

FORT POINT ROOF DECK

**35 Channel Center St, Unit
501
Boston, MA 02210**

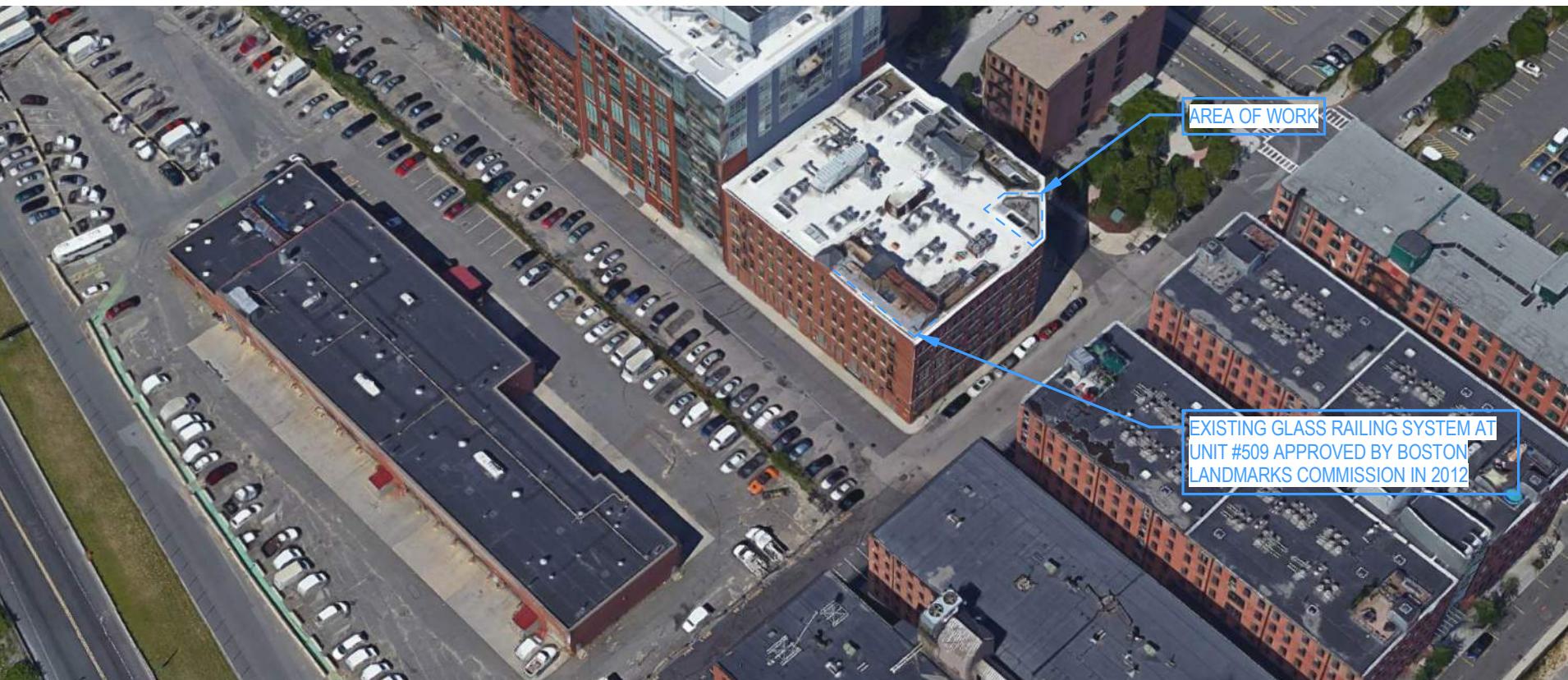
**BOSTON LANDMARKS COMMISSION SET
10-25-2016**



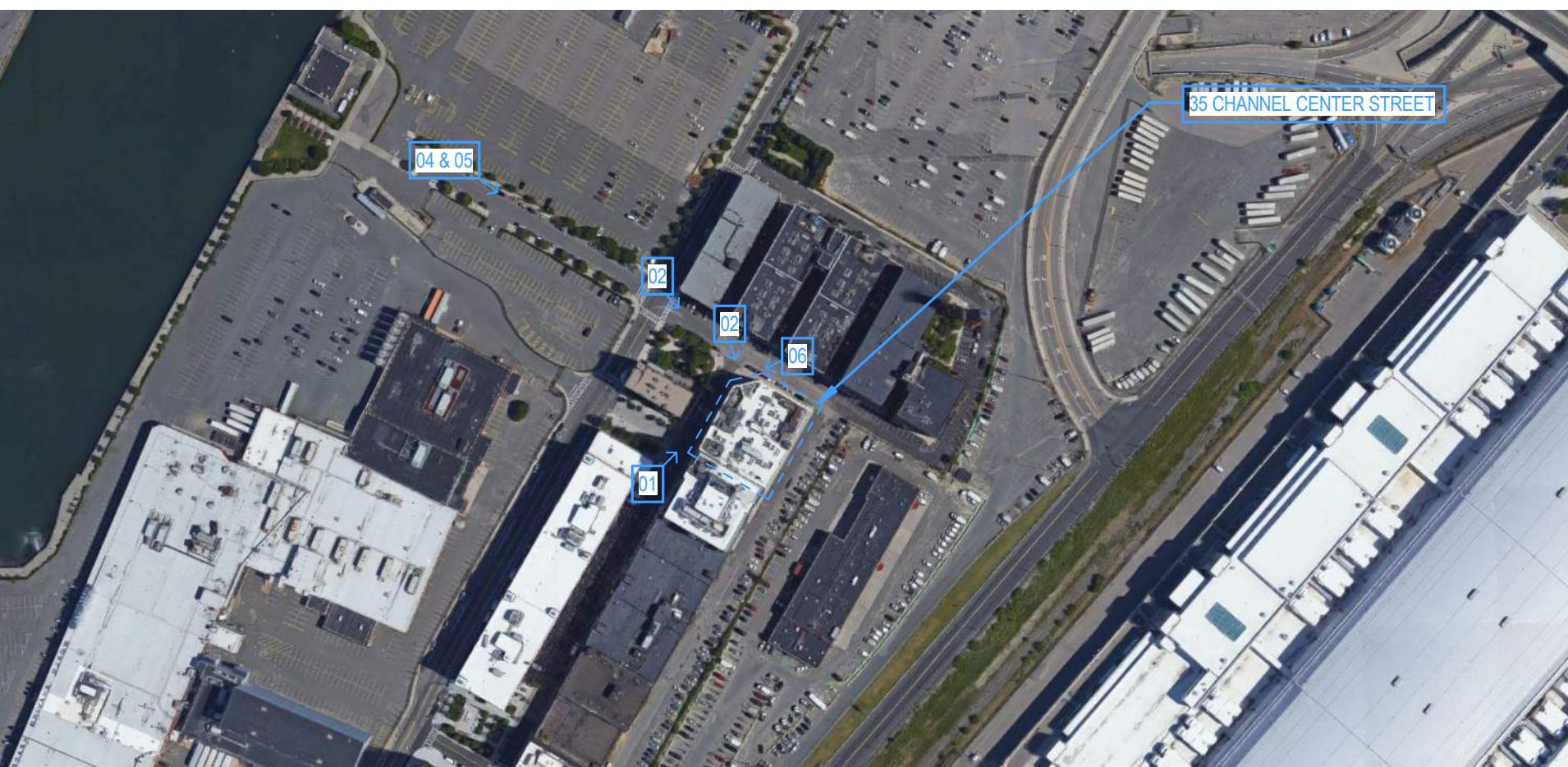
222 Third Street, Suite 3212
Cambridge, MA 02142

