

The Installation of a Residential Retractable SunSetter Awning to an existing deck at 425 Marlborough St #5 Back Bay.

This proposal is to install a retractable residential sized SunSetter Awning to an existing deck. It would be installed above the back of the deck not visible from the street, the back mini alley or the main alley. This is on top of a 4 story brown stone building.

The reasoning behind my request:

I'd like to install an alternative to an unstable umbrella for shade on the back of my deck. As you will see via the attached photographs, this is where I have my dining table and chairs. It would tie into the existing deck framing and railing support system. It is a motorized retractable awning unit that that will be securely bolted to a metal structure and the fabric rolls out of the unit, and the weight of the awning is a total of 85 lbs.

About five years ago my umbrella blew over and smashed my glass table. The umbrella stand under the table was a very heavy metal flat umbrella stand with the umbrella pole locked in place.

Since then I've always secured the umbrella with two bungee cords to the side railings when up. This summer the umbrella blew over again taking the table with it, and breaking yet another umbrella.

One day late this summer my neighbor a few doors up had her smaller umbrella (which has never been an issue) blow off her roof deck onto the pavement below just missing impaling a pedestrian walking by.

After hearing that I decided I need to figure out how to get a secure way of shading the backside of my deck. SunSetter states their awnings are **wind resistant** which withstood winds of 50-75 mph, in tests by an independent laboratory.

After doing a lot of research, I realized that the retractable motorized Sun Setter awning with a built-in wind sensor is the best approach. There are a few of them existing and installed on other decks on my block that can be seen from my deck.

This is not the cheapest option, but it's the best option. This is the least obtrusive way for me to do this, as I don't want to install a large Pergola that would change the functionality of the deck permanently, plus be more visibly intrusive requiring constant weatherproofing and the wood will deteriorate as it ages.

The proposed awning is 10 ft wide for a 12.5 ft wide deck. When it opened, it would extend out over the dining table and chairs via motorized arms 7 feet. It has a wind sensor that will retract it if it senses too much wind and this can be set to a sensitive mode if needed. Per the

manufacturer, it can withstand gale-force winds, and my deck is sheltered by the surrounding higher buildings.

How to install it:

The best way to do this so it has the strongest structure without adding another material to the deck is to install it using 3 wrought iron supports (to look like the existing black iron railings). But these would be a bit thicker than the existing side and middle railing supports.

I interviewed with three ironwork companies about the fabrication of supports to handle the awning by weight and functionality to match my existing railings. They all came up with the same plan of three supports tied into the deck structure with a steel crossbeam to attach the awning brackets. All joints will be bolted together, not welded, and all metal work will be painted the standard ironwork black to match the existing railings.

No metal work will be performed during the installation, its only nuts and bolts as the posts and cross beam would be fabricated off site.

This awning would be installed at a 7ft 6" height above the deck flooring per the manufacturers guidelines. This is less of an eyesore then my old umbrella was when it's up.

From the back of the roof – all you will see are 3 supports and a black cross bar. You won't see the rolled-up awning when it's not in use, and it would have a protective cover on it during the winter months- only visible to me on the deck side.

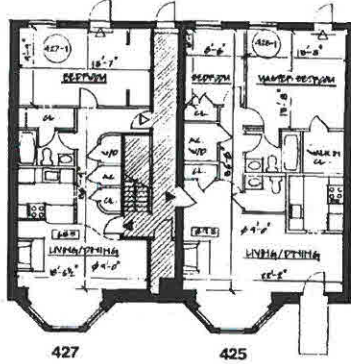
The Sunsettter awnings can withstand strong wind storms per the manufacturer specification, and it will be aesthetically pleasing in a mid-linen brown solid color- per the sample sent in with my application.

I think this is a safe attractive option for shade on my deck (which I use all the time).

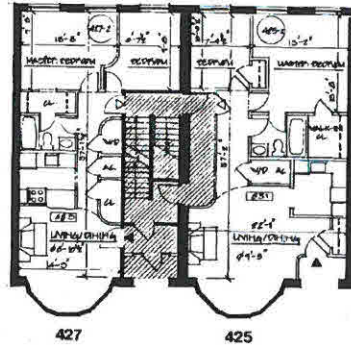
I look forward to your approval.

