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133 West Concord Street, Boston MA

South End Landmark District Commission

07/05/2022

South End Landmark District Commission Hearing

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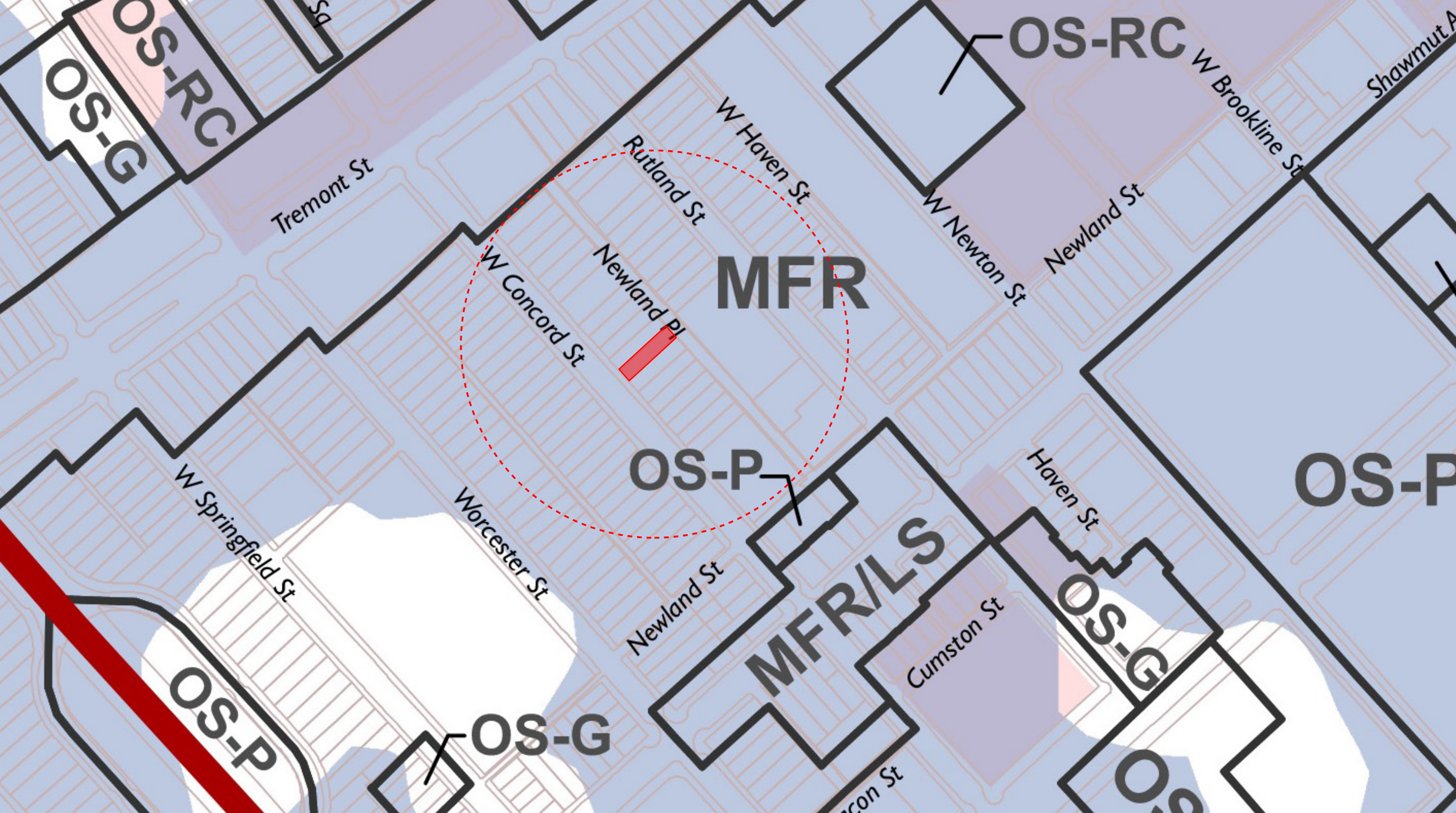
Proposed Design

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Existing Site Conditions



Site - Map 1P (South End Neighborhood District)

