

323 COMMONWEALTH AVENUE TWO UNIT DEVELOPMENT

323 COMMONWEALTH AVENUE
BOSTON, MASSACHUSETTS 02115

BACK BAY ARCHITECTURAL COMMISSION PRESENTATION DRAWINGS

DRAWINGS ISSUED FOR REVIEW

MAY 2, 2024

ABBREVIATIONS

ALUM	ALUMINUM
ARCH	ARCHITECTURAL
BM	BEAM
BOTT.	BOTTOM
C/C	CENTER TO CENTER
CIP	CAST-IN-PLACE
<	CENTER LINE
CJ	CONTROL JOINT
CONC	CONCRETE
CONT	CONTINUOUS
CMU	CONCRETE MASONRY UNITS
GF CMU	GROUND FACE CMU
SF CMU	SPLIT FACE CMU
~	DIAMETER
DS	DOWNSPOUT
EA	EACH
EIFS	EXTERIOR INSUL & FINISH SYSTEM
EF	EACH FACE
EL	ELEVATION
EQ	EQUAL
ETR	EXISTING TO REMAIN
EXIST	EXISTING
EXP	EXPANSION
FE	FIRE EXTINGUISHER
FFG	FINISHED FLOOR GRADE
FIN.	FINISHED)
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FL	FLOOR
FRP	FIBERGLASS REINF. PLASTIC
FRGWB	FIRE RESISTANT GWB
GWB	GYPSUM WALLBOARD
HM	HOLLOW METAL FRAME
HP	HIGH POINT
HB	HOSE BIB
HORIZ.	HORIZONTAL
ID	INSIDE DIAMETER
INSUL	INSULATION
LGS	LIGHT GAUGE STEEL
LP	LOW POINT
L's	ANGLES
MAX.	MAXIMUM
MIN.	MINIMUM
OH	OPPOSITE HAND
PLAM	PLASTIC LAMINATE
P&S	POLE AND SHELF
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
SIM	SIMILAR
SS	STAINLESS STEEL
SQ.	SQUARE
STD.	STANDARD
STRUC.	STRUCTURAL
TBD	TO BE DETERMINED
TJI	TRUSS JOIST I-JOIST
T.O.W.	TOP OF WALL
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VERT	VERTICAL
WI	WITH

SYMBOLS

	REFERENCE BUILDING SECTION DRAWING SHEET
	REFERENCE DETAIL DRAWING SHEET
	REFERENCE DRAWING DRAWING SHEET
	REFERENCE INTERIOR ELEVATION DRAWING SHEET
	WINDOW TAG
	DOOR TAG
	PARTITION TYPE TAG
	REVISION TAG
	COLUMN GRID
	CENTER LINE

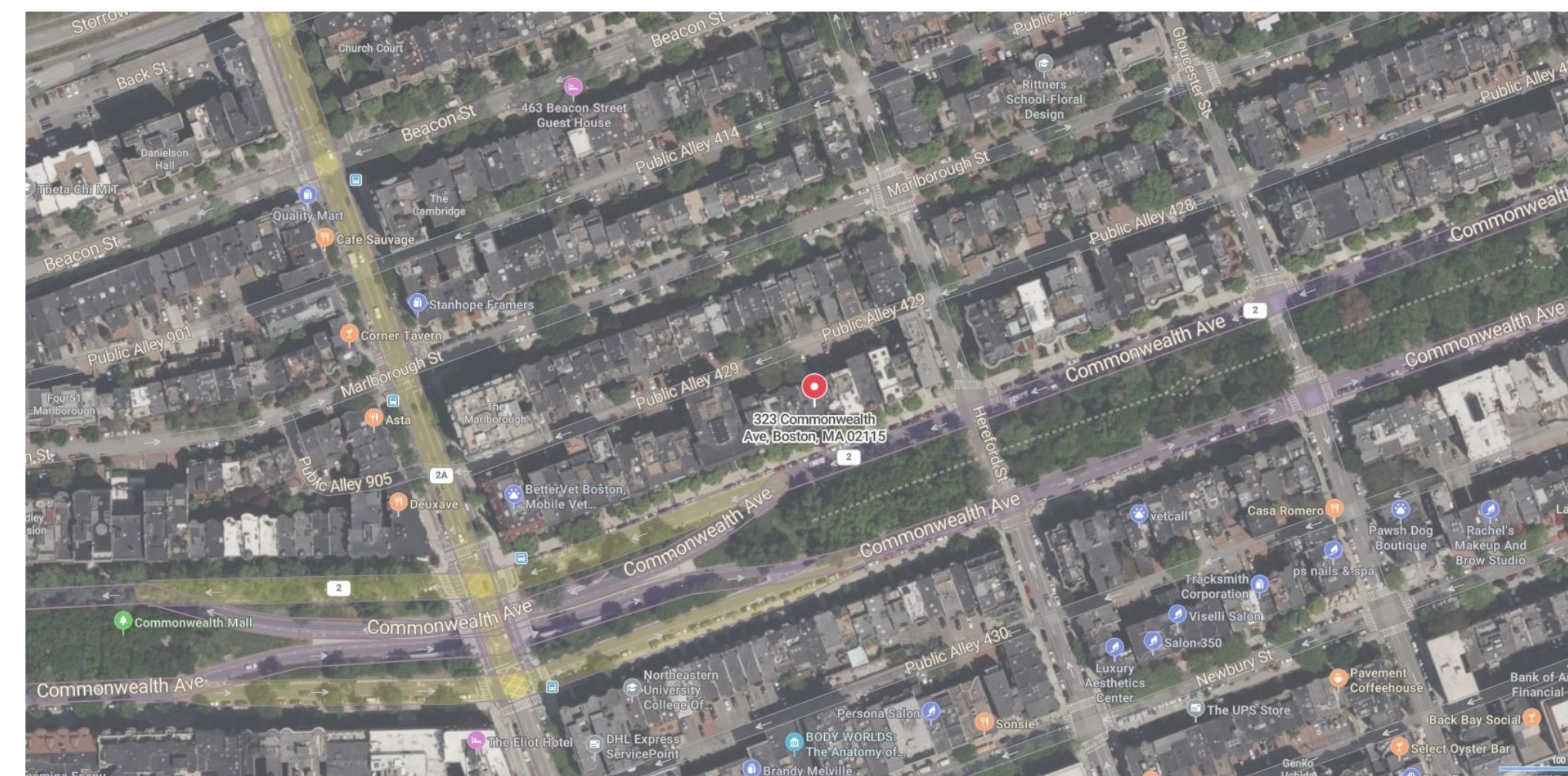
GENERAL REQUIREMENTS

- THE CONTRACTOR SHALL STRICTLY CONFORM WITH ALL CODES HAVING JURISDICTION IN THE CONSTRUCTION OF THIS PROJECT, INCLUDING, BUT NOT LIMITED TO: FEDERAL, STATE, CITY, COUNTY, BUILDING, ZONING, ELECTRICAL, MECHANICAL, FIRE, LIFE SAFETY, AND HANDICAP CODES. ALL WORK MUST BE PERFORMED BY LICENSED AND INSURED CONTRACTORS AND SUBCONTRACTORS. INSURANCE CERTIFICATES, IN WRITING, WILL BE PRESENTED TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, EXISTING CONDITIONS, AND CODE COMPLIANCE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. IF THE CONTRACTOR FINDS ANY DISCREPANCIES IN THE DRAWINGS OR SPECIFICATIONS HE MUST CONTACT THE ARCHITECT FOR VERIFICATION. PITMAN AND WARDLEY ASSOCIATES LLC SHALL BE NOTIFIED IN WRITING OF ANY NON-COMFORMANCES IN THE SITE PLANS OR SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ANY ERRORS AND OMISSIONS TO THE ATTENTION OF PITMAN AND WARDLEY ASSOCIATES LLC IN WRITING AND SHALL AWAIT WRITTEN INSTRUCTIONS BEFORE PROCEEDING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IF THEY FAIL TO NOTIFY PITMAN AND WARDLEY PRIOR TO THE CONSTRUCTION AND OR FABRICATION OF WORK.
- SCOPE: THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR TO COMPLETE THE WORK AS DESCRIBED ON THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR'S SHALL BE RESPONSIBLE FOR ALL PERMITS, COMPLIANCE STATEMENTS, CERTIFICATE OF OCCUPANCY OR OTHER DOCUMENTATION REQUIRED.
- WORK SHALL BE PERFORMED TO THE HIGHEST LEVEL OF STANDARDS OF EACH RESPECTIVE TRADE.
- DEMOLISH AS REQUIRED AND REMOVE ALL DEBRIS FROM THE SITE.
- THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND IN A WORKMANLIKE FASHION. THE PROJECT SHALL BE READY FOR OCCUPANCY UPON THE COMPLETION OF WORK IN A "TURN-KEY" CONDITION.
- CONSTRUCTION SHALL BE BY DIMENSIONS DO NOT SCALE OFF OF THESE DRAWINGS.
- SHOP DRAWINGS MAY BE REQUIRED BY THE ARCHITECT FOR ALL STRUCTURAL, MECHANICAL, ELECTRICAL, LIFE SAFETY SYSTEMS, AND SPECIALIZED CONSTRUCTION FROM THE CONTRACTOR AND/OR ALL SUBCONTRACTORS AT NO ADDITIONAL COST. SHOP DRAWINGS SHALL BE SUBMITTED TO PITMAN AND WARDLEY ASSOCIATES LLC FOR REVIEW AND CONFORMANCE WITH THE SYSTEMS AND THEIR INTEGRATION WITH EXISTING SYSTEMS AND CONDITIONS. WORK DONE TO LIFE SAFETY SYSTEMS MAY REQUIRE SEPARATE PERMITS. THESE SHALL BE INCLUDED IN THE BASE BID.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE BUILDING AT ALL TIMES.
- THE CONTRACTOR SHALL NOTIFY PITMAN AND WARDLEY ASSOCIATES LLC IMMEDIATELY UPON THE DISCOVERY OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS AND OR CONDITIONS.
- THESE PLANS HAVE BEEN PRODUCED TO MASSACHUSETTS STATE BUILDING CODE ENERGY STANDARDS. ANY ADDITIONAL STRECH CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
- ALL DEMOLITION AND REMOVAL OF BUILDING COMPONENTS SHALL BE CARRIED OUT UNDER ACCORDANCE WITH THE EPA'S RENOVATE RIGHT LAWS.

