



Boston Landmark Commission – Hearing: Thursday, 8/19/2021, 5:00 PM McKinley School Roof Replacement / Metal Clad Wall Panels

- The Project consists of the replacement of the entire roof assembly at the McKinley School during the Summer of 2021.
- The basis for the roof design calls for a substantial increase to the thickness, and R-Value, of roof insulation to meet the energy code as well as MSBA standards. The thru-wall flashing needs to be raised to provide proper clearance above the roof plane.
- This existing wall construction voids the option to “raise” the thru-wall flashing as designed unless the work includes removing and reconstructing the entire full height of the 12” thick solid exterior walls, including the plaster veneer on the interior.
- Proposed: The roof base side wall flashing will be installed on new plywood that is fastened to the 12 “ brick wall above the roof plane and terminate the base flashing with a surface-mounted reglet that will be covered with a metal counterflashing. Above this base flashing assembly, the brick wall will be covered with plywood full height to the roof line above that will be mechanically fastened to the brick through the mortar joints.
- An air vapor barrier will be installed over the plywood and that will be clad with a prefinished .040” thick aluminum metal panel system. The color of the metal panels was selected by a Landmark representative on site. The color is “Sierra Tan” by Firestone Products which blends well with the existing beige / tan brick.
- The flat lock seam panels shall be approx. 1’-0” wide x 8’-0” high. The heights of the walls above the rooflines vary so the top of the walls will all have full 8’-0” long panels and the cut panels will be installed at the bottom, with the varying roof plane.
- Please see attached drawings and photographs identifying the locations of the proposed Metal Wall Panels.



RDA

Raymond Design Associates, Inc. Architects & Planners
60 Ledge Wood Place
Rockland MA, 02370

City of Boston
Public Facilities
Department

26 Court Street
Boston, MA 02108

William McKinley School
Roof Replacement Project
90 Warren Avenue, Boston, Massachusetts 02116

ROOF PLAN IDENTIFYING
UPPER WALLS TO BE CLAD

Revisions:

No.	Date	Description

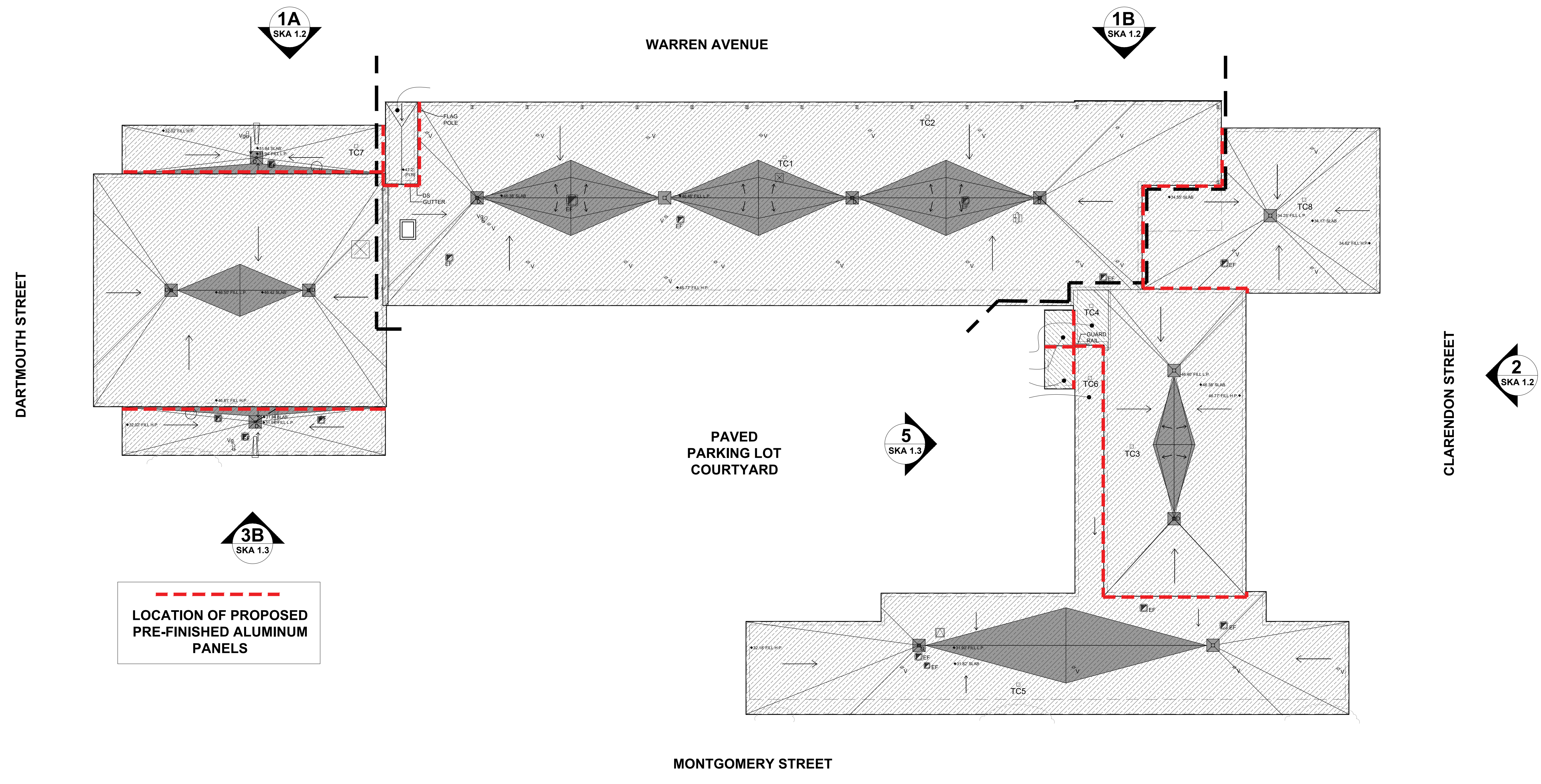
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Drawing Scale: AS NOTED

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Project Number:

Date: JULY 30, 2021

SKA-1.1



ROOF PLAN
SCALE: 1/16" = 1'-0"



