



**Existing Front Facade @
222 Commonwealth Avenue**



**Existing Close-Up Front Facade
@ 222 Commonwealth Avenue**



**Existing Rear Facade @
222 Commonwealth Avenue**



**Existing Rear Facade Close-Up
@ 222 Commonwealth Avenue**



Existing Rear Facade Close-up
@ 222 Commonwealth Avenue



**Existing Rear Facade Fence/
Gate @ 222 Commonwealth
Avenue**



**Existing Roof @
222 Commonwealth Avenue**



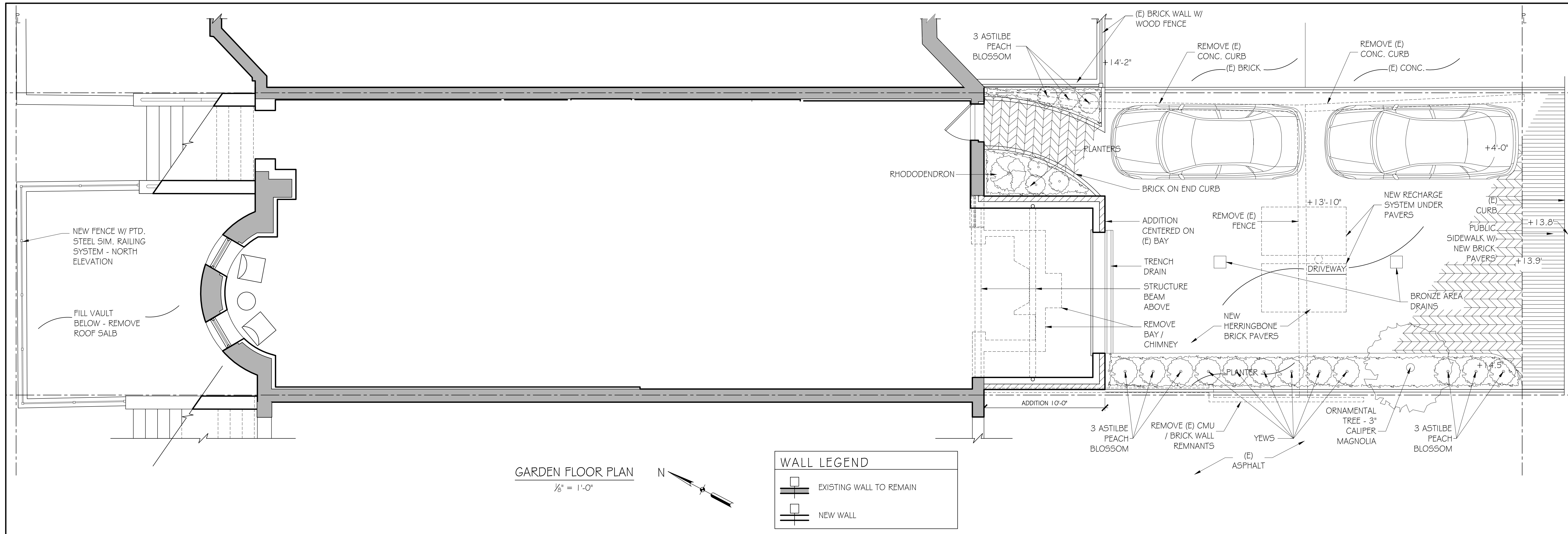
**Existing Roof Close-Up@
222 Commonwealth Avenue**



**Existing Roof Close-Up@
222 Commonwealth Avenue**



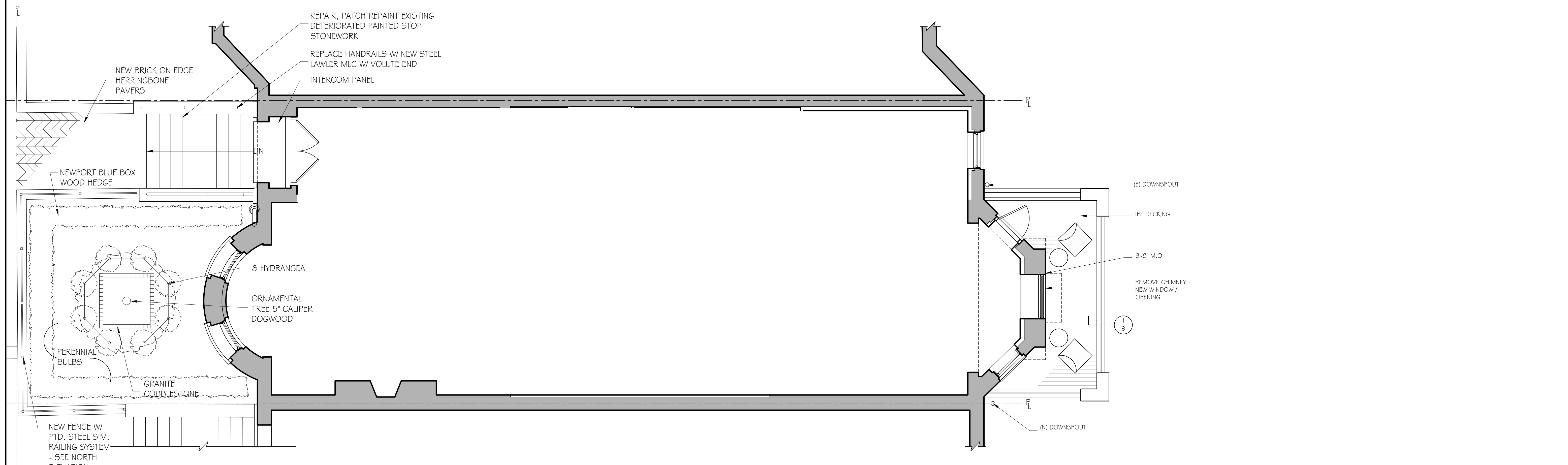
**Existing Roof Close-Up@
222 Commonwealth Avenue**



GARDEN FLOOR PLAN
1/8" = 1'-0"

WALL LEGEND

	EXISTING WALL TO REMAIN
	NEW WALL



FIRST FLOOR PLAN
1/8" = 1'-0"

46 Waltham Street, Suite 3A
Boston, MA 02118
Phone 617.956.9992
Fax 917.956.9993

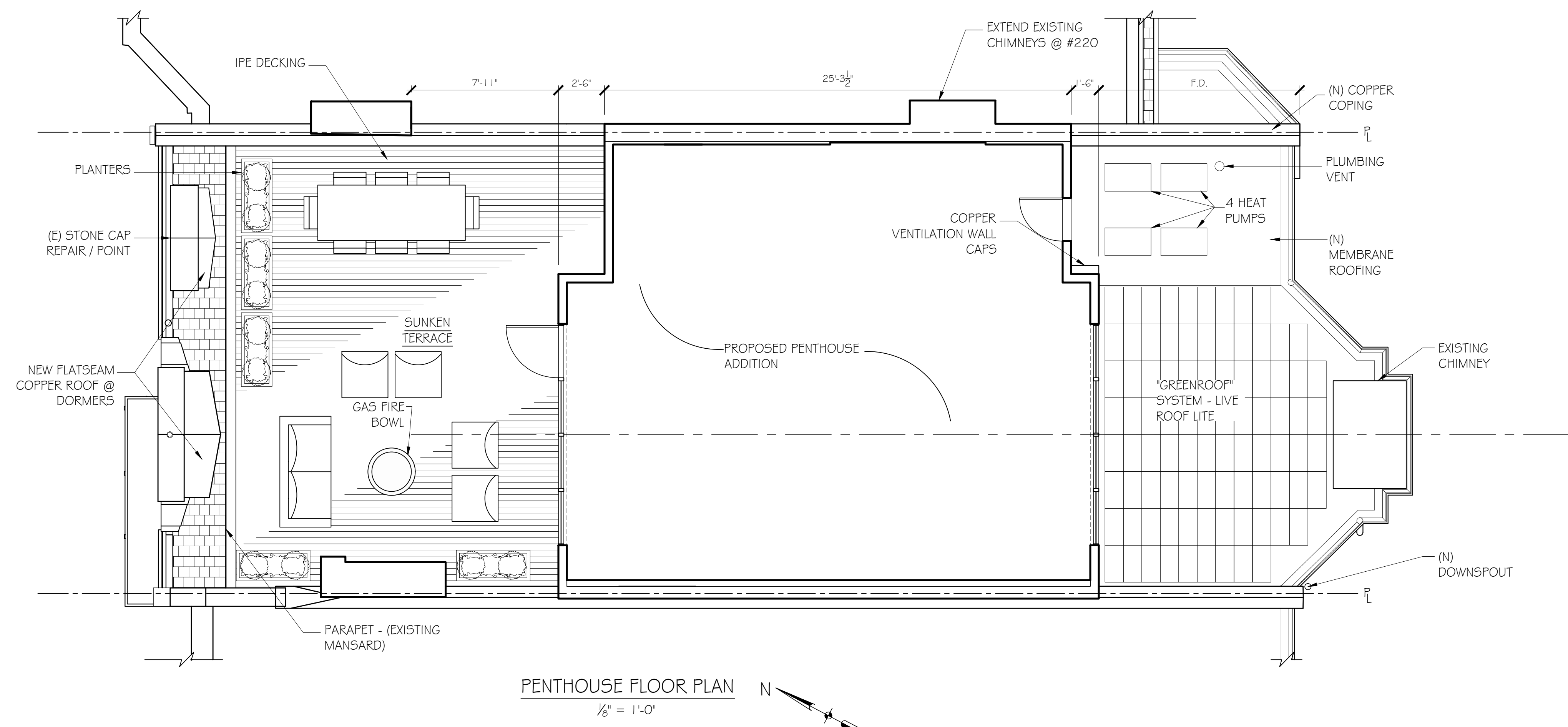
GD GRASSI DESIGN GROUP
BG BEAUCHEMIN GRASSI INTERIORS