APPLICABLE BUILDING CODES

BUILDING	780 CMR: MASSACHUSETTS BUILDING CODE, 9TH EDITION 2015 INTERNATIONAL BUILDING CODE, WITH MASSACHUSETTS AMENDMENTS 2015 INTERNATIONAL EXISTING BUILDING CODE, WITH MASSACHUSETTS AMENDMENTS.
FIRE	527 CMR: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE. 2021 NFPA 1, FIRE CODE WITH MASSACHUSETTS AMENDMENTS.
ACCESSIBILITY	521 CMR: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS 2006 ADA: AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ADAAG 2010
ENERGY	225 CMR 23: MASSACHUSETTS COMMERCIAL STRETCH ENERGY CODE. 2021 INTERNATIONAL ENERGY CONSERVATION CODE, WITH MASSACHUSETTS AMENDMENTS
ELECTRICAL	527 CMR 12.00: MASSACHUSETTS ELECTRICAL CODE MEC 2023 NFPA 700, NATIONAL ELECTRICAL CODE, WITH MASSACHUSETTS AMENDMENTS.
MECHANICAL	2015 INTERNATIONAL MECHANICAL CODE
ELEVATOR	525 CMR: MASSACHUSETTS ELEVATOR CODE 2013 ASME A17.1, AMENDED
PLUMBING	248 CMR: MASSACHUSETTS PLUMBING CODE 2017

VICINITY MAP



PROJECT DATA

- A: BUILDING USE GROUP:**
CONVERSION FROM FOUR TO TWO UNITS
- B: USE GROUP R-3:**
(TWO-FAMILY DWELLING)
- C: CONSTRUCTION CLASSIFICATION:**
EXISTING TYPE 3B CONSTRUCTION
- D: FULLY SPRINKLED PER NFPA 13R**

UNIT 1 SF CALCULATION	
STREET LEVEL	1,512 GSF
PARLOR LEVEL	1,314 GSF
SECOND LEVEL	941 GSF
TOTAL	3,767 GSF

UNIT 2 SF CALCULATION	
STREET LEVEL	99 GSF
PARLOR LEVEL	264 GSF
SECOND LEVEL	755 GSF
THIRD LEVEL	1,696 GSF
FOURTH LEVEL	1,616 GSF
HEADHOUSE	338 GSF
TOTAL	4,768 GSF

COMMON AREA SF CALCULATION	
STREET LEVEL	128 GSF
PARLOR LEVEL	116 GSF
TOTAL	244 GSF

TOTAL BUILDING SF CALCULATION	
STREET LEVEL	1,740 GSF
PARLOR LEVEL	1,695 GSF
SECOND LEVEL	1,696 GSF
THIRD LEVEL	1,696 GSF
FOURTH LEVEL	1,616 GSF
HEADHOUSE	47 GSF
TOTAL	8,490 GSF

** ALL BUILDING SQUARE FOOTAGE CALCULATIONS SHALL BE VERIFIED BY THE ARCHITECT AT THE COMPLETION OF THE DEMOLITION PHASE

ZONING REVIEW

PROJECT ADDRESS: 323 COMMONWEALTH AVENUE, 02115
PARCEL ID: 0503581008
MAP NO. 1
ARTICLE: UNDERLYING ZONING

ZONING DISTRICT: BOSTON PROPER H-3-65 ZONE
ZONING SUB-DISTRICT: APARTMENT RESIDENTIAL
ZONING OVERLAYS: GROUNDWATER CONSERVATION OVERLAY DISTRICT
RESTRICTED PARKING DISTRICT
BACK BAY ARCHITECTURAL DISTRICT

HISTORIC DISTRICT:

	ALLOWABLE / REQD.	EXISTING	PROPOSED
LOT AREA	NONE	3,237 SF	3,237 SF (NO CHANGE)
LOT WIDTH	NONE	26'-0"	26'-0" (NO CHANGE)
F.A.R. (3.0)	3.0	2.62	2.62 (NO CHANGE)
BUILDING HEIGHT	65'-0", INCREASE OF 1 STORY ABOVE EXISTING	61'-5"	61'-5" (NO CHANGE)
OPEN SPACE	50 SF / PER UNIT		
FRONT YARD	STREET AVG.	19'-5"	0'-0" (NO CHANGE)
SIDE YARD	0'-0"	0'-0"	0'-0" (NO CHANGE)
REAR YARD	25% OF LOT DEPTH (31'-1")	38'-8"	38'-8" (NO CHANGE)

PROJECT SCOPE

THE SCOPE OF WORK FOR THIS PROJECT UNDER THIS PERMIT SHALL BE THE INTERIOR DEMOLITION AND RENOVATION OF AN EXISTING 10 UNIT BUILDING INTO TWO UNITS. THE NEW WORK SHALL INCLUDE BUT NOT LIMITED TO FRAMING, ELECTRICAL, MECHANICAL SYSTEMS, STRUCTURAL SYSTEMS, INTERIOR WALL PARTITIONS AND FINISHES THROUGHOUT. THERE IS NO EXTERIOR WORK PROPOSED UNDER THIS PERMIT.

THE SCOPE OF WORK UNDER BACK BAY ARCHITECTURAL DISTRICT REVIEW IS THE ADDITION OF A NEW HEADHOUSE AND ROOF DECK EXCLUSIVE TO THE TOP RESIDENTIAL UNIT. ADDITIONAL WORK UNDER REVIEW IS FRONT AND REAR FACADE REPAIRS / ALTERATIONS, NEW WINDOW AND DOOR REPLACEMENTS THROUGHOUT AND NEW REAR DRIVEWAY PAVERS.

ALL LIFE SAFETY IS TO BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR. THE SYSTEM SHALL BE APPROVED BY THE LOCAL FIRE DEPARTMENT AND CONNECTED TO THE LOCAL FIRE ALARM SYSTEM.

ALL ELECTRICAL SYSTEMS SHALL BE DESIGN BUILD, SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.

ALL MECHANICAL SYSTEMS SHALL DESIGN BUILD, SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.

DRAWING INDEX

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- A7 EXISTING + PROPOSED REAR YARD PLANS
- A8 PROPOSED HEADHOUSE
- A9 PROPOSED HEADHOUSE MATERIAL RENDERINGS
- A10 MOCKUP PHOTO LOCATIONS
- A11 MOCKUP PHOTOS
- A12 EXISTING + PROPOSED SITE LINE SECTION DIAGRAMS
- A13 MISC. DETAILS & SPECIFICATIONS.

**PITMAN &
WARDLEY**

A S S O C I A T E S L L C
A R C H I T E C T U R E & D E S I G N

3 2 C H U R C H S T R E E T
S A L E M , M A S S A C H U S E T T S 0 1 9 7 0
9 7 8 - 7 4 4 - 8 9 8 2

PROJECT OWNER

323 COMMONWEALTH AVE, LLC.
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FIRE PROTECTION
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3 ORCHARD STREET
MANCHESTER, NH 03102