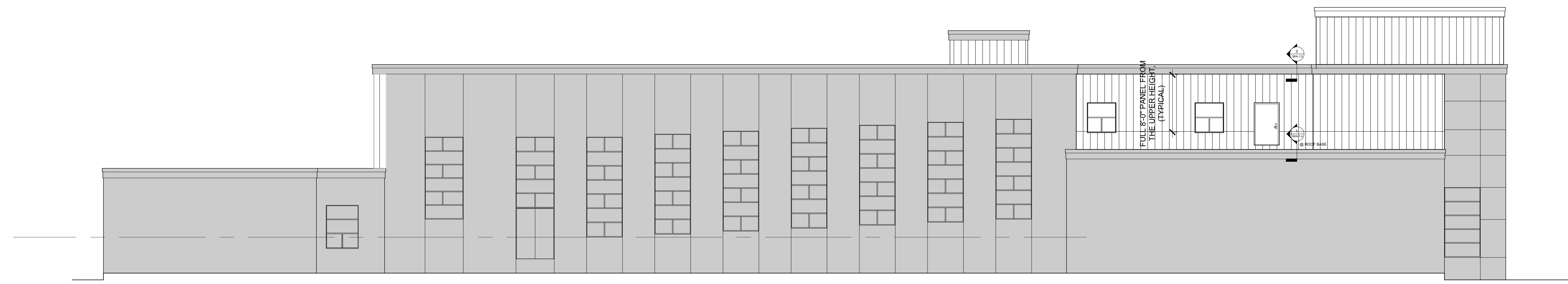
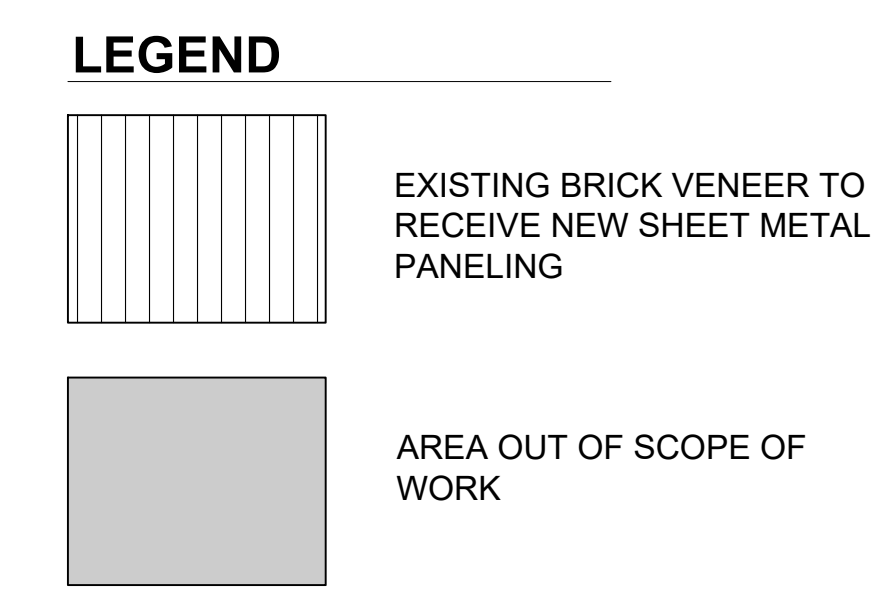
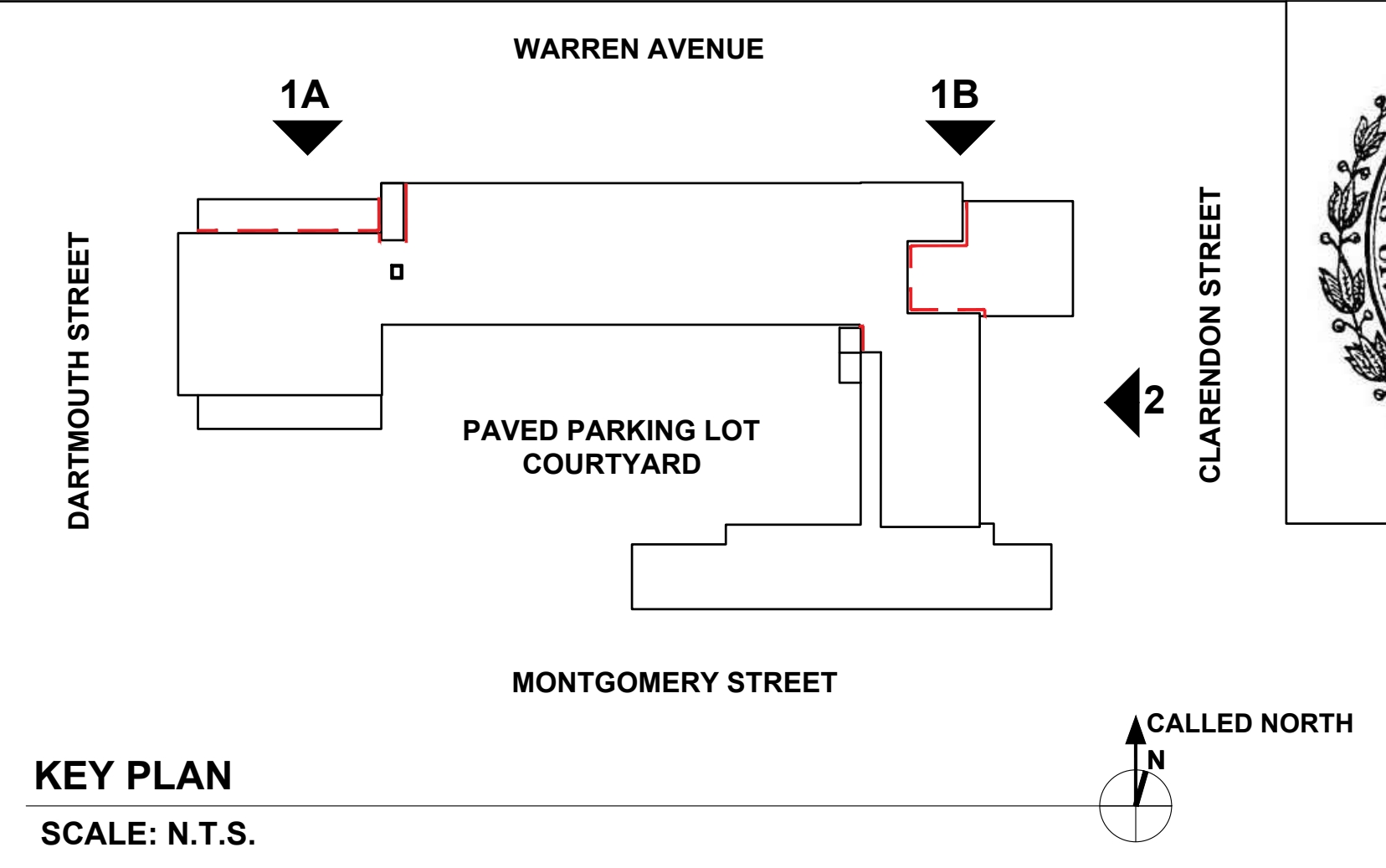
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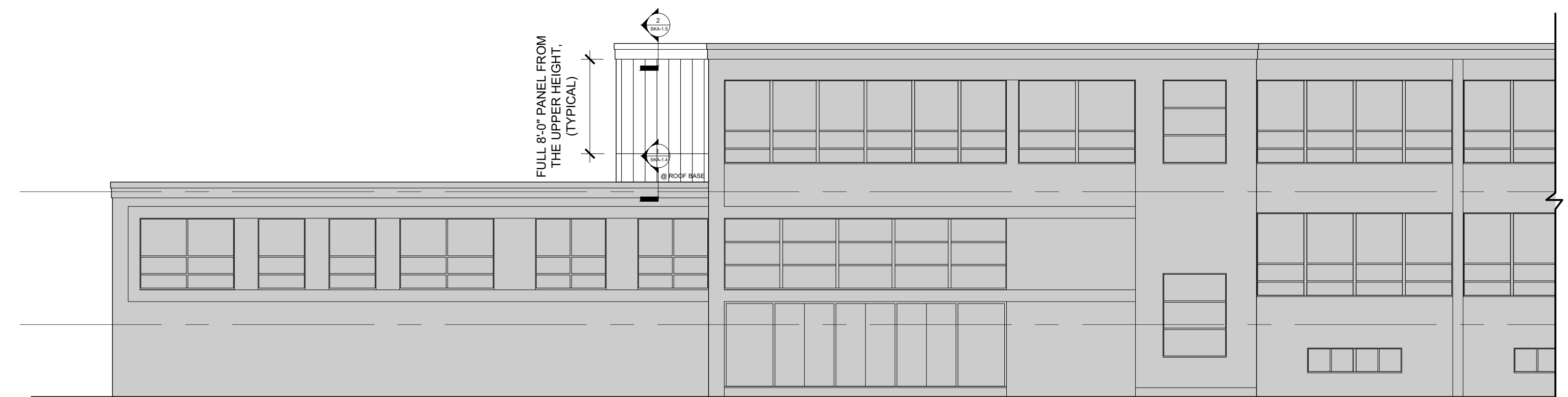
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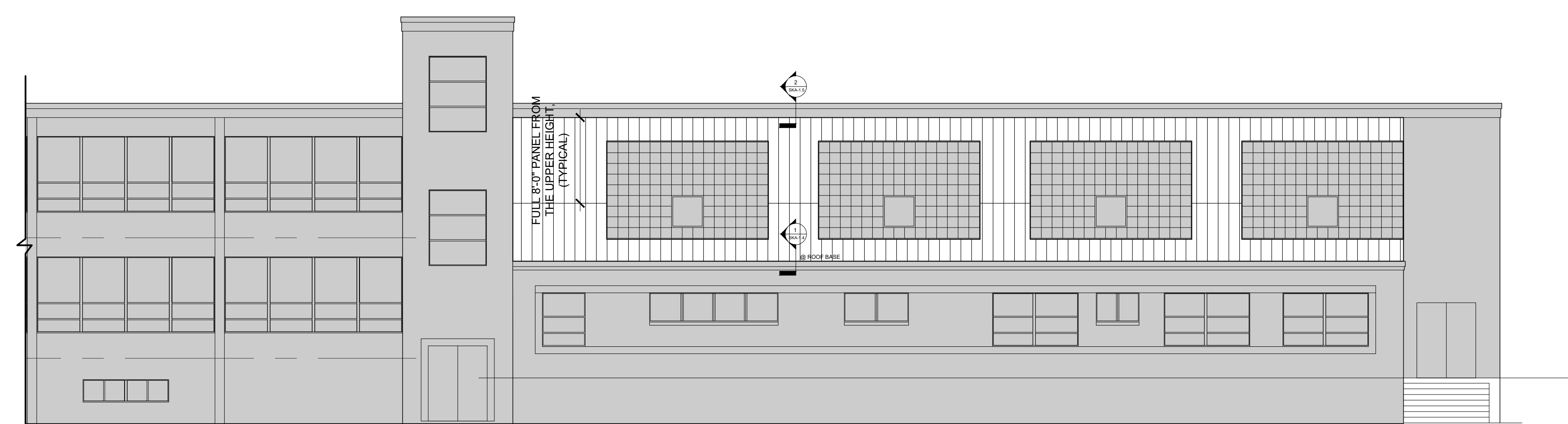
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**EXTERIOR ELEVATIONS IDENTIFYING
UPPER WALLS TO BE CLAD**



