

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

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

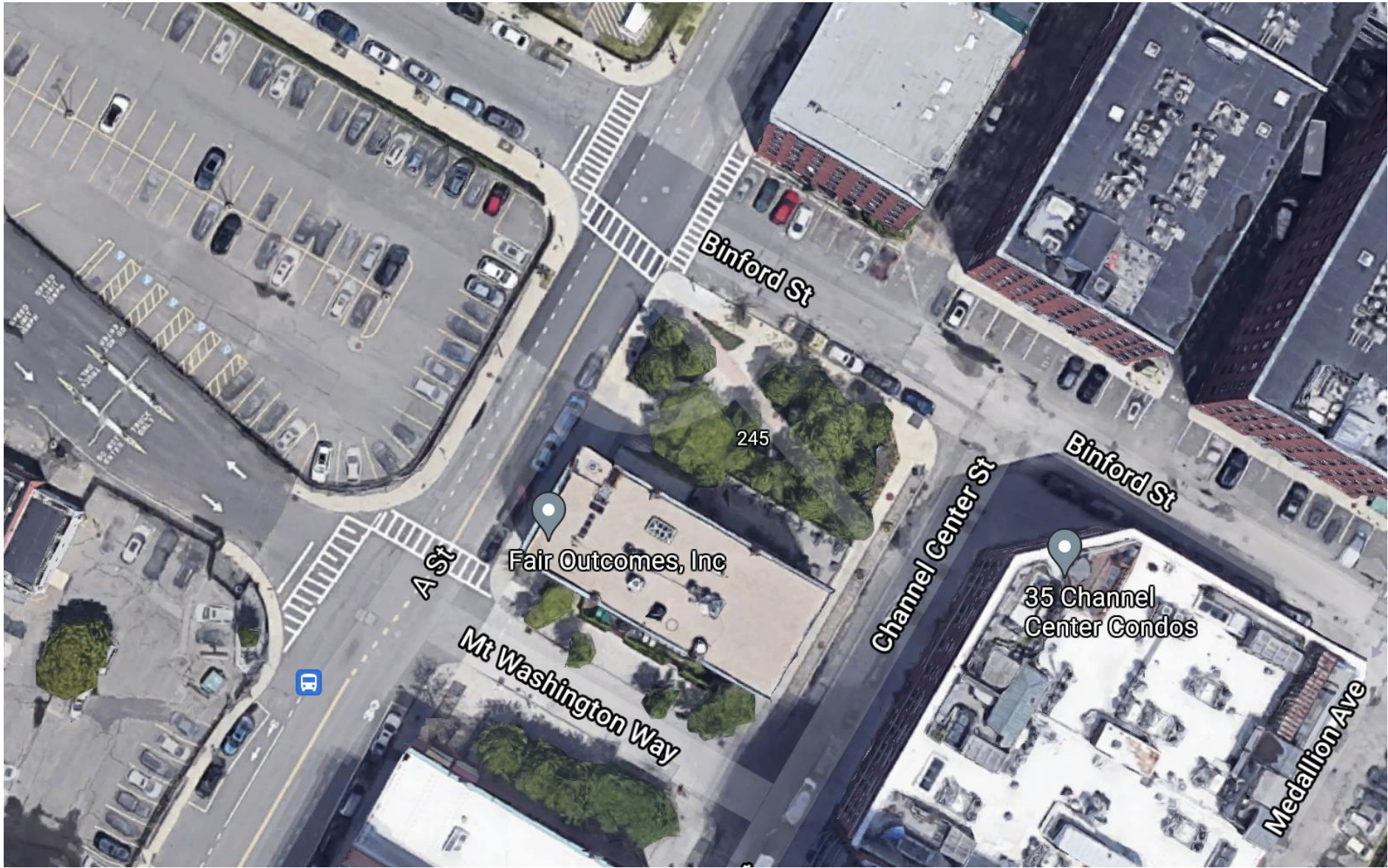
- Renovation to floors 4-5 of existing tenant interiors.
- Replacement of existing roof. *(Administrative review / approval)*
- Addition of new roof deck and new rooftop equipment as part of the HVAC system upgrade / replacement for the building. Roof deck to be used solely by Akelius.
- Extension of 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. *(Administrative review / approval)*
- Minor restoration to steps at A Street entry. *(Administrative review / approval)*
- Renovations to finishes at elevator exterior entrance. *(Administrative review / approval)*



