6 May 2021

Plan Review Official

Inspectional Services Department

City of Boston

1010 Massachusetts Avenue

Boston, MA 02118

The attached drawings document our client’s proposed roof deck at 112 Pinckney Street, Beacon Hill. The building is a Brimmer Street Row house, legally incorporated in, and only accessible from, 112 Pinckney Street.

1. The proposed deck has been approved by the Beacon Hill Architectural Commission at its April Hearing, and a Certificate of Appropriateness should now be on file for access by ISD.
2. The deck is accessed only though the Owner’s dwelling unit below via an existing stair and glazed roof hatch and is not accessible from any common area.
3. As there is an existing flush hatch access, there is no head house/additional FAR.
4. The Owner’s unit is fully sprinklered.
5. The deck is not visible from a public way, per item 1. Railings were adjusted to comply with BHAC Guidelines.

The deck will be built in accordance with the attached structural plans, in compliance with the City Engineer Bulletin on drainage, snow load, framing and wind uplift for roof decks.

Please contact our office with any questions.

Respectfully Submitted,

Frank McGuire AIA

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Principal

Frank McGuire Architects Inc.