

146 Commonwealth Avenue Exterior Renovations

04/13/2022



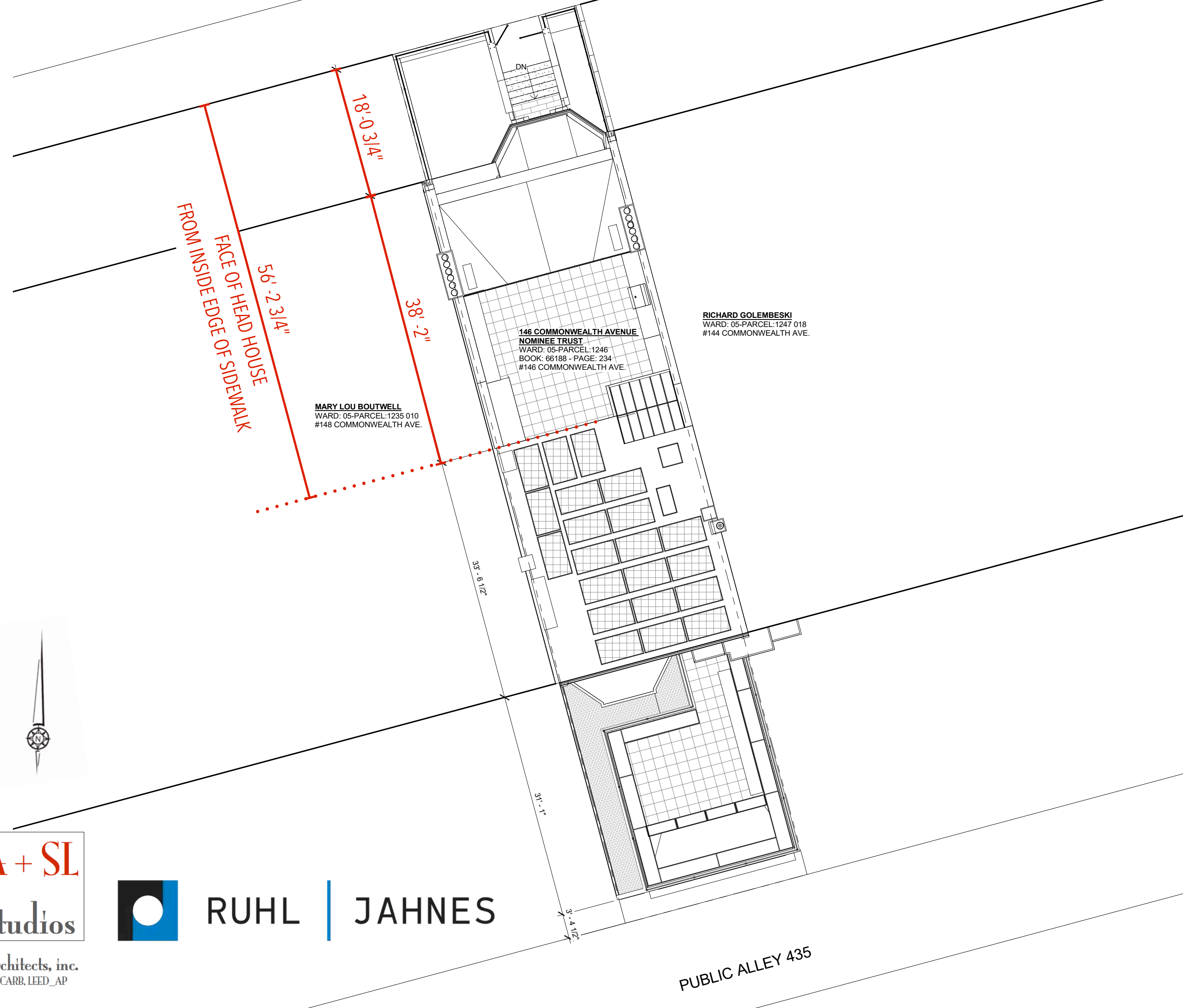
Architects, inc.
NCARB, LEED_AP



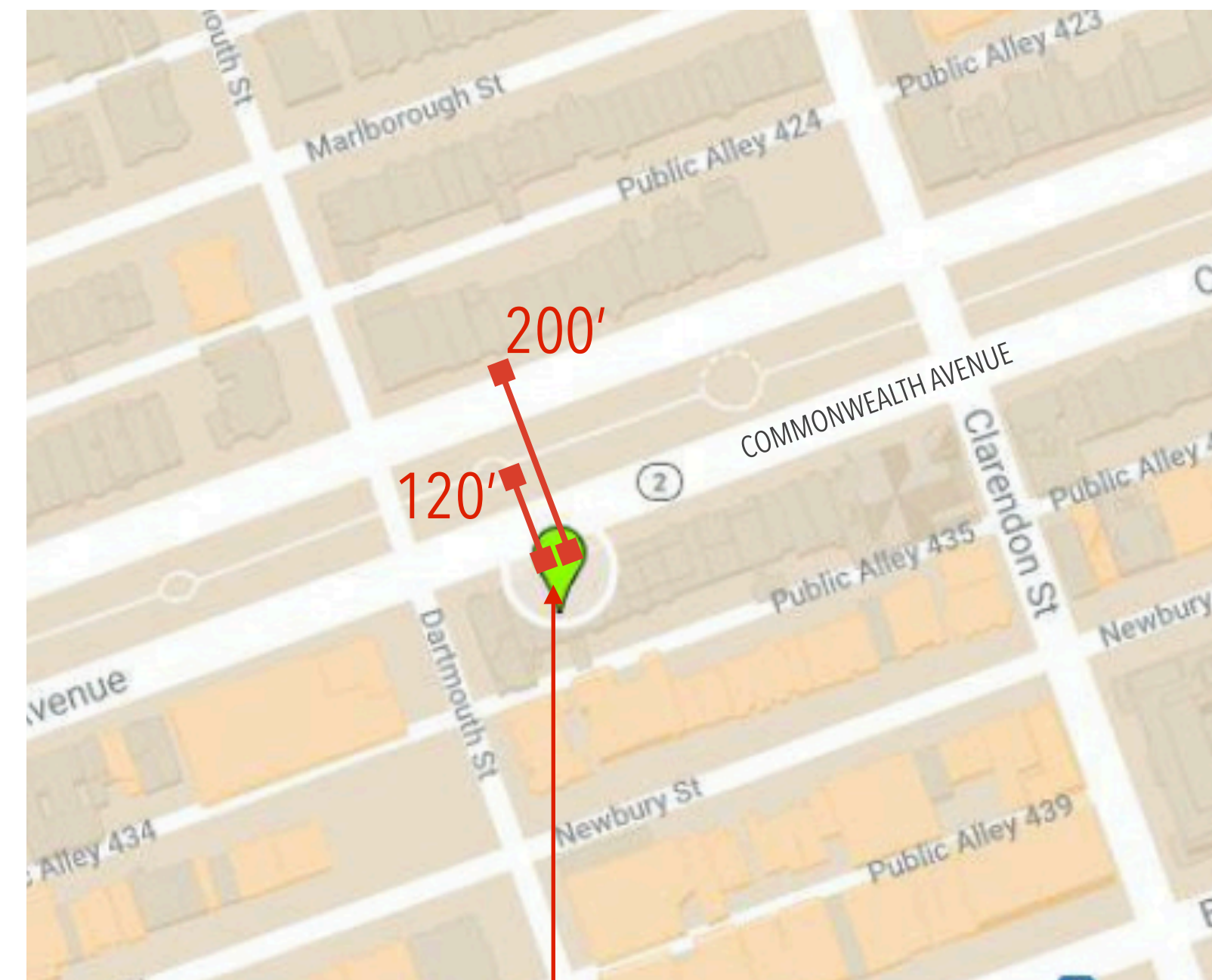
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COMMONWEALTH AVENUE



LOCATION MAP



#146
COMMONWEALTH AVE



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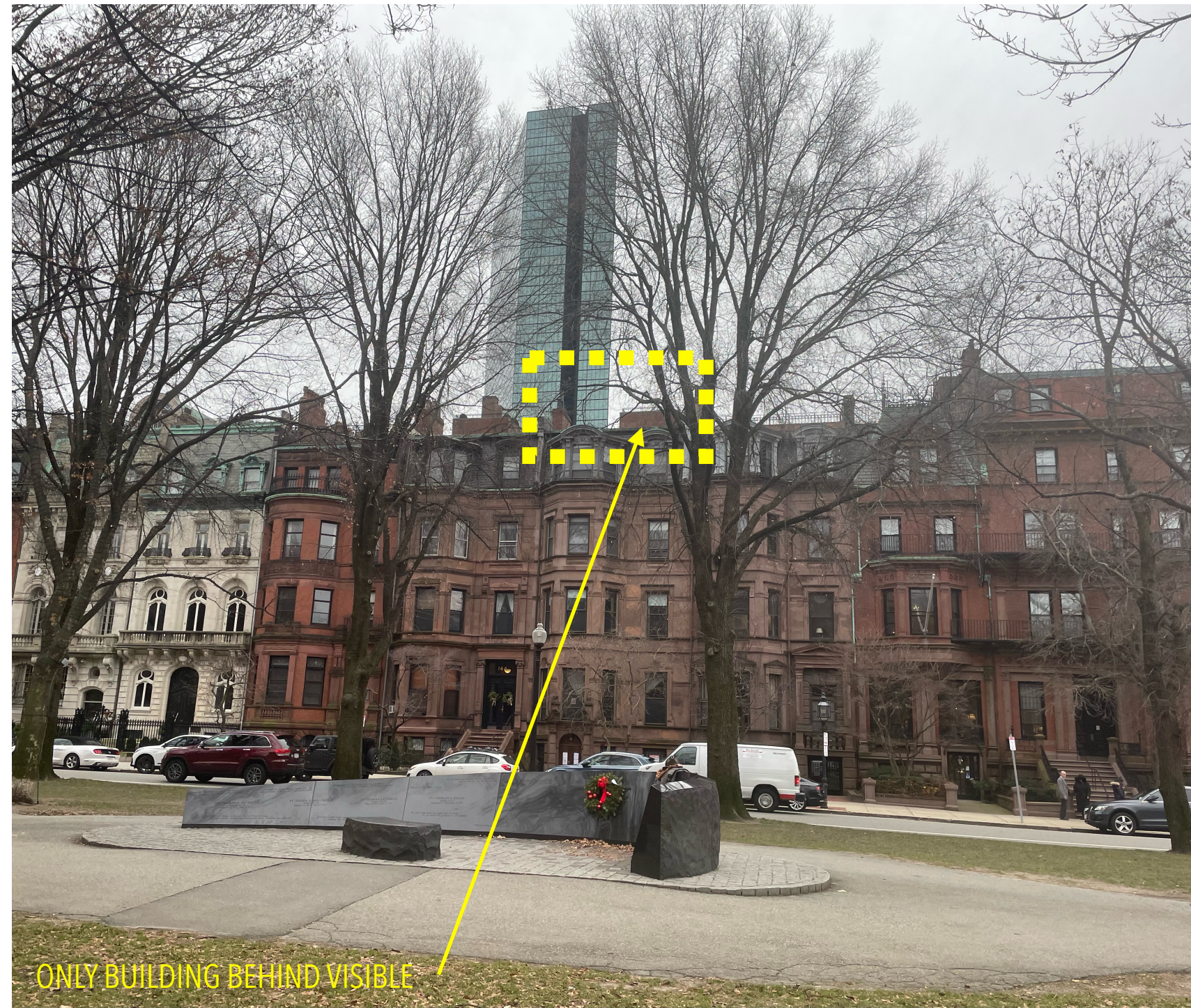
SITE /PROPERTY INFO

