

EXISTING BUILDING FRONT FACADE @285 COMMONWEALTH AVE



EXISTING BUILDING FRONT FAÇADE
@ 285 COMMONWEALTH AVE



EXISTING BUILDING FRONT FACADE
@ 285 COMMONWEALTH AVE





**EXISTING BUILDING FRONT ENTRY CLOSE UP
@285 COMMONWEALTH AVE**



EXISTING GROUND LEVEL ENTRY STAIRS @285
COMMONWEALTH AVE



EXISTING GROUND FLOOR ENTRY @285
COMMONWEALTH AVE



EXISTING REAR PARKING/ LOWER SECTION FACADE
@285 COMMONWEALTH AVE



EXISTING UPPER SECTION REAR FACADE
@285 COMMONWEALTH AVE



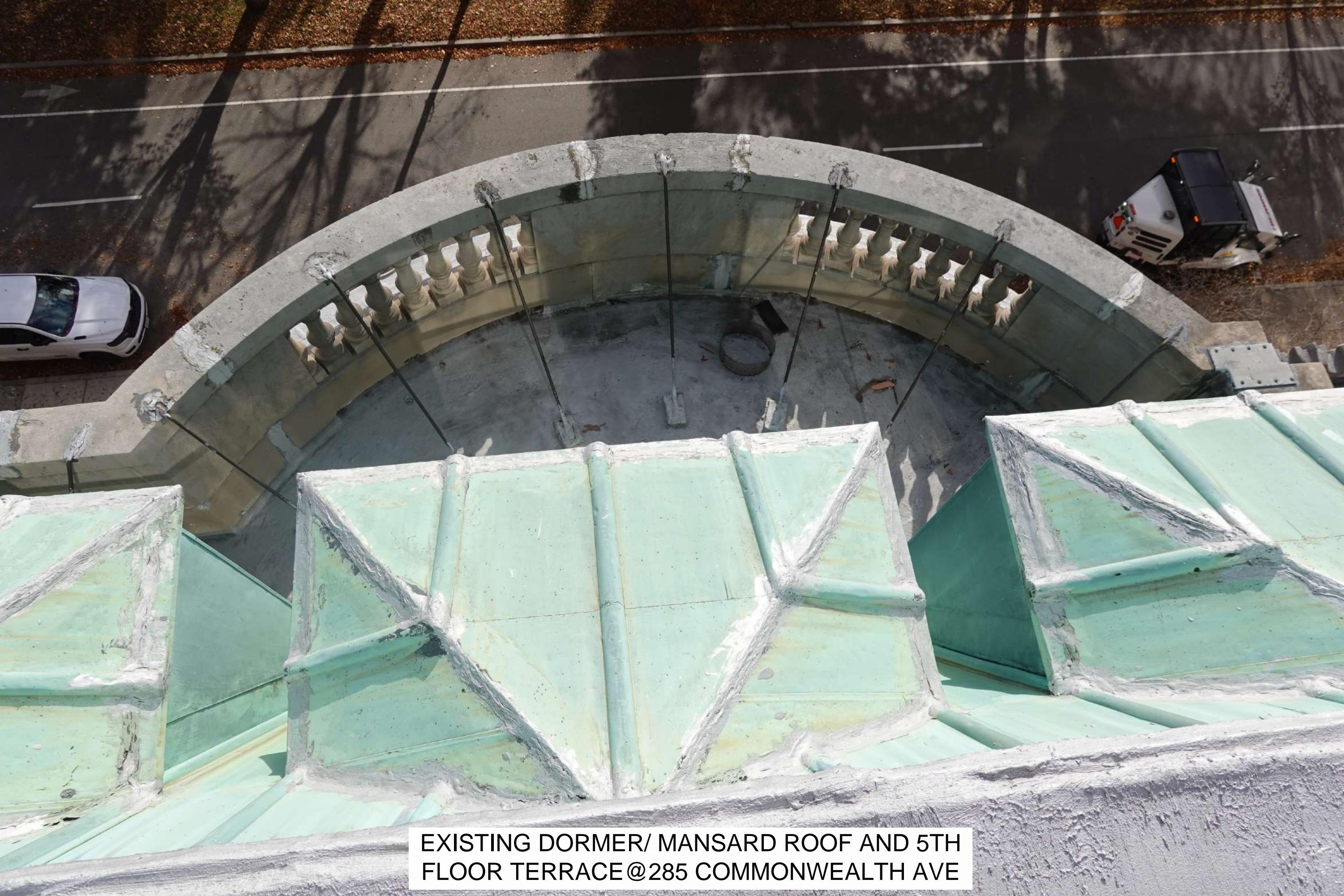
SOUTH WEST VIEW OF EXISTING REAR
FAÇADE @285 COMMONWEALTH AVE



