

Perkins&Will

# 20-30 Channel Center Street

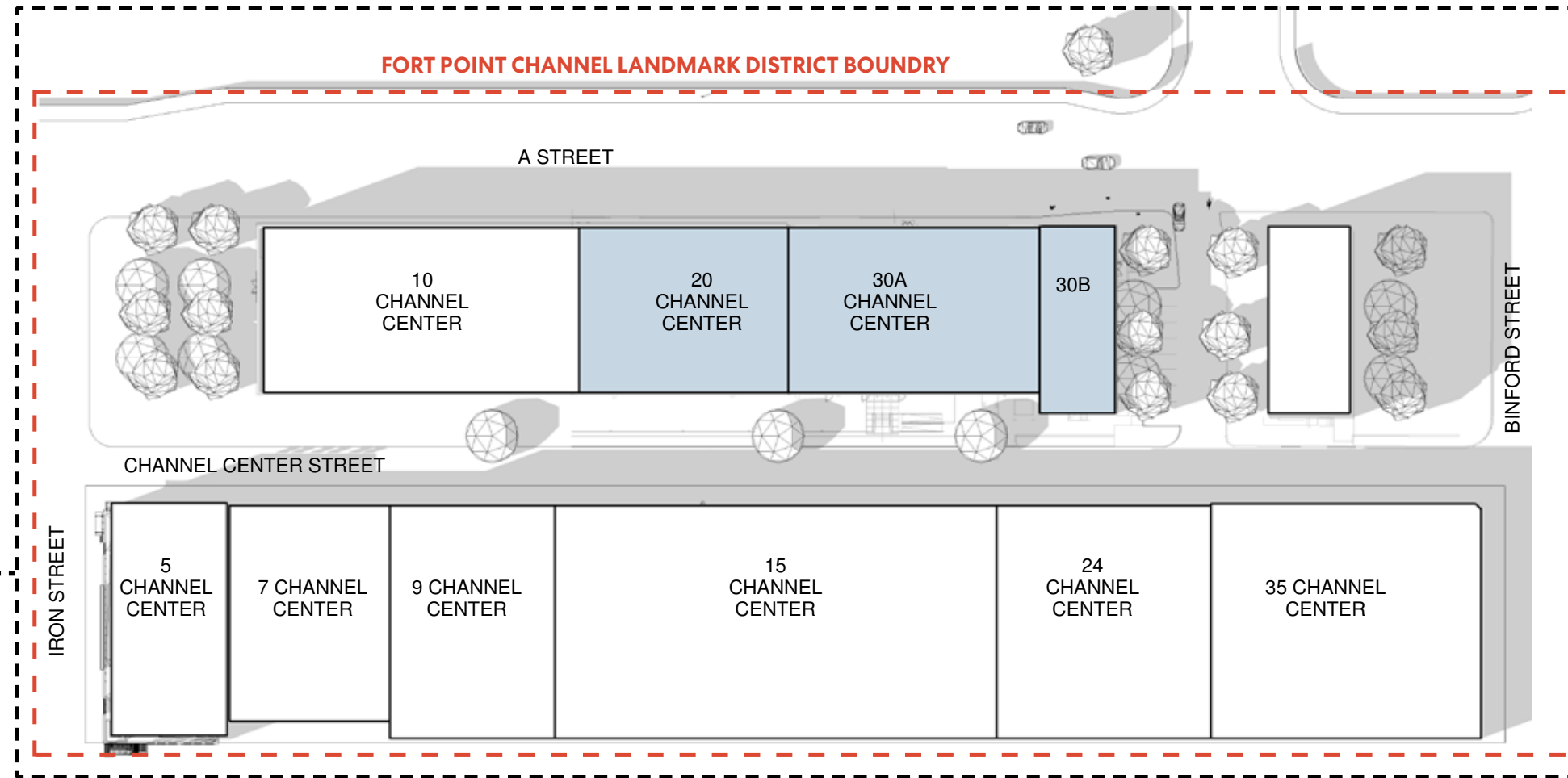
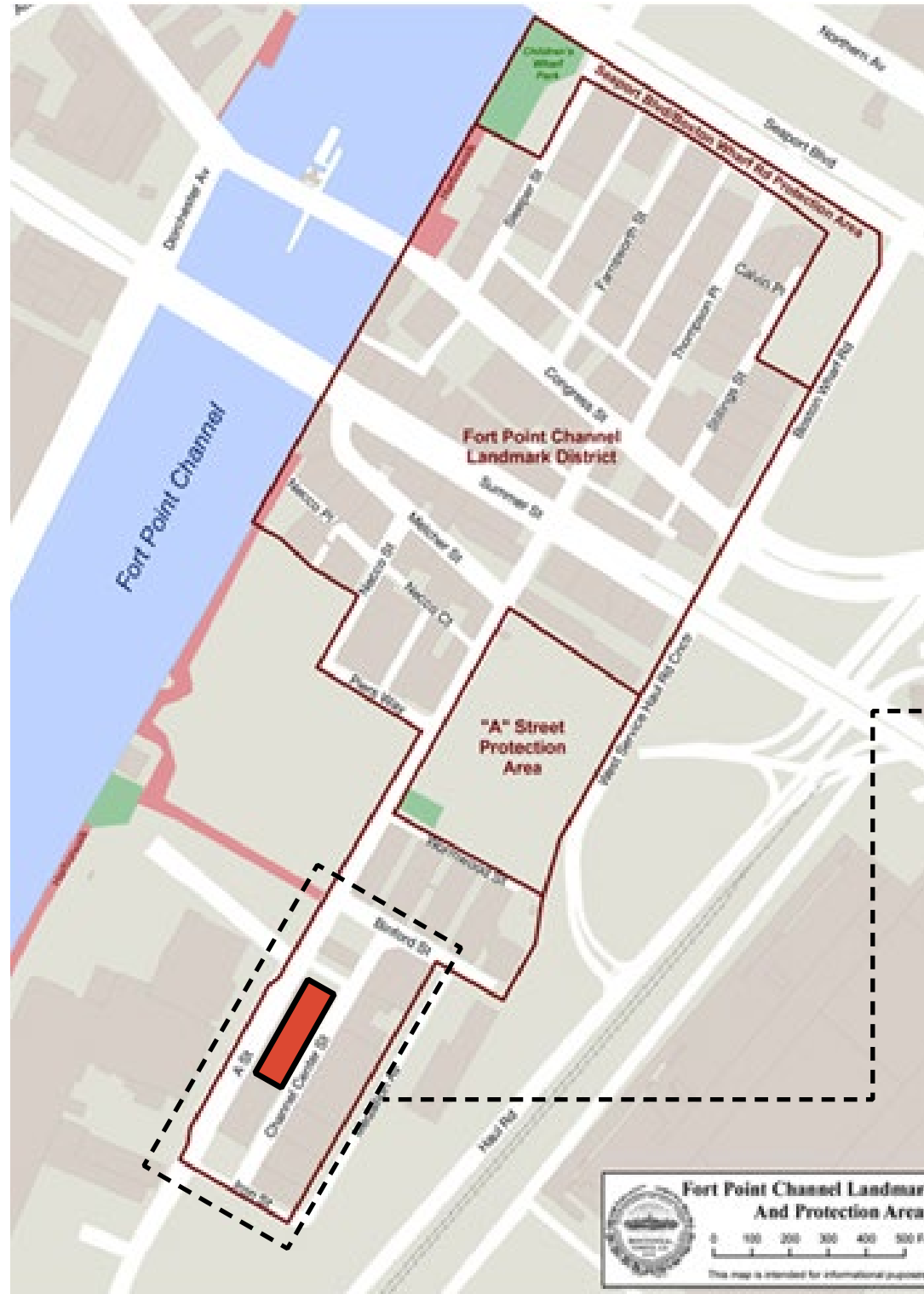
Exterior Alterations

