

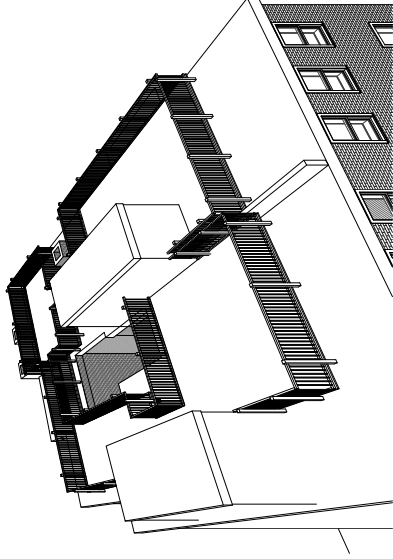
NEW ROOF DECKS 68-70 PHILLIPS ST, BOSTON, MA 02114

December 2018

ZONING ANALYSIS 70A PHILLIPS STREET BOSTON, MA ZONING DISTRICT: BOSTON PROPER (H-2-65)

ZONING ITEM	REQUIRED	ACTUAL	RELIEF REQUIRED
LOT SIZE	NONE	6922	NO
LOT AREA FOR ADDITIONAL UNITS	NONE	6922	NO
LOT WIDTH MINIMUM	NONE	47 FEET	NO
FLOOR-AREA RATIO	2.0	2.0	NO
BUILDING HEIGHT MAXIMUM	65 FEET	51 FEET	NO
USABLE OPEN SPACE	150 SF PER DWELLING UNIT (100 SF)	N/A	EXISTING NON-COMPARING
REAR YARD MIN. DEPTH	30 FEET / MODAL	MODAL	NO
REAR YARD MIN. DEPTH	0 FEET	3 FEET, 0 FEET	NO
REAR YARD MIN. DEPTH BY ACCESSORY BLDGS MAX.	30 FEET	56.00 FEET	NO
	30	NONE	NO

NOTES:
1. ARTICLE 18-2. If any item in the same block as is required by this code to have a front yard set back two or more feet from the front lot line, the minimum depth of the front yard shall be the modal front yard depth, i.e., the distance between the street line and the face of the building which, as measured by its width along said street line, occurs most frequently.
2. ARTICLE 18-4. No side yards are required in a district between the front yard required by this code and a line parallel thereto building on the adjoining lot abutting between the rear yard required by this code and said line nor any lot on the rear of the front yard or neighbor.
3. ARTICLE 18-5. The minimum side yard setback shall be 5 feet, with a maximum of 10 feet, measured from the rear lot line to the rear yard setback line, as required by Section 18-4. Need not form a rear yard setback line hereby.



① Roof Deck Perspective

NEW ROOF DECKS
68-70 PHILLIPS ST
BOSTON, MA 02114

ALT 858287

STEFANOV ARCHITECTS
423 WEST BROADWAY, SUITE 404
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617.765.0543
INFO@STEFANOVARCH.COM



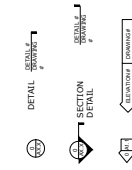
GENERAL NOTES

Project: New Roof Decks
Property: 68-70 Phillips St, Boston, MA 02114
Owner / Builder: Anthony McDermott
Architect: Stefanov Architects, 423 West Broadway, Ste. 404, Boston, MA 02127

Governing Code: 2015 IBC with MA Amendments.
Work Item: V.F., Type 3B
Occupancy Use Group: R2 - Multi-Family