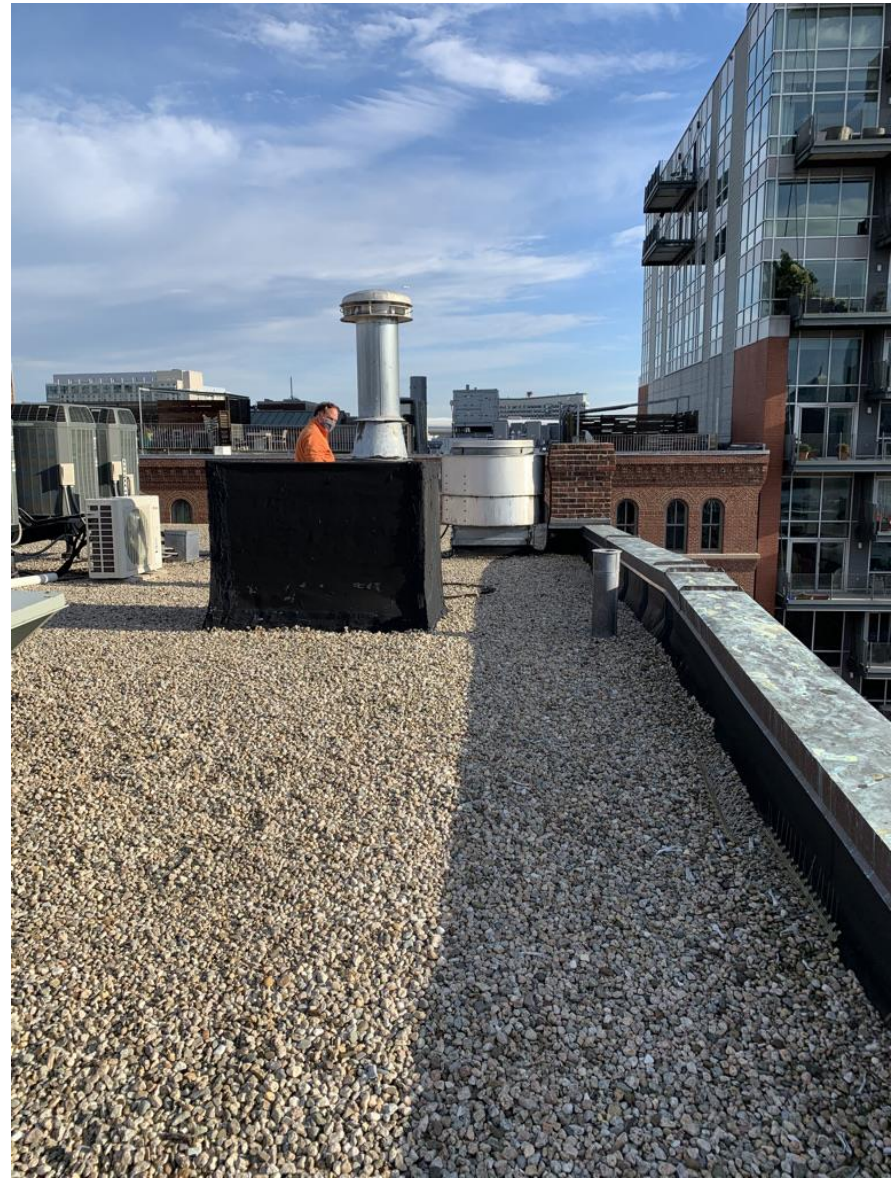
Exterior view from A Street



Exterior view from Channel Center



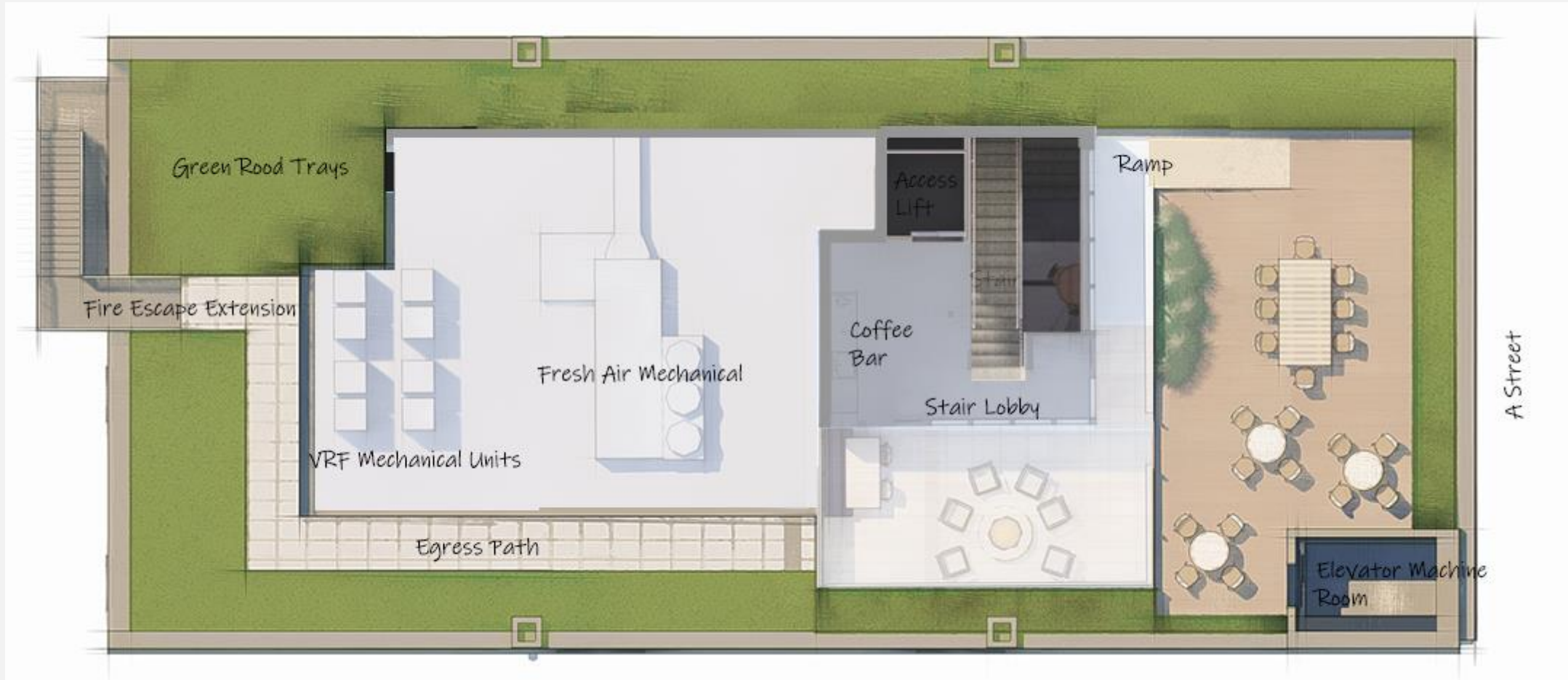
Site Map



