

# 73 MOUNT VERNON STREET

BEACON HILL ARCHITECTURAL COMMISSION - DESIGN REVIEW PRESENTATION

FEBRUARY 20, 2020



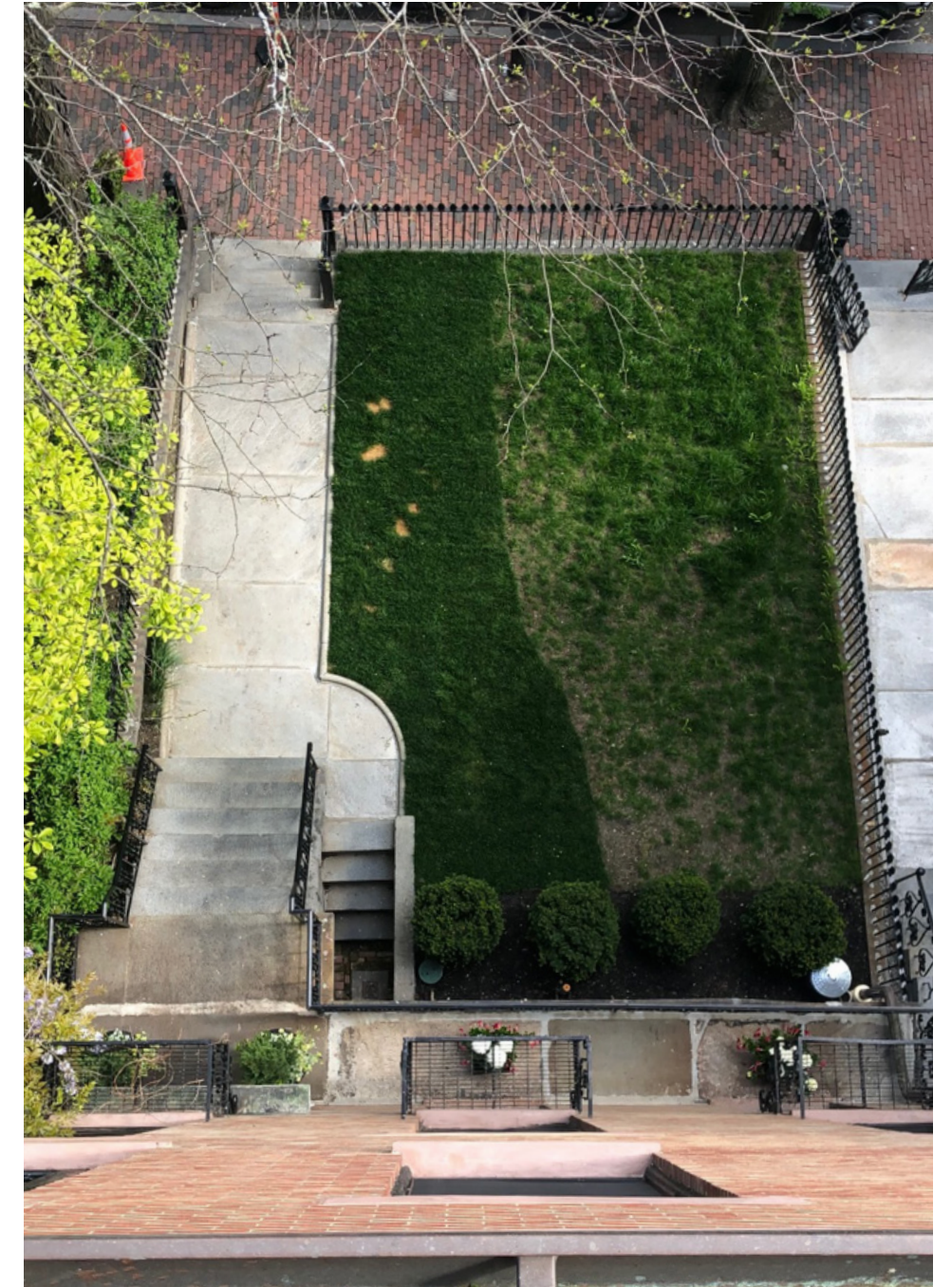
**PARTERRE**  
GARDEN SERVICES

# PREVIOUS AND EXISTING CONDITIONS

## SITE PHOTOGRAPHS



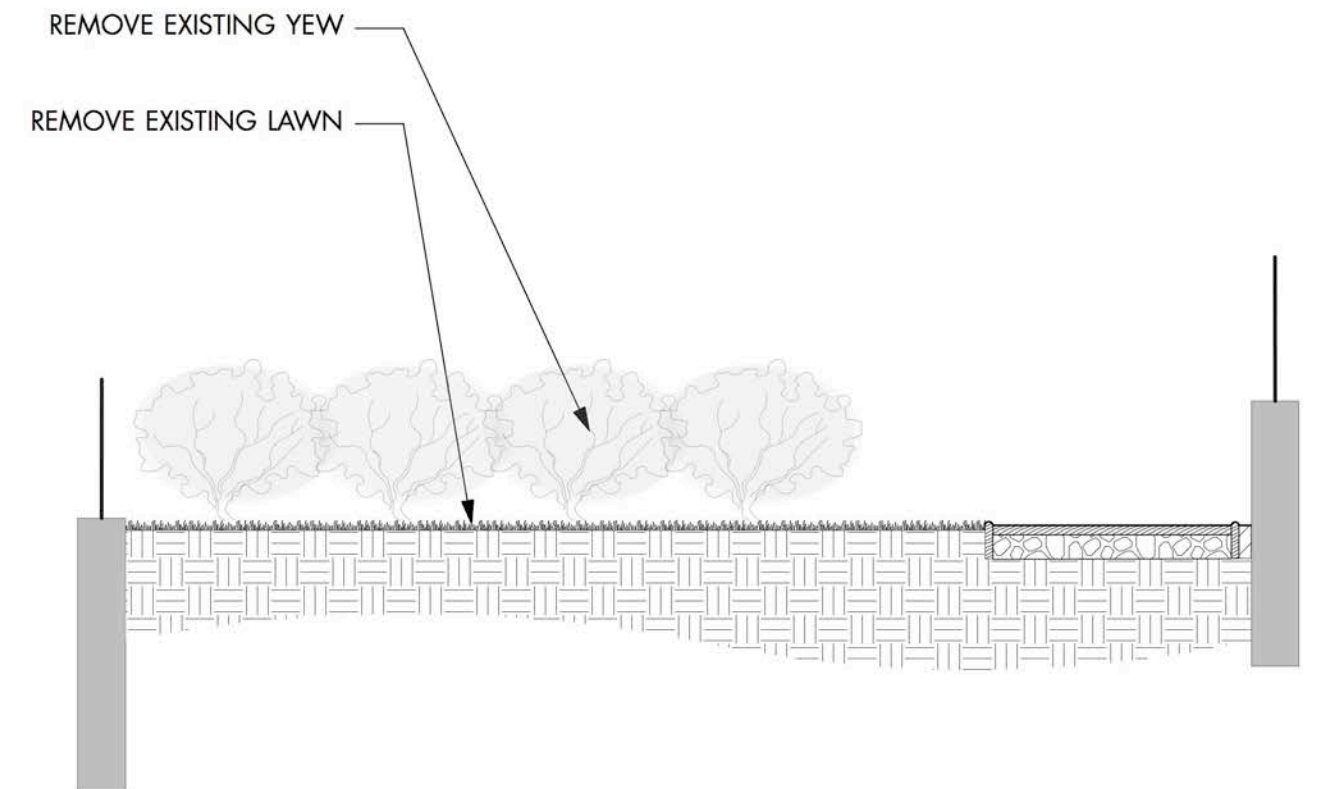
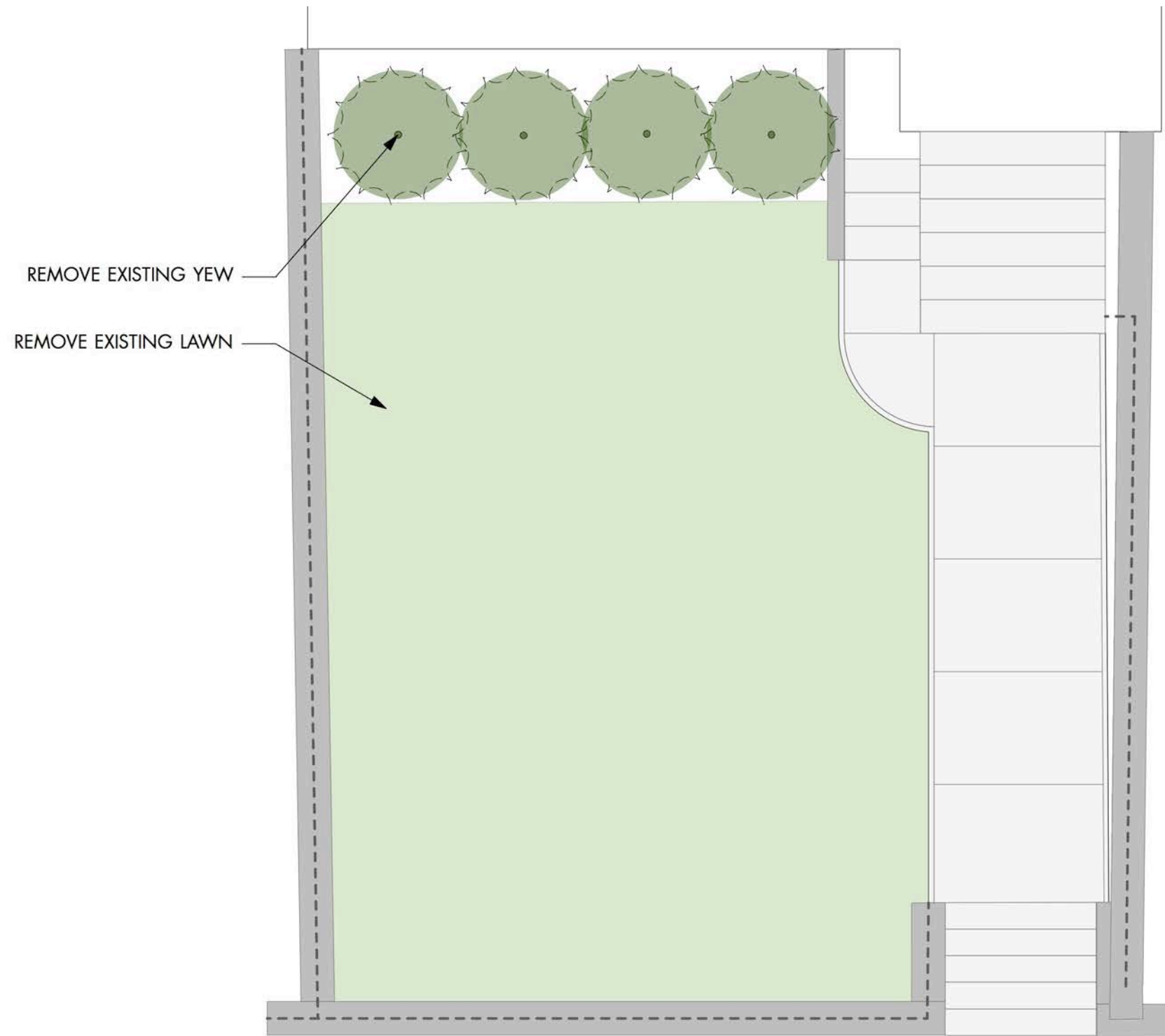
Google Street View image dated June 2009



