



92 BEACON STREET CONDO

Proposal for Roof Deck Installation



Background

Built in 1940, 92 Beacon Street is a custom 6 story residential condominium building of masonry joist construction. The building has been extensively renovated, including all utility updates for the present occupancy.

The exterior walls are solid brick with decorative brick and masonry work, custom period windows and frames and entrance. Floors and roof are heavy wood joist and concrete on grade. Roof covering is rubber membrane with a large common roof deck.

Proposal Outline

We would like to construct a new roof deck at 92 Beacon Street including the following:

- Installation of pressure treated wood framing to match existing patio in shape, size, and design.
- Installation of a Trex Decking System
 - *Color to be chosen by owner*
- Installation of black Trex Composite Railing System along perimeter and walkways

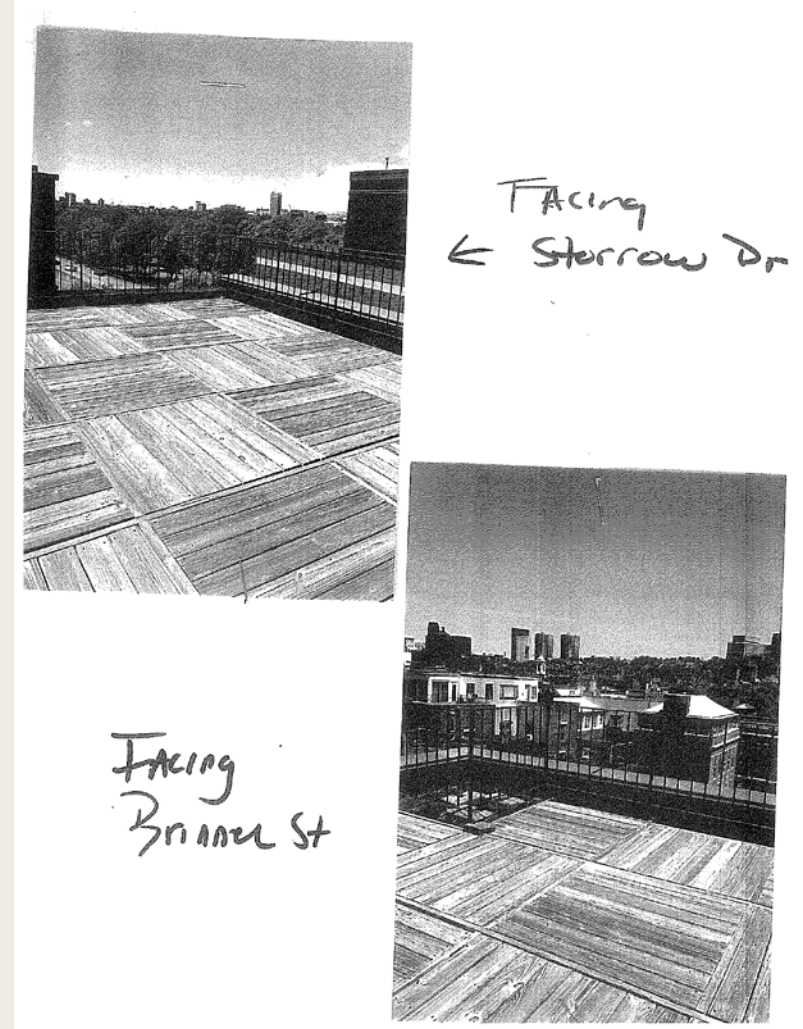
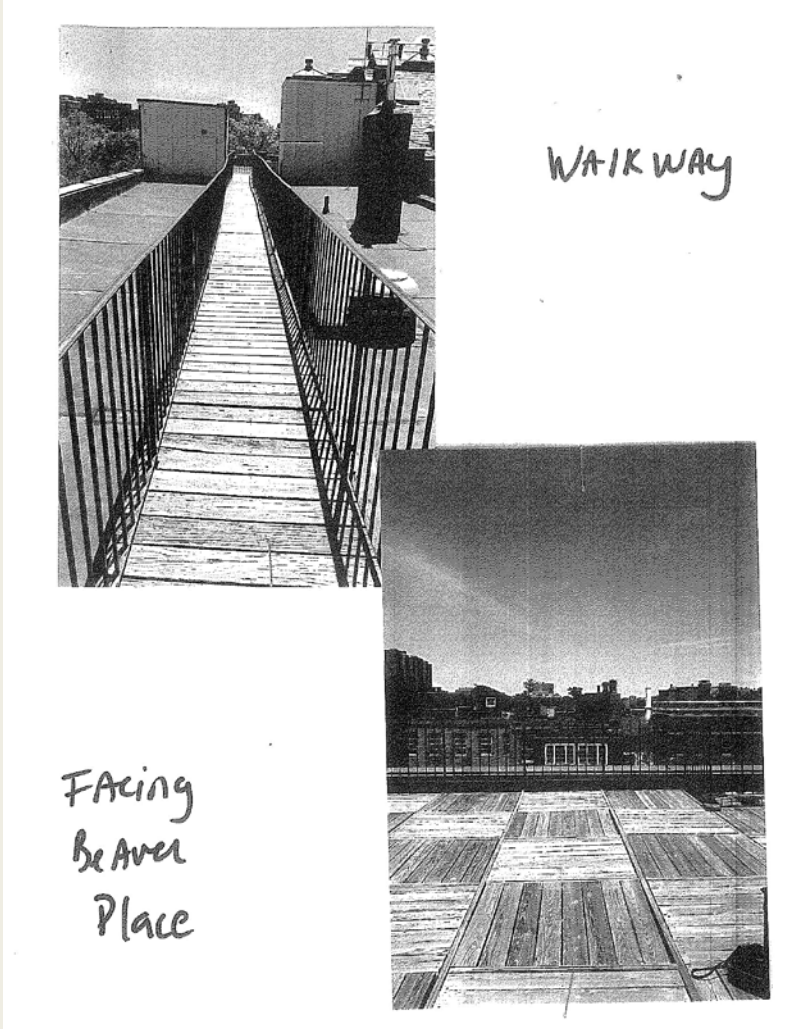
Proposed Railing Style



