

35 COMMONWEALTH AVENUE

BOSTON, MASSACHUSETTS



HISTORIC IMAGE



PHOTOGRAPH 2017

HISTORICAL CONTEXT: 35 COMMONWEALTH AVENUE IS LOCATED AT THE NORTH SIDE OF COMMONWEALTH AVENUE, BETWEEN BERKELEY + CLARENDON STREETS, DESIGNED BY ARCHITECT NATHANIEL BRADLEE, BUILT ca. 1873, AS ONE OF THREE CONTIGUOUS HOUSES BUILT ca. 1872-1873 (35-37-39 COMMONWEALTH AVE.)

BBAC HEARING

JULY 12, 2017

Revision No.	Date

COVERSHEET

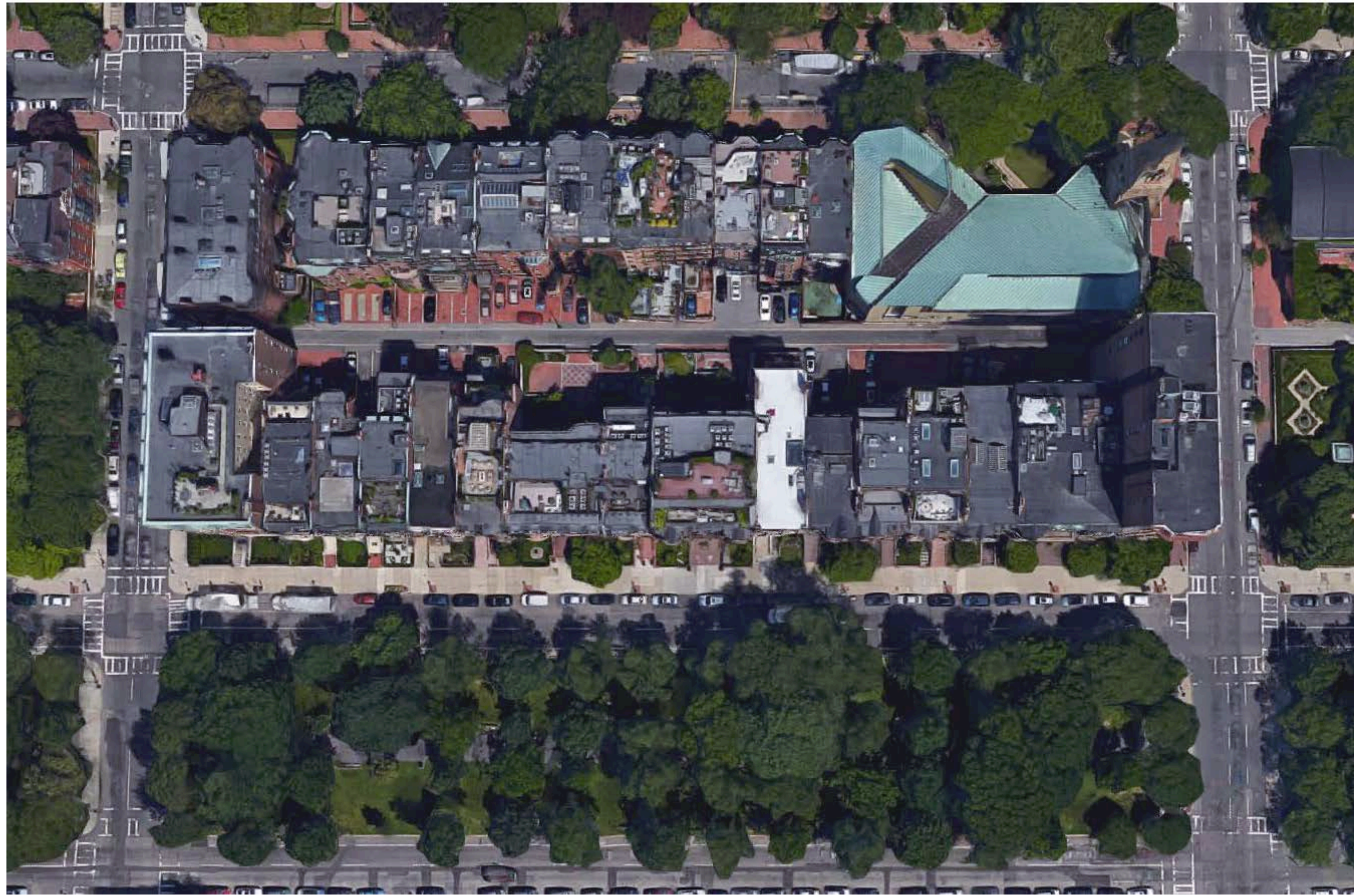
35 COMMONWEALTH AVENUE

BACK BAY, BOSTON

Date: JUNE 13, 2017
 Project Number: _____
 Checked By: RP/PC/SB
 Scale: N.T.S.

