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CAMBRIDGE HISTORICAL COMMISSION



EQUITY ONE

09/08/2016

HARVARD COLLECTION

HARVARD SQUARE, CAMBRIDGE, MA

PCA

Architecture Planning Interiors  
221 Hampshire Street Cambridge MA 02139  
t: 617-547-8120 f: 617-661-4986  
www.prellwitzchitrnski.com



**SITE PLAN**



SCALE: 1" = 60' - 0"



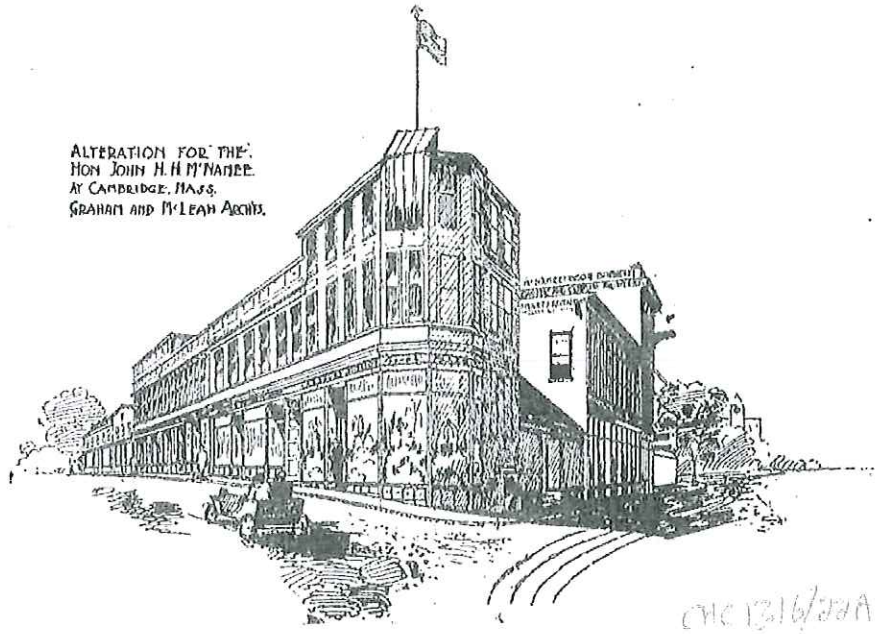
**Equity One - Harvard Collection**  
**HISTORIC COMMISSION**

09.08.2016

Page 2



ALTERATION FOR THE  
HON JOHN H. H. M'NAMEE.  
AT CAMBRIDGE, MASS.  
GRAHAM AND McLEAH ARCHTS.



CHE 12/16/2011

ORIGINAL RENDERING FROM HARVARD SQUARE



VIEW FROM HARVARD SQUARE - 1960's



VIEW FROM BRATTLE STREET - 1950's



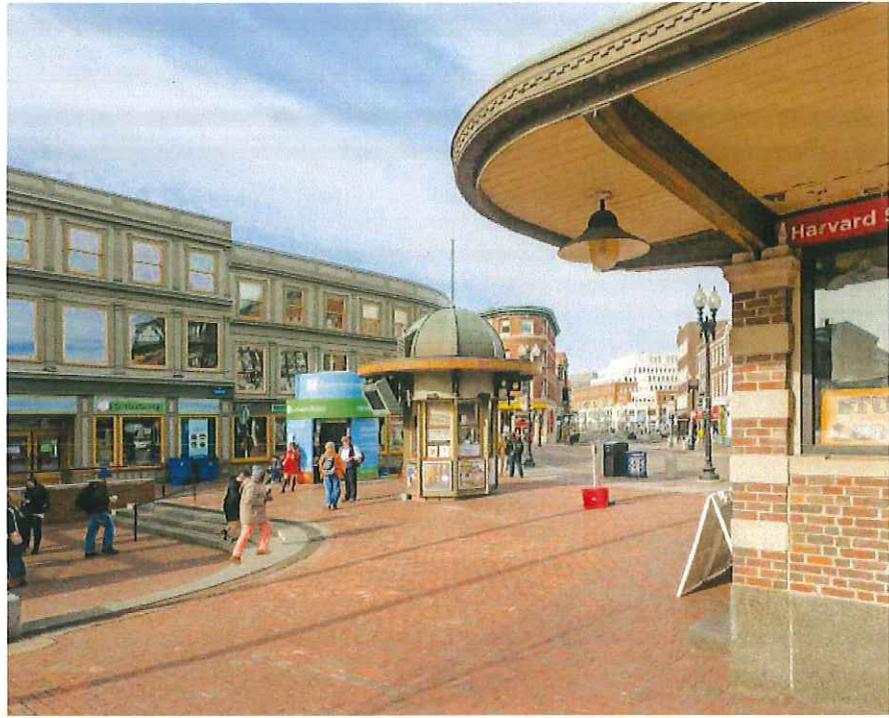
VIEW FROM JFK STREET - 1940's



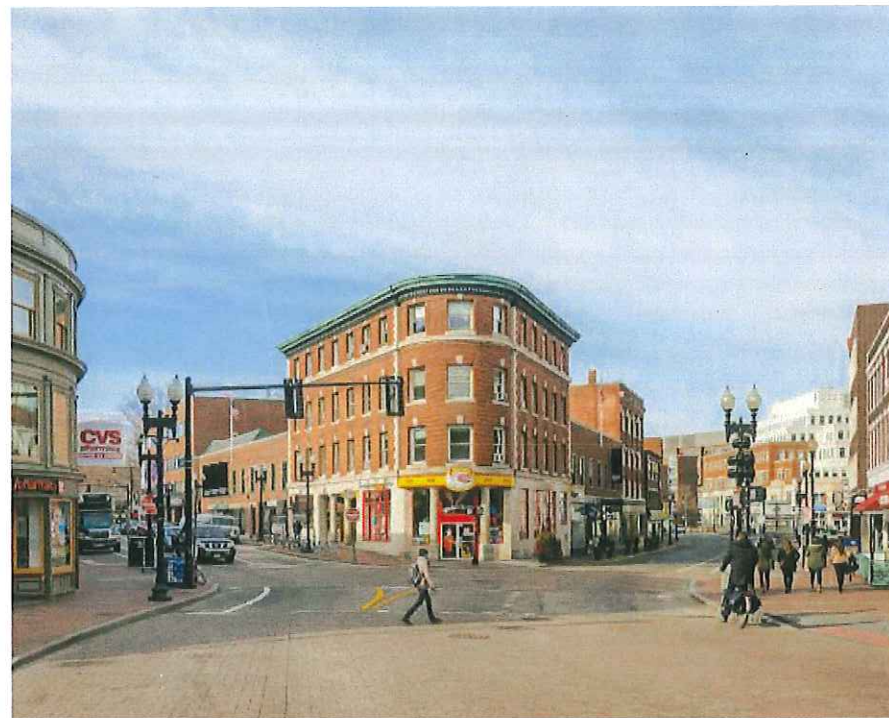
VIEW FROM HARVARD SQUARE INTERSECTION -

HISTORIC PHOTOGRAPHS





VIEW FROM HARVARD SQUARE



VIEW FROM HARVARD SQUARE INTERSECTION



VIEW FROM BRATTLE STREET



VIEW FROM BRATTLE SQUARE



VIEW FROM JFK STREET



VIEW FROM JFK STREET & MT. AUBURN

**EXISTING CONDITIONS**



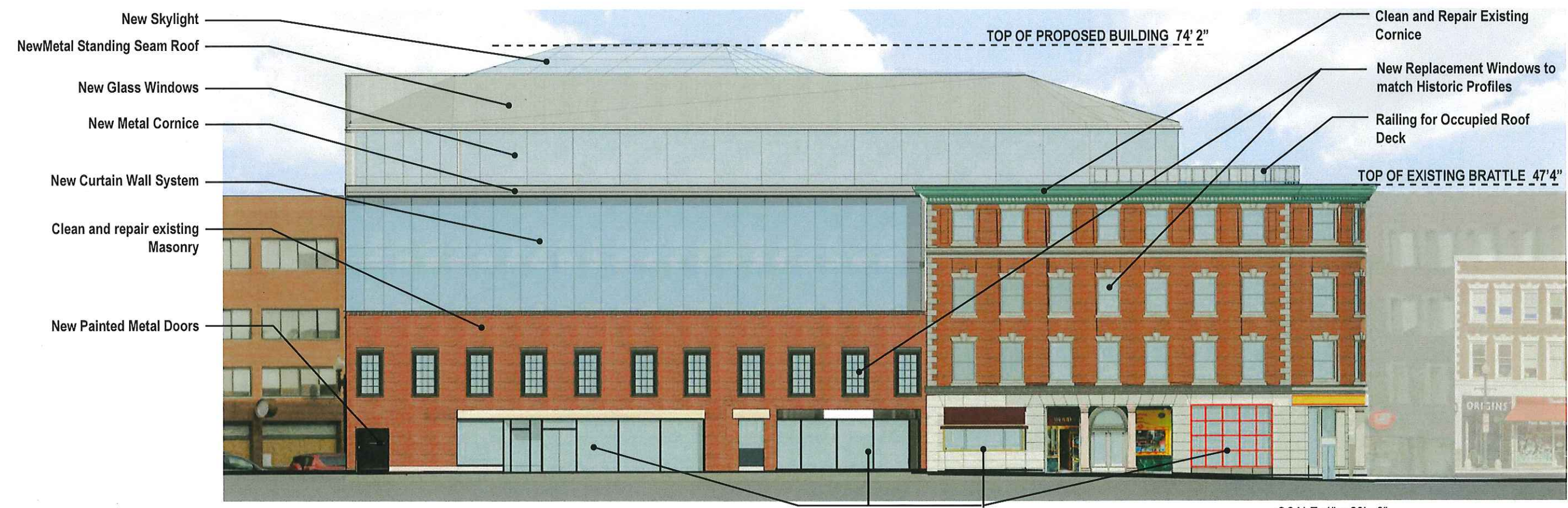


Extent of new Door Opening

SCALE: 1" = 20' - 0"



