

119 Beacon Street deck repair project.

I own the penthouse unit at 119 Beacon. I have lived there for the past 16 years.

I would like to repair and improve the existing deck and head house.

The existing deck and head house date back to when the building was converted to condominiums in 1979, almost 40 years ago. The deck and the head house have deteriorated and are in dire need of repair.

I am proposing to replace the cladding on the head house with Aluminum standing seam panels.

Currently it is clad in T1-11 plywood which is in a very bad shape, I am pretty certain some water is penetrating through the panels.

I am planning to install black metal railing all around the perimeter of the existing deck, including the staircase.

Existing sliding doors to be replaced with Marvin wood sliding doors and painted black on the exterior.

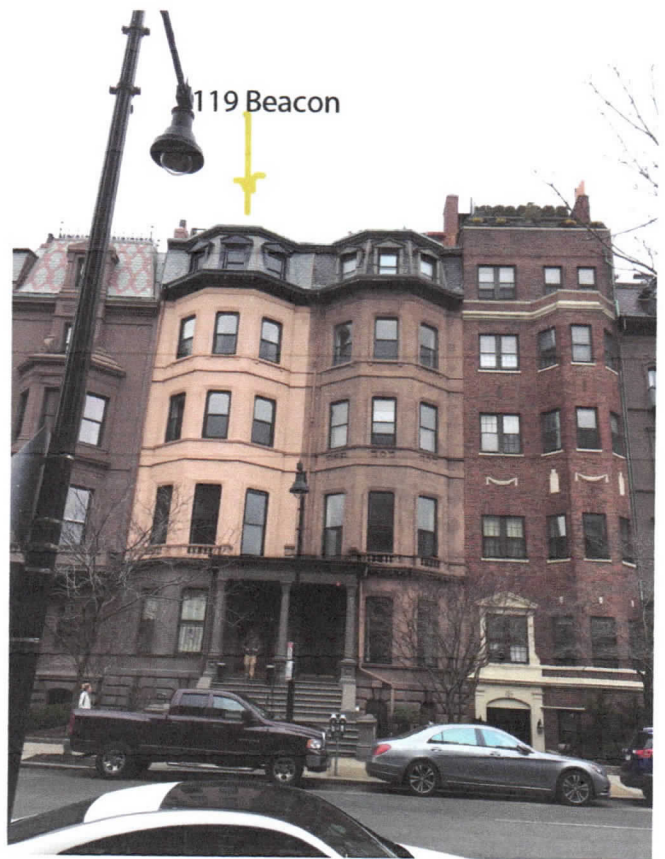
Existing 16"x33" rear window to be enlarged to 33"x33" to match window on the east wall.

Both casement windows will be replaced with one over one, double hung windows to match the rest of the windows in the unit. Proposed windows are manufactured by Kolbe and will be painted black on the exterior.

Existing A/C is over 25 years old. I am planning to have it replaced with a new Rooftop unit (RTU).



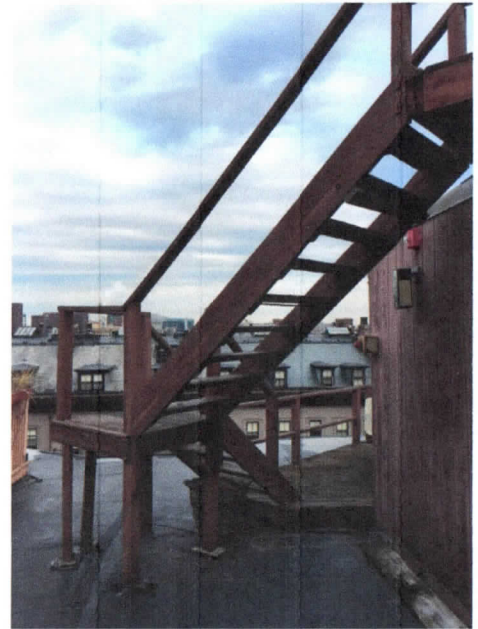
View from East

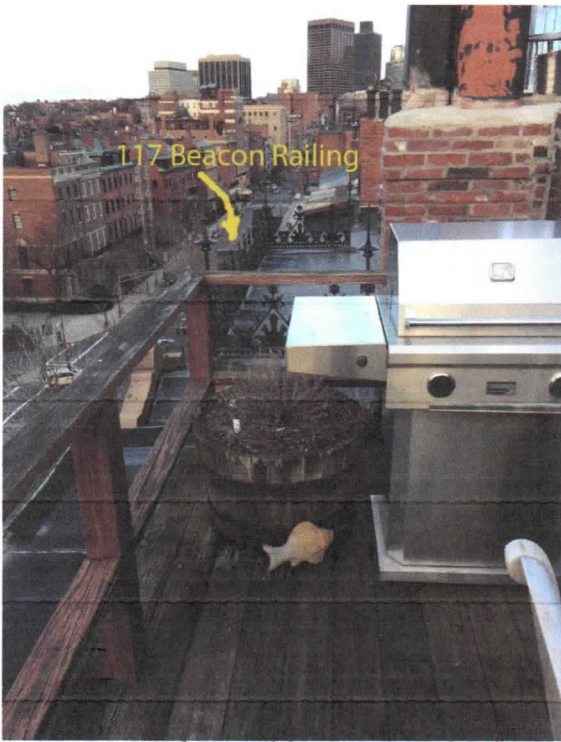


Front View



View from West





Lower Deck, Neighbor's original railing extends further out toward street



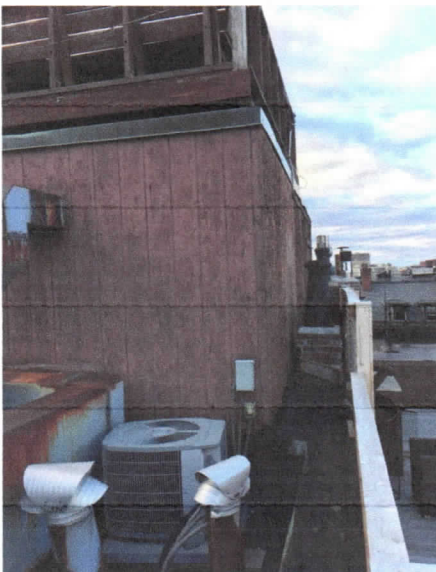
Side, Casement Window
East Exposure



Sliding Doors

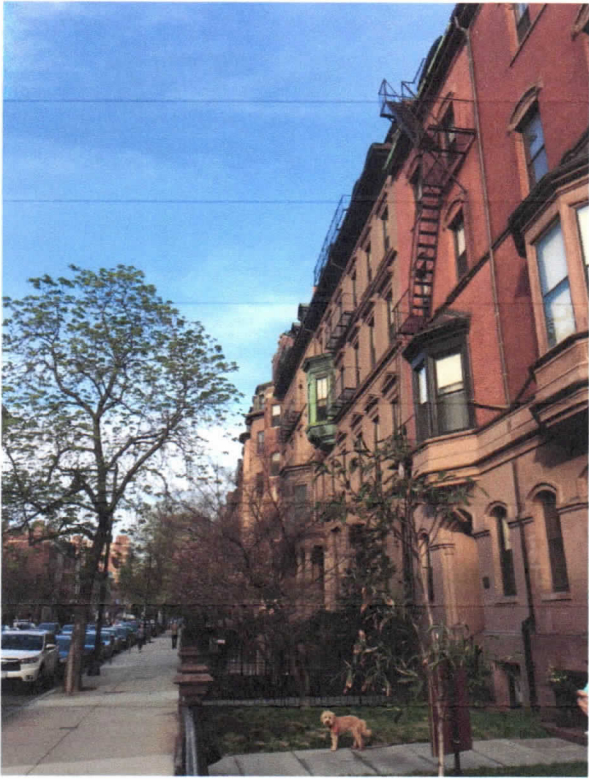


Rear, Casement Window
South Exposure
Would like to double the
size to equal side window