35 COMM AVE ASSOCIATES, LLC
 24 FARNSWORTH STREET, BOSTON, MA 02110
 617-482-5500

BBAC
COV



AERIAL PHOTOGRAPH 2017



AERIAL PHOTOGRAPH 2017

CONTEXT: ADJACENT PENTHOUSE ADDITIONS BUILT AT 37-39

Revision No.	Date



COMMONWEALTH AVENUE LOOKING EAST

2017



COMMONWEALTH AVENUE LOOKING WEST

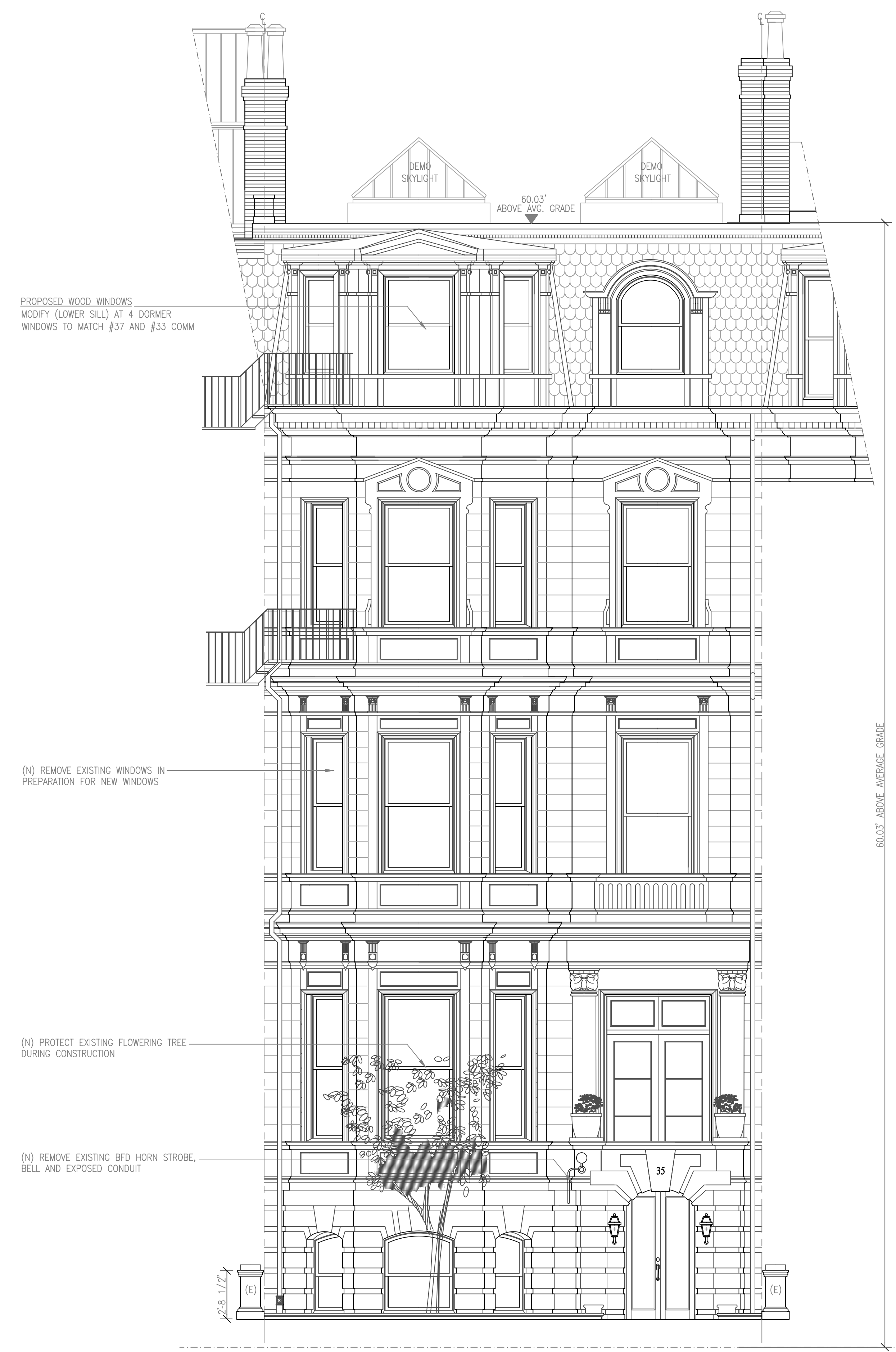
2017



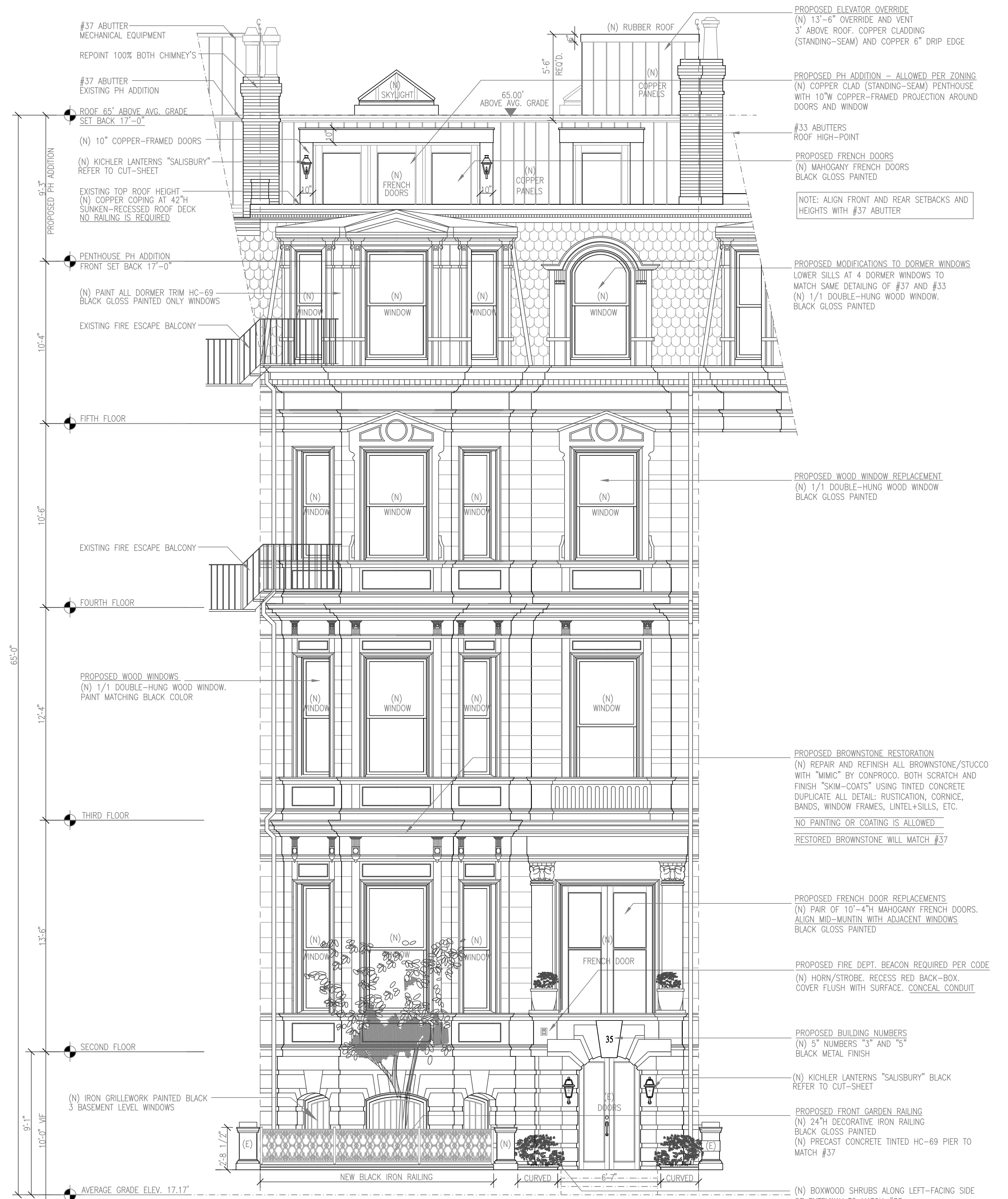
35 COMMONWEALTH AVENUE

2017

FRONT ENTRANCE LOWERED TO STREET LEVEL 1911



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



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