REAR ENTRY CLOSE UP @285
COMMONWEALTH AVE



SOUTH EAST VIEW OF EXISTING REAR
FAÇADE @285 COMMONWEALTH AVE



EXISTING DORMER/ MANSARD ROOF AND 5TH
FLOOR TERRACE@285 COMMONWEALTH AVE



285 COMMONWEALTH AVE ROOF -
NORTH WEST VIEW



285 COMMONWEALTH AVE ROOF -
NORTH EAST VIEW



285 COMMONWEALTH AVE ROOF -
NORTH VIEW



285 COMMONWEALTH AVE ROOF -
NORTH WEST VIEW



285 COMMONWEALTH AVE ROOF -
SOUTH EAST VIEW



285 COMMONWEALTH AVE ROOF -
EAST VIEW



285 COMMONWEALTH AVE ROOF -
WEST VIEW



AERIAL VIEW FROM SOUTH EAST



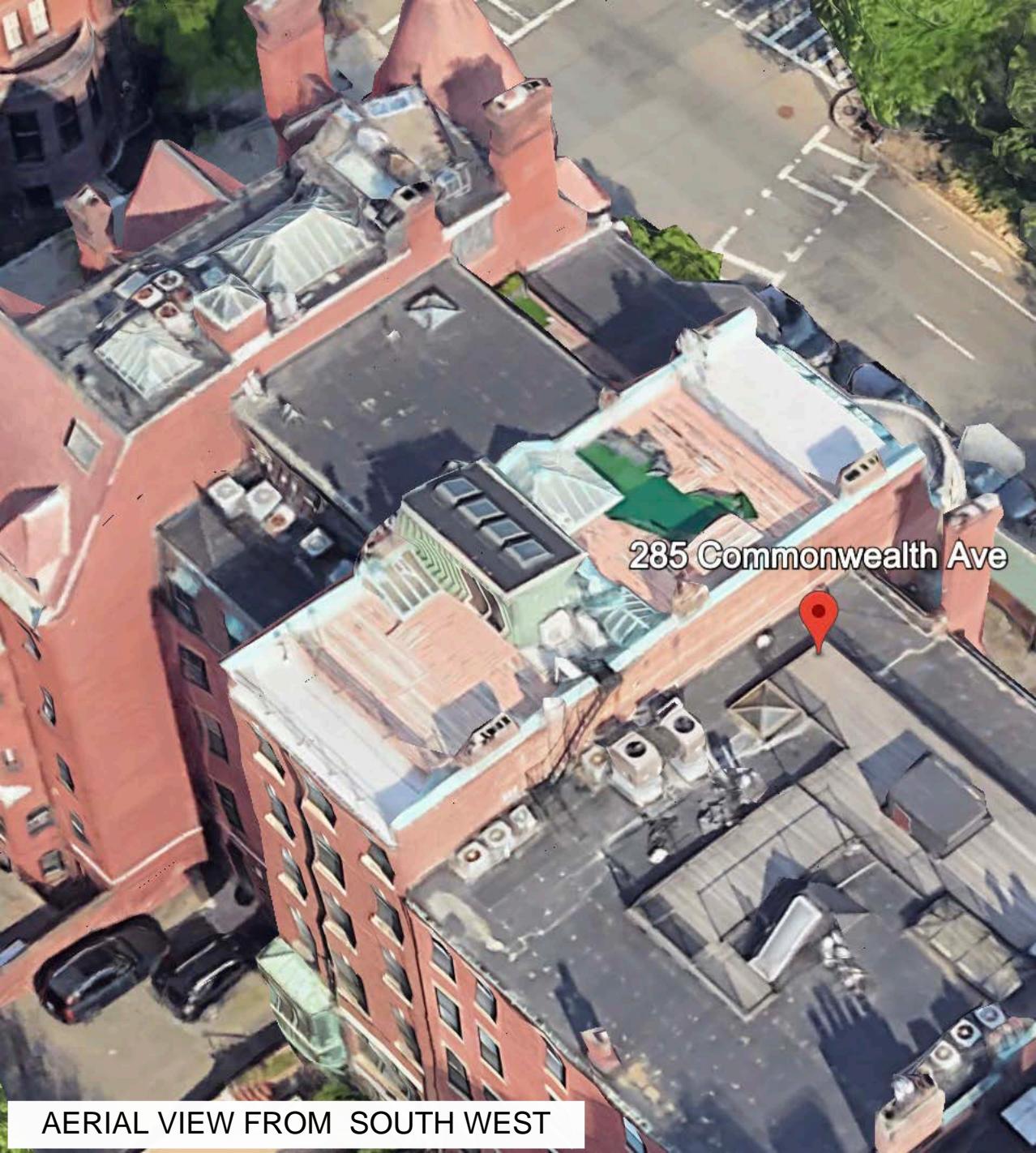
AERIAL VIEW FROM SOUTH EAST

Statue of Domingo
Justino Sarmiento

Health Ave

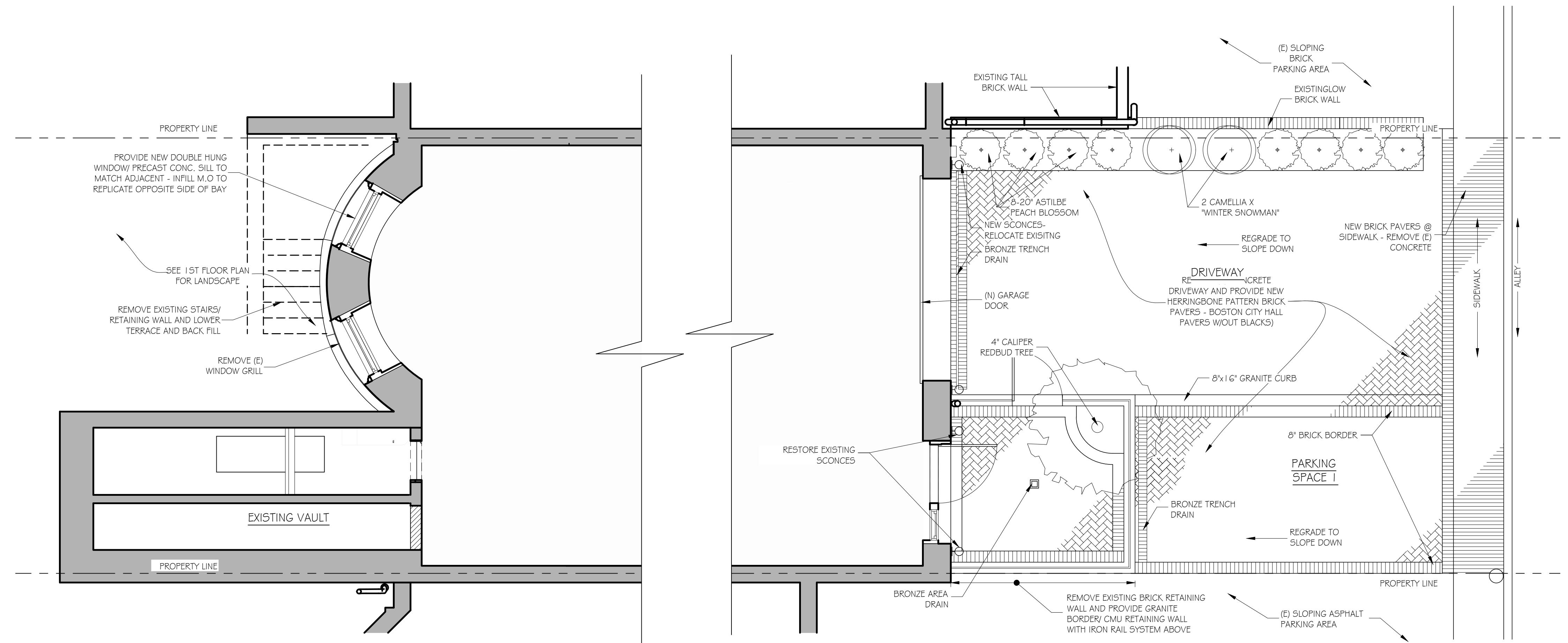


AERIAL VIEW FROM NORTH EAST



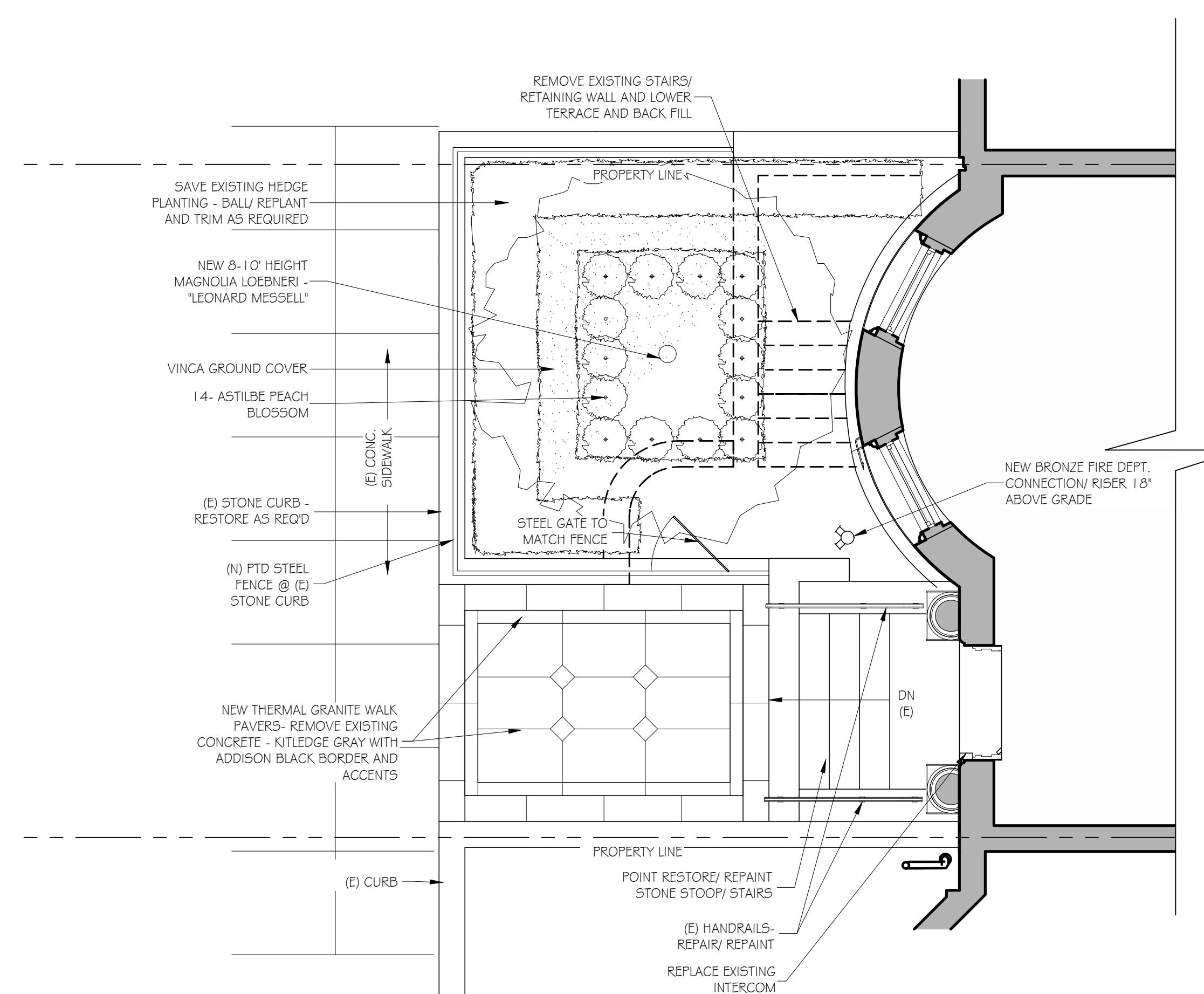
AERIAL VIEW FROM SOUTH WEST

285 Commonwealth Ave



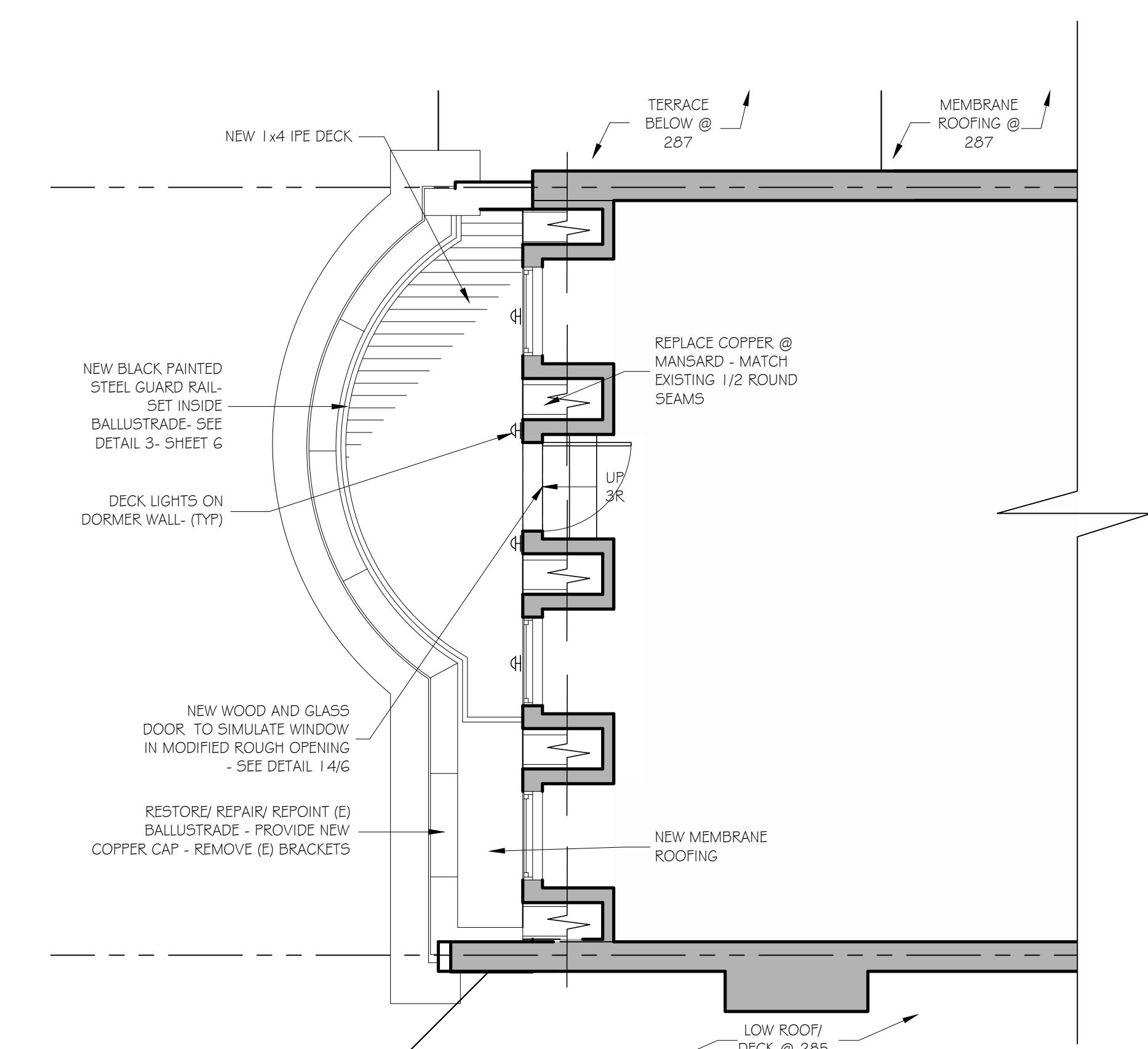
GROUND FLOOR PLAN

SCALE: $\frac{1}{4}$ " = 1'-0"



PARTIAL FIRST FLOOR YARD PLAN

SCALE: $\frac{1}{4}$ " = 1'-0"

