



204-206 Beacon Street #5

BBAC Design Review Materials
July 10, 2024



204-206
Beacon Street

Locus Map

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Beacon Street Zoomed-in Locus Map and Roof View of 204-206 Beacon Street

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The unit spans 204 and 206 Beacon Street on the top floor and has exclusive use of the roof deck. The roof deck is located on three quadrants of the roof area.

The remaining quadrant has no deck surface and is used for common infrastructure and HVAC equipment.



3D View of 204 and 206 Beacon Street looking northeast towards Back Street

Rooftop and Axon View of 204-206 Beacon Street

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① Headhouse

Extend existing headhouse to accommodate stair access to roof

② Skylight

Remove one existing skylight and relocate on roof of headhouse

Proposed Scope of Work

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① Headhouse

Extend existing headhouse to accommodate stair access to roof

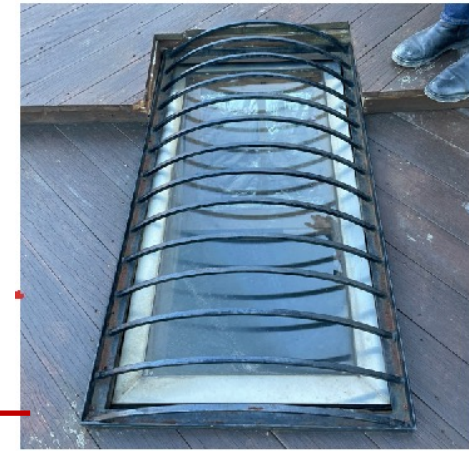
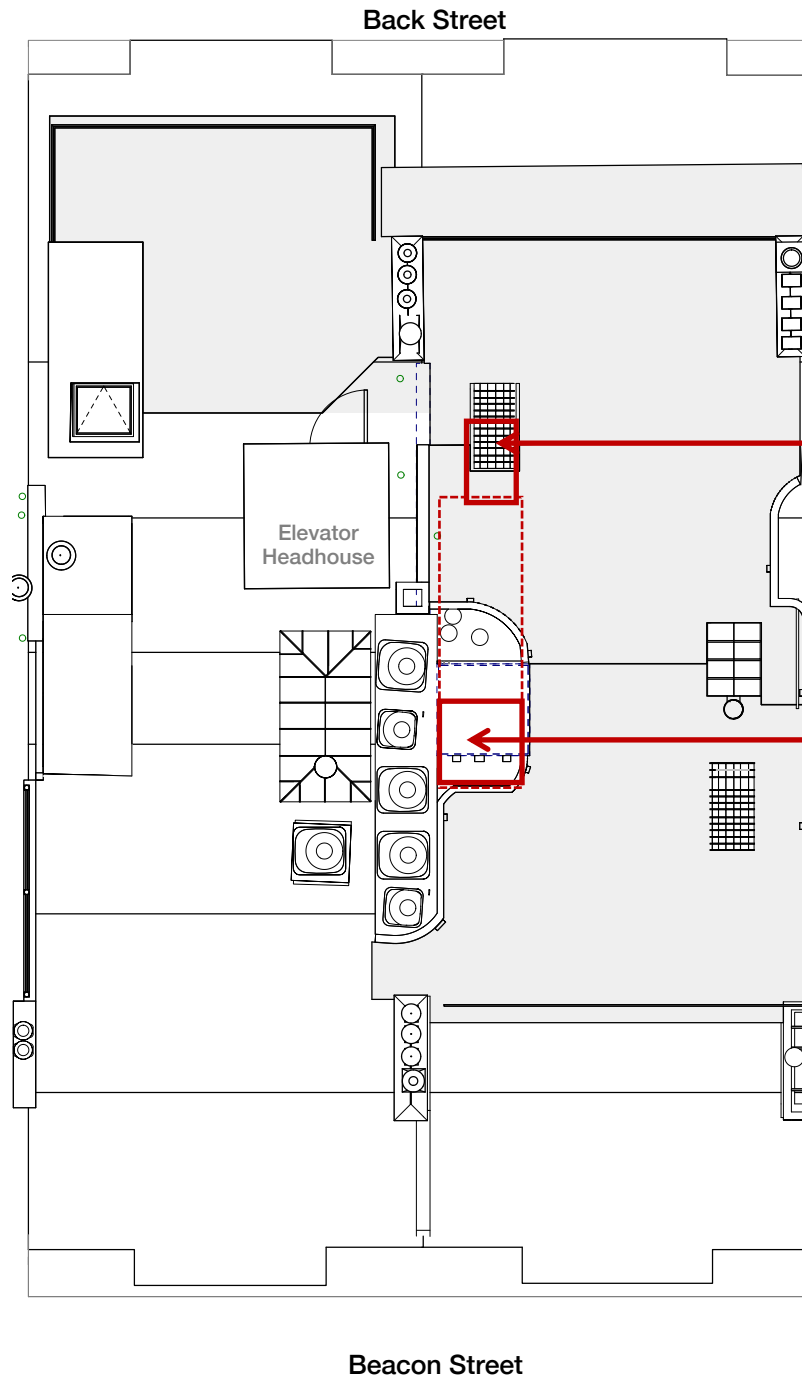
② Skylight