tel: 617 621-1455
fax 617 621-1477

www.LDa-Architects.com



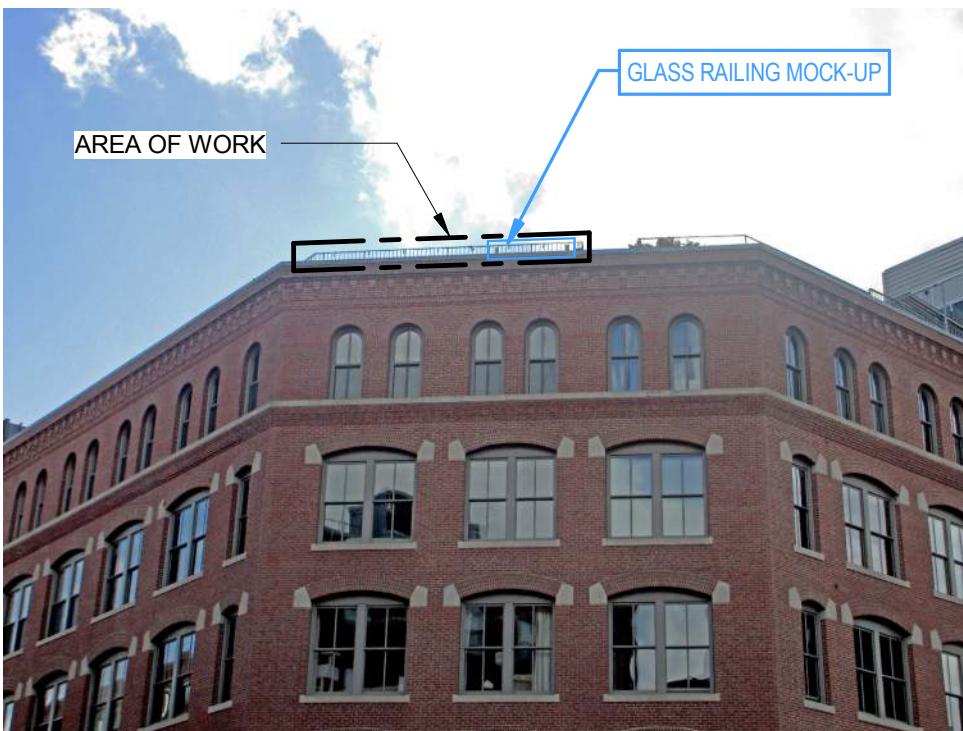
BUILDING CONTEXT VIEW - LOOKING WEST



NEIGHBORHOOD CONTEXT VIEW -
REFER TO A-002 FOR
CORRESPONDING IMAGE VIEWS



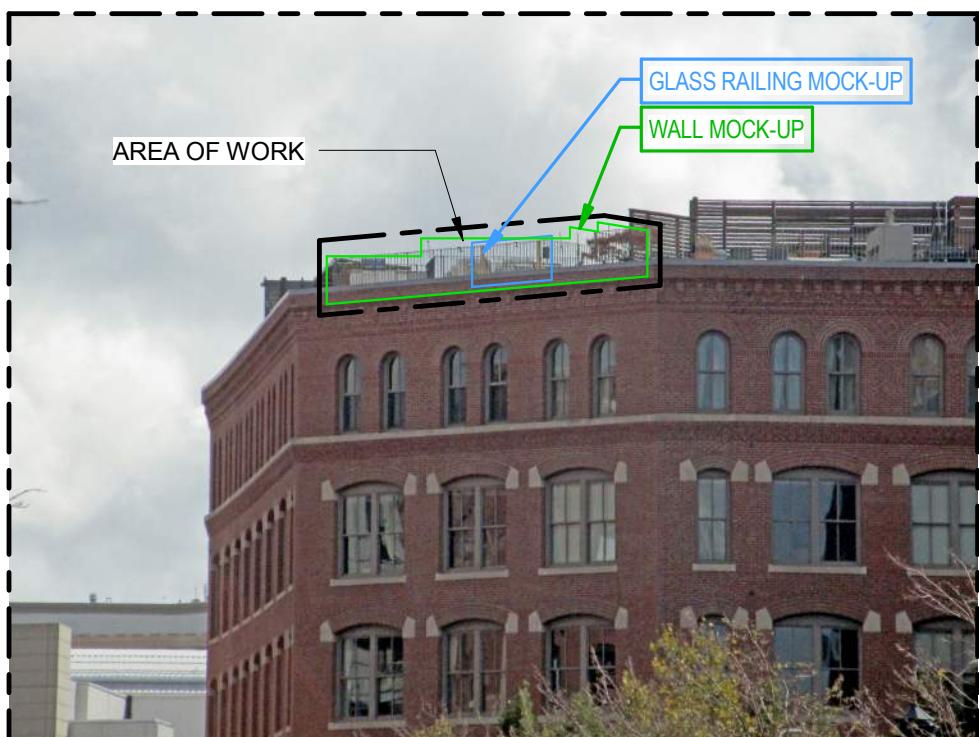
01 - NORTH VIEW FROM CHANNEL CENTER STREET - AREA OF WORK NOT VISIBLE



02 - SOUTHEAST VIEW FROM INTERSECTION OF BINFORD AND CHANNEL CENTER STREET -
MOCK-UP RAILING AND WALL INSTALLED



03 - EAST VIEW FROM INTERSECTION OF BINFORD AND A STREET



04 - ZOOMED-IN, DISTANT, EAST VIEW FROM BINFORD STREET -
