

LOCUS PLAN

199 MARLBOROUGH STREET,
BOSTON MA 02116

**ROOF REPLACEMENT AND
RELATED WORK**

BUILDING ENVELOPE
BET
TECHNOLOGIES, INC.
50 OLIVER STREET, SUITE W-4
NORTH EASTON, MA 02356
Tel. 508 235 3587
www.buildingenvelopetech.com







GENERAL NOTES:

1. CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCING CONSTRUCTION.
3. SCOPE OF WORK AREA SHOWN ON THESE DRAWINGS ARE APPROXIMATE. EXACT AREAS AND DIMENSIONS OF EXISTING ELEMENTS AND EXTENT OF REPAIRS TO BE VERIFIED IN FIELD.
4. CONTRACTOR TO PERFORM ALL WORK IN A PROPER, SAFE, EXPEDITIOUS, WORKMANLIKE MANNER, AND IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL LAWS, CODES AND REGULATIONS.
5. CONTRACTOR TO BE MINDFUL OF ALL EXISTING CONSTRUCTION TO REMAIN AND PROVIDE PROTECTION AS NECESSARY TO MINIMIZE ANY CHANGE OF DAMAGE. THE CONTRACTOR SHALL REPAIR AND RESTORE ALL DAMAGED CONSTRUCTION TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION.
6. NO AREAS OF THE ROOF SHALL BE LEFT OPEN OR UNPROTECTED AT THE END OF A WORK DAY.
7. ALL DEBRIS AND ABANDONED MATERIALS TO BE REMOVED FROM ROOF.
8. THE BUILDING WILL REMAIN FULLY OCCUPIED DURING CONSTRUCTION.

ROOF WORK NOTES:

- A1 EXISTING HVAC TO BE REMOVED AND RELOCATED PER NEW ROOF PLAN
- A2 EXISTING VENT AND CURB TO BE REMOVED AND REPLACED.
- A3 EXISTING VENT PIPE TO REMAIN. EXISTING FLASHING TO BE REMOVED AND REPLACED.
- 4A EXISTING ROOF STAND PIPE TO REMAIN. EXISTING FLASHING TO BE REMOVED AND REPLACED.
- A5 PITCH POCKET TO BE REMOVED AND REPLACED. POURABLE SEALER POCKET TO BE INSTALLED.
- A6 DECK RAILING: EXISTING DECK RAILS TO BE REMOVED AND REPLACED IN KIND.
- A7 EXISTING GUTTER AND DOWNSPOUT TO BE REMOVED AND REPLACED.
- A8 NEW SWINGING GATE LOCKABLE.
- A9 NEW FALL ARREST ANCHOR TO BE INSTALLED IN THE LOCATIONS INDICATED IN THE PLANS.
- A10 EXISTING PLANTERS TO BE REMOVED AND REPLACED. SIZES AND LOCATIONS AS INDICATED ON THE DRAWINGS.
- A11 NEW ELEVATED 2' X 2' HYBRID PEDESTAL PORCELAIN PAVERS.
- A12 REMOVE AND REINSTALL DOOR WITH NEW PAN FLASHING
- A13 REPOINT MASONRY
- A14 ROOF FASCIA: FASCIA TO BE REMOVED AND REPLACED.

SYMBOL LEGEND:

-  DECK RAILING
-  SLEEPERS
-  ROOF STAND PIPE
-  VENT PIPE
-  PITCH POCKET
-  FALL ARREST ANCHOR

BUILDING ENVELOPE



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OWNER

199 MARLBOROUGH STREET CONDOMINIUM ASSOCIATION

c/o AMC Property Services, LLC
P.O. Box 291
Hingham, MA 02043

PROJECT TITLE

ROOF REPLACEMENT AND RELATED WORK

199 MARLBOROUGH STREET, BOSTON, MA 02116

DRAWING TITLE

EXISTING ROOF PLAN - LC

Revision Schedule

Revision Number	Revision Date	Revision Description



EXISTING PENTHOUSE - UNIT 702



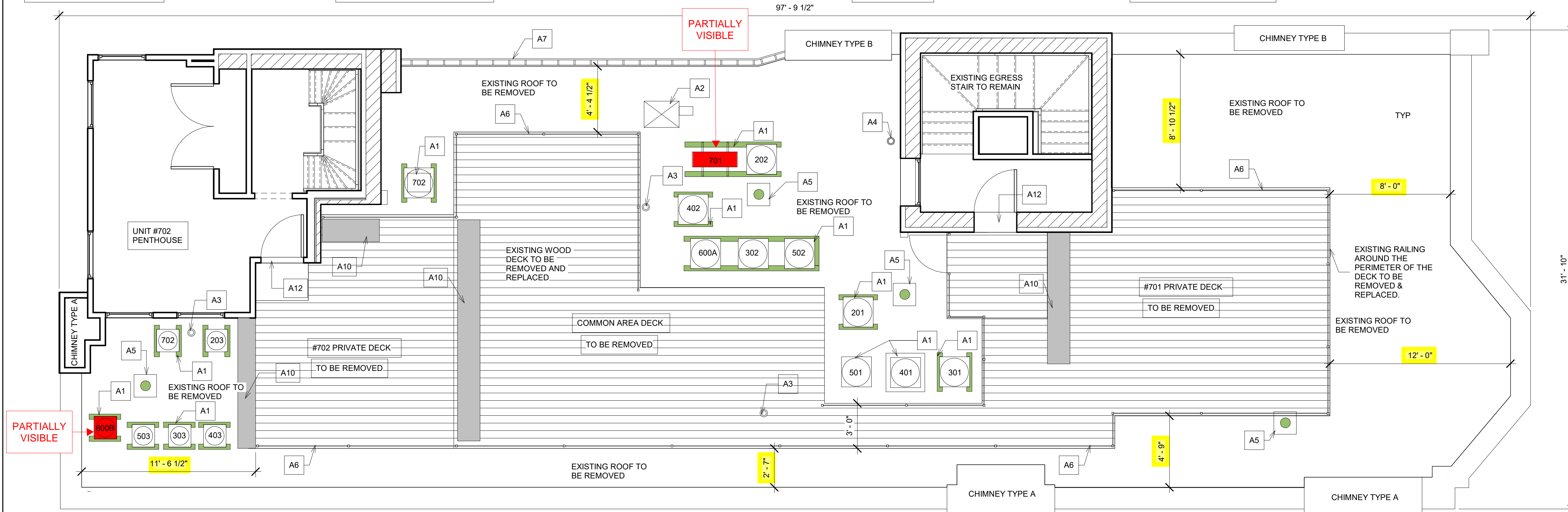
EXISTING COMMON ROOF ENTRANCE



EXISTING GUTTER



OVERALL VIEW OF EXISTING DECK



① Existing Roof Plan Copy 1
1/4" = 1'-0"

PROJECT NO:	25095
DRAWN BY:	YMO
CHECKED BY:	DH
SCALE:	As indicated
DATE:	07/08/2026
FILE NAME:	M:\2025\25095 - AMC Prop - 199 Marlborough Street\25095 - Revit\25095 - 199 Marlborough St_Roof replacement.rvt

