

REILLY & OSTMAN RESIDENCE

SARAH REILLY & PER OSTMAN

54 PINCKNEY STREET
BOSTON, MA 02114



EXISTING PUBLIC STREET VIEW



PROPOSED PUBLIC STREET VIEW

ARCHITECT:



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SKA, INC.
357 HURON AVE, CAMBRIDGE MA

GENERAL CONTRACTOR:



FRESH START CONTRACTING CORP
30 B ST, BURLINGTON, MA

PROJECT SCOPE

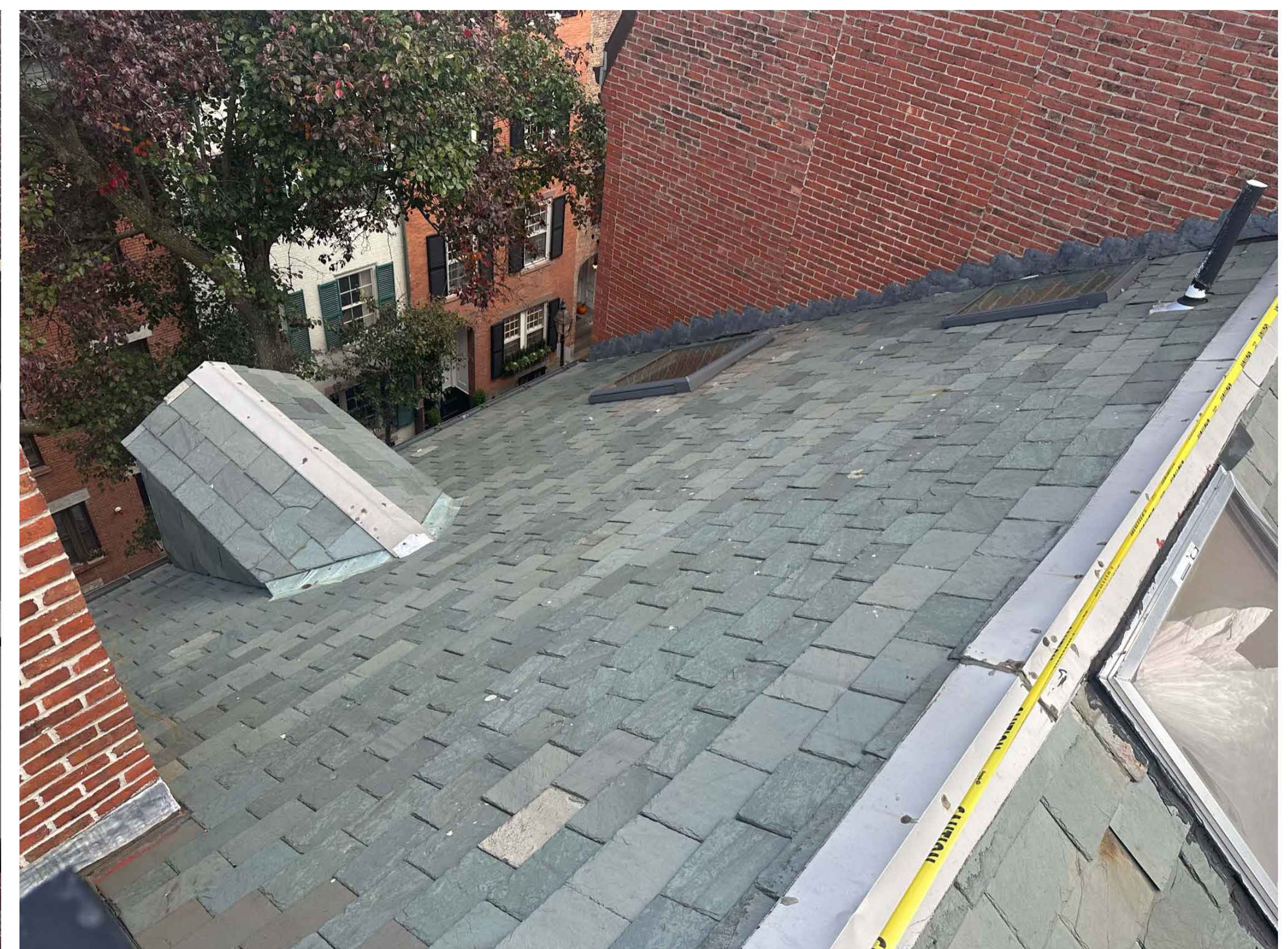
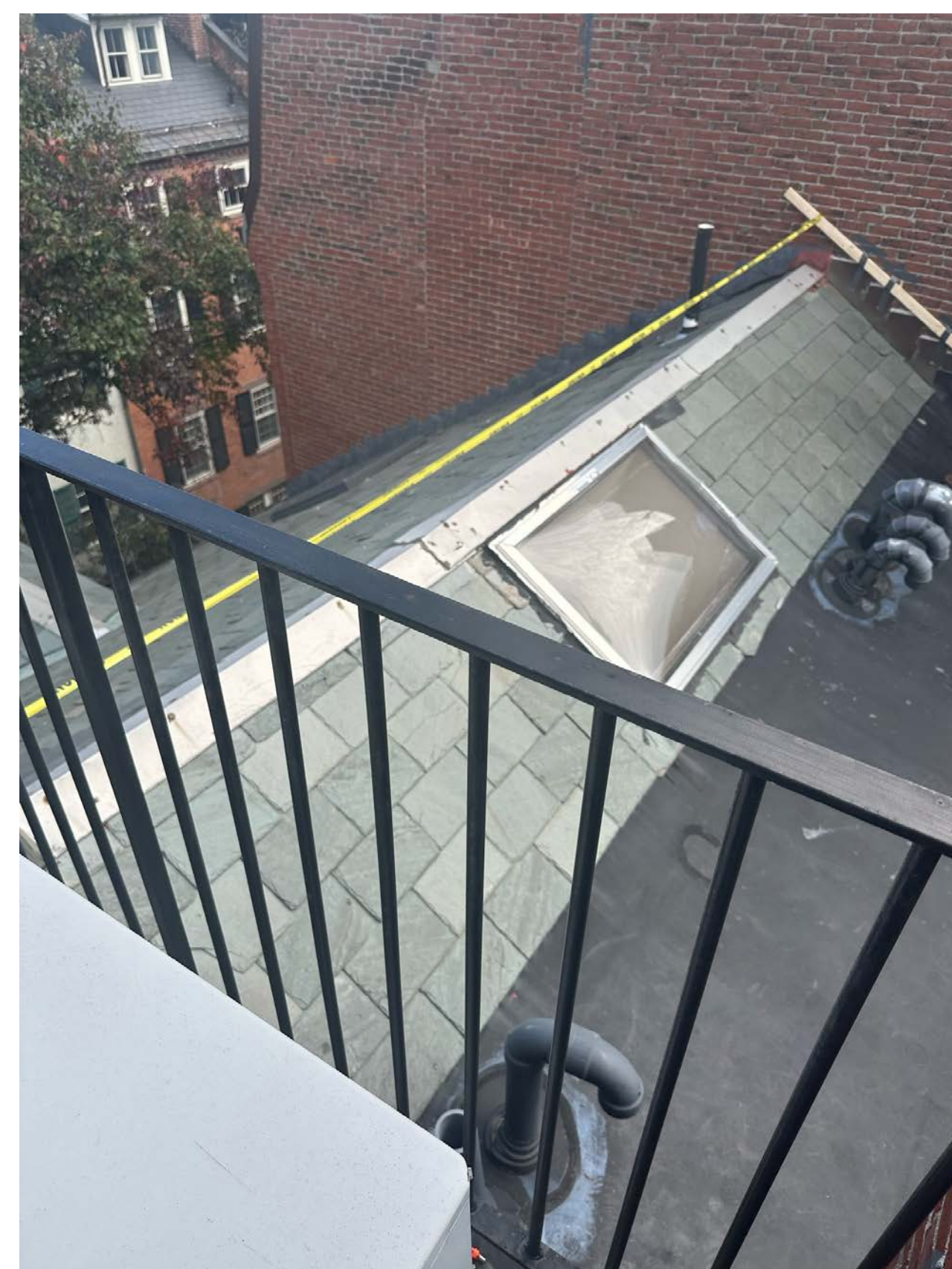
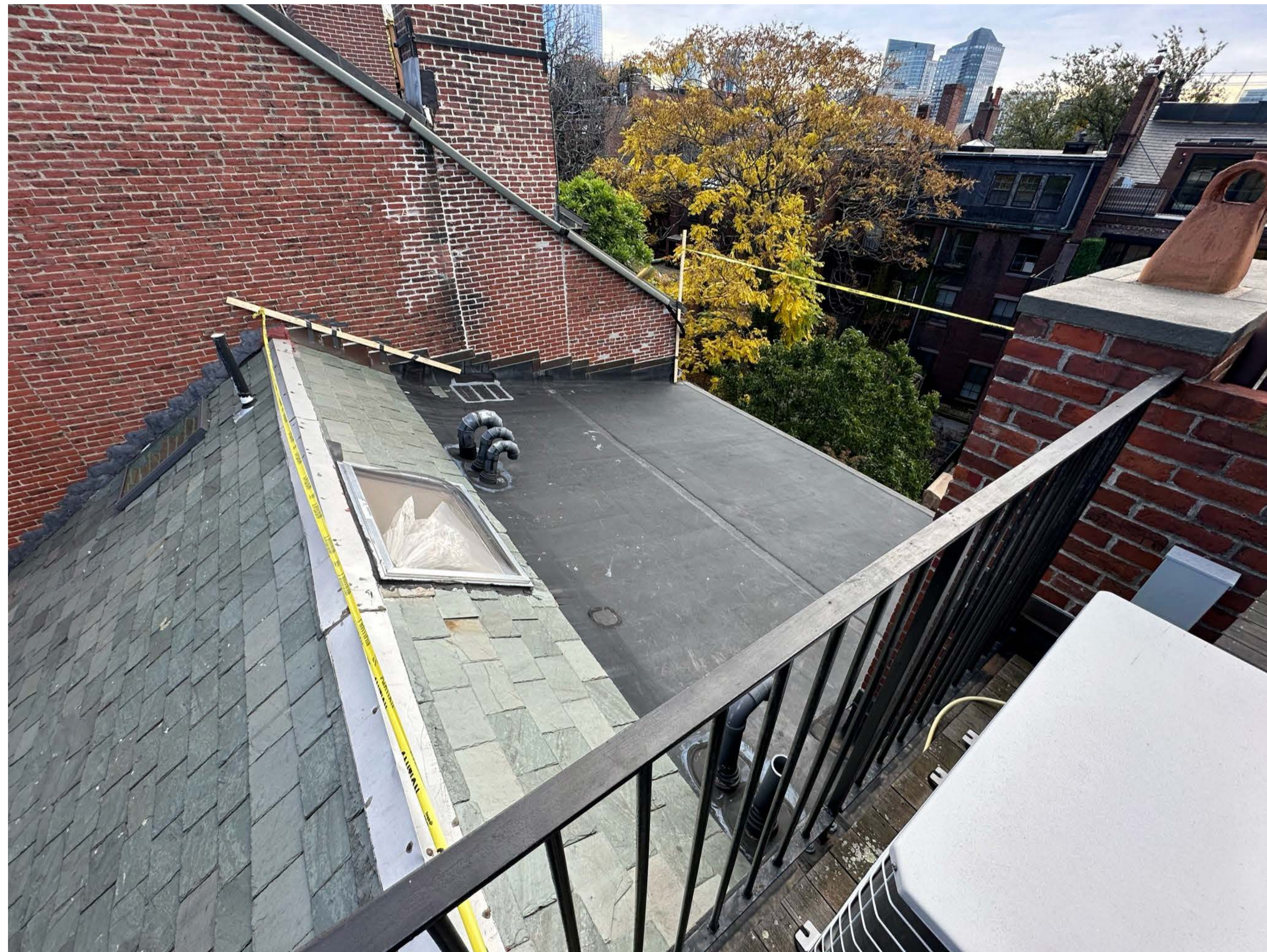
The proposal at 54 Pinckney Street involves a discreet, backyard-facing roof deck. This roof deck remains entirely unseen from Pinckney Street & Anderson Street, ensuring no impact on the public view. From Mt. Vernon Street, its visibility is limited to a narrow gap between two buildings, and only during the winter months when the trees are bare. The roof deck is modest in design and complies with all relevant guidelines and local regulations.

