

BOSTON WHARF CO.  
INDUSTRIAL  
REAL ESTATE



GENERAL ELECTRIC



# GE HEADQUARTERS PROJECT

Fort Point Channel Landmark District Commission  
Rehabilitation of 5 Necco Street

July 13, 2017

Gensler

# Agenda

- 1 Outstanding Provisos:**
  - a. Metal Cladding at Brilliant Labs - East Building**
  - b. Transformer Screen - Site Design**
  - c. GE Sign - West Building**
  
- 2 - Design Updates:**
  - a. Site Design and Lighting**
  - b. South Elevation**
  - c. Tenant Sign Guidelines**
  - d. Glass Enclosure Northern Facade**
  - e. North, East, Glass Enclosure Elevations**
  - f. Connector Bridge**



**OUTSTANDING PROVISOS:  
METAL CLADDING AT BRILLIANT LABS - EAST BUILDING**



# OUTSTANDING PROVISOS **EXISTING SOUTH ELEVATION**

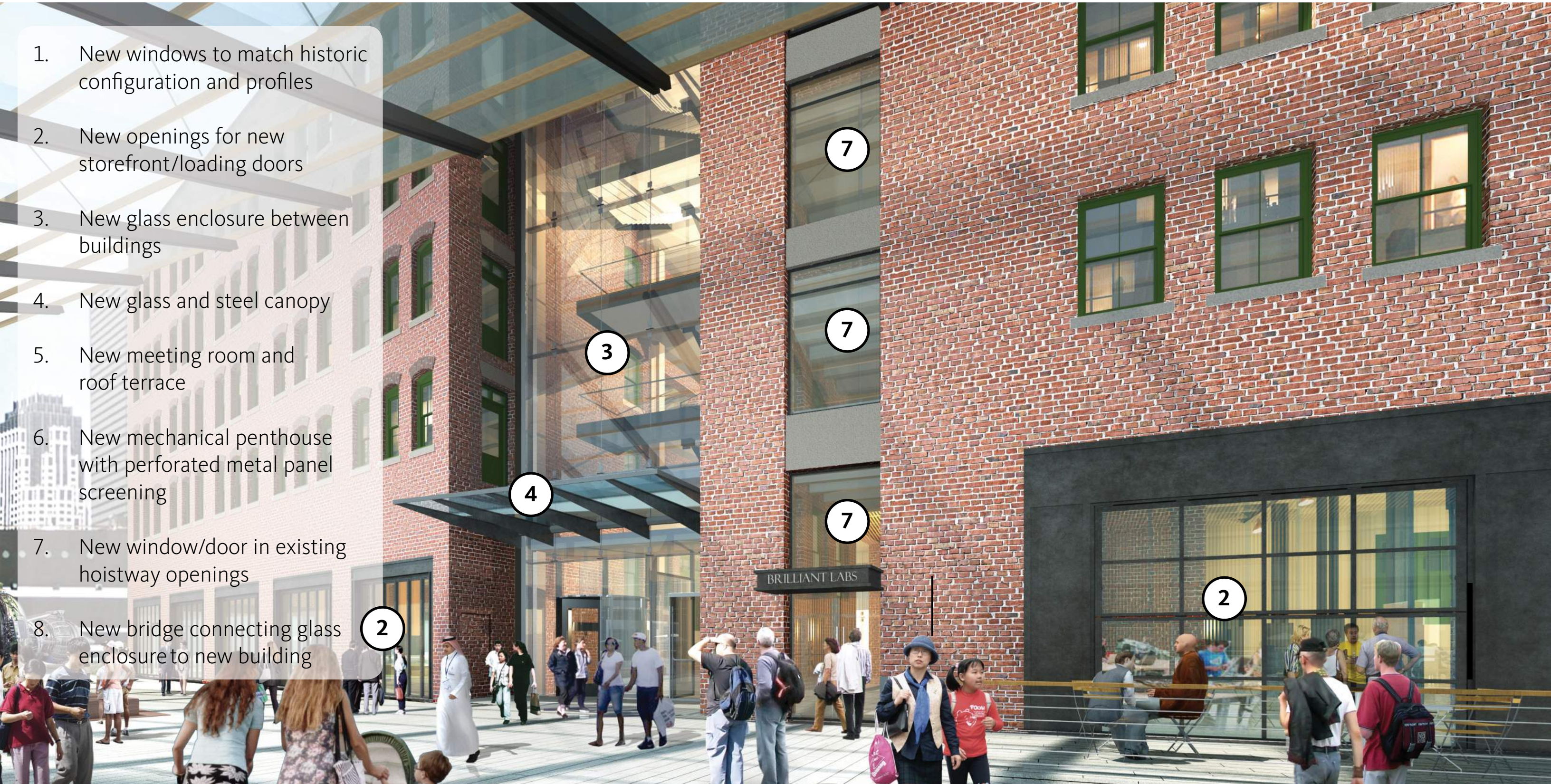


OUTSTANDING PROVISOS **SOUTH ELEVATION** (as presented on 10/13/2016)



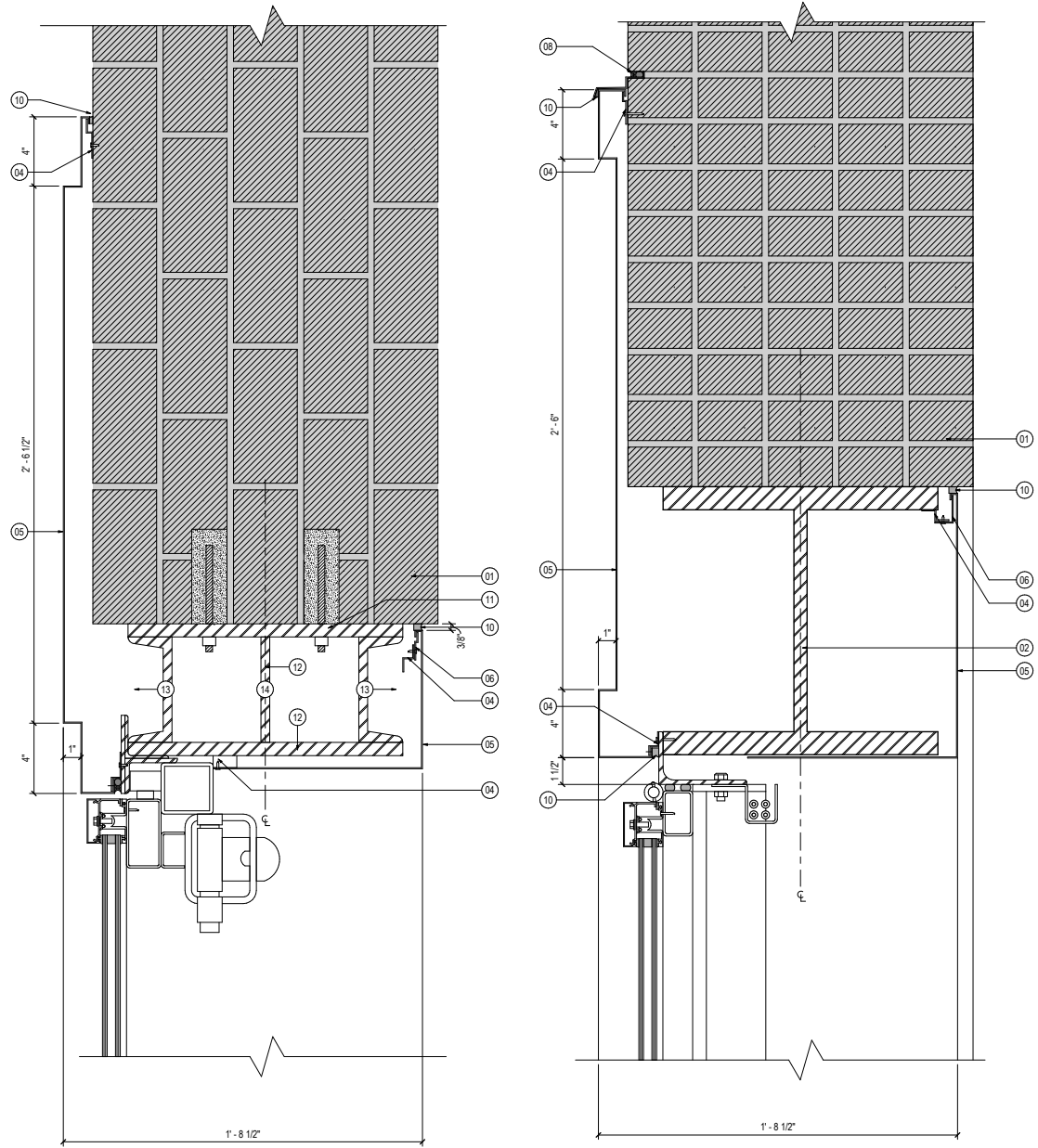
# OUTSTANDING PROVISOS **SOUTH ELEVATION** (as presented on 10/13/2016)

1. New windows to match historic configuration and profiles
2. New openings for new storefront/loading doors
3. New glass enclosure between buildings
4. New glass and steel canopy
5. New meeting room and roof terrace
6. New mechanical penthouse with perforated metal panel screening
7. New window/door in existing hoistway openings
8. New bridge connecting glass enclosure to new building



# OUTSTANDING PROVISOS METAL CLADDING AT BRILLIANT LABS (as presented on 10/13/2016)

- SHEET NOTES**
- 01 EXISTING MASONRY WALL
  - 02 STEEL BEAM CENTERED ON MASONRY WALL. SEE STRUCTURAL DWGS
  - 03 SPRAY-ON FIRE PROOFING
  - 04 Z CLIP ATTACHMENT
  - 05 METAL CLADDING
  - 06 CONTINUOUS METAL CLIP BY CLADDING MANUFACTURER
  - 07 WD BLOCKING
  - 08 BACKER ROD AND SEALANT
  - 09 FOLDING GLASS WALL SYSTEM
  - 10 SEALANT
  - 11 STEEL PLATE MECHANICALLY ANCHORED TO EXISTING WALL. SEE STRUCTURAL DWGS
  - 12 STEEL PLATE. SEE STRUCTURAL DWGS
  - 13 STEEL CHANNEL. SEE STRUCTURAL DWGS
  - 14 COLUMN WIDTH TO MATCH BEAM ABOVE. SEE STRUCTURAL DWGS

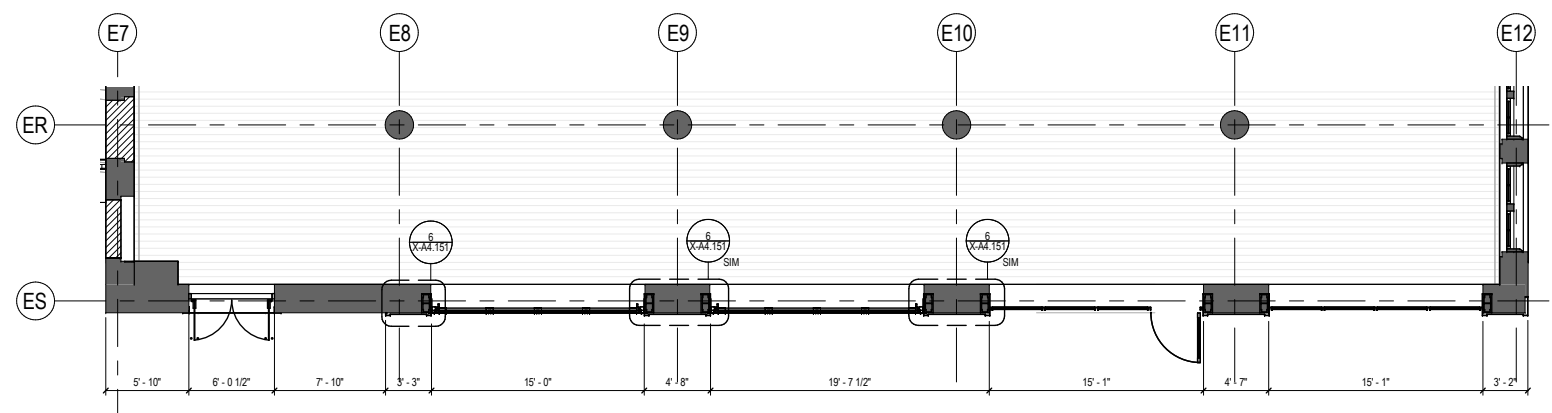


**6** BI-FOLD DOOR JAMB  
SCALE: 3/16" = 1'-0"

**5** BI-FOLD DOOR HEADER  
SCALE: 3/16" = 1'-0"



**2** FOLDING GARAGE DOOR ELEVATION  
SCALE: 3/16" = 1'-0"



**1** FOLDING GARAGE DOOR PLAN  
SCALE: 3/16" = 1'-0"

# OUTSTANDING PROVISOS SOUTH ELEVATION - CURRENT



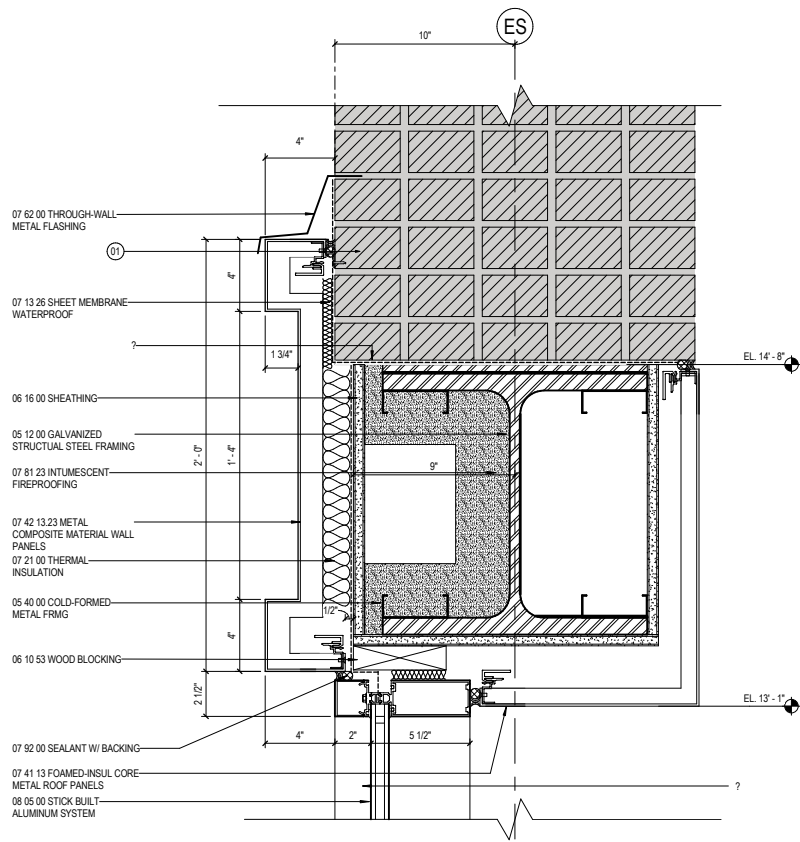


# OUTSTANDING PROVISOS SOUTH ELEVATION - CURRENT

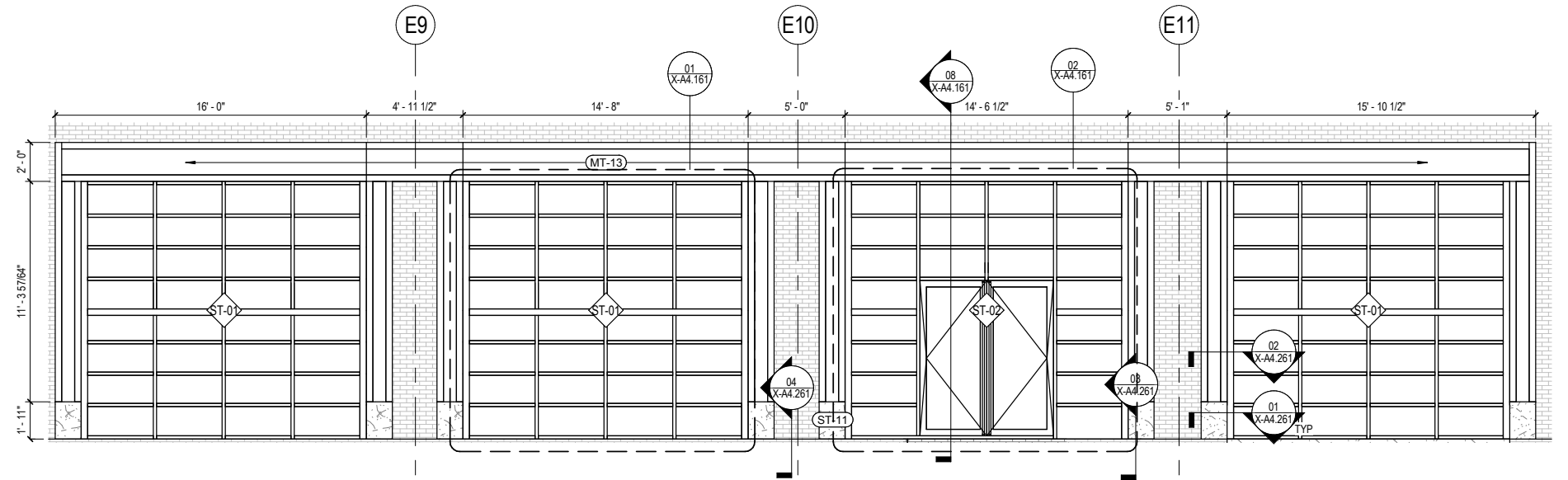
1. Openings for storefront doors
2. Brick between openings
3. Narrower metal bands