PROJECT NAME

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**BACK BAY ARCHITECTURAL
COMMISSION
PRESENTATION**

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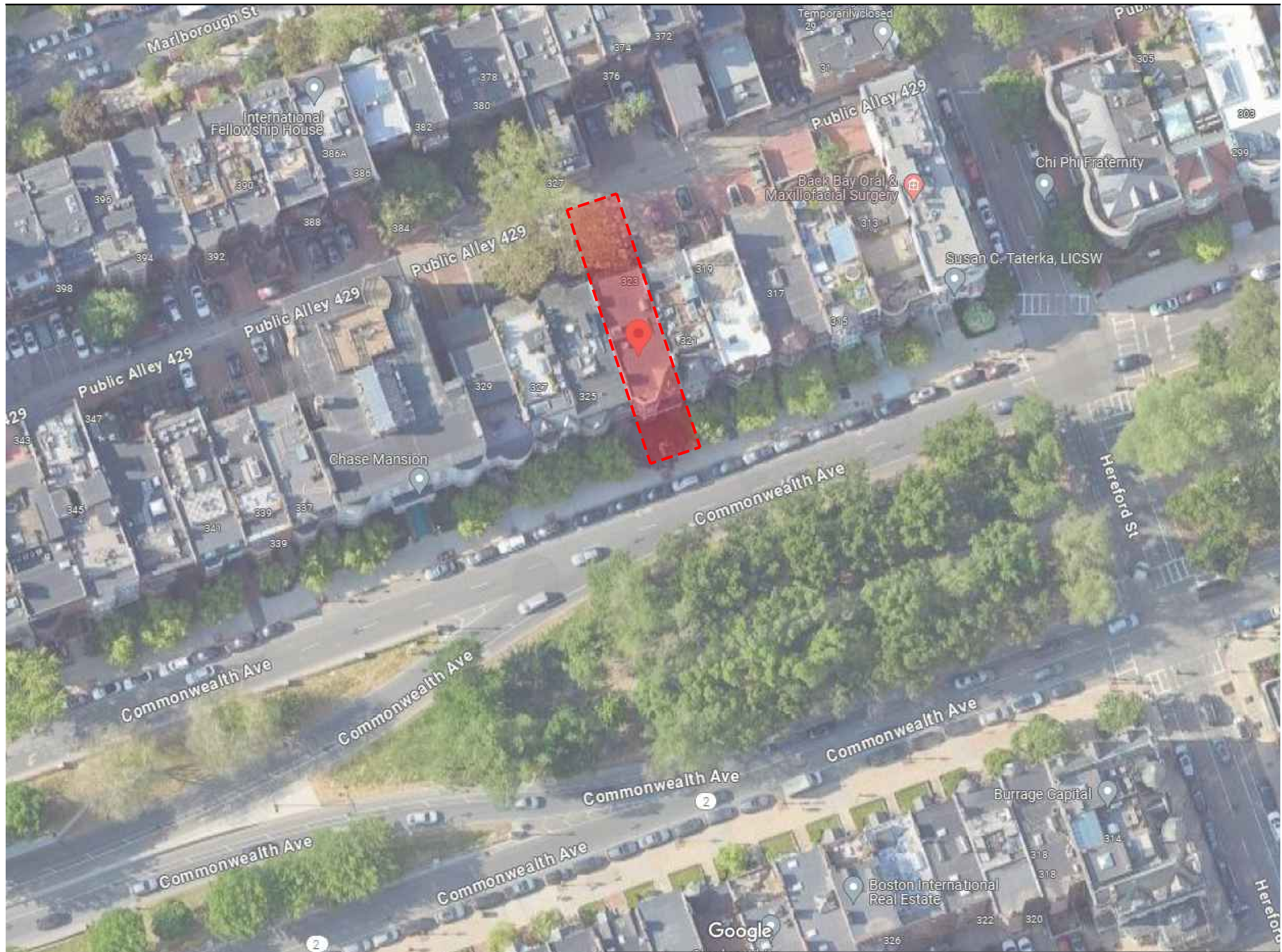
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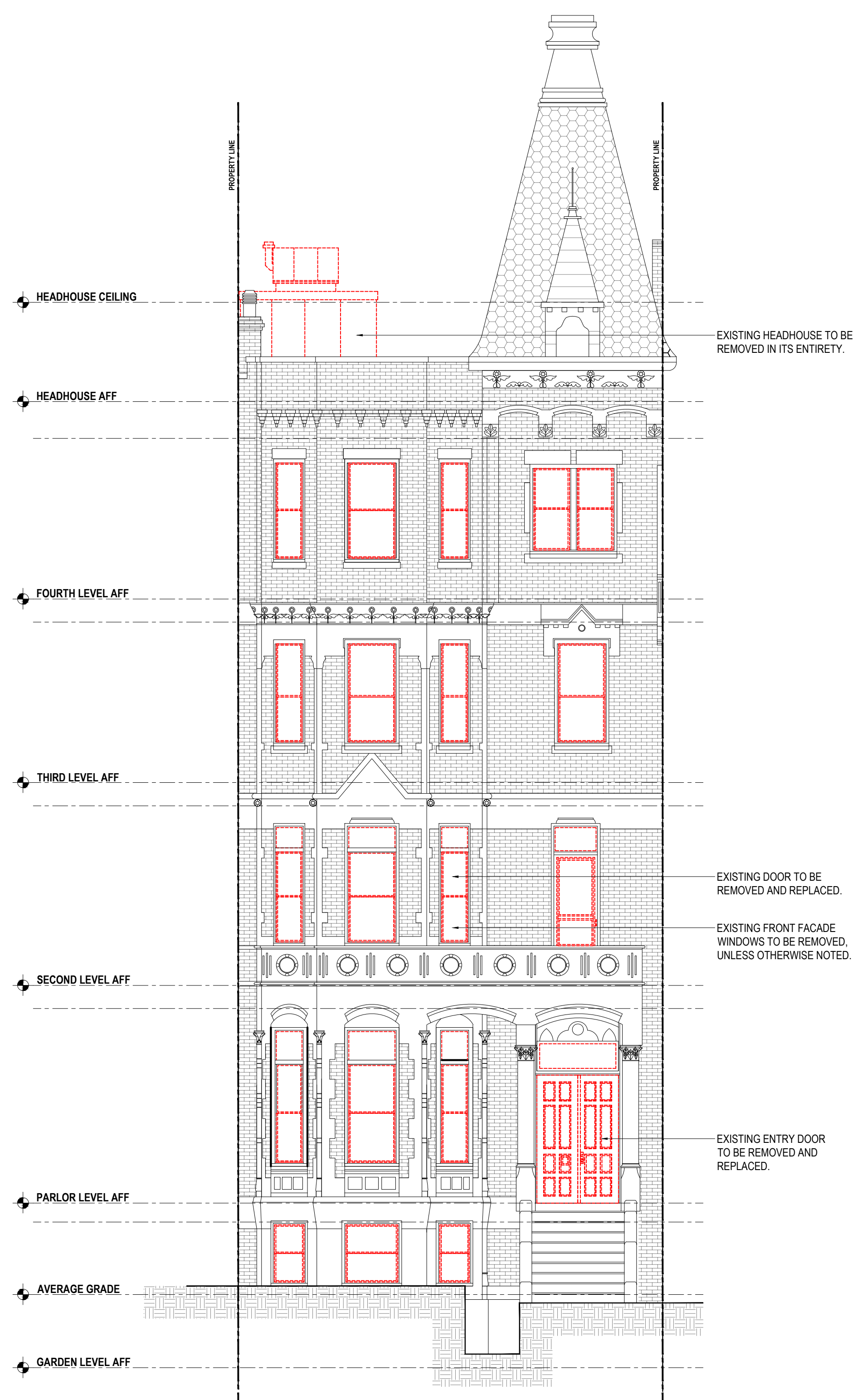
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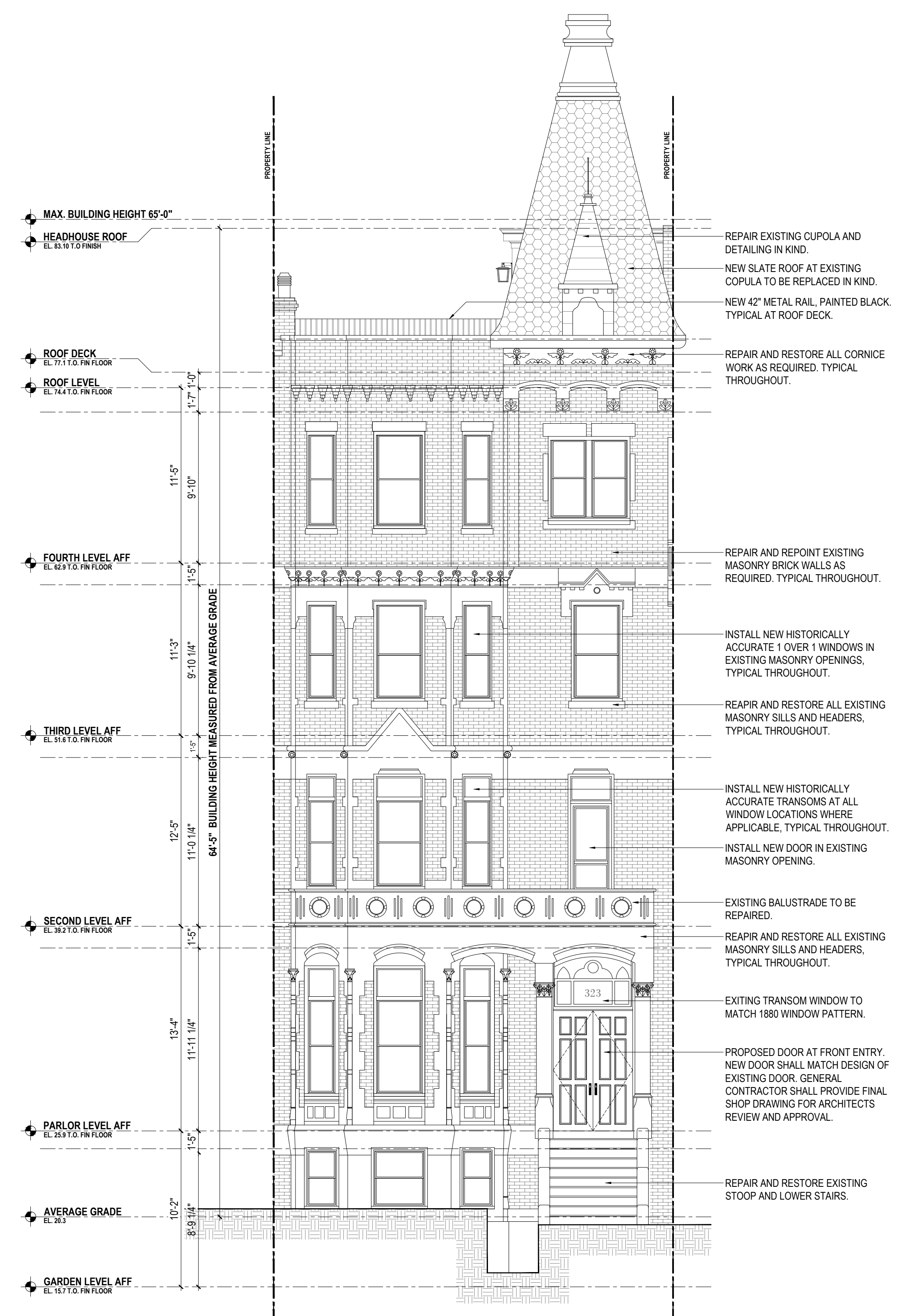
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1 EXISTING FRONT ELEVATION
 3/16" = 1'-0"



2 PROPOSED FRONT ELEVATION
 3/16" = 1'-0"

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		BBAC PRESENTATION

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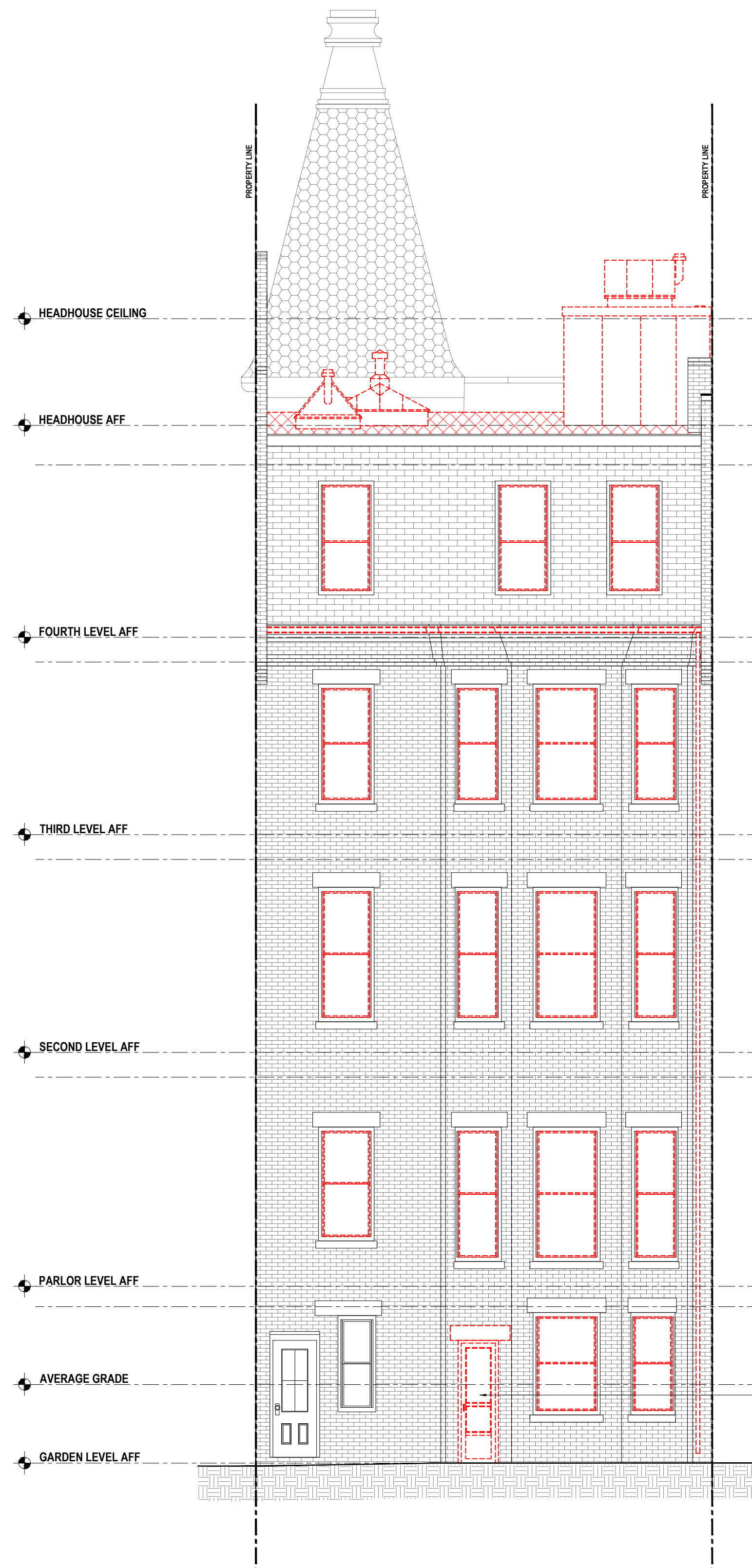
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SHEET NUMBER

