



Looking East Down Boylston Street



Looking West Down Boylston Street

EXISTING CONDITION PHOTOGRAPHS

MARCH 18, 2018



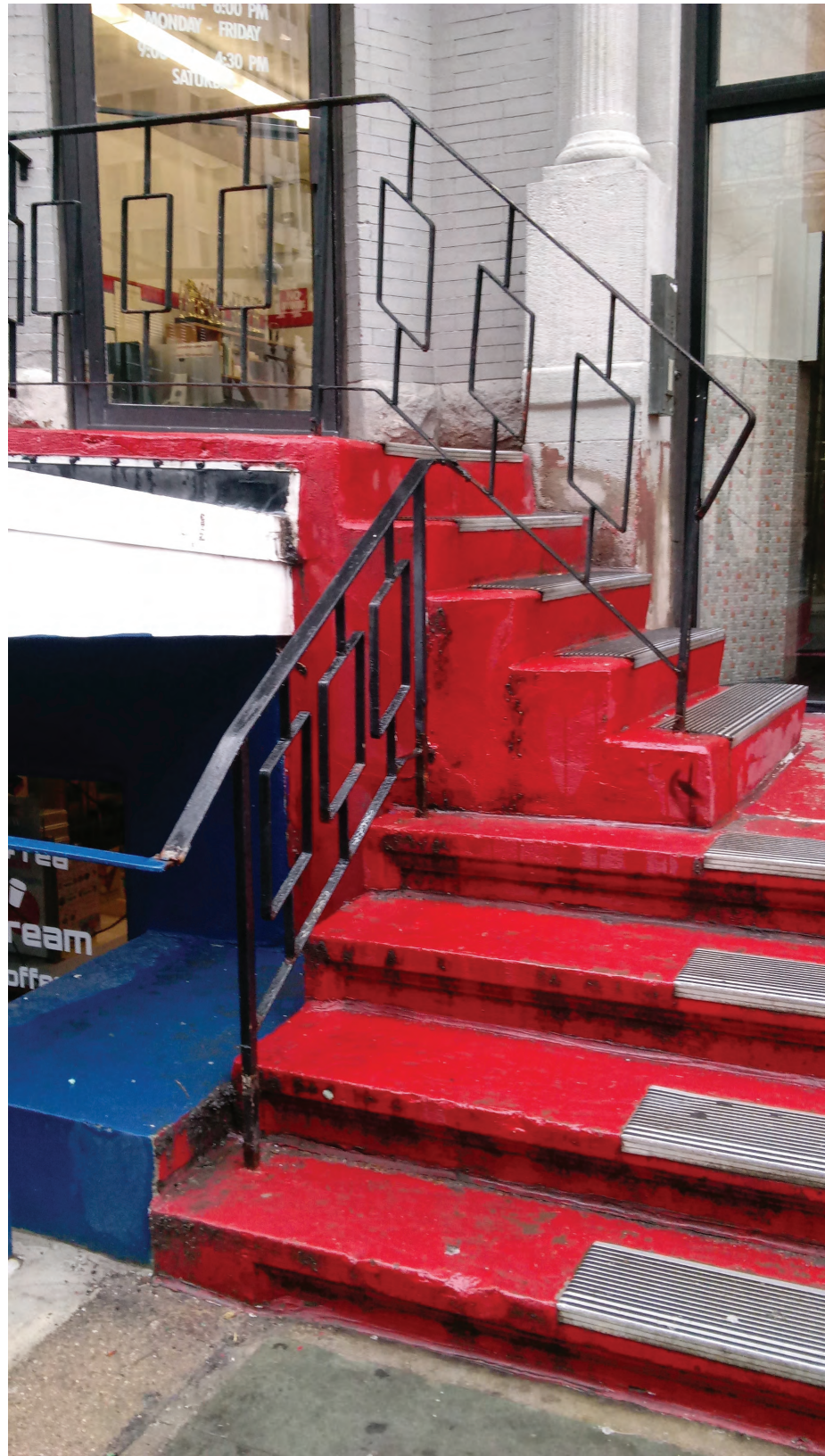
Front Elevation



Rear Elevation

EXISTING CONDITION PHOTOGRAPHS

MARCH 18, 2018



Entry Stair at 827



Entry Stair at 829



Entry Stair at 827

EXISTING CONDITION PHOTOGRAPHS

MARCH 18, 2018



Looking East Down Boylston Street

PROPOSED RENDERINGS

APRIL 2, 2019



Front View

PROPOSED RENDERINGS

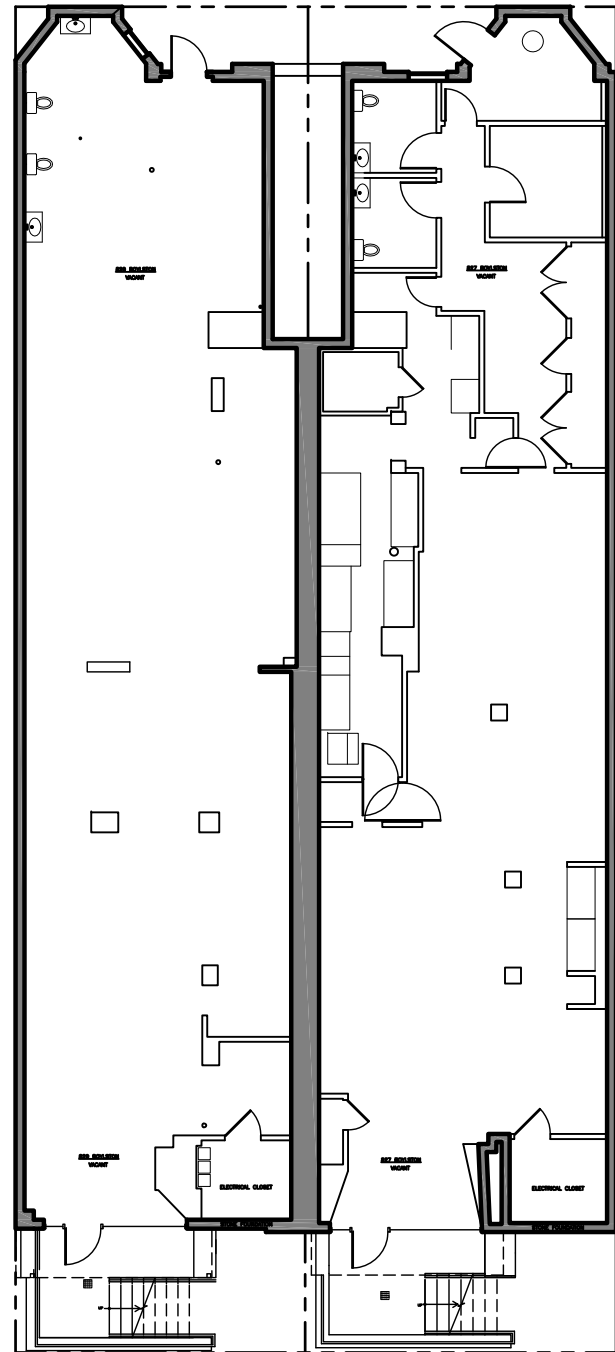
APRIL 2, 2019



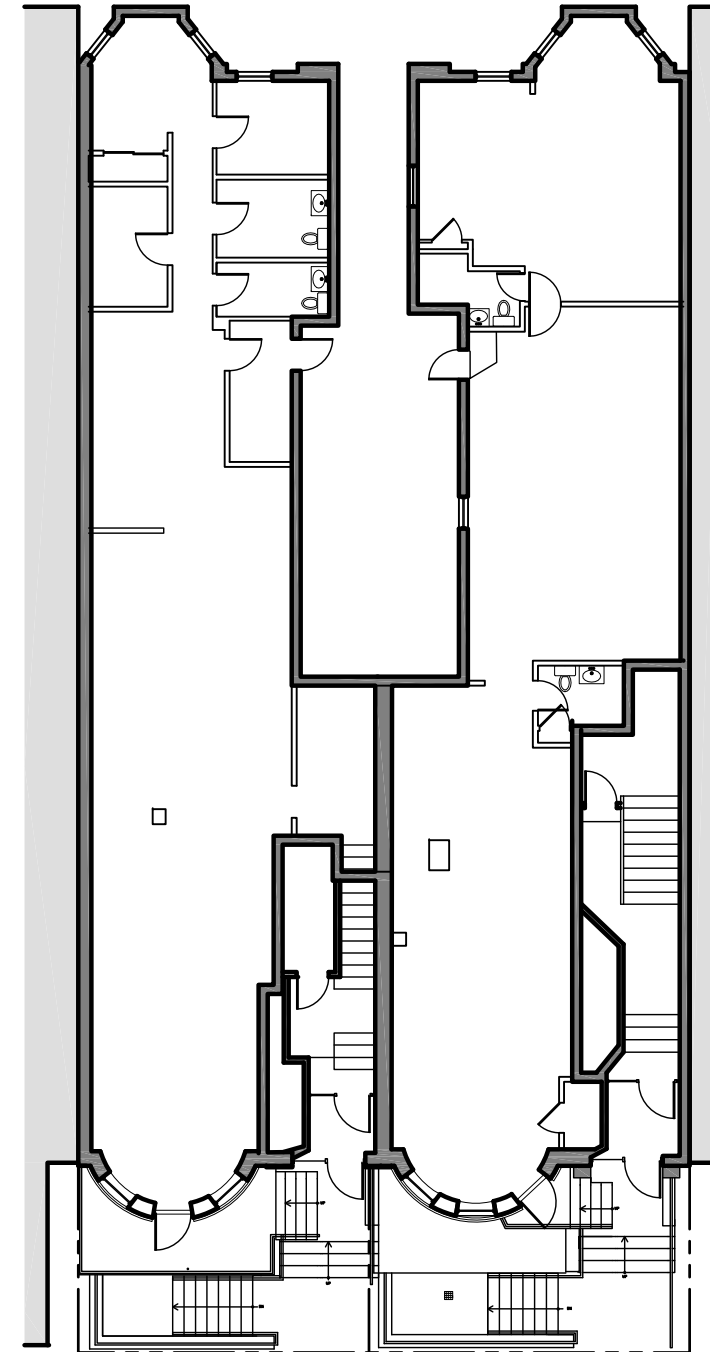
Looking West Down Boylston Street

PROPOSED RENDERINGS

APRIL 2, 2019



Existing: Basement

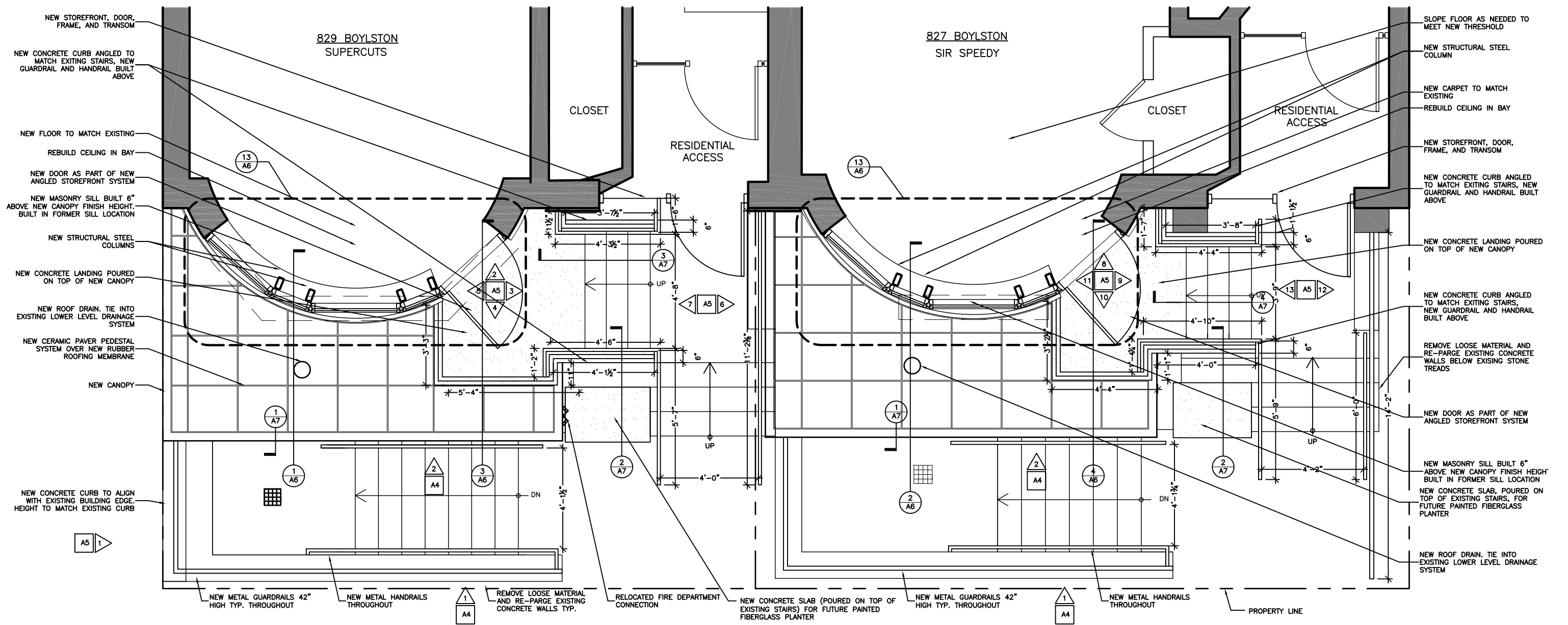


Existing: First Floor

EXISTING PLANS

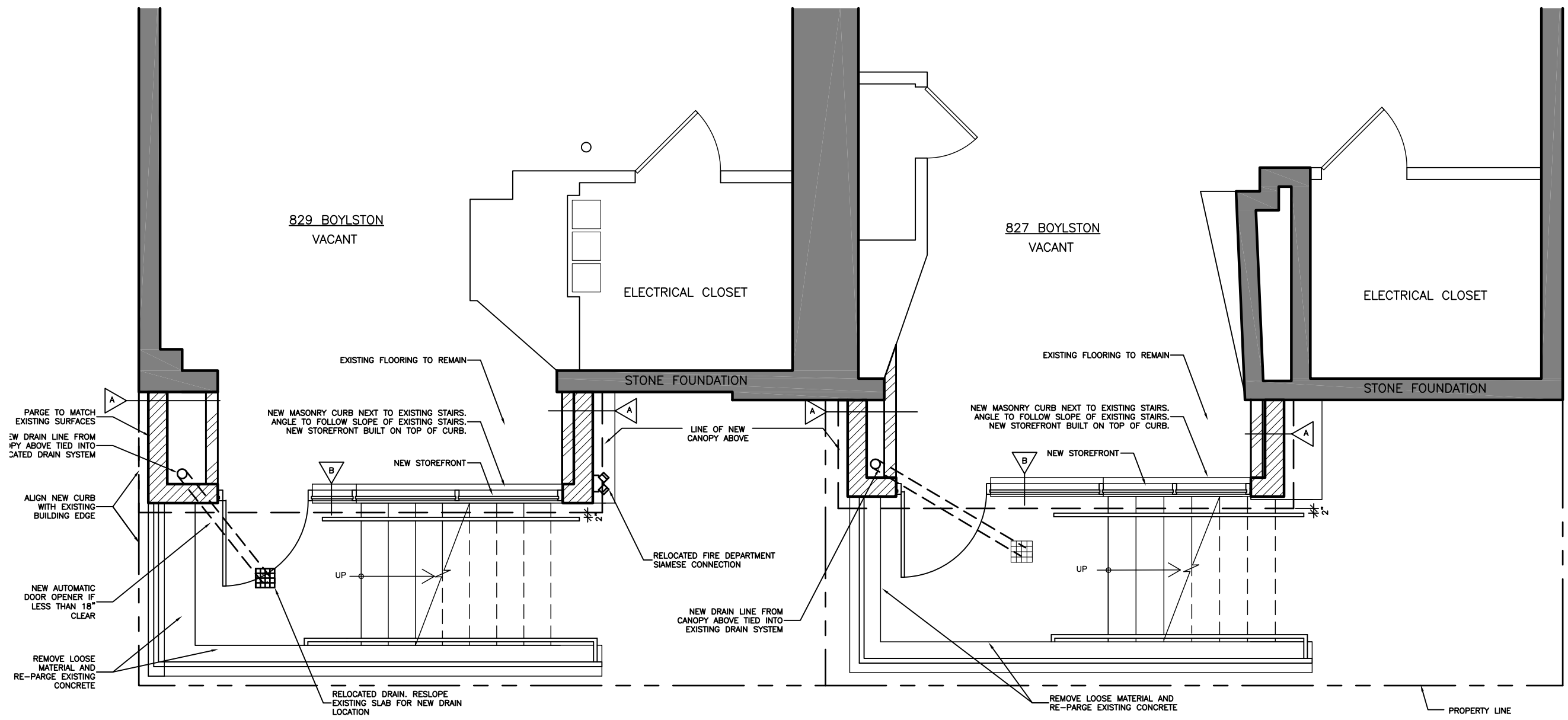
GRAPHIC SCALE
0 4' 8' 16'
1/16"=1'-0" SCALE

APRIL 2, 2019



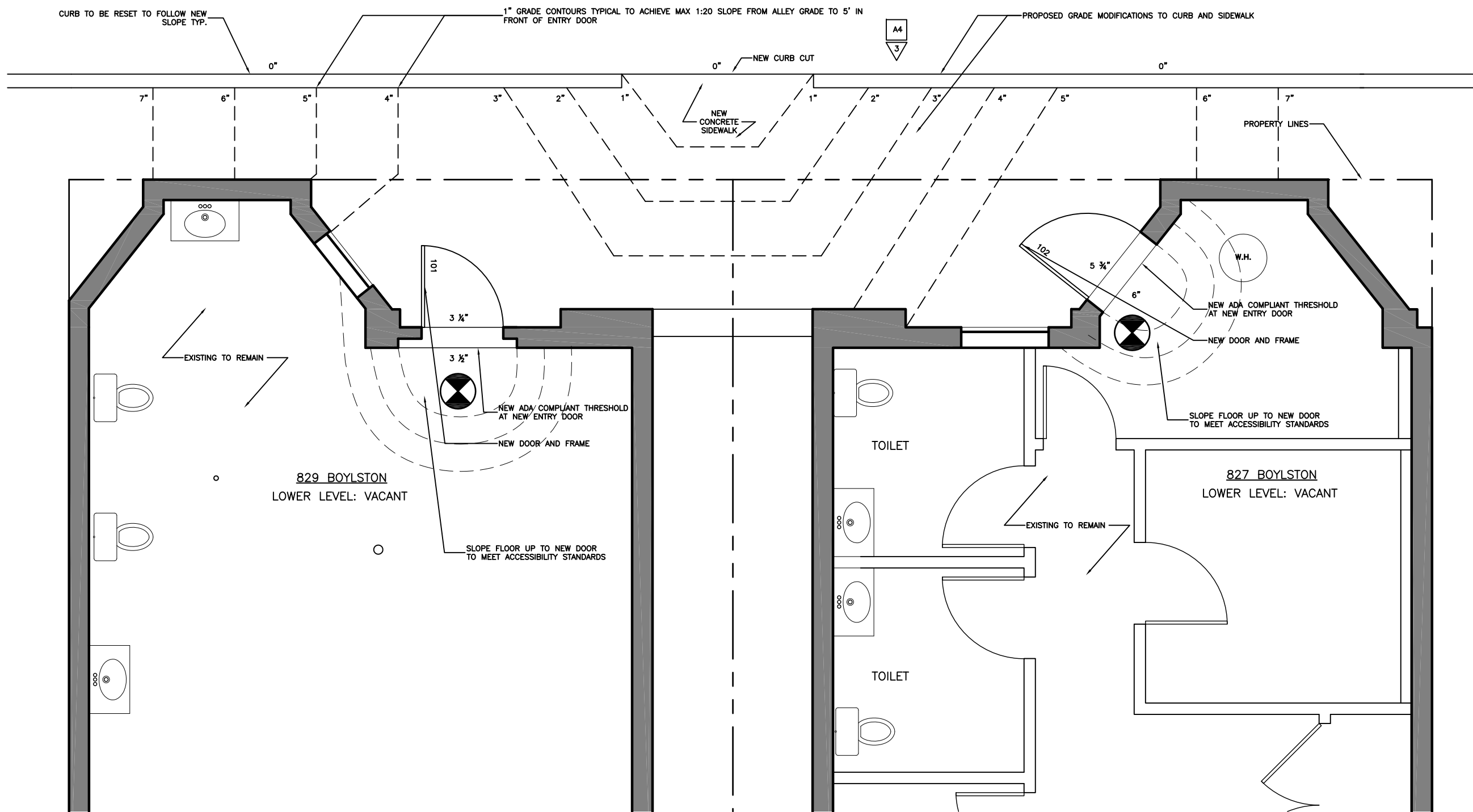
1 STREET LEVEL PROPOSED PLAN
SCALE: 1/4" = 1'-0"

