

BACK BAY ARCHITECTURAL COMMISSION DESIGN REVIEW APPLICATION

ROOF DECK REPLACEMENT
362 COMMONWEALTH AVE

Diego Arabbo, P.E.

Senior Project Manager

10/03/2022



THE EXISTING COMMON ROOF DECK WAS REMOVED IN 2020-2021 TO RE-ROOF THE BUILDING. THIS DESIGN REVIEW APPLICATION IS FOR A NEW COMMON DECK TO REPLACE THE ONE THAT WAS REMOVED. 



Previous Existing Common Deck

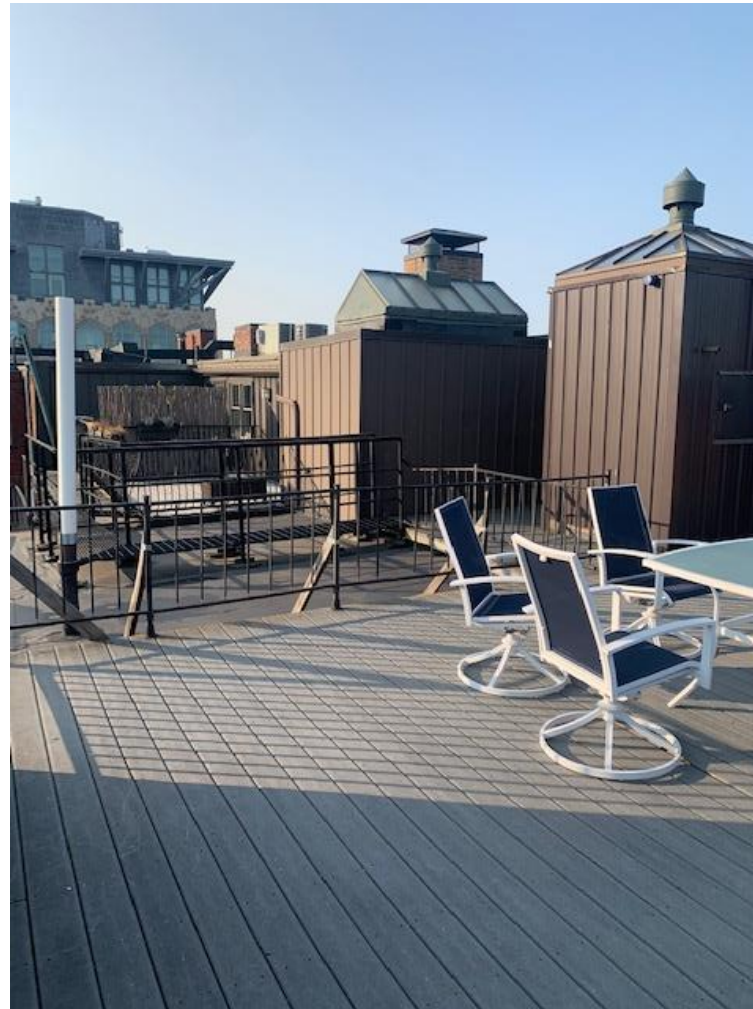
08/20/2019

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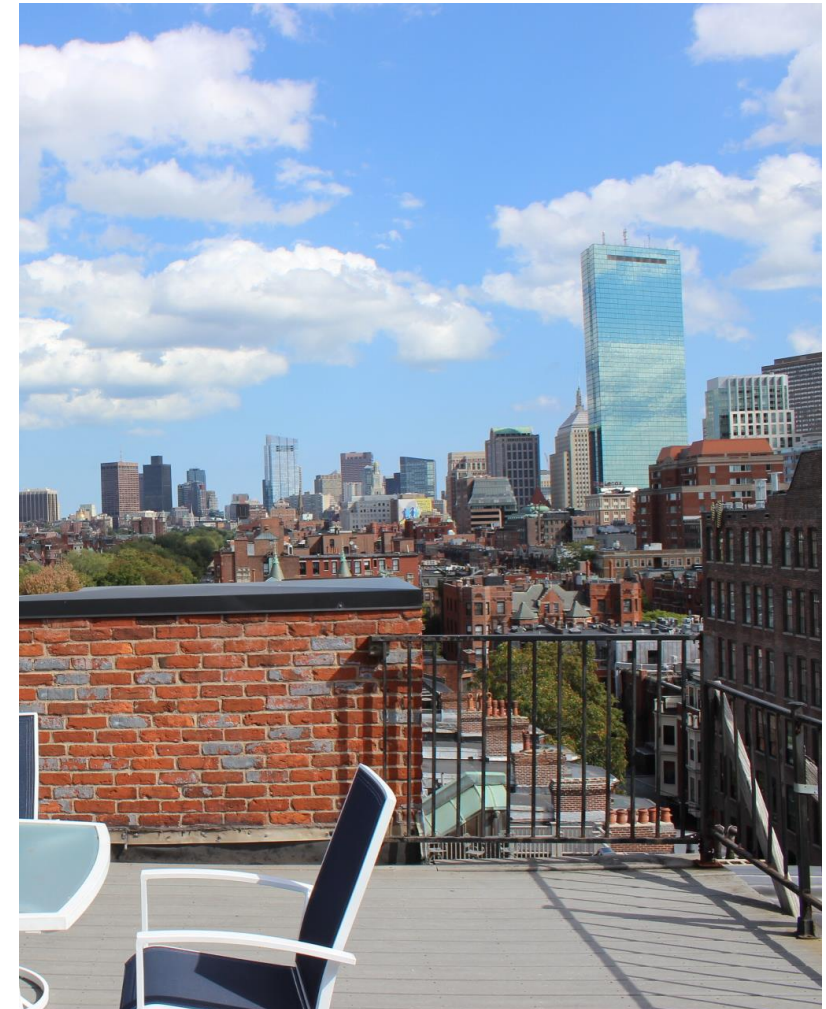
EXISTING COMMON DECK THAT WAS REMOVED TO RE-ROOF



