



PHOTO ca. 1927

SOURCE: BACKBAYHOUSES.ORG

125 COMMONWEALTH AVENUE

BACK BAY — BOSTON

125 COMM AVE EXISTING GROSS SQUARE FOOTAGE	
<u>EXISTING</u>	
GROUND	1,798 G.S.F.
<small>(1,743 GSF+55 GSF (E) REAR SHED=1,798 GSF) TO BE DEMOLISHED</small>	
FIRST	1,675 G.S.F.
SECOND	1,697 G.S.F.
THIRD	1,607 G.S.F.
FOURTH	1,602 G.S.F.
<hr/>	
TOTAL:	8,379 G.S.F.

125 COMM AVE PROPOSED GROSS SQUARE FOOTAGE	
<u>PROPOSED</u>	
GROUND	1,779 G.S.F.
<small>(1,798 GSF-55 GSF (E) REAR SHED+36 GSF GARAGE CORNERS=1,779 GSF)</small>	
FIRST	1,675 G.S.F.
SECOND	1,697 G.S.F.
THIRD	1,607 G.S.F.
FOURTH	1,602 G.S.F.
(N) PENTHOUSE	663 G.S.F.
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TOTAL:	9,023 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 688 G.S.F. UNDER F.A.R.



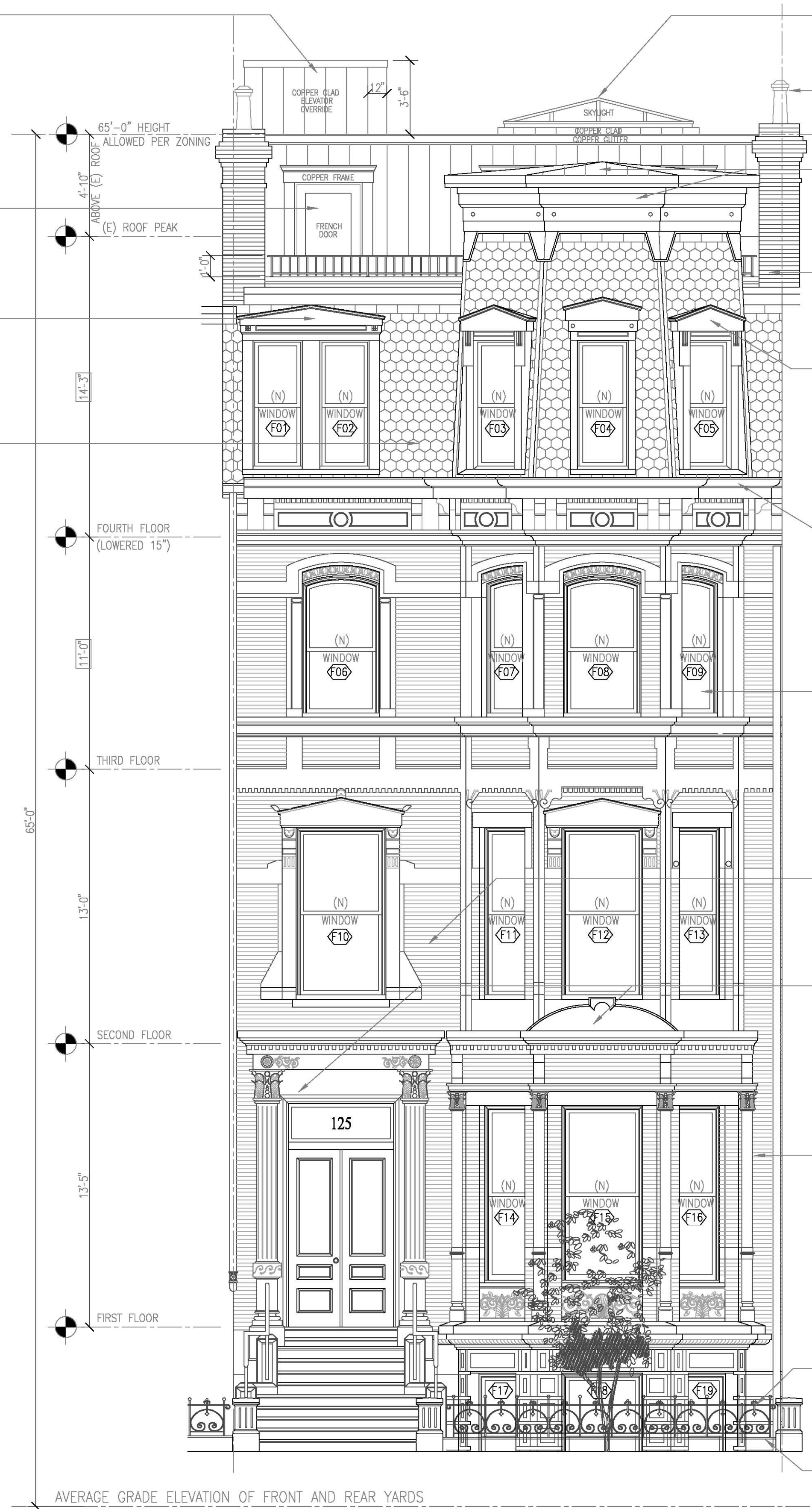
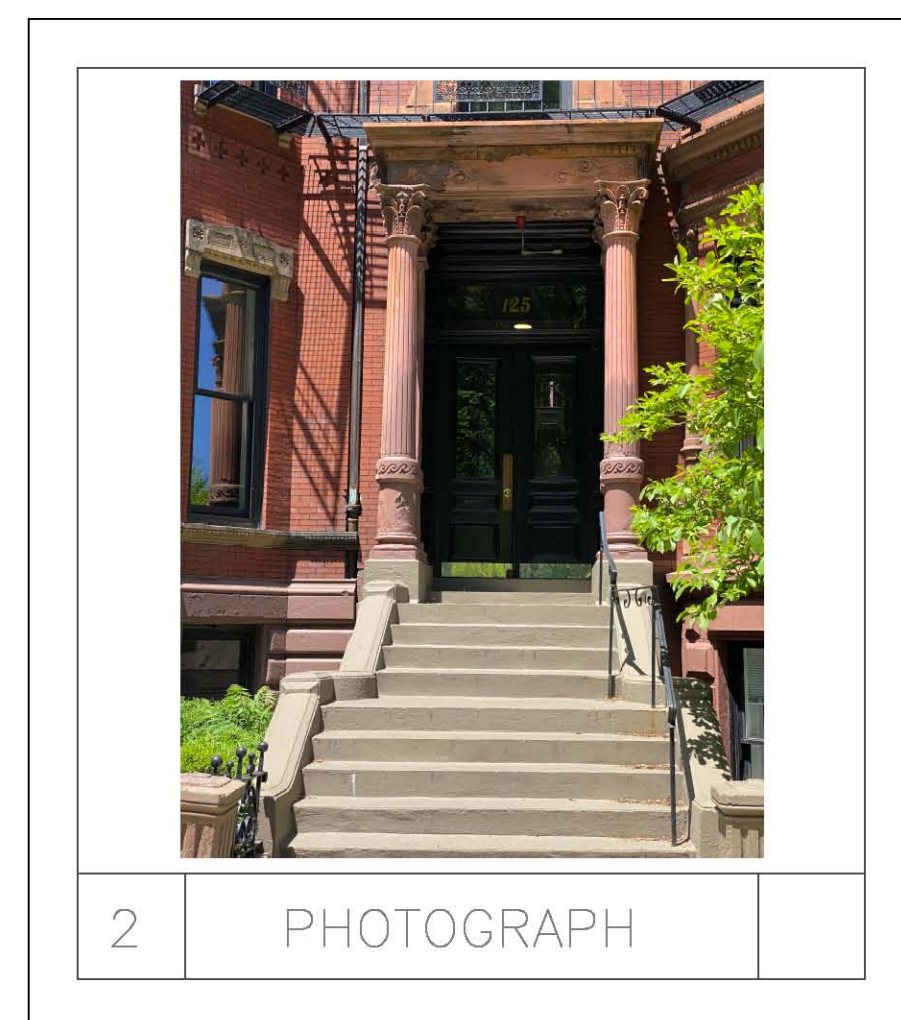
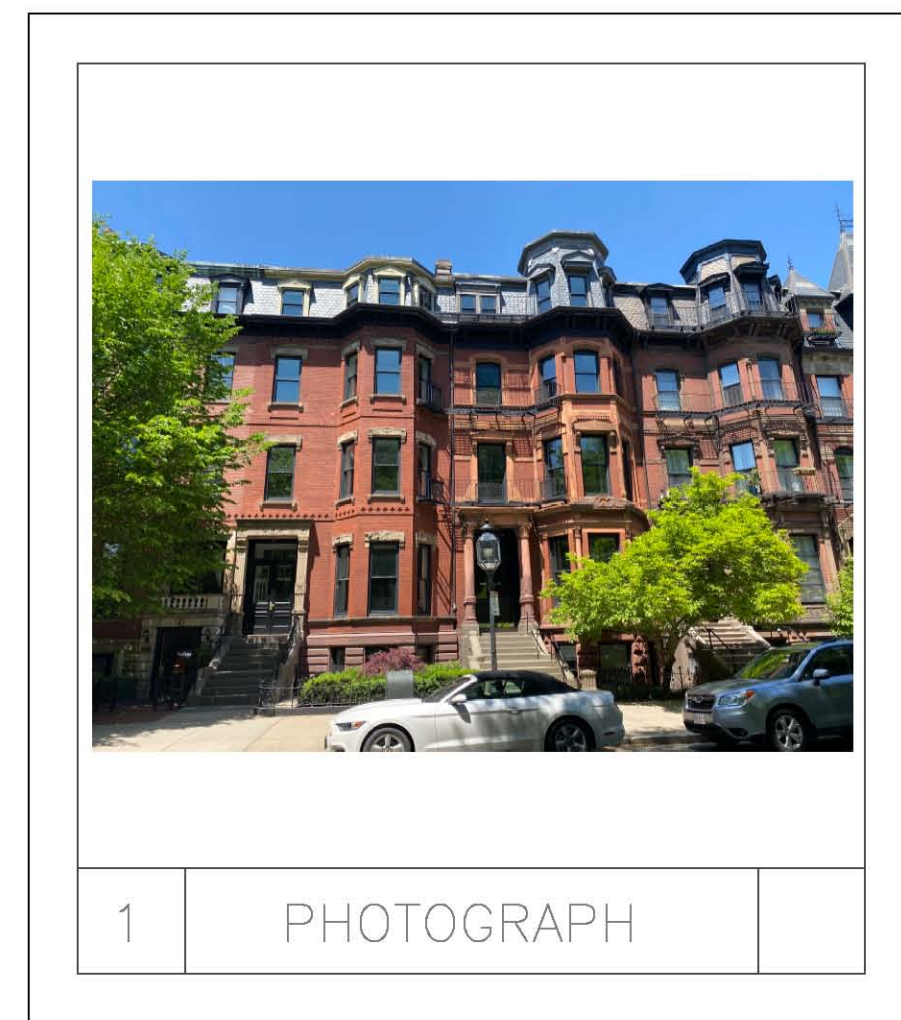
1 EXISTING 125 COMMONWEALTH AVENUE ELEVATION
SCALE: 1/4" = 1'-0"

(N) ELEVATOR OVERRIDE CLAD WITH 20 OZ (99.9cu) FLAT-SEAM 12"W COPPER PANELS, ROOF (SOLDERED) WITH 4" DRIP EDGE (MINIMUM HEIGHT PER CODE)
REFER TO MOCK-UP PHOTOS NOT VISIBLE

(N) PENTHOUSE (SUNKEN) CLAD WITH (99.9cu) FLAT-SEAM 12"W COPPER PANELS INCLUDING DECORATIVE 9"H CORNICE ABOVE FRENCH DOORS WITH 6"W FRAMES
REFER TO MOCK-UP PHOTOS NOT VISIBLE

MAINTENANCE RESTORATION
(N) RESTORE AND REBUILD DETERIORATED DORMER FACE FRAME TRIM, SILL AND CORNICE WITH MAHOGANY PAINT GLOSS BLACK. MATCH EXTANT DETAILS FROM 123 COMMONWEALTH AVENUE INCLUDING DECORATIVE SCROLL WORK. COPPER FLAT-SEAM ROOF (SOLDERED)

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



(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 (BOTH FRONT CHIMNEY'S) SET IN CONCRETE "STYLE E" BY MILL CLAY PRODUCTS. SEAL OFF AND WATERPROOF ALL FLUES

MAINTENANCE RESTORATION
(N) COPPER CLAD 12"W ROOF PANELS (SOLDERED) WITH 5" DRIP EDGE. (N) REPLACE ALL DETERIORATED TRIM WITH MAHOGANY, PAINTED GLOSS BLACK (DUPLICATE ALL ORIGINAL TRIM PROFILES AND DETAILS AT 123 COMMONWEALTH)

MAINTENANCE RESTORATION
(N) CUT AND REPOINT 100% OF CHIMNEYS (ALL SIDES) WITH NEW COPPER RIGLET CUT INTO BRICK COURSING. NOTE: THIS CHIMNEY HAS SIGNIFICANT DETERIORATION

MAINTENANCE RESTORATION
(N) RESTORE AND REBUILD DETERIORATED DORMER FACE FRAME TRIM, SILL AND CORNICE WITH MAHOGANY PAINT GLOSS BLACK. MATCH EXTANT DETAILS FROM 123 COMMONWEALTH AVENUE INCLUDING DECORATIVE SCROLL WORK. COPPER FLAT-SEAM ROOF (SOLDERED)

MAINTENANCE RESTORATION
(N) 20 OZ (99.9cu) COPPER OGEE STYLE GUTTER, DOWNSPOUTS AND EDGE FLASHING. ALIGN WITH ABUTTERS GUTTER. (N) 6"H EXPOSED CAST-IRON RECEIVERS AT GRADE PAINTED BLACK

(N) NINETEEN (19) 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, COLUMNS 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"x24" MORTAR MOCKUP FOR PCD APPROVAL

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

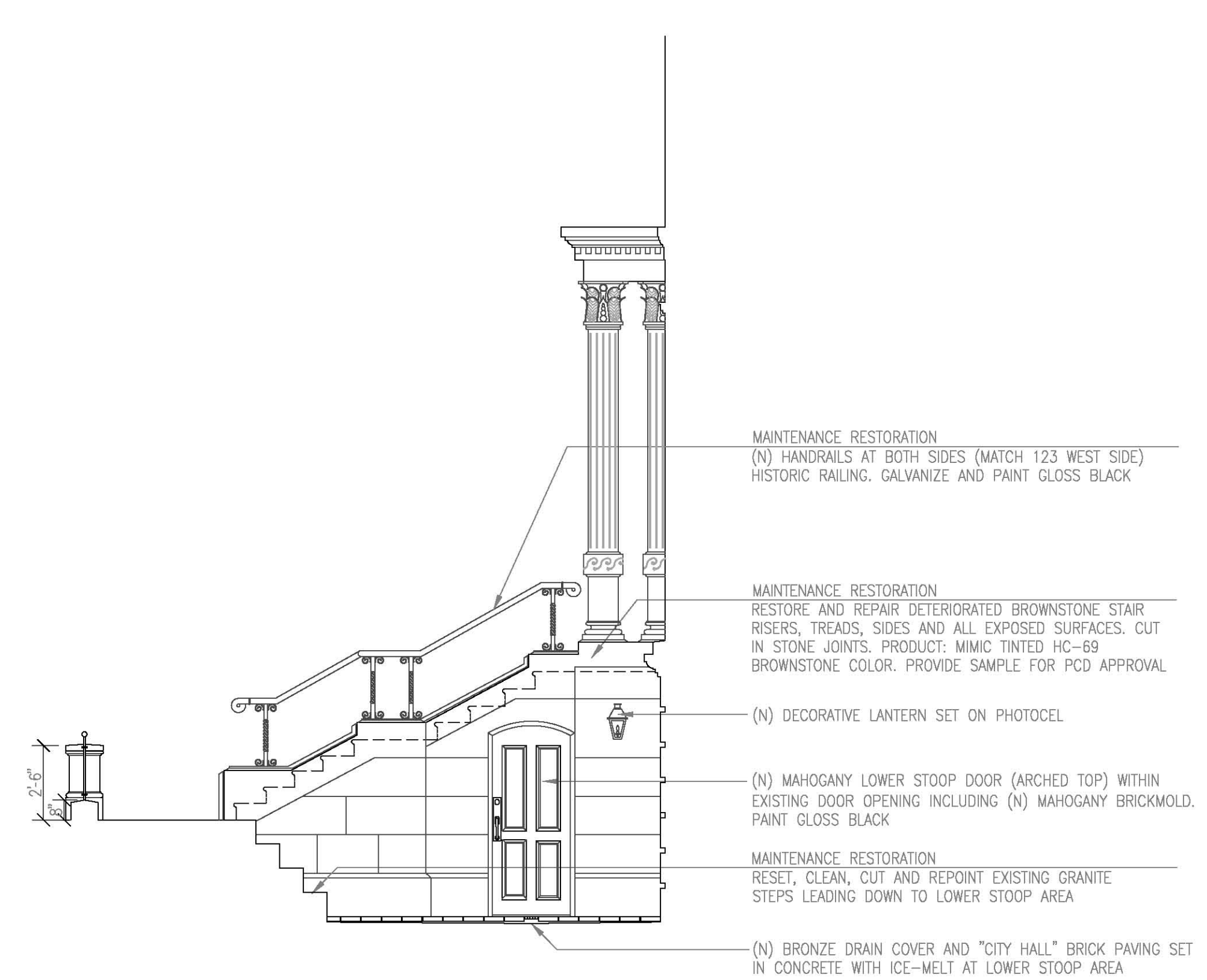
EXISTING AND PROPOSED COMMONWEALTH AVENUE ELEVATIONS