APRIL 2, 2019



1 LOWER LEVEL PROPOSED PLAN
SCALE: 1/4"=1'-0"

APRIL 2, 2019



1 REAR ENTRY PROPOSED PLAN
SCALE: 1/4" = 1'-0"

APRIL 2, 2019

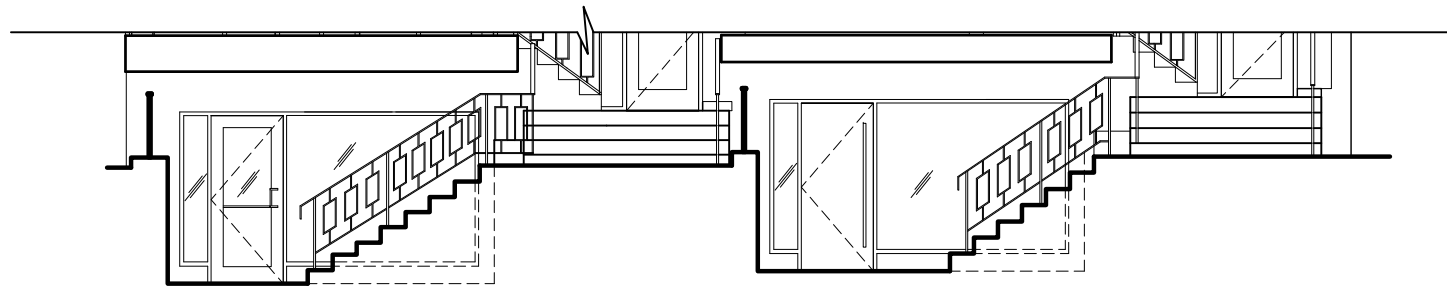


1 EXISTING BOYLSTON ST ELEVATION
SCALE: 1/8"=1'-0"

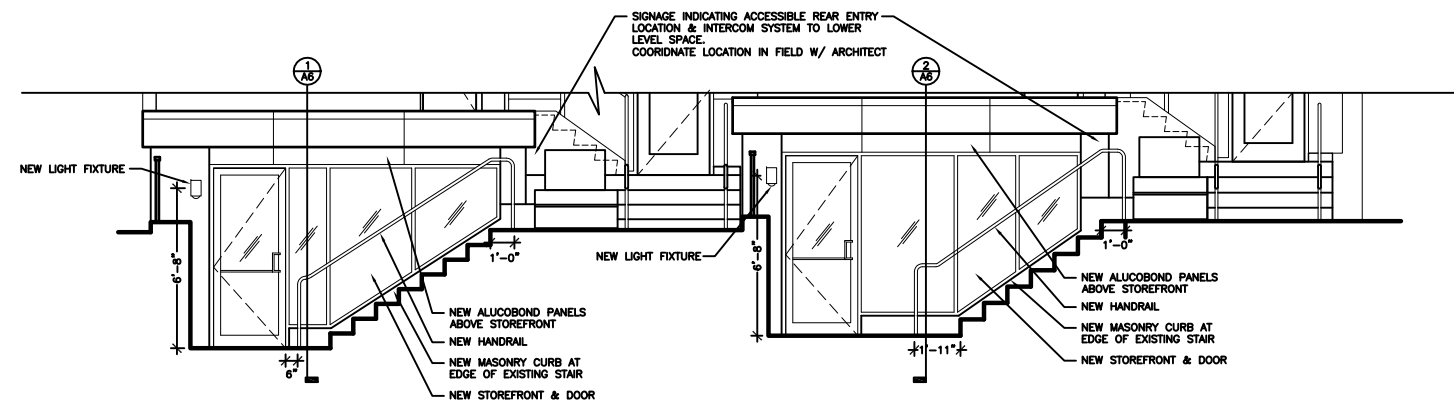


2 PROPOSED BOYLSTON ST ELEVATION
SCALE: 1/8"=1'-0"

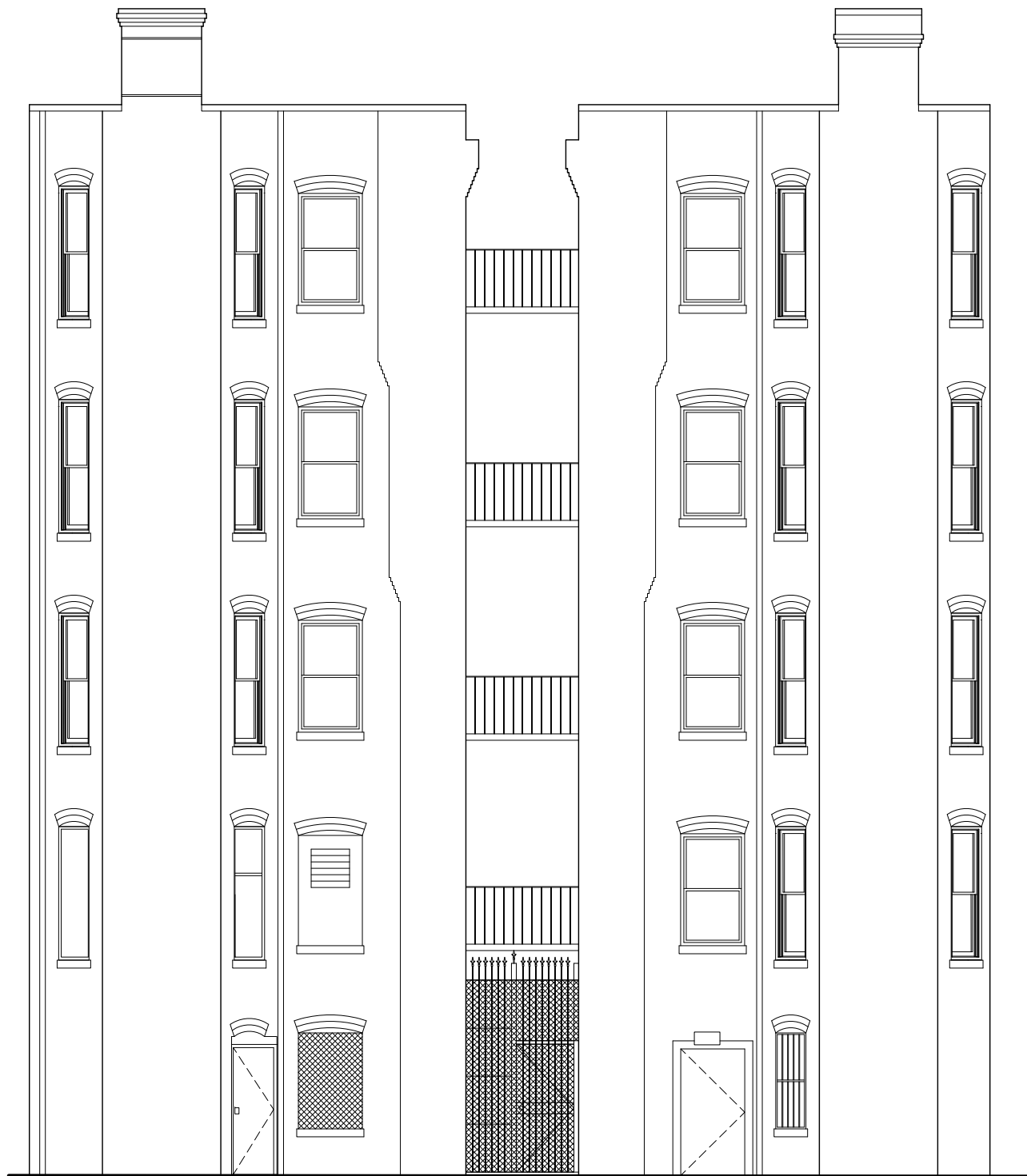
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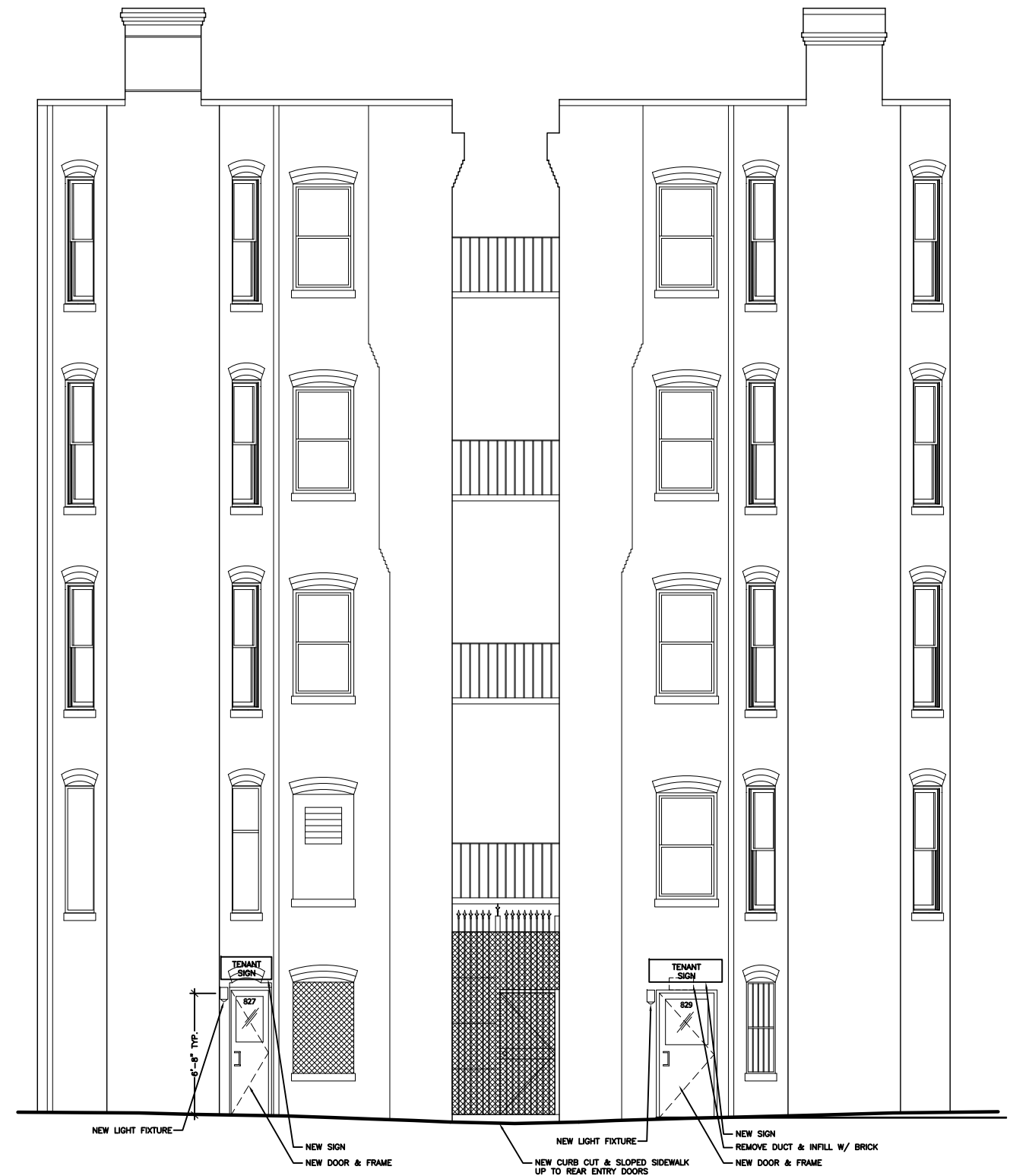
1 EXISTING BOYLSTON ST LOWER LEVEL ELEVATION
SCALE: 1/8"=1'-0"



2 PROPOSED BOYLSTON ST LOWER LEVEL ELEVATION
SCALE: 1/8"=1'-0"



1 EXISTING REAR/PUBLIC ALLEY 442 ELEVATION
SCALE: 1/8"=1'-0"



2 PROPOSED REAR/PUBLIC ALLEY 442 ELEVATION
SCALE: 1/8"=1'-0"



Looking East Down Boylston Street

PROPOSED RENDERINGS

APRIL 2, 2019



Front View

PROPOSED RENDERINGS

APRIL 2, 2019



Looking West Down Boylston Street

PROPOSED RENDERINGS

APRIL 2, 2019



Looking East Down Boylston Street

PROPOSED RENDERINGS

APRIL 2, 2019



Front View

PROPOSED RENDERINGS

APRIL 2, 2019



Looking West Down Boylston Street

PROPOSED RENDERINGS

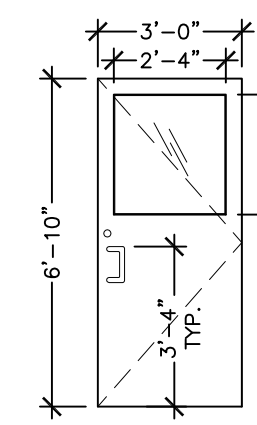
APRIL 2, 2019

DOOR SCHEDULE

DOOR NO.	LOCATION	TYPE	WIDTH	HEIGHT	DEPTH	HEAD DETAIL	JAMB DETAIL	FRAME TYPE	HARDWARE SET	REMARKS
101	829 REAR ENTRY	A	3'-0"	6'-10"	1-3/4"	3/A0	4/A0	1	1	VERIFY EXISTING HEAD CAN BE RAISED TO FIT 6'-10" DOOR
102	827 REAR ENTRY	A	3'-0"	6'-10"	1-3/4"	3/A0	4/A0	1	1	VERIFY EXISTING HEAD CAN BE RAISED TO FIT 6'-10" DOOR

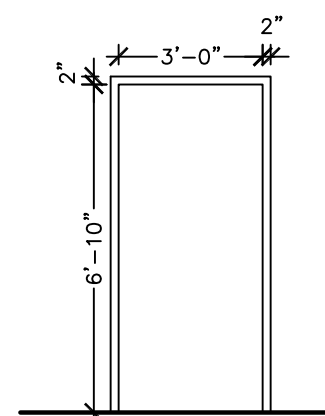
DOOR HARDWARE SCHEDULE:

- 1: EXTERIOR ENTRY DOOR: LOCKSET, KEY ACCESS
- HARDWARE: KAWNEER CO-9/CP-II PUSH PULL
- ADAMS-RITE 4590 LATCH PADDLE
- KEY ACCESS ON EXTERIOR
- CLOSER: LCN 4041
- WEATHER STRIPPING



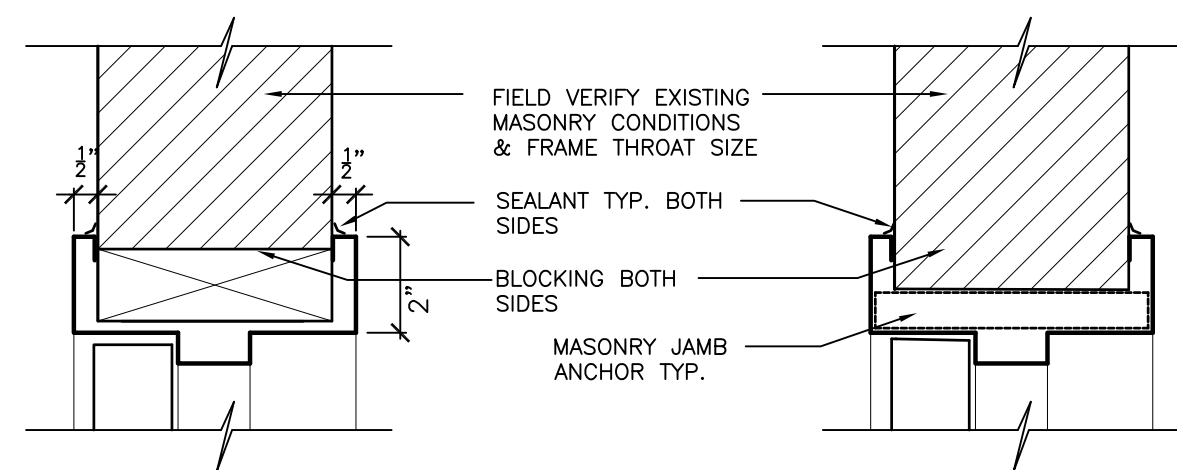
A
EXTERIOR STEEL DOOR W/
HALF GLASS PANEL

1 DOOR TYPES
SCALE: 1/4"=1'-0"



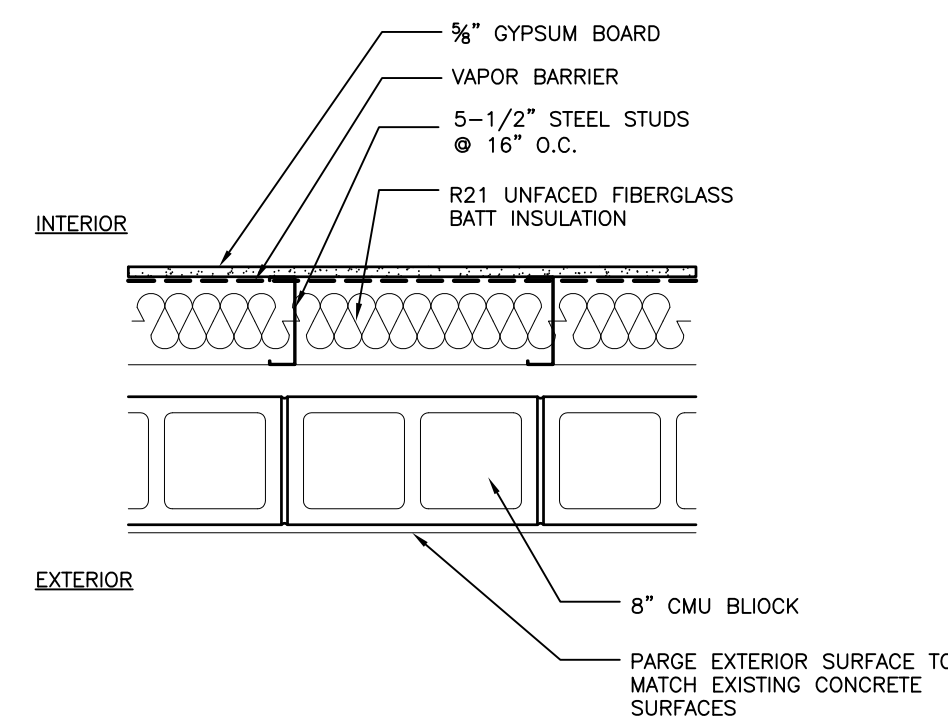
1
WELDED STEEL
FULLY WEATHERSTRIPPED

2 FRAME TYPES
SCALE: 1/4"=1'-0"



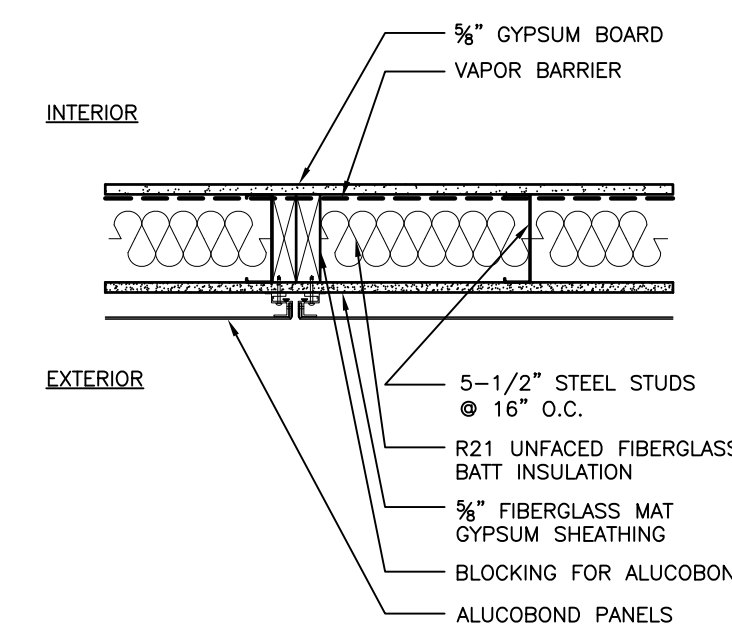
3 TYPICAL DOOR HEAD
SCALE: 3"=1'-0"

4 TYPICAL DOOR JAMB
SCALE: 3"=1'-0"

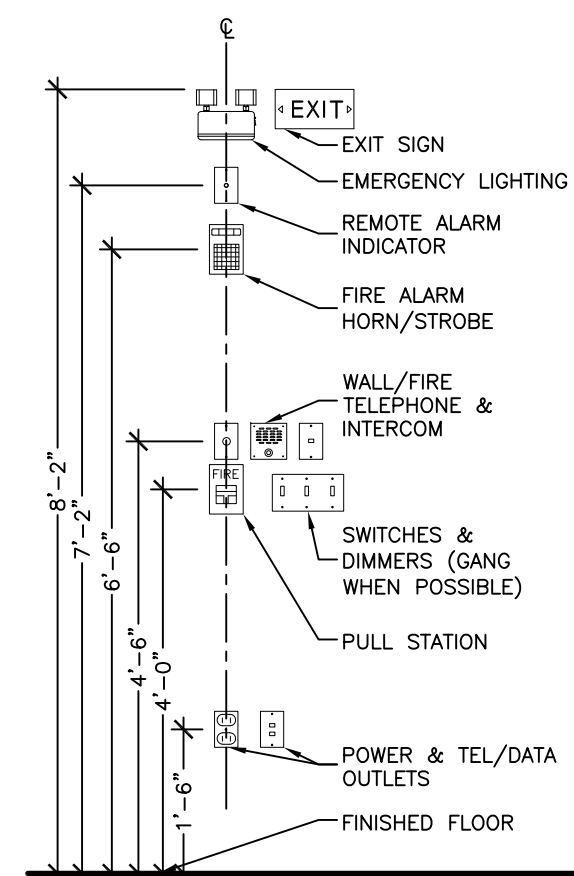


A
NEW CMU PARTITION W/ STUD BACKUP

5 PARTITION TYPES
SCALE: 1"=1'-0"



B
NEW PARTITION ABOVE STOREFRONT



6 TYP. DEVICE MOUNTING HEIGHTS
SCALE: 1/2"=1'-0"

GENERAL NOTES:

THESE DRAWINGS ARE INTENDED TO PROVIDE THE BASIS FOR THE PERFORMANCE OF A COMPLETELY FINISHED JOB. ANYTHING NOT EXPRESSLY SET FORTH, BUT WHICH IS REASONABLY IMPLIED AND/OR NECESSARY FOR PROPER PERFORMANCE OF THIS WORK, SHALL BE INCLUDED.

NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN THE DOCUMENTS. WORK THAT PROCEEDS WITHOUT NOTIFYING THE ARCHITECT IS AT THE CONTRACTOR'S OWN RISK. COSTS OF ANY CHANGES REQUIRED BY THE ARCHITECT OF SAID WORK SHALL BE SOLELY BORNE BY THE CONTRACTOR.

DIMENSIONS ARE TO BE ALIGNED ON CENTER OF STEEL, OR FACE OF GYPSUM BOARD, OR EXISTING SURFACE (UNLESS OTHERWISE NOTED).

ALL CONSTRUCTION SHALL CONFORM TO ALL CODES AND REGULATIONS HAVING JURISDICTION OVER THIS PROJECT, INCLUDING BUT NOT LIMITED TO THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE, ADA, ETC.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARDS OF PRACTICE AND ACCORDING TO APPLICABLE BUILDING CODES. ALL WORK SHALL BE COORDINATED WITH THE TENANT.

BEFORE COMMENCEMENT OF ANY WORK THAT CHANGES THE CONTRACT SUM, OR CONTRACT TIME, WRITTEN AUTHORIZATION MUST BE OBTAINED FROM THE ARCHITECT. WORK THAT PROCEEDS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT IS AT THE CONTRACTOR'S OWN RISK.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK. THIS INCLUDES BUT IS NOT LIMITED TO:

- A: PRE-BID SITE VISIT FOR VERIFICATION OF EXISTING CONDITIONS.
- B: FIELD DIMENSIONS AS REQUIRED.
- C: CONCEALMENT OF MECHANICAL/ELECTRICAL SERVICES BEHIND BUILDING FINISHES UNLESS INDICATED OTHERWISE.
- D: LOCATION OF MECHANICAL/ELECTRICAL SERVICES BEHIND BUILDING FINISHES.
- E: SWITCHES, OUTLETS, THERMOSTATS, FIRE-HORN/EMERGENCY LIGHTS, ETC., SHALL BE ALIGNED ON CENTER, VERTICALLY.

THE CONTRACTOR SHALL AT ALL TIMES PROTECT TENANT EMPLOYEES IN OR NEAR THE CONSTRUCTION AREA FROM TOXIC FUMES OR MATERIALS AND FROM HAZARDOUS ELECTRICAL OR MECHANICAL MATERIALS AND EQUIPMENT. HAZARDOUS MATERIALS AND WASTES SHALL BE HANDLED AND DISPOSED OF IN A MANNER WHICH COMPLIES WITH LOCAL LAWS, BUILDING CODES AND BUILDING REGULATIONS.

THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS/HER OPERATIONS. AT COMPLETION OF WORK HE SHALL REMOVE DEBRIS, SURPLUS MATERIAL, AND EQUIPMENT AND THOROUGHLY CLEAN ALL SURFACES OF THE NEW CONSTRUCTION SO THAT THE PREMISES ARE READY FOR IMMEDIATE OCCUPANCY.

CONTRACTOR SHALL VISIT SITE AND DETERMINE ALL BASE BUILDING CONDITIONS PRIOR TO COMMENCING WORK. ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.

THE GENERAL CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR OVERALL COORDINATION OF ALL TENANT ARCHITECTURAL, MECHANICAL, AND ELECTRICAL WORK. SUCH COORDINATION SHALL RESULT IN CONCEALMENT OF ALL MECHANICAL/ELECTRICAL SERVICES BEHIND FINISHES AS DIMENSIONED ON PLANS AND ARCHITECTURAL DRAWINGS.

BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL MEET JOINTLY WITH THE OWNER AND ARCHITECT TO REVIEW AND APPROVE A JOB SCHEDULE. THE WORK SHALL BE PERFORMED AS INDICATED ON THE DRAWINGS. TARGET DATES MUST BE SET BY THE CONTRACTOR FOR THE COMPLETION OF MAJOR PHASES OF THE WORK.

