

# North Alley Mechanical Modifications 300 Summer Street

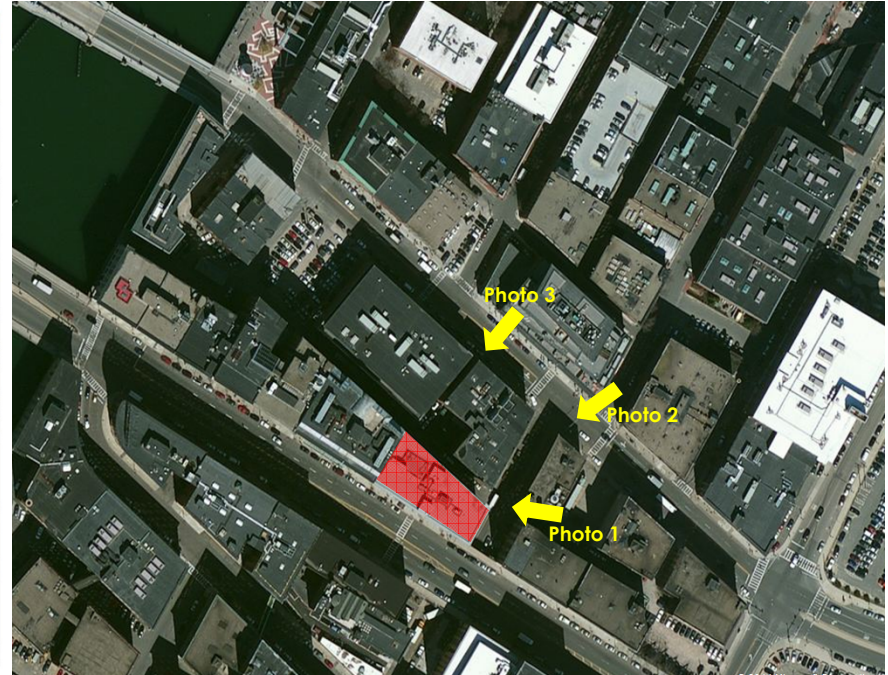
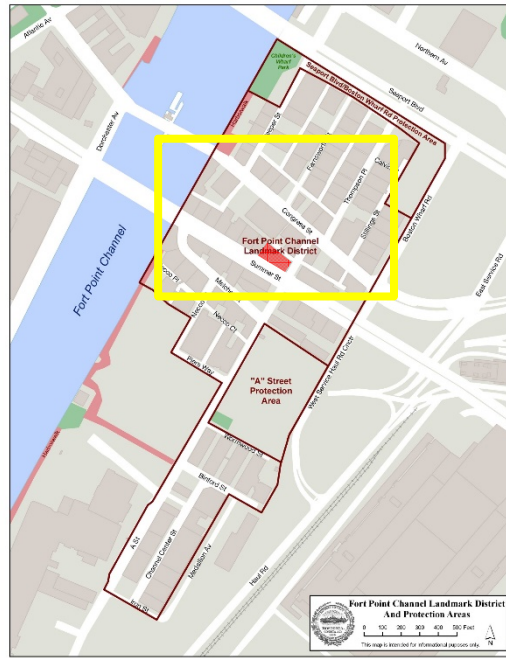
Fort Point Channel Landmark District Application for Design Approval

