



FANEUIL HALL MARKETPLACE QUINCY MARKET GLASS CANOPIES

BLC/BPDA STAFF REVIEW

JULY 31, 2017

Boston, Massachusetts

SASAKI

ASHKENAZY
ACQUISITION

ELKUS | MANFREDI
ARCHITECTS

MASTER PLAN

Presented September 2014

VERTICAL CIRCULATION

Approved September 2014

OUTDOOR LOUNGE

Approved January 2015

GLASS CANOPY LIGHTING

Approved March 2015

GLASS PAVILIONS (CENTER)

Partial approval March 2015

GLASS PAVILIONS (EAST & WEST)

Not approved March 2015

GLASS PAVILIONS-ALT PROPOSAL (SEASON HEATED PATIOS)

June 2017

RETAIL GLASS PAVILION (FLOWER MARKET DEMOLITION)

Article 85 submission May 2015

(glass structure-Sephora) Completed February 2017

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Approved with provisos July 2015

QMB GLASS CANOPIES

June 2017

COLONNADE

TBD

RMU PUSHCARTS + KIOSKS

TBD

ROTUNDA REACTIVATION

TBD

HOTEL

TBD



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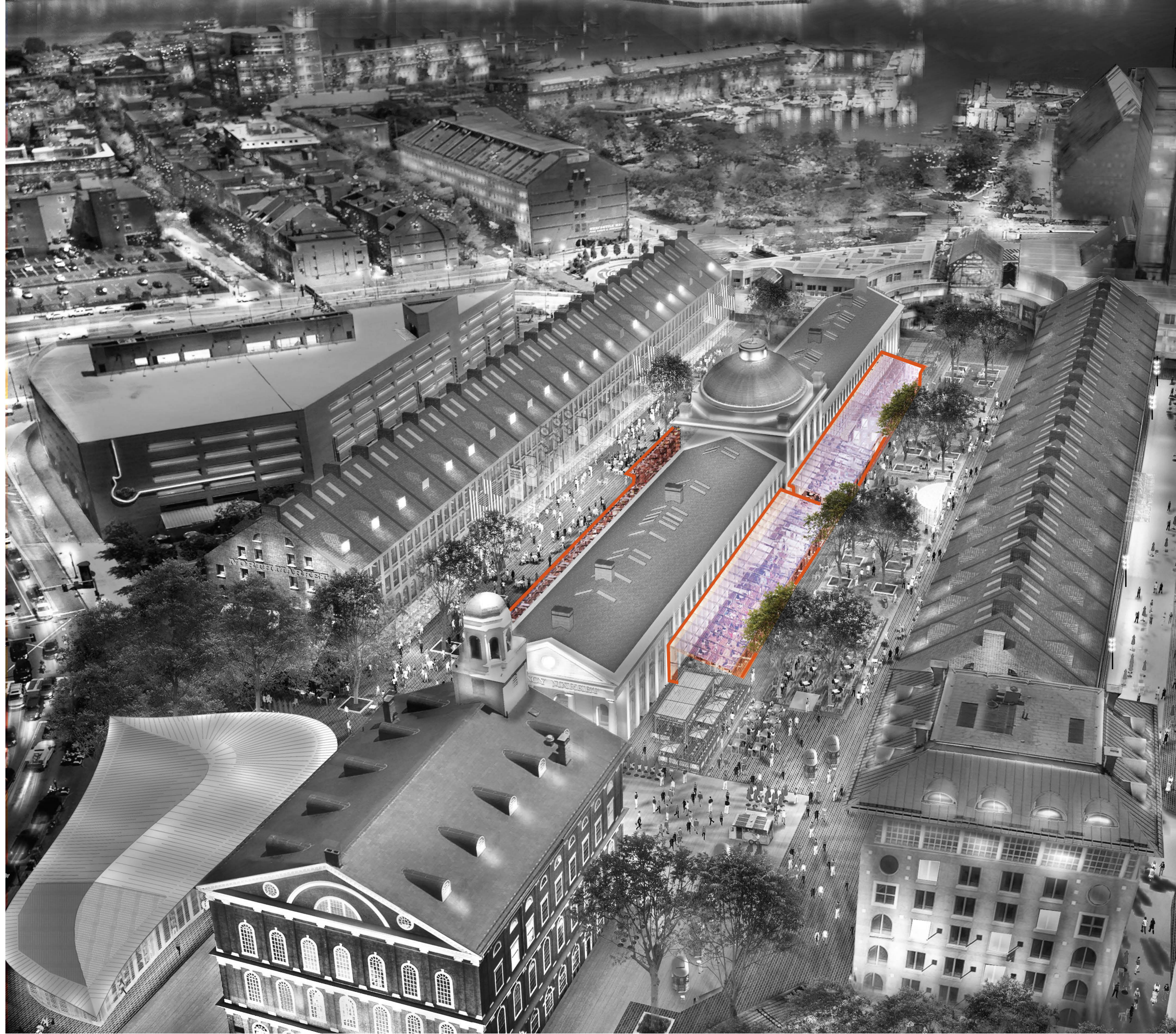
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TBD

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TBD

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ORIGINAL BEN THOMPSON GLASS CANOPY CONCEPT



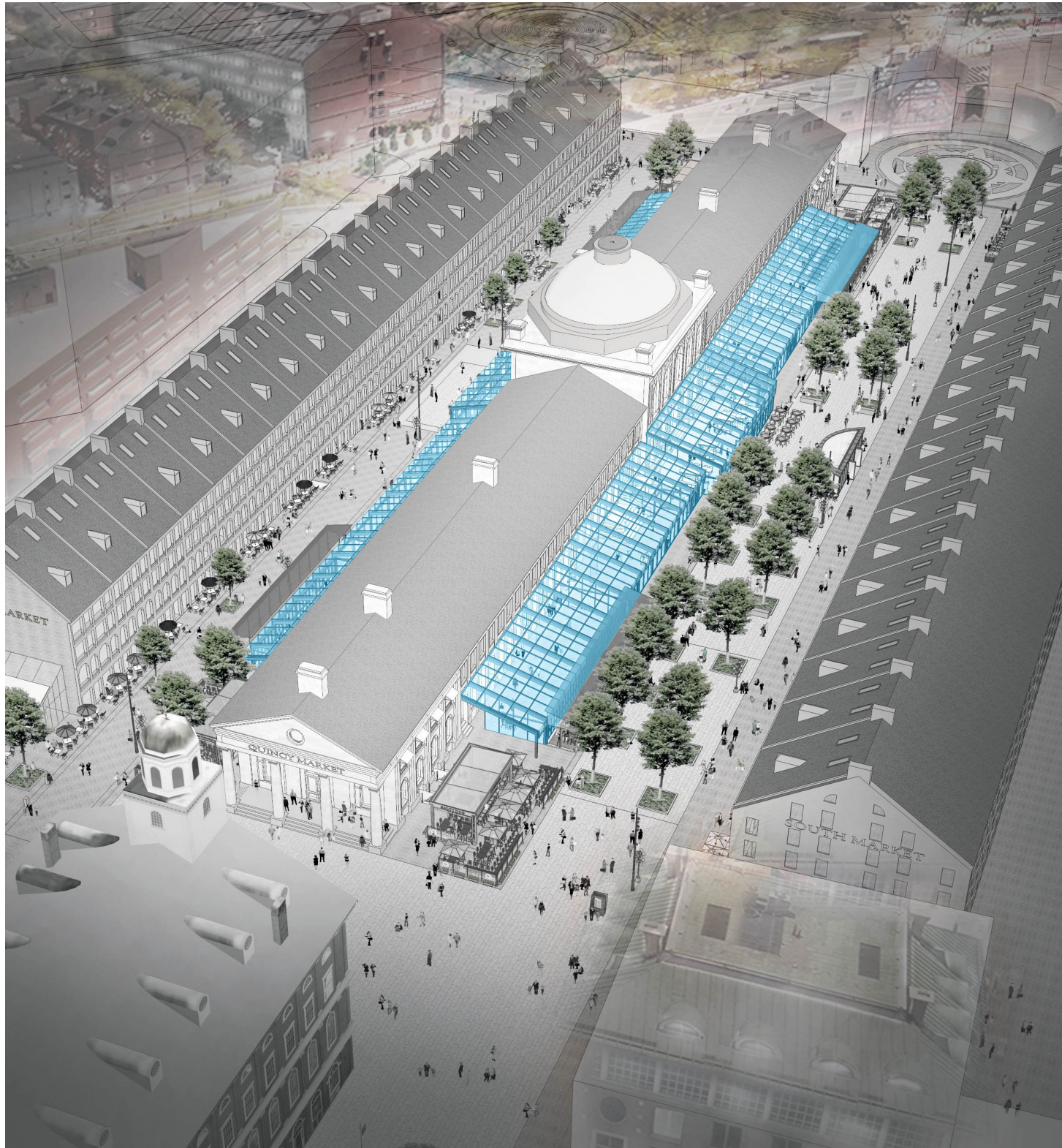
GROUND FLOOR SITE PLAN



NOTES:

*ALL DIMENSIONS, SQUARE FOOTAGES, AND EXISTING CONDITIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION WORK.





OVERALL VIEW OF QUINCY MARKET BUILDING

QUINCY MARKET-PROPOSED GLAZED SEAMLESS CANOPIES

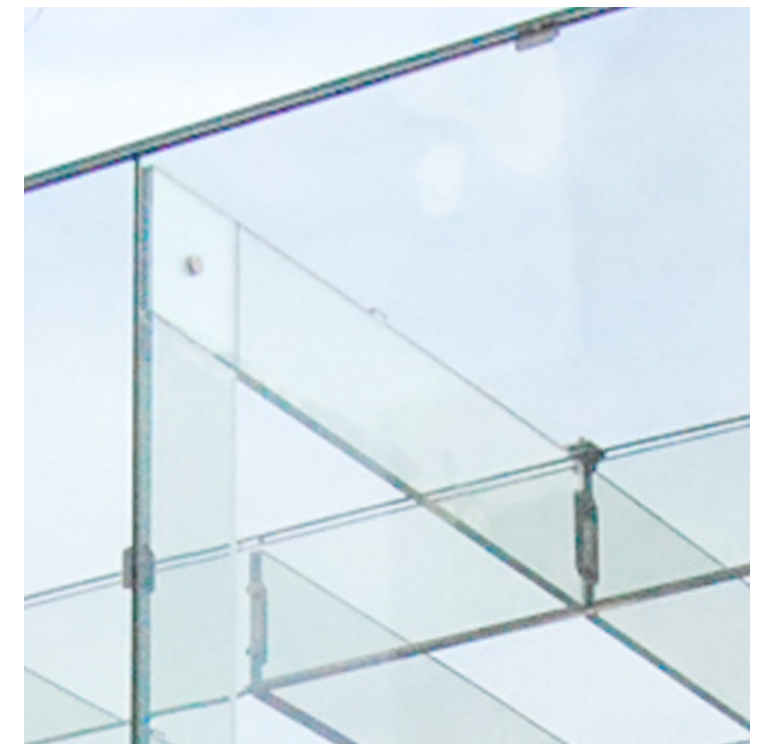
QMB: EAST ROTUNDA GLASS CANOPY INITIATIVE



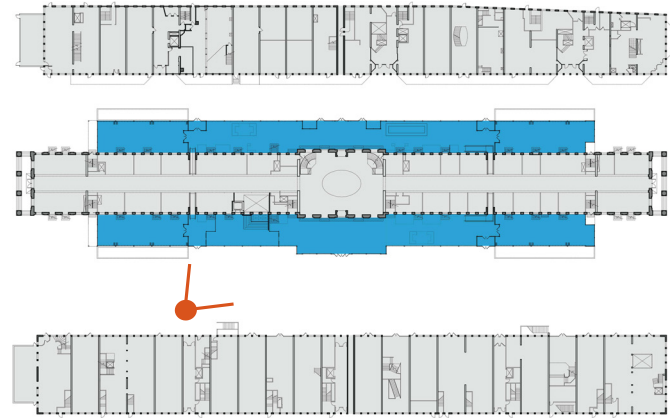
GATESHEAD MILLENNIUM BRIDGE, ENGLAND



APPLE STORE, NEW YORK CITY



PRECEDENT EXAMPLES



KEY PLAN



EXISTING EXTERIOR _ CLOSED CONDITION



PROPOSED RENDERING _ EXTERIOR _ CLOSED CONDITION

GLASS CANOPY ENHANCEMENTS _ EXTERIOR



KEY PLAN

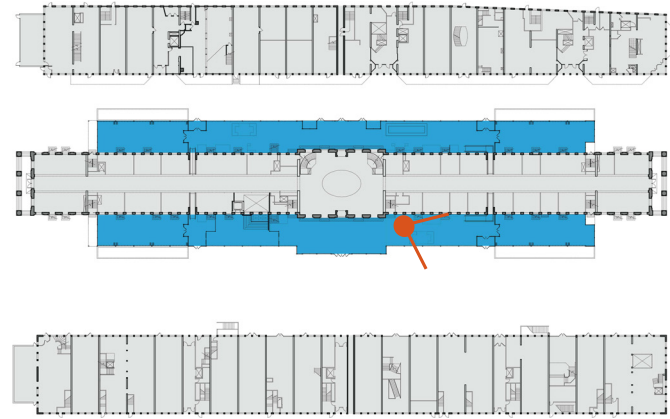


EXISTING EXTERIOR _ OPENED CONDITION



PROPOSED RENDERING _ EXTERIOR _ OPENED CONDITION

GLASS CANOPY ENHANCEMENTS _ EXTERIOR



KEY PLAN

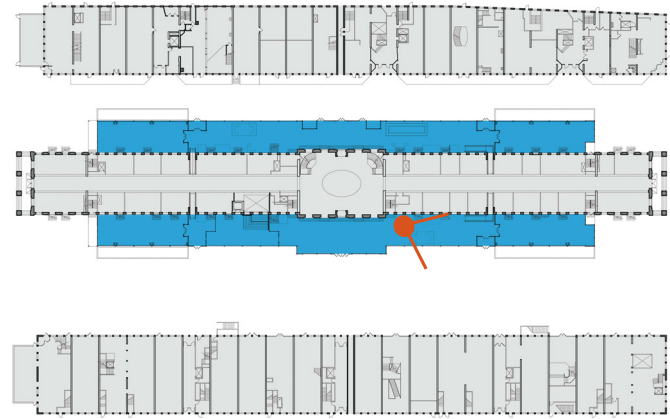


EXISTING INTERIOR _ CLOSED CONDITION



PROPOSED RENDERING _ INTERIOR _ CLOSED CONDITION

GLASS CANOPY ENHANCEMENTS _ INTERIOR



KEY PLAN



EXISTING INTERIOR _ OPENED CONDITION



PROPOSED RENDERING _ INTERIOR _ OPENED CONDITION

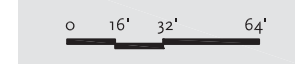
GLASS CANOPY ENHANCEMENTS _ INTERIOR



GROUND FLOOR SITE PLAN



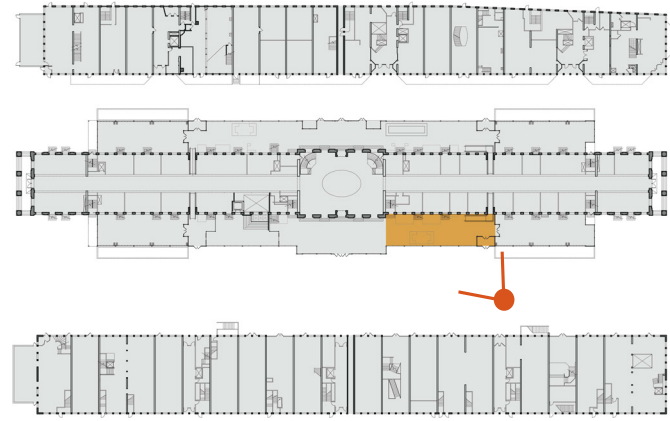
- | | |
|--|---|
| PHASE 1_2 YEARS | PHASE 4_2 YEARS |
| PHASE 2_2 YEARS | PHASE 5_2 YEARS |
| PHASE 3_2 YEARS | |



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PHASE 1



KEY PLAN



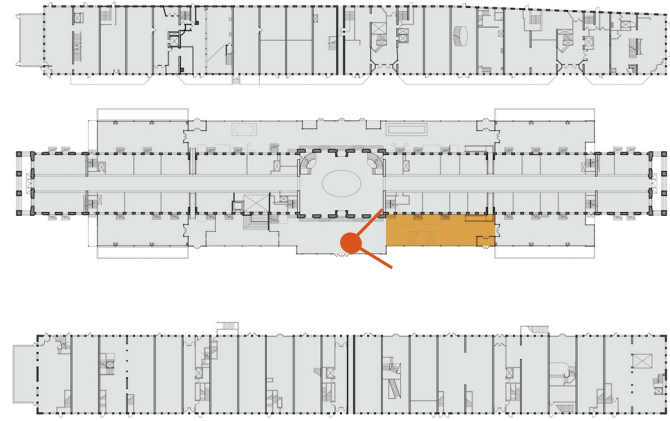
EXISTING CONDITION _ EXTERIOR _ LOOKING WEST



PROPOSED RENDERING _ EXTERIOR _ LOOKING WEST

COMPARING VIEWS

PHASE 1



KEY PLAN



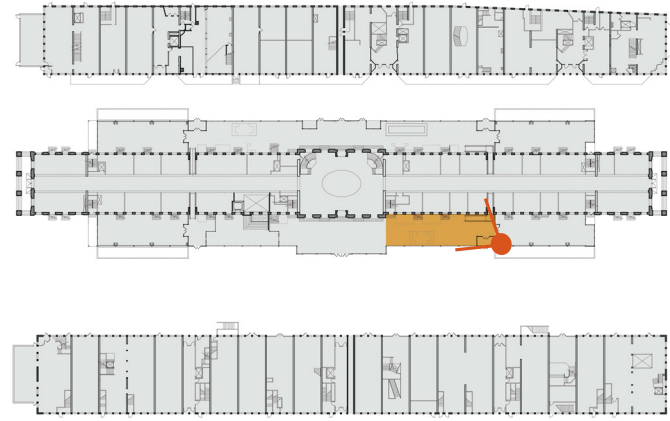
EXISTING CONDITION_ INTERIOR _LOOKING EAST



PROPOSED RENDERING _ INTERIOR _ LOOKING EAST

COMPARING VIEWS

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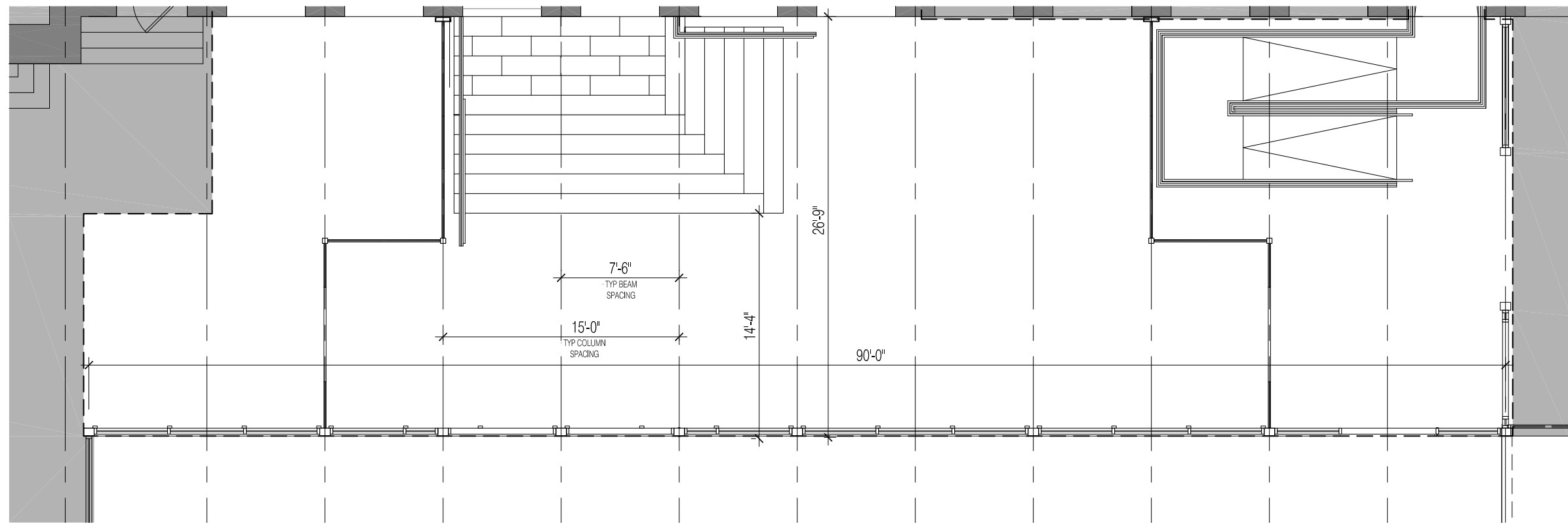


