

28 Commonwealth Ave

BOSTON, MA



Project Team

OWNER
Yana and Richard Dulude
28 Commonwealth Ave
Boston, MA, 02116
Phone: 970-331-9520
Email: richard.dulude@gmail.com

ARCHITECT
Meyer & Meyer Architects, Inc.
Attn: Adam Gilmore
396 Commonwealth Avenue
Boston, MA 02215
Phone: 617-266-0555
Email: agilmore@meyerandmeyerarchitects.com

SURVEYOR
BOSTON SURVEY, INC
Attn: George Collins
Unit C-4 Shipway's Place
Charlestown, MA, 02129
Phone: 617 242 1313
Email: gcollins@bostonurveyinc.com

Zoning Dimensional Regulations

	Any Dwelling/Other	[E] Any Dwelling/Other	[N] Any Dwelling/Other	Section
Type of Use	Residential	Residential	Residential	
Lot Size	None /	2,739 sf	2,739 sf	
Lot Area (min. for Additional Dwelling)	None /	8,504 sf, ENC	8,504 sf, ENC	
Lot Width (min)	None /	22 ft	22 ft	
FAR (max)	3.0 / 3.0	3.11, ENC	3.11, ENC	
Height of Buildings (Stories)	None / None	5	5	16-7
Height of Buildings (Feet)	65.00/65.00	69.24, ENC	69.99 PNC	16-7
Roof Deck	330 sf	0	781.87 sf	16-8
Usable Open Space (min. for Dwelling)	50sf / None	240 sf / Dwelling Unit	240 sf / Dwelling Unit	
Front Yard	20 ft on East / West Street	20 ft	20 ft	19-4
Side Yard	10 ft + 1/20 side wall	0	0	19-4
Rear Yard (Any Dwelling)	25% of Lot Depth	27.60, ENC	27.60, PNC	16-7
Zoning District	Boston Proper			
Zoning Sub -District	H - 3 - 65			

ENC = Existing Non-conforming Condition
PNC = Proposed Non-conforming Condition

MEYER & MEYER, INC.

ARCHITECTURE • INTERIORS

396 COMMONWEALTH AVENUE BOSTON, MASSACHUSETTS 02215

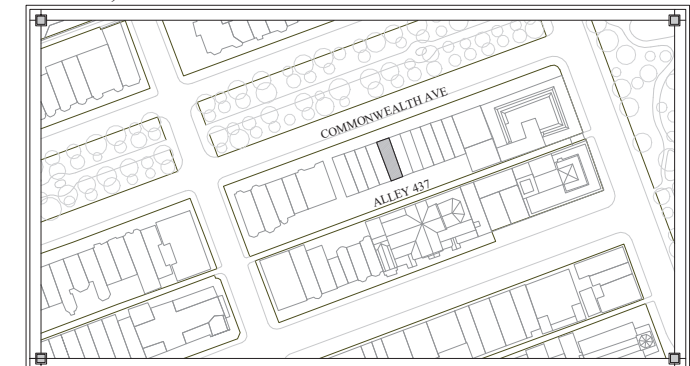


MMXIX

BBAC Hearing
March 13, 2019

LOCATION MAP

Boston, Massachusetts



Project
Dulude Penthouse

28 Commonwealth Ave
Boston, MA 02116

Issue Dates and Revisions:

General Notes
General Contractor shall make all Submittals, and Supplies aware of the requirements of these notes.
All work shall be performed in compliance with all applicable Local, State and National Building, Life Safety and Electrical Codes.
General Contractor shall be responsible for securing all permits as necessary for the completion of work shown throughout the Contract Documents.
General Contractor shall be responsible for securing all work to verify dimensional relationships before commencing any part and shall verify all existing conditions and locations before proceeding.
Failure to verify dimensions and conditions before proceeding may void the General Contractor's liability for the required removal of completed work at General Contractor's cost. If a discrepancy which could have been discovered under modification to the plans.
General Contractor shall coordinate the dimensional requirements between the work of the various trades.
Any discrepancies found in the plans, dimensions, existing conditions or any apparent error in the drafting or plotting, it is the responsibility of the architect to be pointed out to the architect immediately.
Drawing shall not be scaled for dimensions and/or area. Areas and volumes of assemblies shall be scaled to the drawing scale.
Regardless of whether or not an item is shown or specified, General Contractor shall provide and install it if necessary for the proper installation or function of an item shown or specified. Suppliers and Subcontractors shall obtain the General Contractor's approval for the use of other trades, which may not be indicated prior to building.
All dimensions in meters, exterior walls indicated are to face of masonry or concrete, unless noted otherwise.
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Registration

Drawing Title
Site Survey

Drawn
Checked
Project Number
Date
Drawing Number

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF APRIL 3, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON

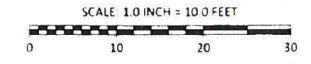
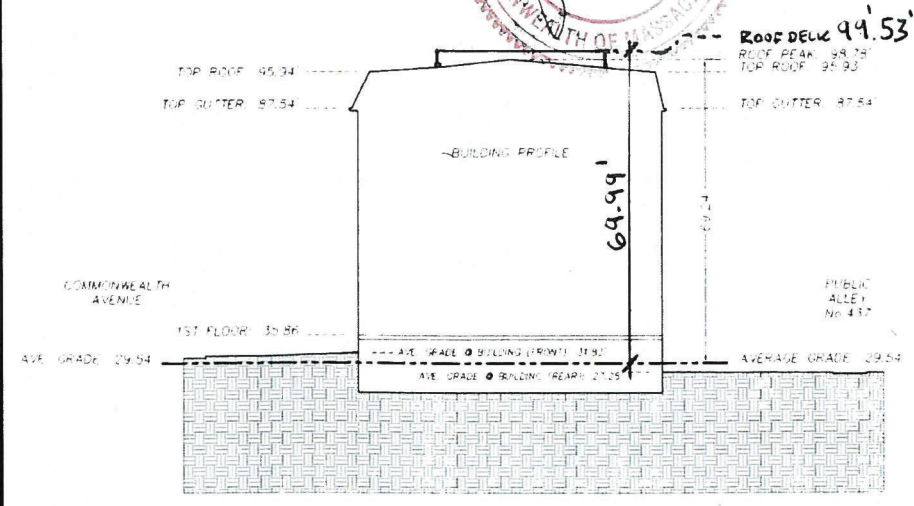
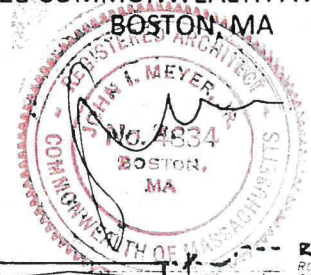
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE X
COMMUNITY PANEL 25025C0077J
EFFECTIVE DATE: 03/16/2016

PREPARED FOR:
RICHARD DULUDE
28 COMMONWEALTH AVENUE, UNIT 5
BOSTON, MA 02116

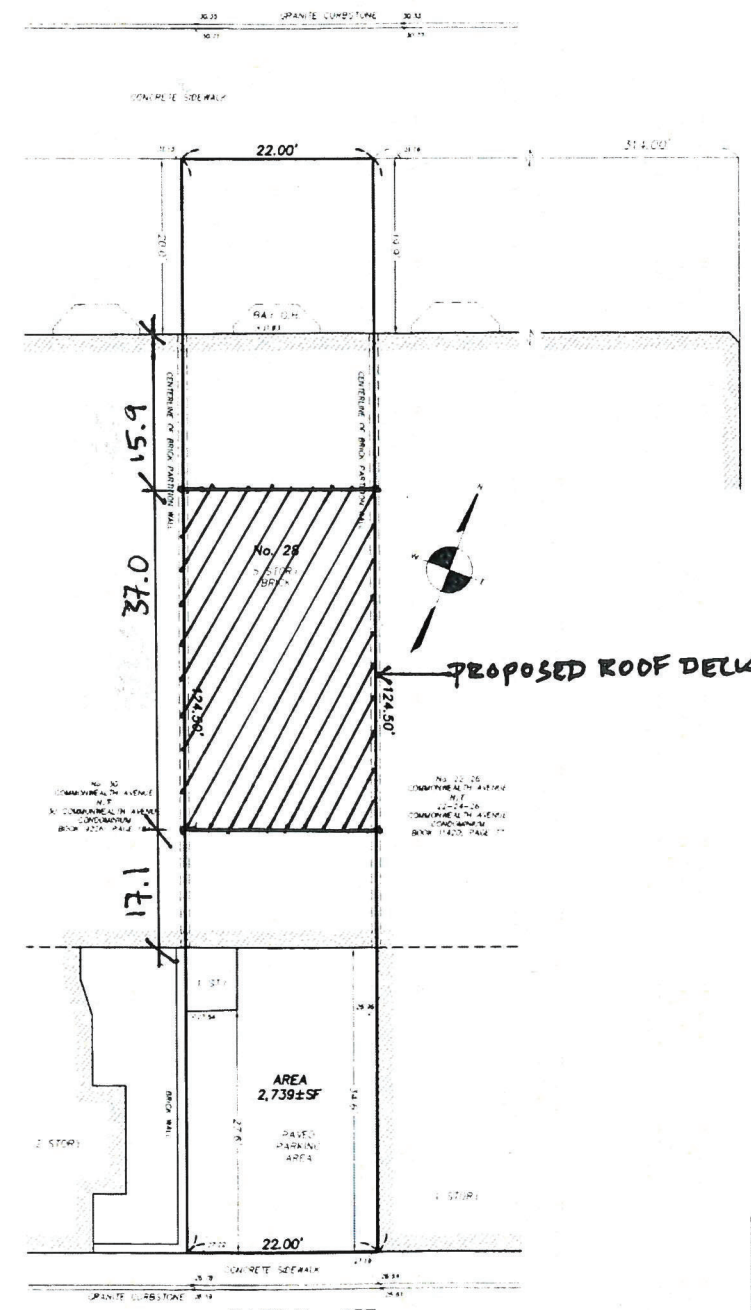
REFERENCES:
DEED: BK 8898, PG 617
PLAN: BK 8898, PG 617
LCC: BK 11420, PG 27
33716 B
19480-A

