

PROJECT DIRECTORY

OWNER:
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 69 Rutland St. #3
 Boston MA, 02118
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ARCHITECT:
 Derek Rubinoff, Architect
 82 Spring Street
 West Roxbury, MA 02132
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 MOBILE: (617) 504-2599
 EMAIL: drubinoff@derekrubinoff.com

CONTRACTOR:
 B H Brown Landscape Design
 PO Box 170622
 Boston MA 02117
 CONTACT: Ben Brown
 PHONE: (617) 792-7178
 EMAIL: Ben@BHBrownDesign.com

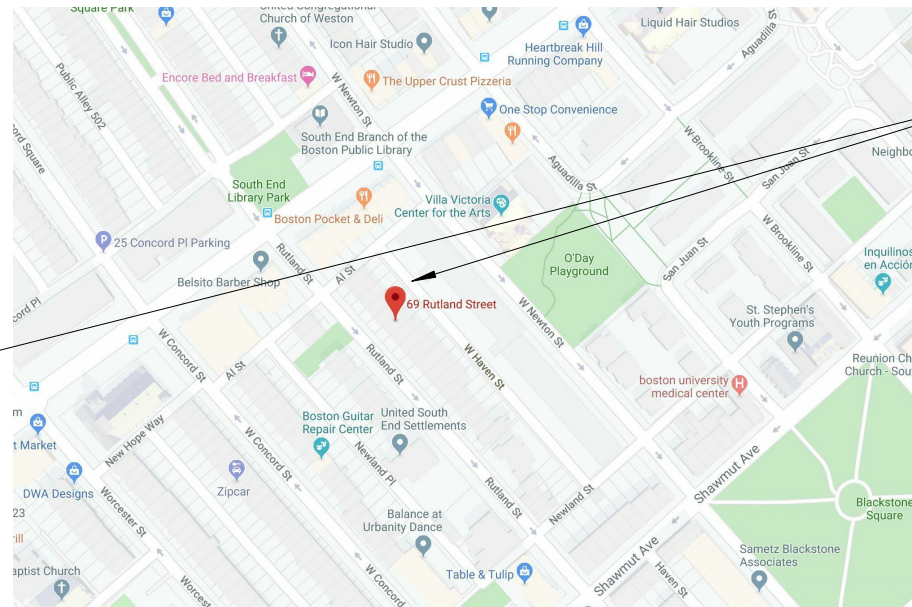
CODE SUMMARY

APPLICABLE CODES BOSTON, MASSACHUSETTS

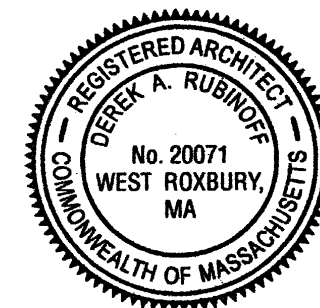
1. BUILDING : 780 CMR 9th EDITION

DESCRIPTION	CODE REFERENCE	REQUIREMENT	PROPOSED
GENERAL			
CONSTRUCTION TYPE		III B	III B

LOCATION MAP



PROJECT SITE



Estabrook Residence Roof Deck Repair

02/26/2020 Approvals Set

69 Rutland St. Unit #3
 Boston, MA 02118

Scope:

Replace the existing floor finish on an existing roof deck. The existing deck footprint will remain unchanged.

The existing building is a four-storey-plus-basement apartment building in South End. The scope of work is limited to the existing roof deck belonging to Unit #3.

No other work is proposed.

Sheet List

Sheet Number	Sheet Name	Current Revision	Current Revision Date
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A0.2	Existing Photos		
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A2.4	Roof Head House Elevations		
A2.5	Proposed Building Elevations		

EXISTING DECK AND HEADHOUSE

DEREK RUBINOFF ARCHITECT
 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubinoff.com

Cover
 Estabrook Residence Roof Deck Repair
 69 Rutland St. Unit #3
 Boston, MA 02118

JOB #: 1960
 SCALE: 1/4" = 1'-0"
 DATE: 2020-02-26
 DWN BY: TK
 CROSS REF:

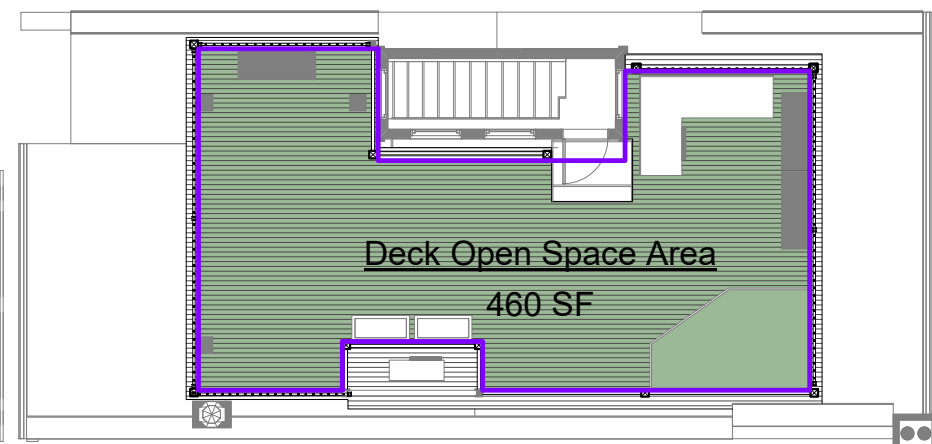
A0.0

ZONING SUMMARY

Zoning District: South End Neighborhood (Article 64)
 Sub District: MFR (Multifamily Residential)
 Overlay: Groundwater Conservation; Restricted Parking
 Historic District: South End Landmark District
 Parking Freeze Zone: Boston Proper Zone
 Parks Design Review: Ordinance 7.4-11
 Map: 1P
 Year Built: ~1900. Roof deck and headhouse are existing. Headhouse appears to have historic stair within; see photos.

DESCRIPTION	CODE REFERENCE	REQUIRED/ALLOWED	EXISTING	PROPOSED
GENERAL				
USE	§64 TABLE A	RESIDENTIAL USES: THREE-FAMILY ROW HOUSE ALLOWED	3 APARTMENT UNITS	NO CHANGE
LOT AREA	§64 TABLE C	PARCEL 0900460000	LOT SIZE: 1,890 SF (21' x 90')	NO CHANGE
LOT AREA MIN. FOR DWELLING UNIT	§64 TABLE C	NONE	N/A	N/A
ADDITIONAL LOT AREA FOR DWELLING UNIT	§64 TABLE C	NONE	N/A	N/A
LOT WIDTH MIN.	§64 TABLE C	NONE	21'	NO CHANGE
LOT FRONTAGE MIN.	§64 TABLE C	NONE	21'	NO CHANGE
FAR MAX.	§64 TABLE C	2.0	UNIT 1 = 1,532 SF UNIT 2 = 711 SF UNIT 3 = 1,607 SF BUILDING TOTAL = 3,850 SF (PER ASSR.) EXISTING FAR = 2.0	NO CHANGE
BUILDING HEIGHT MAX.	§64 TABLE C	70'	66'	NO CHANGE
NUMBER OF STOREYS	§64 TABLE C	NO LIMIT	4 + HEADHOUSE	NO CHANGE
USABLE OPEN SPACE MIN. PER UNIT	§64 TABLE C	200 SF PER DWELLING UNIT	460 SF FOR UNIT 3 (ROOF DECK)	NO CHANGE
FRONT YARD MIN. DEPTH	§64 TABLE C	CONFORM WITH EXISTING BUILDING ALIGNMENT	CONFORMS	NO CHANGE
SIDE YARD MIN. WIDTH	§64 TABLE C	NONE	NONE	NO CHANGE
REAR YARD MIN. DEPTH	§64 TABLE C	20'	30'	NO CHANGE
REAR YARD MAX OCC BY ACCESSORY	§64 TABLE C	25%	NONE	NO CHANGE
PARKING	§64 TABLE H	1.0 SPACES PER DWELLING UNIT	2	NO CHANGE
ROOF DECK STRUCTURES	§64-34	MUST GET BOA CONDITIONAL USE IF ALTERS THE PROFILE AND/OR CONFIGURATION OF THE ROOF OR MANSARD. MUST BE ON A ROOF WITH < 5 DEG. SLOPE. DECK MUST BE < 12" ABOVE HIGHEST POINT ON ROOF. TOTAL HEIGHT OF BUILDING INCLUDING DECK MUST BE ≤ MAX ALLOWABLE BUILDING HEIGHT. TOP OF BULKHEAD MUST BE ≤ 30" ABOVE DECK. AN APPURTENANT HAND RAIL, BALUSTRADE, HATCH, OR BULKHEAD IS SET BACK HORIZONTALLY, 2' FOR EACH FOOT OF HEIGHT OF SUCH APPURTENANT STRUCTURE, FROM A ROOF EDGE THAT FACES A STREET MORE THAN 20' WIDE. ROOF DECKS INCLUDING DECKING AND RAILING SHOULD NOT BE VISIBLE FROM ANY PUBLIC WAY. PARTIAL VISIBILITY OF THE RAILING MAY BE ALLOWED ON A CASE-BY-CASE BASIS...ANY VISIBLE RAILINGS MUST BE BLACK METAL.	DOES NOT ALTER THE ROOF OR MANSARD PROFILE. EXISTING DECK HEIGHT APPEARS TO BE < 12" ABOVE THE HIGHEST POINT OF THE ROOF (DIFFICULT TO DETERMINE WITHOUT EXPLORATORY DEMOLITION). TOP OF EXISTING HEADHOUSE IS WITHIN OVERALL ALLOWED BUILDING HEIGHT BUT 6"-10" ABOVE THE TOP OF THE DECK (>30" ABOVE TOP OF DECK; NEEDS ZONING RELIEF). EXISTING ROOF SLOPE IS SLIGHTLY LESS THAN 5 DEGREES. DECK IS NOT VISIBLE FROM PUBLIC WAYS; SEE PHOTOS. FRONT AND REAR EDGE OF RAILINGS ARE PARTIALLY VISIBLE.	PROPOSED CONFORMS (WOULD MATCH EXISTING; SEE PHOTOS). ROOF DECK HEIGHT WOULD MATCH EXISTING. NO PROPOSED CHANGES TO EXISTING HEADHOUSE. NO CHANGE TO EXISTING CONFIGURATION, EXCEPT ANY WOOD RAILINGS VISIBLE FROM PUBLIC WAYS WILL BE CHANGED TO METAL RAILINGS. EXISTING METAL RAILINGS AT FRONT AND REAR WILL BE RE-INSTALLED BUT WILL HAVE HEIGHT INCREASED TO 42" ABOVE DECK IN ACCORDANCE WITH 780 CMR.