DRAWING NUMBER

A2







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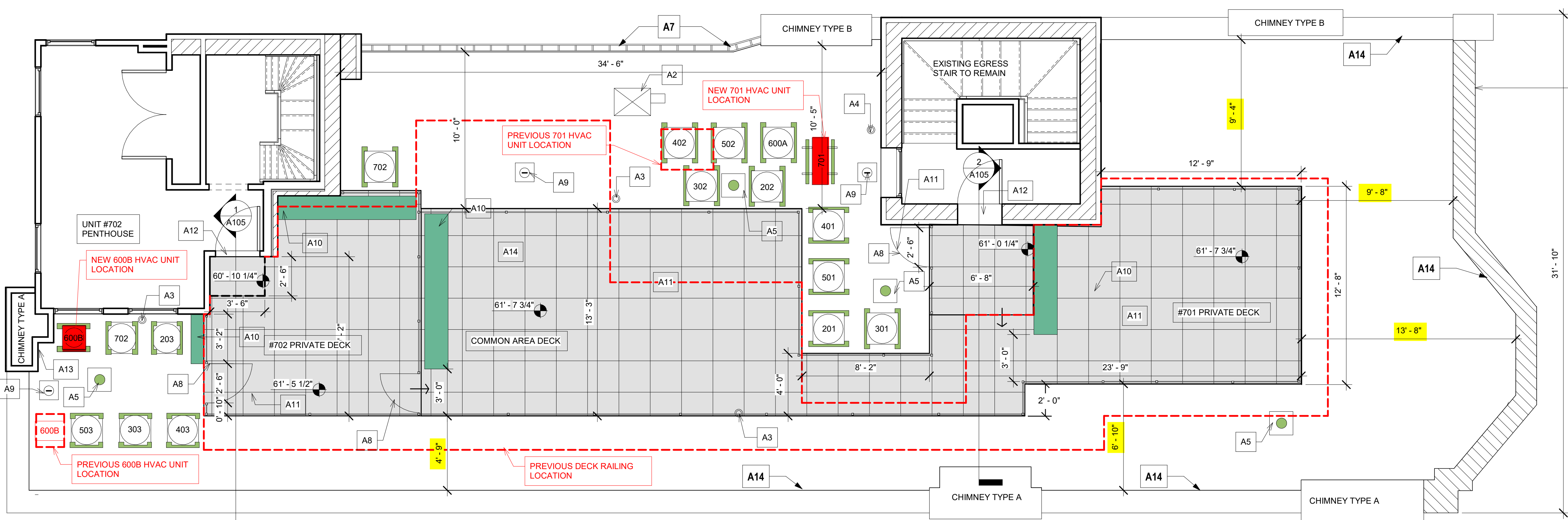
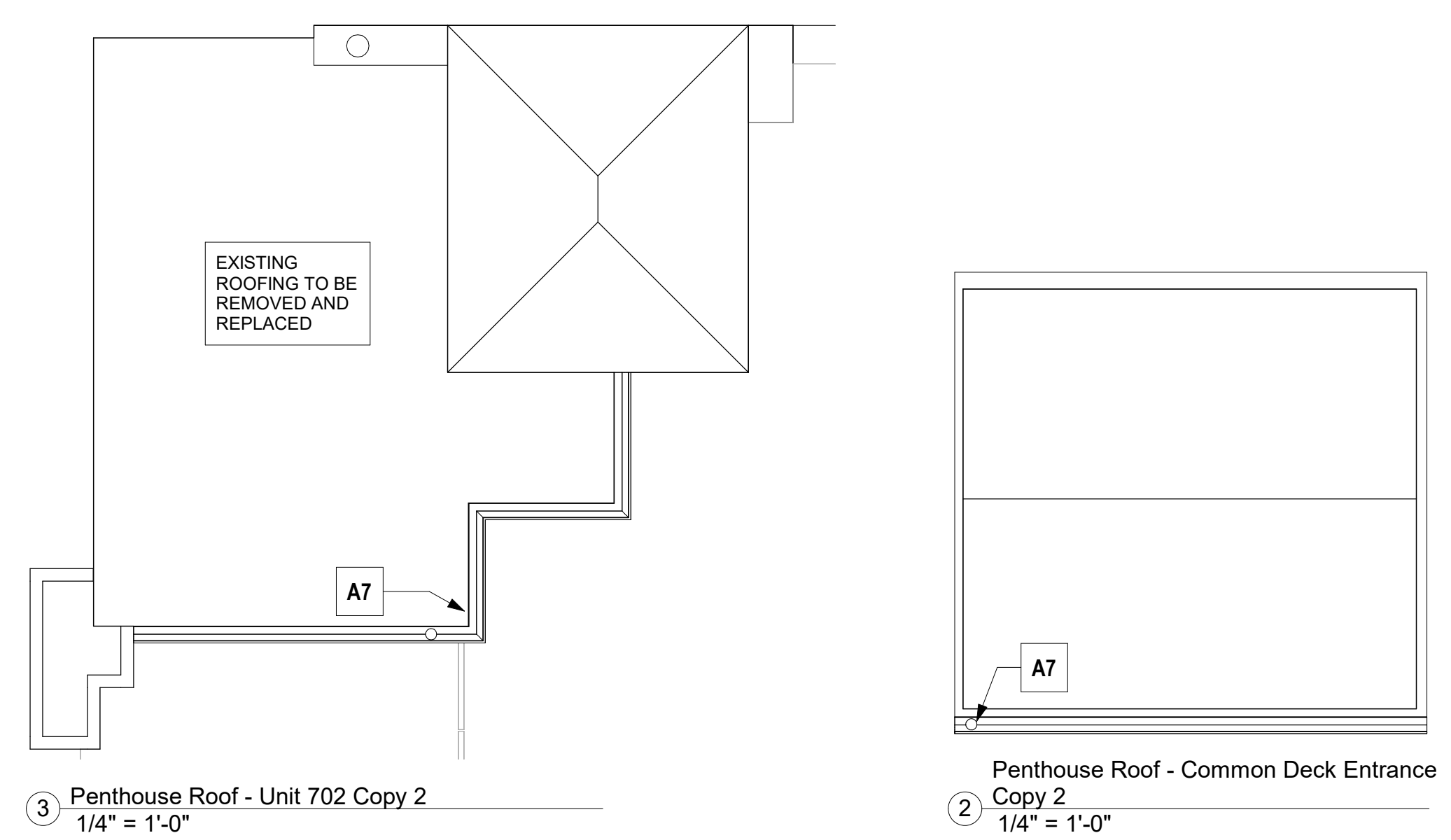
OWNER
 199 MARLBOROUGH STREET CONDOMINIUM ASSOCIATION
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PROJECT TITLE
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DRAWING TITLE
 NEW ROOF PLAN - LC

