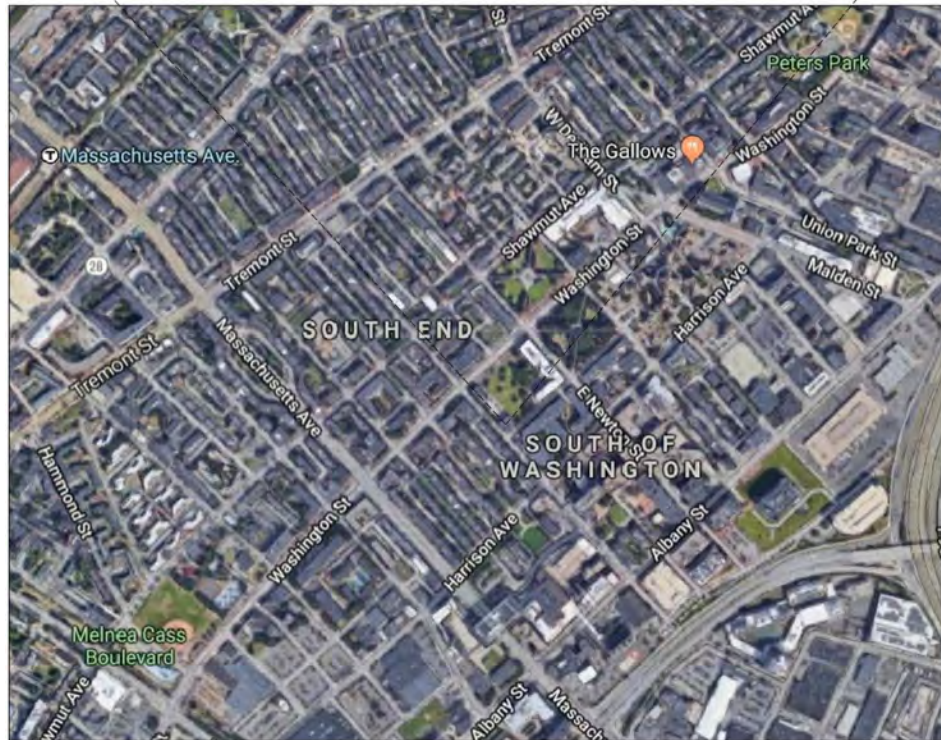


30-34 East Concord Street Roof Deck Replacement

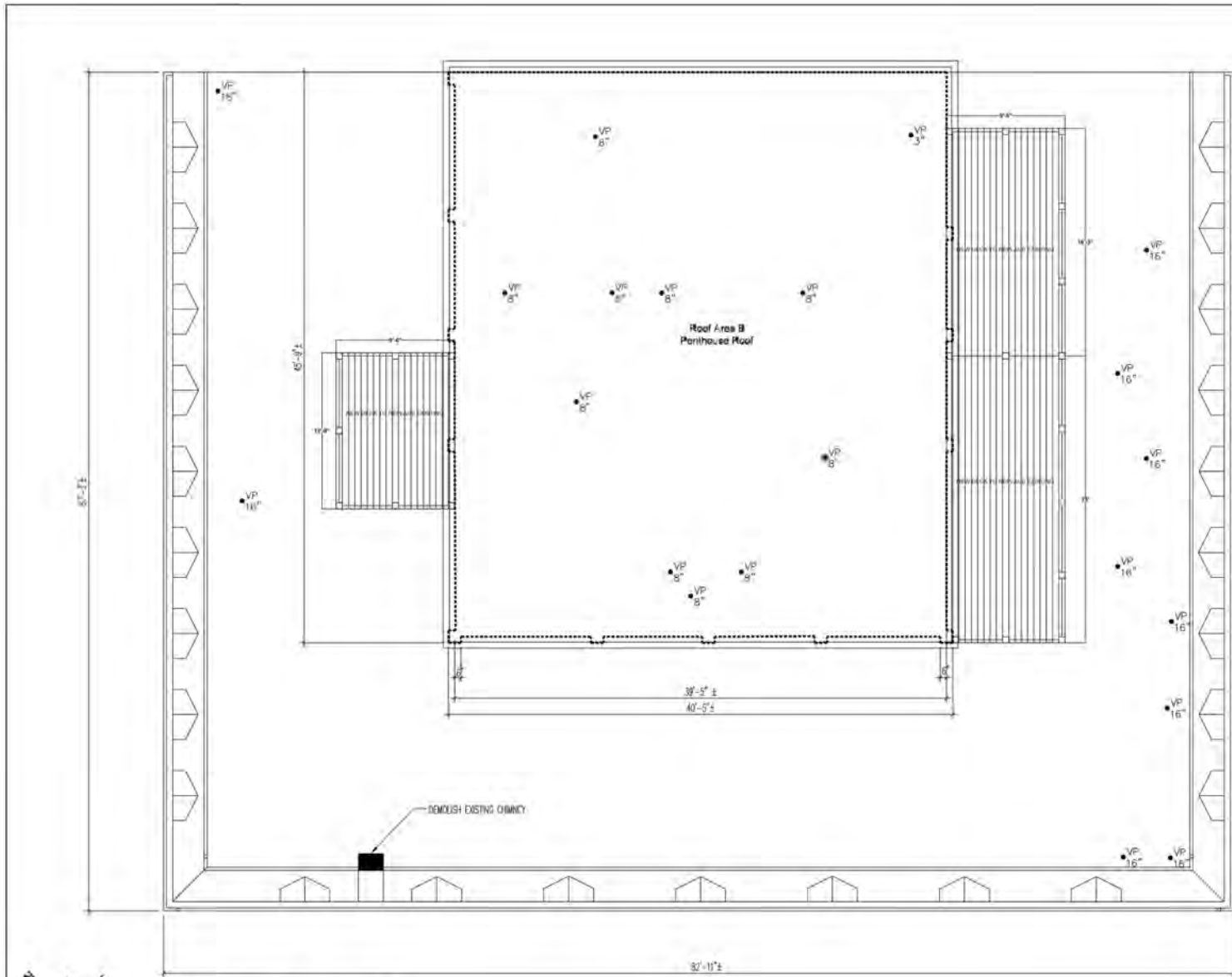
SELDC – August 6th, 2019



SITE



LOCUS PLAN



0 4 8 16 FT
 GRAPHIC SCALE: $\frac{3}{8}$ " = 1'-0"
 FIELD VERIFY ALL DIMENSIONS

1 ROOF PLAN
 SCALE: 3/8" = 1'-0"

PROJECT CLASSIFICATION:

30-34 East Concord

State: Massachusetts 02118

OWNER:

Fox Brothers Condominium
 via Ergo LLC
 185 Dudley Street
 Boston, Massachusetts 02118

ARCHITECT:

OverUnder/Swinger Architects
 45 Watram Street Coattard One
 Boston, Massachusetts 02118
 +1 (617) 420-8800

CONSULTANTS:

Devalon Engineering Associates, Inc.
 127 Clark Street
 Waltham, Massachusetts 02453
 +1 (617) 775-7250



ISSUE DATE

PROJECT STATUS:

Schematic Design

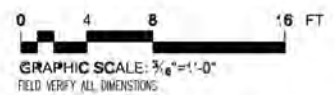
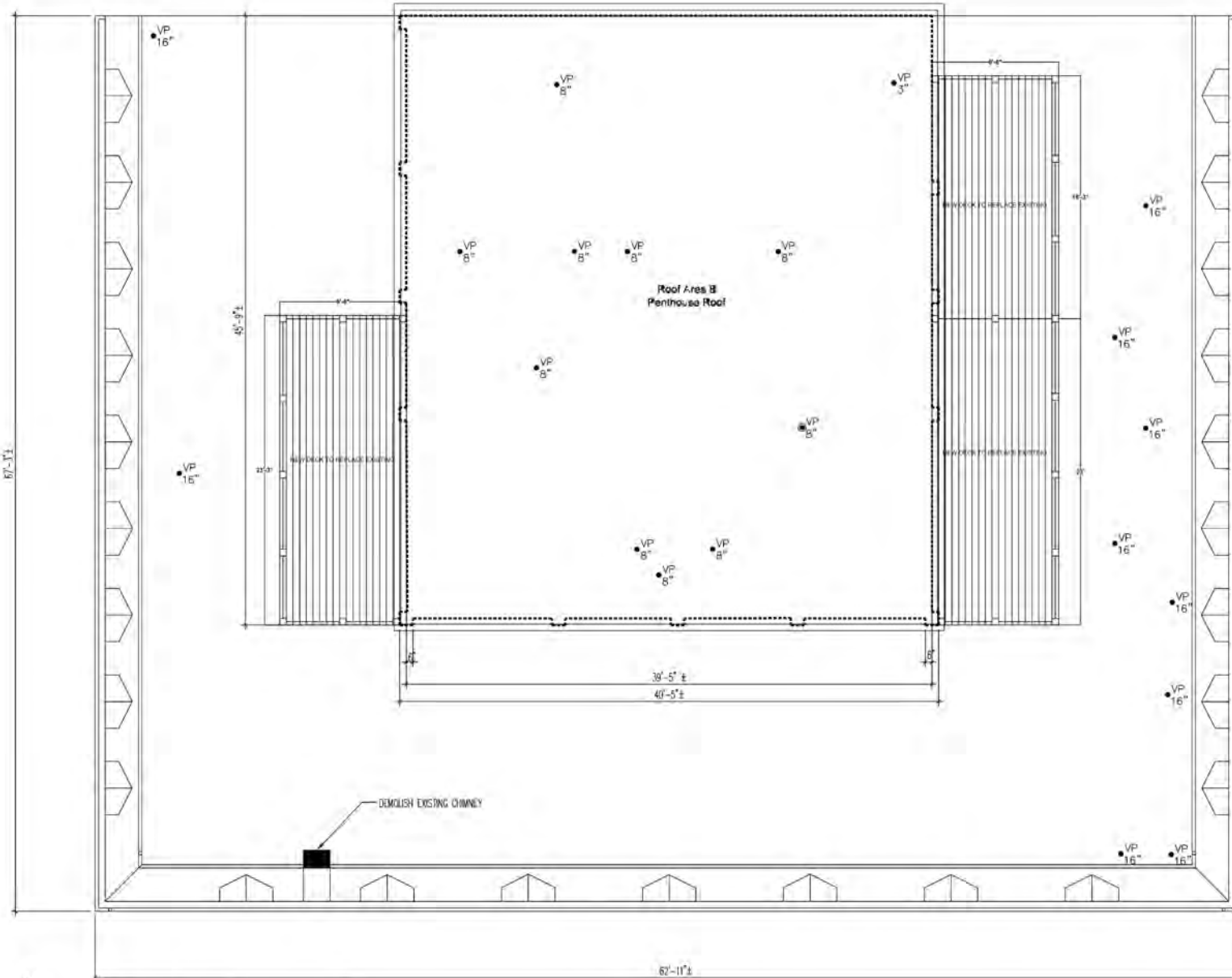
DATE: 07/26/2019
 SCALE: AS NOTED
 DRAWN BY: JF
 CHECKED BY: MS
 PROJECT NUMBER: 19A