222 COMMONWEALTH AVENUE
BOSTON, MA

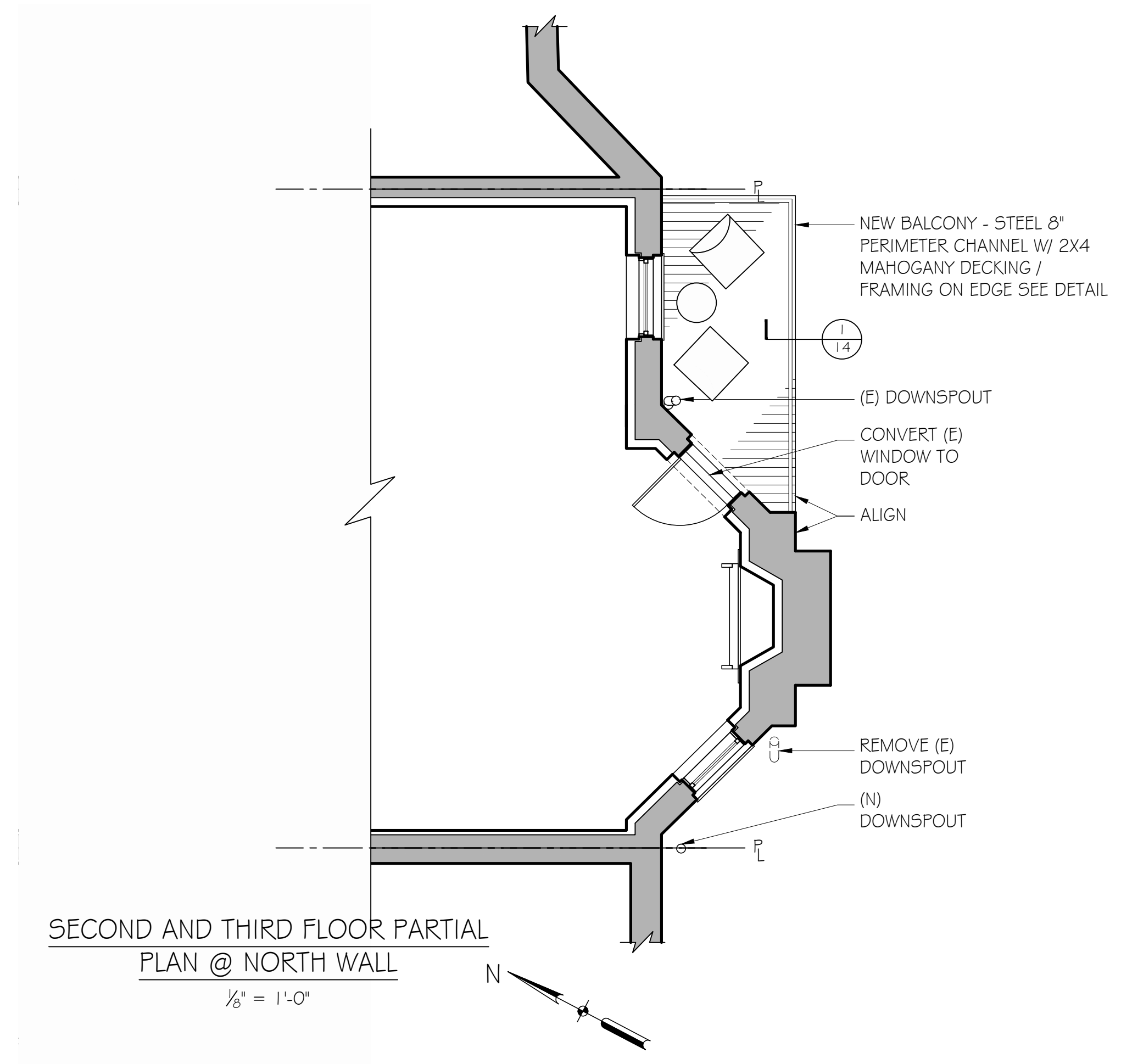
GARDEN AND FIRST FLOOR PLANS

1

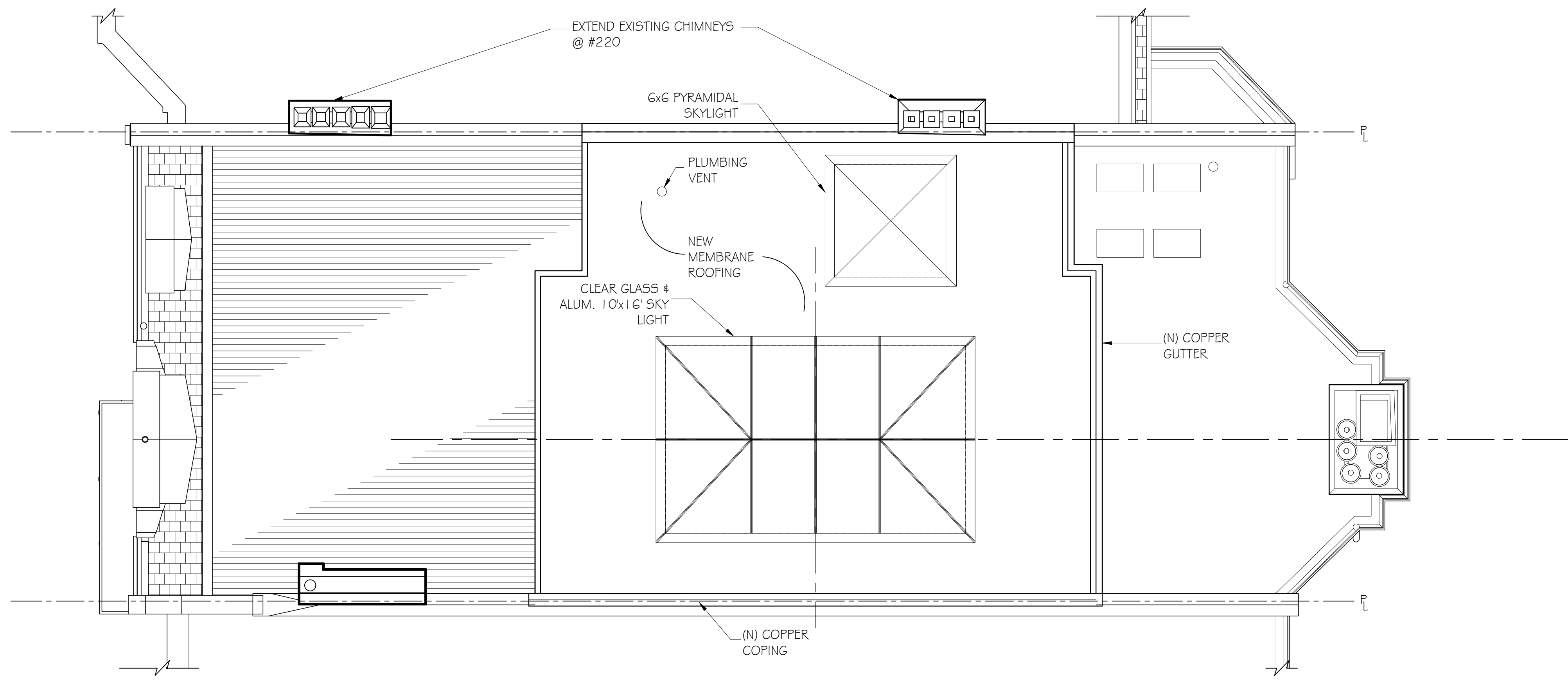
JOB NO. 2019
SCALE: 1/8" = 1'
DATE: 11.17.20



PENTHOUSE FLOOR PLAN
 $\frac{1}{8}'' = 1'-0''$

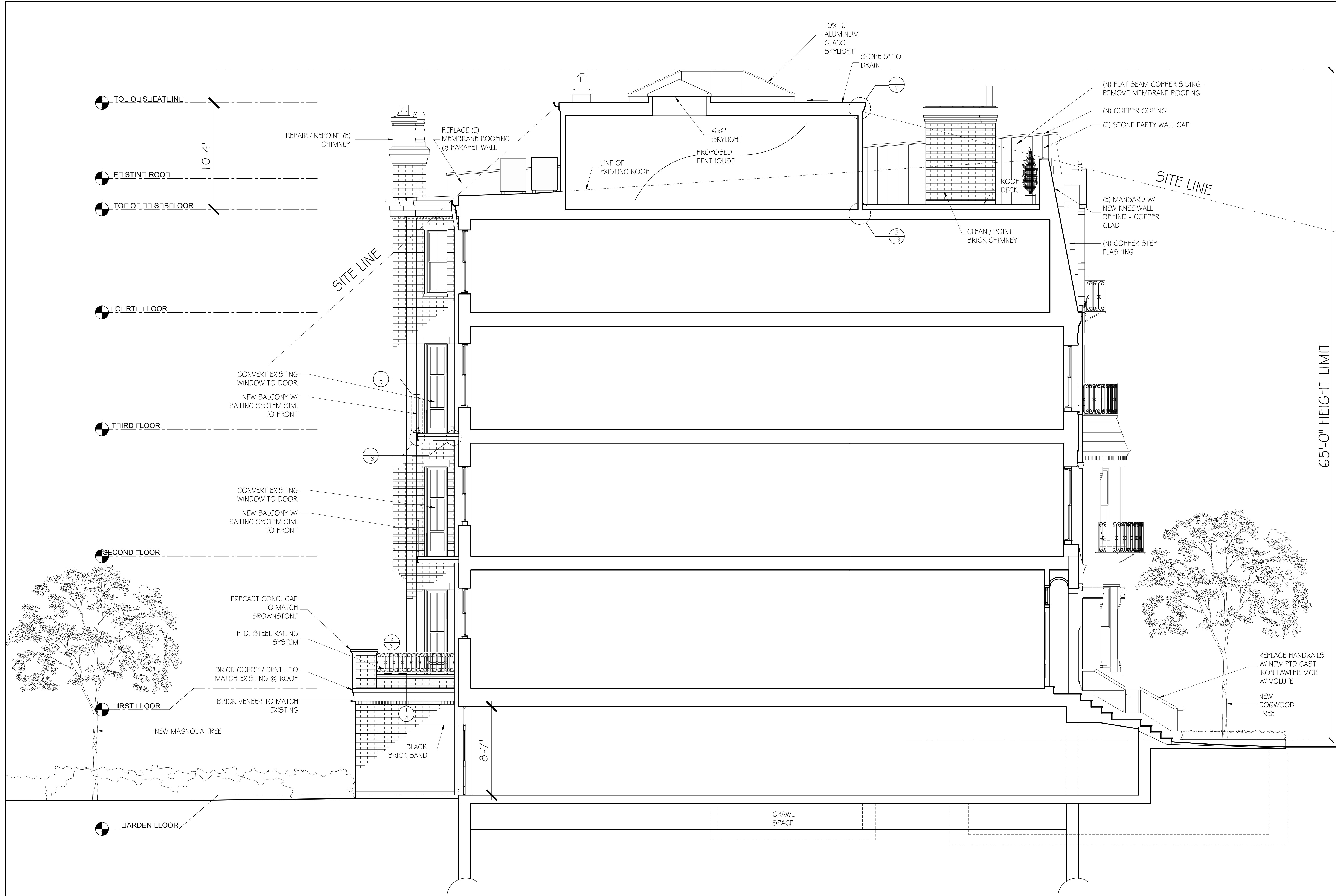


SECOND AND THIRD FLOOR PARTIAL
 PLAN @ NORTH WALL
 $\frac{1}{8}'' = 1'-0''$



ROOF PLAN
 $\frac{1}{8}'' = 1'-0''$

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL



TO TOP SEAT IN
 10'-4"
 EXISTING ROOF
 TO TOP OF SUB FLOOR

FOURTH FLOOR
 THIRD FLOOR
 SECOND FLOOR
 FIRST FLOOR

GARDEN FLOOR

REPAIR / REPOINT (E) CHIMNEY
 REPLACE (E) MEMBRANE ROOFING @ PARAPET WALL

LINE OF EXISTING ROOF
 PROPOSED PENTHOUSE

10X16' ALUMINUM GLASS SKYLIGHT
 SLOPE 5" TO DRAIN

(N) FLAT SEAM COPPER SIDING - REMOVE MEMBRANE ROOFING
 (N) COPPER COPING
 (E) STONE PARTY WALL CAP

(E) MANSARD W/ NEW KNEE WALL BEHIND - COPPER CLAD
 (N) COPPER STEP FLASHING

CONVERT EXISTING WINDOW TO DOOR
 NEW BALCONY W/ RAILING SYSTEM SIM. TO FRONT

CONVERT EXISTING WINDOW TO DOOR
 NEW BALCONY W/ RAILING SYSTEM SIM. TO FRONT

PRECAST CONC. CAP TO MATCH BROWNSTONE
 PTD. STEEL RAILING SYSTEM

BRICK CORBEL/ DENTIL TO MATCH EXISTING @ ROOF
 BRICK VENEER TO MATCH EXISTING

NEW MAGNOLIA TREE

BLACK BRICK BAND

8'-7"