125 Commonwealth Avenue
Back Bay - Boston - Massachusetts

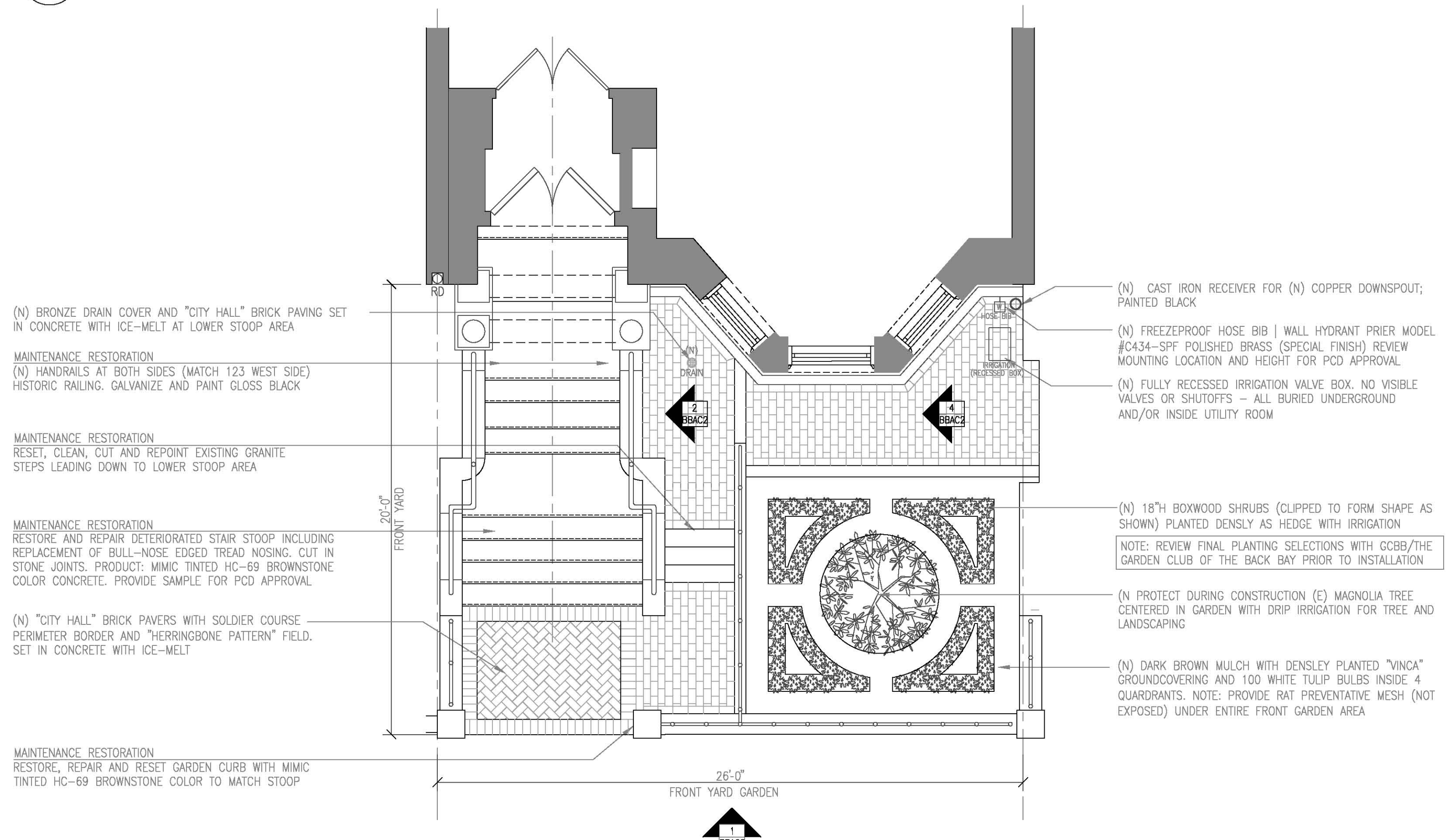
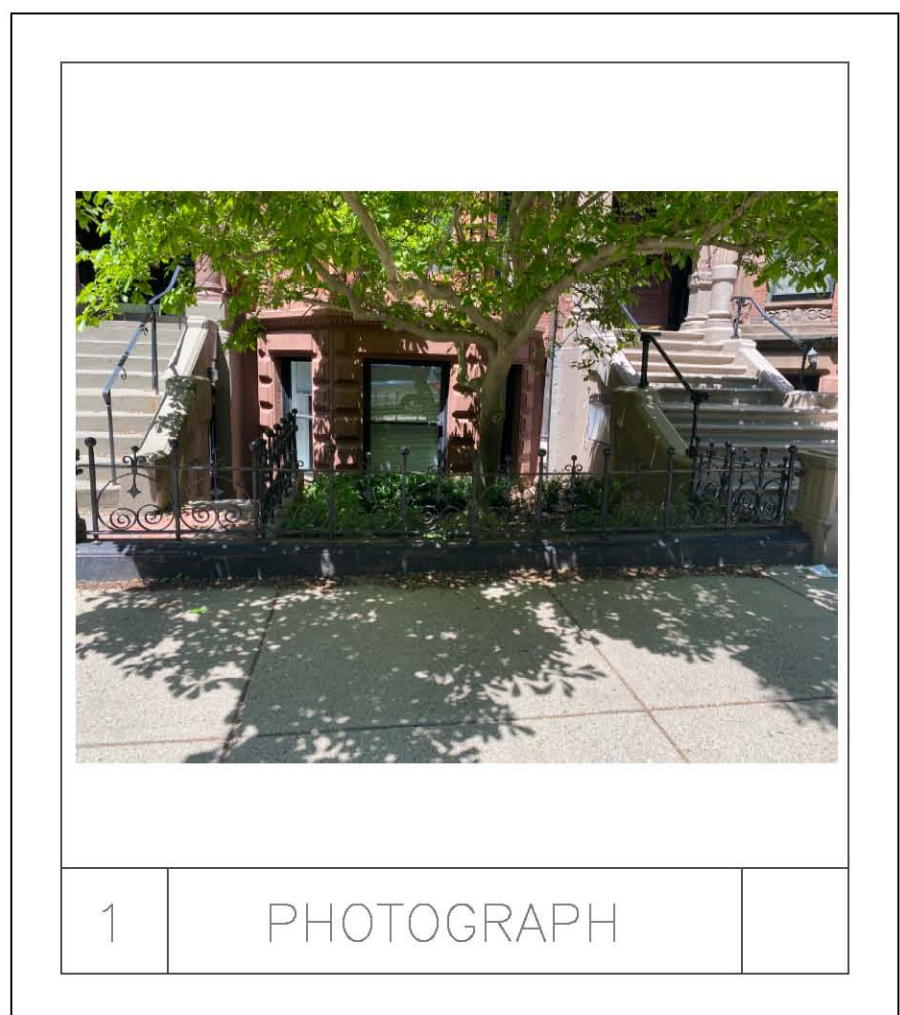
Revision No.	Date



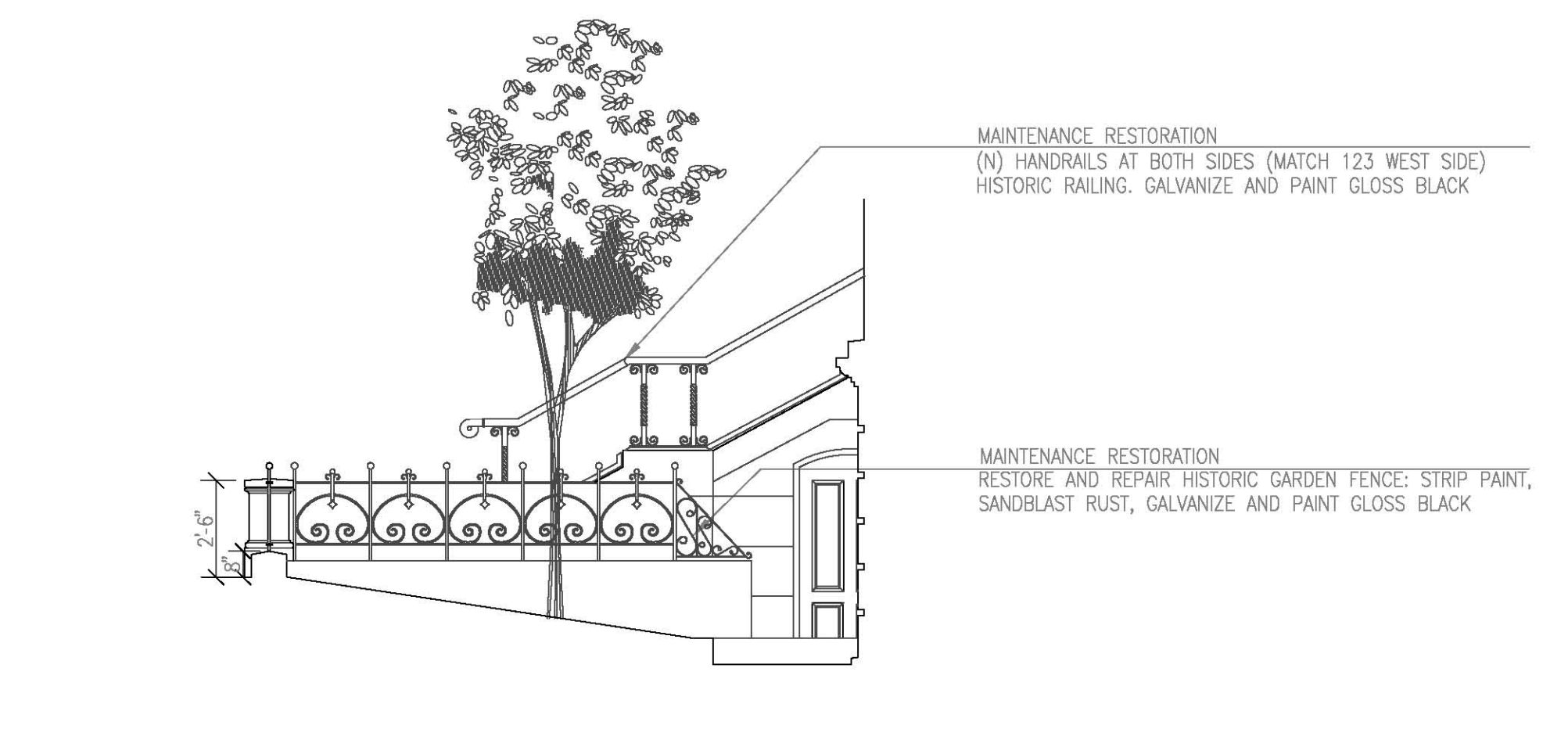
1 PROPOSED FRONT YARD GARDEN ELEVATION
SCALE: 1/4" = 1'-0"



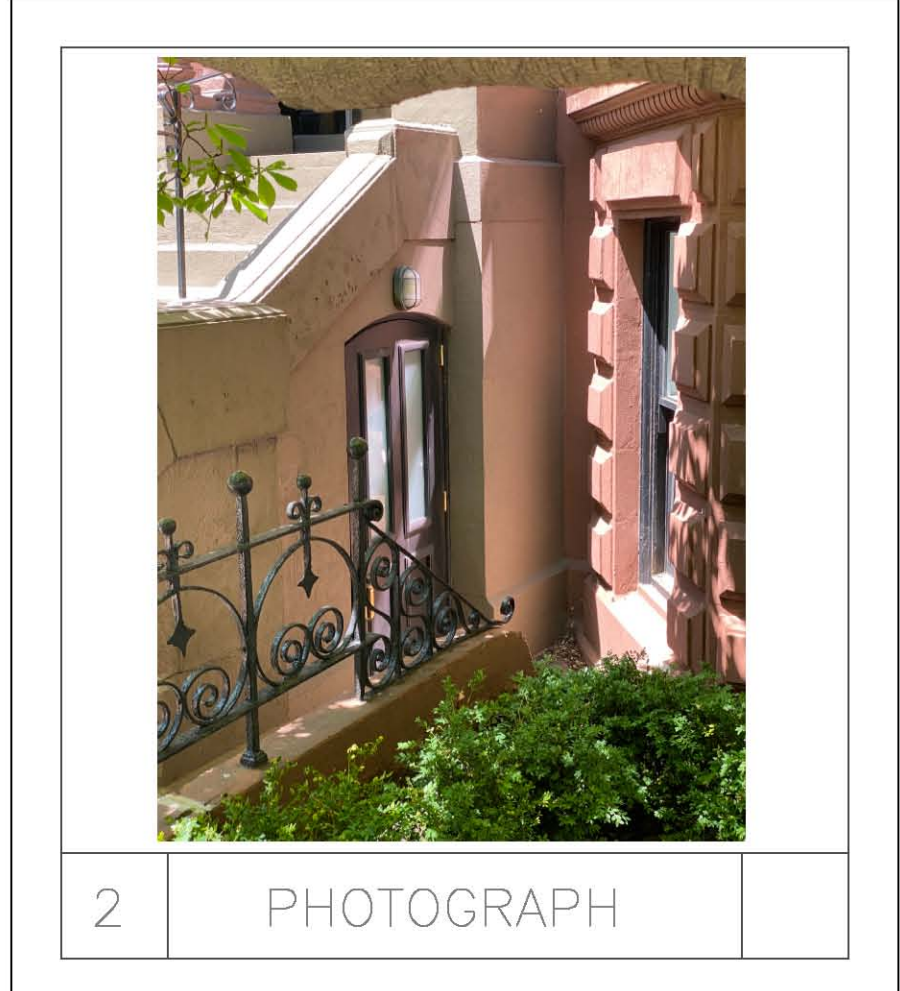
2 PROPOSED SECTION THROUGH STAIR TO LOWER LEVEL
SCALE: 1/4" = 1'-0"

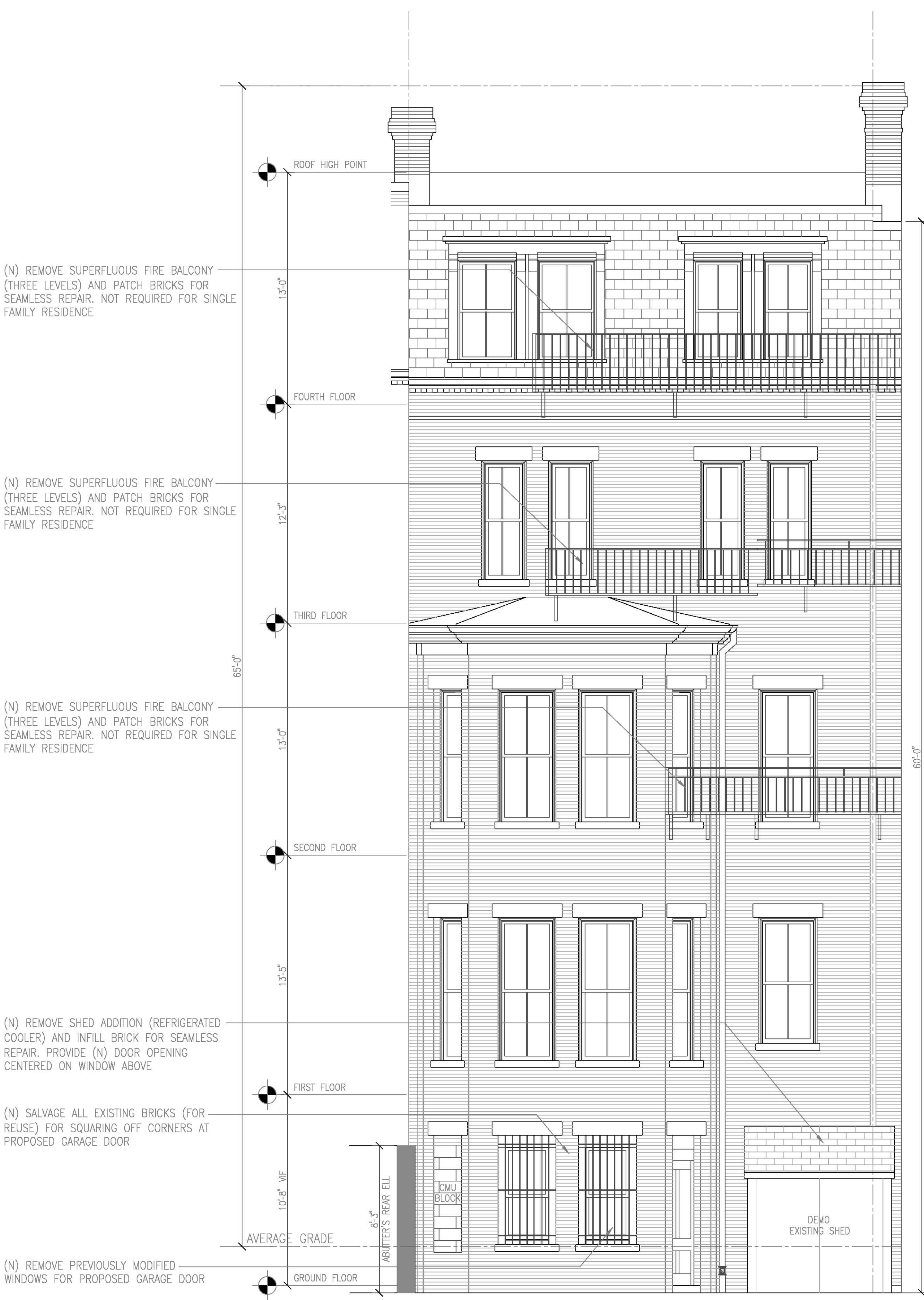


3 PROPOSED FRONT YARD GARDEN PLAN
SCALE: 1/4" = 1'-0"



4 PROPOSED RAILING ELEVATION AT STAIR TO LOWER LEVEL
SCALE: 1/4" = 1'-0"





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)