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DRAWING NUMBER	A3

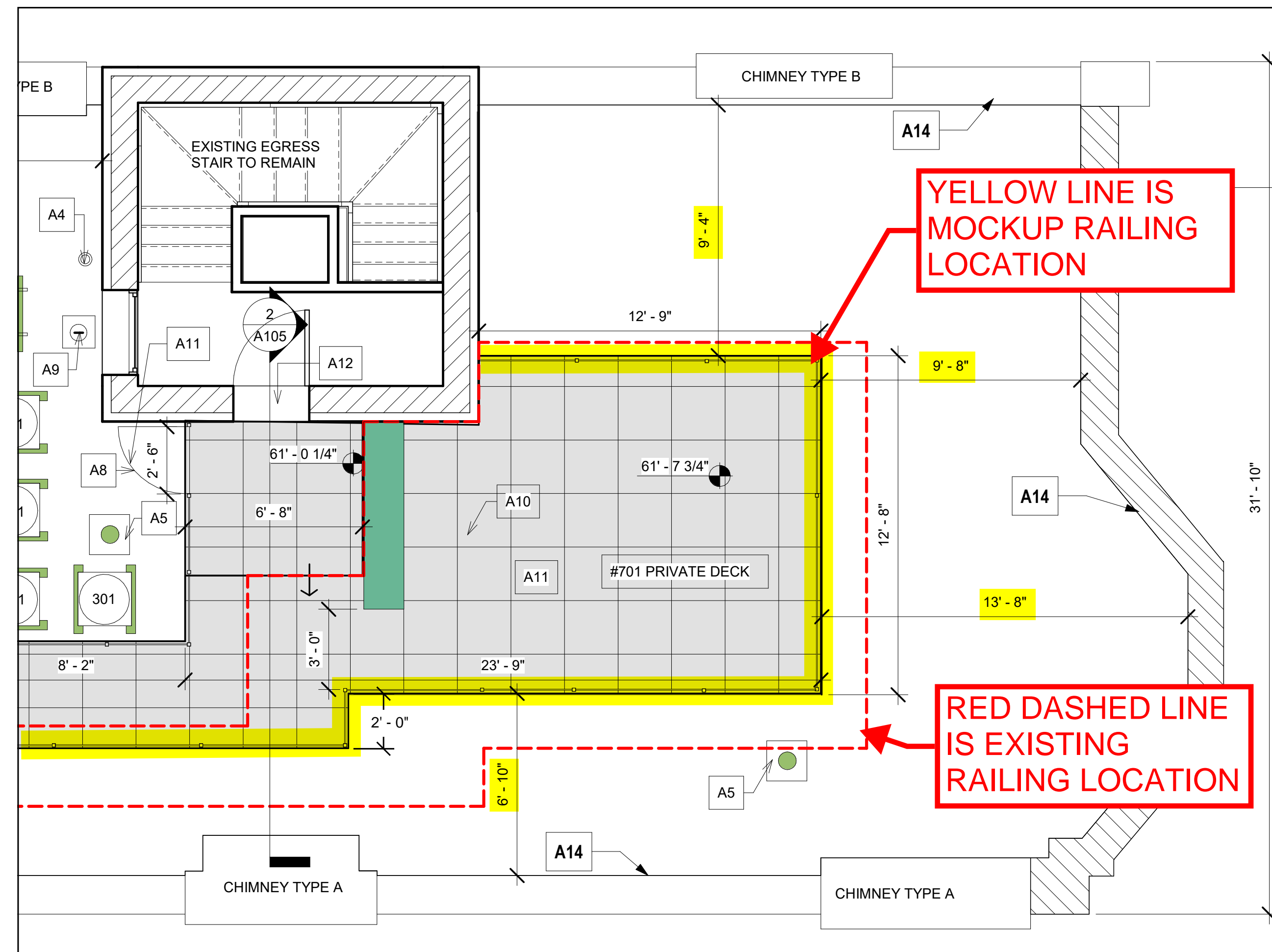


NOTE: ADD BLOCKING AT THIS ROOF EDGE TO MATCH NEW INSULATION HEIGHT.

1 New Roof Plan Copy 1
 1/4" = 1'-0"



ZOOMED IN VIEW FROM MARLBOROUGH STREET LOOKING WEST- MOCKUP RAILING IS NOT VISIBLE



ROOF PLAN EXCERPT SHOWING MOCKUP RAILING SECTION IN PHOTO BELOW.



STREET VIEW FROM MARLBOROUGH STREET LOOKING WEST- MOCKUP RAILING IS NOT VISIBLE



YELLOW RIBBON MOCKUP INDICATES PROPOSED RAILING LOCATION.

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 ROOF
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BBAC APPLICATION

