

PROJECT:

SKYE COFFIN RESIDENCE

CONTENTS:

PAGE 01 - MAP OF AREA
PAGE 02 - EXISTING CONDITIONS ROOF PHOTOS
PAGE 03 - X1.2 EXISTING ROOF DECK PLAN
PAGE 04 - A1.2 PROPOSED ROOF DECK PLAN
PAGE 05 - A3.1 EXISTING EXTERIOR ELEVATIONS (FRONT FACADE)
PAGE 06 - A3.2 PROPOSED EXTERIOR ELEVATIONS (FRONT FACADE)
PAGE 07 - A4.1 BUILDING SECTION
PAGE 08 - A3.3 EXISTING AND PROPOSED ROOF DECK ELEVATIONS
PAGE 09 - A3.4 EXISTING AND PROPOSED ROOF DECK ELEVATIONS
PAGE 10 - RENDERINGS OF PROPOSED HEAD HOUSE
PAGE 11 - VIEW OF PROPOSED HEAD HOUSE FROM 34-1/2 BEACON STREET
PAGE 12 - VIEW OF MOCK-UP FROM THE SOLDIER'S AND SAILOR'S MONUMENT
PAGE 13 - PRECEDENT ADDITIONS ON BEACON HILL
PAGE 14 - PRECEDENT IMAGES
PAGE 15 - PRECEDENT IMAGES
PAGE 16 - DOCUMENTATION OF EXISTING STRUCTURES ON NEIGHBORING ROOF TOPS
PAGE 17 - DOCUMENTATION OF EXISTING STRUCTURES ON NEIGHBORING ROOF TOPS
PAGE 18 - NEIGHBORHOOD OUTREACH
PAGE 19 - NEIGHBORHOOD OUTREACH
PAGE 20 - NEIGHBORHOOD OUTREACH
PAGE 21 - SUMMARY
PAGE 22 - ELEVATION OF FACADE - BEFORE AND AFTER

CLIENT:

Rebecca Skye & Robert Coffin

DESIGN:

Josh Slater
Studio 3.0 | Principal
30 Union Park Street
Suite 506
Boston, MA.
Cell: 617.650.2652

Michelle Carey
Payne/Bouchier, Inc.
173 Norfolk Avenue
Boston, MA
Cell: 617.908.0033

STRUCTURAL ENGINEER:

Tony Dankers
Dankers Structural Consulting, LLC
16 Kenney Road
Medfield, MA
Cell:
Office: 508.359.2537
Fax:

GENERAL CONTRACTOR:

Payne/Bouchier, Inc.
Job Manager: Alex DeMorla
173 Norfolk Avenue
Boston, MA
Cell: 978.994.5497
Site Phone:
Site Fax:

Project Partner: Oliver Bouchier
Cell: 617.955.6228

ISSUED FOR:

FOR BHAC APPROVAL

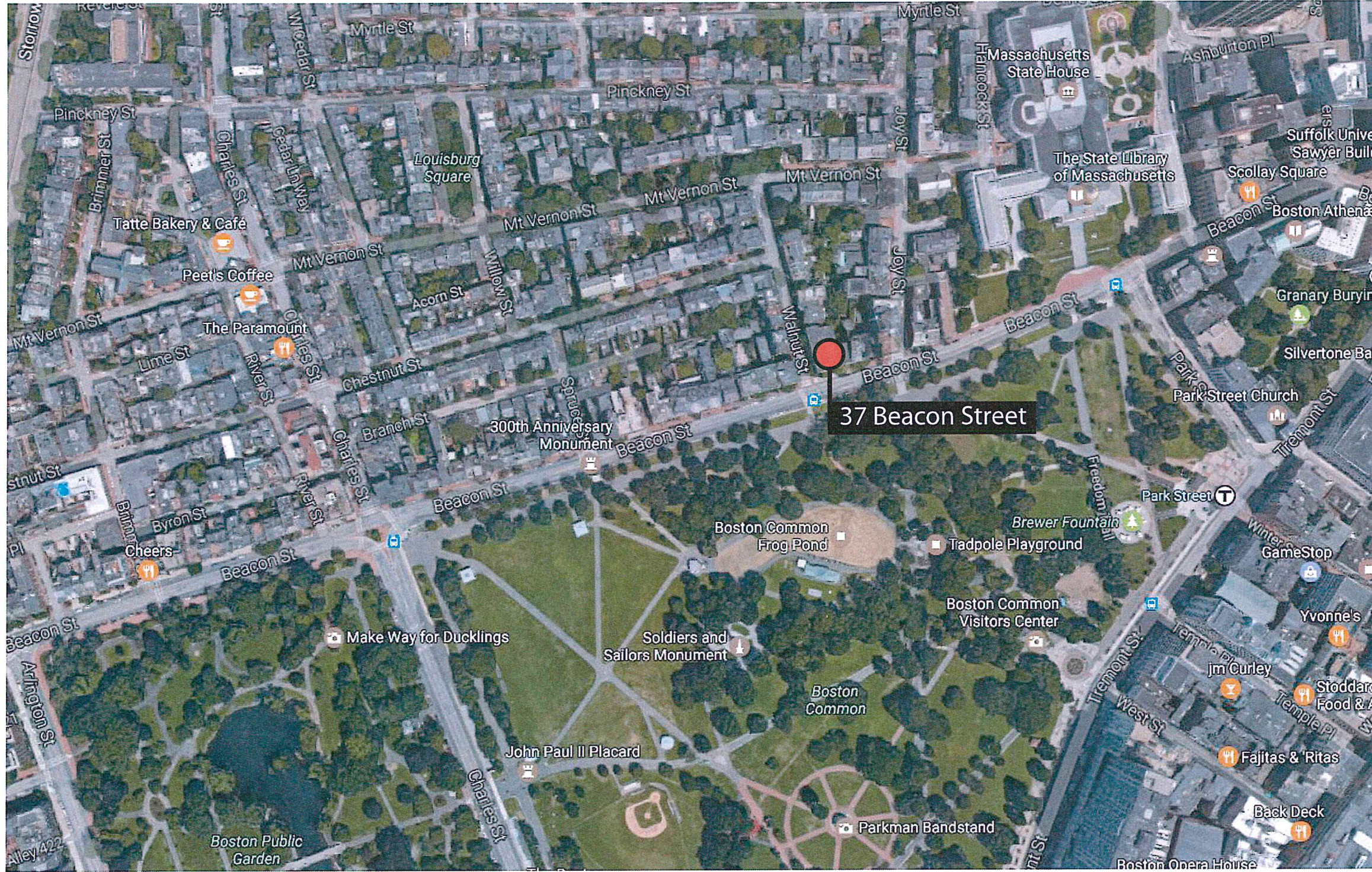
DATE:

03.21.17

studio 3.0
Josh Slater
Studio 3.0 | Principal
30 Union Park Street
Suite 506
Boston, MA. 02118


PAYNE BOUCHIER
FINE BUILDERS

SKYE COFFIN
37 BEACON STREET (62, 63/64)
BOSTON, MA
DRAWN BY: MC
03.21.17

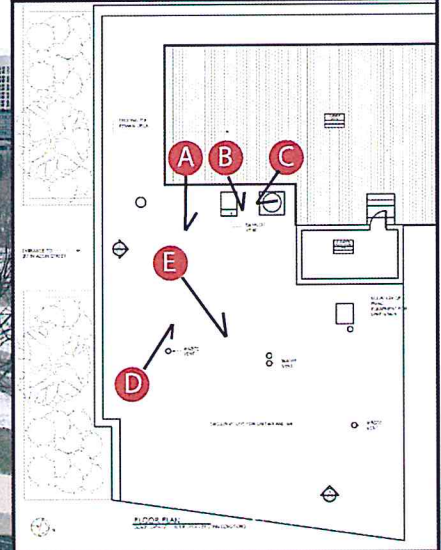
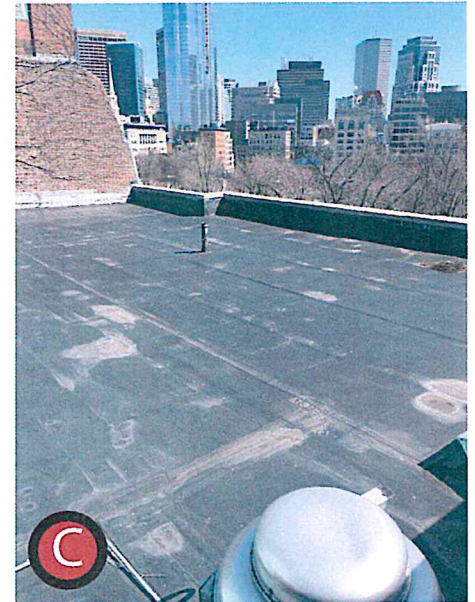
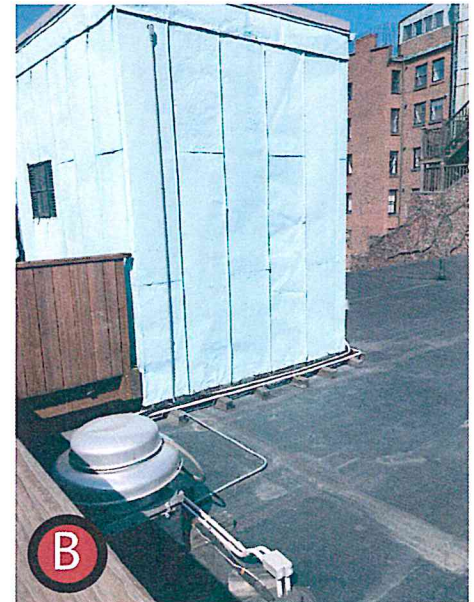


