

# 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

## PUBLIC REALM + LIGHTING

Approved with provisos April 2015

## PRELIMINARY TENANT SIGNAGE

Approved with provisos April 2015

## OUTDOOR LOUNGE

Resubmission May 2015

## SIGNAGE + WAYFINDING

Approved August 2015

## PUBLIC REALM LIGHTING

Approved April 2015

## TENANT SIGNAGE CRITERIA

Approved with provisos August 2015

## FACADE ENHANCEMENTS CHATHAM AND CLINTON STREETS

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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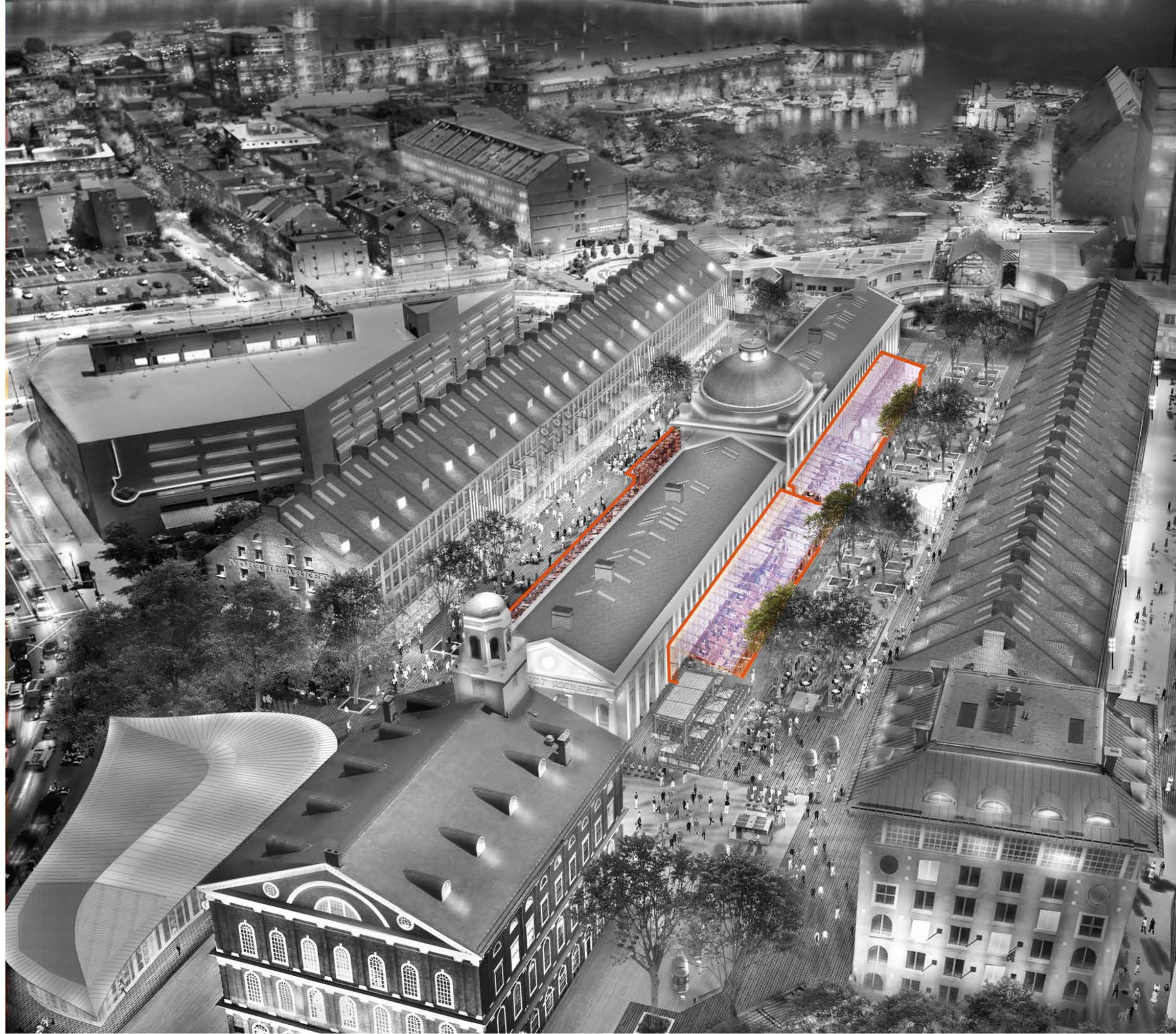
**QMB GLASS CANOPIES**  
June 2017

COLONNADE  
TBD

RMU PUSHCARTS + KIOSKS  
TBD

ROTUNDA REACTIVATION  
TBD

HOTEL  
TBD

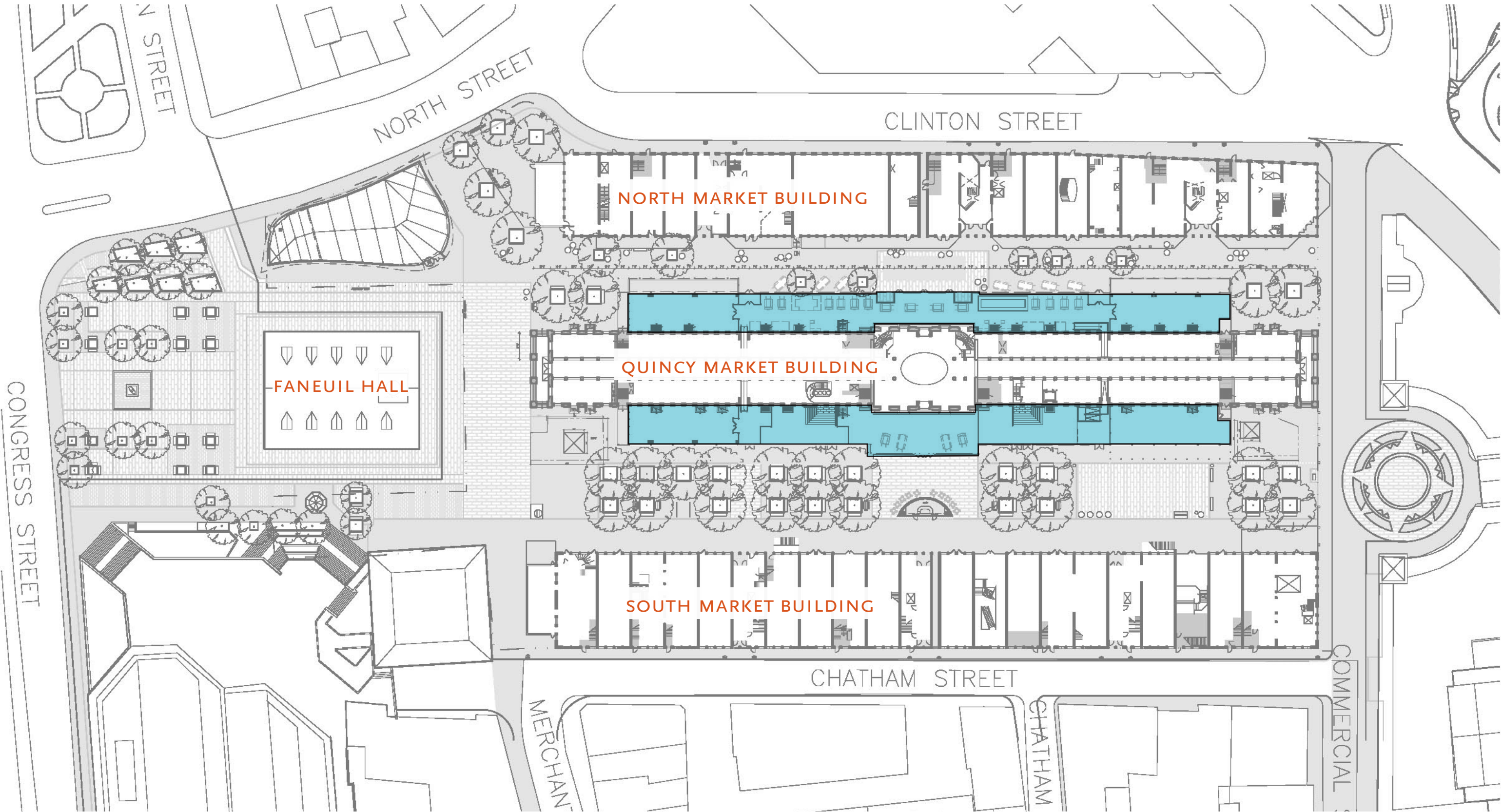






## ORIGINAL BEN THOMPSON GLASS CANOPY CONCEPT





**GROUND FLOOR SITE PLAN**

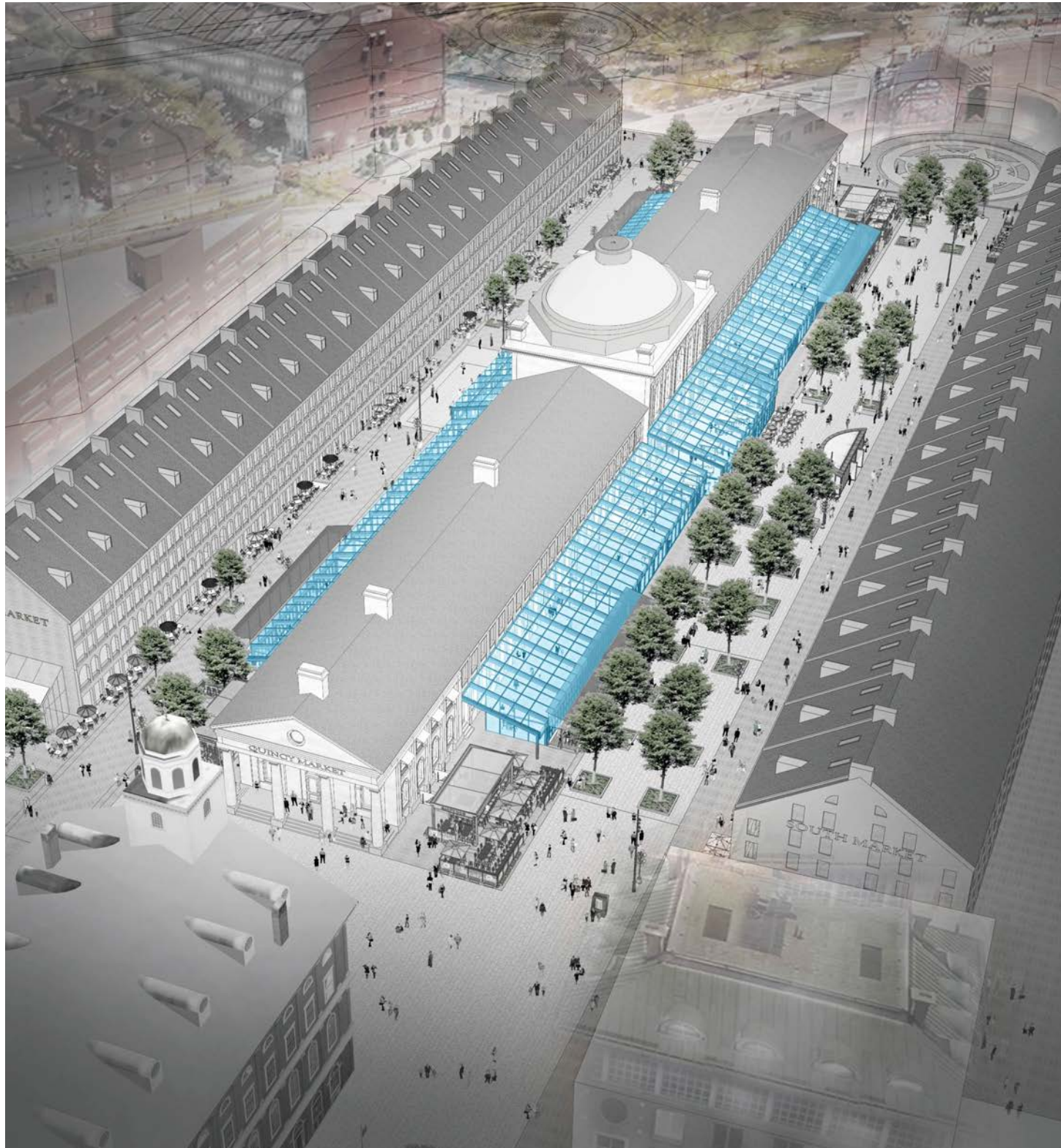


**NOTES:**

\*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**

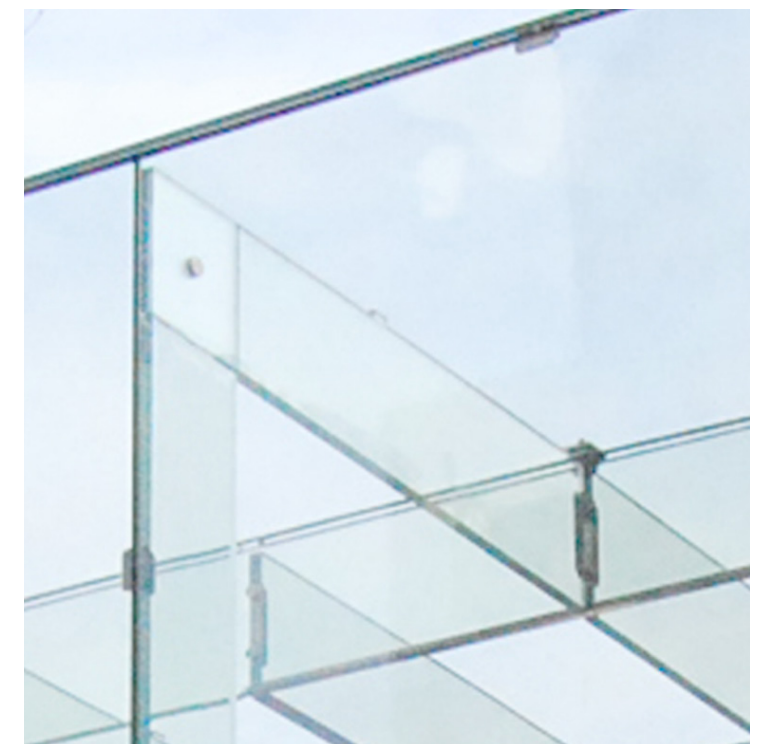
QMB: EAST ROTUNDA GLASS CANOPY INITIATIVE



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



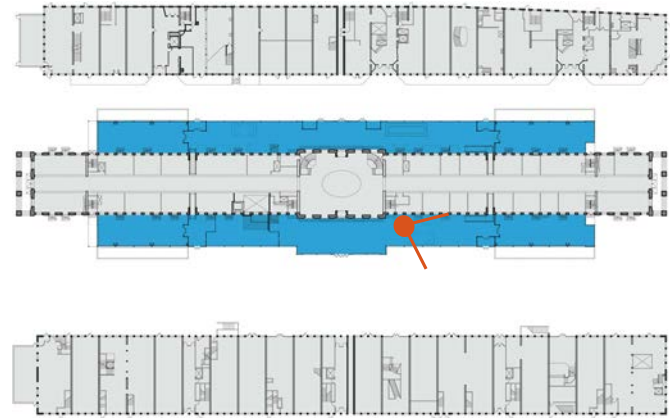
EXISTING EXTERIOR \_ OPENED CONDITION



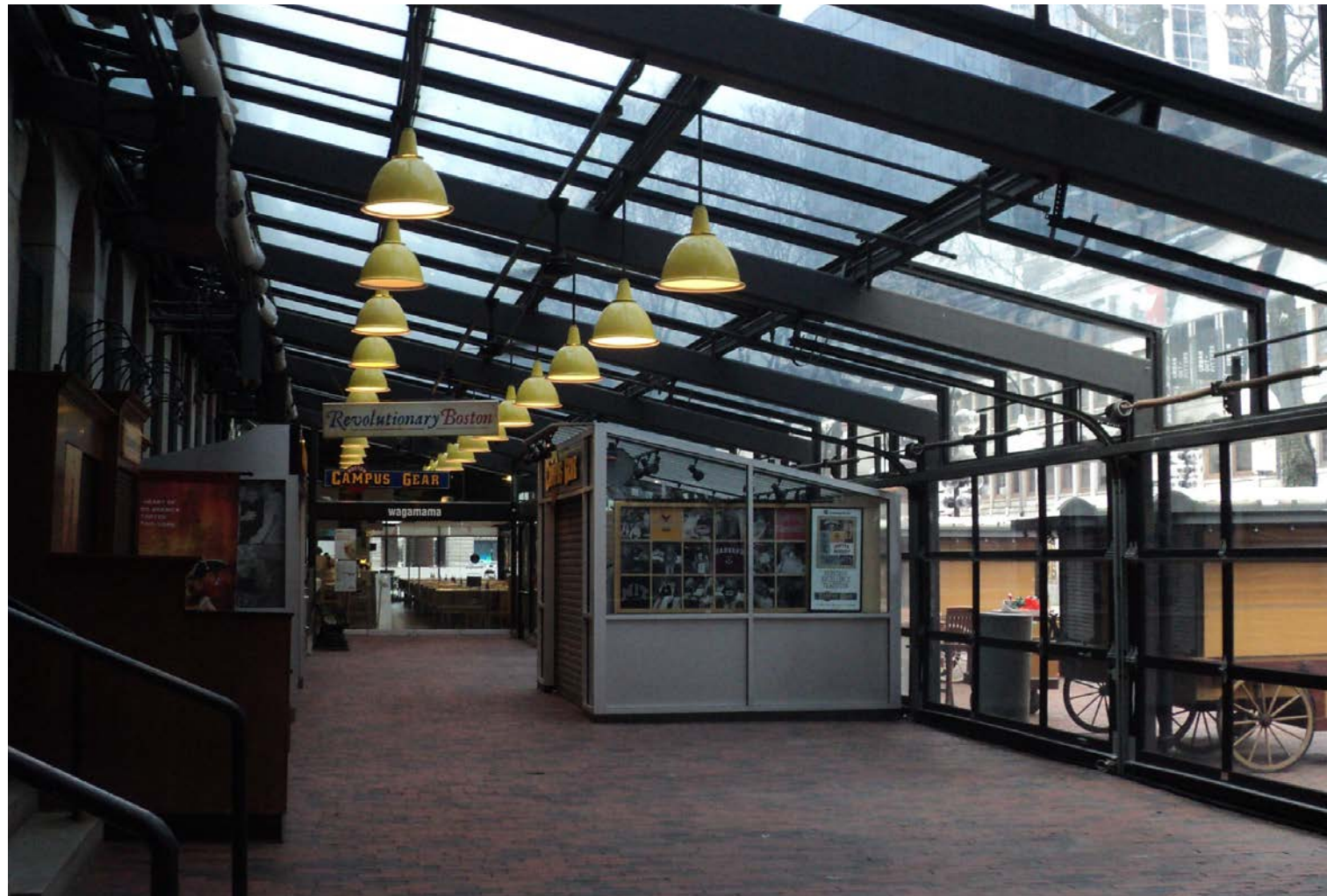
PROPOSED RENDERING \_ EXTERIOR \_ OPENED CONDITION

## GLASS CANOPY ENHANCEMENTS \_ EXTERIOR





KEY PLAN



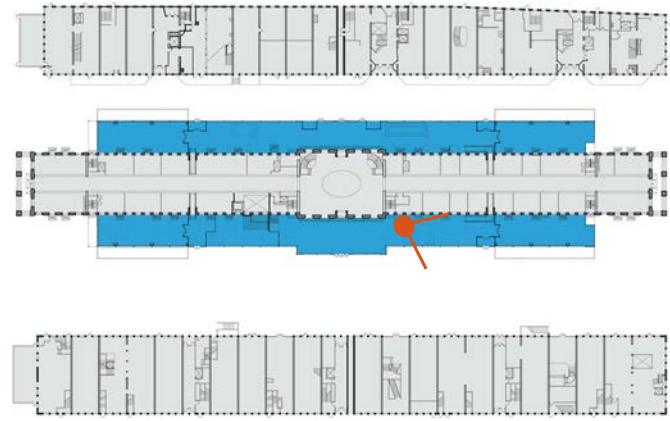
EXISTING INTERIOR \_ CLOSED CONDITION



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**



- |  |   |
|--|---|
| <span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span> PHASE 1_2 YEARS      | <span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span> PHASE 4_2 YEARS |
| <span style="display:inline-block; width:15px; height:10px; background-color:lightorange; border:1px solid black;"></span> PHASE 2_2 YEARS | <span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span> PHASE 5_2 YEARS    |
| <span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span> PHASE 3_2 YEARS      |   |

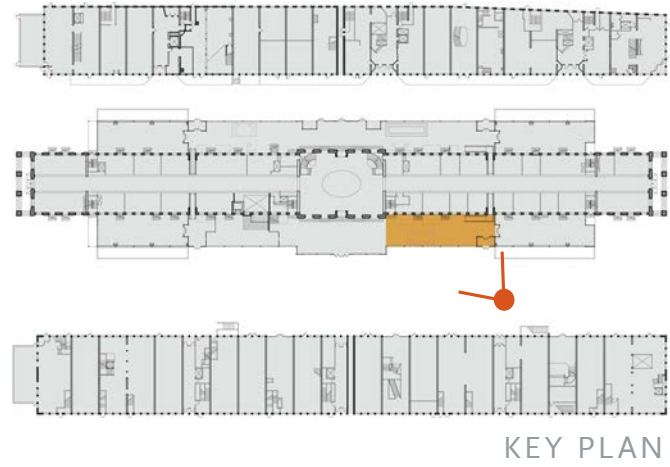


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# PHASE 1



EXISTING CONDITION \_ EXTERIOR \_ LOOKING WEST

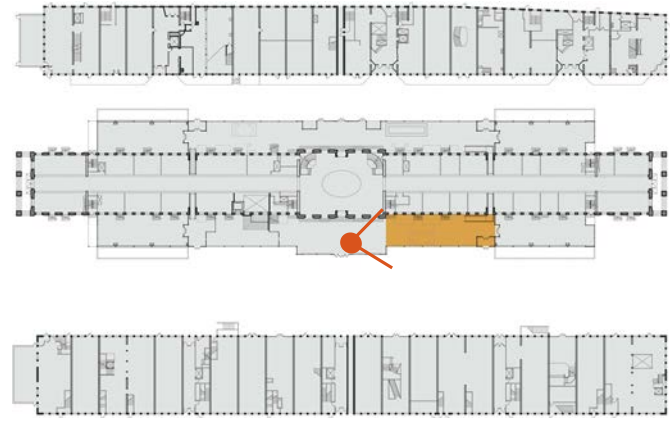


PROPOSED RENDERING \_ EXTERIOR \_ LOOKING WEST

## COMPARING VIEWS



PHASE 1



KEY PLAN



EXISTING CONDITION\_ INTERIOR \_LOOKING EAST

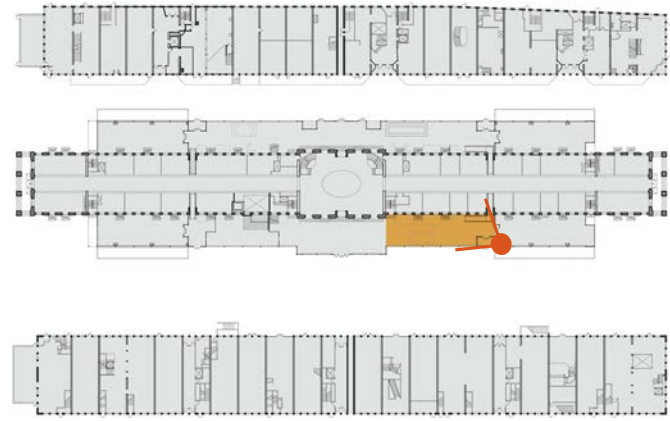


PROPOSED RENDERING \_ INTERIOR \_ LOOKING EAST

COMPARING VIEWS



# PHASE 1



KEY PLAN



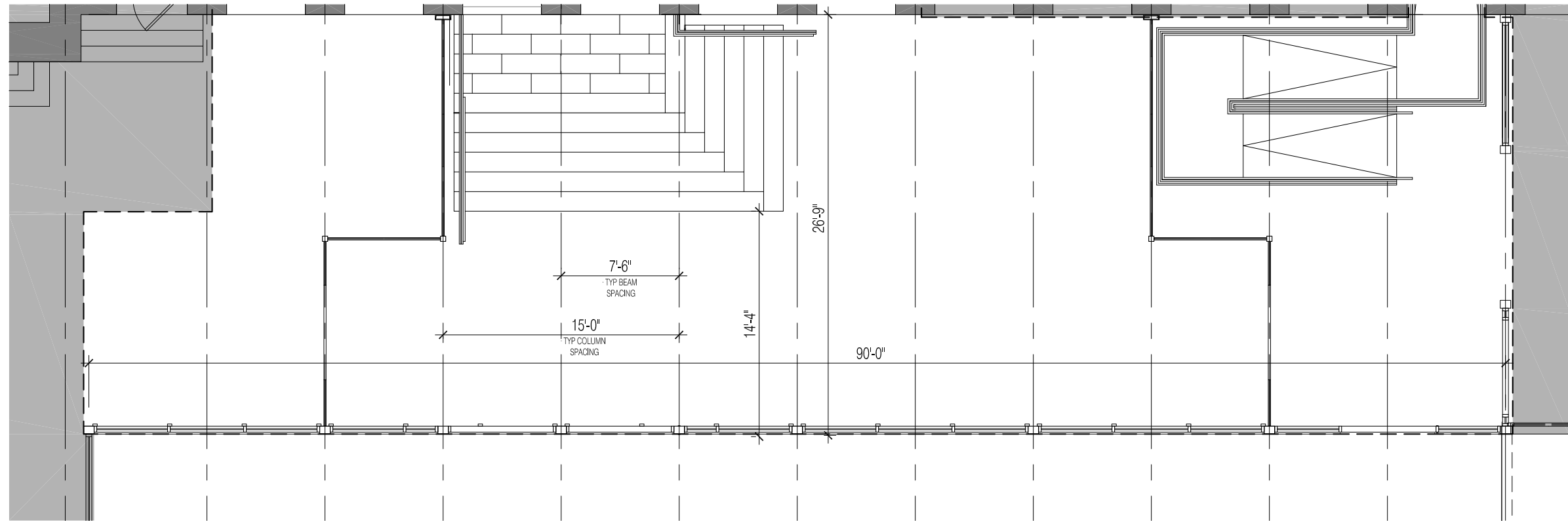
EXISTING CONDITION \_ INTERIOR \_ LOOKING WEST



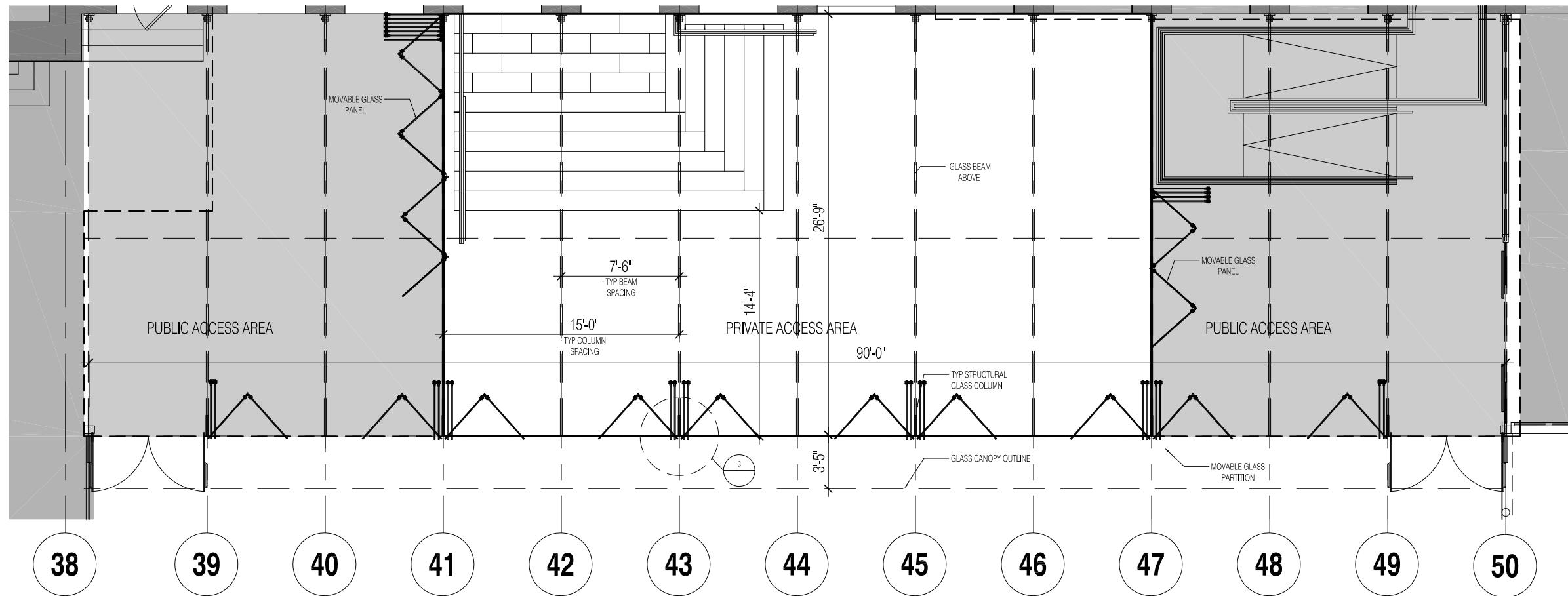
PROPOSED RENDERING \_ INTERIOR \_ LOOKING WEST