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30' ROOF VIEW



120' ± ROOF VIEW



200' ROOF VIEW

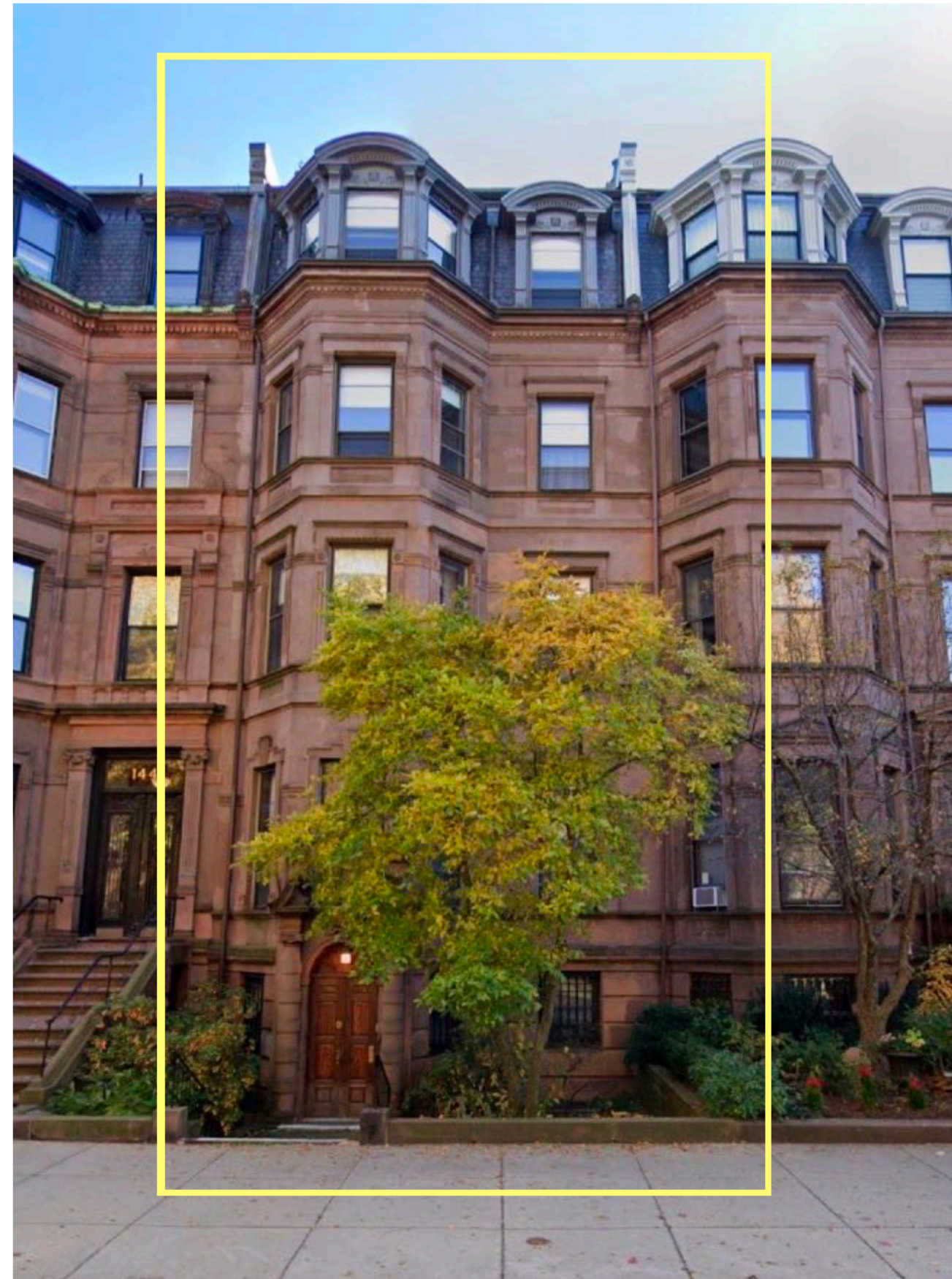
CAMERA ZOOM _ROOF VIEW





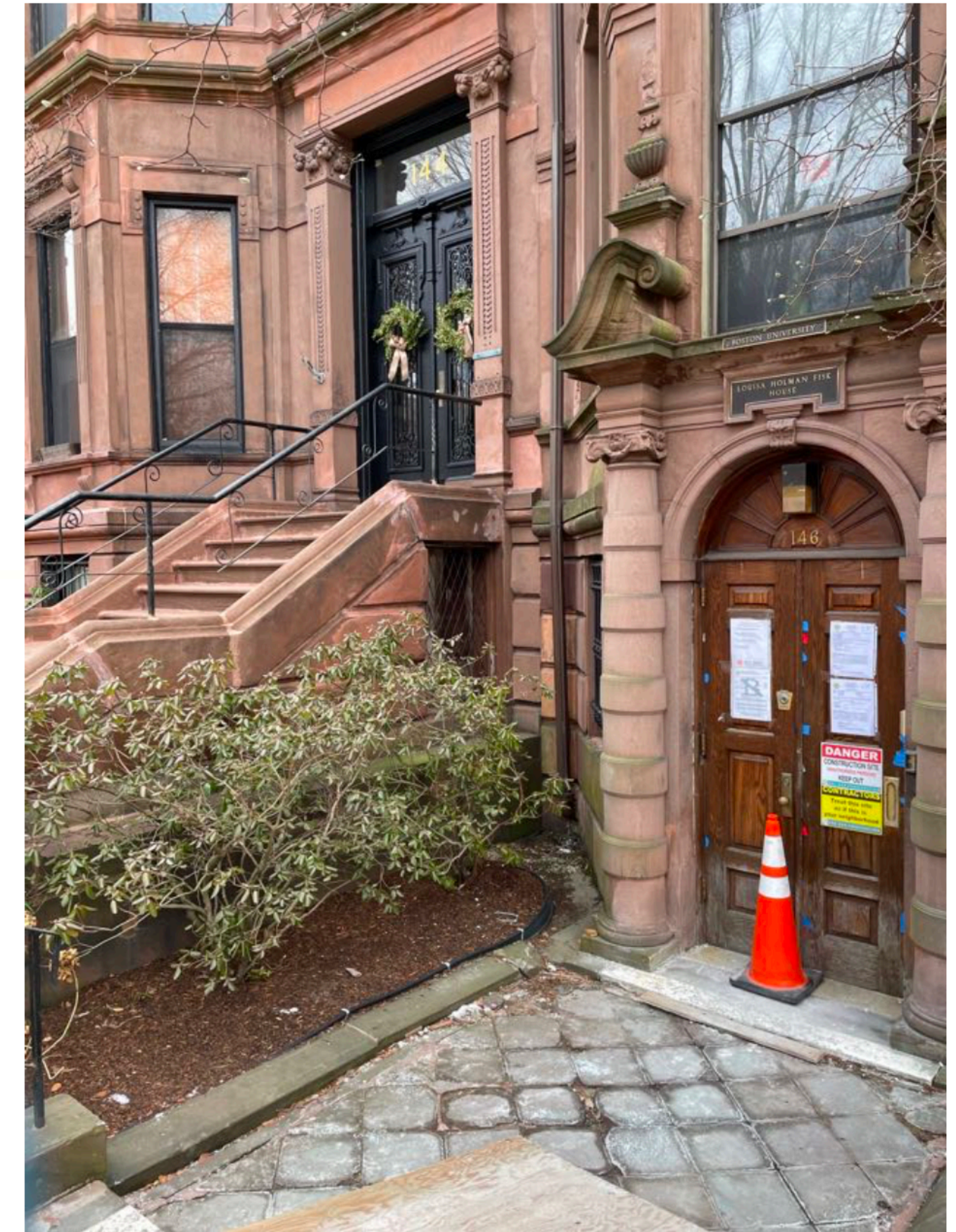
146 COMMONWEALTH AVE.

'Historic' B/W Photo ca 1942
Photo extracted from
'Genealogies of Back Bay Houses'



146 COMMONWEALTH AVE.

Current Elevation



146 COMMONWEALTH AVE.

Current Photo of Entry Doorway



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HISTORIC/EXISTING FRONT ELEVATION PHOTOS

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EXISTING



PROPOSED



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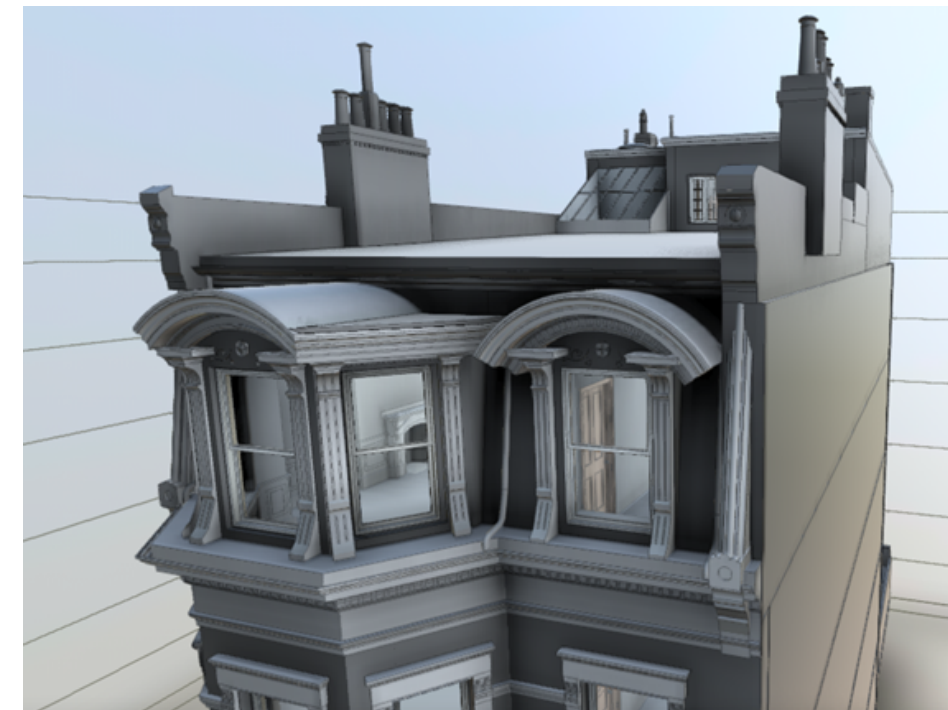
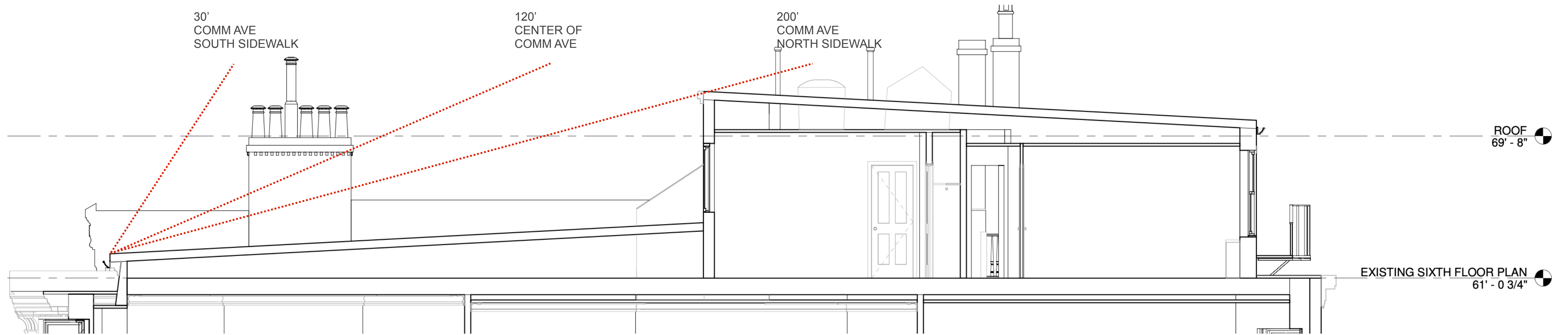