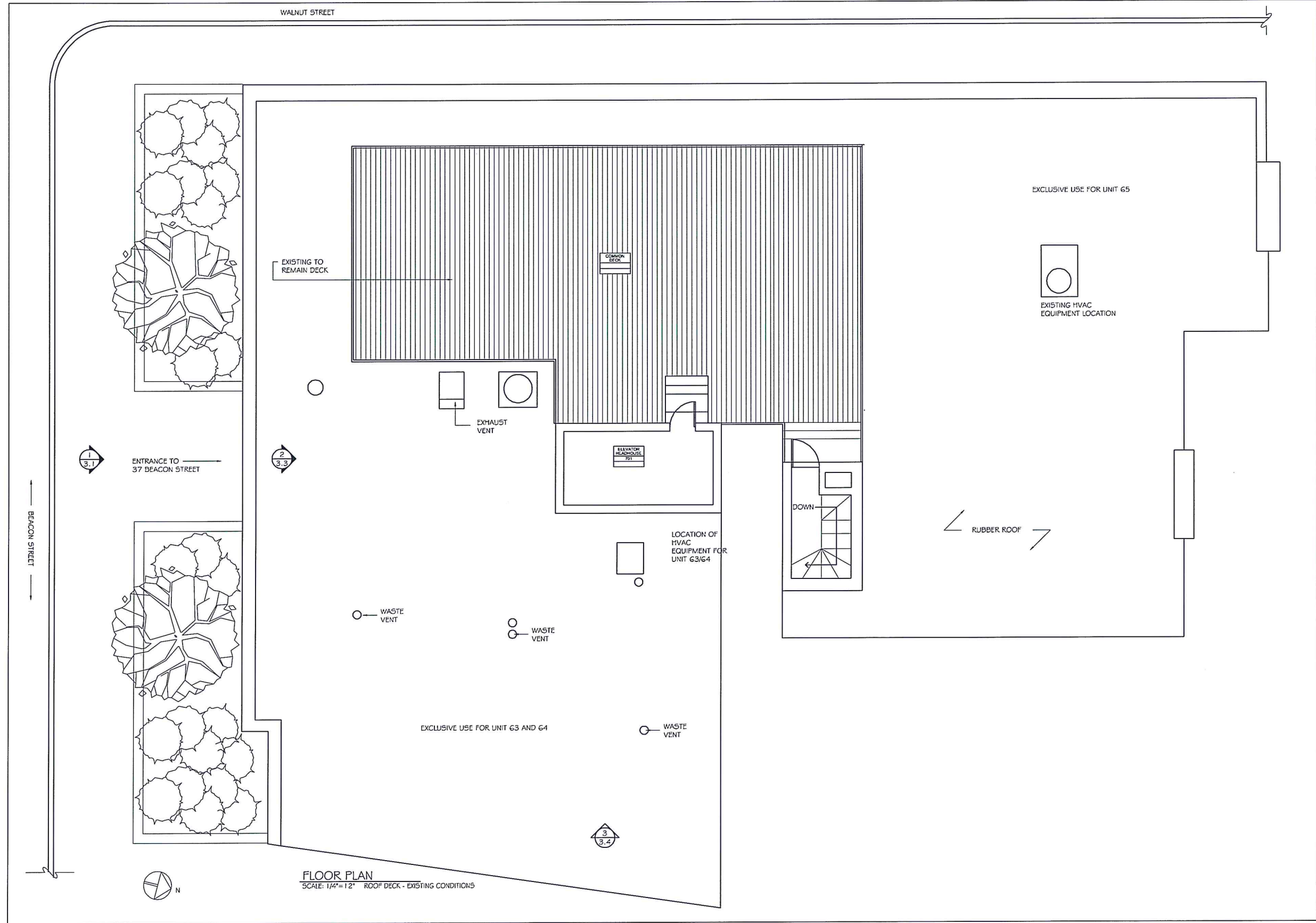
PAYNE BOUCHIER FINE BUILDERS
Josh Slater | Studio 3.0

617.445.4323 | PAYNEBOUCHIER.COM

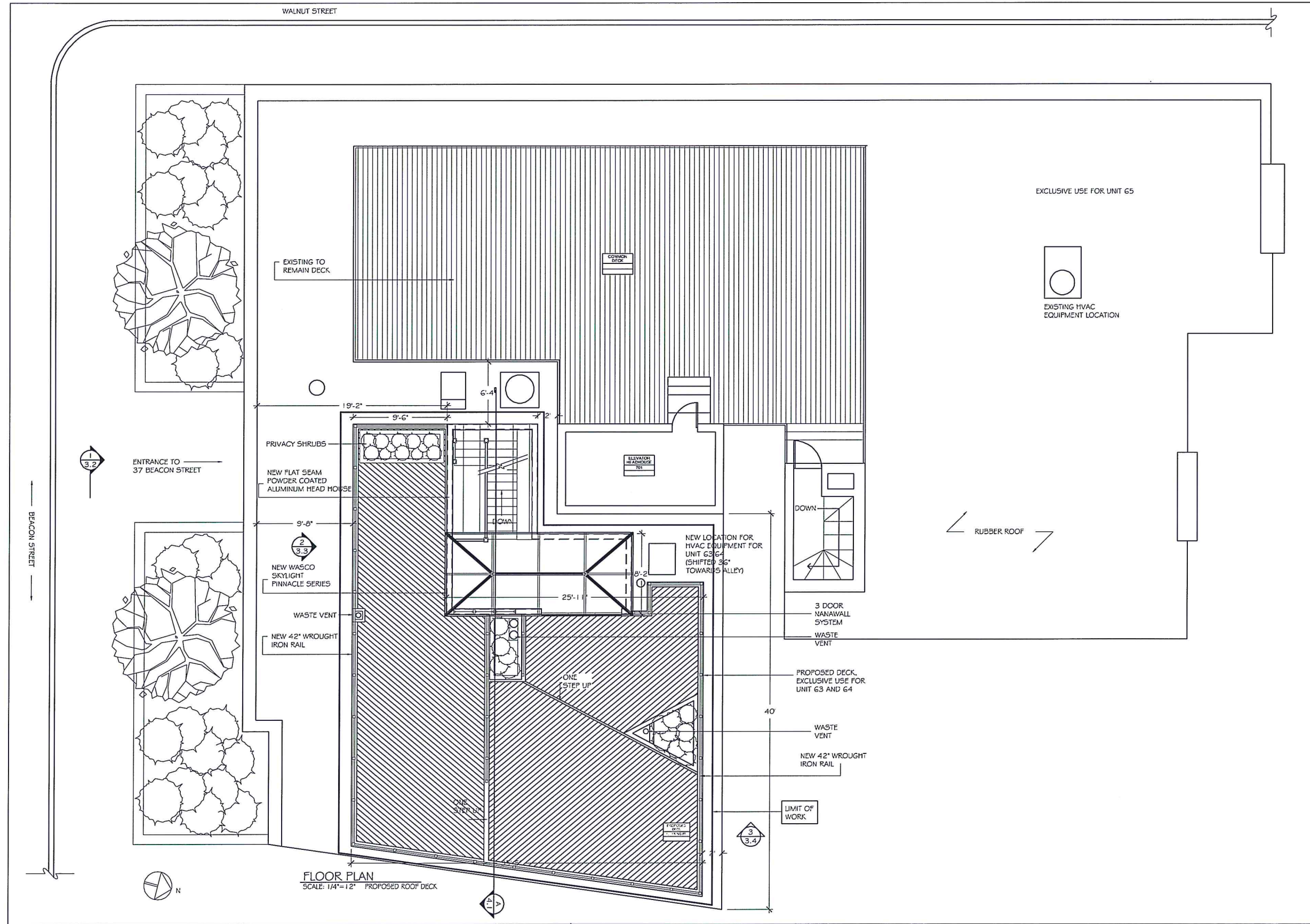
SKYE COFFIN
37 BEACON STREET (62, 63/64)
BOSTON, MA
DRAWN BY: MC
03.21.17