MOCKUP RAILING &
 HVAC LOCATIONS
 6/19/26

VIEW FROM
 MARLBOROUGH ST.
 LOOKING EAST

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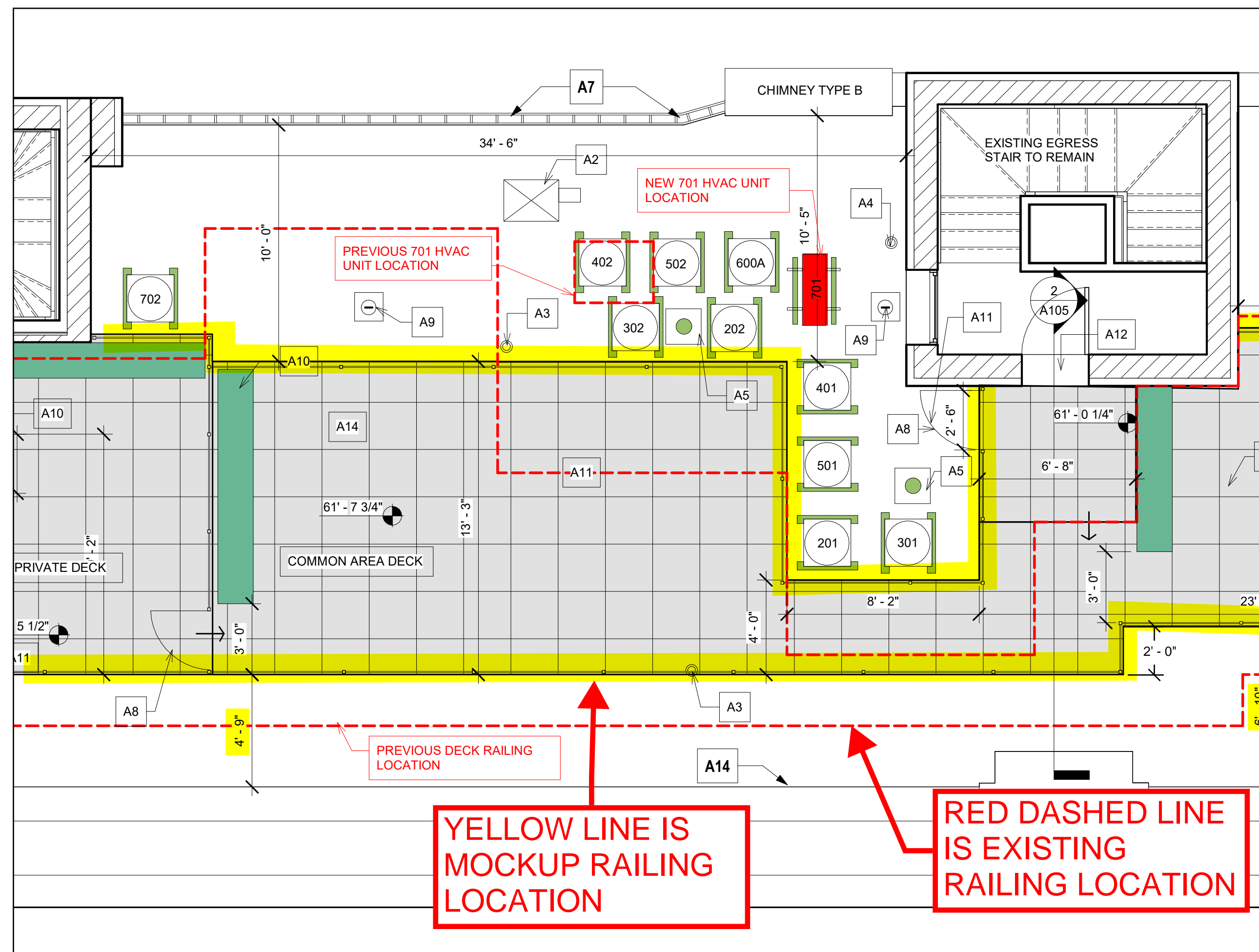
A2



ZOOMED IN VIEW FROM MARLBOROUGH STREET LOOKING EAST - MOCKUP RAILING IS NOT VISIBLE



STREET VIEW FROM MARLBOROUGH STREET LOOKING EAST - MOCKUP RAILING IS NOT VISIBLE



ROOF PLAN EXCERPT SHOWING MOCKUP RAILING SECTION IN PHOTO BELOW.



YELLOW RIBBON MOCKUP INDICATES PROPOSED RAILING LOCATION.

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BBAC APPLICATION

MOCKUP RAILING &
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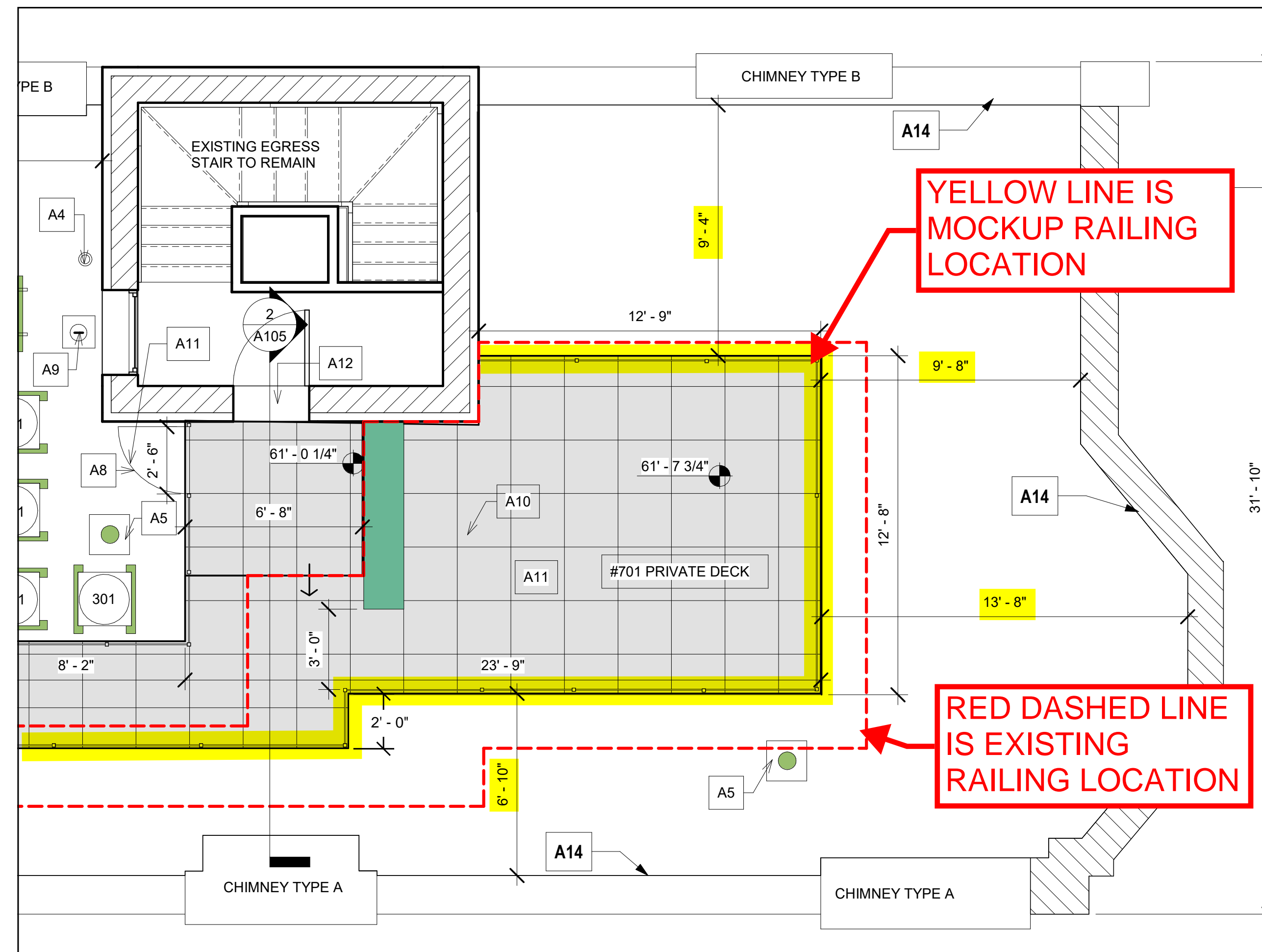
VIEW FROM
 MARLBOROUGH ST.
 LOOKING WEST

