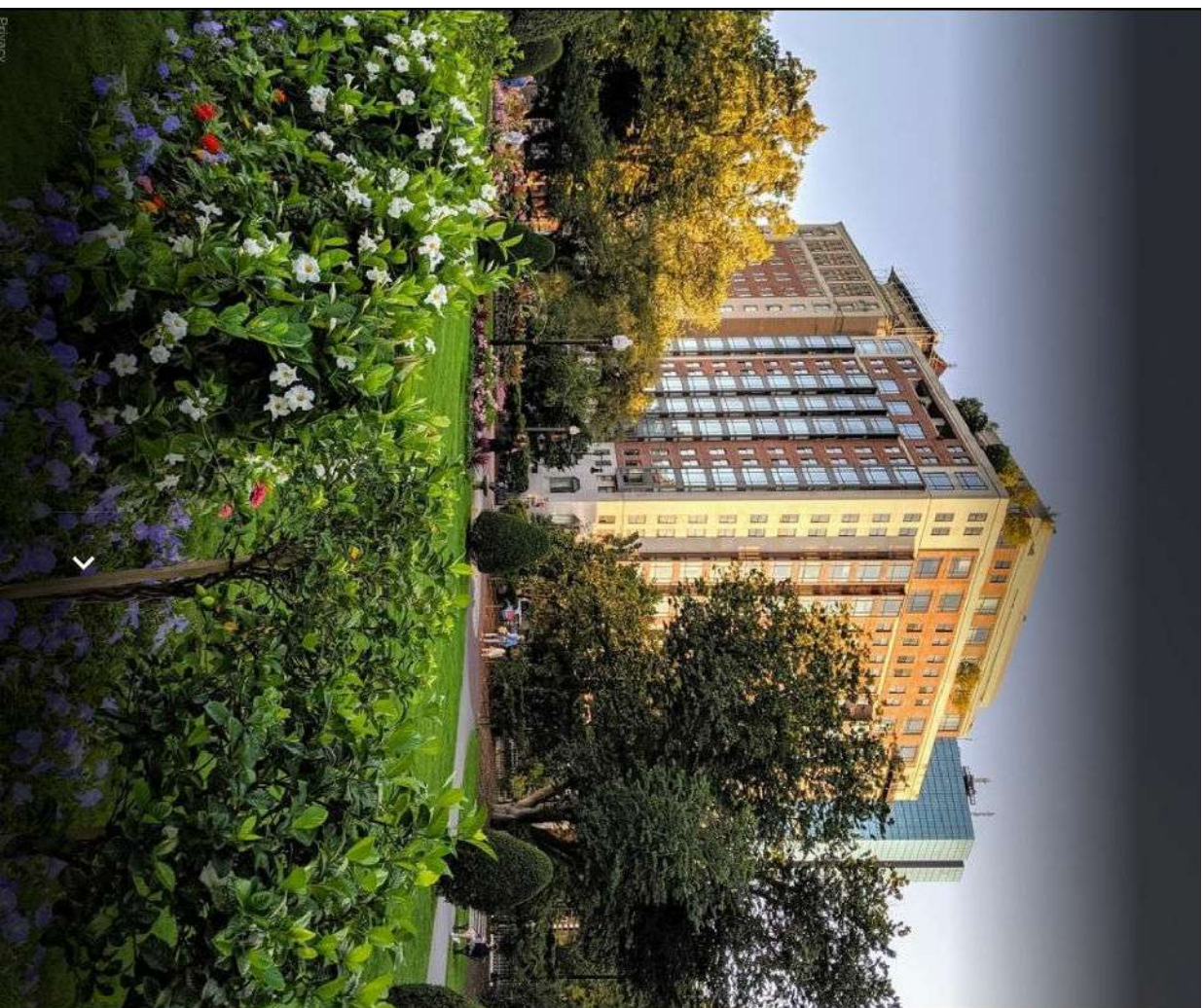


BACK BAY ARCHITECTURAL COMMISSION

2 COMMONWEALTH AVENUE - PH 3 & 5



DRAWING LIST	
G000	COVER SHEET
A000	EXISTING & PROPOSED NORTH ELEVATION
A001	EXISTING & PROPOSED VIEW 1
A002	EXISTING & PROPOSED VIEW 2
A003	EXISTING & PROPOSED VIEW 3
01 of 03	PROPOSED WINDOW SHOP DRAWING - General Notes
02 of 03	PROPOSED WINDOW SHOP DRAWING - Window Drawing
03 of 03	PROPOSED WINDOW SHOP DRAWING - Window Details

2 COMMONWEALTH AVE.
PENTHOUSES 3 & 5

DRAWING NAME:
COVER SHEET

SCALE:

SHEET NUMBER:

G000

2 COMMONWEALTH AVE. PENTHOUSES 3 & 5

DRAWING NAME:

EXISTING & PROPOSED
NORTH ELEVATION

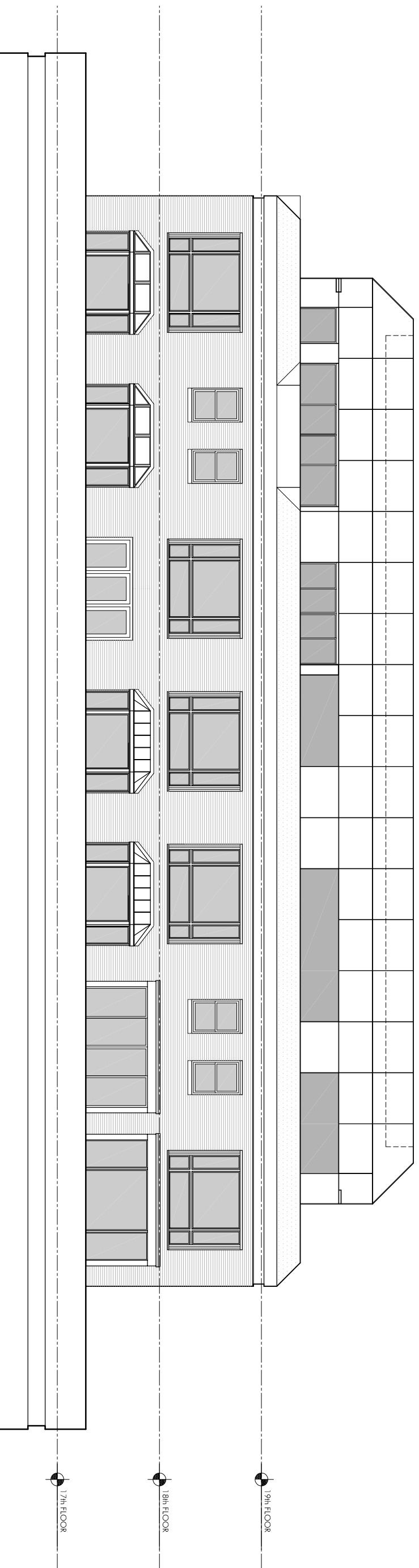
SCALE:

$\frac{3}{32}'' = 1'-0''$

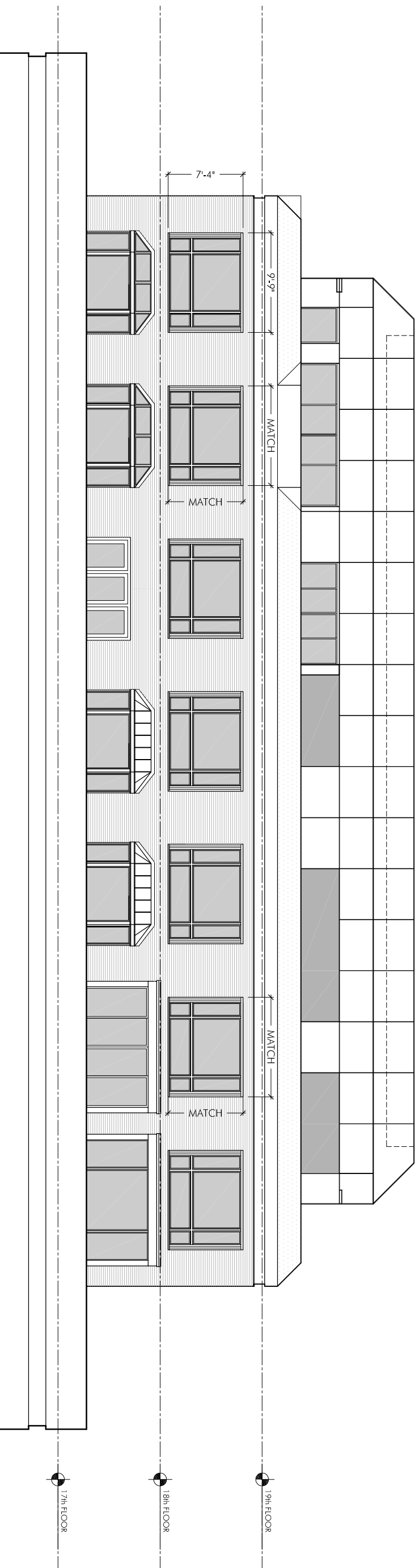


SHEET NUMBER:

A000



5 EXISTING NORTH ELEVATION - FLOORS 17-19



6 PROPOSED NORTH ELEVATION - FLOORS 17-19

2 COMMONWEALTH AVE. PENTHOUSES 3 & 5

DRAWING NAME:
EXISTING & PROPOSED
VIEW 1
NORTH FACADE

SCALE:
N/A

SHEET NUMBER:

A001



1 EXISTING VIEW 1 - NORTH FACADE



2 PROPOSED VIEW 1 - NORTH FACADE



3

EXISTING VIEW 2 - NORTH FACADE



4

PROPOSED VIEW 2 - NORTH FACADE

2 COMMONWEALTH AVE.
PENTHOUSES 3 & 5

DRAWING NAME:
EXISTING & PROPOSED
VIEW 2
NORTH FACADE

SCALE:
N/A

SHEET NUMBER:

A002

**2 COMMONWEALTH AVE.
PENTHOUSES 3 & 5**

DRAWING NAME:
**EXISTING & PROPOSED
VIEW 3
NORTH FACADE**

SCALE:
N/A

SHEET NUMBER:

A003



5 EXISTING VIEW 3 - NORTH FACADE, FLOORS 17 & 18



6 PROPOSED VIEW 3 - NORTH FACADE, FLOORS 17 & 18

PRELIMINARY DRAWING FOR RITZ CARLTON TRIPLE CROWN BOSTON MA

General Notes

- WARRANTY**
 - All warranties for the performance of Pella Products are void if the product is installed contrary to these installation shop drawings and other applicable standard product installation instructions. See www.pella.com for the Pella product limited warranty and care instructions.
- RESPONSIBILITY FOR PROPER INSTALLATION AND CODE COMPLIANCE**
 - These drawings and details are prepared exclusively for use with Pella products, are based on the information provided to Pella Corporation, and are prepared for use by architects, contractors, or other construction professionals. Final approval by others is required to assure proper inspection with other building trades and trades, and compliance with code and installation and use of the Pella products. Pella Corporation is not responsible for deviation from the designed installation or for any errors occurring through the use of these drawings for purposes other than installation of Pella products.
 - It is the responsibility of the architect and contractor to verify all dimensions, quantities, girts, anchors, installer details, product performance requirements, safety clearing requirements, and egress requirements for compliance with local code, government regulations and project requirements prior to fabrication of Pella products. Pella Corporation will not be responsible for non-compliance nor accept responsibility beyond manufacturer's recommendations, local code requirements, and state and federal laws, including proper application, surface preparation, ASTM C1335 and applicable building codes. Pella Corporation is not responsible for non-compliance with applicable government laws and regulations.
 - Dimensions shown on these drawings CALL OUT. Unless indicated otherwise, these units are glazed with annealed glass and cannot be installed in hazardous locations as defined by local codes and/or government laws and regulations.
 - Install all Pella products and accessories in accordance with these drawings and standard product installation instructions. Unless specified otherwise in these drawings, Pella product installation, at exterior and interior or wood trim, blocking, sealant, insulator, trim, wall flashing, and insulation are provided by others.
 - Special Sealants Note: Interior and exterior sealants must be commercial grade complying with the project architectural specifications and shall meet ASTM C920, unless otherwise specified on these drawings. Sealants used in the installation of the Pella windows and doors must be installed per sealant manufacturer's recommendations, local code requirements, and state and federal laws, including proper application, surface preparation, ASTM C1335 and applicable building codes. Pella Corporation is not responsible for non-compliance with applicable government laws and regulations for its intended use. Its diameter should be 25 percent greater than the joint width for joints less than 1".
 - Windows and doors are sized to accommodate the following opening tolerances except where local codes are more stringent:
 - Vertical dimensions between high and low points – plus 1/8" or minus 0"
 - Width dimensions – plus 1/8" or minus 0"
- NOTE ON BARRIER WALL SYSTEMS, EXTERIOR INSULATION AND FINISH SYSTEMS AND OTHER NON-WATER RESISTIVE SYSTEMS:**
 - Because all construction must anticipate some water infiltration, it is important that the wall system be designed and constructed to properly manage moisture. Pella Corporation is not responsible for claims or damage caused by water intrusion and undetected water infiltration, deficiencies in building design, construction and maintenance, failure to properly install or maintain exterior wall systems, or other factors. Pella Corporation is not responsible for the performance of barrier wall systems or other non-water resistive systems or wall systems. Pella Corporation is not responsible for the design and construction of barrier wall systems, as well as the design and determination of the suitability of all building components, including the use of Pella products, as well as the design and installation of flashing and sealing systems. The responsibility of the Buyer or User, the architect, contractor, installer, or other construction professional and is not the responsibility of Pella. All risks related to building design and construction, or the maintenance, installation and use of Pella products shall be assumed by Buyer and/or contractor.
 - IMPORTANT NOTICE:** Pella products should not be used in barrier wall systems which do not allow for proper management of moisture within the wall systems, such as barrier Exterior Insulation and Finish Systems (EIFS) (also known as Synthetic Stucco) or other barrier wall systems. Pella Corporation is not responsible for claims or damage caused by moisture intrusion in barrier wall systems. In the states listed below, the installation of Pella Products in EIFS or similar barrier systems must be in accordance with Pella's instructions for that type of construction.
- These drawings are the property of Pella Corporation and must not be reproduced in whole or in part without written permission from an authorized representative of Pella Corporation.
- Product cross sections shown on these drawings are subject to change without notice.

Construction Documents Received

THESE DRAWINGS WERE PREPARED FROM THE FOLLOWING INFORMATION	DATED
ARCHITECTURAL PLANS	NONE
SPECIFICATIONS	NONE
ADDENDUM	NONE
OTHER	3-16-17

Mullion Reinforcement

THIS REINFORCING DESIGN CONSIDERS WIND LOADING ON THE COMBINATION AND DEAD LOAD FOR PELLA PRODUCTS ONLY.		
MARK #	REINFORCEMENT TYPE	MAX. END LOAD
M1.1	PELLA 1/2" X 3/8" ALUMINUM (8 OZ/60)	326 LBS

NO CORNER MODIFIED STEEL REINFORCEMENT MUST BE PROVIDED AT CONNECTIONS. SEE PELLA DRAWING 1000-000-000 FOR MORE INFORMATION ON CONNECTIONS.