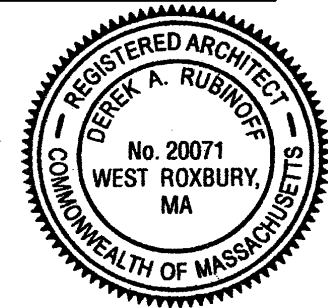
SOUTH END LANDMARKS DISTRICT CRITERIA I.(F)



Open Space Area Legend

■ Usable Open Space

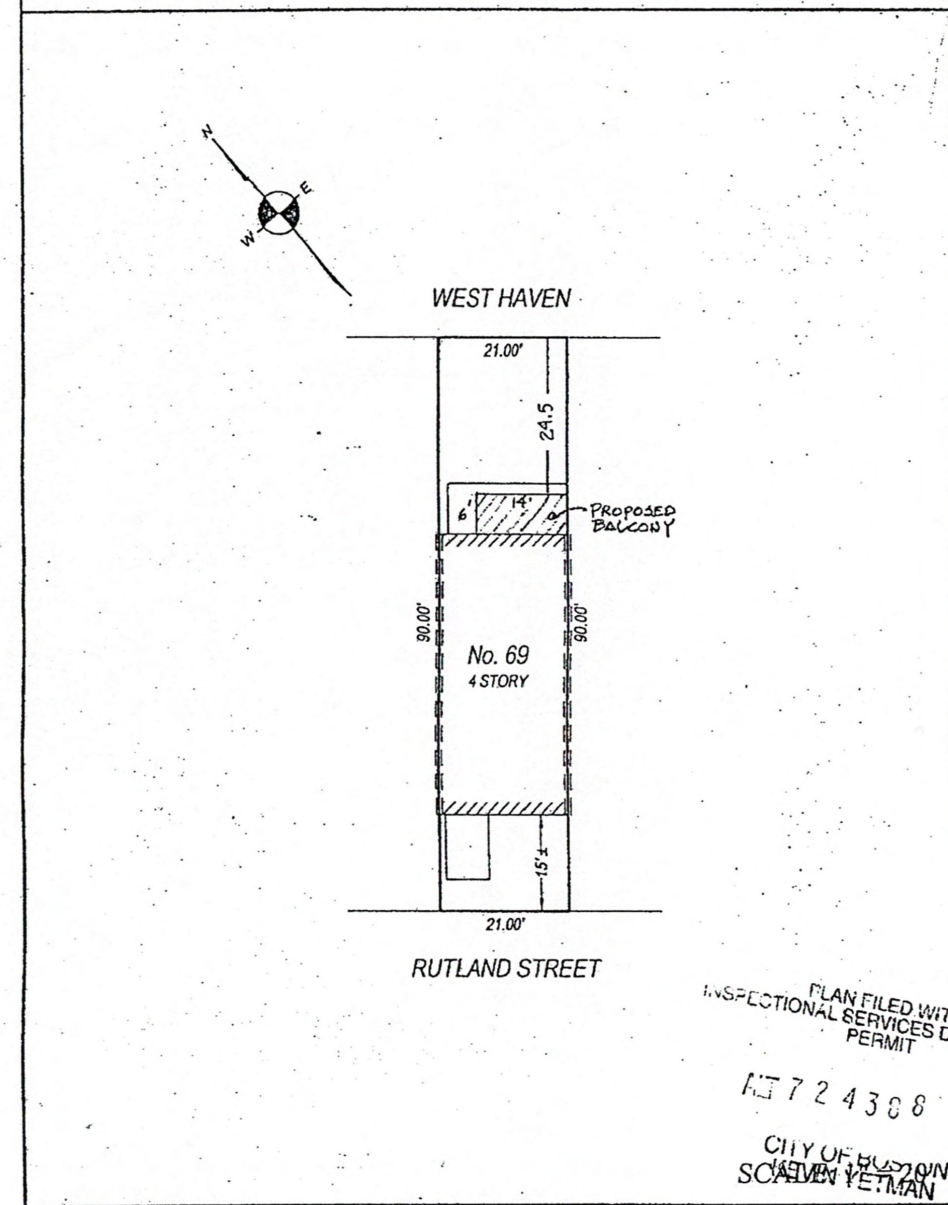
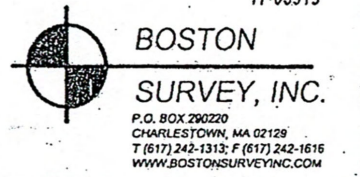
② Roof Deck Open Space Area Plan
1" = 10'-0"



MORTGAGE INSPECTION PLAN

17-05919

LOCATION: 69 RUTLAND STREET
 CITY, STATE: BOSTON, MA
 APPLICANT:
 CERTIFIED TO: PARCEL ID 0900460000
 DATE: 06-20-2017



<p>FLOOD DETERMINATION According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as ZONE: X COMMUNITY PANEL No. 25025C0079J EFFECTIVE DATE: 3/16/2016</p>	<p>REFERENCES DEED: 32712-69 PLAN: ASSESSORS</p> <p>NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14").</p>	
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① Mortgage Plan
1" = 30'-0"

<p>DEREK RUBINOFF ARCHITECT 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubino.com</p>	<p>Mortgage Plan and Zoning Summary Estabrook Residence Roof Deck Repair 69 Rutland St. Unit #3 Boston, MA 02118</p>	<p>JOB #: 1960 SCALE: As indicated DATE: 2020-02-26 DWN BY: Author CROSS REF:</p>	<p>A0.1</p>
	<p>3/27/2020 9:49:12 AM Z:\Jobs\Estabrook Residence\REVIT\69 Rutland St. corrected.rvt</p>		

