

# **FORT POINT ROOF DECK**

**35 Channel Center St, Unit**

**501**

**Boston, MA 02210**

**BOSTON LANDMARKS COMMISSION SET**

**10-25-2016**

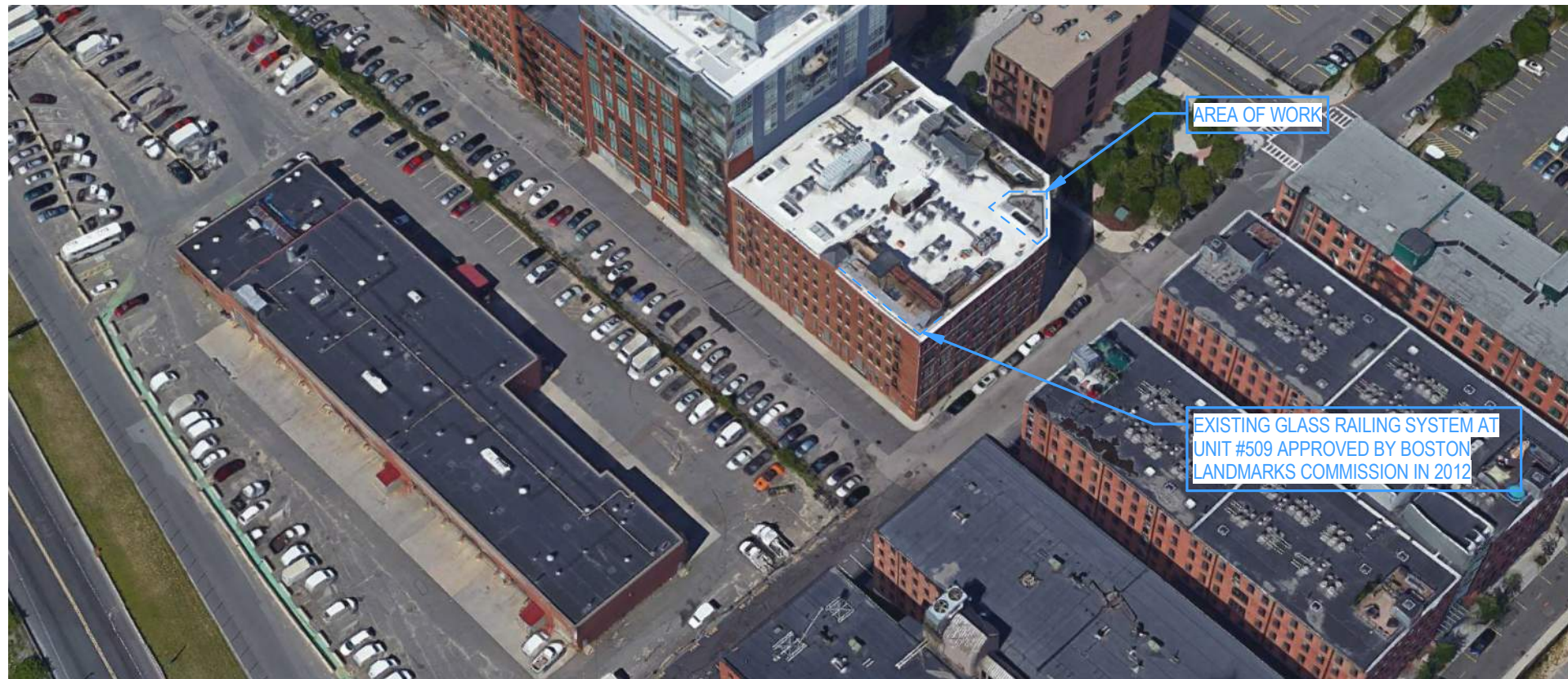


222 Third Street, Suite 3212  
Cambridge, MA 02142

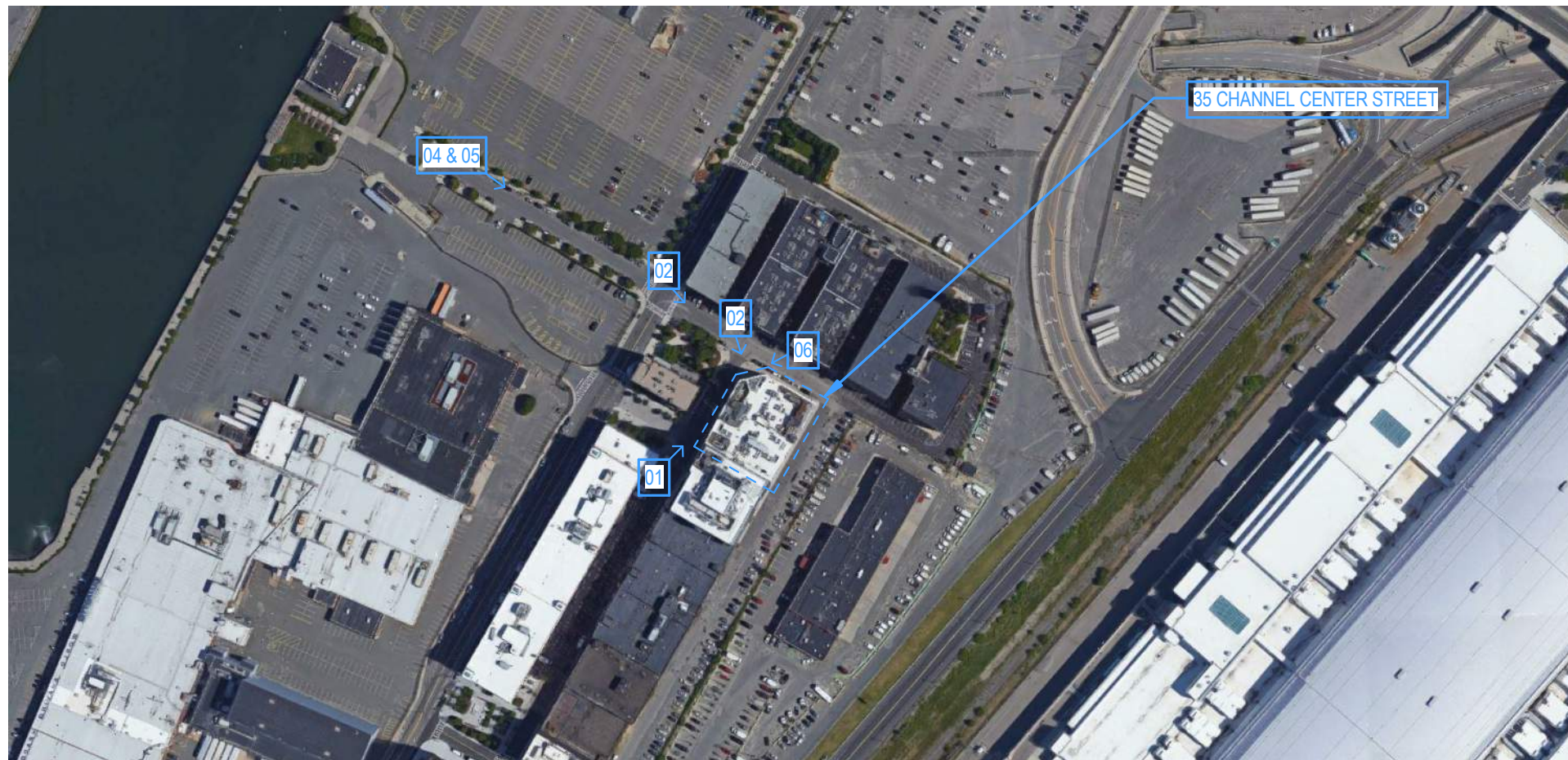
tel: 617 621-1455  
fax 617 621-1477

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BUILDING CONTEXT VIEW - LOOKING WEST

