

RYDER/JONES RESIDENCE

45 MOUNT VERNON STREET

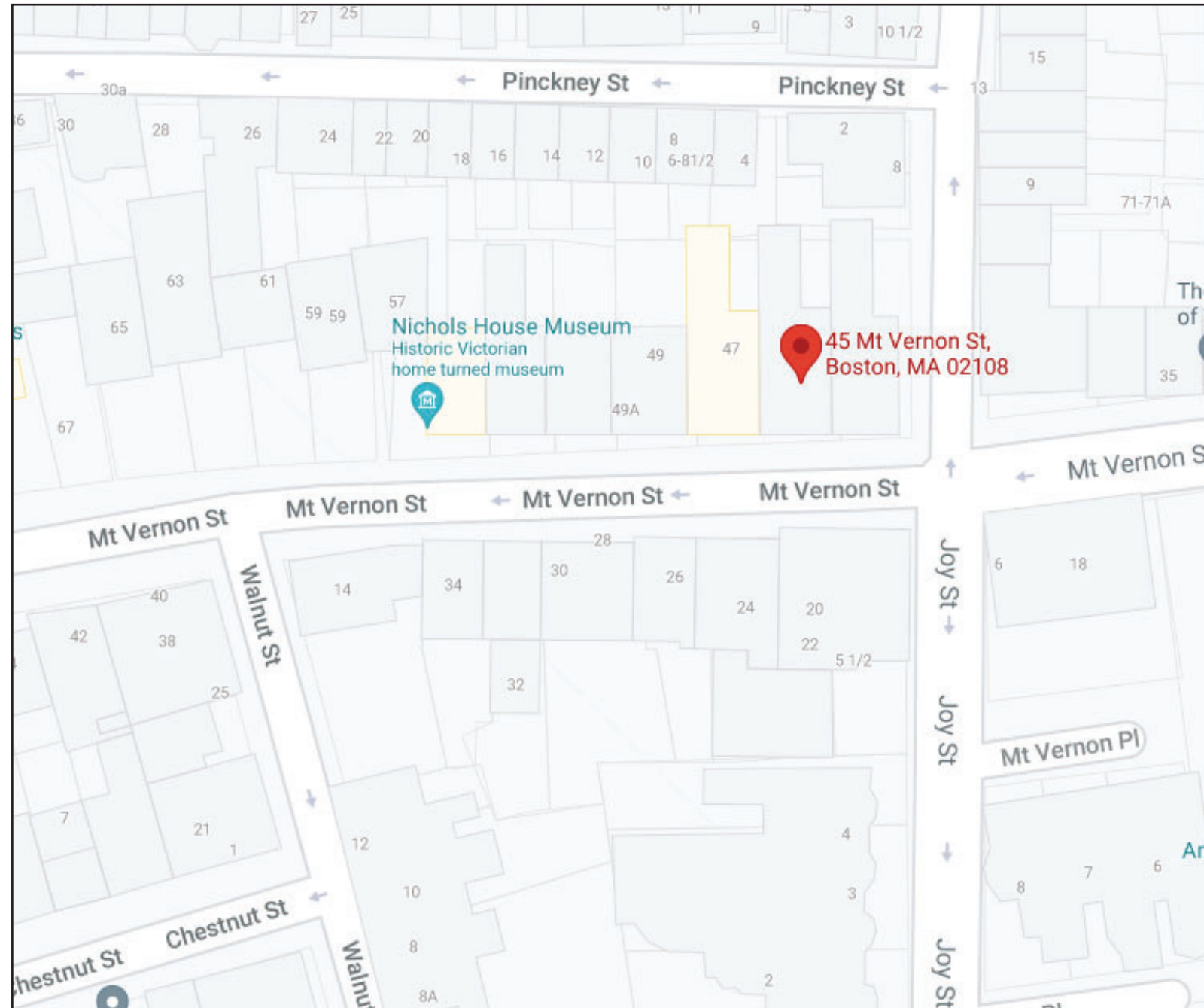
BOSTON, MA

FOR BHAC REVIEW

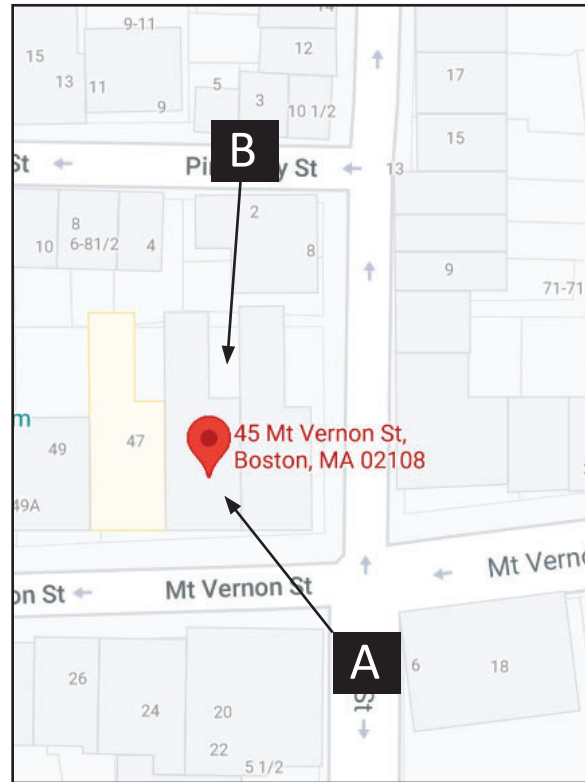
05.26.21

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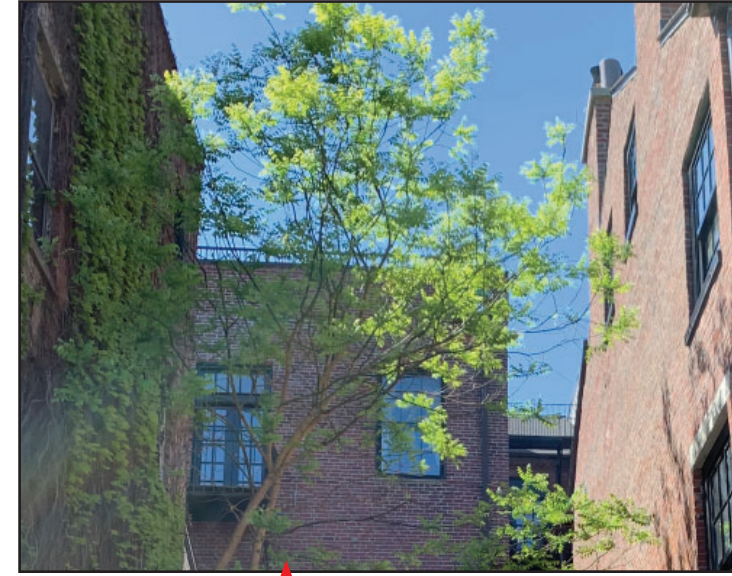
LOCUS VIEW



Close-up of glazed head house with skylight to be replaced due to failing seals. It will have with the same footprint and height as previously approved.



Close-up of view of where the proposed reinstated deck with a wrought iron railing painted matte black would be visible, behind decking railing at neighbors deck (seen in photo) below.

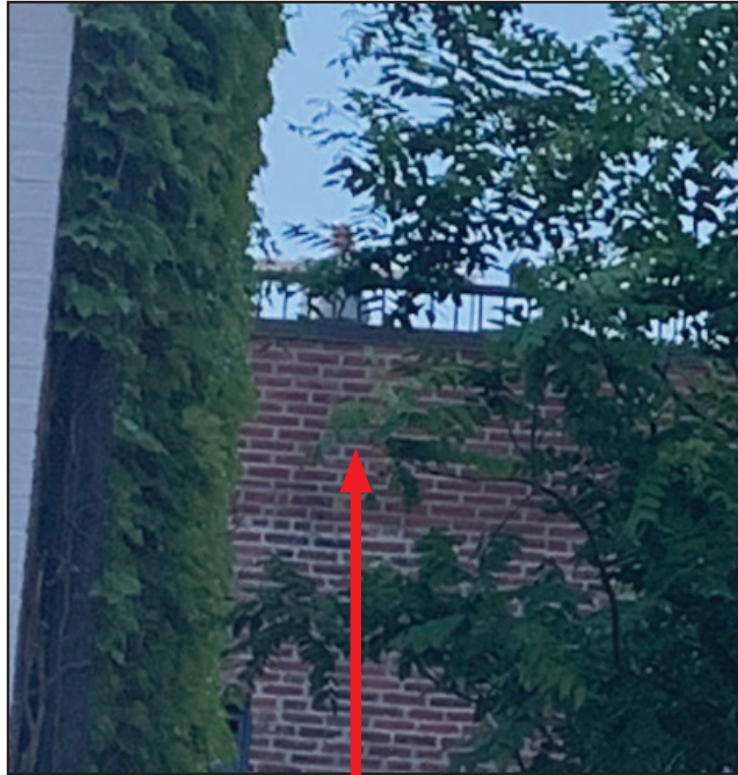


A View from joy street looking up at the solarium.

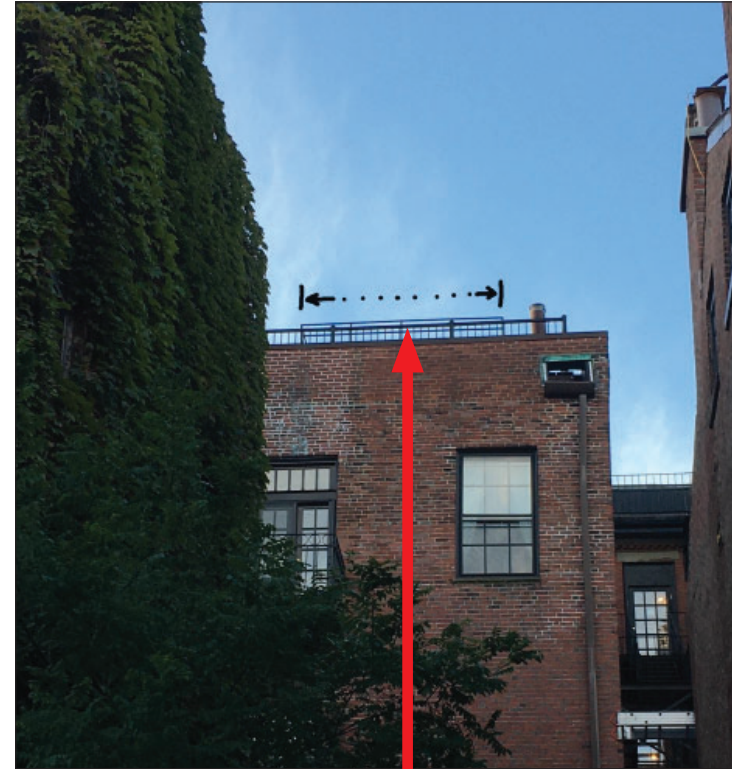
B View from Pinckney Street looking up at proposed reinstated deck and railing.

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 45 Mount Vernon Street
 Boston, MA
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Close up view from Pinckney Street looking up at proposed reinstated deck and railing. Human for scale, is leaning on the 2 x 4 mock up railing.



Close up from Pinckney Street looking up at former deck railing (prior to demo) seen through the downstairs neighbor's railing.



Close up of rendered image illustrating new glazed head house skylight to mimic existing with bronze exterior frame. The replacement frame and glass will be squared off rather than have the rounded design. The new glass has a higher R-value and as such, will be slightly darker in hue.



