

# RIORDAN RESIDENCE

6 OTIS PLACE

BOSTON, MA

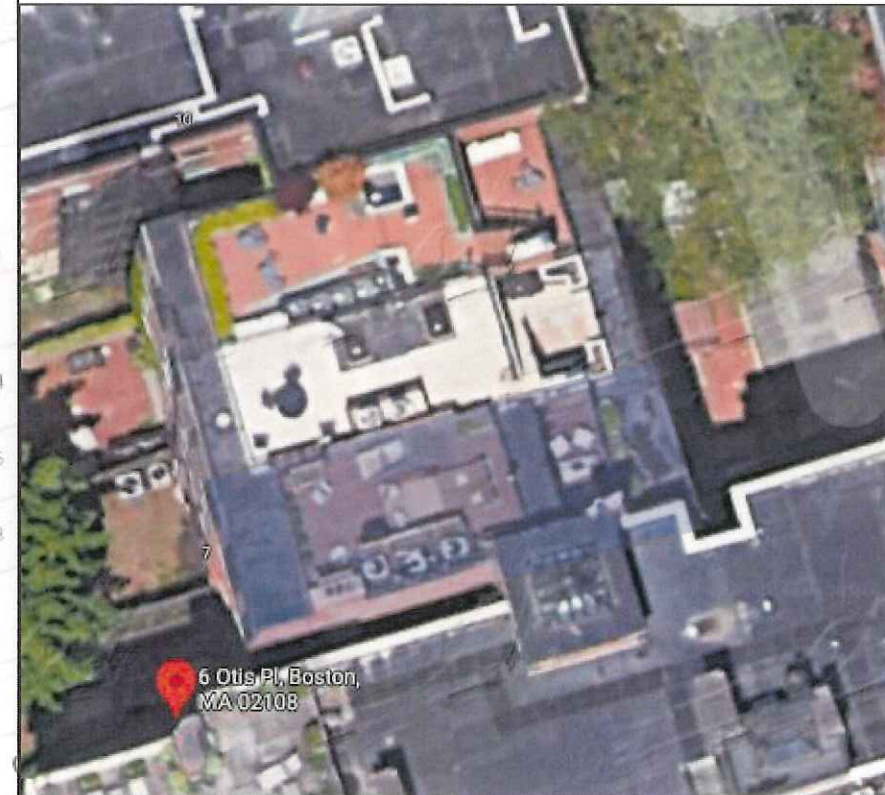
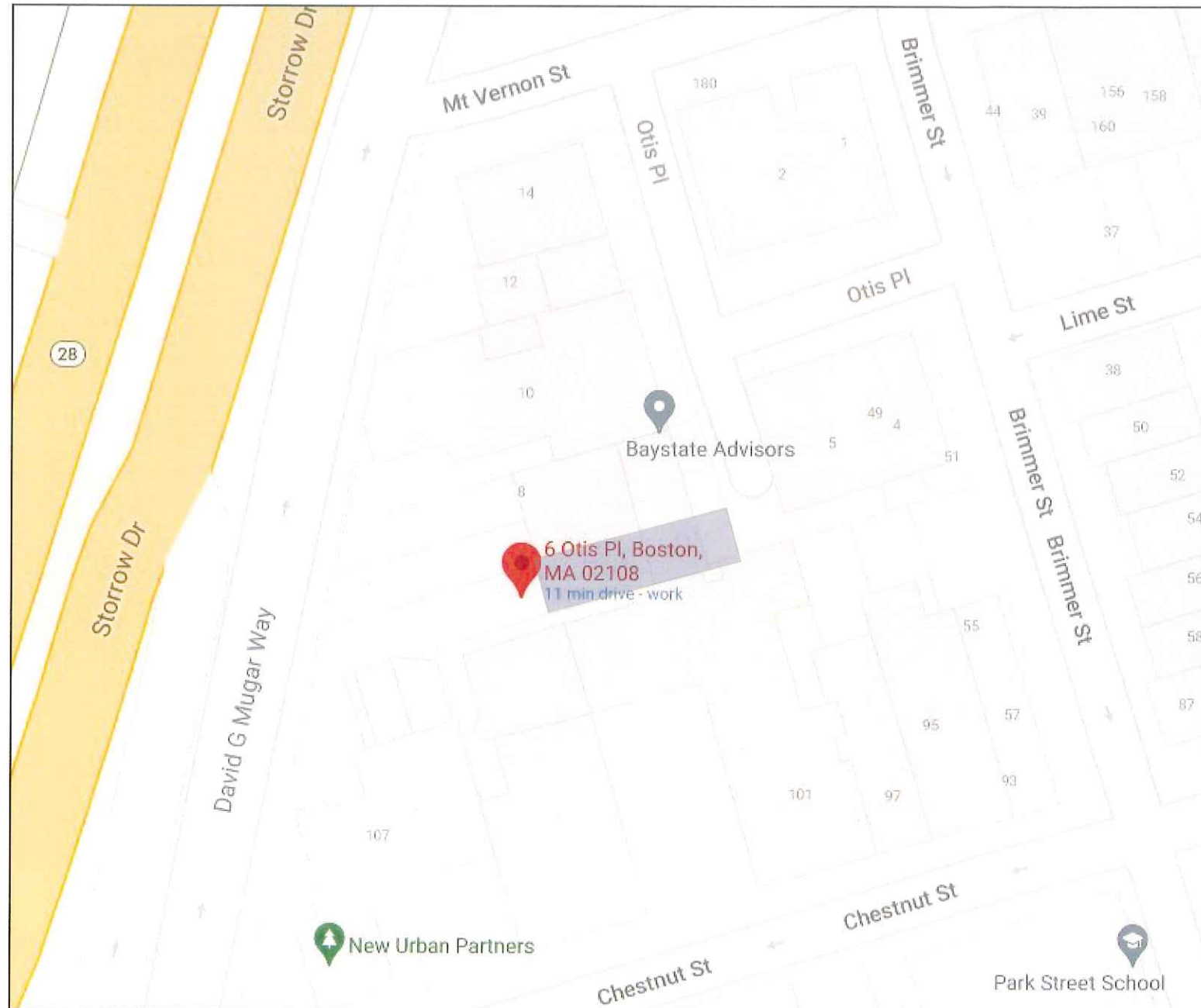
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FOR BHAC REVIEW

