



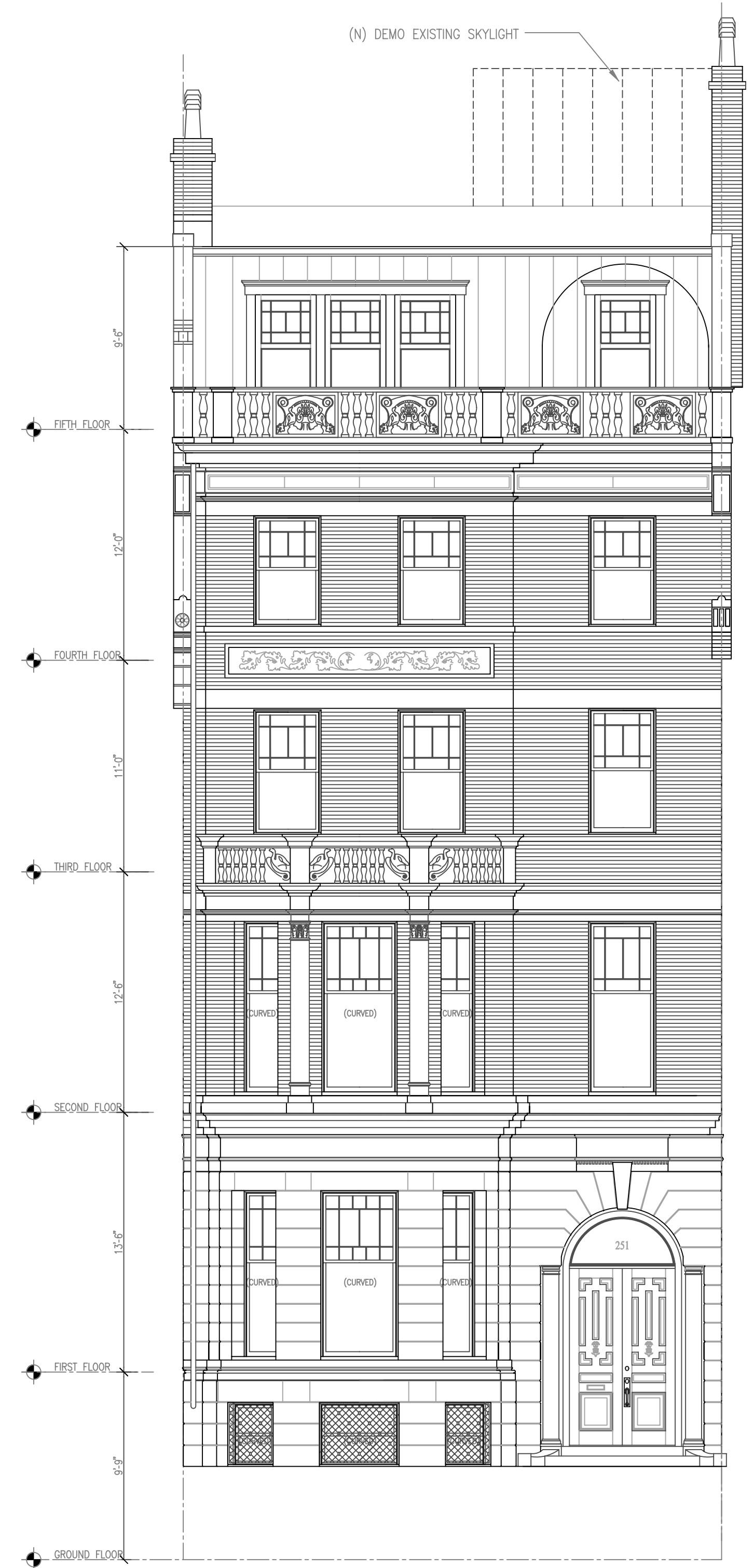
251 Commonwealth Avenue

BACK BAY – BOSTON

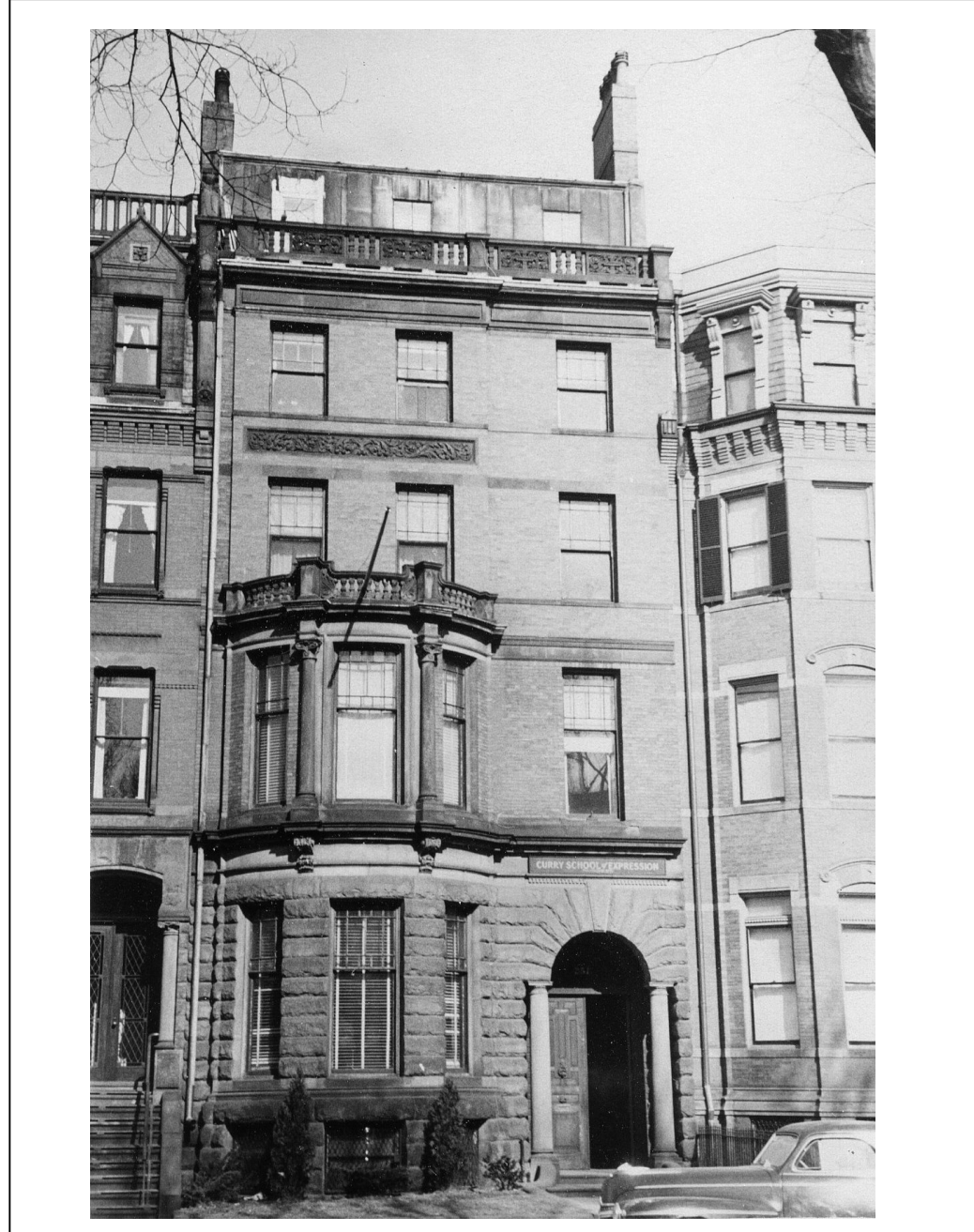
Revision No.	Date
ADD LINE OF SIGHT DIAGRAM AND EXISTING ROOF PLAN	03.31.2023
UPDATED TREE SPECIES AND LOCATION OF STROBE/FDC PER NABB INPUT	04.05.2023