EXISTING CLAPBOARD HEAD HOUSE



EXISTING COMPOSITE RAILINGS

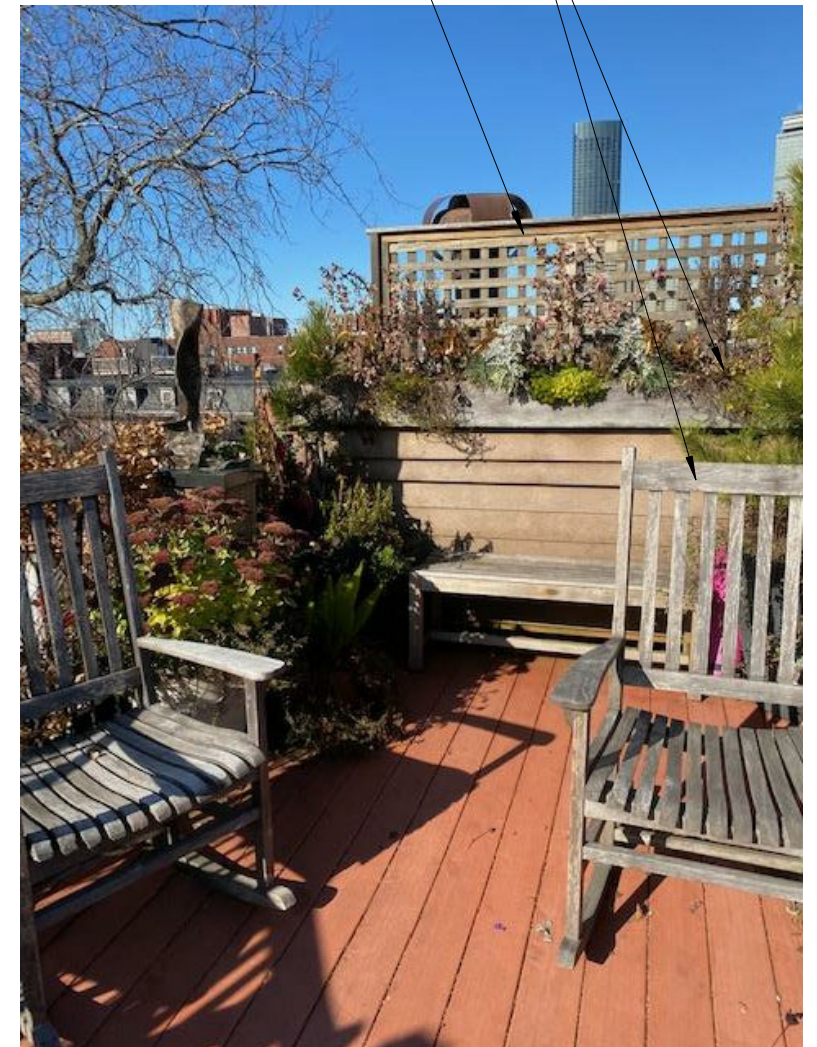


EXISTING PARAPET AND COPING

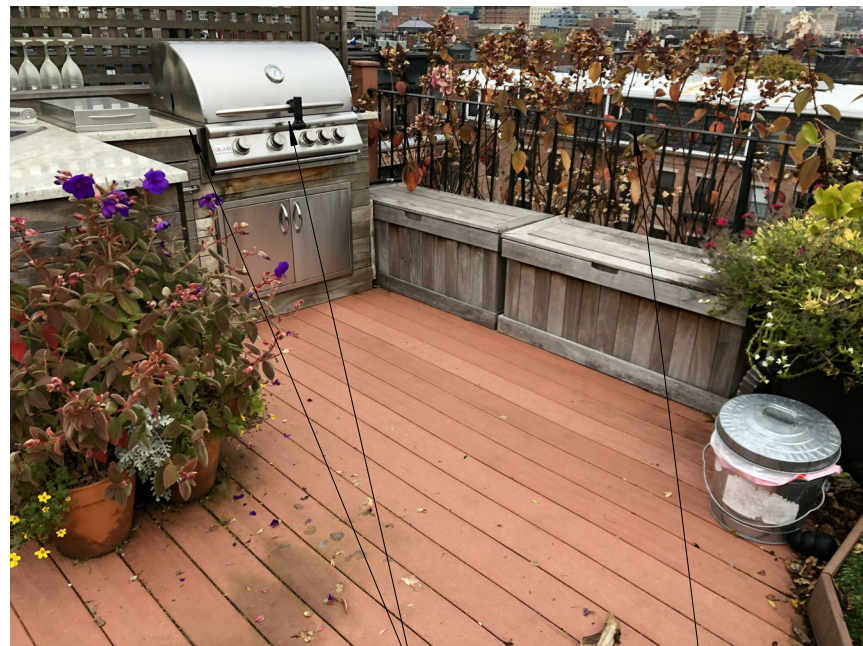
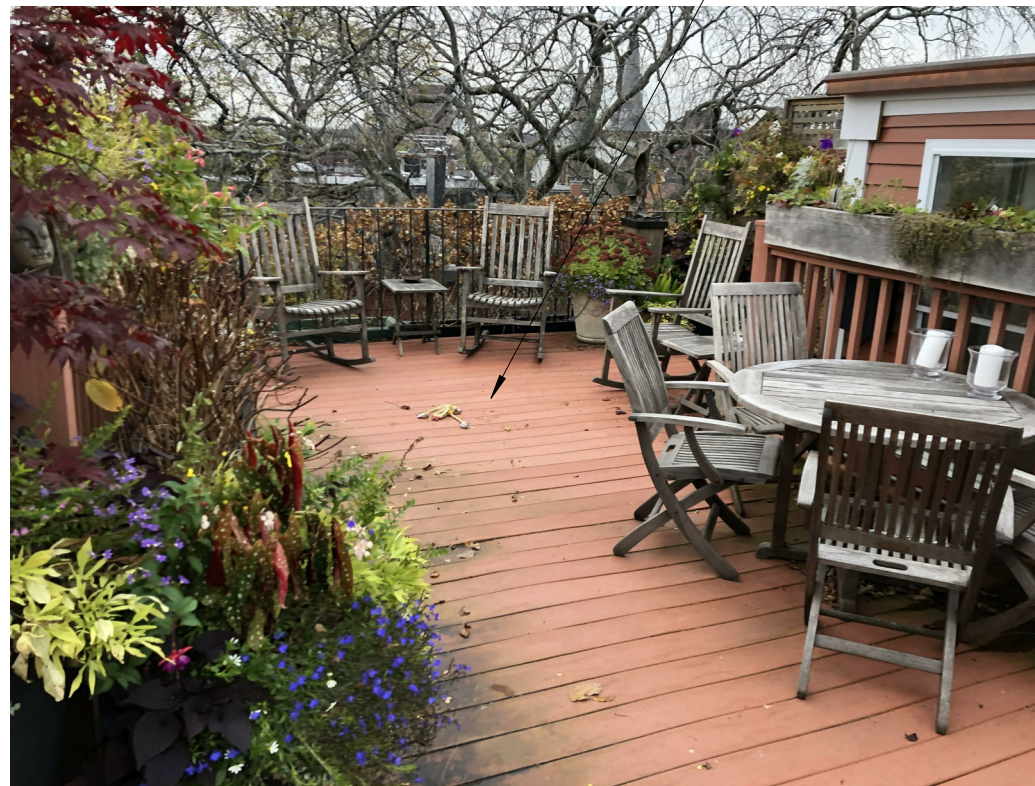


EXISTING FURNITURE AND PLANTERS ON THE DECK

EXISTING COMPOSITE DECK SCREEN

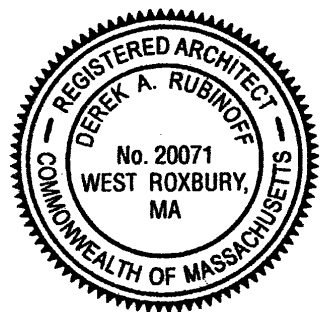


EXISTING COMPOSITE DECK FLOORING



EXISTING COUNTER AND GRILL

EXISTING METAL RAILINGS.



DEREK RUBINOFF ARCHITECT

82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubino.com

Existing Photos

Estabrook Residence Roof Deck Repair
69 Rutland St. Unit #3
Boston, MA 02118

JOB #:	1960
SCALE:	
DATE:	2020-02-26
DWN BY:	Author
CROSS REF:	

A0.2

DECK IS BARELY VISIBLE FROM STREET OR FROM REAR ALLEY. EXISTING FOURTH FLOOR IS PRESENTLY BUILT OUT AT FRONT AND REAR.

D. R.



VIEW LOOKING SOUTH SHOWS OTHER NEIGHBORING ROOF DECKS



VIEW LOOKING NORTH SHOWS OTHER NEIGHBORING ROOF DECKS



NOTE: THE ONLY PROPOSED CHANGE FROM THE EXISTING FROM THE POINT OF VIEW OF THOSE ON A PUBLIC WAY IS THAT ALL VISIBLE (FROM A PUBLIC WAY) RAILINGS WILL BE BLACK METAL.

EXISTING HEADHOUSE

HISTORIC STAIR WITHIN EXISTING HEAD HOUSE



DEREK RUBINOFF ARCHITECT

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Existing Photos

Estabrook Residence Roof Deck Repair
69 Rutland St. Unit #3
Boston, MA 02118

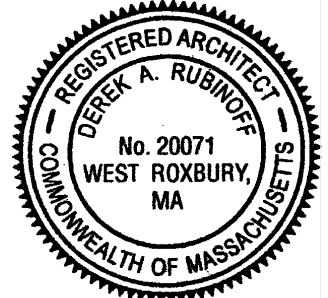
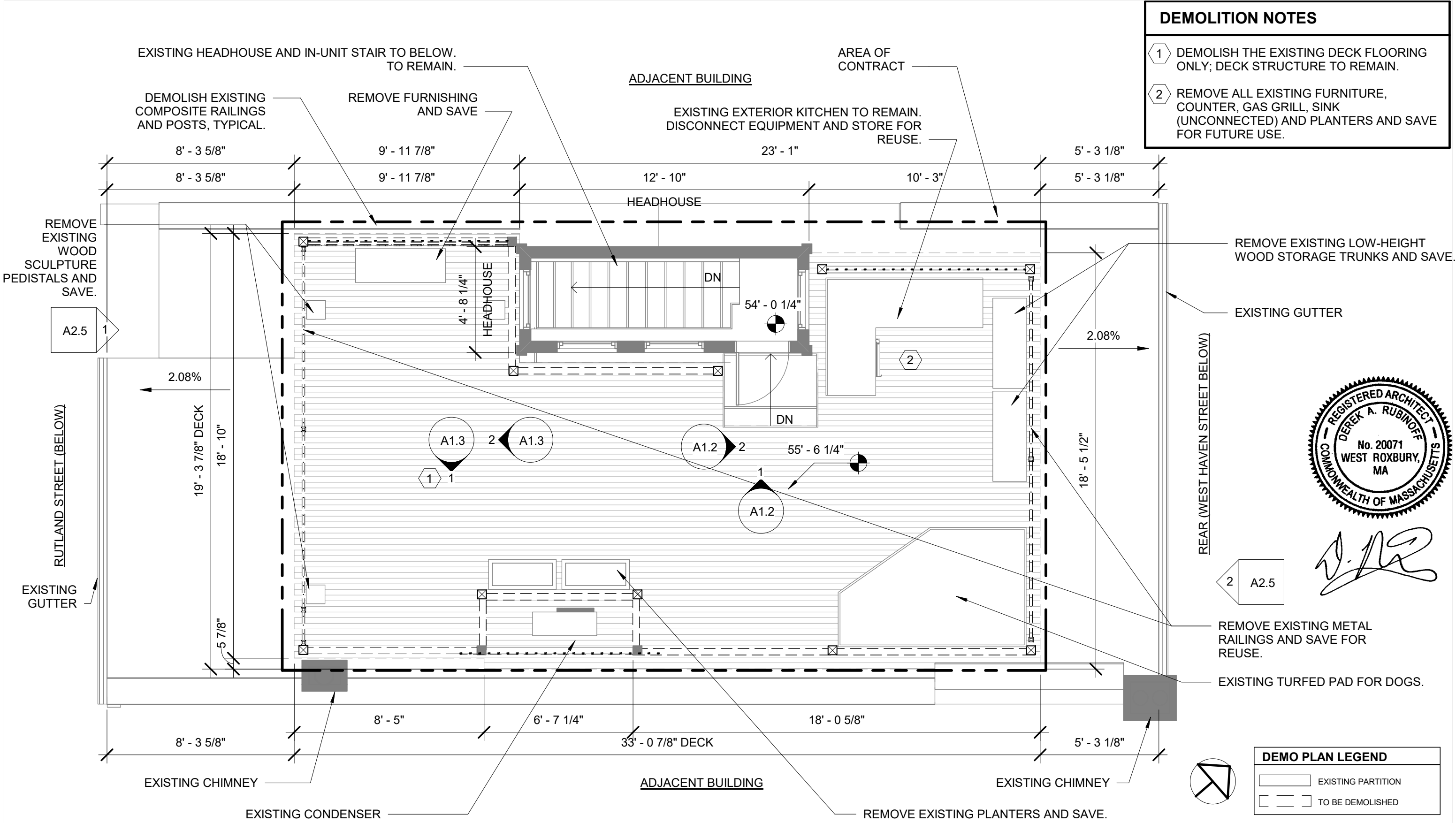
JOB #:	1960
SCALE:	
DATE:	2020-02-26
DWN BY:	Author
CROSS REF:	