MOCK-UP RAILING AND WALL INSTALLED



05 - DISTANT, EAST VIEW FROM BINFORD STREET



06 - SOUTH VIEW FROM BINFORD STREET - AREA OF WORK NOT VISIBLE



01 - NORTH-WEST VIEW OF EXISTING GRILL AREA



02 - NORTH VIEW OF EXISTING HEAD HOUSE



03 - NORTH VIEW OF HATCH OPENING



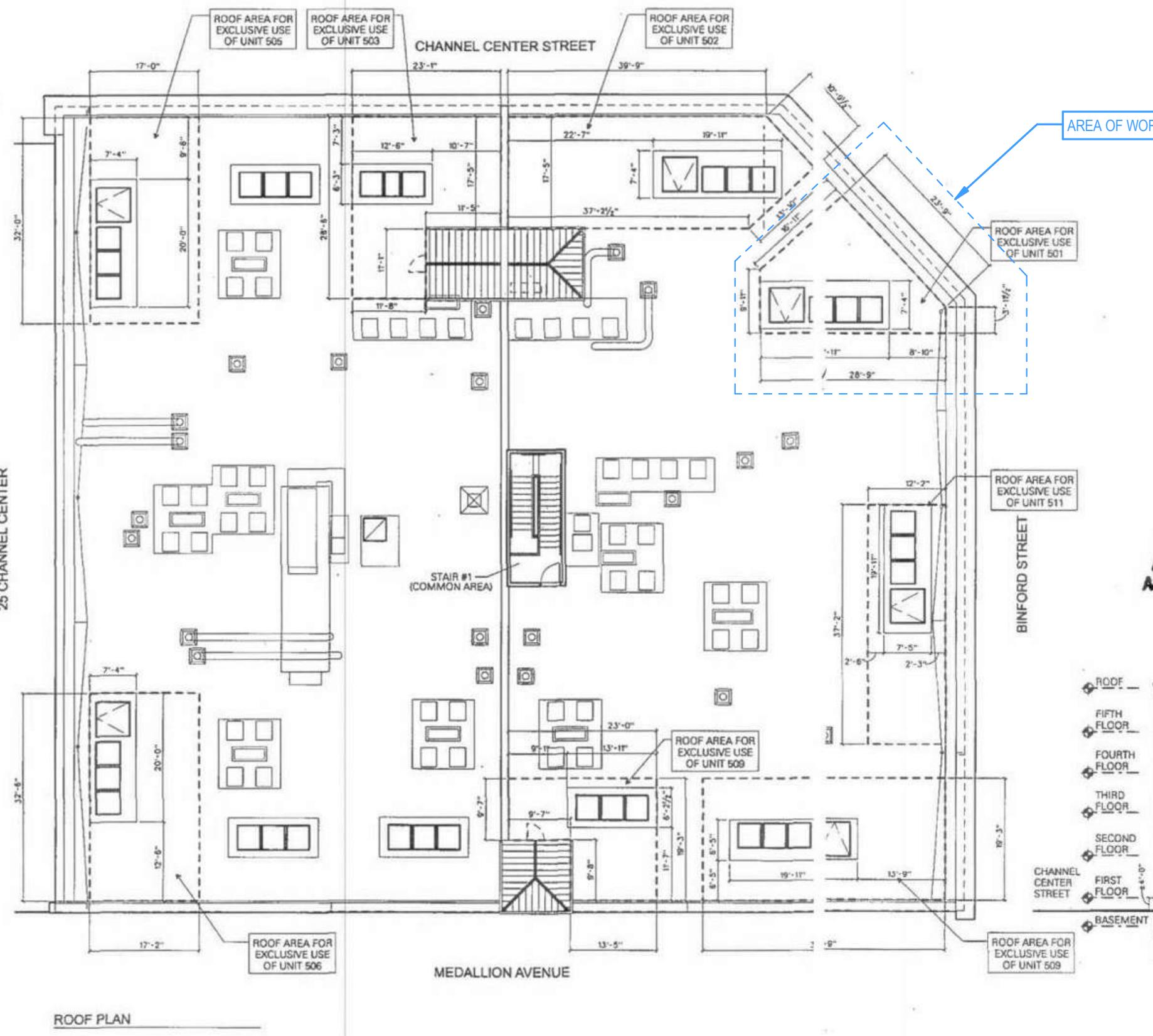
04 - VIEW OF EXISTING DECK STRUCTURE



05 - EAST VIEW OF EXISTING GRILL AREA



06 - EAST VIEW OF EXISTING GRILL AREA



35 Channel Center
Condominium-Unit 501
Roof
As-Built Plan

35 Channel Center St.
Boston, Massachusetts

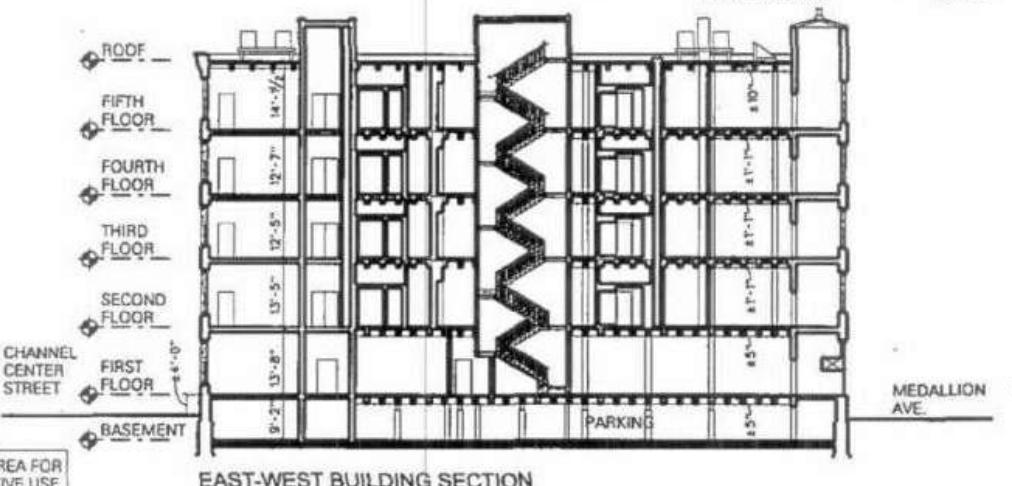