## COMPARING VIEWS





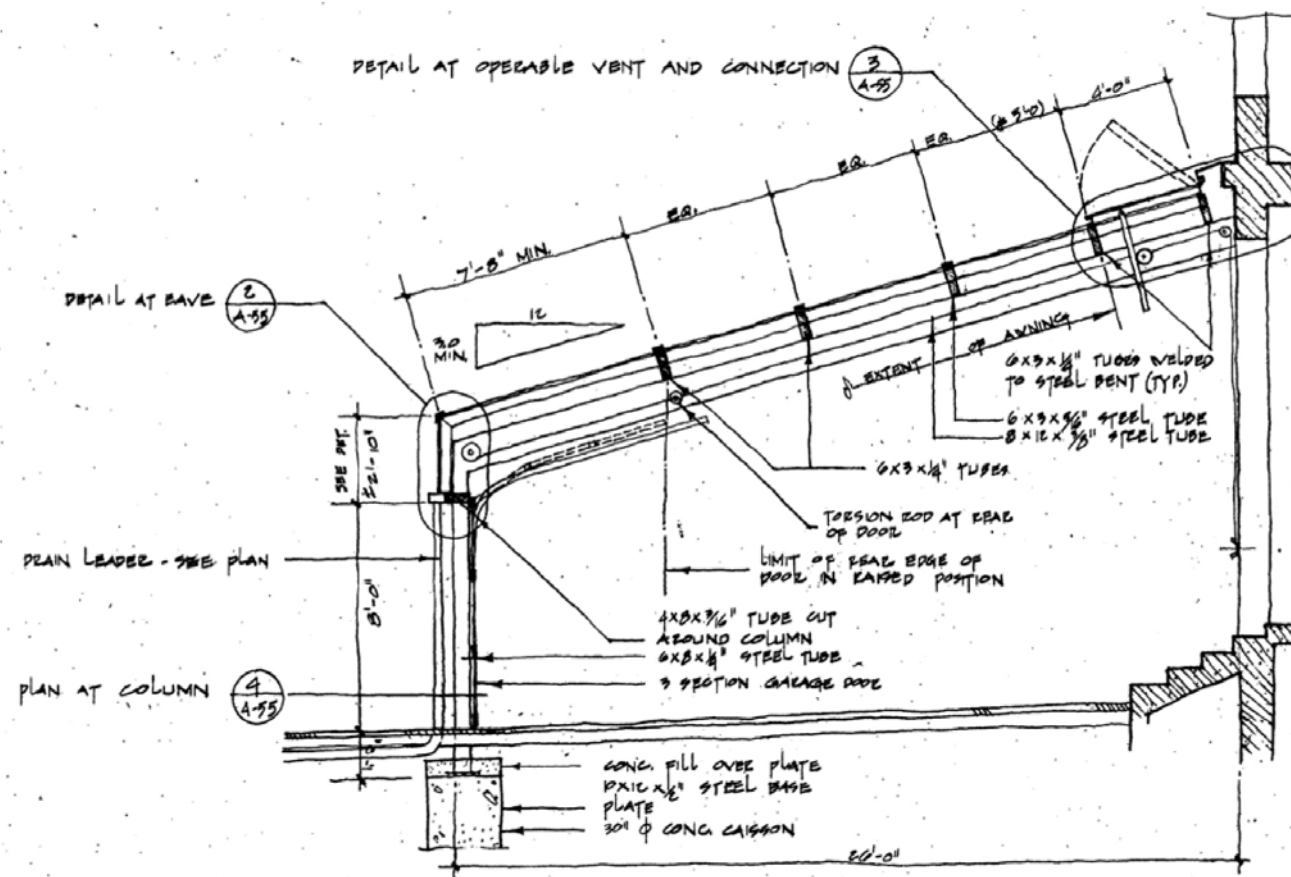
EXISTING PLAN  
SCALE 1/8



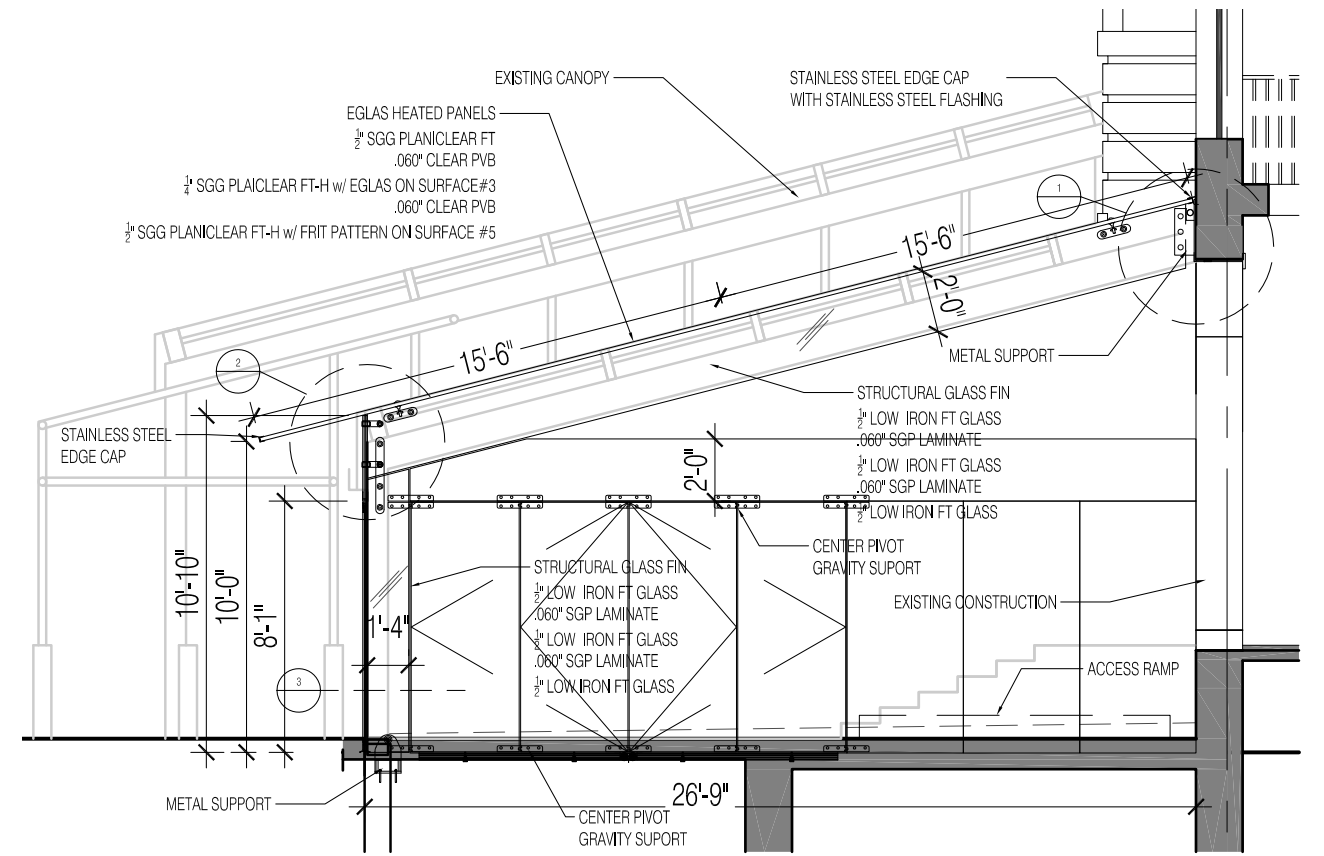
PROPOSED PLAN  
SCALE 1/8

PLANS





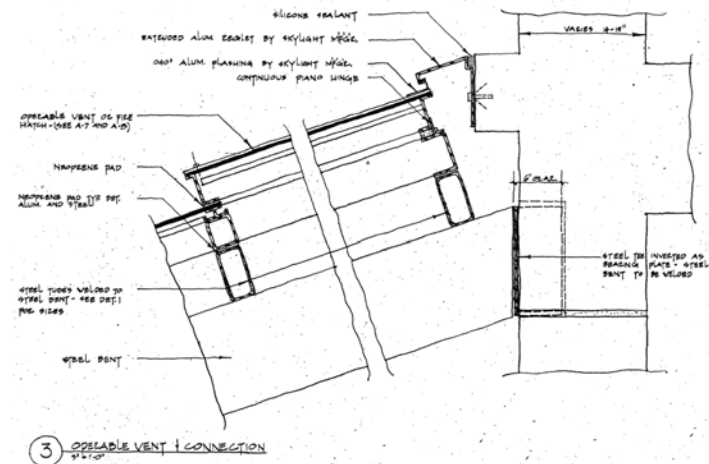
EXISTING CANOPY DETAIL: EAST & WEST WINGS  
NOT TO SCALE



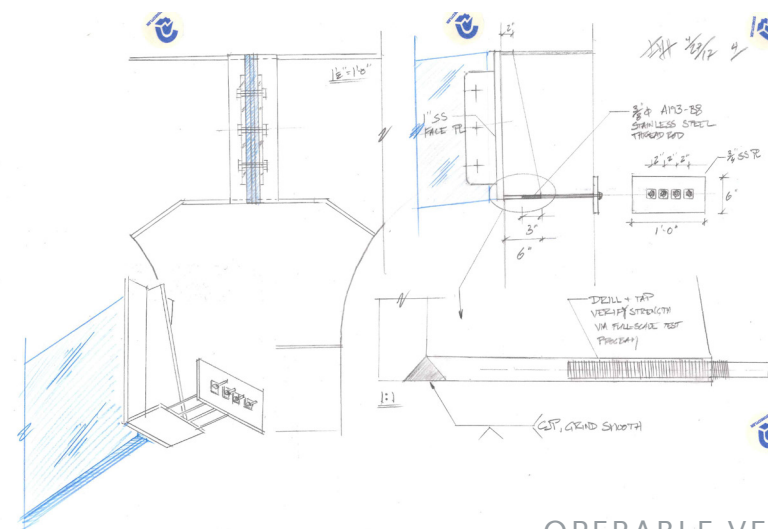
CANOPY DETAIL: WINGS SECTION  
NOT TO SCALE

## SECTION DETAILS

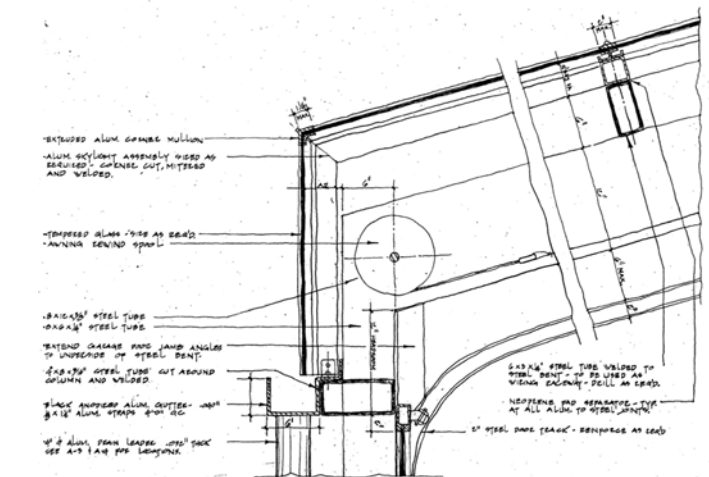
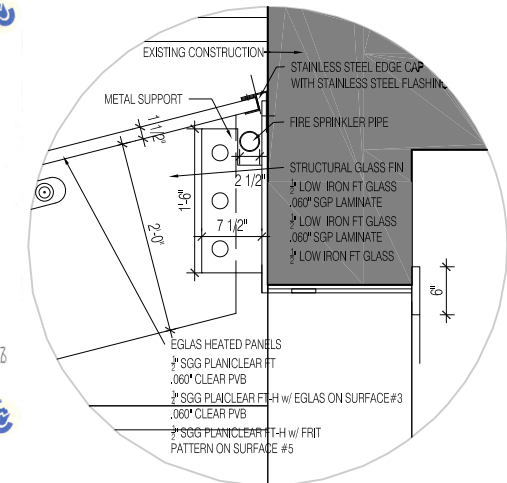




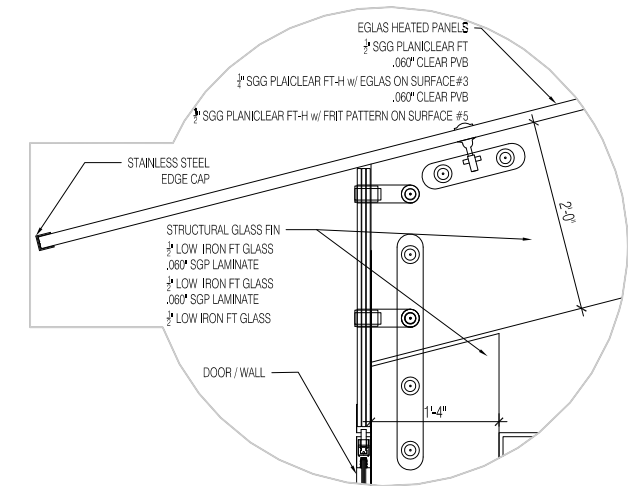
EXISTING DETAIL: EAST & WEST WINGS  
SCALE 1/2



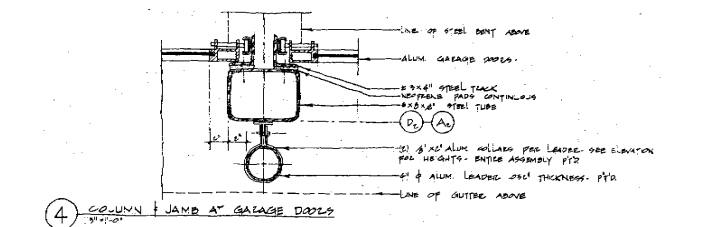
OPERABLE VENT / CONNECTION: WINGS DETAIL 1  
SCALE 1/2



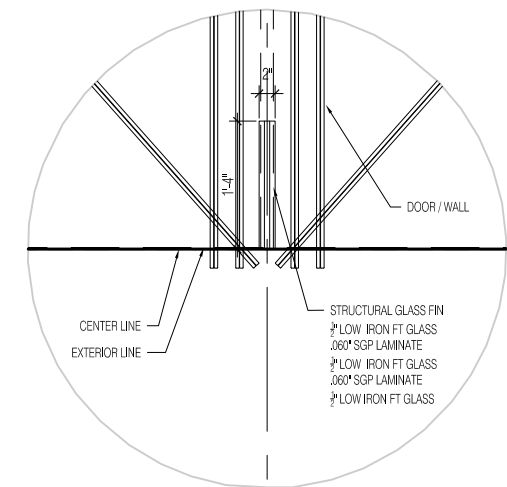
EXISTING DETAIL: EAST & WEST WINGS  
SCALE 1/2



DETAIL AT EAVE: WINGS DETAIL 2  
SCALE 1/2



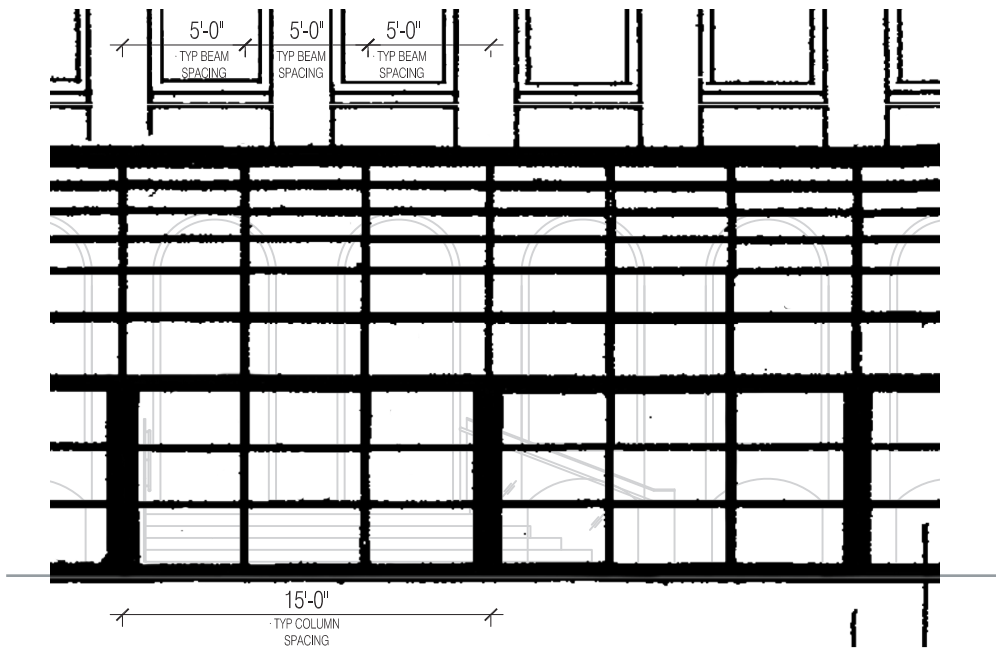
EXISTING DETAIL: EAST & WEST WINGS  
SCALE 1/2



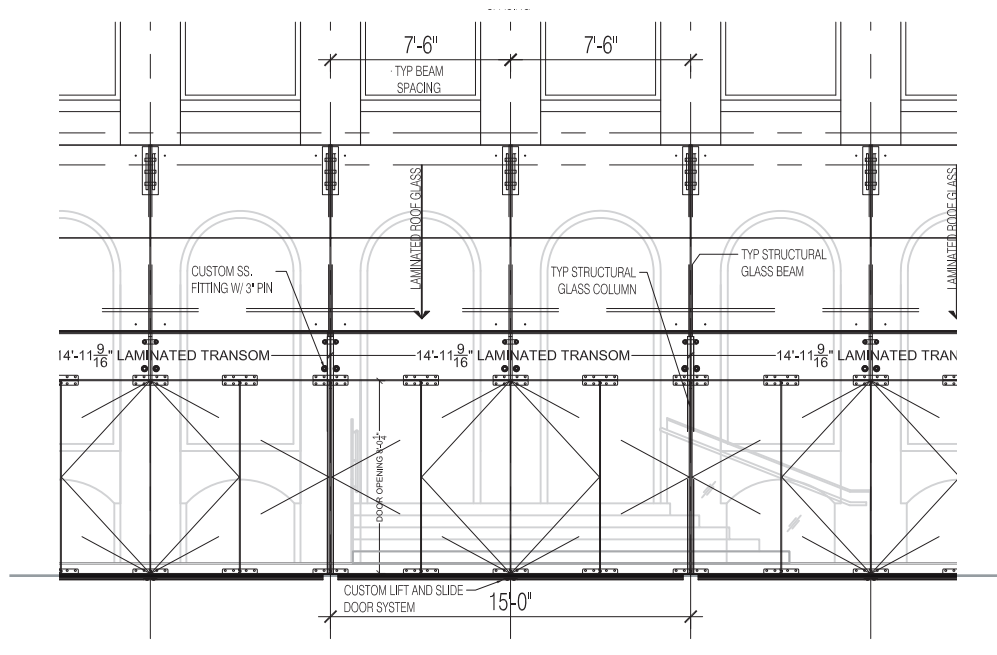
JAMB AT OPENABLE DOORS: WINGS DETAIL 3  
SCALE 1/2

## SECTION DETAILS

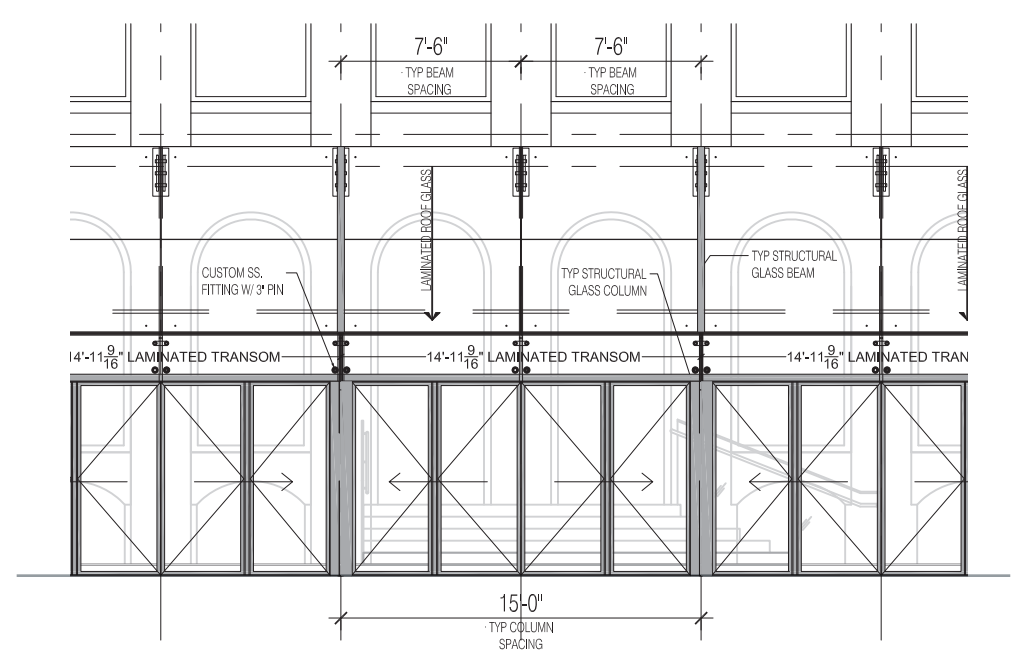




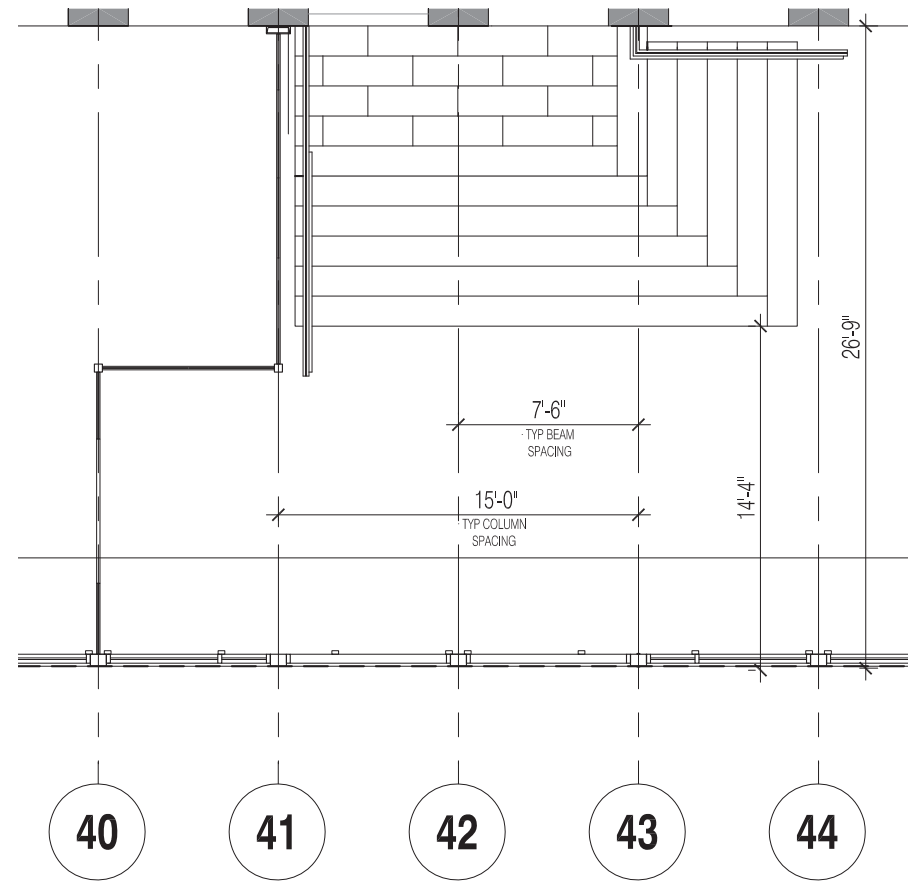
EXISTING ELEVATION - SCALE 1/8



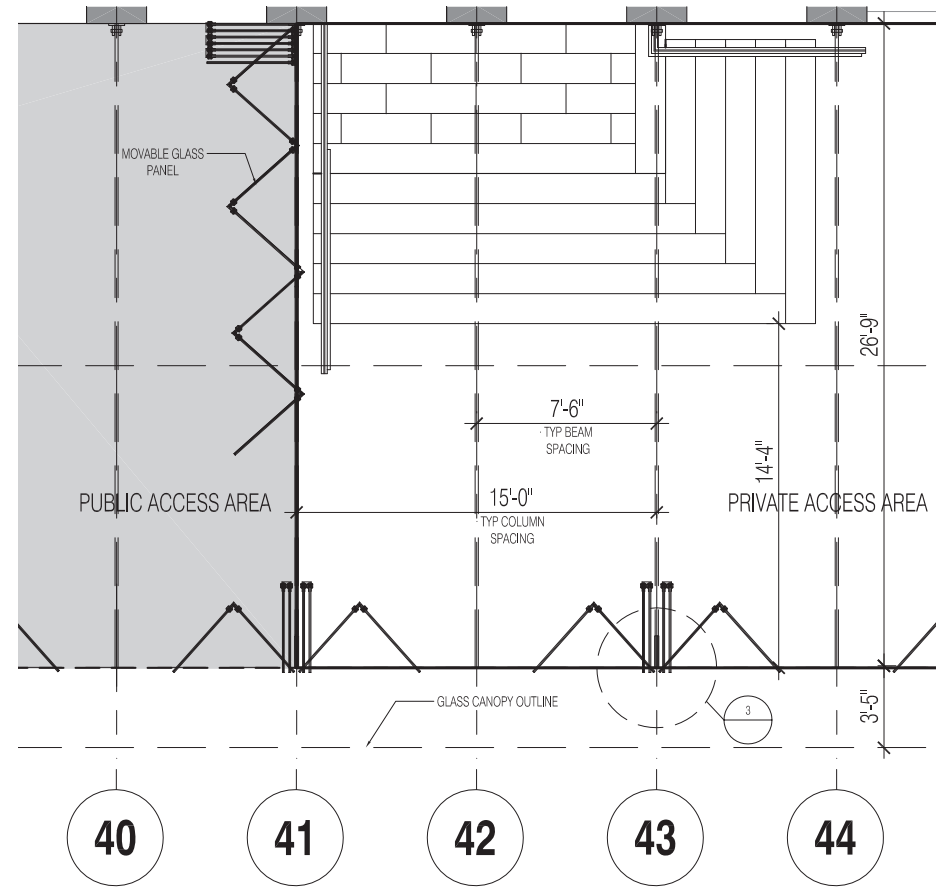
CUSTOM GLASS PROPOSED ELEVATION - SCALE 1/8



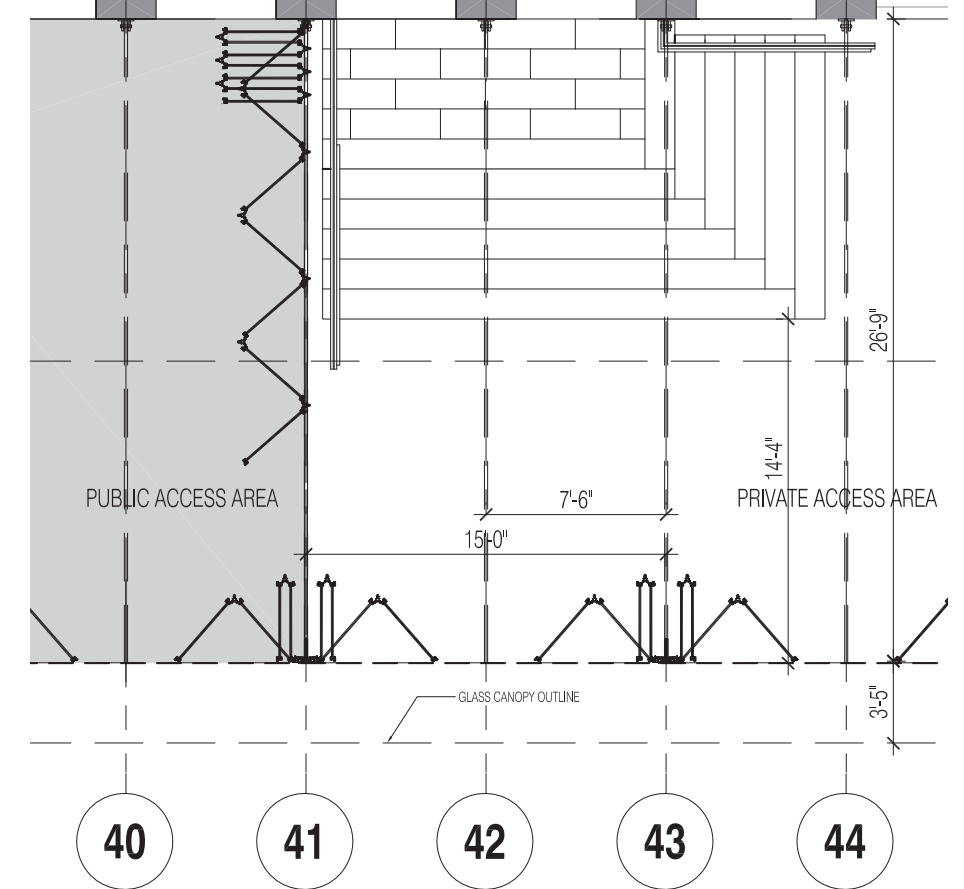
NANAWALL PROPOSED ELEVATION - SCALE 1/8



EXISTING PLAN - SCALE 1/8



CUSTOM GLASS PROPOSED PLAN - SCALE 1/8

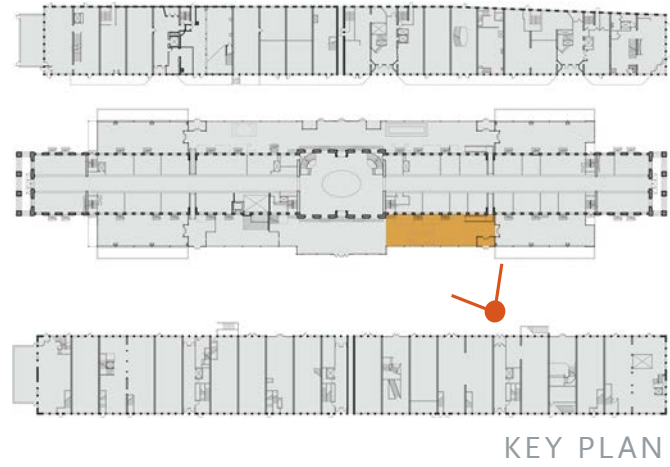


NANAWALL PROPOSED PLAN - SCALE 1/8

## EXISTING / PROPOSED ELEVATIONS & PLANS



PHASE 1



CUSTOM GLASS SYSTEM PROPOSED \_ LOOKING NORTHWEST

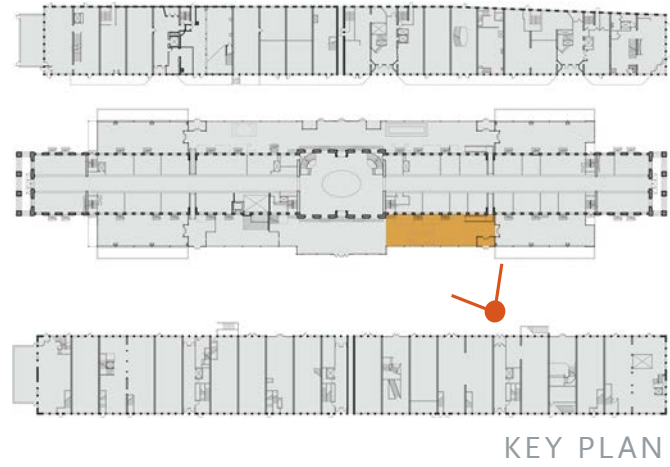


NANAWALL SYSTEM PROPOSED \_ LOOKING NORTHWEST

EXTERIOR VIEW - DOORS CLOSED (COMPARISON)



PHASE 1



CUSTOM GLASS SYSTEM PROPOSED \_ LOOKING NORTHWEST

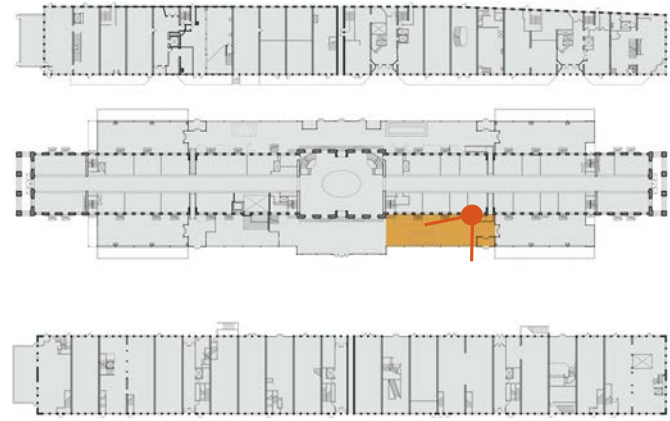


NANAWALL SYSTEM PROPOSED \_ LOOKING NORTHWEST

EXTERIOR VIEW - DOORS OPENED (COMPARISON)



PHASE 1



KEY PLAN



CUSTOM GLASS SYSTEM PROPOSED \_ LOOKING SOUTHWEST

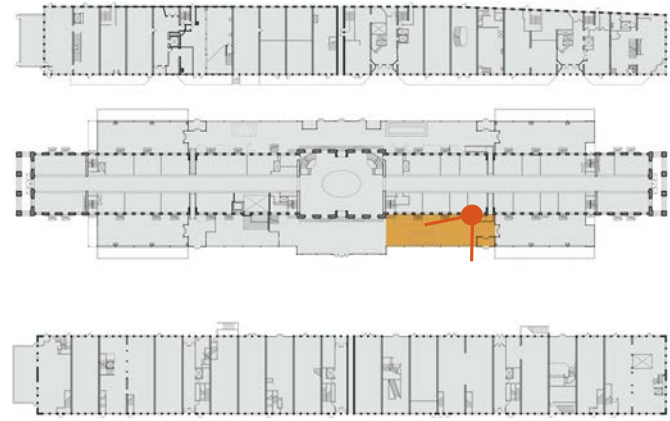


NANAWALL SYSTEM PROPOSED \_ LOOKING SOUTHWEST

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 m<sup>2</sup> 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**

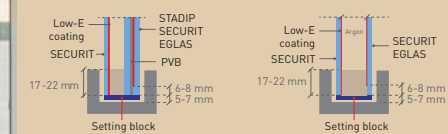
- Better comfort:**
  - Comfort heating and energy savings thanks to radiant heating which does not dry out the air;
  - stable heating;
  - increased provision of natural light;
  - no draft, no cold sense, no needs of radiators in front of the glass;
  - room can be furnished effectively close to the 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**

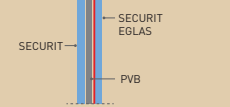
**Outdoor applications**

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



**Indoor applications**

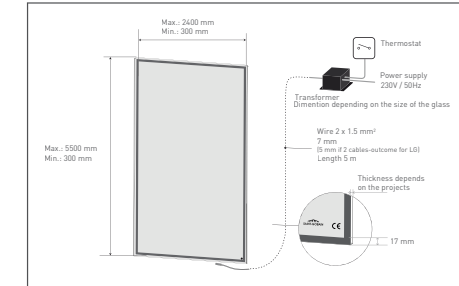
Tempered and laminated glass (PVB)



	Outdoor applications	Indoor applications
<b>Thickness</b>	Minimum 20 mm, maximum 250 mm	Minimum 6 mm, maximum 2000 mm
<b>Dimensions</b>	Maximum 2000 mm, minimum 200 mm	Maximum 2000 mm, minimum 200 mm
<b>Light Transmission</b>	20% - 70%	20% - 70%
<b>Connection voltage</b>	Normally 230 AC, after function 50 - 100 DC	Normally 230 AC, after function 50 - 100 DC
<b>Power density</b>	For heating function 100 - 300 watts/m <sup>2</sup> For snow melting function 350 - 600 watts/m <sup>2</sup>	For heating function 100 - 300 watts/m <sup>2</sup> For snow melting function 350 - 600 watts/m <sup>2</sup>
<b>Temperature of the glass surface</b>	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.
<b>IP</b>	IP34 and IP67	IP34 and IP67
<b>Certification and standards</b>	CE MARK, EN 1096, EN 572-8, EN 1279-5, EN 12150, EN 14449, EN 12150, DIN EN 61000-3-2, DIN EN 61000-3-3, DIN EN 55014-2, DIN EN 55014-1, EN 12150	CE MARK, EN 1096, EN 572-8, EN 1279-5, EN 12150, EN 14449, EN 12150, DIN EN 61000-3-2, DIN EN 61000-3-3, DIN EN 55014-2, DIN EN 55014-1, 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.

