

LEGALIZE AND EXPAND
EXISTING ROOF DECK
748 TREMONT STREET
BOSTON, MA



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	9-16-2020

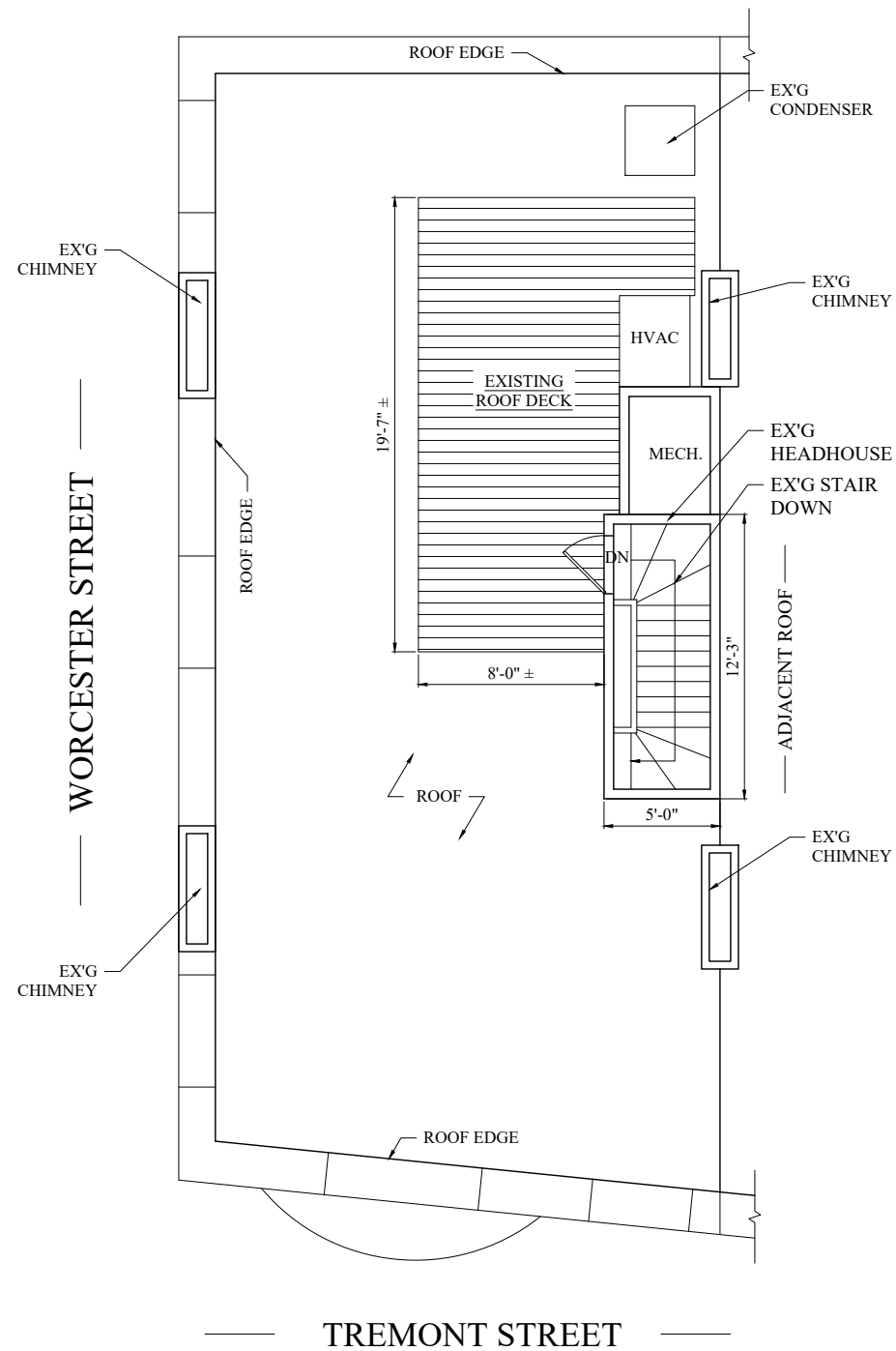
Project No: 2020053
Scale: AS NOTED
Date: 8-20-2020
Drawn By: NS