19 April 2017

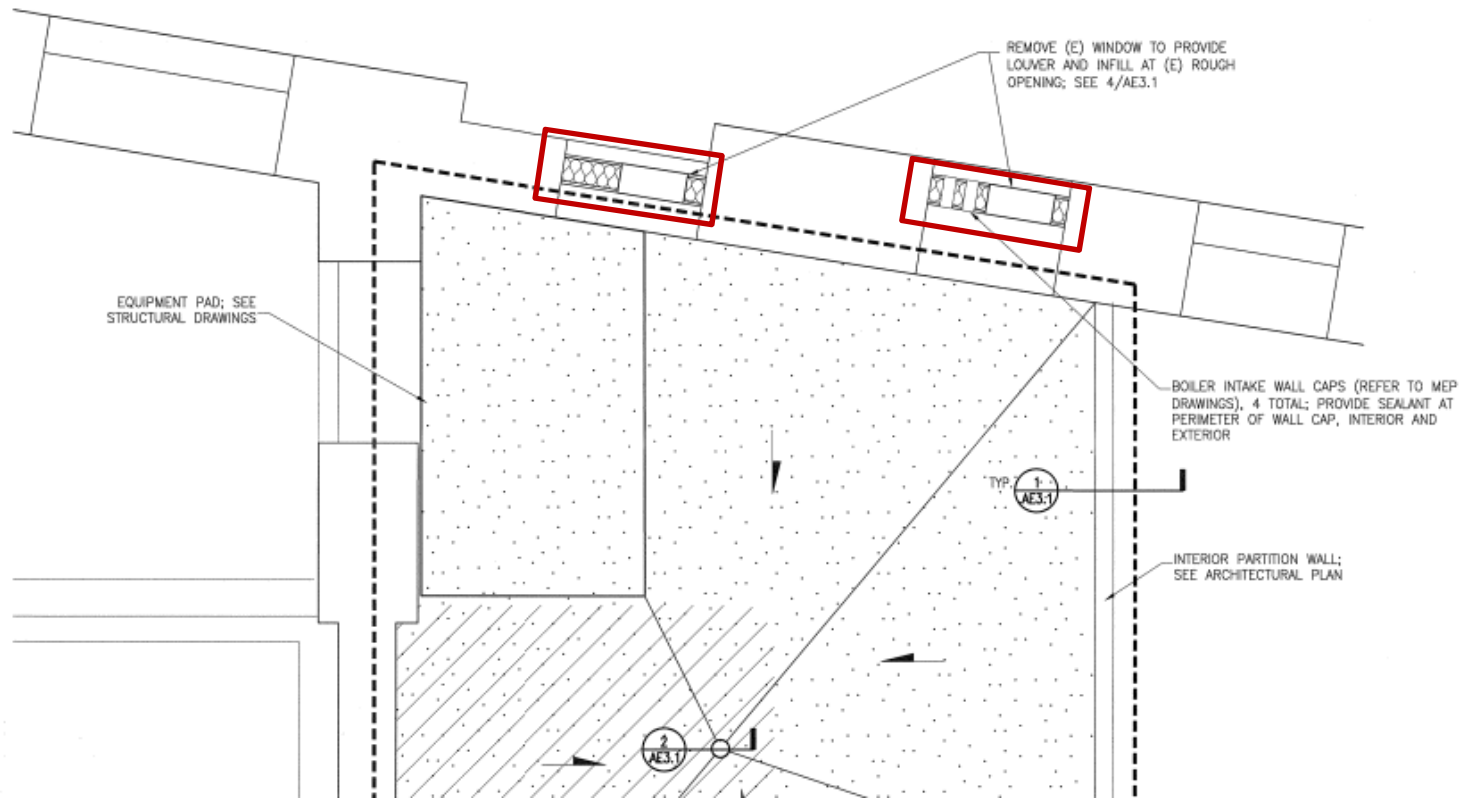
SIMPSON GUMPERTZ & HEGER 

Engineering of Structures  
and Building Enclosures

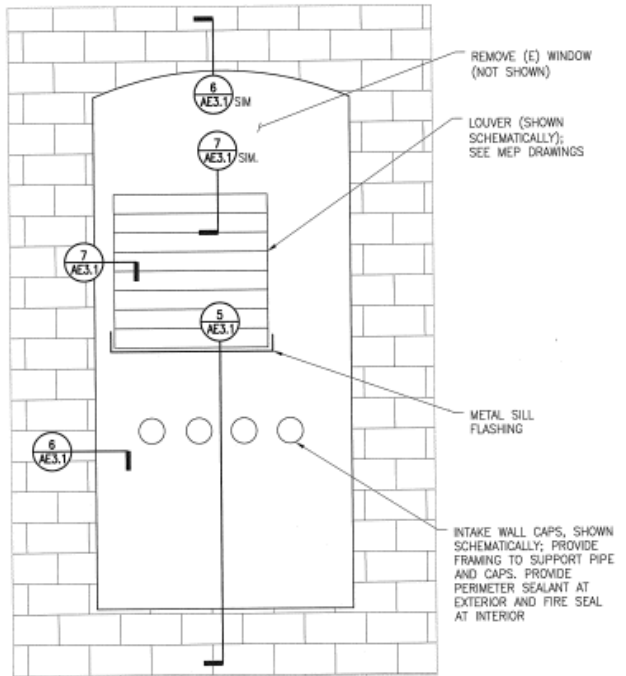
# Site Plan and North Elevation Site Line Photos



