

ROOF TERRACE

DEBBIE LLC

123 Morton St., Jamaica Plain, MA

ARCHITECT:
Sullivan Buckingham Architects
162 Boylston Street, Studio 63
Boston, MA 02116
P: (617) 861-4291

STRUCTURAL ENGINEER
Mistry Associates, Inc.
315 Reading Street
Reading, MA 01867
P: (781) 944-6400

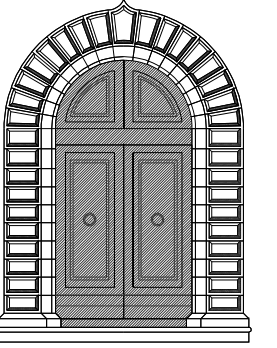
CLIENT:
Debbie LLC
123 Morton St.
Jamaica Plain, MA 02130

MECHANICAL ENGINEER:
Sterling Engineer Co., Inc.
79 Main Street
Sturbridge, MA 01566
P: (508) 347-9101

GENERAL CONTRACTOR:
TBD

DRAWING LIST

T-100	TITLE SHEET
T-101	CODE & ZONING SUMMARY
-	PLOT PLAN
EX-100	EXISTING ROOF PLAN
C-100	ROOF & TERRACE PLAN
L-100	EXISTING PLANTING PLAN
L-101	PROPOSED PLANTING PLAN
S-1	CONC. CURB PLAN & FLOOR FRAMING PLAN
S-2	ELEVATION, SECTIONS AND DETAILS
S-3	SECTIONS AND DETAILS
S-4	PLAN, ELEVATION, SECTIONS, DETAILS AND GENERAL NOTES
A-100	PLANS
A-200	ELEVATIONS
A-300	DETAIL ELEVATIONS & BUILDING SECTIONS
A-800	DETAIL WALL SECTION & PROFILE DETAILS
E-100	ELECTRICAL & LIFE SAFETY PLANS



**SULLIVAN
BUCKINGHAM
ARCHITECTS**

162 Boylston St., Studio 63
Boston, Massachusetts 02116
Telephone: (617) 861-4291
www.sullivanbuckingham.com

ISSUED FOR PERMIT 09/17/2013
ISSUED FOR BRA REVIEW 01/14/2014

**DEBBIE, LLC
ROOF PAVILION**

501 ARBORWAY,
JAMAICA PLAIN, MA

BY SJG	SHEET NO T-100
DATE JAN. 14, 2013	
SCALE AS NOTED	

SHEET TITLE
TITLE SHEET

BUILDING CODE INFORMATION

Note that a portion of the proposed roof terrace is covered but not enclosed. The enclosed portions of the proposed roof structure consist of spaces for mechanical equipment.

Use Group:

Proposed Roof Terrace: B Business, with A Incidental Use
Existing Building: B Business, with A & S-1 Incidental Uses

Construction Type:

Proposed Roof Terrace: 2B
Existing Building: 2B

Shaft Enclosures: 2 hours

Occupant Load (Roof Terrace & Equipment Rooms):

	Use	Area	Occupants
Roof Terrace	A-Assembly	1416 s.f.	45*
Equipment Rooms	B-Business	490 s.f.	2

Total 47
*Based on stair capacity rather than load factor

Number of Exits (Roof Terrace & Equipment Rooms):

Required	Provided
2	2

Length of Travel (Roof Terrace & Equipment Rooms):

	Allowable	Provided
Roof Terrace	250 feet	152 feet
Equipment Rooms	250 feet	173 feet

Egress Clear Width of Stairs (Roof Terrace & Equipment Rooms):

Required	Provided
88 inches	88 inches*
*2 Stairs @ 44"	

Egress Clear Width of Openings (Roof Terrace & Equipment Rooms):

	Required	Provided
Roof Terrace	64 inches	74 inches
Equipment Rooms	32 inches	32 inches

Allowable Area (Existing Building + Roof Structure, Basement Excluded):

From Table 503	23,000 s.f.
Sprinkler Increase (200%)	46,000 s.f.
Frontage Increase (100%)	23,000 s.f.
Total (3 x 92,000 s.f.)	276,000 s.f.

Actual Area (Existing Building + Roof Structure, Basement Excluded):

First Floor	7,778 s.f.
Second Floor	7,799 s.f.
Third Floor	7,799 s.f.
Roof	490 s.f.
Total	23,866 s.f.

Allowable Height Existing Building + Roof Structure:

From Table 503	55 feet, 4 stories
Sprinkler Increase	20 feet, 1 story
Total	75 feet, 5 stories

Actual Height Existing Building: 33.38 feet, 3 stories

ZONING SUMMARY

The entire Debbie LLC property falls within the Jamaica Plain Neighborhood District. The building sits within 100 feet of a Parkway, and Parks Department review of the plans is required by the City of Boston Municipal Code (CBC 7-4.11). Note that the Debbie LLC property appears as 109 & 113 Morton Street on the Assessor's Map. An alternative street address for this property, 501 Arborway, is also in common use. As the title suggests, the proposed Roof Terrace lies entirely within the footprint of an existing structure.

109 Morton Street: Three Family Residential (3F-5000) District, 15,496 s.f.

Uses (Article 55, Table A)
Accessory Parking Allowed

113 Morton Street: Local Convenience (LC) Subdistrict, 26,136 s.f.

Uses (Article 55, Table B)
General Office Allowed
Professional School Allowed
Accessory Parking Allowed

Total Lot Area 109 & 113 Morton Street: 41,632 s.f.

Gross Floor Area of Existing Building and Roof Terrace(Article 2.21)

	Existing	Proposed
First Floor	7252 s.f.	7252 s.f.
Second Floor	7353 s.f.	7353 s.f.
Third Floor	7353 s.f.	7353 s.f.
Roof Terrace	0	0
Total	21,958 s.f.	21,958 s.f.

Applicable Dimensional Regulations (Article 55, Table G)

	Required	Existing	Proposed
Max. Floor Area Ratio	1.0	0.53	0.58
Max. Building Height ⁴	35 ft.	33.38 ft.	33.38 ft.
Min. Lot Size	None	41,632 s.f.	41,632 s.f.
Min. Lot Width	None	100 ft.	100 ft.
Min. Lot Frontage ¹	None	617.81 ft.	617.81 ft.
Min. Front Yard ²	None	15 ft.	15 ft.
Min. Side Yard ³	7 ft.	9 ft.	9 ft.
Min. Rear Yard	20 ft.	N.A.	N.A.

- Includes frontage on Morton Street and Yale Terrace.
- In accordance with Special Provisions for Corner Lots (Article 55-41.4) and Conformity with Existing Building Alignment (Article 55-41.1).
- Where site abuts residential district (Article 55, Table G, Footnote 4).
- The enclosed spaces in the existing and proposed roof structures are devoted to stairs, an elevator, and mechanical equipment.

PROJECT SUMMARY

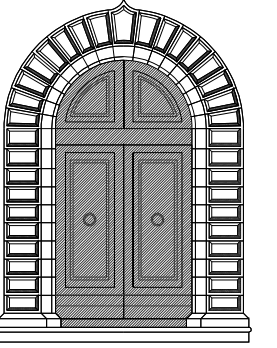
From the roof of the office building at 501 Arborway one has an excellent view of the downtown Boston skyline. Thus when a third floor was added to the building several years ago, provision was made for the eventual addition of a roof garden and terrace. The roof framing was made sturdy enough to carry the additional weight of soil, paving, and people; the parapet was made high enough for safety; and the elevator and stairways were extended to serve the roof level. The present project will bring this vision of a roof terrace to fruition. Its components include planting beds and containers, a fountain, and a stone-paved terrace, a portion of which is covered. The only enclosed spaces are two mechanical rooms: a fan room for the kitchen exhaust and an equipment room for the irrigation system and the fountain.

As was mentioned, two existing enclosed stairways are available for emergency egress, and an elevator provides easy access for the disabled. The elevator and north stair will be reached from the terrace via an existing roof-level lobby; the south stair will be reached via a well-marked and illuminated path across the roof. Exit and directional signs will be provided for both routes, and emergency lighting is provided on the terrace itself. The existing automatic sprinkler system will be extended to serve the equipment rooms and the covered portion of the terrace.

All of the proposed construction will occur within the footprint of the existing building. Some additional steel will be added below the existing roof to properly distribute the added load of the roof structures to the existing columns and reinforced masonry bearing walls. The new roof structures will be of non-combustible construction of the same building code classification as the existing building. The architectural style and exterior finish materials, including waterstruck brick veneer and architectural precast trim, will closely match those used in the existing office building.

To minimize water loss via evaporation, the planting beds and containers will be served by a drip irrigation system. Hose bibbs will be provided to fill the fountain basin and clean the terrace; the water in the fountain will be recirculated. The planted area on the roof will modestly reduce the amount of runoff piped to the city storm drains. Most of the existing roof membrane will be undisturbed. One roof drain will be relocated to better serve the new layout. In the areas designated to receive plantings or paving, the existing roof membrane will be supplemented by a root barrier, a permeable drainage layer, and a growing medium.

The visual impact of the proposed roof terrace on the neighborhood will be minimal. From most street-level vantage points, only the taller plantings in the roof garden will be visible. From Yale Terrace to the south, views of the new roof structure will be largely screened by the existing stair enclosure and air-handling units. From the far side of the Arborway rotary, one will be able to obtain a fleeting glimpse of the roof structure. We therefore believe that the construction of the proposed roof garden and terrace will provide a significant amenity for the occupants of the building and reduce runoff from the site without detracting in any way from the pleasantness of neighboring parkland or private properties.



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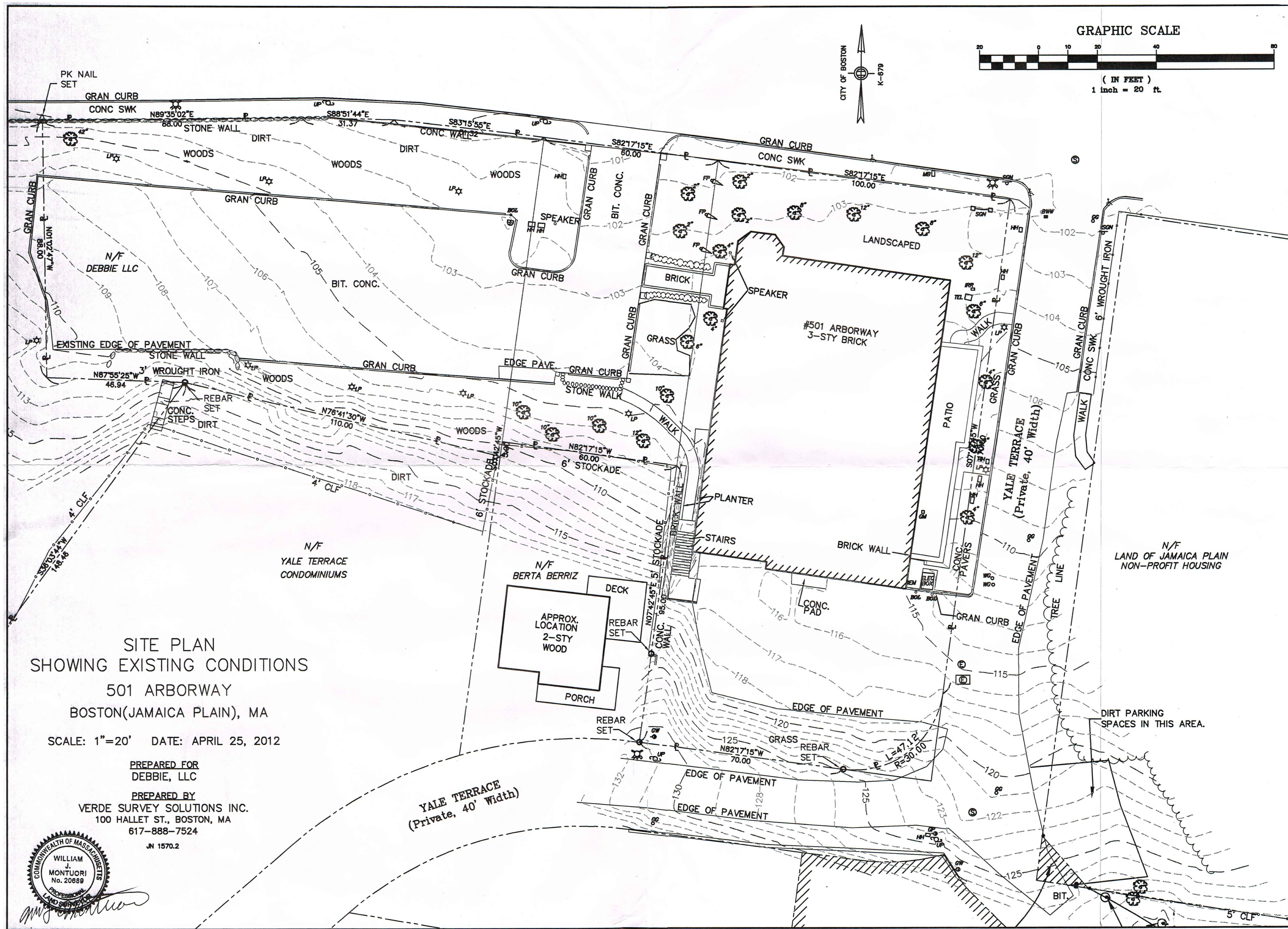
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**DEBBIE, LLC
ROOF PAVILION**

