

12-14 COMMONWEALTH AVE.

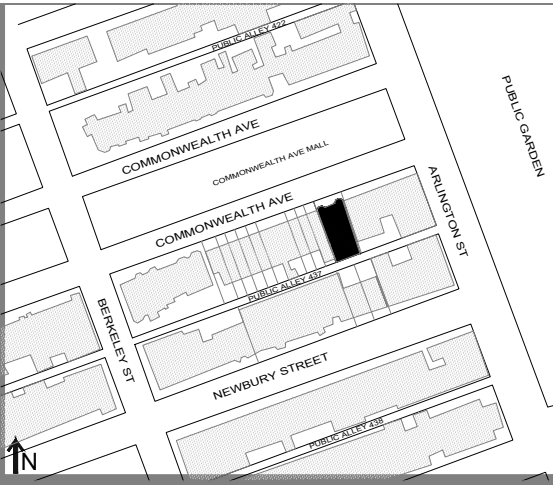
BOSTON, MA

BACK BAY ARCHITECTURAL DISTRICT COMMISSION

01/18/19



12-14 COMMONWEALTH, LLC



LANDMARK SUBMISSION

12-14 COMMONWEALTH AVE
BOSTON, MA 02116

SHEET LIST

- 01 SITE LOCATION
- 02 SITE CONTEXT PHOTOS
- 03 SITE CONTEXT PHOTOS
- 04 SIGHT LINE DIAGRAMS
- 05 SIGHT LINE DIAGRAMS
- 06 BASEMENT & 1ST FLOOR PLANS
- 07 2ND, 3RD, 4TH & 5TH FLOOR PLANS
- 08 6TH, 7TH & 8TH FLOOR PLANS
- 09 FRONT ELEVATION
- 10 REAR ELEVATION
- 11 SIDE ELEVATIONS
- 12 LIGHT WELL #1 ELEVATIONS
- 13 LIGHT WELL #2 ELEVATIONS
- 14 WINDOW SCHEDULE
- 15 PROPOSED BRICK VENT
- 16 EXISTING ROOF PLAN/ELEVATIONS
- 17 PROPOSED ROOF PLAN/ELEVATIONS
- 18 PROPOSED STANDING SEAM METAL SIDING
- 19 PROPOSED DOOR AND HATCH