111

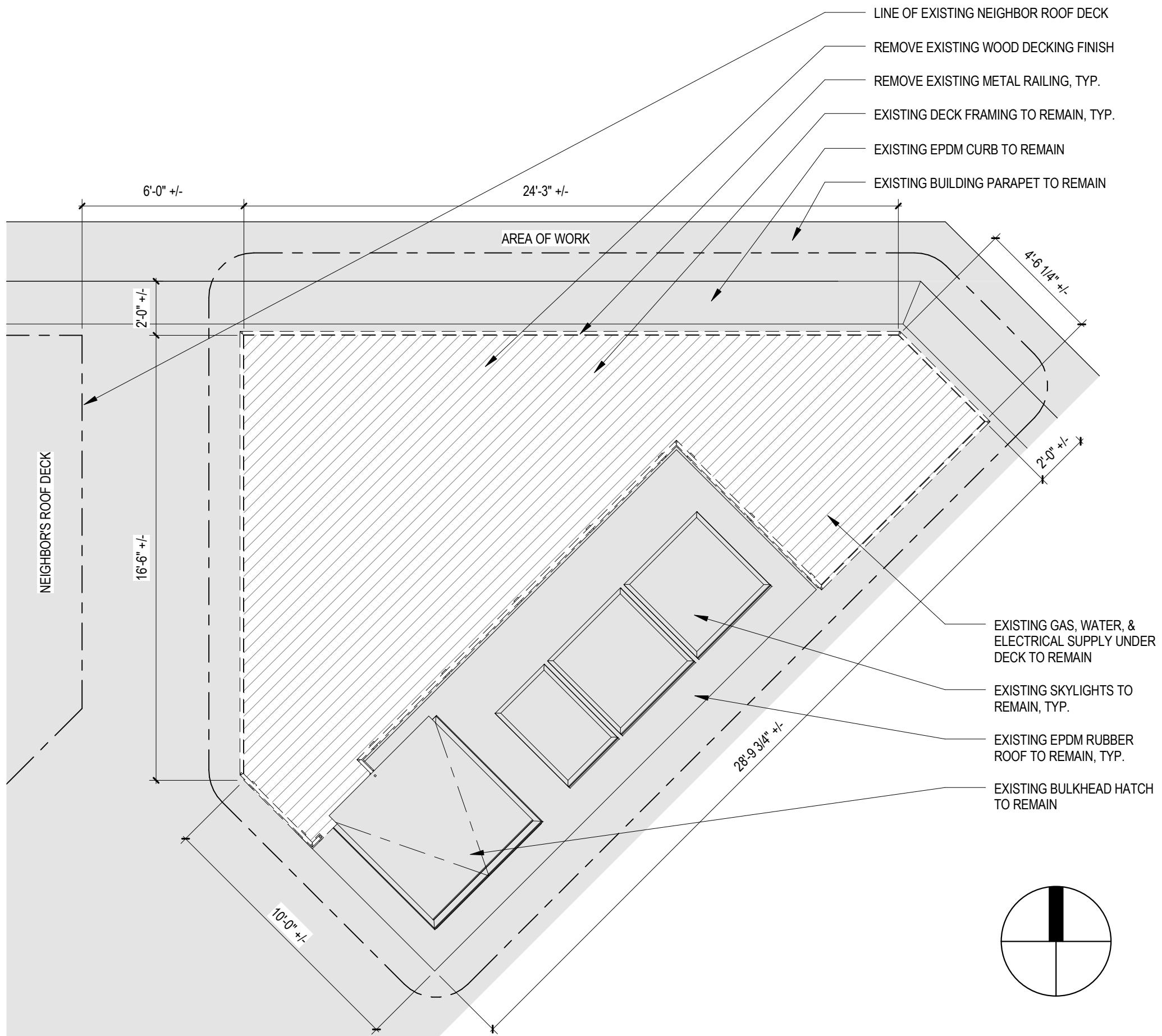
GRAPHIC SCALE

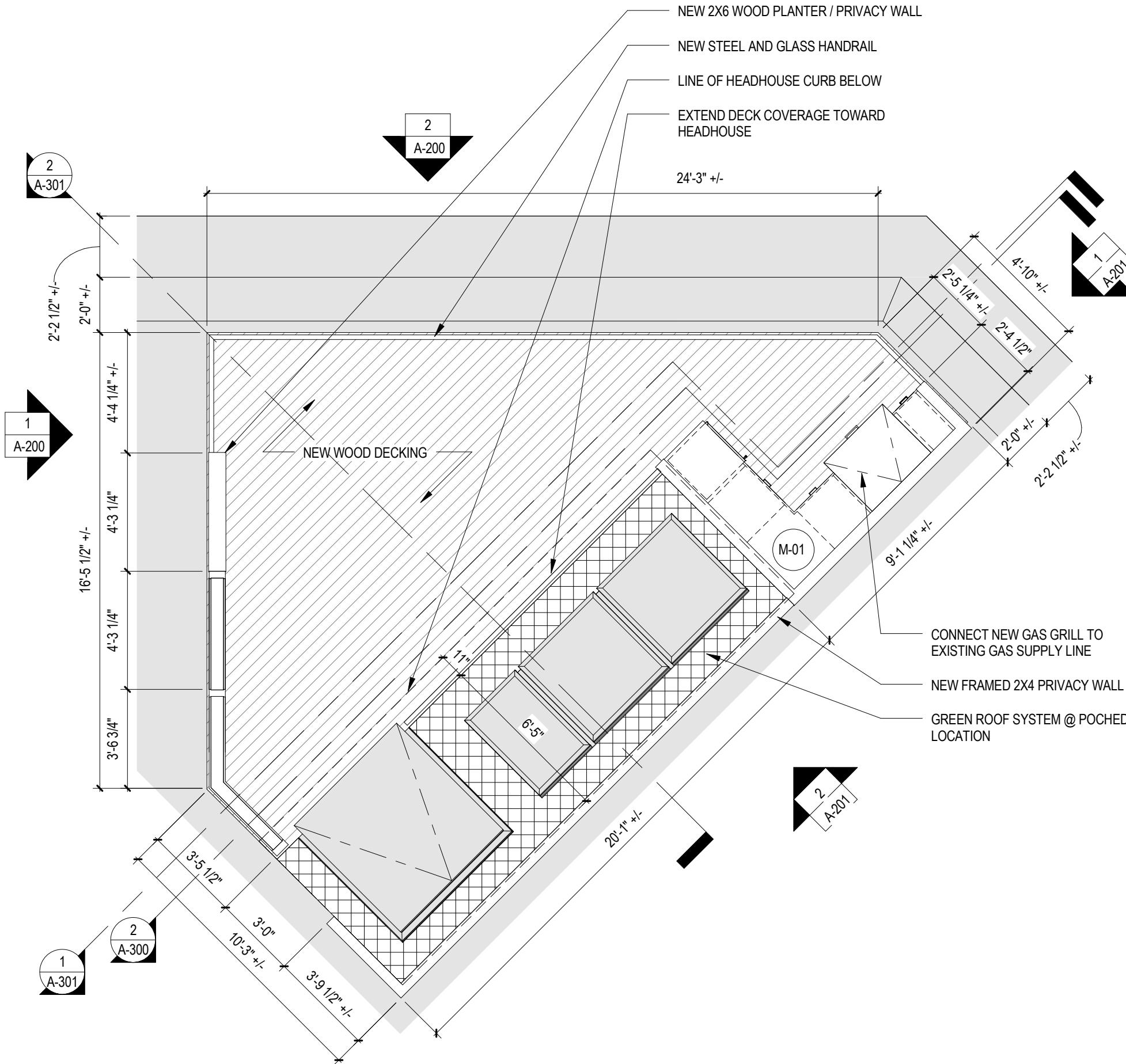
UNIT 501 AREA, ±1,912 S.F.

"I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS UNIT 501 BEING CONVEYED HEREWITH AND OF IMMEDIATELY ADJOINING UNITS, AND THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT."

THIS IS ATTESTED TO BY DANIEL RAIH
AS AN EMPLOYEE OF BRUNER / COTT &
ASSOC., INC. ACTING SOLELY ON BEHALF
OF BRUNER / COTT & ASSOC., INC.
A MASSACHUSETTS CORPORATION





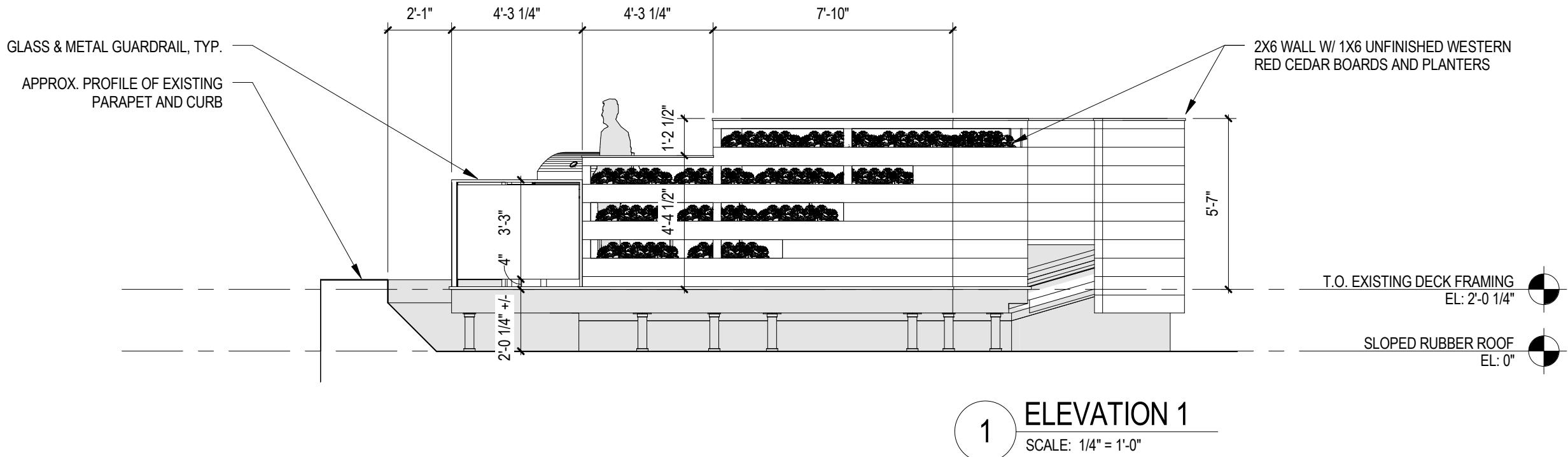
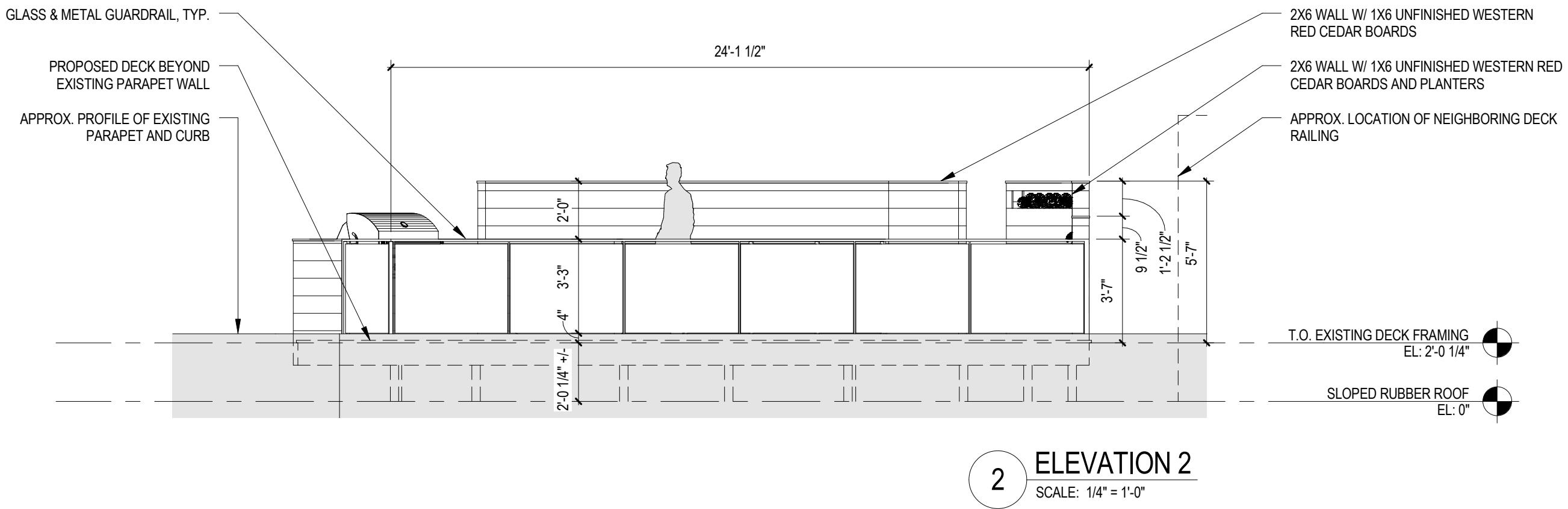