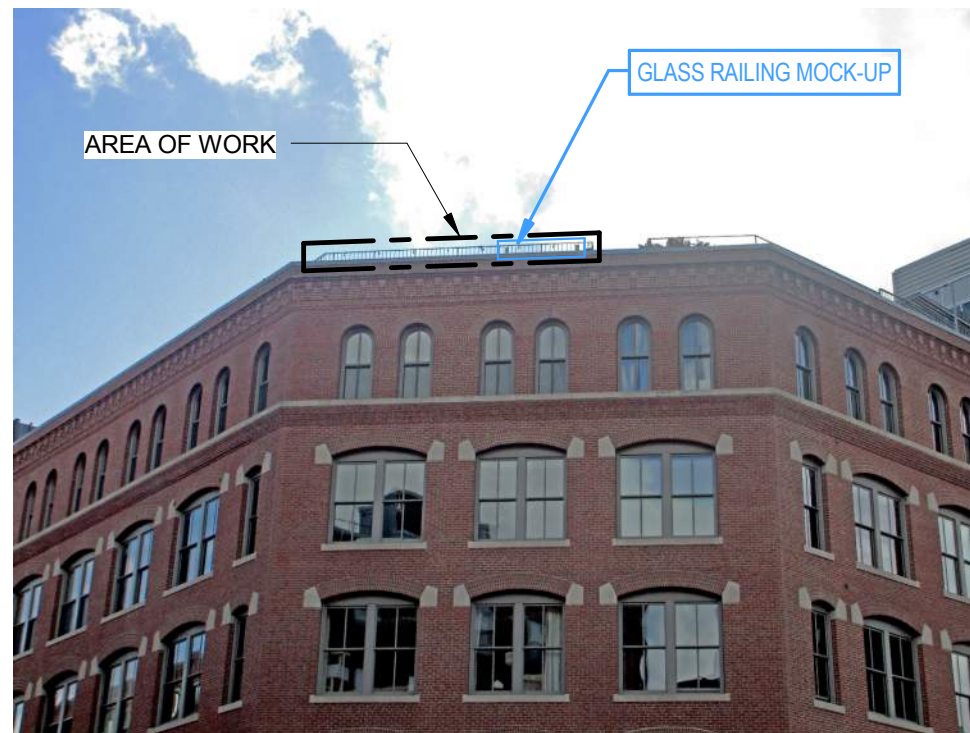


NEIGHBORHOOD CONTEXT VIEW -  
REFER TO A-002 FOR  
CORRESPONDING IMAGE VIEWS





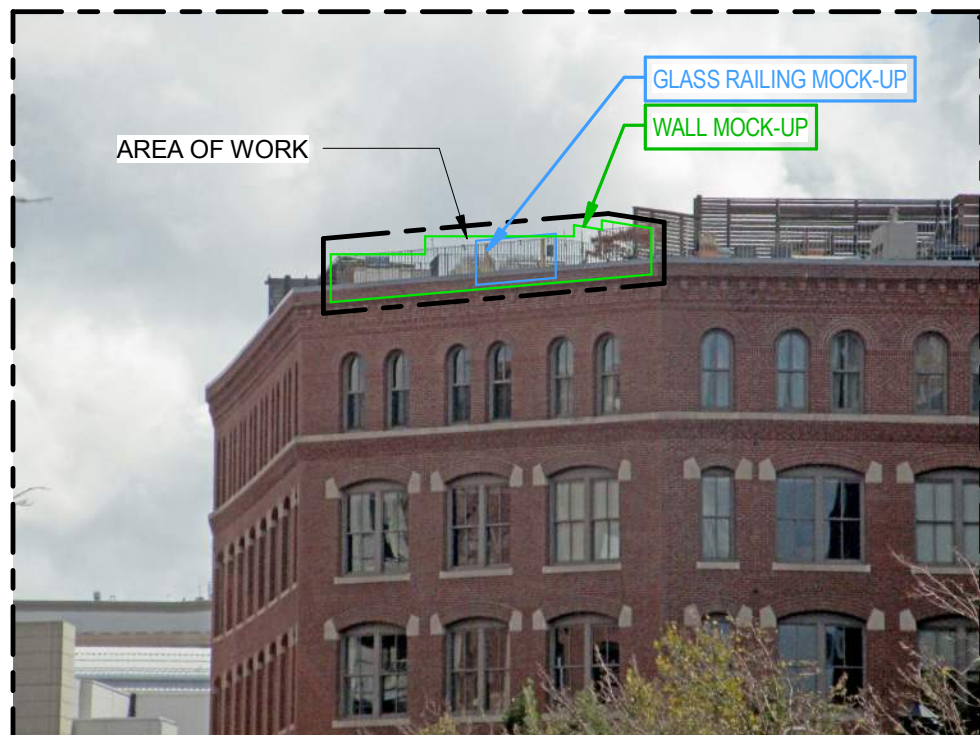
01 - NORTH VIEW FROM CHANNEL CENTER STREET - AREA OF WORK NOT VISIBLE



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