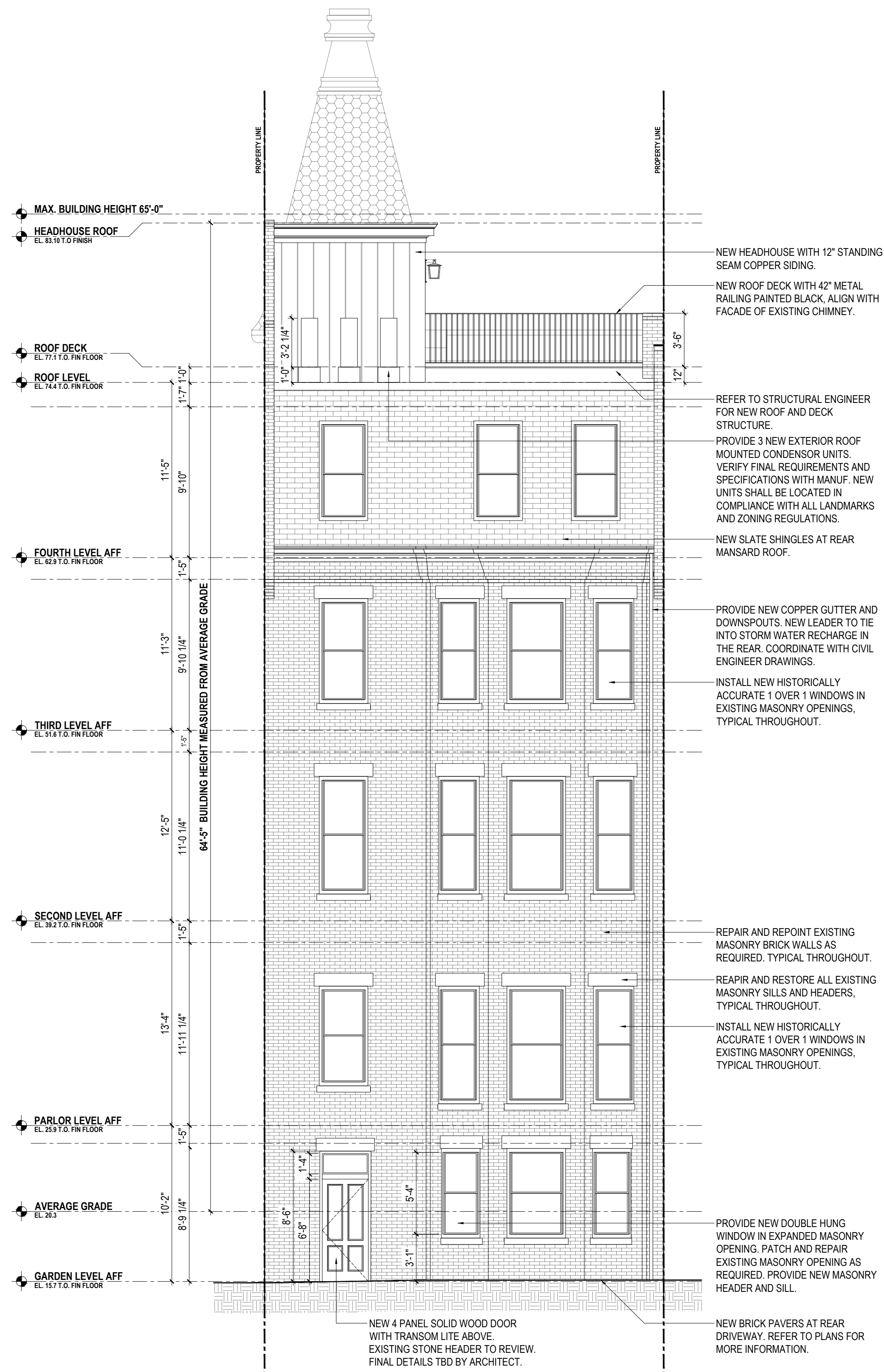
A6

ARCHITECTURAL

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1 EXISTING REAR ELEVATION
3/16" = 1'-0"



2 PROPOSED REAR ELEVATION
3/16" = 1'-0"

PROJECT OWNER
323 COMMONWEALTH AVE, LLC.
 52 CUMMINGS PARK
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 781-572-6516

PROJECT TEAM

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 32 CHURCH STREET
 SALEM, MASSACHUSETTS 01970
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GENERAL CONTRACTOR
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FIRE PROTECTION
BLACKWATER FIRE SUPPRESSION
 3 ORCHARD STREET
 MANCHESTER, NH. 03102

PROJECT NAME
TWO UNIT DEVELOPMENT
 323 COMMONWEALTH AVENUE
 BOSTON, MASSACHUSETTS 02115

SUBMISSION
BACK BAY ARCHITECTURAL COMMISSION PRESENTATION

DRAWINGS ISSUED FOR REVIEW
 MAY 2, 2024

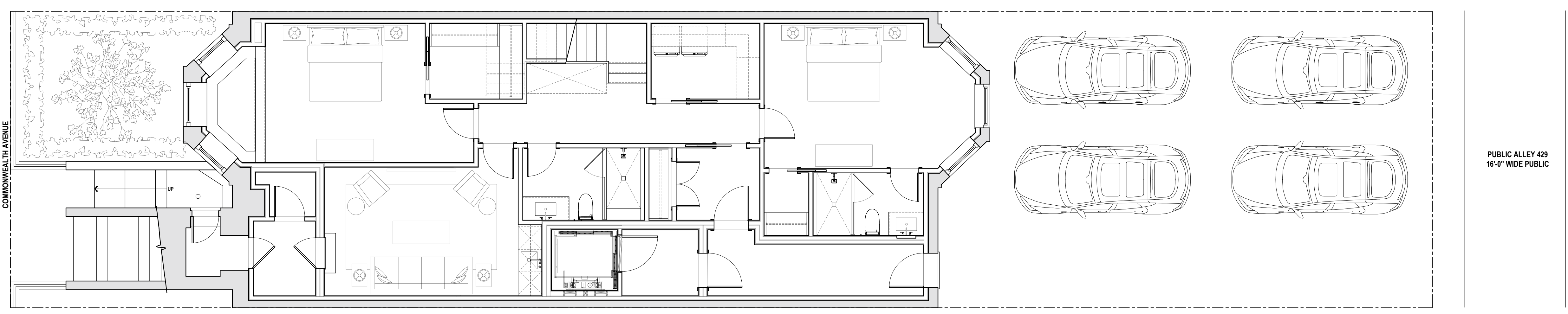
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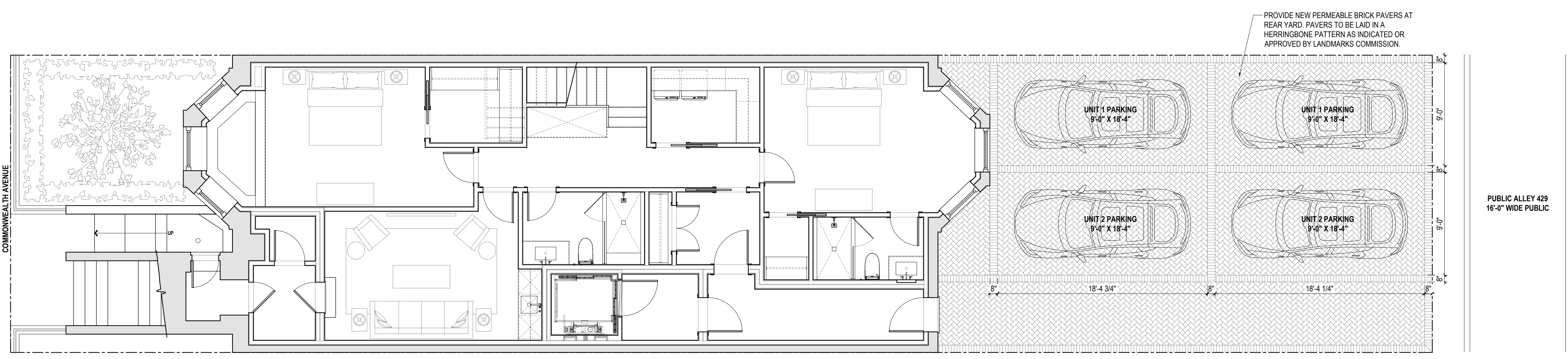
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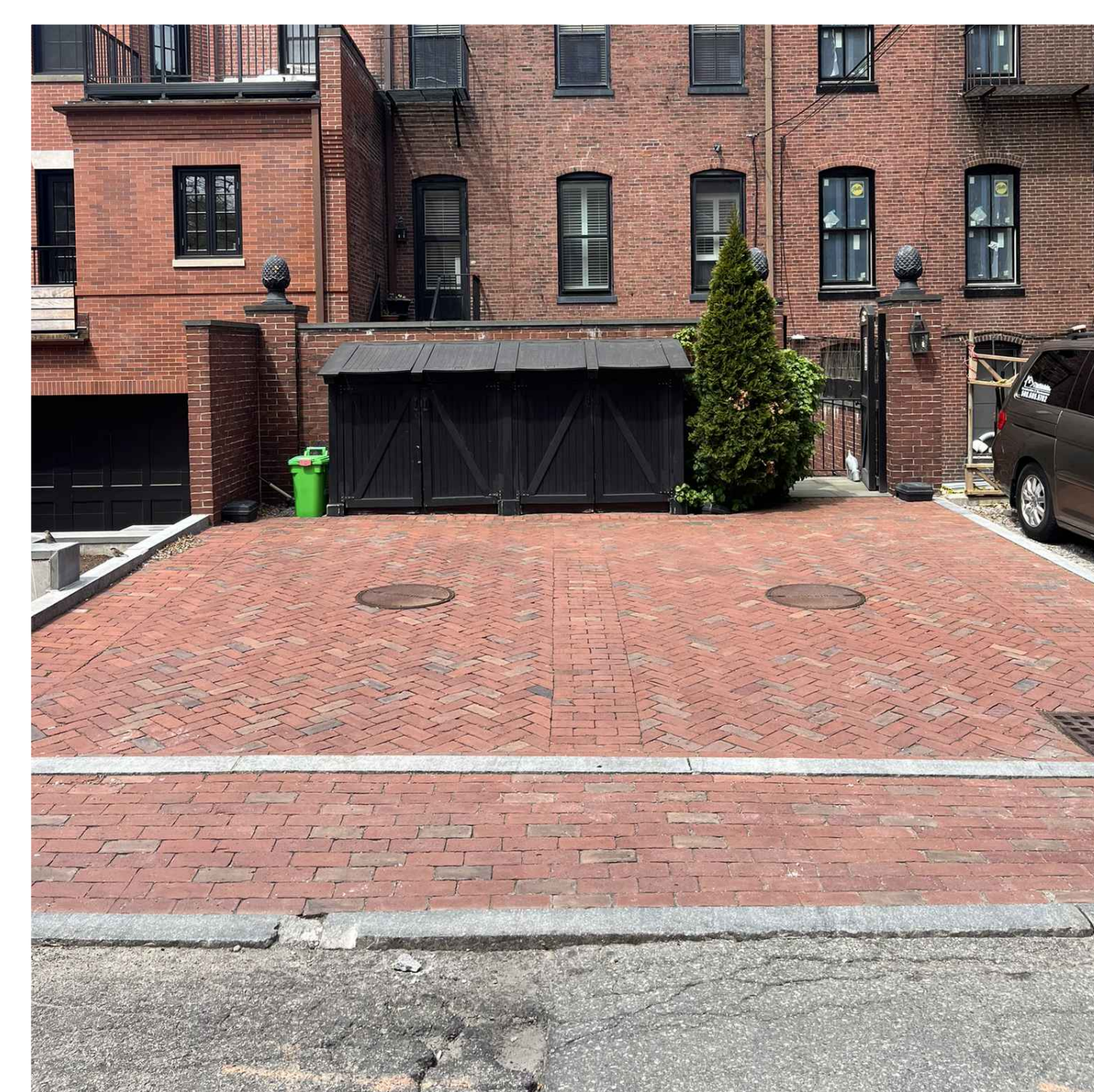
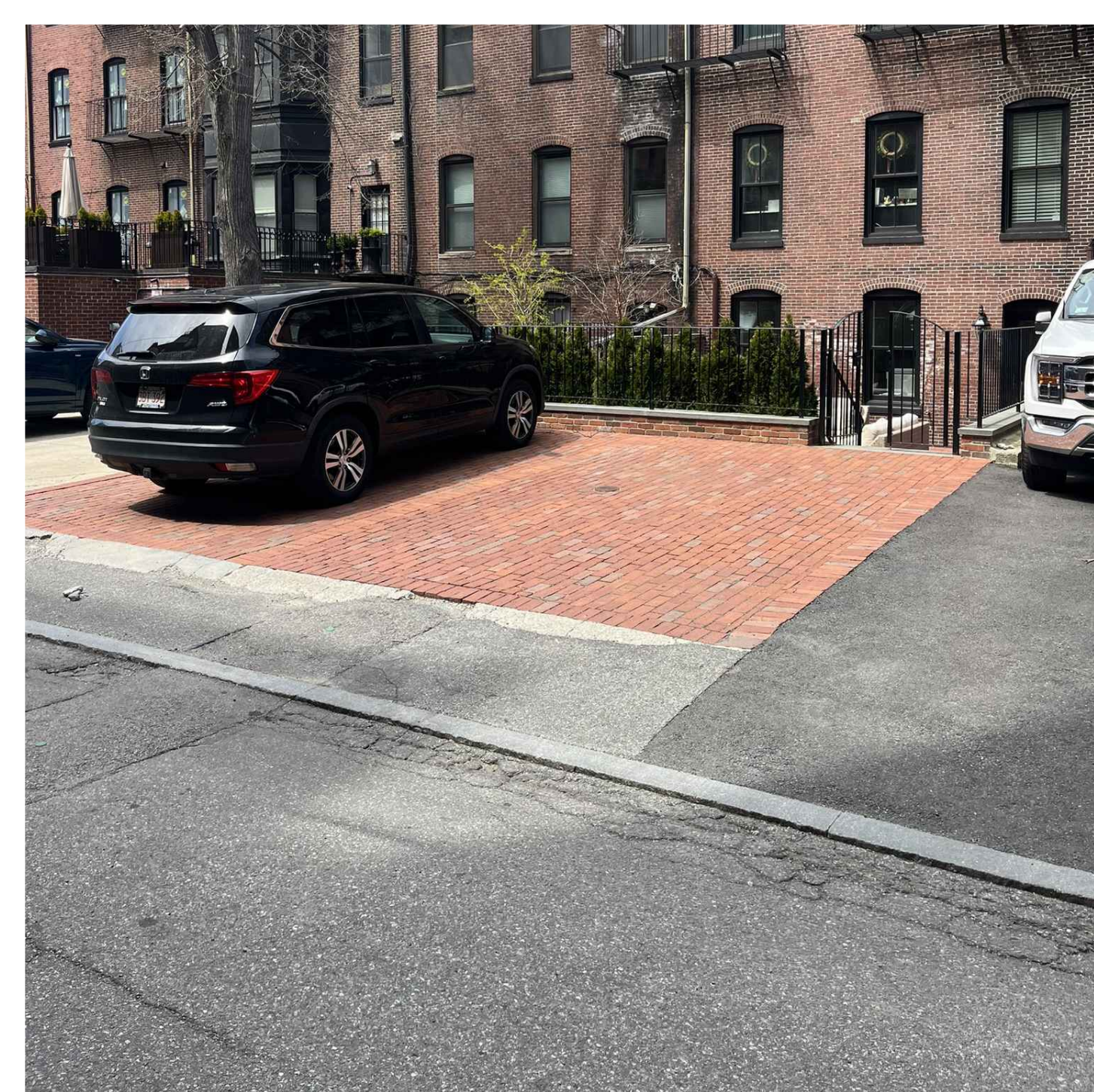
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1 EXISTING GARDEN LEVEL / REAR YARD PLAN
 3/16" = 1'-0"