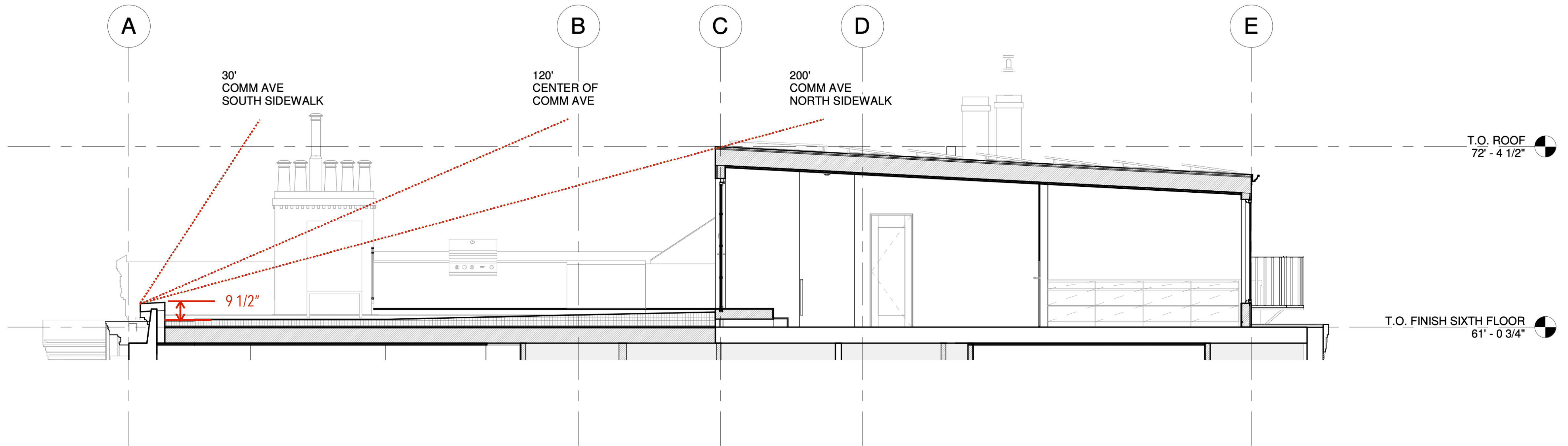
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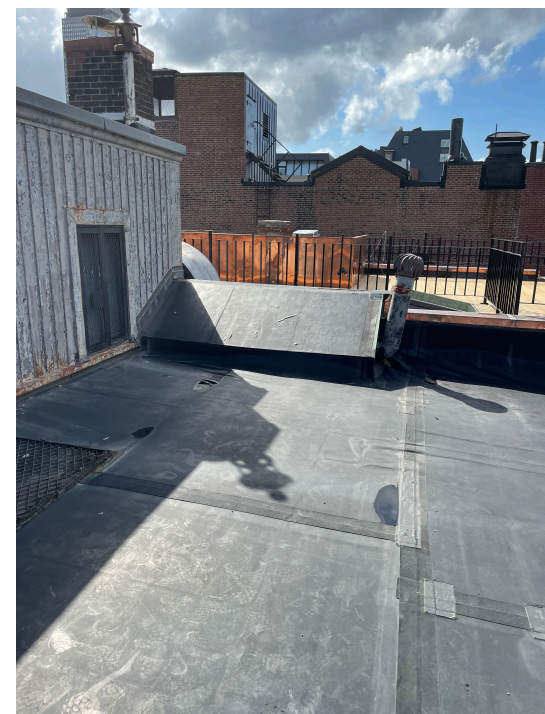
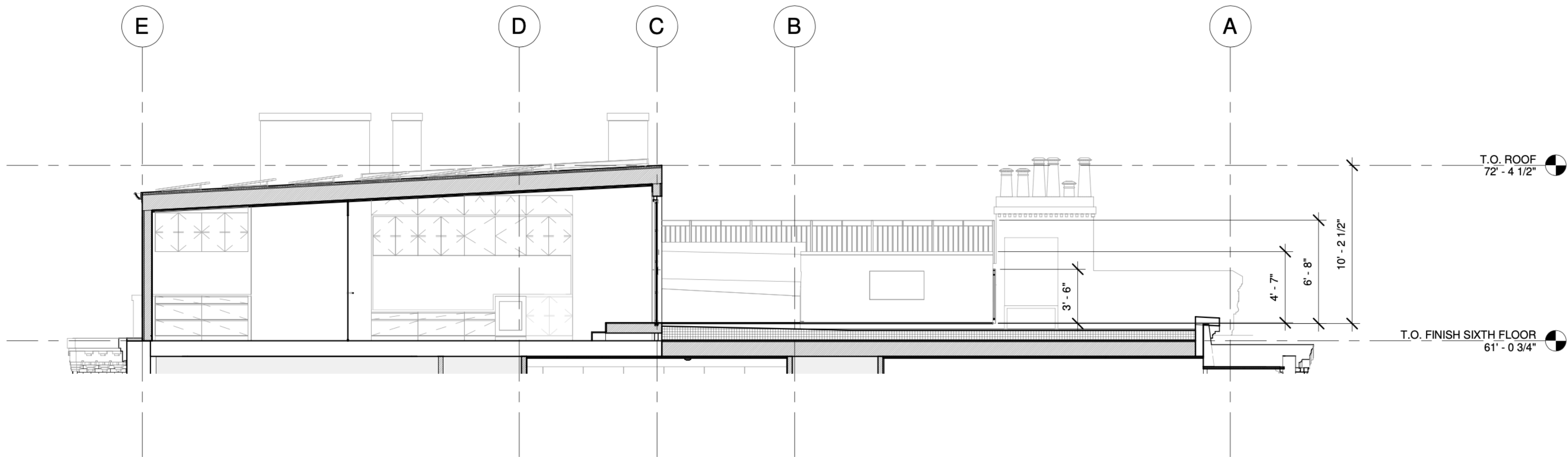
EXISTING & PROPOSED FRONT ELEVATIONS

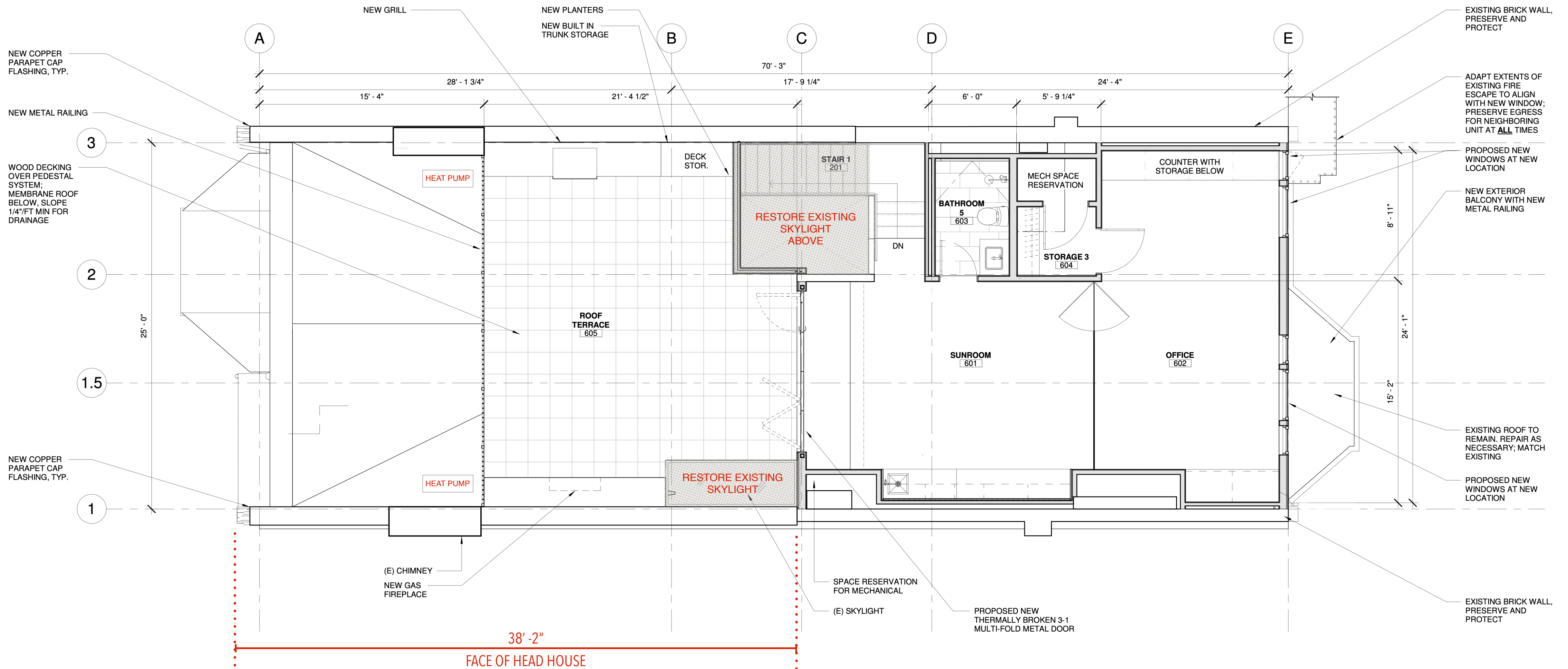
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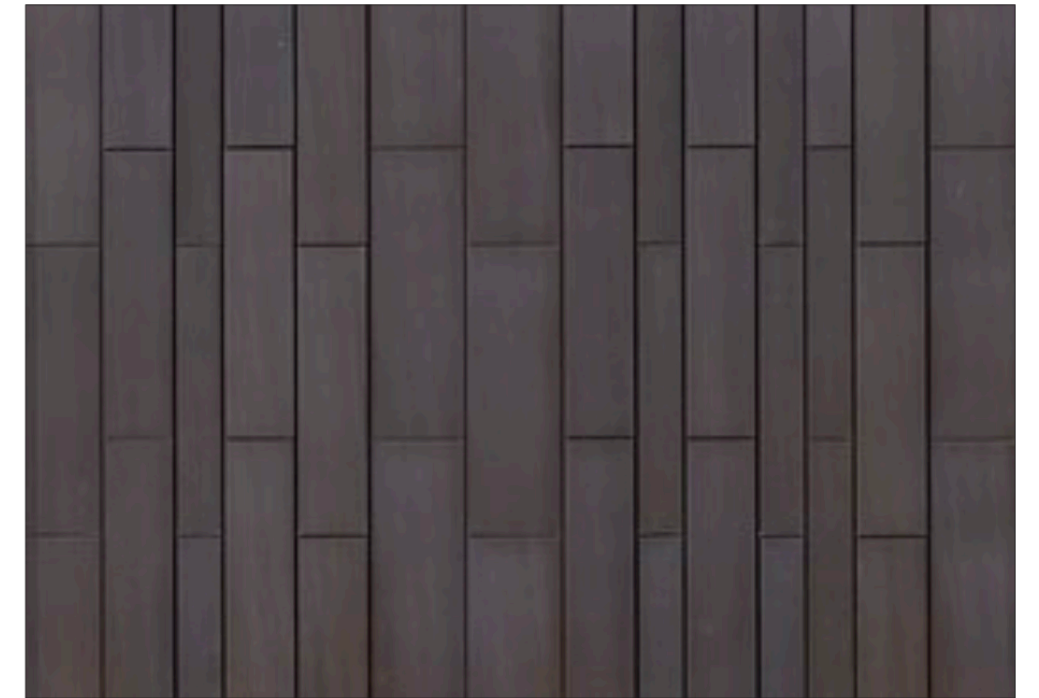