2 EAST ELEVATION VIEWED FROM CLARENDON STREET
SCALE: 1/8" = 1'-0"



1B PARTIAL NORTH ELEVATION VIEWED FROM WARREN AVENUE
SCALE: 1/8" = 1'-0"



1A PARTIAL NORTH ELEVATION VIEWED FROM WARREN AVENUE
SCALE: 1/8" = 1'-0"

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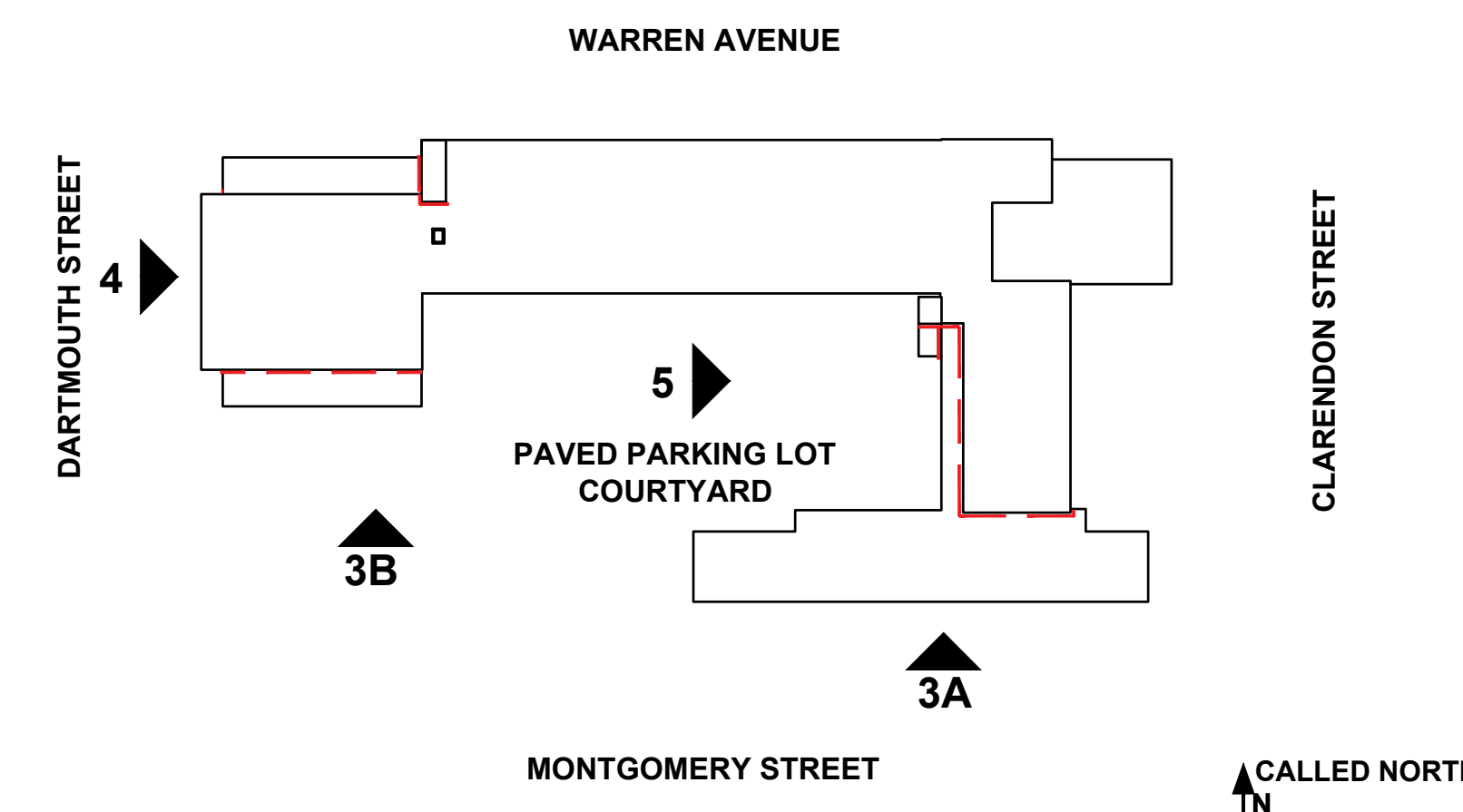
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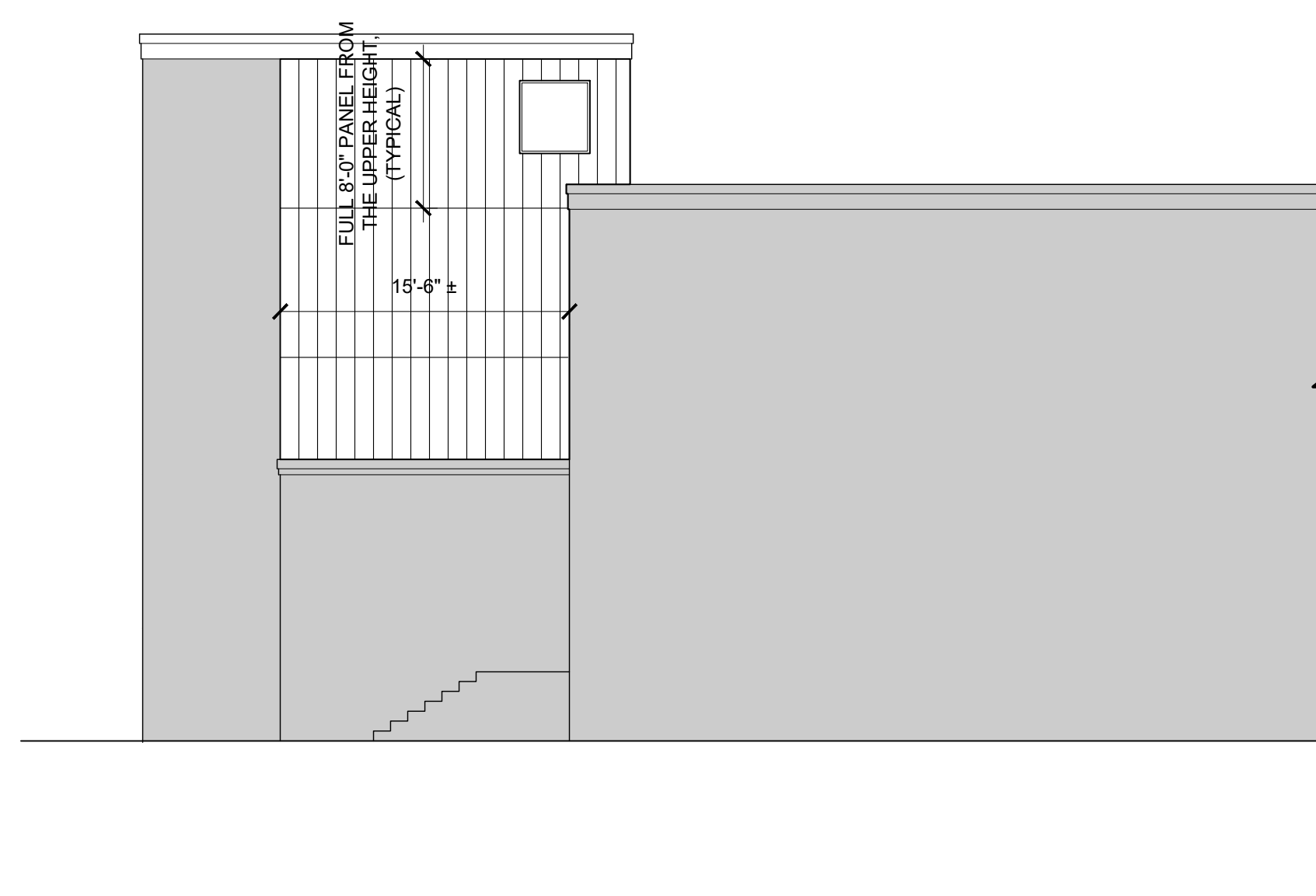
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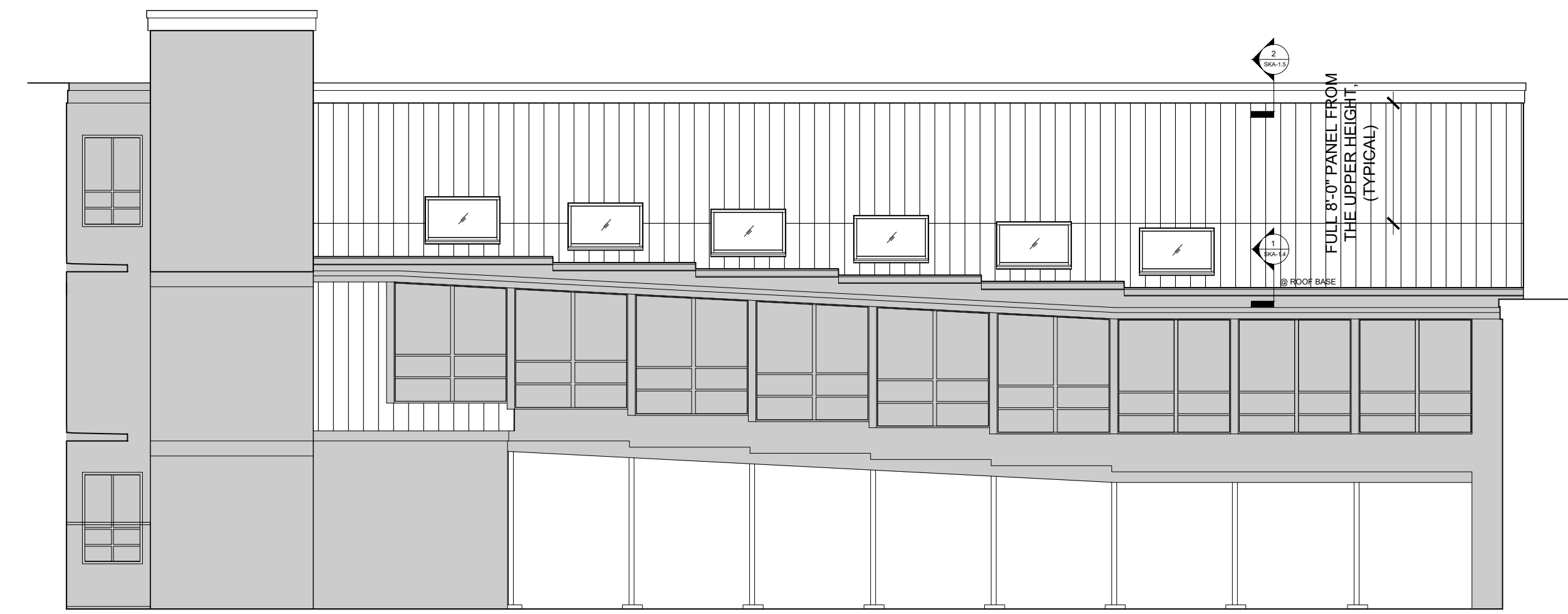
KEY PLAN
SCALE: N.T.S.

