



45 West Newton St, Unit 2F

Landmarks Presentation

APP # 20.1121 SE

July 2020

TABLE OF CONTENTS

Table of Contents	2
Overview	3
Site Plan – Fire Escape Proposal	4
Content Photos <ul style="list-style-type: none">▪ Rear Roof▪ Existing Fire Escape Platform▪ View from Rear Window (#1)▪ View from Rear Window (#2)	5
Roof Deck Proposal – Plans Elevations	6
Roof Deck Dimensions	7
Pella Door Dimensions	8

45 WEST NEWTON ST

Overview

- I appreciate the opportunity to present my proposal.
- Details are outlined in the upcoming slides.

APP # 20.1121 SE 45 West Newton Street. Proposed Work: At the rear façade which faces a public street, construct a roof deck on an ell; construct a fire escape for deck access; remove one (1) window and install a door.

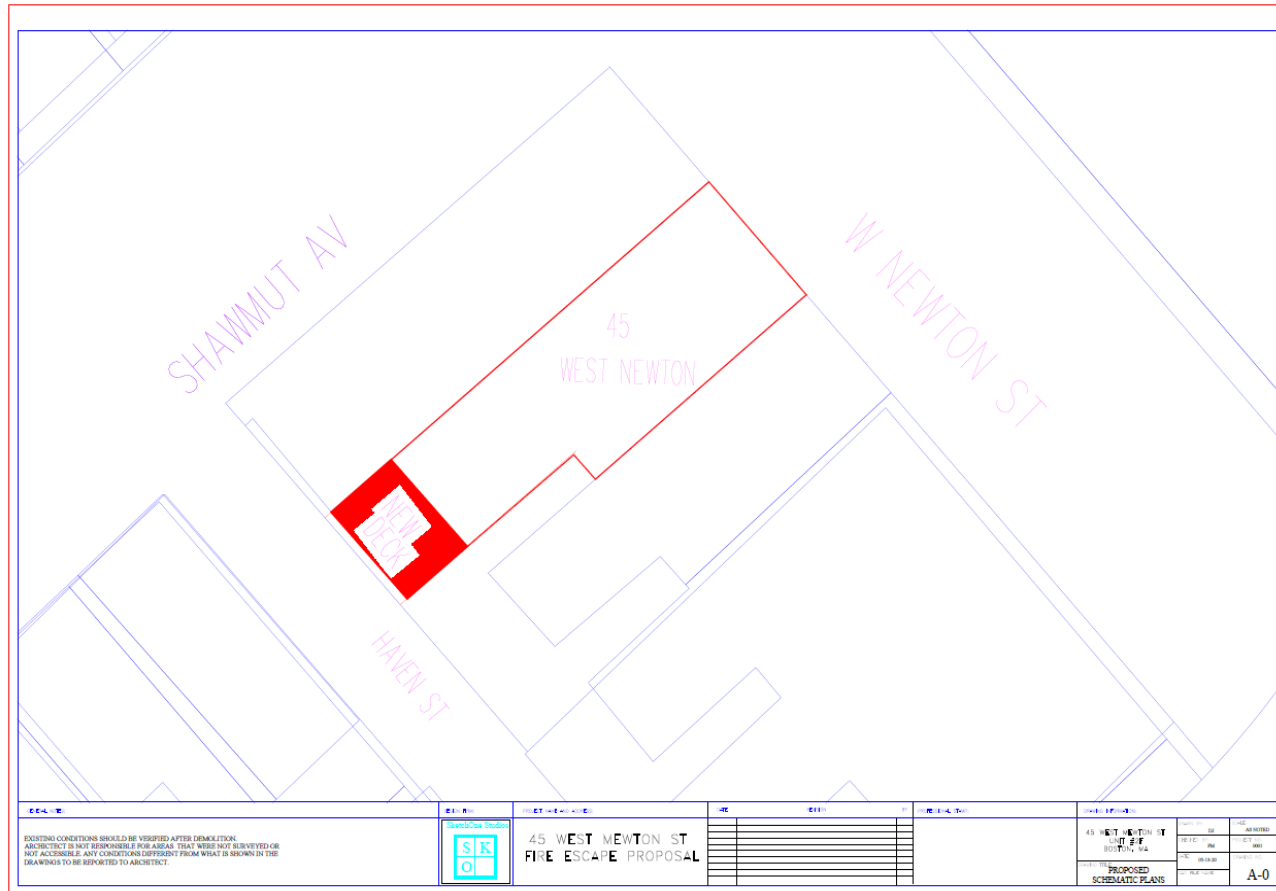


SITE PHOTOS

SITE PLAN: 45 WEST NEWTON ST

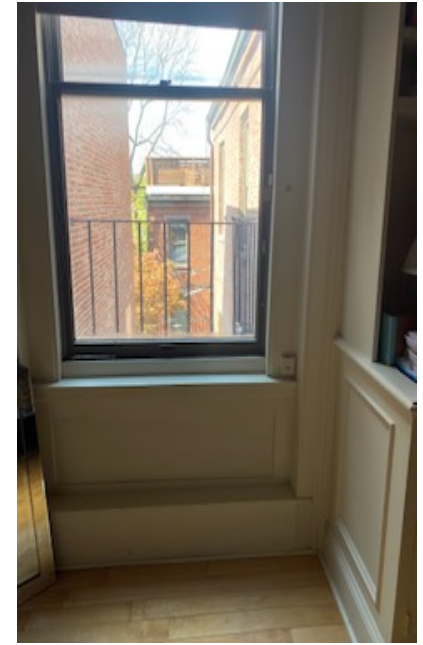
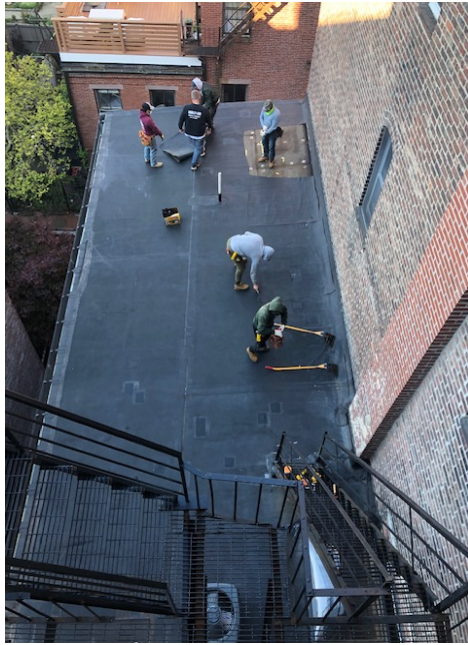
Fire Escape Proposal

- The proposed work is the replacement of an inadequate fire escape platform, to allow a safe exit from the 2nd FL, (Unit 2F), condo, to the rear roof of the building.
- Currently, in the event of an emergency, occupants are only able to exit a window and stand on the existing fire escape platform.
- The fire escape platform is located at the rear of the building, in the ell, with no access to presumed safety away from the Unit.
- Unit 2R, also know as Unit 3, has a fire escape from the kitchen but there is no exiting fire escape for Unit 2F. All **upper Units** in the building, with the exception of Unit 2F, have fire escape access.
- **The proposal is to build a new fire escape and extending the stairs to the rear roof of the 2nd FL., above Unit 2R. This new path would allow occupants to safely exit the building to the rear roof, providing an escape route from Unit 2F and an additional escape route for Unit 2R.**



45 WEST NEWTON ST

REFERENCE PHOTOS



PICTURE OF THE EXISTING ROOF:

- View from the 5th floor at the rear of the building, the proposed deck will be on the roof of the 2nd floor, at the rear of the building.

PICTURE OF THE EXISTING FIRE ESCAPE PLATFORM:

- Access to outside window but not adequately leading to safety

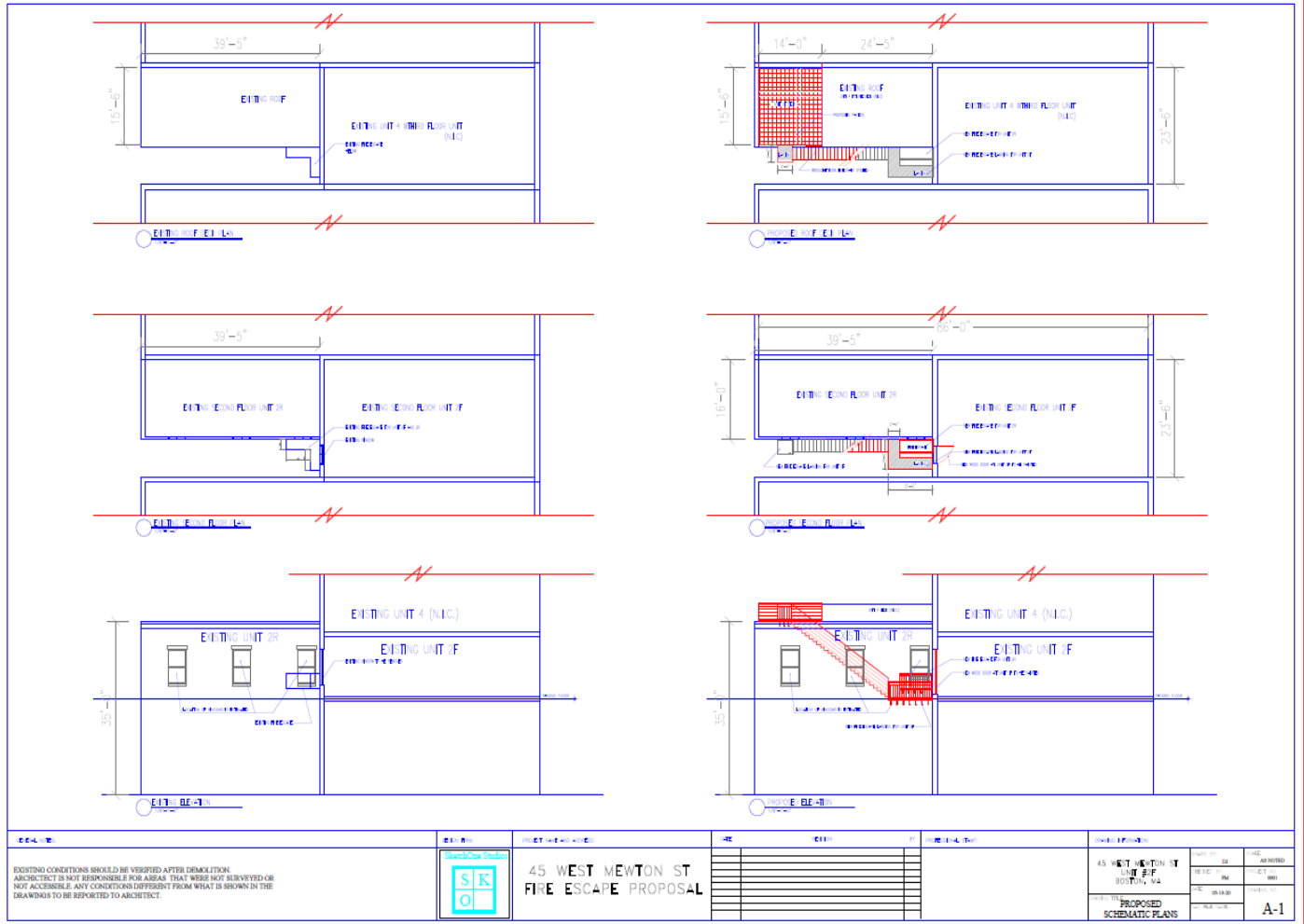
PICTURES OF THE VIEW FROM THE CURRENT WINDOW:

- Proposal being made to convert the window into a door

45 WEST NEWTON ST

Roof Deck Proposal

- In conjunction, a request is also being made to build a deck on the rear roof of the building.
- The owner of Unit 2F has been approved by the Trustees and Owners, to purchase 224 sq. ft. of the roof rights for exclusive use, for the purpose of building a deck.
- Approval of the fire escape would not only allow a safe exit from Unit 2F to the rare roof, but would provide access to the proposed deck.