A0.3

DEMOLITION NOTES

1 DEMOLISH THE EXISTING DECK FLOORING ONLY; DECK STRUCTURE TO REMAIN.

2 REMOVE ALL EXISTING FURNITURE, COUNTER, GAS GRILL, SINK (UNCONNECTED) AND PLANTERS AND SAVE FOR FUTURE USE.



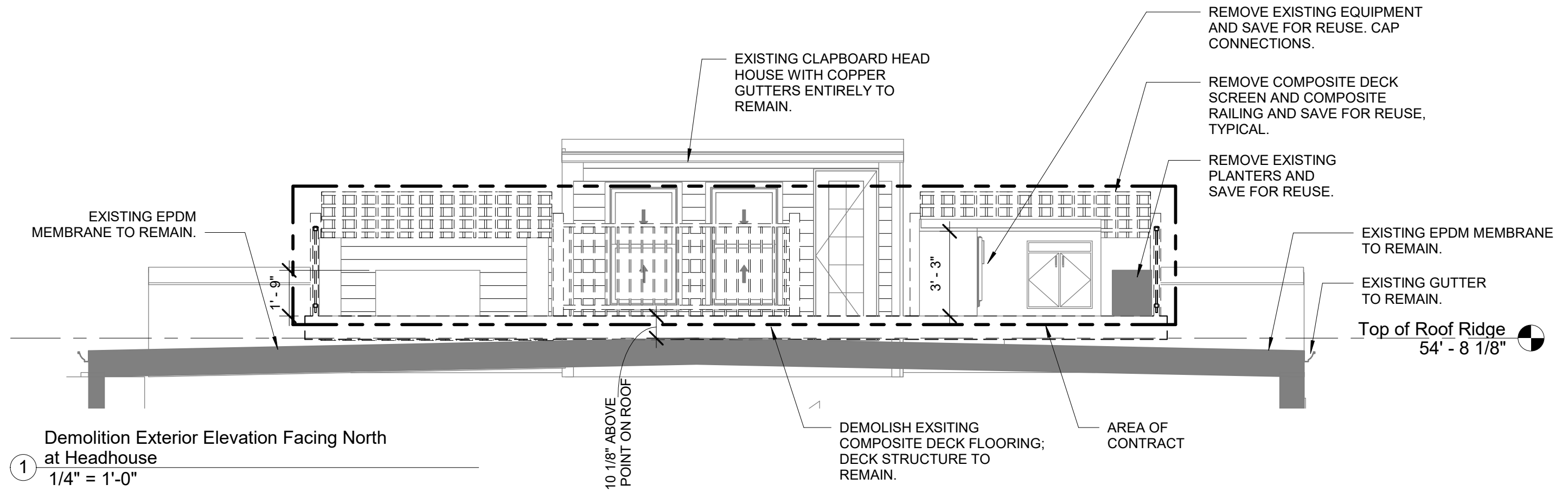
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DEMO PLAN LEGEND

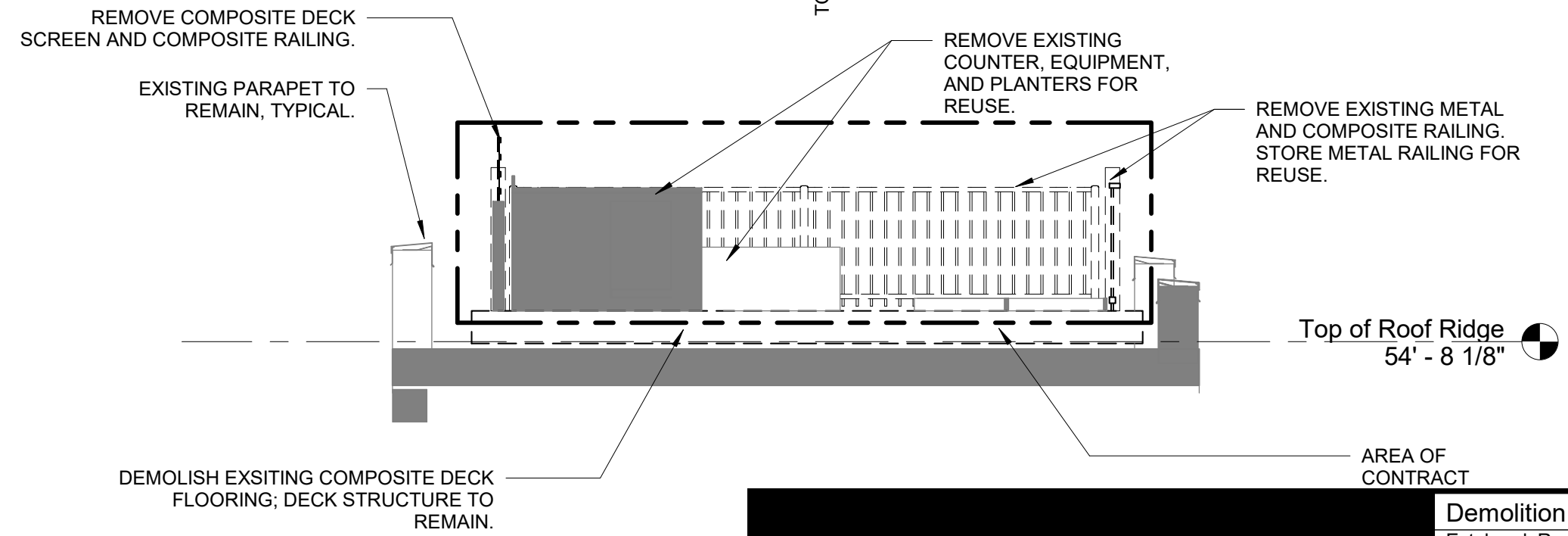
	EXISTING PARTITION
	TO BE DEMOLISHED

<p>DEREK RUBINOFF ARCHITECT 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubinoff.com</p>	<p>Demolition Roof Plan</p>		<p>A1.1</p>
	<p>Estabrook Residence Roof Deck Repair 69 Rutland St. Unit #3 Boston, MA 02118</p>	<p>JOB #: 1960 SCALE: As indicated DATE: 2020-02-26 DWN BY: TK CROSS REF:</p>	

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



1 Demolition Exterior Elevation Facing North at Headhouse
1/4" = 1'-0"

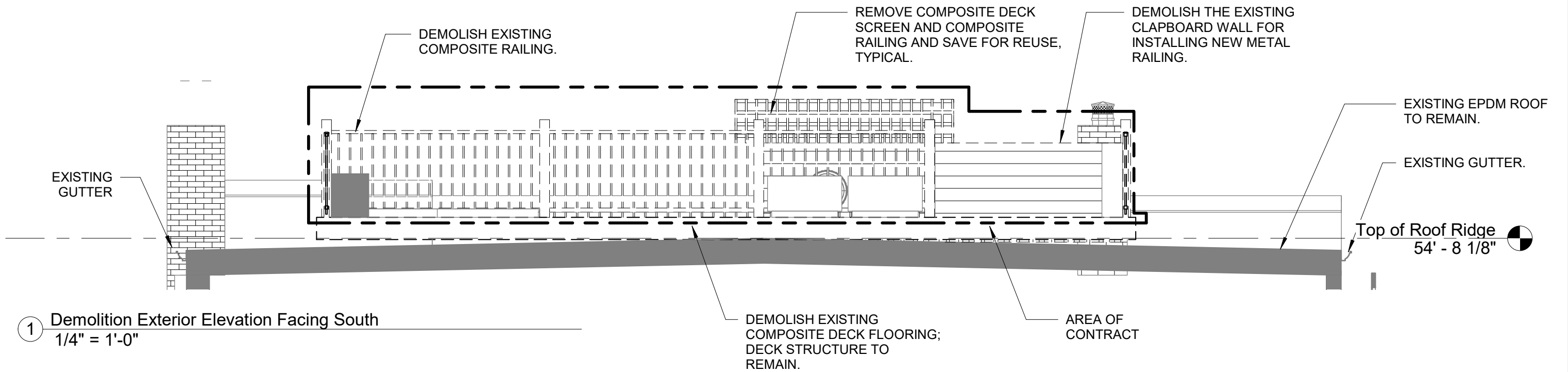


2 Demolition Exterior Elevation Facing East
1/4" = 1'-0"

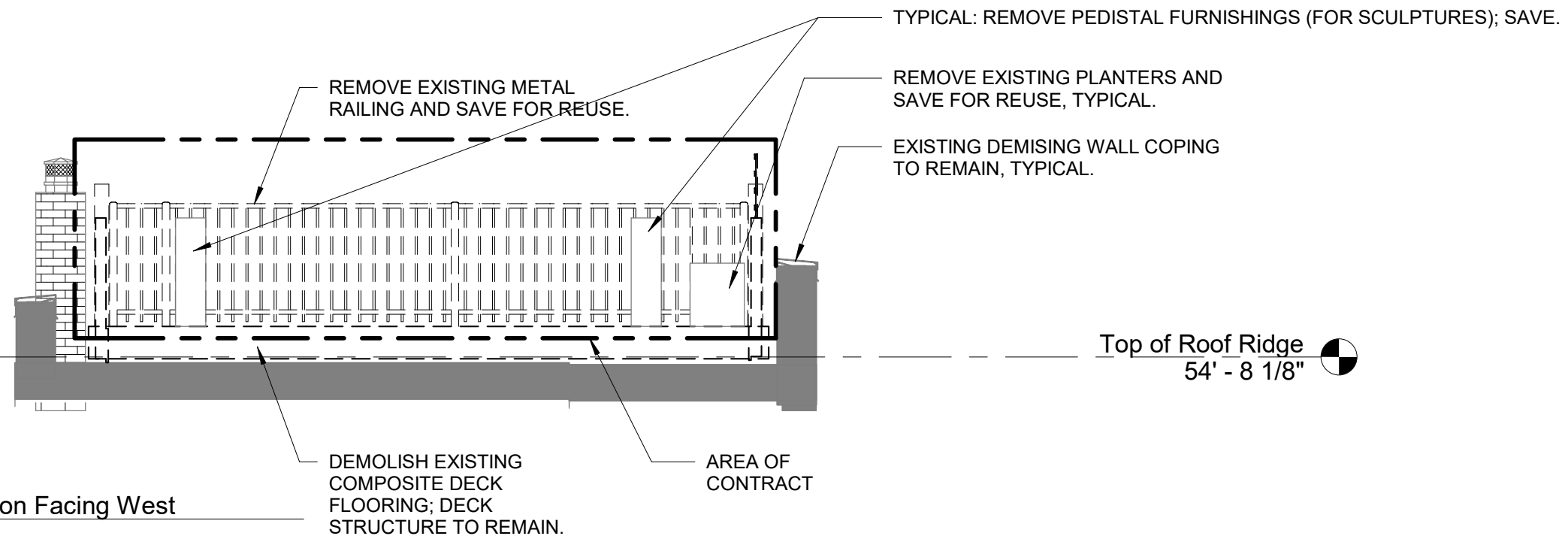


D. Rubinoff

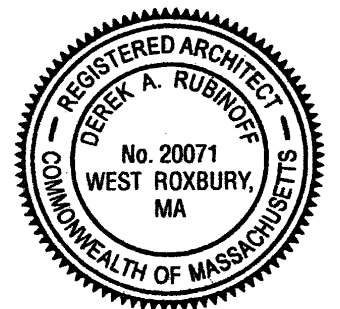
DEREK RUBINOFF ARCHITECT 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubinoff.com	Demolition Deck Elevations		A1.2
	Estabrook Residence Roof Deck Repair 69 Rutland St. Unit #3 Boston, MA 02118	JOB #: 1960 SCALE: 1/4" = 1'-0" DATE: 2020-02-26 DWN BY: TK CROSS REF:	