LEGEND

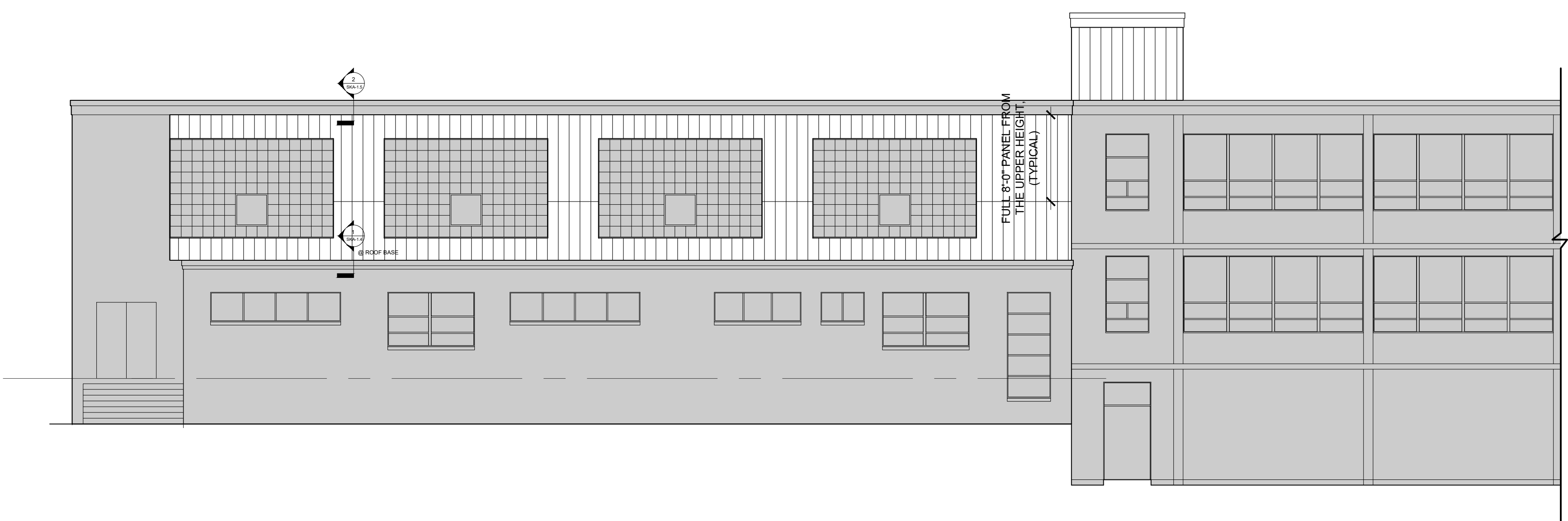
- EXISTING BRICK VENEER TO RECEIVE NEW SHEET METAL PANELING
- AREA OUT OF SCOPE OF WORK



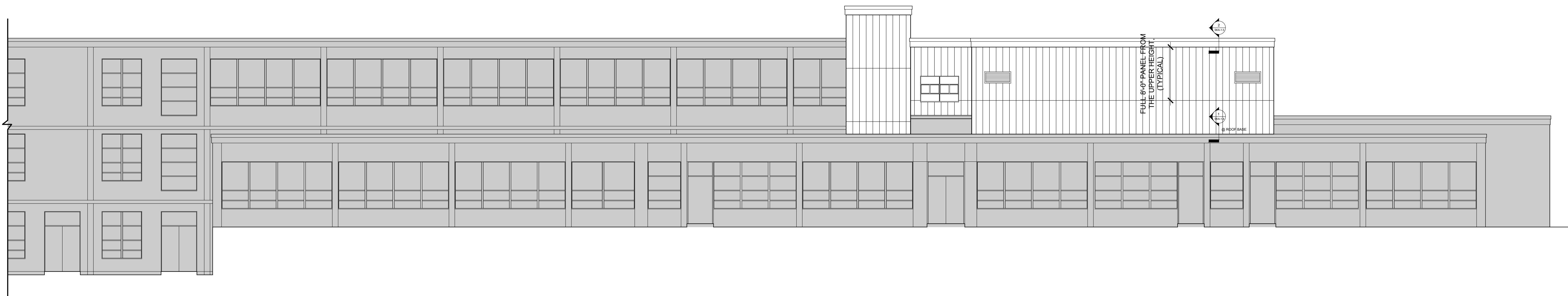
4 PARTIAL WEST ELEVATION VIEWED FROM DARTMOUTH STREET
SCALE: 1/8" = 1'-0"



5 PARTIAL WEST ELEVATION VIEWED FROM COURTYARD
SCALE: 1/8" = 1'-0"



3B PARTIAL SOUTH ELEVATION VIEWED FROM MONTGOMERY STREET
SCALE: 1/8" = 1'-0"



3A PARTIAL SOUTH ELEVATION VIEWED FROM MONTGOMERY STREET
SCALE: 1/8" = 1'-0"

