

Touloukian Touloukian Inc.
Architecture + Urban Design

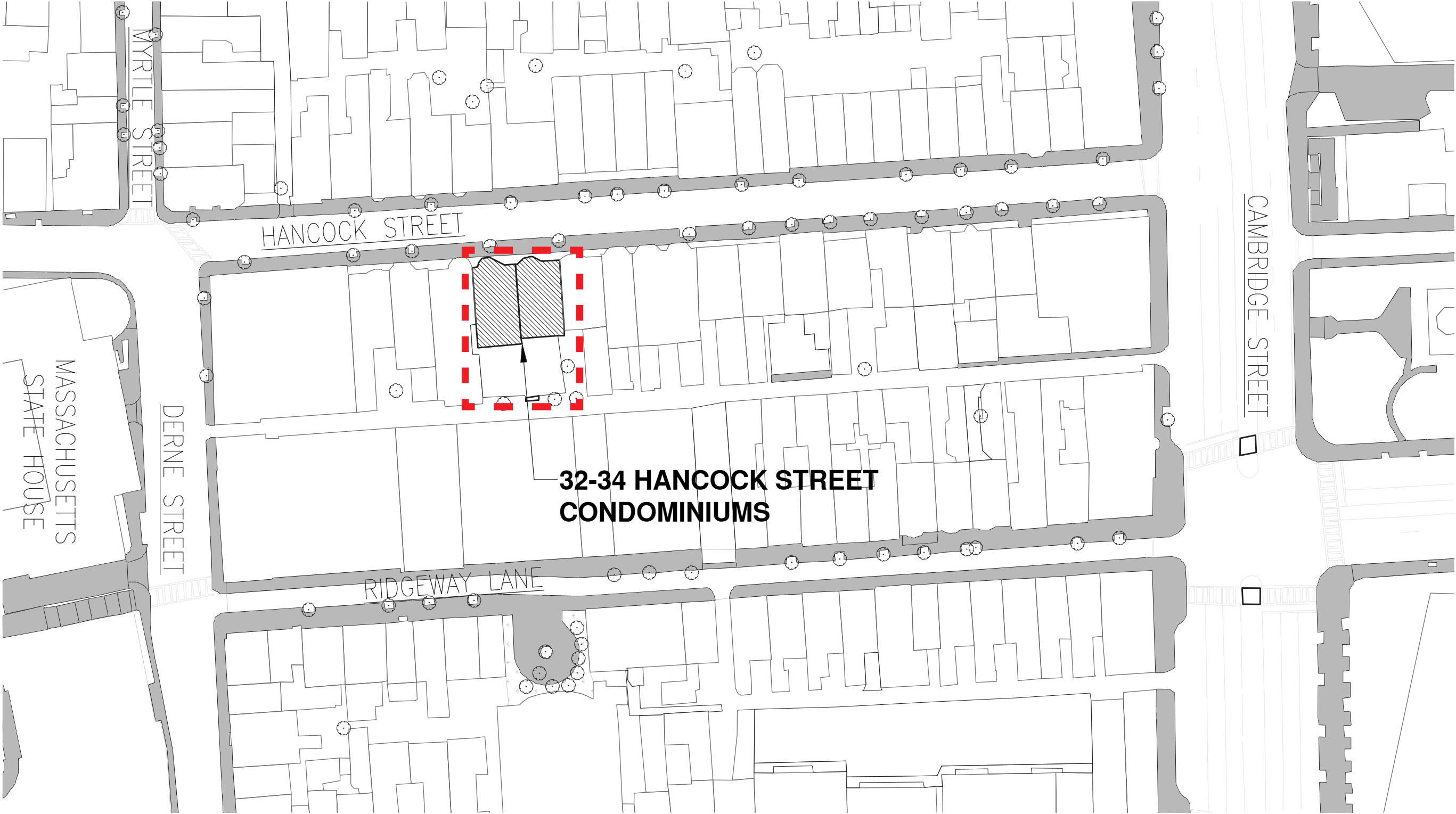
A 151 Pearl Street, 2nd Floor
Boston, Massachusetts 02110
T +1 617 526 0884

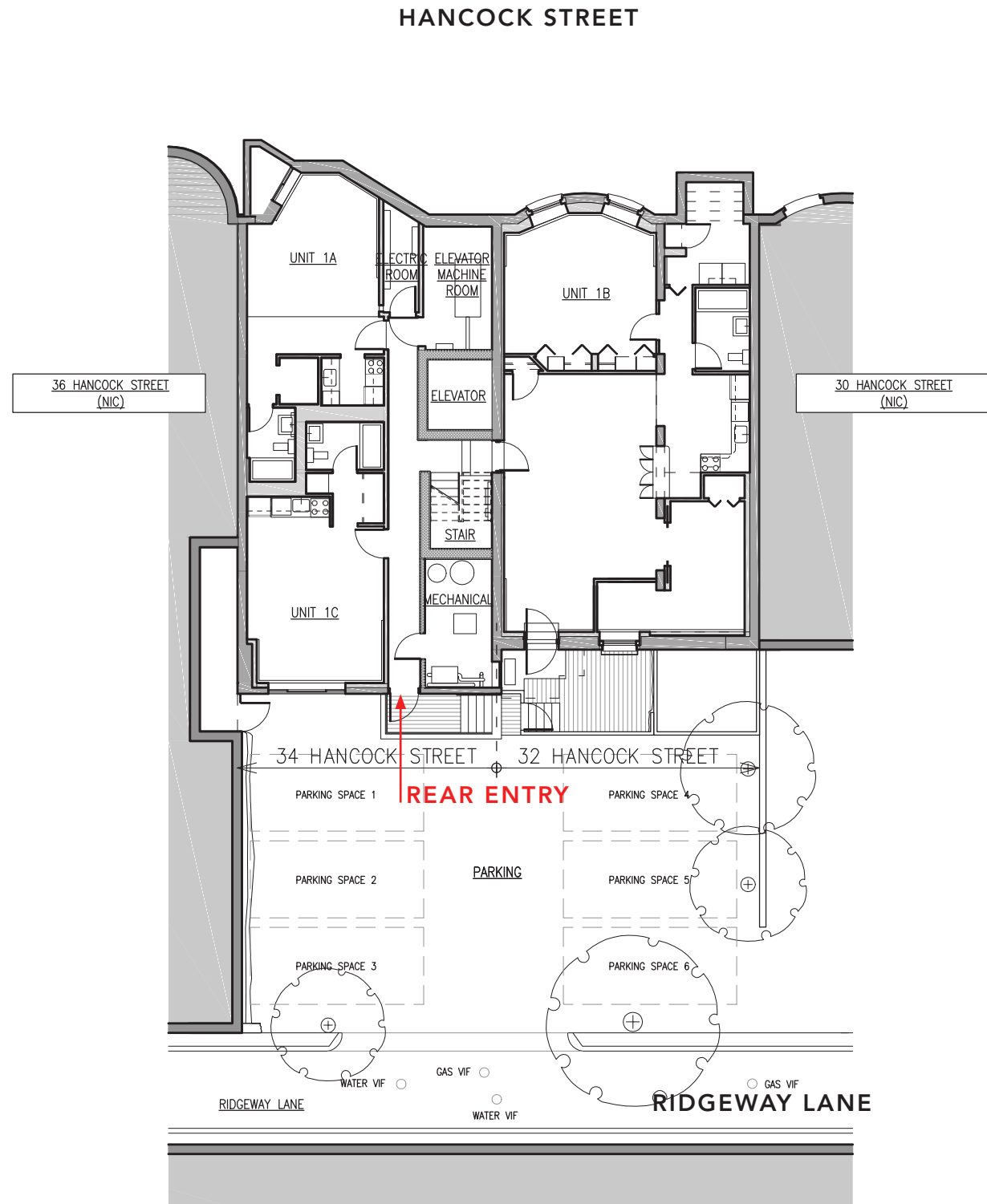
32-34 Hancock Street Condominiums

PART III - Appendix B: Supplemental Information for
Boston Landmarks Commission / Beacon Hill
Architectural Commission
Application for Certification of Appropriateness

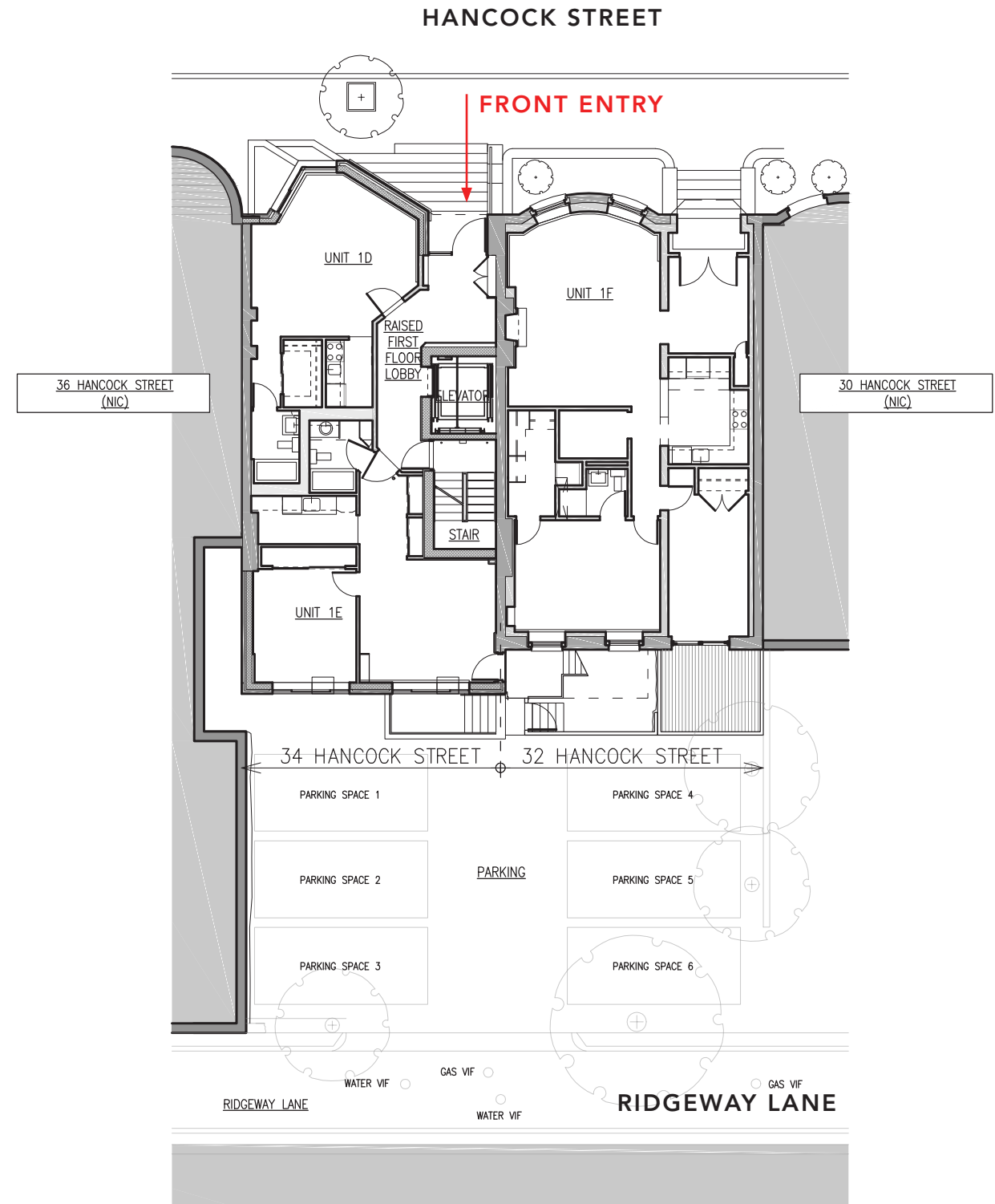
Boston, MA

23 FEBRUARY 2017

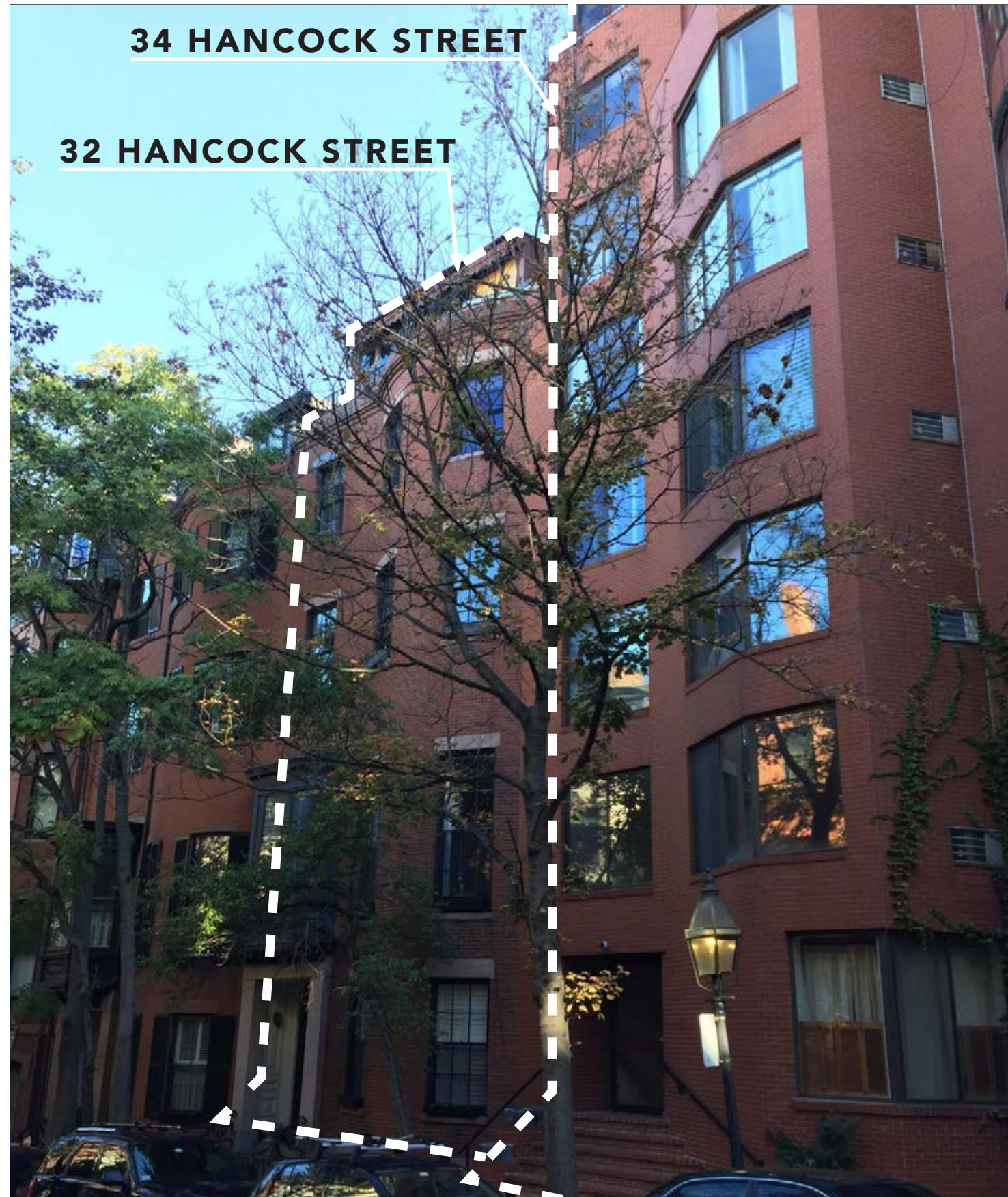




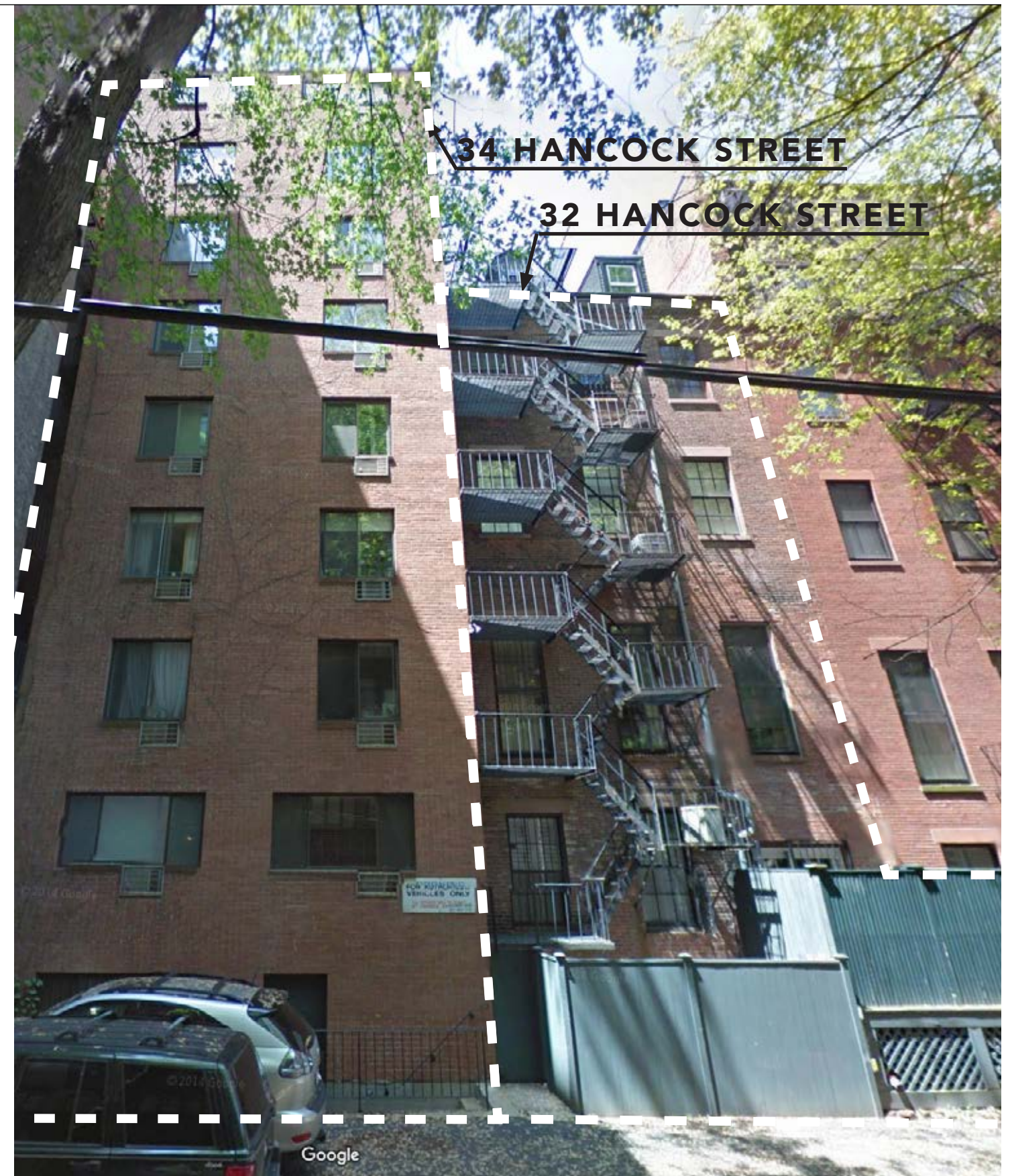
Existing Site Plan At Lower Level
1' = 1/16"



Existing Site Plan At 1st Floor
1' = 1/16"