Best,

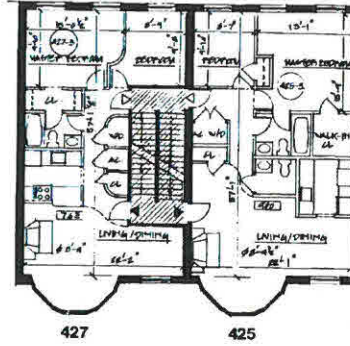
Alexandra Crivon



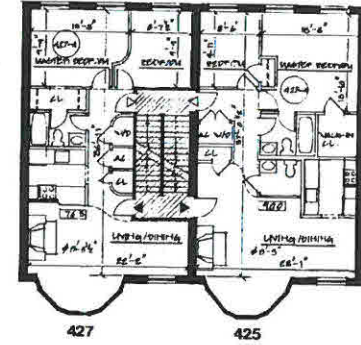
BASEMENT PLAN



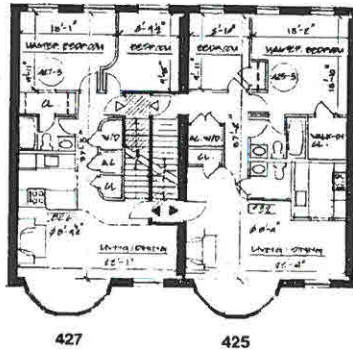
FIRST FLOOR PLAN



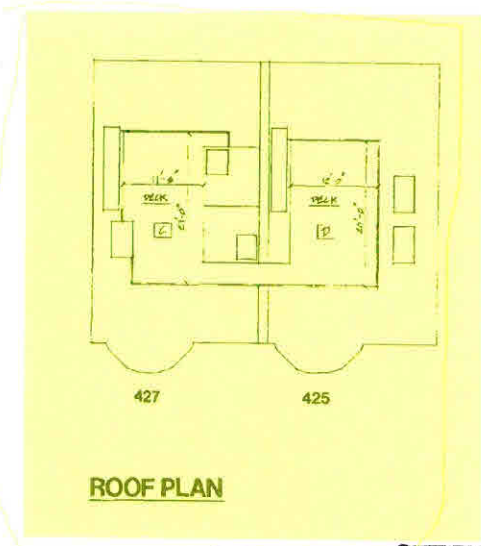
SECOND FLOOR PLAN



THIRD FLOOR PLAN

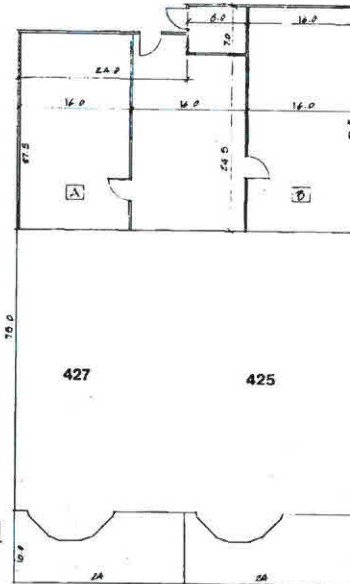


FOURTH FLOOR PLAN



ROOF PLAN

SITE PLAN



- COMMON ELEMENTS EXTERIOR BUILDING WALLS AND INTERIOR BUILDING WALLS BOUNDING UNITS AND COMMON AREAS.
- ▨ COMMON AREAS.
- UNIT DESIGNATION.
- APPROXIMATE SQUARE FEET IN UNIT.
- ∅ CEILING HEIGHT AT ONE POINT IN UNIT, AS MEASURED FROM UPPER FACE OF SUB-FLOORING TO UNIT CEILING.
- ▼ PRIMARY ENTRANCE.
- ▽ SECONDARY ENTRANCE.
- EXCLUSIVE USE AREA.

WHERE MEASUREMENTS ARE SHOWN FIRST NUMBER IS FEET AND SECOND NUMBER IS INCHES. EX. 12-6 IS 12 FEET, 6 INCHES.

I HEREBY CERTIFY THAT THE WYREN PLANS SHOW THE DESIGNATED UNITS 425-1 THROUGH 425-3 OF THE 425 AND 427 MARLBOROUGH STREET CONDOMINIUM AND THAT THEY FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS AS BUILT AND IN EXISTENCE ON 12 APRIL 1987.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL ARCHITECTS OF THE COMMONWEALTH OF MASSACHUSETTS.

THIS BUILDING HAS NO NAME.

425 AND 427 MARLBOROUGH STREET CONDOMINIUM
425-427 MARLBOROUGH STREET, BOSTON, MASSACHUSETTS

William J. ...

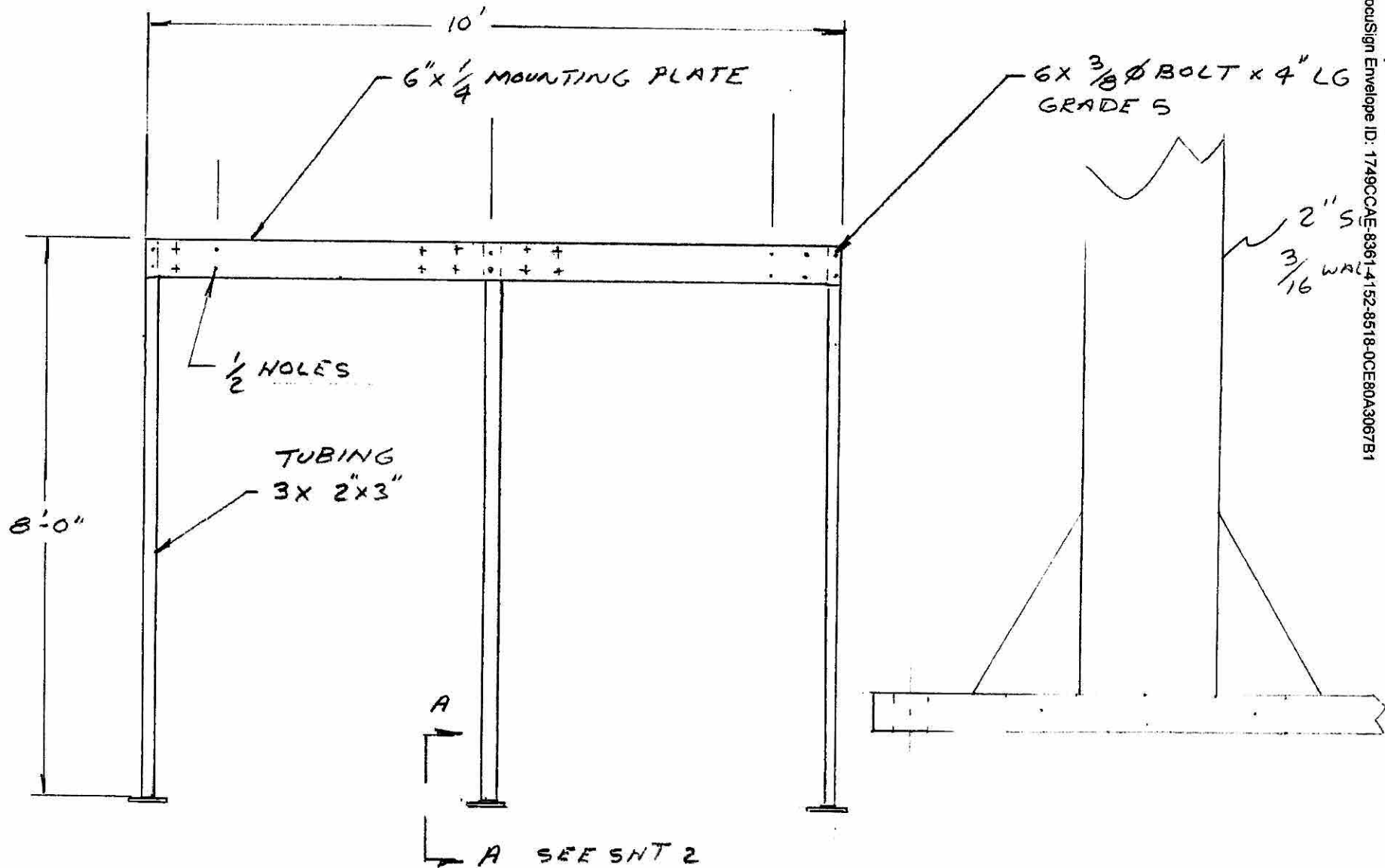


GRAPHIC SCALE SCALE: 1/8" = 1'-0" DATE: 12 APRIL 1987 MASTER PLAN



T.T.