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A2



ZOOMED IN VIEW FROM EXETER STREET LOOKING NORTH - MOCKUP RAILING IS NOT VISIBLE



ROOF PLAN EXCERPT SHOWING MOCKUP RAILING SECTION IN PHOTO BELOW.



STREET VIEW FROM EXETER STREET LOOKING NORTH - MOCKUP RAILING IS NOT VISIBLE



YELLOW RIBBON MOCKUP INDICATES PROPOSED RAILING LOCATION.

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MOCKUP RAILING &
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 6/19/26

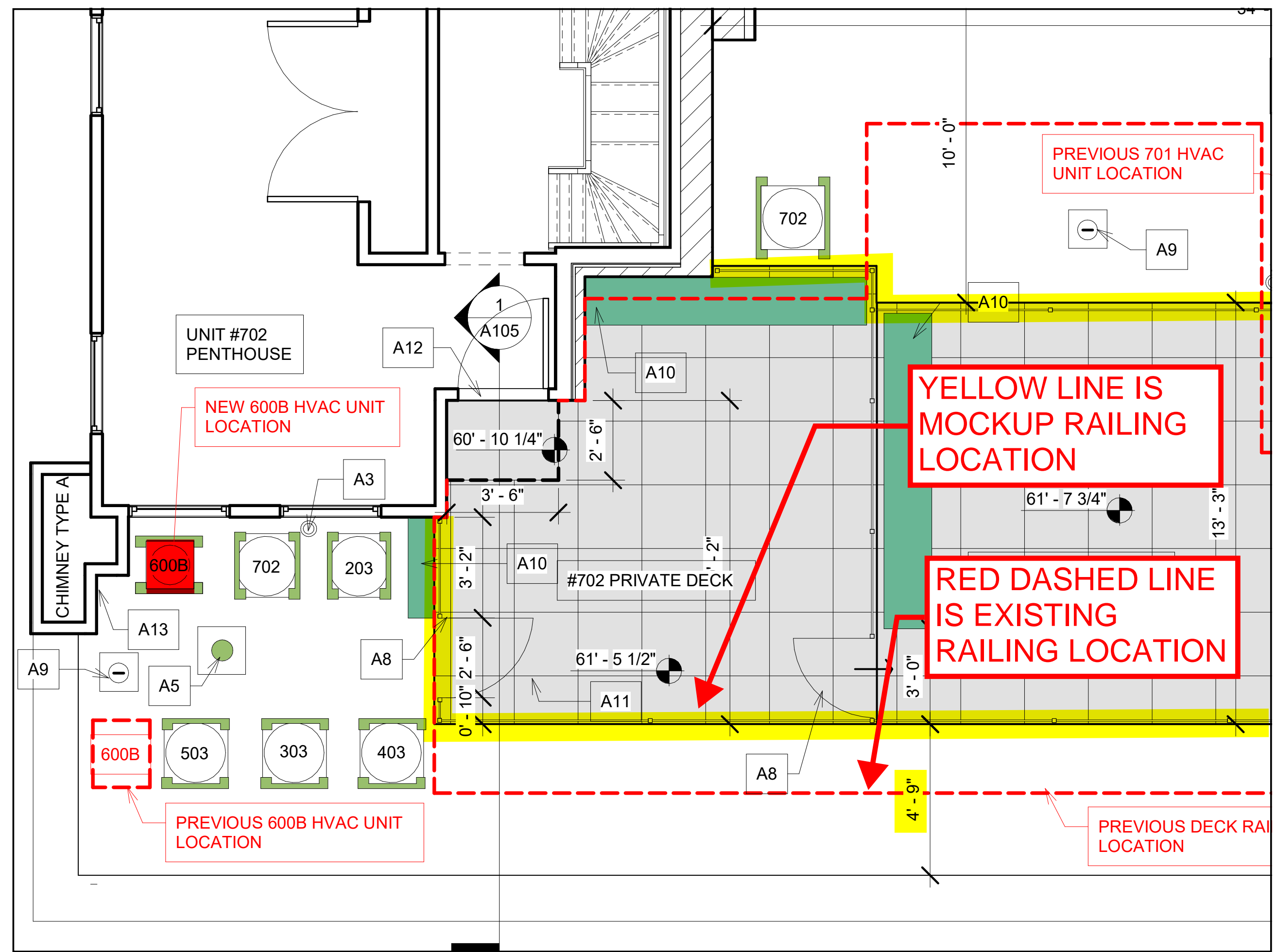
VIEW FROM
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 LOOKING NORTH

