122 COMMONWEALTH AVENUE

BOSTON, MASSACHUSETTS



HISTORICAL CONTEXT: 122 COMMONWEALTH AVENUE IS LOCATED AT THE SOUTH SIDE OF COMMONWEALTH AVENUE, BETWEEN CLARENDON AND DARTMOUTH STREETS, DESIGNED BY EMERSON AND FEHMER, ARCHITECT, BUILT ca. 1871-1872, AS ONE OF FOUR CONTIGUOUS HOUSES BUILT ca. 1872-1873 (118-120-122-124 COMMONWEALTH AVE.)

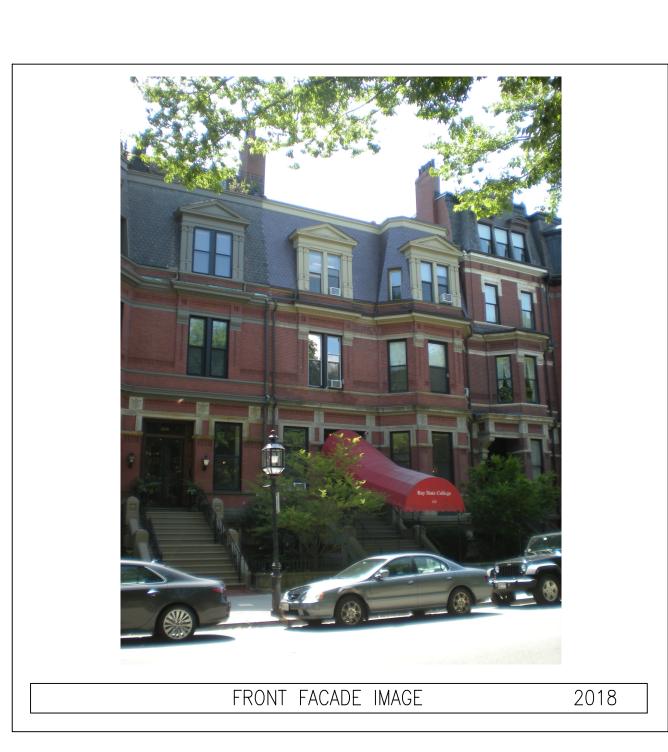
122 Commonwealth Avenue

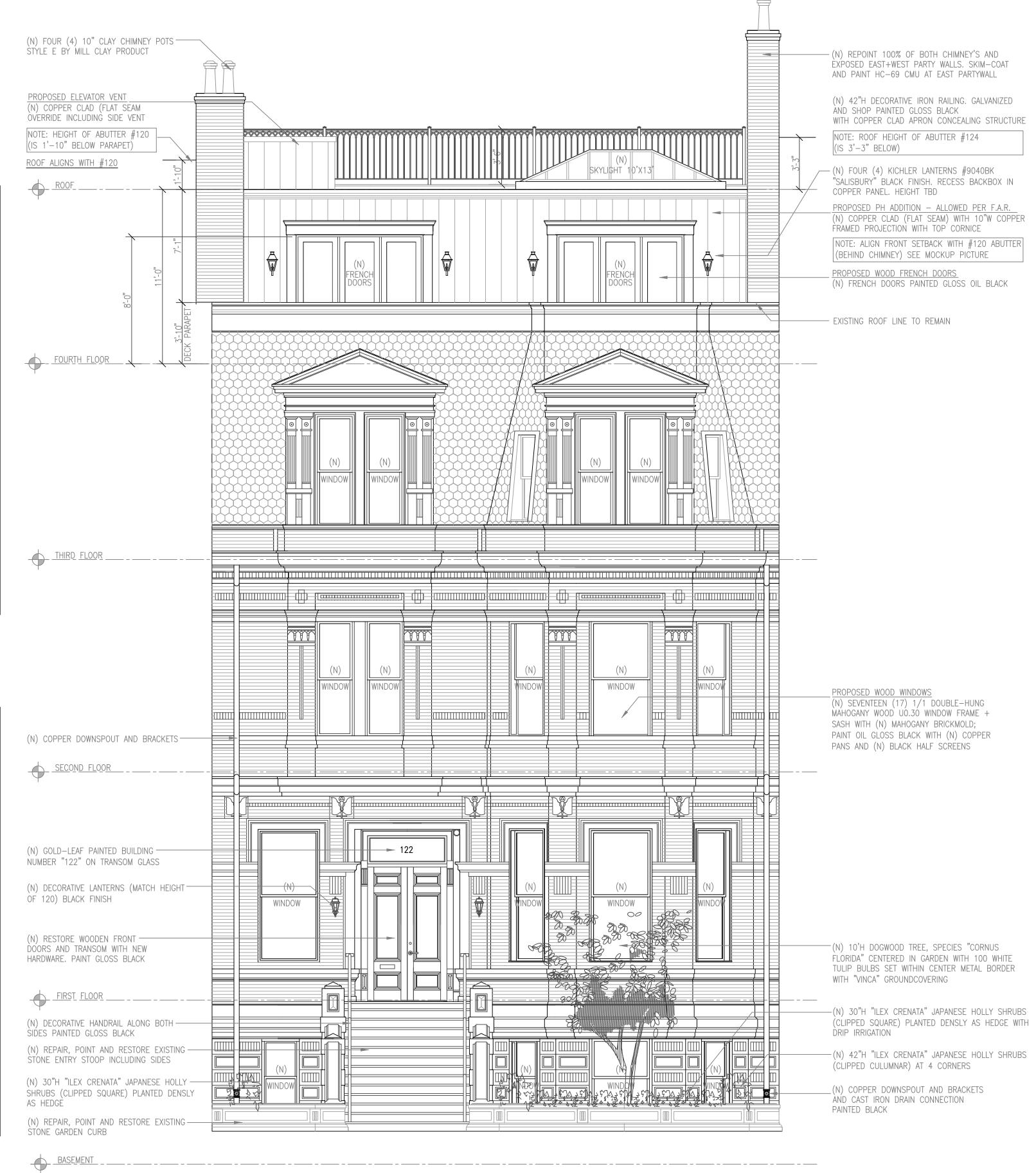
Boston — Massachusetts

RP/PC/SB









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

PAYNE | COLLINS

18 Worcester Square, Boston, MA 02118

Tel: 617.308.4887
Tel: 617.694.2757

Revision No.

Date

existing and proposed front elevation 122 Commonwealth Avenue

Boston - Massachusetts

Date:	October 29, 2018
Project Number:	
Checked By:	RP/PC/SB
Scale:	1/4" = 1'-0"