July 1, 2021



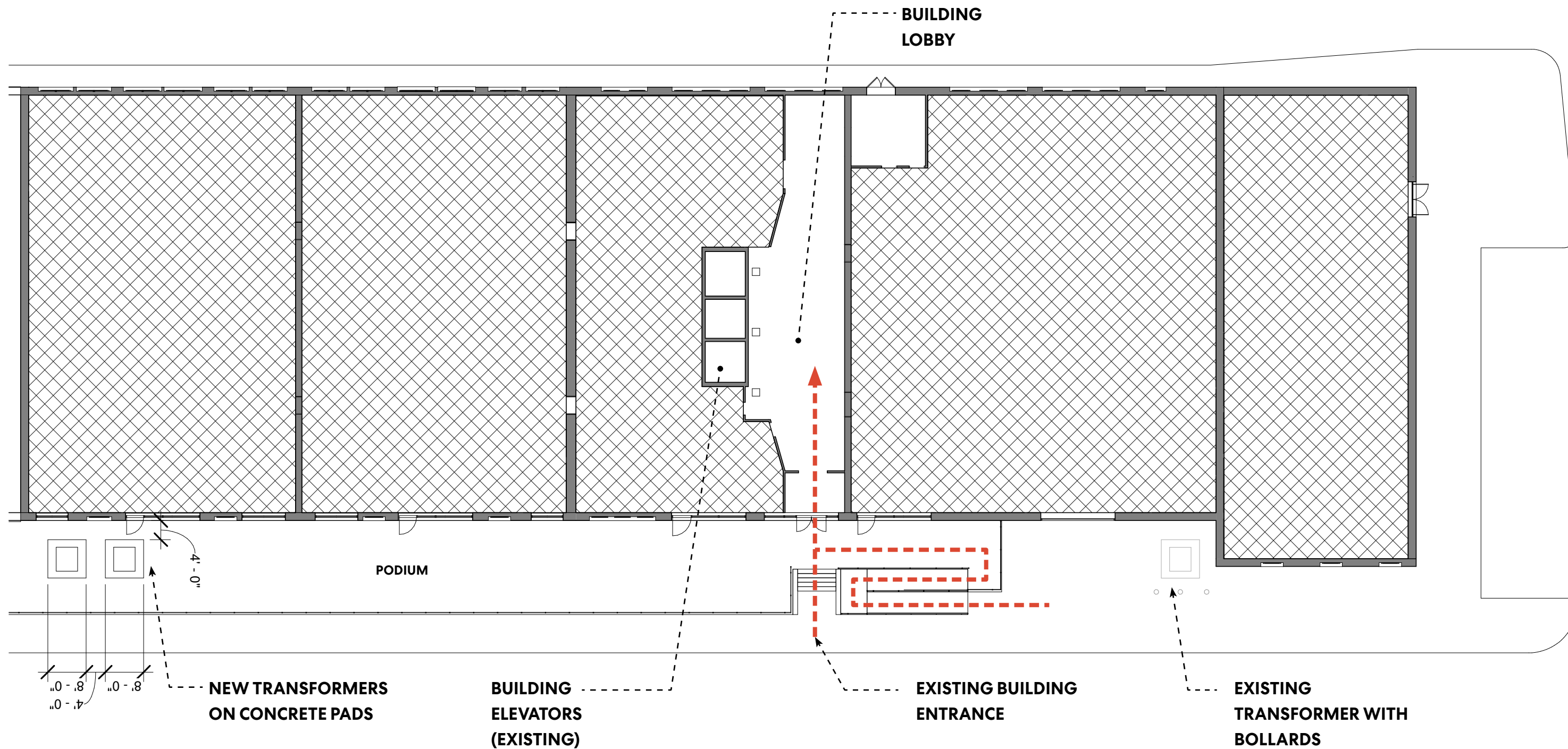
# Site Location and Context

## 20-30 Channel Center Street



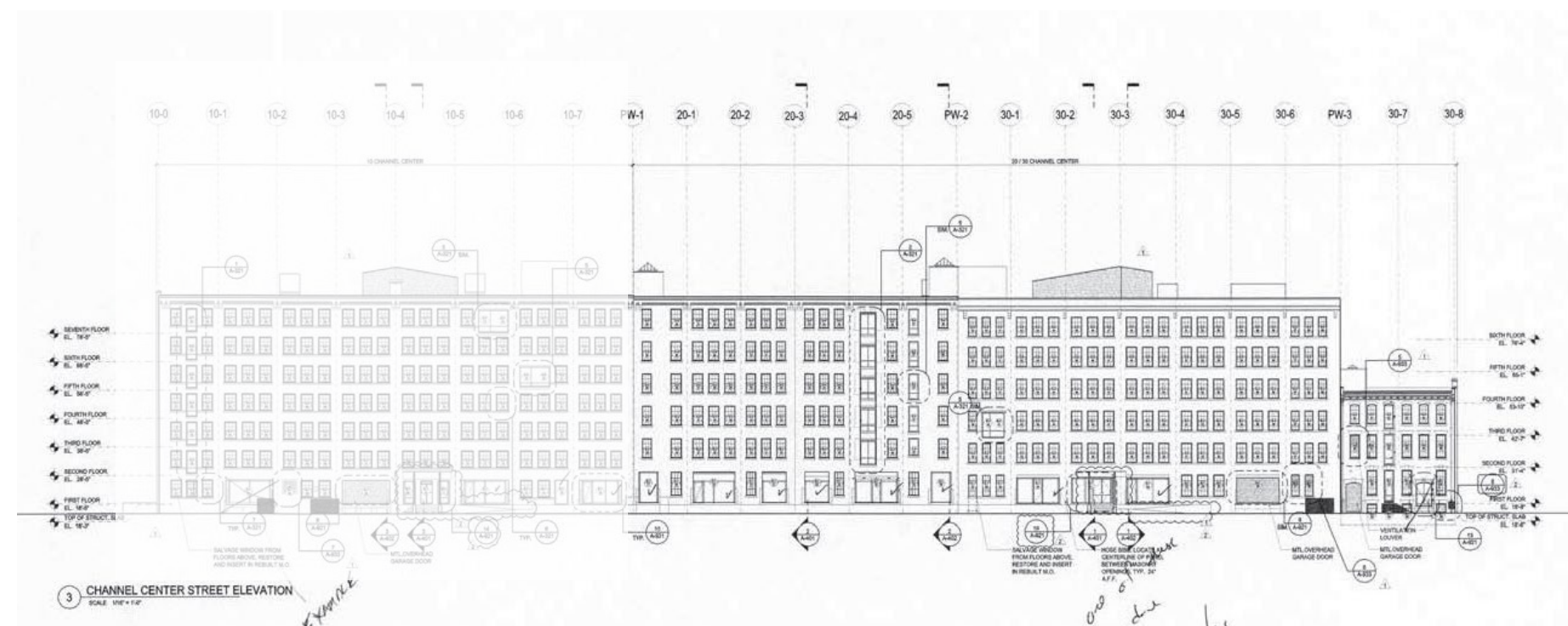
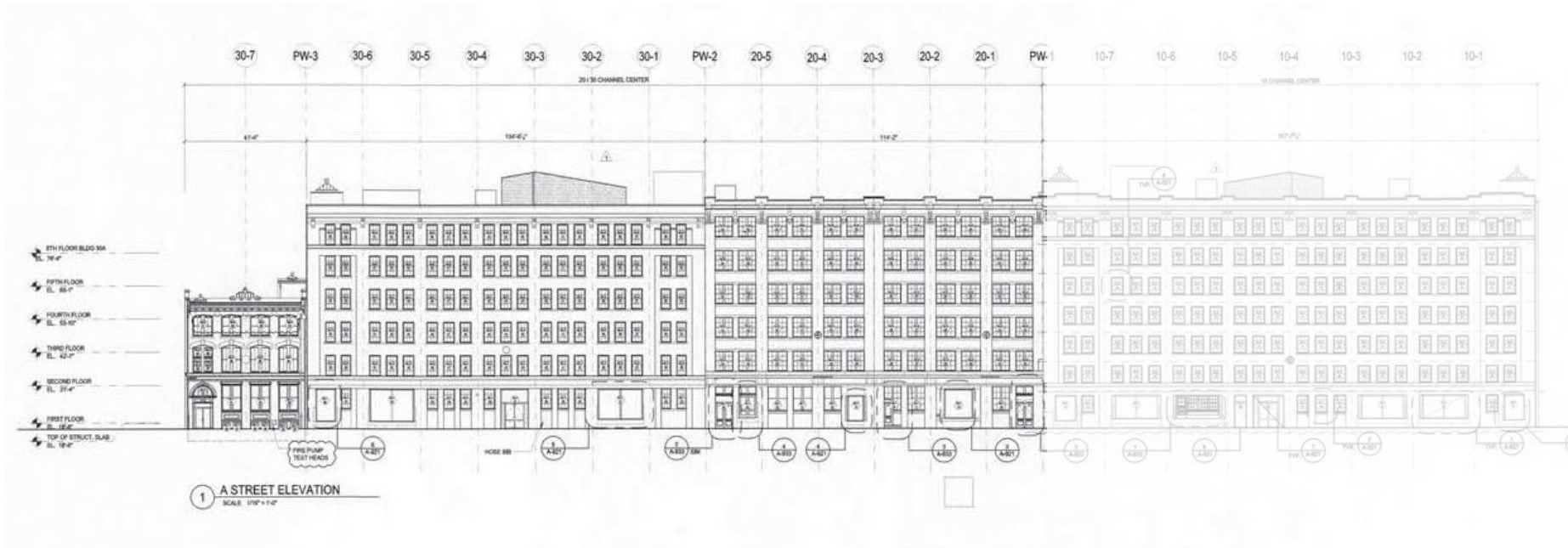
# Site Plan

## Building Entry



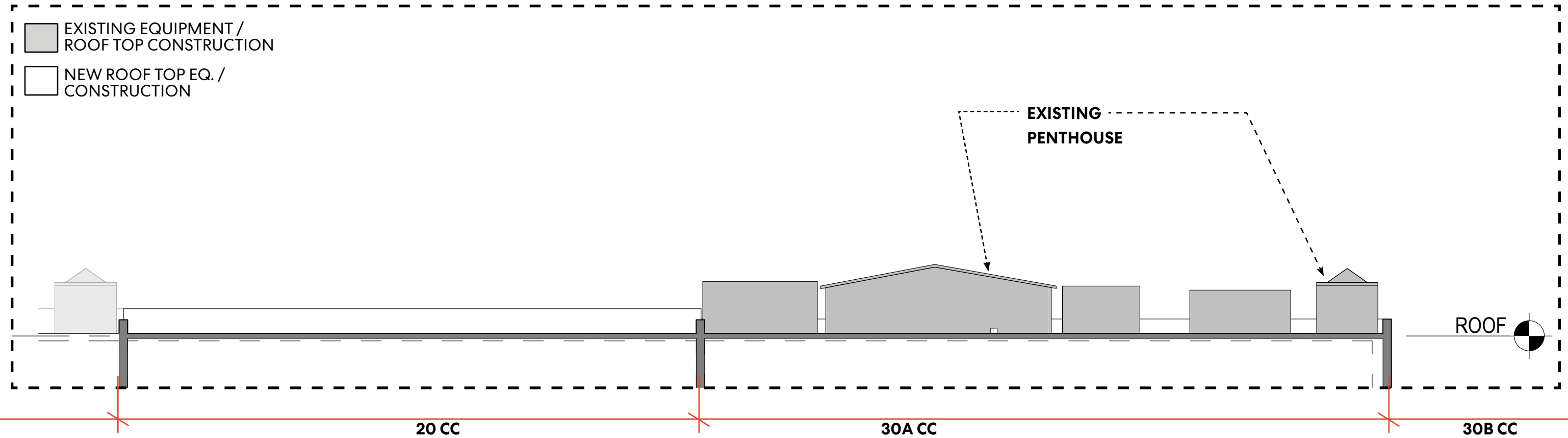
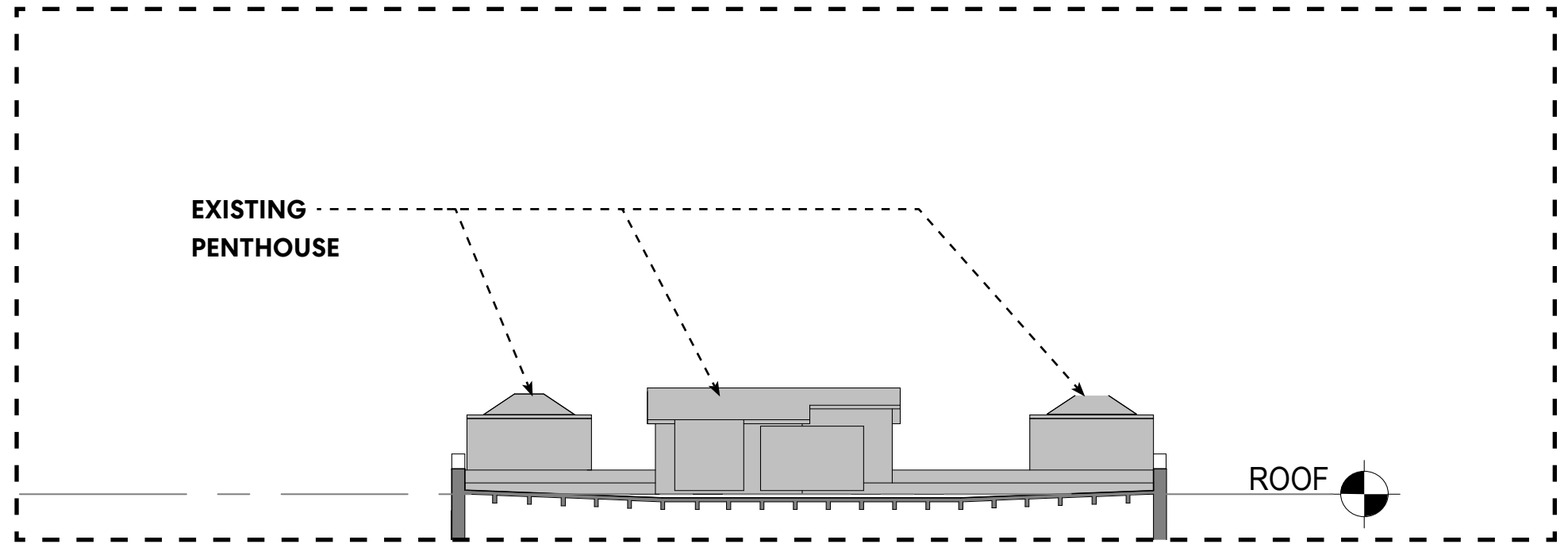
# Existing Conditions