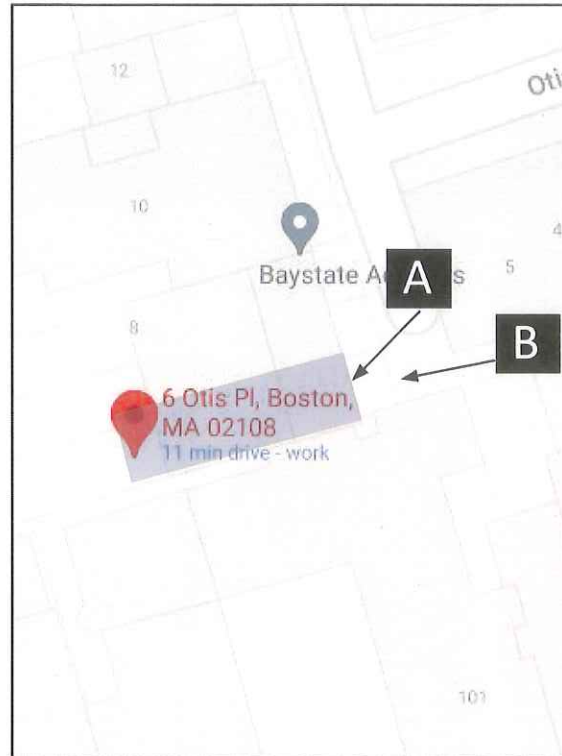
06.22.21

## CONTENTS:

PAGE 1	COVER
PAGE 2	LOCUS PLAN
PAGE 3	PHOTOS FROM A PUBLIC WAY OF SIGHT LINES
PAGE 4	PHOTOS OF EXISTING CONDITIONS
PAGE 5	PHOTOS OF EXISTING CONDITIONS
PAGE 6	PHOTOS OF EXISTING CONDITIONS
PAGE 7	PROPOSED ROOF PLAN
PAGE 8	SHOP DRAWING OF WINDOWS



LOCUS VIEW



Close-up view of existing windows to be replaced and fire balcony to be removed. Brick to be spot pointed and repaired as required.