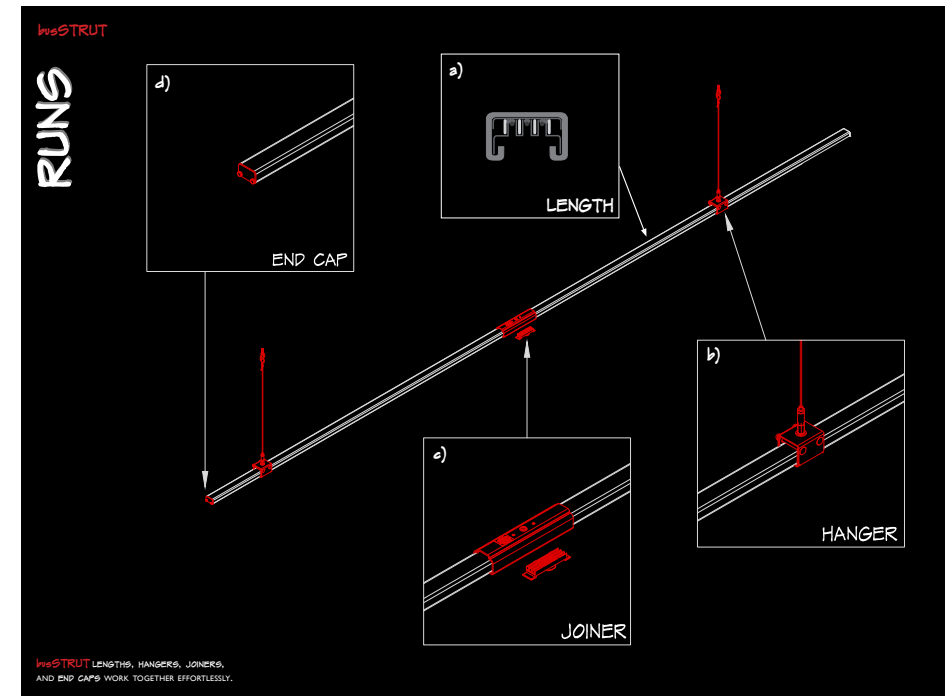
Landlord lighting busway system shall provide tenant with:

- 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**

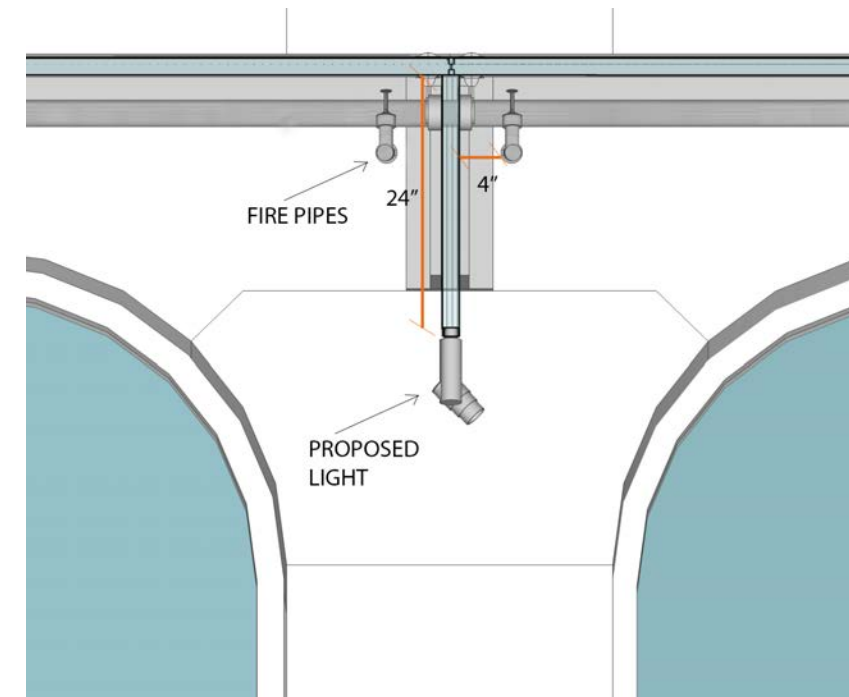
**SINGLE RUN OF InvoSTRUT**  
2 CIRCUITS: 3 POLES/ 2 HOTS & NEUTRAL

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

**TRUNKING**  
SBA BRANCH  
SBA TRUNK  
JUMPER

**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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RMU PUSHCARTS + KIOSKS  
TBD

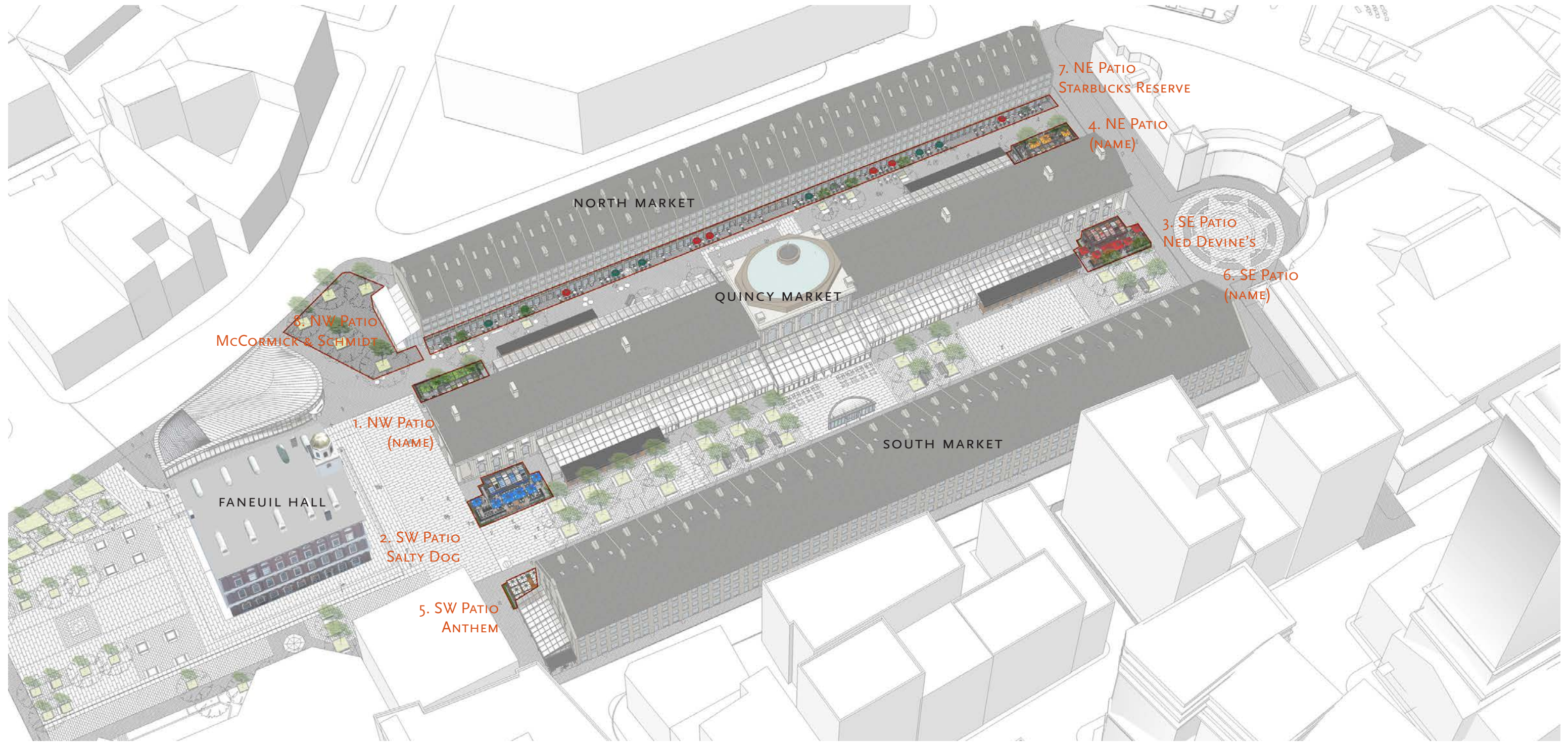
ROTUNDA REACTIVATION  
TBD

HOTEL  
TBD





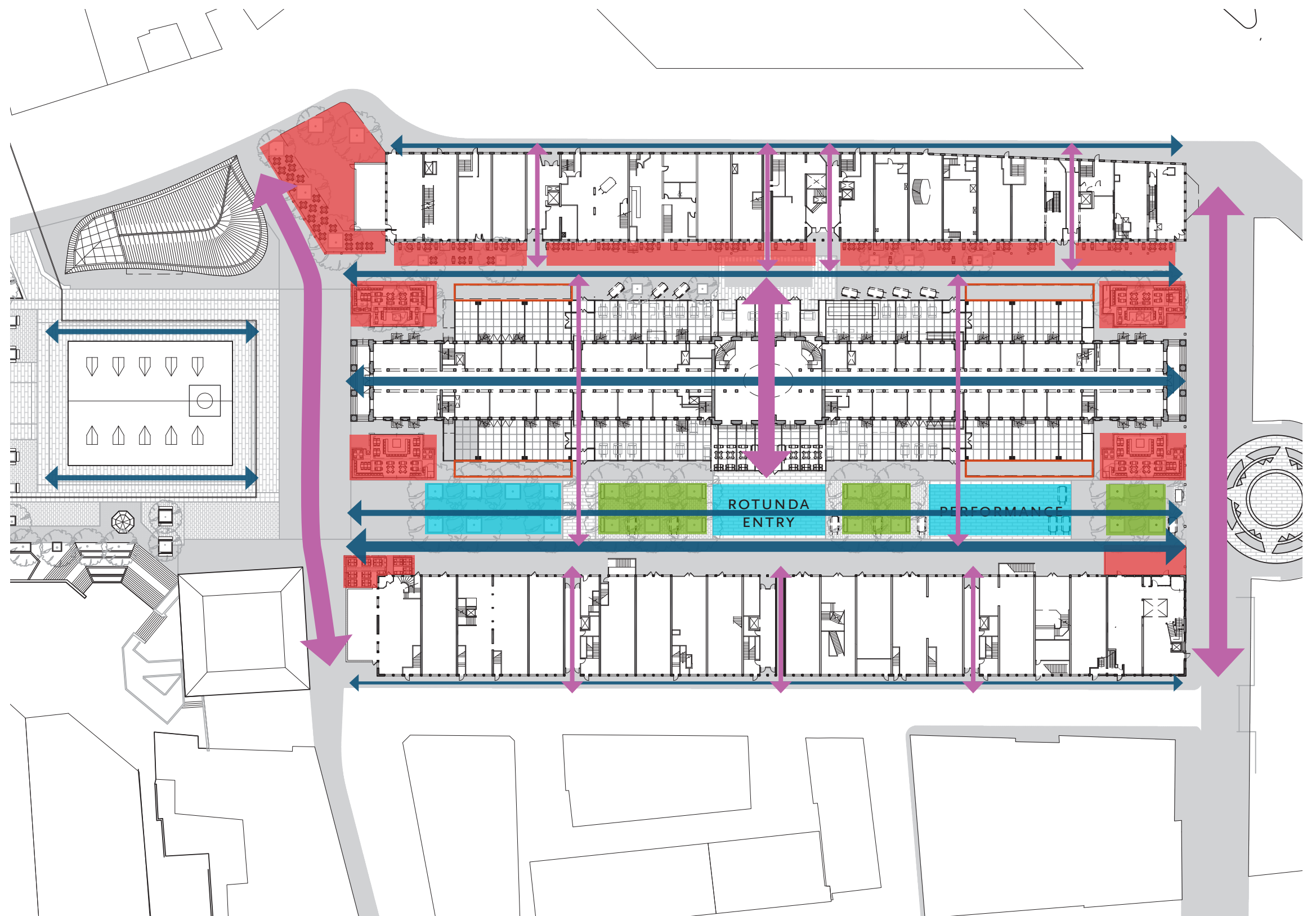
# SITE CONTEXT: SOUTH MARKET AND NORTH MARKET STREET





## 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

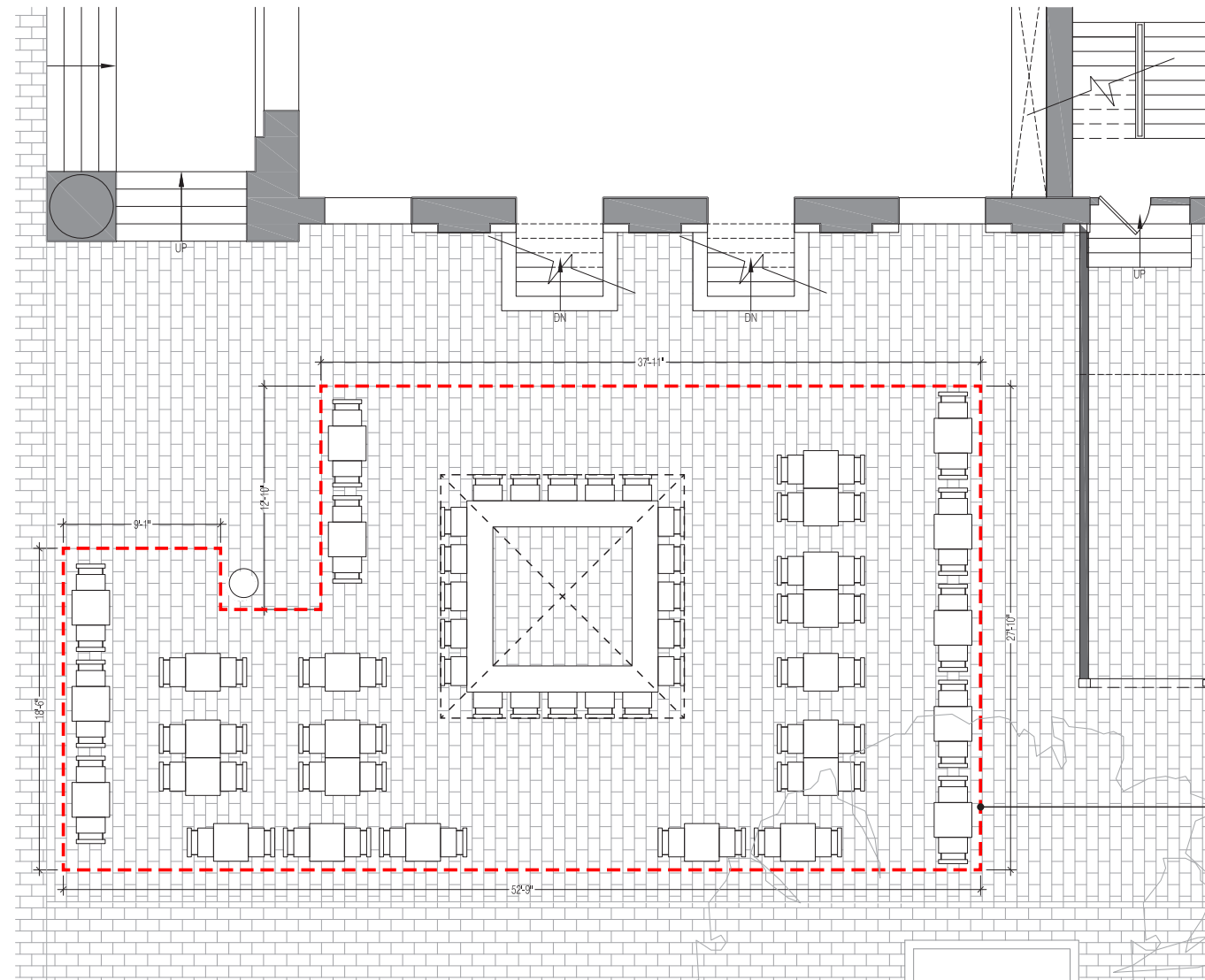
- PLANTERS
- PROGRAMMED SPACE
- PATIO SEATING
- NORTH/SOUTH CIRCULATION
- EAST/WEST CIRCULATION
- QUINCY MARKET RESTAURANT PATIOS



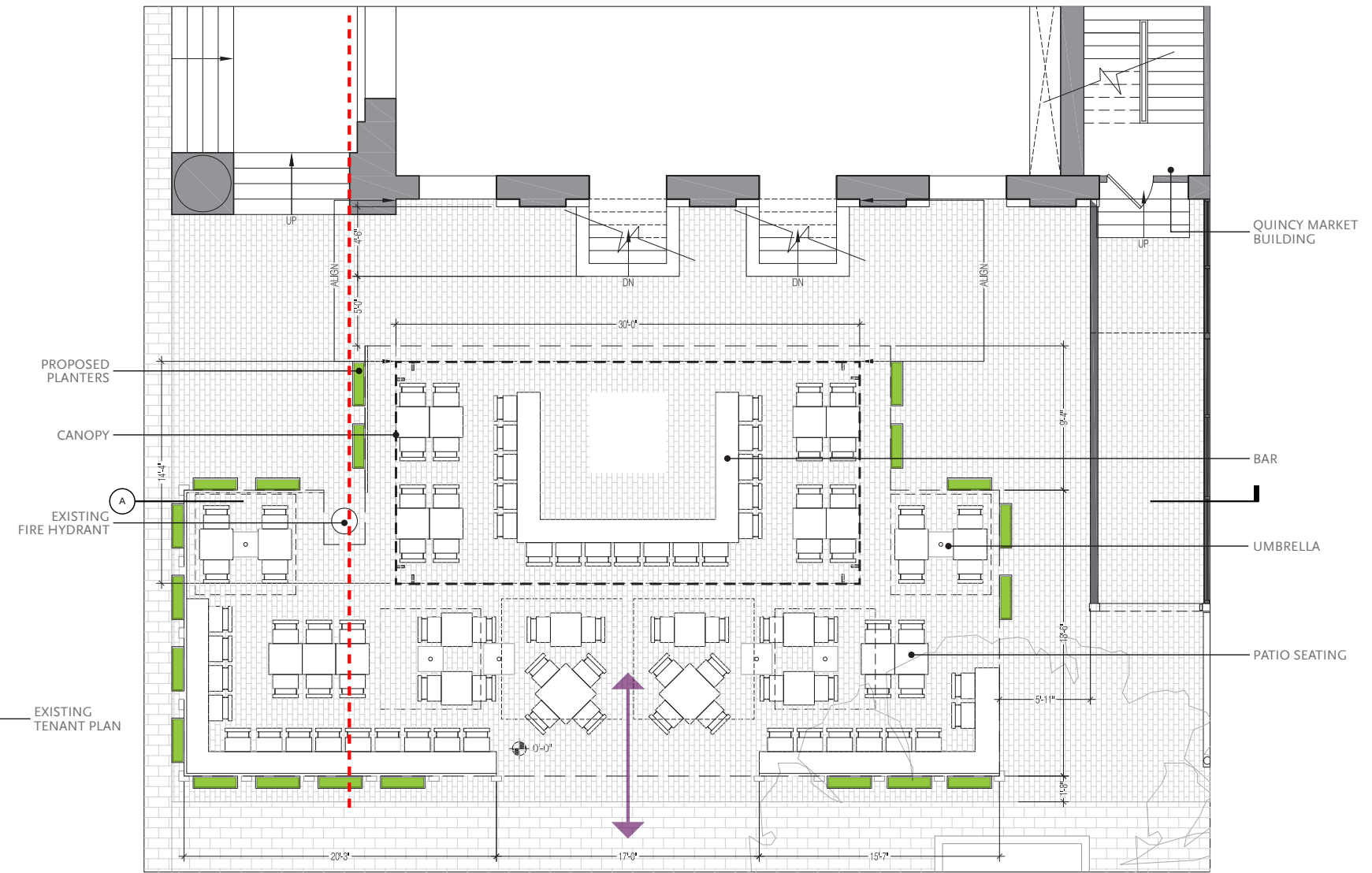
# SOUTH MARKET STREET PATIO - WEST FLOOR PLANS: EXISTING CONDITIONS VS. PROPOSED



KEY PLAN



EXISTING CONDITIONS



PROPOSED



## SOUTH MARKET STREET PATIO - WEST FLOOR PLAN: CONCEPT

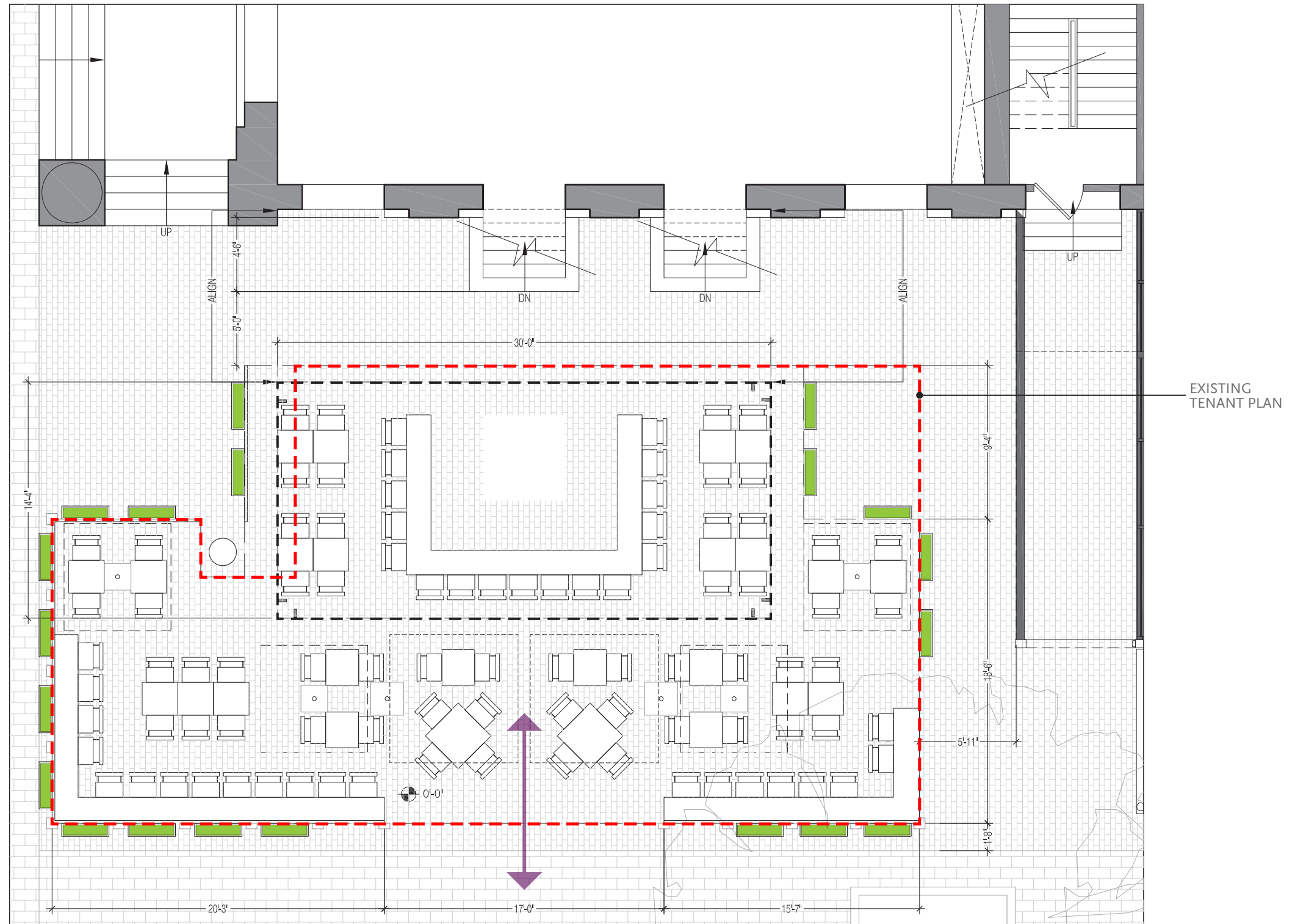
The South Market Street patios sit directly on the brick pavers with no deck, allowing for fluid access to the site. Proposed planters adjust to the movable guardrail bases around the perimeter of the patio, defining the outdoor space.