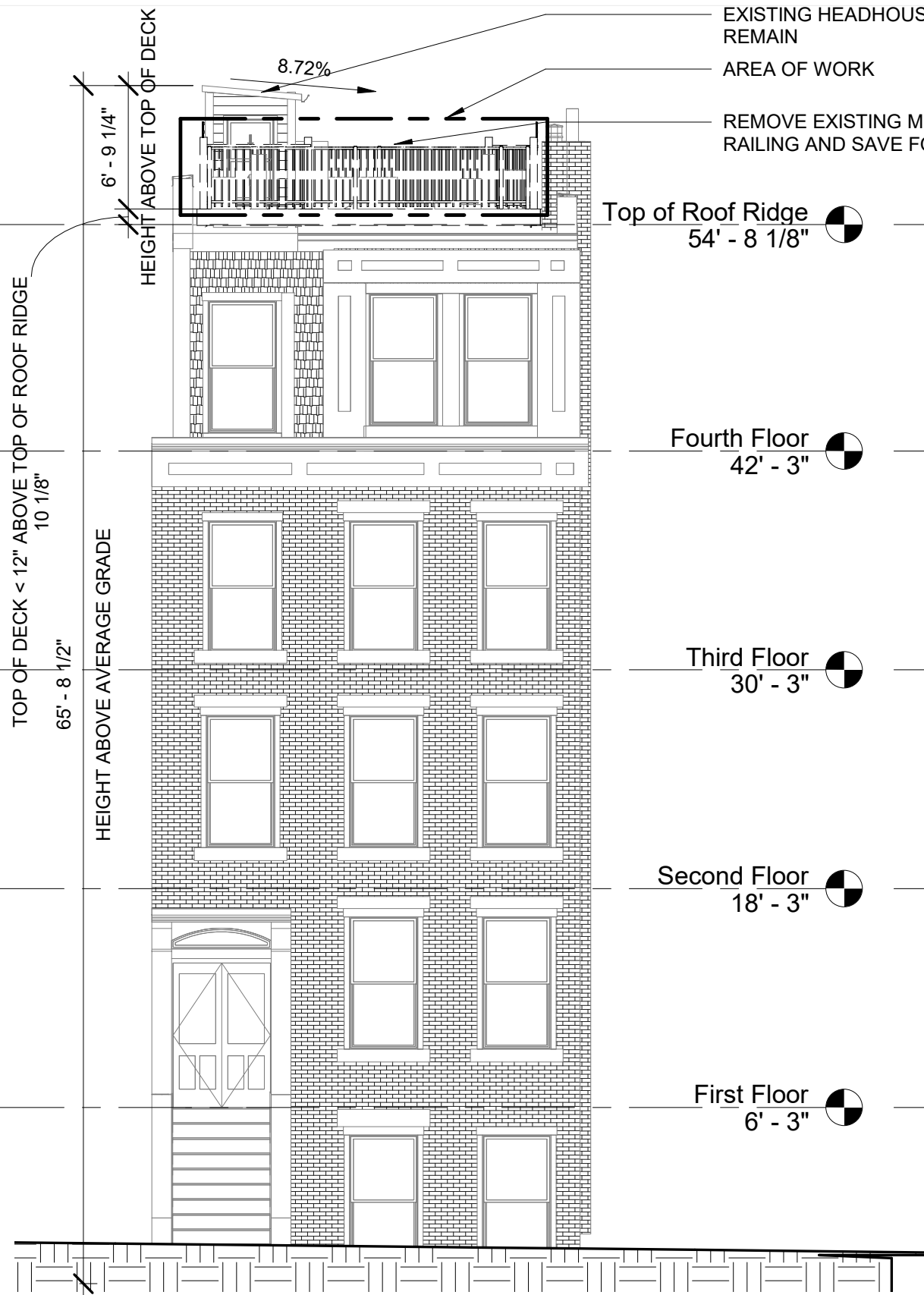
① Demolition Exterior Elevation Facing South
1/4" = 1'-0"



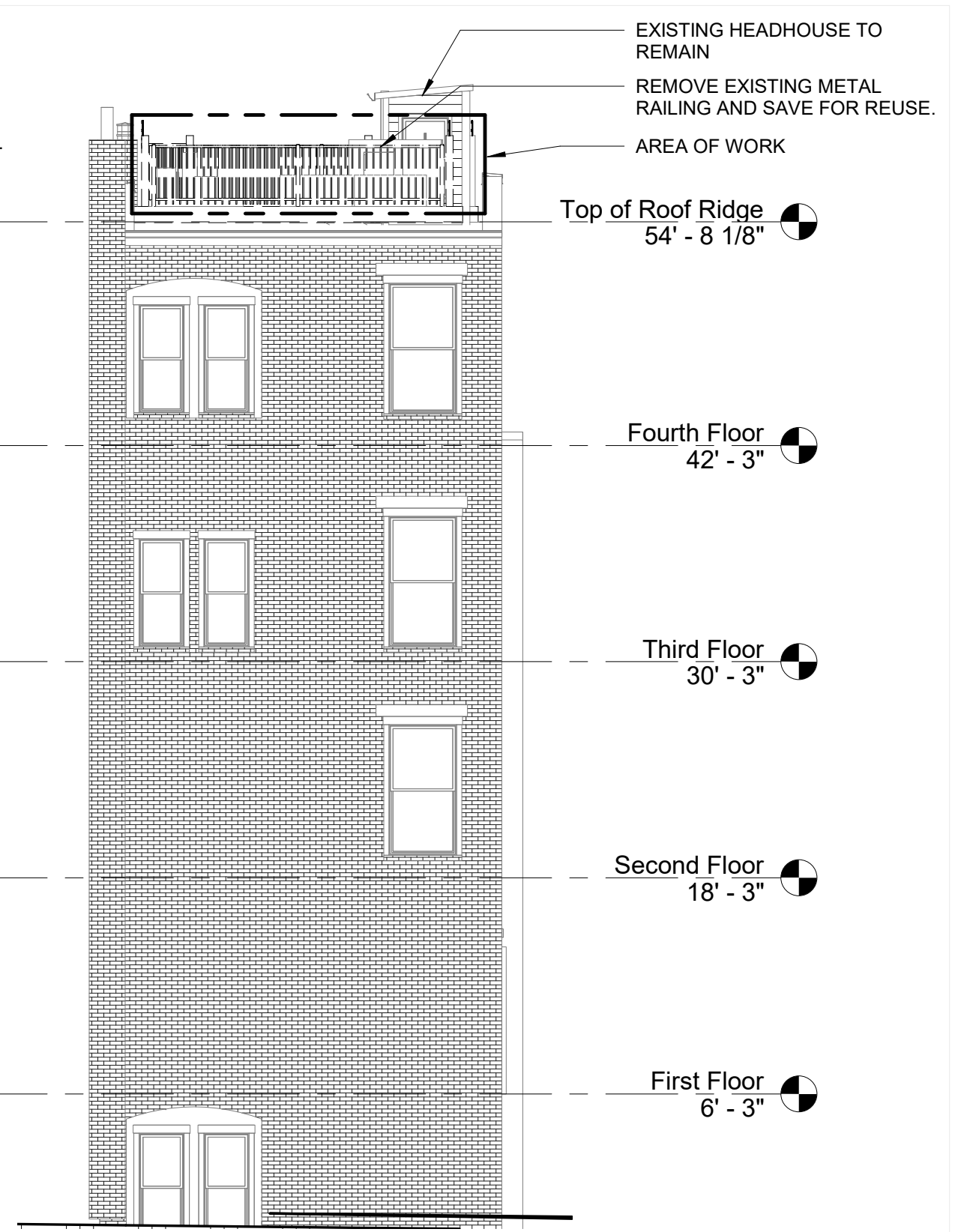
② Demolition Exterior Elevation Facing West
1/4" = 1'-0"



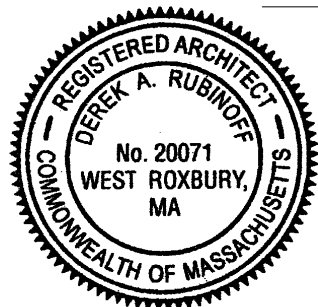
DEREK RUBINOFF ARCHITECT 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubinoff.com	Demolition Deck Elevations		A1.3
	Estabrook Residence Roof Deck Repair 69 Rutland St. Unit #3 Boston, MA 02118	JOB #: 1960 SCALE: 1/4" = 1'-0" DATE: 2020-02-26 DWN BY: TK CROSS REF:	



① Front (West) Building Demolition Elevation
1/8" = 1'-0"



② Rear (East) Building Demolition Elevation
1/8" = 1'-0"