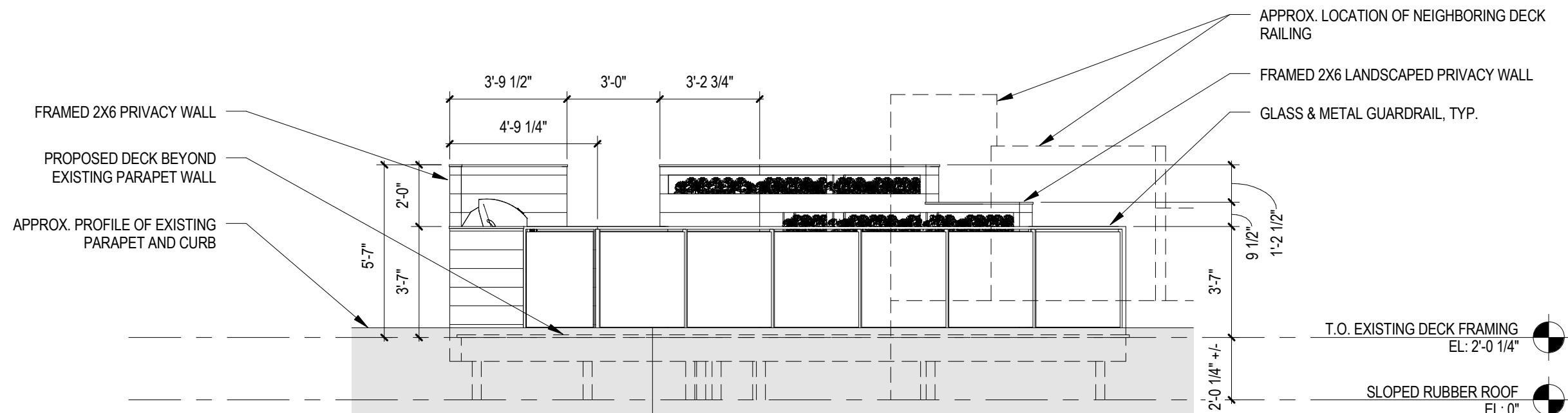
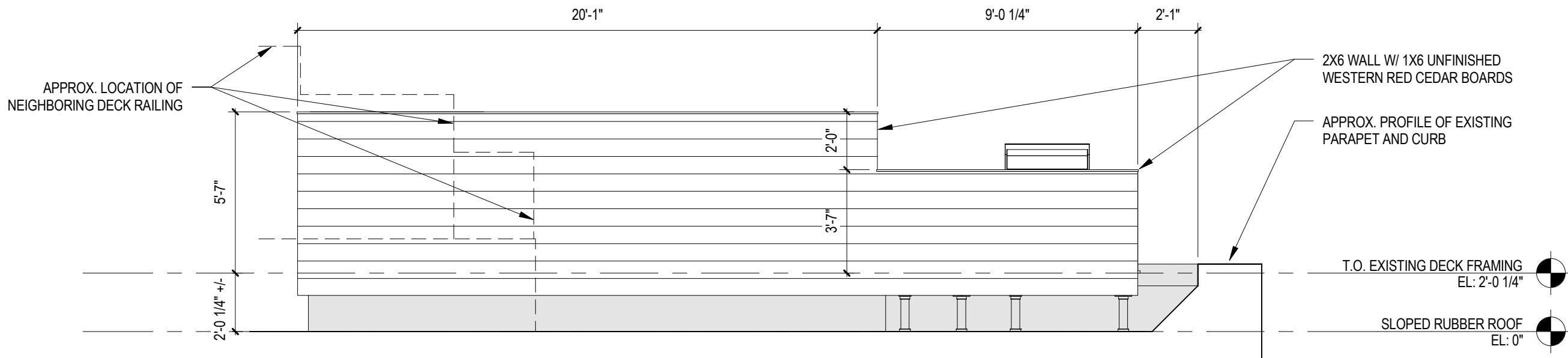
WALL KEY