# Proposed North Elevation Mechanical Changes



# Proposed North Elevation Mechanical Changes

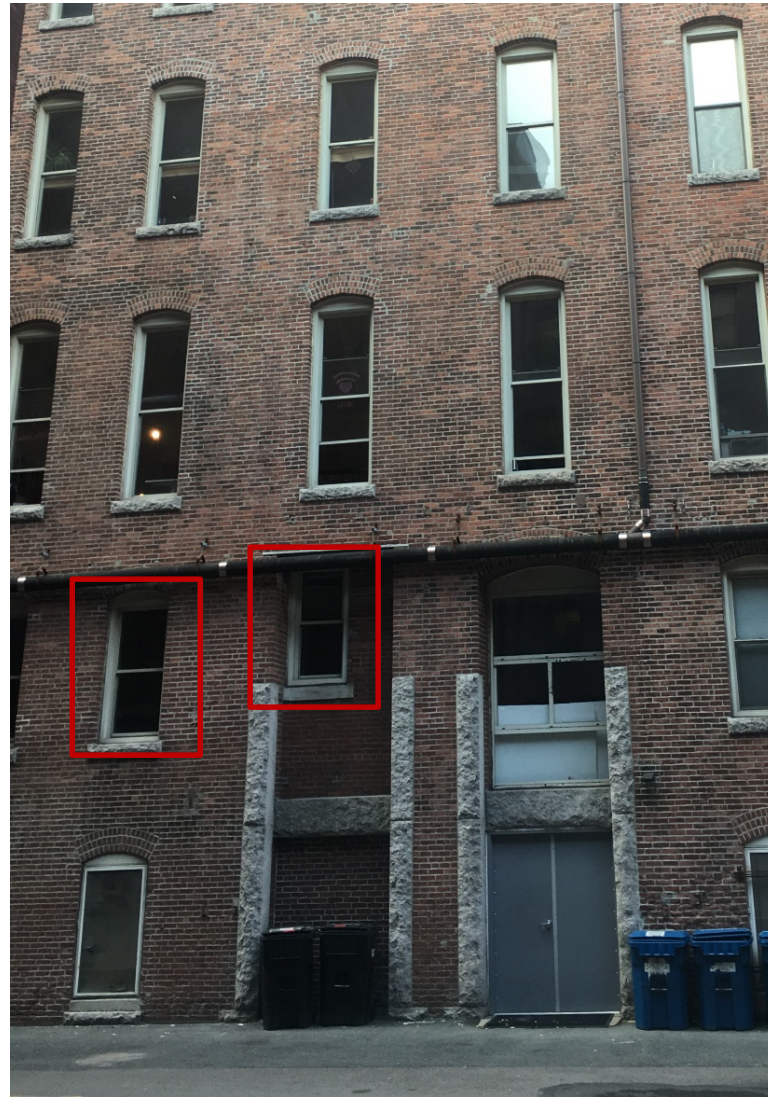


NOTES:

1. LARGER WINDOW SHOWN; SMALL WINDOW SIM.
2. LAYOUT OF LOUVER AND WALL CAPS SHOWN CONCEPTUALLY; COORDINATE WITH MEP REQUIREMENTS
3. MULTIPLE METAL PANELS REQUIRED WITHIN INFILL; LAYOUT OF JOINTS NOT SHOWN, AND IS DEPENDENT ON LOCATION OF LOUVER AND WALL CAPS. PROVIDE PANEL ATTACHMENT SIMILAR TO DETAIL 1/AES.0.



# North Elevation Existing Conditions



**OUTLINE SELECT MATERIAL LIST  
EXTERIOR REPAIRS AND MECHANICAL PENTHOUSE ADDITION  
300 SUMMER STREET, BOSTON, MA**

---

Prepared For:  
The Artist Building  
300 Summer Street  
Boston, MA 02210

Simpson Gumpertz & Heger Inc.  
41 Seyon Street  
Building 1, Suite 500  
Waltham, MA 02453

19 April 2017  
Landmark Commission Submission

SGH Project 160933

---

Below is a list of select materials which will be part of the visible construction. This is not a complete material list.

**1.0 METAL PANELS AND FLASHING; MISC. METALS**

- A. Metal Panels and Flashing: Coated aluminum, 0.040 in. thickness. Provide in shapes and layout as noted on the Drawings and as follows:
1. Mezzanine Window Infill Panels: Flat-seam coated aluminum panels. Match color and style of North Elevation panels at 4<sup>th</sup> through 7<sup>th</sup> floors.

**2.0 JOINT SEALANTS**

- A. Exterior Sealants:
1. Provide urethane sealant (Type 1) as described below unless otherwise specified as Type 2 sealant. Provide sealant that demonstrates good adhesion to stucco, masonry, wood and metal substrates as determined by field adhesion testing. Sealant to provide a minimum of  $\pm 50\%$  joint movement capacity. Color to be chosen by the Owner from the manufacturer's standard colors, except at window perimeter where it should match custom green color. Multiple colors will be required for use in different areas of the project.
    - a. Type 1 Sealant: Nonstaining, one-part urethane sealant, meeting the requirements of ASTM C920 – Standard Specification for Elastomeric Joint Sealants Type S, Grade NS, Class 35.
    - b. Type 2 Sealant: Nonstaining, neutral-cure silicone sealant meeting ASTM C920, Type S, Grade NS, Class 25

**3.0 LOUVERS**

- A. Mechanical Louver: In size and style as required to meet Mechanical specifications; color to match surrounding metal panels.

# HISTORIC COMMISSION SUBMISSION THE ARTIST BUILDING 300 SUMMER STREET, BOSTON, MA

04/19/2017

DRAWING INDEX:

- AE0.0 COVER SHEET
- AE1.2 MEZZANINE BOILER ROOM FLOOR PLAN
- AE2.2 NORTH WALL METAL PANEL LAYOUT
- AE3.1 BOILER ROOM FLOORING AND LOUVER DETAILS



**SIMPSON GUMPERTZ & HEGER**  
Engineering of Structures  
and Building Enclosures

Simpson Gumpertz & Heger Inc.  
41 Seyon Street, Building 1, Suite 500  
Waltham, Massachusetts 02453  
main: 781.907.9000 fax: 781.907.9009  
www.sgh.com

Boston  
Chicago  
Houston  
Los Angeles  
New York  
San Francisco  
Washington, DC

Consultant

ISSUED FOR PERMITTING

No.	Date	Description	By

**HISTORIC  
COMMISSION  
SUBMISSION  
THE ARTIST BUILDING  
300 SUMMER STREET  
BOSTON, MA.**

Project

**COVER SHEET**

Drawing Title

Project No. 160933.00	Checked CWV	Date 04/19/2017
Drawn CJT/AY	Approved SLK	Scale AS NOTED
Seal		Drawing No. <b>AE0.0</b>

Consultant

ISSUED FOR PERMITTING

No.	Date	Description	By

**HISTORIC  
COMMISSION  
SUBMISSION  
THE ARTIST BUILDING  
300 SUMMER STREET  
BOSTON, MA.**

Project

**MEZZANINE  
BOILER ROOM  
FLOOR PLAN**

Drawing Title

Project No. 160933.00	Checked CWW	Date 04/19/2017
Drawn CJT/AY	Approved SLK	Scale AS NOTED