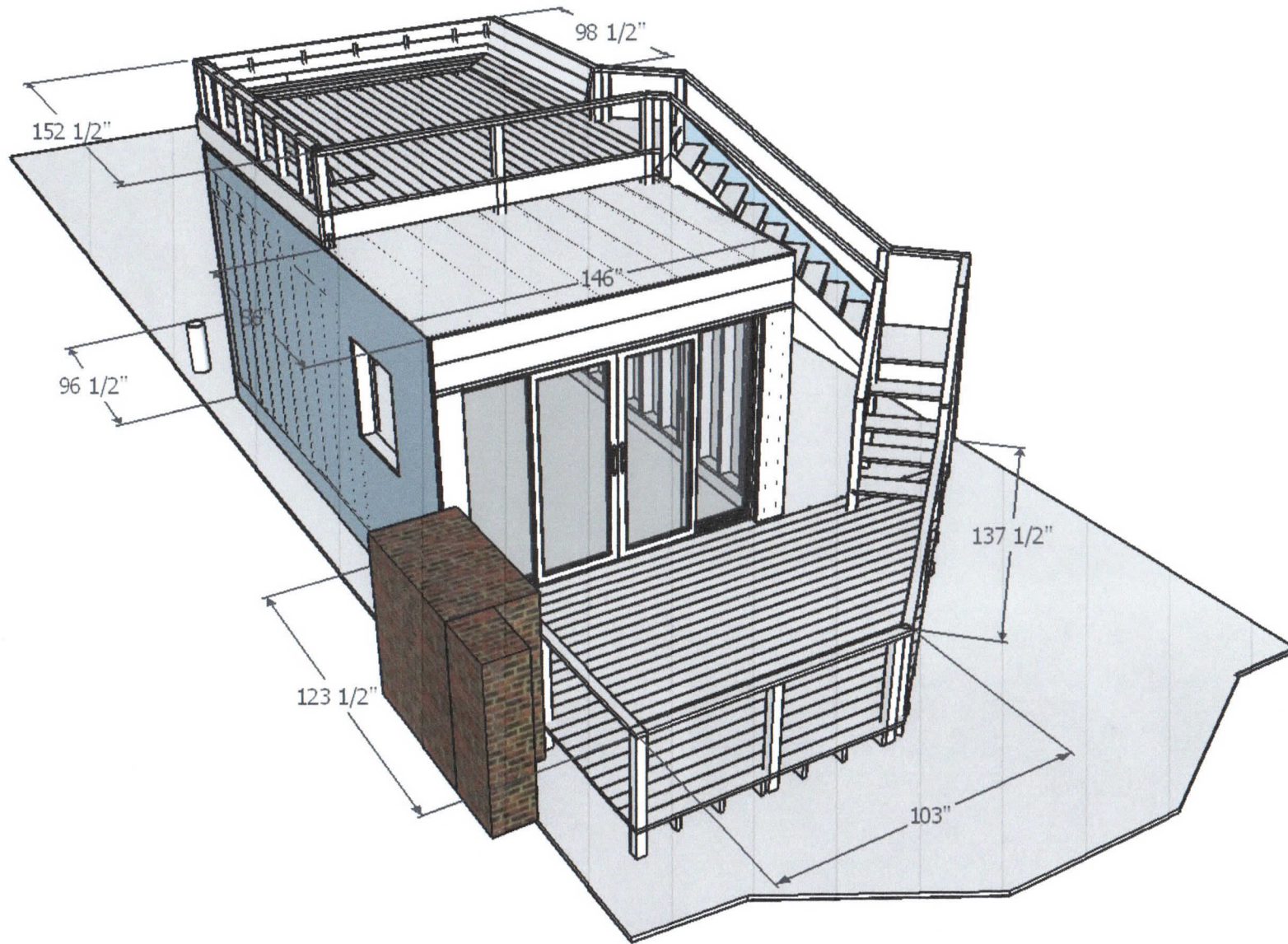


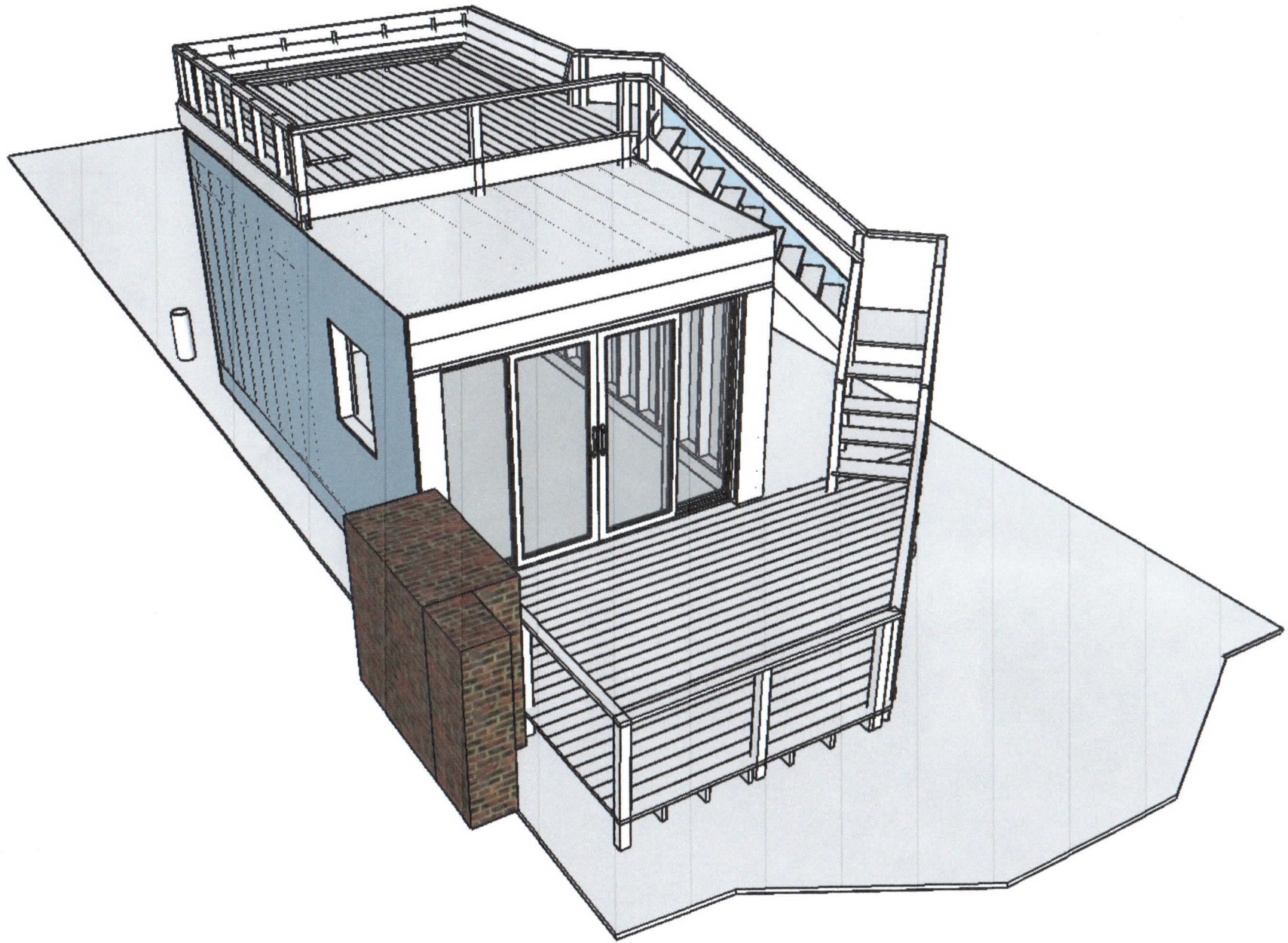
Vents

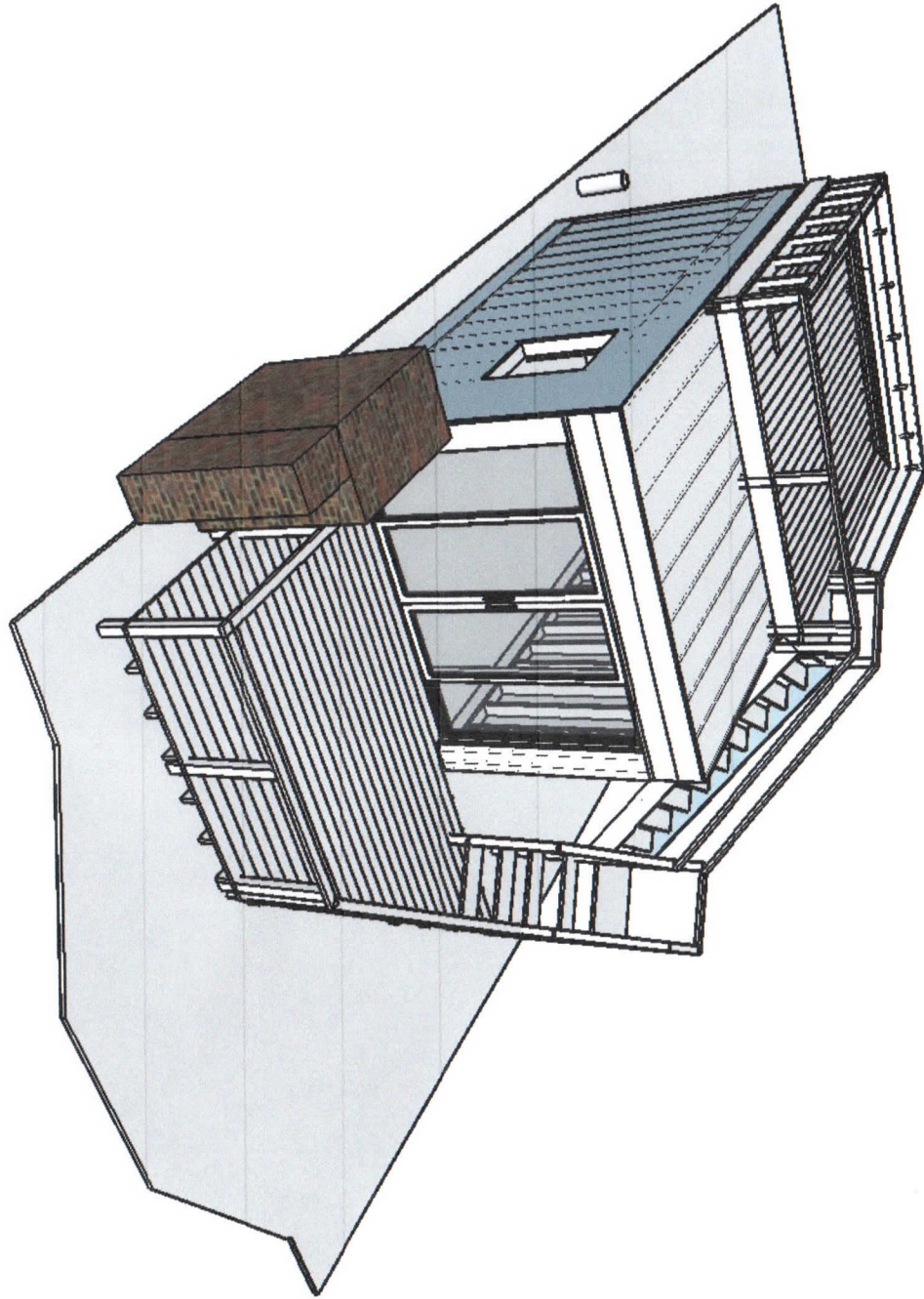


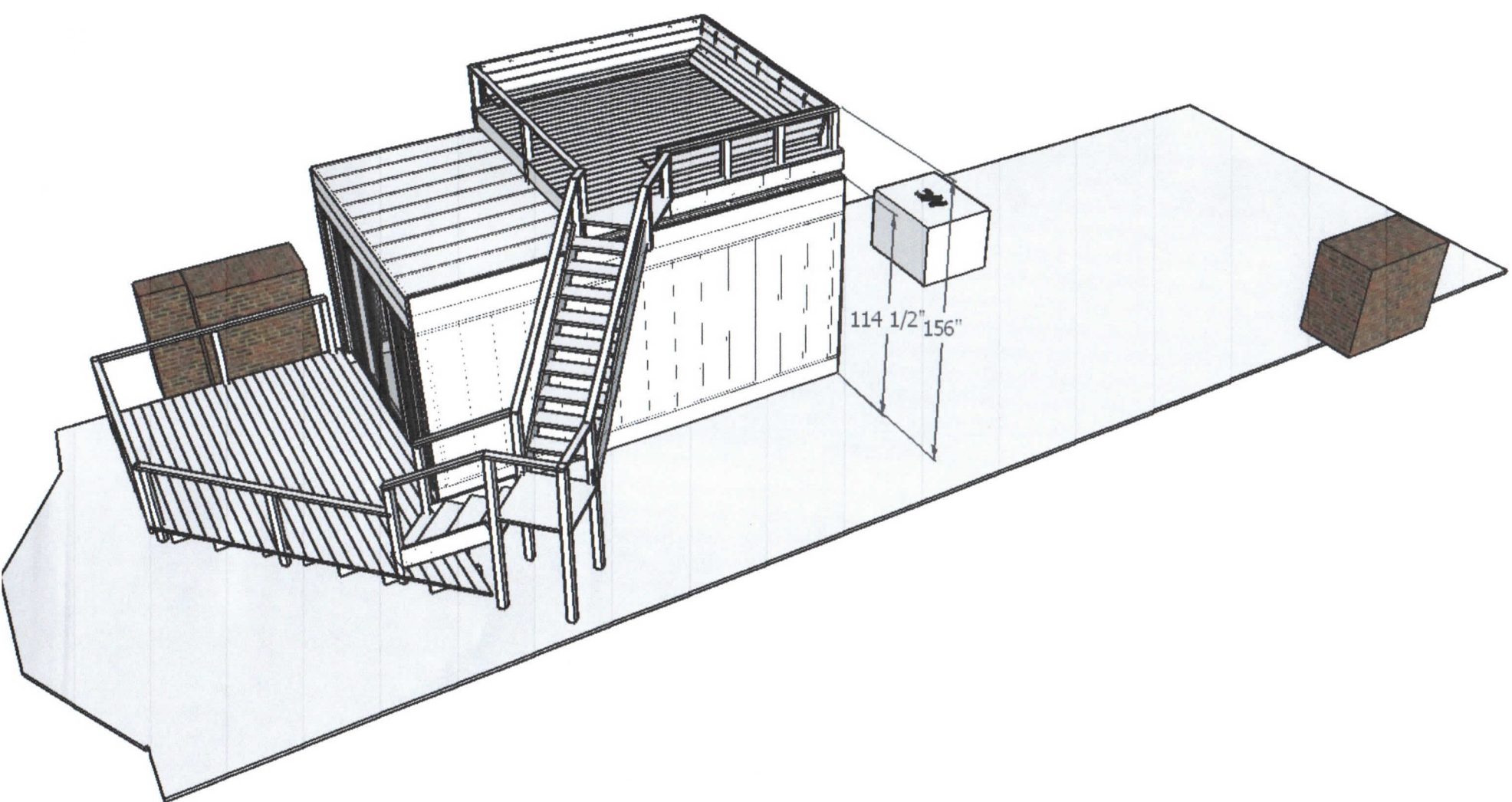