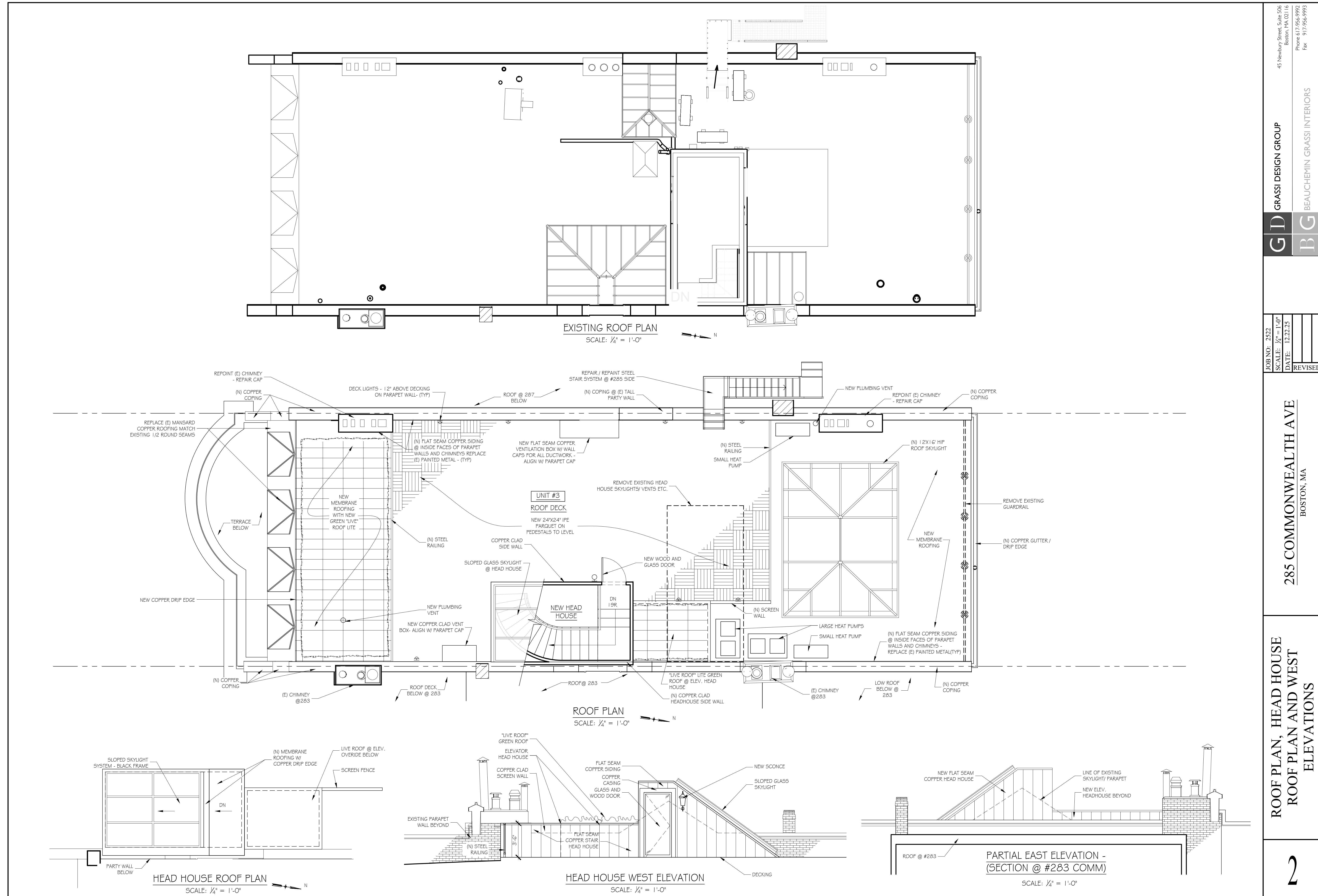


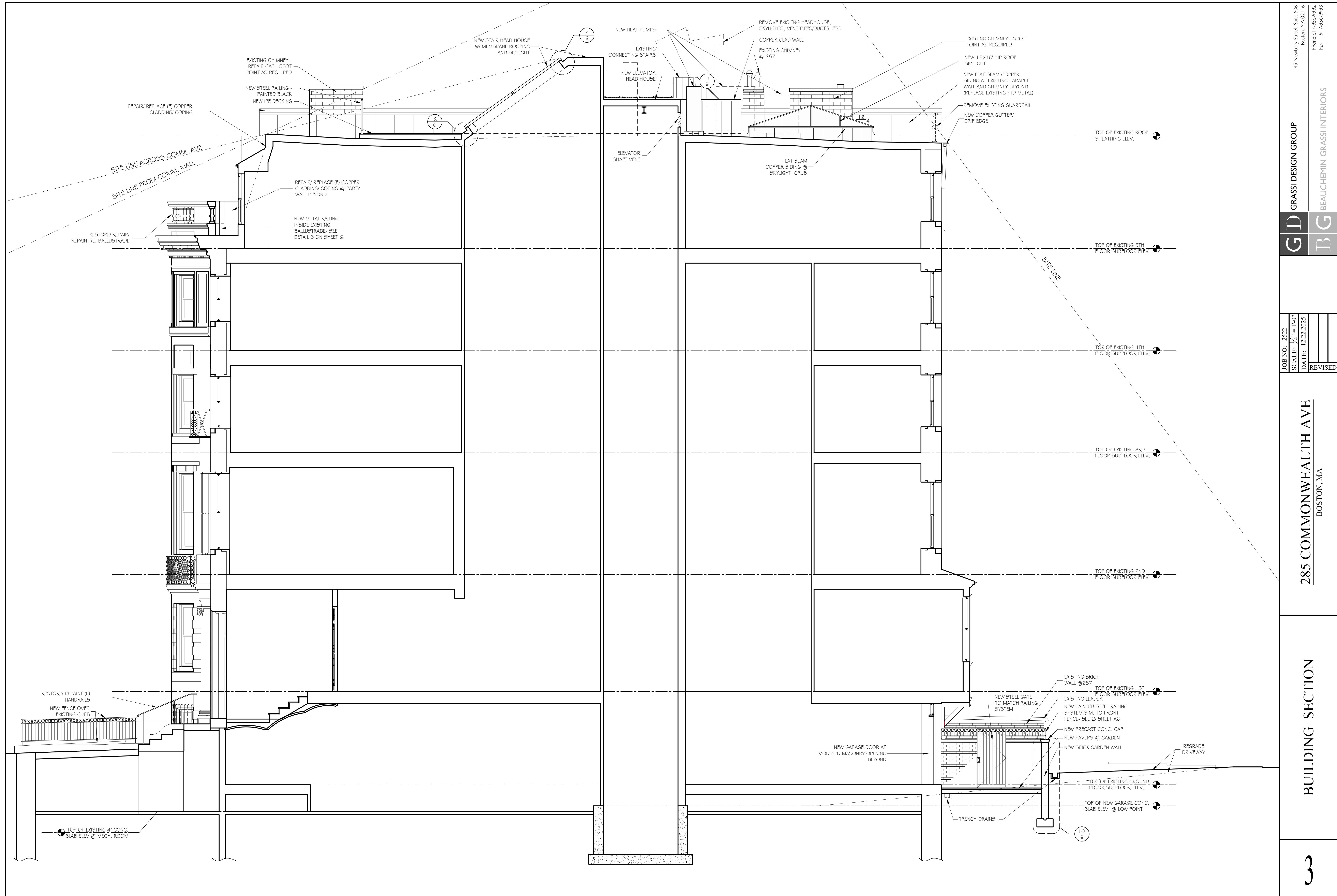
PARTIAL FIFTH FLOOR PLAN

SCALE: $\frac{1}{4}$ " = 1'-0"