EXISTING CONDITIONS PHOTOS



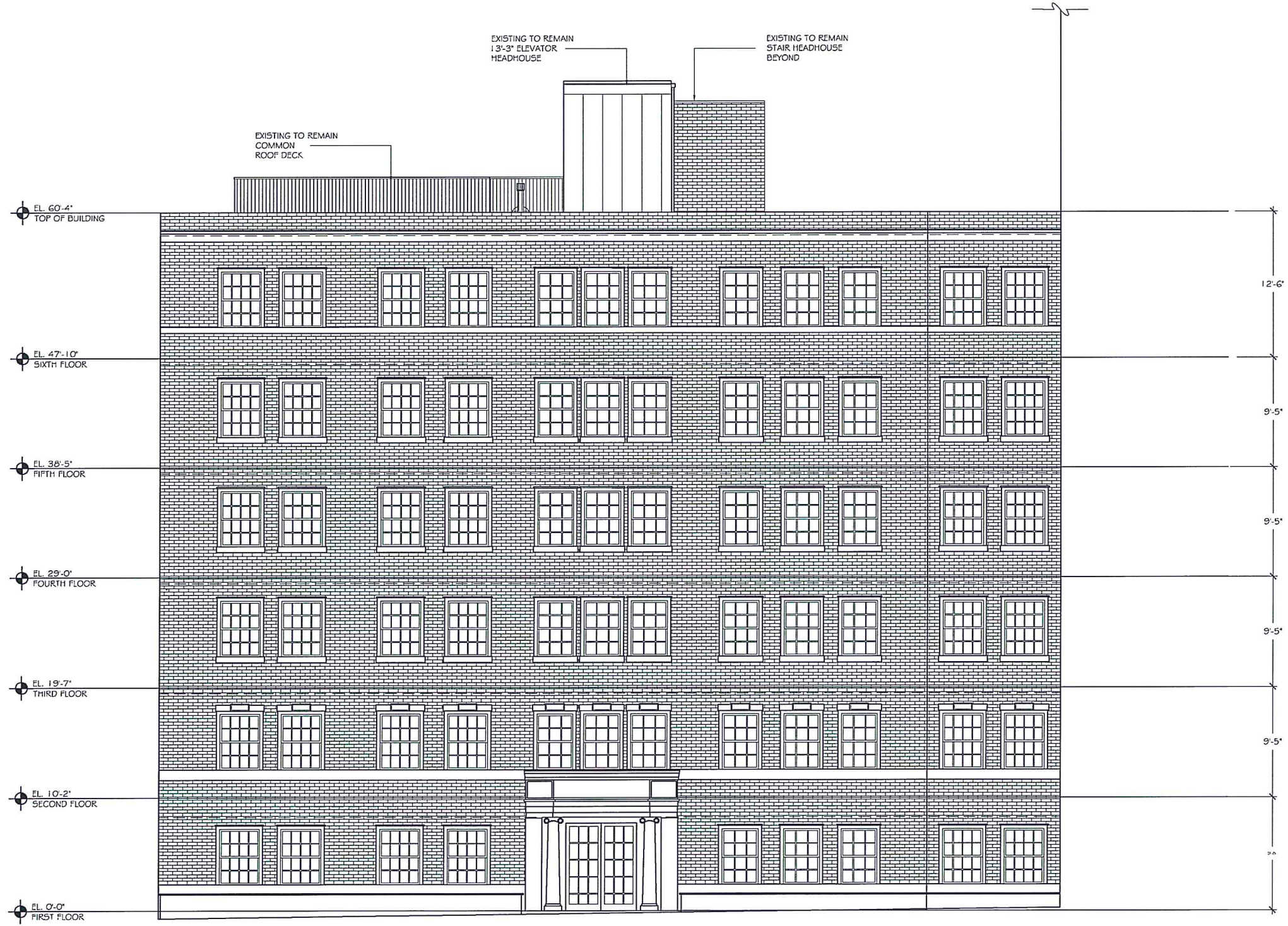


SKYE COFFIN 37 BEACON STREET UNITS 62-64 BOSTON, MA	EXISTING ROOF DECK	DRAWN BY: MCB	CHECKED BY:	DATE:	DESCRIPTION:	PAYNE BOUCHIER FINE BUILDERS Josh Slater Studio 3.0 Principal 30 Union Park Street Suite 506 Boston, MA, 02118
	FOR BHAC APPROVAL	DATE: 03.21.17	SCALE: AS NOTED	REVISION HISTORY:		
X1.2						



FLOOR PLAN
SCALE: 1/4"=12" PROPOSED ROOF DECK

<p>PAYNE BOUCHIER FINE BUILDERS</p>		<p>Josh Slater Studio 3.0 Principal 30 Union Park Street Suite 506 Boston, MA, 02118</p>	
		<p>DESCRIPTION:</p>	<p>DATE:</p>
<p>PROPOSED ROOF DECK FOR BHAC APPROVAL</p>	<p>CHECKED BY:</p>	<p>SCALE: AS NOTED</p>	<p>REVISION HISTORY:</p>
	<p>DRAWN BY: MCB</p>	<p>DATE: 03.21.17</p>	<p>DATE:</p>
<p>SIYVE COFFIN 37 BEACON STREET UNITS 62-64 BOSTON, MA</p>		<p>A1.2</p>	



1 ELEVATION
 X1.2 SCALE: 1/4"=12" EXISTING CONDITIONS

PAYNE | BOUCHIER
 FINE BUILDERS

Josh Slater
 Studio 3.0 | Principal
 30 Union Park Street
 Suite 506
 Boston, MA, 02118

DESCRIPTION:

DATE:

REVISION HISTORY

CHECKED BY:

SCALE: AS NOTED

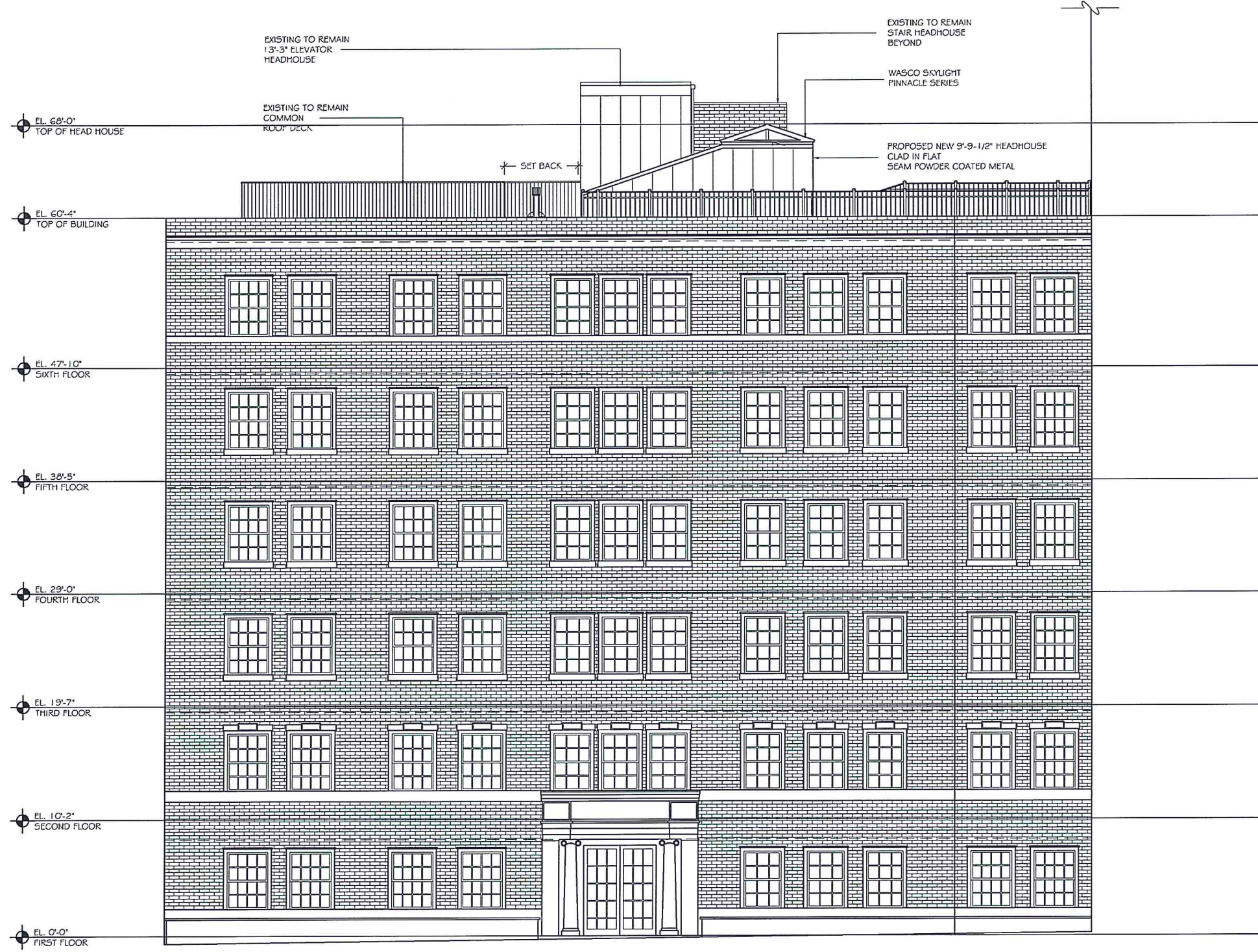
DRAWN BY: MCB

DATE: 03.21.17

EXISTING FACADE
 AND ROOF DECK
 FOR BHAC APPROVAL

SKYE COFFIN
 37 BEACON STREET
 UNITS 62-64
 BOSTON, MA

A3.1



PAYNE | BOUCHIER
FINE BUILDERS

Josh Slater
Studio 3.0 | Principal
30 Union Park Street
Suite 506
Boston, MA, 02118

DESCRIPTION:

DATE:

REVISION HISTORY

CHECKED BY:

SCALE: AS NOTED

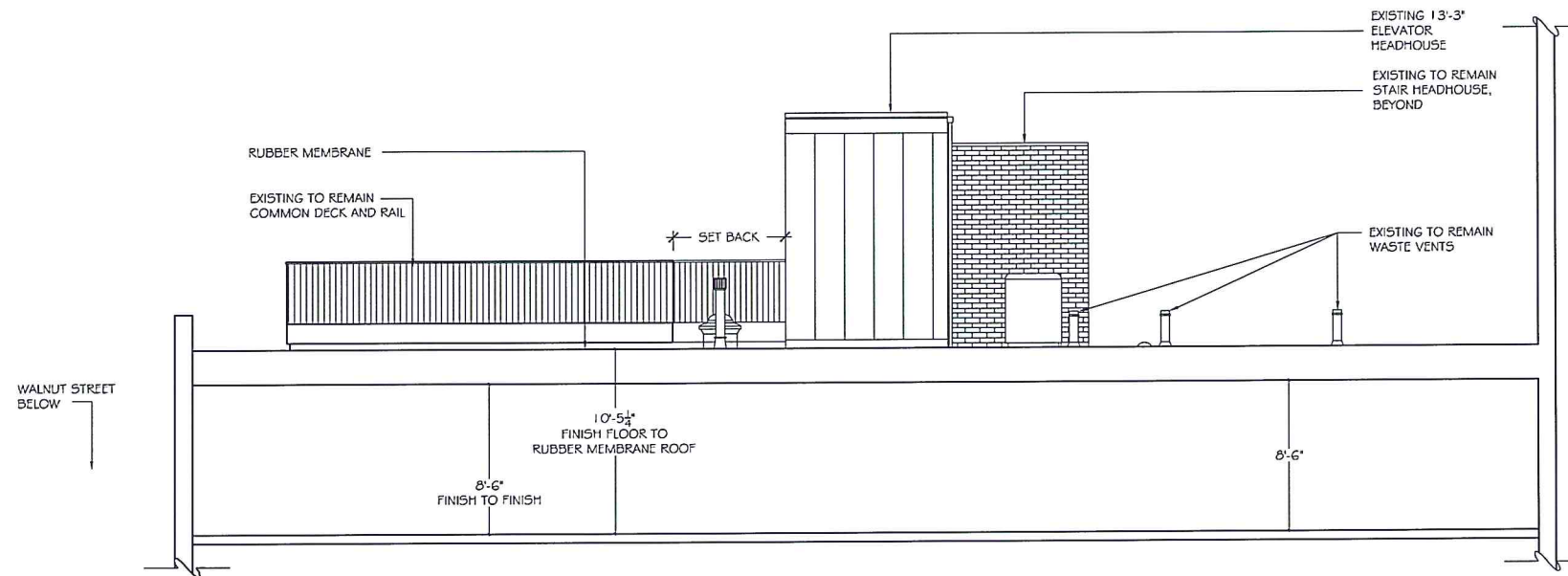
DRAWN BY: MCB

DATE: 03.21.17

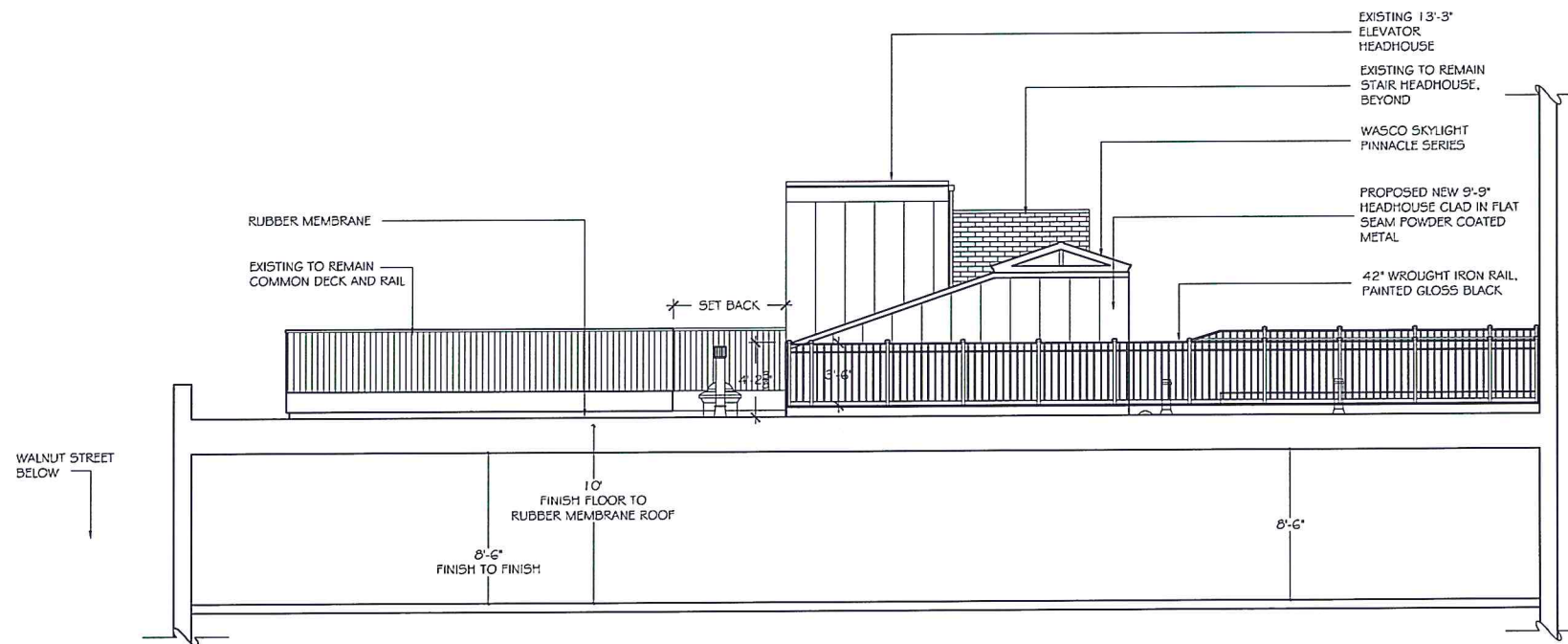
FRONT FACADE
PROPOSED ROOF TOP DECK
FOR BHAC APPROVAL

SKYE COFFIN
37 BEACON STREET
UNITS 62-64
BOSTON, MA

A3.2



2 ELEVATION
 AT 2 SCALE: 1/4" = 12" EXISTING CONDITIONS



2 ELEVATION
 AT 2 SCALE: 1/4" = 12" PROPOSED

PAYNE | BOUCHIER
 FINE BUILDERS

Josh Slater
 Studio 3.0 | Principal
 30 Union Park Street
 Suite 506
 Boston, MA, 02118

DESCRIPTION:

DATE:

REVISION HISTORY

CHECKED BY:

SCALE: AS NOTED

DRAWN BY: MCB

DATE: 03.21.17

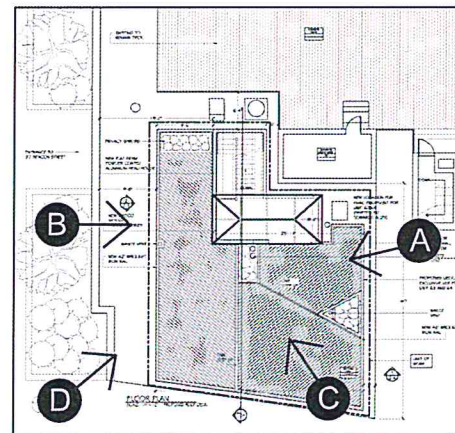
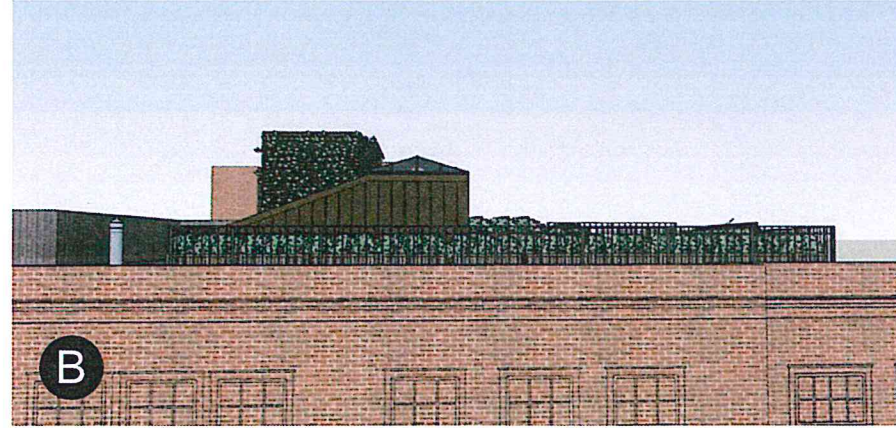
EXISTING AND PROPOSED

FOR BHAC APPROVAL

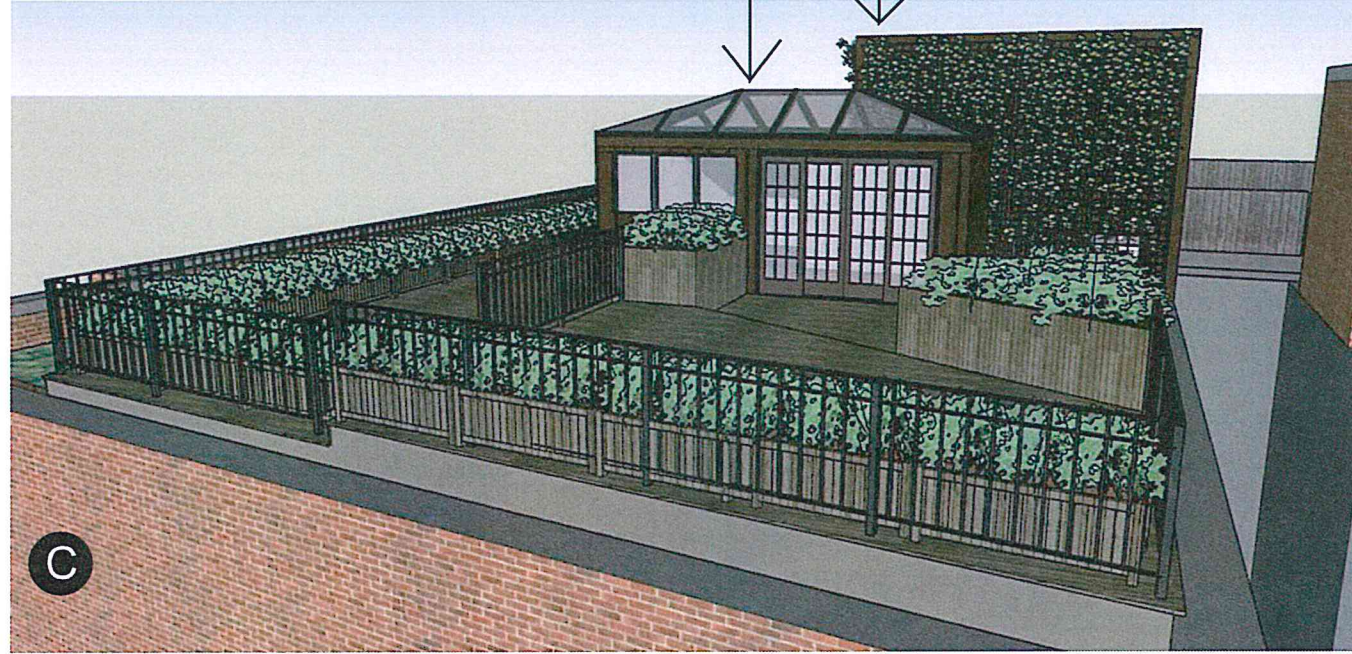
SKYE COFFIN
 37 BEACON STREET
 UNITS 62-64
 BOSTON, MA

