CHARLES PARK - Site Context
CHARLES PARK - Existing Penthouse Plan
CHARLES PARK - Proposed Penthouse Plan
CHARLES PARK - Proposed Upper Roof Plan
CHARLES PARK - Existing - View from Land & Cambridge Side
CHARLES PARK - Previous Proposal - View from Land and Cambridge Side
CHARLES PARK - Revised Proposal - View from Land and Cambridge Side

- Horizontal reveals at penthouse walls.
- Panels recessed from expressed pilasters.
- Expressed pilaster over existing masonry volumes.
- Metal panel to match, as close as possible, existing pre-cast.

Louvered metal screen at rooftop equipment. Color to match penthouse metal panel.
See Slide 18 & 19 for detail views.

Screen detail view

Expressed cornice line

Curve to match below
CHARLES PARK - Existing - View from Rogers
CHARLES PARK - Revised Proposal - View from Rogers

- Horizontal reveals at penthouse walls.
- Vertical reveals at columns lines and mid-point of column lines
- No plaster over pre-cast volumes

Louvered metal screen at rooftop equipment.
See slides 18 & 19 for detail views.

Expressed cornice line

Curve to match below
CHARLES PARK - Existing - View from First & Rogers
CHARLES PARK - Revised Proposal - View from First & Rogers

- Horizontal reveals at penthouse walls.
- Panels recessed from expressed pilasters.
- Expressed pilaster over existing masonry volumes.

Louvered metal screen at rooftop equipment.
See slides 18 & 19 for Detail views.

Expressed cornice line
CHARLES PARK - Existing - View from First & Cambridge Side
CHARLES PARK - Previous Proposal - View from First & Cambridge Side
CHARLES PARK - Revised Proposal - View from First & Cambridge

- Horizontal reveals at penthouse walls.
- Panels recessed from expressed pilasters.
- Expressed pilaster over existing masonry volumes

Louvered metal screen at rooftop equipment.
See slides 18 & 19 for detail views.

Expressed cornice line
CHARLES PARK - Revised Proposal - Roof Screen Detail

Louvered metal screen at rooftop equipment.
See slide19 for detail view.
CHARLES PARK - Sustainability Improvements

1. Mechanical Equipment in Enclosed Penthouse
2. Emergency Generators in Enclosed Existing Roof Wells & Behind Screens for Standby Power
3. Vibration Mitigation
   - Sound Attenuation of All Louvers & Exhaust Stacks
4. LEED Certification
   - Low-Flow Features: 36% below baseline
   - White Roof: mitigates heat island effect & a reduction in energy required to lower building temperature
   - EV Stations
5. Fitwel Certification
6. Wire Scored
7. Ultra-Efficient Systems
   - Energy Recovery Unit to Save Energy
   - Efficient Mechanical Equipment - Chillers & Boilers
   - LED Lighting Fixtures
   - Water-Efficient Plumbing Fixtures
   - 15.5% Predicted Energy Savings
   - New Building Management Systems with Automatic Temperature Controls
   - Existing Eversource Service shall remain with new & improved equipment to meet the most recent standards

Acoustical Engineer:
Verification of Exterior Equipment Sound Compliance

Facilities Policy Requirement:
Shading Devices at all Tenant Windows

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