CONSTRUCTION NOTES:

UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FACE G.W.B. THE ARCHITECT SHALL BE NOTIFIED BY GENERAL CONTRACTOR OF ANY DIMENSIONAL VARIATIONS FROM THESE DRAWINGS PRIOR TO CONSTRUCTION.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. UNDER NO CIRCUMSTANCES ARE PARTITIONS TO BE LOCATED BY SCALING 1/8" DRAWINGS. THE GENERAL CONTRACTOR WILL COORDINATE WITH THE ARCHITECT ANY DIMENSIONALLY UNCLEAR AREAS.

ALL LOCATIONS WHERE "CLEAR" OR "CRITICAL" DIMENSIONS ARE CALLED OUT AND CANNOT BE SET OR WHERE A CORRIDOR WIDTH WILL BE LESS THAN 3'-8" (CODE) IN DIMENSION, NOTIFY ARCHITECT PRIOR TO CONSTRUCTION.

WHERE NEW CONSTRUCTION WILL BE ADJOINING EXISTING PARTITIONS, THE NEW CONSTRUCTION MUST MATCH EXISTING.

WHERE ARCHITECTURAL DRAWINGS DEPICT MECHANICAL OR ELECTRICAL ITEMS OR EQUIPMENT, INSTALLATION OF SUCH ITEMS SHALL CONFORM TO LOCATIONS SHOWN ON ARCHITECTURAL DRAWINGS.

ALL CORE ELECTRICAL FACILITIES SHALL REMAIN ACTIVE.

FURNITURE AND EQUIPMENT N.I.C., UNLESS NOTED OTHERWISE.

THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STEEL FABRICATION AND OTHER ITEMS NOT FABRICATED IN THE FIELD, INCLUDING MILLWORK, DOORS, AND HARDWARE.

THE GENERAL CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISH MATERIALS TO LAFRENIERE ARCHITECTS FOR ARCHITECT'S APPROVAL. TWO SAMPLES OF EACH MATERIAL SHALL BE SUBMITTED, EACH CLEARLY LABELED TO SHOW NAME, MATERIALS, TYPE OF MAKE, MANUFACTURER, SIZE OR GAUGE AND SUBMISSION DATE.

THE GENERAL CONTRACTOR SHALL SUBMIT LINE DRAWINGS FOR MODIFICATIONS TO MECHANICAL SYSTEMS SHOWING DUCT SIZE, DIFFUSER LOCATIONS, & AIR QUANTITY TO THE ARCHITECT & ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

SPRINKLER DESIGN TO BE DESIGN BUILD BY CONTRACTOR TO SATISFY CODE & LOCAL BUILDING OFFICIALS

827/829 BOYLSTON STREET

BOSTON, MA

PROGRESS DRAWINGS

REVISIONS:

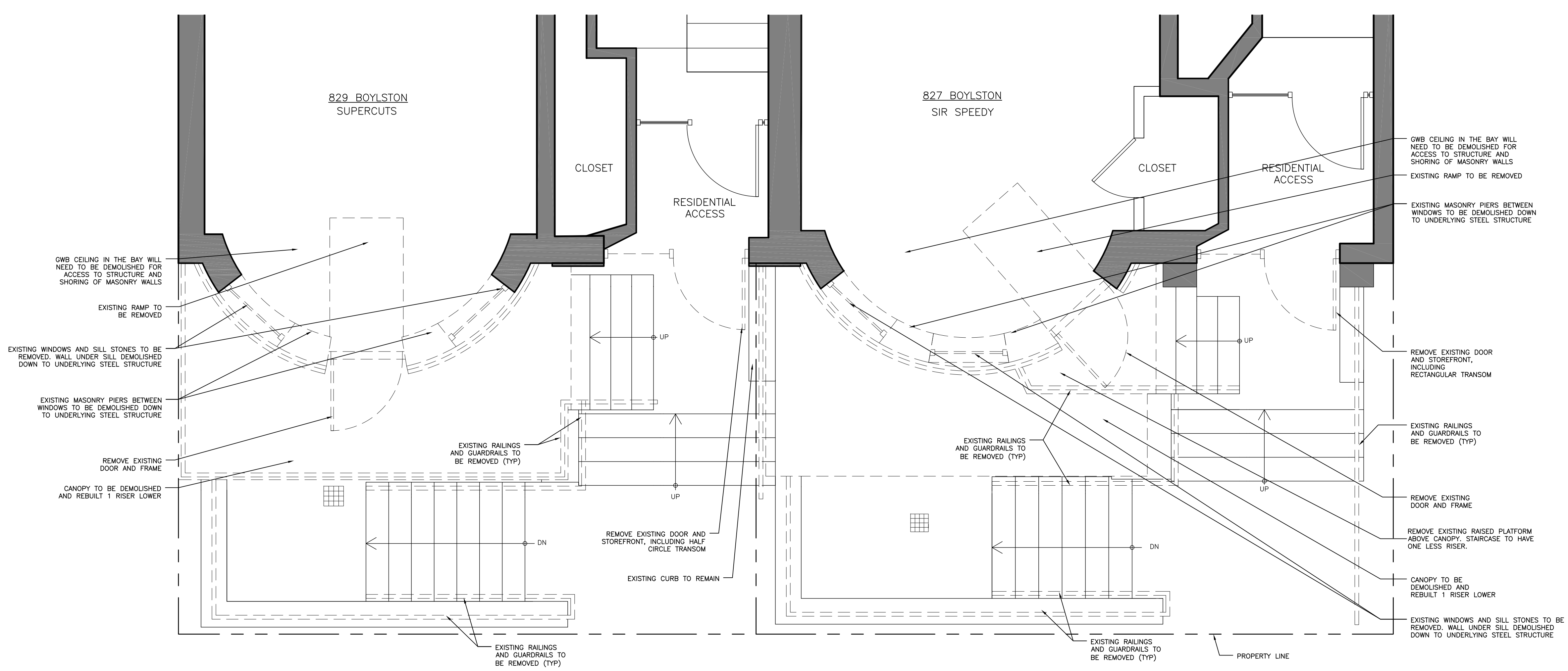
DATE: APRIL 2, 2019
PROJECT #: 18015
SCALE: AS NOTED

DEMOLITION PLANS

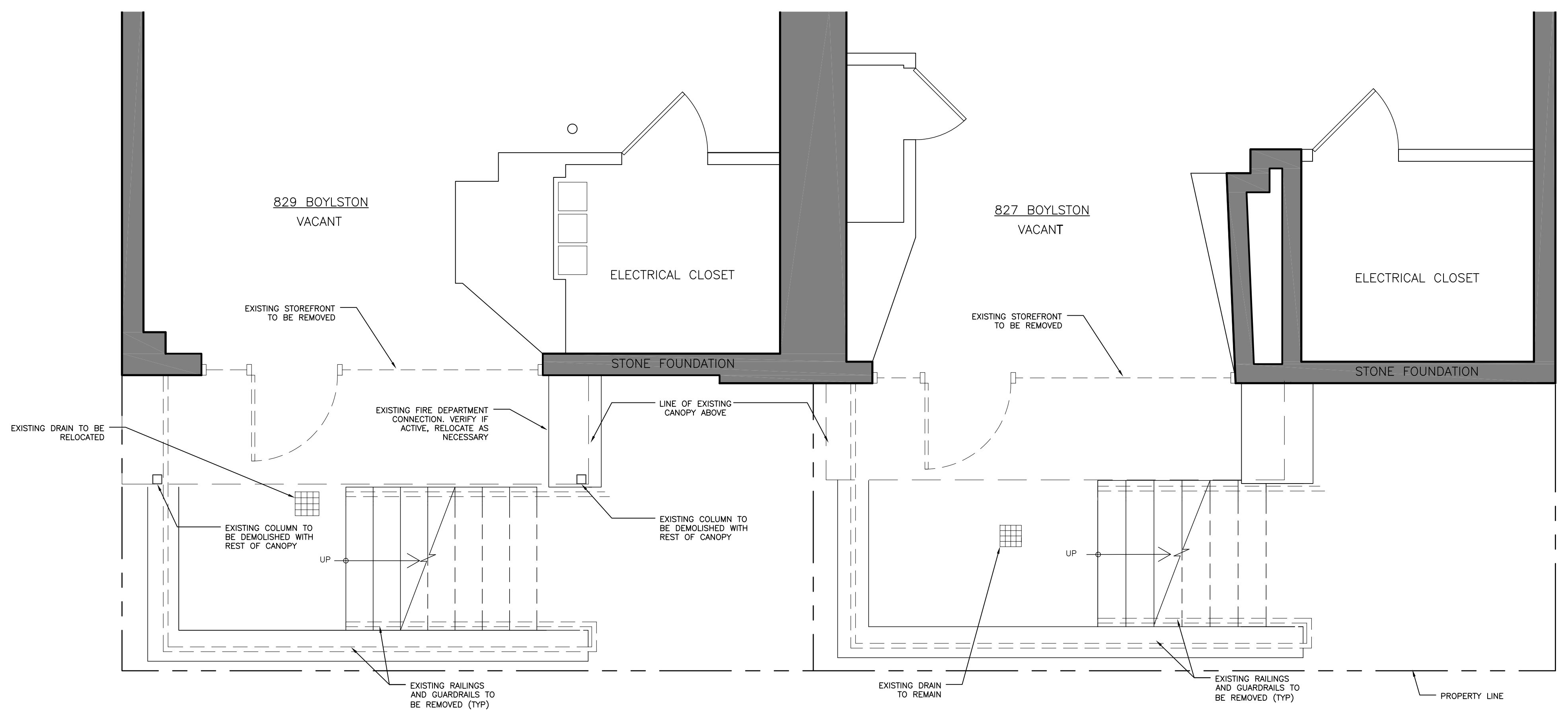
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DEMOLITION NOTES:

- CONTRACTOR TO FAMILIARIZE HIM/HER SELF WITH ALL EXISTING ELEMENTS OF CONSTRUCTION PRIOR TO COMMENCING DEMOLITION. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE BUILDING CODE, AND HEALTH REGULATIONS AND BE PERFORMED IN SUCH A MANNER AS TO ENSURE HUMAN SAFETY.
- CONTRACTOR TO COORDINATE THE REMOVAL AND RELOCATION OF ELECTRICAL AND MECHANICAL SYSTEMS AND DEVICES AS REQUIRED BY WALL DEMOLITION.
- ALL DEMOLITION TO BE ACCOMPLISHED IN SUCH A MANNER AS TO MINIMIZE DAMAGE TO ADJUTING CONSTRUCTION TO REMAIN.
- WHEN DEMOLITION OF ANY EXISTING ITEM IS IN QUESTION, NOTIFY ARCHITECT AND BUILDING MANAGER PRIOR TO DEMOLITION IN THE AREA.
- GC TO COORDINATE WITH BUILDING MANAGER ON SHUT-DOWN TIME WHEN WORKING ON EXISTING SYSTEMS.
- WHERE WALLS ARE REMOVED WHICH ABUT EXISTING TO REMAIN WALL, I.E. CORE WALLS AND PERIMETER WALLS, THE GENERAL CONTRACTOR SHALL PATCH AND SAND SMOOTH AND HAVE READY TO RECEIVE NEW FINISH.
- SALVAGE ITEM OF VALUE WHICH ARE NOT INDICATED TO BE RETURNED TO THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. STORAGE OR SALE OF ITEMS ON THE PROJECT SITE IS PROHIBITED.
- EXPLOSIVES: ARE NOT NECESSARY NOR PERMITTED.
- TRAFFIC: CONDUCT OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH THE NORMAL USE OF PUBLIC WAYS AND OTHER ADJACENT FLOORS. DO NOT CLOSE OBSTRUCT TRAFFIC WAYS, STREETS, WALKS OR OTHER USES OR FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND AUTHORITIES HAVING JURISDICTION.
- DUST AND NOISE CONTROL: TAKE SPECIAL CARE TO CONTROL DUST AND NOISE TO AVOID CREATING A NUISANCE. WET CONSTRUCTION MATERIALS WITH FINE SPRAY OR SPRINKLING SUFFICIENTLY OF WATER DURING REMOVAL, CUTTING OR OTHER HANDLING SO AS TO REDUCE EMISSION OF AIRBORNE DUST.
A: WHERE REQUIRED AGENCIES HAVE JURISDICTION, CERTAIN NOISE-PRODUCING WORK MAY HAVE TO BE PERFORMED DURING SPECIFIED HOURS ONLY. THE GENERAL CONTRACTOR AND TRADE CONTRACTORS MAY BE REQUIRED AT TIMES TO PERFORM WORK TASKS AFTER REGULAR BUSINESS HOURS IF NOISE CANNOT BE ATTENUATED TO THE SATISFACTION OF THE OWNER. PRIOR TO THE START OF SELECTIVE DEMOLITION, THE GENERAL CONTRACTOR SHALL SUBMIT TO THE OWNER A NOISE CONTROL PROGRAM FOR REVIEW.
B: THE GENERAL CONTRACTOR SHALL RECOGNIZE THAT THE BUILDING WILL REMAIN OCCUPIED THROUGHOUT DEMOLITION AND SHALL USE EVERY EFFORT AND MEANS POSSIBLE TO MINIMIZE NOISE CAUSED BY HIS DEMOLITION OPERATIONS.
- FIRE WATCH: PROVIDE A FIRE WATCH DURING ANY TORCH CUTTING PROCEDURES REQUIRED FOR DEMOLITION PURPOSES.



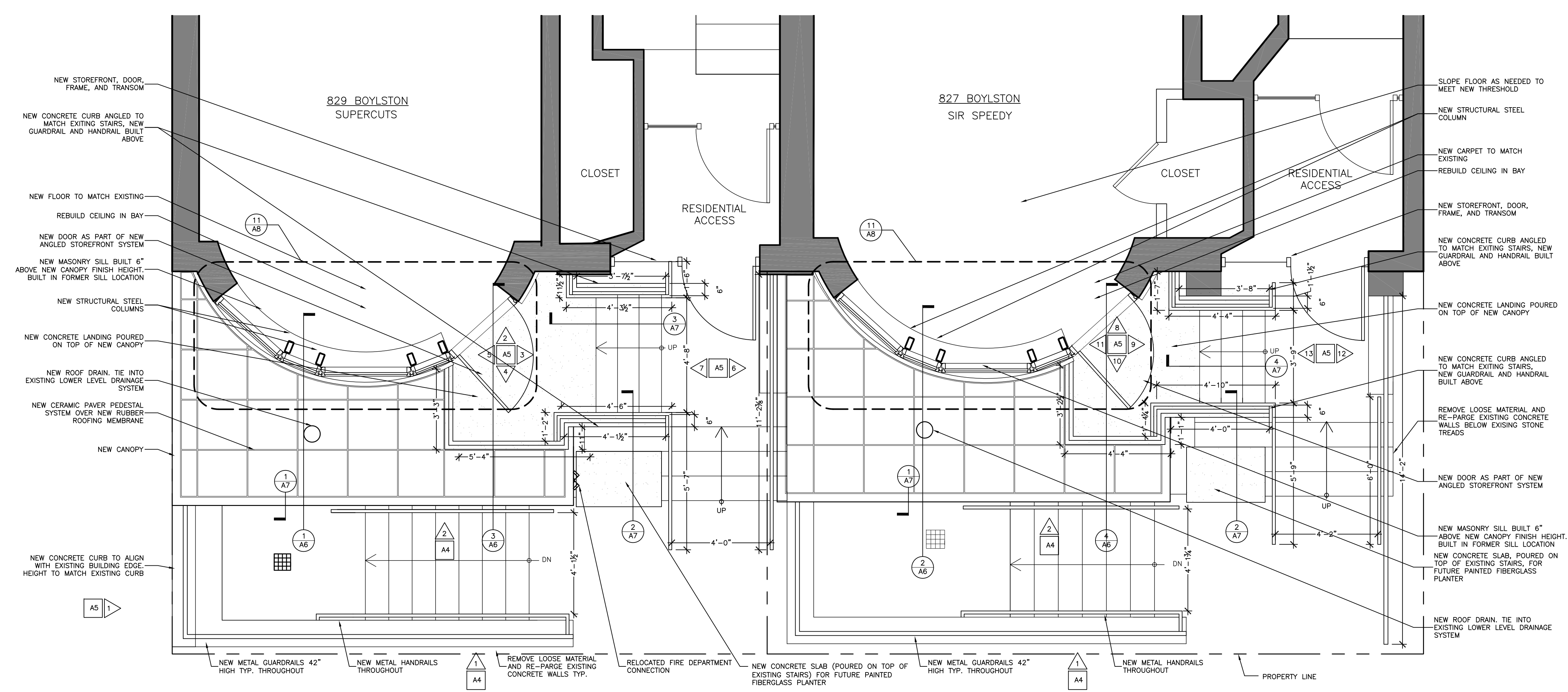
1 STREET LEVEL PLAN
SCALE: 3/8"=1'-0"



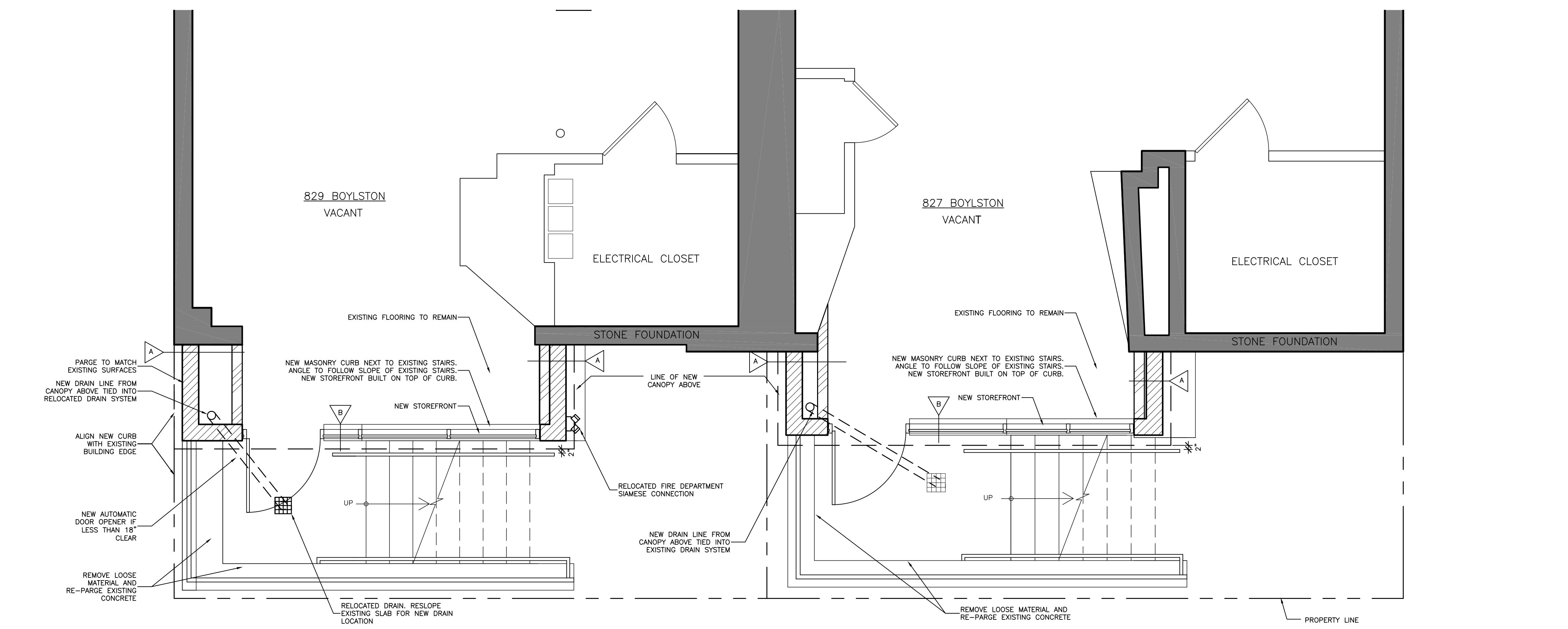
2 LOWER LEVEL PLAN
SCALE: 3/8"=1'-0"

CONSTRUCTION NOTES:

1. THE G.C. SHALL REVIEW OWNER'S CONTRACT REGARDING PHASING, AND PROVIDING TEMPORARY PROTECTION/BARRIERS OF EXISTING SPACE DURING CONSTRUCTION.
2. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
3. BEFORE STARTING FRAMING OF PARTITIONS THE G.C. SHOULD LAY OUT THE PARTITIONS ON THE FLOOR AND CONTACT THE ARCHITECT (MINIMUM OF 24HRS PRIOR) TO MAKE A FIELD VISIT AND VERIFY THE LAYOUT. WORK THAT PROCEEDS WITHOUT NOTIFYING THE ARCHITECT IS AT THE CONTRACTOR'S OWN RISK. COSTS OF ANY CHANGES REQUIRED BY THE ARCHITECT OF SAID WORK SHALL BE SOLELY BORNE BY THE CONTRACTOR.
4. ALL CONFLICTS AND ITEMS FOR CLARIFICATION SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO AFFECTING WORK IN THAT AREA.
5. IF VARIANCE FROM THE EXISTING DRAWING OCCURS, NOTIFY THE ARCHITECT PRIOR TO COMMENCING ANY RELATED WORK.
6. CONTRACTOR SHALL VISIT THE SITE PRIOR TO PRICING. THE DRAWINGS DEPICT ONLY GENERALLY THE EXISTING CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT QUANTITY TAKEOFFS BASED ON FIELD OBSERVATIONS.
7. WHERE CONCEALED WOOD BLOCKING OR FRAMING IS REQUIRED, CONTRACTOR SHALL USE ONLY FIRE-RETARDANT TREATED WOOD.
8. ALL PLAN DIMENSIONS ARE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES AND OR DAMAGED EXISTING BASE BUILDING WORK WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF NEW TENANT WORK.
10. ANY EXISTING PARTITIONS OR CORE WALLS INDICATED TO REMAIN, WHICH ARE DAMAGED DURING CONSTRUCTION OF NEW TENANT WORK, SHALL BE PATCHED AND REPAIRED BY THE CONTRACTOR TO MATCH ORIGINAL CONDITIONS.
11. THE G.C. SHALL VERIFY THE LOCATIONS OF ALL EXISTING FIRE ALARM CALL BOXES, PULL STATIONS, EXTINGUISHERS, FIRE HOSE VALVE CABINETS, STROBES, ETC. AND SHALL RELOCATE AS REQUIRED WHERE IN CONFLICT WITH PARTITIONS AND/OR WHERE DEMOLITION OCCURS AND TO ACCOMMODATE NEW LAYOUT.
12. THE G.C. SHALL COORDINATE WITH DOOR AND GWB SUBS FOR FIT OF NEW FRAMES AT PARTITIONS SO NO GAPS OCCUR - G.C. TO VERIFY THROAT SIZE.



