

Fort Point Channel Landmark District Commission
Design Review
December 9, 2021

Owner: Akelius Real Estate Management, LLC
40 Channel Center Street
Boston, MA

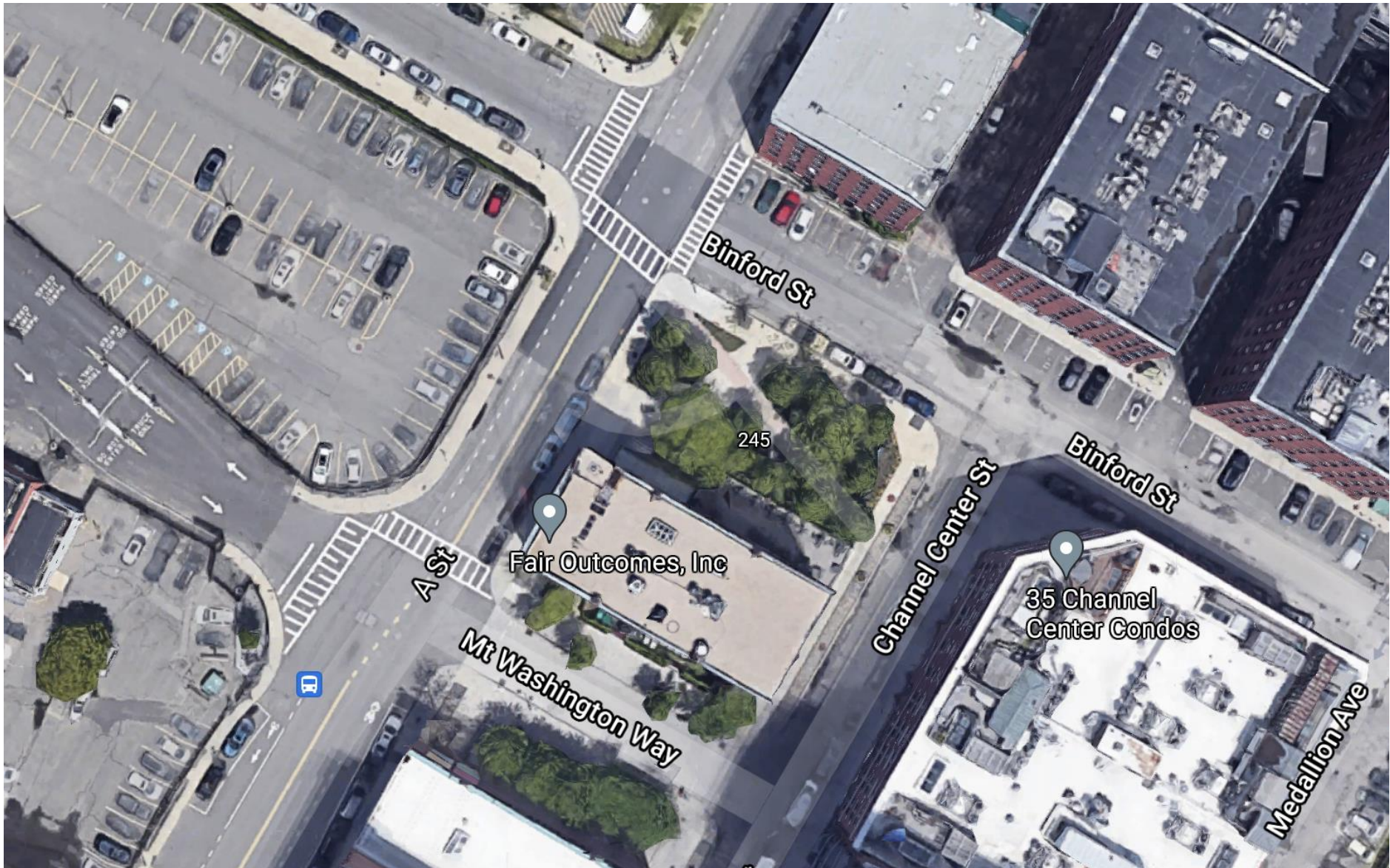
- Renovation to floors 4-5 of existing tenant interiors.
- Replacement of existing roof, addition of new roof deck and new rooftop equipment as part of the HVAC system upgrade / replacement for the building. Roof deck to be used solely by Akelius.
- Extension of existing fire escape to the roof, allowing for a secondary means of egress. Project has received BBRS review approval.
- Upgrade of electrical infrastructure with addition of a new pad-mounted transformer on site.
- Implementation of storm water infiltration system to comply with GCOD guidelines.
- Removal of existing exterior signage from the building.
- Wood storefront refinishing at A Street entry.
- Minor restoration to steps at A Street entry.
- Renovations to finishes at elevator exterior entrance.