FRONT ENTRANCE DETAIL PHOTO 2017

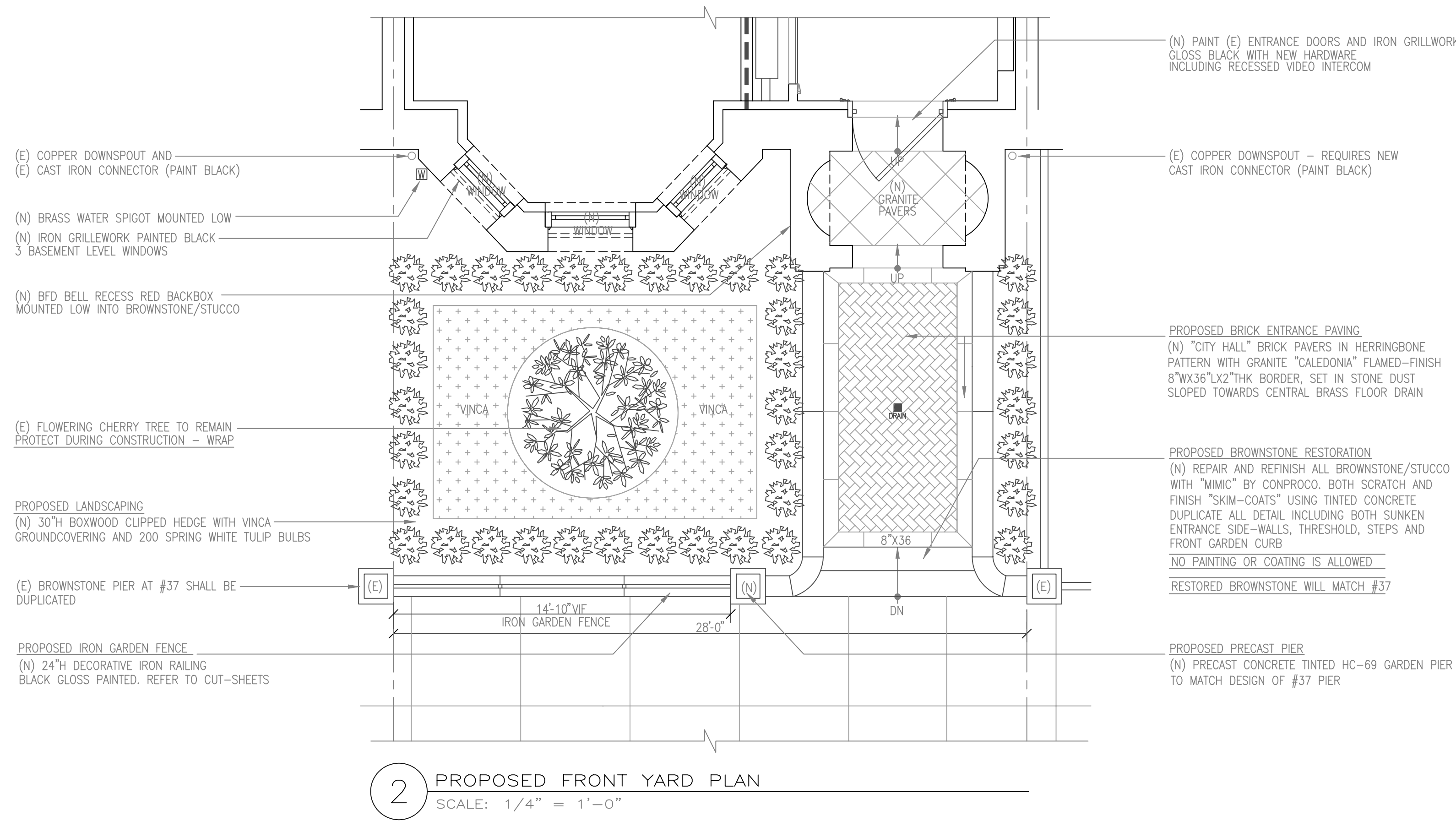


FRONT ENTRANCE DETAIL PHOTO 2017

FRONT ENTRANCE LOWERED TO STREET LEVEL 1911



FRONT ENTRANCE DETAIL PHOTO 2017



Revision No.	Date



AERIAL PHOTOGRAPH 2017

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EXISTING ROOF PHOTO

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06





VIEW SOUTH WEST TOWARD 37



VIEW NORTH WEST TOWARD 37



VIEW WEST TOWARD 37



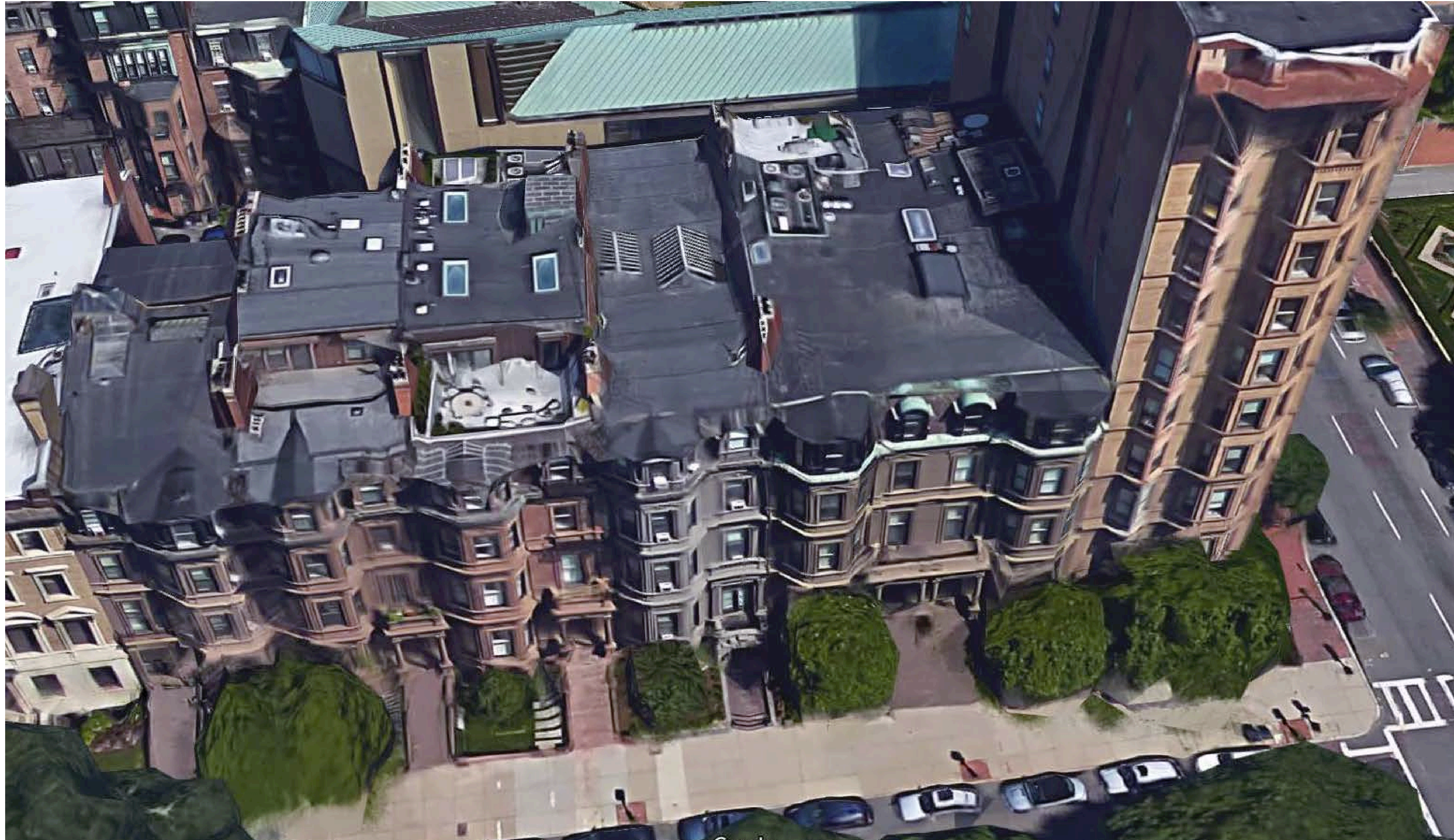
VIEW EAST TOWARD 33



VIEW NORTH EAST TOWARD 33



VIEW EAST TOWARD 33