NOTES:
PARCEL ID: 0501214010

CERTIFIED PLOT PLAN
LOCATED AT
28 COMMONWEALTH AVENUE
BOSTON, MA



COMMONWEALTH AVENUE
(PUBLIC - 20.0' WIDE)



BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

FIELD	JH/GCC
DRAFT	NPP/RAP
CHECK	GCC
DATE	04/05/18
JOB #	18-00213



ALLEY No. 437
(PUBLIC - 16.0' WIDE)

AREA
2,739±SF

Project:

Dulude Penthouse

28 Commonwealth Ave
Boston, MA 02116

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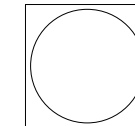
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Registration:



Drawing Title:

Drawn: Author

Checked: Checker

Project Number: #####

Date: 02/19/19

Drawing Number:



(ca. 1942,

<https://backbayhouses.org/28-commonwealth/>)



(ca. 2017)

28 Commonwealth Avenue Boston MA 02116

For The Back Bay Architectural District Commission (BBAC)

Site Location



<http://maps.bostonredevelopmentauthority.org/zoningviewer/>

Parcel ID :

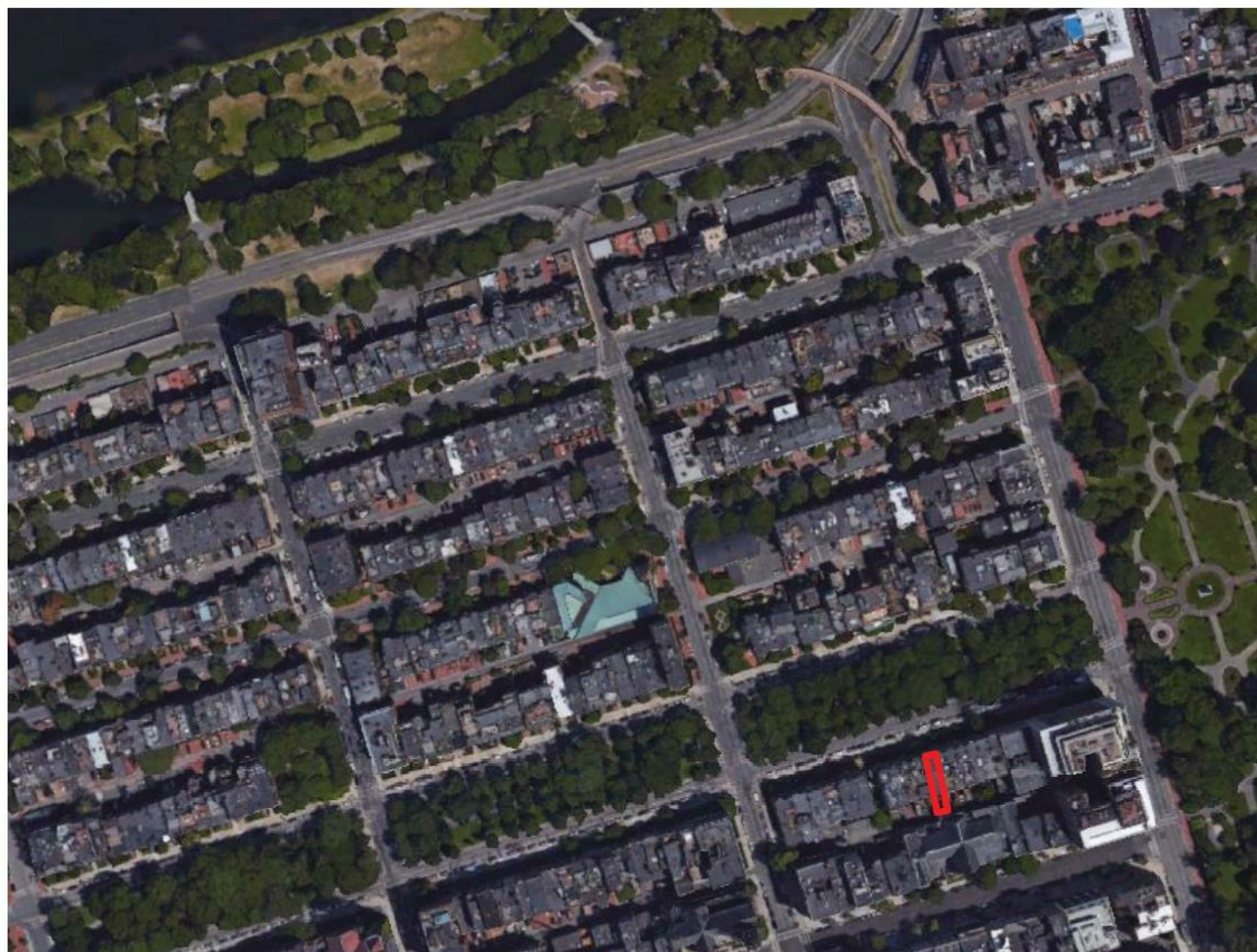
0501214000

Zoning District :

Boston Proper

Zoning Subdistrict :

H-3-65



Project:

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Boston, MA 02116

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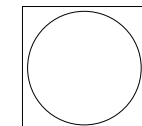
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Registration:



Drawing Title:

Site Location

Drawn:

Author

Checked:

Checker

Project Number:

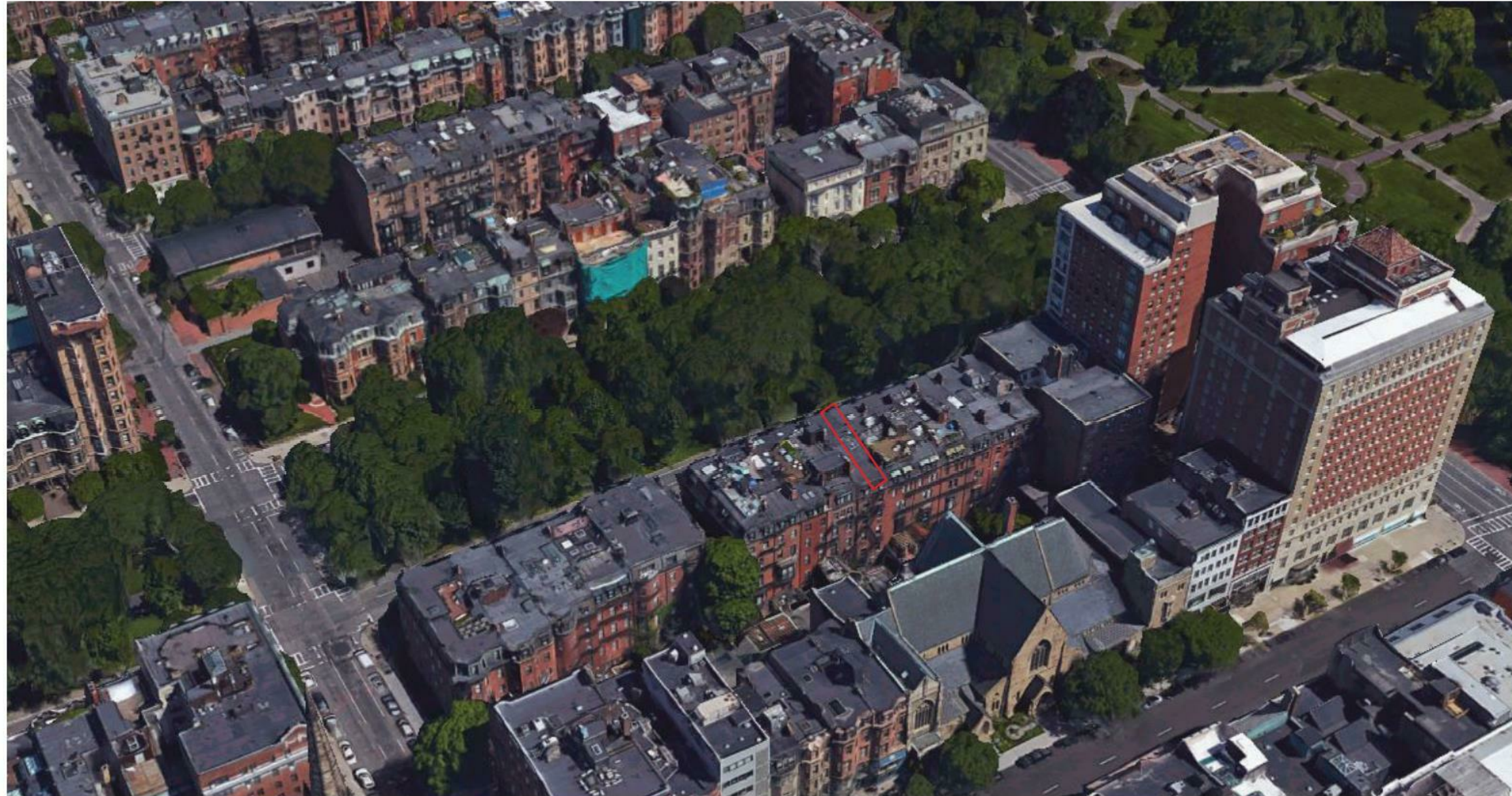
#####

Date:

02/19/19

Drawing Number:

Site Location



MEYER & MEYER

ARCHITECTURE AND
INTERIORS

F: 617.266.2952

T: 617.266.0555

396 Commonwealth Avenue
Boston, Massachusetts 02215

Project:

Dulude Penthouse

28 Commonwealth Ave
Boston, MA 02116

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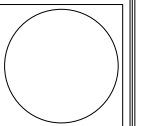
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Registration:



Drawing Title:

Site Location

Drawn: _____ Author

Checked: _____ Checker

Project Number: #####

Date: 02/19/19

Drawing Number:

Neighborhood Context (Above)



Project:

Dulude Penthouse

28 Commonwealth Ave
Boston, MA 02116

Issue Dates and Revisions:

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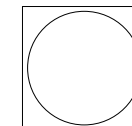
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Registration:



Drawing Title:

Neighborhood
Context (Above)

Drawn:

Author

Checked:

Checker

Project Number:

#####

Date:

02/19/19

Drawing Number:

Project:

Dulude Penthouse

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Boston, MA 02116

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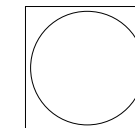
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Registration:



Drawing Title:

Neighborhood Context (Front)

Drawn: Author

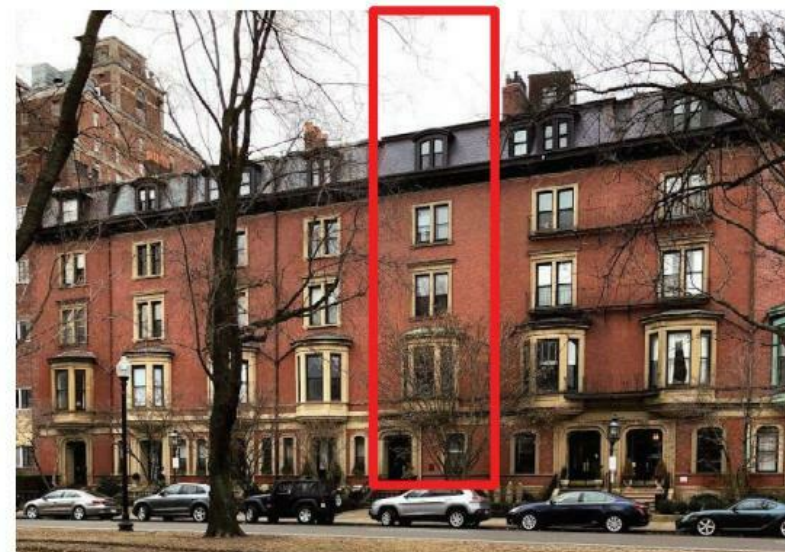
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Project Number: #####

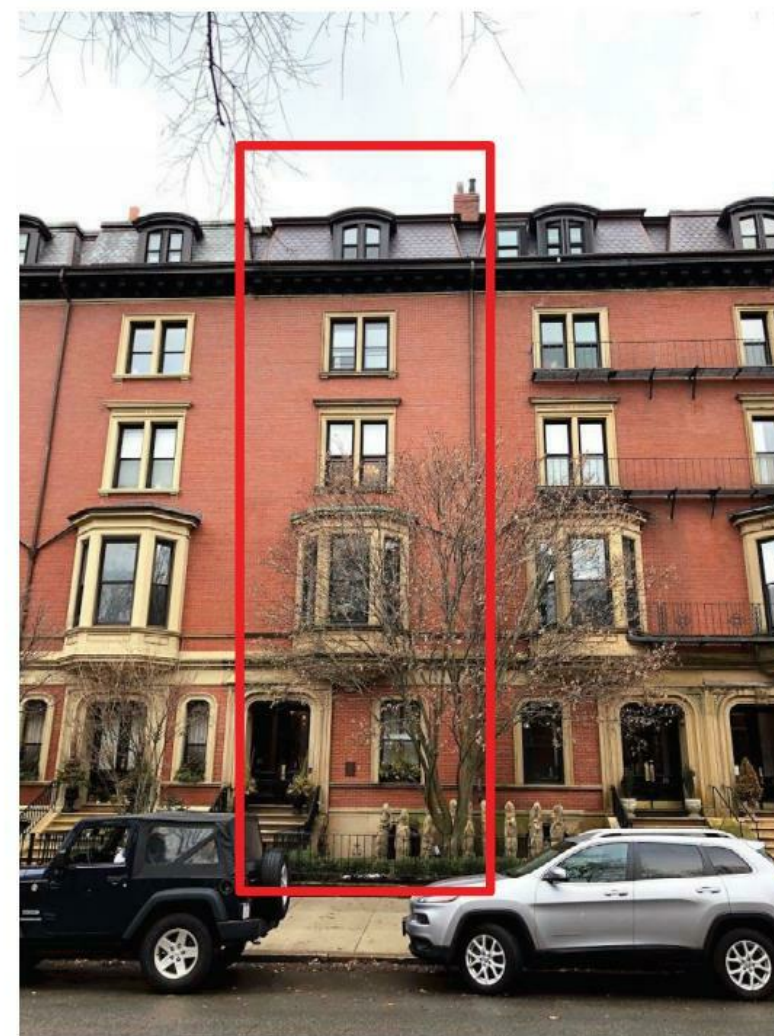
Date: 02/19/19

Drawing Number:

Neighborhood Context (Front)



Commonwealth Ave Looking East



28 Commonwealth Ave

Commonwealth Ave Looking West

Project:

Dulude Penthouse

28 Commonwealth Ave
Boston, MA 02116

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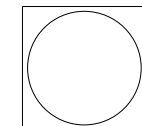
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Registration:



Drawing Title:

Neighborhood
Context (Rear)

Drawn:

Author

Checked:

Checker

Project Number:

#####

Date:

02/19/19

Drawing Number:

Neighborhood Context (Rear)



Commonwealth Ave Looking West



28 Commonwealth Ave

Project:
Dulude Penthouse

28 Commonwealth Ave
Boston, MA 02116

Issue Dates and Revisions:

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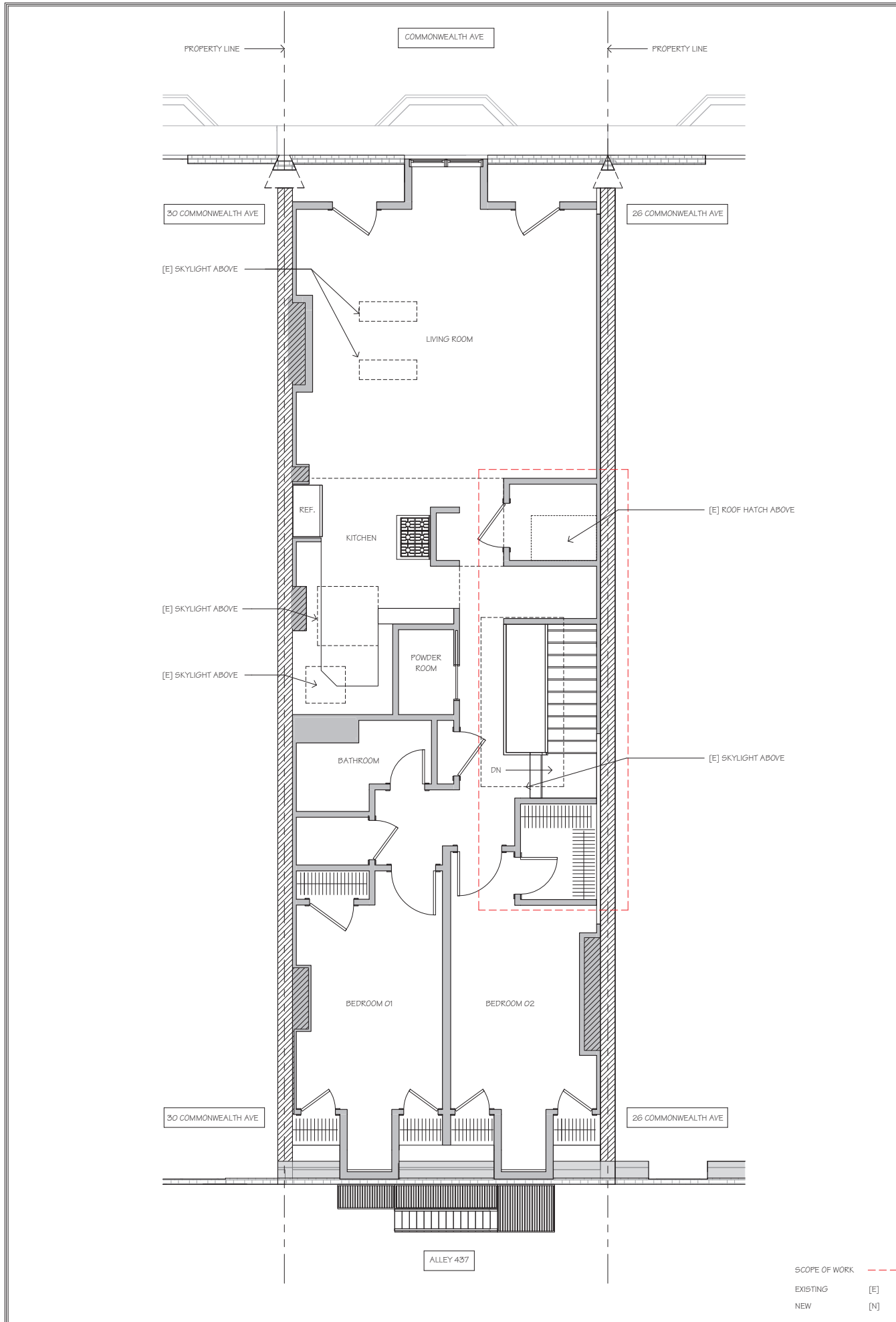
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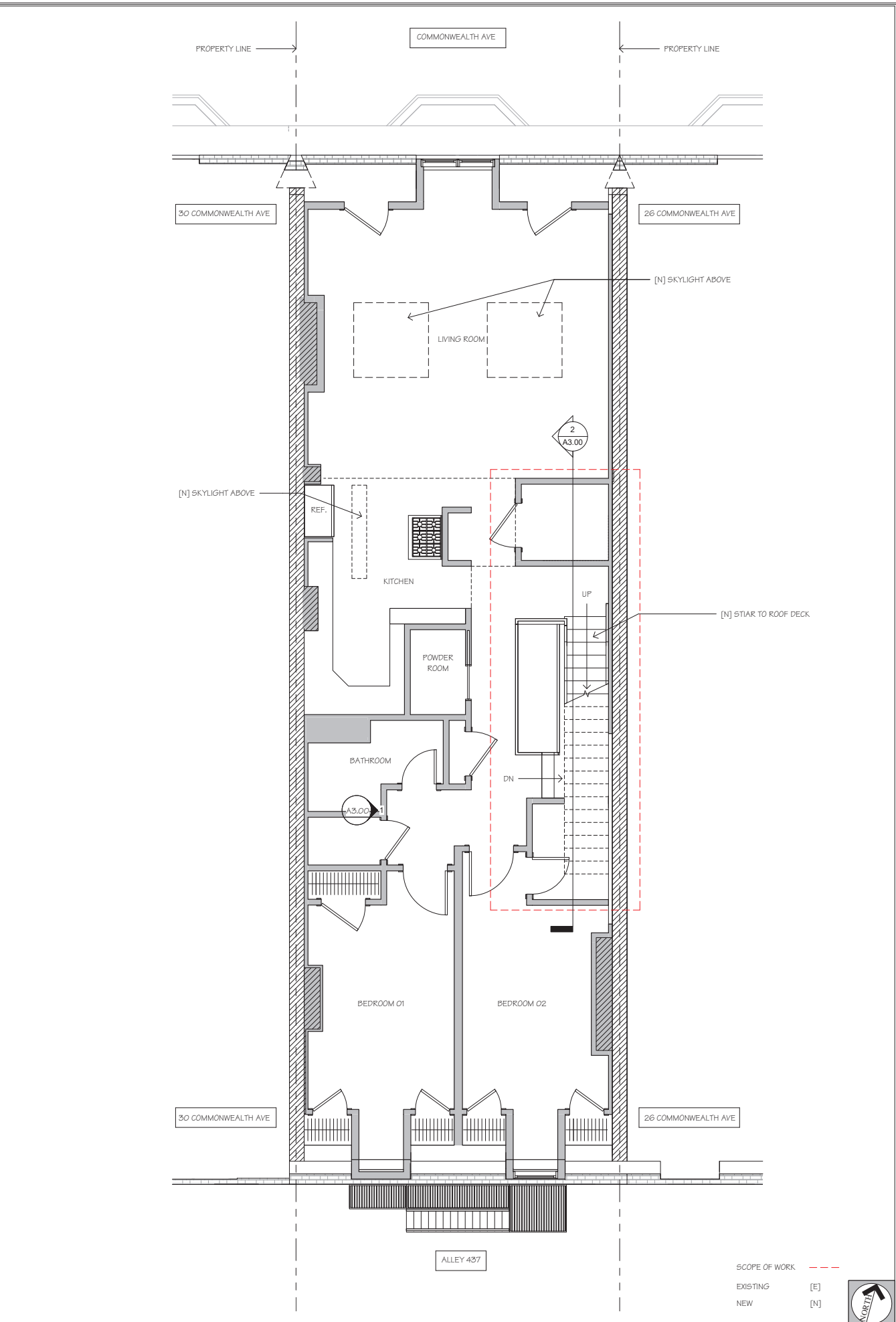
Drawing Title:
Fifth Floor Plans

Drawn: _____ Author
Checked: _____ Checker
Project Number: #####
Date: 02/19/19
Drawing Number:

A1.00



1 Existing Fifth Floor Plan
1/4" = 1'-0"



2 Proposed Fifth Floor Plan
1/4" = 1'-0"

Project:
Dulude Penthouse

28 Commonwealth Ave
Boston, MA 02116

Issue Dates and Revisions:

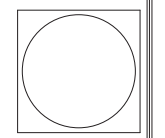
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Registration:



Drawing Title:
Roof Plan

Drawn: _____ Author

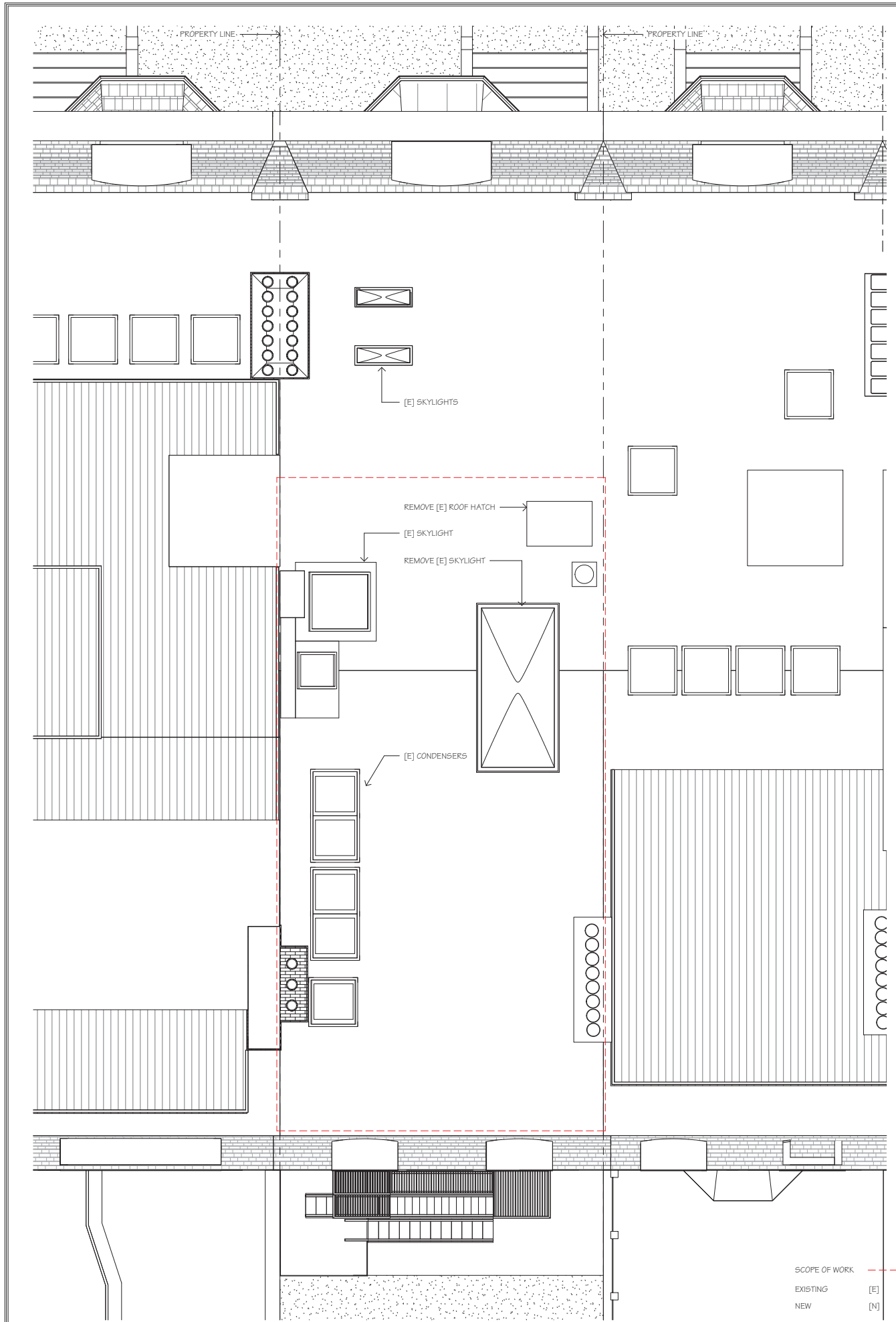
Checked: _____ Checker

Project Number: #####

Date: 02/19/2019

Drawing Number:

A1.01



Project:
Dulude Penthouse

28 Commonwealth Ave
Boston, MA 02116

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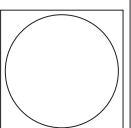
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Registration:



Drawing Title:
Commonwealth Ave Elevations

Drawn: _____ Author

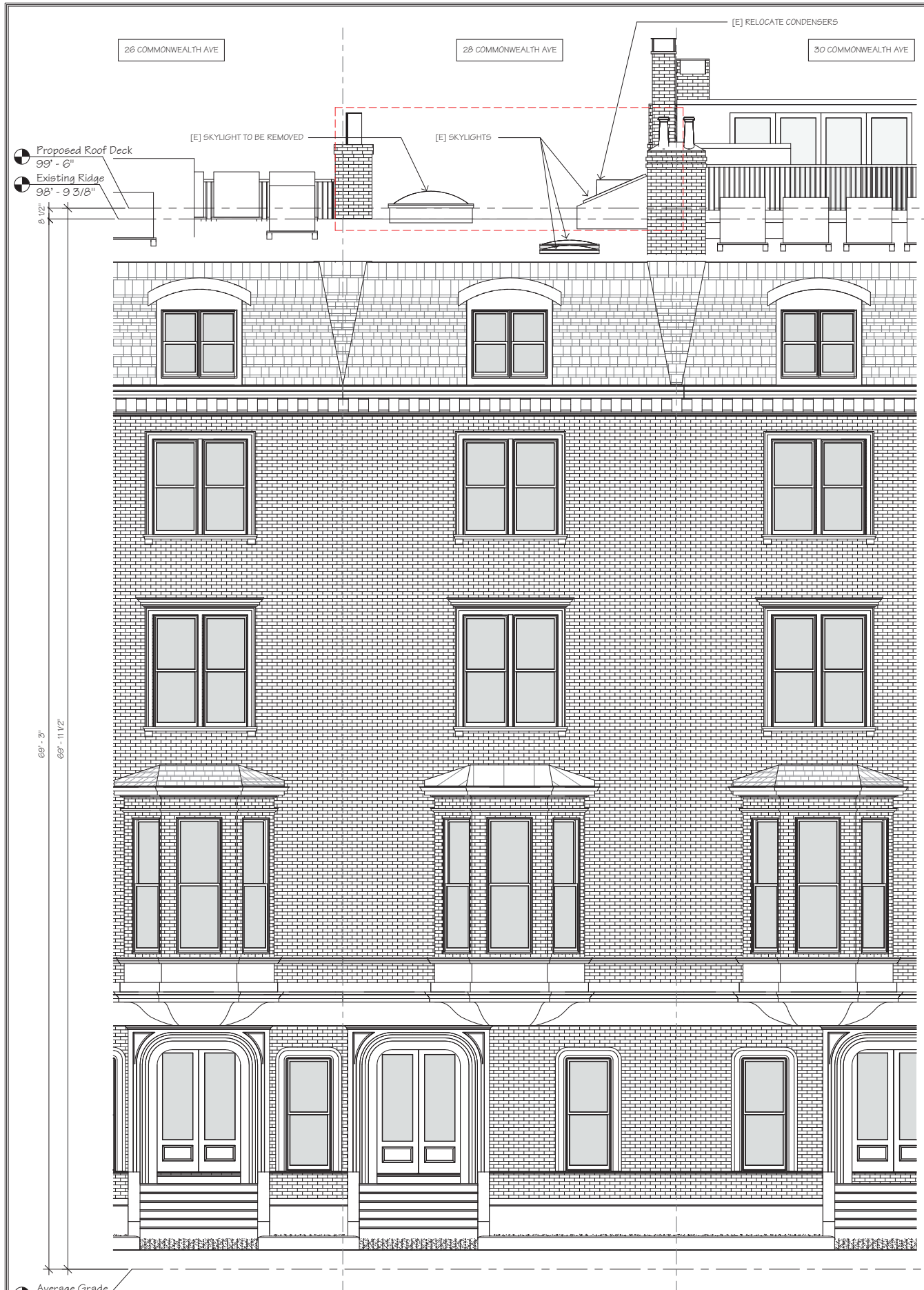
Checked: _____ Checker

Project Number: #####

Date: 02/19/2019

Drawing Number:

A2.00



① Existing Front Elevation (Commonwealth Ave)
1/4" = 1'-0"



② Proposed Front Elevation (Commonwealth Ave)
1/4" = 1'-0"

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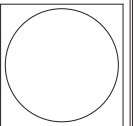
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Registration:



Drawing Title:
**Alley 437
Elevation**

Drawn: _____ Author

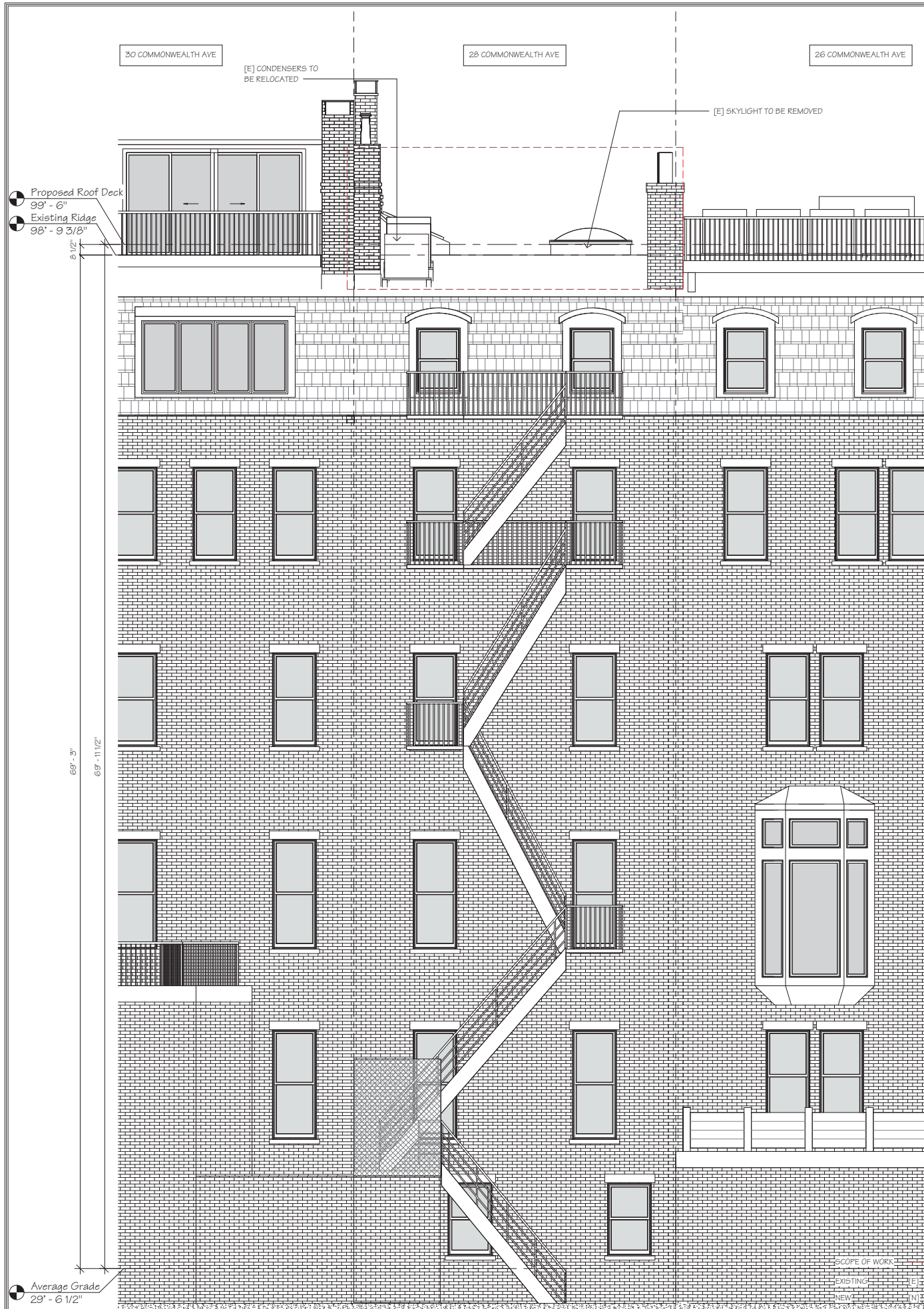
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Project Number: #####