(facing northeast)



(facing south)



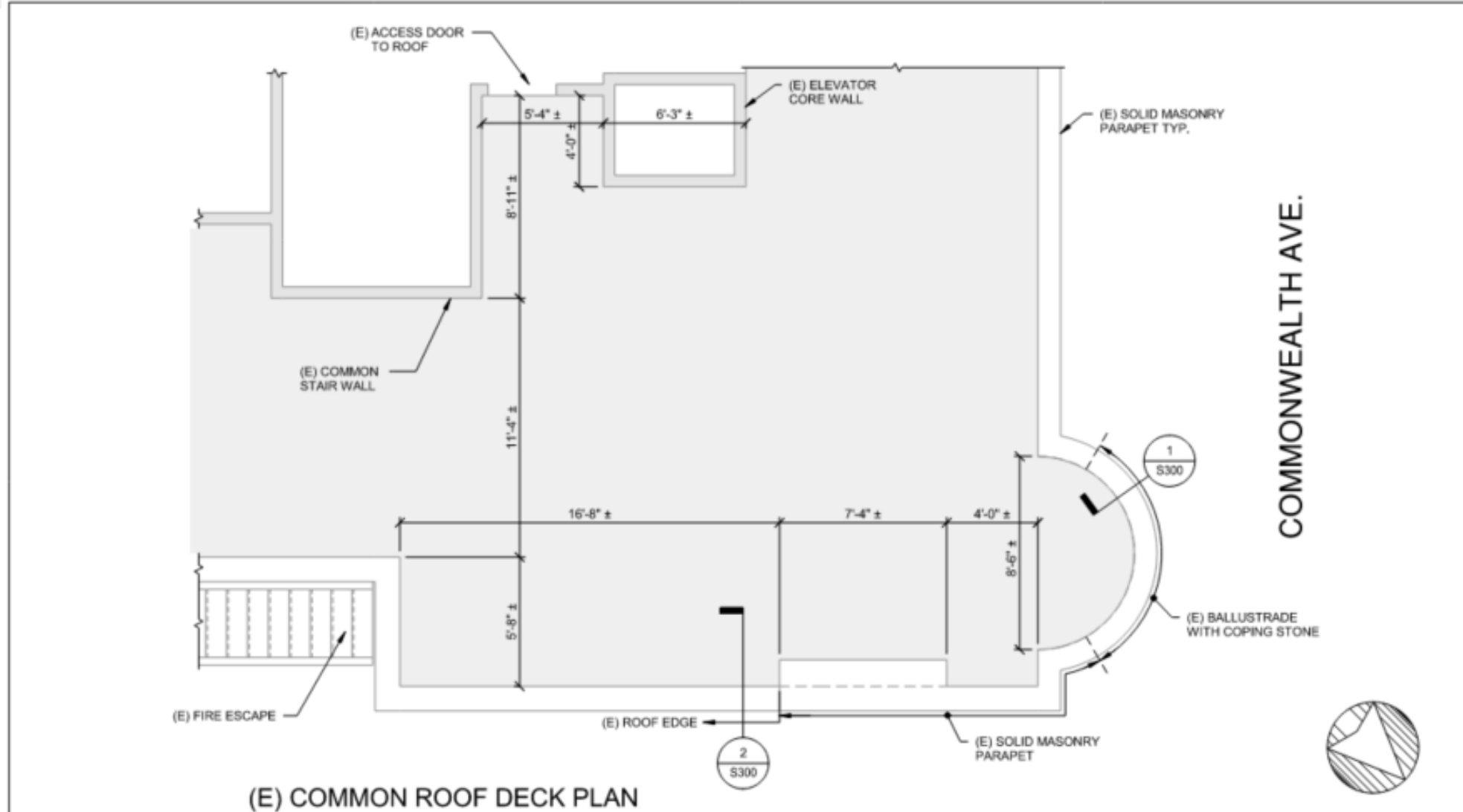
(facing east)

PORTIONS OF THE RAILING FOR THE EXISTING COMMON DECK THAT WAS REMOVED WERE VISIBLE FROM COMMONWEALTH AVE.