285 COMMONWEALTH AVE
BOSTON, MA

GROUND, FIRST AND FIFTH FLOOR PLANS

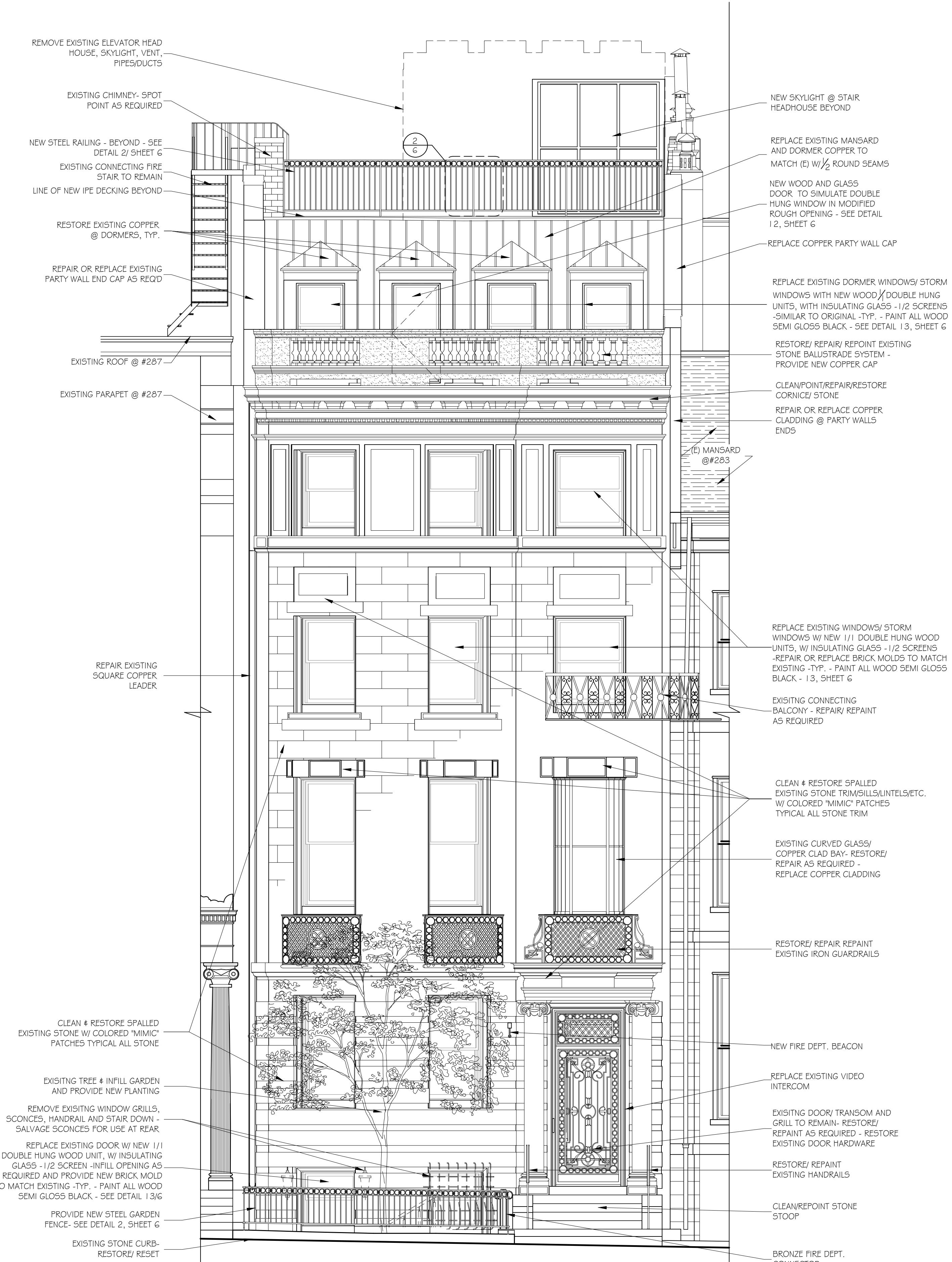






EXISTING SOUTH ELEVATION

SCALE: $\frac{1}{4}''=1'-0''$



PROPOSED SOUTH ELEVATION

SCALE: $\frac{1}{4}''=1'-0''$

4 EXISTING AND PROPOSED
SOUTH BUILDING
ELEVATIONS

285 COMMONWEALTH AVE
BOSTON, MA

G D GRASSI DESIGN GROUP

B G BEAUCHEMIN GRASSI INTERIORS

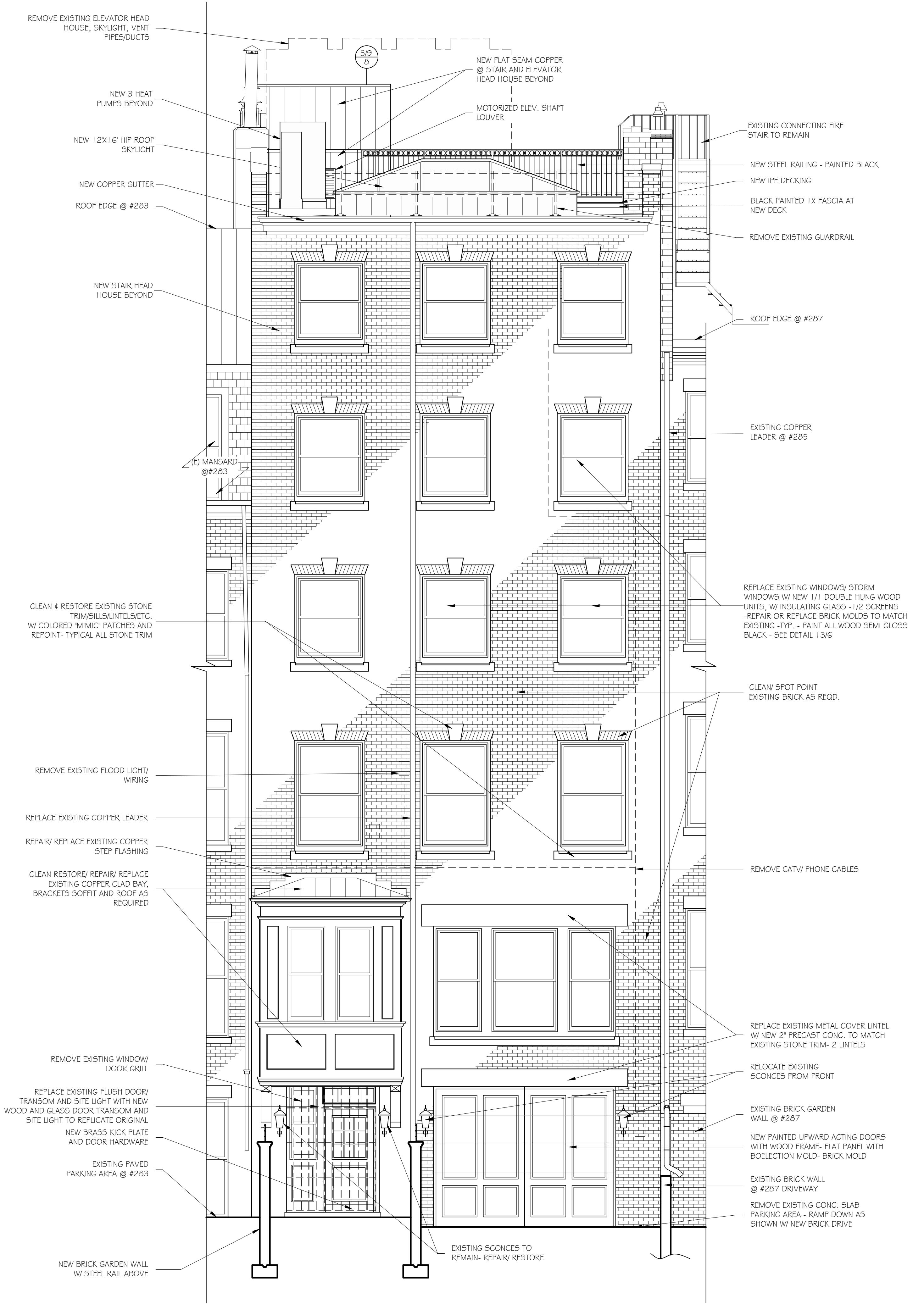
JOB NO: 252	SCALE: $\frac{1}{4}''=1'-0''$
DATE: 12/22/2025	REvised