Existing Front



Existing Rear



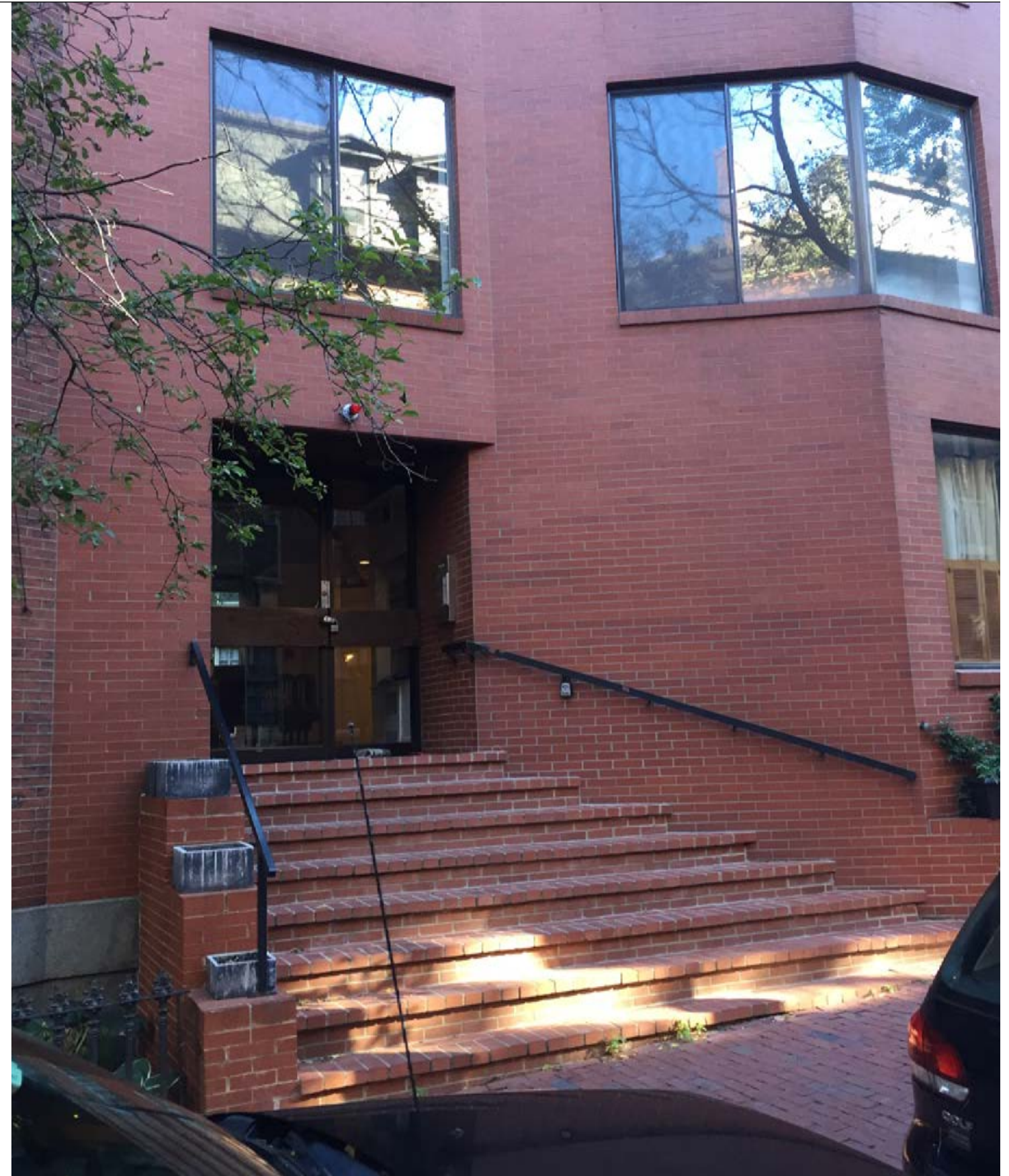
Existing Front



Existing Rear



32 Hancock Street Front Entry



34 Hancock Street Entry

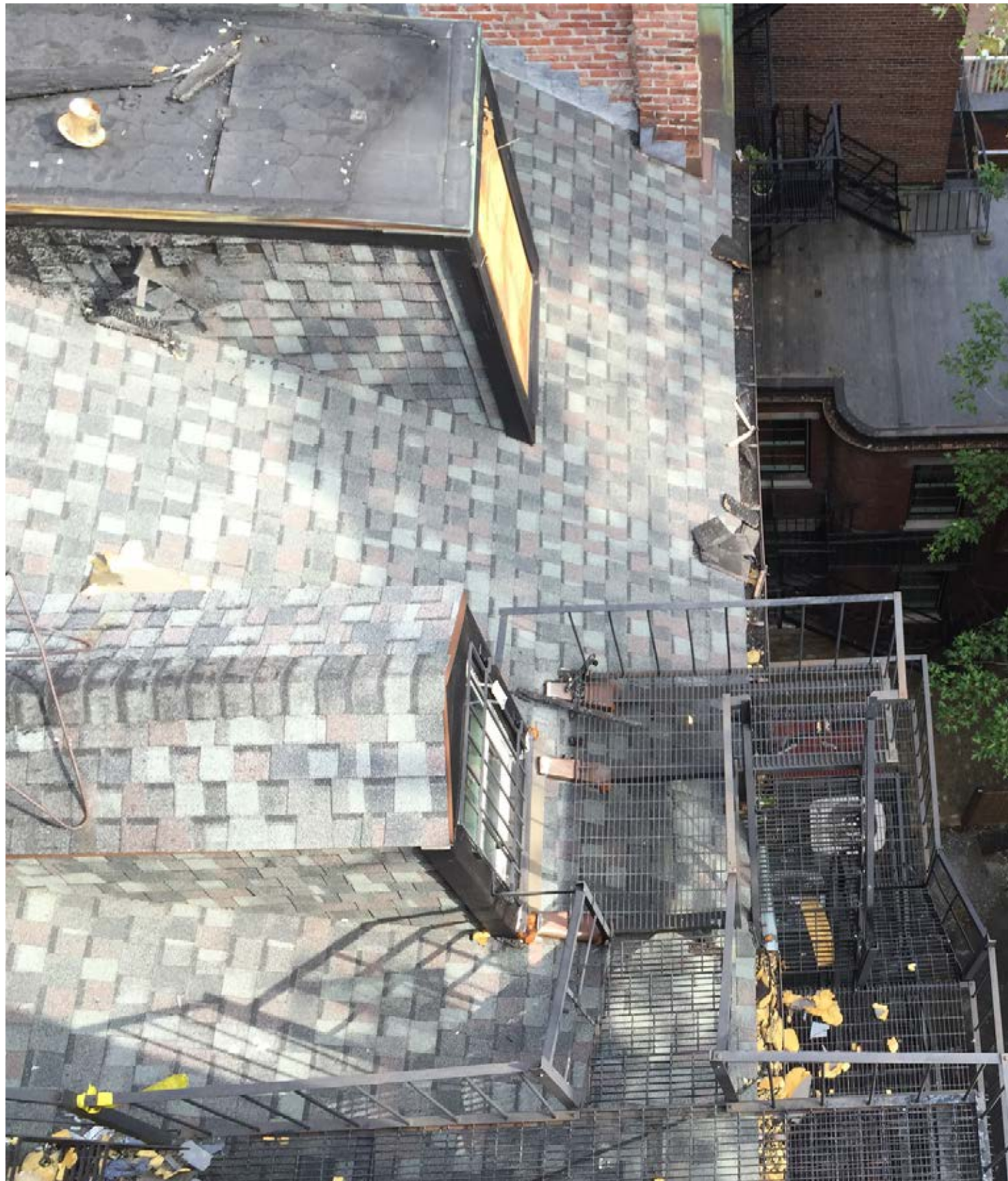




32 Hancock Street Front Dormer



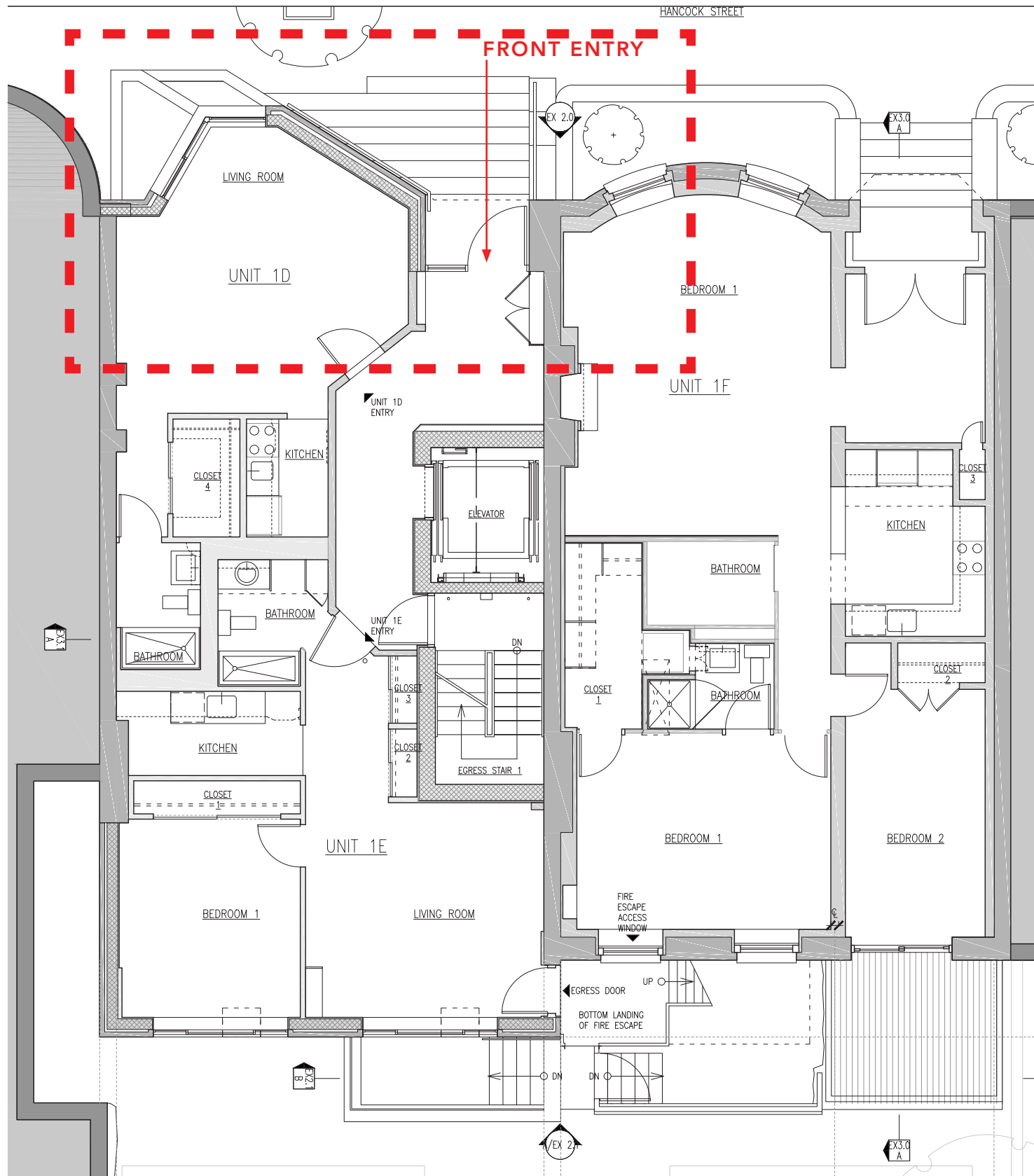
32 Hancock Street Fire Damaged Roof and Deck



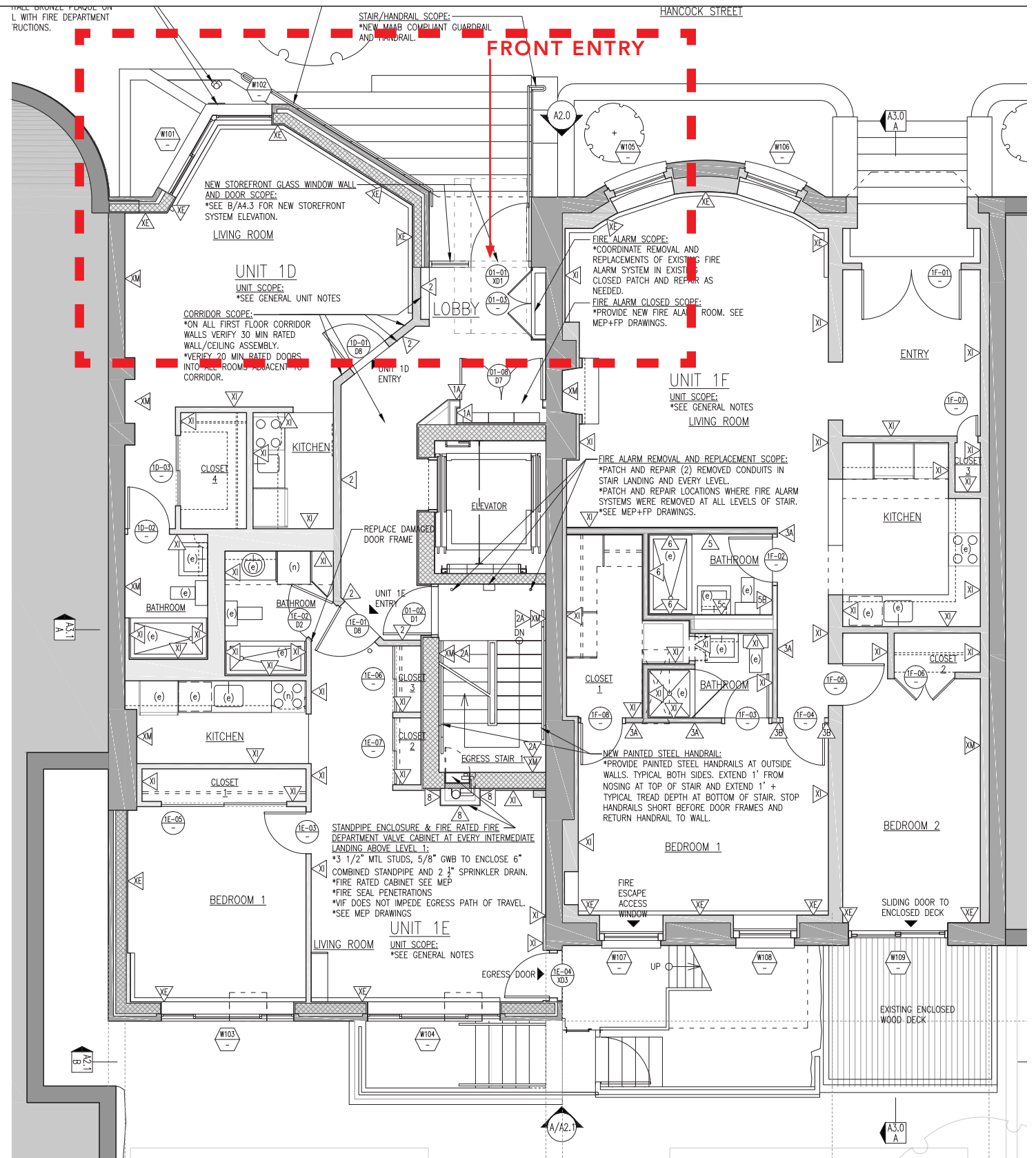
32 Hancock Street Unit 5B Egress and Dormers



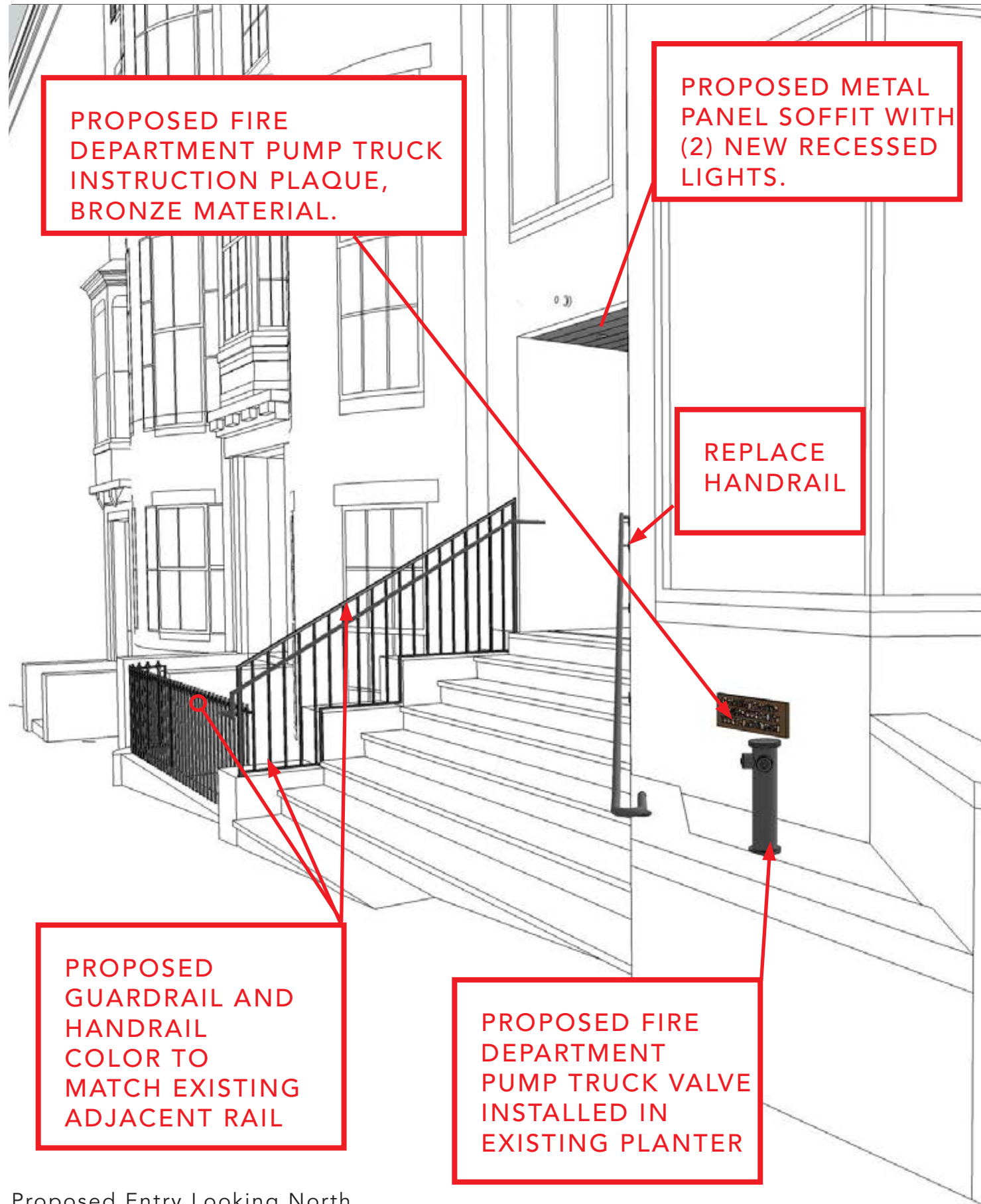
Unit 5B dormers, existing damaged fire escape and Unit 8A Roof Deck



Existing 1st Floor Plan
1' = 1/8"

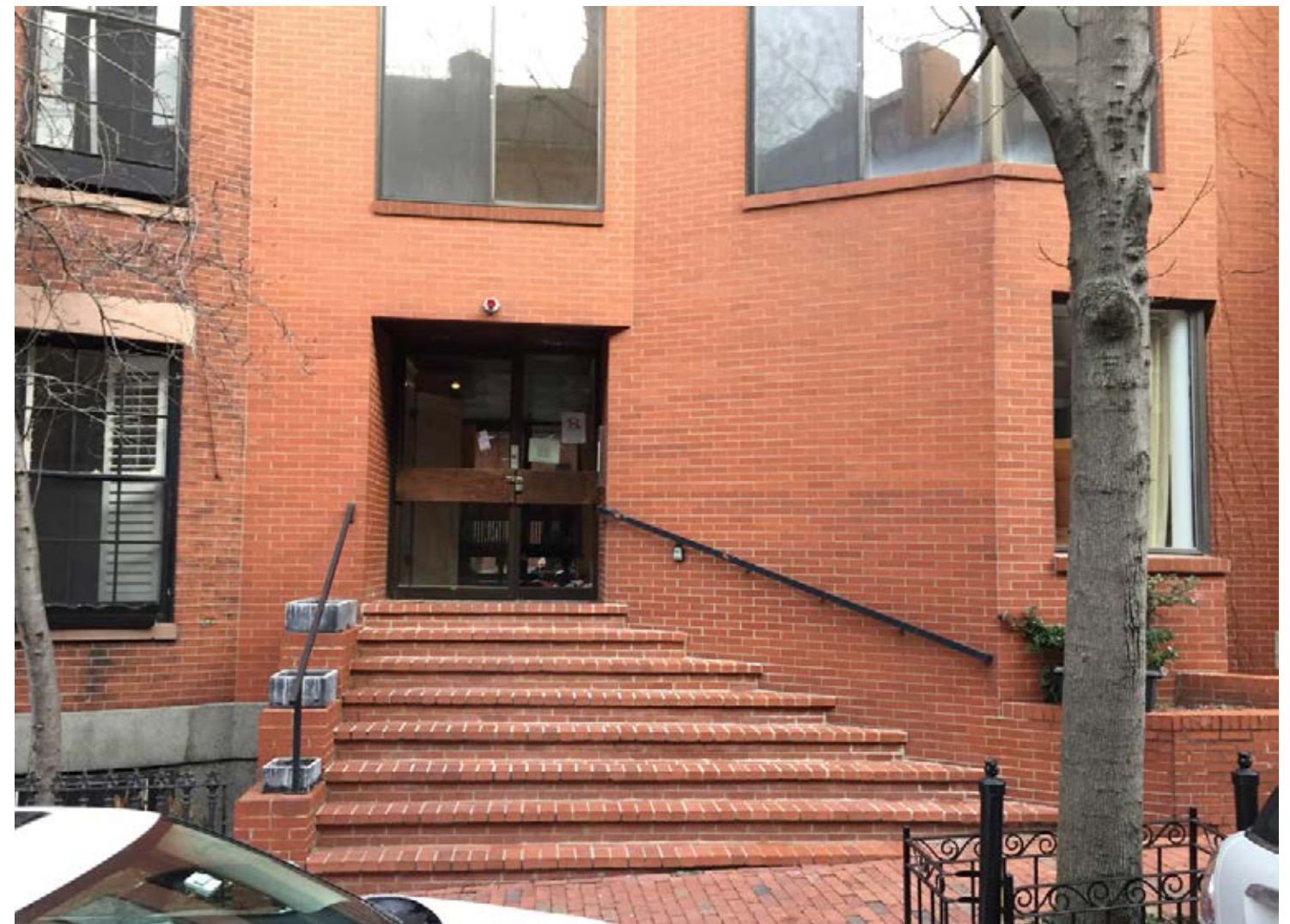


Proposed 1st Floor Plan
1' = 1/8"



Proposed Entry Looking North

Existing entry looking north and planter at proposed pump valve.



