



13 COMMONWEALTH AVE- FRONT FACADE



13 COMMONWEALTH AVE - REAR FACADE



13 COMMONWEALTH AVE- WEST ELEVATION



FIFTH FLOOR ROOF TERRACE



13 COMMONWEALTH AVE - ROOF RAILING SYSTEM



13 COMMONWEALTH - ROOF DECK





13 COMMONWEALTH AVE- RAILING SYSTEM AT ROOF DECK



13 COMMONWEALTH - EXISTING HEADHOUSE



13 COMMONWEALTH AVE - EXISTING CABINETS



EXISTING COMPRESSORS



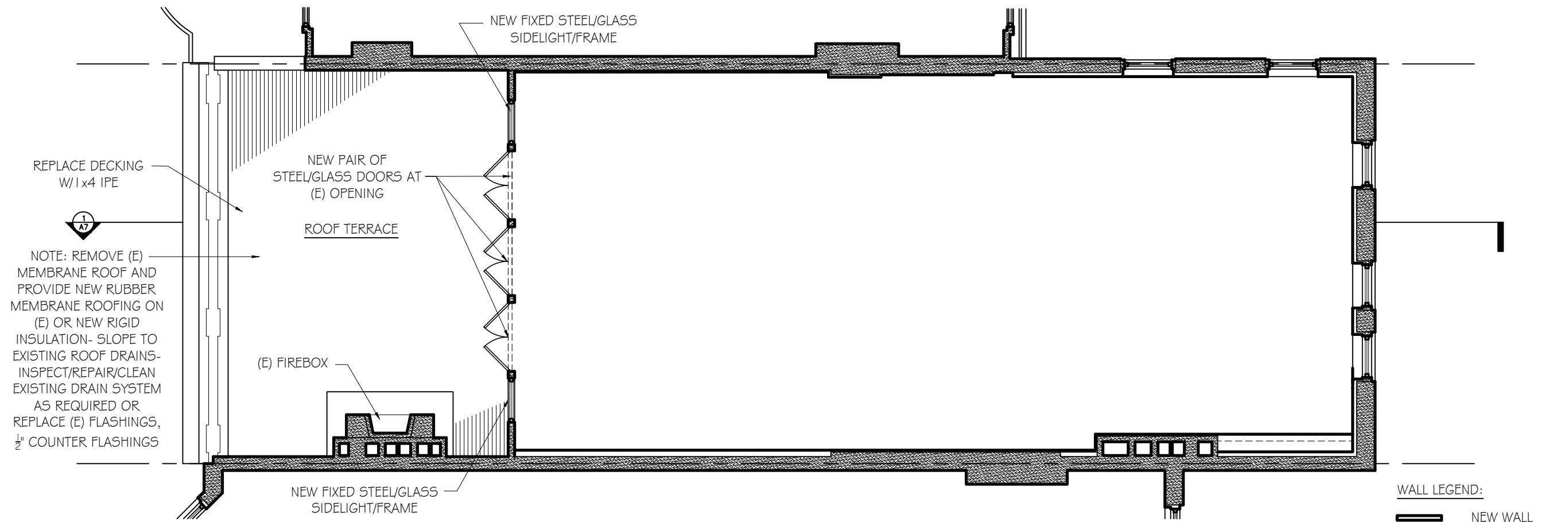
ROOF DECK EQUIPMENT MOCKUP



ROOF DECK LARGE SKYLIGHT MOCKUP

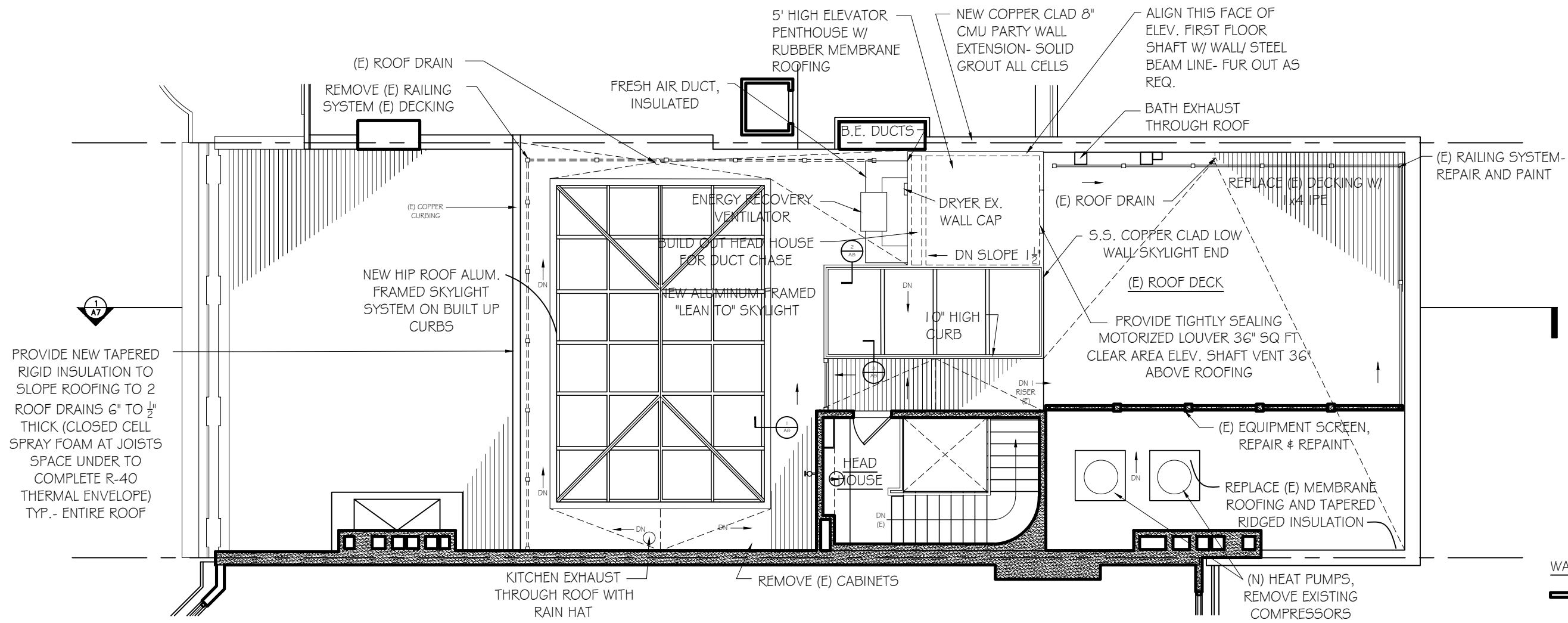


ROOF DECK HEADHOUSE AND LEAN TO SKYLIGHT MOCKUP



FIFTH FLOOR PLAN
 1/8" = 1'-0"

WALL LEGEND:
 [Solid line] NEW WALL
 [Dashed line] EXISTING WALL TO REMAIN

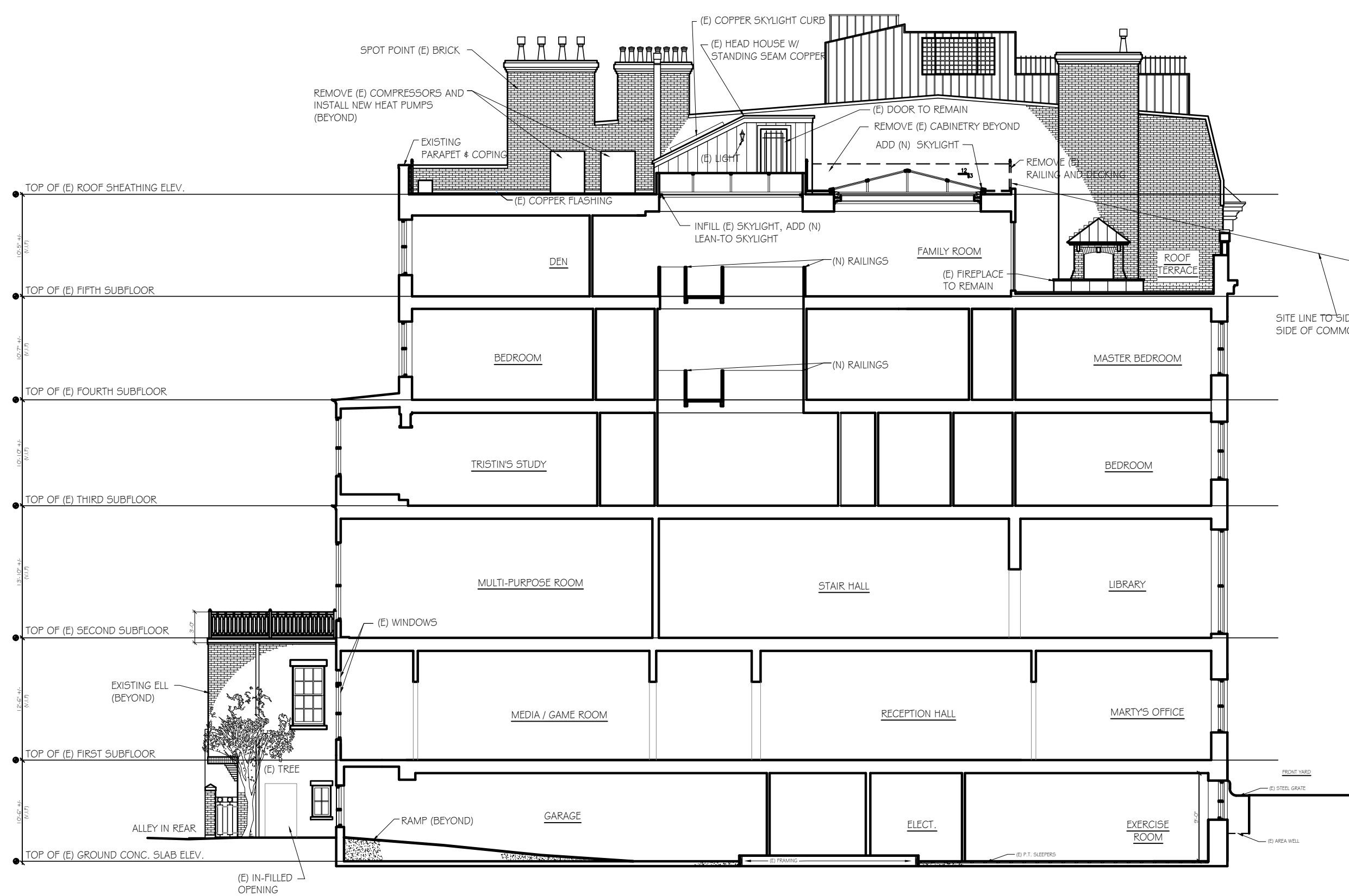


PROVIDE NEW TAPERED RIGID INSULATION TO SLOPE ROOFING TO 2 ROOF DRAINS 6" TO 1/2" THICK (CLOSED CELL SPRAY FOAM AT JOISTS SPACE UNDER TO COMPLETE R-40 THERMAL ENVELOPE) TYP. - ENTIRE ROOF

ROOF FLOOR PLAN
1/8" = 1'-0"

WALL LEGEND:

- NEW WALL
- EXISTING WALL TO REMAIN



BUILDING SECTION
SCALE: 3/32" = 1'-0"

46 Waltham Street, Suite 3A
Boston, MA 02118
Phone: 617-956-9992
Fax: 617-956-9993

GRASSI DESIGN GROUP
G D
BEAUCHEMIN GRASSI INTERIORS
B G

JOB NO: 1601
SCALE: 3/32" = 1'-0"
DATE: 2.20.18
REVISED

MANNION RESIDENCE
13 COMMONWEALTH AVE.
BOSTON, MASSACHUSETTS

BUILDING SECTION

A3

SITE LINE TO SIDE WALK ON SOUTH SIDE OF COMMONWEALTH AVENUE

FRONT YARD
(E) STEEL GRATE
(E) AREA WELL

TOP OF (E) ROOF SHEATHING ELEV.
10'-5 1/2" +/-
(N.I.T.)
TOP OF (E) FIFTH SUBFLOOR
10'-7 1/2" +/-
(N.I.T.)
TOP OF (E) FOURTH SUBFLOOR
10'-10 1/2" +/-
(N.I.T.)
TOP OF (E) THIRD SUBFLOOR
13'-10 1/2" +/-
(N.I.T.)
TOP OF (E) SECOND SUBFLOOR
12'-6 1/2" +/-
(N.I.T.)
TOP OF (E) FIRST SUBFLOOR
10'-6 1/2" +/-
(N.I.T.)
TOP OF (E) GROUND CONC. SLAB ELEV.

SPOT POINT (E) BRICK
REMOVE (E) COMPRESSORS AND
INSTALL NEW HEAT PUMPS
(BEYOND)

(E) COPPER SKYLIGHT CURB
(E) HEAD HOUSE W/
STANDING SEAM COPPER

(E) DOOR TO REMAIN
REMOVE (E) CABINETS BEYOND
ADD (N) SKYLIGHT

REMOVE (E)
RAILING AND DECKING

EXISTING
PARAPET & COPING

(E) LIGHT

(E) COPPER FLASHING

INFILL (E) SKYLIGHT, ADD (N)
LEAN-TO SKYLIGHT

DEN

(N) RAILINGS

FAMILY ROOM

(E) FIREPLACE
TO REMAIN

ROOF
TERRACE

TOP OF (E) FIFTH SUBFLOOR

BEDROOM

(N) RAILINGS

MASTER BEDROOM

TOP OF (E) FOURTH SUBFLOOR

TRISTIN'S STUDY

BEDROOM

TOP OF (E) THIRD SUBFLOOR

MULTI-PURPOSE ROOM

STAIR HALL

LIBRARY

TOP OF (E) SECOND SUBFLOOR

EXISTING ELL
(BEYOND)

(E) WINDOWS

MEDIA / GAME ROOM

RECEPTION HALL

MARTY'S OFFICE

TOP OF (E) FIRST SUBFLOOR

(E) TREE

ALLEY IN REAR

RAMP (BEYOND)

GARAGE

ELECT.

