

223 COMMONWEALTH AVENUE  
BOSTON, MASSACHUSETTS

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

Revision No.	Date

COVERSHEET

223 Commonwealth Avenue  
Back Bay – Boston – Massachusetts

Date: May 20, 2020  
Project Number:    
Checked By: RP/PC/SB  
Scale: N/A

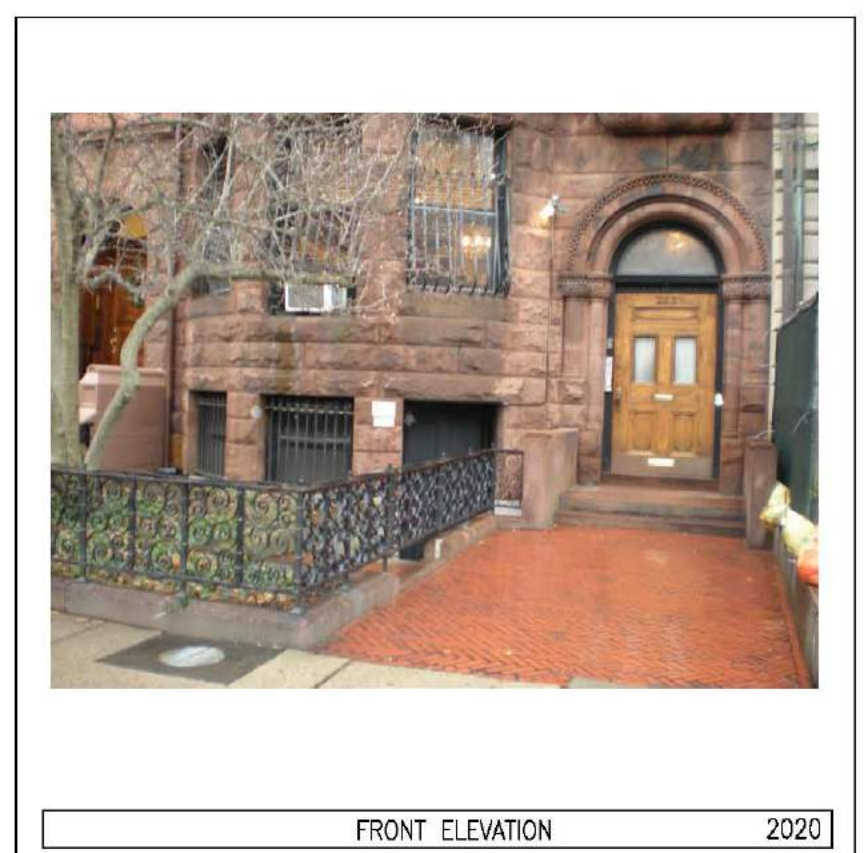
223 Commonwealth Ave, LLC  
103 Clayton Street  
Dorchester, MA 02122  
TEL: (617) 287-1004







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



- (N) CUT AND REPOINT 100% FRONT/REAR CHIMNEYS
- (N) 20 OZ (99.9%cu) COPPER CLAD (FLAT SEAM) HEADHOUSE PANELS WITH COPPER FILASTERS, GUTTER AND CORNICE WITH MAHOGANY FRENCH DOORS PAINTED GLOSS BLACK AND DECORATIVE BLACK LANTERNS  
NOTE: HEADHOUSE HAS NO FLOOR AREA NOT VISIBLE FROM SIGHT LINE DIAGRAM
- (N) COPPER STEP FLASHING ALONG ENTIRE EAST AND WEST PARTY WALLS CUT INTO BRICK COURSING AT SLATE AND MASONRY WITH DARK GRAY CAULKING
- (N) BELISLE, MAHOGANY WOOD WINDOW AND FRAME; 1/1 SASH, DOUBLE GLAZED (U0.30) WITH (N) BRICKMOLD AND HALF-SCREENS WITH BLACK TRACKS; PAINTED GLOSS BLACK WITH BLACK CAULKING  
[WWW.BELISLEWINDOWS.COM](http://WWW.BELISLEWINDOWS.COM)
- (N) 20 OZ (99.9%cu) COPPER (FLAT-SEAM) BAY ROOF; SOLDER ALL SEAMS
- (N) 20 OZ (99.9%cu) COPPER GUTTER AND DOWNSPOUT AND FASTENERS WITH 6TH EXPOSED CAST-IRON RECEIVER CONNECTOR AT GRADE PAINTED BLACK
- (N) BELISLE, MAHOGANY WOOD WINDOW AND FRAME; CURVED 1/1 SASH, DOUBLE GLAZED (U0.30) AT BAY WINDOWS WITH (N) BRICKMOLD AND HALF-SCREENS WITH BLACK TRACKS; PAINTED GLOSS BLACK WITH BLACK CAULKING  
[WWW.BELISLEWINDOWS.COM](http://WWW.BELISLEWINDOWS.COM)
- (N) RESTORE FRONT FACADE: POWER WASH, 100% CUT AND POINT MASONRY AND BROWNSTONE.
- JOINT SPECIFICATION:  
BRICK MASONRY "CONCAVE" JOINTS  
BROWNSTONE "CONCAVE" AT SMOOTH TOOLED STONE JOINTS  
BROWNSTONE "BEADED" JAT ROUGH HEWN RUSTICATION JOINTS  
PROVIDE MORTAR COLOR SAMPLES OF EACH TYPE FOR PCD REVIEW AND APPROVAL
- (N) 20 OZ (99.9%cu) COPPER GUTTER AND DOWNSPOUT AND FASTENERS WITH 6TH EXPOSED CAST-IRON RECEIVER CONNECTOR AT GRADE PAINTED BLACK
- (N) RESTORE HISTORIC GARDEN IRON FENCE; STRIP, PAINT, SANDBLAST RUST, REPLACE DETERIORATED TOP RAIL AND HOT-DIP GALVANIZE. PAINT GLOSS BLACK



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

- (N) SUNKEN ROOF DECK WITH 1'-7" EXPOSED BLACK IRON RAILING
- (N) 20 OZ (99.9%cu) COPPER (FLAT-SEAM) ELEVATOR OVERRIDE WALL CLADDING, ROOF AND DRIP EDGE WITH 1'x3' COPPER LOUVERED VENT FACING REAR
- (N) 20 OZ (99.9%cu) COPPER DECORATIVE 6" CORNICE. PROVIDE MOCKUP FOR PCD REVIEW AND APPROVAL
- (N) "VERMONT WELLS GRAY" NATURAL SLATE WITH NEW COPPER FLASHING AND FASTENERS. PROVIDE SLATE SAMPLE FOR PCD REVIEW AND APPROVAL
- (N) 20 OZ (99.9%cu) COPPER STEP FLASHING ALONG ENTIRE EAST AND WEST PARTY WALLS CUT INTO BRICK COURSING AT SLATE AND MASONRY WITH DARK GRAY CAULKING
- (N) "VERMONT WELLS GRAY" NATURAL SLATE HIP ROOF DORMER WITH COPPER SIDES, ALL EXPOSED FRONT FACE, TRIM, VALLEY'S, DRIP EDGE, RIDGE TRIM AND DECORATIVE CORNICE + BRACKETS  
PREFERRED ROOFER: FOLLET ROOFING COMPANY, INC.  
TELEPHONE: (617) 212-6664 DON FOLLET
- (N) 20 OZ (99.9%cu) COPPER DECORATIVE 6" CORNICE. DUPLICATE HISTORIC DETAILING
- (N) 20 OZ (99.9%cu) COPPER DECORATIVE OGEE SHAPED CURVED GUTTER, EDGE FLASHING AND BRACKETS. DUPLICATE HISTORIC DETAILING
- (N) BELISLE, MAHOGANY WOOD WINDOW AND FRAME; CURVED 1/1 SASH, DOUBLE GLAZED (U0.30) AT BAY WINDOWS WITH (N) BRICKMOLD AND HALF-SCREENS WITH BLACK TRACKS; PAINTED GLOSS BLACK WITH BLACK CAULKING  
[WWW.BELISLEWINDOWS.COM](http://WWW.BELISLEWINDOWS.COM)
- (N) RESTORE EXISTING JULIET BALCONIES; STRIP, PREP AND PAINT GLOSS BLACK
- (N) RESTORE FRONT FACADE: POWER WASH, 100% CUT AND POINT MASONRY AND BROWNSTONE.
- JOINT SPECIFICATION:  
BRICK MASONRY "CONCAVE" JOINTS  
BROWNSTONE "CONCAVE" AT SMOOTH TOOLED STONE JOINTS  
BROWNSTONE "BEADED" JAT ROUGH HEWN RUSTICATION JOINTS  
PROVIDE MORTAR COLOR SAMPLES OF EACH TYPE FOR PCD REVIEW AND APPROVAL
- PREFERRED ROOFER: ALPHA MASONRY  
TELEPHONE: (617) 710-9101 FRANK WOULEF
- (N) BELISLE, MAHOGANY WOOD WINDOW AND FRAME; CURVED 1/1 SASH, DOUBLE GLAZED (U0.30) AT BAY WINDOWS WITH (N) BRICKMOLD AND HALF-SCREENS WITH BLACK TRACKS; PAINTED GLOSS BLACK WITH BLACK CAULKING  
[WWW.BELISLEWINDOWS.COM](http://WWW.BELISLEWINDOWS.COM)
- (N) RESTORE EXISTING JULIET BALCONIES; STRIP, PREP AND PAINT GLOSS BLACK
- (N) PROPOSED BFD BOSTON FIRE DEPT. BEACON/HORN LOCATION (REQUIRED PER CODE) RECESS RED BACK-BOX INTO BROWNSTONE SO ONLY THE COVER PLATE IS FLUSH WITH SURFACE
- (N) RESTORE EXISTING HISTORIC LEADED GLASS TRANSOM GLASS WINDOW  
PREFERRED LEADED GLASS RESTORER:  
TELEPHONE: (617) 357-5166 JIM ANDERSON
- (N) RESTORE HISTORIC ENTRANCE DOOR. PROVIDE NEW HARDWARE, STAIN DARK BROWN COLOR WITH GLOSS POLYURETHANE FINISH. PAINT FRAME GLOSS BLACK
- (N) 2-UNIT VIDEO INTERCOM SYSTEM RECESSED INTO DOOR FRAME. BLACK COLOR. LOCATION TBD IN THE FIELD WITH PCD