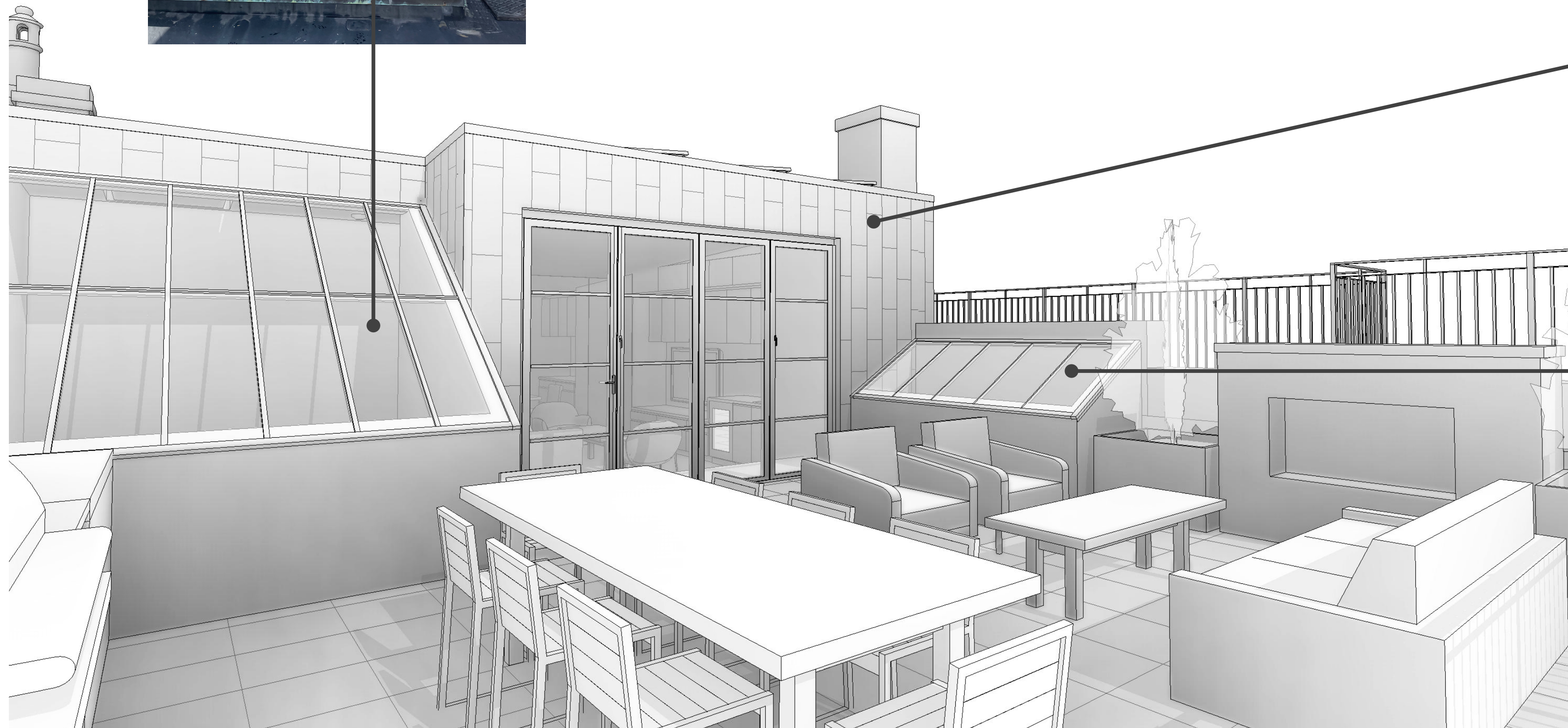


REPLACE EXISTING STEEL FRAME SKYLIGHT WITH MATCHING UNIT

- NEW UNIT TO BE BLACK POWDERED-COATED STEEL
- WITH DOUBLE GLAZED LOW -E, TEMPERED GLASS.



NEW METAL FINISH: PRE-PATINA METAL (DARK AGED ZINC)
'FLAT LOCK WALL PANEL SYSTEM'



RE-OPEN & REPLACE EXISTING SKYLIGHT

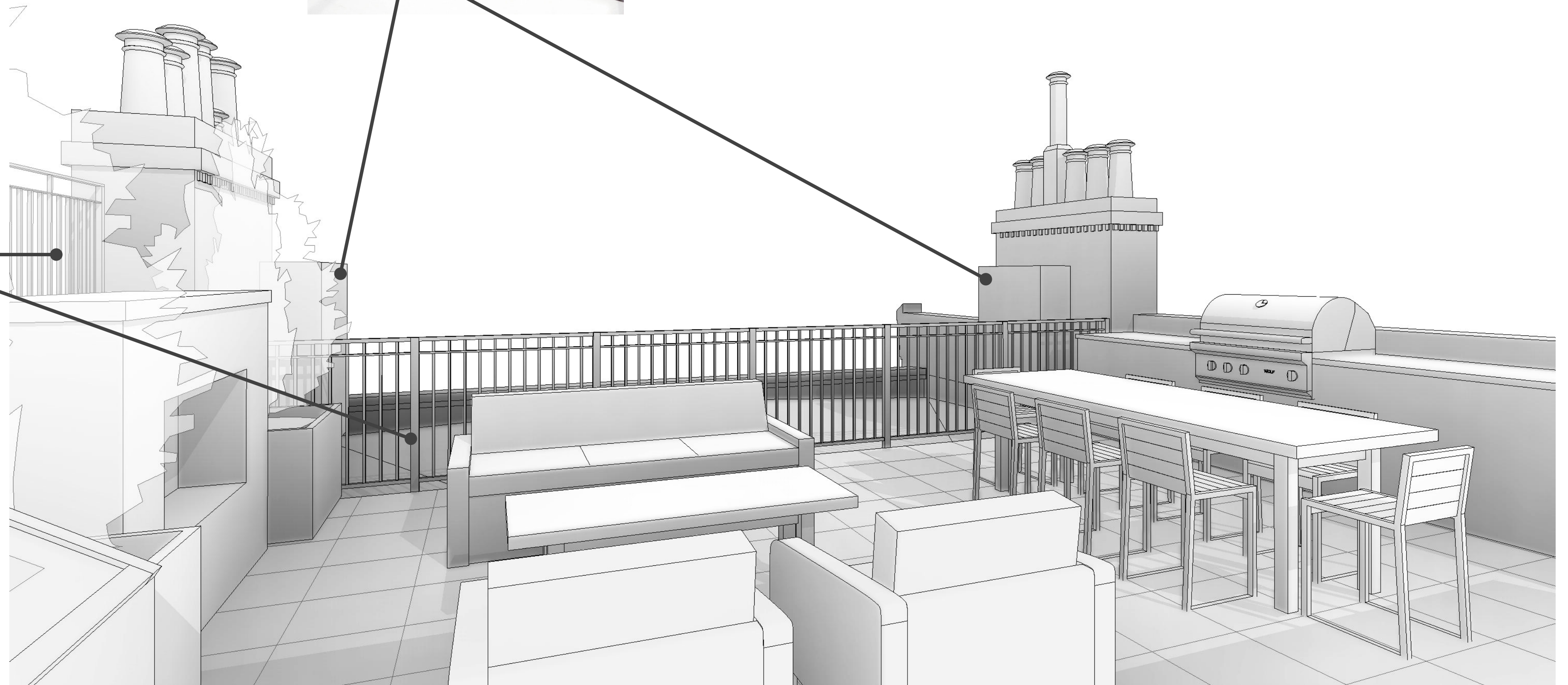
- STEEL FRAME SKYLIGHT WITH MATCHING UNIT
- NEW UNIT TO BE BLACK POWDERED-COATED STEEL
- WITH DOUBLE GLAZED LOW -E, TEMPERED GLASS.