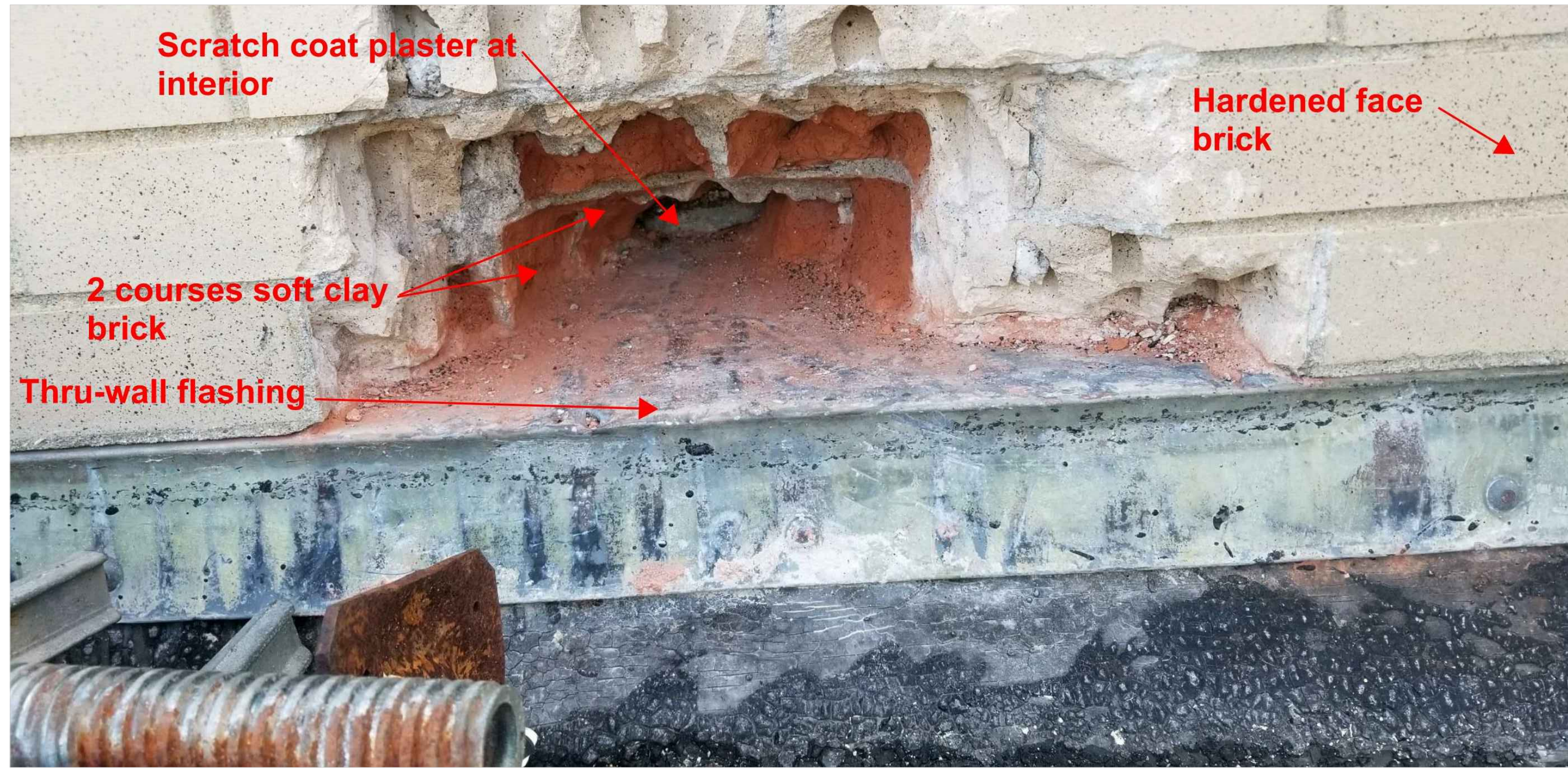


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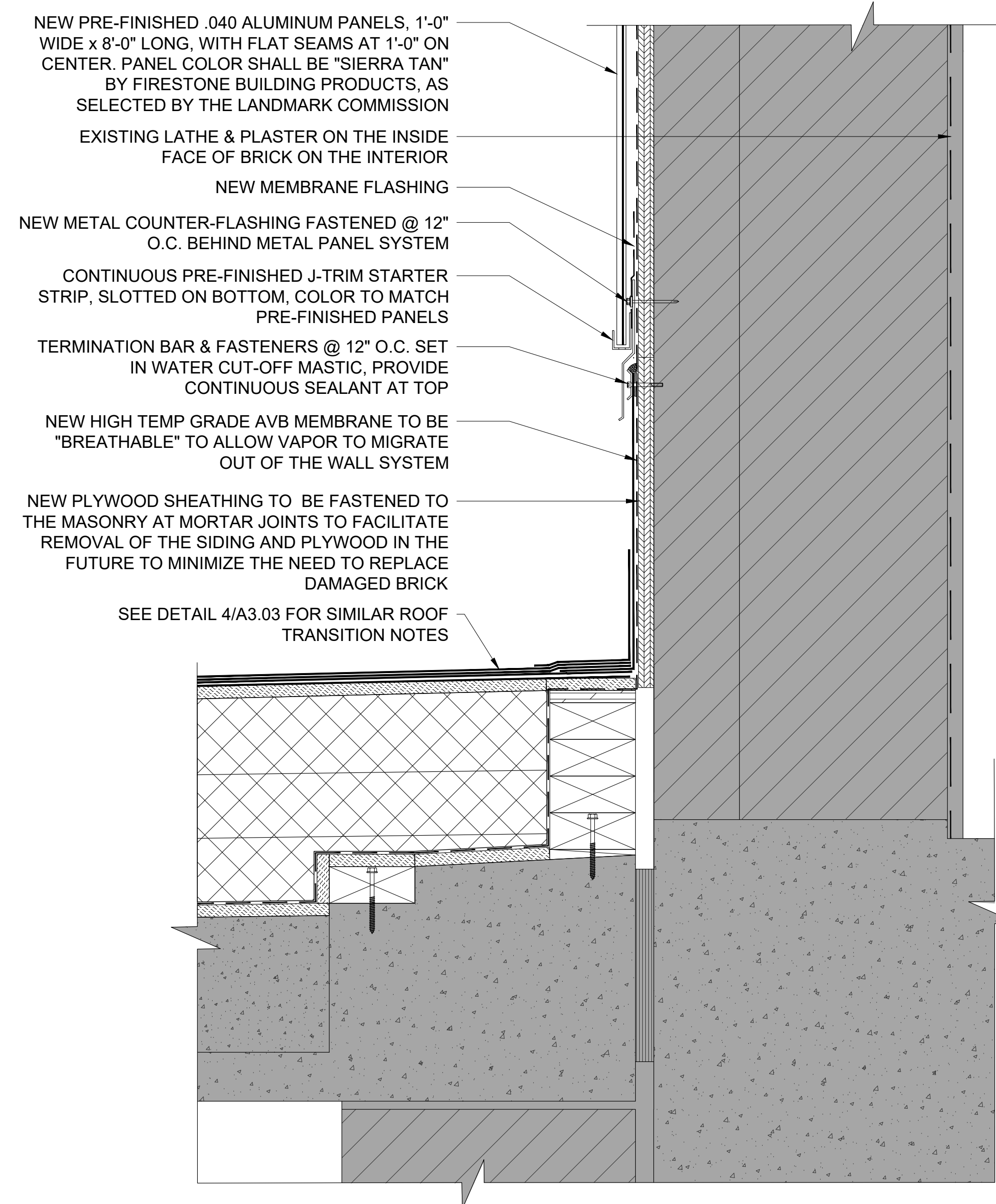
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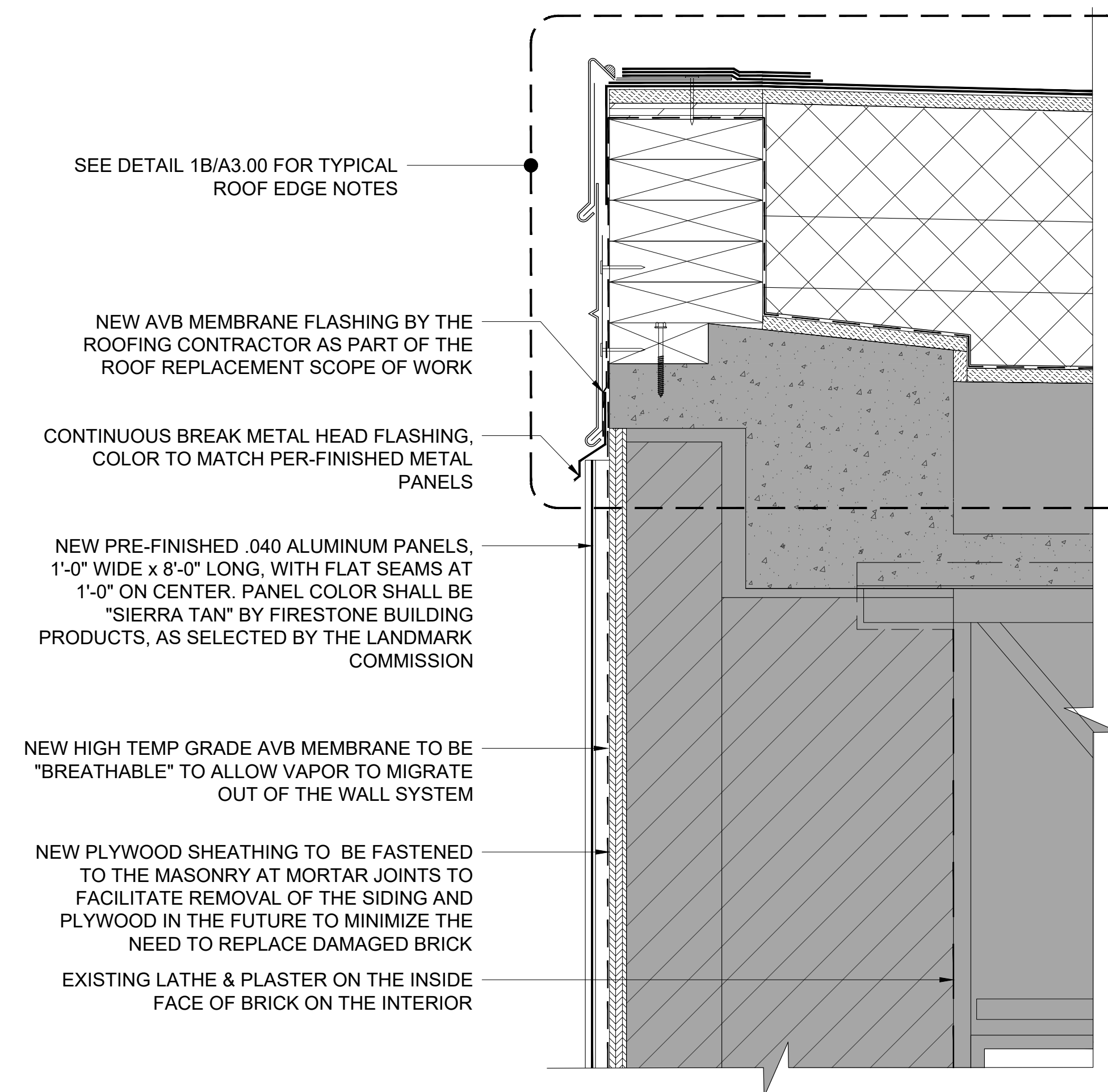
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1 EXISTING CONDITIONS TEST HOLE PHOTO
SCALE: NTS