31
#603

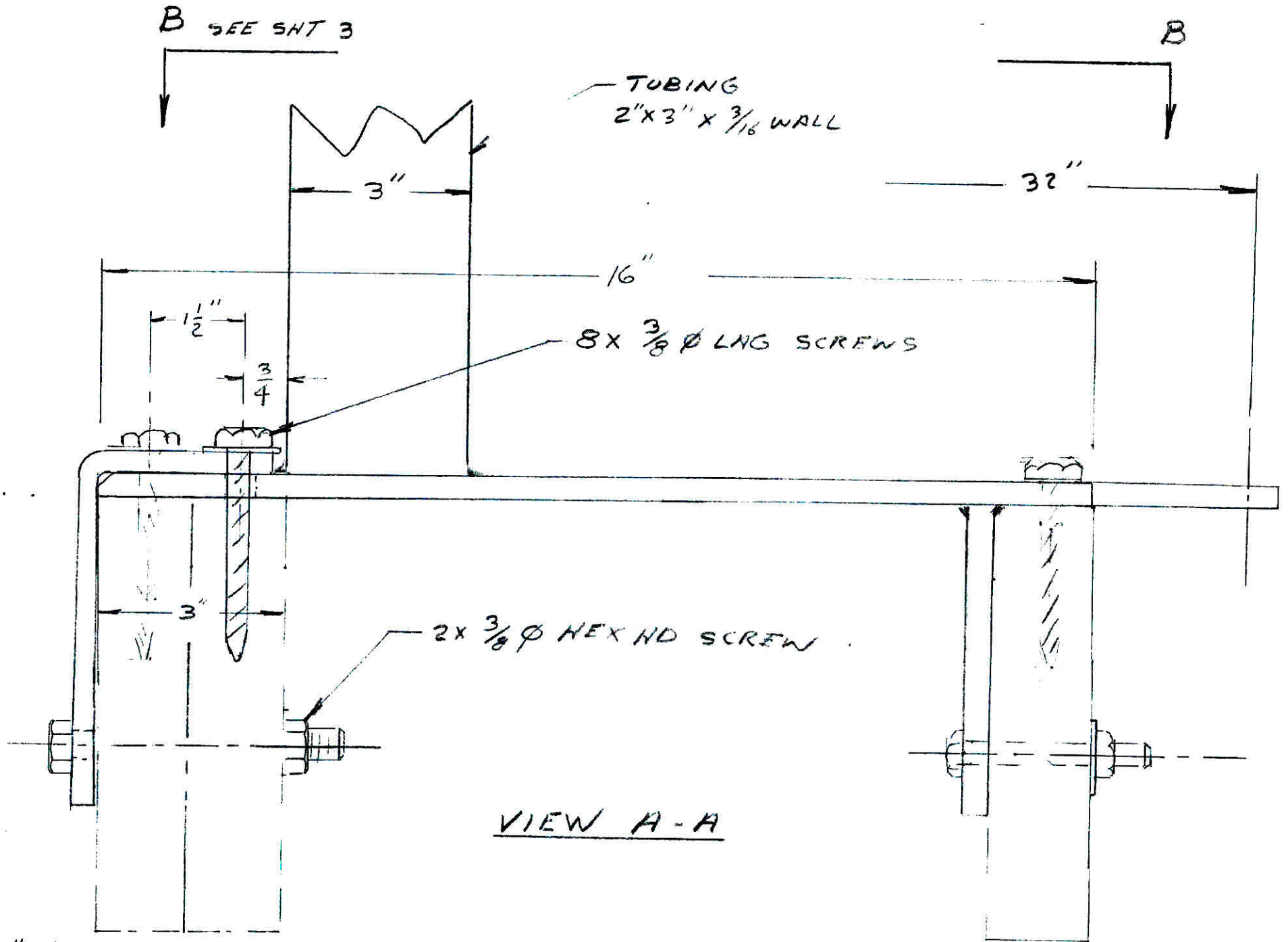


AWNING SUPPORT STRUCTURE

1/2" = 1'

10-24-16

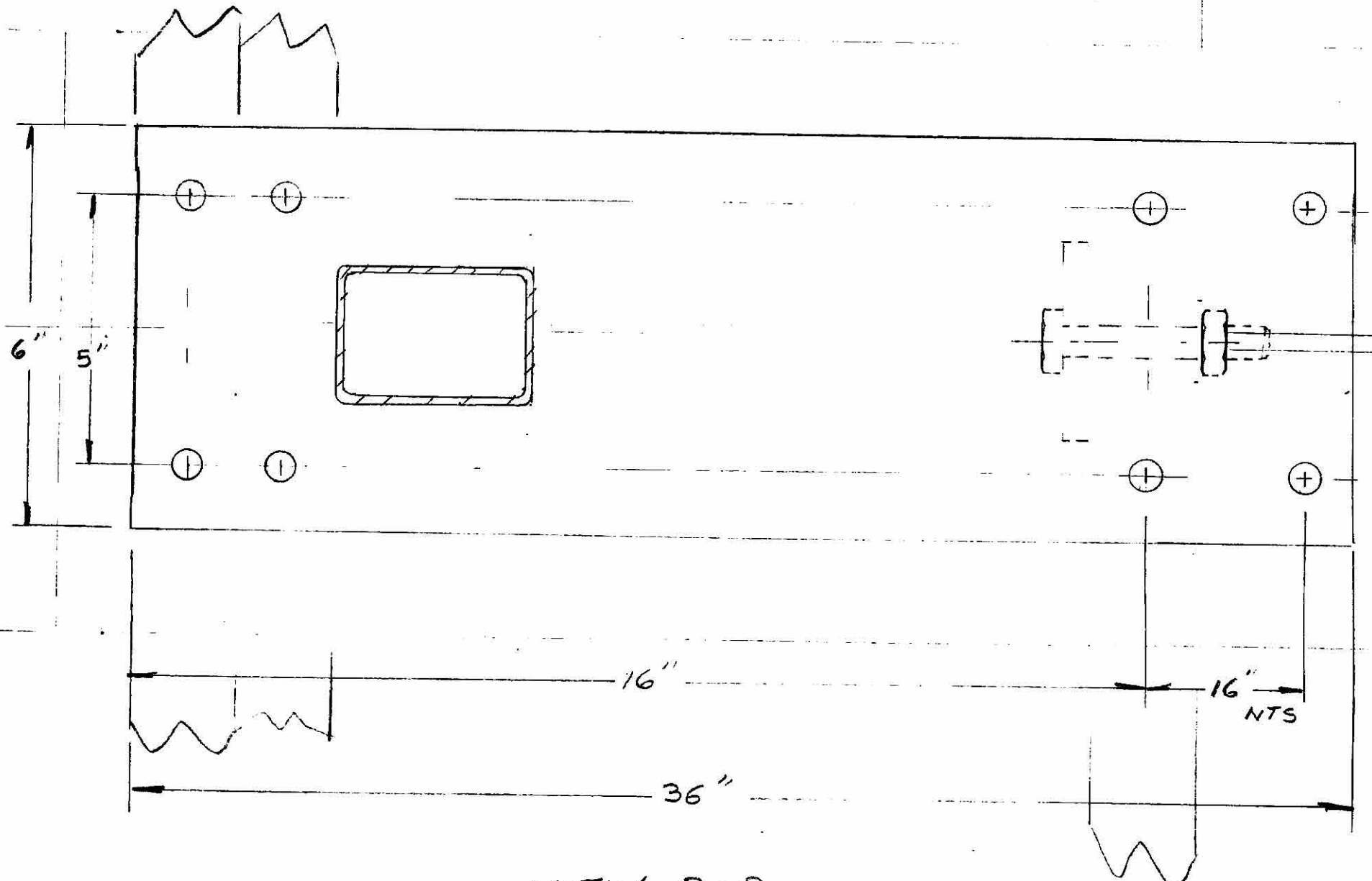
SHT 1 OF 3
J MIRABILE



1/2" = 1'

11-7-16

SHT 2
IMIRABILE



VIEW B-B

SNT 3

SCALE $\frac{1}{2}'' = 1'$

11-7-16

JMIRABILE

Somerville Ornamental Iron Works, Inc.