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ZOOMED IN VIEW FROM EXETER STREET LOOKING SOUTH - MOCKUP RAILING AND HVAC ARE NOT VISIBLE



ROOF PLAN EXCERPT SHOWING MOCKUP RAILING SECTION IN PHOTO BELOW.



STREET VIEW FROM EXETER STREET LOOKING SOUTH - MOCKUP RAILING AND HVAC ARE NOT VISIBLE



YELLOW RIBBON MOCKUP INDICATES PROPOSED RAILING LOCATION. TRAFFIC CONE IS NEW HVAC LOCATION.

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BBAC APPLICATION

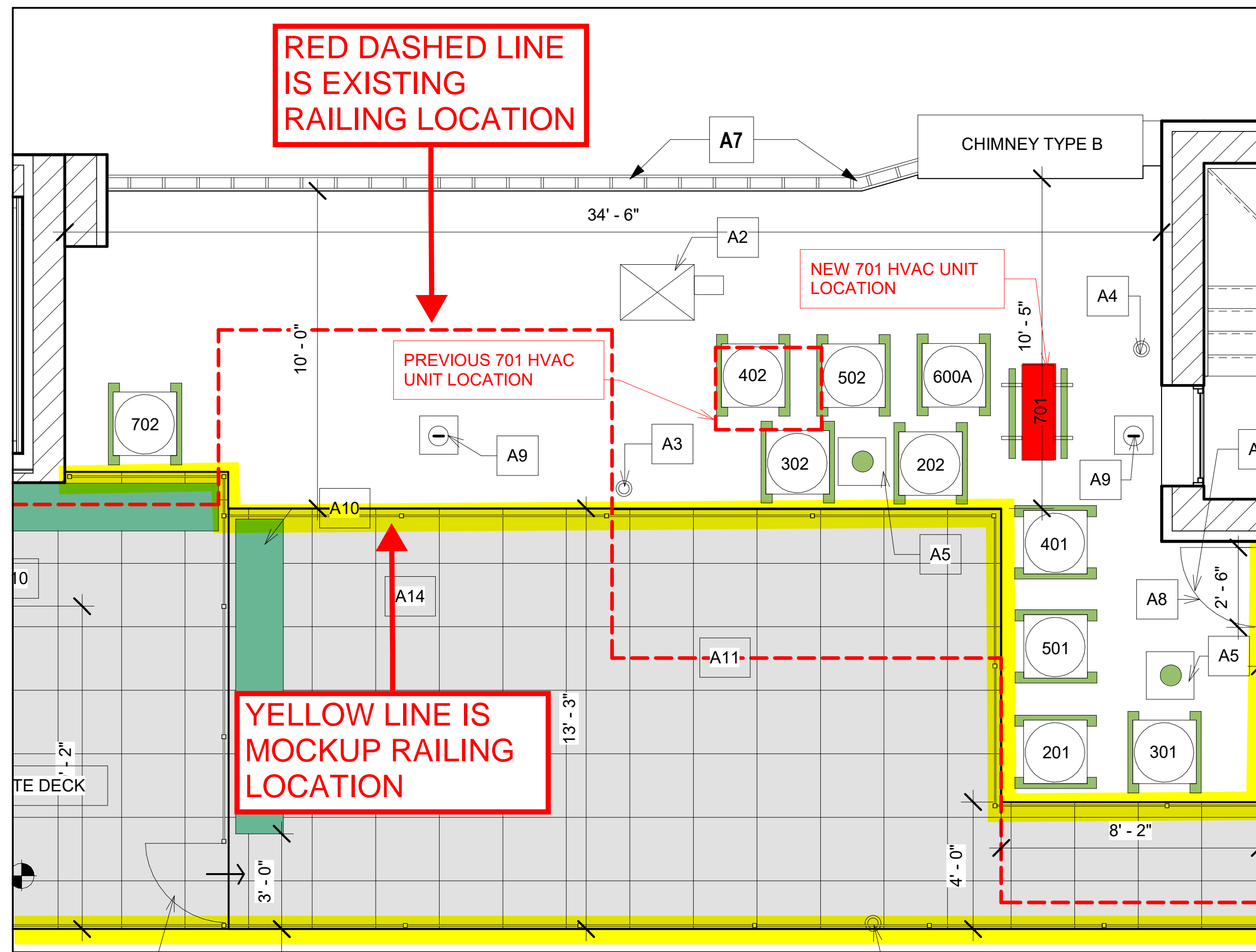
MOCKUP RAILING & HVAC LOCATIONS
 6/19/26