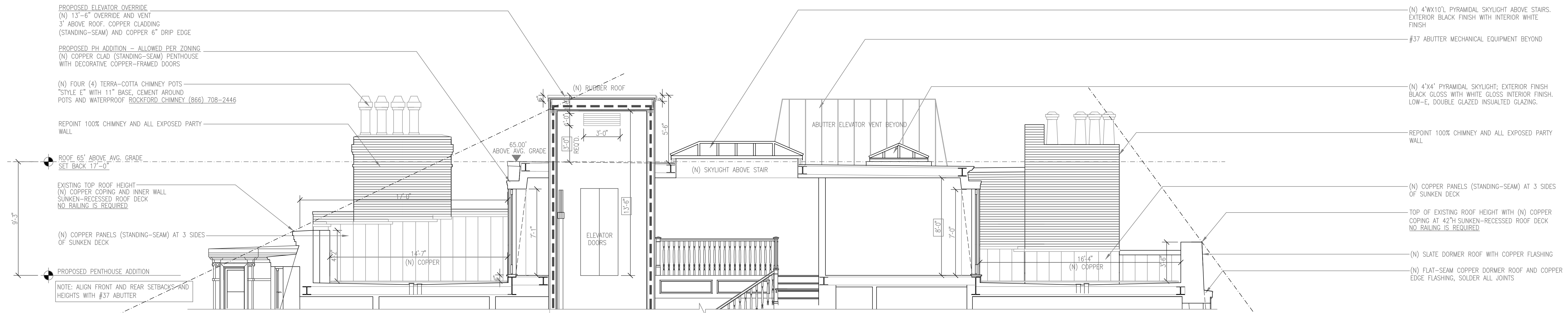
AERIAL PHOTOGRAPH - SOUTH FACING 2017



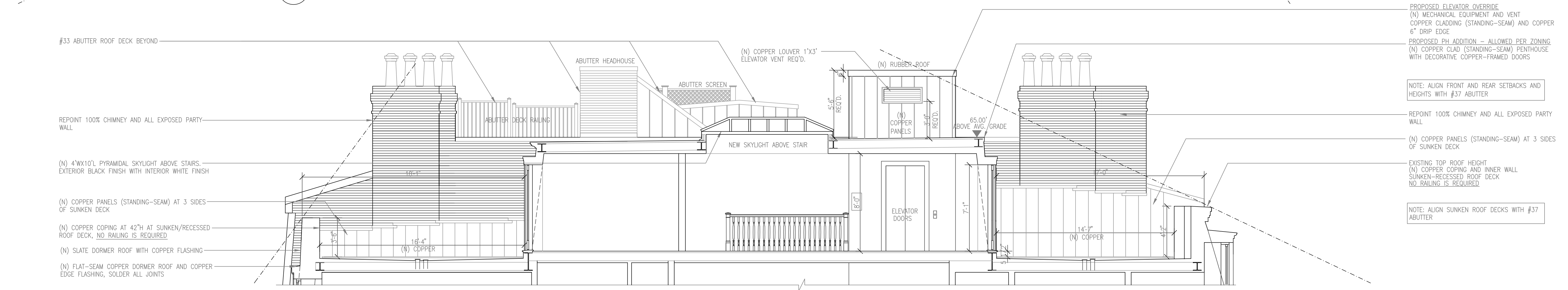
AERIAL PHOTOGRAPH 2017



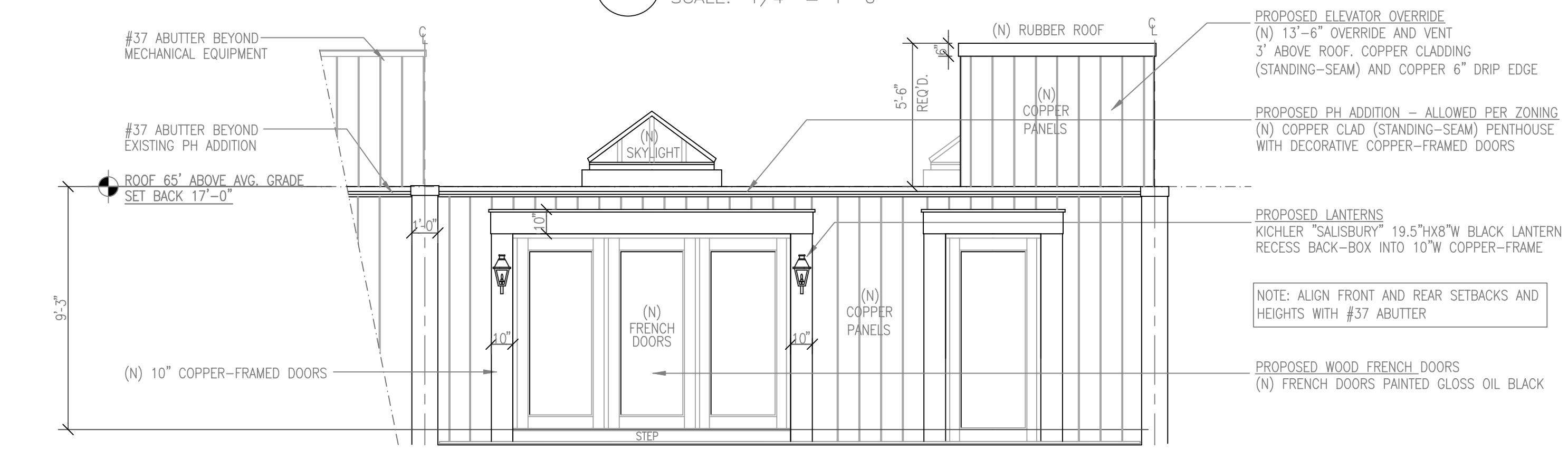
AERIAL PHOTOGRAPH – MOCK UP OUTLINE 2017



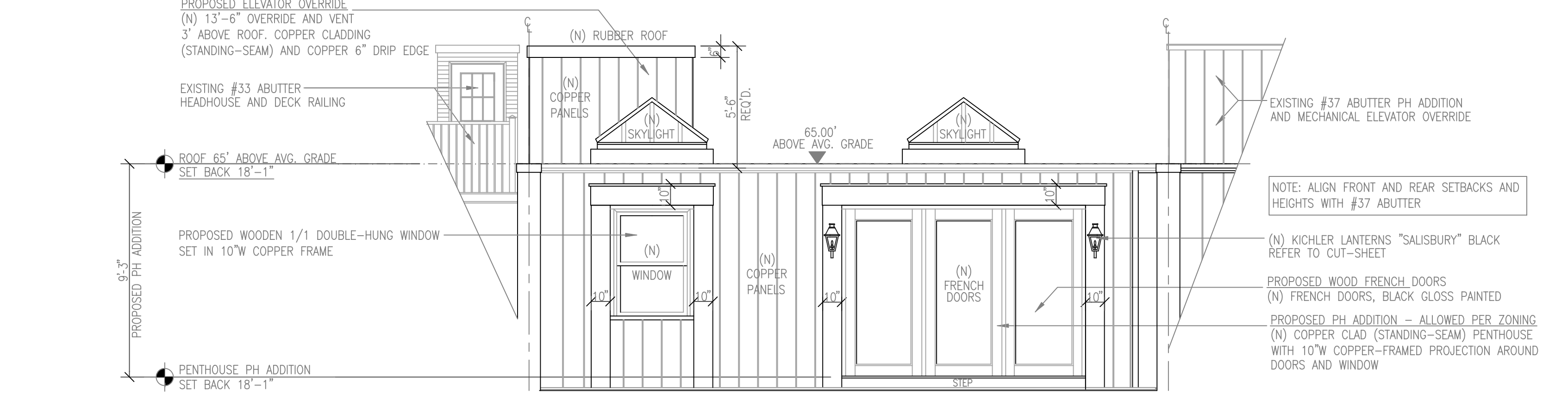
1 PENTHOUSE SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"



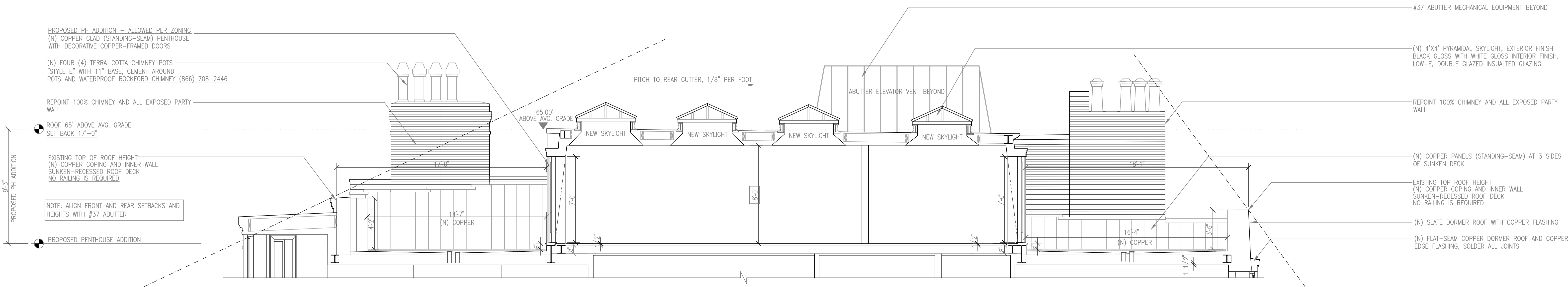
2 PENTHOUSE SECTION LOOKING WEST
SCALE: 1/4" = 1'-0"



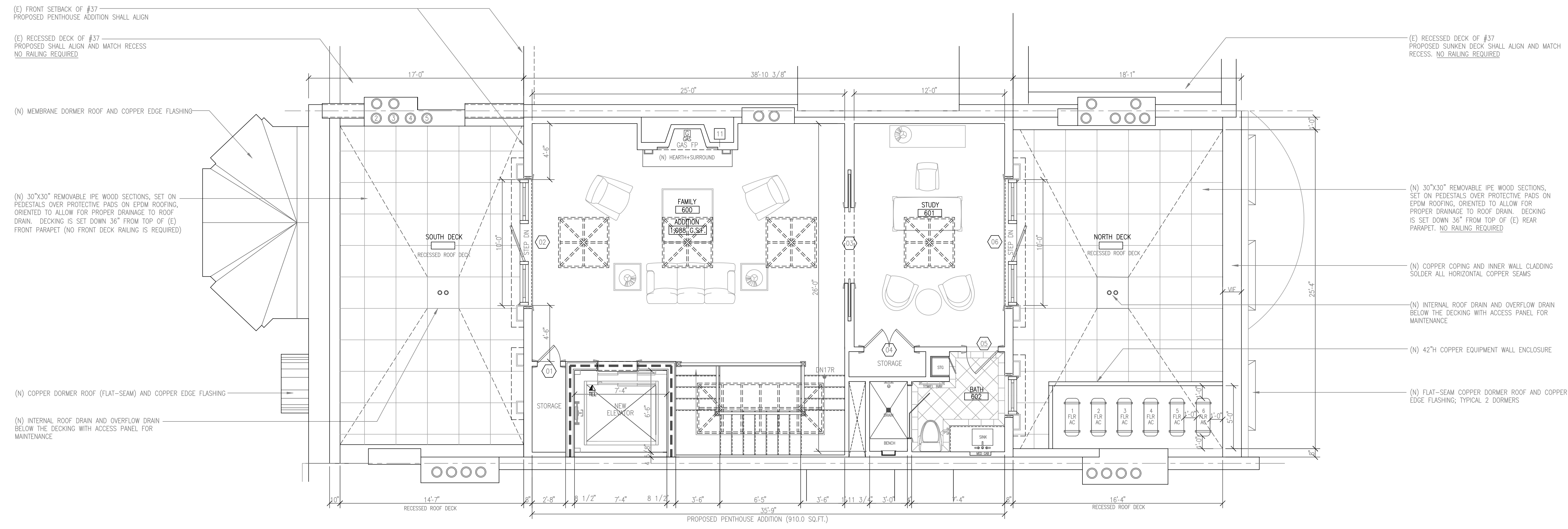
3 PENTHOUSE SOUTH FACING ELEVATION - COMMONWEALTH AVE
SCALE: 1/4" = 1'-0"