Proposed Railing Style



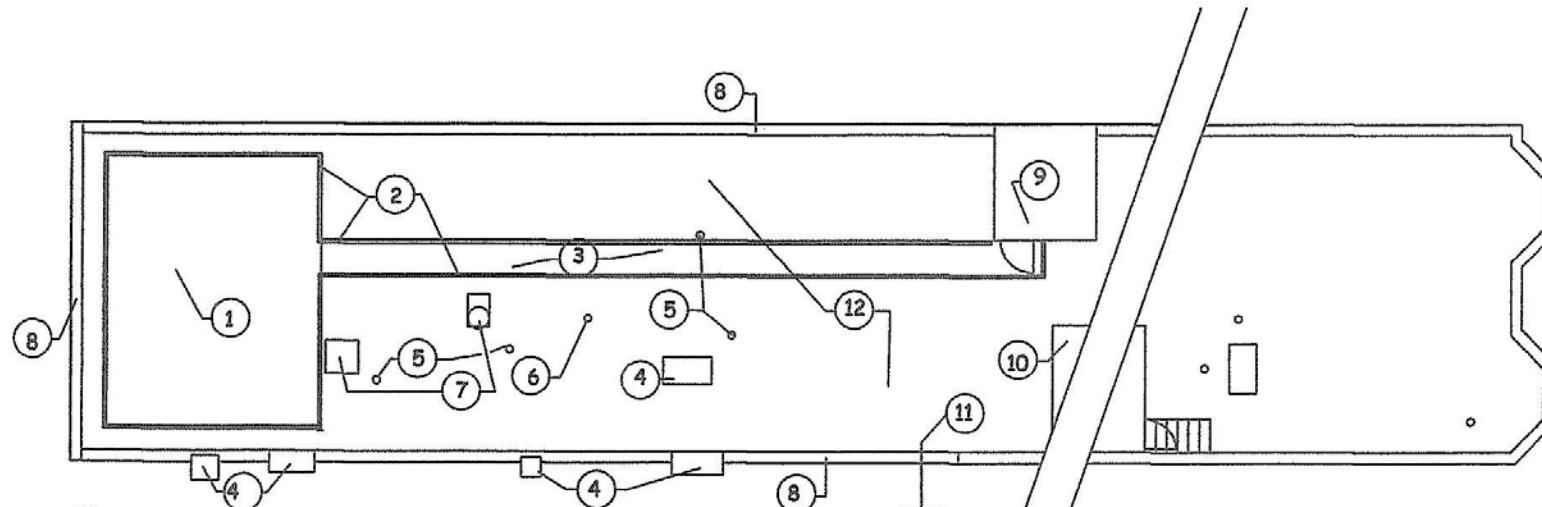
Current Photos





→
92
Beacon

Front Facade
Facing Beacon St



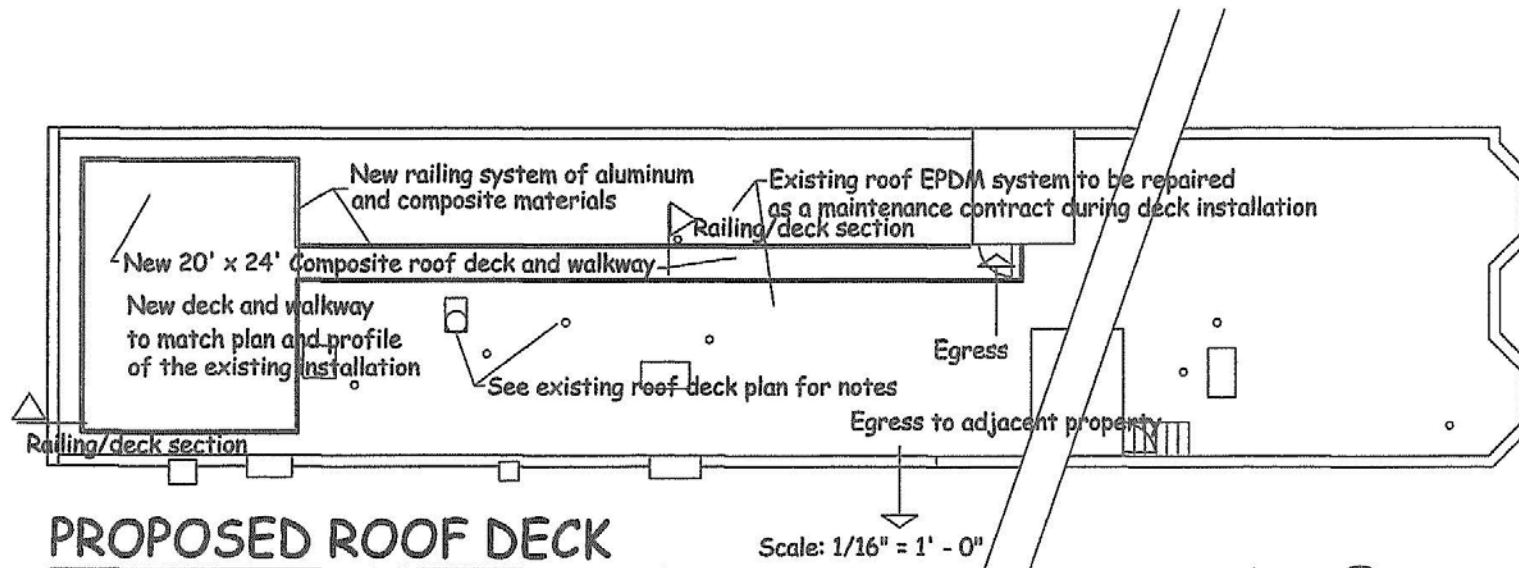
EXISTING ROOF DECK

Scale: 1/16" = 1' - 0"