11 George Street
Somerville, MA 02145

Proposal

10/20/16

Alexandra Crivon
427 Marlborough St #8 Boston MA 02115

I am pleased to propose the steel awning support structure project.

We plan to: A. Design & install a frame to support the Sunsetter Awning

B. Fabricate a frame that will tie in to the floor joist with (6) lag screws .

The frame will have (6) holes to attach the awning, prime and painted black.

We propose to deliver and install (3-6 week) after receiving order

Item	Description	Price
1	Fabricate steel frame, prime & paint black	
2	Install frame on roof deck	
3		
	(Delivery 3-6 weeks)	
	Total Cost	\$2,500.00

Terms: 50% of payment upon signing of proposal.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alternation or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

Signature:

Thank you

Sincerely,
Joseph Mirabile
339-221-1549

Awning Fabrics and Colors

Woven Acrylic Fabric and Colors
Laminated Fabric and Colors
Compare Fabrics
FREE Swatches

Awning Advantages & Benefits

How Many SunSetters are in Your Area?

How to Measure

Energy Savings

FAQs

Video Gallery 



SunSetter Motorized & Motorized XL Awnings

Our top-of-the-line, most popular models, the ultimate in push button shade and protection.

Now simply press a button and get cool shade and protection instantly. The Motorized and Motorized XL Awnings operate effortlessly in seconds, so you can control the weather on your deck or patio. They are the ultimate in convenience, protection, and affordability.

[Read 3047 Reviews](#)

The Motorized XL Awning is identical to the standard Motorized model, except that it offers greater projection (it extends out from your house up to 11 ft. 8 in - see details on the right.) So the XL provides the maximum in coverage, shade, and protection.

Our motorized awnings are a "lateral arm" style. The motor operates strong support arms that open and close horizontally under the awning canopy.

These exceptional awnings give you the same features - or better - than other electric awnings costing hundreds or even thousands of dollars more, including a sophisticated dual cable system that needs no vertical supports, plus a reliable SOMFY® motor - the best in the industry - hidden inside the awning roller.

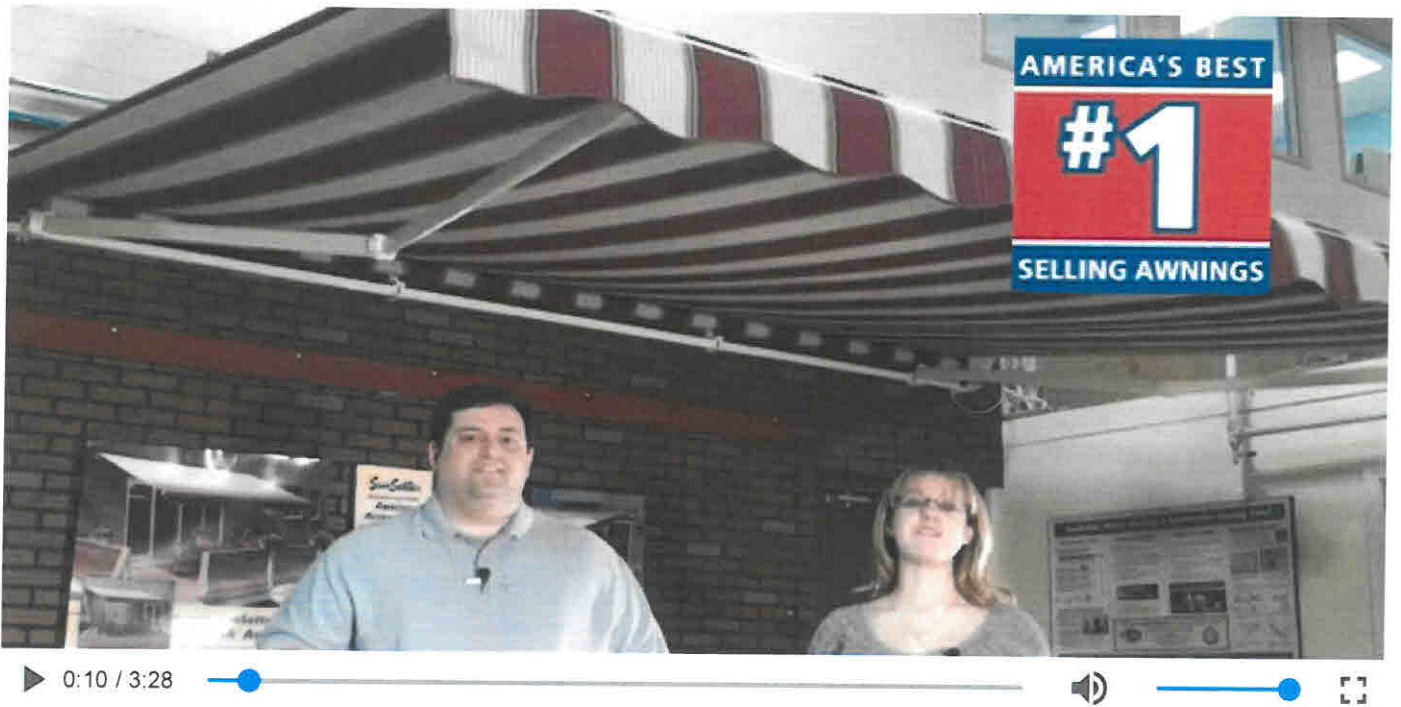
[Motorized and Motorized XL Awning Prices](#)

Order Now

- Nighttime enjoyment. Add our Dimming LED Lights to extend your awning usage into the evening.
- Turns your deck or patio into a beautiful "outdoor room".
- Lets you outsmart the weather. Provides cool shade anytime you want. It can be up to 20 degrees cooler under your awning.
- Great protection. Blocks 99% of harmful UVA and UVB rays.
- Helps keep the inside of your home cooler by preventing sun from coming in windows and sliding glass doors.
- Closes in seconds when you want to enjoy the sun.

