



11 Marlborough Street

BACK BAY — BOSTON

COVERSHEET

9-11 Marlborough Street

Back Bay — Boston — Massachusetts

PAYNE | COLLINS
 18 Worcester Square, Boston, MA 02118
 Tel: 617.308.4887
 Tel: 617.694.2757

Revision No.	Date

Date: June 8, 2023
 Project Number: RP/PC
 Checked By: N/A
 Scale: N/A

11 MARLBOROUGH LLC
 89 Beacon Street
 Boston, Massachusetts 02108





1 EXISTING MARLBOROUGH STREET ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED ROOF HATCH
(N) LOW-PROFILE COPPER CLAD "FLAT-SEAM" ROOF HATCH (INBOARD OF DECK RAILING BEHIND CHIMNEY)
NOTE: REVIEW MOCK-UP ON SITE AND PHOTOGRAPHS

(N) CUT AND REPOINT 100% OF CHIMNEYS (ALL SIDES) WITH NEW COPPER REGLET CUT INTO BRICK COURSING AND (4) FOUR "DEVONSHIRE" CLAY CHIMNEY POTS

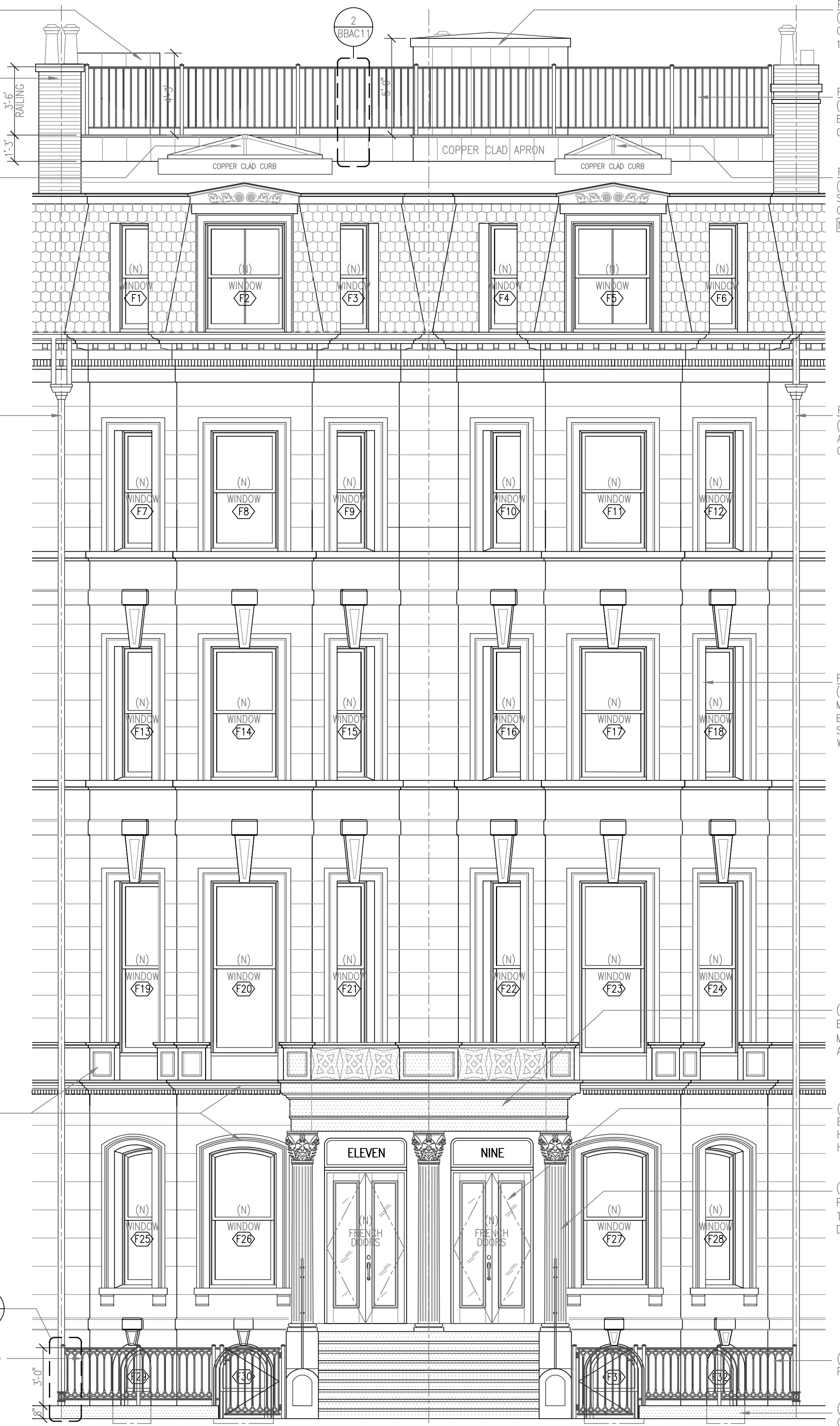
PROPOSED SKYLIGHT
(N) 9'-0"x12'-0" LOW-PROFILE PYRAMIDAL SHAPED SKYLIGHT WITH 3:12 PITCH. BLACK EXTERIOR WITH COPPER CLAD CURB
NOTE: REVIEW MOCK-UP ON SITE AND PHOTOGRAPHS

PROPOSED GUTTER AND DOWNSPOUT
(N) 20 OZ (99.9%cu) COPPER GUTTER, DOWNSPOUT AND LEADERS WITH 6"H EXPOSED CAST-IRON RECEIVER CONNECTOR AT GRADE PAINTED BLACK

(N) RESTORE FRONT FACADE: REPAIR AND RESTORE ALL HISTORIC DETAILING (BANDS, WINDOW FRAMES AND CORNICES) AT DETERIORATED BROWNSTONE FOR SEAMLESS REPAIR WITH MIMIC TINTED HC-69. NOTE: CUT OUT REVEALS OF STONE COURSING AND PROVIDE SMOOTH TEXTURE. PROVIDE MOCKUP FOR PCD REVIEW AND APPROVAL.

PREFERRED MASON: ALPHA MASONRY
TELEPHONE: (617) 710-9101 FRANK WOULFE

(N) 36"H DECORATIVE IRON GARDEN FENCE. GALVANIZED PAINTED GLOSS BLACK



2 PROPOSED MARLBOROUGH STREET ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATOR OVERRIDE
(N) 60"H ELEVATOR OVERRIDE (LOWEST ALLOWED PER CODE) WITH "FLAT-SEAM" COPPER CLADDING INCLUDING 1'x3' COPPER VENT AT EAST SIDE

PROPOSED ROOF DECK RAILING
(N) 42"H IRON RAILING, GLAZANIZED PAINTED GLOSS BLACK WITH PERIMETER "FLAT-SEAM" COPPER APRON TO CONCEAL DECK STRUCTURE (AT FRONT AND REAR)

PROPOSED SKYLIGHT
(N) 6'-0"x6'-0" LOW-PROFILE PYRAMIDAL SHAPED SKYLIGHT WITH 3:12 PITCH. BLACK EXTERIOR WITH COPPER CLAD CURB
NOTE: REVIEW MOCK-UP ON SITE AND PHOTOGRAPHS

PROPOSED GUTTER AND DOWNSPOUT
(N) 20 OZ (99.9%cu) COPPER GUTTER, DOWNSPOUT AND LEADERS WITH 6"H EXPOSED CAST-IRON RECEIVER CONNECTOR AT GRADE PAINTED BLACK

PROPOSED WOOD WINDOWS
(N) THIRTY TWO (32) BELISLE 1/1 DOUBLE-HUNG MAHOGANY WOOD WINDOWS WITH (N) MAHOGANY BRICKMOLD; PAINT GLOSS BLACK WITH (N) BLACK HALF SCREENS
WWW.BELISLEWINDOWS.COM

(N) PRECAST CONCRETE PORTICO, CORNICE, ENTABLATURE AND PIER PANELS (COLOR TINTED TO MATCH BROWNSTONE) DUPLICATE HISTORIC DETAILS AND DIMENSIONS OF ABUTERS AT 13-15

(N) MAHOGANY FRENCH DOORS AND TRANSOM WITHIN EXISTING OPENING. PAINT GLOSS BLACK WITH HANDPAINTED GOLD BUILDING LETTERING. DUPLICATE HISTORIC DETAILS OF ABUTERS AT 13-15

(N) PRECAST CONCRETE CORINTHIAN COLUMNS AND PILASTERS WITHOUT ANY HORIZONTAL SEAMS (COLOR TINTED TO MATCH BROWNSTONE) DUPLICATE HISTORIC DETAILS AND DIMENSIONS OF ABUTERS AT 13-15

(N) 36"H DECORATIVE IRON GARDEN FENCE. GALVANIZED PAINTED GLOSS BLACK

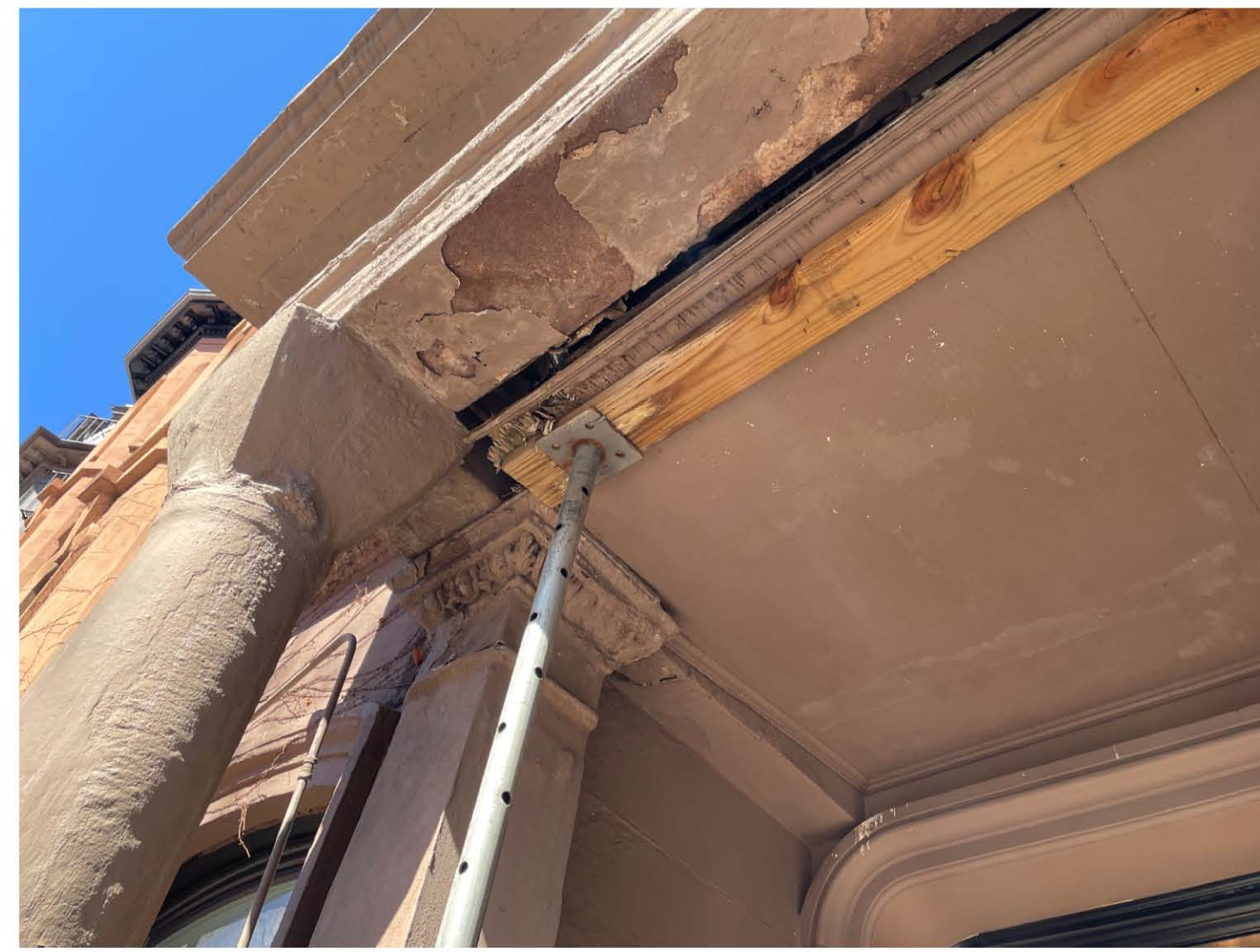
(N) PRECAST GARDEN CURB FABRICATED WITH CONCRETE (COLOR TINTED TO MATCH BROWNSTONE) DUPLICATE HISTORIC SHAPE AND DIMENSIONS OF ABUTERS AT 13-15

