

PRIVATE RESIDENCE 169 COMMONWEALTH AVENUE

169 COMMONWEALTH AVENUE, UNIT 5
BOSTON, MASSACHUSETTS 02116

BACK BAY ARCHITECTURAL COMMISSION DRAWINGS ISSUED FOR REVIEW APRIL 22, 2026

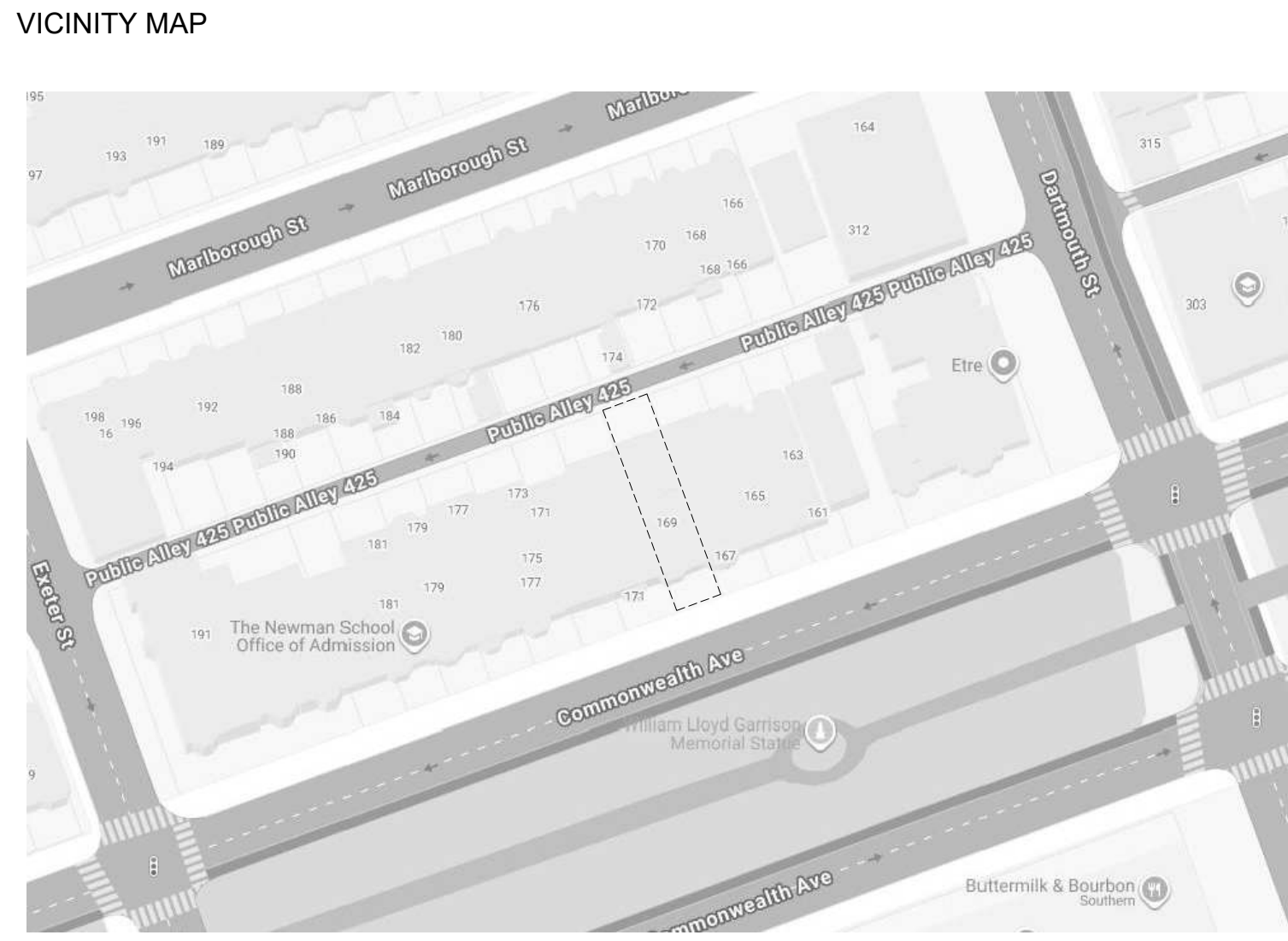
PROJECT TEAM
ARCHITECT
PITMAN & WARDLEY ASSOCIATES
32 CHURCH STREET, 3RD FLOOR
SALEM, MASSACHUSETTS 01970
978-744-8982
INTERIOR DESIGNER
MAURA O'MALLEY INTERIORS
32 FAIRFIELD STREET, SUITE 2
BOSTON, MASSACHUSETTS 02118
617-880-1633
GENERAL CONTRACTOR
BSA CONSTRUCTION
585 COLUMBUS AVENUE
BOSTON, MASSACHUSETTS 02118
617-236-4488
STRUCTURAL ENGINEER
WEBB STRUCTURAL SERVICES
670 MAN STREET
REDFORD, MASSACHUSETTS 01867
781-799-1330
HOME AUTOMATION
SYSTEM 7 TECHNOLOGY DESIGN
48 DUNHAM ROAD, SUITE 1950
BEVERLY, MASSACHUSETTS 01915
978-887-1200
LIGHTING CONSULTANT
VISUAL COMFORT AND CO.
21 BRYDOCK AVE., SUITE 1204
BOSTON, MASSACHUSETTS
617-648-4420
AUDIO AND VISUAL CONSULTANT
SEVENHOMES
25 RUNDLETT WAY, SUITE 5
MIDDLETON, MASSACHUSETTS 01949
978-887-1200

| ABBREVIATIONS | |
|---------------|-------------------------------|
| AFF | ABOVE FINISHED FLOOR |
| ACT | ACOUSTICAL CEILING TILE |
| ADA | AMERICANS W/ DISABILITIES ACT |
| APPROX | APPROXIMATE |
| ARCH | ARCHITECTURAL |
| AV | AUDIO VISUAL |
| BLDG | BUILDING |
| BLKG | BLOCKING |
| BO | BOTTOM OF |
| CAB | CABINET |
| CH | CEILING HEIGHT |
| CLR | CLEAR |
| CL | CENTERLINE |
| COL | COLUMN |
| CONT | CONTINUOUS |
| CMU | CONCRETE MASONRY UNIT |
| CJ | CONTROL JOINT |
| DTL | DETAIL |
| DIA | DIAMETER |
| DM | DIMENSION |
| DN | DOWN |
| DWG | DRAWING |
| (E) | EXISTING |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| EO | EQUAL |
| FD | FLOOR DRAIN |
| FO | FACE OF |
| FOC | FACE OF CONCRETE |
| FOF | FACE OF FINISH |
| FOS | FACE OF STUD |
| GFIC | GROUND FAULT INTERCEPTOR |
| CIRCUIT | |
| GSM | GALVANIZED SHEET METAL |
| GWB | GYPSUM WALL BOARD |
| HVAC | HEATING, VENTILATING, AND AIR |
| CONDITIONING | |
| HB | HOSE BIB |
| HM | HOLLOW METAL |
| MAX | MAXIMUM |
| MO | MASONRY OPENING |
| MECH | MECHANICAL |
| MEP | MECHANICAL ELECTRICAL |
| PLUMBING | |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MTL | METAL |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| NTS | NOT TO SCALE |
| O/ | OVER |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OPNG | OPENING |
| OPP | OPPOSITE |
| PG | PAINT GRADE |
| PLY/WD | PLYWOOD |
| PTD | PAINTED |
| RD | ROOF DRAIN |
| REQD | REQUIRED |
| RO | ROUGH OPENING |
| SCHED | SCHEDULED |
| SG | STAIN GRADE |
| SIM | SIMILAR |
| SLD | SEE LANDSCAPE DRAWINGS |
| SO | SQUARE |
| SPEC | SPECIFICATION |
| SSD | SEE STRUCTURAL DRAWINGS |
| SSTL | STAINLESS STEEL |
| STL | STEEL |
| STOR | STORAGE |
| STRUCT | STRUCTURAL |
| SYM | SYMMETRICAL |
| T | TEMPERED |
| THK | TONGUE AND GROOVE |
| THK | THK |
| THK | TOP OF |
| TS | TUBULAR STEEL |
| TYP | TYPICAL |
| UN | UNLESS OTHERWISE NOTED |
| VP | VERIFY IN FIELD |
| W/ | WITH |
| W/O | WITHOUT |
| WD | WOOD |
| WPM | WATERPROOFING MEMBRANE |

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

| APPLICABLE BUILDING CODES | |
|---------------------------|---|
| BUILDING: | 780 CMR, MASSACHUSETTS STATE BUILDING CODE, 10TH EDITION (AS AMENDED), 2021 INTERNATIONAL BUILDING CODE (IBC), MASSACHUSETTS AMENDMENTS (780 CMR), 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), MASSACHUSETTS AMENDMENTS (780 CMR), 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC), MASSACHUSETTS AMENDMENTS (780 CMR). |
| FIRE: | 527 CMR 1.00, MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE (2021 EDITION), BASED ON NFPA 1 (2021) WITH MASSACHUSETTS AMENDMENTS. |
| ACCESSIBILITY: | 521 CMR, MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) REGULATIONS (2006 EDITION, AS AMENDED), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADAA 2010). |
| ENERGY: | BASE ENERGY PROVISIONS AS ADOPTED/AMENDED UNDER 780 CMR (10TH EDITION), INCLUDING IECC 2021 PROVISIONS AS APPLICABLE, 225 CMR 22.00 (LOW-RISE RESIDENTIAL) AND 225 CMR 23.00 (COMMERCIAL, MULTI-FAMILY, AND ALL OTHER) STRETCH / SPECIALIZED ENERGY CODE (MUNICIPAL OPT-IN), WHERE ADOPTED BY THE AHJ. |
| ELECTRICAL: | 527 CMR 12.00, MASSACHUSETTS ELECTRICAL CODE, BASED ON NFPA 70 (NEC 2023) WITH MASSACHUSETTS AMENDMENTS. |
| MECHANICAL: | 2021 INTERNATIONAL MECHANICAL CODE (IMC), WITH MASSACHUSETTS AMENDMENTS (AS ADOPTED BY 780 CMR). |
| ELEVATOR: | 524 CMR, MASSACHUSETTS BOARD OF ELEVATOR REGULATIONS, INCLUDING ASME A17.1-2013/CSA B44-13 AS AMENDED. |
| PLUMBING / GAS: | 248 CMR 10.00, MASSACHUSETTS UNIFORM STATE PLUMBING CODE (AS AMENDED). |
| LOCAL REQUIREMENTS: | ALL WORK SHALL ALSO COMPLY WITH ANY APPLICABLE LOCAL ORDINANCES, AHJ INTERPRETATIONS, AND MUNICIPAL OPT-IN ENERGY REQUIREMENTS IN EFFECT AT TIME OF PERMIT APPLICATION. |