KEY PLAN



EXISTING - SITE PHOTO



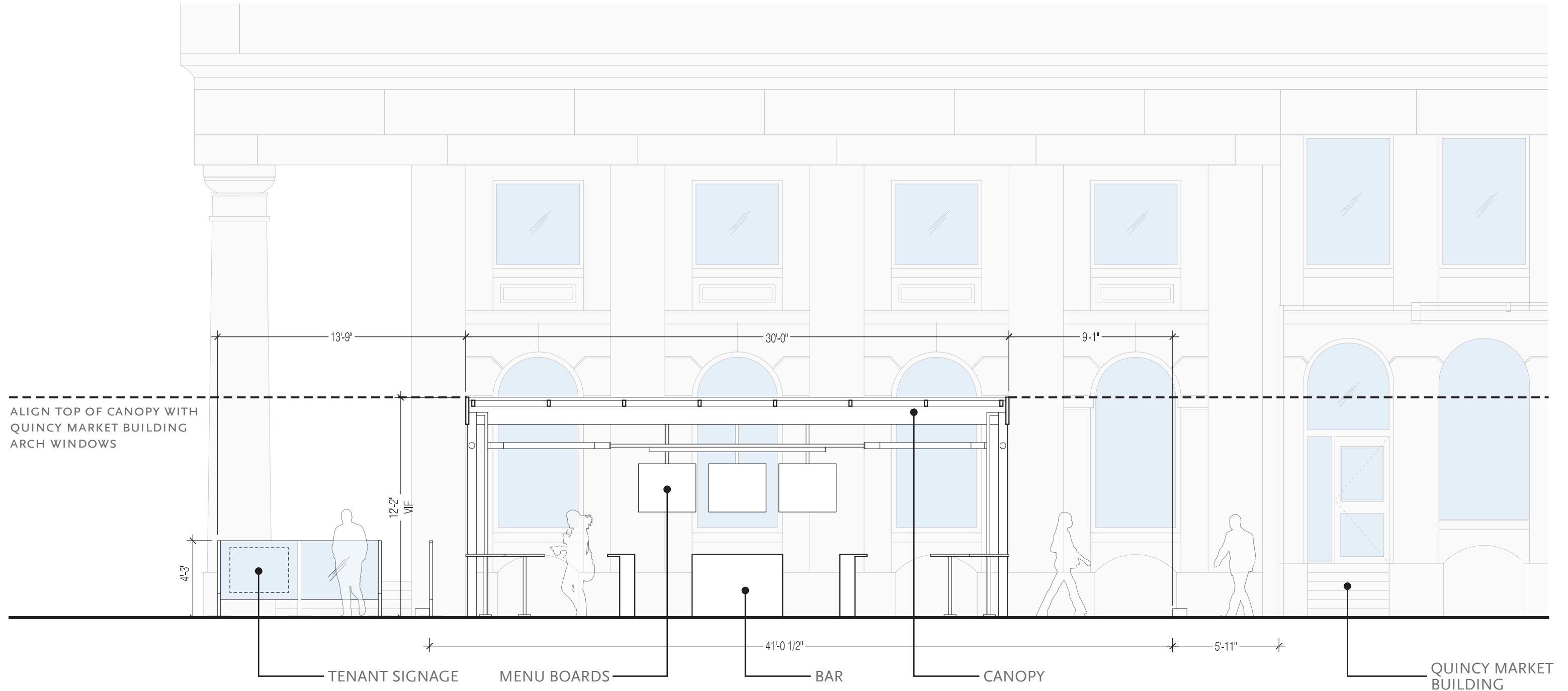
PROPOSED PATIO - SOUTH MARKET STREET - WEST



PROPOSED SOUTH MARKET STREET  
PATIO - WEST: SECTION A



KEY PLAN

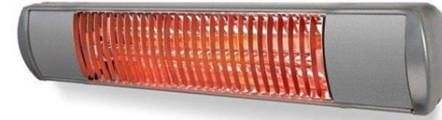




QMB - SOUTH MARKET STREET PATIOS  
PRODUCT CALLOUTS



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



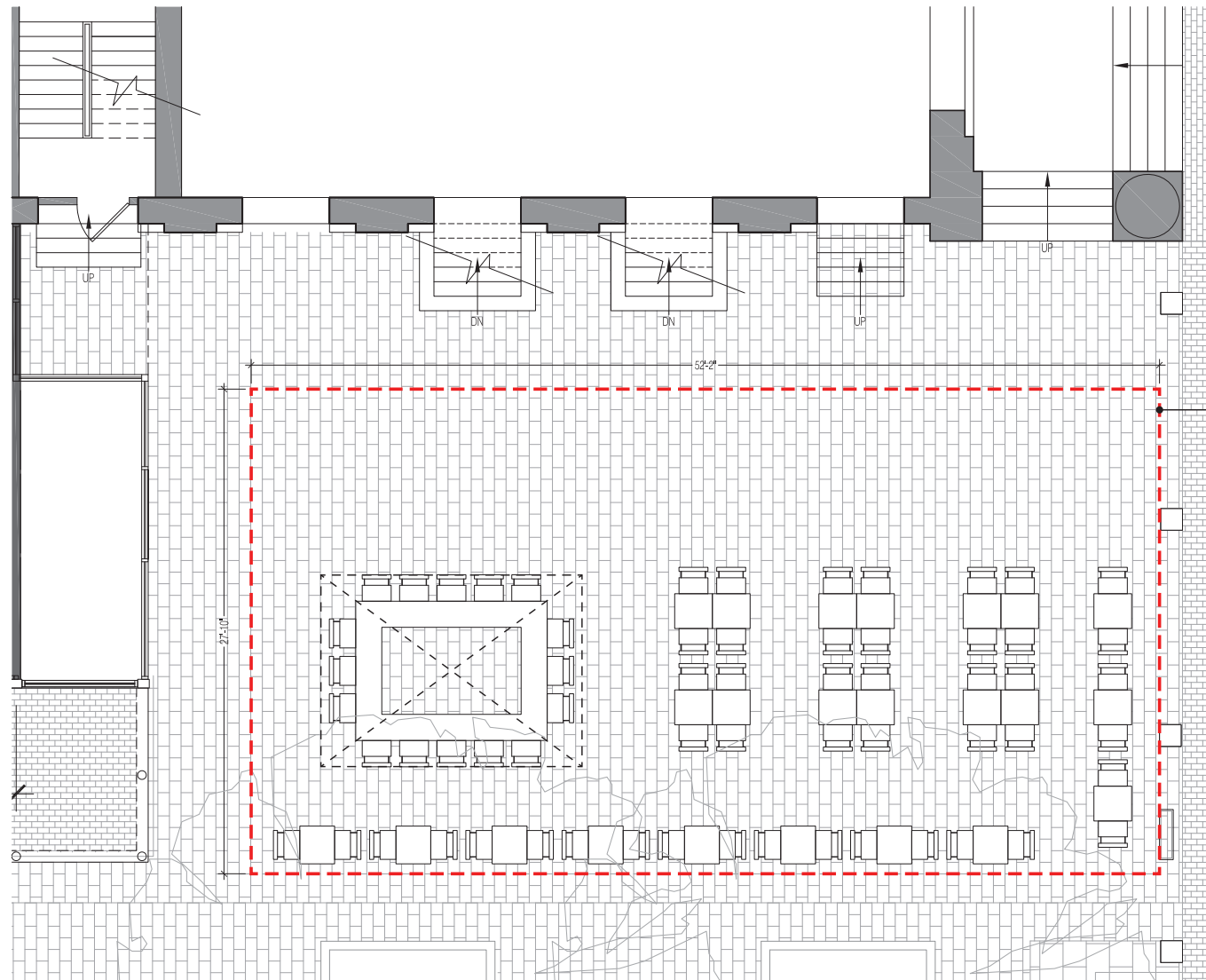
PROPOSED - PHOTO MONTAGE



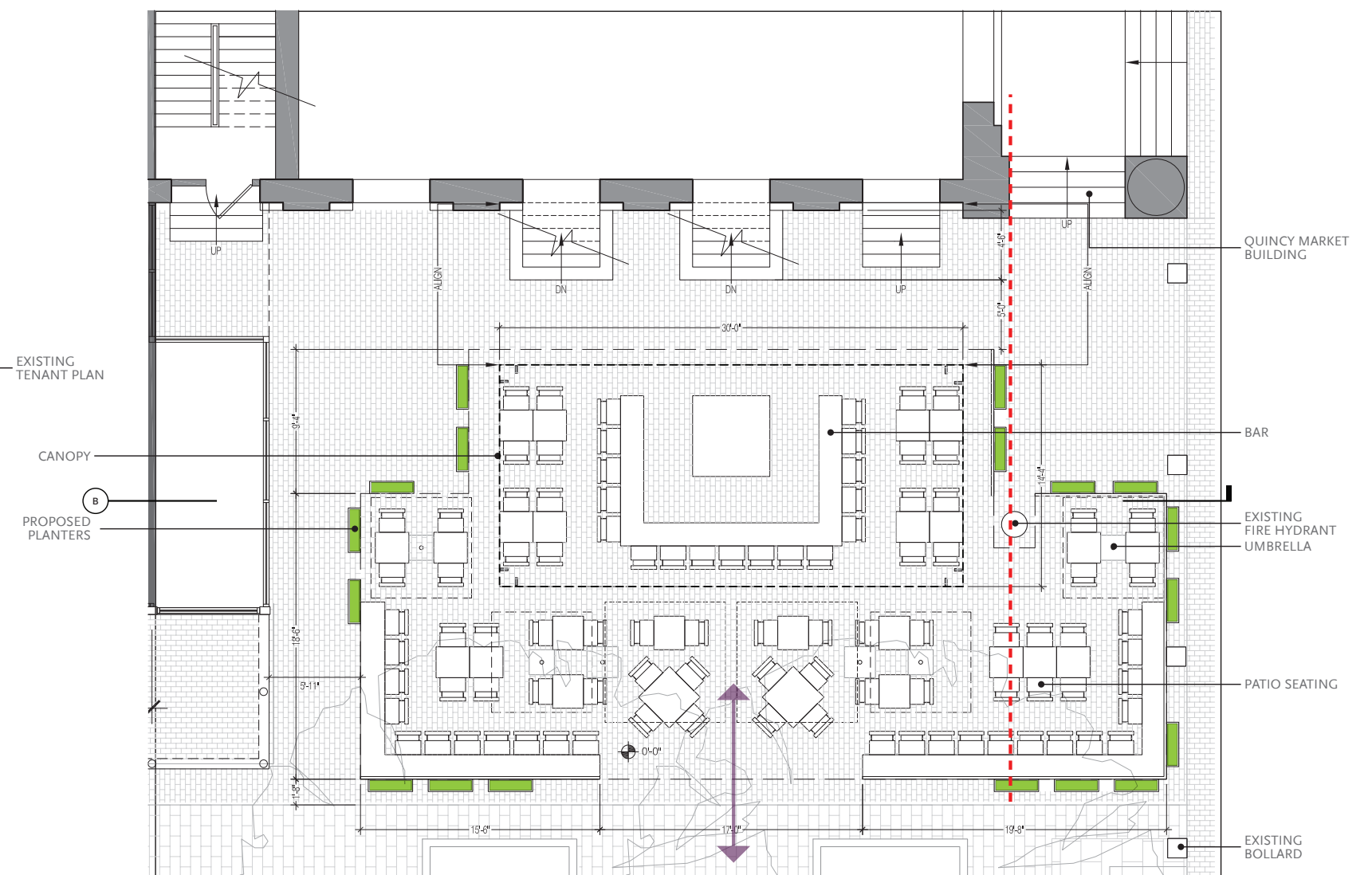
# SOUTH MARKET STREET PATIO - EAST FLOOR PLANS: EXISTING CONDITIONS VS. PROPOSED



KEY PLAN



EXISTING CONDITIONS



PROPOSED



## SOUTH MARKET STREET PATIO - EAST FLOOR PLAN: CONCEPT

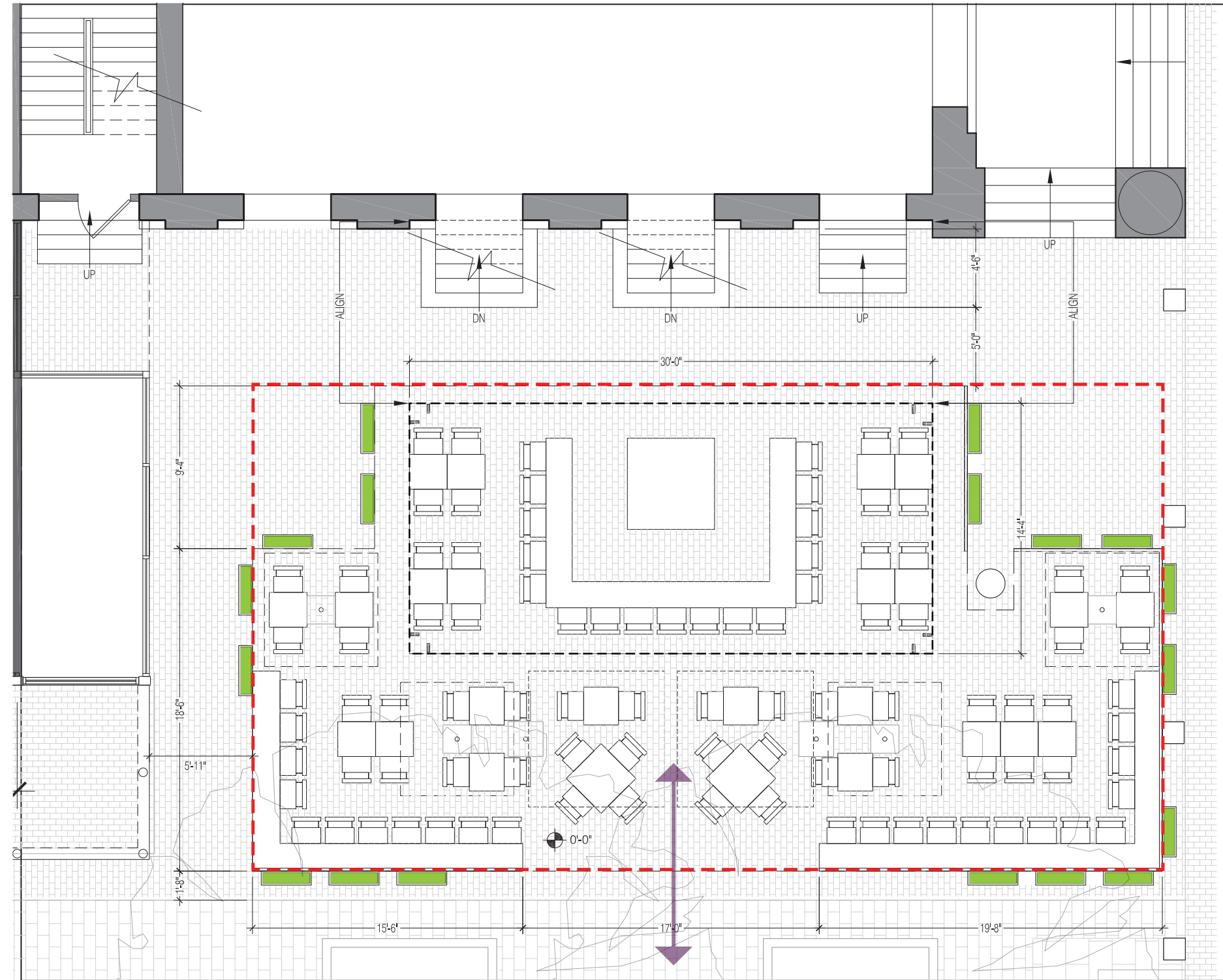
The South Market Street patios sit directly on the brick pavers with no deck, allowing for fluid access to the site. Proposed planters adjust to the movable guardrail bases around the perimeter of the patio, defining the outdoor space.



KEY PLAN



EXISTING - SITE PHOTO



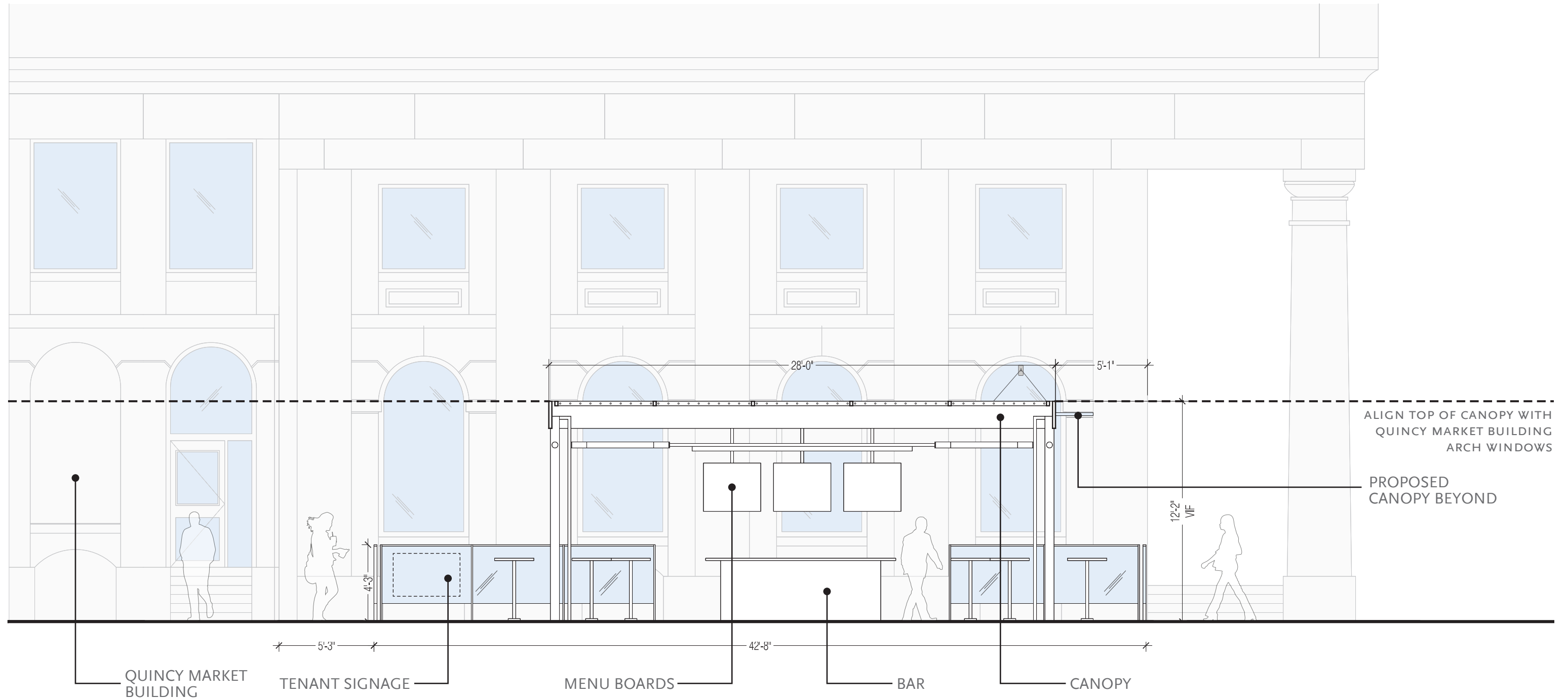
PROPOSED PATIO - SOUTH MARKET STREET - EAST



# PROPOSED SOUTH MARKET STREET PATIO - EAST: SECTION A



KEY PLAN





SOUTH MARKET STREET PATIO - EAST  
EXISTING CONDITIONS VS. PROPOSED



KEY PLAN



EXISTING - SITE PHOTO

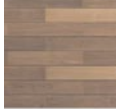



PROPOSED - PHOTO MONTAGE



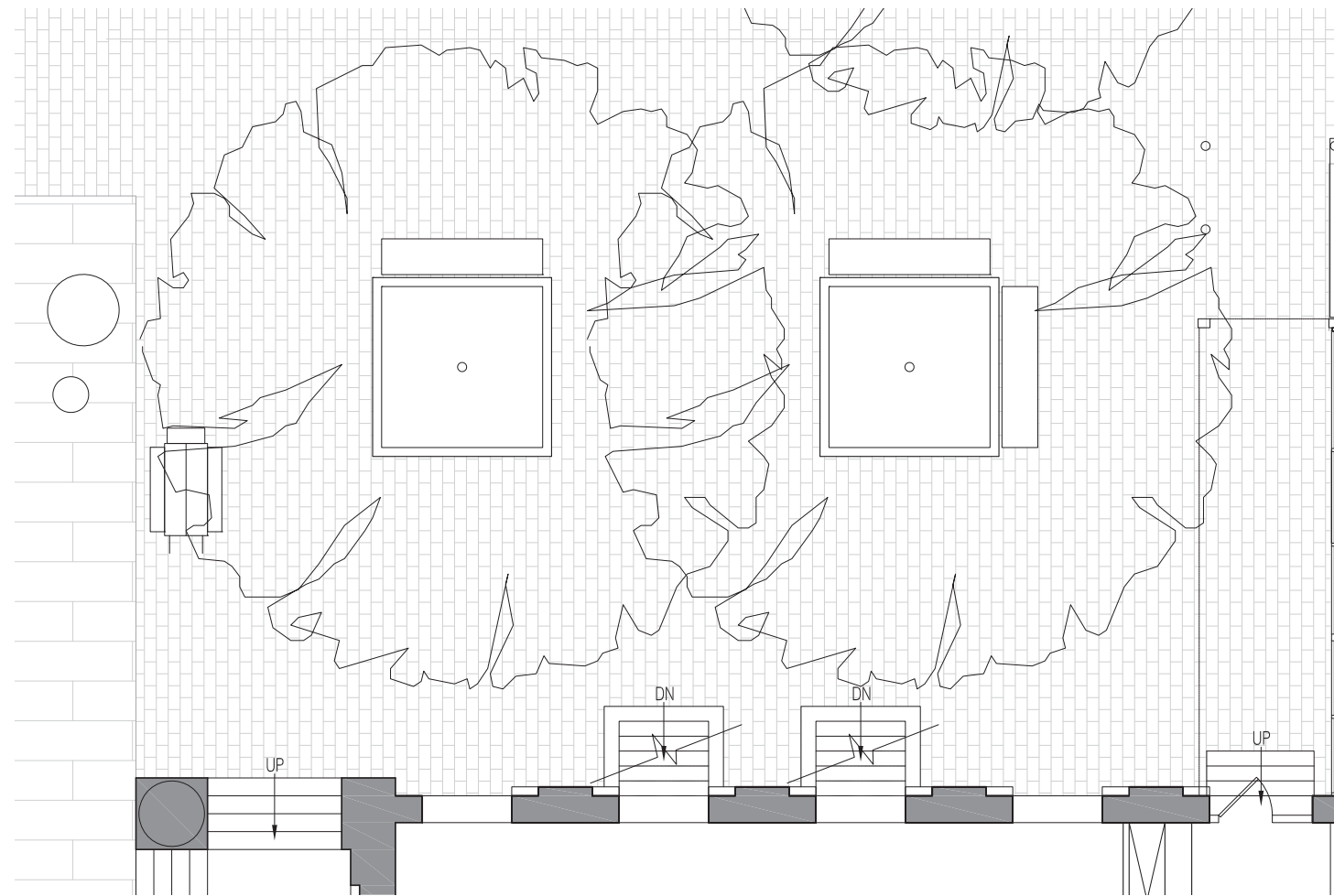
# NORTH MARKET STREET PATIO - WEST FLOOR PLANS: EXISTING CONDITIONS VS. PROPOSED

## MATERIAL KEY

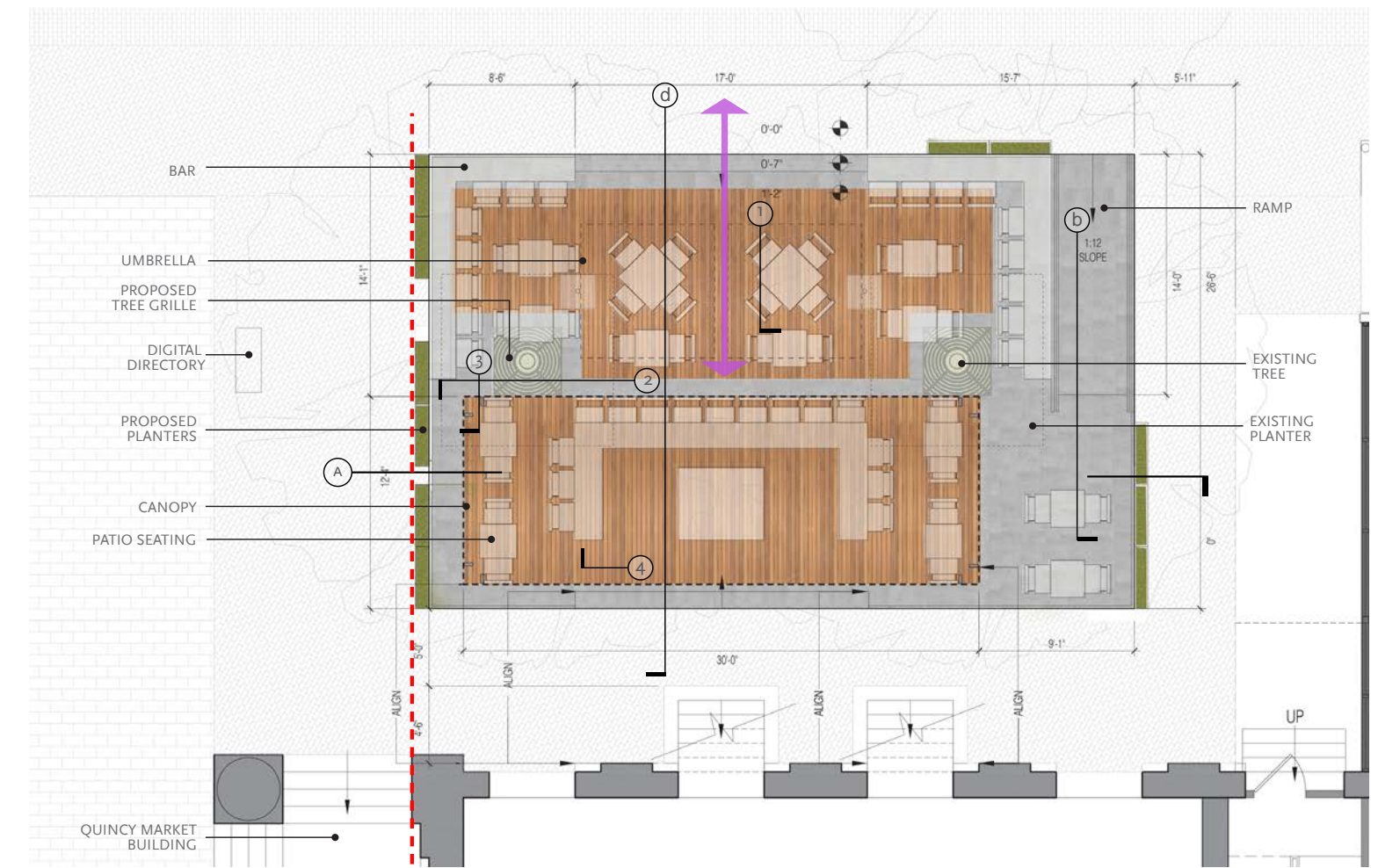
-  24"X 48" IPE ECOTILE, SMOOTH TEXTURE
-  24"X 12" GREY WOOD



KEY PLAN



EXISTING CONDITIONS



PROPOSED





## NORTH MARKET STREET PATIO - WEST FLOOR PLAN: CONCEPT

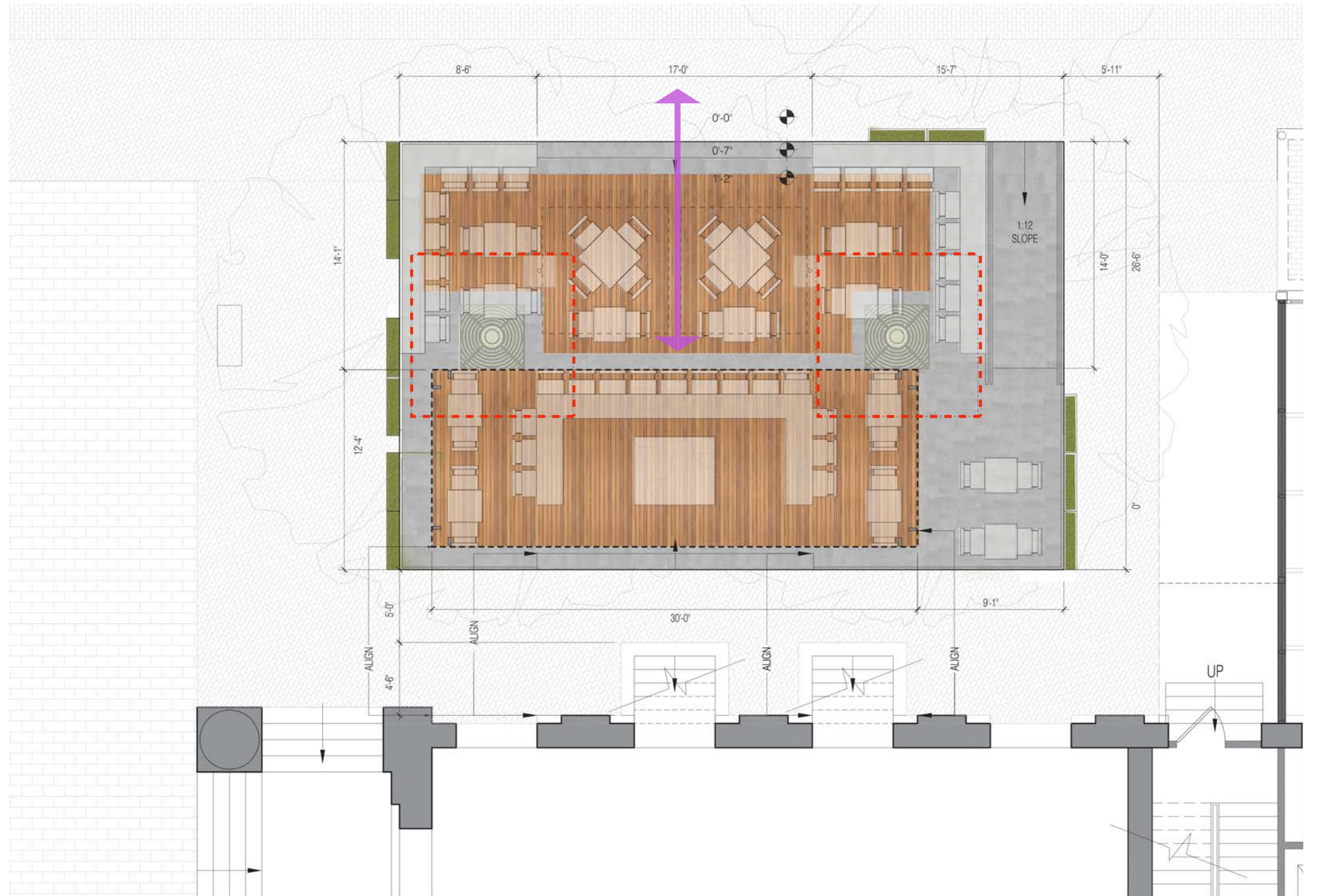
The North Market Street patios are formed around the existing planters and trees by creating an elevated deck that defines the outdoor seating. Patio furniture is located around these planters to define an integrated space.