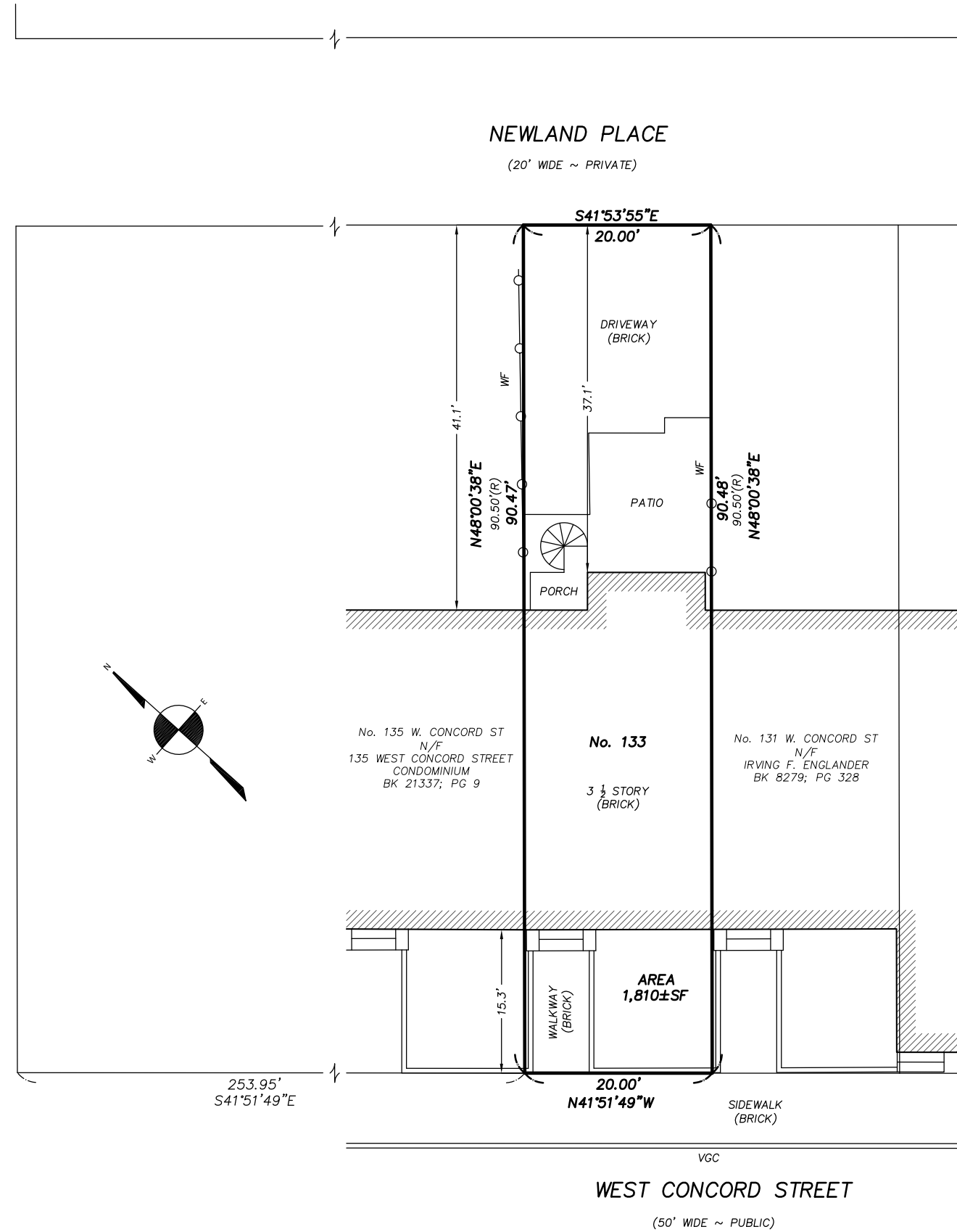
PREPARED FOR:
 OWNERS OF RECORD:
 ADAM S. KIBEL
 LAUREL J. SGAN-SIBEL
 133 WEST CONCORD STREET, UNIT 2
 BOSTON, MA 02118

REFERENCES:
 MASTER DEED: BK 57993; PG 79
 UNIT DEED: BK 66264; PG 133
 PLAN: PL BK 779; PG 90
 PL BK 853; PG 90
 PL BK 19954; PG 305
 PL 2017 #283
 LCC: 21039-A
 LC D. 853757

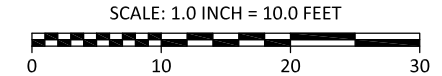
CITY OF BOSTON ENGINEERING RECORDS
 FB 534; PGS 1-5
 FB 636; PG 145
 FB 773; PGS 6-7
 L-8828 PUBLIC ALLEY No. 707
 YUNITS SHEET 8
 YUNITS SHEET 12

NOTES:
 PARCEL ID: 0900510000

PUBLIC ALLEY No. 707
 (20' WIDE ~ PUBLIC)



CERTIFIED PLOT PLAN
 LOCATED AT
133 WEST CONCORD STREET
BOSTON, MA



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 14, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

Site - Plot Plan (NTS)



Existing Front Photographs

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Existing Rear Photographs

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Proposed Design



Design Precedent View for Front Dormer (121-123 West Concord)

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2 Existing Front Elevation
A202 3/8" = 1'-0"



1 Proposed Front Elevation
A202 3/8" = 1'-0"

Existing and Proposed Front Elevations (NTS)



3D View - front view 1

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3D View - front view 2

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3D View - front view 3

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Existing and Proposed Rear Elevations (NTS)