Remove one existing skylight and relocate on roof of headhouse

The highlighted skylight will be removed to allow for extension of existing headhouse in the direction of Back Street only, providing straight stair access to roof.

Dashed line shows the footprint of the headhouse with extension.

Existing Roof Deck



Existing skylight



Existing headhouse

204-206 Beacon Street Existing Headhouse and Skylight

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① Headhouse

Extend existing headhouse to accommodate stair access to roof

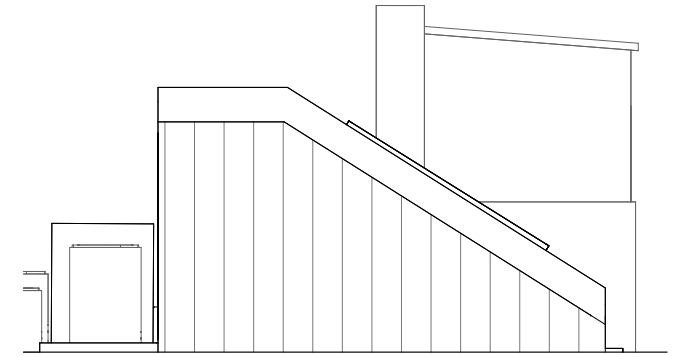
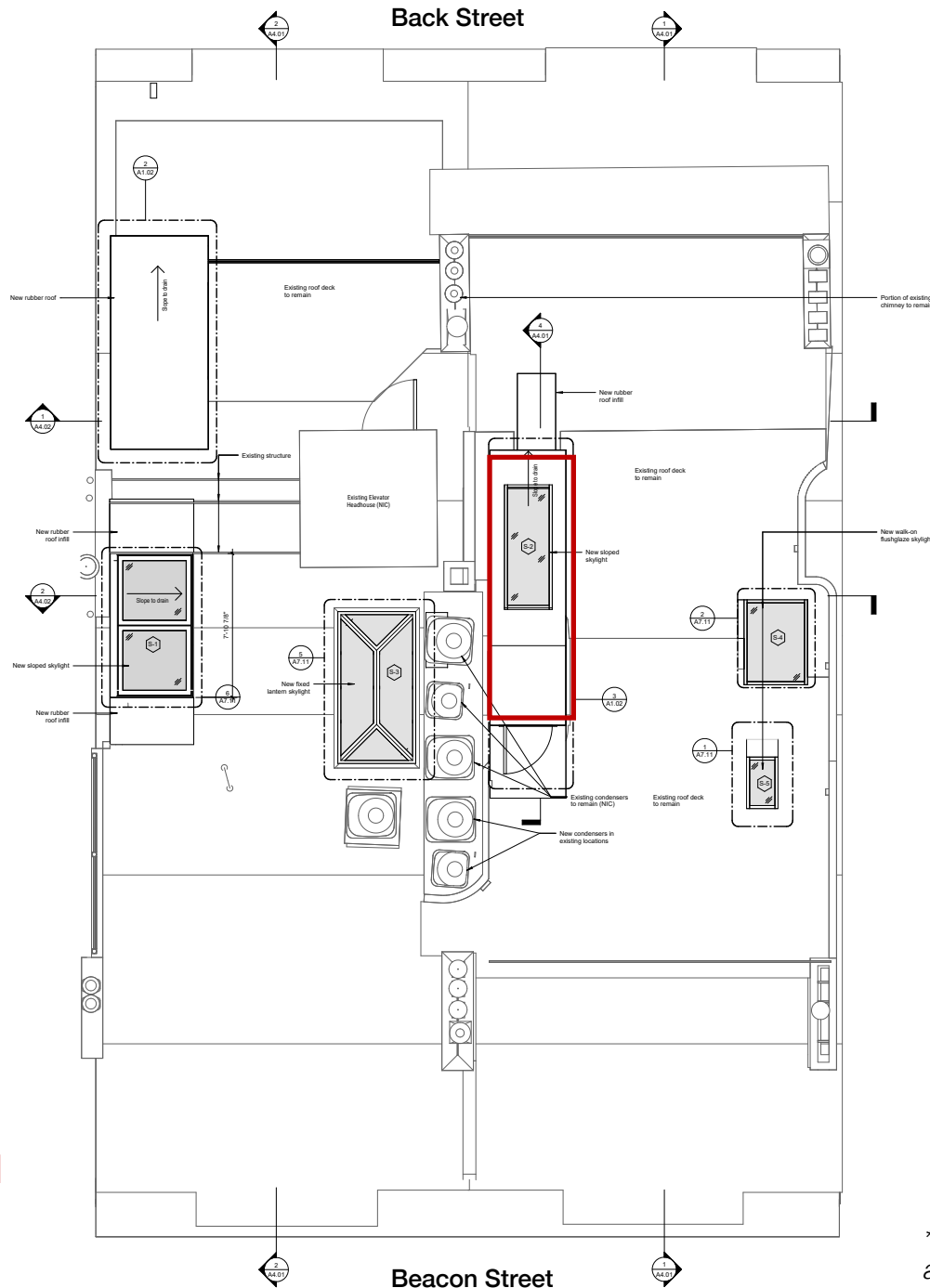
② Skylight

Remove one existing skylight and relocate on roof of headhouse

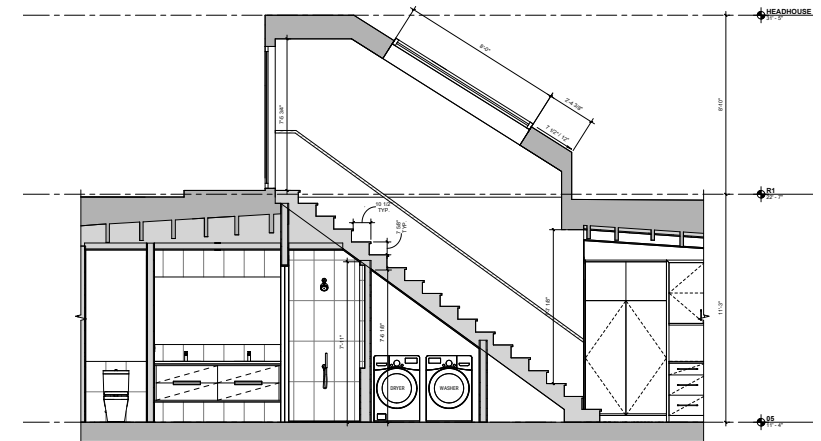
Headhouse will be refurbished and re-clad with new copper siding, roof, and patio door.