CRAWL SPACE

ROOF DECK
 CLEAN / POINT BRICK CHIMNEY

SITE LINE

65'-0" HEIGHT LIMIT

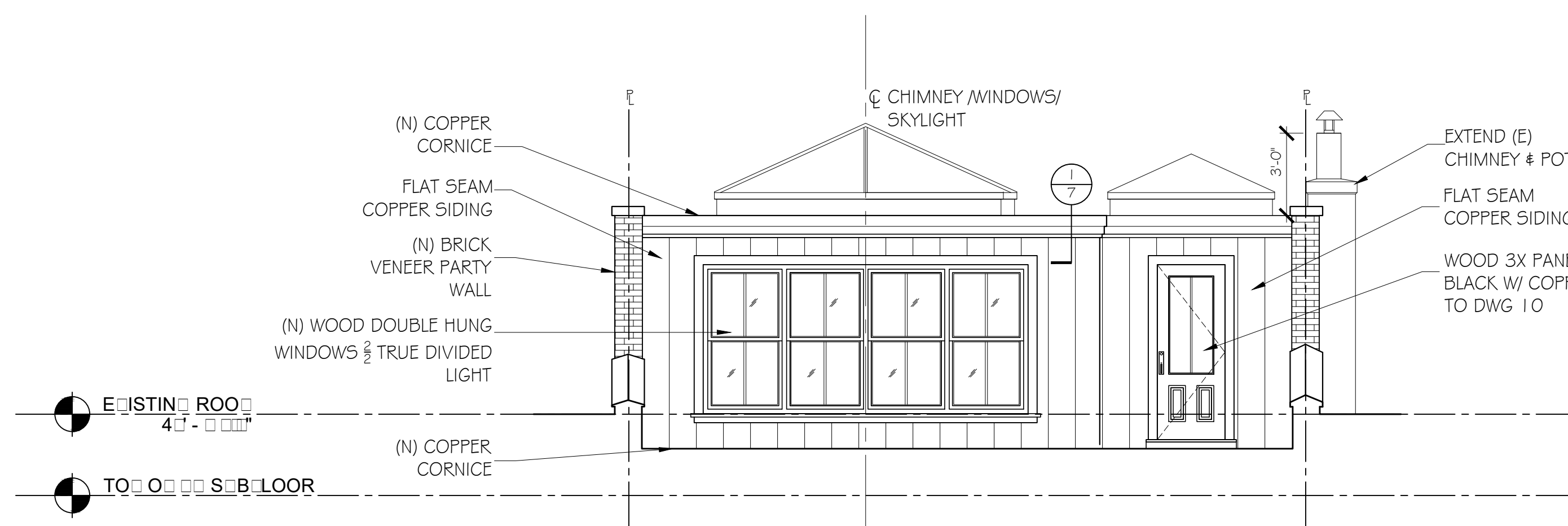
BUILDING SECTION
 1/4" = 1'-0"



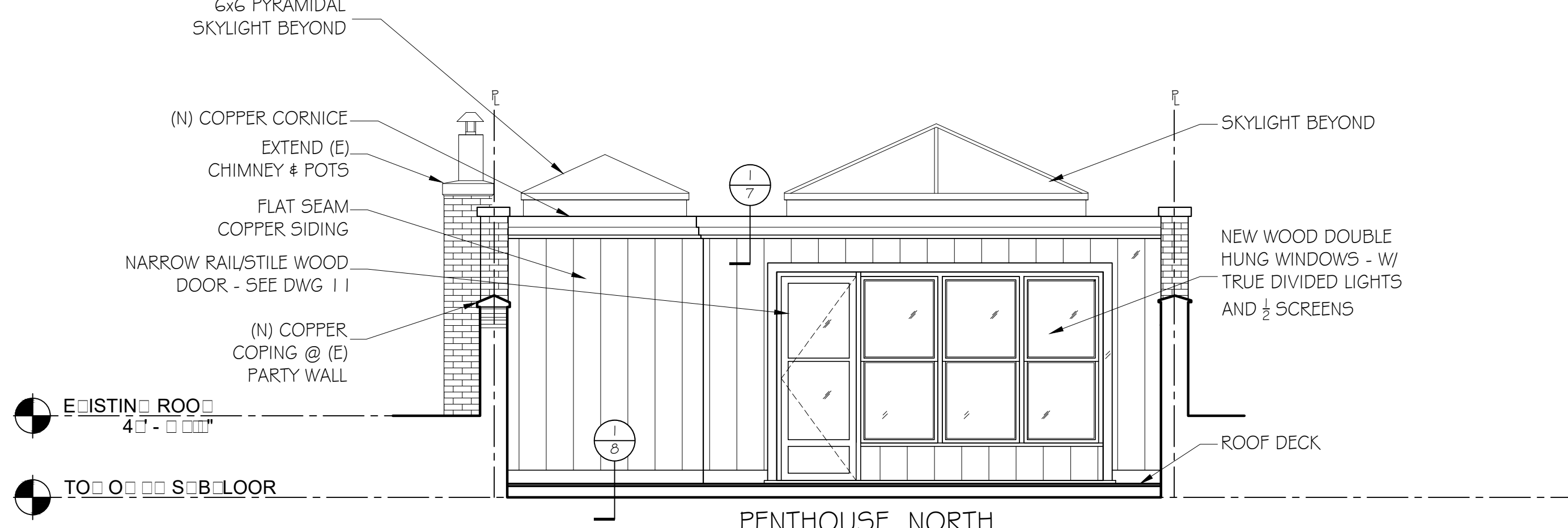
NORTH BUILDING ELEVATION



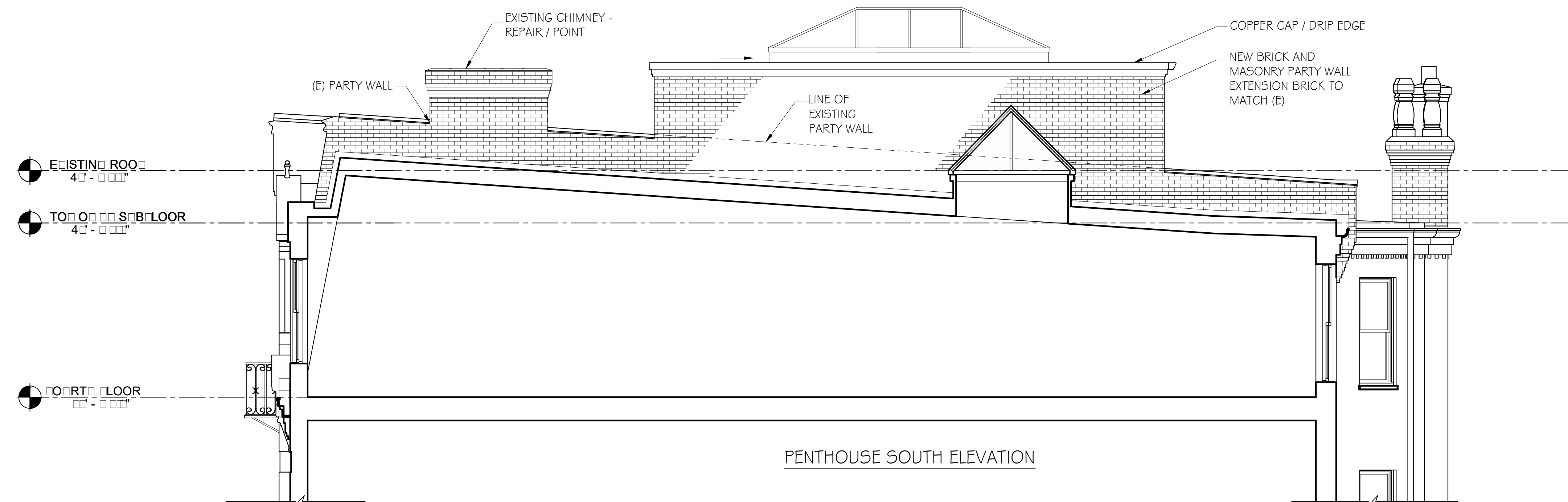
SOUTH BUILDING ELEVATION



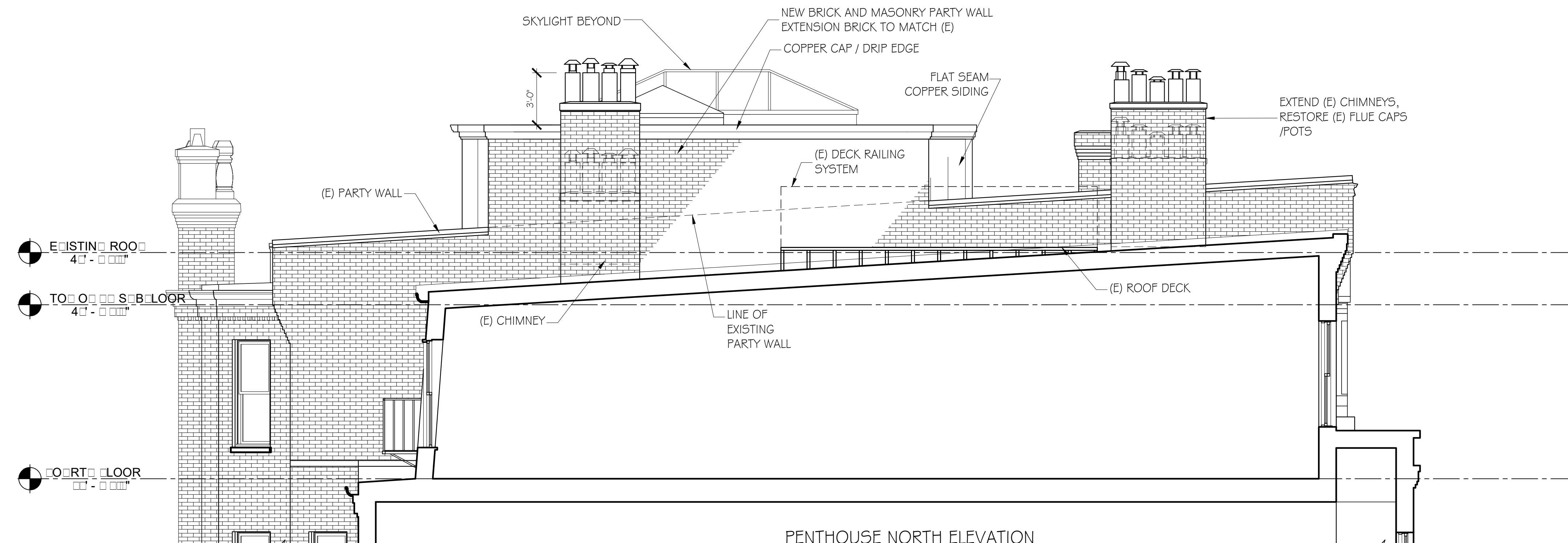
PENTHOUSE SOUTH BUILDING ELEVATION



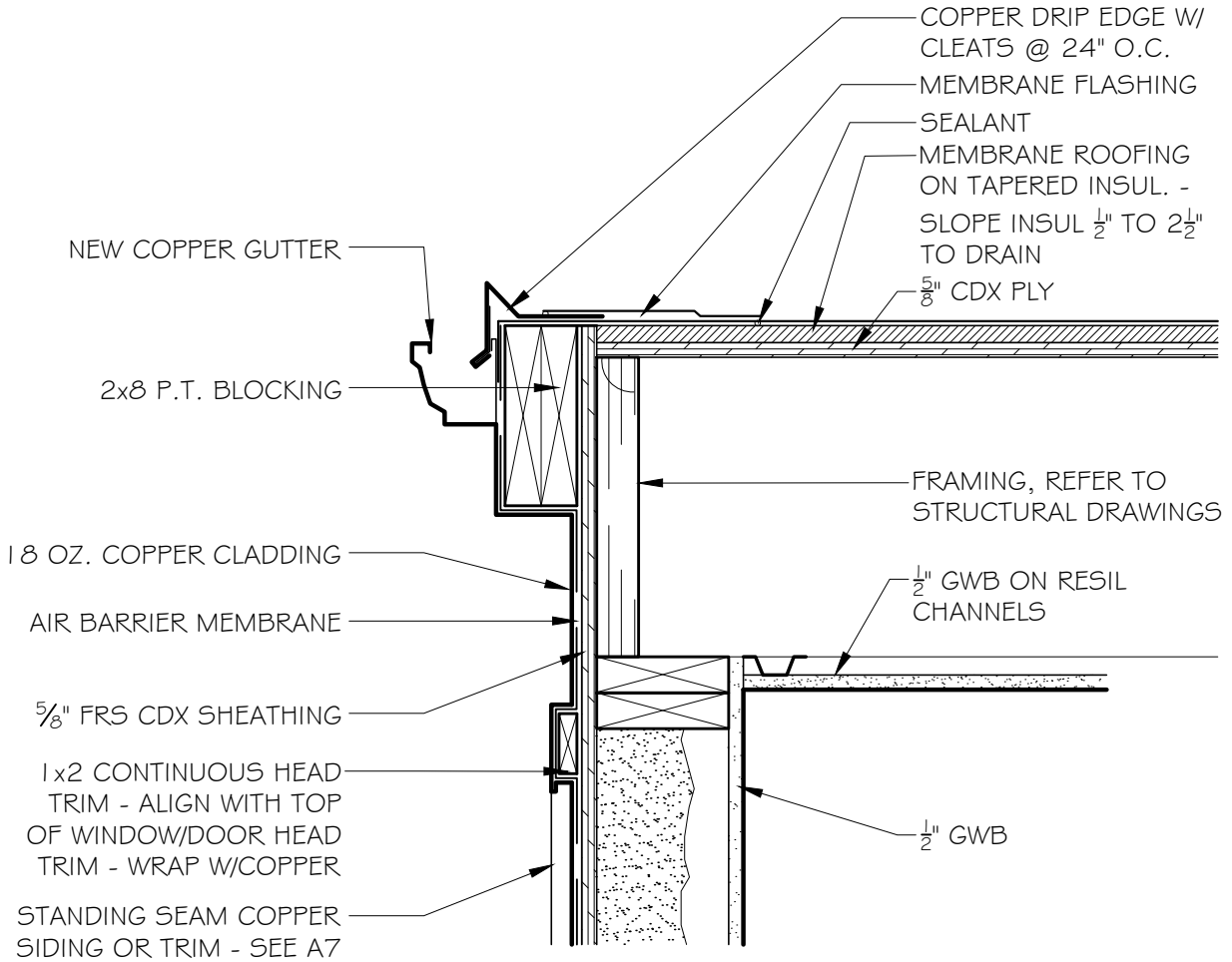
PENTHOUSE NORTH BUILDING ELEVATION



PENTHOUSE SOUTH ELEVATION



PENTHOUSE NORTH ELEVATION



① COPPER CLAD PENTHOUSE WALL @ ROOF DETAIL

1 1/2" = 1'-0"

