# Volume 2 - Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cover</td>
<td>2</td>
</tr>
<tr>
<td>Table of Contents</td>
<td>2</td>
</tr>
<tr>
<td>Overview</td>
<td>3</td>
</tr>
<tr>
<td>Harvard Sq Conservation District Plan</td>
<td>4</td>
</tr>
<tr>
<td>Site Plan</td>
<td>5</td>
</tr>
<tr>
<td>Existing Condition</td>
<td>6-7</td>
</tr>
<tr>
<td>Proposed Site Plan</td>
<td>8</td>
</tr>
<tr>
<td>Ground Floor Condition</td>
<td>9</td>
</tr>
<tr>
<td>Bike Parking</td>
<td>10</td>
</tr>
<tr>
<td>Building History</td>
<td>11-13</td>
</tr>
<tr>
<td>Massing Diagram</td>
<td>14</td>
</tr>
<tr>
<td>Renderings</td>
<td>15-32</td>
</tr>
<tr>
<td>Materials</td>
<td>33-35</td>
</tr>
<tr>
<td>Elevations</td>
<td>36-47</td>
</tr>
<tr>
<td>Building Stepbacks</td>
<td>48-51</td>
</tr>
<tr>
<td>Survey Plan</td>
<td>52</td>
</tr>
<tr>
<td>Floor Plans</td>
<td>53-54</td>
</tr>
<tr>
<td>Building Section</td>
<td>55</td>
</tr>
<tr>
<td>Green Roof Plan</td>
<td>56</td>
</tr>
</tbody>
</table>
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
PROPOSED SITE PLAN

CONTEXT

LEGEND

- Property Line
- Existing Traffic Light
- Existing Streelight
- Existing Fire Hydrant

Existing City Trees
Existing Planters
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

ACCESS ROUTE

GROUND FL PLAN
BASEMENT PLAN - BIKE ROOM

Bruner/Cott
TRINITY PROPERTY MANAGEMENT INC
THE GARAGE
Page 10
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
**TIMELINE**

**EXISTING CONDITION**

**PROPOSED CONDITION**

**EXISTING BUILDING TO BE DEMOLISHED**

**EXISTING MASONRY TO REMAIN**

**1860 HORSE STABLE**

**EXISTING MASONRY TO REMAIN**

**1860'S FACADE AND GABLE PROFILE TO BE RECONSTRUCTED**
EXISTING
MT AUBURN VIEW LOOKING WEST

KEY PLAN
PROPOSED
MT AUBURN VIEW LOOKING WEST

KEY PLAN
EXISTING
JFK VIEW LOOKING SOUTH

KEY PLAN
EXISTING

MT AUBURN VIEW LOOKING EAST
PROPOSED
MT AUBURN VIEW LOOKING EAST
EXISTING
VIEW FROM WINTHROP PARK

KEY PLAN
PROPOSED VIEW FROM WINTHROP PARK
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

KEY PLAN
PROPOSED
MT AUBURN LOOKING NORTH WEST

KEY PLAN
PROPOSED - NIGHT
MT AUBURN LOOKING NORTH WEST

KEY PLAN

EXTERIOR BUILDING LIGHTING DESCRIPTION:

Building mounted, shielded LED accent lights to highlight the architectural features of the project.
EXISTING
DUNSTER VIEW LOOKING SOUTH

KEY PLAN
PROPOSED

DUNSTER VIEW LOOKING SOUTH

KEY PLAN
EXISTING
MT. AUBURN LOOKING EAST
EXISTING
DUNSTER VIEW LOOKING SOUTH
PROPOSED
DUNSTER VIEW LOOKING SOUTH

KEY PLAN
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
- Variation in Color and Texture
- Terracotta Relief
- Zinc
- Terracotta

Variation in finish and texture
Warm copper tones
VARIATION IN COLOR AND TEXTURE
TERRACOTTA RELIEF
historic masonry
MATERIALS
DETAILING

CLOSEUP ENTRY RENDER

DUNSTER CLOSEUP ELEVATION

MT AUBURN CLOSEUP ELEVATION
ELEVATION
OVERALL

JFK:
WEST

MT AUBURN:
SOUTH

DUNSTER:
EAST

56 ft
24 ft
56 ft
70 ft

56 ft
80 ft
76 ft

80 ft
133 ft
EXISTING ELEVATION
JFK - WEST

EXTERIOR ELEVATION
JFK - WEST

CONSTRUCTION PLAN NOTES:
GENERAL

FINISH MATERIAL NOTES:
GENERAL

KEY PLAN
ELEVATIONS - JFK

MATERIALS

GLASS
Curtain Wall

METAL SCREEN
Mechanical Cover

ZINC
Facade System
Window Mullion

TERRA COTTA
Facade System

56 ft
70 ft
24 ft
56 ft
70 ft
EXISTING ELEVATION
MT AUBURN - FACING SOUTH
ELEVATION
MT AUBURN - FACING SOUTH

OCCUPIABLE ROOF TERRACE AT MASSING STEPBACK

174 ft
76 ft

KEY PLAN

18 ft
95 ft

FINISH SCOPE SCHEDULE
- LOBBY: GROUND FLOOR
- TENANT TOILET ROOMS: FLOORS 2-6
- SHOWER ROOMS: BASEMENT, FLOORS 2-6
- BIKE ROOM, CORRIDOR, SHOWER VESTIBULE: BASEMENT
- UTILITY / SERVICE ROOMS: BASEMENT
- UTILITY ROOMS, TRASH ROOM, CUSTODIAL: FLOORS 1-6
- STAIR 1, STAIR 2: FLOORS B - 6; STAIR 1 TO ROOF