Google street view, 2020

CURRENT CONDITIONS (PLAN)



(E) COMMON ROOF DECK PLAN

1/4" = 1'-0"

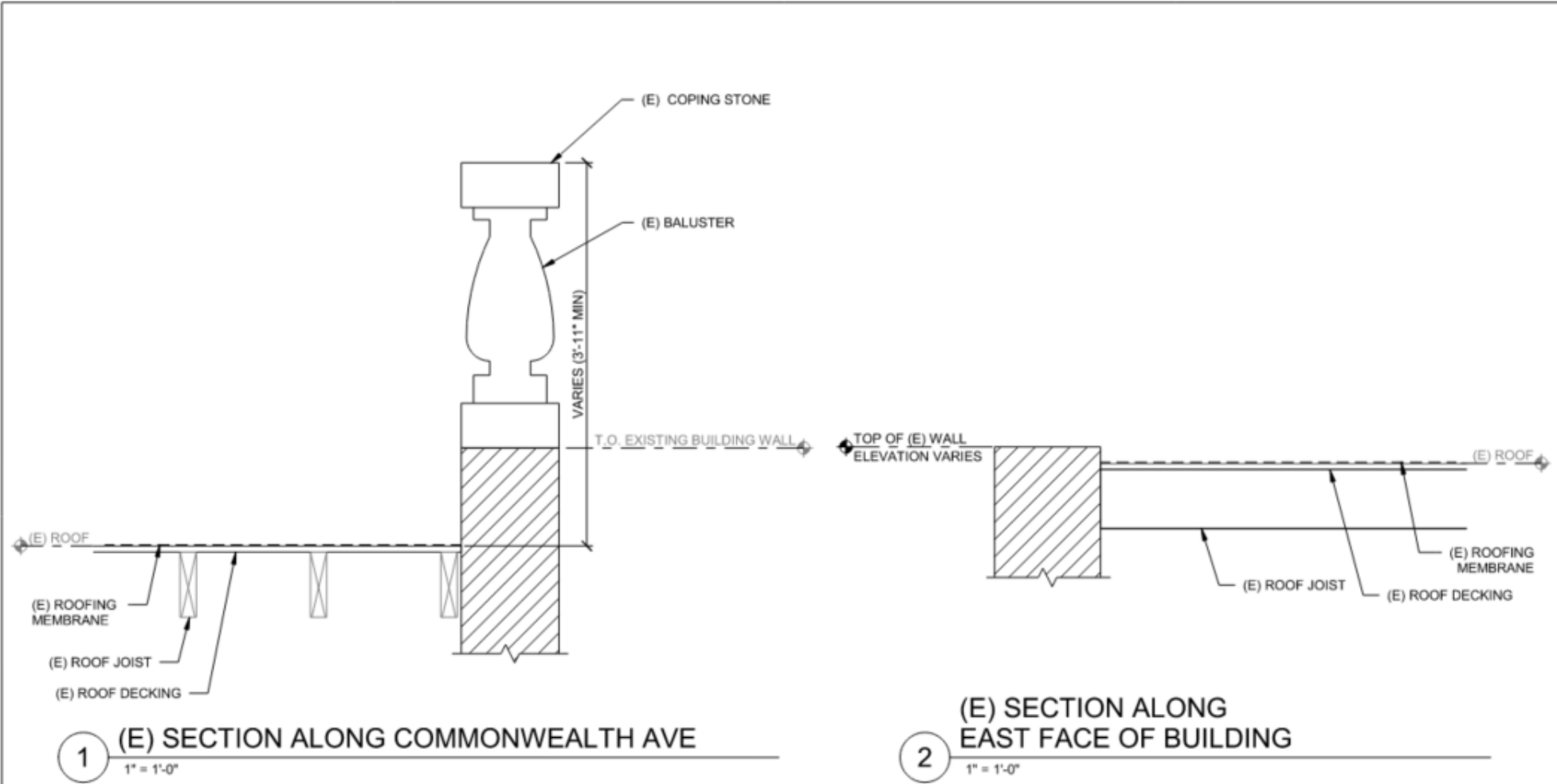
DRAFT - NOT FOR CONSTRUCTION

SIMPSON GUMPERTZ & HEGEN
480 Tetlow Pond Road
Waltham, MA 02451
781.907.9000
sgh.com

| | | | |
|---|-----------------|------------------|---------------------------|
| Project: 362 Comm Ave Roof Deck | | | |
| Title: (E) COMMON ROOF PLAN | | | |
| Drawn: GEF | Checked: DSA | Approved: SJD | Project No.: 210895.00 |

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|-----------------------------|
| Drawing No.: S100 |
| Scale: 1/4" = 1'-0" |
| Date: 09/16/22 |

CURRENT CONDITIONS (SECTION)