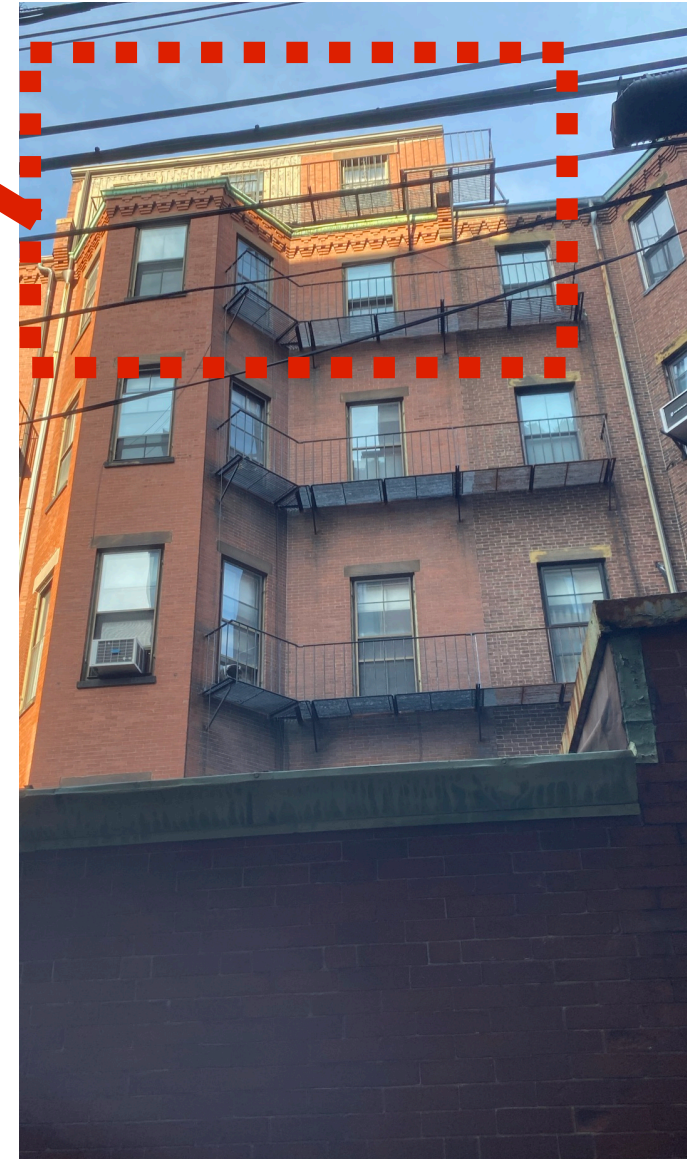


GUARDRAIL TO MATCH NEIGHBOR'S GUARDRAIL @ 148 COMMONWEALTH AVE

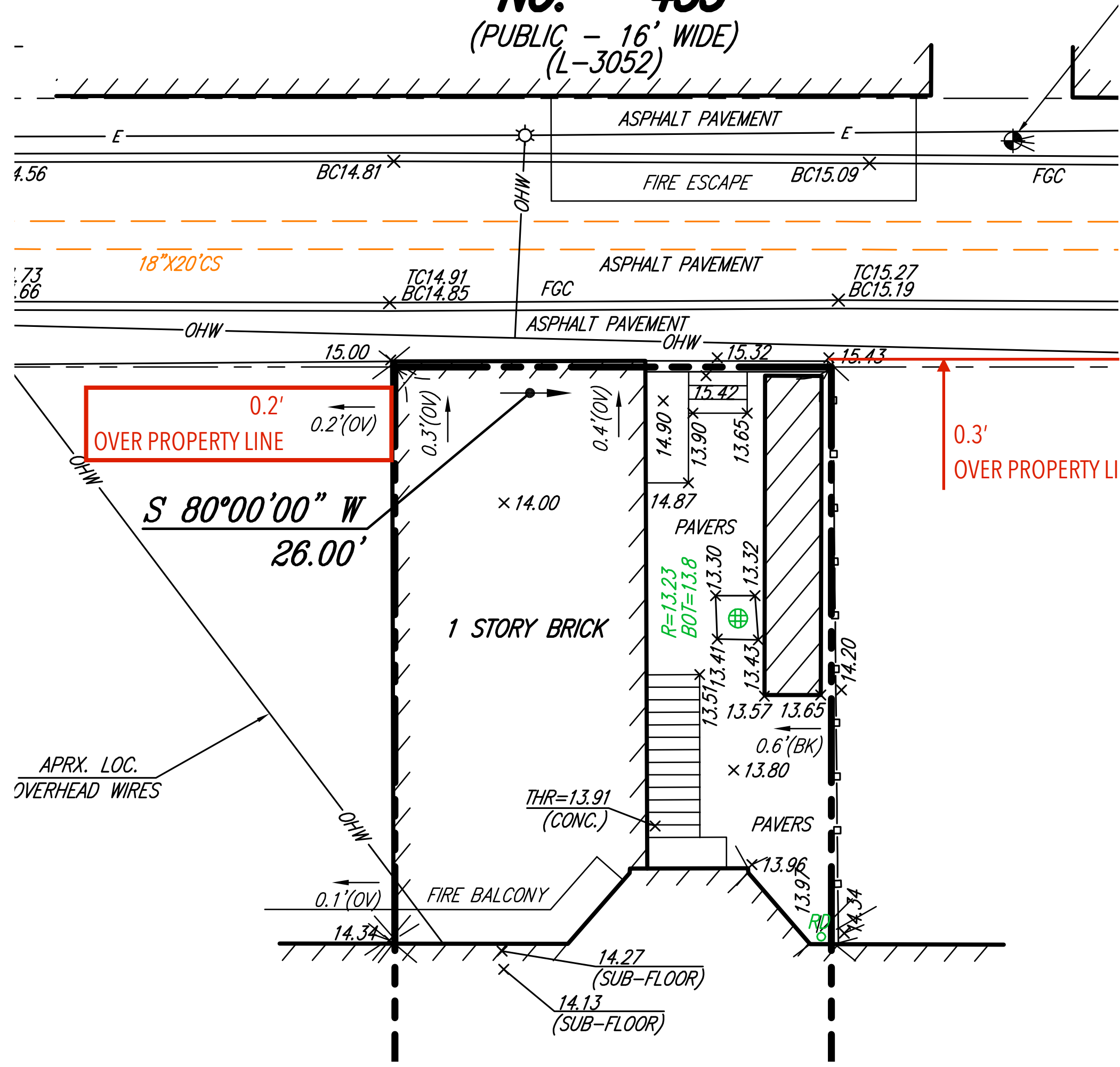


CONCEAL CONDENSERS WITH DARK SURROUND TO MATCH ROOF OR PAINT TO MATCH ROOF AND BRICK





PUBLIC ALLEY
NO. 435
 (PUBLIC - 16' WIDE)
 (L-3052)



0.2'
OVER PROPERTY LINE

0.3'
OVER PROPERTY LINE

EXISTING ALLEY HVAC EQUIP

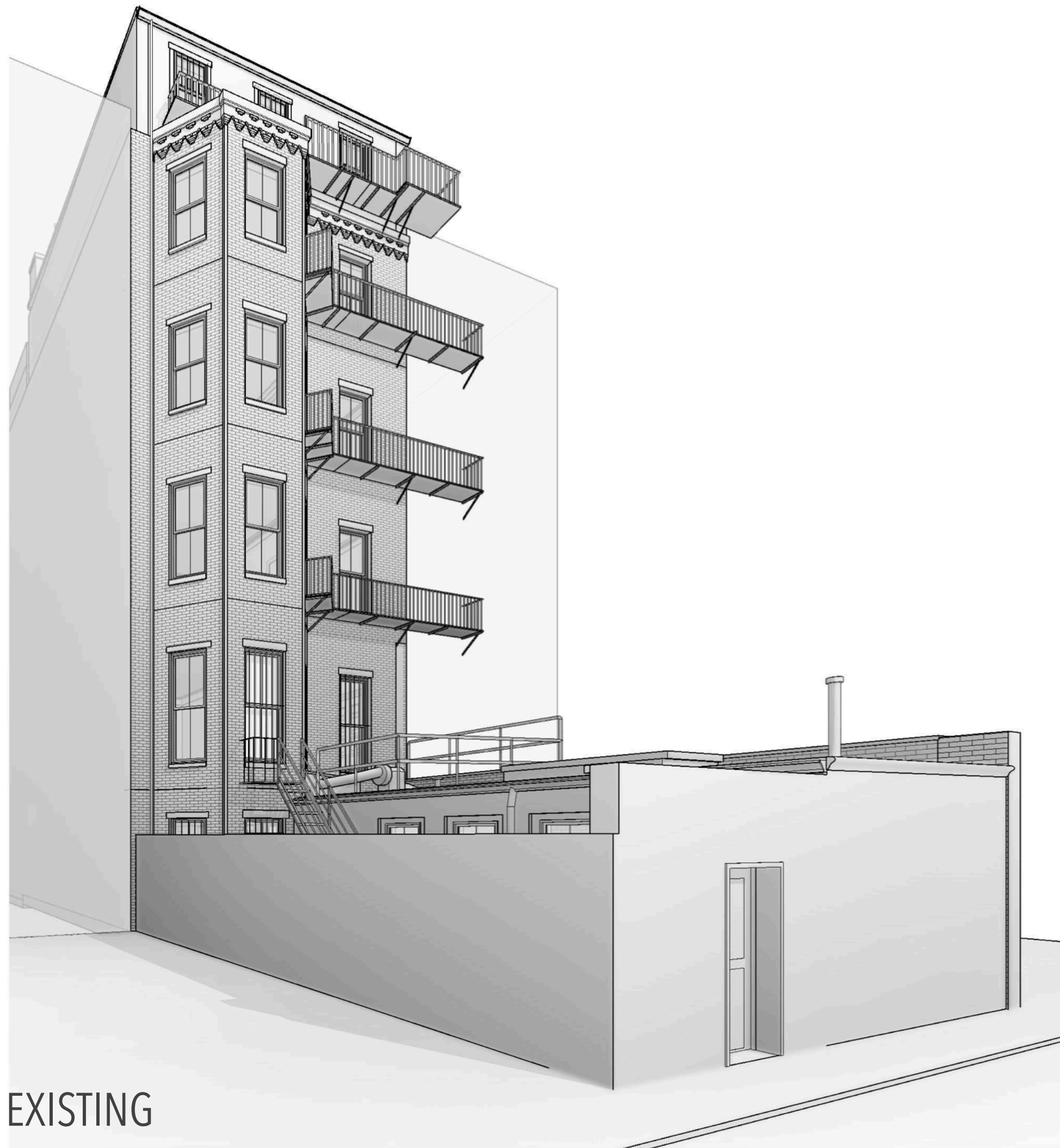


ALLEY: SINGLE STORY STRUCTURE

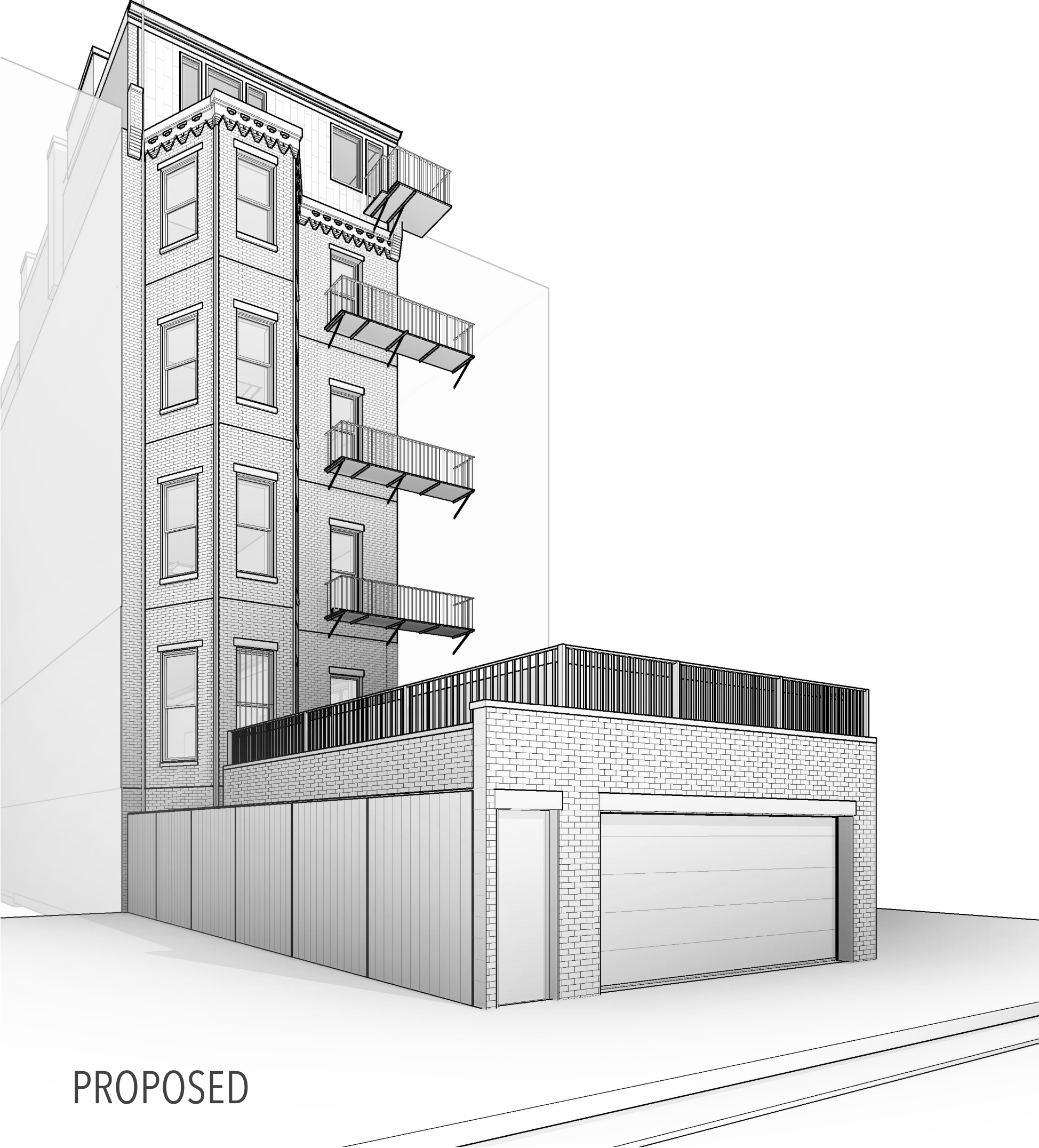
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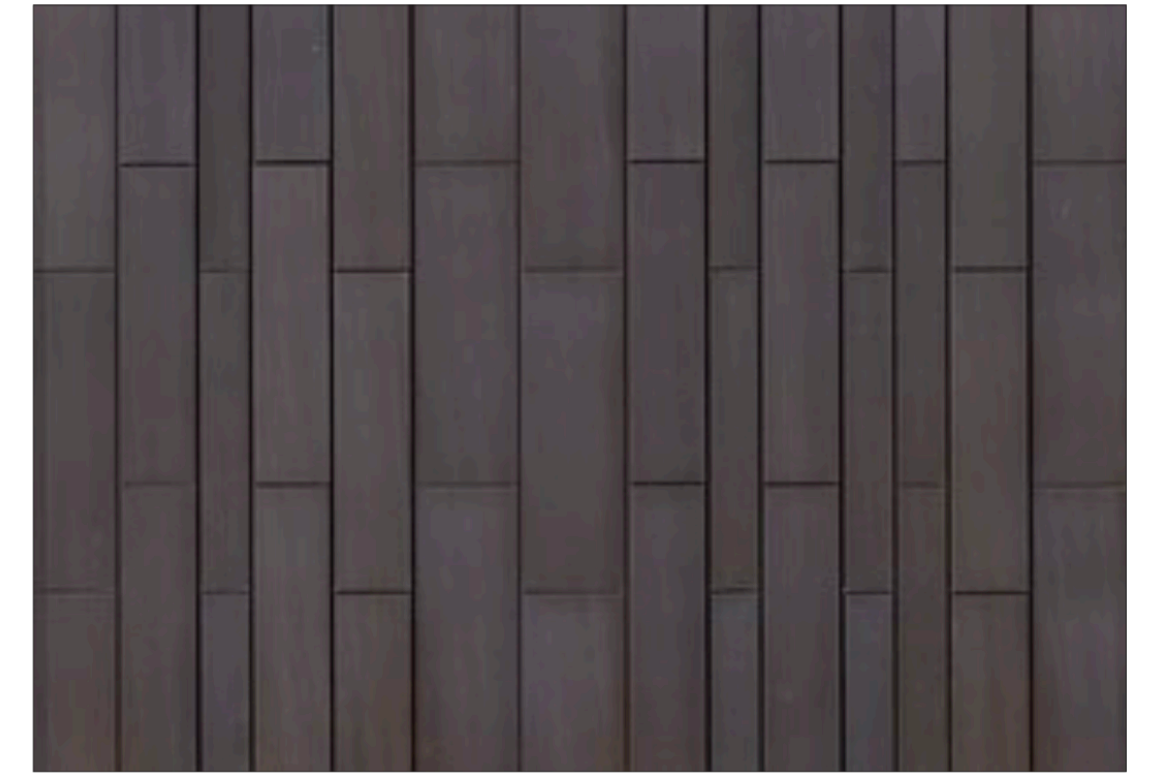