501 ARBORWAY,
JAMAICA PLAIN, MA

BY	SHEET NO
SJG	T-101
DATE	
JAN. 14, 2013	
SCALE	
AS NOTED	
SHEET TITLE	

**CODE & ZONING
SUMMARY**



**SITE PLAN
SHOWING EXISTING CONDITIONS**

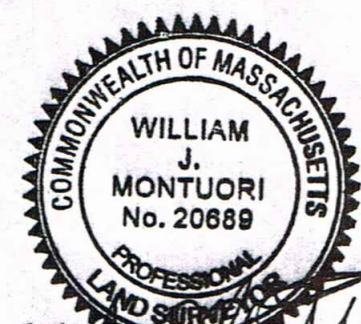
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BOSTON(JAMAICA PLAIN), MA

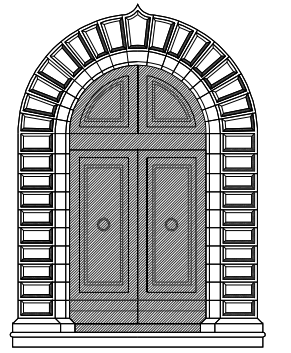
SCALE: 1"=20' DATE: APRIL 25, 2012

PREPARED FOR
DEBBIE, LLC

PREPARED BY
VERDE SURVEY SOLUTIONS INC.
100 HALLET ST., BOSTON, MA
617-888-7524

JN 1570.2

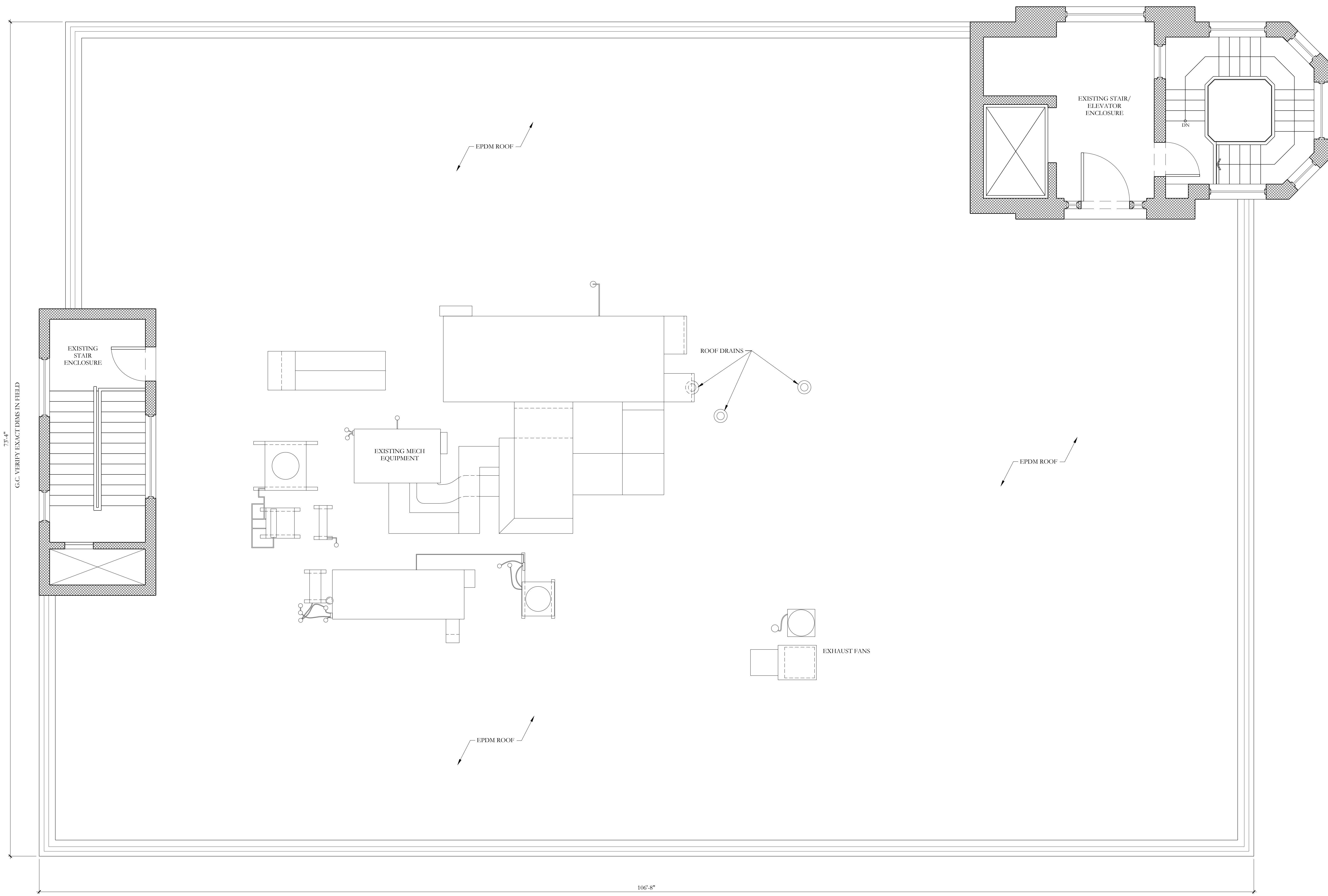




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1 EXISTING ROOF PLAN
1/4" = 1'-0"

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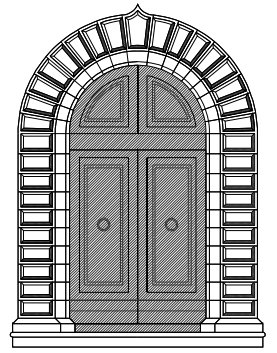
501 ARBORWAY,
JAMAICA PLAIN, MA

BY SJG
DATE JAN. 14, 2013
SCALE AS NOTED

SHEET NO
**EX-
100**

SHEET TITLE
**OVERALL
ROOF PLAN**

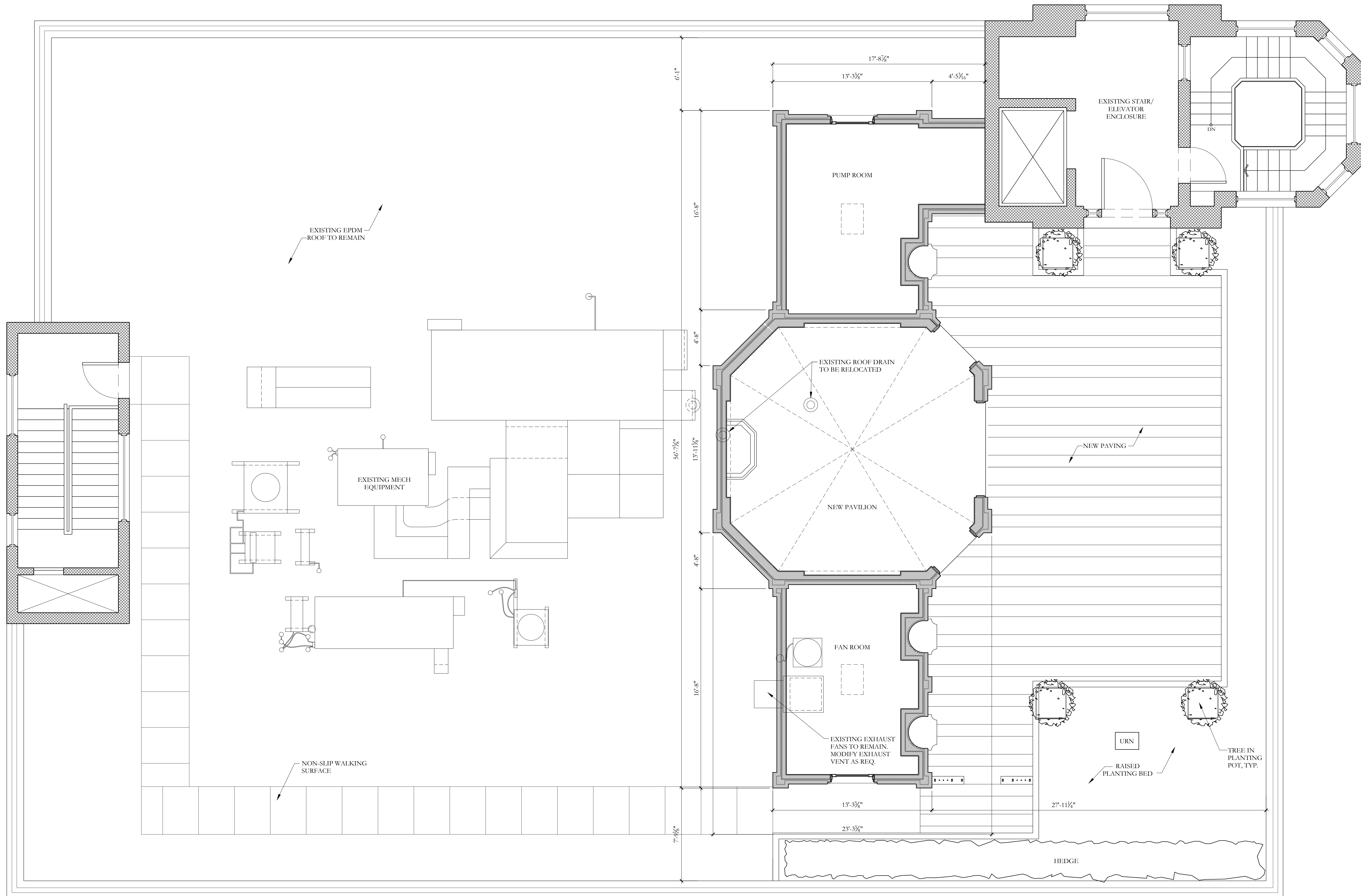




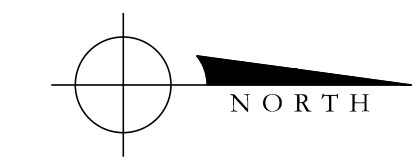
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1 OVERALL ROOF PLAN
1/4" = 1'-0"