**EXISTING ELEVATION JFK STREET**



New Skylight

New Metal Standing Seam Roof

New Glass Windows

New Metal Cornice

New Curtain Wall System

Clean and repair existing Masonry

New Painted Metal Doors

TOP OF PROPOSED BUILDING 74' 2"

Clean and Repair Existing Cornice

New Replacement Windows to match Historic Profiles

Railing for Occupied Roof Deck

TOP OF EXISTING BRATTLE 47' 4"

New Storefront within Existing Openings

SCALE: 1" = 20' - 0"



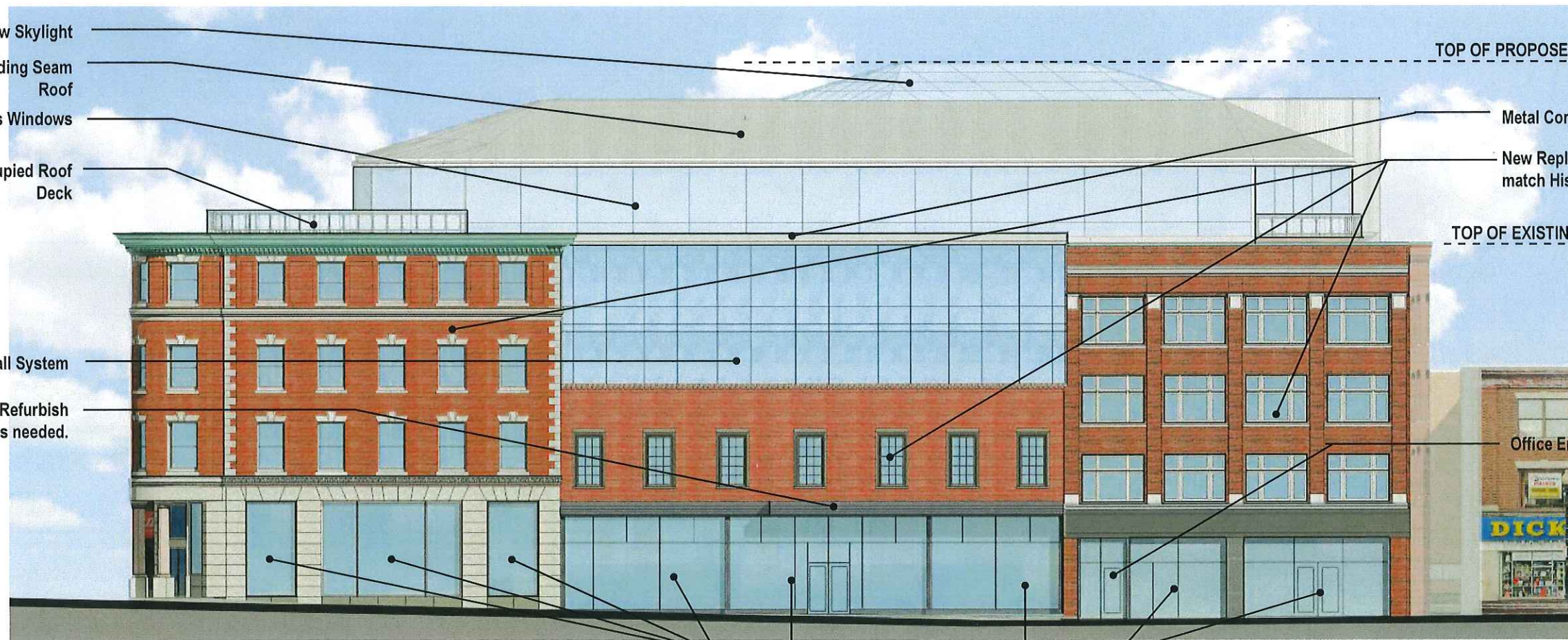
**PROPOSED ELEVATION JFK STREET**





**EXISTING ELEVATION BRATTLE STREET**

SCALE: 1" = 20' - 0"



- New Skylight
- New Metal Standing Seam Roof
- New Glass Windows
- Railing for Occupied Roof Deck
- New Curtain Wall System
- Canopy to Remain. Refurbish and Repair as needed.

TOP OF PROPOSED BUILDING 74' 2"

Metal Cornice

New Replacement Windows to match Historic Profiles

TOP OF EXISTING BRATTLE 47' 4"

Office Entrance

New Storefront within Existing Openings

SCALE: 1" = 20' - 0"