- ### GENERAL REQUIREMENTS
- THE CONTRACTOR SHALL STRICTLY COMPLY WITH ALL CODES, ORDINANCES, RULES, AND REGULATIONS HAVING JURISDICTION, INCLUDING FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR BUILDING, ZONING, FIRE/LIFE SAFETY, ACCESSIBILITY, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ENERGY, AND SPECIAL INSPECTIONS WHERE APPLICABLE.
 - ALL WORK SHALL BE PERFORMED BY PROPERLY LICENSED AND INSURED CONTRACTORS AND SUBCONTRACTORS. CERTIFICATES OF INSURANCE SHALL BE PROVIDED TO THE OWNER AND PITMAN & WARDLEY ASSOCIATES LLC PRIOR TO COMMENCEMENT OF WORK.
 - THE CONTRACTOR SHALL EXAMINE ALL CONTRACT DOCUMENTS AND FIELD CONDITIONS AND SHALL FIELD-VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BIDDING, FABRICATION, AND INSTALLATION. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN.
 - IF DISCREPANCIES, ERRORS, OMISSIONS, OR CONFLICTS ARE FOUND IN THE CONTRACT DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY PITMAN & WARDLEY ASSOCIATES LLC IN WRITING AND SHALL OBTAIN WRITTEN DIRECTION PRIOR TO PROCEEDING. WORK PERFORMED WITHOUT SUCH NOTICE AND DIRECTION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
 - THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ACCESSORIES, SERVICES, AND COORDINATION REQUIRED TO COMPLETE THE WORK AS INDICATED AND IMPLIED BY THE CONTRACT DOCUMENTS FOR A COMPLETE, CODE-COMPLIANT, AND OPERABLE INSTALLATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, INSPECTIONS, TESTING, COMPLIANCE DOCUMENTATION, AND FINAL APPROVALS REQUIRED TO COMPLETE THE WORK, INCLUDING CERTIFICATE OF OCCUPANCY OR EQUIVALENT CLOSEOUT DOCUMENTATION AS REQUIRED BY AHJ.
 - CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, AND JOBSITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ARCHITECT SITE VISITS ARE FOR GENERAL OBSERVATION OF WORK IN PROGRESS AND DO NOT CONSTITUTE CONTINUOUS INSPECTION OR SAFETY OVERSIGHT.
 - NO DEVIATIONS, SUBSTITUTIONS, OR CHANGES IN SCOPE SHALL BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM PITMAN & WARDLEY ASSOCIATES LLC AND, WHERE REQUIRED, THE OWNER AND AHJ. VERBAL DIRECTIONS SHALL NOT AUTHORIZE CHANGES.
 - SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES SHALL BE SUBMITTED AS REQUIRED. FABRICATION OR INSTALLATION PRIOR TO WRITTEN REVIEW/APPROVAL IS AT CONTRACTOR'S SOLE RISK AND EXPENSE. ARCHITECT REVIEW IS FOR GENERAL CONFORMANCE WITH DESIGN INTENT ONLY AND DOES NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, COORDINATION, OR CODE COMPLIANCE.
 - THE CONTRACTOR SHALL COORDINATE ALL TRADES AND CONSULTANT REQUIREMENTS (ARCHITECTURAL, STRUCTURAL, CIVIL, MEP, FIRE PROTECTION, LOW VOLTAGE, ETC.) PROVIDE ALL OPENINGS, SLEEVES, CHASES, BLOCKING, BACKING, ACCESS PANELS, SUPPORTS, AND RELATED WORK REQUIRED FOR A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY INDICATED.
 - THE CONTRACTOR SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING AT ALL TIMES. TEMPORARY SHORING, BRACING, WEATHERPROOFING, AND SECURITY SHALL BE PROVIDED AS REQUIRED. DO NOT CUT OR ALTER STRUCTURAL MEMBERS WITHOUT WRITTEN DIRECTION FROM THE ENGINEER/ARCHITECT AND APPROVAL BY AHJ WHERE REQUIRED.
 - WORK SHALL BE EXECUTED IN A FIRST-CLASS, WORKMANLIKE MANNER AND TO THE HIGHEST STANDARDS OF EACH RESPECTIVE TRADE. INSTALL ALL MATERIALS AND SYSTEMS PER MANUFACTURER REQUIREMENTS AND INDUSTRY STANDARDS.
 - DEMOLITION SHALL BE PERFORMED AS REQUIRED FOR THE WORK. REMOVE DEBRIS PROMPTLY AND LEGALLY FROM THE SITE. MAINTAIN BROOM-CLEAN CONDITIONS DAILY AND PROVIDE A FINAL CLEAN AT COMPLETION FOR TURNOVER IN A TURN-KEY CONDITION.
 - PROTECT EXISTING CONDITIONS, ADJACENT PROPERTIES, AND FINISHED WORK. ANY DAMAGE CAUSED BY THE CONTRACTOR OR SUBCONTRACTORS SHALL BE REPAIRED OR REPLACED TO MATCH ADJACENT CONDITIONS AT NO COST TO THE OWNER.
 - CONCEALED OR UNFORESEEN CONDITIONS: UPON DISCOVERY OF CONDITIONS NOT SHOWN OR NOT REASONABLY ANTICIPATED, STOP AFFECTED WORK AND NOTIFY THE OWNER AND PITMAN & WARDLEY ASSOCIATES LLC IMMEDIATELY. DO NOT PROCEED UNTIL WRITTEN DIRECTION IS ISSUED.
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY PITMAN & WARDLEY ASSOCIATES LLC UPON DISCOVERY OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS OR CONDITIONS (INCLUDING SUSPECTED ACM/LEAD/MOLD). DO NOT DISTURB SUSPECT MATERIALS UNTIL PROPERLY EVALUATED AND REMEDIATED UNDER SEPARATE CONTRACT BY QUALIFIED PERSONNEL AS REQUIRED.
 - ALL WORK IMPACTING FIRE-RESISTANCE-RATED, SMOKE-RATED, ACOUSTICALLY RATED, OR LIFE SAFETY ASSEMBLIES SHALL MAINTAIN REQUIRED RATINGS. DO NOT CONCEAL SUCH WORK UNTIL INSPECTED AND APPROVED BY AHJ WHERE REQUIRED. ALL PENETRATIONS SHALL BE PROPERLY SEALED/FIRESTOPPED.
 - THE CONTRACTOR SHALL MAINTAIN ONE (1) COMPLETE SET OF CURRENT CONTRACT DOCUMENTS ON SITE AT ALL TIMES, INCLUDING ALL ADDENDA, BULLETINS, ASH/CCDs, FIELD DIRECTIVES, AND APPROVED SUBMITTALS. OUTDATED SETS SHALL BE REMOVED FROM THE SITE.
 - THE CONTRACTOR SHALL HAVE ACCESS TO THE WORK AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE SAFE ACCESS AND REASONABLE NOTICE FOR OBSERVATIONS, INSPECTIONS, AND PUNCHLIST WALKTHROUGHS. WORK COVERED WITHOUT OPPORTUNITY FOR REVIEW MAY BE SUBJECT TO REMOVAL AND REPAIR AT CONTRACTOR'S EXPENSE.
 - ENERGY CODE COMPLIANCE: PROJECT SHALL COMPLY WITH APPLICABLE BASE ENERGY CODE REQUIREMENTS AND ANY MUNICIPAL OPT-IN STRETCH/SPECIALIZED ENERGY CODE REQUIREMENTS WHERE ADOPTED BY AHJ. RESPONSIBILITY FOR CONFIRMING APPLICABLE OPT-IN REQUIREMENTS AND PROVIDING REQUIRED DOCUMENTATION SHALL REST WITH THE OWNER/CONTRACTOR TEAM.
 - ALL DEMOLITION, RENOVATION, AND PAINT DISTURBANCE ACTIVITIES SHALL COMPLY WITH ALL APPLICABLE EPA REQUIREMENTS, INCLUDING THE RENOVATION, REPAIR AND PAINTING (RRP) RULE WHERE APPLICABLE, AND ALL STATE/LOCAL REQUIREMENTS.
 - CLOSEOUT: CONTRACTOR SHALL COORDINATE ALL FINAL INSPECTIONS AND PROVIDE CERTIFIED CLOSEOUT DOCUMENTATION INCLUDING WARRANTIES, MANUALS, TEST REPORTS, FINAL SIGN-OFFS, AND REQUIREMENT OF OCCUPANCY (OR EQUIVALENT) TO THE OWNER AND PITMAN & WARDLEY ASSOCIATES LLC PRIOR TO FINAL PAYMENT.



ZONING REVIEW

| | |
|--------------------------|---|
| PROJECT ADDRESS: | 169 COMMONWEALTH AVENUE, BOSTON MASSACHUSETTS 02116 |
| PARCEL ID: | 0502944000 |
| MAP NO.: | 1 |
| ARTICLE: | UNDERLYING ZONING |
| ZONING DISTRICT: | BOSTON PROPER |
| ZONING SUB-DISTRICT: | H-3-65 |
| ZONING SUBDISTRICT TYPE: | APARTMENT RESIDENTIAL |
| ZONING OVERLAYS: | GROUNDWATER CONSERVATION OVERLAY DISTRICT RESTRICTED PARKING DISTRICT BACK BAY ARCHITECTURAL DISTRICT |

| | ALLOWABLE | EXISTING | PROPOSED | COMPLIANCE |
|--------------------|-----------|--------------------|--------------------|------------|
| LOT AREA | | 3,486 SQFT | 3,486 SQFT | |
| LOT WIDTH X DEPTH | | 28'-0"W x 124'-6"D | 28'-0"W x 124'-6"D | |
| F.A.R. | | | | |
| BUILDING HEIGHT | | | | |
| OPEN SPACE | | | | |
| FRONT YARD SETBACK | | | | |
| SIDE YARD SETBACK | | | | |
| REAR YARD SETBACK | | | | |

PROJECT SCOPE

THE SCOPE OF WORK UNDER THIS PERMIT INCLUDES THE COMPREHENSIVE INTERIOR RENOVATION OF AN EXISTING APPROXIMATELY 2,162 SF RESIDENTIAL UNIT WITHIN AN EXISTING MULTI-UNIT BUILDING, TOGETHER WITH THE CONSTRUCTION OF A NEW APPROXIMATELY 300 SF ROOF HEADHOUSE. WORK INCLUDES, BUT IS NOT LIMITED TO, SELECTIVE DEMOLITION; NEW AND MODIFIED INTERIOR PARTITIONS; FRAMING AND STRUCTURAL COORDINATION; ELECTRICAL, MECHANICAL/HVAC, AND PLUMBING ROUGH-IN AND FINISH WORK; LIGHTING AND LOW-VOLTAGE INFRASTRUCTURE; AND NEW INTERIOR FINISHES AND MILLWORK THROUGHOUT. ALL ASSOCIATED EXTERIOR WORK NECESSARY TO SUPPORT THE ROOF HEADHOUSE/DECK CONSTRUCTION AND TO MAINTAIN A WEATHER-TIGHT, CODE-COMPLIANT BUILDING ENVELOPE IS INCLUDED.