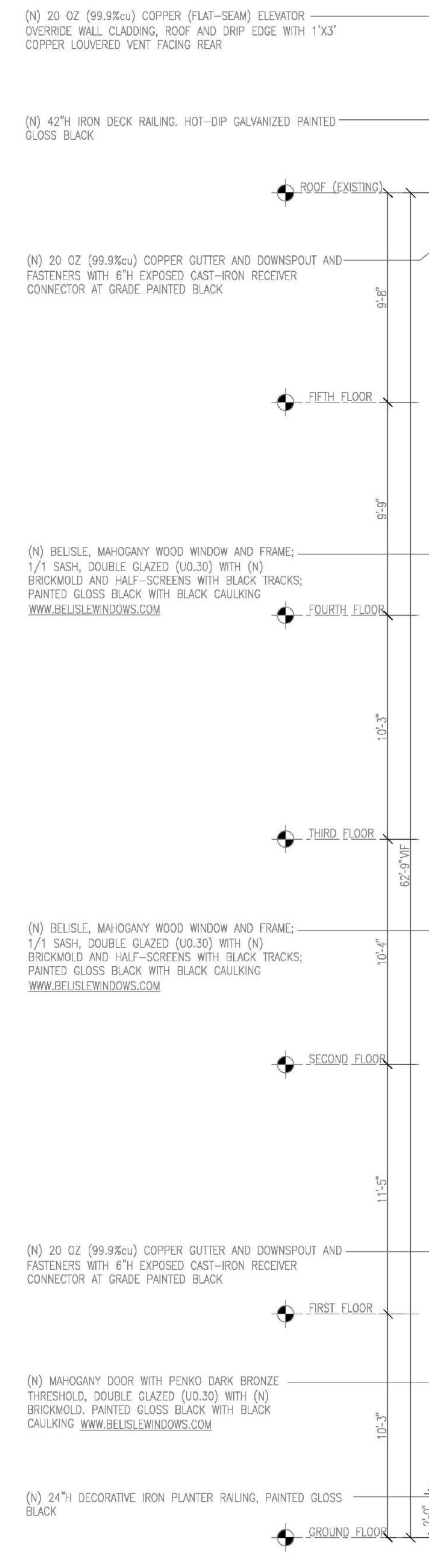
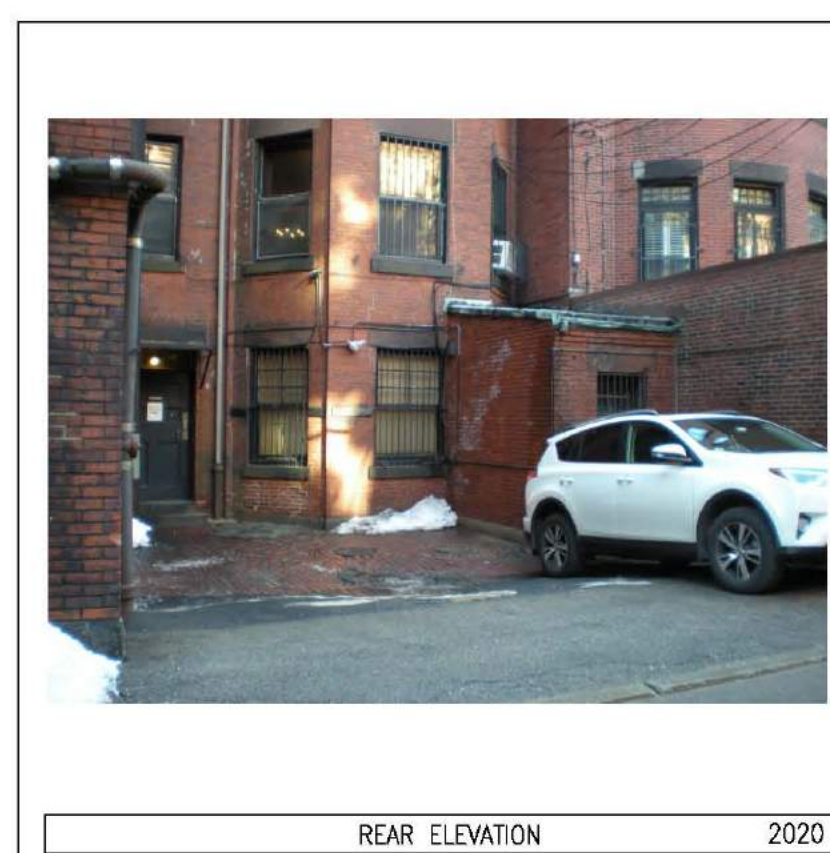
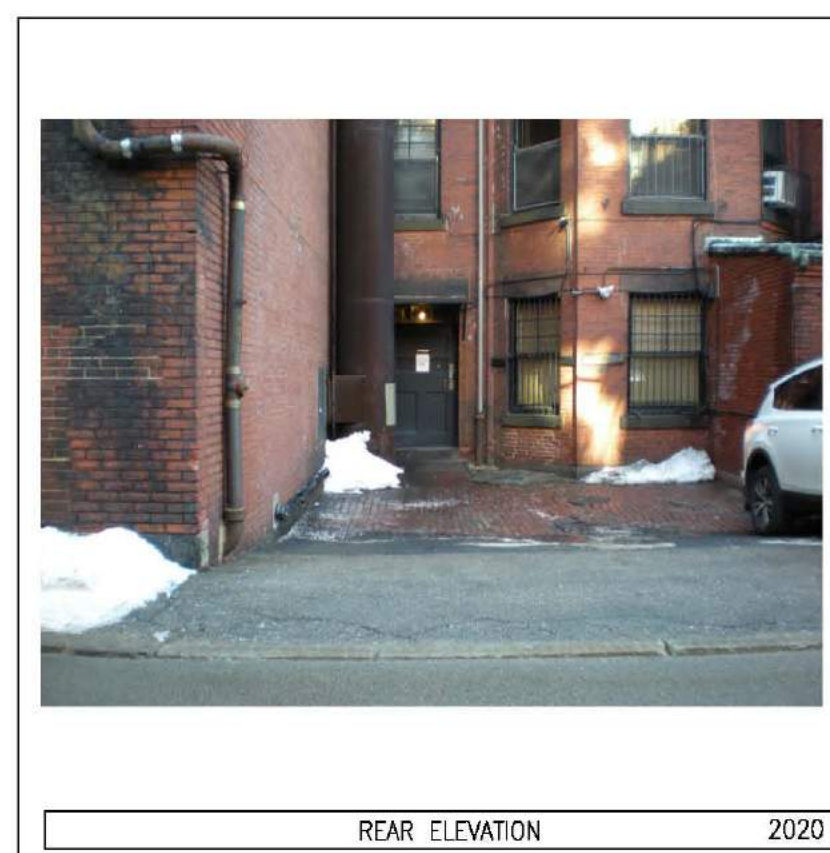
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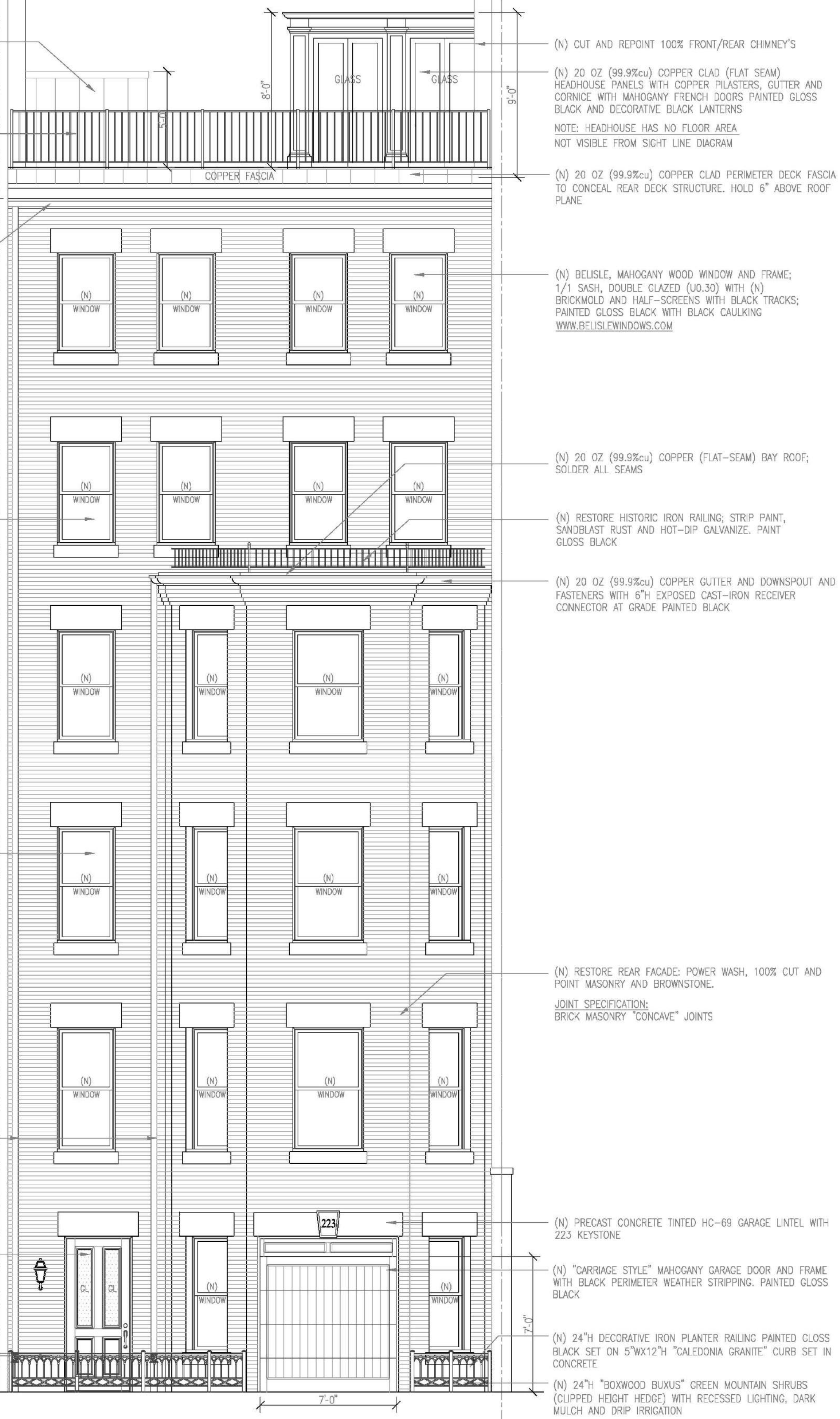