JOB NO: 2016

SCALE:
1-1/2" = 1'-0"

DATE: 11.17.2020

COPPER CLAD PENTHOUSE WALL DETAIL

GD GRASSI DESIGN GROUP

46 Waltham Street, Suite 3A
Boston, MA 02118

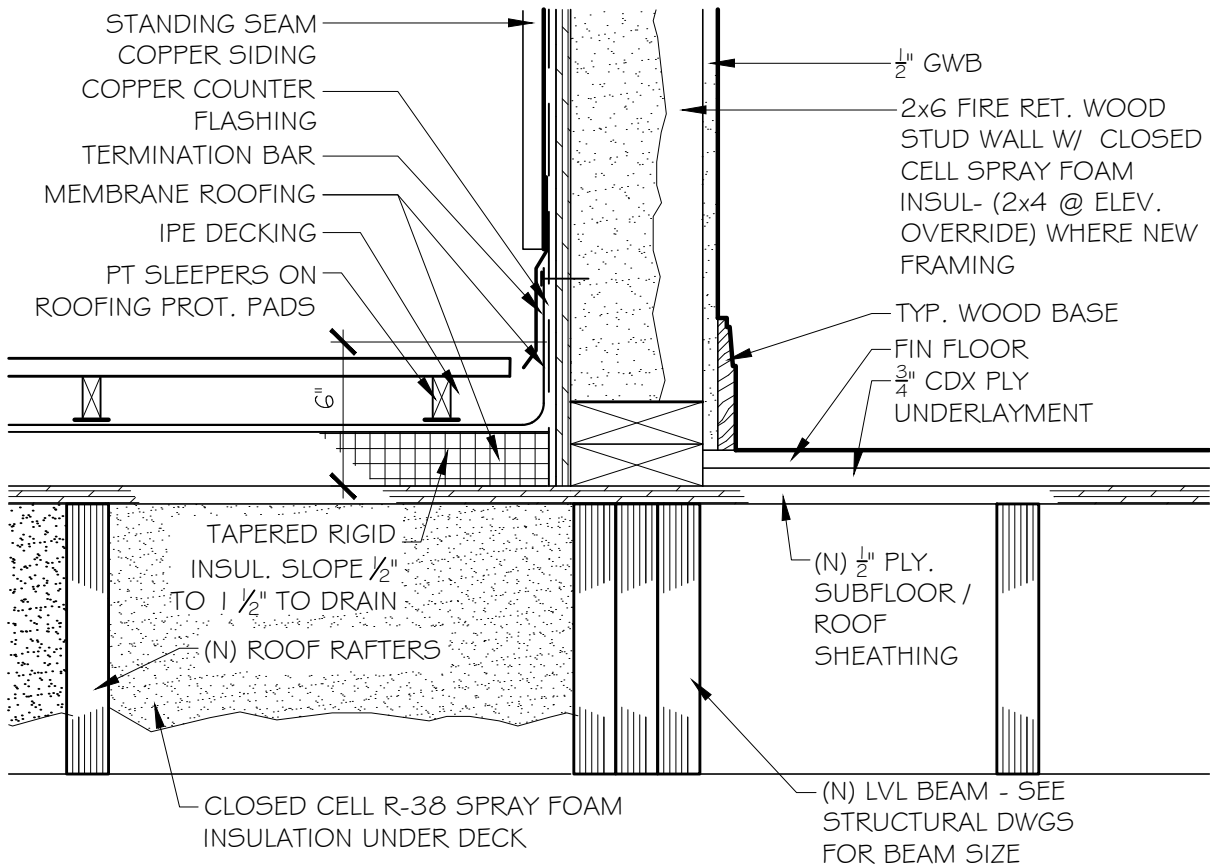
222 COMMONWEALTH. AVE

BG BEAUCHEMIN GRASSI INTERIORS

Phone 617-956-9992
Fax 917-956-9993

BOSTON, MA

7



① COPPER CLAD PENTHOUSE WALL @ DECK

1 1/2" = 1'-0"

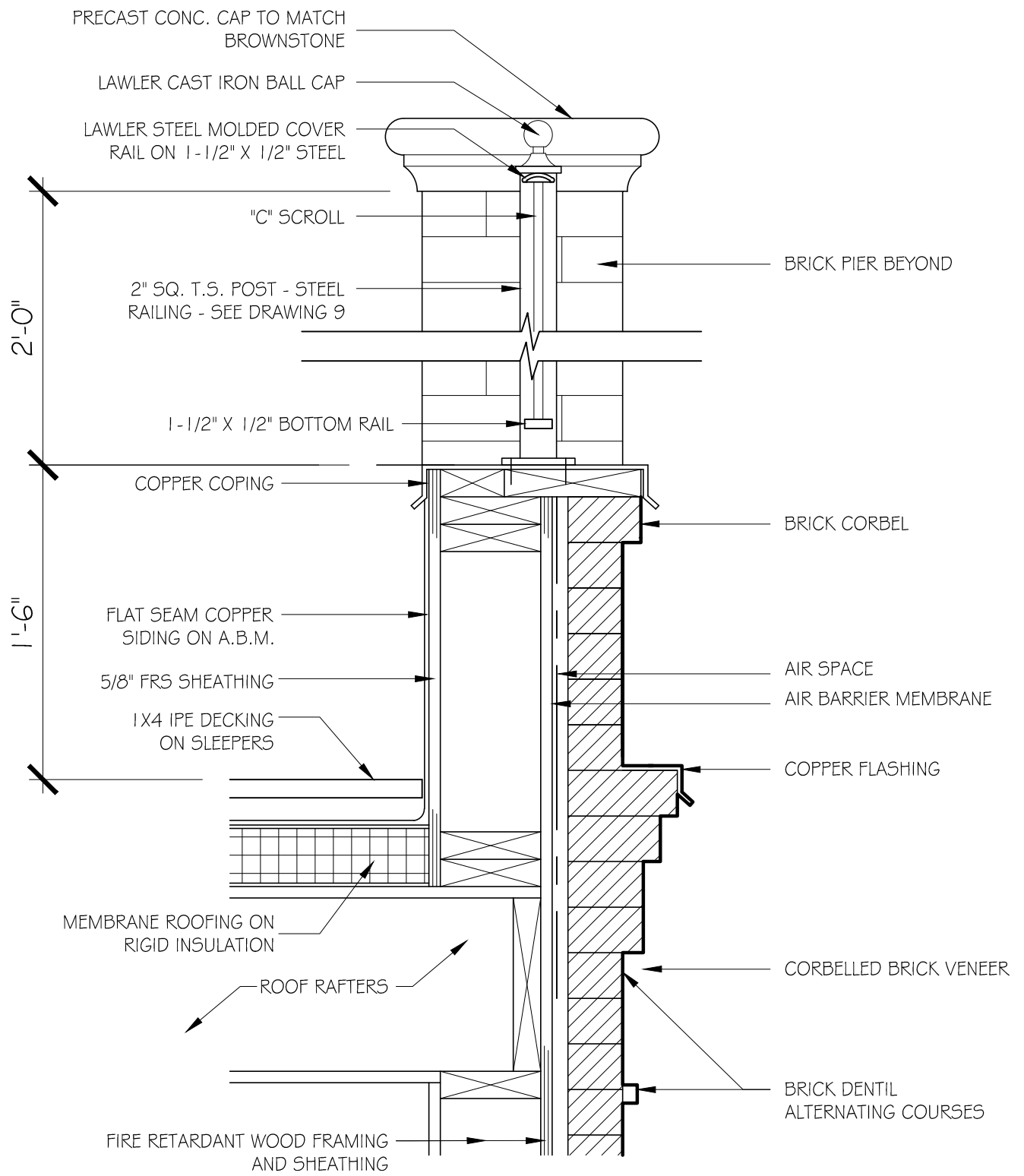
JOB NO: 2016 SCALE: 1-1/2" = 1'-0" DATE: 11.17.2020

COPPER CLAD PENTHOUSE WALL DETAIL @ DECK



GD GRASSI DESIGN GROUP
46 Waltham Street, Suite 3A
Boston, MA 02118
Phone 617-956-9992
Fax 917-956-9993

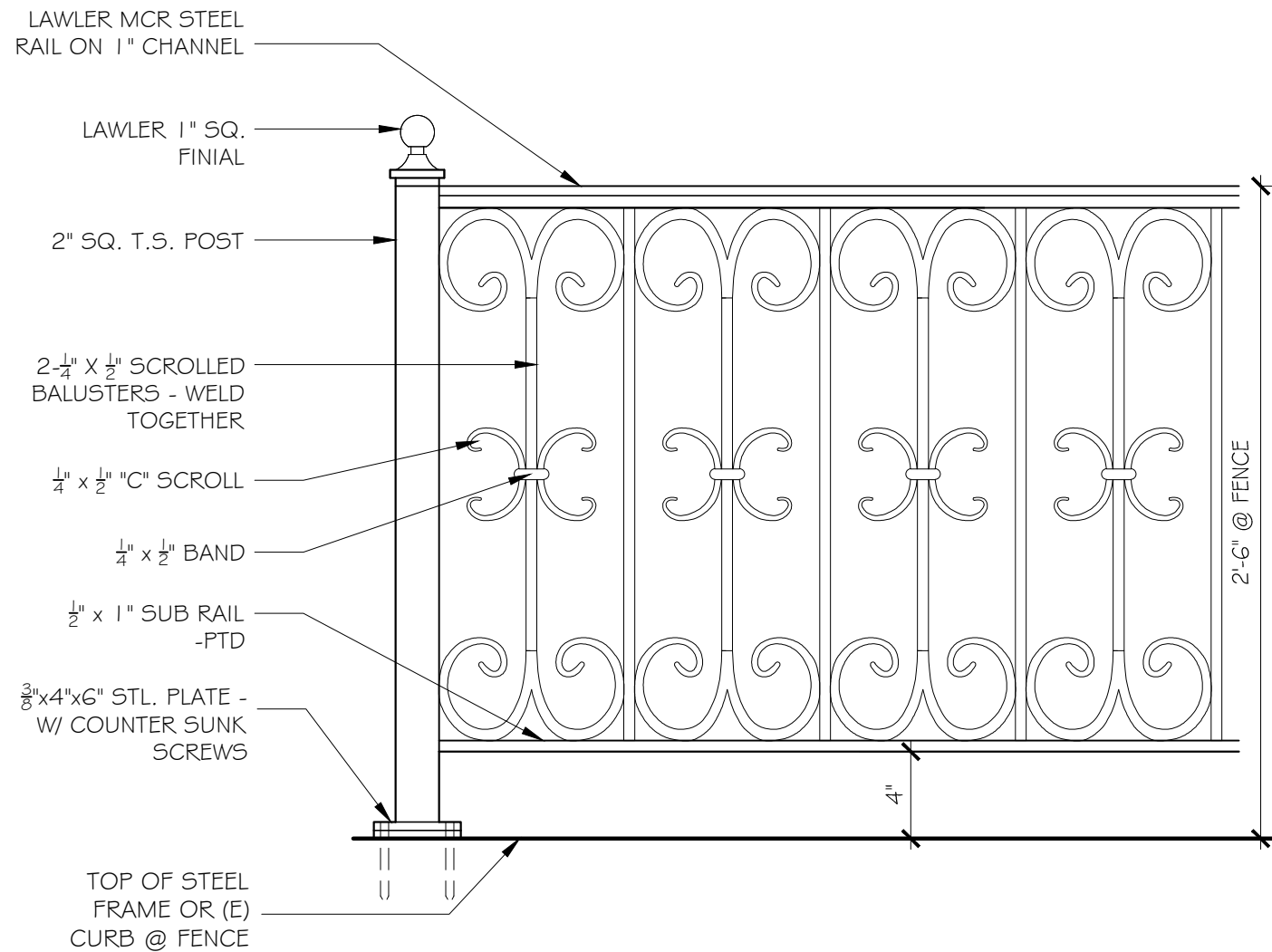
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BOSTON, MA

