

64 W Cedar St, Unit 6, Private Roof Deck Replacement Work Proposal
Owner/Applicant/Chairman of Condo Board: Keith Lattuca

(Continued from application)

The work will be performed by attaching Parallam PSL beams to specified areas (photo #3 attached) that span the width of the building and attach to the brick wall. The decking will then be laid and attached to the Parallam beams and the original wrought iron handrails will then be placed around any perimeter of the deck that is exposed.

There will be no visible changes to the exterior of the building as viewed from the street or a public way. We used green tape to make a mock replacement deck frame and handrail height consistent with the engineering drawings (photos #10-13 attached). Photos #5-9 attached, show the exterior of the building from multiple public vantage points. The green tape was not visible from any angle as viewed from the public ways.

See photos #14-20 attached for additional engineering drawings for the replacement deck proposals which include framing plans, handrail heights and elevation.

EXTENSION FORM

The undersigned hereby allows the an extension of time, beyond the statutory limit, to review an application for a Certificate of Appropriateness following the lifting of the state of emergency declared by the Governor on March 10, 2020.

SUBJECT PROPERTY: 64 W cedar St, APT 4. BOSTON MA 02114

OWNER'S SIGNATURE: *Latter*
(If building is a condominium or cooperative, the Chairperson must sign.)

MAILING ADDRESS: _____
64 W cedar St, APT 4
BOSTON, MA 02114

TELEPHONE: 845-642-5085

EMAIL: KEITH@LATTUCA.COM

Applications will only be accepted when submitted with a properly executed Extension Form.

Proposed roof deck
plan.

Blue box not part of
proposal.

#2

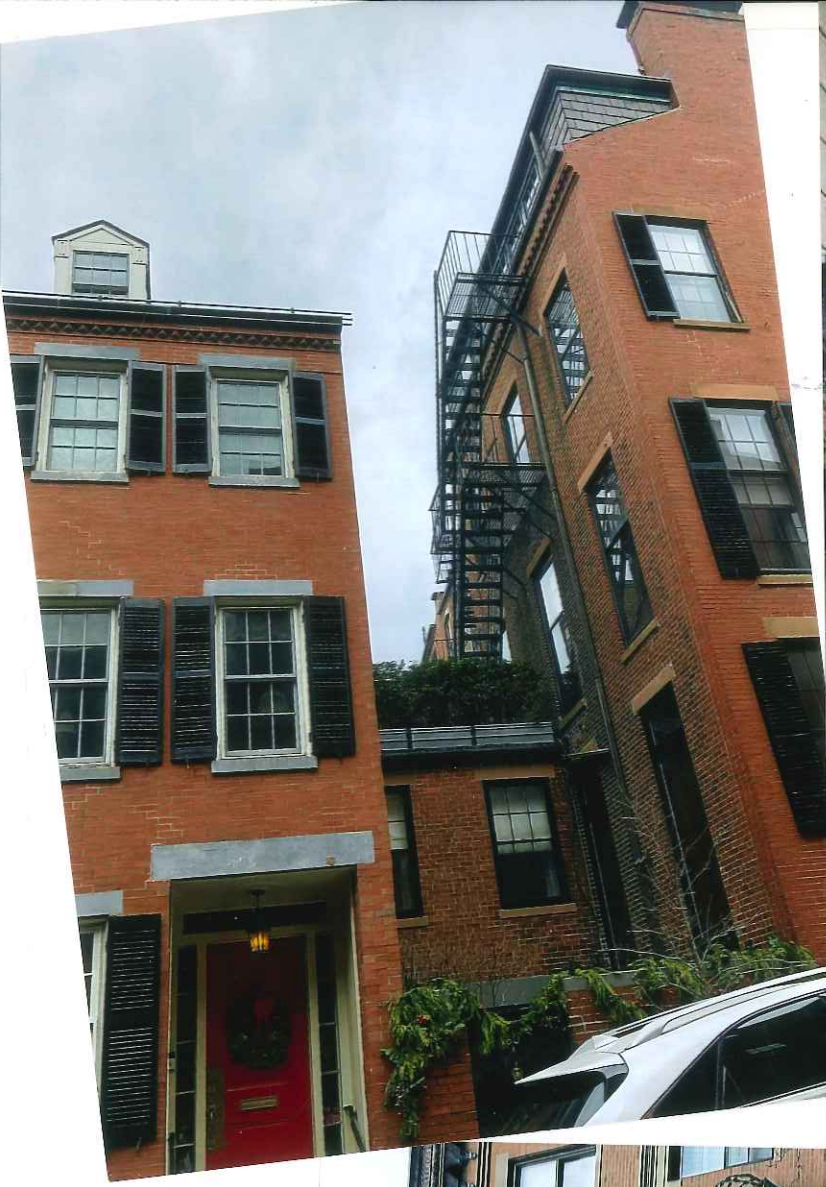
Previous roof deck
foot print

#1

Proposed roof deck
framing plan.