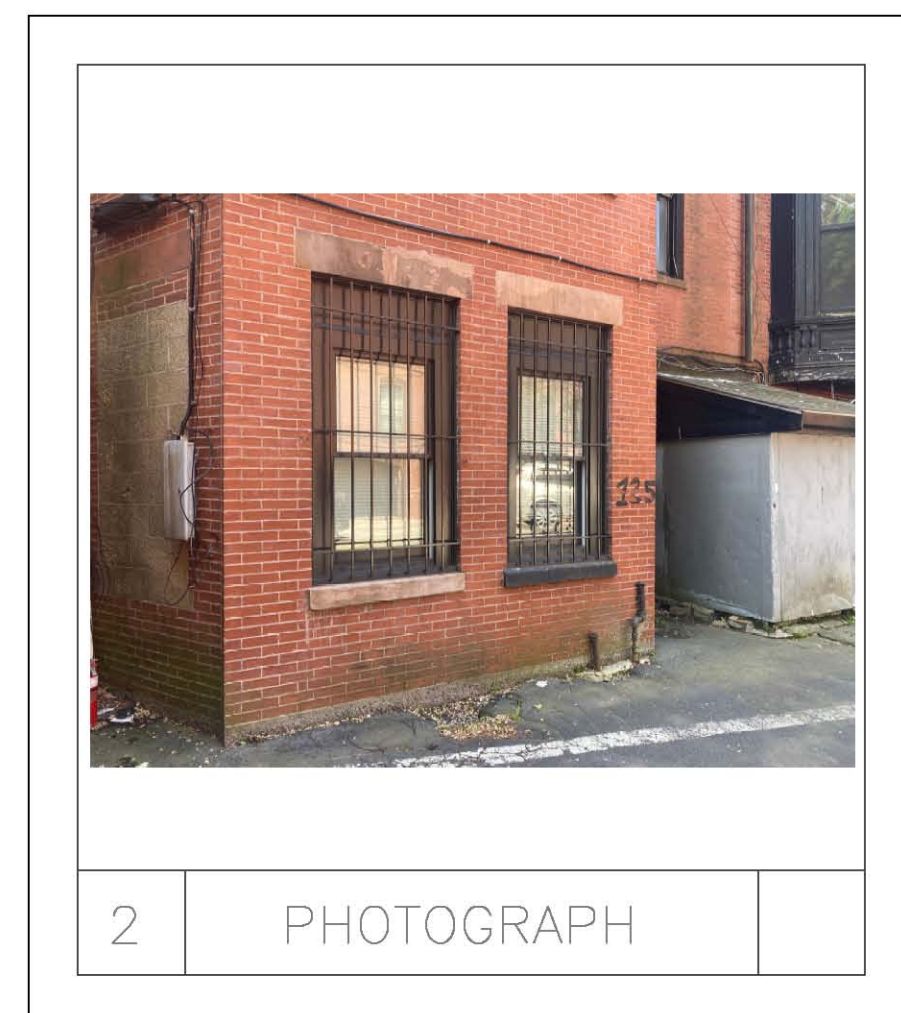
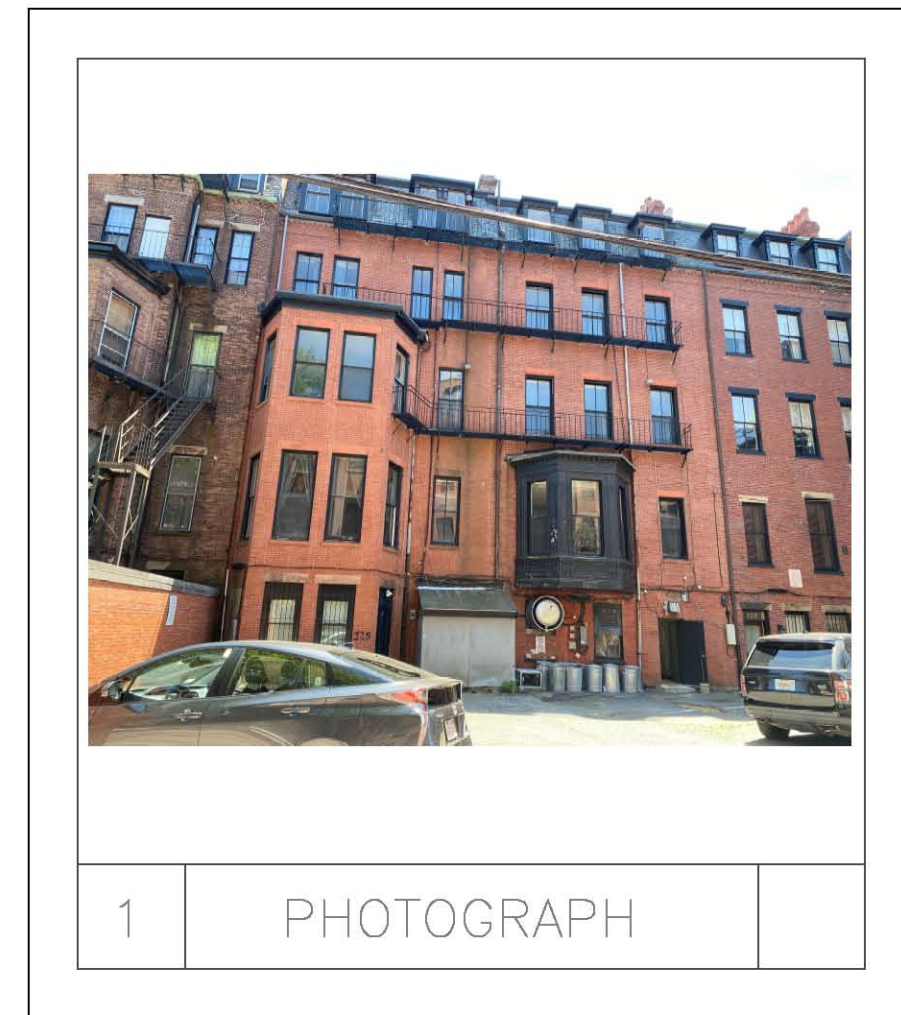
(N) FOUR (4) 10" CLAY CHIMNEY POTS (BOTH REAR CHIMNEY'S) SET IN CONCRETE "STYLE E" BY MILL CLAY PRODUCTS. SEAL OFF AND WATERPROOF ALL FLUES

MAINTENANCE RESTORATION
(N) CUT AND REPOINT 100% OF BOTH REAR 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

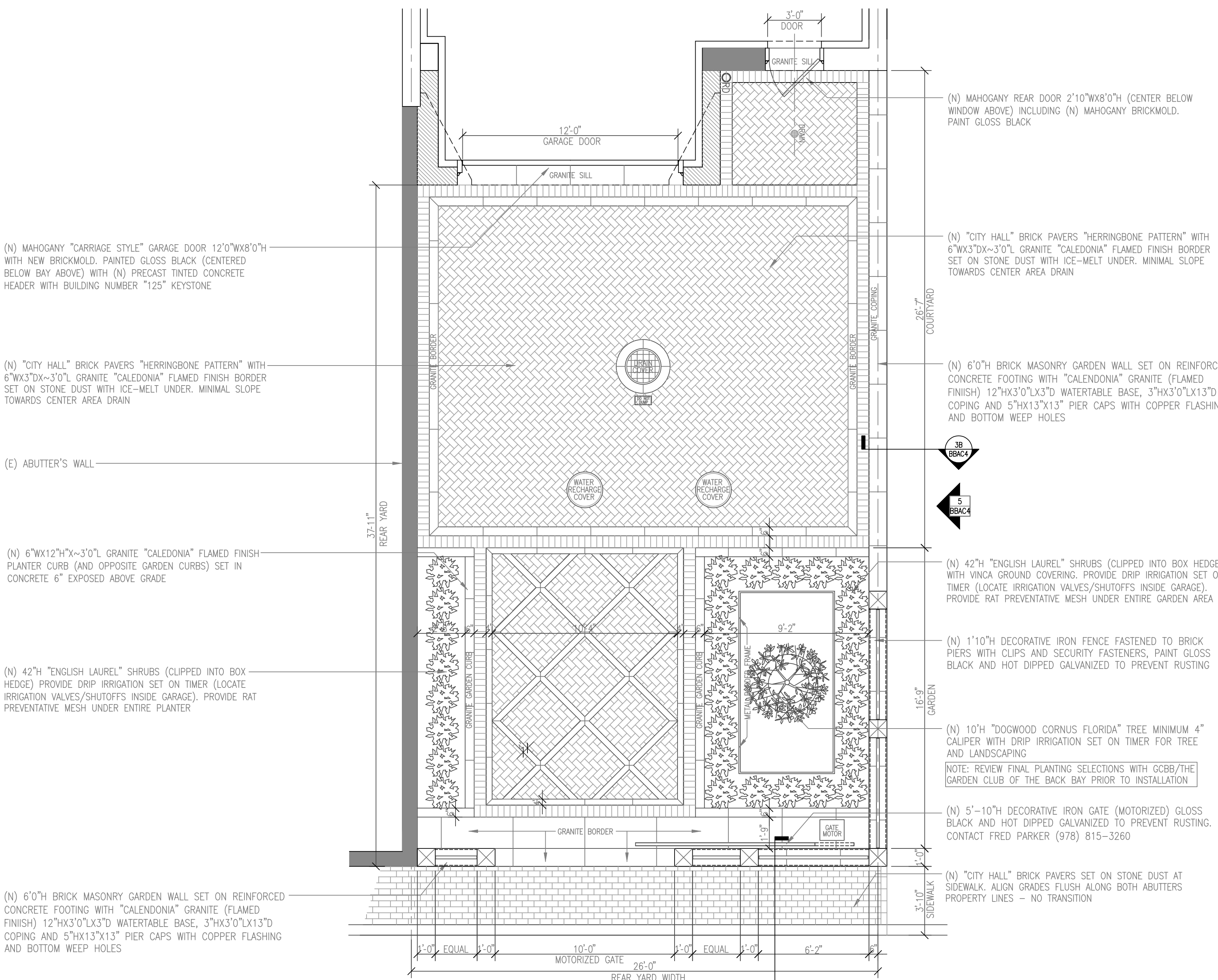
MAINTENANCE RESTORATION
(N) 6" OGEE STYLE COPPER GUTTER, DOWNSPOUTS AND EDGE FLASHING. ALIGN WITH ABUTTERS GUTTER AT 127



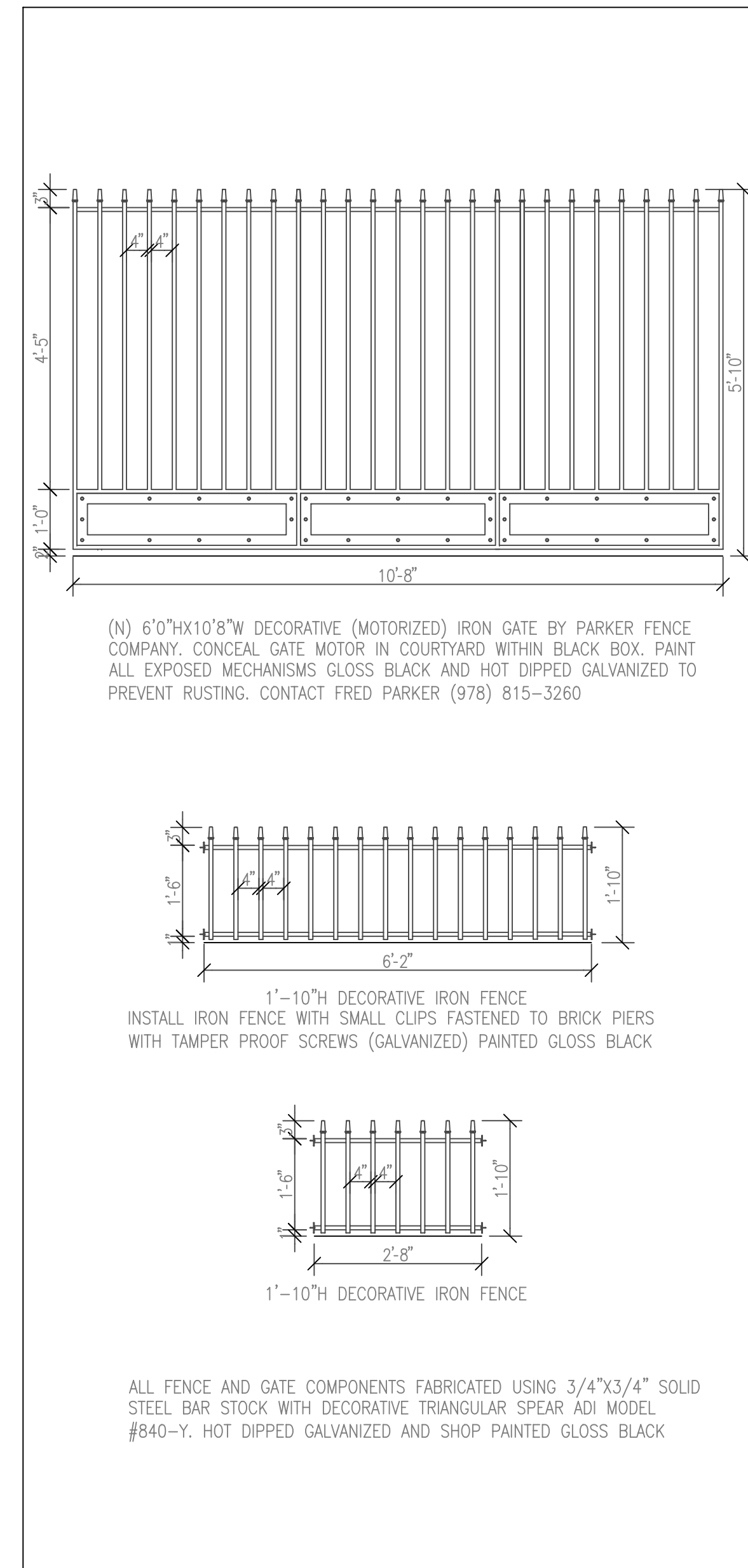
2 PROPOSED REAR ALLEY ELEVATION
SCALE: 1/4" = 1'-0"