FREE TITLE

ROOF PLAN

FREE ADDRESS

A501



1 ROOF PLAN
SCALE: 3/8" = 1'-0"

STATUS _____

ISSUE _____ DATE _____

PROJECT STATUS _____

Schematic Design

DATE	05/07/2019
SCALE	AS NOTED
DRAWN BY	AP
CHECKED BY	MS
PROJECT NUMBER	154

SHEET TITLE

PROPOSED ROOF PLAN

SHEET NUMBER

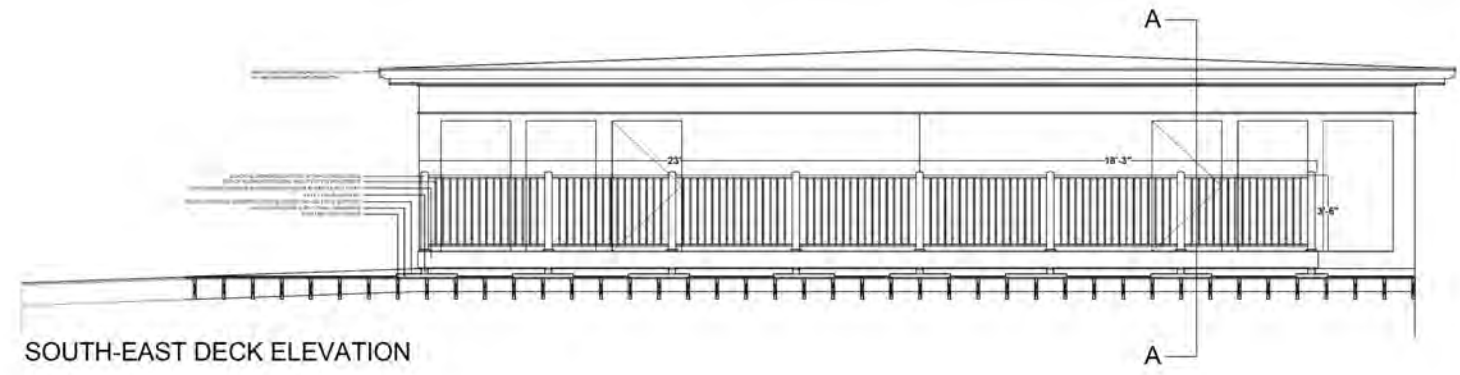
PROJECT NAME/LOCATION
30-34 East Concord
 Boston, Massachusetts 02118

CLIENT
Pray Brothers Condominium
 c/o Briggs LLC
 185 Dudley Street
 Boston, Massachusetts 02119

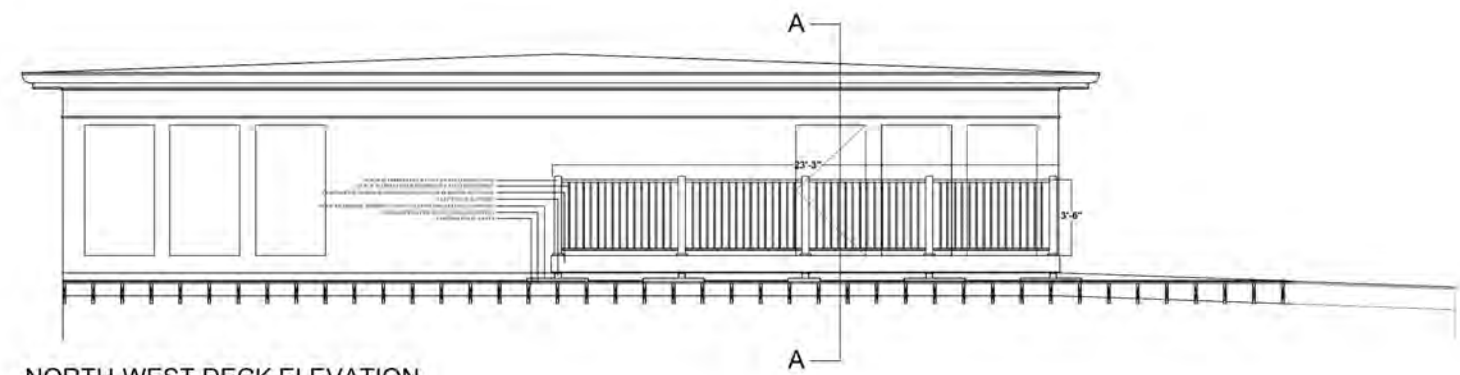
ARCHITECT

Over/Under/ Springer Architects
 40 Walham Street, Courtyard One
 Boston, Massachusetts 02118
 +1 (617) 426-4466