AKELIUS REAL ESTATE MANAGEMENT LLC
3 POST OFFICE SQUARE
BOSTON, MA 02109

DATE	SUBMISSION #/TYPE
01.18.19	LANDMARK SUBMISSION

COVER

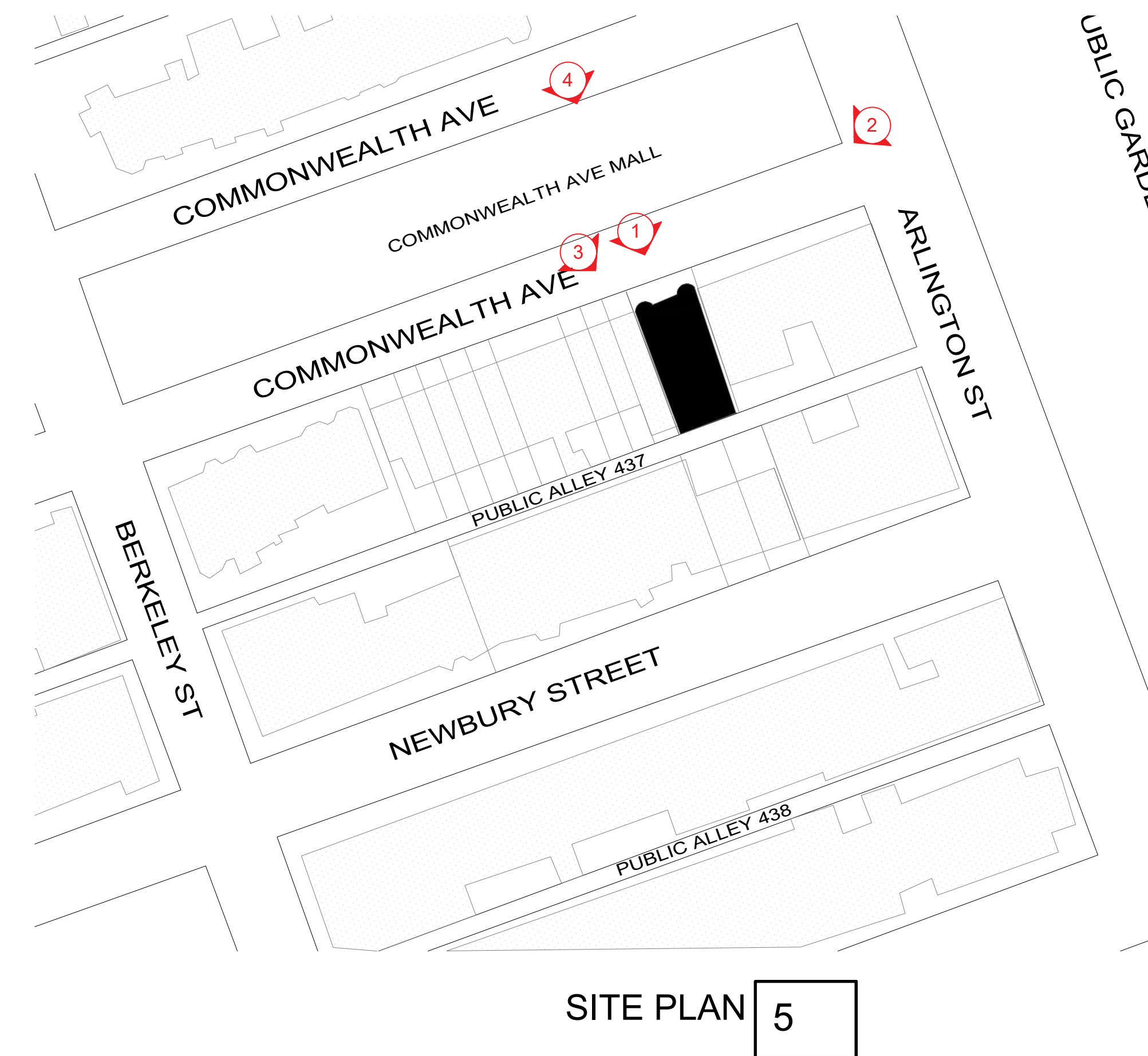
SCALE N/A

00

PAGE #



COMMONWEALTH AVE. 1



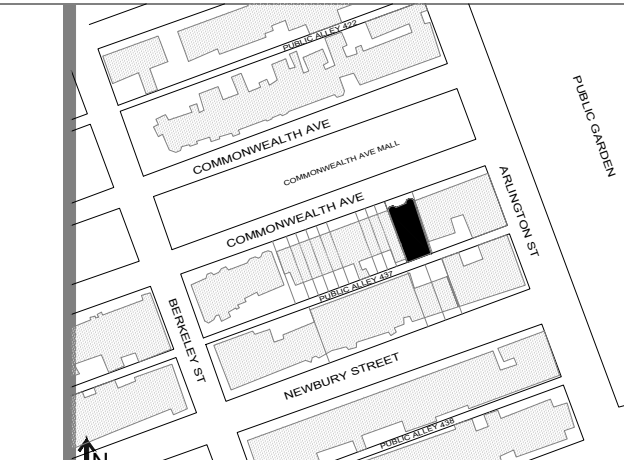
CORNER OF COMM. AVE. & ARLINGTON 2



COMMONWEALTH AVE. 3



ACROSS COMMONWEALTH MALL 4



LANDMARK SUBMISSION
12-14 COMMONWEALTH AVE
 BOSTON, MA 02116



AKELIUS REAL ESTATE MANAGEMENT LLC
 3 POST OFFICE SQUARE
 BOSTON, MA 02109

DATE	SUBMISSION #/TYPE
01.18.19	LANDMARK SUBMISSION

SITE CONTEXT PHOTOS

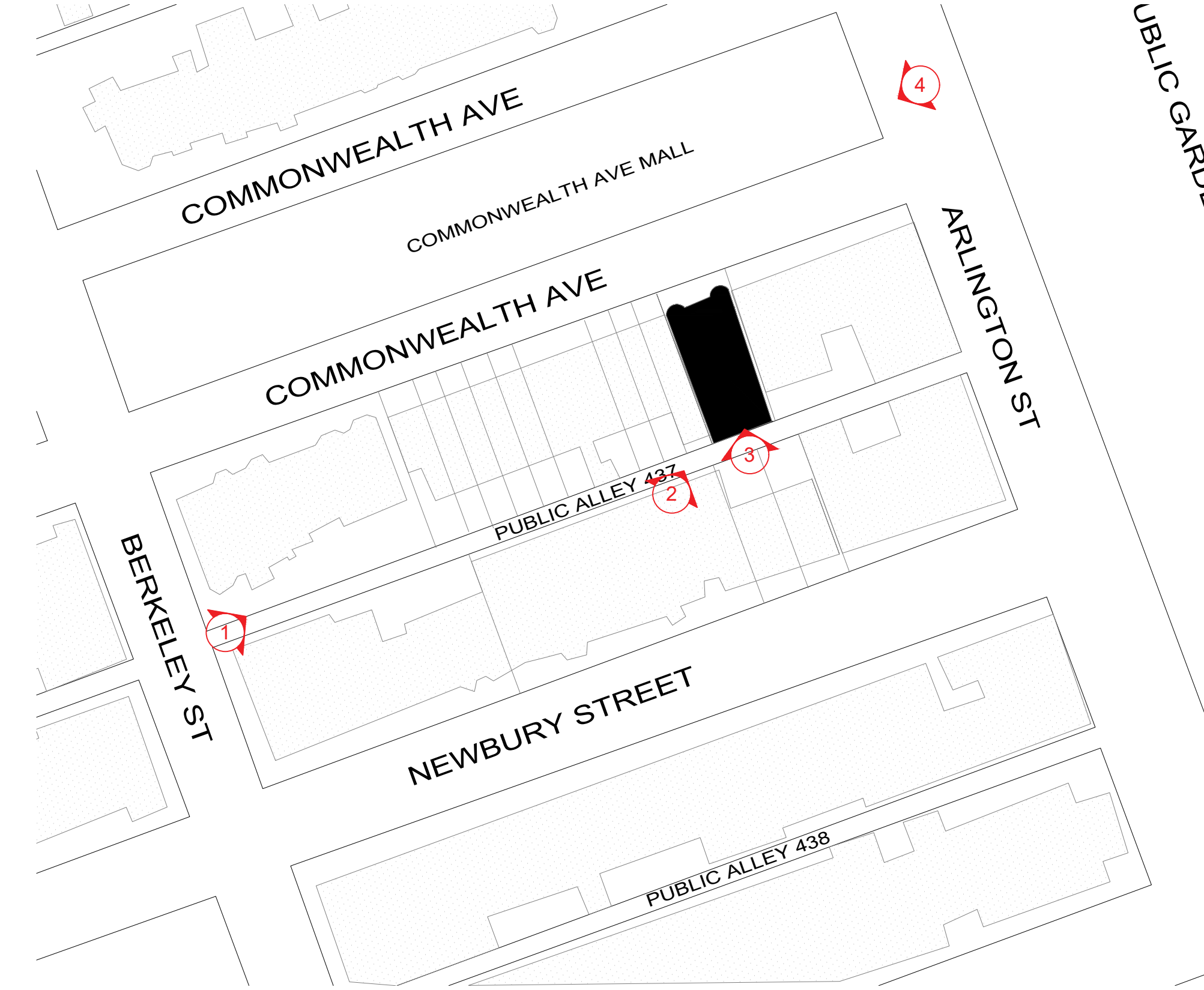
SCALE N/A



PUBLIC ALLEY & BERKELY ST. 1



REAR ELEVATION 2



SITE PLAN 5



REAR ELEVATION 3



ENTRY TO PUBLIC GARDEN 4

LANDMARK SUBMISSION
12-14 COMMONWEALTH AVE
 BOSTON, MA 02116

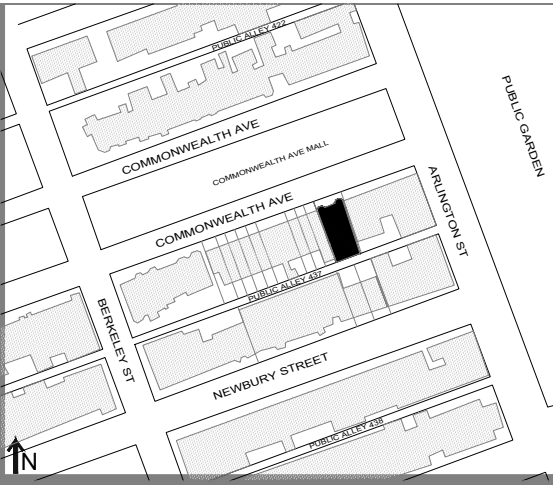


AKELIUS REAL ESTATE MANAGEMENT LLC
 3 POST OFFICE SQUARE
 BOSTON, MA 02109

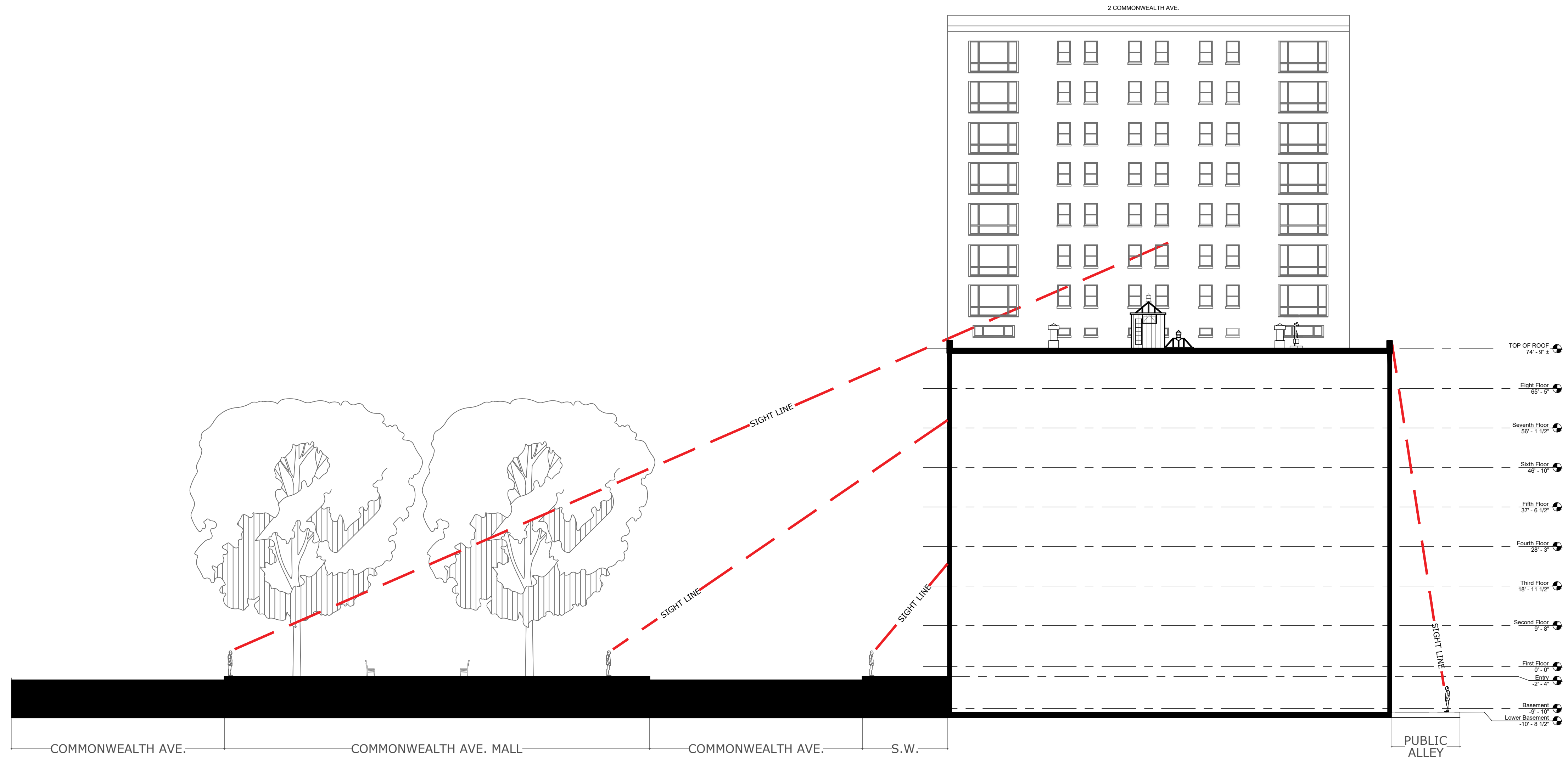
DATE	SUBMISSION #/TYPE
01.18.19	LANDMARK SUBMISSION

SITE CONTEXT PHOTOS

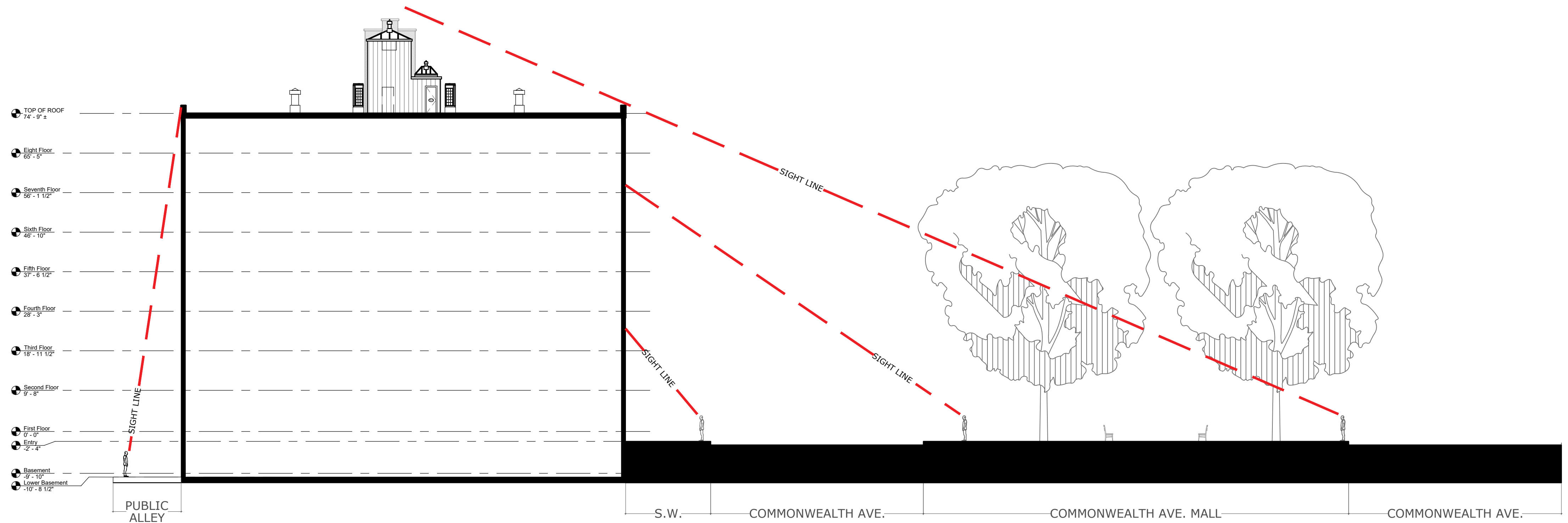
SCALE N/A



LANDMARK SUBMISSION
12-14 COMMONWEALTH AVE
 BOSTON, MA 02116



COMMONWEALTH AVE SIGHT LINE 2
 1/16"=1'-0"

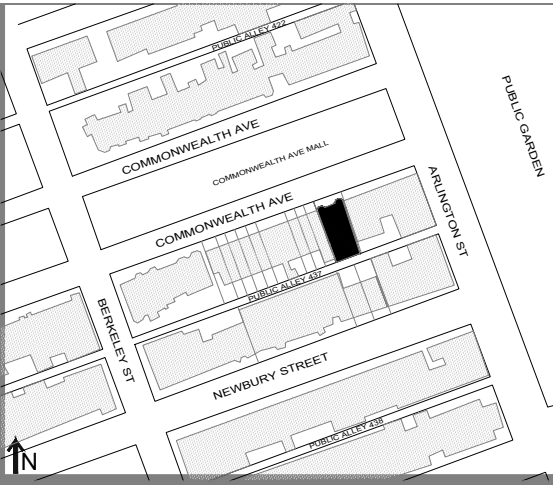


COMMONWEALTH AVE SIGHT LINE 1
 1/16"=1'-0"

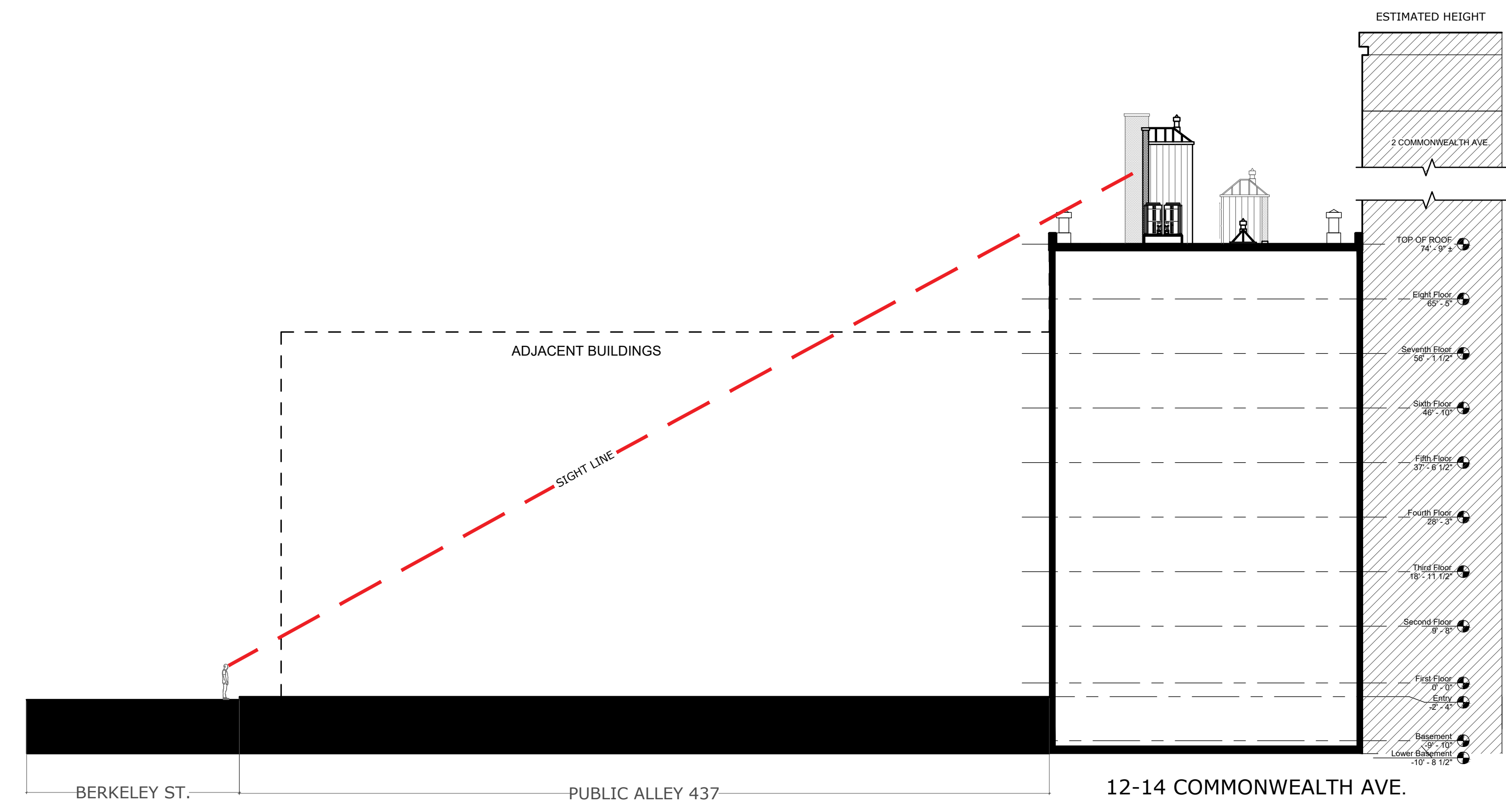
Akelius
 AKELIUS REAL ESTATE MANAGEMENT LLC
 3 POST OFFICE SQUARE
 BOSTON, MA 02109