BSA Construction and Development
555 Columbus Avenue
Boston, Massachusetts 02118

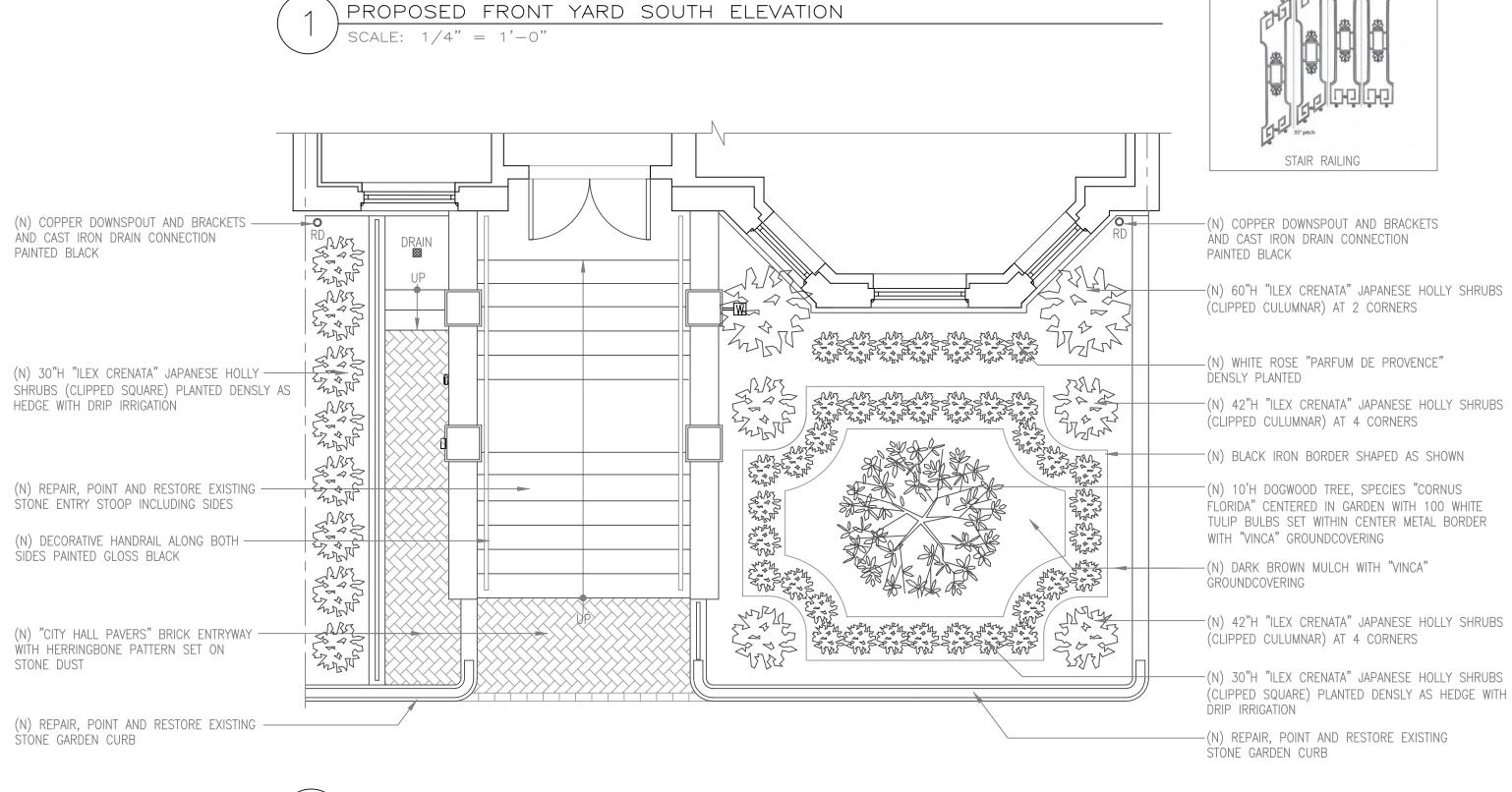
TEL: 617-840-1999
TEL: 617-236-4467

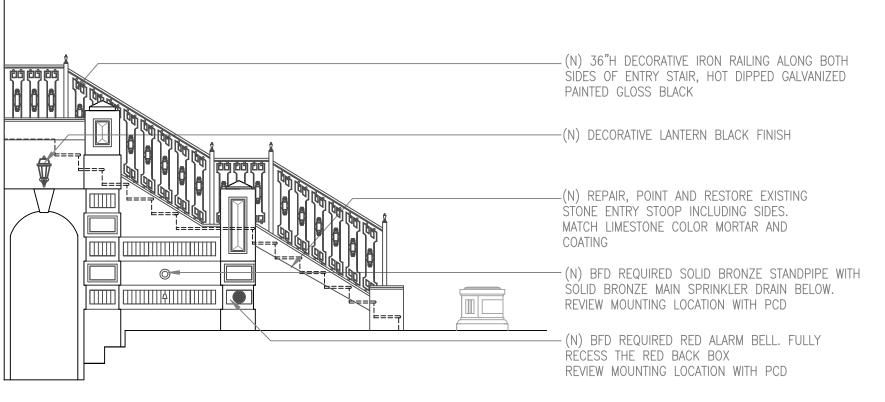
BBAC 01











GLOSS BLACK WWW.ARCHIRONDESIGN.COM

- (N) 36"H DECORATIVE CUSTOM IRON RAILING (BOTH SIDES OF STAIR) HOT DIPPED GALVANIZED PAINTED

SUBMIT MOCKUP SAMPLE AND DETAILED SHOP DRAWINGS FOR PCD APPROVAL

-1.5"X1.5" POSTS WITH DECORATIVE URNS 5/8"X5/8" RAILING PICKETS, BOTTOM RAIL WITH DECORATIVE HANDRAIL TOP AND 1/2"X1/2" X CROSS DETAIL WITH SCROLL DETAIL

CAST IRON PANEL SKU 7463 AND 7462

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

PROPOSED STAIR RAILING SCALE: 1/4" = 1'-0"

PAYNE COLLINS 18 Worcester Square, Boston, MA 02118 Tel: 617.308.4887 Tel: 617.694.2757

Revision No.

PROPOSED FRONT YARD PLAN

SCALE: 1/4" = 1'-0"

PROPOSED FRONT YARD PLAN AND ELEVATION 122 Commonwealth Avenue

Boston - Massachusetts

October 29, 2018 Date: <u>Project Number:</u> RP/PC/SB Checked By: 1/4" = 1'-0"

BSA Construction and Development 555 Columbus Avenue Boston, Massachusetts 02118 TEL: 617-840-1999

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EXISTING AND PROPOSED REAR ELEVATION