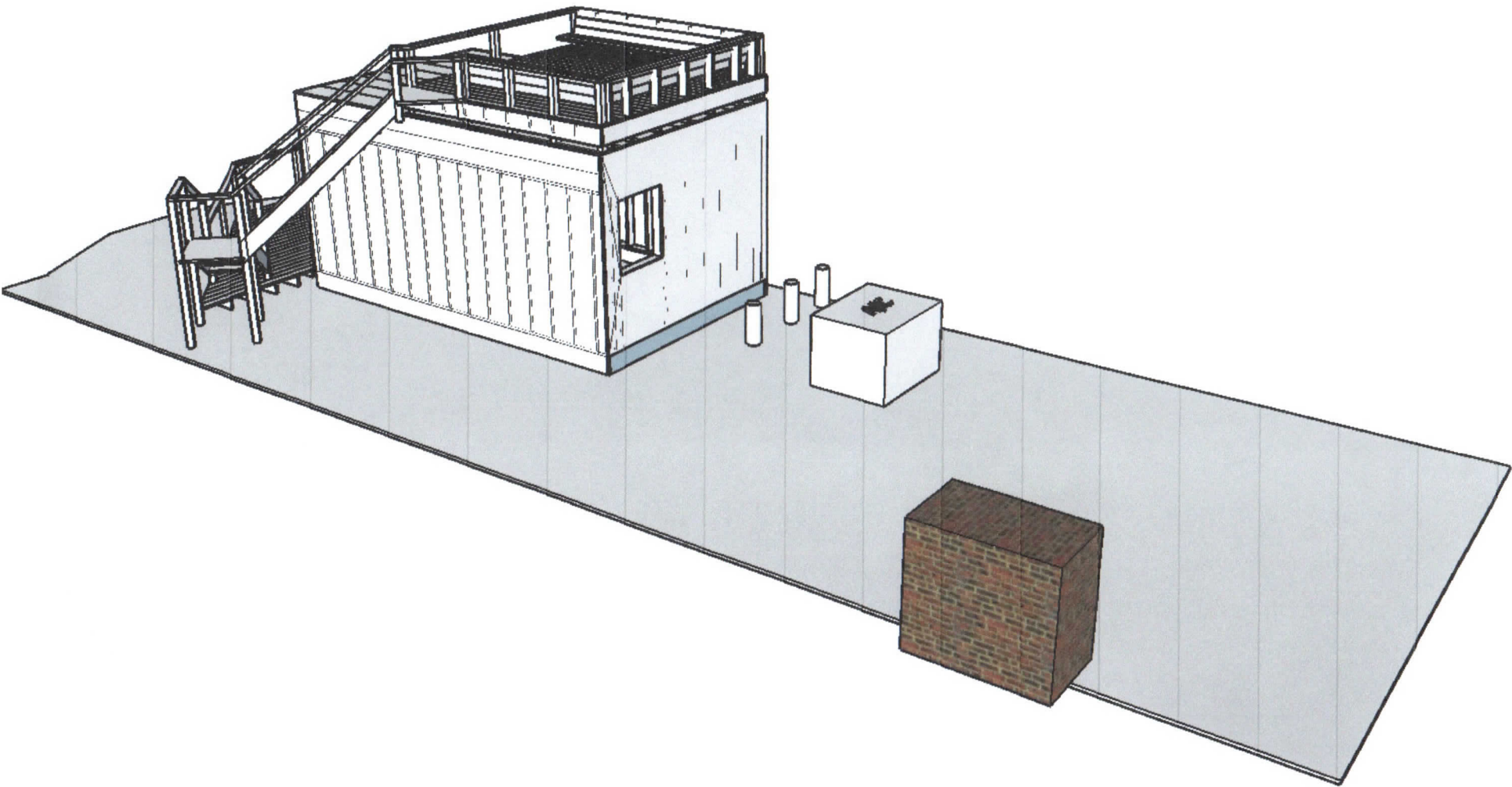


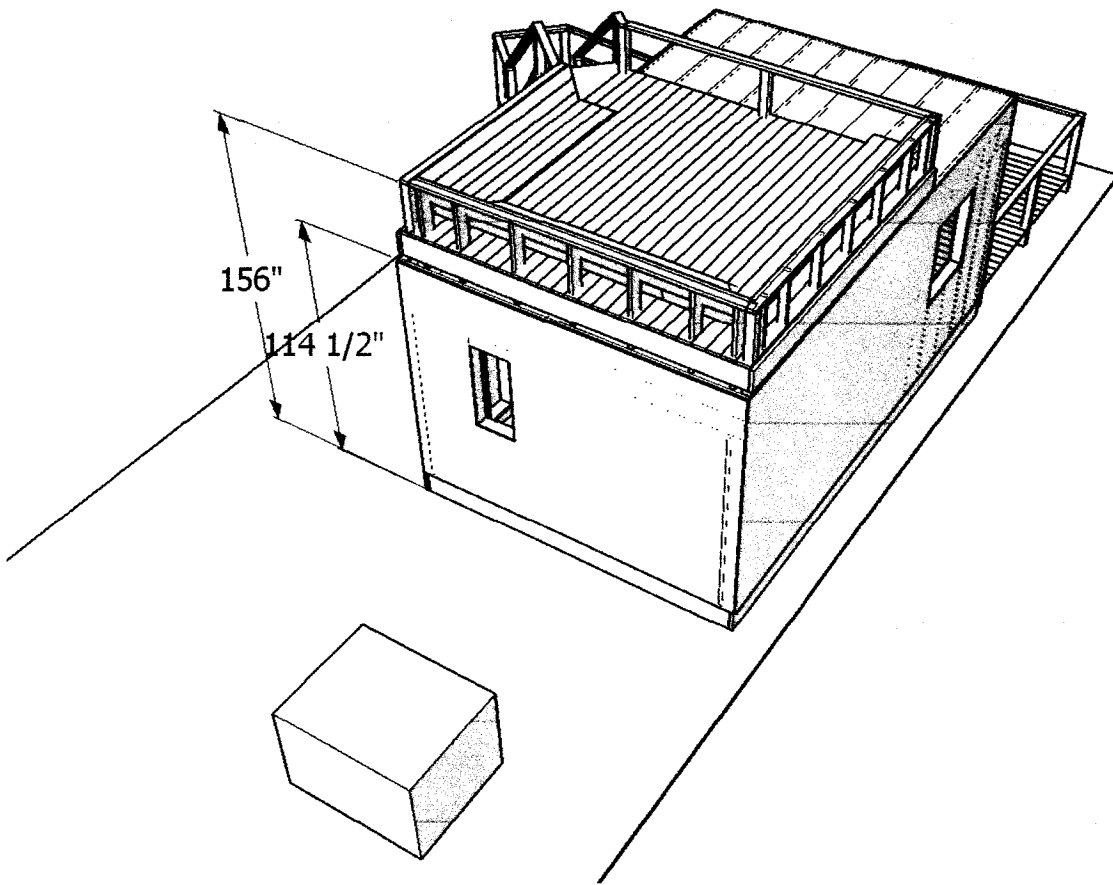






$114 \frac{1}{2}''$ to $156''$



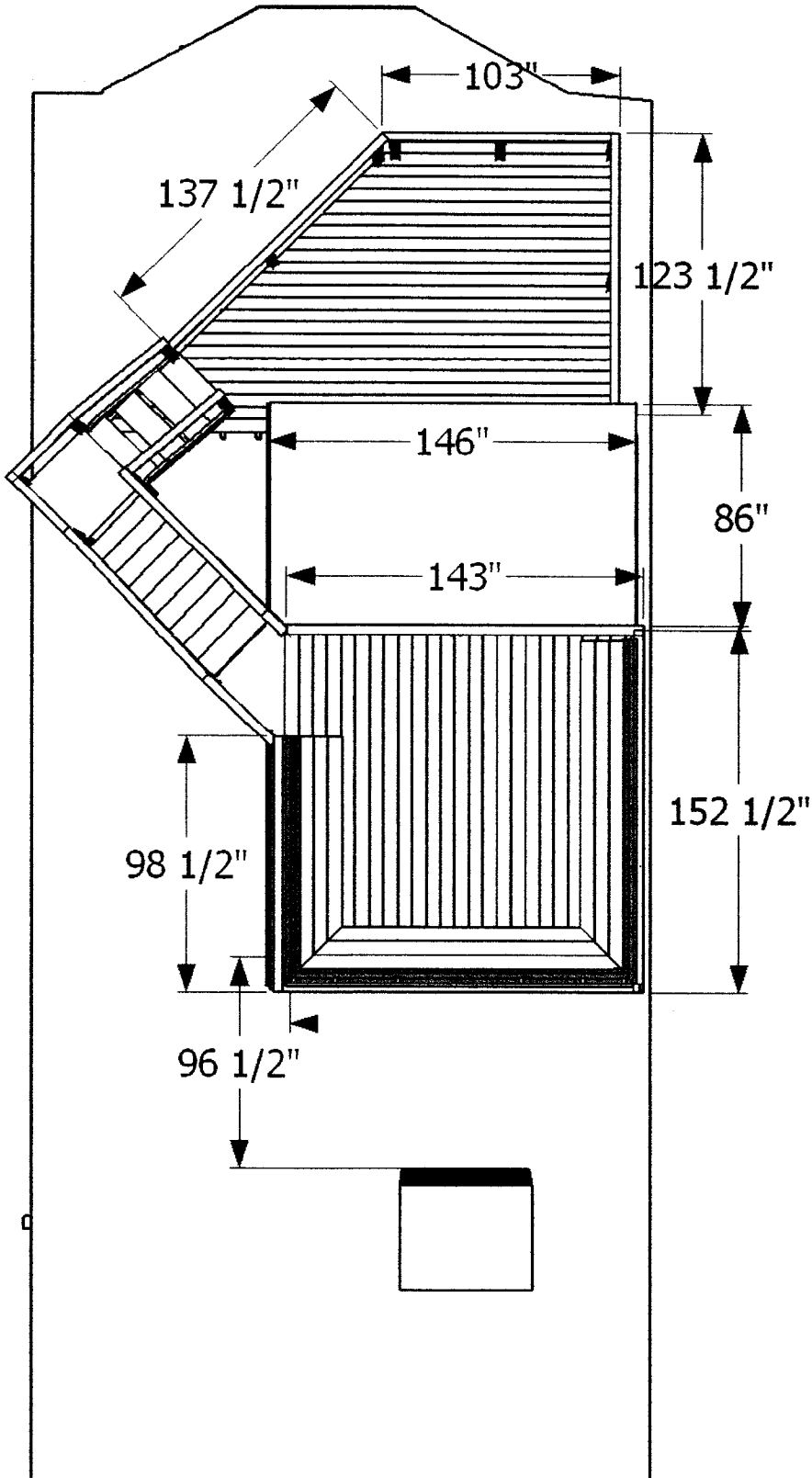


119 Beacon Street Deck, Rear View

BEACON STREET

121 BEACON STREET

117 BEACON STREET



Public Alley 421

119 Beacon Street Deck, Top View

Berridge L-Panel

Versatile, maintenance-free, prefinished metal liner or soffit panels for open spans.