**PROPOSED ELEVATION BRATTLE STREET**





PROPOSED PERSPECTIVE FROM HARVARD SQUARE





PROPOSED PERSPECTIVE FROM HARVARD SQUARE





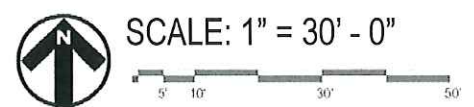
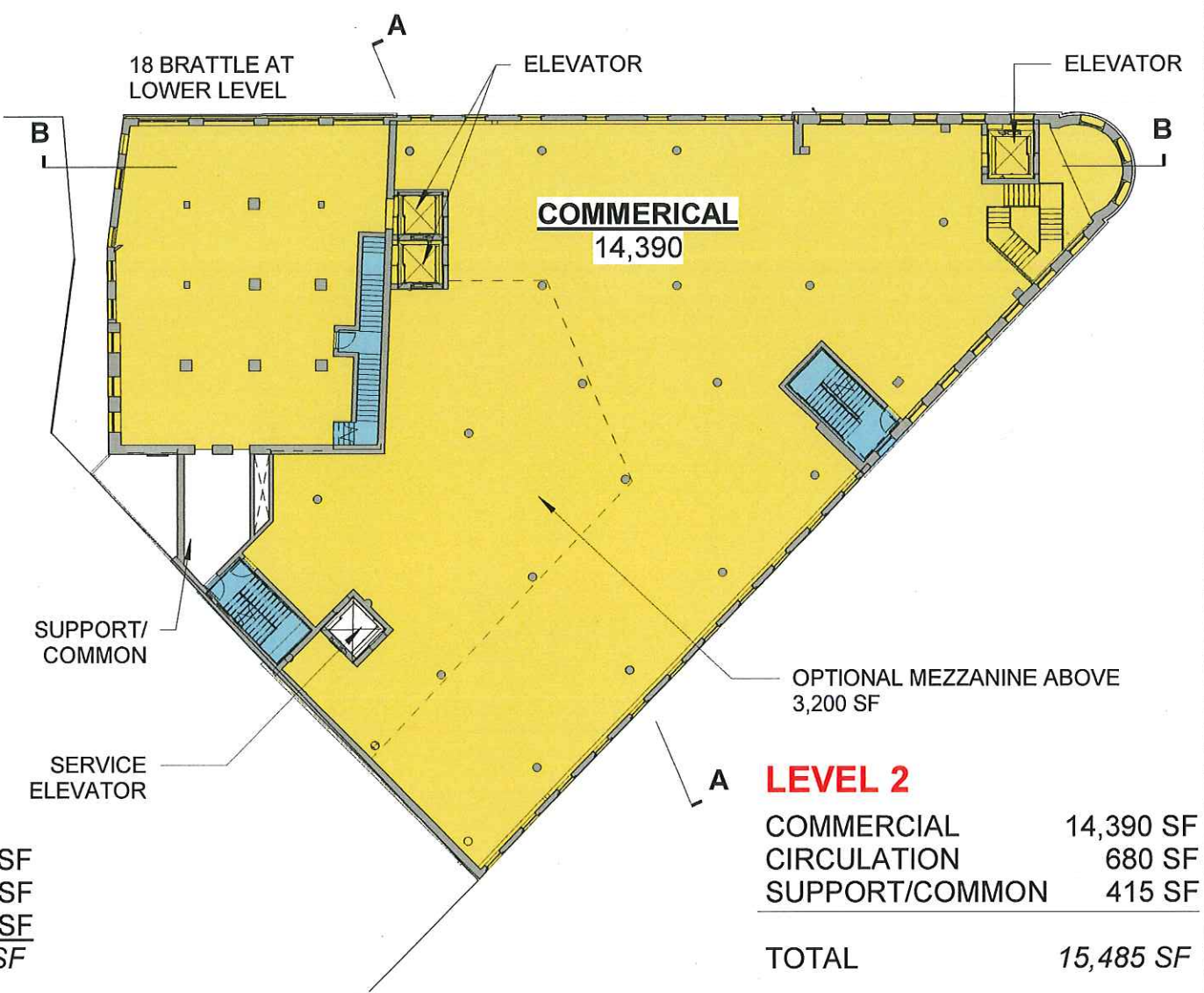
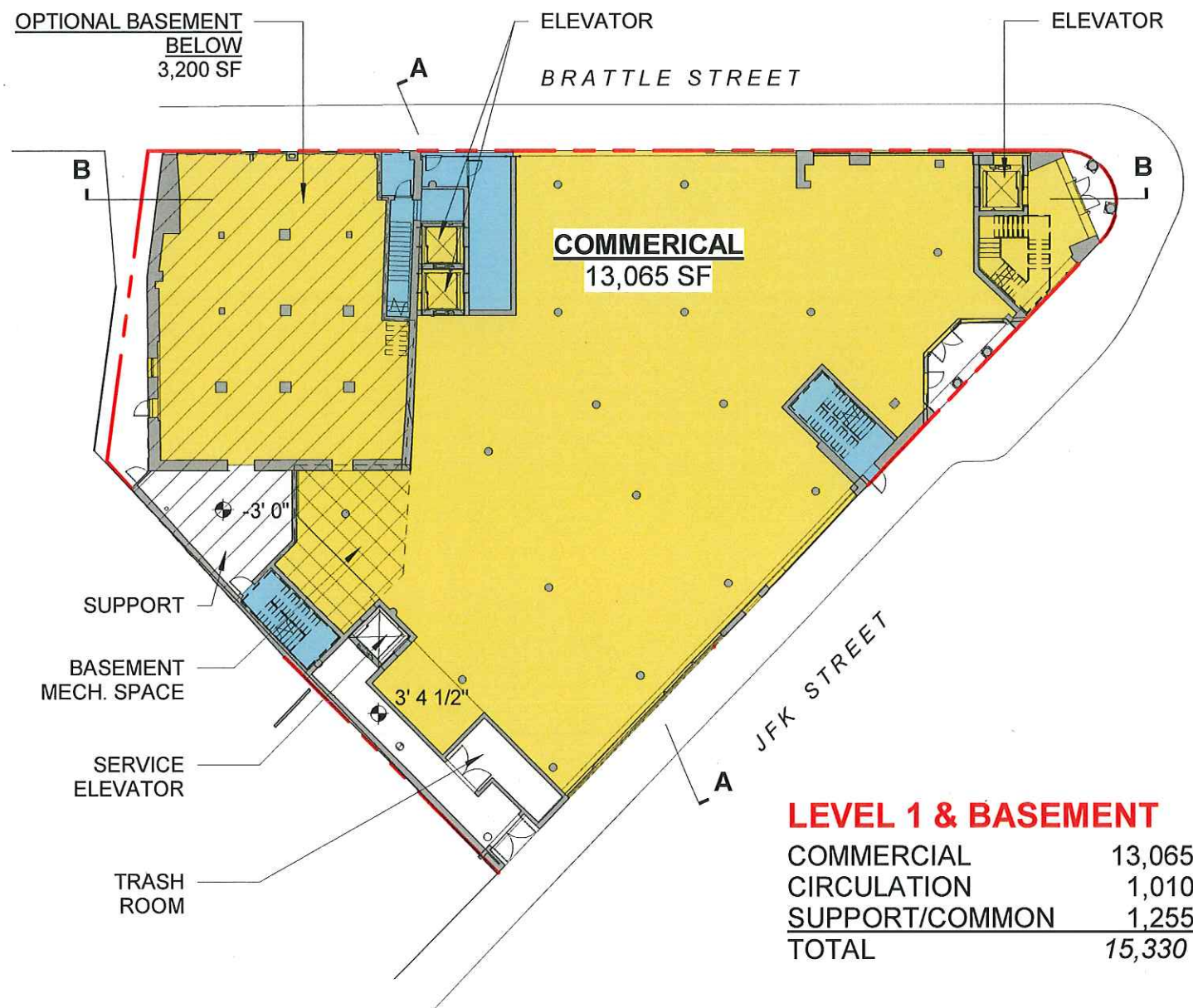
PROPOSED PERSPECTIVE FROM BRATTLE SQUARE





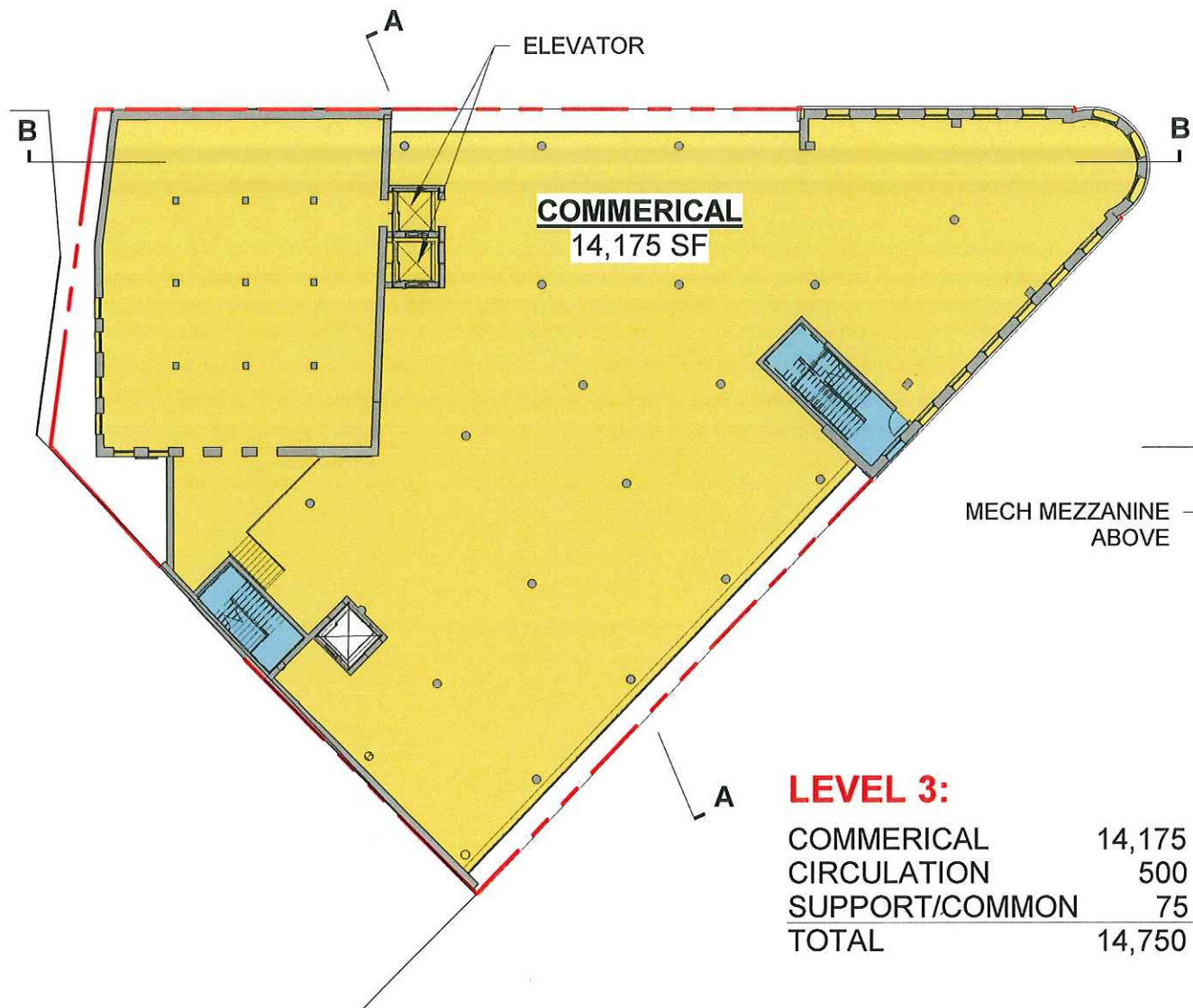
PROPOSED PERSPECTIVE FROM JFK STREET





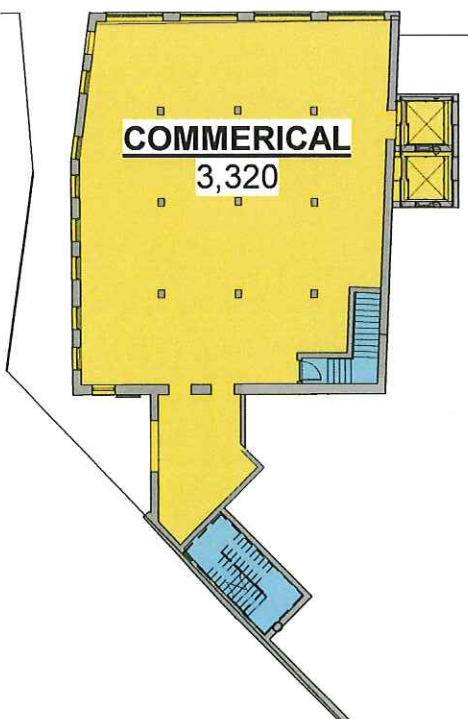
**\*\* NOTE:** Plans show provisions for additional Square Footage to be placed in Brattle Building basement or in a mezzanine within the second floor retail space. Square Footage (SF) will be placed in these locations in order to bring total Building SF to 63,400 SF, in either a single amount in each or a combination of both.