2 NEW PRE-FINISHED PANEL/ ROOF BASE DETAIL
SCALE: 3" = 1'-0"



3 NEW PRE-FINISHED PANEL/ FASCIA DETAIL
SCALE: 3" = 1'-0"

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TEST HOLE IMAGE AND PROPOSED DETAILS

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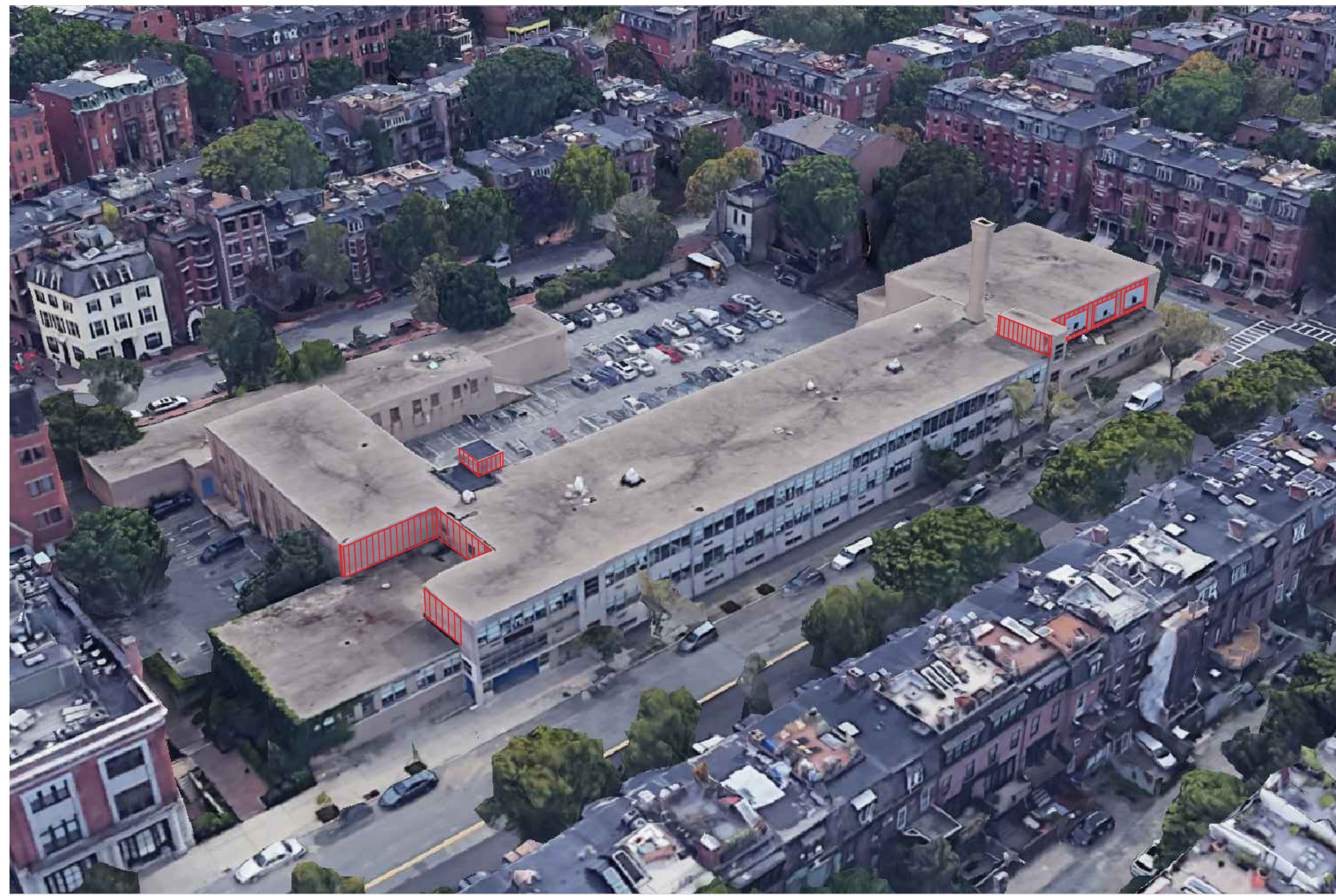
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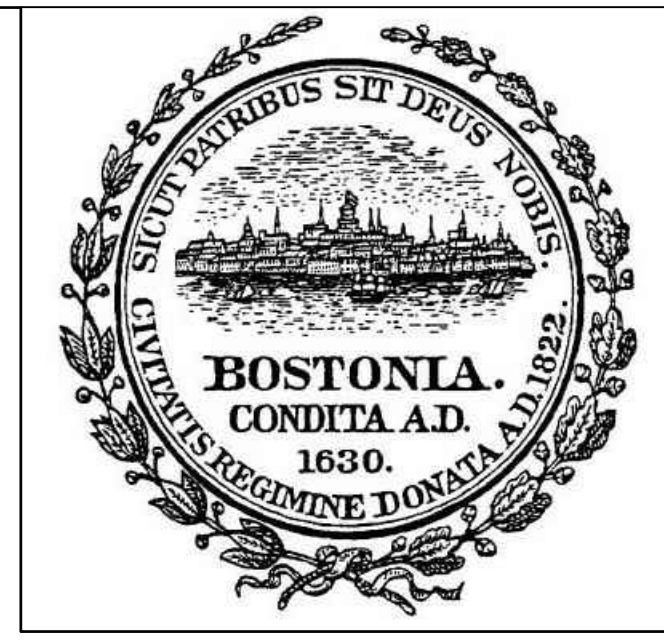
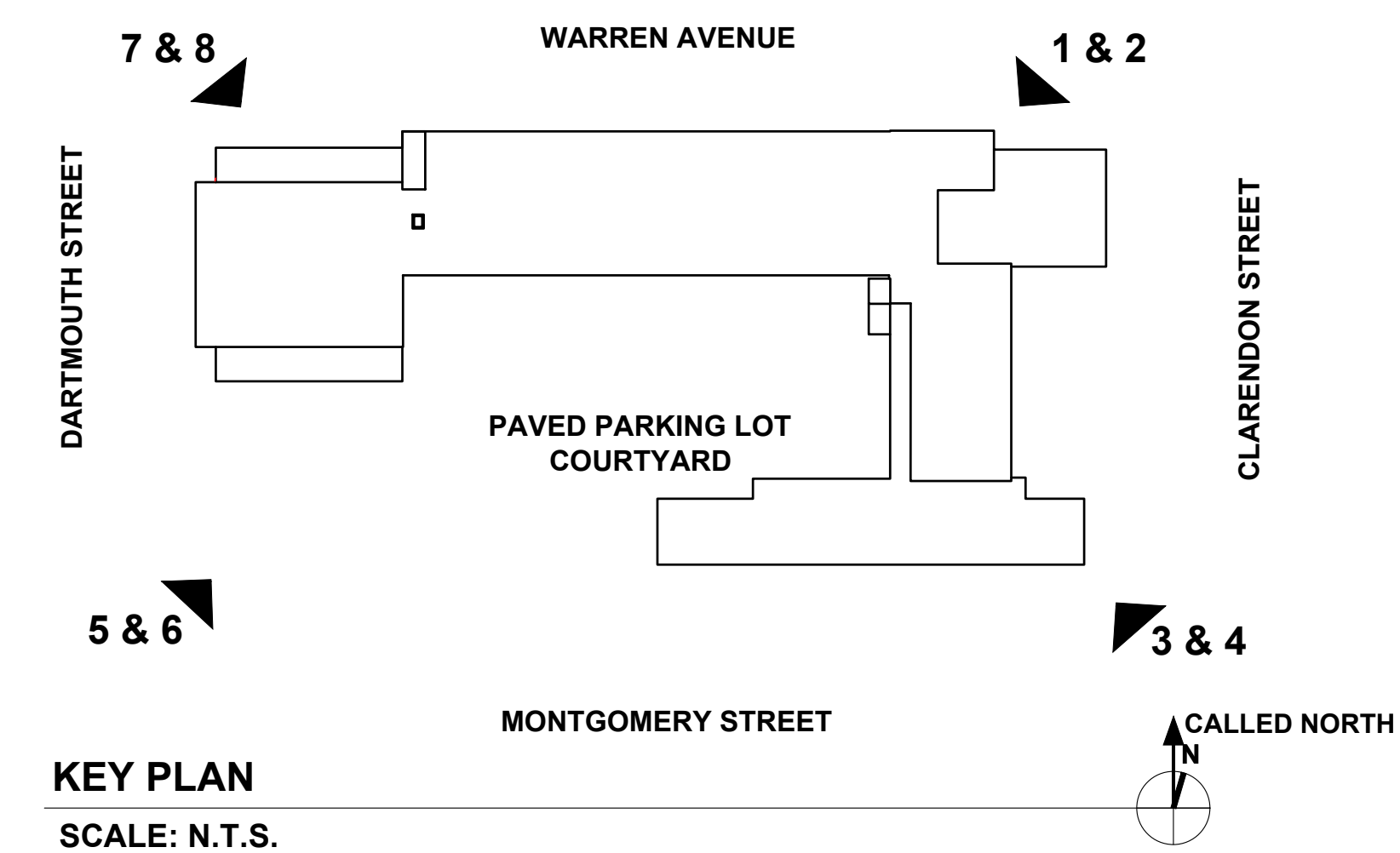
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1 AERIAL VIEW FROM NORTHEAST (WARREN AVE)