Zoomed-in view of front 4th floor deck from Brimmer Street level. Existing railings to be removed, repainted to match existing (Ben Moore soft gloss black) and reset. Existing deck to come up as required for access to deck and new deck boards to be reset.



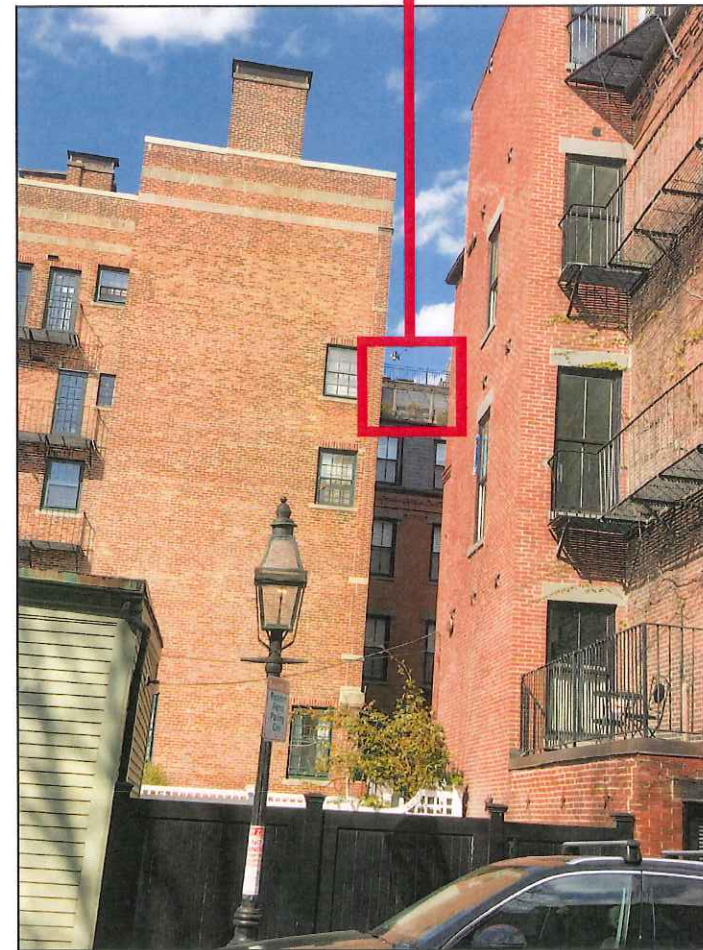
We are seeking permission for spot re-pointing as needed on the facade in addition to repairing the brickwork as needed.

We are seeking to replace 8 front-facing windows with 4th floor center door and flanking fixed sidelites (all equally sized as per current configuration). Replacing 10 rear-facing windows and garden-level door and flanking fixed sidelites (door & sidelites not visible from public way, all equally sized as per current configuration). Existing windows are misaligned, balances and glass gaskets are failing.

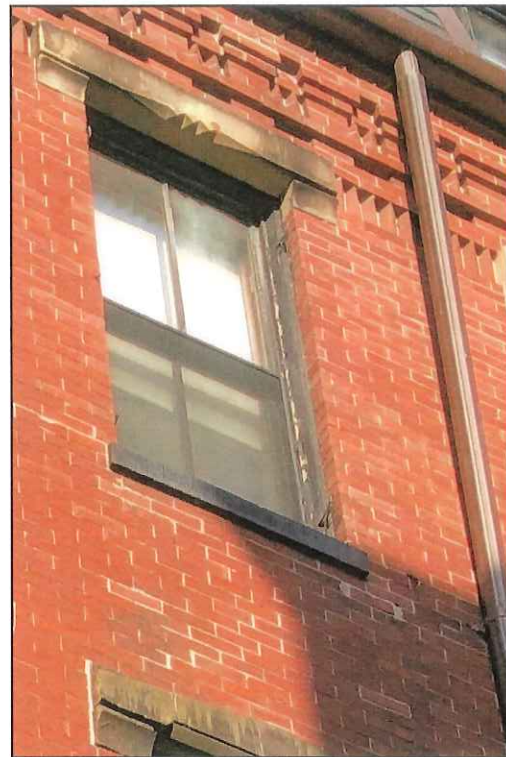
We are seeking permission to remove & reset existing upper deck and 4th floor front deck in-kind. Deck boards to be replaced in the process, no revisions to existing footprint or configuration. Structural engineer to specify and/or approve existing or new structural connections to roof.