3D View - Rear Deck

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3D View - Rear Deck

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3D View - Rear Deck

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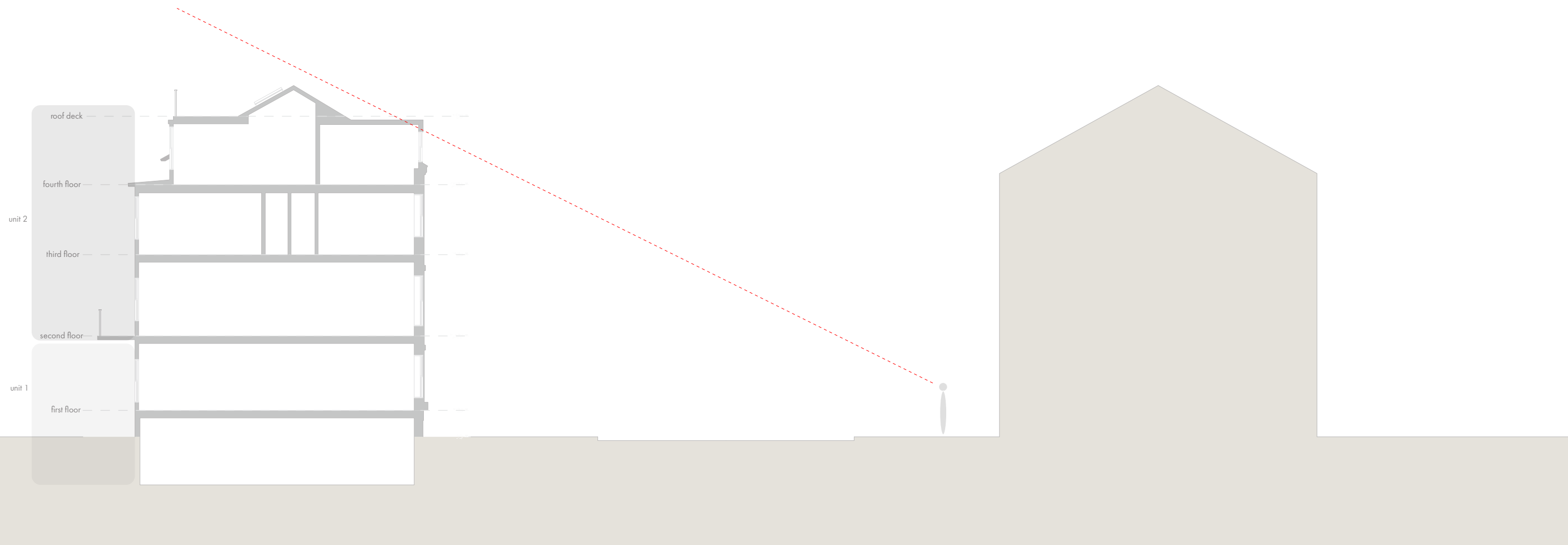
Rendering

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133 West Concord Street

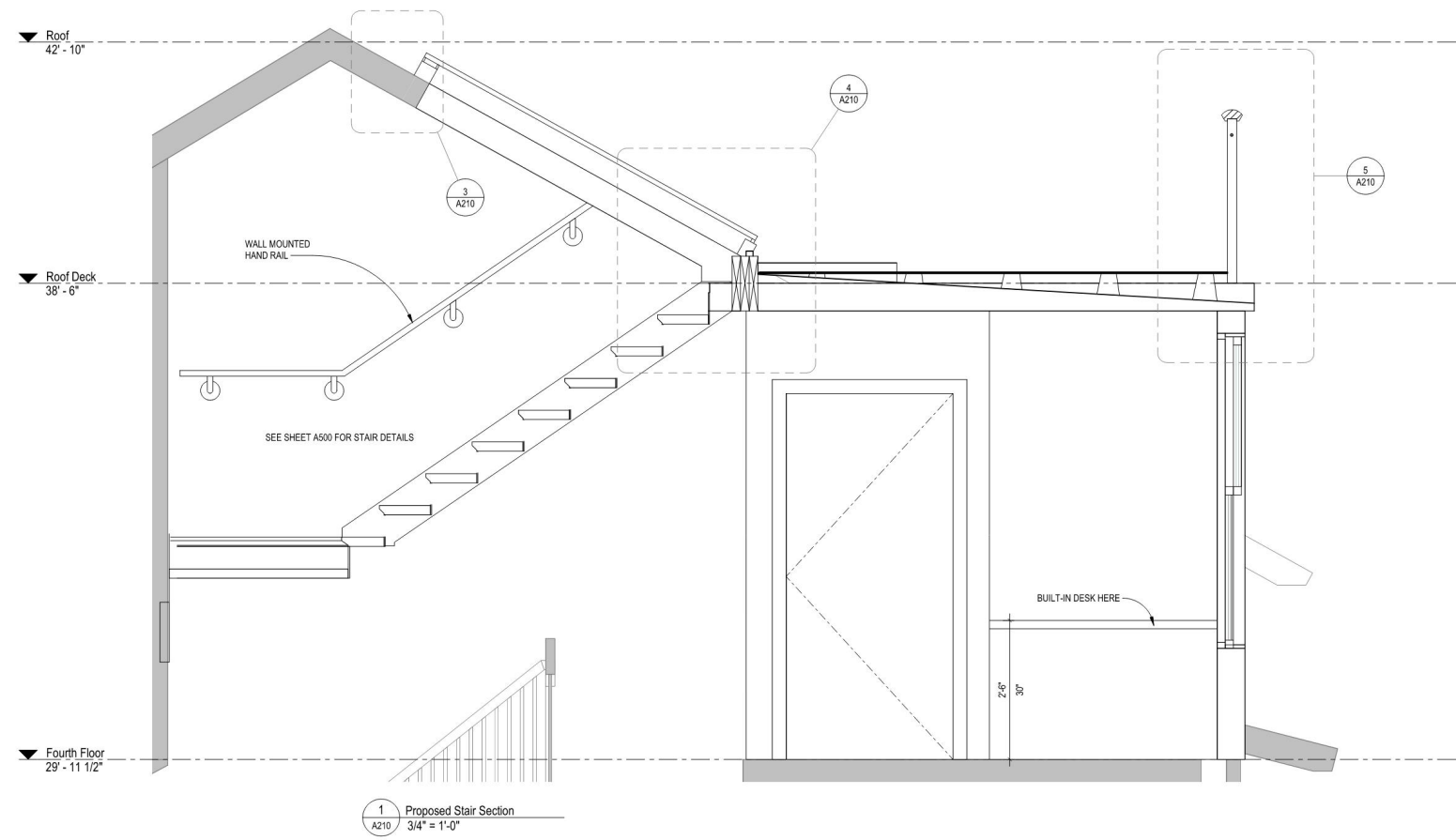
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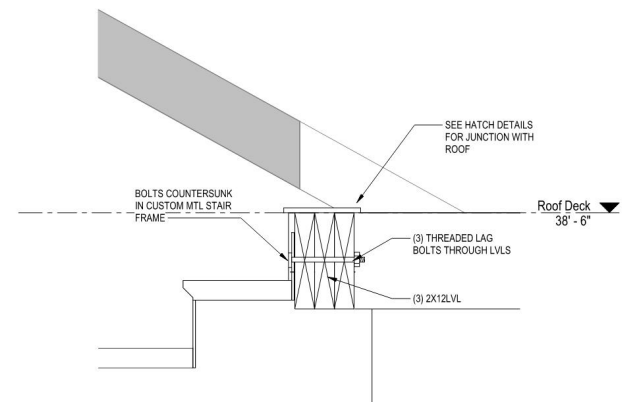


