Existing/Typical Balcony Construction
Upper Railing is Existing Construction that is 36" high with 6" spacing at the balusters.

Lower Railing is a Code Compliant Mock-Up that is 45" high with 4" spacing at the balusters.
**Other Profile Mock-Up**

*Existing Balcony Construction at Upper Location.*

*45° Railing at Lower Balcony Reduces Deeded Deck Space As Mounted.*
STANDARDS

EXISTING CONDITION

EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING, CLEAN TO COMMERCIAL BUILDING PROGRAM

EXISTING CONDITION

ANALYSIS, DWG LIST, NOTES

MIN. FRONT YARD SETBACK

MAX. HEIGHT (FEET)

MAX. HEIGHT (STORIES)

THAT SUPPLIED BY THE OWNER.

NOTE VOID WARRANTIES.

MAKE ALL FINAL CONNECTIONS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND

EQUIPMENT CONNECTION REQUIREMENTS.

AND LARGER SHALL BE INSULATED TO AT LEAST R-3.

AND MEASUREMENTS FOR THE WORK.

SUBMIT PRODUCT DATA FOR FIXTURES AND HARDWARE

ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE TO BE STORED NEATLY WITHIN THE SCOPE OF WORK AREA

ALL BID DESIGNATIONS SHOWN ON THE DRAWINGS ARE TO BE CONSULTED AND CONSIDERED TO BE AS ACCURATE, COMPLETE AND CORRECT AS POSSIBLE.

5. GENERAL NOTES:

4. GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ANY TENANT DESIGN AND

3. GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR INACCURACIES RESULTING FROM FAILURE TO DO SO.

2. GENERAL CONTRACTOR SHALL VERIFY THE DIMENSIONS SHOWN ON THE DRAWINGS BEFORE LAYING OUT THE WORK, AND SHALL BE RESPONSIBLE FOR ANY ERRORS OR INCURRANCES RESULTING FROM FAULTY TO DO SO.

1. GENERAL CONTRACTOR SHALL DESIGN AND BE RESPONSIBLE FOR ALL PANEL CONTROL AND CIRCUIT DESIGN AND FOR

13.3.

" AND LARGER SHALL BE INSULATED TO AT LEAST R-3.

13.1.

" AND LARGER SHALL BE INSULATED TO AT LEAST R-3.

12. ALL DIMENSIONS ARE TO INSIDE FACE OF WALLS.

11.1.

BETWEEN THE JAMB FRAME AND THE ADJACENT PERPENDICULAR WALL.

10.5.

AND 711.2.4.3 - REFER TO DETAIL ON A-20

8.

AND 711.2.4.3 - REFER TO DETAIL ON A-20

7.2.

BEFORE PROCEEDING WITH THE WORK.

7.1.

CONSULT WITH THE ARCHITECT OR ENGINEER BEFORE PENETRATING ANY JOISTS, BEAMS, OR OTHER

11.1.1.

11.1.2.

THE OWNER PRIOR TO CONSTRUCTION

ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE TO BE STORED NEATLY WITHIN THE SCOPE OF WORK AREA

10.4.

8.3. HORIZONTAL SEPARATION BETWEEN DWELLING UNITS: 1 HOUR IN A TYPE V.A BUILDING PER 420

8.2.

5.

PLUMBING: 248 CMR BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS - UNIFORM STATE PLUMBING

4.

MECHANICAL: INTERNATIONAL MECHANICAL CODE 2015 W/ AMENDMENTS

3.

FIRE PROTECTION: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE CMR 527 1.00 - 2012 NFPA 1: FIRE CODE

2.

BUILDING CODE 2015, INTERNATIONAL RESIDENTIAL CODE 2015 AND THE 2015 INTERNATIONAL EXISTING BUILDING

1.

INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018

MASSACHUSETTS ENERGY STRETCH CODE, CHAPTER 4 - RESIDENTIAL ENERGY EFFICIENCY - RESIDENTIAL BUILDINGS,

APPLICABLE CODES:

ENERGY REQUIREMENTS

Crane, Ender 2019

APPLICABLE CODES:

" AND LARGER SHALL BE INSULATED TO AT LEAST R-3.

THE WORK INCLUDING THOSE CONDITIONS NOT COVERED BY SPECIFIC DETAILS.

WHERE APPLICABLE, EXISTING SPRINKLER HEADS ALARM SYSTEM AND DETECTORS ARE TO REMAIN. MODIFY

REQUIREMENTS

4. GENERAL CONTRACTOR SHALL SIGN AND DATE THE COMPLETED PRE-CONSTRUCTION PHOTO DOCUMENTATION

1. GENERAL NOTES:

13.1.3.2.2 IN A 4 CU. FT. BURIAL UNIT. THE WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL

ON THE DRAWINGS OR WHERE SPECIFICATIONS REQUIRE.

8.5.

1.2.1.1 FROM A 2 CU. FT. BURIAL UNIT.

3.

1.2.1.1 FROM A 2 CU. FT. BURIAL UNIT.

1.2.1.1 FROM A 2 CU. FT. BURIAL UNIT.

8.4.

1.1.1.

6.3 HORIZONTAL SEPARATION BETWEEN DWELLING UNITS: 1 HOUR IN A TYPE V.A BUILDING PER 420

6.1.

METHODS. THE CONTRACTOR IS TO COORDINATE ALL SUBCONTRACTORS TO COMPLETE THE FULL SCOPE OF

5.

THE WORK.

THE WORK.

THE WORK.

THE WORK.

THE WORK.

THE WORK.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PANEL CONTROL AND CIRCUIT DESIGN AND FOR

THE OWNER PRIOR TO CONSTRUCTION

ALL INTERIOR FINISHES AND PURLININGS ARE TO BE CLASS C, OR RATED AS RATED AND ARE TO COMPLY WITH

MANUFACTURER'S SPECIFICATIONS.

MANUFACTURER'S SPECIFICATIONS.

MANUFACTURER'S SPECIFICATIONS.

13.

12.1.

12.3.

11.1.

10.

9.

8.

7.

6.3 HORIZONTAL SEPARATION BETWEEN DWELLING UNITS: 1 HOUR IN A TYPE V.A BUILDING PER 420

6.2.

6.

5.

4.

3.

2.

1.

This project is part of a comprehensive rehabilitation of 145 Pinckney Street in Boston, Massachusetts, undertaken by the owner, George F. Sennott, Jr. The rehabilitation includes the replacement of all mechanical and electrical systems, as well as the installation of new construction and finishing systems. The project requires adherence to various codes and regulations to ensure compliance and safety. The rehabilitation aims to improve energy efficiency and sustainability, making the building more environmentally friendly. The project is expected to be completed within the specified timeframe, with close collaboration between the owner, project manager, and various subcontractors to achieve the desired outcome.
EXTERIOR DECK GUARDRAIL DETAIL
SCALE: 1 1/2" = 1'-0"

A-40
Proposed Details

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GUARDRAIL BASE
ATTACHMENT DETAIL
145 PINCKNEY STREET
BOSTON, MA 01826

SCALE: 1 1/2" = 1' - 0"

SUPERIOR RAILING 9P SERIES

MANUFACTURER’S SYSTEM IS TESTED AND CERTIFIED TO SUPPORT 50PLF UNIFORM OR 200LB CONCENTRATED SERVICE LOADS AS PER BUILDING CODE REQUIREMENTS.

BALCONY GUARDRAIL DETAIL
1

CIVIL No. 32024

WENTWORTH PARTNERS & ASSOCIATES
MANUFACTURER'S SYSTEM IS TESTED AND CERTIFIED TO SUPPORT 50PLF UNIFORM OR 200LB CONCENTRATED SERVICE LOADS AS PER BUILDING CODE REQUIREMENTS.