KEY PLAN

### MATERIAL KEY

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

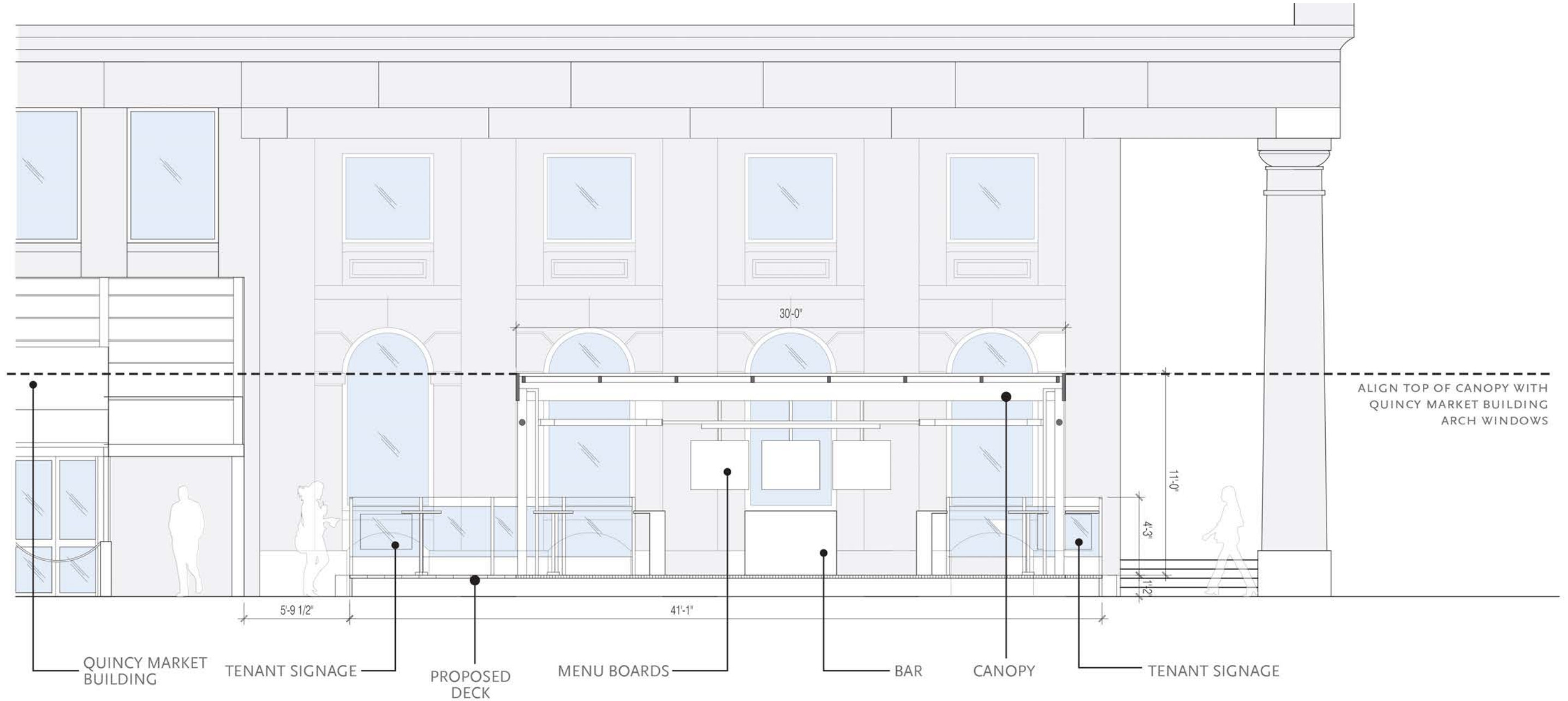




# PROPOSED NORTH MARKET STREET PATIO - WEST: SECTION C



KEY PLAN





QMB - NORTH MARKET STREET PATIOS  
PRODUCT CALLOUTS

MAGNOLIA  
BAKERY

GLASS RAILING WITH  
TENANT BRANDING



CHAIR WITH  
TENANT COLOR



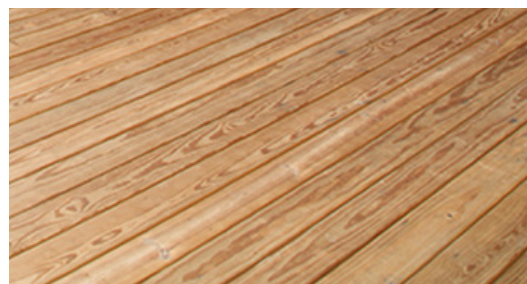
PATIO UMBRELLA



MOVEABLE BAR/CANOPY



OVERHEAD HEATER



WOOD DECK





NORTH MARKET STREET PATIO - WEST  
EXISTING CONDITIONS VS. PROPOSED



KEY PLAN



EXISTING - SITE PHOTO



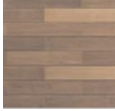

PROPOSED - PHOTO MONTAGE



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

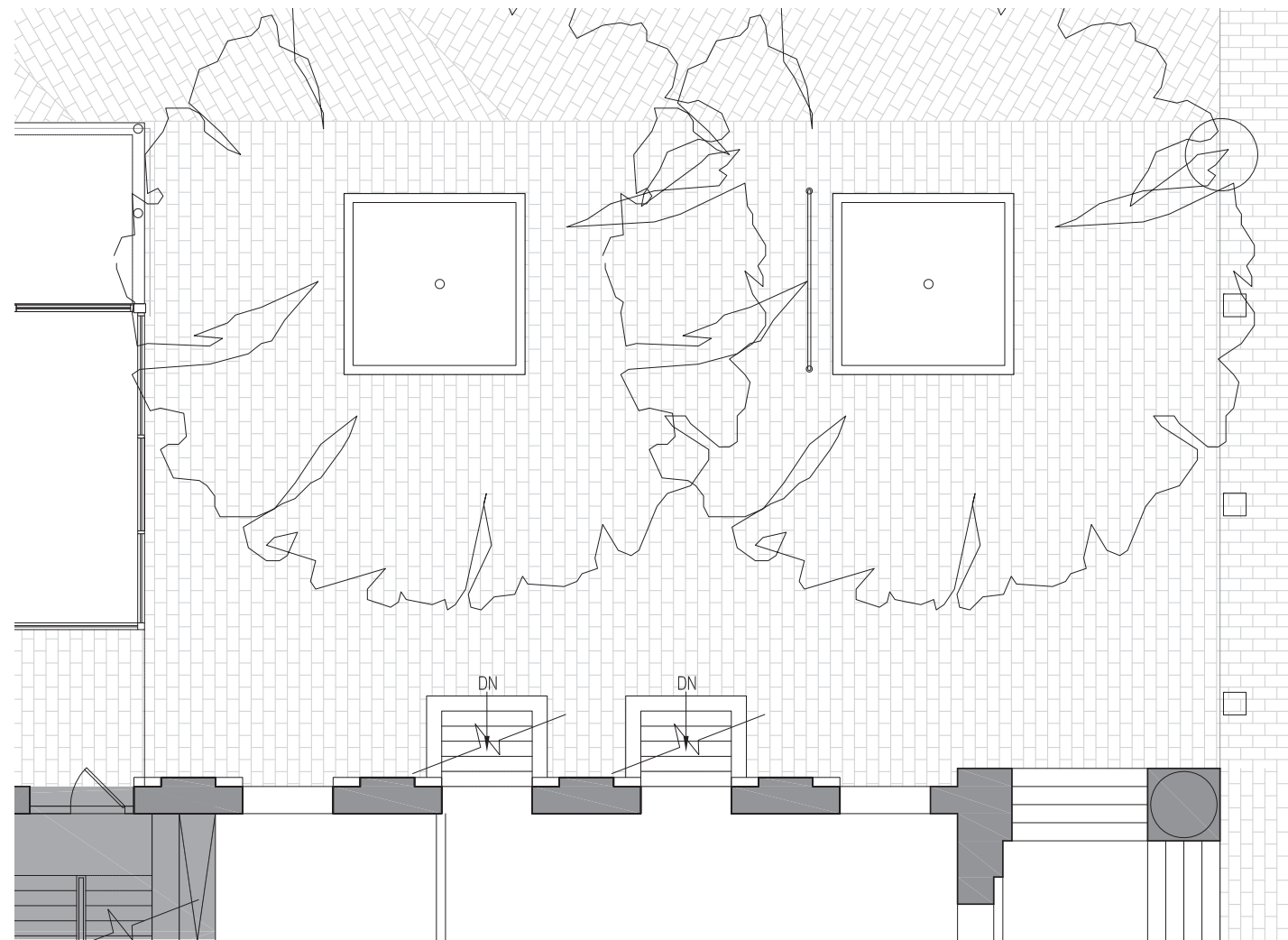
The North Market Street patios are formed around the existing planters and trees by creating an elevated deck that defines the outdoor seating. Patio furniture is located around these planters to define an integrated space.

## MATERIAL KEY

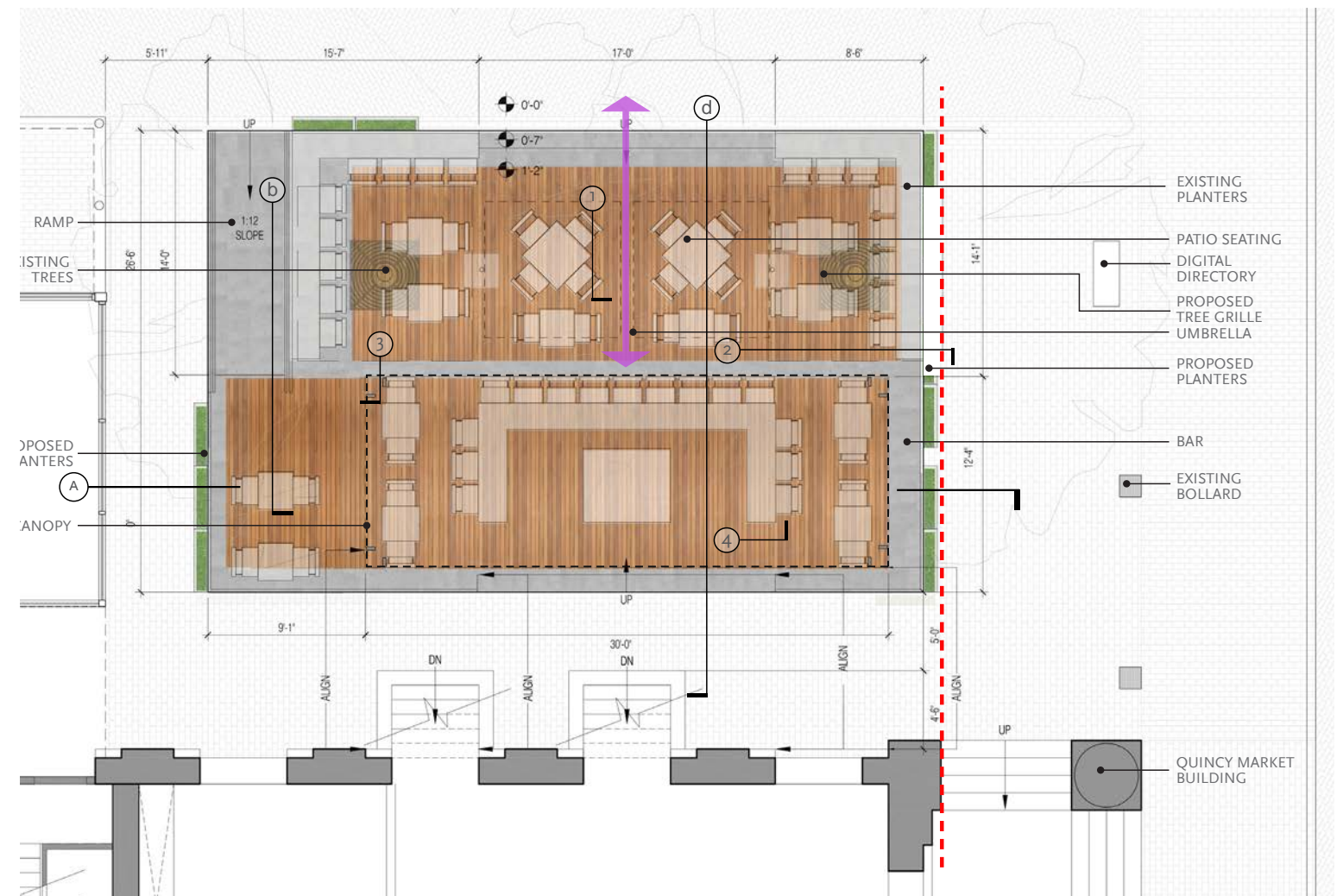
-  24"X 48" IPE ECOTILE, SMOOTH TEXTURE
-  24"X 12" GREY WOOD



KEY PLAN



EXISTING CONDITIONS



PROPOSED

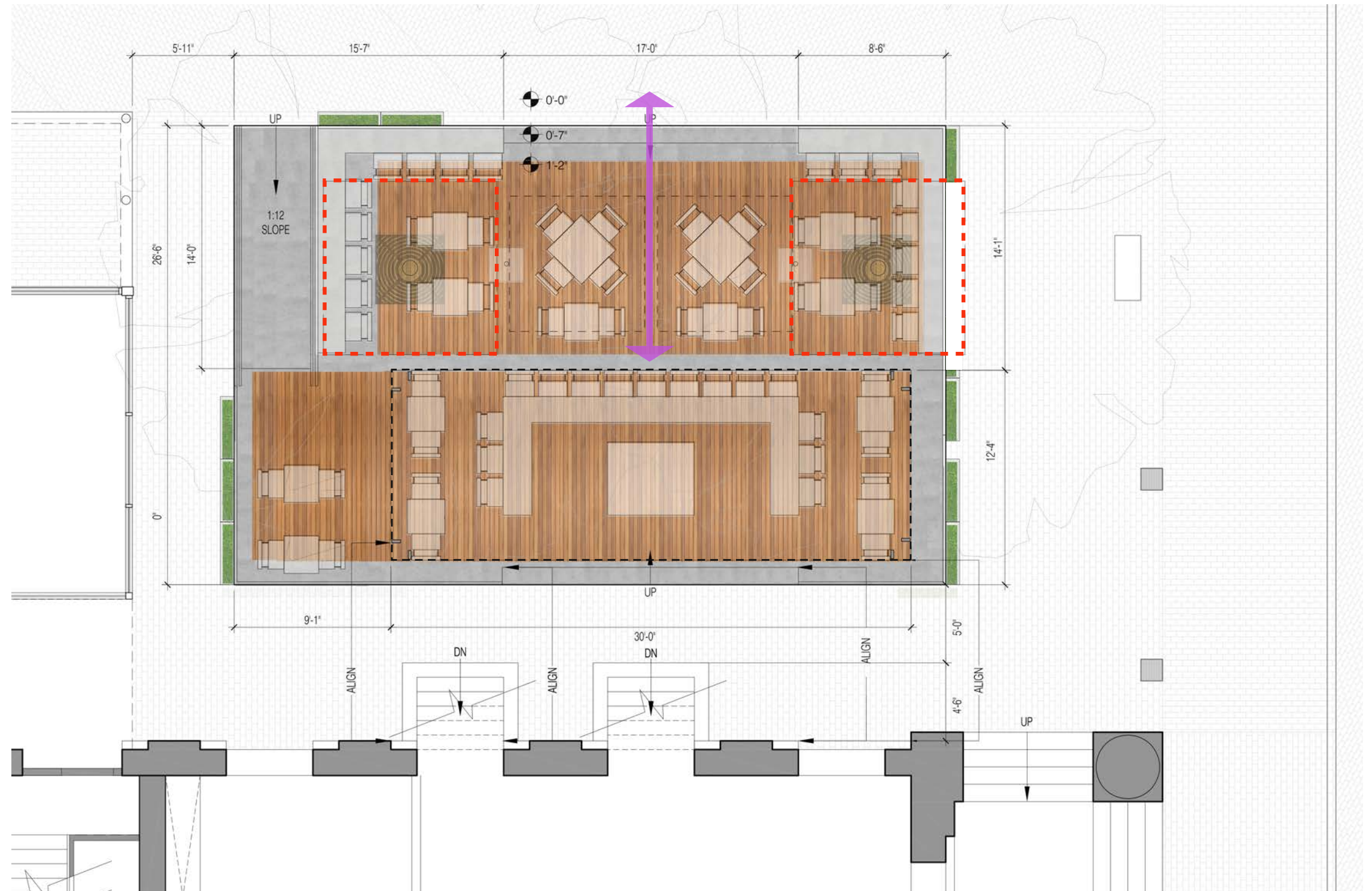


## NORTH MARKET STREET PATIO - EAST FLOOR PLAN: CONCEPT



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



### MATERIAL KEY

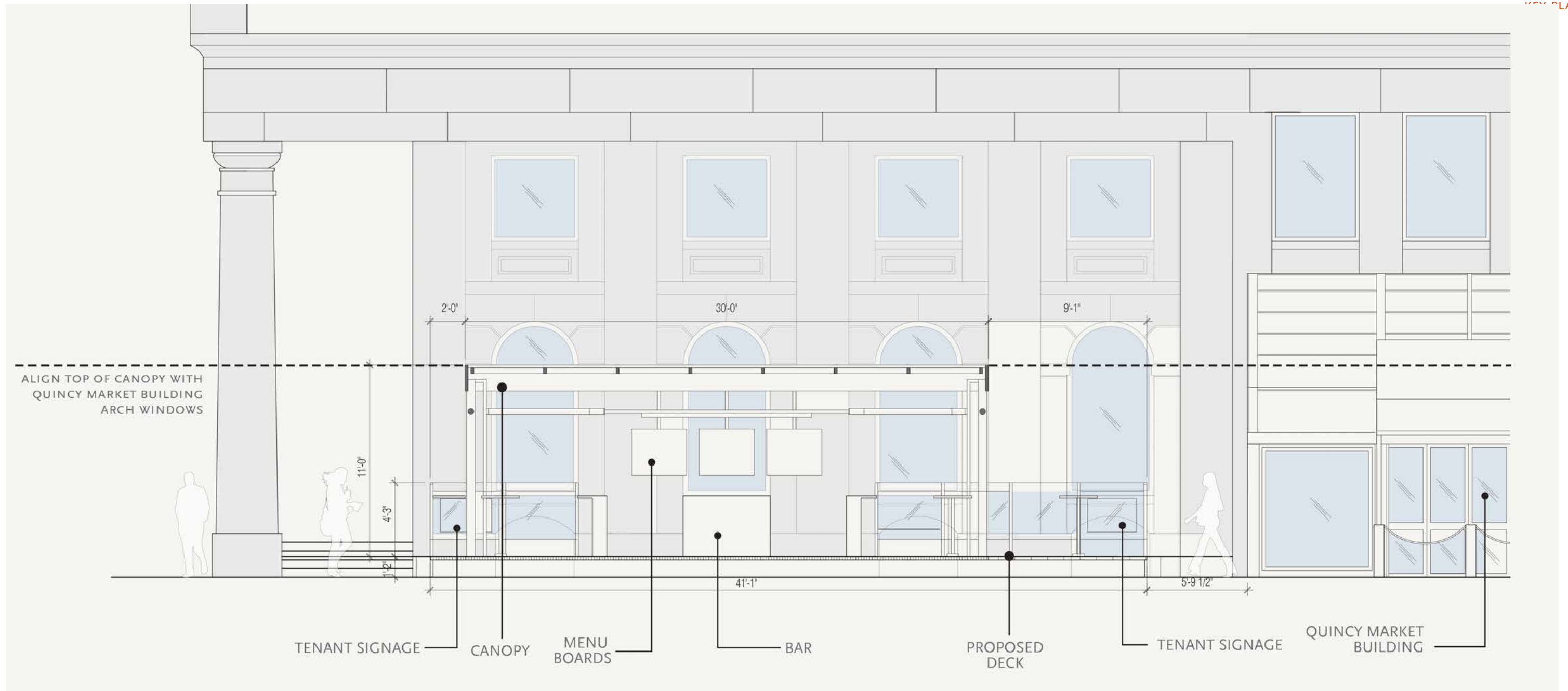
-  24"X 48" IPE ECOTILE, SMOOTH TEXTURE
-  24"X 12" GREY WOOD



PROPOSED NORTH MARKET STREET  
PATIO - EAST: SECTION D



KEY PLAN

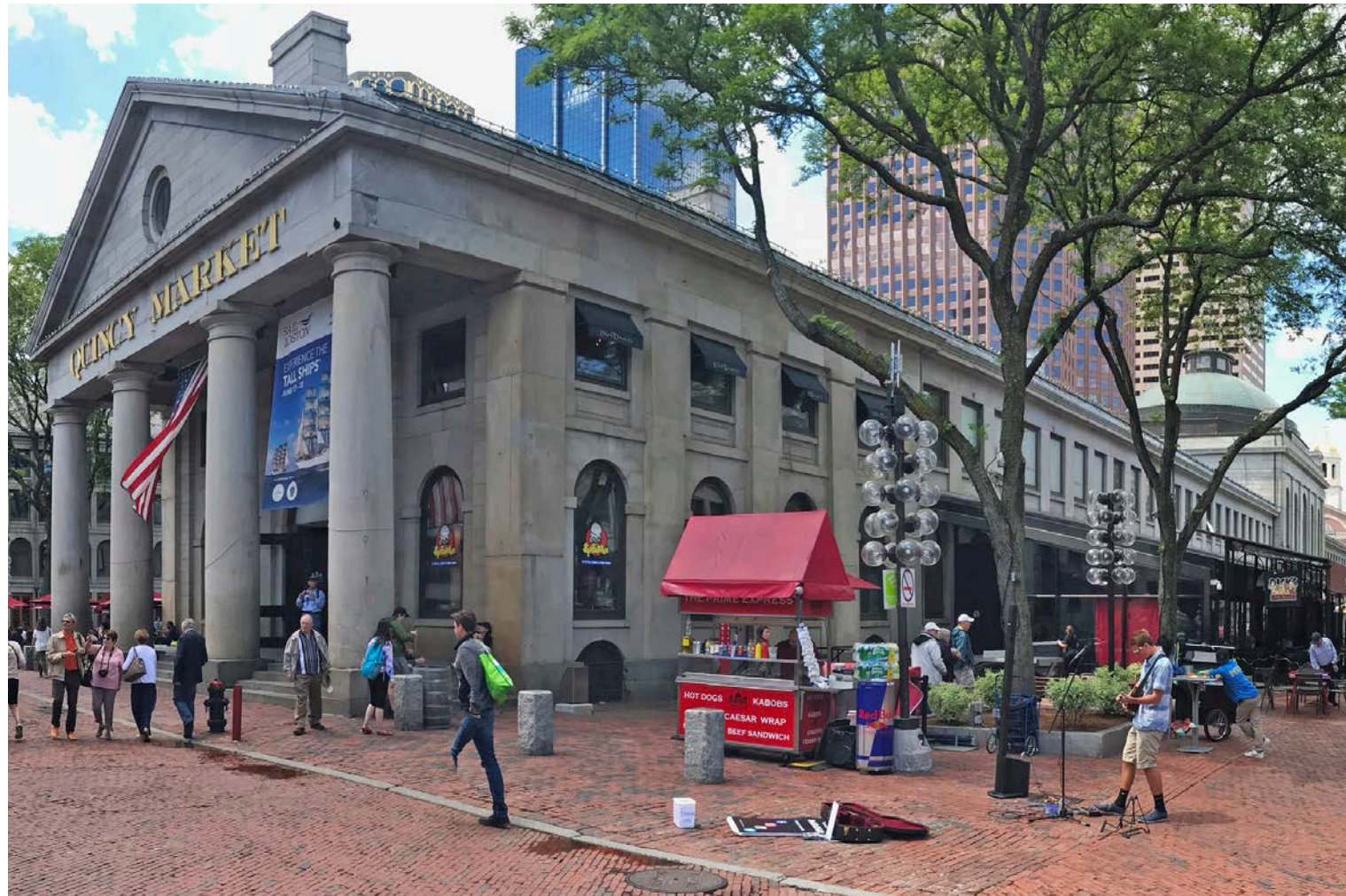




NORTH MARKET STREET PATIO - WEST  
EXISTING CONDITIONS VS. PROPOSED



KEY PLAN



EXISTING - SITE PHOTO



PROPOSED - PHOTO MONTAGE



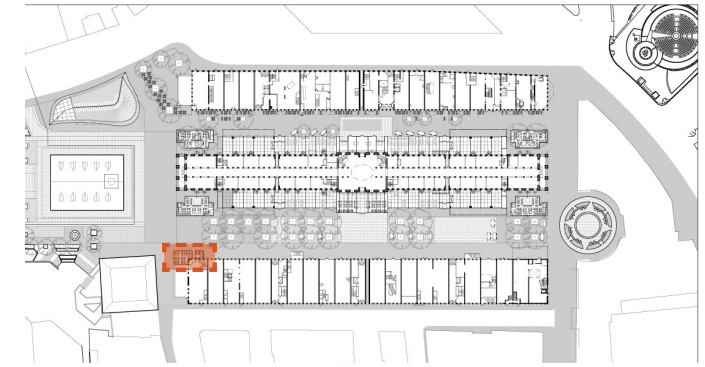
# SOUTH MARKET STREET PATIO - ANTHEM

## FLOOR PLANS: EXISTING CONDITIONS VS. PROPOSED

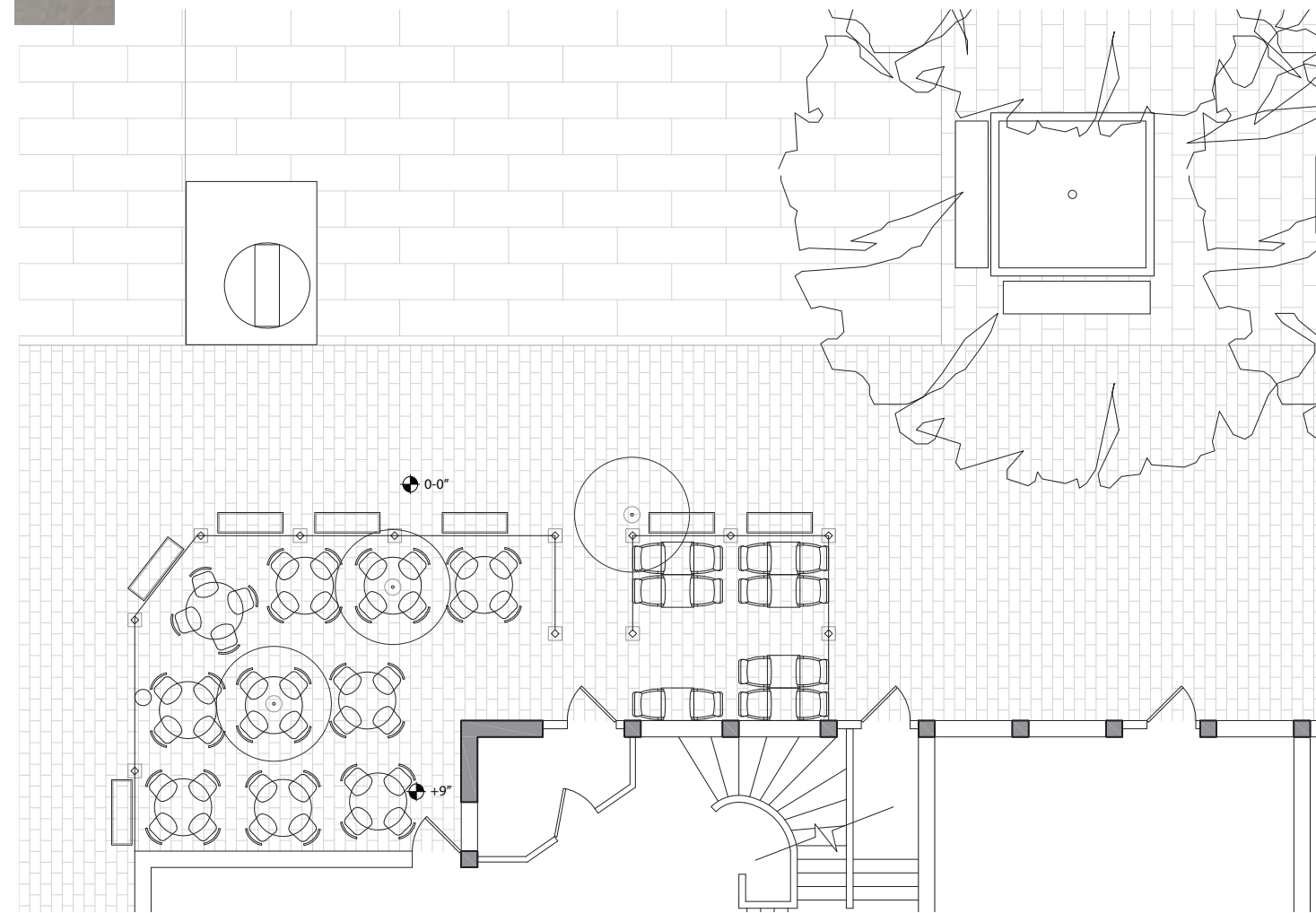
### MATERIAL KEY

 24"X 48" IPE ECOTILE, SMOOTH TEXTURE

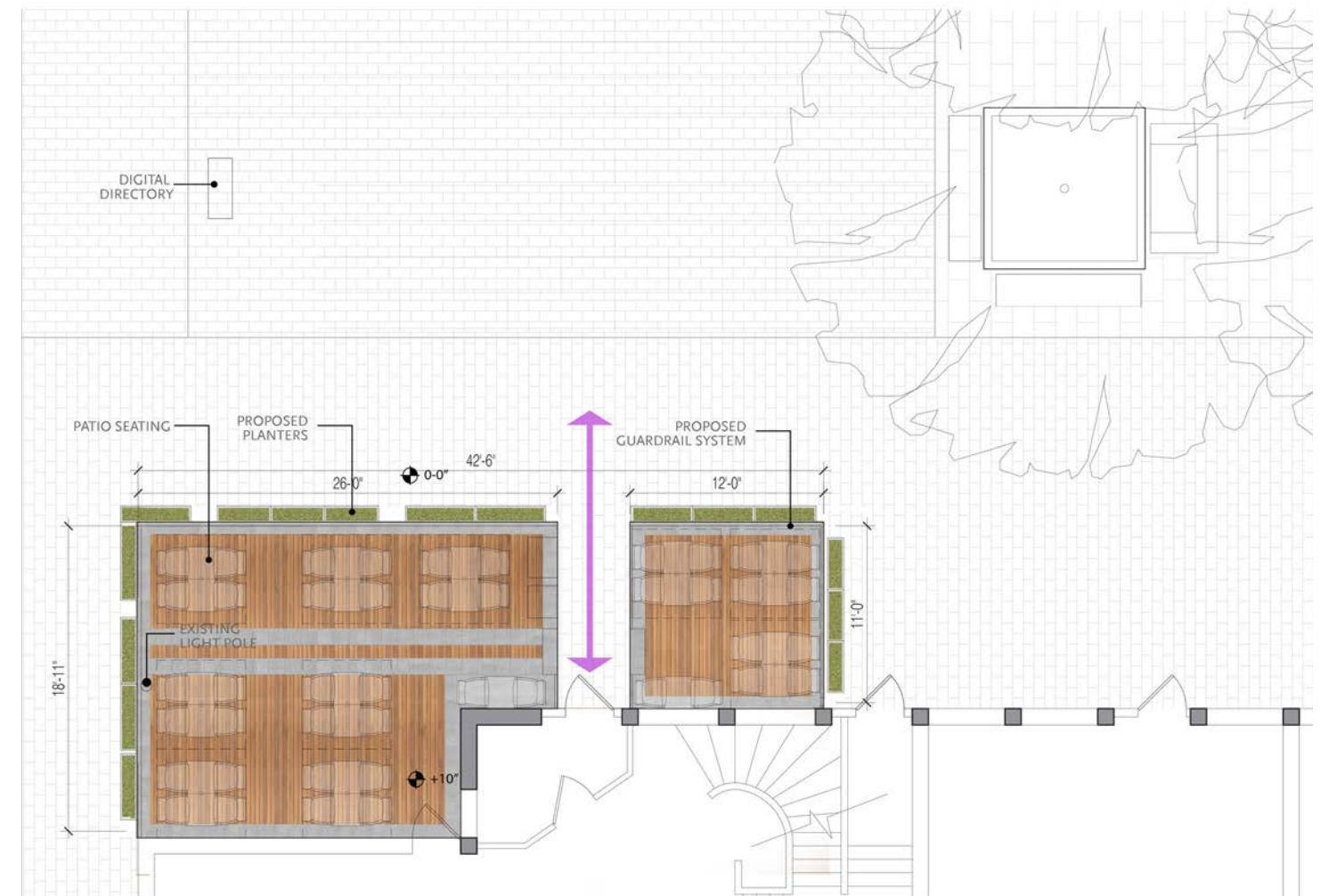
 24"X 12" GREY WOOD



KEY PLAN



EXISTING CONDITIONS



PROPOSED



## SOUTH MARKET STREET PATIO - ANTHEM FLOOR PLAN: CONCEPT

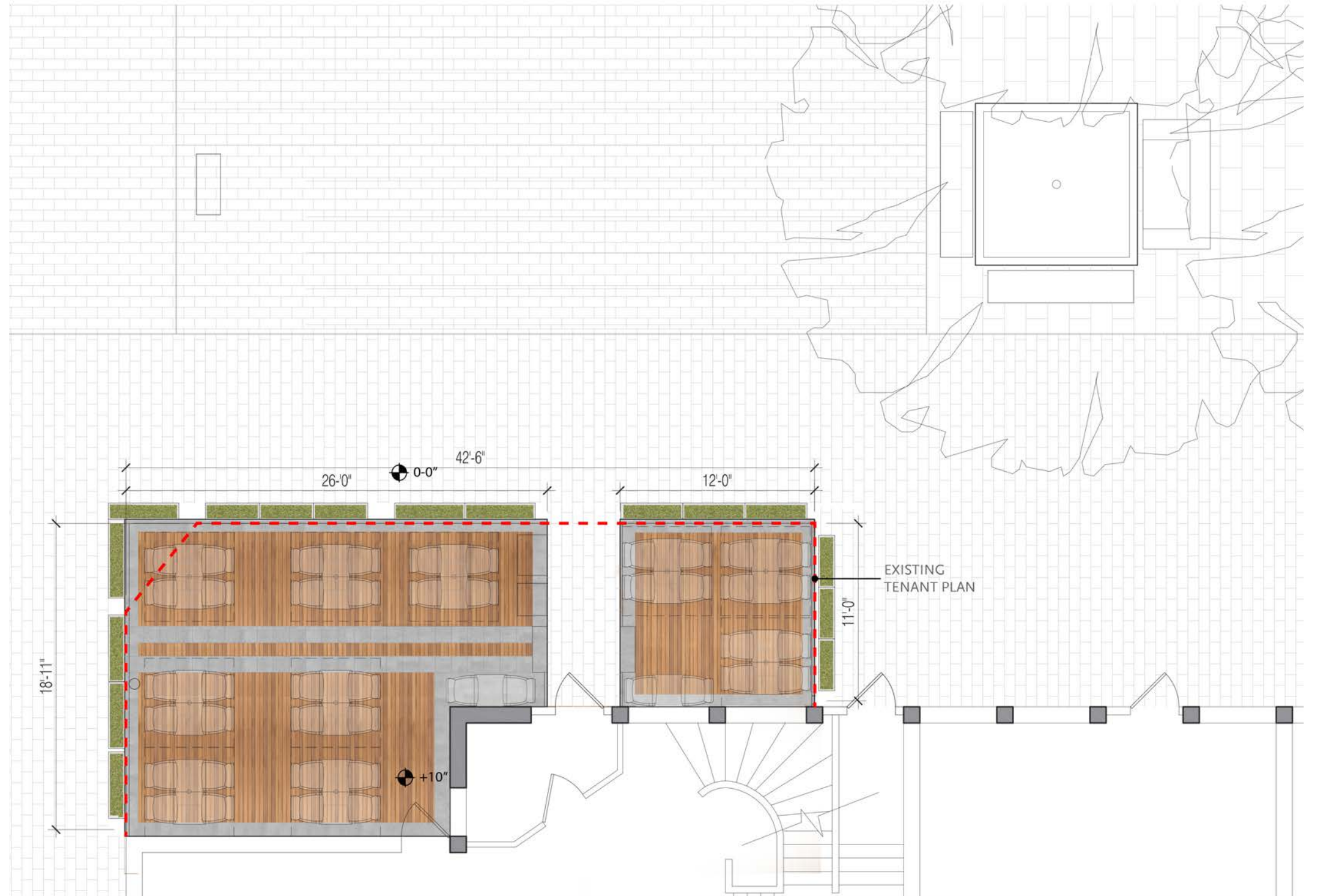
The South Market Street patio for Anthem sits on an elevated deck surrounded by proposed planters defining the outdoor space and allowing for fluid access to the site.