CONSTRUCTION PLAN NOTES:
GENERAL
FINISH MATERIAL NOTES:
GENERAL
ELEVATION - MT. AUBURN

MATERIALS

- METAL SCREEN
  Mechanical Cover
- TERRA COTTA
  Facade System
- GLASS
  Curtain Wall
- MASONRY
  Historic Brick
- ZINC
  Facade System Window Mullion

Dimensions:
- JFK ST: 56 ft
- 95 ft
- DUNSTER ST: 80 ft
- 76 ft
ELEVATION - DUNSTER

MATERIALS

METAL SCREEN
Mechanical Cover

TERRA COTTA
Facade System

GLASS
Curtain Wall

MASONRY
Historic Brick

ZINC
Facade System
Window Mullion

80 ft

133 ft
EXISTING ELEVATION
SERVICE ALLEY - FACING NORTH
BUILDING STEP BACKS

JFK STREET

KEY PLAN

ZONING SKYPLANE

SECTION A

JAES STREET

80'

15' step back

55'

ZONING SKYPLANE

JFK ELEVATION
BUILDING STEPBACKS

MT AUBURN STREET

KEY PLAN

ZONING SKYPLANE

13'-6" setback

80'

55'

ZONING SKYPLANE

SECTION B

44 BJ K ST

MT AUBURN ST ELEVATION
BUILDING STEPBACKS
MT AUBURN STREET

KEY PLAN

ZONING SKYPLANE

SECTION C

PROPERTY LINE

MT AUBURN STREET

82 MT AUBURN ST

MT AUBURN ST ELEVATION

ZONING SKYPLANE

PROPERTY LINE

MT AUBURN STREET

82 MT AUBURN ST

MT AUBURN ST ELEVATION

9'-6" setback

80'

55'

Bruner/Cott ARCHITECTS
SURVEY PLAN
PROGRAM DISTRIBUTION

BUILDING SECTION

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>EXEMPT (Brown) FA</th>
<th>ELEVATOR (Red) FA</th>
<th>FLOOR AREA (Blue)</th>
<th>TERRACE (Purple) FA</th>
<th>TOTAL Gross Floor Area</th>
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<tr>
<td>B1  Venue Restaurant</td>
<td>16,649</td>
<td>-</td>
<td>0</td>
<td>-</td>
<td>-</td>
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<tr>
<td>1 Retail Restaurant</td>
<td>809</td>
<td>1,094</td>
<td>13,954</td>
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<tr>
<td>2 Office Use</td>
<td>1,971</td>
<td>858</td>
<td>13,989</td>
<td>-</td>
<td>14,847</td>
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<td>3 Office Use</td>
<td>809</td>
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<td>302</td>
<td>14,786</td>
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<td>4 Office Use</td>
<td>809</td>
<td>763</td>
<td>14,080</td>
<td>184</td>
<td>15,027</td>
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<td>5 Office Use</td>
<td>809</td>
<td>763</td>
<td>12,006</td>
<td>1,911</td>
<td>14,680</td>
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<tr>
<td>6 Office Use</td>
<td>809</td>
<td>763</td>
<td>12,187</td>
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<td>13,106</td>
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<td>Roof</td>
<td>13,483</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>TOTAL</td>
<td>36,148</td>
<td>5,004</td>
<td>79,937</td>
<td>2,553</td>
<td>87,494</td>
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*NON-EXEMPT GFA
**GFA DOES NOT REFLECT GREEN ROOF REDUCTION
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%

**SUMMARY OF ROOF AREAS**

<table>
<thead>
<tr>
<th>Total Roof</th>
<th>Allowed</th>
<th>Remaining</th>
<th>Green</th>
<th>Reduction</th>
<th>Required</th>
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</thead>
<tbody>
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<td>13,492</td>
<td>10,460</td>
<td>3,032</td>
<td>1,213</td>
<td>1,213</td>
<td>2,426</td>
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</tbody>
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- **Allowed Exclusions**: 10,460 SF
- **Remaining Roof Area**: 3,032 SF
- **Green Roof Area**: 1,213 SF

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ROOF PLAN

ALLOWED EXCLUSIONS
10,460 SF

REMAINING ROOF AREA
3,032 SF

GREEN ROOF AREA
1,213 SF