SCALE: 1/2" = 1'-0"
SUPERIOR RAILING 9P SERIES

MANUFACTURER'S SYSTEM IS TESTED AND CERTIFIED TO SUPPORT 50PLF UNIFORM OR 200LB CONCENTRATED SERVICE LOADS AS PER BUILDING CODE REQUIREMENTS.

SK-S6 SCALE: 1 1/2" = 1'-0"

BALCONY GUARDRAIL DETAIL

1

1

SK-S6

2

SK-S6

BALCONY GUARDRAIL DETAIL

SCALE: 1 1/2" = 1'-0"

MANUFACTURER'S SYSTEM IS TESTED AND CERTIFIED TO SUPPORT 50PLF UNIFORM OR 200LB CONCENTRATED SERVICE LOADS AS PER BUILDING CODE REQUIREMENTS.

BALCONY

SCALE: 1 1/2" = 1'-0"

MANUFACTURER'S SYSTEM IS TESTED AND CERTIFIED TO SUPPORT 50PLF UNIFORM OR 200LB CONCENTRATED SERVICE LOADS AS PER BUILDING CODE REQUIREMENTS.

BALCONY
MANUFACTURER'S SYSTEM IS TESTED AND CERTIFIED TO SUPPORT 50PLF UNIFORM OR 200LB CONCENTRATED SERVICE LOADS AS PER BUILDING CODE REQUIREMENTS.

SIMPSON TITEN HD 3/8"Ø x 4"

**PROOF I UTILIZATION (GOVERNING CASES) PER ANCHOR**

<table>
<thead>
<tr>
<th>Loading</th>
<th>Proof</th>
<th>Load</th>
<th>Capacity</th>
<th>( \frac{P}{C} ), ( % )</th>
<th>Status</th>
</tr>
</thead>
<tbody>
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<td>Tension</td>
<td>Concrete Breakout Failure</td>
<td>1,837</td>
<td>2,020</td>
<td>91%</td>
<td>OK</td>
</tr>
<tr>
<td>Shear</td>
<td>Concrete edge failure in direction y+</td>
<td>200</td>
<td>789</td>
<td>- / 26</td>
<td>OK</td>
</tr>
<tr>
<td>Combined tension and shear loads</td>
<td></td>
<td>0.909</td>
<td>0.253</td>
<td>5/3, 96%</td>
<td>OK</td>
</tr>
</tbody>
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**Base Detail**

**Plan View**
- 7/16" Ø Anchor hole - (4) total (for 3/8" Ø anchor)
- Base is welded to post
- Scale: 3" = 1'-0"
GUARDRAIL BASE ATTACHMENT DETAIL

145 PINCKNEY STREET
BOSTON, MA 01826

MANUFACTURER'S SYSTEM IS TESTED AND CERTIFIED TO SUPPORT 50PLF UNIFORM OR 200LB CONCENTRATED SERVICE LOADS AS PER BUILDING CODE REQUIREMENTS.

SIMPSON TITEN HD 3/8"Ø x 4"

PROOF I UTILIZATION (GOVERNING CASES) PER ANCHOR

<table>
<thead>
<tr>
<th>Loading</th>
<th>Proof Load</th>
<th>Capacity</th>
<th>P_n/ P_c [%]</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Tension Concrete Breakout Failure</td>
<td>1,925</td>
<td>2,191</td>
<td>88 / -</td>
<td>OK</td>
</tr>
<tr>
<td>Shear Concrete edge failure in direction y-</td>
<td>100</td>
<td>689</td>
<td>- / 15</td>
<td>OK</td>
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</tbody>
</table>

Loading

<table>
<thead>
<tr>
<th>Loading</th>
<th>P_n</th>
<th>P_c</th>
<th>ζ</th>
<th>Utilization P_n/ P_c [%]</th>
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<tbody>
<tr>
<td>Combined tension and shear loads</td>
<td>0.879</td>
<td>0.145</td>
<td>5/3</td>
<td>85</td>
<td>OK</td>
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