**A** View from Otis Street of front entrance.



**B** View from Brimmer St.



A



B



C

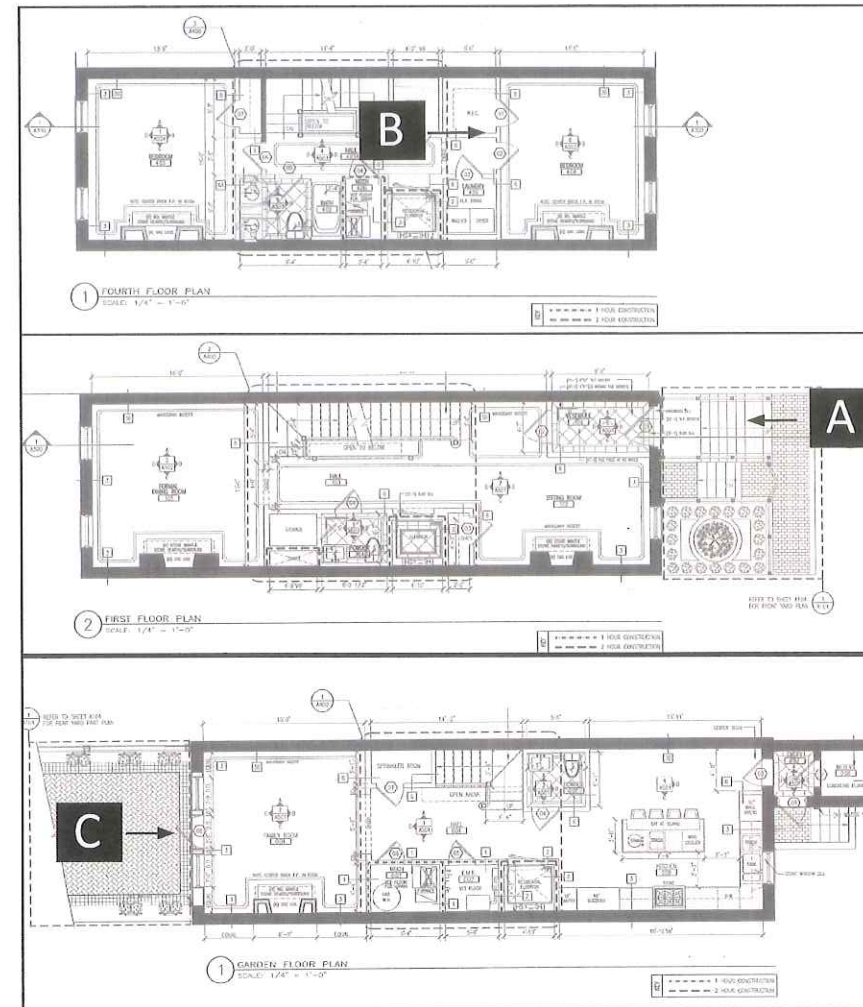
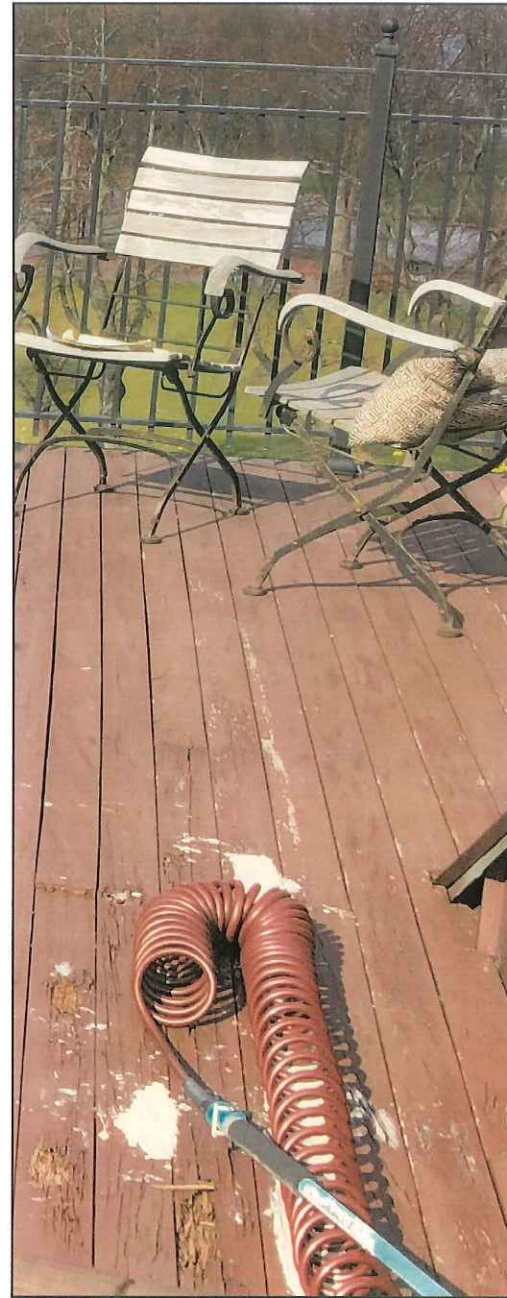