2 PROPOSED GARDEN LEVEL / REAR YARD DESIGN
 3/16" = 1'-0"



PROJECT OWNER

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FIRE PROTECTION
BLACKWATER FIRE SUPPRESSION
3 ORCHARD STREET
MANCHESTER, NH 03102

PROJECT NAME

TWO UNIT DEVELOPMENT
323 COMMONWEALTH AVENUE
BOSTON, MASSACHUSETTS 02115

SUBMISSION

**BACK BAY ARCHITECTURAL
COMMISSION
PRESENTATION**

DRAWINGS ISSUED FOR REVIEW
MAY 2, 2024

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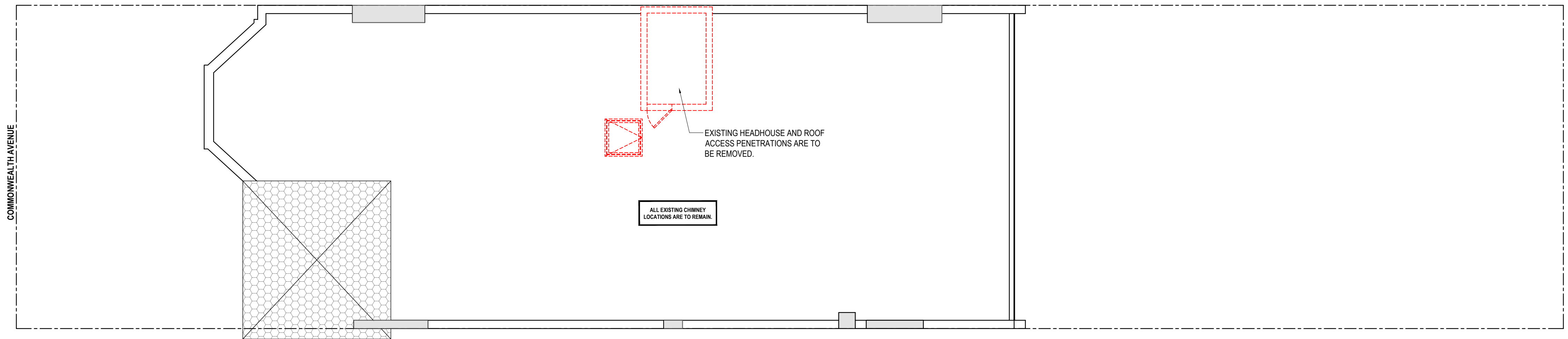
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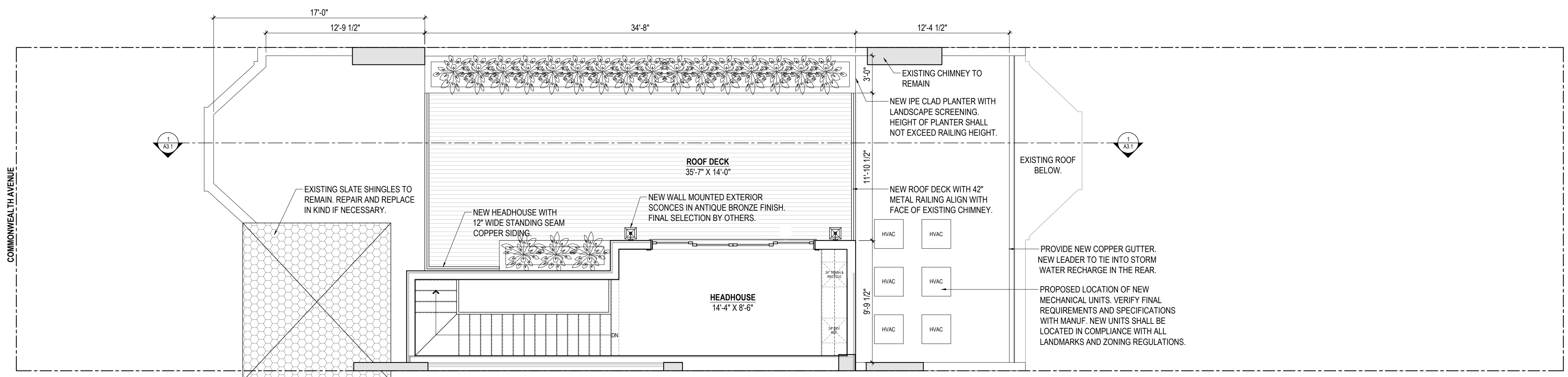
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ARCHITECTURAL

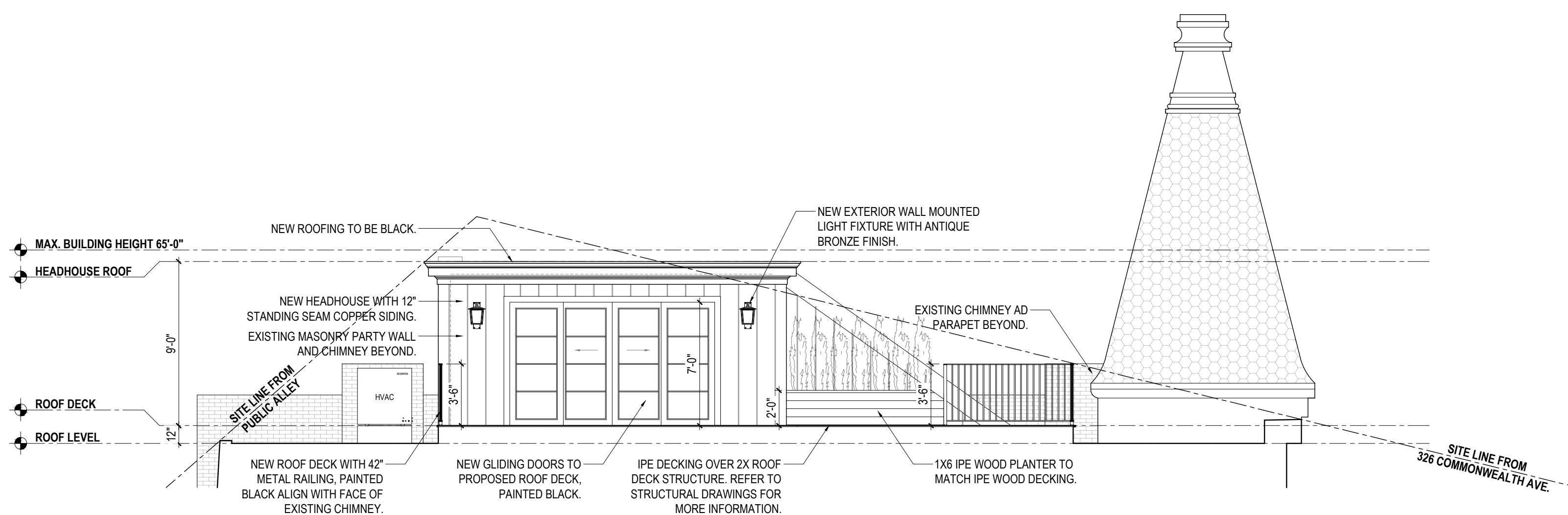
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1 EXISTING ROOF LEVEL PLAN
3/16" = 1'-0"