Date:	March 6, 2023
Project Number:	
Checked By:	RP/PC/SB
Scale:	N/A





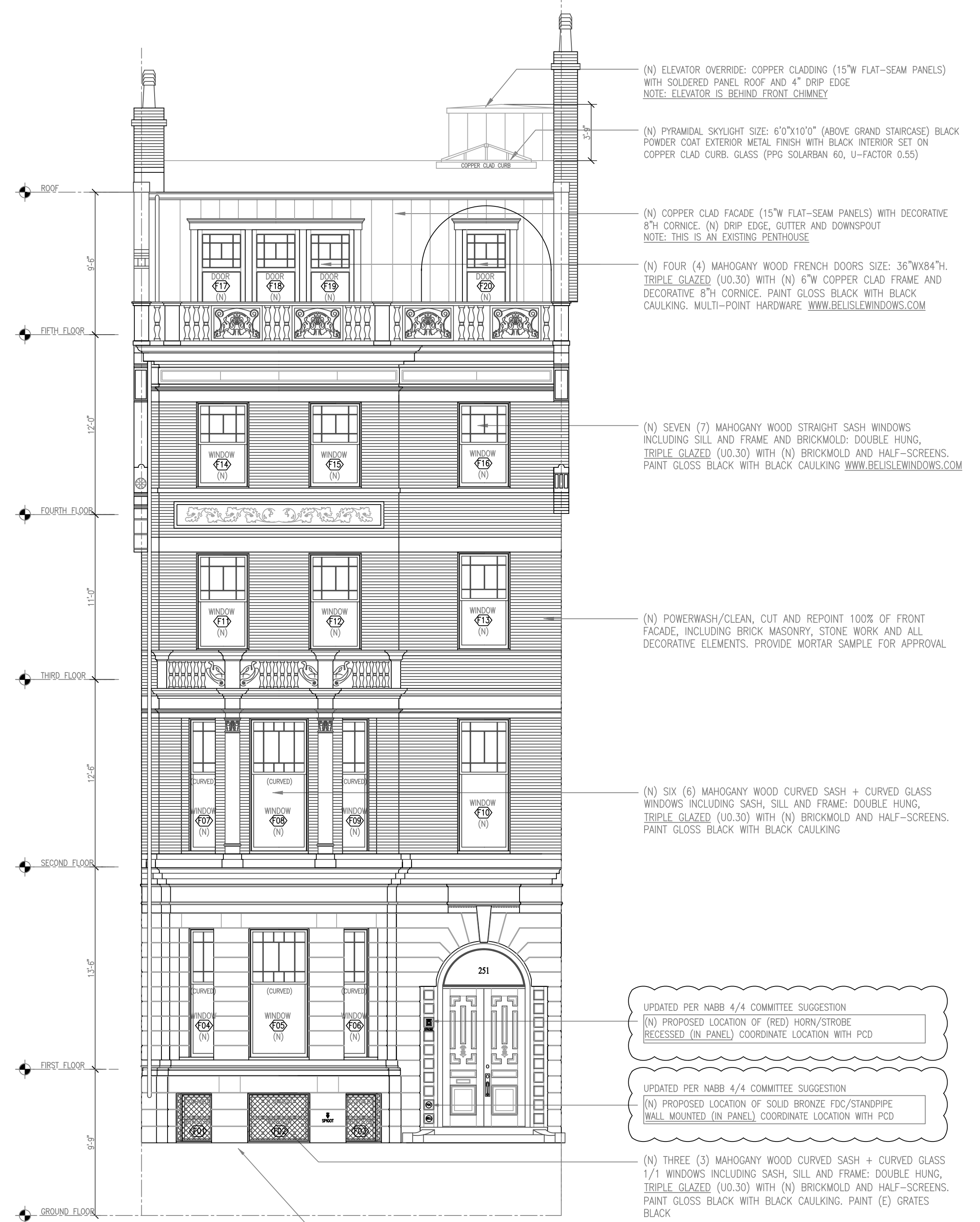
1 EXISTING COMMONWEALTH AVENUE ELEVATION
SCALE: 3/16"=1'-0"