View from roof looking down to existing front lawn

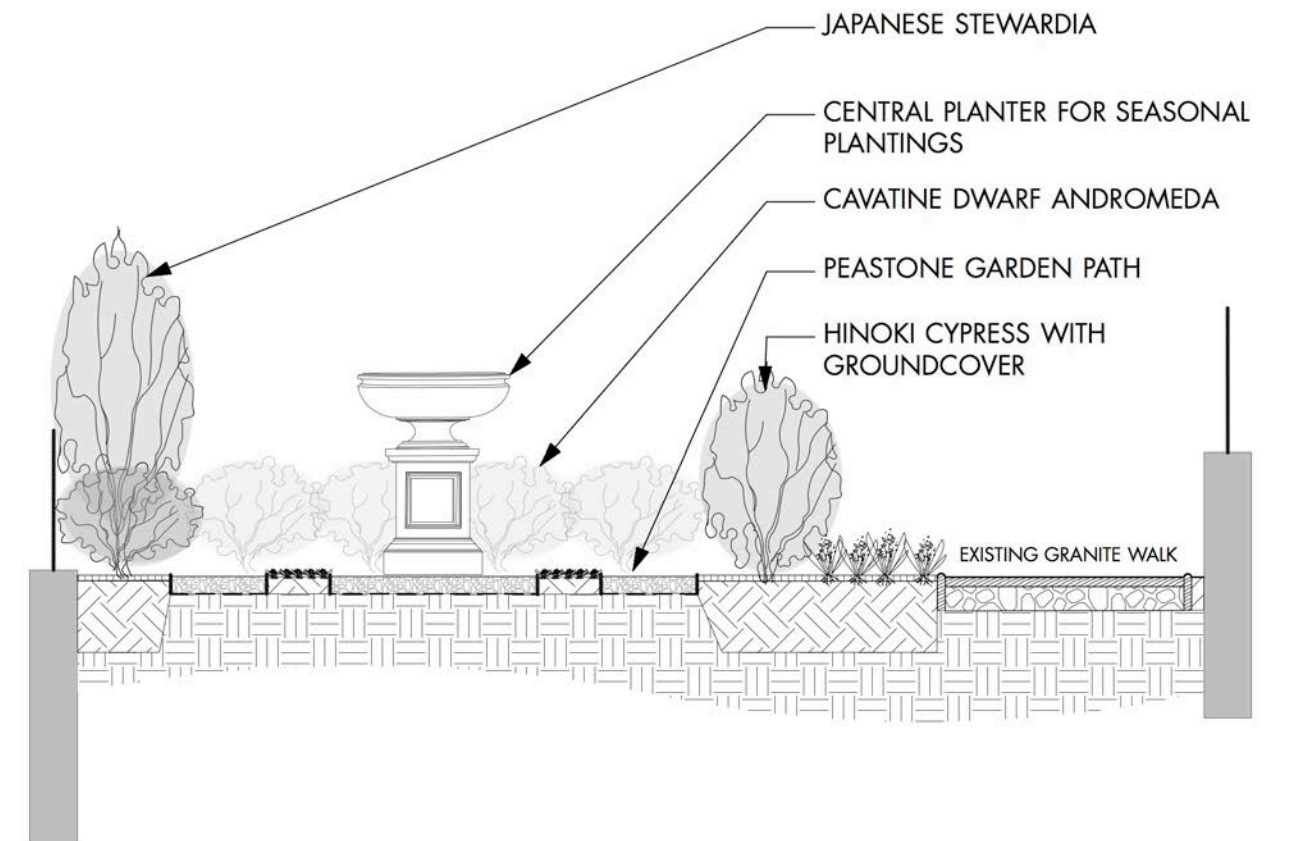
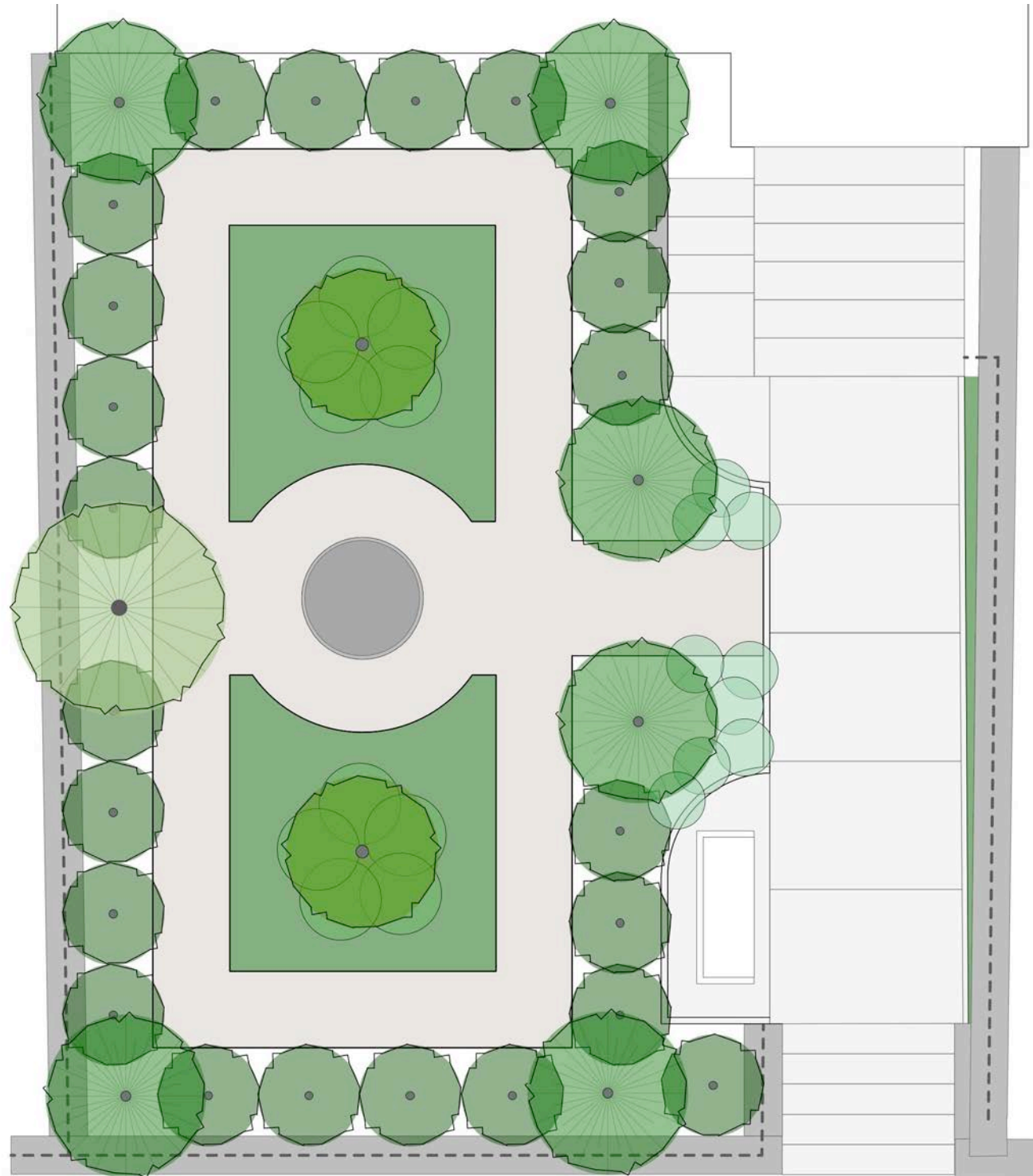
# EXISTING CONDITIONS

## EXISTING SITE PLAN AND SECTION



# PROPOSED CONDITIONS

## PROPOSED SITE PLAN AND SECTION



# PROPOSED CONDITIONS

## PLANT PALETTE



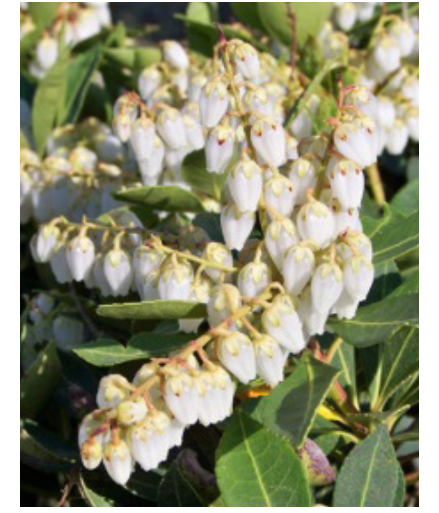
*Stewardia pseudocamilla* - Japanese Stewardia