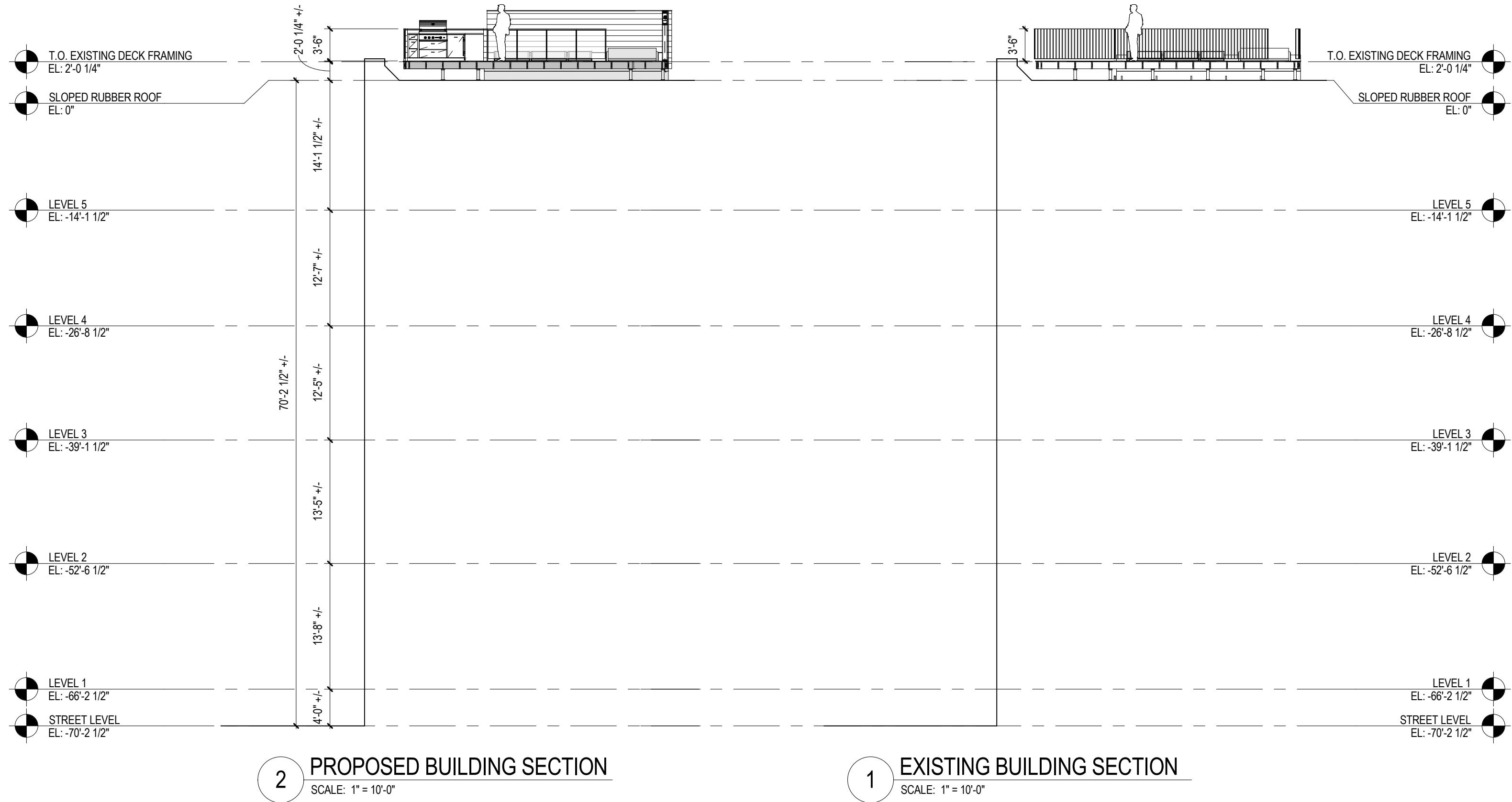
	EXISTING TO REMAIN
	NEW INTERIOR PARTITION
	NEW INSULATED INTERIOR FURRING WALL
	NEW EXTERIOR WALL
	NEW CONCRETE FOUNDATION WALL

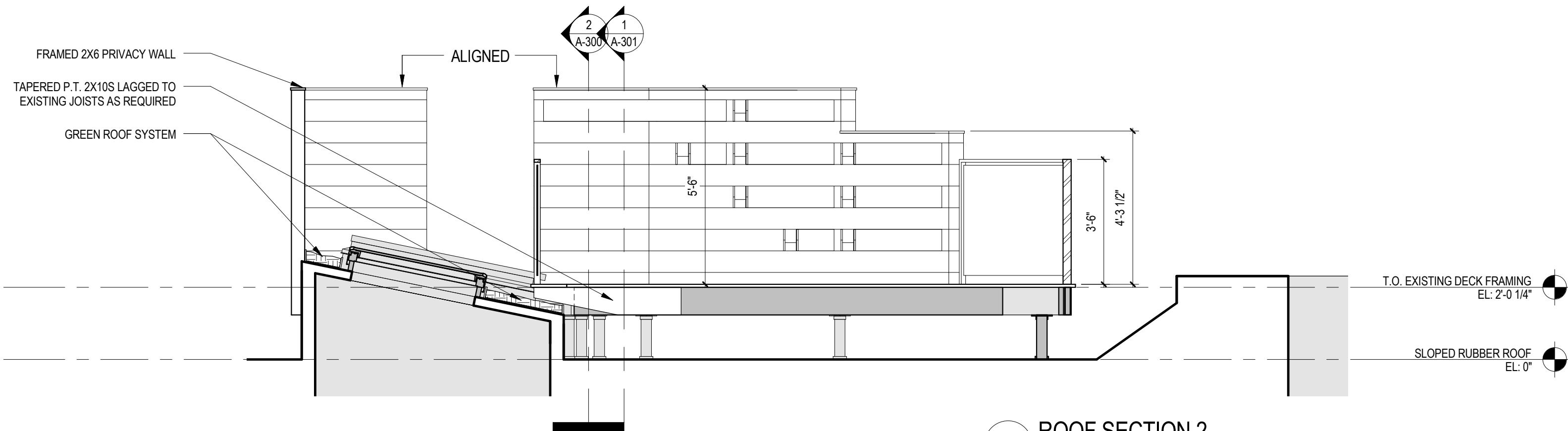
GENERAL FLOOR PLAN NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
 2. AS-BUILT DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION OF CASEWORK, FIXTURES, AND EQUIPMENT TO CONFIRM FIT AND LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT. DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ORDERING OR FABRICATING.
 3. EXTERIOR DIMENSIONS ARE TO FACE OF FINISH OR AS NOTED.



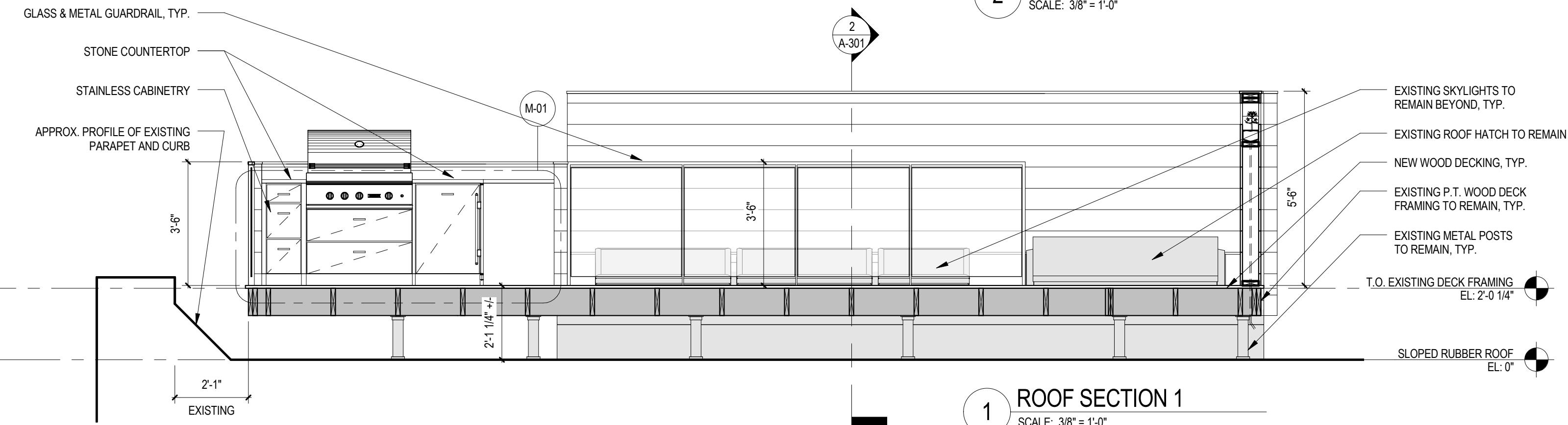






2 ROOF SECTION 2

SCALE: 3/8" = 1'-0"



1 ROOF SECTION 1

SCALE: 3/8" = 1'-0"



VIEW OF GLASS RAILING MOCK-UP - WEST VIEW OF BINFORD ST.

Safety and Security Glazings



Ordinary glass is green with envy.

Safety and Security Glazings

Starphire® Ultra-Clear Glass by PPG provides an entirely new level of visual quality to safety and security glazing applications. These design challenges are typically addressed by using multi-layer laminates. Whether it's zoo enclosures or jewelry storefronts, marine aquariums or museum cases, viewing through **Starphire** glazings will bring unparalleled color transmission and clarity. Objects are seen in their true colors; they are not distorted by the "greening" that occurs through multi-layer laminates of ordinary clear glass.