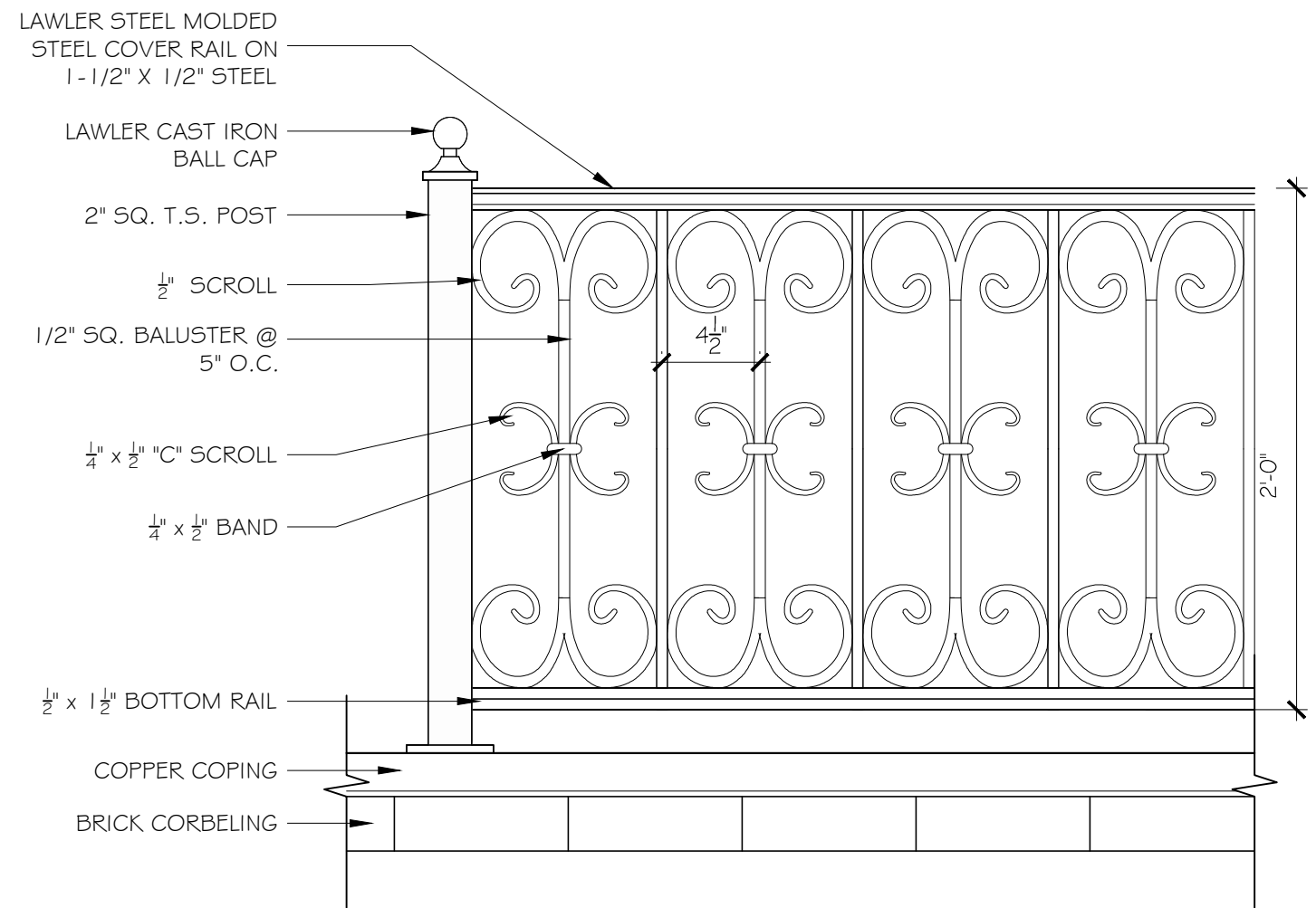


1 PARAPET DETAIL

JOB NO: 2016	SCALE: 1-1/2" = 1'-0"	DATE: 11.17.2020	PARAPET DETAIL	9
 	GRASSI DESIGN GROUP 46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	<u>222 COMMONWEALTH. AVE</u> BOSTON, MA		



① TYPICAL RAILING @ BALCONY (FENCE SIMILAR)



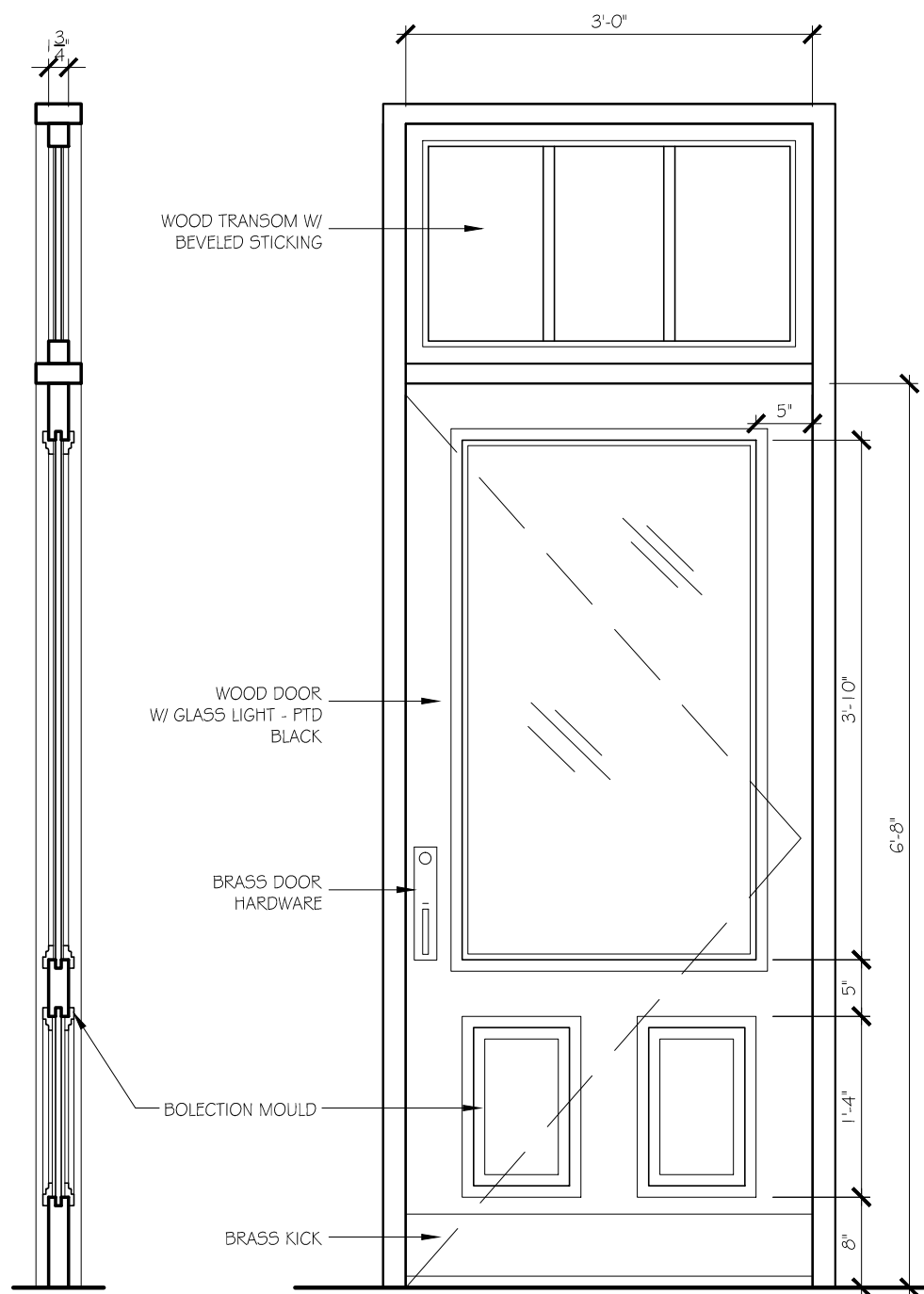
② PARAPET RAILING DETAIL @ ADDITION

JOB NO: 201 □ SCALE: 1 1/2" = 1'-0" DATE: 11.17.20

PROPOSED EXTERIOR RAILING SYSTEM ELEVATIONS

G I GRASSI DESIGN GROUP 46 Waltham Street, Suite 3A Boston, MA 02118
 Phone 617-956-9992
B G BEAUCHEMIN GRASSI INTERIORS Fax 917-956-9993