DATE	SUBMISSION #/TYPE
01.18.19	LANDMARK SUBMISSION

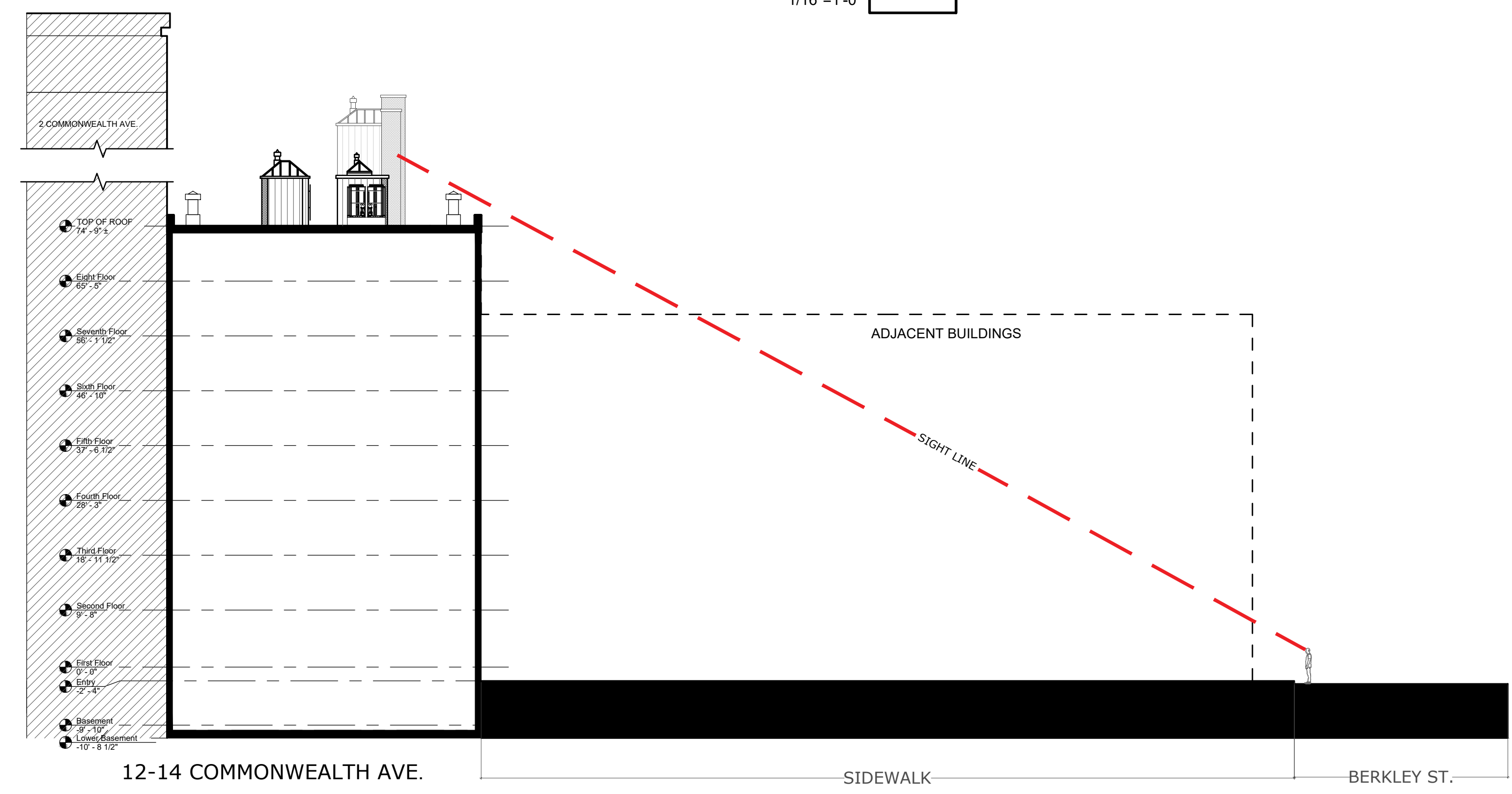
COMMONWEALTH AVE
 SIGHT LINES
 SCALE 1/16" = 1'-0"



LANDMARK SUBMISSION
12-14 COMMONWEALTH AVE
 BOSTON, MA 02116



BERKELEY SIGHT LINE 2
 1/16"=1'-0"

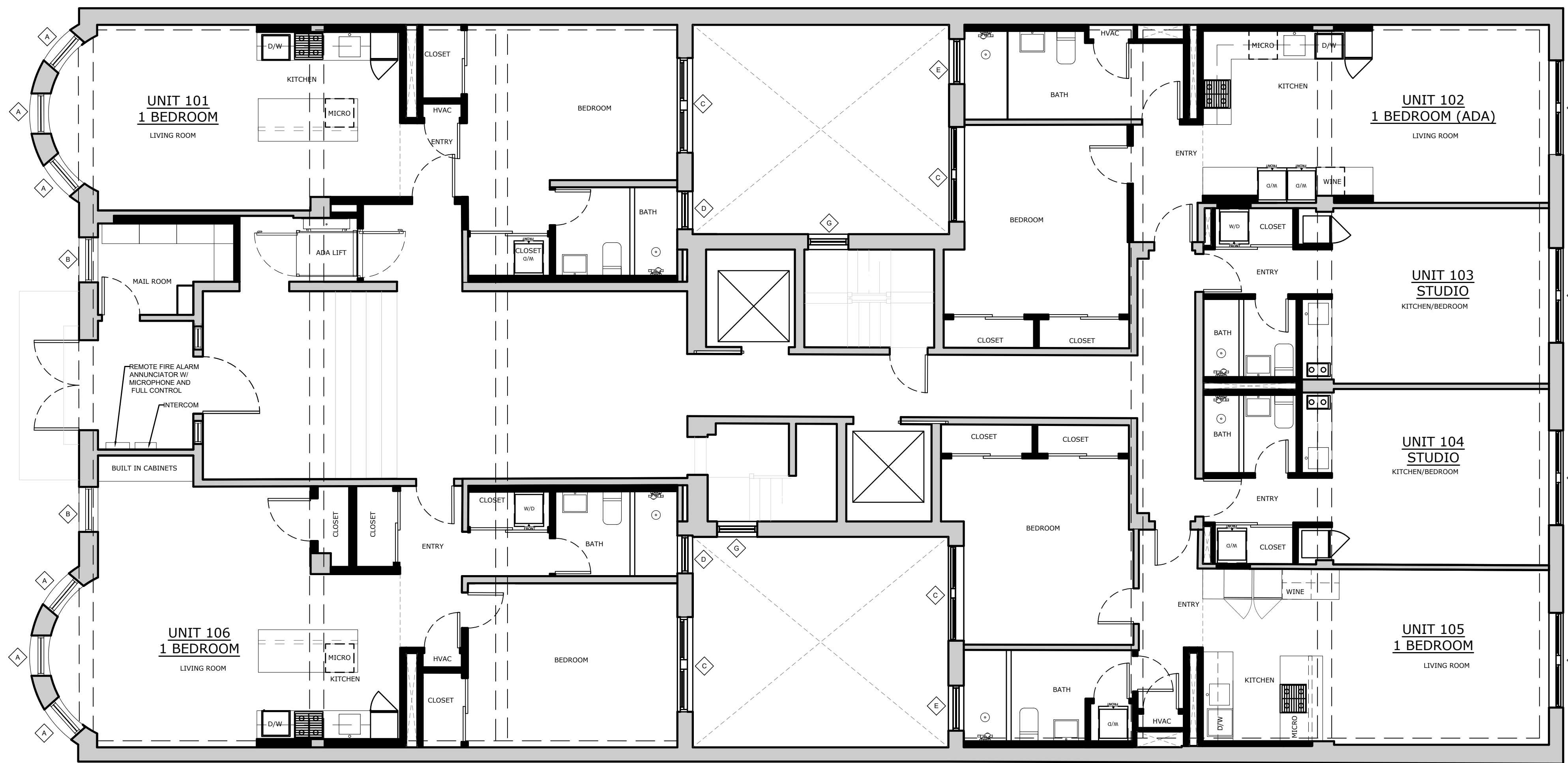


COMMONWEALTH AVE SIGHT LINE 1
 1/16"=1'-0"

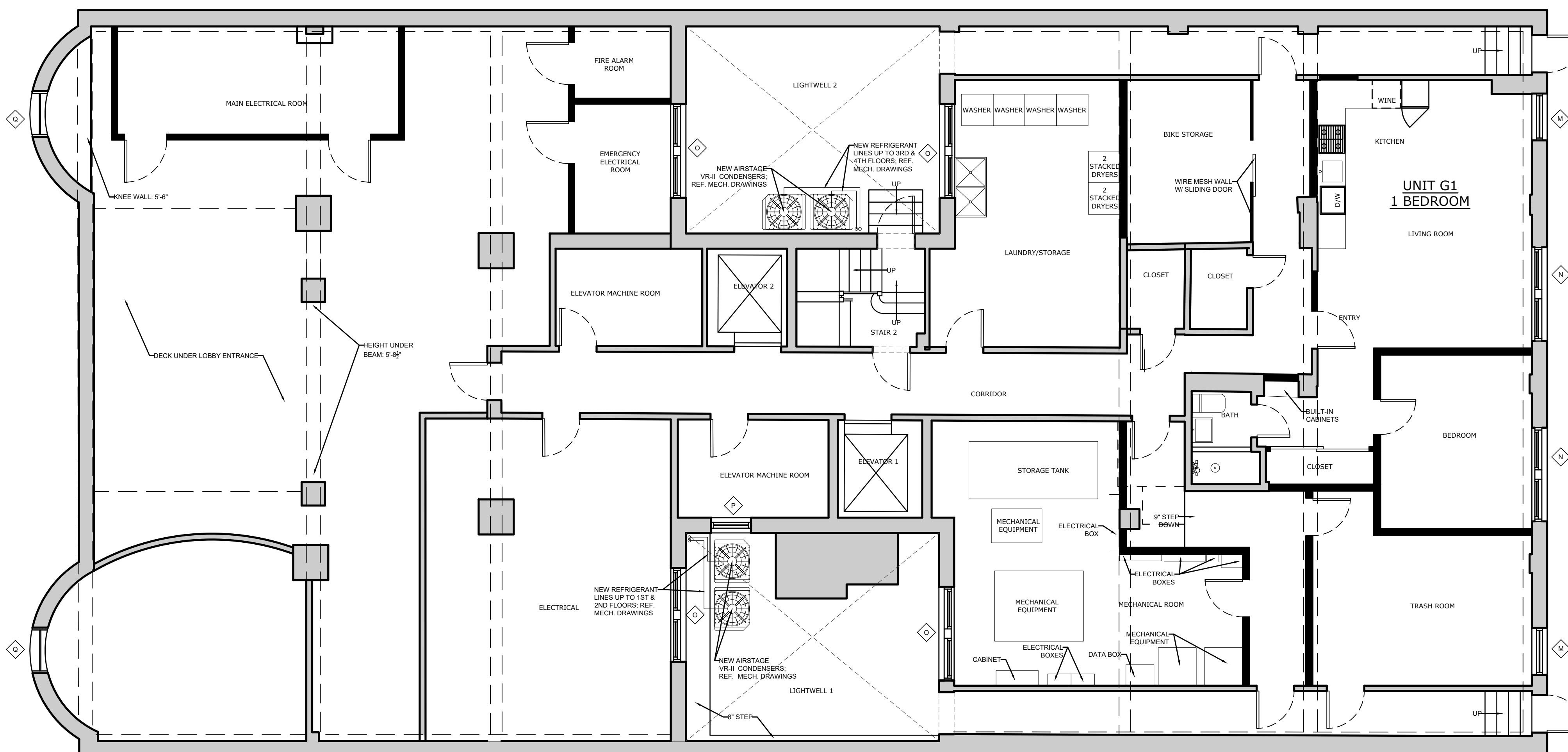
Akelius
 AKELIUS REAL ESTATE MANAGEMENT LLC
 3 POST OFFICE SQUARE
 BOSTON, MA 02109

DATE	SUBMISSION #/TYPE
01.18.19	LANDMARK SUBMISSION

BERKELEY SIGHT LINES
 SCALE 1/16" = 1'-0"



1ST FLOOR PLAN 2
3/16"=1'-0"



BASEMENT PLAN 1
3/16"=1'-0"

WINDOW REPLACEMENT
12-14 COMMONWEALTH AVE
 BOSTON, MA 02116



AKELIUS REAL ESTATE MANAGEMENT LLC
 3 POST OFFICE SQUARE
 BOSTON, MA 02109

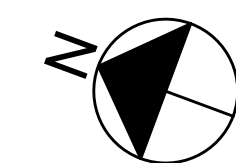
DATE: 01.18.19 SUBMISSION #/TYPE: LANDMARK SUBMISSION