Blue box not part of
proposal.

#3



View from Revere St.

CANNOT SEE ROOF

#5

PREVIOUS DECK
(REMOVED)

#4

View from W Cedar
St. (front of building)

#6



Zoomed in view
from W Cedar St.

#8

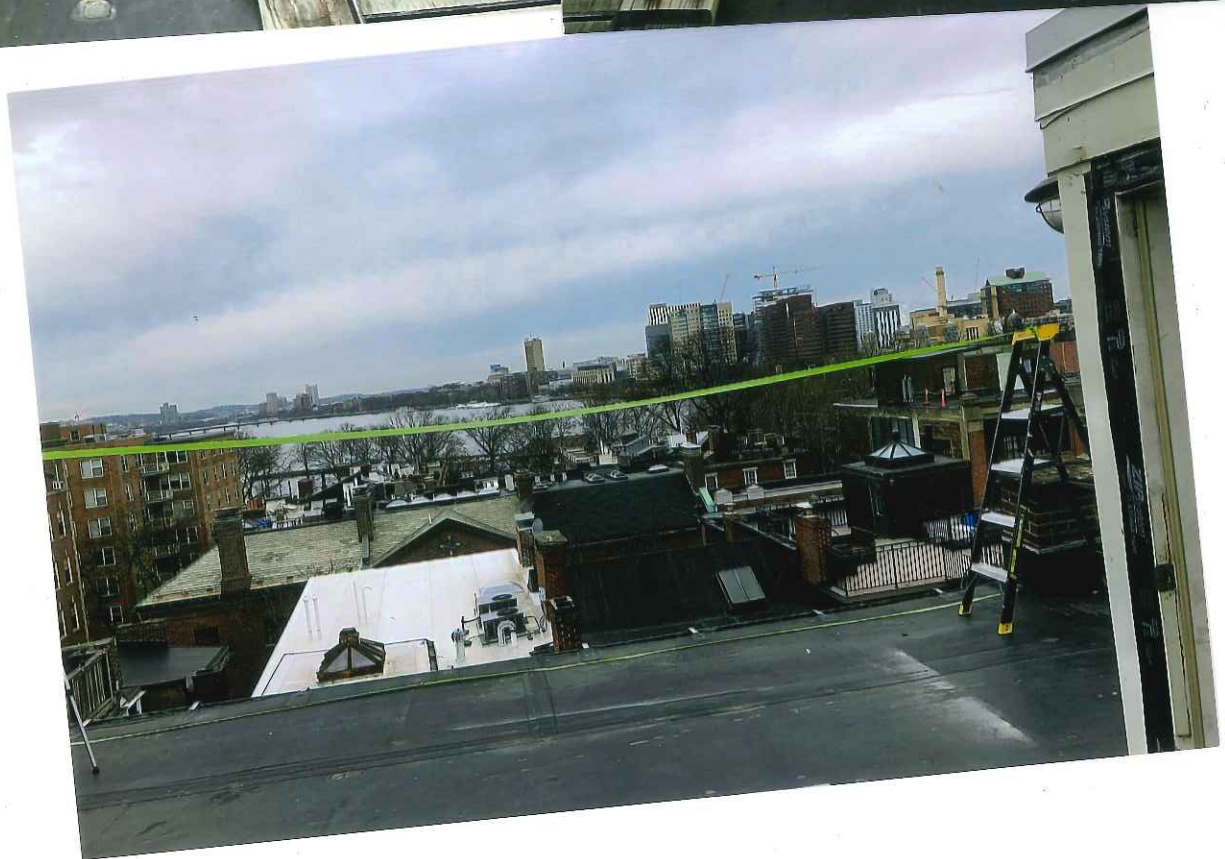
View from Revere St.

Arrow points to
building

#7

View from intersection
of W Cedar St and
Revere St.

#9



Green tape indicates
approximate mock
of how far deck
will span and the
height of handrail.

This view faces
W Cedar St.