DESIGN ADJUSTMENTS

BASED ON FEEDBACK FROM THE BHAC & BHCA

- 1** The railing height has been lowered from 42" to 36".
- 2** The decorative railing design has been simplified to square iron balusters.
- 3** The built-in planters alongside the railing have been removed.
- 4** The roof deck footprint has been reduced, and the distance from the rear facade to the start of the deck has been changed from 12" to 24".
- 5** The lattice has been removed.

OCTOBER 2023 MOCK-UP

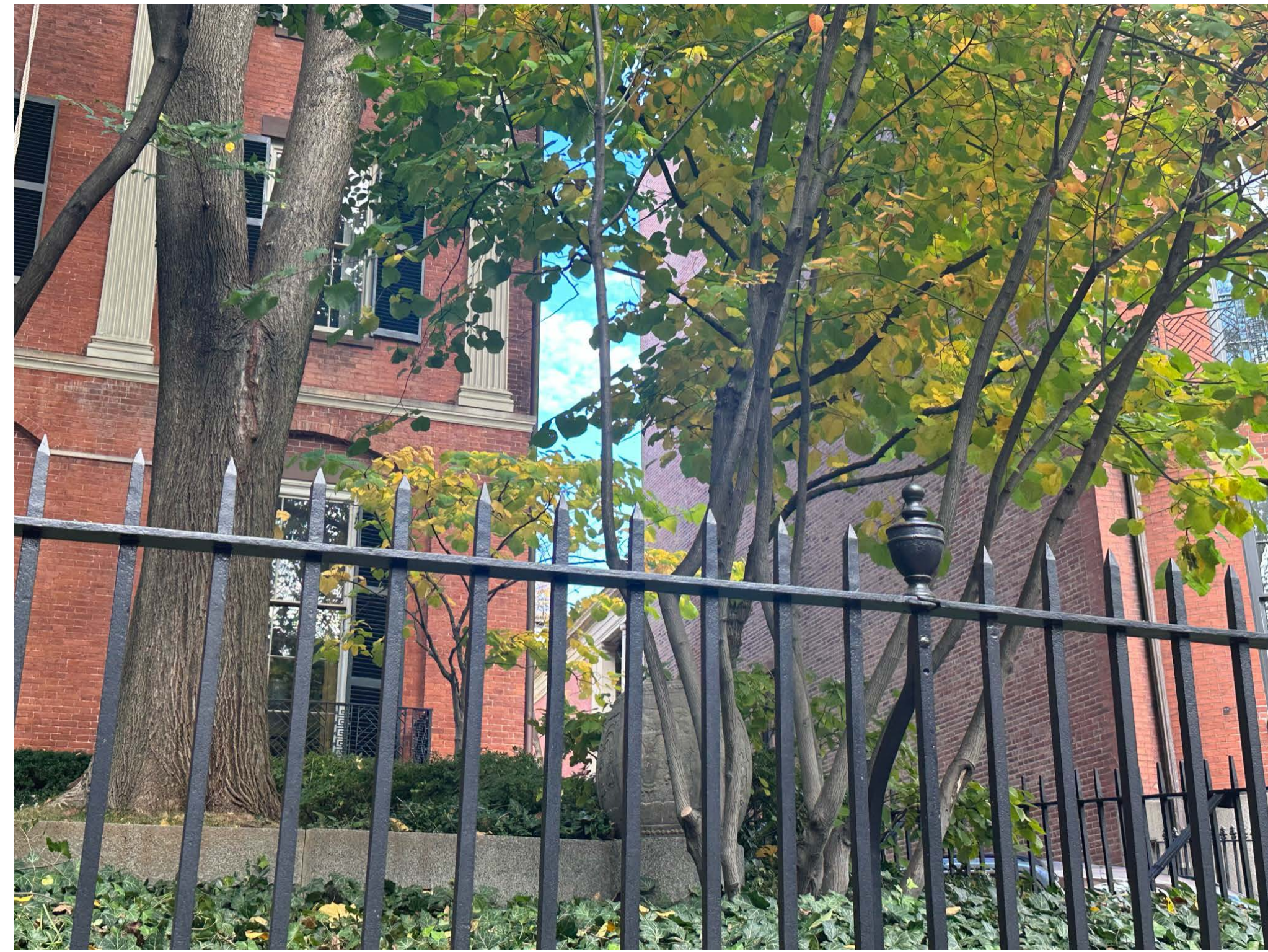


OCTOBER 2023 MOCK-UP



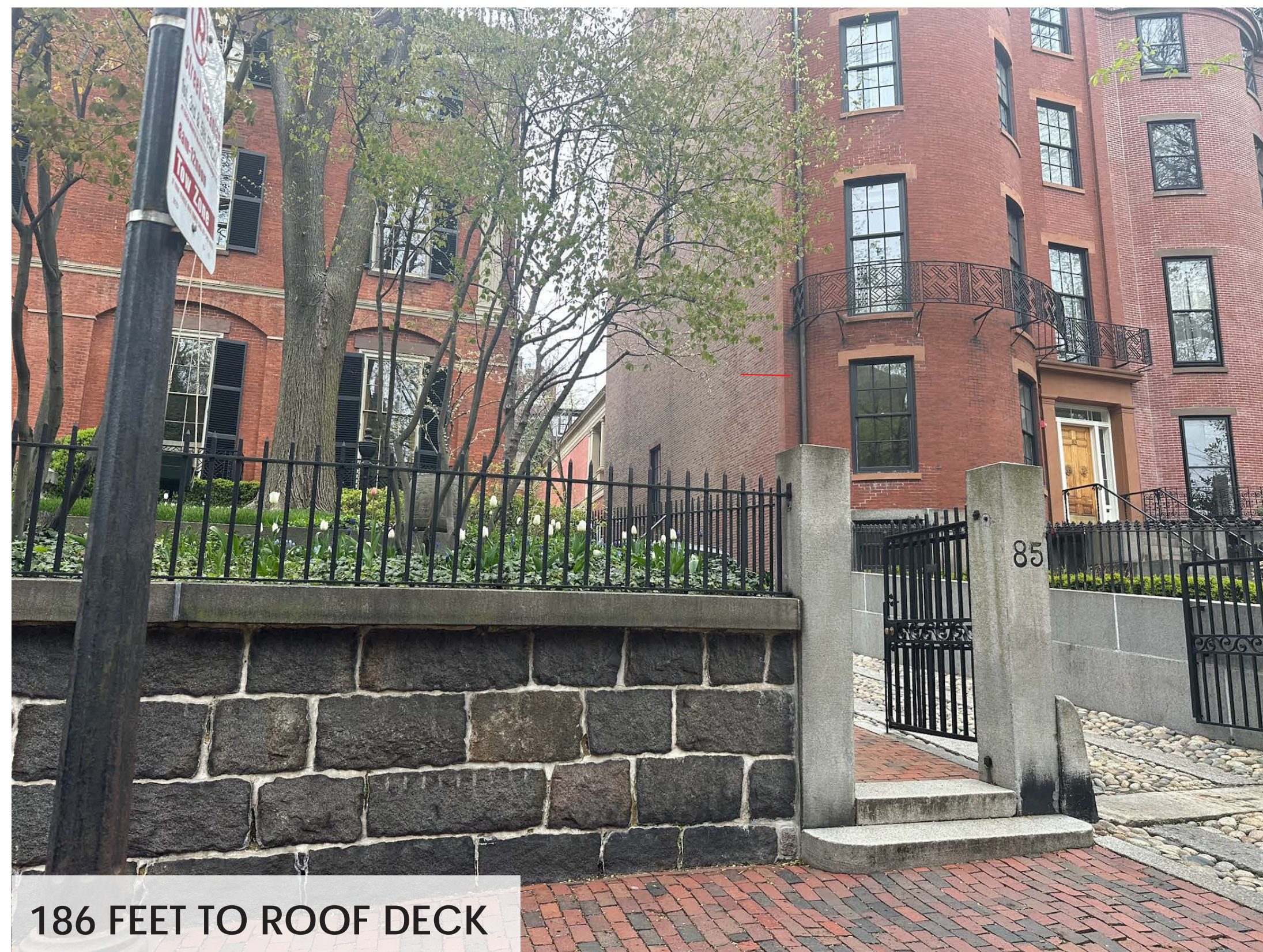
PINCKNEY STREET PERSPECTIVES