45 Newbury Street, Suite 506
Boston, MA 02116
Phone 617-956-9992
Fax 917-956-9993



EXISTING NORTH ELEVATION

SCALE: $\frac{1}{4}''=1'-0''$



PROPOSED NORTH ELEVATION

SCALE: $\frac{1}{4}''=1'-0''$

5 | EXISTING AND PROPOSED
NORTH BUILDING
ELEVATIONS

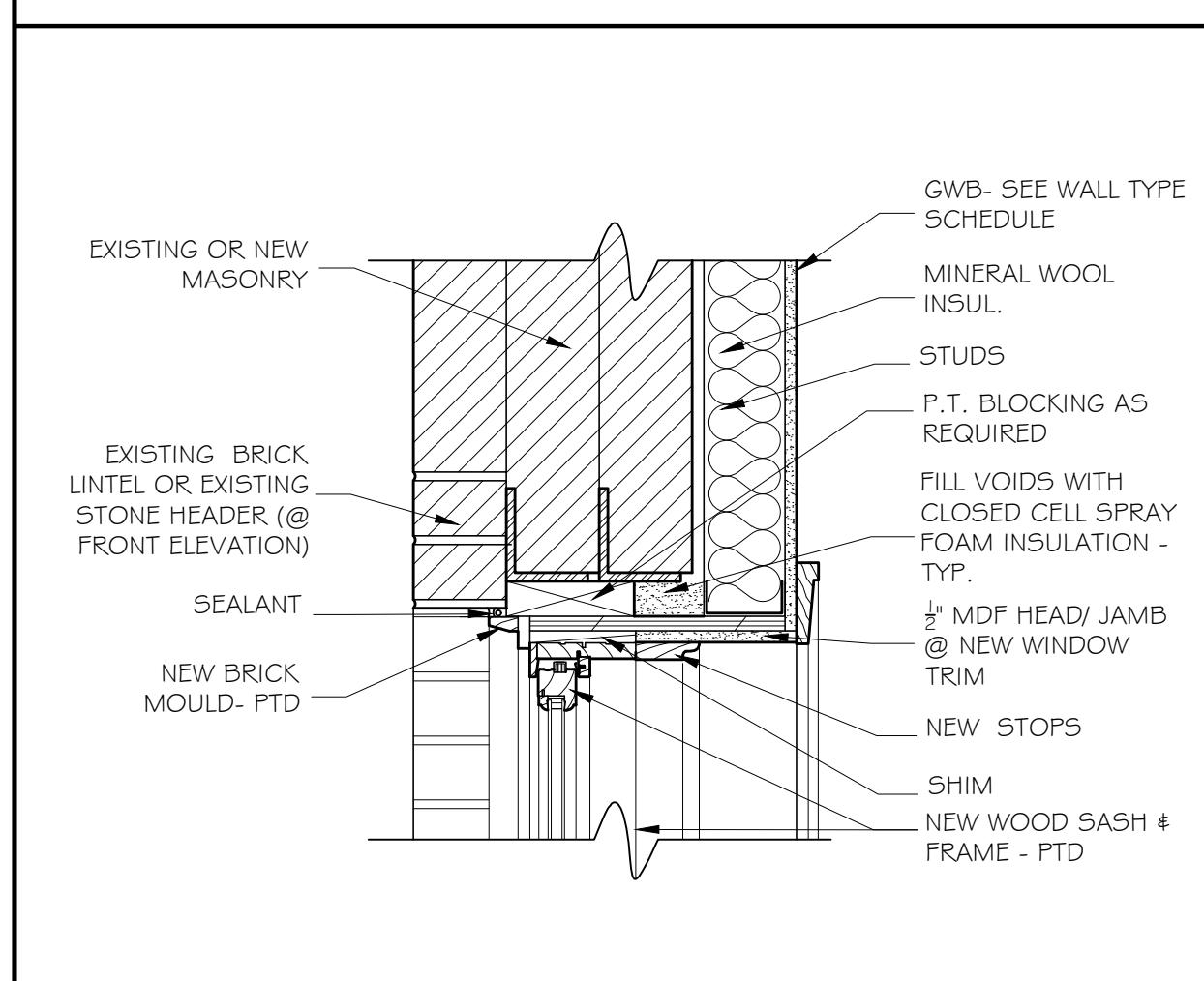
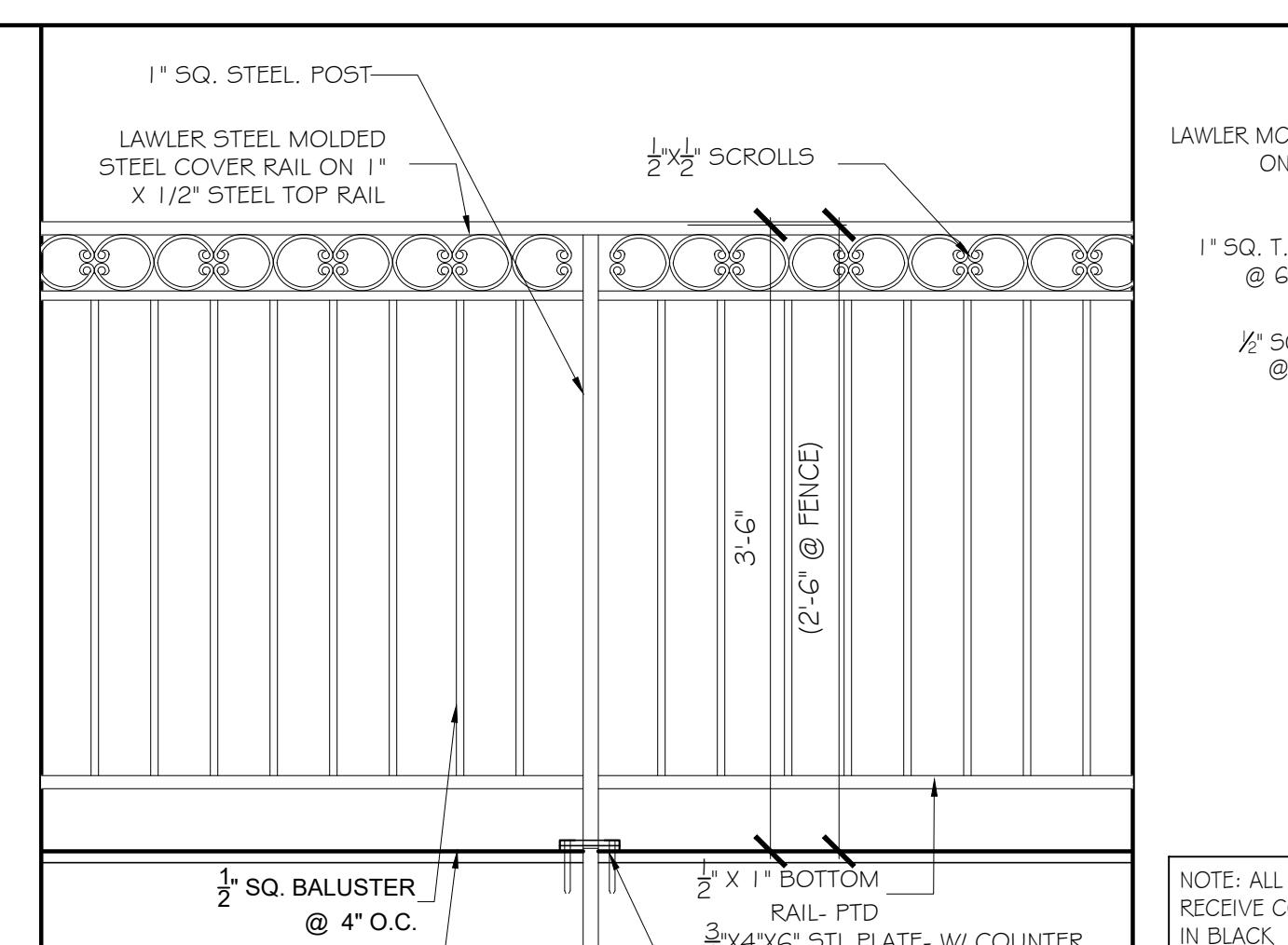
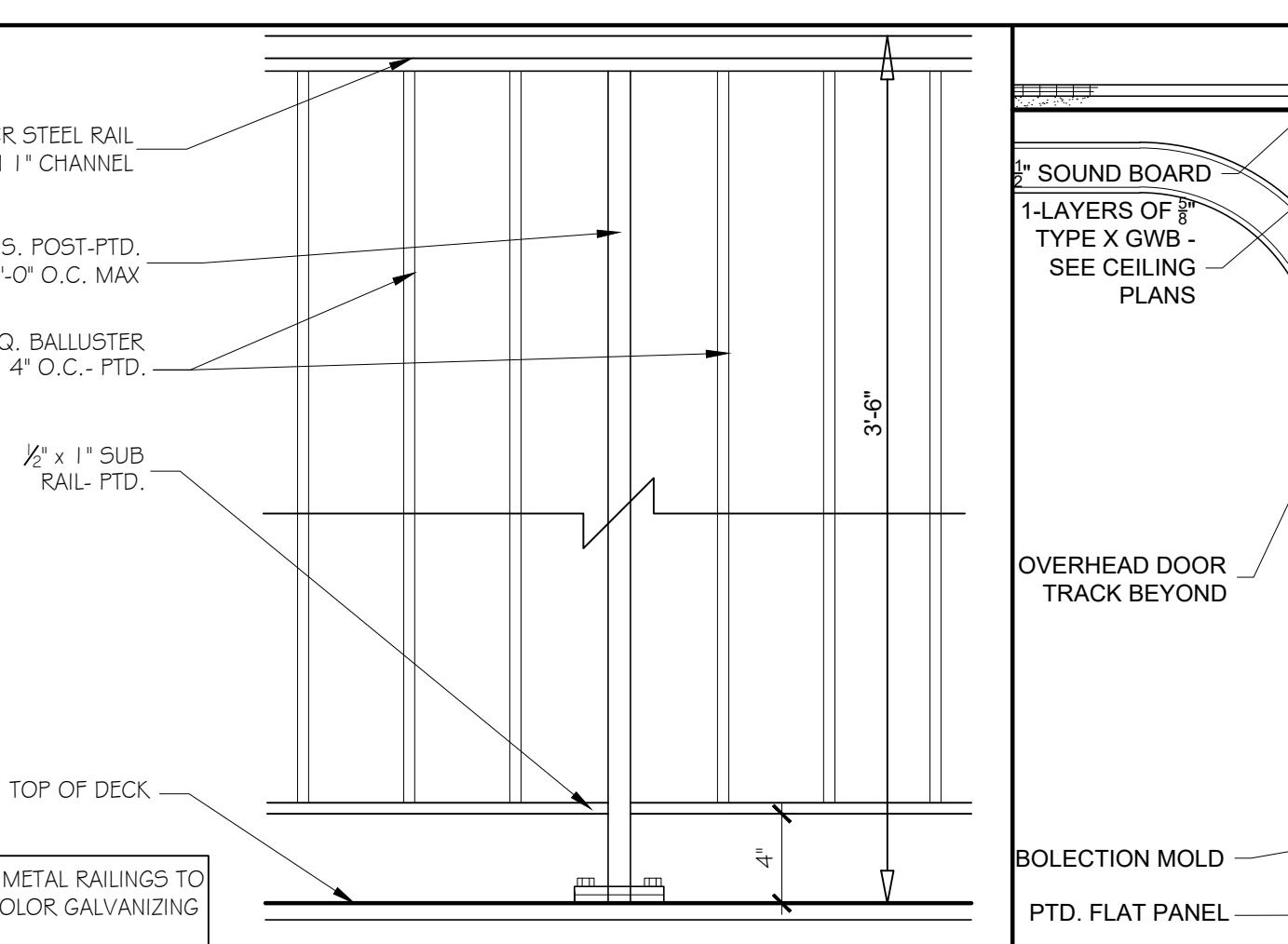
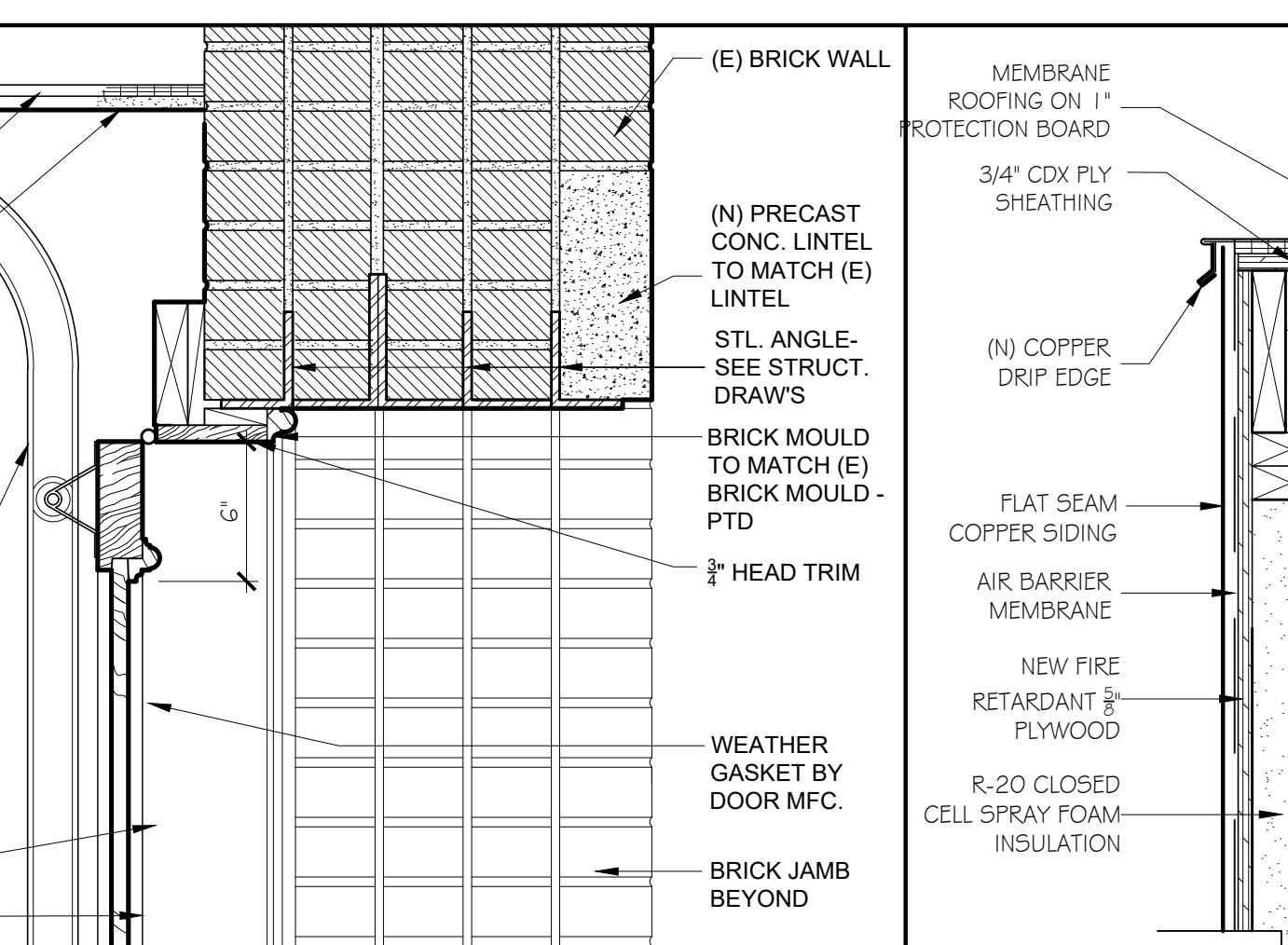
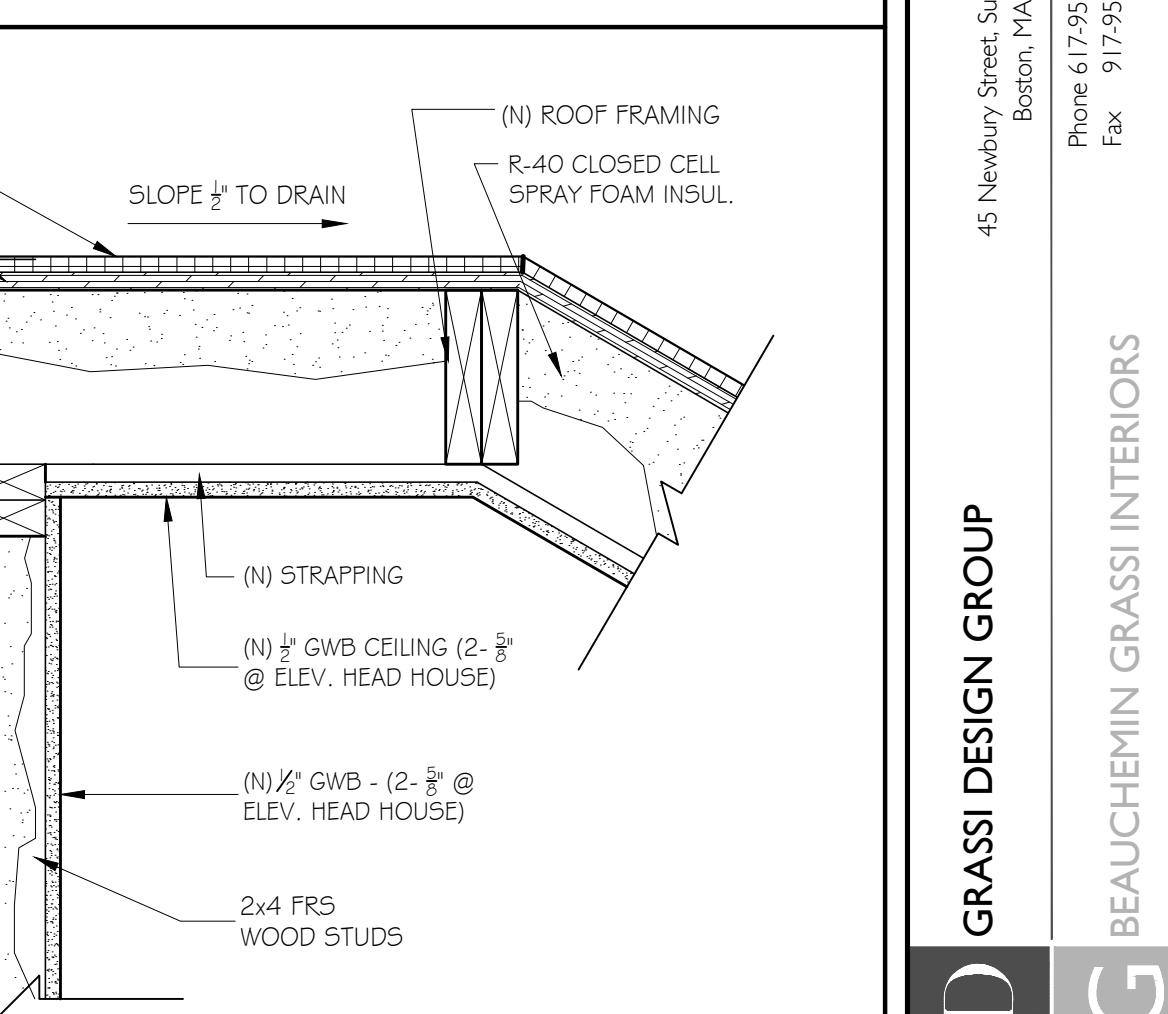
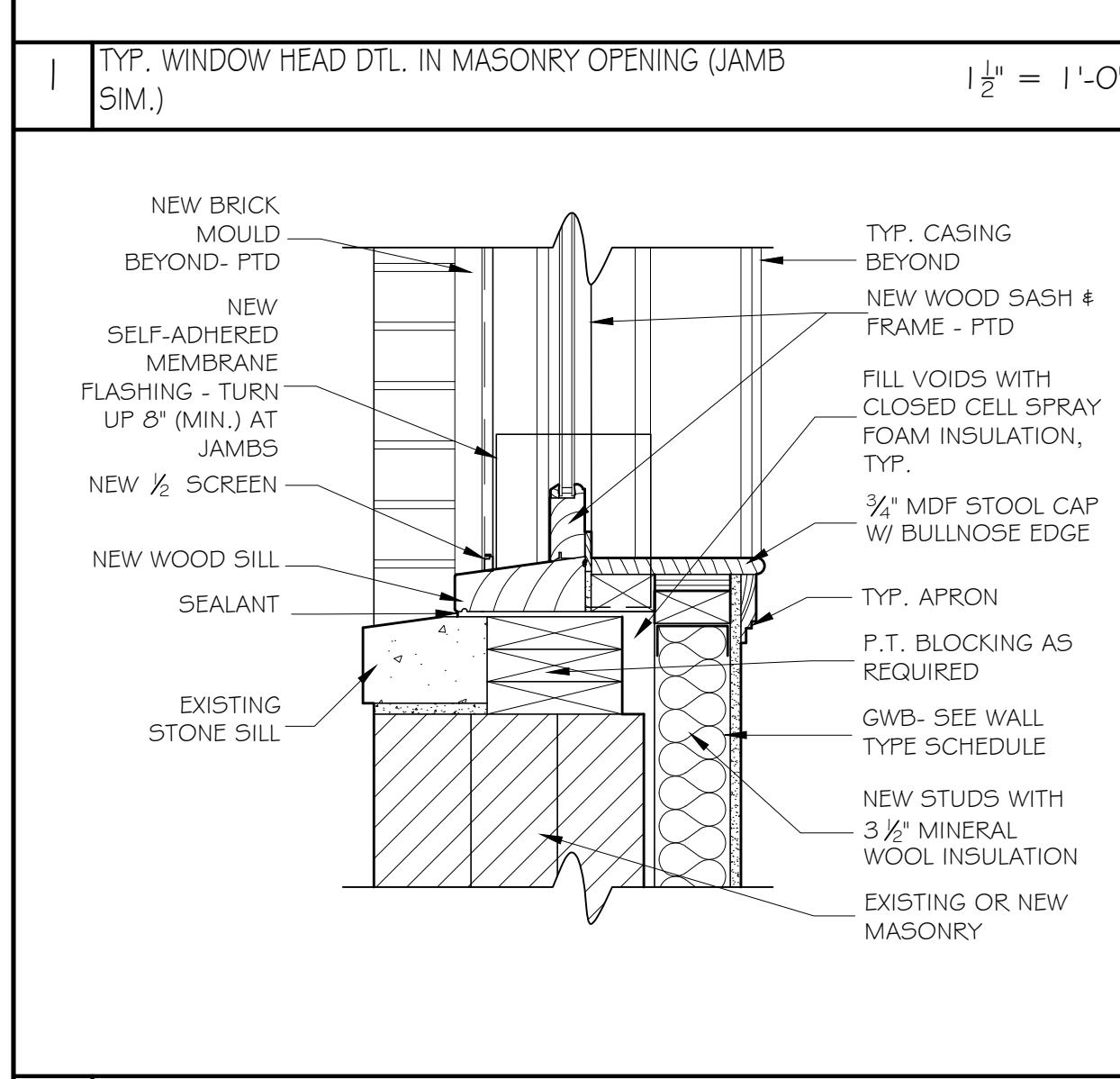