DRAFT - NOT FOR CONSTRUCTION

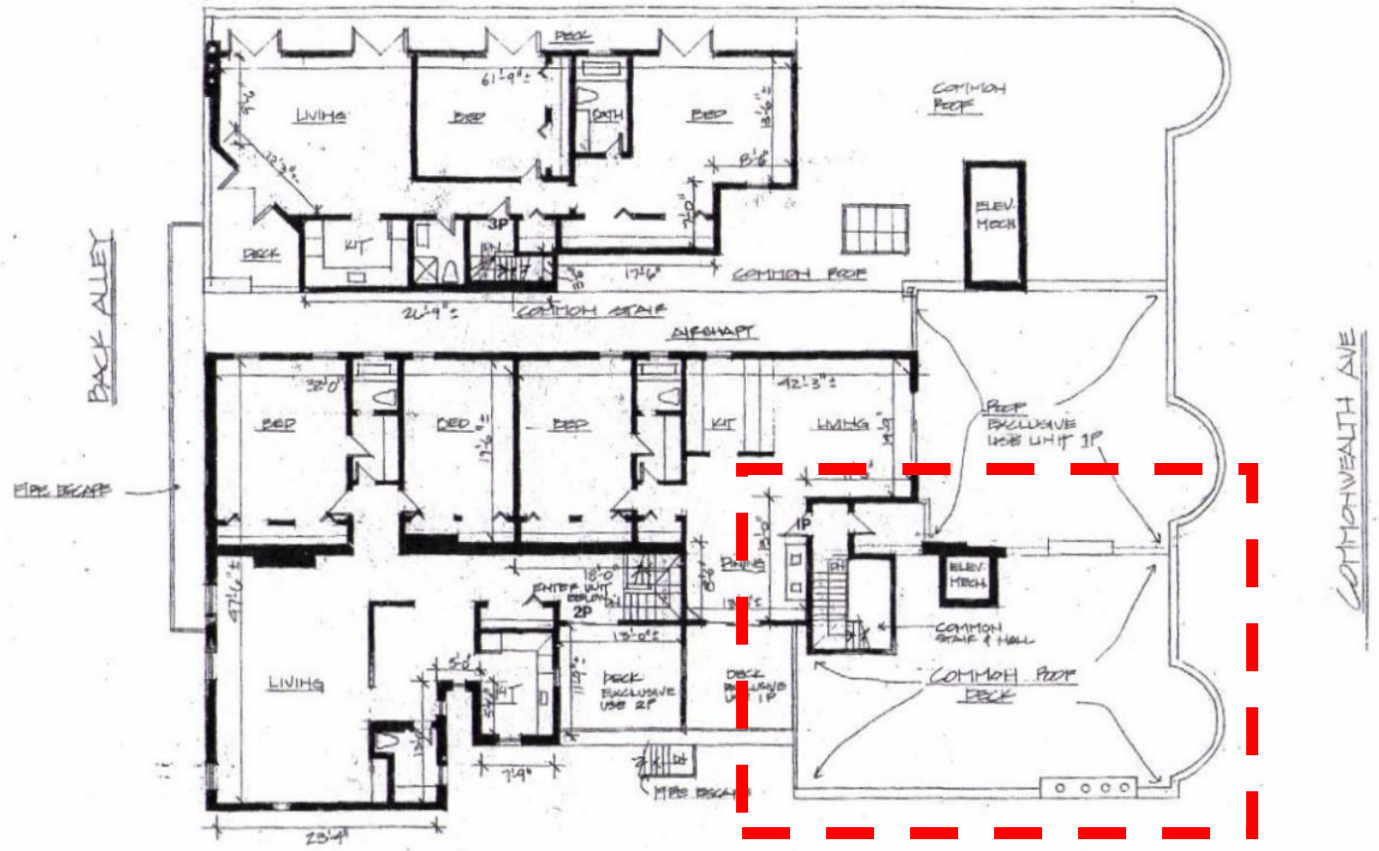
SIMPSON GUMPERTZ & HEGER
480 Tatten Pond Road
Waltham, MA 02451
781.907.9000
sgh.com

| | | | |
|--|-----------------|------------------|---------------------------|
| Project: 362 Comm Ave Roof Deck | | | |
| Title: (E) COMMON ROOF DECK SECTIONS | | | |
| Drawn: GEF | Checked: DSA | Approved: SJD | Project No.: 210895.00 |

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|-----------------------------|
| Drawing No.: S300 |
| Scale: 1" = 1'-0" |
| Date: 09/16/22 |

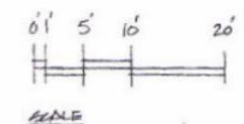
HISTORICAL BACKGROUND

1981 - PLANS FOR THEN NEW PENTHOUSE UNITS SHOW A COMMON DECK



Penthouse

SQUARE FOOTAGE
 UNIT 1P = 2894 SQ. FT.
 UNIT 2P = 1578 SQ. FT.
 UNIT 3P = 1220 SQ. FT.



KENNETH TRONZO
 157 APPLETON ST
 BOSTON, MASS. 02116
 617-267-2257

SUFFOLK REGISTRY OF DEEDS
 SEP 4 1981
 44 220 P
 DEEDS FOR RECORD
 REC 25

FEE BY 97 #264



I HEREBY CERTIFY THAT I HAVE CONFORMED TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THE WITHIN PLANS. I FURTHER CERTIFY THAT THIS PLAN FULLY AND CORRECTLY REPRESENTS THE LAYOUT, LOCATION, UNIT NUMBER AND DIMENSIONS, AS BUILT, OF UNIT NO. 1P, 2P & 3P.

NOTE: AREA OF EACH UNIT IS COMPUTED EXCLUDING AREA FACILITIES AND PARTS WALLS, AND IS ON STUD FACE OF WOOD STUD AND PLASTER PARTITION THE INSIDE FACE OF EXTERIOR WALLS.