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Existing for reference



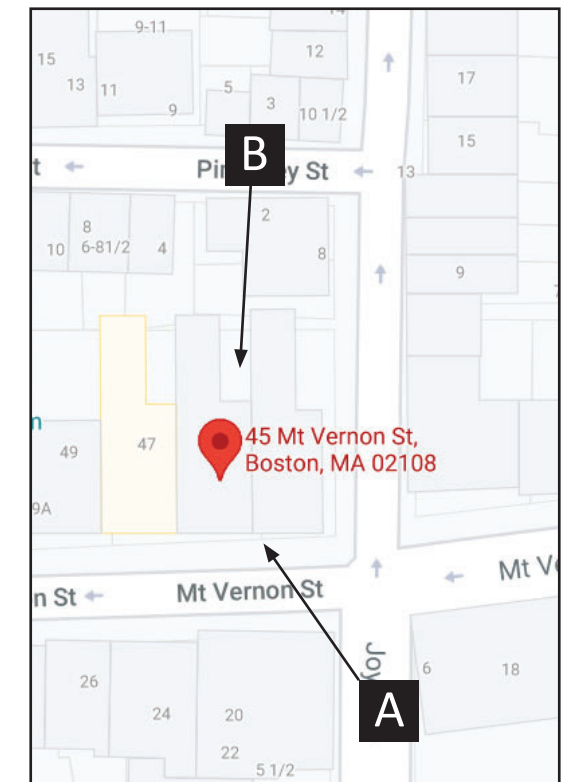
B View from Pinckney Street looking up at proposed reinstated deck and railing.



B View from Pinckney Street looking up at former deck railing behind downstairs neighbor's railing.



A View from Pinckney Street looking up at an altered photo showing the new bronze square frame of the glazed head house skylight.



**PAYNE
BOUCHIER**
FINE BUILDERS

Existing conditions of deteriorated glazed head house and skylight with failing seals and worn cedar cladding.



A



D



B

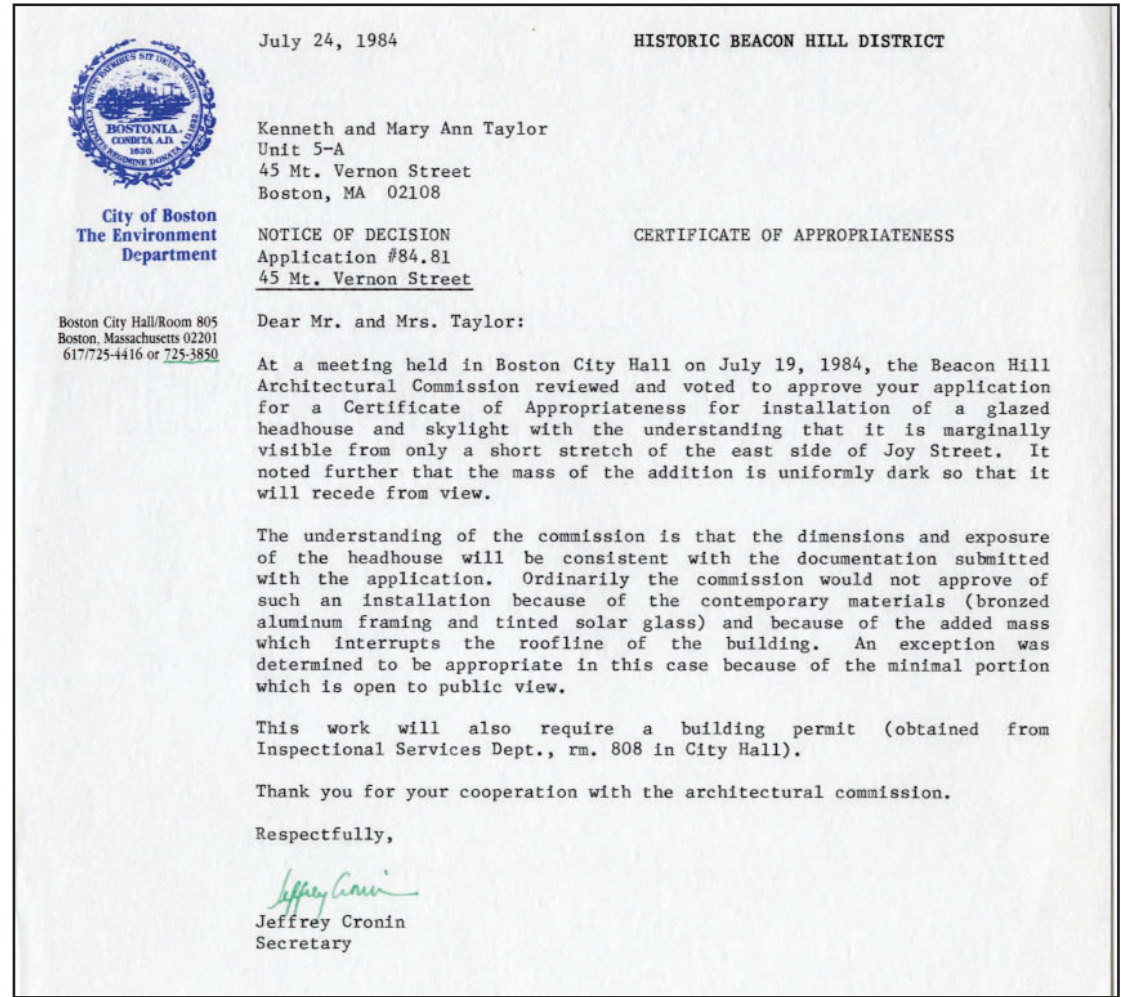


E



C

Original certificate of appropriateness for the glazed head house and skylight that is marginally visible from Joy Street.



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Broken seals with condensation in panes. Photo taken from inside, looking up.