Proposed Entry Front

1. Front Entry

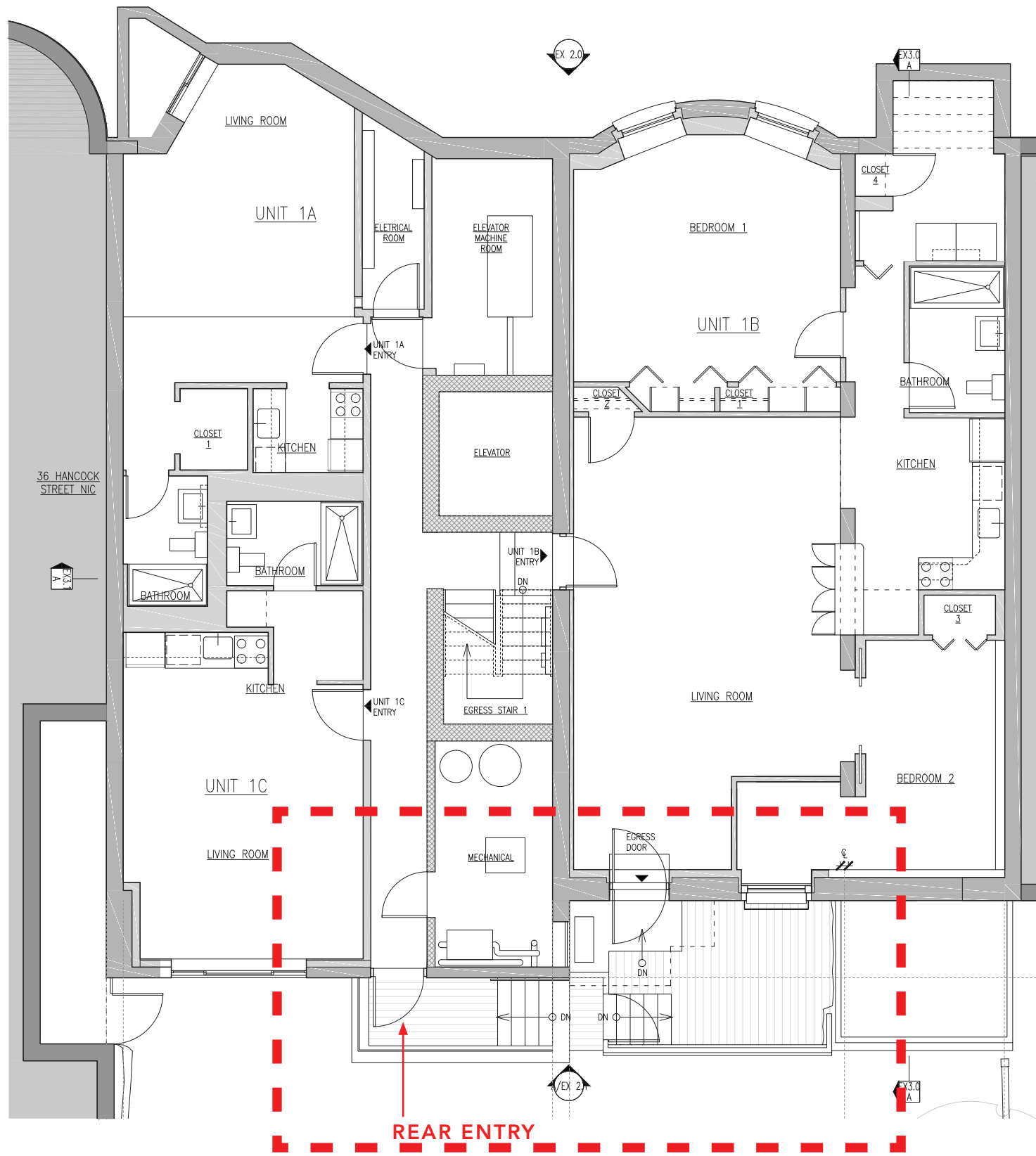


Proposed Entry Looking South

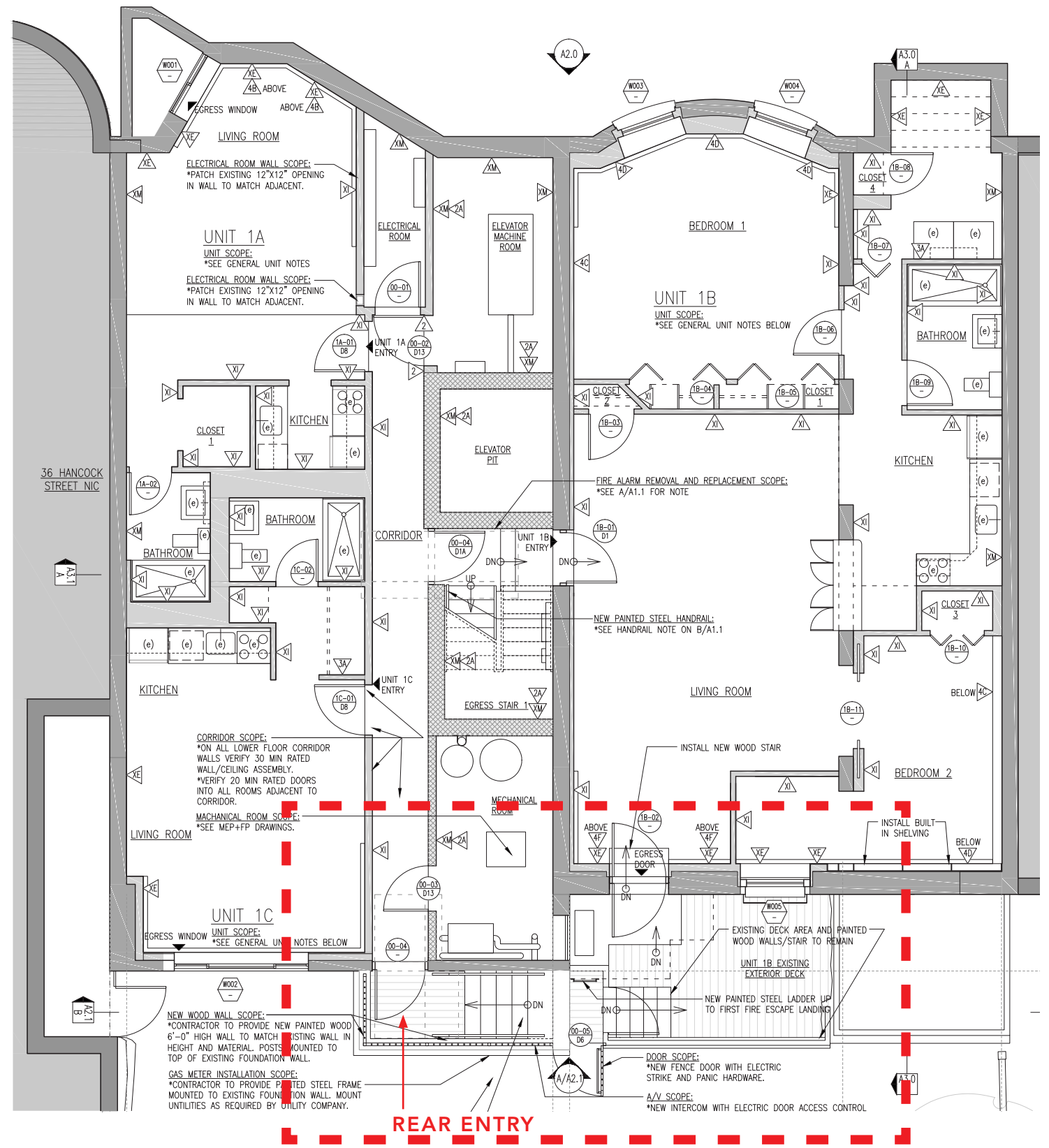
1. Front Entry

HANCOCK STREET

HANCOCK STREET

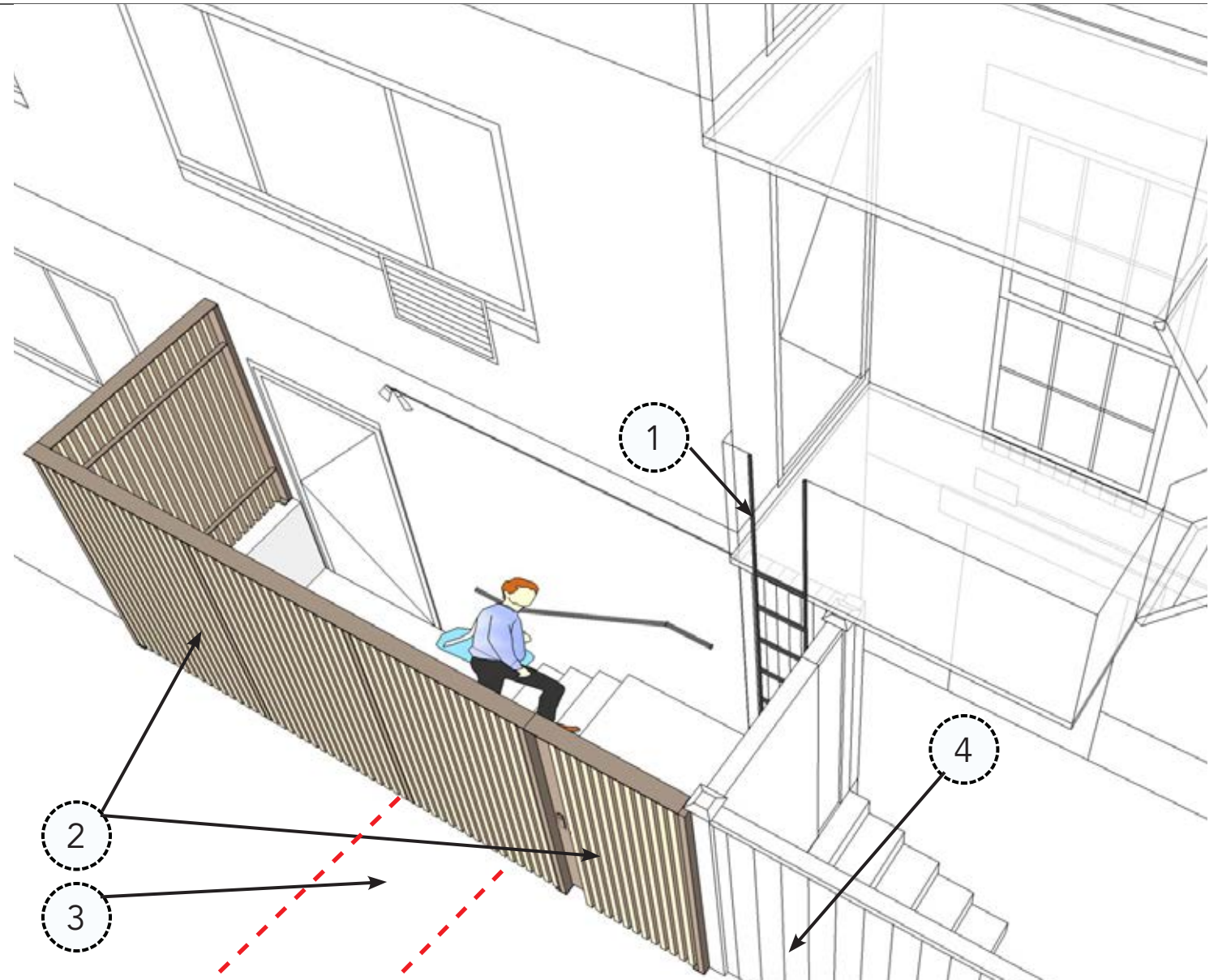
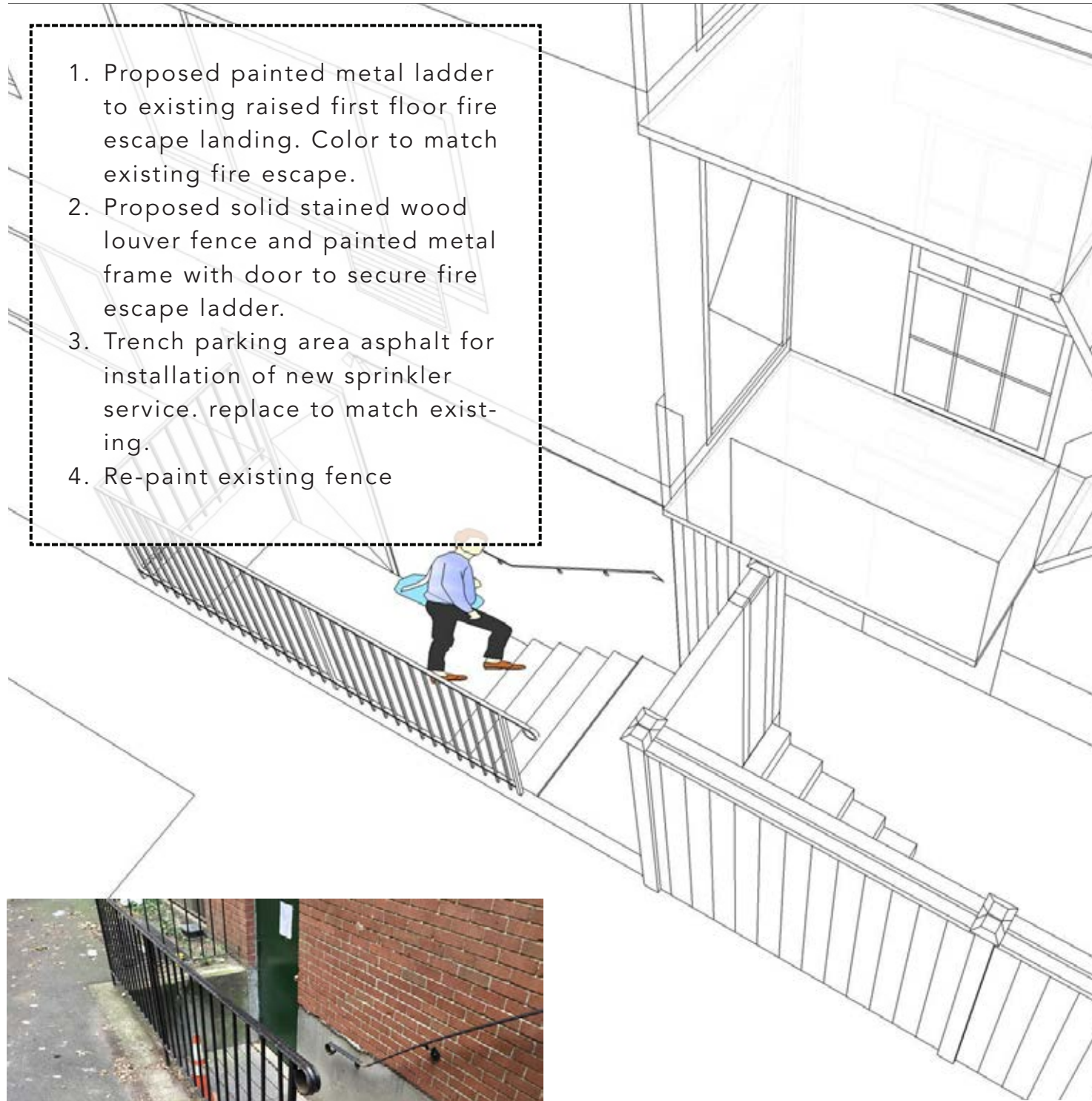


Existing Lower Level Plan
1' = 1/8"



Proposed Lower Level Plan
1' = 1/8"

- 1. Proposed painted metal ladder to existing raised first floor fire escape landing. Color to match existing fire escape.
- 2. Proposed solid stained wood louver fence and painted metal frame with door to secure fire escape ladder.
- 3. Trench parking area asphalt for installation of new sprinkler service. replace to match existing.
- 4. Re-paint existing fence