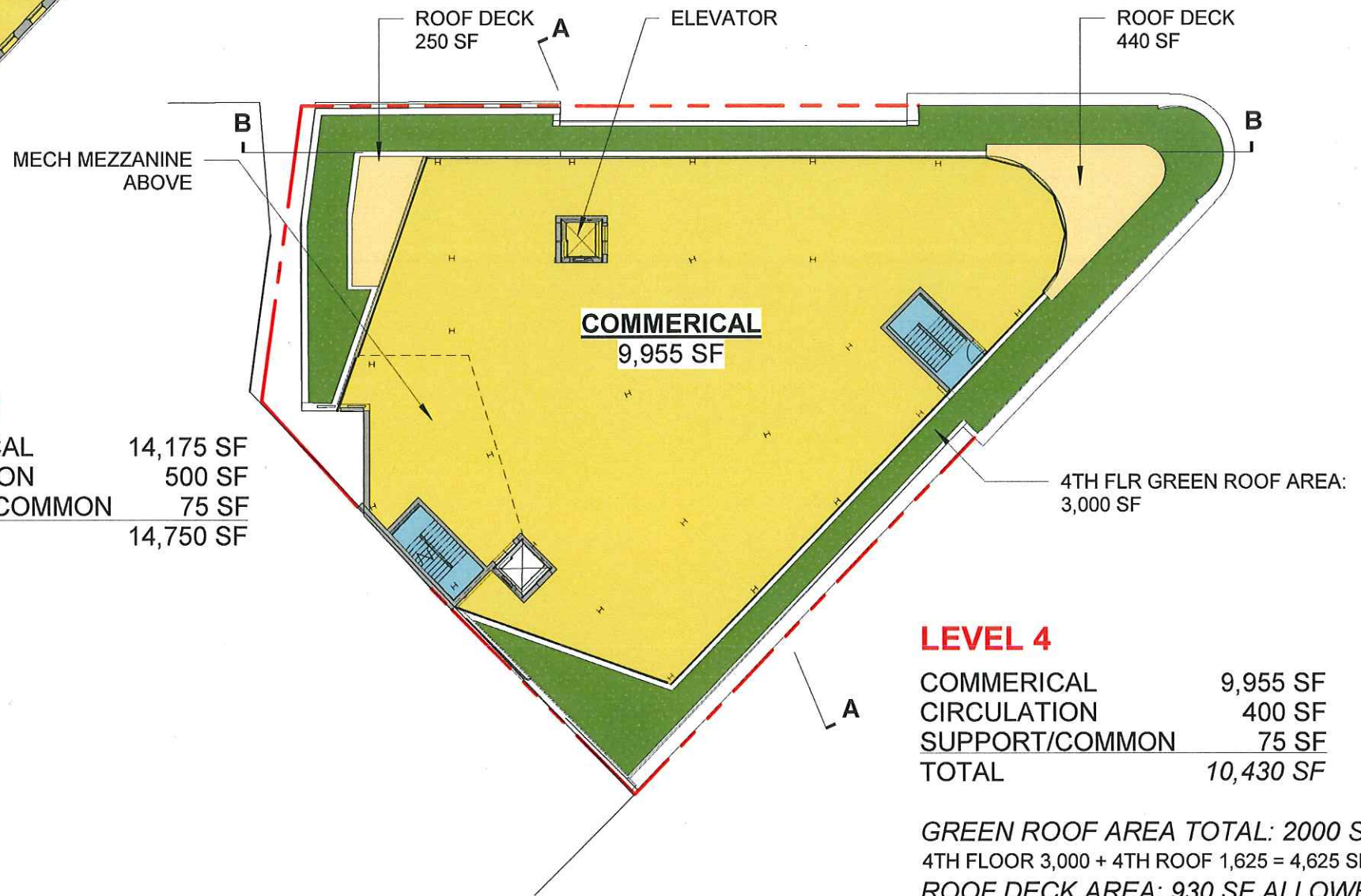
**LEVEL 3:**

|                |                  |
|----------------|------------------|
| COMMERICAL     | 14,175 SF        |
| CIRCULATION    | 500 SF           |
| SUPPORT/COMMON | 75 SF            |
| <b>TOTAL</b>   | <b>14,750 SF</b> |



**LEVEL 2.5:**

|              |                 |
|--------------|-----------------|
| COMMERICAL   | 3,320 SF        |
| CIRCULATION  | 320 SF          |
| <b>TOTAL</b> | <b>3,640 SF</b> |



**LEVEL 4**

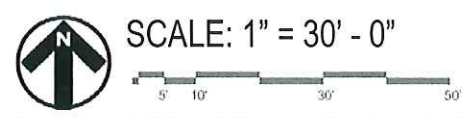
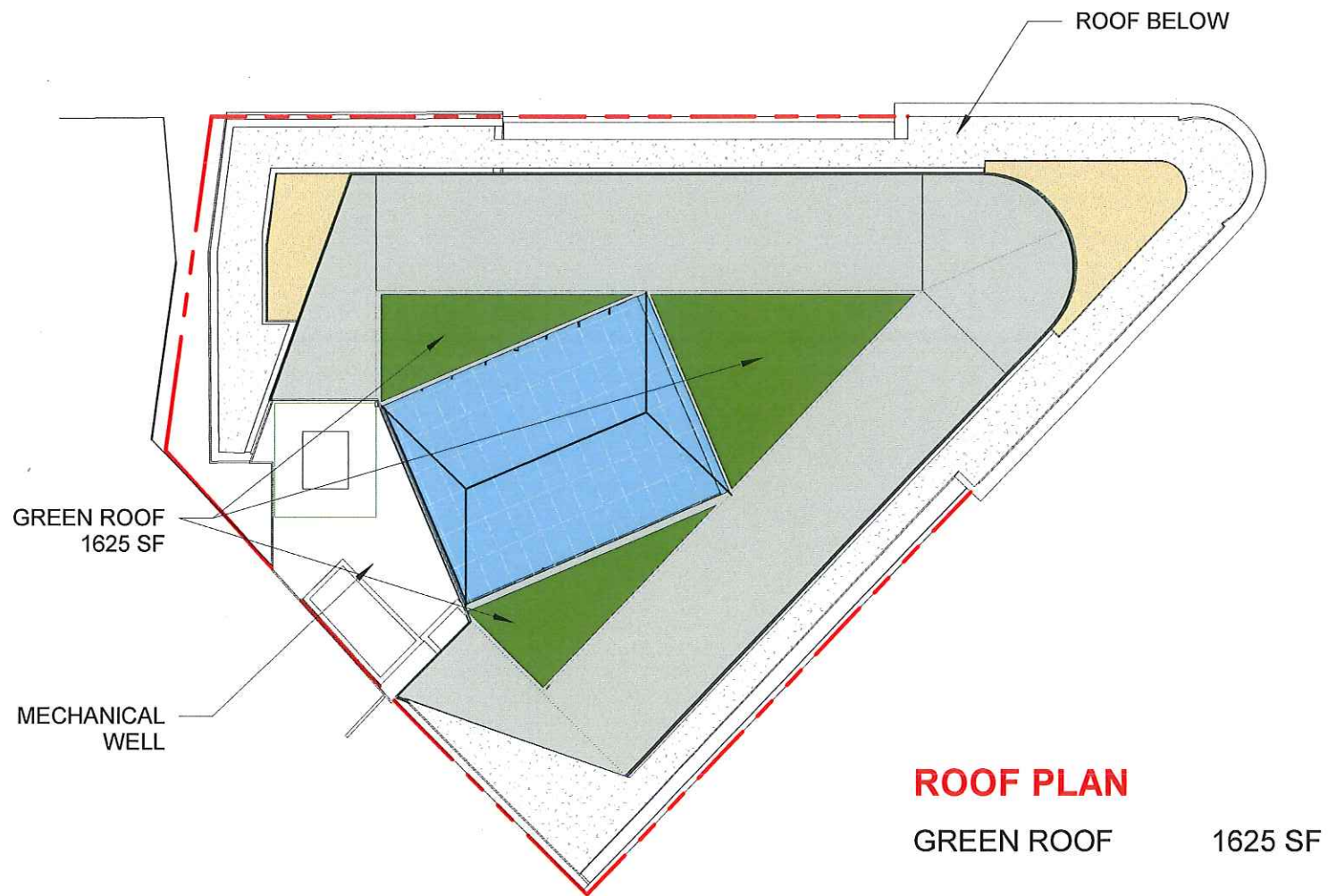
|                |                  |
|----------------|------------------|
| COMMERICAL     | 9,955 SF         |
| CIRCULATION    | 400 SF           |
| SUPPORT/COMMON | 75 SF            |
| <b>TOTAL</b>   | <b>10,430 SF</b> |