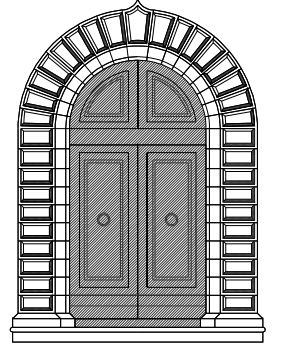


DEBBIE, LLC ROOF PAVILION

501 ARBORWAY,
JAMAICA PLAIN, MA

BY	SJG	SHEET NO
DATE	JAN. 14, 2013	C-100
SCALE	AS NOTED	
SHEET TITLE		

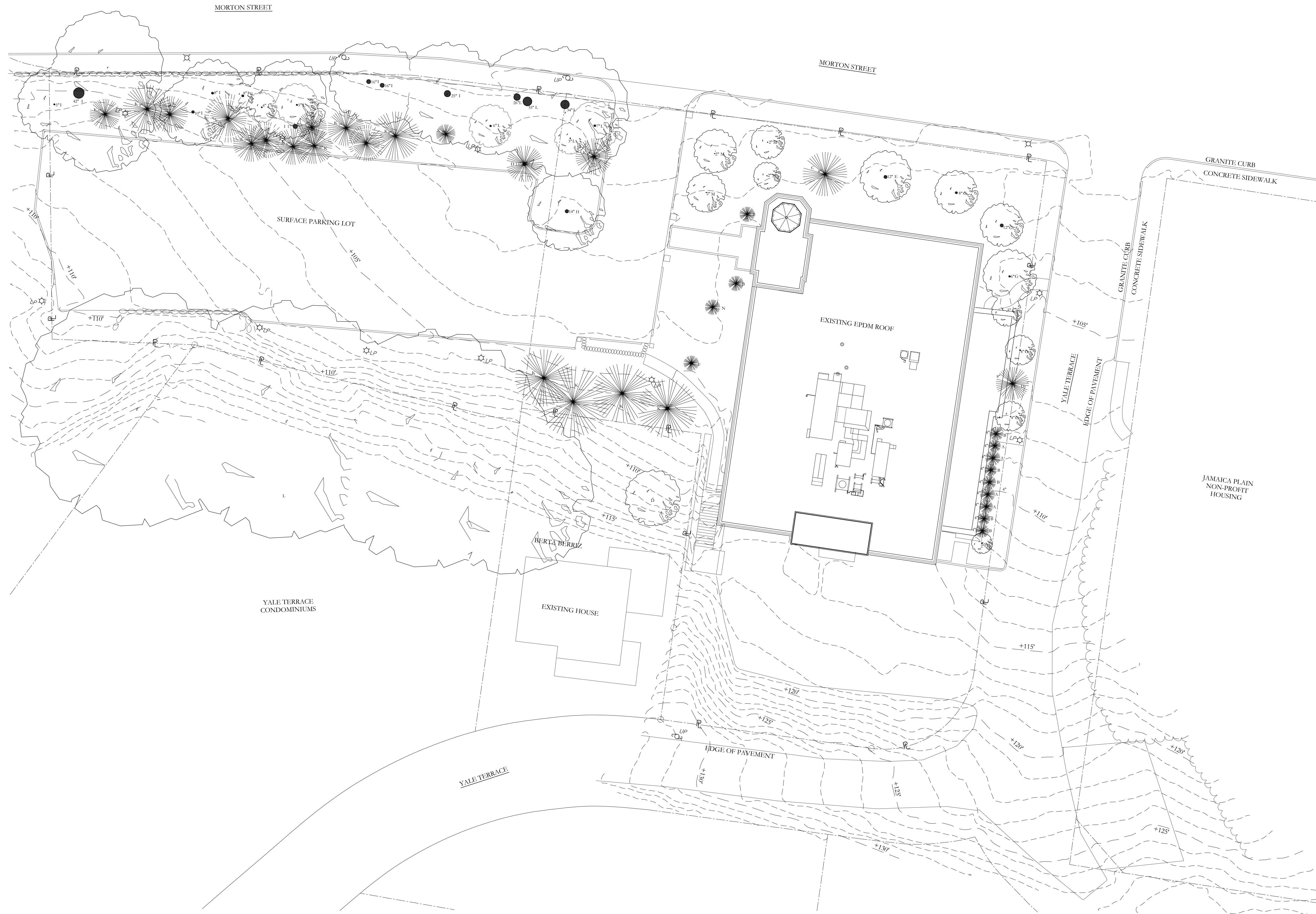
OVERALL
ROOF PLAN



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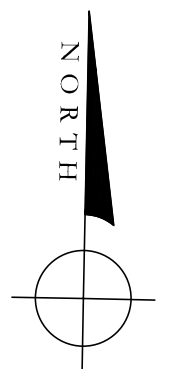
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TREE LEGEND

- A. Pendula
- B. Holly
- C. Japanese Umbrella Pine
- D. Colorado Blue Spruce
- E. Flowering Dogwood
- F. Weeping Beech
- G. River Birch
- H. Japanese Maple
- I. Sugar Maple
- J. White Spruce
- K. Norway Spruce
- L. White Oak
- M. Flowering Crab Apple
- N. Weeping Alaskan Cedar
- O. Autumn Blaze Maple

1 EXISTING LANDSCAPE PLAN
1/16" = 1'-0"



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EXISTING
LANDSCAPE PLAN



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- H. Japanese Maple
- I. Sugar Maple
- J. White Spruce
- K. Norway Spruce
- L. White Oak
- M. Flowering Crab Apple
- N. Weeping Alaskan Cedar
- O. Autumn Blaze Maple

1 NEW PLANTING PLAN
1/16" = 1'-0"

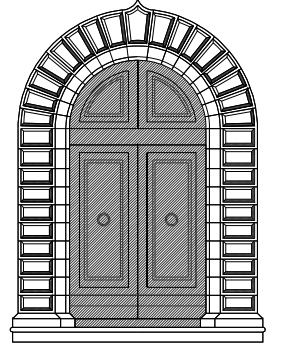


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501 ARBORWAY,
JAMAICA PLAIN, MA

BY S/G	SHEET NO
DATE JAN. 14, 2013	L-101
SCALE AS NOTED	

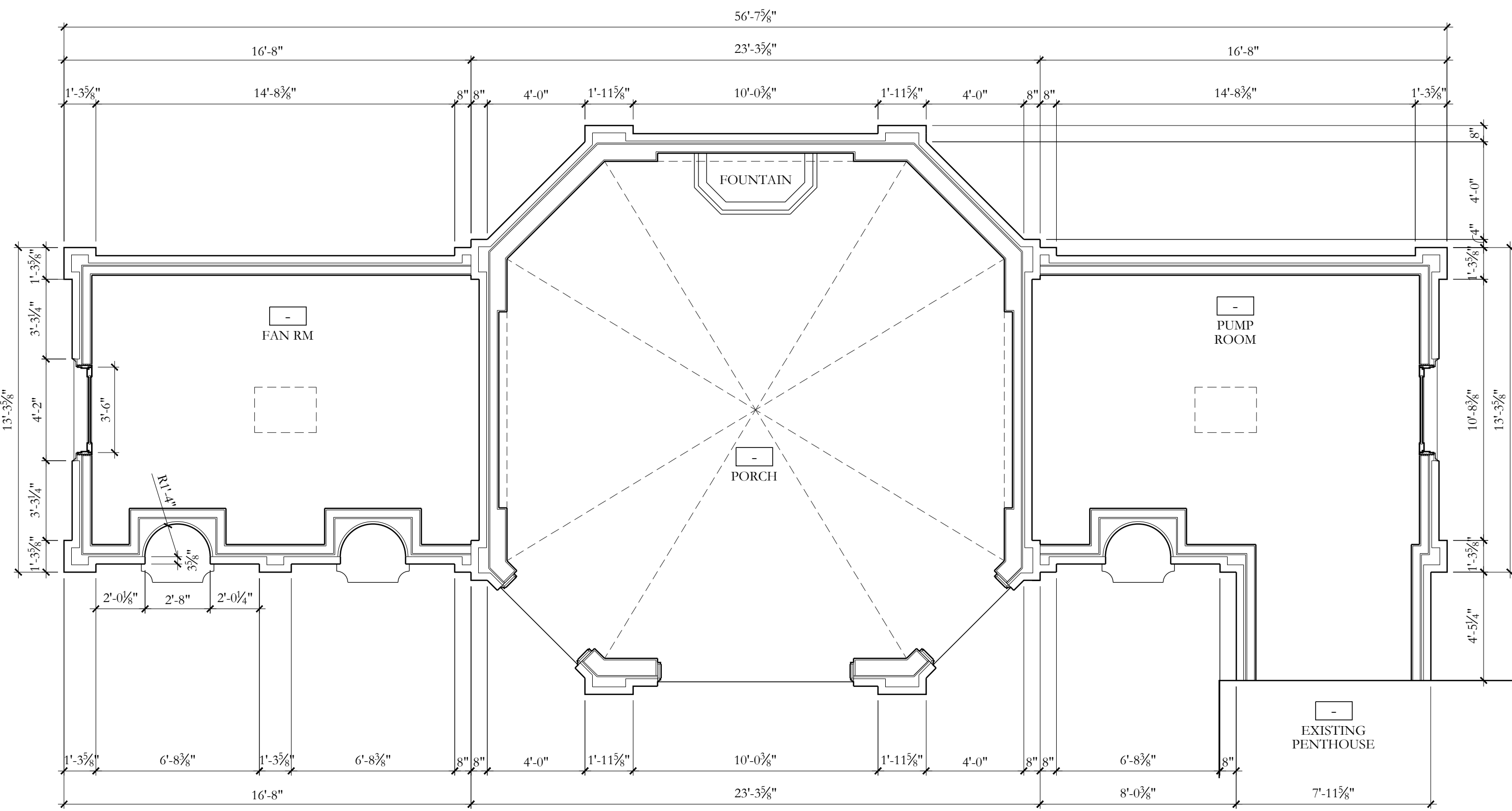
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**PROPOSED
PLANTING PLAN**