Abbreviations

ALUM.	= ALUMINUM	LBS.	= POUNDS	REQD.	= REQUIRED
B.O.T.	= BOTTOM	MAX.	= MAXIMUM	ROOF	= ROOF OPENING
B.T.	= BUTTERFLY	M.O.	= MASONRY	SC.	= SCREW
CL.R.	= CLEARANCE	M.O.	= MASONRY OPENING	SIM.	= SIMILAR
D.T.L.	= DETAIL	N.A.	= NOT APPLICABLE	TOT. FR.	= TOTAL FRAME
DM.	= DIMENSION	O.C.	= ON CENTER	V/G.	= VISIBLE GLASS
EQ.	= EQUAL	OP.	= ON POINT	WF.	= WINDOW FRAME
EQ. WOOD SCREW	OP.	OP.	= ON POINT	WO	= WINDOW OPENING
FR.	= FRAME				

Hatch Patterns

	PLYWOOD		BRICK		STEEL		FOAM SEALANT
	GYPSUM		CONCRETE		RIGID INSULATION		SOLID
	WOOD		CONCRETE BLOCK		GROUT		BATT INSULATION

Symbols

	T	= TEMPERED GLAZING		L	= LAMINATED		P	= PANEL
	I	= IMPACT GLAZING		O	= OBSCURE GLAZING		S	= SPANDELT
	FIELD	= FIELD MULLION INDICATOR			= PARTIAL BLOCKING			= SEALANT
		= DETAIL CUT			= CONTINUOUS BLOCKING			= BACKER ROD
	M -	= MULLION REINFORCEMENT			= SPRAY FOAM SEALANT			

Components & Cladding Design Pressures

CODE: ASCE 7-15 (IBC 2015, IBC 2018, IBC 2030)

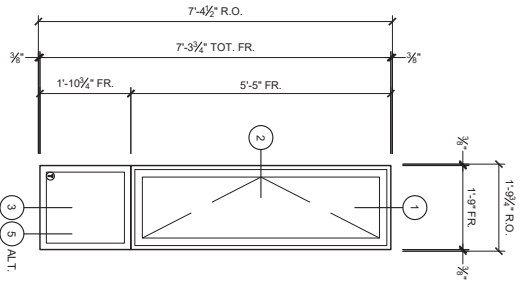
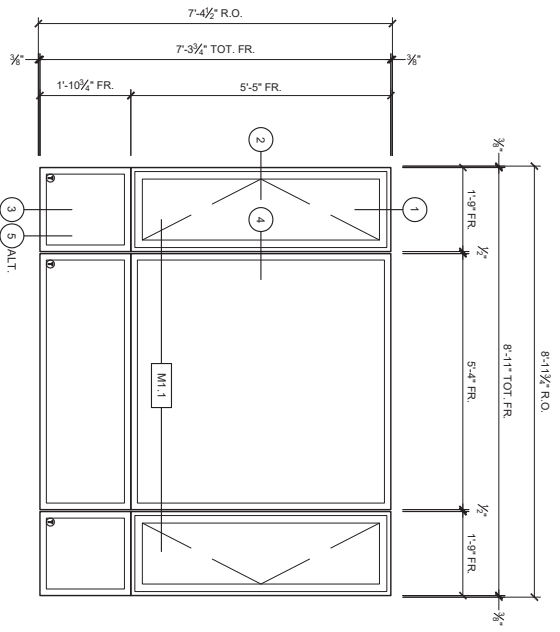
Mean Roof Height: 36'
 Max Wind Speed (W_{ref}): 135
 Exposure Category: B
 Building Class (per IBC): II
 Topographical Factor: 1

Zone	Area	Pressure	Notes
Zone 4	500	15.8	15.8
Zone 5	500	15.8	15.8

Note: The pressures are based on the standards and code requirements for wind loading on buildings. The pressures are based on the standards and code requirements for wind loading on buildings.