Item Identification

- | | | |
|--|-----------------------|--|
| 1 20' x 25' Existing treated wood deck | 6 Roof drain | 11 Second means of egress to adjacent property |
| 2 Painted steel railing 3' -6" ht. | 7 Air vents | 12 EPDM roofing cover |
| 3 3'-6" x 72' treated wood walkway | 8 Low parapets | |
| 4 Brick chimney | 9 Stair penthouse | |
| 5 Plumbing vents | 10 Elevator penthouse | |

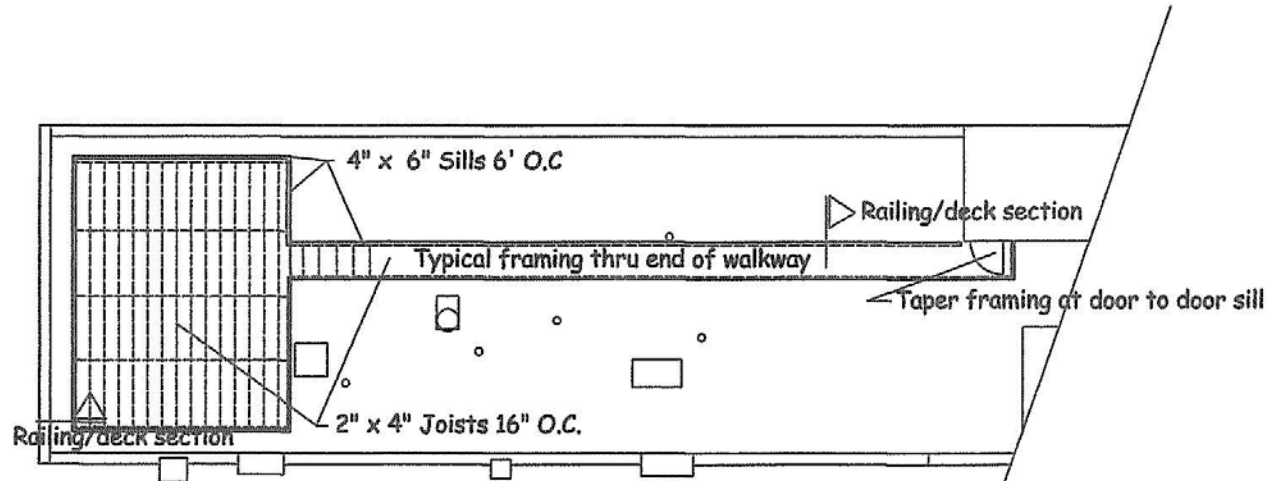
A-1



PROPOSED ROOF DECK

New 20' x 24' Composite roof deck and walkway
 to match existing deck and railing in footprint and height