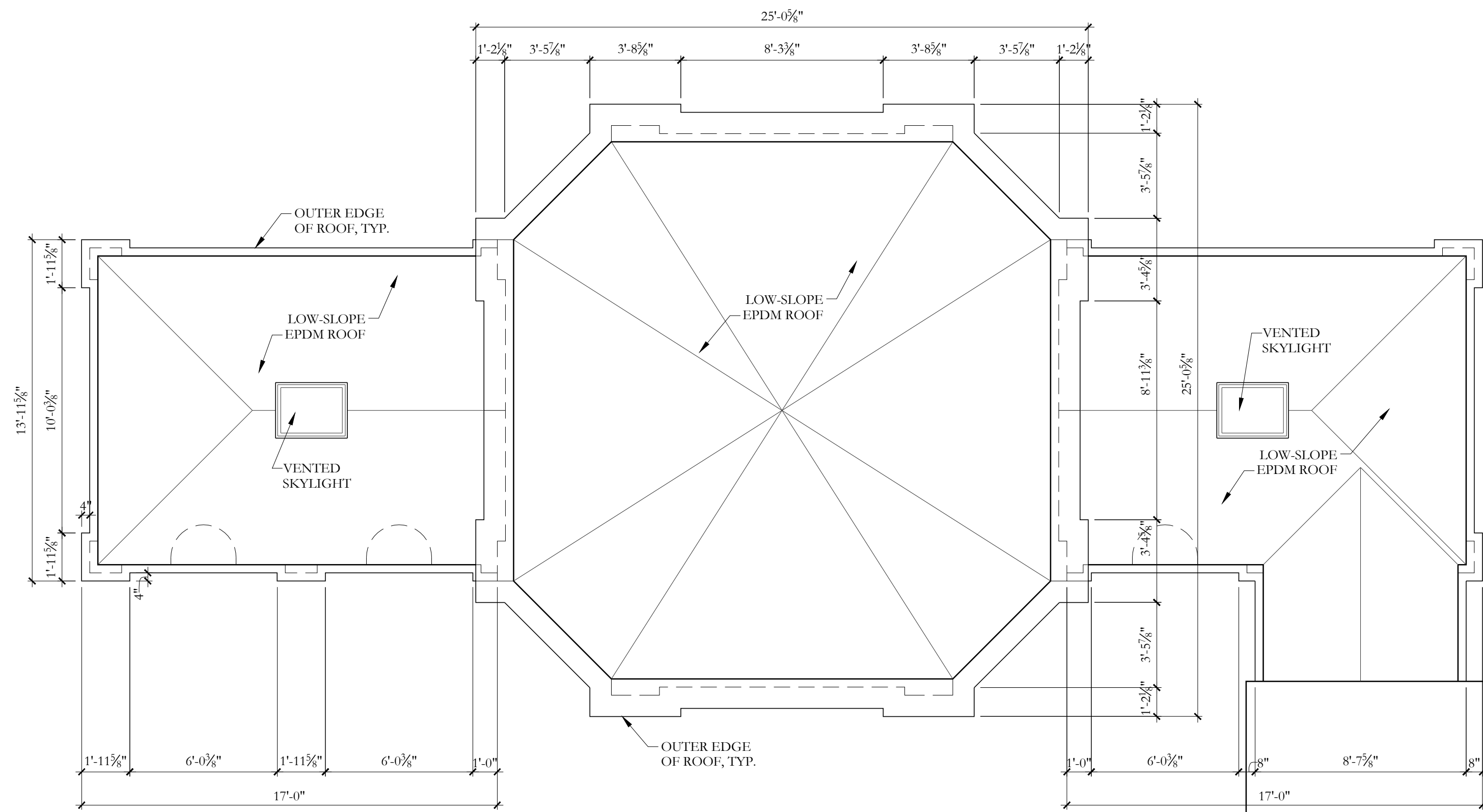
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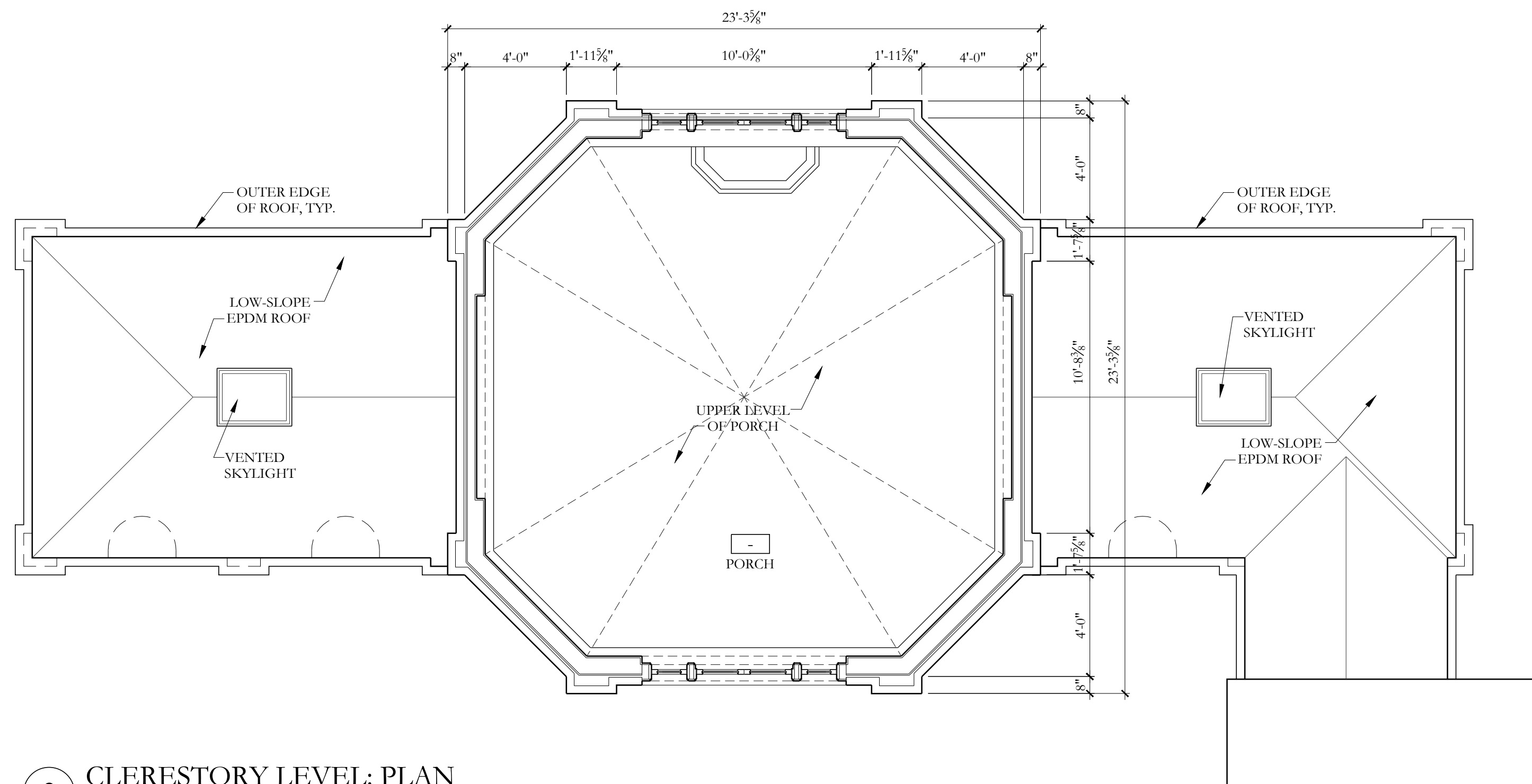
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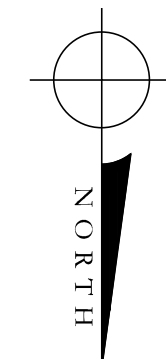
1 FIRST FLOOR: PLAN
1/4" = 1'-0"



3 ROOF: PLAN
1/4" = 1'-0"



2 CLERESTORY LEVEL: PLAN
1/4" = 1'-0"

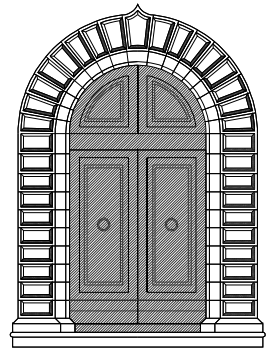


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501 ARBORWAY,
JAMAICA PLAIN, MA

BY	SJG	SHEET NO
DATE	JAN. 14, 2013	A-100
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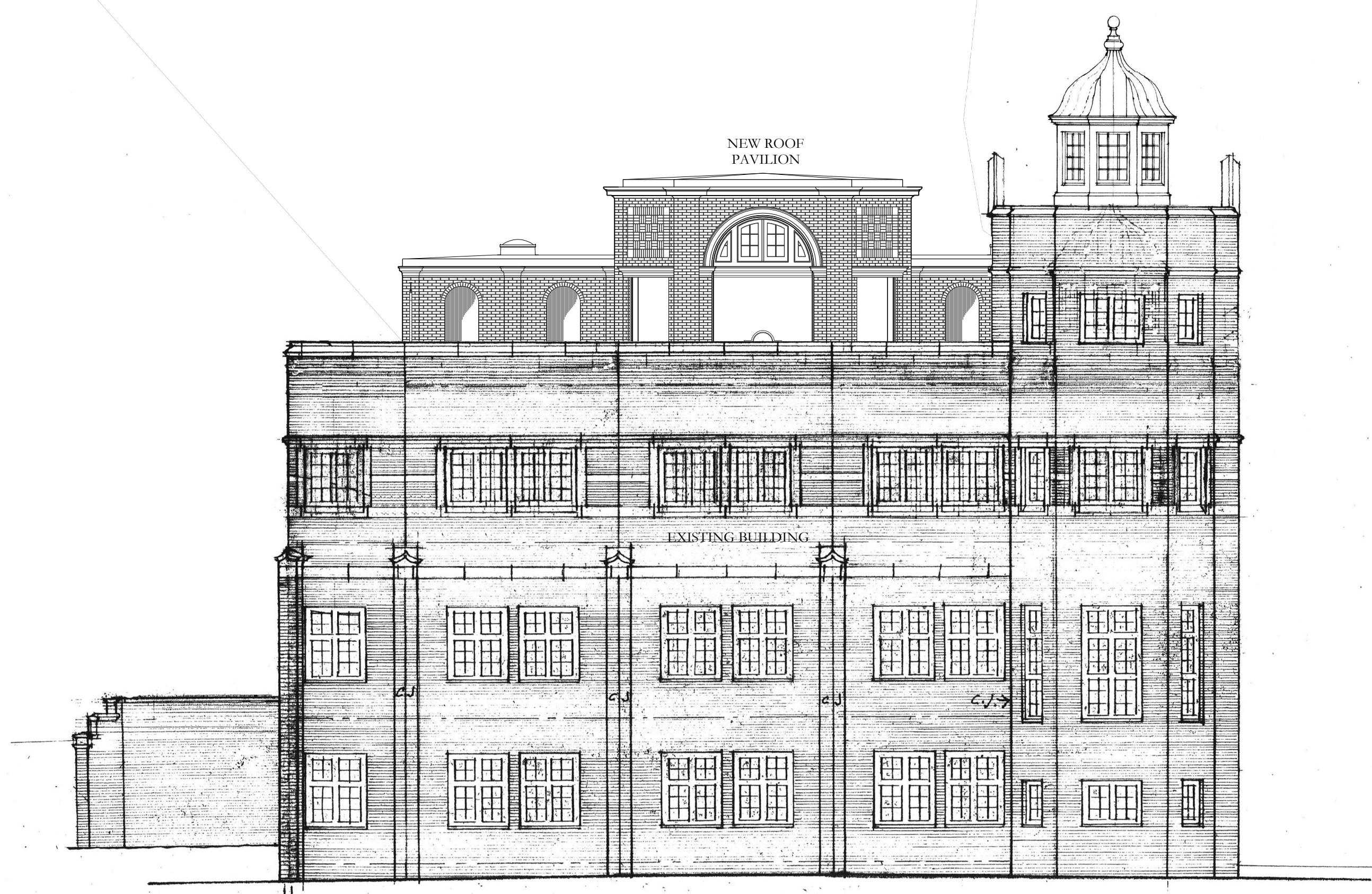
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PLANS