A3.4

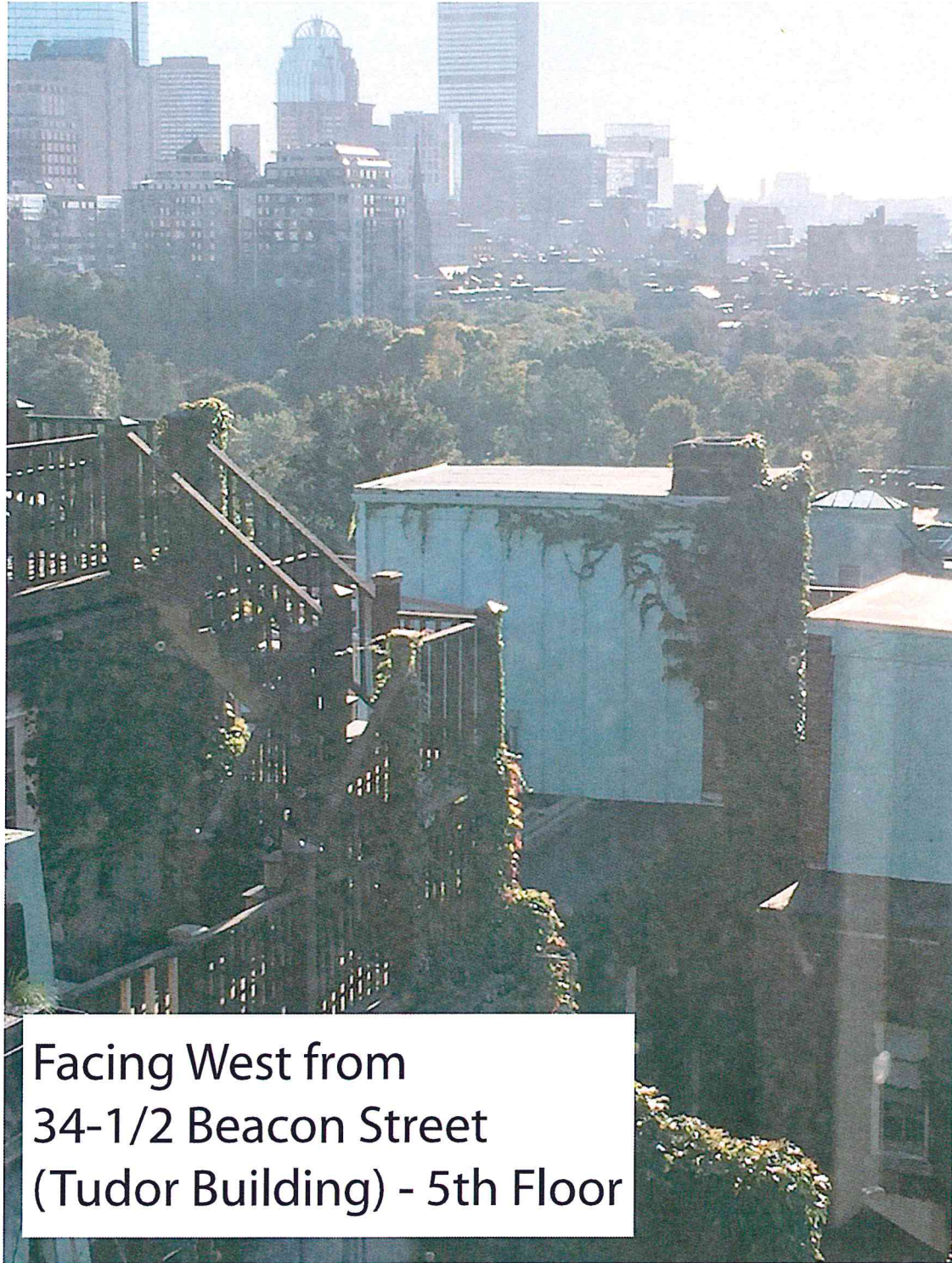
- Paint current blue elevator head house brown to match precedented structures on Beacon Hill roof tops.
- Proposed cable and wire trellis system for green wall.
- Proposed head house to be anodized powder coated with rectangular pyramidal skylight.



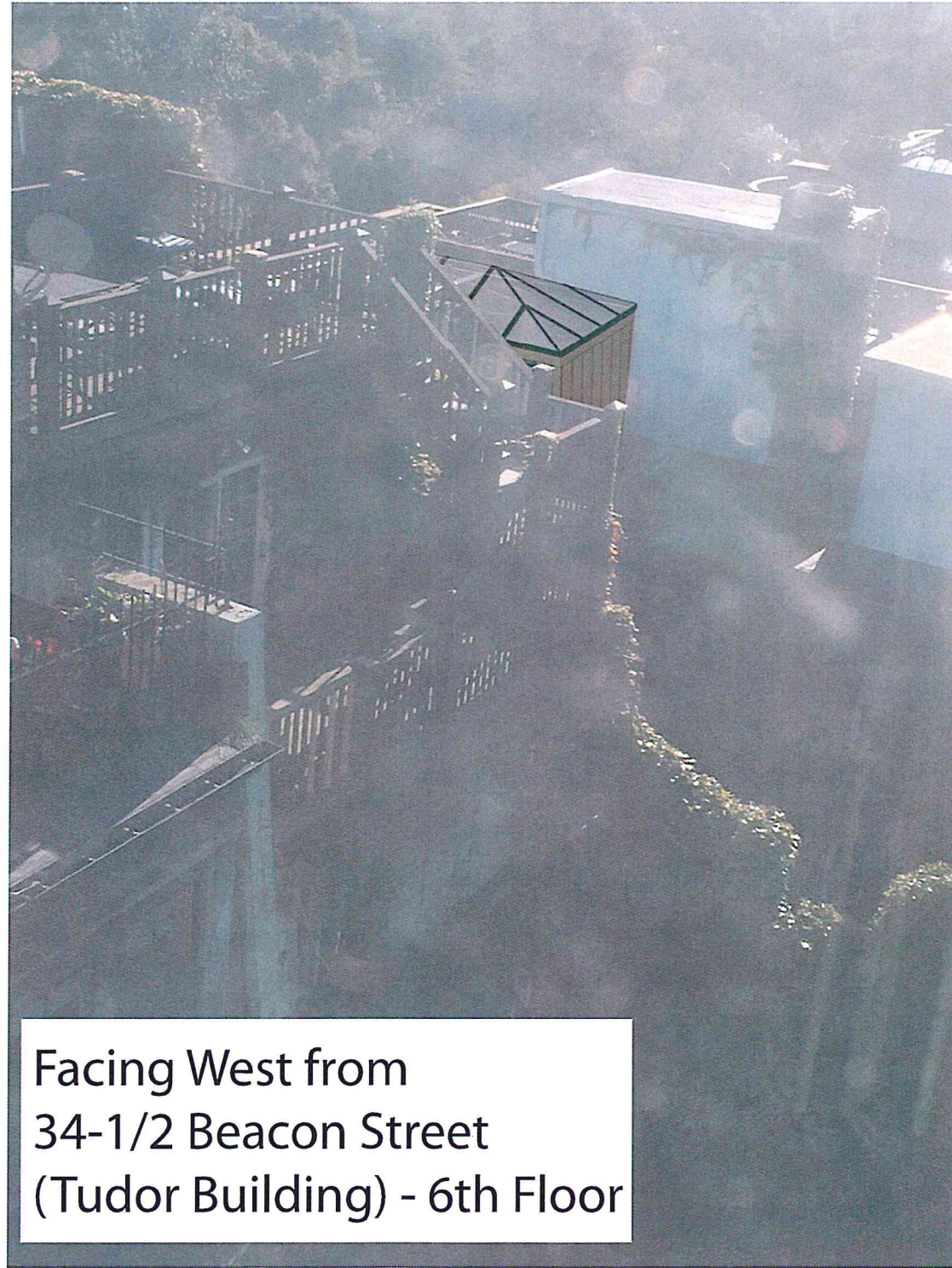
- Proposed planter boxes with landscaping.
- Proposed wrought iron rail to match precedented fencing on Beacon Hill roof decks.