EXISTING CONDITION _ INTERIOR _ LOOKING WEST

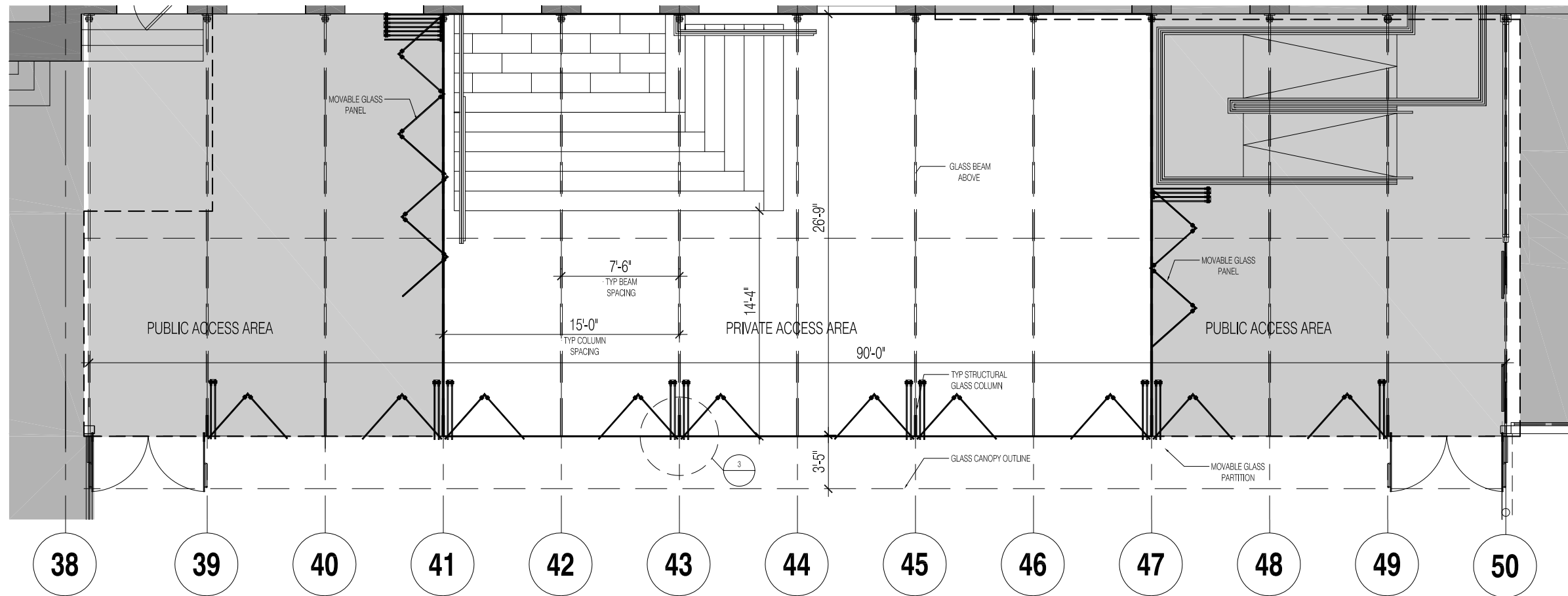


PROPOSED RENDERING _ INTERIOR _ LOOKING WEST

COMPARING VIEWS

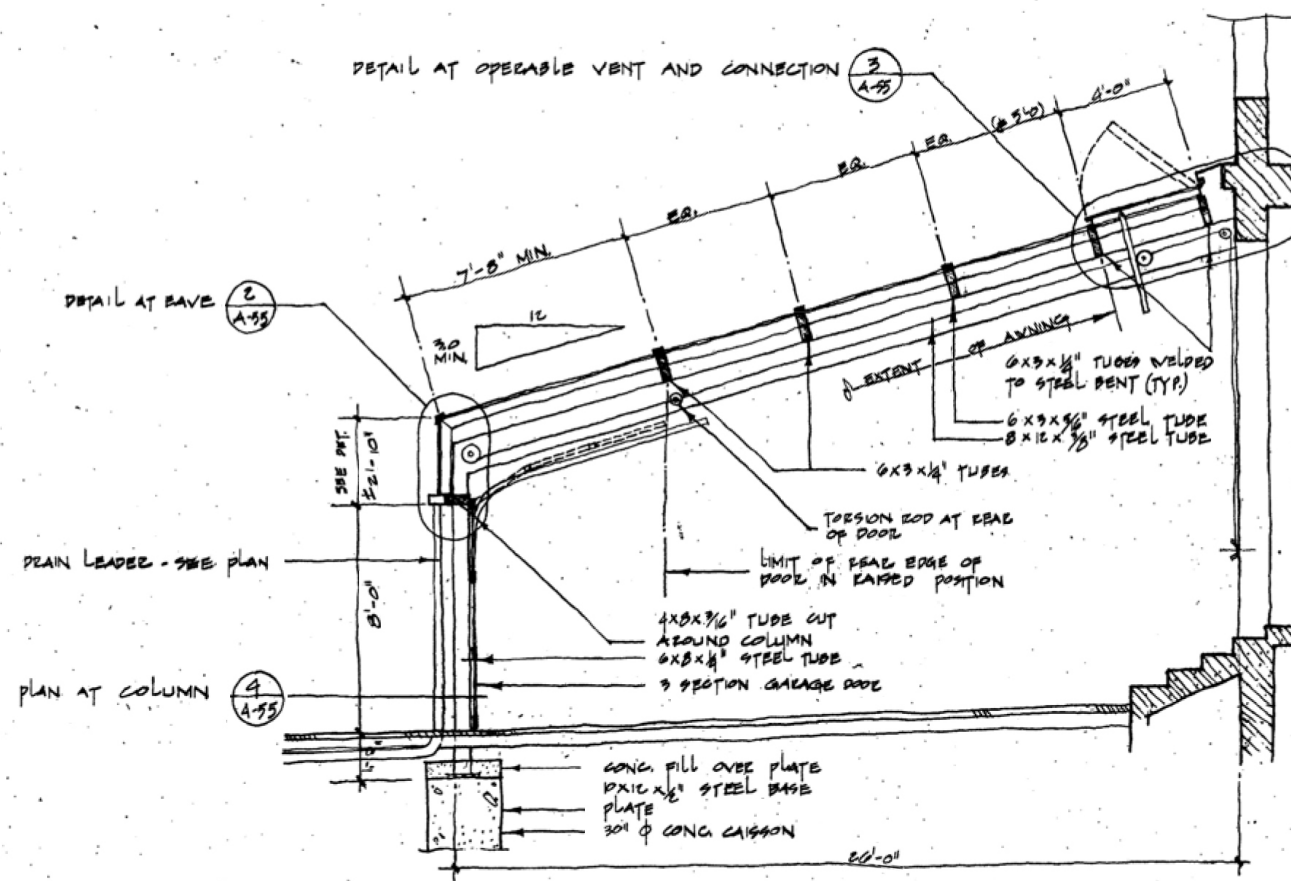


EXISTING PLAN
SCALE 1/8

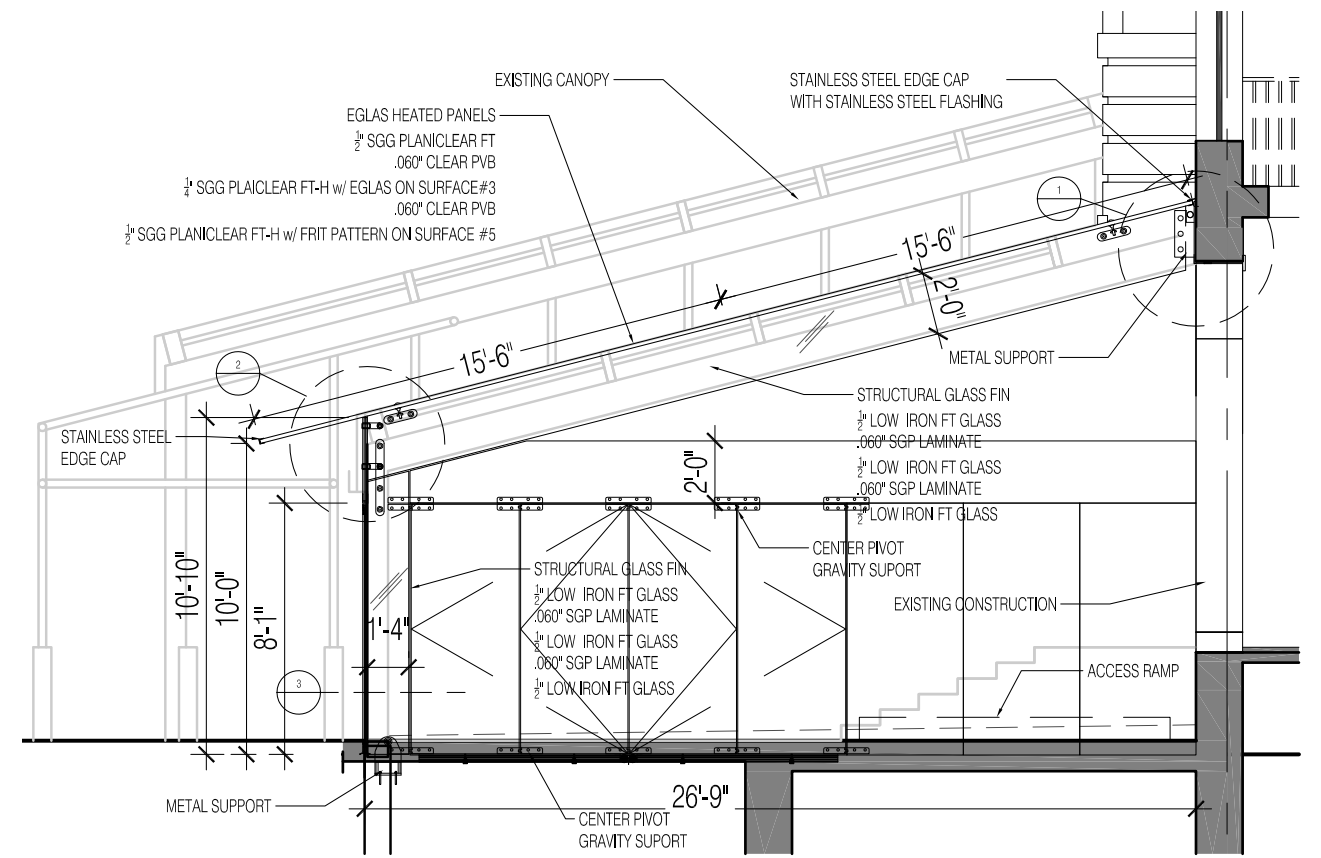


PROPOSED PLAN
SCALE 1/8

PLANS

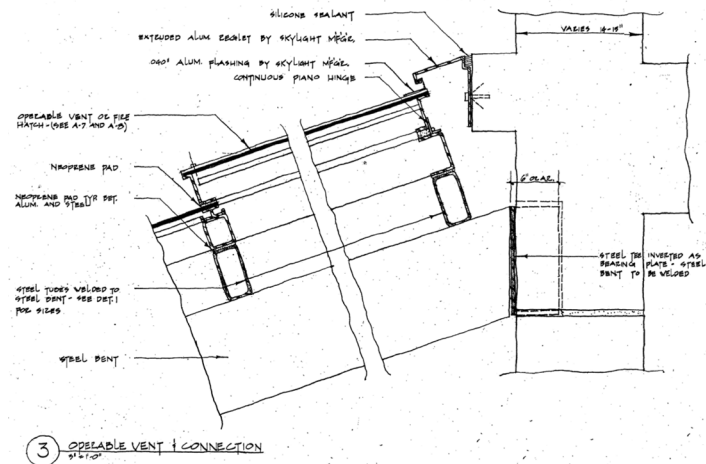


EXISTING CANOPY DETAIL: EAST & WEST WINGS
NOT TO SCALE

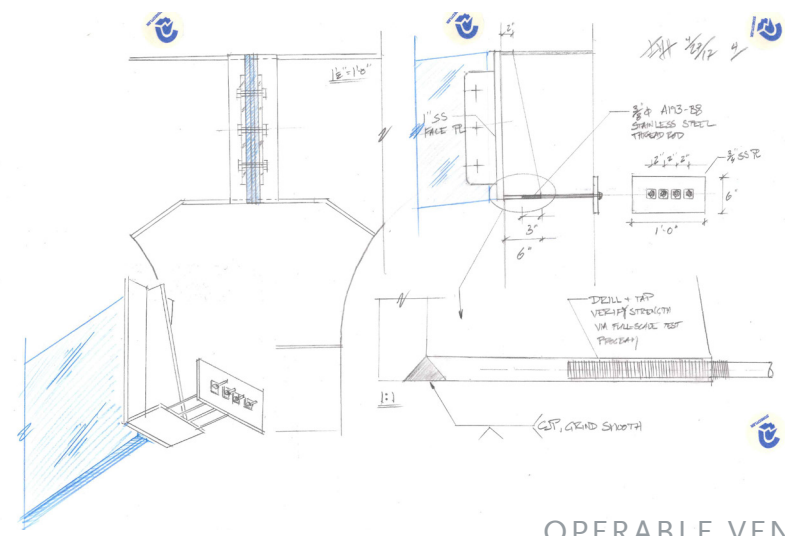


CANOPY DETAIL: WINGS SECTION
NOT TO SCALE

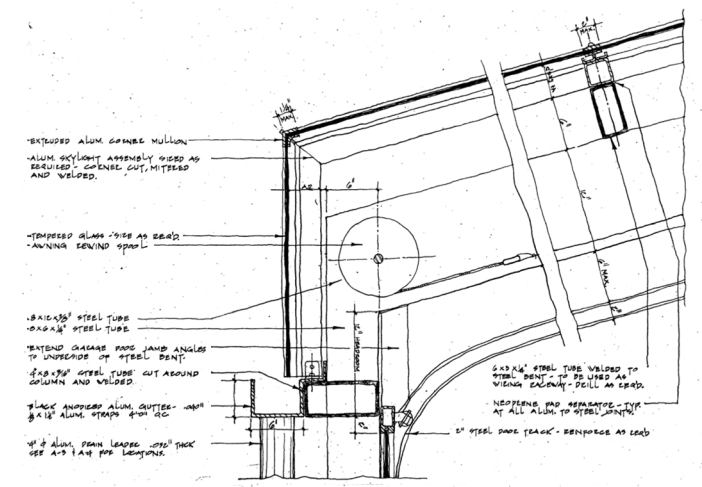
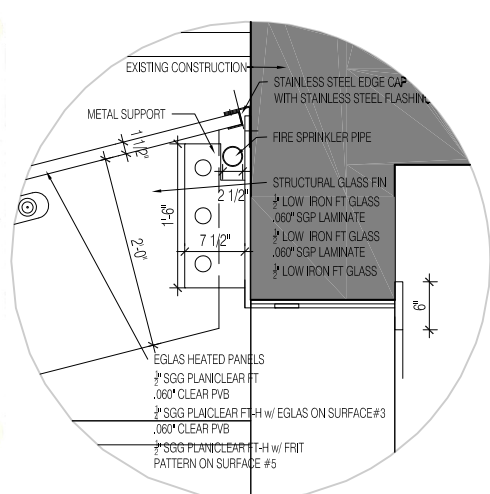
SECTION DETAILS



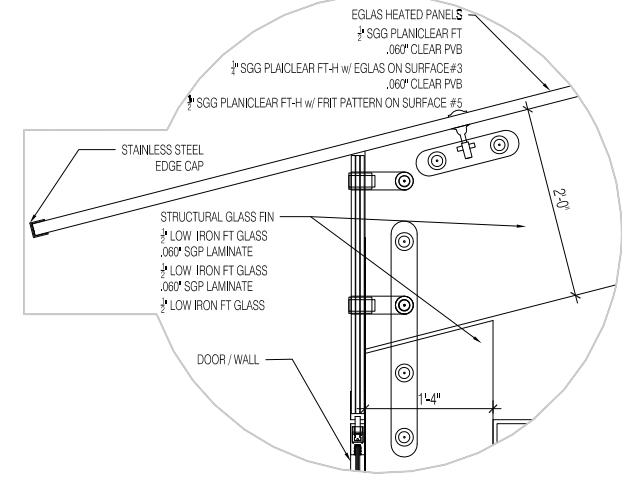
3 OPERABLE VENT / CONNECTION
EXISTING DETAIL: EAST & WEST WINGS
SCALE 1/2



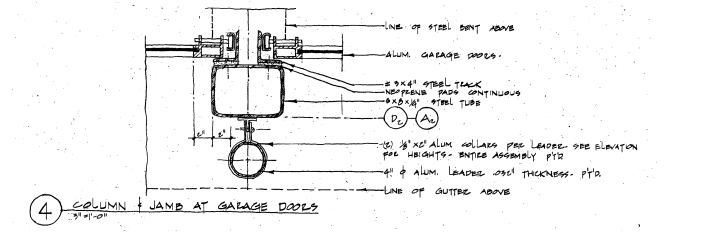
OPERABLE VENT / CONNECTION: WINGS DETAIL 1
SCALE 1/2



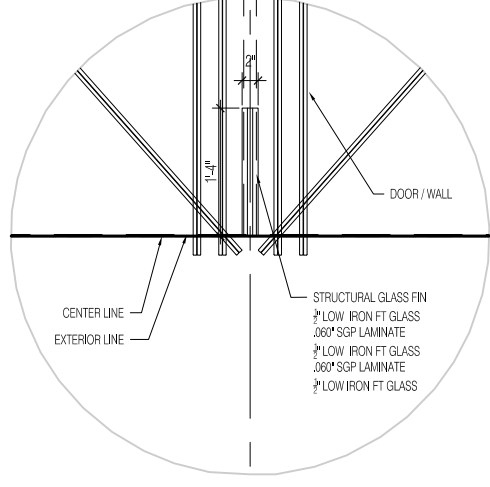
2 DETAIL AT EAVE
EXISTING DETAIL: EAST & WEST WINGS
SCALE 1/2



DETAIL AT EAVE: WINGS DETAIL 2
SCALE 1/2

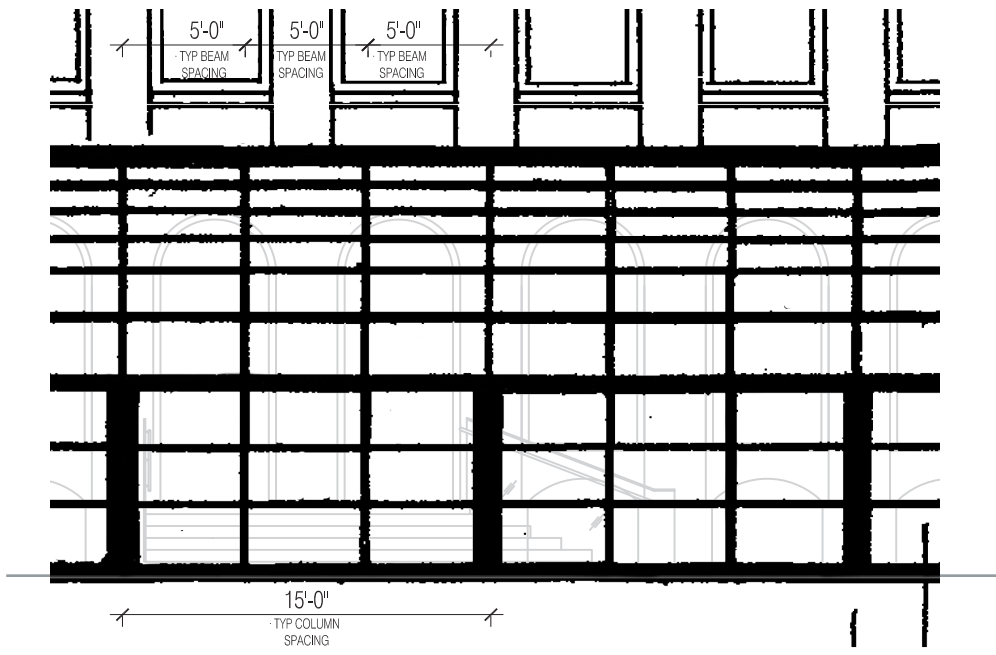


4 COLUMN / JAMB AT GARAGE DOORS
EXISTING DETAIL: EAST & WEST WINGS
SCALE 1/2

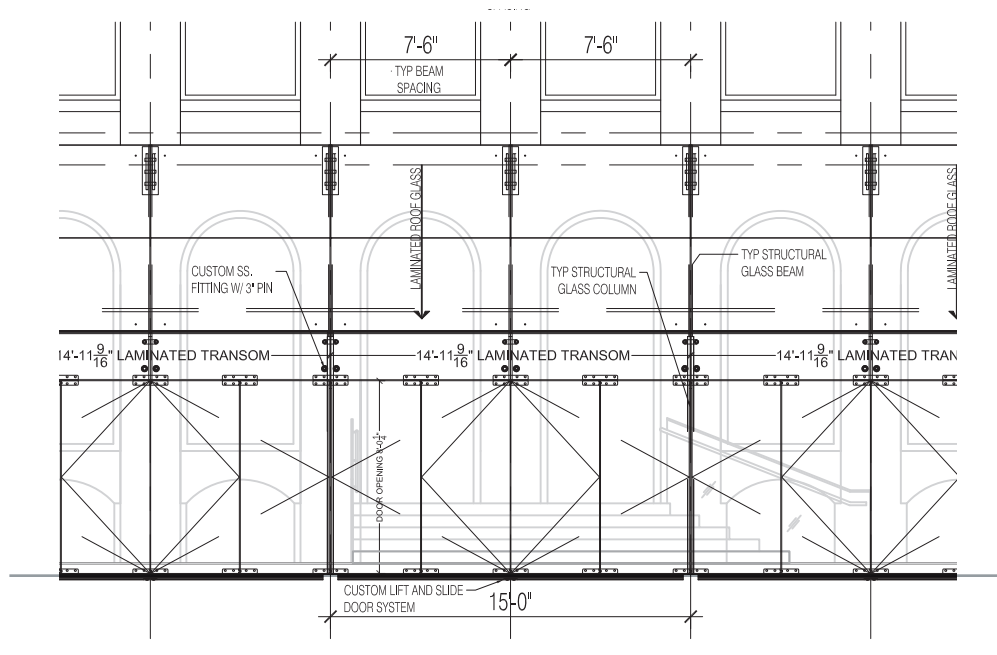


JAMB AT OPENABLE DOORS: WINGS DETAIL 3
SCALE 1/2

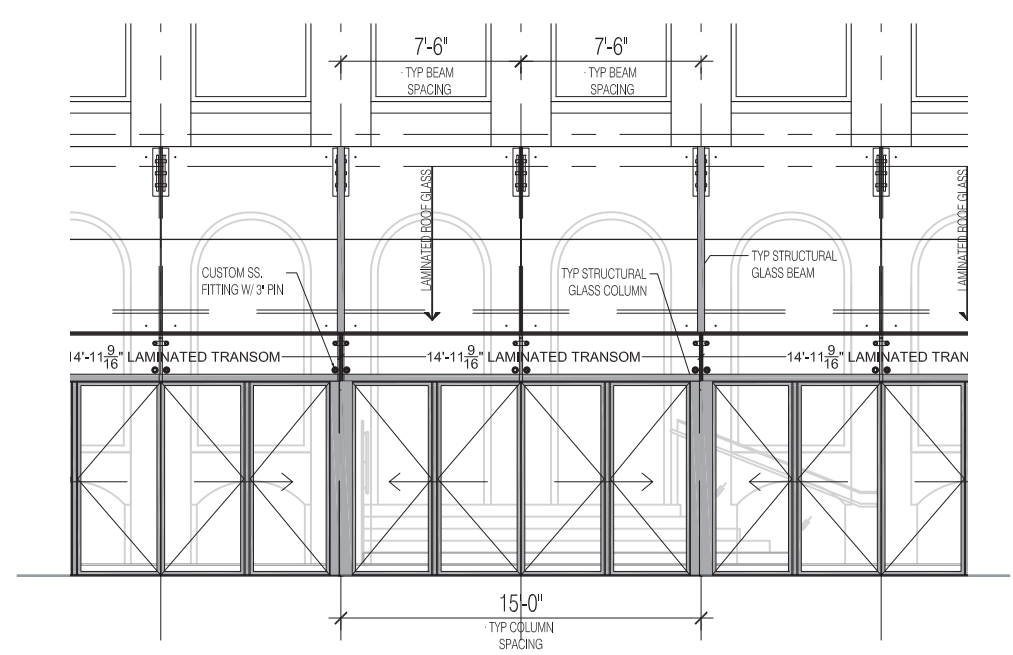
SECTION DETAILS



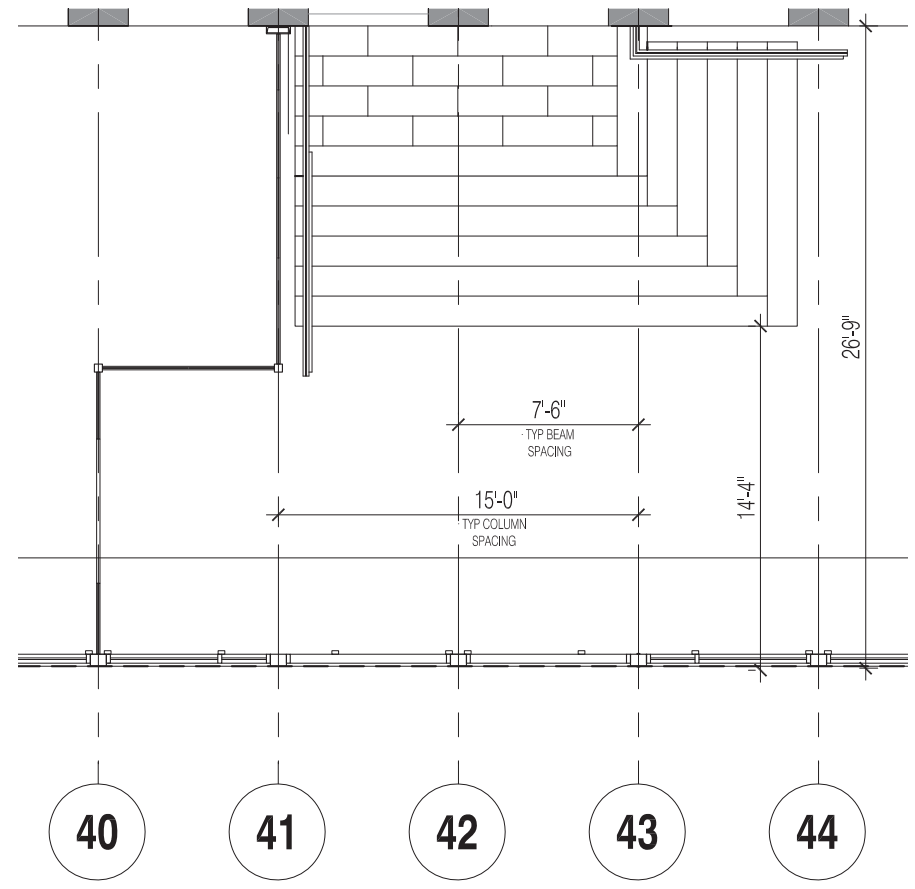
EXISTING ELEVATION - SCALE 1/8



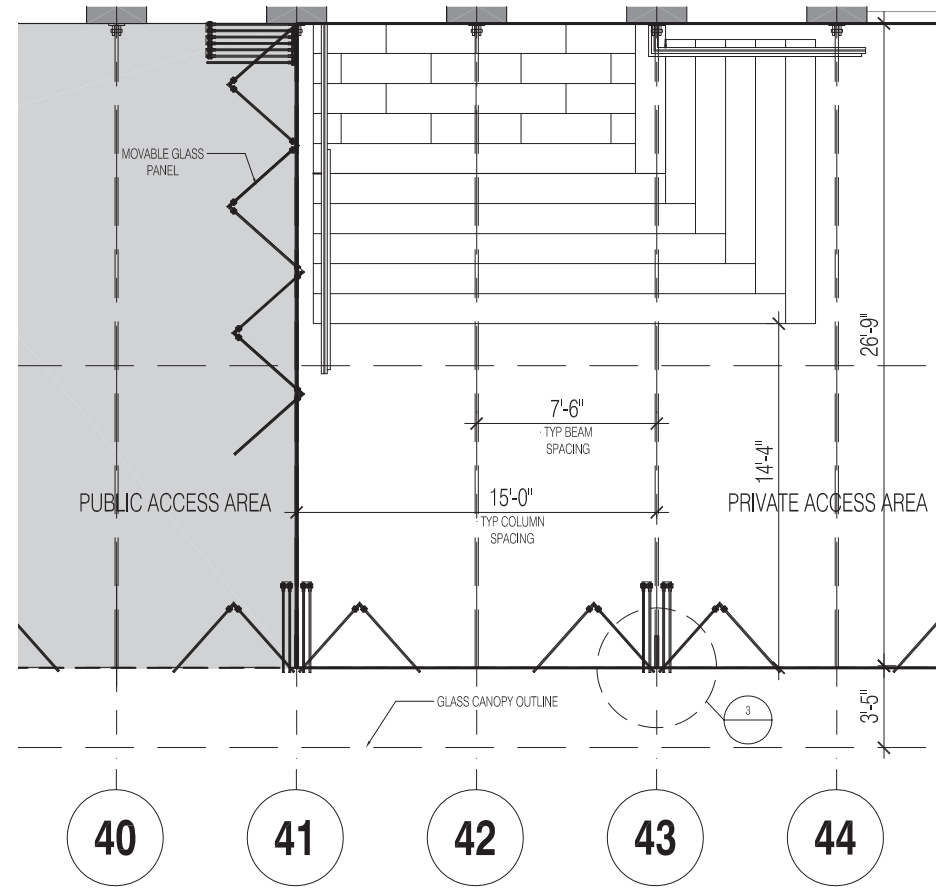
CUSTOM GLASS PROPOSED ELEVATION - SCALE 1/8



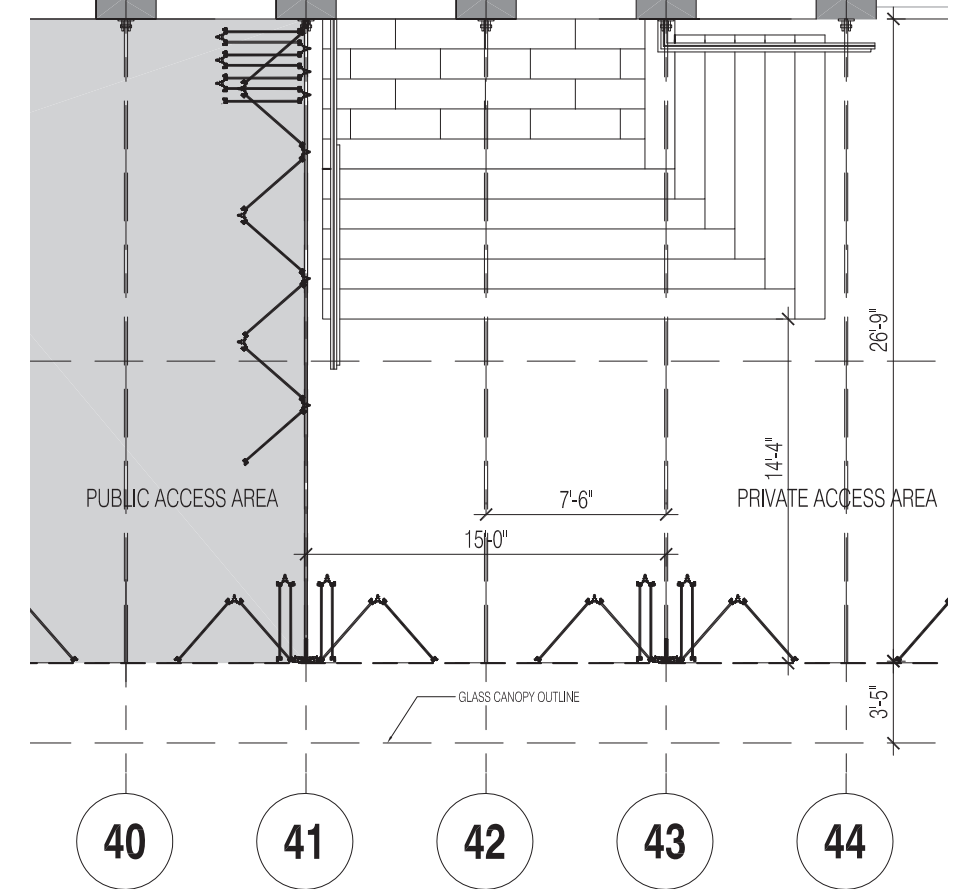
NANAWALL PROPOSED ELEVATION - SCALE 1/8



EXISTING PLAN - SCALE 1/8



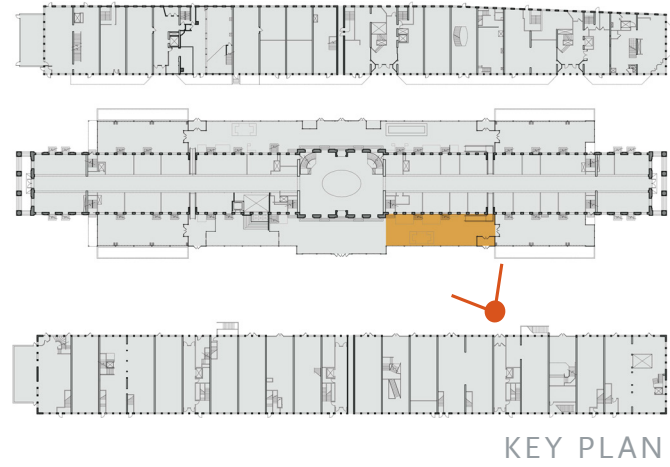
CUSTOM GLASS PROPOSED PLAN - SCALE 1/8



NANAWALL PROPOSED PLAN - SCALE 1/8

EXISTING / PROPOSED ELEVATIONS & PLANS

PHASE 1



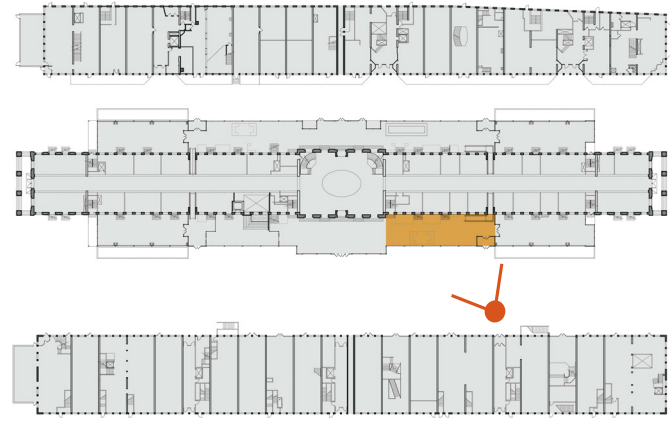
CUSTOM GLASS SYSTEM PROPOSED _ LOOKING NORTHWEST



NANAWALL SYSTEM PROPOSED _ LOOKING NORTHWEST

EXTERIOR VIEW - DOORS CLOSED (COMPARISON)

PHASE 1



KEY PLAN



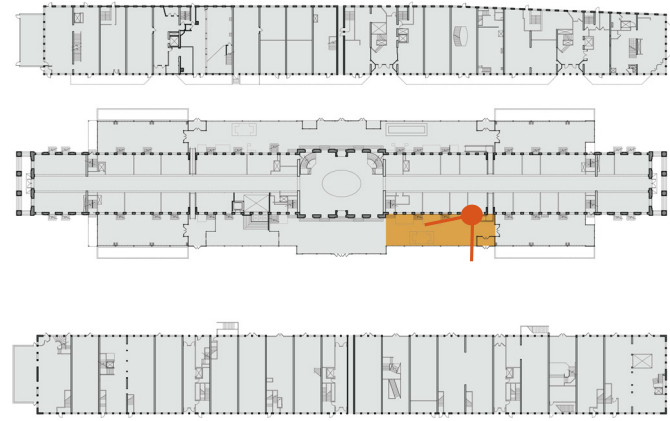
CUSTOM GLASS SYSTEM PROPOSED _ LOOKING NORTHWEST



NANAWALL SYSTEM PROPOSED _ LOOKING NORTHWEST

EXTERIOR VIEW - DOORS OPENED (COMPARISON)

PHASE 1



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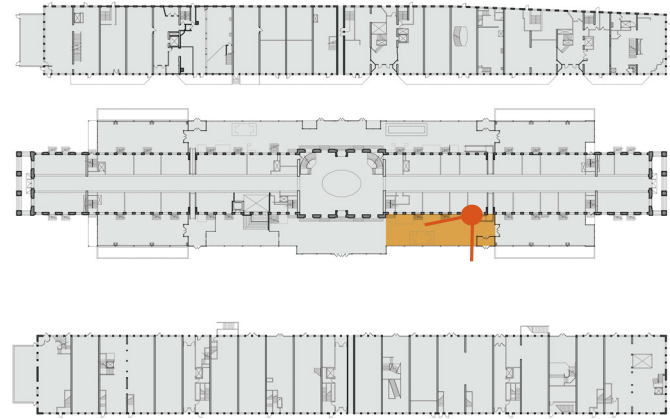
CUSTOM GLASS SYSTEM PROPOSED _ LOOKING SOUTHWEST



NANAWALL SYSTEM PROPOSED _ LOOKING SOUTHWEST

INTERIOR VIEW - DOORS CLOSED (COMPARISON)

PHASE 1



KEY PLAN



CUSTOM GLASS SYSTEM PROPOSED _ LOOKING SOUTHWEST



NANAWALL SYSTEM PROPOSED _ LOOKING SOUTHWEST

INTERIOR VIEW - DOORS OPENED (COMPARISON)

EGLAS

Anti condensation
Comfort heating
Snow melting
Heating

SYSTEMS



No snow, no condensation, no cold indoors

Description

EGLAS is an integrated and invisible heating glass solution. It allows for enhanced visual and thermal indoor comfort.

EGLAS is a glazing unit which emits electronically controlled radiant heat. At the same time, EGLAS resolves structural problems of maintenance and visibility linked to condensation or snow. It is available as double or triple glazing, as well as laminated safety glass (for indoor applications).

EGLAS was created in Finland in 1986. Its applications have become more and more popular across Scandinavia and Northern Europe and today, more than 100,000 m² have been installed.



Applications

- Indoor applications:** Interior partition walls, doors, security glazing, towel dryer, radiator, glass floors, mirrors, wine cellars, refrigerator doors, etc.
- Outdoor applications:** Facades, roof glazing, walk-on glass, corridors, staircases, glass floors, etc.