A-2

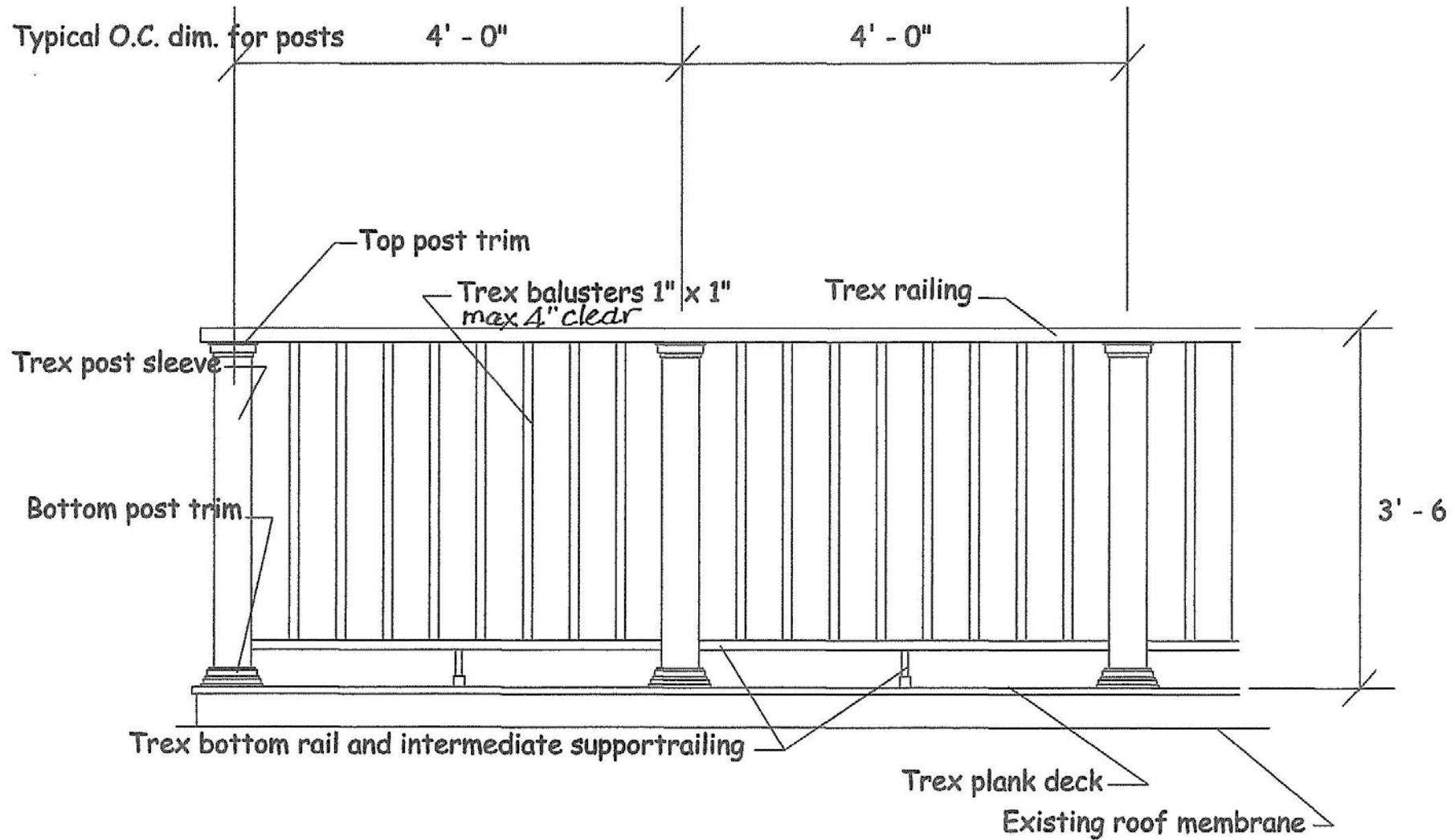


PROPOSED ROOF DECK FRAMING

Scale: 1/16" = 1' - 0"