Existing Roof / Roof Top Equipment to be Replaced



Existing Elevator Machine Room



Roof Plan



Section: North – South





Section: East – West

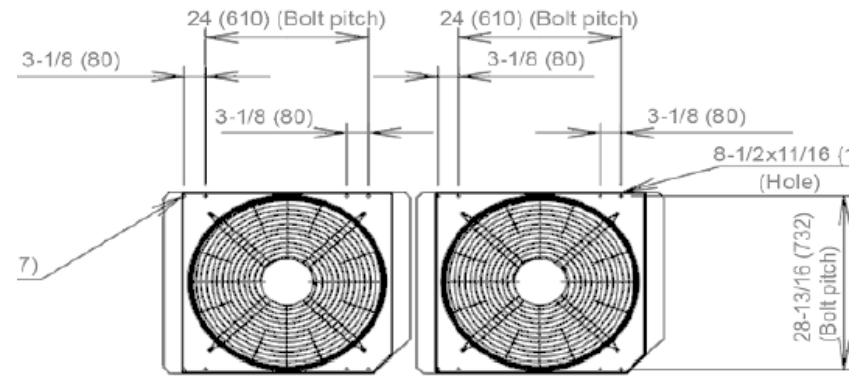
## Prominent Materials



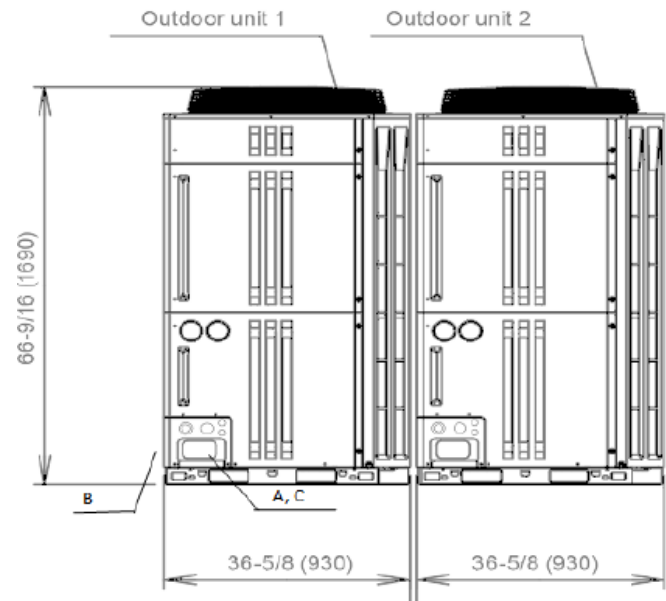
Copper Standing Seam Wall Panel



Cable Rail on Steel Frame painted Medium Grey



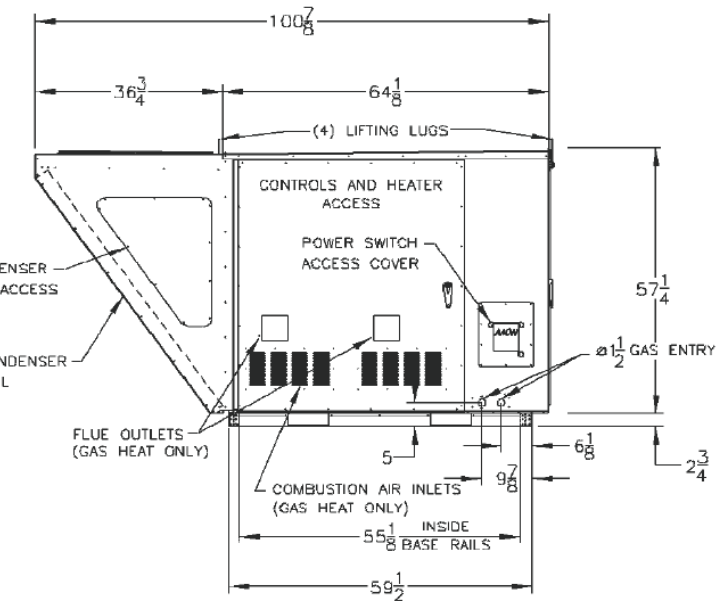