ALL REQUIRED LIFE SAFETY WORK, INCLUDING ANY MODIFICATIONS TO FIRE ALARM, SPRINKLER, SMOKE DETECTION, EMERGENCY LIGHTING, AND EGRESS COMPONENTS AS APPLICABLE, SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR UNDER SEPARATE TRADE PERMITS AS REQUIRED, AND SHALL BE TESTED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION AND INTEGRATED WITH THE BUILDING'S EXISTING FIRE ALARM SYSTEM.

ELECTRICAL WORK SHALL BE PROVIDED ON A DESIGN-BUILD BASIS BY THE GENERAL CONTRACTOR'S LICENSED ELECTRICAL SUBCONTRACTOR, INCLUDING ALL REQUIRED LOAD CALCULATIONS, PANEL/SERVICE VERIFICATION, COORDINATION, PERMITTING, INSPECTIONS, AND FINAL SIGN-OFFS.

MECHANICAL/HVAC WORK SHALL BE PROVIDED ON A DESIGN-BUILD BASIS BY THE GENERAL CONTRACTOR'S LICENSED MECHANICAL SUBCONTRACTOR, INCLUDING SYSTEM DESIGN, EQUIPMENT SELECTION, COORDINATION WITH ARCHITECTURAL INTENT AND AVAILABLE CLEARANCES, PERMITTING, START-UP, TESTING, AND COMMISSIONING AS APPLICABLE.



EXISTING BUILDING OVERVIEW

| | |
|-------------------------|--------------------------|
| EXISTING OCCUPANCY: | GROUP R-3 (MULTI-FAMILY) |
| PROPOSED OCCUPANCY: | GROUP R-2 (MULTI-FAMILY) |
| HEIGHT AND AREA: | |
| MIN. CONSTRUCTION TYPE: | |

PROJECT DATA

| EXISTING SQUARE FOOTAGE | |
|-------------------------|------------|
| FIFTH LEVEL | 2,097 SQFT |
| ROOF LEVEL | 65 SQFT |
| TOTAL | 2,162 SQFT |

| PROPOSED SQUARE FOOTAGE | |
|-------------------------|------------|
| FIFTH LEVEL | 2,139 SQFT |
| ROOF LEVEL | 270 SQFT |
| TOTAL | 2,409 SQFT |

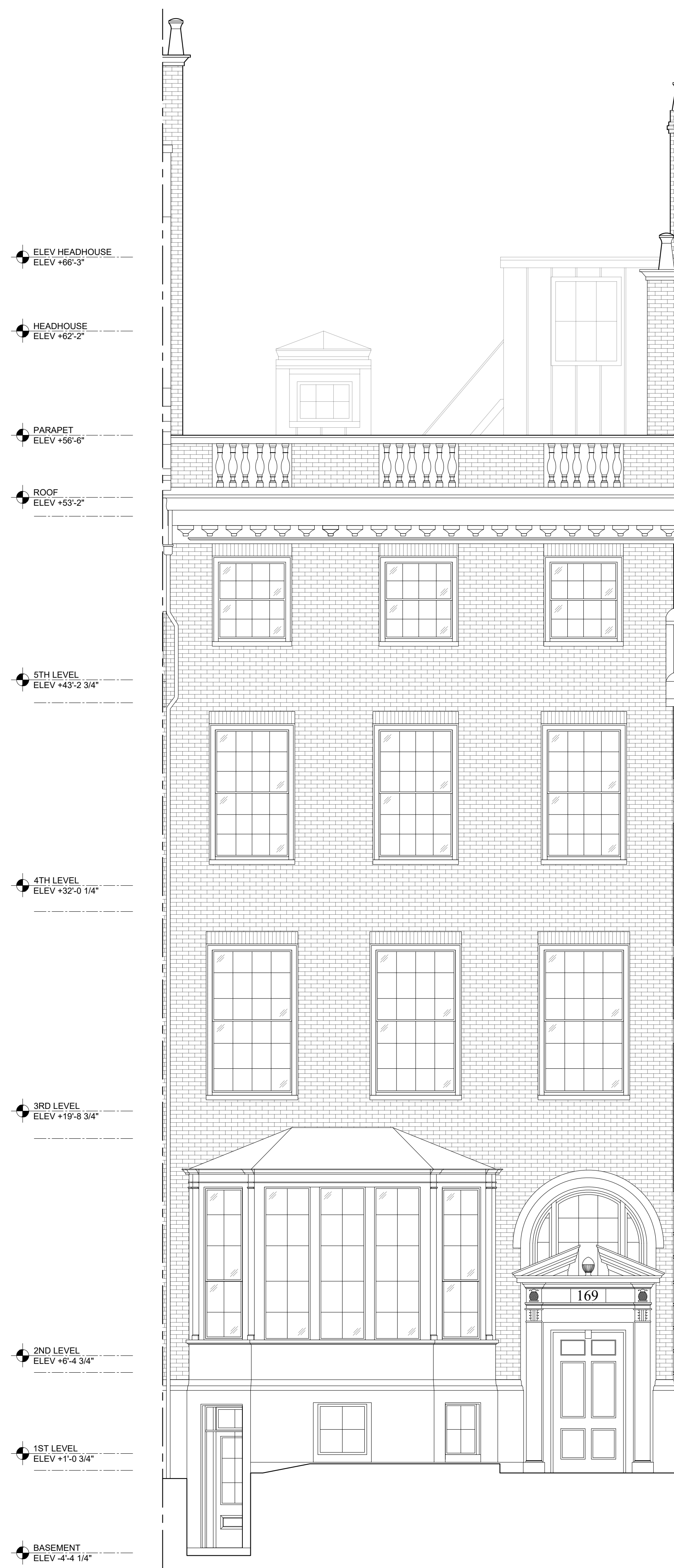
****ALL BUILDING SQUARE FOOTAGE CALCULATIONS SHALL BE VERIFIED BY THE ARCHITECT AT THE COMPLETION OF THE DEMOLITION PHASE IN CONJUNCTION WITH EXISTING SITE SURVEY PROVIDED BY CIVIL ENGINEER****

| | | |
|--|------|-------------|
| PROJECT | | |
| PRIVATE RESIDENCE 169 COMMONWEALTH AVENUE 169 COMMONWEALTH AVENUE, UNIT 5 BOSTON, MASSACHUSETTS 02116 | | |
| FOR OWNER: SANDRA & PAUL LALLI 169 COMMONWEALTH AVENUE BOSTON, MASSACHUSETTS 02116 | | |
| SUBMISSION | | |
| BACK BAY ARCHITECTURAL COMMISSION DRAWINGS ISSUED FOR REVIEW APRIL 22, 2026 | | |
| ISSUE | | |
| ISSUE | DATE | DESCRIPTION |
| TITLE | | |
| COVER PAGE | | |
| SEAL AND SIGNATURE | | |
| SHEET NUMBER | | |
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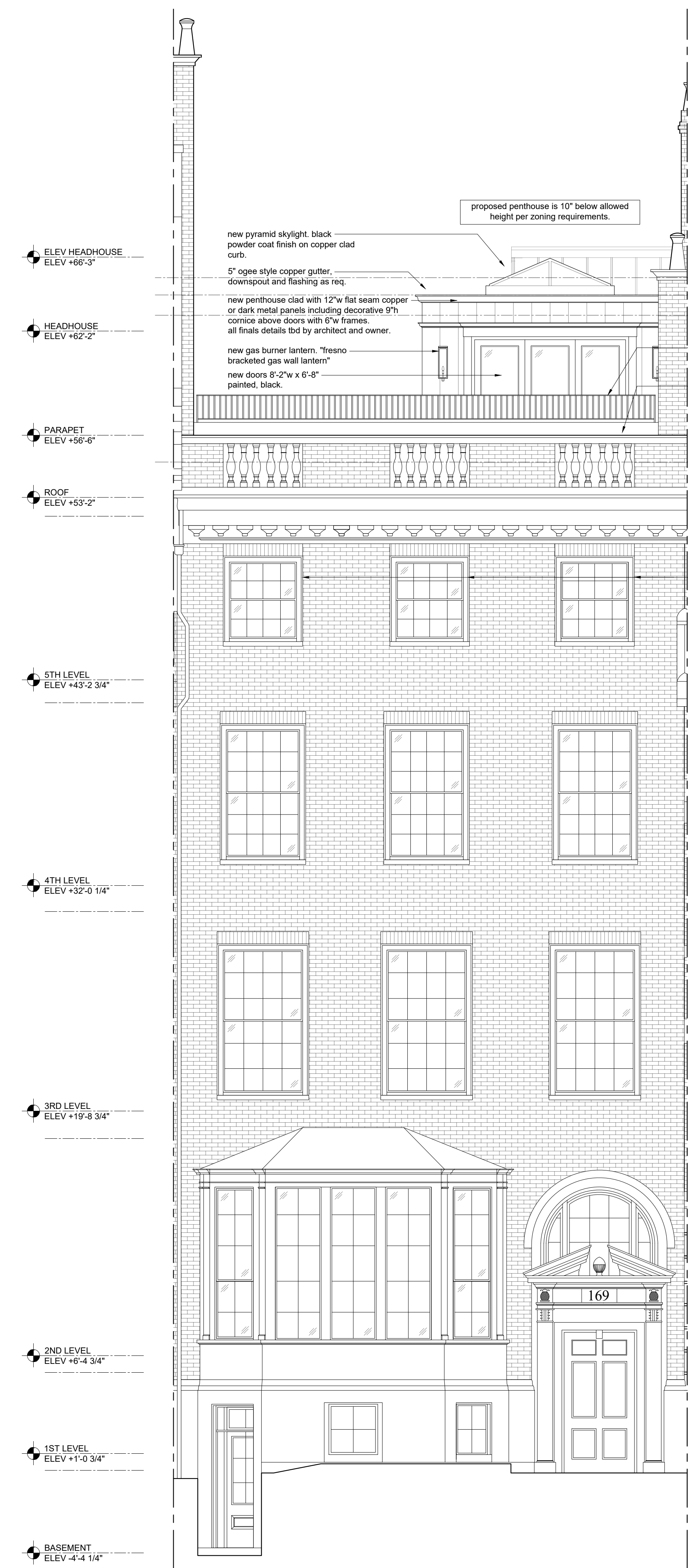
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GENERAL HISTORIC COMMISSION NOTES:

- ALL EXTERIOR WORK SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE BACK BAY ARCHITECTURAL COMMISSION (BBAC) AS REQUIRED BY THE CITY OF BOSTON AND ALL APPLICABLE RULES, REGULATIONS, AND GUIDELINES GOVERNING THE BACK BAY ARCHITECTURAL DISTRICT.
- NO EXTERIOR WORK SHALL PROCEED UNTIL ALL REQUIRED BBAC APPROVALS, CERTIFICATES, DETERMINATIONS, AND OTHER APPLICABLE AUTHORIZATIONS HAVE BEEN OBTAINED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED SUBMISSION DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY THAT ALL WORK CONFORMS TO THE APPROVED BBAC SUBMISSION, INCLUDING BUT NOT LIMITED TO APPROVED LOCATIONS, DIMENSIONS, SETBACKS, PROFILES, MATERIALS, FINISHES, COLORS, AND VISIBILITY CONDITIONS. ANY PROPOSED DEVIATION FROM THE APPROVED SUBMISSION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN A COMPLETE COPY OF THE APPROVED BBAC DRAWINGS, PRESENTATION MATERIALS, CERTIFICATES, AND ASSOCIATED APPROVAL DOCUMENTS ON SITE AND SHALL MAKE SUCH DOCUMENTS AVAILABLE FOR REVIEW UPON REQUEST BY THE ARCHITECT, OWNER, CITY OFFICIALS, OR COMMISSION REPRESENTATIVES.
- ALL EXTERIOR WORK SHALL BE EXECUTED WITH CAREFUL CONSIDERATION OF THE HISTORIC CHARACTER OF THE EXISTING BUILDING, ITS ARCHITECTURAL FEATURES, AND ITS RELATIONSHIP TO THE SURROUNDING BACK BAY STREETScape.
- ALL NEW EXTERIOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO WINDOWS, DOORS, RAILINGS, ROOF ELEMENTS, DECKS, CLADDING, COPINGS, FLASHINGS, TRIM, LIGHTING, LANDSCAPE ELEMENTS, AND OTHER APPURTENANCES, SHALL BE INSTALLED ONLY AS SHOWN IN THE APPROVED BBAC DRAWINGS.
- ALL MATERIALS, ASSEMBLIES, AND EXTERIOR FINISHES SHALL MATCH THE APPROVED SUBMISSION IN TYPE, PROFILE, DIMENSION, COLOR, TEXTURE, SHEEN, AND INSTALLATION METHOD. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT REVIEW BY THE ARCHITECT AND, WHERE REQUIRED, FURTHER BBAC APPROVAL.
- ALL EXPOSED EXTERIOR METALWORK, INCLUDING BUT NOT LIMITED TO RAILINGS, FRAMES, FLASHINGS, COPINGS, PANELS, AND TRIM, SHALL MATCH THE APPROVED DESIGN WITH RESPECT TO PROFILE, THICKNESS, COLOR, AND FINISH.
- ALL WOOD, COMPOSITE, STONE, MASONRY, AND OTHER EXTERIOR FINISH MATERIALS SHALL CONFORM TO THE APPROVED BBAC SUBMISSION AND SHALL BE INSTALLED IN A MANNER CONSISTENT WITH THE ARCHITECTURAL INTENT OF THE APPROVED WORK.
- NO EXTERIOR MECHANICAL EQUIPMENT, VENTS, FLUES, EXHAUSTS, CAMERAS, LIGHT FIXTURES, CONDUITS, ACCESS PANELS, ANTENNAS, OR OTHER EXTERIOR APPURTENANCES SHALL BE INSTALLED EXCEPT AS SPECIFICALLY SHOWN IN THE APPROVED BBAC SUBMISSION OR OTHERWISE REVIEWED BY THE ARCHITECT AND APPROVED AS REQUIRED.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING HISTORIC FABRIC AND ADJACENT EXTERIOR CONSTRUCTION DURING THE COURSE OF THE WORK. ANY DAMAGE TO EXISTING MATERIALS OR FEATURES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND REPAIRED TO MATCH EXISTING CONDITIONS, UNLESS OTHERWISE DIRECTED.
- PRIOR TO THE REMOVAL OR ALTERATION OF ANY EXISTING EXTERIOR ELEMENTS, CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY HISTORIC MATERIALS, CONSTRUCTION CONDITIONS, OR UNFORESEEN CONDITIONS THAT MAY AFFECT THE DESIGN INTENT OR APPROVED SCOPE OF WORK.
- ALL PATCHING, REPAIRS, AND INFILL REQUIRED AS PART OF THE WORK SHALL MATCH ADJACENT EXISTING CONSTRUCTION IN MATERIAL, PROFILE, TEXTURE, COLOR, AND FINISH, UNLESS OTHERWISE NOTED OR APPROVED.
- WHERE EXTERIOR WORK INVOLVES HISTORIC WINDOWS, DOORS, MASONRY, ROOFING, CORNICES, OR OTHER CHARACTER-DEFINING FEATURES, CONTRACTOR SHALL TAKE CARE TO PRESERVE AND PROTECT SUCH ELEMENTS TO THE MAXIMUM EXTENT REQUIRED BY THE APPROVED DOCUMENTS.
- THE CONTRACTOR SHALL COORDINATE ALL REQUIRED FIELD MOCKUPS, MATERIAL SAMPLES, FINISH SAMPLES, AND REVIEW ITEMS WITH THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF EXTERIOR ELEMENTS. MOCKUPS OR SAMPLES SHALL ALSO BE MADE AVAILABLE FOR BBAC STAFF REVIEW WHERE REQUIRED.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AFFECTING EXTERIOR WORK PRIOR TO COMMENCEMENT OF FABRICATION OR CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE APPROVED DRAWINGS SHALL BE REPORTED TO THE ARCHITECT.
- WHERE FIELD CONDITIONS, CONSTRUCTION REQUIREMENTS, OR PRODUCT AVAILABILITY NECESSITATE CHANGES TO THE APPROVED DESIGN, CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL THE CONDITION HAS BEEN REVIEWED BY THE ARCHITECT. CHANGES AFFECTING EXTERIOR APPEARANCE OR VISIBILITY MAY REQUIRE ADDITIONAL BBAC REVIEW.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL REQUIRED SUBMISSIONS, SITE VISITS, SAMPLE REVIEWS, PHOTOGRAPHIC DOCUMENTATION, INSPECTIONS, AND FINAL CLOSEOUT ITEMS WITH THE OWNER, ARCHITECT, AND ANY APPLICABLE CITY OR COMMISSION REPRESENTATIVES TO ENSURE FULL COMPLIANCE WITH THE APPROVED BBAC SUBMISSION.



1 169 COMMONWEALTH AVENUE ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



2 169 COMMONWEALTH AVENUE ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

proposed penthouse is 10" below allowed height per zoning requirements.

new pyramid skylight, black powder coat finish on copper clad curb.

5" ogee style copper gutter, downspout and flashing as req.

new penthouse clad with 12" w flat seam copper or dark metal panels including decorative 9" h cornice above doors with 6" w frames. all finish details led by architect and owner.

new gas burner lantern, "fresno bracketed gas wall lantern"

new doors 6'-2" w x 6'-8" painted, black.

65'-0" max allowed height per zoning

Penthouse Roof Elevation: +64'-11"

Penthouse Finish Ceiling Elevation: +62'-11"

new 1'-6" high iron railing to be set within proposed planter, railing to receive gloss black painted finish.

new planter with ipc cladding, proposed plantings to not exceed height of adjacent proposed railing.

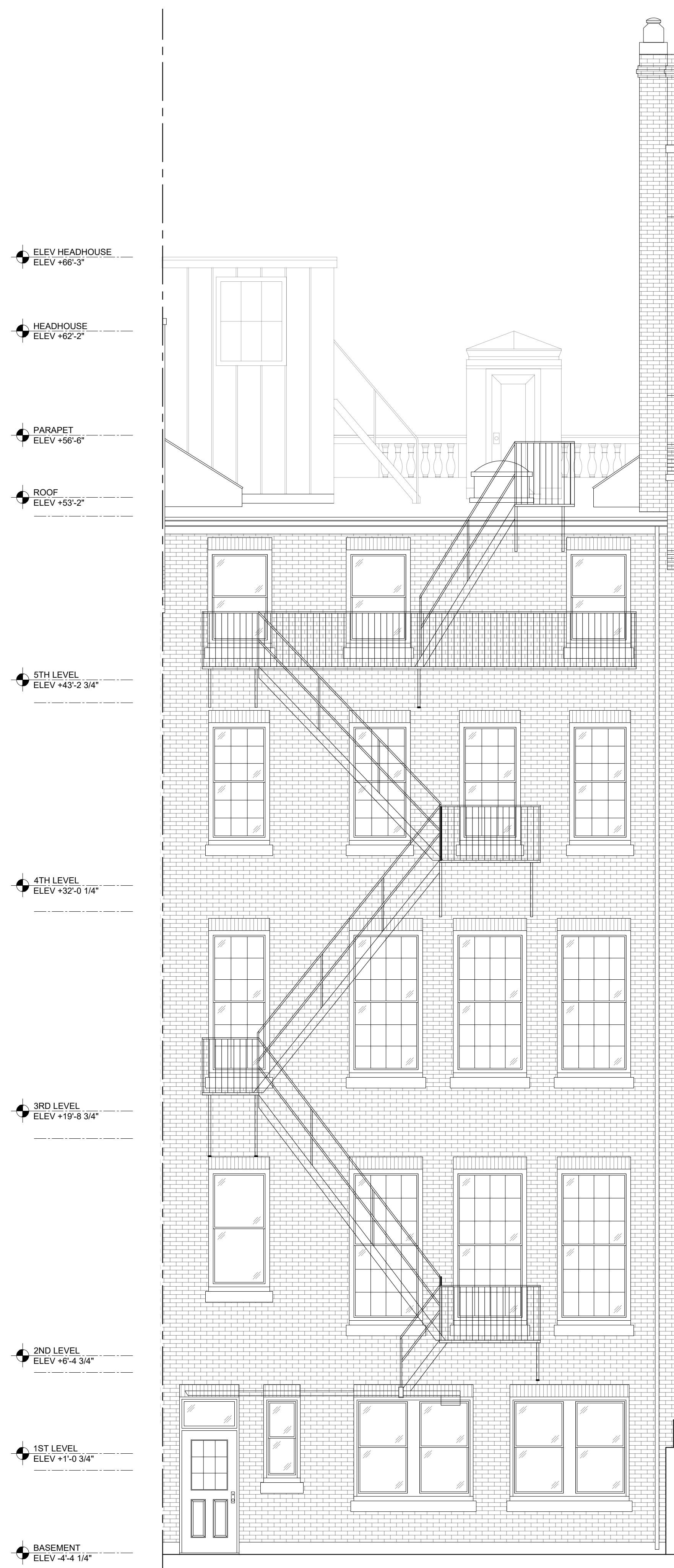
Top of Parapet Elevation: +56'-4"