NO VISIBILITY FROM PINCKNEY ST OR ANDERSON ST

OCTOBER 2023 MOCK-UP



MT VERNON STREET PERSPECTIVES

MAY 2024 MOCK-UP



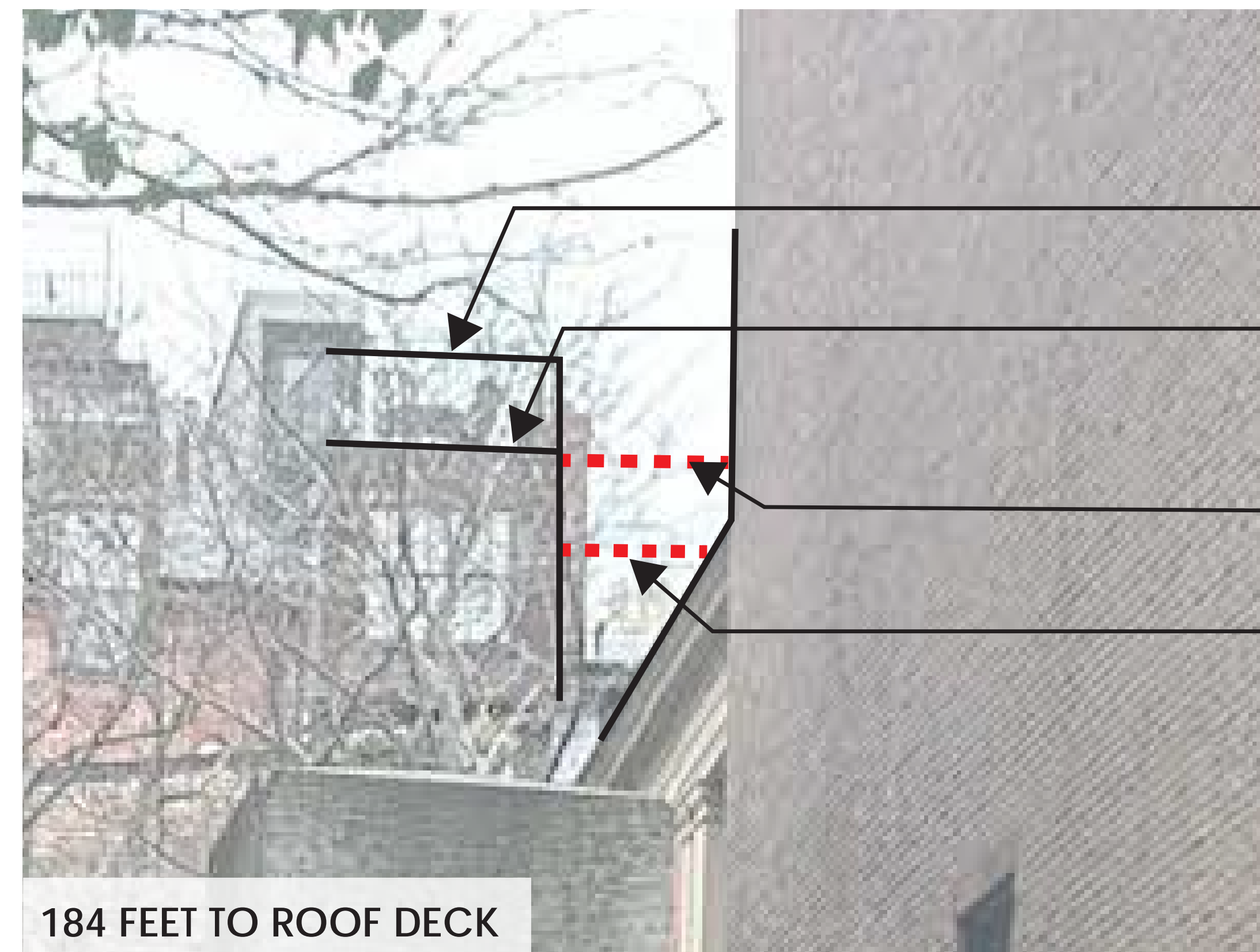
7x
ZOOM
➔



- TOP OF RAILING 56 PINCKNEY
- TOP OF FLOOR 56 PINCKNEY
- TOP OF RAILING 54 PINCKNEY
- TOP OF FLOOR 54 PINCKNEY



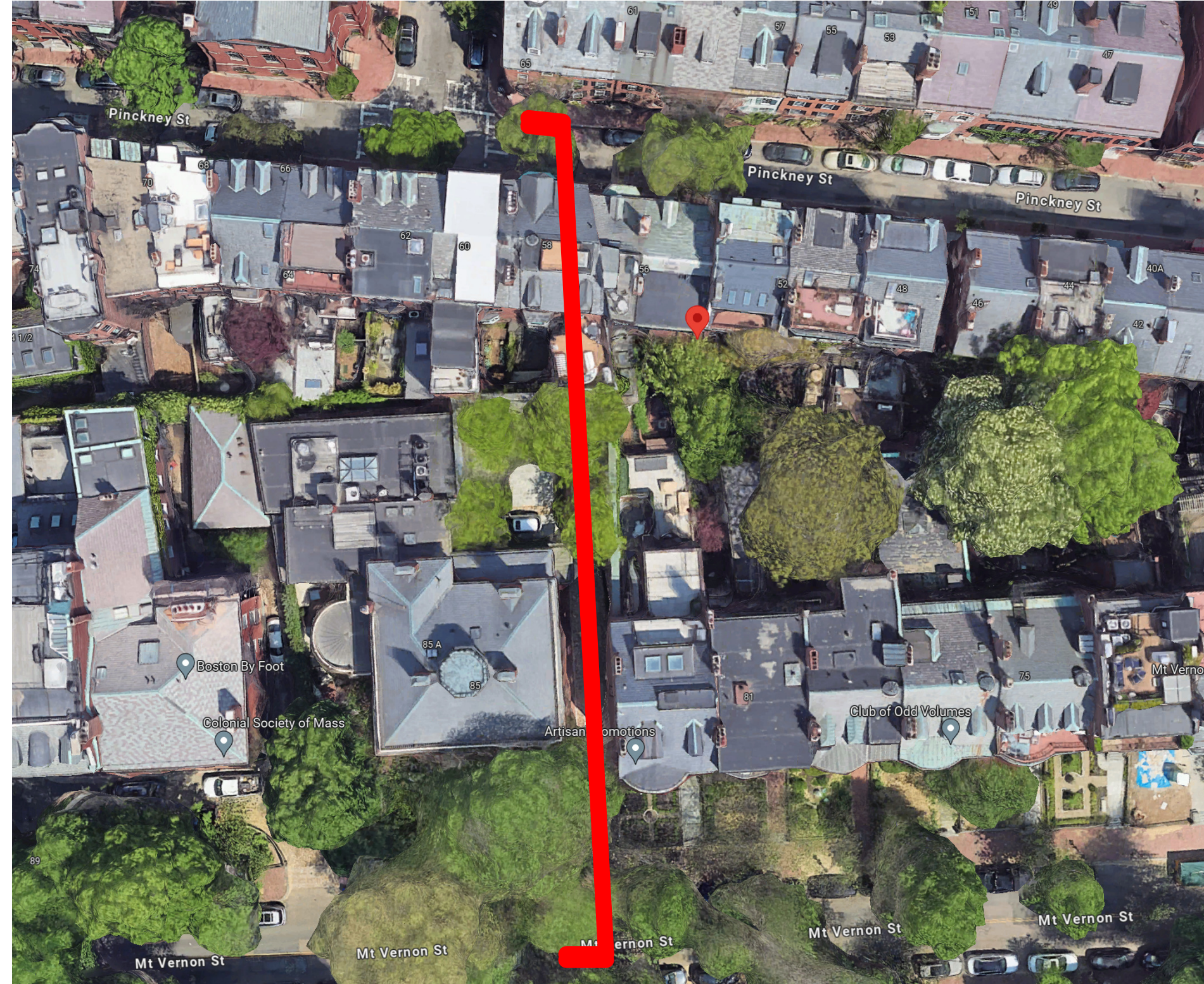
7x
ZOOM
➔



- TOP OF RAILING 56 PINCKNEY
- TOP OF FLOOR 56 PINCKNEY
- TOP OF RAILING 54 PINCKNEY
- TOP OF FLOOR 54 PINCKNEY

JULY 2024 MOCK-UP

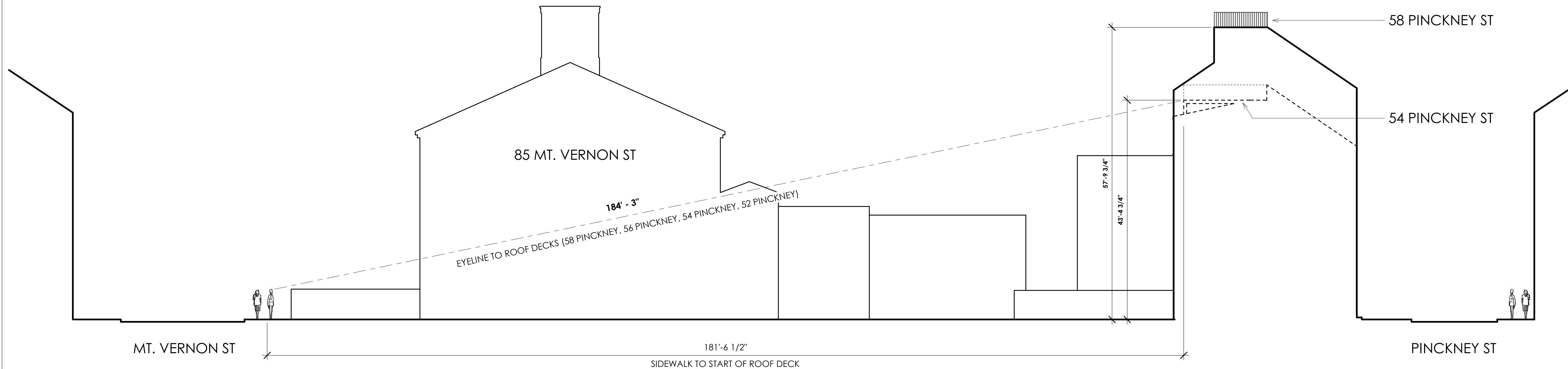




SECTION CUT



AERIAL VIEW



1 MT. VERNON & PINCKNEY SECTION.

1" = 10'-0"