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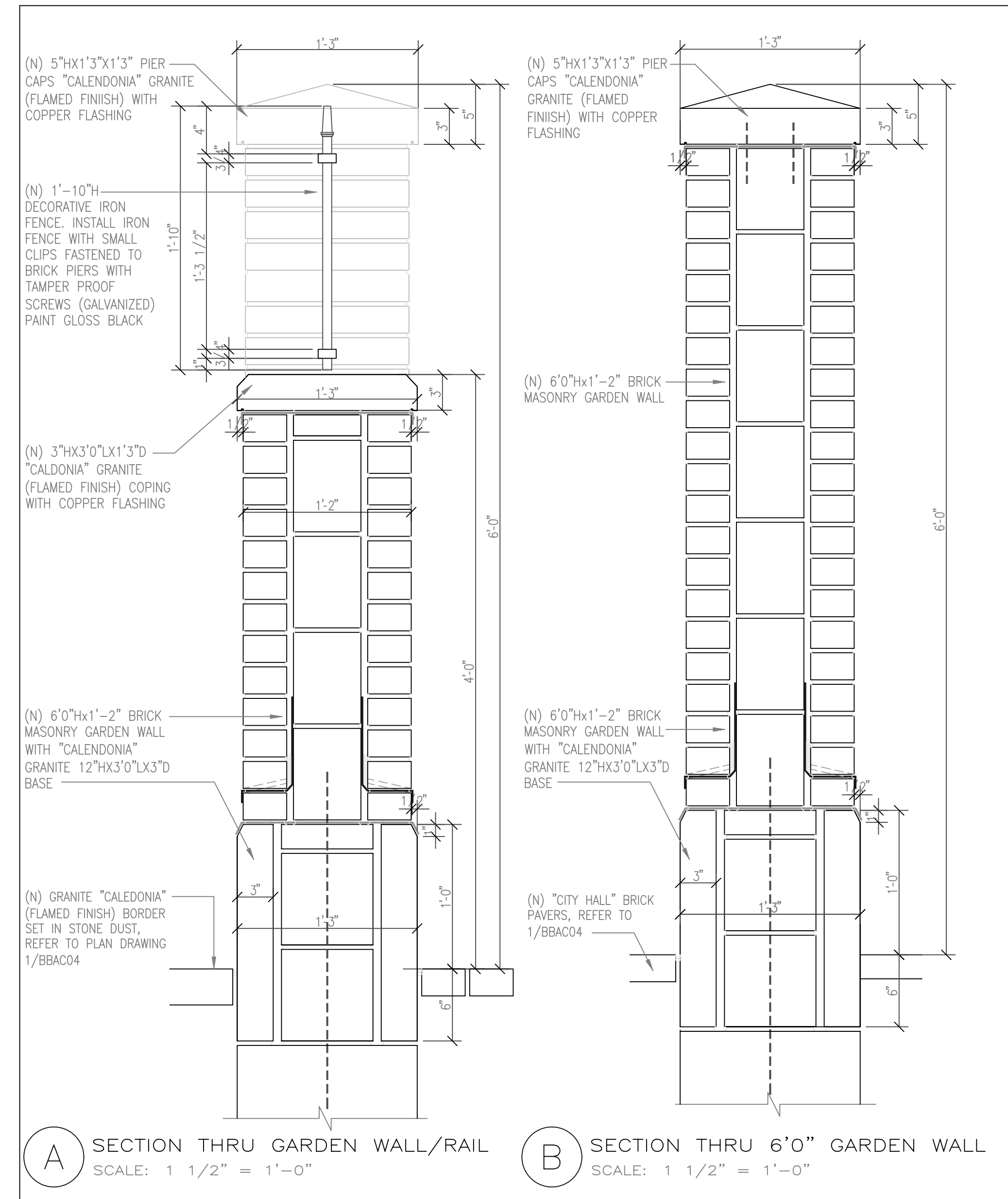




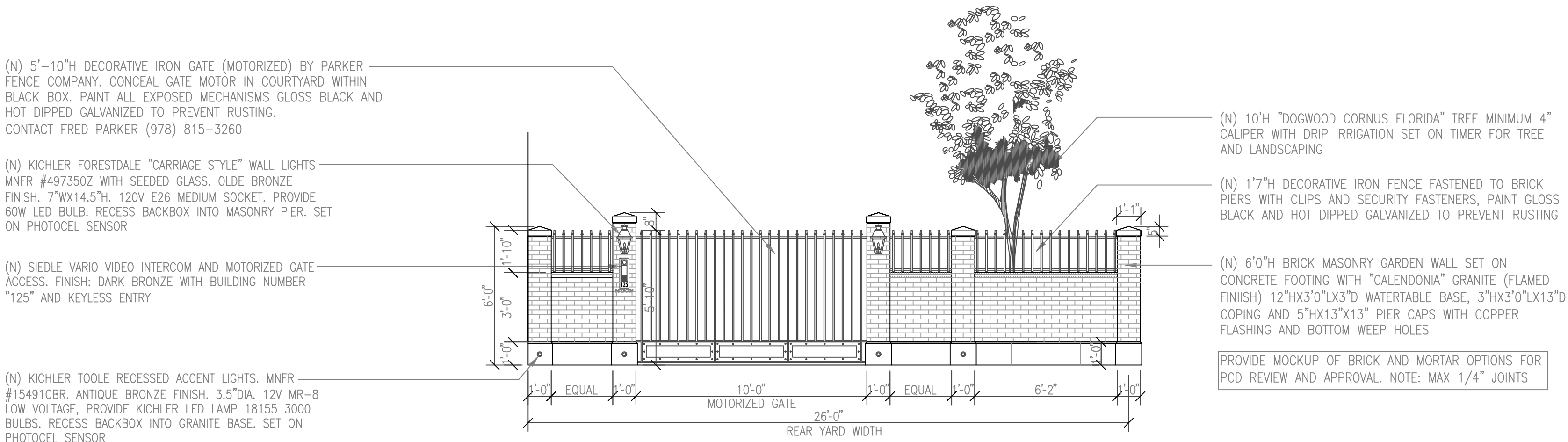
1 PROPOSED REAR YARD PLAN
SCALE: 1/4" = 1'-0"



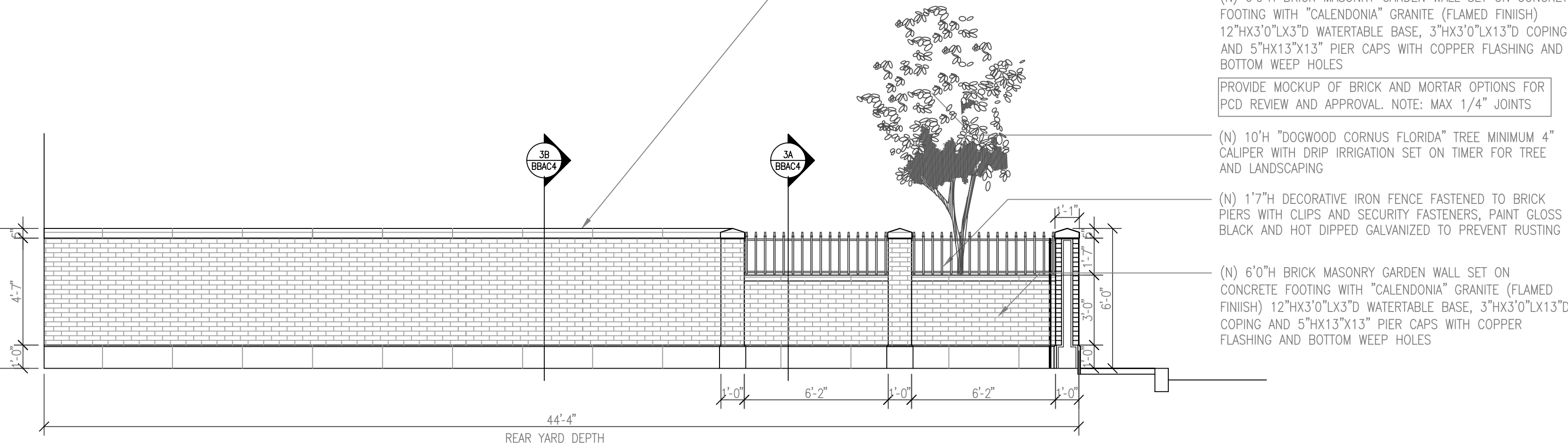
2 PROPOSED GATE AND FENCE DETAILS
SCALE: 1/2" = 1'-0"



A SECTION THRU GARDEN WALL/RAIL SCALE: 1 1/2" = 1'-0"
B SECTION THRU 6'0" GARDEN WALL SCALE: 1 1/2" = 1'-0"

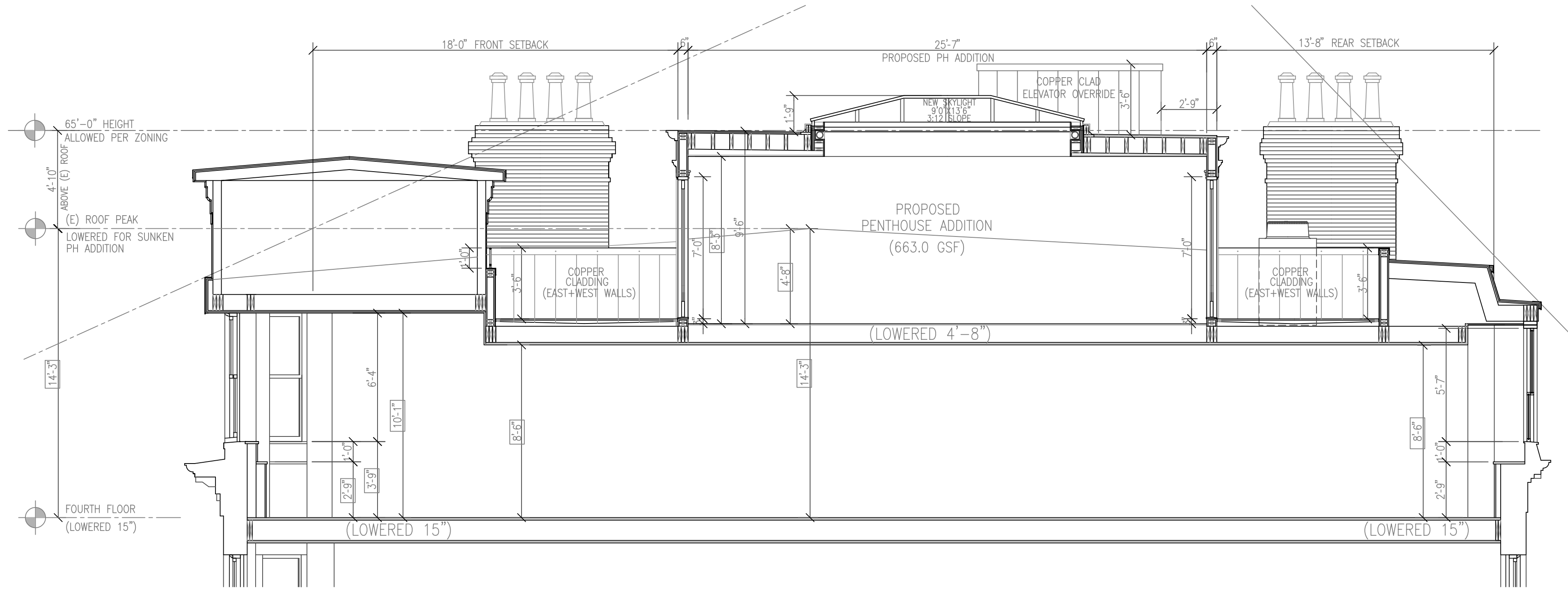


4 PROPOSED NORTH GARDEN WALL ELEVATION
SCALE: 1/4" = 1'-0"



5 PROPOSED WEST GARDEN WALL ELEVATION
SCALE: 1/4" = 1'-0"

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1 SECTION THROUGH PENTHOUSE ADDITION SCALE: 1/4" = 1'-0"

(N) ELEVATOR OVERRIDE CLAD WITH 20 OZ (99.9%cu) FLAT-SEAM 12"W COPPER WALL + ROOF PANELS (SOLDERED) WITH 4" DRIP EDGE (MINIMUM HEIGHT PER CODE)

(N) COPPER CLAD PARTY WALL EXTENSION 12" ABOVE ROOF HEIGHT (2 HOUR RATED WALL CONSTRUCTION)

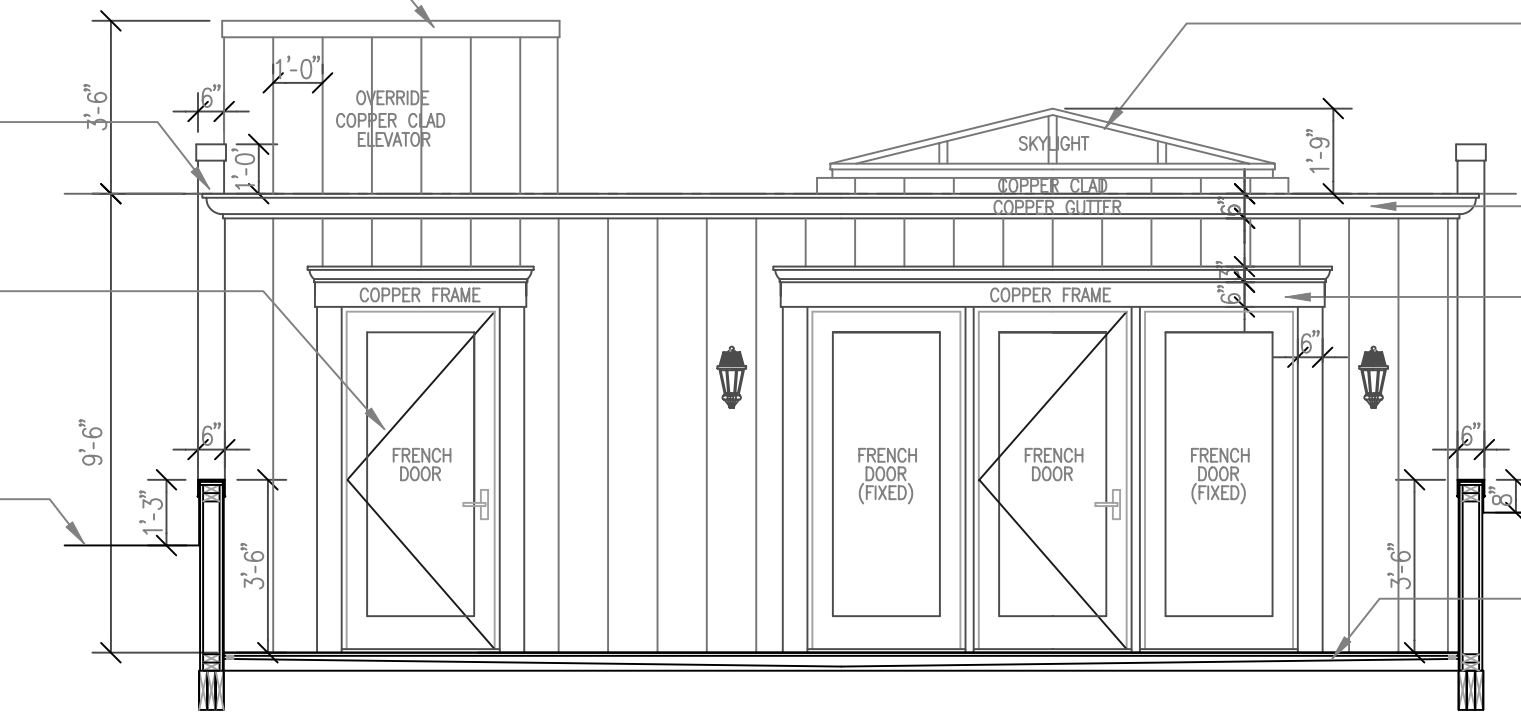
(N) FRENCH DOORS: 3'0"W X 7'0"H MAHOGANY AND GLASS WITH FLUSH METAL BLACK PEMKO SILL AND COPPER PAN. PAINT GLOSS BLACK

(N) LINE OF ADJACENT ROOF

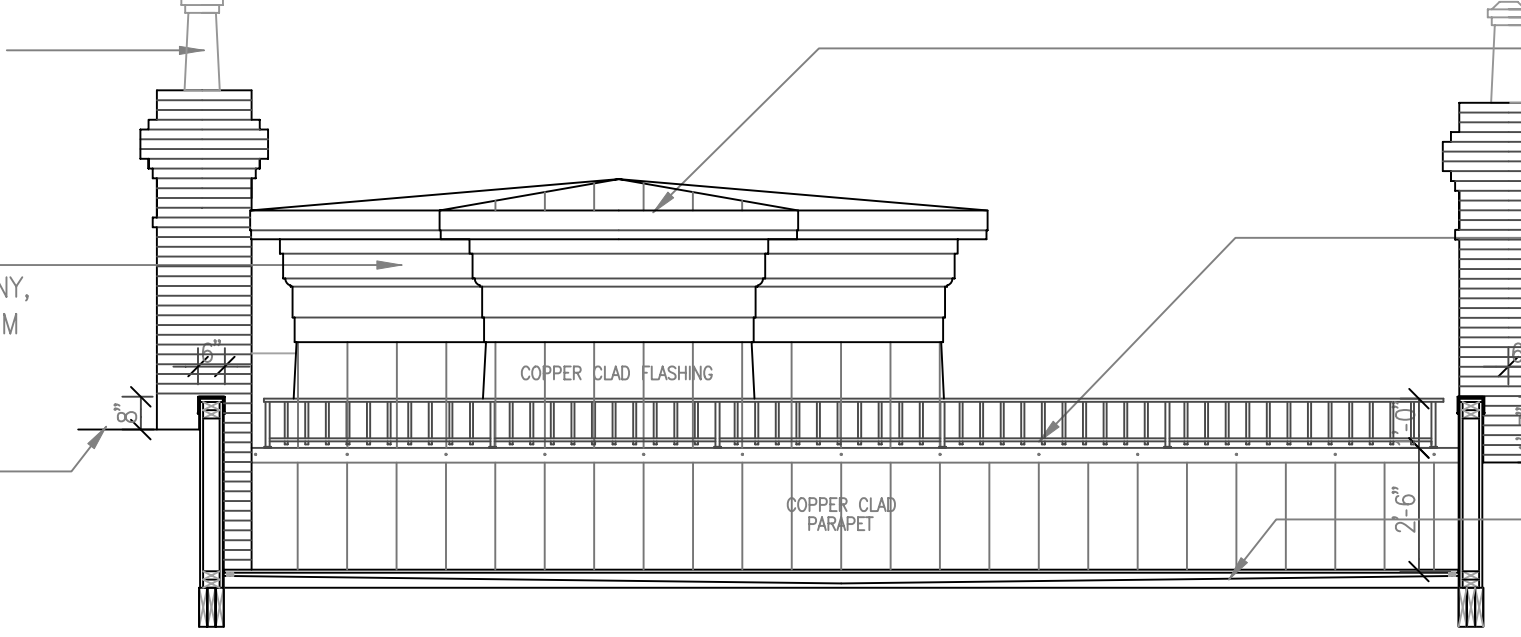
(N) FOUR (4) 10" CLAY CHIMNEY POTS (BOTH EAST CHIMNEY'S) SET IN CONCRETE STYLE "E" BY MILL CLAY PRODUCTS. SEAL OFF AND WATERPROOF ALL FLUES