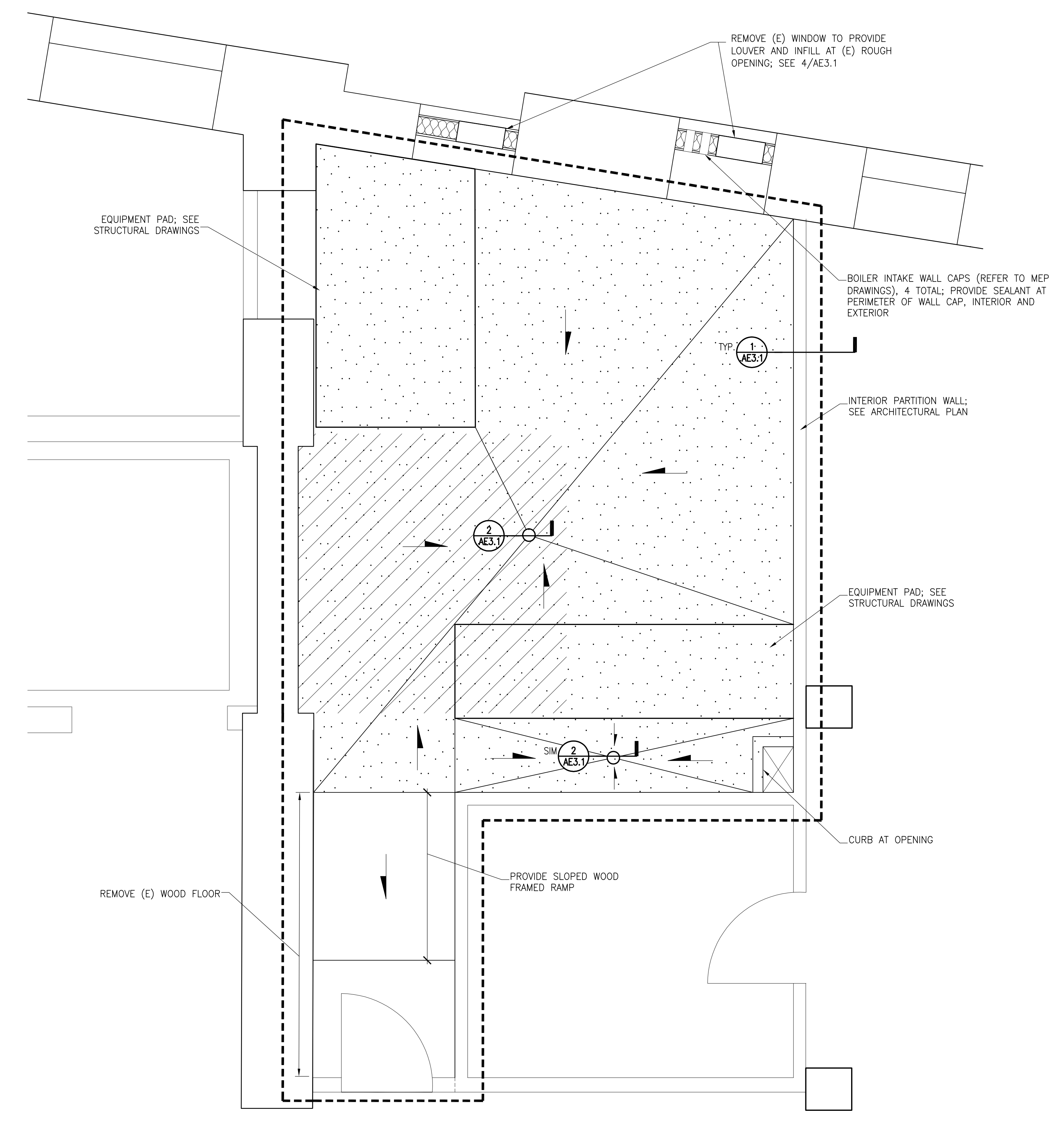
Seal

Drawing No.  
**AE1.2**

**LEGEND:**

- ▲ SLOPE TO DRAIN  $\frac{1}{8}$ " PER FT. MIN.
- FLOOR DRAIN; COORDINATE WITH STRUCTURAL AND MEP LAYOUT. SEE 2/AE3.1, TYP.
- ▨ CONCRETE INFILL OVER (E) METAL DECK; COORDINATE WITH STRUCTURAL DRAWINGS
- - - APPROXIMATE EXTENTS OF (N) BOILER ROOM
- REMOVE (E) WOOD FLOORING. PROVIDE CONCRETE TOPPING AND PROTECTIVE COATING OVER CONCRETE

- NOTES:**
- FLOORING:** Remove (E) hardwood floor within (N) boiler room. Provide concrete topping with  $\frac{1}{8}$ " per ft. slope to drain, 3" min. at drain. Provide concrete equipment pad below (N) boilers and pumps; see Structural Drawings. Coat concrete topping with epoxy system. Broadcast sand into system. Provide supplemental framing below mezzanine floor; see Structural Drawings.
  - BOILERS:** Provide boilers and related mechanical, equipment, and plumbing equipment on the mezzanine level as shown; see MEP Drawings.
  - LOUVERS:** Remove two windows at locations noted. Provide infill partition in rough opening, sized to accommodate louver; see AE3.1. Provide louvers within partition wall as noted on MEP Drawings.