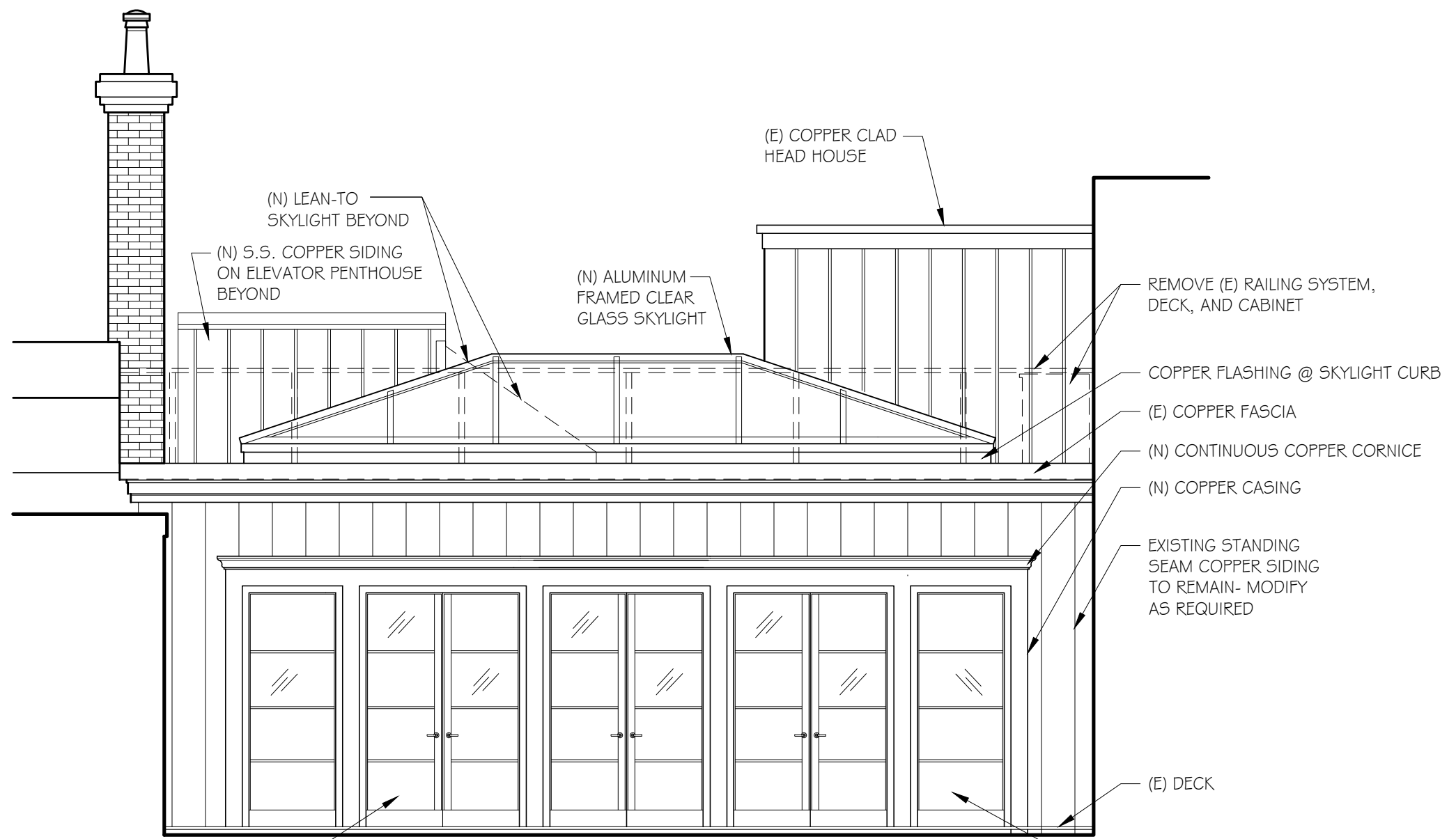
EXERCISE
ROOM

TOP OF (E) GROUND CONC. SLAB ELEV.

(E) IN-FILLED
OPENING

(E) FRAMING

(E) P.T. SLEEPERS

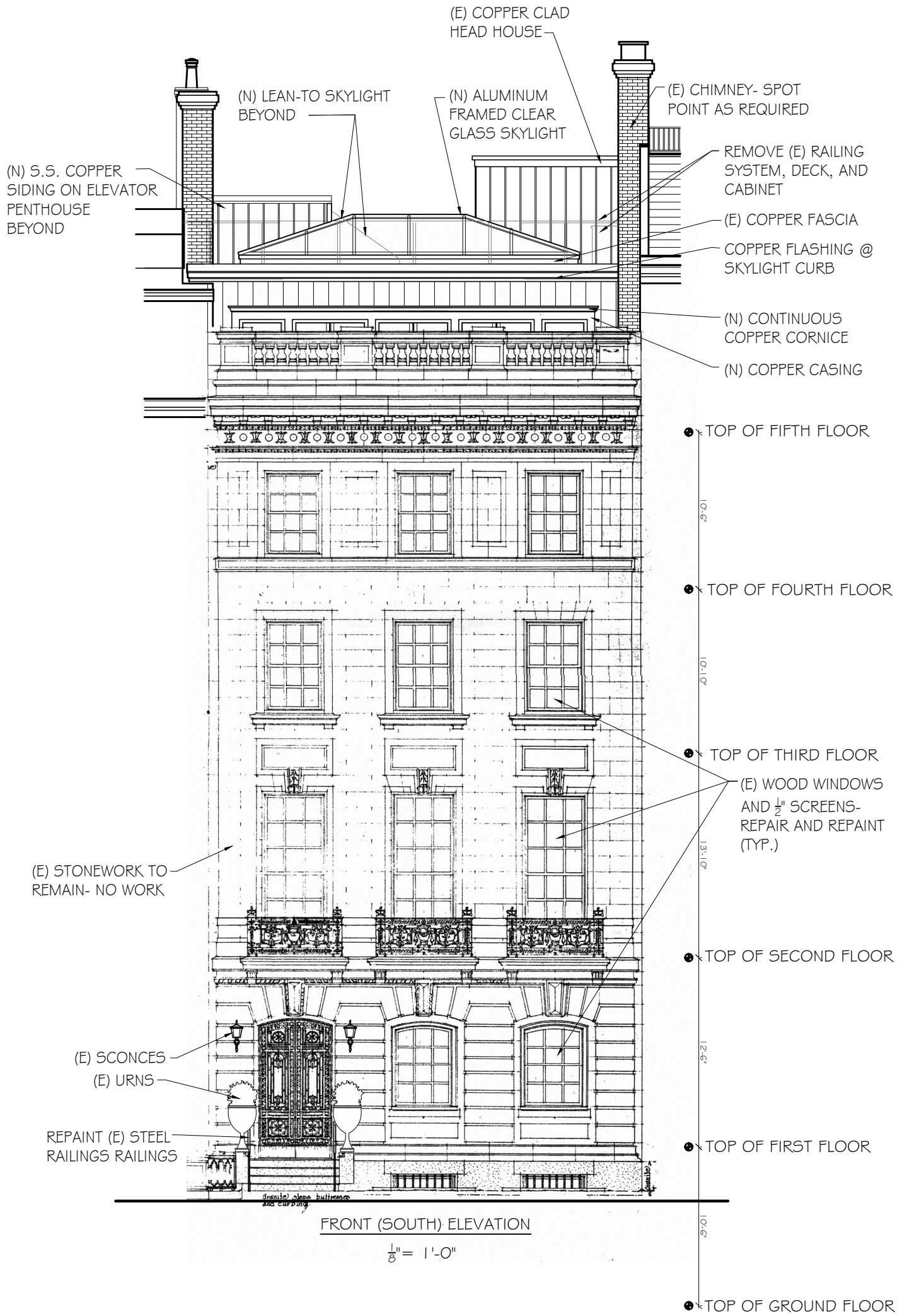


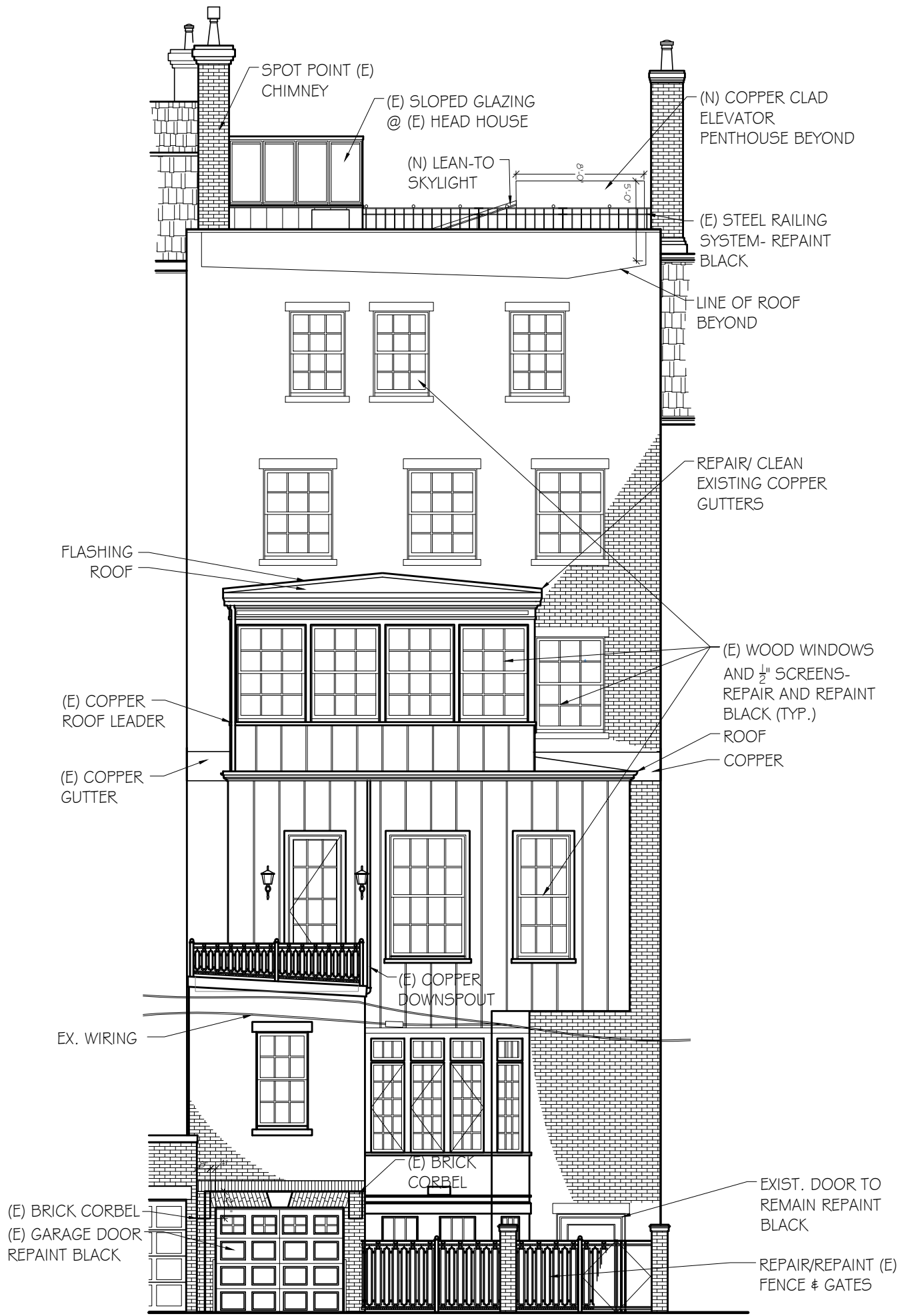
NEW PAIR OF STEEL/GLASS FRENCH DOORS AT EXISTING OPENING- REMOVE (E) DOORS- PAINTED BLACK, SIZE TO MATCH EXISTING, TRUE DIVIDED LIGHT

5TH FLOOR SOUTH ELEVATION

1/4" = 1'-0"

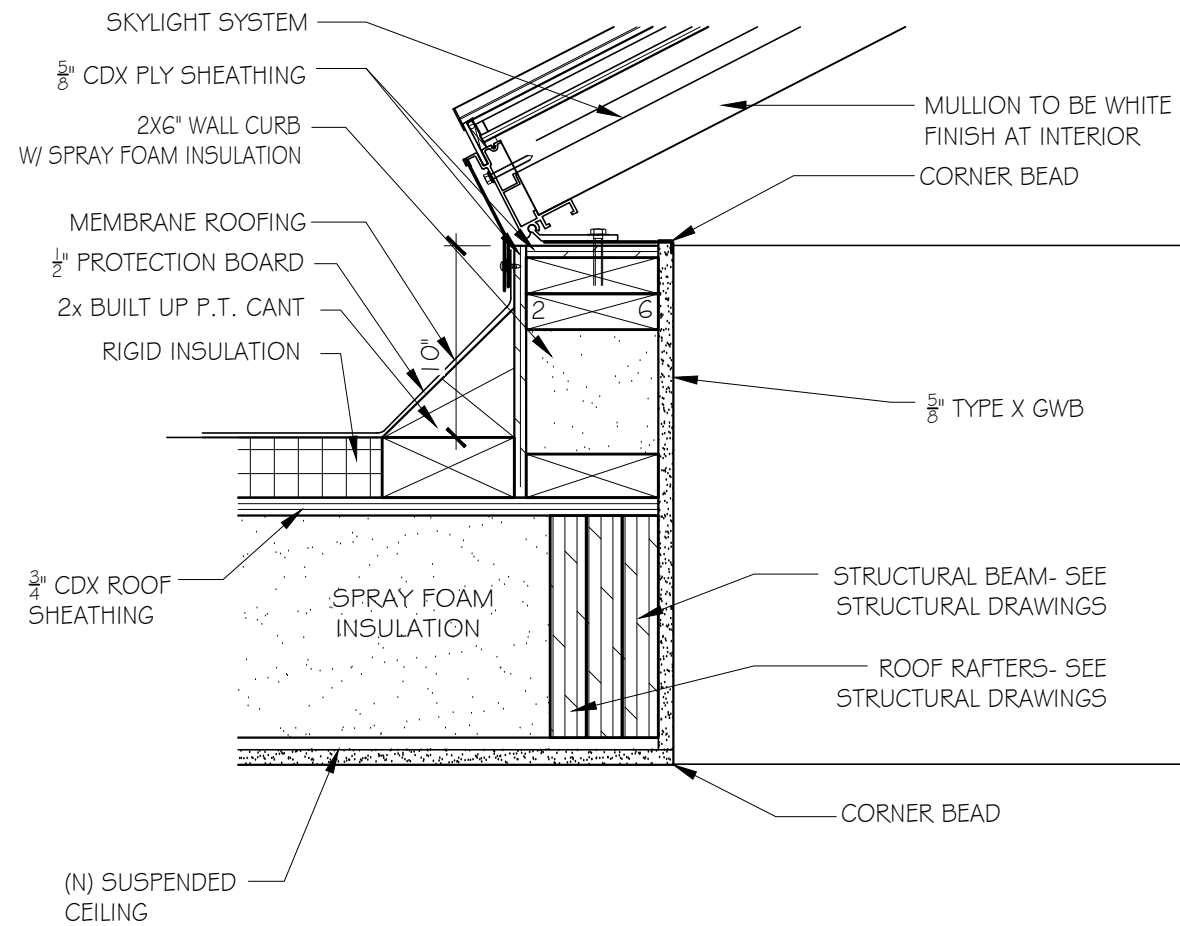
- REMOVE (E) RAILING SYSTEM, DECK, AND CABINET
- COPPER FLASHING @ SKYLIGHT CURB
- (E) COPPER FASCIA
- (N) CONTINUOUS COPPER CORNICE
- (N) COPPER CASING
- EXISTING STANDING SEAM COPPER SIDING TO REMAIN- MODIFY AS REQUIRED
- (E) DECK
- NEW FIXED STEEL/GLASS SIDELIGHT/FRAME PAINTED BLACK