- Available in 24 & 22 gauge steel & 0.032 aluminum (Consult BMC for 22 gauge)
- Concealed fasteners
- Optional vee-grooves
- Optional stucco embossed texture
- Panel may be vented
- Open framing or solid sheathing
- ASTM E-1592
- Miami-Dade Approved
- Site-form using Berridge FP-16 portable roll former

Unless otherwise noted, all testing is for steel only

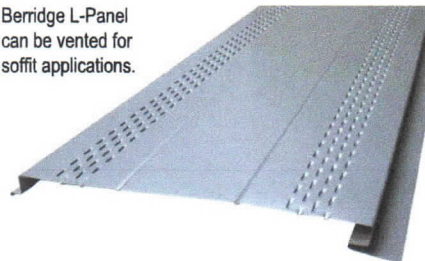


Berridge L-Panel is an economical and versatile panel for fascia, soffit, liner and ceiling applications. Available with 2 grooves, 1 groove or no grooves as shown above.

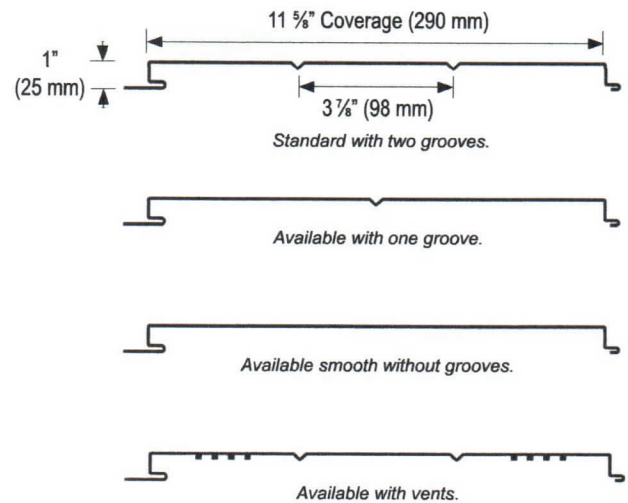
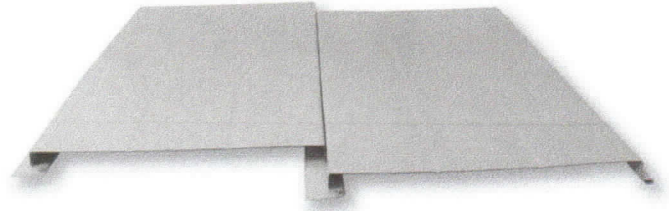


Berridge L-Panel is a great soffit panel and can be site-formed with the FP-16 portable roll former.

Berridge L-Panel can be vented for soffit applications.



Vented L-Panel provides 5.19 square inches of Net Free Vent Area (NFVA) per lineal foot of panel. Note: Berridge Manufacturing Company does not recommend this product in applications subject to aggressive atmospheres, marine environments or high humidity due to the corrosive nature of these environments on raw edges of steel.



SPECIFICATIONS

(Complete specifications available at www.berridge.com)

PRODUCT:

Furnish and install Berridge L-Panel wall and soffit system as manufactured by Berridge Manufacturing Company, San Antonio, Texas.

MANUFACTURE:

Berridge L-Panel shall have an 11 5/8" exposure and a panel depth of 1". Panels are available from the factory in continuous lengths to a maximum of 40'-0" or can be site-formed with Berridge model FP-16 portable roll former. Panel is available with optional vee grooves, optional embossing, or optional vented profile for soffit applications.

MATERIALS, FINISH INFORMATION & CONSTRUCTION DETAILS:

Reference web site: www.berridge.com

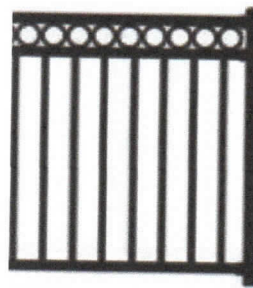


Berridge Manufacturing Company
6515 Fratt Road
San Antonio, Texas 78218
(800) 669-0009 • www.berridge.com

Riviera "R"

Styles C30R* & C301R

Adding rings to the 3-rail design gives it a sophisticated appearance. With an option of Style C30R 3/4" square or Style C301R 3/4" round spindles, you can create your own design to fit your lifestyle.



C30R*



C301R

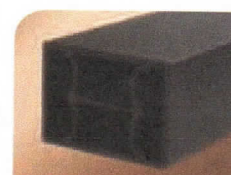
SPECIFICATIONS

- Railing Heights: 36", 42"
- Railing Lengths: 3', 4', 5', 6', 7', 8'
- Stair Rail Lengths: 3', 4', 5', 6', 7', 8'
- C30R Spindle: 3/4" x 3/4" x (.053" wall)
- C301R Spindle: 3/4" Round (.060" wall)
- Spindle Spacing: 3.875"
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.085")
- Mid Rail: 1-3/4" w (.070") x 1-1/4" t (.070")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top, Mid and Bottom Rails)
- Bottom Rail Support: 5', 6', 7', 8'

NOTE: Spindle end spacing may vary by length.
All sections do not come out even on each end as shown above.



Top Rail Profile



Mid Rail Profile



Bottom Rail Profile



A Style: C30R
Color: Gloss White

B Style: C301R
Color: Black Fine Texture



*CCRR-0163 complies with IBC, IRC, and FBC

Tuscany



C10*

C101

SPECIFICATIONS

- Railing Heights: 36", 42"
- Railing Lengths: 3', 4', 5', 6', 7', 8'
- Stair Rail Lengths: 3', 4', 5', 6', 7', 8'
- C10 Spindle: 3/4" x 3/4" x (.053" wall)
- C101 Spindle: 3/4" Round (.060" wall)
- Spindle Spacing: 3.875"
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.085")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top and Bottom Rails)
- Bottom Rail Support: 7', 8'

NOTE: Spindle end spacing may vary by length.
All sections do not come out even on each end as shown above.

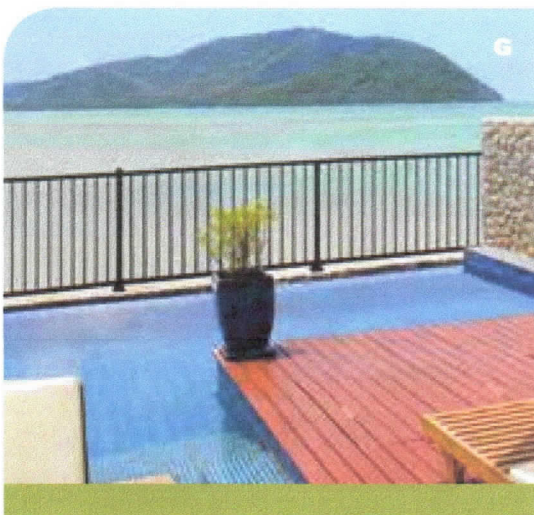
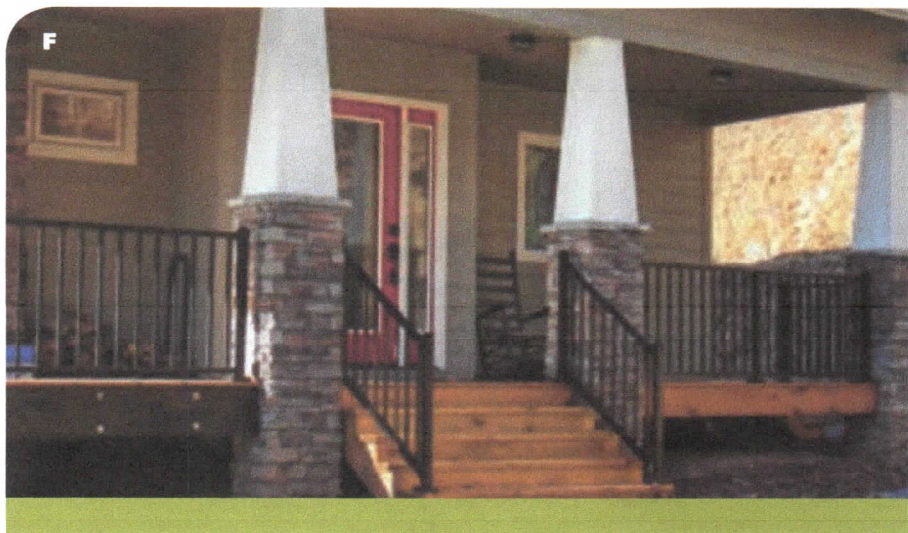