*Chamecyparis obtusa 'Kosteri'* - Koster Hinoki



*Pieris 'Cavatine'* - Cavatine Andromeda



*Hydrangea paniculata* Limelight Tree Form



Halcyon Hosta



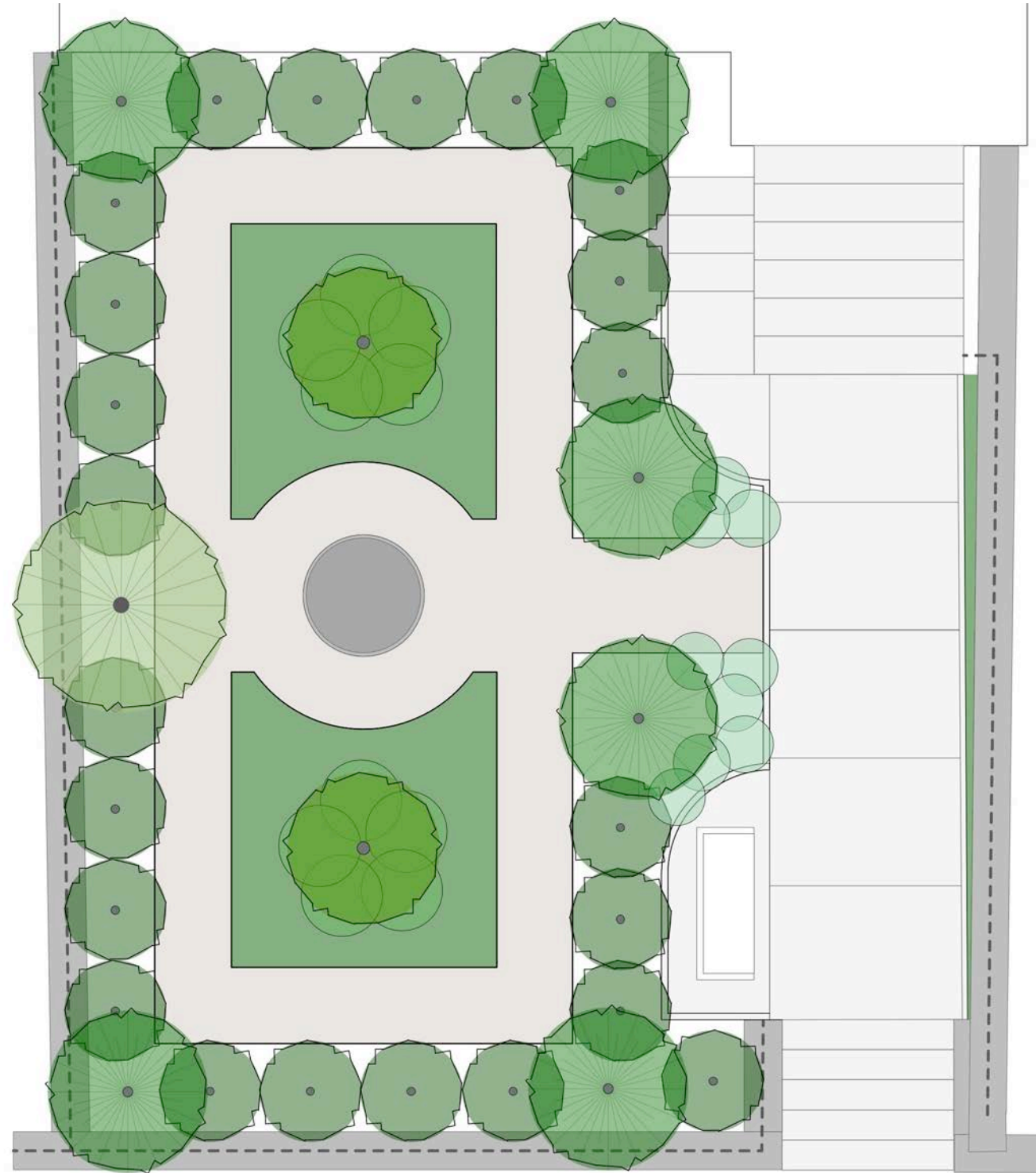
*Brunnera 'Jack Frost'* - Jack Frost Siberian Bugloss