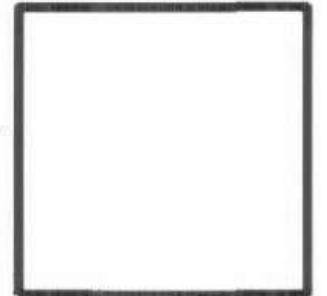
06 - EAST VIEW OF EXISTING GRILL AREA



34060 326

34060 327

35 Channel Center  
Condominium-Unit 501  
Roof  
As-Built Plan  
  
35 Channel Center St.  
Boston, Massachusetts



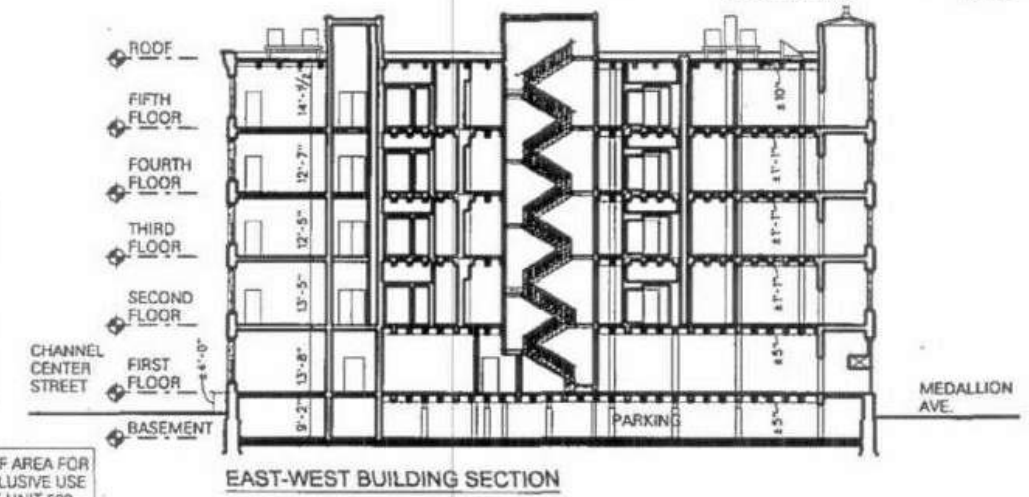
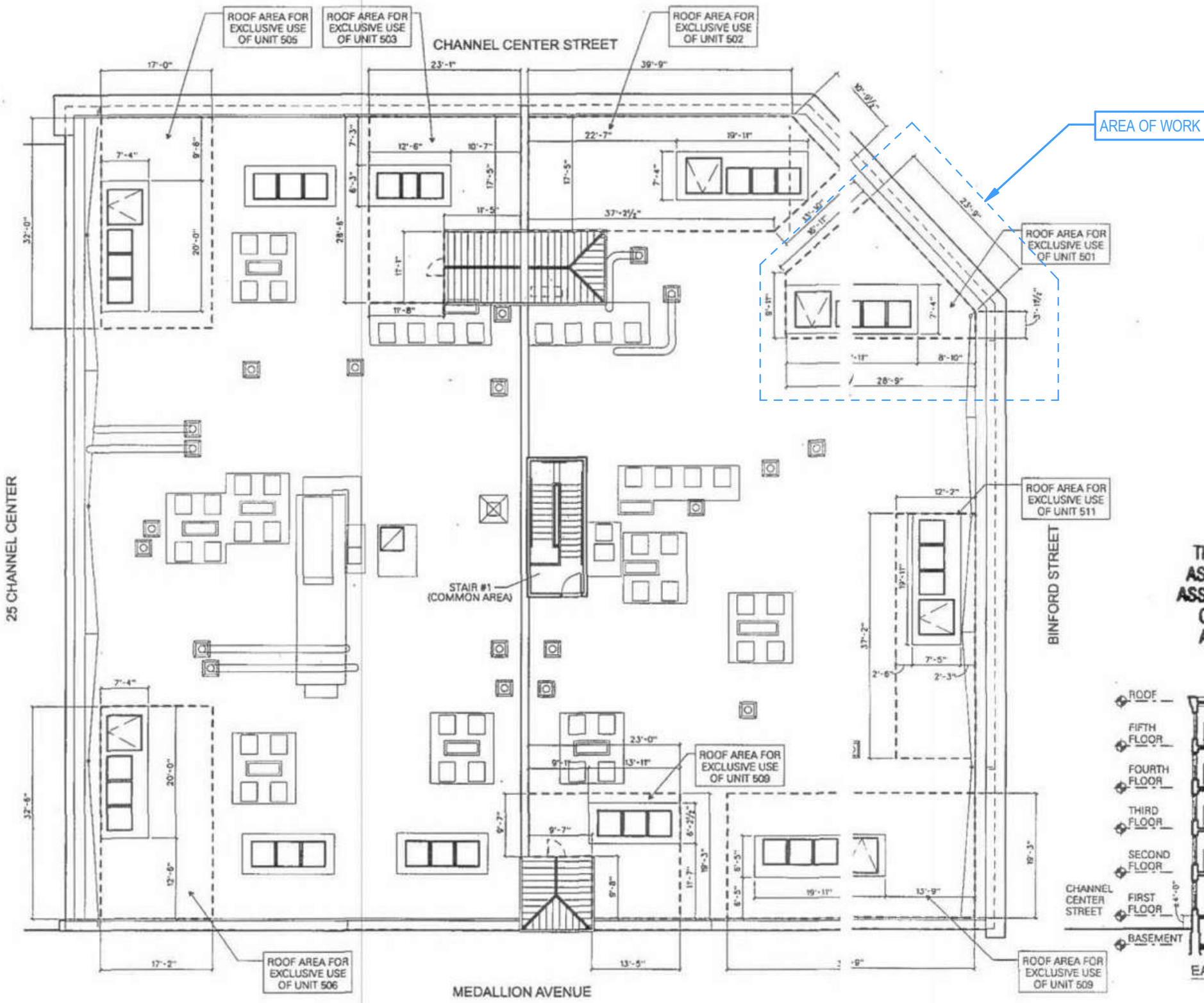
GRAPHIC SCALE  
0 8 16 FEET