**1** EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'-0"



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



Revision No.	Date

EXISTING AND PROPOSED REAR ELEVATIONS  
**223 Commonwealth Avenue**  
Back Bay – Boston – Massachusetts

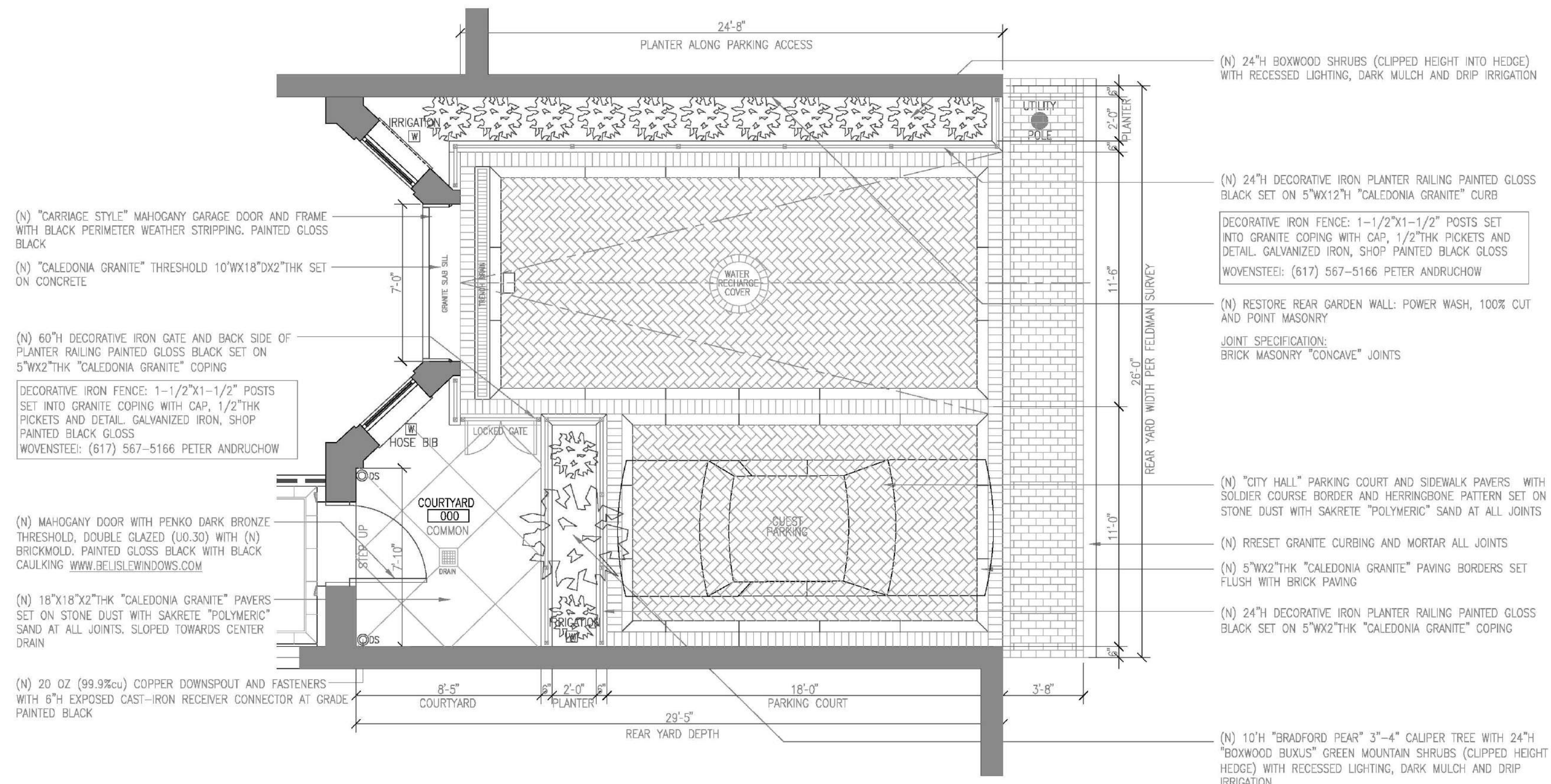