KEY PLAN



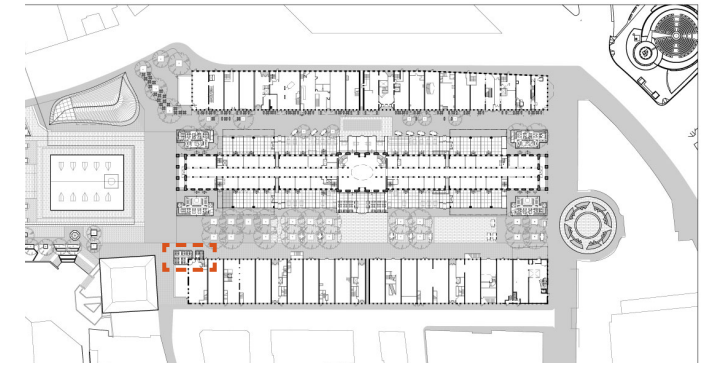
EXISTING - SITE PHOTO



PROPOSED PATIO - SOUTH MARKET STREET - ANTHEM



**SOUTH MARKET STREET PATIO - ANTHEM  
EXISTING CONDITIONS VS. PROPOSED**



KEY PLAN



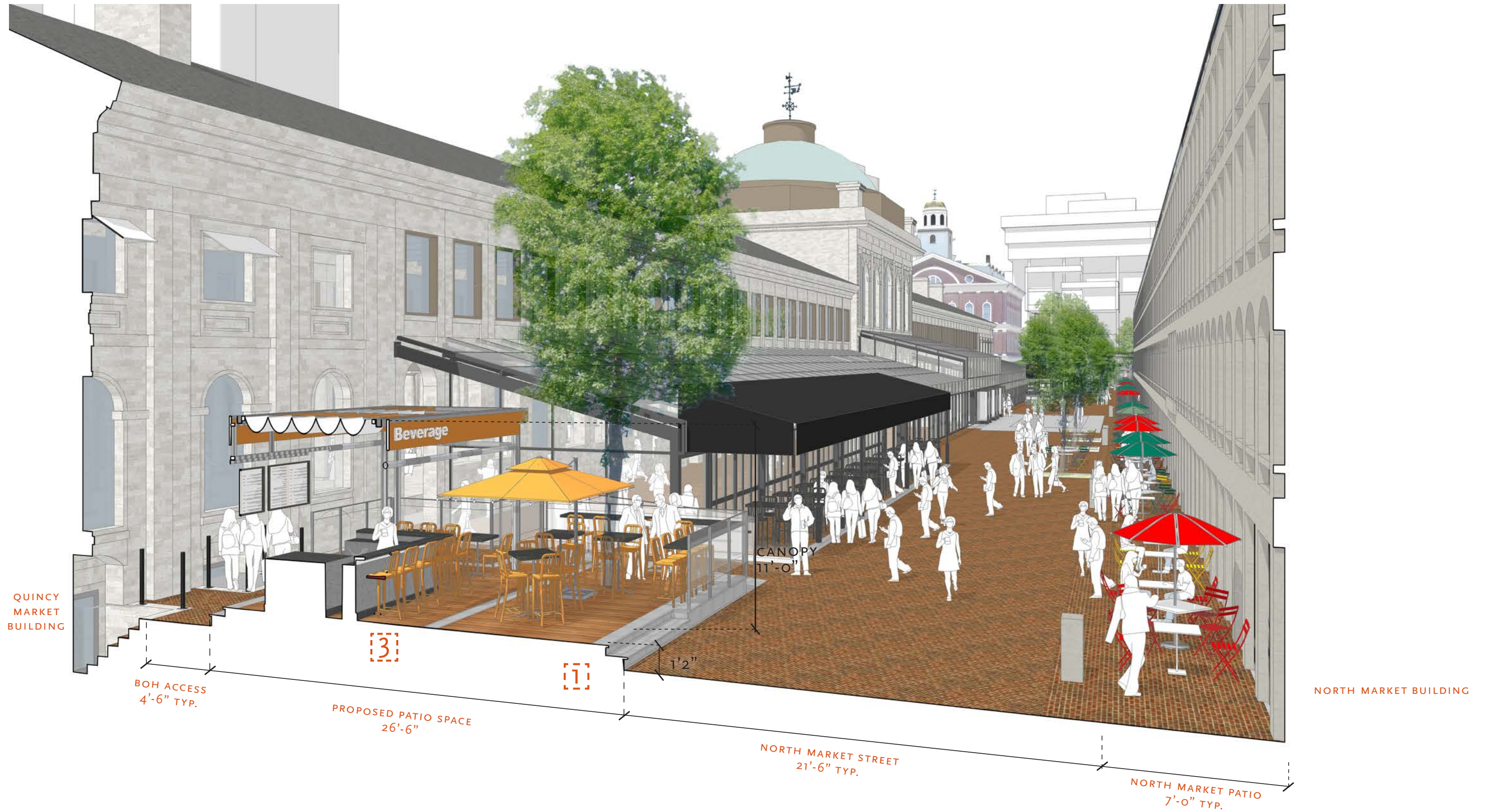
EXISTING - SITE PHOTO



PROPOSED - PHOTO MONTAGE



NORTH MARKET STREET:  
SECTIONAL PERSPECTIVE D





PRECEDENTS  
WOOD DECK INSTALLATIONS



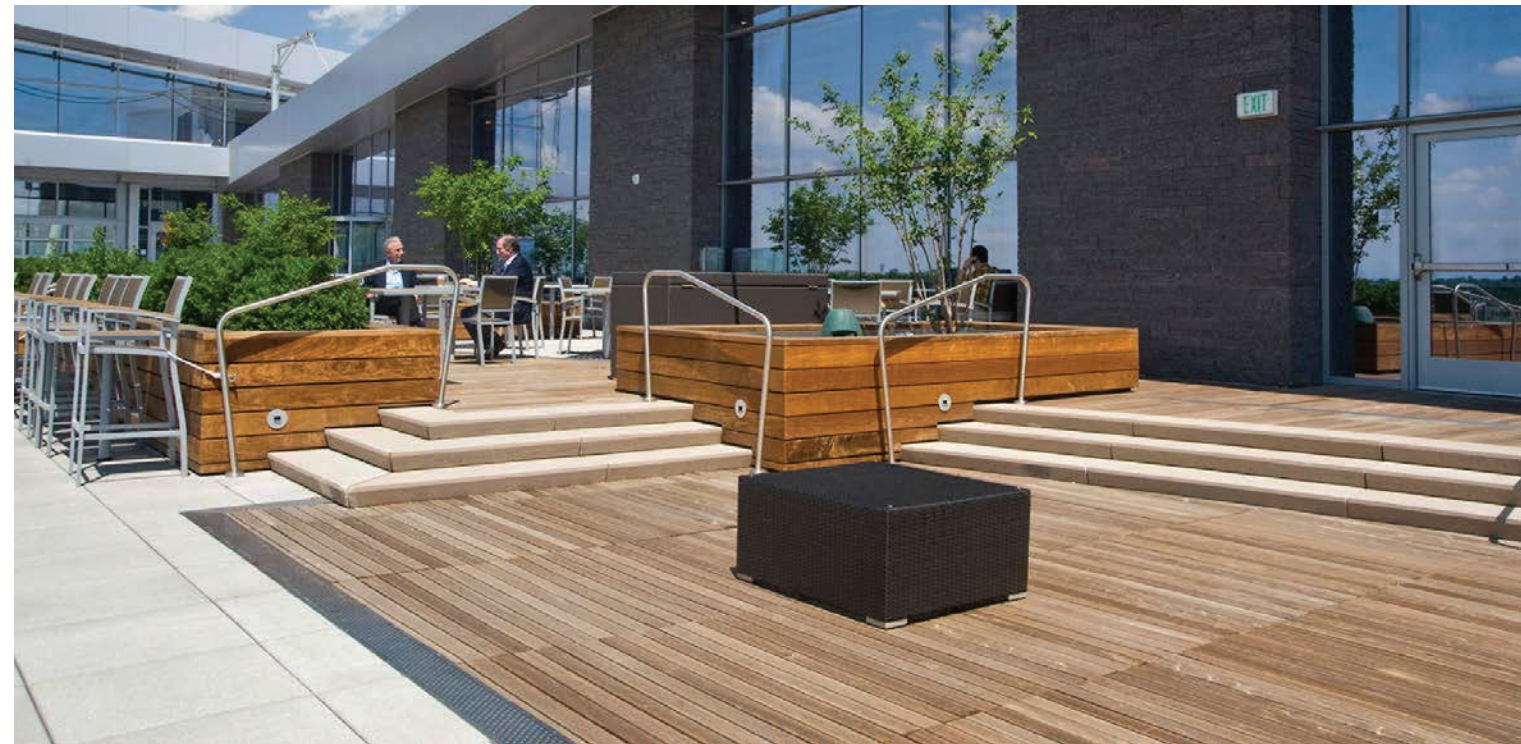
POP-UP PARK: ST. PAUL, MINNESOTA



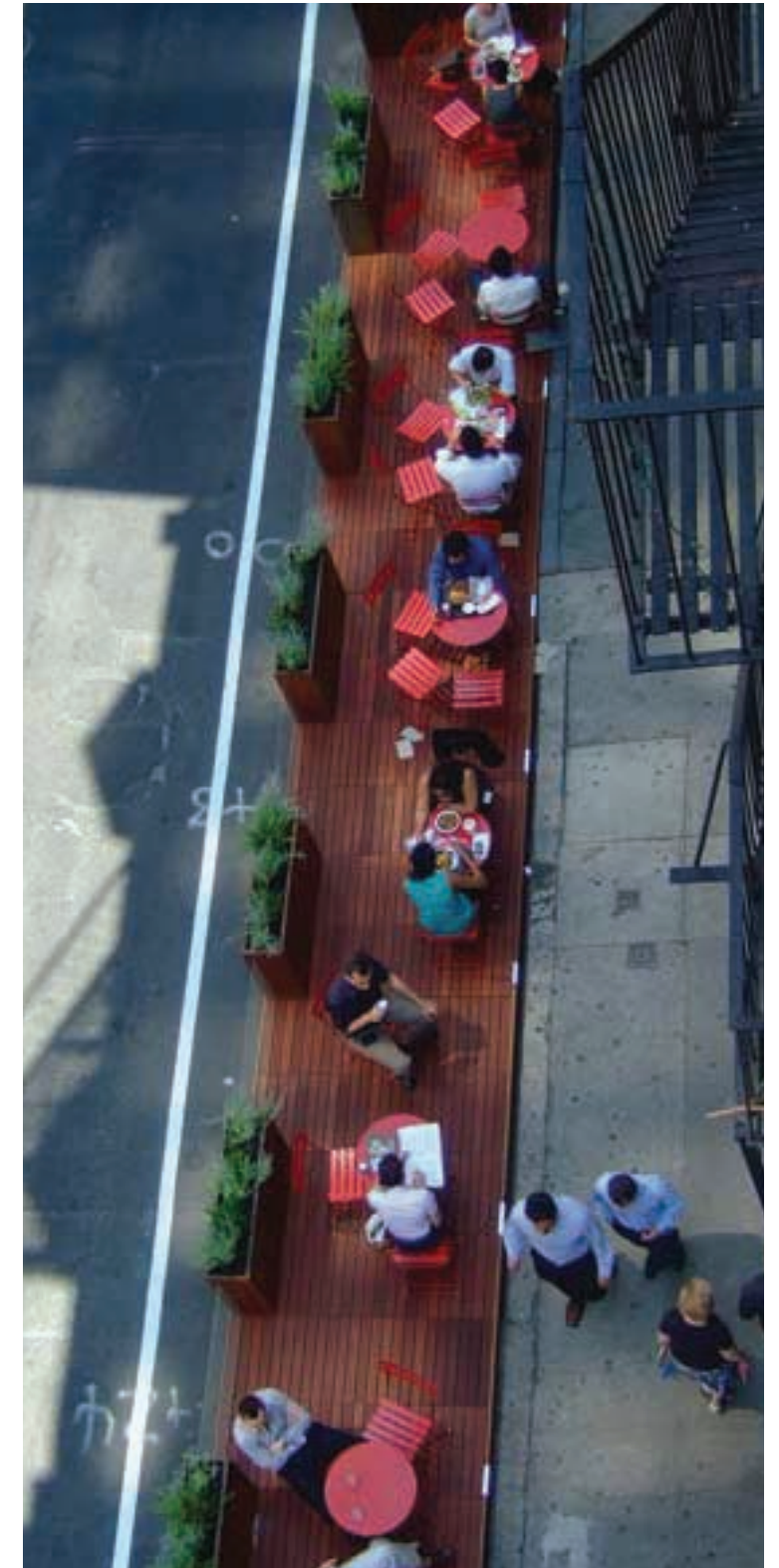
FAN PIER: BOSTON, MASSACHUSETTS



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



DAVITA HEADQUARTERS ROOFTOP DECK: DENVER, COLORADO



POP-UP PARK: NEW YORK CITY



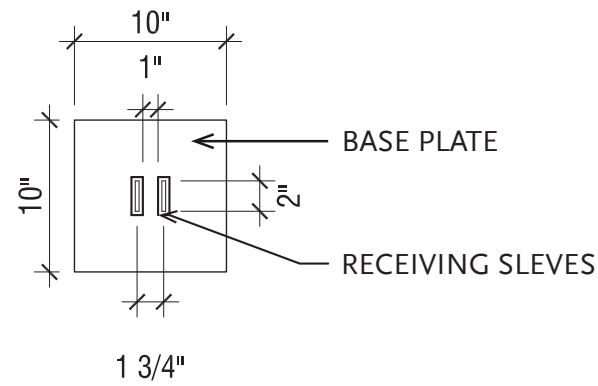
PRECEDENTS

WOOD USE IN FANEUIL HALL MARKETPLACE

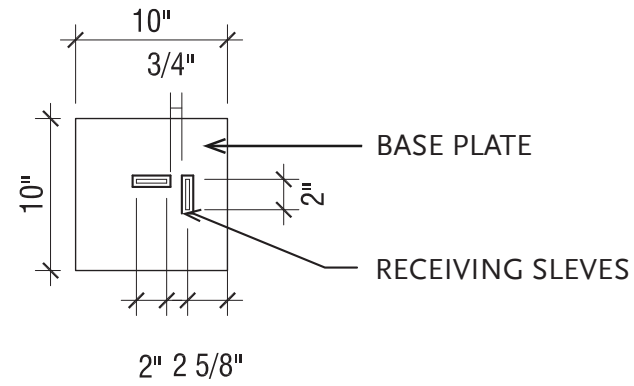




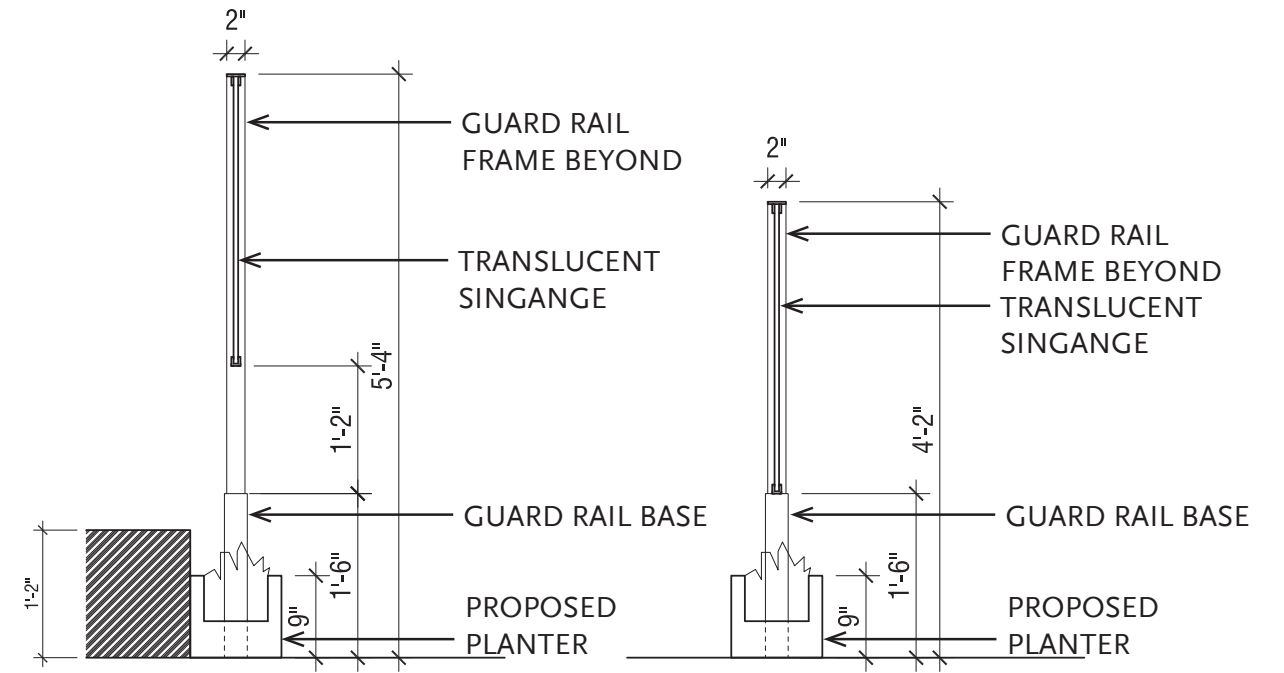
# OUTDOOR PATIO – GUARD RAIL DETAILS



**A GUARD RAIL BASE PLAN DETAIL**

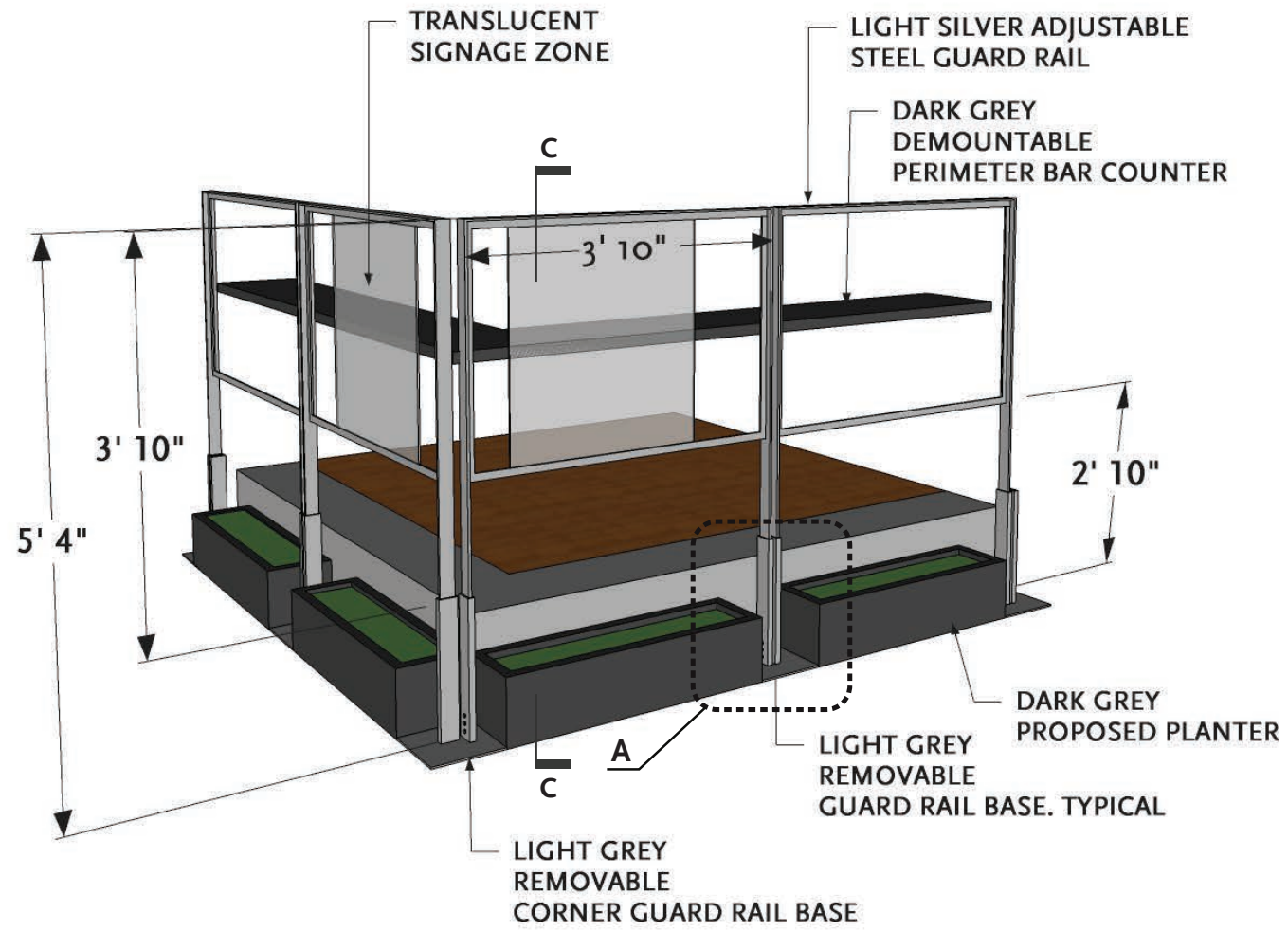


**B GUARD RAIL CORNER BASE PLAN DETAIL**

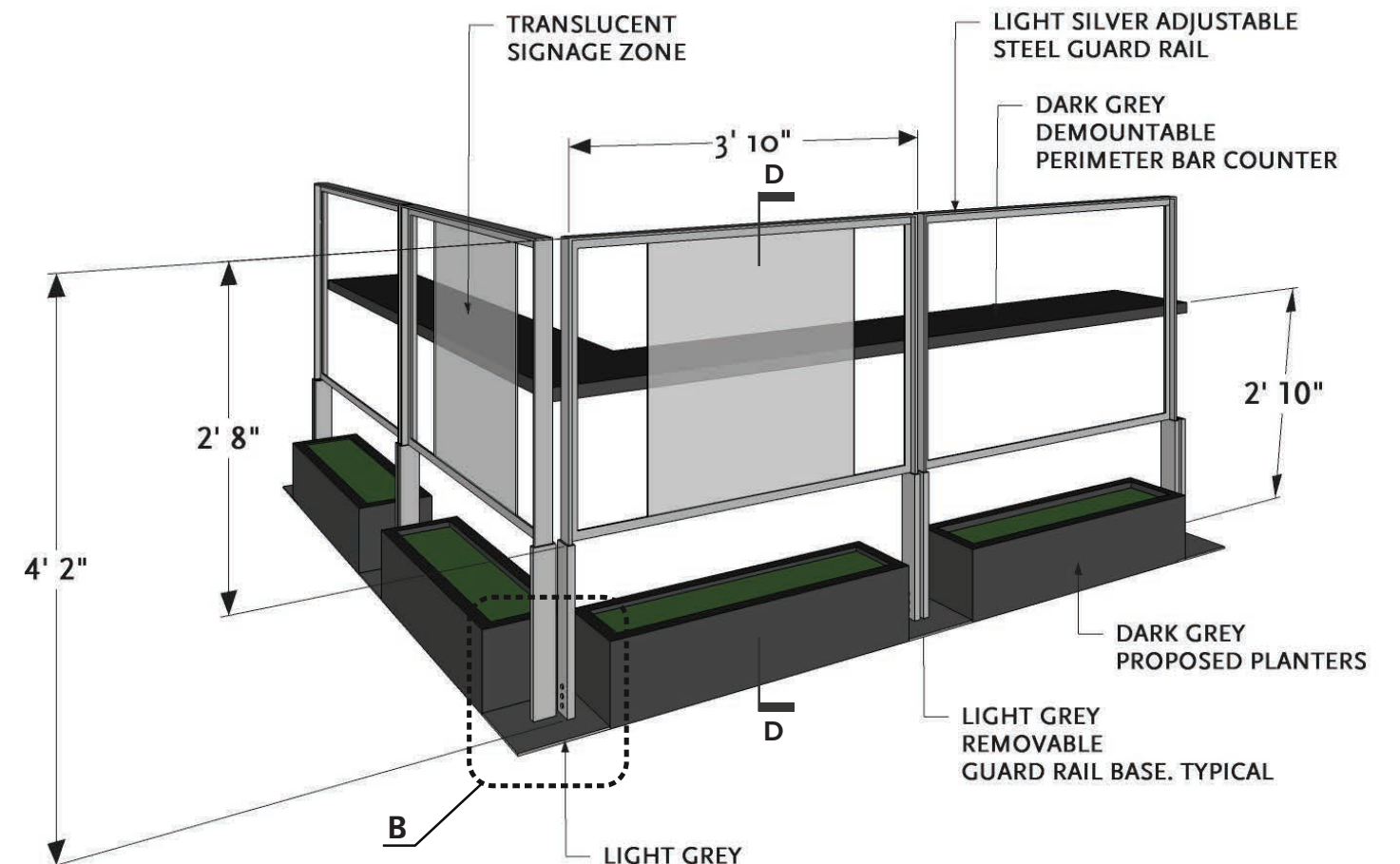


**C GUARD RAIL SECTION**

**D GUARD RAIL SECTION**



**1 GUARD RAIL DETAIL AT DECK**



**2 GUARD RAIL DETAIL NO DECK**

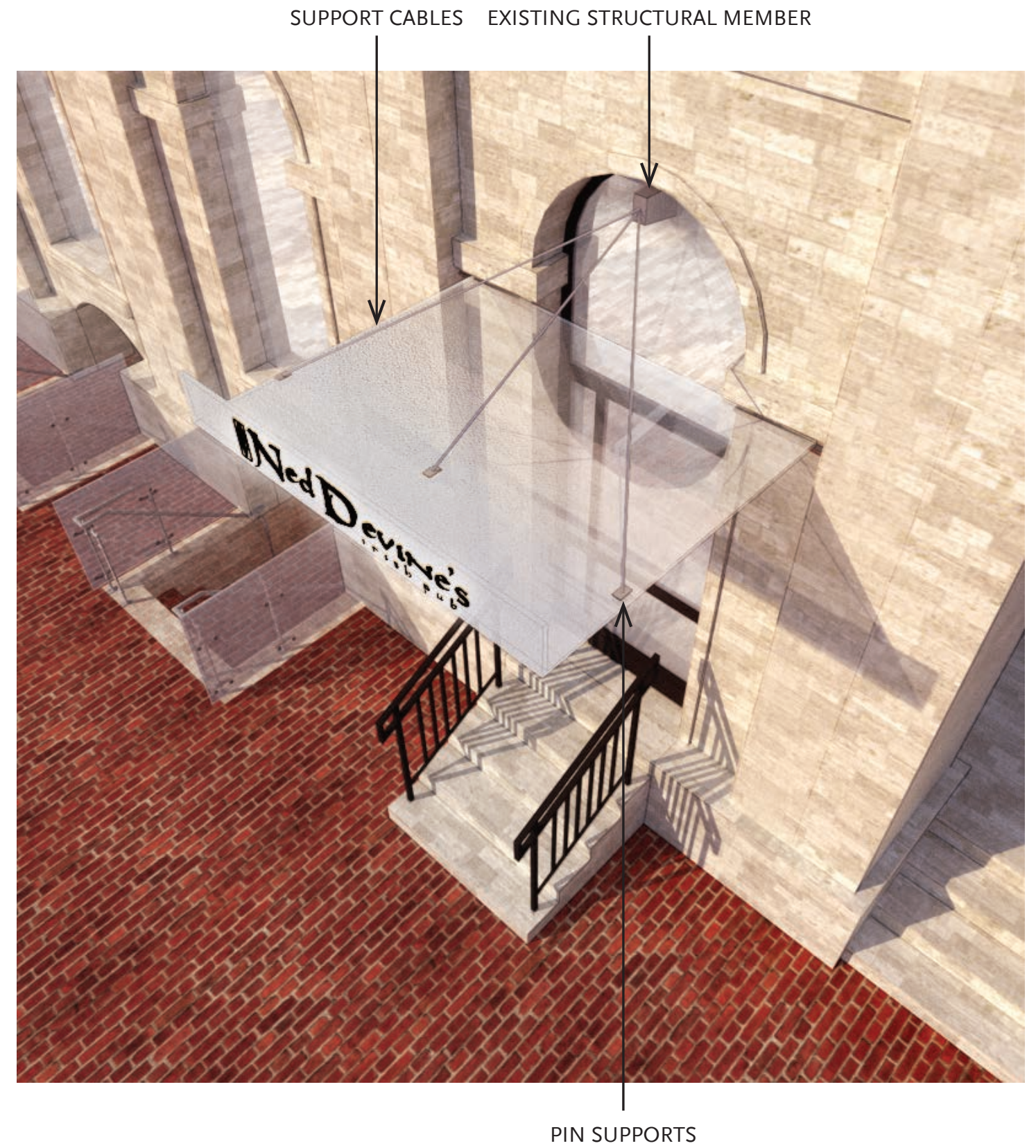


# CANOPY PRECEDENTS



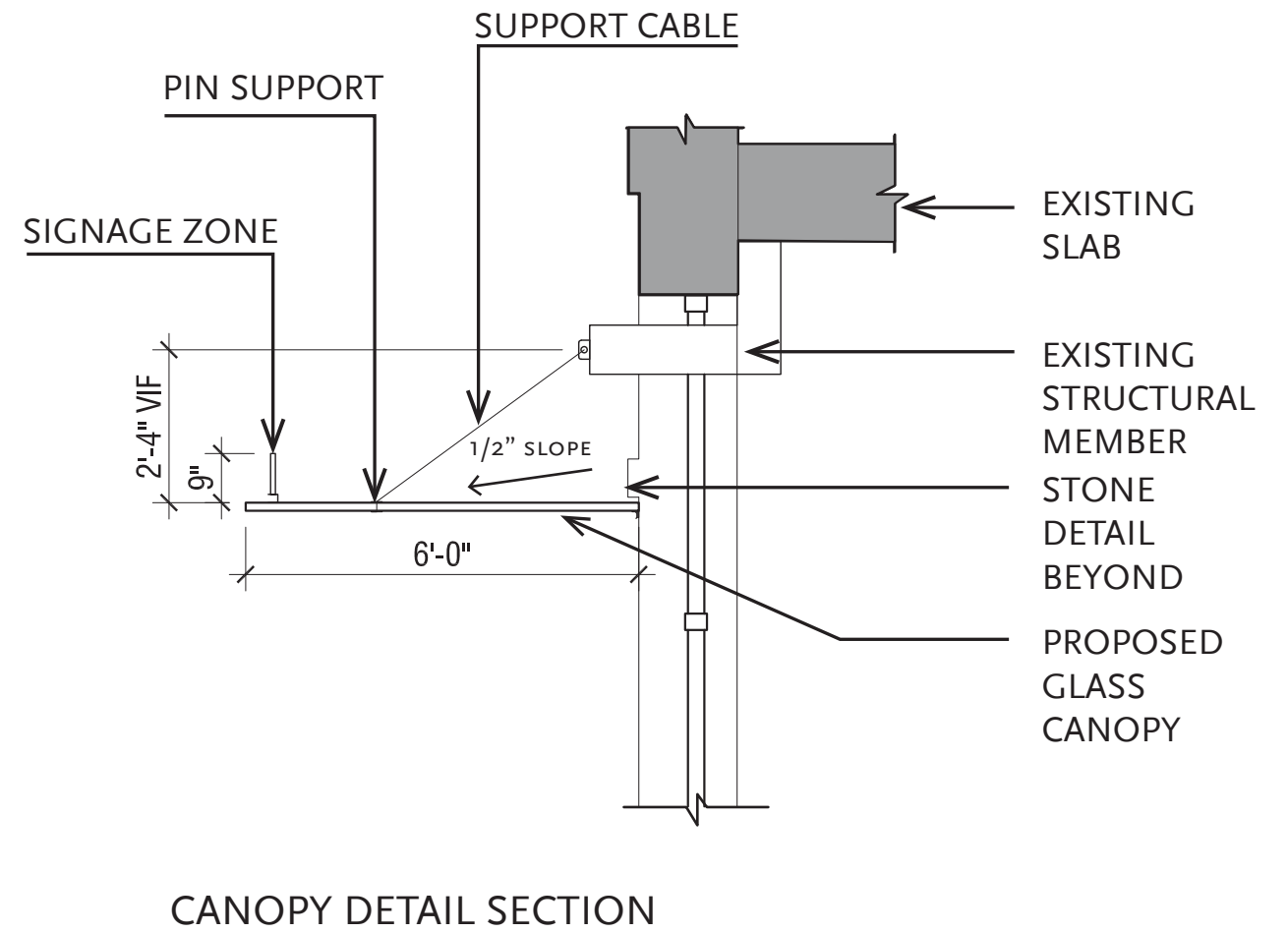
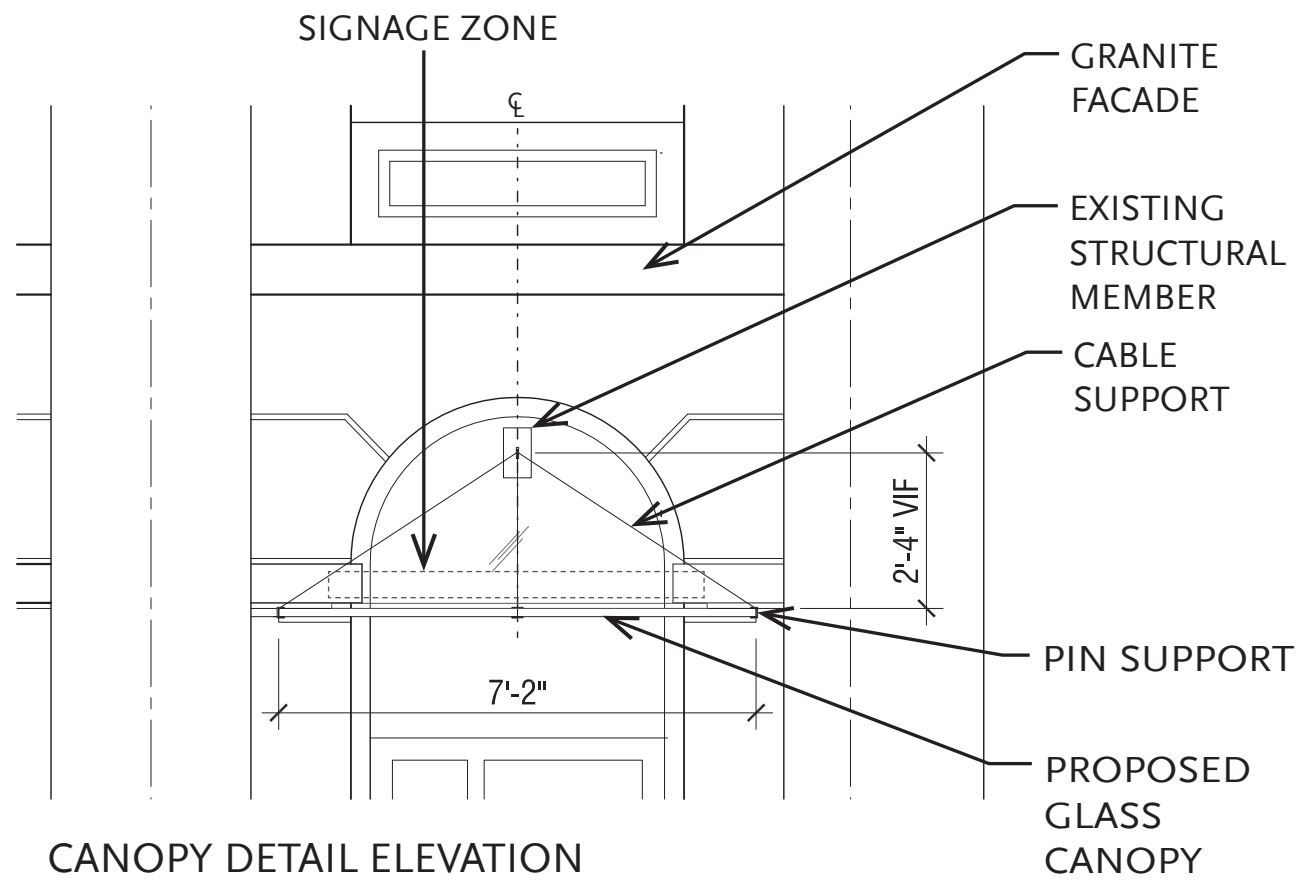


## NED DEVINES — CANOPY PERSPECTIVES





NED DEVINES – CANOPY DETAILS







PROPOSED CANOPY - WITH PATIO SEATING



PROPOSED CANOPY - WITHOUT PATIO



EXISTING CANOPY



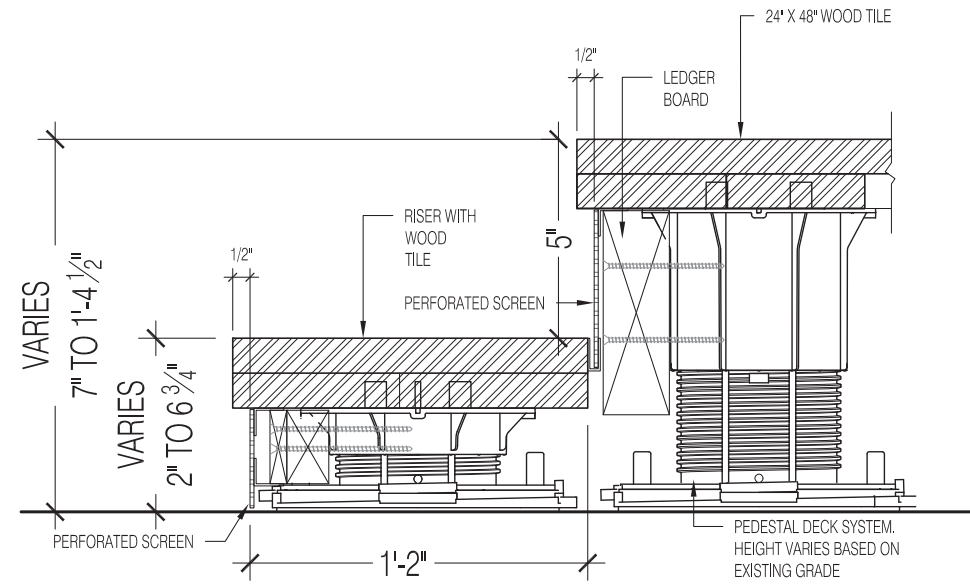
PROPOSED CANOPY - CLOSE-UP VIEW