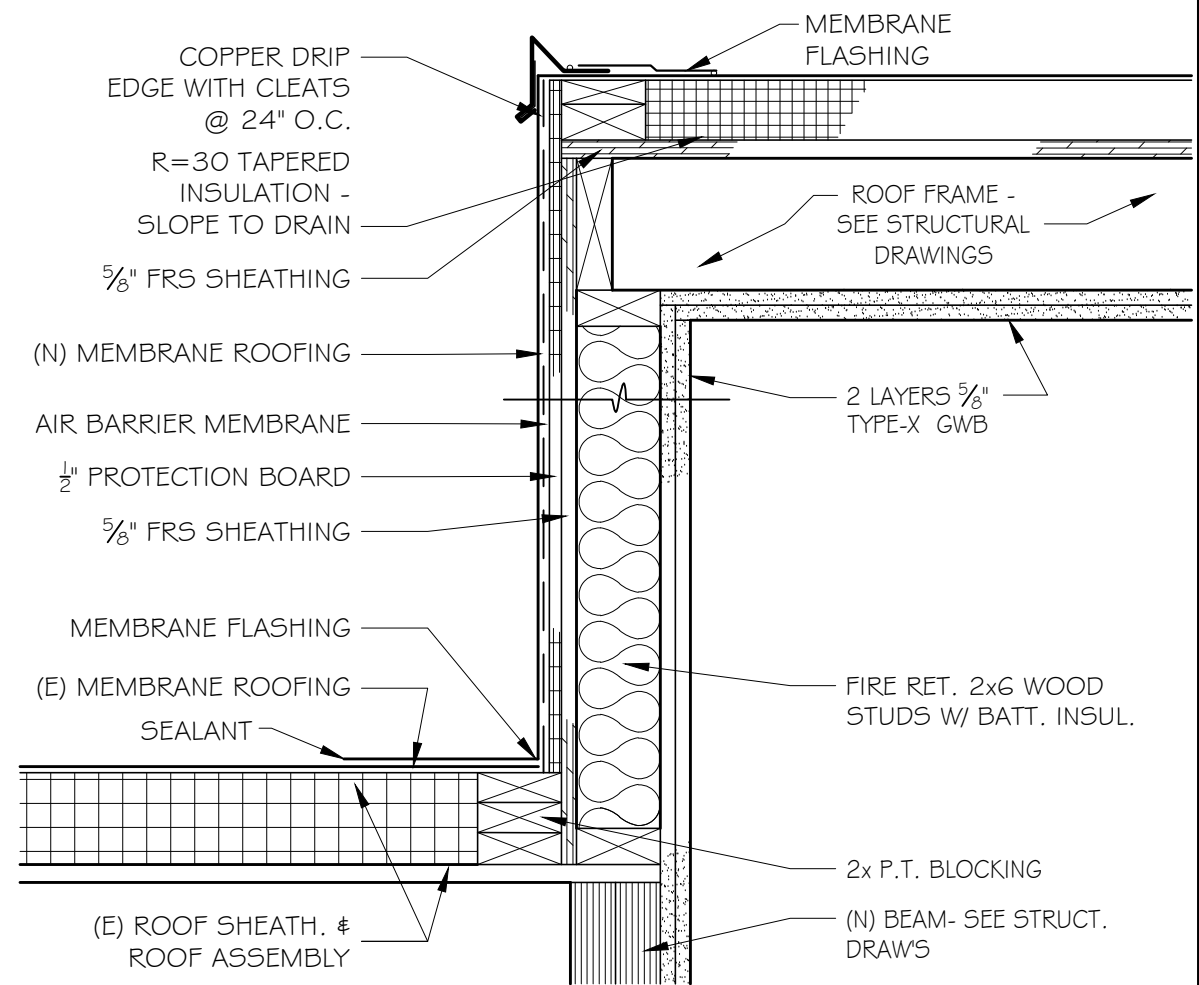
REAR (NORTH) ELEVATION

1/4" = 1'-0"



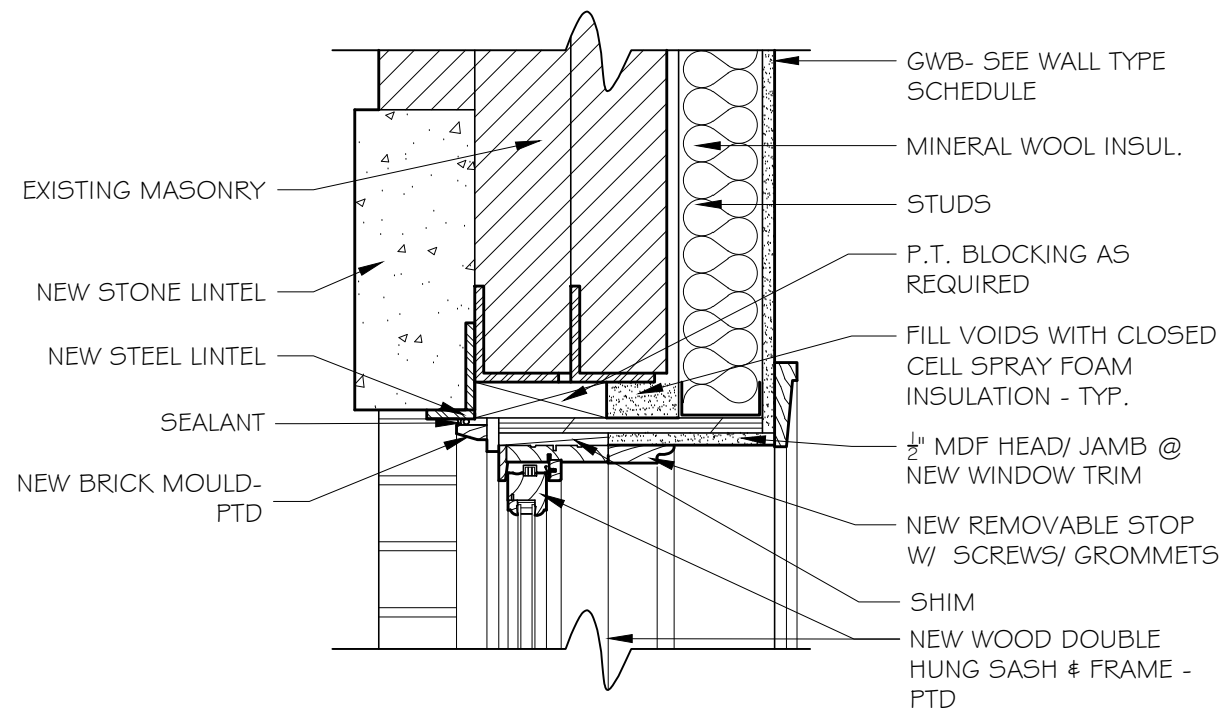
1 SKYLIGHT CURB DETAIL

1 1/2" = 1'-0"



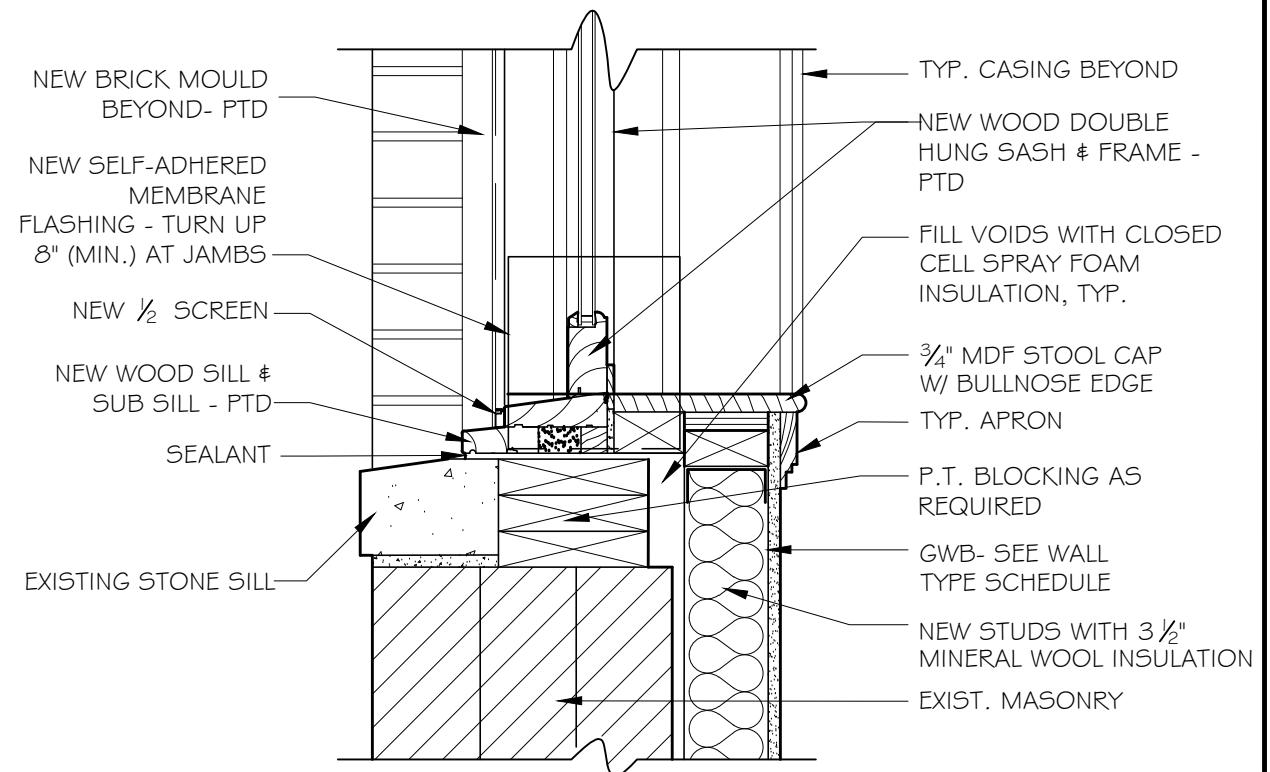
2 ELEVATOR HEAD HOUSE DETAIL

1 1/2" = 1'-0"



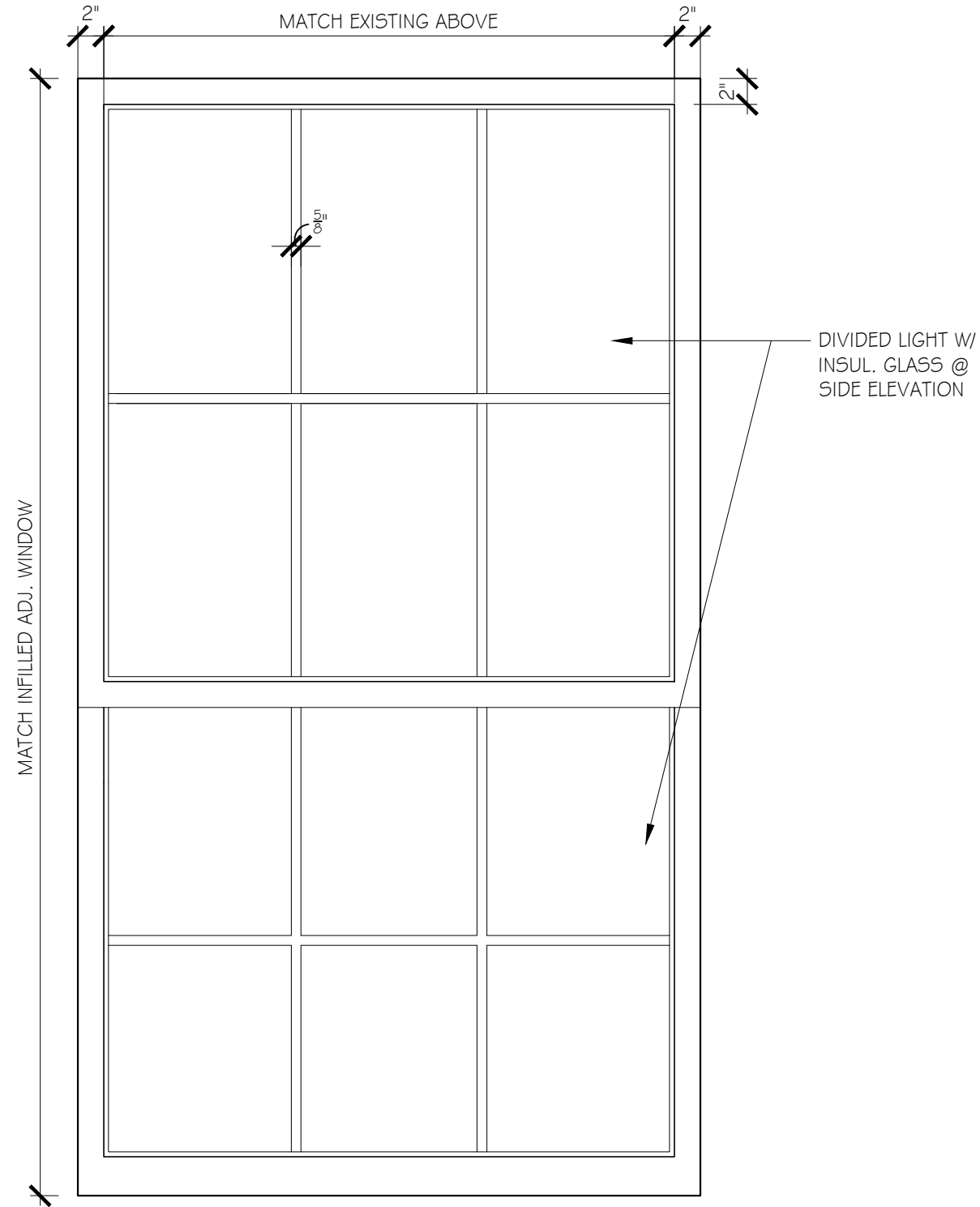
6 TYP. WINDOW HEAD DETAIL IN MASONRY OPNG

1 1/2" = 1'-0"

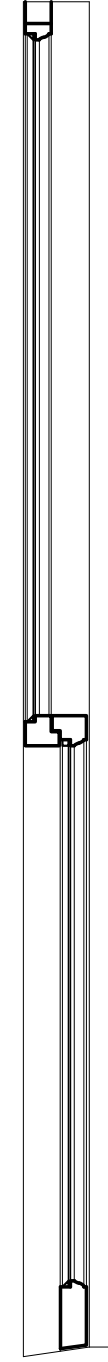


7 TYP. WINDOW SILL DETAIL IN MASONRY OPNG

1 1/2" = 1'-0"



TYPICAL WINDOW ELEVATION



TYPICAL WINDOW SECTION

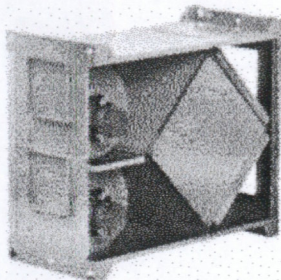
Energy Core Ventilators



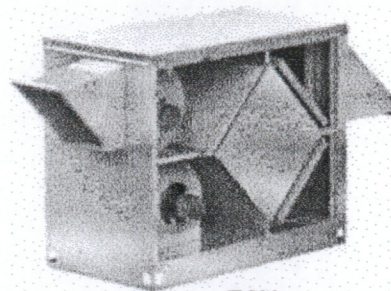
Greenheck's MiniCore and ECV models are air-to-air energy recovery ventilators that utilize a total energy core to reduce your building's heating and cooling loads on mechanical equipment. The MiniCore will provide your building with preconditioned, fresh outdoor air for indoor commercial applications ranging from 300-1,000 cfm. The model ECV is a solution available for indoor and outdoor commercial applications ranging from 500-3,300 cfm. Optional controls such as economizer bypass damper and BMS communication are also available on the ECV.

