

Project

**321 COLUMBUS AVENUE**

South End Landmarks Plans

321 Columbus Avenue, Boston, MA 02116

DRAWINGS LIST:

COVER SHEET/PHOTOGRAPH

A1.0 BASEMENT AND FIRST FLOOR PLANS

A2.0 FRONT ELEVATION, BAY PLAN AND  
BAY REFLECTED CEILING PLAN

A3.0 ENLARGE 3/8" SCALE FIRST FLOOR  
ELEVATION AND FLOOR PLAN

A4.0 ENLARGE 3/8" SCALE BAY ELEVATION

A5.0 3/4" SCALE WALL SECTIONS

A6.0 321 COLUMBUS AVENUE RENDERING



Architect

**HEZEKIAH PRATT ARCHITECTURE + DESIGN**

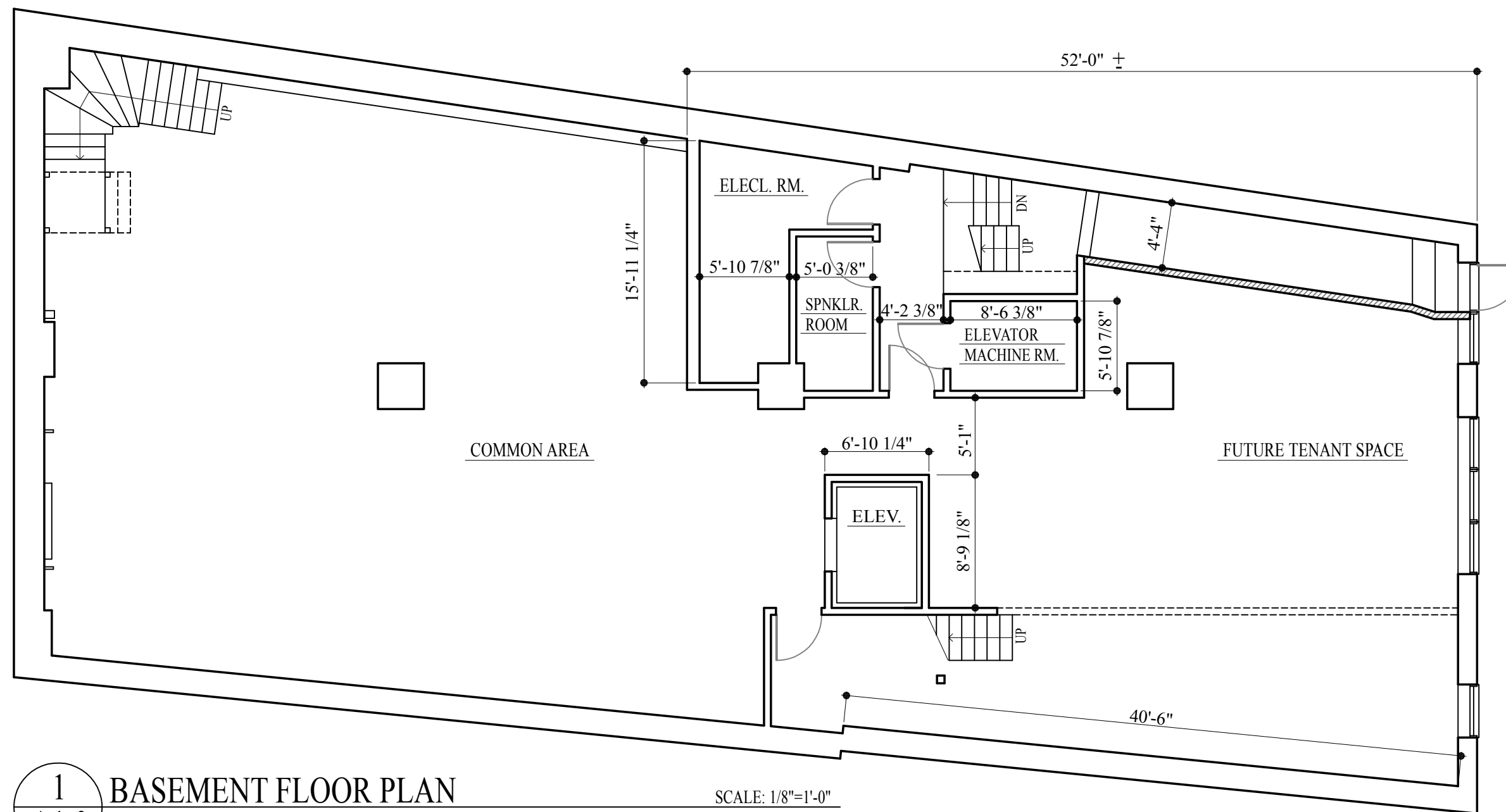
454 Lowell Avenue Newton, MA 02460

617.320.3749 hezpratt@gmail.com

SOUTH END LANDMARKS PLANS:

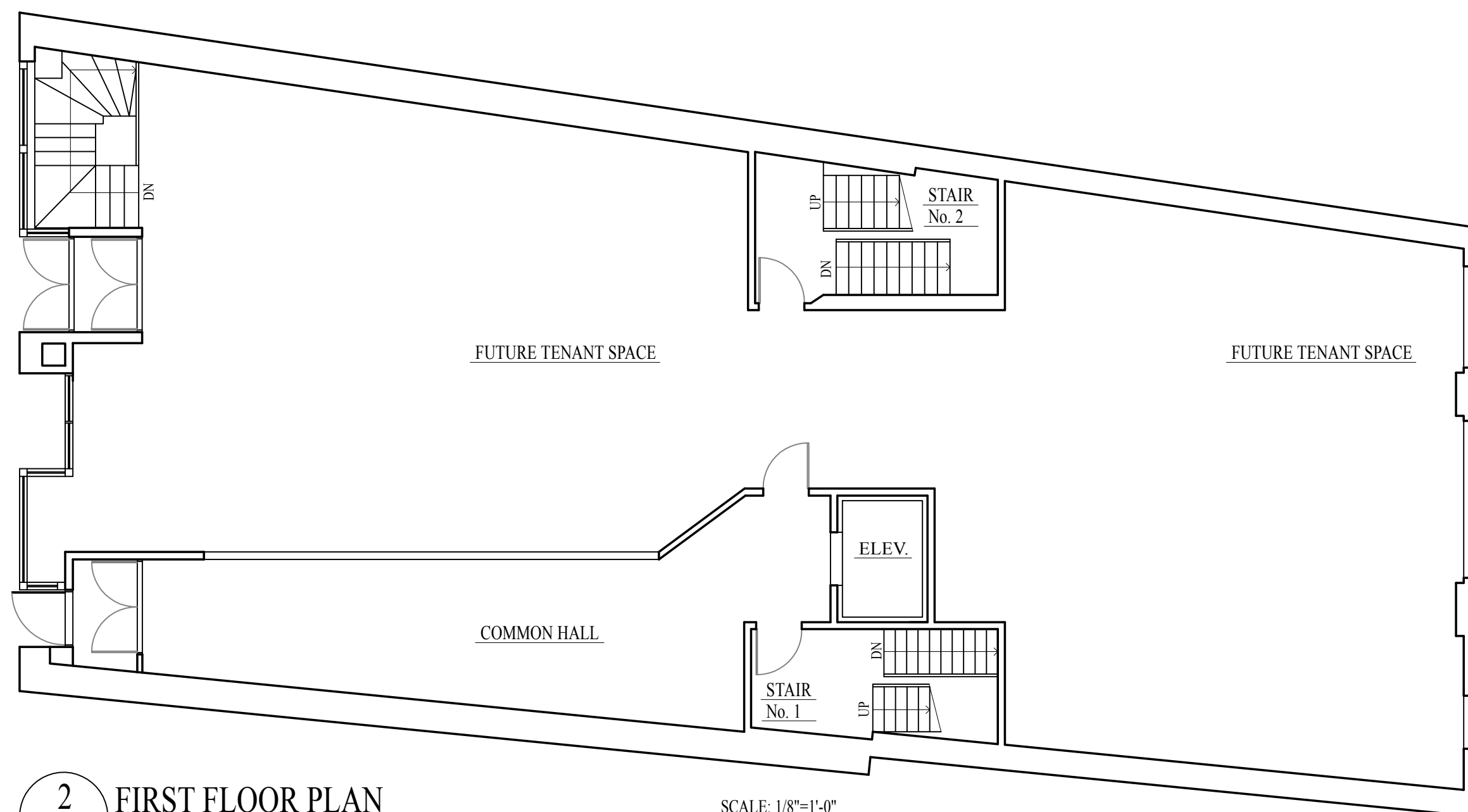
9.29.23

Rev. 10.2.23



1 BASEMENT FLOOR PLAN  
A1.0

SCALE: 1/8"=1'-0"