Revision No.	Date

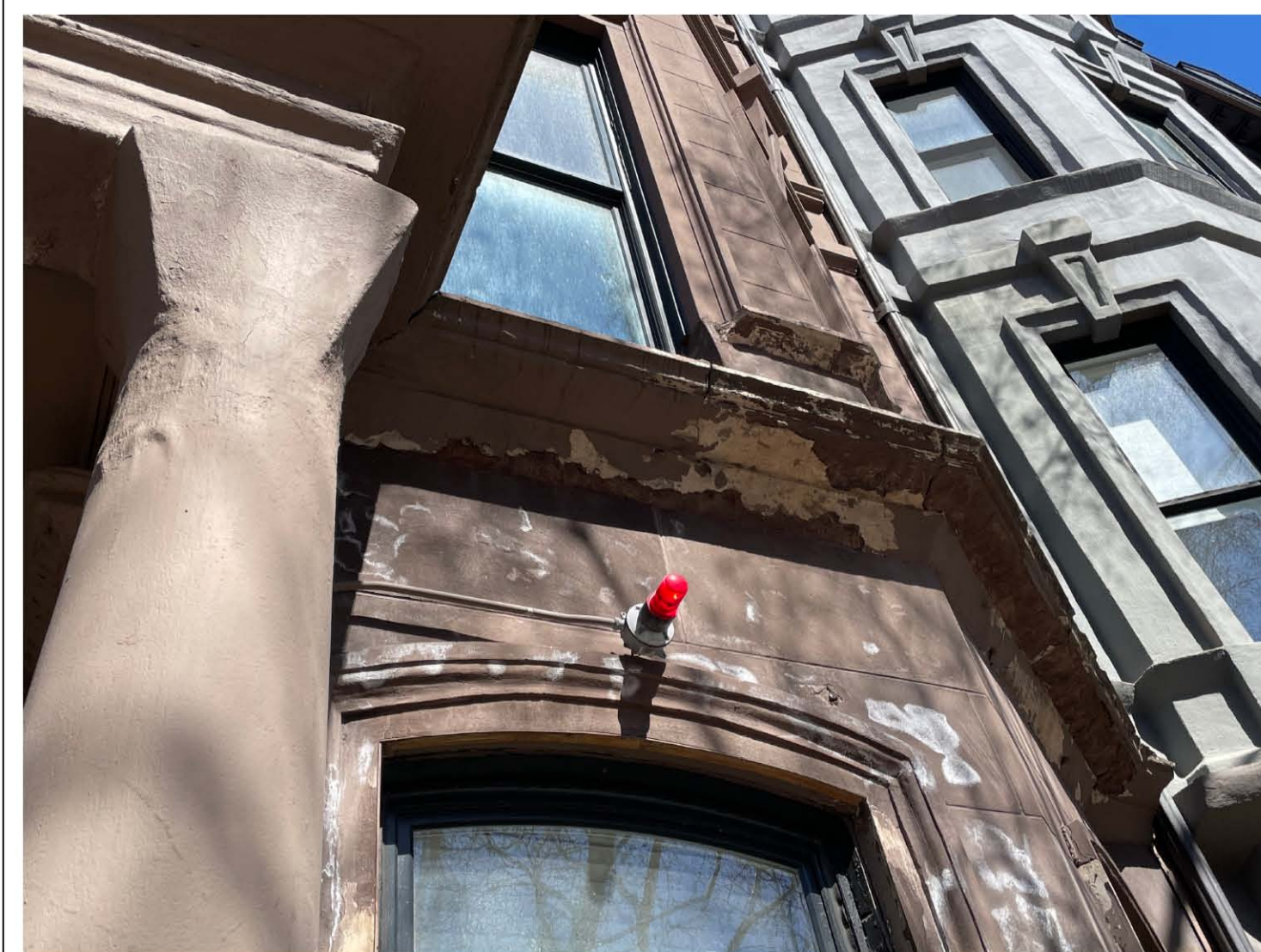




① PHOTO OF DETERIORATED FRONT STOOP



② PHOTO OF DETERIORATED COLUMN CAPITALS



③ PHOTO OF DETERIORATED FRONT FACADE



④ PHOTO OF DETERIORATED COLUMNS



⑤ PHOTO OF DETERIORATED FRONT ENTRANCE PORTICO



⑥ PHOTO OF INAPPROPRIATE METAL ENTRANCE DOOR



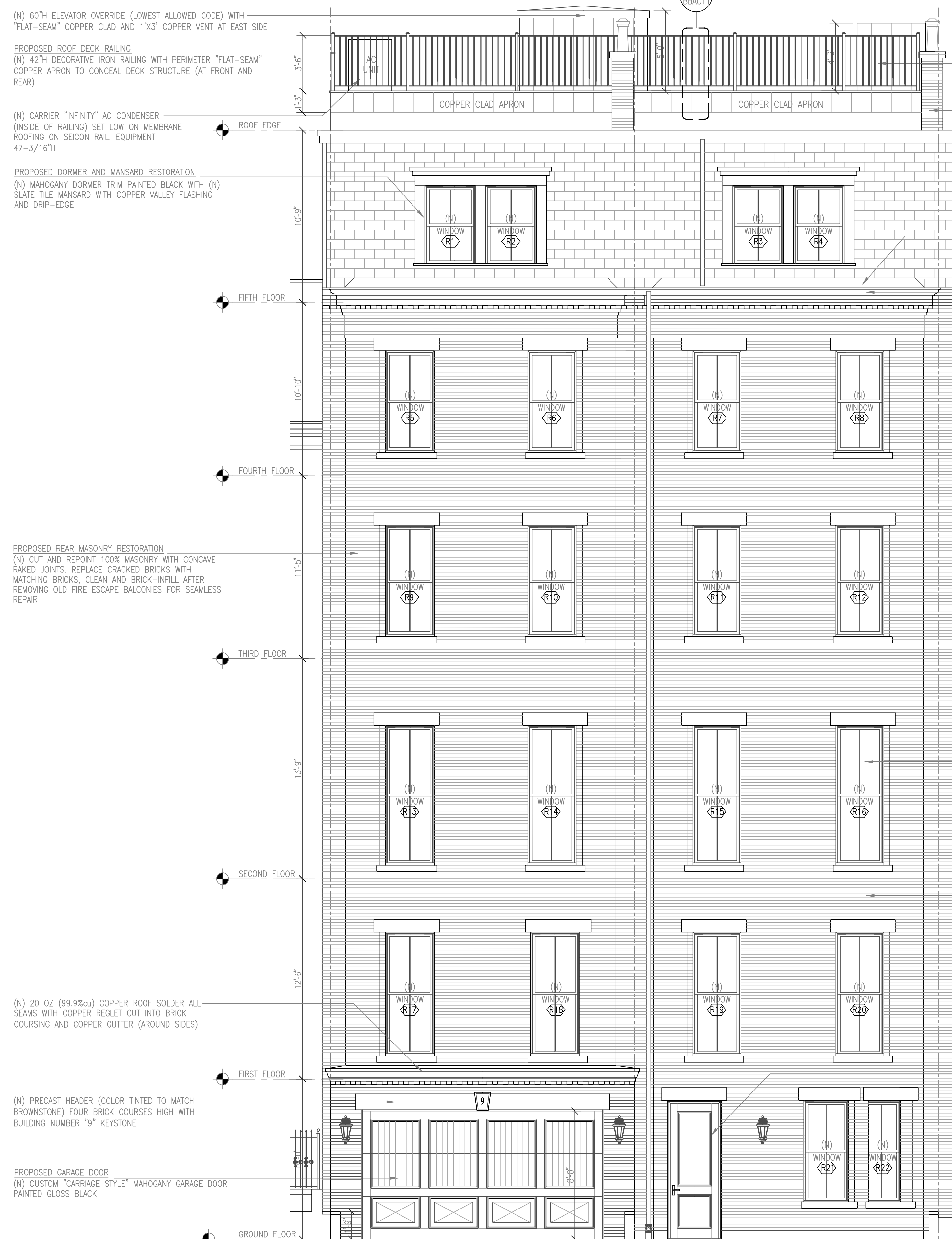
⑦ PHOTO OF INAPPROPRIATE NO. 11 LOWER DOOR



⑧ PHOTO OF INAPPROPRIATE NO. 9 LOWER DOOR



1 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED REAR MASONRY RESTORATION
(N) CUT AND REPOINT 100% MASONRY WITH CONCAVE RAKED JOINTS. REPLACE CRACKED BRICKS WITH MATCHING BRICKS, CLEAN AND BRICK-INFILL AFTER REMOVING OLD FIRE ESCAPE BALCONIES FOR SEAMLESS REPAIR.

PROPOSED DORMER AND MANSARD RESTORATION
(N) MAHOGANY DORMER TRIM PAINTED BLACK WITH (N) SLATE TILE MANSARD WITH COPPER VALLEY FLASHING AND DRIP-EDGE

PROPOSED ROOF DECK RAILING
(N) 42\"/>

(N) CARRIER \"INFINITY\" AC CONDENSER (INSIDE OF RAILING) SET LOW ON MEMBRANE ROOFING ON SEICON RAIL. EQUIPMENT 47-3/16\"/>

PROPOSED LOW-PROFILE ROOF HATCH
(N) \"FLAT-SEAM\" COPPER CLAD ROOF HATCH (INSIDE OF DECK RAILING)

(N) CUT AND REPOINT 100% OF CHIMNEY'S (ALL SIDES) WITH NEW COPPER REGLET CUT INTO BRICK COURSING AND (5) FIVE \"DEVONSHIRE\" CLAY CHIMNEY POTS

(N) 20 OZ (99.9%cu) COPPER BAY ROOF SOLDER ALL SEAMS WITH COPPER REGLET CUT INTO BRICK COURSING

PROPOSED GUTTER AND DOWNSPOUT
(N) 20 OZ (99.9%cu) COPPER GUTTER, DOWNSPOUT AND FASTENERS WITH 6\"/>

PROPOSED WOOD WINDOWS
(N) TWENTY TWO (2) BELISLE 2/2 DOUBLE-HUNG MAHOGANY WOOD WINDOWS WITH (N) MAHOGANY BRICKMOLD; PAINT GLOSS BLACK WITH (N) BLACK FALF SCREENS
WWW.BELISLEWINDOWS.COM

PROPOSED REAR MASONRY RESTORATION
(N) CUT AND REPOINT 100% MASONRY WITH CONCAVE RAKED JOINTS. REPLACE CRACKED BRICKS WITH MATCHING BRICKS, CLEAN AND BRICK-INFILL AFTER REMOVING OLD FIRE ESCAPE BALCONIES FOR SEAMLESS REPAIR

(N) MAHOGANY REAR DOOR WITHIN EXISTING DOOR OPENING INCLUDING (N) MAHOGANY BRICKMOLD. PAINT GLOSS BLACK
(REMEDIES VIOLATION)

(N) 20 OZ (99.9%cu) COPPER ROOF SOLDER ALL SEAMS WITH COPPER REGLET CUT INTO BRICK COURSING AND COPPER GUTTER (AROUND SIDES)

(N) PRECAST HEADER (COLOR TINTED TO MATCH BROWNSTONE) FOUR BRICK COURSES HIGH WITH BUILDING NUMBER \"9\" KEYSTONE

PROPOSED GARAGE DOOR
(N) CUSTOM \"CARRIAGE STYLE\" MAHOGANY GARAGE DOOR PAINTED GLOSS BLACK

Revision No.	Date





① PHOTO OF REAR ELEVATION



② PHOTO OF GROUND FLOOR REAR ELEVATION



③ PHOTO OF GROUND FLOOR ELEVATION LOOKING EAST



④ PHOTO OF DETERIORATED RETAINING WALL



⑤ PHOTO OF NO. 9 INAPPROPRIATE REAR DOOR



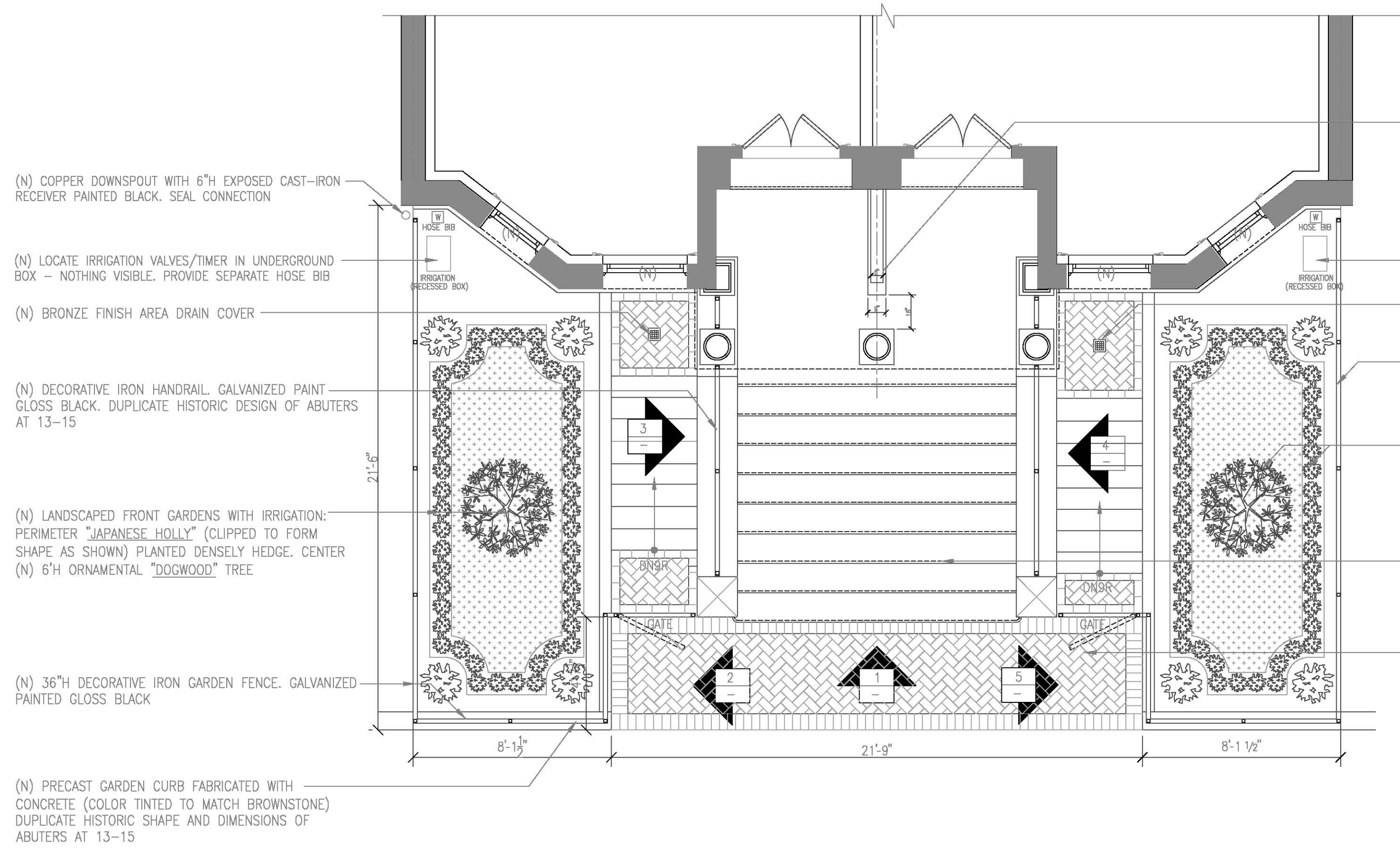
⑥ PHOTO OF NO. 11 DETERIORATED REAR HEADER