#11

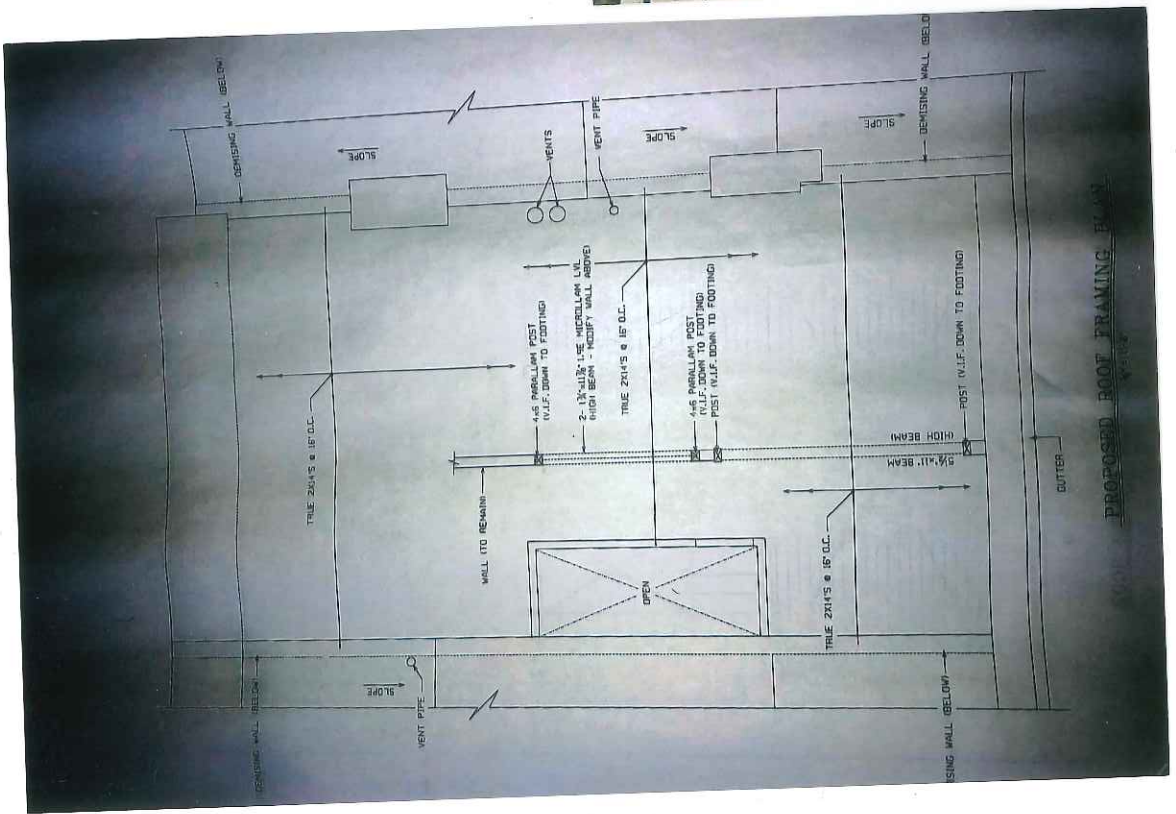
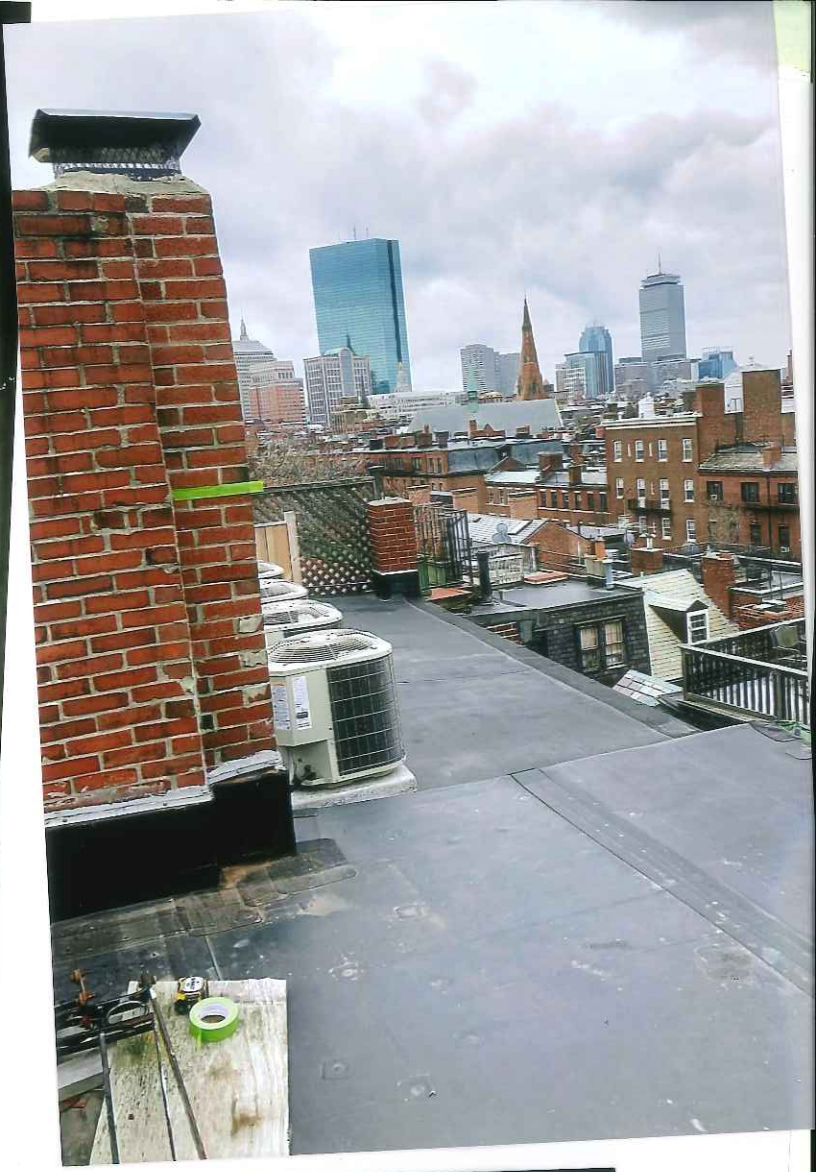
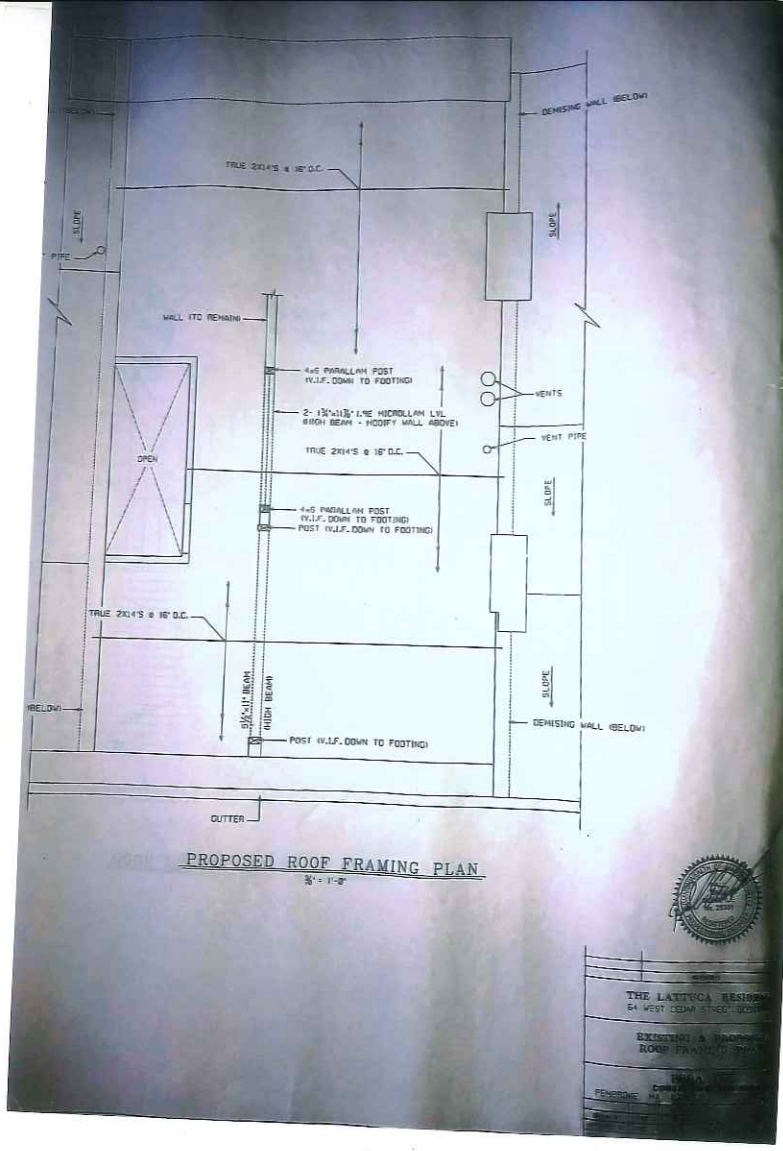
Green tape indicates
approximate mock
of where the
deck will span
and the height of
the handrail.