1998 - THE CITY OF BOSTON ISSUED A PERMIT FOR THE REPLACEMENT OF THE ROOF DECK



7209 07 27 98

CITY OF BOSTON - INSPECTIONAL SERVICES DEPARTMENT
1010 Massachusetts Avenue, Boston, MA 02118

SPECIAL FORM APPLICATION No. for Permit for Demolition, Ordinary Repairs and Minor Alterations Not Involving Vital Structural Changes.
This form NOT TO BE USED for ADDITIONS or CHANGES OF OCCUPANCY

The undersigned hereby applies to the Commissioner, Inspectional Services, for a permit to perform the work described herein:

DATE 4/28/98

Street and No. 362-366 COMMONWEALTH AVE Historic District/Ward 5

Name of Owner COMM. AVE REALTY TRUST Address 1462 COMMONWEALTH AVE

Material of Building BRICK Zone Fire Limit

Size of building, feet front 90; feet rear 90; feet deep 110; No. of stories 7

How is building NOW occupied? 59 APTS., TWO OFFICES., LAUNDROMAT., FOUR STORES.,

Check all means of egress from this building: ATM MACHINE DOC# 4237/97

Main stairs Back stairs Fire escapes Con. balconies Any other

Is this work being done to remove Building Code Violations? Yes No

Detail of proposed work - STATE EXACTLY WHAT IS TO BE DONE:
REPLACE EXISTING DECK ON ROOF, BECAUSE OF DAMAGED WOOD, EXISTING SIZE TO STAY SAME

APPROPRIATE DESIGN APPROVAL Check 98-1319 BB
OR EXEMPTION/NON-APPLICABILITY one
OR NO EXTERIOR WORK IS INVOLVED

Estimated Cost, \$ 10,000

The facts set forth in this application and the accompanying plans (if any) are true statements made under penalty of perjury. The applicant also attests that he has read the statement printed on the reverse side and abides by its requirements.

Signature of Owner or Authorized Agent: Vincent Trepantier
Signature of Licensed Builder or Wrecker: Vincent Trepantier

Address 1462 COMMONWEALTH AVE BOSTON Phone

Address VINCENT TREPANTIER
(Name of Contractor)

Address 8 PROSPECT STREET
STONEHAM, MA
Phone 781-279-2584

Approved (date) 6/26/98 Permit granted
By By

Fee \$ 107

CITY OF BOSTON
INSPECTIONAL SERVICES DEPARTMENT

BUILDING and STRUCTURES DIVISION
JUN 26 1998

No. 7209 Office of the Commissioner 19

HISTORIC DISTRICT

PERMIT

Regulation of Construction Hours Section 354c. No erection, demolition, alteration, or repair of any building and excavation in regard thereto, except between the hours of seven a.m. and six p.m., on weekdays or except in the interest of public safety or welfare, upon the issuance of and pursuant to a permit from the building commissioner, which permit may be renewed for one or more periods of not exceeding one week each.
CITY ORD. 1984

THIS CERTIFIES THAT Comm Ave Realty Trust has permission to erect, enlarge, alter, substantially repair, move, demolish or change occupancy of building or structure located at 362-366 Commonwealth Ave Boston Ward 5.

All work under this permit shall, in every respect, conform to the terms of the application on file in this office and to the provisions of the State Building Code, Boston Zoning Code, and every other Statute, Ordinance, Bylaw or Regulation relating to the Construction, Alteration, Maintenance, Use and Occupancy of Buildings in the City of Boston. This permit shall be deemed abandoned and invalid unless work authorized by it shall have been commenced within six (6) months after issuance.

Any person who shall violate any of the provisions of the State Building Code shall be punished by a fine not exceeding \$1,000 or by imprisonment for not more than one (1) year, or both, for each violation. Every day during which any portion of a violation continues shall constitute a separate offense.

The granting of this permit does not authorize any work which would result in the violation of any Statute, Ordinance, Bylaw or Regulation.

WORK DESCRIPTION
Replace existing deck on roof because of damaged wood. Existing size to stay same. Handmail - 98-1319 BB

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES

THOMAS J. McNICHOLAS
Inspectional Services Commissioner

BD 400E-1-90

2002 - APPLICATION SUBMITTED TO THE CITY OF BOSTON FOR THE REPLACEMENT OF THE ROOF DECK



CITY OF BOSTON — INSPECTIONAL SERVICES DEPARTMENT
 1010 Massachusetts Avenue, Boston, MA 02118

SPECIAL FORM APPLICATION No. for Permit for Demolition, Ordinary Repairs and Minor Alterations Not Involving Vital Structural Changes.
 This form NOT TO BE USED for ADDITIONS or CHANGES OF OCCUPANCY

The undersigned hereby applies to the Commissioner, Inspectional Services, for a permit to perform the work described herein:

DATE 7-29-02 #849

Street and No. 362-366 COMMONWEALTH AVENUE Historic District/Ward 5

Name of Owner 362 COMMONWEALTH AVE CONDO Address SAME

ASSOC. Zone Fire Limit

Material of Building BRICK Group Occupancy and Division

Size of building, feet front 90; feet rear 90; feet deep 110; No. of stories 7

How is building NOW occupied? 59 APTS, 2 OFFICES, LAUNDRAMAT, 4 STORES

Check all means of egress from this building: ATM MACHINE DOC#2119/95

Main stairs Back stairs Fire escapes Con. balconies Any other

Is this work being done to remove Building Code Violations? Yes No

Detail of proposed work — STATE EXACTLY WHAT IS TO BE DONE:

REMOVE AND REPLACE THREE EXISTING ROOF DECKS... FURNISH AND INSTALL NEW EPDM ROOFING OVER POLYISOCYANURATE INSULATION. REINSTALL ROOF DECKS TO ORIGINAL CONFIGURATION. REMOVE AND REINSTALL AND REGLAZE TWO ELEVATOR PENTHOUSE SKYLIGHTS & TWO STAIRWELL SKYLIGHTS. REROOF FOUR BAY WINDOWS.