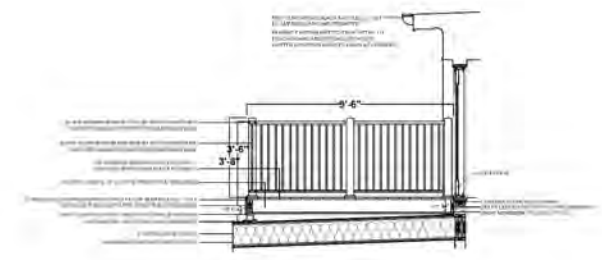
CONSULTANTS
 Davidson Engineering Associates, Inc.
 137 Clark Street
 Waltham, Massachusetts 02453
 +1 (617) 775-7250



SOUTH-EAST DECK ELEVATION



NORTH-WEST DECK ELEVATION



SECTION A-A

1 DECK ELEVATIONS
 SCALE: 1/8" = 1'-0"

STAFF

ISSUE DATE

PROJECT STATUS

Schematic Design

DATE: 07/26/19
 SCALE: AS NOTED
 DRAWN BY: AP
 CHECKED BY: MS
 PROJECT NUMBER: 154

SHEET TITLE

DECK ELEVATIONS

SHEET NUMBER

A503

Permit # 690



CITY OF BOSTON THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-8495

August 26, 2004

Jacqueline Rubin
30 East Concord Street, #20
Boston, MA 02118

NOTICE OF DECISION
Application 05.038SE
30-34 EAST CONCORD STREET

DUPLICATE
OF PLAN FILED WITH
INSPECTIONAL SERVICES DEPARTMENT
PERMIT YR WD

06900504

CITY OF BOSTON
R TAYLOR

SOUTH END LANDMARK DISTRICT COMMISSION

CERTIFICATE OF DESIGN APPROVAL

Dear Ms. Rubin:

At a public hearing held at Boston City Hall on August 3, 2004 the South End Landmark District Commission reviewed your application to expand an existing roof deck with black metal railings at 30-34 East Concord Street. The proposed addition to the East Concord Street side of the existing deck measures 9'6"x11'. The commission remanded the decision to a subcommittee (commissioners Moneyhun and Freeman) for on-site review of a railing mockup. A slightly smaller addition to the deck was approved as noted below.

The subcommittee met at the site on August 9 and determined that the railings would be visible from Father Gilday Street and East Concord Street. It was determined that views of the railing from Father Gilday Street are mitigated by the presence of an existing penthouse whose painted façade provides a dark backdrop against which a black metal railing would recede from view. The mockup showed that the railing would be more visually prominent from East Concord Street and the subcommittee therefore required that the railing parallel to that edge be set back so that it is even with the edge of the penthouse. The new footprint measures approximately 9'6"x9'; new railings shall match existing black metal railings.

These determinations are based solely upon the information submitted to the staff with the application and presented before the commission. If statutory reviews by other authorities conflict with this decision, those actions may affect the status of this certificate. This certificate is valid for two years from the date of issue. The applicant is required to notify the commission of any changes to this proposal, and failure to do so may affect the status of this certificate. The commission reserves the right to require remedial action to bring work into compliance with commission standards if any work occurring without a Certificate of Design Approval results in significant change in the appearance of the building or if work does not meet the noted specifications of a Certificate of Design Approval and is not in compliance with district standards and criteria and commission policy. Please bring a copy of this certificate with you when filing for permits from the Inspectional Services Department (1010 Massachusetts Avenue). Photographs of the completed project should be submitted to the Commission office to confirm compliance with the terms of this certificate.

Please contact staff (undersigned) at 617-635-3850 should you have any questions. Thank you for your cooperation with the commission.