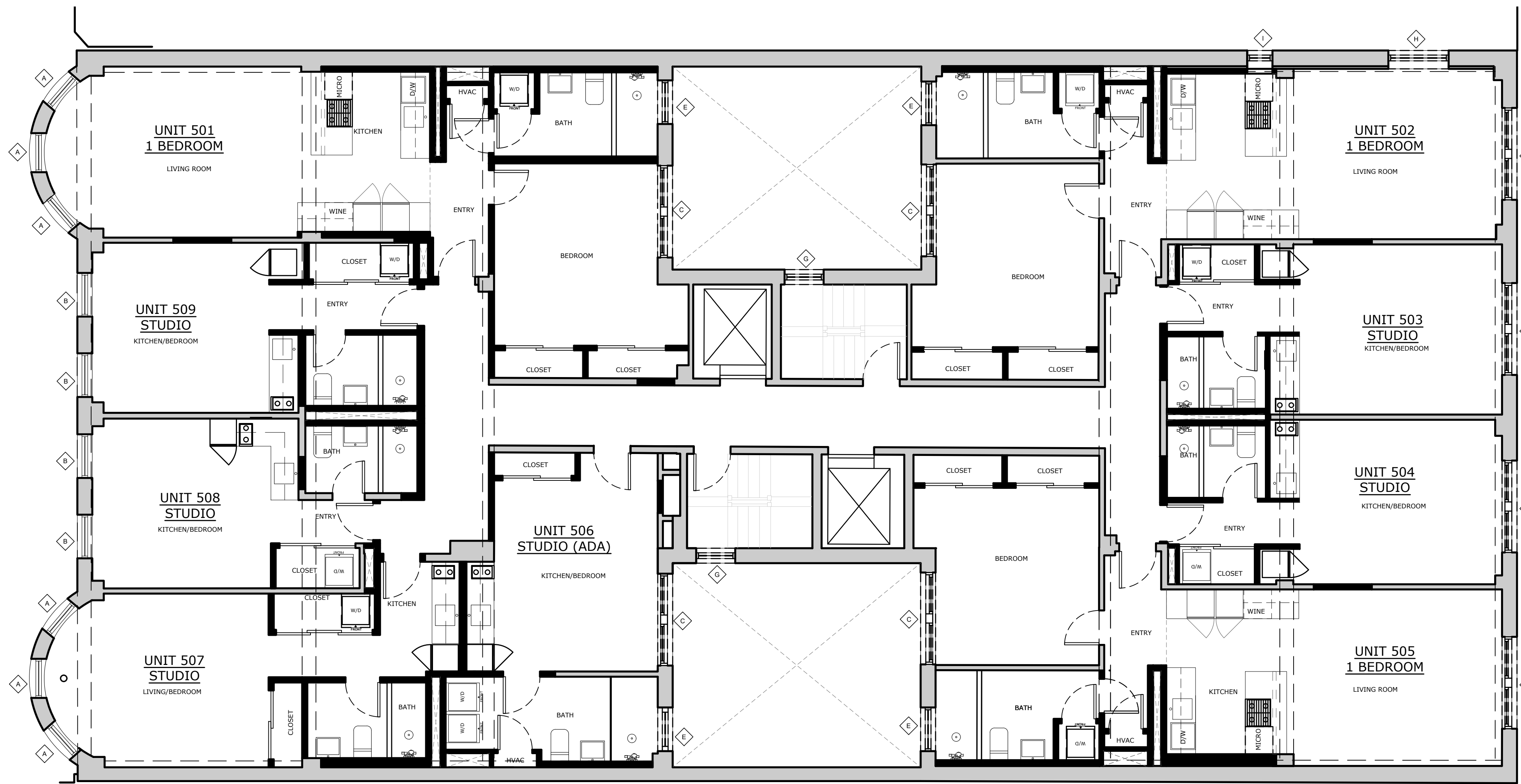
BUILDING PLANS

SCALE: 3/16" = 1'-0"

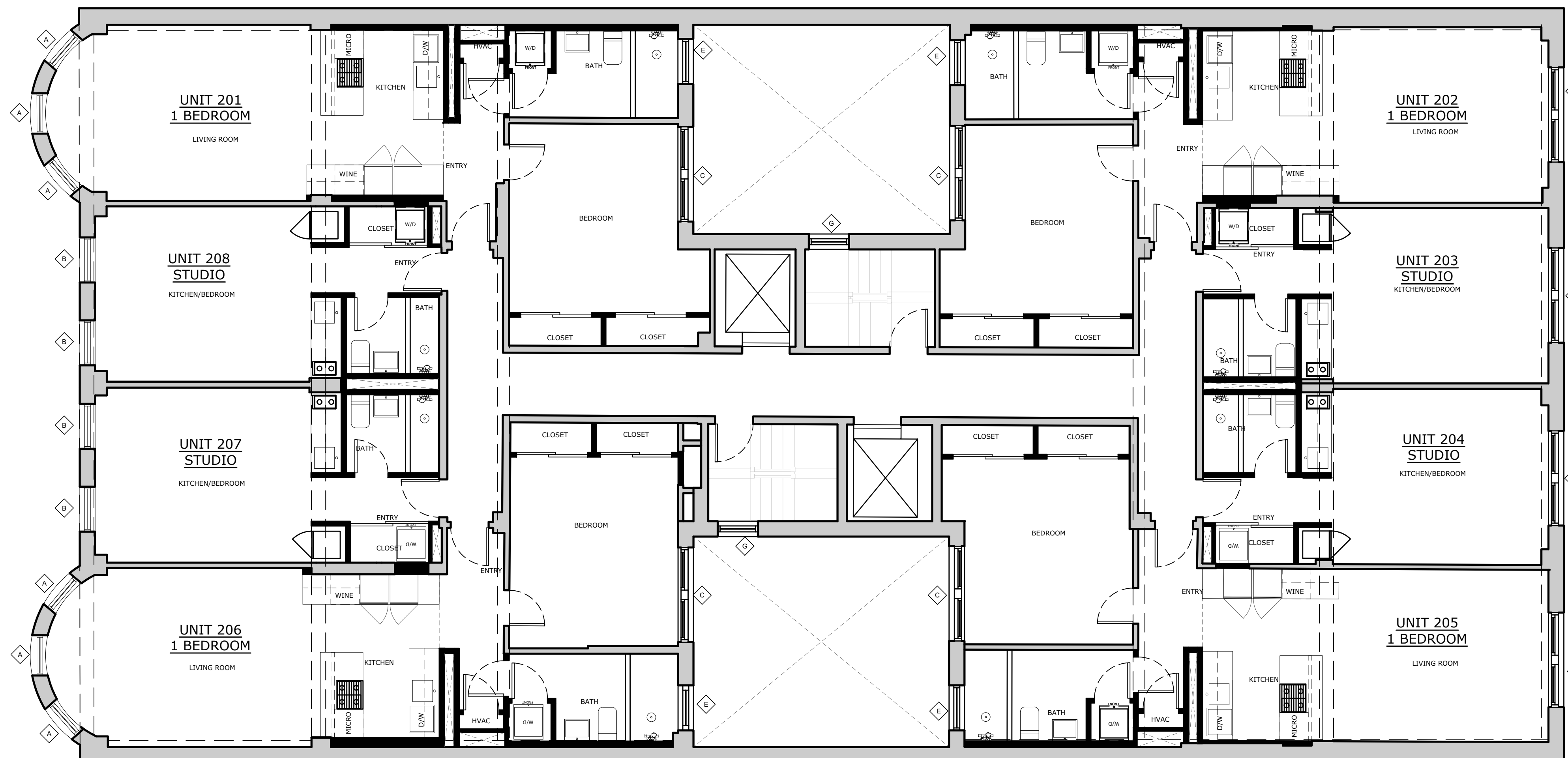
06

PAGE #

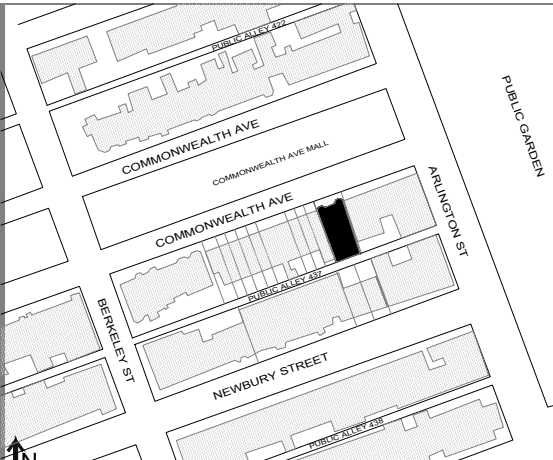




5TH FLOOR PLAN 2
3/16"=1'-0"



2ND, 3RD & 4TH FLOOR PLAN 1
3/16"=1'-0"



WINDOW REPLACEMENT
12-14 COMMONWEALTH AVE
 BOSTON, MA 02116

Akelius
 AKELIUS REAL ESTATE MANAGEMENT LLC
 3 POST OFFICE SQUARE
 BOSTON, MA 02109

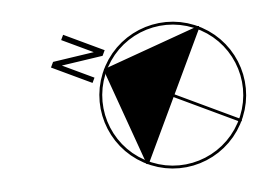
DATE: 01.18.19
 SUBMISSION #/TYPE: LANDMARK SUBMISSION

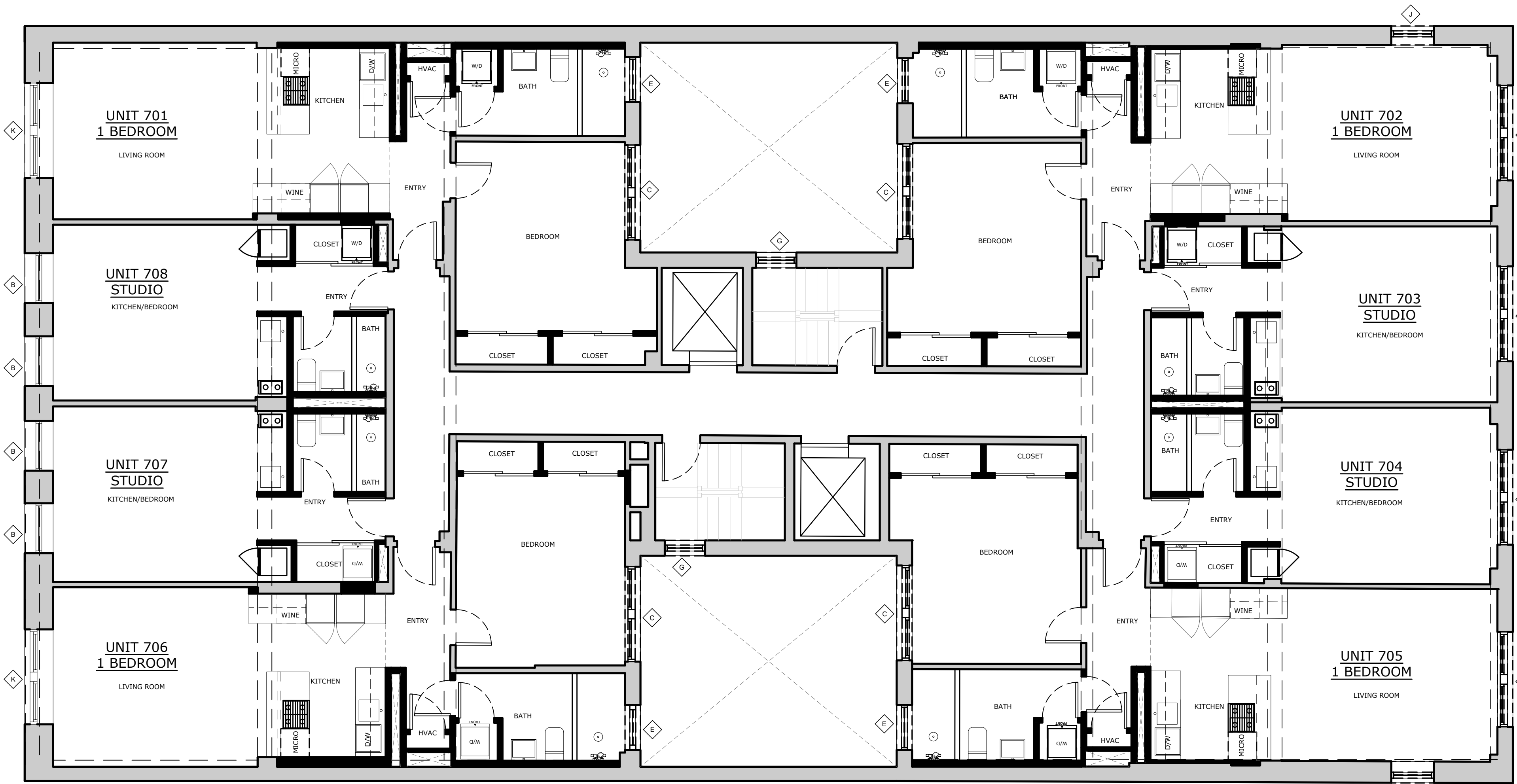
BUILDING PLANS

SCALE: 3/16" = 1'-0"