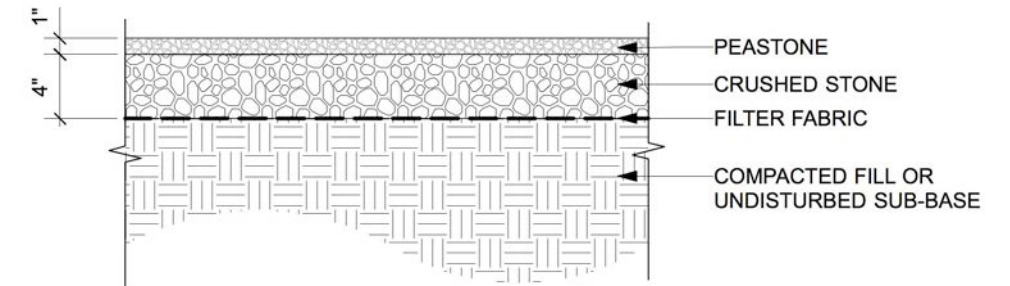
*Vinca minor* Bowles

# PROPOSED CONDITIONS

## HARDSCAPE PALETTE



A metal retaining edge keeps peastone from migrating into the plant beds



Granite paving with 1/2 round edging to be mirrored at stairs for bench landing



Close up of 1/2 round granite edging to be replicated

# PROPOSED CONDITIONS

## PROPOSED SITE FURSHINGS



**St. Louis Planter (AS)**  
P-631 409 lbs  
38.00"W x 21.25"H

**St. Louis Pedestal (AS)**  
PD-197 530 lbs  
23.00"W x 28.00"H

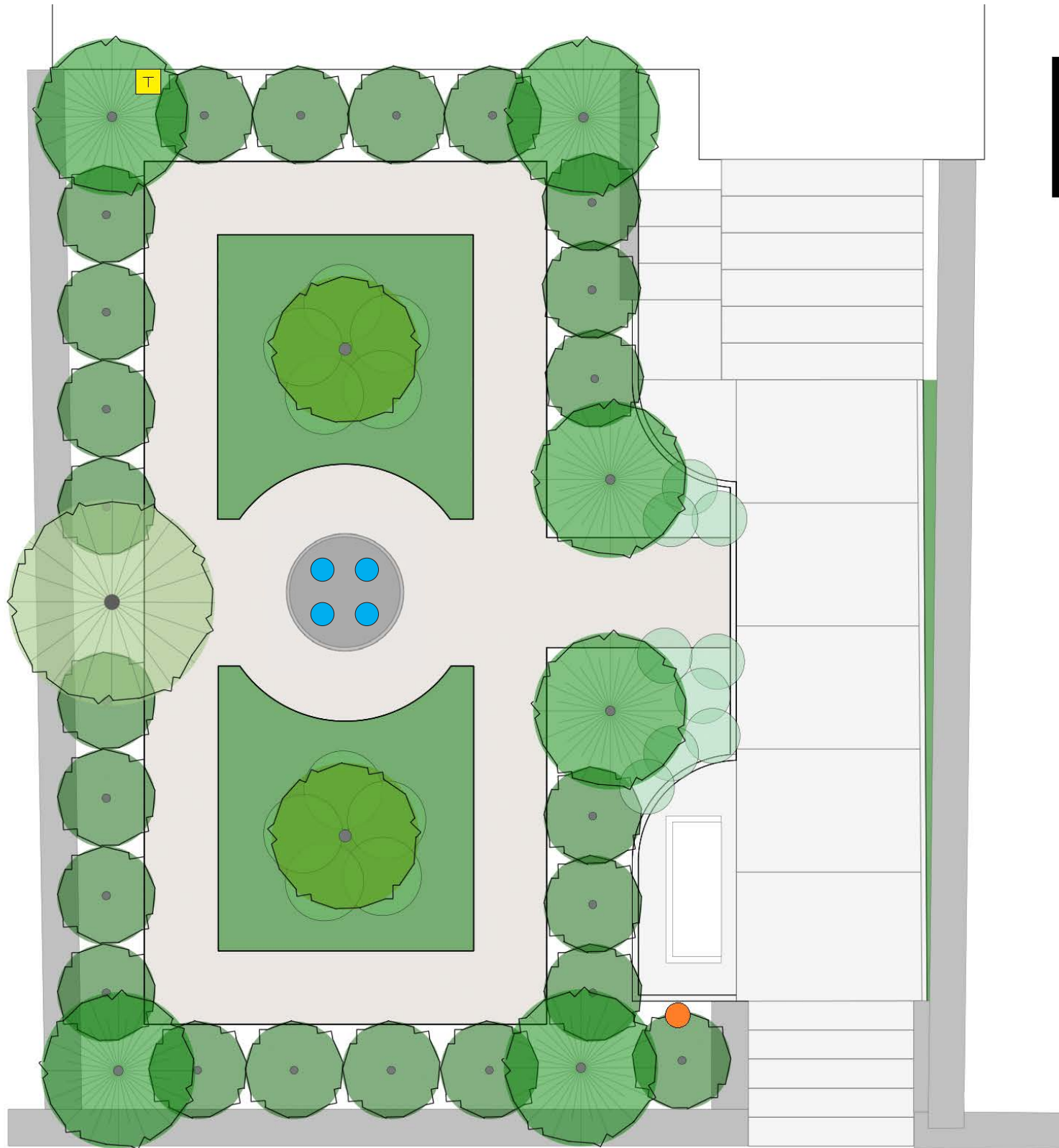


**Longwood Main Fountain Garden Bench (GS)**  
BE-33 418 lbs  
51.25"L x 19.00"W x 21.00"H



# PROPOSED CONDITIONS

## PROPOSED LIGHTING PLAN



Qty.	Sym.	Type	Spec.
1	●	Path Light	Clarolux Barletta AL1-II LED
4	●	Recessed Well Lights	Kichler 15481CBR LED with Grates
1	T	Transformer	Cast Lighting 150w