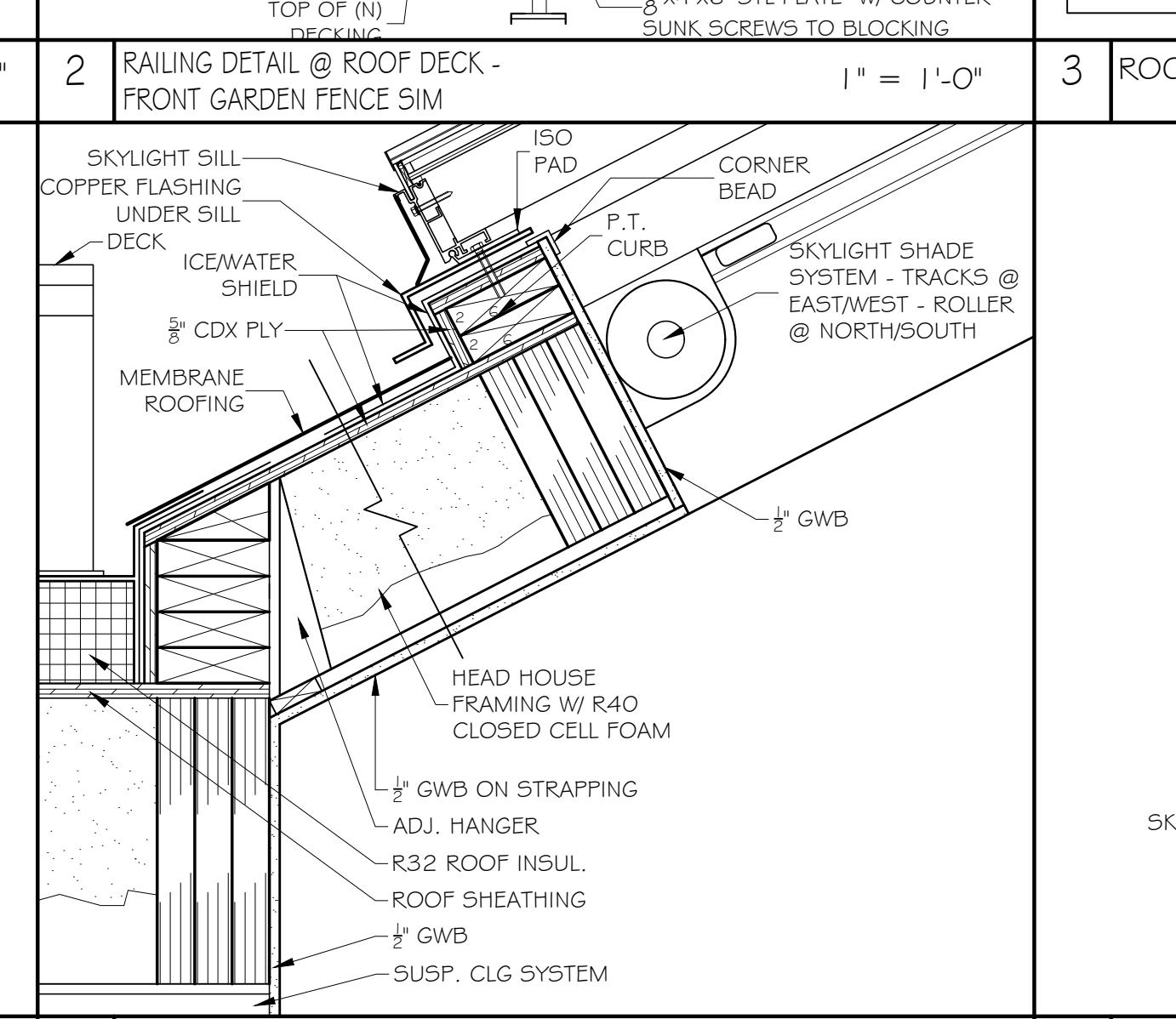
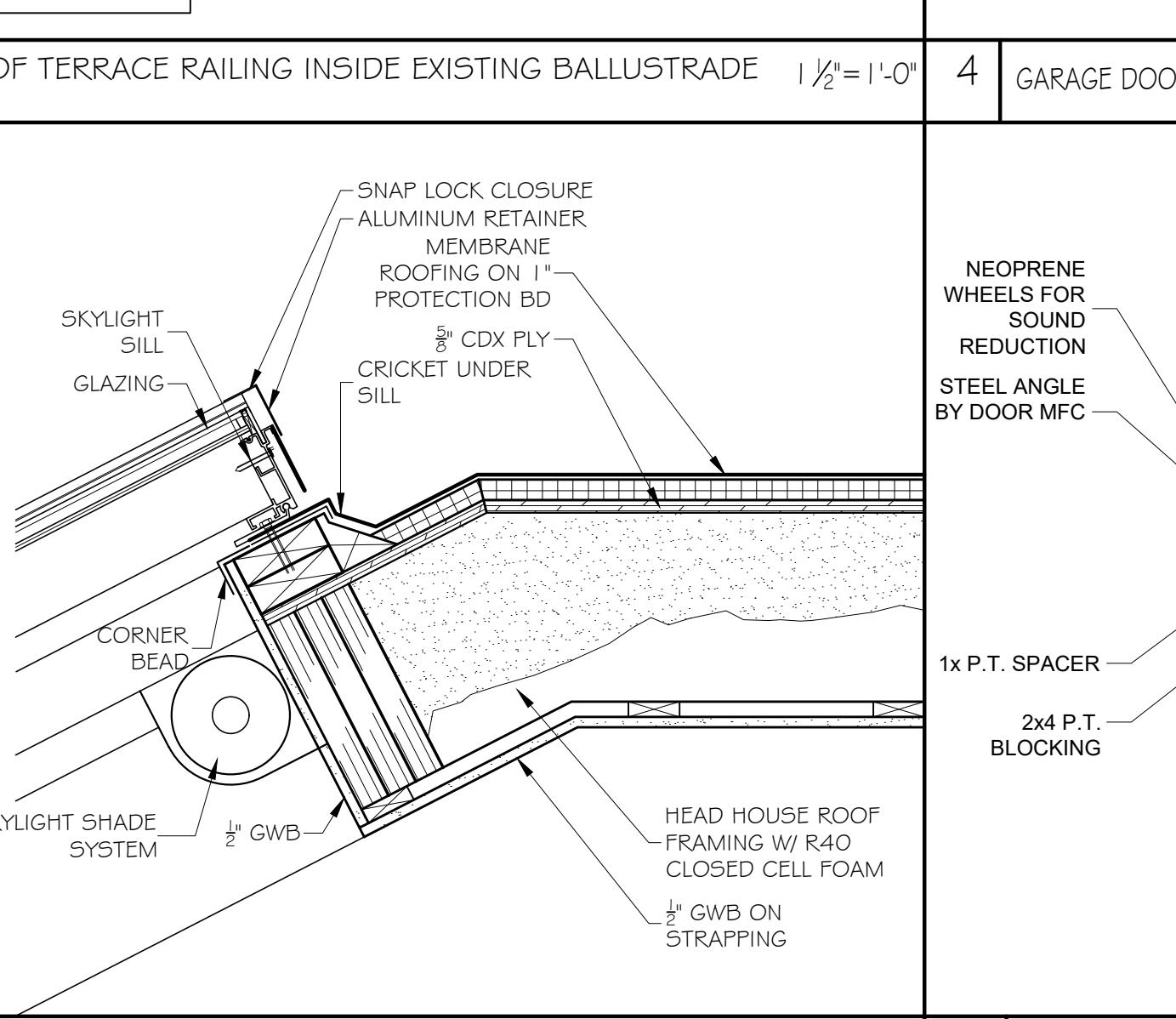
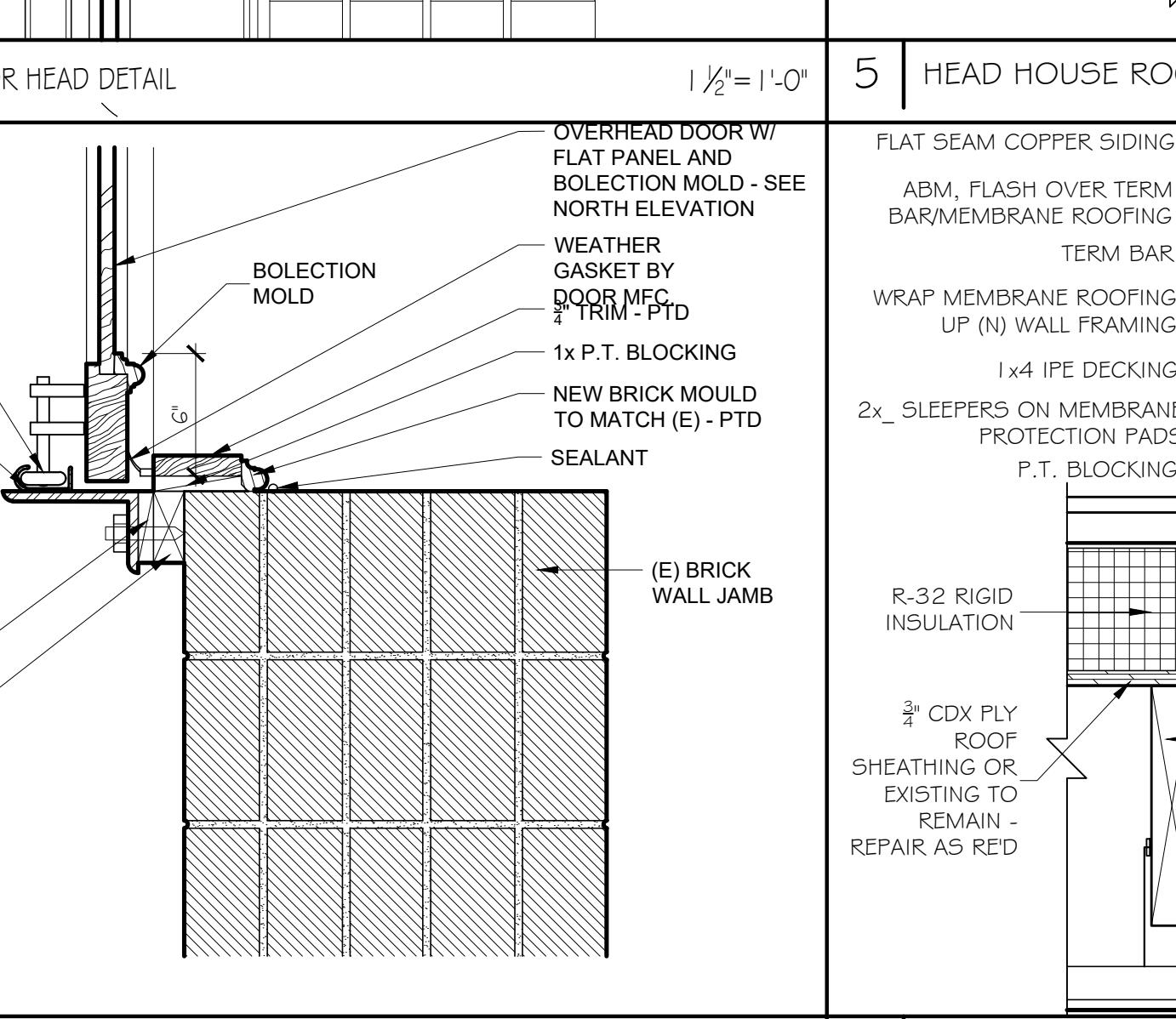
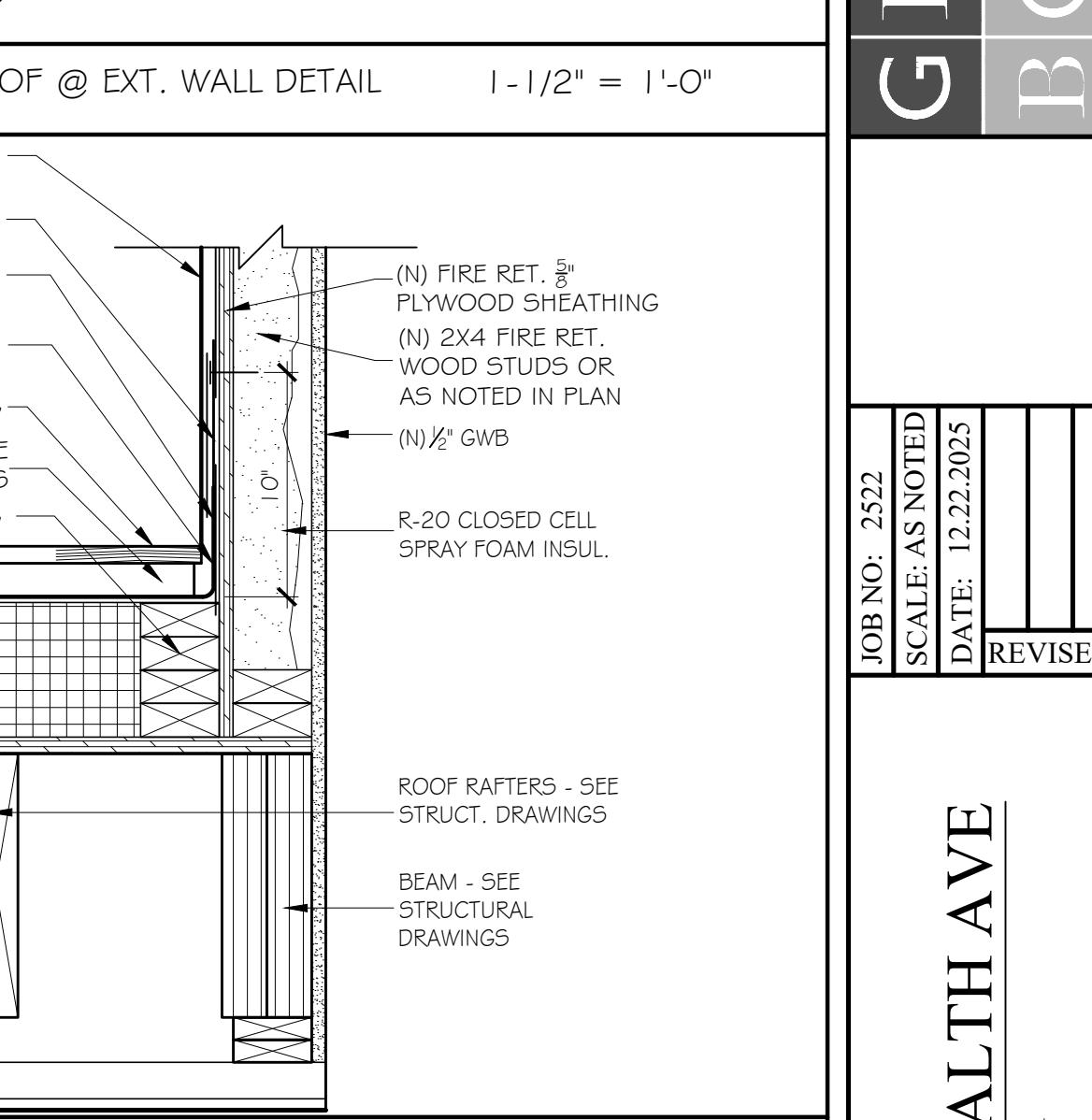
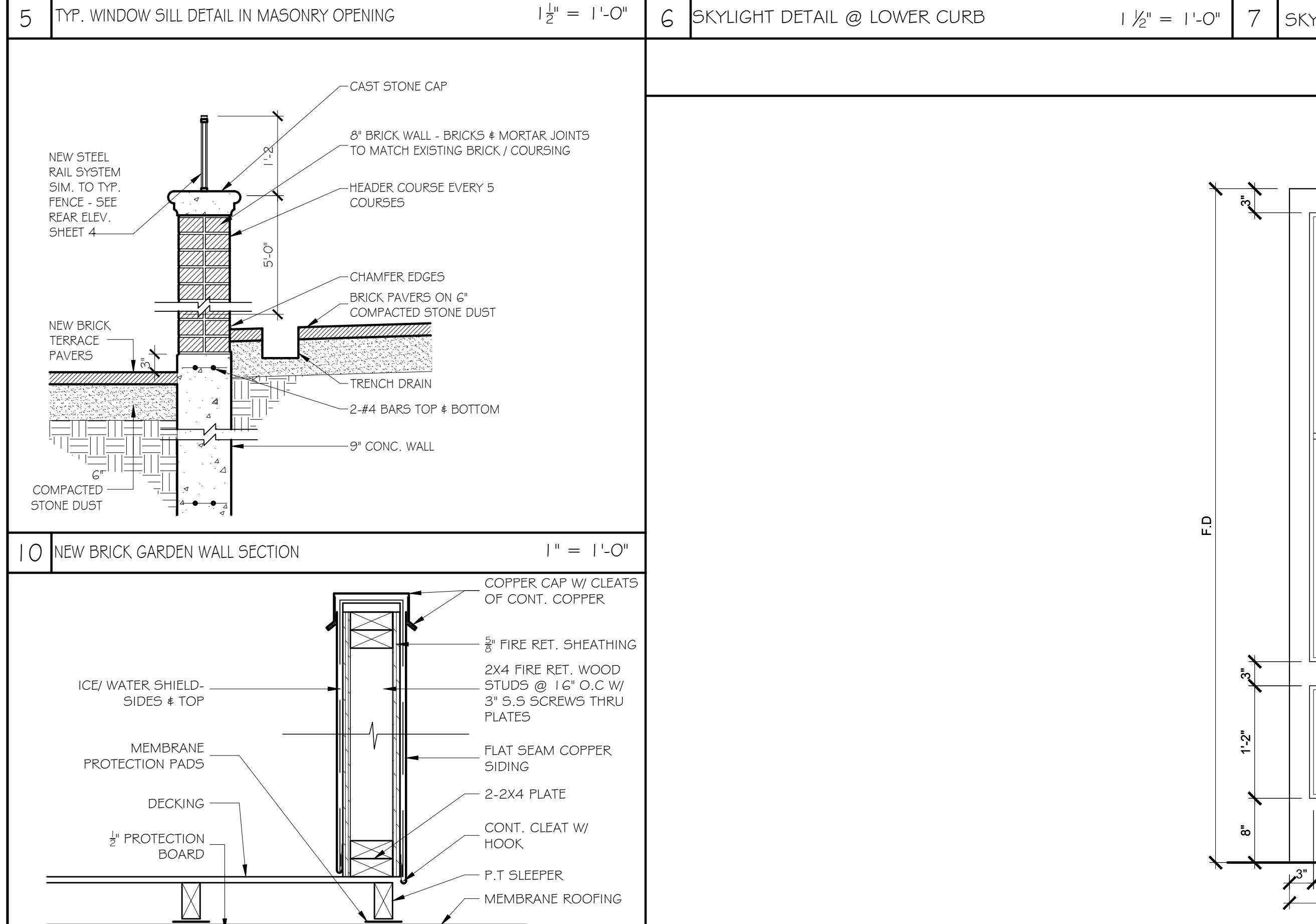
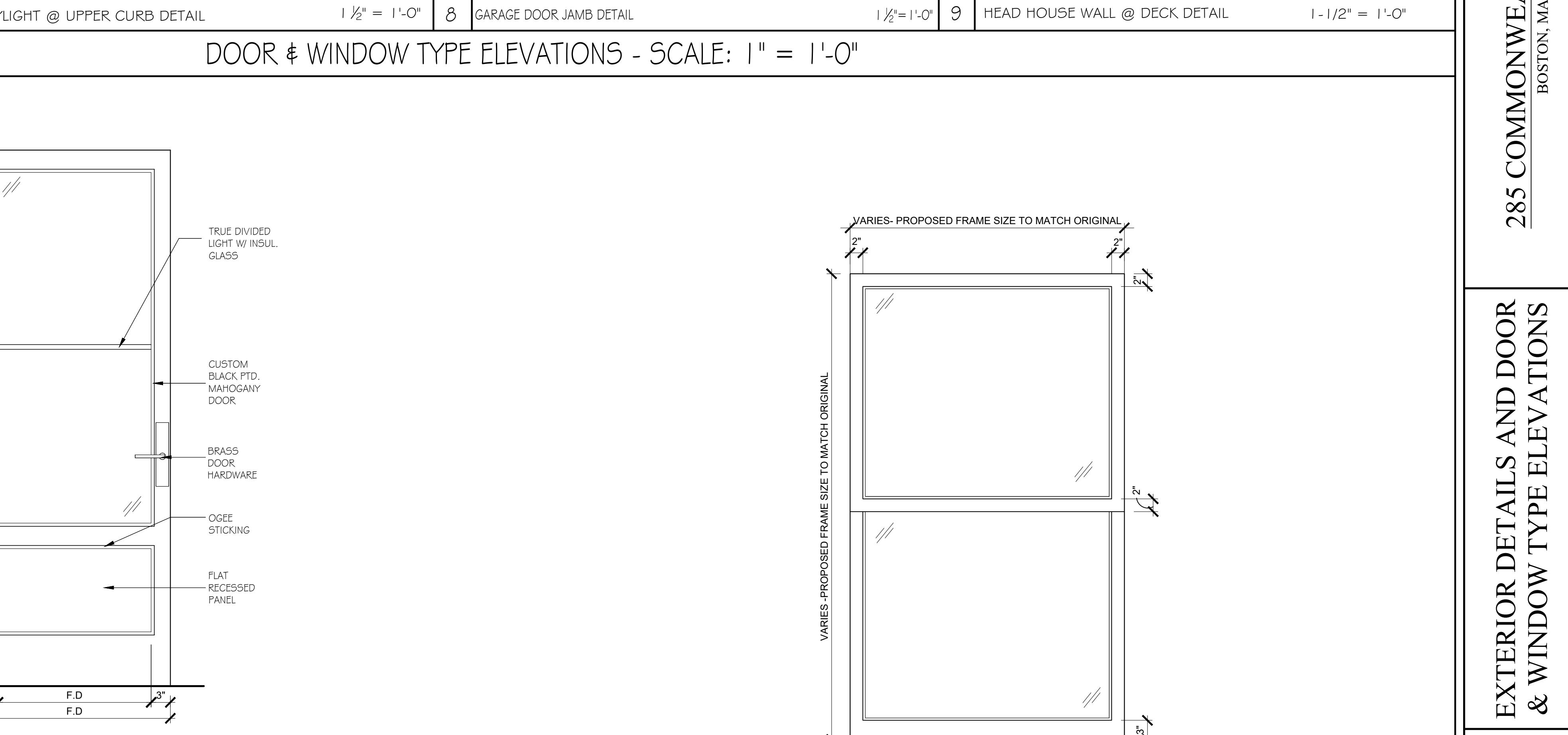
285 COMMONWEALTH AVE
BOSTON, MA