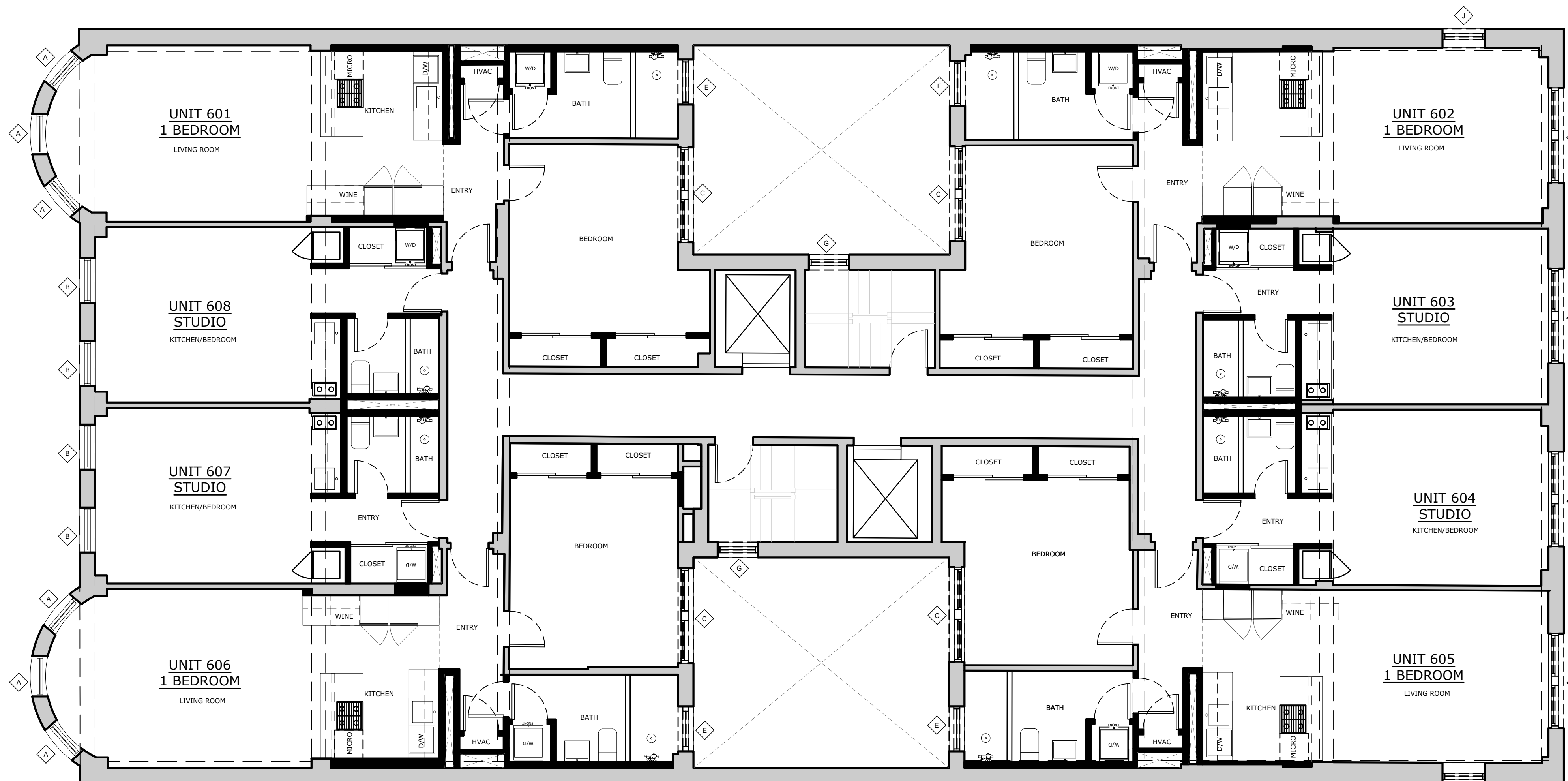
07

PAGE #

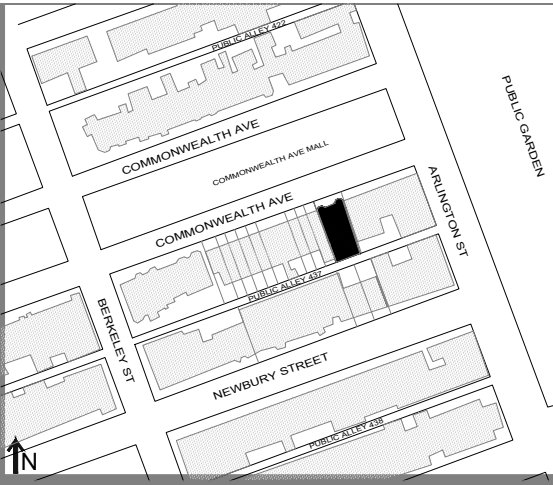




7TH & 8TH FLOOR PLAN 2
3/16"=1'-0"



6TH FLOOR PLAN 1
3/16"=1'-0"



WINDOW REPLACEMENT
12-14 COMMONWEALTH AVE
 BOSTON, MA 02116



AKELIUS REAL ESTATE MANAGEMENT LLC
 3 POST OFFICE SQUARE
 BOSTON, MA 02109

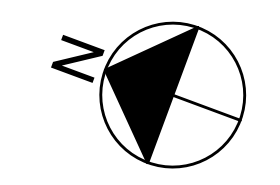
DATE: 01.18.19 SUBMISSION #/TYPE: LANDMARK SUBMISSION

BUILDING PLANS

SCALE: 3/16" = 1'-0"

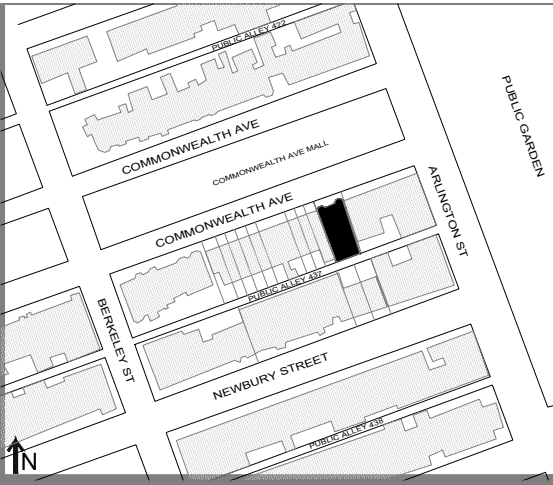
08

PAGE #





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

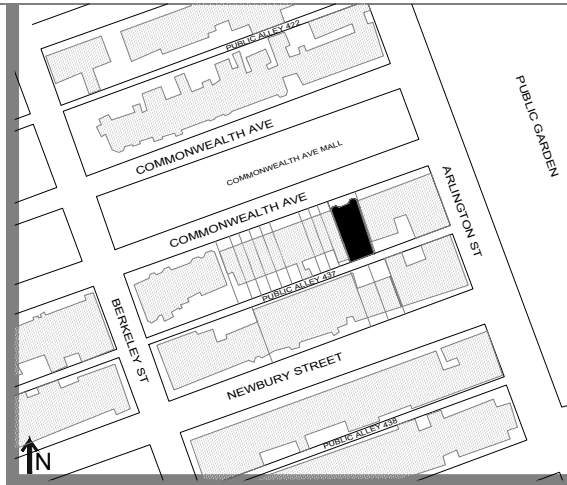


ELEVATIONS
12-14 COMMONWEALTH AVE
 BOSTON, MA 02116

Akelius
 AKELIUS REAL ESTATE MANAGEMENT LLC
 3 POST OFFICE SQUARE
 BOSTON, MA 02109

DATE	SUBMISSION #/TYPE
01.18.19	LANDMARK SUBMISSION

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



ELEVATIONS
12-14 COMMONWEALTH AVE
 BOSTON, MA 02116



AKELIUS REAL ESTATE MANAGEMENT LLC
 3 POST OFFICE SQUARE
 BOSTON, MA 02109

DATE	SUBMISSION #/TYPE
01.18.19	LANDMARK SUBMISSION

REAR ELEVATION

SCALE 3/16" = 1'-0"

10

PAGE #

2 COMMONWEALTH AVE.

TOP OF ROOF
74' - 9" ±

Eight Floor
65' - 5"

Seventh Floor
56' - 1 1/2"

Sixth Floor
46' - 10"

Fifth Floor
37' - 6 1/2"

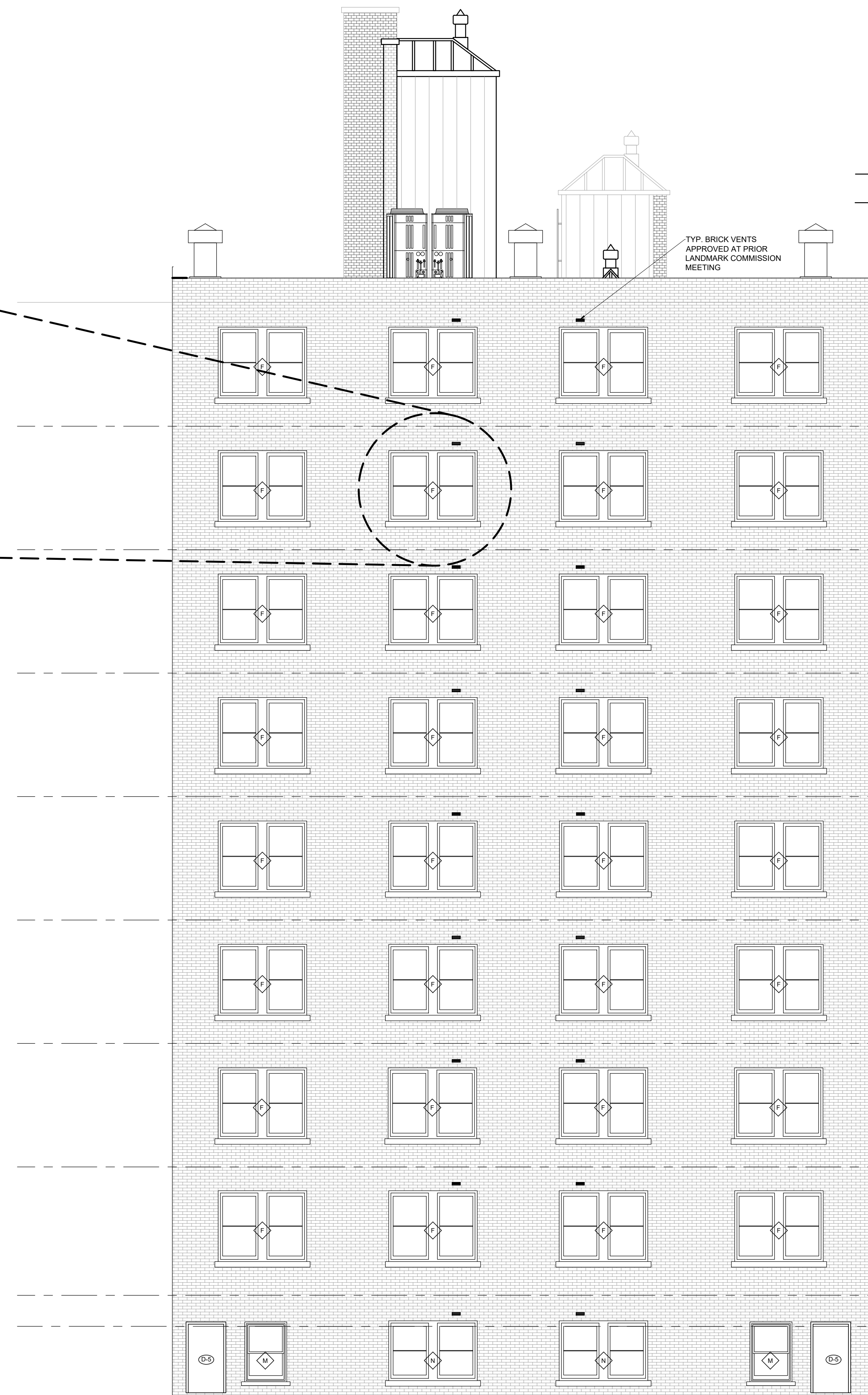
Fourth Floor
28' - 3"

Third Floor
18' - 11 1/2"

Second Floor
9' - 8"

First Floor
0' - 0"

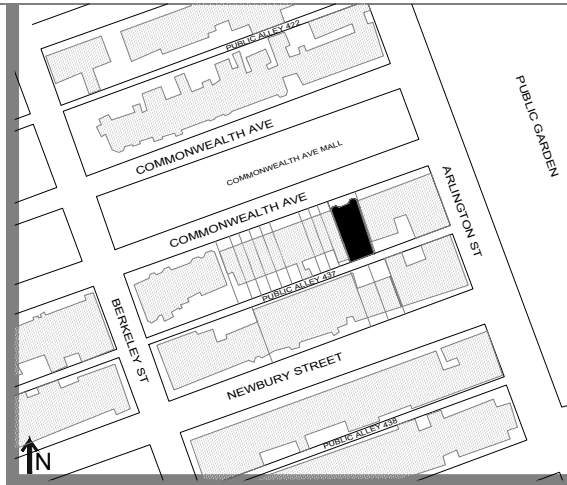
Entry
-2' - 4"



TYP. BRICK VENTS
APPROVED AT PRIOR
LANDMARK COMMISSION
MEETING

TYP. BRICK VENTS
APPROVED AT PRIOR
LANDMARK COMMISSION
MEETING

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



ELEVATIONS
12-14 COMMONWEALTH AVE
 BOSTON, MA 02116

Akelius
 AKELIUS REAL ESTATE MANAGEMENT LLC
 3 POST OFFICE SQUARE
 BOSTON, MA 02109

DATE	SUBMISSION #/TYPE
01.18.19	LANDMARK SUBMISSION

LIGHT WELL #1 ELEVATIONS 1
 3/16"=1'-0"

LIGHT WELL #1
 ELEVATIONS
 SCALE 3/16" = 1'-0"