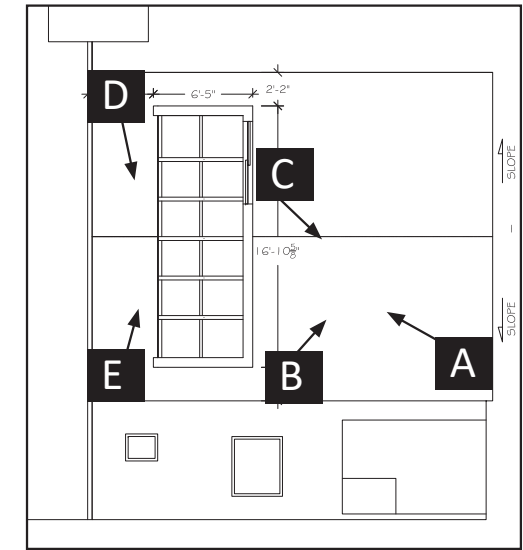


PHOTO KEY

**PAYNE
BOUCHIER**
FINE BUILDERS



A

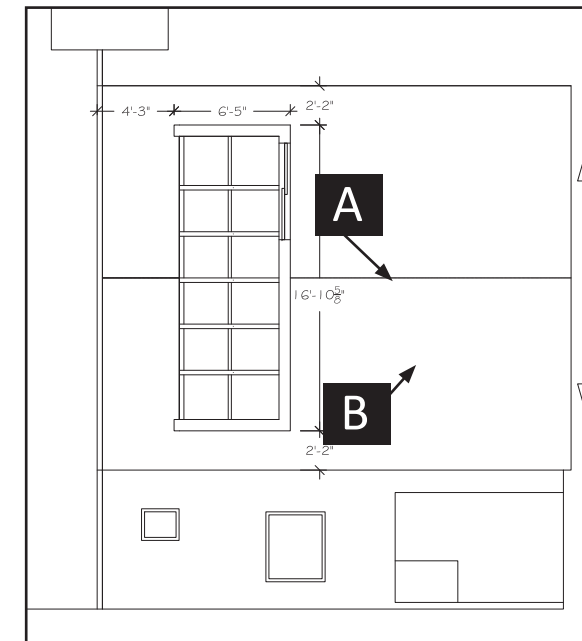


PHOTO KEY



B

Original approved deck that was torn down for a roof replacement. We are seeking permission to replace in the same footprint as previously approved, with an architecturally appropriate railing. See drawings.



A

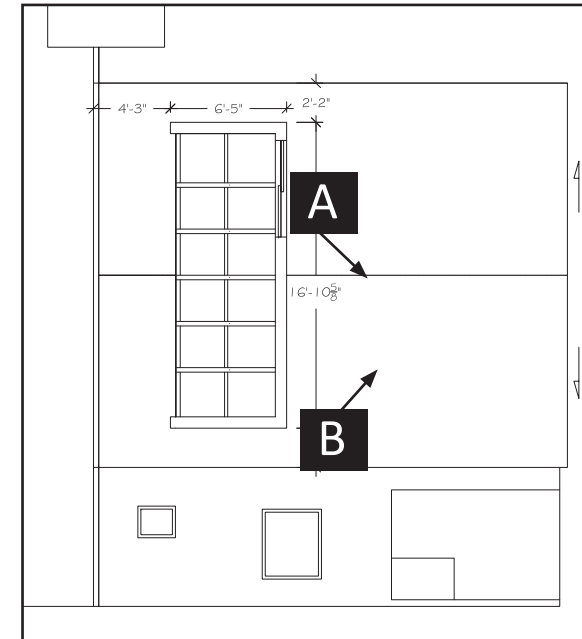
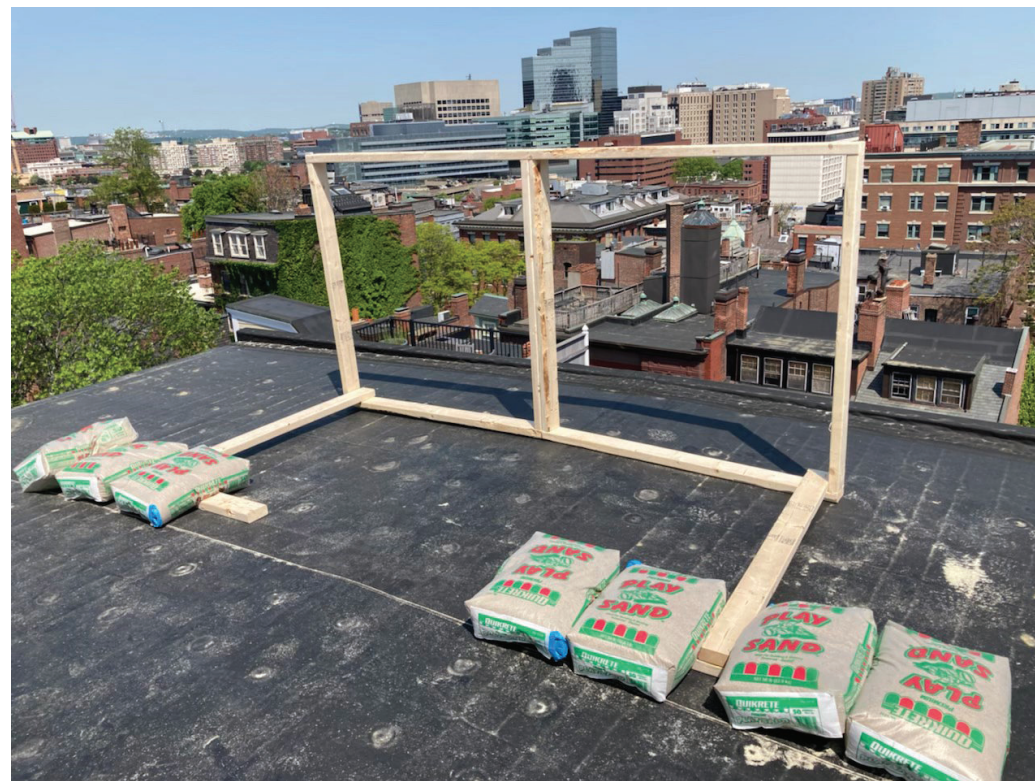


PHOTO KEY



B

Mock up shows deck at 3 feet from leading edge of roof and a code compliant railing of 42" above the decking.