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NORTH-TO-SOUTH SECTION

SARAH REILLY & PER OSTMAN

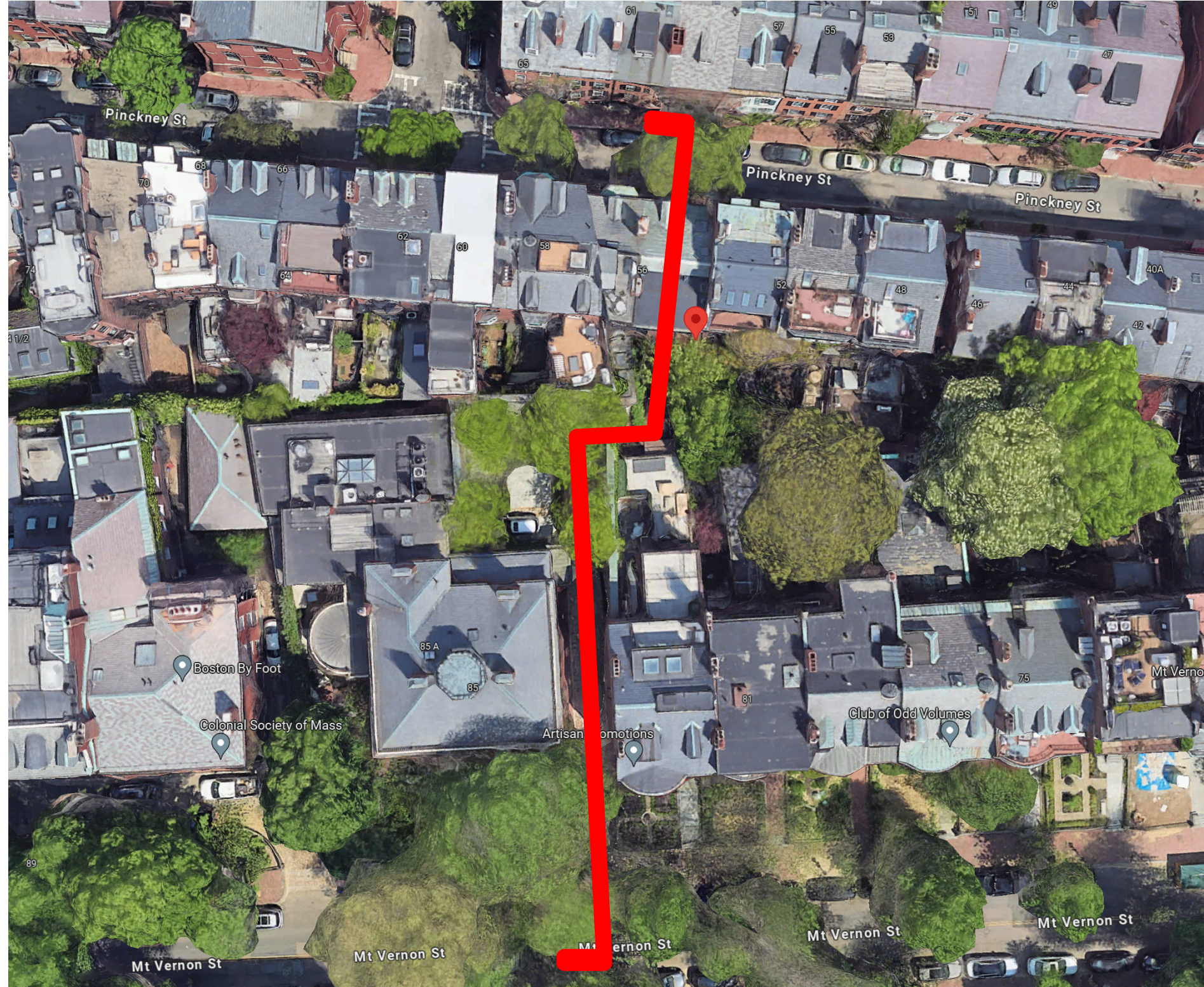
REILLY & OSTMAN RESIDENCE

54 Pinckney St,
Boston, MA 02114

Project Status ROOF DECK PROPOSAL
Project number 1206.220
Date 18 JULY 2024
Drawn by Author
Checked by Checker

H-013A

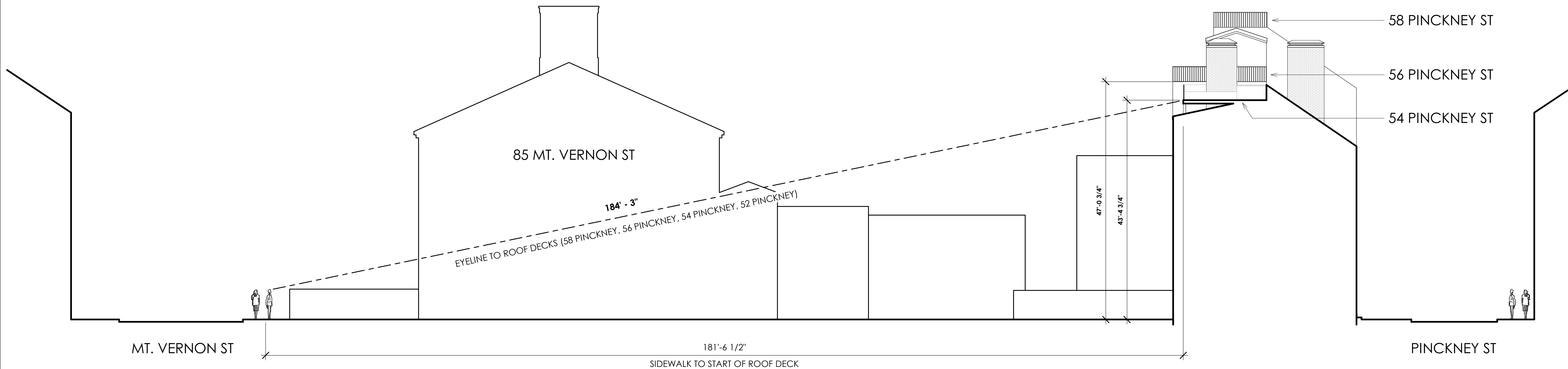
Scale 1" = 10'-0"



SECTION CUT



AERIAL VIEW



① MT. VERNON & PINCKNEY SECTION
1" = 10'-0"



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NORTH-TO-SOUTH SECTION

SARAH REILLY & PER OSTMAN

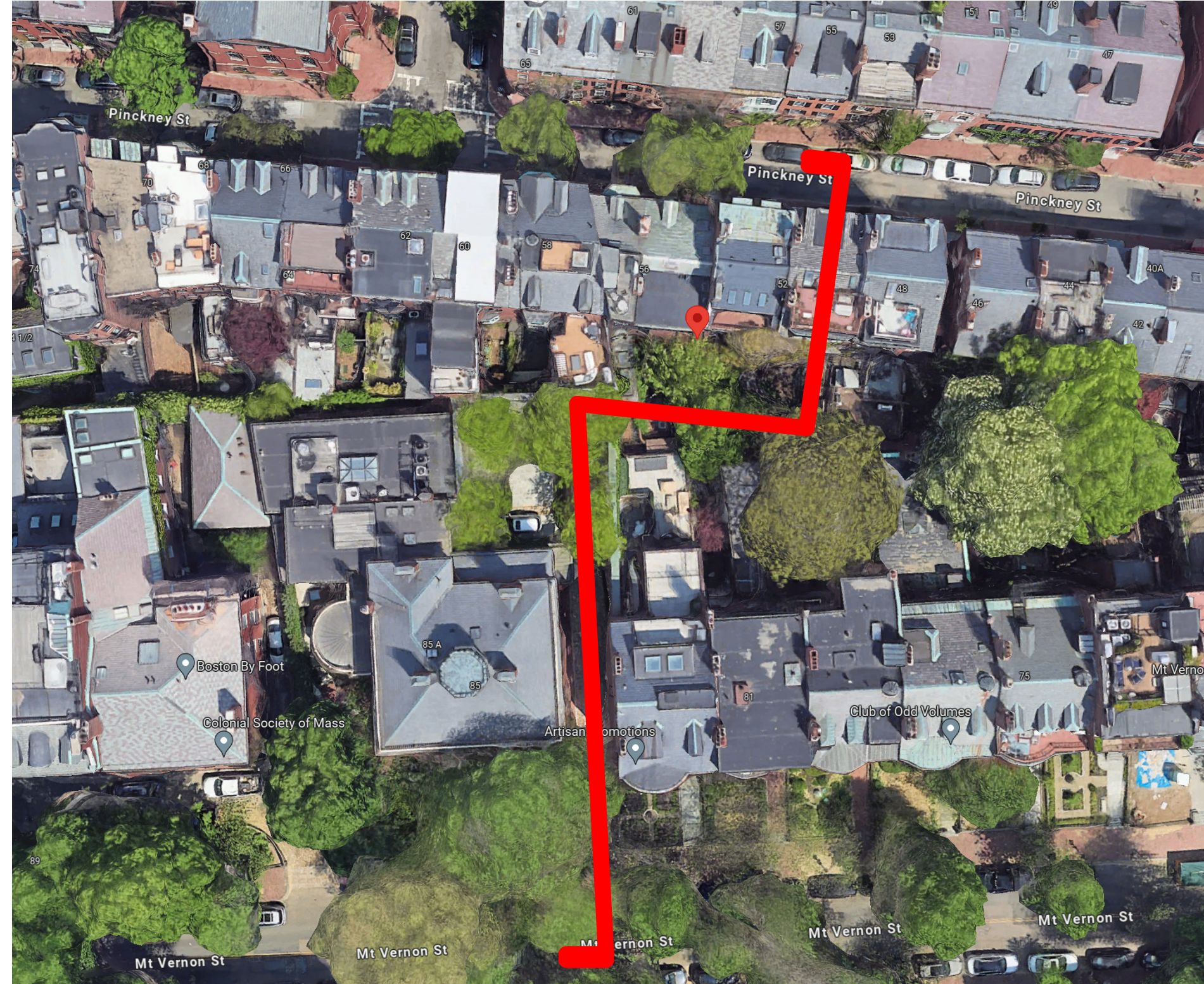
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H-013B