## Channel Center an A Street Elevations



# Existing Conditions

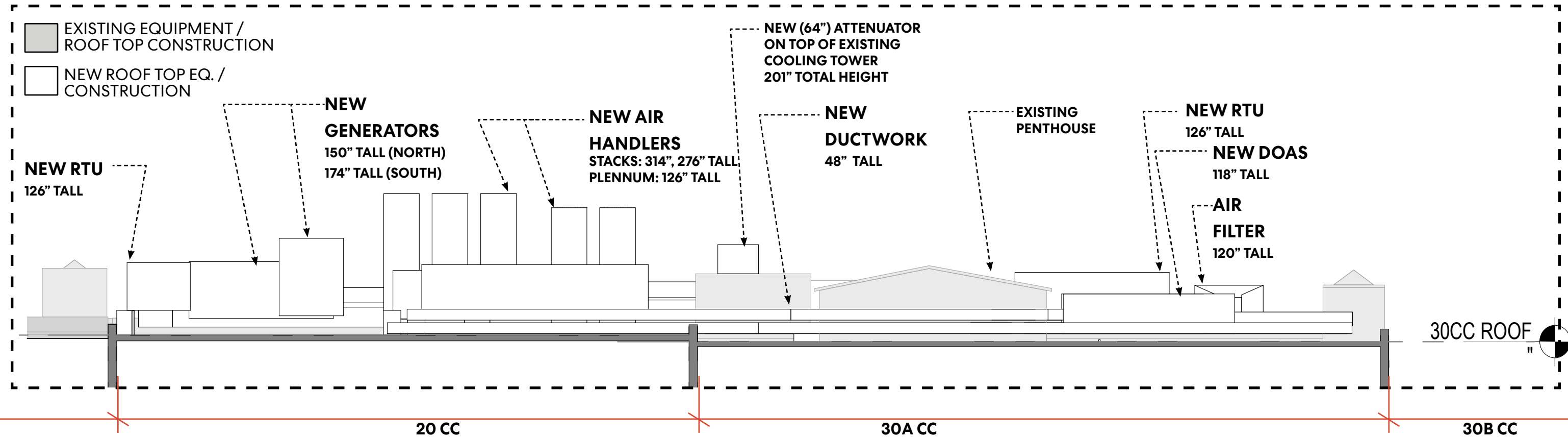
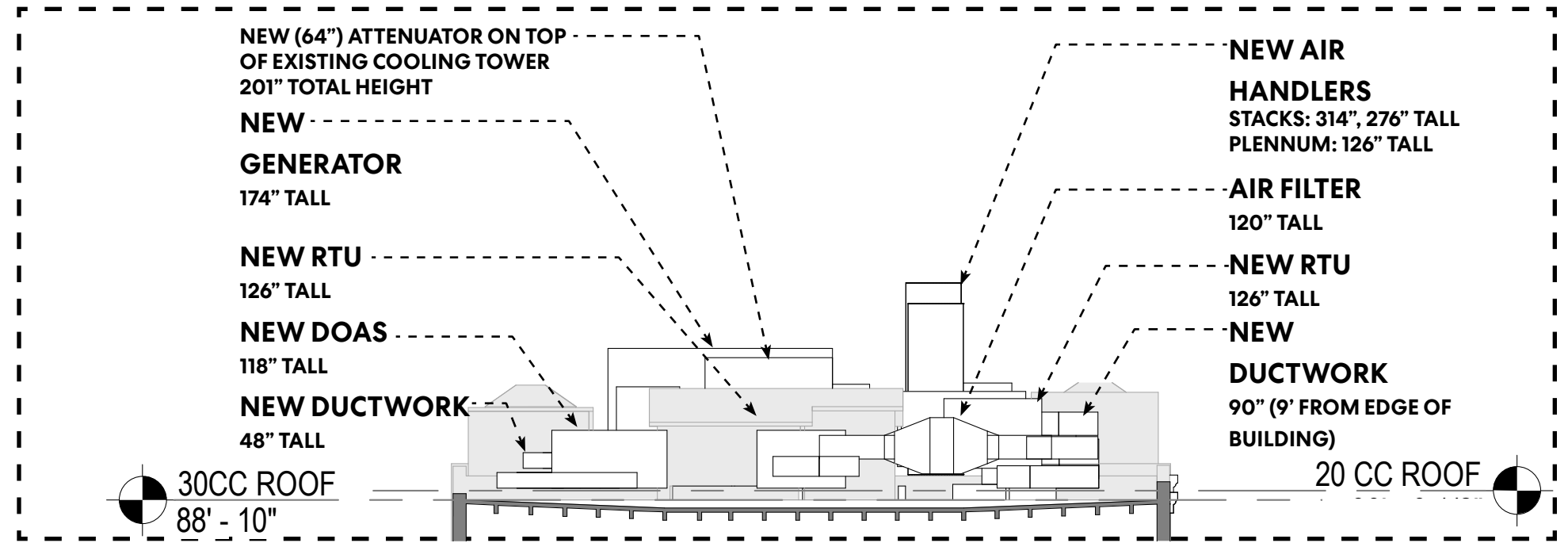
## Rooftop Section



Phase 3 — 20-30CC

Proposed Design

Rooftop Section



Phase 3 — 20-30CC

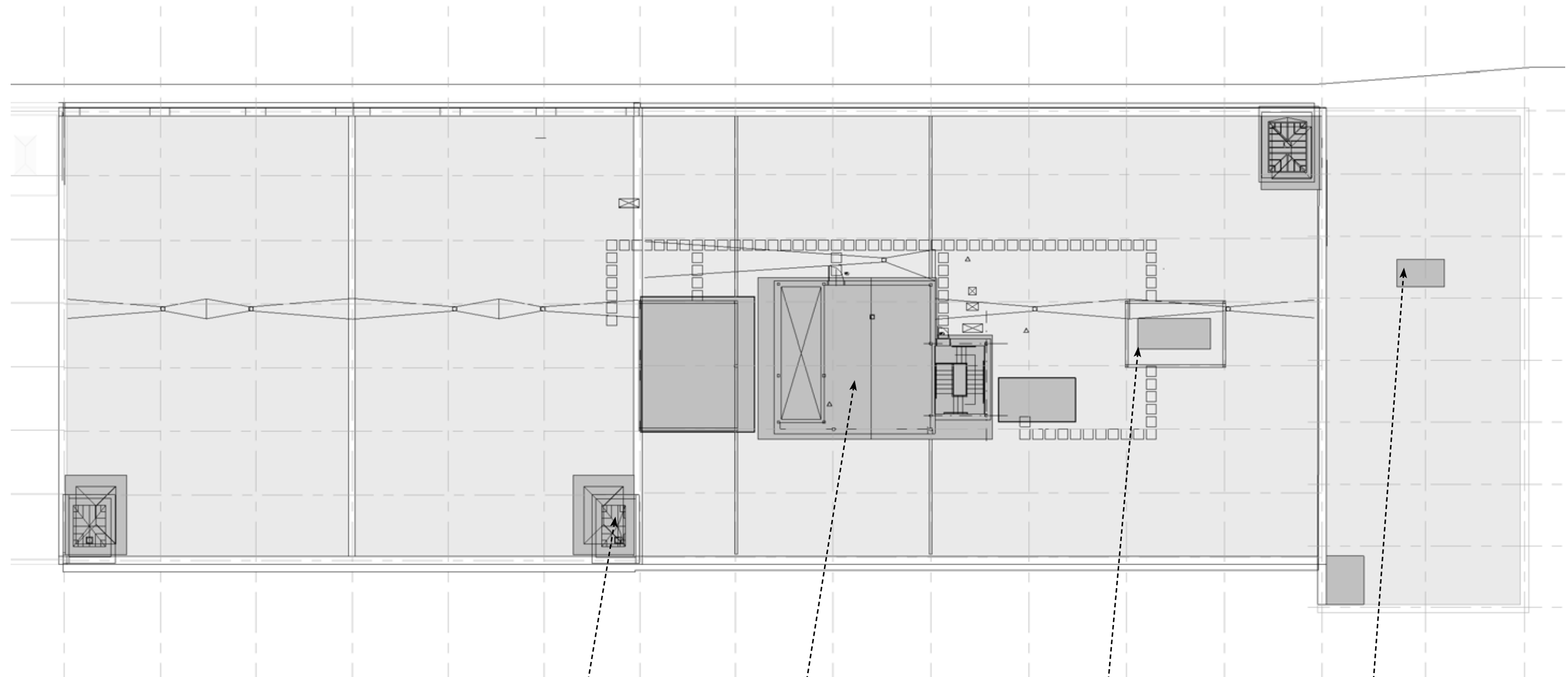
### Existing Conditions

Rooftop Plan

20 CC

30A CC

30B CC



EXISTING  
PENTHOUSES

EXISTING  
PENTHOUSE

EXISTING  
GENERATOR

EXISTING  
SKYLIGHT  
(NOT VISIBLE  
FROM PUBLIC VIEW)

