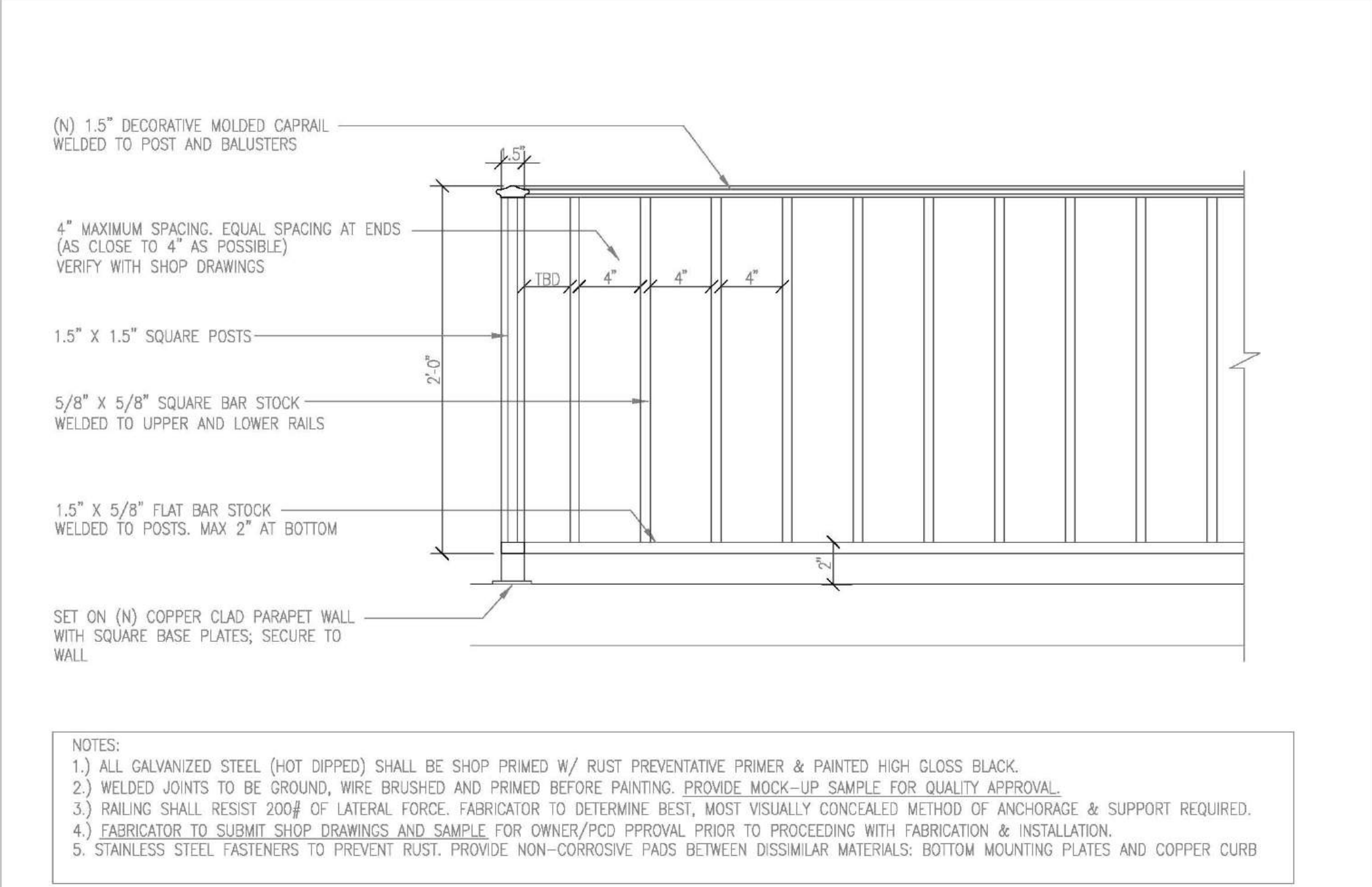
1 PARTY WALL CLADDING & CAP / ROOF DETAIL
SCALE: 1 1/2" = 1'-0"