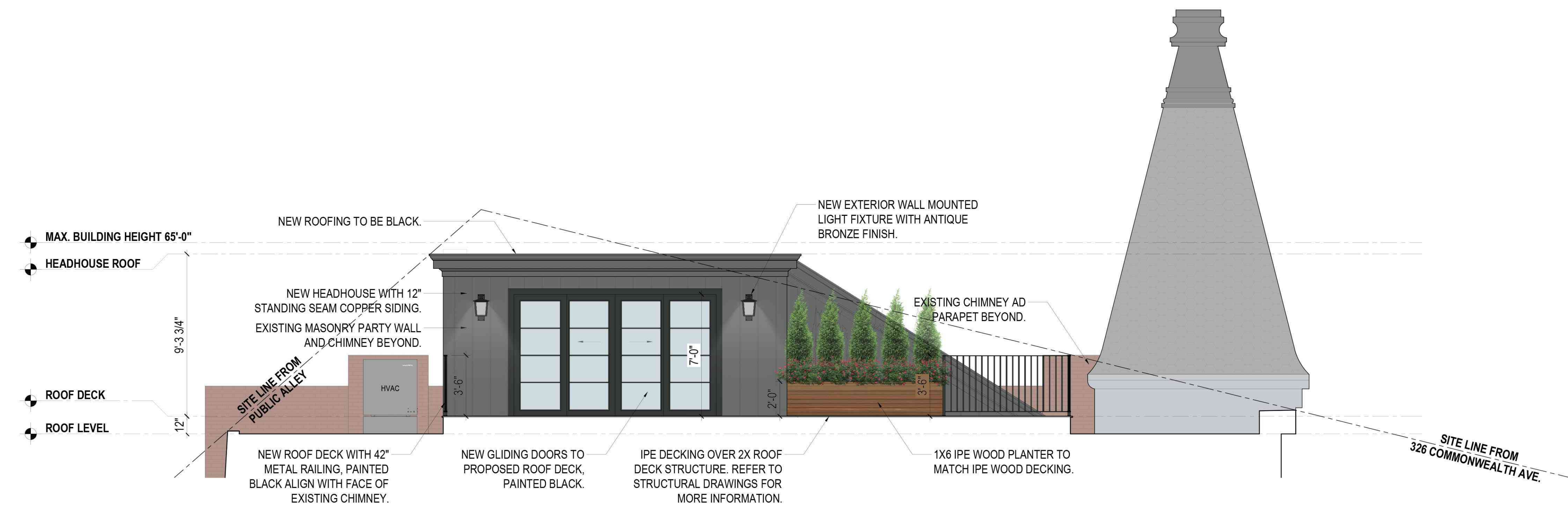
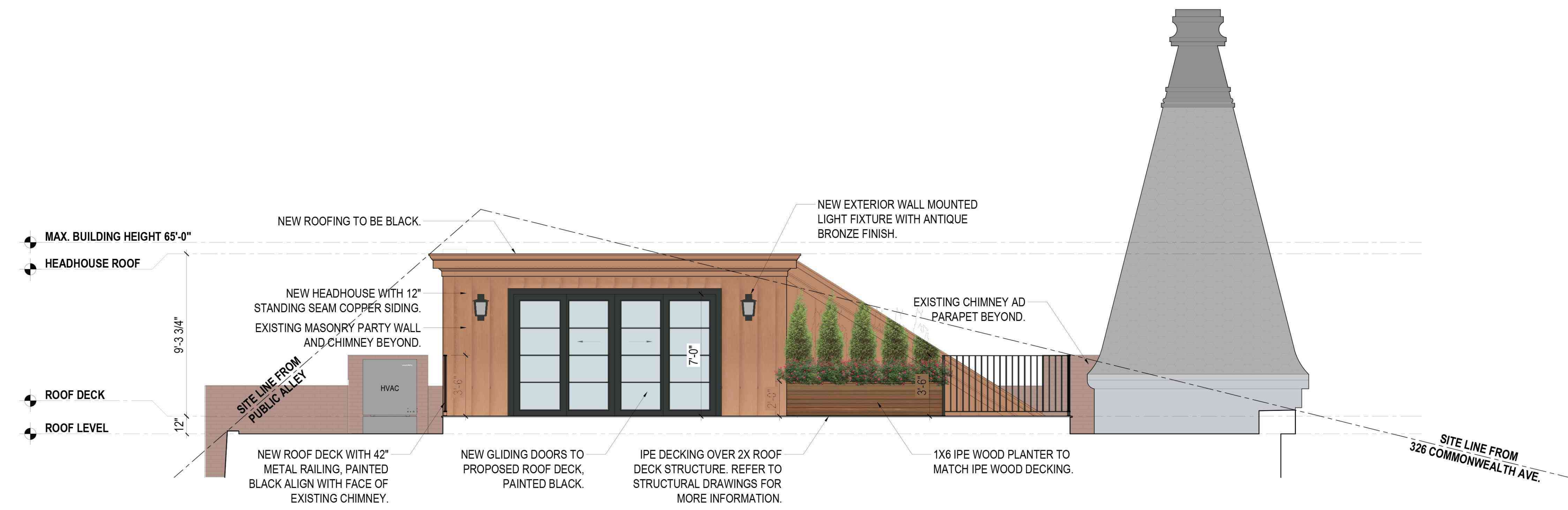
2 PROPOSED ROOF LEVEL PLAN
3/16" = 1'-0"



3 PROPOSED HEADHOUSE ELEVATION
3/16" = 1'-0"

PROJECT OWNER
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BLACKWATER FIRE SUPPRESSION
 3 ORCHARD STREET
 MANCHESTER, NH 03102