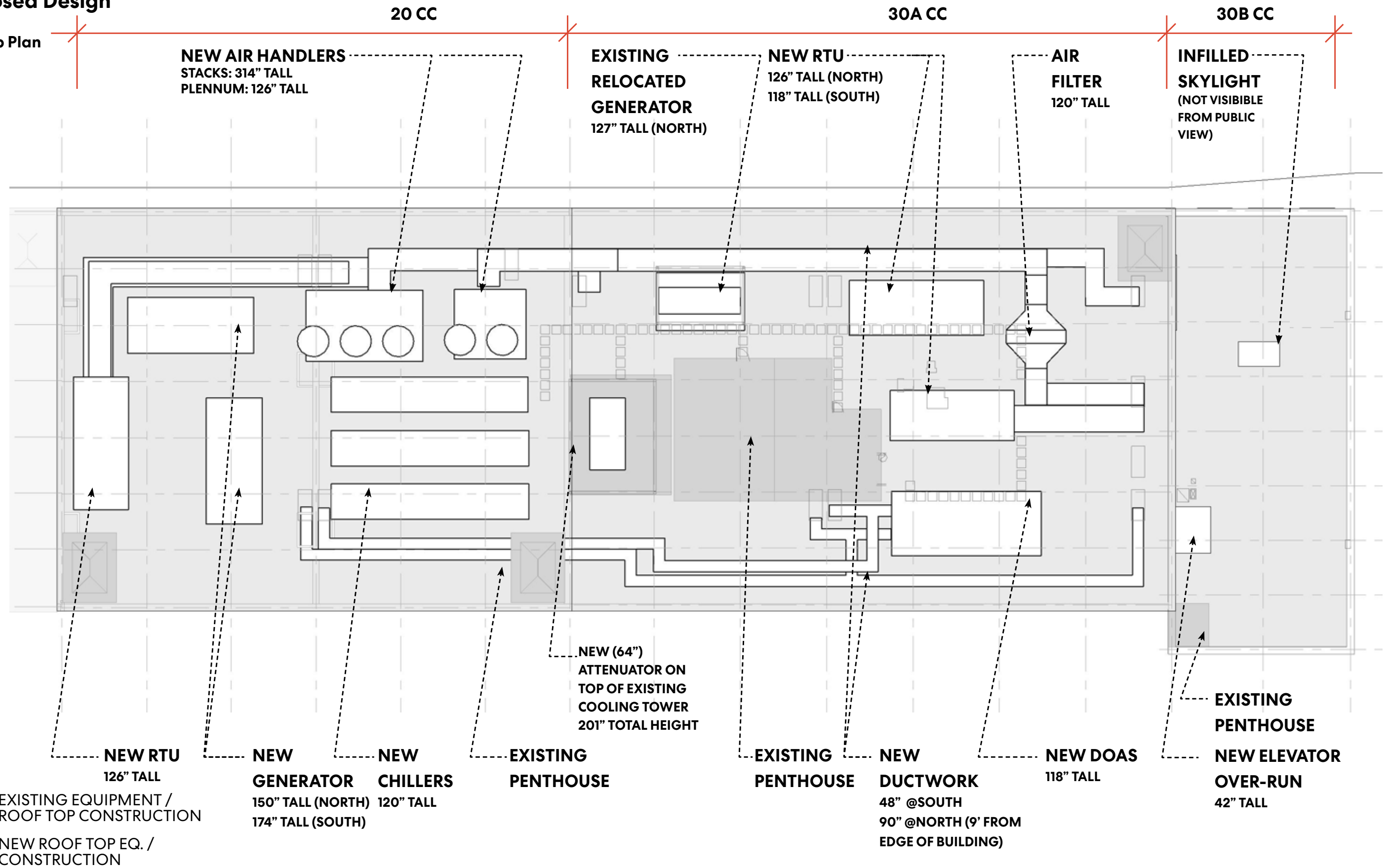
EXISTING EQUIPMENT /  
ROOF TOP CONSTRUCTION

NEW ROOF TOP EQ. /  
CONSTRUCTION

Phase 3 — 20-30CC

**Proposed Design**

Rooftop Plan



Phase 3 — 20-30CC

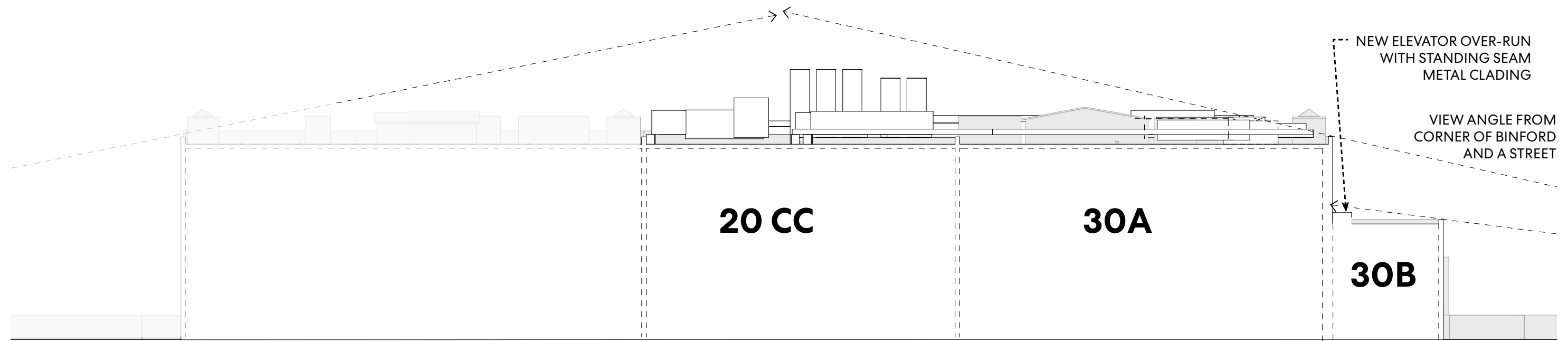
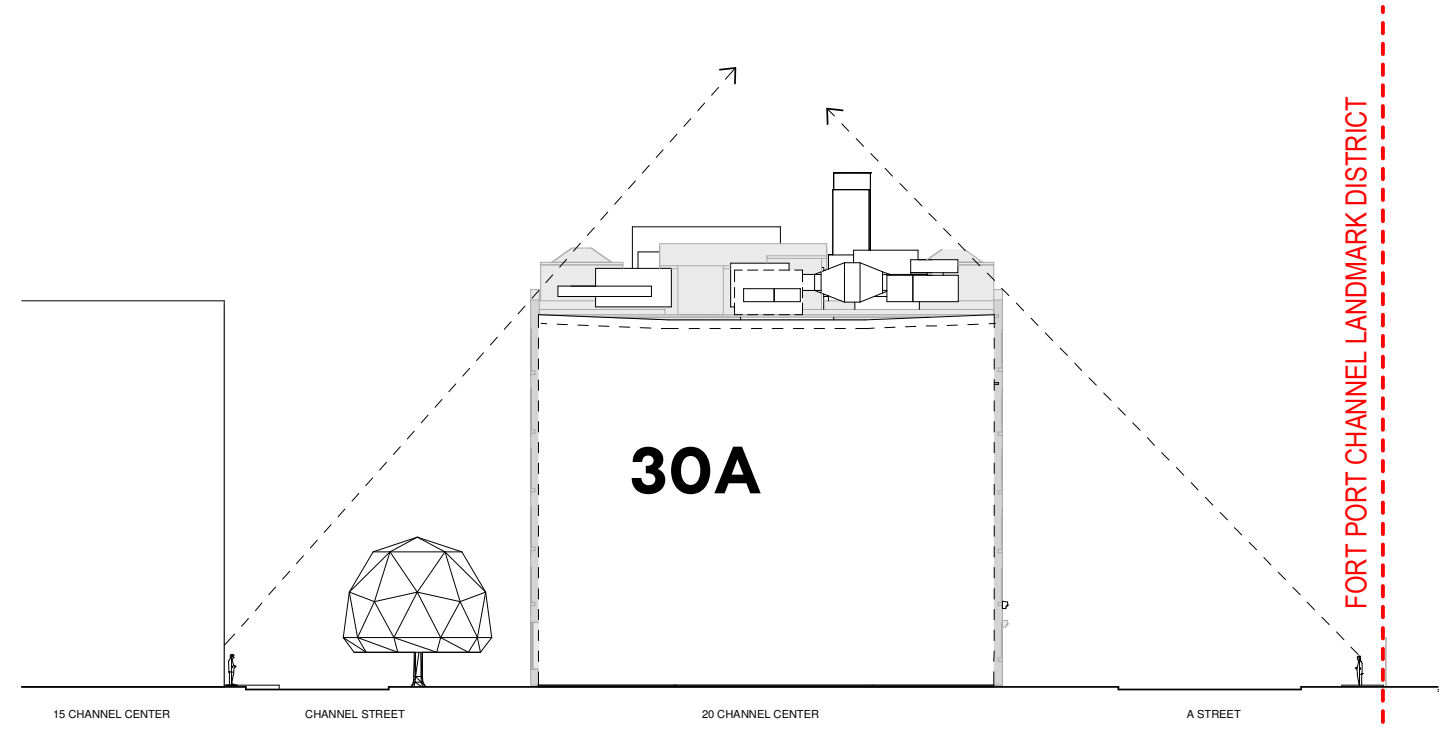
NOTE: ALL DIMENSIONS ARE FROM TOP OF ROOF