Top view



Front view

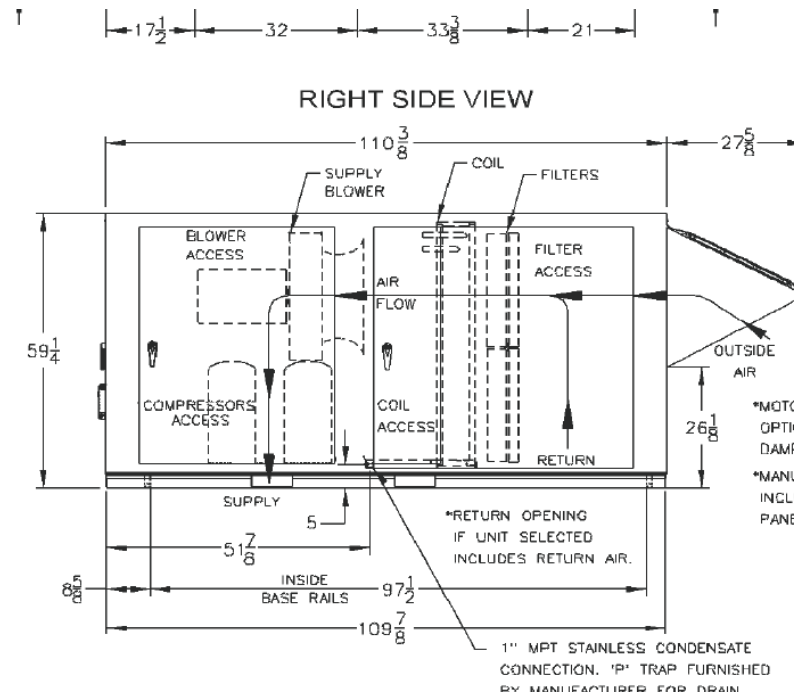
New Roof top Equipment

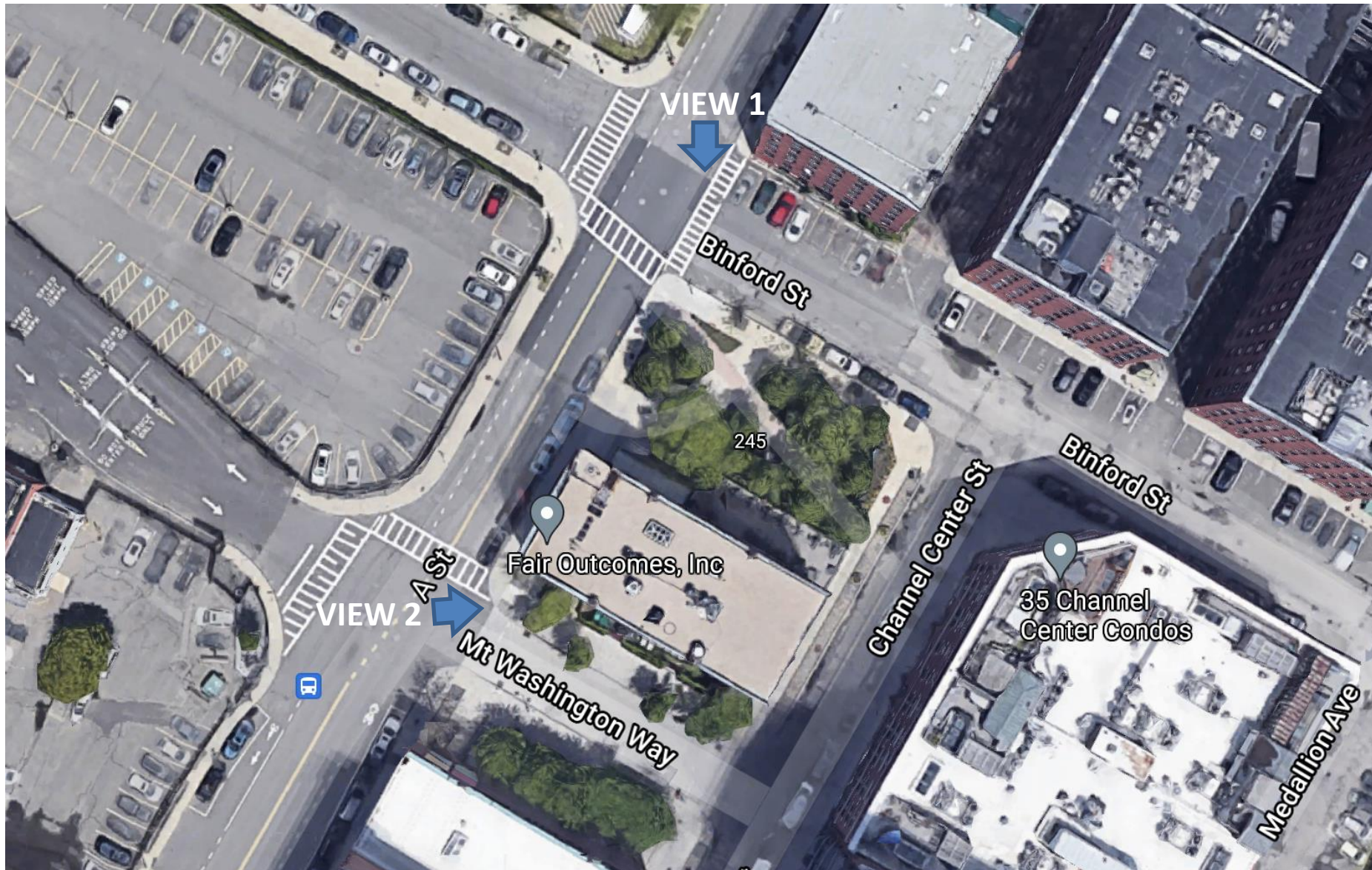
FRONT VIEW



RNC-00001 REV:D 08/20/10 JWC

RIGHT SIDE VIEW