**EXISTING CONDITIONS PHOTOS  
ANNOTATED PLANTING PLAN  
AND  
PRODUCT CUT SHEETS**

# EXISTING CONDITIONS

## SITE PHOTOGRAPHS



View from roof looking down to existing front lawn



View looking down Mount Vernon Street



View from front stairs to Mount Vernon Street



View of front lawn from walkway to Mount Vernon Street



View of front lawn from walkway to building facade

# EXISTING CONDITIONS

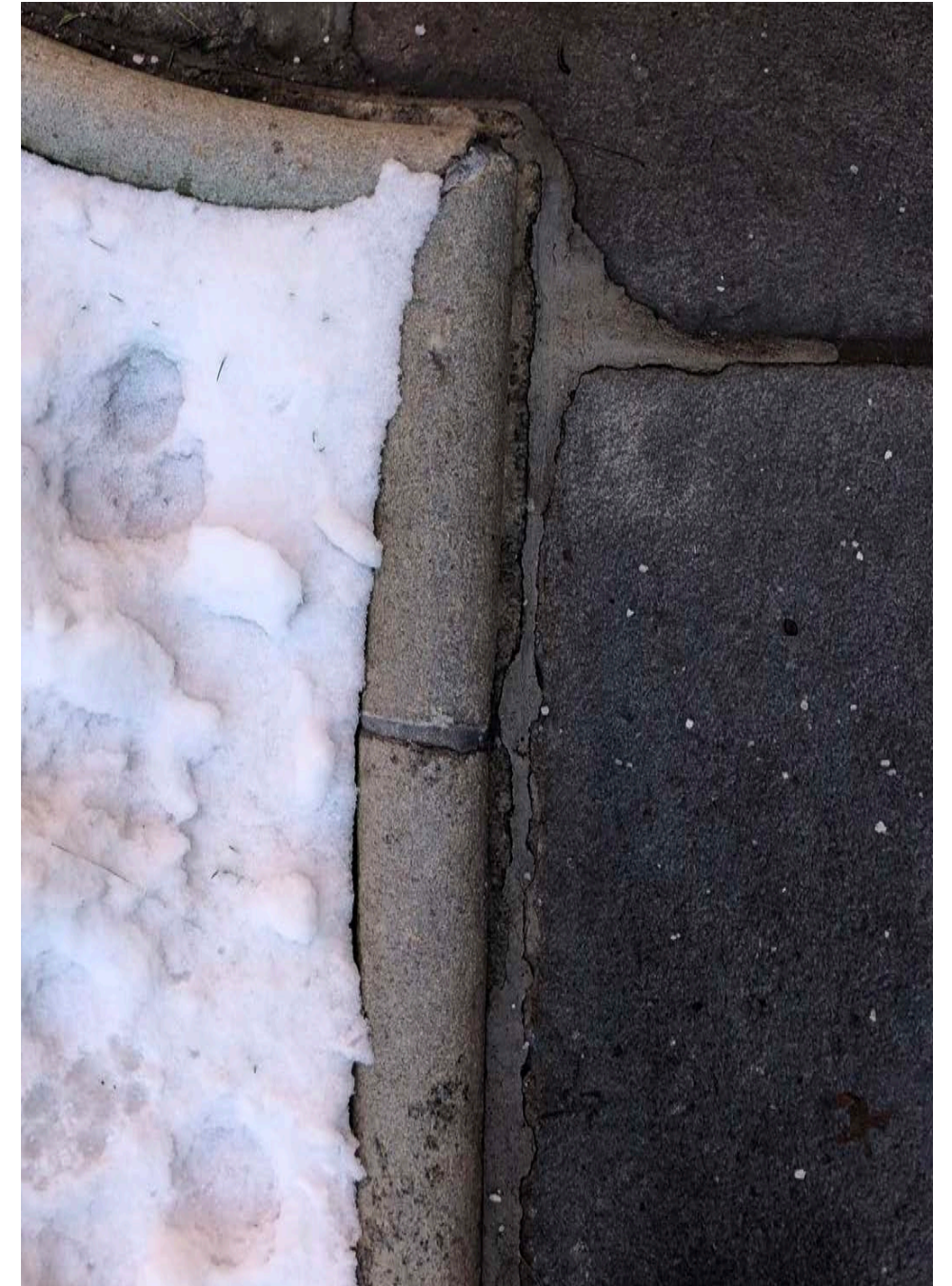
## SITE PHOTOGRAPHS



Granite paving with 1/2 round edging to be replicated



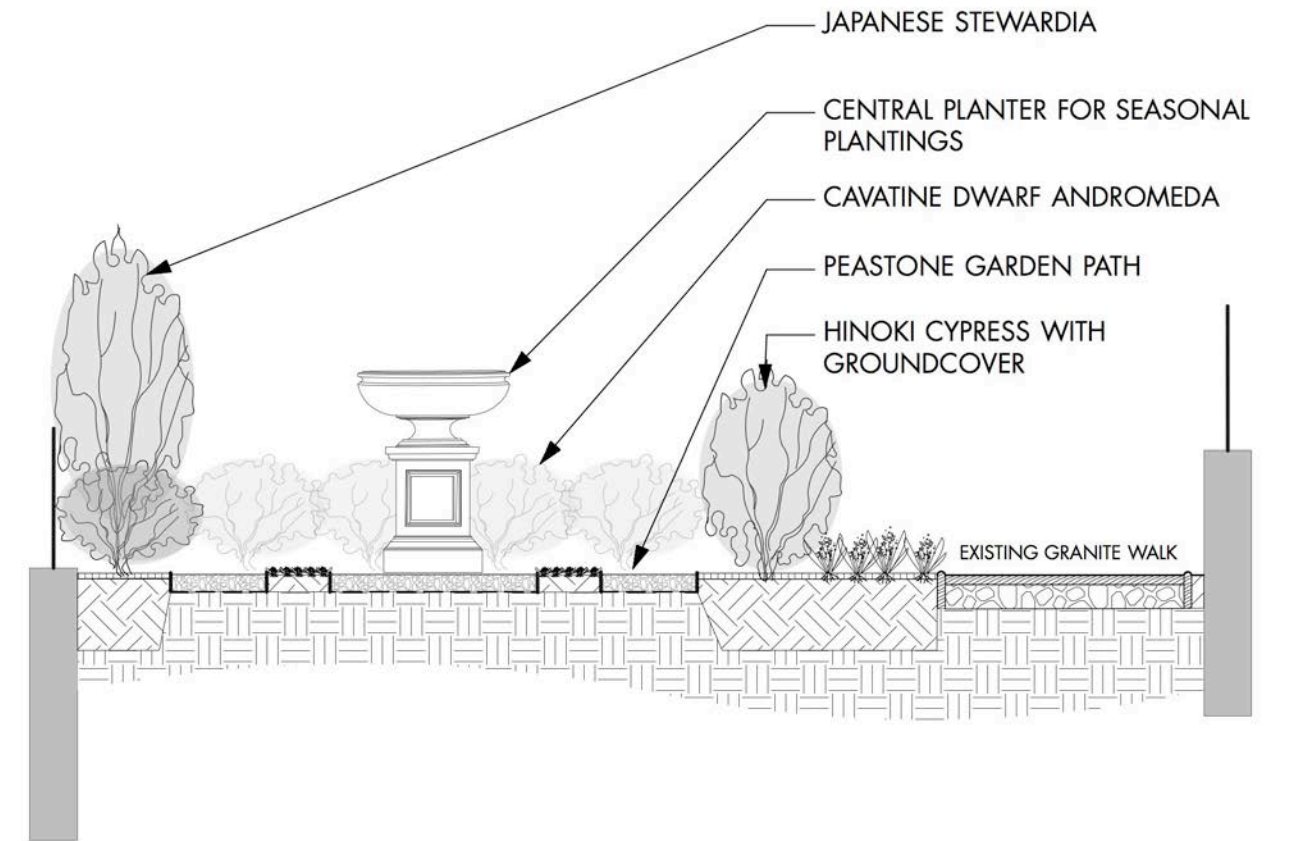
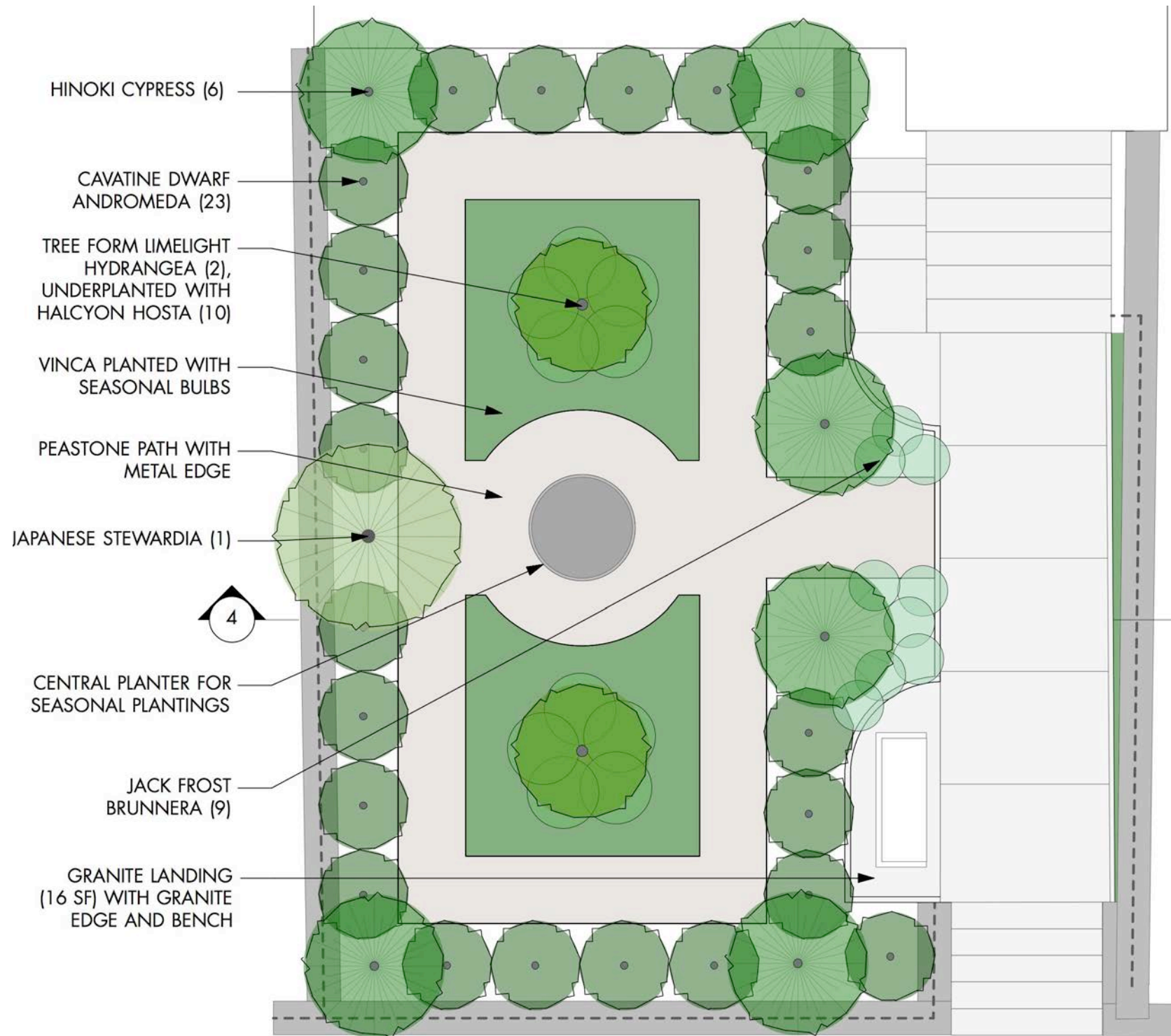
Close up of existing granite paving



Close up of 1/2 round granite edging

# PROPOSED CONDITIONS

## PROPOSED SITE PLAN AND SECTION



3 PROPOSED CONDITIONS PLAN  
SCALE: 1/4" = 1'-0"

4 PROPOSED CONDITIONS SECTION  
SCALE: 1/4" = 1'-0"

# PROPOSED CONDITIONS

## CAST STONE GARDEN URN



**St. Louis Planter (AS)**  
 P-631 409 lbs  
 38.00"W x 21.25"H

**St. Louis Pedestal (AS)**  
 PD-197 530 lbs  
 23.00"W x 28.00"H



**Monteros Urn**  
 By CAMPANIA

### Specifications

Item #	Item Description	Outside Dimensions L x W or (D) X H		Outside Base Dimensions L x W or (D)	Weight lbs
		Interior Dimensions Top L x W or (D)	Bottom L x W or (D) Height		
P-711	Monteros Urn Cast Stone Planter	OD: 47 x 26	ID: Top 39 Bottom 20 Height 12	Base: 21.5 x 21.5	535

Due to the hand-application process and photography, actual colors may vary slightly from those depicted in these examples. Please consult our catalog photos and our website for examples of variations of our patinas.