1 HISTORIC FRONT ELEVATION

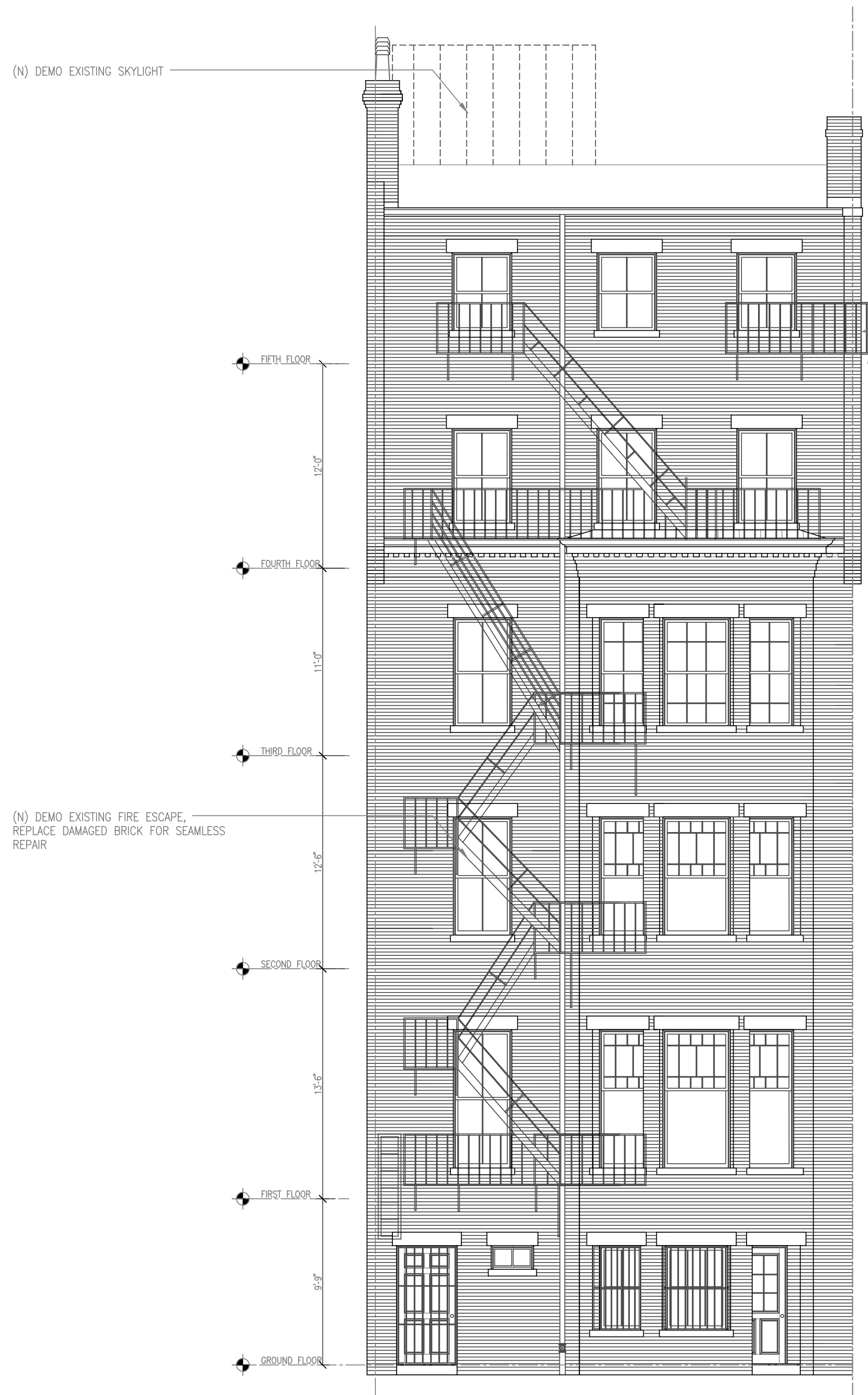


2 EXISTING FRONT ELEVATION



2 PROPOSED COMMONWEALTH AVENUE ELEVATION
SCALE: 3/16"=1'-0"

- (N) ELEVATOR OVERRIDE: COPPER CLADDING (15"W FLAT-SEAM PANELS) WITH SOLDERED PANEL ROOF AND 4" DRIP EDGE
NOTE: ELEVATOR IS BEHIND FRONT CHIMNEY
- (N) PYRAMIDAL SKYLIGHT SIZE: 6'0"x10'0" (ABOVE GRAND STAIRCASE) BLACK POWDER COAT EXTERIOR METAL FINISH WITH BLACK INTERIOR SET ON COPPER CLAD CURB. GLASS (PPG SOLARBAN 60, U-FACTOR 0.55)
- (N) COPPER CLAD FACADE (15"W FLAT-SEAM PANELS) WITH DECORATIVE 8" CORNICE. (N) DRIP EDGE, GUTTER AND DOWNSPOUT
NOTE: THIS IS AN EXISTING PENTHOUSE
- (N) FOUR (4) MAHOGANY WOOD FRENCH DOORS SIZE: 36"Wx84"H. TRIPLE GLAZED (U0.30) WITH (N) 6"W COPPER CLAD FRAME AND DECORATIVE 8" CORNICE. PAINT GLOSS BLACK WITH BLACK CAULKING. MULTI-POINT HARDWARE WWW.BELISLEWINDOWS.COM
- (N) SEVEN (7) MAHOGANY WOOD STRAIGHT SASH WINDOWS INCLUDING SILL AND FRAME AND BRICKMOLD; DOUBLE HUNG, TRIPLE GLAZED (U0.30) WITH (N) BRICKMOLD AND HALF-SCREENS. PAINT GLOSS BLACK WITH BLACK CAULKING WWW.BELISLEWINDOWS.COM
- (N) POWERWASH/CLEAN, CUT AND REPOINT 100% OF FRONT FACADE, INCLUDING BRICK MASONRY, STONE WORK AND ALL DECORATIVE ELEMENTS. PROVIDE MORTAR SAMPLE FOR APPROVAL
- (N) SIX (6) MAHOGANY WOOD CURVED SASH + CURVED GLASS WINDOWS INCLUDING SASH, SILL AND FRAME; DOUBLE HUNG, TRIPLE GLAZED (U0.30) WITH (N) BRICKMOLD AND HALF-SCREENS. PAINT GLOSS BLACK WITH BLACK CAULKING
- UPDATED PER NABB 4/4 COMMITTEE SUGGESTION
(N) PROPOSED LOCATION OF (RED) HORN/STROBE RECESSED (IN PANEL) COORDINATE LOCATION WITH PCD
- UPDATED PER NABB 4/4 COMMITTEE SUGGESTION
(N) PROPOSED LOCATION OF SOLID BRONZE FDC/STANDPIPE WALL MOUNTED (IN PANEL) COORDINATE LOCATION WITH PCD
- (N) THREE (3) MAHOGANY WOOD CURVED SASH + CURVED GLASS 1/1 WINDOWS INCLUDING SASH, SILL AND FRAME; DOUBLE HUNG, TRIPLE GLAZED (U0.30) WITH (N) BRICKMOLD AND HALF-SCREENS. PAINT GLOSS BLACK WITH BLACK CAULKING. PAINT (E) GRATES BLACK
- (N) RAT PREVENTATIVE MESH AT EXTERIOR OF FOUNDATION WALL, FROM GRADE TO 4' BELOW GRADE MIN., FULL WIDTH OF FRONT WALL



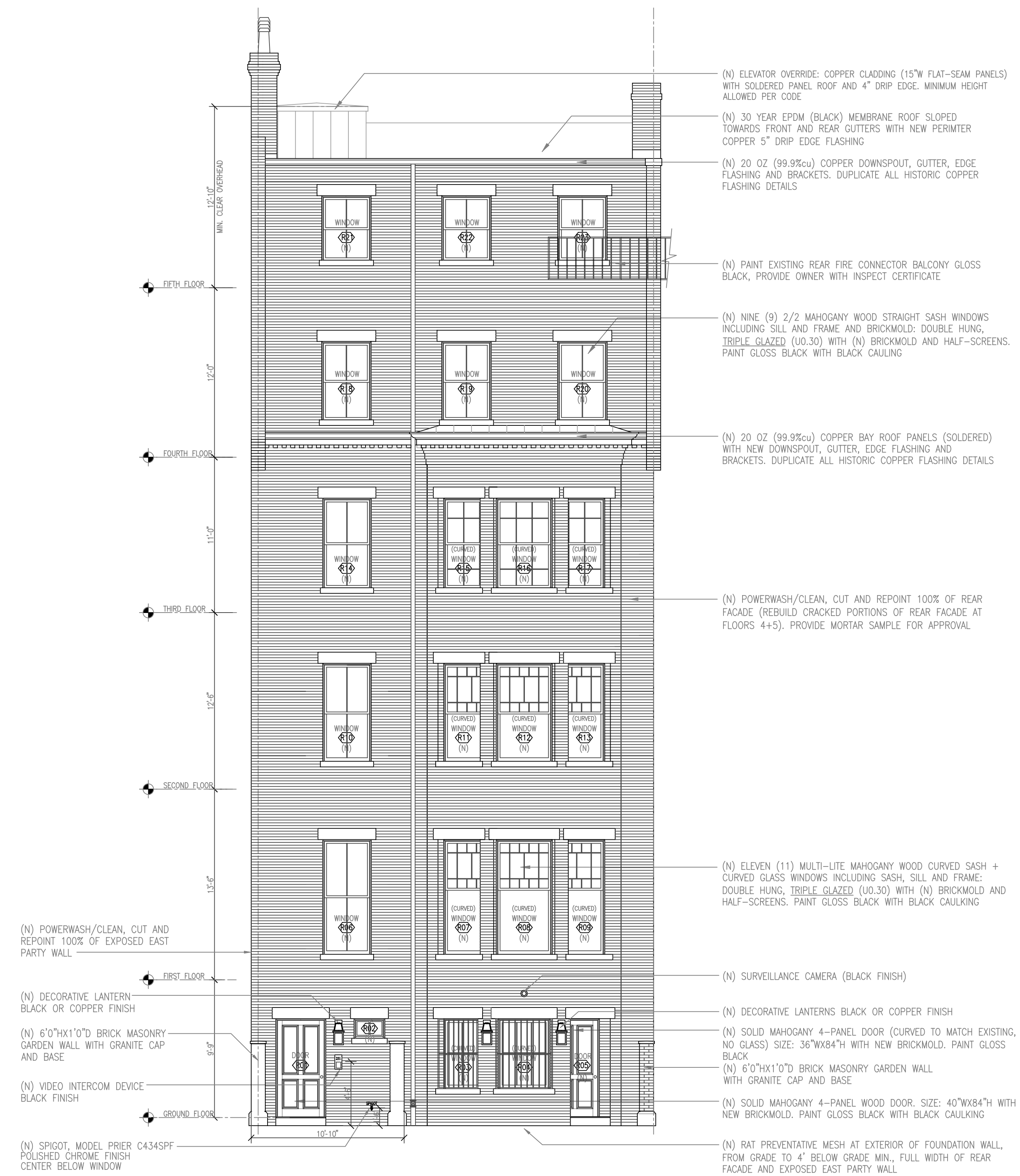
1 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