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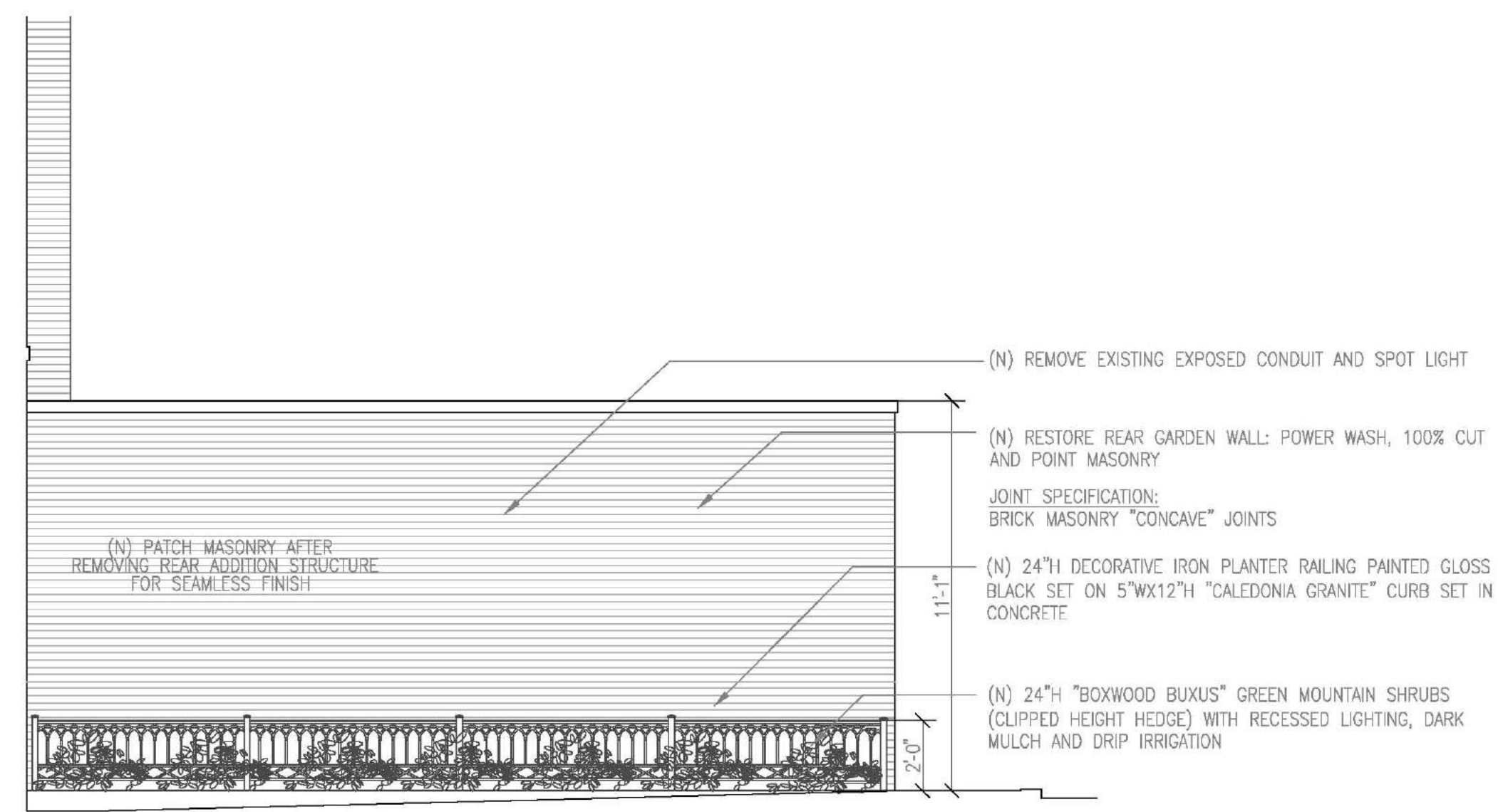
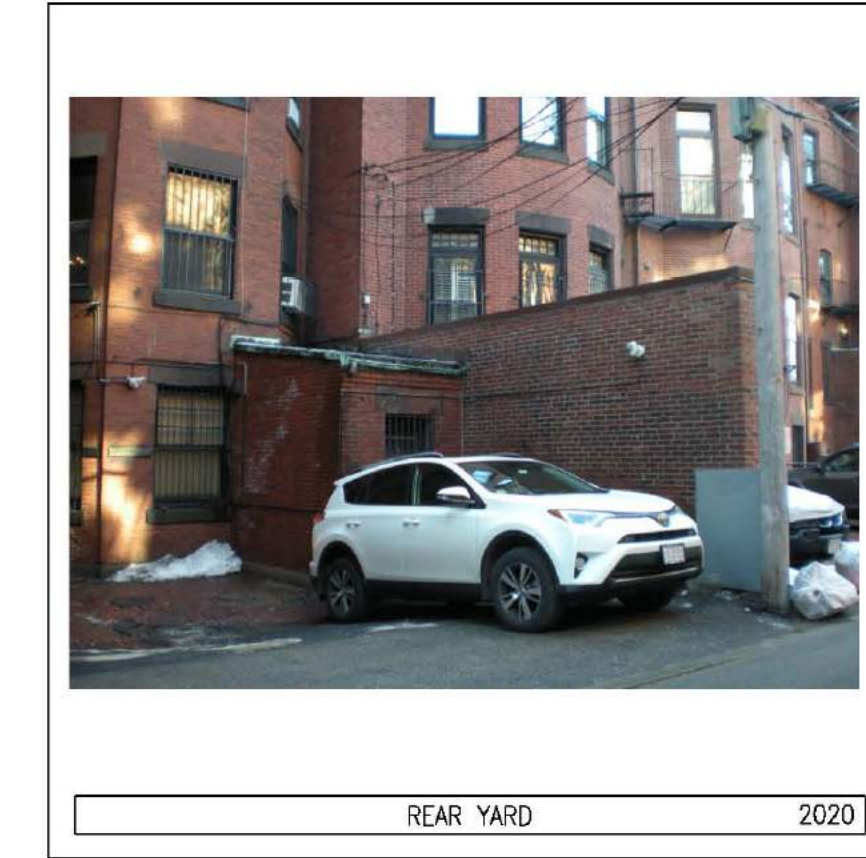
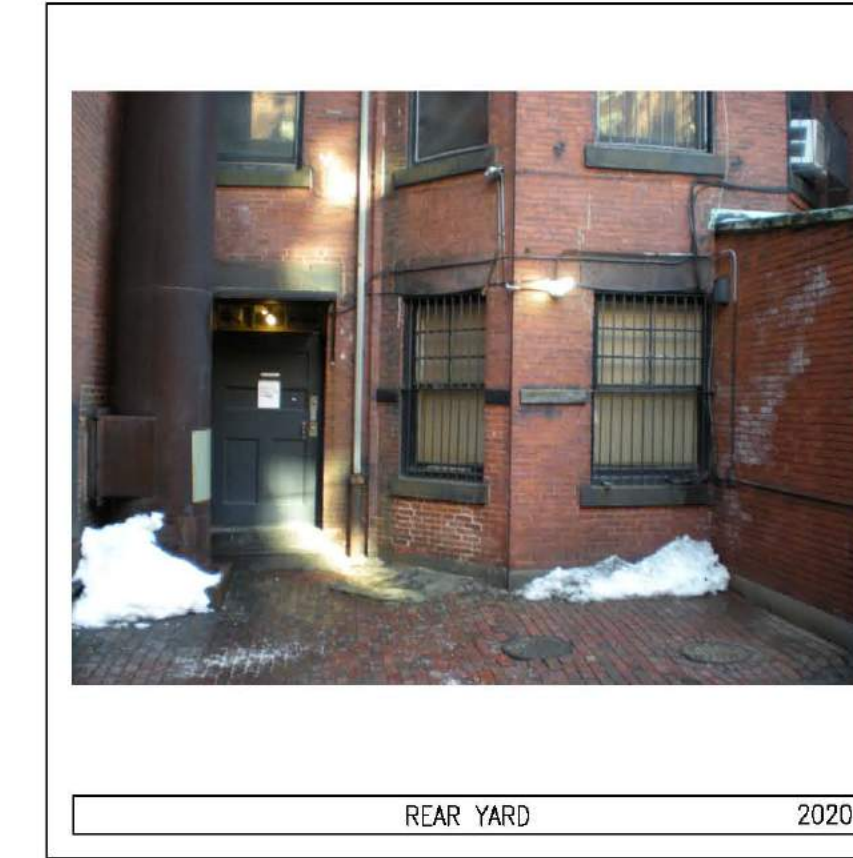
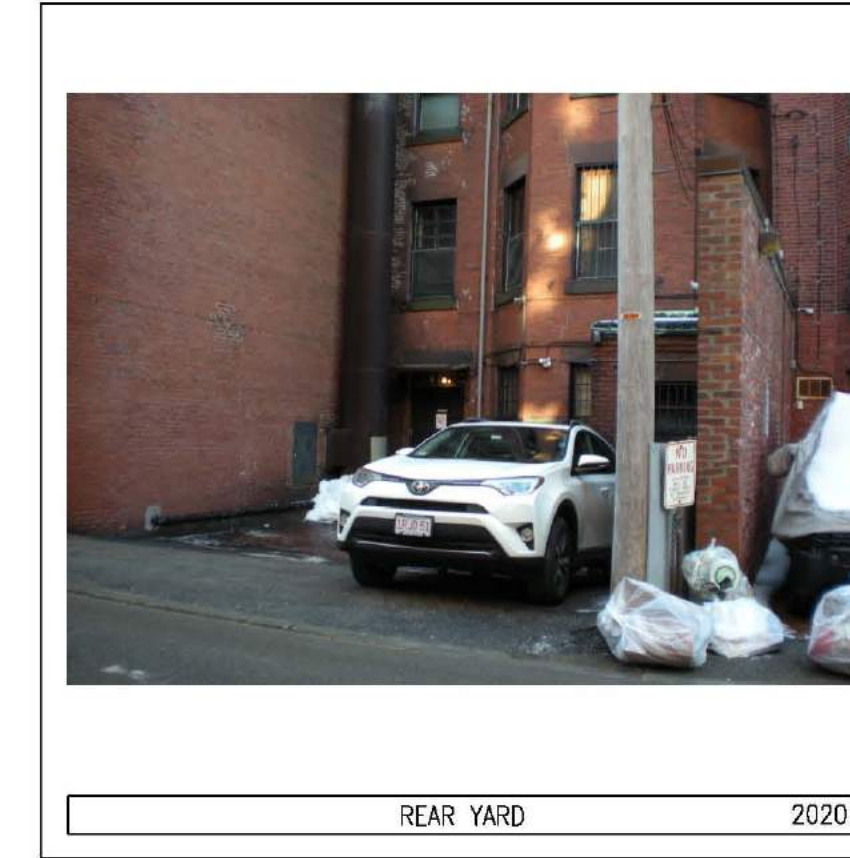


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1 REAR YARD - PART PLAN  
SCALE: 1/4" = 1'-0"