122 Commonwealth Avenue

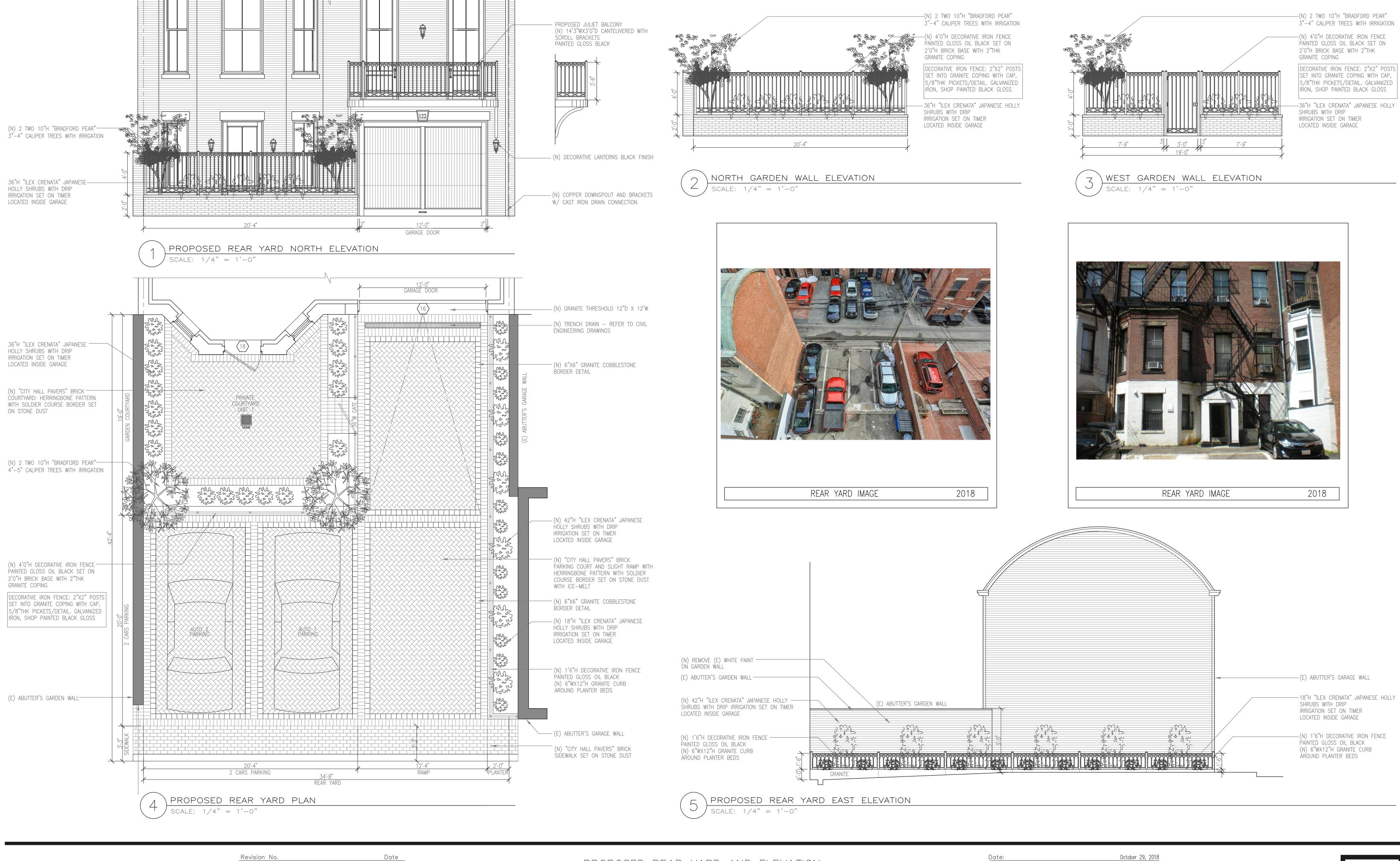
Boston - Massachusetts

Date:	October 29, 20
Project Number:	
Checked By:	RP/PC/S
Scale:	1/4" = 1'-0

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BBAC 03



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PROPOSED REAR YARD AND ELEVATION

122 Commonwealth Avenue

Boston - Massachusetts

Project Number:

Checked By:

Scale:

RP/PC/SB

1/4" = 1'-0"

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BBAC 04

-(N) REPOINT 100% OF BOTH CHIMNEY'S AND

EXPOSED EAST+WEST PARTY WALLS. SKIM-COAT AND PAINT HC-69 CMU AT EAST PARTYWALL