PHOTO KEY

Existing sills and lintels to remain as-is and appear in good condition, PB to clean them.

PB to reuse existing brickmould where feasible



A



B

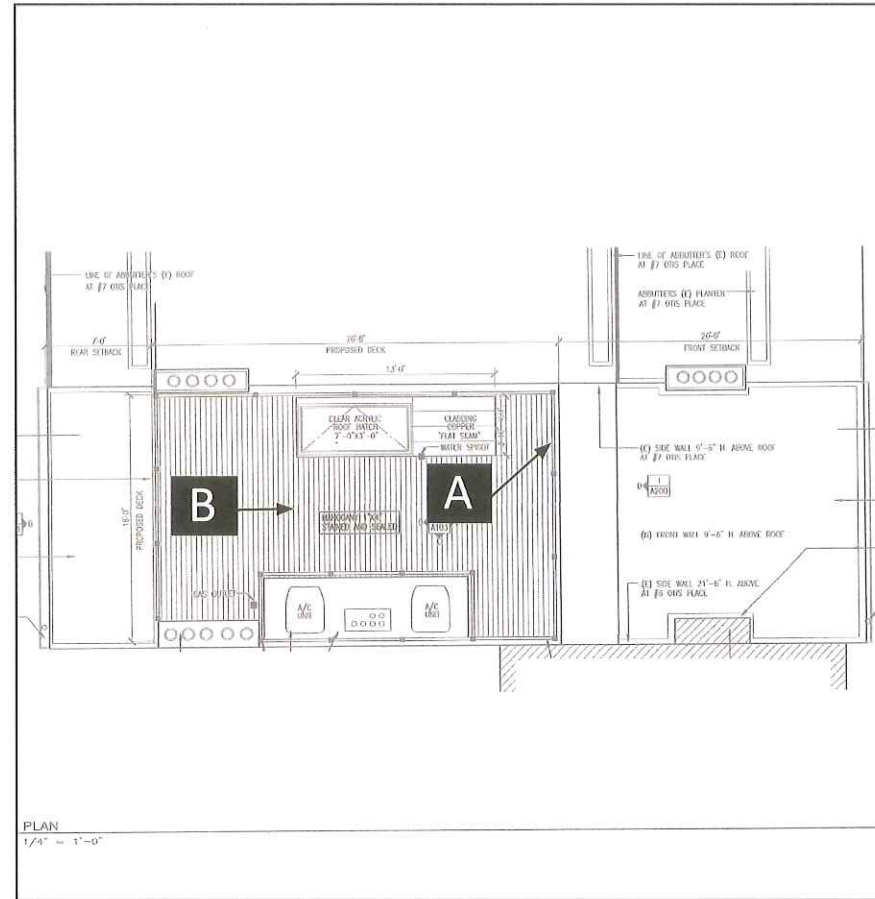


PHOTO KEY

Images of existing upper decking railing. Existing decking to be replaced with mahogany or sapele decking. Existing railing to be removed, sanded, primed and painted in Ben Moore soft gloss black, reinstalled in existing configuration. No work at chimneys.