**GREEN ROOF AREA TOTAL: 2000 SF**  
 4TH FLOOR 3,000 + 4TH ROOF 1,625 = 4,625 SF  
**ROOF DECK AREA: 930 SF ALLOWED**



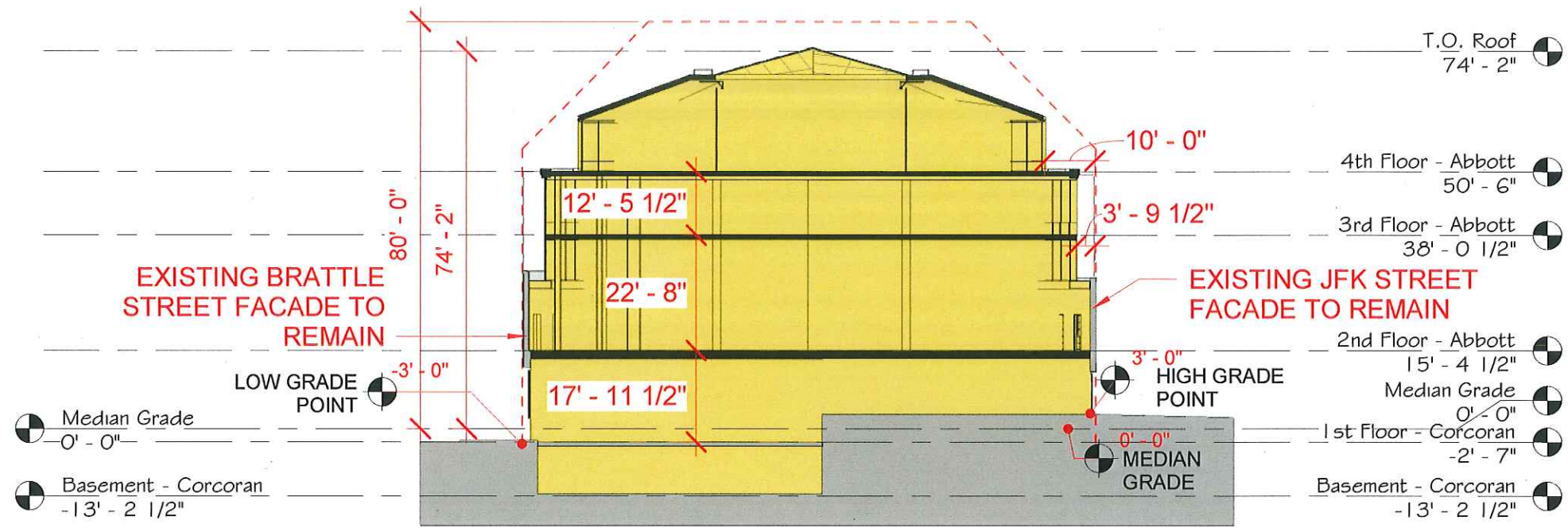
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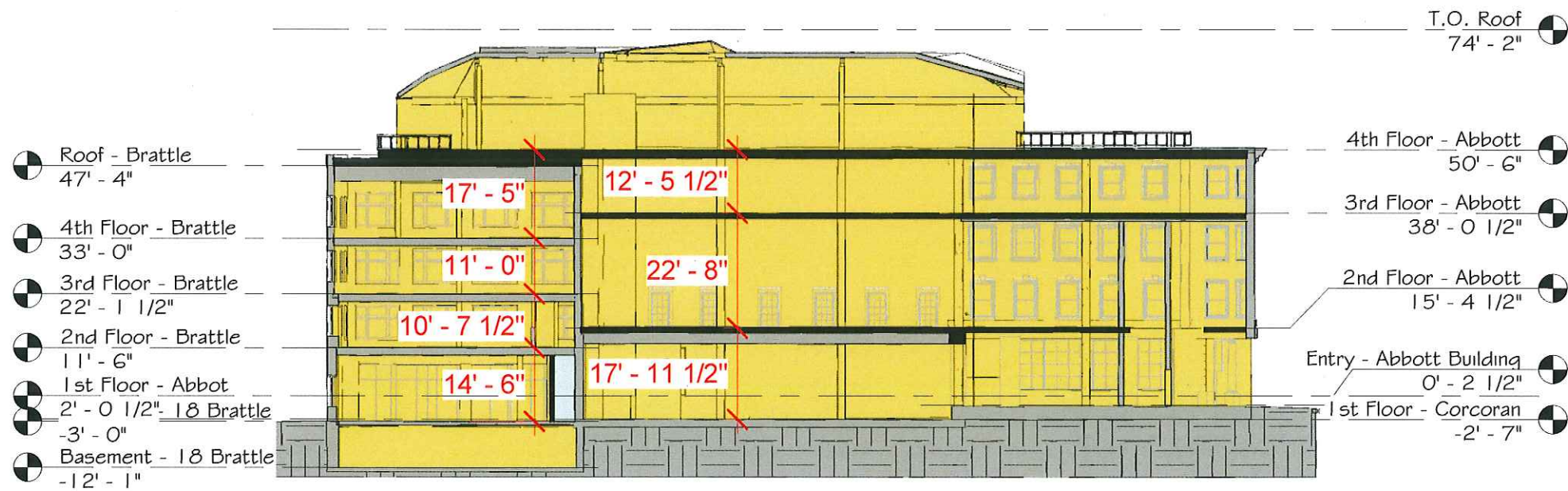
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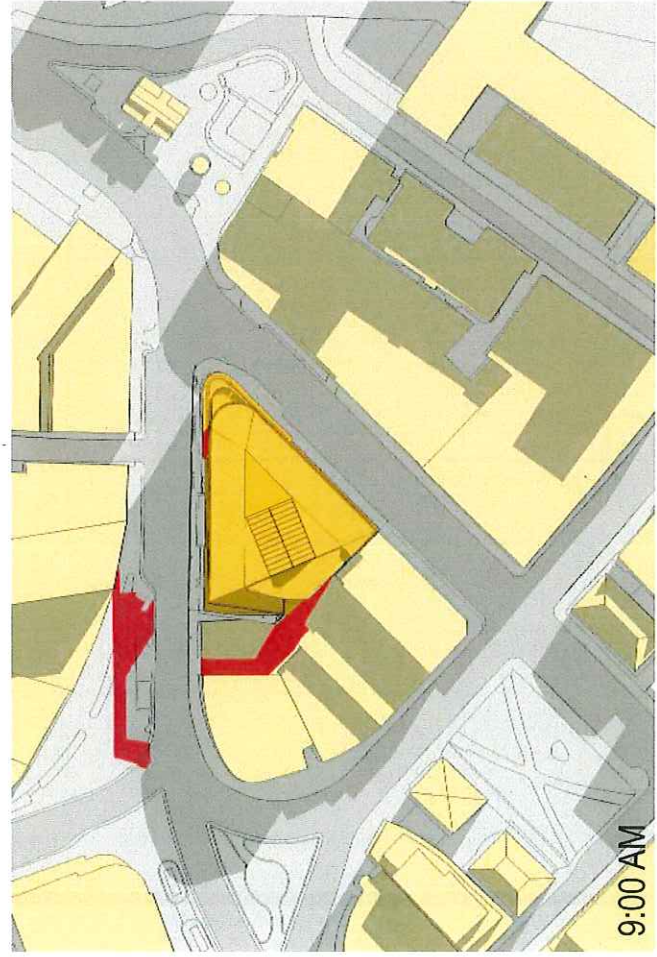
**BUILDING SECTION - A**