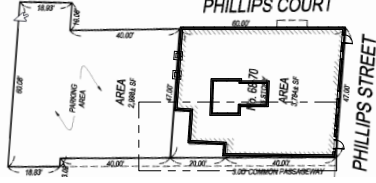
- Bidders shall be a General Contractor licensed to practice in the Commonwealth of Massachusetts. All subcontractors shall be similarly licensed in their respective trades.
- All work shall conform to state and local codes and the requirements of the local authorities having jurisdiction.
- The Contractor shall obtain and pay for all fees, taxes, and permits as required by the scope of work outlined in the construction documents.
- General Contractor shall maintain General Liability and Workman's Compensation insurance during performance of the Work, and shall indemnify and hold harmless the Owner and Designer from all claims arising out of performance of same. The Owner shall carry property insurance covering all completed work and stored materials against fire, theft and storm damage and shall have glass breakage insurance for all installed glass units (or self insurance).
- All work shall be performed in a workmanlike manner, by qualified mechanics specializing in the trades required. All materials and equipment employed shall comply with and be installed according to manufacturer's recommendations. All work shall be in accordance with the applicable code requirements.
- The Contractor shall erect and maintain safeguards for the protection of the general public as required by the course of the work including: danger signs, lights, physical barriers, the covering of open excavations, etc.
- All modifications requiring additional technical information shall be presented to the Owner and Architect before proceeding.
- All claims for additional costs and Change Orders shall be submitted in a timely fashion, and in writing. The Owner's approval shall be obtained in writing, prior to proceeding with said work.
- The Contractor shall remedy defects in the workmanship for a period of one year from Final Payment, and shall pass through to the Owner(s) all warranties on materials and equipment incorporated in the Work, as issued by their suppliers and manufacturers. Complete scope of work shall include but not be limited to: temporary equipment and power, hoisting, scaffolding, toilets, debris removal, etc.
- The Owner shall furnish electricity and water required during the construction period at no cost to the Contractor.
- Parking, material and equipment staging, and access to the site shall be directed per Owner approval only.
- Contractor shall be responsible for all required demolition and debris removal. Remove and dispose of all debris legally off site. Cutting and patching of mechanical and electrical items shall be performed only by qualified mechanics of each respective trade.
- Each Subcontractor shall be bound by the above conditions, to the General Contractor, and thereby in kind to the Owner.

SYMBOLS



SHEET LIST

Sheet Number	Sheet Name
CS-	COVER SHEET
A1.01	ROOF PLAN
A2.01	STREET ELEVATION
A3.01	ROOF MINIMUM DEGREE PLAN
S1.02	ROOF DECK - FRAMING PLAN



ABBREVIATIONS

AC	ACoustic CEILING TILE
ALUM.	ALUMINUM
BLDG.	BUILDING
BLK.G.	BLOCKING
CLG.	Ceiling
CONT.	CONTINUOUS
COORD.	COORDINATE
EXP.	EXPANSION
EXT.	EXTERIOR
FRP	FIBERGLASS REINFORCED POLYMER
G.C.	GENERAL CONTRACTOR
GYP.	GYP-SUM
INT.	INTERIOR
MANUF.	MANUFACTURER
MAX.	MAXIMUM
O.C.	ON CENTER
P.T.	PRESSURE-PRESERVATIVE PAINTED
PWD.	PLYWOOD
R.D.	ROOF DRAIN
R.C.P.	REQUIRED
S.T.	STEEL
T.O.	TOP OF
TYP.	TYPICAL
V.P.	VAPOR PERMEABLE
VERT.	VERTICAL
WD	WOOD
W/	WITH