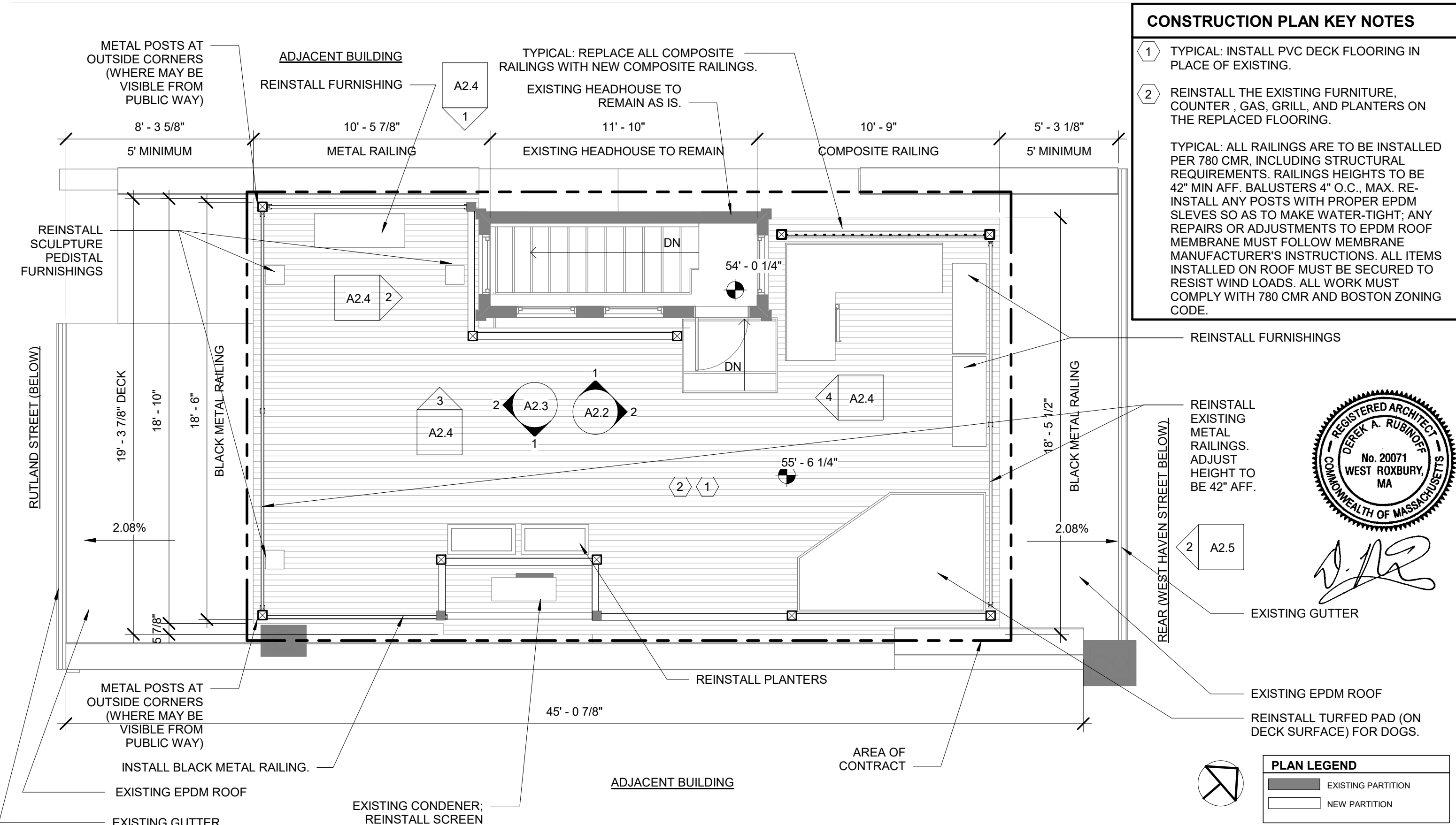


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DEREK RUBINOFF ARCHITECT 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubino.com	Demolition Building Elevations		A1.4
	Estabrook Residence Roof Deck Repair 69 Rutland St. Unit #3 Boston, MA 02118	JOB #: 1960 SCALE: 1/8" = 1'-0" DATE: 2020-02-26 DWN BY: TK CROSS REF:	

CONSTRUCTION PLAN KEY NOTES

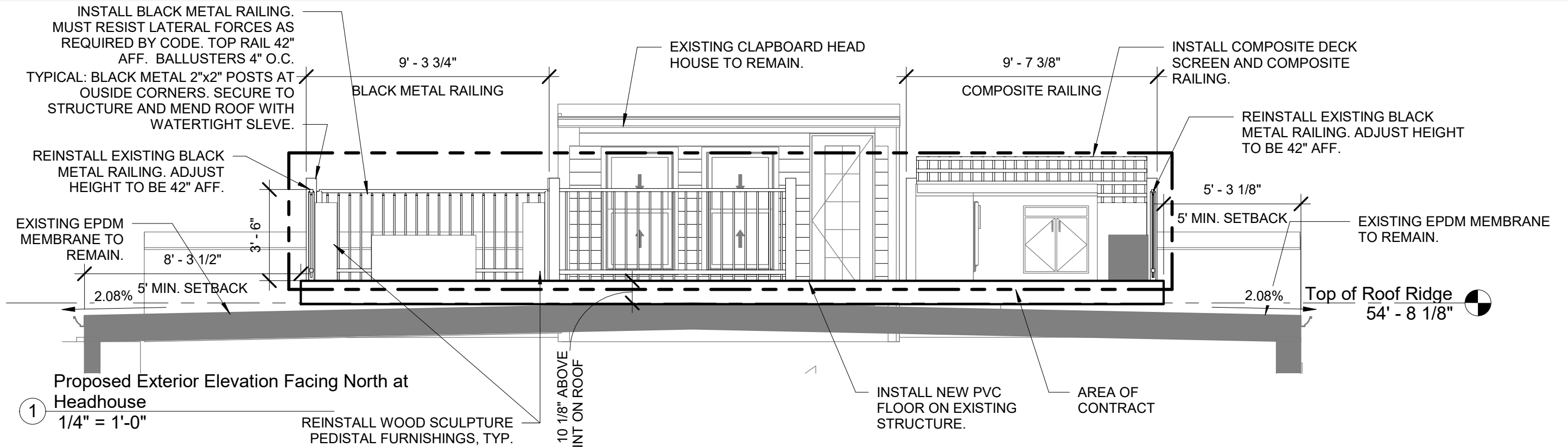
- 1 TYPICAL: INSTALL PVC DECK FLOORING IN PLACE OF EXISTING.
 - 2 REINSTALL THE EXISTING FURNITURE, COUNTER, GAS, GRILL, AND PLANTERS ON THE REPLACED FLOORING.
- TYPICAL: ALL RAILINGS ARE TO BE INSTALLED PER 780 CMR, INCLUDING STRUCTURAL REQUIREMENTS. RAILINGS HEIGHTS TO BE 42" MIN AFF. BALUSTERS 4" O.C., MAX. REINSTALL ANY POSTS WITH PROPER EPDM SLEEVES SO AS TO MAKE WATER-TIGHT; ANY REPAIRS OR ADJUSTMENTS TO EPDM ROOF MEMBRANE MUST FOLLOW MEMBRANE MANUFACTURER'S INSTRUCTIONS. ALL ITEMS INSTALLED ON ROOF MUST BE SECURED TO RESIST WIND LOADS. ALL WORK MUST COMPLY WITH 780 CMR AND BOSTON ZONING CODE.



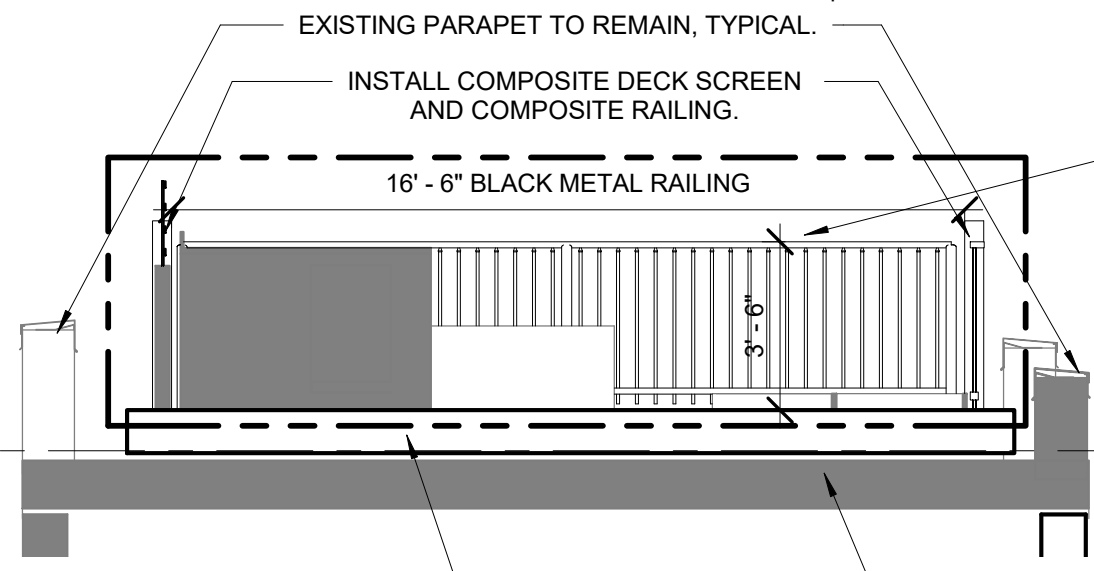
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1 Proposed Roof Plan
1/4" = 1'-0"

DEREK RUBINOFF ARCHITECT 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubinoff.com	Proposed Roof Plan Estabrook Residence Roof Deck Repair 69 Rutland St. Unit #3 Boston, MA 02118	JOB #: 1960 SCALE: As indicated DATE: 2020-02-26 DWN BY: TK CROSS REF:	A2.1
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1 Proposed Exterior Elevation Facing North at Headhouse
1/4" = 1'-0"



2 Proposed Exterior Elevation Facing East
1/4" = 1'-0"



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DEREK RUBINOFF ARCHITECT 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubinoff.com	Proposed Deck Elevations		A2.2
	Estabrook Residence Roof Deck Repair 69 Rutland St. Unit #3 Boston, MA 02118	JOB #: 1960 SCALE: 1/4" = 1'-0" DATE: 2020-02-26 DWN BY: TK CROSS REF:	

REINSTALL EXISTING BLACK METAL RAILING. MODIFY TO MAKE HEIGHT 42" AFF.

INSTALL PVC RAILING SYSTEM, MIN. 42" RAILING HEIGHT ABOVE DECK.

INSTALL 42" HIGH BLACK METAL RAILING.

REINSTALL EXISTING BLACK METAL RAILING. MODIFY TO MAKE HEIGHT 42" AFF.

EXISTING EPDM ROOF TO REMAIN.

EXISTING GUTTER.

24' - 8 7/8"

7' - 9 3/8"

Top of Roof Ridge
54' - 8 1/8"

COMPOSITE 42" HIGH RAILING WITH BALUSTERS @ 4" O.C.

METAL RAILING & POSTS

INSTALL NEW PVC FLOOR ON EXISTING STRUCTURE.

AREA OF CONTRACT

1 Proposed Exterior Elevation Facing South
1/4" = 1'-0"

REINSTALL WOOD SCULPTURE PEDISTAL FURNISHINGS, TYP.