MAINTENANCE RESTORATION
(N) REPLACE ALL DETERIORATED TRIM WITH MAHOGANY, PAINTED GLOSS BLACK (DUPLICATE ALL ORIGINAL TRIM PROFILES AND DETAILS AT 123 COMMONWEALTH)

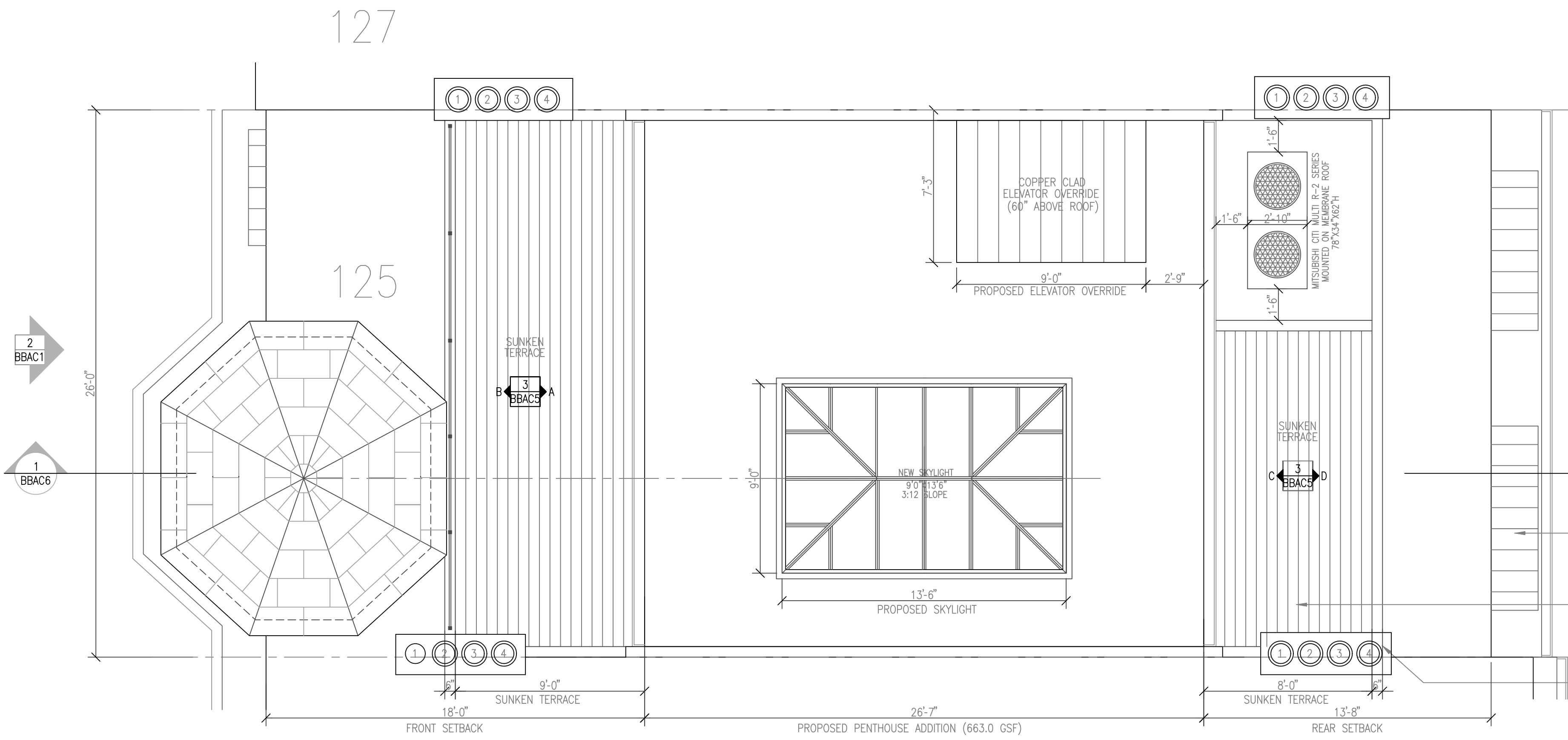
(N) LINE OF ADJACENT 123 ROOF



3 PROPOSED SOUTH FACING PENTHOUSE ELEVATION A SCALE: 1/2" = 1'-0"



3 PROPOSED NORTH FACING TERRACE PARAPET ELEVATION B SCALE: 1/2" = 1'-0"



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

(N) PYRAMIDAL SKYLIGHT 9'0" X 13'6" BLACK POWDER-COAT FINISH WITH 3:12 SLOPE SET ON COPPER CLAD CURB (PPG SOLARBAN 60, U-FACTOR 0.55)

(N) COPPER CLAD PARTY WALL EXTENSION 12" ABOVE ROOF HEIGHT (2 HOUR RATED WALL CONSTRUCTION)

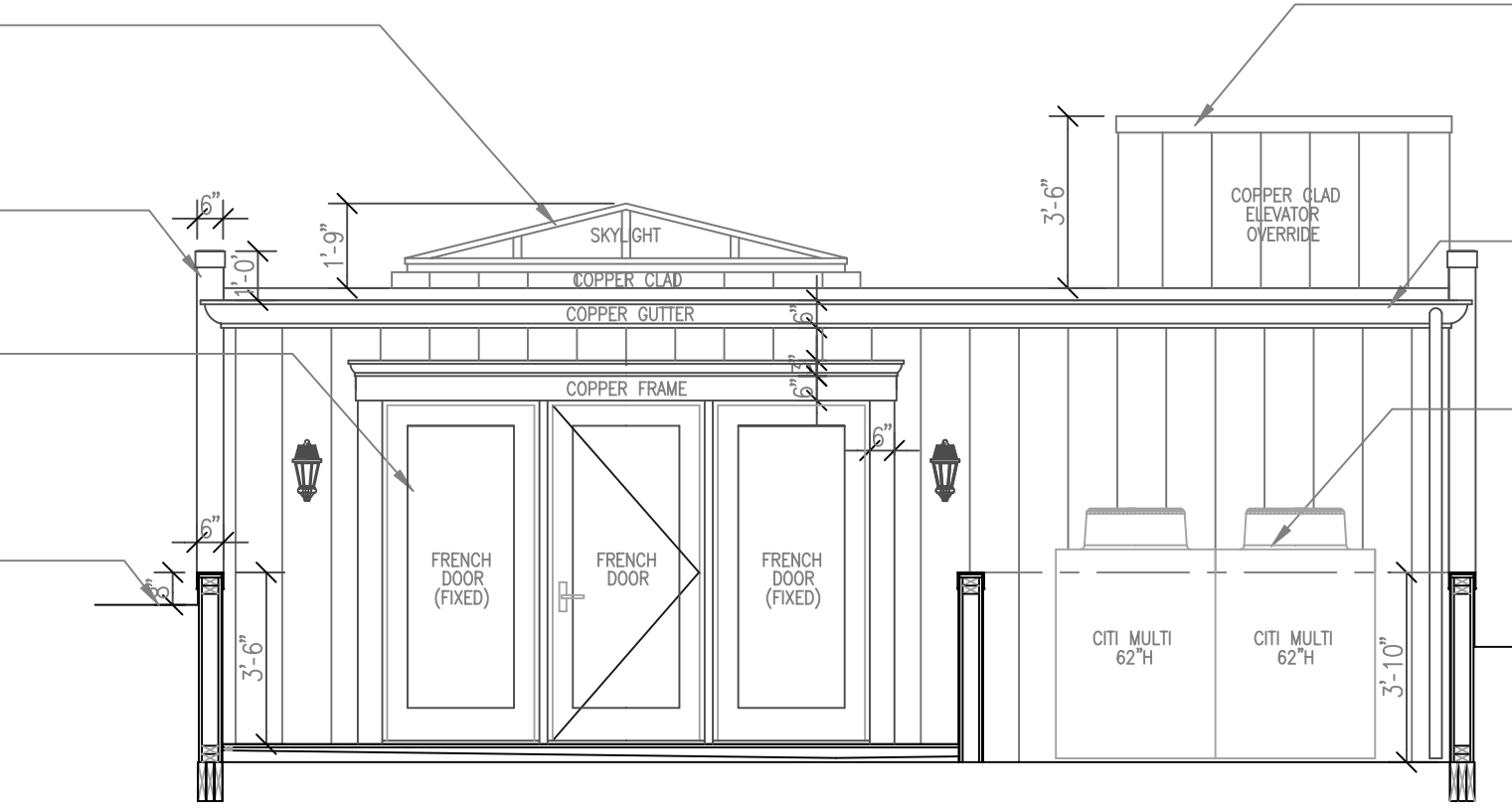
(N) FRENCH DOORS: 3'0"W X 7'0"H MAHOGANY AND GLASS WITH FLUSH METAL BLACK PEMKO SILL AND COPPER PAN. PAINT GLOSS BLACK

(N) LINE OF ADJACENT 123 ROOF

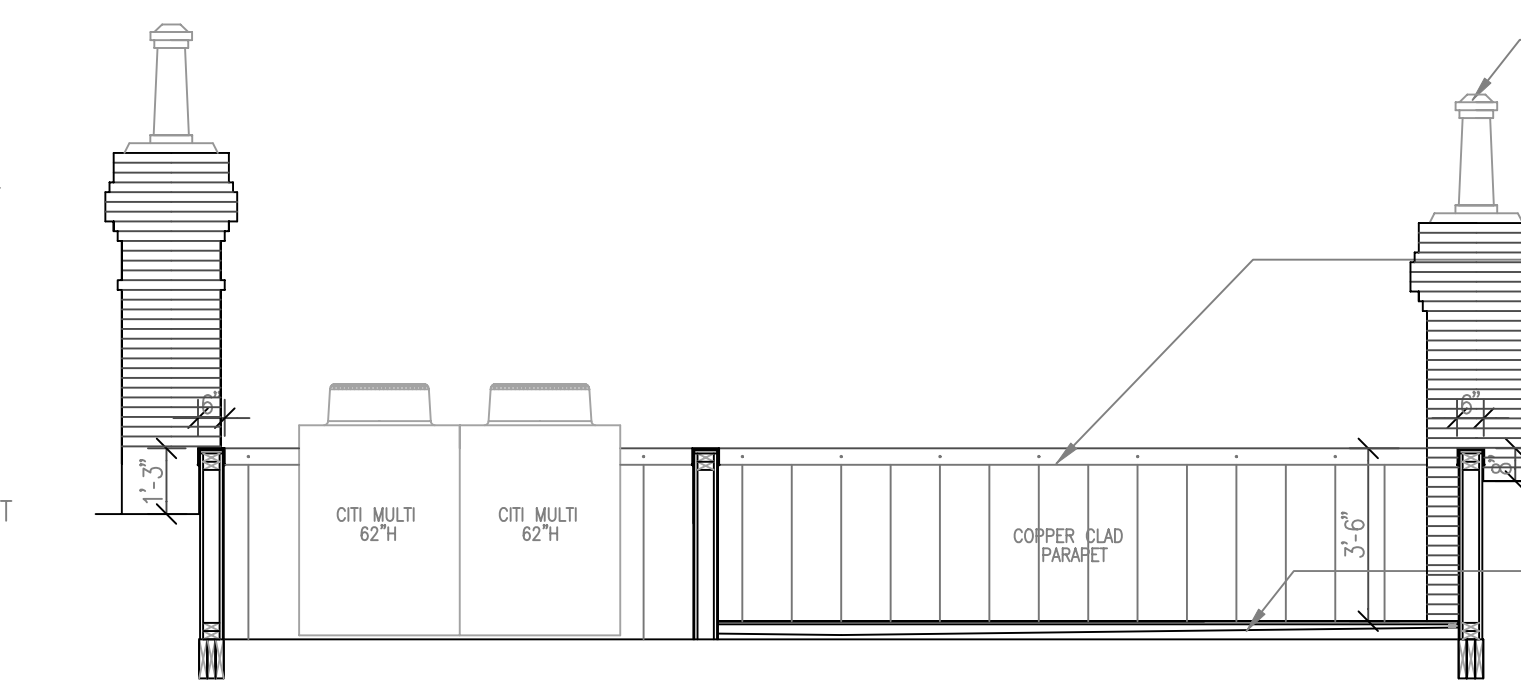
(N) COPPER CLAD 12"W DORMER ROOF PANELS (SOLDERED) WITH 5" COPPER DRIP EDGE (AT FRONT AND REAR DORMERS)

(N) IPE WOOD 5/4"x6" DECKING (CONCEALED FASTENERS) SET P.T. SLEEPERS

(N) FOUR (4) 10" CLAY CHIMNEY POTS (BOTH EAST CHIMNEY'S) SET IN CONCRETE STYLE "E" BY MILL CLAY PRODUCTS. SEAL OFF AND WATERPROOF ALL FLUES

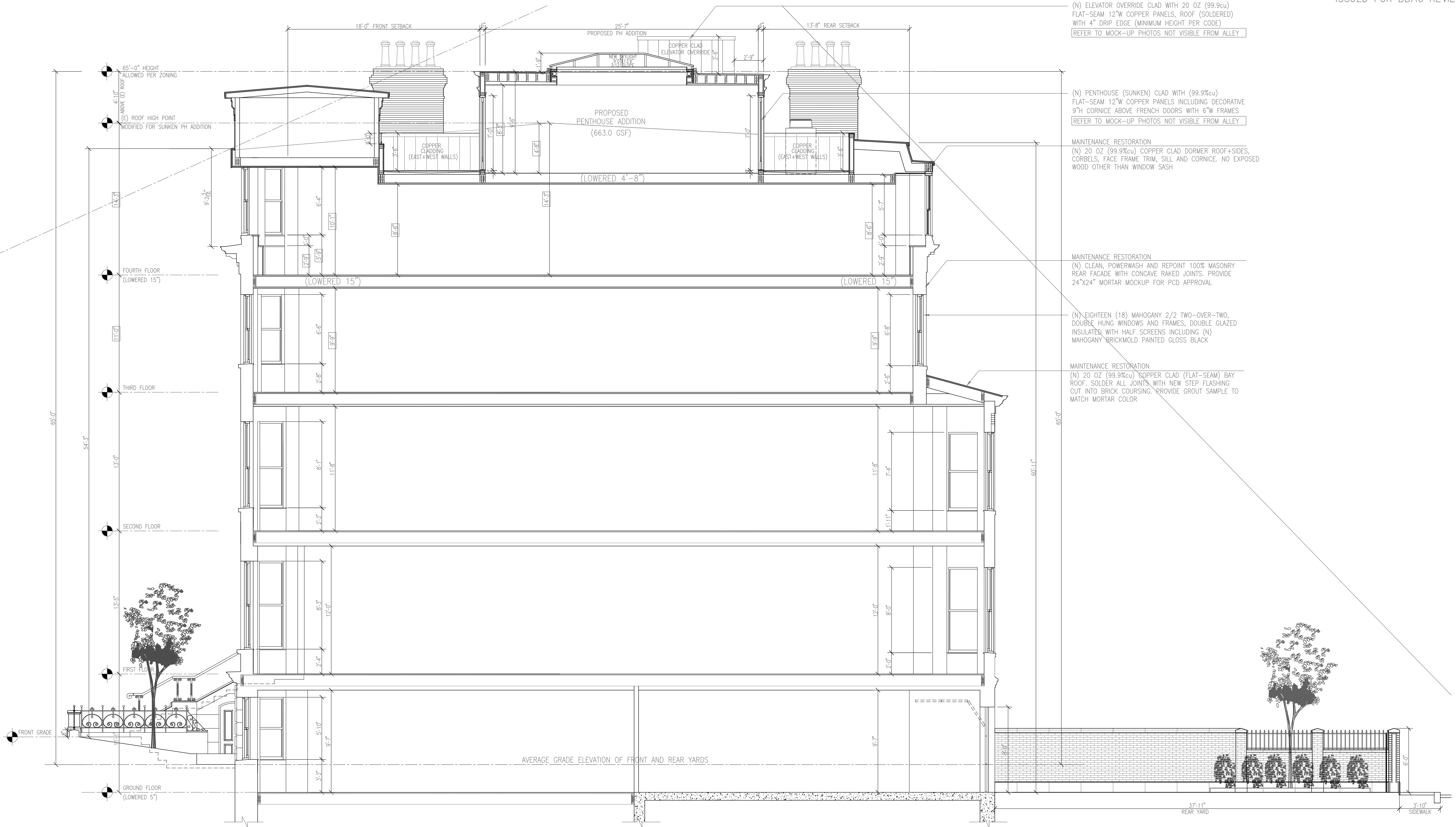


3 PROPOSED NORTH FACING PENTHOUSE ELEVATION C SCALE: 1/2" = 1'-0"



3 PROPOSED SOUTH FACING TERRACE PARAPET ELEVATION D SCALE: 1/2" = 1'-0"

3 ROOTOP ELEVATIONS SCALE: 1/4" = 1'-0"



(N) ELEVATOR OVERRIDE CLAD WITH 20 OZ (99.9cu) FLAT-SEAM 12"W COPPER PANELS, ROOF (SOLDERED) WITH 4" DRIP EDGE (MINIMUM HEIGHT PER CODE) REFER TO MOCK-UP PHOTOS NOT VISIBLE FROM ALLEY