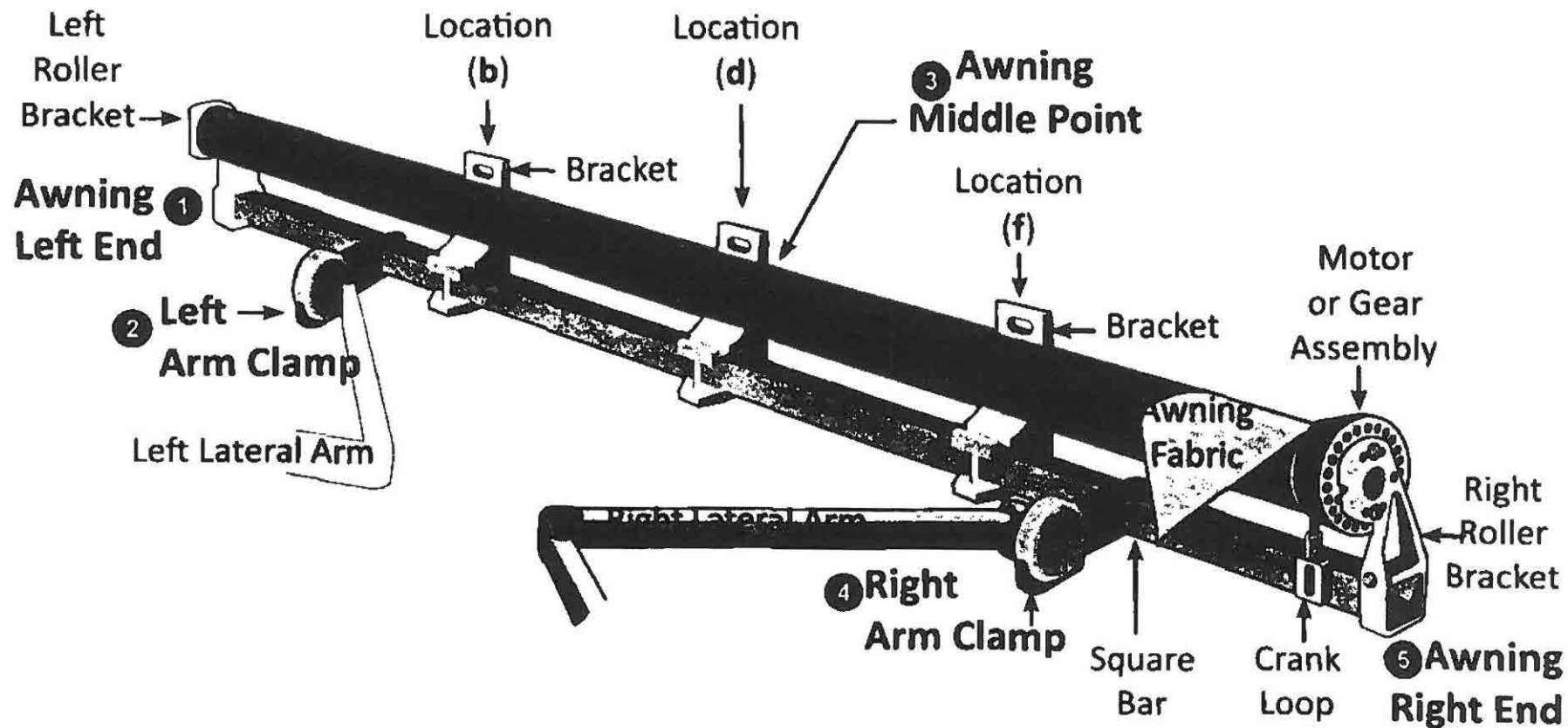
Motorized & Motorized XL Model Facts:

- **Awning Style:**
Lateral arms open and close horizontally under the canopy, with push button Remote Control.
- **Widths and Fabrics:**
Motorized Model
8 ft. - 18 ft. (Acrylic or Laminated Fabric)
- **Fabric Color Choices:**
[Woven Acrylic Fabric and Color Choices](#)
- **Minimum Mounting Height:**
needed for installation: 7 ft. 6 in.
- **Installation:**
Do it yourself in just 2-3 hours, with easy to follow, step-by-step instructions and DVD. Most Authorized SunSetter Dealers also offer optional professional installation.
[Dealer Locator](#)
- **Requires Electricity:** The Motorized Awning has a standard 18 ft. cord that plugs into any grounded outlet.
- **American Quality:**
Assembled right here in the USA.
[5 Year Limited Warranty](#)