Top Rail Profile

A stylish 1-3/4" x 1-3/8" top rail combined with the 1-3/4" x 1-1/4" classic bottom rail creates a streamlined design sure to appeal to those with a touch of class.



Bottom Rail Profile



E Style: C10 With Level Crossover Post
Color: Satin Black

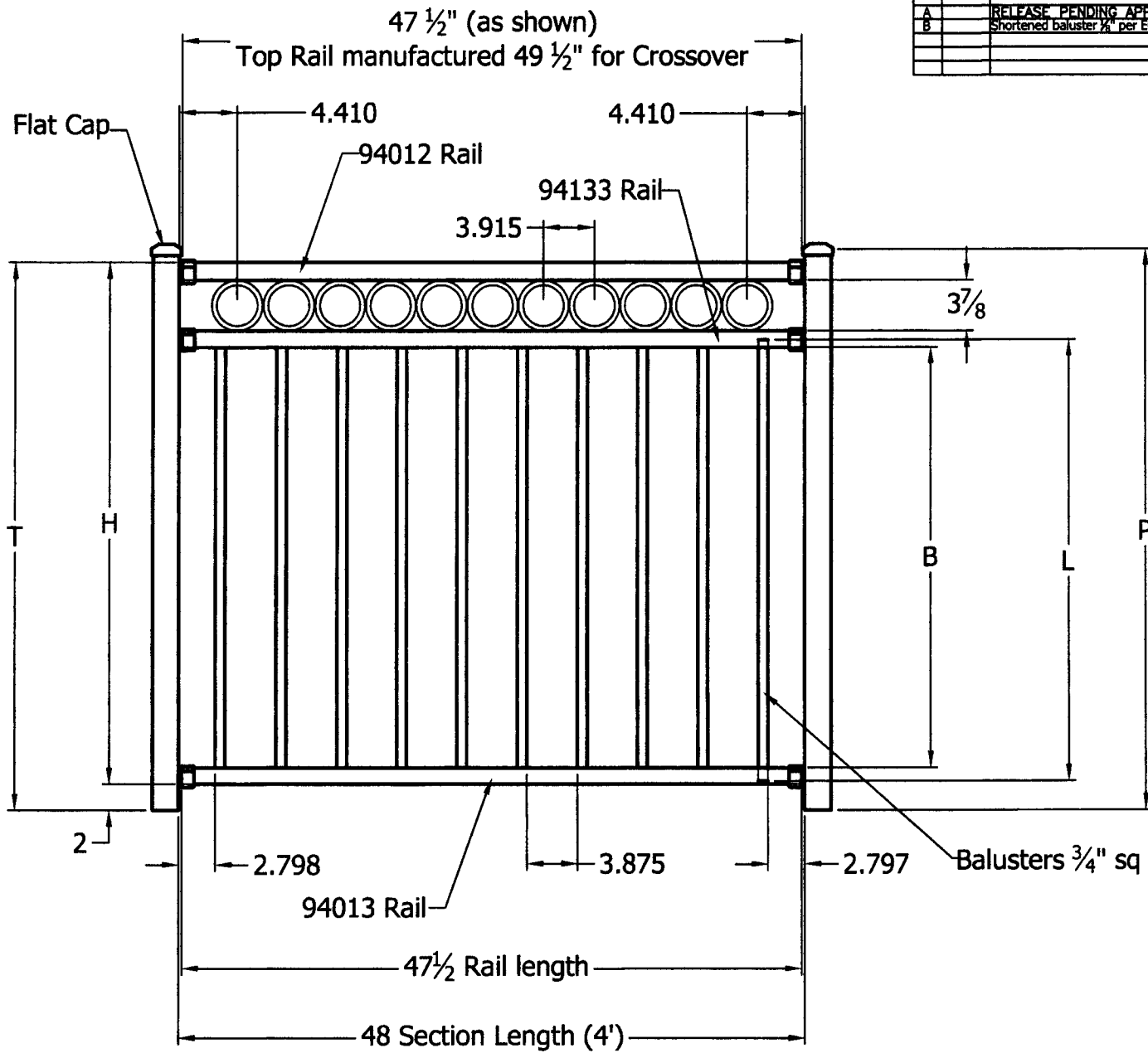
F Style: C10 With Level Crossover Post
Color: Satin Black

G Style: C101 With Level Crossover Post
Color: Satin Black

*CCRR-0163 complies with IBC, IRC, and FBC


PART NUMBER:

REV.	LOC.	REVISION	DATE
A		RELEASE PENDING APPROVAL	
B		Shortened baluster 1/4" per ECO # 90	06-13-2013

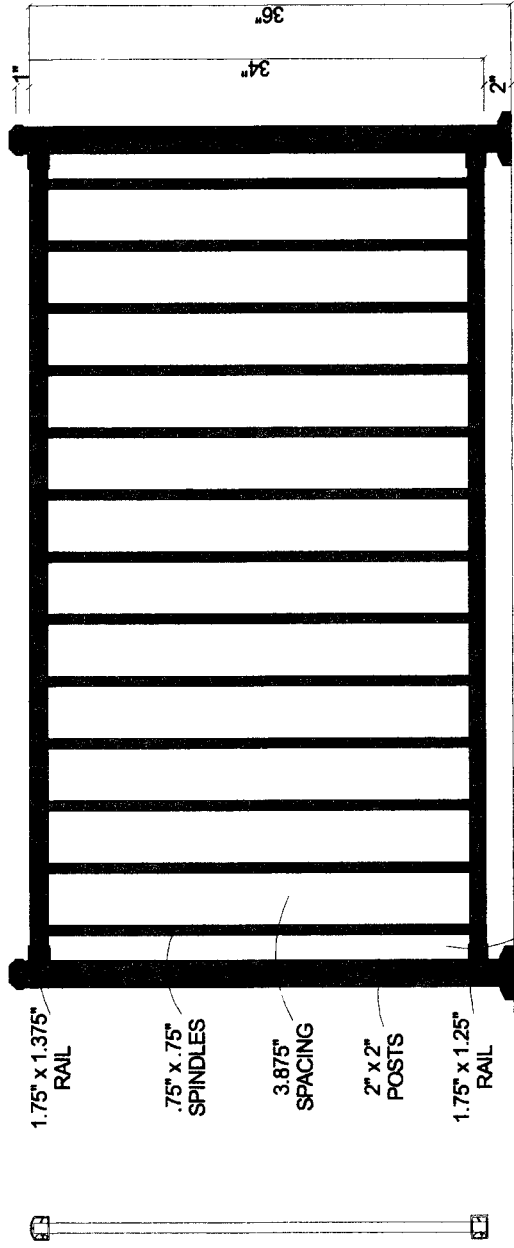


Railing Call Size	T	H	B	S	L	P
36" Railing	36	34	26 1/4	NA	27 13/16	37
42" Railing	42	40	32 1/4	NA	33 13/16	43

FINISH:

 3446 US 6 EAST
Bremen, IN 46506

SHEET SIZE= C	DRAWN BY: wjm	PART NUMBER:	
SCALE = none	DATE DRAWN: 11-04-2009		
STANDARD TOLERANCE: .00 ±.01 FRACTIONS: .000 ±.005 ±.1°	LOC ACAD: Z:\Aluminum\Westbury\C30 Riviera\C30R	STYLE: C30R Riviera	
DRAFT: 20091215-3	Riviera\Sections\Level	FILE NAME: C30R 4 ft Section	SHEET REV. of B



NOTE: End spacing will vary depending on rail length.