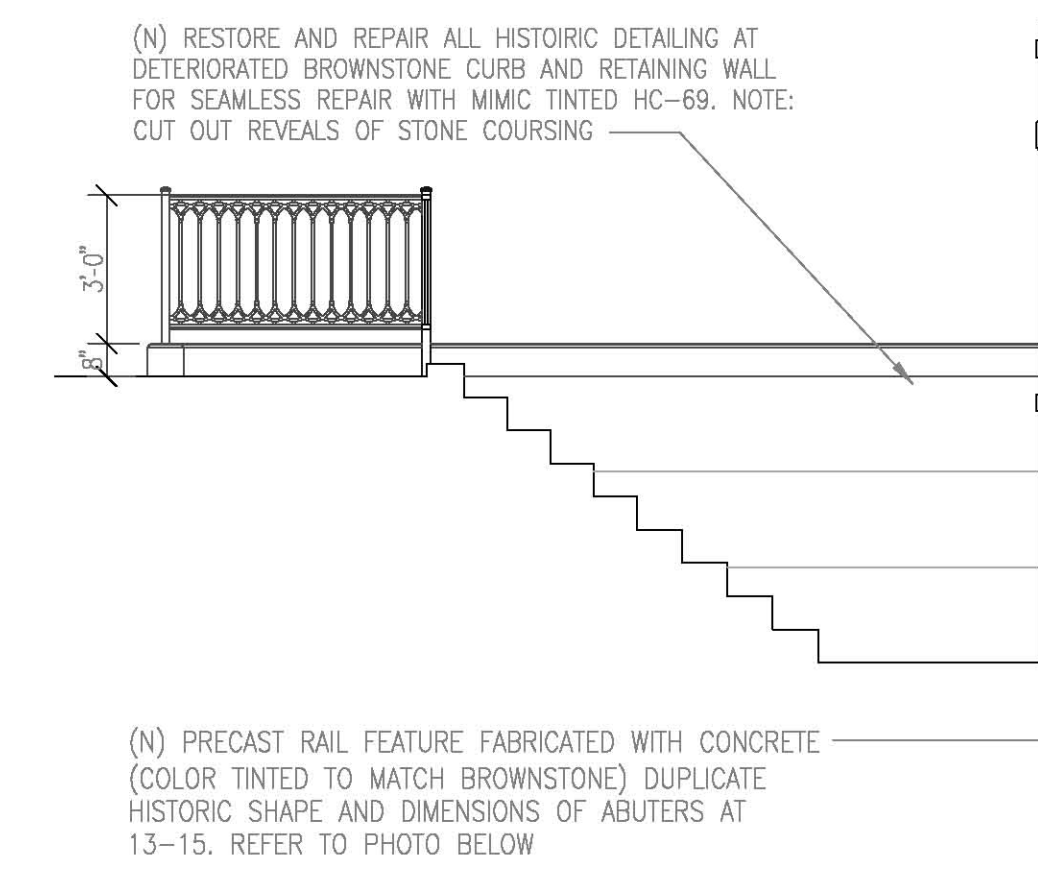
⑦ PHOTO OF DETERIORATED RETAINING WALL



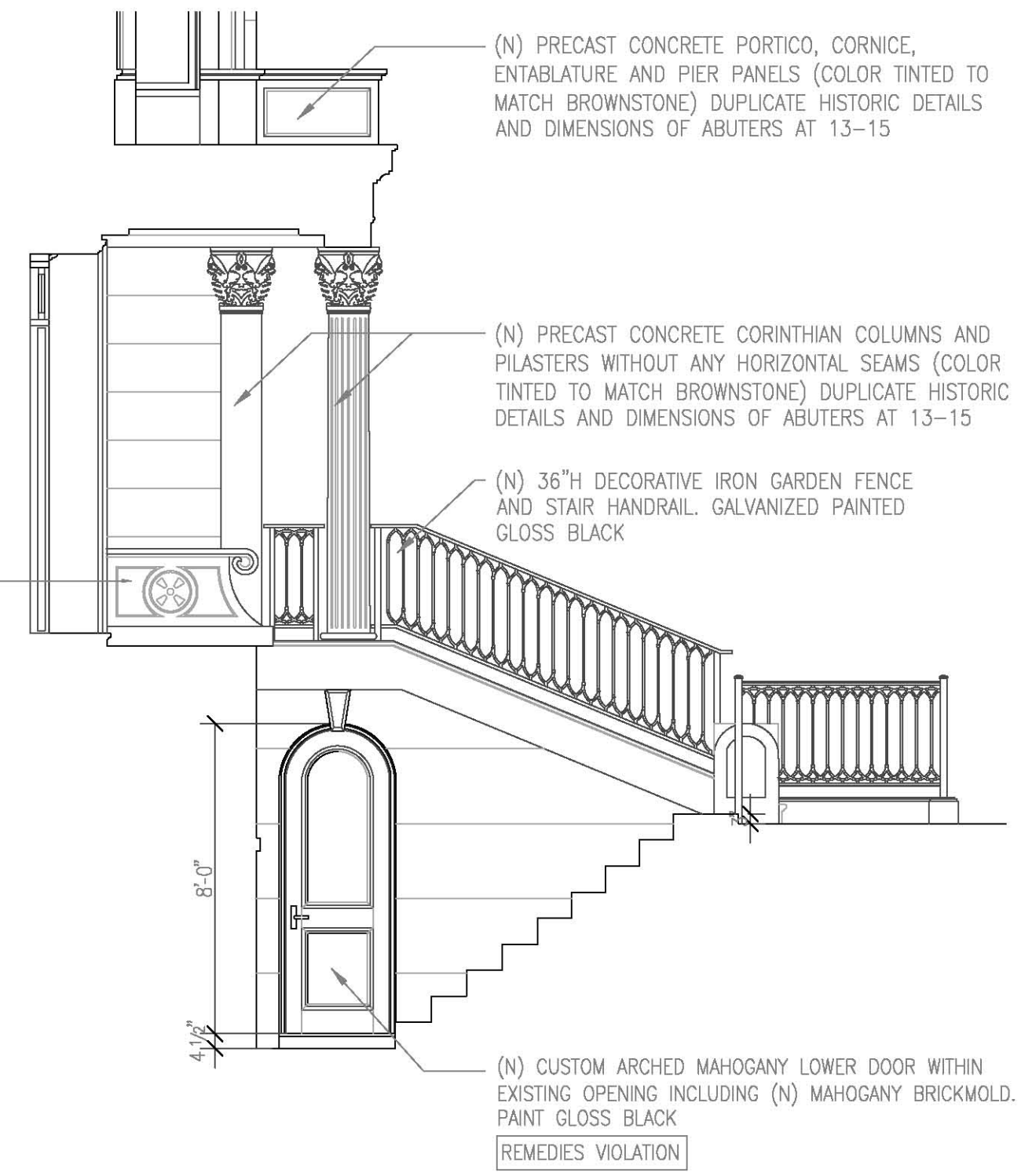
⑧ PHOTO OF DETERIORATED RETAINING WALL



1 PROPOSED FRONT GARDEN PLAN
SCALE: 1/4" = 1'-0"



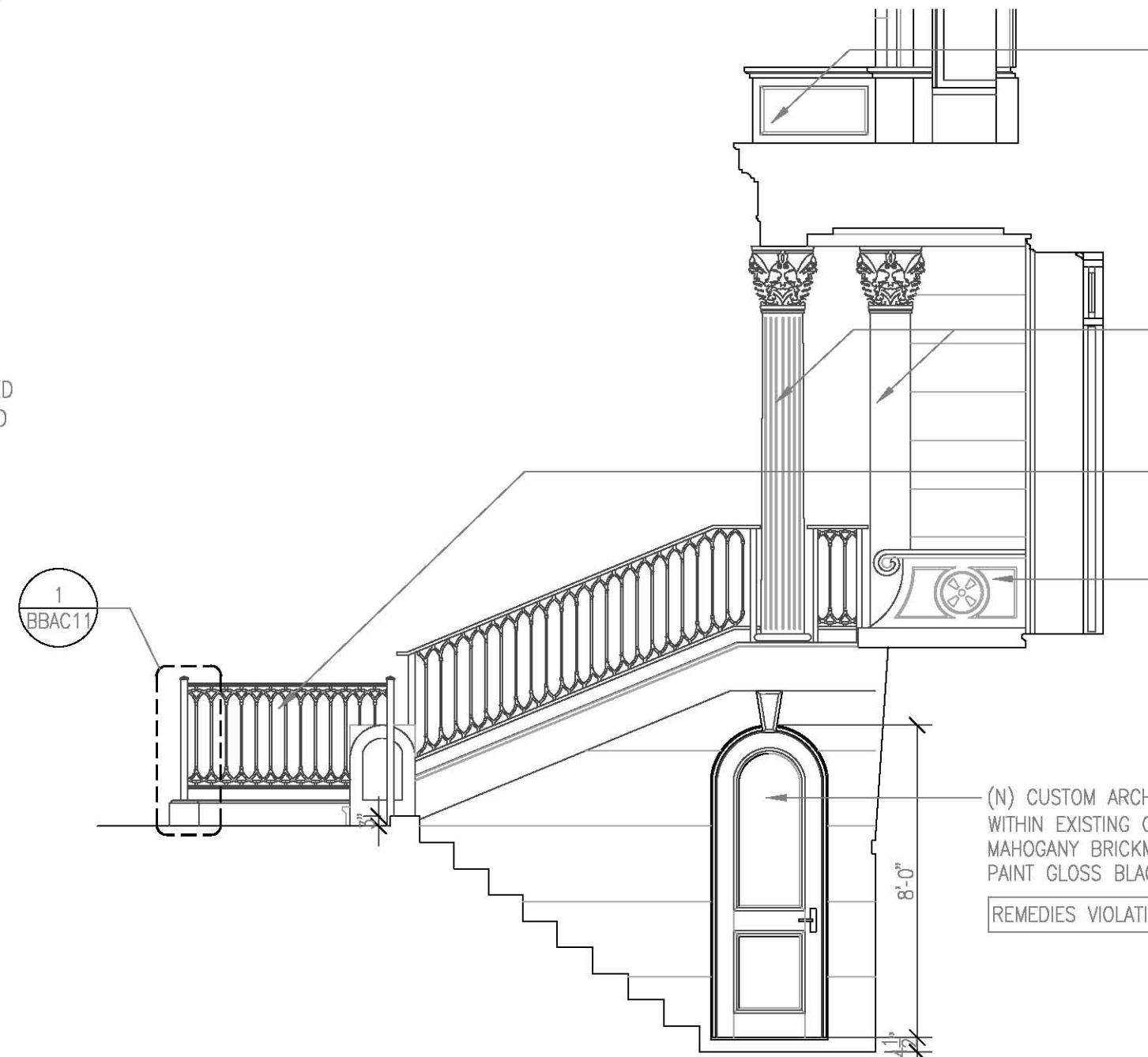
2 FRONT YARD LOOKING WEST TO GARDEN
SCALE: 1/4" = 1'-0"



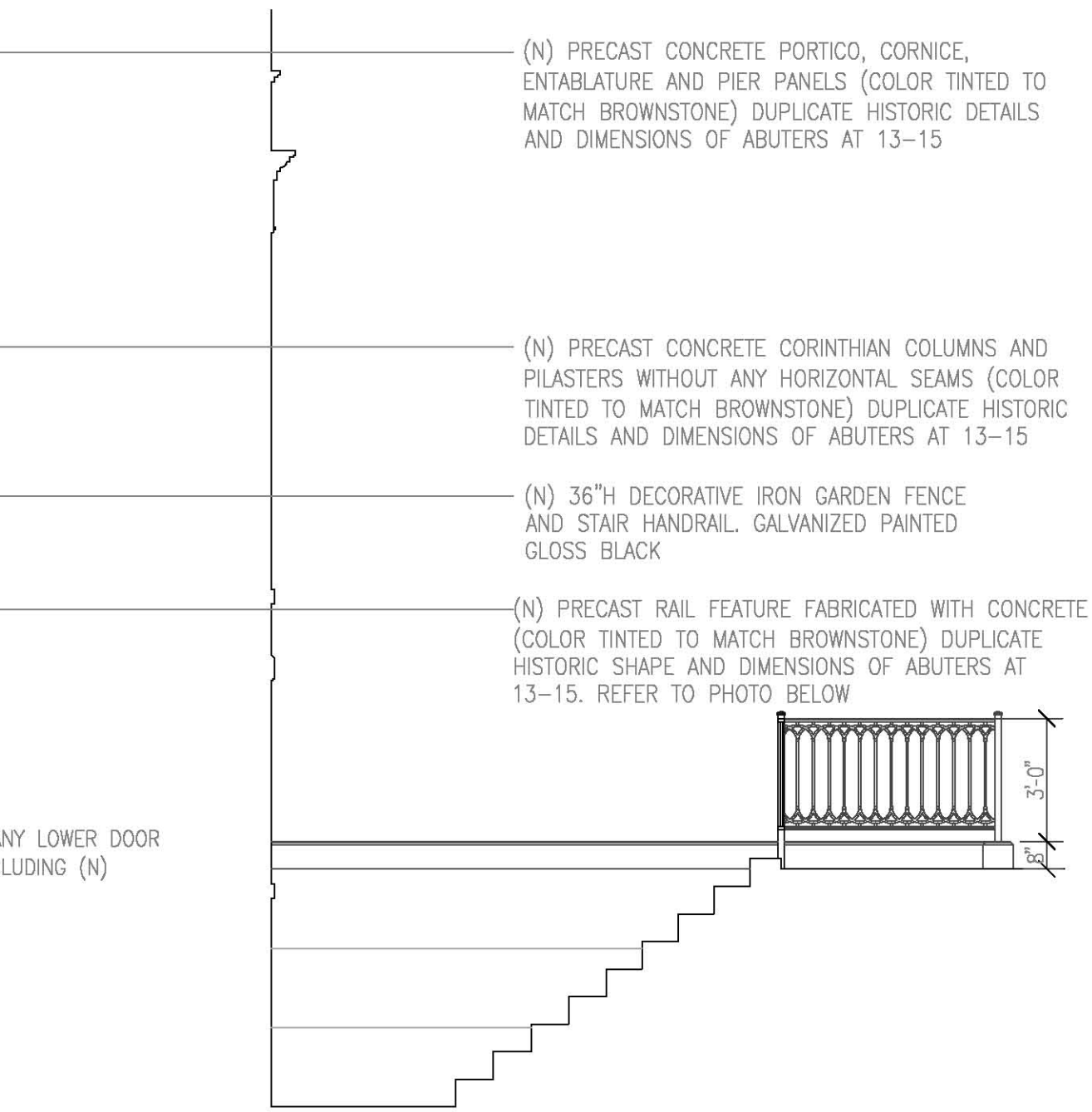
3 FRONT YARD LOOKING EAST TO STAIR
SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION LOOKING SOUTH
SCALE: 1/4" = 1'-0"