2 FIRST FLOOR PLAN  
A1.0

SCALE: 1/8"=1'-0"

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Title:  
BASEMENT AND FIRST  
FLOOR PLANS

Scale: 1/8"=1'-0"

Revisions:

Drawn by: BLS

Approved by: HP

Project No.:

Date: 9/29/23

Drawing No.:

**A1.0**



NO WORK TO BE DONE IN THIS AREA

EXISTING CORNICE TO REMAIN. NO WORK TO BE DONE

LOW PRESSURE WASH AND CLEAN EXISTING LIMESTONE MEDALLIONS. APPLY TWO COATS OF SHERWIN WILLIAMS "LUXON X ELASTOMERIC COATING. COLOR TO MATCH EXISTING COLOR.

LOW PRESSURE WASH ALL EXISTING BRICK.

REMOVE DETERIORATED AND STRUCTURALLY DAMAGED WOOD BAYS AND REBUILD TO MATCH THE DEMOLISHED BAYS IN-KIND. PANEL ABOVE AND BELOW WINDOWS SHALL BE PAINTED WOOD WITH "BROSCO" MOULDING AS SHOWN ON ENLARGED BAY, DRAWING A4.0. COLOR SHALL BE BLACK TO MATCH DEMOLISHED BAYS. COLOR SHALL BE No. S-1 "SAYWARD PINE" BY CALIFORNIA PAINTS, "HISTORIC COLORS OF AMERICA" SERIES, PAINT TYPE - ULTRA 2010, VELVET FLAT.

REPLACE EXISTING ALUMINUM WINDOWS AT SINGLE WINDOW AND BAY LOCATIONS WITH NEW TRUE DIVIDED MUNTINS, TWO OVER TWO DOUBLE-HUNG THERMAL PANE ALUMINUM WINDOWS. COLOR SHALL BE BLACK TO MATCH THE EXISTING COLOR.

EXISTING CORNICE TO REMAIN. PAINT COLOR TO MATCH EXISTING.

APPLY PAINT FINISH TO GRANITE CURRENTLY IN PLACE. RESTORE IN-KIND TO MATCH ORIGINAL CEMENT FINISH. COLOR TO MATCH ORIGINAL COLOR. COLOR SHALL BE No. 0250, "PUMPKIN SPICE" BY CALIFORNIA PAINTS, "INSPIRATIONS" SERIES, PAINT TYPE - ULTRA 2010 VELVET FLAT.

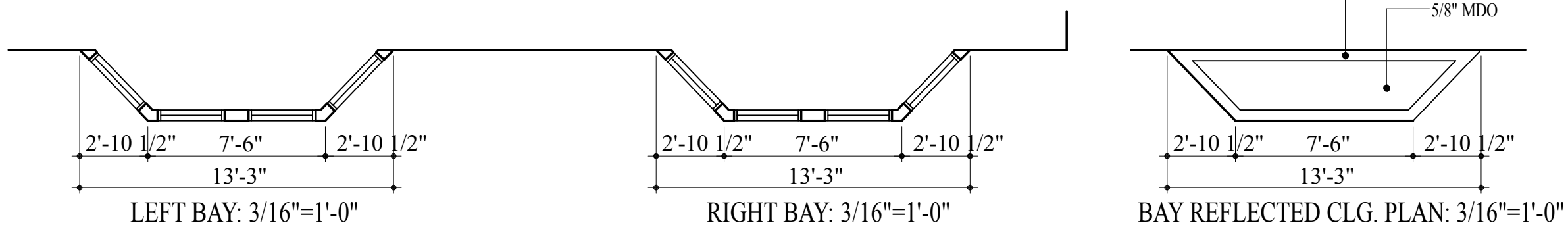
REPAIR AND REFINISH IN-KIND WOOD DOUBLE ENTRY DOORS. FINISH TO MATCH EXISTING. DOOR TYPE 1.