Shown in:  
Alpine Stone (AS)



### Drain Holes - Standard

#### Materials

Locally sourced sand, stone, cement, add mixtures  
 High density 7,500 PSI cast stone

#### Colors

Available in Natural (NA) No Patina Applied  
 8 Patinas: Alpine Stone (AS), Greystone (GS), Verde (VE), English Moss (EM), Copper Bronze (CB), Aged Limestone (AL), Brownstone (BR), Travertine (TR)  
 3 Acid Stain Patinas: Pietra Vecchia (PV)\*, Ferro Rustico (FR)\*, Terra Nera (TN)\*

#### Warranty

Campania provides a limited 3-year warranty for damages occurring with normal product usage. For more information or for warranty claims, please call us at 215-541-4330.

#### Care and Maintenance

Always place any Campania product on a solid level surface and not directly on grass, soil, or an uneven surface.  
 Proper winter care is recommended for all Campania cast stone planters for protection in environments with potential freeze-thaw cycles. If a planter is to be left planted over the winter, ensure proper drainage by 1.) Placing a layer of coarse gravel or other appropriate drainage material in the bottom of the container, and 2.) Making sure the drainage holes are not blocked. If the planter remains in contact with the ground surface over the winter, the freeze-thaw cycles may cause the planter to crack or crumble.

#### Packaging

Our planters are packaged with 95% recyclable material, including cardboard and 100% reusable natural wood Excelsior.



Campania International, Inc. | 2452 Quakertown Road Suite 100, Pennsburg, PA 18073 USA | 215-541-4330  
 projects@campaniainternational.com | www.campaniainternational.com/projects

# PROPOSED CONDITIONS

## CAST STONE BENCH



**Longwood Main Fountain Garden Bench (GS)**  
 BE-33                      418 lbs  
 51.25"L x 19.00"W x 21.00"H



### LONGWOOD MAIN FOUNTAIN GARDEN BENCH By CAMPANIA

#### Specifications

Item #	Item Description	Dimensions (L x W x H)	Weight (lbs)
BE-33	Longwood Main Fountain Cast Stone Bench	51.25 x 19 x 21	418



Shown in (GS)

Due to the hand-application process and photography, actual color may vary slightly from those depicted in these examples. Please consult our catalog photos and our website for examples of variations of our patinas.



\* Denotes Acid Stain

#### Materials

Locally sourced sand, stone, cement, add mixtures  
 High density 7,500 PSI cast stone

#### Colors

Available in Natural (NA) No Patina Applied  
 8 Patinas: Alpine Stone (AS), Greystone (GS), Verde (VE), English Moss (EM), Copper Bronze (CB), Aged Limestone (AL), Brownstone (BR), Travertine (TR)  
 3 Acid Stain Patinas: Pietra Vecchia (PV), Ferro Rustico (FR), Terra Nera (TN)

#### Warranty

Campania provides a limited 3-year warranty for damages occurring during normal product usage. For more information or for warranty claims, please call us at 215-541-4330.

#### Care and Maintenance

Always place any Campania product on a solid level surface and not directly on grass, soil, or an uneven surface.  
 Proper winter care is recommended for all Campania cast stone tables, benches, and accents for protection in environments with potential freeze-thaw cycles. If the items remain in contact with the ground surface over the winter, the freeze-thaw cycles may cause the base to crack or crumble.

#### Packaging

Our tables, benches, and accents are packaged with 95% recyclable material, including cardboard and 100% reusable natural wood Excelsior.



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# PROPOSED CONDITIONS

## PROPOSED LIGHTING FIXTURES



### AL1-II Information Sheet

Stake Mounted Area Light  
Series II - Solid Copper Line



**BARLETTA:** 12V Solid Copper Area Light

#### AL1-II Polished Solid Copper Area Light

##### NOTEABLE FEATURES:

- WEIGHT: 3.9 lbs
- POWDER COATED INTERIOR
- BERYLLIUM COPPER SOCKET
- PRE-GREASED SOCKET AND MACHINED THREADS
- CLEAR BOROSILICATE GLASS LENS
- MANUFACTURED FROM C110 SOLID COPPER
- LIFETIME WARRANTY
- SLOTTED STAKE FOR EASY SERVICING
- CNC MACHINED SHROUD/COLLAR/STEM
- MANUFACTURED IN GREENSBORO, NC, USA

##### OPTIONAL ACCESSORIES:

- POLISHED BRASS SURFACE MOUNT (CL-TM23-II)
- POLISHED COPPER RISERS (Check Website for details)
- WIDE RANGE OF BI-PIN LAMPS & LEDs



CLAROLUX® landscape lighting fixtures are available with LED lamps.

PATENT #: D698,965



#### SPECIFICATIONS:

##### Our Commitment

At ClaroLux®, our goal is to set the standard in the landscape lighting industry. We are happy to be the exception, not the rule. Every day we challenge ourselves to create new and innovative products that can help revolutionize the low voltage lighting industry. We pride ourselves on being innovative, passionate, and dedicated to setting the standard. What you will find when you purchase from ClaroLux Landscape Lighting® is that the norm is never good enough. We believe in our mission, we believe in ourselves, and we believe in our products. This is why our products come with a structural lifetime warranty.

##### Materials

Crafted from US C110 Copper.

##### Glass Seal

High temperature Loctite silicone sealant for water-tight seal.

##### Stem

Copper unibody design provides enclosed, water resistant wireway. Integrated bung for maximum mechanical strength. High temperature, retention collar provides weather-tight seal.

##### Collar

Machined brass with high temperature Loctite silicone sealant.

##### Shroud

Fully machined polished copper shroud that is 6" in diameter.

Manufactured on CNC spinning lathe in ClaroLux's® manufacturing facility in Greensboro, NC. White, Reflective, 3M Powder Coat Interior for maximum light output.

##### Lens

Comes with a factory sealed shock resistant tempered clear borosilicate glass lens to prevent water intrusion. High temperature Loctite silicone sealant for water-tight seal.

##### Lamp

For use with a halogen lamp up to 20W G4 bi-pin lamp. LED lamps are also available.

##### Electrical Requirements

A remote 12V transformer required, may be ordered separately from ClaroLux®. Recommended voltage range for 12V halogen lamps is 10.8V - 12V. Recommended voltage range for 12V LEDs is 10V - 14V (12V is ideal).

##### Lamp Connection

Spring loaded, pre-greased beryllium copper socket. GU5.3 base.

##### Mounting Stake

Standard mounting stake is injection molded ABS with a ½" NPS threaded female fitting. Comes with wire slot so luminaire can easily be removed and serviced. The stake color is dark brown to help blend in with the landscape environment.