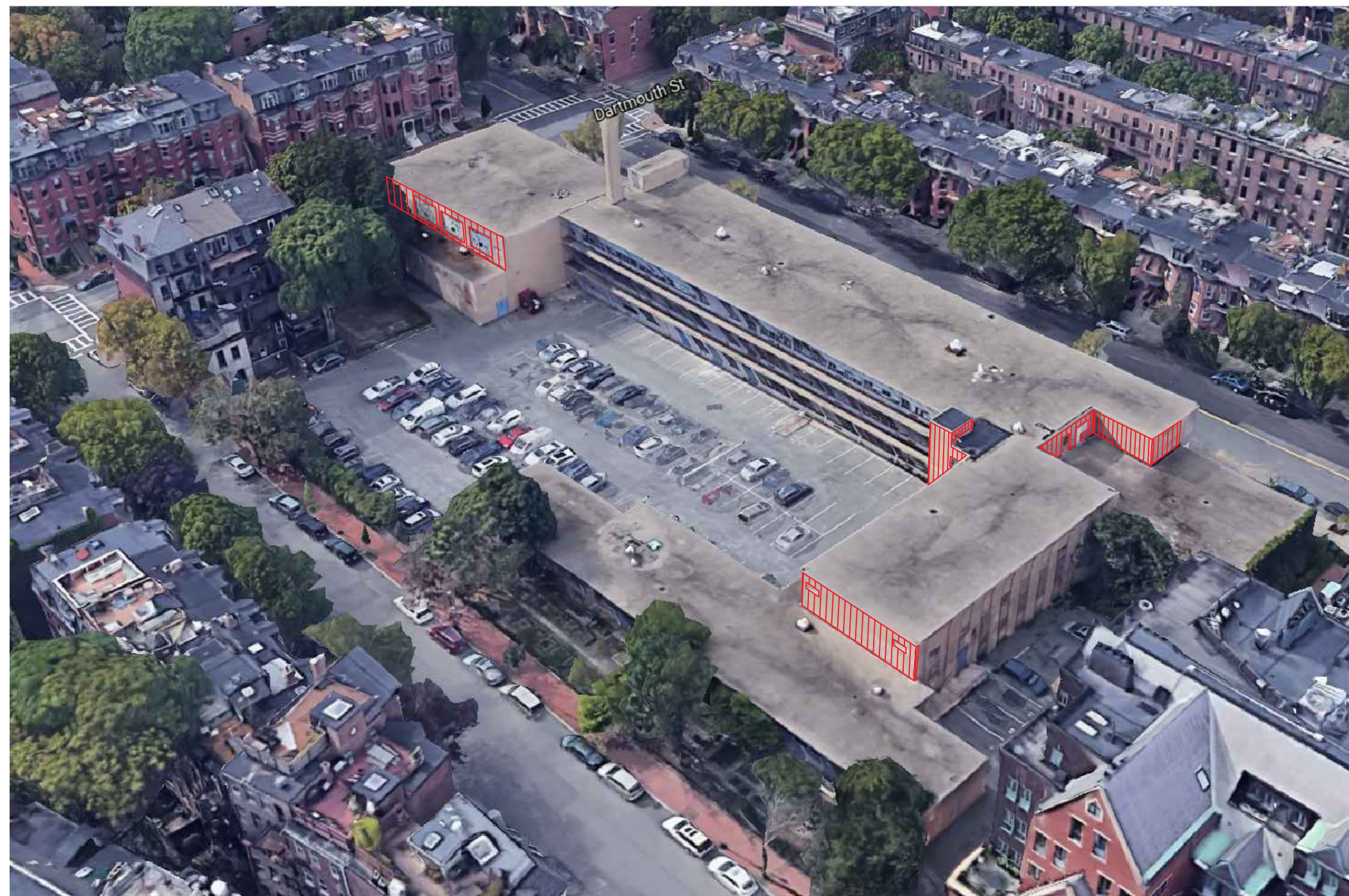
2 STREET VIEW FROM NORTHEAST (WARREN AVE)



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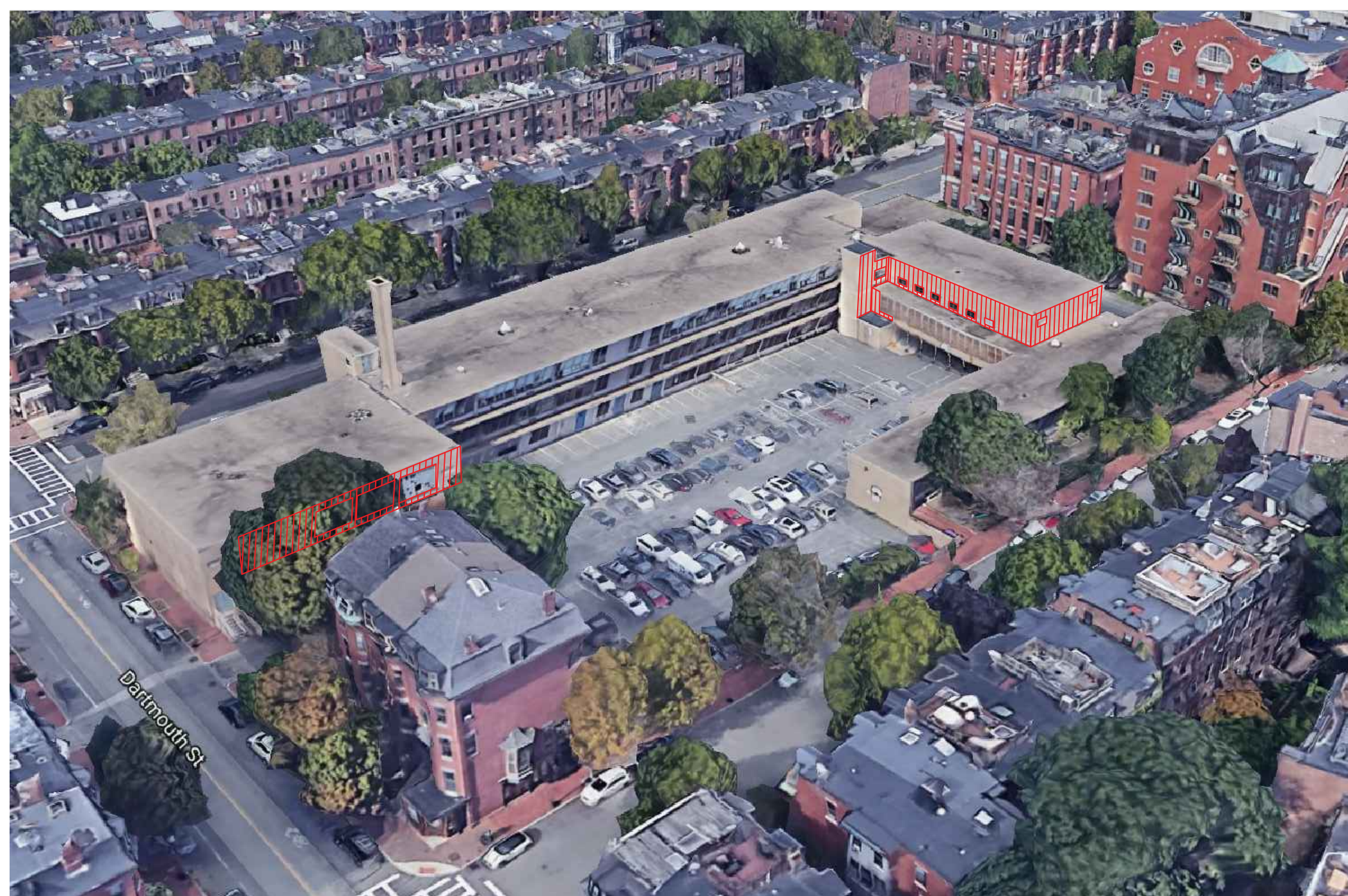
3 AERIAL VIEW FORM SOUTHEAST (MONTGOMERY ST)