EXISTING



PROPOSED

NEW METAL FINISH: PRE-PATINA METAL (DARK AGED ZINC)
'FLAT LOCK WALL PANEL SYSTEM'



PRECEDENCE:
EXAMPLES OF PRE-PATINA ZINC ADJACENT TO BRICK



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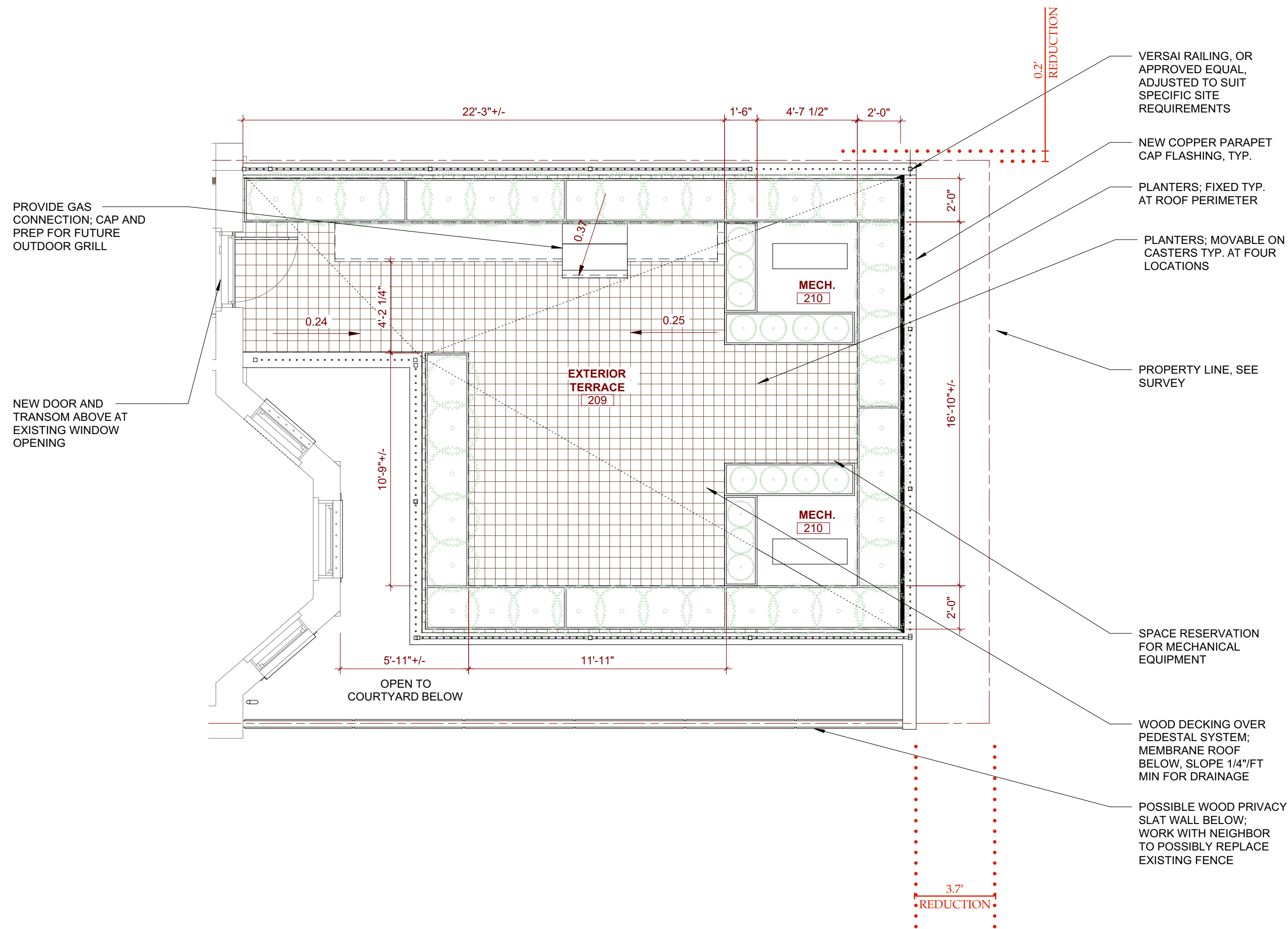


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HEAD HOUSE - ROOF/6TH FLOOR FACADE MATERIALS

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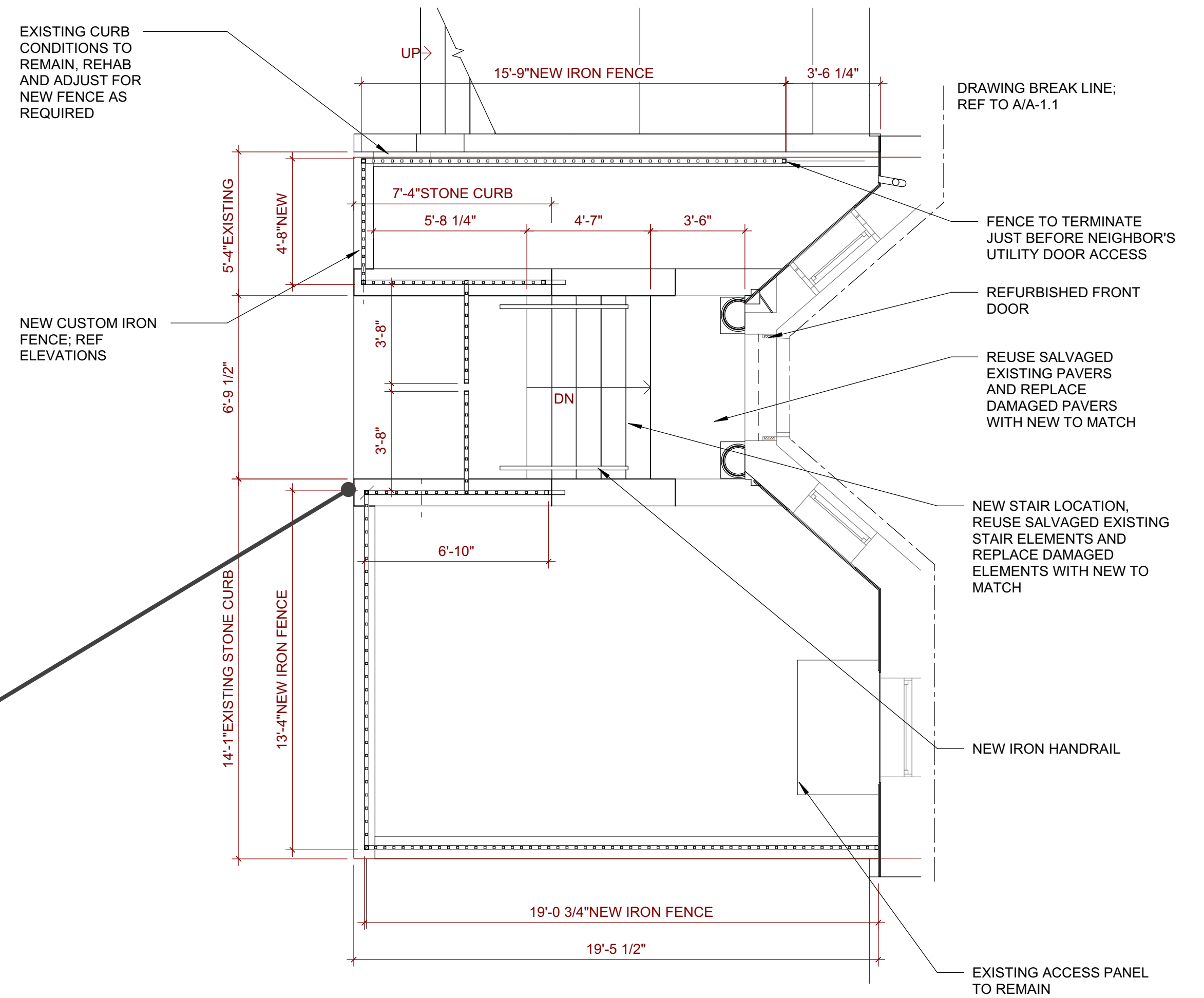
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PRECEDENCE:
RAILING WITH PLANTERS BEYOND
BLACK PAINTED WOOD GARAGE DOORS



REPLACE/RECONFIGURE FRONT STEPS & WALK-WAY TO CREATE LANDING AT TOP OF STEPS @ PUBLIC SIDEWALK EDGE





126 COMMONWEALTH AVE
40" ±



128 COMMONWEALTH AVE
TOP OF PICKETS = 59" TALL
TOP OF ENTRY GATE = 64 3/4"



130 COMMONWEALTH AVE
TOP OF PICKETS = 79 5/8" TALL



132 COMMONWEALTH AVE = 43"



152 COMMONWEALTH AVE = 39"



111 COMMONWEALTH AVE = 45"



59" FENCE.