Existing



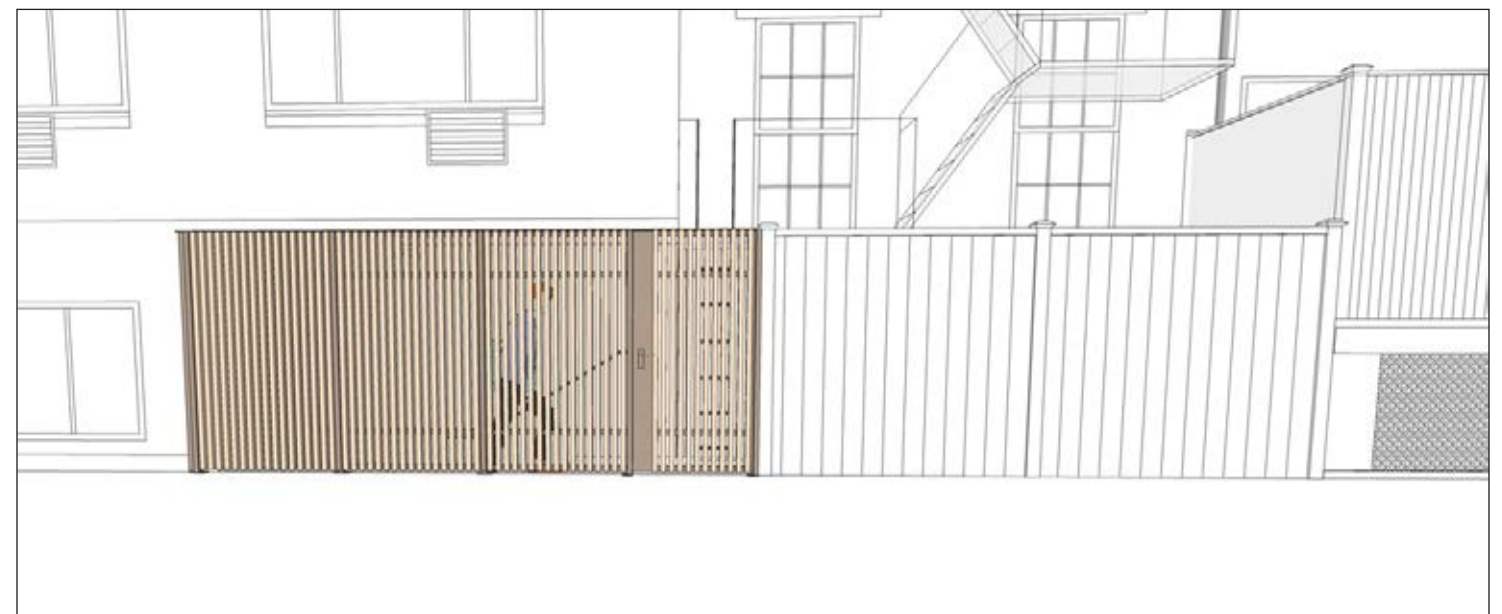
Proposed fence precedents and 3d model



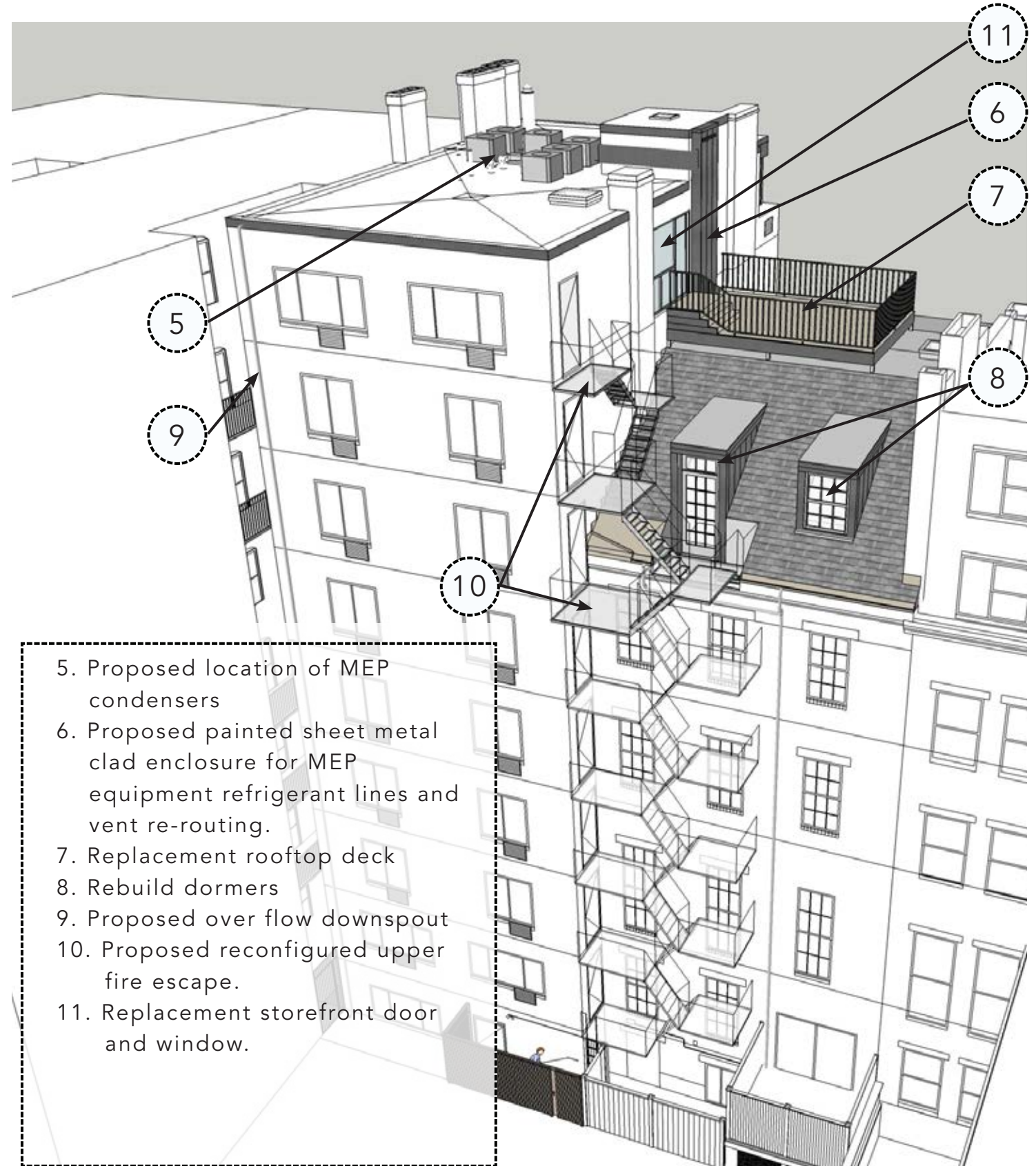
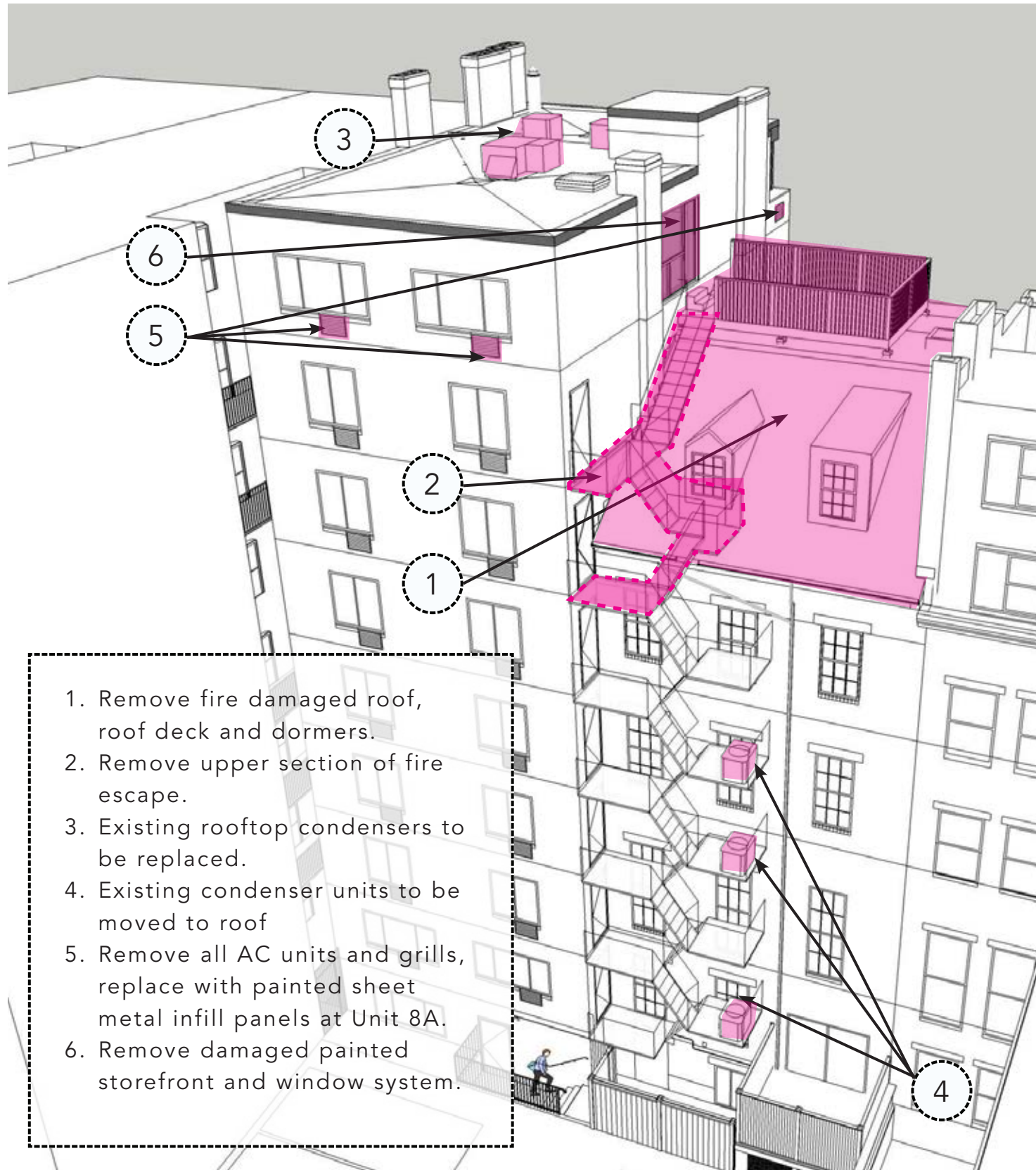
Existing



Enlarged view



Proposed fence and door



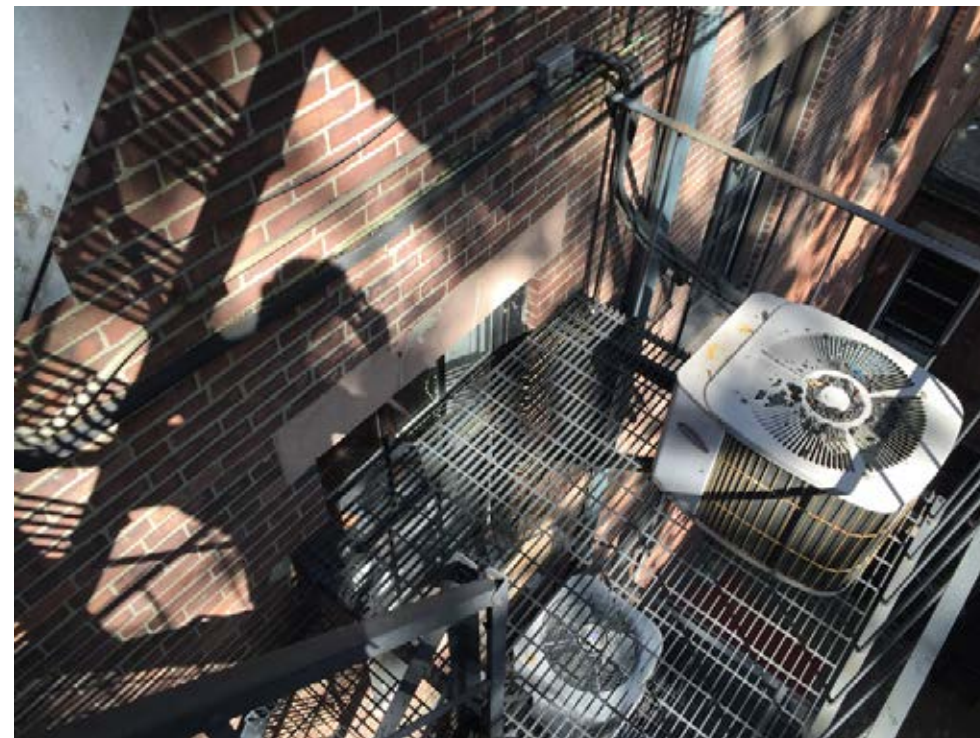
- 1. Remove fire damaged roof, roof deck and dormers.
- 2. Remove upper section of fire escape.
- 3. Existing rooftop condensers to be replaced.
- 4. Existing condenser units to be moved to roof
- 5. Remove all AC units and grills, replace with painted sheet metal infill panels at Unit 8A.
- 6. Remove damaged painted storefront and window system.

- 5. Proposed location of MEP condensers
- 6. Proposed painted sheet metal clad enclosure for MEP equipment refrigerant lines and vent re-routing.
- 7. Replacement rooftop deck
- 8. Rebuild dormers
- 9. Proposed over flow downspout
- 10. Proposed reconfigured upper fire escape.
- 11. Replacement storefront door and window.

Existing / demo scope

Proposed

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 5. Rear Rooftop Improvements

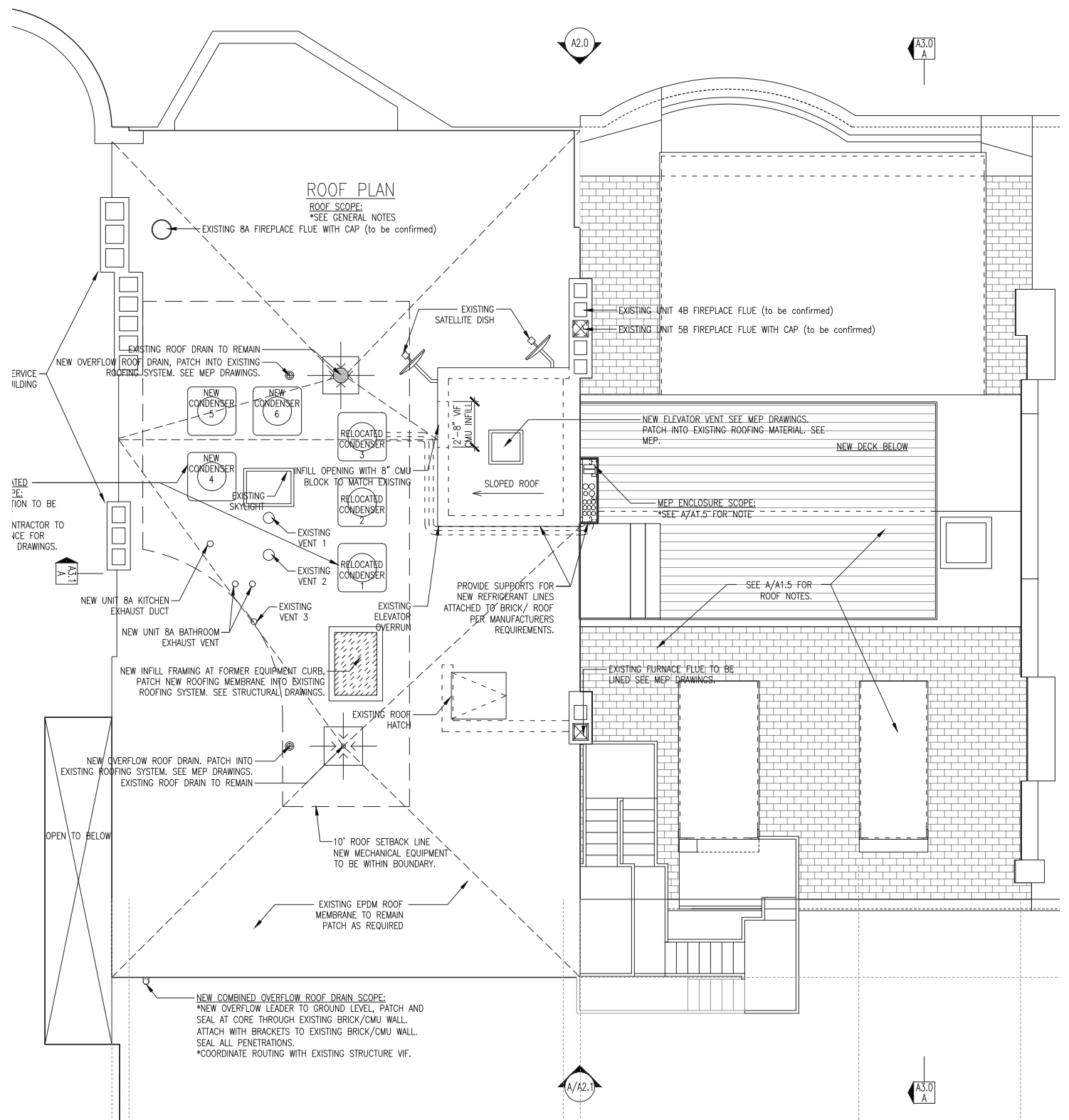
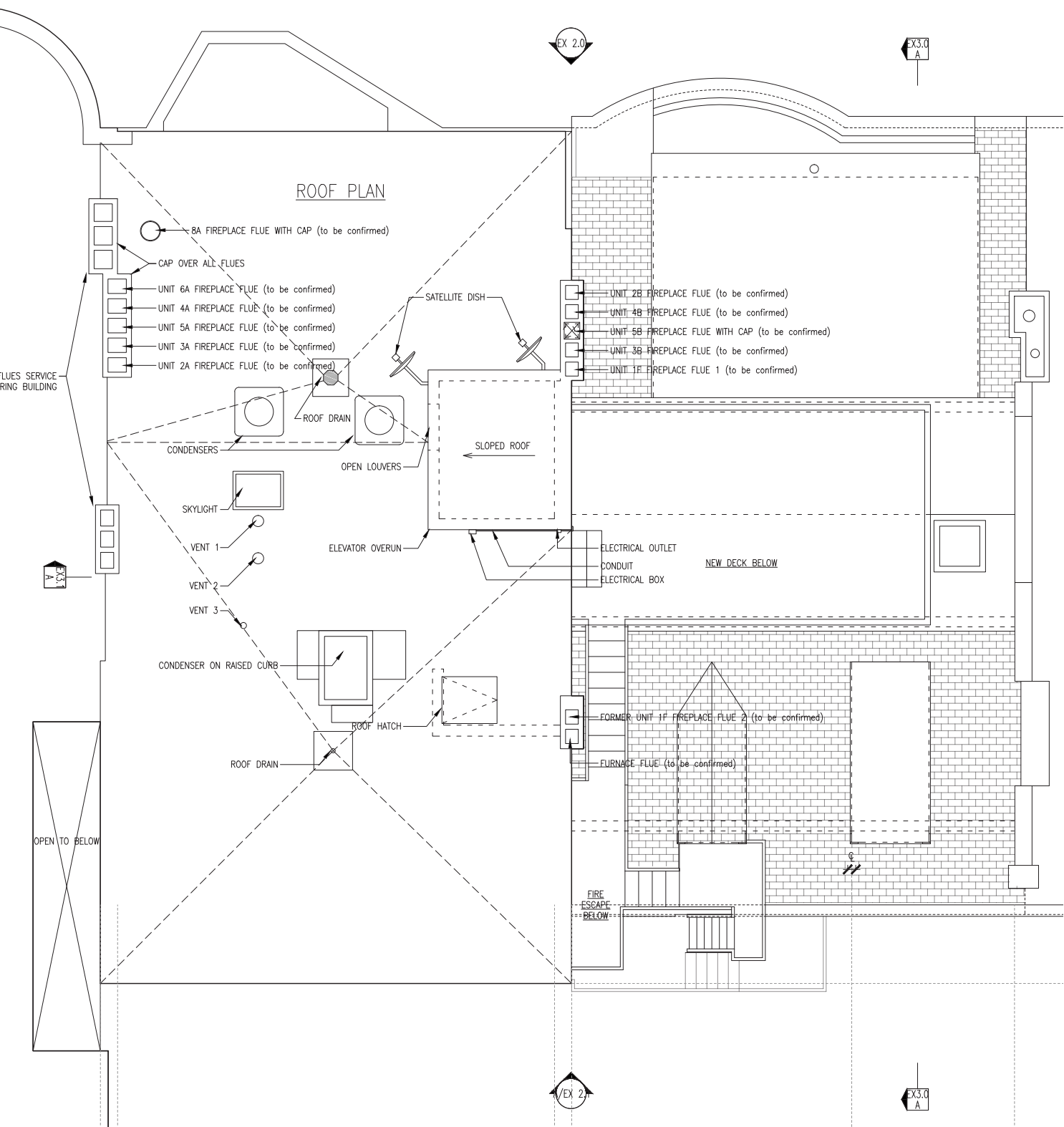


34 Hancock Street Roof and Fire Escape Condensers

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 5. Rear Rooftop Improvements

HANCOCK STREET

HANCOCK STREET



Existing Roof Floor Plan
 1' = 1/8"

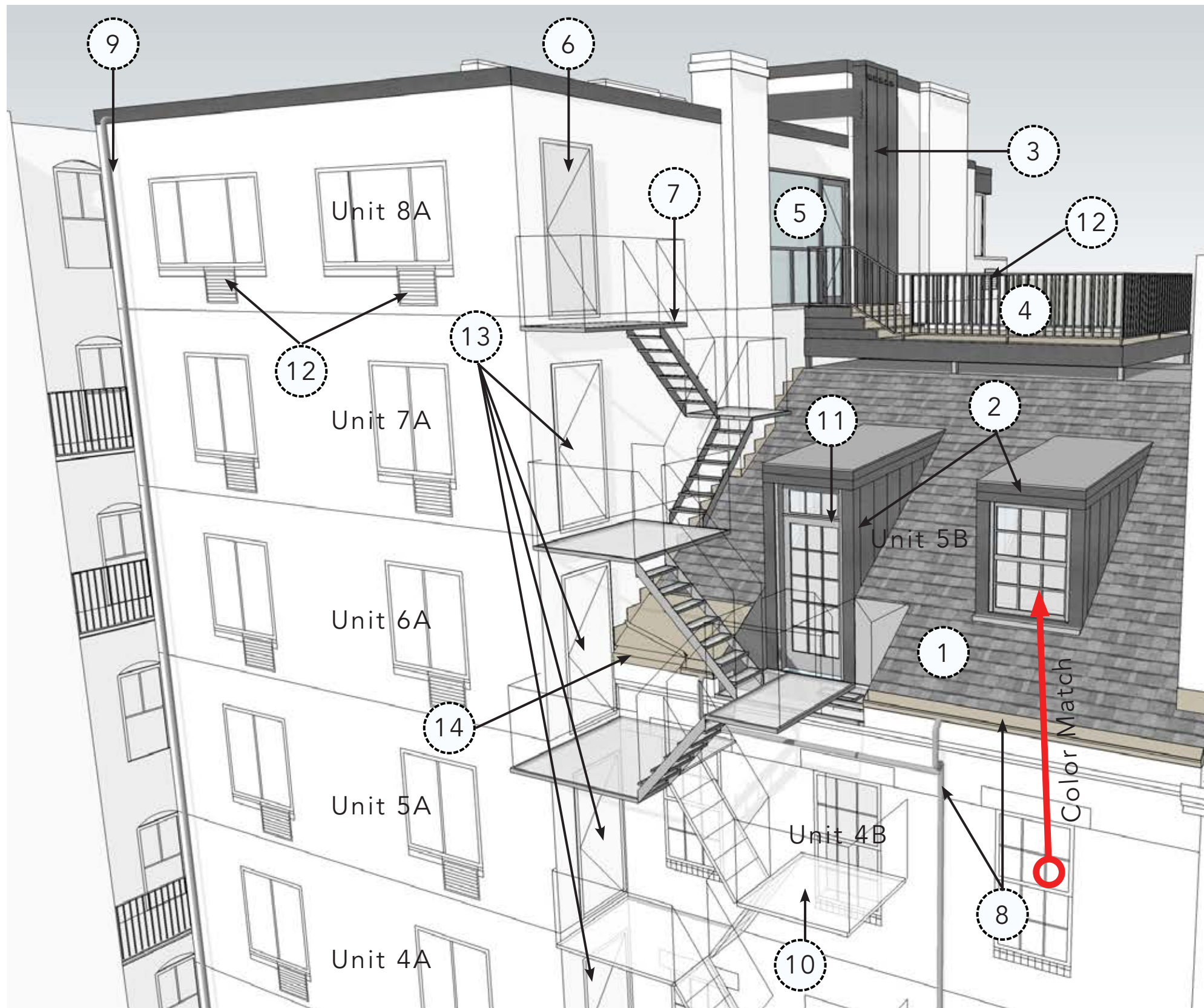
Proposed Roof Floor Plan
 1' = 1/8"

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 5. Rear Rooftop Improvements



Existing Condition (Pre fire) - From Ridgeway Lane

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 5. Rear Rooftop Improvements



1. Replacement asphalt shingle roof.
2. Replacement shed dormers with painted metal panel siding and painted fiber cement trim. Replacement Double hung window and Egress door with transom to fire escape.
3. Proposed painted sheet metal clad enclosure for MEP equipment refrigerant lines and vent re-routing.
4. Replacement Unit 8A roof deck with painted wood fascia and painted metal guard rail.
5. Replacement painted metal storefront door and window.
6. Provide new masonry opening and new fire escape egress door to Unit 8A.
7. New fire escape to egress door at Unit 8A.
8. New copper gutter connected with new downspout segment to existing galvanized downspout. Reconfigure gutter to avoid interfering with fire escape.
9. New copper downspout from roof overflow drain to ground.
10. All existing fire escape landings and stairs to remain below this point.
11. Egress door to fire escape
12. Remove all AC units and grills, replace with painted sheet metal infill panels at Unit 8A.
13. Replacement fire escape egress doors. All fire escape doors to be replaced.
14. Modify gutter to avoid obstruction egress door clear opening.