PROPOSED REINSTATED DECK
WITH MAHOGANY (OR SIMILAR)
DECK PLANKS
42" WROUGHT IRON RAIL,
PAINTED GLOSS BLACK

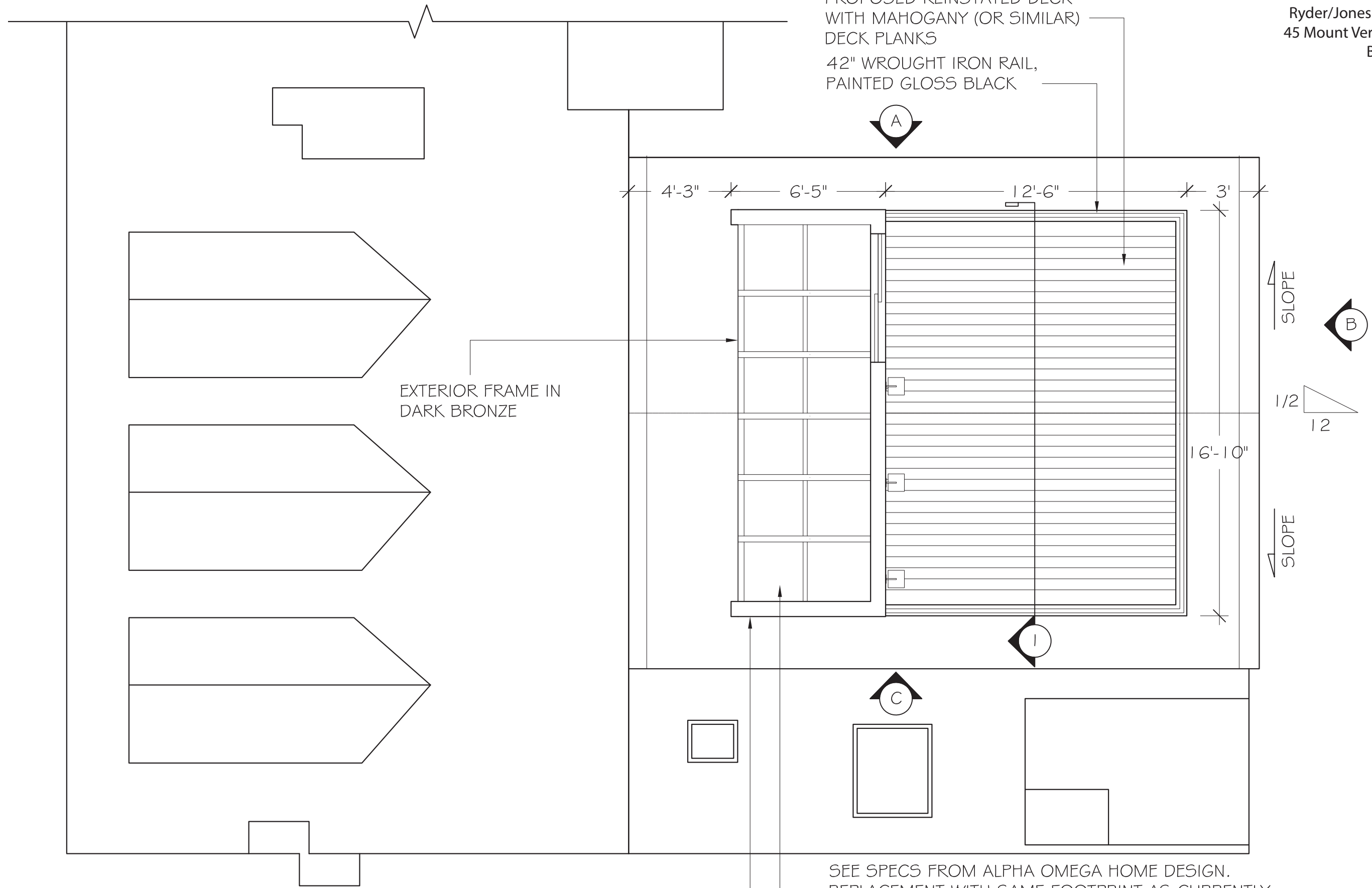
EXTERIOR FRAME IN
DARK BRONZE

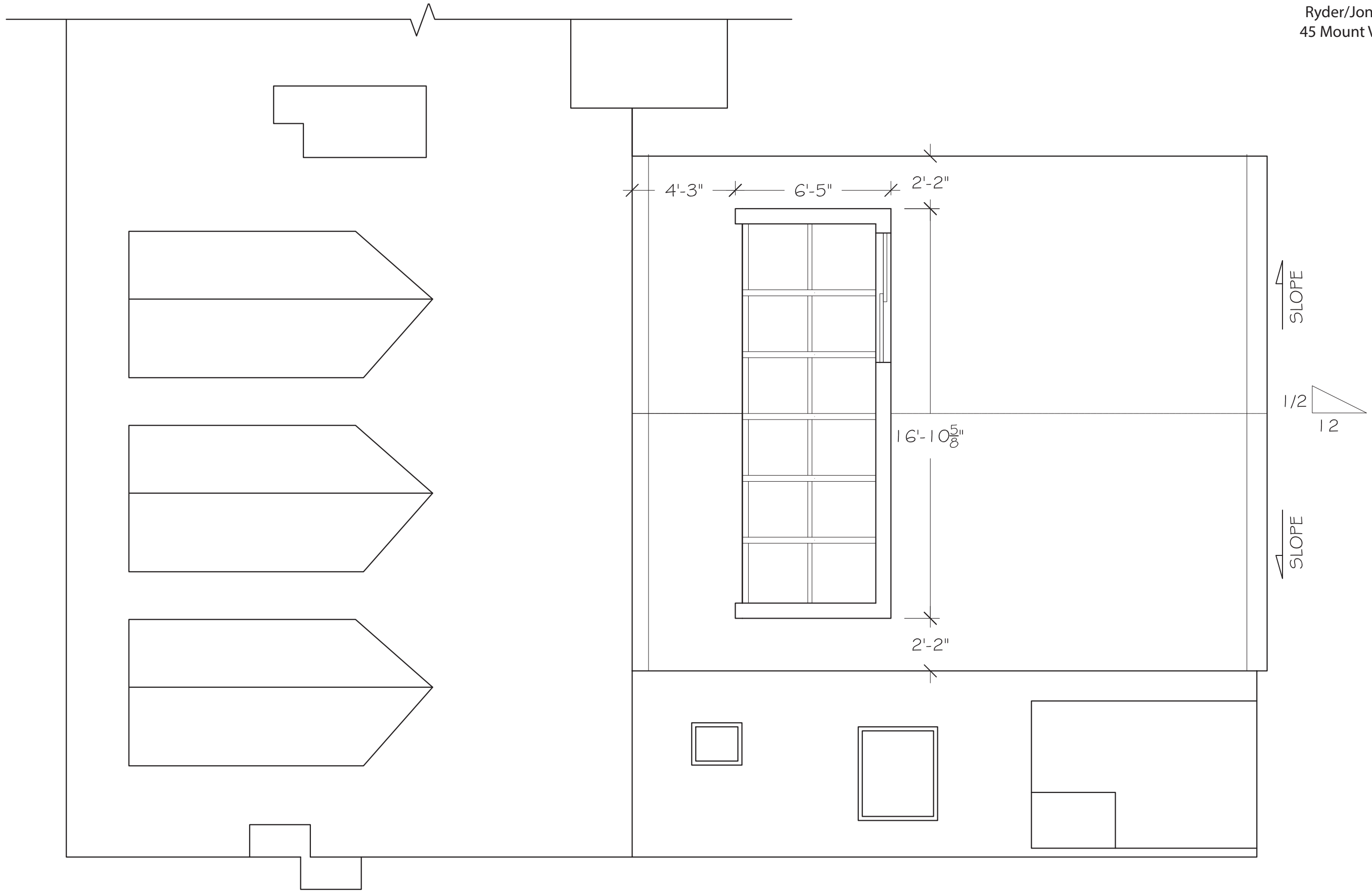
SEE SPECS FROM ALPHA OMEGA HOME DESIGN.
REPLACEMENT WITH SAME FOOTPRINT AS CURRENTLY
SANS RADIUS IN GLASS