4 PENTHOUSE NORTH FACING ALLEY ELEVATION
SCALE: 1/4" = 1'-0"

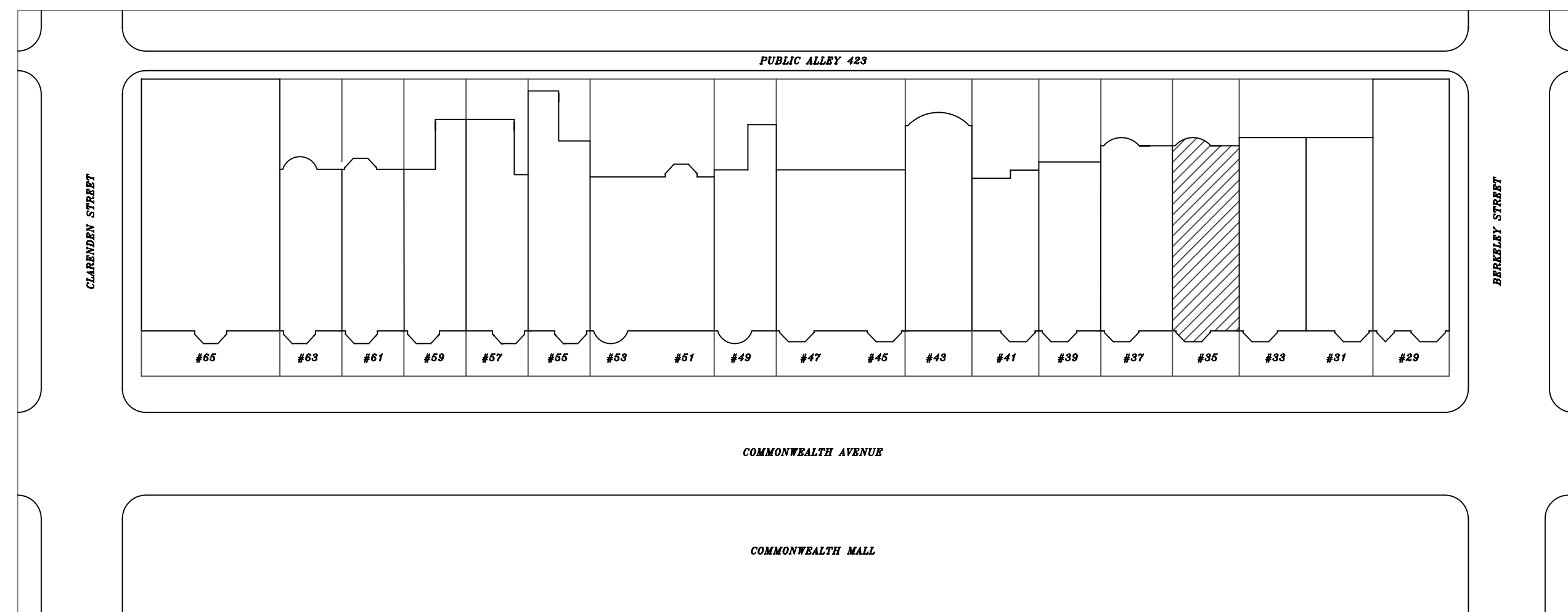


2 PROPOSED PENTHOUSE SECTION
SCALE: 1/4" = 1'-0"



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

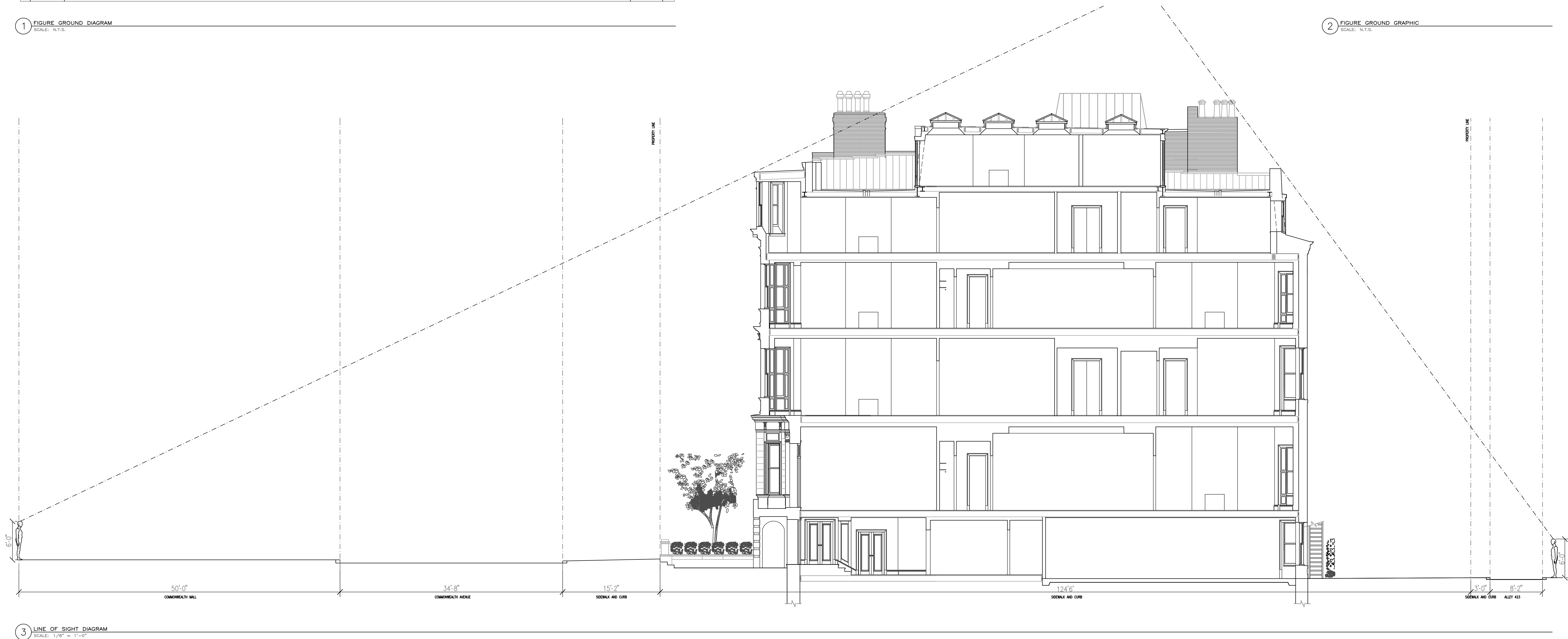
Revision No.	Date



1 FIGURE GROUND DIAGRAM