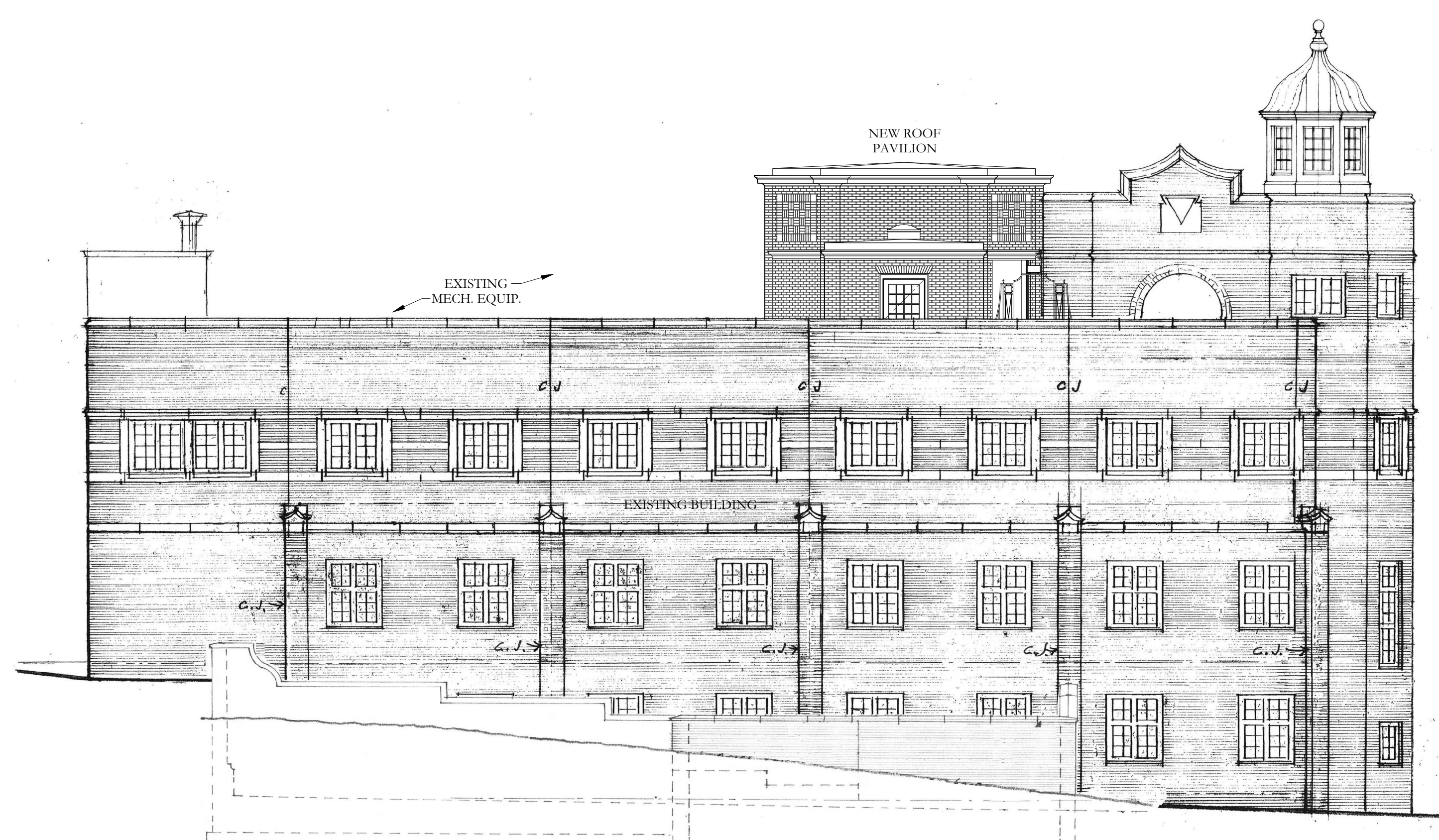
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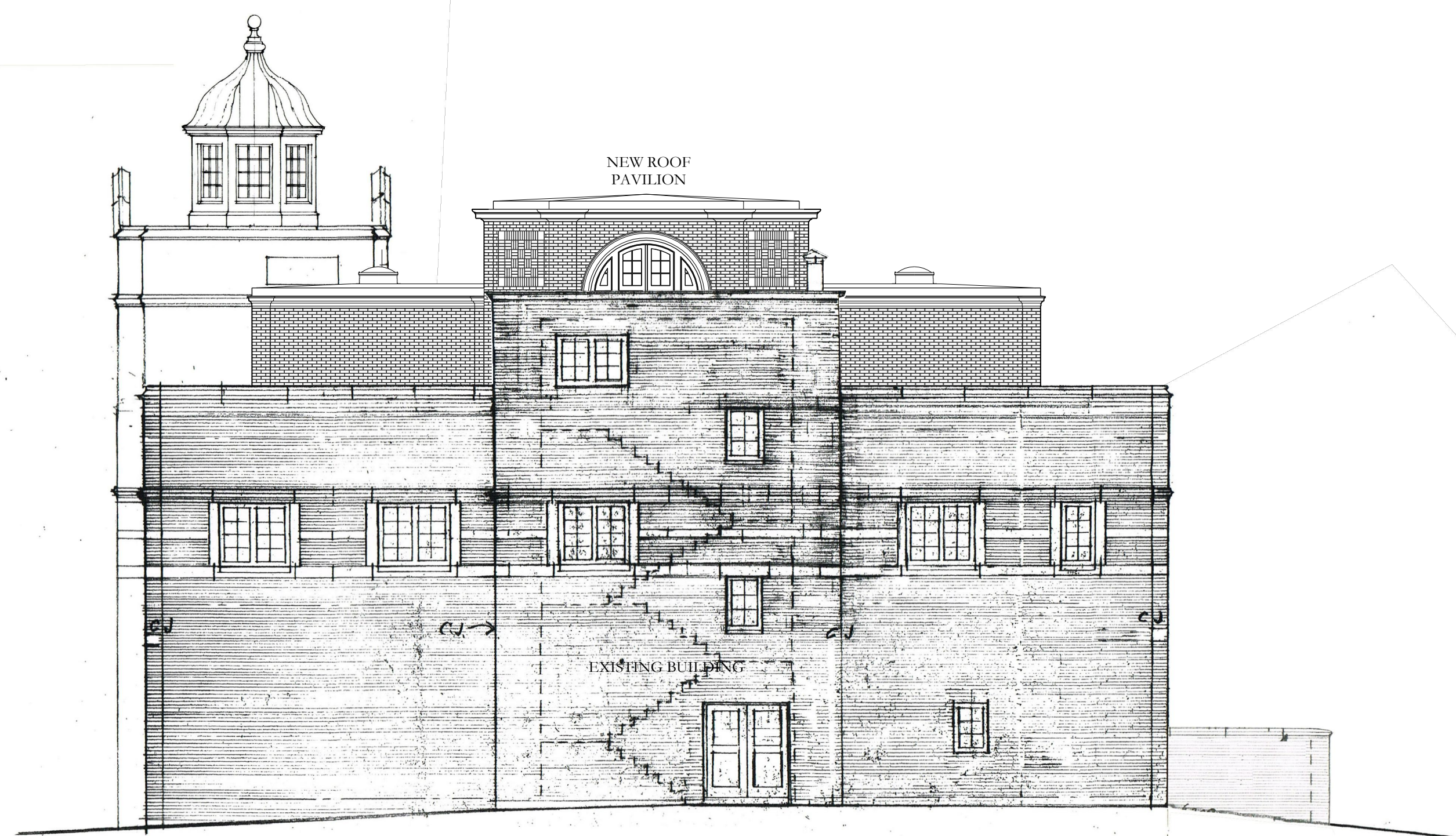
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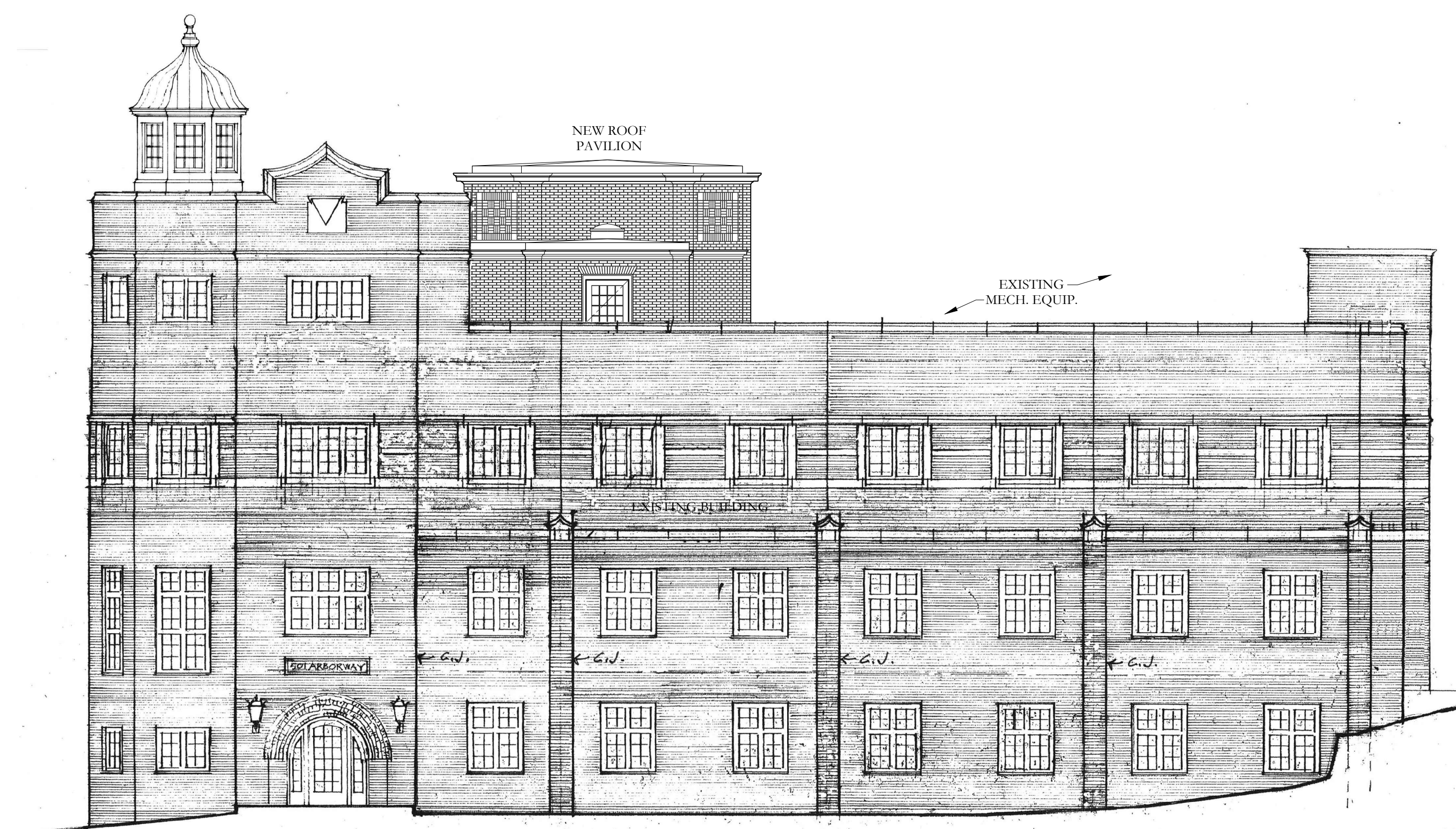
1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