Advantages

- Better comfort:**
 - Comfort heating and energy savings thanks to radiant heating which does not dry out the air;
 - stable heating;
 - increased provision of natural light;
 - no draft, no cold sense, no needs of radiators in front of the glass;
 - room can be furnished effectively close to the glass;
 - UV blocking, easy to clean;
 - very few noise or air movement in the room;
 - indoor air quality preserved;
- Better design:**
 - Complete and invisible heating system;
 - optimisation of space;
 - multi-function tool;
 - design glazing (sandblasting, digital printing, etc.).
- Significant energy saving:**
 - Low power consumption;
 - lightened architectural structure;
 - reduction in the cost of operation.
- Better durability:**
 - Unfailing experience with extreme climates;
 - tested for more than 20 years.
- Positive ecological impact:**
 - Energy optimisation;
 - reduction in building upkeep and maintenance.
- European production, 5 year warranty.**
- International certifications, CE marking.**

Specifications

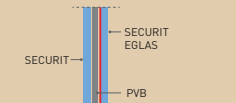
Outdoor applications

Double/triple glazed unit with tempered or tempered and laminated glass



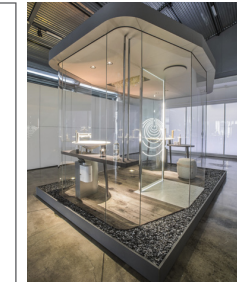
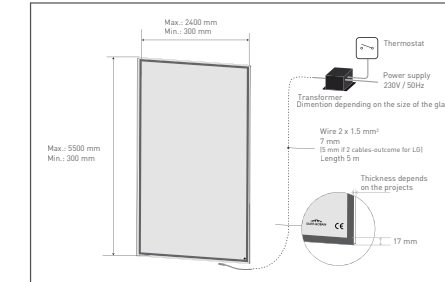
Indoor applications

Tempered and laminated glass (PVB)



	Outdoor applications	Indoor applications
Thickness	17-22 mm	17-22 mm
Dimensions	Max. 3000 mm Min. 200 mm	Max. 3000 mm Min. 200 mm
Light Transmission	20% - 70%	20% - 70%
Connection voltage	Normally 230 AC, after function 50 - 100 watts/m ²	Normally 230 AC, after function 50 - 100 watts/m ²
Power density	For heating function 100 - 300 watts/m ² For snow melting function 350 - 600 watts/m ²	For heating function 100 - 300 watts/m ² For snow melting function 350 - 600 watts/m ²
Temperature of the glass surface	From 20°C up to 60°C max. Temperature is rapidly adjusted, the surface of 60°C is reached after 20 mn.	From 20°C up to 60°C max. Temperature is rapidly adjusted, the surface of 60°C is reached after 20 mn.
IP	IP34 and IP67	IP34 and IP67
Certification and standards	CE MARK, EN 1096, EN 572-8, EN 1279-5, EN 12150, EN 14449, EN 12150 Fimko EN 572-8, EN 1096, EN 572-8, EN 1279-5, EN 12150, EN 14449, EN 12150	CE MARK, EN 1096, EN 572-8, EN 1279-5, EN 12150, EN 14449, EN 12150 Fimko EN 572-8, EN 1096, EN 572-8, EN 1279-5, EN 12150, EN 14449, EN 12150

Installation

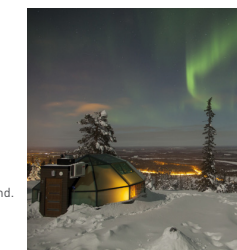


Conformity

- EGLAS complies to the following standards:
- CE MARK;
 - EN 1279 - Double glazing unit;
 - EN 1096 - Laminated Glass;
 - EN 12150 - Safety glazing, heat strengthened glass;
 - EN 14449 - Safety glazing, laminated glass and structural glazing;
 - EN 12600 - Pendular test;
 - EN 60529 - Index of protection.

References

- Gostiny Dvor Culture & Commercial Centre in Moscow;
- Main train station in Helsinki;
- Glass Igloos of the Hotel Levi in Finland;
- Fair Center in Helsinki;
- Pfizer House in Helsinki;
- Mercury Tower in Moscow;
- Railway Station in Donetsk;
- Tikkurila Railway station in Finland.



All the brands quoted in this brochure are either registered or trademarked by Saint-Gobain.



Distributor



EGLASS DETAILS

Landlord Lighting System Provided to Glass Canopy Tenants

The landlord shall furnish a lighting infrastructure system to tenants in the North and South glass canopies to provide plug-and-play convenience for the tenant while simplifying maintenance for building staff.

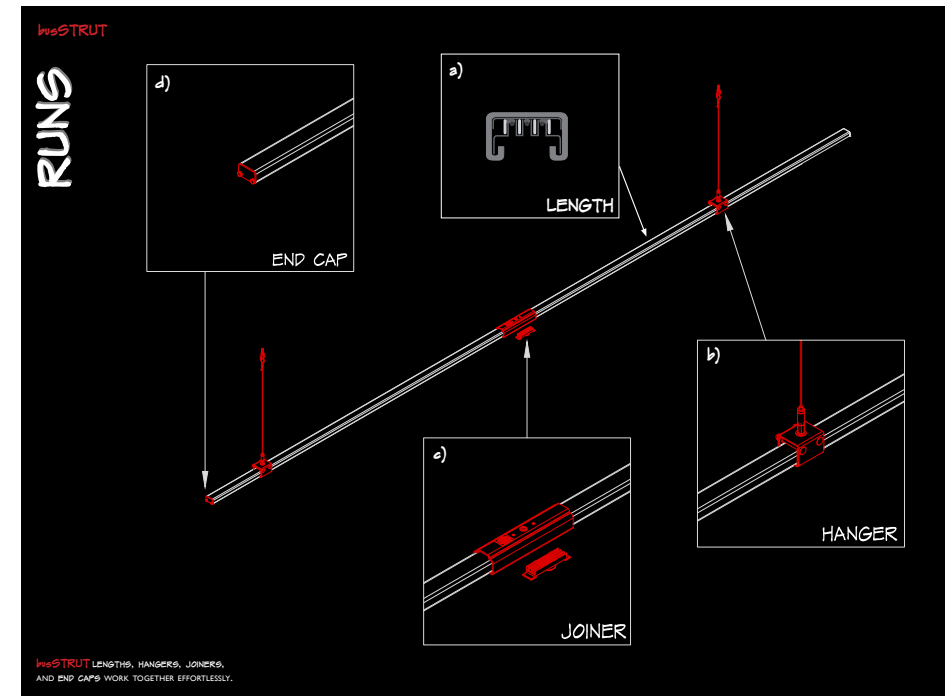
Landlord lighting busway system shall provide tenant with:

- Easy-to-install and low-profile mounting system for lighting fixtures.
- Flexibility to add additional track pieces to system using plug-and-play components (no electrician required).
- Capability of supporting and powering other types of equipment or interior design such as:
 - Signage
 - Decorative Lighting
 - A/V and Security Equipment
- Control of all lighting and equipment attached to system within tenant's leased space (with exception of fixtures used to illuminate building facade - see page 5).

The tenant shall supply all light fixtures within their space. Refer to next page for tenant lighting guidelines.



Sample Lighting Busway Catalog Page - Preliminary for Review Only



Sample Lighting Busway Catalog Page - Preliminary for Review Only

Electrical Solution

MULTI-CIRCUITING
(120/277V - 2/4 CKTS - 20/40A)

TRUNKING
(JUST ONE HOMERUN FEED)

INVOSTRUT CROSS SECTION

INVOSTRUT IS A 2 CIRCUIT, 3 POLE BUSWAY. THIS MEANS IT HAS 2 HOTS AND A NEUTRAL. OUR PREWIRED 2 POLE PLIP-FITTER CONNECTS TO EITHER CIRCUIT A OR CIRCUIT B, DEPENDING ON THE DIRECTION THE FITTER IS PLUGGED IN. LITERALLY FLIPPING THE FITTER 180 DEGREES CONNECTS TO THE OTHER CIRCUIT...IT IS THAT SIMPLE.

EASY ACCESS TO EITHER CIRCUIT ALLOWS FOR MANY ADDED BENEFITS. THE INCREASED CONTROL ALLOWS FOR A DEDICATED EMERGENCY LIGHTING CIRCUIT, A NIGHT LIGHTING CIRCUIT, OR THE ABILITY TO SAVE ENERGY BY TURNING OFF A CIRCUIT. MOREOVER, LOAD BALANCING IS MADE SIMPLE DUE TO THE FLEXIBILITY OF THE PLIP-FITTER.

FOR TRUNKING, INVOSTRUT/20 (2 20A CIRCUITS) AND INVOSTRUT/40 (2 40A CIRCUITS) EFFORTLESSLY WORK TOGETHER. JUMPERS COME PREINSTALLED WITH 3 POLE FUSED PLIP-FITTERS. THIS ALLOWS INVOSTRUT/40 (2 40A CIRCUITS) TRUNKS TO BE ELECTRICALLY CONNECTED TO INVOSTRUT/20 (2 20A CIRCUITS) BRANCHES.

TO ASSURE LIGHT FIXTURES ARE NOT PLACED ON THE 40A TRUNK, THE ENTIRE SYSTEM IS KEYS AND COLOR-CODED. THIS DESIGN HAS MADE IT VIRTUALLY IMPOSSIBLE TO MISMATCH DIFFERENT AMPERAGES.

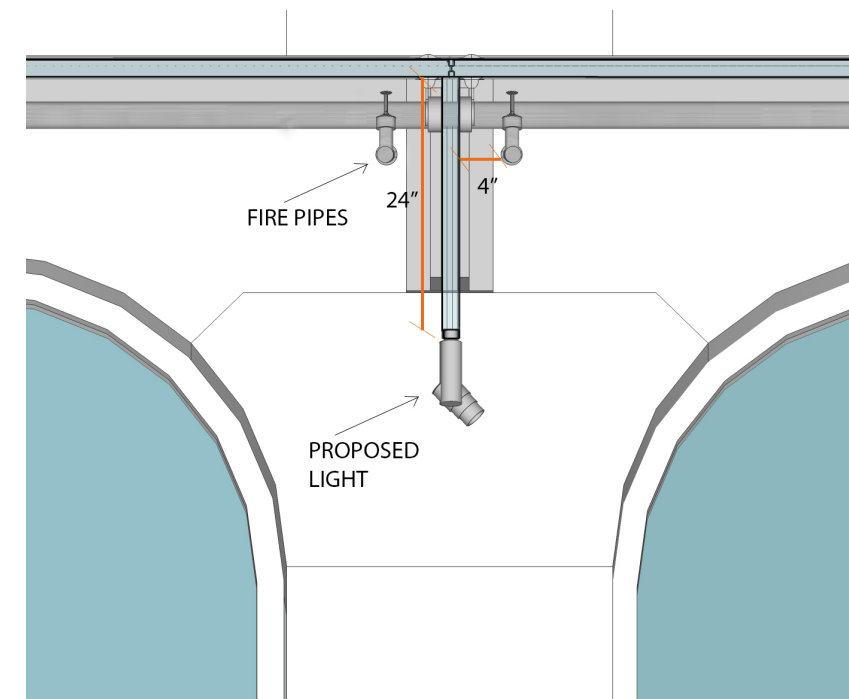
SINGLE RUN OF INVOSTRUT
2 CIRCUITS: 3 POLES/ 2 HOTS & NEUTRAL

DOUBLE-DECK (NEED-STACKED) RUN INVOSTRUT
4 CIRCUITS: 2 + 3 POLES/ 2 HOTS & NEUTRAL

TRUNKING
(JUST ONE HOMERUN FEED)

THE MAIN RUN (TRUNK) OF INVOSTRUT IS POWERED BY THE HOMERUN FEED. FROM THIS TRUNK, INTERSECTING ROWS (BRANCHES) OF INVOSTRUT RECEIVE POWER VIA JUMPERS. INVOSTRUT "OPEN-CEILING" APPLICATIONS ARE CLEAN AND UNCLUTTERED BECAUSE INVOSTRUT TRUNKING DRAMATICALLY REDUCES THE NUMBER OF HOMERUN FEEDS.

A 40 AMP RUN OF INVOSTRUT SUPPLIES POWER TO THE 20 AMP BRANCHES THROUGHOUT THE GRID. THE 40 AMP TRUNK IS USED TO MOVE POWER. INVOSTRUT READY LIGHT FIXTURES AND INVOSTRUT READY SUPPLEMENTS ARE BLOCKED FOR USE ON THE 40 AMP TRUNK. NO FUSES ARE REQUIRED IN THE PLIP-FITTER; THIS IS BECAUSE INVOSTRUT READY FIXTURES AND SUPPLEMENTS ARE ONLY CONNECTED TO 20 AMP BRANCHES.



PROPOSED SECTION WITH FIRE AND LIGHT SYSTEM

LIGHTING AND FIRE DETAILS



FANEUIL HALL MARKETPLACE

DESIGN REVIEW — OUTDOOR PATIO SEATING

*BLC/BPDA Staff Review
July 31, 2017*



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COLONNADE
TBD

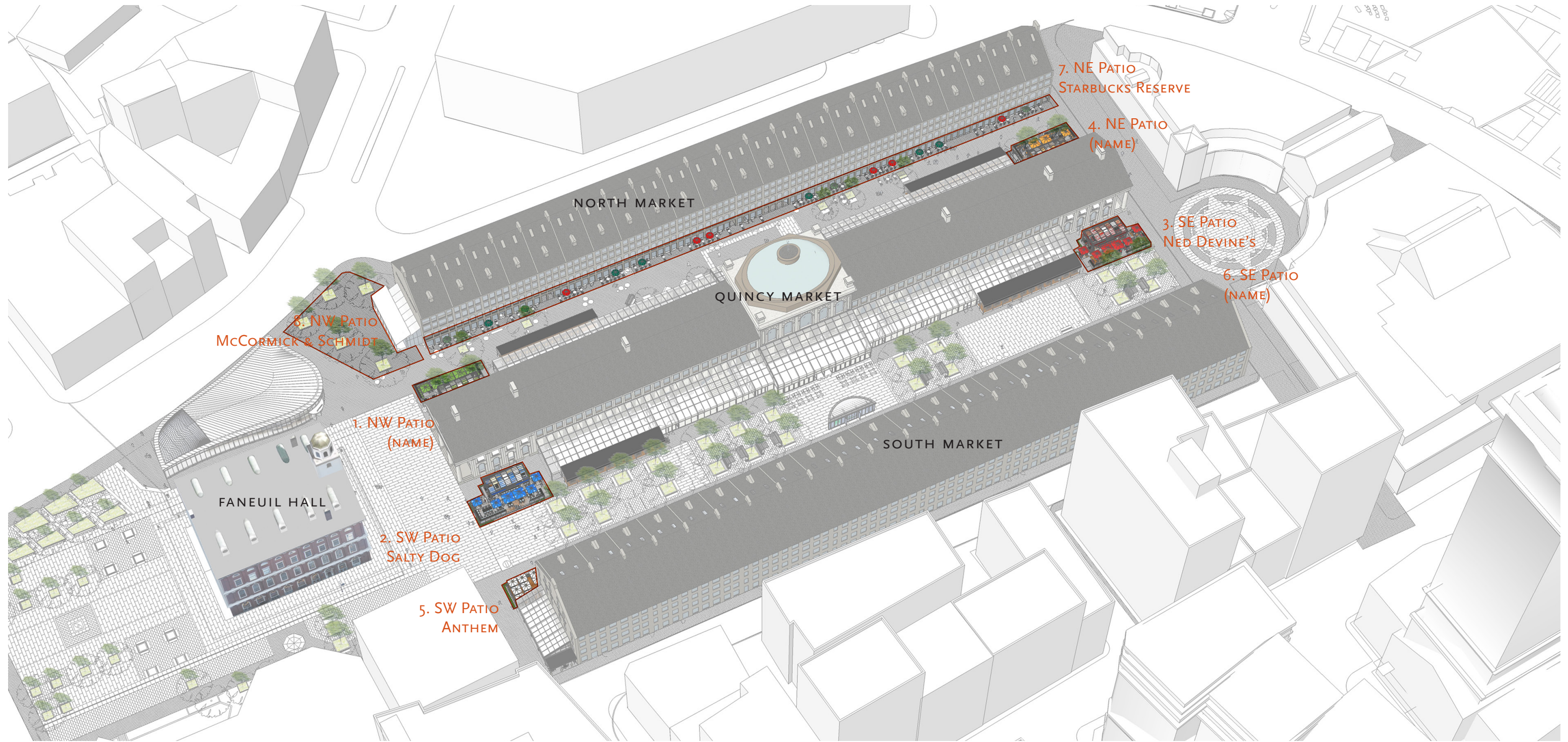
RMU PUSHCARTS + KIOSKS
TBD

ROTUNDA REACTIVATION
TBD

HOTEL
TBD

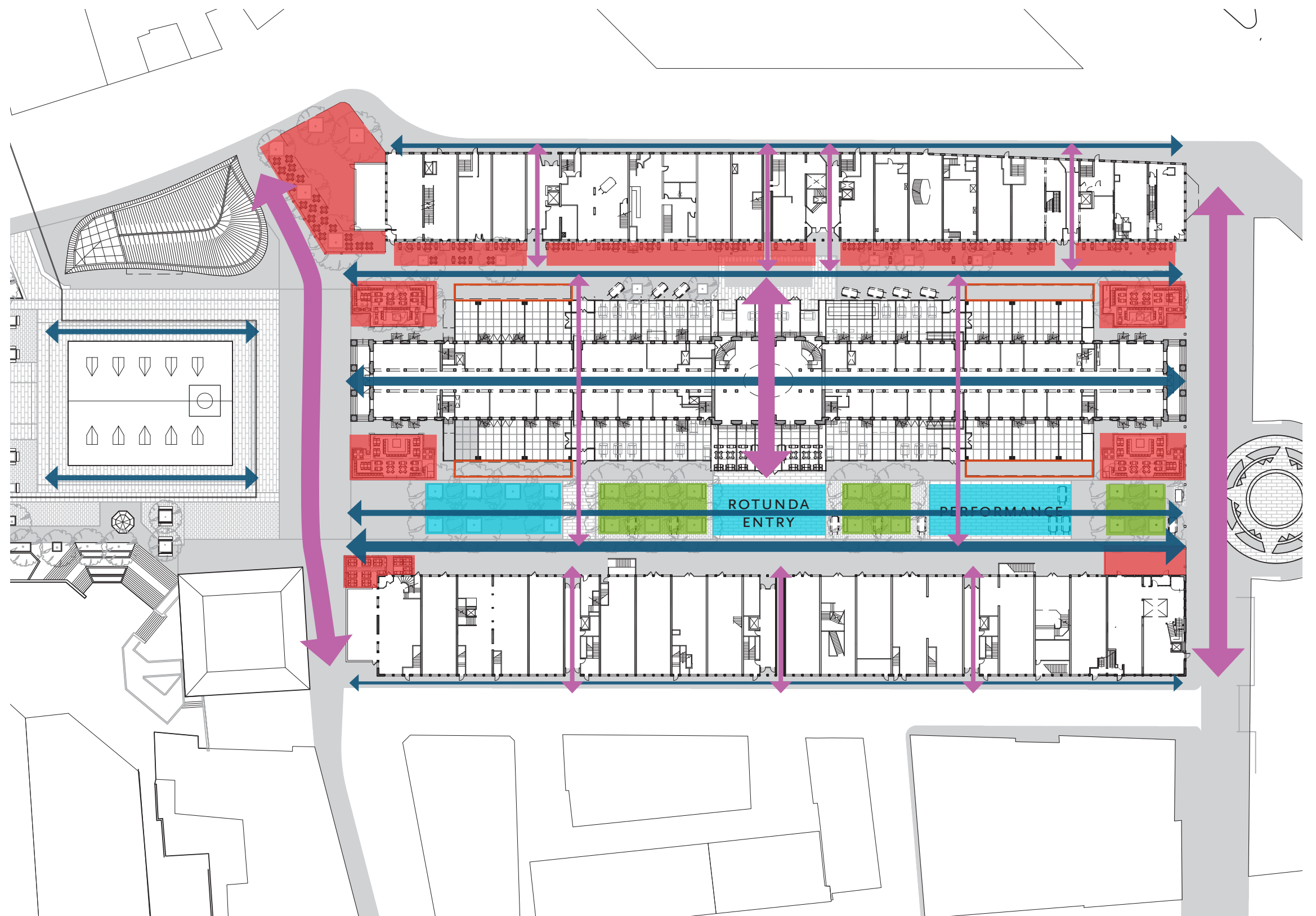


SITE CONTEXT: SOUTH MARKET AND NORTH MARKET STREET



SITE CIRCULATION AND SPATIAL CONCEPT

This strategy will rehabilitate and update the historic landscape to meet the contemporary demands of the proposed program for the public realm while maintaining the spirit of the 1826 design. Existing site circulation will be preserved and enhanced. South Market Street will have a balance of programmed areas and areas for seating under the tree groves. The tree groves will be maintained as intimate gathering areas. The primary programmed areas will be symmetrical to the Quincy Market building. New seasonal patios will be located at each corner of the building, while the North Market Street will hold its own patio alongside its south facade.



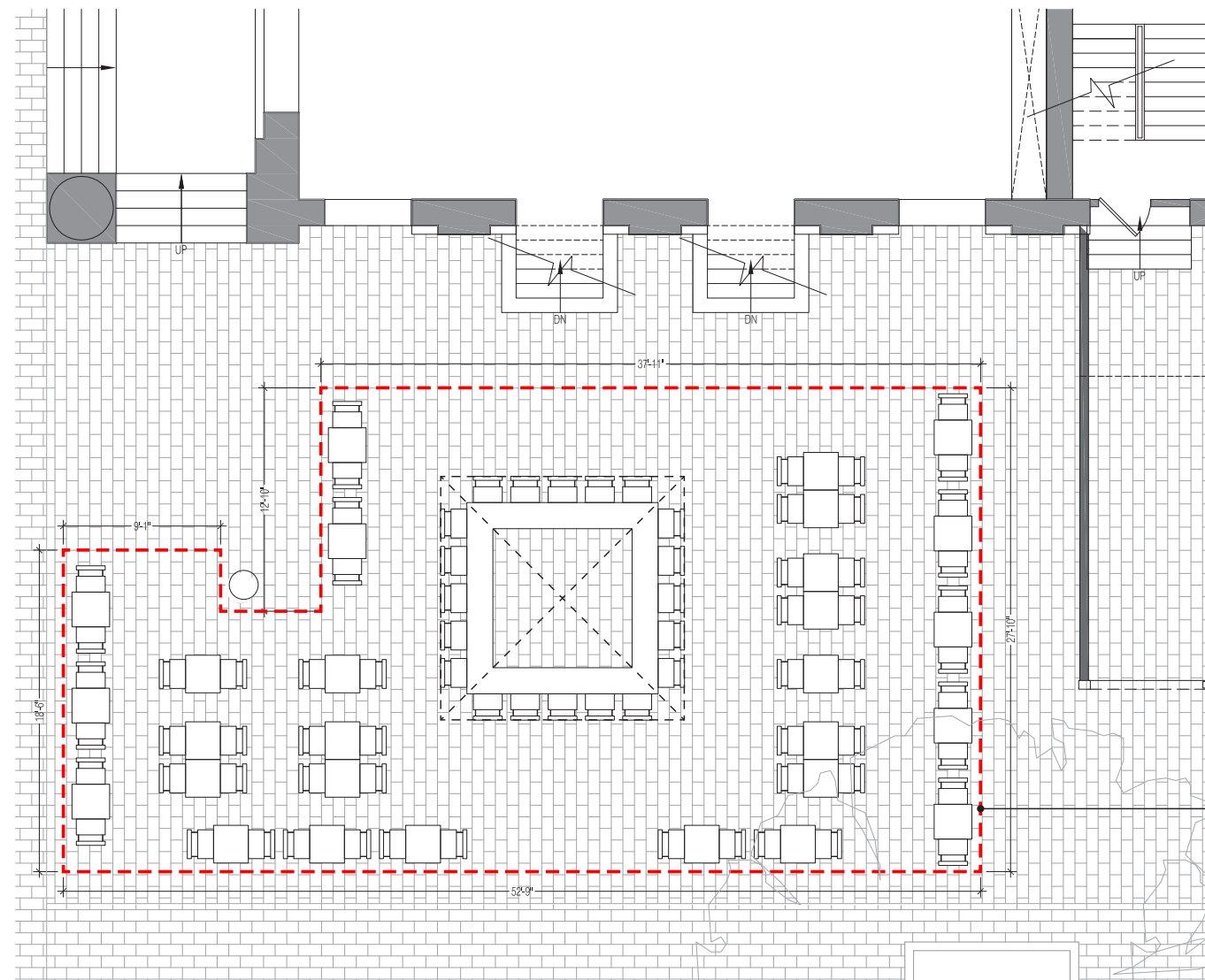
PROGRAM

- PLANTERS
- PROGRAMMED SPACE
- PATIO SEATING
- NORTH/SOUTH CIRCULATION
- EAST/WEST CIRCULATION
- QUINCY MARKET RESTAURANT PATIOS

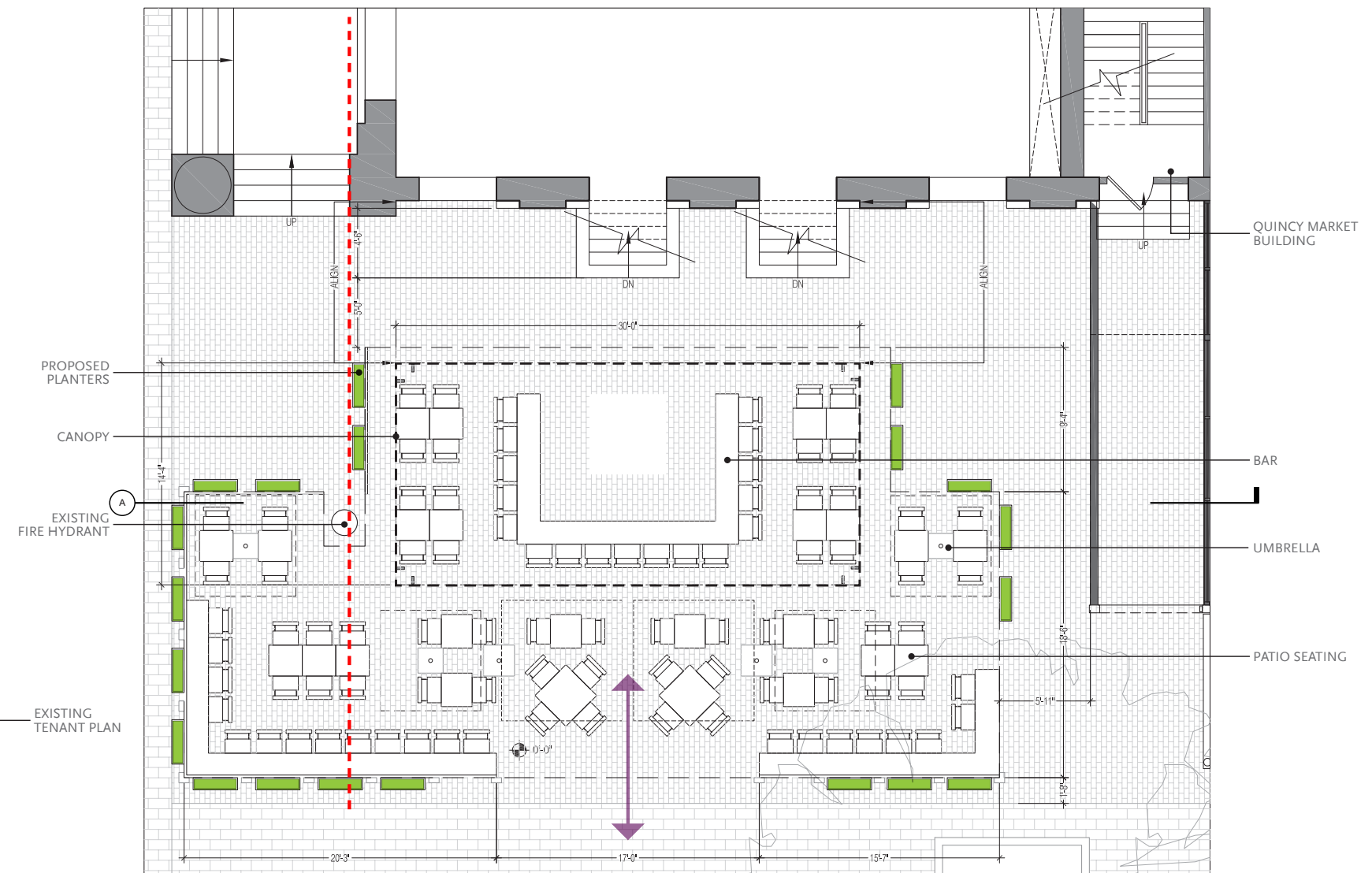
SOUTH MARKET STREET PATIO - WEST FLOOR PLANS: EXISTING CONDITIONS VS. PROPOSED



KEY PLAN



EXISTING CONDITIONS



PROPOSED

SOUTH MARKET STREET PATIO - WEST FLOOR PLAN: CONCEPT

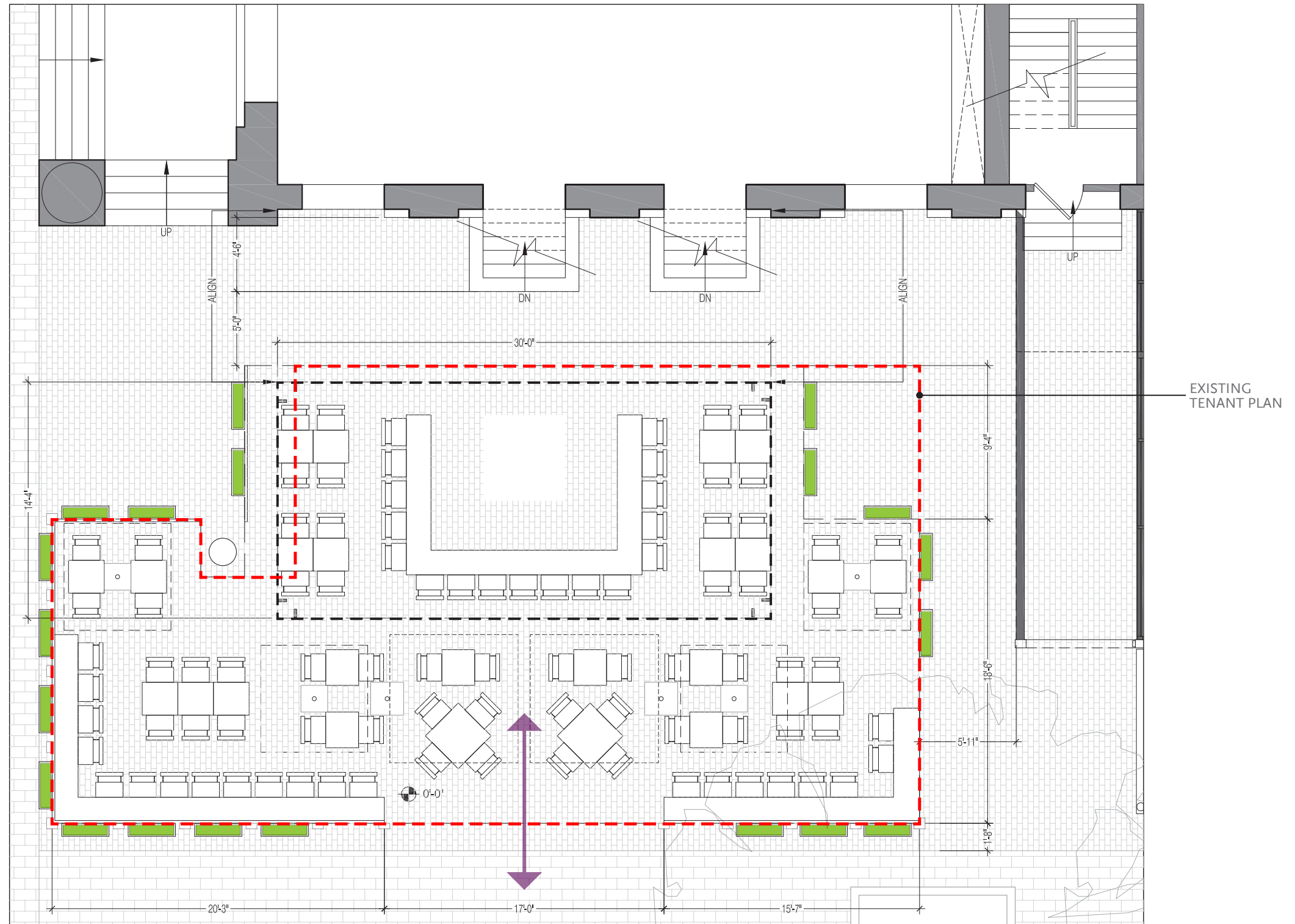
The South Market Street patios sit directly on the brick pavers with no deck, allowing for fluid access to the site. Proposed planters adjust to the movable guardrail bases around the perimeter of the patio, defining the outdoor space.