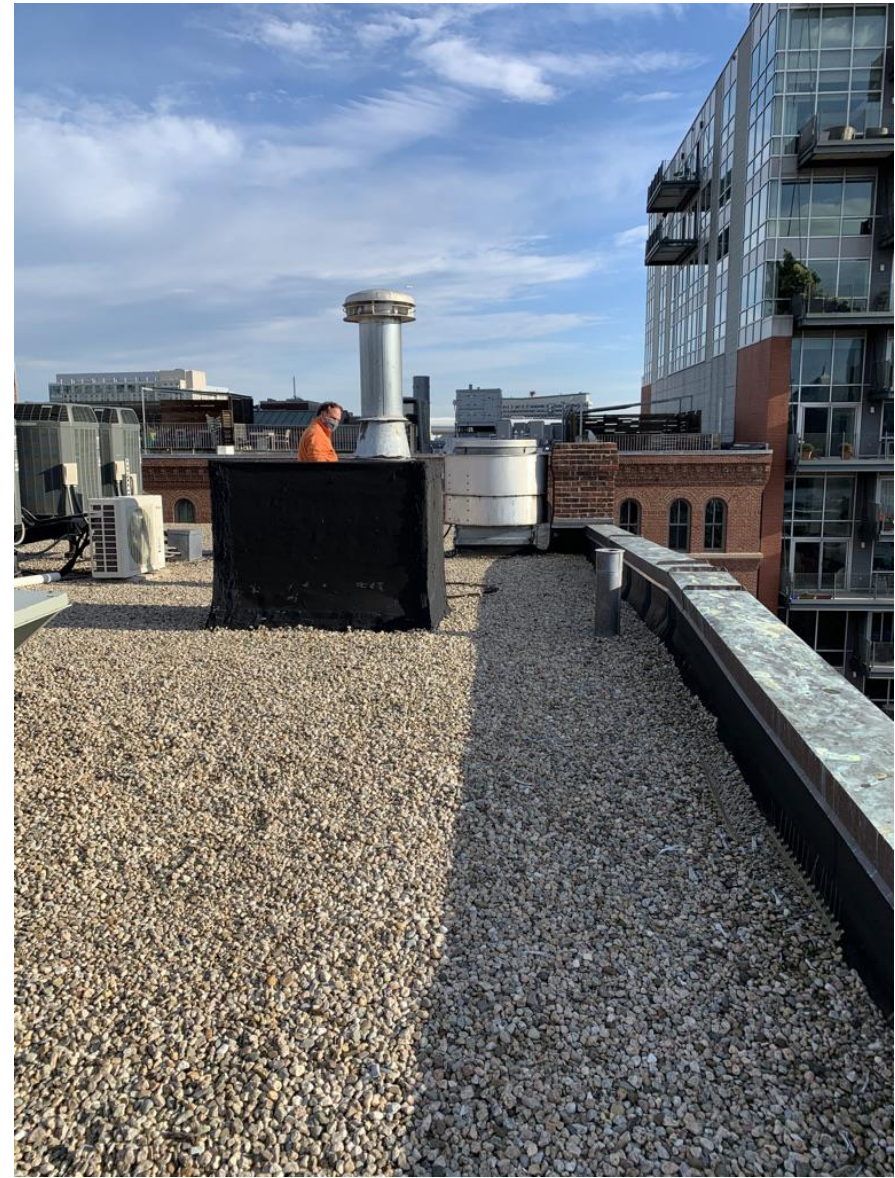
Exterior view from A Street



Exterior view from Channel Center



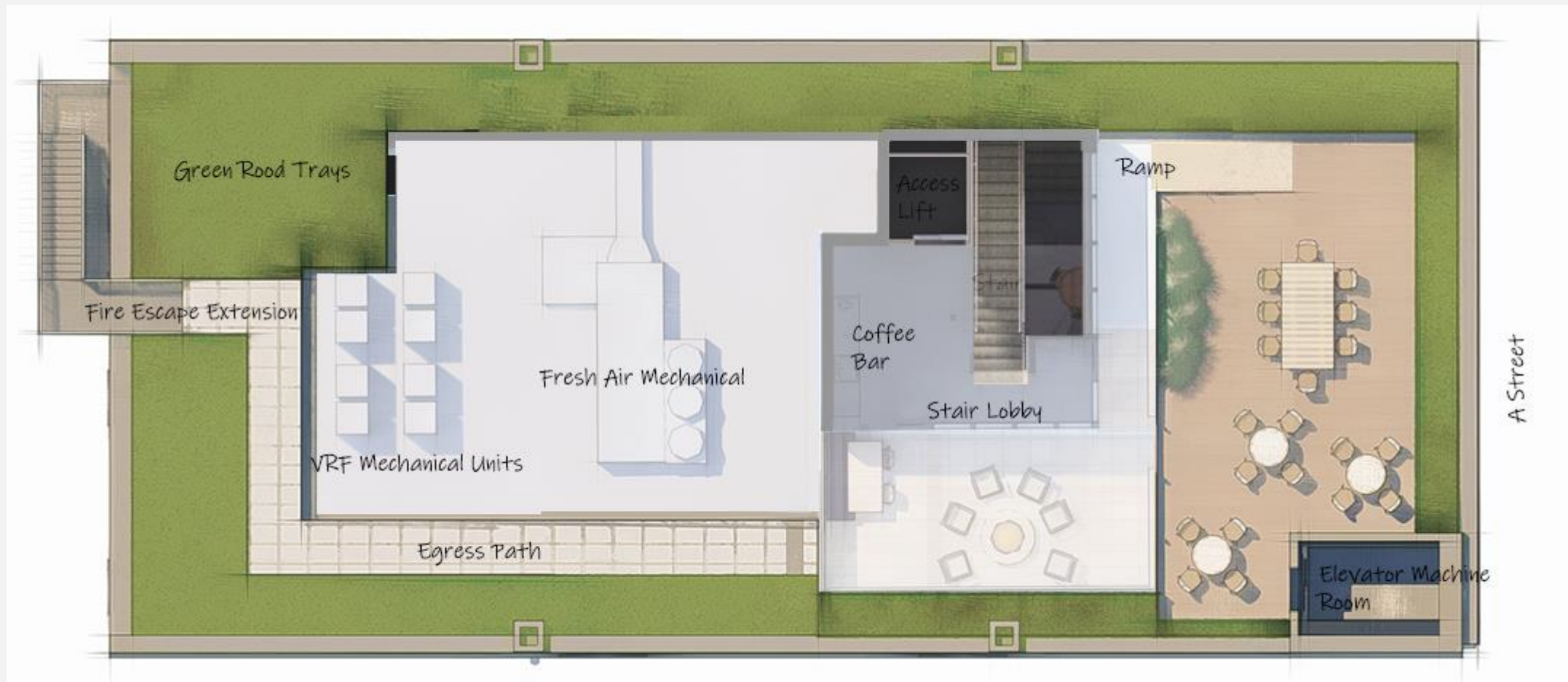
Site Map



Existing Roof / Roof Top Equipment to be Replaced