2 REAR YARD - WEST VIEW  
SCALE: 1/4" = 1'-0"

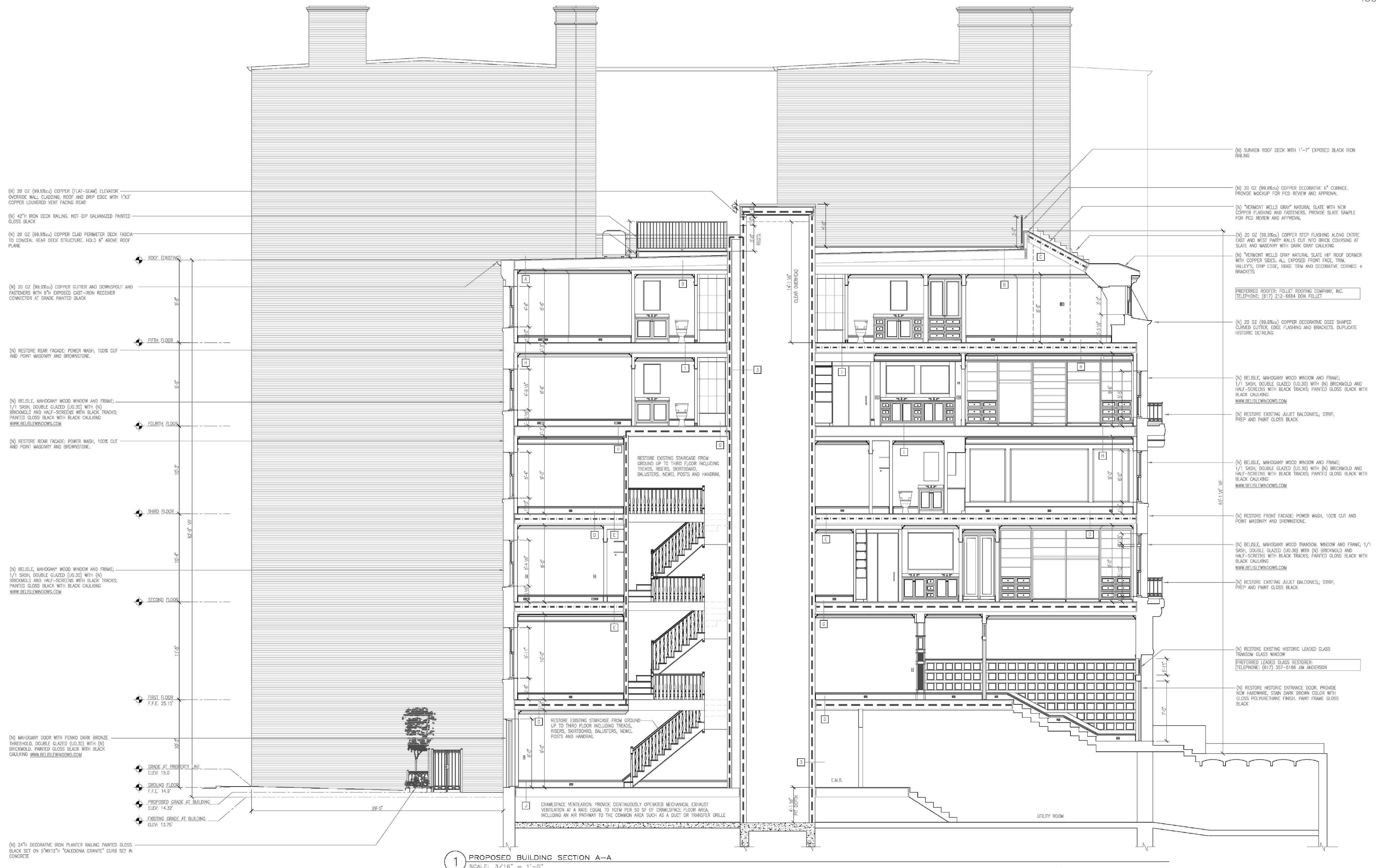


3 REAR YARD - NORTH VIEW  
SCALE: 1/4" = 1'-0"

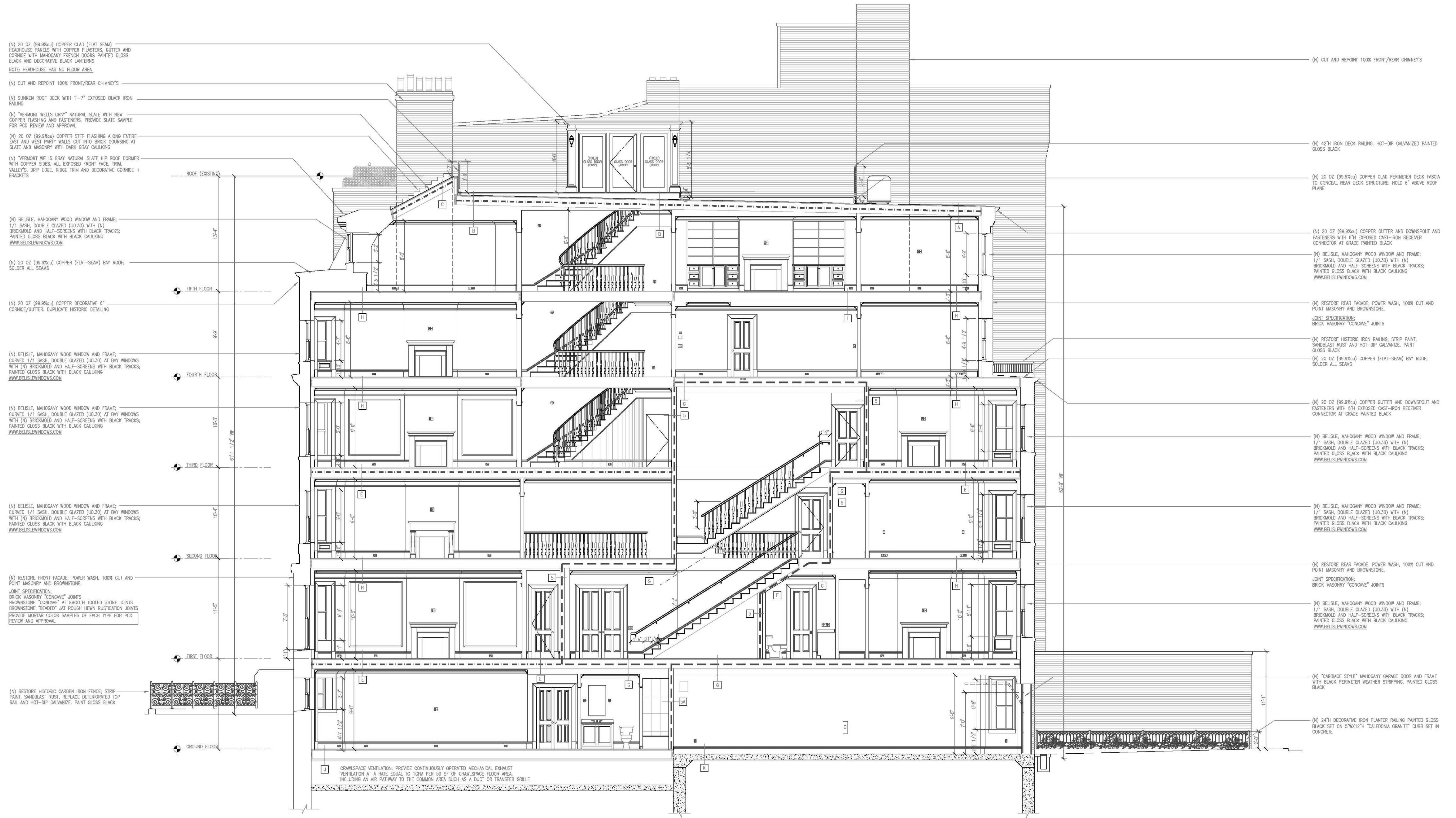


4 REAR YARD - EAST VIEW  
SCALE: 1/4" = 1'-0"









(N) 20 OZ (99.95%) COPPER CLAD (FLAT SEAM) HEADHOUSE PANELS WITH COPPER FLASHING, CUTTER AND CORNICE WITH MAHOGANY FRENCH DOORS PAINTED GLOSS BLACK AND DECORATIVE BLACK LANTERNS  
NOTE: HEADHOUSE HAS NO FLOOR AREA

(N) CUT AND REPOINT 100% FRONT/REAR CHIMNEYS

(N) SUNKEN ROOF DECK WITH 1"-7" EXPOSED BLACK IRON RAILING

(N) VERMONT WELLS GRAY NATURAL SLATE WITH NEW COPPER FLASHING AND FASTENERS. PROVIDE SLATE SAMPLE FOR PCO REVIEW AND APPROVAL

(N) 20 OZ (99.95%) COPPER STEP FLASHING ALONG ENTIRE EAST AND WEST PARTY WALLS CUT INTO BRICK COURSING AT SLATE AND MASONRY WITH DARK GRAY CAULKING

(N) VERMONT WELLS GRAY NATURAL SLATE HIP ROOF DORMERS WITH COPPER SIDES, ALL EXPOSED FRONT FACE, TRIM, VALLEYS, DRIP EDGE, RIDGE TRIM AND DECORATIVE CORNICE + BRACKETS