G D GRASSI DESIGN GROUP
B G BEAUCHEMIN GRASSI INTERIORS

JOB NO: 2522
SCALE: $\frac{1}{4}''=1'-0''$
DATE: 12/22/2025
REVISED

45 Newbury Street, Suite 506
Boston, MA 02116
Phone 617-956-9992
Fax 917-956-9993

EXTERIOR DETAILS

    																	
1	TYP. WINDOW HEAD DTL. IN MASONRY OPENING (JAMB SIM.)	1 1/2" = 1'-0"	2	RAILING DETAIL @ ROOF DECK - FRONT GARDEN FENCE SIM	1" = 1'-0"	3	ROOF TERRACE RAILING INSIDE EXISTING BALUSTRADE	1 1/2" = 1'-0"	4	GARAGE DOOR HEAD DETAIL	1 1/2" = 1'-0"	5	HEAD HOUSE ROOF @ EXT. WALL DETAIL	1 1/2" = 1'-0"			
5	TYP. WINDOW SILL DETAIL IN MASONRY OPENING	1 1/2" = 1'-0"	6	SKYLIGHT DETAIL @ LOWER CURB	1 1/2" = 1'-0"	7	SKYLIGHT @ UPPER CURB DETAIL	1 1/2" = 1'-0"	8	GARAGE DOOR JAMB DETAIL	1 1/2" = 1'-0"	9	HEAD HOUSE WALL @ DECK DETAIL	1 1/2" = 1'-0"			
10	NEW BRICK GARDEN WALL SECTION	1" = 1'-0"	11	COPPER CLAD SCREEN WALL @ ROOF	1 1/2" = 1'-0"	DOOR & WINDOW TYPE ELEVATIONS - SCALE: 1" = 1'-0"											
12	NEW SINGLE DOOR ELEVATION	1" = 1'-0"	13	TYPICAL REPLACEMENT WINDOW ELEVATION	1" = 1'-0"	EXTERIOR DETAILS AND DOOR & WINDOW TYPE ELEVATIONS											
    																	
 																	
JOB NO: 2522 SCALE: AS NOTED DATE: 12.22.2005 REVISED <p style="text-align: center;">285 COMMONWEALTH AVE BOSTON, MA</p>																	
45 Newbury Street, Suite 506 Boston, MA 02116 Phone: 917-956-9993 Fax: 917-956-9993																	