##### Wiring

25ft of 18AWG UL Listed, copper wire that is protected by Black Polyvinyl Chloride (PVC). ClaroLux® recommends using copper crimp, lithium filled, grease tube connectors at each connection point in the field (HUB).

##### Finish

ClaroLux's® Polished Copper finish with polished brass accents. ClaroLux's copper luminaires are all polished and manufactured in the USA. The Barletta has a "living finish" and will naturally patina and change over time.

##### Warranty

ClaroLux's® Structural Lifetime Warranty (please see warranty for more details).

##### Manufacturing

Proudly made at ClaroLux's® manufacturing facility in Greensboro, NC, USA.

ClaroLux, Inc. - www.ClaroLux.com - PO Box 4554 Greensboro, NC 27404 - (336) 378-6800 - (866) 668 - LITE



Style to live by™



12V Brass In-Ground Light with Frosted Glass CBR  
15481CBR

#### Product Description:

12V Brass In-Ground Light with Frosted Glass in Centennial Brass.

#### Technical Information

Weight:	2.00 LBS
Safety Rated:	Wet
Width:	4.75"
Height:	4.75"
Length:	4.75"
Lamp Included:	Not Included
Lead Wire Length:	34"
Glass Description:	Frosted Glass
Voltage:	12V
Light Source:	Incandescent
Lamp Type:	HALOGEN
Max Watt:	20W

Project	
Type	
Ordering #	
Comments	

# PROPOSED CONDITIONS

## PROPOSED LIGHTING TRANSFORMER

### Product Details

Old world craftsmanship. . .today's technology®

### CAST Lighting – Low Voltage Electronic Mini Transformers (75w + 150w Flying Lead)

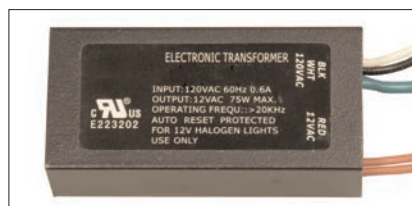


When you need to convert 120v to 11.6v near the fixture. . .

CAST Lighting offers a line of small 120v/11.6v electronic transformers designed for near-fixture applications. These compact units are meant to be mounted above grade in suitable electrical enclosures, such as junction boxes or the CAST Fixture Mounting Stake (CHMS1CB).

#### Features:

- ▶ Fully dimmable using standard inexpensive incandescent dimmers
- ▶ Auto-reset short circuit protection
- ▶ Auto-reset overload protection
- ▶ Low operating temperature
- ▶ Moisture resistant / outdoor compatible\*
- ▶ Includes heat shrink tubing and butt crimps
- ▶ Lower voltage drop for long runs
- ▶ UL/CUL recognized



CET75W, E1CET75



CET150W

Model No.	Description
CET75W	75 Watt, 120v/11.6v, 60Hz, Flying Lead Mini Transformer
CET150W	150 Watt, 120v/11.6v, 60Hz, Flying Lead Mini Transformer
E1CET75W	75 Watt, 220v/11.6v, 50/60Hz, Flying Lead Mini Transformer

#### Installation Guidelines\*

Outdoor field mount installations require transformer be installed above grade in adequate electrical enclosure so transformer does not become submerged in water, as this voids warranty and could pose an electrical hazard. Use butt crimp electrical splice along with 3m EPS 300 (or better) heat shrink insulation with internal sealant to make 120 and 11.6 volt electrical connections.

Note: these transformers are designed to be installed within about 15 ft. from the lamp. Longer distances on the secondary side will result in excessive voltage loss.

\*Install as per NEC or local requirements. Licensed Electrician required for installation.

#### Limited Warranty

These units are warranted to be free of defects in material and workmanship for three years when properly installed and maintained.

[www.cast-lighting.com](http://www.cast-lighting.com)

CAST Lighting LLC • 1120-A Goffle Rd. Hawthorne, NJ • PH: 973-423-2303 • FAX: 973-423-2304

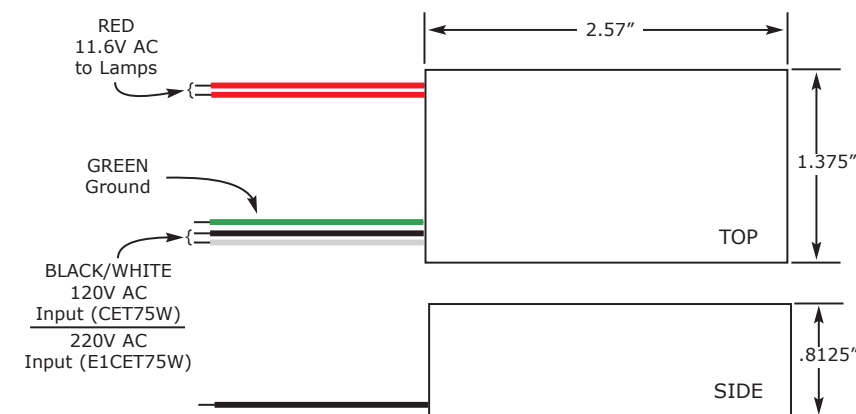
Old world craftsmanship. . .today's technology®

### Mechanical, Electrical and Thermal Specifications

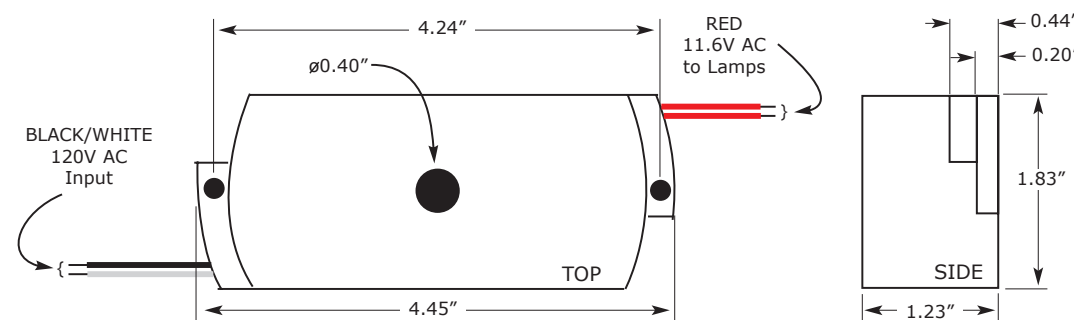
Model	Input	Output	Max. Load	Min. Load	Wire Gauge Input/Output	Power Factor	Temp. Rise	Max. Ambient Temp.
CET75W	120v, 60Hz	11.6v/ 23 KHz	75W	10W	18 AWG/ 18 AWG	0.95	29° C	61° C
CET150W	120v, 60Hz	11.6v/ 23 KHz	150W	35W	18 AWG/ 14 AWG	0.95	38° C	52° C
E1CET75W	220v, 50/60Hz	11.6v/ 23 KHz	75W	10W	18 AWG/ 18 AWG	0.95	29° C	61° C

### Electrical Diagram and Dimensions

#### CET75W/E1CET75W



#### CET150W



[www.cast-lighting.com](http://www.cast-lighting.com)

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