VOLUME 2 - TABLE OF CONTENTS

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OVERVIEW

The project recognizes the importance of its location in the heart of Harvard Square, and the distinction of the building frontage on three streets.

The building design highlights both its history and re-imagined future as memorable and active contributor to the Harvard Square District.
EXISTING CONDITION
EXISTING CONDITION
GROUND FLOOR PLAN

ENTRIES

- Non Accessible Entry
- Accessible Entry

EXISTING GROUND FLOOR

Existing City
Curb Cuts
Existing City Trees

PROPOSED GROUND FLOOR

THE GARAGE
Page 9
PROPOSED BIKE PARKING

Short Term Bike Parking
Total: 0
Project to contribute to Public Bicycle Parking Fund

Long Term Bike Parking
Regular: 24
Tandem: 3
Total: 27

GROUND FL PLAN

BASEMENT PLAN - BIKE ROOM
BUILDING HISTORY

TIMELINE

1860-1897 HORSE STABLE
HORSE HOUSE NO. 6.

1897-1924 HORSE STABLE
UNION RAILWAY STABLE

1924-1972 PARKING GARAGE
THE HARVARD SQUARE GARAGE

1972-2021 SHOPPING CENTER
THE GARAGE
EXISTING CONDITION
EXISTING
MT AUBURN VIEW LOOKING WEST
PROPOSED
MT AUBURN VIEW LOOKING WEST

KEY PLAN
EXISTING

JFK VIEW LOOKING SOUTH
EXISTING
MT AUBURN VIEW LOOKING EAST
PROPOSED
MT AUBURN VIEW LOOKING EAST

KEY PLAN
EXISTING
VIEW FROM WINTHROP PARK
PROPOSED
VIEW FROM WINTHROP PARK

KEY PLAN
PROPOSED - NIGHT
VIEW FROM WINTHROP PARK

EXTERIOR BUILDING LIGHTING DESCRIPTION:

Building mounted, shielded LED accent lights to highlight the architectural features of the project.
EXISTING
MT AUBURN LOOKING NORTH WEST
PROPOSED
MT AUBURN LOOKING NORTH WEST

KEY PLAN
PROPOSED - NIGHT
MT AUBURN LOOKING NORTH WEST

EXTERIOR BUILDING LIGHTING DESCRIPTION:

Building mounted, shielded LED accent lights to highlight the architectural features of the project.
EXISTING
DUNSTER VIEW LOOKING SOUTH
PROPOSED
DUNSTER VIEW LOOKING SOUTH
EXISTING
MT. AUBURN LOOKING EAST
PROPOSED
DUNSTER VIEW LOOKING SOUTH
Terra cotta is a versatile masonry material that can be applied in a panelized rainscreen system or as a precast panel. The options available to design the precise texture, sheen, scale, color, and profile of terra cotta elements provide the versatility needed to address the different needs of each facade of the building. As a masonry material, it will complement the brick and masonry of existing building itself as well as its neighbors. Terra cotta units can be designed to break the building down into a human scale, with detailing that will give the building a distinctive material character.
MATERIALS

TERRACOTTA

WARM COPPER TONES

GLAZING

metal screening

VARIATION IN COLOR AND TEXTURE

TERRACOTTA RELIEF

DALE EATON ARCHITECTS

zinc

VARIATION IN COLOR AND TEXTURE

terracotta

historic masonry
EXISTING ELEVATION

JFK - WEST

KEY PLAN

70 ft
49 ft
ELEVATION

JFK - WEST

KEY PLAN

OCCUPIABLE ROOF TERRACE AT MASSING STEPBACK

ROOF T.O.B.
111' - 3" 1/2"

65 SIXTH FL.
100' - 7"

65 FIFTH FL.
66' - 3 1/2"

65 FOURTH FL.
59' - 1"

65 THIRD FL.
61' - 7"

62 SECOND-FL.
68' - 1"

GRADE PLANE
30' - 10"

55 ft

15 ft

80 ft

56 ft

THE GARAGE
Page 38
EXISTING ELEVATION
MT AUBURN - FACING SOUTH

KEY PLAN

192 ft

52 ft
ELEVATION - MT. AUBURN

MATERIALS

METAL SCREEN
Mechanical Cover

TERRA COTTA
Facade System

GLASS
Curtain Wall

MASTERY
Historic Brick

ZINC
Facade System
Window Mullion

56 ft
JFK ST

95 ft

76 ft

80 ft
DUNSTER ST
EXISTING ELEVATION

DUNSTER - FACING EAST

KEY PLAN

134 ft

52 ft
ELEVATION - DUNSTER

MATERIALS

METAL SCREEN
Mechanical Cover

TERRA COTTA
Facade System

GLASS
Curtain Wall

MASONRY
Historic Brick

ZINC
Facade System
Window Mullion

MT AUBURN ST

133 ft

80 ft
BUILDING STEP BACKS

JFK STREET

KEY PLAN

ZONING SKYPLANE

SECTION A

PROPERTY LINE

35 JFK ST

JFK ELEVATION
BUILDING STEPBACKS
MT AUBURN STREET

KEY PLAN

ZONING SKYPLANE

SECTION B

PROPERTY LINE

18'-6" setback

80'

55'

MT AUBURN STREET

44 FIK ST

MT AUBURN ST ELEVATION
GREEN ROOF

ROOF PLANS

- Roof area is highly limited for solar PV. Off-site renewable energy is being explored.

- The project will incorporate roof area of vegetated green roof not exempted.

- The project seeks a reduction of green roof area by special permit from the required 80% to 40%

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<th>Total Roof GFA</th>
<th>Allowed Exclusions</th>
<th>Remaining Roof Area</th>
<th>Green Roof Area</th>
<th>Reduction requested</th>
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<td>40% of available</td>
<td>40% of available</td>
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ALLOWED EXCLUSIONS
10,460 SF

REMAINING ROOF AREA
3,032 SF

GREEN ROOF AREA
1,213 SF
UPDATES - CAMBRIDGE HISTORIC COMMISSION
JANUARY 06, 2022
1860 HORSE STABLE
GABLE ROOF DETAIL

GABLE ROOF RENDER

GABLE ROOF PARTIAL ELEVATION
GABLE ROOF DETAIL

SECTION @ GABLE ROOF
TERRACOTTA
TILE STUDIES

ELEVATION & SECTION SKETCH

ELEVATION RENDER