MECHANICAL ROOF PLAN



# Proposed Design

## Viewpoint Sections



- EXISTING EQUIPMENT / ROOF TOP CONSTRUCTION
- NEW ROOF TOP EQ. / CONSTRUCTION

Phase 3 — 20-30CC

## Existing Conditions

### Aerial View



## Proposed Design

### Rooftop Axon



# Appendix

## Renderings & Street Views

View Studies

500' Radius

Fort Point Channel  
Landmark District  
Boundary

View Locations



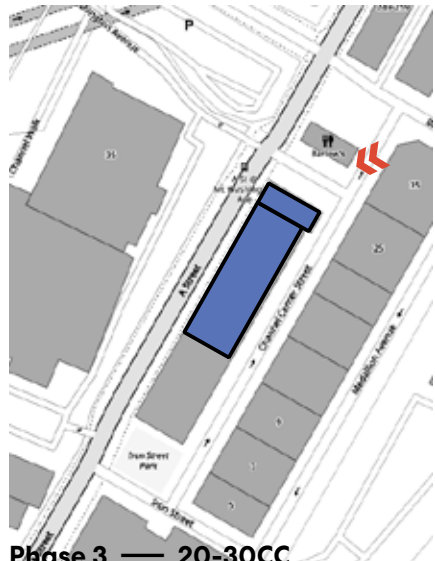
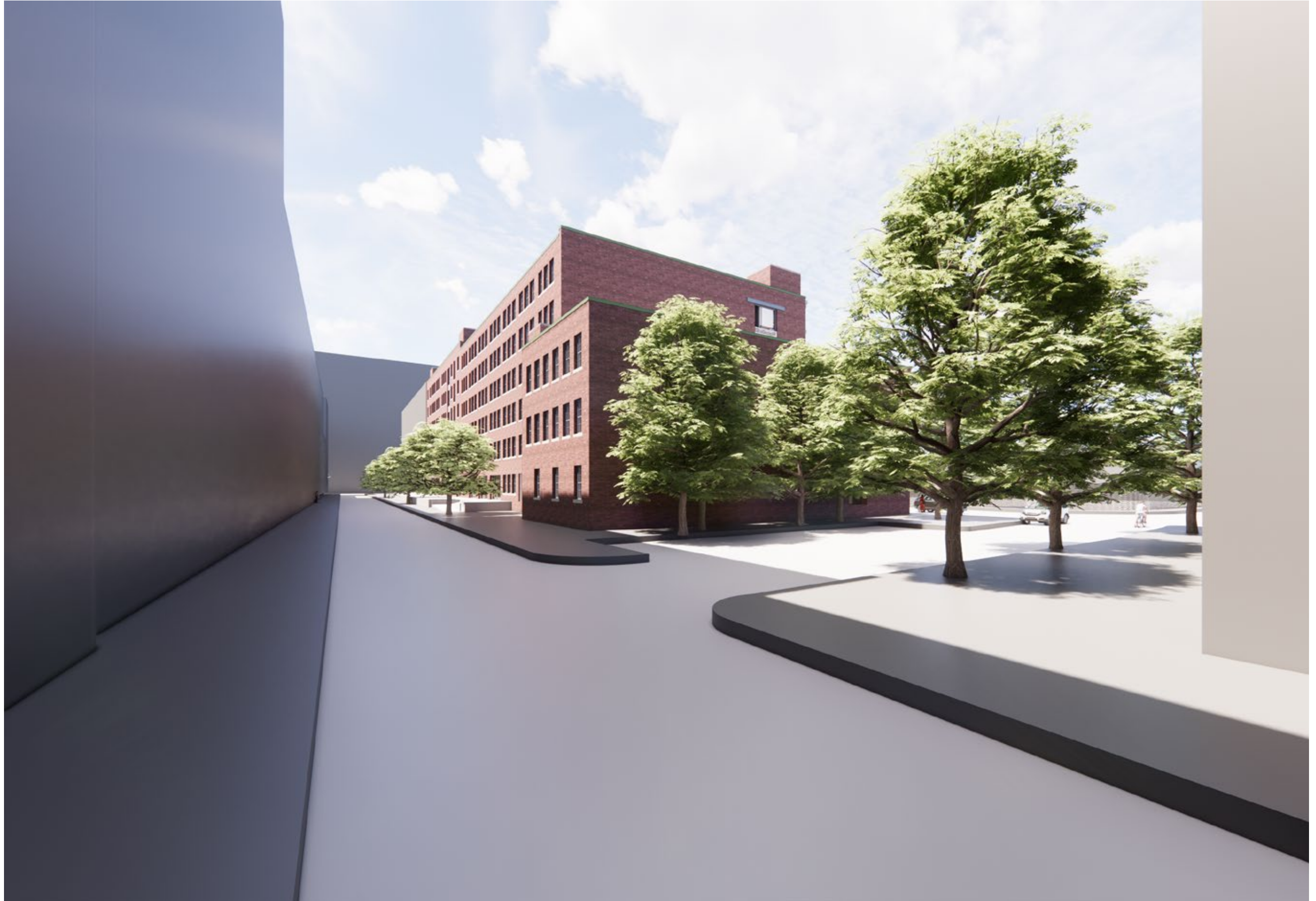
### Existing View

Street Perspective -  
Channel Street



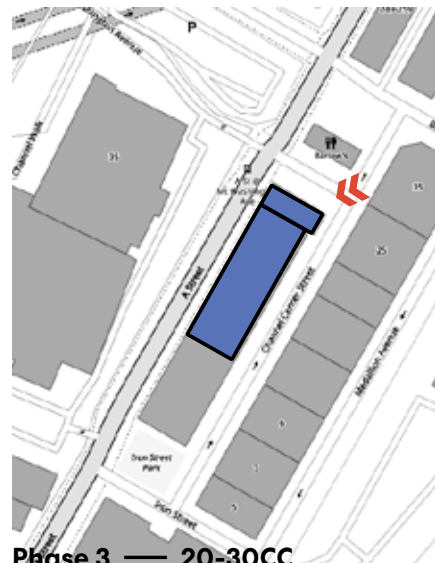
# Proposed Design

## 1. Channel Street



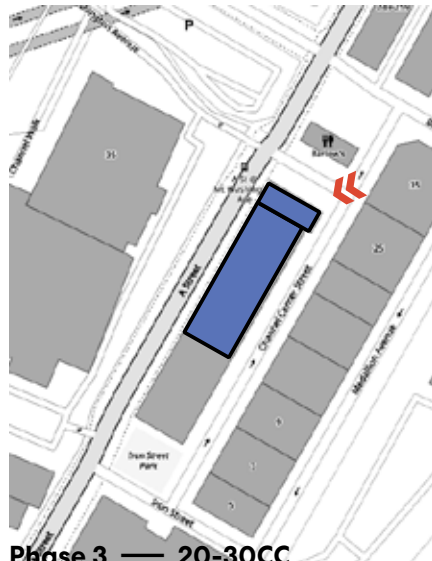
### Existing View

Street Perspective -  
Channel Street



## Proposed Design

### 2. Channel Street



Phase 3 — 20-30CC



### Existing View

Street Perspective -  
Channel Street



## Proposed Design

### 3. Channel Street



### Existing View

Street Perspective -

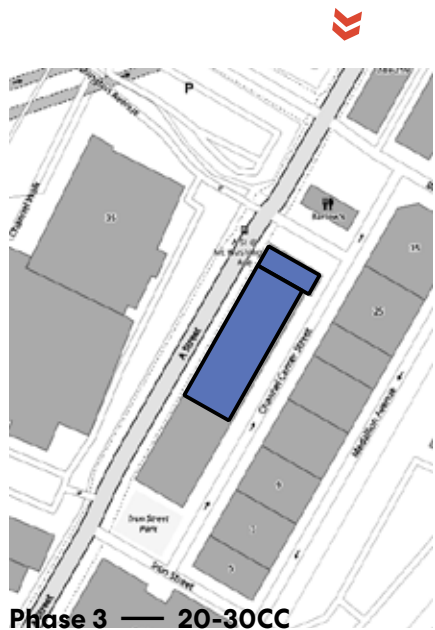
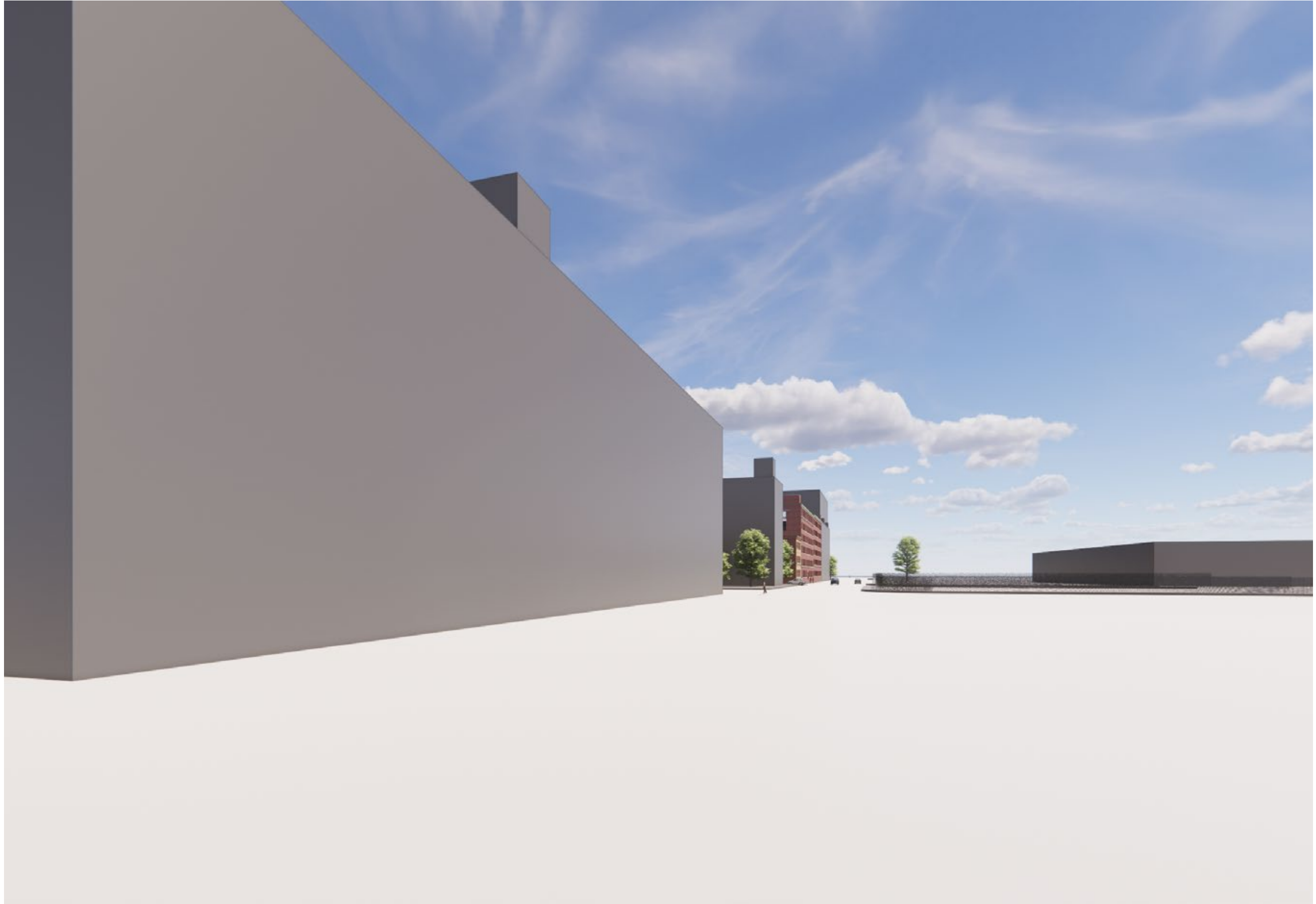
A Street and Wormwood