(N) BELISLE MAHOGANY WOOD WINDOW AND FRAME; 1/1 SASH, DOUBLE GLAZED (U.G.30) WITH (N) BRICKMOLD AND HALF-SCREENS WITH BLACK TRACKS; PAINTED GLOSS BLACK WITH BLACK CAULKING  
WWW.BELISLEWINDOWS.COM

(N) 20 OZ (99.95%) COPPER (FLAT-SEAM) BAY ROOF; SOLDER ALL SEAMS

(N) 20 OZ (99.95%) COPPER DECORATIVE 6" CORNICE/GUTTER. DUPLICATE HISTORIC DETAILING

(N) BELISLE MAHOGANY WOOD WINDOW AND FRAME; CURVED 1/1 SASH, DOUBLE GLAZED (U.G.30) AT BAY WINDOWS WITH (N) BRICKMOLD AND HALF-SCREENS WITH BLACK TRACKS; PAINTED GLOSS BLACK WITH BLACK CAULKING  
WWW.BELISLEWINDOWS.COM

(N) BELISLE MAHOGANY WOOD WINDOW AND FRAME; CURVED 1/1 SASH, DOUBLE GLAZED (U.G.30) AT BAY WINDOWS WITH (N) BRICKMOLD AND HALF-SCREENS WITH BLACK TRACKS; PAINTED GLOSS BLACK WITH BLACK CAULKING  
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(N) RESTORE FRONT FACADE: POWER WASH, 100% CUT AND POINT MASONRY AND BROWNSTONE.  
JOINT SPECIFICATION:  
BRICK MASONRY "CONCAVE" JOINTS  
BROWNSTONE "CONCAVE" AT SMOOTH TOOLED STONE JOINTS  
BROWNSTONE "BEADED" AT ROUGH HEAVY RESTORATION JOINTS  
PROVIDE MORTAR COLOR SAMPLES OF EACH TYPE FOR PCO REVIEW AND APPROVAL

(N) RESTORE HISTORIC GARDEN IRON FENCE; STRIP PAINT, SANDBLAST, REST, REBLACK, HOT-DIP GALVANIZE, PAINT GLOSS BLACK

(N) CUT AND REPOINT 100% FRONT/REAR CHIMNEYS

(N) 42" IRON DECK RAILING, HOT-DIP GALVANIZED PAINTED GLOSS BLACK

(N) 20 OZ (99.95%) COPPER CLAD PERIMETER DECK FASCIA TO CONCEAL REAR DECK STRUCTURE, HOLD 6" ABOVE ROOF PLANE

(N) 20 OZ (99.95%) COPPER GUTTER AND DOWNSPOUT AND FASTENERS WITH 6" EXPOSED CAST-IRON RECEIVER CONNECTOR AT GROUND PAINTED BLACK

(N) BELISLE MAHOGANY WOOD WINDOW AND FRAME; 1/1 SASH, DOUBLE GLAZED (U.G.30) WITH (N) BRICKMOLD AND HALF-SCREENS WITH BLACK TRACKS; PAINTED GLOSS BLACK WITH BLACK CAULKING  
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BRICK MASONRY "CONCAVE" JOINTS

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WWW.BELISLEWINDOWS.COM

(N) "CARRIAGE STYLE" MAHOGANY GARAGE DOOR AND FRAME WITH BLACK PERIMETER WEATHER STRIPPING, PAINTED GLOSS BLACK

(N) 24" DECORATIVE IRON PLANTER RAILING PAINTED GLOSS BLACK SET ON 5"X12" "CALEDONIA GRANITE" CURB SET IN CONCRETE

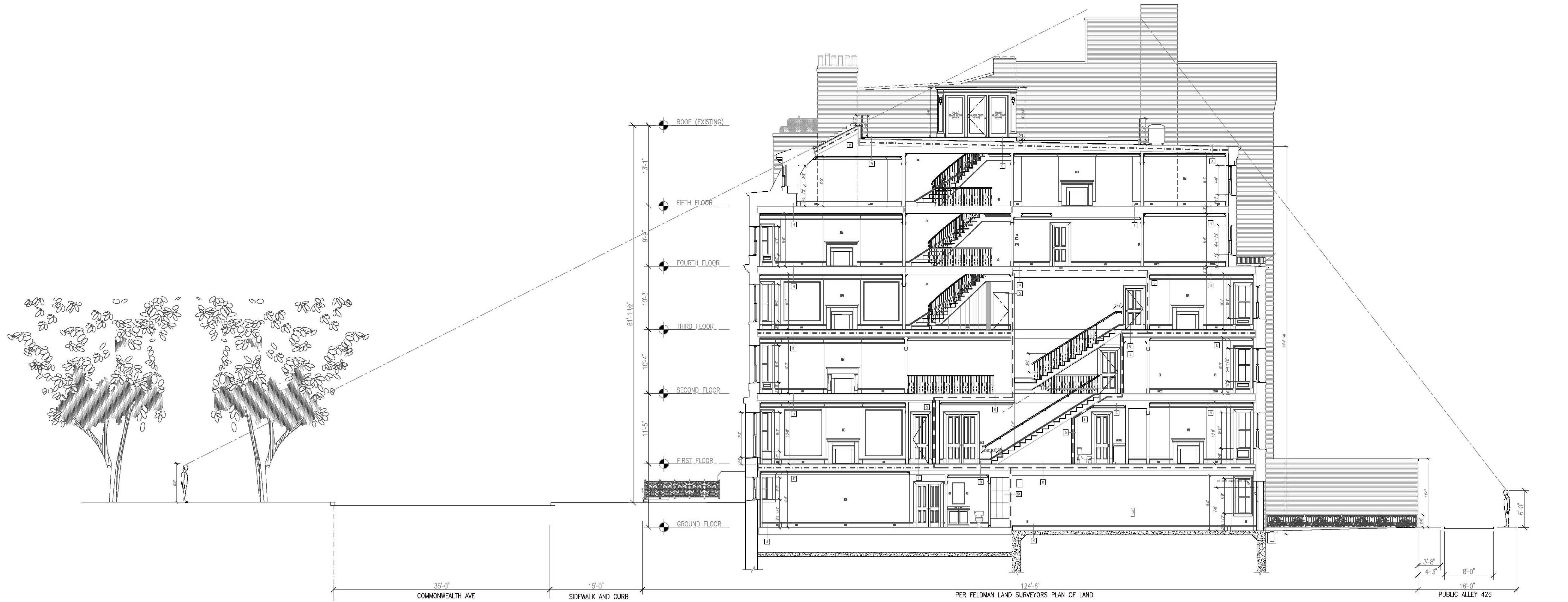
1 EXISTING BUILDING SECTION B-B  
SCALE: 3/16" = 1'-0"

FIRE RATING SET  
--- 2 HOUR CONSTRUCTION  
--- 1 HOUR CONSTRUCTION  
FIRE CALK AND SEAL PERIMETER OF RATED PARTITIONS AND FLOOR/CEILING/ROOF ASSEMBLIES TO PROVIDE AN AIRTIGHT SEAL.