PRECEDENCE



REPLICATE TOP PICKET @ THICKNESS OF VERTICAL POSTS.



LANDING + RECESSED GATE FROM PUBLIC SIDEWALK.



POSTS LAND ON BOTTOM RAIL.



Aurora Shade Report

Customer
Sedar Builders

Address
146 Commonwealth Avenue
Boston, MA 02116, USA

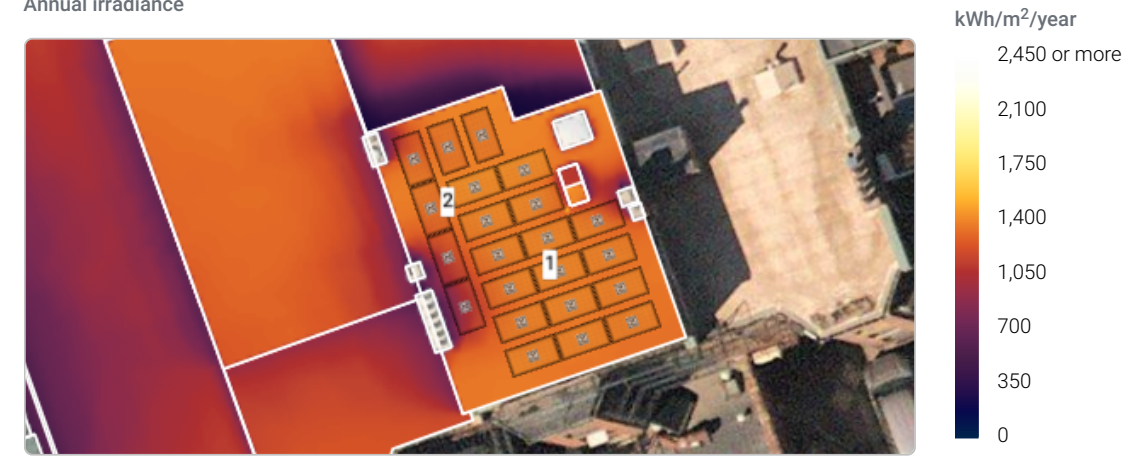
Annual irradiance

Designer
Artie Crocker

Coordinates
(42.351594, -71.077563)

Organization
NEC Solar

Date
17 March 2022



Summary

Array	Panel Count	Azimuth (deg.)	Pitch (deg.)	Annual TOF (%)	Annual Solar Access (%)	Annual TSPF (%)
1	16	161	8	90	92	82
2	6	102	6	86	88	76
Weighted average by panel count	-	-	-	-	90.5	80.5



Customer
Sedar Builders

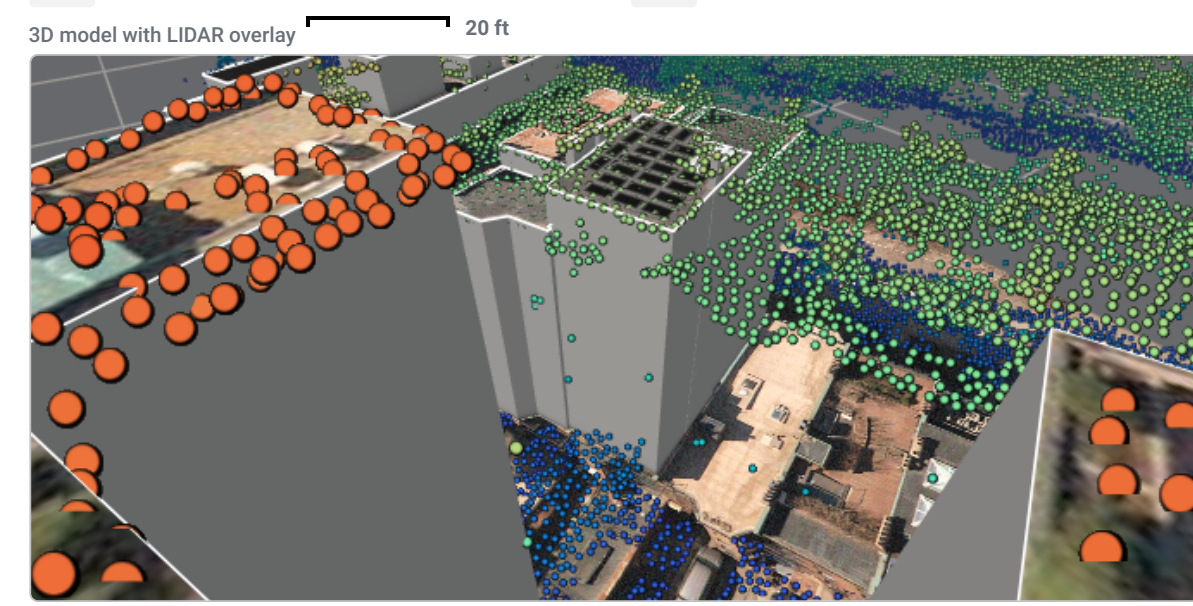
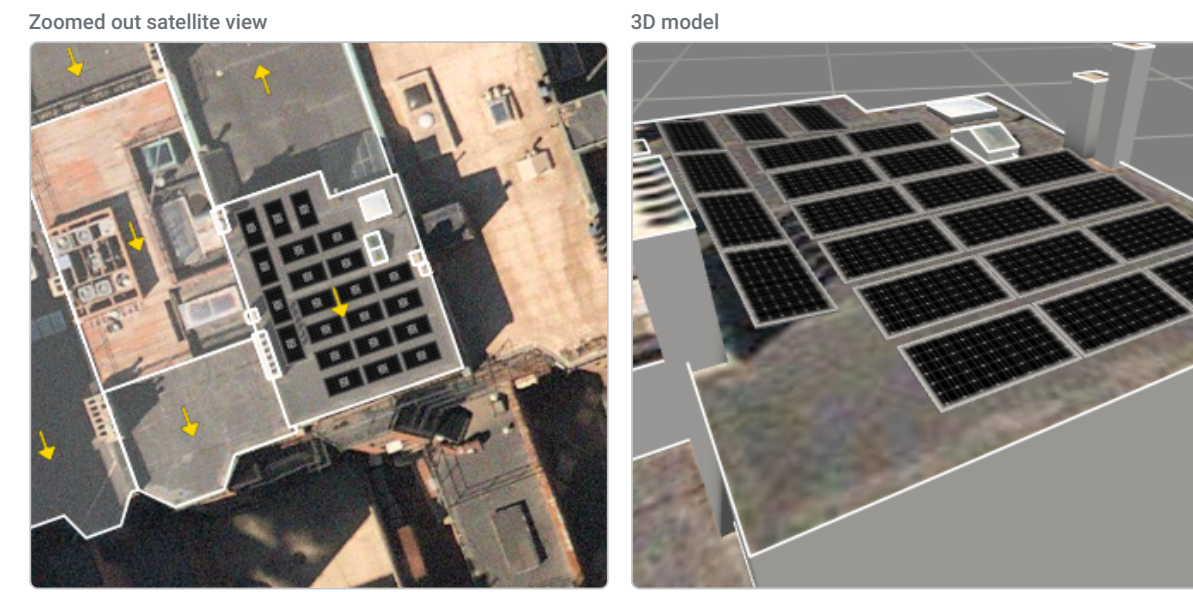
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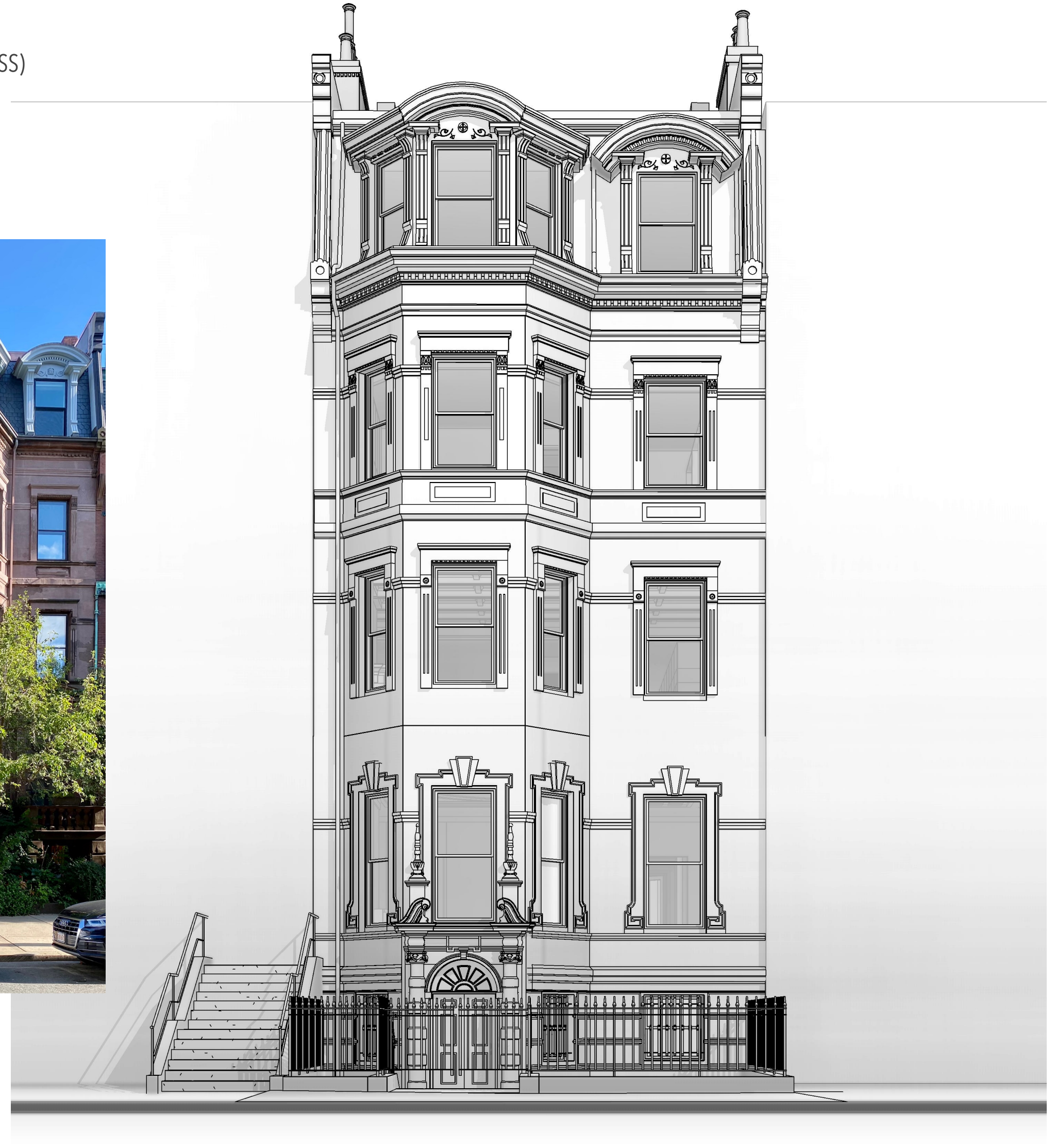
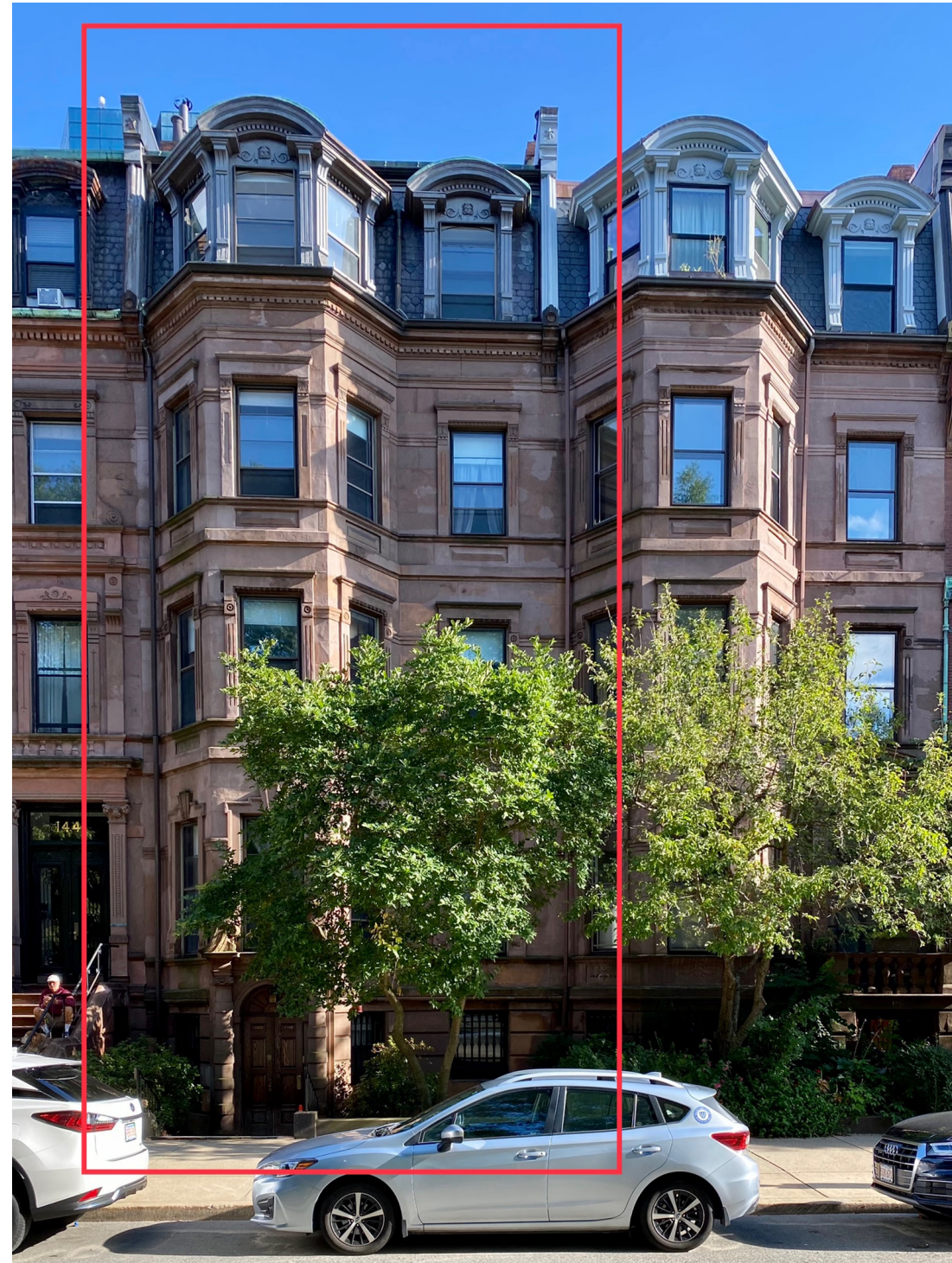
SOLAR PANEL PROPOSAL