KEY PLAN



EXISTING - SITE PHOTO

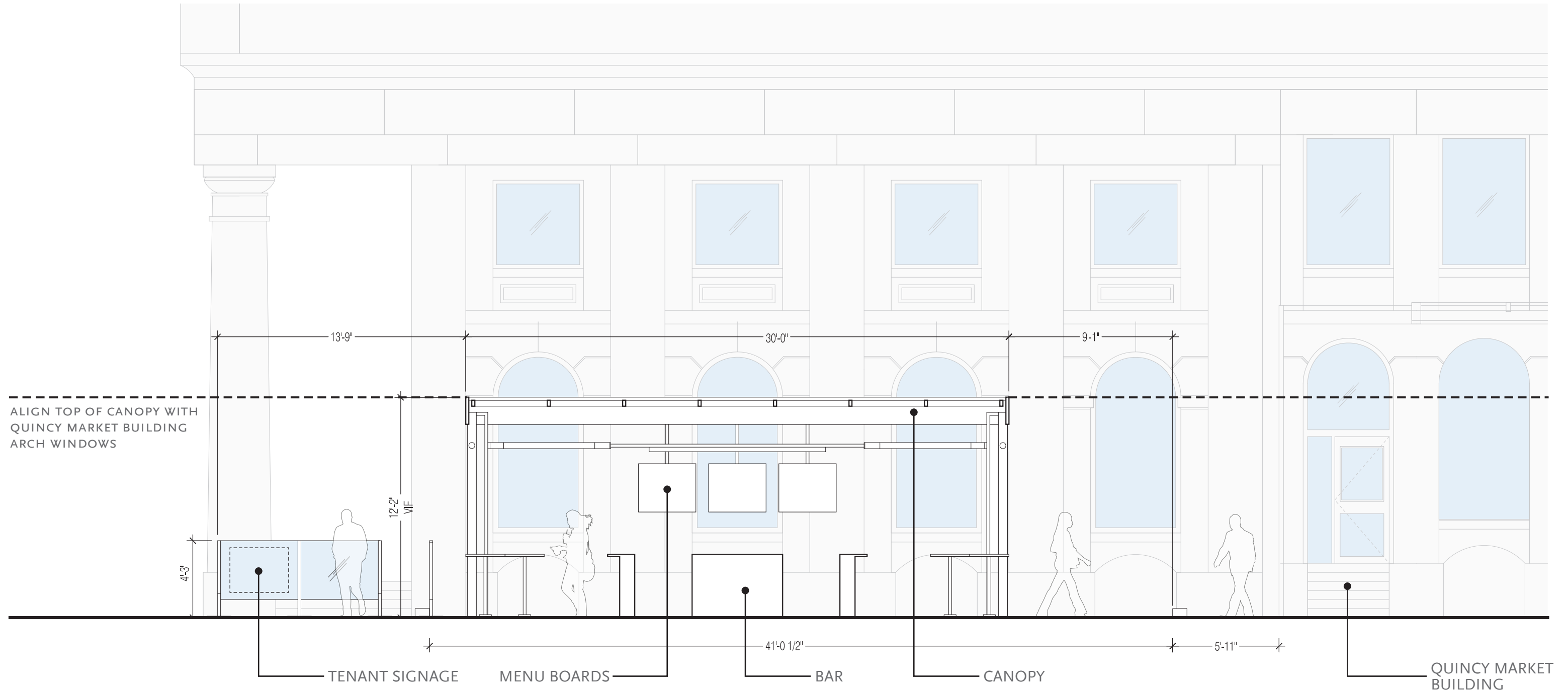


PROPOSED PATIO - SOUTH MARKET STREET - WEST

PROPOSED SOUTH MARKET STREET PATIO - WEST: SECTION A



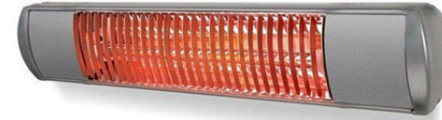
KEY PLAN



QMB - SOUTH MARKET STREET PATIOS
PRODUCT CALLOUTS



CHAIR WITH
TENANT COLOR



OVERHEAD HEATER



MOVEABLE BAR/CANOPY



PATIO UMBRELLA

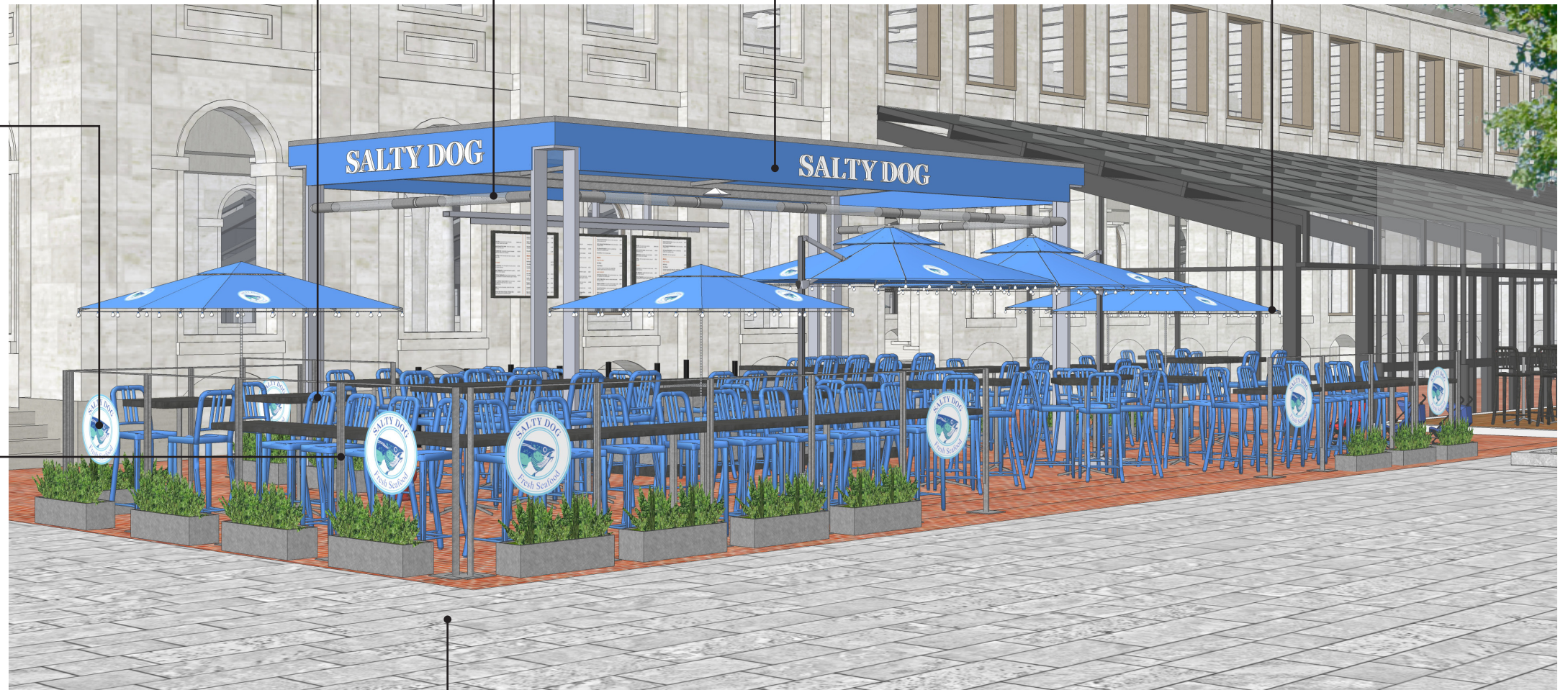
GLASS RAILING WITH BRANDING



MOVABLE GUARDRAIL SYSTEM



BRICK PAVING



SOUTH MARKET STREET PATIO - WEST
EXISTING CONDITIONS VS. PROPOSED



KEY PLAN



EXISTING - SITE PHOTO



PROPOSED - PHOTO MONTAGE

SOUTH MARKET STREET PATIO - WEST
EXISTING CONDITIONS VS. PROPOSED ALTERNATE CANOPY



KEY PLAN



EXISTING - SITE PHOTO

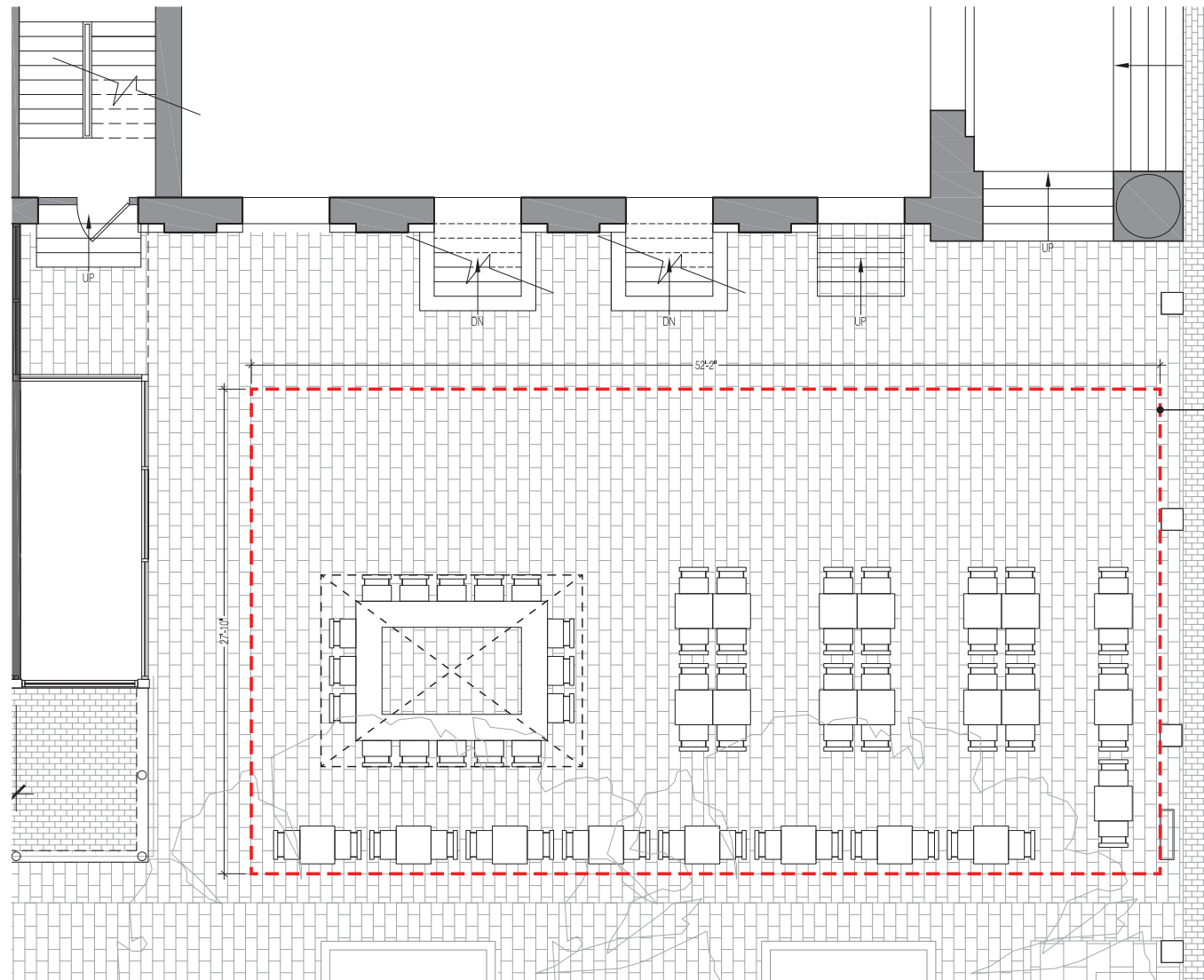


PROPOSED - PHOTO MONTAGE

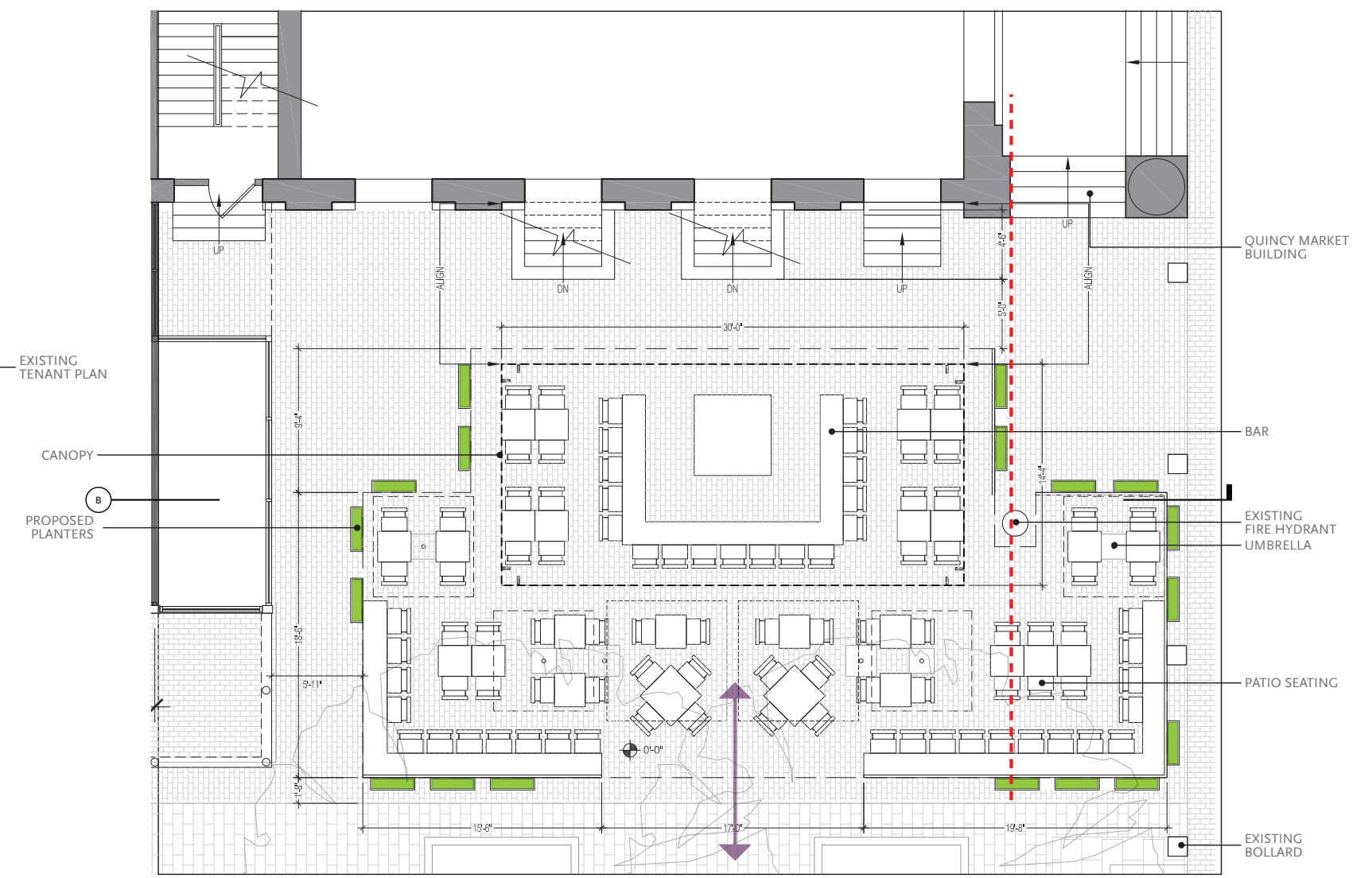
SOUTH MARKET STREET PATIO - EAST FLOOR PLANS: EXISTING CONDITIONS VS. PROPOSED



KEY PLAN



EXISTING CONDITIONS



PROPOSED

SOUTH MARKET STREET PATIO - EAST FLOOR PLAN: CONCEPT

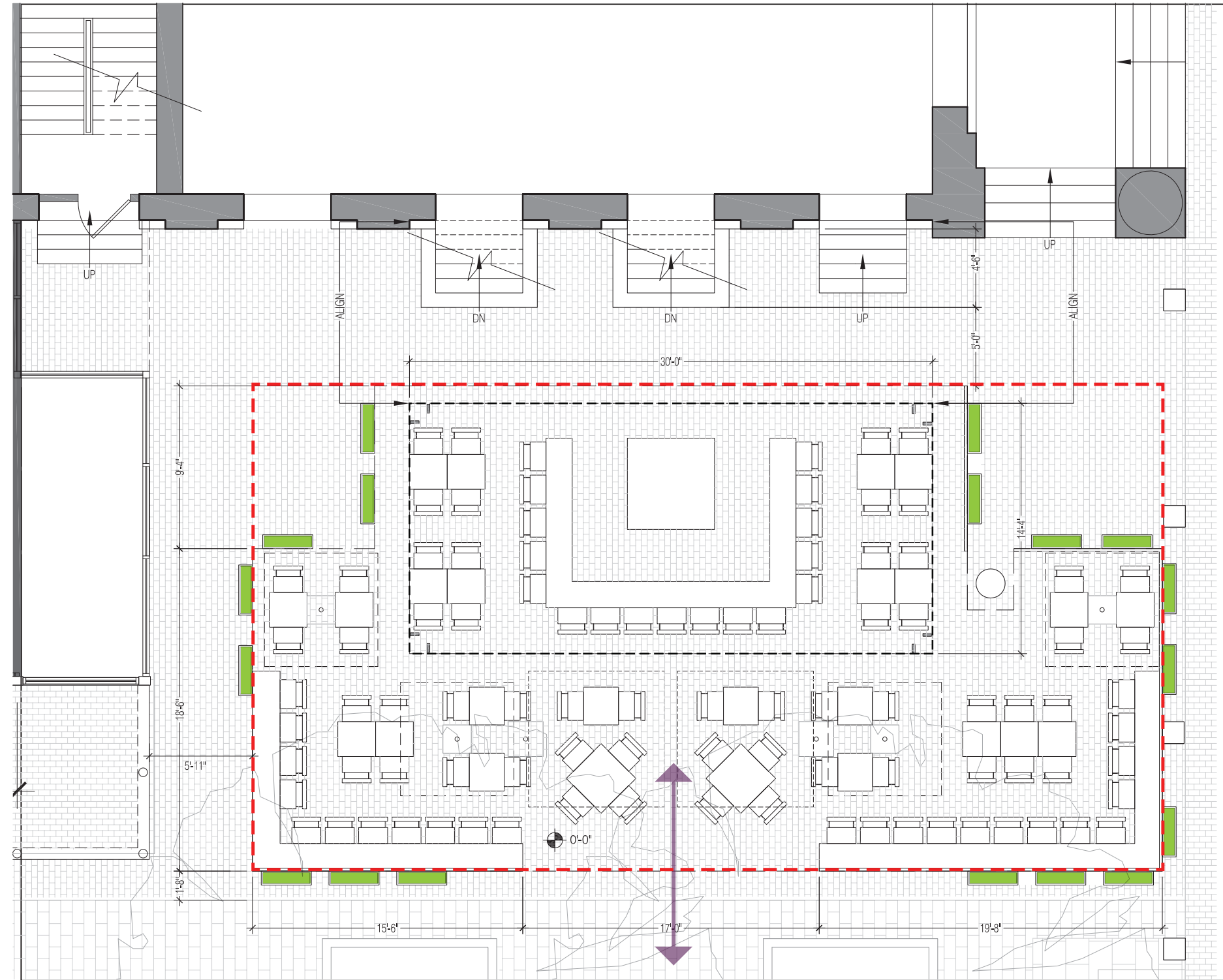
The South Market Street patios sit directly on the brick pavers with no deck, allowing for fluid access to the site. Proposed planters adjust to the movable guardrail bases around the perimeter of the patio, defining the outdoor space.



KEY PLAN



EXISTING - SITE PHOTO

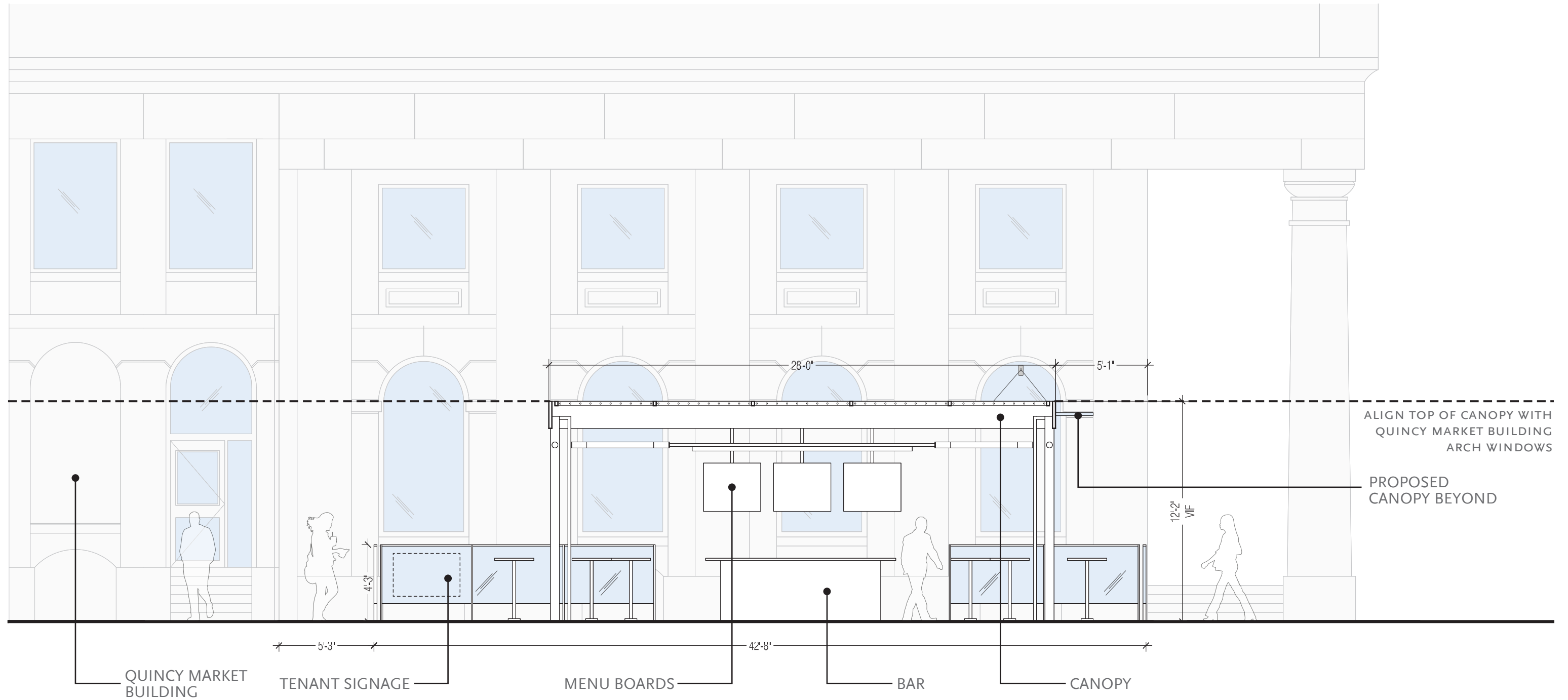


PROPOSED PATIO - SOUTH MARKET STREET - EAST

PROPOSED SOUTH MARKET STREET PATIO - EAST: SECTION A



KEY PLAN



SOUTH MARKET STREET PATIO - EAST
EXISTING CONDITIONS VS. PROPOSED



KEY PLAN





EXISTING - SITE PHOTO



PROPOSED - PHOTO MONTAGE

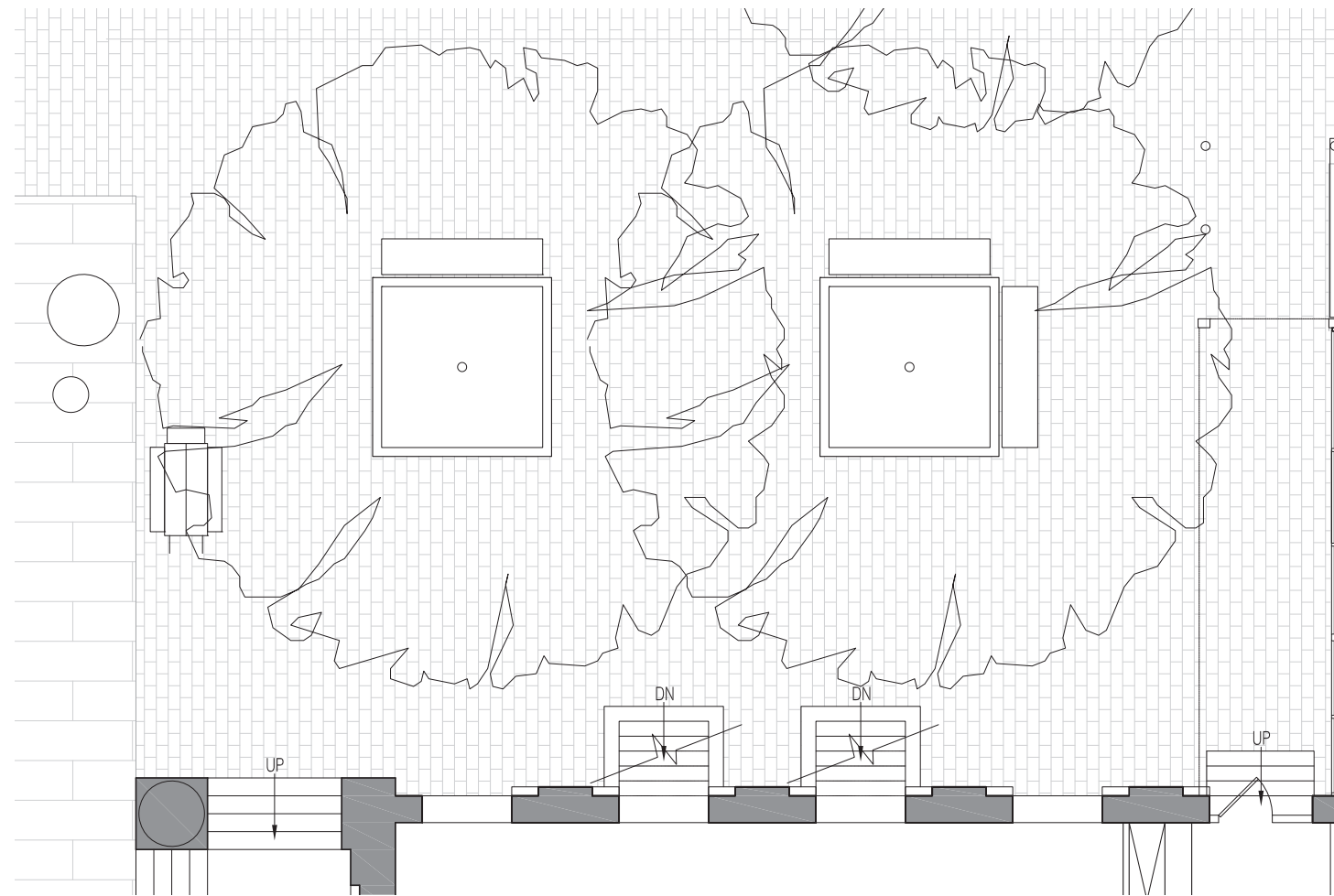
NORTH MARKET STREET PATIO - WEST FLOOR PLANS: EXISTING CONDITIONS VS. PROPOSED

MATERIAL KEY

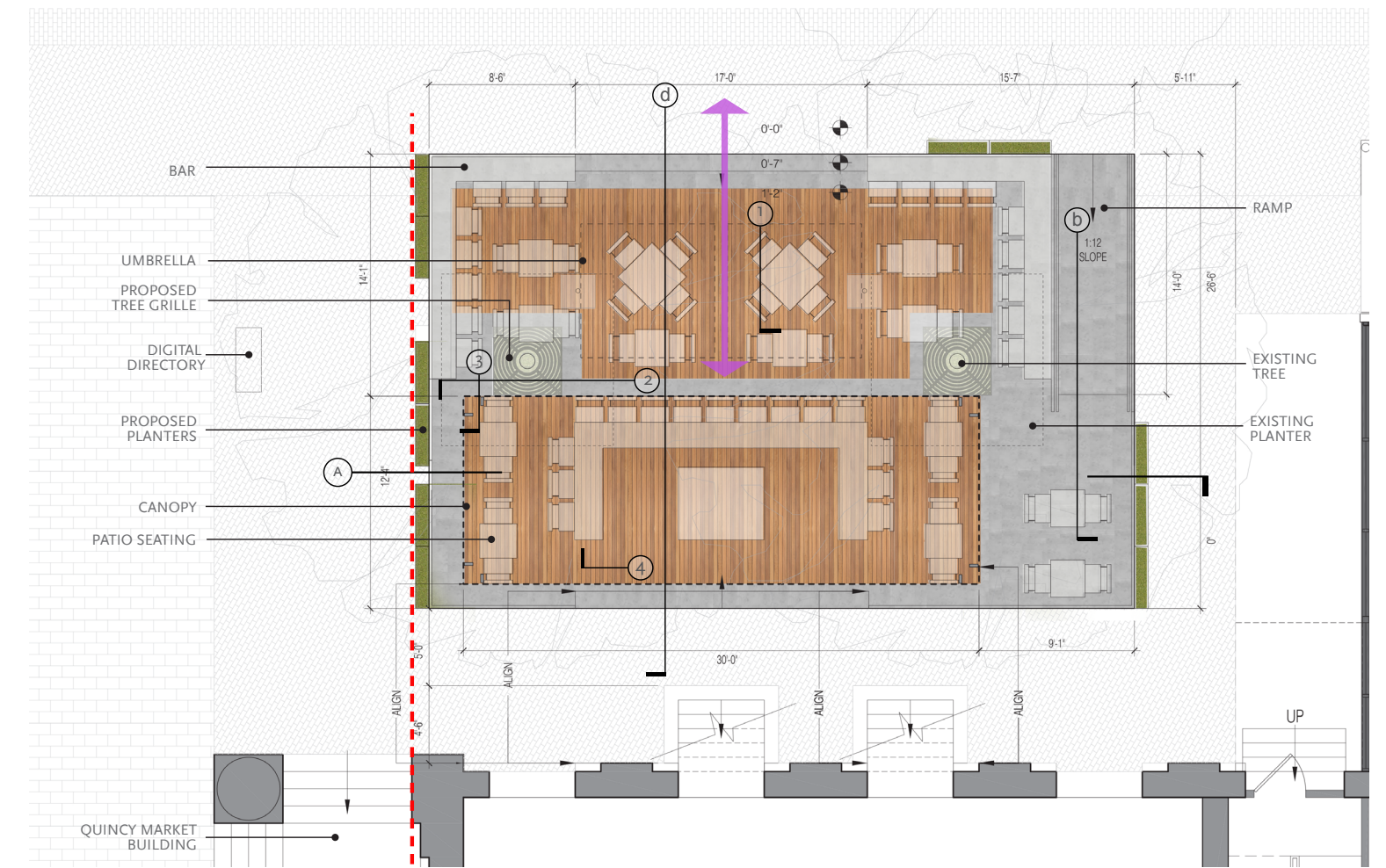
-  24"X 48" IPE ECOTILE, SMOOTH TEXTURE
-  24"X 12" GREY WOOD