SCALE: N.T.S.



2 FIGURE GROUND GRAPHIC
SCALE: N.T.S.



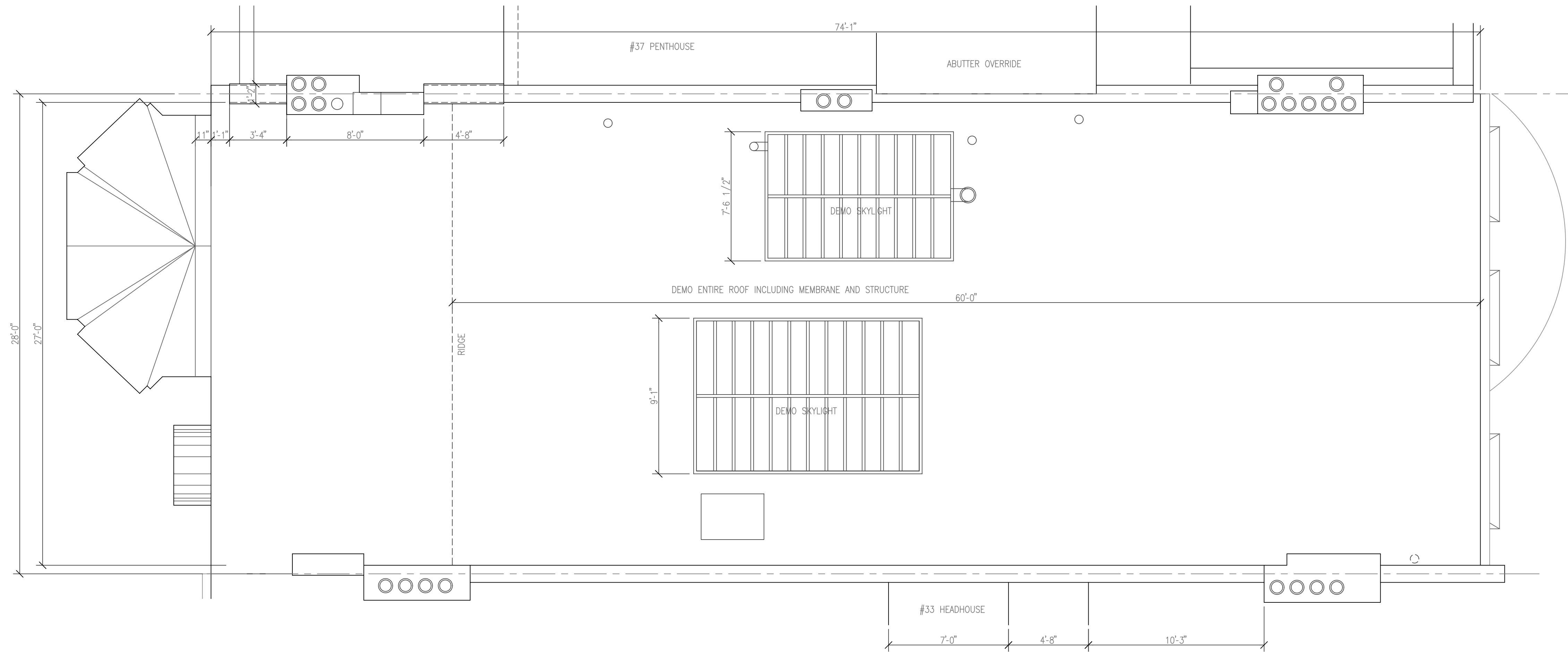
3 LINE OF SIGHT DIAGRAM
SCALE: 1/8" = 1'-0"



AERIAL PHOTOGRAPH – MOCK UP OUTLINE 2017



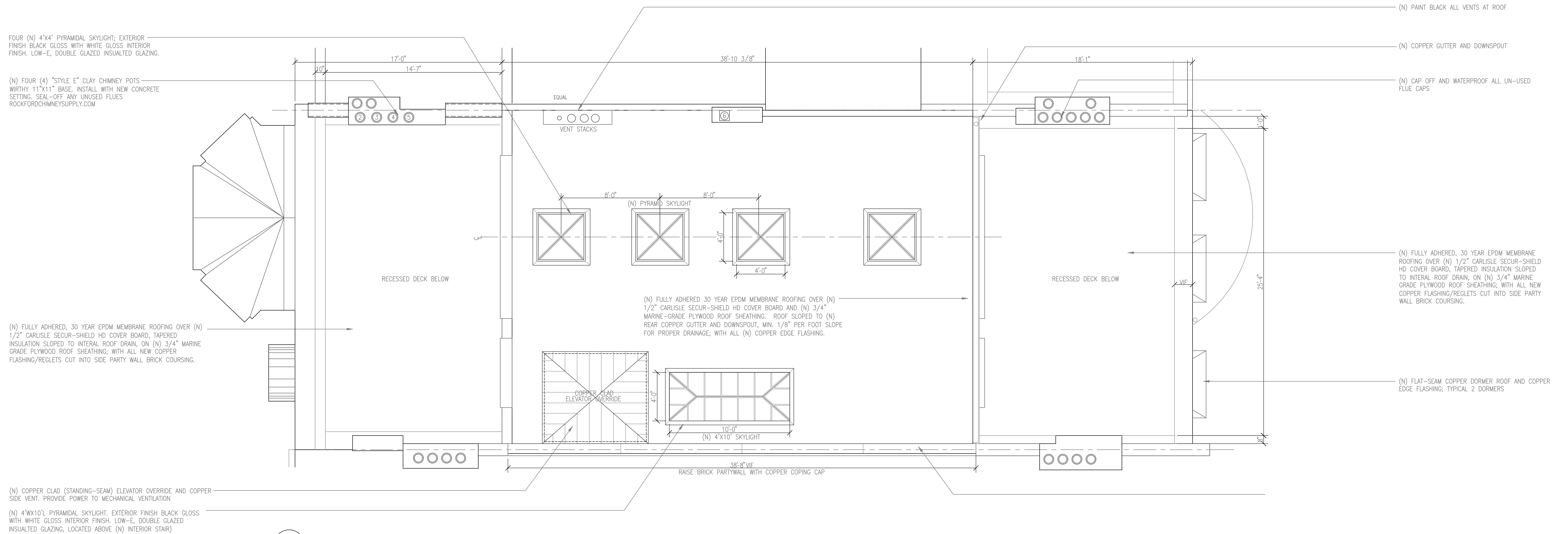
AERIAL PHOTOGRAPH – MOCK UP OUTLINE 2017