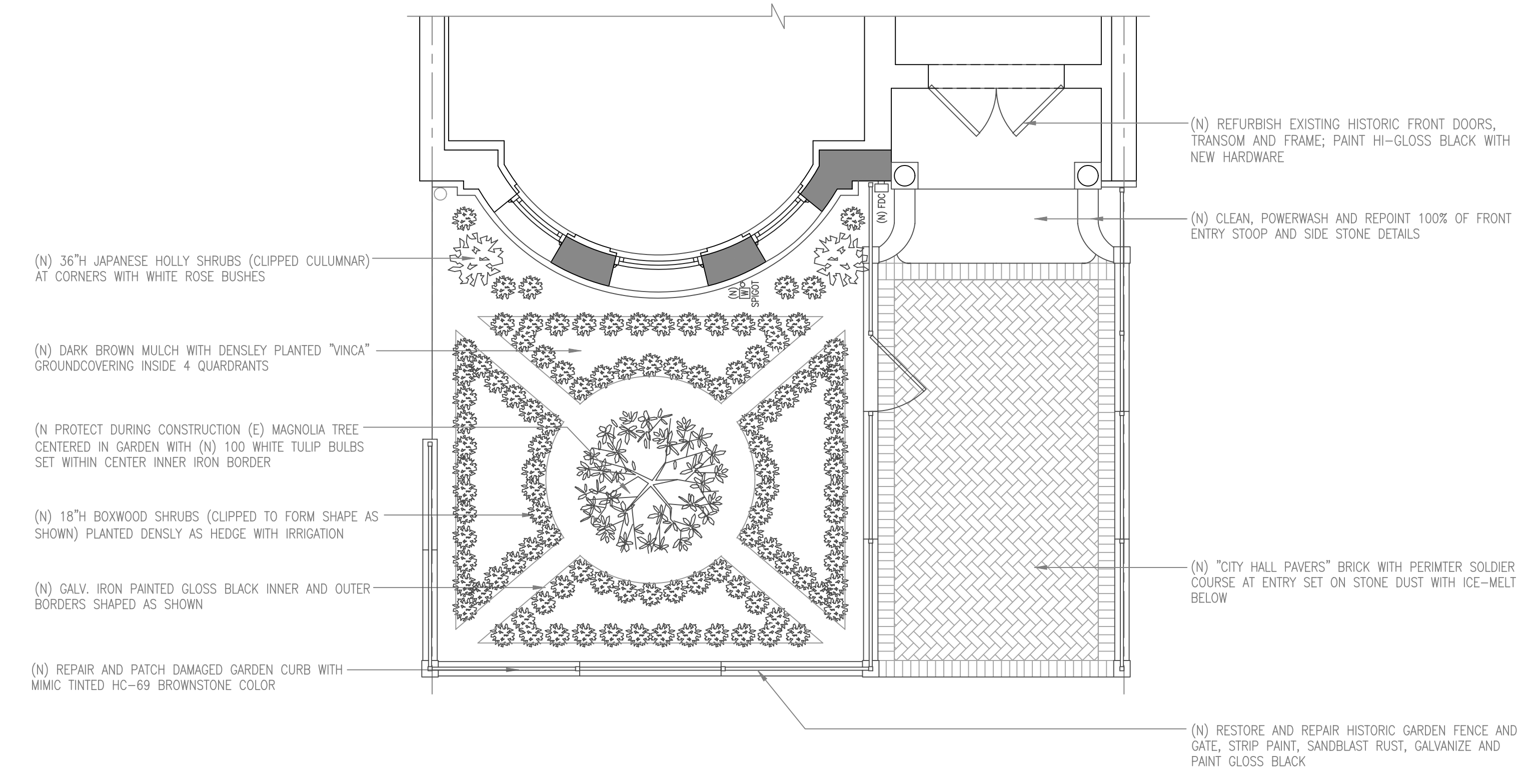
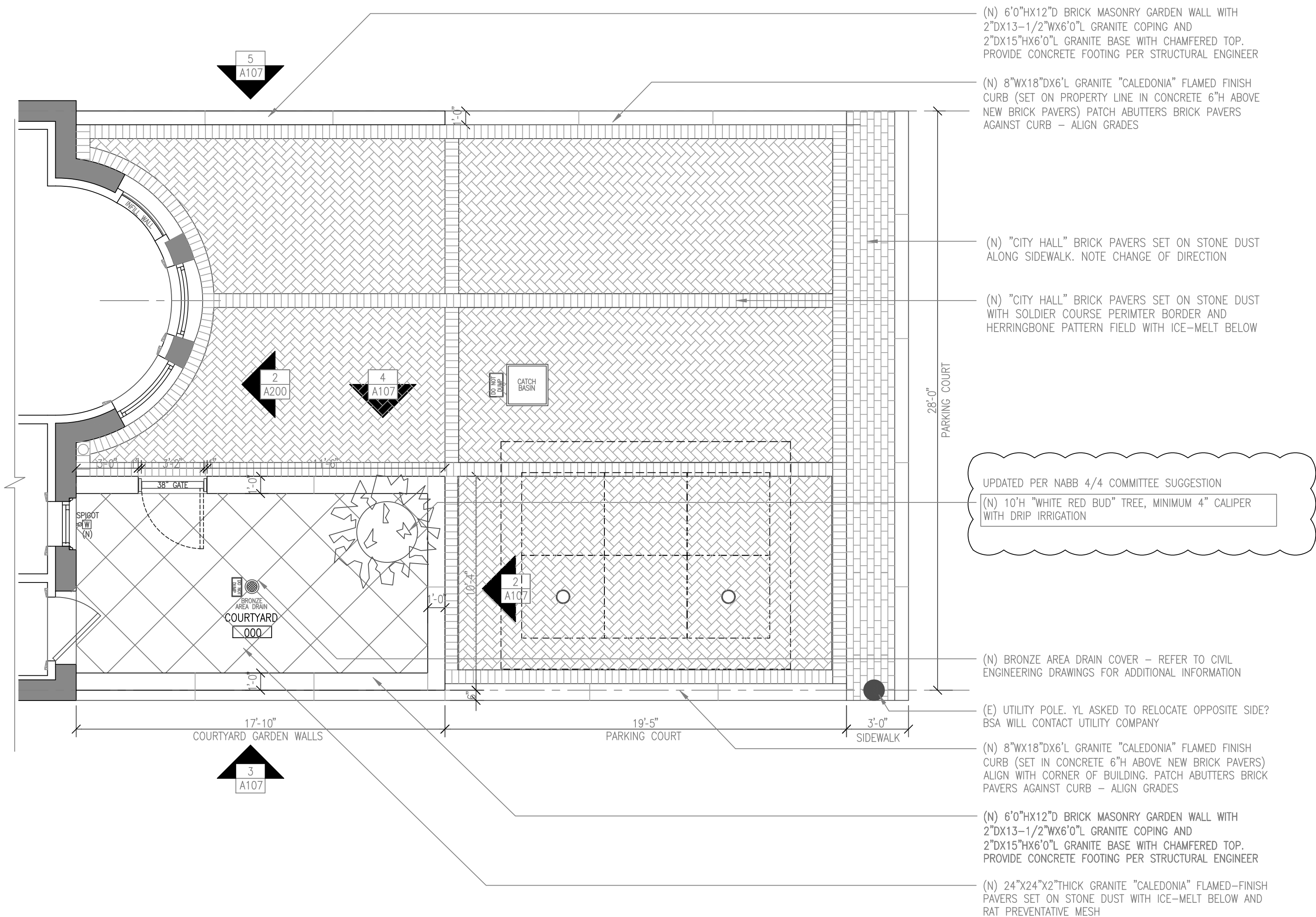
1 EXISTING REAR ELEVATION