SKYE COFFIN
37 BEACON STREET (62, 63/64)
BOSTON, MA
DRAWN BY: MC
03.21.17

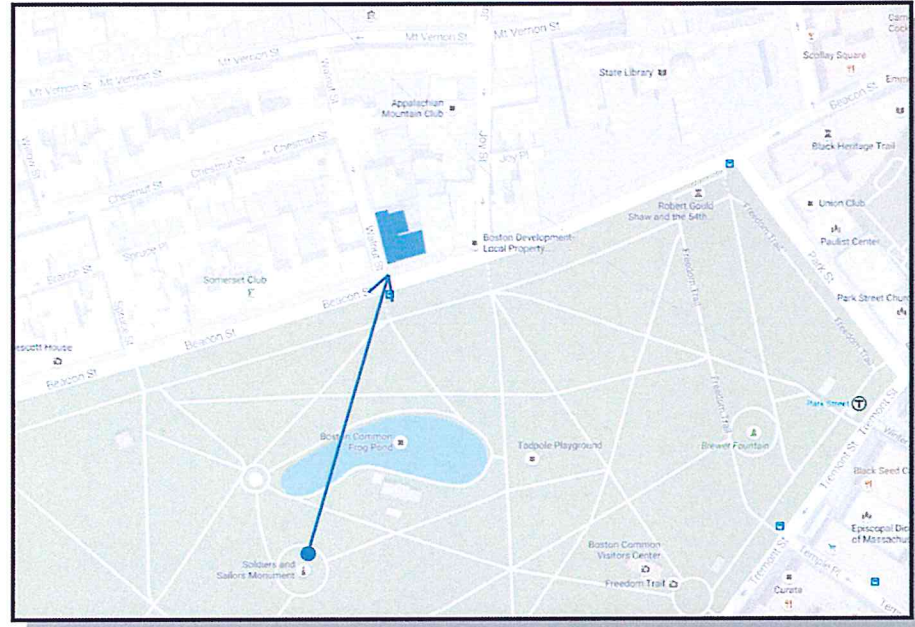


Facing West from
34-1/2 Beacon Street
(Tudor Building) - 5th Floor



Facing West from
34-1/2 Beacon Street
(Tudor Building) - 6th Floor

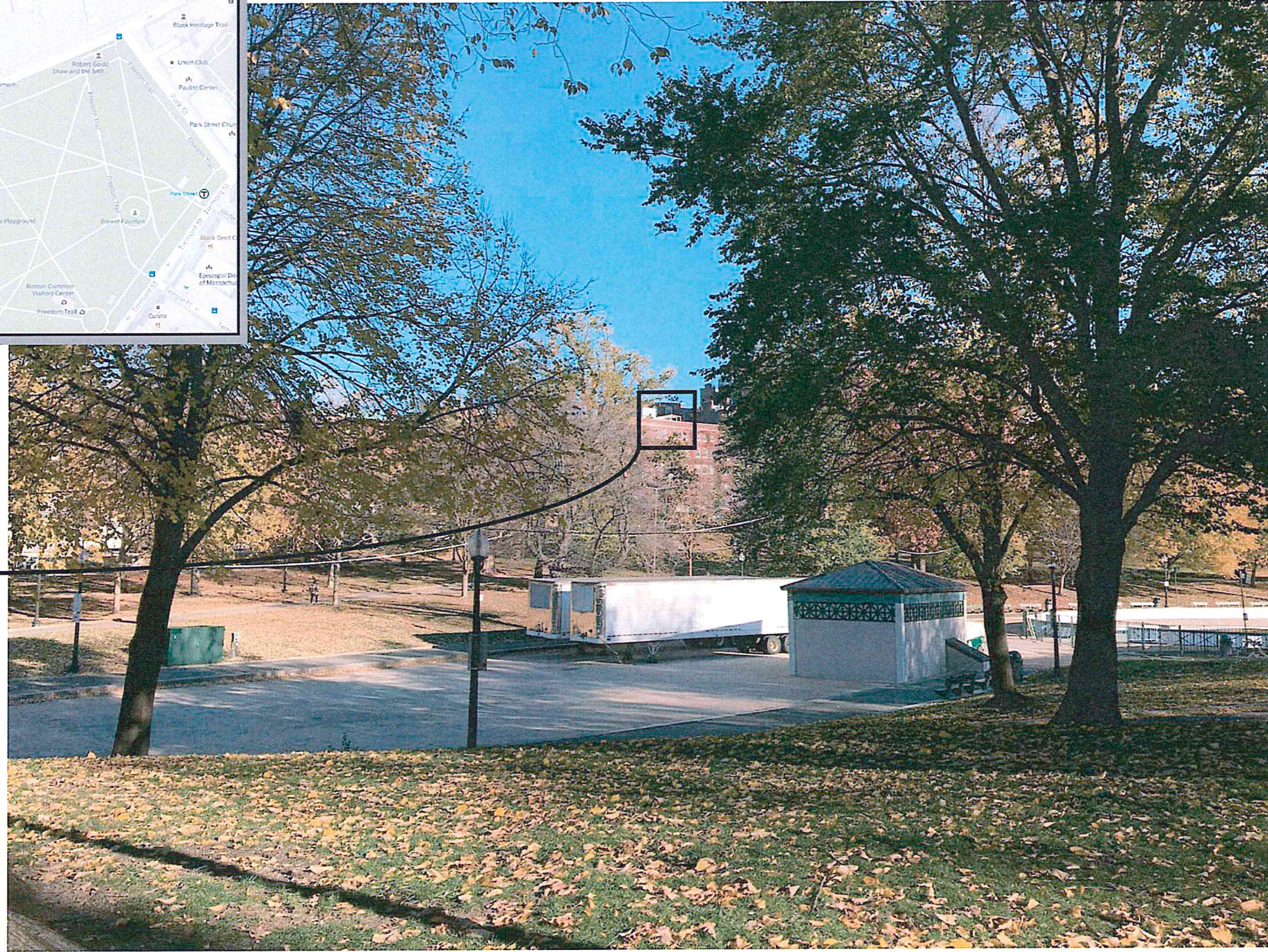
SKYE COFFIN
37 BEACON STREET (62, 63/64)
BOSTON, MA
DRAWN BY: MC
03.21.17



BARELY VISIBLE FROM SOLDIER'S AND SAILOR'S MONUMENT.



CLOSE UP OF MOCK UP OF HEAD HOUSE



PAYNE BOUCHIER | FINE BUILDERS
617.445.4323 | PAYNEBOUCHIER.COM

Josh Slater | Studio 3.0

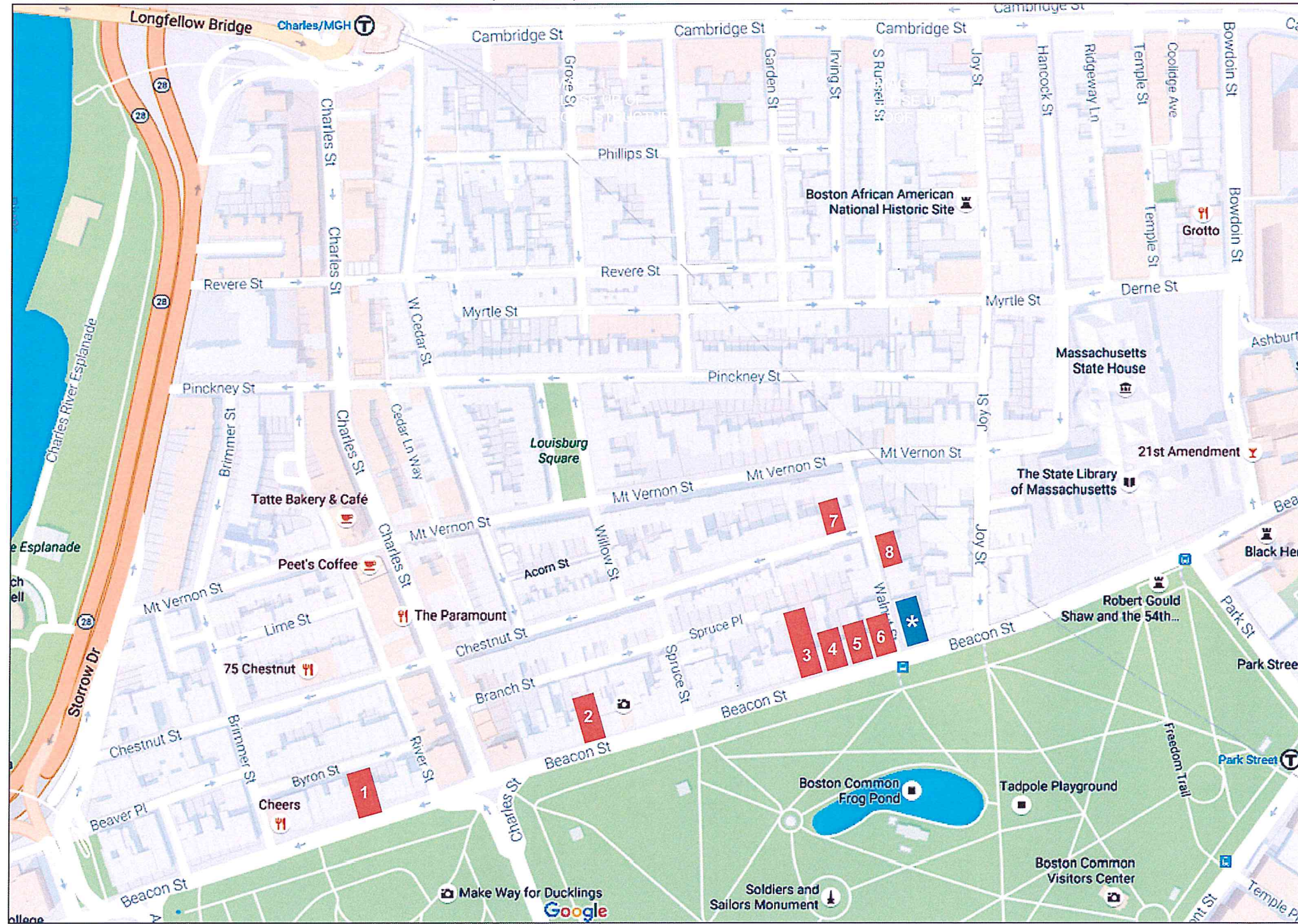
SKYE COFFIN
37 BEACON STREET (62, 63/64)
BOSTON, MA
DRAWN BY: MC
03.21.17