This view faces a
private alley.

#10

View facing private
alley.

#12



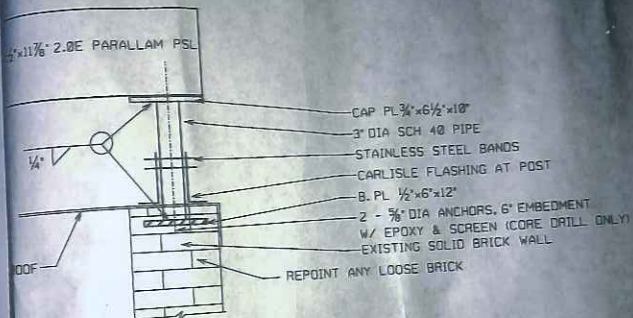
Green tape indicates
height of railing.

This view faces
Revere St. Deck is not
visible from street.

#14

#13

#15

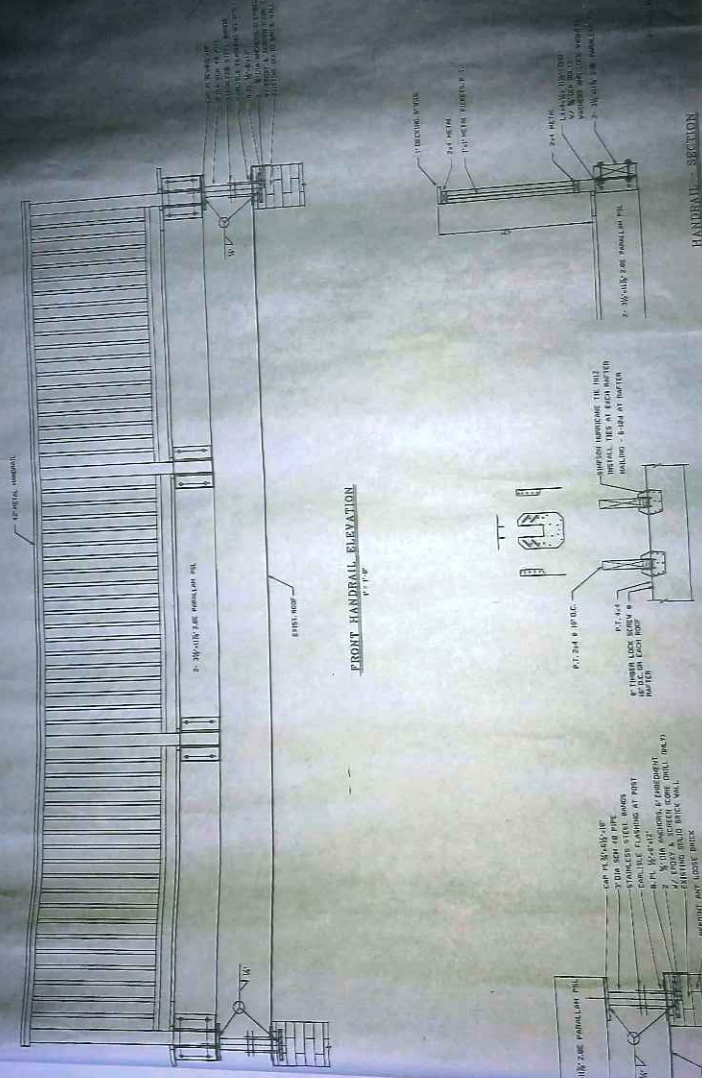


DETAIL AT PIPE COLUMN
1" = 1'-0"

GENERAL NOTES:

GENERAL:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ENGINEER.
2. ALL METHODS OF CONSTRUCTION AND NOTES INDICATED ON DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
3. ALL WORK SHALL CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE.
4. UNDER NO CIRCUMSTANCES SHALL THE CONSTRUCTION LOAD ON NEW STRUCTURE EXCEED THE DESIGN LOAD WITHOUT SPECIFIC WRITTEN PERMISSION.