Energy-Saving Technologies

With the total energy core models, your building will be provided with durable energy recovery technology. Combined with the option for Vari-Green® motors, the MiniCore and ECV are cost-effective solutions that provide substantial energy savings.



MiniCore



ECV

Product Features and Benefits

Features	Function	Benefits
Total Energy Recovery	Precool and dehumidify outdoor air in the summer. Preheat outdoor air in the winter.	<ul style="list-style-type: none"> • Lower first costs on heating and cooling equipment • Annual energy savings due to reduced equipment size • Conforming with ASHRAE 90.1-2010, ASHRAE 90.1-2013 and 2012 IECC
Configuration and Installation Flexibility	Field-configurable intake and discharge connections with the MiniCore.	<ul style="list-style-type: none"> • Simplifies installation • Easily integrates into various duct configurations
Vari-Green® Motors	Highly efficient, electronically commutated (EC) motor with integral variable speed capabilities. (single-phase)	<ul style="list-style-type: none"> • Energy savings with highly efficient motor technologies • Straight-forward system balancing capabilities
Economizer Bypass Damper	When outdoor air conditions are suitable, a bypass damper in the ECV will be activated.	<ul style="list-style-type: none"> • Allows for free cooling and reduces supply-side pressure drop

Product Certifications

Greenheck takes pride in offering a high-quality, reliable product. We invest our resources into designing, testing and manufacturing products to ensure customer satisfaction.



ETL Listed for electrical and overall unit safety. Every unit is tested at the factory before it is shipped to the jobsite.



Energy recovery cores are certified by the AHRI Air-to-Air Energy Recovery Ventilation Equipment Certification Program in accordance with AHRI Standard 1060. Actual performance in packaged equipment may vary. Certified ratings are available in the Certified Product Directory at www.ahridirectory.org.

Model MiniCore



Models MiniCore-5 and MiniCore-10 are energy recovery ventilators that will provide your building with pre-conditioned fresh outdoor air for applications ranging from 300 to 1,000 cfm. Designed for indoor applications, its compact design and the capability to be mounted on its side, provide a ventilation solution for individual spaces such as school classrooms and small office spaces. The option for Vari-Green® motors provides additional energy savings with a highly efficient motor technology. Two removable panels on the unit provide easy access to filters, blowers and the total energy core technology.

Model	A	B	C	D	Approx. Weight (lbs.)	Airflow Range (cfm)
MiniCore-5	47.3	16.2	39.4	34.4	230	300 - 700
MiniCore-10	47.3	21.4	39.4	34.4	245	500 - 1,000



All dimensions shown in inches.

Available Intake/Discharge Positions				
Option	Bottom*	Top*	Side	End
Outdoor Air Intake		X		X
Supply Air Discharge	X			X
Return Air Intake	X			X
Exhaust Air Discharge		X		X

*End discharge and intake positions are standard. Bottom and top locations can be configured on site. Instructions are located in the MiniCore Installation, Operation and Maintenance manual.

Model Number Code

MiniCore - 5

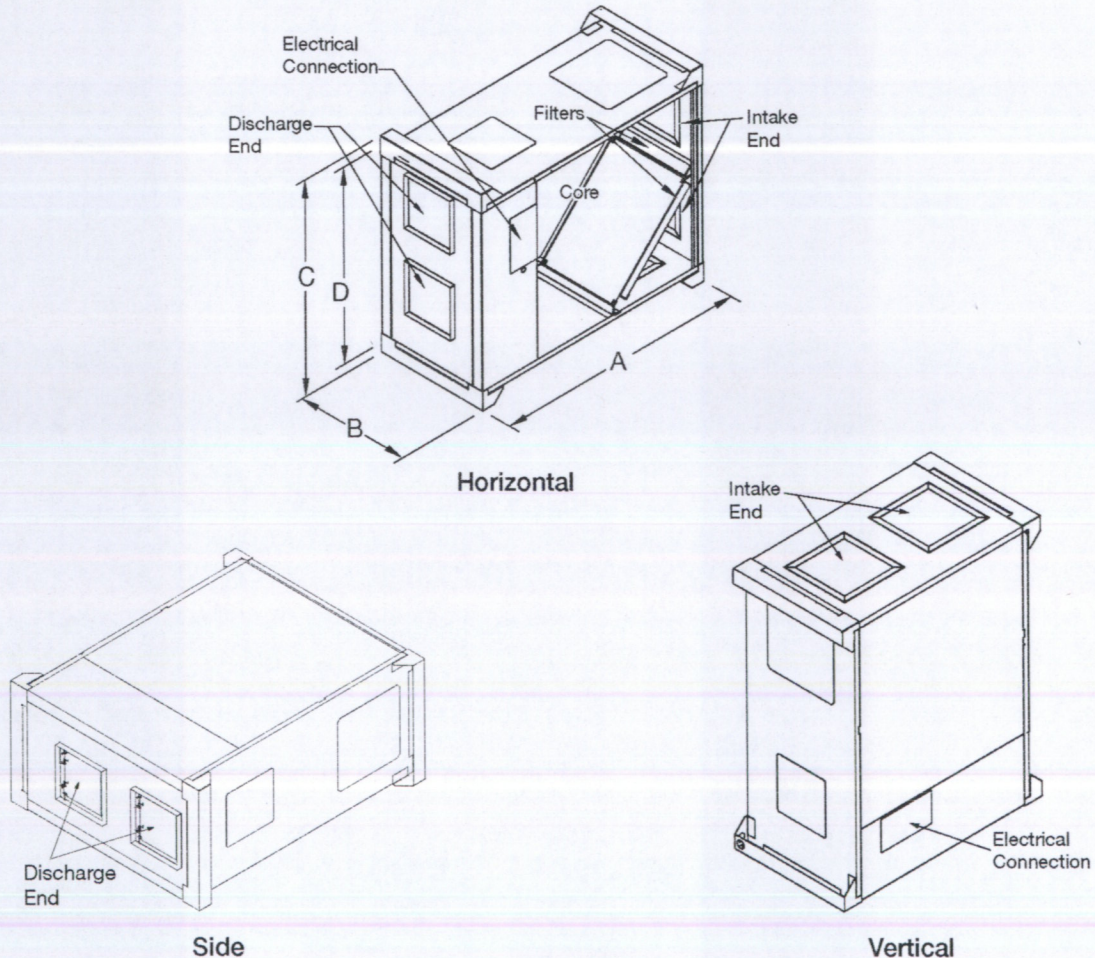
Model Parent ——— |

Nominal Airflow ——— |

5 (500 cfm)

10 (1,000 cfm)

Mounting Options



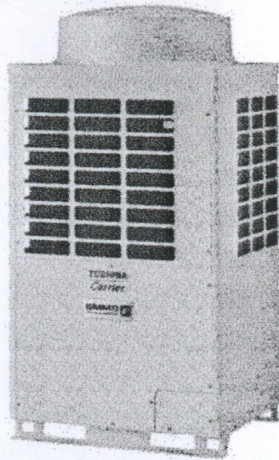
Qty: 4

SMMS-e Single VRF Outdoor Unit MMY-MAP0726HT9P-UL - Heat Pump

TOSHIBA Carrier

Submittal Data

Job Data Newbury Street Location _____
 Buyer _____ Buyer PO # _____ Carrier # _____
 Unit Number _____ Model Number _____
 Performance Data Certified By _____ Date 02/05/2018



SMMS-e VRF Heat Pump Features

- 6, 8, 10, 12, & 14-ton modules available
- Modules have 2 inverter-driven twin rotary compressors
- Backup capability due to multiple compressors
- Compressor speed varied in 0.1 Hz increments for comfort and efficiency
- Direct drive, inverter-driven 64-step outdoor motor
- Modules can be combined to form larger systems, up to 38 tons
- 985 ft (300 m) actual total system piping (liquid line)
- 623 ft (190 m) actual piping length from outdoor unit to furthest fan coil
- Up to 330 ft (100 m) control wiring between outdoor units
- Up to 6560 ft (2000 m) control wiring between the outdoor units and indoor units
- Operating temperature range
Cooling (db): 14 to 122 F (-10 to 50 C)
Heating (wb): -13 to 60 F (-25 to 15.6 C)
- Protection: high pressure switch, low pressure sensor and switch, process controller board fuse, inverter overload protection
- 7-year compressor limited warranty, 5-year parts limited warranty

Header Unit Model	MMY-MAP0726HT9P-UL	
PERFORMANCE		
Nominal Cooling Capacity	Btu/h	72,000
Nominal Heating Capacity	Btu/h	81,000
Maximum Total Connected Indoor Unit Capacity*		Up to 150%
COOLING EFFICIENCY†		
EER/IEER, Ducted FCUs		13.70/23.40
EER/IEER, Ductless FCUs		15.00/29.00
HEATING EFFICIENCY†		
COP at 47 F, Ducted FCUs		3.88
COP at 47 F, Ductless FCUs		4.30
Fan Type (Qty)		Propeller (1)
Airflow, Standard Range	CFM	6700
Sound Pressure, Cooling/Heating	dBA	56/58
External Static Pressure**	in. wg	0.24
ELECTRICAL		
Power Supply	V/Ph/Hz	208-230/3/60
Minimum Circuit Amps (MCA)	A	27
Recommended Fuse Size	A	30

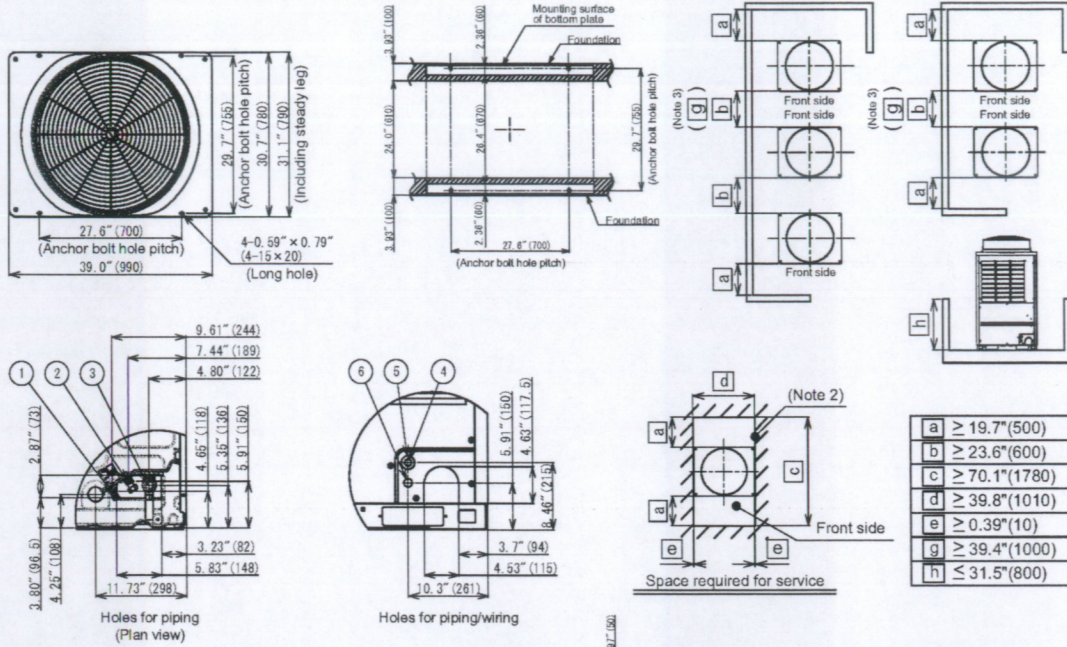
COMPRESSORS		
Type (Number)		Inverter Twin Rotary (2)
Motor Output	kW	2 x 2.1
FAN MOTOR		
Motor Type (Steps)		Inverter Direct Driven (64)
Motor Output	kW	1.0
PHYSICAL DATA		
Pipe Connection Size - Liquid (High Pressure)	in.	1/2 (Flare)
Pipe Connection Size - Gas (Low Pressure)	in.	7/8 (Brazed)
Balance	in.	3/8 (Flare)
Refrigerant		R-410A
Factory Charge††	lb	25.4
External Finish		Munsell 1Y8.5/0.5
Unit Width	in.	39
Unit Height	in.	72-7/8
Unit Depth	in.	30-11/16
Unit Net Weight	lb	574

LEGEND

db — Dry Bulb
 COP — Coefficient of Performance
 EER — Energy Efficiency Ratio
 FCU — Fan Coil Unit
 IEER — Integrated Energy Efficiency Ratio
 wb — Wet Bulb

*When total connected indoor unit capacity exceeds 135%, number and types of indoor units are limited.
 †Rated per AHRI (Air-Conditioning, Heating and Refrigeration Institute) 1230 Standard.
 Cooling: Indoor 80 F (27 C) db/67 F (20 C) wb; Outdoor 95 F (35 C) db
 Heating: Indoor 70 F (21 C) db; Outdoor 47 F (8 C) db/43 F (6 C) wb
 **Requires setting by DIP switches.
 ††Additional charge required.
 NOTE: Unit cabinet and coil slab shall be capable of withstanding 500-hour salt spray test in accordance with the ASTM (American Society for Testing and Materials, U.S.A.) B-117 Standard.