Special Notes

- CONFIRM THE FOLLOWING ITEMS ARE ACCEPTABLE WITH THE GENERAL CONTRACTOR AND PROJECT ARCHITECT:
 - INSTALLATION ACCESSORIES SUCH AS BLOCKING, SHIMS, FASTENERS, FLASHING TAPES, FLASHINGS, SEALANTS, INTERIOR TRIM OR FINISHES, AND WEATHER BARRIER ARE BY OTHERS UNLESS NOTED OTHERWISE.
 - FIELD VERIFY ALL DETAILS & DIMENSIONS.
 - ARCHITECT TO VERIFY SAFETY GLAZING & EGRESS REQUIREMENT.
 - CAUTION WHEN HANDLING PRODUCT. ALL PELLA PRODUCTS SHOULD BE KEPT VERTICAL DURING HANDLING AND STORAGE. ANY MISHANDLING COULD RESULT IN PRODUCT AND/OR MULLION FAILURE.
 - THE PELLA WINDOWS SHOWN IN THIS SHOP DRAWING UTILIZE A CUP METHOD OF INSTALLATION. IT IS REQUIRED THAT THE WINDOWS BE KEPT VERTICAL DURING HANDLING AND STORAGE. THE WINDOWS SHOULD BE KEPT VERTICAL AT THE TIME OF THE WINDOW INSTALLATION.
 - THE PELLA WINDOWS SHOWN IN THIS SHOP DRAWING UTILIZE A CUP METHOD OF INSTALLATION. IT IS REQUIRED THAT THE WINDOWS BE KEPT VERTICAL DURING HANDLING AND STORAGE. THE WINDOWS SHOULD BE KEPT VERTICAL AT THE TIME OF THE WINDOW INSTALLATION.
- DUE TO THE NATURE OF ANY REPAIR/REPLACE PROJECT, IT IS NECESSARY THAT THE ARCHITECT, ENGINEER OR CONTRACTOR VERIFY THE EXISTING STRUCTURE IS SOUND AND CAPABLE OF SUPPORTING THE NEW WINDOWS. THE CONTRACTOR MUST DETERMINE IF THE DETAILS SHOWN ON THESE DRAWINGS ARE ACCEPTABLE WITH THE EXISTING FLASHING FOR AN EFFECTIVE WATER MANAGED SYSTEM. ALSO, THE EXISTING WALL CONSTRUCTION MUST BE VERIFIED TO BE CAPABLE OF SUPPORTING THE NEW WINDOWS. ANY WATER PENETRATION MUST BE REPAIRED PRIOR TO INSTALLING THE NEW WINDOWS.



None Assigned 6 QTY

None Assigned 12 QTY

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

SPECIFICATIONS

Line #	Quote No.	Room Location	Windowset Name	Operation / Venting	Exterior Material Type	Wood Frame Type	Base Frame Depth	Exterior Paint Grade	Exterior Color	Interior Finish	Glazing Type	Insulated Type	Glass Strength	Insulated Glass Options	Low-E Glass Style	Gas Filled	Attachment Method	Jamb Extended Wall Depth	Exterior Finish	Exterior Sash / Panel Profile	Interior Sash / Panel Profile	Hardware Type	Hardware Style	Hardware Finish	Screen Option	Screen Color	Screen Cloth		
10	8653577	None Assigned	Support Products Traditional Redange	Fixed Frame	Clad	Pine	5"	Standard Enduracal	Brown	Primed	Insulated	Dual	Tempered	Low-E	Advanced Low-E Insulating Glass	Argon	6" Installation Clips	3 11/16"	Painted	Ogee	Ogee	Wash Hinge Hardware	Fold-Away Crank	White	Full Screen	White	In/View(R)		
10	8653577	None Assigned	Architect Traditional Casement	Left	Clad	Pine	5"	Standard Enduracal	Brown	Primed	Insulated	Dual	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	6" Installation Clips	3 11/16"	Painted	Ogee	Ogee	Wash Hinge Hardware	Fold-Away Crank	White	Full Screen	White	In/View(R)		
10	8653577	None Assigned	Support Products Traditional Redange	Fixed Frame	Clad	Pine	5"	Standard Enduracal	Brown	Primed	Insulated	Dual	Tempered	Low-E	Advanced Low-E Insulating Glass	Argon	6" Installation Clips	3 11/16"											
10	8653577	None Assigned	Support Products Traditional Redange	Fixed Frame	Clad	Pine	5"	Standard Enduracal	Brown	Primed	Insulated	Dual	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	6" Installation Clips	3 11/16"											
10	8653577	None Assigned	Support Products Traditional Redange	Fixed Frame	Clad	Pine	5"	Standard Enduracal	Brown	Primed	Insulated	Dual	Tempered	Low-E	Advanced Low-E Insulating Glass	Argon	6" Installation Clips	3 11/16"											
10	8653577	None Assigned	Architect Traditional Casement	Right	Clad	Pine	5"	Standard Enduracal	Brown	Primed	Insulated	Dual	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	6" Installation Clips	3 11/16"	Painted	Ogee	Ogee	Wash Hinge Hardware	Fold-Away Crank	White	Full Screen	White	In/View(R)		
45	8653577	None Assigned	Support Products Traditional Redange	Fixed Frame	Clad	Pine	5"	Standard Enduracal	Brown	Primed	Insulated	Dual	Tempered	Low-E	Advanced Low-E Insulating Glass	Argon	6" Installation Clips	3 11/16"											
45	8653577	None Assigned	Architect Traditional Casement	Left	Clad	Pine	5"	Standard Enduracal	Brown	Primed	Insulated	Dual	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	6" Installation Clips	3 11/16"	Painted	Ogee	Ogee	Wash Hinge Hardware	Fold-Away Crank	White	Full Screen	White	In/View(R)		