2 EXISTING REAR ELEVATION

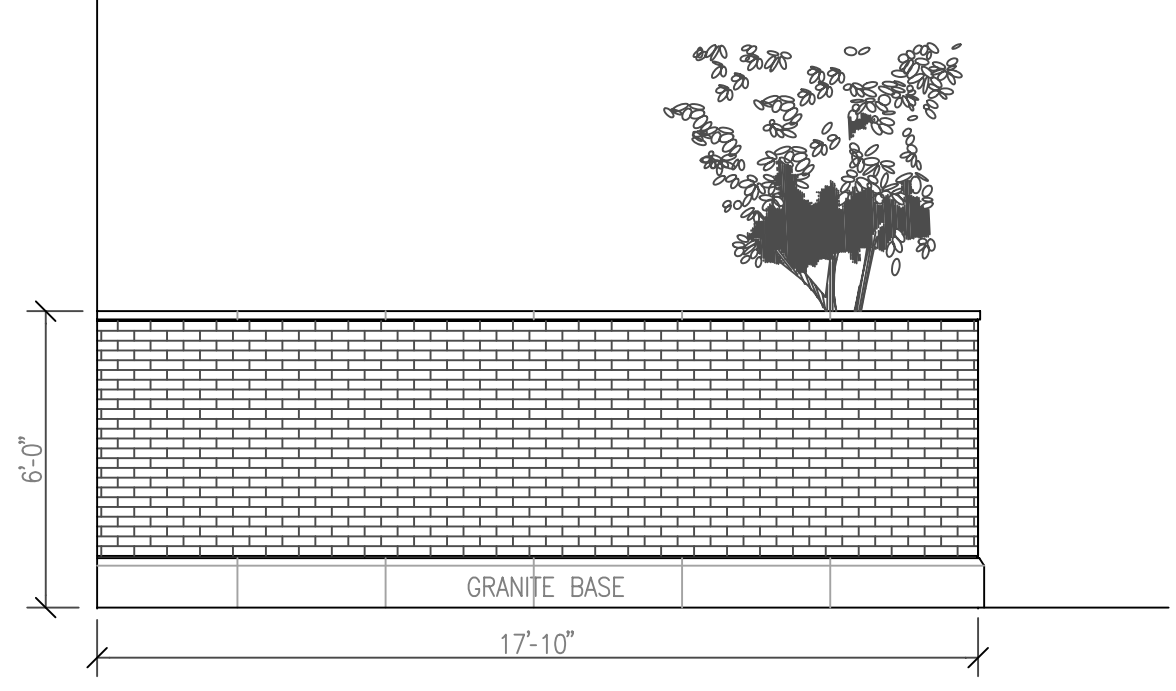
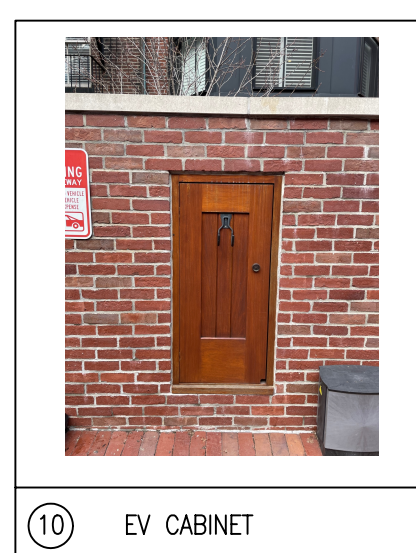