Transect to show no visual permeance of roof deck from West Concord

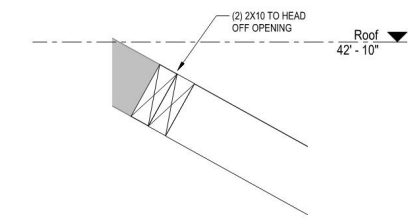
Product Specification



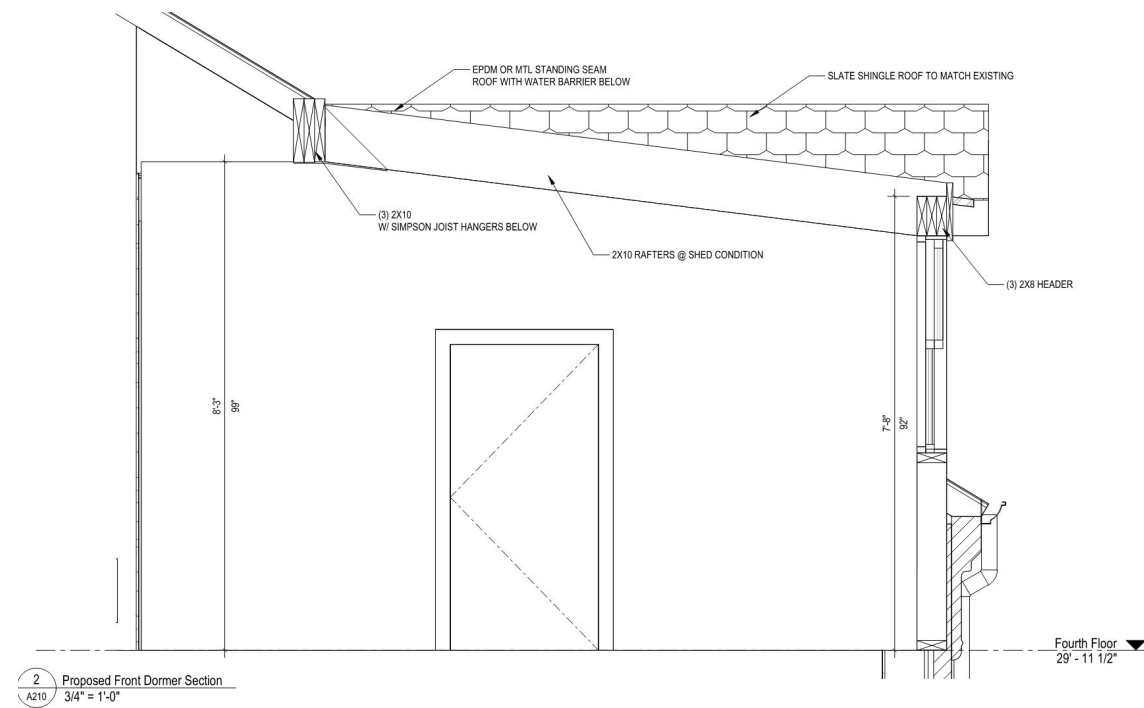
1 Proposed Stair Section
A210 3/4" = 1'-0"



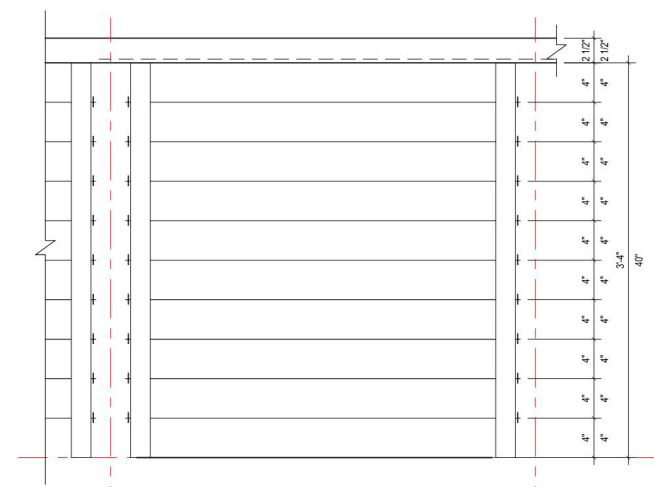
4 Roof Hatch Footer Detail
A210 1 1/2" = 1'-0"