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.\*

*Daniel Raih* 3.10.04  
ARCHITECT DATE

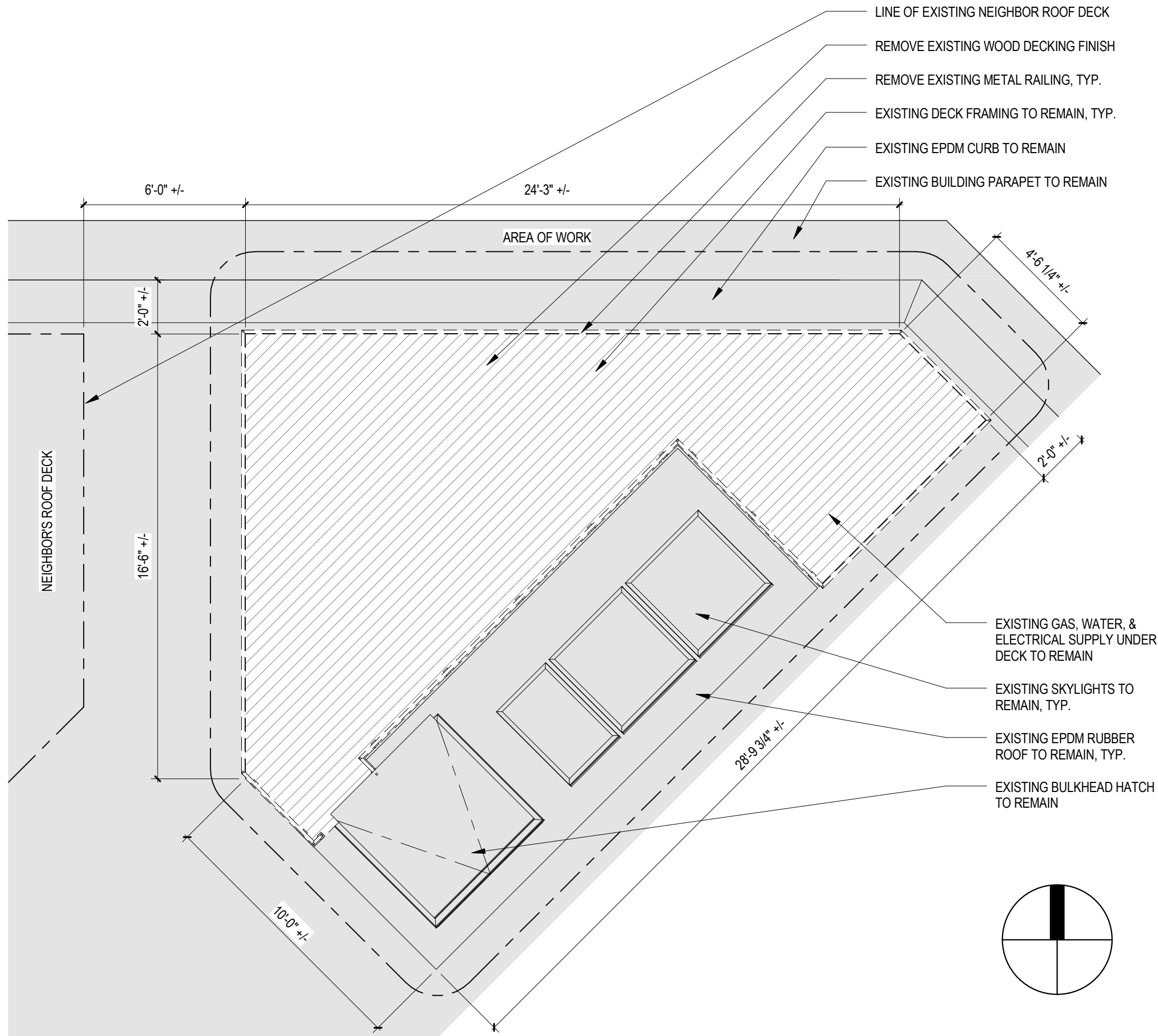


THIS IS ATTESTED TO BY DANIEL RAIH AS AN EMPLOYEE OF BRUNER / COTT & ASSOC., INC. ACTING SOLELY ON BEHALF OF BRUNER / COTT & ASSOC., INC. A MASSACHUSETTS CORPORATION