2 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



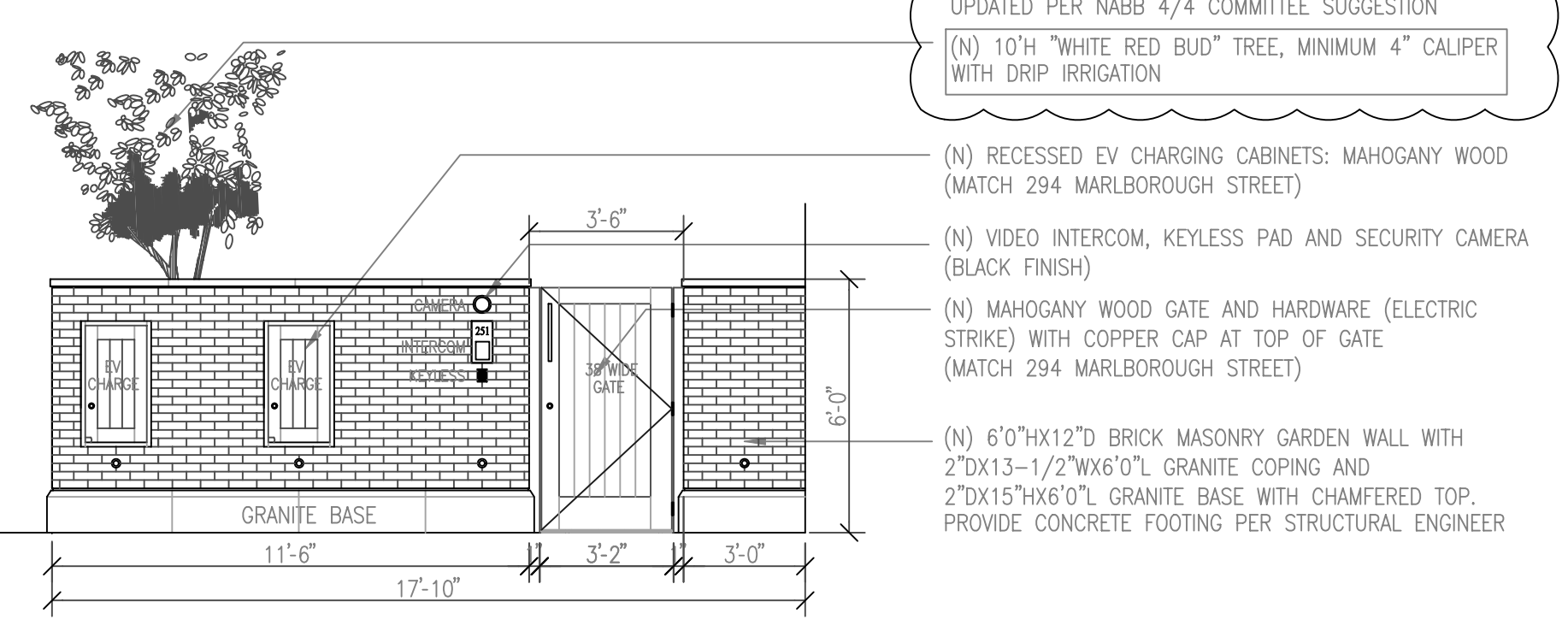
1 PROPOSED REAR YARD PLAN
SCALE: 1/4" = 1'-0"

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

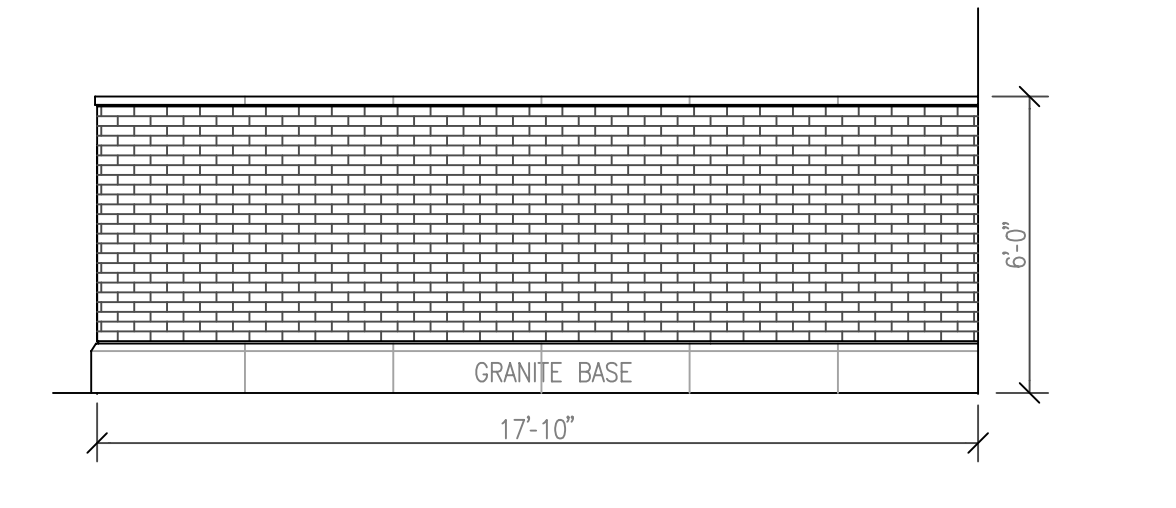


2 PROPOSED GARDEN WALL NORTH ELEVATION
SCALE: 1/2" = 1'-0"

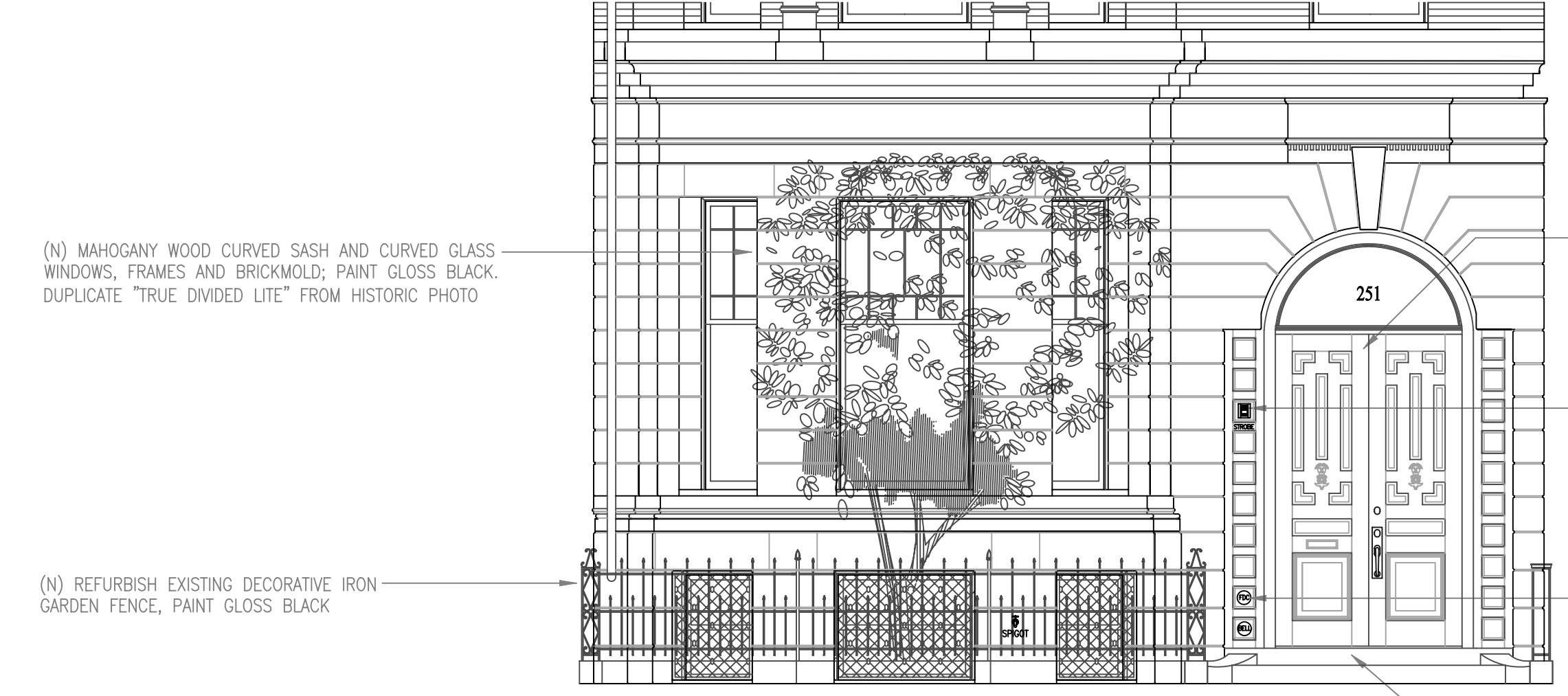
3 PROPOSED GARDEN WALL ELEVATION
SCALE: 1/2" = 1'-0"