Starphire safety and security glass is "clearly" remarkable:

- 16% higher Visible Light Transmittance than ordinary clear glass in a 1 3/8-inch laminated glass construction
- Maintains clarity in any thickness
- Security with color fidelity
- Viewed objects sparkle with true color impact
- Easily fabricated to required specifications

The unprecedented radiance and incomparable clarity of **Starphire** provide an unmatched combination of security and visibility.

Starphire glass is available in thicknesses from 2.5 mm to 19 mm and is stocked regionally to assure consistent supply reliability. For **Starphire** glass samples or a list of distributors, contact our Solutions Hotline at **1-888-PPG-IDEA**, or visit www.ppgstarphire.com.

All PPG architectural glass is **Cradle to Cradle Certified™**

PPG IdeaScapes® Integrated products, people and services to inspire your design and color vision.

Note: **Starphire** glass edge color can vary depending on final glass size, glass thickness, and ambient lighting conditions. PPG recommends a full-size **Starphire** glass viewing to determine acceptability for final use.

© 2013 PPG Industries, Inc. All rights reserved. *Altanica, Azuria, Azurilite, Graylite, IdeaScapes, Oceans of Color, OptiBlue, Pacifica, Solarban, SolarBlue, SolarBronze, Solarcool, Solargray, Solex, Solexia, Starphire, Sungate, VistaCool*, the PPG logo and the PPG Certified Fabricator Network and the PPG Certified Programs are registered trademarks of PPG Industries Ohio, Inc. **Cradle to Cradle Certified** is a certification mark licensed by the Cradle to Cradle Products Innovation Institute.

Printed in U.S.A.
7075 07/13 5M

PPG Industries, Inc. Glass Business & Discovery Center 400 Guys Run Road Cheswick, PA 15024 1-888-PPG-IDEA www.ppgideascapes.com

Ultra-Clear Glass



Conventional Clear Glass
Safety and Security Glazings

PPG Starphire Glass
This photo shows the unique ability of **Starphire** glass to transmit true colors in safety/security applications. The beauty and whiteness of the pearl necklace is undistorted when viewed through a 1 3/8" security laminate of **Starphire** glass (right). Notice the "greening" of the clear glass laminate of equal thickness (left).



Gorilla Habitat
Busch Gardens
Williamsburg, VA
(Complete project details on our web site)

When selecting security glass laminates to separate visitors from these beautiful but powerful primates, designers of this state-of-the-art attraction chose **Starphire** glass for its brightness, clarity, and color fidelity. Beauty combines with safety to make the choice "ultra-clear."



IdeaScapes®
Glass • Coatings • Paint

A-400

CRL GRS GLAZING SYSTEMS

For Pricing Visit Our Web Site or Call Us Toll Free
at the Phone Numbers Shown on the Back Cover

Certification of Engineer Testing

- Test Results Available for Both TAPER-LOC™ Dry Glaze System and Wet Glaze System
- Complete Information May Be Downloaded From PDF Files at crlaurence.com
- Hard Copy Results Also Available With Consulting Engineer's Seal and Signature for a Modest Fee

Architectural Railing Division
C.R.Laurence Co., Inc.
2503 E Vernon Ave.
Los Angeles, CA 90058
(T) 800.421.6144
(F) 800.587.7501
www.crlaurence.com

5 JAN 2011



SUBJ: TAPER-LOC® SYSTEM DRY-GLAZE
GRS - GLASS RAIL SYSTEM

The Taper-Loc® System dry-glaze with the Glass Rail System, GRS, utilizes tapered nylon plates to lock tempered glass in an aluminum extruded base shoe to anchor and support structural glass balustrades which support a variety of top rails and grab rails to construct guards and dividers. The system is intended for interior and exterior weather exposed applications and is suitable for use in all natural environments. The Taper-Loc® with the GRS may be used for residential, commercial and industrial applications. This is an engineered system designed for the following criteria:

The design loading conditions are:

On Top Rail:

- Concentrated load = 200 lbs any direction, any location
- Uniform load = 50 plf, any direction perpendicular to rail

On In-fill Panels:

- Concentrated load = 50# on one sf.
- Distributed load = 25 psf on area of in-fill, including spaces
- Wind load = As stated for the application and components

Refer to IBC Section 1607.7.1

Glass stresses are designed for a safety factor of 4.0 (IBC 2407.1.1).

The Taper-Loc® with the GRS system will meet or exceed all requirements of the 1997 Uniform Building Code, 2000, 2003 and 2006 International Building Codes, 2007 California Building Code, and 2007 Florida Building Code. Aluminum components are designed in accordance with the 2000 and 2005 Aluminum Design Manuals. Stainless steel components are designed in accordance with SEI/ASCE 8-02 Specification for the Design of Cold-Formed Stainless Steel Structural Members.

Edward Robison, P.E.
Attachments -
Calculations and profiles 47 pages

EDWARD C. ROBISON, PE
10012 Creviston Dr NW
Gig Harbor, WA 98329
253-858-0855/Fax 253-858-0856 elrobison@narrows.com

CRL C.R. LAURENCE COMPANY

170R | crlaurence.ca crlaurence.com.au crlaurence.co.uk crlaurence.de crlaurence.eu

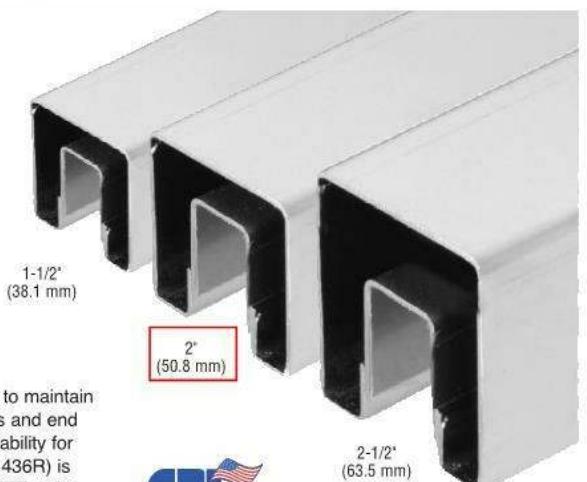
crlaurence.com

CRL GRS CAP RAILING SYSTEMS

For Pricing Visit Our Web Site or Call Us Toll Free
at the Phone Numbers Shown on the Back Cover

CRL Premium Square Cap Rails for 1/2" (12 mm) to 5/8" (16 mm) Glass

- 120" (3.05 m) Stock Lengths Available in Three Sizes and Two Architectural Finishes
- Compatible With Premium Corners
- Profiles Range From 1-1/2" (38.1 mm) to 2-1/2" (63.5 mm) Sizes
- 304 Stainless Alloy is Standard 316 Alloy Available on Special Order



All CRL Premium Square Cap Rails are formed using precision tooling to maintain uniform profiles, allowing for smooth hairline transitions at splices, corners and end caps. The internal channel is welded in place to increase strength and stability for fabrication. Use of our Cat. No. 32629 Metal Contact Cement (see page 436R) is required to achieve a secure and permanent bond at all connections. **NOTE:** With the exception of the GRS15 Series Cap Rails, when used with 1/2" (12 mm) glass our GRSPV Cap Rail Vinyl (see page 210R) and 95CBL Silicone should be used to secure the glass. When using GRS15 Series Cap Rails or 5/8" (16 mm) glass, use 95CBL Silicone and Shims only to secure the glass.