ROOF PLAN

EAST-WEST BUILDING SECTION

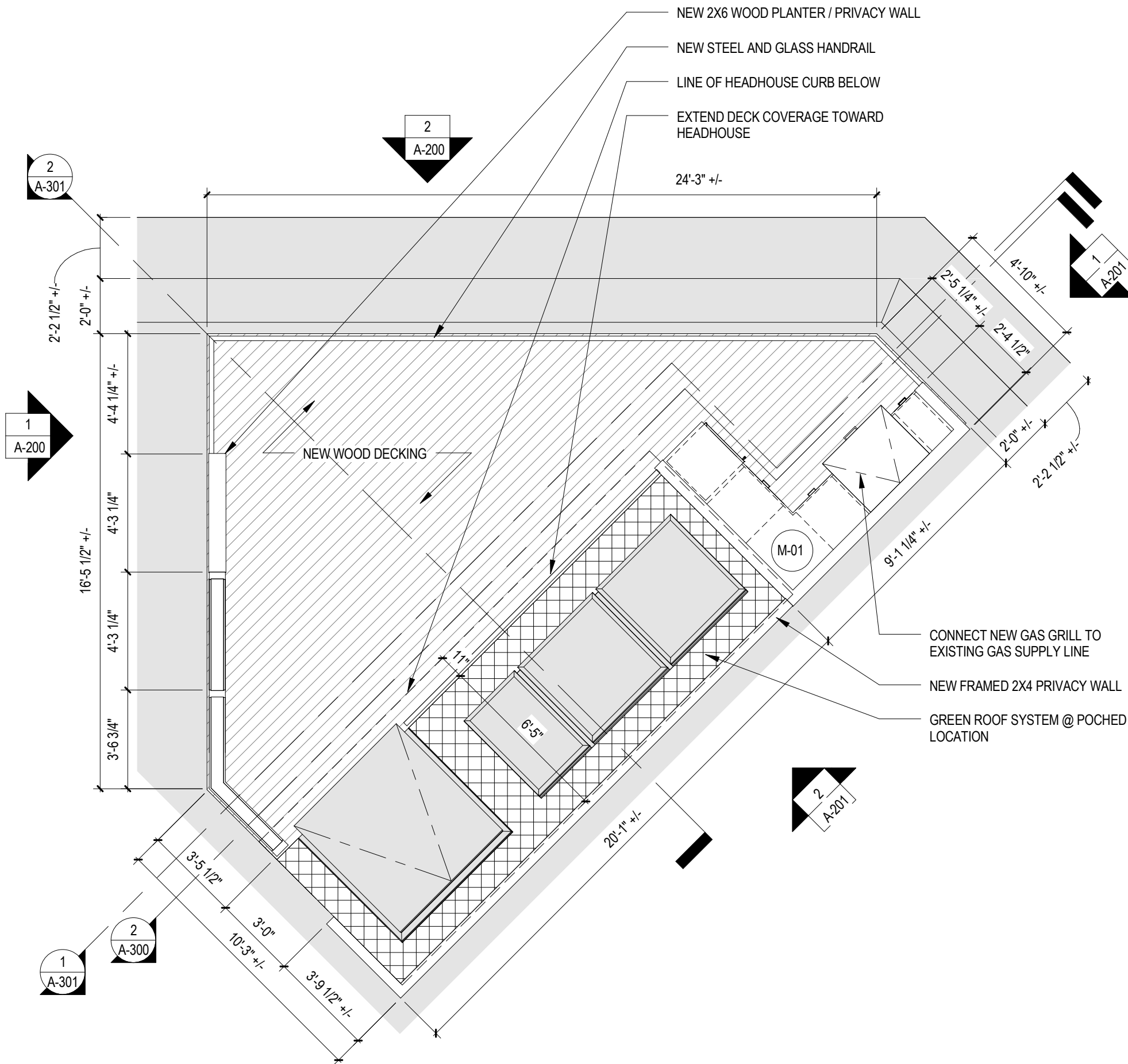


## DEMOLITION KEY

-  EXISTING WALLS TO REMAIN
-  EXISTING TO REMAIN
-  EXISTING WALLS TO BE REMOVED

## GENERAL DEMOLITION NOTES

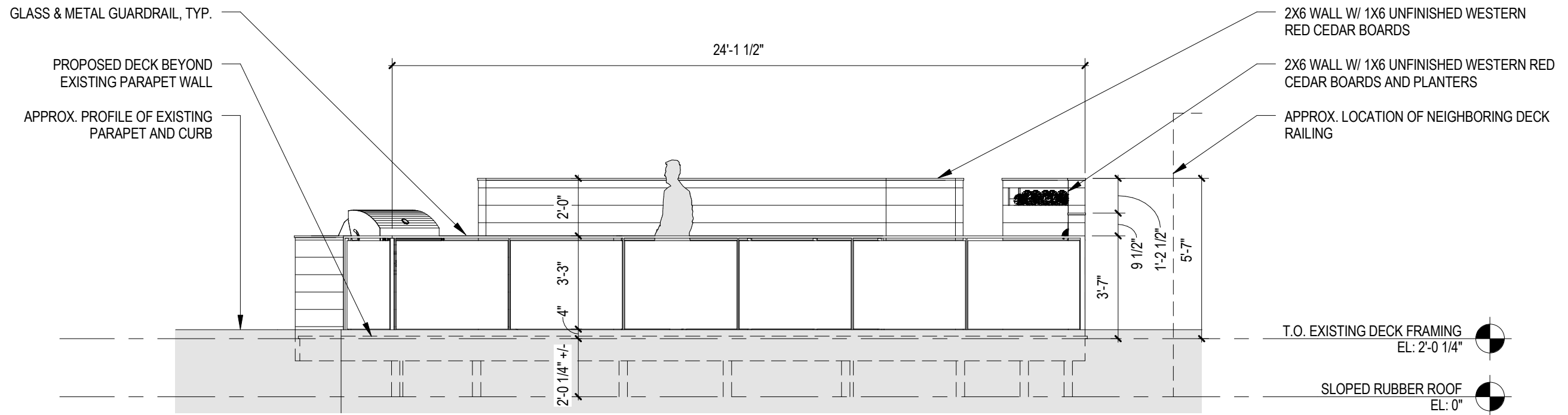
1. TAKE CARE TO PROTECT AREAS OUTSIDE THE SCOPE OF WORK FROM DAMAGE OR CONTAMINATION BY CONSTRUCTION DUST & DEBRIS.
2. SALVAGE EXISTING DOORS / WINDOWS FOR DONATION.



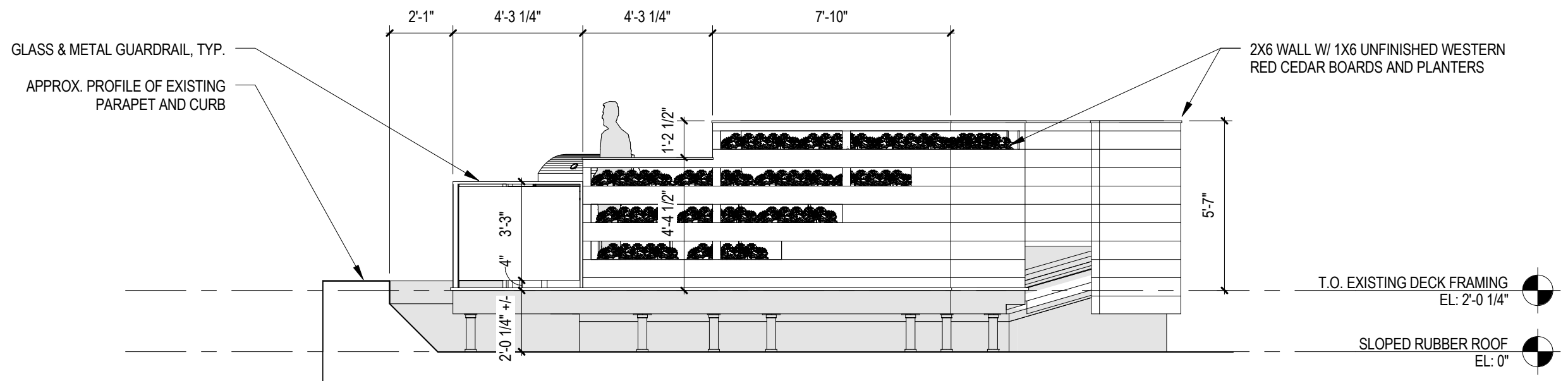
### WALL KEY

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

- ### GENERAL FLOOR PLAN NOTES
- 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.
  - 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 ARCHITECTS ATTENTION PRIOR TO ORDERING OR FABRICATING.
  - EXTERIOR DIMENSIONS ARE TO FACE OF FINISH OR AS NOTED.