Existing Elevator Machine Room



Roof Plan

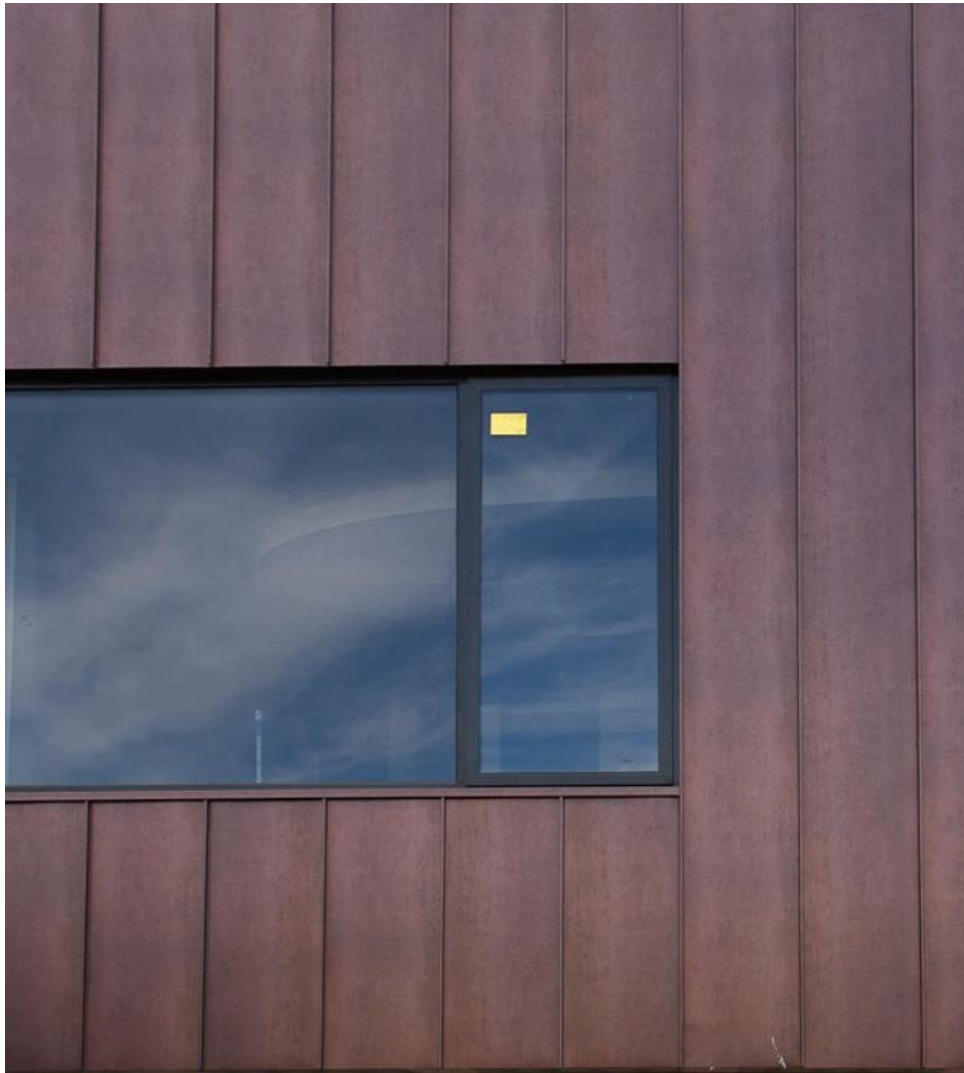


Section: North – South



Section: East – West

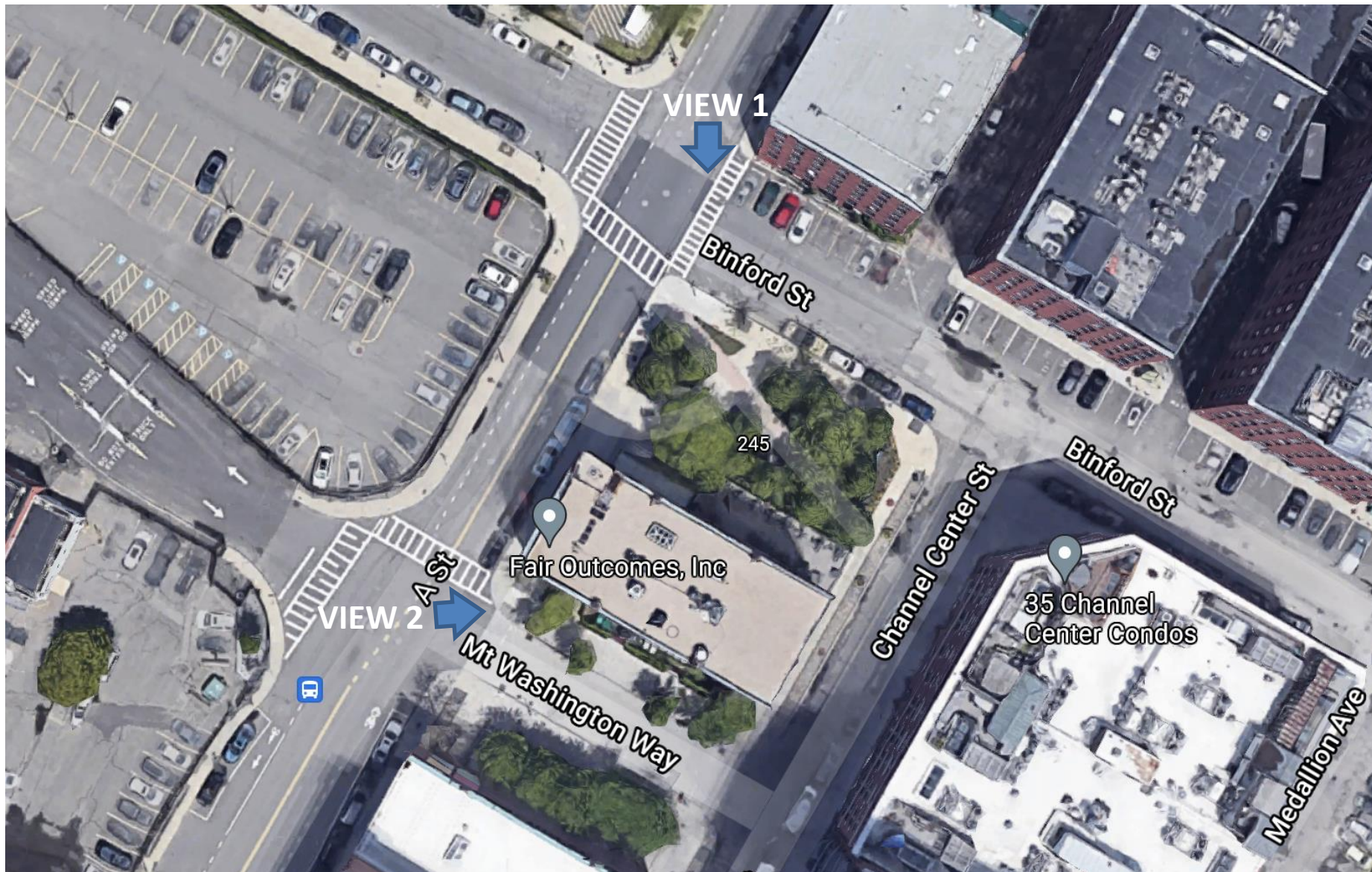
Prominent Materials



Copper Standing Seam Wall Panel



Cable Rail on Steel Frame painted Medium Grey



Site Map of 3D Model Views



View 1 - From A and Binford Streets



View 2 - From A and Mt Washington Way



Proposed Fire Escape Extension



Existing Fire Escape View - Channel Center Street



Precedent Examples of Fire Escapes to the Roof in the Fort Point Channel District