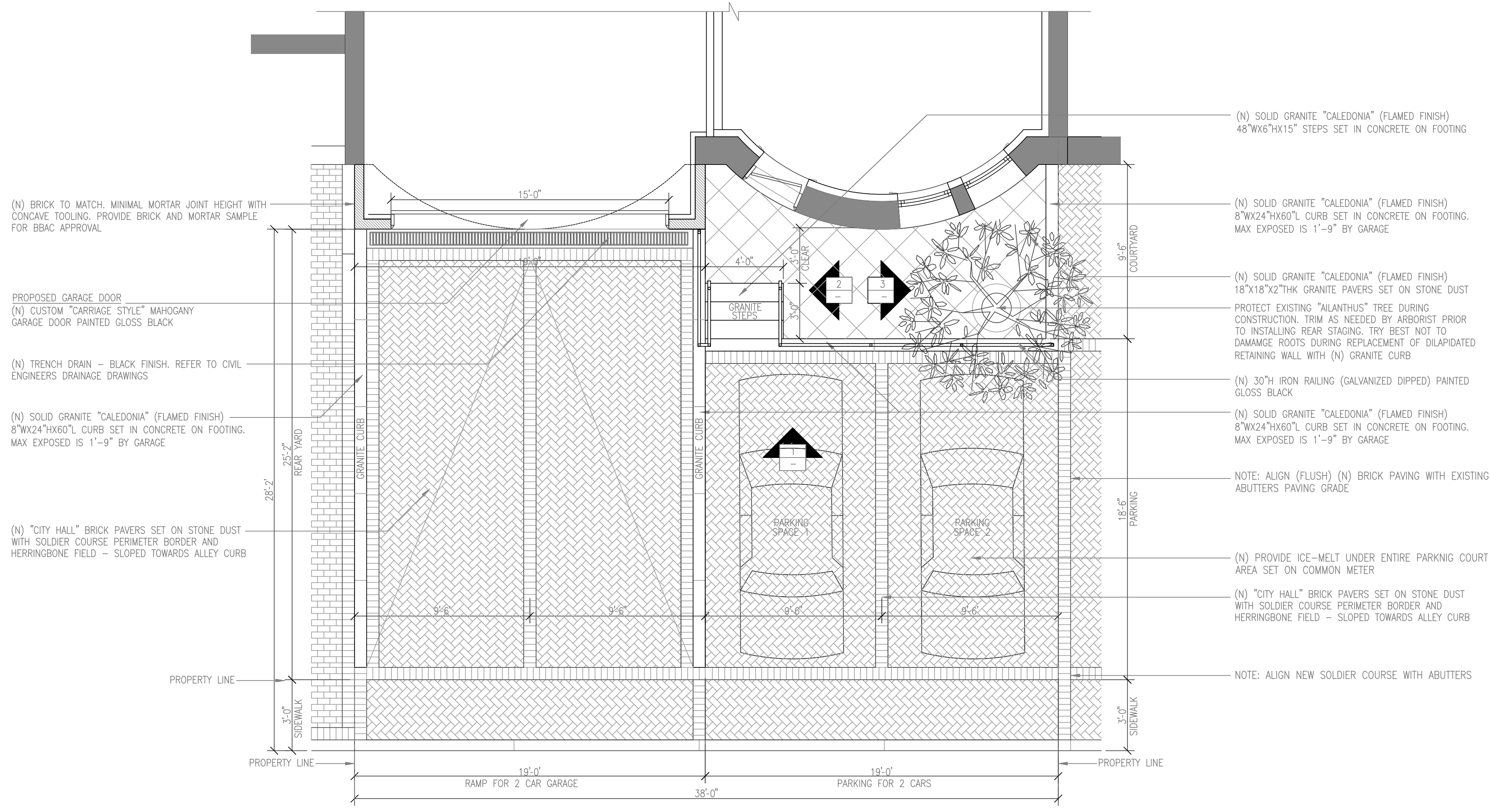
4 FRONT YARD LOOKING WEST TO STAIR
SCALE: 1/4" = 1'-0"



5 FRONT YARD LOOKING EAST TO GARDEN
SCALE: 1/4" = 1'-0"

Revision No.	Date





(N) BRICK TO MATCH. MINIMAL MORTAR JOINT HEIGHT WITH CONCAVE TOOLING. PROVIDE BRICK AND MORTAR SAMPLE FOR BBAC APPROVAL

PROPOSED GARAGE DOOR
(N) CUSTOM "CARRIAGE STYLE" MAHOGANY GARAGE DOOR PAINTED GLOSS BLACK

(N) TRENCH DRAIN - BLACK FINISH. REFER TO CIVIL ENGINEERS DRAINAGE DRAWINGS

(N) SOLID GRANITE "CALEDONIA" (FLAMED FINISH) 8"WX24"HX60"L CURB SET IN CONCRETE ON FOOTING. MAX EXPOSED IS 1'-9" BY GARAGE

(N) "CITY HALL" BRICK PAVERS SET ON STONE DUST WITH SOLDIER COURSE PERIMETER BORDER AND HERRINGBONE FIELD - SLOPED TOWARDS ALLEY CURB

(N) SOLID GRANITE "CALEDONIA" (FLAMED FINISH) 48"WX6"HX15" STEPS SET IN CONCRETE ON FOOTING

(N) SOLID GRANITE "CALEDONIA" (FLAMED FINISH) 8"WX24"HX60"L CURB SET IN CONCRETE ON FOOTING. MAX EXPOSED IS 1'-9" BY GARAGE

(N) SOLID GRANITE "CALEDONIA" (FLAMED FINISH) 18"x18"x2" THK GRANITE PAVERS SET ON STONE DUST

PROTECT EXISTING "ALANTHUS" TREE DURING CONSTRUCTION. TRIM AS NEEDED BY ARBORIST PRIOR TO INSTALLING REAR STAGING. TRY BEST NOT TO DAMAGE ROOTS DURING REPLACEMENT OF DILAPIDATED RETAINING WALL WITH (N) GRANITE CURB

(N) 30"H IRON RAILING (GALVANIZED DIPPED) PAINTED GLOSS BLACK

(N) SOLID GRANITE "CALEDONIA" (FLAMED FINISH) 8"WX24"HX60"L CURB SET IN CONCRETE ON FOOTING. MAX EXPOSED IS 1'-9" BY GARAGE

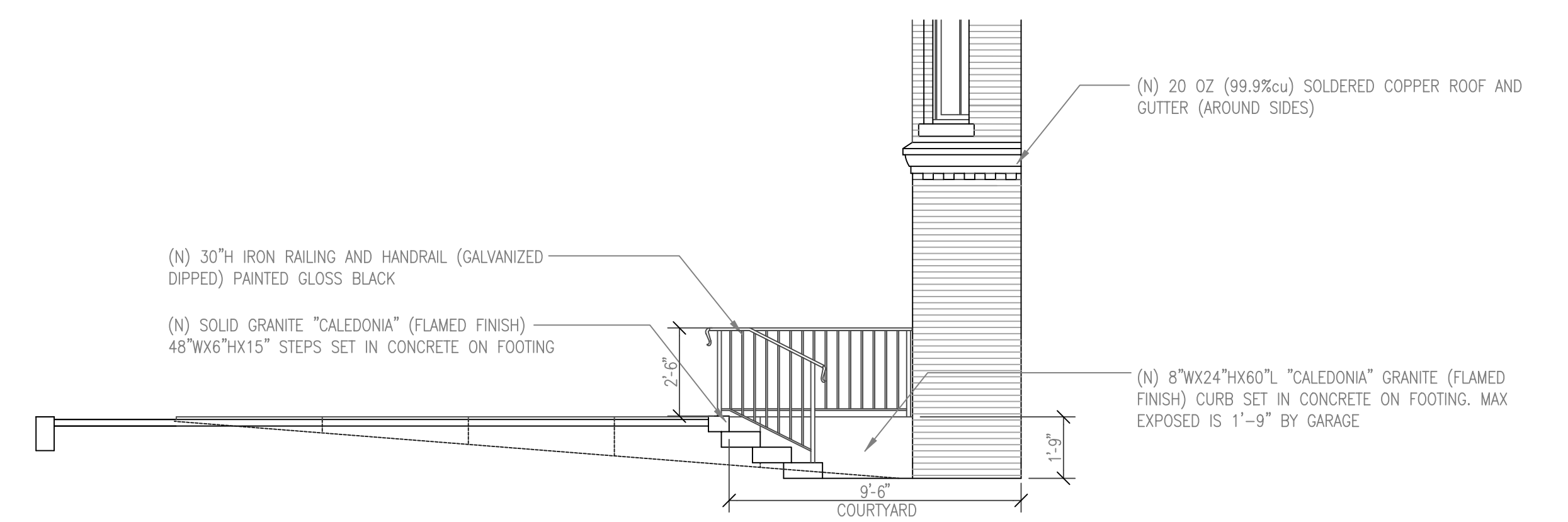
NOTE: ALIGN (FLUSH) (N) BRICK PAVING WITH EXISTING ABUTTERS PAVING GRADE

(N) PROVIDE ICE-MELT UNDER ENTIRE PARKING COURT AREA SET ON COMMON METER

(N) "CITY HALL" BRICK PAVERS SET ON STONE DUST WITH SOLDIER COURSE PERIMETER BORDER AND HERRINGBONE FIELD - SLOPED TOWARDS ALLEY CURB

NOTE: ALIGN NEW SOLDIER COURSE WITH ABUTTERS

1 PROPOSED REAR YARD PLAN
SCALE: 1/4" = 1'-0"



(N) 30"H IRON RAILING AND HANDRAIL (GALVANIZED DIPPED) PAINTED GLOSS BLACK

(N) SOLID GRANITE "CALEDONIA" (FLAMED FINISH) 48"WX6"HX15" STEPS SET IN CONCRETE ON FOOTING

(N) 20 OZ (99.9%cu) SOLDERED COPPER ROOF AND GUTTER (AROUND SIDES)

(N) 8"WX24"HX60"L "CALEDONIA" GRANITE (FLAMED FINISH) CURB SET IN CONCRETE ON FOOTING. MAX EXPOSED IS 1'-9" BY GARAGE

2 PROPOSED REAR YARD LOOKING EAST
SCALE: 1/4" = 1'-0"



(N) 20 OZ (99.9%cu) SOLDERED COPPER ROOF AND GUTTER (AROUND SIDES)

(N) PRECAST HEADER (COLOR TINTED TO MATCH BROWNSTONE) FOUR BRICK COURSES HIGH WITH BUILDING NUMBER "9" KEYSTONE

(N) DECORATIVE EXTERIOR LANTERN BLACK FINISH

(N) BRICK TO MATCH. MINIMAL MORTAR JOINT HEIGHT WITH CONCAVE TOOLING. PROVIDE BRICK AND MORTAR SAMPLE FOR BBAC APPROVAL

PROPOSED GARAGE DOOR
(N) CUSTOM "CARRIAGE STYLE" MAHOGANY GARAGE DOOR PAINTED GLOSS BLACK

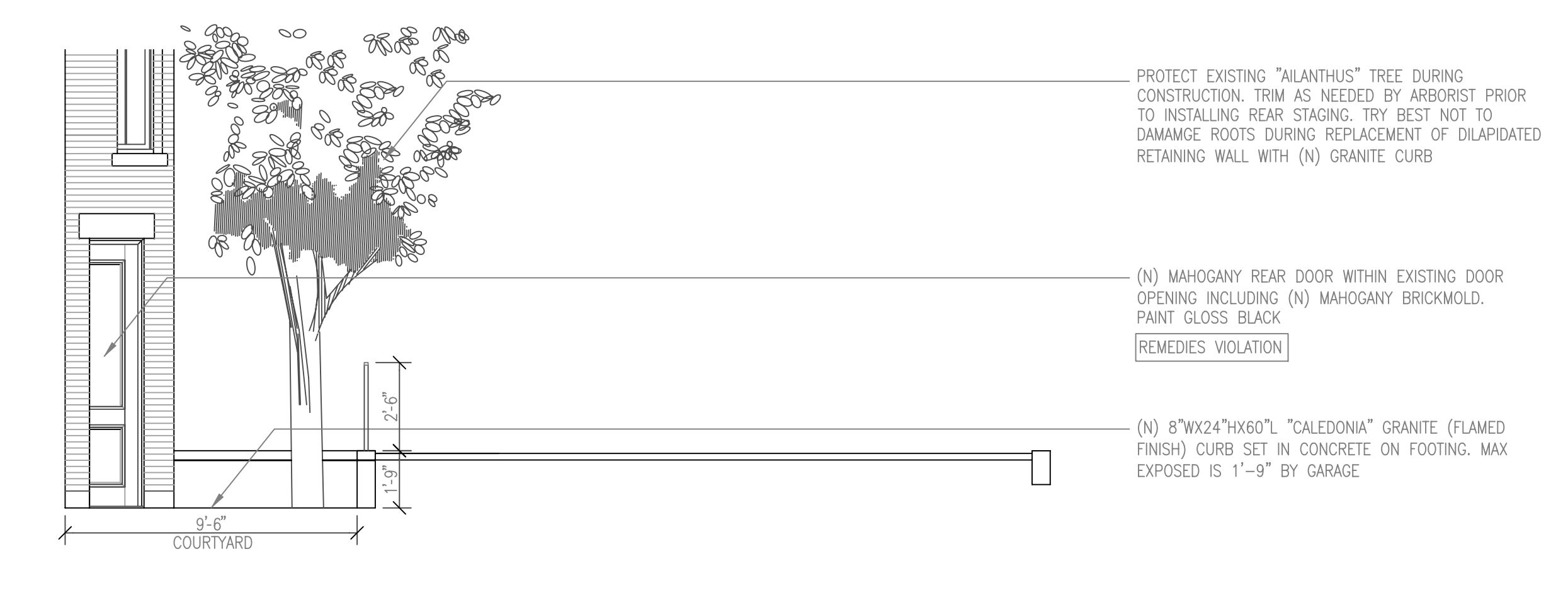
PROPOSED REAR MASONRY RESTORATION
(N) CUT AND REPOINT 100% MASONRY. REPLACE CRACKED BRICKS WITH MATCHING BRICKS. CLEAN AND BRICK-IN-FILL AFTER REMOVING OLD FIRE ESCAPE BALCONIES FOR SEAMLESS REPAIR