Window Schedule						Size		
Window Number	Location	Existing Window Type	Window To Be Replaced	Replacement Window Type	Color	Width	Height	Comments
A	Front Elevation	6 over 1	No	N/A	N/A	2'-10"	5'-1"	
B	Front Elevation	6 over 1	No	N/A	N/A	3'-2"	5'-1"	
C	Bedroom	Vinyl 1 over 1	Yes	Aluminum 1 over 1	Iron Ore	6'-8"	5'-1"	
D	Bathroom	Vinyl 1 over 1	Yes	Aluminum 1 over 1	Iron Ore	2'-8"	3'-8"	
E	Bathroom	Vinyl 1 over 1	Yes	Aluminum 1 over 1	Iron Ore	3'-2"	4'-5"	
F	Rear Elevation	Vinyl 1 over 1	Yes	Aluminum 1 over 1	Iron Ore	6'-8"	5'-1"	
G	Stairwell	Vinyl 1 over 1	Yes	Aluminum 1 over 1	Iron Ore	2'-10"	4'-0"	
H	Side Elevation	Vinyl 1 over 1	Yes	Aluminum 1 over 1	Iron Ore	4'-4 1/2"	4'-8"	
I	Side Elevation	Vinyl 1 over 1	Yes	Aluminum 1 over 1	Iron Ore	1'-10"	3'-4"	
J	Side Elevation	Wood 2 over 2	Yes	Aluminum 1 over 1	Iron Ore	3'-0"	5'-0"	
K	Front Elevation	6 over 1	No	N/A	N/A	6'-8"	5'-1"	
L	Stairwell	Wood 6 over 1	Yes	Aluminum 1 over 1	Iron Ore	2'-10"	4'-0"	
M	Rear Basement Elevation	Vinyl 1 over 1	Yes	Aluminum 1 over 1	Iron Ore	3'-4"	4'-1"	
N	Rear Basement Elevation	Vinyl 1 over 1	Yes	Aluminum 1 over 1	Iron Ore	6'-8"	4'-1"	
O	Basement Lightwell	Vinyl 3 over 3	Yes	N/A	N/A	6'-8"	2'-8"	
P	Elevator Machine Room	Vinyl 1 over 1	Yes	Aluminum 1 over 1	Iron Ore	2'-10"	4'-0"	
Q	Front Basement Elevation	Vinyl 3 side by side	Yes	N/A	N/A	3'-3"	1'-4"	



TYPICAL REAR ELEVATION WINDOWS


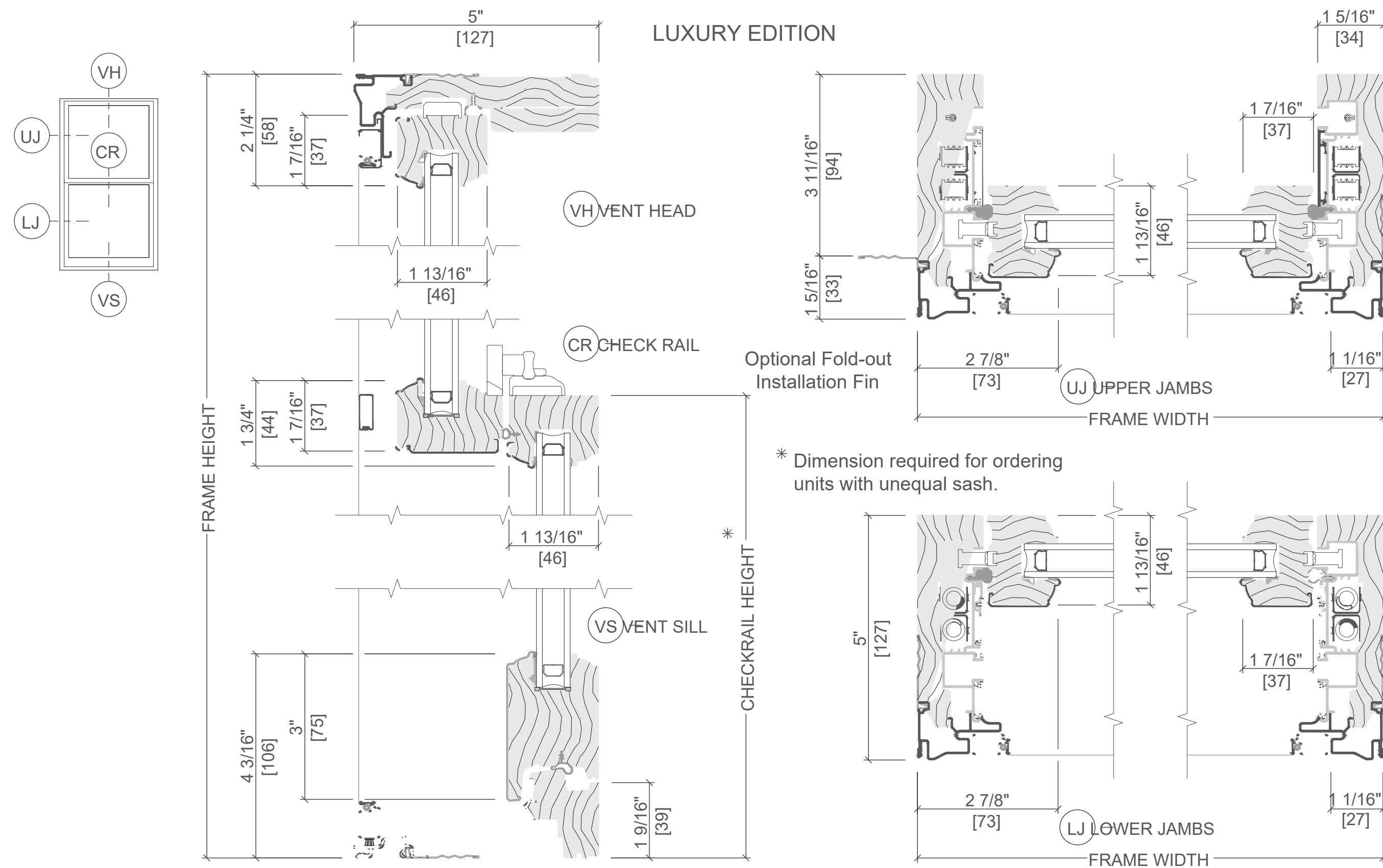


TYPICAL LIGHT WELL WINDOWS

Architect Series® Traditional

HUNG

UNIT SECTIONS
Aluminum-Clad Exterior
LX Single- and Double-Hung

IRON ORE

WINDOW REPLACEMENT

12-14 COMMONWEALTH AVE

BOSTON, MA 02116

Akelius

AKELIUS REAL ESTATE MANAGEMENT LLC
3 POST OFFICE SQUARE
BOSTON, MA 02109

DATE SUBMISSION #/TYPE
01.18.19 LANDMARK SUBMISSION

WINDOW SCHEDULE

SCALE 1/16" = 1'-0"

MODEL BV40

4" Deep • 45° Blades • Extruded Aluminum Brick Vent

STANDARD MATERIALS AND CONSTRUCTION

FRAME: .125 thick extruded aluminum alloy
 BLADE: .125 thick extruded aluminum alloy
 SCREEN: 18x16 Aluminum mesh insect screen
 FINISH: Clear anodized

OPTIONS

Finish - Baked Powder Polyester, or Fluoropon

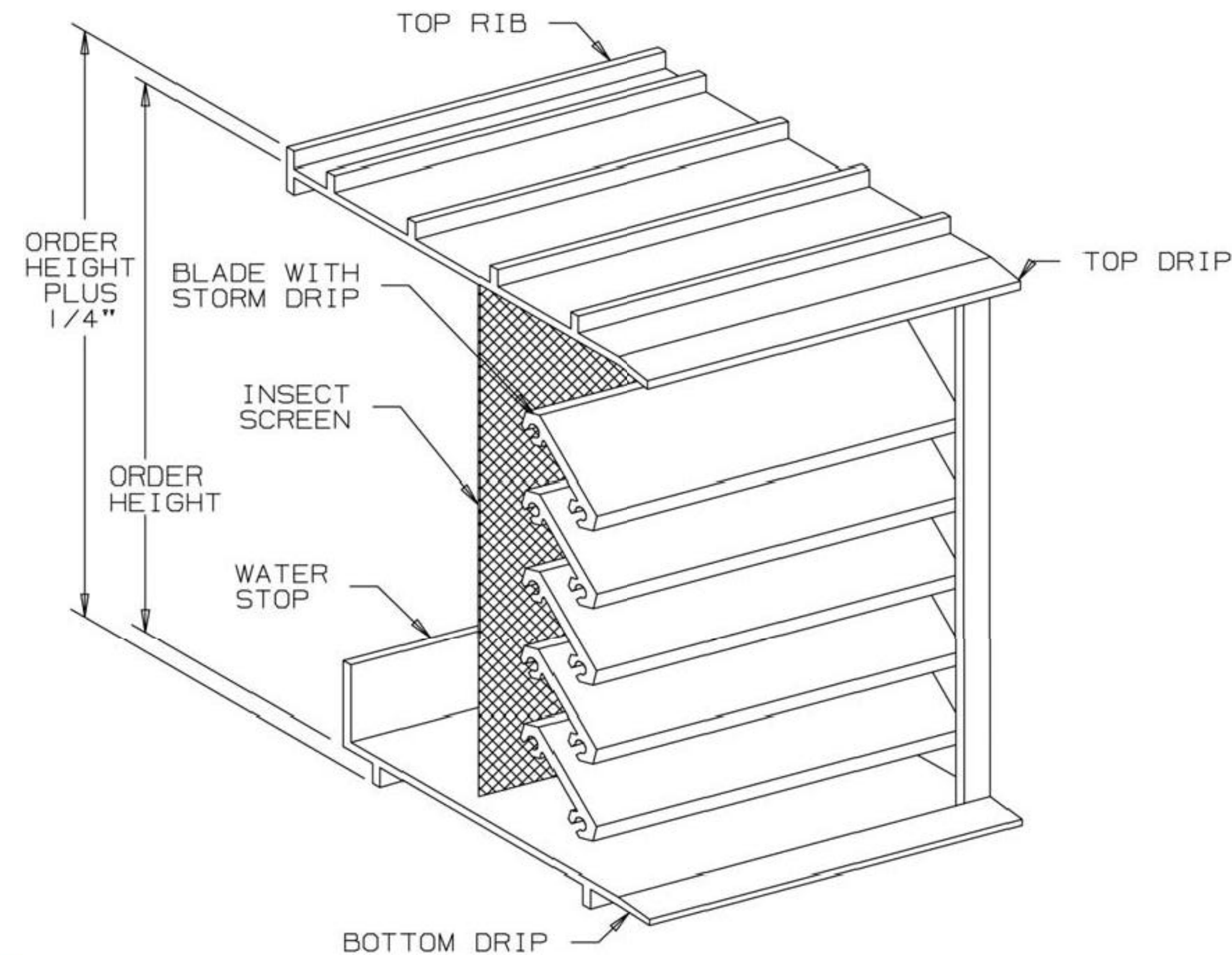
NOTES

1. "A" width and "B" height are opening dimensions.
2. Shipping weight approximately 6.0 lbs./sq.ft.

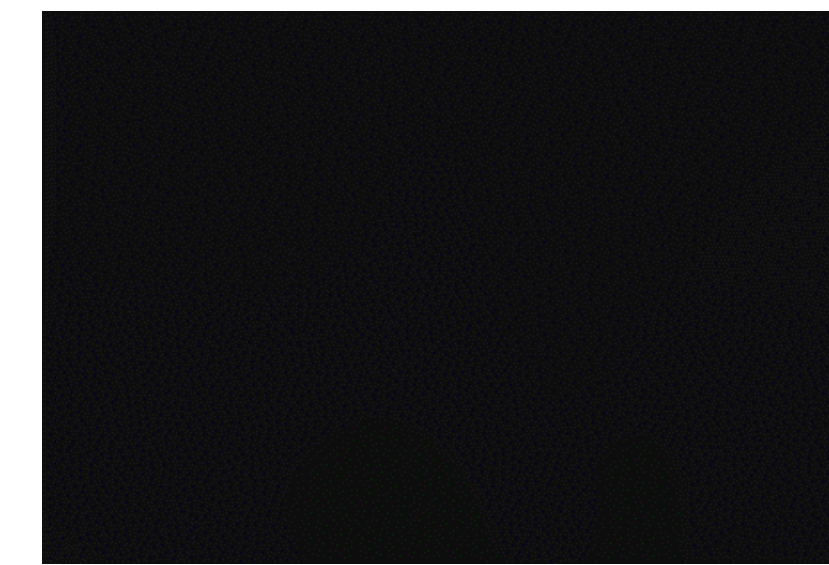
STOCK SIZES

No.	Body Size Free	Area (sq.in.)
133	8½"W x 2¾"H	5.47
135	8½"W x 4¾"H	9.93
140	8½"W x 7¾"H	20.89
170	16½"W x 2¾"H	13.10
172	16½"W x 4¾"H	24.04
174	16½"W x 7¾"H	45.79
127	12"W x 2¾"H	9.07
125	12"W x 4¾"H	16.56
245	24"W x 4¾"H	36.43
247	24"W x 7¾"H	69.55

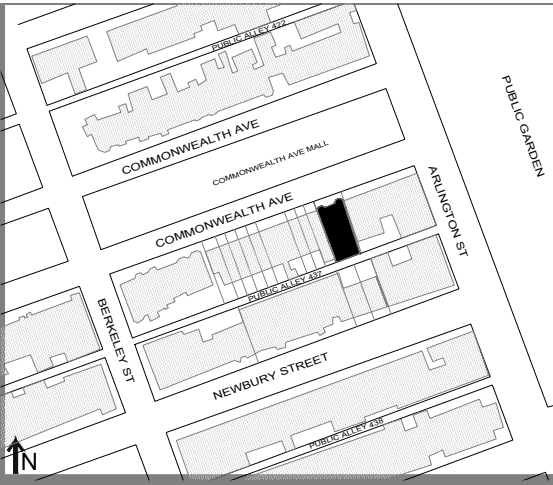
For sizes not listed, contact customer service.