FRONT HANDRAIL ELEVATION
1/4" = 1'-0"

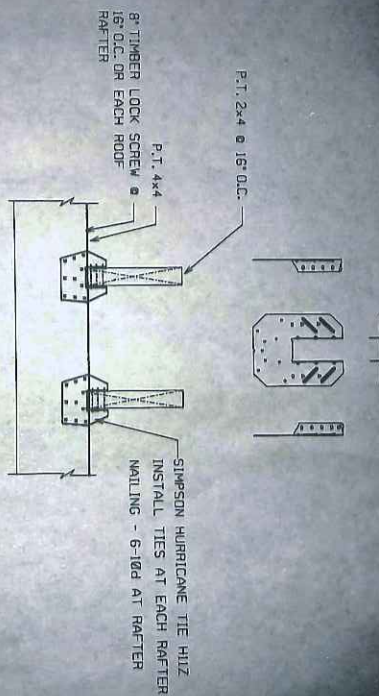
HANDRAIL - SECTION
1/4" = 1'-0"

HURRICANE TIE AT SLEEPERS

CODES AND STANDARDS

1. ALL CONSTRUCTION SHALL CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE - EIGHTH EDITION.
2. LIVE LOADS:
GROUND SNOW, BOSTON 45 PSF; DECK LIVE LOAD 40 PSF; TABLE 530.1.5
DECK LOAD, WOOD DECKING AND STRUCTURE, 9 PSF
BASIC WIND SPEED, BOSTON, 105 MILES PER HOUR

HURRICANE TIE AT SLEEPERS
1" = 1'-0"



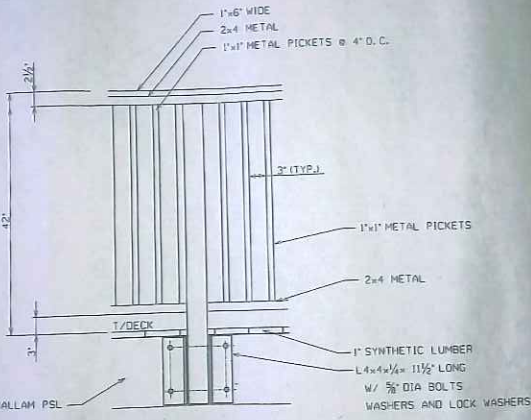
#17

#16

#18



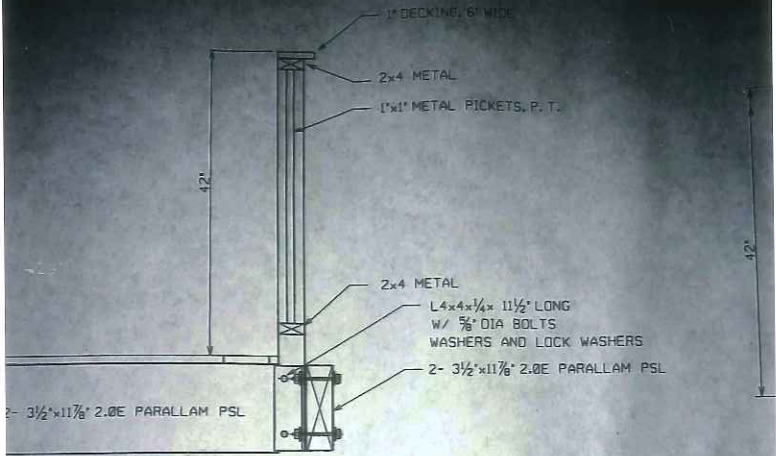
DECK FRAMING DETAIL
1" = 1'-0"



HANDRAIL - ELEVATION
1" = 1'-0"



NO. 10000
THE LATTUCA RESIDENCE 64 WEST CEDAR STREET, BOSTON, MA
FRONT ELEVATION, DETAILS & GENERAL NOTES
PEDDA INC. CONSULTING ENGINEERS PEMBROKE MA 02357 781.335.1803
DATE



HANDRAIL - SECTION
1" = 1'-0"

ROUGH CARPENTRY

1. ALL STRUCTURAL LUMBER SHALL CARRY THE GRADE AND TRADEMARK OF AN OFFICIAL RECOGNIZED ASSOCIATION PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARDS AND SHALL BE BRANDED OR STAMPED WITH TYPE AND GRADE.
2. ALL STRUCTURAL LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION".
3. ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER, WITH A MAXIMUM MOISTURE CONTENT OF 19%.
4. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED.

#20

#19