■ New Construction  
 ■ Existing to remain

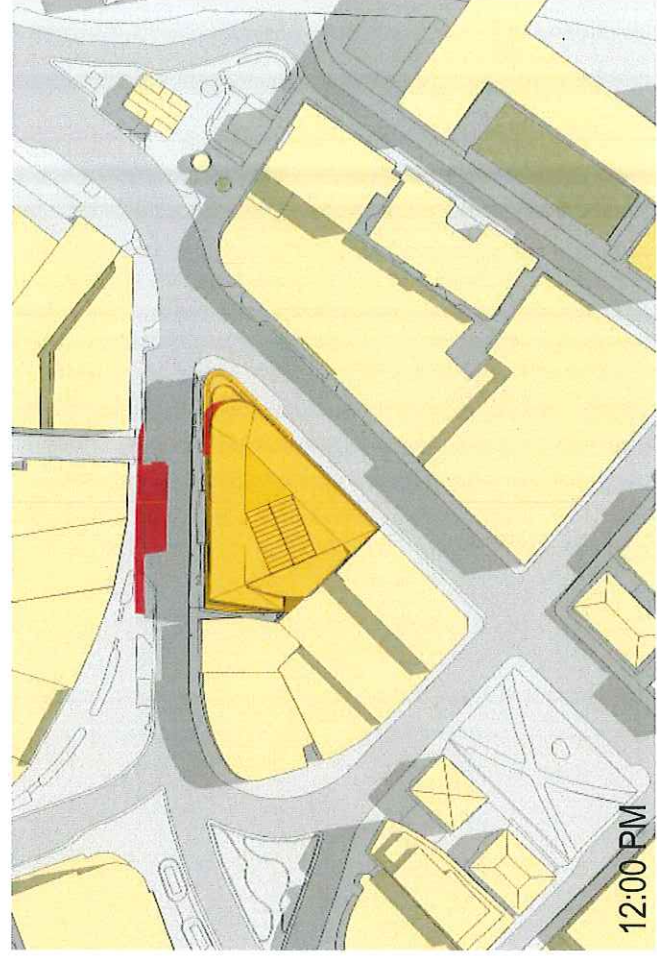


**BUILDING SECTION - B**

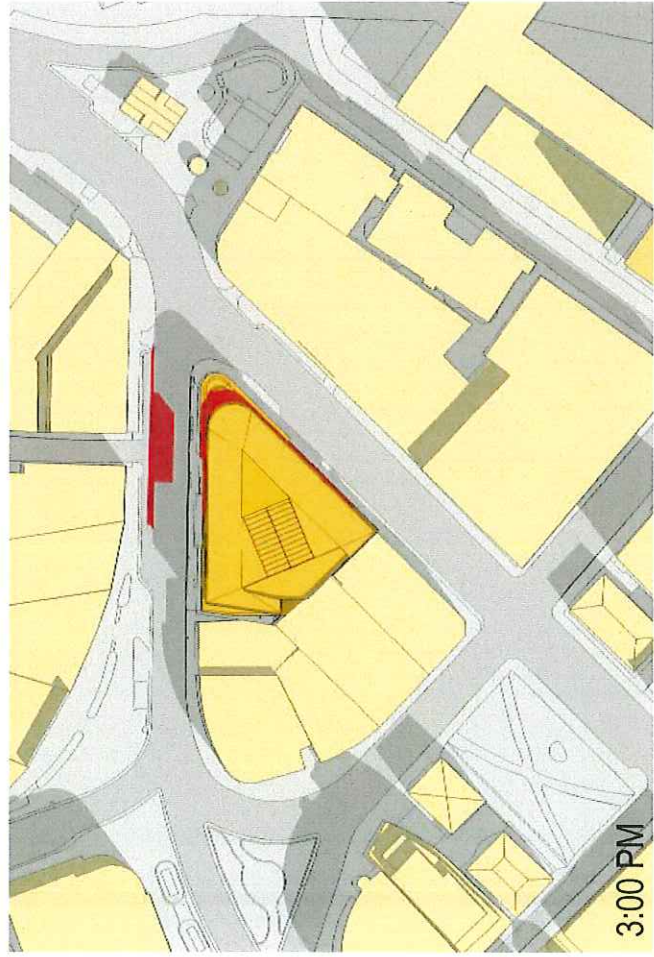




9:00 AM



12:00 PM



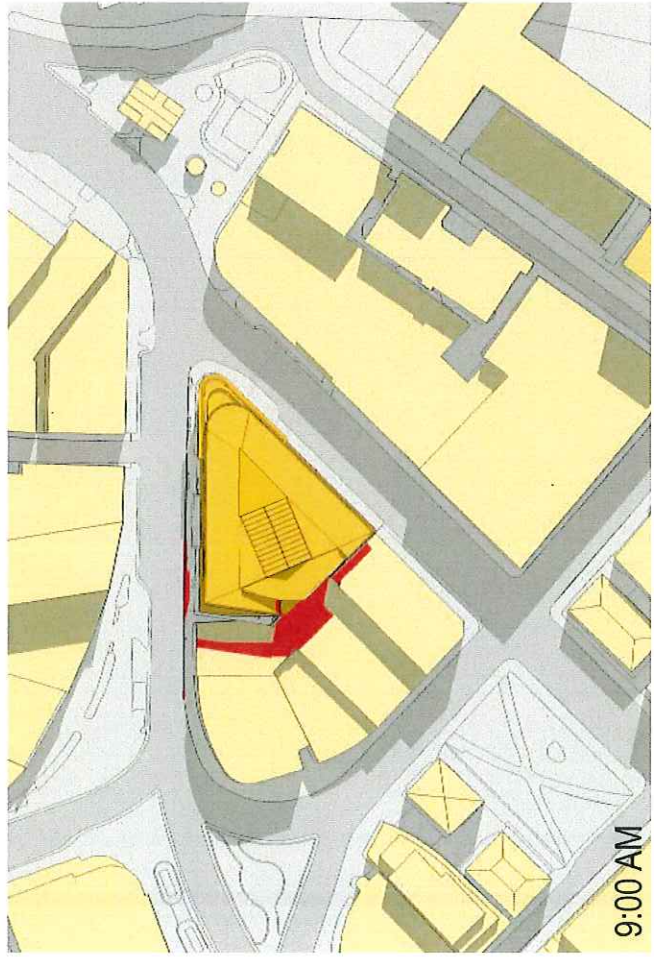
3:00 PM

SHADOW STUDY: MARCH 21ST

Additional shadow cast by proposed addition



Shadow cast by existing building.



9:00 AM



12:00 PM



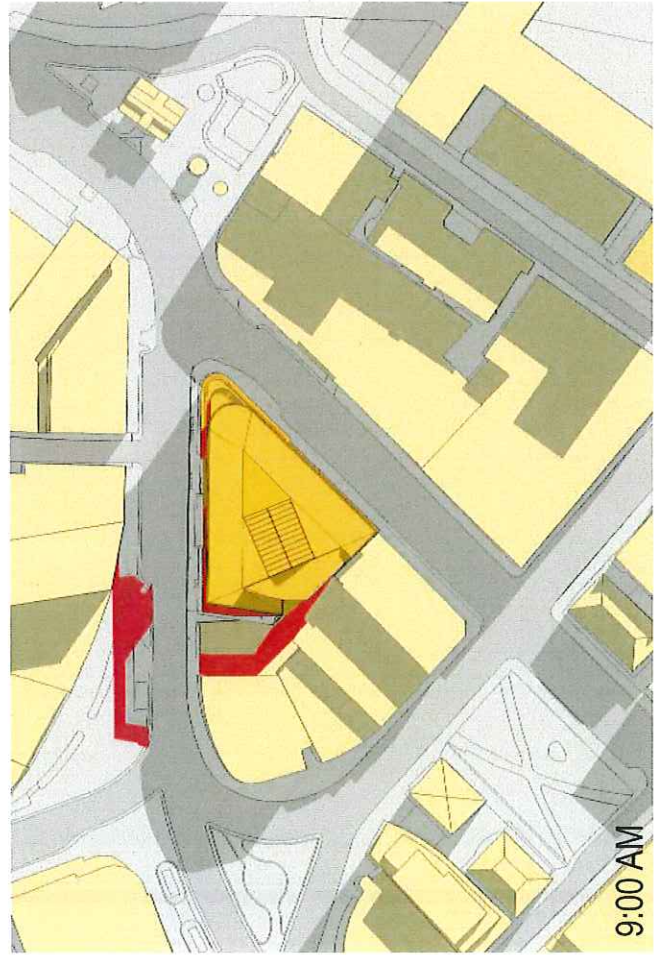
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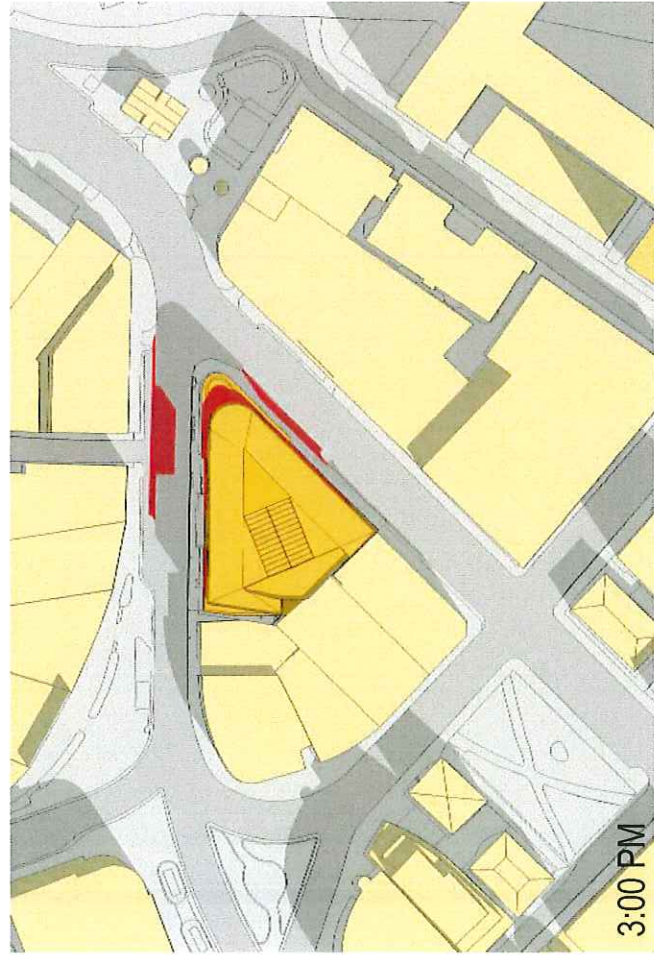
6:00 PM