Proposed Exterior - From Ridgeway Lane

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 5. Rear Rooftop Improvements

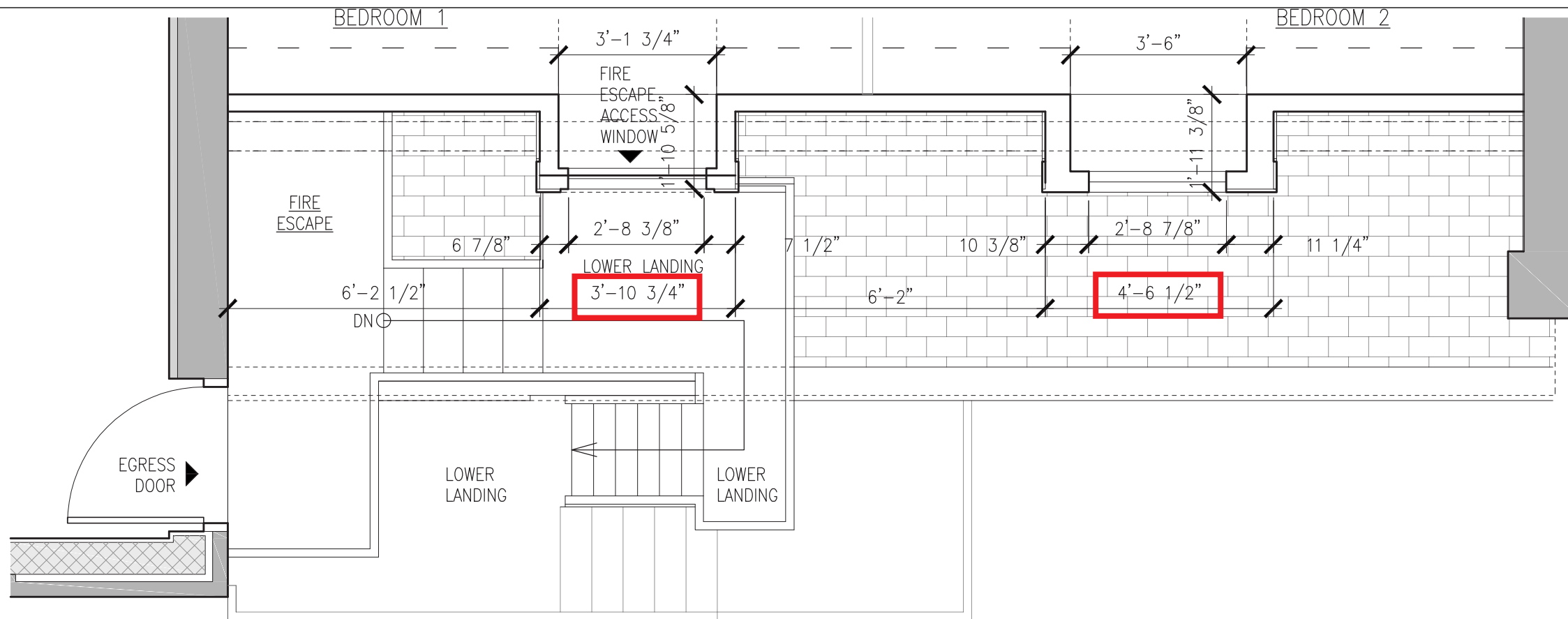


32 Hancock Street Unit 5B Dormers and Fire Escape Condition

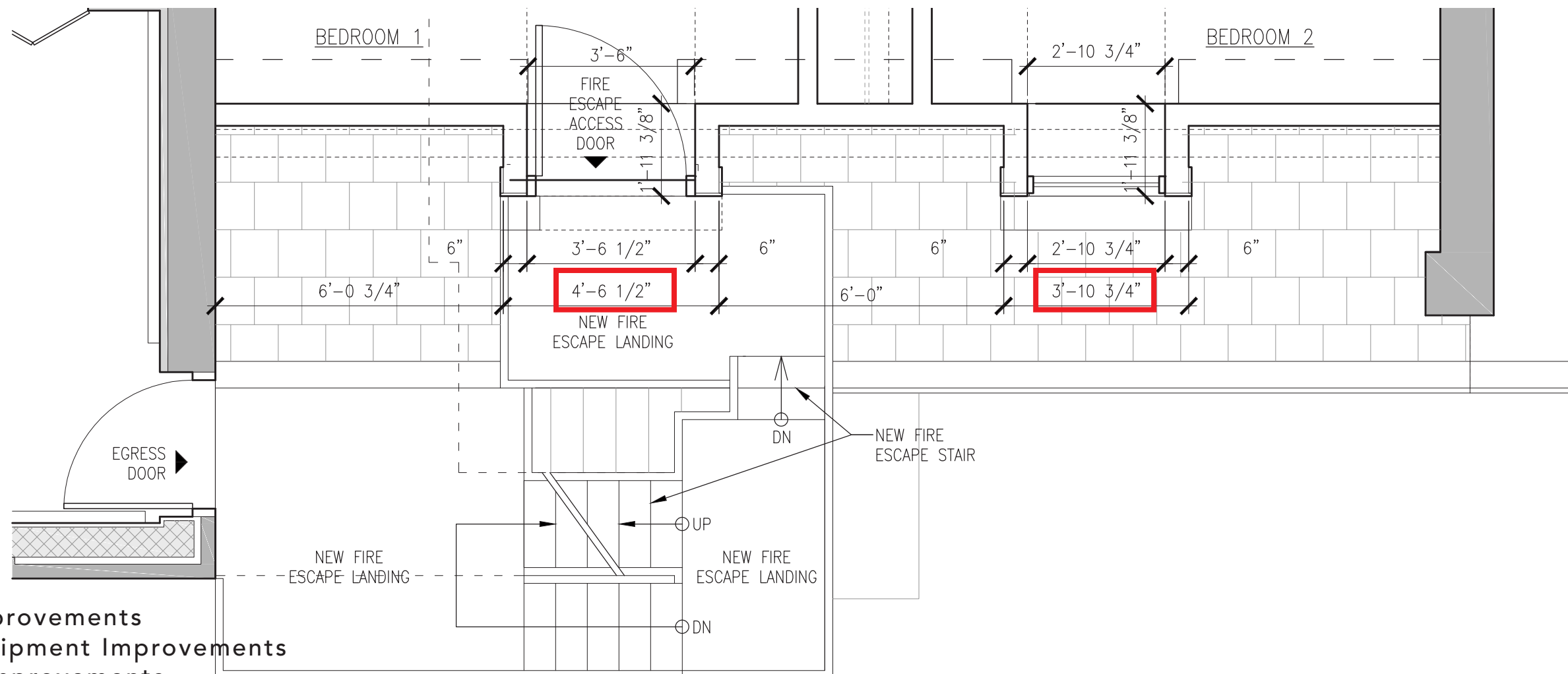
- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 5. Rear Rooftop Improvements

Existing gutter impedes code required clear egress door width.

1' = 3/8"
Existing Rear
Dormer Plan
Details



1' = 3/8"
Proposed Rear
Dormer Plan
Details



- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 5. Rear Rooftop Improvements



34 Hancock Street Unit 8A Roof and Fire Escape Access Condition

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 5. Rear Rooftop Improvements



Proposed Exterior - From Ridgeway Lane Fire Escape with Pickets

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 5. Rear Rooftop Improvements



Rear Sightline Looking North Existing

Proposed

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 5. Rear Rooftop Improvements



Rear Sightline Across Ridgeway Lane Existing

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 5. Rear Rooftop Improvements



Proposed



Rear Sightline Looking South Existing

Proposed

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 5. Rear Rooftop Improvements

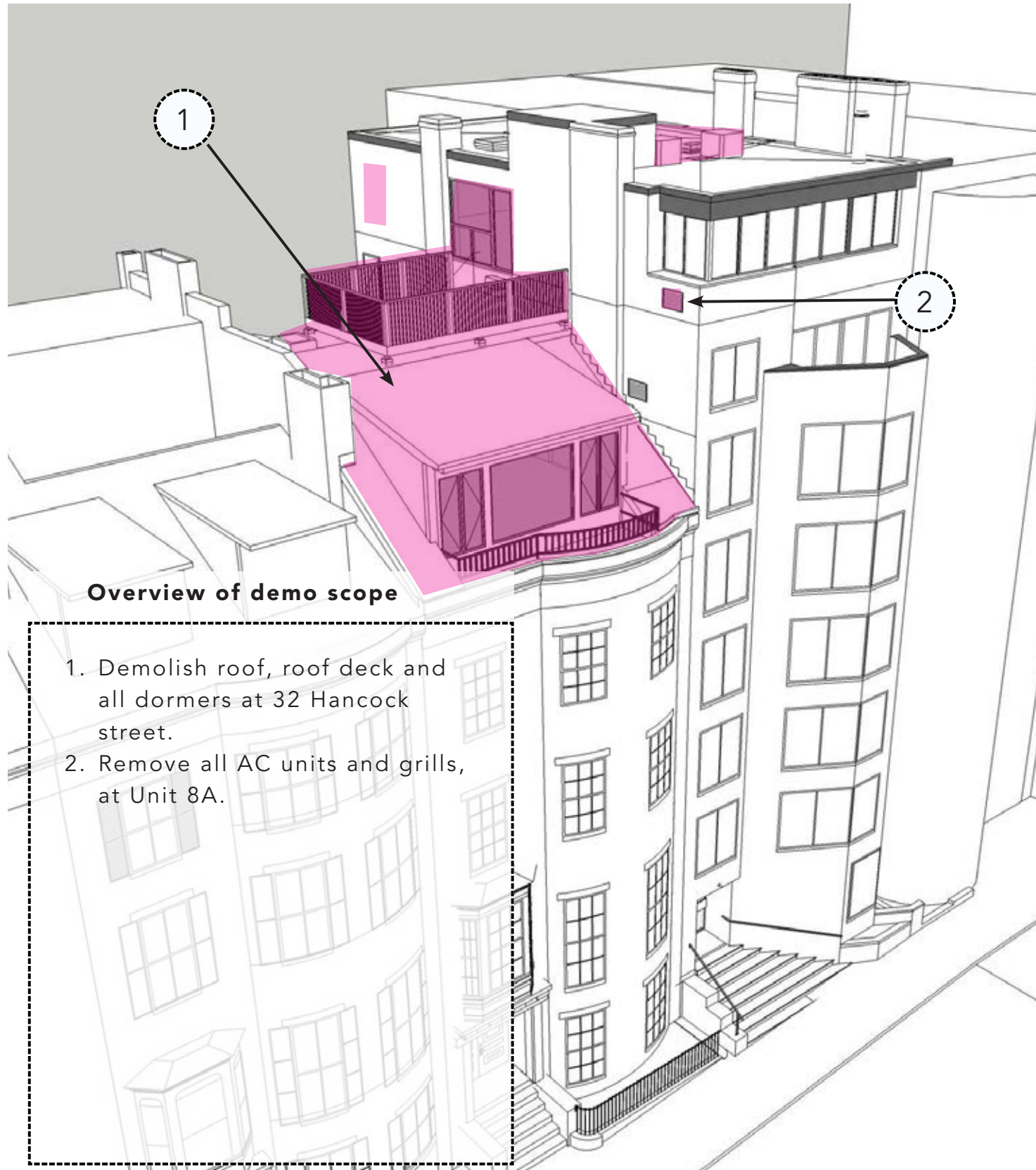


Existing Rear Elevation
1' = 3/32"



Proposed Rear Elevation
1' = 3/32"

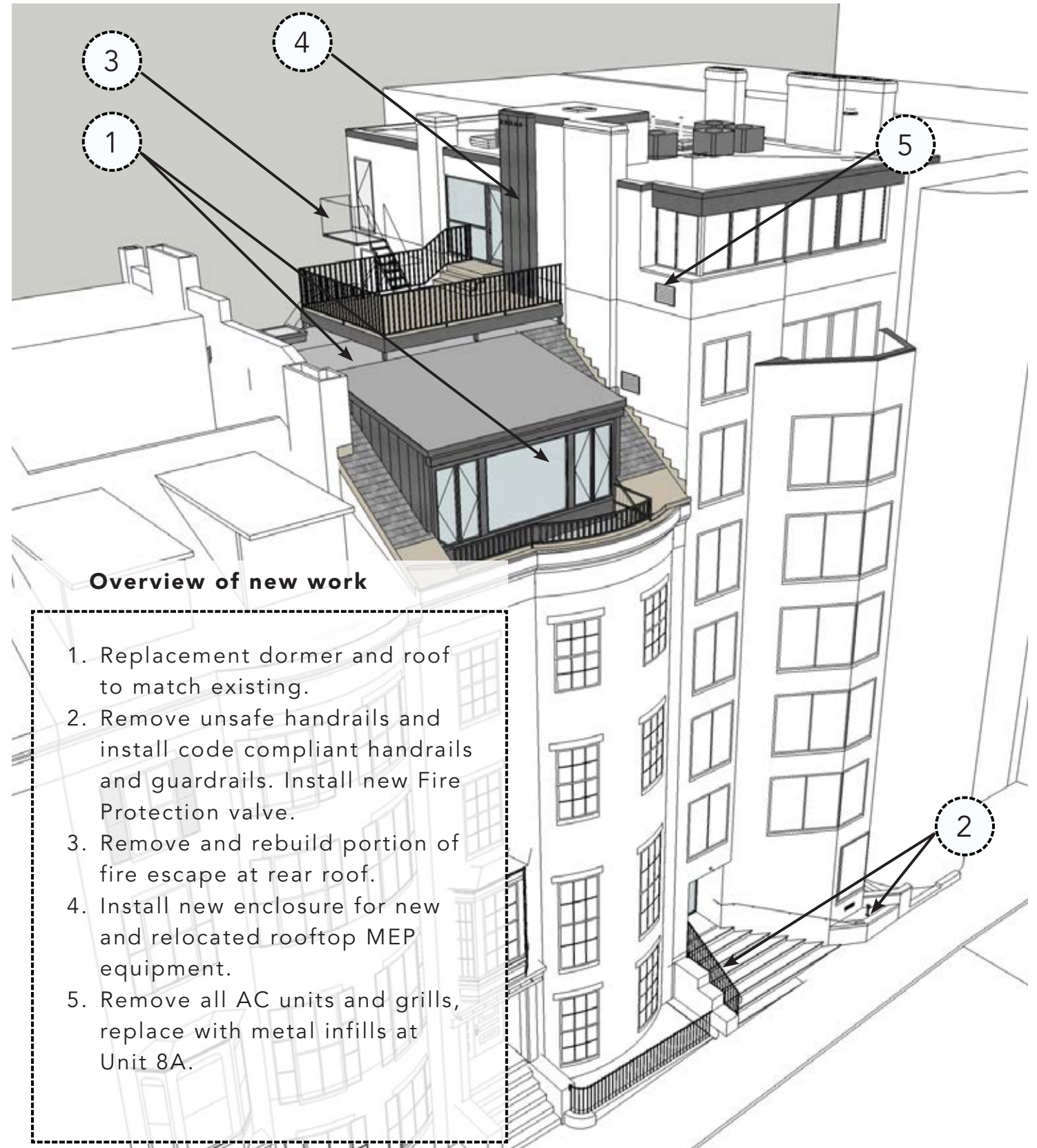
- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 5. Rear Rooftop Improvements



Overview of demo scope

1. Demolish roof, roof deck and all dormers at 32 Hancock street.
2. Remove all AC units and grills, at Unit 8A.

Existing - Demo Scope

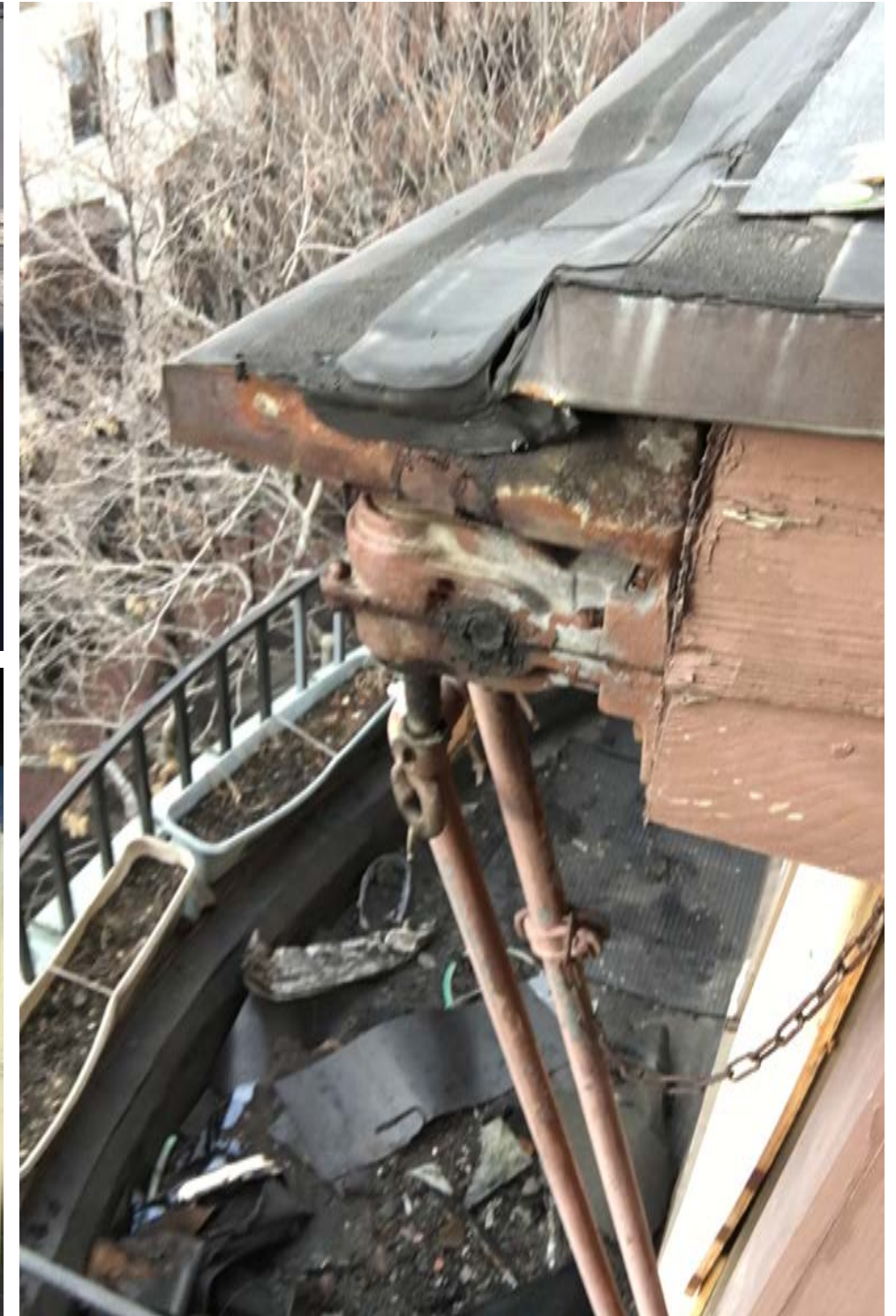


Overview of new work

1. Replacement dormer and roof to match existing.
2. Remove unsafe handrails and install code compliant handrails and guardrails. Install new Fire Protection valve.
3. Remove and rebuild portion of fire escape at rear roof.
4. Install new enclosure for new and relocated rooftop MEP equipment.
5. Remove all AC units and grills, replace with metal infills at Unit 8A.

Proposed

3. Fire Escape Improvements
4. Mechanical Equipment Improvements
6. Front Rooftop Improvements

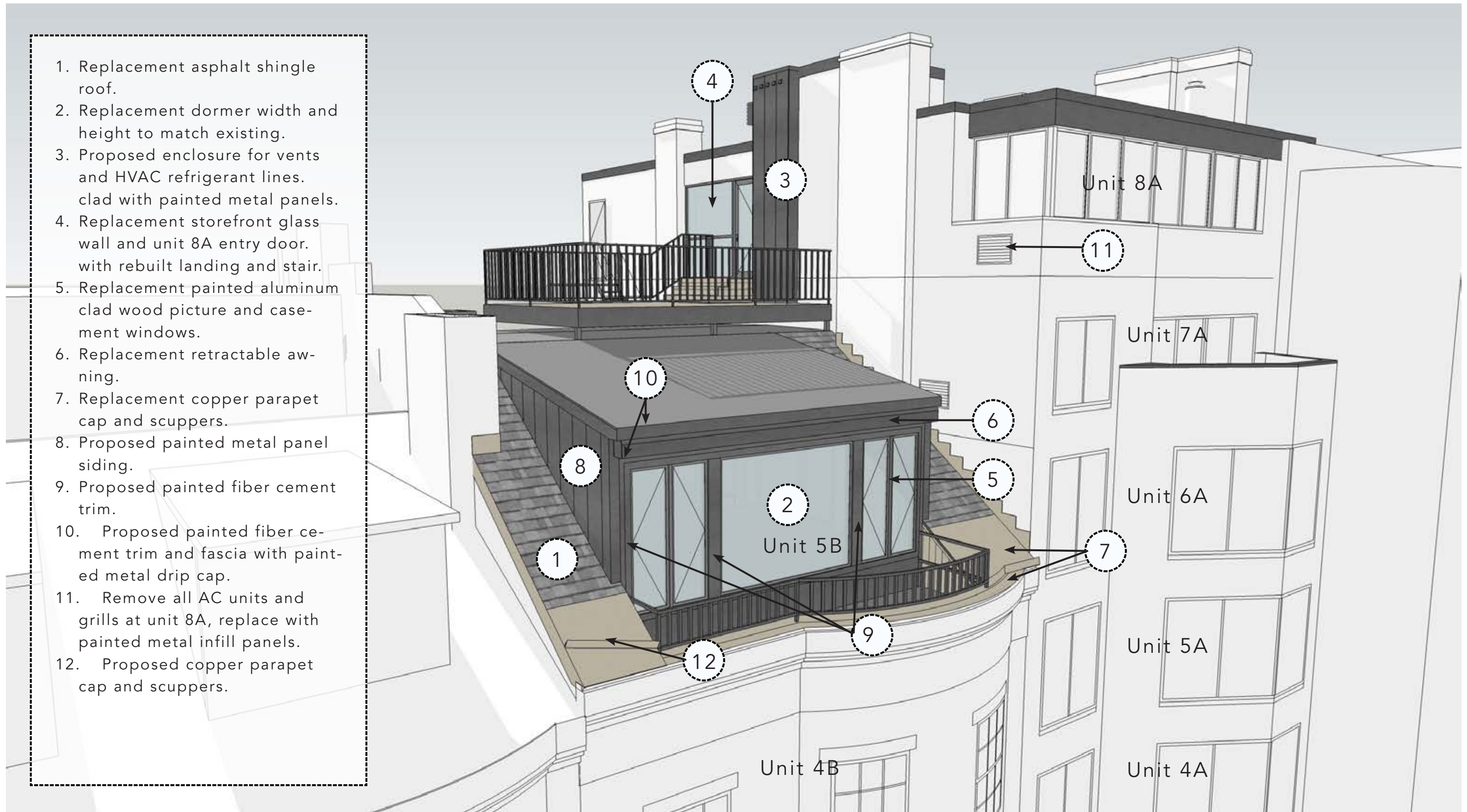


- 32 Hancock Street Existing Front Dormer
- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements



Neighborhood Dormers

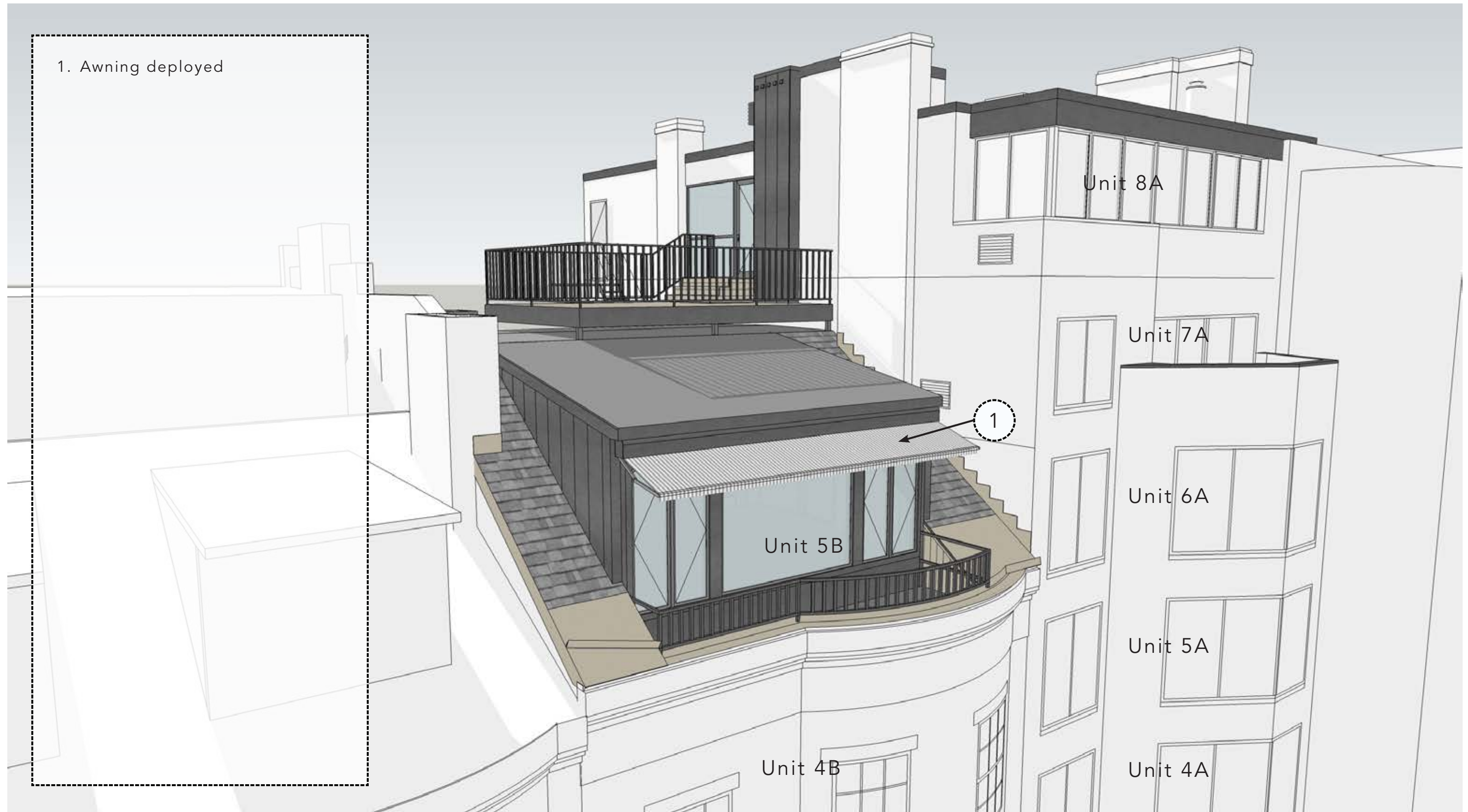
- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements



1. Replacement asphalt shingle roof.
2. Replacement dormer width and height to match existing.
3. Proposed enclosure for vents and HVAC refrigerant lines, clad with painted metal panels.
4. Replacement storefront glass wall and unit 8A entry door, with rebuilt landing and stair.
5. Replacement painted aluminum clad wood picture and casement windows.
6. Replacement retractable awning.
7. Replacement copper parapet cap and scuppers.
8. Proposed painted metal panel siding.
9. Proposed painted fiber cement trim.
10. Proposed painted fiber cement trim and fascia with painted metal drip cap.
11. Remove all AC units and grills at unit 8A, replace with painted metal infill panels.
12. Proposed copper parapet cap and scuppers.

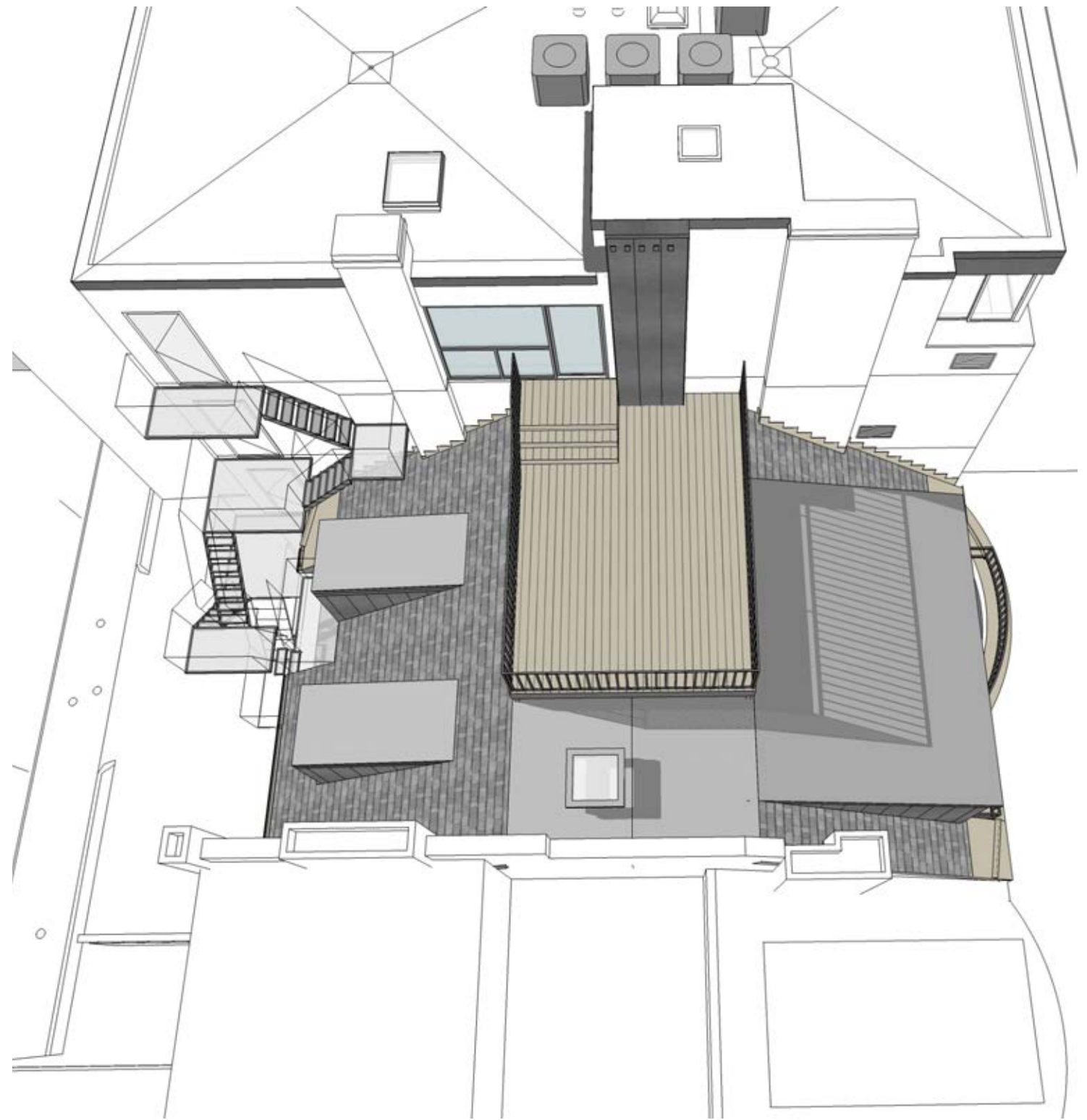
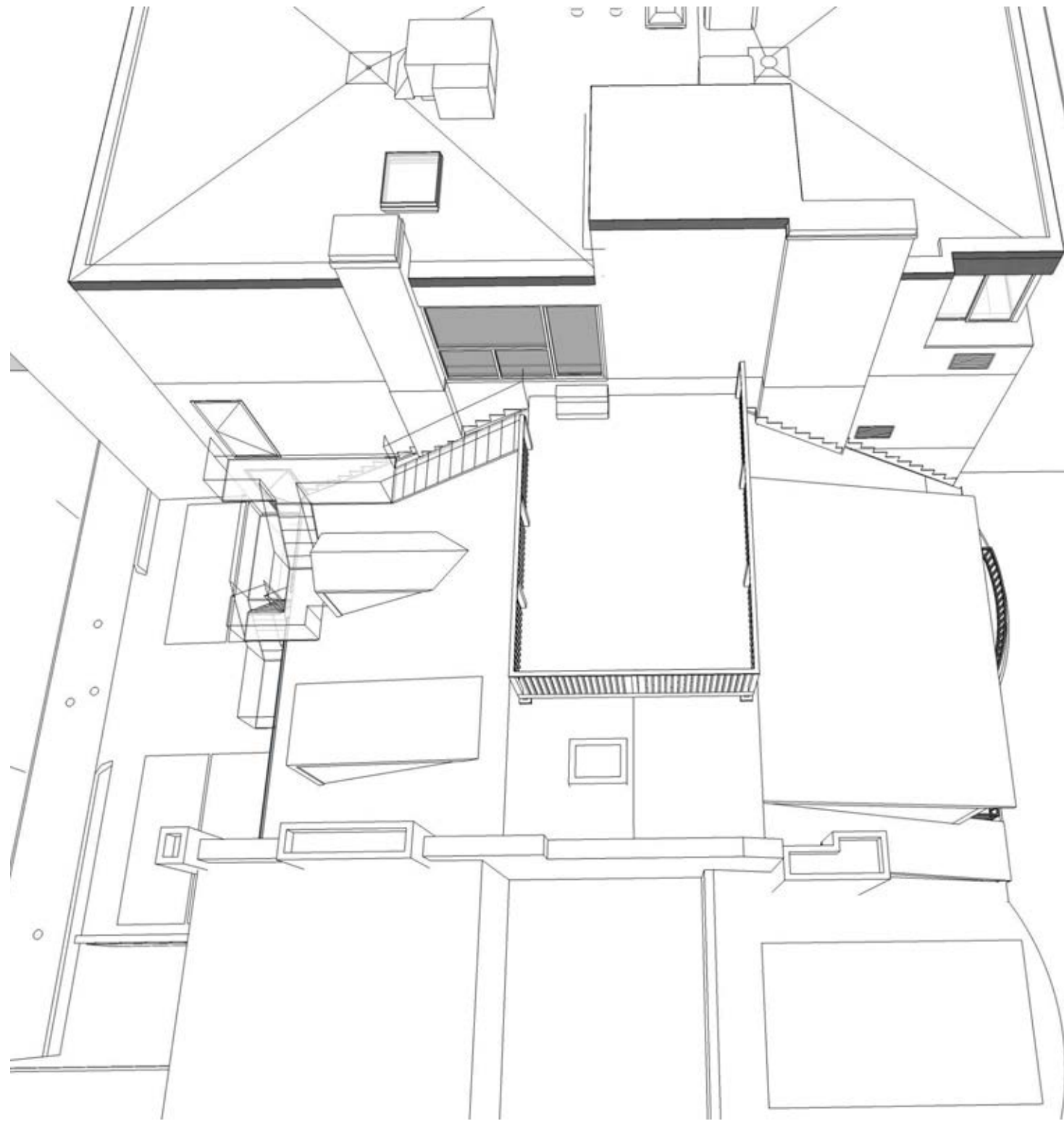
Proposed Dormer - From Hancock Street

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements



Proposed Dormer With Awning Deployed

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements

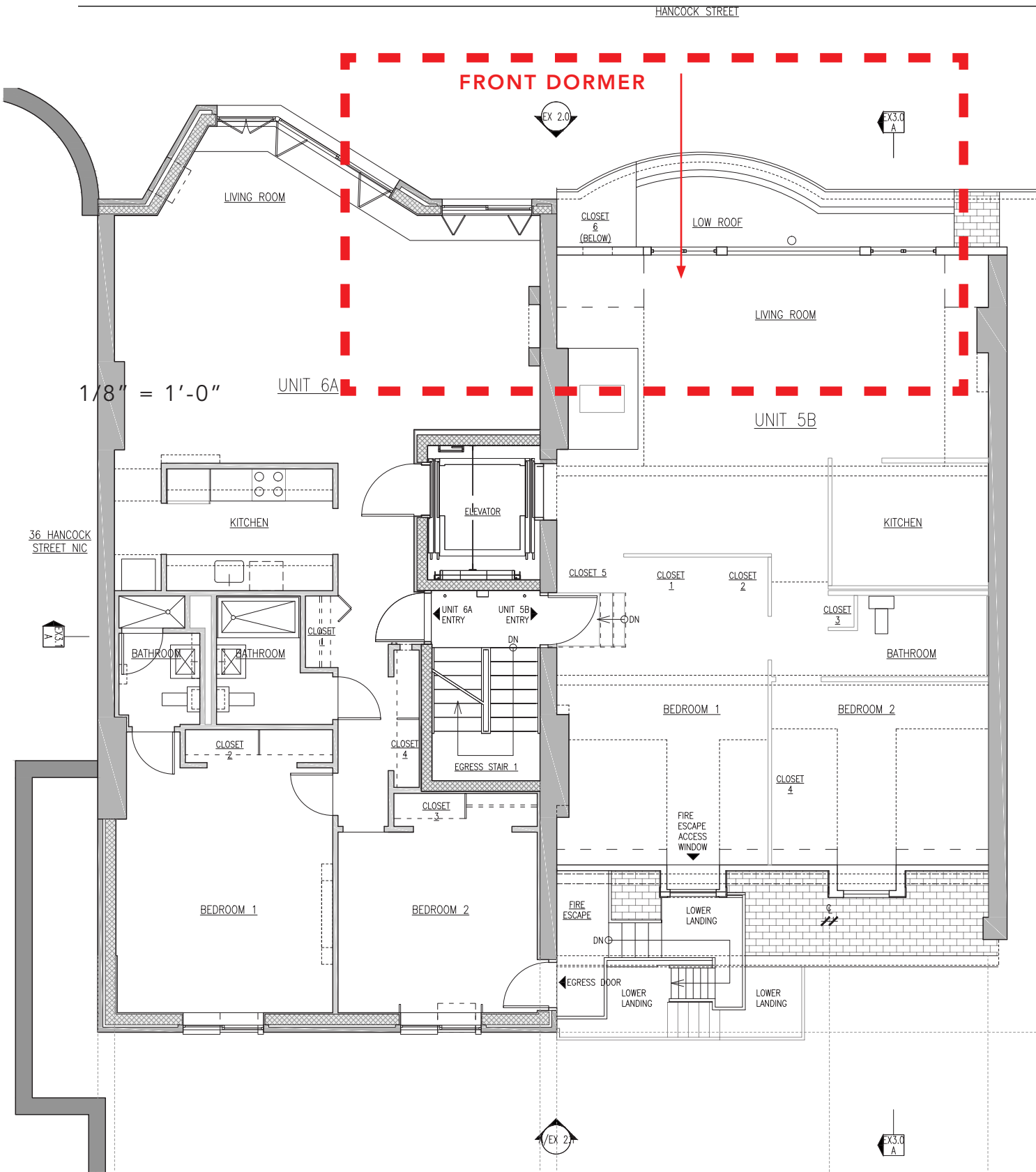


Overall Roof

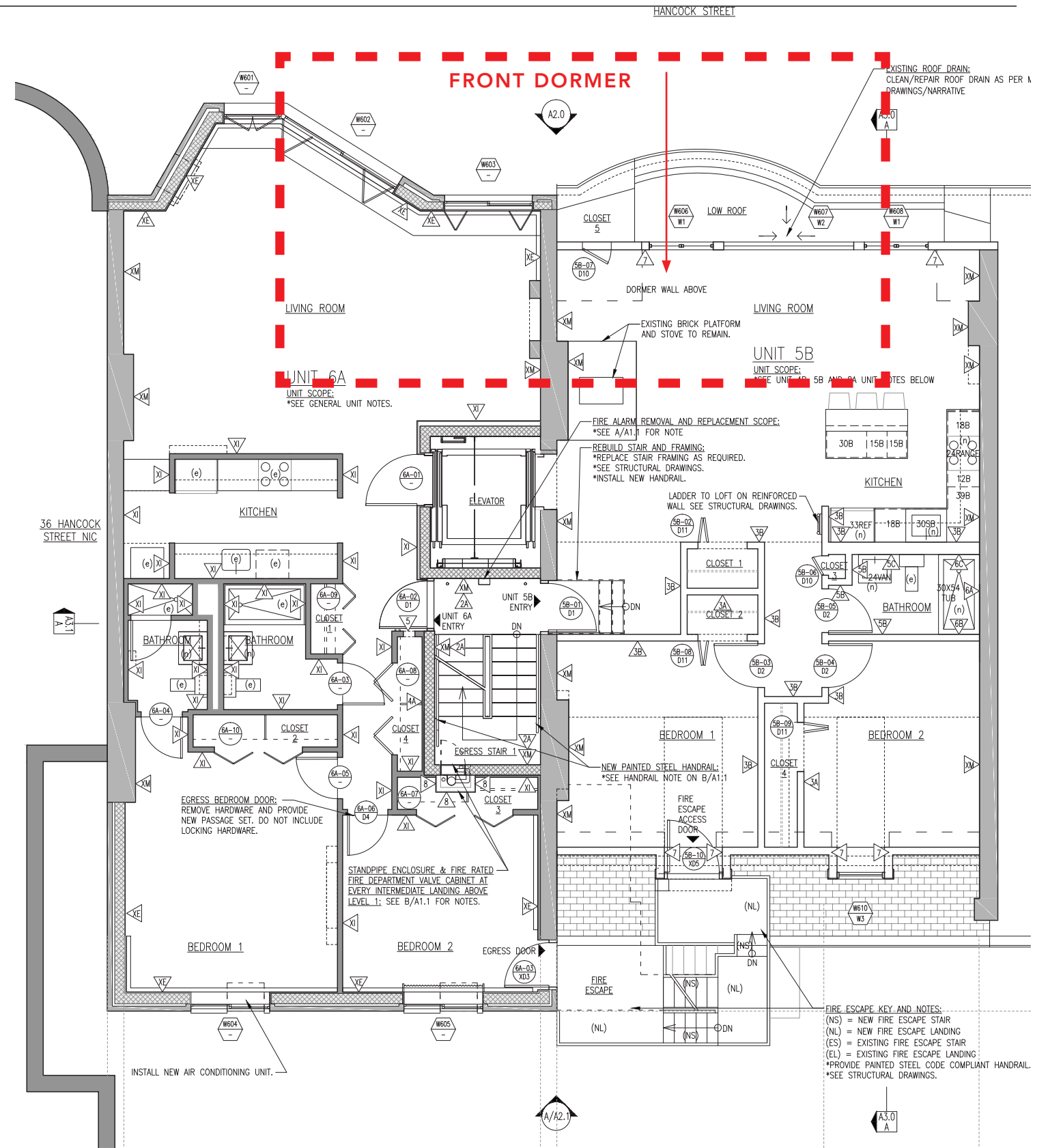
Existing - Pre-Fire

Proposed

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements



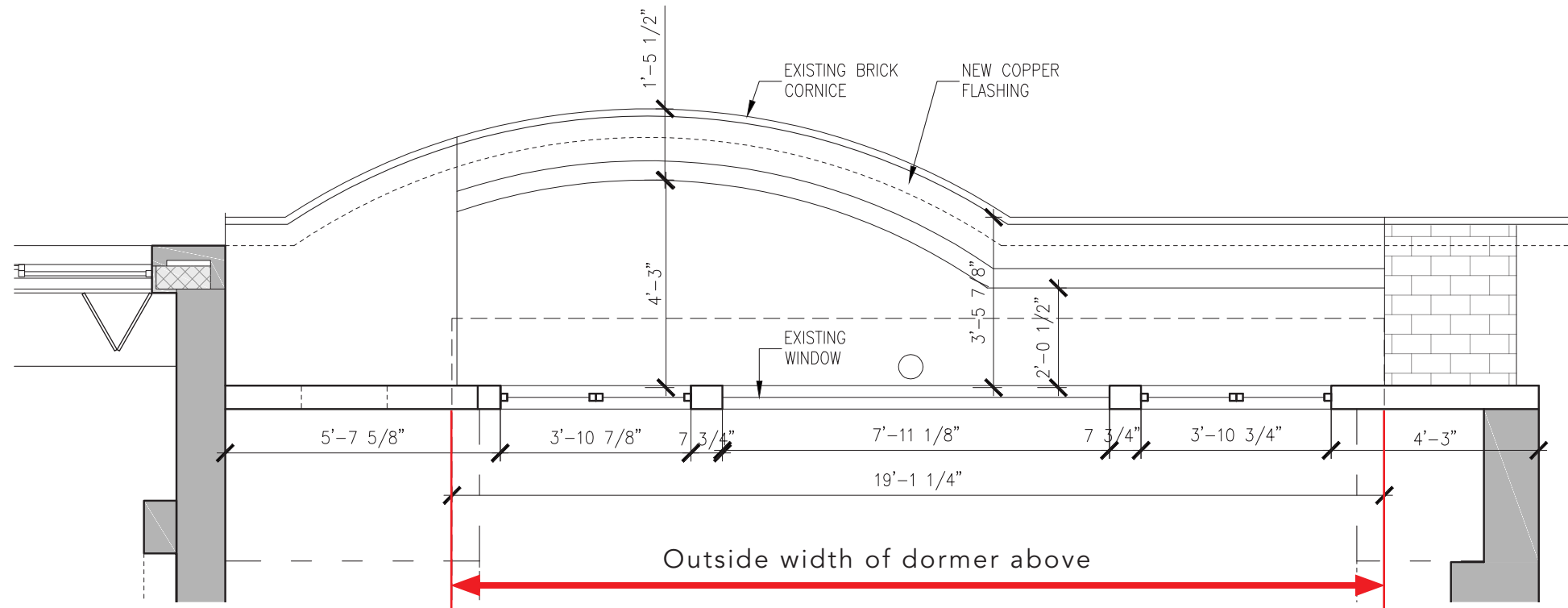
Existing 6th Floor Plan
1' = 1/8"