(N) 42"H DECORATIVE IRON RAILING. GALVANIZED AND SHOP PAINTED GLOSS BLACK

"SALISBURY" BLACK FINISH. RECESS BACKBOX IN

PROPOSED PH ADDITION — ALLOWED PER F.A.R.

(N) COPPER CLAD (FLAT SEAM) WITH 10"W COPPER

NOTE: ALIGN FRONT SETBACK WITH #120 ABUTTER

NOTE: ROOF HEIGHT OF ABUTTER #124

COPPER PANEL. HEIGHT TBD

(N) FOUR (4) KICHLER LANTERNS #9040BK

FRAMED PROJECTION WITH TOP CORNICE

PROPOSED WOOD FRENCH DOORS

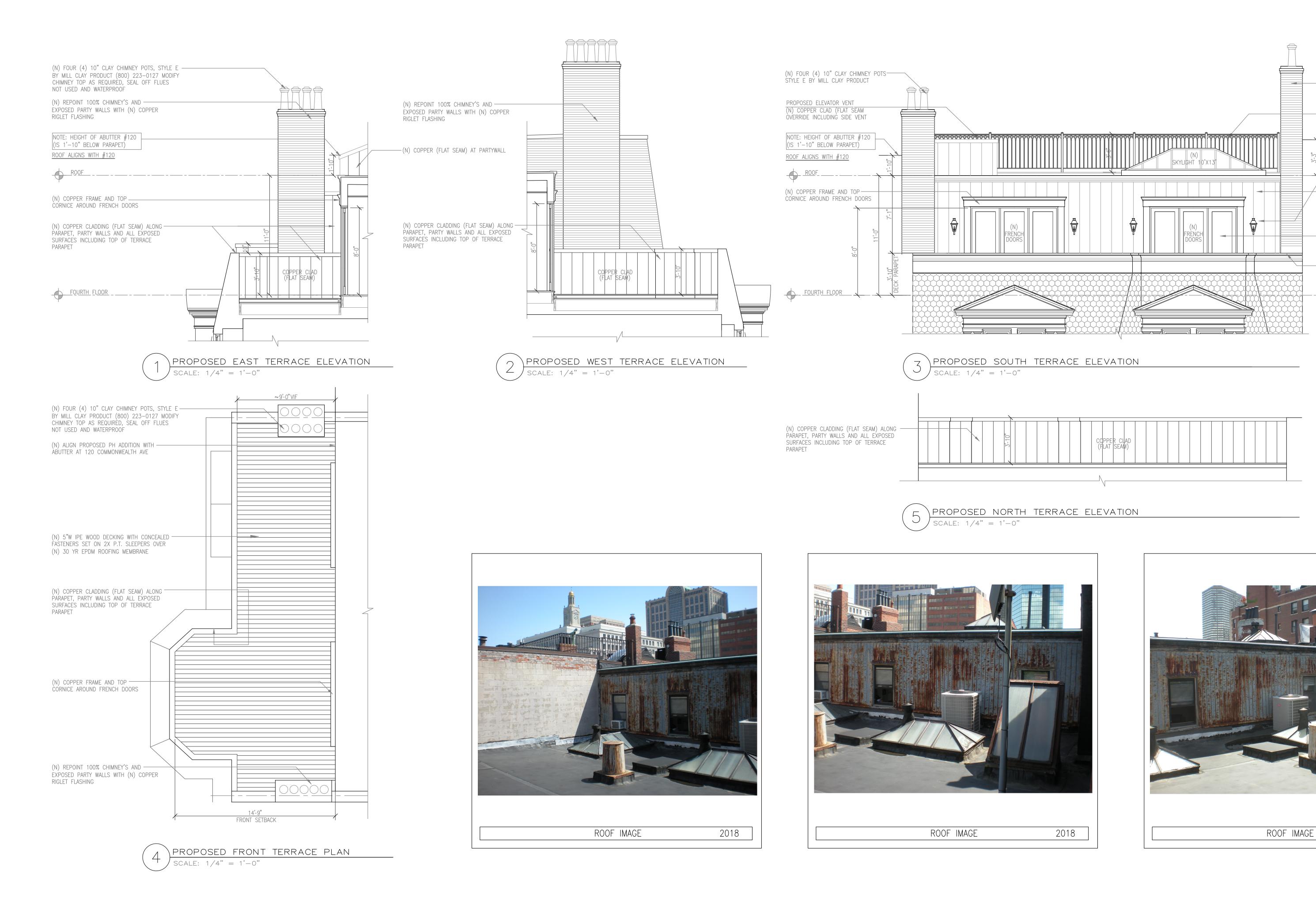
- EXISTING ROOF LINE TO REMAIN

(BEHIND CHIMNEY) SEE MOCKUP PICTURE

(N) FRENCH DOORS PAINTED GLOSS OIL BLACK

(IS 3'-3"" BELOW)