REINSTALL EXISTING METAL RAILING. MUST RESIST LATERAL FORCES AS REQUIRED BY CODE. ADJUST HEIGHT TO BE 42" AFF.

REINSTALL EXISTING PLANTERS, TYPICAL.

EXISTING DEMISING WALL COPING TO REMAIN, TYPICAL.

Top of Roof Ridge
54' - 8 1/8"

INSTALL NEW PVC FLOOR ON EXISTING STRUCTURE.

AREA OF CONTRACT

2 Proposed Exterior Elevation Facing West
1/4" = 1'-0"



DEREK RUBINOFF ARCHITECT

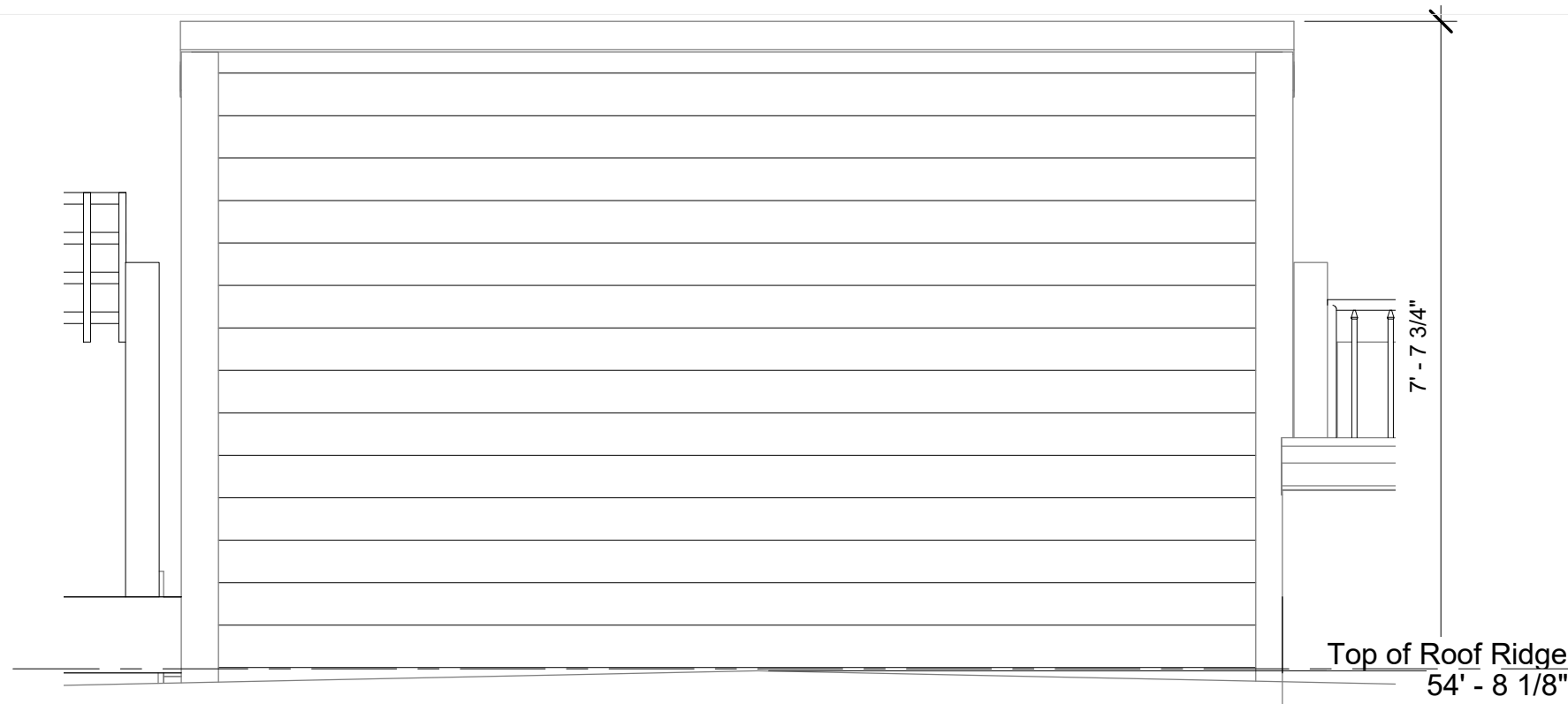
82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubinoff.com

Proposed Deck Elevations

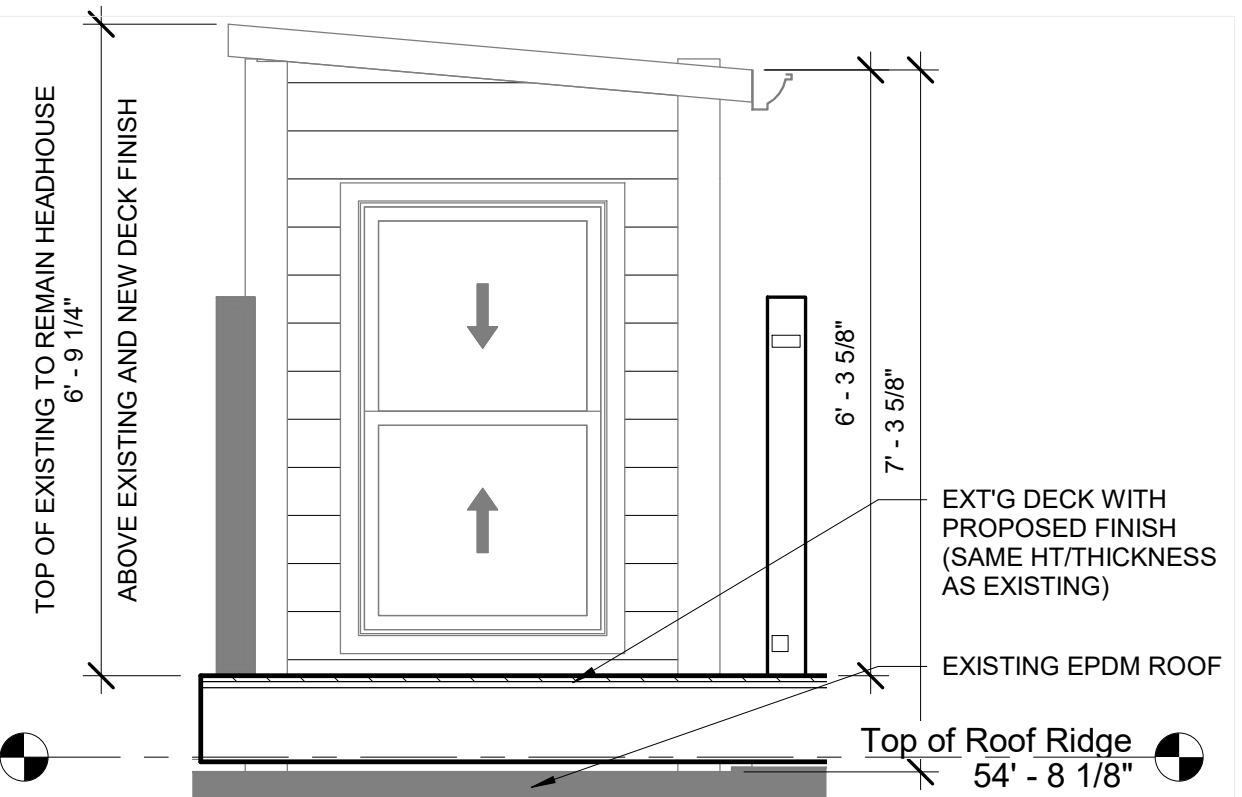
Estabrook Residence Roof Deck Repair
69 Rutland St. Unit #3
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JOB #:	1960
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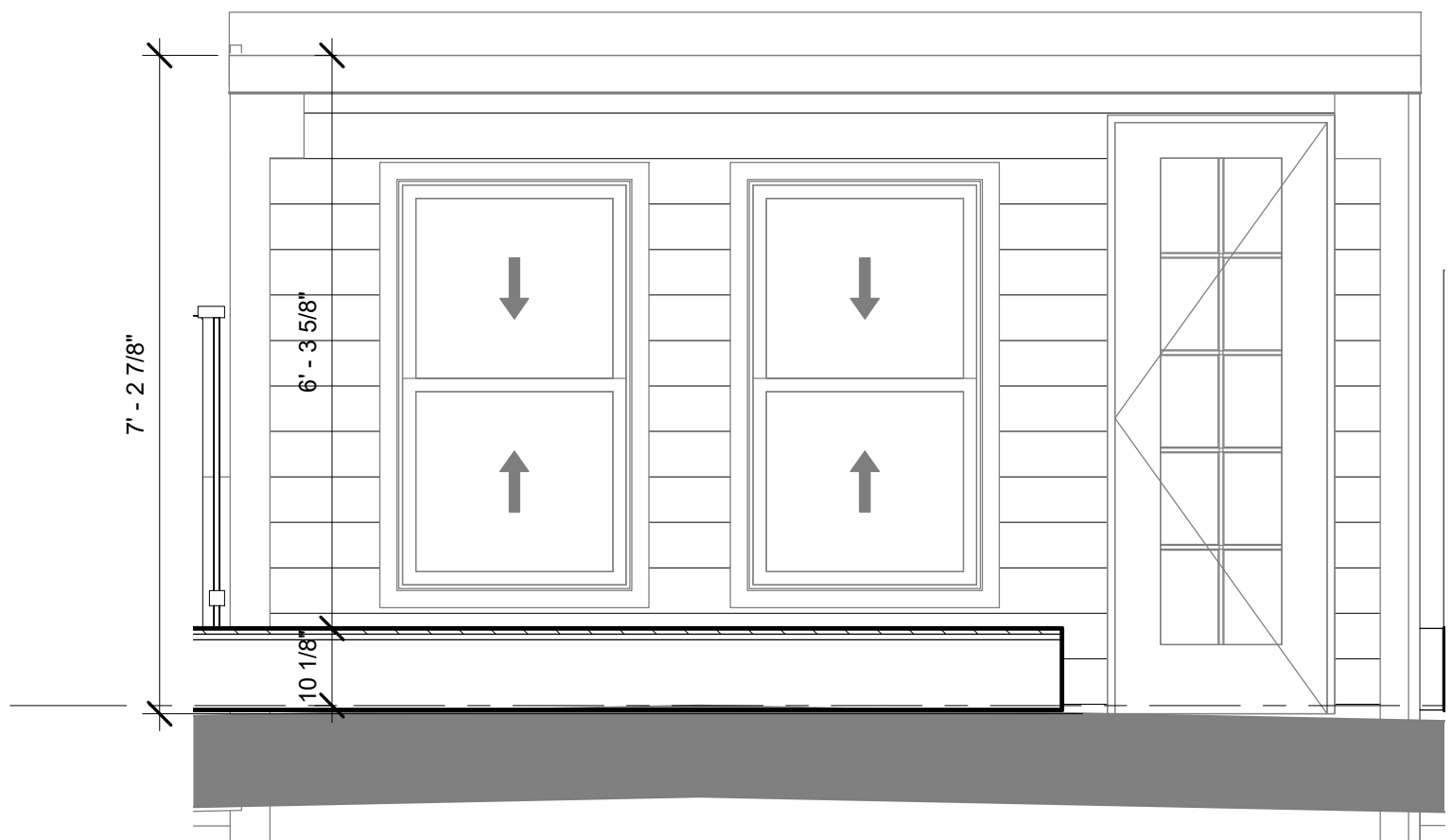
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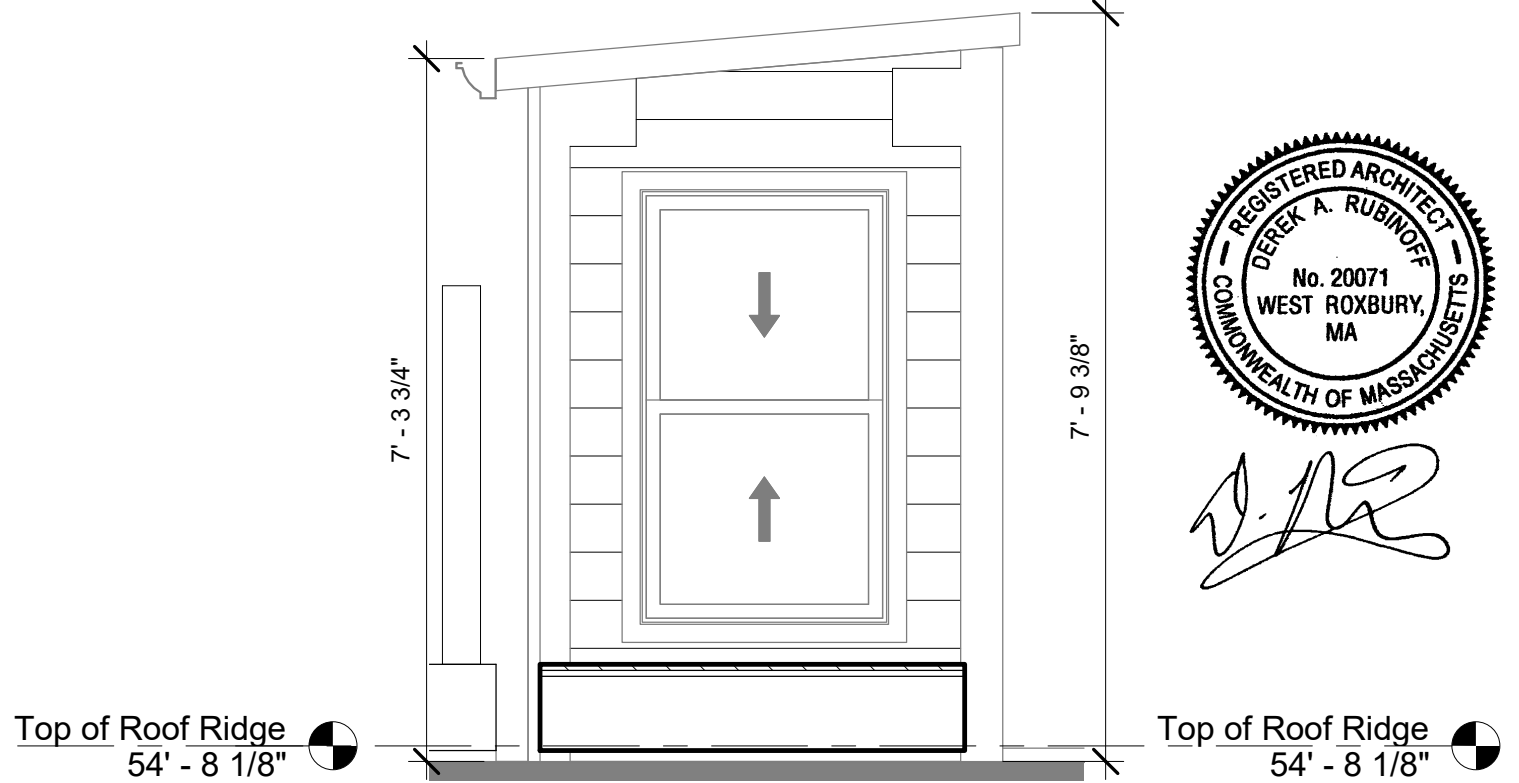
1 Elevation of Headhouse, Facing S
1/2" = 1'-0"