(N) PENTHOUSE (SUNKEN) CLAD WITH (99.9%cu) FLAT-SEAM 12"W COPPER PANELS INCLUDING DECORATIVE 9"H CORNICE ABOVE FRENCH DOORS WITH 6"W FRAMES REFER TO MOCK-UP PHOTOS NOT VISIBLE FROM ALLEY

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"x24" MORTAR MOCKUP FOR PCO APPROVAL

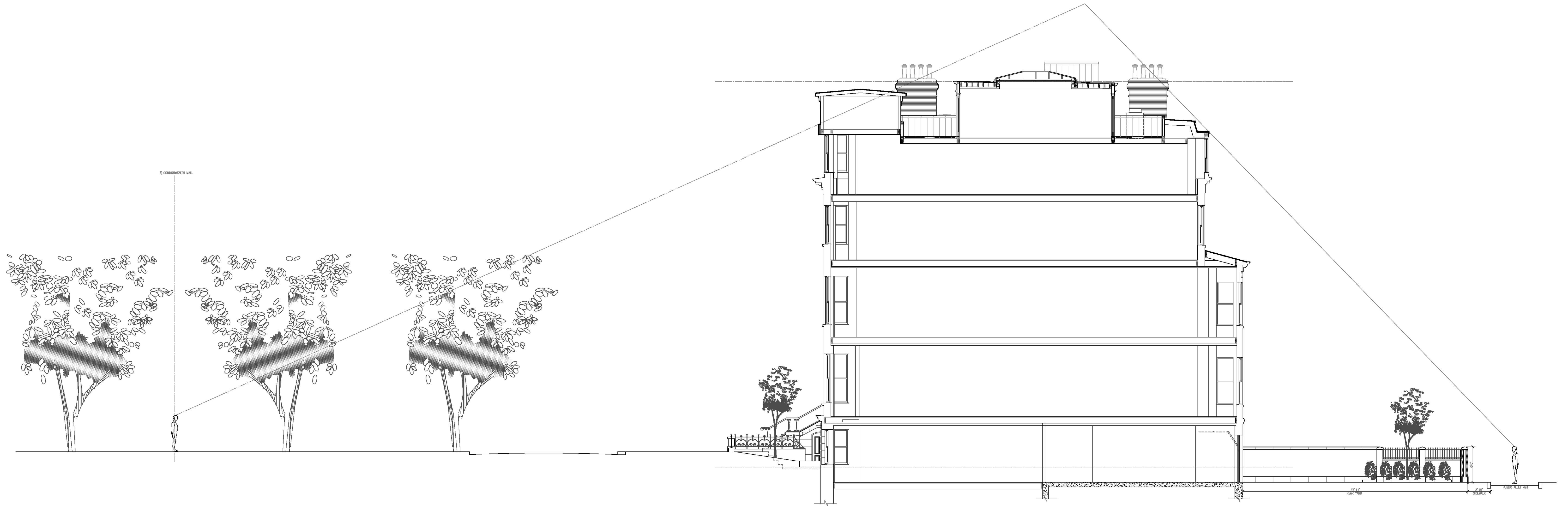
(N) EIGHTEEN (18) MAHOGANY 2/2 TWO-OVER-TWO, DOUBLE HUNG WINDOWS AND FRAMES, DOUBLE GLAZED INSULATED WITH HALF SCREENS INCLUDING (N) MAHOGANY BRICKMOLD PAINTED GLOSS BLACK

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

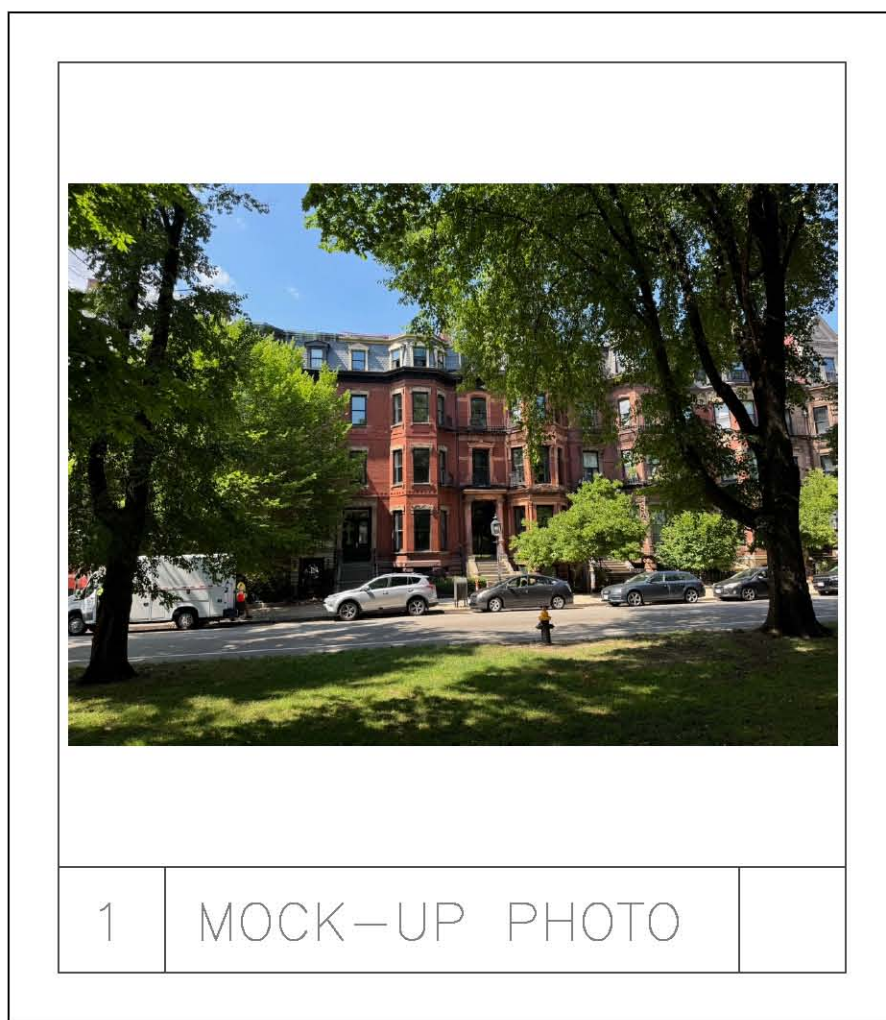
1 PROPOSED BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"

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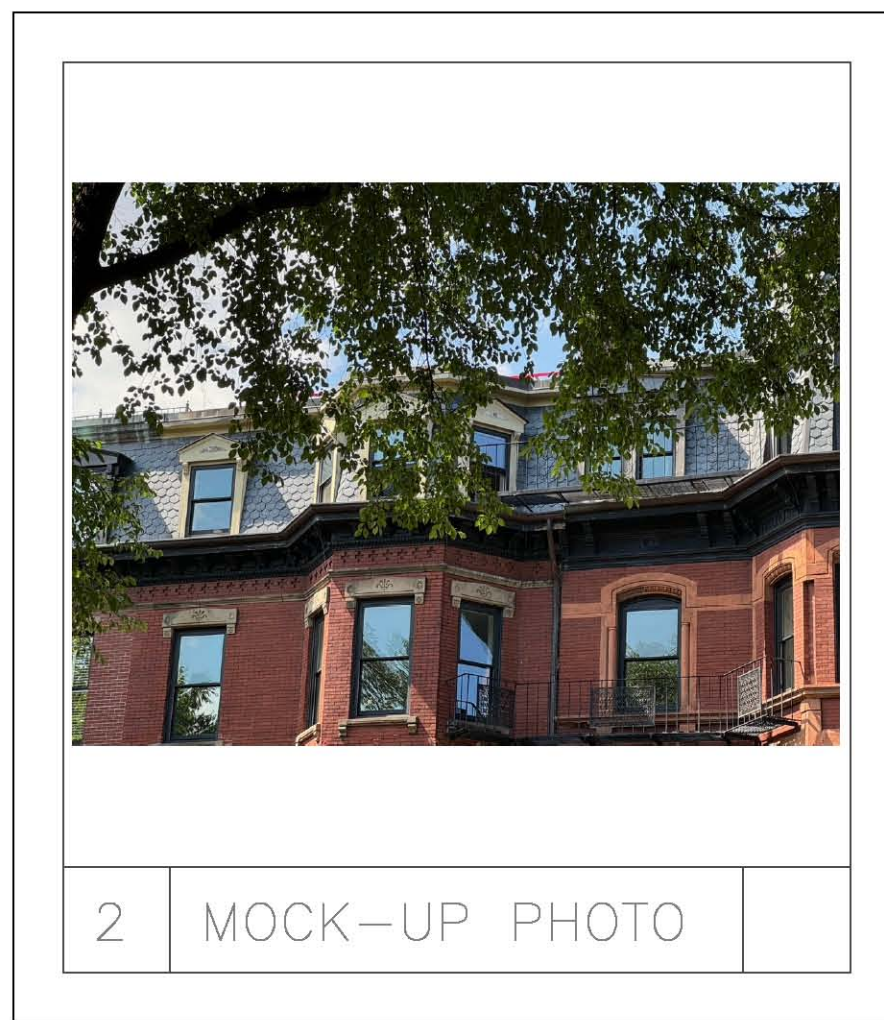