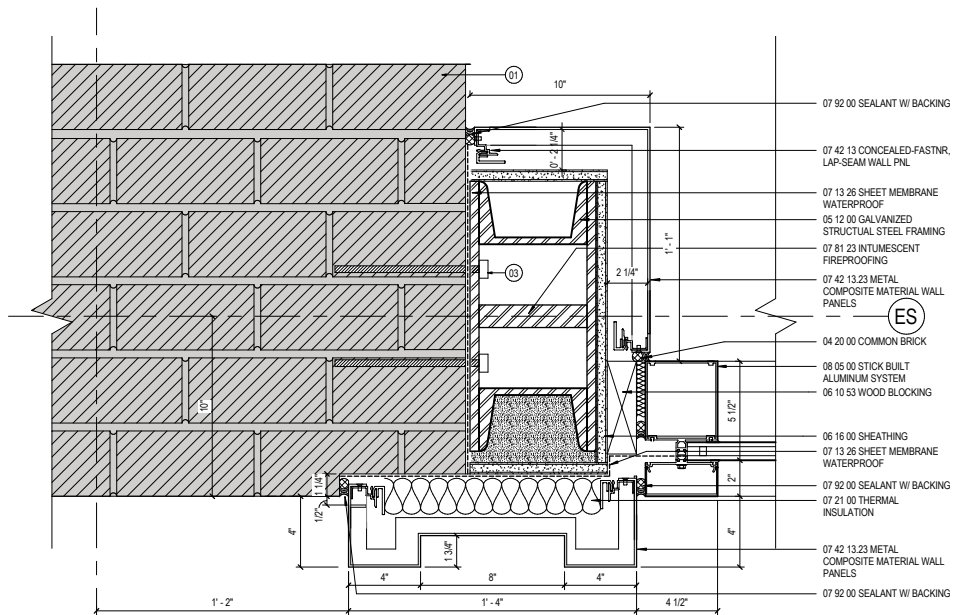
# OUTSTANDING PROVISOS METAL CLADDING AT BRILLIANT LABS - CURRENT



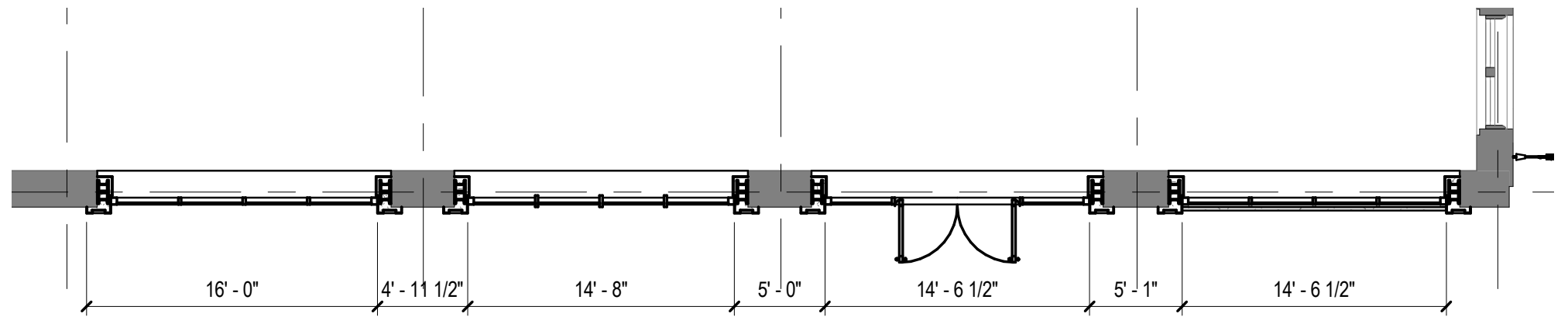
HEADER DETAIL



ELEVATION



JAMB DETAIL



PLAN

# **OUTSTANDING PROVISOS: TRANSFORMER SCREEN - SITE DESIGN**



# OUTSTANDING PROVISOS **EXISTING WEST ELEVATION**



OUTSTANDING PROVISOS **WEST FACADE - TRANSFORMER SCREEN** (as presented on 10/13/2016)

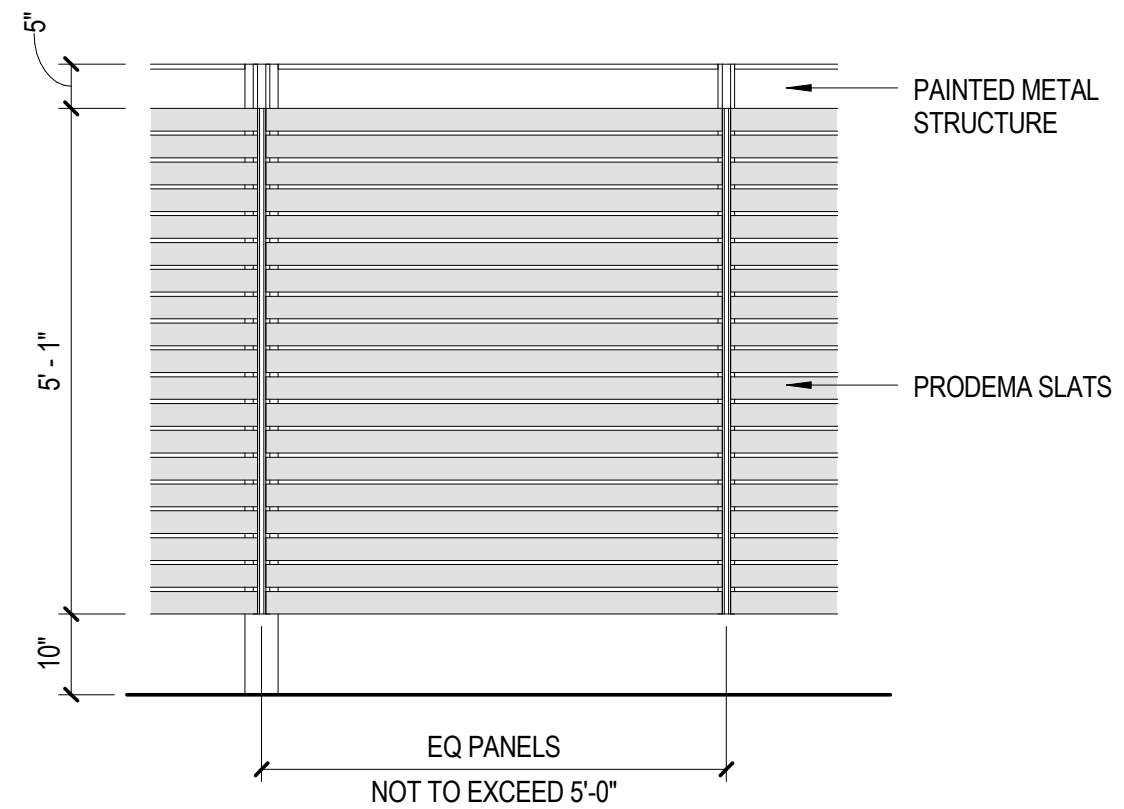
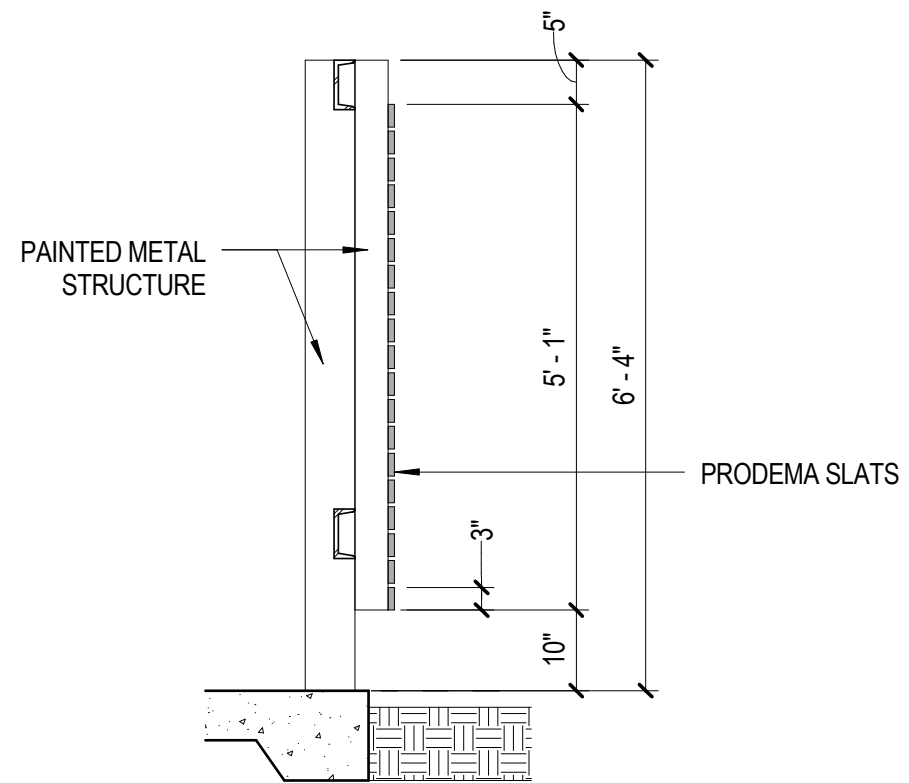