3 Roof Hatch Header Detail
A210 1 1/2" = 1'-0"



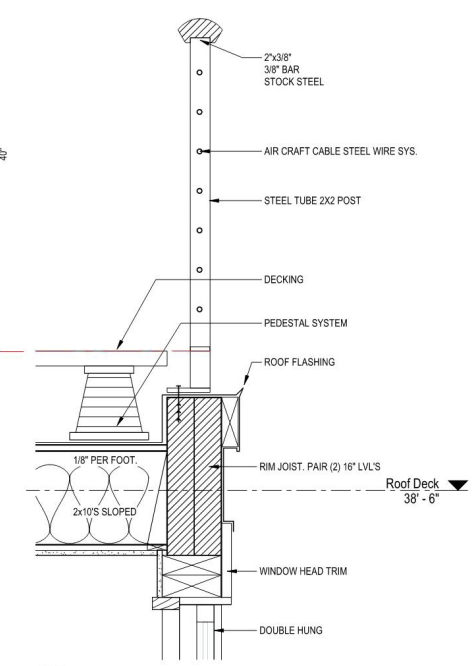
2 Proposed Front Dormer Section
A210 3/4" = 1'-0"



6 Rail Detail Elevation
A210 1 1/2" = 1'-0"



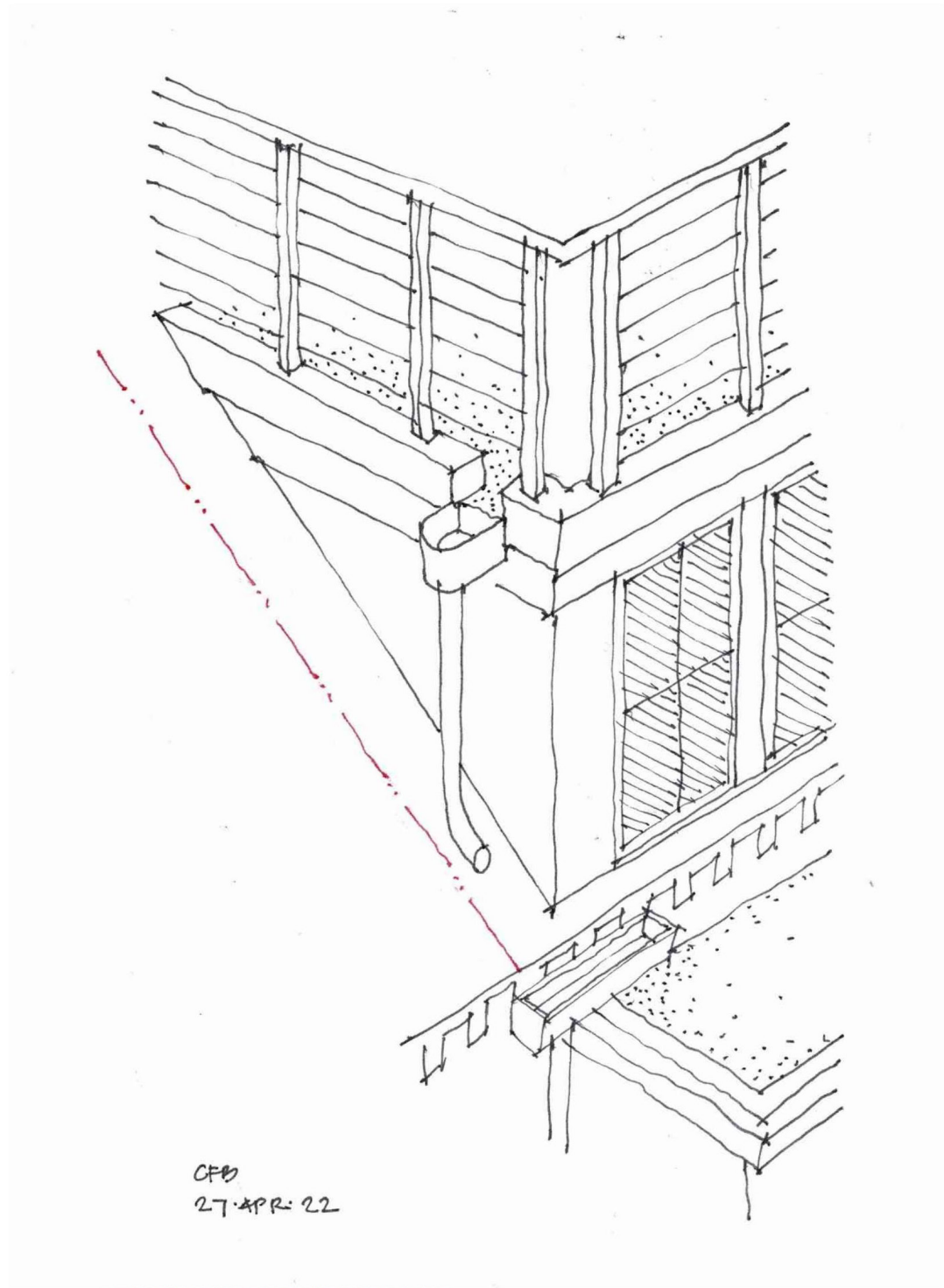
7 Rail Detail Plan
A210 1 1/2" = 1'-0"