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

LEGEND:
 ---OR--- ELEMENT TO BE DEMOLISHED

Revision No.	Date



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

Revision No.	Date





REAR FACADE LOOKING EAST

2017



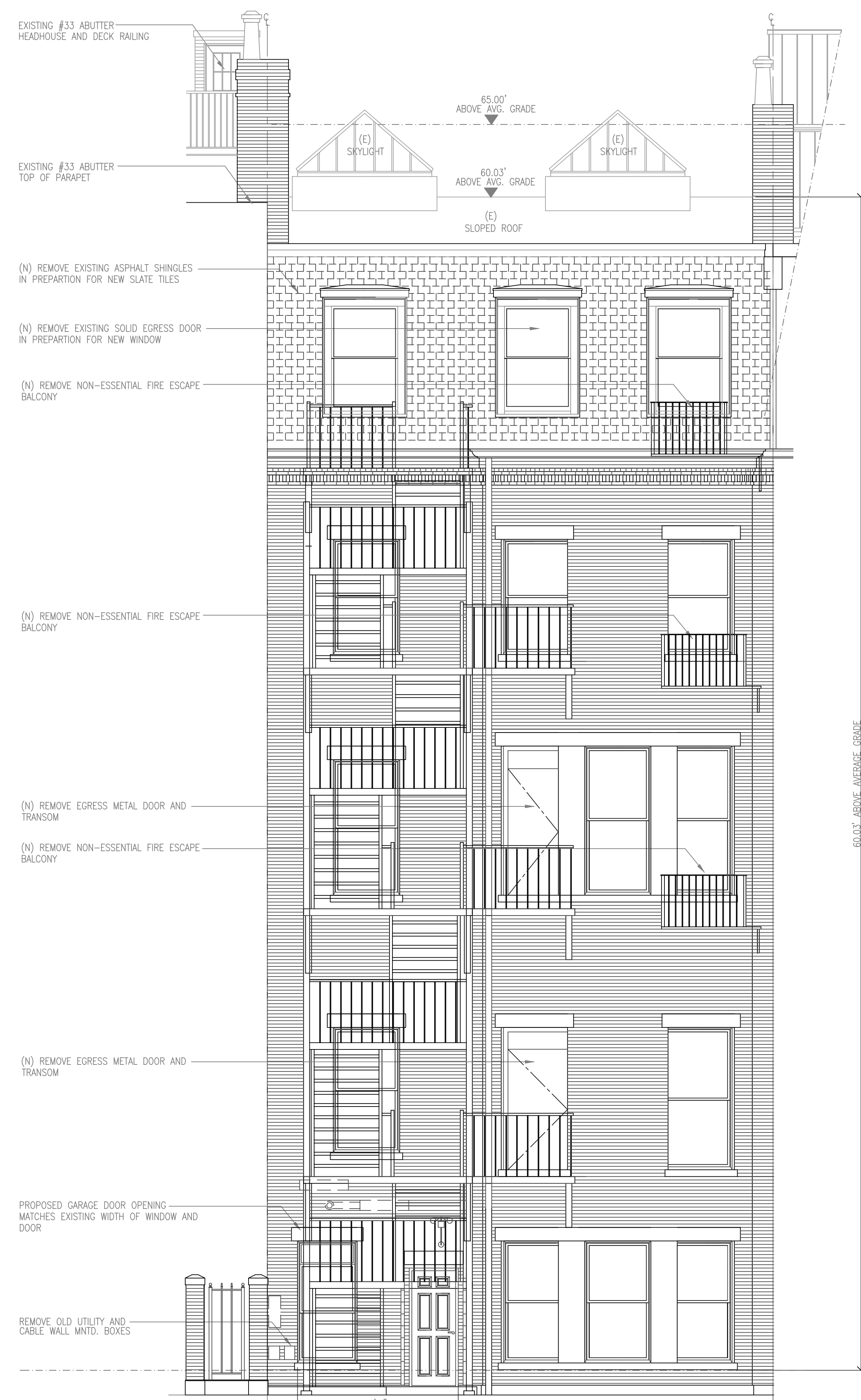
REAR FACADE LOOKING WEST

2017

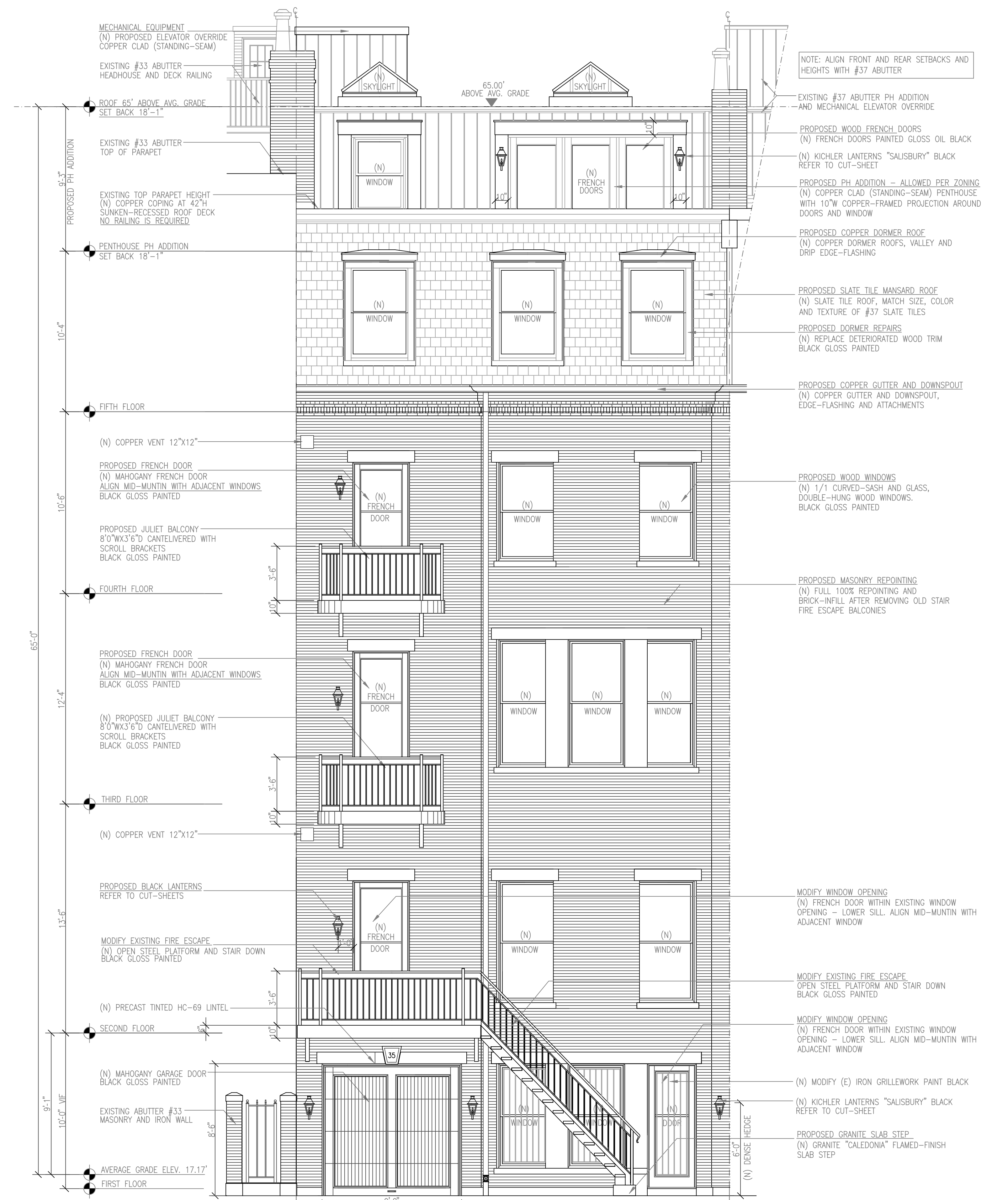


REAR FACADE

2017



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



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