COVER SHEET

Project Number: 150603
Date: 2018/12/18
Checked by: VGS
Drawn by: DJS

-CS-

Scale: As indicated

NEW ROOF DECKS
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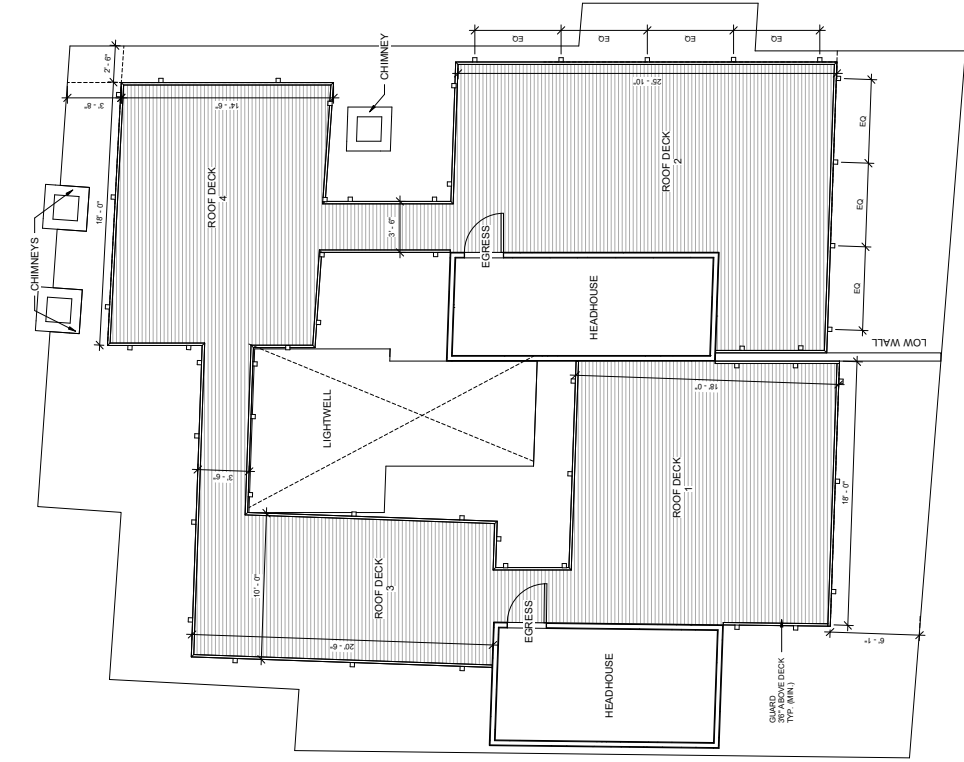


No.	Description	Date

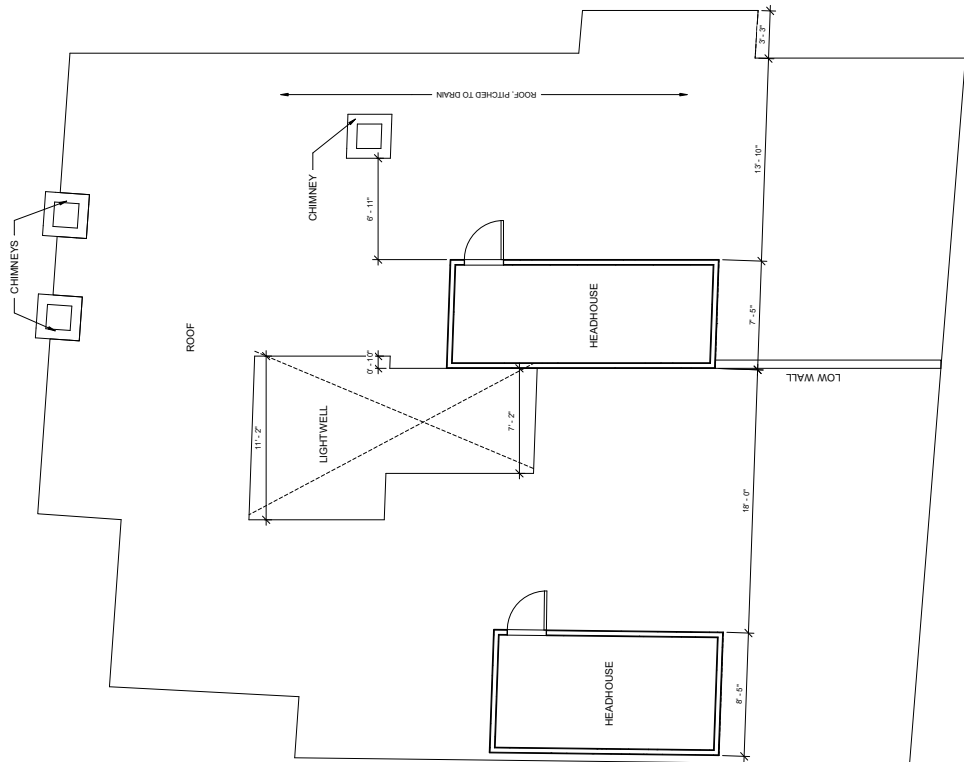
ROOF PLAN

Project number:	150603
Date:	2018-12-10
Drawn by:	DKS
Checked by:	DKS
Scale:	1/4" = 1'-0"