REPLACE RED CEDAR SIDING WITH
NEW COPPER CLADDING

FLOOR PLAN

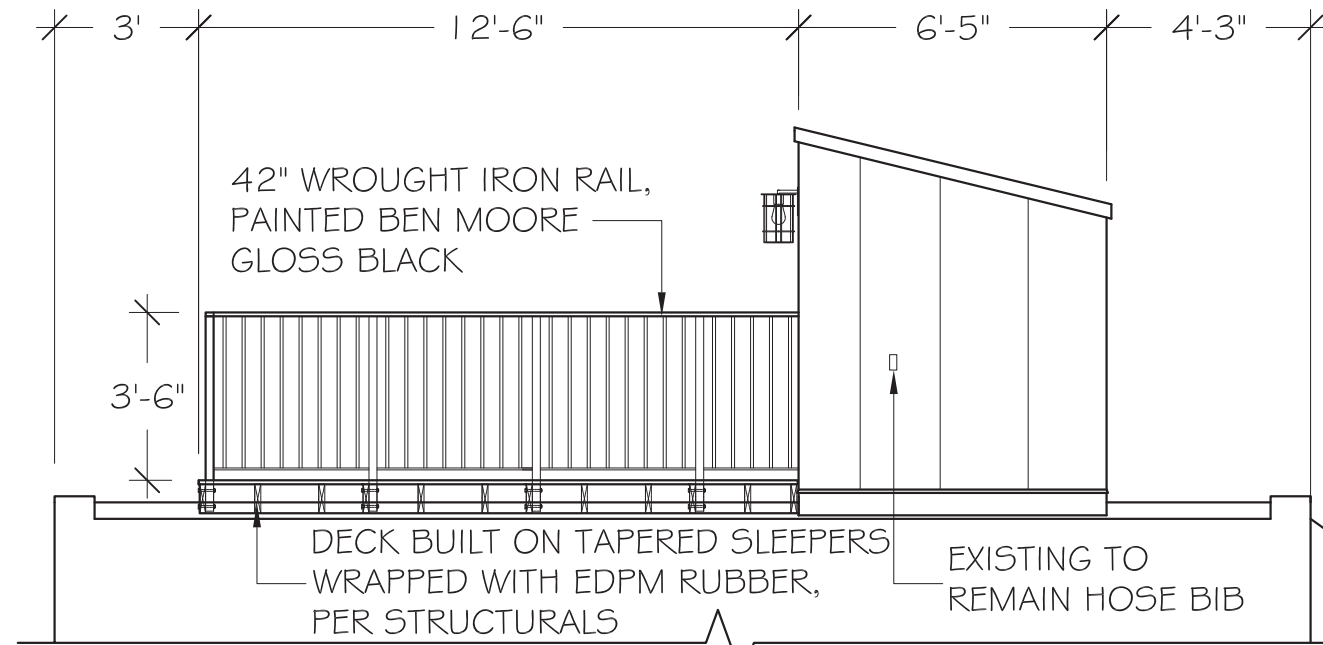
SCALE: 1/4" = 12" ROOF DECK - PROPOSED