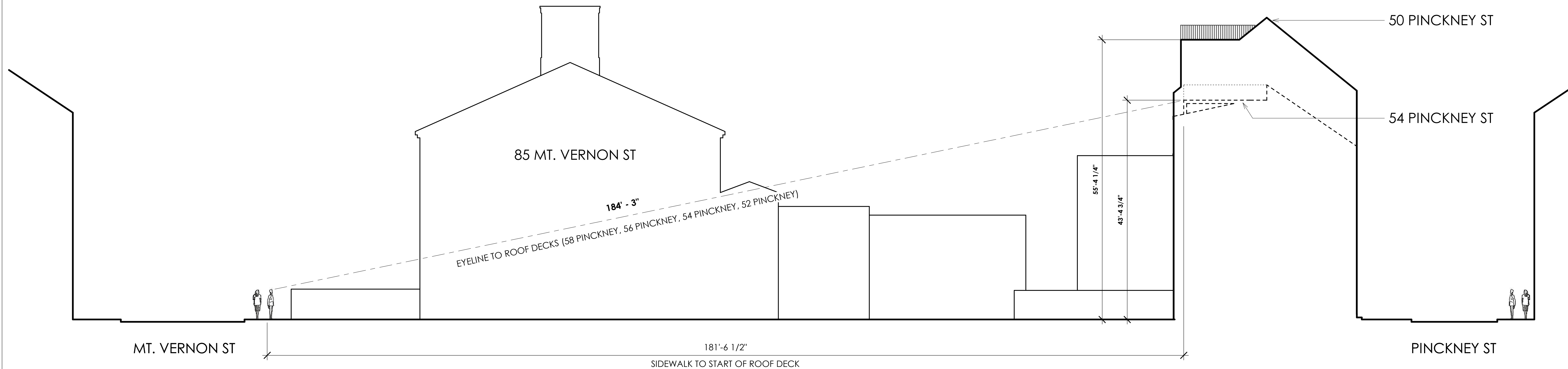
Scale 1" = 10'-0"



SECTION CUT



AERIAL VIEW



① MT. VERNON & PINCKNEY SECTION..
1" = 10'-0"



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NORTH-TO-SOUTH SECTION

SARAH REILLY & PER OSTMAN

REILLY & OSTMAN RESIDENCE

54 Pinckney St,
Boston, MA 02114

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Project number 1206.220
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Drawn by Author
Checked by Checker

H-013C

Scale 1" = 10'-0"

NOTE: NO CHANGES VISIBLE IN VIEW



52 PINCKNEY

54 PINCKNEY

56 PINCKNEY

3 EXISTING STREET ELEVATION
1/4" = 1'-0"



52 PINCKNEY

54 PINCKNEY

56 PINCKNEY

2 PROPOSED STREET ELEVATION
1/4" = 1'-0"



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SOUTH ELEVATION (PINCKNEY STREET)

SARAH REILLY & PER OSTMAN

REILLY & OSTMAN RESIDENCE

54 Pinckney St,
Boston, MA 02114

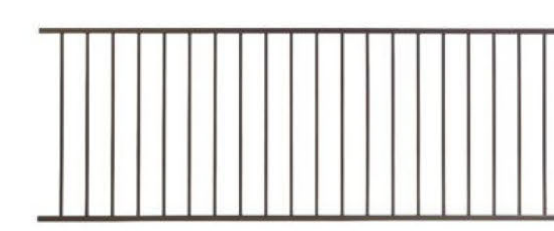
Project Status: ROOF DECK PROPOSAL
Project number: 1206.220
Date: 18 JULY 2024
Drawn by: IMM
Checked by: SKA

H-004

Scale: As indicated



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RAILING MATERIAL
BLACK IRON RAILING



DECKING MATERIAL
WESTERN RED CEDAR



56 PINCKNEY 54 PINCKNEY 52 PINCKNEY

4 **EXISTING PATIO ELEVATION**
1/4" = 1'-0"



56 PINCKNEY 54 PINCKNEY 52 PINCKNEY

1 **PROPOSED PATIO ELEVATION**
1/4" = 1'-0"

NORTH ELEVATION (PRIVATE PATIO)

SARAH REILLY & PER OSTMAN
 REILLY & OSTMAN RESIDENCE
 54 Pinckney St,
 Boston, MA 02114

Project Status: ROOF DECK PROPOSAL
 Project number: 50 PINCKNEY
 Date: 18 JULY 2024
 Drawn by: IMM
 Checked by: SKA