Sincerely,

Alexa Pinard
Preservation Planner

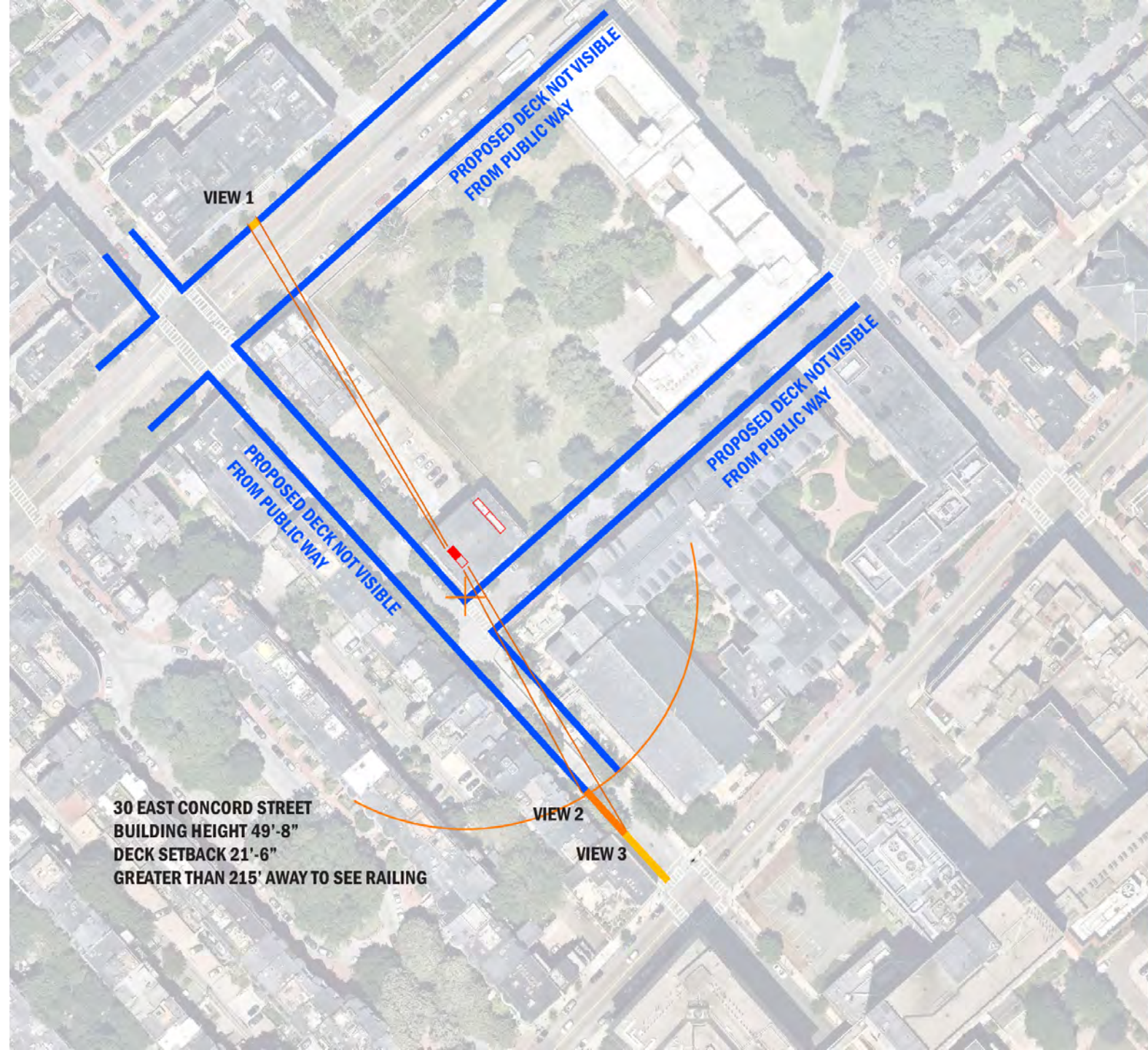
cc: Gary Moneyhun, Commission Chair
David Parker, trustee

Vote on Application 05.038SE

Motion by AMODEO Second by HOWLAND

AFFIRMATIVE: Moneyhun, Amedeo, Freeman, Howland NEGATIVE: (None)

Absent: Gamp



EXISTING DECK VISIBLE FROM WASHINGTON STREET (NORTH SIDE ONLY)



PROPOSED DECK VISIBLE FROM EAST CONCORD STREET



POINT AT WHICH EXISTING DECK IS VISIBLE FROM EAST CONCORD STREET (MOCKUP SHOWS PROPOSED)