Phase 3 — 20-30CC

## Proposed Design

### 4. A Street and Wormwood



Phase 3 — 20-30CC

### Existing View

Street Perspective -

A Street and Binford



Phase 3 — 20-30CC

# Proposed Design

## 5. A Street and Binford



**Existing View**

Street Perspective -

A Street and Binford



Phase 3 — 20-30CC

## Proposed Design

### 6. A Street and Binford



Phase 3 — 20-30CC





### Existing View

Street Perspective -

A Street



Phase 3 — 20-30CC

# Proposed Design

## 7. A Street



### Existing View

Street Perspective -

A Street



Phase 3 — 20-30CC

# Proposed Design

## 8. A Street



### Existing View

Street Perspective -

A Street





### Existing View

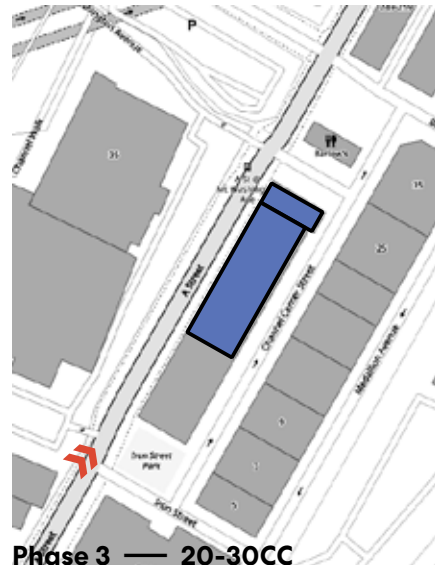
Street Perspective -

A Street and Iron St.



## Proposed Design

10. A Street and Iron St.



Phase 3 — 20-30CC





### Existing View

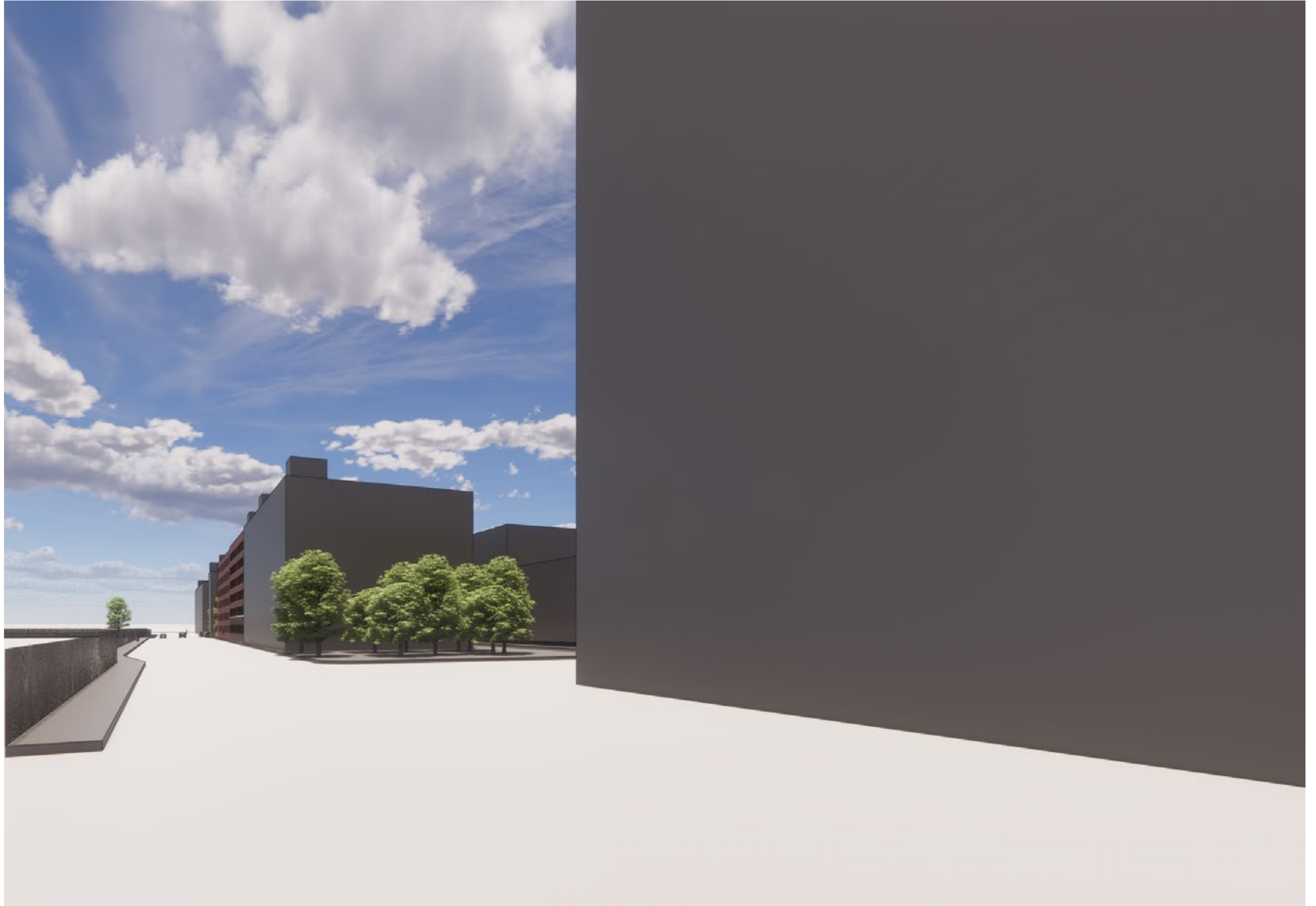
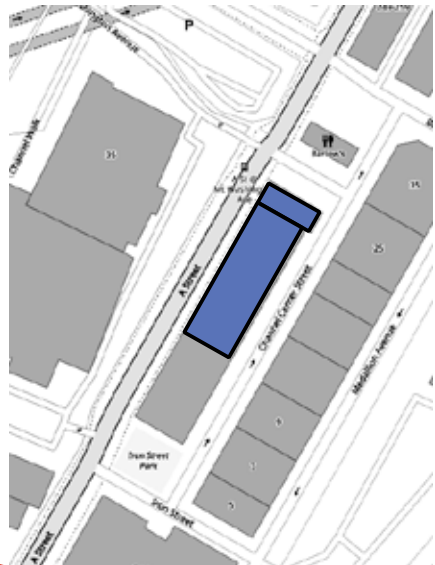
Street Perspective -

A Street and Richards St.



## Proposed Design

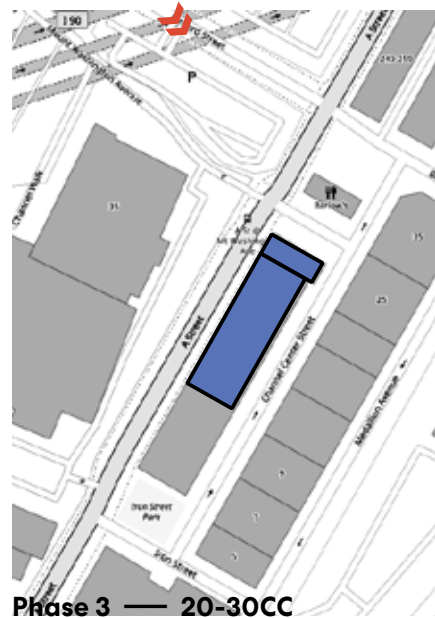
11. A Street and Richards St.



## Existing View

12. Binford at 500' Radius

(Outside of Fort Point  
Channel Historic District)



## Proposed Design

12. Binford at 500' Radius

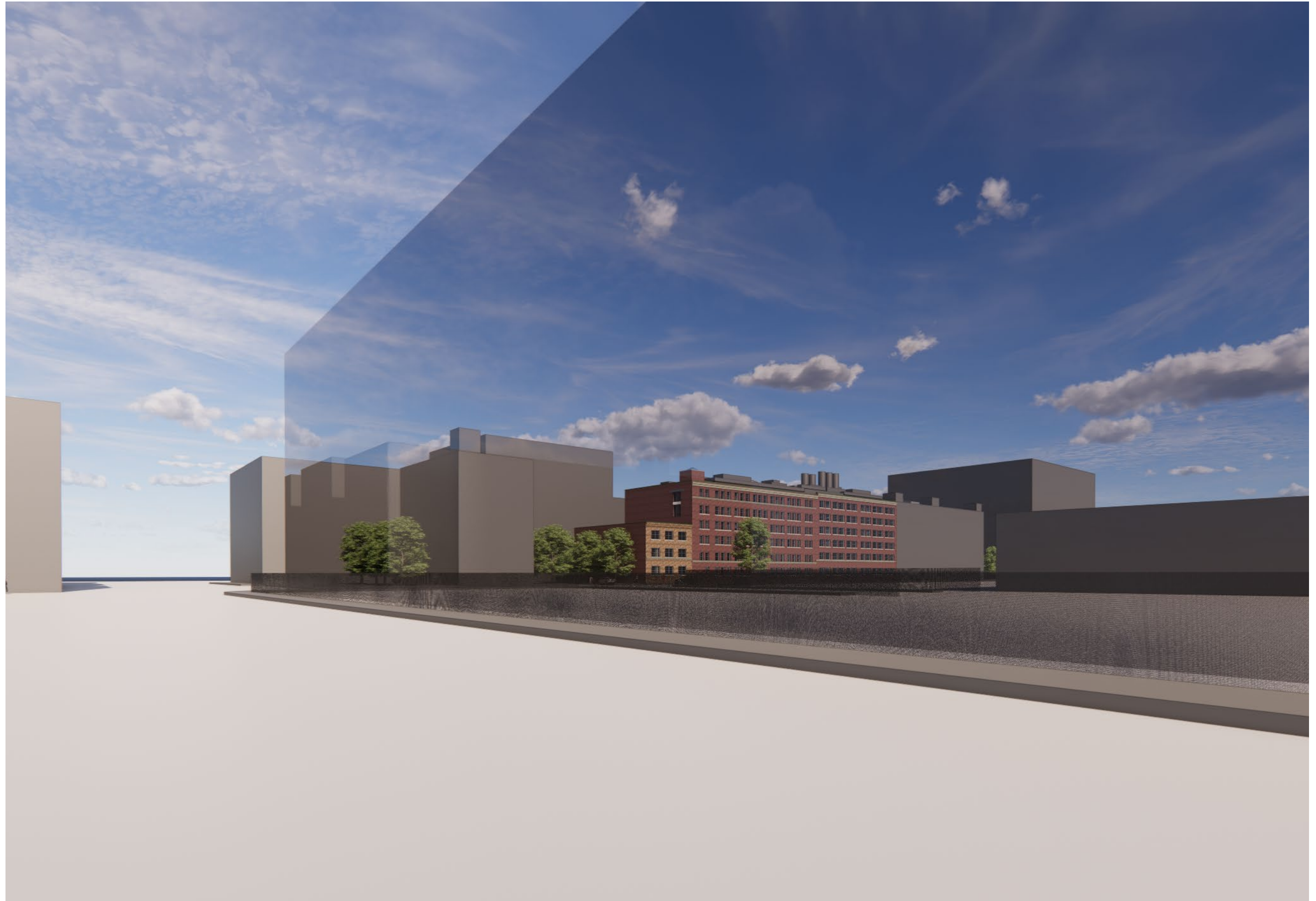
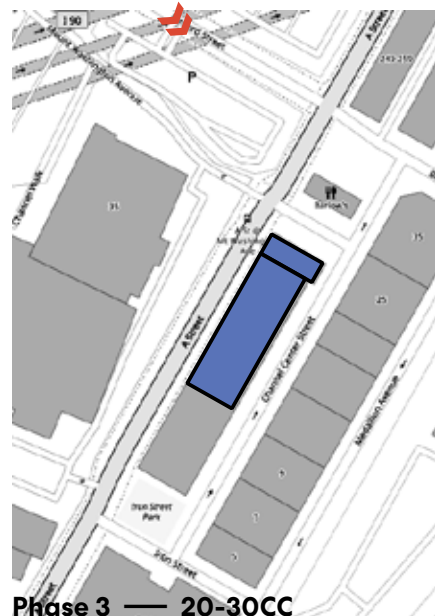
(Outside of Fort Point  
Channel Historic District)