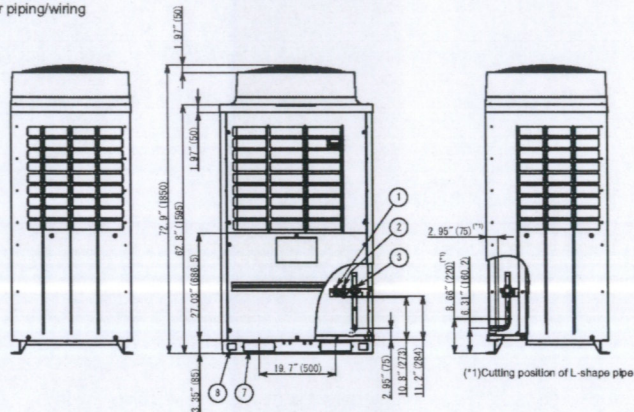
DIMENSIONAL DRAWING OUTDOOR UNIT HEAT PUMP/SINGLE UNIT MMY-MAP0726HT9P-UL



No	Parts name	Remarks
①	Balance pipe connection port	φ3/8" (9.5)
②	Liquid pipe connection port	φ1/2" (12.7)
③	Discharge gas pipe connection port	φ1" (25.4)
④	Knockout hole for power wiring 1	φ0.87" (22.2)
⑤	Knockout hole for power wiring 2	φ1.72" (43.7)
⑥	Knockout hole for control wiring	φ1.06" (27)
⑦	Square hole (for freight handling)	4-2.36" x 7.87" (4-60 x 200)
⑧	Square hole (for hanging)	4-1.58" x 2.17" (4-40 x 55)

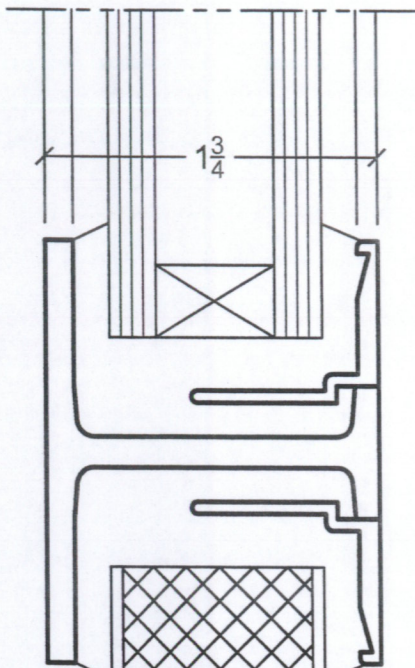
NOTES:

1. A minimum clearance of 78.7 in. (2000 mm) is required above the unit.
2. Any wall or barrier should not exceed 31.5 in. (800 mm) from the bottom of the unit.
3. The main pipe in front of the unit must extend at least a minimum of 19.7 in. (500 mm) before it can turn 90 degrees in either left or right direction.
4. Dimensions in parentheses are in millimeters.



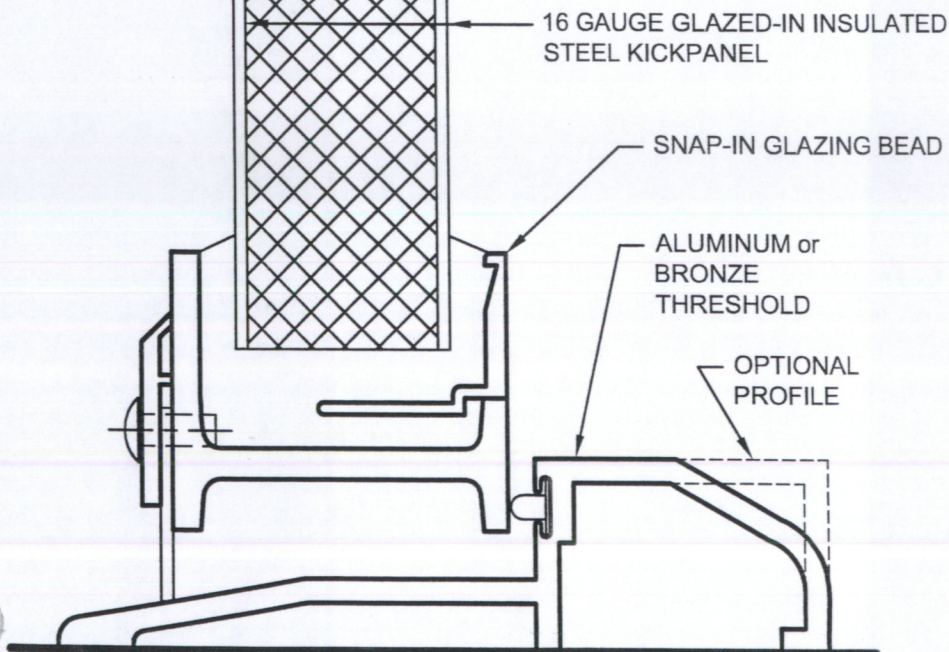
Jamestown 175™ Series

Hope's Jamestown 175 Series steel doors are custom manufactured from 1-3/4" deep heavy custom hot-rolled steel sections. Single and French-style configurations are available with various hardware options, including mortise lock and multi-latching cremone. The steel door sections are the same sections as used in the Jamestown 175 Series steel windows.



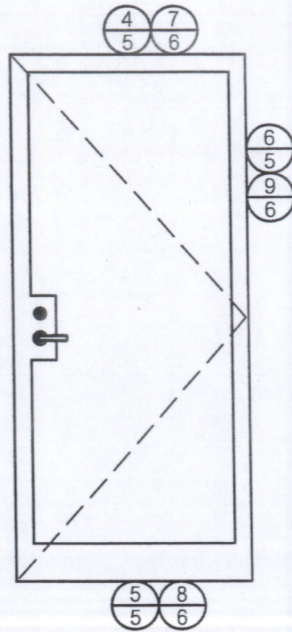
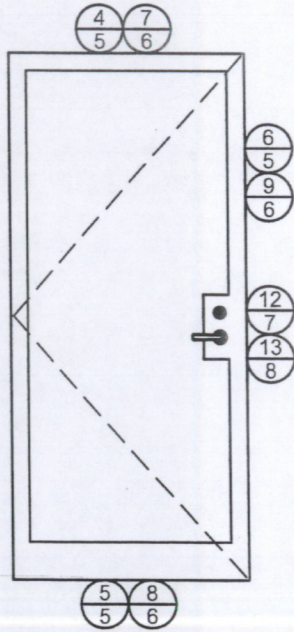
PRODUCT FEATURES:

- This depth allows the use of a wider variety of door hardware.
- Increased strength allows for larger door sizes without compromising performance.
- Accepts up to 1-1/8" insulating glass with flush glazing beads.
- Double integral dovetail weatherstripping.
- Hope's advanced finishing process, including PPG Powercron® 8000 electro-coat pretreatment and polyurethane finish paint.

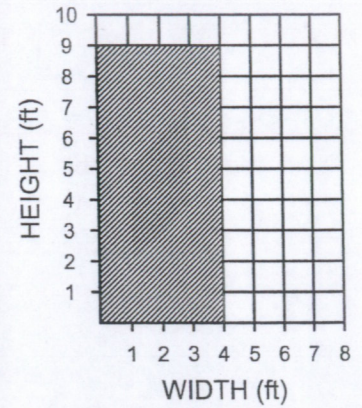


THRESHOLD DETAIL

Details are full scale.



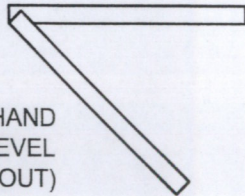
Size Capabilities



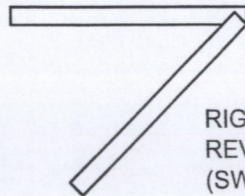
SIZES BASED ON 1" INSULATING GLASS WITH 1/4" PANES

FOR DOOR REQUIREMENTS EXCEEDING THE SIZES SHOWN, CONSULT HOPE'S FOR DESIGN ALTERNATIVES

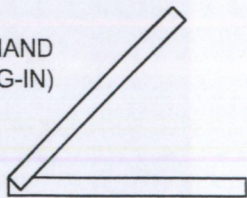
LEFT HAND
REVERSE BEVEL
(SWING-OUT)



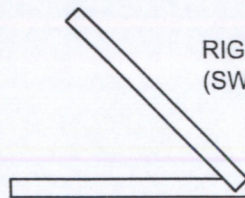
RIGHT HAND
REVERSE BEVEL
(SWING-OUT)



LEFT HAND
(SWING-IN)



RIGHT HAND
(SWING-IN)

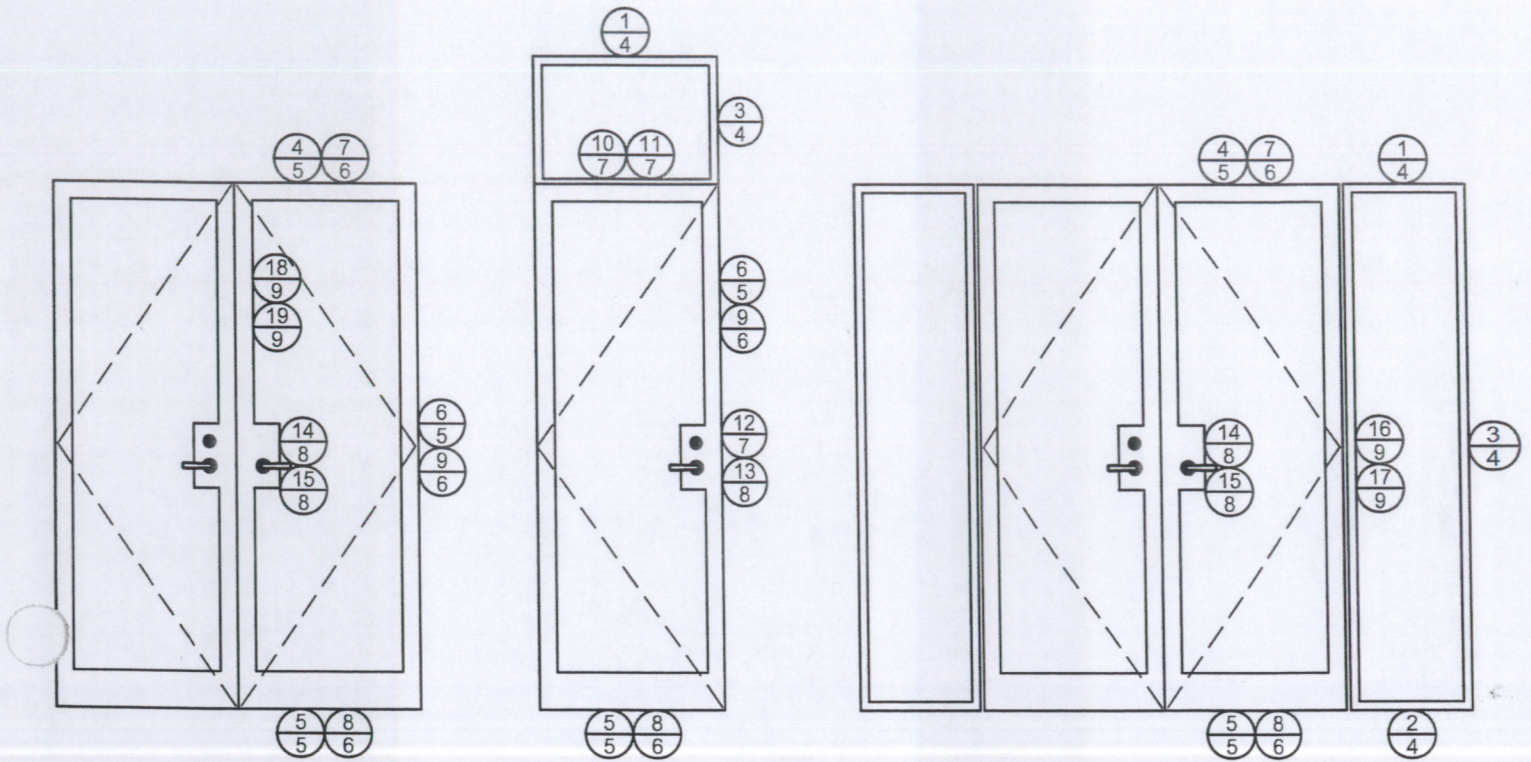


Elevations are for detail reference only. Elevations are not to scale.
All Hope's products are custom manufactured for your specific project requirements.