H-006

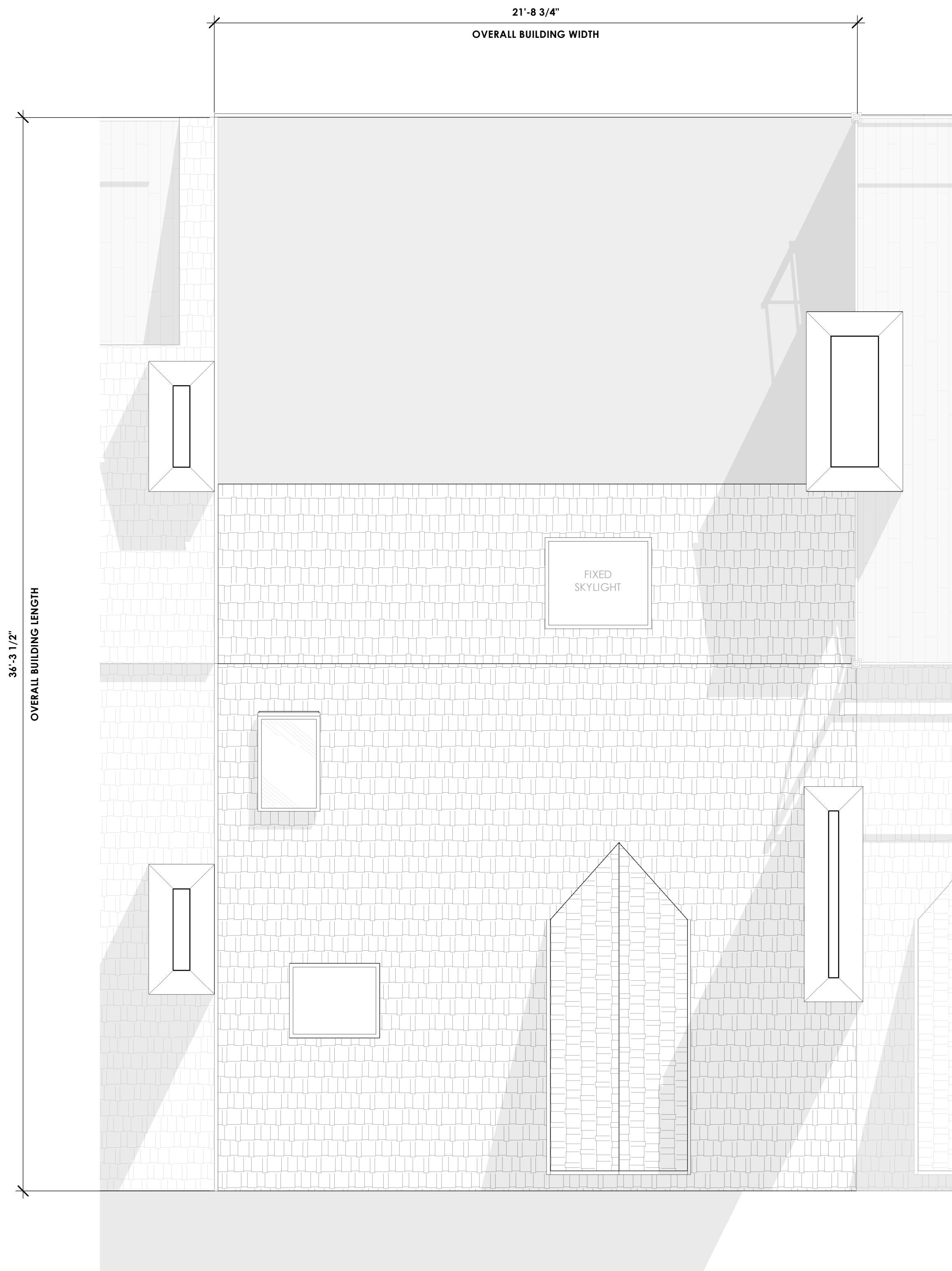
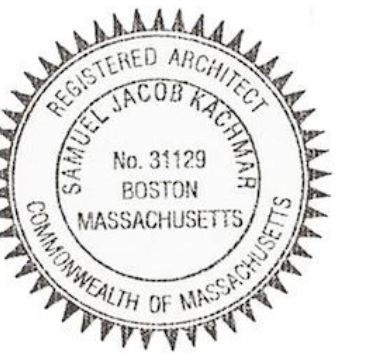
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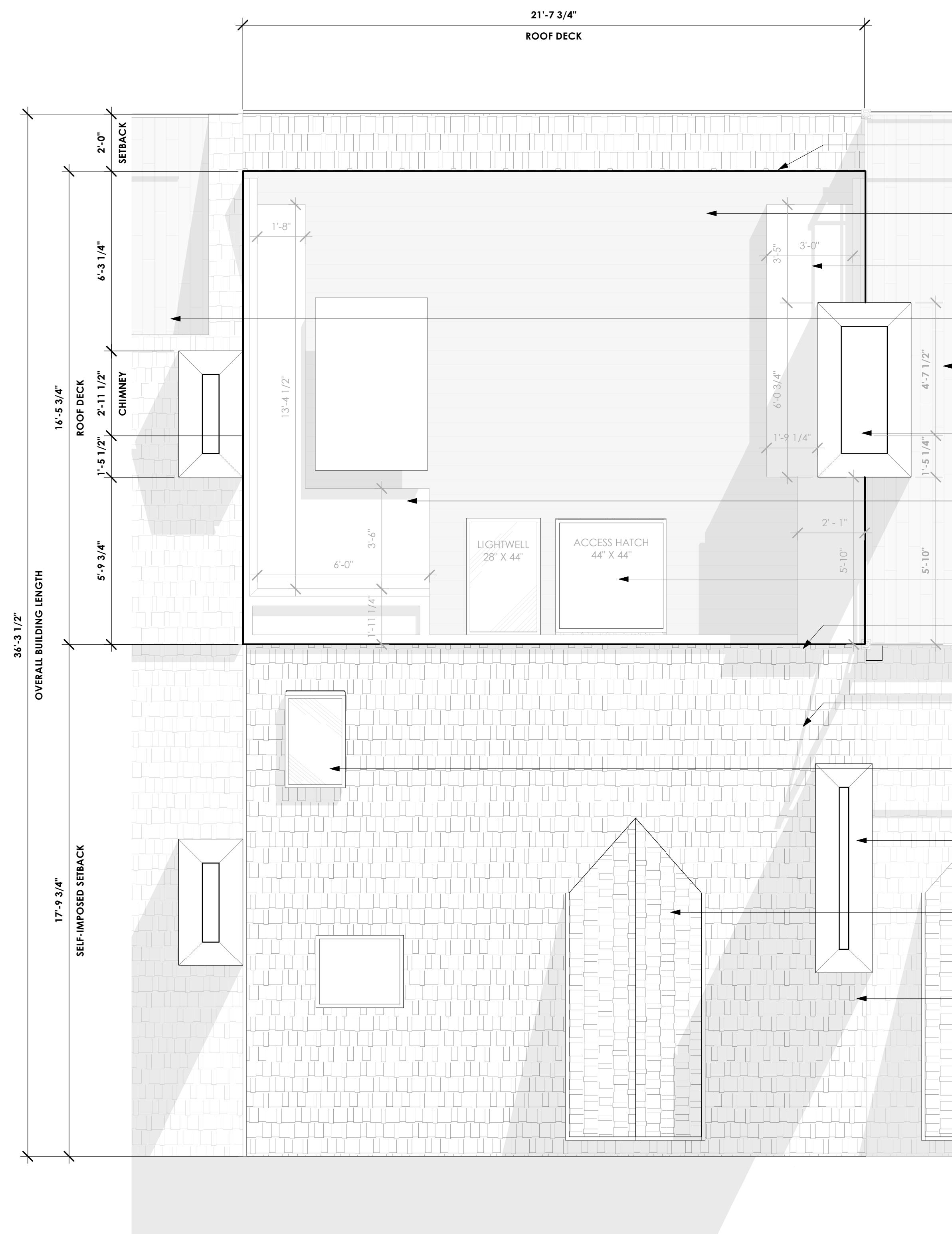
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② EXISTING ROOF PLAN
3/8" = 1'-0"



① PROPOSED ROOF PLAN
3/8" = 1'-0"

- SQUARE POST IRON RAILING, 36" TALL
- WOOD DECKING THROUGHOUT
- LOW PROFILE (18"H) BUILT-IN SEAT
- NEIGHBORING ROOF DECK
- NEIGHBORING ROOF DECK
- EXISTING CHIMNEY TO REMAIN
- LOW PROFILE (18"H) BUILT-IN SEAT
- OPERABLE SKYLIGHT FOR ROOF ACCESS
- NO RAILING NEEDED ON THIS ELEVATION; ROOFLINE IS 36" ABOVE ROOF DECK