WITH COPPER CLAD APRON CONCEALING STRUCTURE



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Revision No.

Date

PROPOSED FRONT TERRACE PLAN AND ELEVATIONS

122 Commonwealth Avenue

Boston - Massachusetts

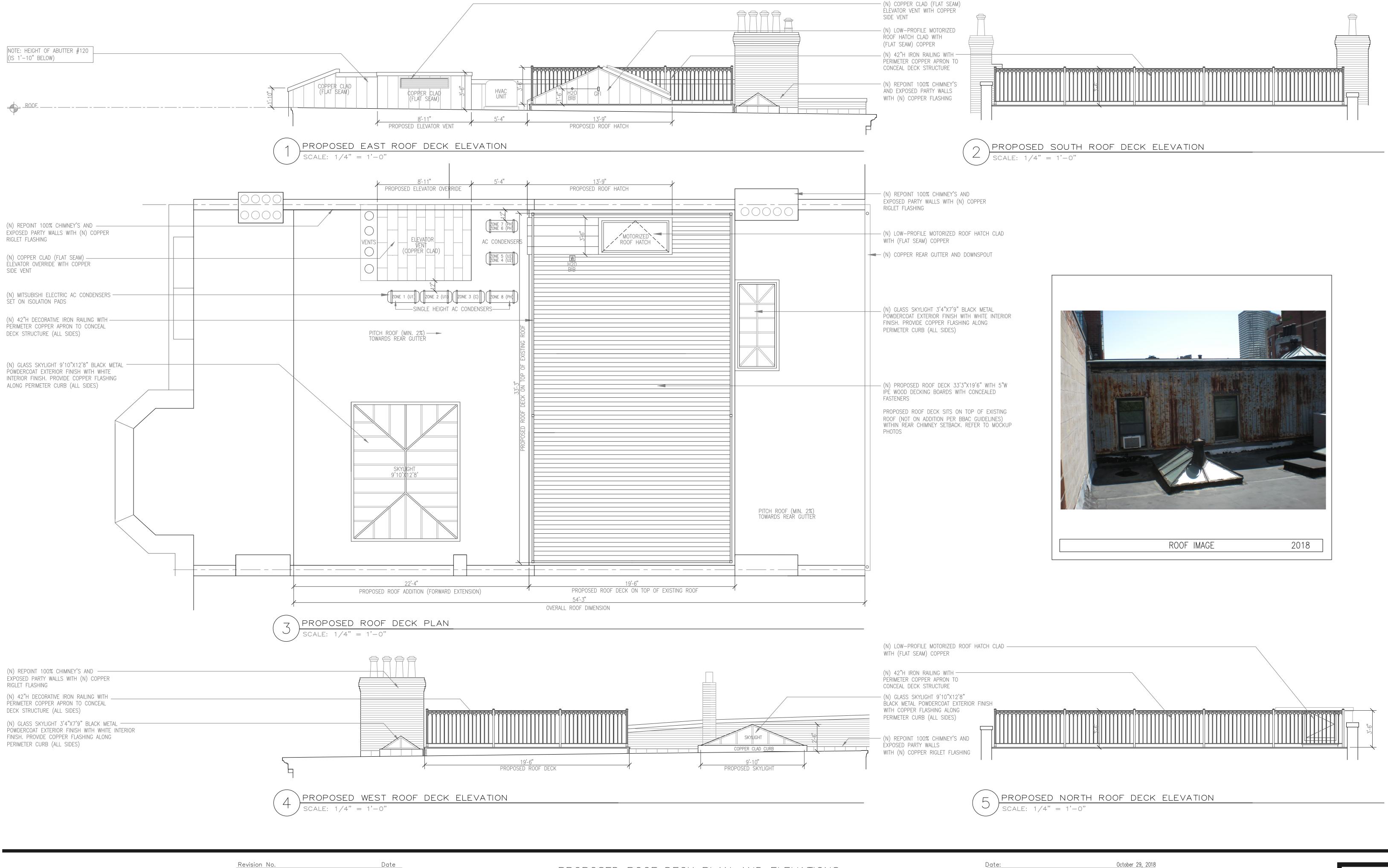
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Project Number:	
Checked By:	RP/PC/SB
Scale:	1/4" = 1'-0"

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2018



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PROPOSED ROOF DECK PLAN AND ELEVATIONS