PROPOSED BELISLE WOOD WINDOWS
(N) TWENTY TWO (22) 2/2 DOUBLE-HUNG MAHOGANY WOOD U0.30 WINDOW FRAME + SASH WITH (N) MAHOGANY BRICKMOLD; PAINT GLOSS BLACK WITH (N) BLACK HALF SCREENS

(N) MAHOGANY REAR DOOR WITHIN EXISTING DOOR OPENING INCLUDING (N) MAHOGANY BRICKMOLD. PAINT GLOSS BLACK
REMEDIES VIOLATION

(N) 8"WX24"HX60"L "CALEDONIA" GRANITE (FLAMED FINISH) CURB SET IN CONCRETE ON FOOTING. MAX EXPOSED IS 1'-9" BY GARAGE

1 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



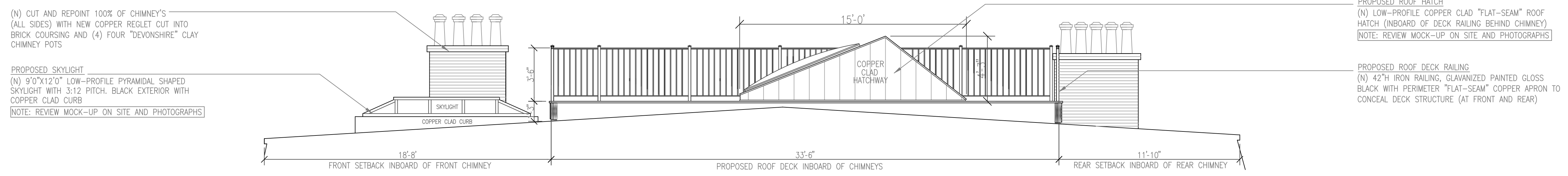
PROTECT EXISTING "ALANTHUS" TREE DURING CONSTRUCTION. TRIM AS NEEDED BY ARBORIST PRIOR TO INSTALLING REAR STAGING. TRY BEST NOT TO DAMAGE ROOTS DURING REPLACEMENT OF DILAPIDATED RETAINING WALL WITH (N) GRANITE CURB

(N) MAHOGANY REAR DOOR WITHIN EXISTING DOOR OPENING INCLUDING (N) MAHOGANY BRICKMOLD. PAINT GLOSS BLACK
REMEDIES VIOLATION

(N) 8"WX24"HX60"L "CALEDONIA" GRANITE (FLAMED FINISH) CURB SET IN CONCRETE ON FOOTING. MAX EXPOSED IS 1'-9" BY GARAGE

3 PROPOSED REAR YARD LOOKING WEST AT COURTYARD
SCALE: 1/4" = 1'-0"

Revision No.	Date



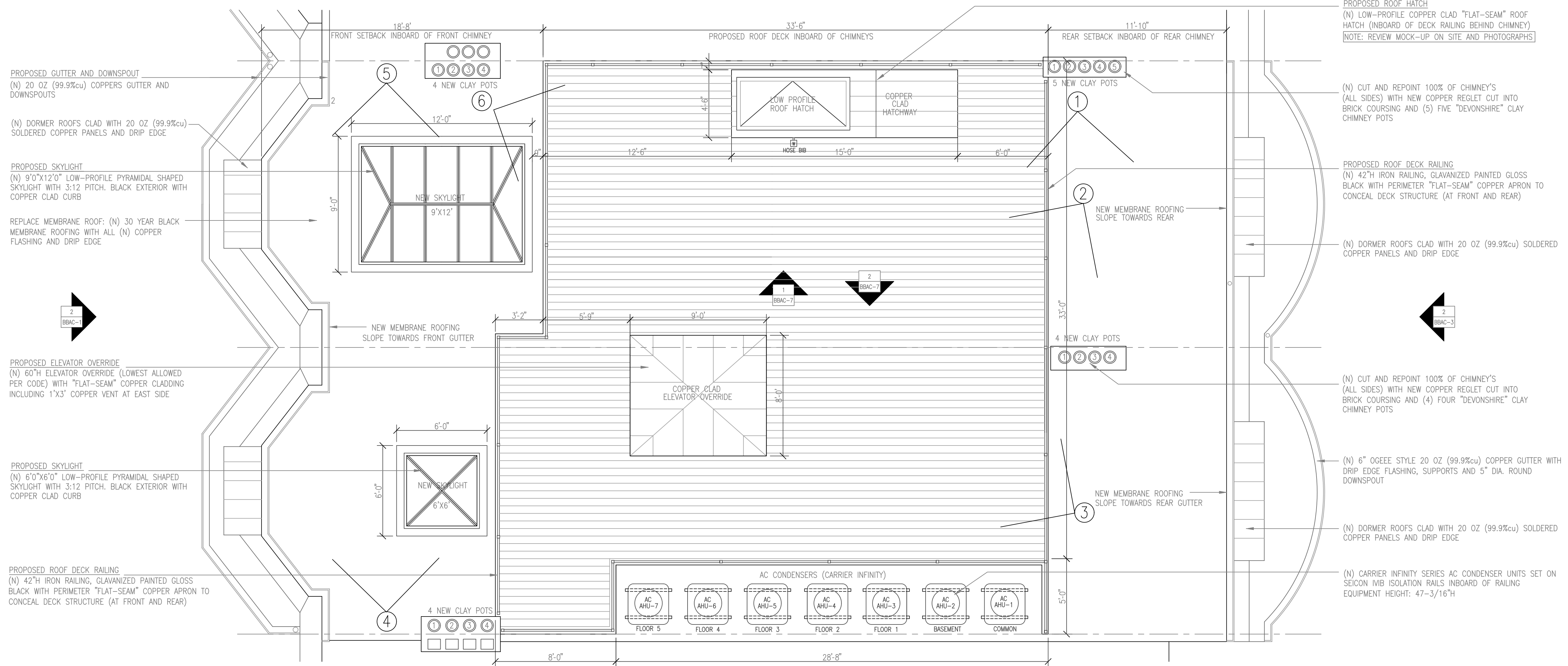
(N) CUT AND REPOINT 100% OF CHIMNEY'S (ALL SIDES) WITH NEW COPPER REGLET CUT INTO BRICK COURSING AND (4) FOUR "DEVONSHIRE" CLAY CHIMNEY POTS

PROPOSED SKYLIGHT
(N) 9'0"x12'0" LOW-PROFILE PYRAMIDAL SHAPED SKYLIGHT WITH 3:12 PITCH. BLACK EXTERIOR WITH COPPER CLAD CURB
[NOTE: REVIEW MOCK-UP ON SITE AND PHOTOGRAPHS]

PROPOSED ROOF HATCH
(N) LOW-PROFILE COPPER CLAD "FLAT-SEAM" ROOF HATCH (INBOARD OF DECK RAILING BEHIND CHIMNEY)
[NOTE: REVIEW MOCK-UP ON SITE AND PHOTOGRAPHS]

PROPOSED ROOF DECK RAILING
(N) 42"H IRON RAILING, GALVANIZED PAINTED GLOSS BLACK WITH PERIMETER "FLAT-SEAM" COPPER APRON TO CONCEAL DECK STRUCTURE (AT FRONT AND REAR)

1 PROPOSED WEST ROOF DECK ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED GUTTER AND DOWNSPOUT
(N) 20 OZ (99.9%cu) COPPERS GUTTER AND DOWNSPOUTS

(N) DORMER ROOFS CLAD WITH 20 OZ (99.9%cu) SOLDERED COPPER PANELS AND DRIP EDGE

PROPOSED SKYLIGHT
(N) 9'0"x12'0" LOW-PROFILE PYRAMIDAL SHAPED SKYLIGHT WITH 3:12 PITCH. BLACK EXTERIOR WITH COPPER CLAD CURB

REPLACE MEMBRANE ROOF: (N) 30 YEAR BLACK MEMBRANE ROOFING WITH ALL (N) COPPER FLASHING AND DRIP EDGE

PROPOSED ROOF HATCH
(N) LOW-PROFILE COPPER CLAD "FLAT-SEAM" ROOF HATCH (INBOARD OF DECK RAILING BEHIND CHIMNEY)
[NOTE: REVIEW MOCK-UP ON SITE AND PHOTOGRAPHS]

(N) CUT AND REPOINT 100% OF CHIMNEY'S (ALL SIDES) WITH NEW COPPER REGLET CUT INTO BRICK COURSING AND (5) FIVE "DEVONSHIRE" CLAY CHIMNEY POTS

PROPOSED ROOF DECK RAILING
(N) 42"H IRON RAILING, GALVANIZED PAINTED GLOSS BLACK WITH PERIMETER "FLAT-SEAM" COPPER APRON TO CONCEAL DECK STRUCTURE (AT FRONT AND REAR)

(N) DORMER ROOFS CLAD WITH 20 OZ (99.9%cu) SOLDERED COPPER PANELS AND DRIP EDGE

PROPOSED ELEVATOR OVERRIDE
(N) 60"H ELEVATOR OVERRIDE (LOWEST ALLOWED PER CODE) WITH "FLAT-SEAM" COPPER CLADDING INCLUDING 1'x3' COPPER VENT AT EAST SIDE

PROPOSED SKYLIGHT
(N) 6'0"x6'0" LOW-PROFILE PYRAMIDAL SHAPED SKYLIGHT WITH 3:12 PITCH. BLACK EXTERIOR WITH COPPER CLAD CURB

(N) CUT AND REPOINT 100% OF CHIMNEY'S (ALL SIDES) WITH NEW COPPER REGLET CUT INTO BRICK COURSING AND (4) FOUR "DEVONSHIRE" CLAY CHIMNEY POTS

(N) 6" OGEEE STYLE 20 OZ (99.9%cu) COPPER GUTTER WITH DRIP EDGE FLASHING, SUPPORTS AND 5" DIA. ROUND DOWNSPOUT

(N) DORMER ROOFS CLAD WITH 20 OZ (99.9%cu) SOLDERED COPPER PANELS AND DRIP EDGE

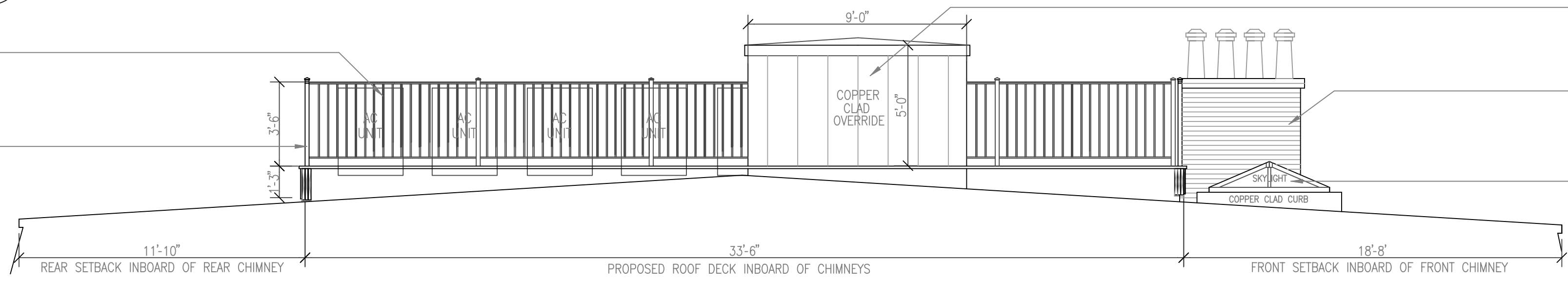
(N) CARRIER INFINITY SERIES AC CONDENSER UNITS SET ON SEICON IWB ISOLATION RAILS INBOARD OF RAILING EQUIPMENT HEIGHT: 47-3/16"H

PROPOSED ROOF DECK RAILING
(N) 42"H IRON RAILING, GALVANIZED PAINTED GLOSS BLACK WITH PERIMETER "FLAT-SEAM" COPPER APRON TO CONCEAL DECK STRUCTURE (AT FRONT AND REAR)

PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

(N) CARRIER INFINITY SERIES AC CONDENSER UNITS SET ON SEICON IWB ISOLATION RAILS INBOARD OF RAILING EQUIPMENT HEIGHT: 47-3/16"H

PROPOSED ROOF DECK RAILING
(N) 42"H IRON RAILING, GALVANIZED PAINTED GLOSS BLACK WITH PERIMETER "FLAT-SEAM" COPPER APRON TO CONCEAL DECK STRUCTURE (AT FRONT AND REAR)