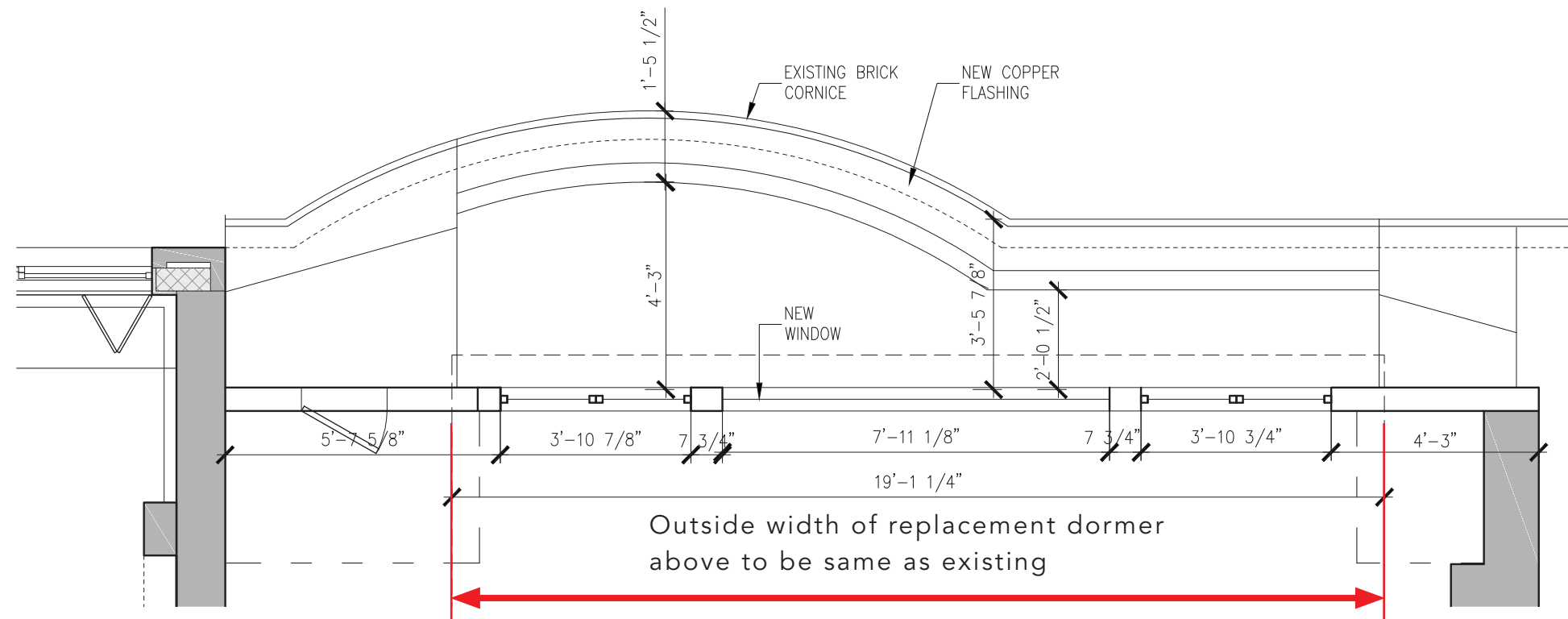
Proposed 6th Floor Plan
1' = 1/8"

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements

1' = 3/8"
Existing Rear
Dormer Plan
Details



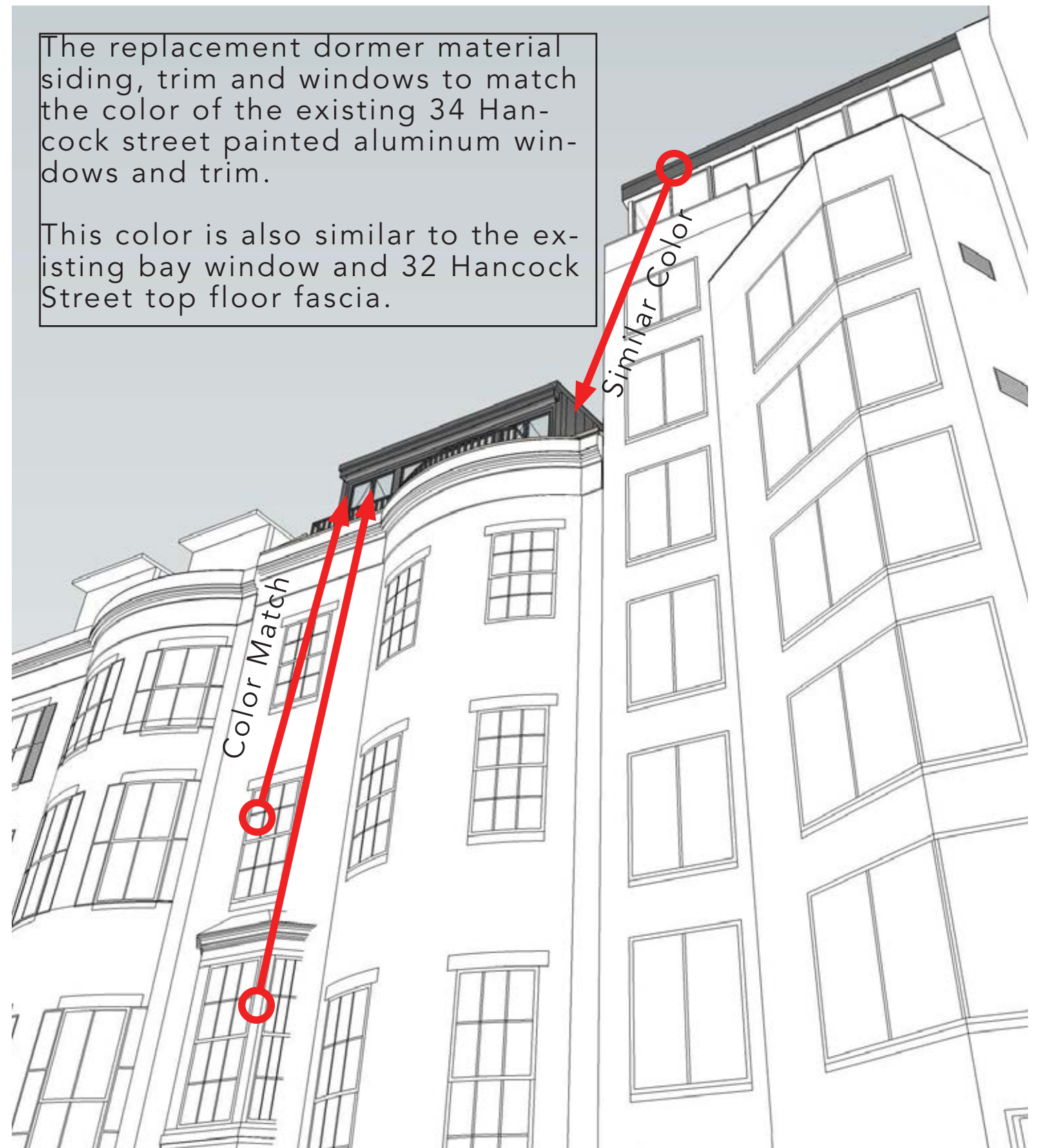
1' = 3/8"
Proposed Rear
Dormer Plan
Details



- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements



Front Sightline Looking North Existing



Proposed

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements



Front Sightline Across Hancock Street Existing

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements



Proposed



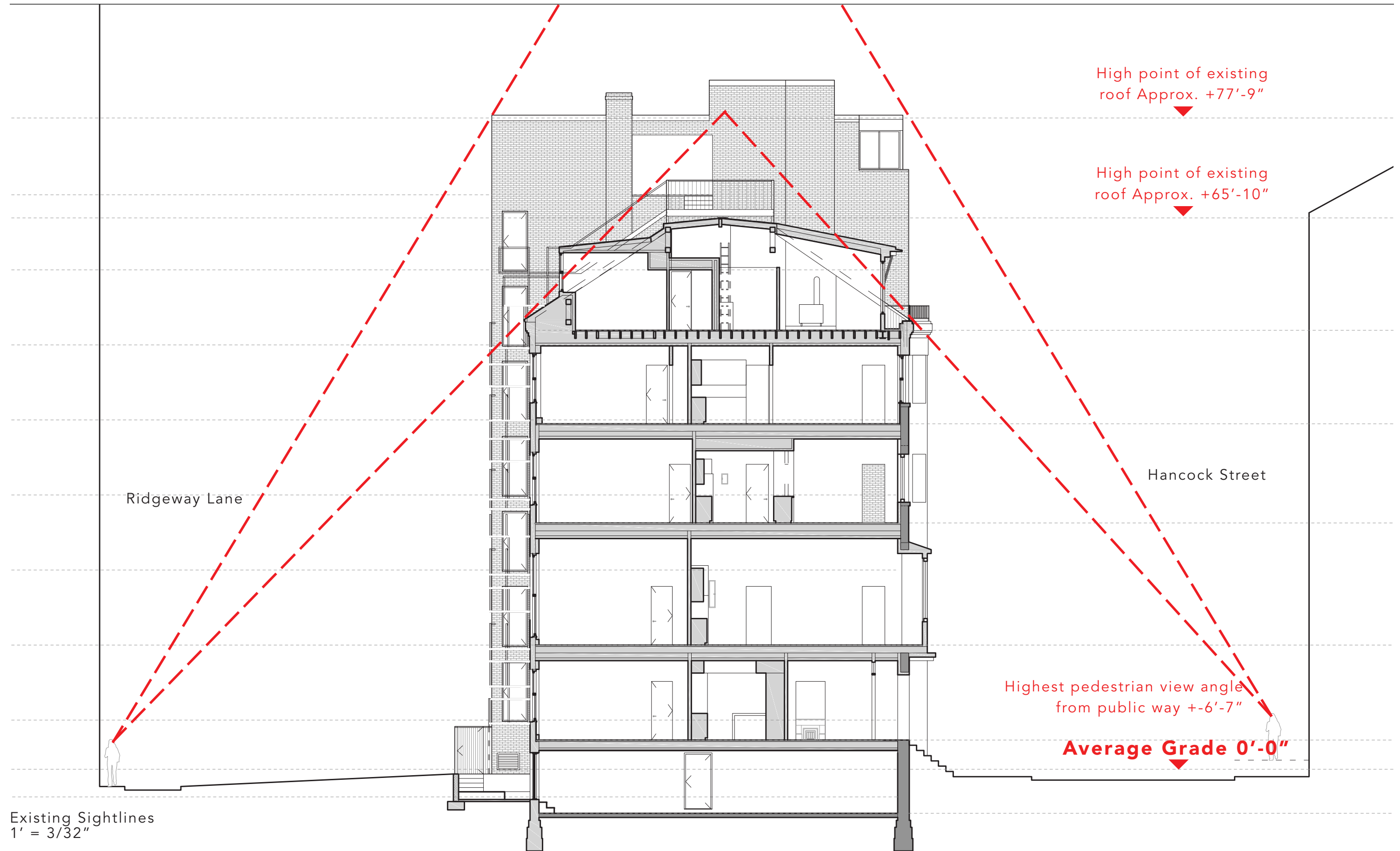
Existing



Proposed

Front Sightline Looking South

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements



High point of existing roof Approx. +77'-9"

High point of existing roof Approx. +65'-10"

Ridgeway Lane

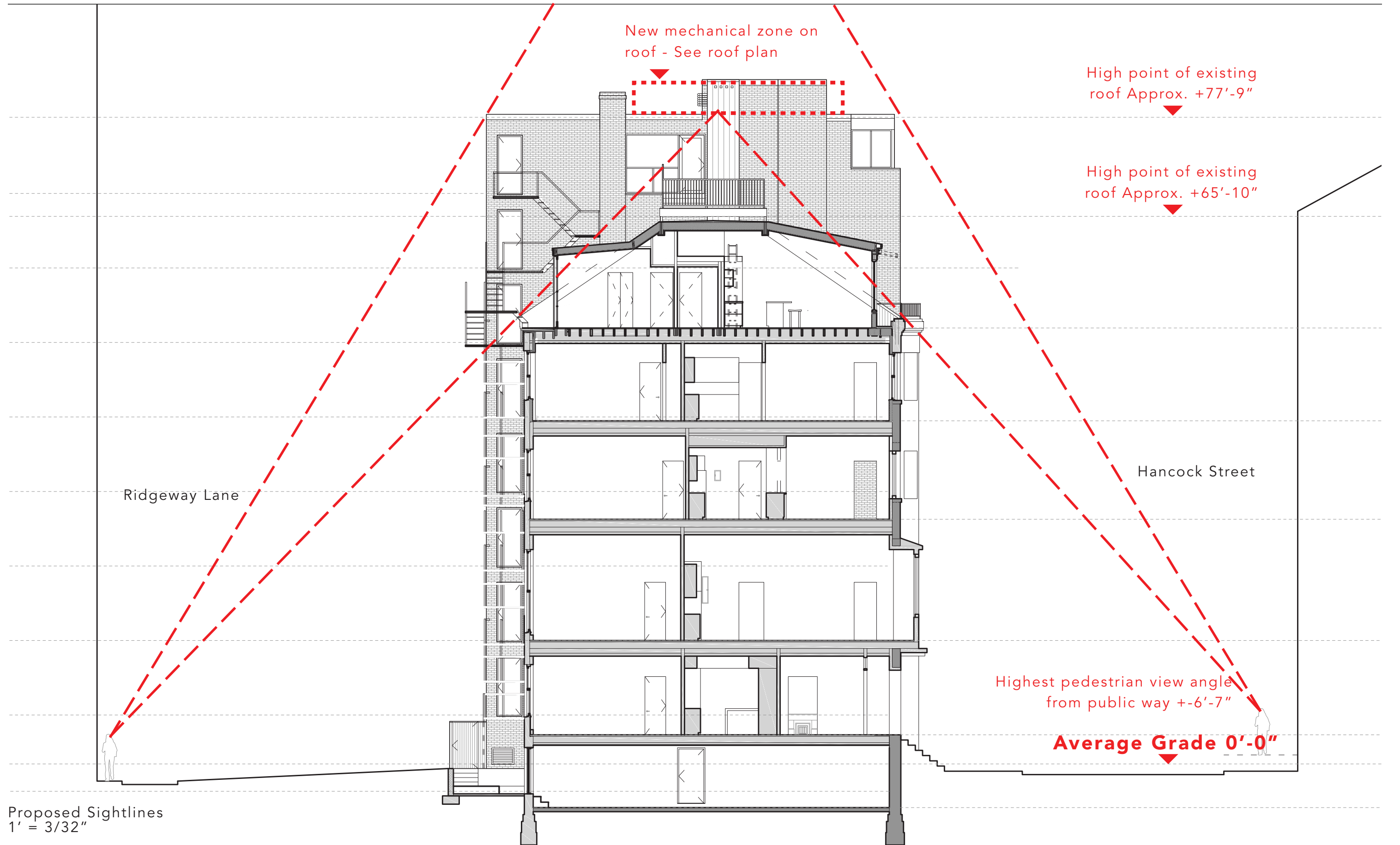
Hancock Street

Highest pedestrian view angle from public way +6'-7"

Average Grade 0'-0"

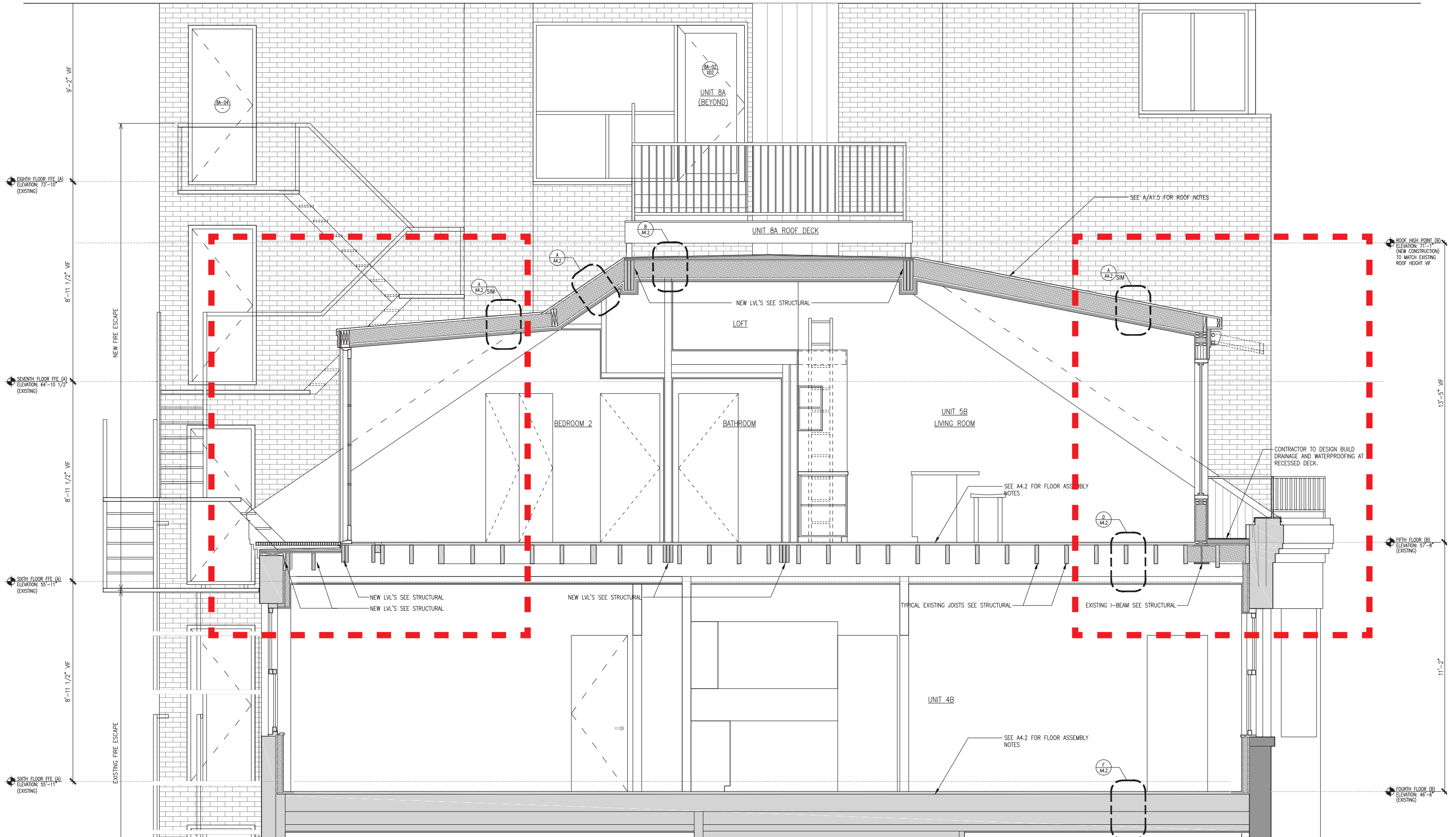
Existing Sightlines
1' = 3/32"