Estimated Cost, \$ 118,675

The facts set forth in this application and in the accompanying plans (if any) are true statements made under penalty of perjury. The applicant also attests that he has read the statement printed on the reverse side and abides by its requirements.

(Signature of Owner or Authorized Agent) Address 131 PARK DR BOSTON
 Phone 617-236-6977 02215

(Signature of Licensed Builder or Wrecker) Address PROGRESSIVE ROOFING
 (Name of Contractor)
 Address 940 EASTERN AVENUE
 Lic. No. 37814 Class CS MALDEN, MA 02148
 My license expires 4/12/04 Phone 781-324-0178

Approved (date) 7-29-02 Permit granted *[Signature]*
 By *[Signature]* By *[Signature]*

\$1,197.00
 080802
 819

MASS DEBRIS DISPOSAL LAW
 REG. c. 84, § 5A all §150A
 Will work result in any debris?
 Yes No Initials

COMMERCIALLY-AVAILABLE AERIAL IMAGERY SHOWS THE COMMON DECK CONTINUOUSLY BETWEEN 2002 AND 2020



2002

2009

SGH



04/15/2009

© 2009 EagleView Technology Corporation

2019

SGH



08/20/2019

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EXISTING CONDITIONS PHOTOS

VIEW OF PROPERTY FROM MASS AVE (FACING NORTHEAST)



VIEW OF PROPERTY FROM COMMONWEALTH AVE (FACING SOUTHEAST)



VIEW OF PROPERTY FROM COMMONWEALTH AVE (FACING SOUTHWEST)



VIEW OF PROPERTY FROM PUBLIC ALLEY 430 (FACING NORTHWEST)



EXISTING ROOF CONDITIONS (FACING WEST)



EXISTING ROOF CONDITIONS (FACING NORTH)