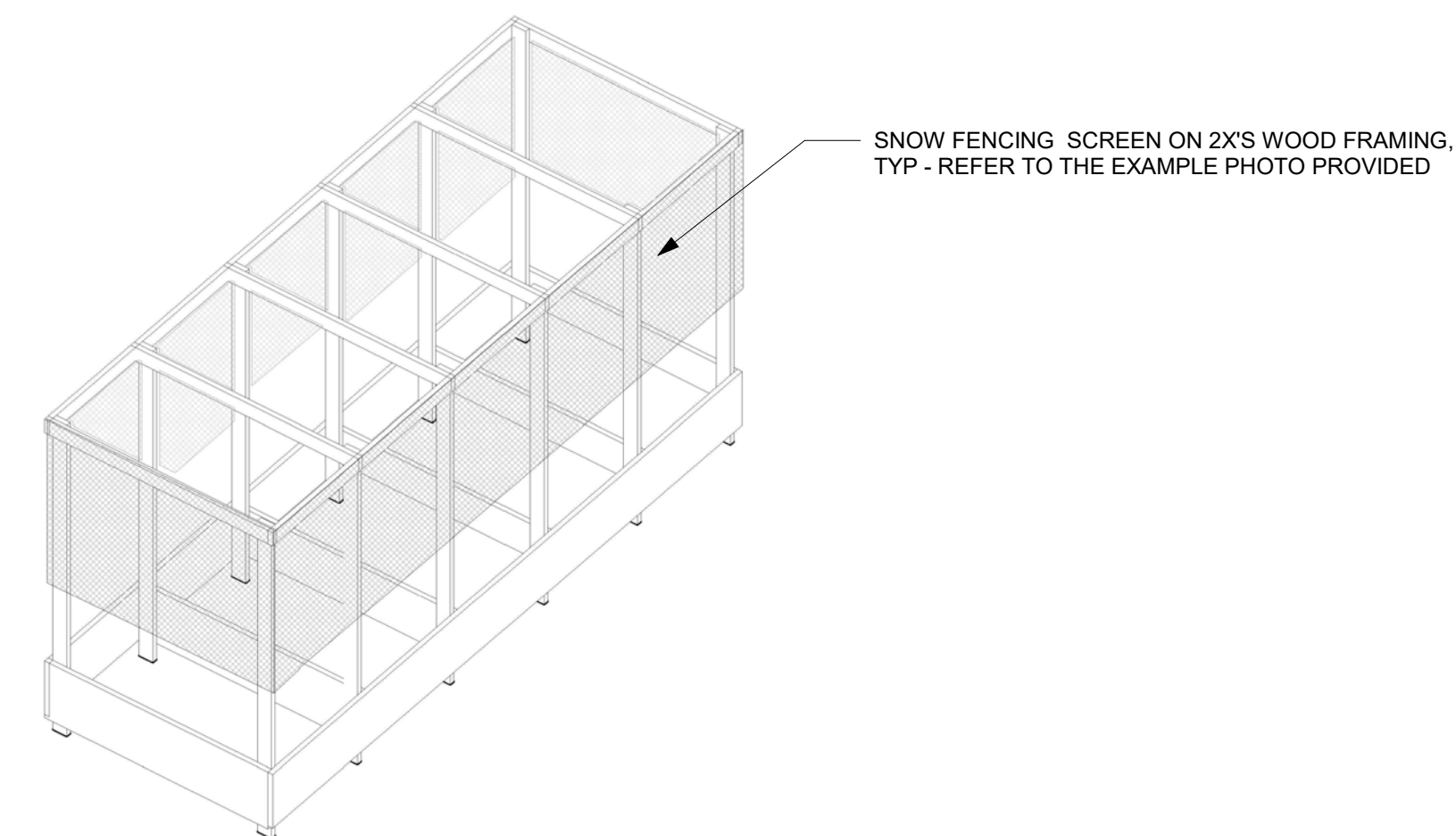
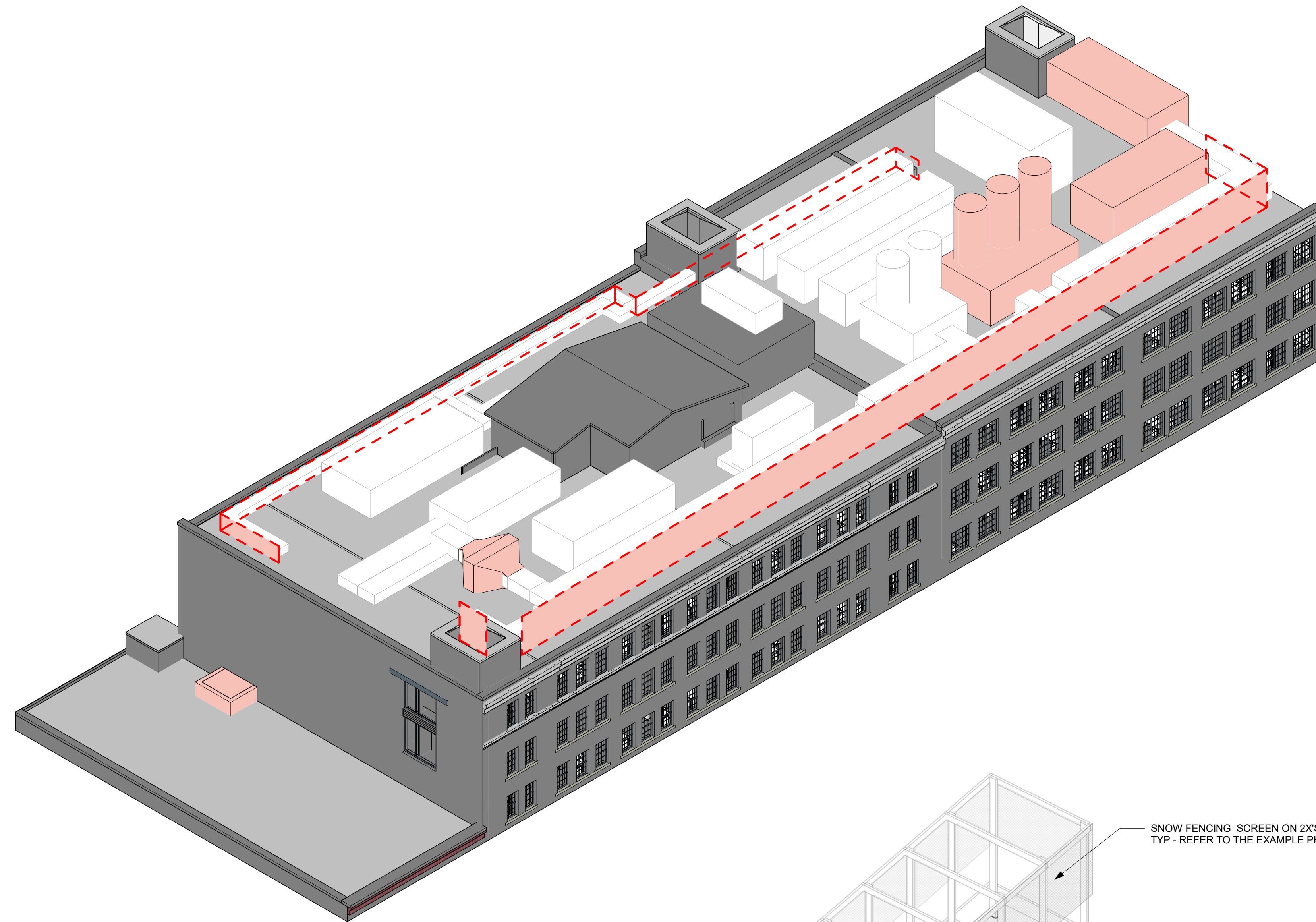
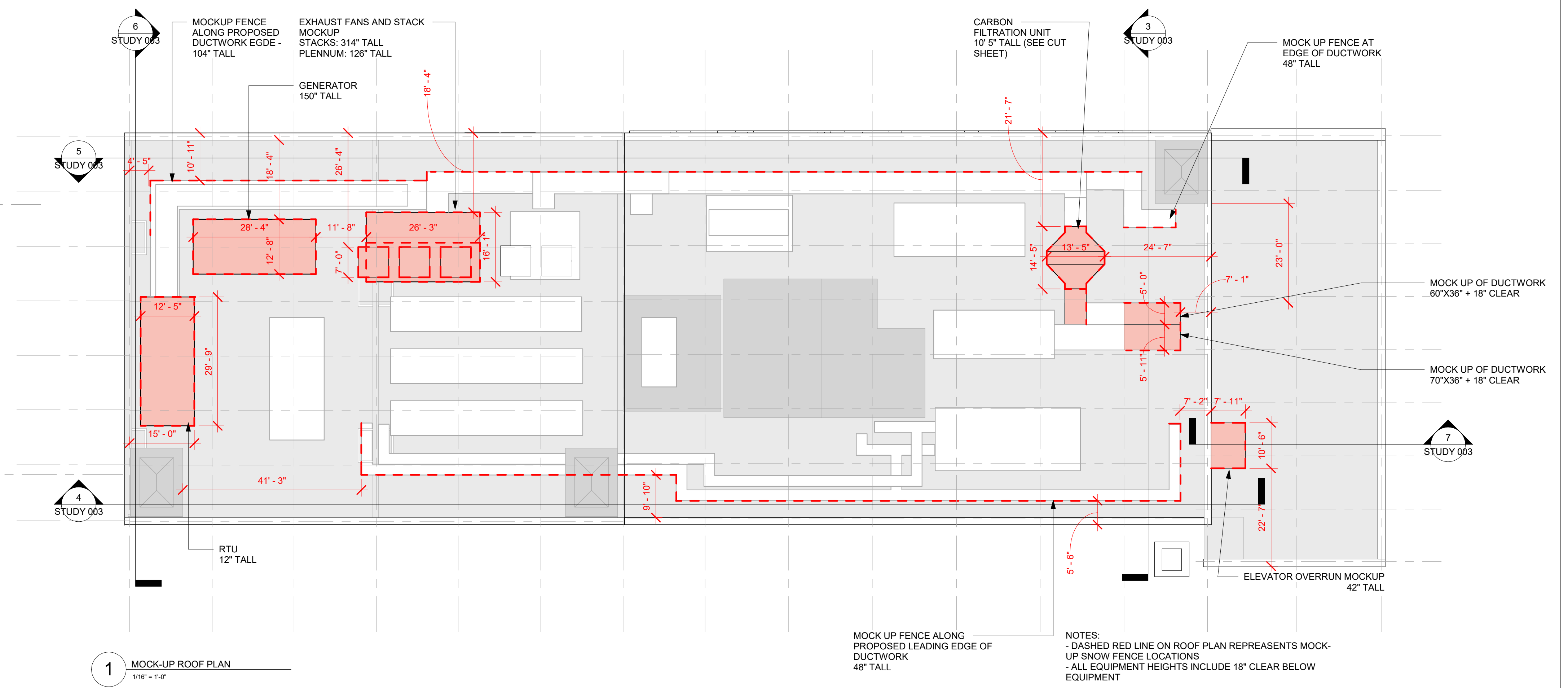
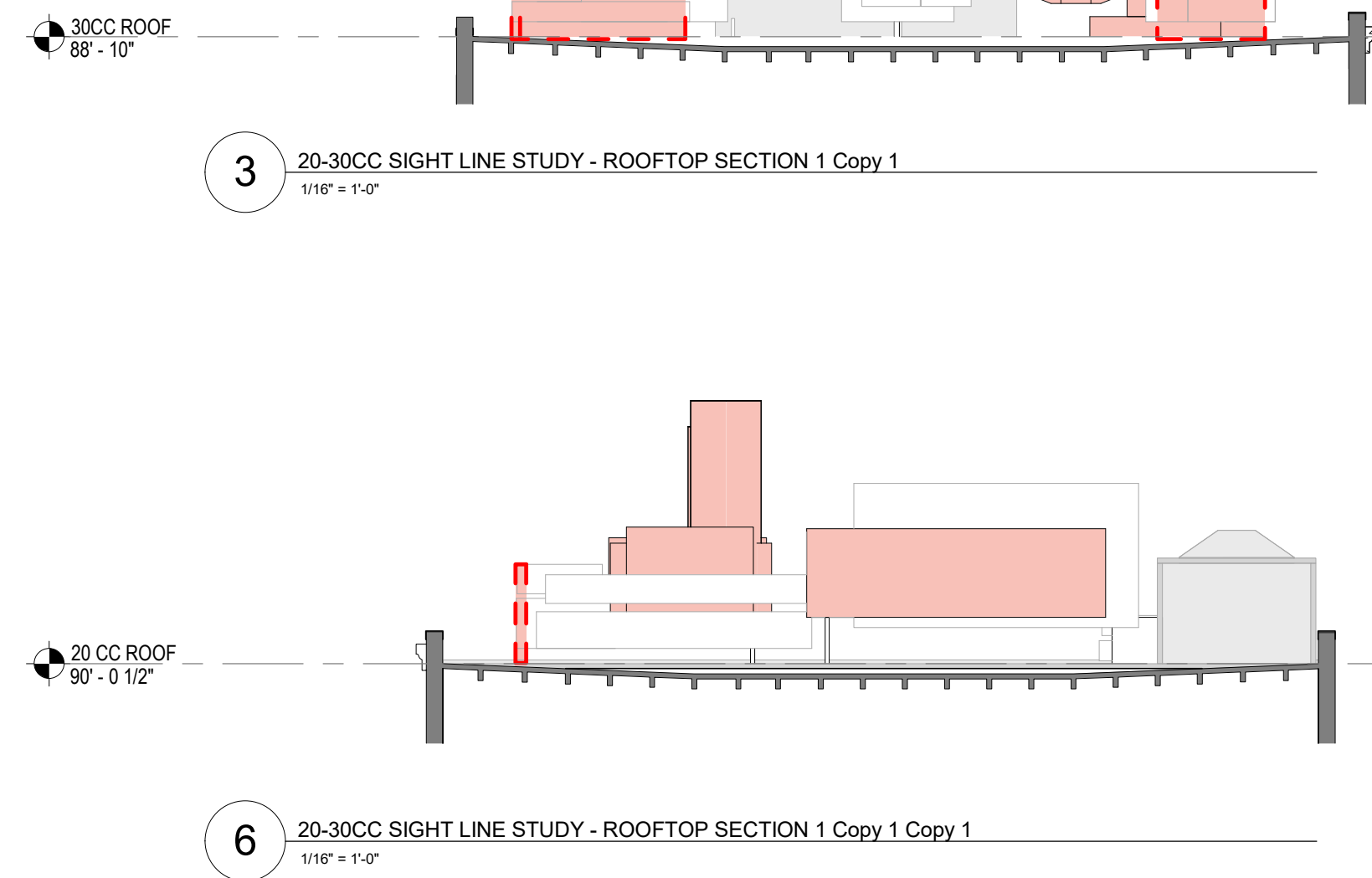
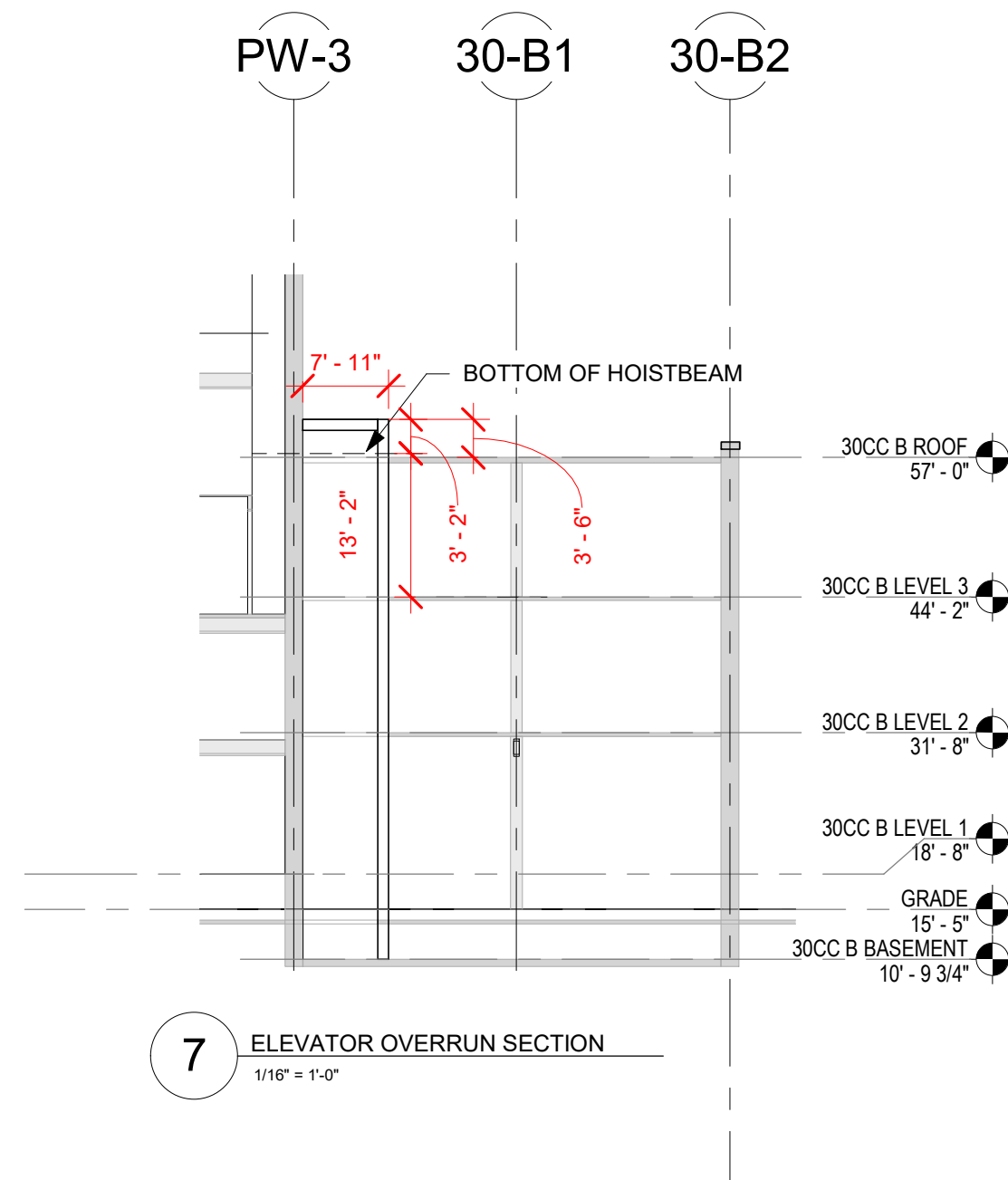
## Proposed Design

12. Binford at 500' Radius  
with Potential Development

(Outside of Fort Point  
Channel Historic District)



**Thank You!**



TYPICAL MOCK-UP CONSTRUCTION, CONFIRM ALL SIZES WITH EQUIPMENT CUT SHEETS