1 MEZZANINE SLOPED TOPPING AND MECHANICAL PAD PART PLAN 1/2" = 1'-0"



Consultant

ISSUED FOR PERMITTING

No.	Date	Description	By

**HISTORIC  
COMMISSION  
SUBMISSION  
THE ARTIST BUILDING  
300 SUMMER STREET  
BOSTON, MA.**

Project

**NORTH WALL  
METAL PANEL  
LAYOUT**

Drawing Title

Project No. 160933.00	Checked CWW	Date 04/19/2017
Drawn CJT/AY	Approved SLK	Scale AS NOTED

Seal

Drawing No.  
**AE2.2**



1 NORTH ELEVATION PANEL LAYOUT

1/8" = 1'-0"

Consultant

ISSUED FOR PERMITTING

No.	Date	Description	By

**HISTORIC COMMISSION SUBMISSION**  
**THE ARTIST BUILDING**  
300 SUMMER STREET  
BOSTON, MA.

Project

**BOILER ROOM FLOORING AND LOUVER DETAILS**

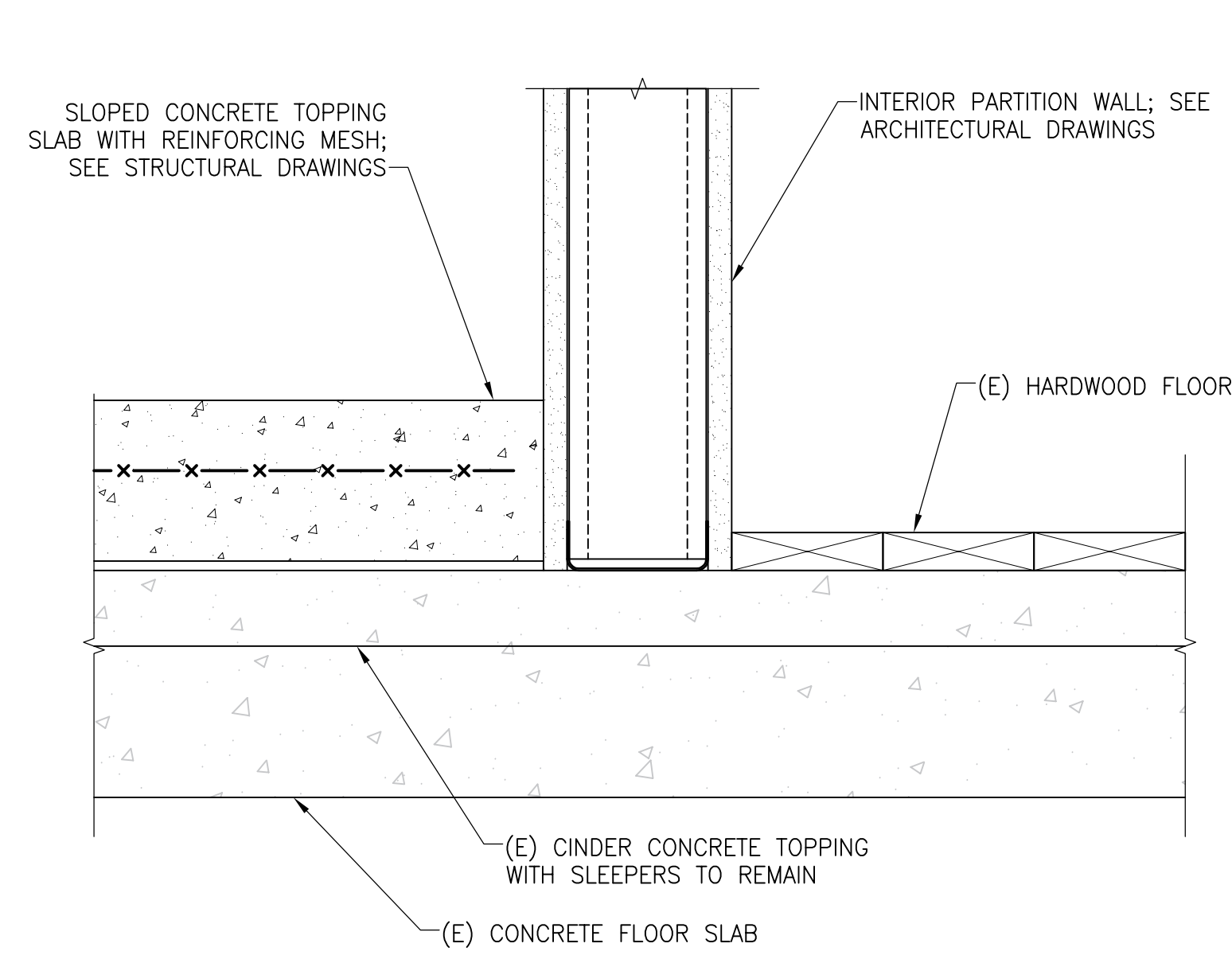
Drawing Title

Project No. 160933.00	Checked CWW	Date 04/19/2017
Drawn CJT/AY	Approved SLK	Scale AS NOTED