KEY PLAN



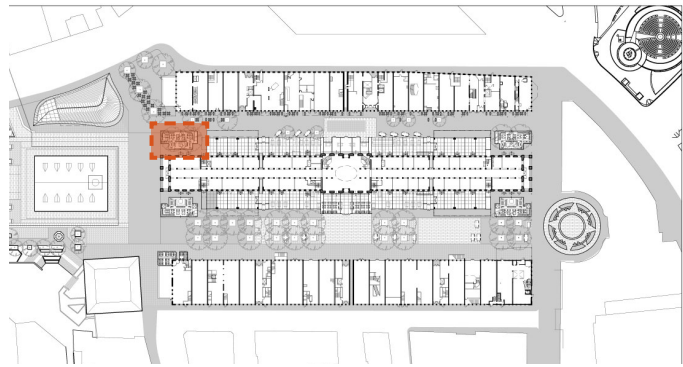
EXISTING CONDITIONS



PROPOSED


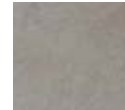
NORTH MARKET STREET PATIO - WEST FLOOR PLAN: CONCEPT

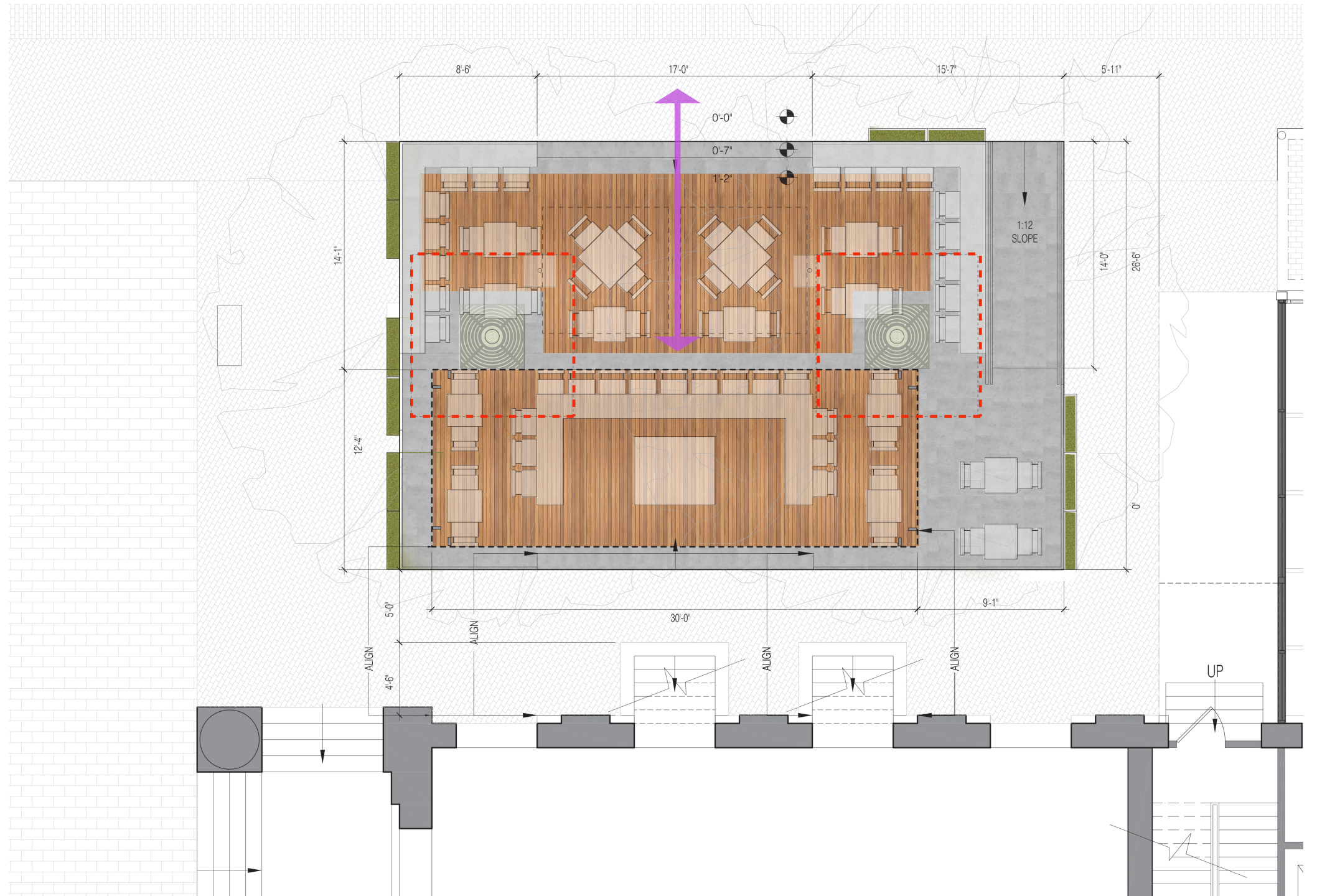
The North Market Street patios are formed around the existing planters and trees by creating an elevated deck that defines the outdoor seating. Patio furniture is located around these planters to define an integrated space.



KEY PLAN

MATERIAL KEY

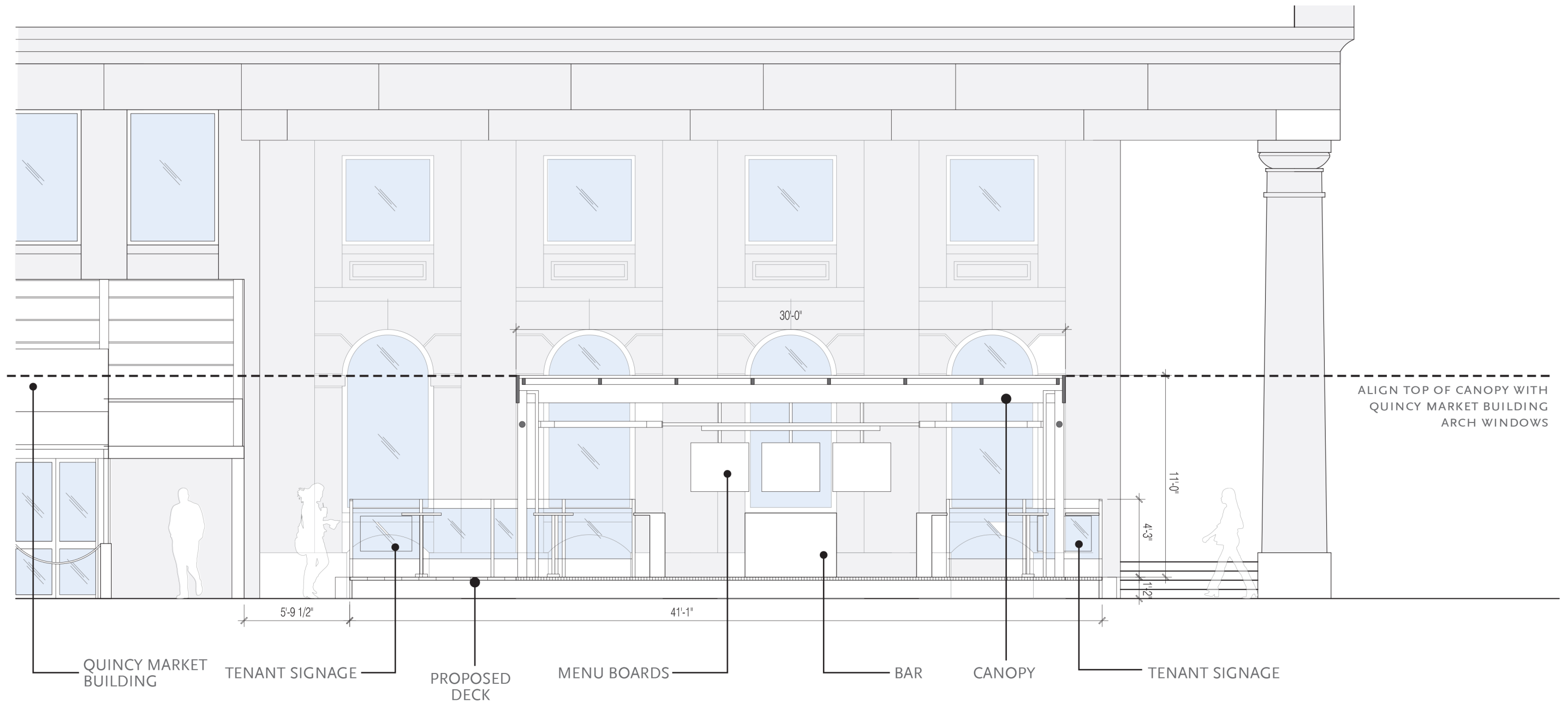
-  24"X 48" IPE ECOTILE, SMOOTH TEXTURE
-  24"X 12" GREY WOOD



PROPOSED NORTH MARKET STREET PATIO - WEST: SECTION C



KEY PLAN



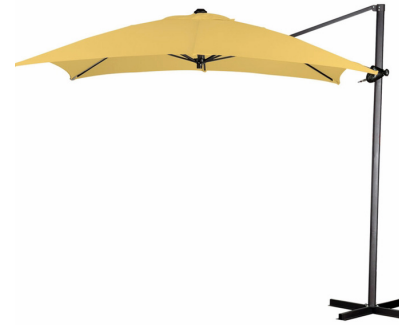
QMB - NORTH MARKET STREET PATIOS
PRODUCT CALLOUTS

MAGNOLIA
BAKERY

GLASS RAILING WITH
TENANT BRANDING



CHAIR WITH
TENANT COLOR



PATIO UMBRELLA



MOVEABLE BAR/CANOPY



OVERHEAD HEATER



WOOD DECK



NORTH MARKET STREET PATIO - WEST
EXISTING CONDITIONS VS. PROPOSED



KEY PLAN



EXISTING - SITE PHOTO





PROPOSED - PHOTO MONTAGE

NORTH MARKET STREET PATIO - EAST FLOOR PLANS: EXISTING CONDITIONS VS. PROPOSED

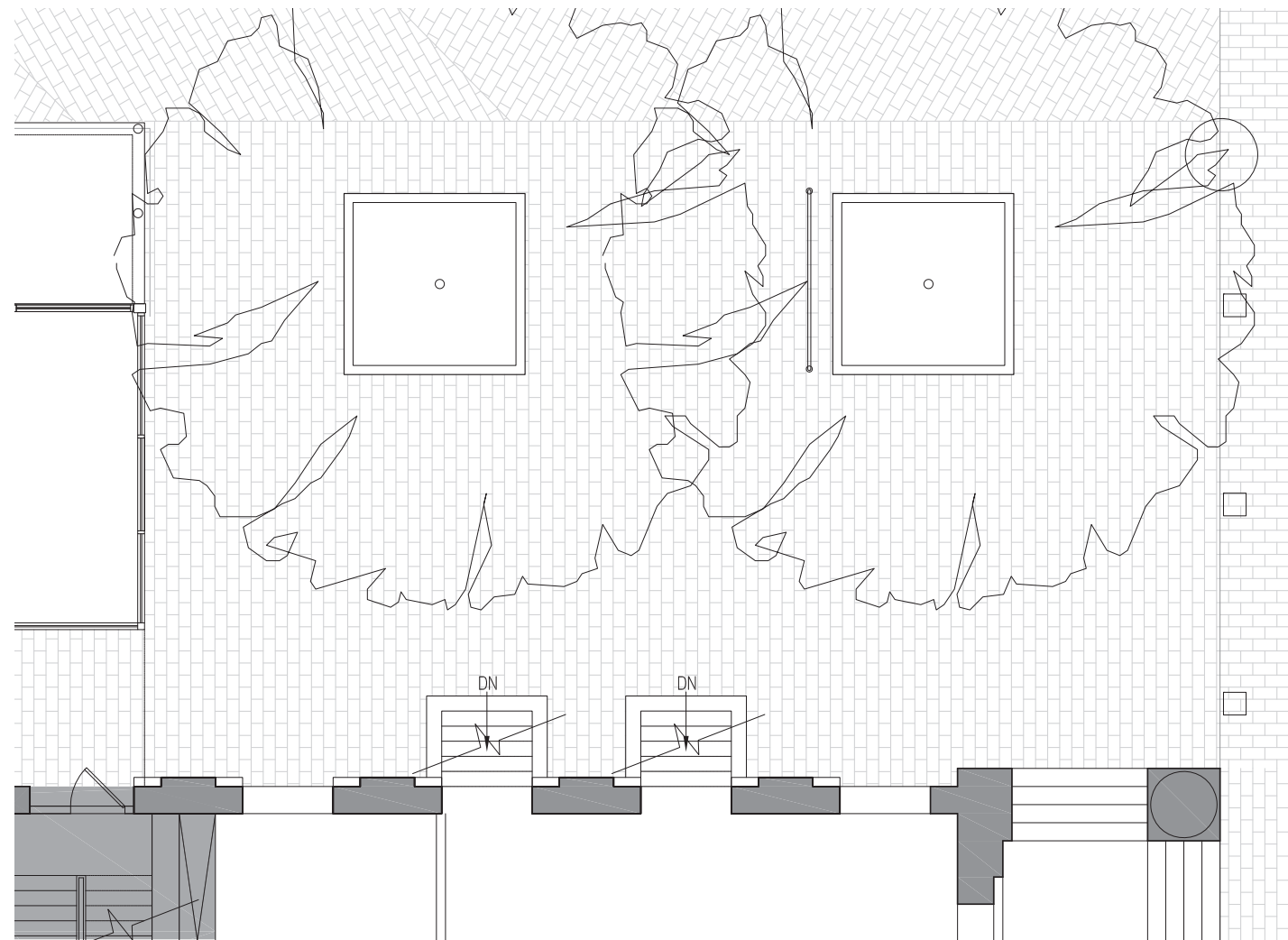
The North Market Street patios are formed around the existing planters and trees by creating an elevated deck that defines the outdoor seating. Patio furniture is located around these planters to define an integrated space.

MATERIAL KEY

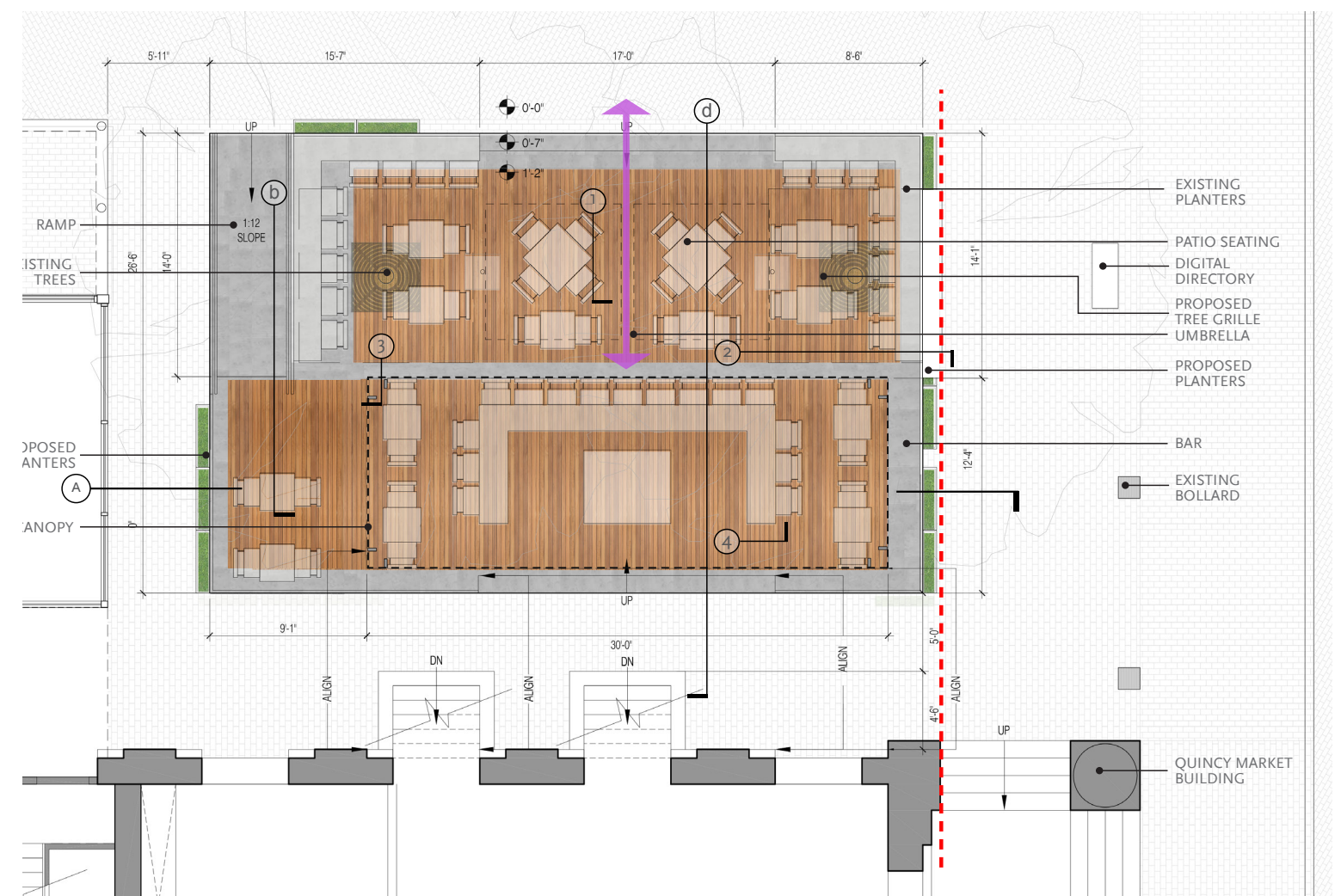
-  24"X 48" IPE ECOTILE, SMOOTH TEXTURE
-  24"X 12" GREY WOOD



KEY PLAN



EXISTING CONDITIONS



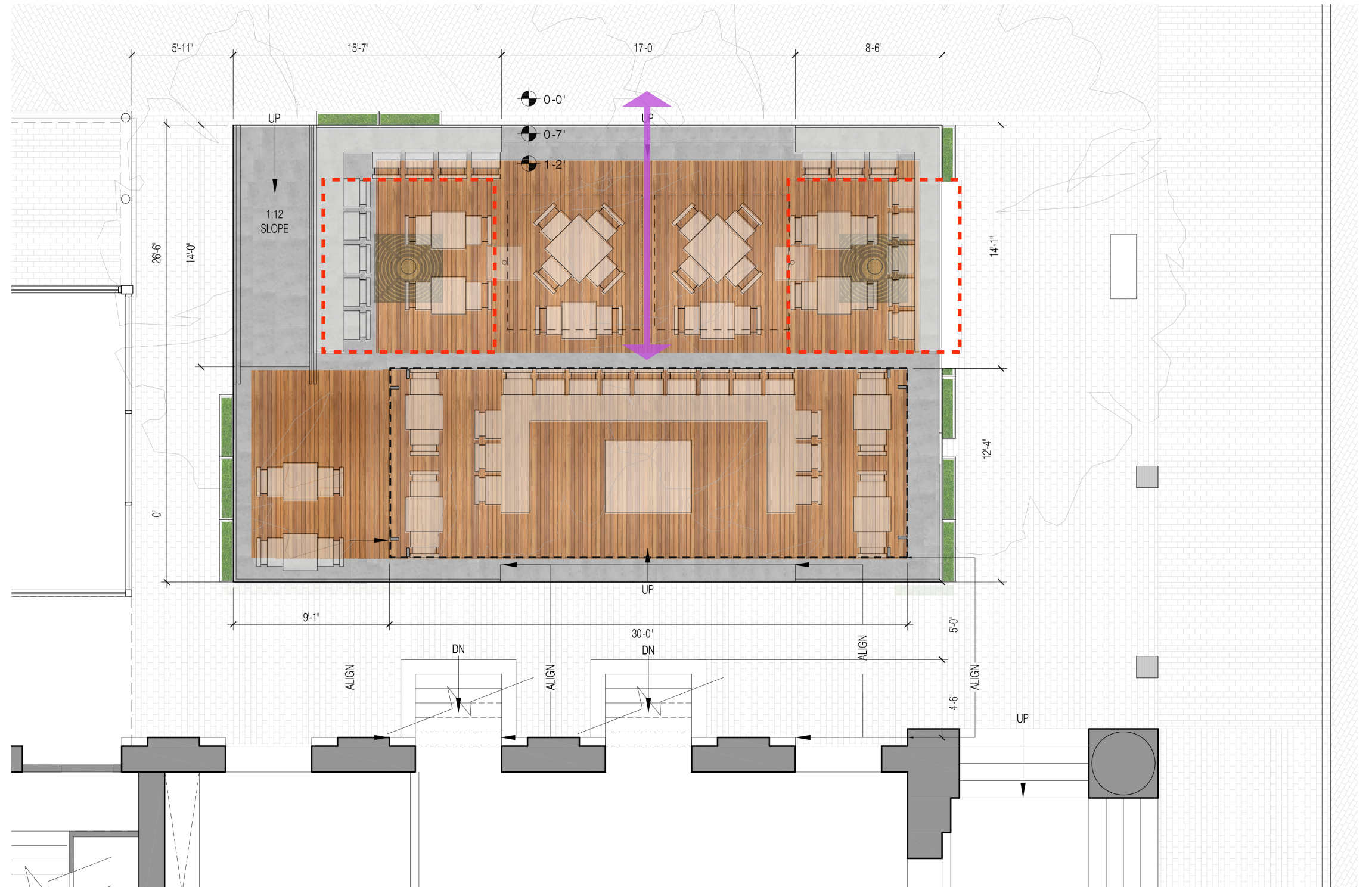
PROPOSED

NORTH MARKET STREET PATIO - EAST FLOOR PLAN: CONCEPT

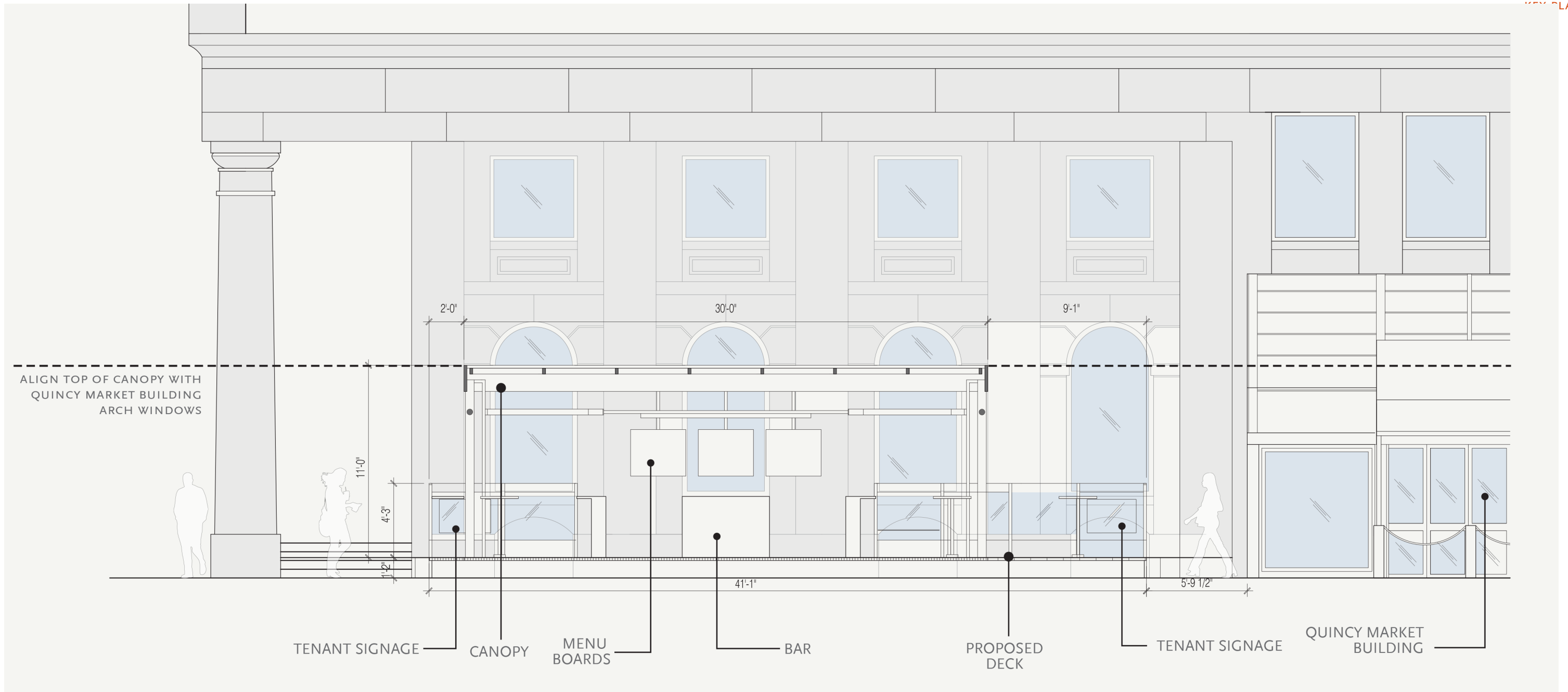
The North Market Street patios are formed around the existing planters and trees by creating an elevated deck that defines the outdoor seating. Patio furniture is located around these planters to define an integrated space.