5 Rail Detail
A210 1 1/2" = 1'-0"

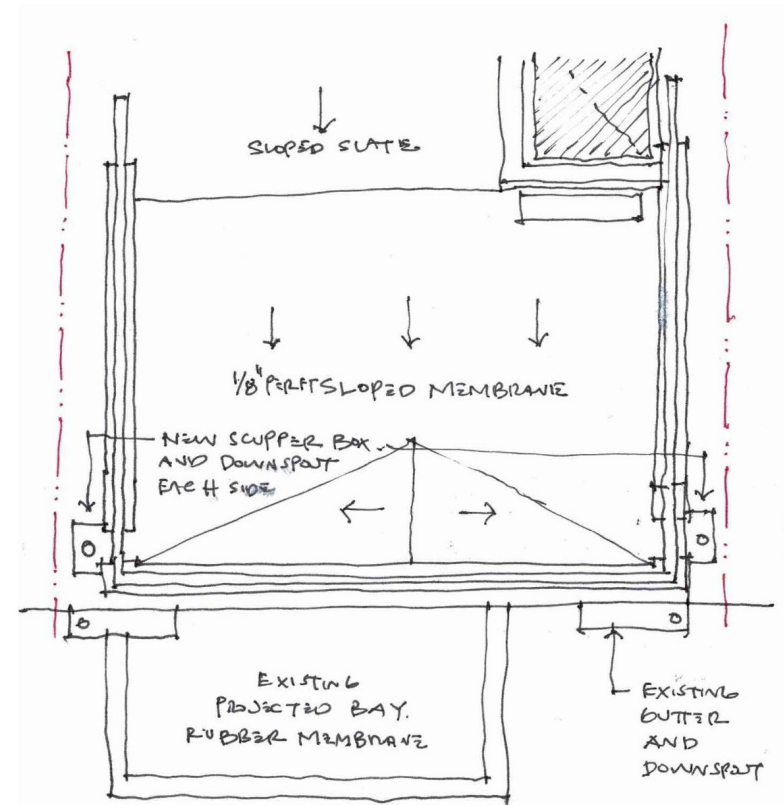
Railing Details + Dormer Sections (NTS)



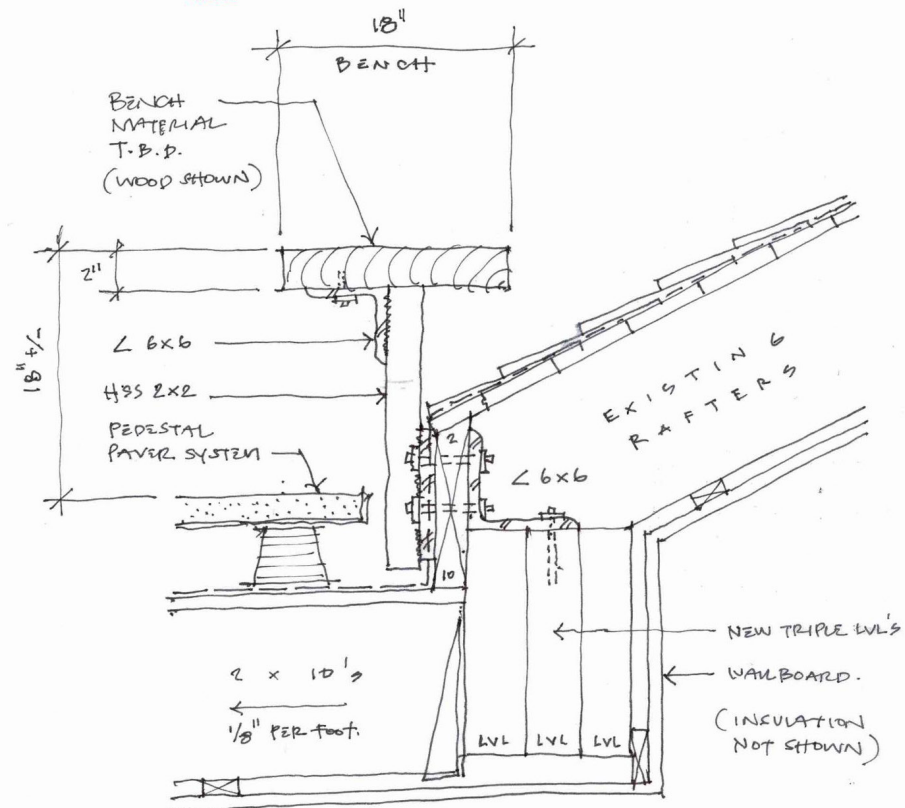


CFB
27 APR 22

NEW ROOF SCUPPER BOX DIAGRAM
NTS



ROOF WATER MANAGEMENT PLAN DIAGRAM
NTS



NEW ROOF DECK BENCH SECTION CUT
NTS

Rainwater Mitigation Strategy Details + Bench Sections (NTS)



Double Glazed Roof Hatch DL 249

By Staka Roof Access Hatches

Detailed description

Double glazed roof hatch which allows more daylight inside the building. The standard size is 2400 x 900 mm, making the hatch suitable for accessing the roof via a fixed staircase. Smaller sizes are available on request. Sunlight reflective and toughened glass on the outside with fire resistant laminated HR++ (high efficiency) glass on the inside. U-value: 1.2 W/mK.