PROJECT NAME
TWO UNIT DEVELOPMENT
 323 COMMONWEALTH AVENUE
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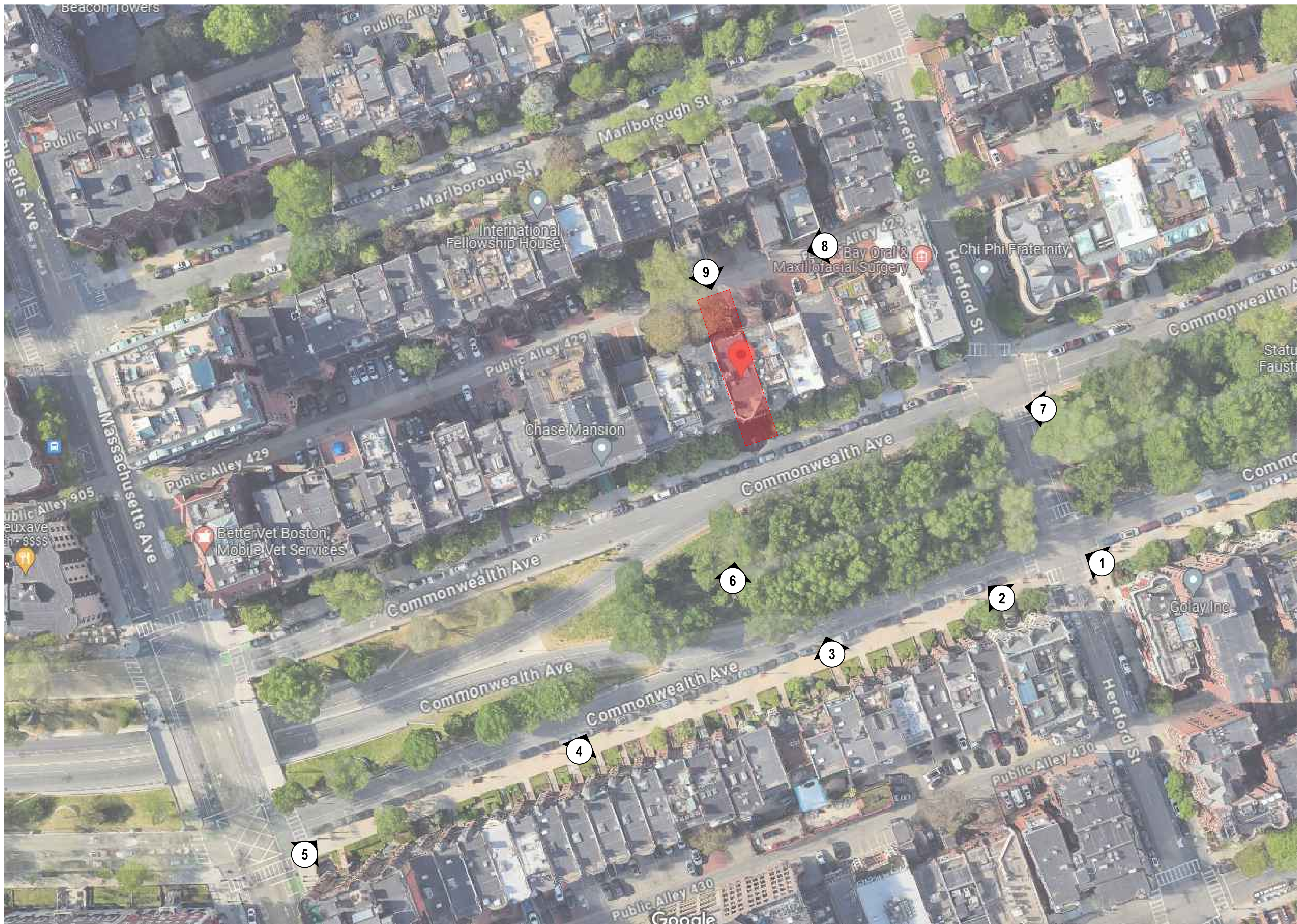
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FIRE PROTECTION
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PROJECT NAME
TWO UNIT DEVELOPMENT
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SUBMISSION
BACK BAY ARCHITECTURAL COMMISSION PRESENTATION
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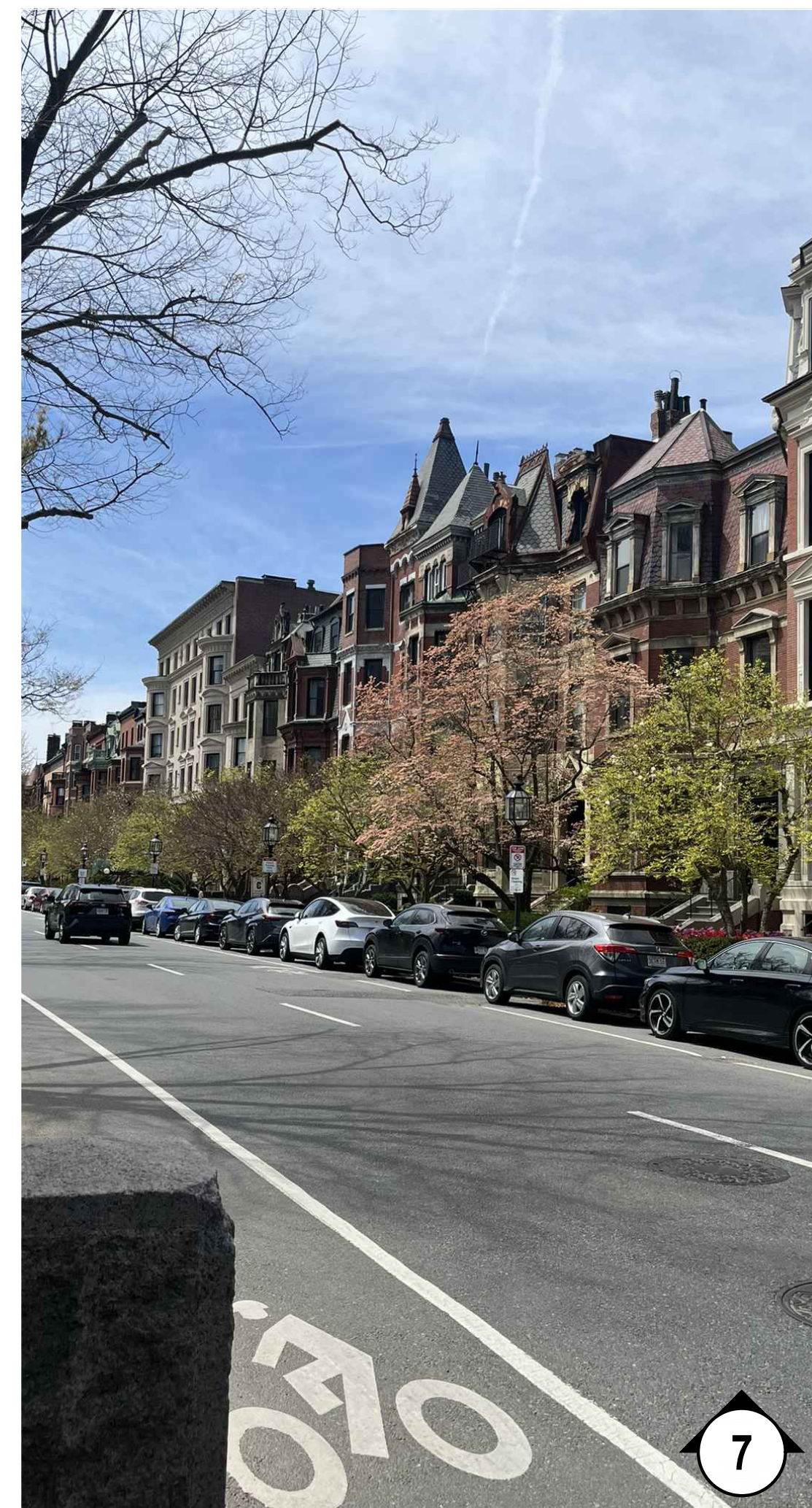
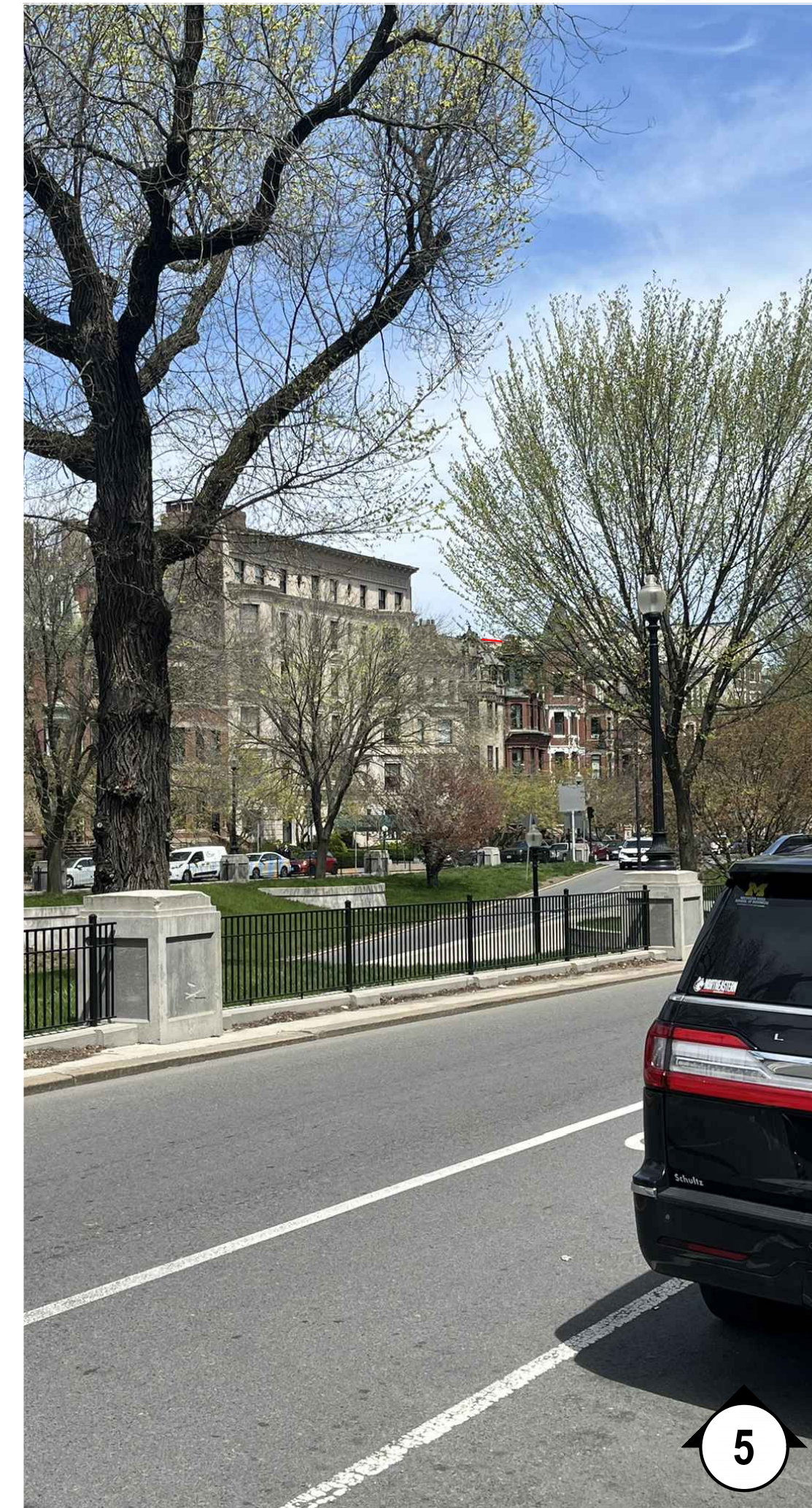
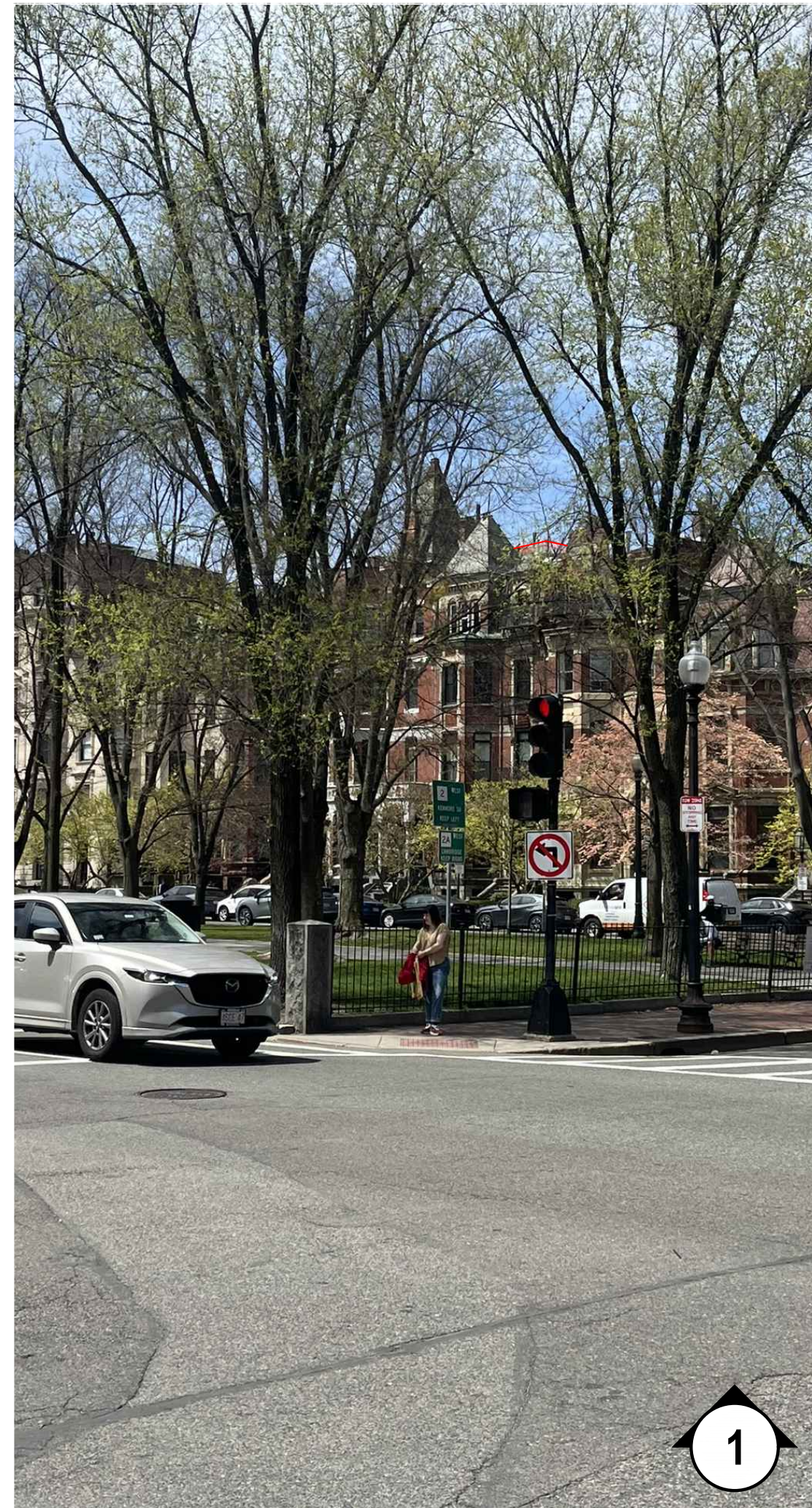
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PROJECT NAME