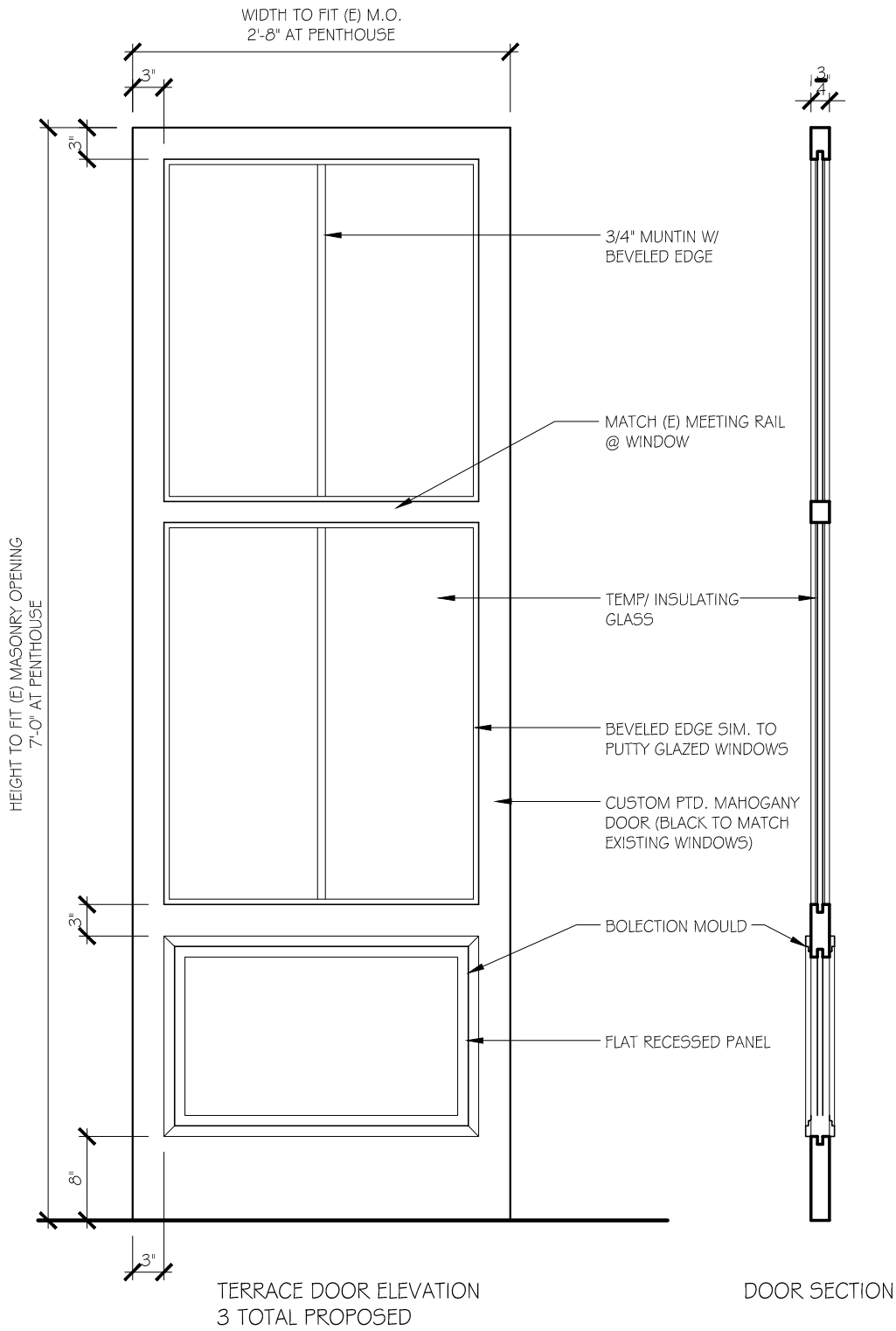
222 COMMONWEALTH AVENUE
 BOSTON, MA



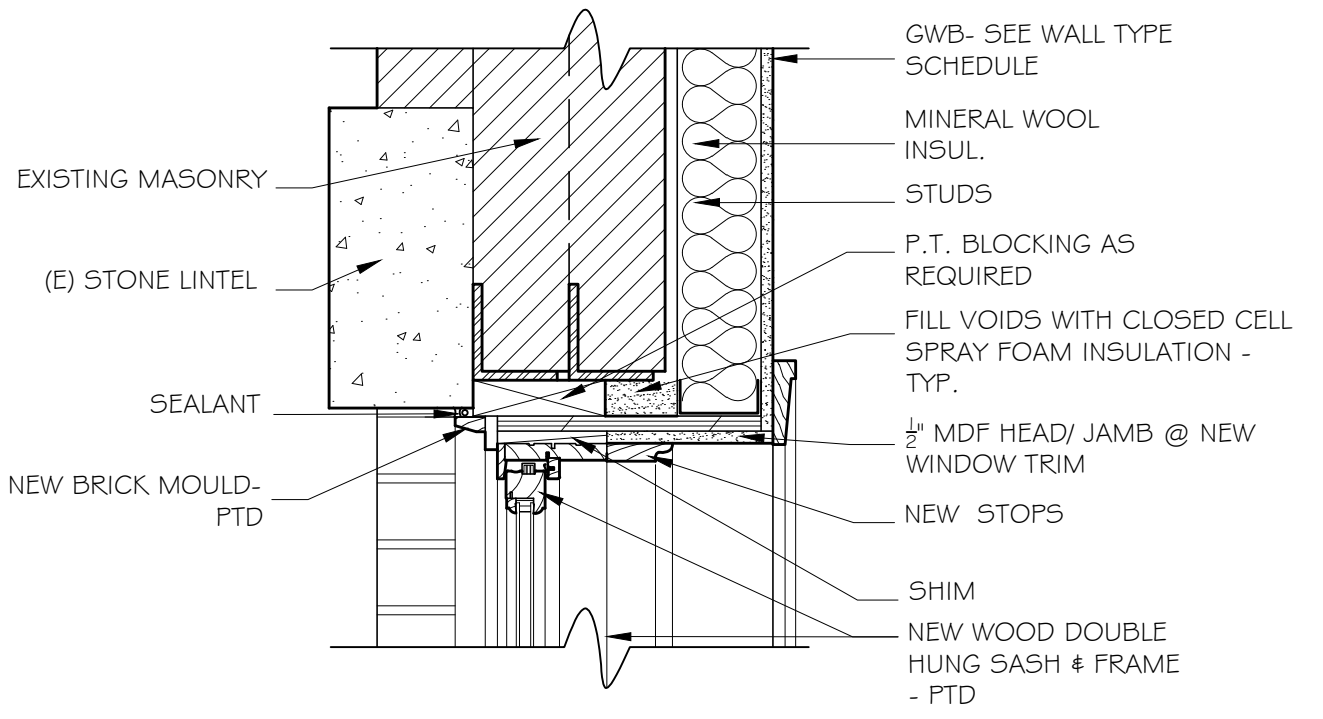
DOOR SECTION

REAR ENTRY DOOR ELEVATION

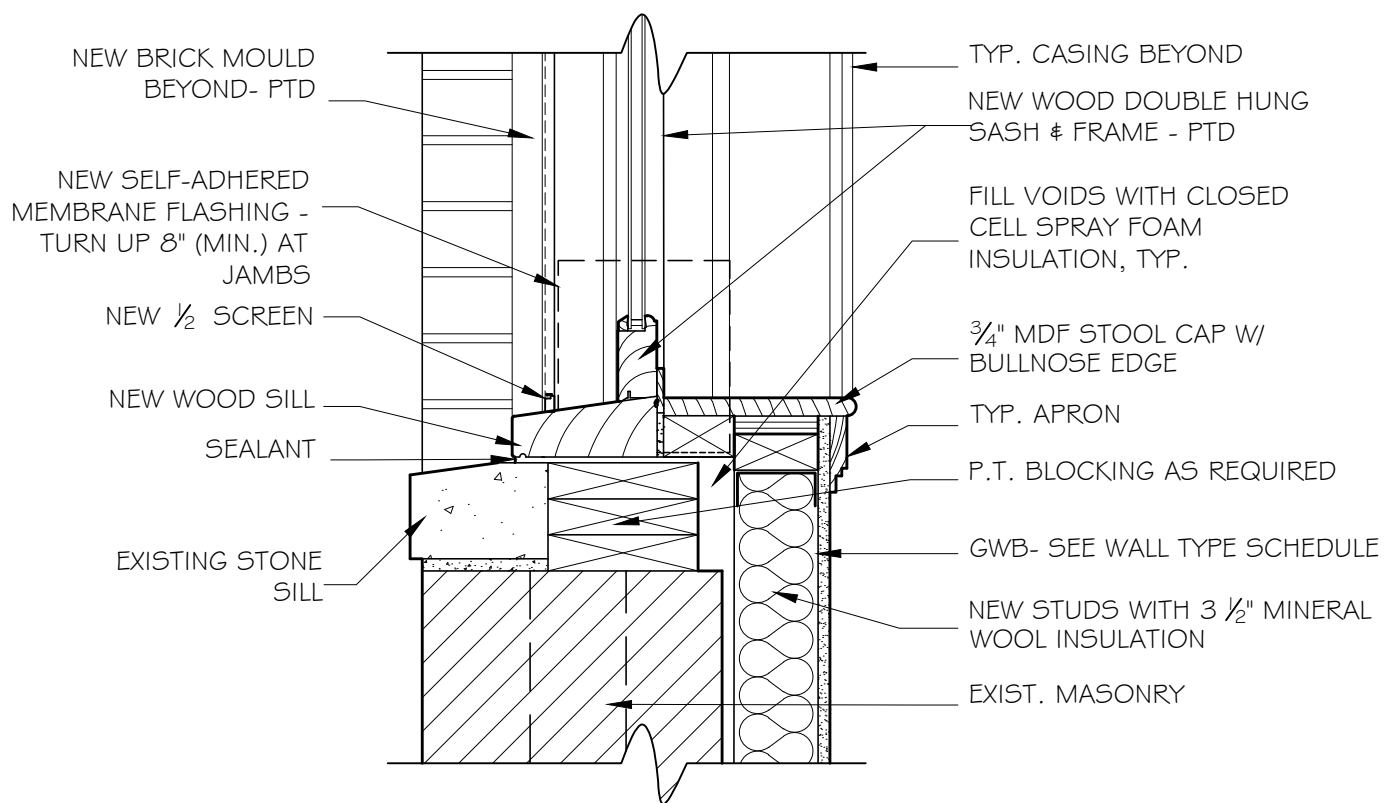
JOB NO: 2016	SCALE: $3/4" = 1'-0"$	DATE: 11.17.2020	REAR ENTRY DOOR ELEVATION & SECTION	11
GD GRASSI DESIGN GROUP BEAUCHEMIN GRASSI INTERIORS		46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	<u>222 COMMONWEALTH. AVE</u> BOSTON, MA	



JOB NO: 2016	SCALE: 3/4" = 1'-0"	DATE: 11.17.2020	TERRACE DOOR ELEVATION & SECTION	12
GD GRASSI DESIGN GROUP BG BEAUCHEMIN GRASSI INTERIORS		46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	<u>222 COMMONWEALTH. AVE</u> BOSTON, MA	

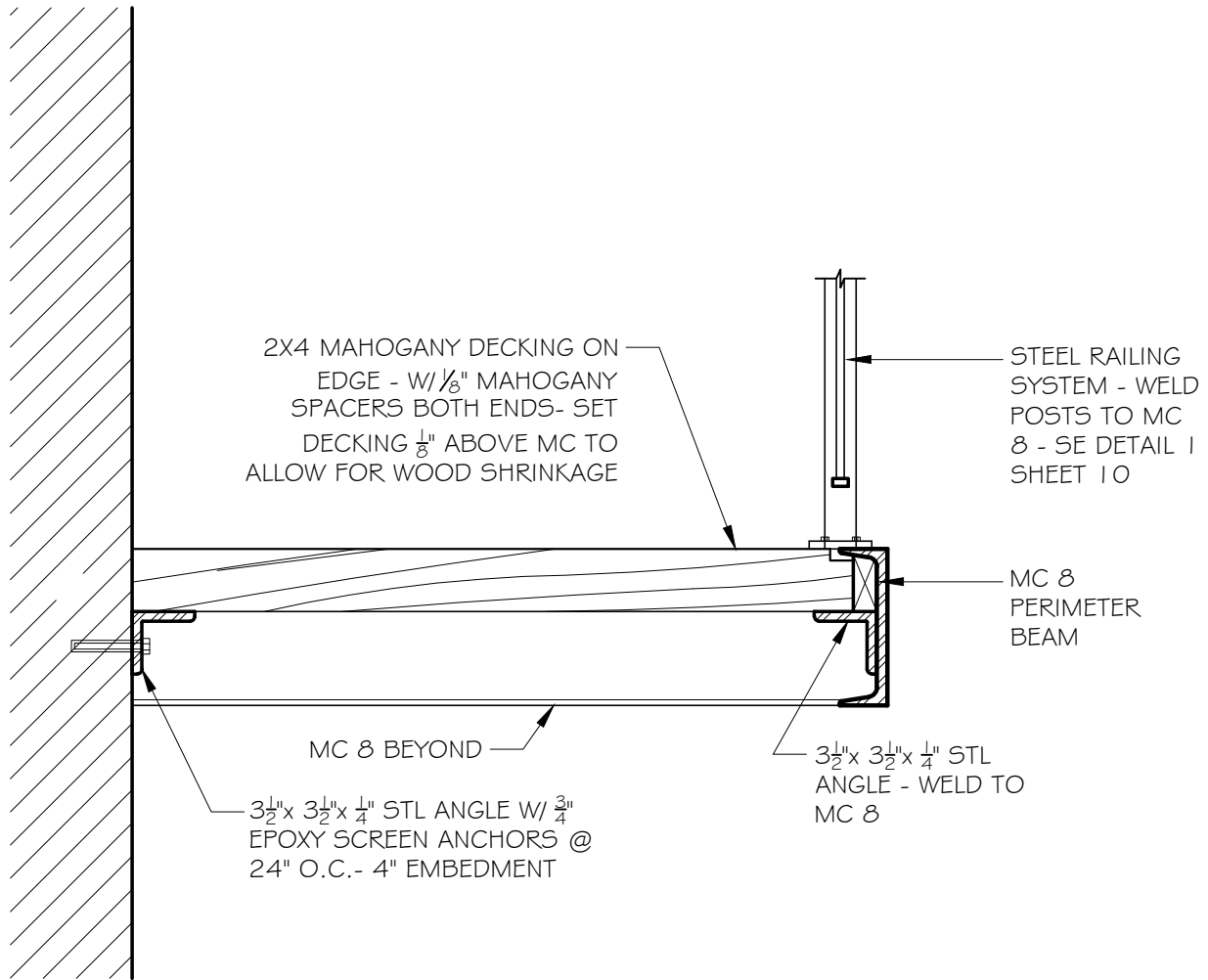


① TYP. WINDOW HEAD DETAIL IN MASONRY OPNG (JAMB SIMILAR) 1 1/2" = 1'-0"