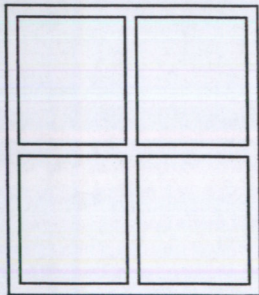
HOPE'S®

Jamestown 175™ Series

Swinging Steel Doors

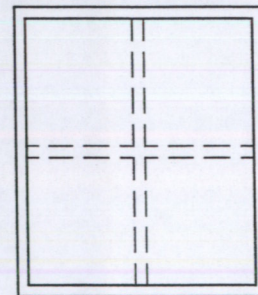


TRUE
MUNTIN



FOR TRUE MUNTINS AND
MUNTIN GRIDS SEE
"MUNTINS, MULLIONS,
STACKS AND EXPANSION
CHANNELS" SECTION

MUNTIN
GRIDS

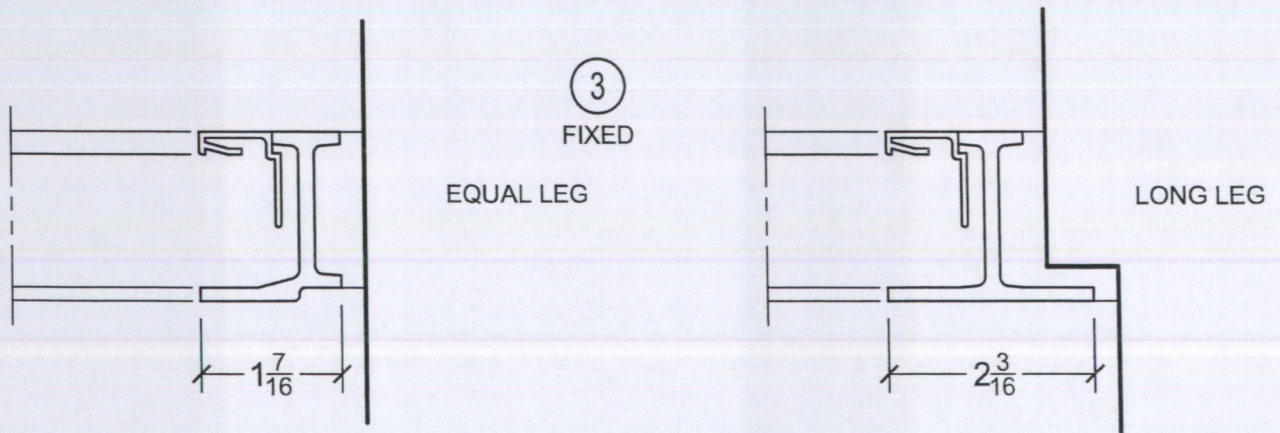
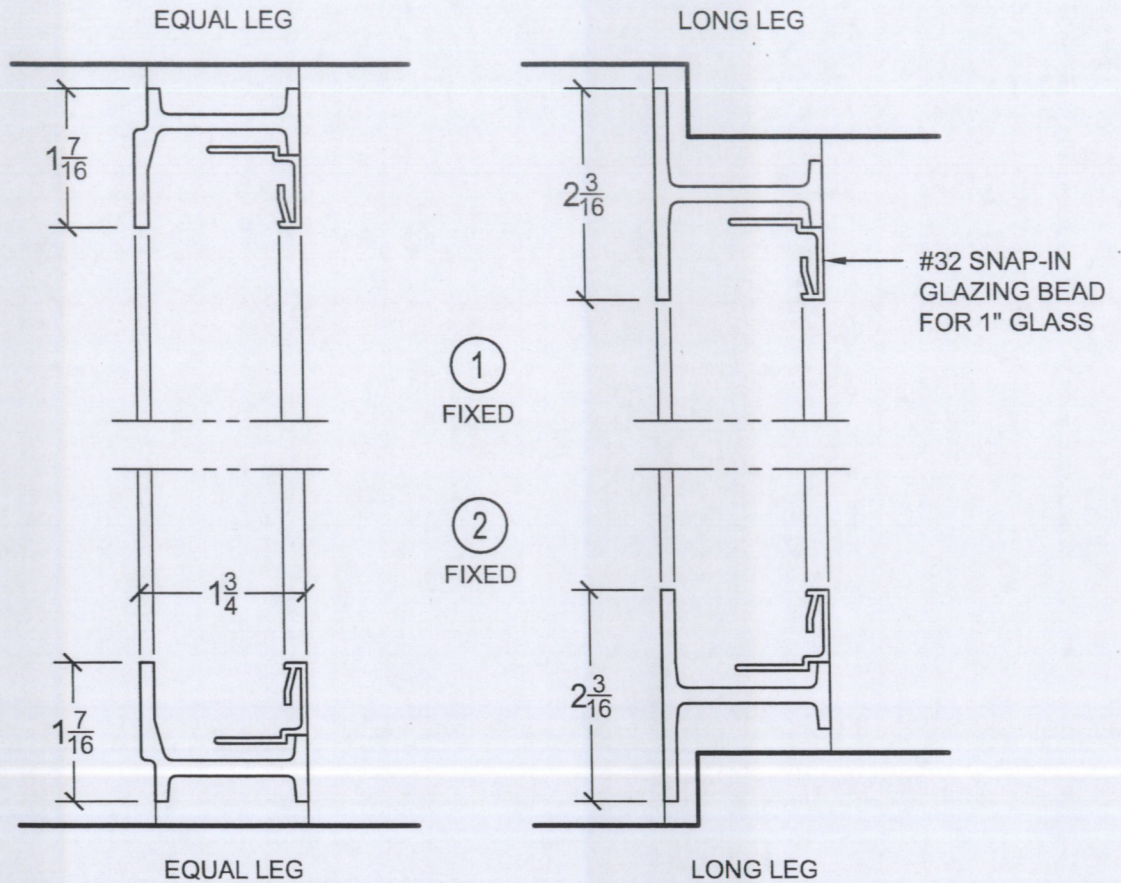


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HOPE'S®

Jamestown 175™ Series

Swinging Steel Doors

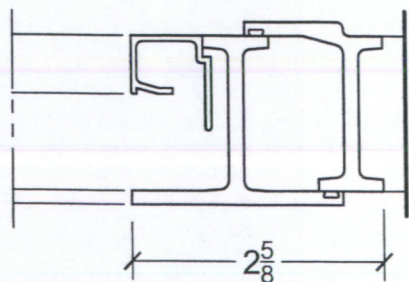
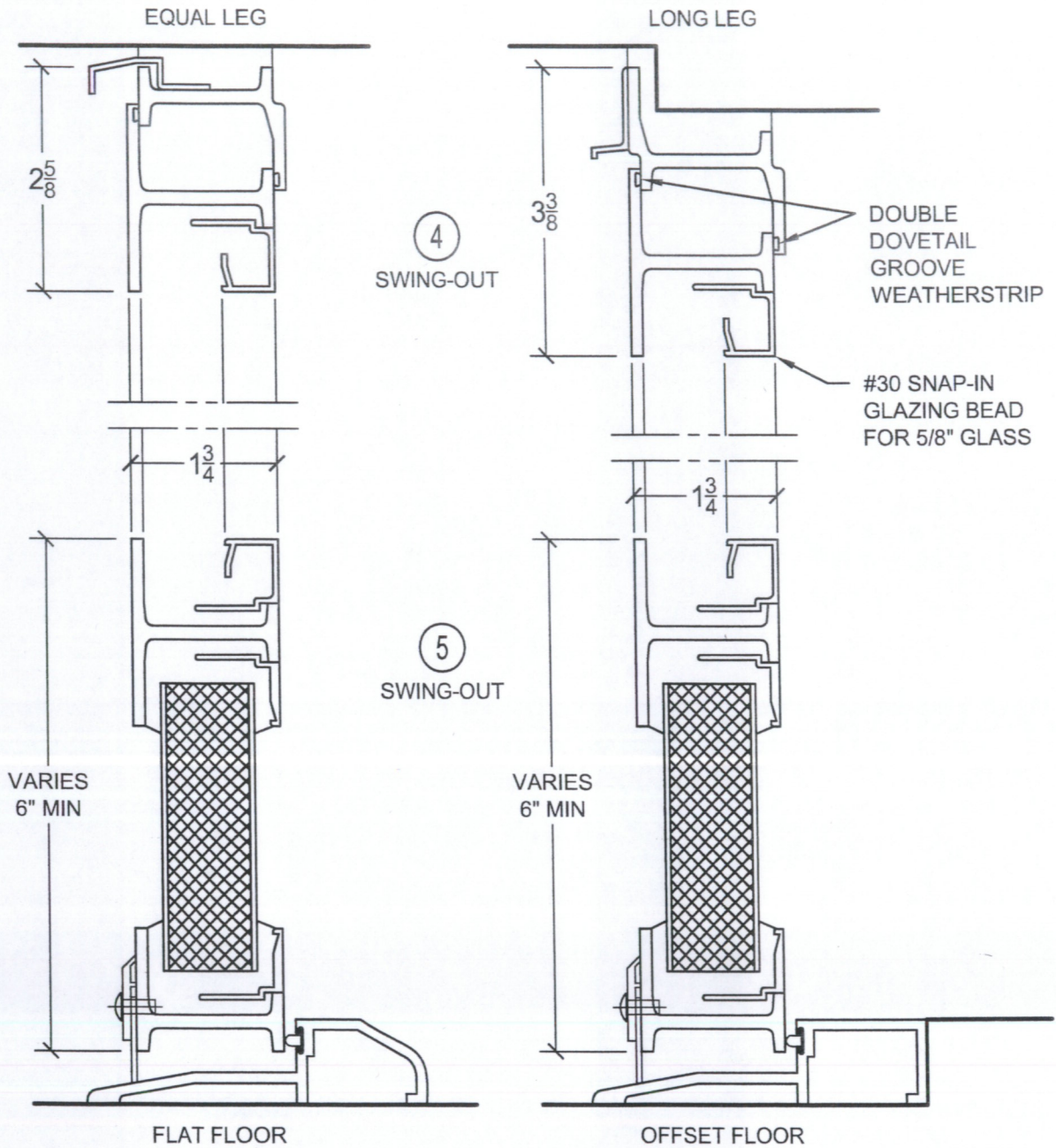


Details are half scale and shown inside glazed with 1" glass.
See page 10 for further glazing bead options.

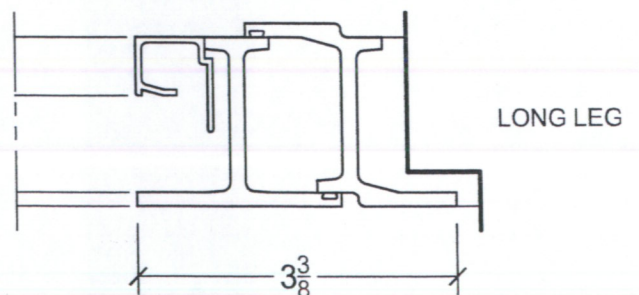
HOPE'S[®]

Jamestown 175™ Series

Swinging Steel Doors



⑥ SWING-OUT



Details are half scale and shown inside glazed with 5/8" glass.
See page 10 for further glazing bead options.

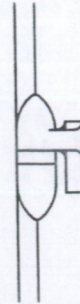
HOPE'S®

Residential Door Hardware

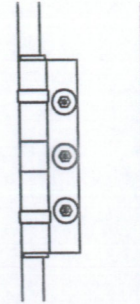
Mortise Lock

PIVOT / HINGE

- #237 - BRASS-BEARING WITH DECORATIVE KNUCKLE DESIGN WELDED TO DOOR AND FRAME
- #1000HD - HEAVY DUTY 5-KNUCKLE BALL-BEARING HINGE SCREW ATTACHED TO DOOR AND FRAME WITH TAMPER-RESISTANT SCREWS



#237



#1000HD

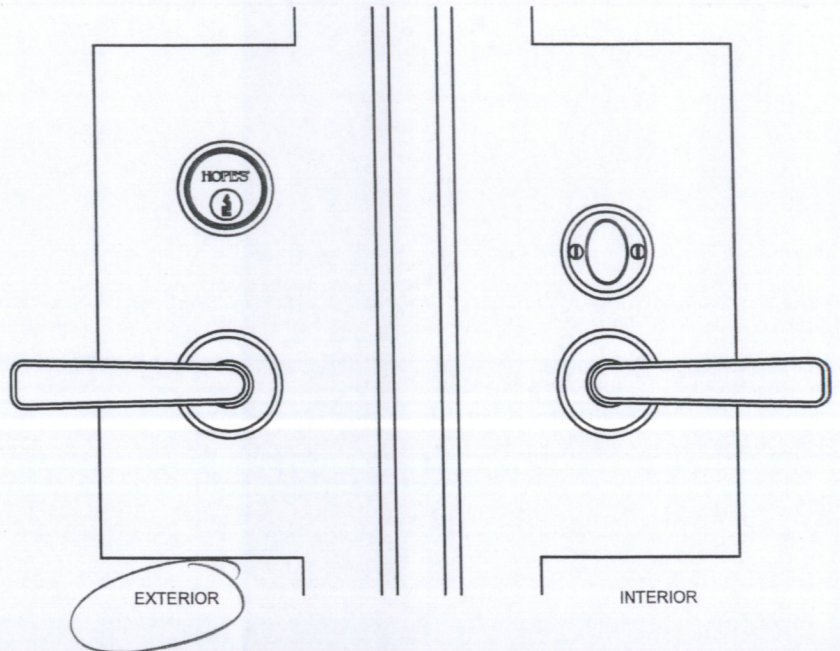
MORTISE LOCK

- ENTRANCE LOCK, INCLUDING:
- LEVER HANDLES (EXT & INT)
- ESCUTCHEON PLATES (EXT & INT)
- KEY CYLINDER (EXT)
- THUMBTURN (INT)

ADDITIONAL MORTISE LOCK FEATURES

- HEAVY DUTY LOCK
- LARGEST VARIETY OF LOCK FUNCTIONS
- LOCKBOX CUTS INTO GLASS
- ROSE AND ESCUTCHEON TRIM CHOICES

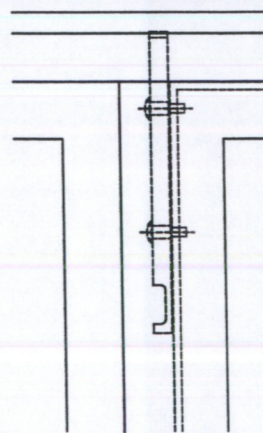
*Polished
BRASS
FINISH*



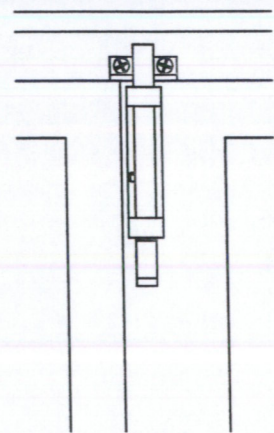
TOP & BOTTOM BOLTS (DOUBLE DOORS ONLY)

- #19-156M1 - CONCEALED
- #20-50 - EXPOSED
- MOUNTED ON THE INACTIVE LEAF

- 6" AT SILL
- 12" AT HEAD (UP TO 7'-6")
- 18" AT HEAD (7'-6" TO 8'-0")
- 24" AT HEAD (8'-0" TO 8'-6")
- CONSULT HOPE'S FOR SIZE VARIATIONS



#19-156M1
(CONCEALED)



#20-50
(EXPOSED)

INTERIOR
VIEWS

Details are 1/4 scale

INSWING

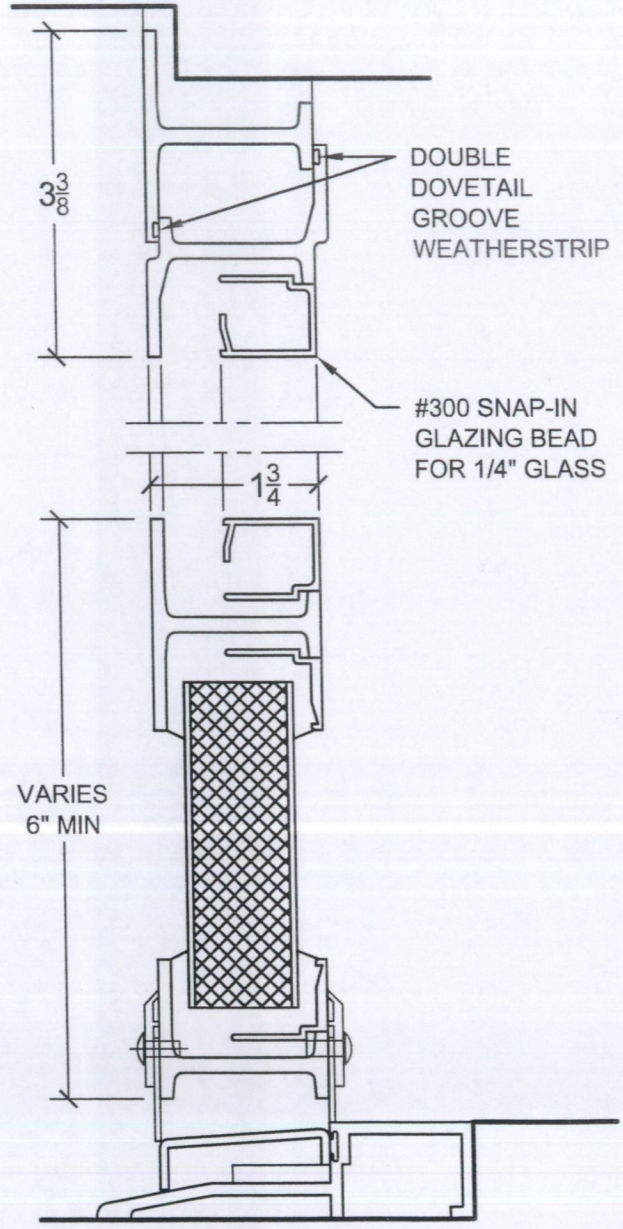
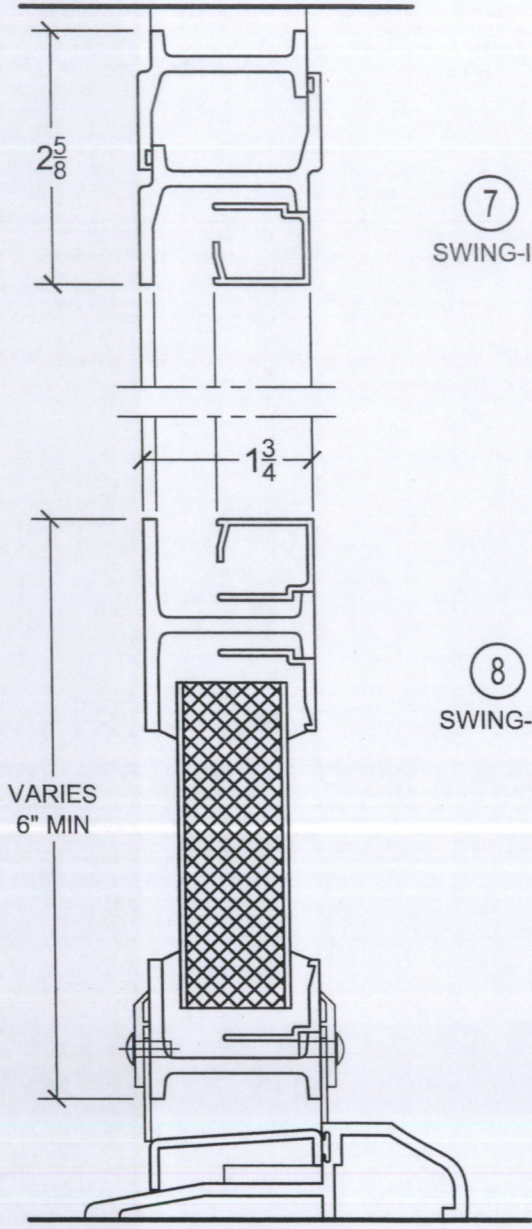
HOPE'S®