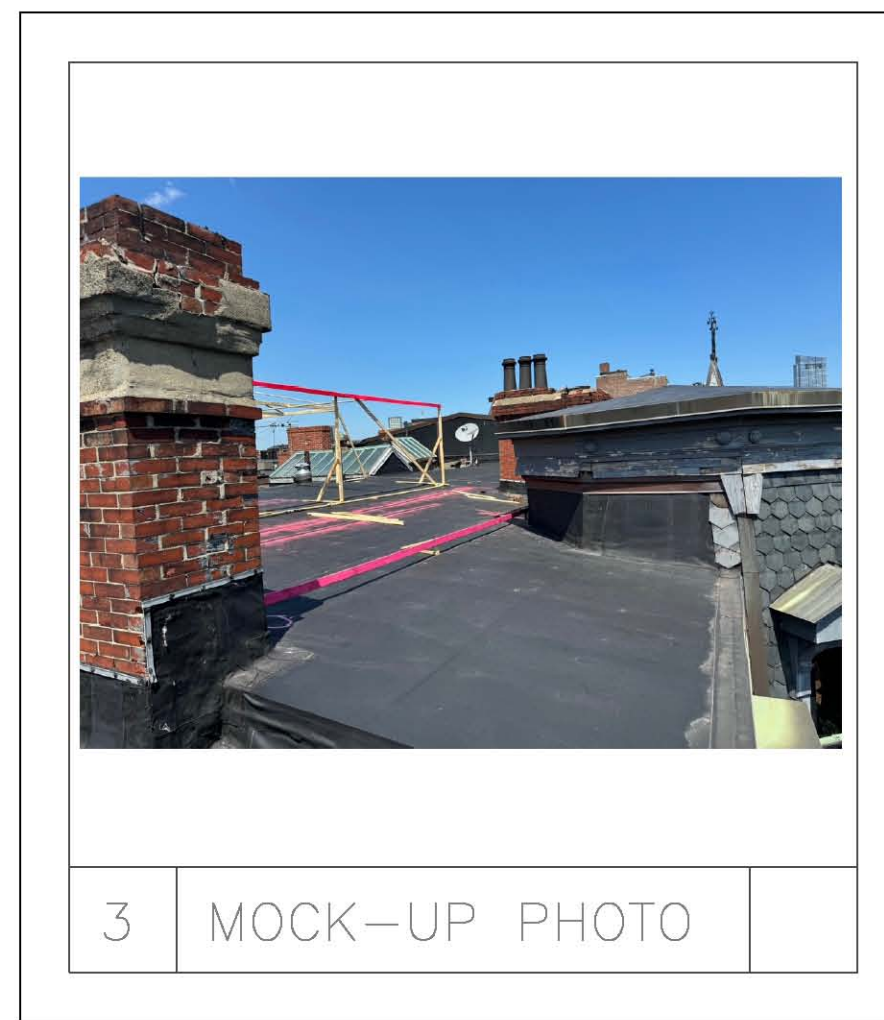
1 SIGHTLINE SECTION
SCALE: NTS



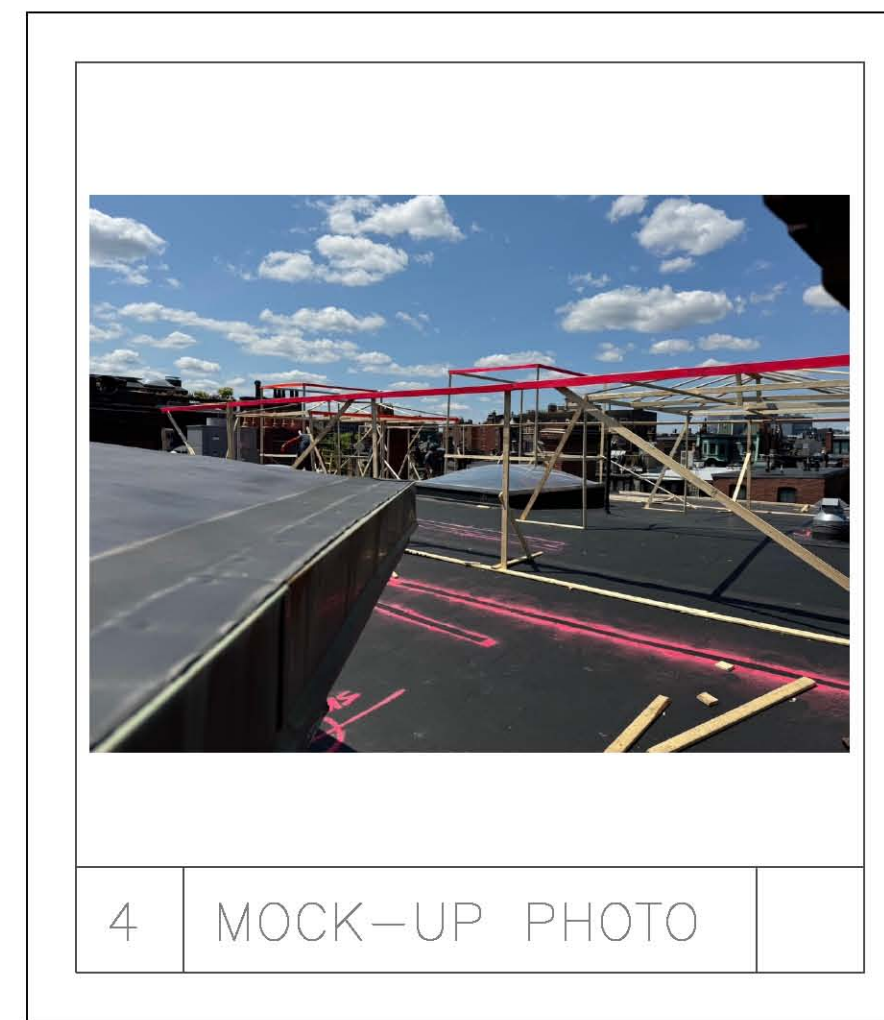
1 MOCK-UP PHOTO



2 MOCK-UP PHOTO



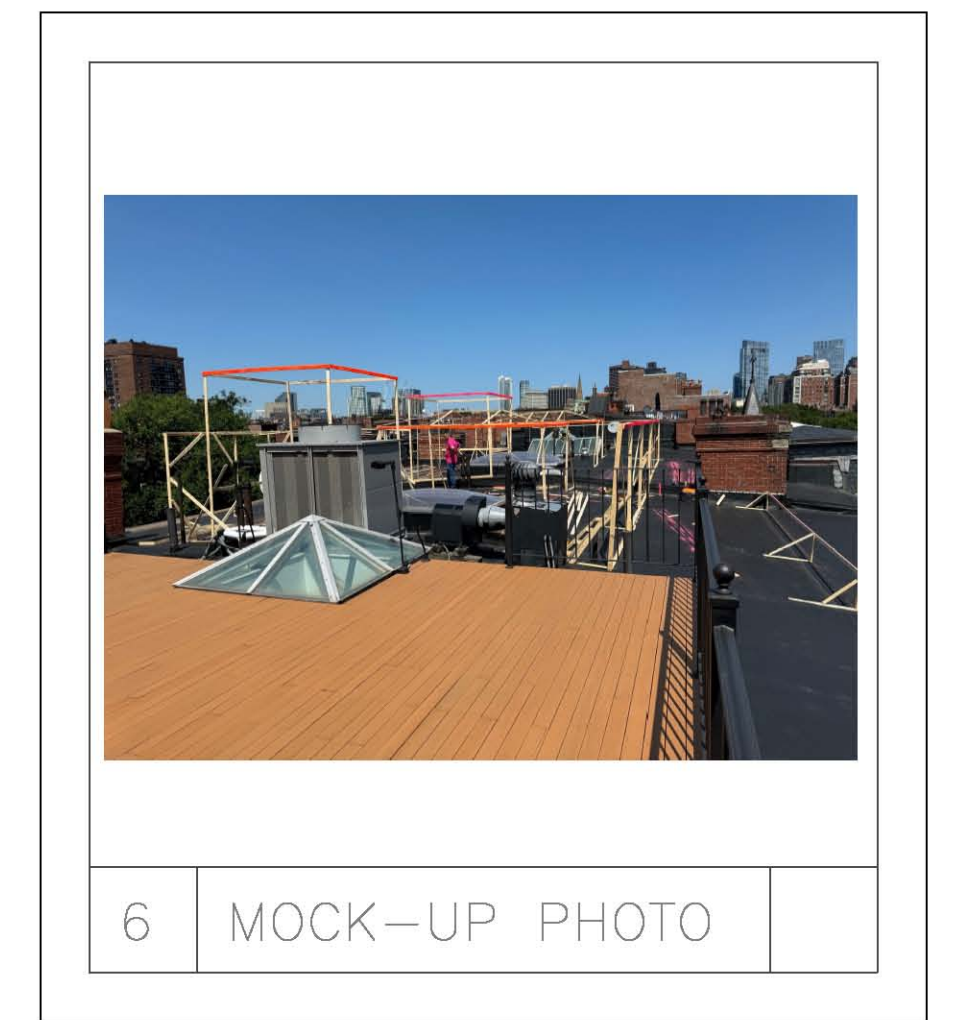
3 MOCK-UP PHOTO



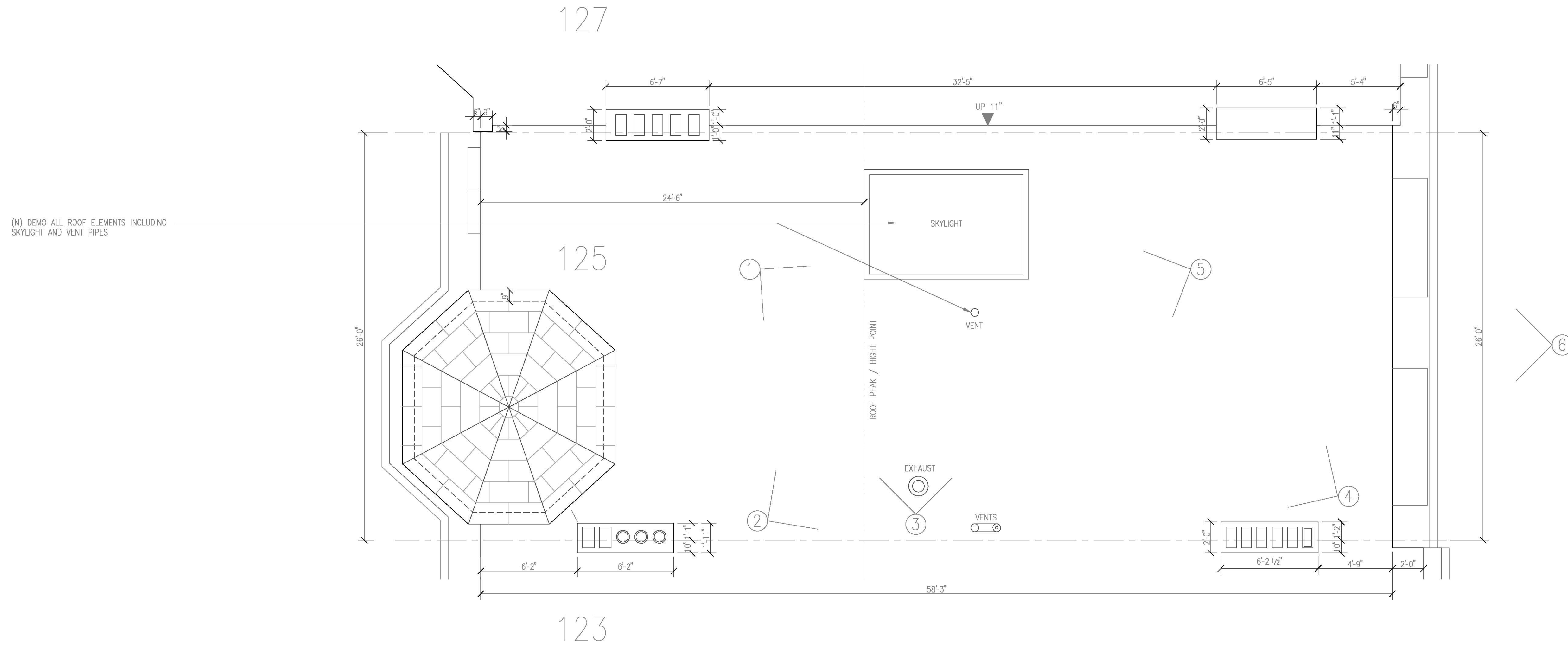
4 MOCK-UP PHOTO



5 MOCK-UP PHOTO



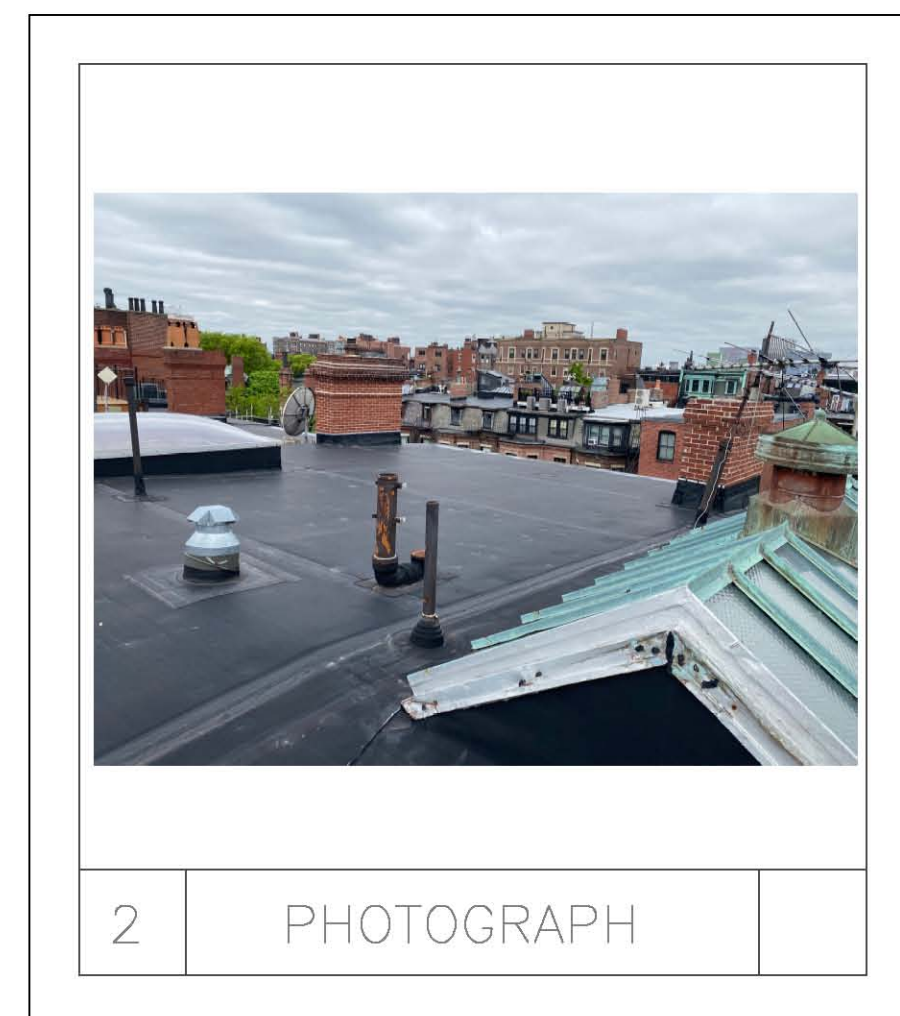
6 MOCK-UP PHOTO



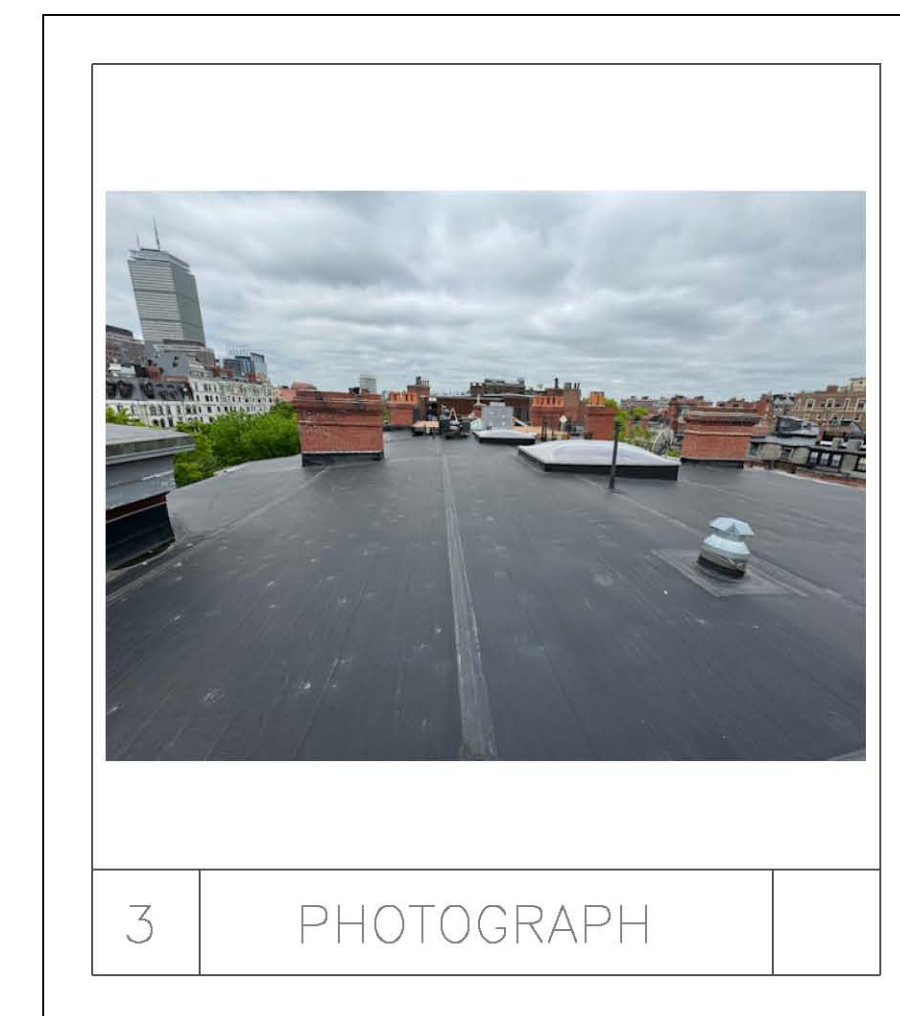
1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