# OUTSTANDING PROVISOS WEST FACADE - TRANSFORMER SCREEN (as presented on 10/13/2016)

1. Transformer screen w/ wooden slats on metal channels
2. Brick Base at retaining wall



# OUTSTANDING PROVISOS WEST FACADE - TRANSFORMER SCREEN (as presented on 10/13/2016)



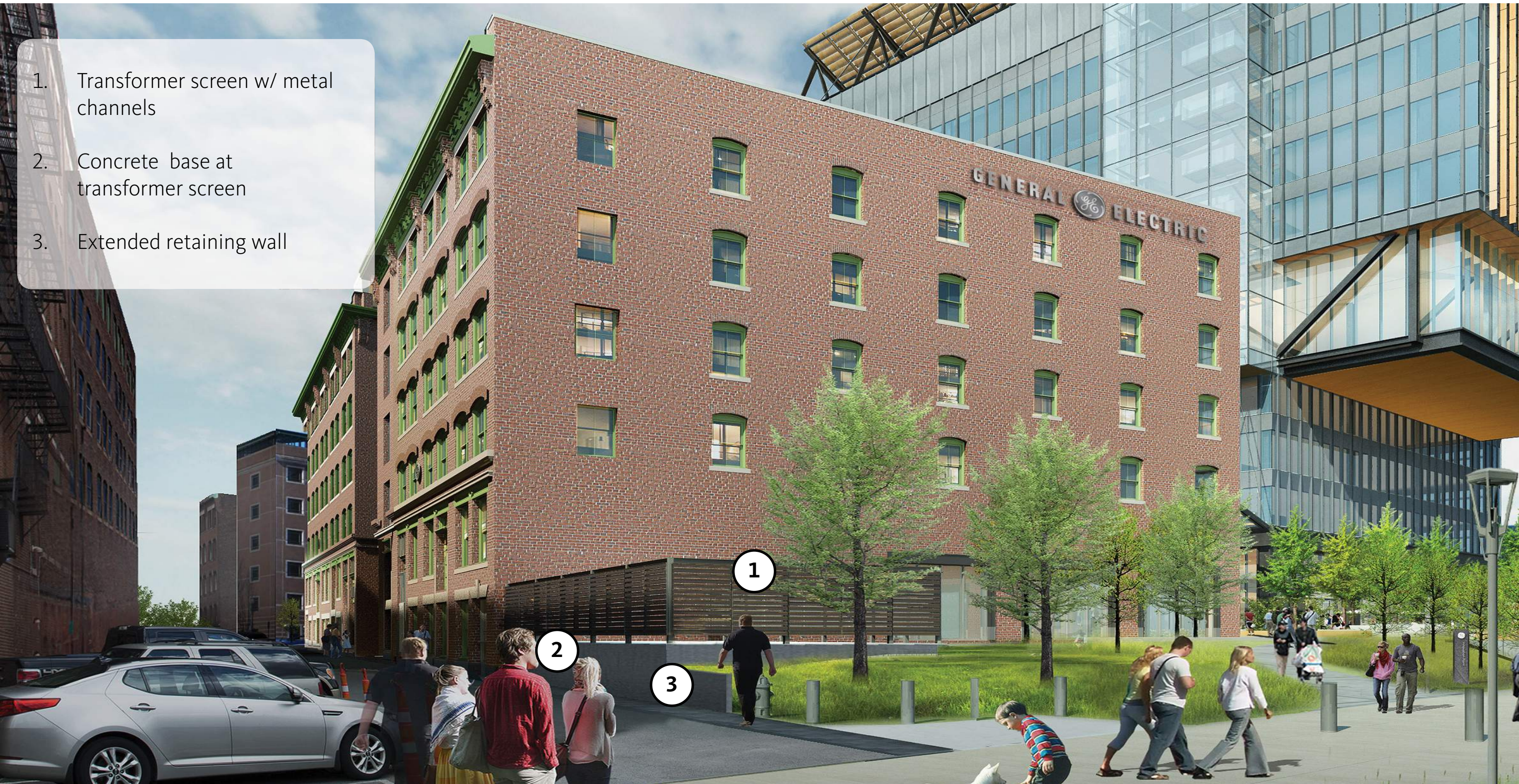
# OUTSTANDING PROVISOS WEST FACADE - TRANSFORMER SCREEN - CURRENT



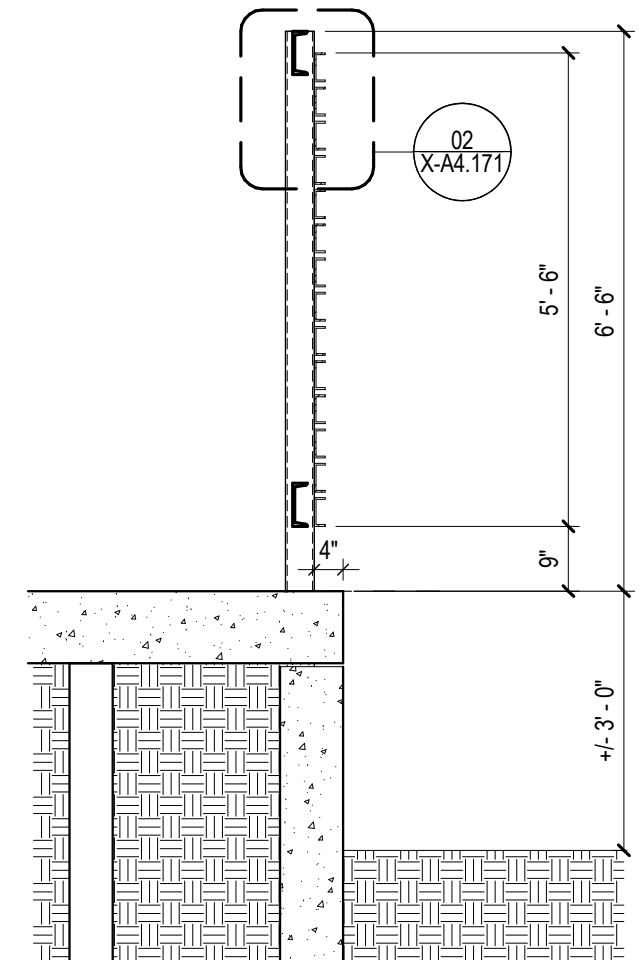
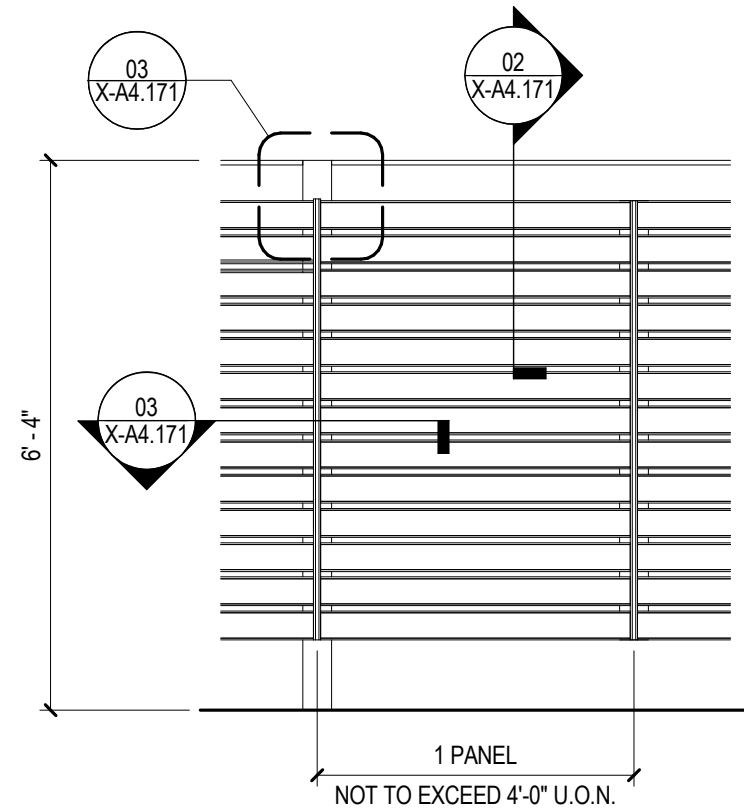
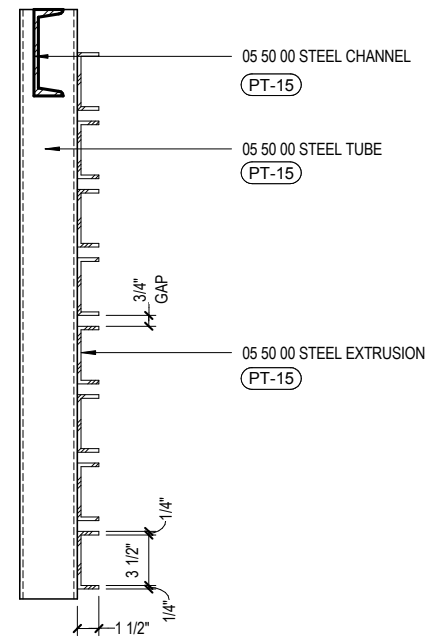
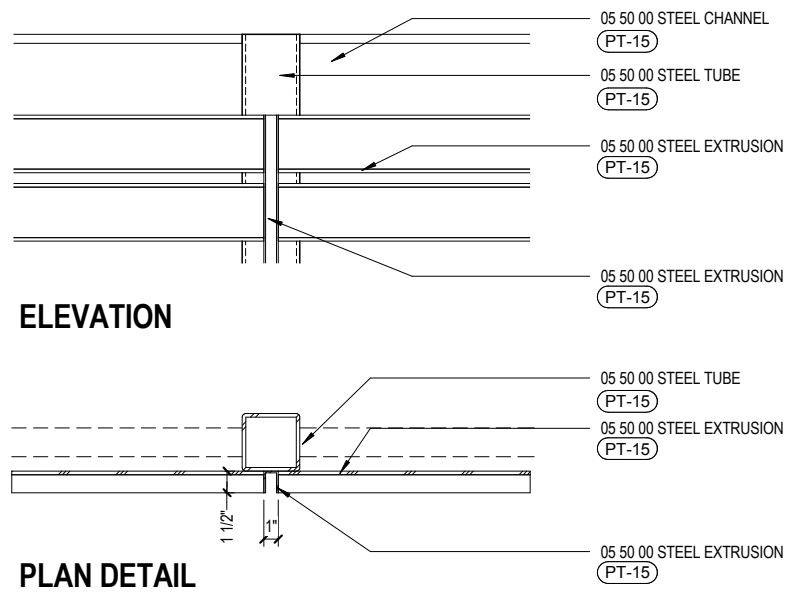


# OUTSTANDING PROVISOS WEST FACADE - TRANSFORMER SCREEN - CURRENT

1. Transformer screen w/ metal channels
2. Concrete base at transformer screen
3. Extended retaining wall



# OUTSTANDING PROVISOS WEST FACADE - TRANSFORMER SCREEN - CURRENT



SCREEN DETAIL

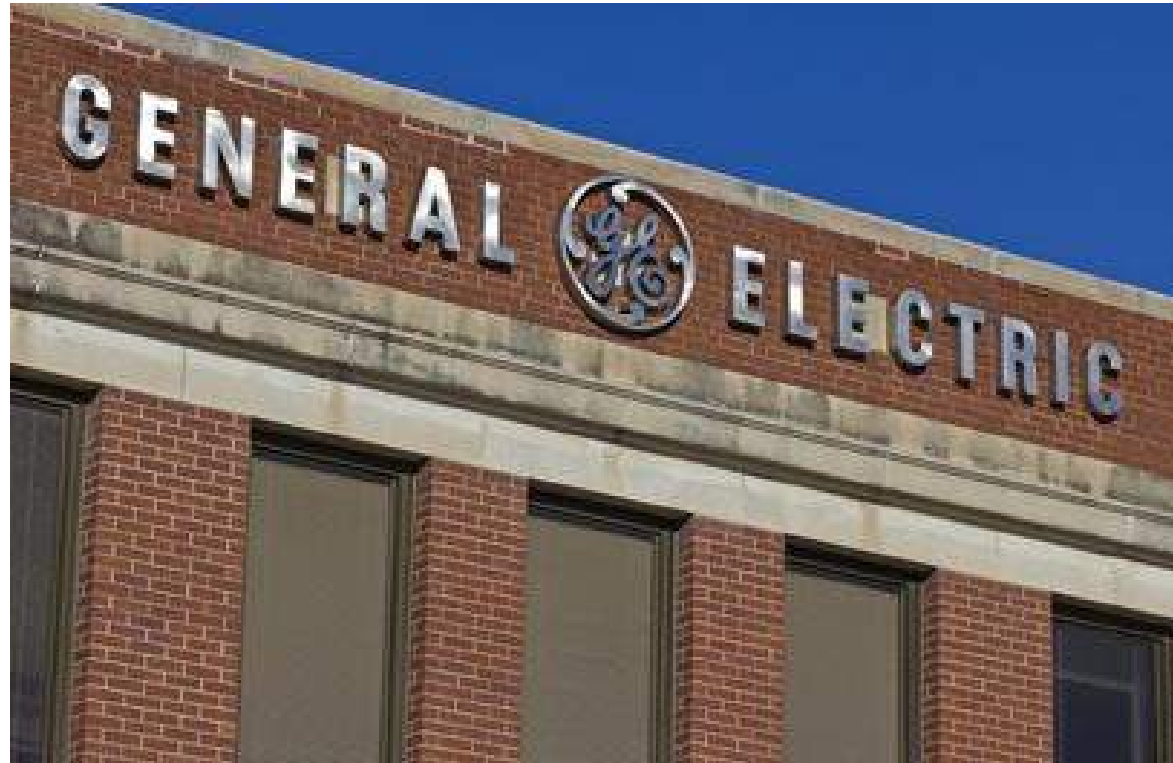
SCREEN ELEVATION

SCREEN SECTION

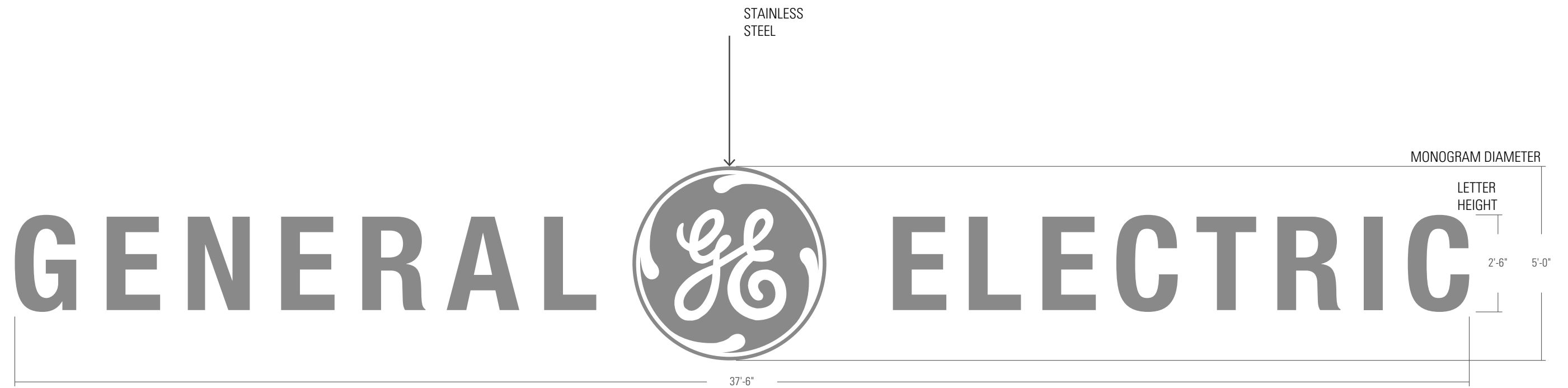
# OUTSTANDING PROVISOS: GE SIGN - WEST BUILDING



OUTSTANDING PROVISOS **GE SIGN - WEST BUILDING** (as presented on 10/13/2016)



OUTSTANDING PROVISOS **GE SIGN - WEST BUILDING** (as presented on 10/13/2016)

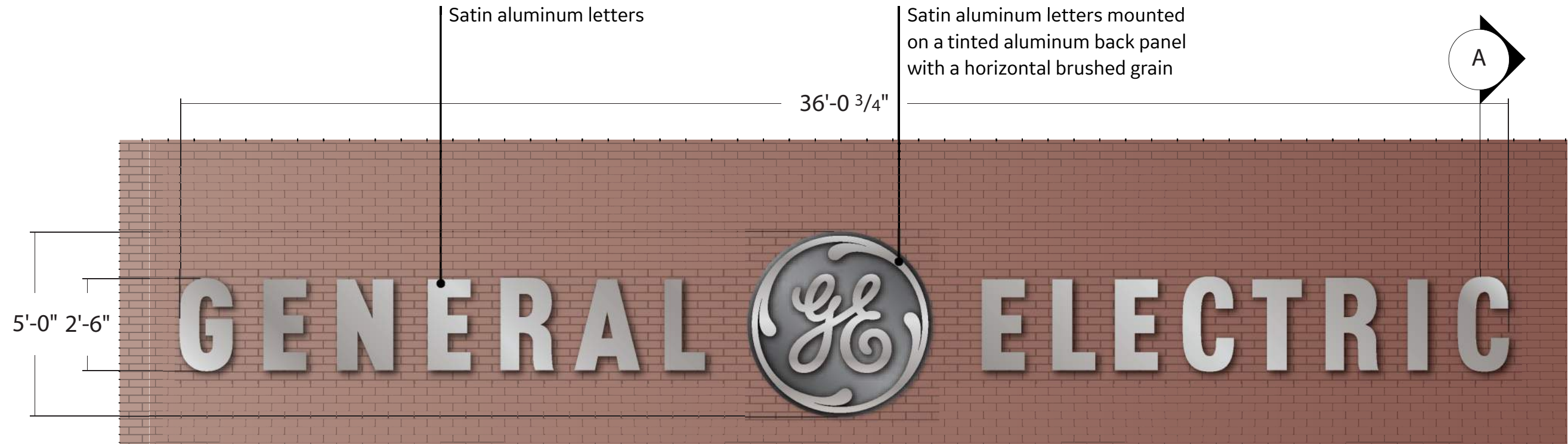


# OUTSTANDING PROVISOS **GE SIGN - WEST BUILDING - CURRENT**

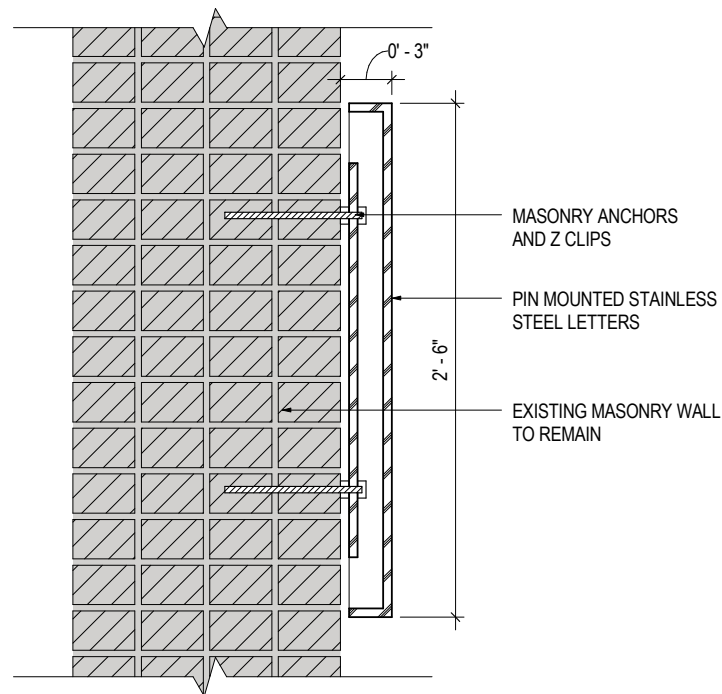
1. Updated location of stainless steel sign.



# OUTSTANDING PROVISOS **GE SIGN - WEST BUILDING - CURRENT**



ATTACHMENT DETAIL



ATTACHMENT DETAIL

# DESIGN UPDATES SITE DESIGN AND LIGHTING

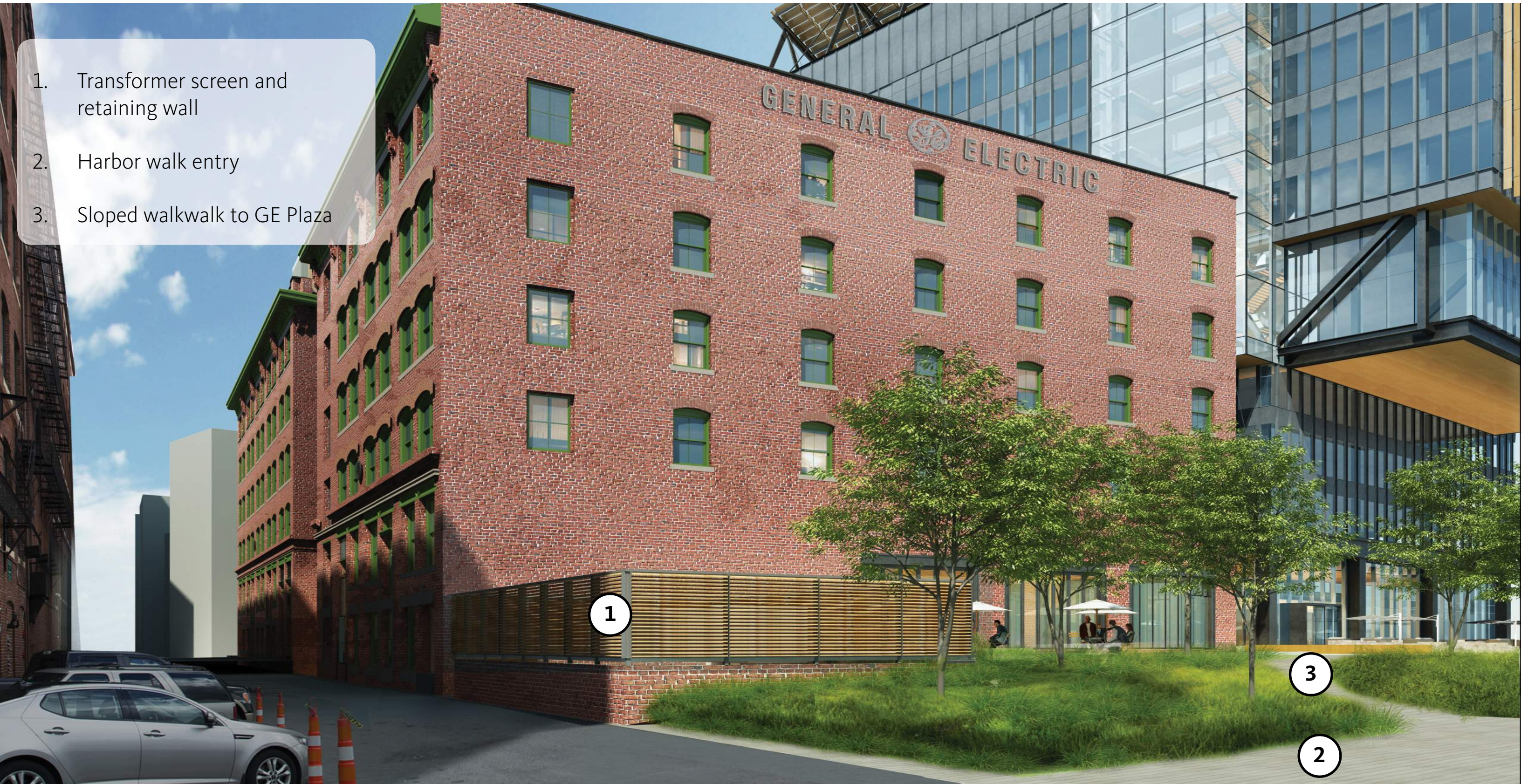




DESIGN UPDATES **SITE DESIGN AND LIGHTING** (as presented on 10/13/2016)