The roof hatch is electronically operated. The roof access hatch is fitted with two electrical motors with thermal protection and connected to the mains electricity. The operating module is fitted with an emergency power supply to allow the cover to be opened and closed in the event of a power cut. Supplied ready-for-use and are easy to connect. Once the roof hatch has been installed on the roof, connect the plug to the mains electricity supply and the hatch is ready for use. Only electrically operated roof access hatches from Staka are supplied with a remote control unit and an operation console on the roof hatch itself. The cover can be stopped in any desired position. The operating module features extra connection points as standard which allows for the connection to an alarm system, fire alarm system, smoke detector, rain sensor or storm alarm if required.

Fixed stairs:

- If a flat roof is accessed regularly, a roof access hatch in combination with a fixed stairs is an ideal solution.
- The fixed stairs are manufactured using high-quality aluminium and is made to measure. The staircase is fitted to the boarding under the roof hatch using half-mortice hinges. The stairs are fitted with one or two handrails.

Product guidance - As Standard

Size:

2400 x 900 mm.

Material:

Stainless steel AISI 1.4301 (304) or equivalent.

Upstand:

280 mm.

Colour/ Finish:

Powder coated white (RAL 9010) interior and exterior. Other colours available upon request.

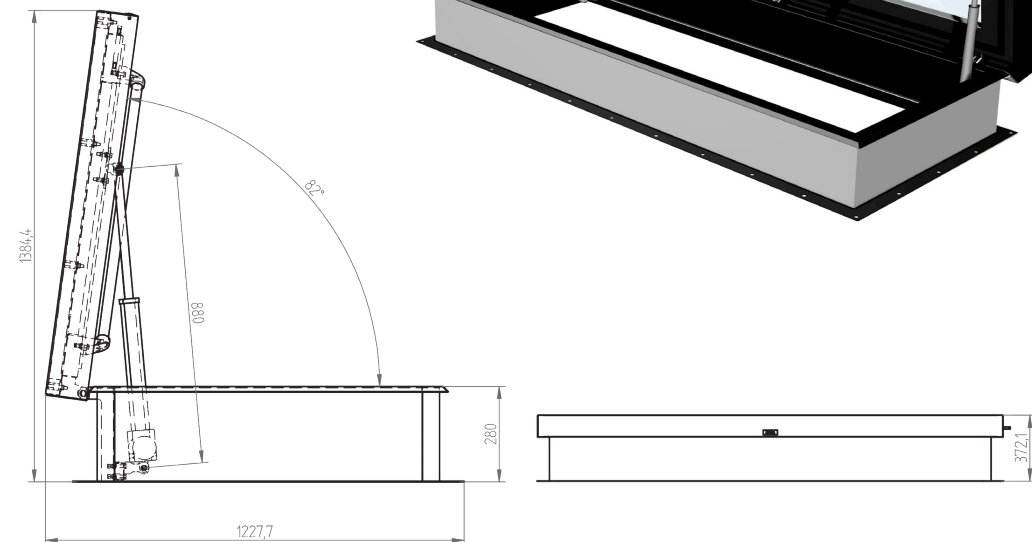
Insulation:

- Rigid foam 53 mm (approximately) thick along the outside of the upstand.
- Glass: U-value: 1.2 W/mK.

Gas springs:



DL 249 with glass window - Roof Hatch 2400 x 900



Material

Stainless steel (AISI 304 or equivalent).

Dimensions

2400 x 900 mm clear width
Longest side = hinged side
Upstand: 280 mm

Insulation

Hard foam approx. 53 mm thick along the outside of the upright edge.

Installation

Suitable for roof pitches between 0 to 15 degrees. Attachment using the roof access hatch mounting flange.

Electrical operation

- High-quality motors with thermal protection.
- Equipped with emergency power supply.
- Supplied with remote control.
- Can be stopped in any desired position.

Windproof and waterproof

Neoprene rubber between the upright edge and cover.

Maximum load

Up to approx. 200 kg/m²

Weight

± 250 kg

Safety features

Diagonal railing on inside of cover.

Glass

- Sunlight-reflective and reinforced glass on the outside.
- Fire-resistant laminated HR++ (high efficiency) glass on the inside.
- Thermal insulation glass: U = 1,1 W/m²K