1 STREET LEVEL PLAN
SCALE: 3/8"=1'-0"

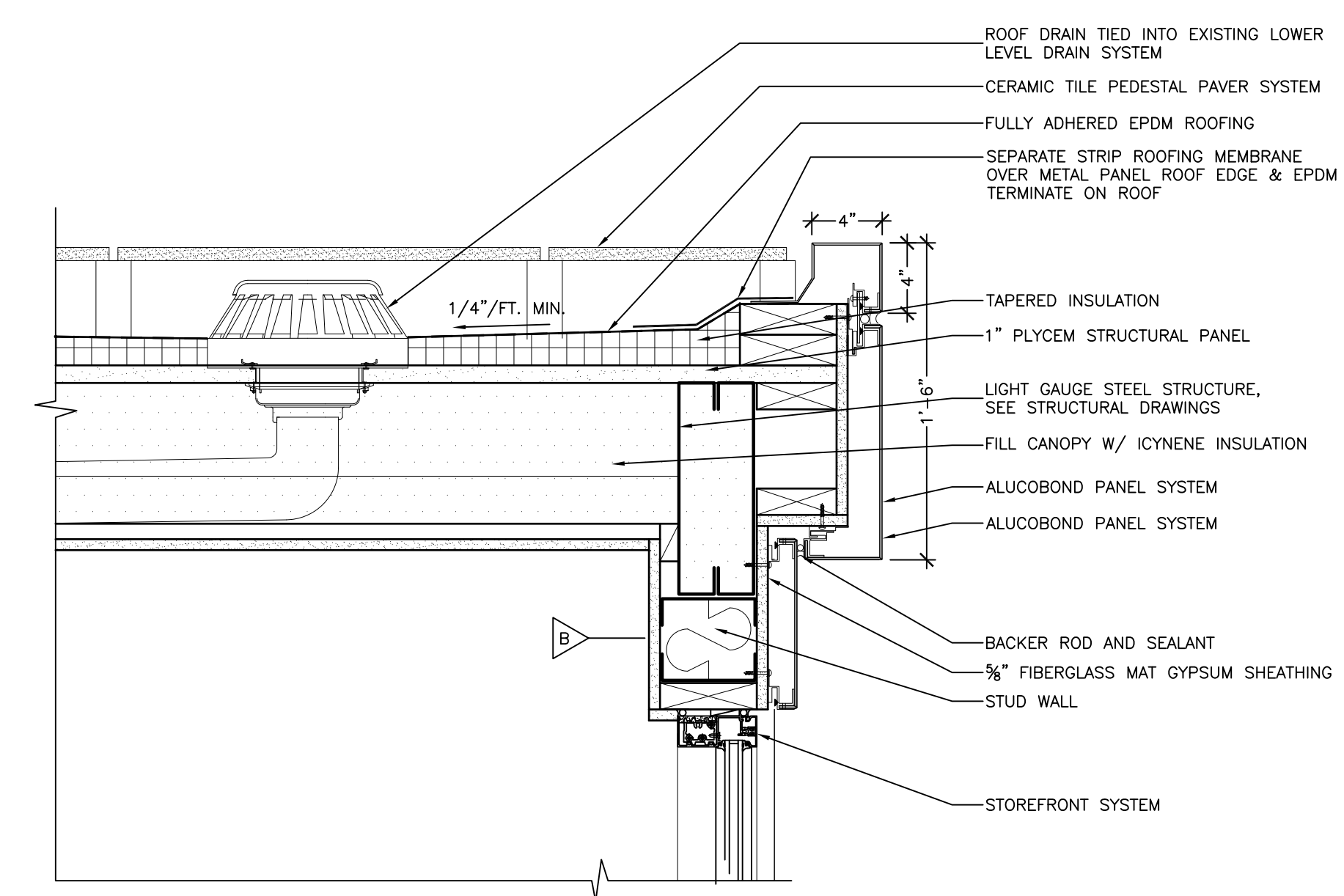


2 LOWER LEVEL PLAN
SCALE: 3/8"=1'-0"

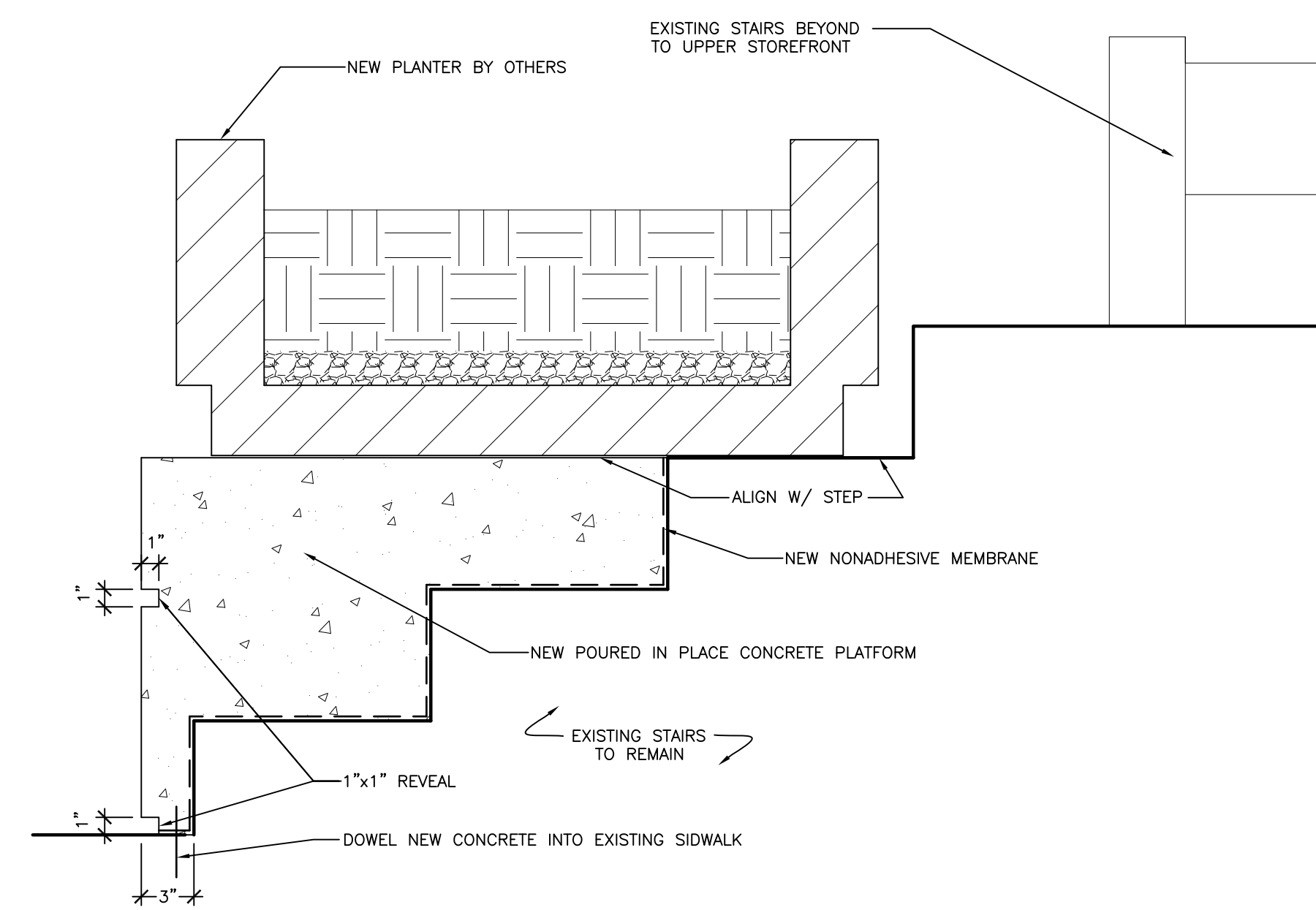
**827/829
BOYLSTON
STREET**

BOSTON, MA

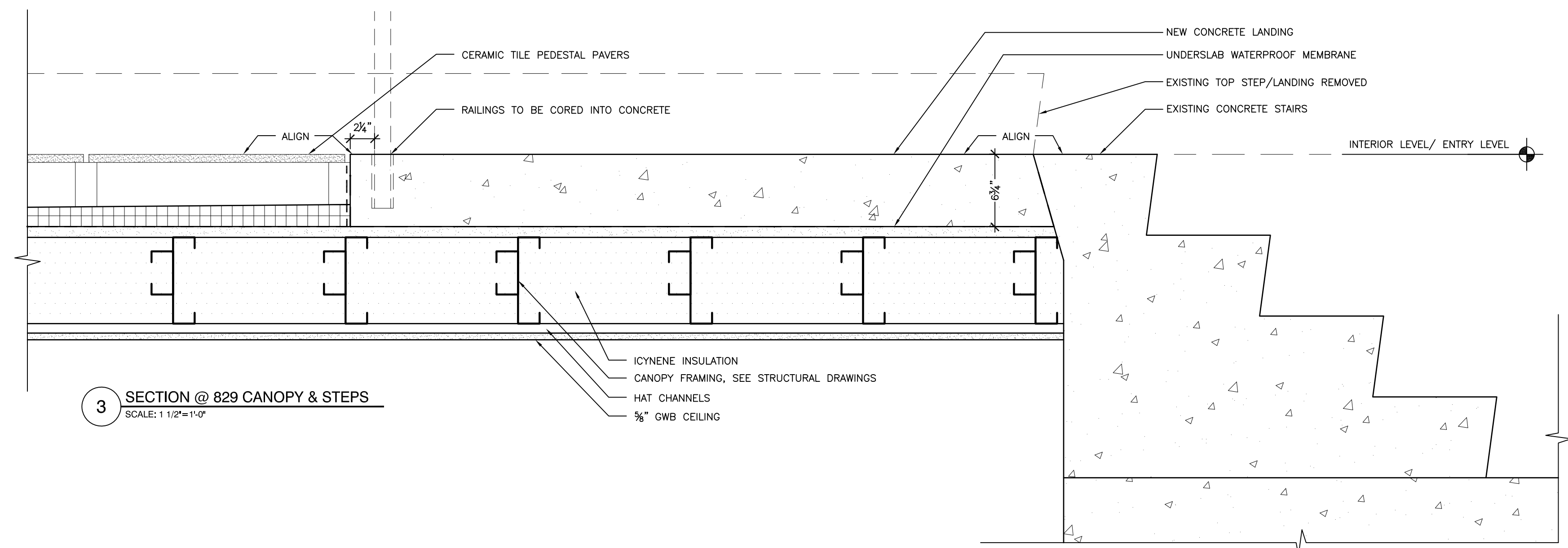
PROGRESS
DRAWINGS



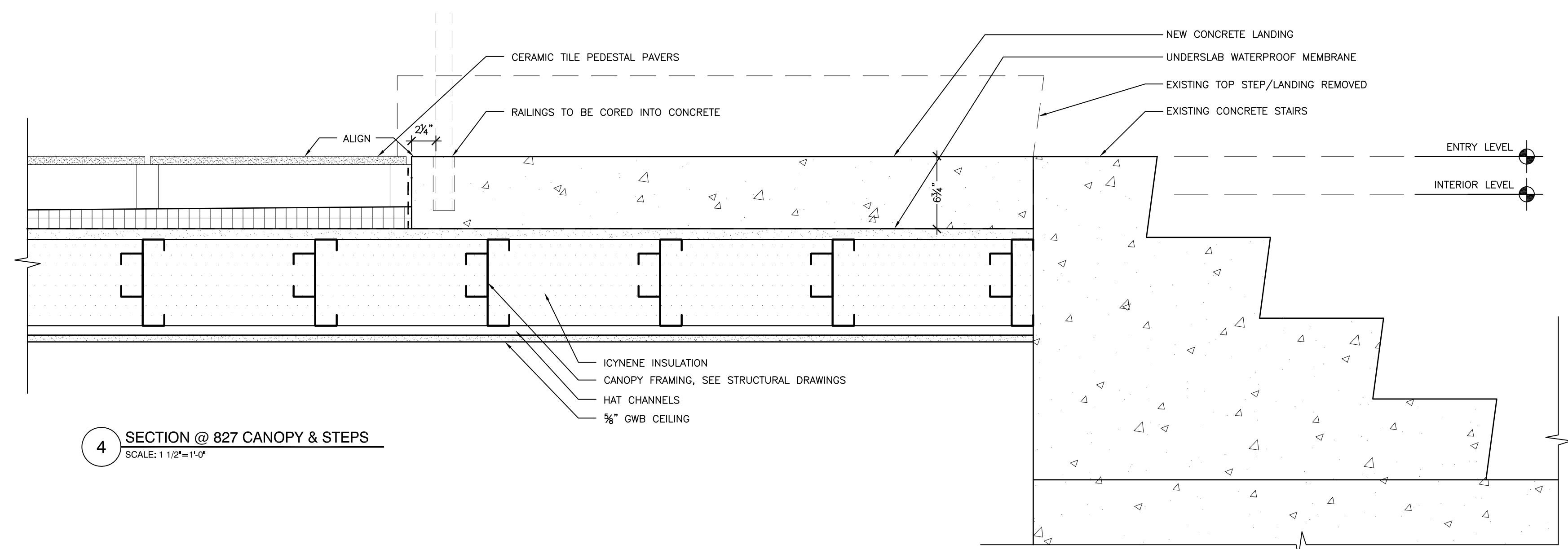
1 SECTION @ EDGE OF CANOPY
SCALE: 1 1/2"=1'-0"



2 SECTION @ NEW PLANTER
SCALE: 1 1/2"=1'-0"



3 SECTION @ 829 CANOPY & STEPS
SCALE: 1 1/2"=1'-0"



4 SECTION @ 827 CANOPY & STEPS
SCALE: 1 1/2"=1'-0"

REVISIONS:

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DETAILS

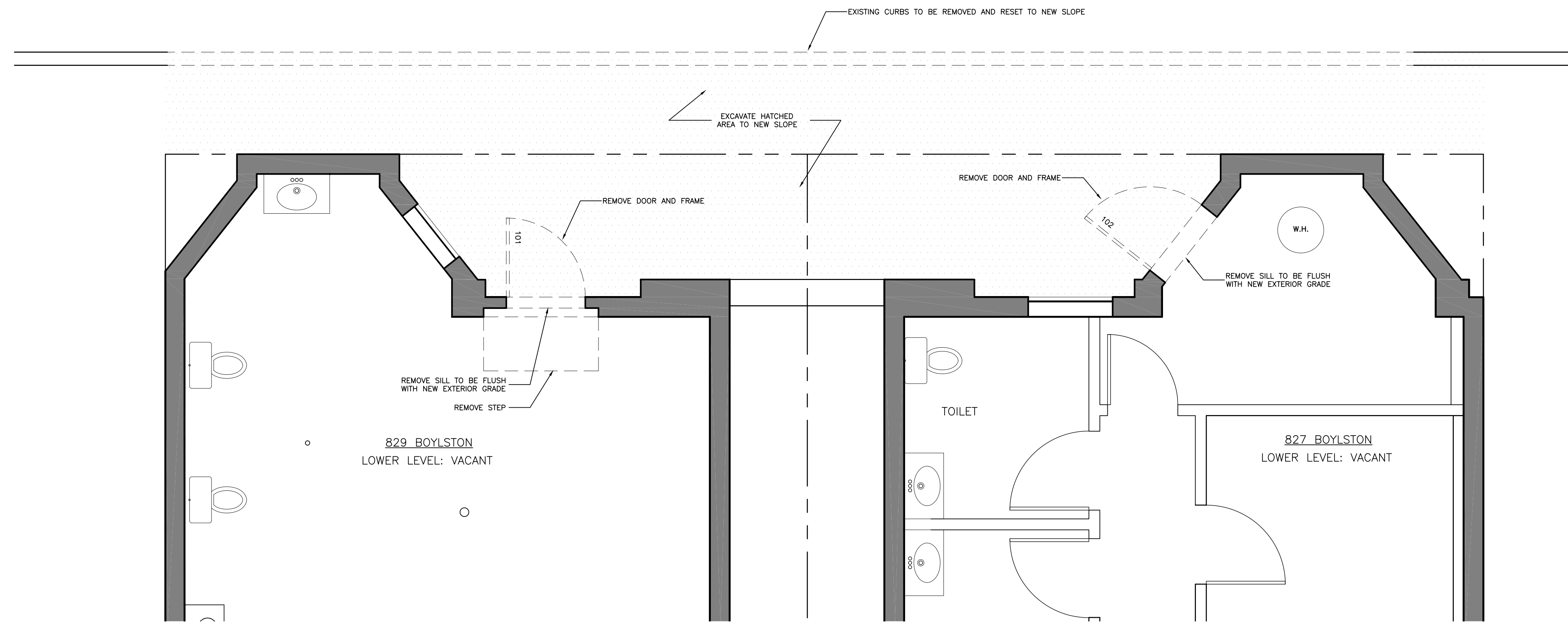
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DEMOLITION NOTES:

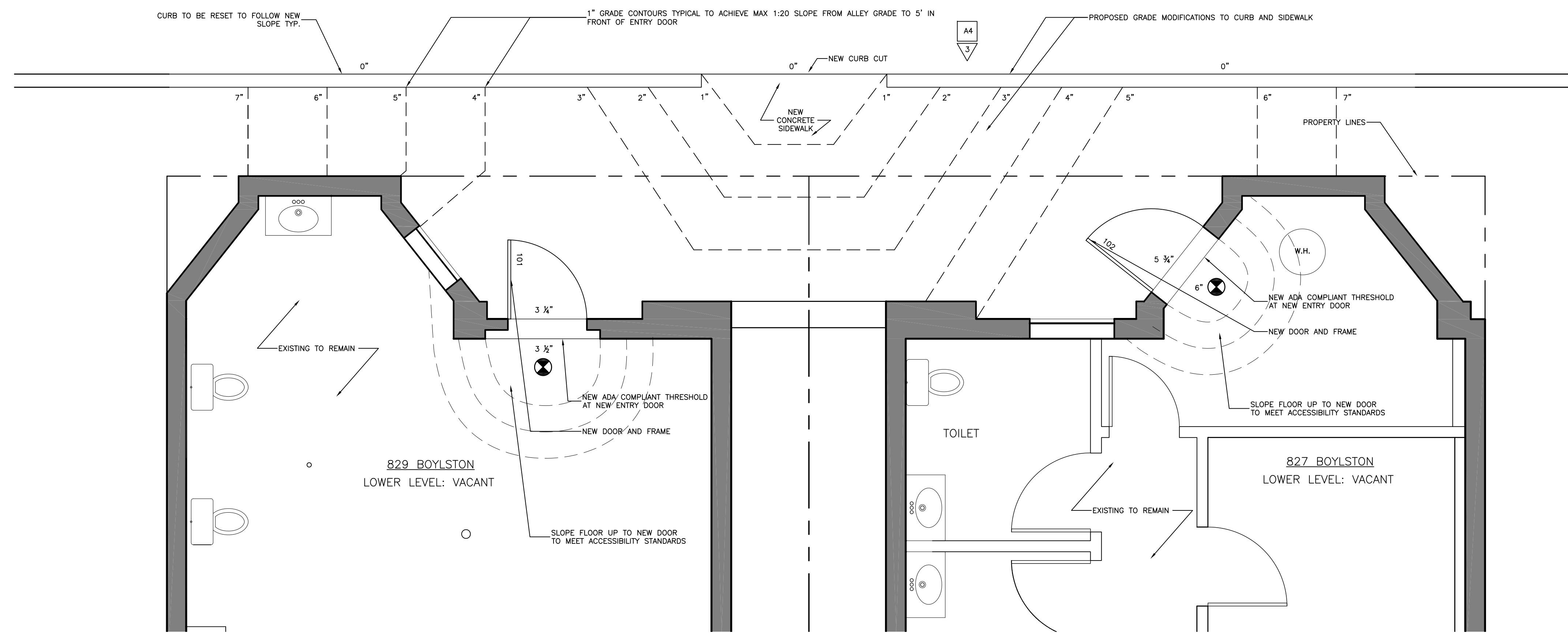
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- ALL CONFLICTS AND ITEMS FOR CLARIFICATION SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO AFFECTING WORK IN THAT AREA.
- IF VARIANCE FROM THE EXISTING DRAWING OCCURS, NOTIFY THE ARCHITECT PRIOR TO COMMENCING ANY RELATED WORK.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO PRICING. THE DRAWINGS DEPICT ONLY GENERALLY THE EXISTING CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT QUANTITY TAKEOFFS BASED ON FIELD OBSERVATIONS.
- WHERE CONCEALED WOOD BLOCKING OR FRAMING IS REQUIRED, CONTRACTOR SHALL USE ONLY FIRE-RETARDANT TREATED WOOD.
- ALL PLAN DIMENSIONS ARE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES AND OR DAMAGED EXISTING BASE BUILDING WORK WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF NEW TENANT WORK.
- ANY EXISTING PARTITIONS OR CORE WALLS INDICATED TO REMAIN, WHICH ARE DAMAGED DURING CONSTRUCTION OF NEW TENANT WORK, SHALL BE PATCHED AND REPAIRED BY THE CONTRACTOR TO MATCH ORIGINAL CONDITIONS.
- THE G.C. SHALL VERIFY THE LOCATIONS OF ALL EXISTING FIRE ALARM CALL BOXES, PULL STATIONS, EXTINGUISHERS, FIRE HOSE VALVE CABINETS, STROBES, ETC. AND SHALL RELOCATE AS REQUIRED WHERE IN CONFLICT WITH PARTITIONS AND/OR WHERE DEMOLITION OCCURS AND TO ACCOMMODATE NEW LAYOUT.
- THE G.C. SHALL COORDINATE WITH DOOR AND GWB SUBS FOR FIT OF NEW FRAMES AT PARTITIONS SO NO GAPS OCCUR - G.C. TO VERIFY THROAT SIZE.