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements



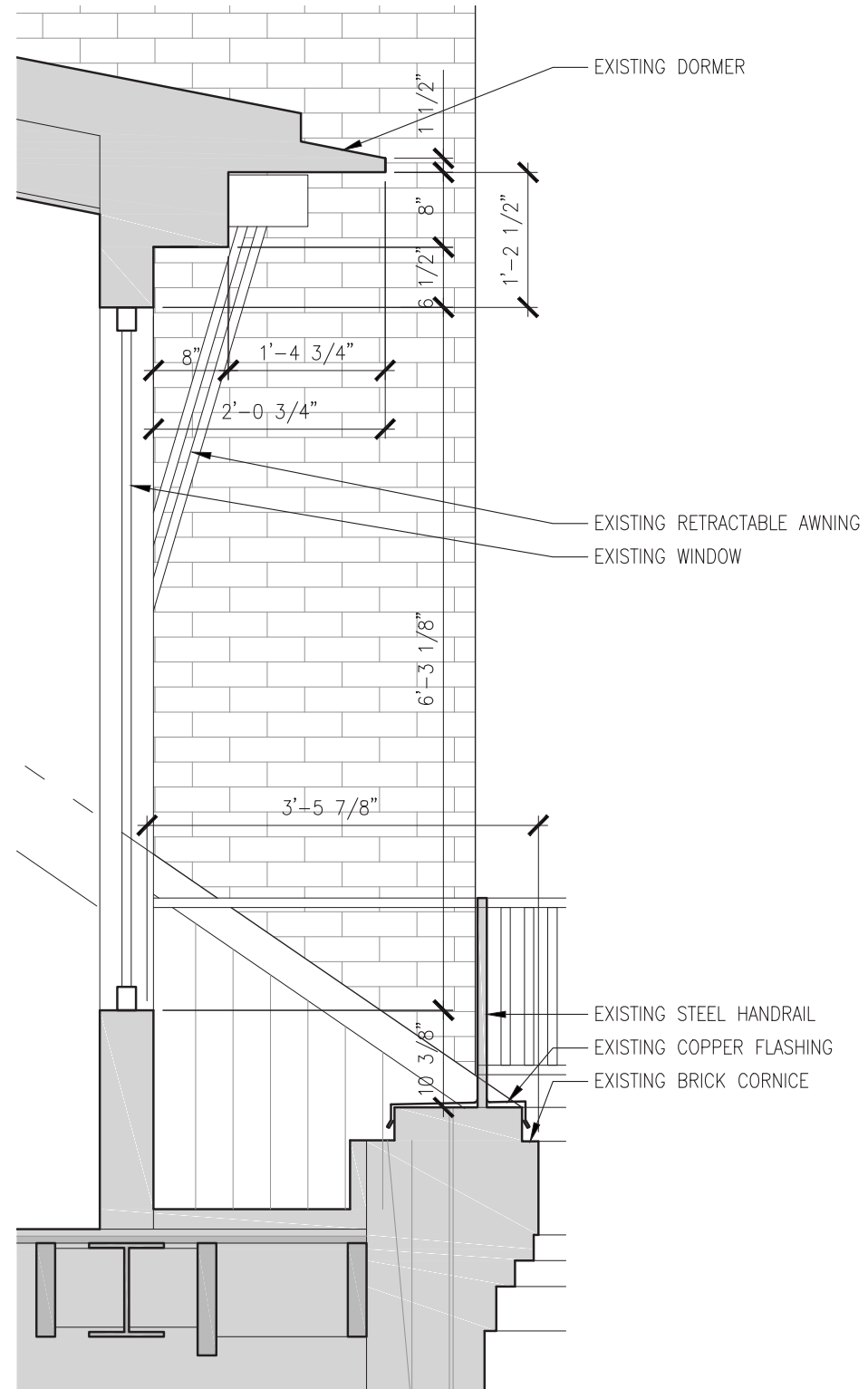
Proposed Sightlines
1' = 3/32"

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements

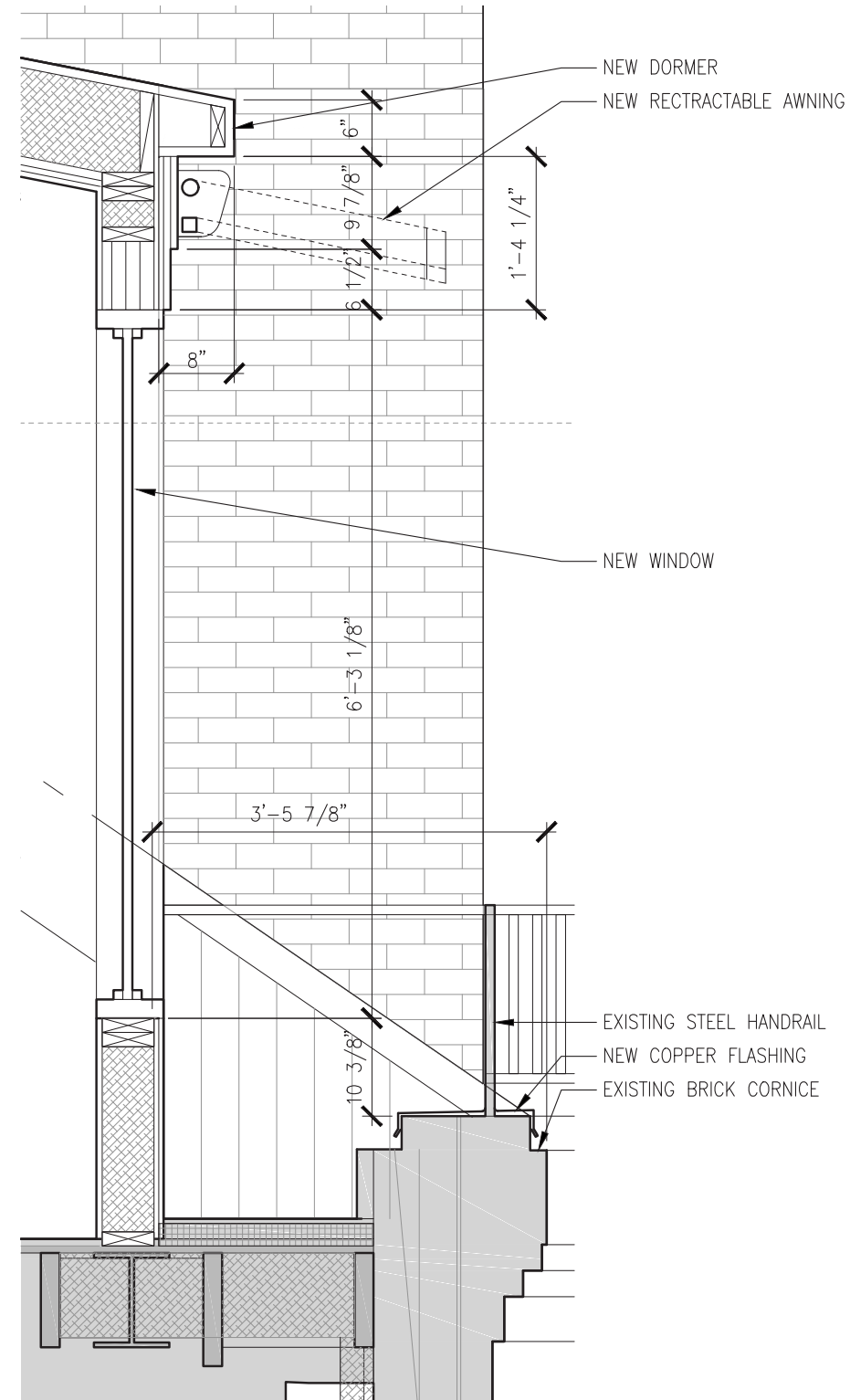


Enlarged Proposed Section
1' = 1/4"

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements

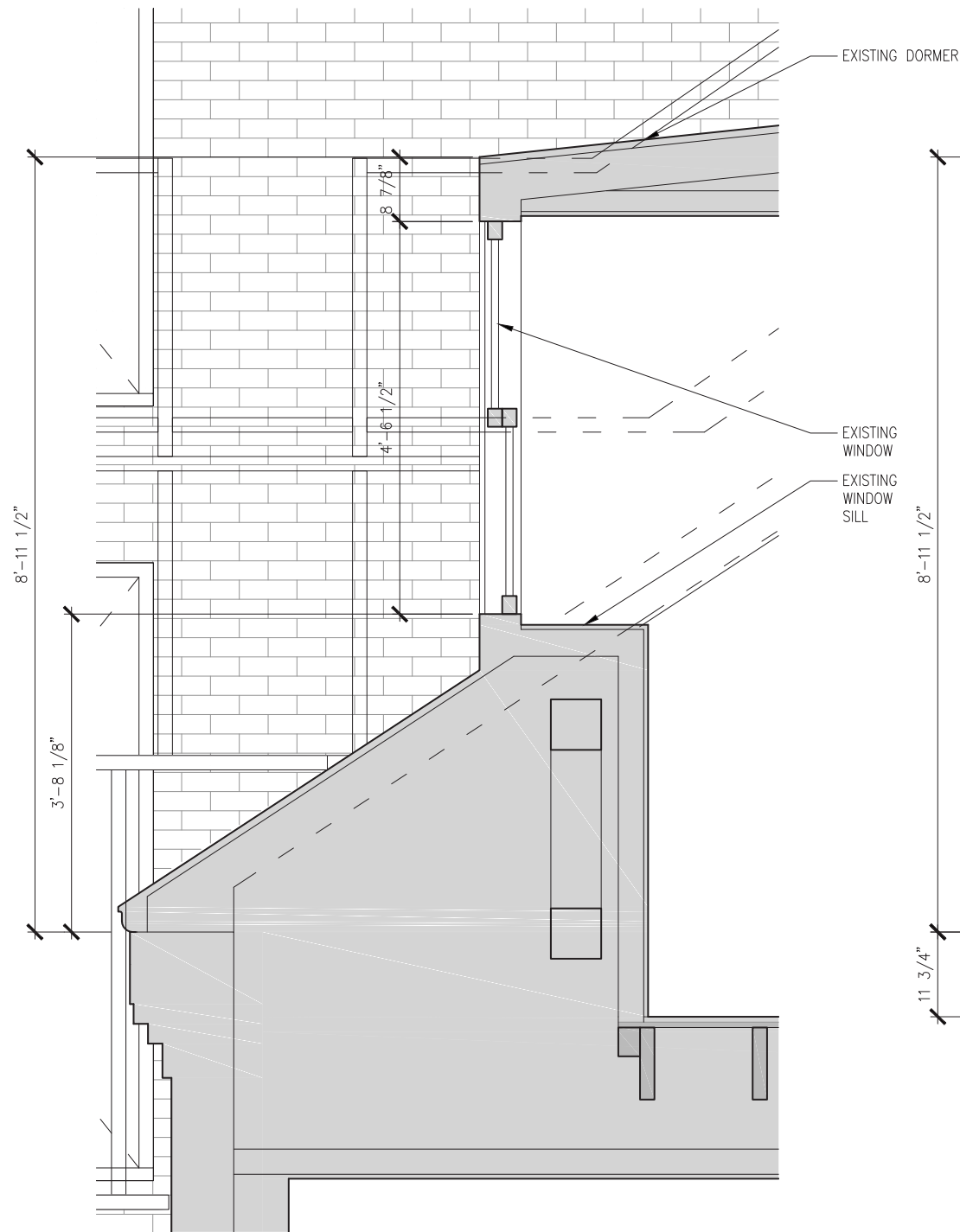


Existing Front Dormer Details
1' = 3/4"

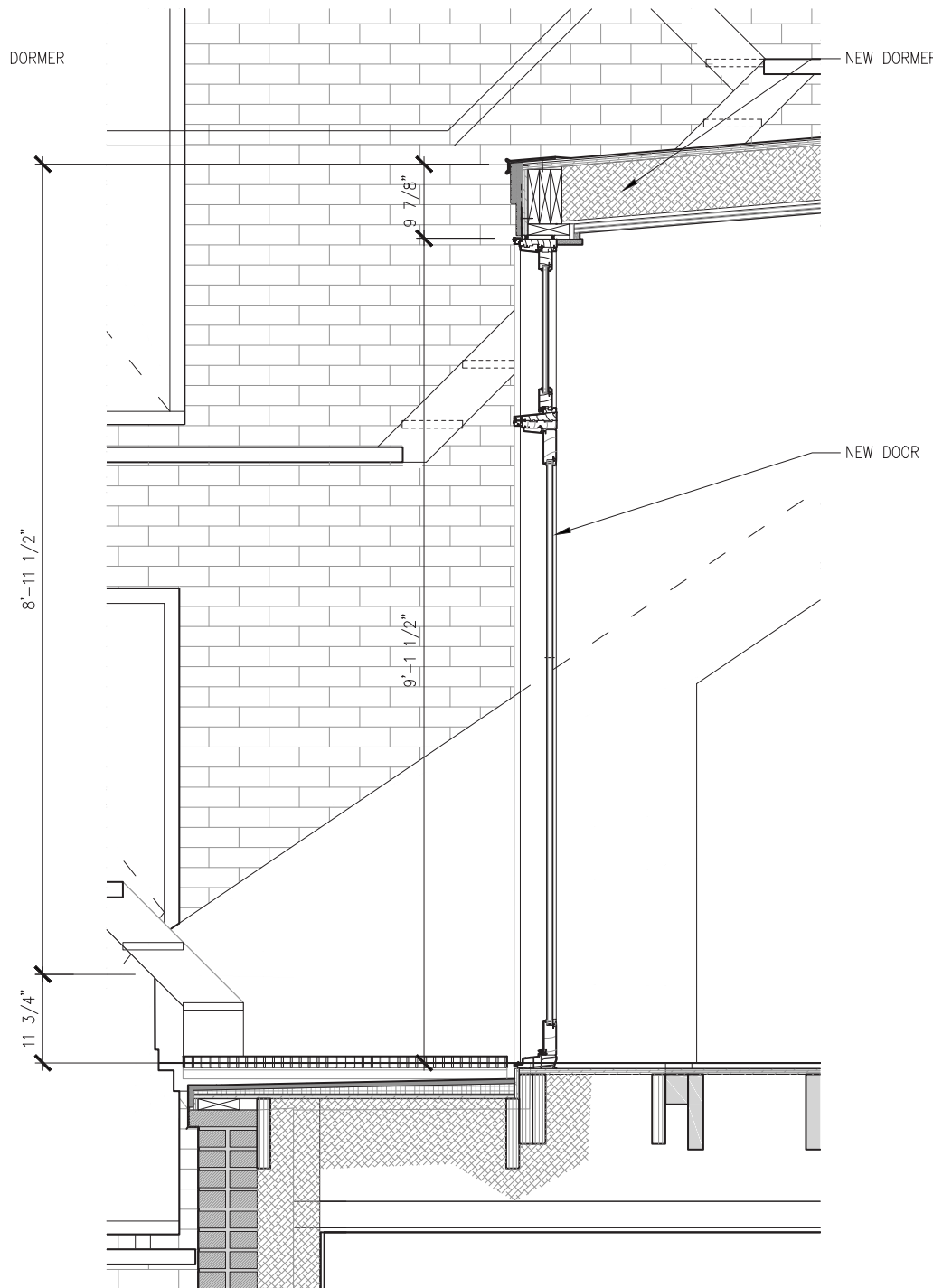


Proposed Front Dormer Details
1' = 3/4"

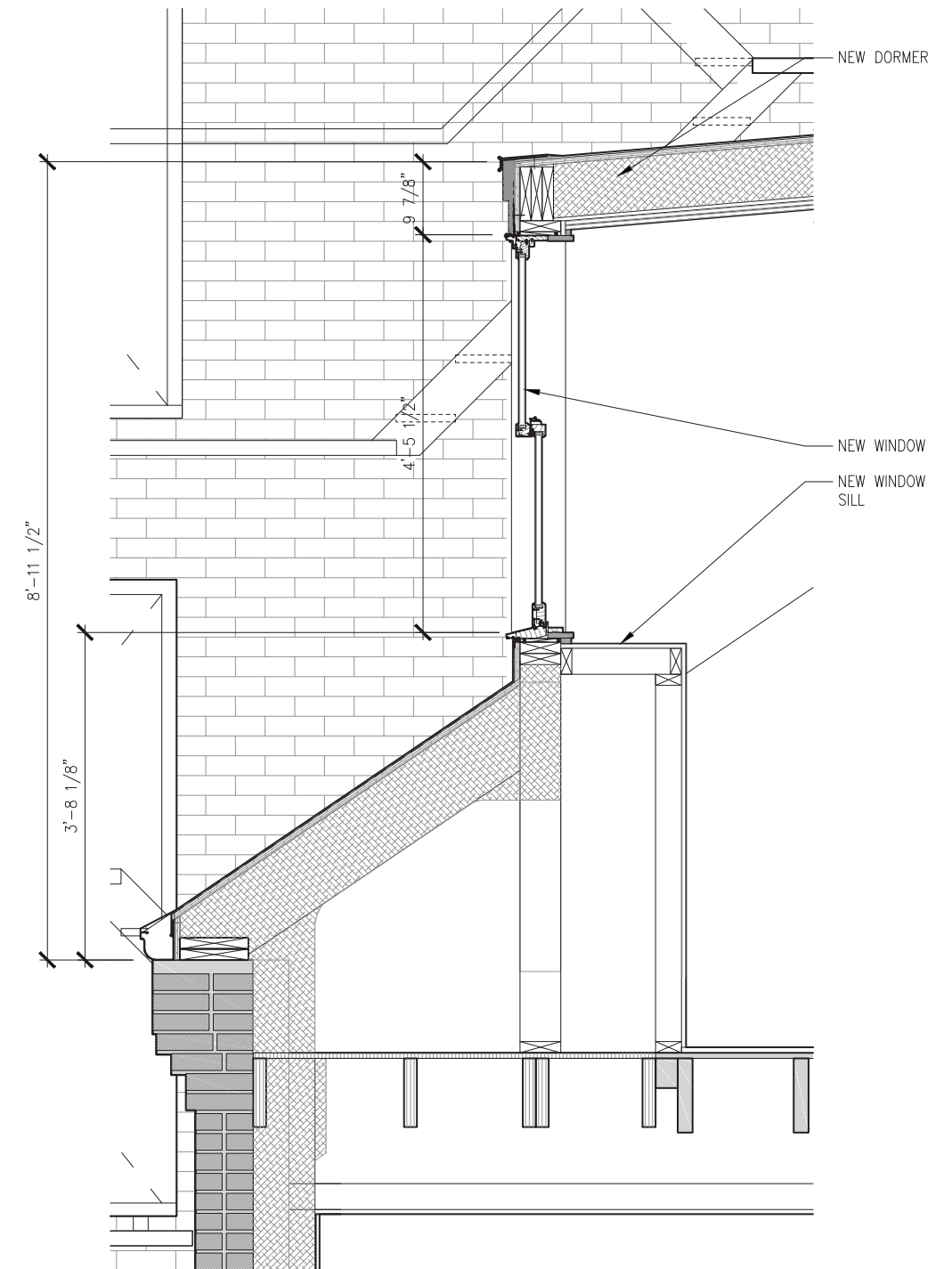
- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements



Existing Rear Window Dormer Details
1' = 1/2"



Proposed Rear Fire Escape Access Door Details
1' = 1/2"



Proposed Rear Dormer Window Details
1' = 1/2"

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements



Existing Front Elevation
1' = 3/32"



Proposed Front Elevation
1' = 3/32"

- 3. Fire Escape Improvements
- 4. Mechanical Equipment Improvements
- 6. Front Rooftop Improvements



SOUZA, TRUE
AND PARTNERS, INC.
STRUCTURAL ENGINEERS

265 Winter Street, Third Floor
Waltham, Massachusetts 02451
Telephone 617-926-6100 email: souzatrue@souzatrue.com

TERRY A. LOUDERBACK, P.E.
JEROME A. YURKOSKI, P.E.
LISA A. BOHLIN, P.E.
TODD P. BLAKE, P.E.

February 7, 2017

Touloukian Touloukian, Inc.

151 Pearl Street, 2nd Floor
Boston, Massachusetts 02110

Attention: Mr. Theodore Touloukian, AIA, Principal

Reference: Structural Review of Unit 5B Roof Framing
32-34 Hancock Street
Boston, Massachusetts

Dear Ted:

This letter represents documentation that Souza, True & Partners, Inc. has completed a structural investigation of the existing roof framing system of Unit 5B at the above-referenced building address and has determined that the existing roof framing system, which had been severely damaged by a recent fire in Unit 5B, shall be removed and replaced with new structural elements that will conform to the requirements of the MSBC for new construction.

In general, the majority of the roof framing system has been significantly damaged by the recent fire, particularly to the two primary supporting wood trusses and to the adjacent roof rafters and roof sheathing boards. Several of the structural elements have lost over 50% of their cross-sectional area, while other structural elements were observed to be substantially charred. Furthermore, the brick corbel that supported the end of the existing west roof truss has sheared-off from the brick bearing wall and is now being temporarily supported by recently installed emergency shoring posts, as directed by ST&P. Finally, we observed some structural conditions where the existing roof framing was severely rotted and deteriorated from over-exposure to moisture over time.

In light of the above, we strongly recommend the existing roof framing system of Unit 5B to be removed in its entirety and be replaced with all new roof framing and new plywood roof sheathing. All new construction shall conform to the requirements of the MSBC, 8th Edition, for new construction.

Mr. Theodore Touloukian, AIA, Principal

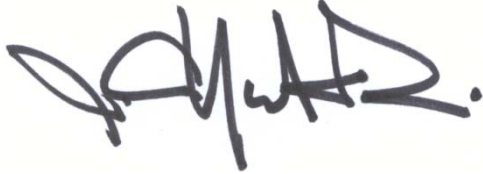
32-34 Hancock Street
Boston, Massachusetts
February 7, 2017
Page 2

I trust this information will be helpful for your immediate requirements.

Please contact me if you have any questions or comments.

Sincerely,

SOUZA, TRUE AND PARTNERS, INC.

A handwritten signature in black ink, appearing to read 'J. Yurkoski', with a period at the end. The signature is stylized and somewhat cursive.

Jerome A. Yurkoski, P.E.
Senior Principal

I:\2016\16166 32-34 HANCOCK ST\Unit 5B Roof Structural Review.docx