Swinging Steel Doors

Jamestown 175™ Series

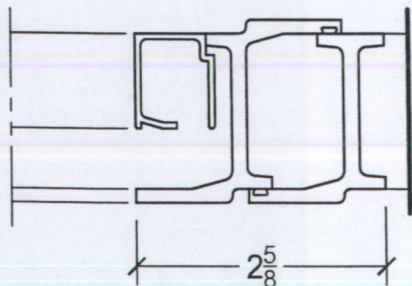
EQUAL LEG

LONG LEG



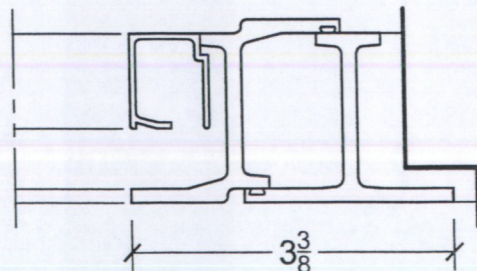
FLAT FLOOR

OFFSET FLOOR



EQUAL LEG

9 SWING-IN



LONG LEG

Details are half scale and shown inside glazed with 1/4" glass.
See page 10 for further glazing bead options.

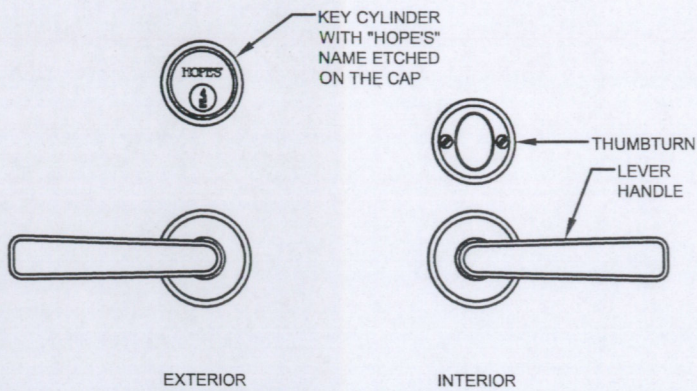
HOPE'S[®]

Residential Door Hardware

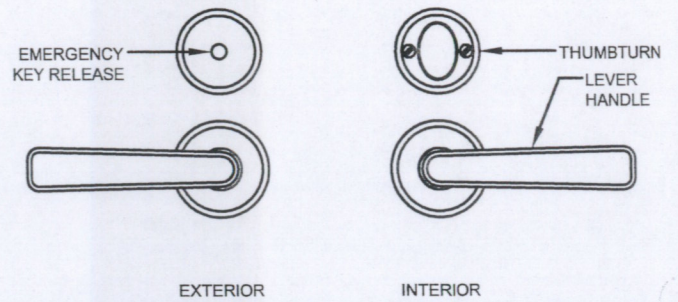
Mortise Lock

ROSE TRIM ROSE SIZE-2-1/4Ø

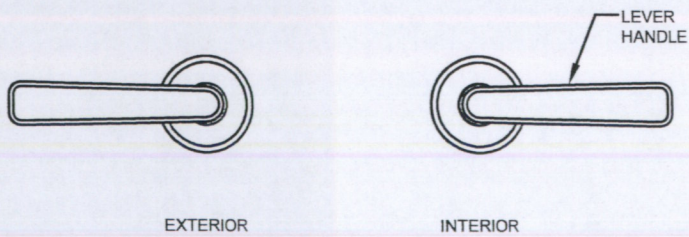
ENTRANCE FUNCTION - #20400



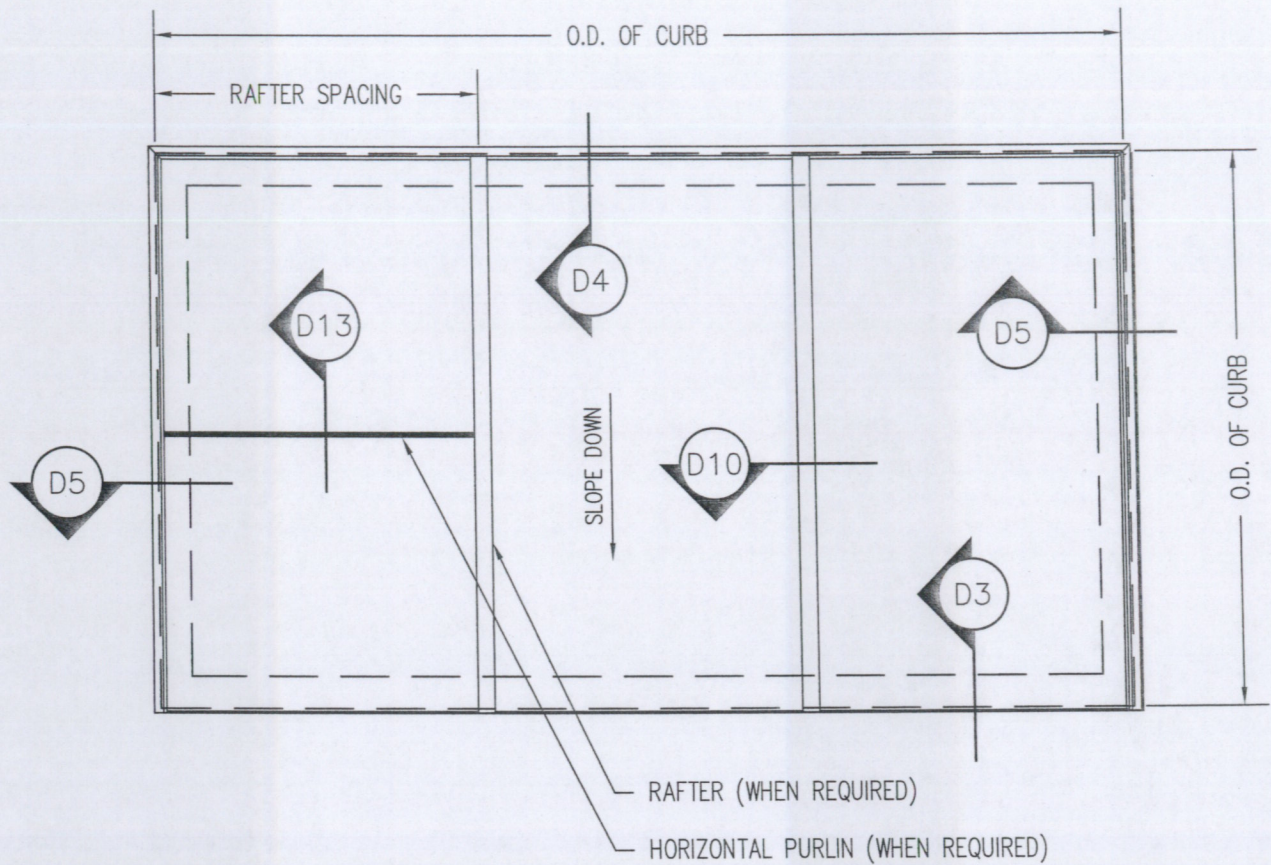
PRIVACY FUNCTION - #20720



PASSAGE FUNCTION - #20700 FULL DUMMY - #20740



Details are 1/4 scale



GENERAL NOTES:

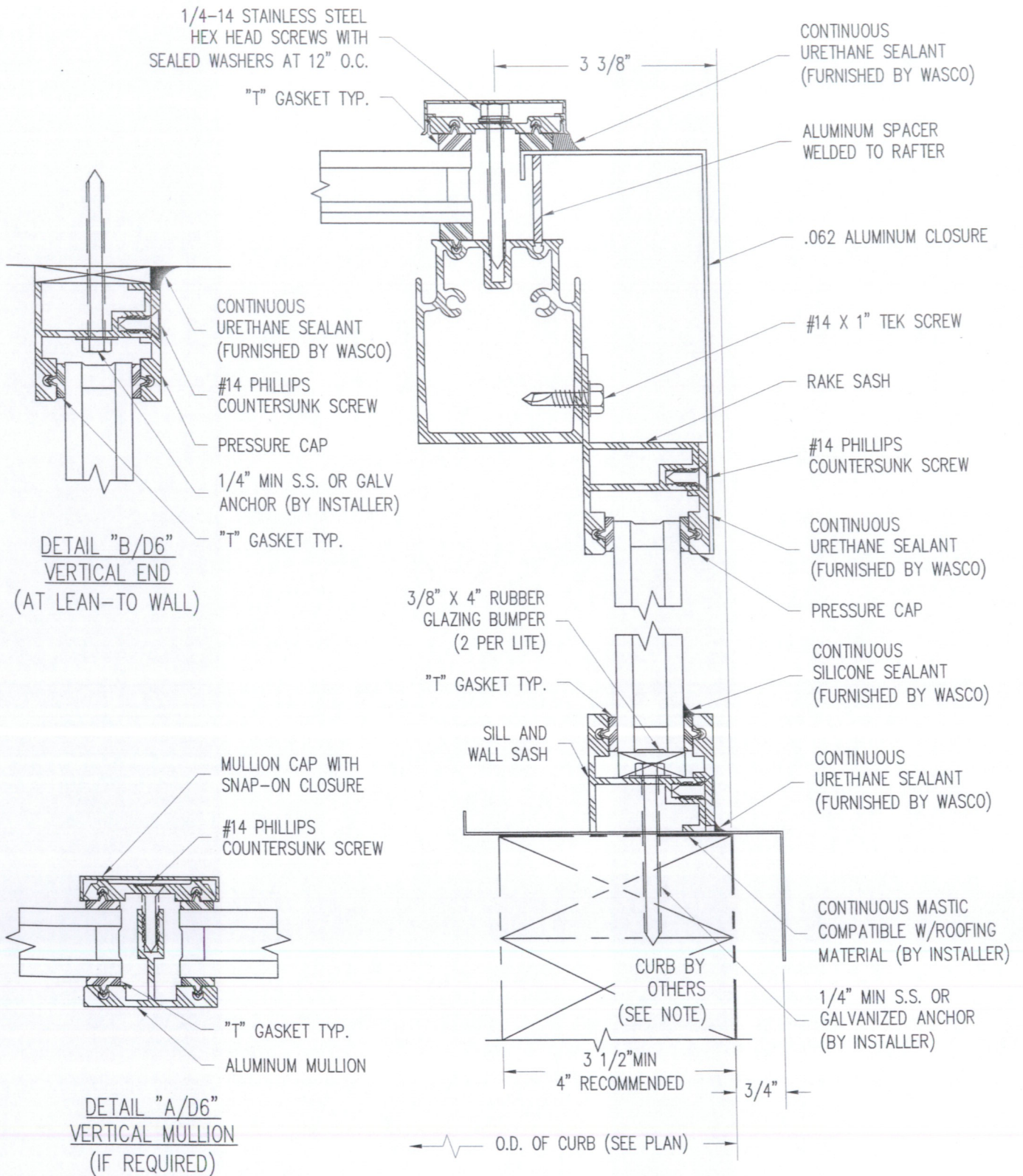
- 1) 3:12 MINIMUM PITCH IS RECOMMENDED
- 2) RAFTER LOCATION BASED ON WASCO'S RECOMMENDATIONS AND AAMA GLAZING GUIDELINES (BASED ON SIZE OF UNIT, TYPE OF GLAZING, CUSTOMER'S REQUEST, ETC.)