1-1/2" (38.1 MM) SQUARE PREMIUM CAP RAIL IN 120" (3.05 M) LENGTHS

CAT. NO.	FINISH	"W" WIDTH	"D" DEPTH*	GRADE	THICKNESS	USE SLEEVE NO.
GRS15BS	Brushed Stainless	5/8" (16 mm)	1/2" (12.7 mm)	304	.050" (1.27 mm)	GRS15CSS
GRS15PS	Polished Stainless	5/8" (16 mm)	1/2" (12.7 mm)	304	.050" (1.27 mm)	GRS15CSS

Minimum order: 1 each. Sizes and finishes can be combined for quantity pricing. Must ship common carrier.
NOTE: 1-1/2" (38.1 mm) Square Premium Cap Rail works only with 1/2" (12 mm) glass, secured with 95CBL Silicone and Shims.

2" (50.8 MM) SQUARE PREMIUM CAP RAIL IN 120" (3.05 M) LENGTHS

CAT. NO.	FINISH	"W" WIDTH	"D" DEPTH*	GRADE	THICKNESS	USE SLEEVE NO.
GRS20BS	Brushed Stainless	3/4" (19 mm)	1/2" (12.7 mm)	304	.050" (1.27 mm)	GRS20CSS
GRS20PS	Polished Stainless	3/4" (19 mm)	1/2" (12.7 mm)	304	.050" (1.27 mm)	GRS20CSS

Minimum order: 1 each. Sizes and finishes can be combined for quantity pricing. Must ship common carrier.

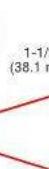
2-1/2" (63.5 MM) SQUARE PREMIUM CAP RAIL IN 120" (3.05 M) LENGTHS

CAT. NO.	FINISH	"W" WIDTH	"D" DEPTH*	GRADE	THICKNESS	USE SLEEVE NO.
GRS25BS	Brushed Stainless	3/4" (19 mm)	1" (25.4 mm)	304	.0625" (1.59 mm)	GRS25CSS
GRS25PS	Polished Stainless	3/4" (19 mm)	1" (25.4 mm)	304	.0625" (1.59 mm)	GRS25CSS

Minimum order: 1 each. Sizes and finishes can be combined for quantity pricing. Must ship common carrier.
*This dimension is used to calculate the glass size. Add the clearance you desire or allow an additional 1/8" (3.2 mm) if using Cap Rail Vinyl (see page 210R).

CRL Custom Profile Crisp Corner Cap Rails

- New Crisp Corner Design Custom Formed in Brushed and Polished Stainless Steel
- 304 Alloy 16 Gauge is Standard; 316 Alloy on Special Order
- Optional V-Grooves Can Be Added for a Distinctive Look



GRSC3 Series

Crisp Corners with Flat Top

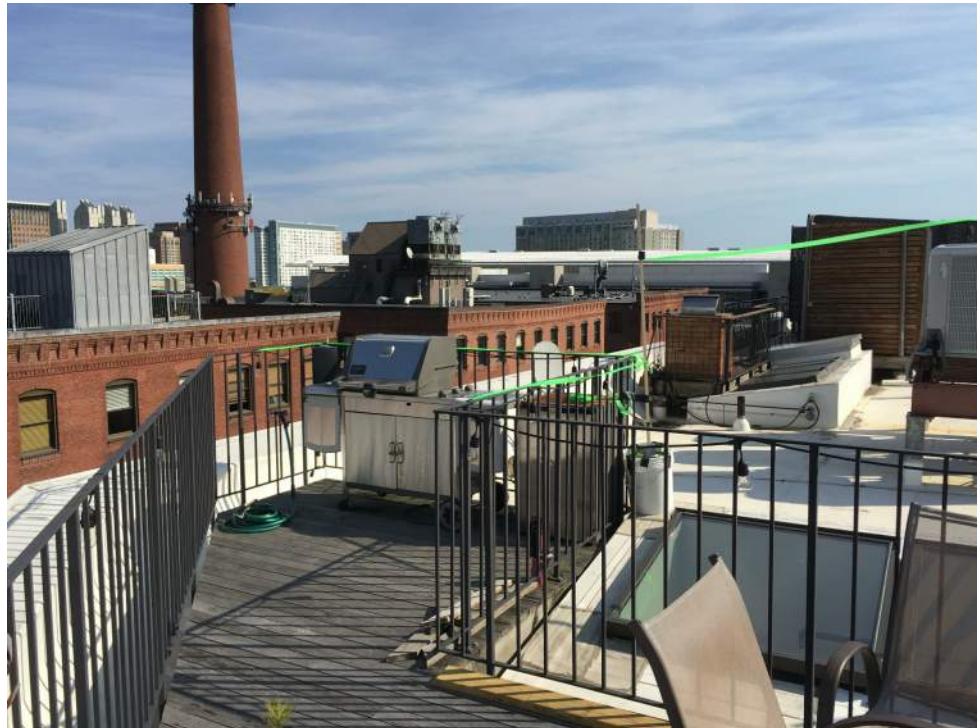


GRSCR3 Series

Crisp Corners with Radius Top

Our new V-Groove machine gives us the capability to create Cap Rails in custom rectangular and square profiles. At right are two of our newest offerings, but we can also make profiles to meet your exact needs.

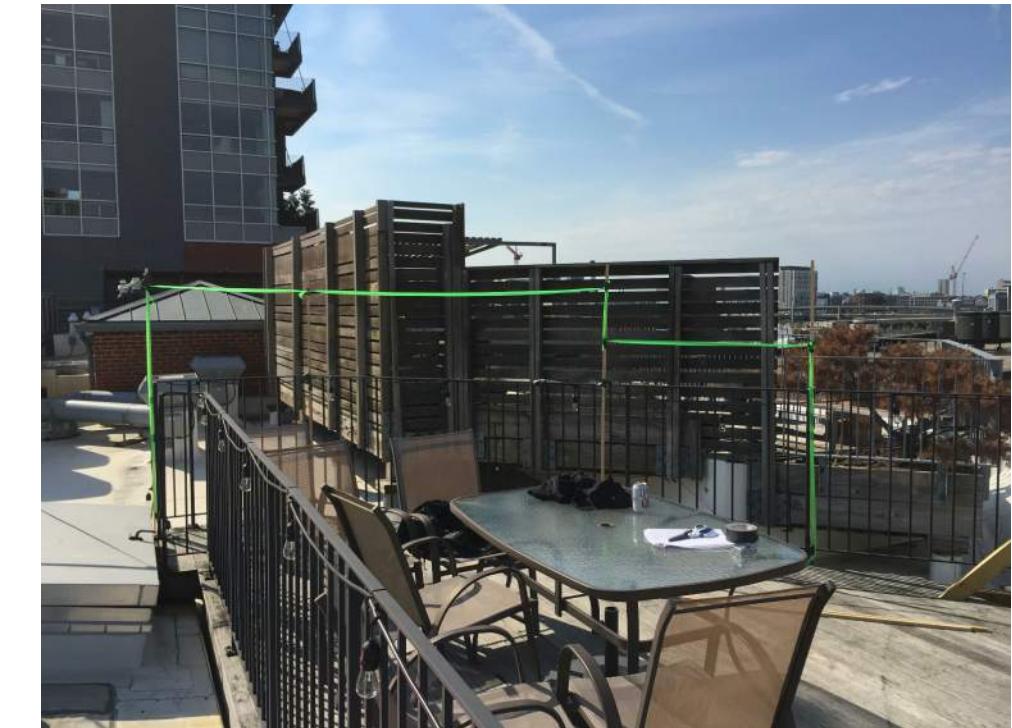
Contact CRL Railing Technical Sales for more information or a quote.



01 - EAST VIEW OF GRILL AREA - MOCK-UP RAILING AND WALL INSTALLED



02 - SOUTH-EAST VIEW OF HATCH ENTRY - MOCK-UP RAILING AND WALL INSTALLED



03 - SOUTH VIEW OF LOUNGE AREA - MOCK-UP RAILING AND WALL INSTALLED



04 - SOUTH VIEW OF LOUNGE AREA - MOCK-UP RAILING AND WALL INSTALLED