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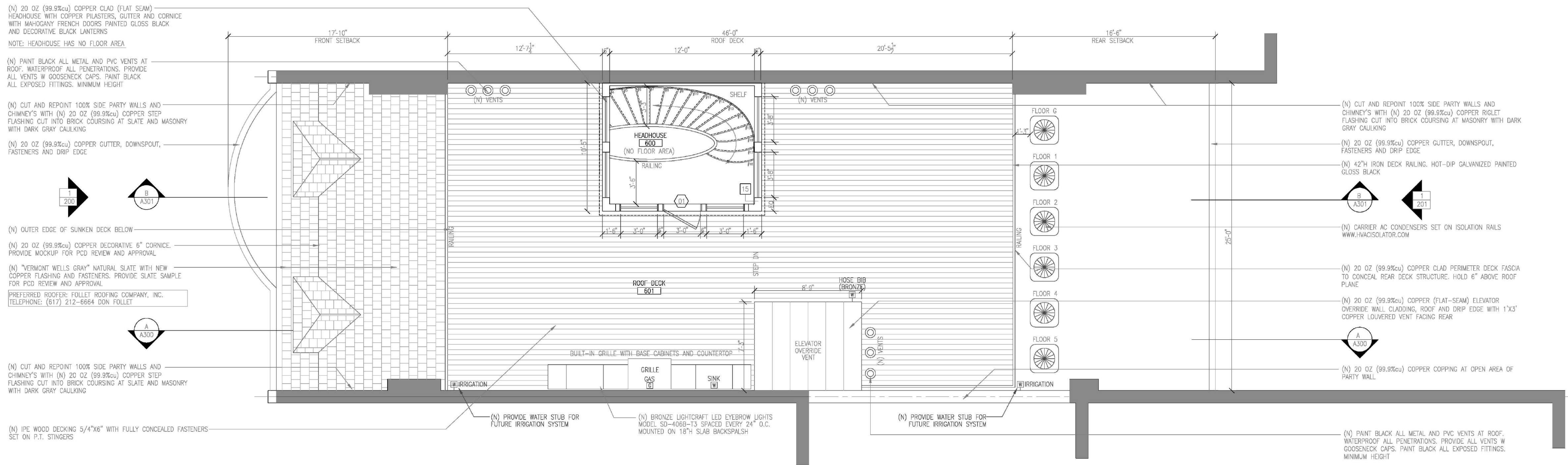
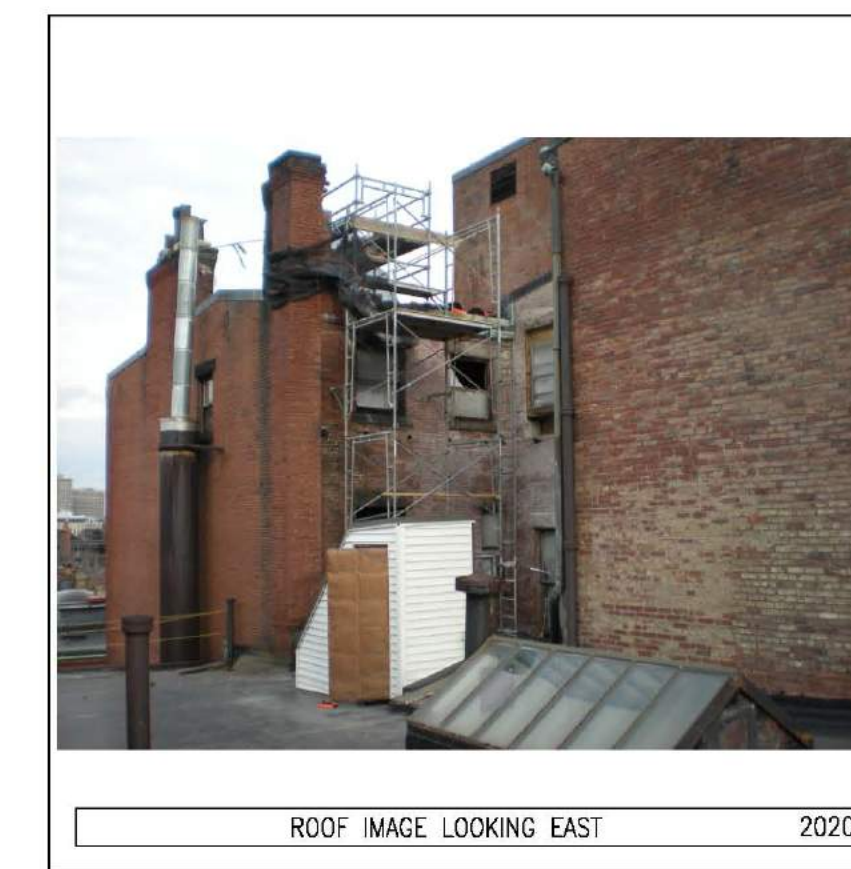
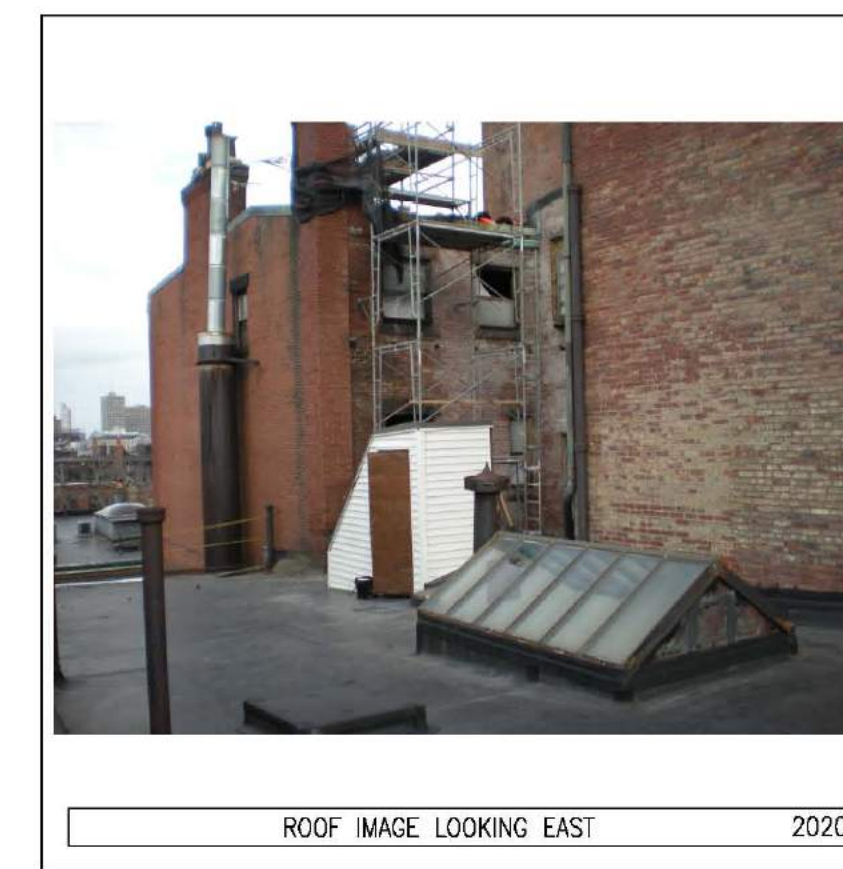
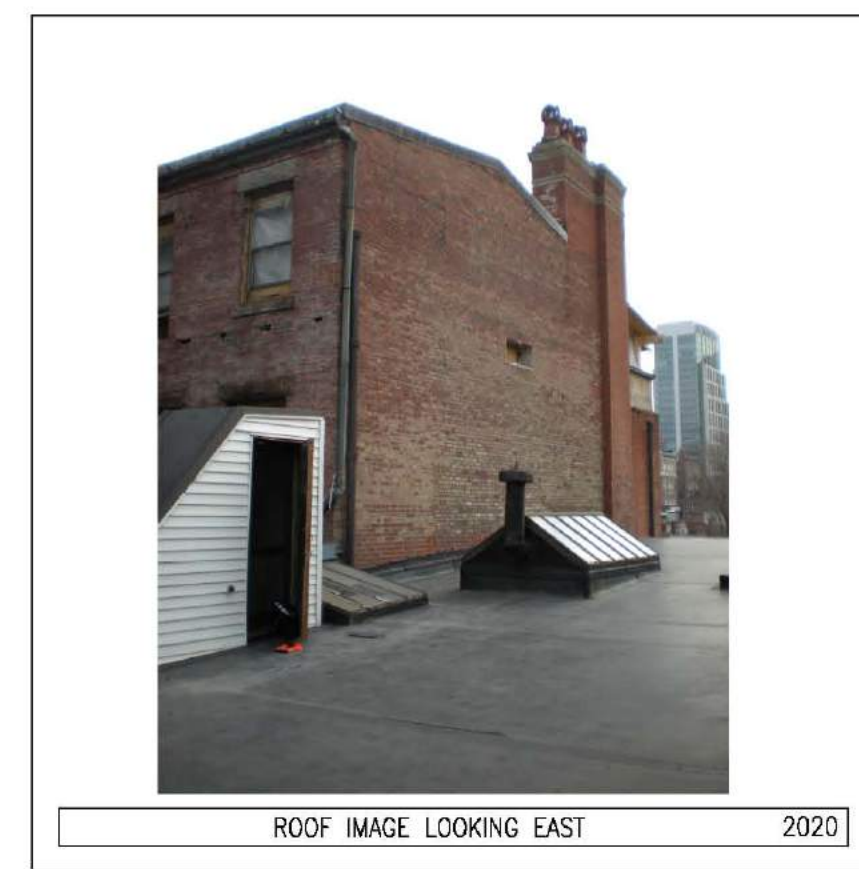