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SUBMISSION

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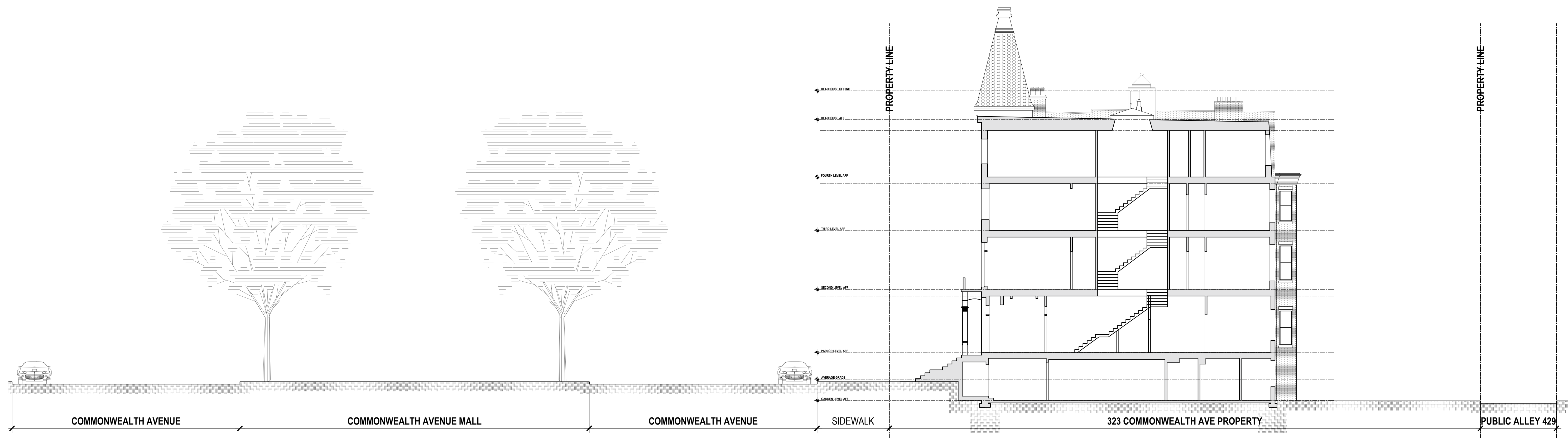
GENERAL CONTRACTOR
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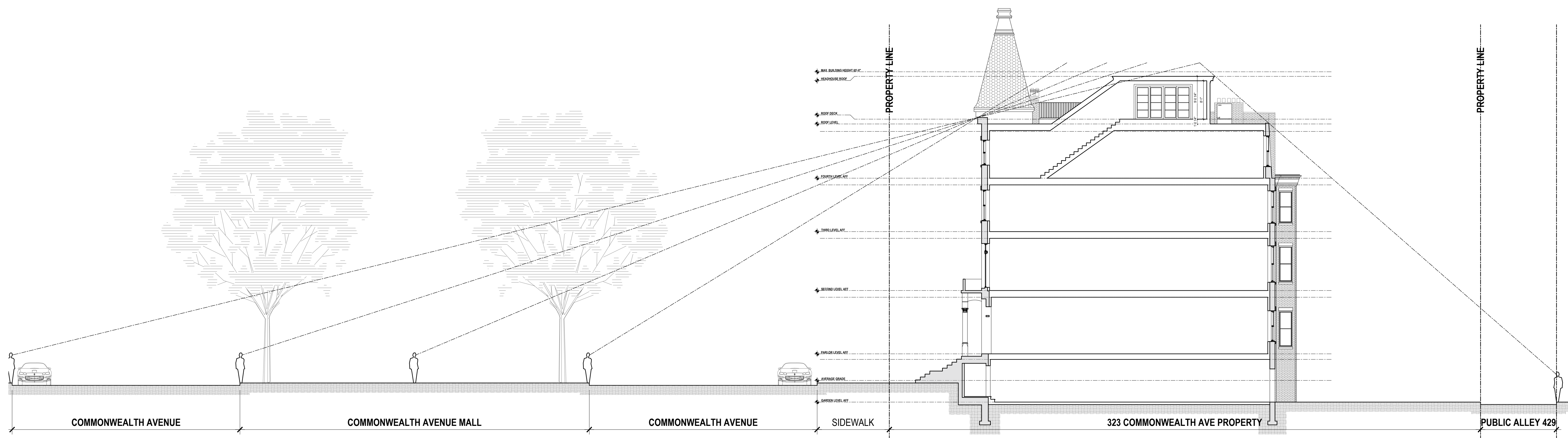
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FIRE PROTECTION
BLACKWATER FIRE SUPPRESSION
 3 ORCHARD STREET
 MANCHESTER, NH, 03102



1 EXISTING SITE LINE SECTION DIAGRAM
 3/32" = 1'-0"



2 PROPOSED SITE LINE SECTION DIAGRAM
 3/32" = 1'-0"

PROJECT NAME
TWO UNIT DEVELOPMENT
 323 COMMONWEALTH AVENUE
 BOSTON, MASSACHUSETTS 02115

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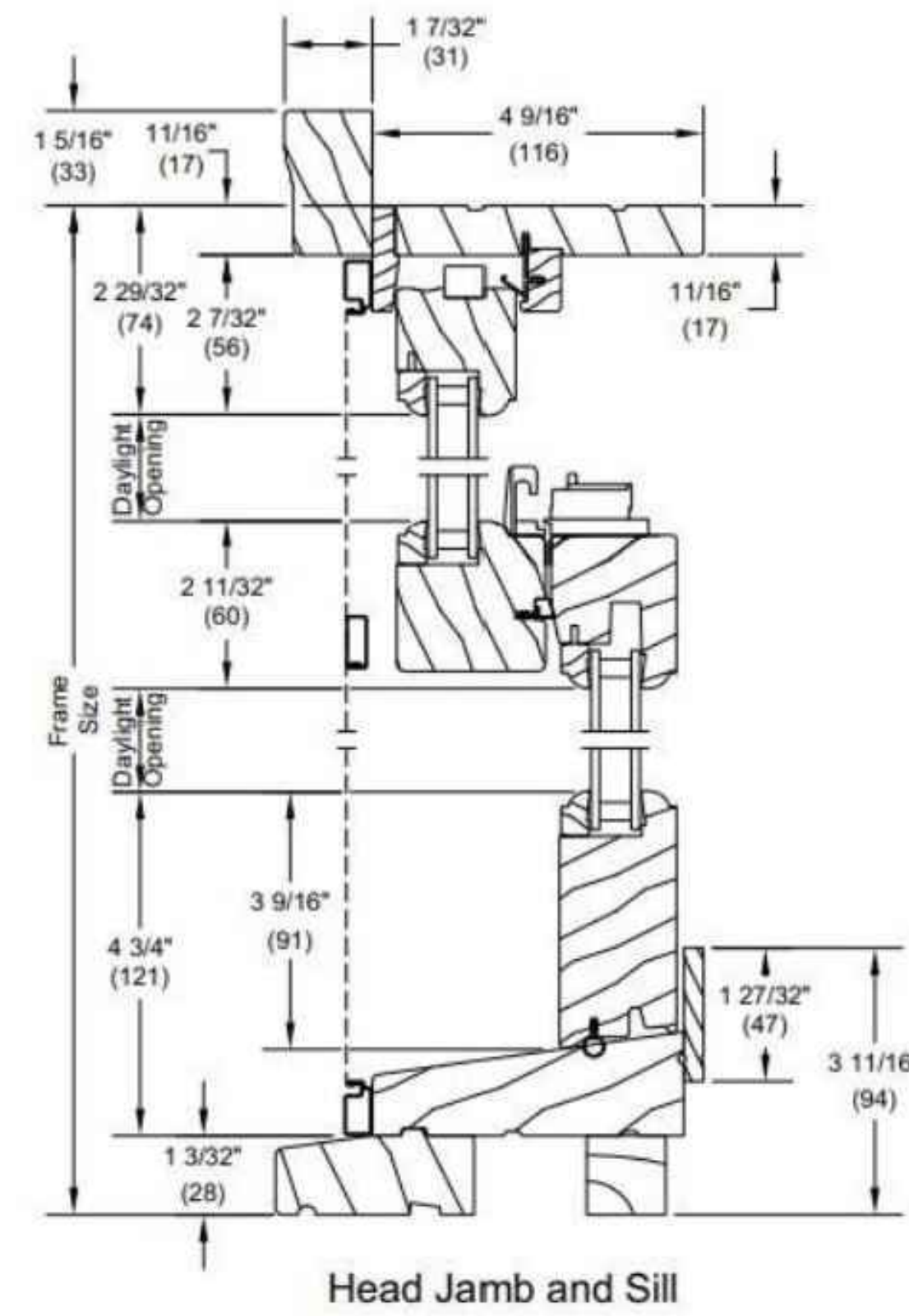
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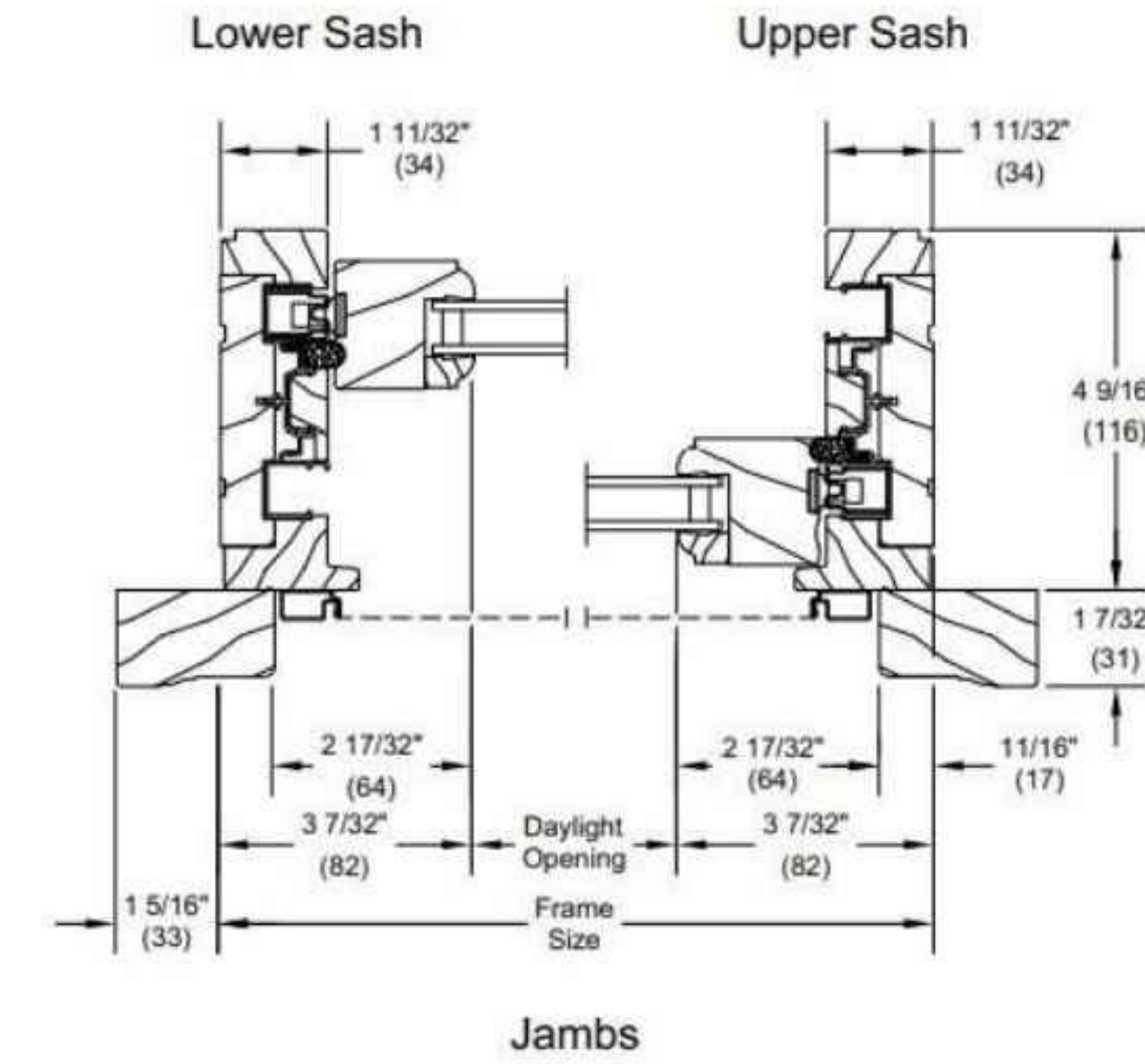
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Section Details: Operating

Scale: 3" = 1' 0"



Double Hung



PROJECT OWNER

323 COMMONWEALTH AVE, LLC.
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