Westbury Aluminum Railing

Scale: .0625" = 1"

Date: 01/04/10

Drawn By: J.D.S.

Revised:

Tuscany (C10)

As Shown:

5' Section of 36" C10

Drawing Number:

C10-36

Tuscany (C10) Railing

Height	Standard Lengths
36" Tall	4', 5', 6', 7' & 8'



REV.	LOC.	REVISION	DATE
A		RELEASE PENDING APPROVAL	
B		Baluster spacing 3.625, increased hole size to accommodate 36° stairs	2/11/15

Standard Stair Section shown
(Crossover Stair Section top rail is 6" longer)

Westbury top rail
1 3/4" x 1 3/8"

Balusters 3/4" sq

Varies per Stair Angle

36"
(42")

Westbury bottom rail
1 3/4" x 1 1/4"

36° As shown
(MAX)

3 5/8"

4'

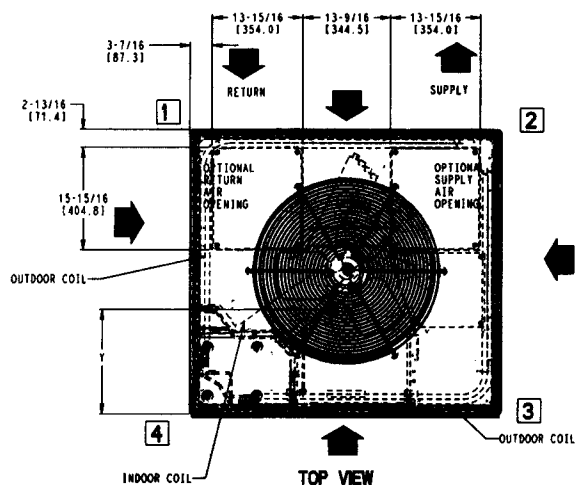
SHEET SIZE= C	DRAWN BY: F.S.B.	PART NUMBER or STYLE:
SCALE = 1":1"	DATE DRAWN: 2/10/2015	C10 4ft Stair Section
STANDARD TOLERANCE: .00 ±.01 FRACTIONS: .000 ±.005 ±1/16"	LOC: Z:\Aluminum\Westbury\C10 Tuscany\Section\Stair	Quote requested by:
FIRST USED ON:	DRAFT: 20141001-2F	PART NAME: C10 Tuscany
		SHEET REV. of B



3446 US 6 EAST
Bremen, IN 46506

UNIT	ELECTRICAL CHARACTERISTICS	UNIT WT.		UNIT HEIGHT IN/MM		CENTER OF GRAVITY IN/MM					
		LB	KG	"A"		X	Y	Z			
50VL-B42---(3/5)0	208/230-1, 208/230-3-60	412	187.0	44-3/4	1137	20-1/4	514.4	17-1/2	444.5	17-5/8	447.7
50VL-B42---60	460-3-60	482	218.7	44-3/4	1137	20-1/4	514.4	17-1/2	444.5	17-5/8	447.7
50VL-B48---(3/5)0	208/230-1, 208/230-3-60	430	195.2	48-3/4	1238	20-1/4	514.4	17-1/2	444.5	17-5/8	447.7
50VL-B48---60	460-3-60	505	229.2	48-3/4	1238	20-1/4	514.4	17-1/2	444.5	17-5/8	447.7
50VL-B60---(3/5)0	208/230-1, 208/230-3-60	458	207.9	52-3/4	1340	20-1/4	514.4	17-1/2	444.5	18	457.2
50VL-B60---60	460-3-60	541	245.5	52-3/4	1340	20-1/4	514.4	17-1/2	444.5	18	457.2

UNIT	VOLTAGE	CORNER WEIGHTS LB/KG							
		"1"	"2"	"3"	"4"				
50VL-B42---(3/5)0	208/230	82.4	37.4	66.0	29.9	98.9	44.9	164.9	74.9
50VL-B42---60	460	82.4	37.4	66.0	29.9	107.9	49.0	169.9	77.1
50VL-B48---(3/5)0	208/230	86.0	39.1	68.8	31.3	103.3	46.9	172.1	78.1
50VL-B48---60	460	86.0	39.1	68.8	31.3	112.3	51.0	177.1	80.4
50VL-B60---(3/5)0	208/230	91.6	41.6	73.3	33.3	110.0	49.9	183.3	83.2
50VL-B60---60	460	91.6	41.6	73.3	33.3	119.0	54.0	188.3	85.5



NOTE: ALL TABLE DATA RELEVANT FOR ALL FACTORY INSTALLED OPTIONS EXCEPT ECONOMIZER

REQUIRED CLEARANCES TO COMBUSTIBLE MATL.

	INCHES [MM]
TOP OF UNIT	14 [355.6]
DUCT SIDE OF UNIT	2 [50.8]
SIDE OPPOSITE DUCTS	14 [355.6]
BOTTOM OF UNIT	0 [0.0]
ELECTRICAL PANEL	36 [914.4]

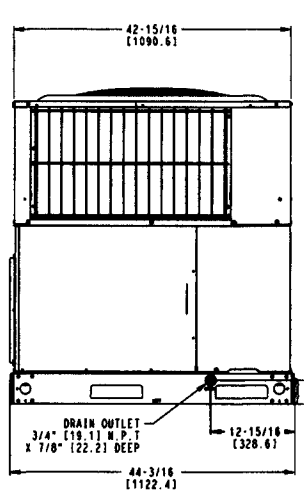
NEC. REQUIRED CLEARANCES.

	INCHES [MM]
BETWEEN UNITS, POWER ENTRY SIDE	42 [1066.8]
UNIT AND UNGROUNDED SURFACES, POWER ENTRY SIDE	36 [914.0]
UNIT AND BLOCK OR CONCRETE WALLS AND OTHER GROUNDED SURFACES, POWER ENTRY SIDE	42 [1066.8]

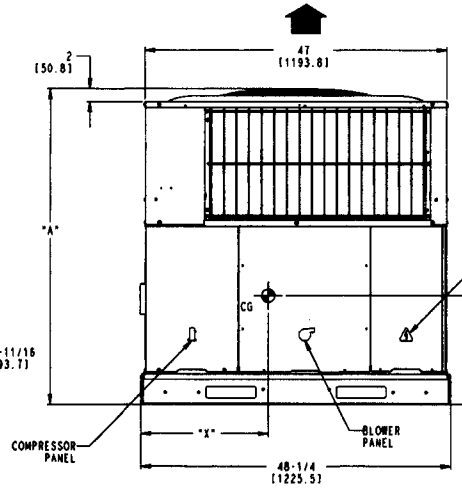
REQUIRED CLEARANCE FOR OPERATION AND SERVICING

	INCHES [MM]
EVAP. COIL ACCESS SIDE	36 [914.0]
POWER ENTRY SIDE (EXCEPT FOR NEC REQUIREMENTS)	42 [1066.8]
UNIT TOP	48 [1219.2]
SIDE OPPOSITE DUCTS	36 [914.0]
DUCT PANEL	12 [304.8]

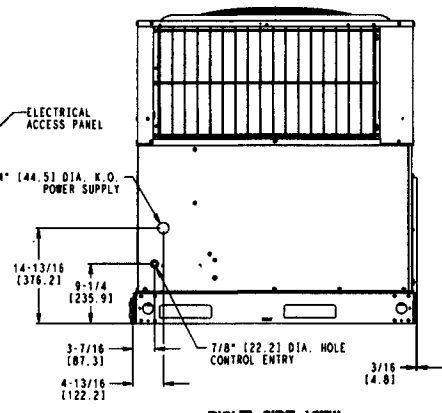
*MINIMUM DISTANCES: IF UNIT IS PLACED LESS THAN 12 [304.8] FROM WALL SYSTEM, THEN SYSTEM PERFORMANCE MAYBE COMPROMISED. DIMENSIONS IN [] ARE IN MM