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



5 PROPOSED GARDEN WALL ELEVATION
SCALE: 1/2" = 1'-0"

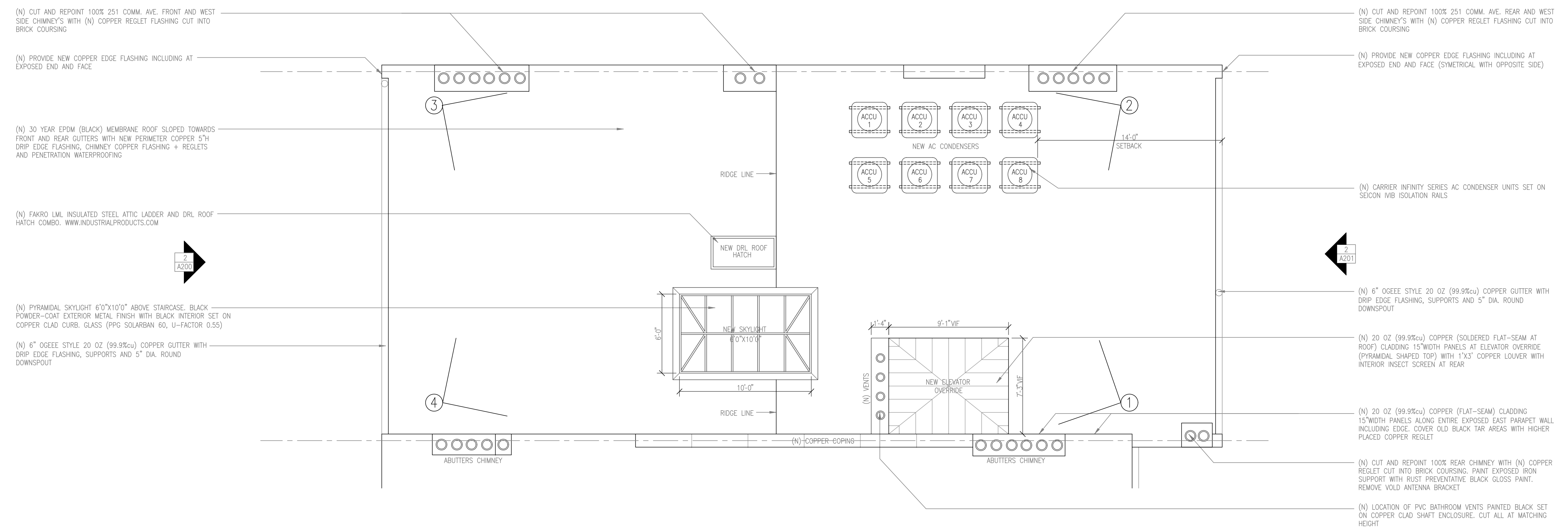


7 PROPOSED FRONT GARDEN ELEVATION
SCALE: 1/4" = 1'-0"

UPDATED PER NABB 4/4 COMMITTEE SUGGESTION
(N) PROPOSED LOCATION OF (RED) HORN/STROBE RECESSED (IN PANEL) COORDINATE LOCATION WITH PCD

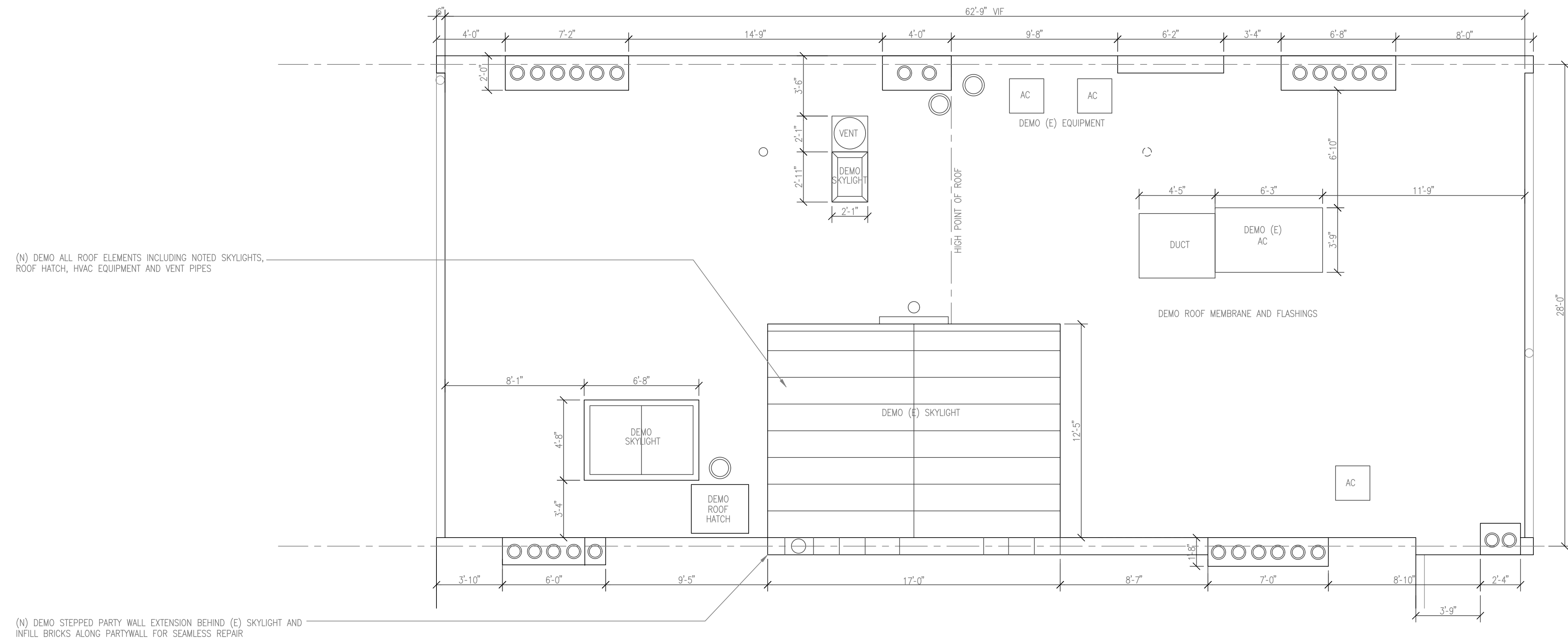
UPDATED PER NABB 4/4 COMMITTEE SUGGESTION
(N) PROPOSED LOCATION OF SOLID BRONZE FDC/STANDPIPE WALL MOUNTED (IN PANEL) COORDINATE LOCATION WITH PCD

(N) POWERWASH, CUT AND REPOINT 100% OF FRONT STONE STOOP (INCLUDING BOTH SIDES AND GARDEN CURB)