② TYP. WINDOW SILL DTL. IN MASONRY OPENING 1 1/2" = 1'-0"

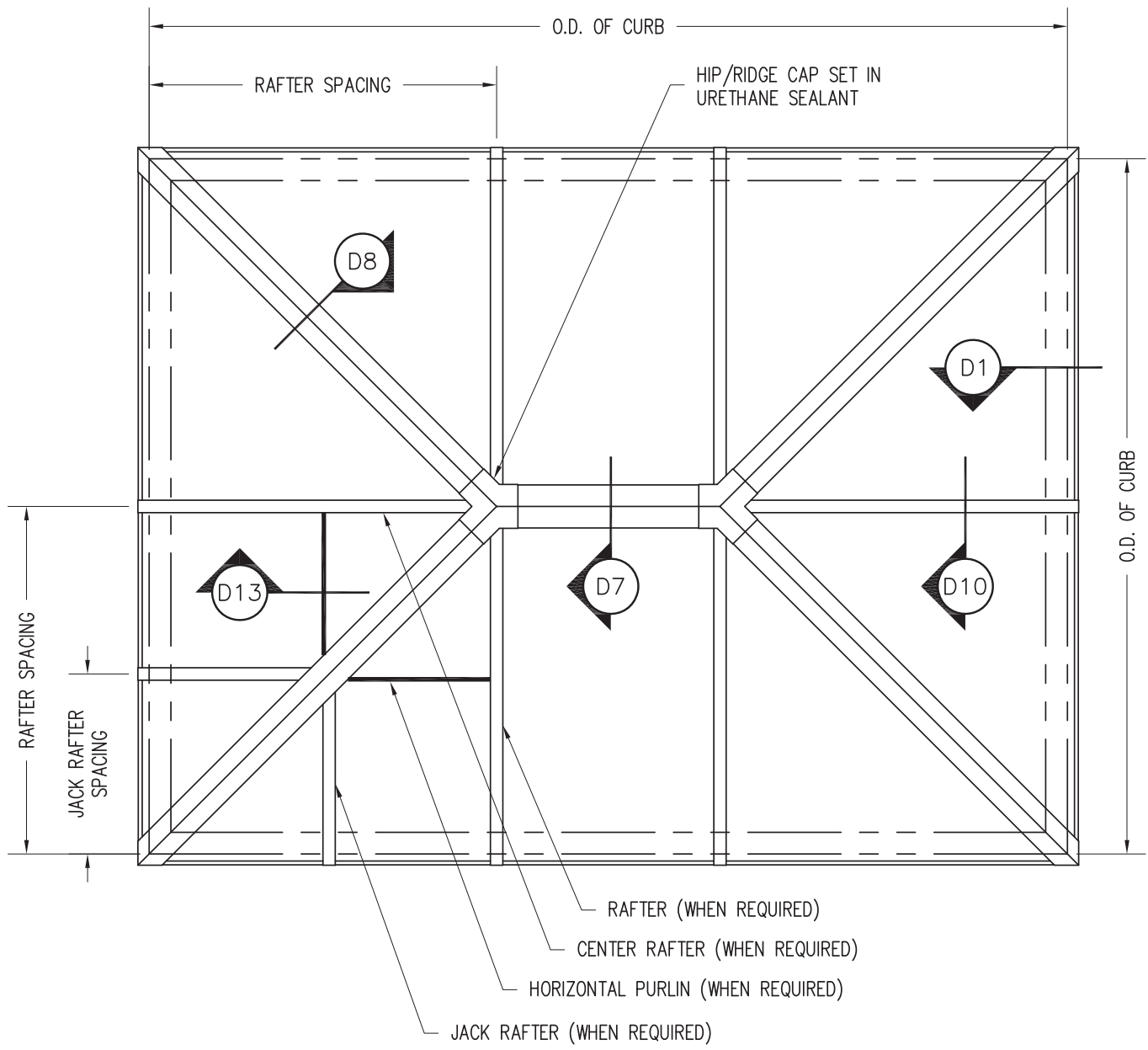
JOB NO:201	SCALE: 1 1/2" = 1'-0"	DATE: 11.17.20	TY <input type="checkbox"/> INDO <input type="checkbox"/> <input type="checkbox"/> HEAD <input type="checkbox"/> SILL DETAILS	13
	GRASSI DESIGN GROUP 46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	<u>222 COMMONWEALTH AVENUE</u> BOSTON, MA		
			BEAUCHEMIN GRASSI INTERIORS	



BALCONY DETAIL

1" = 1'-0"

JOB NO:1720	SCALE: 1" = 1'-0"	DATE: 11.17.20	BALCONY DETAIL	14
	GRASSI DESIGN GROUP 46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	<u>222 COMMONWEALTH AVENUE</u> BOSTON, MA		



GENERAL NOTES:

- 1) RAFTER LOCATION BASED ON WASCO'S RECOMMENDATIONS AND AAMA GLAZING GUIDELINES (BASED ON SIZE OF UNIT, TYPE OF GLAZING, CUSTOMER'S REQUEST, ETC.)
- 2) UNIT PITCHES ARE AVAILABLE FROM 3:12 TO 12:12

Wasco Part of
VELUX Commercial

VELUX Wells
 85 Spencer Dr, Unit A
 Wells, ME 04090
 1-800-88-VELUX
 veluxusa.com

PINNACLE 350 OR 600
 (PYH)
 EXTENDED PYRAMID
 PLAN VIEW

PLN2

SKYLIGHT

Product Information

Item No.: 7-X
1" Sq. Finial

Dimensions:
Height: 2.25 in.
1" ball Plug 1" x 3/4" deep

Weight:
0.31 lb.



[<< Back to Search](#)



V1996 Kickplates

V-PAC

8" x 34", Brass

Stock # N244-079

Finish:



Selected: Brass

Size:

6" x 30"

8" x 34"

*Not all sizes are available in all finishes.

+ ADD TO PROJECT LIST

WHERE TO BUY »

Product Overview

- Plate is easy to install
- Plastic cover protects finish during installation
- Includes fasteners
- Aluminum material
- Anodized surface for extra durability

Home Designs

A variety of knobs, pulls, cabinet catches and hinges designed to add the final detail to any kitchen or bathroom.



Package Specifications

V-PAC	
Stock #	N244-079
Catalog #	V1996
Material	Aluminum
UPC	038613244078
Quantity Per Package	1
Quantity Per Box	2 PK

Main Entry Door Kick Plate

HOME > ESTATE DOOR HARDWARE > ENTRANCE > TREMONT ENTRANCE TRIM-031



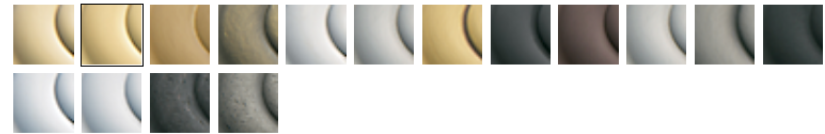
TREMONT ENTRANCE TRIM

Model #: 6542.031

★★★★★ 5.0 (3) [Write a review](#) [Ask a question](#)

AVAILABLE FINISHES:

SELECTED: NON-LACQUERED BRASS



WHERE TO BUY

ADD TO WISH LIST

CLICK IMAGE TO ZOOM

ENLARGE IMAGE

PRODUCT HIGHLIGHTS

- Tremont Entrance Trim, shown with 5020 Knob
- Solid forged brass

Kingsman Fire Bowl

Item#: 3580628 [f](#) [p](#) [u](#) [t](#) [w](#) [e](#) [r](#)

[Overview](#) [Specs](#) [Warranty](#) [Q&A](#) [Reviews](#)

The Kingsman Fire Bowl is crafted from hand cast concrete, a beautiful low-maintenance material that provides incredible strength and durability. The textured black or smooth grey finish is beautiful and will blend with any outdoor decor.



Features:

- Dimensions: 30" D x 14" H
- Cast concrete construction
- Can be set on wood deck or patio
- Ultimate in design, engineering and quality

This Kingsman Fire Bowl includes leg extensions, filler strip, key way valve and lava rock. The fire pit burner that is included has been tested with the burner to use lava rock media at 65,000 BTUs.



Smooth Grey



Owner's Manual

CERTIFIED SPECIALISTS

WOODLAND DIFFERENCE

SHIPPING INFORMATION

Special Order | Ships Within: 3 to 4 Weeks
FREE Shipping - Freight

Starting At: \$1,712.70

Qty: 1

[Add To Cart](#)



Rating: 5 out of 5

Build Your Kingsman Fire Bowl



Required

Select your Fire Bowl Finish Color

- Fire Bowl is constructed of cast concrete
- Choose between black or grey

Item #: 358FPColor

Price: \$0.00

* Select Finish:



Required

Select Fuel Type

- Select fuel type
- Unit can use natural gas or propane

Item #: 358FuelType

Price: \$0.00

* Select Your Fuel Type:



Option

Kingsman Fire Pit Log Set

- Add these logs to your fire bowl
- 4-piece log set
- Cast oak construction/design

Item #: 3580633

Price: \$191.70

[Add Item](#)



Option

Kingsman Fire Pit Bowl Cover - Charcoal

- Protect your outdoor fire pit from the elements
- Fits a 30" fire bowl
- Designed for Kingsman fire pit bowl

Item #: 3580626

Price: \$175.50

[Add Item](#)

Penthouse Roof Deck Fire Bowl

AX-DV, AX-DVF

Video Door Stations for AX Series



DESCRIPTION:

The AX-DV is a surface mount color video door station for the AX Series. The AX-DVF is a flush mount color video door station. Both units wire directly to the AX Central Exchange Unit using CAT-5e wire with an RJ45 jack for connection.

The AX-DV has an aluminum die cast cover. The AX-DVF has a stainless steel faceplate. Both units include a camera, microphone, speaker, and call button. Tamper resistant screws are provided for mounting.

When the call button on the door station is pushed, the master station(s) ring and the video monitor comes on with the image from the door station's camera. The master station user then pushes the "TALK" button to initiate communication. The person at the door station speaks hands-free.

The AX door stations can be located up to 980' from the AX CEU and wired with CAT-5e cable. Additional equipment is available to interface with third party hardware for transmission over fiber optic cable or an IP network.