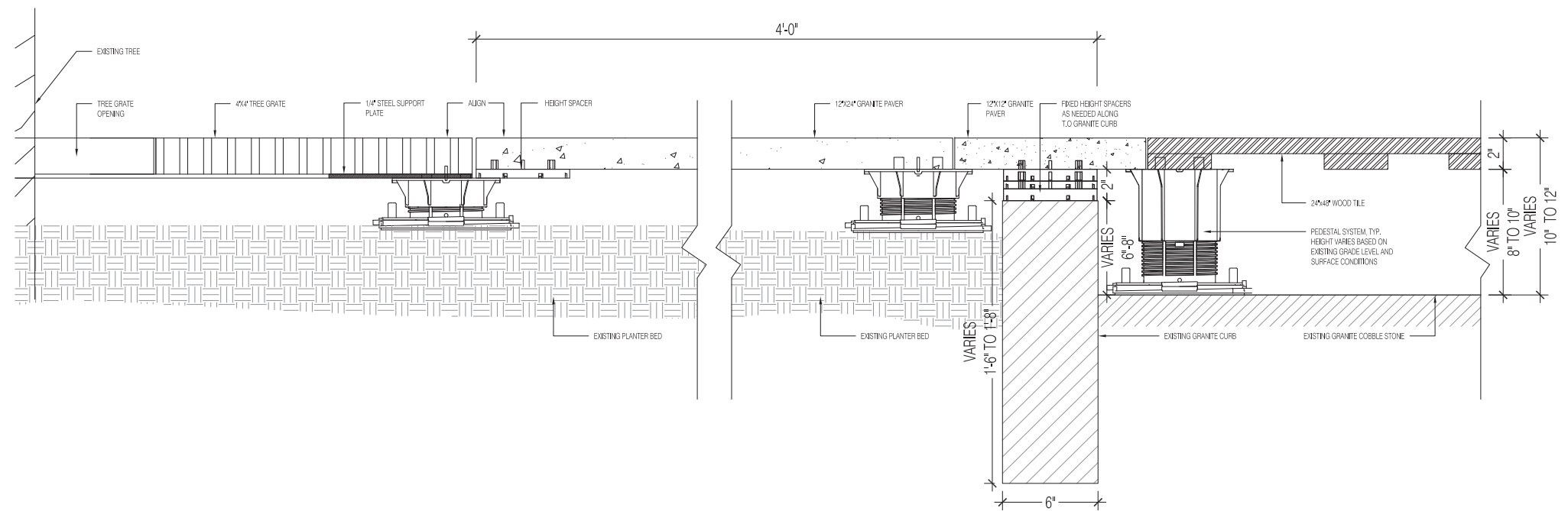
# OUTDOOR PATIO – PATIO DECK DETAILS



POP-UP PARK INSTALLATION



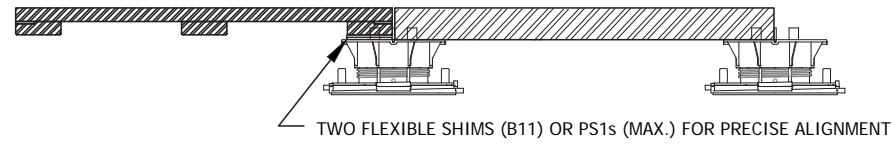
**1** STEP DOWN DETAIL  
Not to Scale



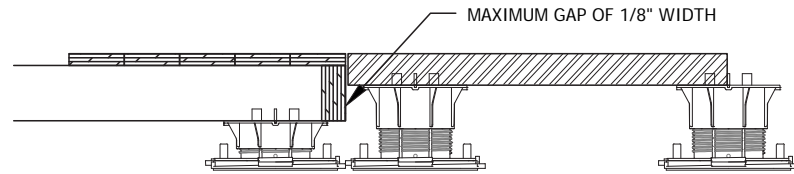
**2** STEP DOWN DETAIL  
Not to Scale



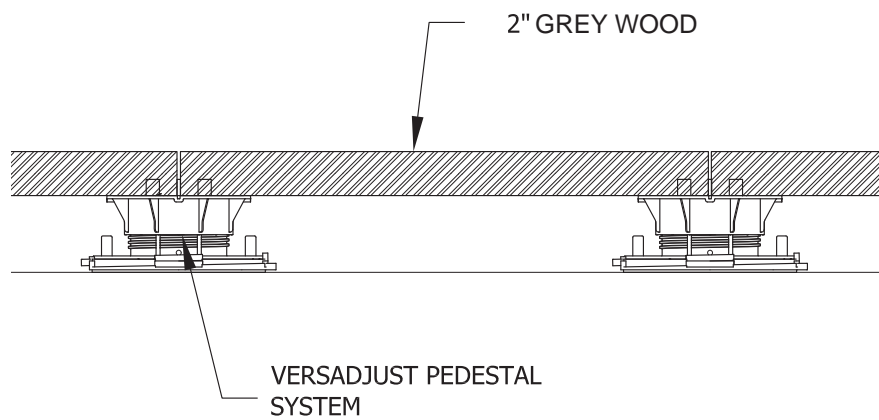
## OUTDOOR PATIO – PATIO DECK DETAILS



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



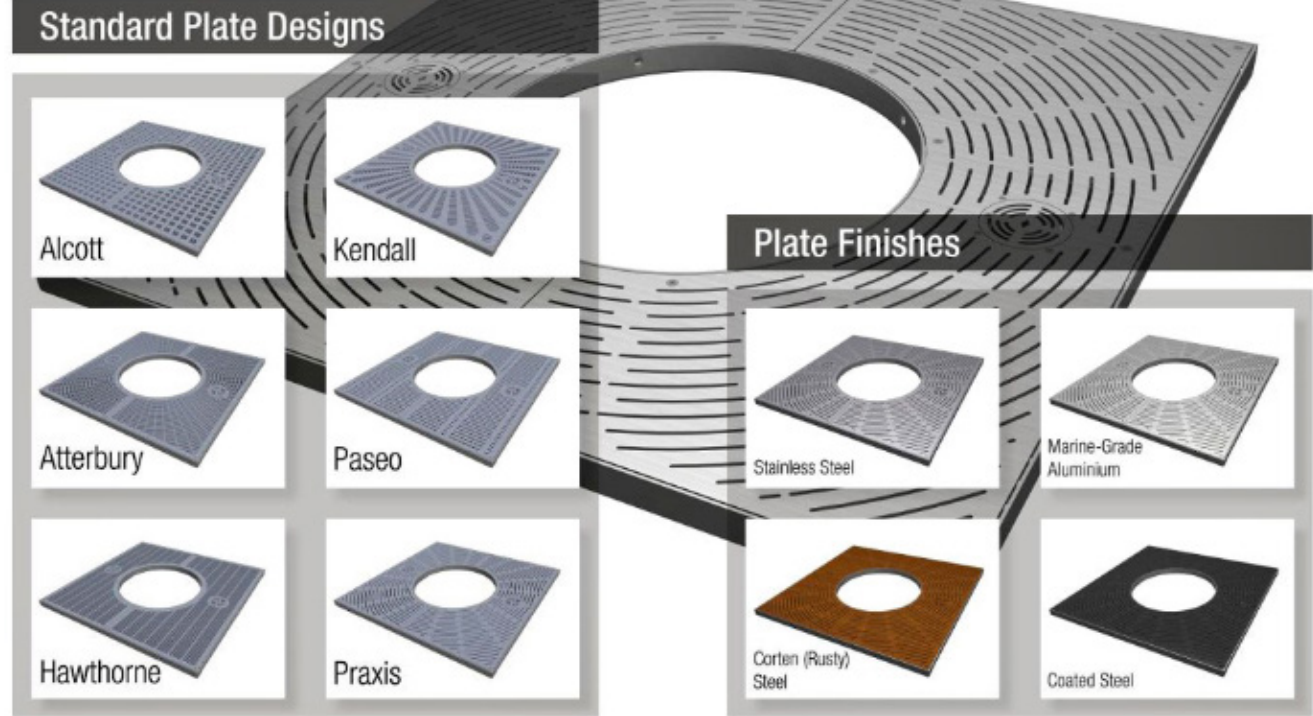
**3B** WOOD TO PAVER TRANSITION DETAIL OPTION 2  
JOIST AND PLANK WITH WOOD PAVER  
*Not to Scale*



**4** TYPICAL PEDESTAL DETAIL  
*Not to Scale*

## New DuraPlate II range of tree grates

[www.citygreen.com](http://www.citygreen.com)

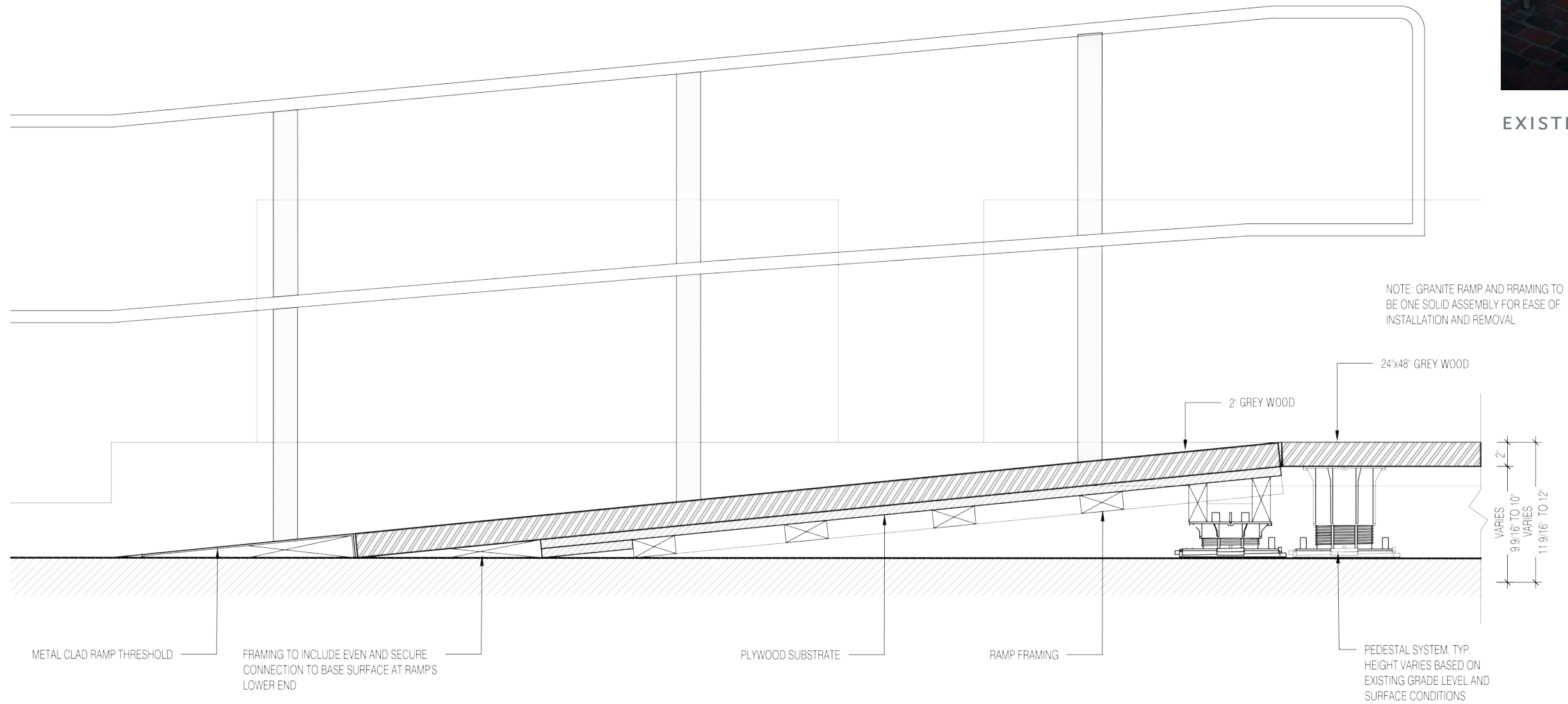


TREE GRILLE SPECIFICATIONS

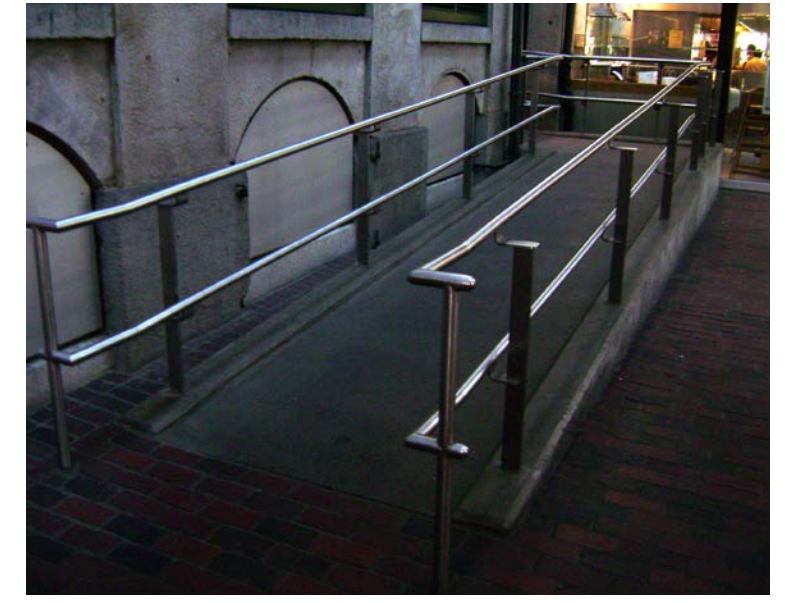
DURSS120AL	DuraPlate II – Stainless Steel Plate, Alcott Pattern	1200x1200x60mm
DURPS120AL	DuraPlate II – P/Coated Steel Plate, Alcott Pattern	1200x1200x60mm
DURCS120AL	DuraPlate II – Corten (Rusty) Steel Plate, Alcott Pattern	1200x1200x60mm



# SECTION B – RAMP DETAILS



TYPICAL RAMP SECTION DETAIL  
Not to Scale



EXISTING QUINCY MARKET RAMP

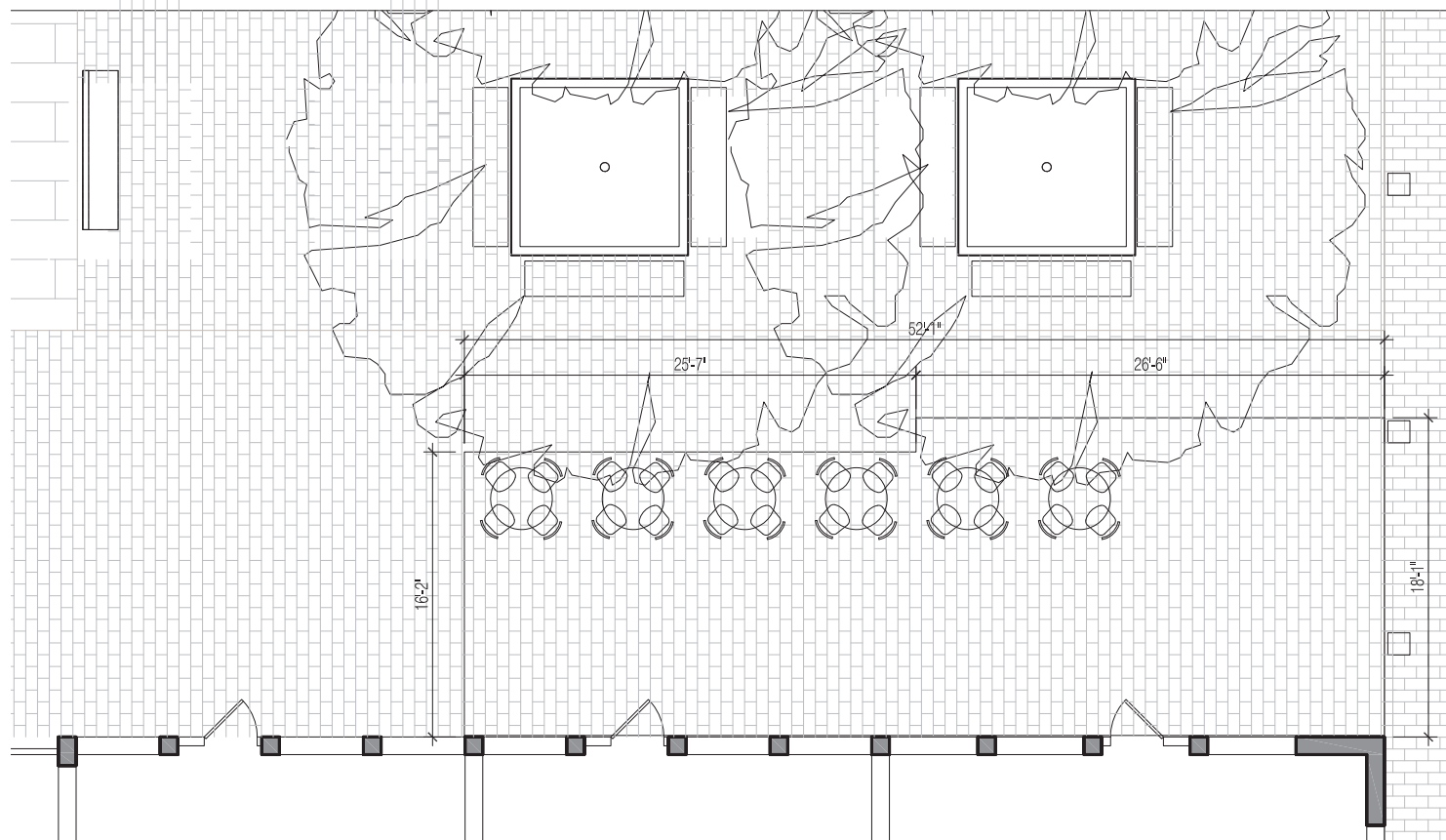


## SOUTH MARKET STREET PATIO - EAST CORNER FLOOR PLANS: EXISTING CONDITIONS VS. PROPOSED

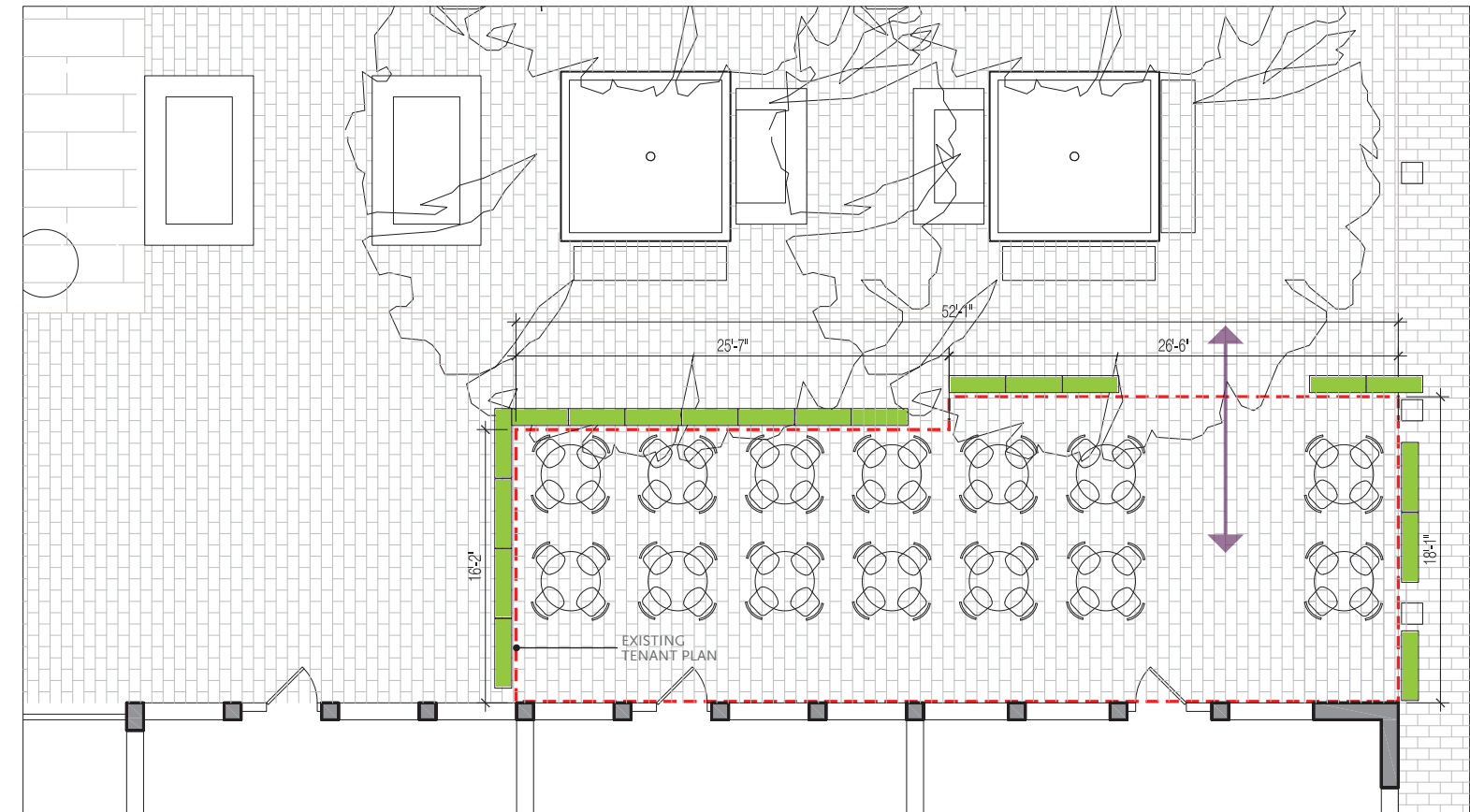
The South Market Street patios sit directly on the brick pavers with no deck, allowing for fluid access to the site. Proposed planters adjust to the movable guardrail bases around the perimeter of the patio, defining the outdoor space.