450 Riverside Drive • Wyalusing PA, 18853 • Phone 570-746-1888 • Fax 570-746-9286



Coal Black



12-14 COMMONWEALTH AVE
 BOSTON, MA 02116



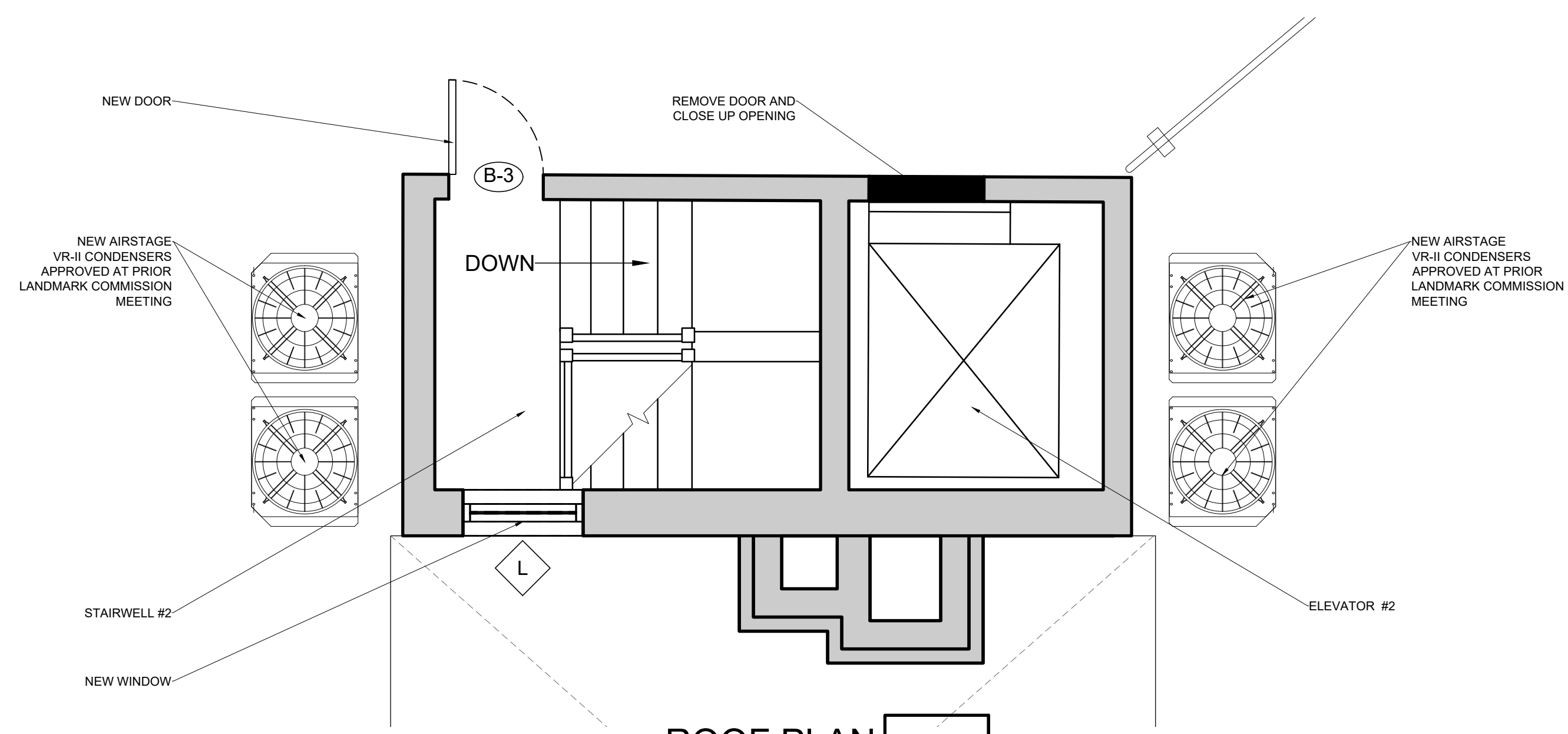
AKELIUS REAL ESTATE MANAGEMENT LLC
 3 POST OFFICE SQUARE
 BOSTON, MA 02109

DATE	SUBMISSION #/TYPE
01.18.19	LANDMARK SUBMISSION

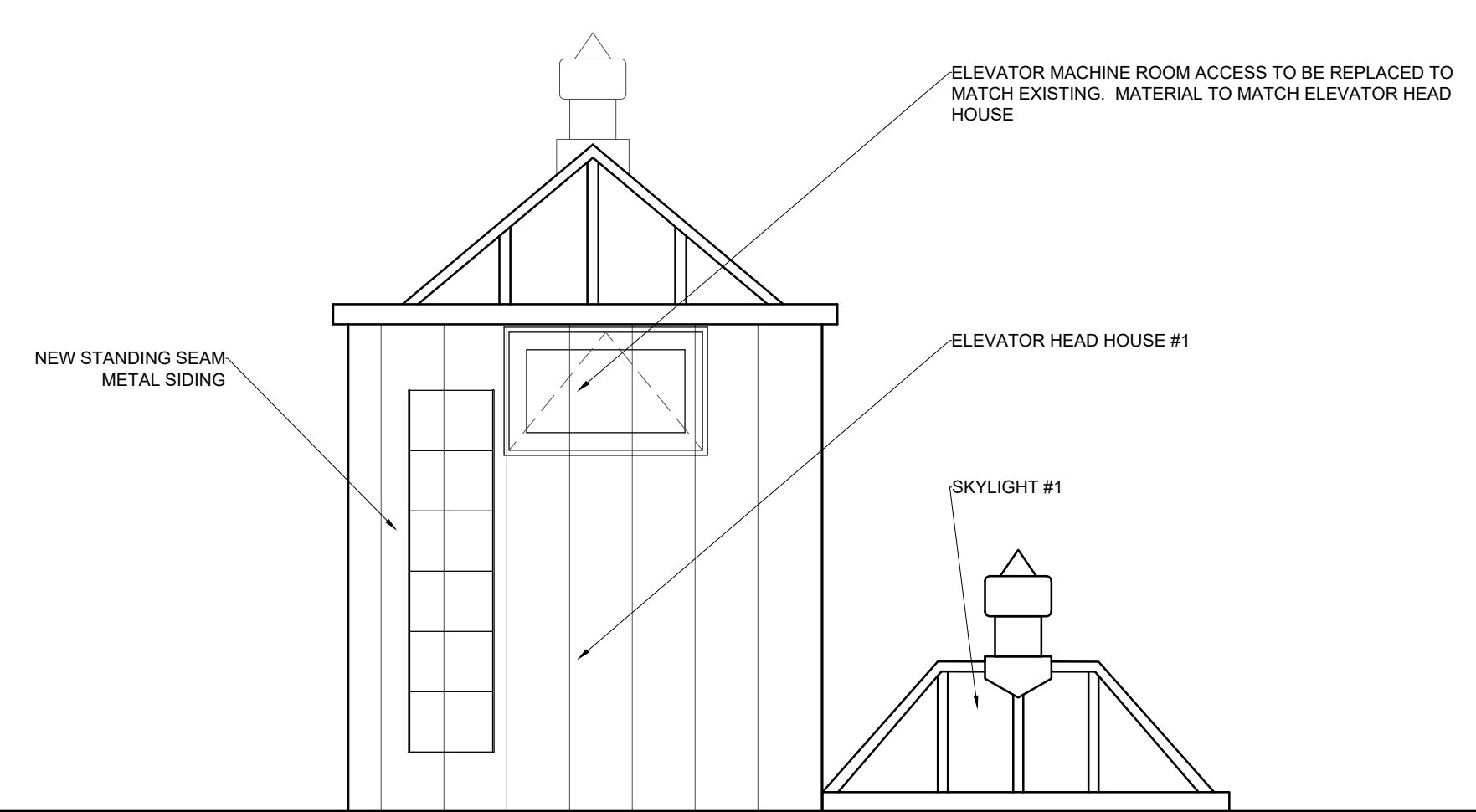
PROPOSED BRICK VENT

SCALE

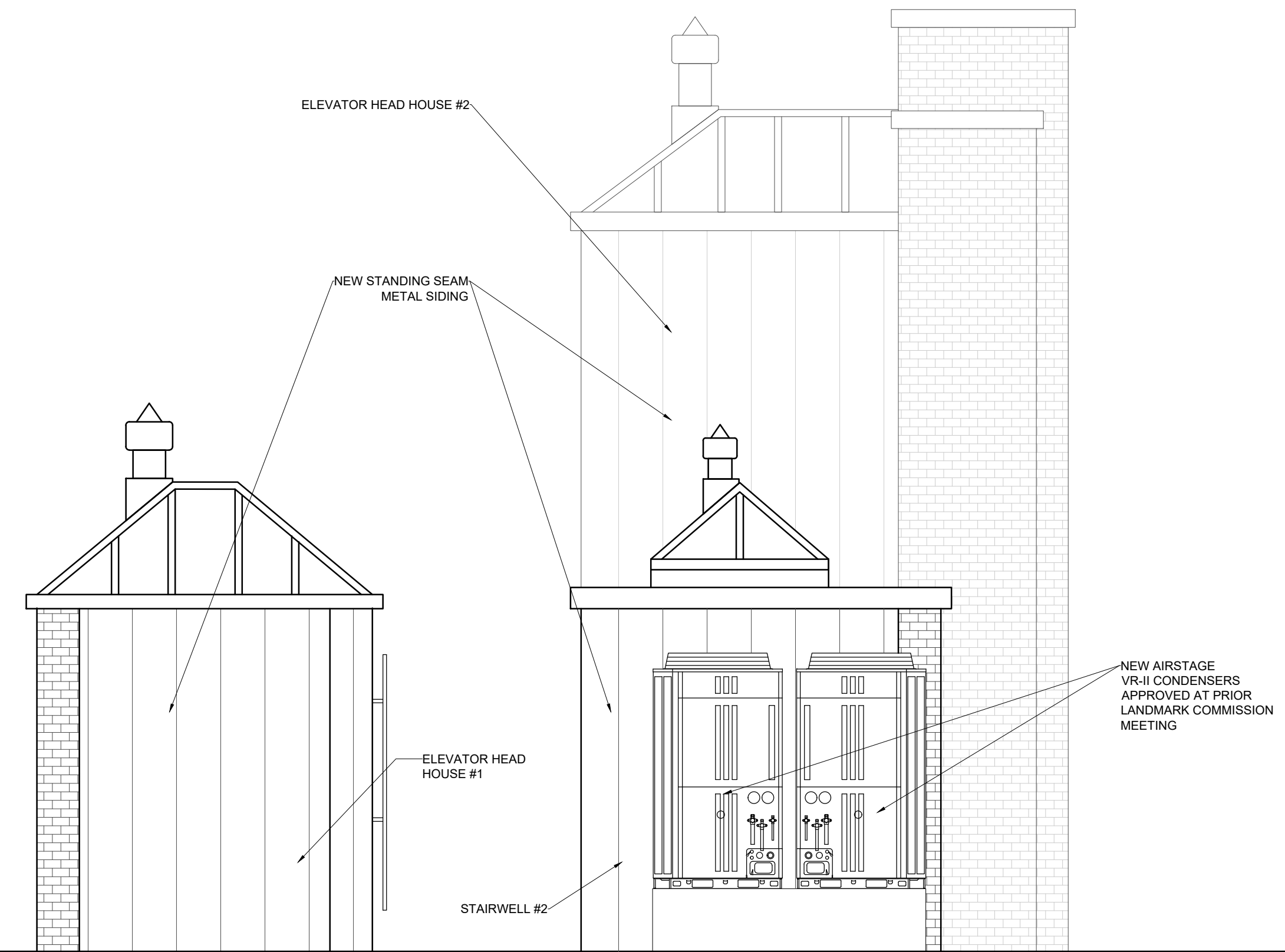
*NOTE - BRICK VENT WAS APPROVED FOR REAR OF BUILDING VENTING AT PRIOR LANDMARK COMMISSION MEETING