- 1. Transformer screen and retaining wall
- 2. Harbor walk entry
- 3. Sloped walkwalk to GE Plaza

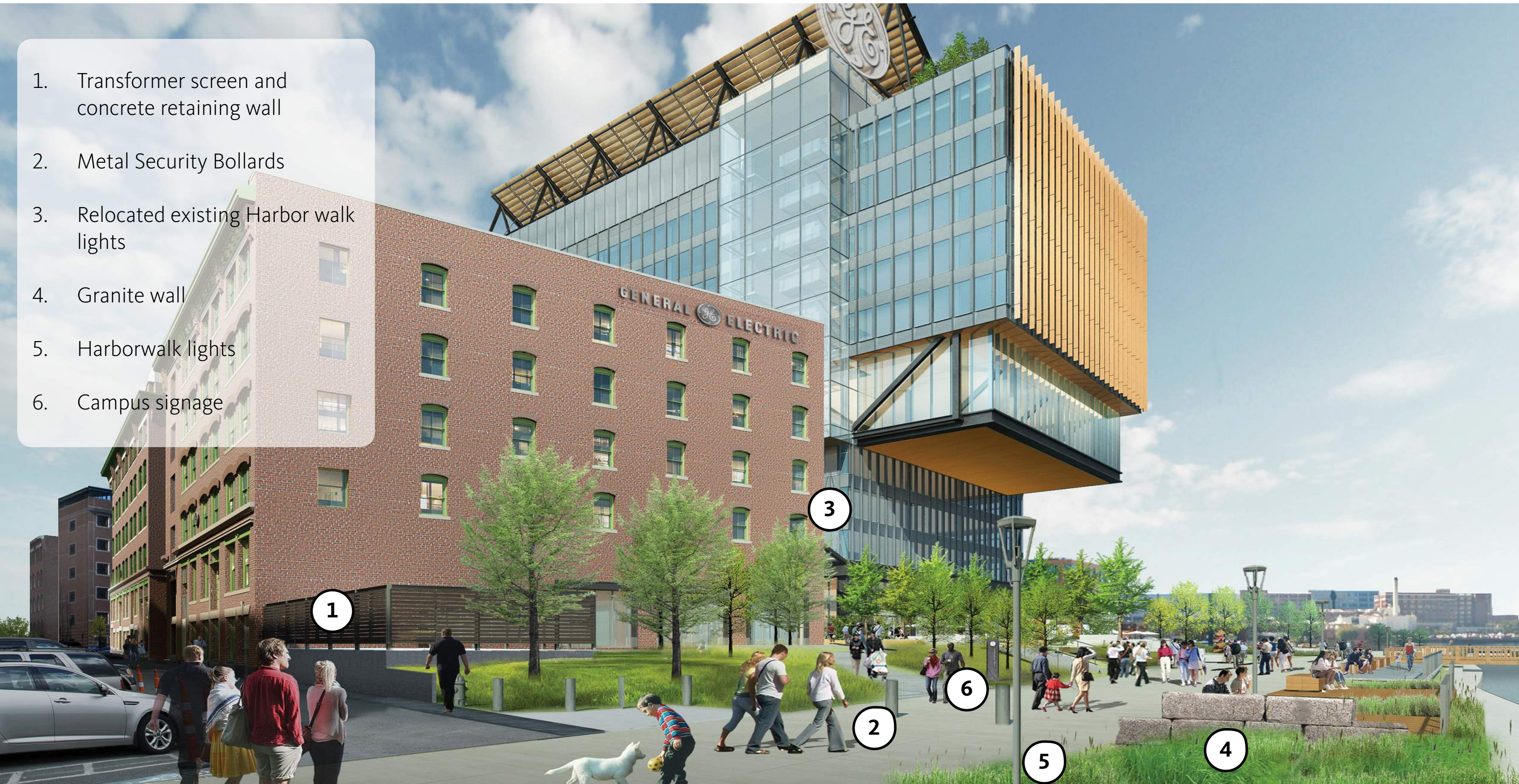


# DESIGN UPDATES **SITE DESIGN AND LIGHTING - CURRENT**

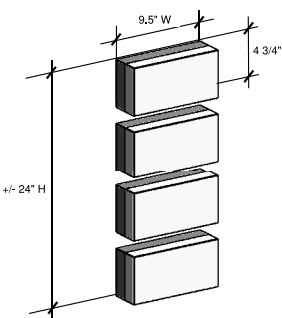
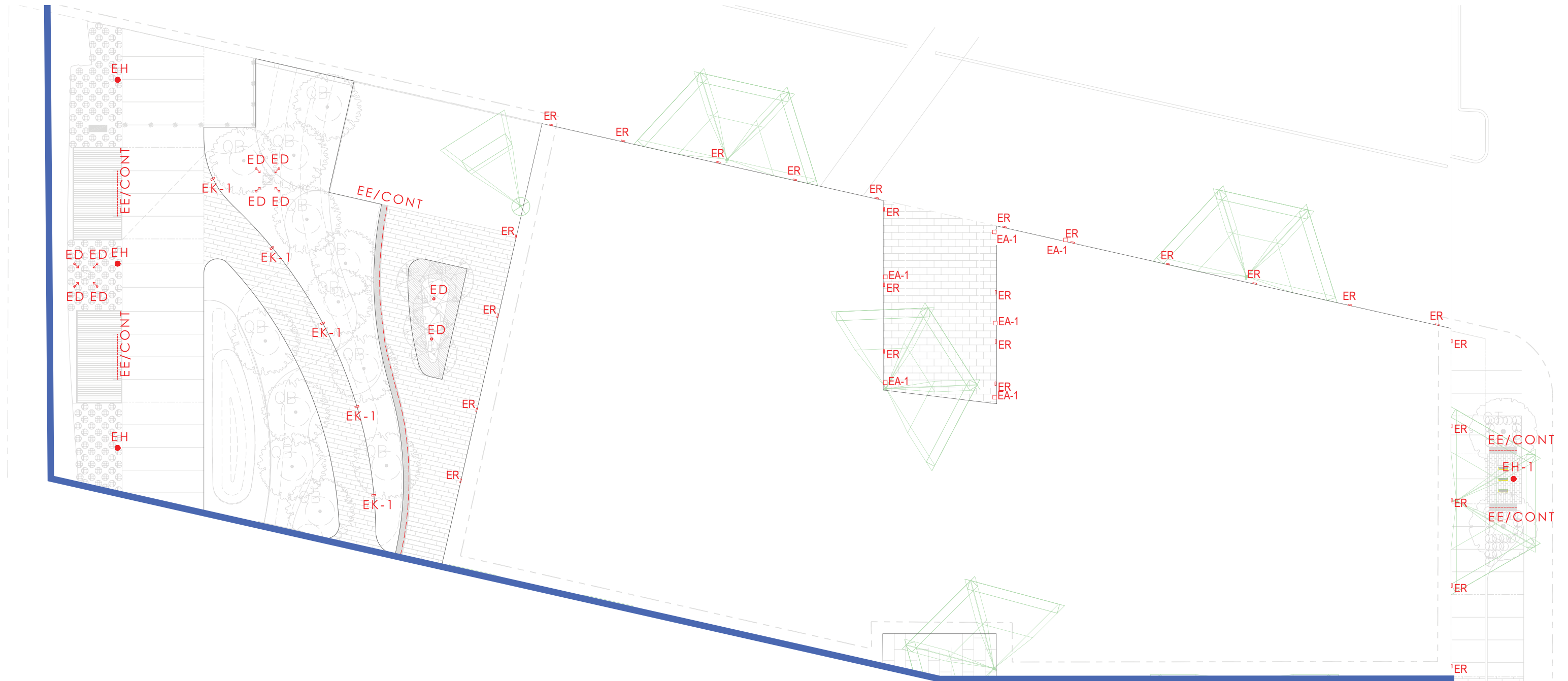


# DESIGN UPDATES **SITE DESIGN AND LIGHTING - CURRENT**

1. Transformer screen and concrete retaining wall
2. Metal Security Bollards
3. Relocated existing Harbor walk lights
4. Granite wall
5. Harborwalk lights
6. Campus signage