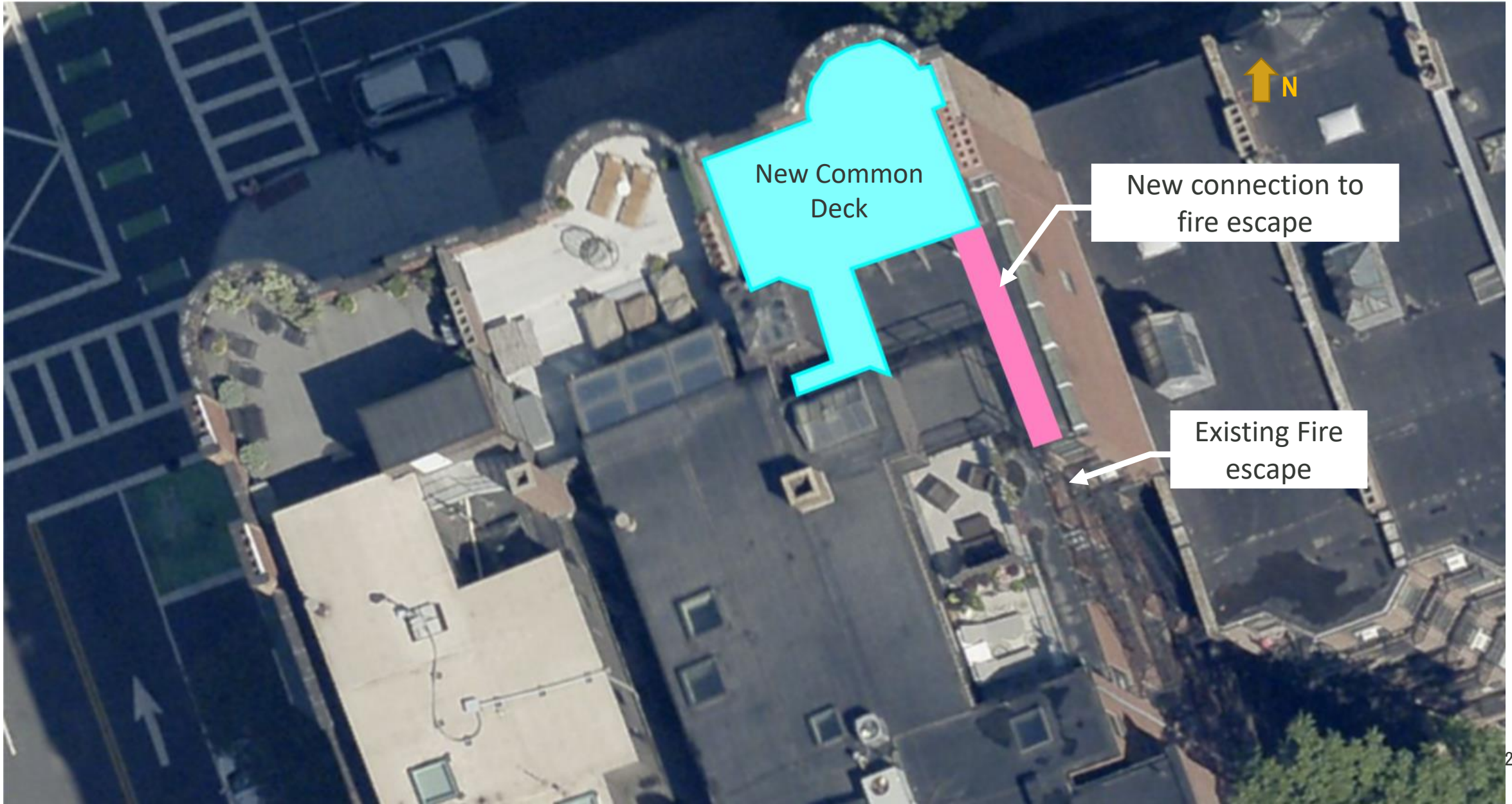


EXISTING ROOF CONDITIONS (FACING SOUTHEAST)

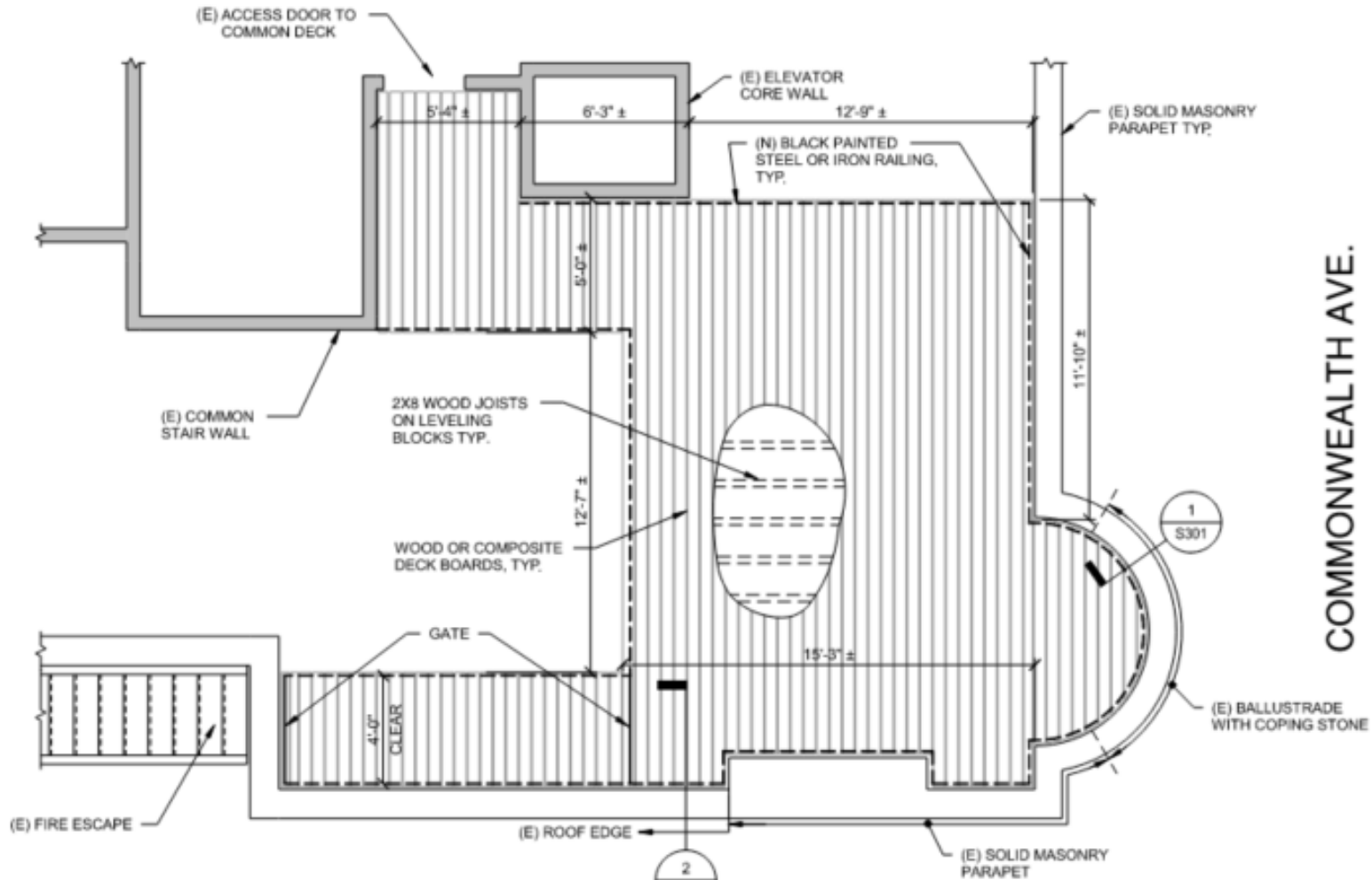


PROPOSED COMMON DECK

THE NEW DECK WILL HAVE THE SAME FOOTPRINT AS THE DECK THAT WAS REMOVED IN 2020-2021, EXCEPT FOR A NEW CONNECTION TO THE EXISTING FIRE ESCAPE