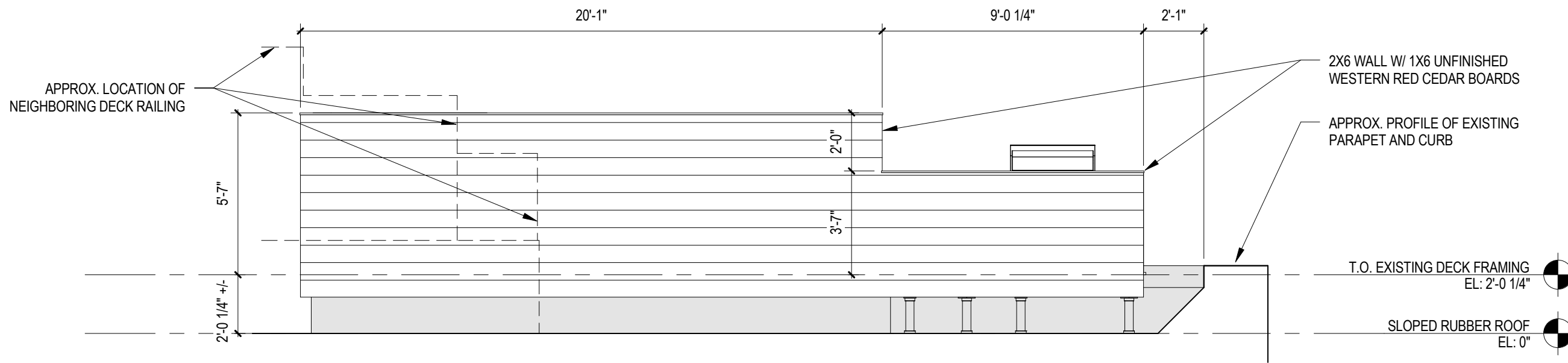


**2** ELEVATION 2  
SCALE: 1/4" = 1'-0"

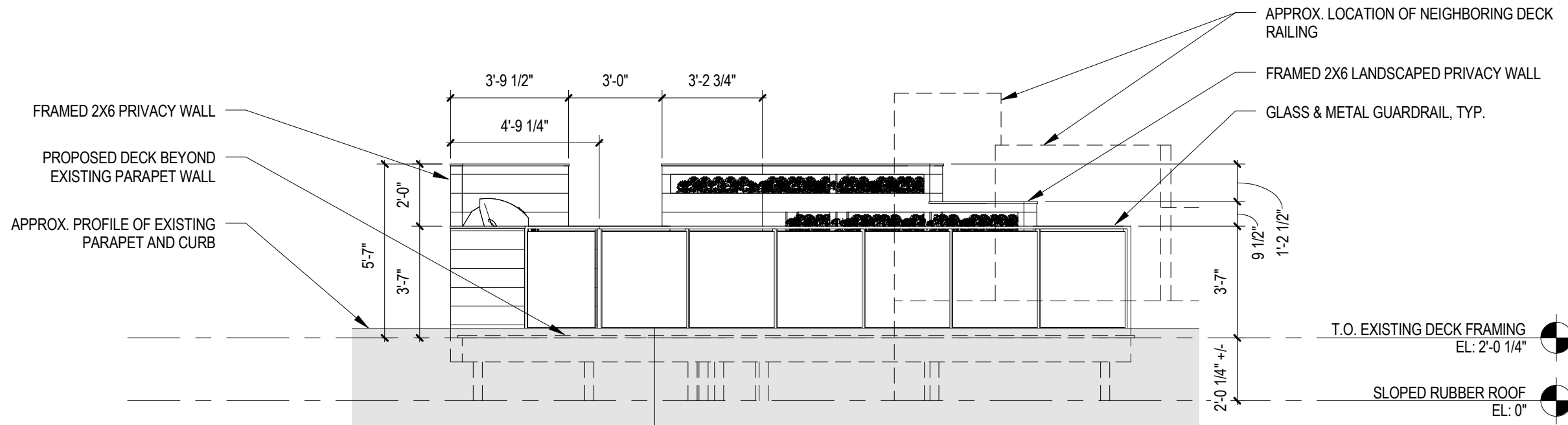


**1** ELEVATION 1  
SCALE: 1/4" = 1'-0"



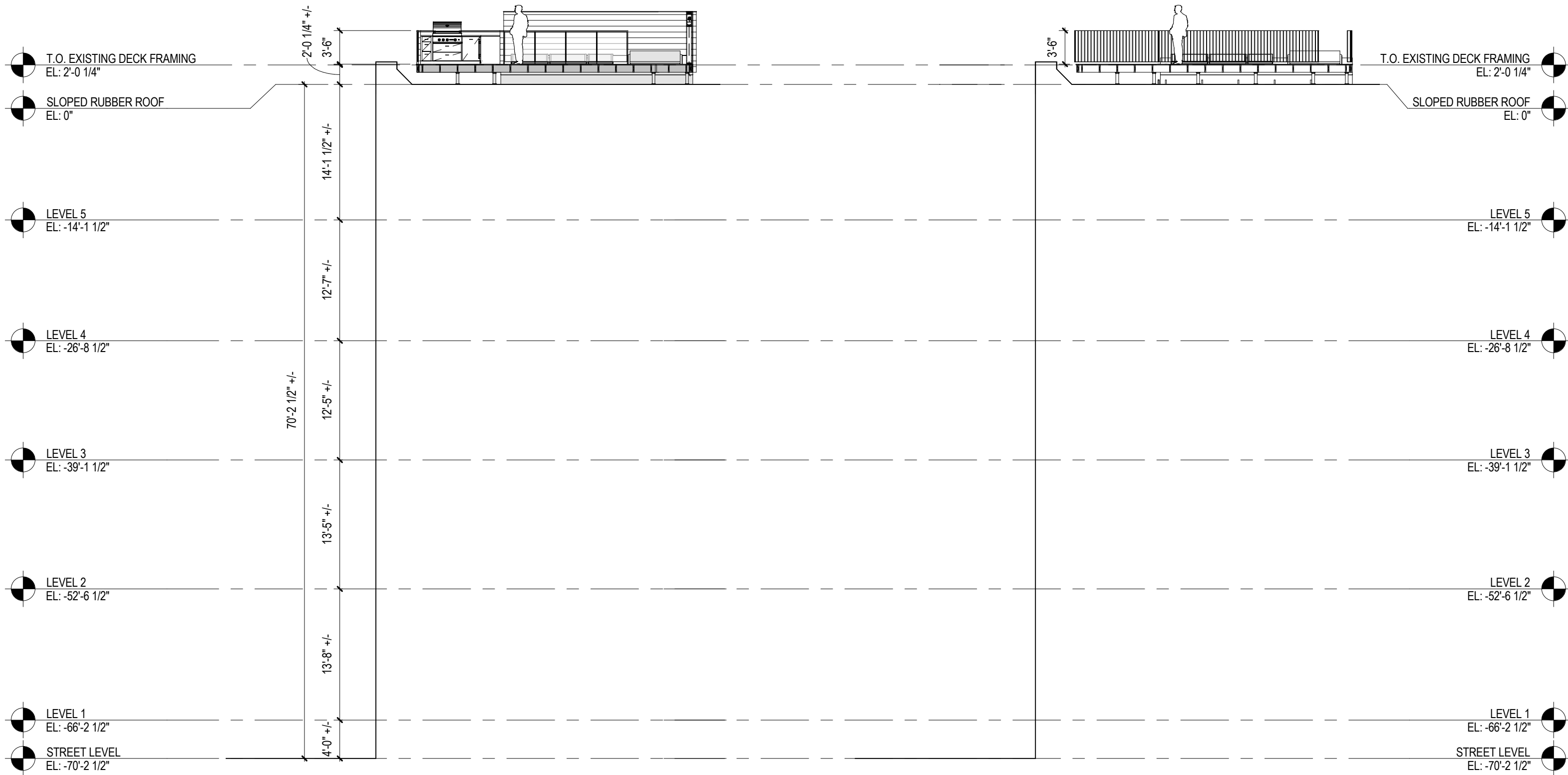


**2** ELEVATION 4  
SCALE: 1/4" = 1'-0"



**1** ELEVATION 3  
SCALE: 1/4" = 1'-0"

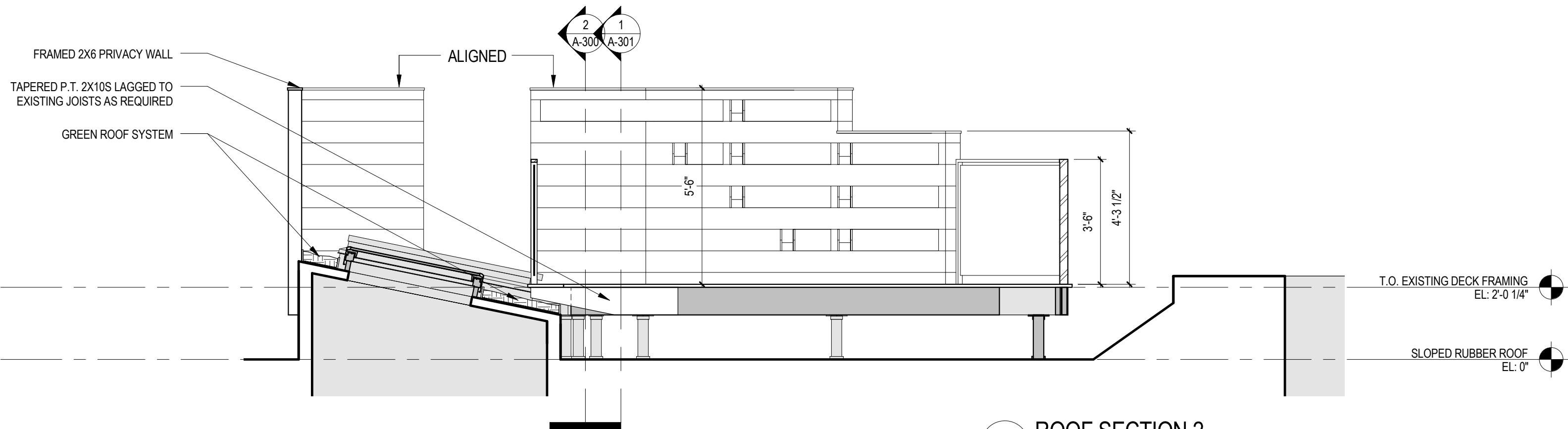




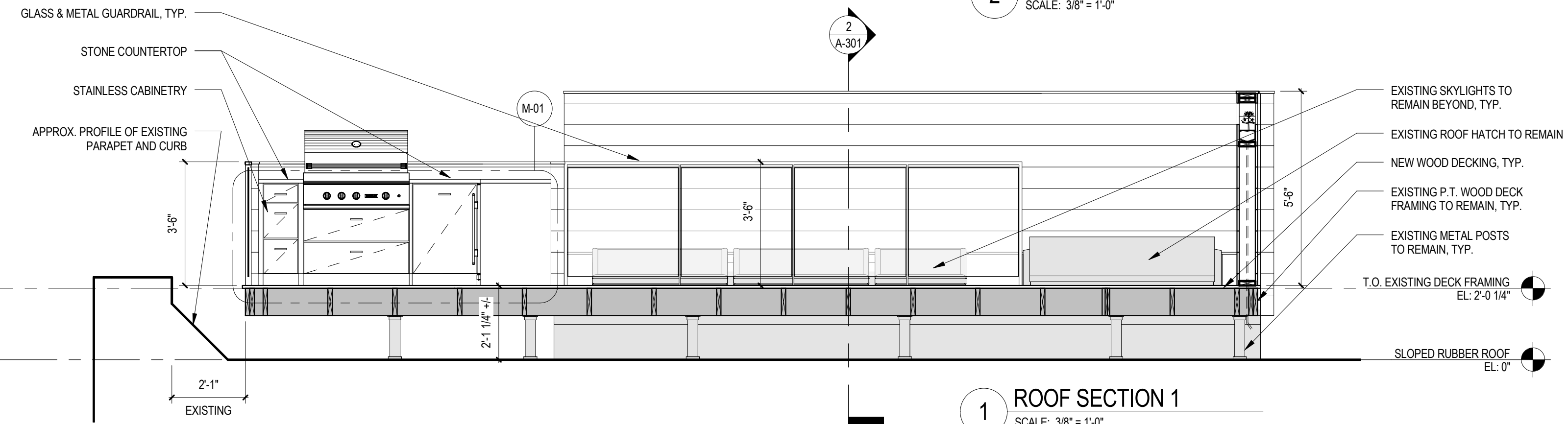
**2** PROPOSED BUILDING SECTION  
 SCALE: 1" = 10'-0"

**1** EXISTING BUILDING SECTION  
 SCALE: 1" = 10'-0"





**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](http://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.

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7075 07/13 5M

## 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."*





# 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](http://crlaurence.com)
- Hard Copy Results Also Available With Consulting Engineer's Seal and Signature for a Modest Fee

5 JAN 2011

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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

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# 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 GR5PV 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

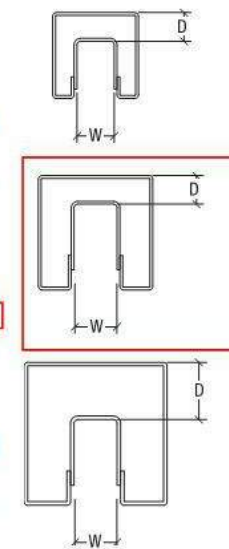
CAT. NO.	FINISH	"W" WIDTH	"D" DEPTH*	GRADE	THICKNESS	USE SLEEVE NO.
GRS20BS	Brushed Stainless	3/4" (19 mm)	1/2" (12.7 mm)	304	.050" (1.27 mm)	GRS20CSS
GRS20PS	Polished Stainless	3/4" (19 mm)	1/2" (12.7 mm)	304	.050" (1.27 mm)	GRS20CSS

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).