DEBBIE, LLC
ROOF PAVILION

501 ARBORWAY,
JAMAICA PLAIN, MA

BY
SJK
DATE
JAN. 14, 2013

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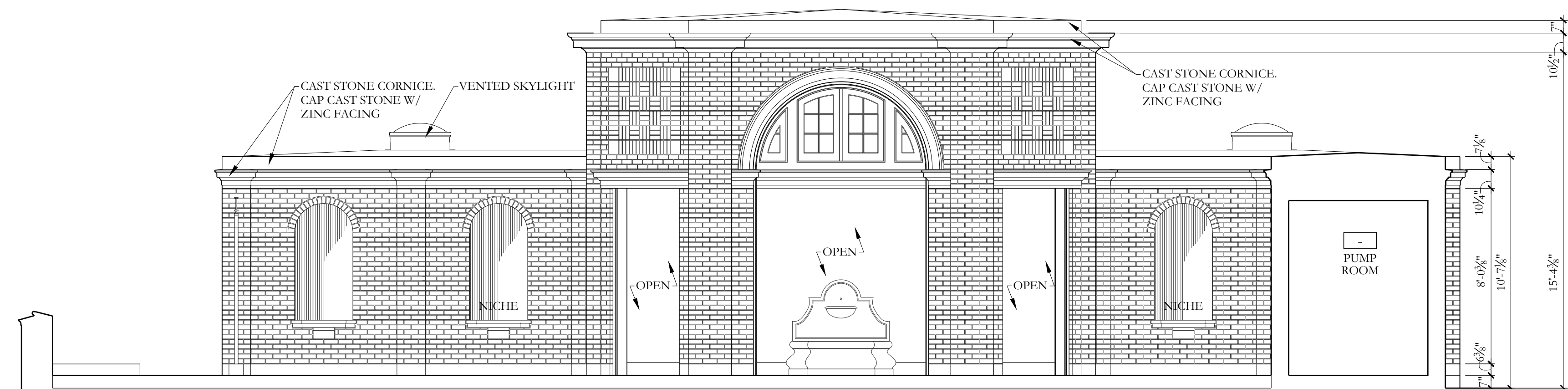
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SHEET NO
A-200

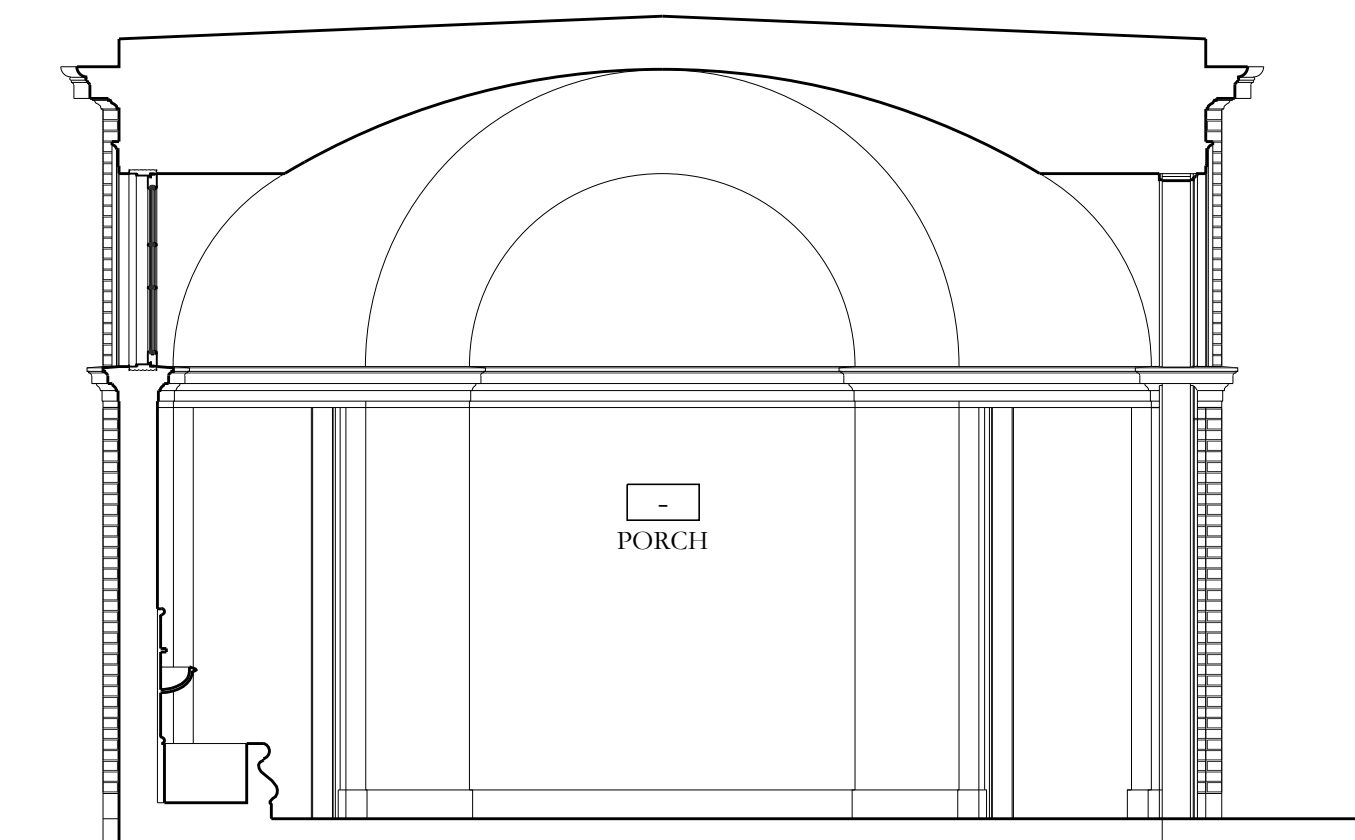
OVERALL
ELEVATIONS



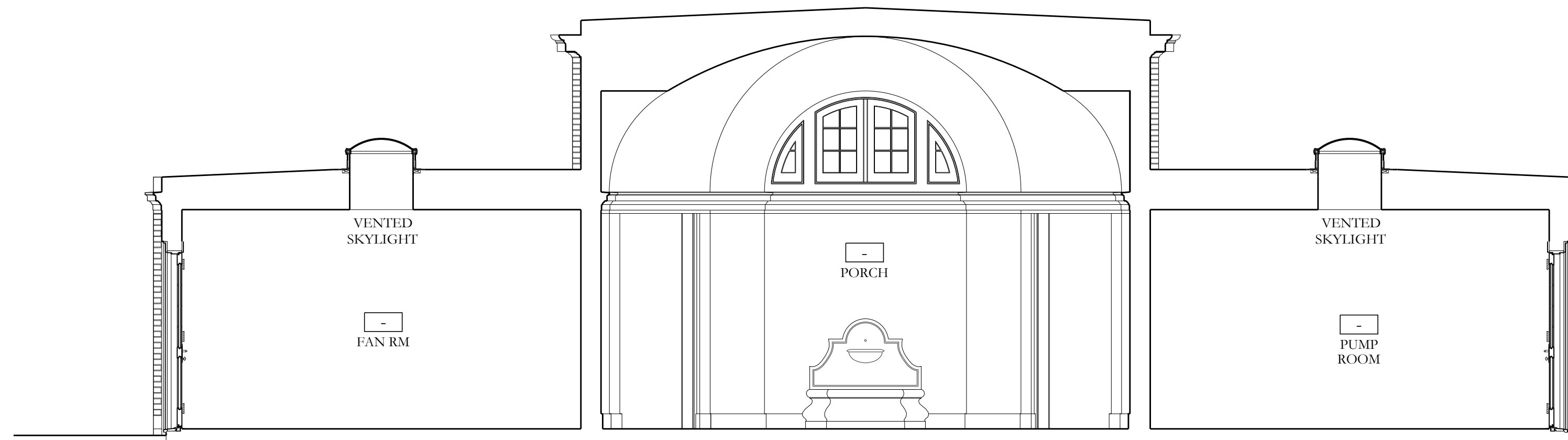
1 EAST ELEVATION
1/4" = 1'-0"



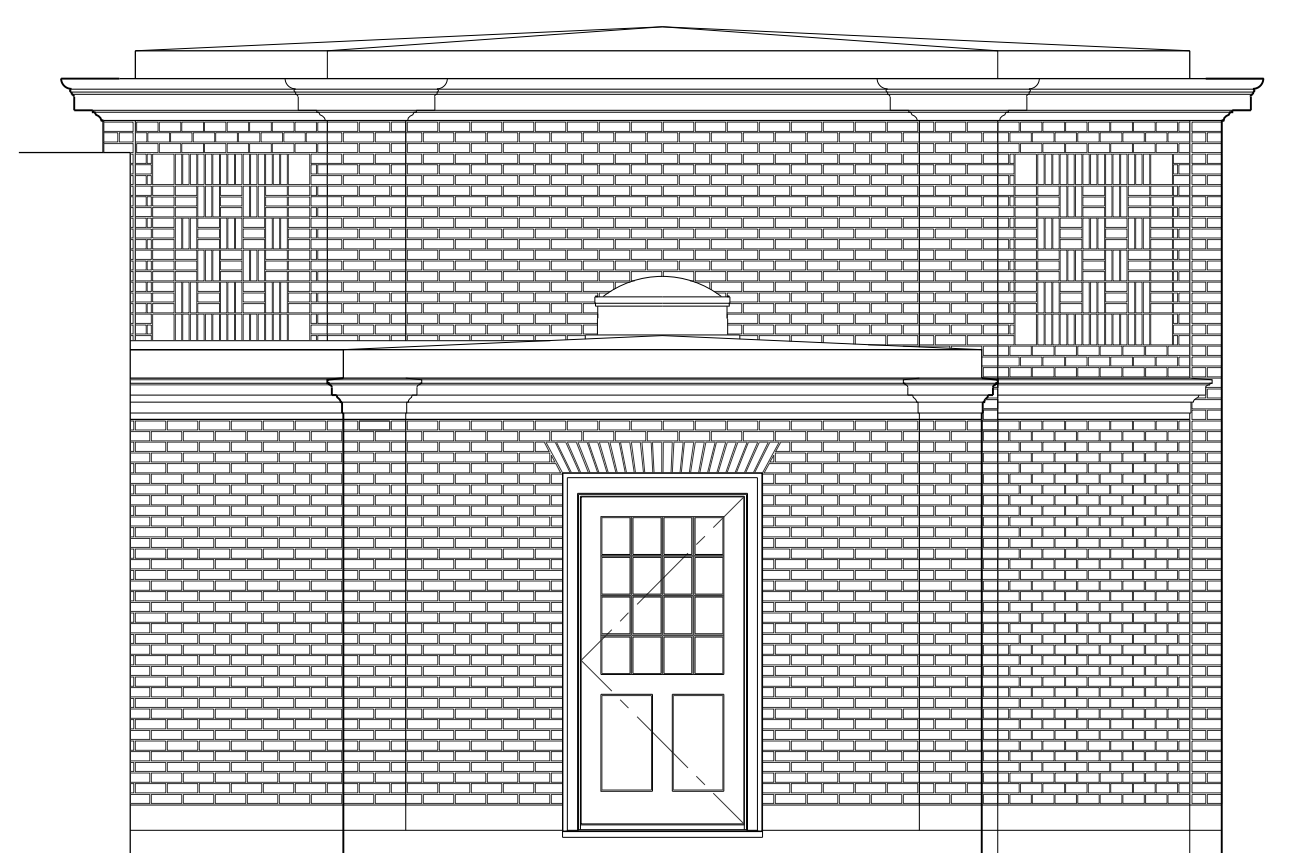
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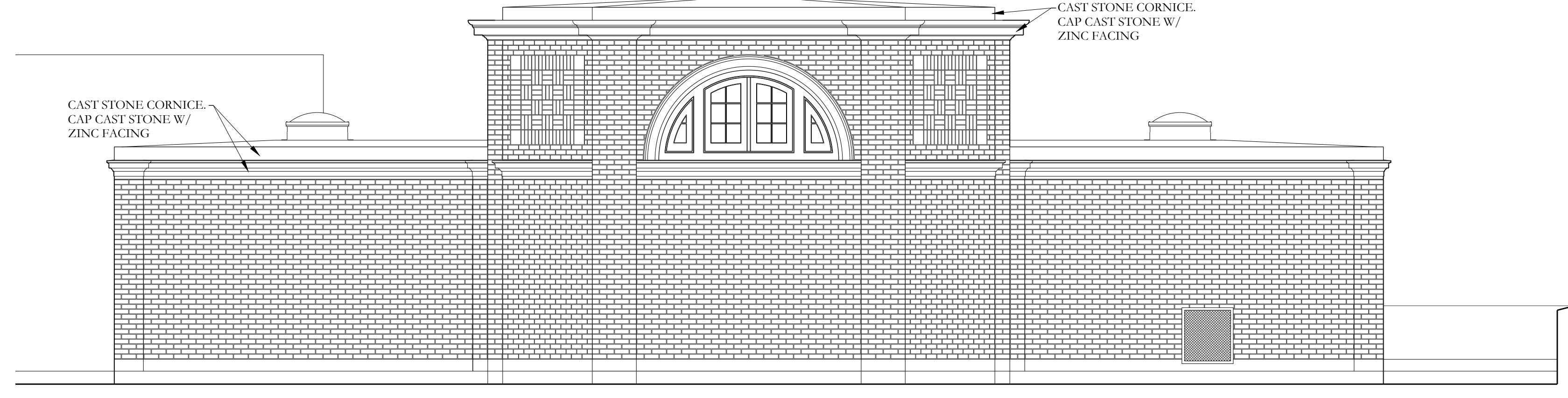
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1/4" = 1'-0"