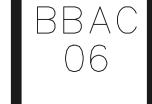
122 Commonwealth Avenue

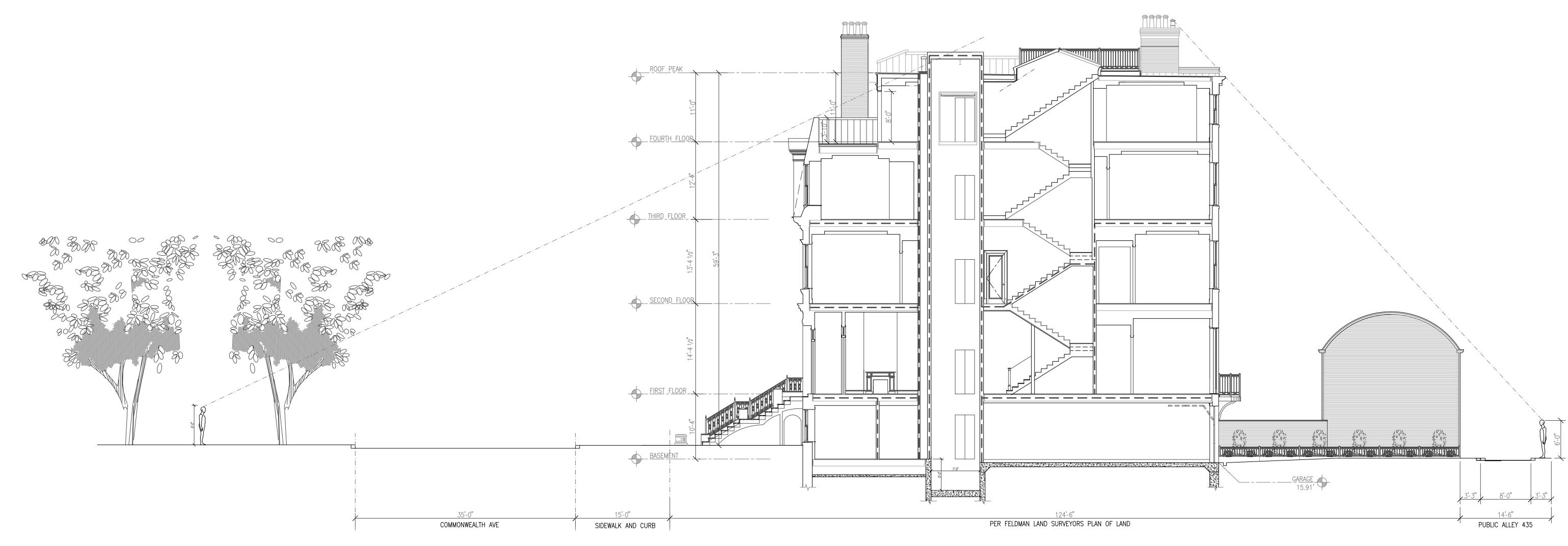
Boston - Massachusetts

Date:	October 29, 2018
Project Number:	
Checked By:	RP/PC/SE
Scale:	1/4" = 1'-0

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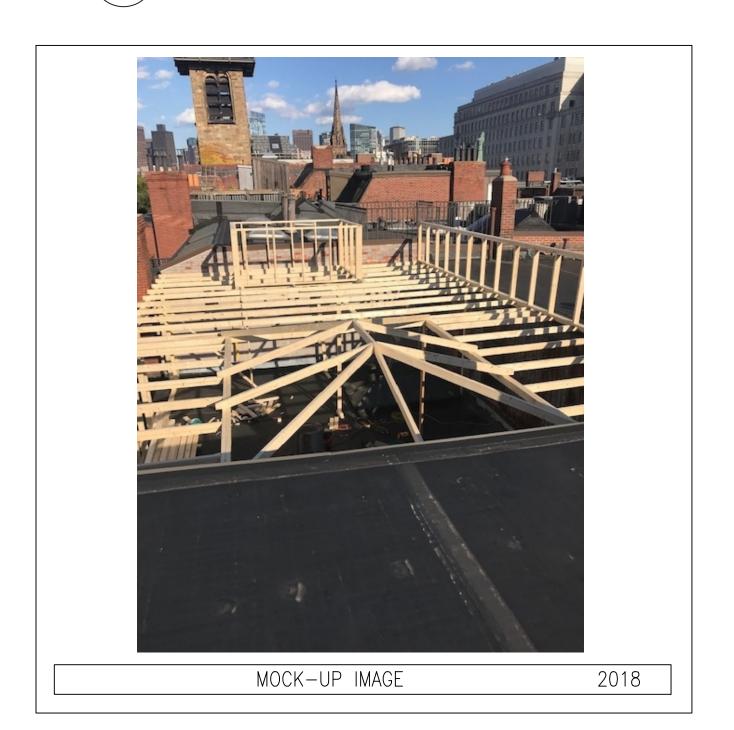
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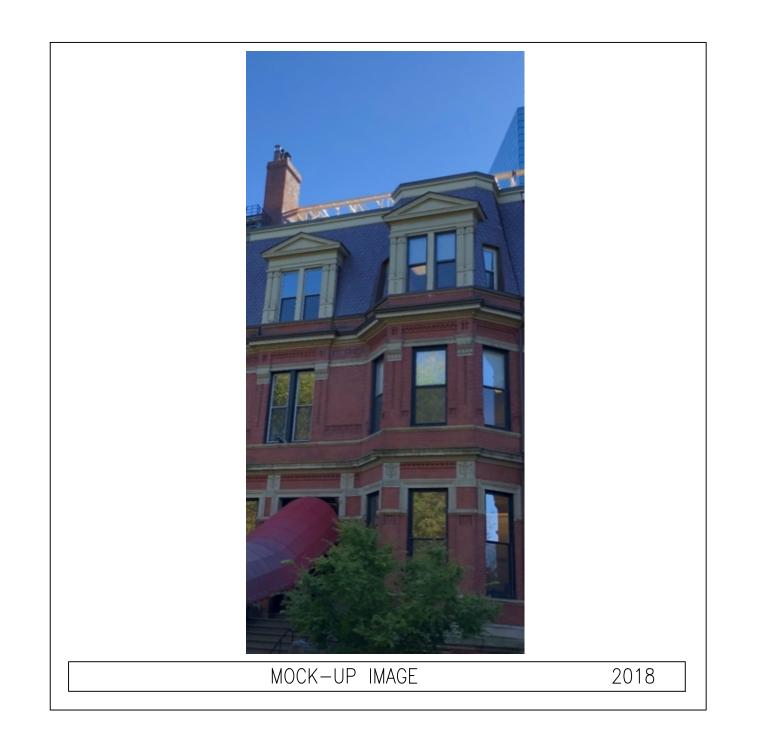