PROPOSED (PLAN) – ANTICIPATED COST IS APPROX. \$27,000



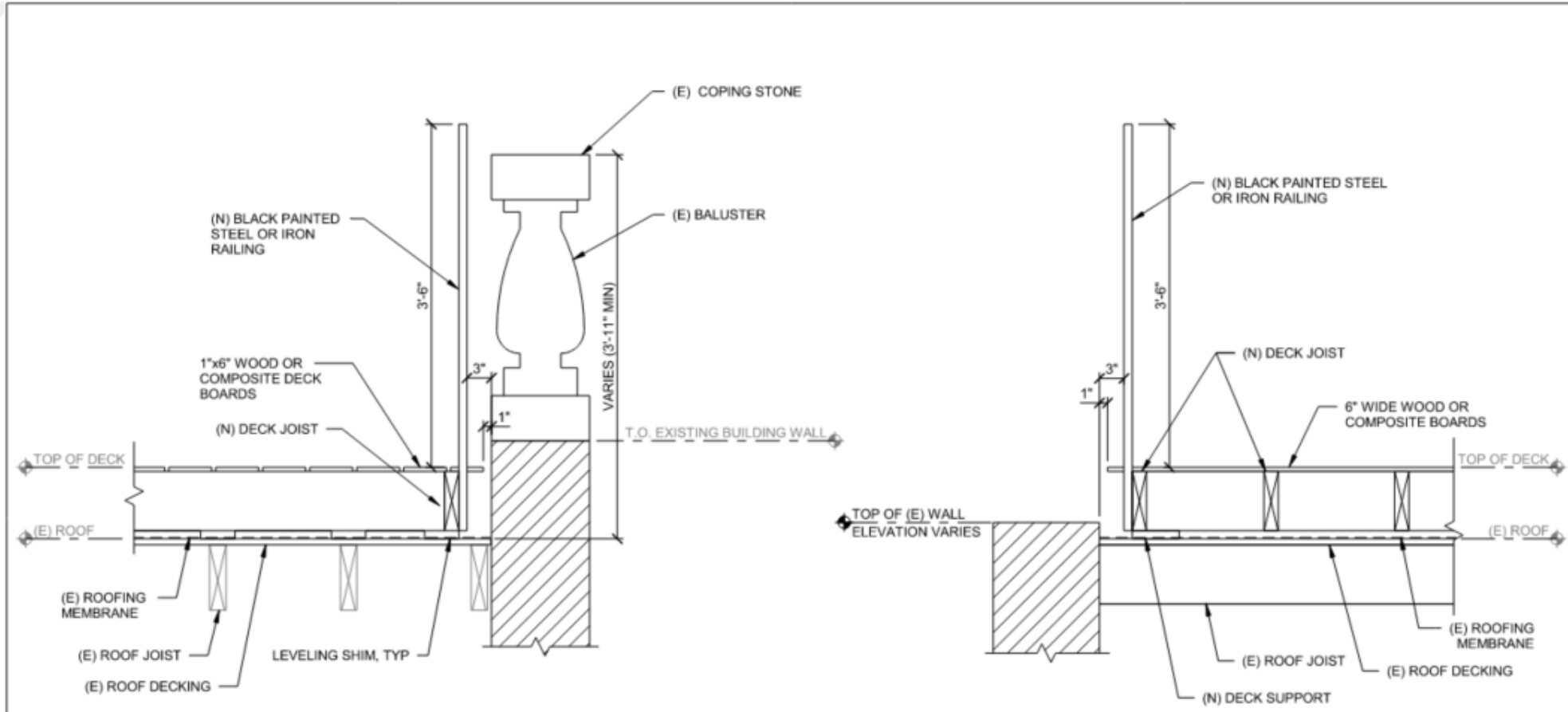
PROPOSED COMMON ROOF DECK PLAN

1/4" = 1'-0"

DRAFT - NOT FOR CONSTRUCTION

| | | | | | |
|--|--|--------------|---------------|-----------------------------|------------------------|
| SIMPSON GUMPERTZ & HEGER 480 Totten Pond Road Waltham, MA 02451 781.907.9000 sgh.com | Project: 362 Comm Ave Roof Deck | | | Drawing No.: S101 | |
| | Title: PROPOSED COMMON ROOF DECK PLAN | | | | |
| | Drawn: GEF | Checked: DSA | Approved: SJD | Project No.: 210895.00 | Scale: 1/4" = 1'-0" |
| | | | | Date: 09/16/22 | |

PROPOSED (SECTION)



1 PROPOSED SECTION
ALONG COMMONWEALTH AVE
1" = 1'-0"

2 PROPOSED SECTION ALONG
EAST FACE OF BUILDING
1" = 1'-0"

DRAFT - NOT FOR CONSTRUCTION

SIMPSON GUMPERTZ & HEGER
490 Totten Pond Road
Waltham, MA 02451
781.907.9000
sgh.com

| | | | |
|--|-----------------|------------------|---------------------------|
| Project: 362 Comm Ave Roof Deck | | | |
| Title: PROPOSED COMMON ROOF DECK SECTIONS | | | |
| Drawn: GEF | Checked: DSA | Approved: SJD | Project No.: 210895.00 |

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|-----------------------------|
| Drawing No.: S301 |
| Scale: 1" = 1'-0" |
| Date: 09/16/22 |

STREET PHOTO WITH NEW RAILING



STREET PHOTO WITH NEW RAILING