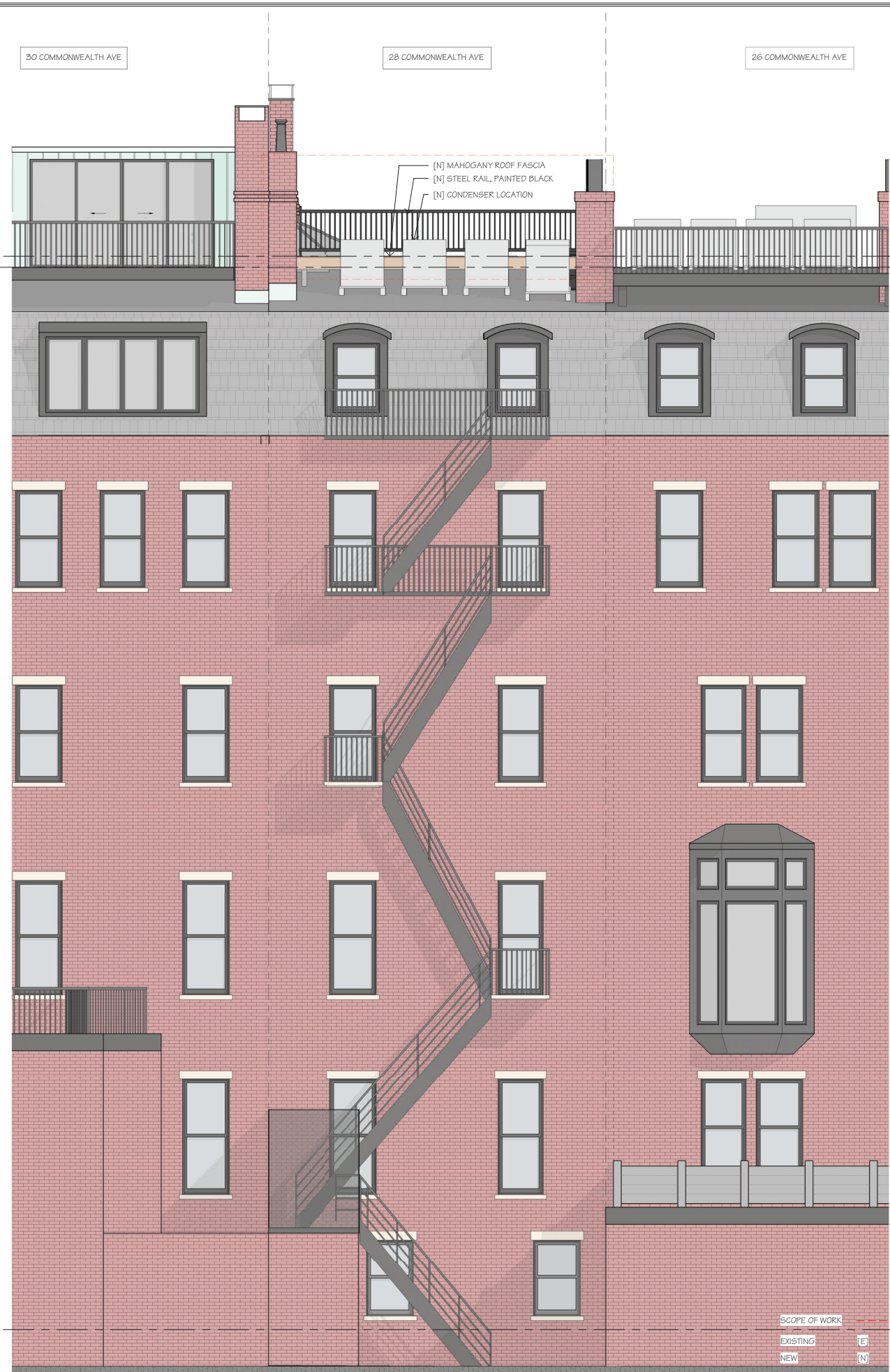
Date: 02/19/2019

Drawing Number:

A2.01



① Existing Rear Elevation (Public Ally 437)
1/4" = 1'-0"



② Proposed Rear Elevation (Public Ally 437)
1/4" = 1'-0"

Project:

Dulude Penthouse

28 Commonwealth Ave
Boston, MA 02116

Issue Dates and Revisions:

General Notes:

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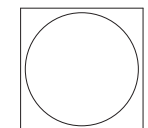
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Registration:



Drawing Title:
**Elevation
looking East**

Drawn: Author

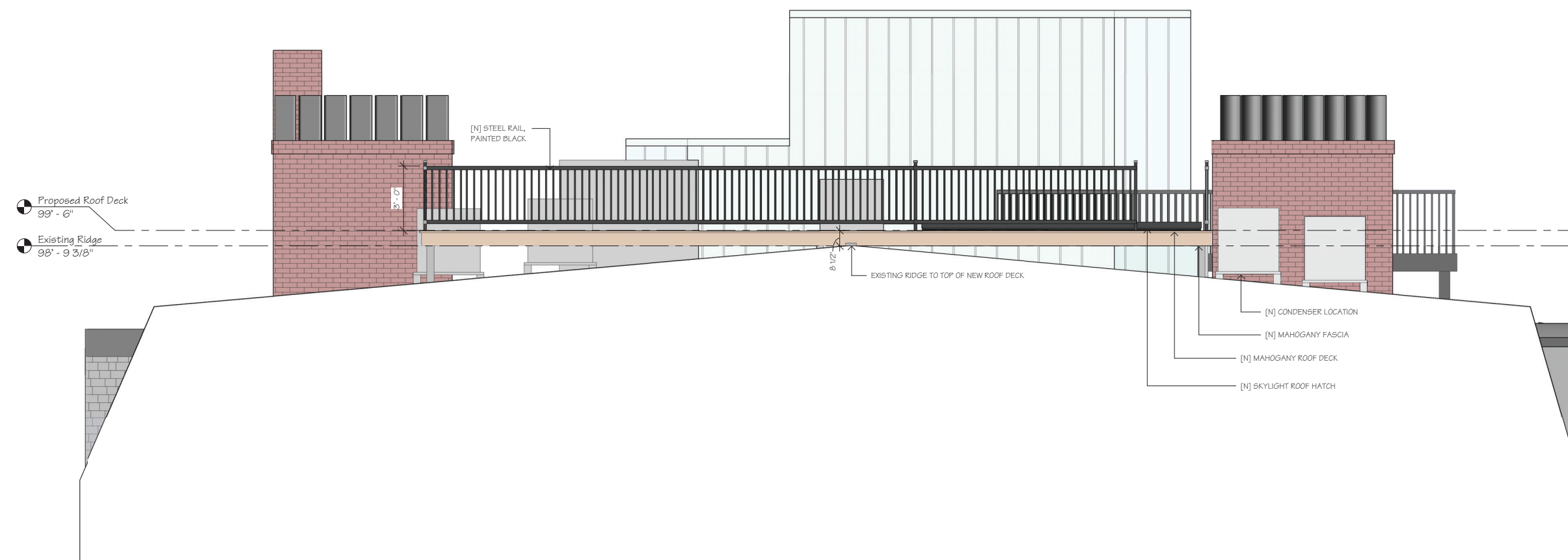
Checked: Checker

Project Number: #####

Date: 02/19/19

Drawing Number:

A3.00



SCOPE OF WORK: - - - - -
EXISTING [E]
NEW [N]

① Elevation Looking East (From 30 Commonwealth Ave)
3/8" = 1'-0"

Project:

Dulude Penthouse

28 Commonwealth Ave
Boston, MA 02116

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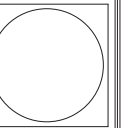
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Registration:



Drawing Title:

Sightline Diagram

Drawn: Author

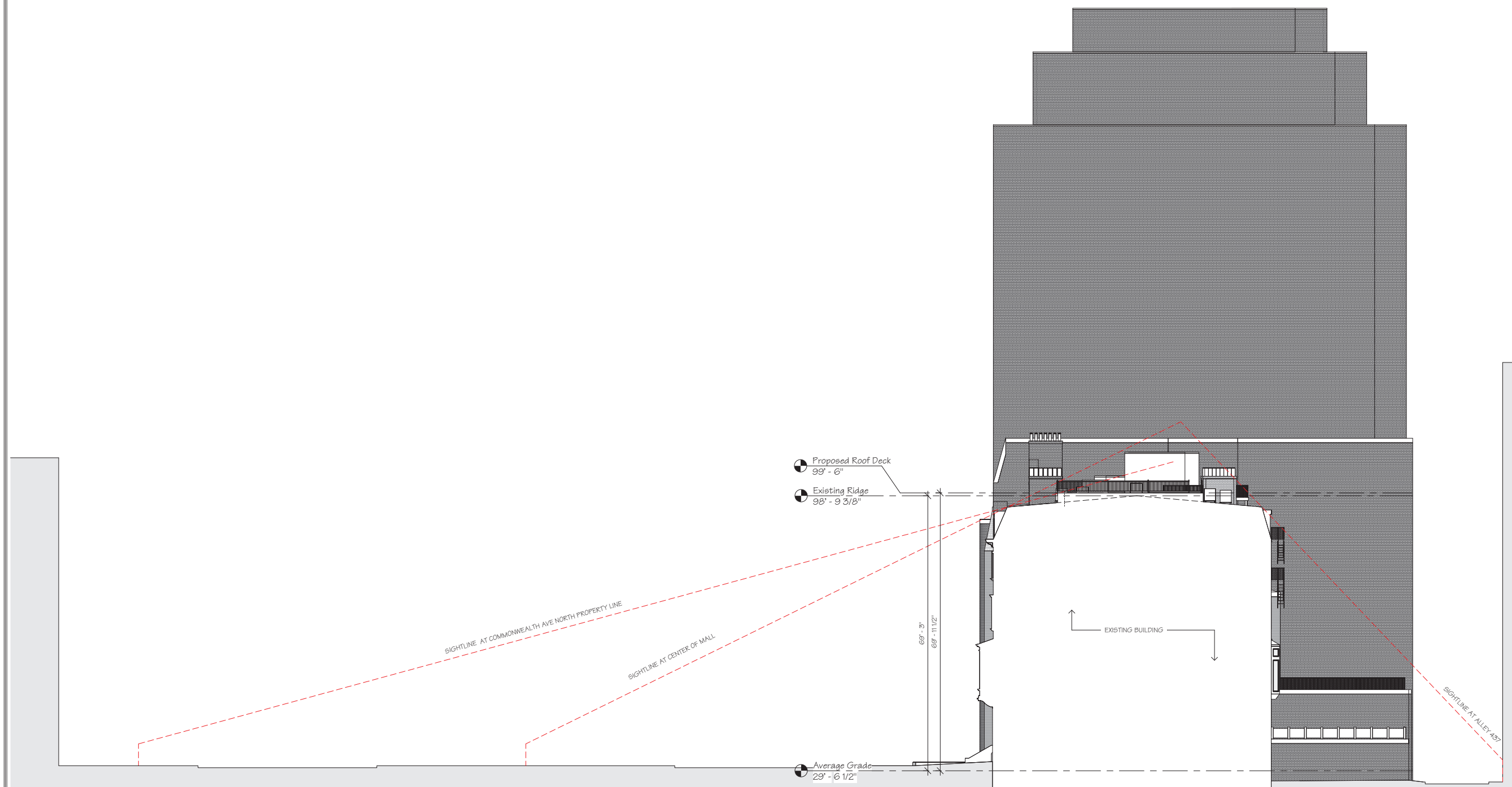
Checked: Checker

Project Number: #####

Date: 02/19/2019

Drawing Number:

A3.02



① Site Line Diagram - Not to Scale



① Proposed Aerial View



Project:
Dulude Penthouse

28 Commonwealth Ave
Boston, MA 02116

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Registration:



Drawing Title:
Roof Deck

Drawn: _____ Author

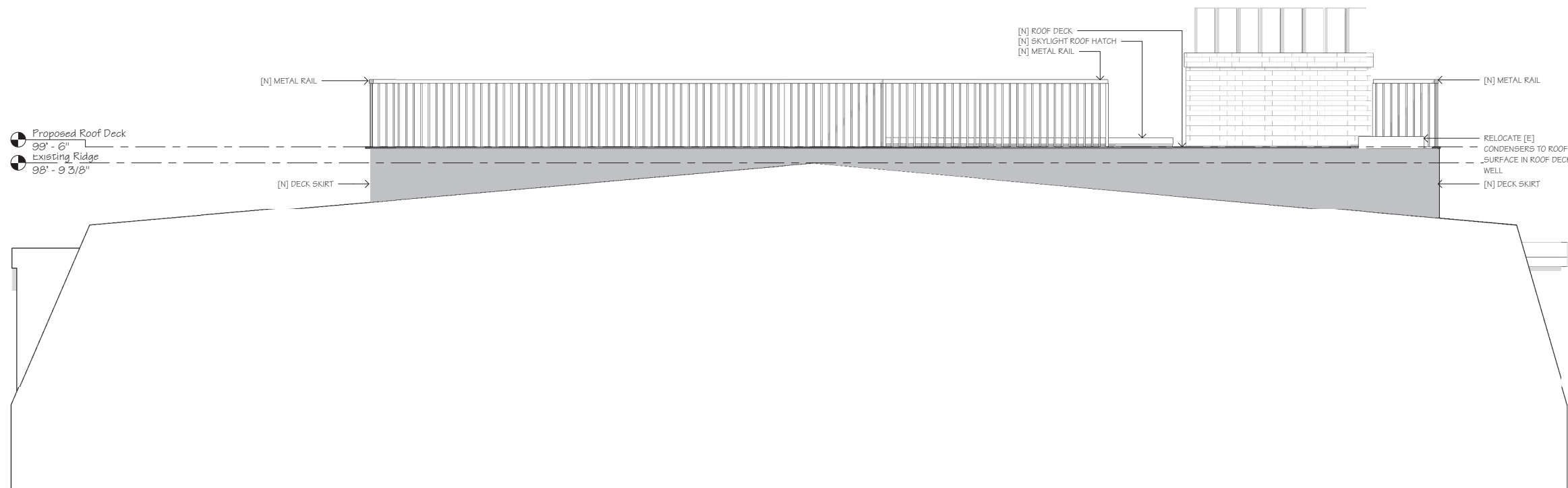
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Project Number: #####

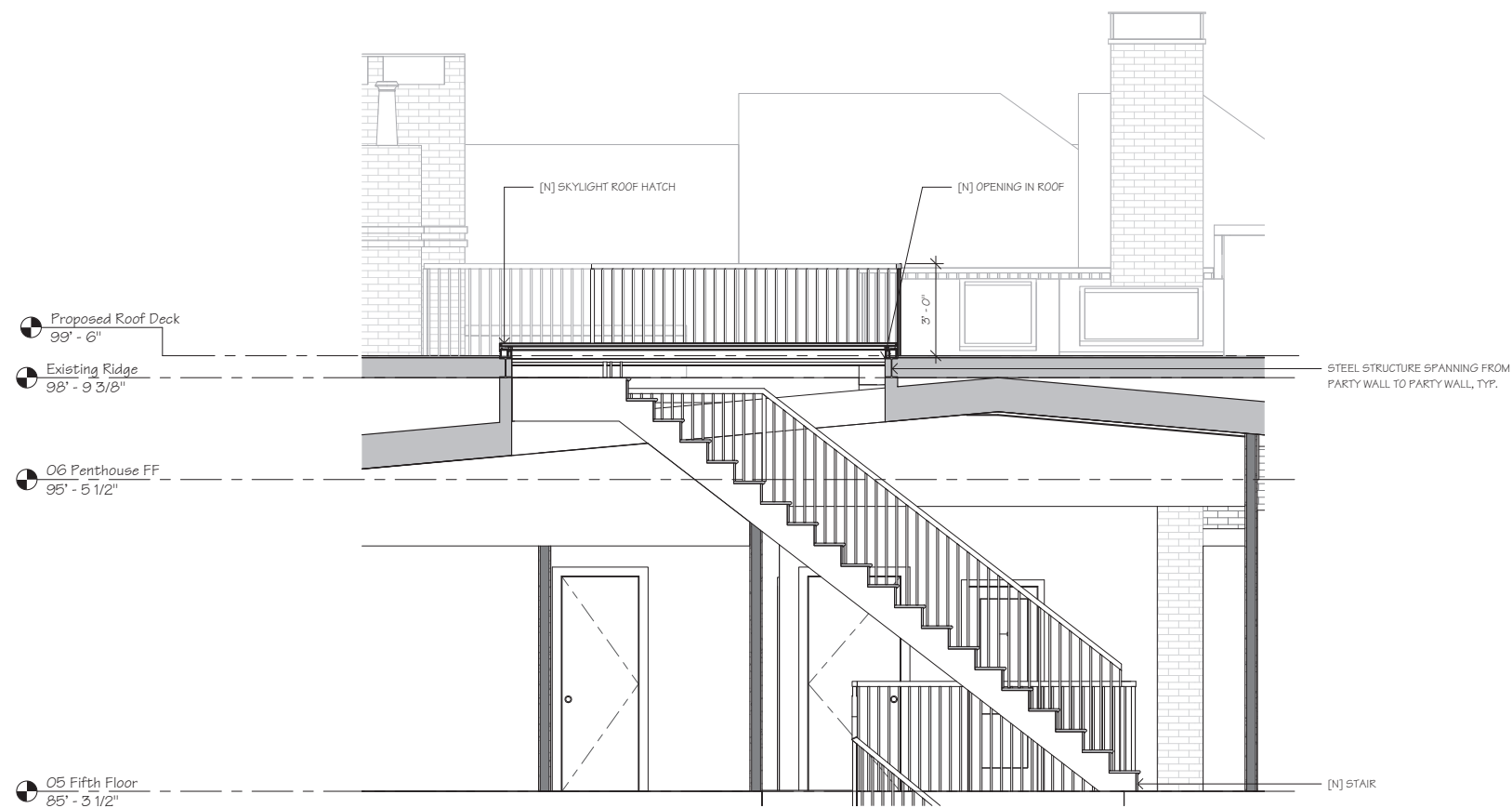
Date: 02/19/2019

Drawing Number:

A3.00



① Elevation Looking East
3/8" = 1'-0"



② Enlarged Section at New Stair / Skylight Roof Hatch Looking East
3/8" = 1'-0"

Project:
Dulude Penthouse

28 Commonwealth Ave
Boston, MA 02116

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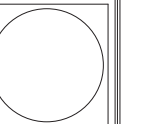
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Registration:



Drawing Title:
Details

Drawn: _____ Author

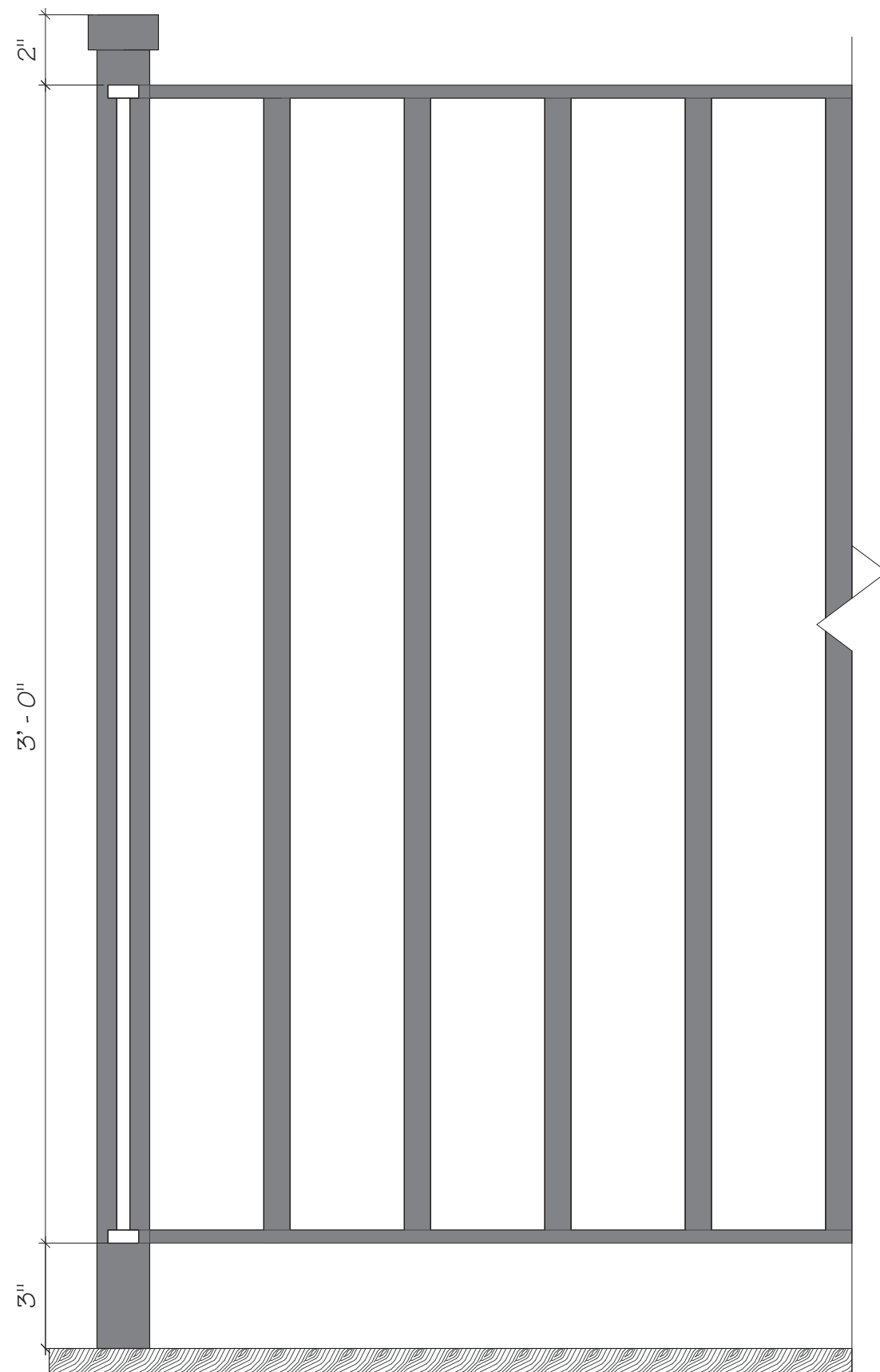
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Project Number: #####

Date: 02/19/19

Drawing Number:

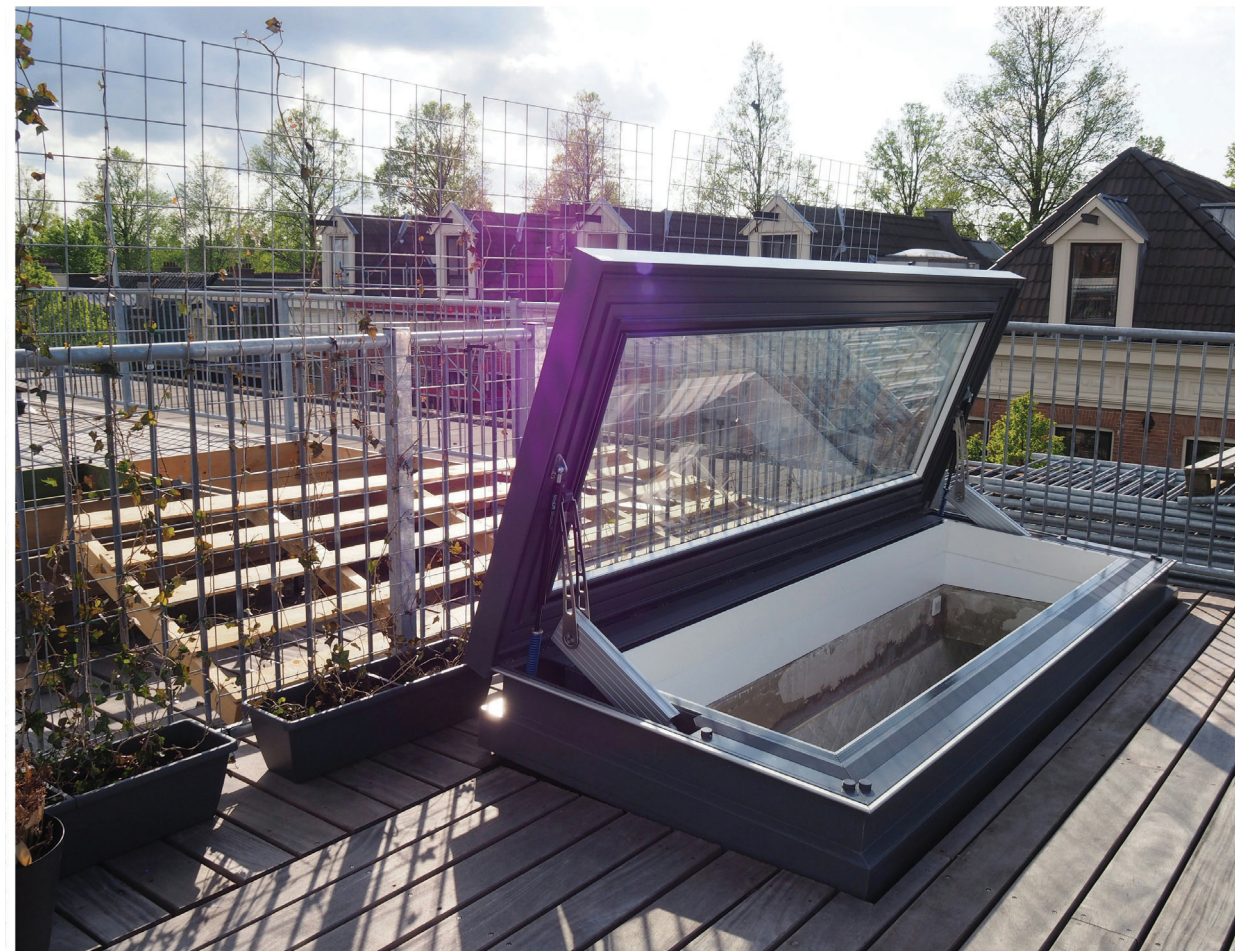
A3.03



BLACK STEEL RAIL, PAINTED BLACK



MOTOR OPERATED POWDER COATED, DEEP CHARCOAL, ALUMINUM SKYLIGHT



2. Glazing Vision Sky Door Roof Hatch

1. Typical Railing