1 LINE OF SIGHT DIAGRAM

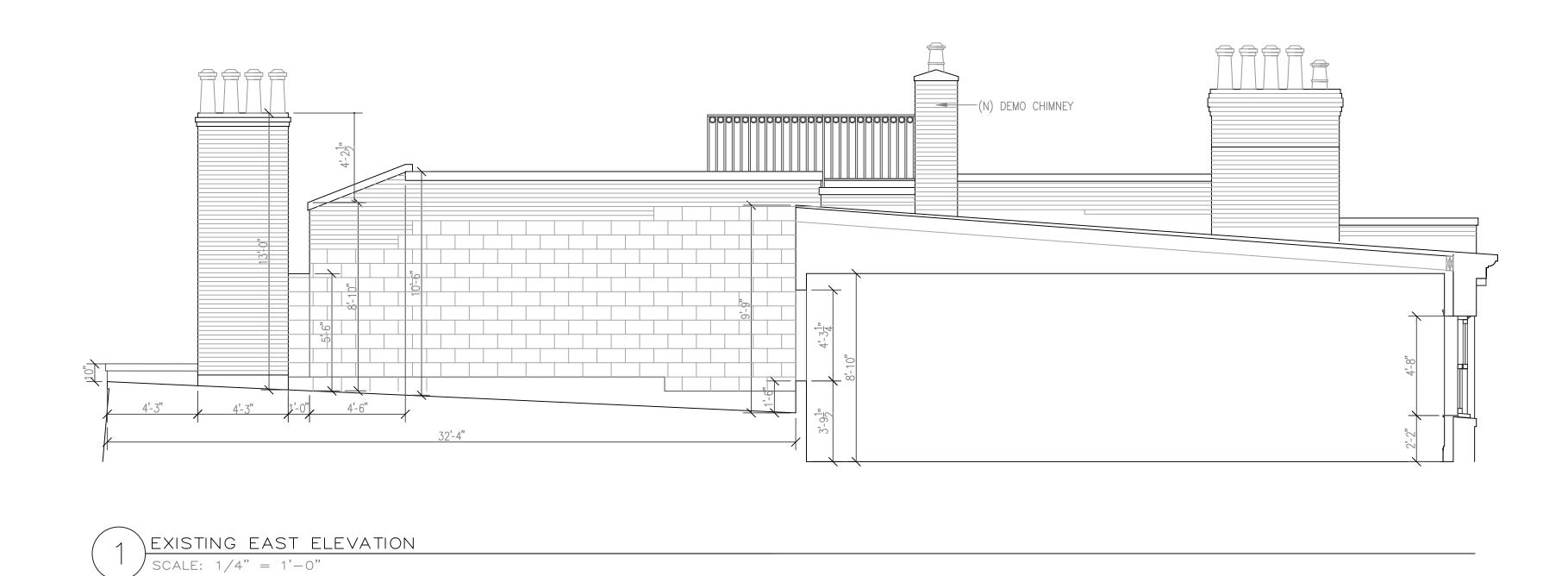
SCALE: 1/8" = 1'-0"