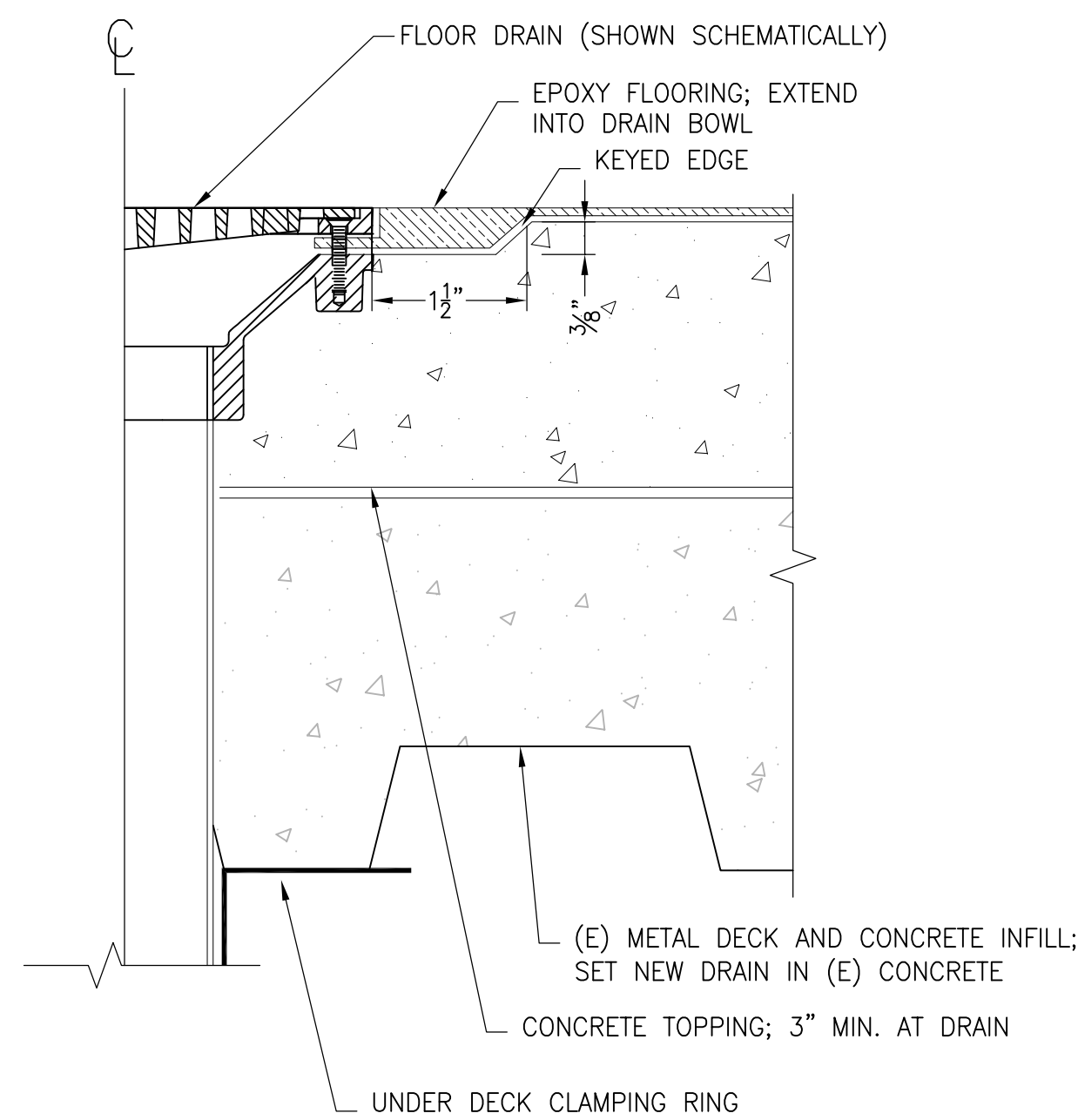
Seal

Drawing No.