The existing headhouse in the will be extended with a sloped roof in the direction of Back street. The door access will be rotated 90 degrees.

The headhouse will not be visible from either Beacon Street or Back Street, maintaining the existing condition.



Headhouse Side Elevation



Headhouse and Stair Section

**Note proposed plan reflects prior June 2023 BBAC approvals for additional roof deck improvements.*

204-206 Beacon Street Proposed Headhouse and Skylight

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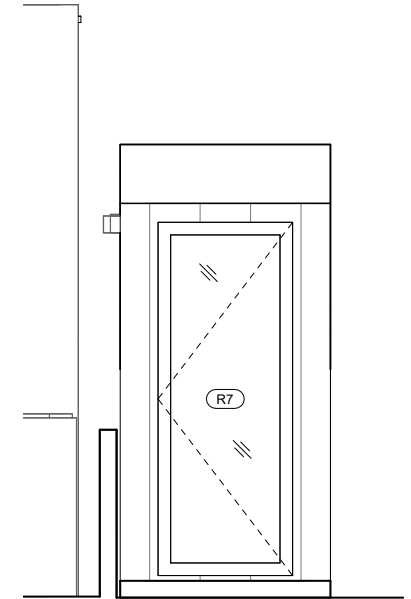
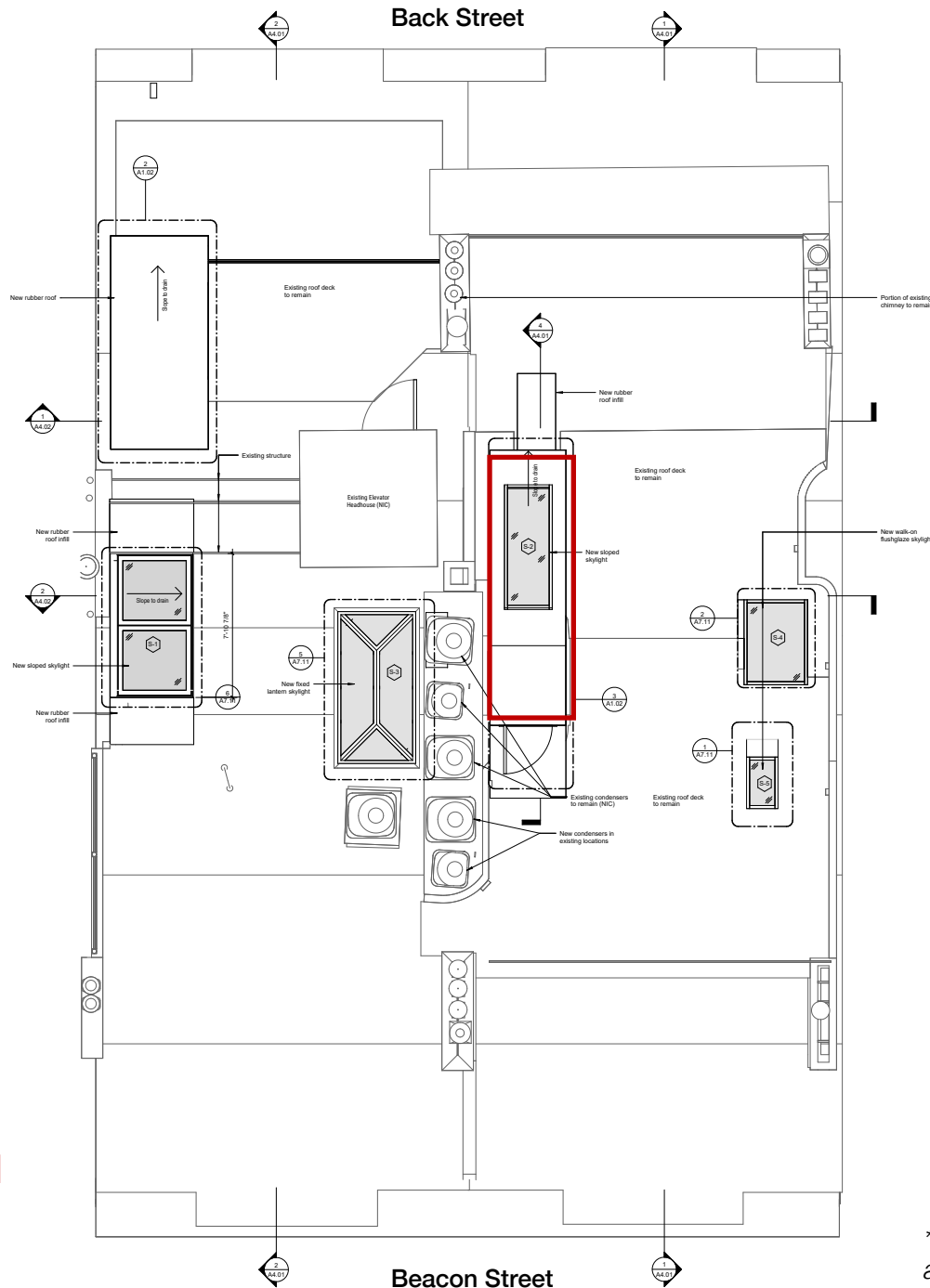
① Headhouse