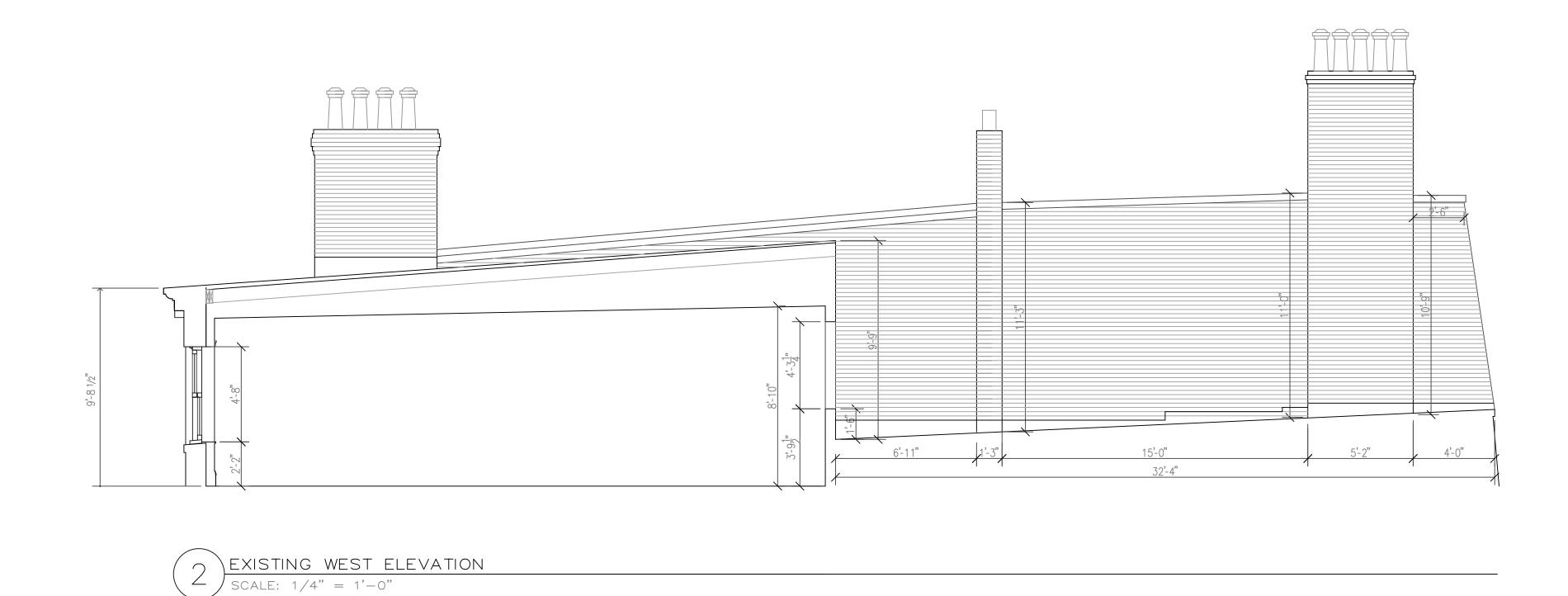


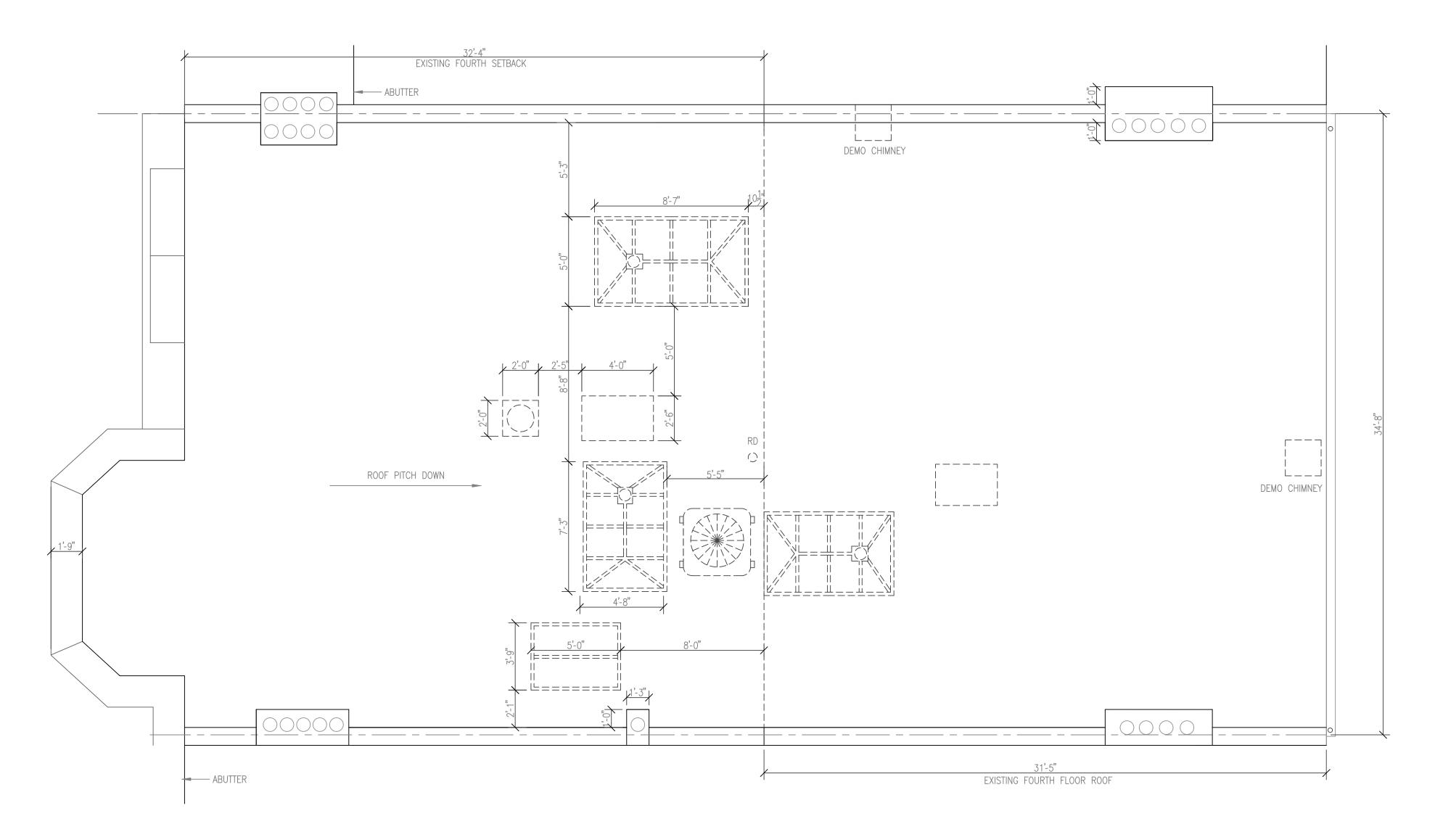












ROOF EXISTING CONDITIONS/DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