VIEW FROM EXETER ST.
 LOOKING SOUTH

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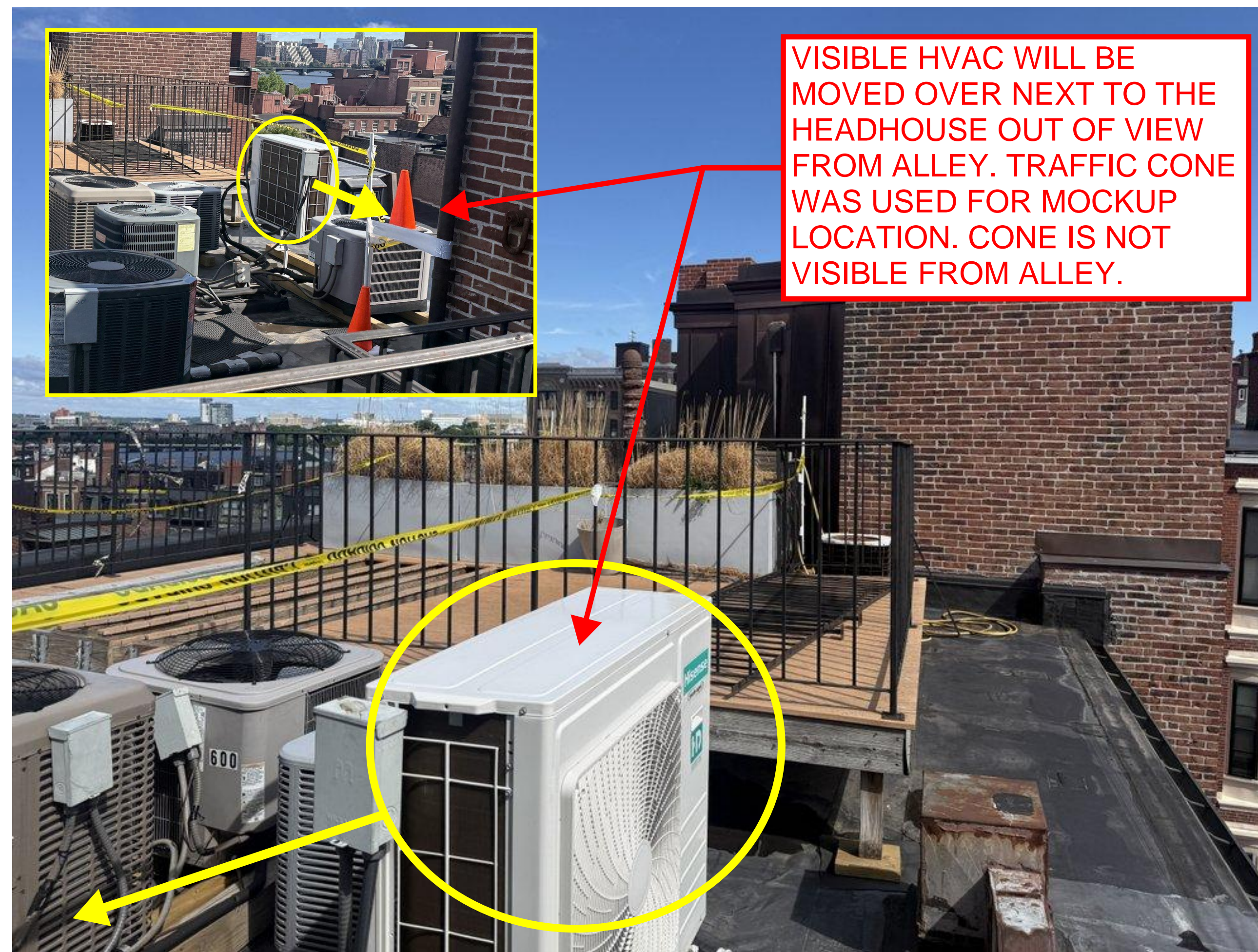
ZOOMED IN VIEW FROM PUBLIC ALLEY LOOKING WEST - MOCKUP RAILING IS PARTIALLY VISIBLE. HVAC CONE IS NOT.



ROOF PLAN EXCERPT SHOWING MOCKUP RAILING SECTION IN PHOTO BELOW.



STREET VIEW FROM PUBLIC ALLEY LOOKING WEST - MOCKUP RAILING IS PARTIALLY VISIBLE. HVAC IS NOT.



YELLOW RIBBON MOCKUP INDICATES PROPOSED RAILING LOCATION. TRAFFIC CONE INDICATES NEW HVAC LOCATION.

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