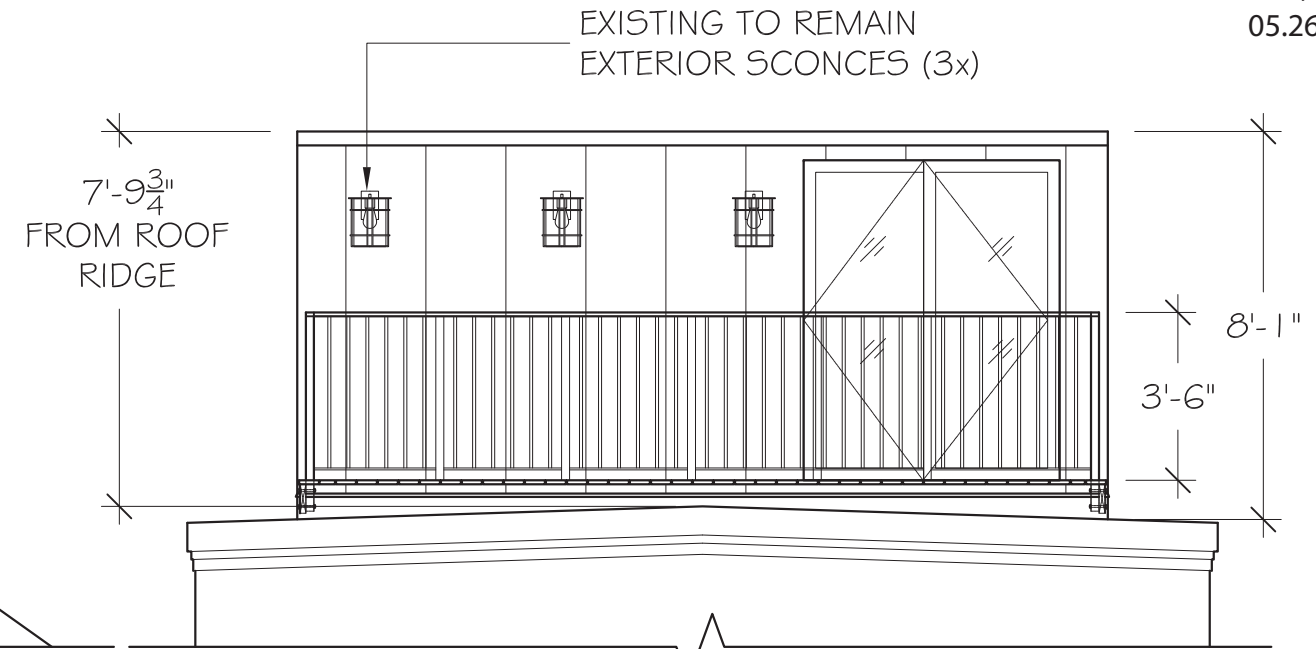


FLOOR PLAN

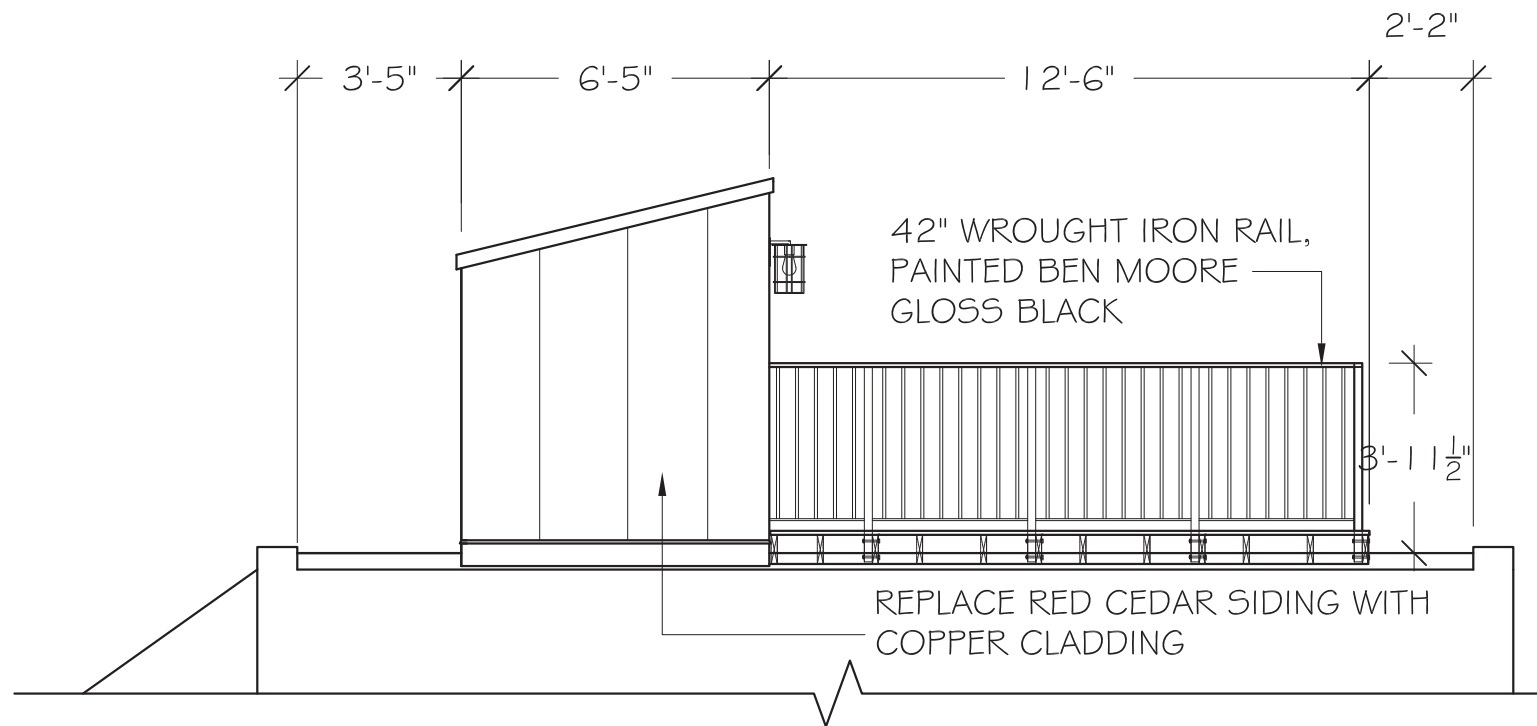
SCALE: 1/4" = 12" ROOF DECK - EXISTING CONDITIONS