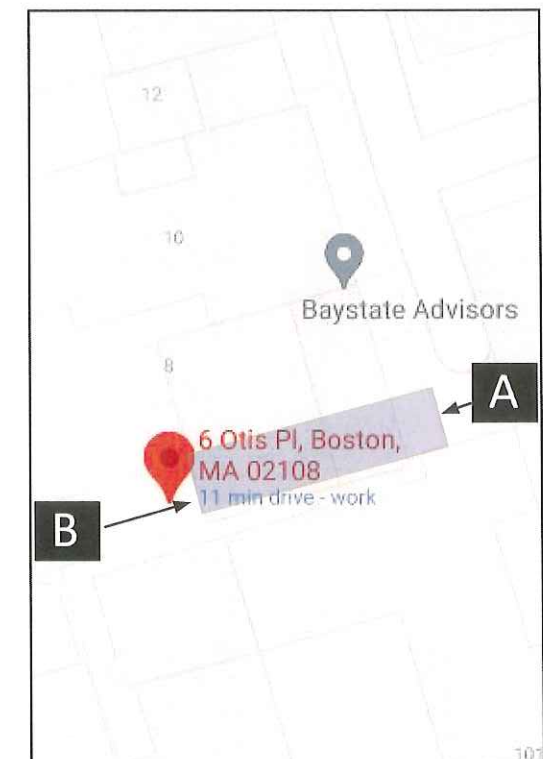
Documentation of existing conditions.