# DESIGN UPDATES **SITE DESIGN AND LIGHTING - CURRENT**



ER - Wall Area Light



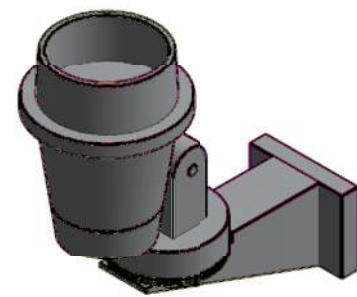
ED - Uplight



EK - 1: Landscape Post



Security Camera



EA - Uplight at Bridge

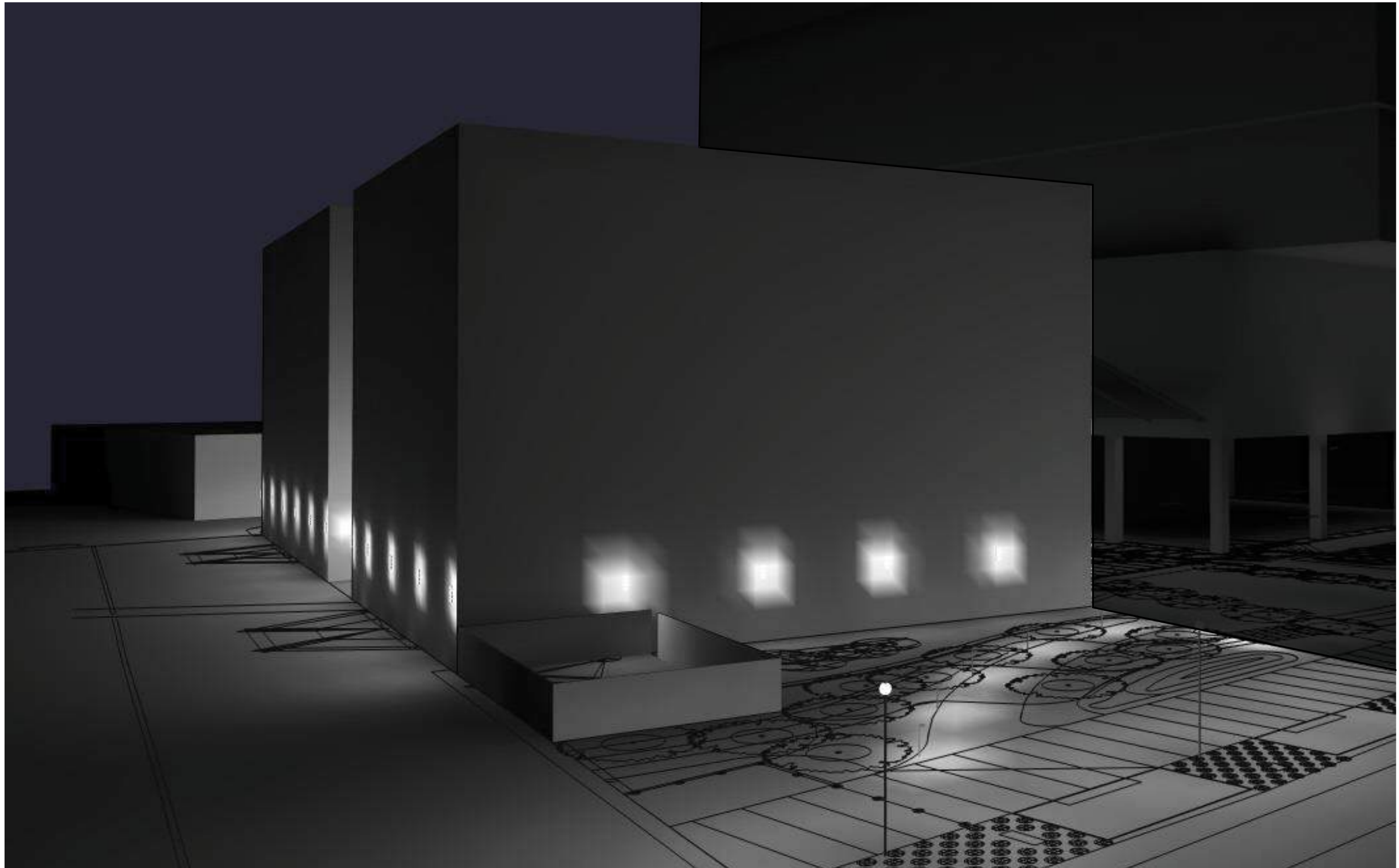


EH - Harborwalk Fixture



EH-1 - Necco Street Fixture

# DESIGN UPDATES **SITE DESIGN AND LIGHTING - CURRENT**



# DESIGN UPDATES **SITE DESIGN AND LIGHTING - CURRENT**

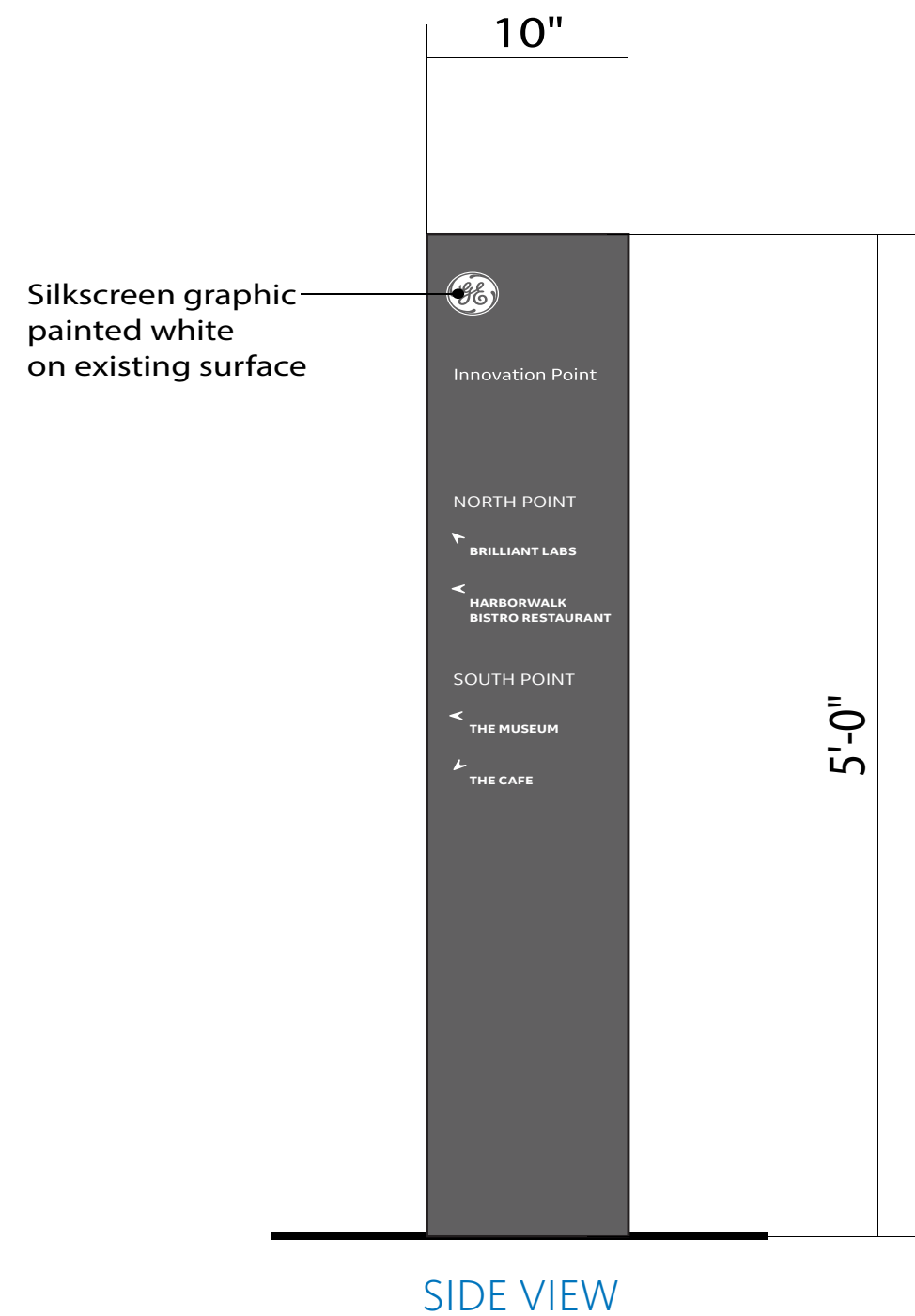
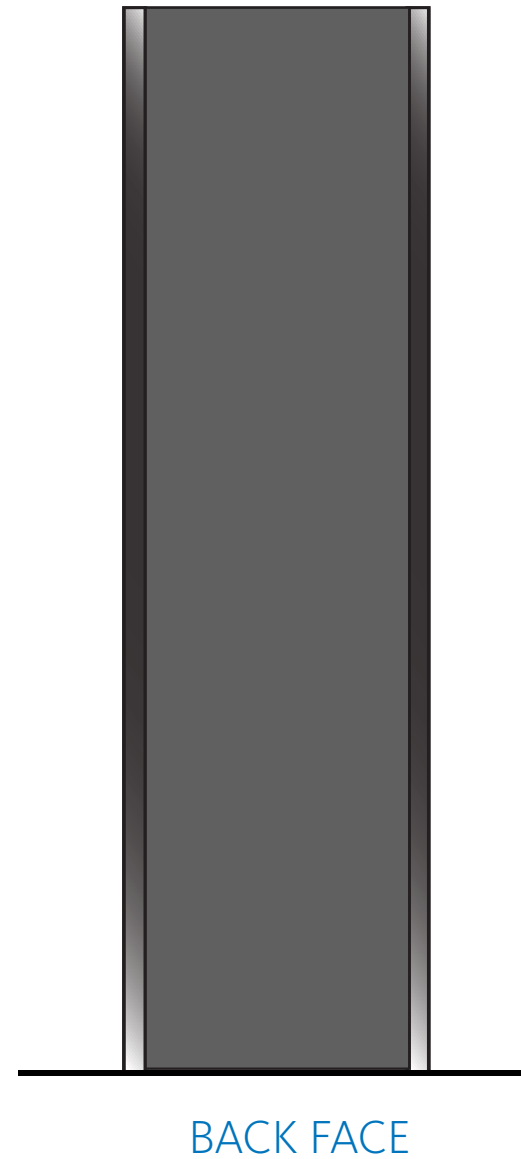
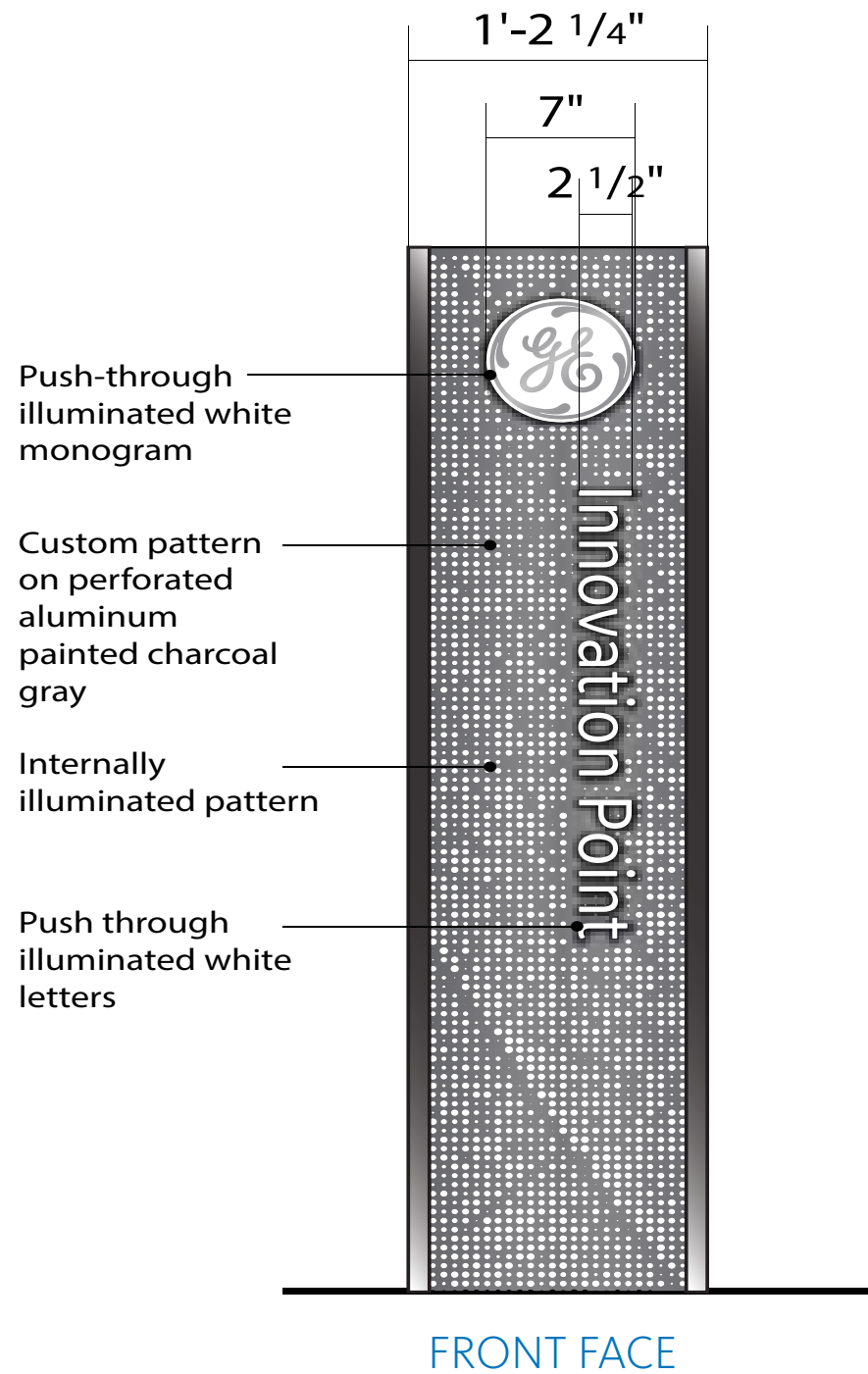


# DESIGN UPDATES NEIGHBORHOOD LIGHTING LEVELS





# DESIGN UPDATES **SITE DESIGN AND LIGHTING - CURRENT**



# DESIGN UPDATES SOUTH ELEVATION



# DESIGN UPDATES **SOUTH ELEVATION** (as presented on 10/13/2016)

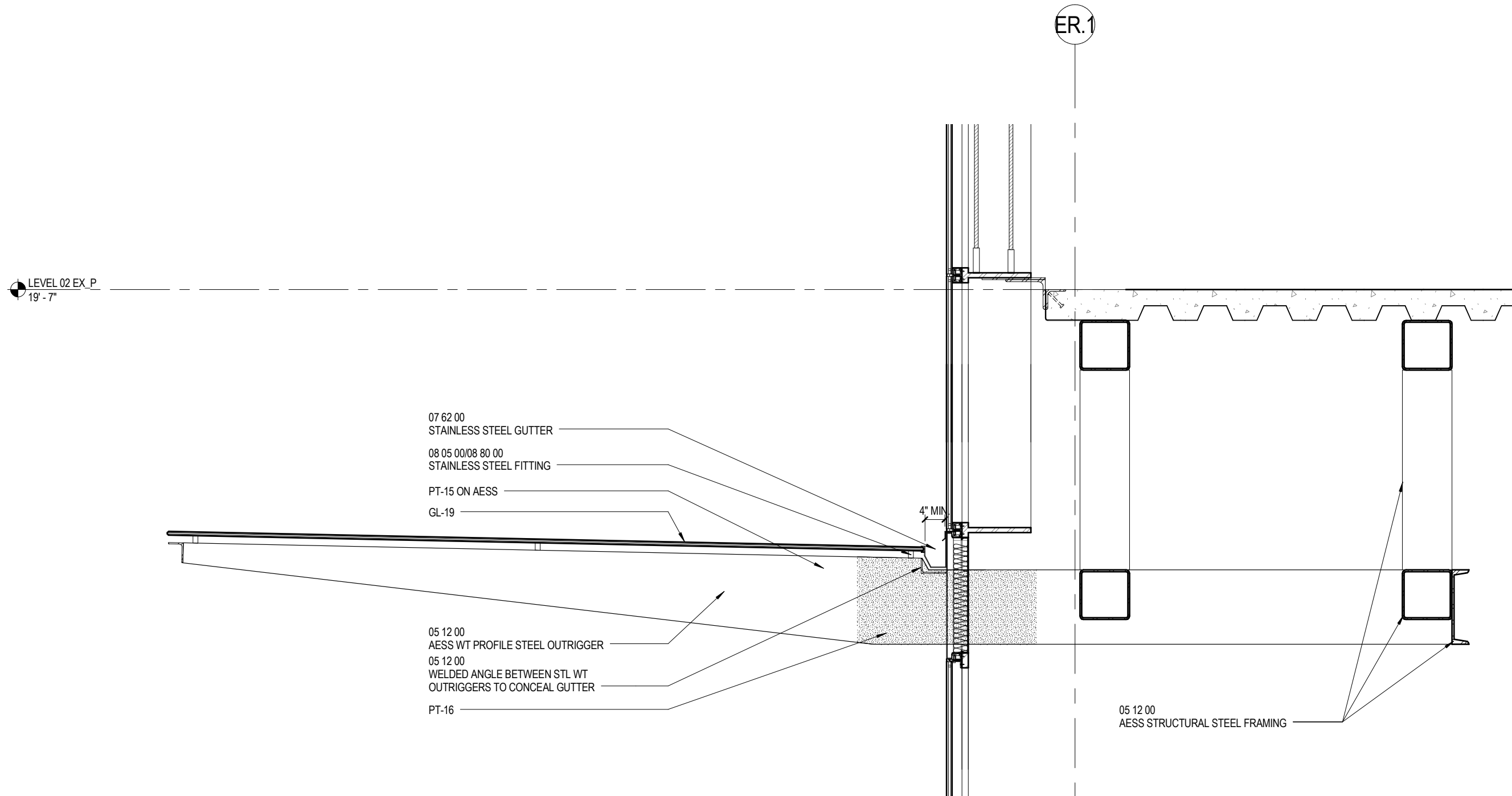
1. New windows
2. New openings for new storefront/loading doors
3. New glass enclosure between buildings
4. New glass and steel canopy
5. New meeting room and roof terrace
6. New mechanical penthouse with perforated metal panel screening
7. New window/door in existing hoistway openings
8. New bridge connecting glass enclosure to new building
9. Refurbish hoist



# OUTSTANDING PROVISOS **SOUTH ELEVATION - CURRENT**

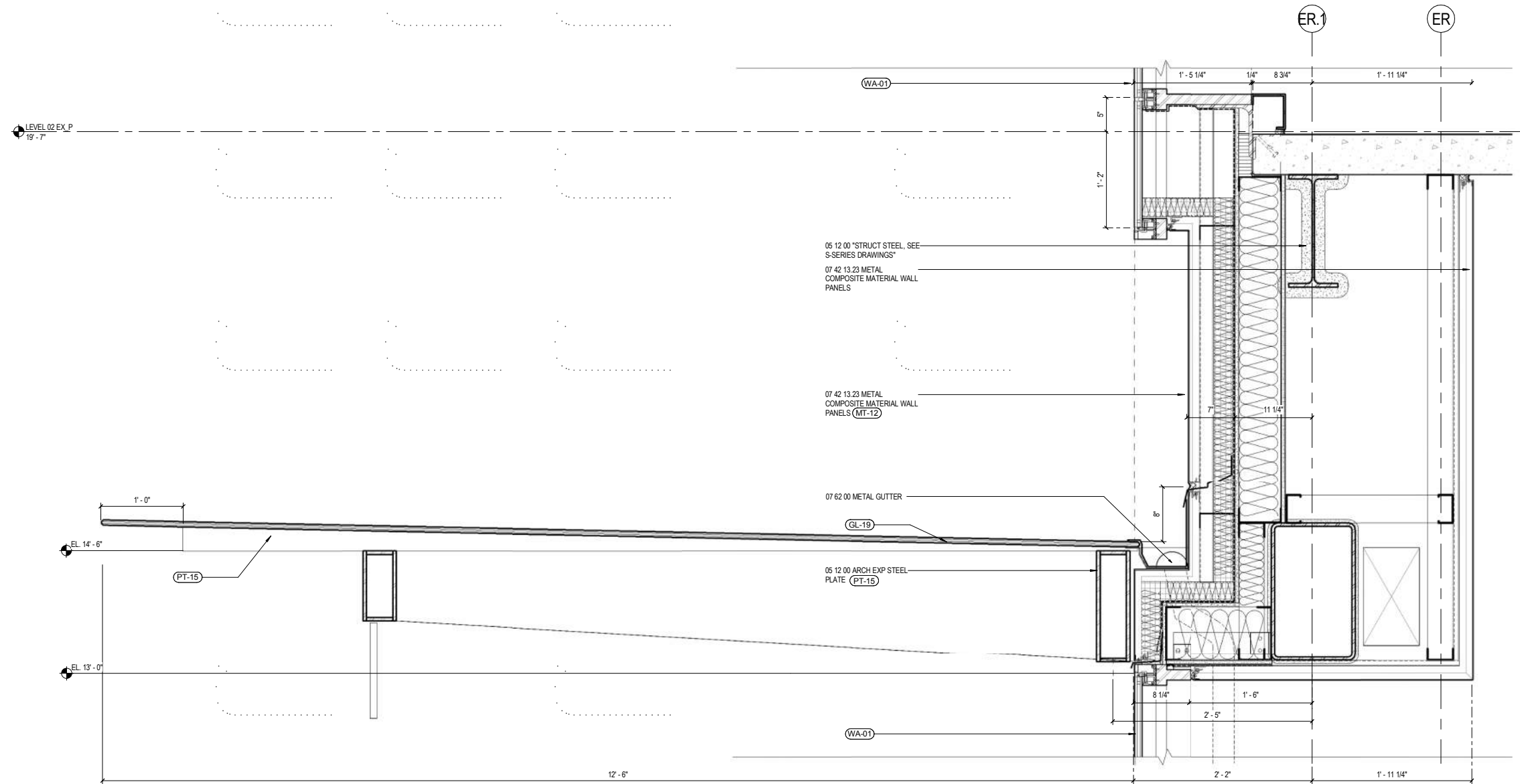
1. Updated canopy and signage at Main Entry
2. Updated canopy and signage at Brilliant Labs
3. Security Camera