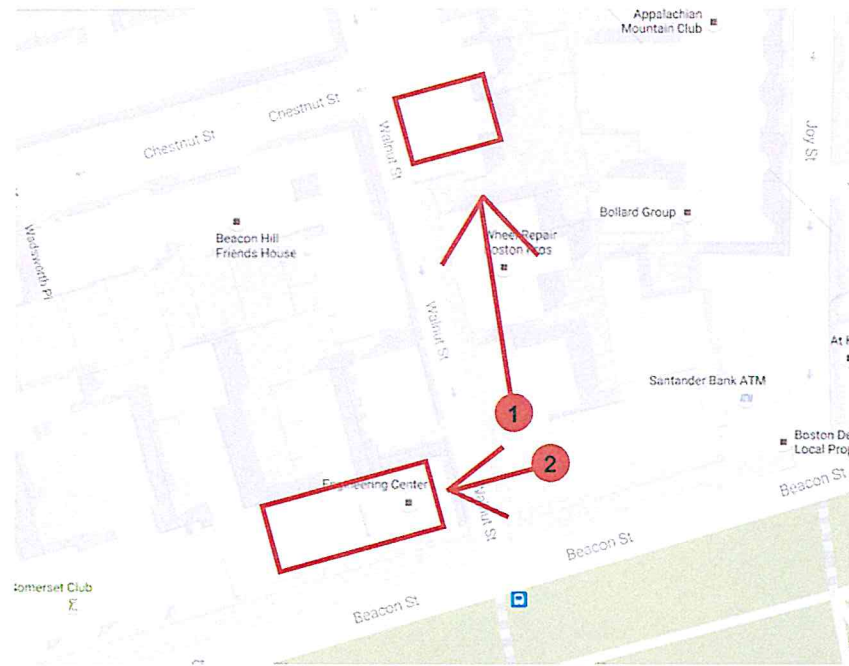
PRECEDENT ADDITIONS ON BEACON HILL (IN RED)

LEGEND:

- 1: 74 Beacon Street
- 2: 58 Beacon Street
- 3: 42 Beacon Street
- 4: 40 Beacon Street
- 5: 39 Beacon Street
- 6: 1 Walnut Street
- 7: 5 Chestnut Street
- 8: 10 Walnut Street

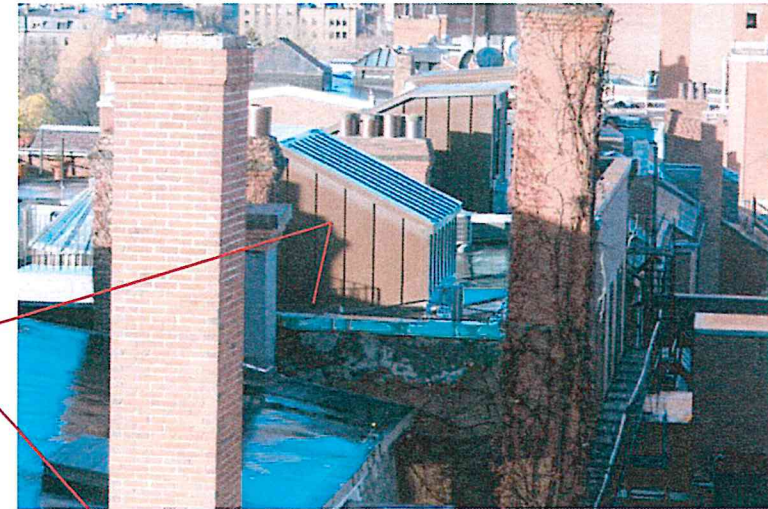
* = 37 Beacon Street





SIMILAR STRUCTURES ON NEIGHBORING ROOF TOPS.
PHOTOS TAKEN FROM THE ROOF OF 37 BEACON STREET

SKYE COFFIN
37 BEACON STREET (62, 63/64)
BOSTON, MA
DRAWN BY: MC
03.21.17



39 BEACON STREET

1 WALNUT (PHILLIPS WINTHROP HOUSE)

10 WALNUT STREET

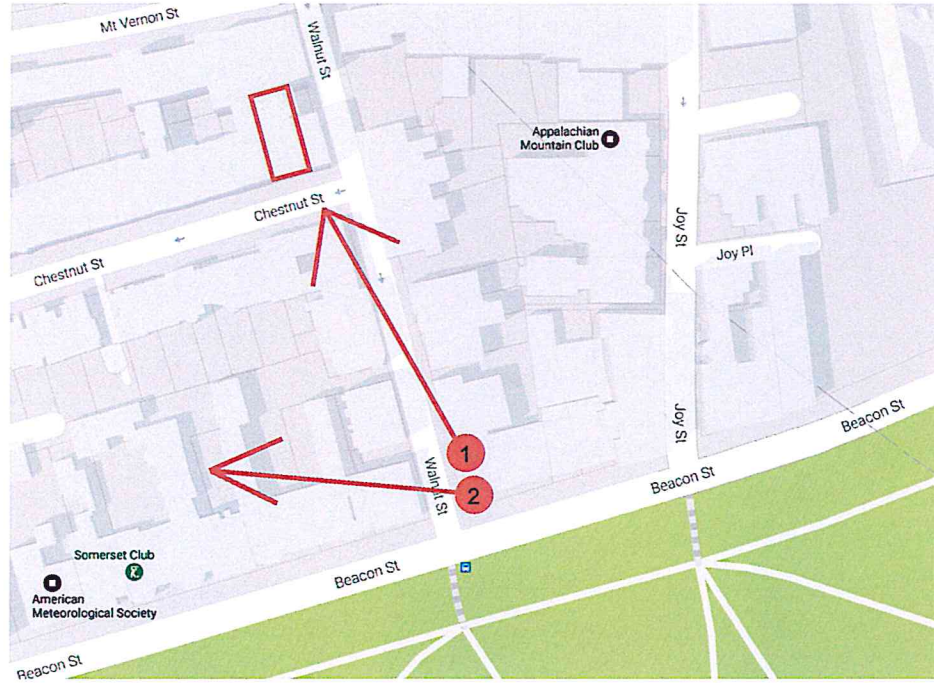


IMAGE 1: VIEW OF 10 WALNUT STREET ROOF STRUCTURE



40 BEACON STREET

IMAGE 2: VIEW OF 1 WALNUT AND 39 AND 40 BEACON STREET ROOF STRUCTURES



SIMILAR STRUCTURES ON NEIGHBORING ROOF TOPS.
PHOTOS TAKEN FROM THE ROOF OF 37 BEACON STREET

SKYE COFFIN
37 BEACON STREET (62, 63/64)
BOSTON, MA
DRAWN BY: MC
03.21.17



IMAGE 1: 5 CHESTNUT STREET



IMAGE 2: 42 BEACON STREET ROOF STRUCTURE

SKYE COFFIN
37 BEACON STREET (62, 63/64)
BOSTON, MA
DRAWN BY: MC
03.21.17

PRECEDENT:
74 BEACON STREET

IMAGE 1: TAKEN ON THE SIDEWALK AT BEACON STREET.
IMAGE 2: TAKEN AT THE SOLDIERS AND SAILORS MONUMENT.

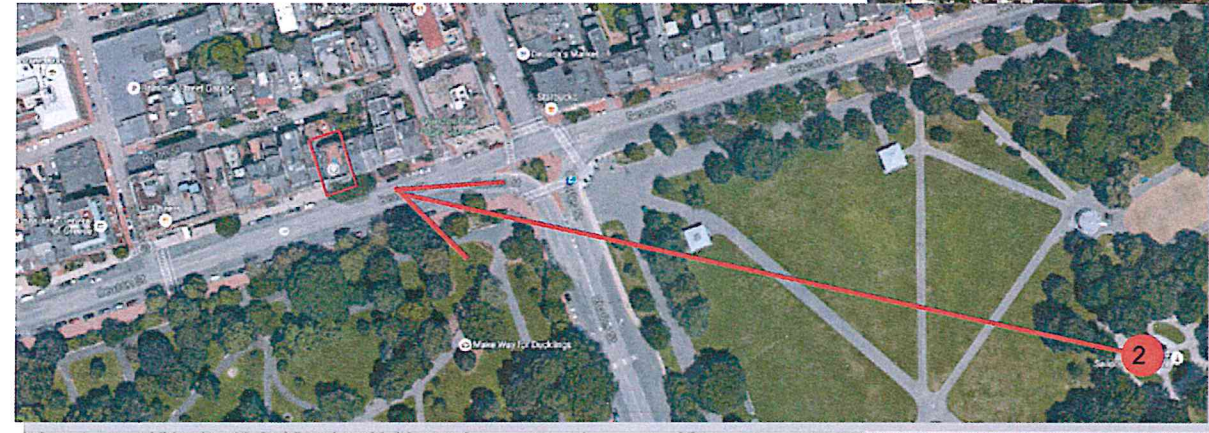
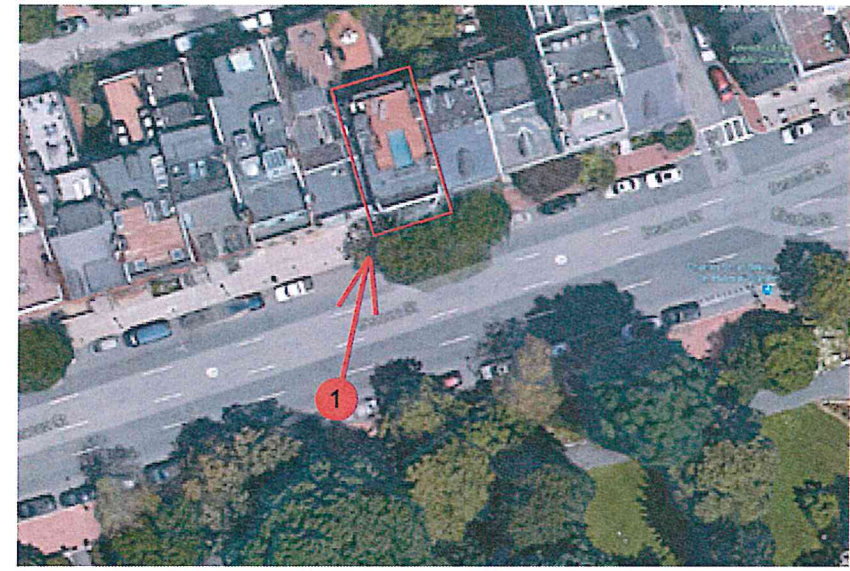


IMAGE 1: CLOSE UP OF ROOF STRUCTURE.