KEY PLAN



PROPOSED NORTH MARKET STREET PATIO - EAST: SECTION D



NORTH MARKET STREET PATIO - WEST
EXISTING CONDITIONS VS. PROPOSED



KEY PLAN



EXISTING - SITE PHOTO




PROPOSED - PHOTO MONTAGE

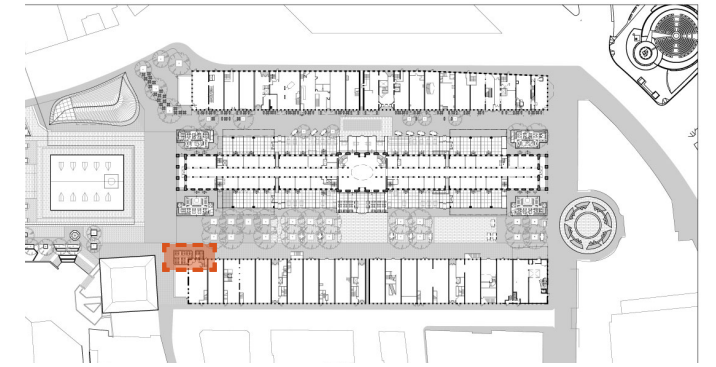
SOUTH MARKET STREET PATIO - ANTHEM

FLOOR PLANS: EXISTING CONDITIONS VS. PROPOSED

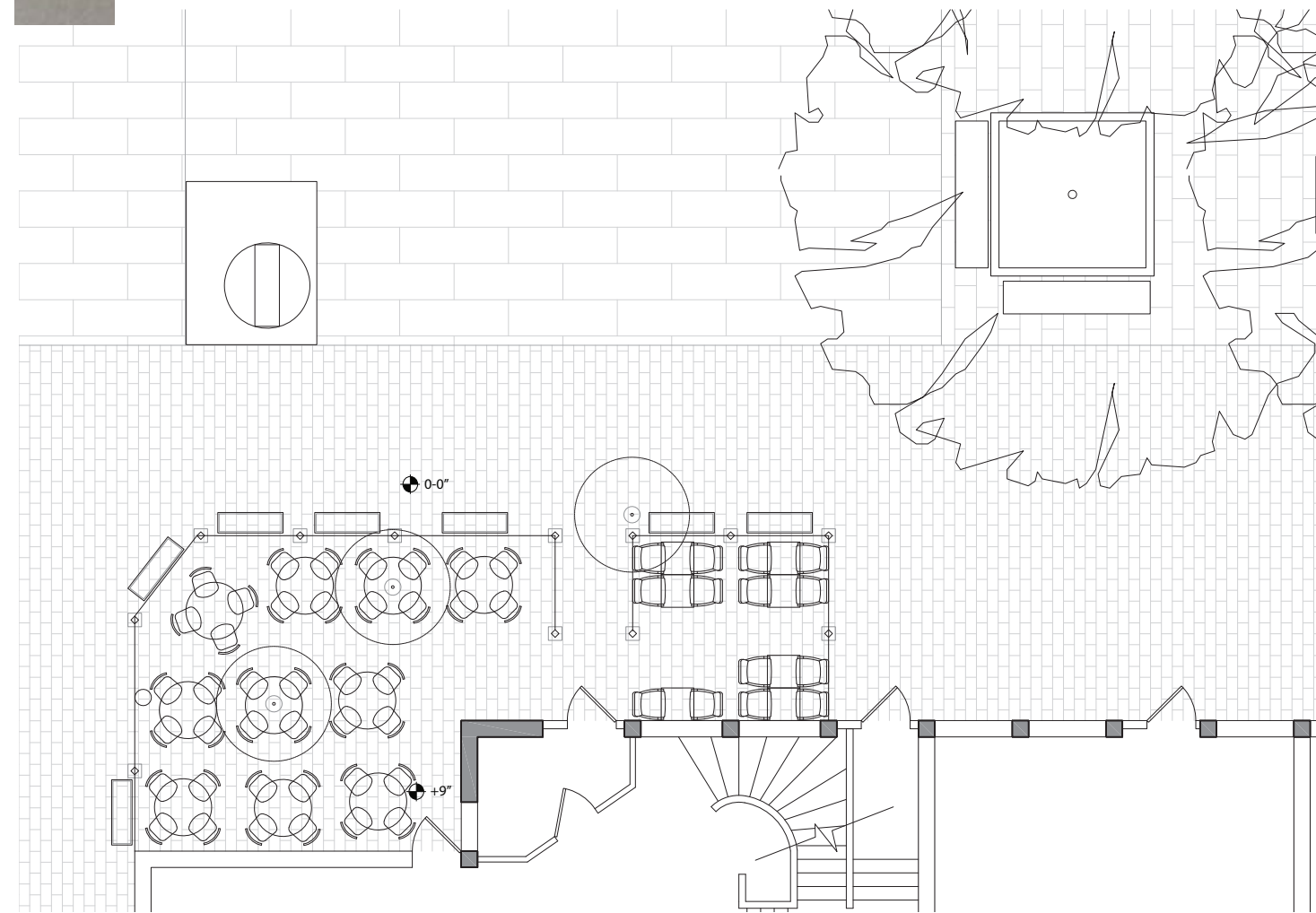
MATERIAL KEY

 24"X 48" IPE ECOTILE, SMOOTH TEXTURE

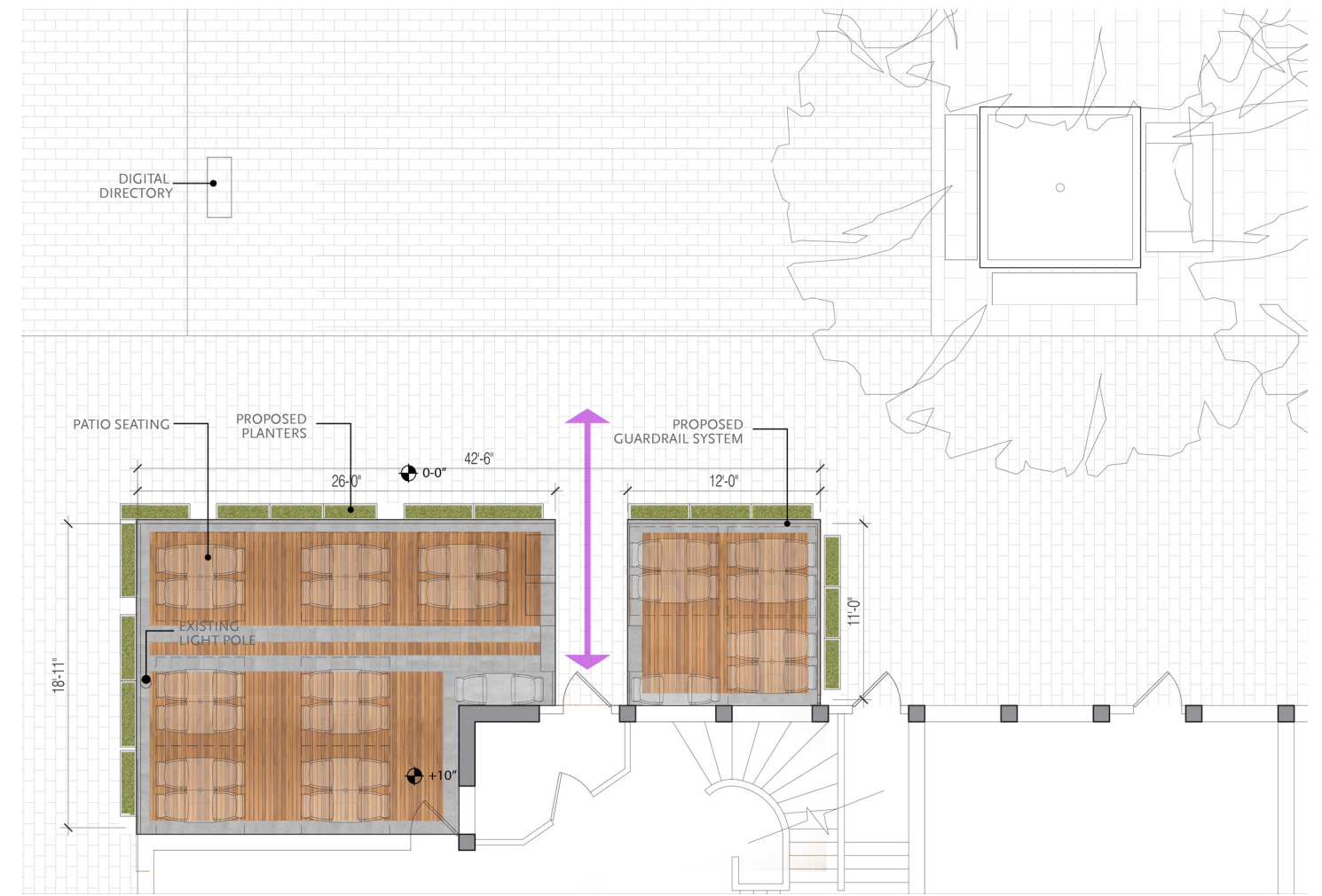
 24"X 12" GREY WOOD



KEY PLAN



EXISTING CONDITIONS



PROPOSED

SOUTH MARKET STREET PATIO - ANTHEM FLOOR PLAN: CONCEPT

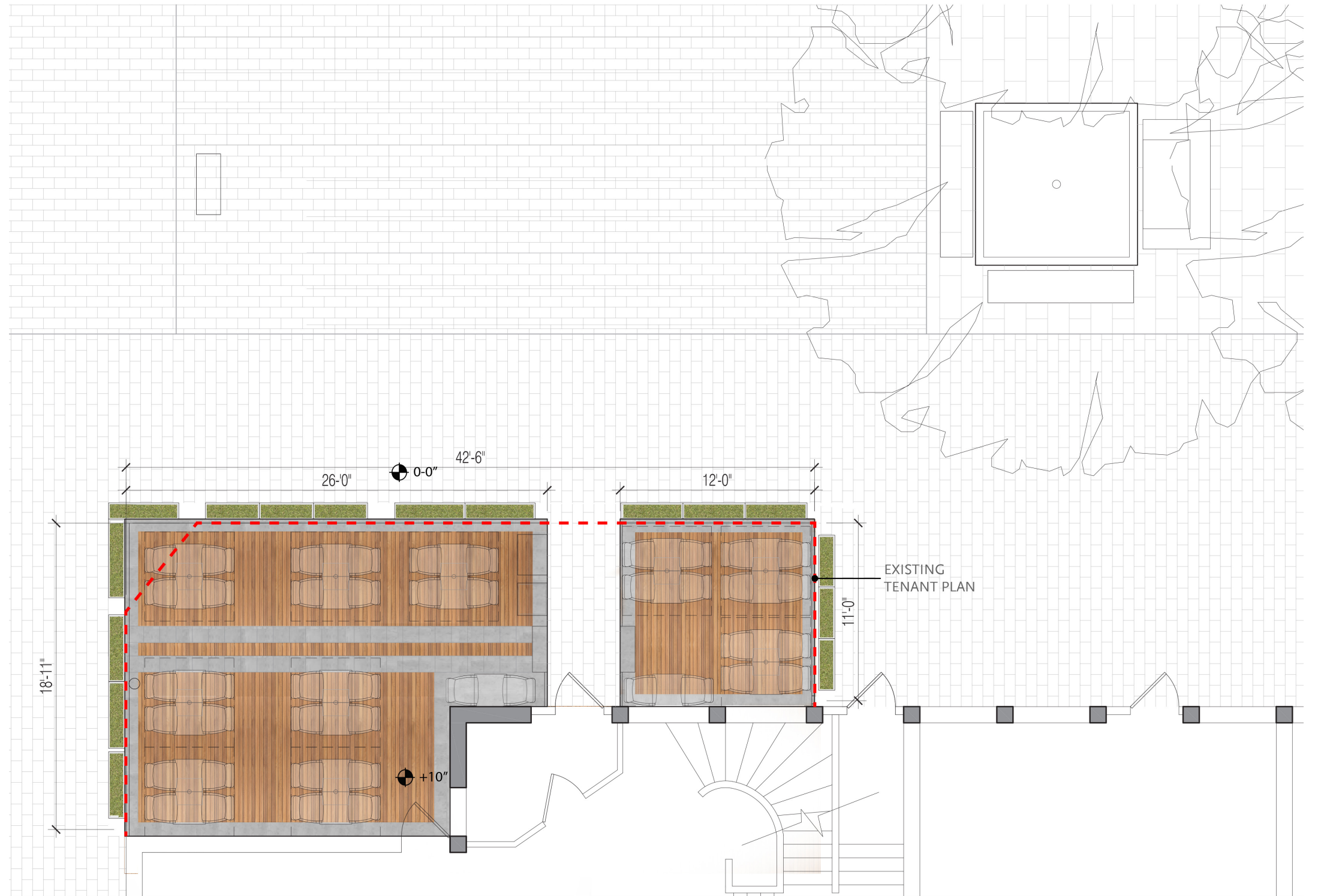
The South Market Street patio for Anthem sits on an elevated deck surrounded by proposed planters defining the outdoor space and allowing for fluid access to the site.



KEY PLAN

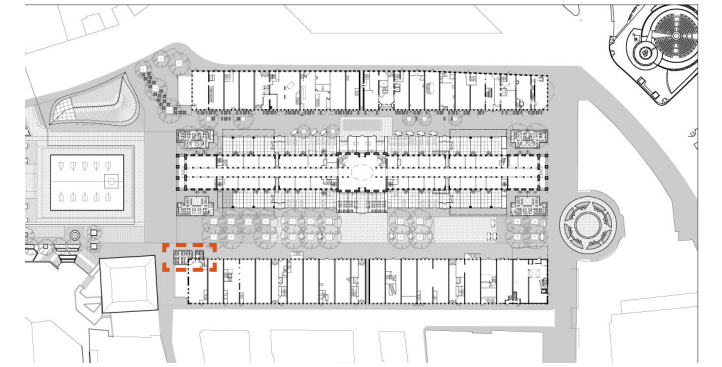


EXISTING - SITE PHOTO



PROPOSED PATIO - SOUTH MARKET STREET - ANTHEM

SOUTH MARKET STREET PATIO - ANTHEM
EXISTING CONDITIONS VS. PROPOSED



KEY PLAN

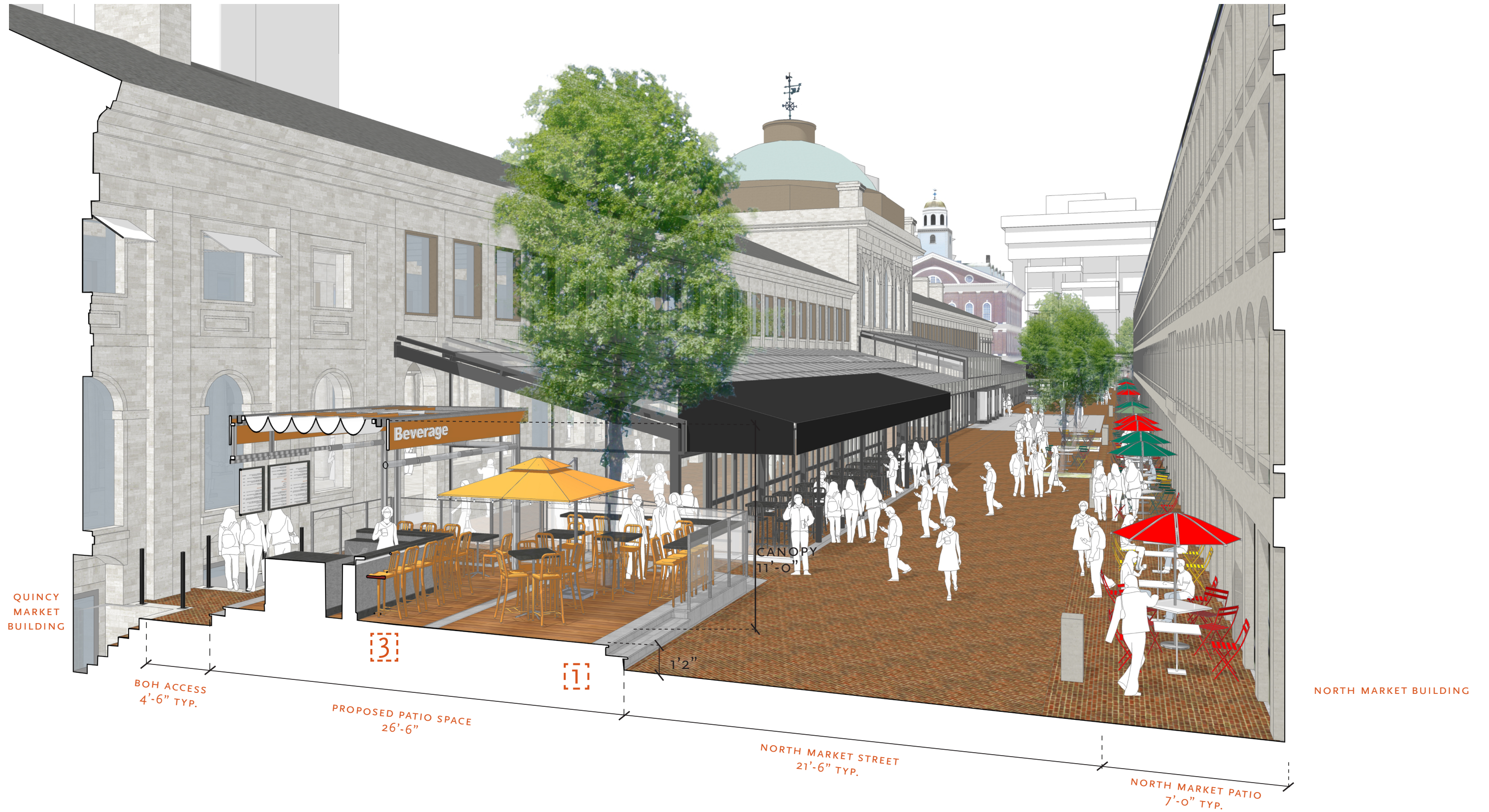


EXISTING - SITE PHOTO



PROPOSED - PHOTO MONTAGE

NORTH MARKET STREET:
SECTIONAL PERSPECTIVE D



PRECEDENTS
WOOD DECK INSTALLATIONS



POP-UP PARK: ST. PAUL, MINNESOTA



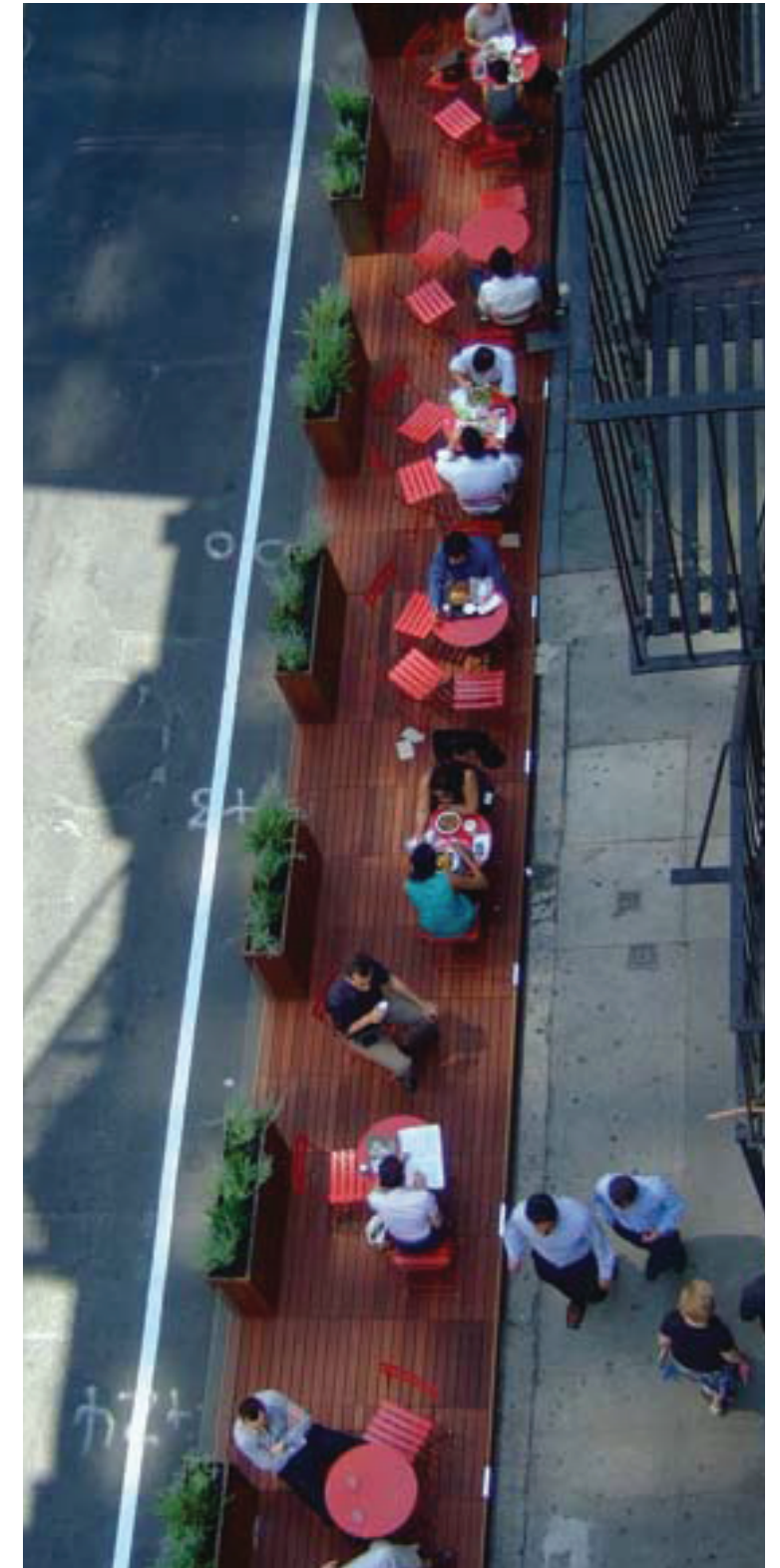
FAN PIER: BOSTON, MASSACHUSETTS



UNIVERSITY OF BRITISH COLUMBIA, FACULTY OF LAW
ROOFTOP COURTYARD: VANCOUVER, B.C.