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ALL COMMONWEALTH AVENUE WINDOWS TO BE REPLACED
SUSTAINABLY SOURCED MAHOGANY SOLID WOOD UNITS: INSULATED, DOUBLE-GLASS (OR LAMINATED GLASS)
UNITS WITH LOW-E COATING, 1/2" SPACER W/ ARGON GAS
REMOVABLE SCREEN
1 OVER 1



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NEW WINDOW REPLACEMENT

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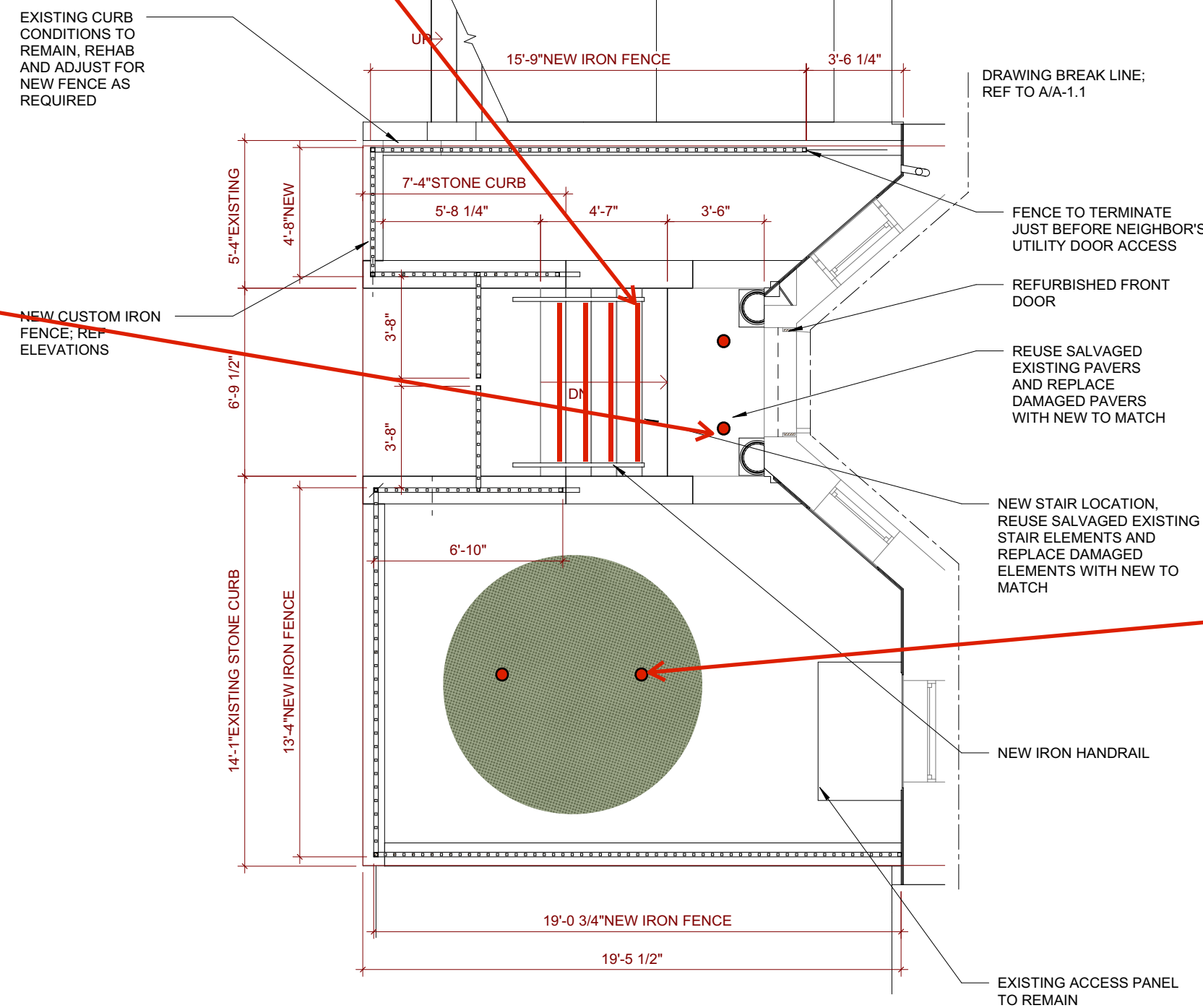


RF1 = UPLIGHT. ENTRYWAY & ARCHITECTURAL FEATURES

TROV® Flex
EXTERIOR | L09 FLEX



TREAD LIGHTS = NIGHT SKY

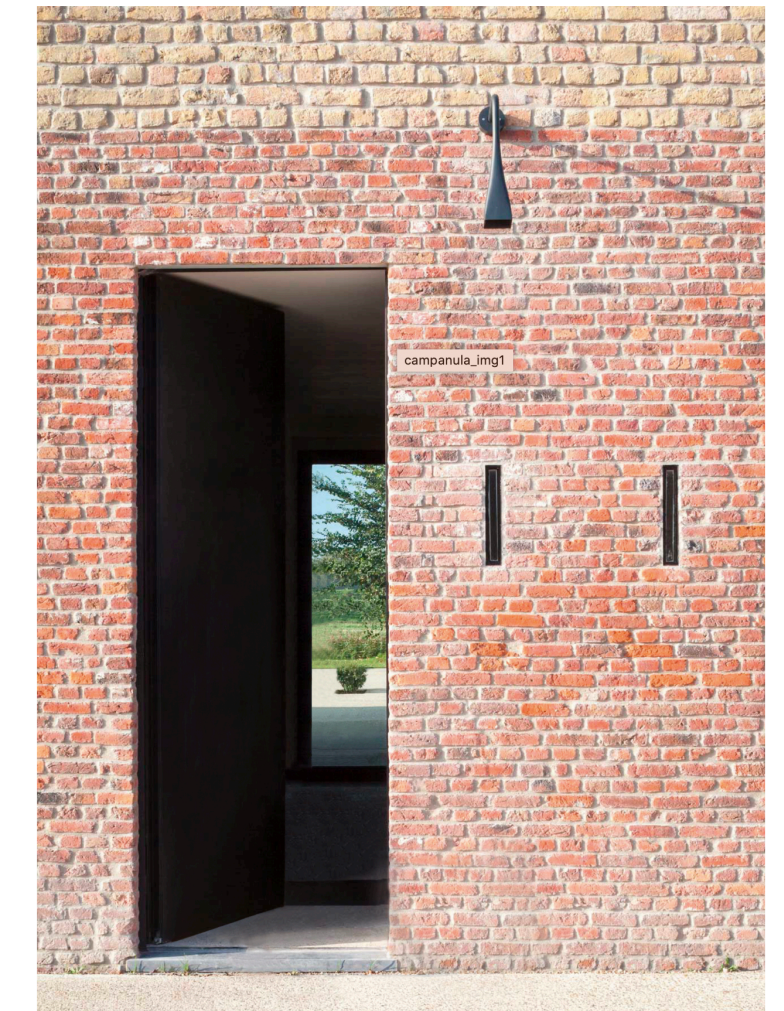


campanula

peter zumthor
2010

technical data sheet
assembly instructions
pdf extract from manuale della luce
03.
photometric files
research by energetic class
3d models

wet location rated wall
light fitting for indoor
and outdoor use. made
of powder coated
oxidised aluminium, with
a characteristic and
sinuous shape of the
mountain flower to which
is inspired. sizes:
380x97x503mm/
14.9x3.8x19.8\"/>



BACK ALLEY LIGHTING
SIDE OF ENTRY DOORS = NIGHT SKY



LANDSCAPE LIGHTING
EXISTING TREE - UP LIGHT



PATHLIGHTS
STEALTH AND IMPACT®

Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.



SW = GARAGE WALKWAY - SIDE WALL LOW LIGHT = NIGHT SKY.



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EXTERIOR LIGHTING

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