**AE3.1**

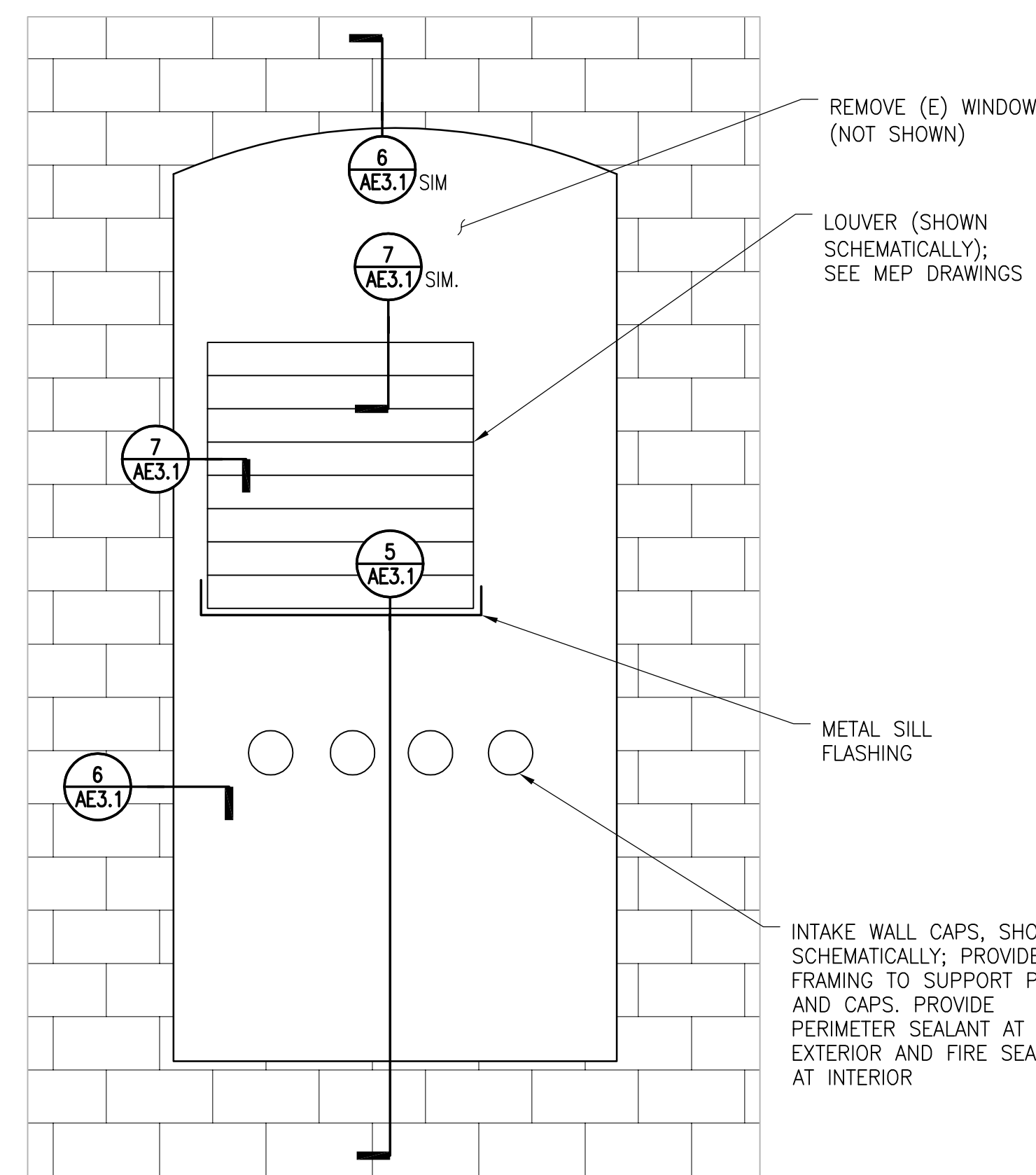


**1** EDGE OF TOPPING SLAB NTS



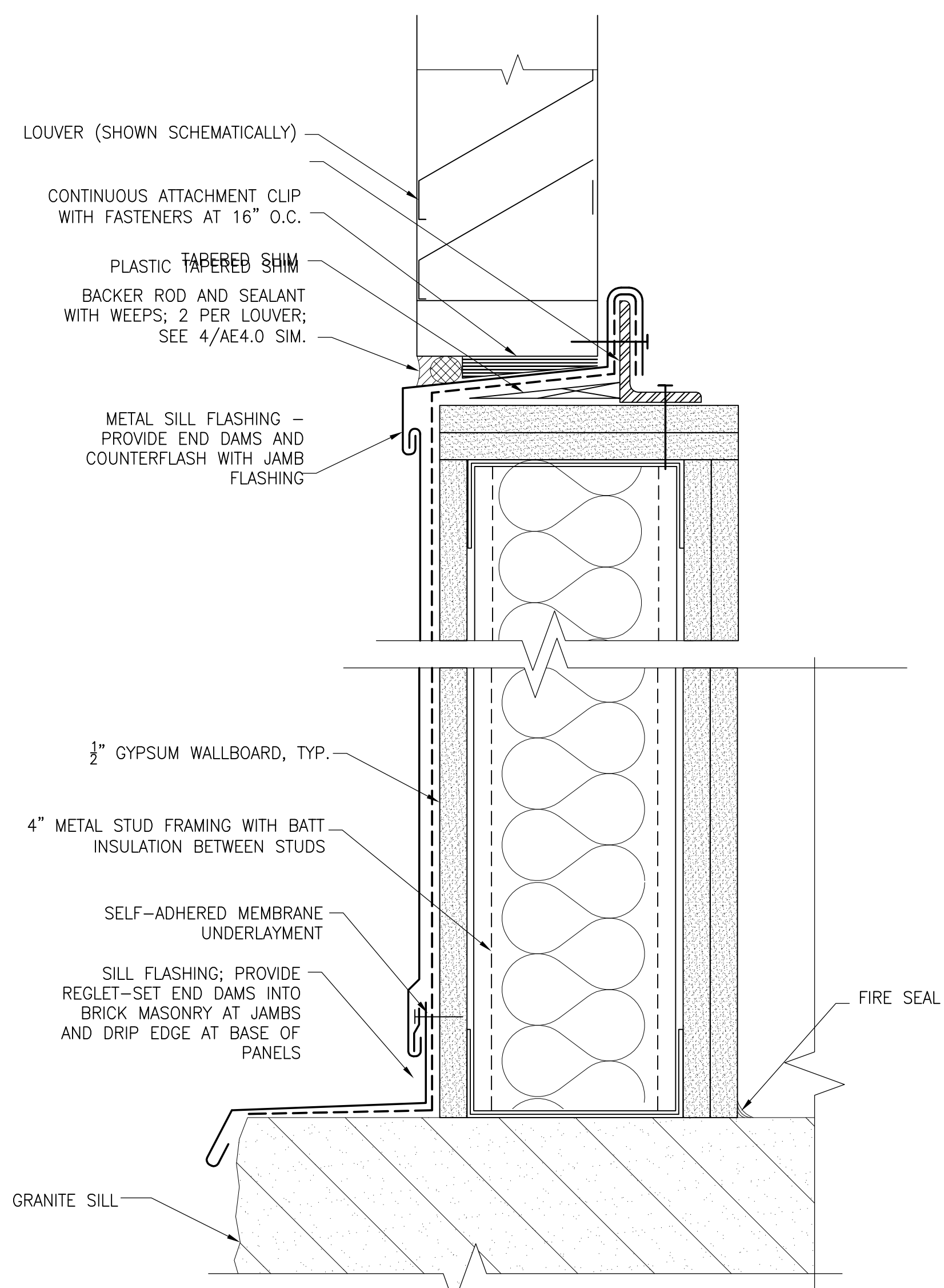
**2** FLOOR DRAIN AT BOILER ROOM NTS

**3** NOT USED NTS



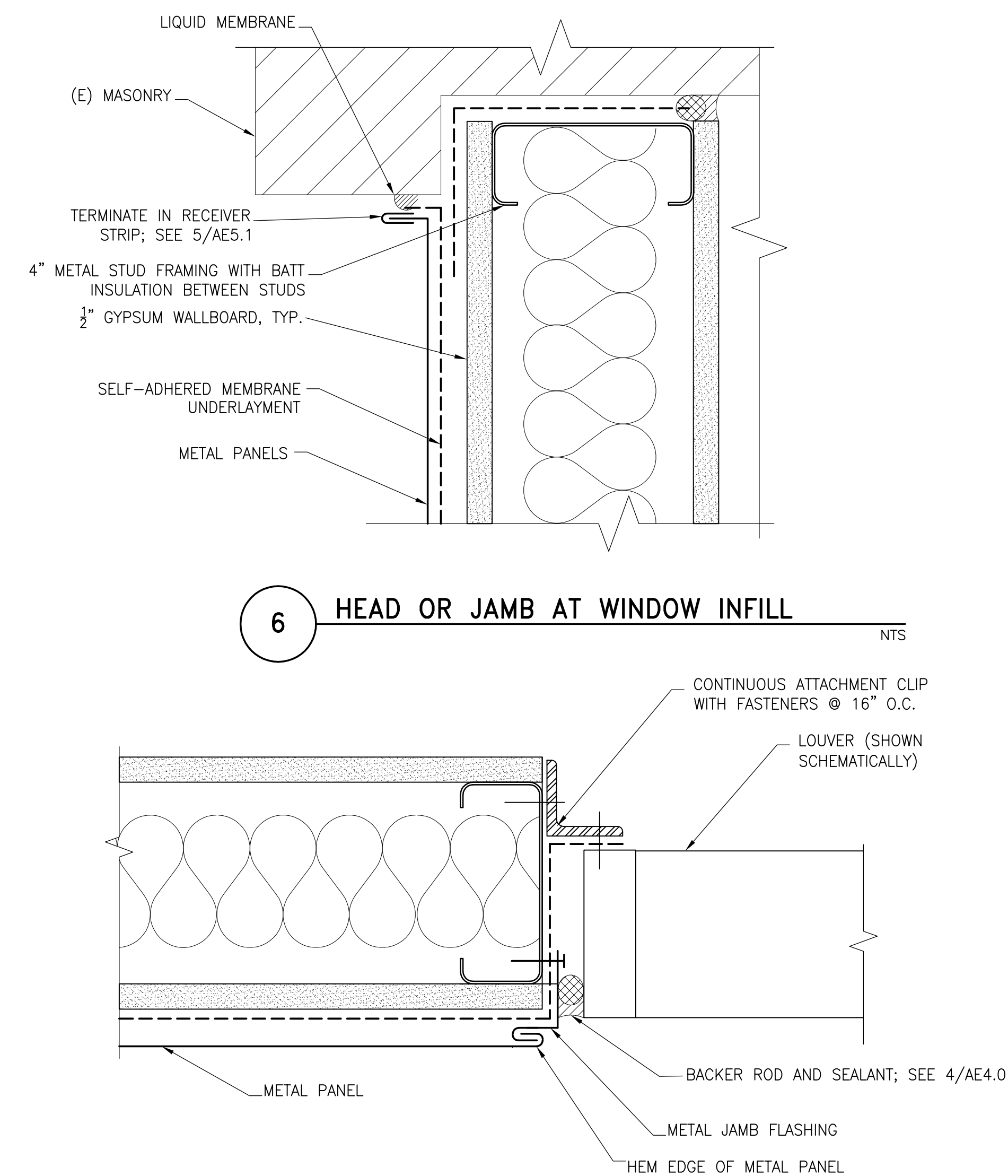
**4** INFILL WINDOW ELEVATION NTS

NOTES:  
1. LARGER WINDOW SHOWN; SMALL WINDOW SIM.  
2. LAYOUT OF LOUVER AND WALL CAPS SHOWN CONCEPTUALLY; COORDINATE WITH MEP REQUIREMENTS  
3. MULTIPLE METAL PANELS REQUIRED WITHIN INFILL; LAYOUT OF JOINTS NOT SHOWN, AND IS DEPENDENT ON LOCATION OF LOUVER AND WALL CAPS. PROVIDE PANEL ATTACHMENT SIMILAR TO DETAIL 1/AE5.0.



**5** INFILL AND LOUVER SILL NTS

NOTE: PROVIDE GROUT AT SILL (NOT SHOWN) TO PROVIDE LEVER SURFACE, AS REQUIRED.



**6** HEAD OR JAMB AT WINDOW INFILL NTS

**7** LOUVER JAMB NTS