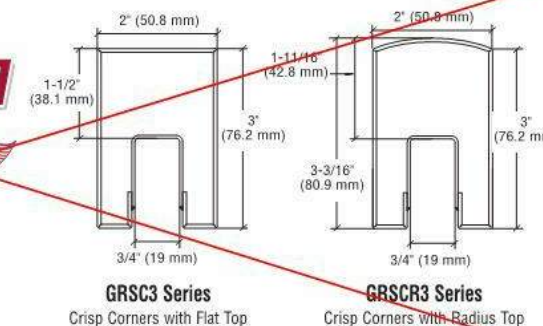
## CRL Custom Profile Crisp Corner Cap Rails

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

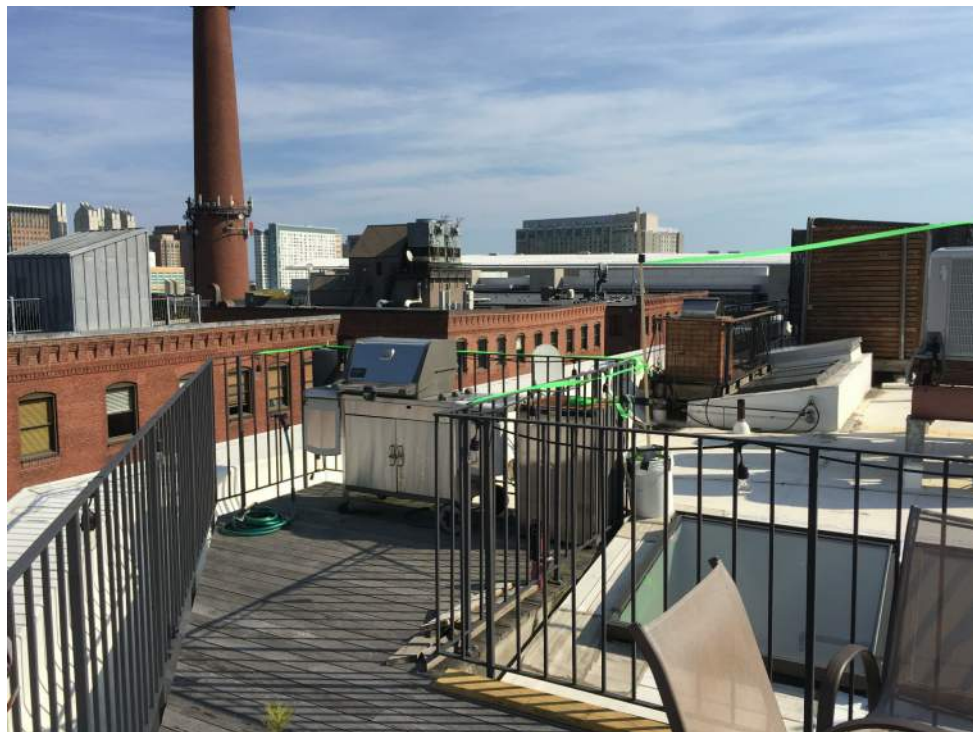
**new**



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.







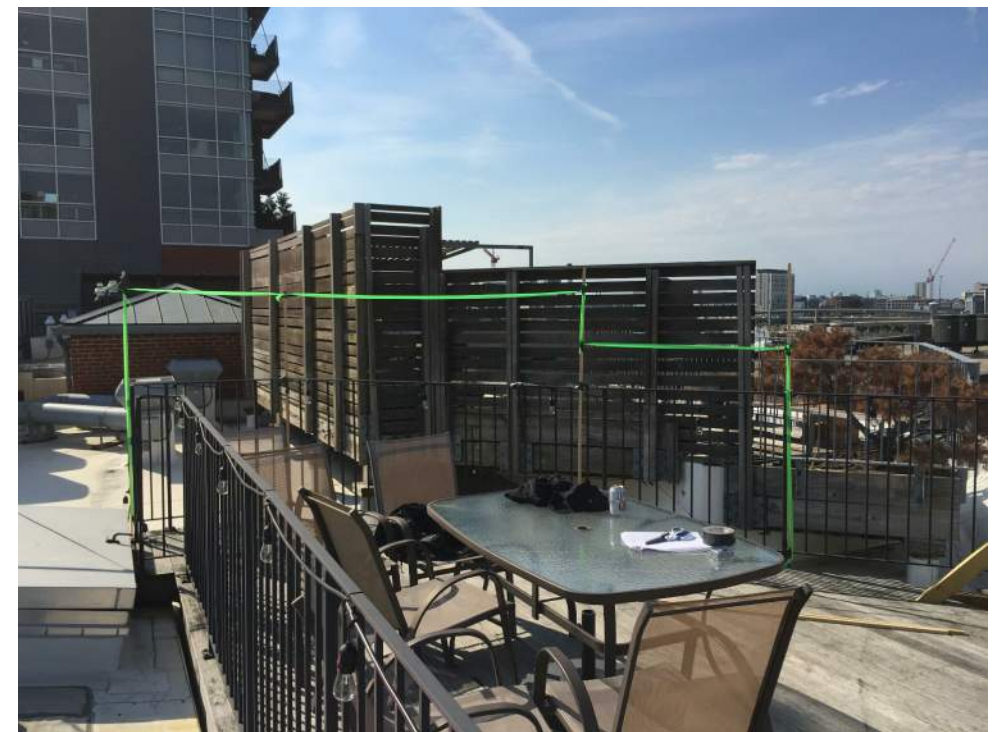
01 - EAST VIEW OF GRILL AREA - MOCK-UP RAILING AND WALL INSTALLED



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



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



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