ENTRY CANOPY SECTION

# DESIGN UPDATES ENTRY CANOPY AND SIGNAGE - CURRENT

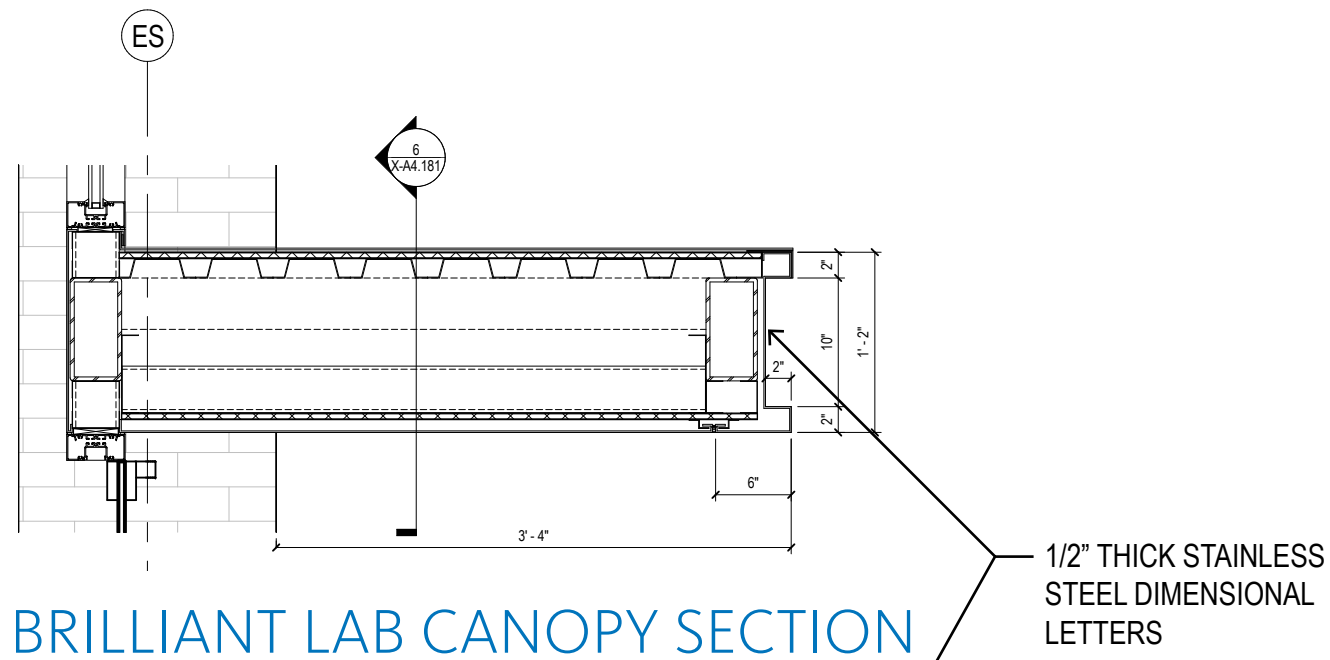


## ENTRY CANOPY SECTION

# DESIGN UPDATES **ENTRY CANOPY AND SIGNAGE - CURRENT**



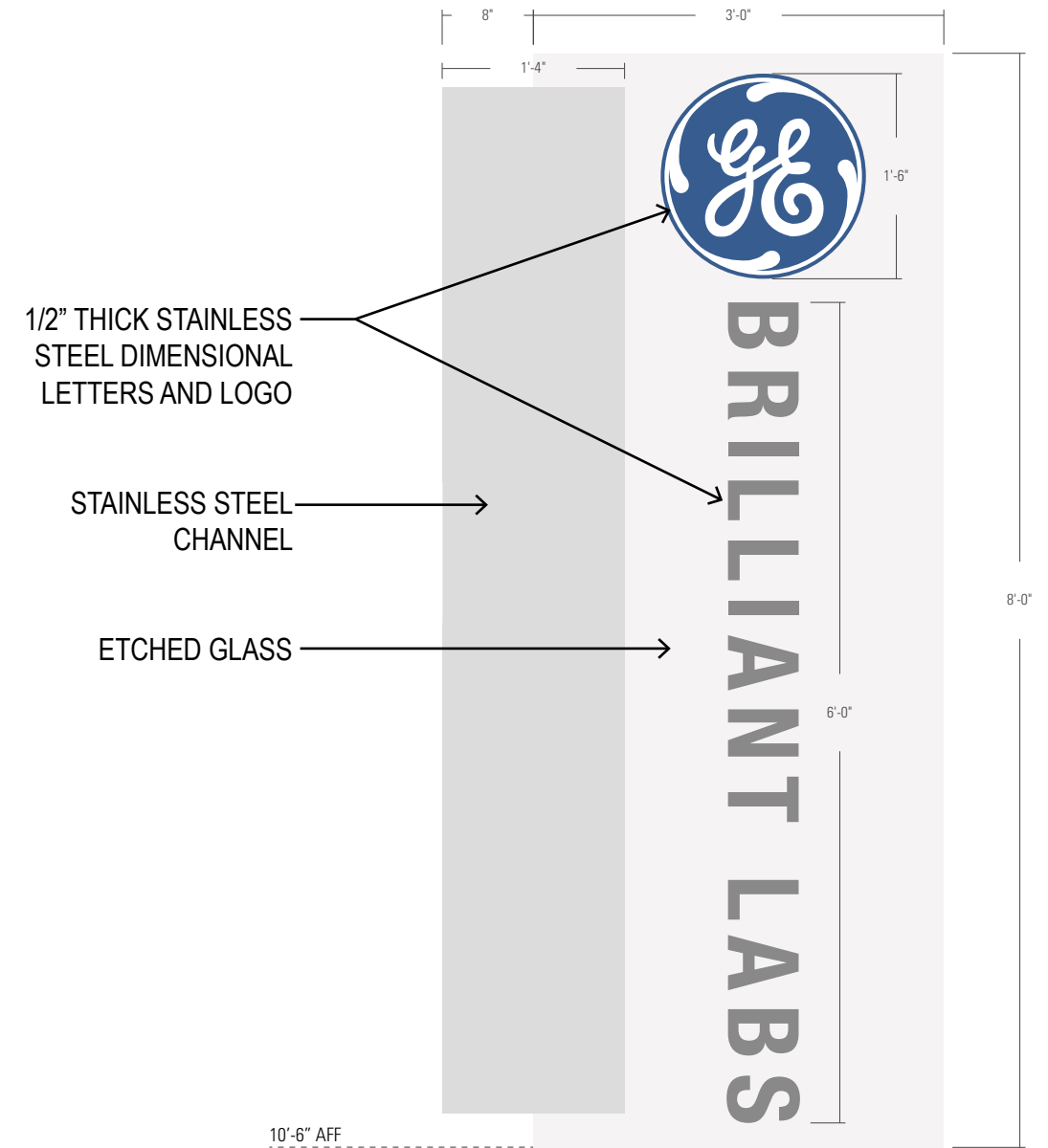
ENTRY SIGN



BRILLIANT LAB CANOPY SECTION



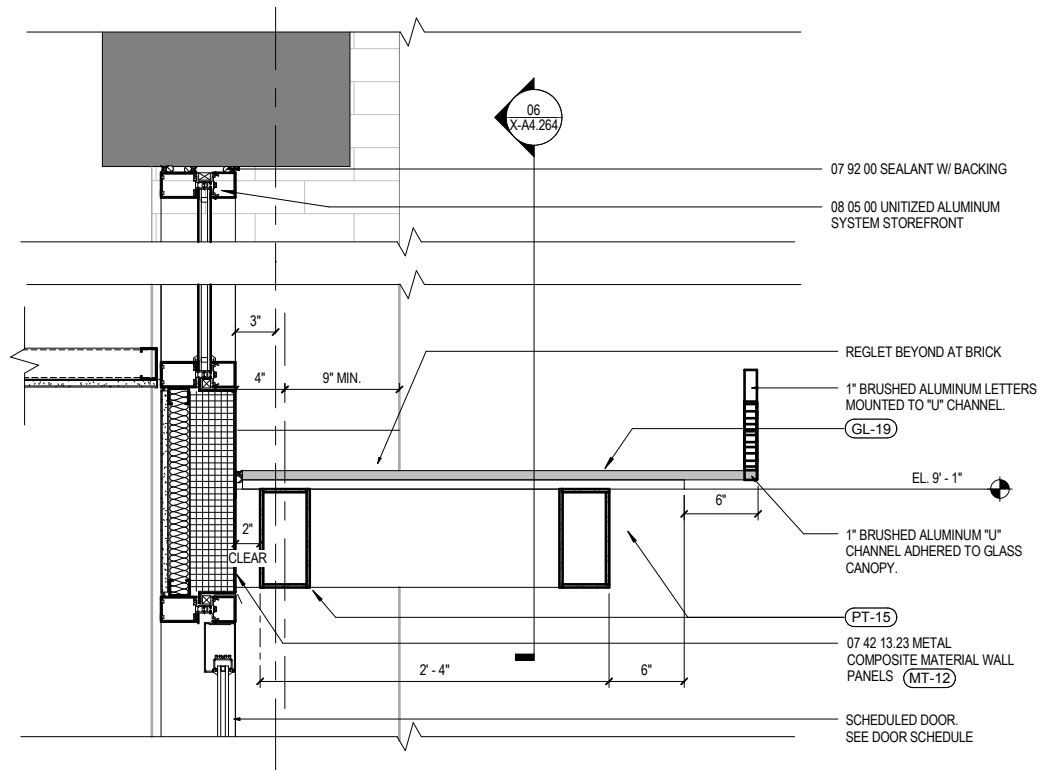
BRILLIANT LAB ENTRY SIGN



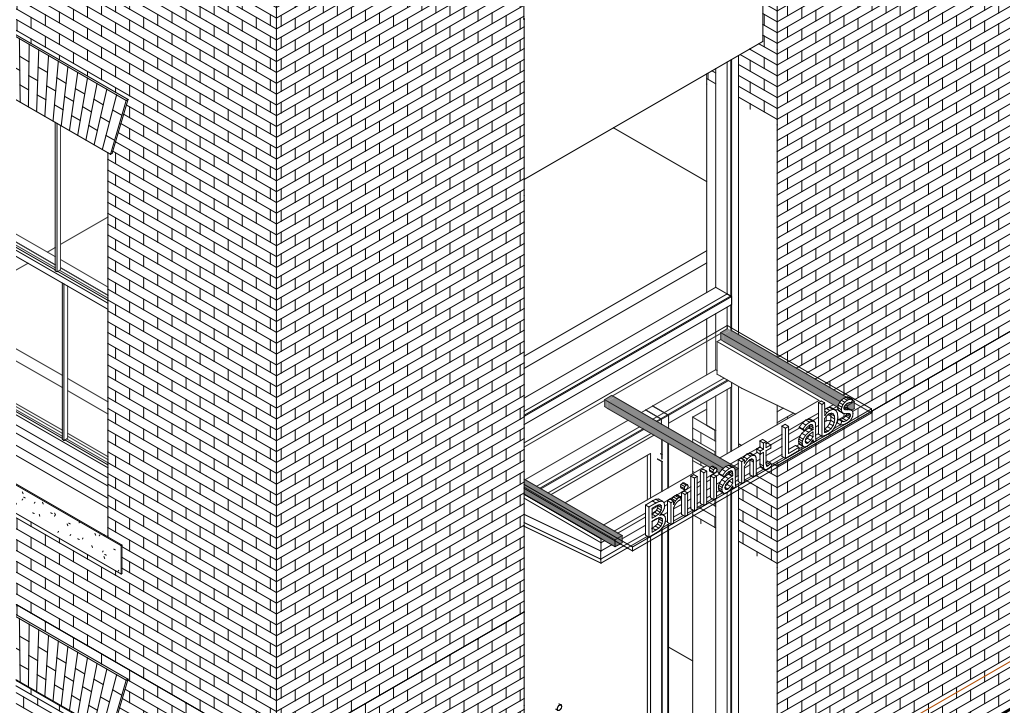
BRILLIANT LAB BLADE SIGN



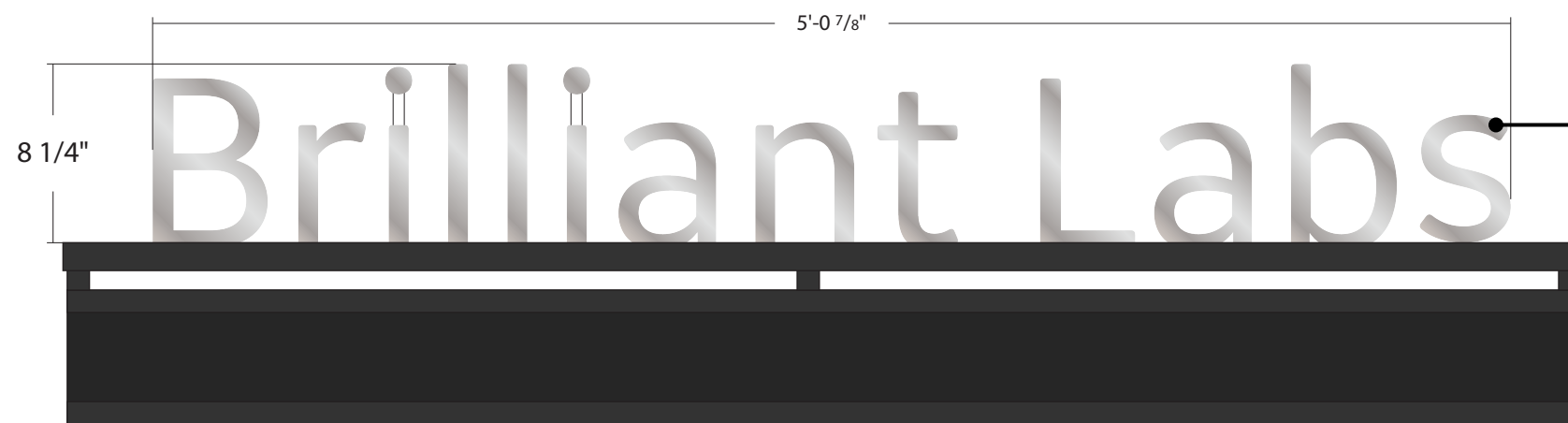
# DESIGN UPDATES CANOPY AND SIGNAGE AT BRILLIANT LABS - CURRENT



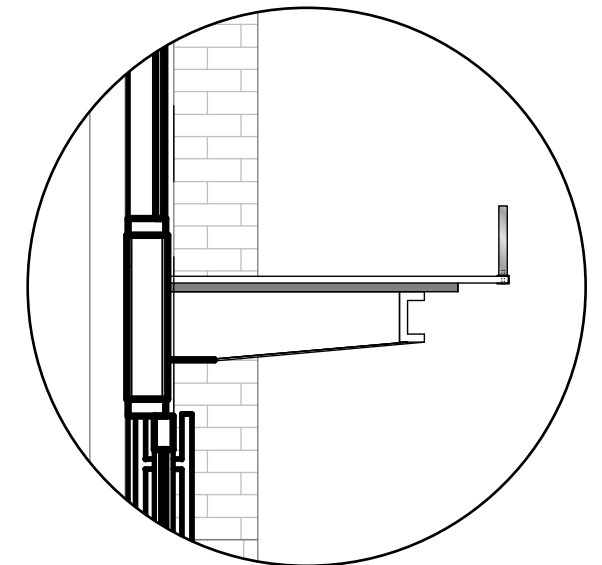
BRILLIANT LAB CANOPY SECTION



BRILLIANT LAB CANOPY AXON

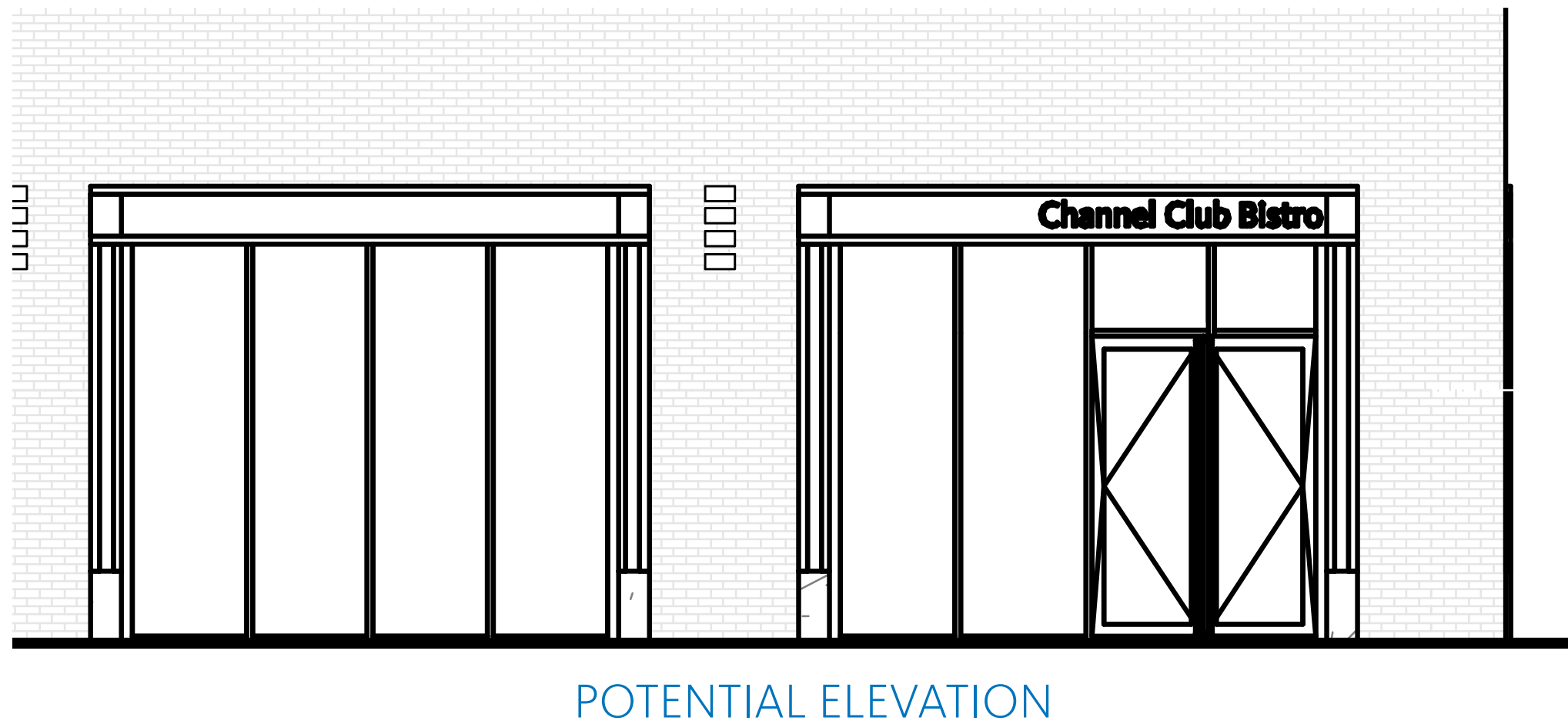


1" thick brushed aluminum letters mounted to "U" channel. "U" channel to be permanently affixed to glass canopy edge without visible hardware.