INSTALL INOPERABLE WOOD DOUBLE DOORS WITH NO HARDWARE. TYPE AND FINISH TO MATCH TO MATCH EXISTING. DOOR TYPE 1

BUILD NEW SINGLE DOOR ENTRY. DOOR SHALL MATCH WOOD DOUBLE ENTRY DOOR FINISH RESTORE IN-KIND FIRST FLOOR WOOD STOREFRONTS AND ENTRANCES. COLOR SHALL BE BLACK TO MATCH EXISTING. ELEVATION, DRAWING A3.0 AND A3.1

**1** FRONT ELEVATION  
A2.0

SCALE: 3/16"=1'-0"



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Title:  
FRONT ELEVATION,  
BAY PLAN AND BAY  
REFLECTED CEILING PLAN

Scale: 3/16"=1'-0"

Revisions:

Drawn by: BLS

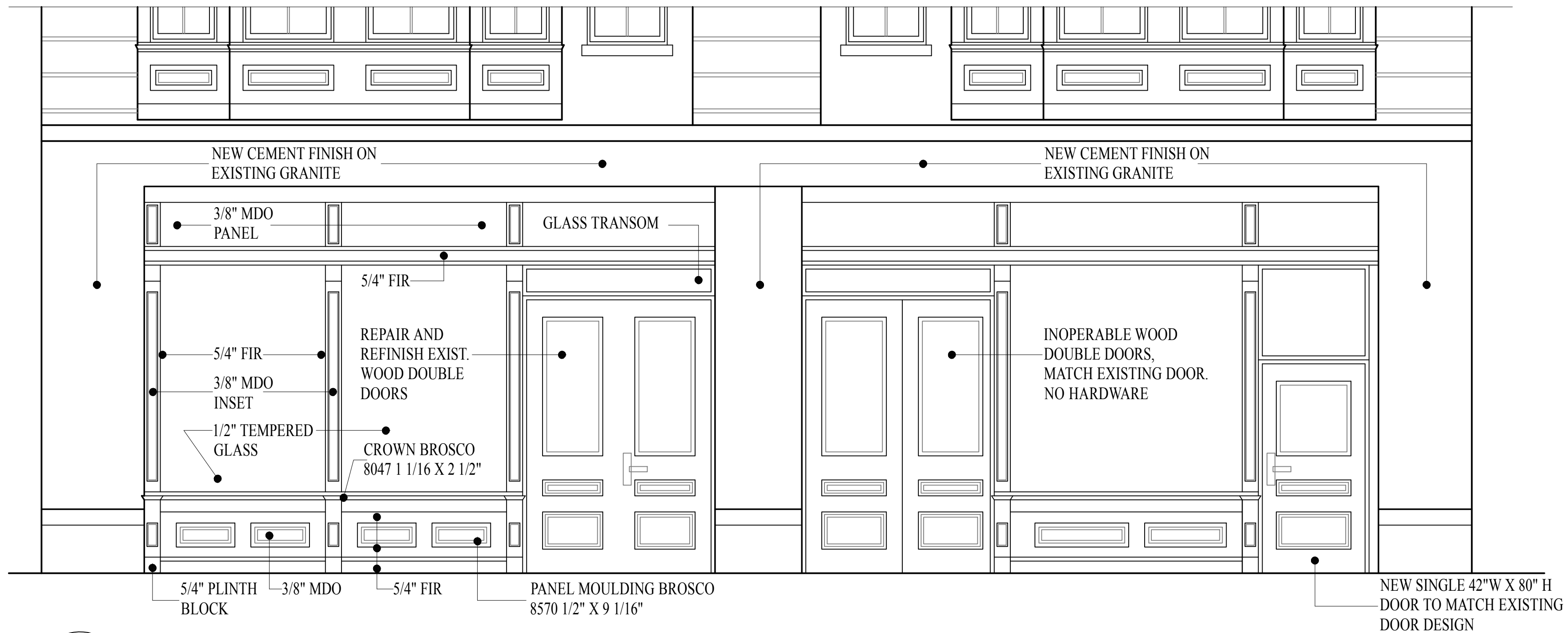
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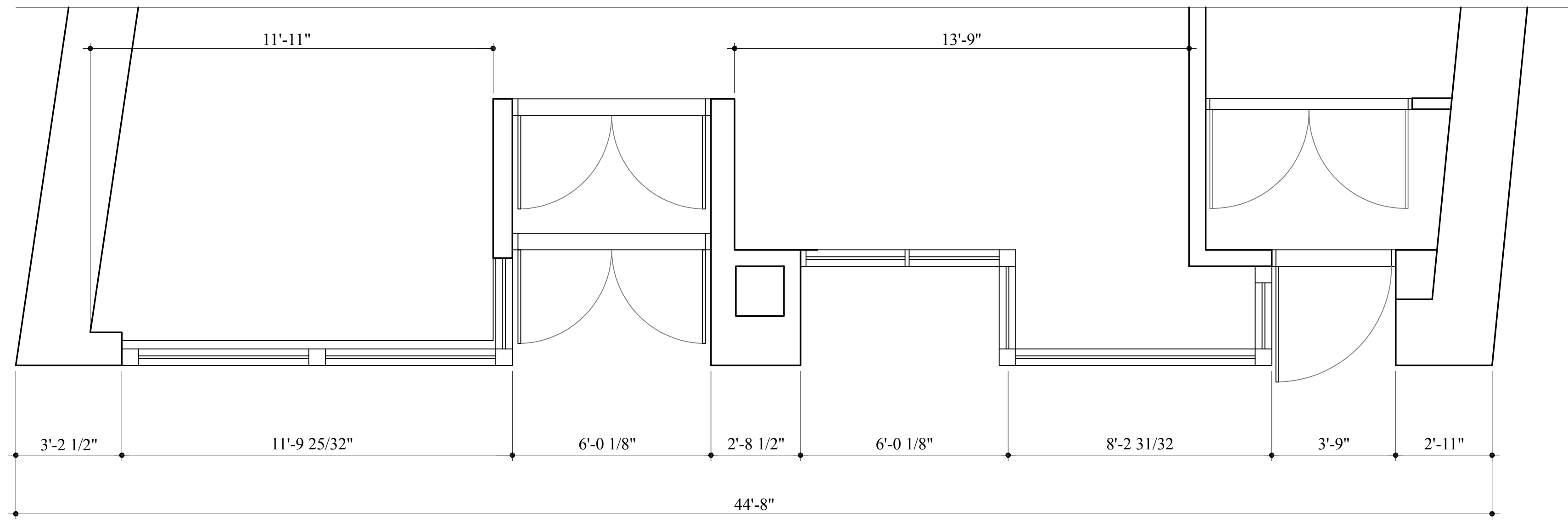
Drawing No.:

**A2.0**



**1** ENLARGED FIRST FLOOR ELEVATION  
A3.0

SCALE: 3/8"=1'-0"



**2** ENLARGED FIRST FLOOR PLAN  
A3.0

SCALE: 3/8"=1'-0"

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Title:  
PARTIAL FIRST FLOOR  
PLAN AND PARTIAL FRONT  
ELEVATION

Scale: 3/8"=1'-0"

Revisions:

Drawn by: BLS

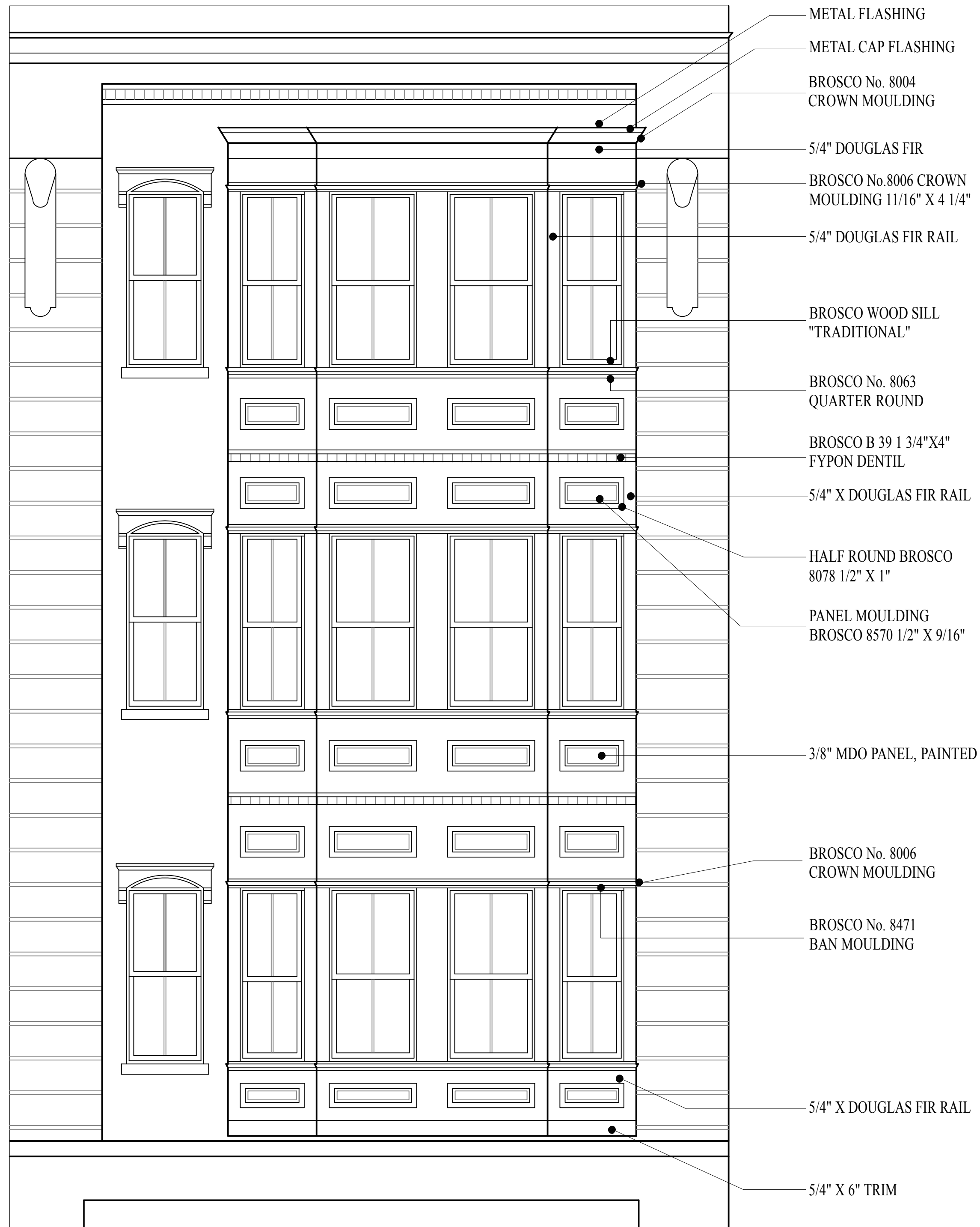
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Date: 9/29/23

Drawing No.:

**A3.0**



**1** ENLARGED RIGHT BAY ELEVATION  
**A4.0** LEFT BAY SIMILAR

SCALE: 3/8"=1'-0"

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Title:  
 BAY ELEVATION

Scale: 3/8"=1'-0"

Revisions:

Drawn by: BLS

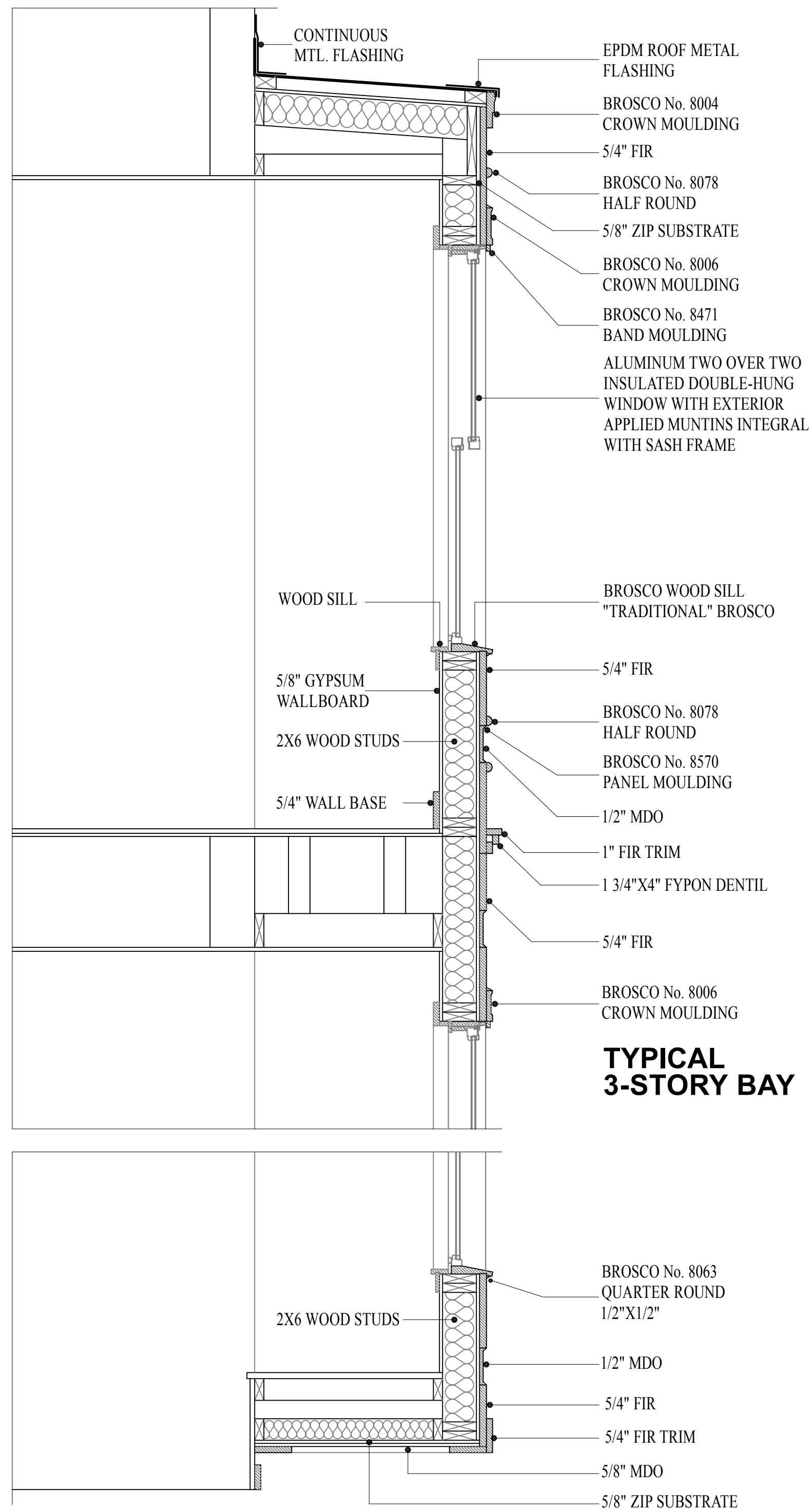
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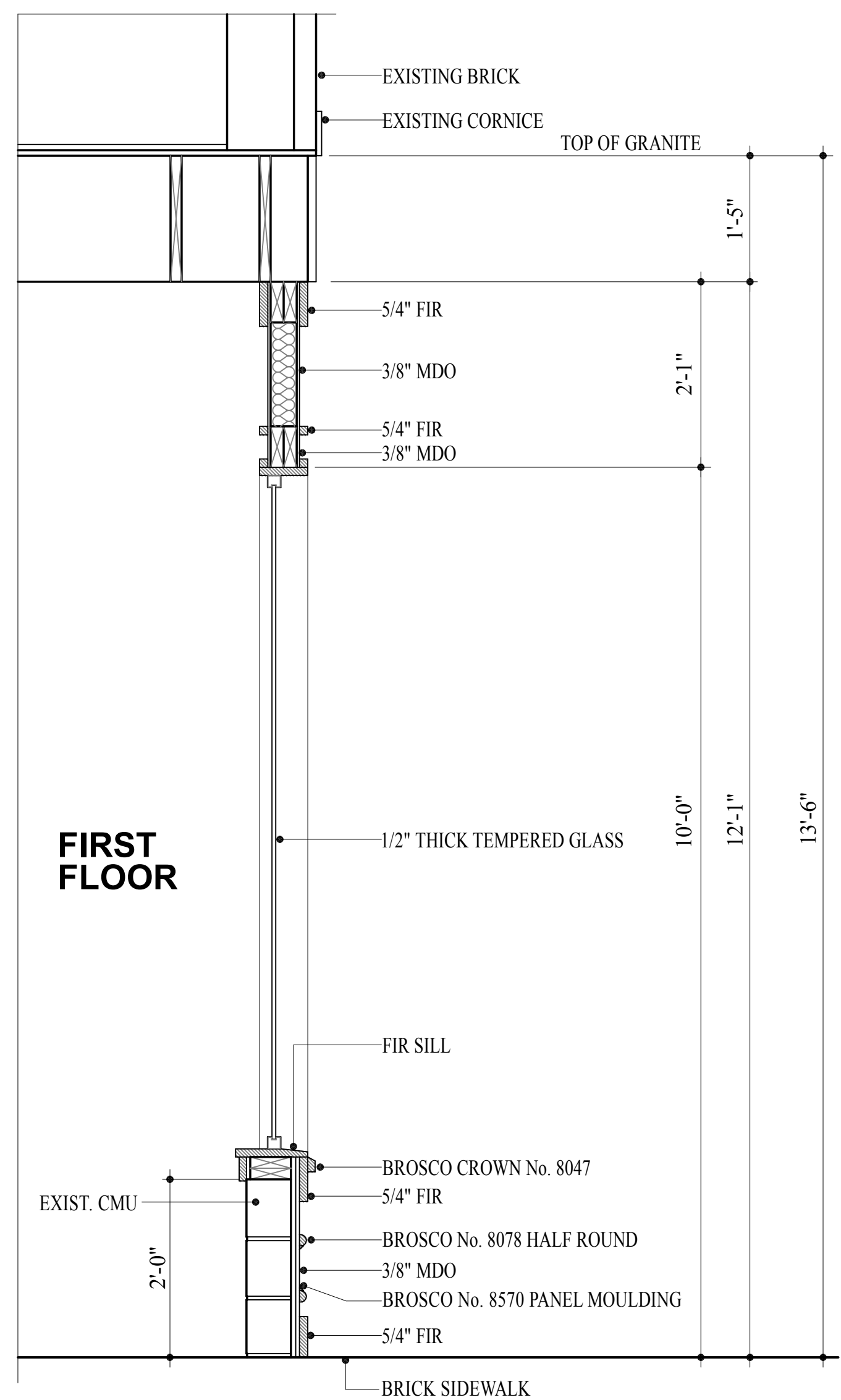
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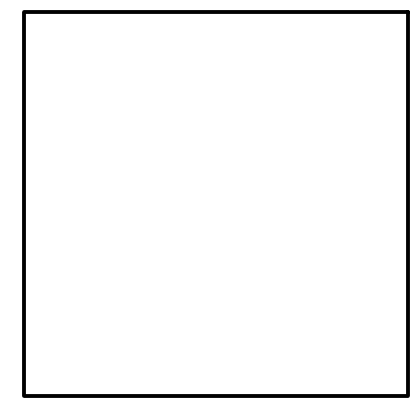
**A4.0**



1 WALL SECTION AT THREE-STORY BAY SCALE: 3/4"=1'-0"  
A5.0



2 FIRST FLOOR WALL SECTION SCALE: 3/4"=1'-0"  
A5.0



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Title:	WALL SECTIONS
Scale:	3/4"=1'-0"
Revisions:	
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Drawing No.:  
**A5.0**



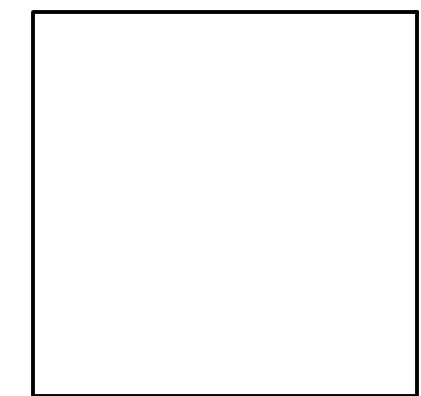
321 COLUMBUS AVENUE ELEVATION

2023

1  
A6.0

321 COLUMBUS AVENUE RENDERING

SCALE: NOT TO SCALE



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**A6.0**