1 REAR ENTRY DEMO PLAN
SCALE: 3/8" = 1'-0"



2 REAR ENTRY PART PLAN
SCALE: 3/8" = 1'-0"

REVISIONS:

DATE: APRIL 2, 2019
PROJECT #: 18015
SCALE: AS NOTED

REAR ENTRY DEMO AND PART PLANS

827/829 BOYLSTON STREET

BOSTON, MA

PROGRESS DRAWINGS

REVISIONS:

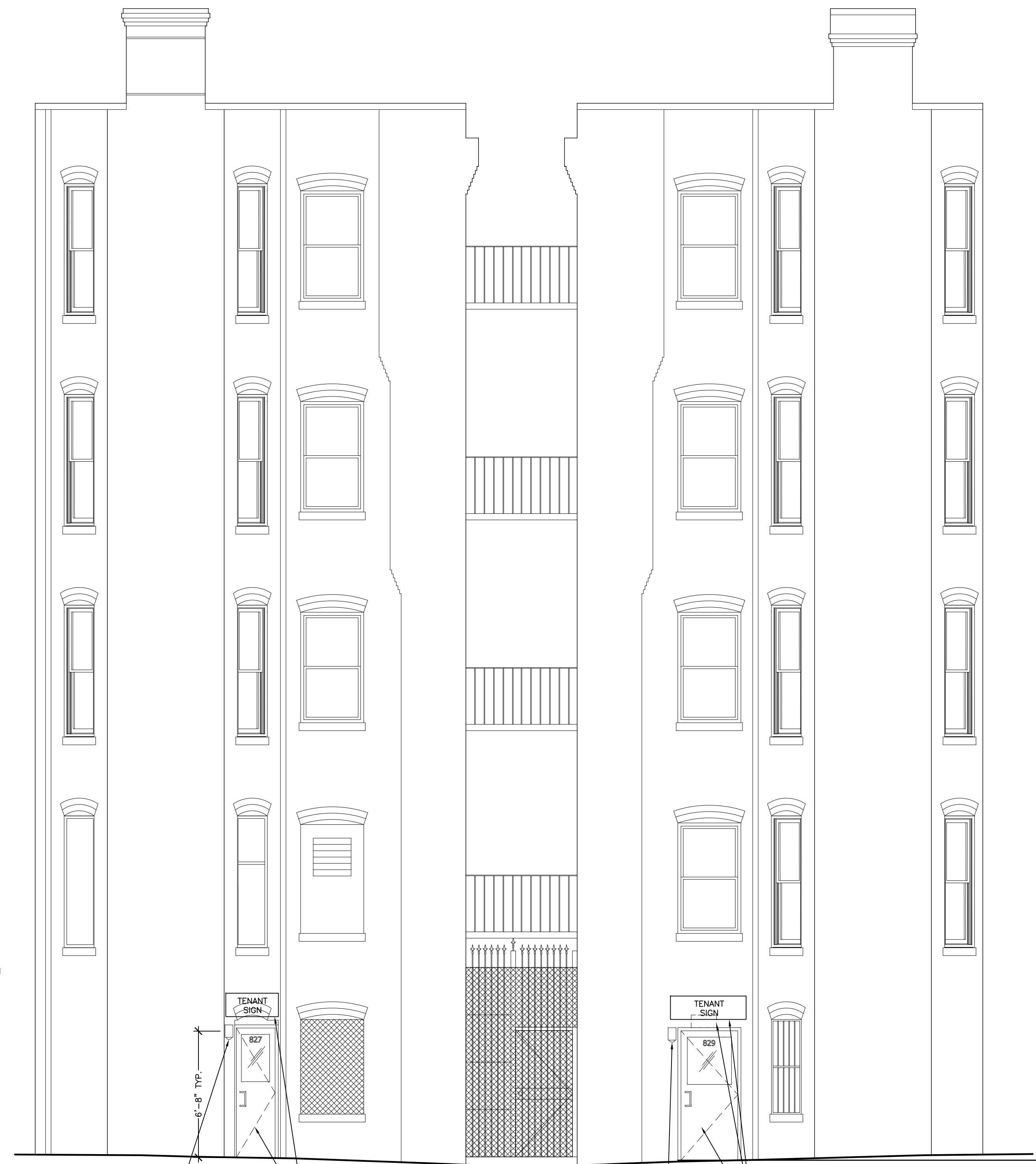
DATE: APRIL 2, 2019
PROJECT #: 18015
SCALE: AS NOTED

EXTERIOR ELEVATIONS

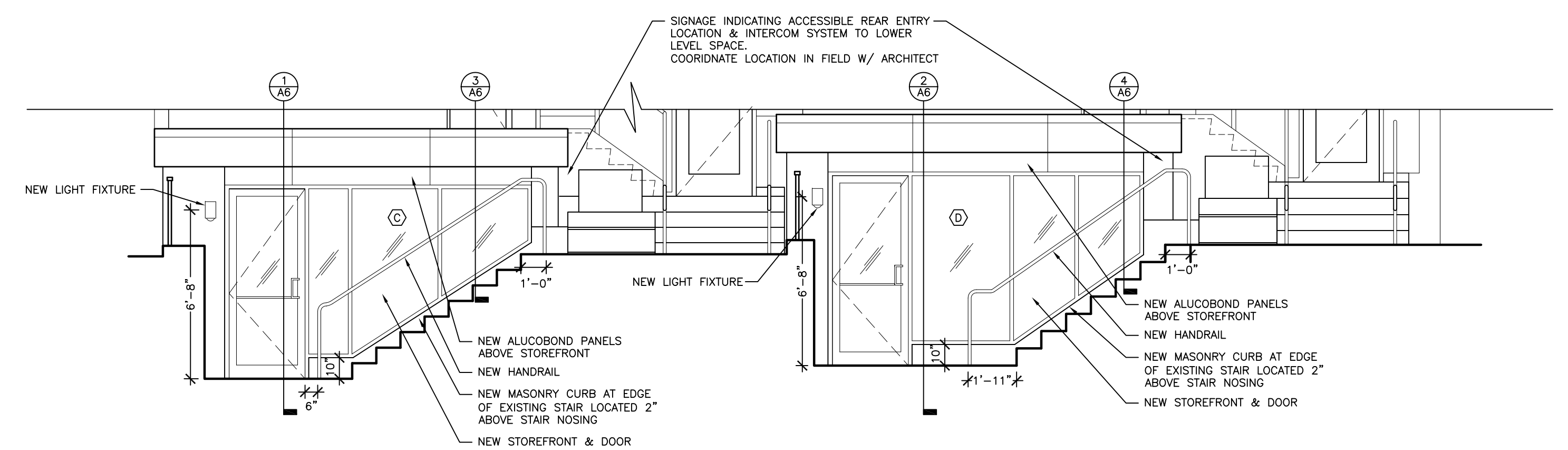
A4



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



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



2 FRONT LOWER LEVEL ELEVATION
SCALE: 1/4"=1'-0"

827/829 BOYLSTON STREET

BOSTON, MA

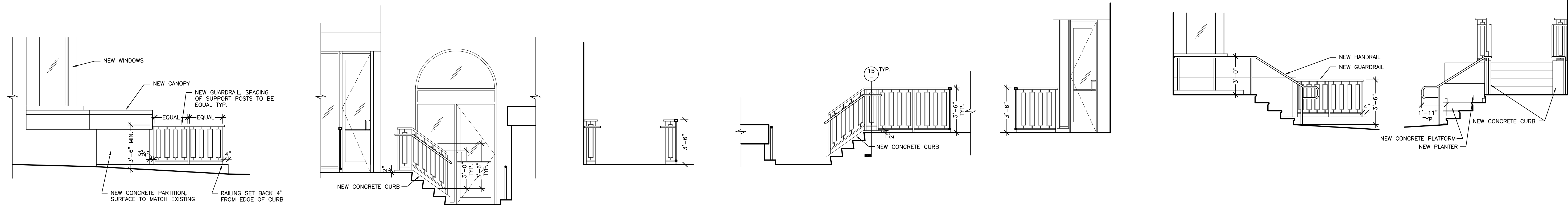
PROGRESS DRAWINGS

REVISIONS:

DATE: APRIL 2, 2019
PROJECT #: 18015
SCALE: AS NOTED

EXTERIOR ELEVATIONS & DETAILS

A5



1 829 ELEVATION
SCALE: 1/4"=1'-0"

2 829 ELEVATION
SCALE: 1/4"=1'-0"

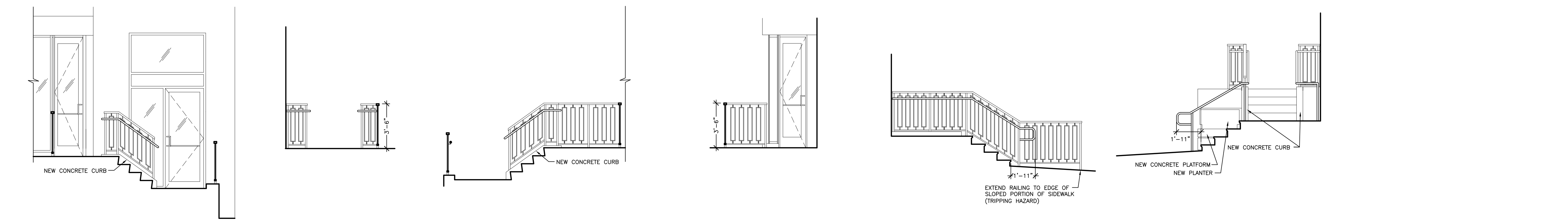
3 829 ELEVATION
SCALE: 1/4"=1'-0"

4 829 ELEVATION
SCALE: 1/4"=1'-0"

5 829 ELEVATION
SCALE: 1/4"=1'-0"

6 829 ELEVATION
SCALE: 1/4"=1'-0"

7 829 ELEVATION
SCALE: 1/4"=1'-0"



8 827 ELEVATION
SCALE: 1/4"=1'-0"

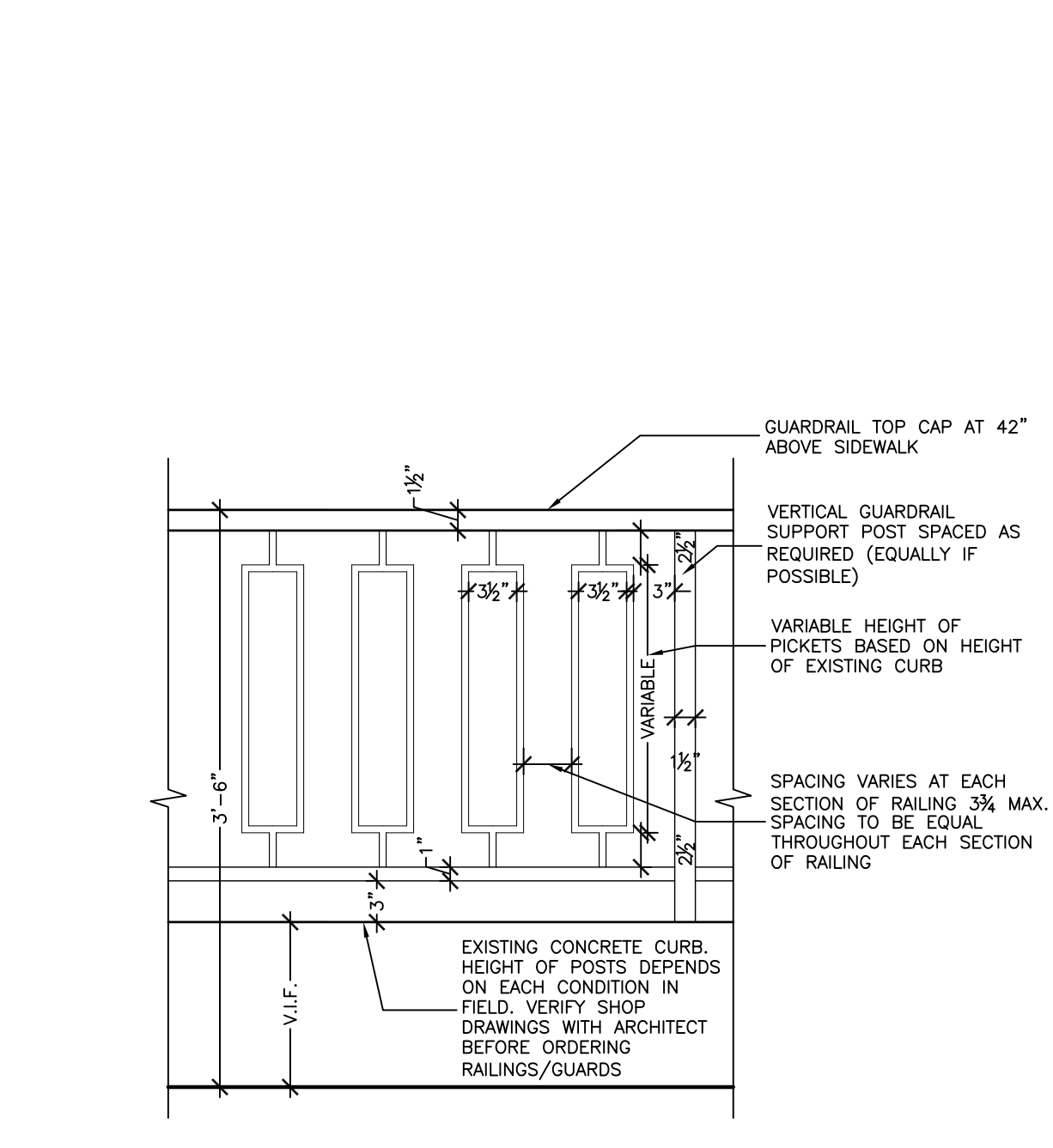
9 827 ELEVATION
SCALE: 1/4"=1'-0"

10 827 ELEVATION
SCALE: 1/4"=1'-0"

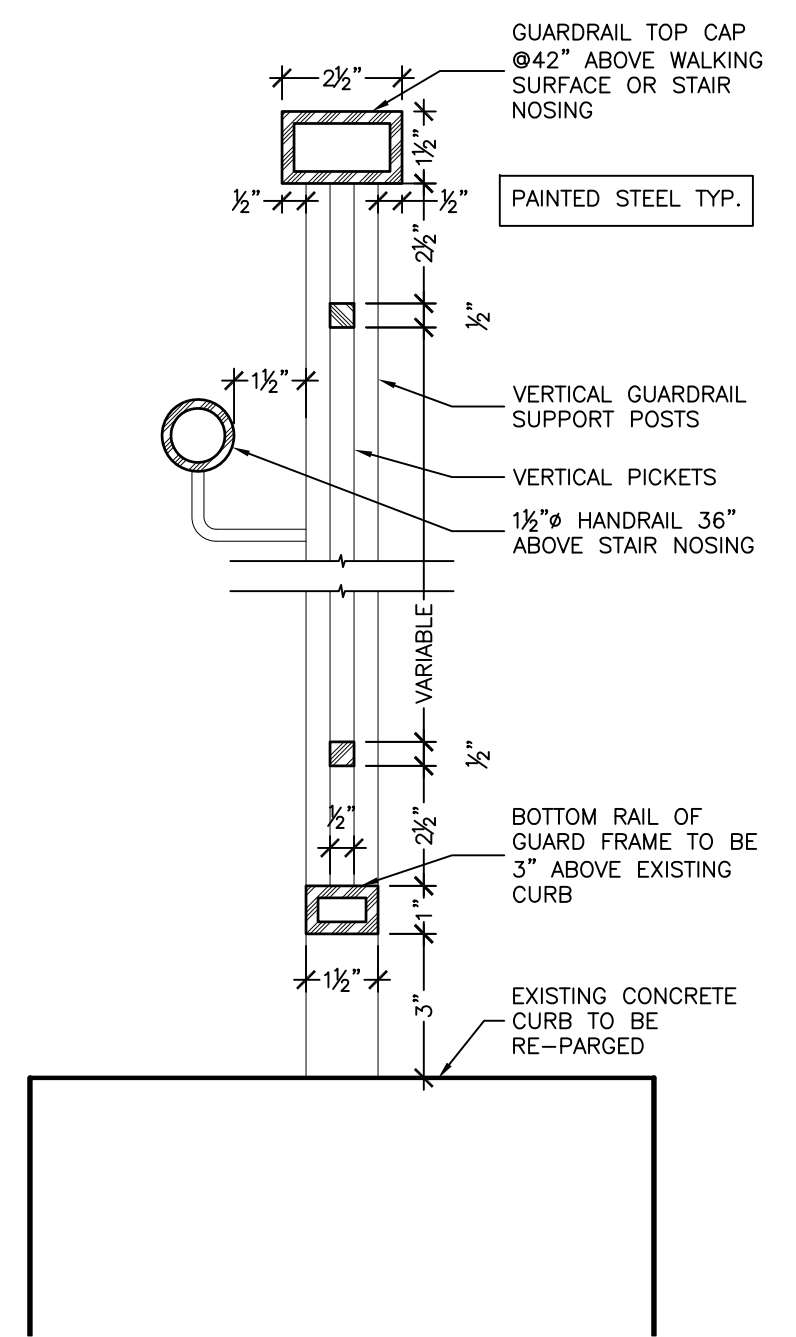
11 827 ELEVATION
SCALE: 1/4"=1'-0"

12 827 ELEVATION
SCALE: 1/4"=1'-0"

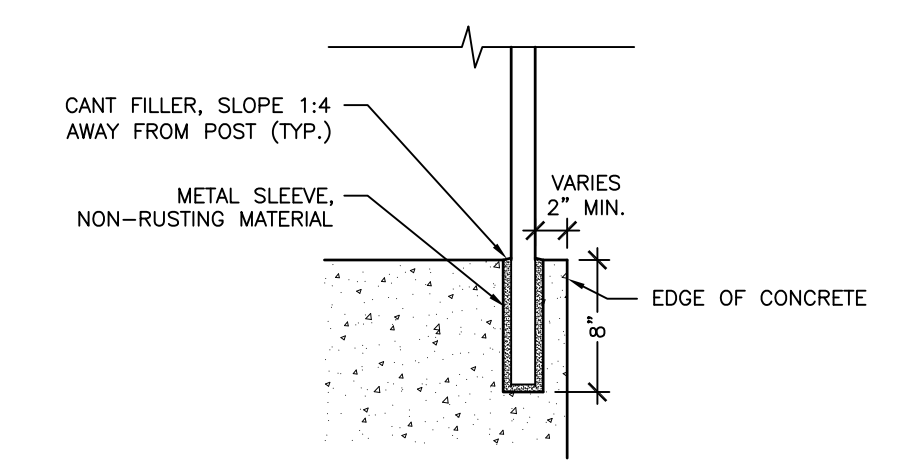
13 827 ELEVATION
SCALE: 1/4"=1'-0"