SERIES 200

Rail Kit

- Flat Top Rail
- Bottom Rail
- Top and Bottom Mounting Brackets
- Support Block Material
- Mounting Hardware



Infill Options

- 3/4" Round or Square Baluster
- Cut to Length for 36" or 42" Installed Rail Height
- Packaged in Exact Counts for Each Rail Length



Style Options



Level



Fixed Stair

Accommodates 32 to 36 degrees

Style	Length				Height		Baluster Style	
	4'	6'	8'	10'	36"	42"	Square	Round
Level	*	*	*	*	*	*	*	*
Fixed Stair	*	*	*	*	*	*	*	*

POST-TO-POST INSTALLATION

Surface Mount



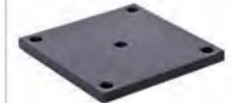
Post Width	Post Style	Post Height						Optional Post Mount Plate
		38"	40"	44"	46"	54"	108"	
3"	Surface Mount	*	*	*	*	*	*	
	Ramp	*	*	*	*	*	*	
	Fascia Mount	*	*	*	*	*	*	
	Wall Plate	*	*	*	*	*	*	
	Cable Line	*	*	*	*	*	*	
4"	Cable Corner	*	*	*	*	*	*	
	Surface Mount Sleeve	*	*	*	*	*	*	
6"	Newel Post	*	*	*	*	*	*	

Fascia Mount



AFCO-Tool

- Makes an easy installation even easier.
- This optional tool overlaps both the 3" and 4" Posts.
- Provides pre-drill positioning for all pre-cut bracket configurations.
- Works with all Aluminum AFCO-Rail Series.



Optional Post Mount Plate

For use under decking structure for through-bolt post installations

OVER-THE-POST INSTALLATION

Surface Mount



Fascia Mount



Post Width	Rail Height	Surface Mount					Fascia Mount		Optional Post Mount Plate
		Line	90°	45°	End	Fixed Stair	Line	Fixed Stair	
1-7/8"	36"	*	*	*	*	*	*	*	
3"	42"	*	*	*	*	*	*	*	



Veranda Decking Color Palette

ArmorGuard Nantucket Gray



ArmorGuard Seaside Gray



Veranda Gray



Veranda ArmorGuard Hidden Deck Fasteners



*Line
Fastener*



*Butt Joint
Fastener*



*Start/Stop
Fastener*



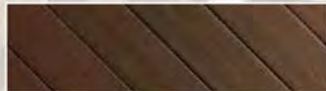
#1 Square Driver Bit

Veranda ArmorGuard Decking

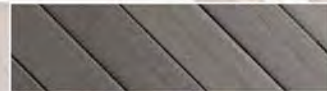
Veranda Fascia



Actual production colors may vary from colors shown.



Brazilian Walnut



Nantucket Gray



Seaside Gray



Coastal Cedar

Deck Boards: Nominal .93 in. x 5.3 in. x 12, 16 or 20 ft. lengths Grooved Edge Available in 8 ft. and 20 ft. *Square Edge only

*Square Edge sizes vary depending on market

***Fascia:** Brazilian Walnut and Nantucket Gray: Nominal .75 in. x 11.25 in. x 8 ft. & 12 ft. Coastal Cedar and Seaside Gray: Nominal .75 in. x 11.25 in. x 12 ft.

*Fascia sizes vary depending on market

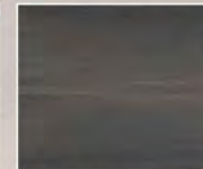
Use Veranda ArmorGuard Hidden Fasteners with Veranda ArmorGuard deck boards for the best installation and appearance.



Actual production colors may vary from colors shown.



Coastal Cedar



Nantucket Gray



Brazilian Walnut



Cabin
Complements Veranda Brown decking



Seaside Gray
Complements Veranda Gray decking

Brazilian Walnut and Nantucket Gray: Nominal .75 in. x 11.25 in. x 8 ft. & 12 ft.

Coastal Cedar, Cabin and Seaside Gray: Nominal .75 in. x 11.25 in. x 12 ft.

*Fascia sizes vary depending on market