Site Map of 3D Model Views



View 1 - From A and Binford Streets



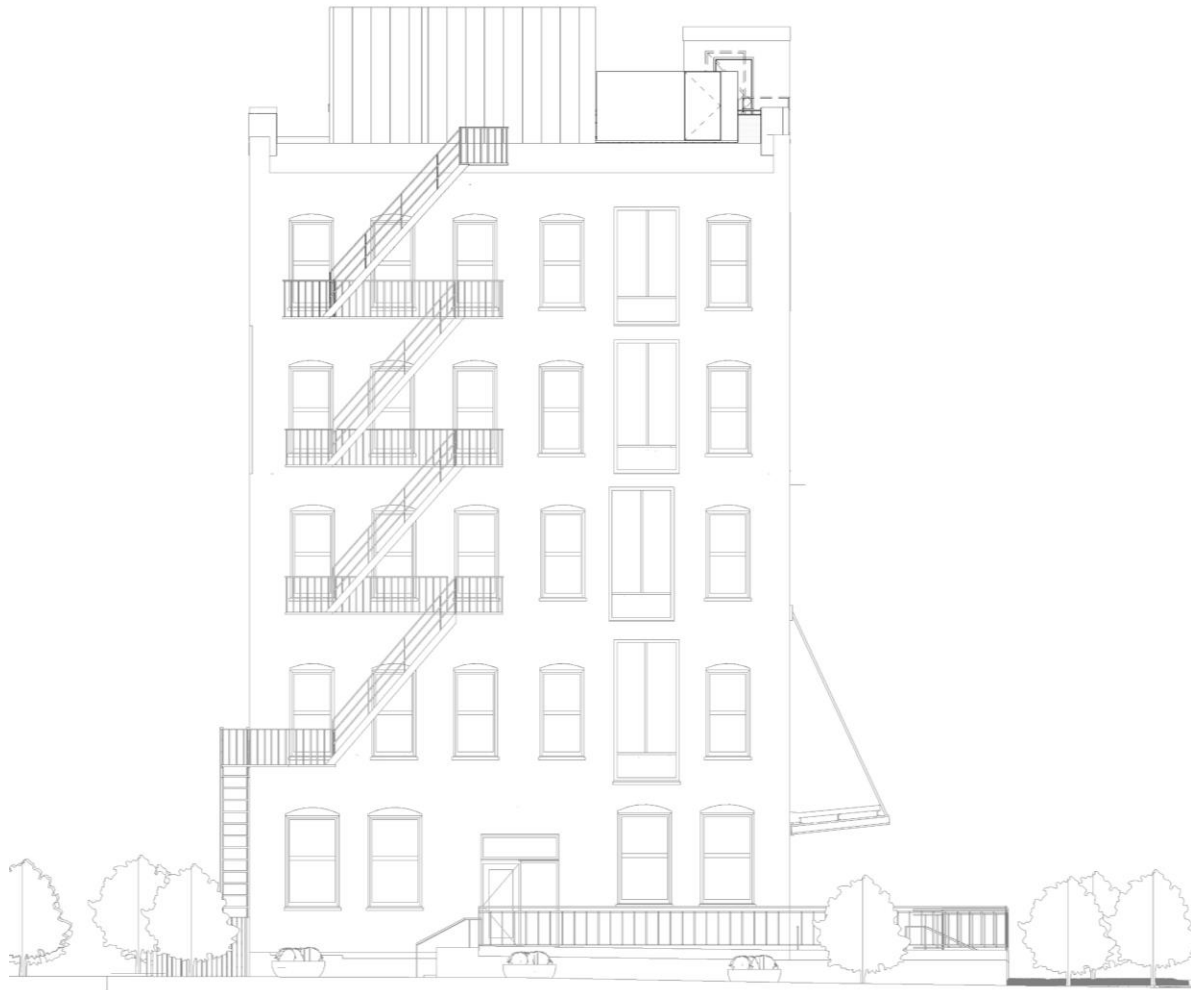
View 2 - From A and Mt Washington Way



View 1 - From A and Binford Streets