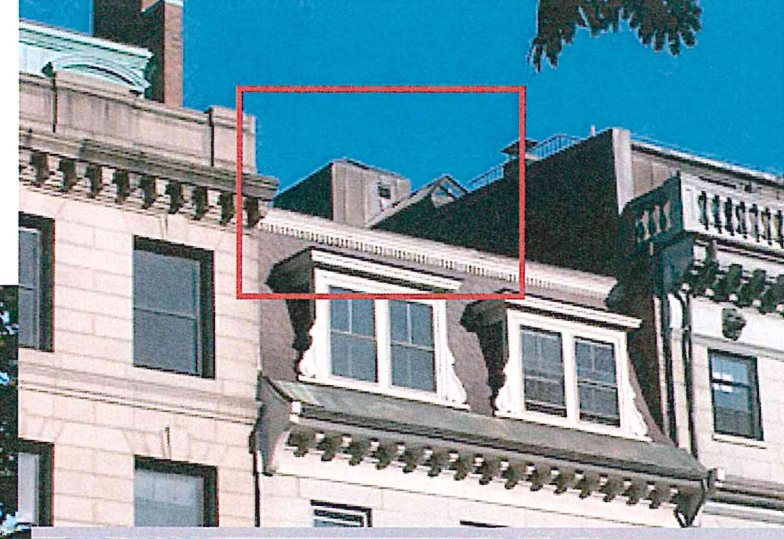


IMAGE 2: CLOSE UP OF ROOF STRUCTURE.

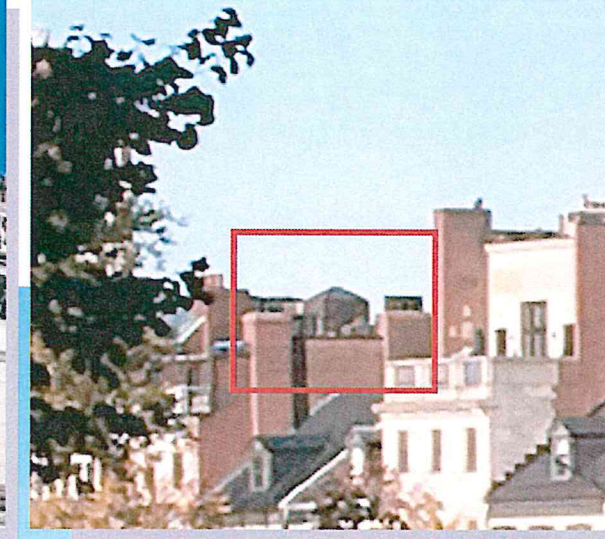


IMAGE 2

PAYNE | BOUCHIER | FINE BUILDERS
617.445.4323 | PAYNEBOUCHIER.COM

Josh Slater | Studio 3.0

SKYE COFFIN
37 BEACON STREET (62, 63/64)
BOSTON, MA
DRAWN BY: MC
03.21.17

PRECEDENT:
58 BEACON STREET

IMAGE 1: CLOSE UP OF
ROOF STRUCTURE.

IMAGE 1: TAKEN ON BOSTON COMMON.
IMAGE 2: TAKEN AT THE BOSTON COMMON CAROUSEL.

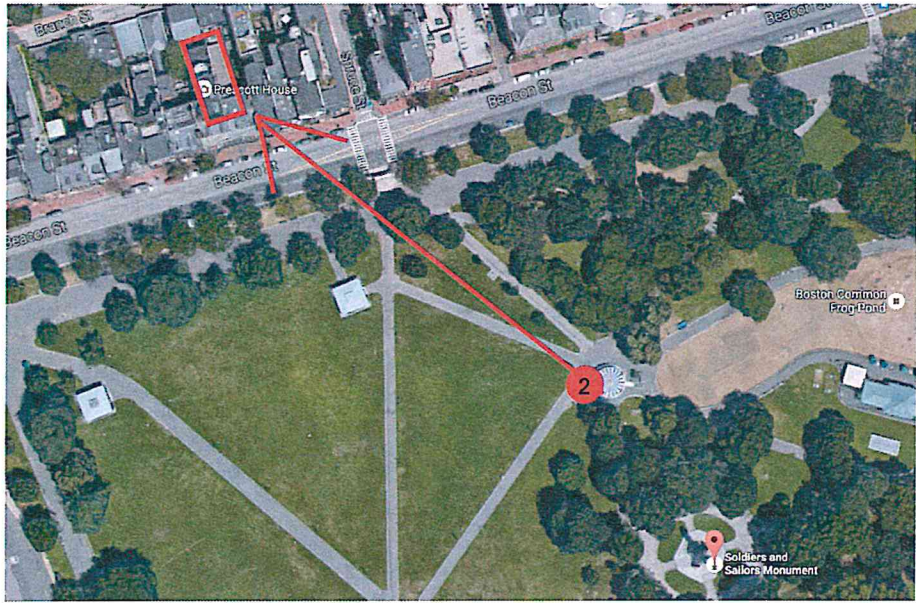
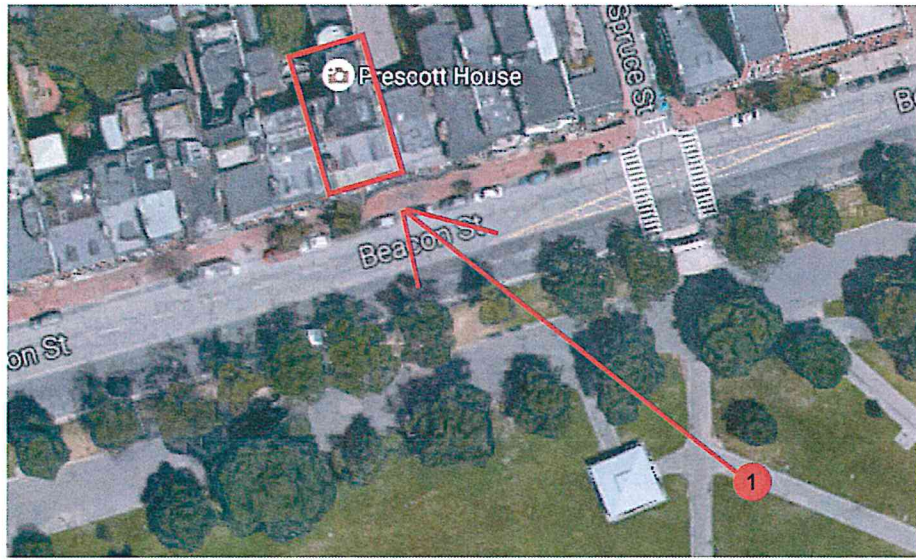


IMAGE 2

PAYNE BOUCHIER | Studio 3.0
FINE BUILDERS
617.445.4323 | PAYNEBOUCHIER.COM

NEIGHBORHOOD OUTREACH

- The most potentially affected neighbors are those in the building itself (37 Beacon St) .
- Following consultation, initial plans were changed to minimize impact on the views from the common roof deck and to 'wrap around' the head house.
- An open building meeting was held on 24th October, with no objections raised.
- A letter was received from the Condo Trust on 21st November again indicating no objections to the plans by the building.
- The Condo Trust has agreed to grant the easement allowing breakthrough to the roof.

NEIGHBORHOOD OUTREACH

The other potentially affected neighbors are direct abutters, or those who can see the roof of 37 Beacon St.

- These were all contacted/sent packages in early November.
- The most notable abutter is the Tudor Building (37.5 Beacon St)
 - A letter, photographs, plans and renderings were distributed to tenants by the concierge – no objections received.
- The new owners of 3-5 Joy St were approached personally – no objections raised.
- Other abutters were also sent a full package – no objections raised.
- BHCA voted non-opposition: December 12, 2016
- Mayor's Office open meeting - no opposition: February 07, 2017
- ZBA variance approval: February 28, 2017

NEIGHBORHOOD OUTREACH

Goodrich/Dattori 2 Joy Street, Apt. 11
Stanley/MacLellan 2 Joy Street, Apt. 10
Tucker 2 Joy Street, Apt. 9
Dipuma 2 Joy Street, Apt. 8
Hillson 2 Joy Street, Apt. 7
Schmidt 2 Joy Street, Apt. 6
Mikam 2 Joy Street, Apt. 5
Robert Gatnik 3 Joy Street
Development Team 4 Joy Street
5 Joy Street
Marco Realty Trust 20 Mount Vernon Street
Weijian Wang 20 Mount Vernon Street, Apt. 603
Amparo Figueroa 24 Mount Vernon Street, Apt. 601
L. Mone 24 Mount Vernon Street, Apt. 602
Marston Voss Realty 26 Mount Vernon Street
Allen/Hanley 26 Mount Vernon Street, Apt. 5R

SUMMARY

- The owners of Unit 62 37 Beacon St have roof rights (per the master deed) to build on the roof area indicated on the plans.
- A roof deck and modest roof structure allowing access to the deck is planned.
- The roof structure is only minimally visible from any public place.
- The roof structure (allowing egress and small solarium) has a floor area of 122ft² internal or 149 ft² gross.
- This represents a 0.4% increase in the total floor area of the building (30,260 ft²).
- The design is intended to be consistent with the area, and is similar to many other structures which can be seen in Beacon Hill, including from the building's roof.
- The owners believe that the proposed 'urban oasis' will improve the views of those who can currently see the building roof.
- The proposed roof structure will also serve to partially hide the very ugly current elevator headhouse, which will itself also be visually improved.
- The proposed structure has been designed to have minimal impact on any neighbor's views, including due to the 'wrap around' design
- Following extensive outreach no objections have been received.
- The building (residents and Condo Trust) have agreed to the plans.
- BHCA voted non-opposition: December 12, 2016
- Mayor's Office open meeting - no opposition: February 07, 2017
- ZBA variance approval: February 28, 2017