Drawing Name
EXISTING ELEVATIONS

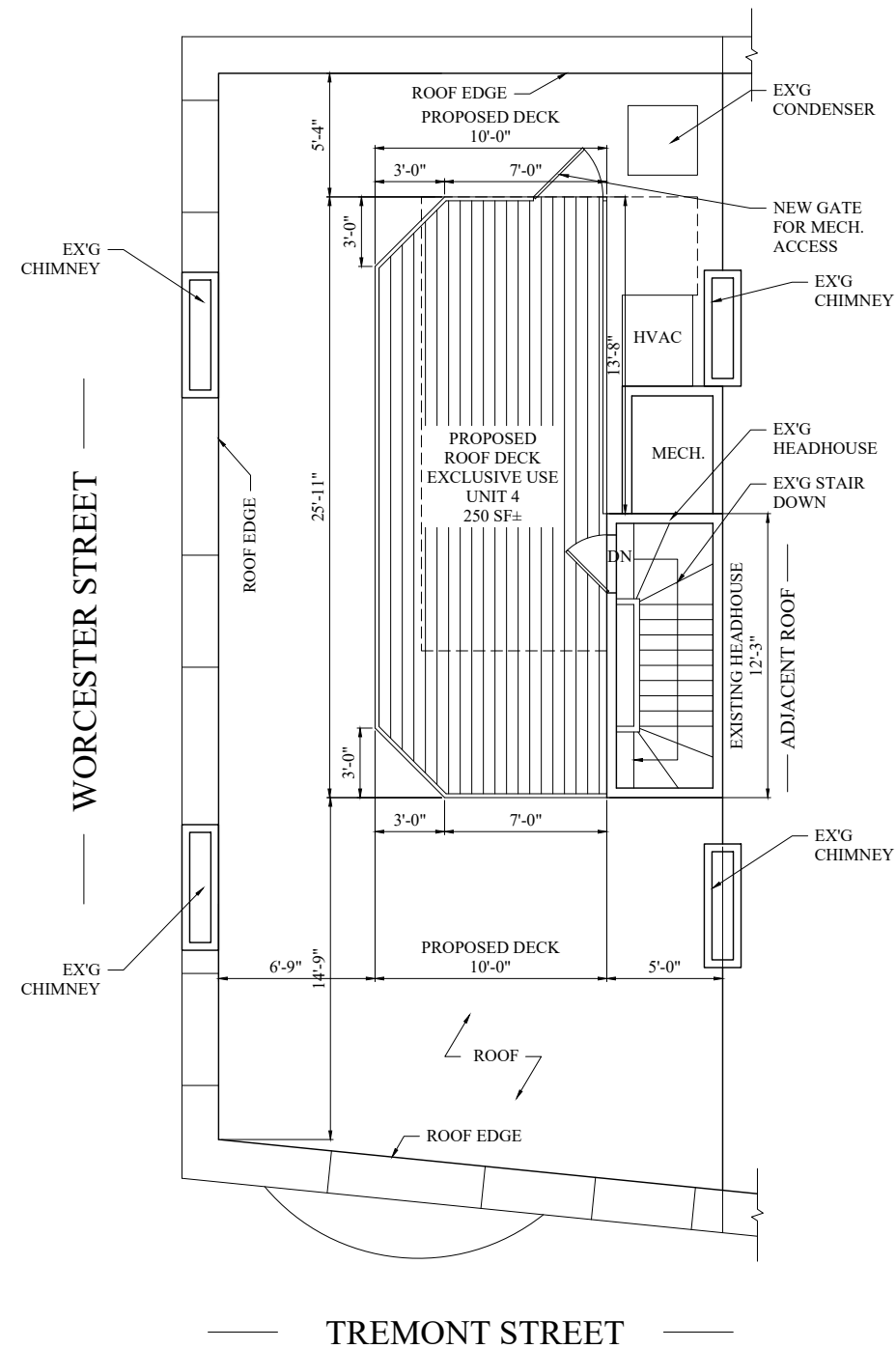


1 EXISTING FRONT ELEVATION (TREMONT STREET)
1/4" = 1'-0"

2 EXISTING SIDE ELEVATION (WORCESTER STREET)
1/4" = 1'-0"



1 EXISTING ROOF PLAN
1/4" = 1'-0"



2 PROPOSED ROOF DECK PLAN
1/4" = 1'-0"

ZONING SUMMARY
ARTICLE 64 - MFR/LS SUBDISTRICT

ROW	TOTAL LOT SIZE	LOT WIDTH/ FRONTAGE	FAR	BLDG. HEIGHT	USABLE OPEN SPACE	SETBACK SIDE	SETBACK REAR
REQUIRED BY ZONING	NA	NA	2.0	70'	200 / UNIT	NONE	64-37.7 15'
EXISTING CONDITIONS	2546 S.F.	28.15'	NA (EX'G)	56.2'	NA (EX'G)	0.1' OVER	28.7'
PROPOSED PROJECT	NO CHANGE 2546 S.F.	NO CHANGE 28.15'	NO CHANGE NA (EX'G)	56.5'	NO CHANGE NA (EX'G)	5'	41'

- ARTICLE 64 - RESTRICTED ROOF STRUCTURE REGULATIONS**
- 4 DEGREES An open roof deck may be erected on the main roof of a building with a flat roof or a roof with a slope of less than five degrees, excluding shed dormers, provided that:
- 4" (a) such deck is less than one (1) foot above the highest point of such roof;
- 56.2' < 70' (b) the total height of the building, including such deck, does not exceed the maximum building height allowed by this Article for the location of the building;
- EX'G ACCESS BY HEADHOUSE (c) access is by roof hatch or bulkhead no more than thirty (30) inches in height above such deck;
- 6.75' (d) such deck and any appurtenant hand rail, balustrade, hatch; or bulkhead is set back at least two (2) feet from the roof edge that faces a street more than twenty(20') feet wide.