View 2 - From A and Mt Washington Way



Proposed Fire Escape Extension



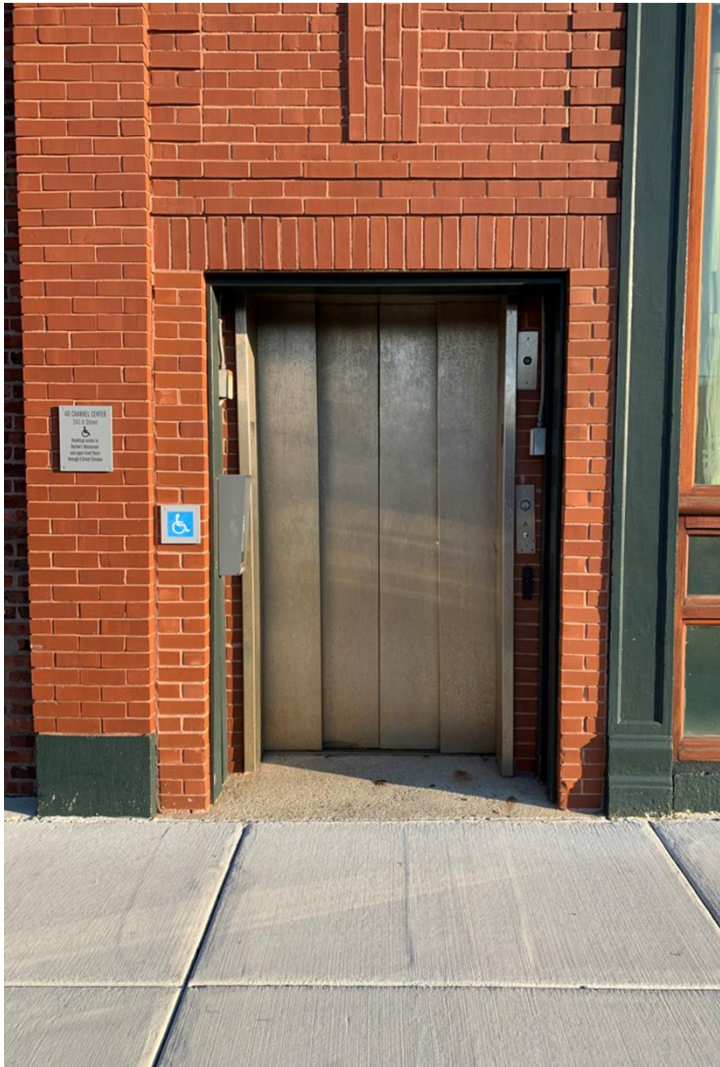
Existing Fire Escape View - Channel Center Street