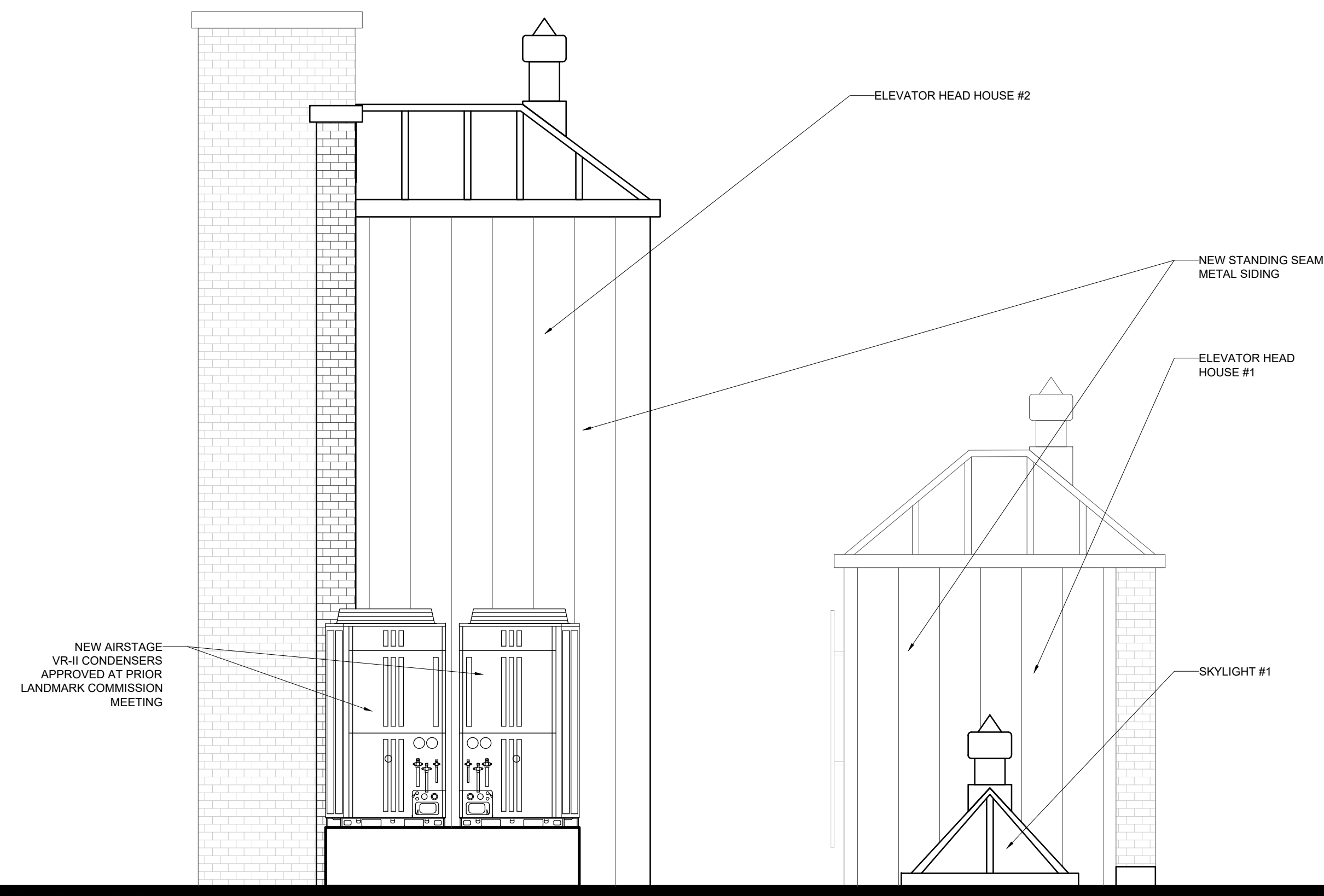
ROOF PLAN 1
3/8"=1'-0"



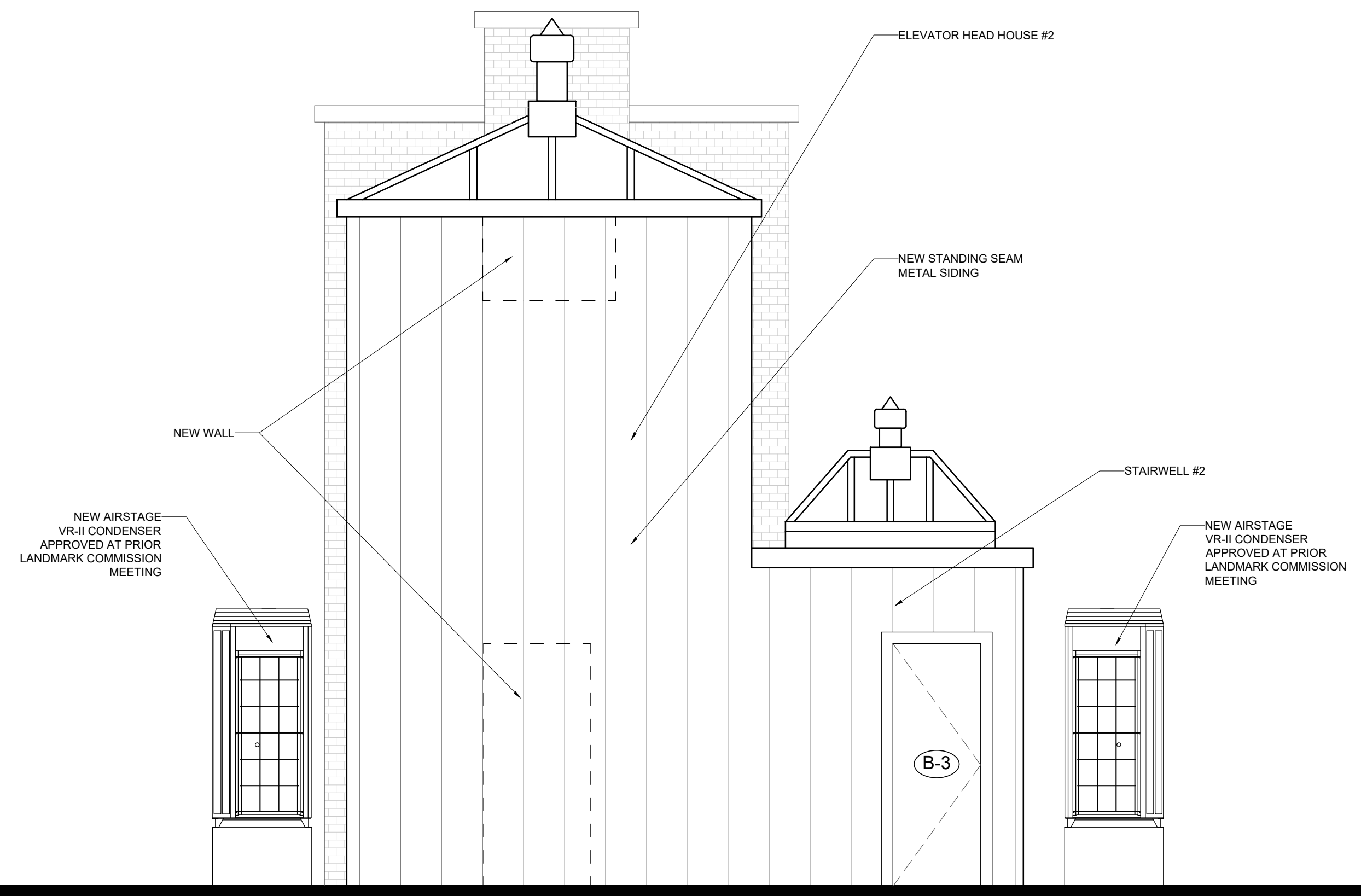
ELEVATOR HEAD HOUSE ELEVATION 2
3/8"=1'-0"



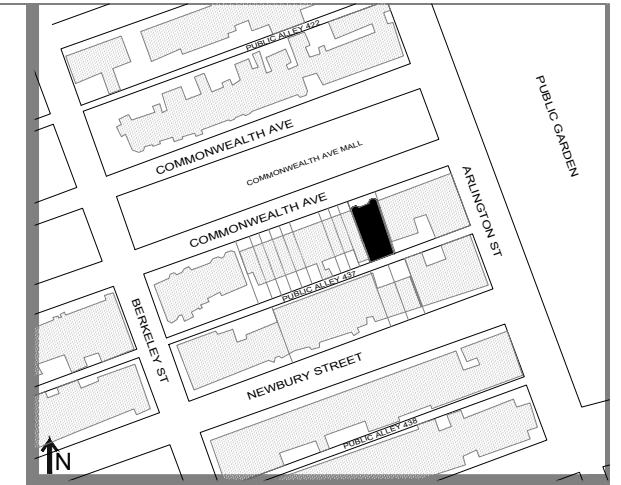
ELEVATOR HEAD HOUSE ELEVATION 3
3/8"=1'-0"



ELEVATOR HEAD HOUSE ELEVATION 4
3/8"=1'-0"



ELEVATOR HEAD HOUSE ELEVATION 5
3/8"=1'-0"



ELEVATOR HEAD HOUSE
12-14 COMMONWEALTH AVE
BOSTON, MA 02116



AKELIUS REAL ESTATE MANAGEMENT LLC
3 POST OFFICE SQUARE
BOSTON, MA 02109

DATE: 01.18.19 SUBMISSION #/TYPE: LANDMARK SUBMISSION

PROPOSED PLAN

SCALE: 3/8" = 1'-0"



About CURRIES Products Customer Service Projects News Order Status Sustainability

Literature BILT Partner Area

607 Series - Composite

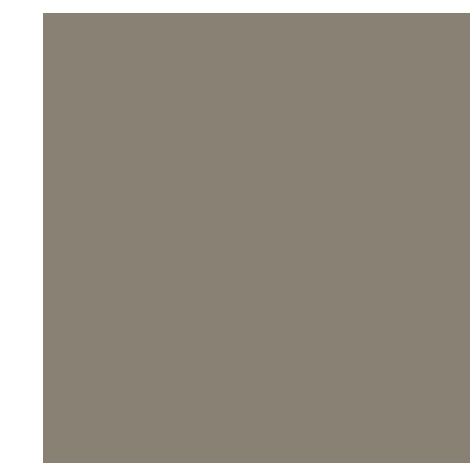


Standard Features

- Insulated Polystyrene Core
- 1-3/4 Inches Thick
- 18 Gauge Top & Bottom Channels
- 20 or 18 Gauge Face Skins
- Available sizes from 2068 to 4070
- Fire Rated up to 3 Hours
- Rugged Perimeter Channel Construction



Patches
CURRIES #: 9832-1413B
PPG #:1024-6



Dark Ash
CURRIES #: 9832-1414B
PPG #:1025-5



Night Watch
CURRIES #: 9832-1419C
PPG #:1145-7



Sailor's Coat
CURRIES #: 9832-1420B
PPG #:1153-7



Dover Gray
CURRIES #: 9832-1415B
PPG #:1001-5



Night Rendezvous
CURRIES #: 9832-1416B
PPG #:1037-5



Mysterious
CURRIES #: 9832-1421B
PPG #:1037-6



Gooseberry
CURRIES #: 9832-1422C
PPG #:1048-7



Glazed Granite
CURRIES #: 9832-1417B
PPG #:1011-6



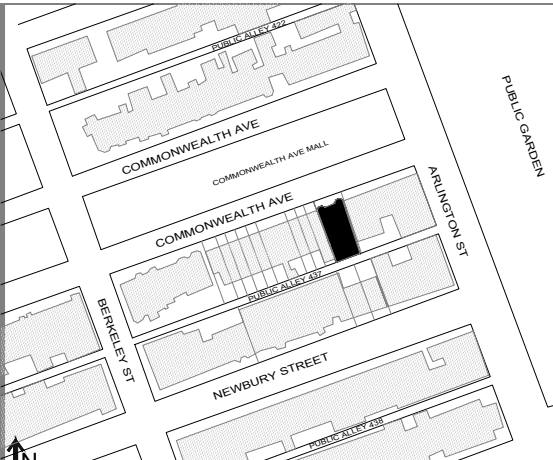
Mostly Metal
CURRIES #: 9832-1418B
PPG #:1036-7



Phantom Mist
CURRIES #: 9832-1423B
PPG #:1002-7



Black Forest
CURRIES #: 9832-1424B
PPG #:1012-7



ELEVATOR HEAD HOUSE
12-14 COMMONWEALTH AVE
 BOSTON, MA 02116



AKELIUS REAL ESTATE MANAGEMENT LLC
3 POST OFFICE SQUARE
BOSTON, MA 02109

DATE	SUBMISSION #/TYPE
01.18.19	LANDMARK SUBMISSION

PROPOSED DOOR AND HATCH SPECS

SCALE