- NO CHANGE TO FRONT PORTION OF HOME
- EXISTING SKYLIGHT TO REMAIN
- EXISTING CHIMNEY TO REMAIN
- EXISTING DORMER TO REMAIN
- EXISTING SKYLIGHT TO REMAIN

ROOF PLAN

SARAH REILLY & PER OSTMAN
REILLY & OSTMAN RESIDENCE
54 Pinckney St,
Boston, MA 02114

Project Status	ROOF DECK PROPOSAL
Project number	1206.220
Date	18 JULY 2024
Drawn by	IMM
Checked by	SKA

H-007

Scale 3/8" = 1'-0"



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SOUTH-TO-NORTH SECTION

SARAH REILLY & PER OSTMAN

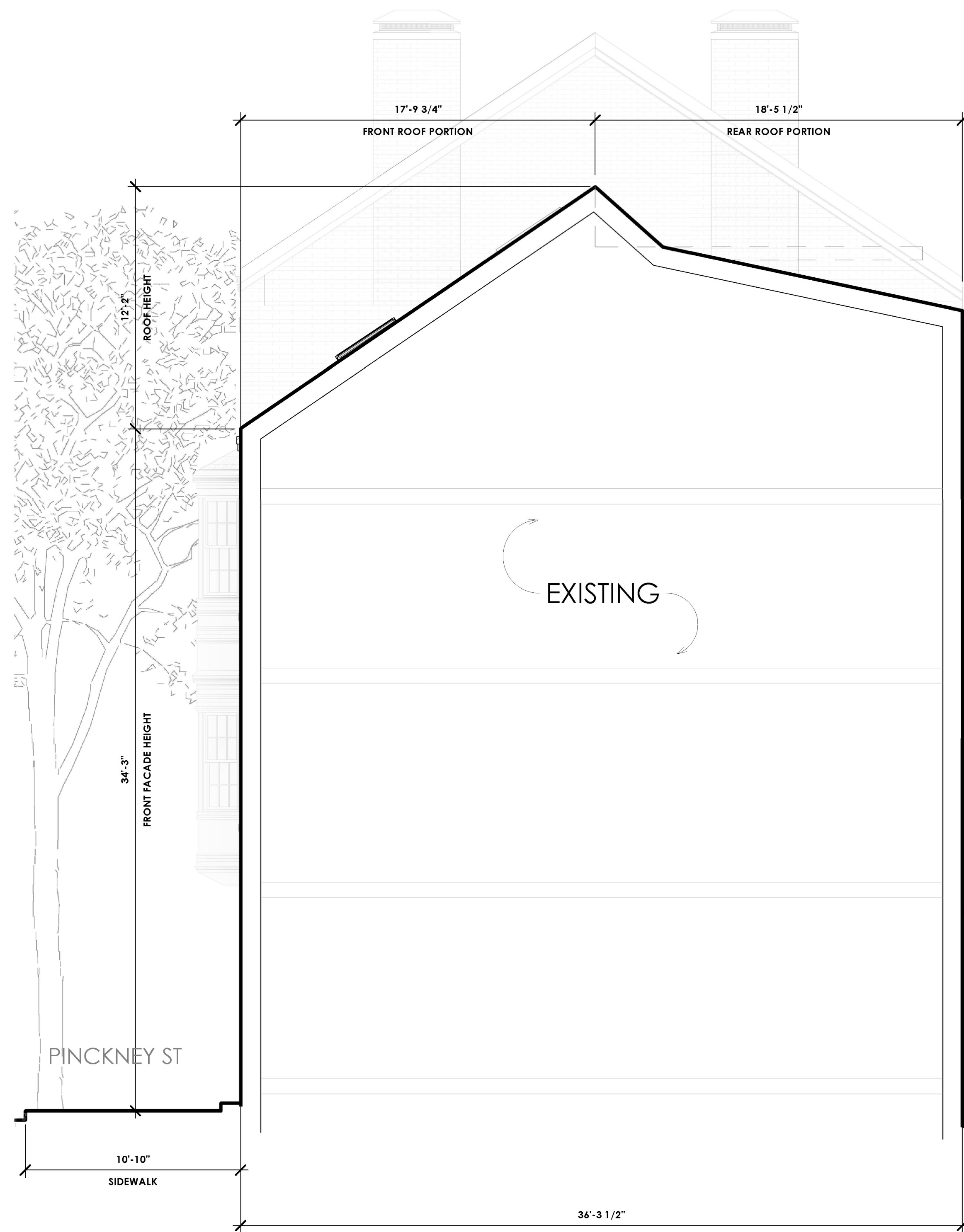
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Checked by: SKA