FEATURES:

- Color video camera with audio intercom
- 2-way hands-free voice communication with AX master station
- Call button to initiate call to master(s)
- White LED illuminator for low light conditions
- RJ45 jack for easy CAT-5e connection
- Surface (AX-DV) or flush mount (AX-DVF) styles available
- 980' wiring distance from CEU on CAT-5e cable

Covered with a Brass finish housing box

Paint Colors

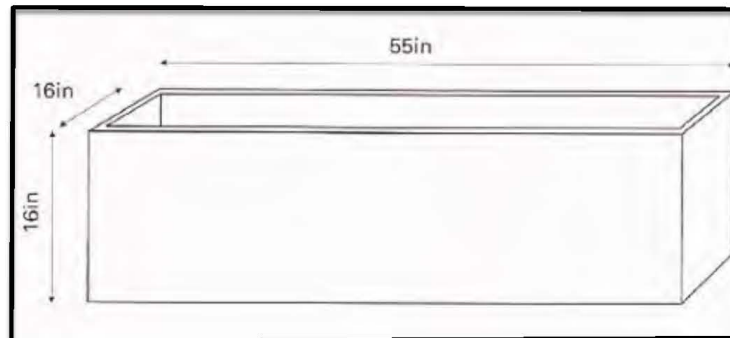
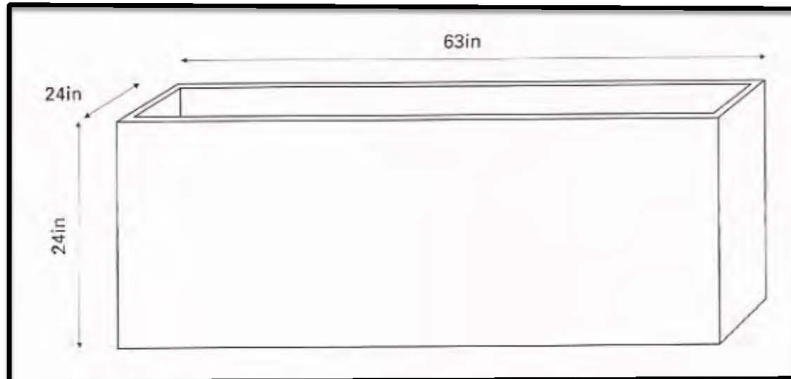


Benjamin Moore Black 2132-10:
For windows / doors & trim at rear addition at 142 Beacon St.

142 Beacon Street
Roof Deck Planters



Lightweight, fiberglass planters with drainage
(4) 63"L x 24"D x 24"H 44.1 lbs ea
(2) 55"L x 16"W x 16"H 22 lbs ea



CITY MULTI® S-Series Building Comfort Solutions

Roof Top Mech. Equipment

INVERTER



CITY MULTI®
VRFZ TECHNOLOGY

MITSUBISHI ELECTRIC
HVAC Advanced Products Division

S-Series Solutions for the home or small office

The CITY MULTI S-Series offers all the features and benefits of our large commercial CITY MULTI Y-Series. The S-Series Solution features a single-phase outdoor unit with Variable Refrigerant Flow Zoning (VRFZ) technology and CITY MULTI Controls Network (CMCN) to cool or heat all zones with a variety of indoor unit styles. The compact outdoor unit utilizes R410A refrigerant and an INVERTER-driven compressor to use energy effectively. A maximum of eight CITY MULTI indoor units can be connected with up to 130% connected capacity, depending on diversity. CITY MULTI Controls Network intelligently manages the CITY MULTI building comfort solution through zone controllers and system controllers and optionally through a networked PC to manage individual comfort and to provide the ultimate building comfort solution.

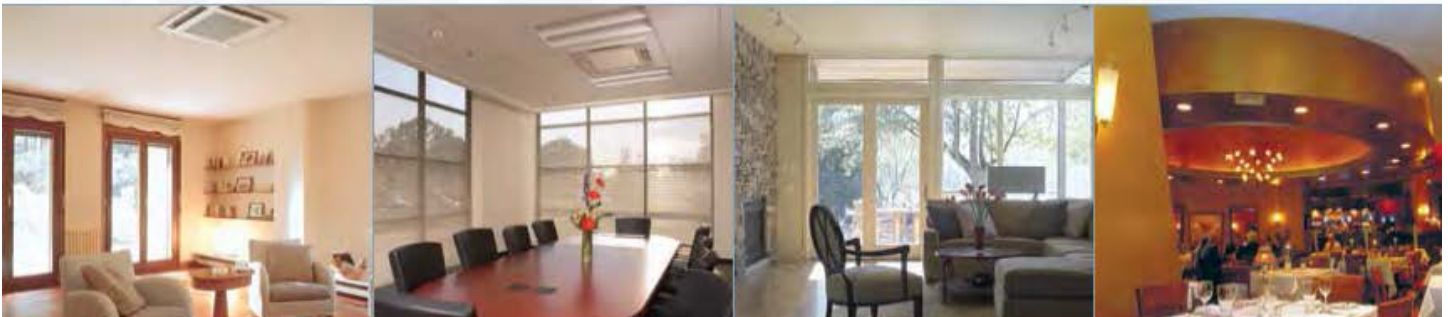


Easy, flexible installation

The S-Series outdoor unit is easy to install and can be accessed for service through both a front and side panel. The unit's compact dimensions and easy accessibility allow multiple units to be stacked side by side in tight areas, saving valuable space and resources.

Available indoor units

Capacity Code	Wall-mounted PKFY-P-N+MU-E	Ceiling-recessed Cassette PLFY-P-N+MU-E	Ceiling-recessed Cassette PMFY-P-NMU-E	Ceiling-suspended PCFY-P-NMU-E	Ceiling-concealed (ducted) PDFY-P-NMU-E	Ceiling-concealed (ducted low-profile) PEFY-P-NMLUE	Ceiling-concealed (ducted alternate high static) PEFY-P-NMHUE	Floor-standing (exposed/concealed) PEFY-P-NEMUNRMUE
Nominal Btu/h	 6,000-30,000	 8,000-36,000	 6,000-15,000	 15,000-36,000	 6,000-48,000	 6,000-12,000	 15,000-54,000	 PEFY-P-NEMUNRMUE 6,000-24,000



Roof Top Mechanical Equipment

PUMY-P-NHMU(-BS) Specifications				
Model Name			PUMY-P36NHMU(-BS)	PUMY-P48NHMU(-BS)
Power Source			208/230V, 1-phase, 60Hz	
Capacity *1	Cooling	Btu/h	36,000	48,000
	Heating	Btu/h	40,000	54,000
Power Input	Cooling	kW	3.22	4.97
	Heating	kW	2.93	4.88
Current (208-230V)	Cooling	A	14.2-15.7	24.0-21.7
	Heating	A	12.9-14.2	23.6-21.3
Fan	Type x Qty.		Propeller Fan x 2	
	Airflow Rate	CFM	3,530	
	Motor Output	kW	0.086 x 2	
Compressor	Type		Inverter-driven Scroll	
	Motor Output	kW	2.2	2.4
	Crankcase Heater	W	-	
	Lubricant		FV50S	
Refrigerant			R410A	
External Finish			Galvanized Sheets (plus Powder Coating for -BS Model) Munsell 3Y 7.8/1.1	
Dimensions	Height	Inches	53-3/16	
	Width	Inches	37-7/16	
	Depth	Inches	13 + 1-3/16	
Net Weight		Pounds	287	
Sound Levels (as measured in an anechoic room)		dB(A)	49/51	50/52
Protection Devices	High Pressure Protection		High Pressure Switch	
	Compressor/Fan		Discharge Thermo and Overcurrent Detection/Overheat and Voltage Protection	
	Inverter		Overcurrent/Overheat Protection	
Refrigerant Pipe Dimensions	Low Pressure	Inches	5/8 Flare	
	High Pressure	Inches	3/8 Flare	
Indoor Unit	Total Capacity		50 - 130% of Outdoor Unit Capacity	
	Quantity		P06-36/1-6	P06-P54/1-8
Operating Temperature Range	Cooling		Outdoor: 23°FDB ~ 115°FDB; 50°FDB ~ 115°FDB if connecting PKFY-P06/08 Indoor Unit	
	Heating		Outdoor: 0°FWB ~ 60°FWB	

Note: Rating Conditions:

*1 Cooling: Indoor: 80°F (27°C) DB / 67°F (19°C) WB; Outdoor: 95°F (35°C) DB.

Heating: Indoor: 70°F (21°C) DB; Outdoor: 47°F (8°C) DB/ 43°F (6°C) WB.

-BS indicates seacoast protection option.

Specifications are subject to change without notice.

Optional Parts for PUMY Outdoor Units		
Description	Model	Remarks
Branch Joint	CMY-Y62-G-E	Branch Joint (2 branches)
Header - 4 Branch	CMY-Y64-G-E	4 Branch Header includes sets for use with liquid and gas pipes
Header - 8 Branch	CMY-Y68-G-E	8 Branch Header includes sets for use with liquid and gas pipes
Drain Socket	PAC-SG61DS-E	For use when drain piping is necessary, use the drain socket or the drain pan (option)
Drain Pan	PAC-SG64DP-E	
Air Outlet Guide	PAC-SG59SG-E	Need 2 pieces
Wind Baffle	WB-PA2	Need 2 pieces



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Mitsubishi Electric HVAC Advanced Products Division
3400 Lawrenceville Suwanee Road
Suwanee, GA 30024

Phone: 888-467-7546 Fax: 800-658-1458

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Form No. CMBROS-02-08-5M

For more information visit www.mehvac.com

Roof Top Mechanical Equipment

Cotswold Lane Outdoor Hanging Wall Sconce

By Feiss

Product Options

Glass Color: Clear Beveled
Finish: Black , Grecian Bronze
Size: Small , Medium , Large

Details

- Material: Aluminum
- UL Listed Wet
- Made In China

Dimensions

Small Option Fixture: Width 9", Height 20.5"
Medium Option Fixture: Width 9.5", Height 23.75"
Large Option Fixture: Width 12", Height 30"

Lighting

- Small Option: Two 60 Watt (650 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)
- Medium Option: Three 60 Watt (650 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)
- Large Option: Three 60 Watt (650 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)

Additional Details

Product URL:
<https://www.lumens.com/cotswold-lane-outdoor-hanging-wall-sconce-by-feiss-uu189499.html>

Rating: UL Listed Wet

Product ID: uu189499

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:



Notes:



Created November 17th, 2020

Front Exterior Sconce

SPECIFICATIONS**Certifications/Qualifications**www.kichler.com/warranty**Dimensions**

Base Backplate	5.75 X 9.50
Extension	10.75"
Weight	5.70 LBS
Height from center of Wall opening (Spec Sheet)	6.75"
Height	19.50"
Width	8.00"

Light Source

Lamp Included	Not Included
Lamp Type	A19
Light Source	Incandescent
Max or Nominal Watt	100W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150

Mounting/Installation

Interior/Exterior	Exterior
Location Rating	CSA UL Listed Wet
Mounting Weight	3.15 LBS

FIXTURE ATTRIBUTES**Housing**

Diffuser Description	White Linen
Primary Material	ALUMINUM

Product/Ordering Information

SKU	9040BK
Finish	Black
Style	Traditional
UPC	783927226769

Finish Options

Black



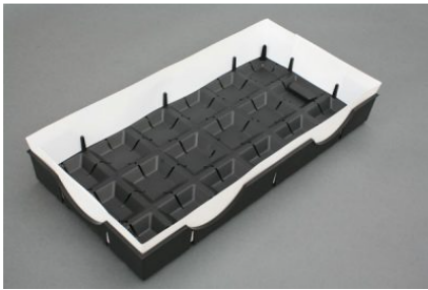
Rubbed Bronze

**ALSO IN THIS FAMILY**



How The LiveRoof Module Works

The LiveRoof system, patented in the United States and Canada, creates a seamless, beautiful and instantly mature green roof. The modules disappear under the cover of soil and plants which means no ugly container edges or grid lines.



STEP 1

LiveRoof Licensed Grower inserts Soil Elevators™ into the LiveRoof module.



STEP 2

LiveRoof module is filled to the top of Soil Elevators with engineered soil.



STEP 3

Plants are grown to maturity in soil that extends above the module.



STEP 4

Upon delivery to roof, installer sets modules tightly in place, from parapet to



STEP 5

Throughout the installation process, Soil Elevators are removed for a seamless,



STEP 6

The entire system is watered thoroughly to settle any loose soil and get the LiveRoof

Green Roof



[City of Warren Police Dept.](#)

Location: Warren, Michigan, United States

Project Size: 4826 sq ft

Installation Date: 2010-10-01

Grower: LiveRoof, LLC

Features

[Public](#)

[LiveRoof® Lite System](#)

Green Roof