PROPOSED ELEVATOR OVERRIDE
(N) 60"H ELEVATOR OVERRIDE (LOWEST ALLOWED PER CODE) WITH "FLAT-SEAM" COPPER CLADDING INCLUDING 1'x3' COPPER VENT AT EAST SIDE

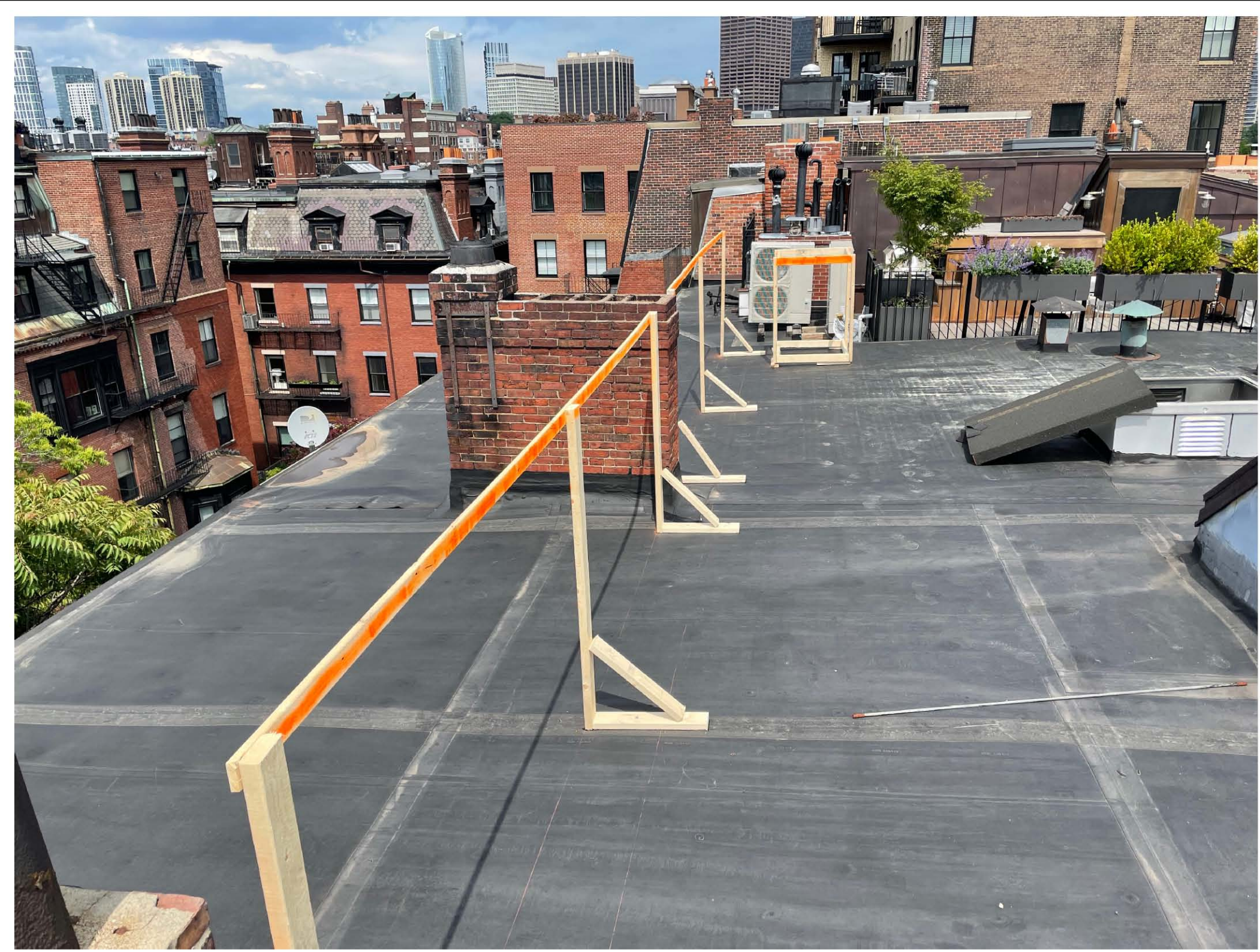
(N) CUT AND REPOINT 100% OF CHIMNEY'S (ALL SIDES) WITH NEW COPPER REGLET CUT INTO BRICK COURSING AND (4) FOUR "DEVONSHIRE" CLAY CHIMNEY POTS

PROPOSED SKYLIGHT
(N) 6'0"x6'0" LOW-PROFILE PYRAMIDAL SHAPED SKYLIGHT WITH 3:12 PITCH. BLACK EXTERIOR WITH COPPER CLAD CURB

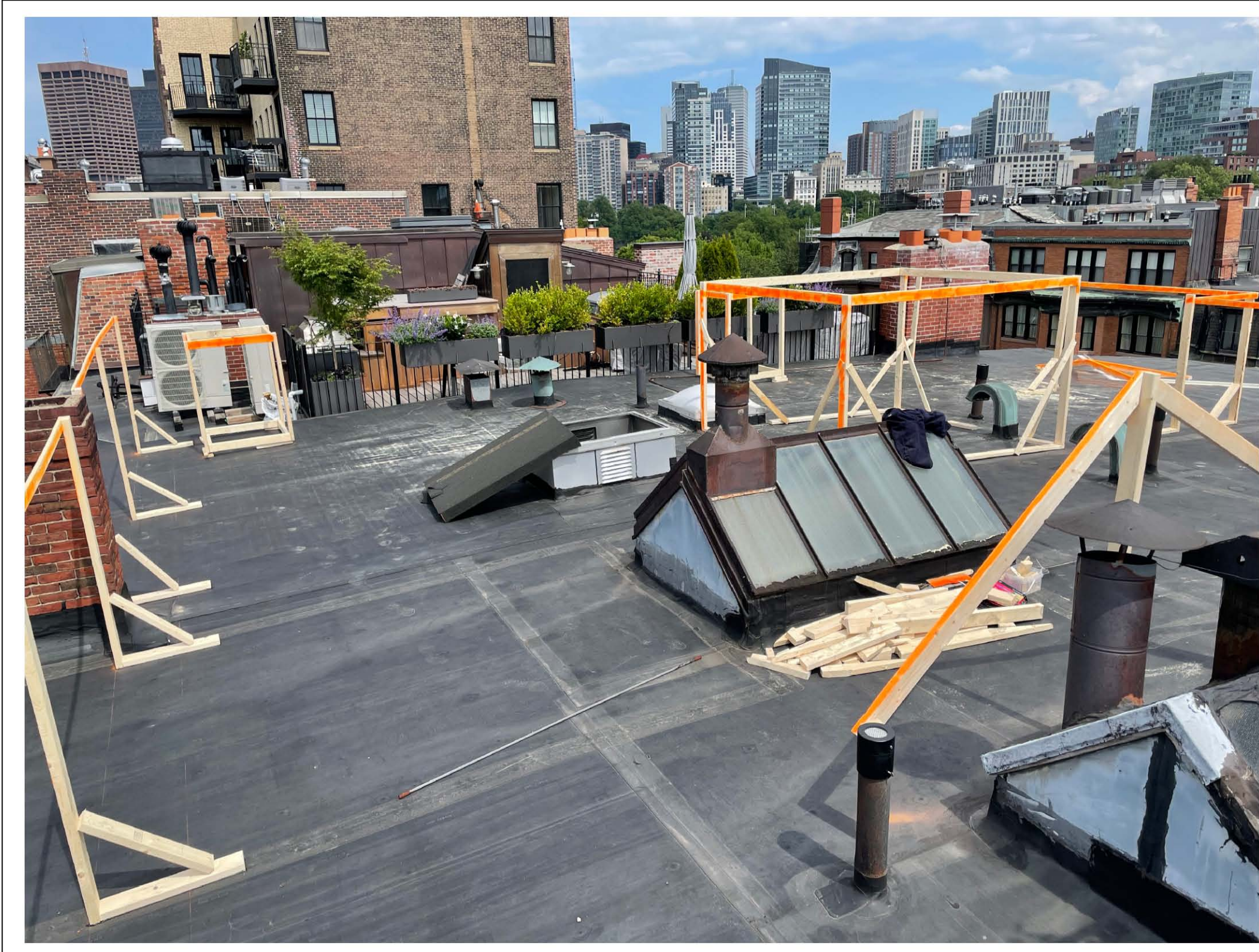
2 PROPOSED EAST ROOF DECK ELEVATION
SCALE: 1/4" = 1'-0"

Revision No.	Date





① MOCK UP OF NORTH DECK RAILING LOOKING EAST



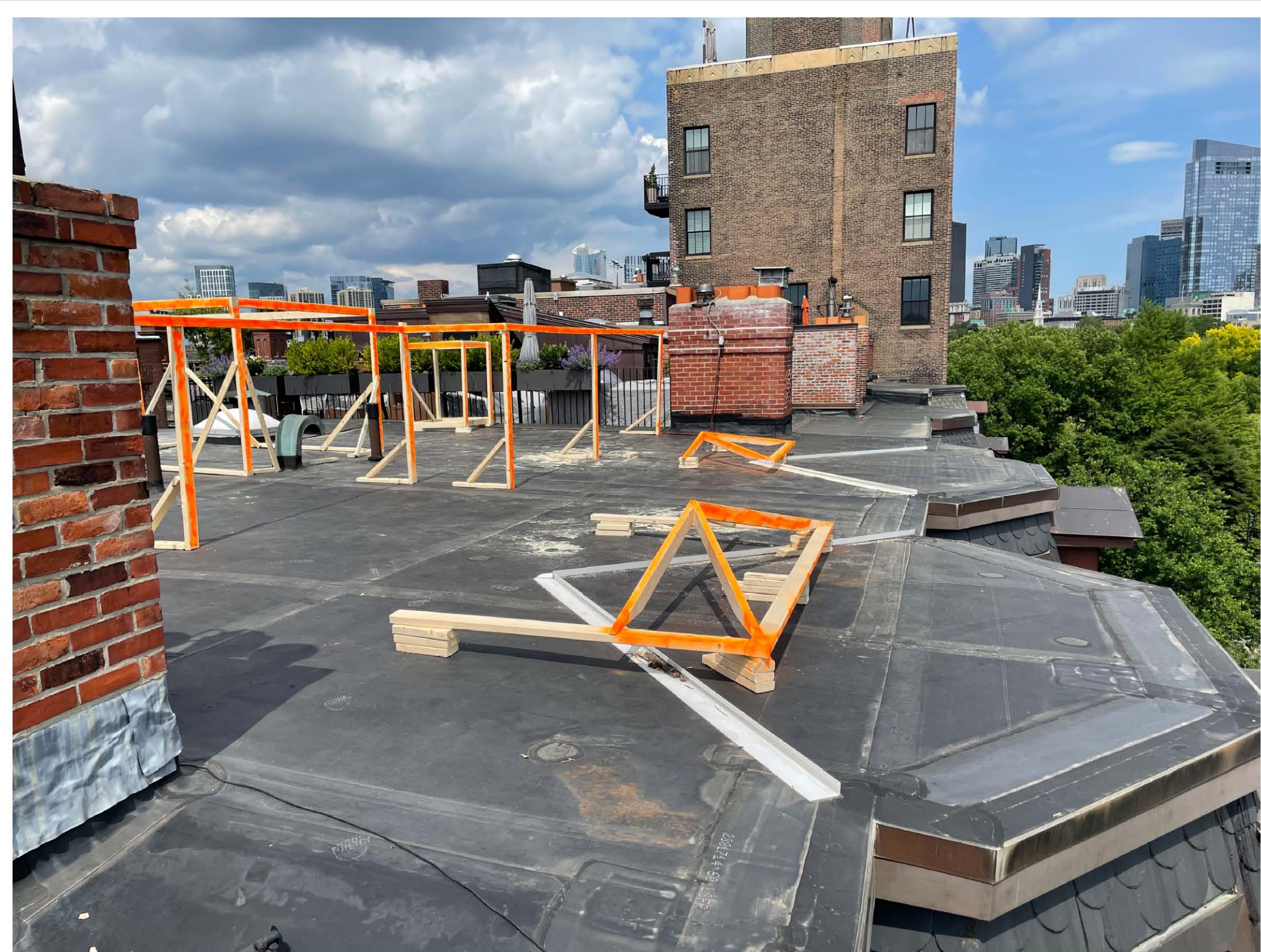
② MOCK-UP OF ELEVATOR OVERRIDE LOOKING SOUTH EAST