DAVITA HEADQUARTERS ROOFTOP DECK: DENVER, COLORADO



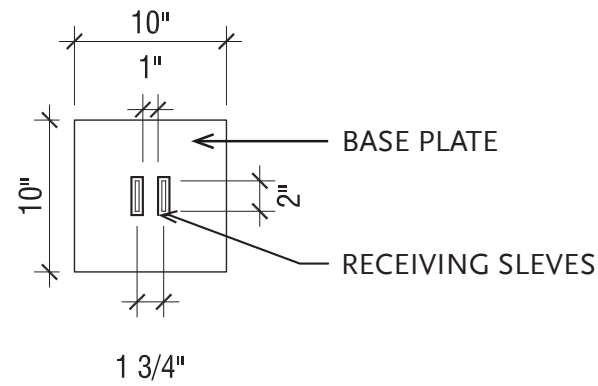
POP-UP PARK: NEW YORK CITY

PRECEDENTS

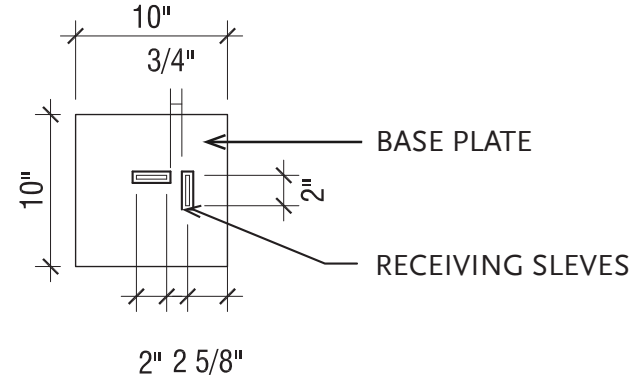
WOOD USE IN FANEUIL HALL MARKETPLACE



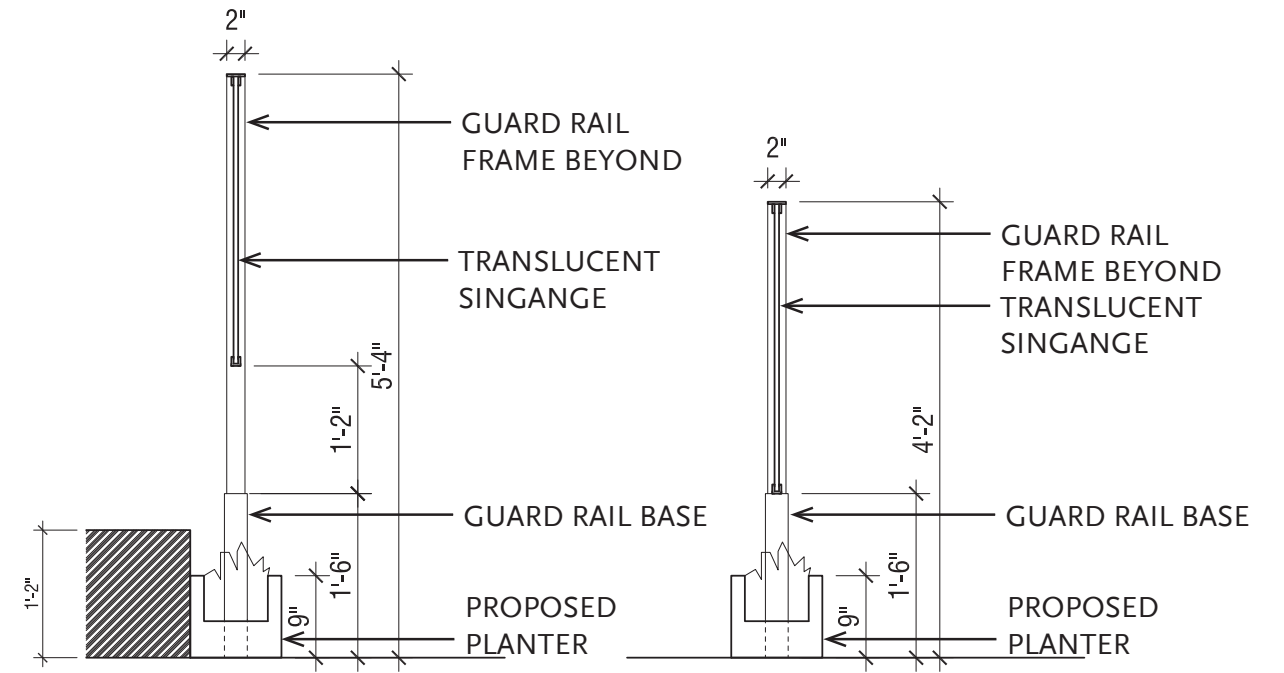
OUTDOOR PATIO – GUARD RAIL DETAILS



A GUARD RAIL BASE PLAN DETAIL

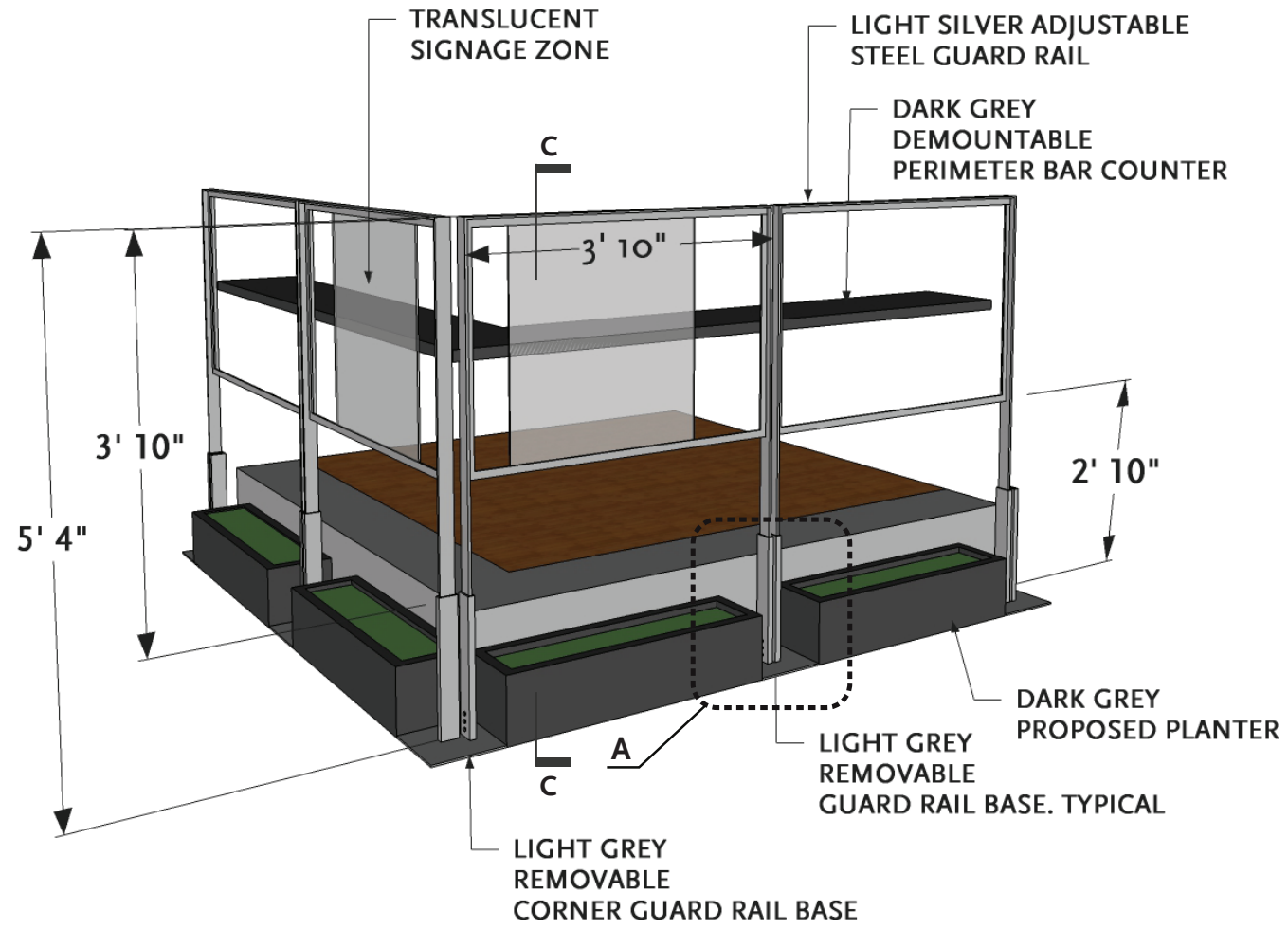


B GUARD RAIL CORNER BASE PLAN DETAIL

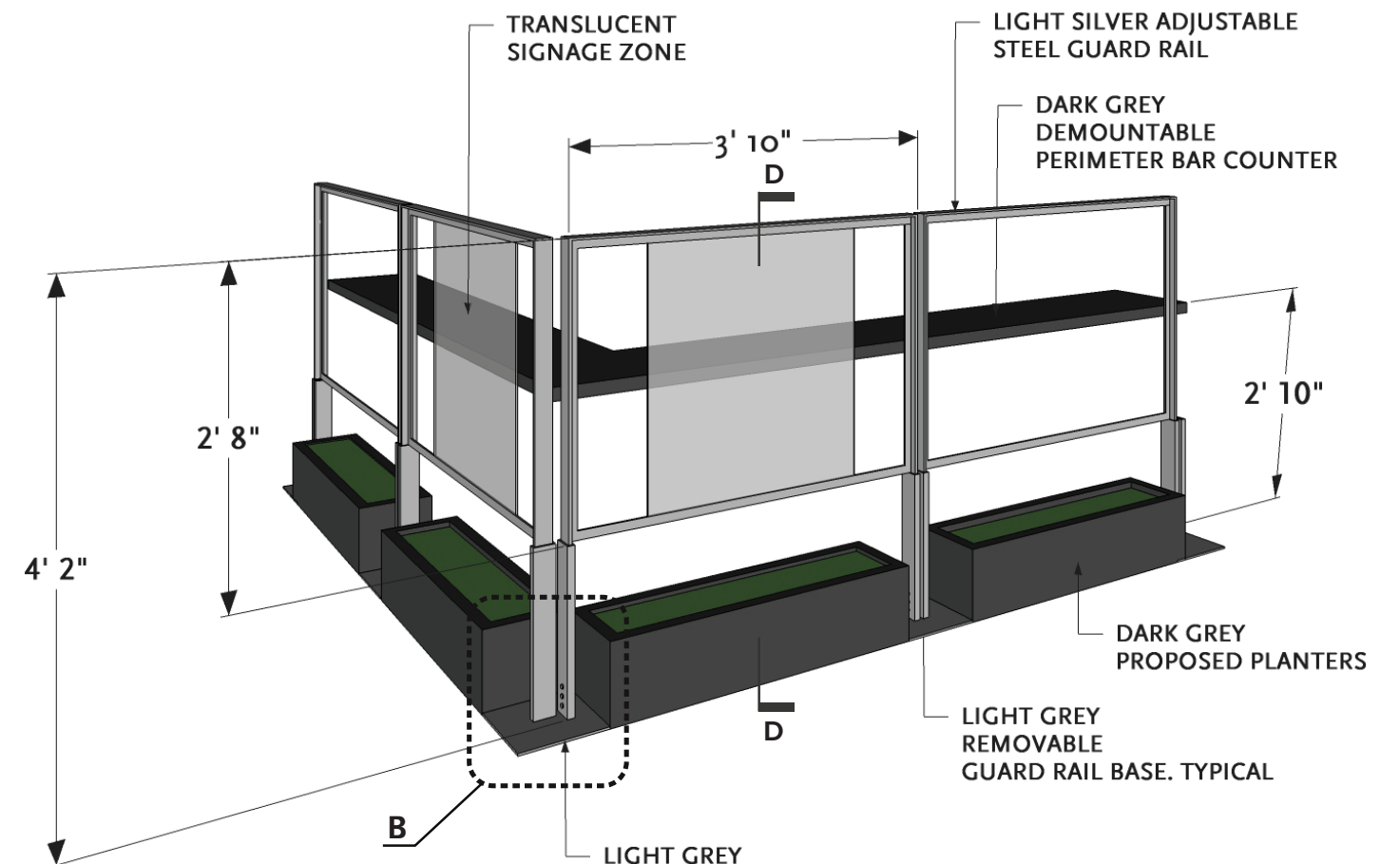


C GUARD RAIL SECTION

D GUARD RAIL SECTION



1 GUARD RAIL DETAIL AT DECK

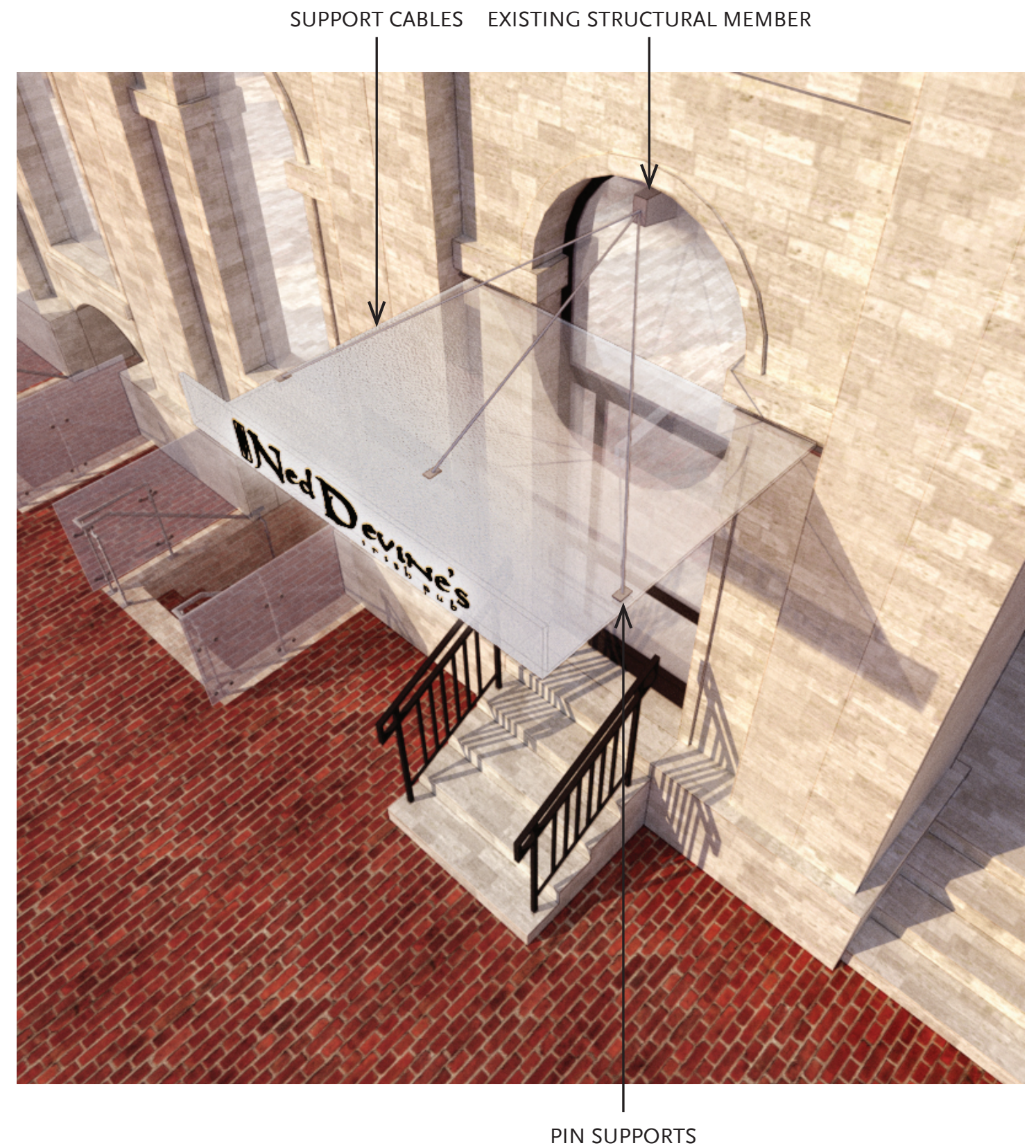


2 GUARD RAIL DETAIL NO DECK

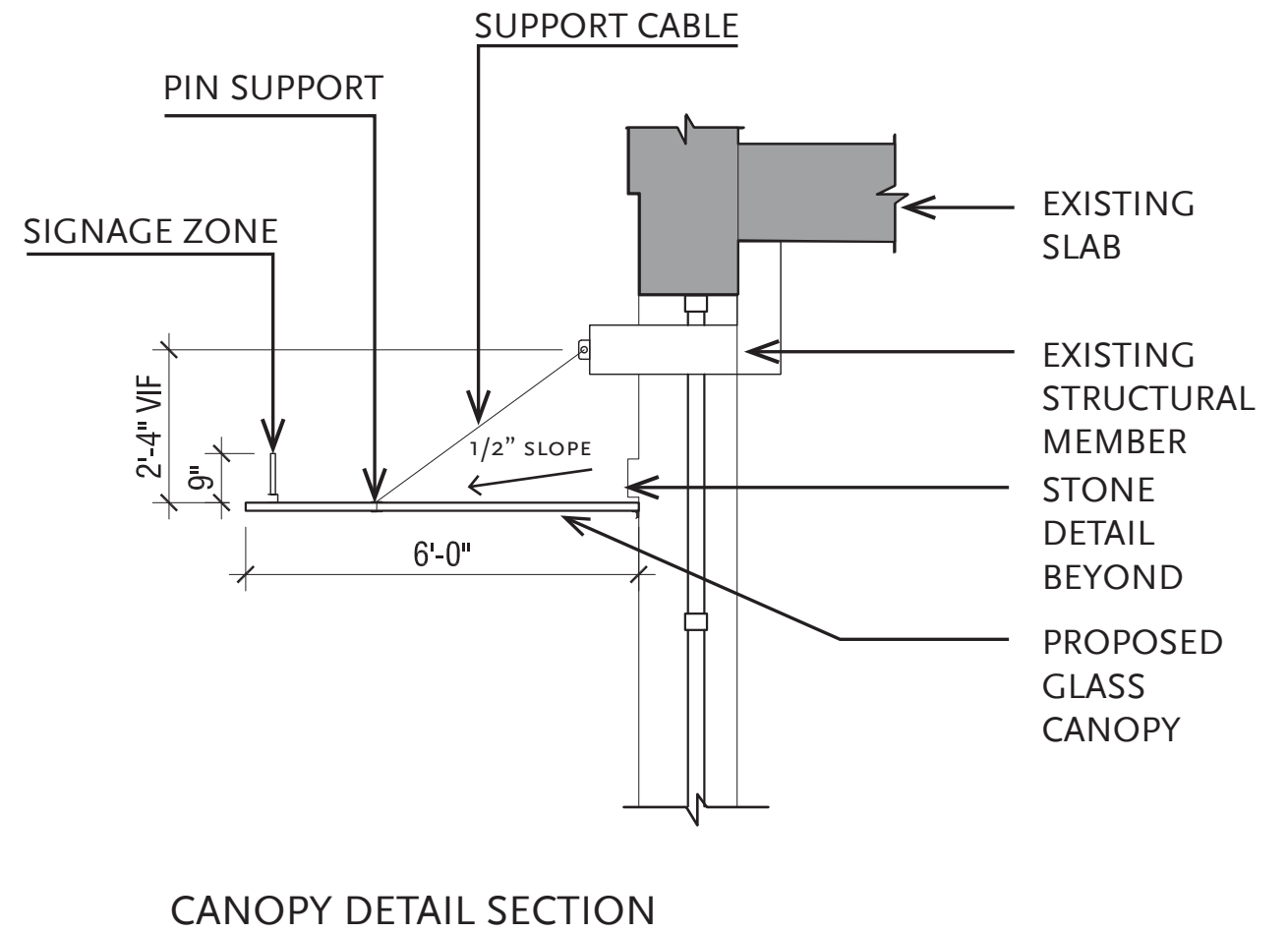
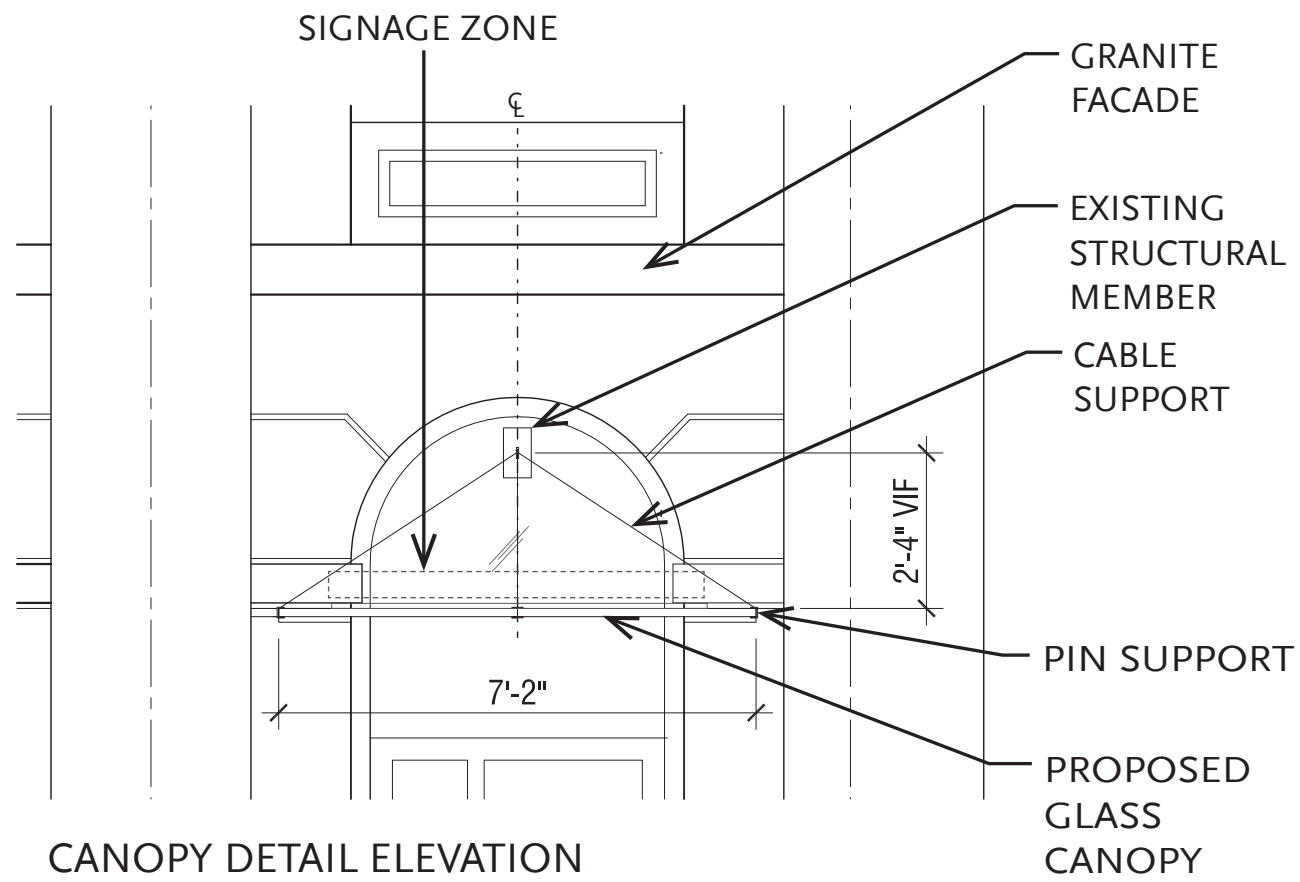
CANOPY PRECEDENTS



NED DEVINES — CANOPY PERSPECTIVES



NED DEVINES – CANOPY DETAILS





PROPOSED CANOPY - WITH PATIO SEATING



PROPOSED CANOPY - WITHOUT PATIO



EXISTING CANOPY

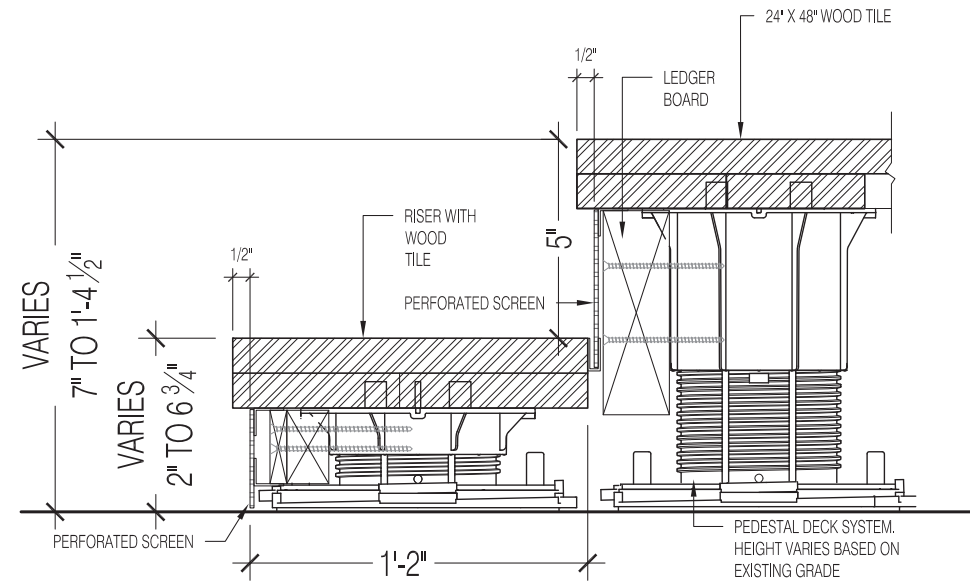


PROPOSED CANOPY - CLOSE-UP VIEW

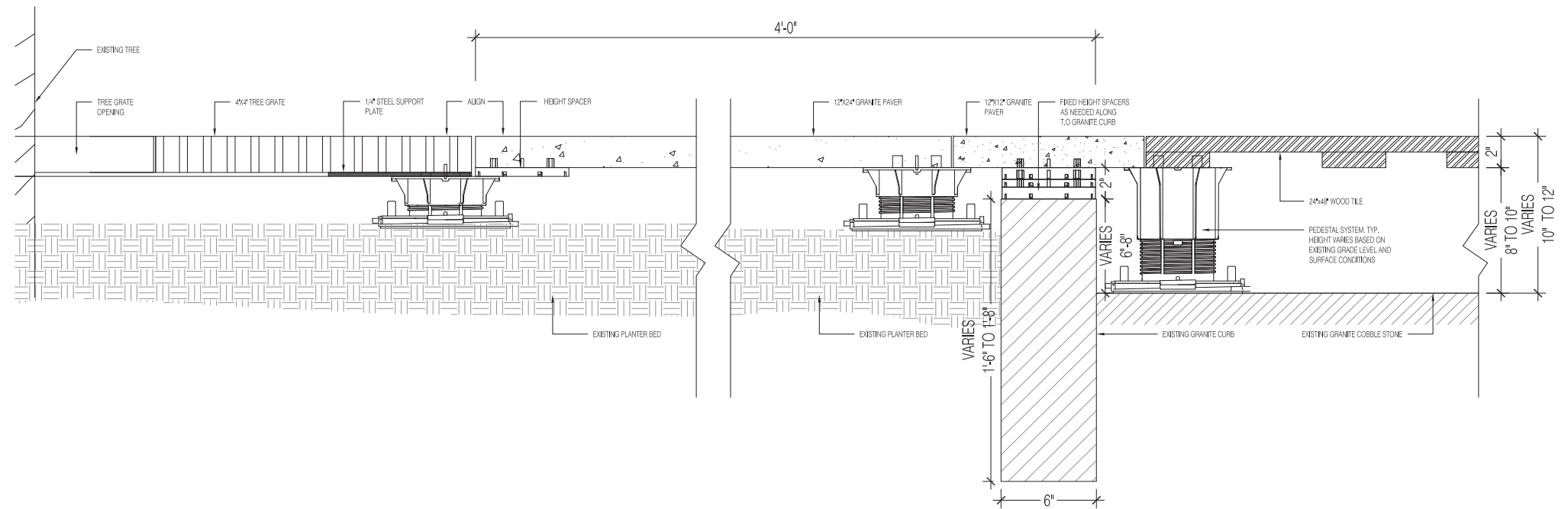
OUTDOOR PATIO – PATIO DECK DETAILS



POP-UP PARK INSTALLATION

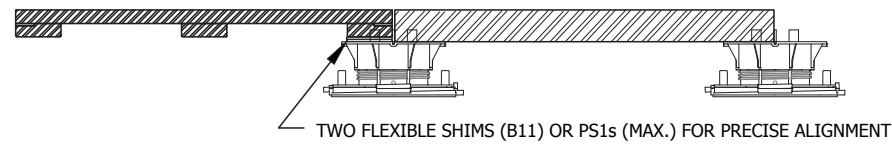


1 STEP DOWN DETAIL
Not to Scale

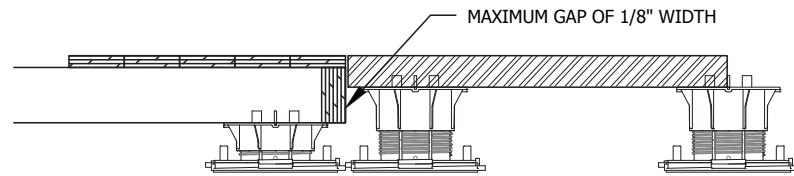


2 STEP DOWN DETAIL
Not to Scale

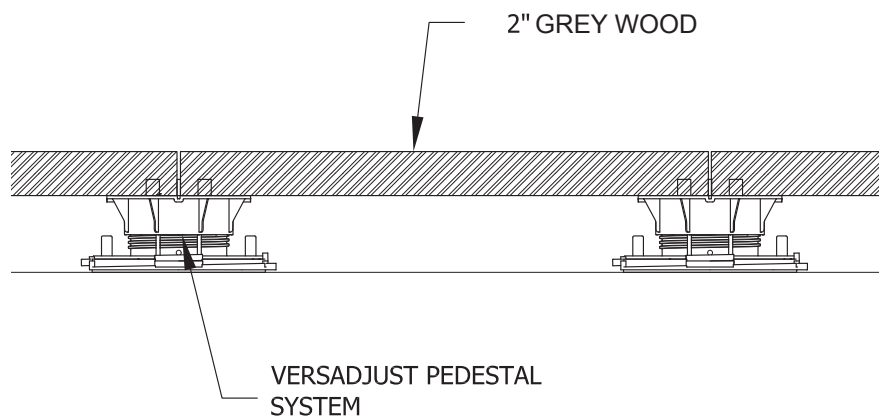
OUTDOOR PATIO – PATIO DECK DETAILS



3A WOOD TO PAVER TRANSITION DETAIL
WOOD PAVER WITH WOOD PAVER
Not to Scale



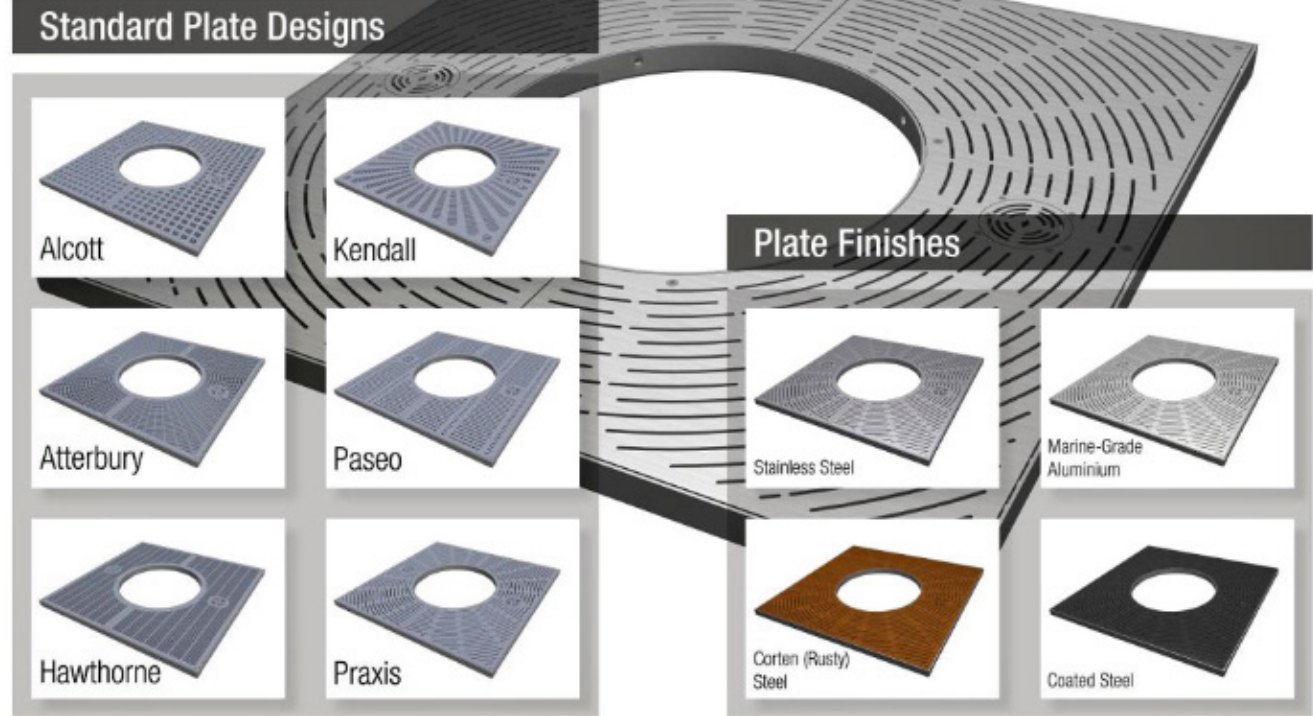
3B WOOD TO PAVER TRANSITION DETAIL OPTION 2
JOIST AND PLANK WITH WOOD PAVER
Not to Scale



4 TYPICAL PEDESTAL DETAIL
Not to Scale

New DuraPlate II range of tree grates

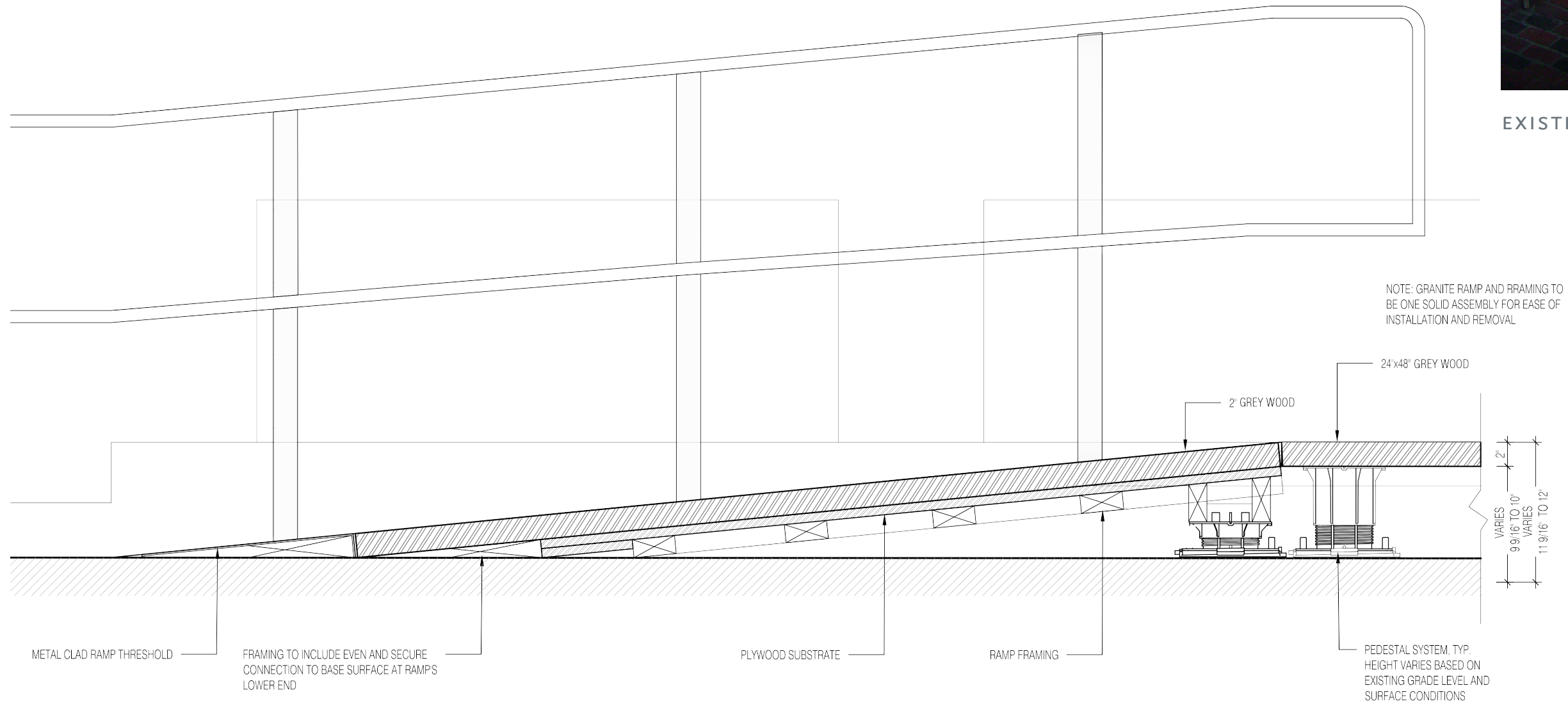
www.citygreen.com



TREE GRILLE SPECIFICATIONS

DURSS120AL	DuraPlate II – Stainless Steel Plate, Alcott Pattern	1200x1200x60mm
DURPS120AL	DuraPlate II – P/Coated Steel Plate, Alcott Pattern	1200x1200x60mm
DURCS120AL	DuraPlate II – Corten (Rusty) Steel Plate, Alcott Pattern	1200x1200x60mm

SECTION B – RAMP DETAILS



TYPICAL RAMP SECTION DETAIL
Not to Scale



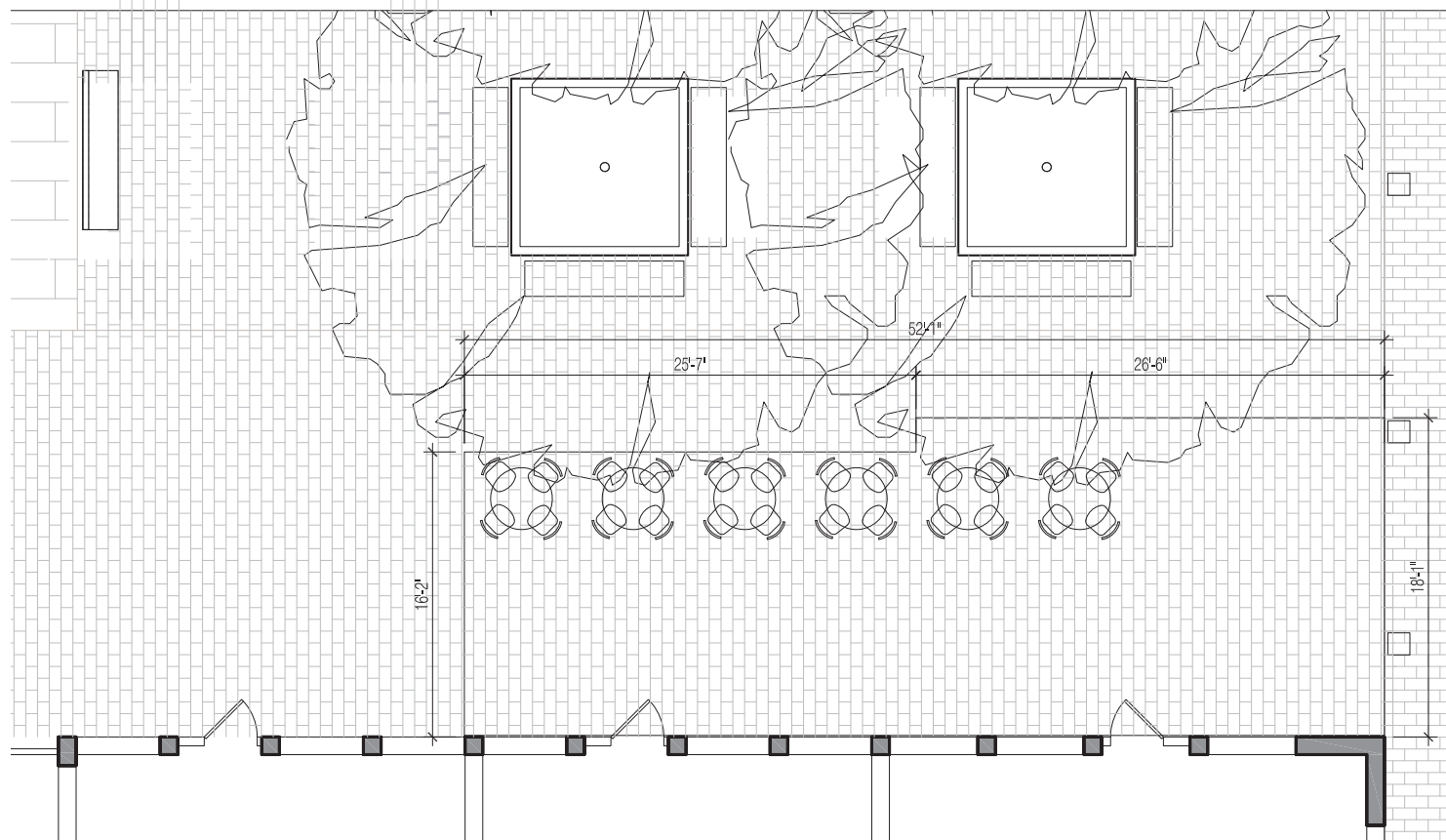
EXISTING QUINCY MARKET RAMP

SOUTH MARKET STREET PATIO - EAST CORNER FLOOR PLANS: EXISTING CONDITIONS VS. PROPOSED

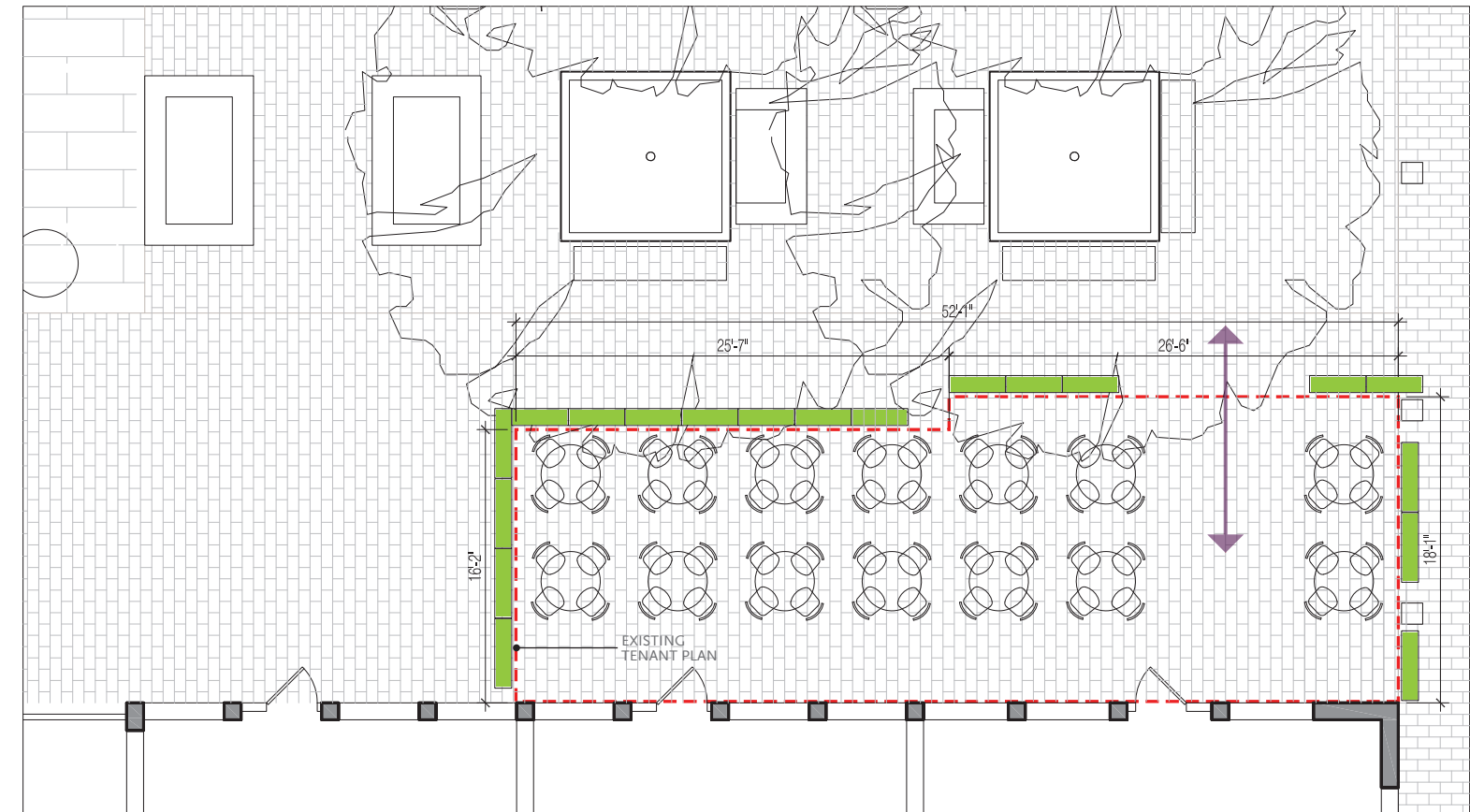
The South Market Street patios sit directly on the brick pavers with no deck, allowing for fluid access to the site. Proposed planters adjust to the movable guardrail bases around the perimeter of the patio, defining the outdoor space.