2 Elevation of Headhouse, Facing E
1/2" = 1'-0"



3 Elevation of Headhouse, Facing N
1/2" = 1'-0"



4 Elevation of Headhouse, Facing W
1/2" = 1'-0"



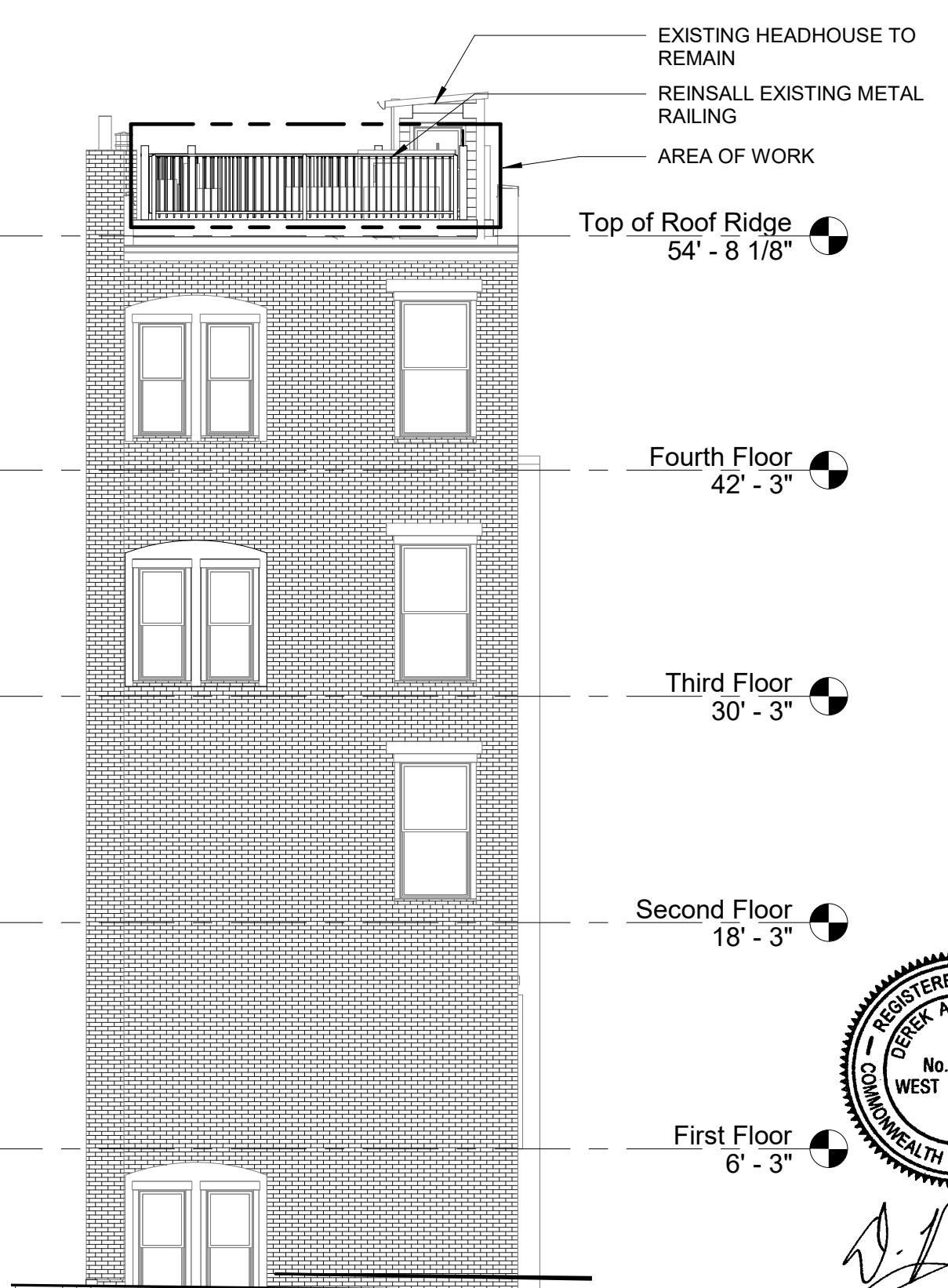
D. Rubinoff

NOTE: EXISTING CLAPBOARD HEAD HOUSE IS TO REMAIN (NO PROPOSED CHANGES). EXISTING TO REMAIN WINDOWS AND DOOR ARE NOT VISIBLE FROM ANY PUBLIC WAY.

DEREK RUBINOFF ARCHITECT 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubinoff.com	Roof Head House Elevations		A2.4
	Estabrook Residence Roof Deck Repair 69 Rutland St. Unit #3 Boston, MA 02118	JOB #: 1960 SCALE: 1/2" = 1'-0" DATE: 2020-02-26 DWN BY: TK CROSS REF:	



① Front (West) Building Proposed Elevation
1/8" = 1'-0"



② Rear (East) Building Proposed Elevation
1/8" = 1'-0"



D. Rubino

DEREK RUBINOFF ARCHITECT 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubino.com	Proposed Building Elevations		A2.5
	Estabrook Residence Roof Deck Repair 69 Rutland St. Unit #3 Boston, MA 02118	JOB #: 1960 SCALE: 1/8" = 1'-0" DATE: 2020-02-26 DWN BY: Author CROSS REF:	