Location

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Shoo & Company, Inc.

One Billings Road Quincy, MA 02171
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EXISTING AND PROPOSED FLOOR PLANS

Sheet No.

A-1.1

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Choo
& Company, Inc.

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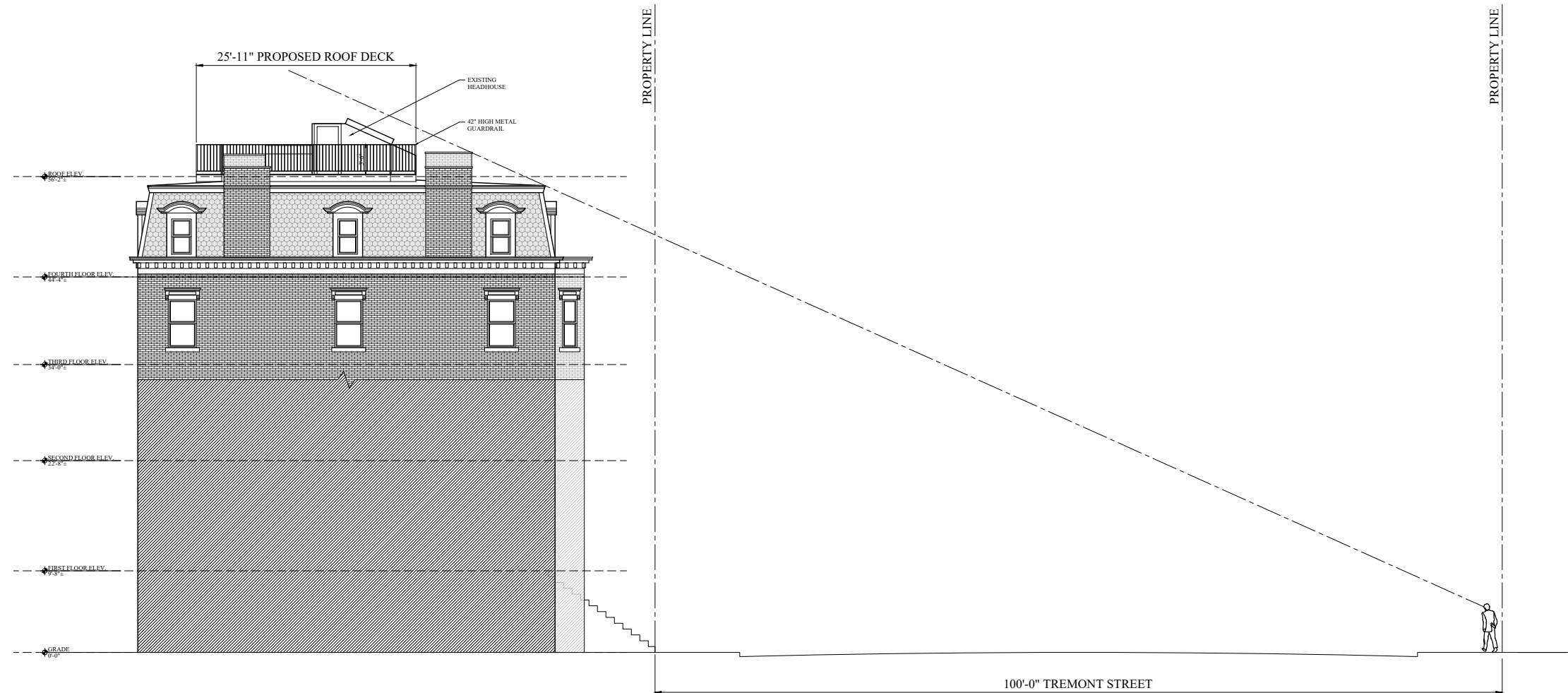
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PROPOSED ELEVATIONS



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

2 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



1 LINE OF SIGHT
1/8" = 1'-0"

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LINE OF SIGHT

Sheet No.

A-2.2



1 VIEW FROM WORCESTER STREET



2 VIEW FROM TREMONT STREET



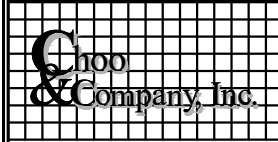
3 VIEW FROM TREMONT STREET



4 ROOF DECK ON ADJACENT BUILDING

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PHOTOGRAPHS

Sheet No.
PH-1.1