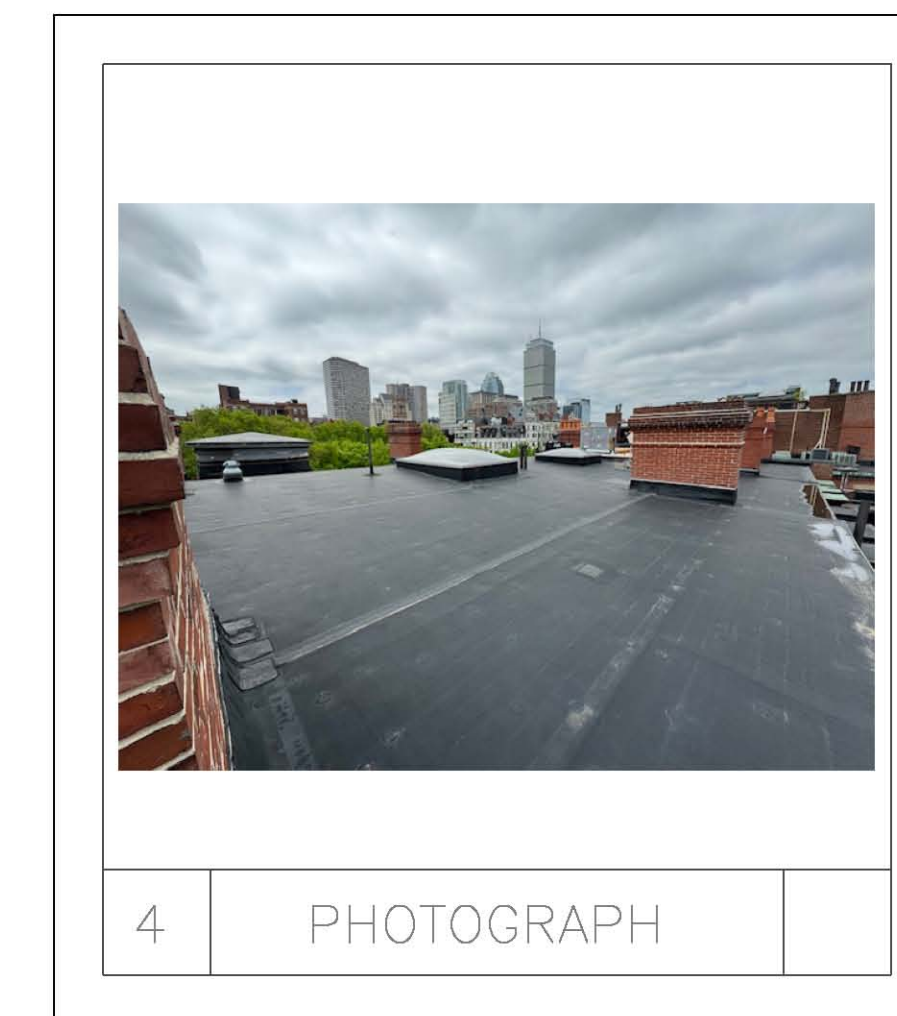
1 PHOTOGRAPH



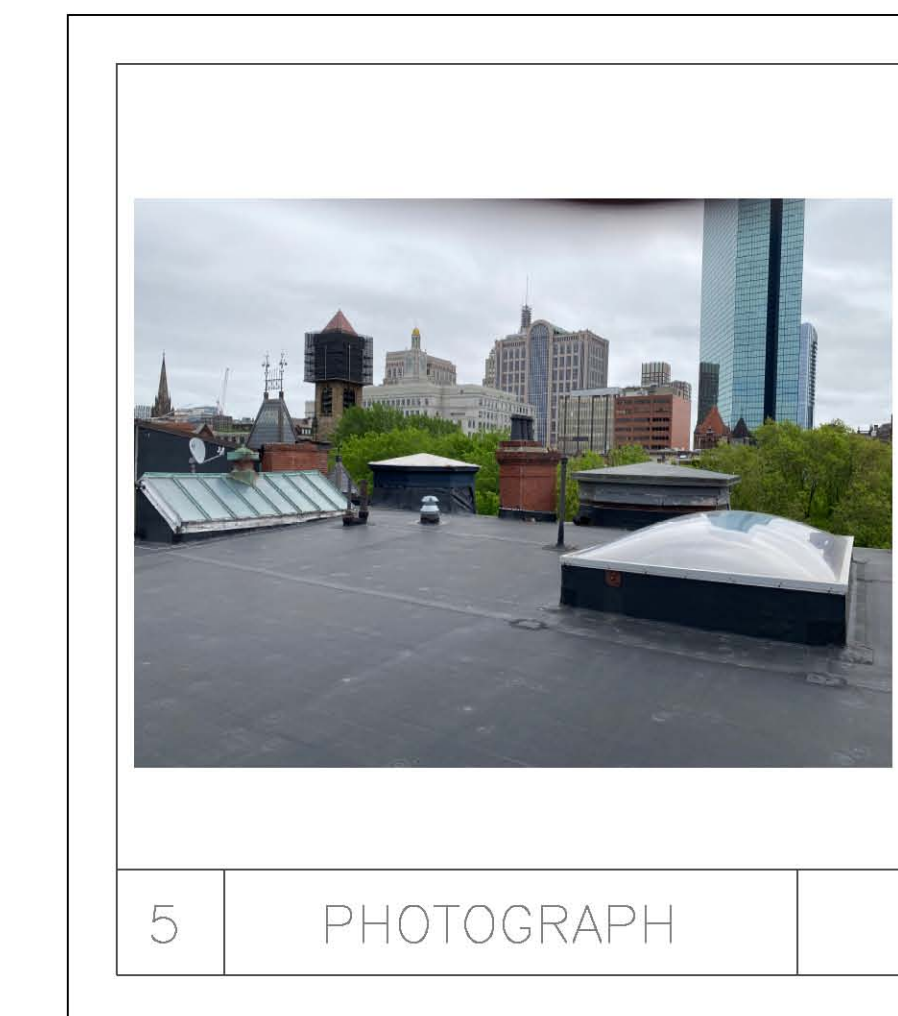
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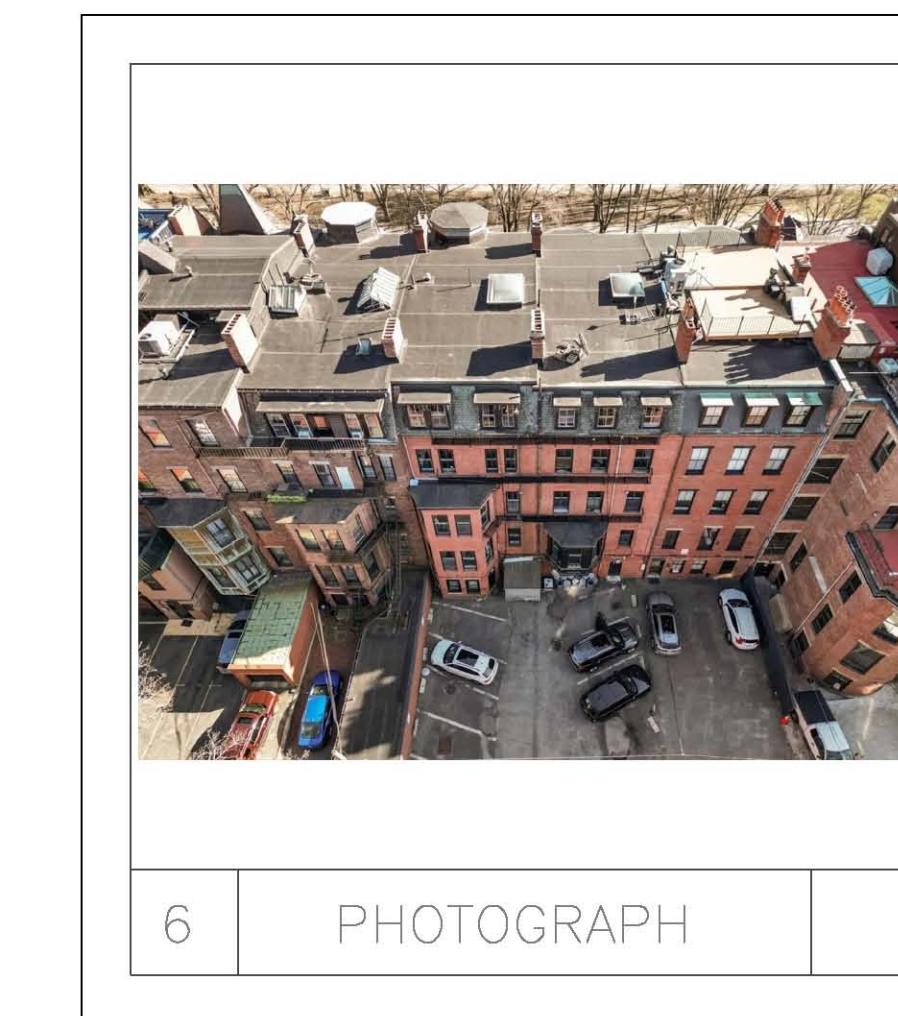
3 PHOTOGRAPH



4 PHOTOGRAPH



5 PHOTOGRAPH



6 PHOTOGRAPH

Revision No.	Date



1

PHOTOGRAPH



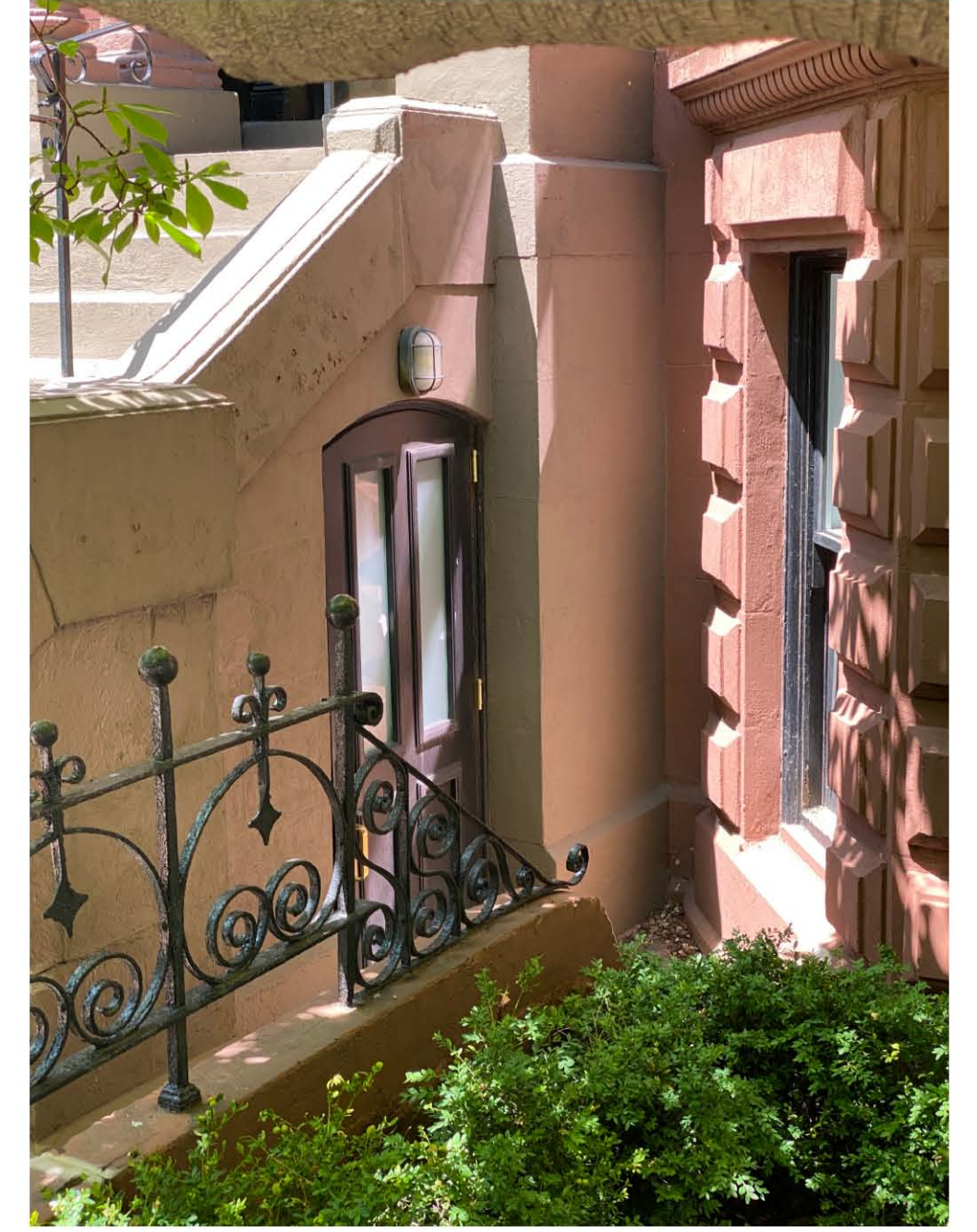
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PHOTOGRAPH



3

PHOTOGRAPH



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PHOTOGRAPH



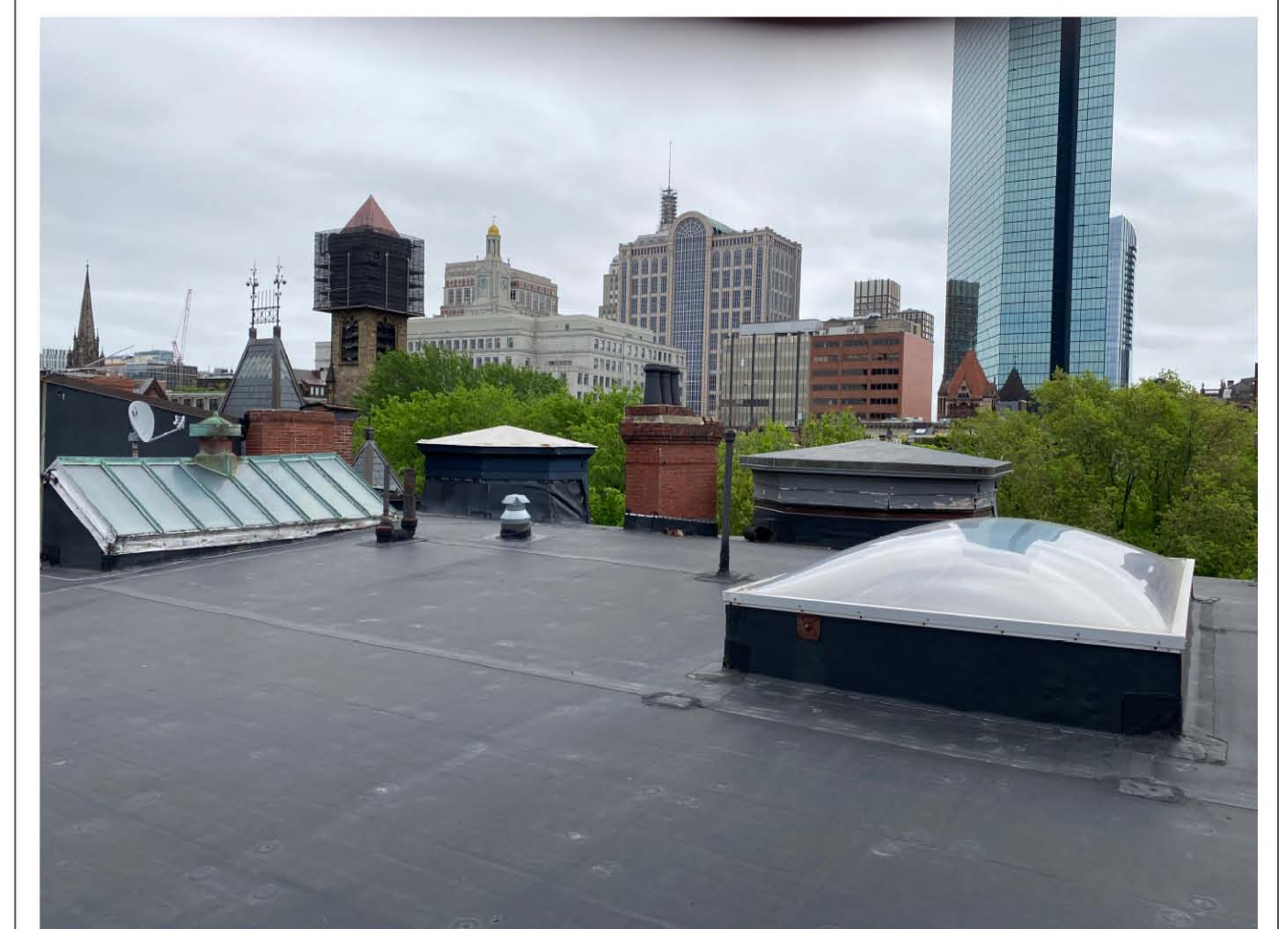
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PHOTOGRAPH



7

PHOTOGRAPH



8

PHOTOGRAPH





1 MOCK-UP PHOTOGRAPH



2 MOCK-UP PHOTOGRAPH



3 MOCK-UP PHOTOGRAPH



4 MOCK-UP PHOTOGRAPH



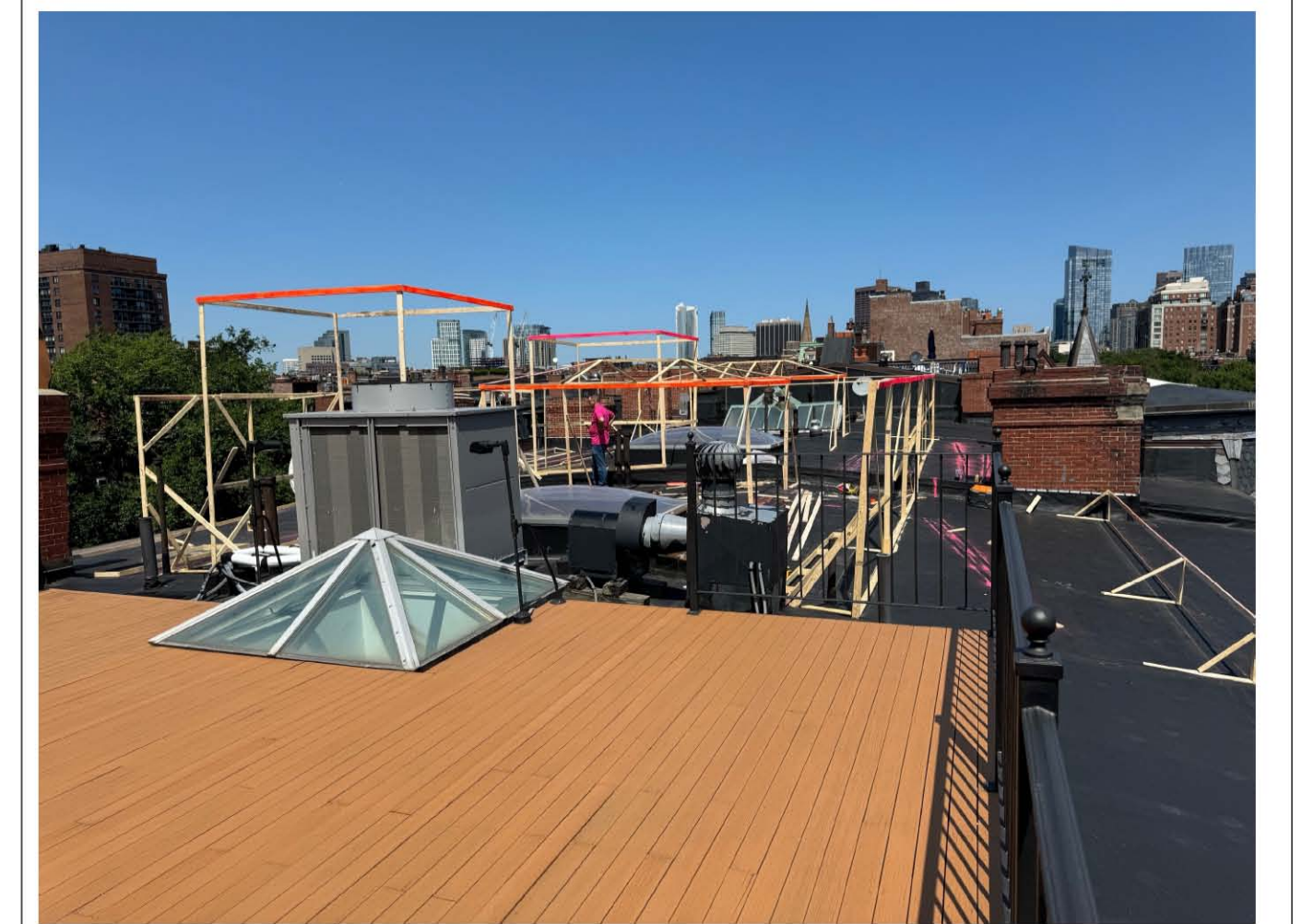
5 MOCK-UP PHOTOGRAPH



6 MOCK-UP PHOTOGRAPH



7 MOCK-UP PHOTOGRAPH



8 MOCK-UP PHOTOGRAPH