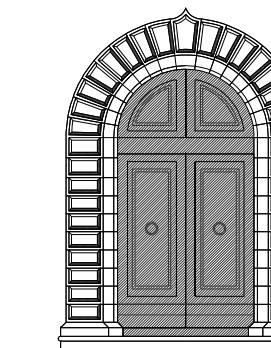
4 SECTION FACING SOUTH
1/4" = 1'-0"



5 WEST ELEVATION
1/4" = 1'-0"



6 SOUTH ELEVATION
1/4" = 1'-0"



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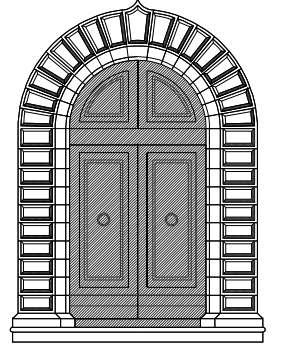
BY
SjG
DATE
JAN. 14, 2013

SCALE
AS NOTED

SHEET TITLE

SHEET NO
A-300

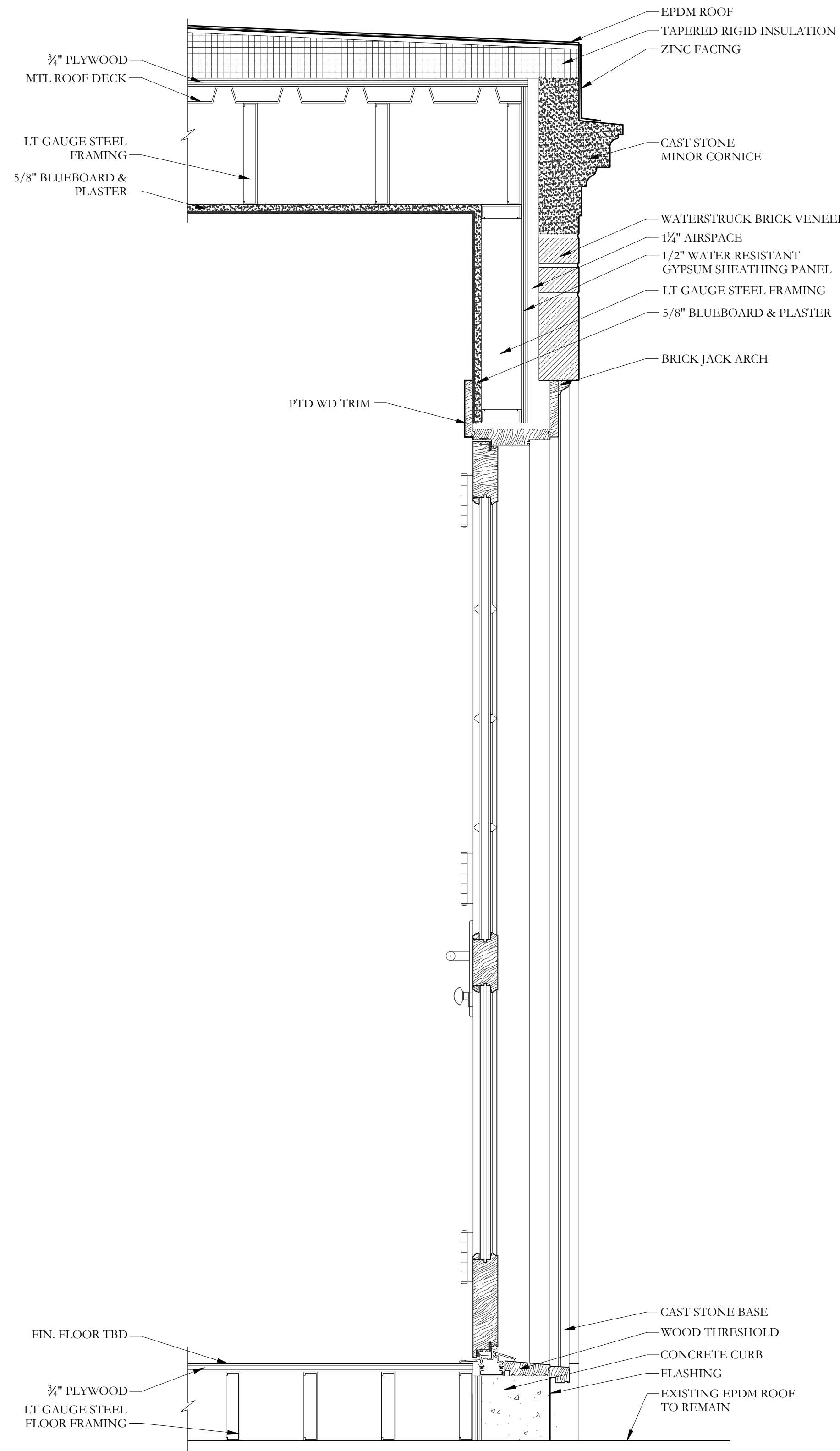
DETAIL
ELEVATIONS &
SECTIONS



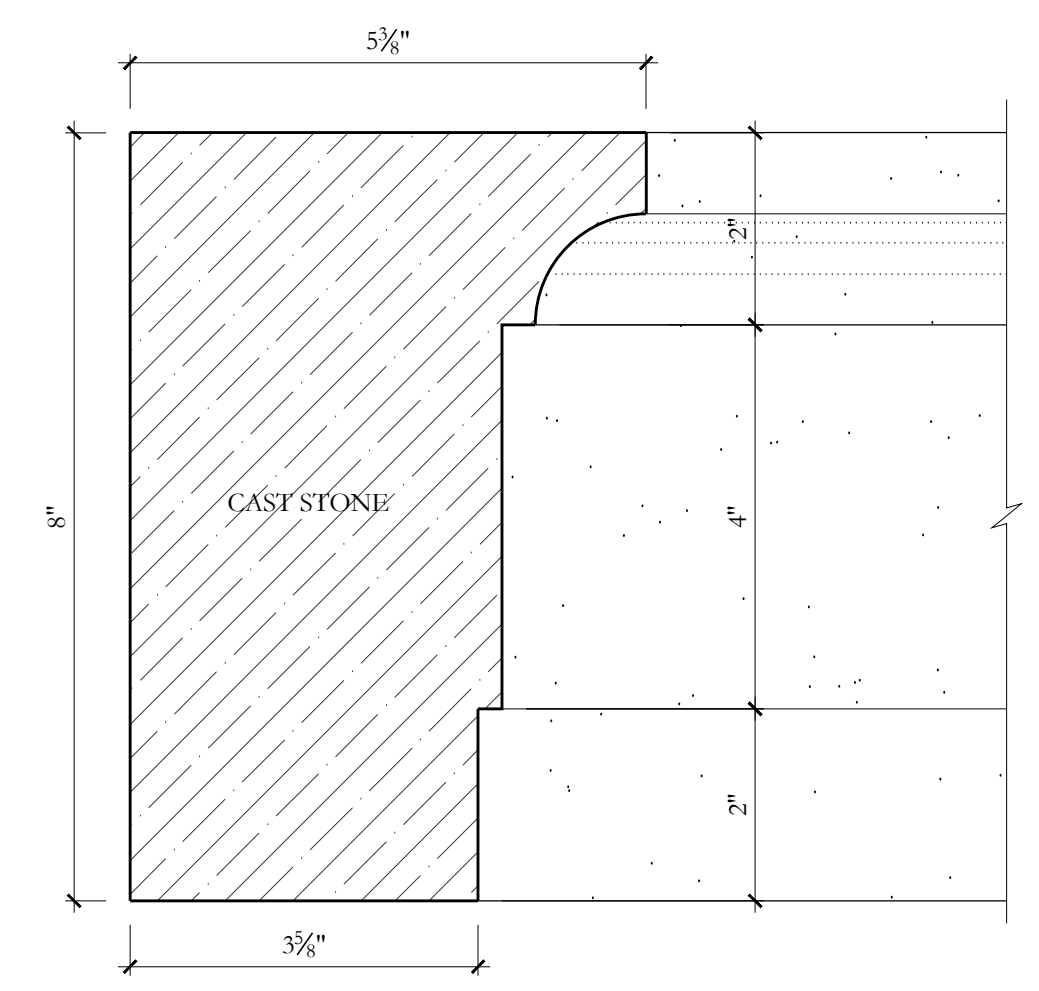
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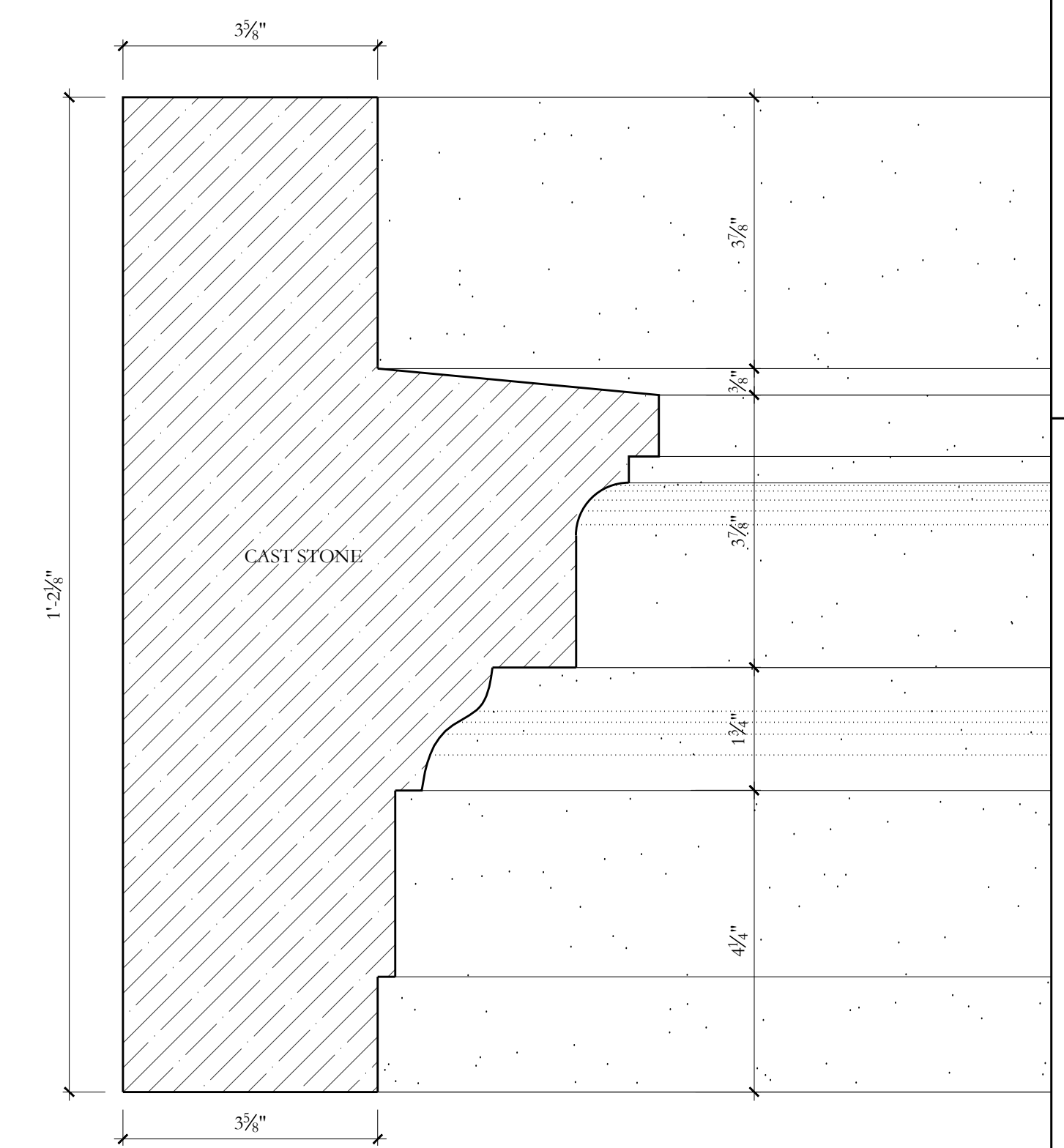
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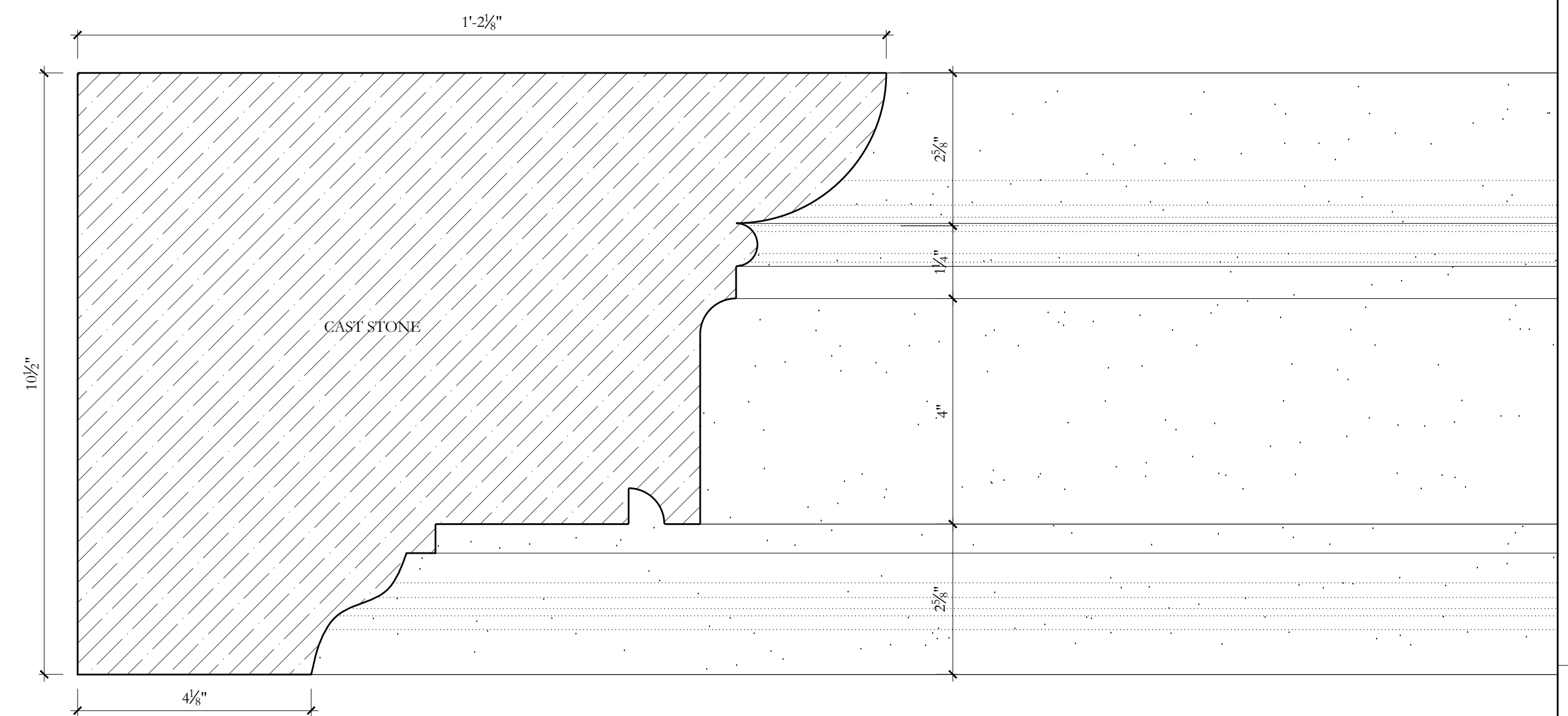
1 WALL SECTION DETAIL AT SIDE WINGS
1-1/2" = 1'-0"



2 CASING
HALF FULL



3 MINOR CORNICE
HALF FULL



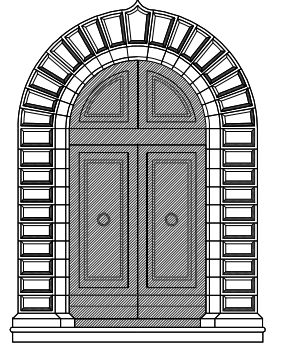
4 MAJOR CORNICE
HALF FULL