**A** Existing front elevation.

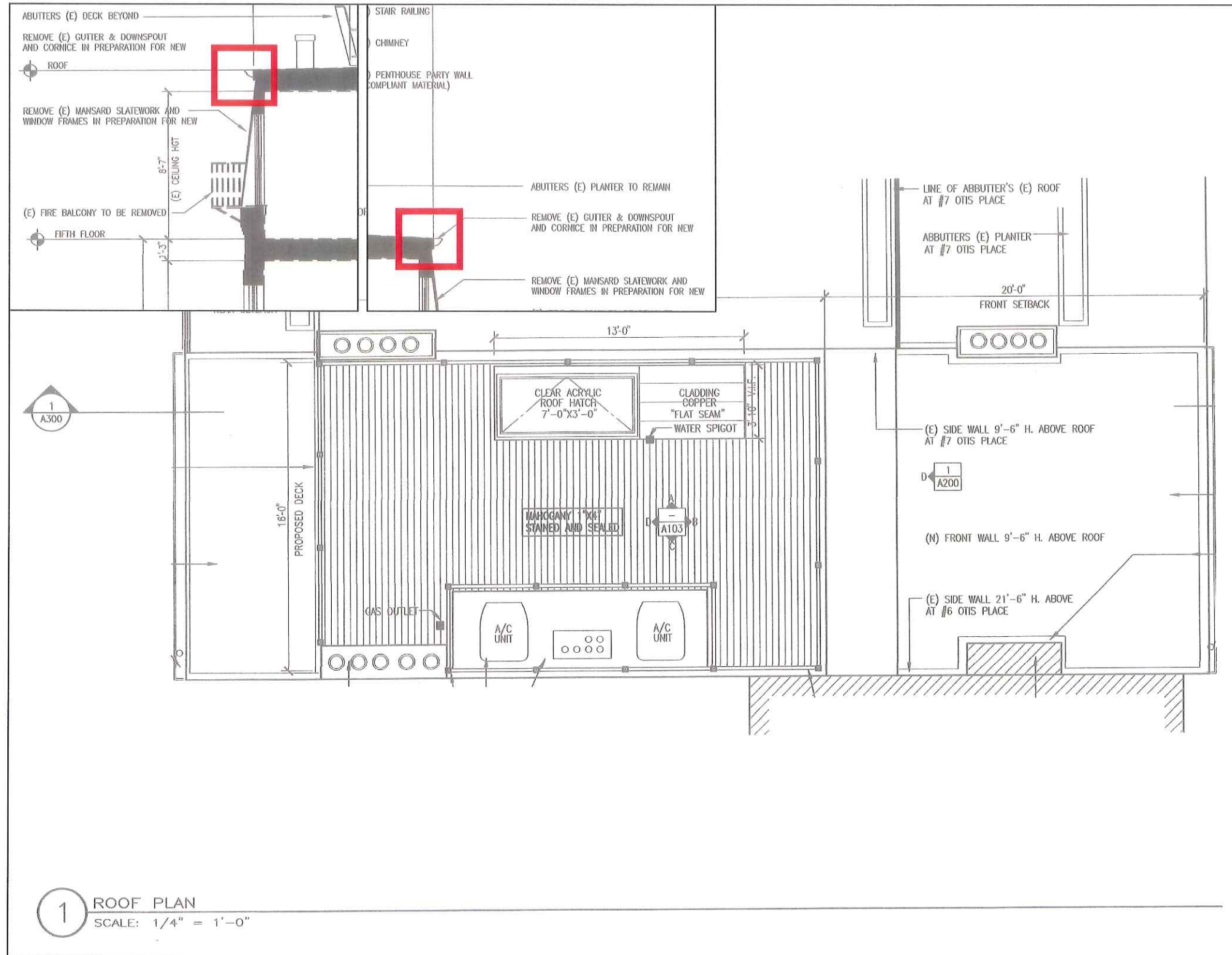


**B** Existing rear elevation

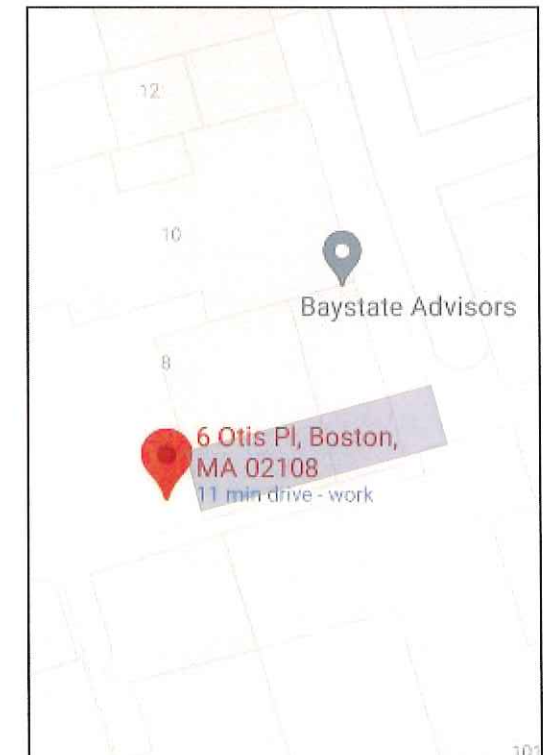
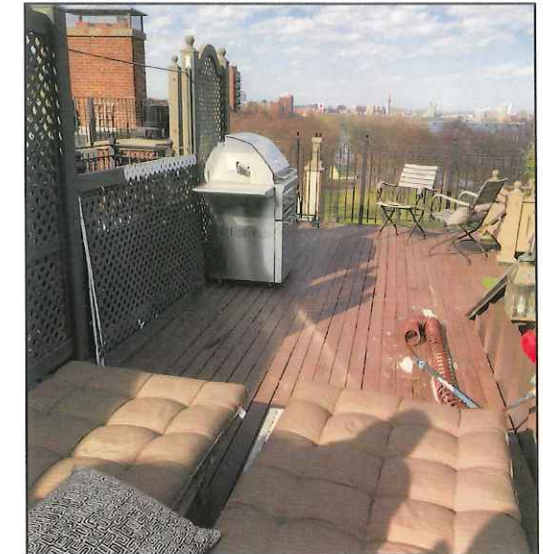


Plan of proposed roof deck with section of roof. We are seeking permission to rebuild decking in the same footprint as the roof with reinstall of existing iron railing. Seeking permission to remove all existing roofing from front deck and main roof area and install Carlisle 1/2" rigid insulation and Carlisle .060 EPDM to entire roof area. We are seeking permission to replace existing gutter with 20 oz custom gutter to match, requiring removal and reset of 2 rows of slate above gutter line.