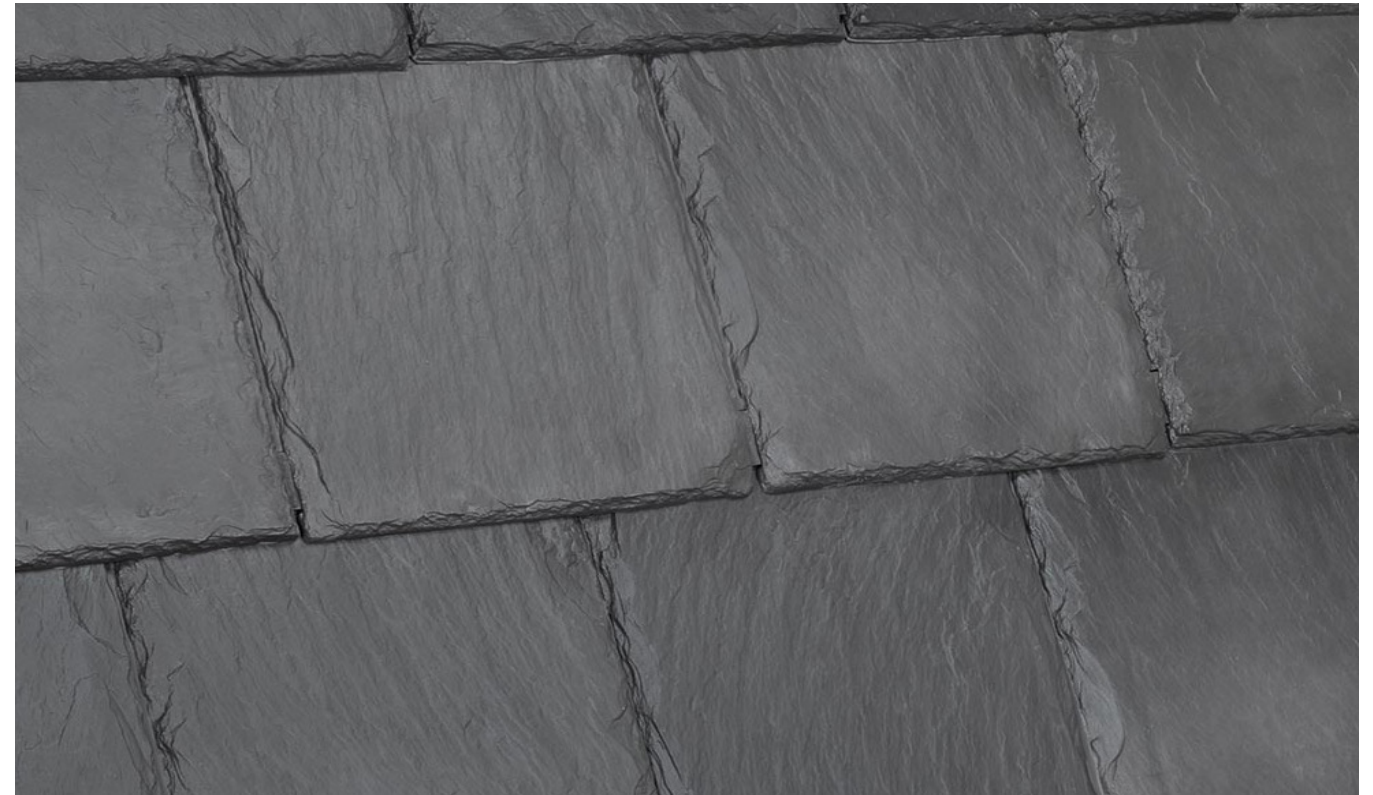
Surface paint

Powder coated interior and exterior, colour RAL 9005. Other colours upon request.

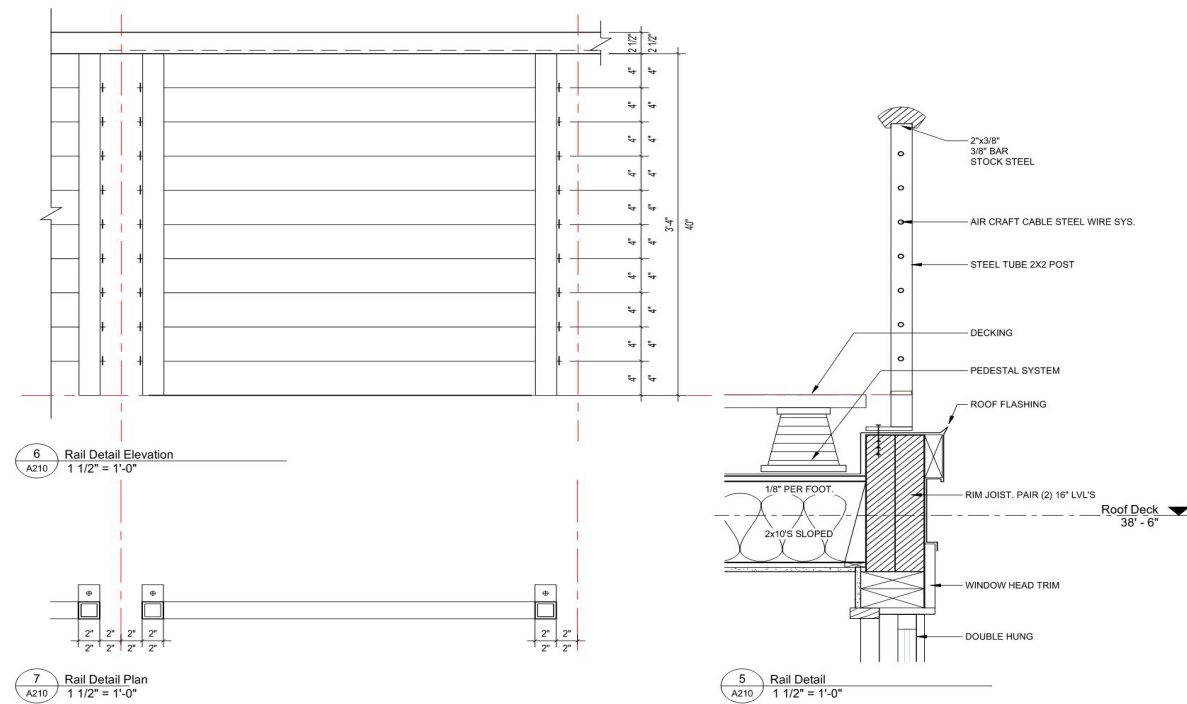
Roof Hatch Specification Sheet



Vermont Slate Co. - Best Match TBD



Bellaforte Composite Slate - Best match TBD



Custom Railings on Roof Deck (NTS)



Copper Gutters Where Applicable

Thank You!