Extend existing headhouse to accommodate stair access to roof

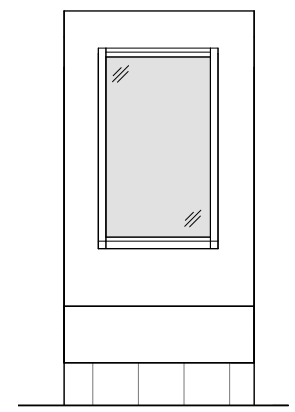
② Skylight

Remove one existing skylight and relocate on roof of headhouse

A new skylight will be placed on this headhouse, providing natural light to the stair below.



Headhouse Front Elevation with door



Headhouse Back Elevation with skylight

**Note proposed plan reflects prior June 2023 BBAC approvals for additional roof deck improvements.*

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① Headhouse

Extend existing headhouse to accommodate stair access to roof

② Skylight

Remove one existing skylight and relocate on roof of headhouse



MARVIN Ultimate Outswing Door in Ebony Finish and oil-rubbed bronze handle set

*Note image for illustration purposes.
Single outswing door to be installed.*



Ultimate Outswing Door

Unit Features

Abbreviations:

UOD2.25: Ultimate Outswing Door 2 1/4"

UOD2.25 IZ3: Ultimate Outswing Door 2 1/4" IZ3

Frame:

- Frame thickness: 1 1/16" (27)
- Jamb Depth: 4 9/16" (116)
- Fiberglass reinforced pultruded sill with water shed and weep system
 - Color: Ebony

Panel:

- Panel thickness: 2 1/4" (57)
 - Top rail heights and stile width: 3" (76)
 - Bottom rail height: 3" (76)
 - All stiles and rails use LVL core for all species
- Interior glazing profile: Square (with Square exterior glazing profile)
 - Optional interior glazing profile: Ogee (with Simulated Putty exterior glazing profile)

Hardware:

- Multi-point lock: applied to active and inactive panels, 1 3/8" (35) backset, with latch engagement and three locking points, with options of non-keyed or keyed alike.
 - Dead bolt
 - Head jamb bolt
 - Sill bolt

Handle Set:

- Minimalist handle set finish options:
 - Painted finishes: Matte Black, Dark Bronze,
 - PVD finishes: Oil-Rubbed Bronze, Satin Nickel
- Narrow Contemporary handle set finish options:
 - Painted finishes: Matte Black, Dark Bronze,
 - PVD finishes: Oil-Rubbed Bronze, Satin Nickel
- Gallery Collection Hardware
 - Bouvet
 - Rocky Mountain Hardware
 - Reference marvin.com

Hinges:

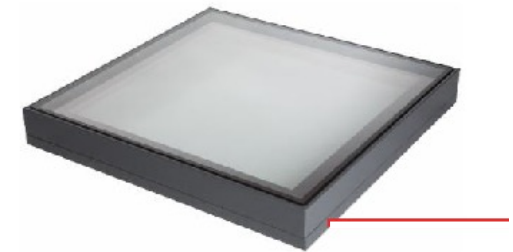
- Adjustable hinges
 - Powder coat finish: Dark Bronze, Matte Black
 - PVD finishes: Oil Rubbed Bronze PVD, Satin Nickel PVD
 - Dimensions are 4 1/4"(108) x 3 3/4"(95) with 3/8"(10) radius corners
 - Adjustment is 3/16"(5) for horizontal and vertical of panels in frame
 - Quantity per panel
 - up to CN80 height = three hinges per panel
 - Greater than CN80 height and up to CN90 height = four hinges per panel
 - Greater than CN90 height = five hinges per panel

Weather Strip:

- Weather strip at all panel perimeter points
 - Color: Black

Mulling:

- For mull performance, refer to the General Mulling chapter of the ADM.