Penthouse & Roof Deck Elevation: +54'-11"

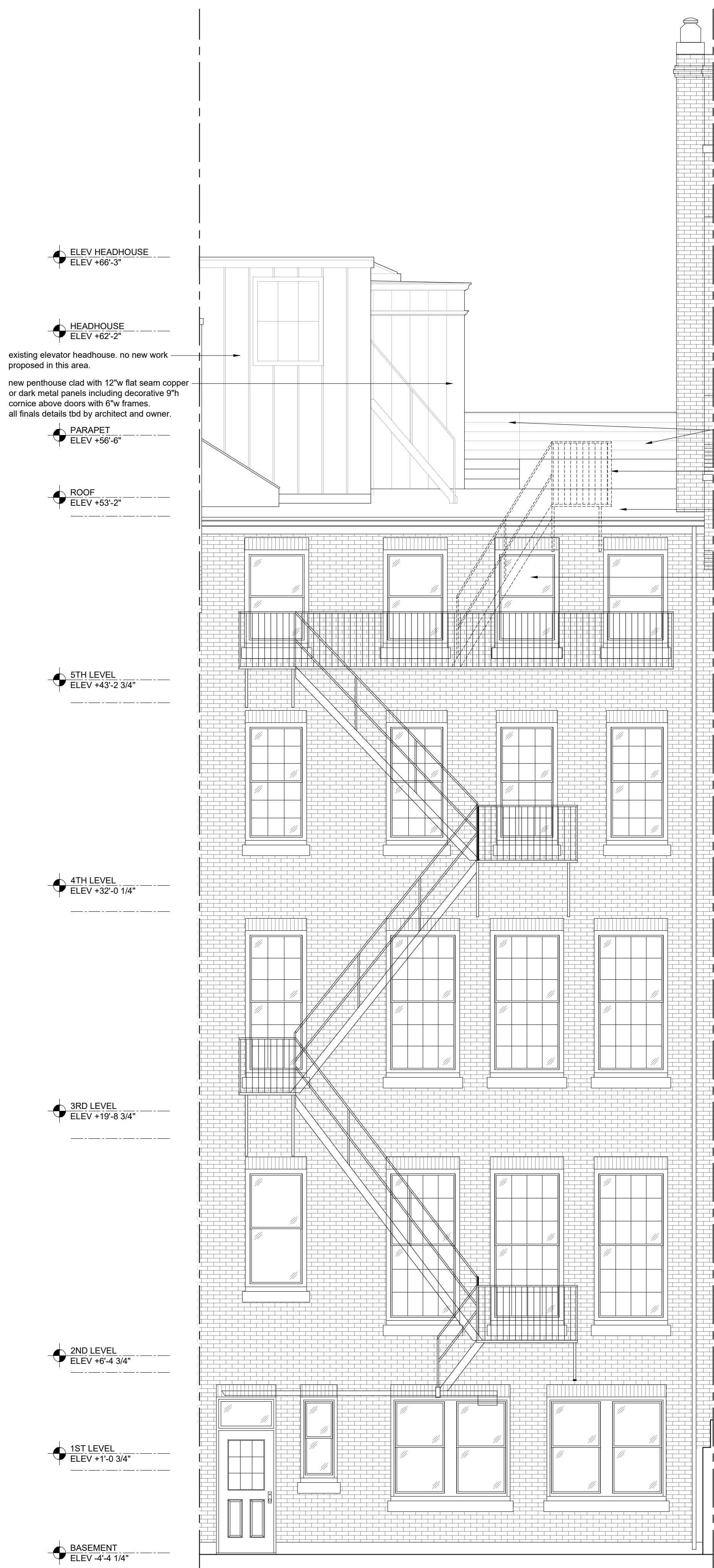
existing three front windows at this level only will be removed and replaced with new historically accurate eight-over-eight wood windows in existing masonry openings. new windows to match the design, proportions, and character of the existing windows at the front facade.

GENERAL HISTORIC COMMISSION NOTES:

- ALL EXTERIOR WORK SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE BACK BAY ARCHITECTURAL COMMISSION (BBAC) AS REQUIRED BY THE CITY OF BOSTON AND ALL APPLICABLE RULES, REGULATIONS, AND GUIDELINES GOVERNING THE BACK BAY ARCHITECTURAL DISTRICT.
- NO EXTERIOR WORK SHALL PROCEED UNTIL ALL REQUIRED BBAC APPROVALS, CERTIFICATES, DETERMINATIONS, AND OTHER APPLICABLE AUTHORIZATIONS HAVE BEEN OBTAINED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED SUBMISSION DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY THAT ALL WORK CONFORMS TO THE APPROVED BBAC SUBMISSION, INCLUDING BUT NOT LIMITED TO APPROVED LOCATIONS, DIMENSIONS, SETBACKS, PROFILES, MATERIALS, FINISHES, COLORS, AND VISIBILITY CONDITIONS. ANY PROPOSED DEVIATION FROM THE APPROVED SUBMISSION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN A COMPLETE COPY OF THE APPROVED BBAC DRAWINGS, PRESENTATION MATERIALS, CERTIFICATES, AND ASSOCIATED APPROVAL DOCUMENTS ON SITE AND SHALL MAKE SUCH DOCUMENTS AVAILABLE FOR REVIEW UPON REQUEST BY THE ARCHITECT, OWNER, CITY OFFICIALS, OR COMMISSION REPRESENTATIVES.
- ALL EXTERIOR WORK SHALL BE EXECUTED WITH CAREFUL CONSIDERATION OF THE HISTORIC CHARACTER OF THE EXISTING BUILDING, ITS ARCHITECTURAL FEATURES, AND ITS RELATIONSHIP TO THE SURROUNDING BACK BAY STREETScape.
- ALL NEW EXTERIOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO WINDOWS, DOORS, RAILINGS, ROOF ELEMENTS, DECKS, CLADDING, COPINGS, FLASHINGS, TRIM, LIGHTING, LANDSCAPE ELEMENTS, AND OTHER APPURTENANCES, SHALL BE INSTALLED ONLY AS SHOWN IN THE APPROVED BBAC DRAWINGS.
- ALL MATERIALS, ASSEMBLIES, AND EXTERIOR FINISHES SHALL MATCH THE APPROVED SUBMISSION IN TYPE, PROFILE, DIMENSION, COLOR, TEXTURE, SHEEN, AND INSTALLATION METHOD. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT REVIEW BY THE ARCHITECT AND, WHERE REQUIRED, FURTHER BBAC APPROVAL.
- ALL EXPOSED EXTERIOR METALWORK, INCLUDING BUT NOT LIMITED TO RAILINGS, FRAMES, FLASHINGS, COPINGS, PANELS, AND TRIM, SHALL MATCH THE APPROVED DESIGN WITH RESPECT TO PROFILE, THICKNESS, COLOR, AND FINISH.
- ALL WOOD, COMPOSITE, STONE, MASONRY, AND OTHER EXTERIOR FINISH MATERIALS SHALL CONFORM TO THE APPROVED BBAC SUBMISSION AND SHALL BE INSTALLED IN A MANNER CONSISTENT WITH THE ARCHITECTURAL INTENT OF THE APPROVED WORK.
- NO EXTERIOR MECHANICAL EQUIPMENT, VENTS, FLUES, EXHAUSTS, CAMERAS, LIGHT FIXTURES, CONDUITS, ACCESS PANELS, ANTENNAS, OR OTHER EXTERIOR APPURTENANCES SHALL BE INSTALLED EXCEPT AS SPECIFICALLY SHOWN IN THE APPROVED BBAC SUBMISSION OR OTHERWISE REVIEWED BY THE ARCHITECT AND APPROVED AS REQUIRED.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING HISTORIC FABRIC AND ADJACENT EXTERIOR CONSTRUCTION DURING THE COURSE OF THE WORK. ANY DAMAGE TO EXISTING MATERIALS OR FEATURES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND REPAIRED TO MATCH EXISTING CONDITIONS, UNLESS OTHERWISE DIRECTED.
- PRIOR TO THE REMOVAL OR ALTERATION OF ANY EXISTING EXTERIOR ELEMENTS, CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY HISTORIC MATERIALS, CONSTRUCTION CONDITIONS, OR UNFORESEEN CONDITIONS THAT MAY AFFECT THE DESIGN INTENT OR APPROVED SCOPE OF WORK.
- ALL PATCHING, REPAIRS, AND INFILL REQUIRED AS PART OF THE WORK SHALL MATCH ADJACENT EXISTING CONSTRUCTION IN MATERIAL, PROFILE, TEXTURE, COLOR, AND FINISH, UNLESS OTHERWISE NOTED OR APPROVED.
- WHERE EXTERIOR WORK INVOLVES HISTORIC WINDOWS, DOORS, MASONRY, ROOFING, CORNICES, OR OTHER CHARACTER-DEFINING FEATURES, CONTRACTOR SHALL TAKE CARE TO PRESERVE AND PROTECT SUCH ELEMENTS TO THE MAXIMUM EXTENT REQUIRED BY THE APPROVED DOCUMENTS.
- THE CONTRACTOR SHALL COORDINATE ALL REQUIRED FIELD MOCKUPS, MATERIAL SAMPLES, FINISH SAMPLES, AND REVIEW ITEMS WITH THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF EXTERIOR ELEMENTS. MOCKUPS OR SAMPLES SHALL ALSO BE MADE AVAILABLE FOR BBAC STAFF REVIEW WHERE REQUIRED.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AFFECTING EXTERIOR WORK PRIOR TO COMMENCEMENT OF FABRICATION OR CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE APPROVED DRAWINGS SHALL BE REPORTED TO THE ARCHITECT.
- WHERE FIELD CONDITIONS, CONSTRUCTION REQUIREMENTS, OR PRODUCT AVAILABILITY NECESSITATE CHANGES TO THE APPROVED DESIGN, CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL THE CONDITION HAS BEEN REVIEWED BY THE ARCHITECT. CHANGES AFFECTING EXTERIOR APPEARANCE OR VISIBILITY MAY REQUIRE ADDITIONAL BBAC REVIEW.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL REQUIRED SUBMISSIONS, SITE VISITS, SAMPLE REVIEWS, PHOTOGRAPHIC DOCUMENTATION, INSPECTIONS, AND FINAL CLOSEOUT ITEMS WITH THE OWNER, ARCHITECT, AND ANY APPLICABLE CITY OR COMMISSION REPRESENTATIVES TO ENSURE FULL COMPLIANCE WITH THE APPROVED BBAC SUBMISSION.