KEY PLAN



EXISTING CONDITIONS



EXISTING CONDITIONS

SOUTH MARKET STREET PATIO - EAST END
EXISTING CONDITIONS VS. PROPOSED



KEY PLAN

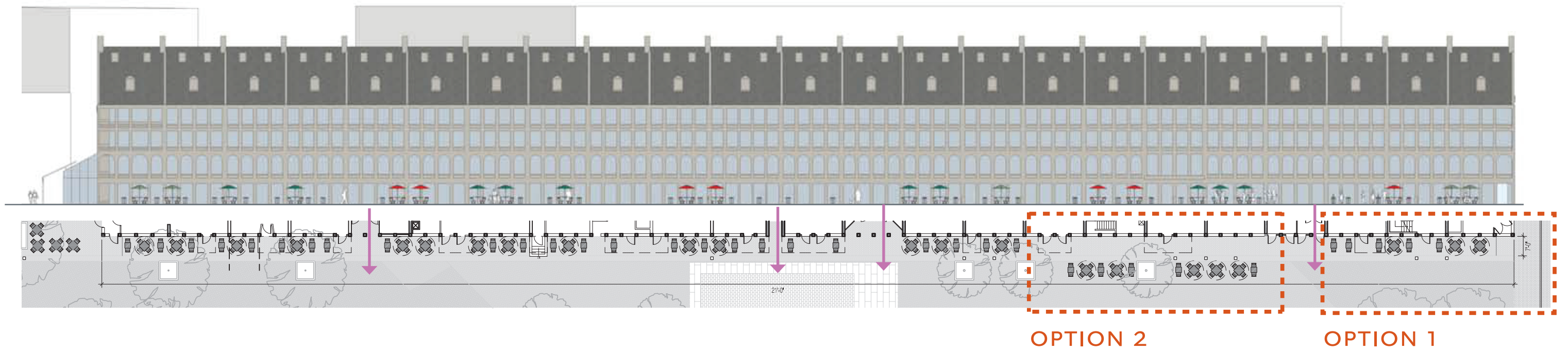


EXISTING - SITE PHOTO



PROPOSED - PHOTO MONTAGE

NORTH MARKET STREET
PATIO SEATING



NORTH MARKET STREET PATIO SEATING - OPTION 1

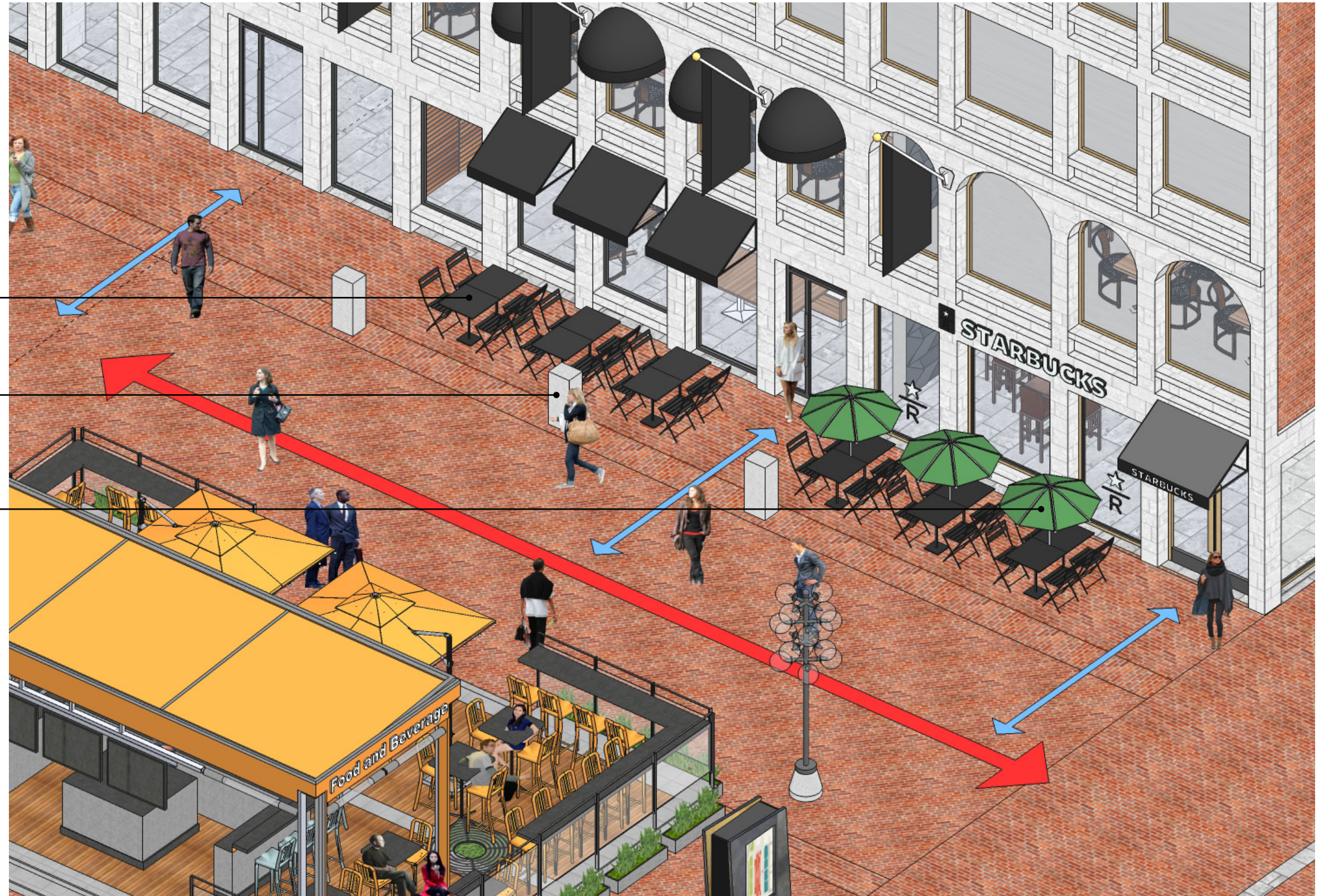
Patio seating option 1 maintains existing site circulation allowing the primary east/west circulation to move easily through the space. This layout allows a fluid circulation and patio space, only being defined by the existing granite bollards and brick paving patterns.

PROPOSED PATIO SEATING

EXISTING BOLLARDS

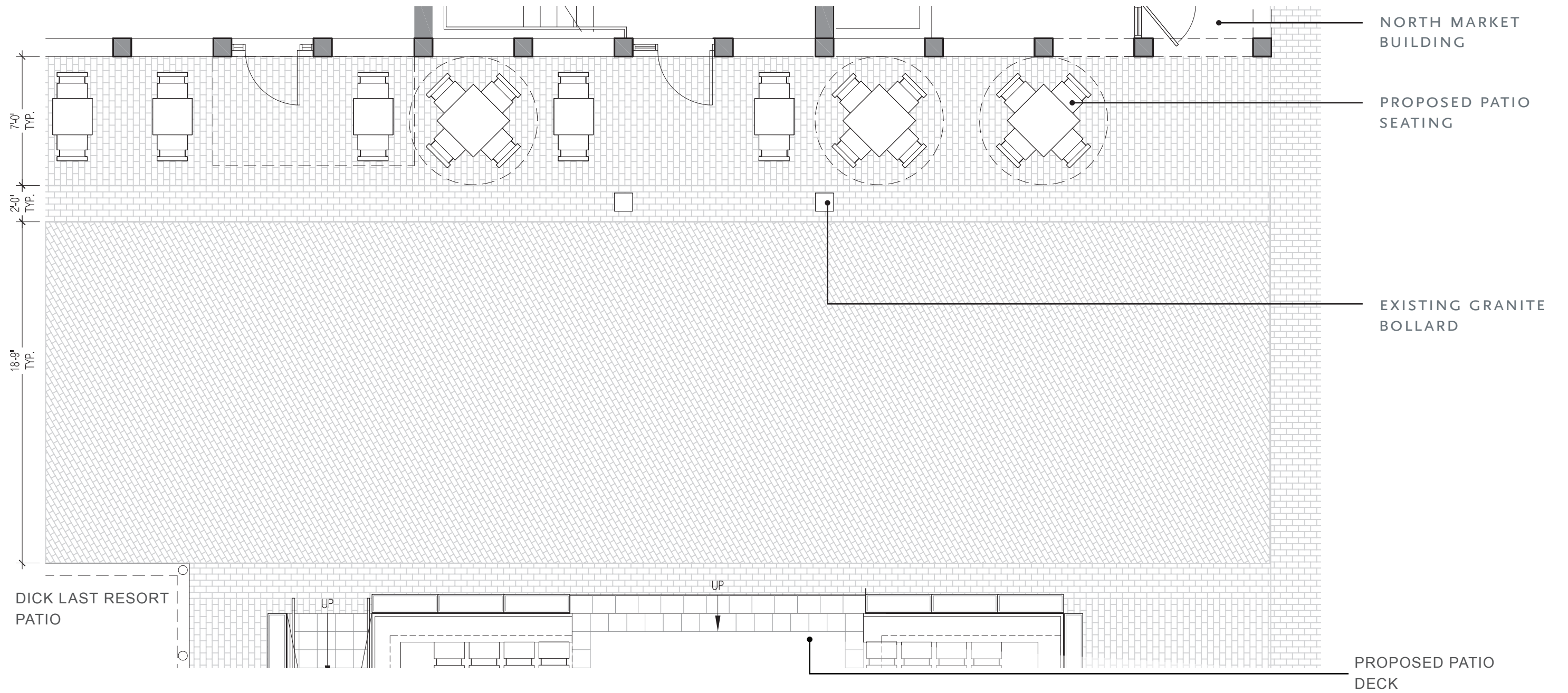
PROPOSED PATIO UMBRELLAS

 EAST/WEST CIRCULATION
 NORTH/SOUTH CIRCULATION



**NORTH MARKET STREET
PATIO SEATING - OPTION 1**

NMB



Scale: 3/16"=1'

NORTH MARKET STREET PATIO SEATING - OPTION 1

Patio seating option 1 maintains existing site circulation allowing the primary east/west circulation to move easily through the space. This layout allows a fluid circulation and patio space, only being defined by the existing granite bollards and brick paving patterns.



EXISTING CONDITIONS



DINING TABLE
ON SITE



FERMOB BISTRO CHAIR
W/ TENANT COLOR



OUTDOOR UMBRELLA
W/ TENANT COLOR



NORTH MARKET STREET PATIO SEATING - OPTION 2

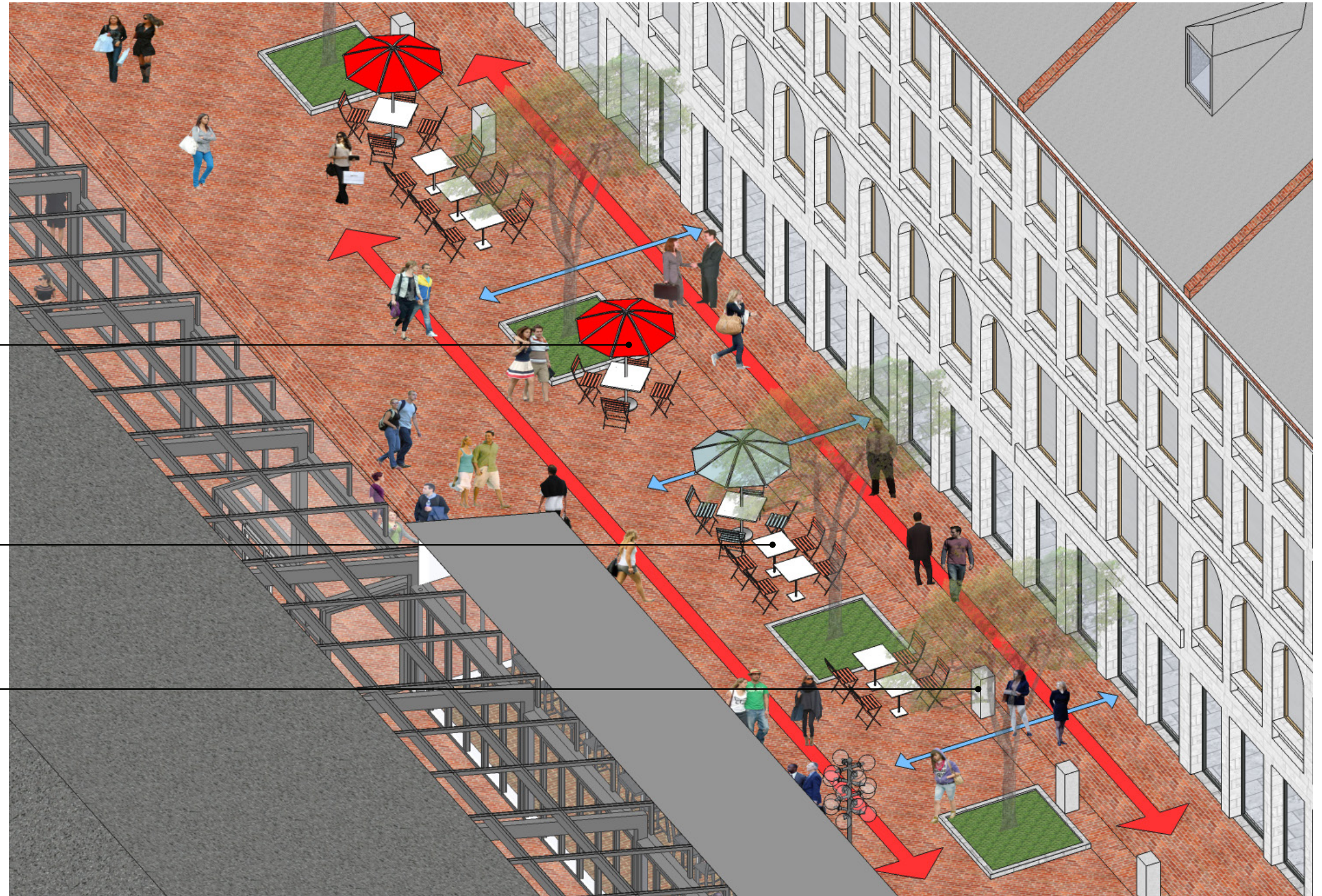
Patio seating option 2 adds secondary site circulation in the east/west direction for instances where direct storefront seating is not required. This layout still creates defined patio seating in the interstitial spaces between the planters while allowing for clear north/south access.

PROPOSED PATIO UMBRELLAS

PROPOSED PATIO SEATING

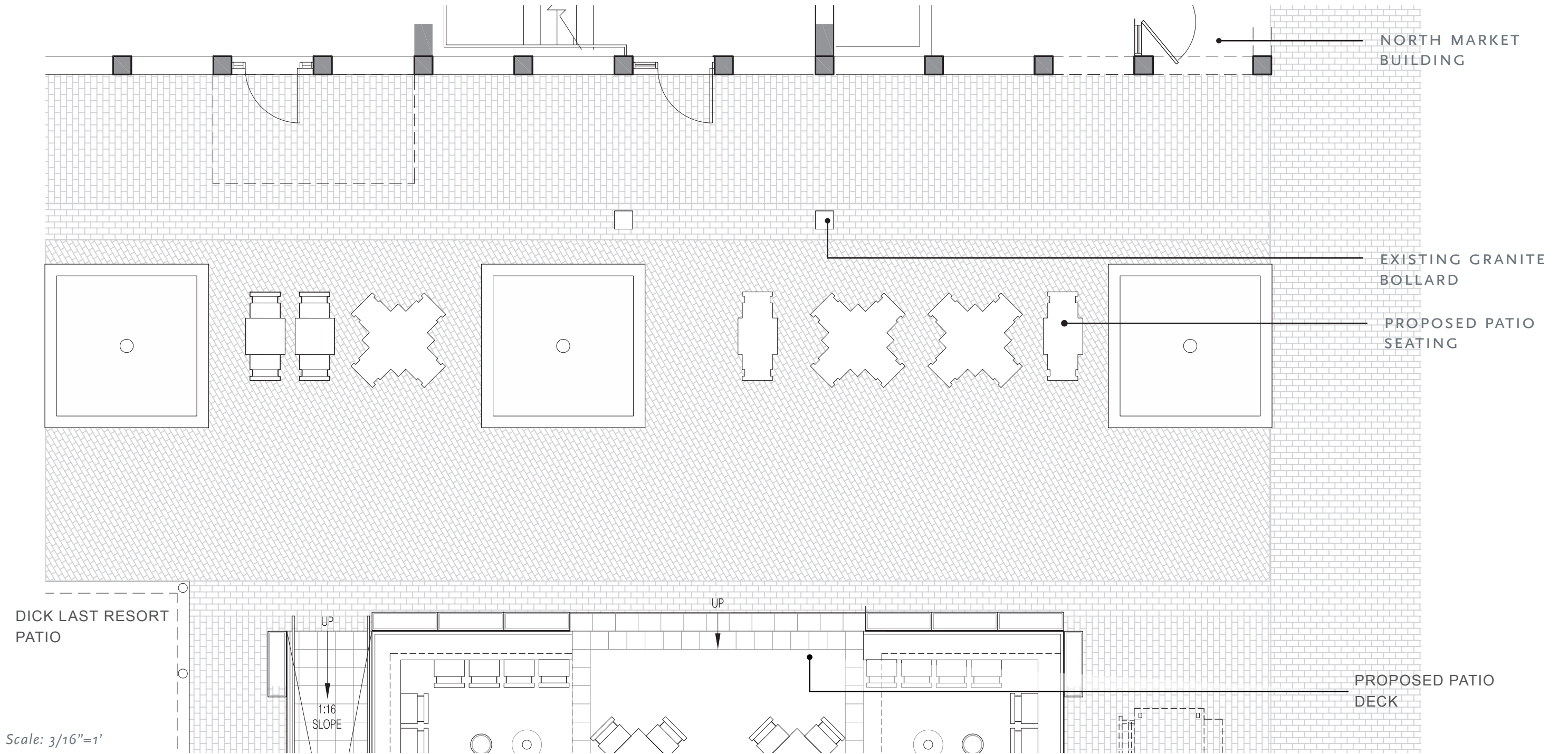
EXISTING BOLLARDS

-  EAST/WEST CIRCULATION
-  NORTH/SOUTH CIRCULATION



**NORTH MARKET STREET
PATIO SEATING - OPTION 2**

NMB



Scale: 3/16"=1'

NORTH MARKET STREET PATIO SEATING - OPTION 2

Patio seating option 2 adds secondary site circulation in the east/west direction for instances where direct storefront seating is not required. This layout still creates defined patio seating in the interstitial spaces between the planters while allowing for clear north/south access.



EXISTING CONDITIONS



OUTDOOR UMBRELLA
W/ TENANT COLOR



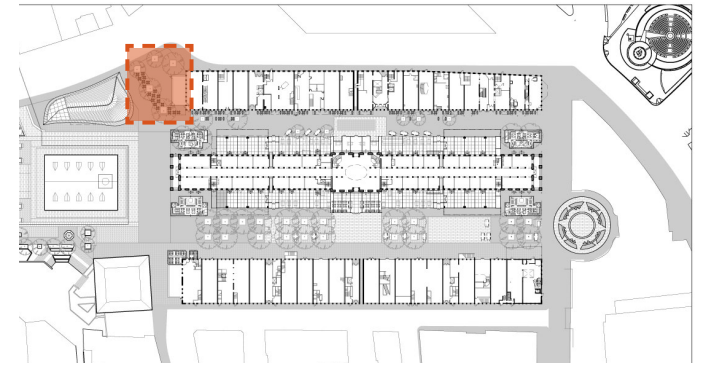
FERMOB BISTRO CHAIR
W/ TENANT COLOR



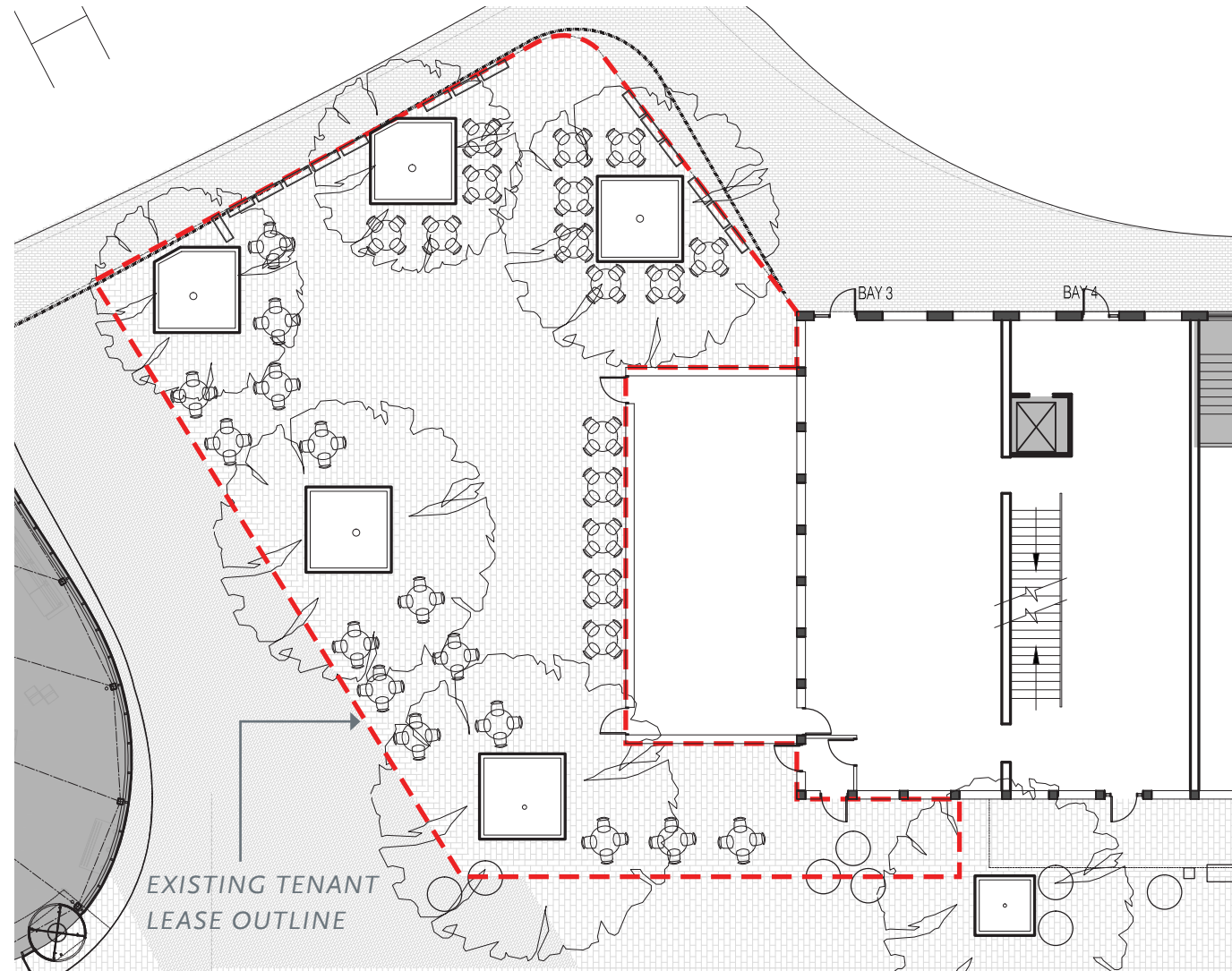
DINING TABLE
ON SITE



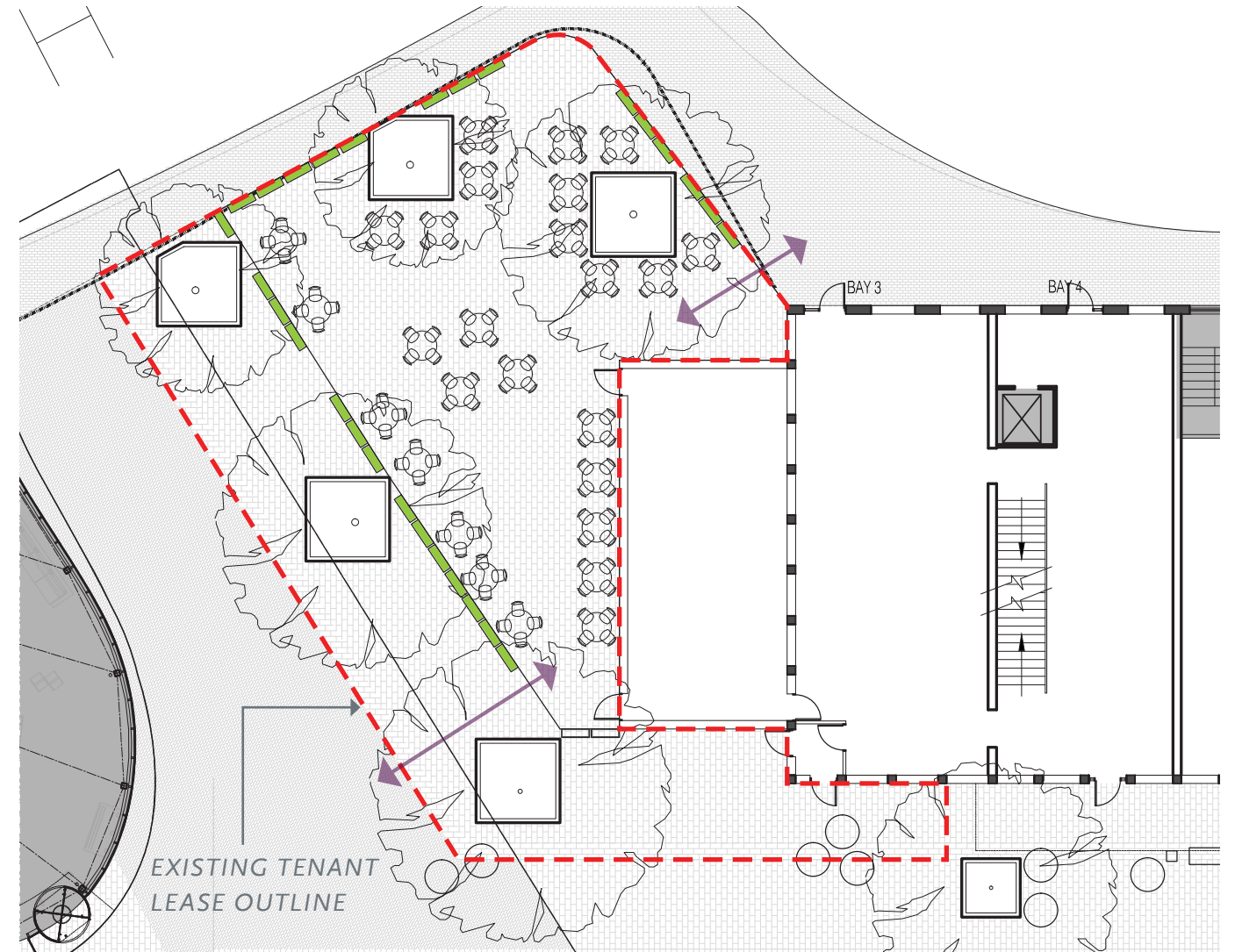
NORTH MARKET BUILDING PATIO - WEST END FLOOR PLANS: EXISTING CONDITIONS VS. PROPOSED



KEY PLAN



EXISTING CONDITIONS



EXISTING CONDITIONS

NORTH MARKET STREET PATIO SEATING - WEST END
EXISTING CONDITIONS VS. PROPOSED



KEY PLAN



EXISTING - SITE PHOTO



PROPOSED - PHOTO MONTAGE

FANEUIL HALL
MARKETPLACE PATIO
SEATING VIEW FROM
WEST