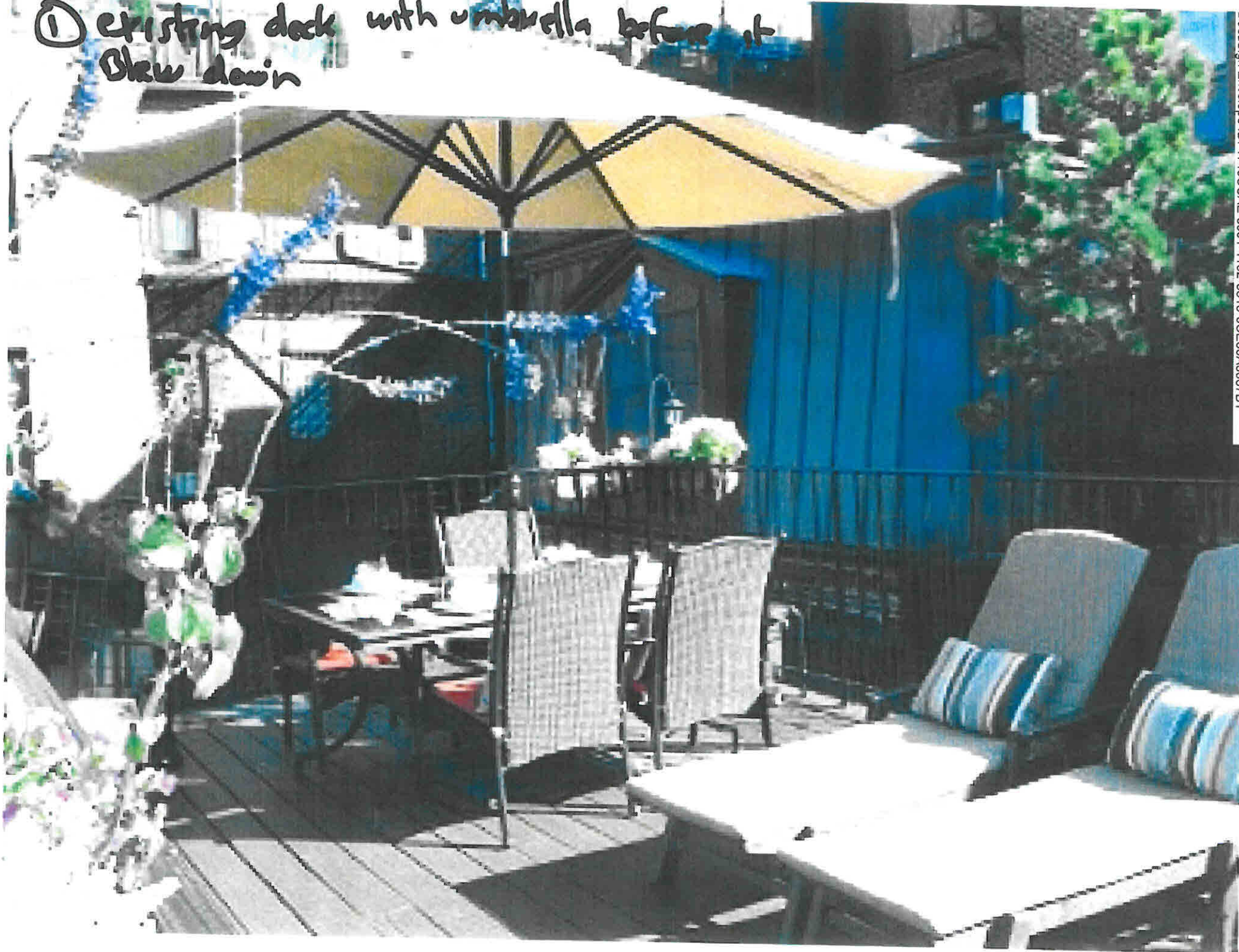


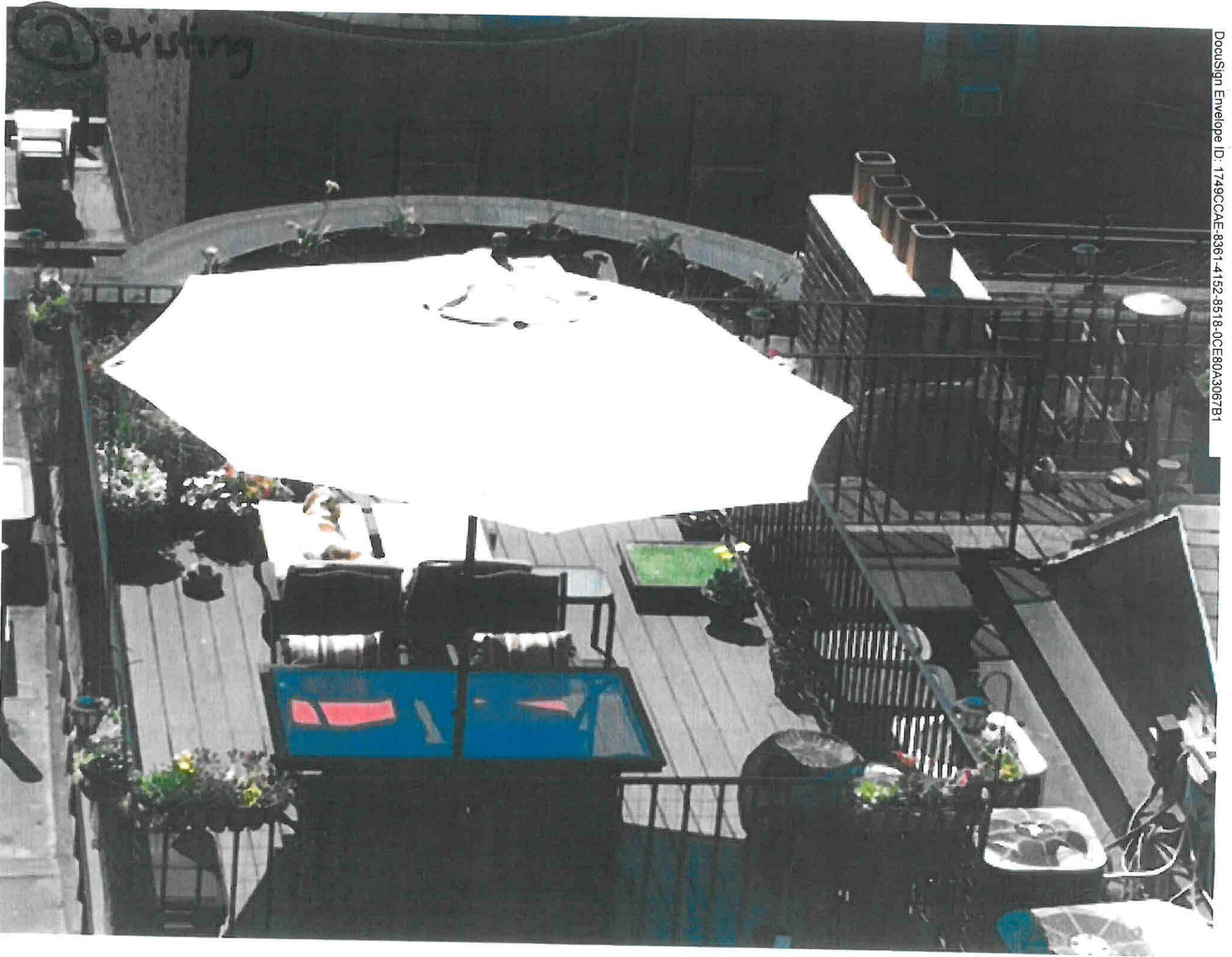
Example of its extended size

Bracket Locations for 10' - 13' Wide Awnings



① existing deck with umbrella before it
blew down





Existing





① proposed iron supports

36L 6A
Fall

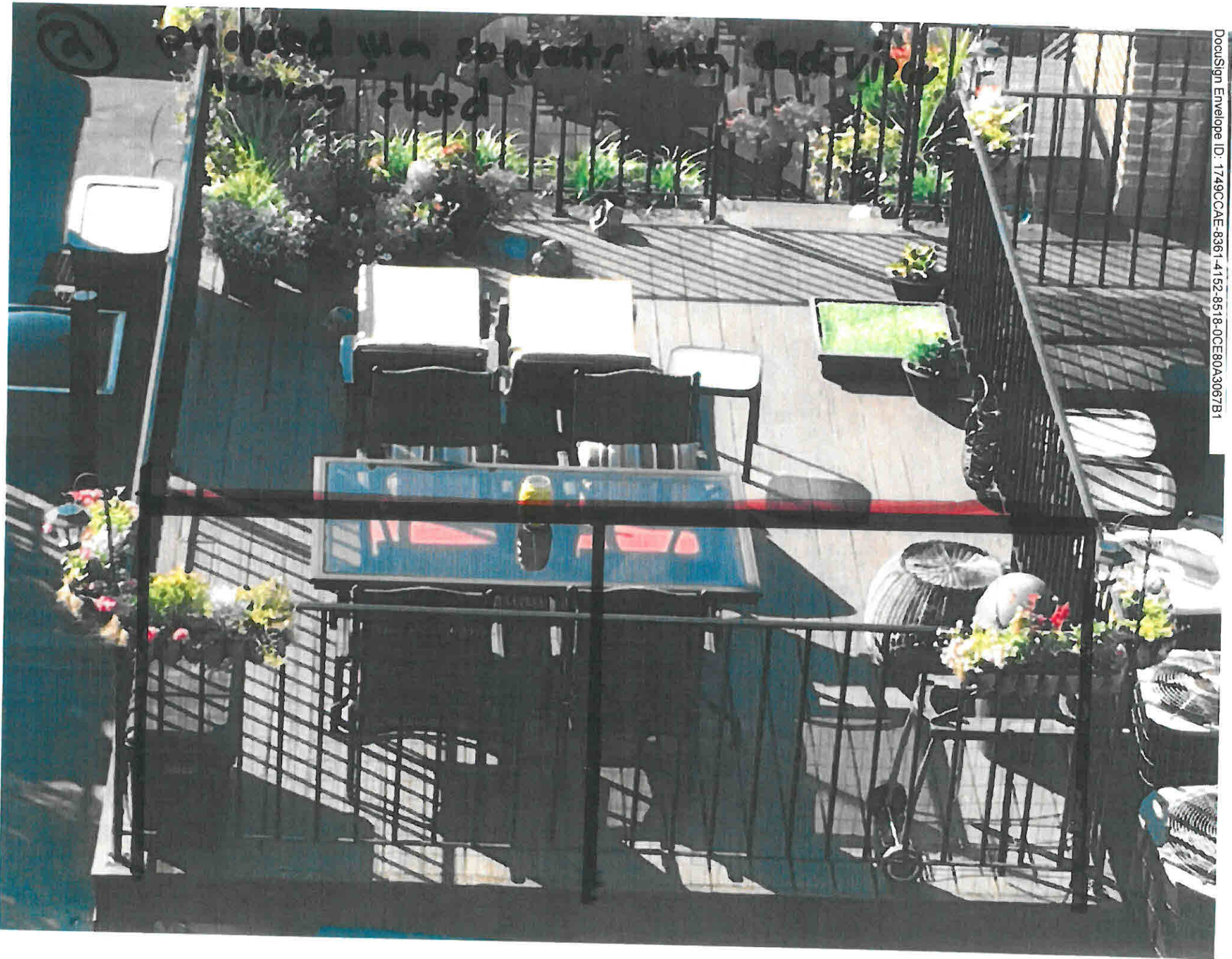
shaded 12th floor



① proposed in
Support + awning
Front view when open

34-6
711

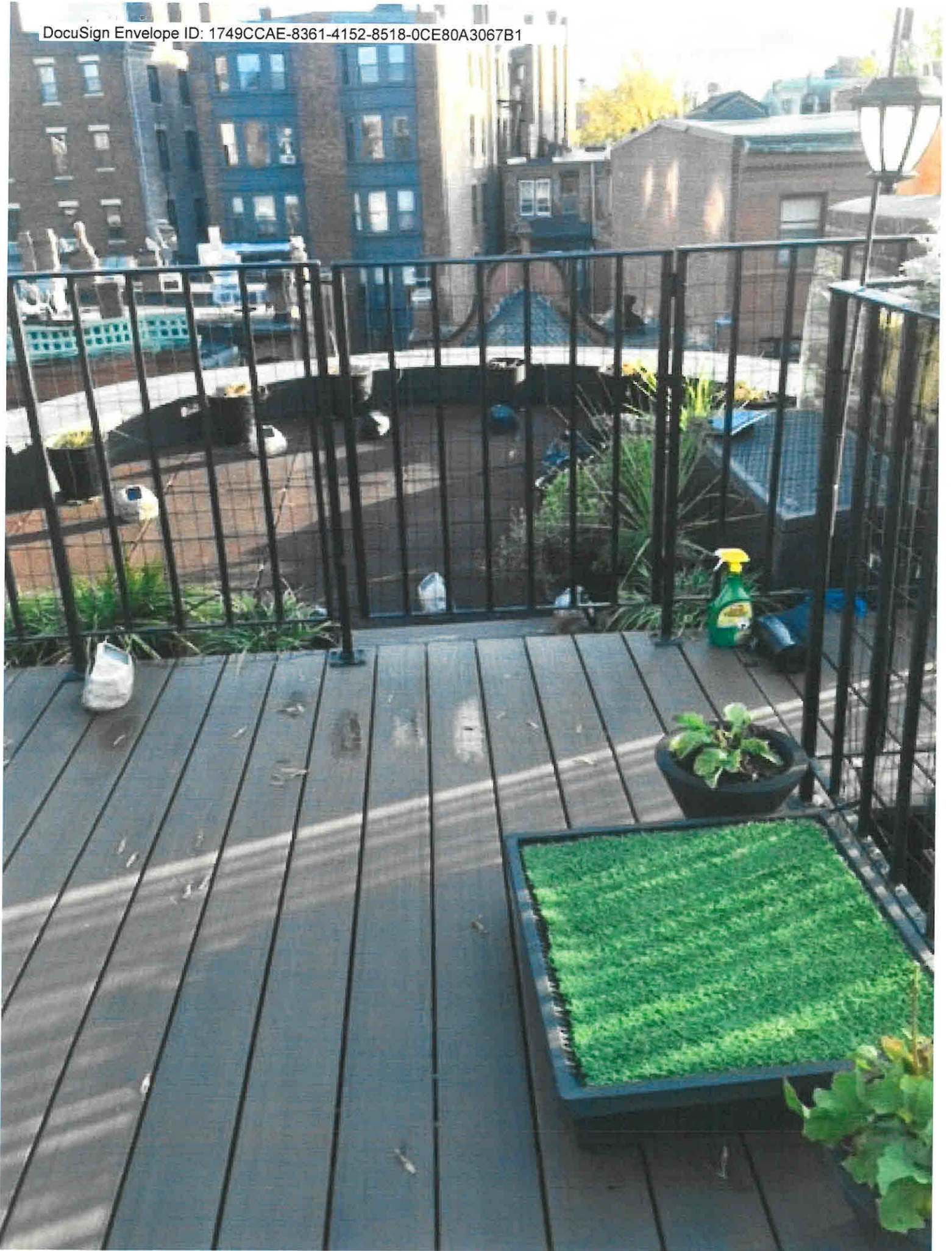
Summit 1001-1002



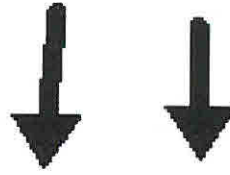
425 Marl St



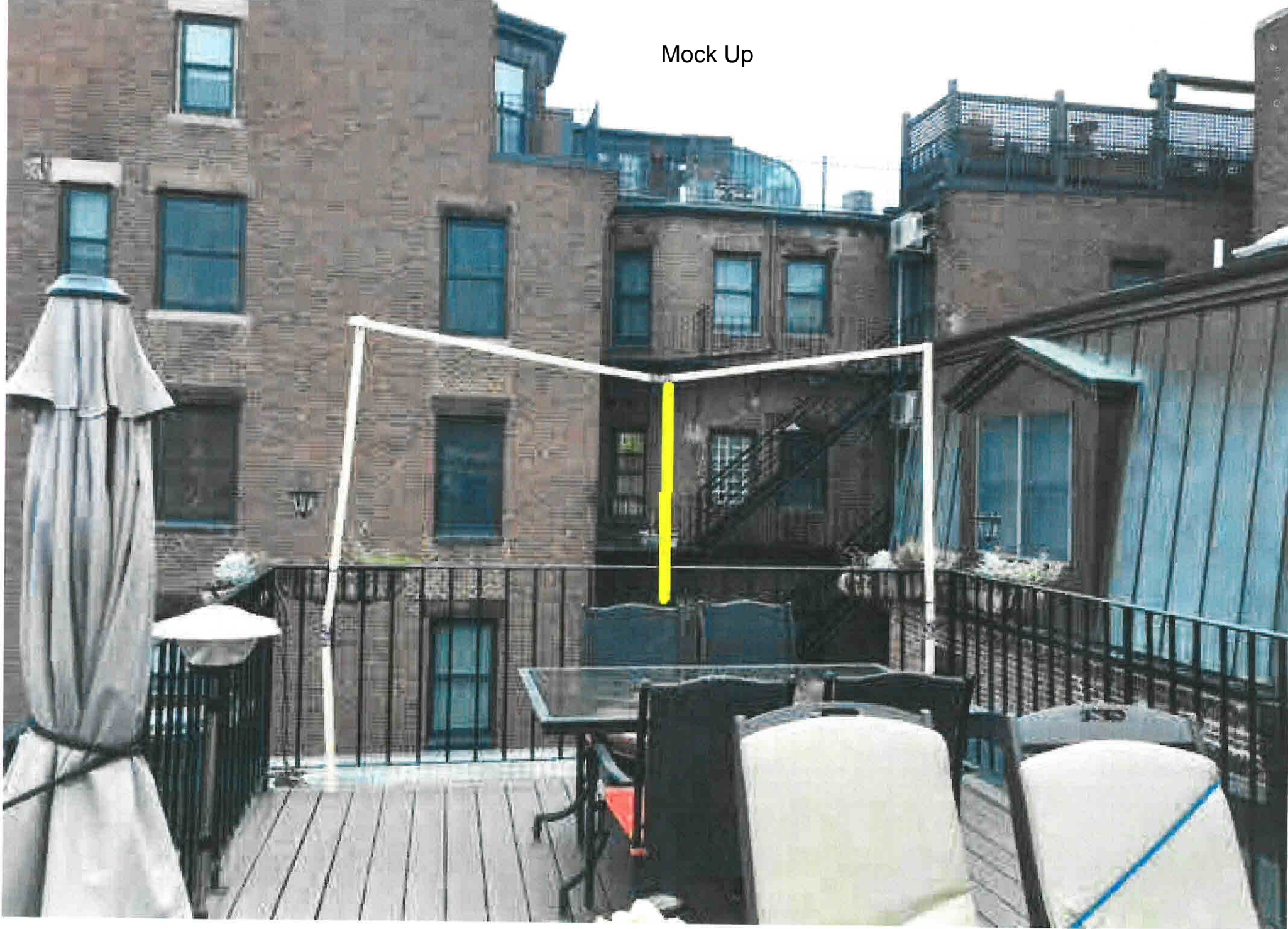




425 Marl St



Mock Up







SunSetter
WOVEN ACRYLIC FABRIC

Color: Nutmeg Tweed
Color # 7957



Minutes

January 28, 1987

BACK BAY ARCHITECTURAL DISTRICT



City of Boston
The Environment
Department

Mr. Edgar Puente
160 Commonwealth Avenue
Boston, MA 02116

NOTICE OF DECISION
Application #87.07
425-427 Marlborough Street

CONDITIONAL APPROVAL

Dear Mr. Puente:

Boston City Hall/Room 805
Boston, Massachusetts 02201
617/725-4416 or 725-3850

At a meeting held in Boston City Hall on January 14, 1987, the Back Bay Architectural Commission reviewed and voted to approve the following items of your application as modified:

1. Door frames in each building to be reconstructed with details of what presently exists at 427. The doors themselves will be an exact replica of what existed prior to commencement of work at each location.