14 GUARDRAIL TYP. ELEVATION
SCALE: 1"=1'-0"



15 GUARDRAIL DETAIL
SCALE: 3"=1'-0"

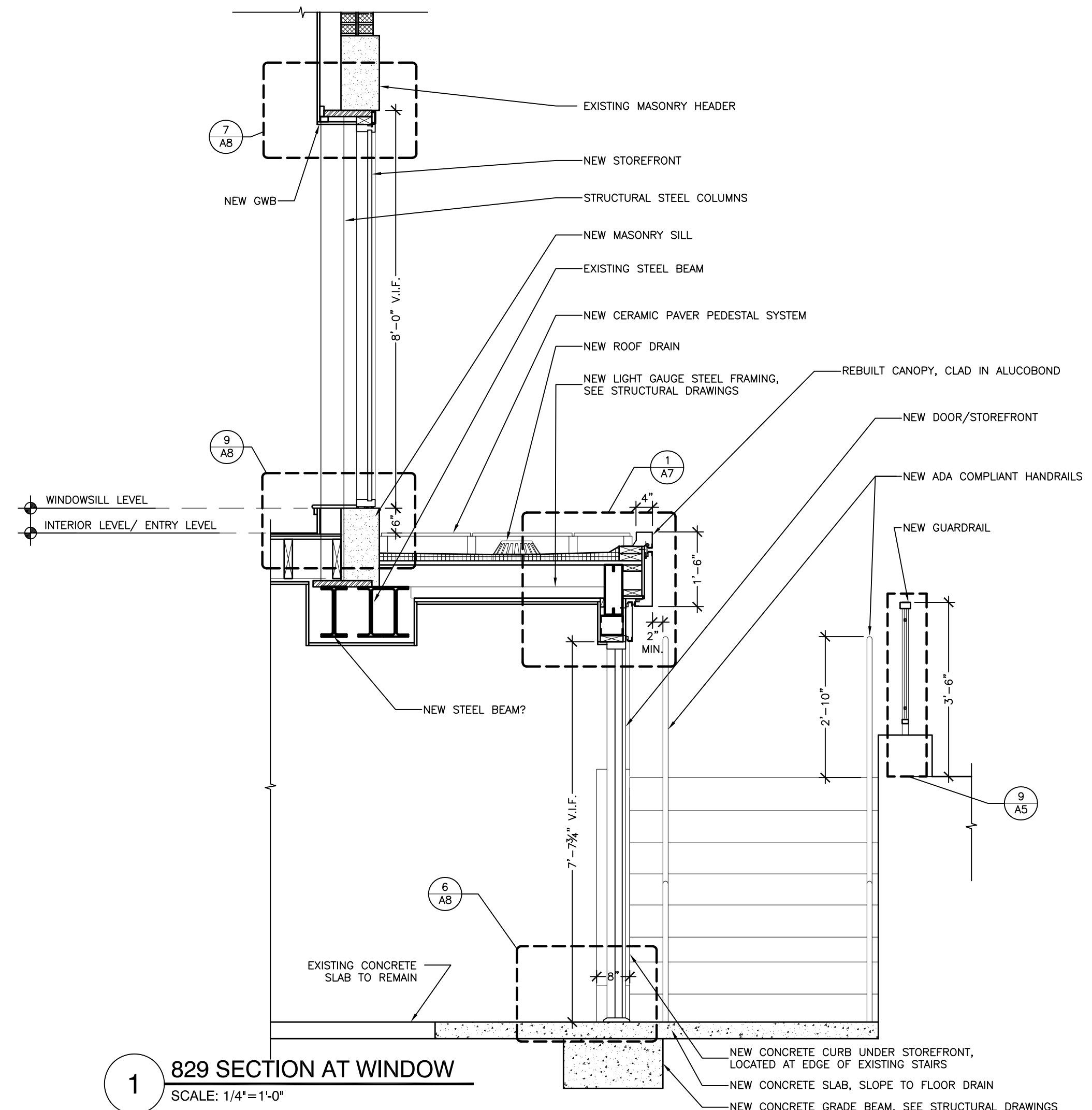


16 RAILING POST ANCHOR DETAIL
SCALE: 1"=1'-0"

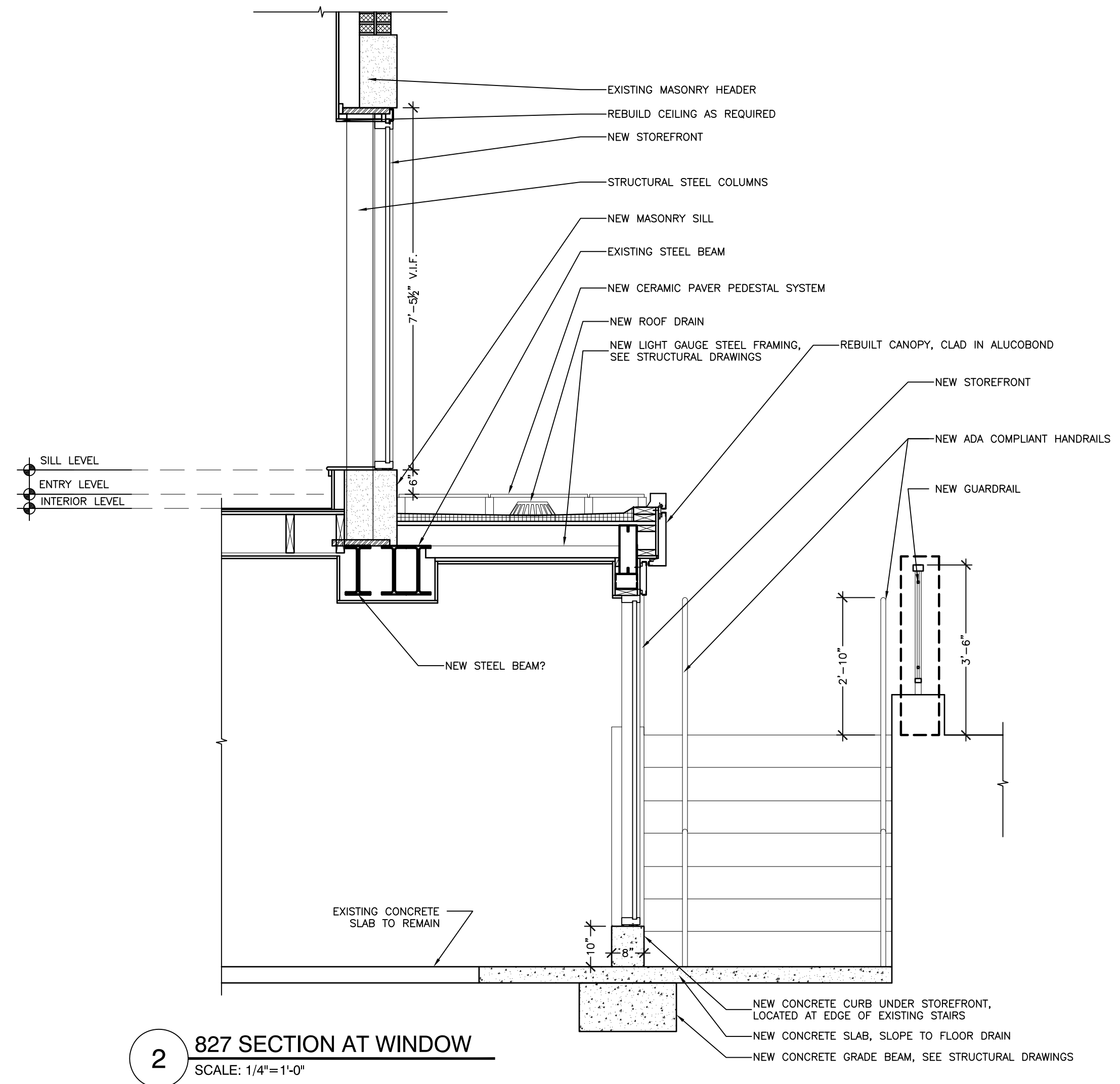
**827/829
BOYLSTON
STREET**

BOSTON, MA

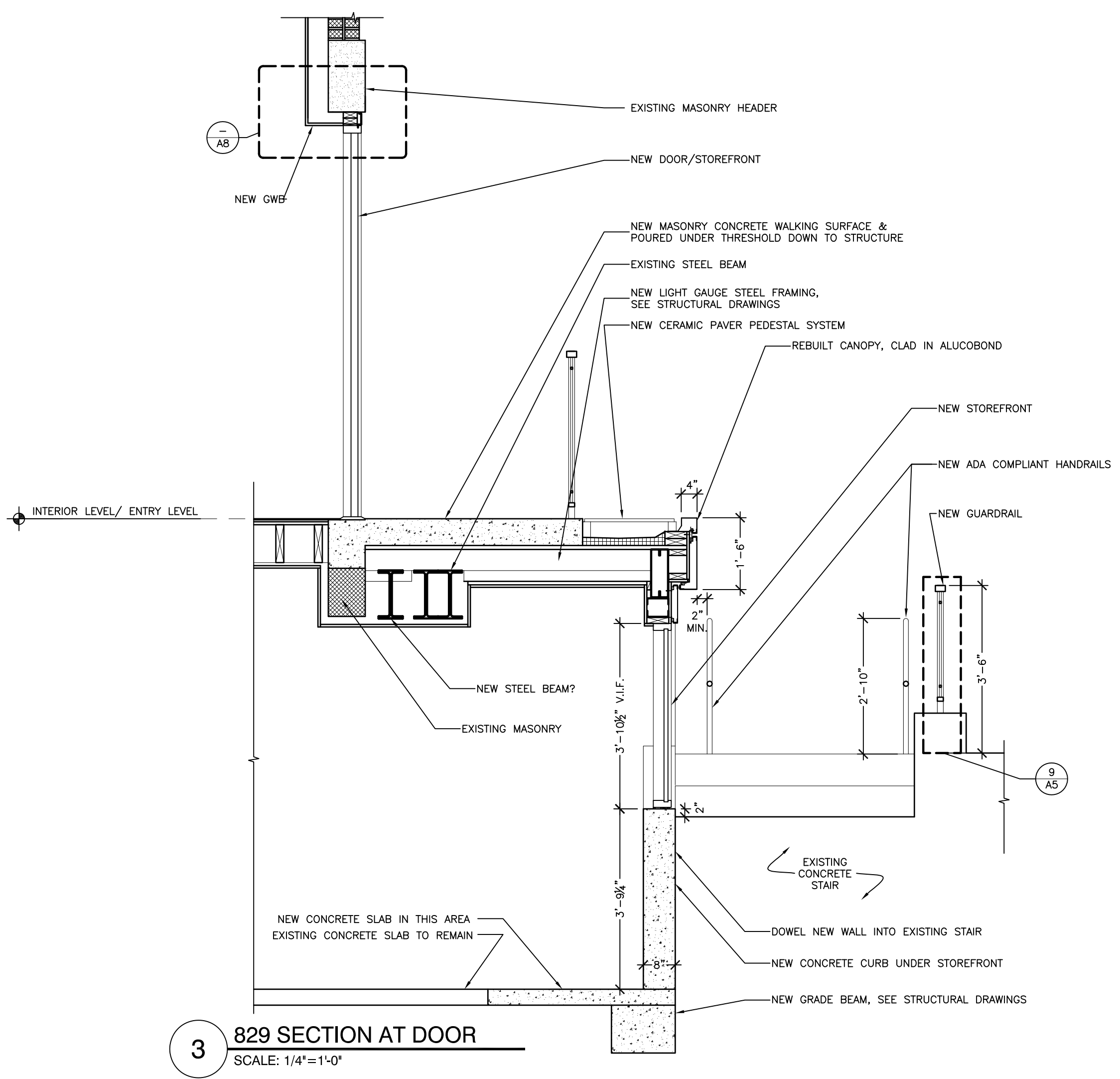
PROGRESS
DRAWINGS



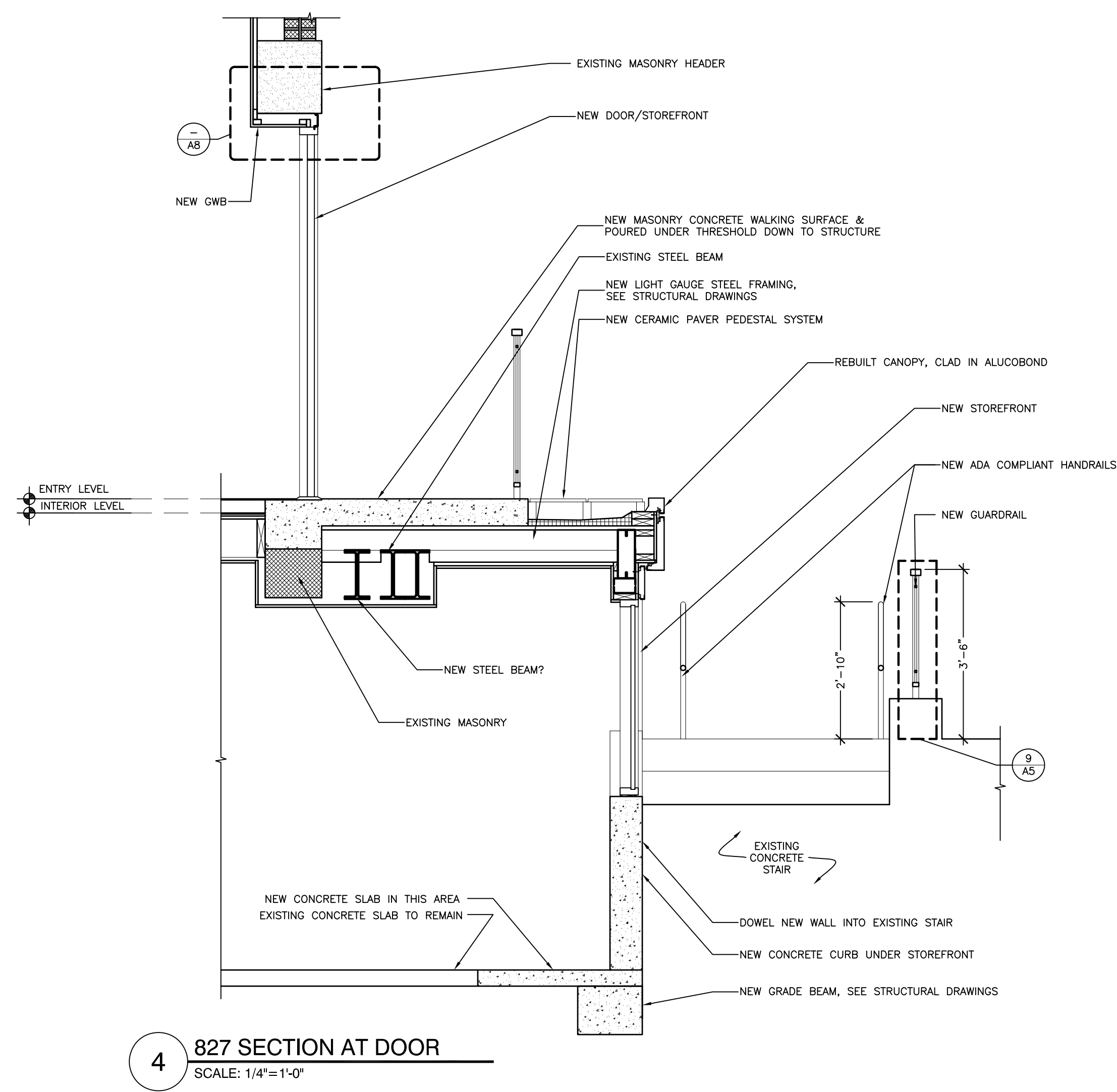
1 829 SECTION AT WINDOW
SCALE: 1/4"=1'-0"



2 827 SECTION AT WINDOW
SCALE: 1/4"=1'-0"



3 829 SECTION AT DOOR
SCALE: 1/4"=1'-0"



4 827 SECTION AT DOOR
SCALE: 1/4"=1'-0"

REVISIONS:

DATE: APRIL 2, 2019
PROJECT #: 18015
SCALE: AS NOTED

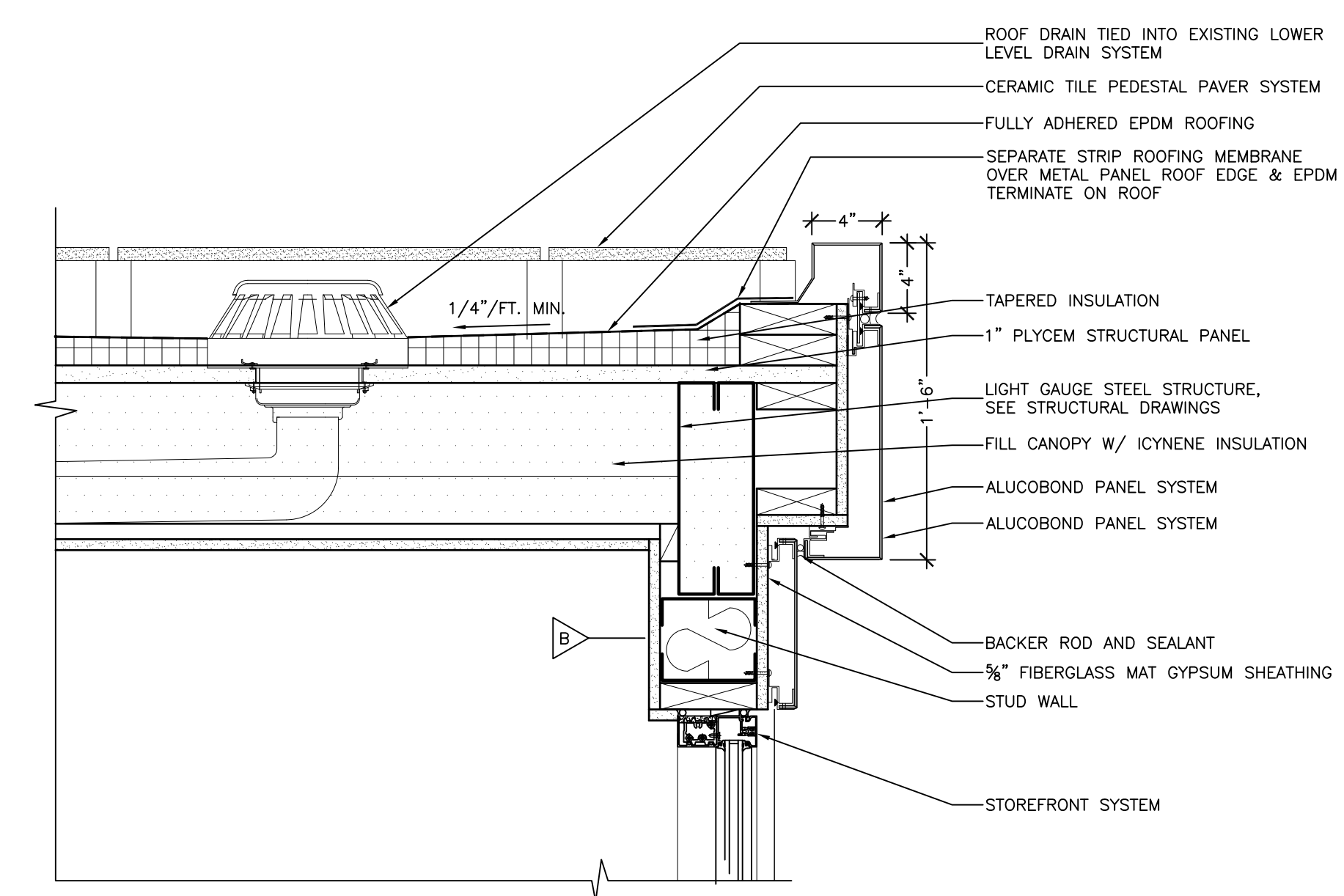
SECTIONS

A6

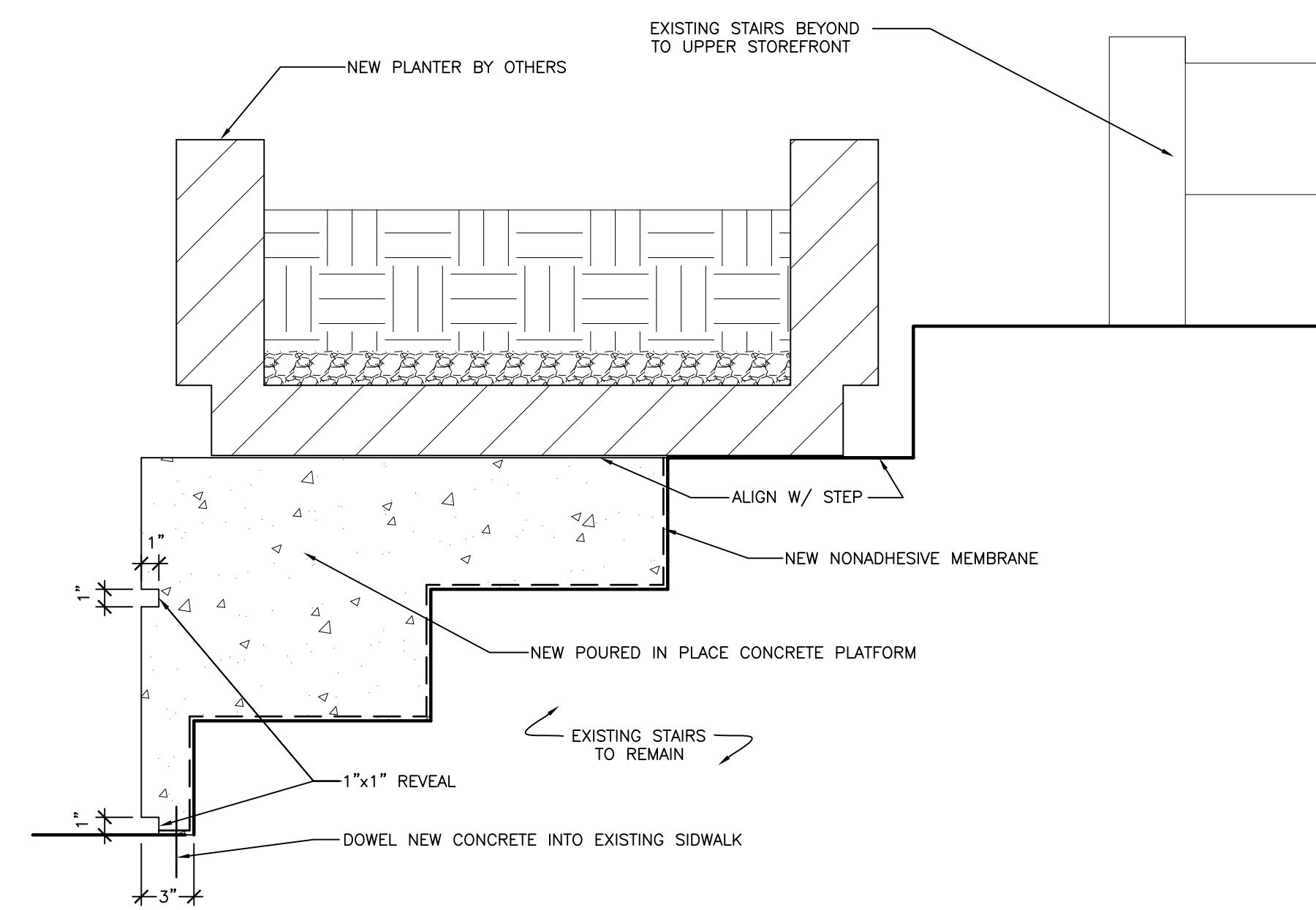
**827/829
BOYLSTON
STREET**

BOSTON, MA

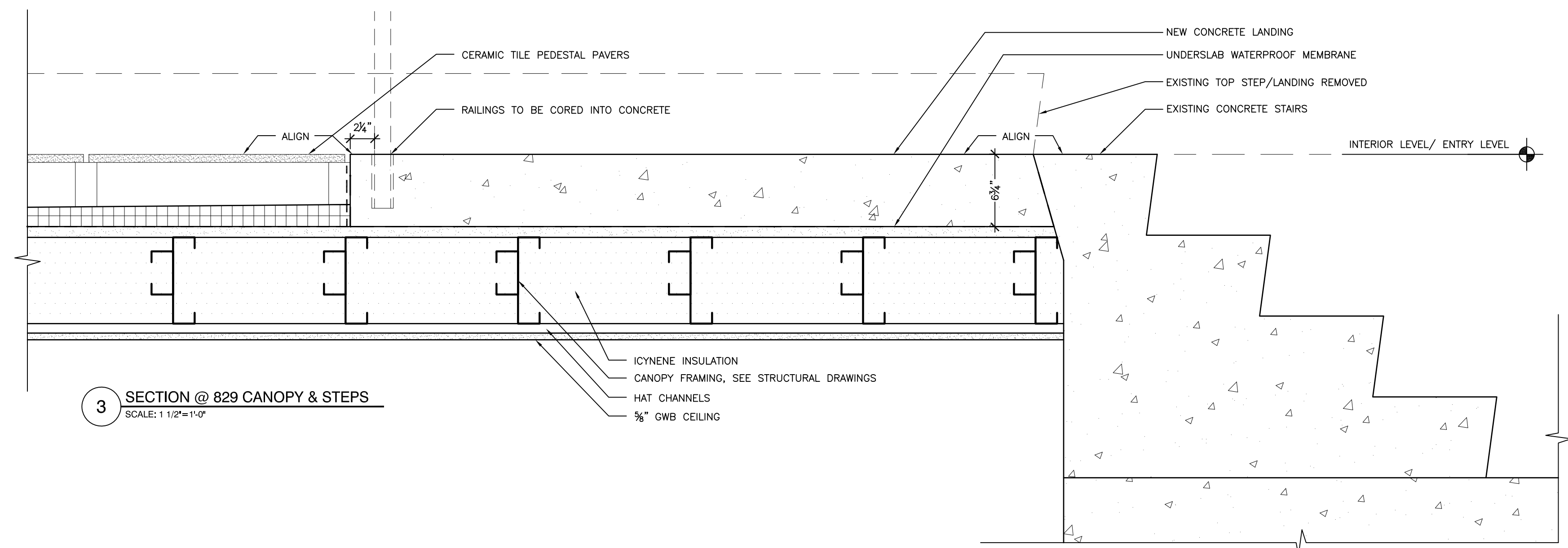
PROGRESS
DRAWINGS



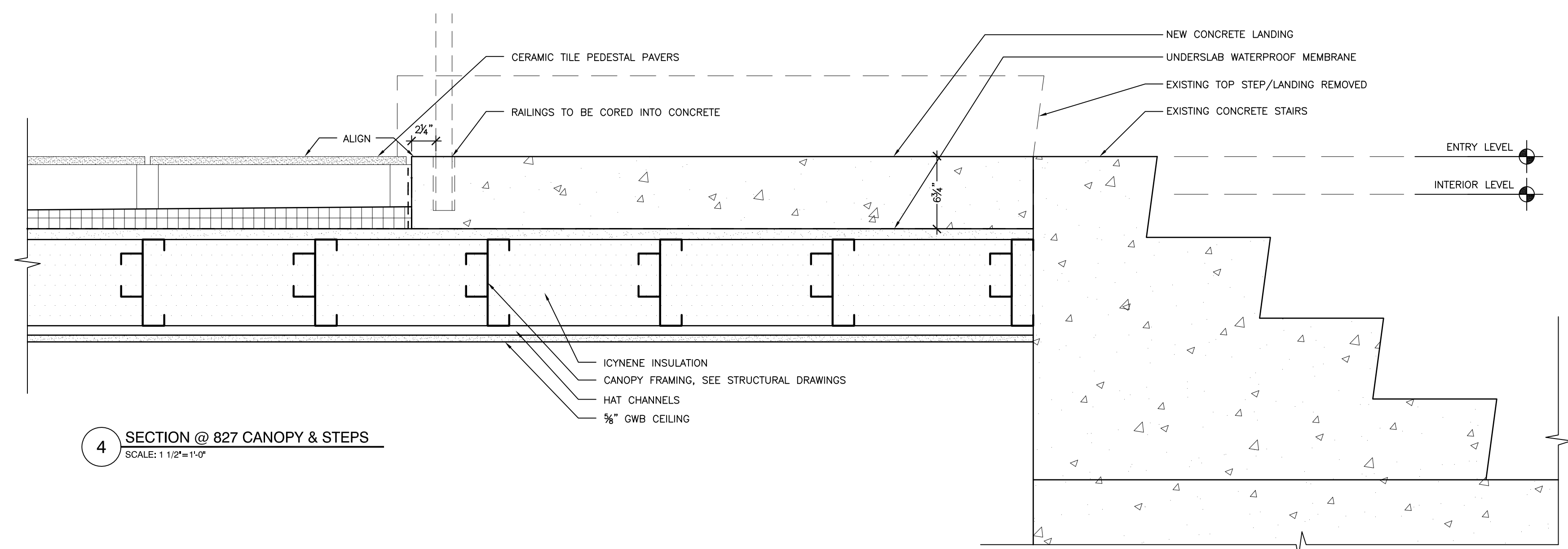
1 SECTION @ EDGE OF CANOPY
SCALE: 1 1/2"=1'-0"



2 SECTION @ NEW PLANTER
SCALE: 1 1/2"=1'-0"



3 SECTION @ 829 CANOPY & STEPS
SCALE: 1 1/2"=1'-0"



4 SECTION @ 827 CANOPY & STEPS
SCALE: 1 1/2"=1'-0"

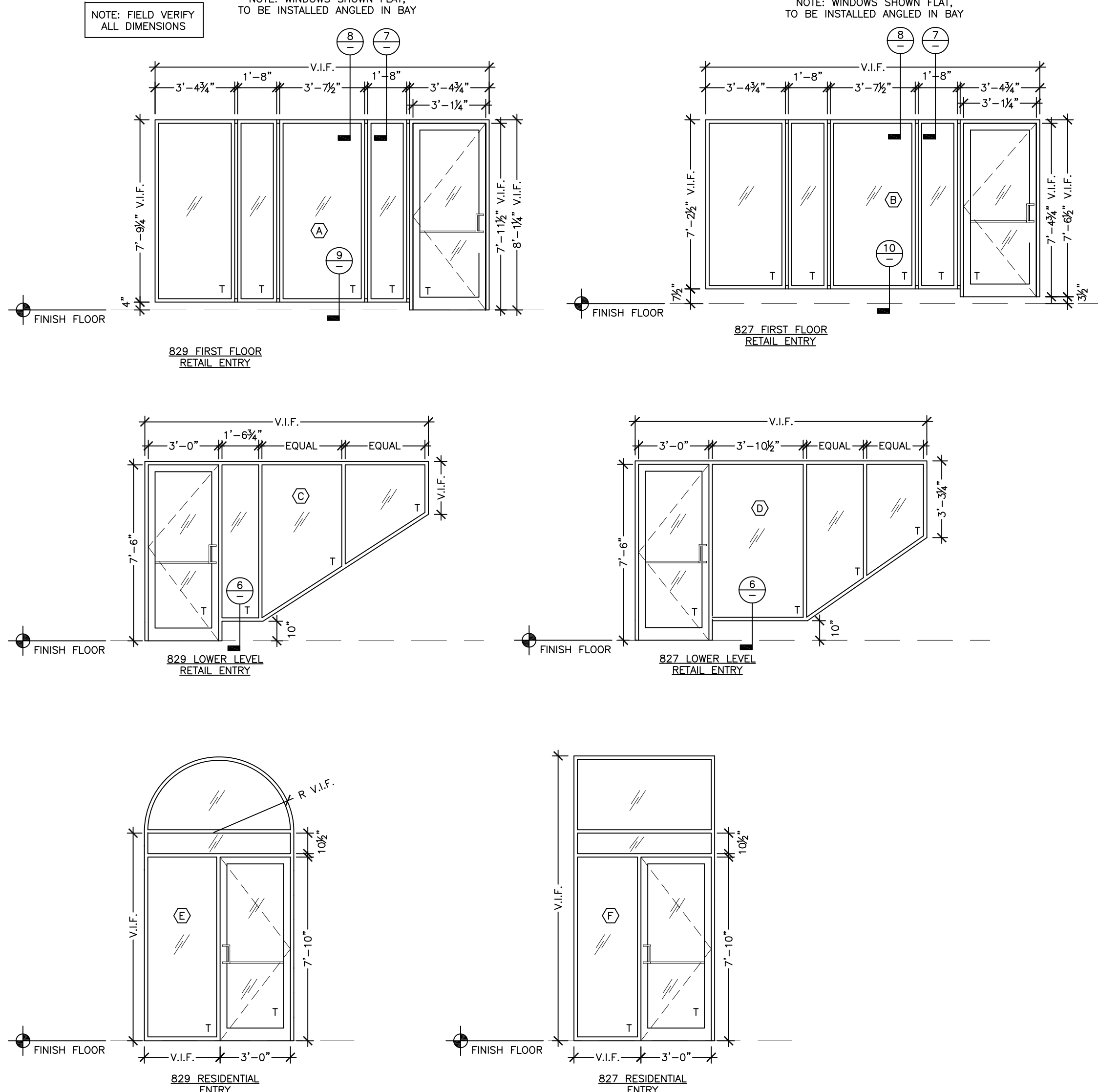
REVISIONS:

DATE: APRIL 2, 2019
PROJECT #: 18015
SCALE: AS NOTED

DETAILS

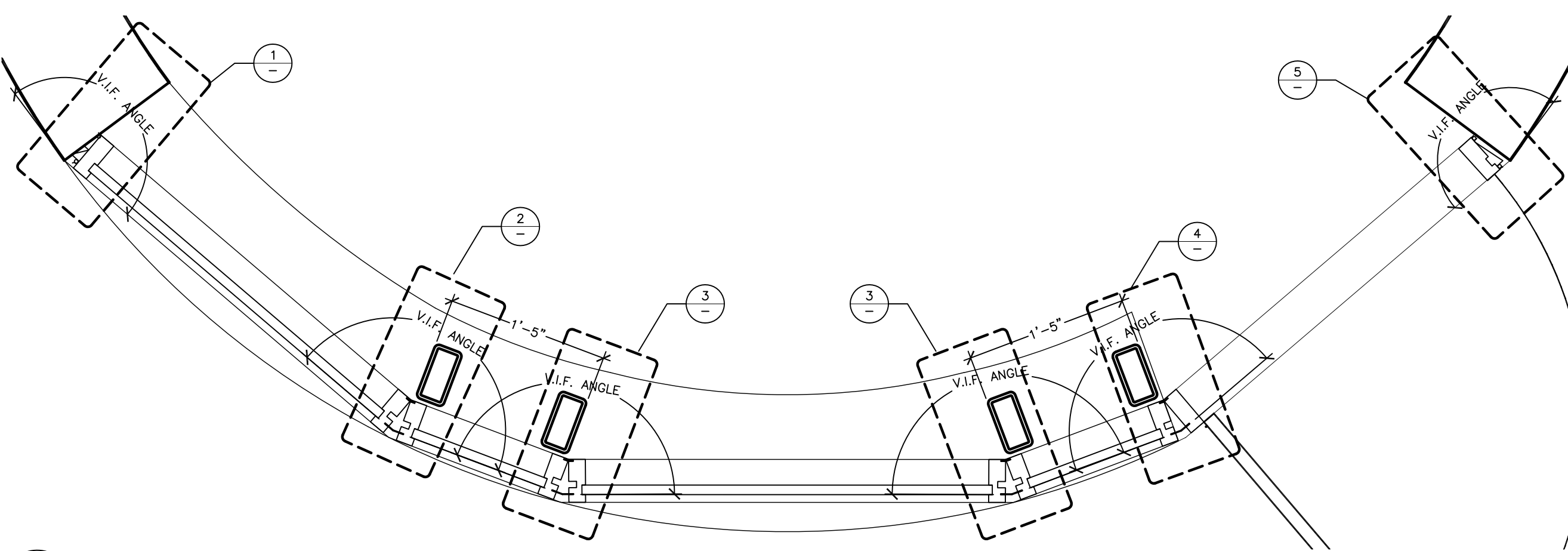
A7

STOREFRONT TYPES

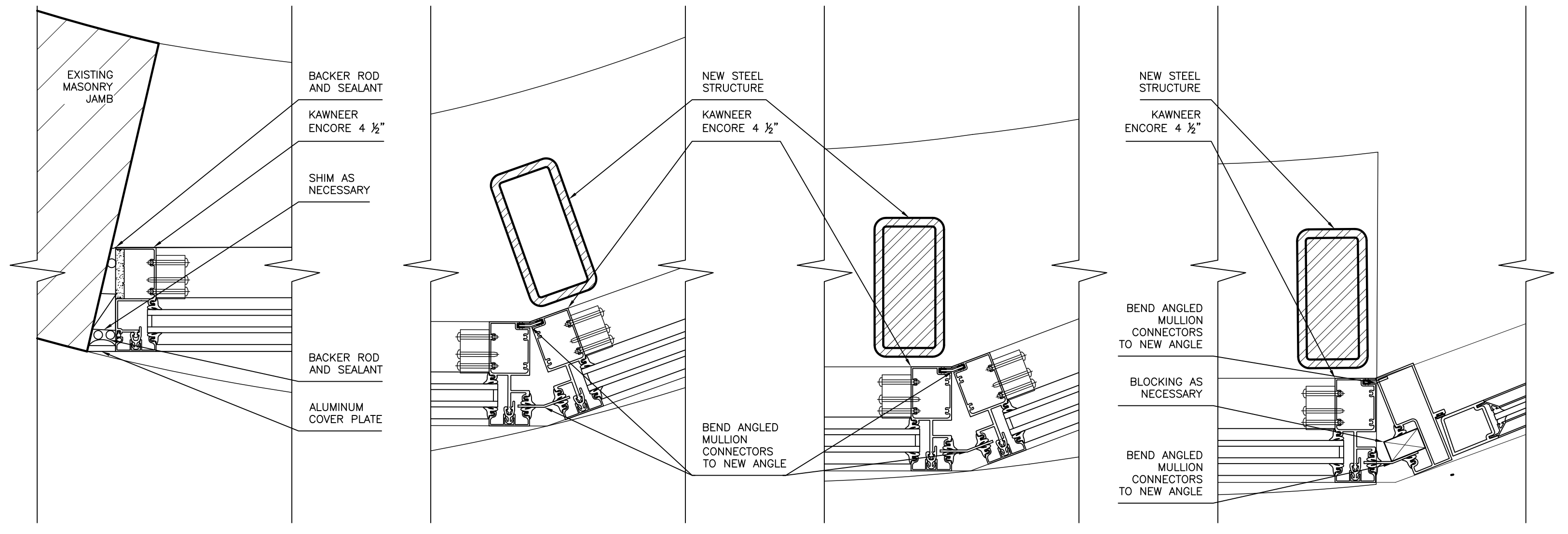


STOREFRONT SCHEDULE

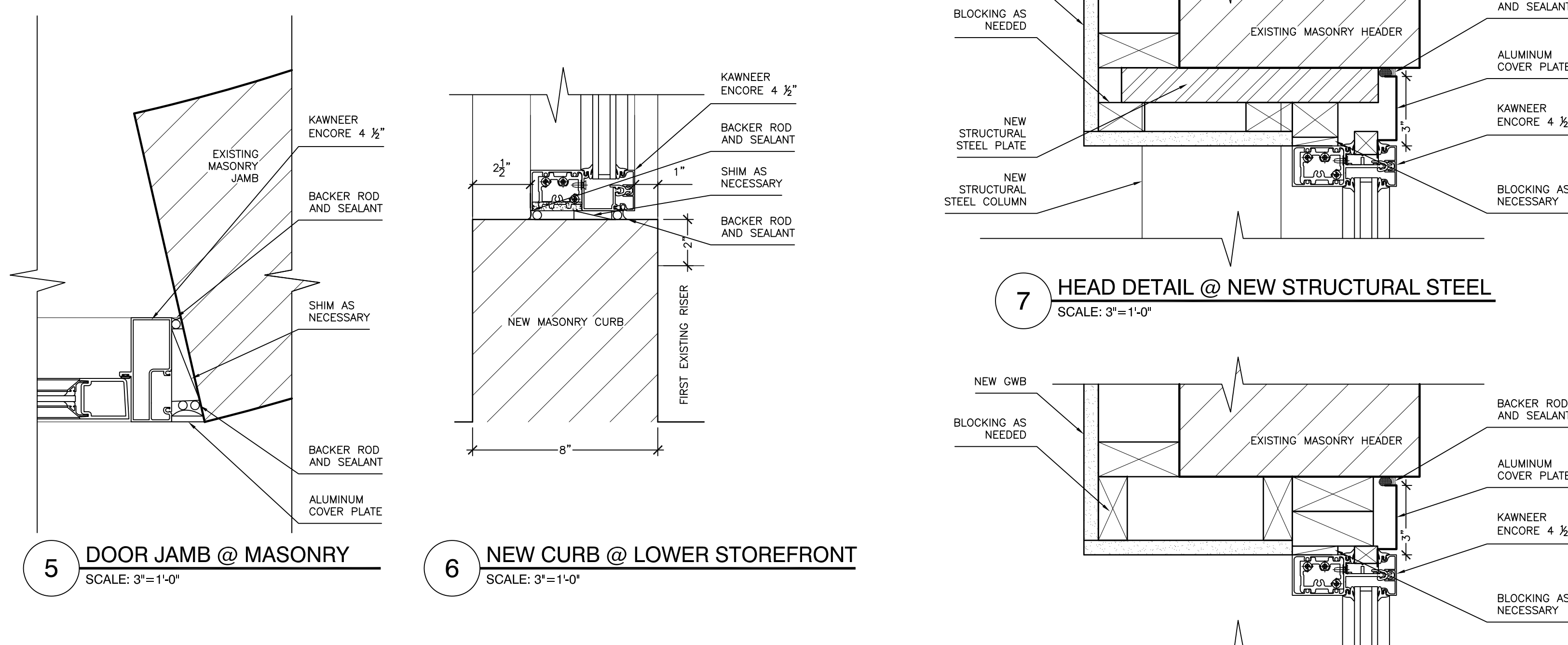
WINDOW TYPE	MANUFACTURER	MODEL #	FRAME SIZE	COMMENTS
A	KAWNEER	ENCORE	SEE ELEVATION	4 1/2" SYSTEM, 1" INFILL INSULATED GLASS, FRONT GLAZED
B	KAWNEER	ENCORE	SEE ELEVATION	4 1/2" SYSTEM, 1" INFILL INSULATED GLASS, FRONT GLAZED
C	KAWNEER	ENCORE	SEE ELEVATION	4 1/2" SYSTEM, 1" INFILL INSULATED GLASS, FRONT GLAZED
D	KAWNEER	ENCORE	SEE ELEVATION	4 1/2" SYSTEM, 1" INFILL INSULATED GLASS, FRONT GLAZED
E	KAWNEER	ENCORE	SEE ELEVATION	4 1/2" SYSTEM, 1" INFILL INSULATED GLASS, FRONT GLAZED
F	KAWNEER	ENCORE	SEE ELEVATION	4 1/2" SYSTEM, 1" INFILL INSULATED GLASS, FRONT GLAZED



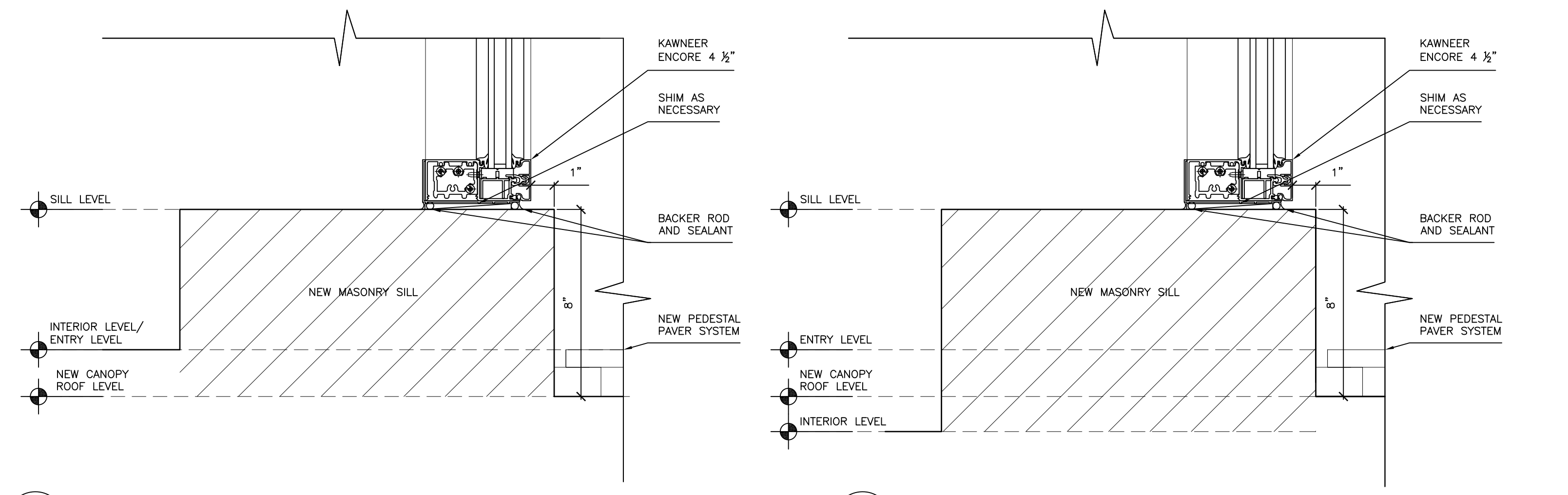
11 PLAN DETAIL @ CURVED STOREFRONT
SCALE: 1"=1'-0"



1 WINDOW JAMB @ MASONRY SCALE: 3"=1'-0"
 2 DETAIL @ ANGLED MULLION SCALE: 3"=1'-0"
 3 DETAIL @ ANGLED MULLION SCALE: 3"=1'-0"
 4 DOOR JAMB @ ANGLED MULLION SCALE: 3"=1'-0"



5 DOOR JAMB @ MASONRY SCALE: 3"=1'-0"
 6 NEW CURB @ LOWER STOREFRONT SCALE: 3"=1'-0"
 7 HEAD DETAIL @ NEW STRUCTURAL STEEL SCALE: 3"=1'-0"
 8 HEAD DETAIL @ NEW STOREFRONT SCALE: 3"=1'-0"



9 NEW SILL @ UPPER STOREFRONT - 829 SCALE: 3"=1'-0"
 10 NEW SILL @ UPPER STOREFRONT - 827 SCALE: 3"=1'-0"

REVISIONS:

DATE: APRIL 2, 2019
 PROJECT #: 18015
 SCALE: AS NOTED

EnCORE™ Framing System

A Proven Performer
Recognized for
Economical Installation



Forever 21 – Hawaii
Architect: J.T. Nakaoka Associates Architects, Los Angeles, California, USA
Glazing Contractor: Reflections Glass, Waipahu, Hawaii, USA
Photography: © Aqua Photo

Taking center stage in Kawneer's lineup, the EnCORE™ Framing System is a two-piece, face-and-gutter system that offers thermal economy, a Structural Silicone Glazing (SSG) option and numerous design choices. Engineered for easy installation and lower costs, features include the unique QuickSeal™ self-sealing system, a broad selection of system depths and a 1-3/4" (44.5 mm) minimal sightline. EnCORE™ Framing System readily adapts to remodel projects and new construction, whether traditional or modern architecture.

Economy

The EnCORE™ Framing System QuickSeal™ dry-glazed self-sealing framing system is the first to eliminate joint sealant at horizontal joints, making it more cost effective. The vertical gasket runs through, and when "pinched" by the head, sill and intermediate horizontals, a watertight seal is created, eliminating the need for sealant.

By using the same extrusions for horizontal and vertical mullions, metal utilization is maximized. In addition, the tongue on the extrusions eliminates the need for a secondary, continuous water deflector, thus economizing on installation costs and time.

EnCORE™ Framing System also requires no setting block chair at intermediate horizontals. And at the sill, the system utilizes a simple setting block chair that fits snugly within the glazing pocket and requires no fastening. The system accepts standard 1" (25.4 mm) or 1/4" (6.4 mm) infills and can also be adapted to accept other infills in 1/8" (3.2 mm) increments.

The top-loaded glazing gaskets are the same as those used in the Kawneer flagship Trifab™ Framing Systems, which helps reduce field labor and minimize inventory requirements.

Providing single-source responsibility, Kawneer entrances, windows, curtain walls and slope glazing are compatible with EnCORE™ Framing System.

Performance

A specially engineered thermal clip eliminates metal-to-metal contact by snapping onto the mullion. The cover then snaps onto the clip for true thermal integrity. In addition, the clip has an extended leg on one side, which acts as a "w" block and prevents shifting of glass due to climate changes and building movement.

Engineered to meet or exceed certified performance requirements for air and water infiltration, EnCORE™ Framing System has been fully tested according to ASTM E283 and ASTM E331. Thermal testing was completed in accordance with AAMA 1503.

EnCORE™ Framing System also offers architects and building owners the ability to determine project-specific U-factors by referring to thermal tables in our architectural manual. Unique to Kawneer, these tables enable U-factor calculations for each project by utilizing the total glass percentage and the project's center of glass (COG) U-factor.

Aesthetics

For additional freedom of expression, EnCORE™ Framing System offers front or center glazing options. A Structural Silicone Glazing (SSG) option is also available. And to provide greater design flexibility, the face-and-gutter system offers system depths of 3-9/16" (90.5 mm), 4-1/2" (114.3 mm) or 6" (152.4 mm) front glazed and 4-1/2" (114.3 mm) center glazed.

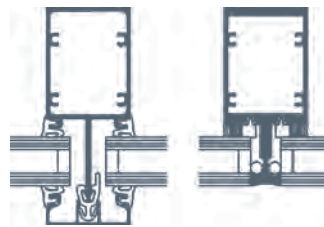
The 1-3/4" (44.5 mm) minimal sightline provides consistent design aesthetics, while a 1-1/4" (31.75 mm) perimeter sightline is also available. Since the exterior face and interior mullions are separate pieces, two-color design considerations are easily realized.



Forever 21 – Hawaii

Architect: J.T. Nakaoka Associates Architects, Los Angeles, California, USA

Glazing Contractor: Reflections Glass, Waipahu, Hawaii, USA



Another key feature of the EnCORE™ Framing System separate components is that they are easily adapted to curved applications. The framing is available in three fabrication methods: screw spline, shear block or Type B, which is a combination of both.

For the Finishing Touch

Permanodic™ anodized finishes are available in Class I and Class II in seven different color choices.

Painted finishes, including fluoropolymer, that meet or exceed AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555





Lighthouse

Masonry, Inc.

CLEANING PROGRAM

Hot water rinse:

The first thing to do prior to the testing phase of chemicals to be used on mockup, is to rinse the entire wall with a pressure hot water spray. Extreme care will be taken to not damage existing masonry. Pressure will start at a minimum and be adjusted up as needed to clean residue from masonry. Max pressure to be 800# at the tip of the gun, tip to be used is a 45 degree fan tip. Water temperature will not exceed 150 degrees. Area being washed be barricaded with caution tape to protect people and property from overspray.

Testing phase:

Once the wall is rinsed, a meeting will be scheduled with all the parties involved to do test samples of various cleaning product, to determine what is the gentlest method to be used to obtain the desired finish product. The representative of the chemical company, ProsoCo (Ralph Morgan 617-699-6116) must be present at the application of these test samples, to recommend product, ensure correct application, and answer any question the design team may have. These samples will be allowed to dry approx one week depending on the weather and be evaluated of how well they worked. At this time either one or more of the samples will be accepted, or more test samples of different products will be requested and the procedure repeats itself.

Mockup phase:

The testing phase has determined the chemicals and strength of the chemicals to be used. Now is time for a larger mockup to ensure the chemicals work as desired. With the introduction of chemicals the environmental impact must be evaluated, the runoff will be tested by use of a PH strip. If the PH is not within the neutral range the runoff will be collected by a neutralization trench or gutter system treated and disposed of. As with the testing phase mockup panels will be given time to dry and reevaluated by the design team. At this time methods, chemical used will be recorded:

Only upon written approval will the cleaning proceed on the entire building.

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New Bedford, MA 02745

508-995-0192

508-207-1147

www.lighthousemasonry.com



Lighthouse

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REPOINTING MASONRY

Rake out and repoint joints

REPOINTING PROGRAM

Mortar :

Once the cleaning sample is approved, a sample of the mortar that has been cleaned will be sent to Ateriniix Stone to be matched for both color and aggregate size and sample buckets of a Type O mix will be produced.

Grinding:

An area selected by the design team of each stone and brick to be repointed will be ground out to a depth of 3/4" or until sound material. Only one pass with the grinder in the middle of the joint is allowed, the rest must be removed by hand to in areas that grinder will cause damage to the stone or brick. It is Lighthouse Policy for all grinding whether it be with water or hepa vacum that the operator wear a n95 or better particle mask and either goggles or a face shield, grinding is limited to a 4 hr shift. The ground out joint is to be flushed with water to remove any remaining dust and ensure a clean joint to receive new mortar.

A sample of the ground and cleaned out joint will be inspected and approved by design team prior to proceeding. Once accepted, the design team will be scheduled to observe as many or every one of the mechanics that will be doing the grinding on the project to ensure their expertise with the grinder.

Repointing:

In addition to the required procedures in section 04500, the following outline will be followed to ensure a quality job. Joint must be damp to apply mortar, repointing mortar shall be prehydrated to prevent excessive shrinkage.

All dry ingredients should be thoroughly mixed. Only enough water should be added to the mix to produce a damp consistency that will retain its shape when formed in a ball. The mortar shall mixed to this dampened condition one to one and a half hours before adding water for placement in the joint.

Water shall be added to the prehydrated mortar to bring it to a workable consistency, somewhat drier than conventional mortar. Mortar to be packed tightly into joints in layers no greater than 1/2", repeat until flush, when joints are thumbprint hard tool to match existing. Mist with water if needed for the next 4hrs to ensure brick and or stone remain damp, do not overspray and cause damage to tooled joints. Leave a portion of the ground out area without mortar

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show sample of ground out joint. Allow mortar to dry for a minimum of 48hrs. wash off excessive mortar with the weakest solution possible. Allow samples to dry and schedule a review by the design team. Make adjustments needed based on review and comments. Do not proceed with repointing of building until mockups are approved in writing.

POSSIBLE CLEANING PRODUCTS SUBMITTED

**150 John Vertente Blvd.
New Bedford, MA 02745**

508-995-0192

508-207-1147

www.lighthousemasonry.com



Restoration Cleaner

carbon & pollution remover

OVERVIEW

Sure Klean® Restoration Cleaner is a concentrated compound formulated as a “carbon solubilizer.” Used properly, it cleans brick, granite, sandstone, terra cotta, many exposed aggregate surfaces and other masonry except limestone, marble or concrete. This product has been safely and effectively used to clean historic structures throughout the United States and Canada.