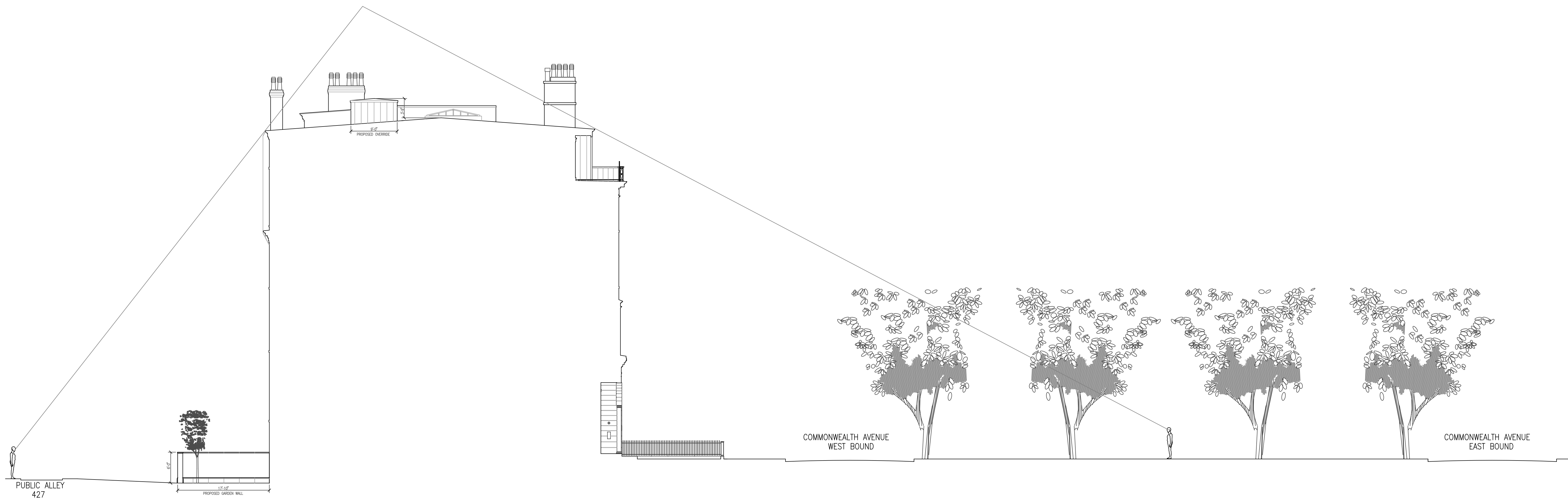
1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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

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1 LINE OF SIGHT DIAGRAM
SCALE: NTS

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① FRONT ELEVATION



② FRONT DOOR



③ FRONT GARDEN



④ REAR ELEVATION



⑤ REAR ELEVATION



⑥ ROOF LOOLING SOUTH WEST



⑦ ROOF LOOKING SOUTH EAST



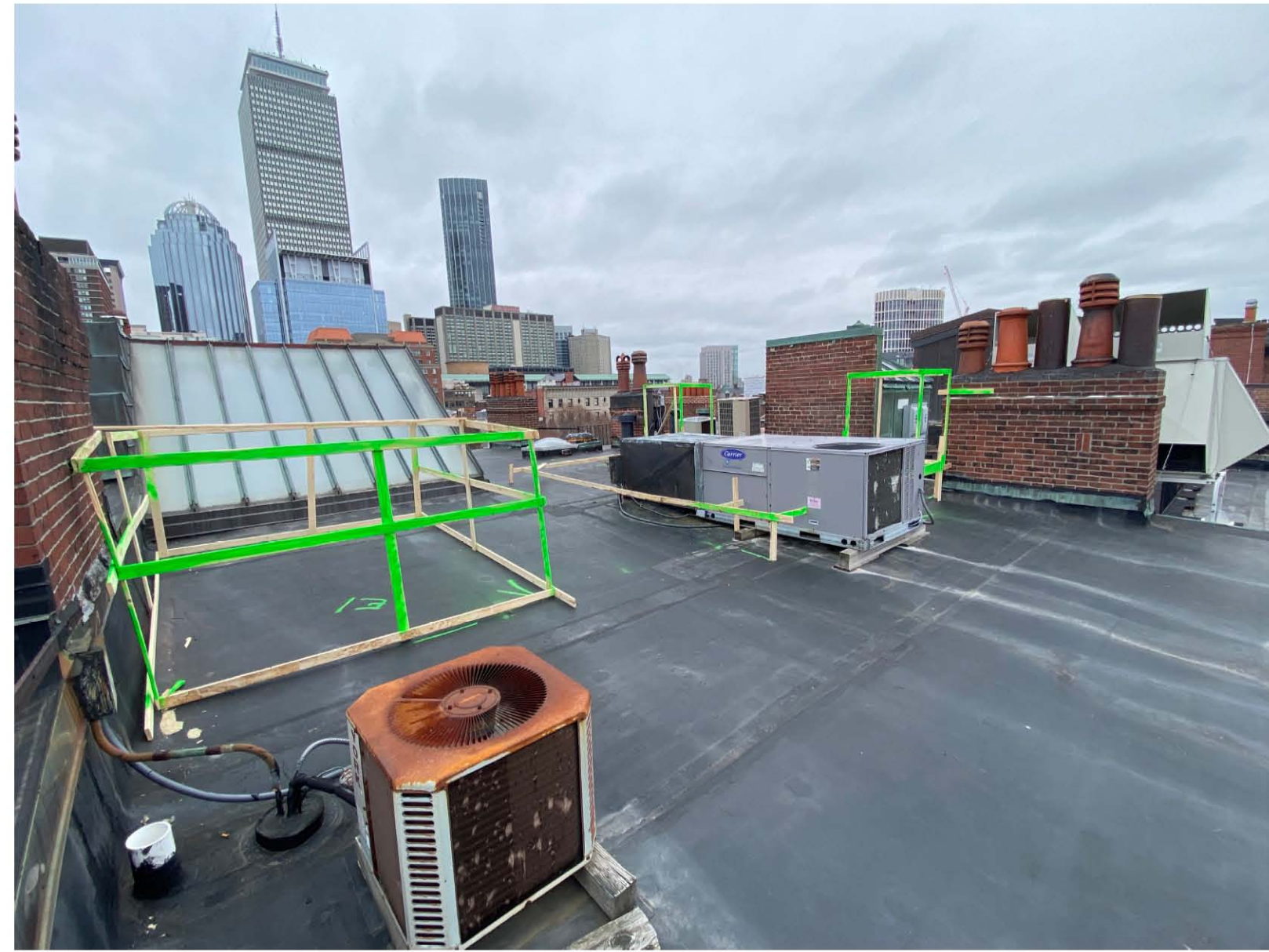
⑧ ROOF LOOKING WEST



⑨ ROOF LOOKING EAST



⑩ ROOF LOOKING NORTH



① MOCK UP ELEVATOR OVERRIDE AND AC UNITS

② MOCK UP ELEVATOR OVERRIDE AND AC UNITS

③ MOCK UP SKYLIGHT AND AC UNITS

④ MOCK UP SKYLIGHT AND AC UNITS



⑥ MOCK UP FROM FRONT

⑦ MOCK UP FROM FRONT

⑧ MOCK UP FROM REAR

⑨ MOCK UP FROM REAR