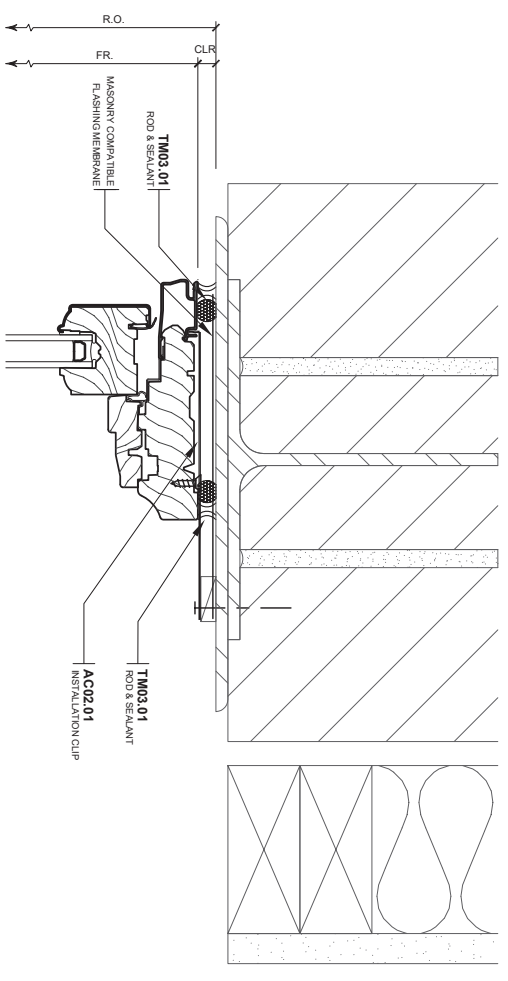
NOTE: CUSTOM ATTRIBUTES (IF ANY) WILL BE NOTED UNDER THE ELEVATION LABEL

REV.	DATE:	REV.	DATE:
1	-	1	-
2	-	2	-
3	-	3	-
4	-	4	-
5	-	5	-
6	-	6	-

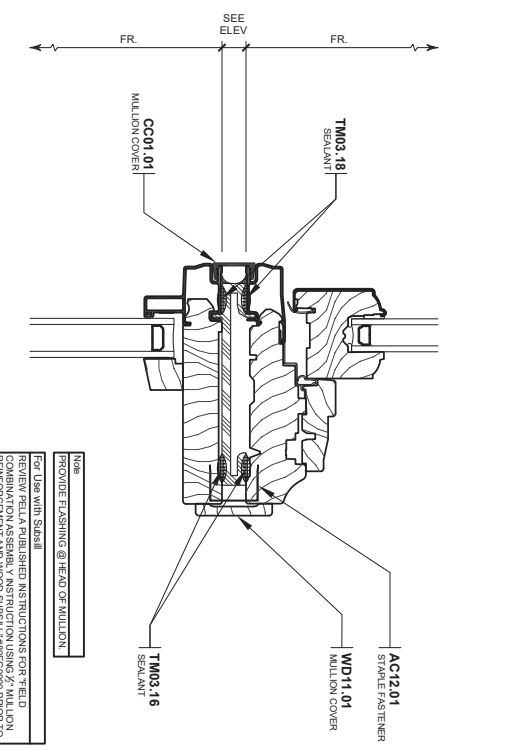
ARCHITECTURAL SUPPORT SERVICES DEPARTMENT
Window and Door Installation Solutions
Pella Corporation
 Pella, Iowa

PRELIMINARY DRAWING FOR
RITZ CARLTON TRIPLE CROWN
 LOCATION: BOSTON MA
 ARCHITECT: ----

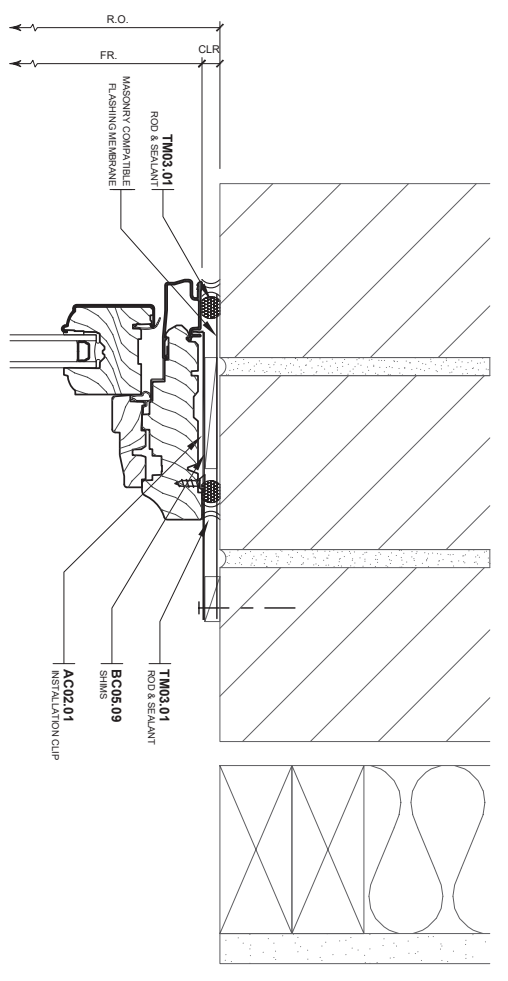
ORIGINAL: 3/17/17
 DRAWN BY: TWS
 CHECKED BY: DG
 Project No.: 150507
 SHEET: 02 of 03