BRILLIANT LAB ENTRY SIGN

# DESIGN UPDATES TENANT SIGNAGE GUIDELINES



# DESIGN UPDATES

## GLASS ENCLOSURE NORTHERN FACADE



DESIGN UPDATES **GLASS ENCLOSURE NORTH FACADE** (as presented on 11/10/2016)

- 1. Acid Etched glazing with 40% transmittance



# DESIGN UPDATES **GLASS ENCLOSURE NORTH FACADE - CURRENT**

- 1. GE Logo with removable film  
60% and 40% transmittance



# DESIGN UPDATES NORTH, EAST, AND GLASS ENCLOSURE ELEVATIONS



# DESIGN UPDATES **NORTH ELEVATION** (as presented on 10/13/2016)

1. “Acid Etched” glass windows in crawl/mechanical space
2. Rehabilitation of connecting bridge
3. Rehabilitation of wooden doors and windows
4. New solid metal doors
5. New glass enclosure between buildings
6. New mechanical penthouse with perforated metal panel screening
7. New transformer enclosure
8. New windows in existing openings





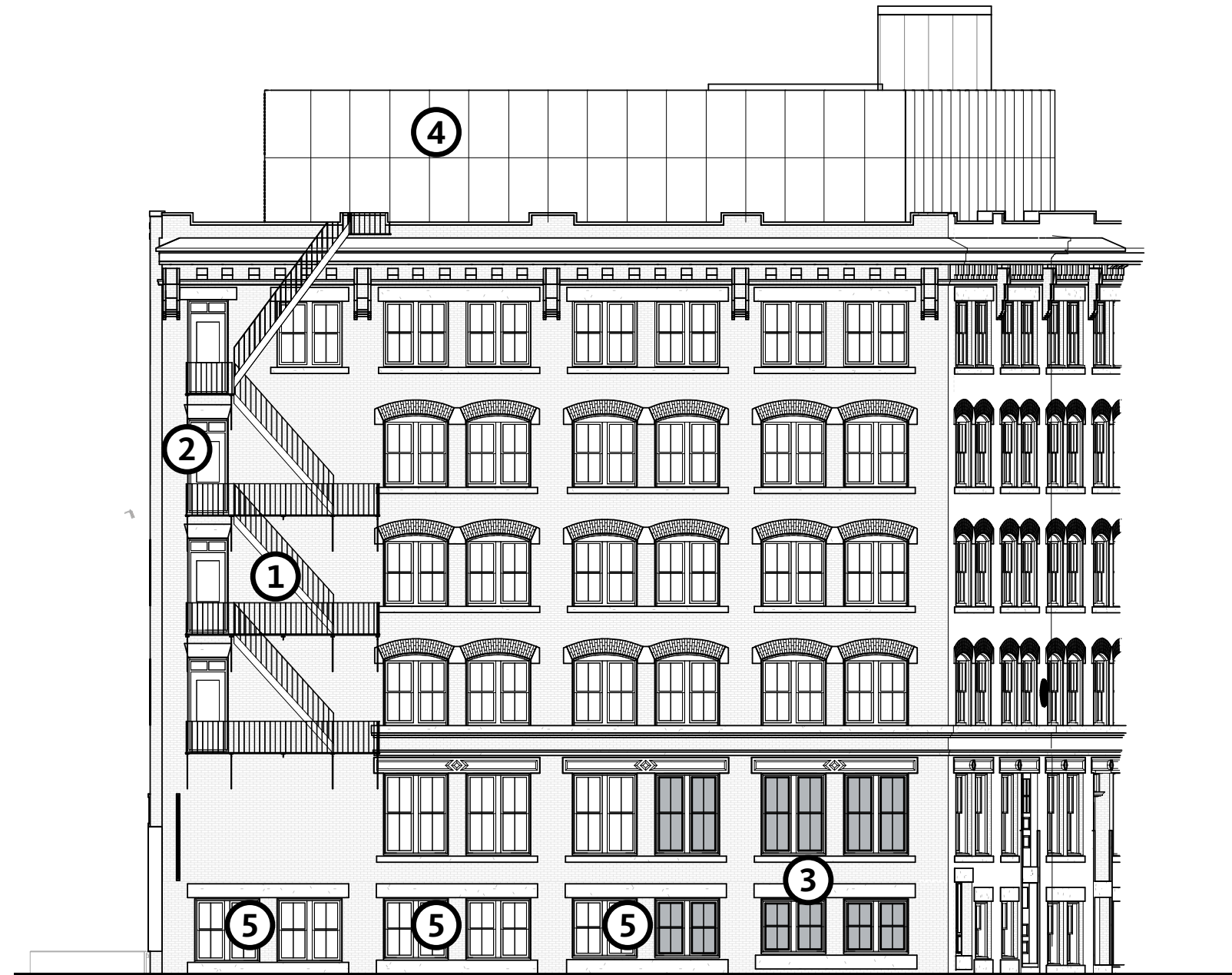
# DESIGN UPDATES **NORTH ELEVATION - CURRENT**

1. Light fixtures
2. Security Cameras
3. Fire Department Connections



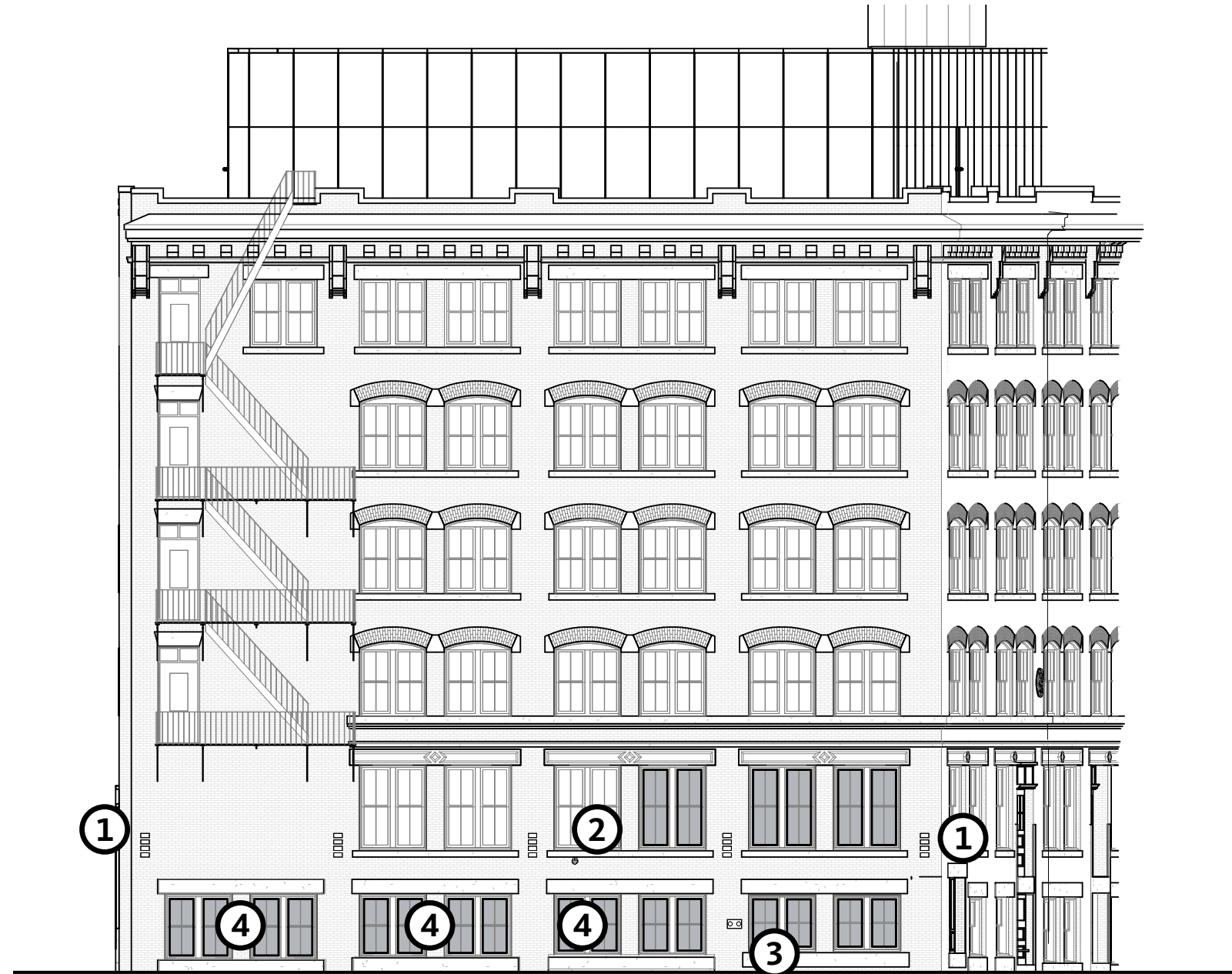
# DESIGN UPDATES **EAST ELEVATION** (as presented on 10/13/2016)

1. Install refurbished fire escape as sculpture
2. New windows at fire escape openings
3. Acid etched windows in crawl/mechanical space
4. New mechanical penthouse with perforated metal panel screening
5. New windows to match historic configuration and profiles at maker space



# DESIGN UPDATES **EAST ELEVATION - CURRENT**

1. Light fixtures
2. Security Cameras
3. Fire Department Connections
4. Acid Etched Glazing



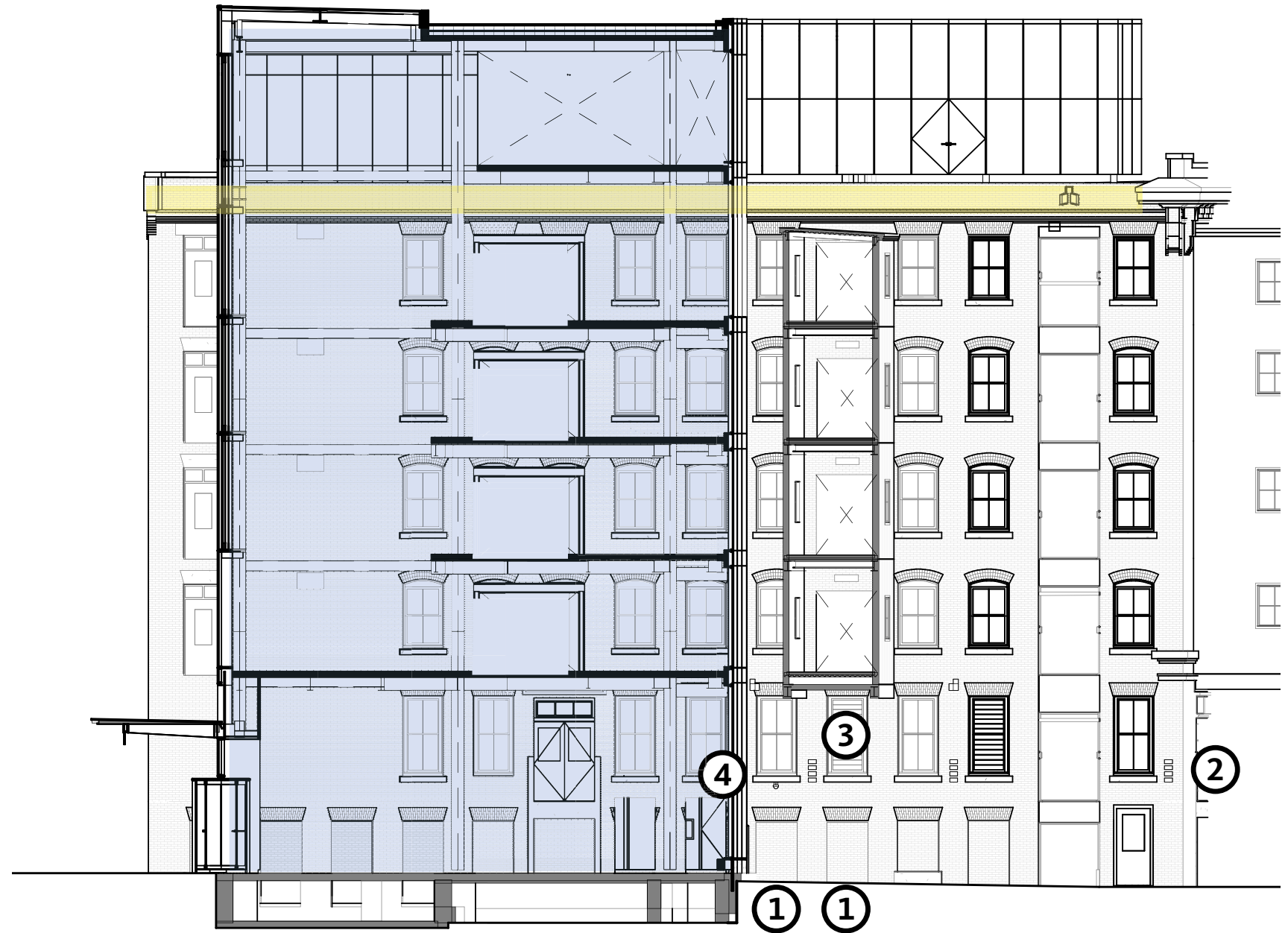
# DESIGN UPDATES **GLASS ENCLOSURE WEST ELEVATION** (as presented on 10/13/2016)

1. Restore connecting bridge between two buildings
2. New mechanical penthouse
3. Bricked-in openings, recessed
4. New loading door
5. New glass enclosure between buildings
6. New openings at fire escape/hoistway openings
7. New windows
8. Louvers for bistro exhaust
9. Remove fire escape
10. Refurbish hoist
11. Extended parapet



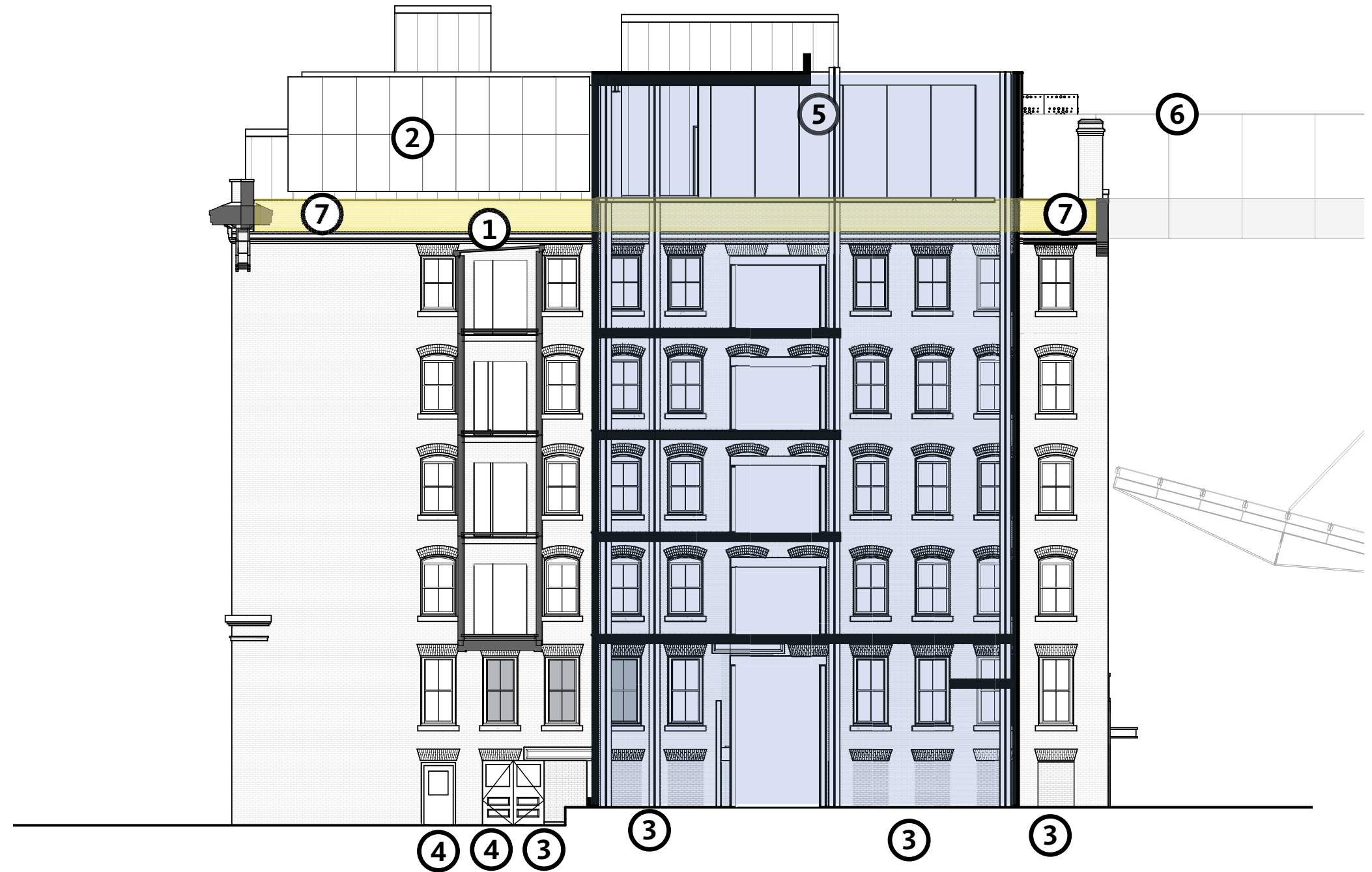
## DESIGN UPDATES **GLASS ENCLOSURE WEST ELEVATION - CURRENT**