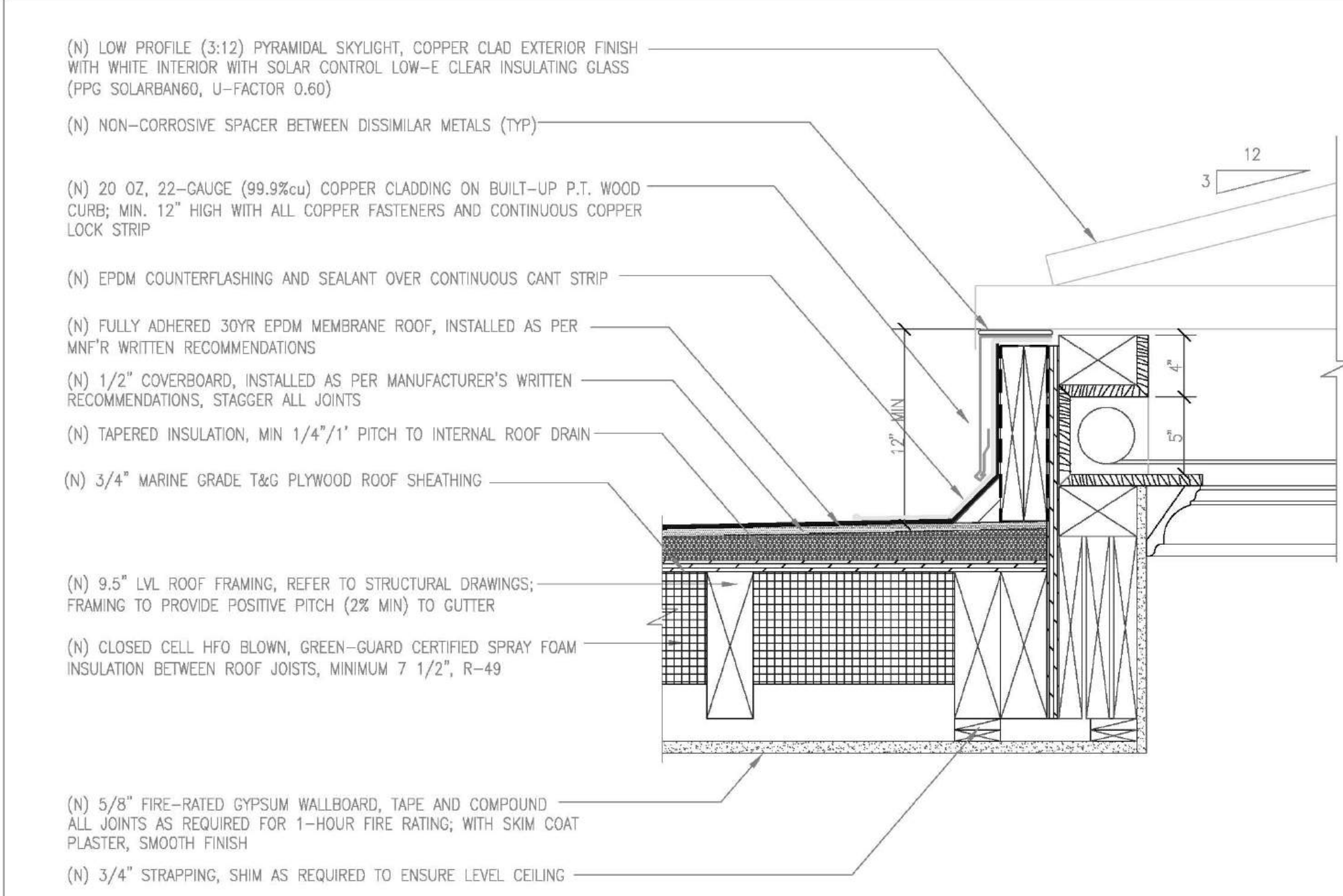
2 SECTION THROUGH FRONT AND REAR PARAPET WALL/RAILING
SCALE: 1 1/2" = 1'-0"



REAR PARAPET WALL



3 RAILING DETAIL
SCALE: 1 1/2" = 1'-0"



4 SECTION THROUGH SKYLIGHT CURB
SCALE: 1 1/2" = 1'-0"



5 PROPOSED LANTERN FIXTURE
SCALE:



1

PHOTOGRAPH



2

PHOTOGRAPH



3

PHOTOGRAPH



4

PHOTOGRAPH



5

PHOTOGRAPH



6

PHOTOGRAPH



7

PHOTOGRAPH



8

PHOTOGRAPH