KEY PLAN



EXISTING CONDITIONS



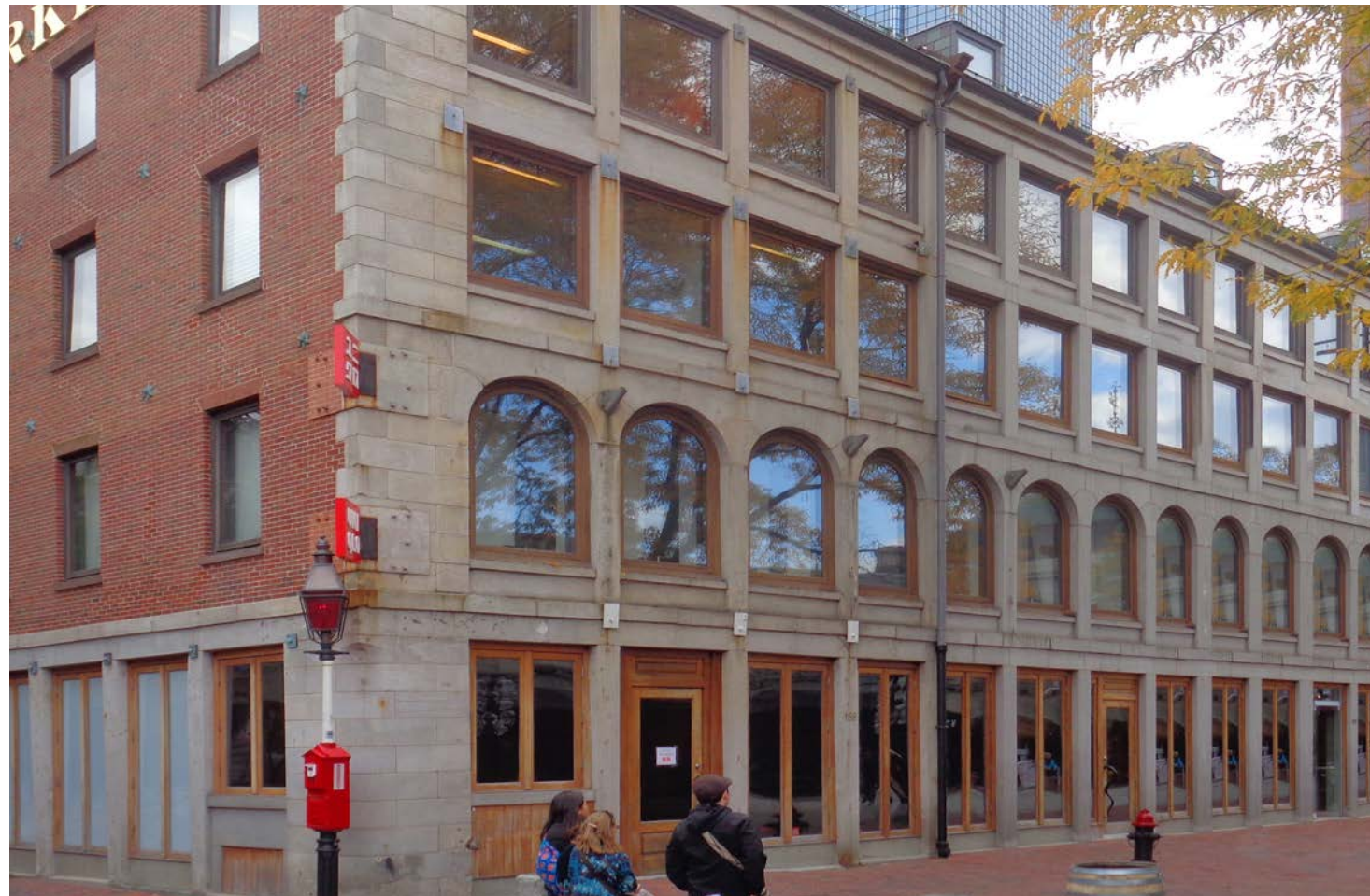
EXISTING CONDITIONS



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



KEY PLAN



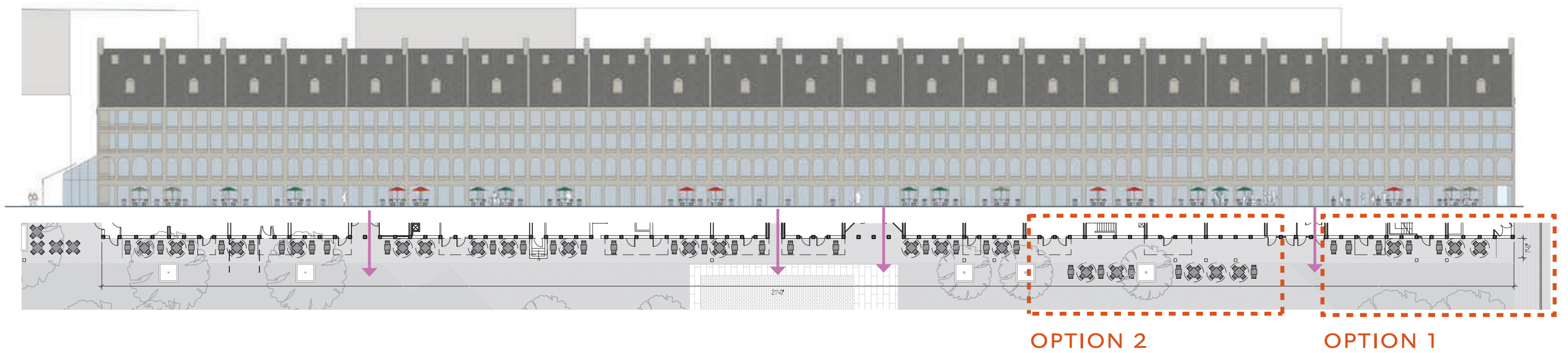
EXISTING - SITE PHOTO



PROPOSED - PHOTO MONTAGE



NORTH MARKET STREET  
PATIO SEATING





## NORTH MARKET STREET PATIO SEATING - OPTION 1

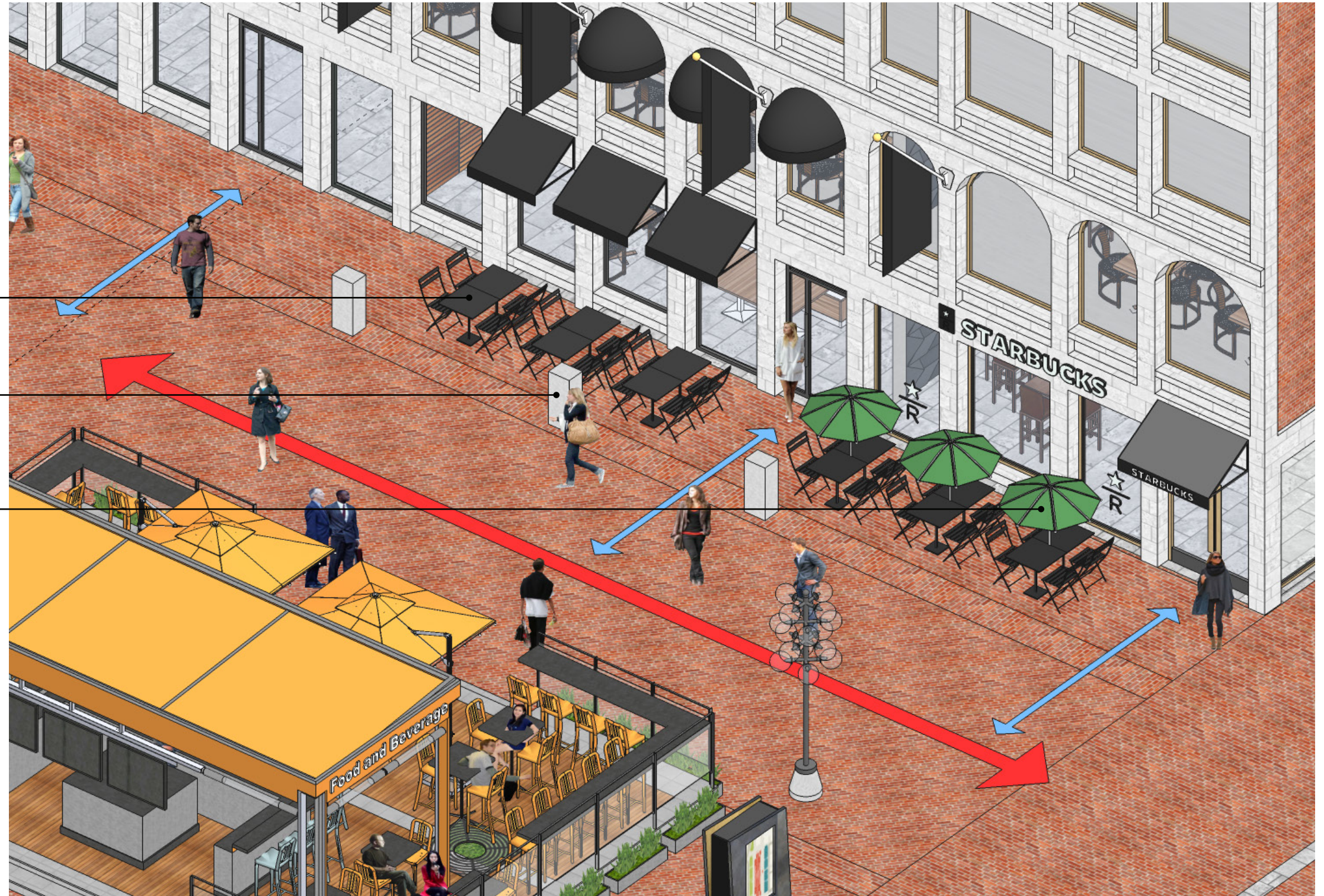
Patio seating option 1 maintains existing site circulation allowing the primary east/west circulation to move easily through the space. This layout allows a fluid circulation and patio space, only being defined by the existing granite bollards and brick paving patterns.

PROPOSED PATIO SEATING

EXISTING BOLLARDS

PROPOSED PATIO UMBRELLAS

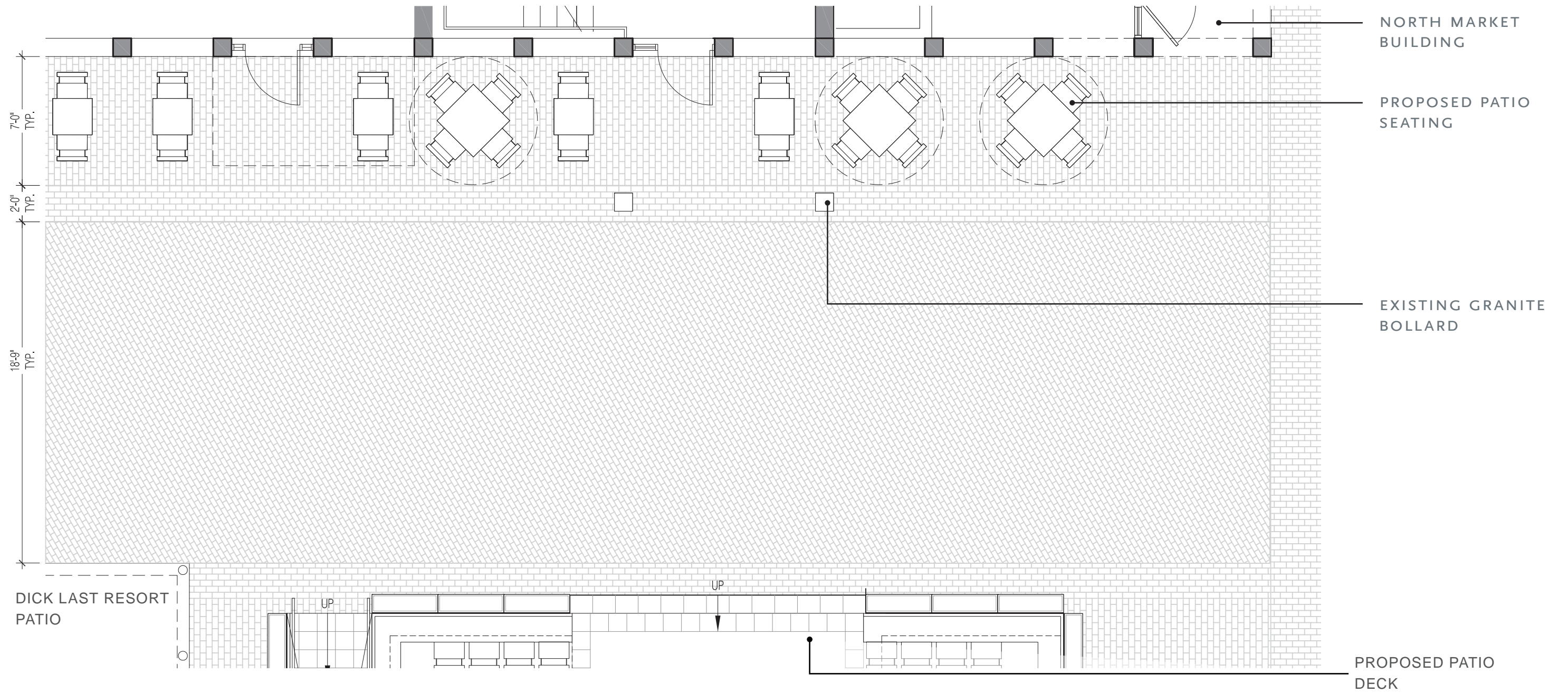
 EAST/WEST CIRCULATION  
 NORTH/SOUTH CIRCULATION





**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.

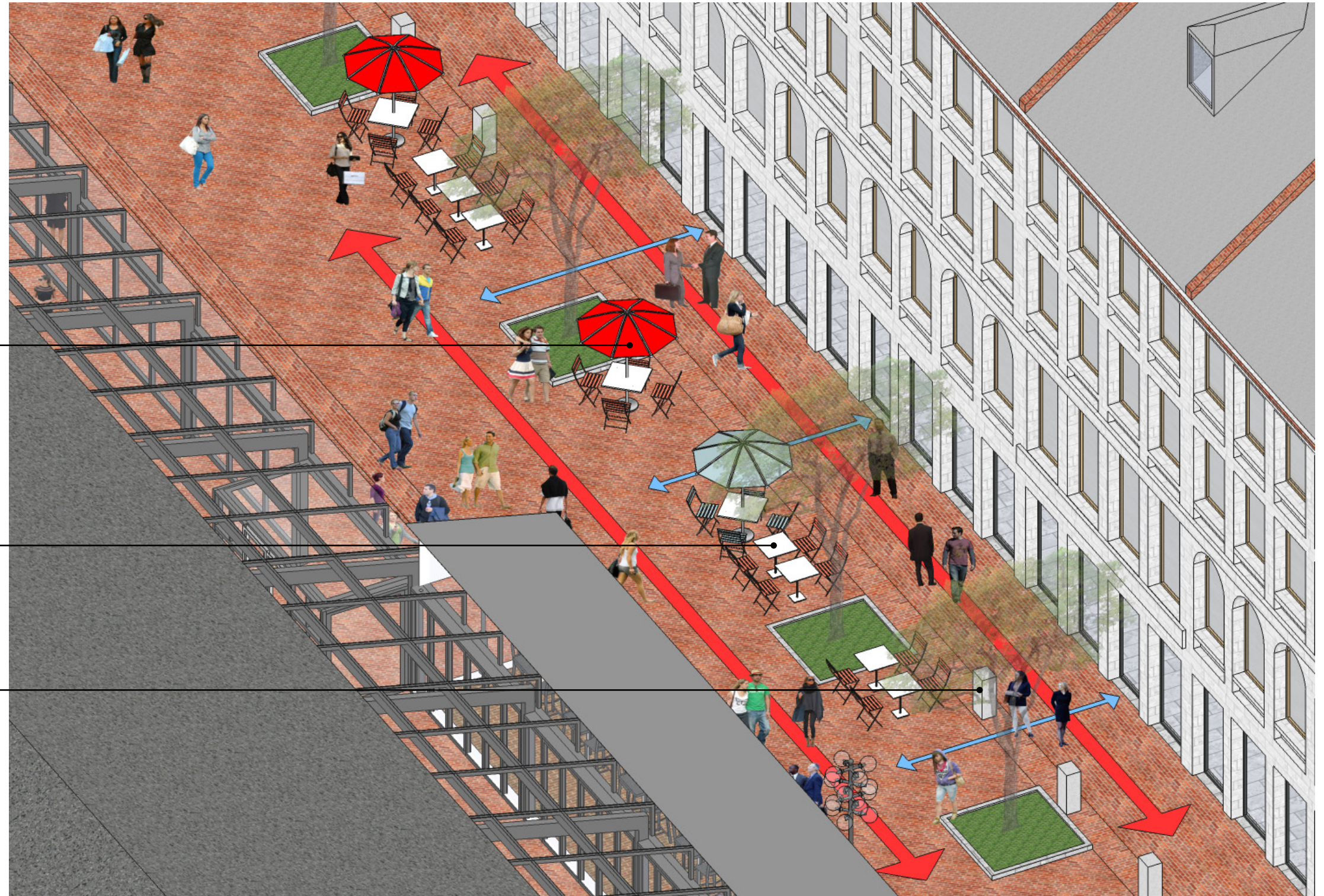
PROPOSED PATIO UMBRELLAS

PROPOSED PATIO SEATING

EXISTING BOLLARDS

 EAST/WEST CIRCULATION

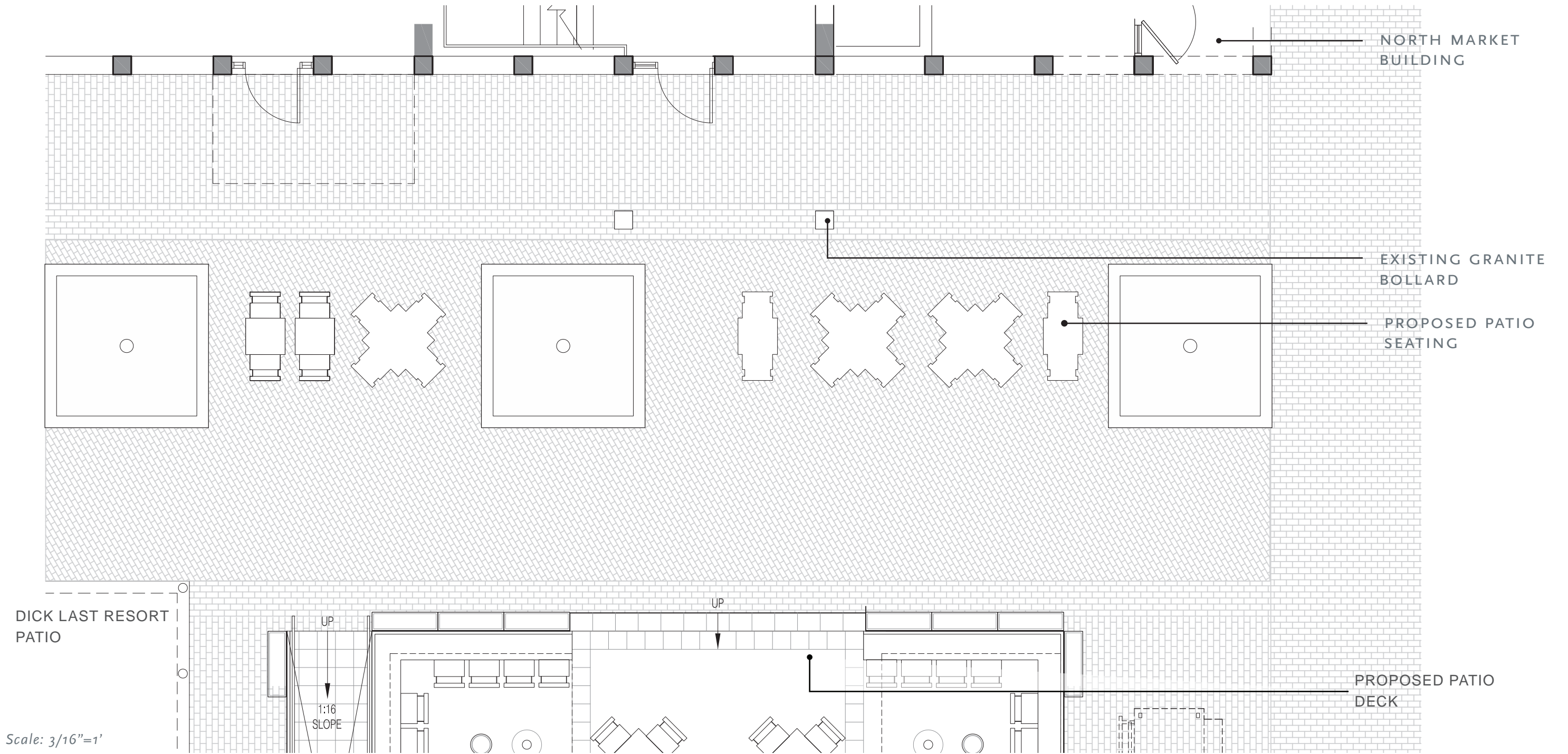
 NORTH/SOUTH CIRCULATION





NORTH MARKET STREET  
PATIO SEATING - OPTION 2

NMB





## 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

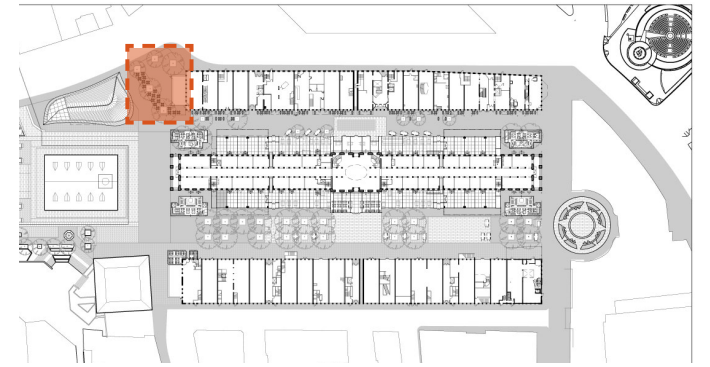


DINING TABLE  
ON SITE

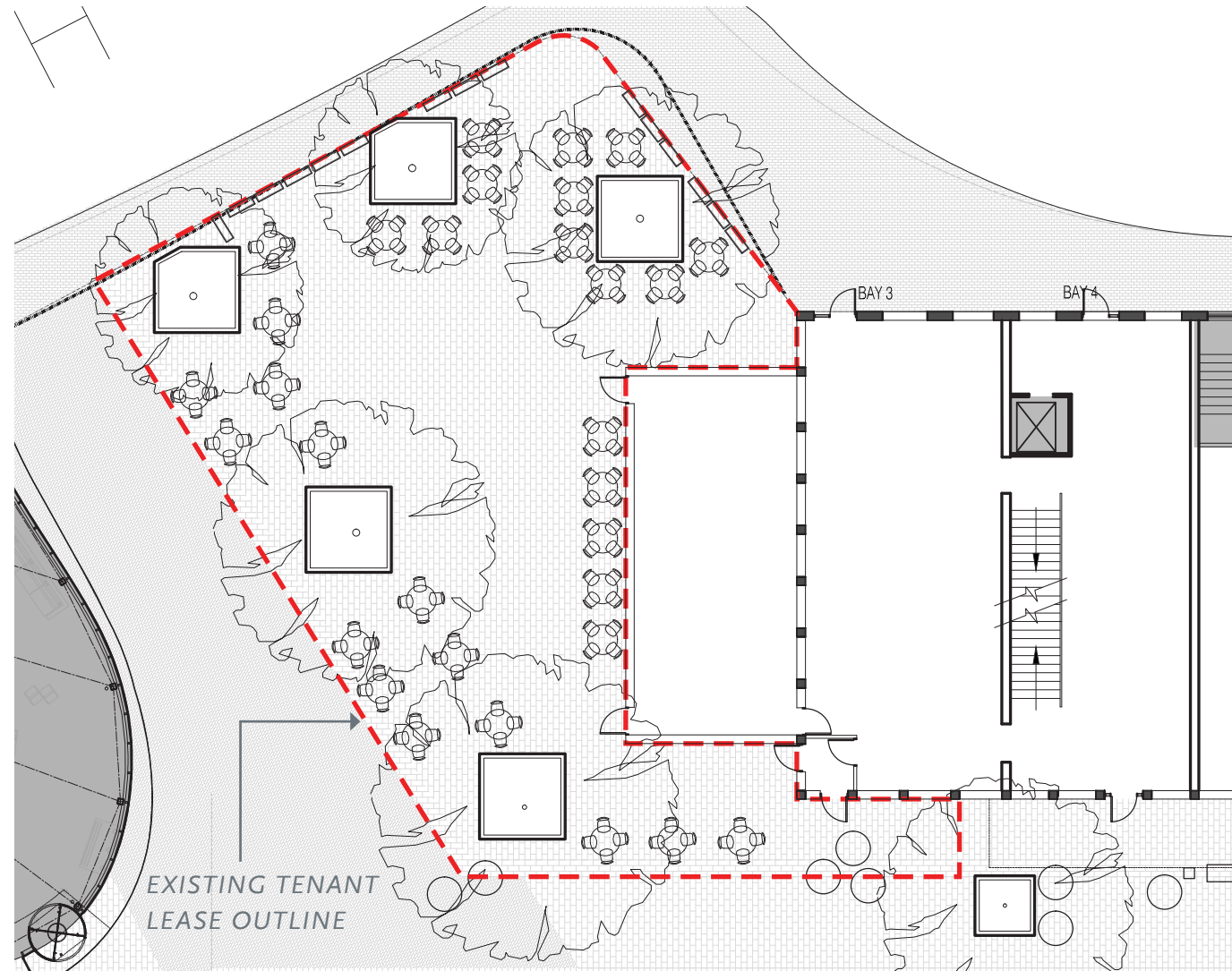




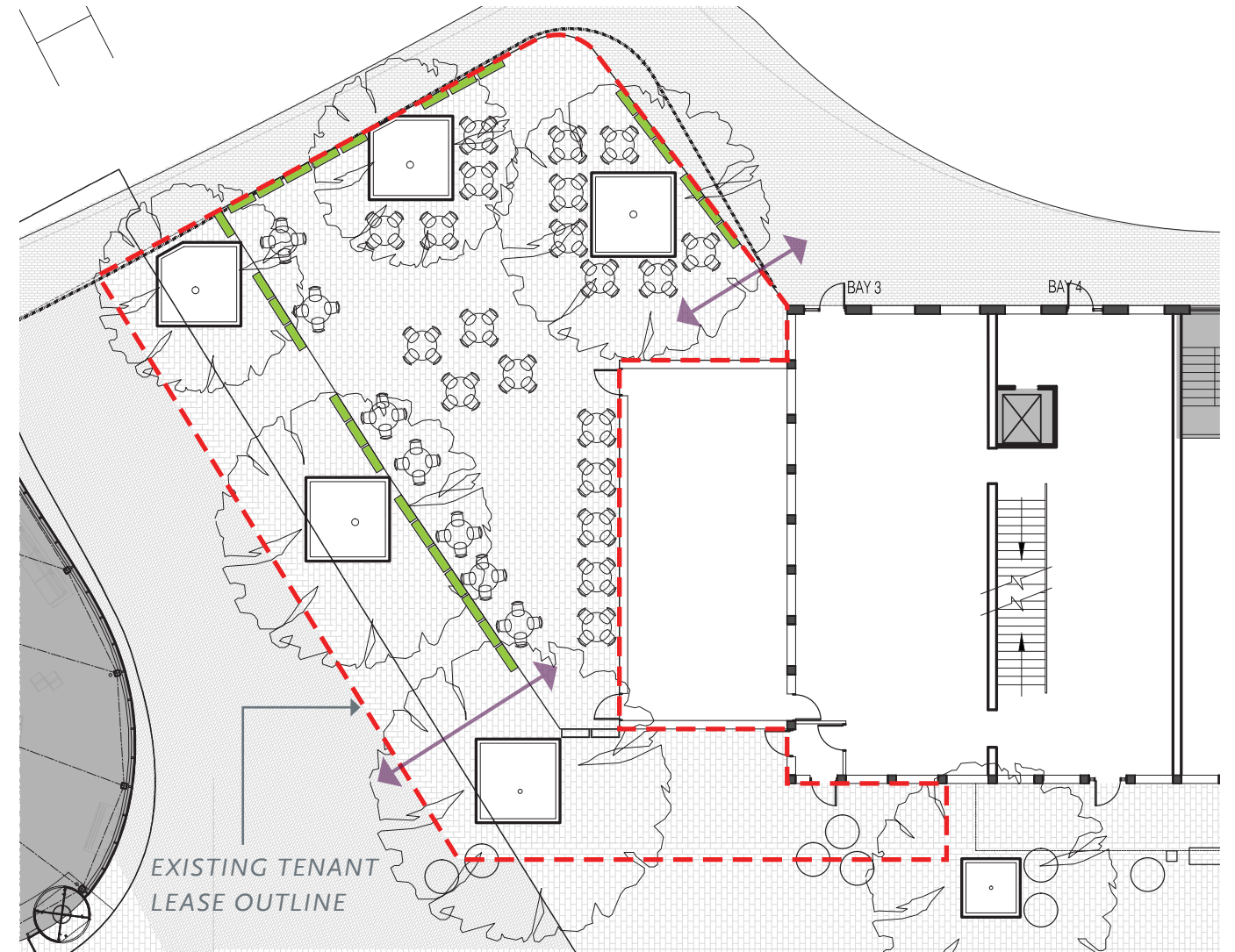
# NORTH MARKET BUILDING PATIO - WEST END FLOOR PLANS: EXISTING CONDITIONS VS. PROPOSED



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