A1.01



2 Roof Plan
1/4" = 1'-0"

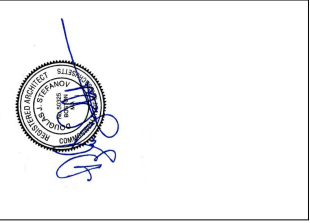


1 Existing Roof Plan
1/4" = 1'-0"

NOTE: NO WORK ON FLOORS BELOW

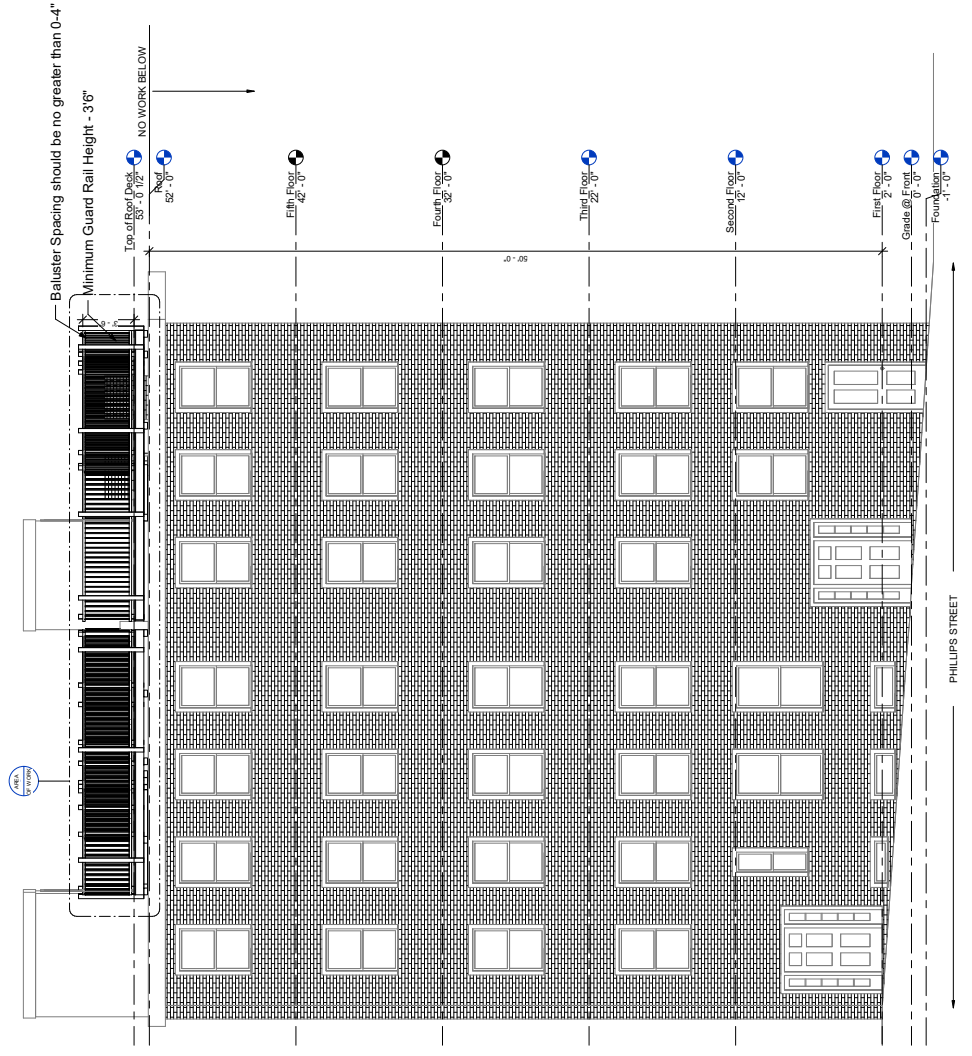
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No.	Description	Date

STREET ELEVATION
 Project Number: 190603
 Date: 2018-12-10
 Drawn By: JMS
 Checked By: DJS
A2.01
 Scale: 1/4" = 1'-0"



Street Elevation
 1/4" = 1'-0"