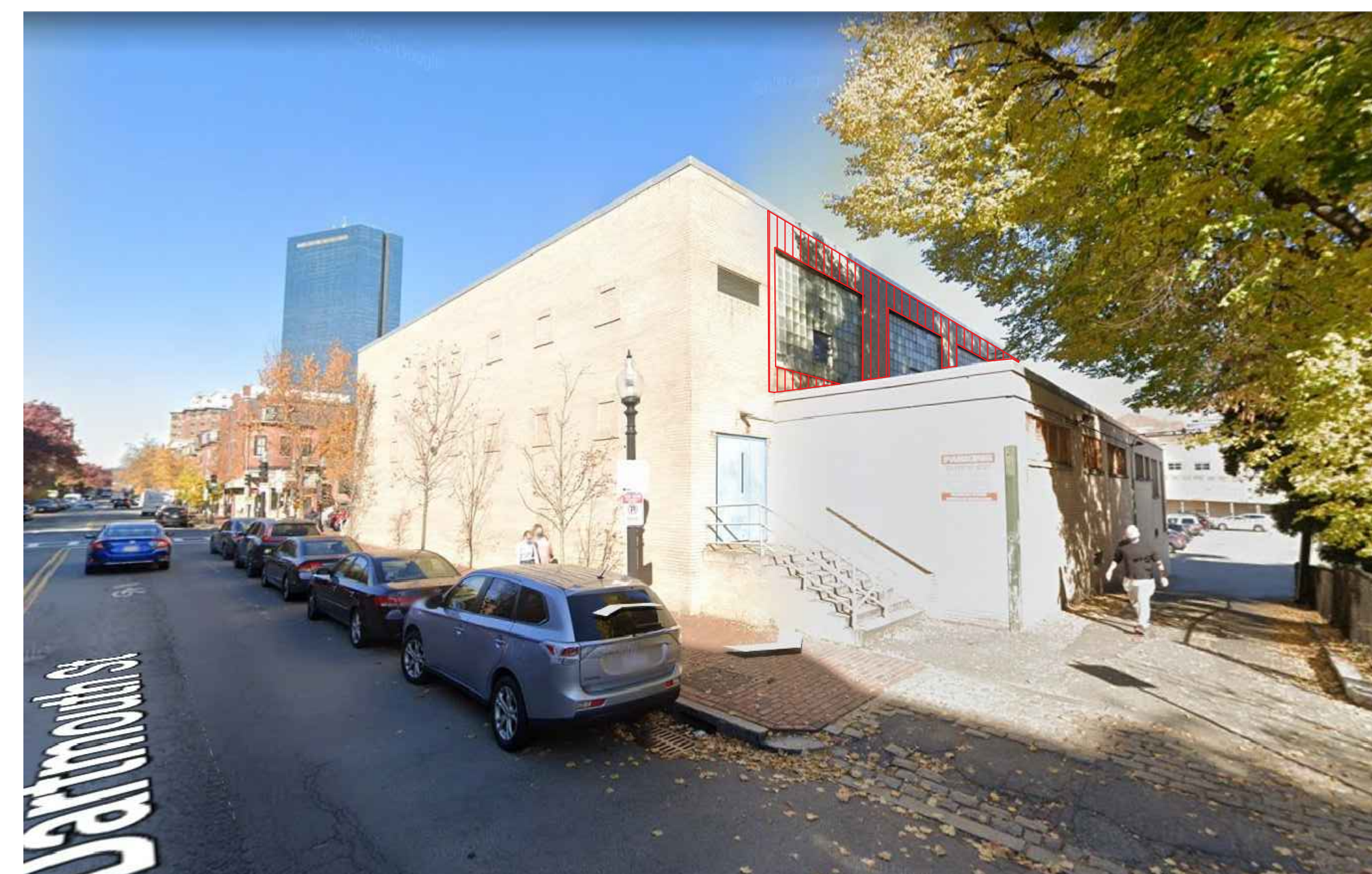
4 STREET VIEW FORM SOUTHEAST (MONTGOMERY ST)



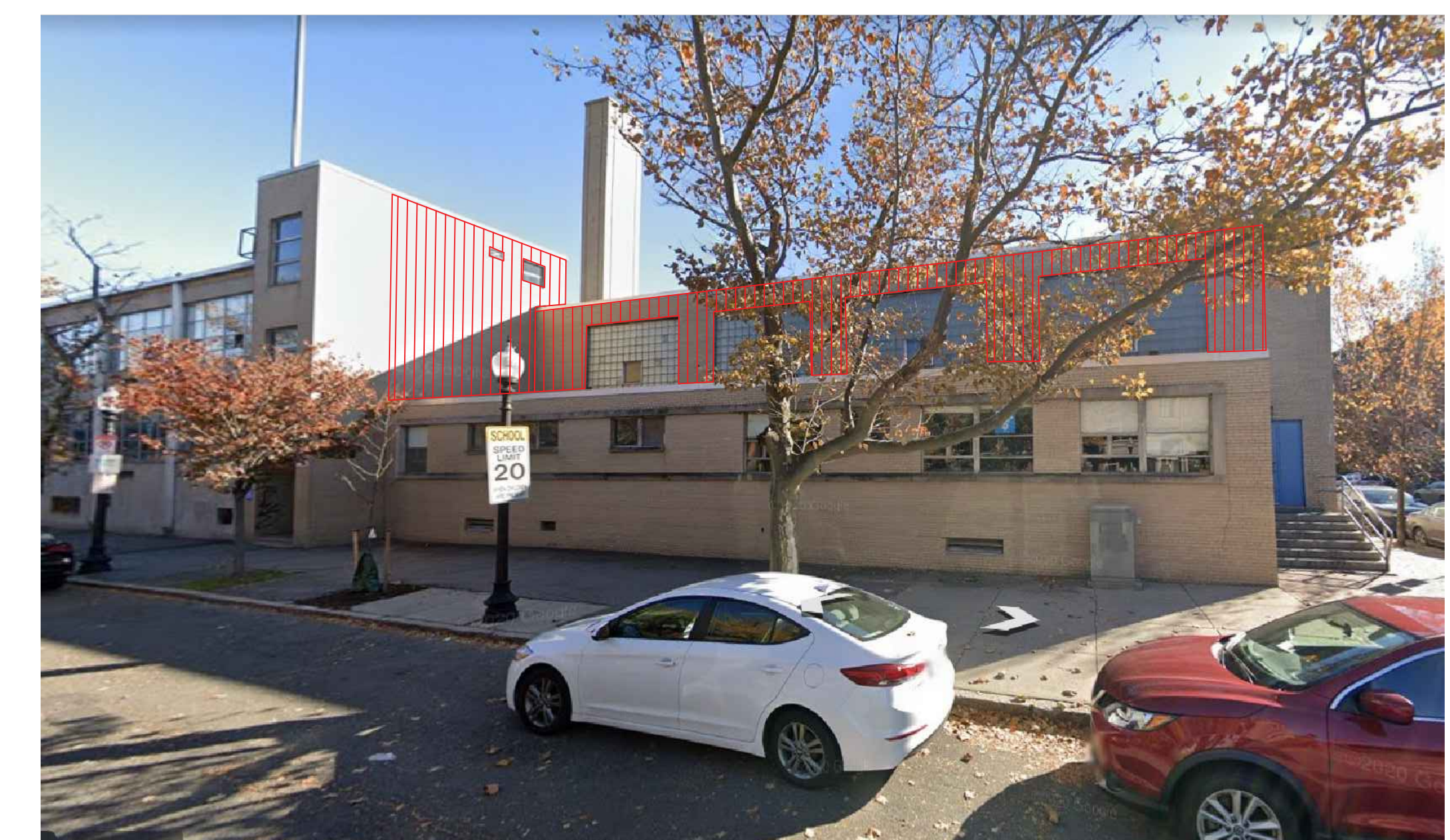
7 AERIAL VIEW FROM NORTHWEST (WARREN AVE & DARTMOUTH ST)



5 AERIAL VIEW FROM SOUTHWEST (MONTGOMERY ST & DARTMOUTH ST)



6 STREET VIEW FROM SOUTHWEST (MONTGOMERY ST & DARTMOUTH ST)



8 STREET VIEW FROM NORTHWEST (WARREN AVE & DARTMOUTH ST)

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IMAGES IDENTIFYING
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