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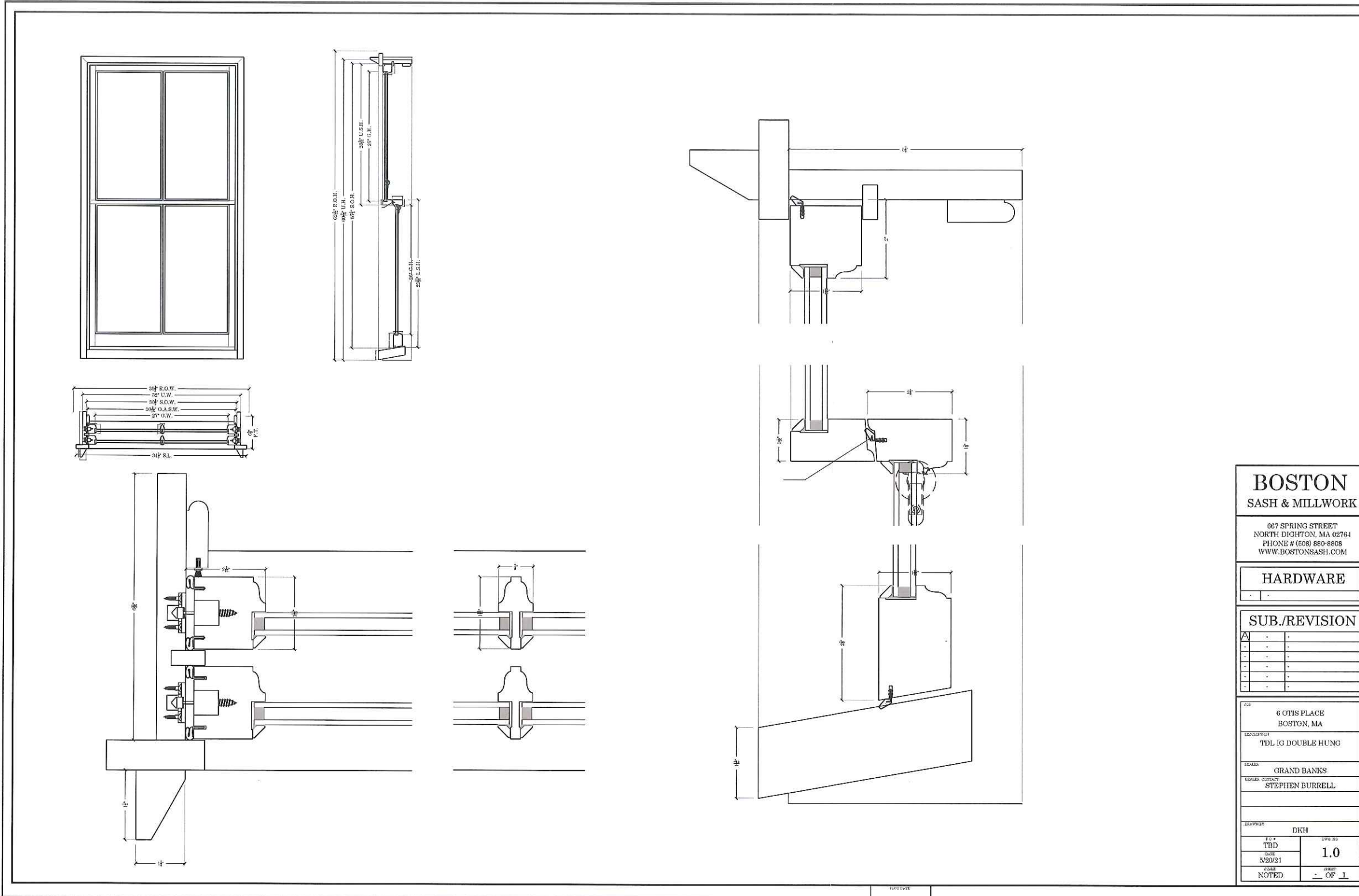


Existing for reference



Shop drawing of windows.

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**BOSTON**  
 SASH & MILLWORK

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**HARDWARE**

SUB./REVISION	
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-	-
-	-
-	-
-	-
-	-

JOB: 6 OTIS PLACE  
 BOSTON, MA

DESCRIPTION: TDL IG DOUBLE HUNG

AREA: GRAND BANKS

LEADER: STEPHEN BURRELL

DESIGNER: DKH

DATE	1.0
5/20/21	

SCALE: NOTED

SHEET: - OF 1