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



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

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SUBMISSION

BACK BAY ARCHITECTURAL COMMISSION
DRAWINGS ISSUED FOR REVIEW
APRIL 22, 2026

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TITLE

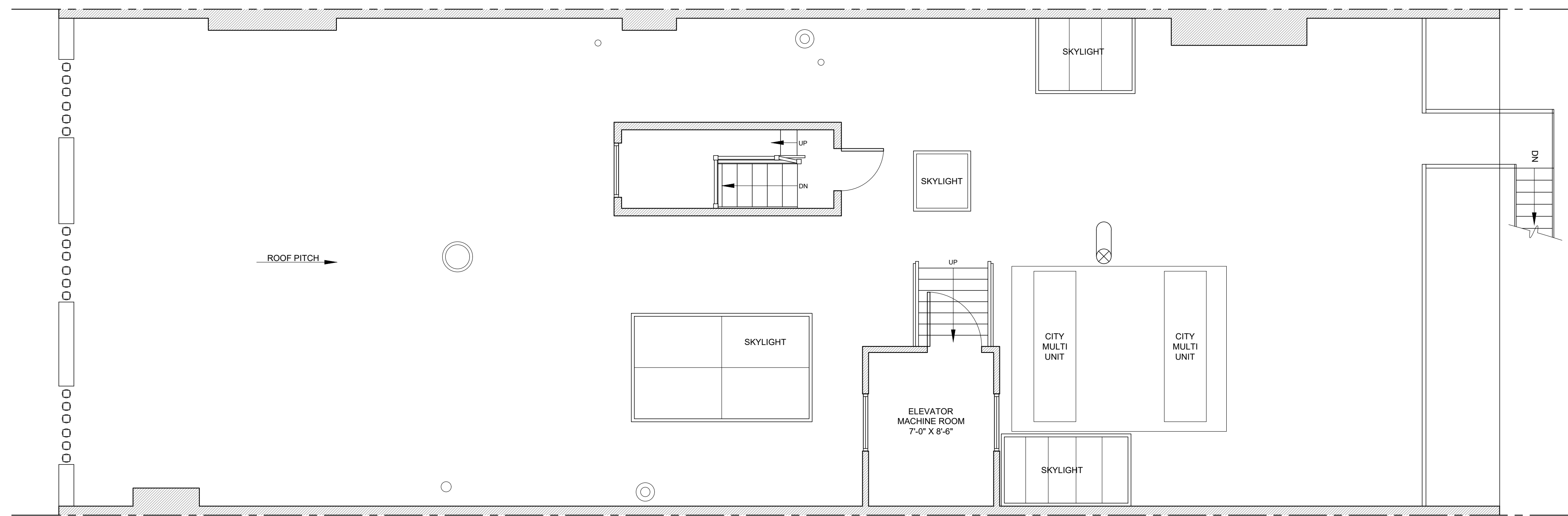
**EXISTING AND PROPOSED
ROOF DECK AND PENTHOUSE
PLANS**

SEAL AND SIGNATURE

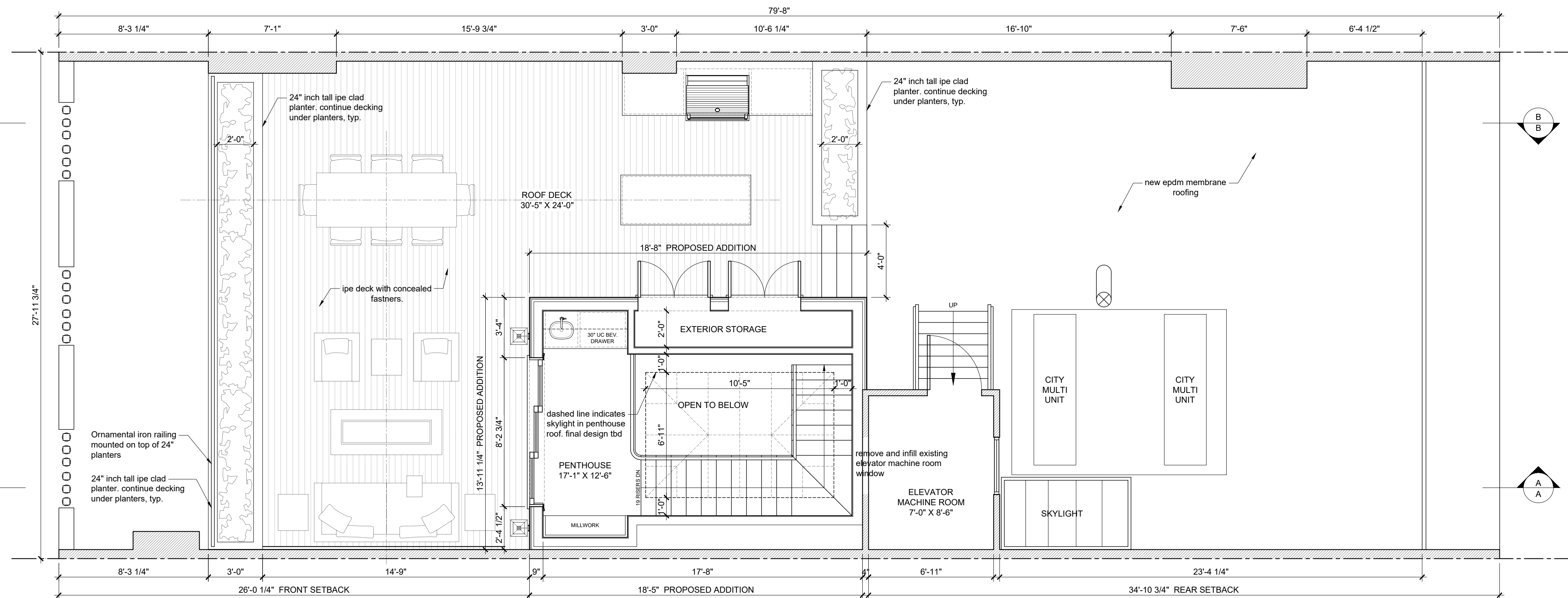
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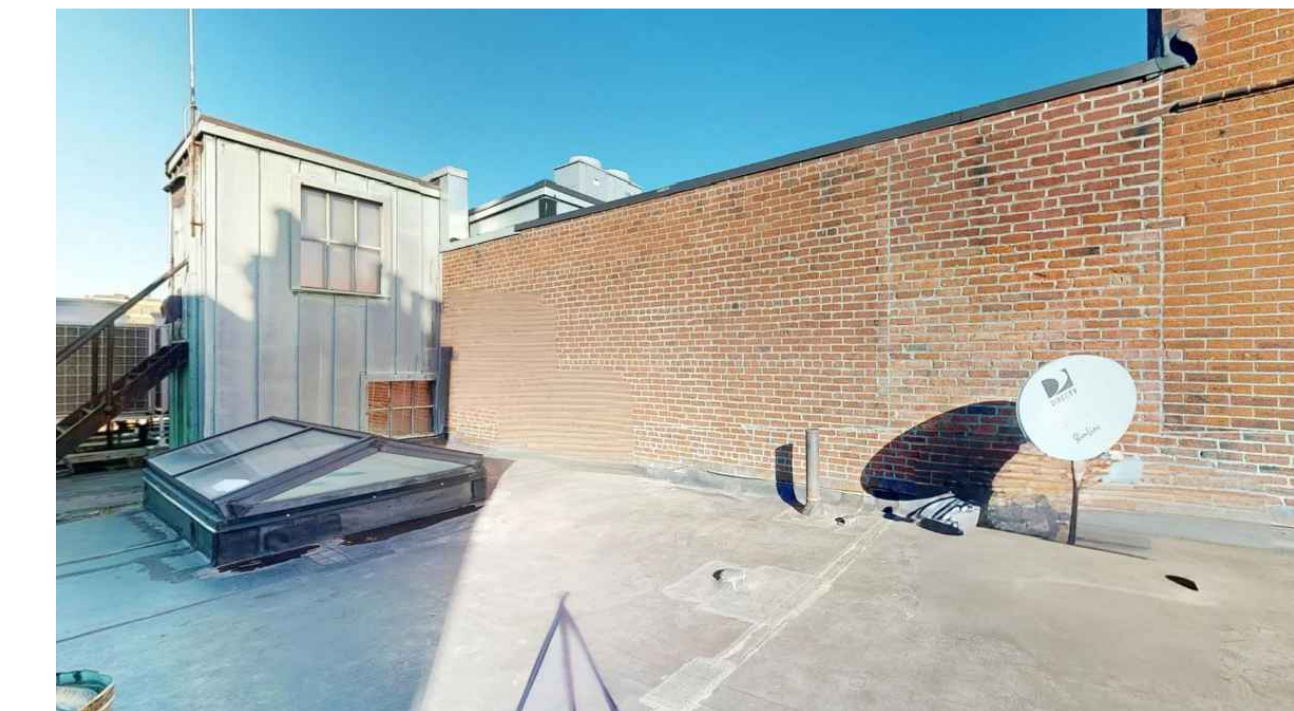
1 ROOF PLAN - EXISTING
SCALE: 1/4" = 1'-0"