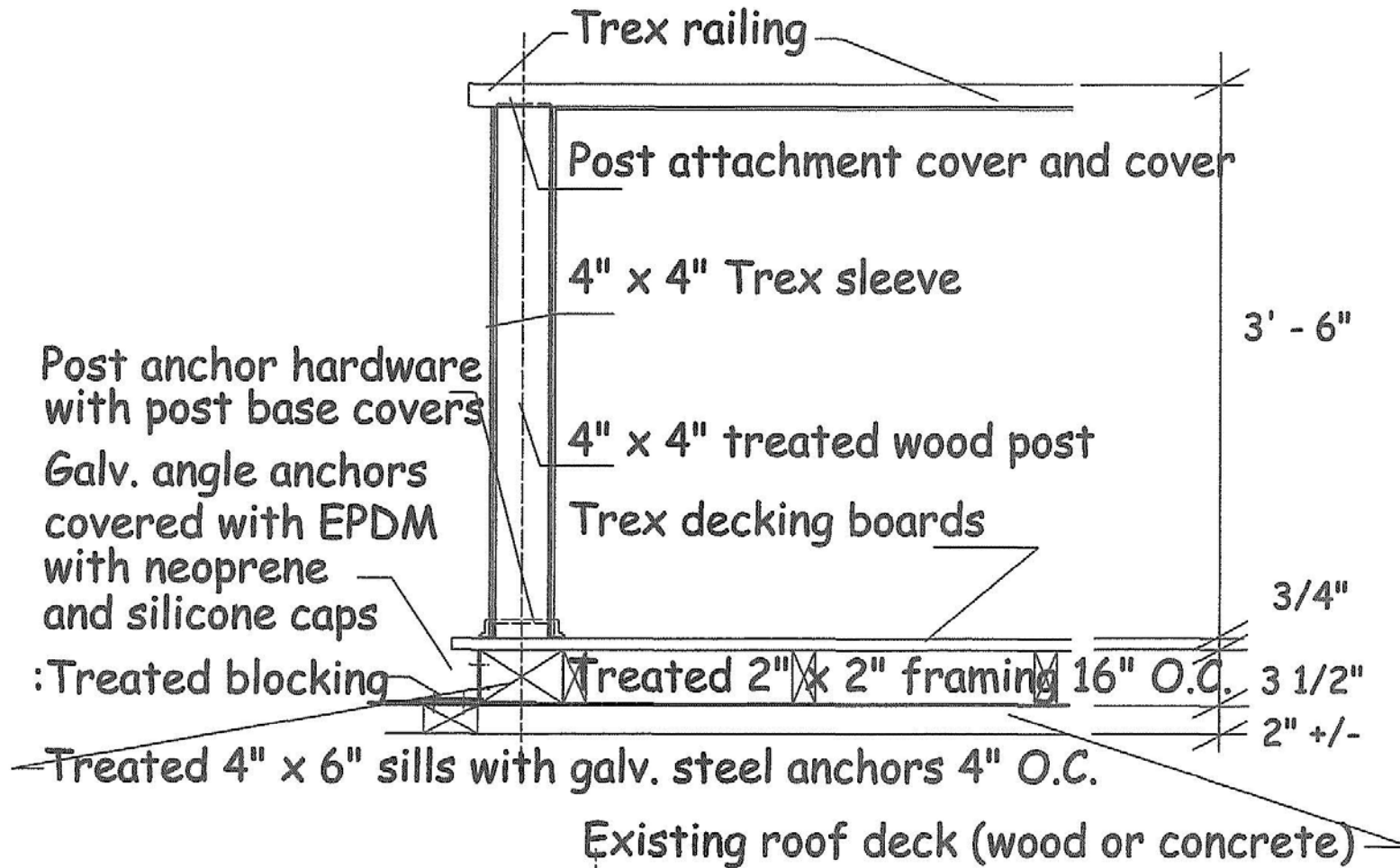
All treated wood nchored with appropriate fasteners.
 All 4 x 6 sills to be set on wear pads.

A-3



TYPICAL RAILING ELEVATION

A-4



SECTION Thru RAILING/ROOF DECK and DECK FRAMING

scale: 1" = 1' - 0"

A-5

:NOTE: Continuous treated wood blocking and 4" x 6" sills anchored 4' - 0" O. C.

Mock Up



Mock Up (cont.)



Technical Details

- Penetration and wall flashings will be replaced.
- Drain Inserts will be replaced.
- Rubber roof membrane will be replaced.
- Roof deck will be replaced.