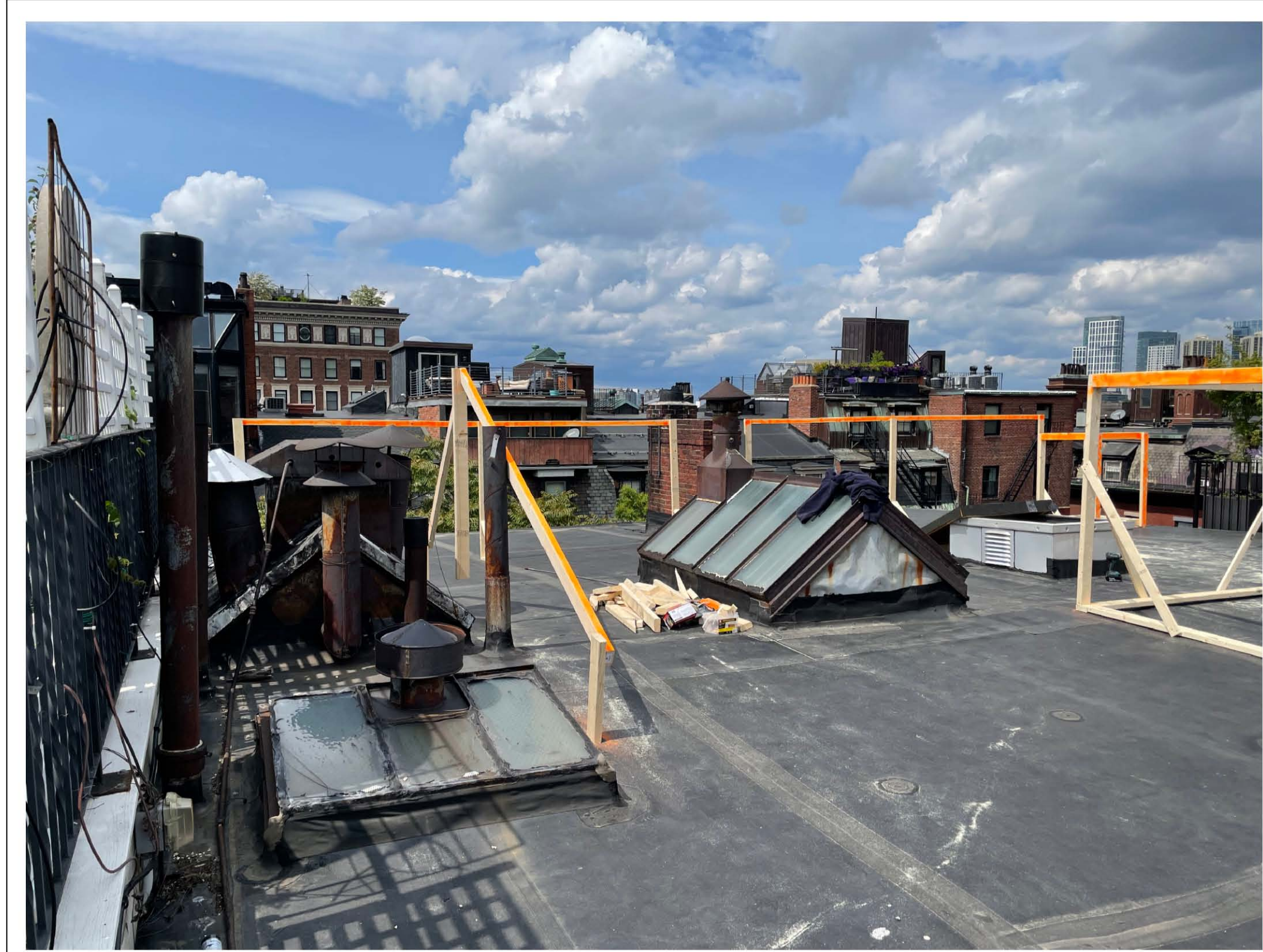
③ MOCK-UP OF NORTH DECK RAILING LOOKING SOUTH WEST



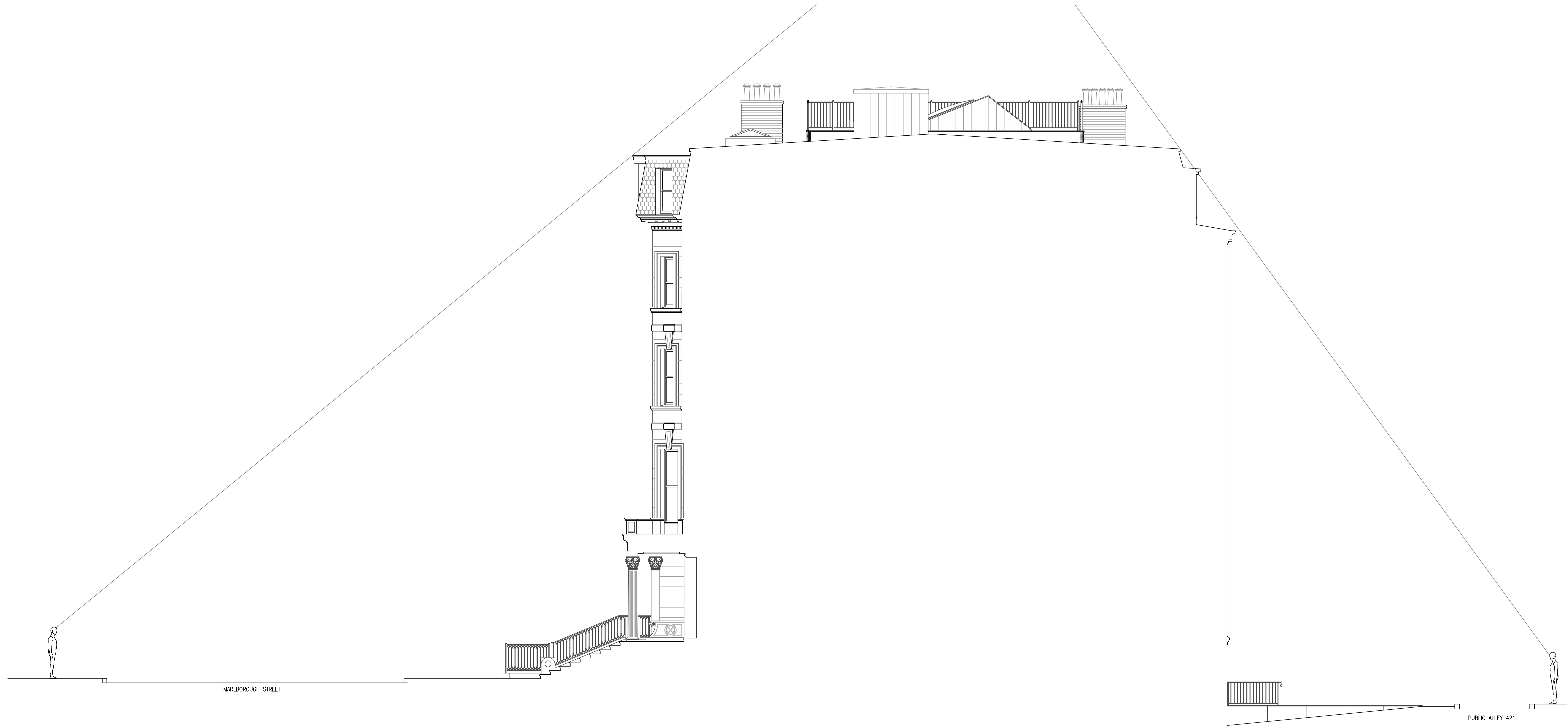
④ MOCK-UP OF SOUTH DECK RAIL AND SKYLIGHTS LOOKING WEST



⑤ MOCK-UP OF SOUTH DECK RAIL AND SKYLIGHTS LOOKING EAST



⑥ MOCK-UP OF DECK HATCH LOOKING NORTH EAST

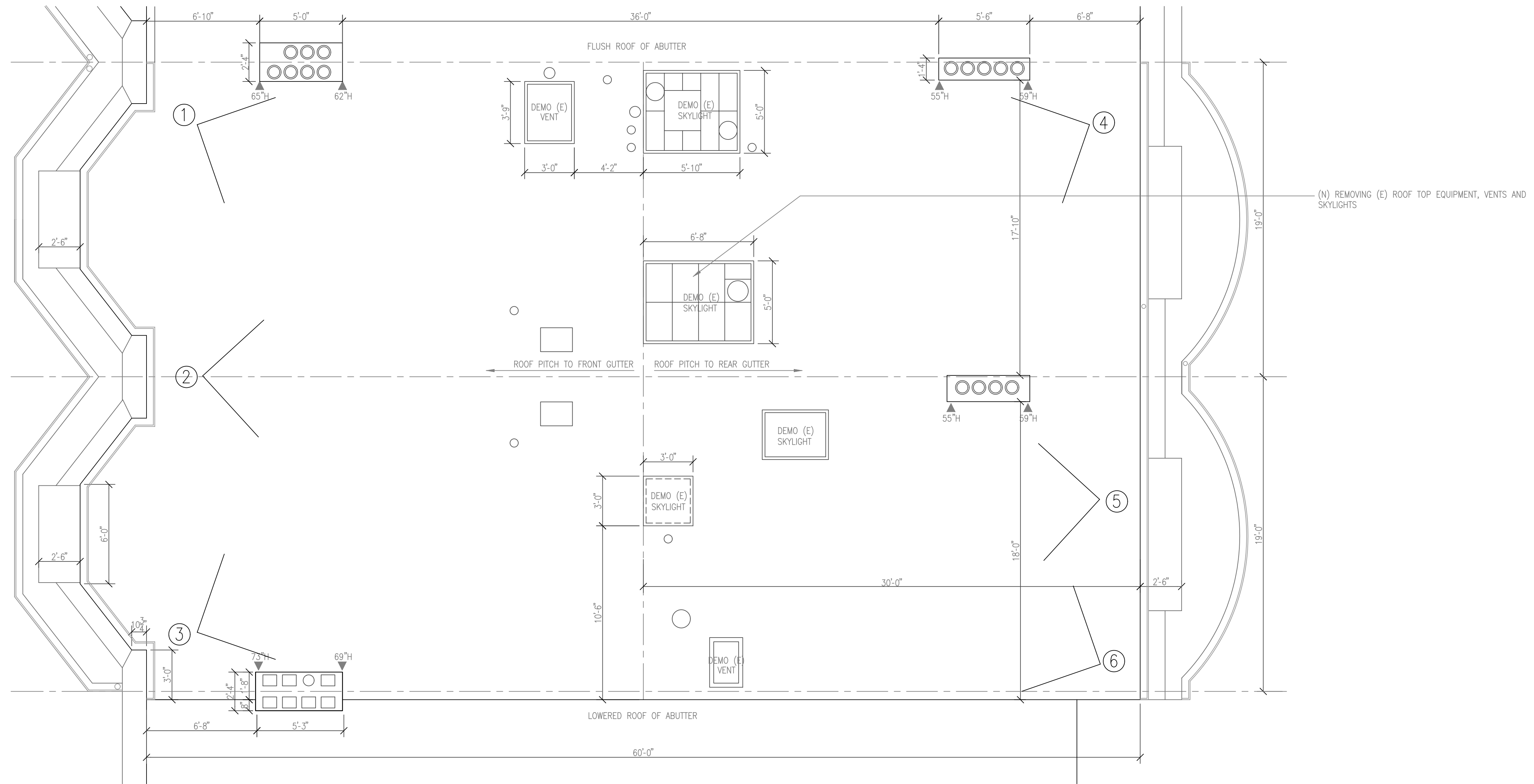


1 SIGHTLINE SECTION
SCALE: NTS

Revision No.	Date

SIGHTLINE SECTION
9-11 Marlborough Street
Back Bay - Boston - Massachusetts





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

LEGEND:
-OR- ELEMENT TO BE DEMOLISHED

Revision No.	Date



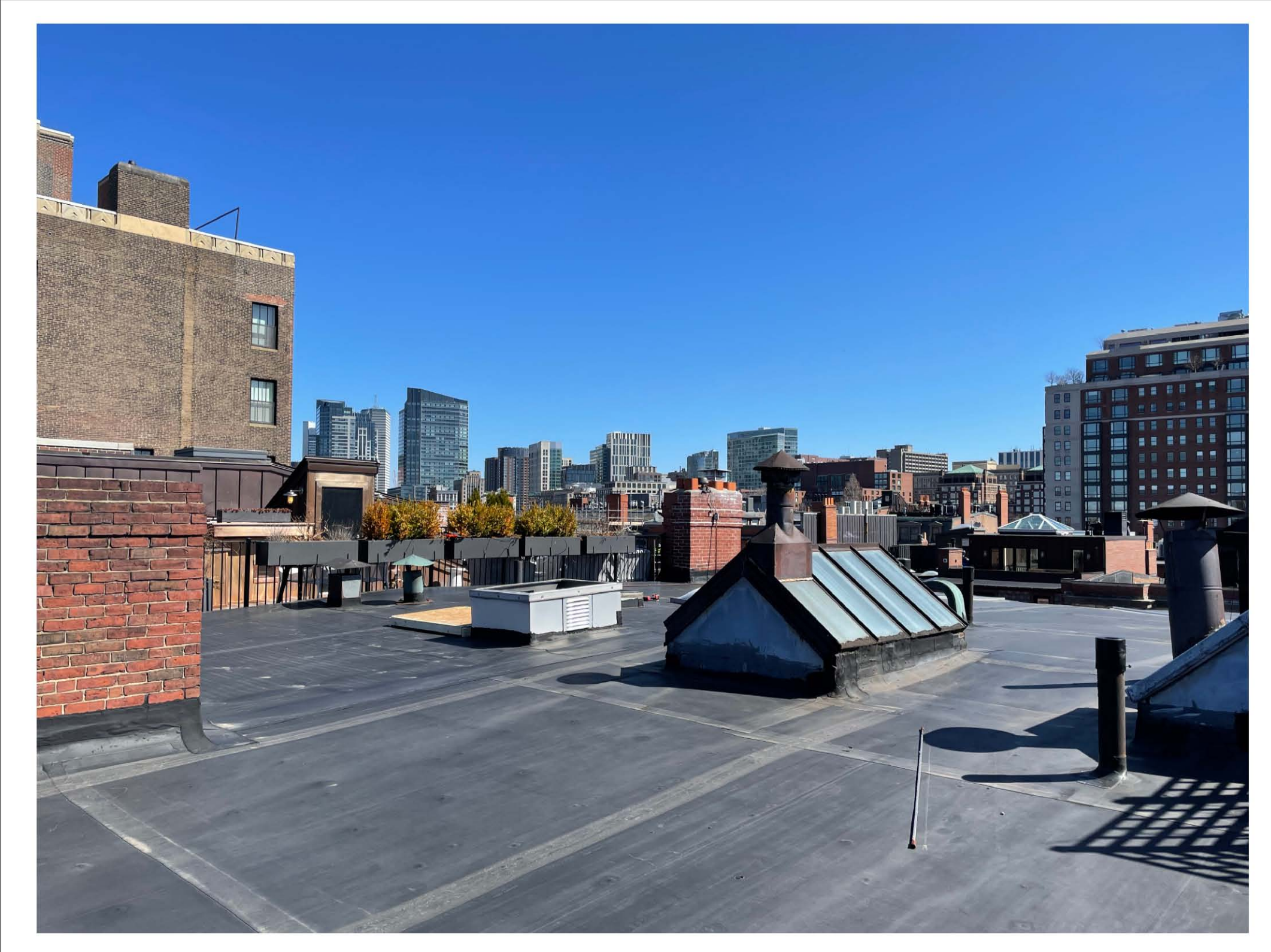
① PHOTO OF EXISTING ROOF LOOKING NORTH EAST