SHADOW STUDY: JUNE 21ST



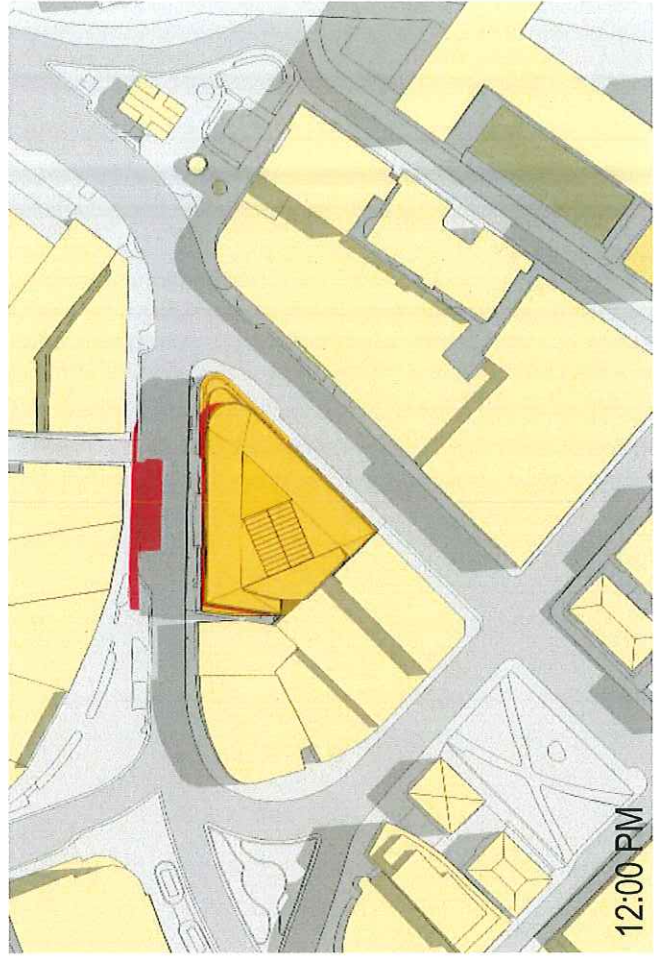


9:00 AM



3:00 PM

SHADOW STUDY: SEPTEMBER 21ST

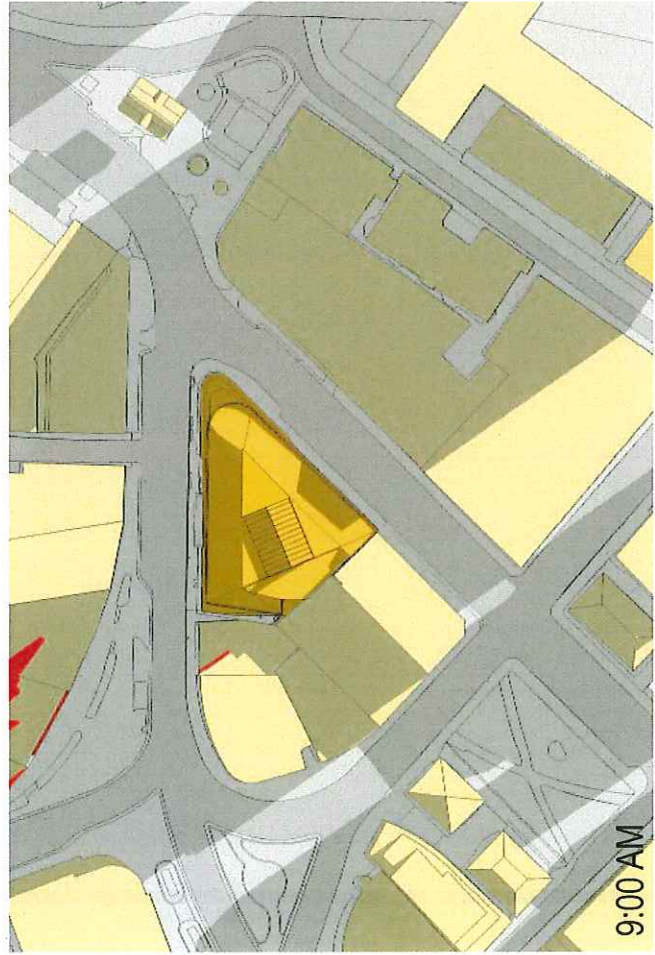


12:00 PM

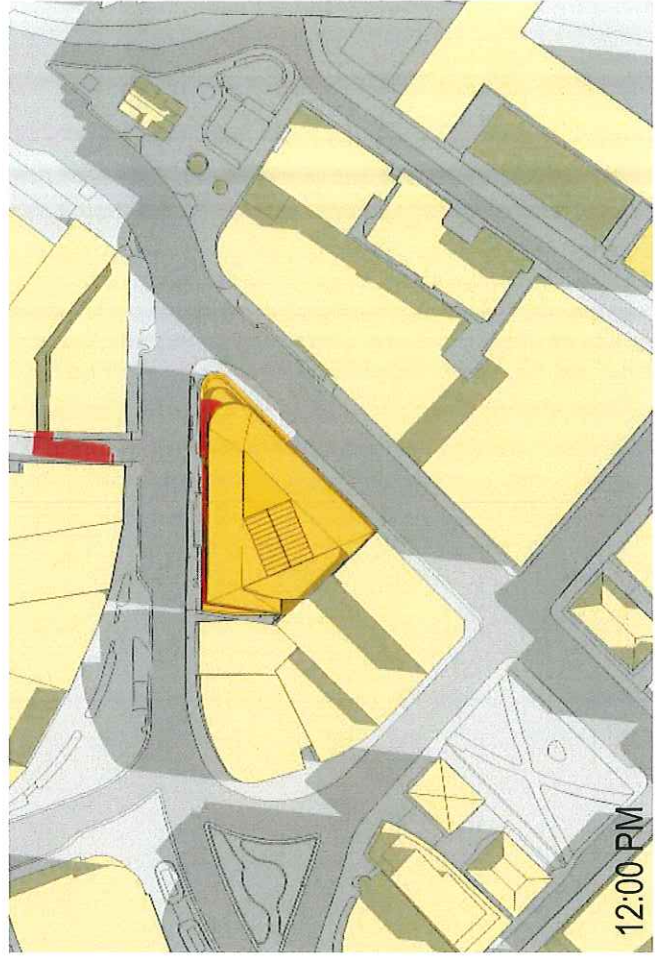
Additional shadow cast by proposed addition



Shadow cast by existing building.