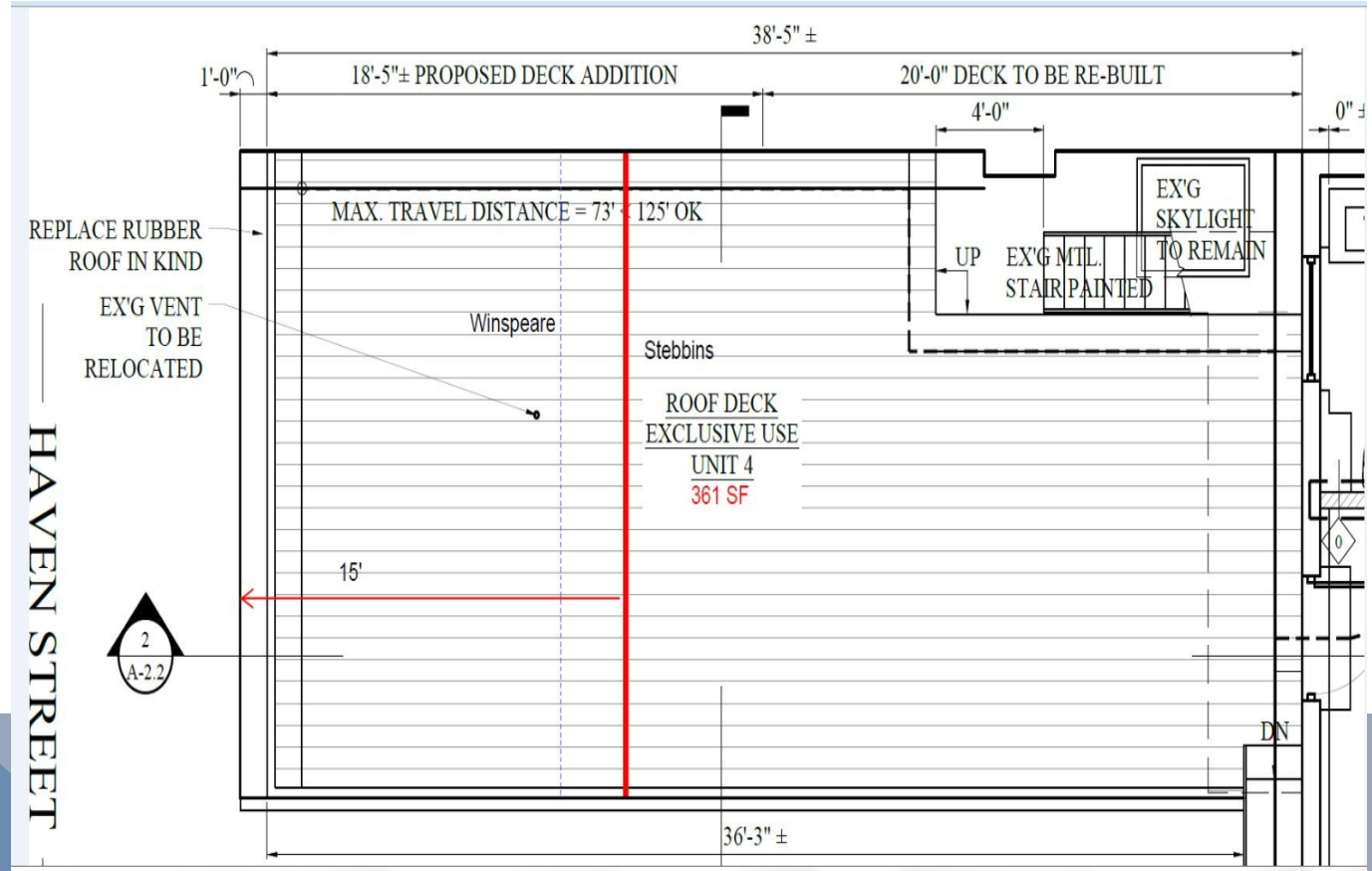
Plans Elevations

<p>EXISTING CONDITIONS SHOULD BE VERIFIED AFTER DEMOLITION. ARCHITECT IS NOT RESPONSIBLE FOR AREAS THAT WERE NOT SURVEYED OR NOT ACCESSIBLE. ANY CONDITIONS DIFFERENT FROM WHAT IS SHOWN IN THE DRAWINGS IS TO BE REPORTED TO ARCHITECT.</p>		<p>45 WEST NEWTON ST FIRE ESCAPE PROPOSAL</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION																<table border="1"> <tr> <td> <p>45 WEST NEWTON ST UNIT #2F BOSTON, MA</p> </td> <td> <p>DATE: 02/07/2020 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]</p> </td> <td> <p>PROJECT NO.: [Number] SHEET NO.: A-1</p> </td> </tr> </table>	<p>45 WEST NEWTON ST UNIT #2F BOSTON, MA</p>	<p>DATE: 02/07/2020 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>PROJECT NO.: [Number] SHEET NO.: A-1</p>
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45 WEST NEWTON ST

Roof Deck Dimensions

- The deck will be build in front of Unit 4's deck.
- The owners of Unit 4 have been approved by Landmarks to proceed with building their deck.



Approved by Owners/ Trustees to Purchase Roof Rights

45 WEST NEWTON ST

Customer: C.C. Masonry & Restoration


Project Name: 45 W. Newton St

Order Number: 185

Quote Number: 12528715

Pella Door Dimensions

- To provide easy access to the deck, a request is being made to convert Unit 2F's rear window into a door.
- Creating a door would be more esthetic to the proposed entrance way.

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	Rear Door	Pella® Reserve, Traditional, Double Inswing Door Active / Passive, 41.75 X 94, Black	\$4,925.75	1	\$4,925.75
		PK # 2056			
	Viewed From Exterior	1: Traditional, Non-Standard Size Non-Standard Size Active / Passive Double Inswing Door Frame Size: 41 3/4 X 94 General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Black Finish Sill, Oak Threshold Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Primed Interior Sash / Panel: Ogee, Ogee, Standard Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Virago, Matte Black, Order Handle Set, Multipoint Lock, No Integrated Sensor Screen: No Screen Performance Information: U-Factor 0.29, SHGC 0.19, VLT 0.33, CPD PEL-N-218-04199-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 70, Year Rated 08 Grille: ILT, No Custom Grille, 7/8", Traditional (1W6H / 1W6H), Ogee, Ogee Wrapping Information: 8" Installation Clips, Branch Supplied, No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 272".			

Rough Opening: 42 - 1/2" X 94 - 1/2"

Pella Proposal Dimensions of Selected Door