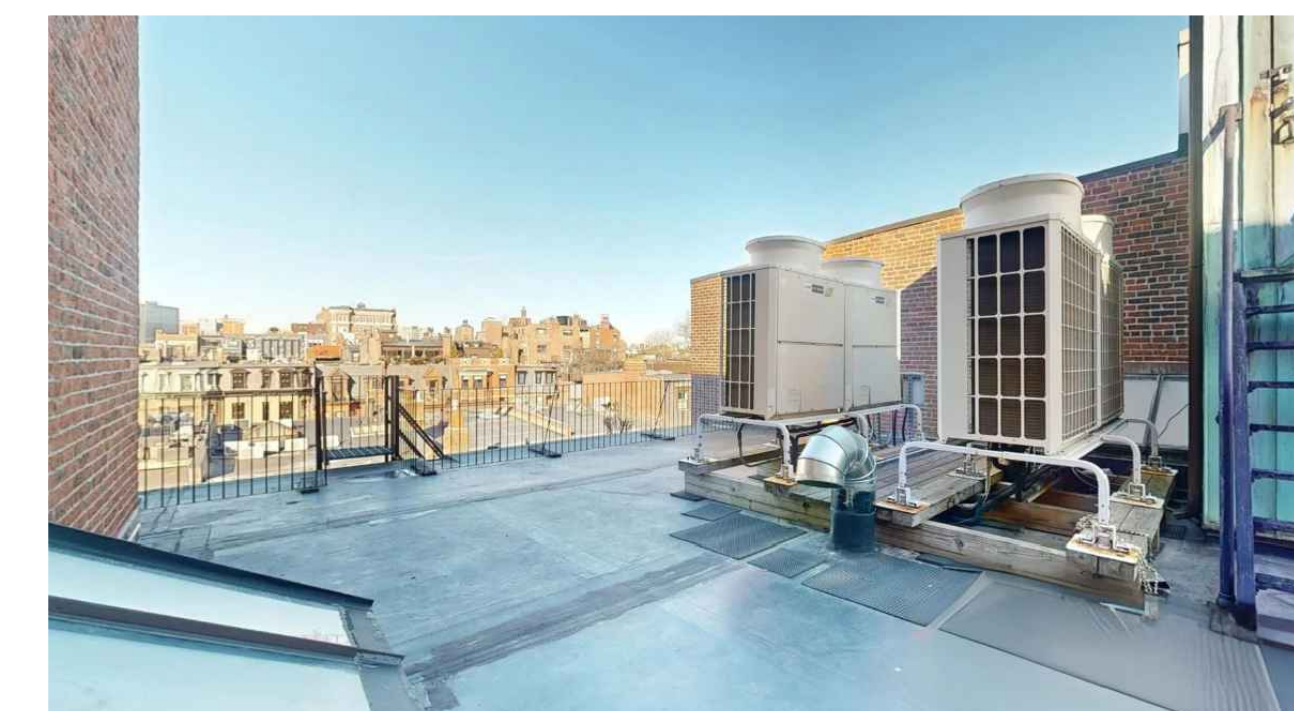
2 ROOF AND PENTHOUSE PLANS - PROPOSED
SCALE: 1/4" = 1'-0"



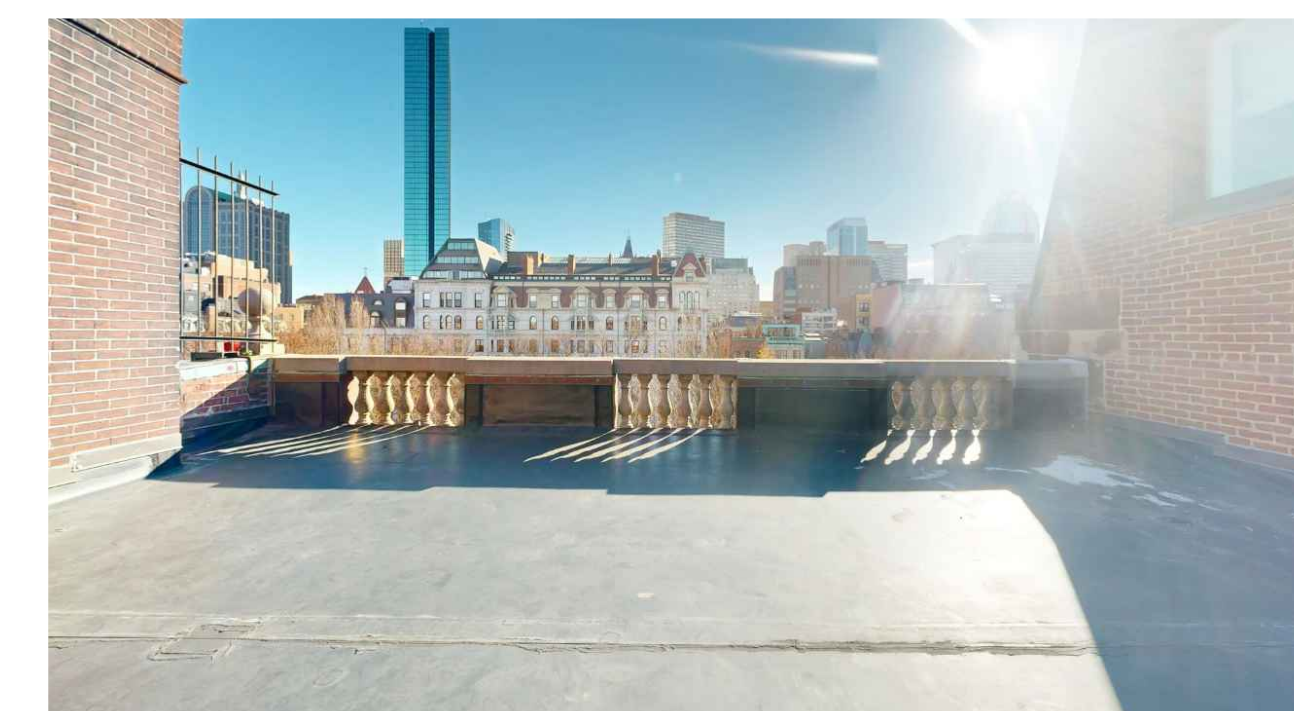
EXISTING HEADHOUSE ALONG WEST PARTY WALL