1 SIGHT LINE DIAGRAM  
 SCALE: 1/8" = 1'-0"

Revision No.	Date





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

UNIT 3 PH TRIPLEX

KEY	1 HOUR CONSTRUCTION
	2 HOUR CONSTRUCTION

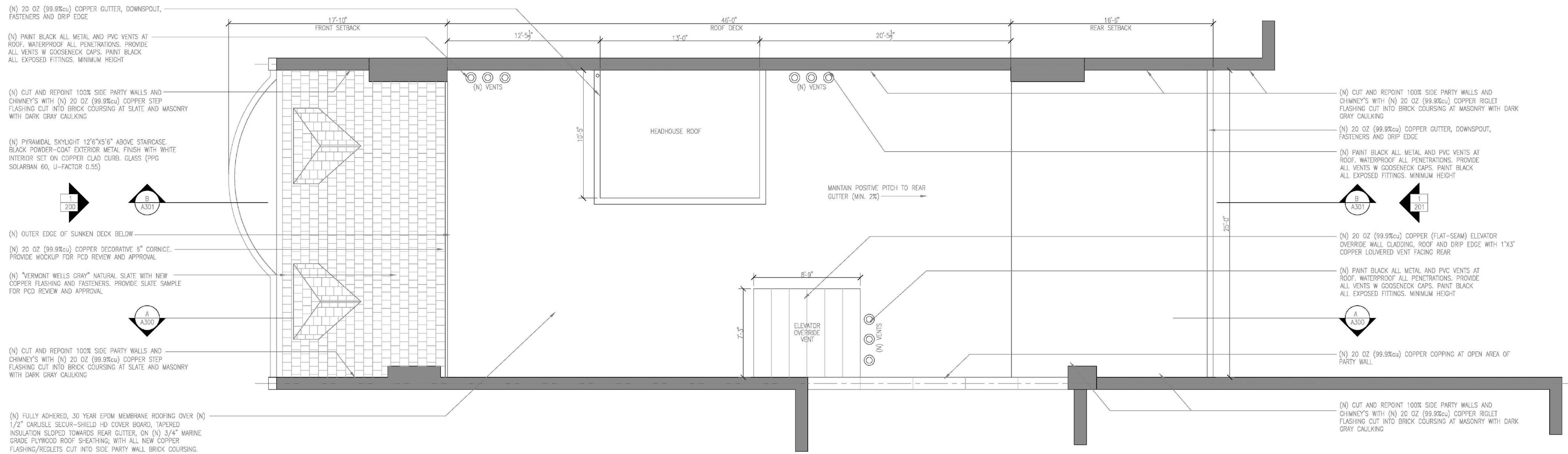
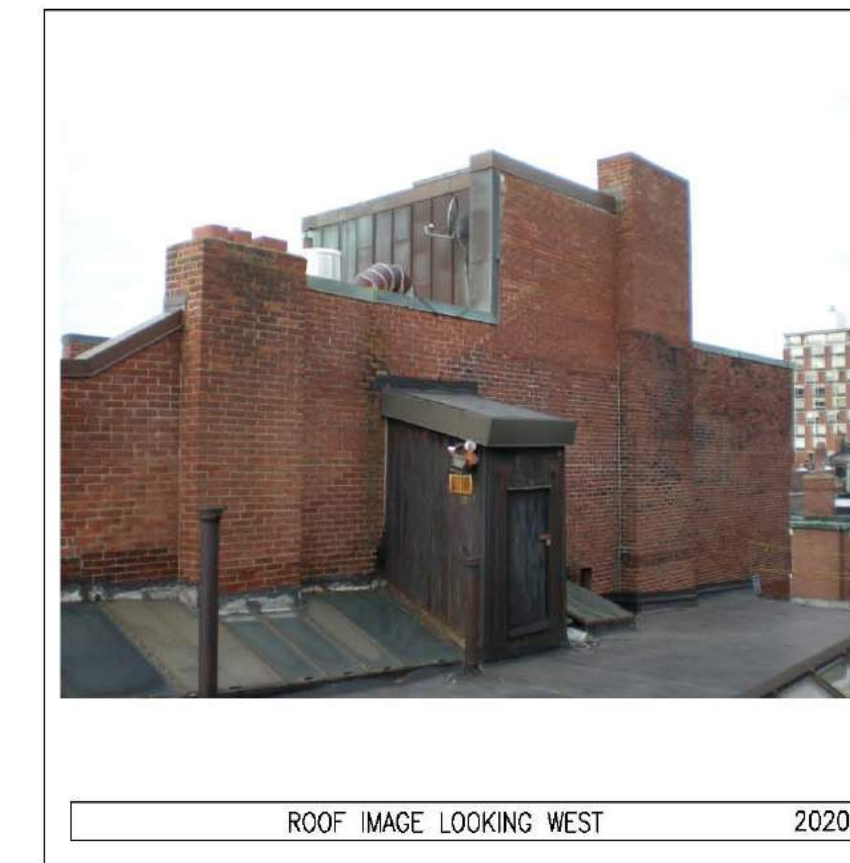
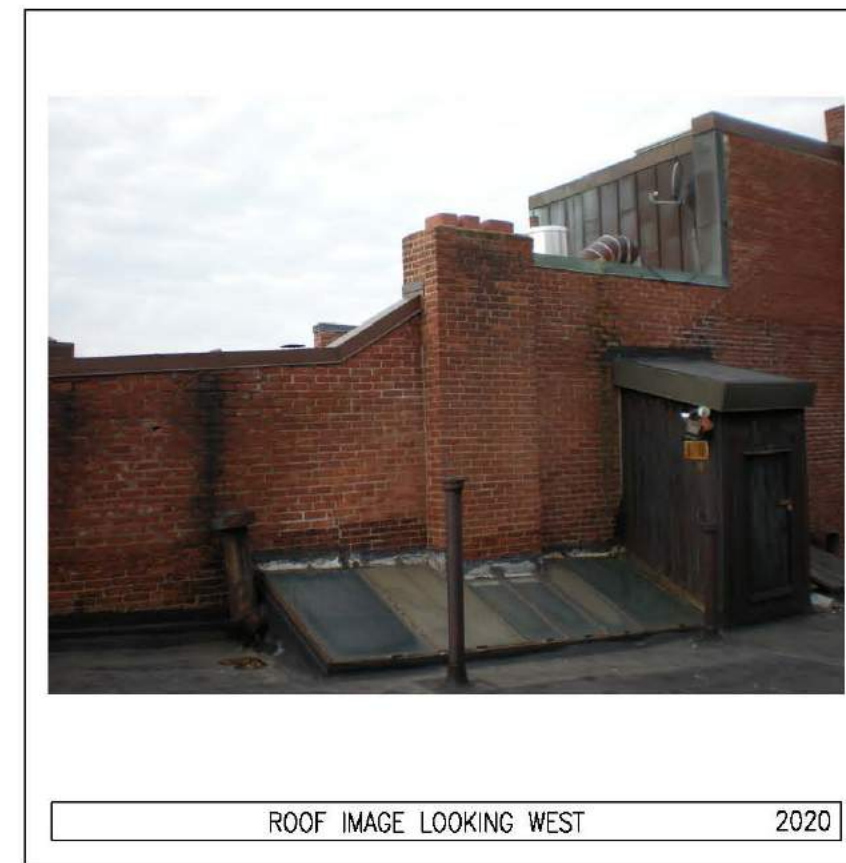
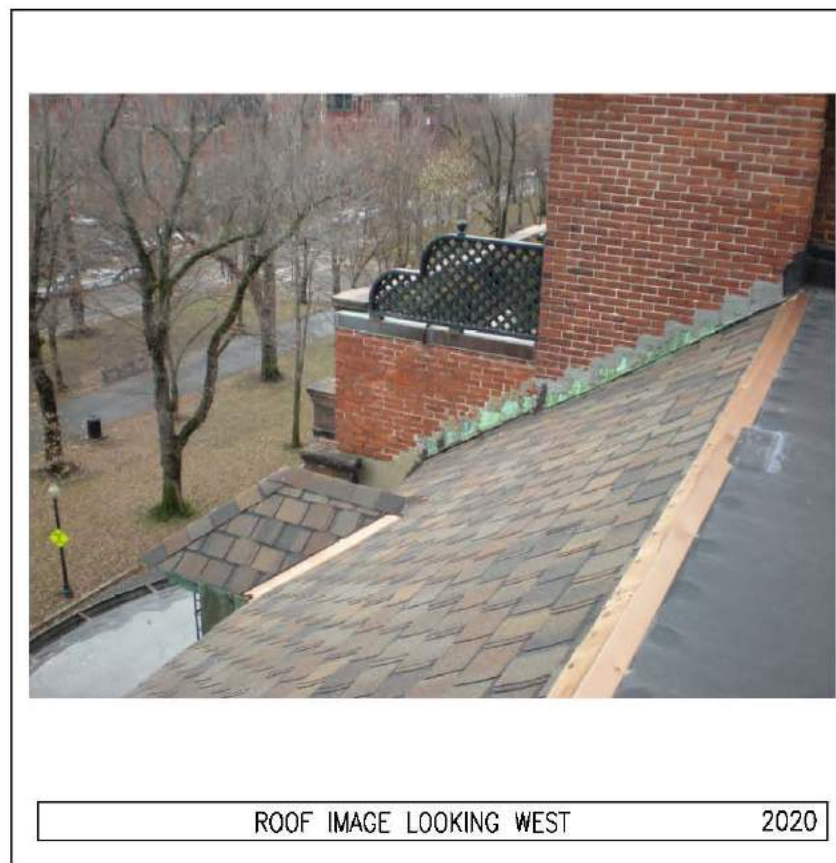
FIRE CALK AND SEAL PERIMETER OF RATED PARTITIONS AND FLOOR/CEILING/ROOF ASSEMBLIES TO PROVIDE AN AIRTIGHT SEAL.

UNIT 3 PH TRIPLEX	
GARAGE	633 S.F.
GROUND	32 S.F.
THIRD	1,798 S.F.
FOURTH	1,924 S.F.
FIFTH	1,816 S.F.
TOTAL:	6,203 S.F.

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

KEY

1 HOUR CONSTRUCTION

2 HOUR CONSTRUCTION

FIRE CALK AND SEAL PERIMETER OF RATED PARTITIONS AND FLOOR/CEILING/ROOF ASSEMBLIES TO PROVIDE AN AIRTIGHT SEAL.

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