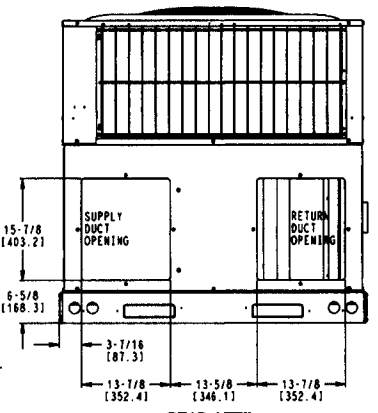
LEFT SIDE VIEW



FRONT VIEW



RIGHT SIDE VIEW



REAR VIEW

50VL500490	REV
	-

50VL--B

A09463

SLIDING PATIO DOOR

6-8 HEIGHT (8-0 HEIGHT SEE BELOW)

Clad M.O. (mm)	2-9 1/4 (845)	3-3 1/4 (997)	4-3 1/4 (1302)	4-11 1/2 (1511)	5-1 1/8 (1553)	5-11 1/2 (1816)
Wood M.O. (mm)	2-11 7/8 (911)	3-5 7/8 (1064)	4-5 7/8 (1368)	5-2 1/8 (1578)	5-3 3/4 (1619)	6-2 1/8 (1883)
R.O. (mm)	2-9 3/4 (857)	3-3 3/4 (1010)	4-3 3/4 (1314)	5-0 (1524)	5-1 5/8 (1565)	6-0 (1829)
Frame Size (mm)	2-8 3/4 (833)	3-2 3/4 (985)	4-2 3/4 (1290)	4-11 (1499)	5-0 5/8 (1540)	5-11 (1803)
Glass Size (mm)	25 3/4 (654)	31 3/4 (806)	43 3/4 (1111)	24 15/16 (633)	25 3/4 (654)	30 15/16 (1091)

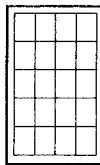
6-10 1/4 (2089)
6-11 9/16 (2122)
6-10 1/2 (2096)
6-10 (2083)
74 5/16 (1888)



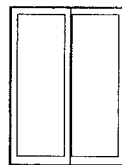
2668
2680



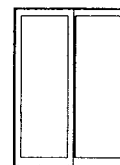
3068
3080



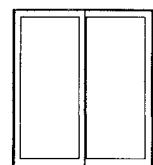
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50R68
50R80



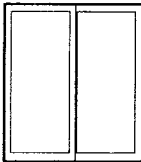
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60R68
60R80

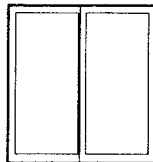
Clad M.O. (mm)
Wood M.O. (mm)
R.O. (mm)
Frame Size (mm)
Glass Size (mm)

6-1 1/8 (1857)
6-3 3/4 (1924)
6-15/8 (1870)
6-0 5/8 (1845)
31 3/4 (806)



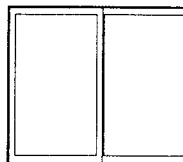
6068
6080

6-5 1/2 (1969)
N/A
6-6 (1981)
6-5 (1956)
33 15/16 (862)



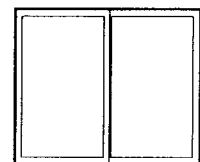
6668*

7-11 1/2 (2426)
8-2 1/8 (2492)
8-0 (2438)
7-11 (2413)
42 15/16 (1091)



80R68
80R80

8-1 1/8 (2467)
8-3 3/4 (2534)
8-15/8 (2480)
8-0 5/8 (2454)
43 3/4 (1111)

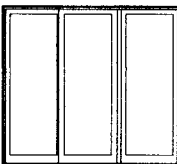


8068
8080

6-10 1/4 (2089)
6-11 9/16 (2122)
6-10 1/2 (2096)
6-10 (2083)
74 5/16 (1888)

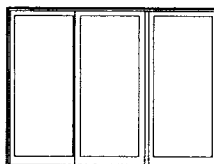
Clad M.O. (mm)
Wood M.O. (mm)
R.O. (mm)
Frame Size (mm)
Glass Size (mm)

7-9 1/4 (2368)
7-11 7/8 (2434)
7-9 3/4 (2380)
7-8 3/4 (2355)
25 3/4 (654)



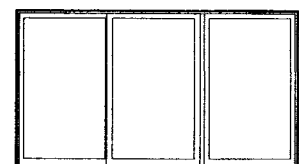
7668
7680

9-3 1/4 (2825)
9-5 7/8 (2892)
9-3 3/4 (2838)
9-2 3/4 (2812)
31 3/4 (806)



9068
9080

12-3 1/4 (3740)
12-5 7/8 (3807)
12-3 3/4 (3753)
12-2 3/4 (3727)
43 3/4 (1111)

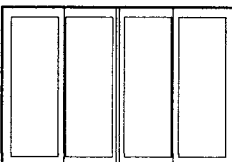


12068
12080

6-10 1/4 (2089)
6-11 9/16 (2122)
6-10 1/2 (2096)
6-10 (2083)
74 5/16 (1888)

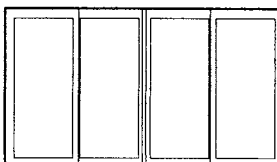
Clad M.O. (mm)
Wood M.O. (mm)
R.O. (mm)
Frame Size (mm)
Glass Size (mm)

9-1 1/2 (3035)
10-2 1/8 (3102)
10-0 (3048)
9-11 (3023)
25 3/4 (654)



10068
10080

11-11 1/2 (3645)
12-2 1/8 (3712)
12-0 (3658)
11-11 (3632)
31 3/4 (806)



12068
12080

6-10 1/4 (2089)
6-11 9/16 (2122)
6-10 1/2 (2096)
6-10 (2083)
74 5/16 (1888)

8-0 HEIGHT	
	8-0 Height
Clad M.O. (mm)	7-11 3/4 (2432)
Wood M.O. (mm)	8-1 1/16 (2465)
R.O. (mm)	8-0 (2438)
Frame Size (mm)	7-11 1/2 (2426)
Glass Size (mm)	87 13/16* (2230)

Window and Door Details

Line Number 004-1
Label single hung 1 lite
Product Name Heritage Rectangle Sash Kit (DHSASHPR)
Configured in PK Version 434

Unit Notes

add for wood filler below upper sash to make single hung, add non 305 1/2 screen post,

*** Glass ***

Glass	Insulated
Glass Spacer	Mill Finish
High Altitude	No
Glass Preserve / Neat Coating	Glass Preserve without Neat Coating
Glazing Bead	Beveled
Upper Glass - Glass Type	Clear
Upper Glass - Obscure / Opaque Glass	None
Upper Glass	NOT Tempered
Lower Glass - Glass Type	Clear
Lower Glass - Obscure / Opaque Glass	None
Lower Glass	NOT Tempered

*** Hardware-Accessories ***

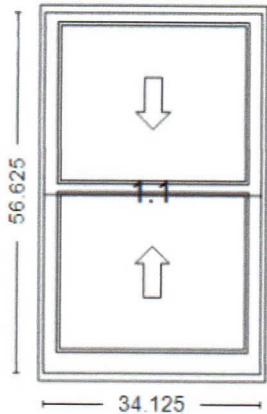
Hardware Color	Clay (Rustic)
Sash Plough	Both Sash Plough
Sash Limit Clips	None
Jambliner	Beige
Bottom Rail Weatherstrip Profile	Standard

*** Species-Finish-Color ***

Change Species	Leave All Pine
Exterior Sash Finish	K-Kron2
Exterior Sash Color	Coal Black
Interior Sash Finish	Primed Latex

AS VIEWED FROM EXTERIOR

Scaled To Fit



Quantity	(3)
Cubic Feet	3.35
Unit Price	\$644.75
Extended Price	\$1,934.25

*** Pricing Details ***

Base Price	\$272.48
Non-Standard Size	\$60.88
Lower Glass Preserve	\$4.75
Upper Glass Preserve	\$4.75
Lower Glass Glass	\$13.96
Upper Glass Glass	\$13.96
Exterior Finish	\$147.01
Non-Standard Jambliner	\$17.82
Interior Finish	\$34.90
Unit Notes	\$74.25

*** Dimensions ***

Bottom Bevel	14°
Call Width	Custom
Call Height	Custom
Extend Jambliner	0"
Sash Opening Width	34 1/8"
Sash Opening Height	56 5/8"
Glass Width	30 1/8"
Glass Height	25 5/16"

*** Performance ***

Performance Standard Performance

*** Unit ***

Unit Type	Complete Unit
Production	Current
Model	Traditional
Sash Material	Wood