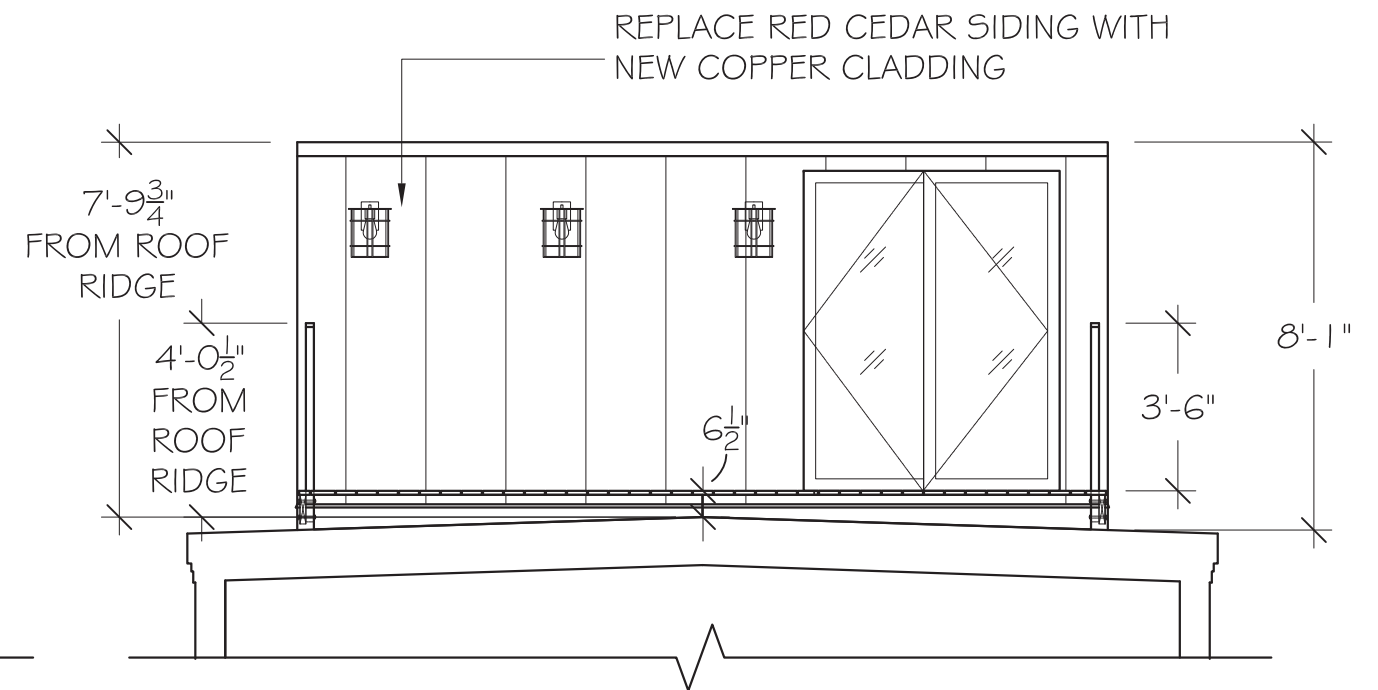
A ELEVATION
 SCALE: 1/4" = 12" PROPOSED



B ELEVATION
 SCALE: 1/4" = 12" PROPOSED



C ELEVATION
 SCALE: 1/4" = 12" PROPOSED



D ELEVATION
 SCALE: 1/4" = 12" PROPOSED

CONSERVAGLASS™
 with STAY-CLEAN TECHNOLOGY **SELECT**

CONSTRUCTION

The performance of Four Seasons' CONSERVAGLASS SELECT™ is protected by the use of state-of-the-art materials and construction techniques. To ensure your security and peace of mind, CONSERVAGLASS SELECT™ excels in all the categories important to you, including strength, safety and longevity.

Strength and Safety
Tempered for Your Peace of Mind
 CONSERVAGLASS SELECT™ is made with tempered safety glass which is four times stronger than regular window glass to ensure its strength and your safety and security.

Long Life and Energy Efficiency
Stainless Steel Glass Spacers Ensure Trouble-Free Performance
 Many insulated glass manufacturers use inexpensive, conductive aluminum as their standard spacer material between the lites of glass. This spacer can be cold and prone to condensation. Four Seasons uses a much stronger and thermally stable Stainless Steel edge spacer for the enduring strength of the glass and your comfort and safety. Then, to maximize its benefits, the stainless steel spacer is manufactured into a continuous, extra-strong frame rather than using failure-prone corner keys like other manufacturers.

Dual Seal Silicone for Double Protection
PIB + Silicone = Extra Long Life
 For your protection and to ensure years of trouble-free performance, Four Seasons uses, not one, but two, seal systems to create its insulated glass unit. The glass and stainless steel spacer are bonded first with Polyisobutylene (PIB) as the primary seal and then, for added protection, a second layer of silicone for strength.

To ensure trouble-free energy efficiency for a lifetime, CONSERVAGLASS SELECT™ does not use leak-prone injection holes like other manufacturers' but is assembled in a "clean room", just like other high-tech equipment such as computers.

Stay-Clean Technology
 Lessens dirt so water can rinse it away

Temporary Protective Glass Masking
 On Both Sides Protects Glass from Scratching and Construction Debris

Tempered Glass
 For Strength and Safety

Air Space
 For Increased Thermal Performance

Multiple Glass Coatings
 Keeps Room Warmer in Winter, Cooler in Summer

New glazed head house and skylight to have the same footprint and divided frame configuration. Proposed change is to eliminate the quarter round arch in favor of a squared off frame that marries with the architecture of the neighborhood. Frame to have a dark bronze powder coating at the exterior frame and due to the higher R-rating, the glass will be a few shades darker than what is currently in place.

1

Mr. Mrs. David Jones residence
 45 Mt Vernon Beacon Hill
 Boston MA

Existing Roof plan

Existing Left Elevation

Existing Front Elevation

Existing Right Gable

remove and replace aluminum cap-flashing

remove and replace aluminum sill-flashing

Existing basewall

Remove and replace siding by customer

Remove and replace siding by customer

ALPHA OMEGA HOME DESIGN

Design By:
Pablo Saucedo