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



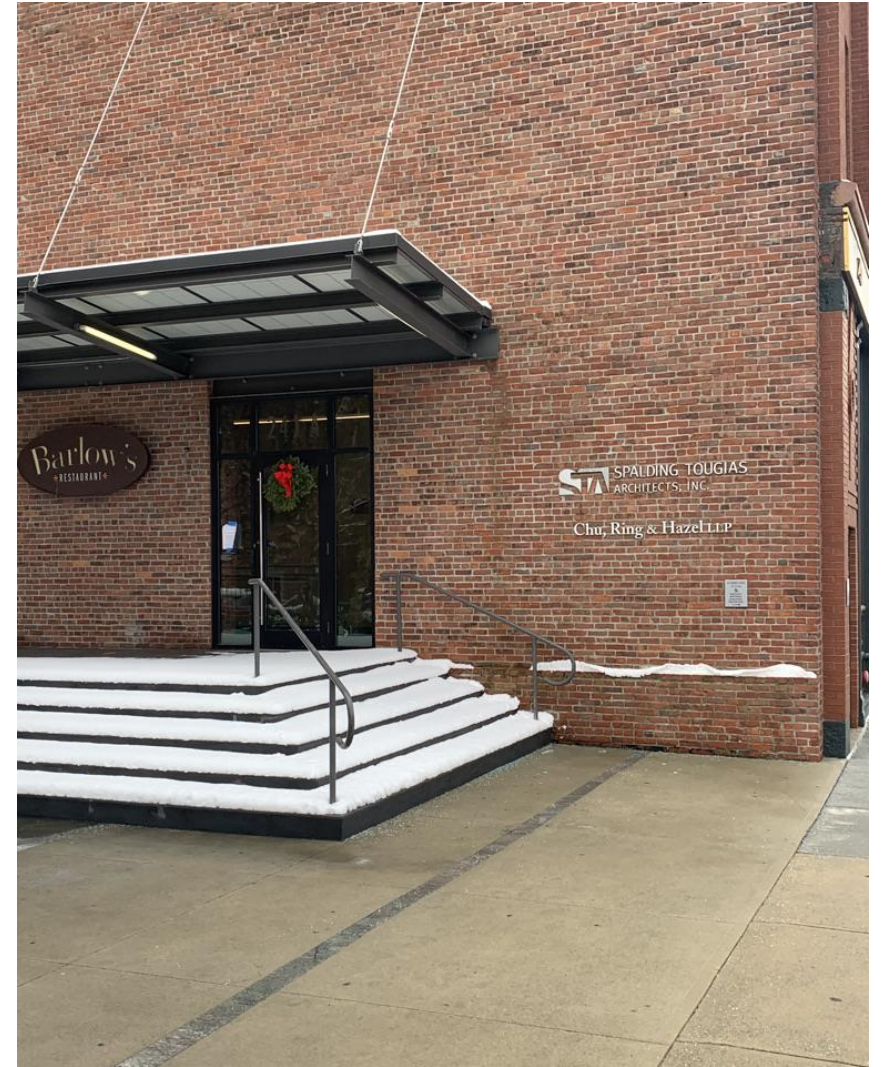




Replacement of elevator exterior finishes



Front Step Restoration/wood refinishing



Exterior Signage Replacement

# Thank you!