② PHOTO OF EXISTING ROOF LOOKING NORTH



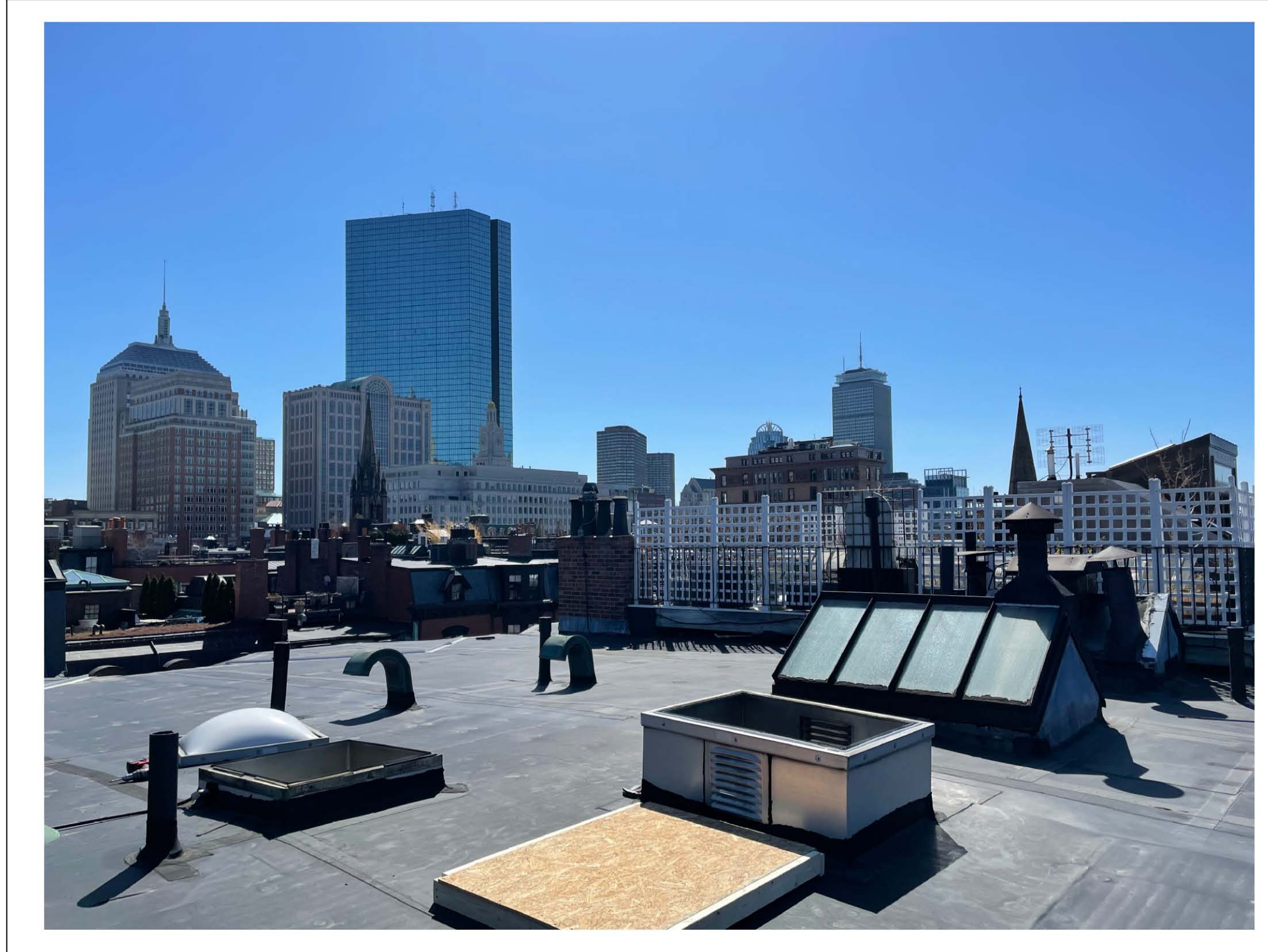
③ PHOTO OF EXISTING ROOF LOOKING NORTH WEST



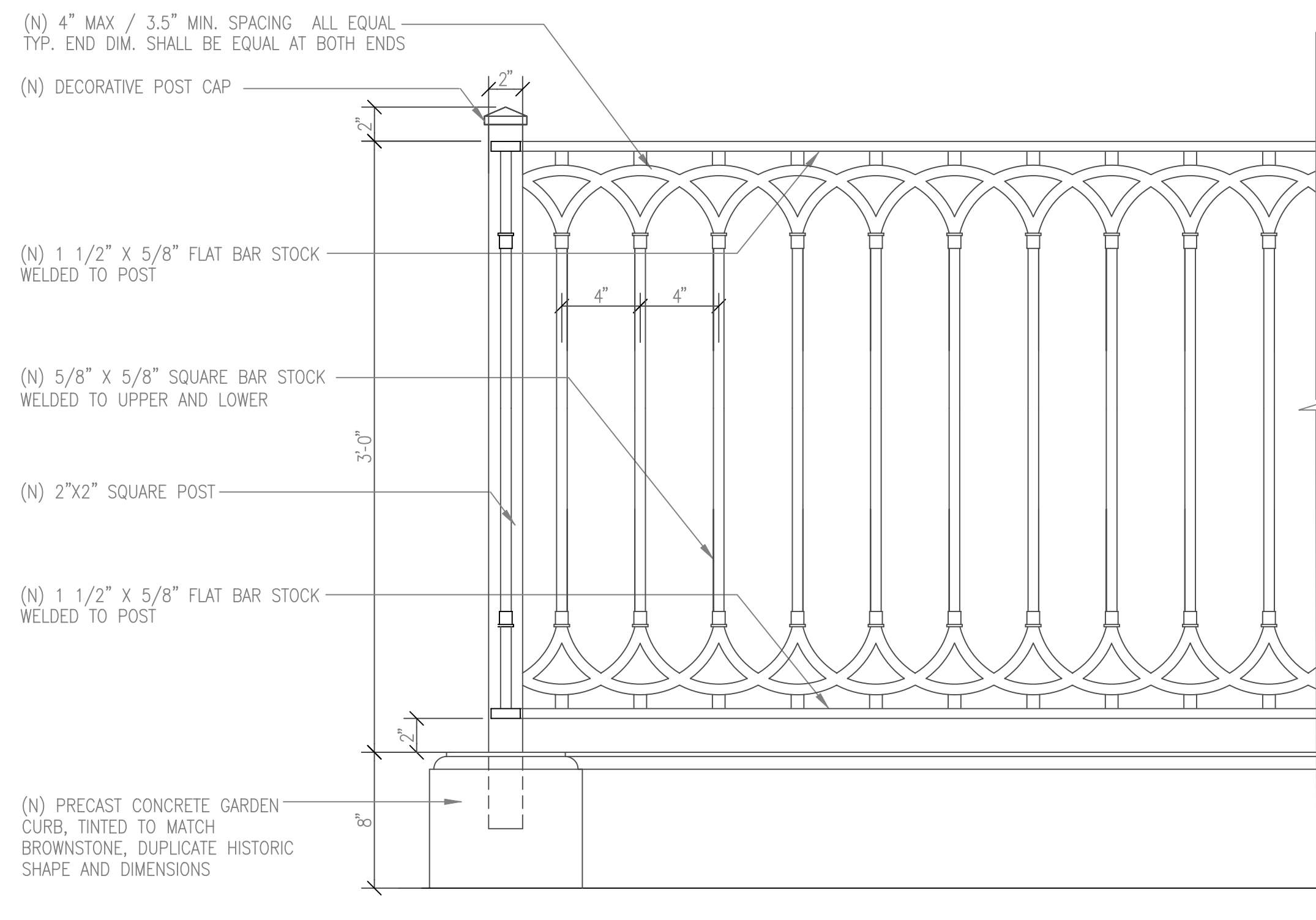
④ PHOTO OF EXISTING ROOF LOOKING SOUTH EAST



⑤ PHOTO OF EXISTING ROOF LOOKING SOUTH

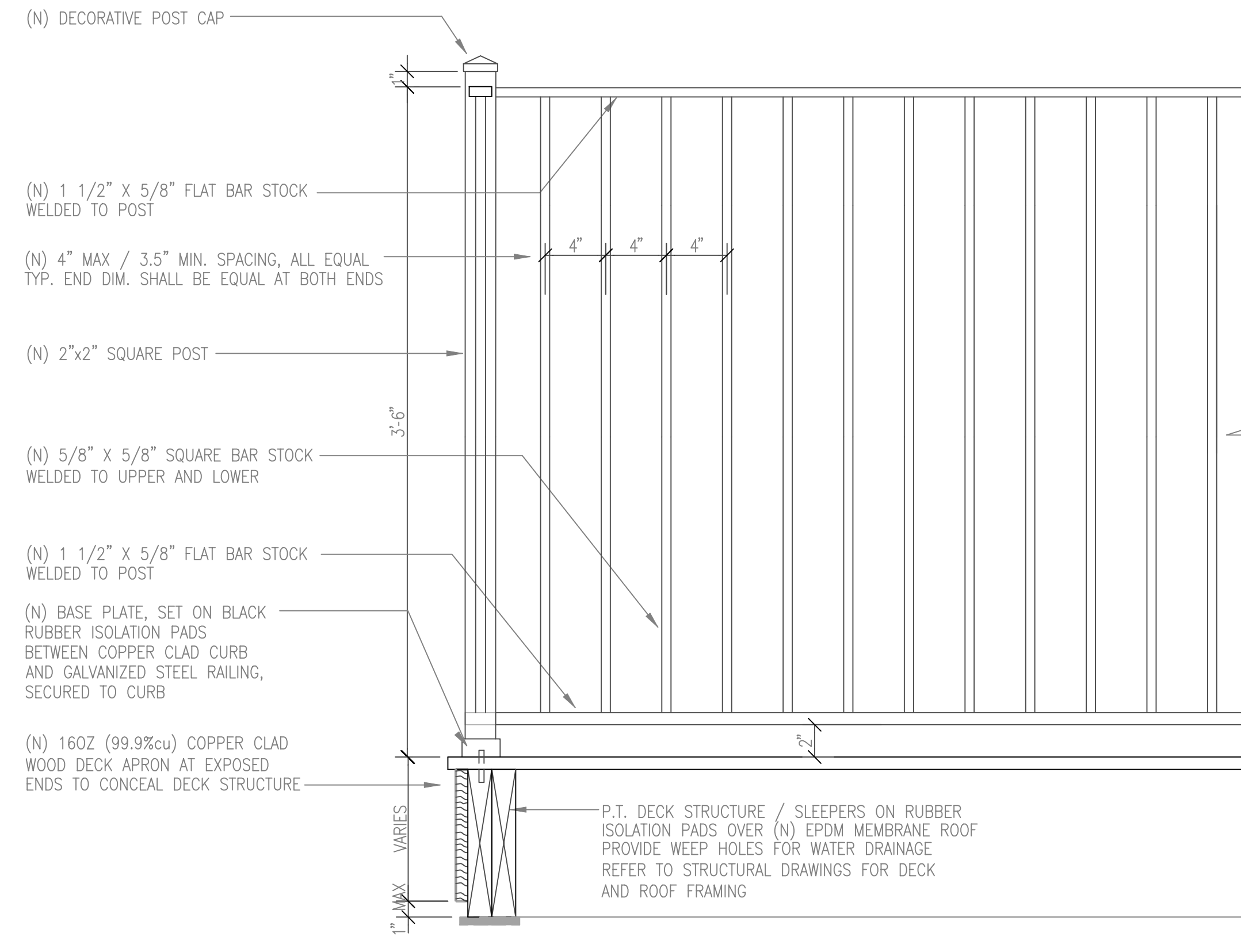


⑥ PHOTO OF EXISTING ROOF LOOKING SOUTH WEST



NOTES:
 1.) ALL GALVANIZED STEEL (HOT DIPPED) SHALL BE SHOP PRIMED W/ RUST PREVENTATIVE PRIMER & PAINTED HIGH GLOSS BLACK.
 2.) WELDED JOINTS TO BE GROUND, WIRE BRUSHED AND PRIMED BEFORE PAINTING. PROVIDE MOCK-UP FOR QUALITY APPROVAL.
 3.) RAILING SHALL RESIST 200# OF LATERAL FORCE. FABRICATOR TO DETERMINE BEST, MOST VISUALLY CONCEALED METHOD OF ANCHORAGE & SUPPORT REQUIRED.
 4.) FABRICATOR TO SUBMIT SHOP DRAWINGS AND SAMPLE FOR PCD APPROVAL PRIOR TO PROCEEDING WITH FABRICATION & INSTALLATION.

1 FRONT GARDEN RAILING DETAIL
 SCALE: NTS



NOTES:
 1.) ALL GALVANIZED STEEL (HOT DIPPED) SHALL BE SHOP PRIMED W/ RUST PREVENTATIVE PRIMER & PAINTED HIGH GLOSS BLACK.
 2.) WELDED JOINTS TO BE GROUND, WIRE BRUSHED AND PRIMED BEFORE PAINTING. PROVIDE MOCK-UP FOR QUALITY APPROVAL.
 3.) RAILING SHALL RESIST 200# OF LATERAL FORCE. FABRICATOR TO DETERMINE BEST, MOST VISUALLY CONCEALED METHOD OF ANCHORAGE & SUPPORT REQUIRED.
 4.) FABRICATOR TO SUBMIT SHOP DRAWINGS AND SAMPLE FOR PCD APPROVAL PRIOR TO PROCEEDING WITH FABRICATION & INSTALLATION.

2 TYPICAL ROOF DECK EDGE APRON / RAILING DETAIL
 SCALE: NTS



3 DEVONSHIRE CLAY CHIMNEY CAP
 SCALE: NTS