

A R C H I T E C T U R E

Amendments to Approved Level II Site Plan – Ocean Gateway Addition

Project: Ocean Gateway Addition

To: Level II Site Plan Staff

Amendments to Project:

Reduction of Curtainwall / Addition Footprint:

The approved site plan application included the design of the office addition to cantilever over the garage entrance on Fore St. This cantilever was to be wrapped in curtainwall, to match the rest of the addition. Due to structural impact and clearance requirements for drive lanes into existing garage, we have reduced the footprint of the office building by approx. 145 SF per floor (thus reducing the curtainwall) at the south west corner of the addition. We will no longer be cantilevering over the garage entrance, but instead will line up with the end wall of the existing retail space.

(These changes can be seen on floor plans A1.00 – A1.06 and building elevation on A2.01)

Extension of Rated Corridor Wall in Garage:

Due to the reduction in footprint of the addition, we have extended the length of the rated corridor in the garage, to maintain a rated corridor access from the addition to the existing exit stair of the garage.

(These changes can be seen on floor plans A1.01 – A1.06)

Exterior Curtainwall Return:

The original approved design included the end wall (southwest corner of addition) to be constructed of a metal stud wall to be wrapped in a metal panel system. We have changed this end wall, approx. 10'-0" in length, to a curtainwall system (to match front façade) to open up the space back to the city and create a stronger visual connection.

(These changes can be seen on floor plans A1.01-A1.06)

Change in Metal Panel Material:

The approved design called for the removal and replacement of the existing perforated metal screens, with a new metal screen system. The intent behind this was to increase the quality and visual aesthetic of the garage. We now plan to disassemble the existing screening and scrape, clean and repaint with a high quality and durable paint material. We believe this fix is comparable to the original design intent. We are improving on the quality of an existing condition to bring it up to par with the rest of the project. We are also continuing this work around the corner of the garage and improving the Hancock façade.

Revision to Brick Pier Detail:

In the existing design, we were asked to provide a detail at the connection between the existing brick piers and the new curtain wall. We provided a metal paneling detail that created a sense of building base by creating a horizontal element that ties into the vertical brick piers. The detail also provided depth and separation from the existing ground floor retail and new office above. We have revised this detail to

A R C H I T E C T U R E

create a metal panel that is integrated with the curtainwall system. It still provides the depth and separation, and ties into the existing brick piers like the original design intent called for.

(This change can be seen on SK.01 – Transition Detail)

Relocation of Mechanical Units:

We have switched from rooftop mechanical units to wall mounted units at each floor. These units will be mounted on demising wall between addition and garage, and will not impact any of the parking spaces within the garage.