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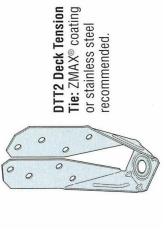
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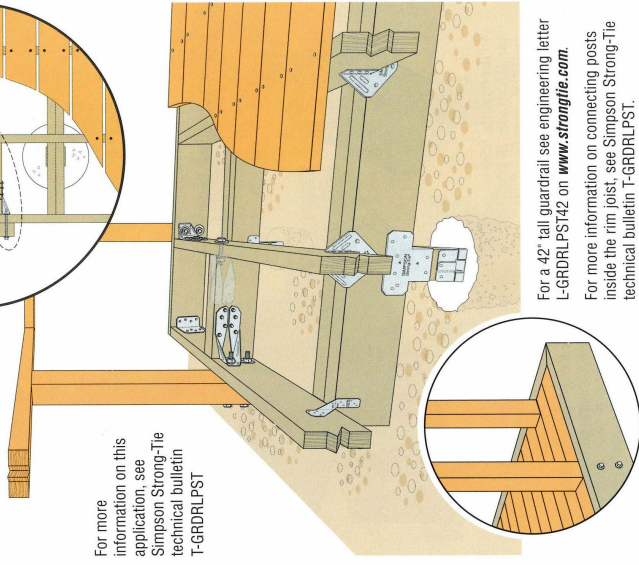
No.	Description	Date

ROOF DECK - FRAMING PLAN
150603
Project number
2018-12-01
Date
SJS
Checked by
DJS
Scale
As indicated

Simpson Strong-Tie® Solutions



DTT2 Deck Tension Tie: ZMAX® coating or stainless steel recommended.

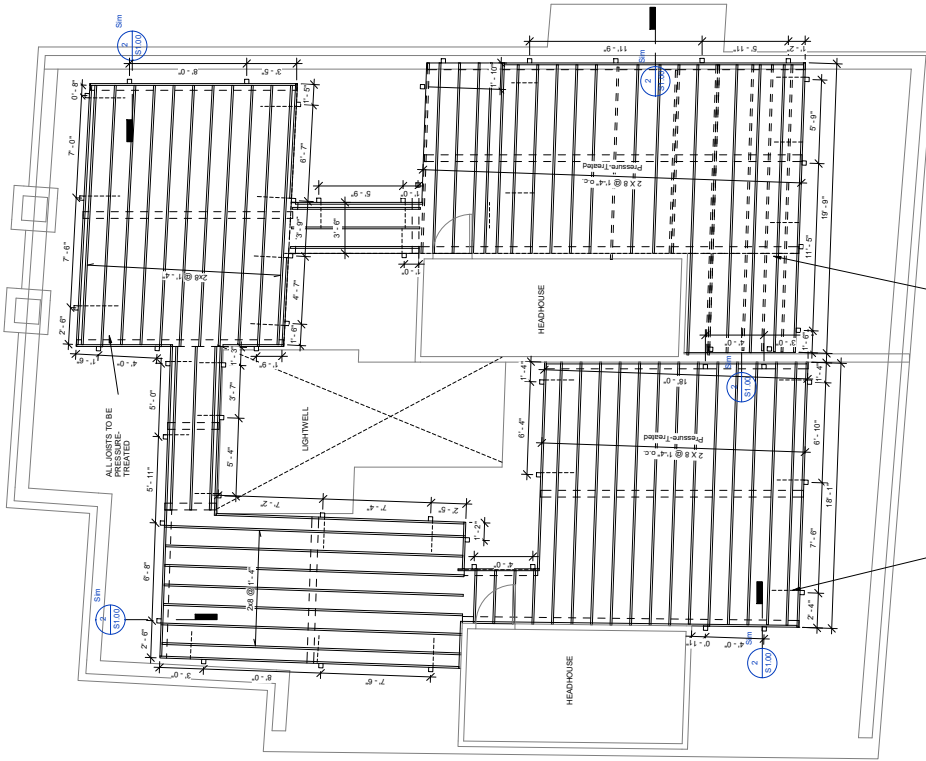


For a 42" tall quadrail see engineering letter L-GRDRLPST142 on www.strongtie.com.
For more information on connecting posts inside the rim joist, see Simpson Strong-Tie technical bulletin T-GRDRLPST.

② Strong Tie Details
1/4" = 1'-0"



③ Post Connection Detail
1" = 1'-0"



① Framing - Roof Deck
1/4" = 1'-0"