**DEBBIE, LLC
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501 ARBORWAY,
JAMAICA PLAIN, MA

BY SJG	SHEET NO A-800
DATE JAN. 14, 2013	
SCALE AS NOTED	
SHEET TITLE	

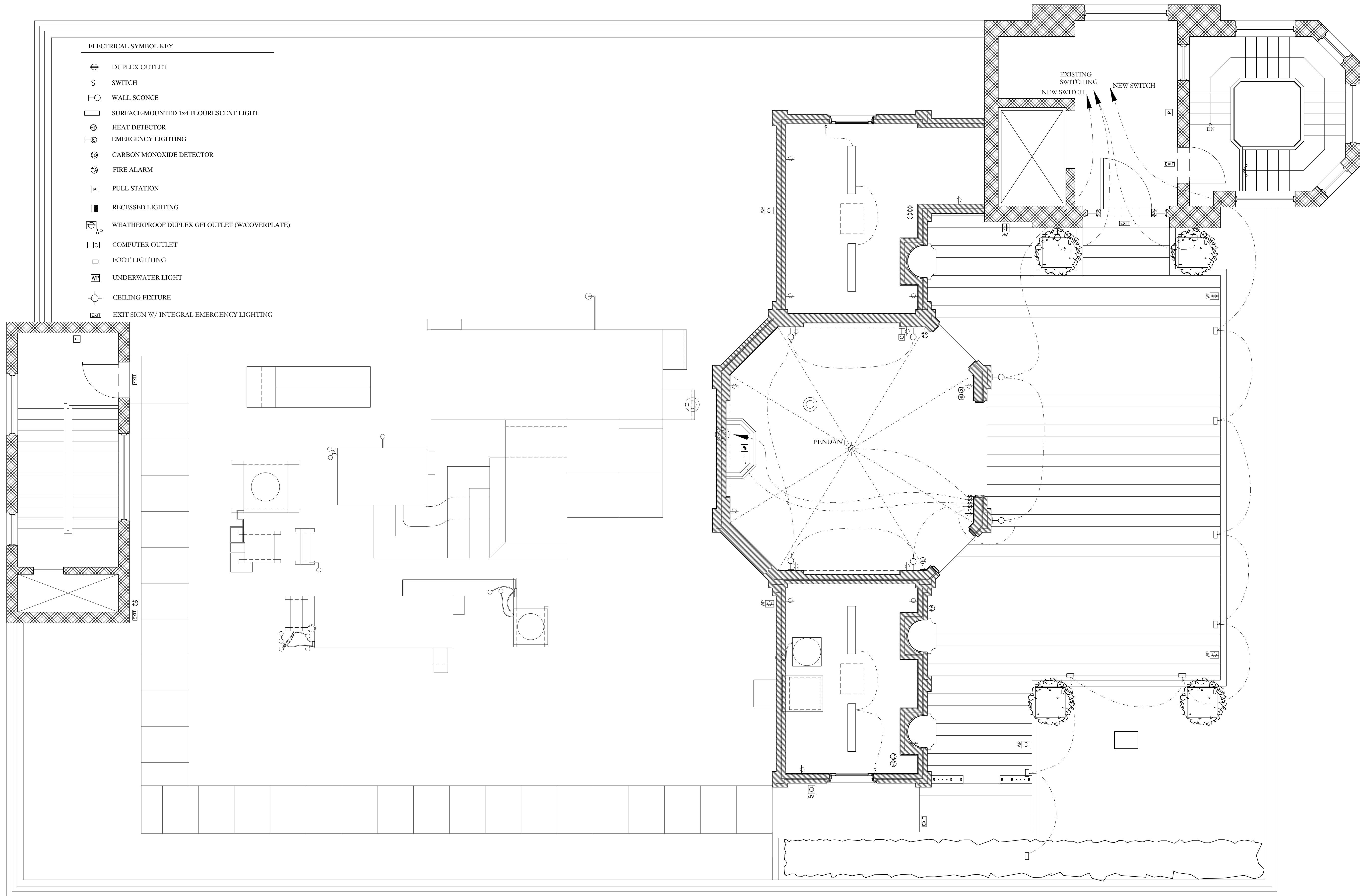
**DETAIL WALL
SECTION &
PROFILE DETAILS**



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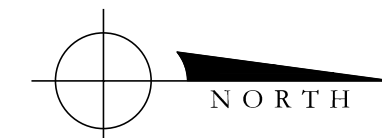
1 ELECTRICAL & LIFE SAFETY PLAN
1/4" = 1'-0"

DEBBIE, LLC
ROOF PAVILION

501 ARBORWAY,
JAMAICA PLAIN, MA

BY	SJG	SHEET NO
DATE	JAN. 14, 2013	E-100
SCALE	AS NOTED	

SHEET TITLE
ELECTRICAL/ LIFE
SAFETY PLAN





January 16, 2014 - Roof Pavilion for Debbie LLC

(617) 861-4291 | 162 Boylston Street | Studio 63 | Boston, MA 02116-4631

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January 16, 2014 - Roof Pavilion for Debbie LLC

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