Restoration Cleaner, when properly used, is safer and less expensive than sandblasting or steam cleaning. Application to masonry surfaces loosens and dissolves dirt, paint oxidation, carbon buildup and other atmospheric pollutants. A simple cold-water rinse removes unsightly stains.

SPECIFICATIONS

For all PROSOCO product specifications visit www.prosoco.com and click on “SpecBuilder” or “Solution Finder.”

ADVANTAGES

- Proven effective for cleaning dirty and heavily carboned buildings.
- Safer than sandblasting. Will not pit or damage the masonry when properly applied.

Limitations

- Not suitable for cleaning of limestone, concrete or marble surfaces. See Sure Klean® Limestone Restorer or Sure Klean® 766 Limestone & Masonry Prewash literature for these applications.
- Not recommended for interior use. Contact PROSOCO’s Customer Care (800-255-4255) for recommendations for the most appropriate Sure Klean® interior cleaning system.
- May etch window glass.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Restoration Cleaner is compliant with all national, state and district regulations.

TYPICAL TECHNICAL DATA

FORM	Clear liquid
SPECIFIC GRAVITY	1.050
pH	2.2 @ 1:3 dilution
WT/GAL	8.75 lbs
ACTIVE CONTENT	Not applicable
TOTAL SOLIDS	Not applicable
VOC CONTENT	Not applicable
FLASH POINT	Not applicable
FREEZE POINT	No data
SHELF LIFE	3 years in tightly sealed, unopened container

Restoration Cleaner

PREPARATION

Protect people, vehicles, property, plants, metal, and all non masonry and acid-sensitive surfaces from contact with cleaner, rinse residue, fumes and wind drift. Protect/divert auto and foot traffic. Clean when traffic is at a minimum.

Restoration Cleaner is corrosive, etches glass and architectural aluminum and is harmful to wood, painted surfaces and foliage. Inspect glazed terra cotta and tile carefully. Where glaze has been partially weathered away or etched, cleaning may cause additional loss of glaze.

Clean masonry before installing windows, doors, finished flooring, metal fixtures, hardware, light fixtures, roofing materials and other non masonry items. If already installed, protect with Sure

Klean® Strippable Masking or polyethylene before application. All caulking and sealant materials should be in place and thoroughly cured before cleaning.

Maintain sufficient ventilation to avoid buildup of potentially damaging fumes. Avoid exposing building occupants to fumes. On occupied buildings, cover all windows, air intakes and exterior air conditioning vents. Shut down air handling equipment during cleaning and until surfaces are thoroughly dry. Fumes attack glass, metal and all other acid-sensitive surfaces.

Surface and Air Temperatures

Cleaning when temperatures are below freezing or will be overnight may harm masonry. Best cleaning temperatures are 40°F (4°C) or above for air and masonry. If freezing conditions have existed, let the masonry thaw before cleaning.

Equipment

Apply using low pressure spray (50 psi maximum), roller or densely filled (tampico) masonry washing brush. Do not apply with high pressure spray. This drives the chemicals deep into the surface, making rinse difficult. Discoloration may result.

Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Inadequate rinsing leaves residues which may stain the cleaned surface.

ALWAYS TEST

ALWAYS TEST a small area of each surface to confirm suitability and desired results before starting overall application. Test with the same equipment, recommended surface preparation and application procedures planned for general application.

Masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute is the best water/pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heated water (150–180°F; 65–82°C) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.

Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow-rates less than 6 gallons per minute may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Store in a cool, dry place with adequate ventilation. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon of concentrate.			
Substrate	Type	Use?	Coverage
Architectural Concrete Block	Burnished	no	N/A
	Smooth	no	
	Split-faced	no	
	Ribbed	no	
Concrete	Brick	no	N/A
	Tile	no	
	Precast Panels	no	
	Pavers	no	
	Cast-in-place	no	
Fired Clay	Brick	yes	125–400 sq.ft. 12–37 sq.m.
	Tile	yes	
	Terra Cotta	yes	
	Pavers	yes	
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished	no	N/A
Granite	Polished	no	N/A
	Unpolished	yes	200–500 sq.ft. 19–47 sq.m.
Sandstone	Unpolished	yes	125–400 sq.ft. 12–37 sq.m.
Slate	Unpolished	yes	200–500 sq.ft. 19–47 sq.m.
Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.			



Heavy Duty Paint Stripper

multi-layer paint remover

OVERVIEW

Sure Klean® Heavy Duty Paint Stripper, an alkaline formula with organic solvents, removes multiple layers of paint and graffiti from masonry surfaces. This “slow-working,” extended-contact remover, remains active for 24 hours. One application of Heavy Duty Paint Stripper dissolves heavy accumulations of paint, most spray paint, lacquers and graffiti, restoring old masonry to its original appearance.

Follow paint removal with masonry neutralizing using the appropriate Sure Klean® product. Heavy Duty Paint Stripper contains no methanol, methylene chloride, or chlorinated solvents, and is water rinsable and nonflammable.

SPECIFICATIONS

For all PROSOCO product specifications visit www.prosoco.com and click on “SpecBuilder” or “Solution Finder.”

ADVANTAGES

- Remains active up to 24 hours, cutting through heavy accumulations of paint and most types of graffiti.
- Nonflammable and highly effective on many common paint coatings.
- Gel consistency adheres to vertical surfaces; reduces spillage.
- Can be applied by brush, roller or conventional airless spray equipment. See “Equipment” section.

Limitations

- Product efficiency is reduced during cold weather. Surface and air temperatures should be at least 50°F (10°C) during application.
- Contains highly alkaline ingredients. Neutralize treated surfaces with Sure Klean® Limestone & Masonry Afterwash.
- Do not use on wood. Alkaline ingredients raise the grain of wood and may interfere with paint adhesion or performance.
- Not appropriate for metal surfaces.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Heavy Duty Paint Stripper is compliant with all national, state and district regulations.

TYPICAL TECHNICAL DATA

FORM	White gel
SPECIFIC GRAVITY	1.293
pH	14.0
WT/GAL	10.6 lbs
ACTIVE CONTENT	Not applicable
TOTAL SOLIDS	Not applicable
VOC CONTENT	Not applicable
FLASH POINT	>200°F (>93°C) ASTM D 3278
FREEZE POINT	<-22°F (<-30°C)
SHELF LIFE	2 years in tightly sealed, unopened container

Heavy Duty Paint Stripper

PREPARATION

Protect people, vehicles, property, plants and all non masonry surfaces, and surfaces not set for cleaning from product, splash, rinse, residue, fumes and wind drift. Some glass and metal finishes may be damaged by exposure to paint stripping products. Test and protect if necessary. Sure Klean® Strippable Masking is not appropriate for use with paint stripping products.

Surface and Air Temperatures

Cleaning when temperatures are below freezing or will be overnight may harm masonry. Best air and surface temperatures for cleaning are 50°F (10°C) or above. If freezing conditions exist before application, let masonry thaw.

Hot temperatures or windy conditions may cause stripper to dry during long dwell periods, causing the stripping action to stop. Reduce dwell times to avoid drying.

Equipment

Apply using caustic-resistant brushes, rollers or conventional airless sprayers fitted with viton, teflon, or other caustic-resistant seals and parts. The spray hose should be poly-lined and chemical-resistant, pressure-rated for the spray. Spray tips need a minimum orifice size of 1/4 inch to prevent tip fouling. Spray equipment with gravity feed hopper attachments can also be used. Do not use aluminum containers or spray equipment.

Sprayers should be adjusted to the lowest possible pressure setting that will produce an even flow of material. For the most efficient spray application, large airless sprayers with a minimum capacity of 1 gallon per minute are recommended.

Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Inadequate rinsing leaves residues which may stain the cleaned surface.

Masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute is the best water/pressure combination for rinsing porous masonry.

ALWAYS TEST

ALWAYS TEST a small area of each surface to confirm suitability and desired results before starting overall application. Test with the same equipment, recommended surface preparation and application procedures planned for general application.

Use a 15–45° fan spray tip. Heated water (150–180°F; 65–82°C) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.

Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow-rates less than 6 gallons per minute may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Store in a cool, dry place. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). Do not double stack pallets. Dispose of in accordance with local, state and federal regulations.

APPLICATION

Before use, read “Preparation” and “Safety Information.”

ALWAYS TEST each type of surface and paint coating for suitability, dwell-time, number of applications and results before overall application. Use the following application instructions. Let test areas dry thoroughly before inspection.

Three test panels are recommended. The first should dwell 1–2 hours, the second 4–6 hours, and the third 12 hours or overnight. After all test panels have been pressure rinsed, evaluate results and determine optimum dwell time.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon of concentrate.			
Substrate	Type	Use?	Coverage
Architectural Concrete Block	Burnished	yes	50–100 sq.ft. 5–9 sq.m.
	Smooth	yes	
	Split-faced	yes	
	Ribbed	yes	
Concrete	Brick	yes	50–100 sq.ft. 5–9 sq.m.
	Tile	yes	
	Precast Panels	yes	
	Pavers	yes	
	Cast-in-place	yes	
Fired Clay	Brick	yes	50–100 sq.ft. 5–9 sq.m.
	Tile	yes	
	Terra Cotta	yes	
	Pavers	yes	
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished	yes	50–100 sq.ft. 5–9 sq.m.
Granite	Polished	yes	50–100 sq.ft. 5–9 sq.m.
	Unpolished	yes	50–100 sq.ft. 5–9 sq.m.
Sandstone	Unpolished	yes	50–100 sq.ft. 5–9 sq.m.
Slate	Unpolished	yes	50–100 sq.ft. 5–9 sq.m.
Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.			

➔ SURE-KLEAN® Weather Seal SL100 Water Repellent

"neat" silane water repellent for masonry & concrete

OVERVIEW

Sure Klean® Weather Seal SL100 is a modified, "neat" silane system that offers invisible protection and low volatility. SL100 protects horizontal and vertical concrete and masonry surfaces against water and waterborne contaminants. The small molecular structure ensures maximum penetration and colorless protection of dense, color-sensitive surfaces. Ideal for GFRC, integrally colored precast concrete and many types of natural stone.

The absence of a solvent carrier enables applicators to achieve up to 5 times the coverage rate normally achieved with solvent-reduced protective treatments. Depth of penetration is controlled by the application rate (loading rate).

SPECIFICATIONS

For all PROSOCO product specifications visit www.prosoco.com.

ADVANTAGES

- Excellent surface beading/stain resistance when compared with conventional "neat" silane systems.
- Long-lasting protection.
- Does not form a film or gloss.
- Treated surfaces "breathe" – does not trap moisture.
- Forms an effective chloride screen that reduces surface erosion and corrosion of rebar in reinforced concrete caused by water and water-carried salts.
- Leaves little or no residue on clean window glass. Always test.
- Safe for use on surfaces subjected to vehicle traffic.
- Complies with all known national and state AIM VOC regulations and building codes.
- CALGreen compliant.

Limitations


- Not suitable for asphalt or other non masonry materials.
- Not effective on limestone or marble. Always test natural stone to ensure desired results.
- Not recommended for below-grade applications or for use under hydrostatic pressure.
- Will not prevent water penetration through structural cracks, defects or open joints.
- Not available in South Coast Air Quality Management District, except in regulation-exempt small container sizes.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Weather Seal SL100 Water Repellent is compliant with the following national, state and district regulations:

- US Environmental Protection Agency
- California Air Resources Board SCM Districts
- South Coast Air Quality Management District
- Maricopa County, AZ
- Northeast Ozone Transport Commission



SEALANT • WATERPROOFING & RESTORATION INSTITUTE

Issued to: PROSOCO Inc.
Product: Sure Klean Weather Seal SL 100 Water Repellent

ASTM D 6532: Water Absorption Reduction – Concrete 90%

ASTM C 67: Water Absorption Reduction – Brick 96.5%

ASTM C 140: Water Absorption Reduction – CMU 92.6%

ASTM D 6490: Water Vapor Transmission WVT (grains/h ft²) 1.14; Permeance 2.77

Validation Date: 4/3/13 – 4/2/18

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CLEAR PENETRATING VERTICAL WATER REPELLENT VALIDATION PROGRAM
www.swronline.org

NOTE: The SWR Institute Validation Program uses standardized testing for validation purposes, including testing on CMU. PROSOCO does not recommend the use of SL100 on CMU.

TYPICAL TECHNICAL DATA

FORM	clear to slight yellow liquid
SPECIFIC GRAVITY	0.920
pH	Not applicable
WT/GAL	7.65 lbs
ACTIVE CONTENT	98%
TOTAL SOLIDS	62% ASTM D 5095
VOC CONTENT	350 g/L maximum Reactive Penetrating Sealer
FLASH POINT	94° F (34° C) ASTM D 3278
FREEZE POINT	No data
SHELF LIFE	2 years in tightly sealed, unopened container

➔ SURE-KLEAN® Weather Seal SL100 Water Repellent

PRODUCT DATA SHEET
PROSOCO
SINCE 1939

PREPARATION

Protect people, vehicles, property, plants and all non masonry surfaces from product, splash, residue, fumes, mists and wind drift. Divert and/or protect auto and pedestrian traffic.

Surfaces should be thoroughly clean and free of dust, surface dirt, oil, grease and other contaminants that might prevent penetration. Carefully inspect for dust, dirt, moisture or other contaminants that can cause the product to react and stain the material. Surfaces to be treated may be damp but should be absorbent for good penetration.

Ensure fresh air entry and cross ventilation during application and drying. Extinguish all flames, pilot lights and other potential sources of ignition during use and until all vapors are gone. When applying to exteriors of occupied buildings, make sure all windows, exterior intakes and air

conditioning vents are covered and air handling equipment is shut down during application and until all vapors have dissipated.

If possible, install all caulking, patching and joint sealants before application. If impractical, test for adhesion and grind joints as required to properly prepare for caulking, etc.

New concrete should be thoroughly cured before application.

Specifier's Note – Curing New Concrete:

Blanket or water curing is recommended whenever possible. If a chemical curing agent is to be used during installation of new concrete, a test area is recommended just before general application to ensure compatibility. Dissipating-type curing agents are recommended. Do not over apply the curing agent. Removal of all surface films and contaminants is necessary for best performance.

ALWAYS TEST

ALWAYS TEST a small area of each surface to confirm suitability and desired results before starting overall application. Test with the same equipment, recommended surface preparation and application procedures planned for general application.

Equipment

Preferred method of application is with low-pressure (<50 psi) pump type spray equipment. Adjust tip to prevent atomization during application. Battery powered pump sprayers should be rated as explosion proof. Sprayers should be fitted with solvent-resistant hoses and gaskets to avoid discoloration. Do not atomize during application.

Brushes and rollers may not achieve a uniform, extended coverage rate on large-scale applications, which could reduce cost efficiency.

Storage and Handling

Store in a cool, dry place away from potential ignition sources. Keep tightly closed when not dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon.			
Substrate	Type	Use?	Coverage
Concrete*	Brick	yes	150–400 sq.ft. 14–37 sq.m.
	Tile	yes	
	Precast Panels	yes	
	Pavers	yes	
	Cast-in-place	yes	
Fired Clay*	Brick	yes	200–500 sq.ft. 19–46 sq.m.
	Tile	yes	
	Terra Cotta	yes	
	Pavers	yes	
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished	no	N/A
Granite	Polished	yes	1000–1500 sq.ft. 93–139 sq.m.
	Unpolished	yes	300–500 sq.ft. 28–46 sq.m.
Sandstone*	Unpolished	yes	200–400 sq.ft. 19–37 sq.m.
Slate	Unpolished	yes	300–600 sq.ft. 28–56 sq.m.

*May have limited effectiveness on highly porous or neutral pH surfaces.
Always test to ensure desired results.
Coverage estimates depend on surface texture and porosity.

NOTE: Some floor and wall systems incorporate asphaltic or other crack-suppression membranes. This deeply penetrative protective treatment may penetrate through exposed stone, tile, grout or paver surfaces and react with the membrane to mobilize objectionable staining. Always pretest to ensure desired results.

Surface and Air Temperatures

For maximum effectiveness, surface and air temperatures should be above 40°F (4°C) and below 95°F (35°C). Application on windy days may cause rapid evaporation and should be avoided.

➔ SURE-KLEAN® Weather Seal SL100 Water Repellent

PRODUCT DATA SHEET
PROSOCO
SINCE 1939

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for**

particular purpose. The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care - technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our web site at www.prosoco.com, for the name of the Sure Klean® Weather Seal representative in your area.

SECTION 045000 - MASONRY RESTORATION AND CLEANING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS:

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.

1.2 DESCRIPTION OF WORK:

- A. Extent of masonry restoration work is indicated on drawings and in schedules.
- B. Masonry restoration work includes the following:
 - 1. Removal of plant growth.
 - 2. Repairing and replacement of all damaged brick masonry and stonework.
 - 3. Cleaning & stripping of exterior masonry surfaces as indicated in drawings.
 - 4. Repointing mortar joints as indicated in drawings.
- C. Concrete masonry construction is specified in other Division-4 sections.

- 1. Joint sealers are specified in a Division-7 section.

1.3 QUALITY ASSURANCE:

- A. Restoration Specialist: Work must be performed by a firm having not less than 5 years successful experience in comparable masonry restoration projects and employing personnel skilled in the restoration processes and operations indicated.
 - 1. The Contractor shall be familiar with the Secretary of the Interior's Standards for rehabilitation and guidelines for rehabilitating historic buildings.
 - 2. The Contractor shall have undertaken at least 3 approved certified rehabilitation projects and shall submit list of said projects upon request of the Owner or Architect.
- B. Base Standards: All work shall be done in strict accordance with the recommendations set forth in the Secretary of the Interior's Standards for rehabilitation and guidelines for rehabilitating historic buildings.
 - 1. For the purposes of this contract, the term "clean" means to remove all organic and inorganic contaminants from the surface and pores of the substrate, returning the masonry to its natural color. The surfaces shall be cleaned evenly and with no evidence of streaking or bleaching.
 - 2. The cleaning process shall not affect the density, porosity, or color of the masonry. The rinsing cycle shall flush deep into the pores of the substrate removing all traces of acidity or alkalinity.
 - 3. The use of wire brushes, steel wool, or any abrasive for cleaning shall not be permitted.
 - 4. The manufacturer has developed his cleaning systems to perform certain predetermined tasks. Any deviation from the prescribed methods and procedures may compromise the end results and shall always require prior approval from the Owner.
- C. Samples: Prior to start of general masonry restoration; prepare the following samples or mark-ups on building only in locations as directed by Architect.

CHARLES D. BAKER
GOVERNOR



EDWARD A. PALLESCHI
UNDERSECRETARY OF
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BUSINESS REGULATION

KARYN E. POLITO
LIEUTENANT GOVERNOR

Commonwealth of Massachusetts
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Office of Public Safety and Inspections
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THOMAS HOPKINS
EXECUTIVE DIRECTOR

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TO: Local Building Inspector
Local Disability Commission
Independent Living Center

Docket Number **V19 041**

FROM: ARCHITECTURAL ACCESS BOARD

RE: **827 Boylston Street**
827 Boylston Street
Boston

Date: **3/12/2019**

Enclosed please find the following material regarding the above location:

Application for Variance

Decision of the Board

Notice of Hearing

Correspondence

Letter of Meeting

The purpose of this memo is to advise you of action taken or to be taken by this Board. If you have any information which may assist the Board in reaching a decision in this case, you may call this office or you may submit comments in writing.

CHARLES D. BAKER
GOVERNOR



EDWARD A. PALLESCHI
UNDERSECRETARY OF
CONSUMER AFFAIRS AND
BUSINESS REGULATION

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Docket Number V 19 041

NOTICE OF ACTION

RE: 827 Boylston Street, 827 Boylston Street Boston

1. A request for a variance was filed with the Board by Morgan Blum (Applicant) on February 15, 2019 .
The applicant has requested variances from the following sections of the 06 Rules and Regulations of the Board:

Section:	Description:
25.1	Petitioner seeks relief for lack of access at the front entrance to two tenants.

2. The submittal was reviewed by the Board as an incoming case on Monday, March 11, 2019

3. After reviewing all materials submitted to the Board, the Board voted as follows:

GRANT relief to 25.1 on the condition that:

1. Directional signage is provided at the inaccessible entrance to the lower tenant indicating the location of the accessible entrance.
2. That the design of the rear entrance shall fully comply with 521 CMR and be of a similar character and welcoming quality as the front entrance, be open at all times the front entrance is open, which shall include but not be limited to:
 - a. Signage indicating the name, address, and hours of the business within.
 - b. Sufficient lighting to allow for safe travel to the rear entrance during evening hours,
3. That a 36" clear path of travel be maintained between the front and rear entrances and be kept clear of snow, or other debris or detritus, and
4. Buzzers or intercoms are provided at the front and rear entrance to allow a customer with disabilities to request staff assistance.

PLEASE NOTE: All documentation (written and visual) verifying that the conditions of the variance have been met must be submitted to the AAB Office as soon as the required work is completed.

Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.

Date: March 12, 2019

cc: Local Disability Commission
Local Building Inspector
Independent Living Center



Chairperson
ARCHITECTURAL ACCESS BOARD

CHARLES D. BAKER
GOVERNOR



EDWARD A. PALLESCHI
UNDERSECRETARY OF
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TO: Local Building Inspector
Local Disability Commission
Independent Living Center

Docket Number **V 19 040**

FROM: ARCHITECTURAL ACCESS BOARD

RE: **829 Boylston Street**
829 Boylston Street
Boston

Date: **3/12/2019**

Enclosed please find the following material regarding the above location:

Application for Variance

Decision of the Board

Notice of Hearing

Correspondence

Letter of Meeting

The purpose of this memo is to advise you of action taken or to be taken by this Board. If you have any information which may assist the Board in reaching a decision in this case, you may call this office or you may submit comments in writing.

CHARLES D. BAKER
GOVERNOR



EDWARD A. PALLESCHI
UNDERSECRETARY OF
CONSUMER AFFAIRS AND
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KARYN E. POLITO
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Docket Number V 19 040

NOTICE OF ACTION

RE: **829 Boylston Street, 829 Boylston Street** Boston

1. A request for a variance was filed with the Board by Morgan Blum (Applicant) on February 15, 2019 .
The applicant has requested variances from the following sections of the 06 Rules and Regulations of the Board:

Section:	Description:
25.1	Petitioner seeks relief for lack of access at the front entrance to two tenant spaces.

2. The submittal was reviewed by the Board as an incoming case on Monday, March 11, 2019
3. After reviewing all materials submitted to the Board, the Board voted as follows:

GRANT relief to 25.1 on the condition that:

1. Directional signage is provided at the inaccessible entrance to the lower tenant indicating the location of the accessible entrance;
2. That the design of the rear entrance shall fully comply with 521 CMR and be of a similar character and welcoming quality as the front entrance, be open at all times the front entrance is open, which shall include but not be limited to:
 - a. Signage indicating the name, address, and hours of the business within, and
 - b. Sufficient lighting to allow for safe travel to the rear entrance during evening hours;
3. That a 36" clear path of travel be maintained between the front and rear entrances and be kept clear of snow, or other debris or detritus; and
4. Buzzers or intercoms are provided at the front and rear entrance to allow a customer with disabilities to request staff assistance.

PLEASE NOTE: All documentation (written and visual) verifying that the conditions of the variance have been met must be submitted to the AAB Office as soon as the required work is completed.

Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.

Date: March 12, 2019

cc: Local Disability Commission
Local Building Inspector
Independent Living Center


Chairperson
ARCHITECTURAL ACCESS BOARD