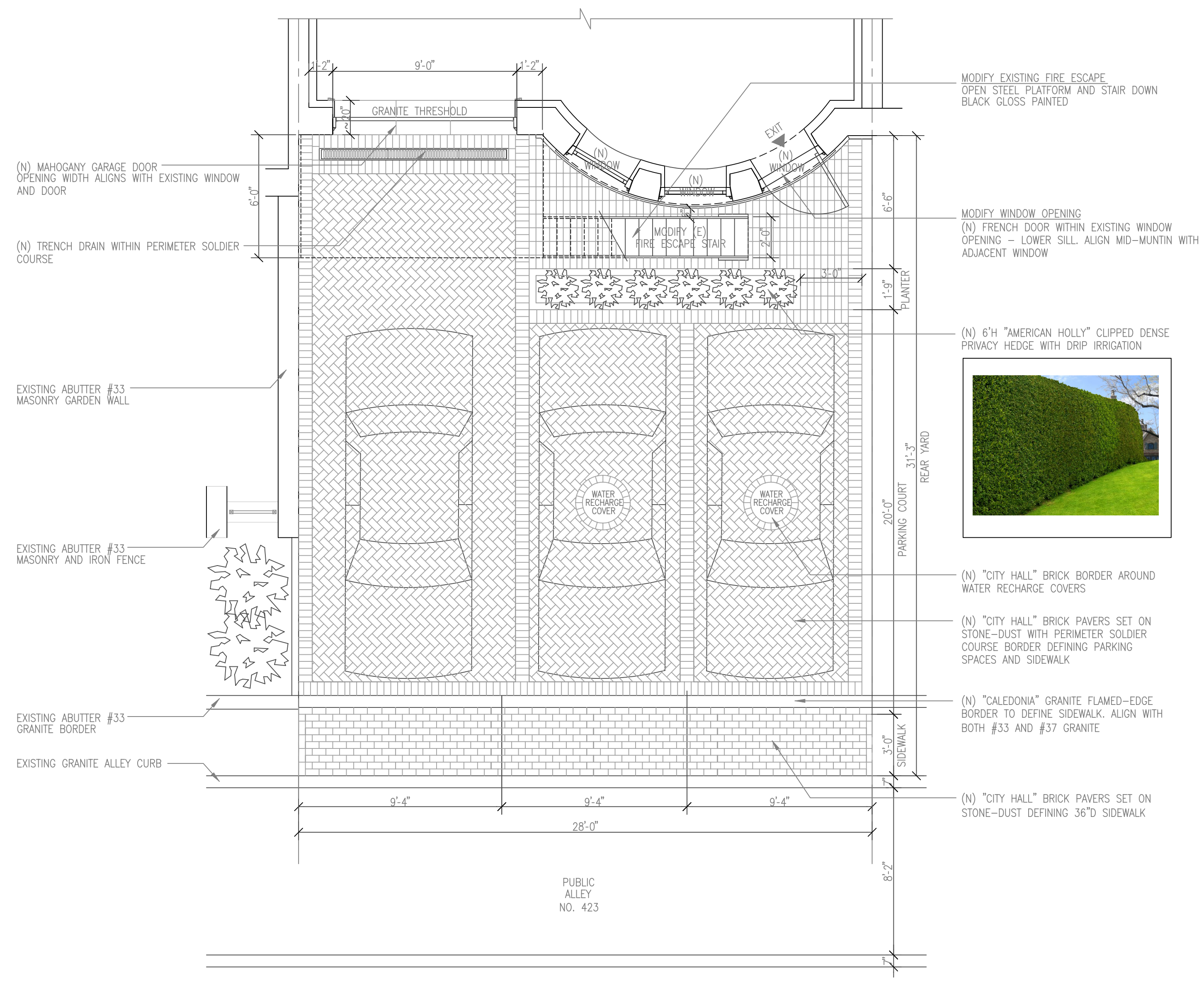
Revision No.	Date



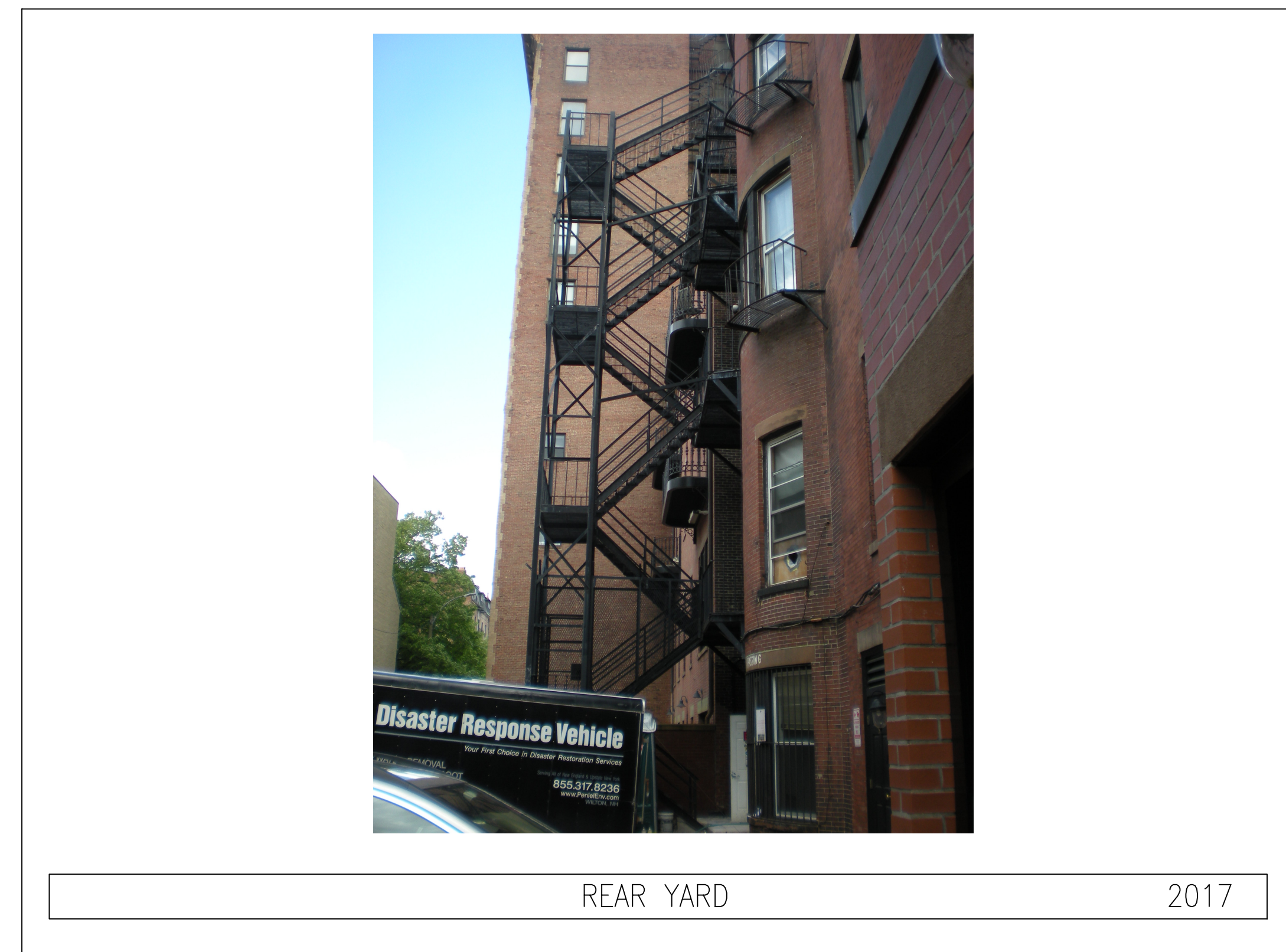
1 PROPOSED REAR YARD ELEVATION
SCALE: 1/4" = 1'-0"



REAR YARD 2017

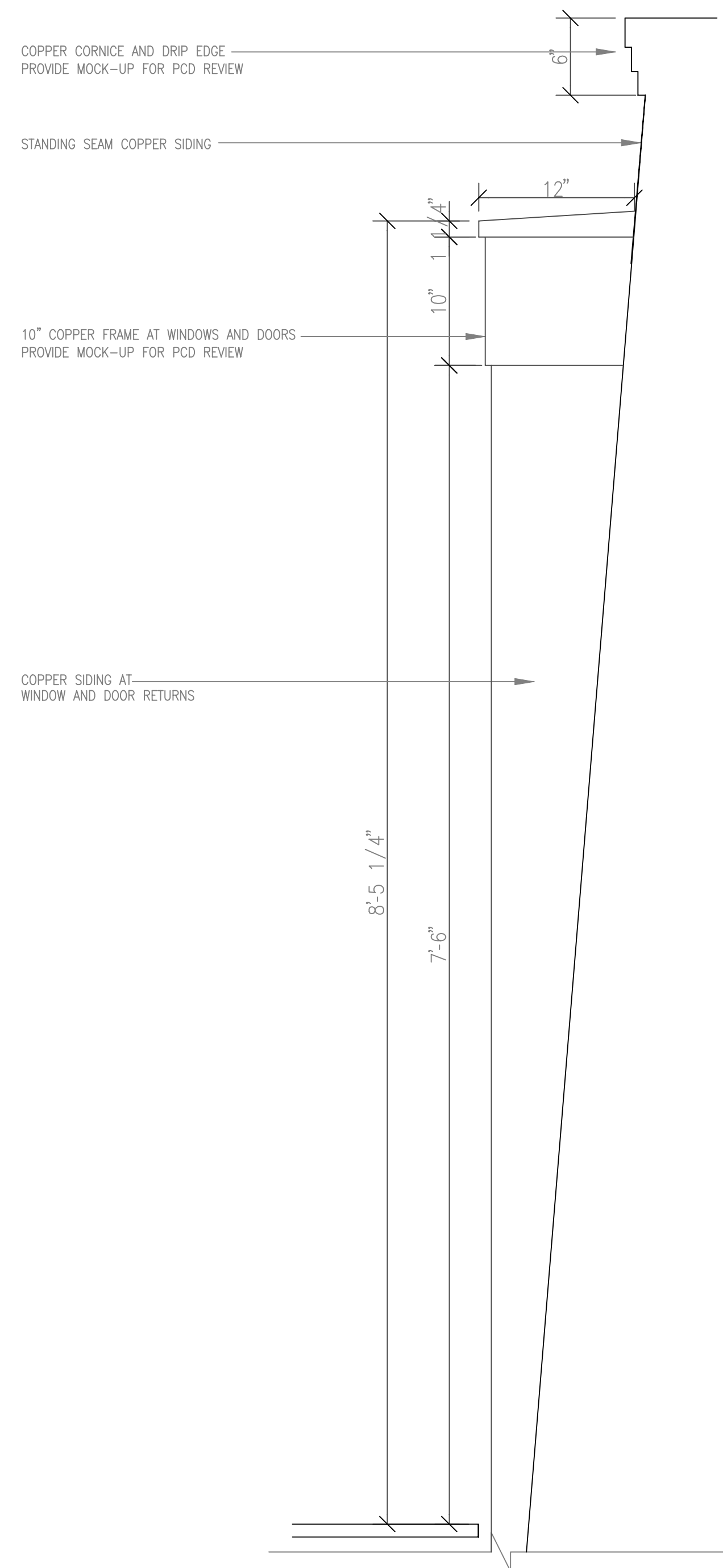


2 PROPOSED REAR YARD PLAN
SCALE: 1/4" = 1'-0"



REAR YARD 2017

Revision No.	Date



1 PROPOSED PENTHOUSE PROFILE — FRONT AND REAR WALLS
SCALE: N.T.S.



PROPOSED PENTHOUSE FACADE IMAGE



PROPOSED PENTHOUSE FACADE IMAGE