BLOCK PLAN | EXISTING PRECEDENTS

81 PHILLIPS STREET PROPOSED ROOF DECK DESIGN
EXISTING CONDITIONS

81PHILLIPS STREET PROPOSED ROOF DECK DESIGN
EXISTING ROOF DECK

- Demolish existing deck: 65 square feet
- Retract door swing & rehang
- Paint headhouse BM Kendall Charcoal
- New location for existing RTUs
- Existing walls shown with additional lines graphically
- New light fixture
- Cedar drink rail @ 40" AFF
- Reverse existing door swing & rehang
- Reverse door swing
- Install new light fixture
- Provide blocking for grab bars, plumbing fixtures, mill finish materials
- Coordinate areaway drains and floor drains with plumbing drawings
- Provide leveling compound over all existing concrete
- All existing walls to be patched where existing walls has been removed
- Provide in-wall blocking for all future built-in casework
- Patch existing gwb at all locations where a partition has been removed
- Provide in-wall blocking as required.
- Provide leveling compound as req. for proper tile installation to achieve smooth, level, flush finish.
- Window dimensions are to center line of opening; exterior masonry dimensions are indicated to area unless noted
- Window schedule and details for actual opening dimensions are nominal. See curtain wall, door & specifications for more information.
- Wall finish materials and typical mounting heights transitions are to exceed 1/2" in height.
- All dimensions indicated with a ± represent field measurements to be provided to architect and relevant American Standards.
- All material installation to be level & plumb.
- All existing walls to be patched where existing walls has been removed.
81 Phillips Street Proposed Roof Deck Design

- Relocate/redirect vent (as indicated)
- Install new light fixture
- Demolish existing deck:
  - With black builder rail
  - TimberTech composite decking
  - Paint BM Onyx 2133-10
  - Reverse existing door swing & rehang;
  - Existing RTUs
  - New location for
  - Paint headhouse BM Kendall Charcoal
  - Existing RTUs
  - New location for

General Notes and Legends:

1. See interior elevations for additional information on
2. See general construction notes on sheet a000.
3. See reflected ceiling plans for ceiling finish materials.
4. The contractor shall verify all existing conditions after
5. All locations where infill walls meet existing walls with
6. Existing walls shown with additional lines graphically
7. Coordinate areaway drains and floor drains with
8. Provide blocking for grab bars, plumbing fixtures, mill
9. All dimensions indicated with a ± represent field
10. All glass within 18" a.f.f. and/or within 4'-0" of a door
11. All glass within 18" a.f.f. and/or within 4'-0" of a door
12. All existing walls to be patched where existing walls
13. Provide leveling compound over all existing concrete
14. Provide in-wall blocking as required.
15. Provide in-wall blocking for all future built-in casework
16. Patch existing gwb at all locations where a partition
17. At all areas of mep/fp equipment removed from walls,
18. Seal air tight any penetrations made through air &
19. Paint all (n) and (e) gwb & plaster finishes in work
20. Interior dimensions are indicated to finish wall (cmu or
21. Mep/fp elements shown are schematic and are
22. Window dimensions are to center line of opening;
23. Window schedule and details for actual opening
24. Provide leveling compound as req. for proper tile
25. All material installation to be level & plumb.
26. See a140 series for all finishes.
27. All material installation to be level & plumb.
PROPOSED | DESIGN RENDERINGS

81 Phillips Street Proposed Roof Deck Design
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**THORBURN NARROW**
Rejuvenation
$429

**KENDALL CHARCOAL**
Benjamin Moore HC-166

**ONYX 2133-10**
Benjamin Moore

**BUILDER RAIL**
Timber Tech

**TIMBER TECH**
Composite Decking
(color TBD)
81 PHILLIPS STREET PROPOSED ROOF DECK DESIGN

PROPOSED | ELEVATIONS

- **Elevation West**, scale 1/4" = 1'-0"
  - Azek builder railing black; use 5 1/2" deck board for top rail
  - 5" skirting
  - 44' - 0"

- **Elevation South**, scale 1/4" = 1'-0"
  - Azek builder railing black; use 5 1/2" deck board for top rail
  - 5" skirting
  - 44' - 0"

- **Elevation East**, scale 1/4" = 1'-0"
  - Azek builder railing black; use 5 1/2" deck board for top rail
  - 5" skirting
  - 44' - 0"

- **Elevation North**, scale 1/4" = 1'-0"
  - Azek builder railing black; use 5 1/2" deck board for top rail
  - 5" skirting
  - 44' - 0"

- Repaint headhouse
  - Benjamin Moore, Kendall Charcoal HC-166

- Condenser units

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8 PHILLIPS STREET HHHH ETR

5" skirting

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44' - 0"

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Roof
81 PHILLIPS STREET PROPOSED ROOF DECK DESIGN

PROPOSED | STREET VIEWS

Phillips Street East
83-81 Phillips Street
Phillips Street West
81 PHILLIPS STREET PROPOSED ROOF DECK DESIGN

81 Phillips Street Elevation Front
No view of Roof Deck

West Cedar Street

Phillips Street R Elevation Front View
No view of Roof Deck

No Western railing right not seen from Phillips Street Front Elevation. You can see my plan but not the railing marker.
81 Phillips Street Roof Deck Marker not seen from Lindall Place, Boston. Building not in view.
THANK YOU