2. Wood windows will be replaced with new replacement sash and jamb frame with new material (either wood or PVC clad wood) to match the color and the profile of the existing sash. These will match what existed prior to their unauthorized removal.
3. Use of wrought iron railings details to be submitted prior to installation as a material for the front yard. These details shall show (a) general design, (b) relationship to the existing stone curbing and (c) relationship to the railing for the steps.
4. Construction of roof decks, as shown on plans dated 4/16/86, except the handrail system should be of wrought iron similar to the design and details of the front yard railings (painted black) and access to the roof shall be by an operable skylight finished with standing seam copper or black anodized aluminum. All plumbing vents shall be cut to minimum code height (2' plus or minus) and painted black.
5. Mechanical equipment to be screened by a metal enclosure of detailing and color to match roof hatch.
6. All details to be finally approved by staff.

This determination by the commission is based solely upon documentation presented at the hearing. If actions by other authorities having jurisdiction over this proposal are in conflict with this decision, those actions may affect the status of this certificate. The applicant is responsible seeking commission approval of any changes to this project, and failure to do so will invalidate this certificate. (This means a continuation of any unauthorized work.)

Any alterations associated with the intent of this application that are not comprehensively noted, dimensioned and described in the documentation provided to the commission are unauthorized and, if constructed, shall constitute a violation of Chapter 625 of The Acts of 1966, as amended.

This decision is valid for two years.

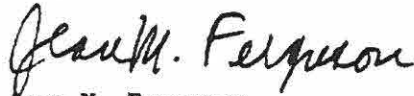
Mr. Edgar Puente
January 28, 1987
Page 2

The commission also voted to deny without prejudice the 6' stockade fence in the rear and the work proposed to the rear elevation. You should return to a subsequent meeting with plans showing an accurate representation of what is built and what is proposed including details about restoration of brick, masonry and detailing of doors (noting that the present clear glass will not be acceptable and existing white will not acceptable and the revised plan should include all drains and identify vents). A separate Certificate of Appropriateness will be required for this portion of the work.

Please present a copy of this certificate when filing for a building permit at the Inspectional Services Department (5th floor, 1010 Massachusetts Avenue) prior to issuance of a permit.

Thank you for your cooperation with the architectural commission.

Respectfully,



Jean M. Ferguson
Executive Secretary

CC: Design Partnership of Cambridge

RECORD OF COMMISSION VOTE

Application #87.07

MOTION by Gordon SECOND by Lewis

AFFIRMATIVE: Gleason, Christiansen, Gordon, Lewis and Johnson

NEGATIVE: (None)

ABSTAINED: Rothstein