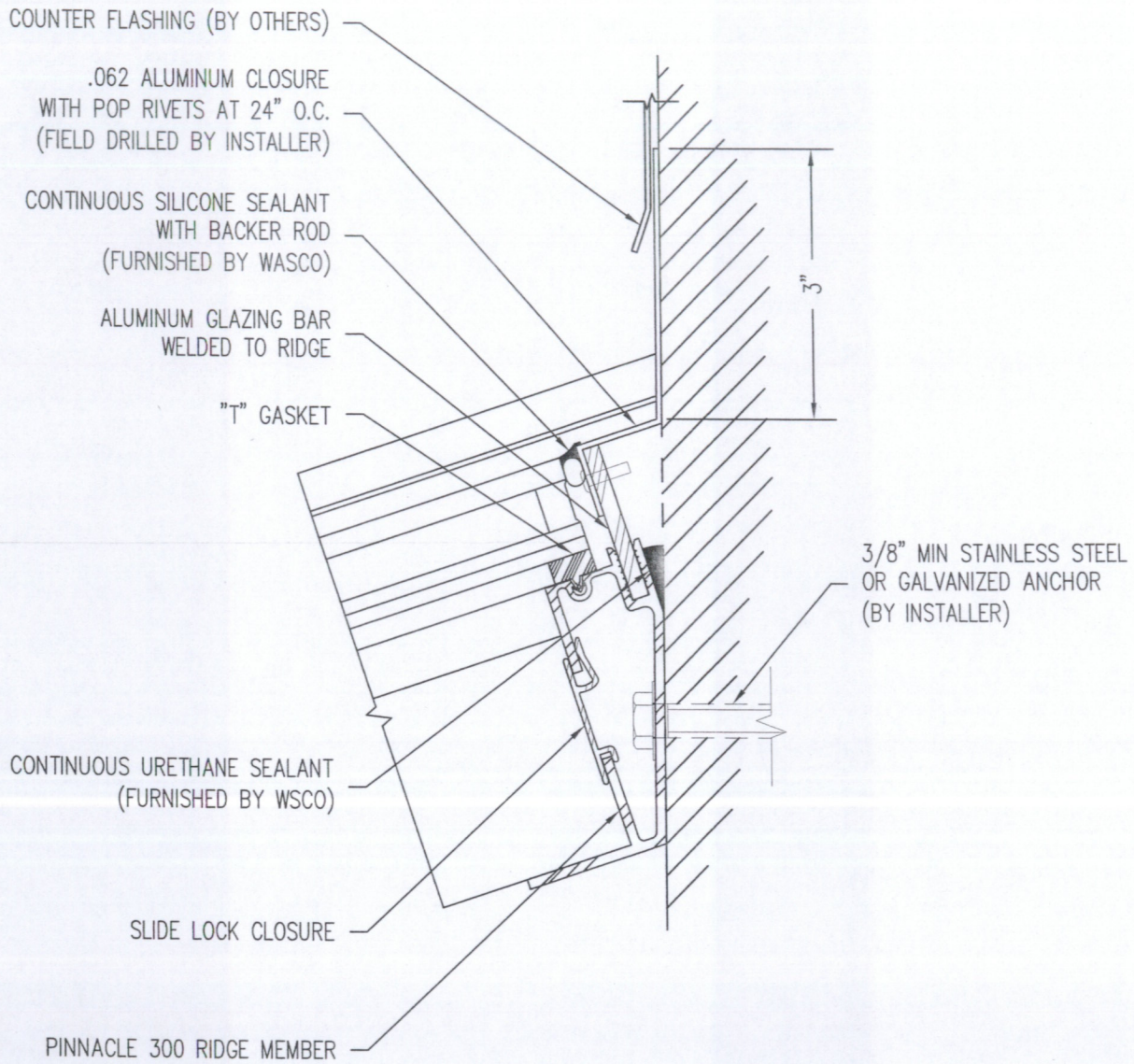


Wasco Products, Inc.
22 Pioneer Avenue, P.O. Box 351
Sanford, ME 04073
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**Pinnacle 300
(SP) Single Pitch
Plan View**

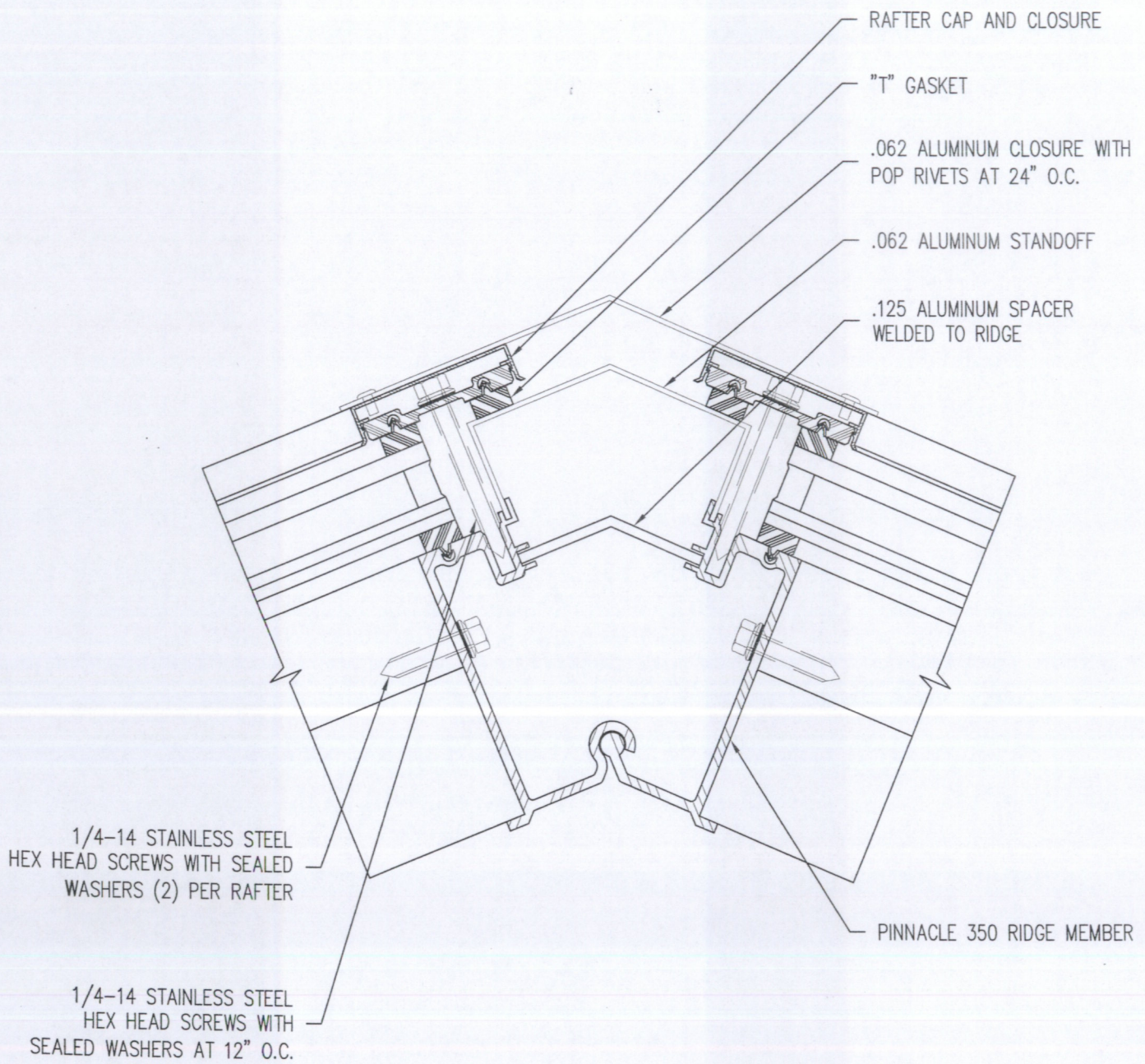
PLN3



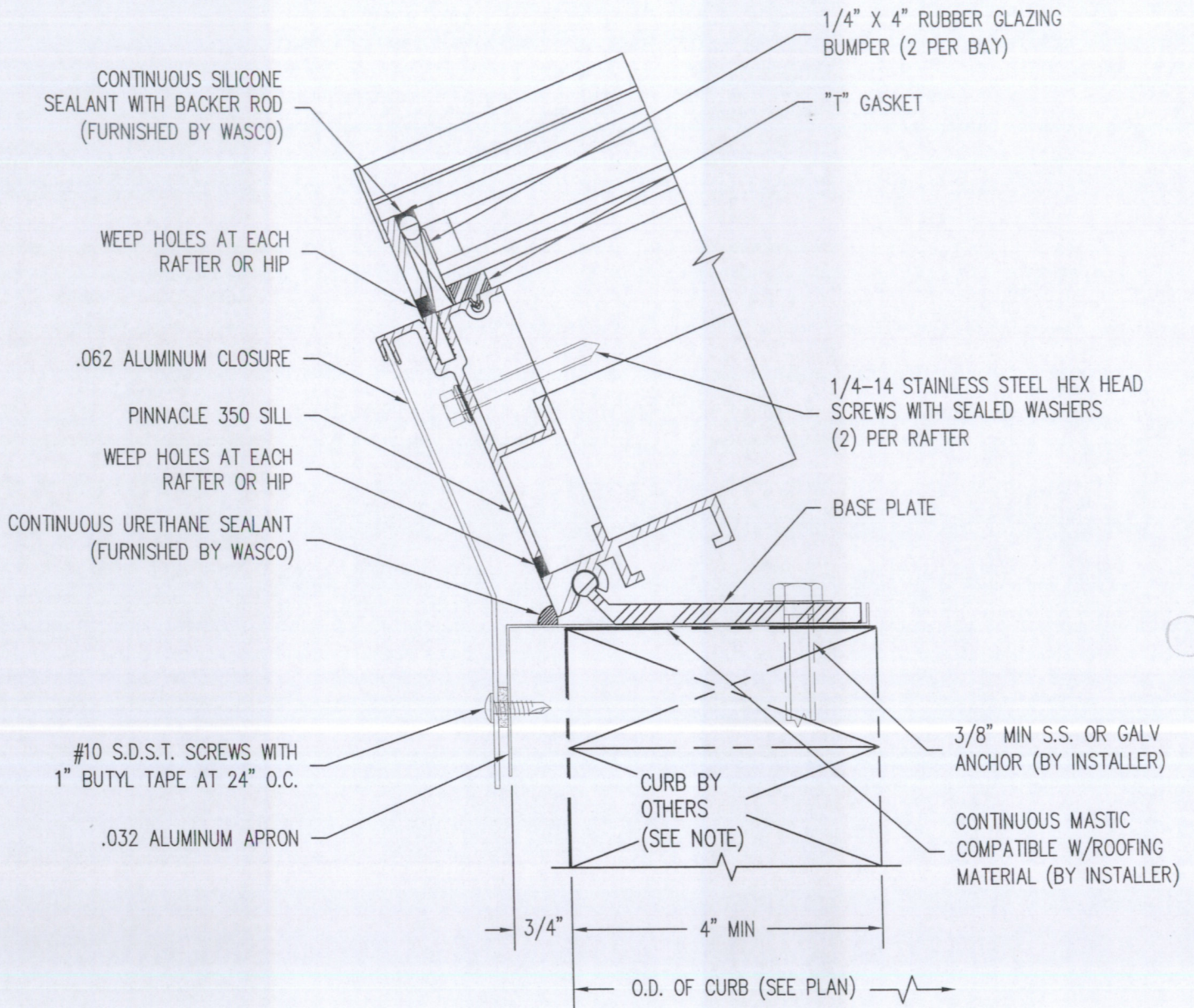


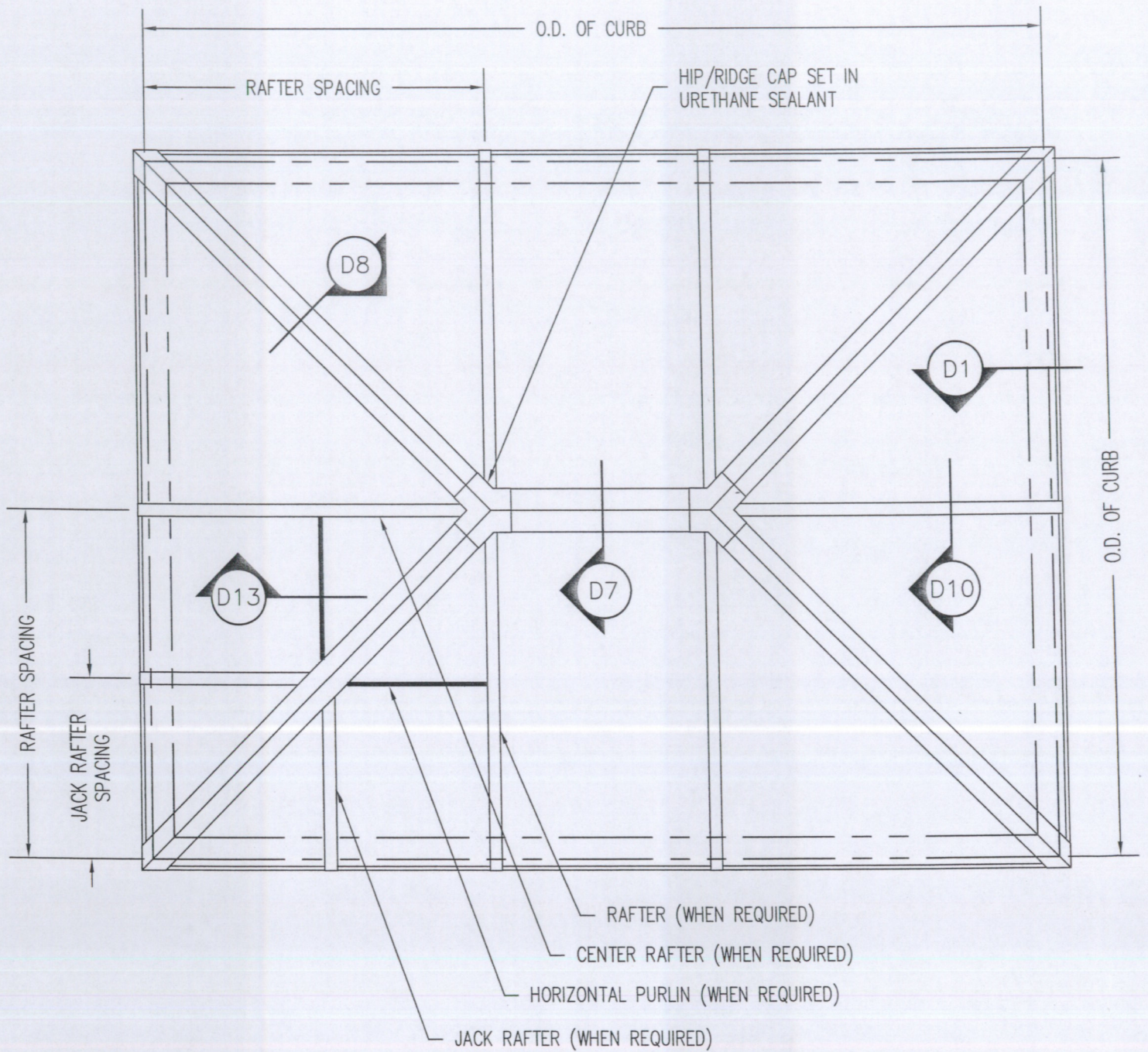
S.S. FASTENERS WILL BE REQUIRED IF PENETRATING PRESSURE TREATED WOOD

<p>Since 1935</p>  <p>Wasco SKYLIGHTS</p>	<p>Wasco Products, Inc. 22 Pioneer Avenue, P.O. Box 351 Sanford, ME 04073 Fax: 207-490-5270 sales@wascoproducts.com 800-388-0293 www.wascoproducts.com</p>	<p>Pinnacle 300 Lean-To Head Detail</p>	<p>D9</p>
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GENERAL NOTES:

- 1) RAFTER LOCATION BASED ON WASCO'S RECOMMENDATIONS AND AAMA GLAZING GUIDELINES (BASED ON SIZE OF UNIT, TYPE OF GLAZING, CUSTOMER'S REQUEST, ETC.)
- 2) UNIT PITCHES ARE AVAILABLE FROM 3:12 TO 12:12



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**Pinnacle 350 or 600
 (PYH) Extended
 Pyramid Plan View**

PLN2