9:00 AM



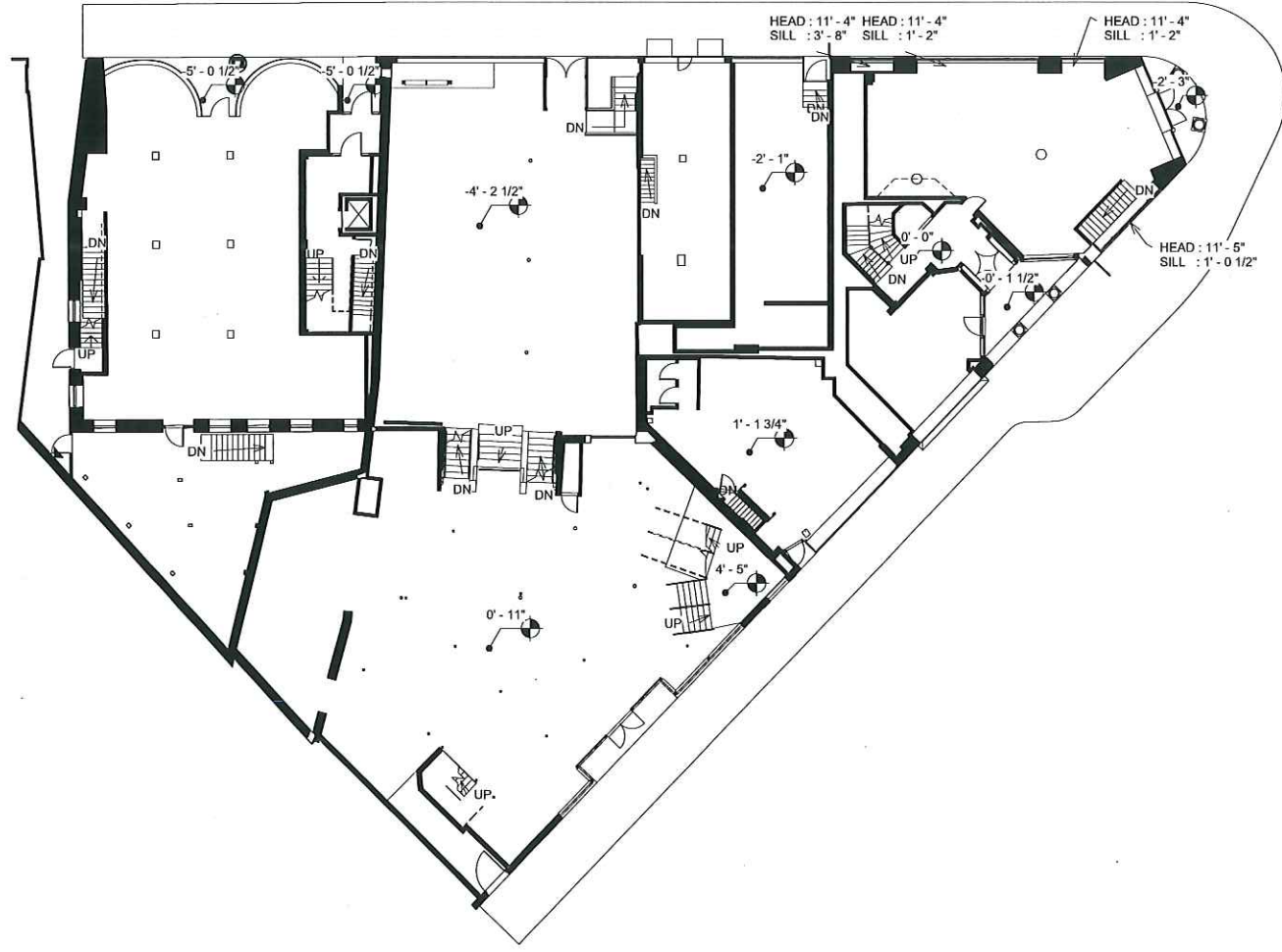
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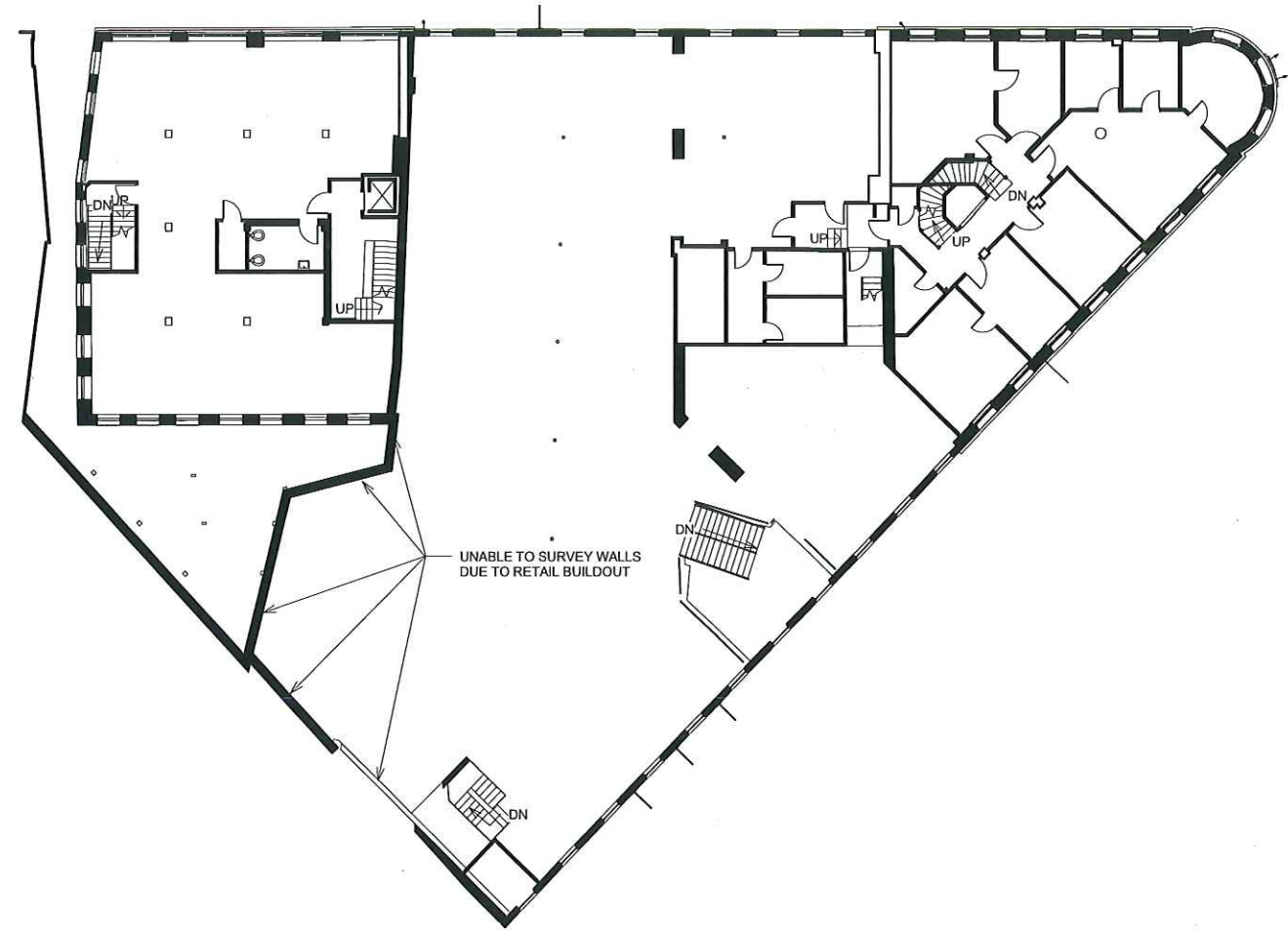
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SHADOW STUDY: DECEMBER 21ST





EXISTING LEVEL 1 PLAN

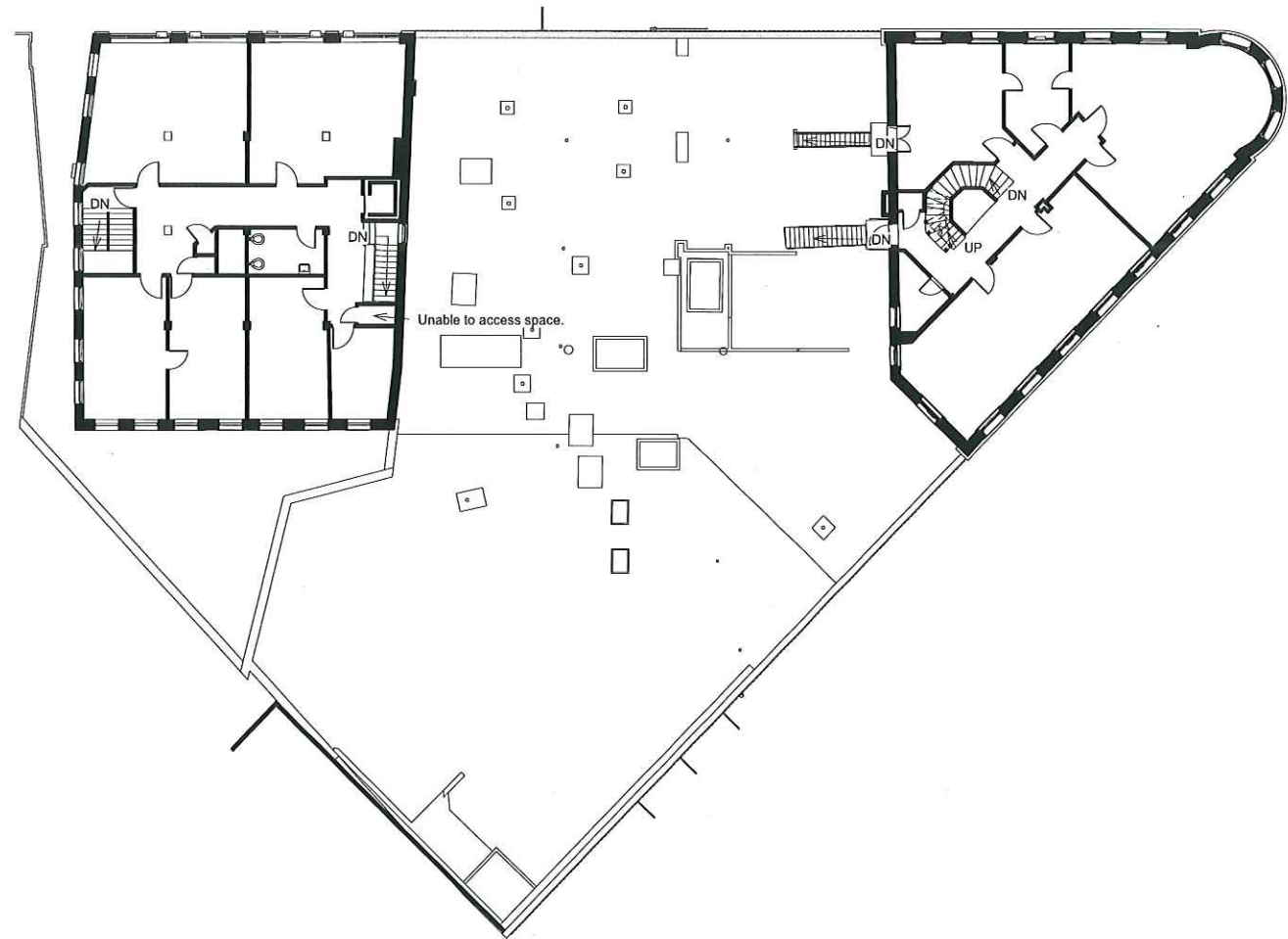


EXISTING LEVEL 2 PLAN





EXISTING LEVEL 3 PLAN



EXISTING LEVEL 4 PLAN



**EXISTING LEVEL ROOF PLAN**