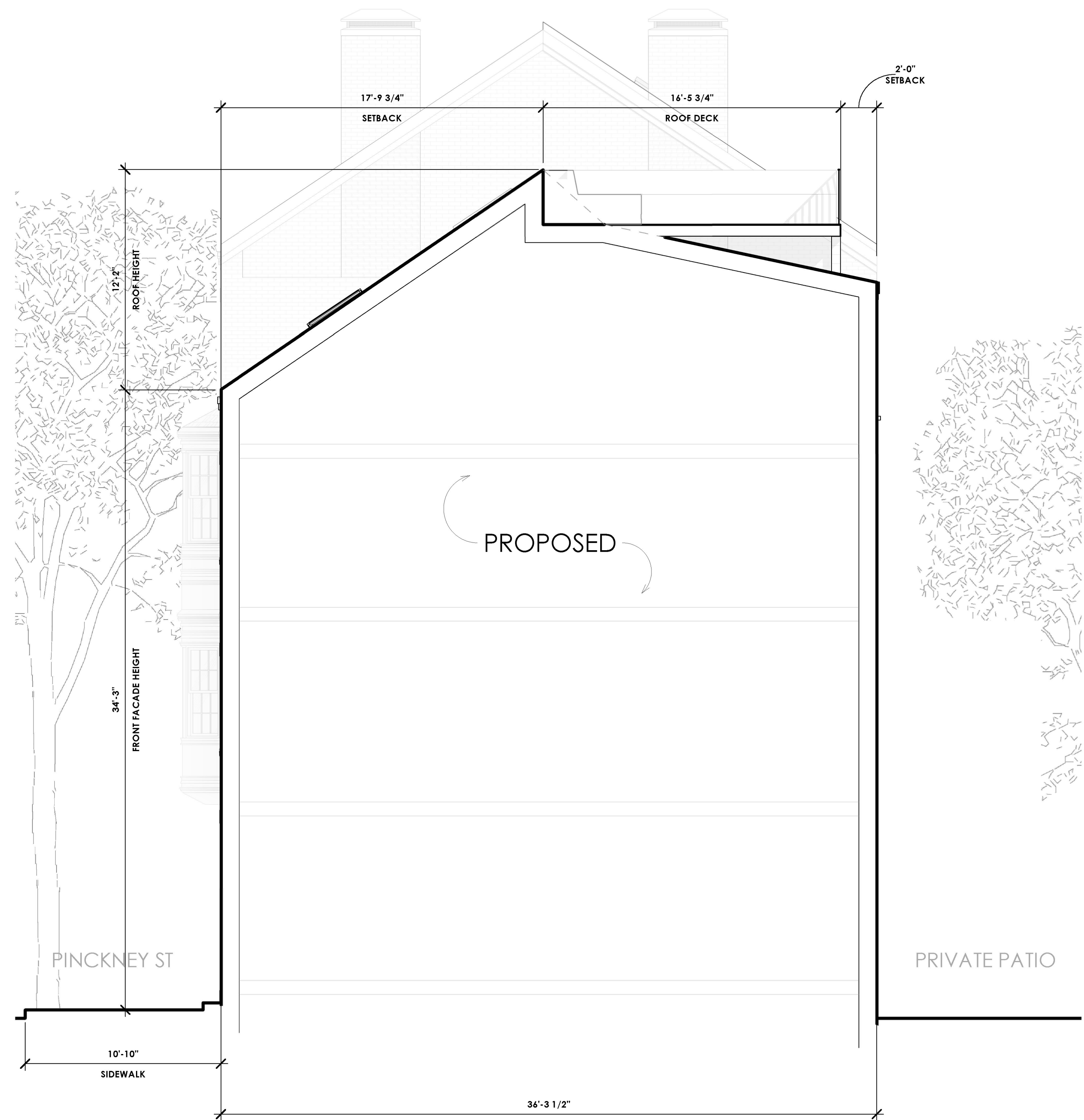
H-012

Scale: 1/4" = 1'-0"



1 SOUTH-TO-NORTH SECTION, EXISTING

1/4" = 1'-0"



2 SOUTH-TO-NORTH SECTION, PROPOSED

1/4" = 1'-0"

SCAN QR CODE FOR VIDEO FOOTAGE OF
PINCKNEY STREET & MT VERNON STREET



ROOF ACCESS & ABUTTER CORRESPONDENCE

From: Martha J McNamara <mmcnamar@wellesley.edu>

Date: July 11, 2024 at 9:38:35 PM EDT

To: Per Ostman <per.ostman@mac.com>, Sarah Reilly <sareilly16@gmail.com>, Nicholas Armata <nicholas.armata@boston.gov>

Cc: bordewick@comcast.net

Subject: Statement for your BHAC Application

We did not give you or your contractors access through our house to your roof. You have our permission to include this statement in your BHAC application.

Jim Bordewick

Martha McNamara

56 Pinckney Street

SCAFFOLDING ESTIMATE



FRESH START CONTRACTING CORP.
30 B Street
Burlington, MA 01803
(Office/Fax) 617-833-9202

Sarah Reilly + Per Ostman
54 Pickney St.
Boston, MA 02114
Phone Number
sareilly16@gmail.com
per.ostman@mac.com

Time and Materials Contract: This is a Time and Materials contract. As such, all items purchased, and subcontracted work, will be billed with a standard 20% markup added. All labor charges will be totaled weekly and billed in accordance with our standard rate sheet. This estimate is intended to provide an outline of the budget, but does not constitute a firm final cost.

Contractor's Note: Estimate provided is based on plans (54 PICKNEY ROOF DECK) provided by SAM KACHMAR ARCHITECTS. Any changes to scope or material selections after this date are not included in this proposal.

MOCKUP ON ROOF: **\$26,000-\$28,000**

These numbers reflect the estimated cost, per category, for all labor, and rough materials. Finish materials are NOT included unless otherwise noted.

30. Rough Carpentry: **\$1,000**

The following work to be completed in accordance with MA building code and pass all inspections:

ROOFING/EXTERIOR FINISH:

- Carpenters to safely assemble roof deck mockup on roof
- Setup and breakdown

70. Specialty Items: **\$17,000-\$18,000**

STAGING FOR ROOF ACCESS:

- Materials / rental of equipment
- Trucking
- Installation + dismantling
- Provide stair access to roof area
- Provide one full deck of planking at top level
- Follow all OSHA guidelines

140. General Conditions & Site Supervision: **\$3,000-\$4,000**

GENERAL CONDITIONS:

- Project management labor and coordination of all subcontractors, materials, and scheduling
- Facilitating all inspections

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www.freshstartcontracting.net Office: 617-833-9202

Signatory's Initials: _____
Page 2 of 11



SITE SUPERVISION:

- Set up and clean up including temporary barriers and site safety measures, dust control, floor protection, etc.
- All jobsite supervision

200. Provided Allowances: **\$5,000**

- Please see below for full breakdown
- Street Permits for Pickup and Drop off \$2,000
- Police Detail, Safety, Parking \$3,000

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Signatory's Initials: _____
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