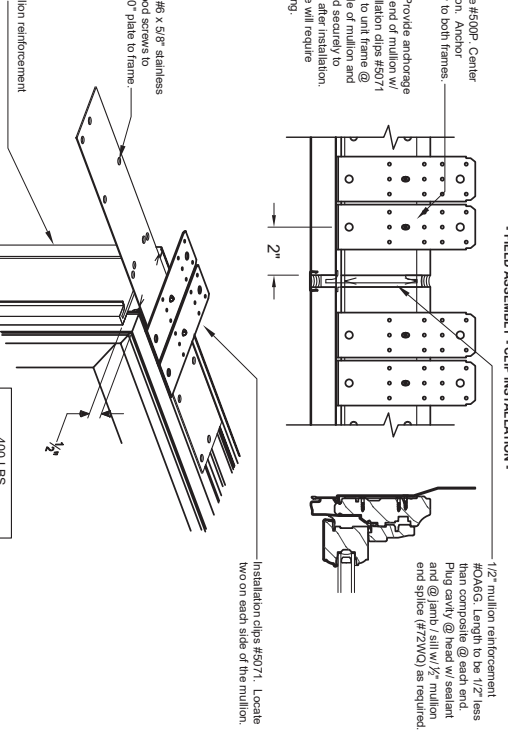
1 HEAD
REF. ARCH. DWG. -



4 FIELD MULLION
REF. ARCH. DWG. -



2 JAMB
REF. ARCH. DWG. -



5 SILL - ALTERNATIVE
REF. ARCH. DWG. -

DETAIL KEYNOTES

AC : ATTACHMENT COMPONENTS
AC02.01 INSTALLATION CLIP FIELD CUT AND BOND AS REQUIRED. ANCHOR TO UNIT WITH 018 X 8/16" SCREWS ANCHOR 2" FROM CUT TO WALL CONSTRUCTION (BASED ON MATERIAL CHIPS W/BE ATTACHED TO) STEEL STUD, #7, 7"FC ZINC SEL. FLASHING PAN RAINING SCREW CONCRETE BLOCK BRICK, 1/2" X 3/4" CORROSION RESISTANT HEAVY WELDED MASONRY SCREW CONCRETE BLOCK BRICK, 1/2" X 3/4" CORROSION RESISTANT HEAVY WELDED MASONRY SCREW AC12.01 1/2" x 1/2" x 1/2" (3/16" x 3/16" x 3/16") STAINLESS STEEL BRACKET AT 12" ON CENTER (MAXIMUM) EXTENDING OVER INSTALLATION CLIP LENGTH OF FRAME HEAD EXTENSION CORNING MULLION TOP AND BOTTOM (MAXIMUM) CENTERED AT 12" ON CENTER (MAXIMUM)

BC : BUILDING COMPONENTS (BY OTHERS)
BC05.02 LEVEL, OPENING SILL PRIOR TO UNIT INSTALLATION. PROVIDE IMPERVIOUS SHIMS 1/2" FROM EACH OPENING JAMB AND AT WINDOW MULLION AS REQUIRED FOR VENT. WINDOW AND SHIMS 50 MAXIMUM BC05.09 SHIM AND PLUMB UNITS AS PER INSTALLATION INSTRUCTIONS. DO NOT OVER SHIM

CC : MULLION COVERS
CC01.01 ALUMINUM MULLION COVER. SEE TYPICAL DETAIL T1. SEAL TO WALL CONSTRUCTION AT HEAD AND JAMBS. DO NOT SEAL VERTICAL MULLION COVERS AT SILL TO ALLOW FOR DRAINAGE OF INCIDENTAL MOISTURE

FC : FASTENING COMPONENTS
FC01.29 ANCHOR WINDOW SILL TO TOP OF SILL. AT FIELD JAMBS AND 12" ON CENTER (MAXIMUM) WITH CASEMENT AND DOUBLE-HUNG - 8/16" Z. SS02.01 CLIP. PLACE 2" FROM JAMBS / MULLIONS AND 12" ON CENTER (MAXIMUM)

FE : FRAME EXPANDERS / RECEPTORS
FE04.02 - FRAME EXPANDER. DO NOT SEAL, BUT TIGHT EDGE TO WALL CONSTRUCTION

SS : SUBSILL / SILL PANS
SS01.10 CLAYWOOD SUBSILL. CUT TO TOTAL FRAME WIDTH. LEVEL AS REQUIRED FROM TO BACK AND END TO END. SEAL AND ANCHOR SECURELY TO OPENING SILL WITH CORROSION RESISTANT SCREWS AT 2" FROM ALL JOINTS IN THE SUBSILL. MUST BE SEALED.