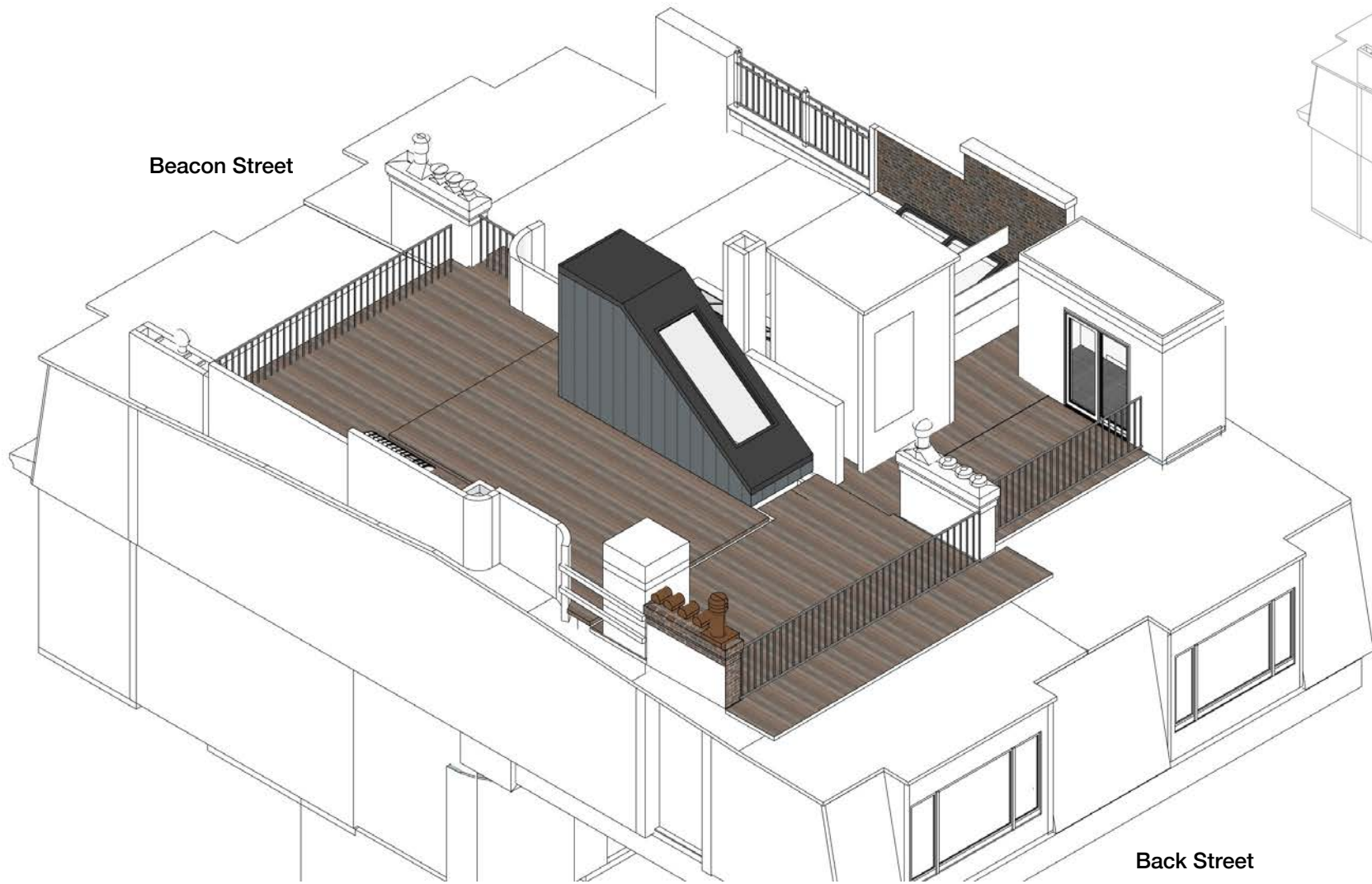


Flush Mount Skylight

Skylight and Headhouse Door Specifications

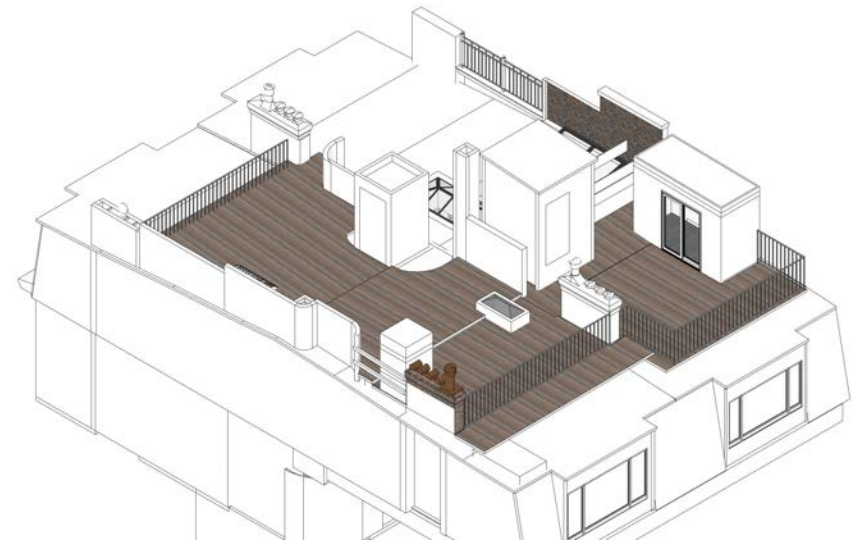
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Beacon Street