EXISTING VIEW TOWARD EAST PARTY WALL



EXISTING VIEW TOWARD EAST PARTY WALL MECHANICAL UNITS



EXISTING VIEW TOWARDS COMMONWEALTH AVENUE MALL

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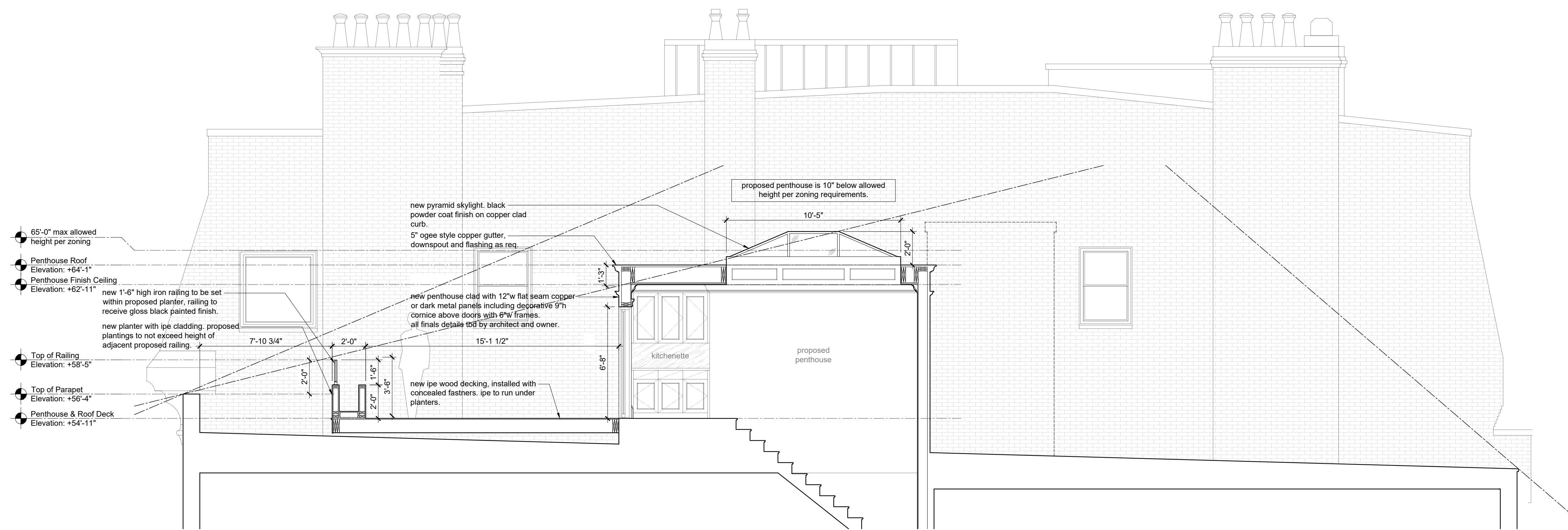
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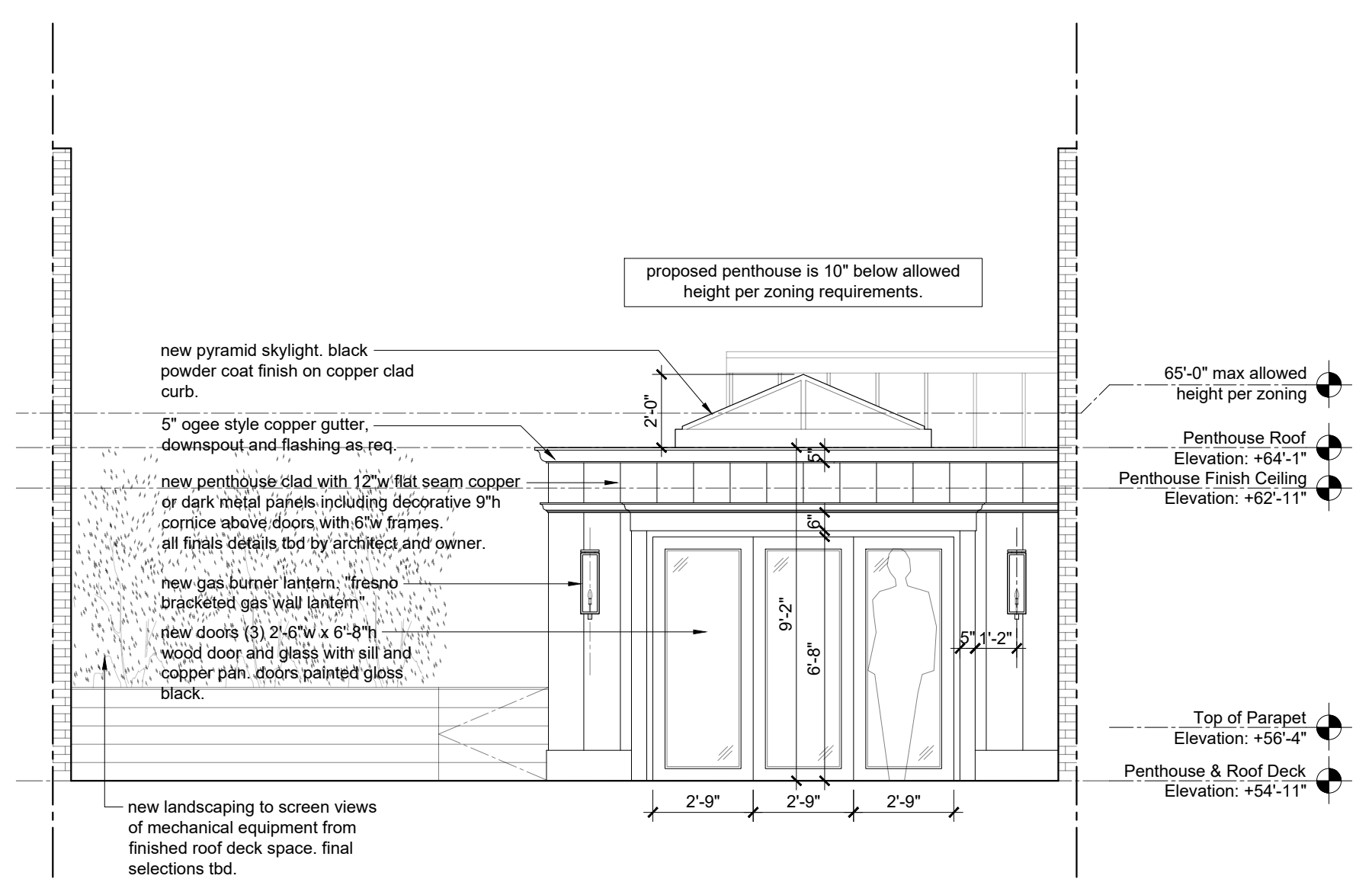
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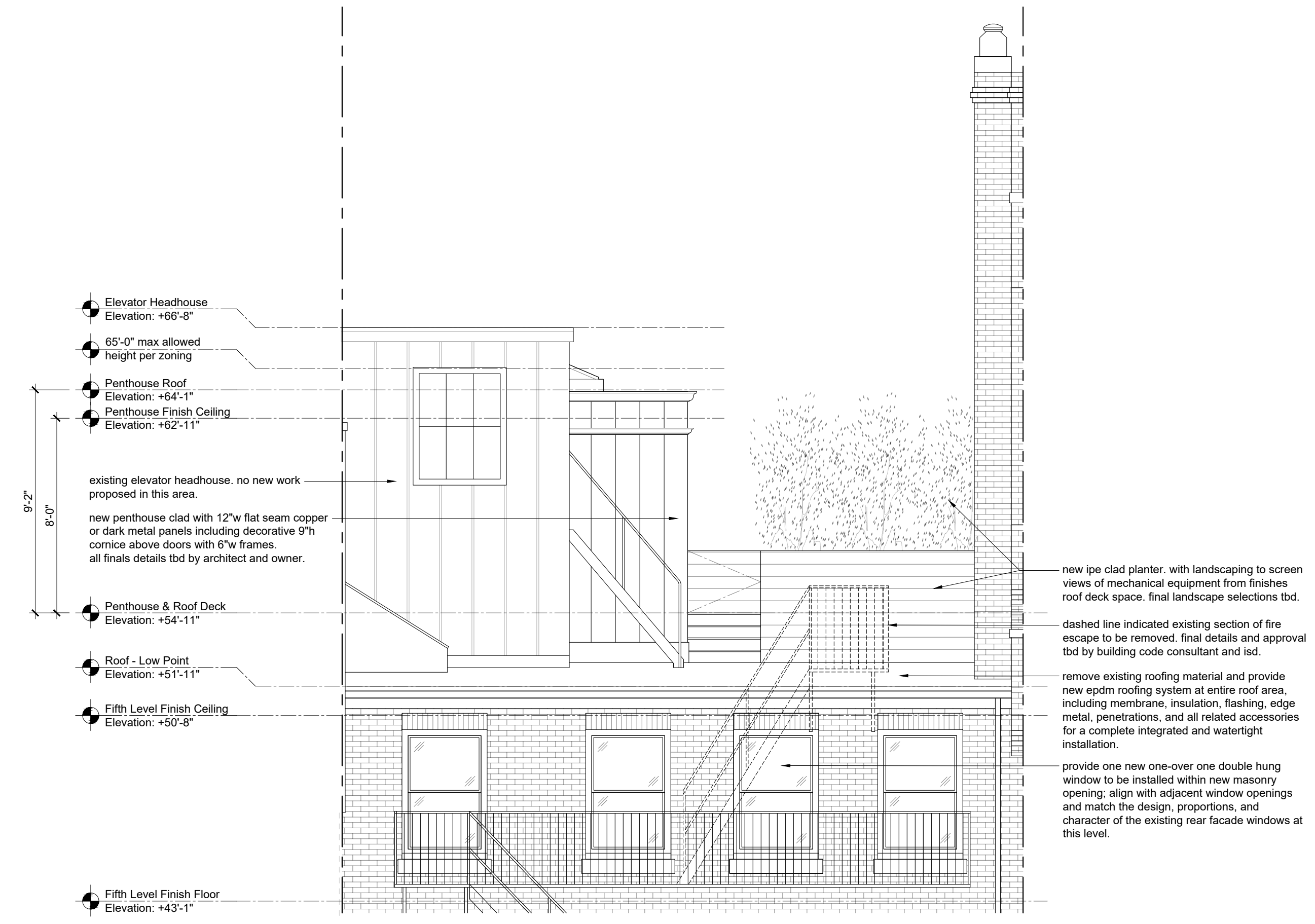
AUDIO AND VISUAL CONSULTANT
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1 PROPOSED SECTION A - A WEST PARTY WALL
SCALE: 1/4" = 1'-0"



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



3 PARTIAL REAR ALLEY ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

PROJECT

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EXISTING FRONT AND REAR EXTERIOR ELEVATIONS

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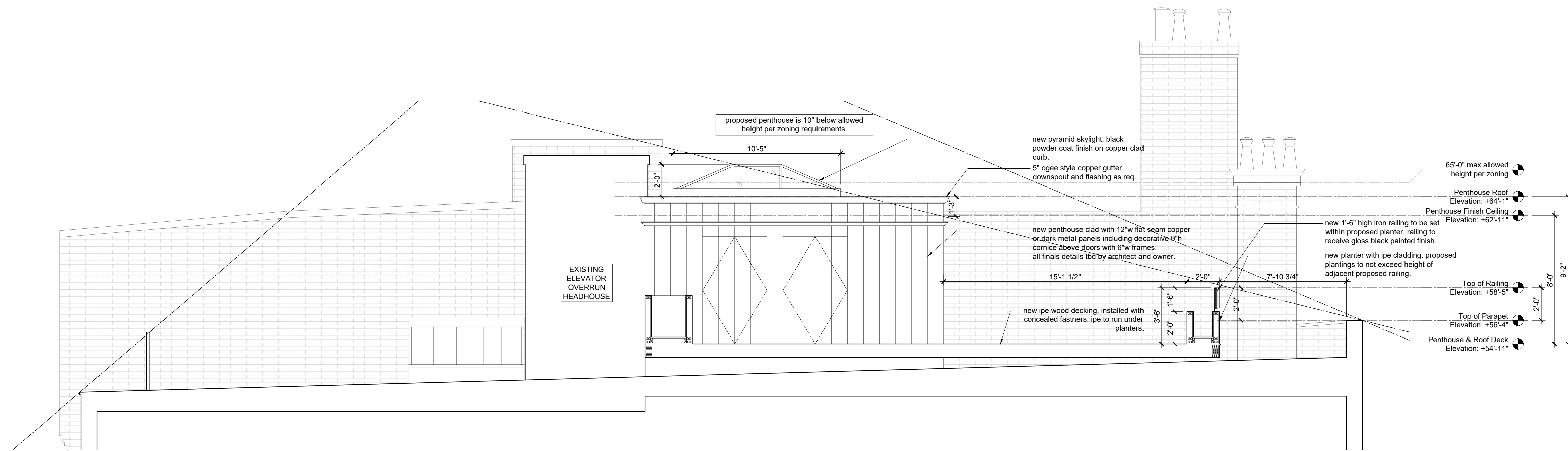
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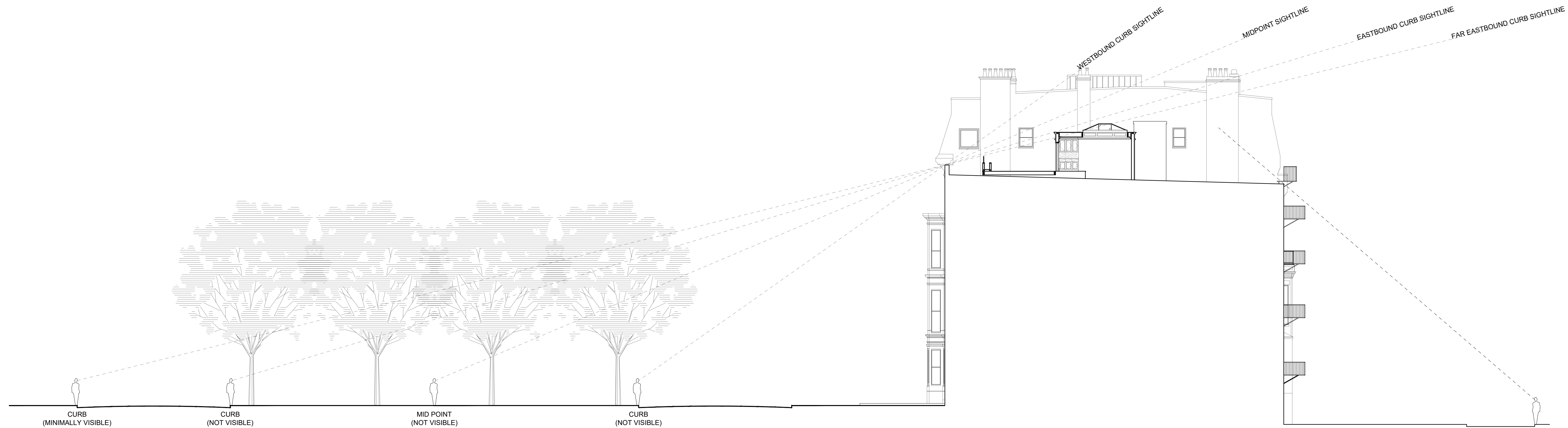
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1 PROPOSED SECTION B - B EAST PARTY WALL
SCALE: 1/4" = 1'-0"



2 PROPOSED SECTION A - A EAST PARTY WALL
SCALE: NTS

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EXISTING FRONT AND REAR
EXTERIOR ELEVATIONS

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