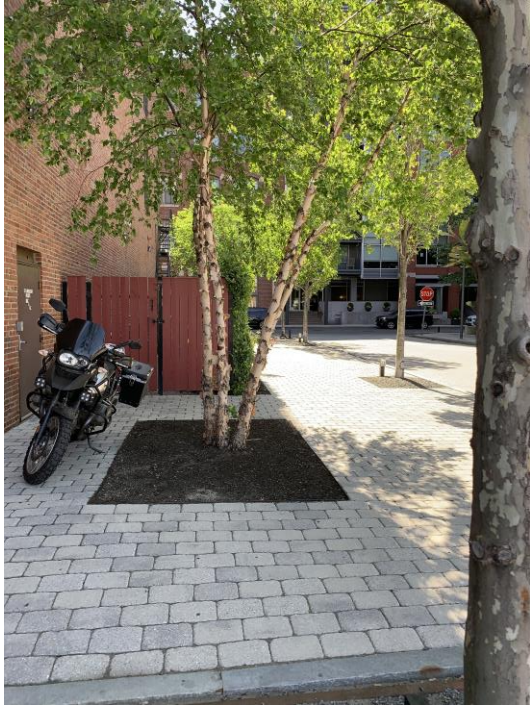
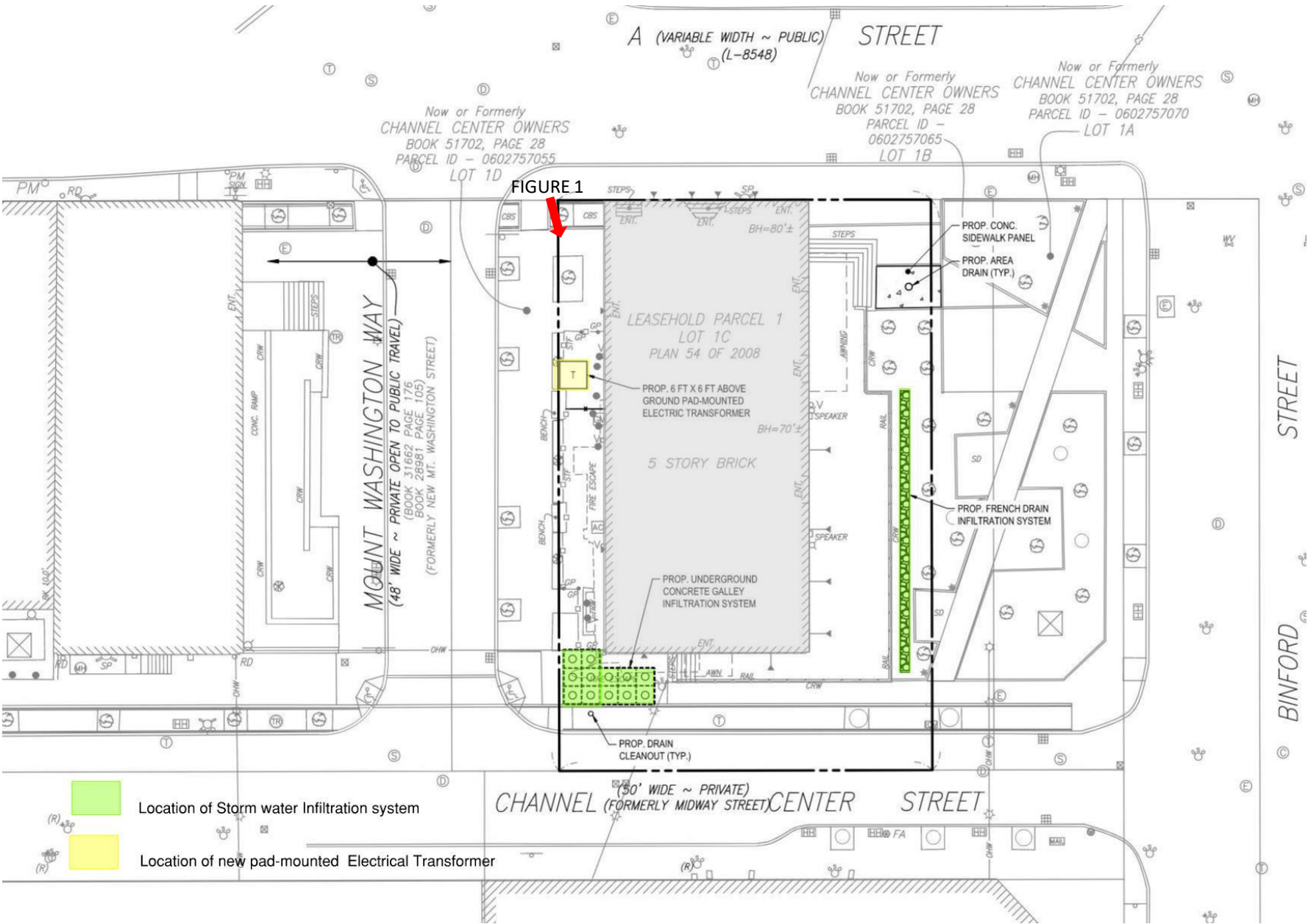


Figure 1 - view to location of future transformer beyond existing tree.





Replacement of elevator exterior finishes



Front Step Restoration/wood refinishing



Exterior Signage Replacement

Thank you!