TM : THERMAL AND MOISTURE PROTECTION
TM03.01 WATER RESISTANT BACKER ROD AND SEALANT TM03.16 CONTINUOUS SEALANT TM03.18 CONTINUOUS SEALANT WD11.01 INTERIOR MULLION COVER

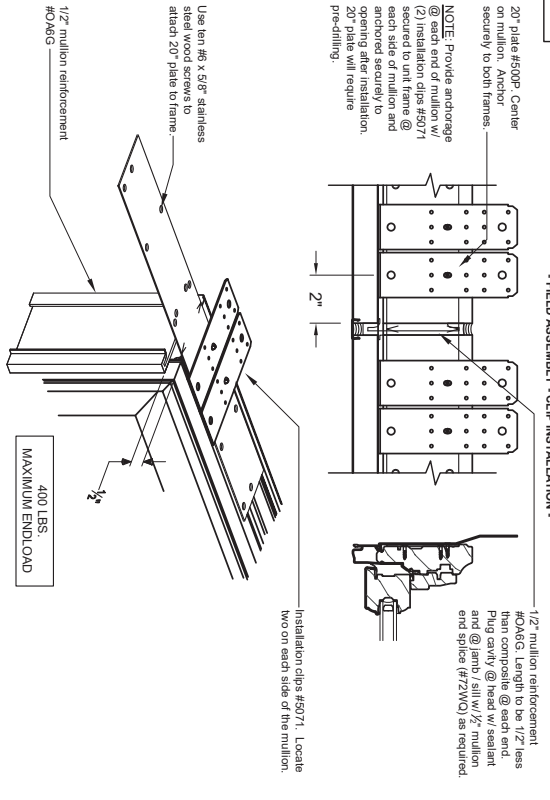
WD : WINDOW ACCESSORIES
WD11.01 INTERIOR MULLION COVER

SEALANT NOTE
FIELD WINDOW AND DOUBLE INSTALLATION. SEALANT FOR EQUALIZER IS 3M D920 (CLASS 25, 3404, 303) AND 3M 6033 (QUALIFIED SEALANT)

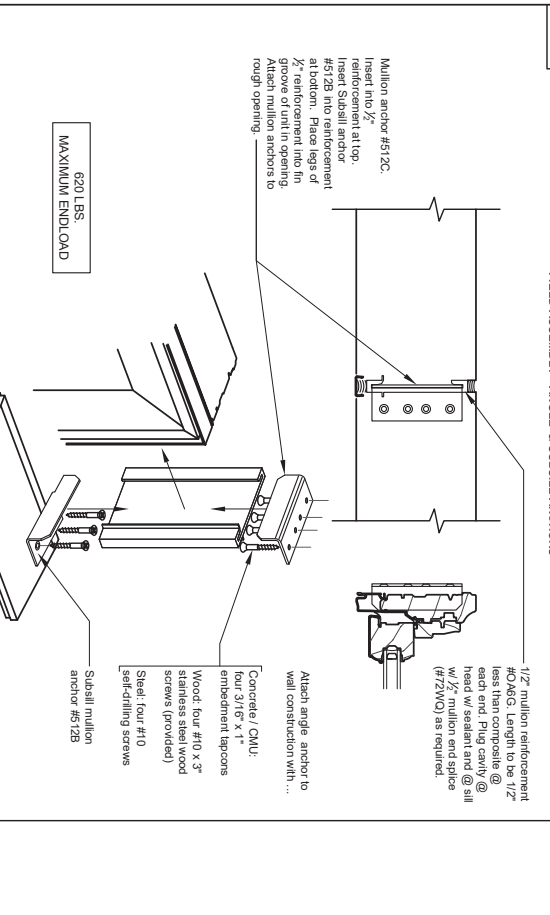
VERIFY FLASHING REQUIREMENTS
NOTE: THE DETAILS SHOWN ON THIS SHEET WERE PREPARED BASED ON THE DETAILS SHOWN ON THE ARCHITECTURAL DRAWINGS. THE ARCHITECT AND/OR CONTRACTOR MUST REVIEW THE WALL FLASHING FOR A WATER MANAGED SYSTEM.

VERIFY EXISTING CONSTRUCTION
REVIEW ALL EXISTING CONSTRUCTION FOR OPENING SIZE & SQUARE EQUALITY OF EXISTING MATERIALS. CONFIRM THAT THE PROPOSED DETAILS WALL COMPLY W/ EXISTING FLASHING TO PROVIDE EFFECTIVE WATERMANAGED SYSTEM.

FIELD ASSEMBLED 1/2" x 3-9/16" MULLION w/ CLIP
TYPICAL DETAILS APPLY UNLESS OTHERWISE SPECIFIED



FIELD ASSEMBLED 1/2" x 3-9/16" MULLION
TYPICAL DETAILS APPLY UNLESS OTHERWISE SPECIFIED



FIELD ASSEMBLED 1/2" x 3-9/16" MULLION
TYPICAL DETAILS APPLY UNLESS OTHERWISE SPECIFIED

ARCHITECTURAL SUPPORT SERVICES DEPARTMENT
Window and Door Installation Solutions
Pella Corporation
Pella, Iowa

11/18/23

REV.	DATE	BY	CHKD
1			
2			
3			
4			
5			

PRELIMINARY DRAWING FOR
RITZ CARLTON TRIPLE CROWN
LOCATION: BOSTON MA
ARCHITECT: ---

ORIGINAL: 3-17-17
DRAWN BY: TNS
CHECKED BY: GG
Project No.: 150507
SHEET: 03 OF 03