Back Street

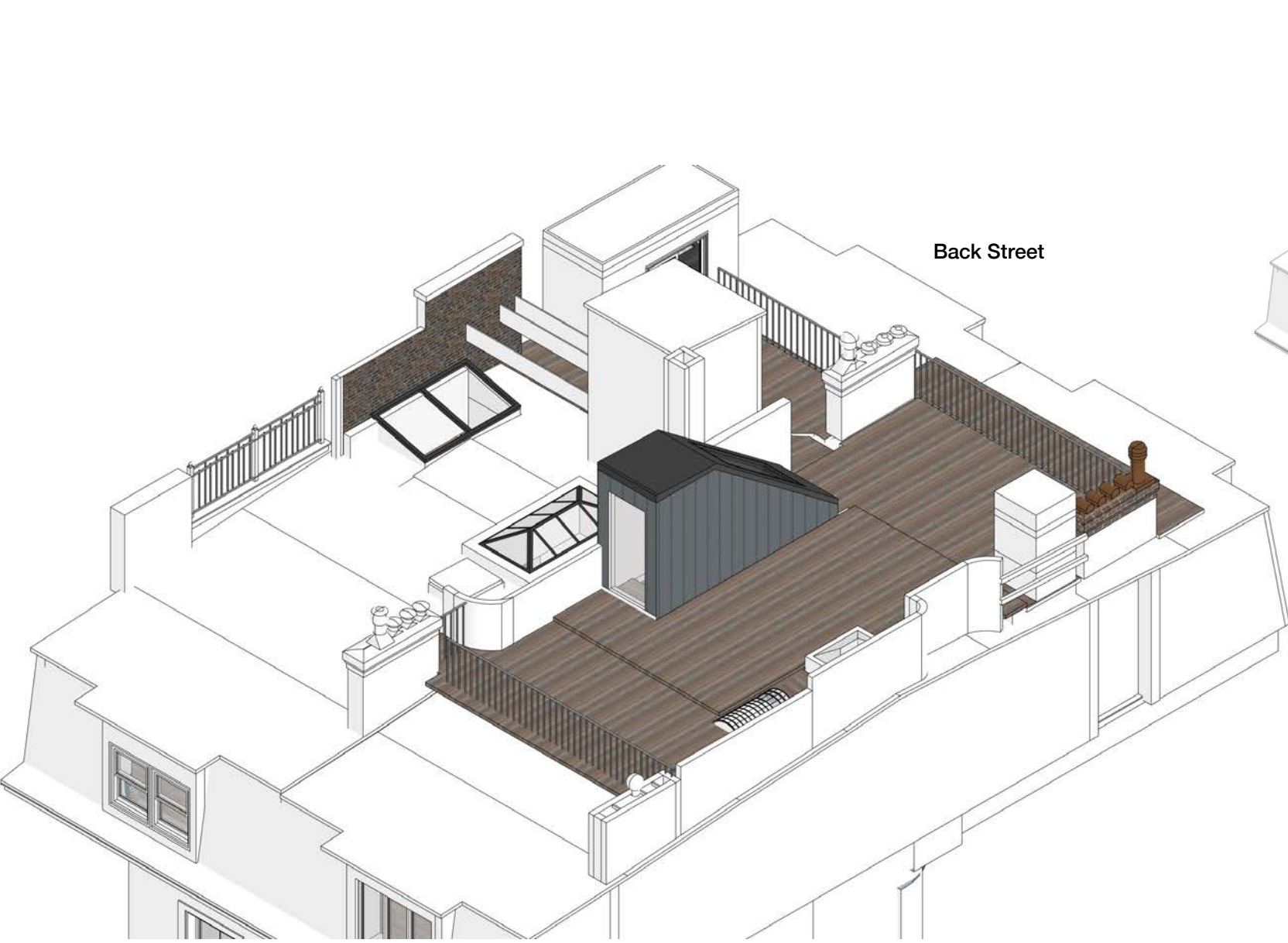


Existing Axonometric View Looking Southwest

Proposed Axonometric View Looking Southwest

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**Note proposed axonometric reflects prior June 2023 BBAC approvals for additional roof deck improvements.*



Beacon Street

Back Street



Existing Axonometric View Looking Northwest

Proposed Axonometric View Looking Northwest

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**Note proposed axonometric reflects prior June 2023 BBAC approvals for additional roof deck improvements.*



Existing



Proposed

3D View of Existing and Proposed Headhouse

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**Note proposed elevation reflects prior June 2023 BBAC approvals for additional roof deck improvements.*