1. Bricked-in openings, recessed
2. Exterior Lighting
3. Updated Louver Location
4. Security Camera



# DESIGN UPDATES **GLASS ENCLOSURE EAST ELEVATION** (as presented on 10/13/2016)

1. Restore connecting bridge between two buildings
2. New mechanical penthouse with perforated metal panel screening
3. Bricked-in openings, recessed
4. New egress and loading doors
5. New glass enclosure between buildings
6. Connecting bridge to new building
7. Extended parapet



# DESIGN UPDATES **GLASS ENCLOSURE EAST ELEVATION - CURRENT**

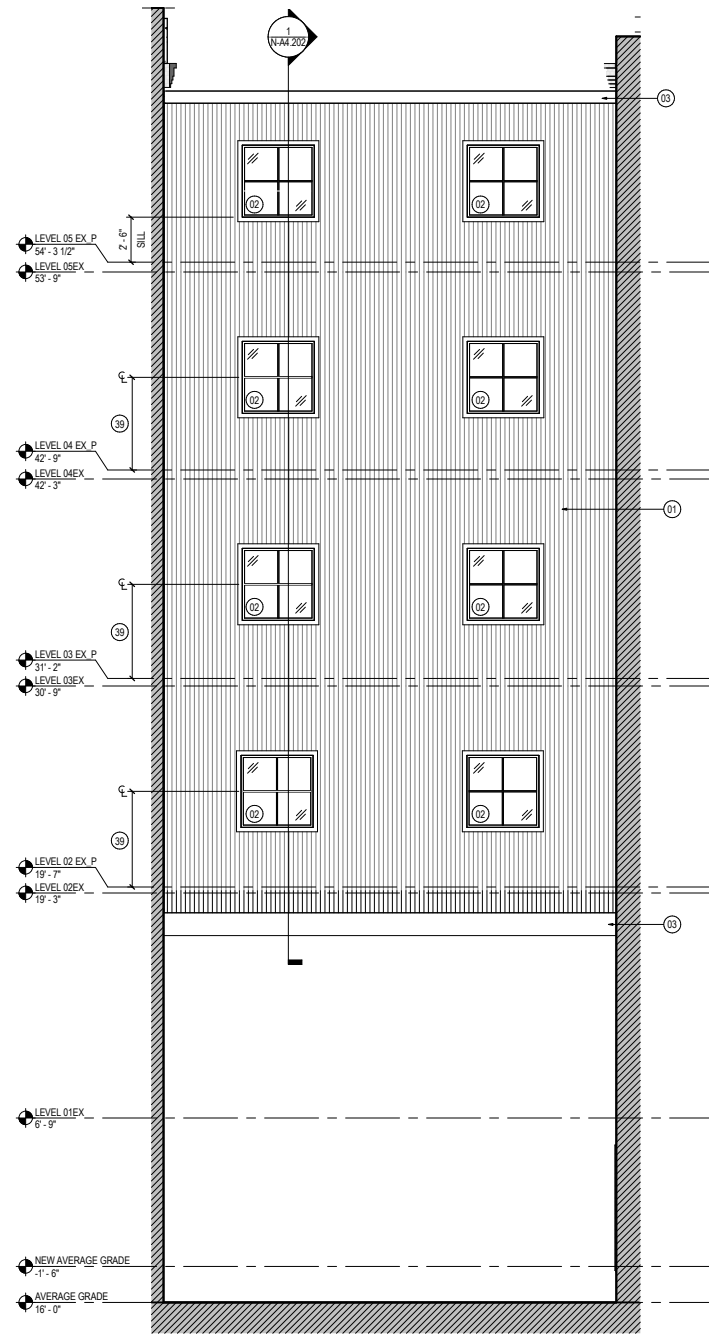
1. Exterior Lighting
2. Fire Department Connections



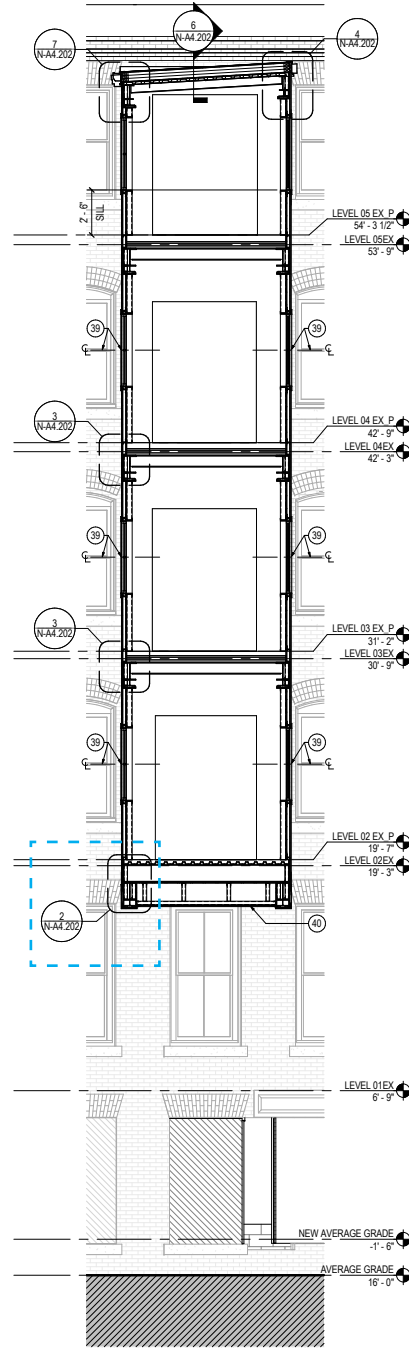
# DESIGN UPDATES CONNECTOR BRIDGE



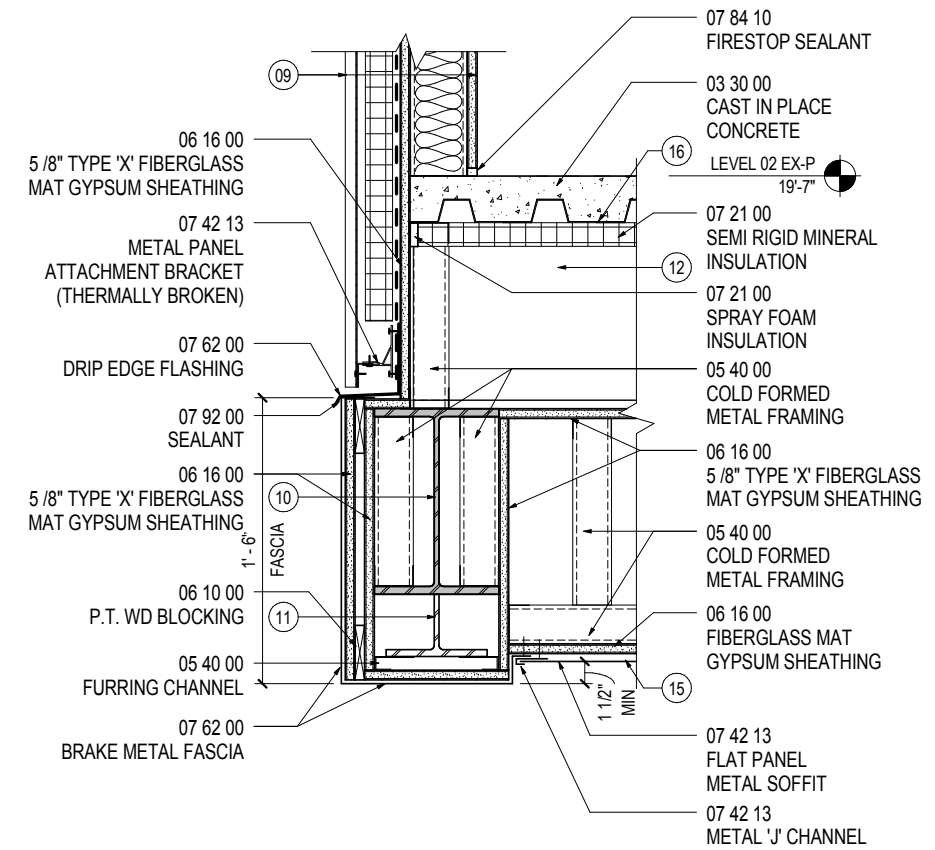
# DESIGN UPDATES **CONNECTOR BRIDGE** (as presented on 09/29/2016)



ELEVATION

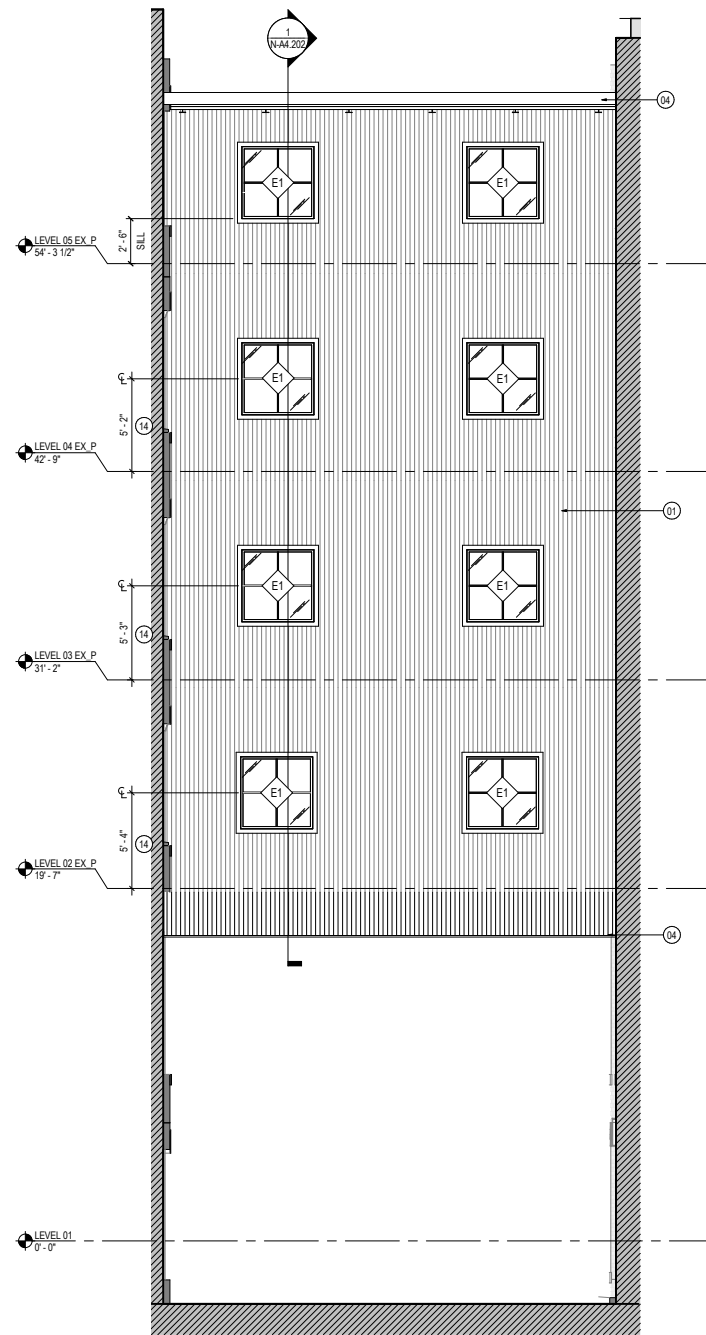


SECTION

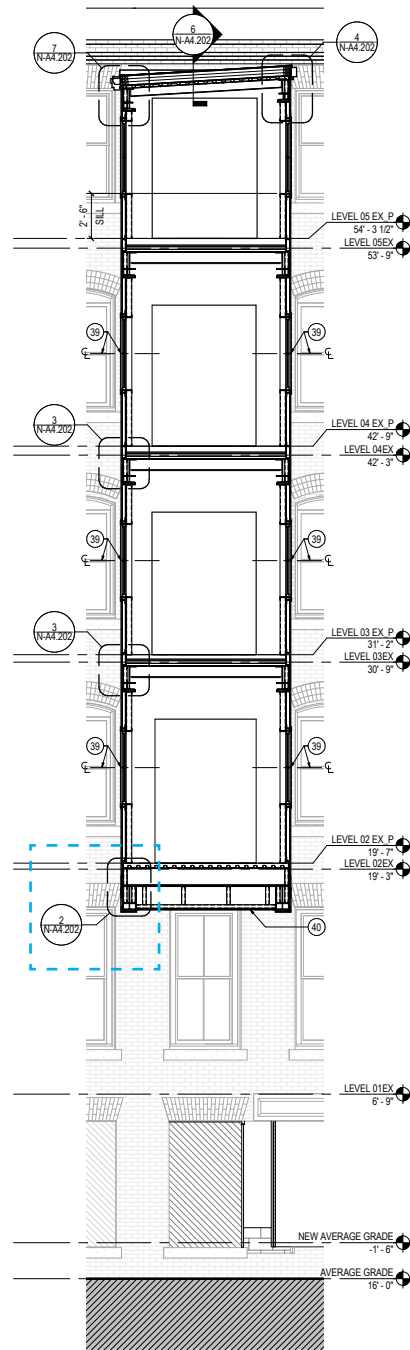


SECTION DETAIL

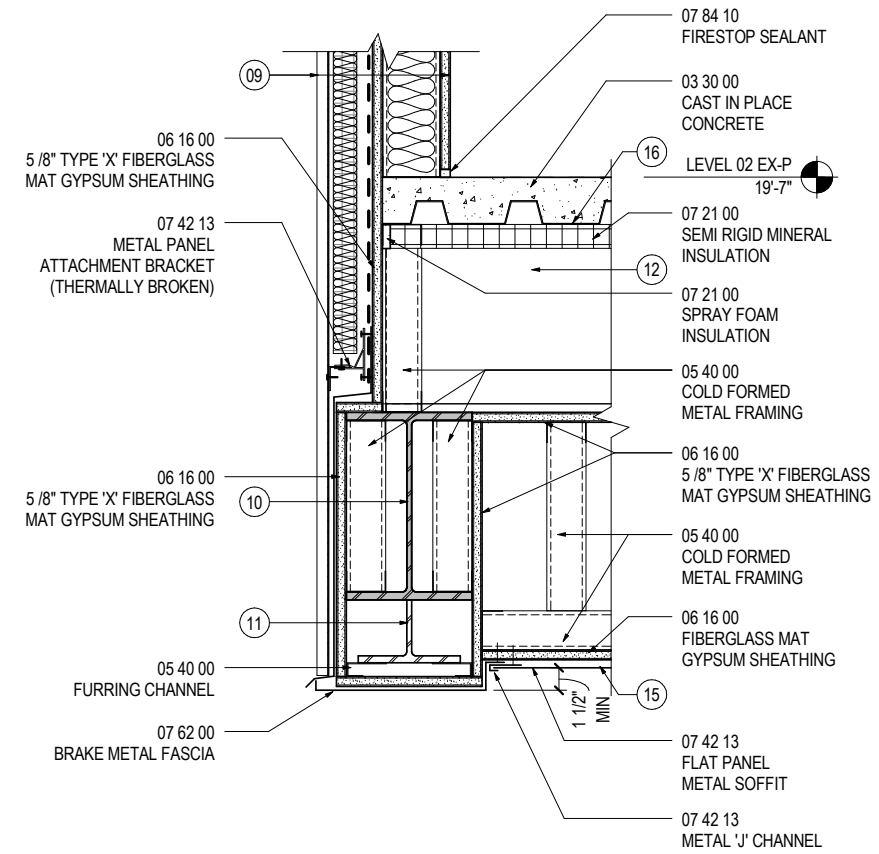
# DESIGN UPDATES CONNECTOR BRIDGE - CURRENT



ELEVATION



SECTION



SECTION DETAIL

# THANK YOU

