

40 SULLIVAN COURTHOUSE RENOVATION
THORNDIKE

BULK & MASS REDUCTION

DESIGN CHANGES

- FACADE TREATMENT
- ENTRY & LANDSCAPE ON SPRING STREET



PLANNING BOARD
SUBMITTAL:
REVISED PROPOSAL



EXISTING BUILDING

EXISTING VIEW FROM THIRD STREET & SPRING STREET



PROPOSAL TO PLANNING BOARD NOVEMBER 2013

EXISTING VIEW FROM THIRD STREET & SPRING STREET



REVISED PROPOSAL JULY 2014

EXISTING VIEW FROM THIRD STREET & SPRING STREET

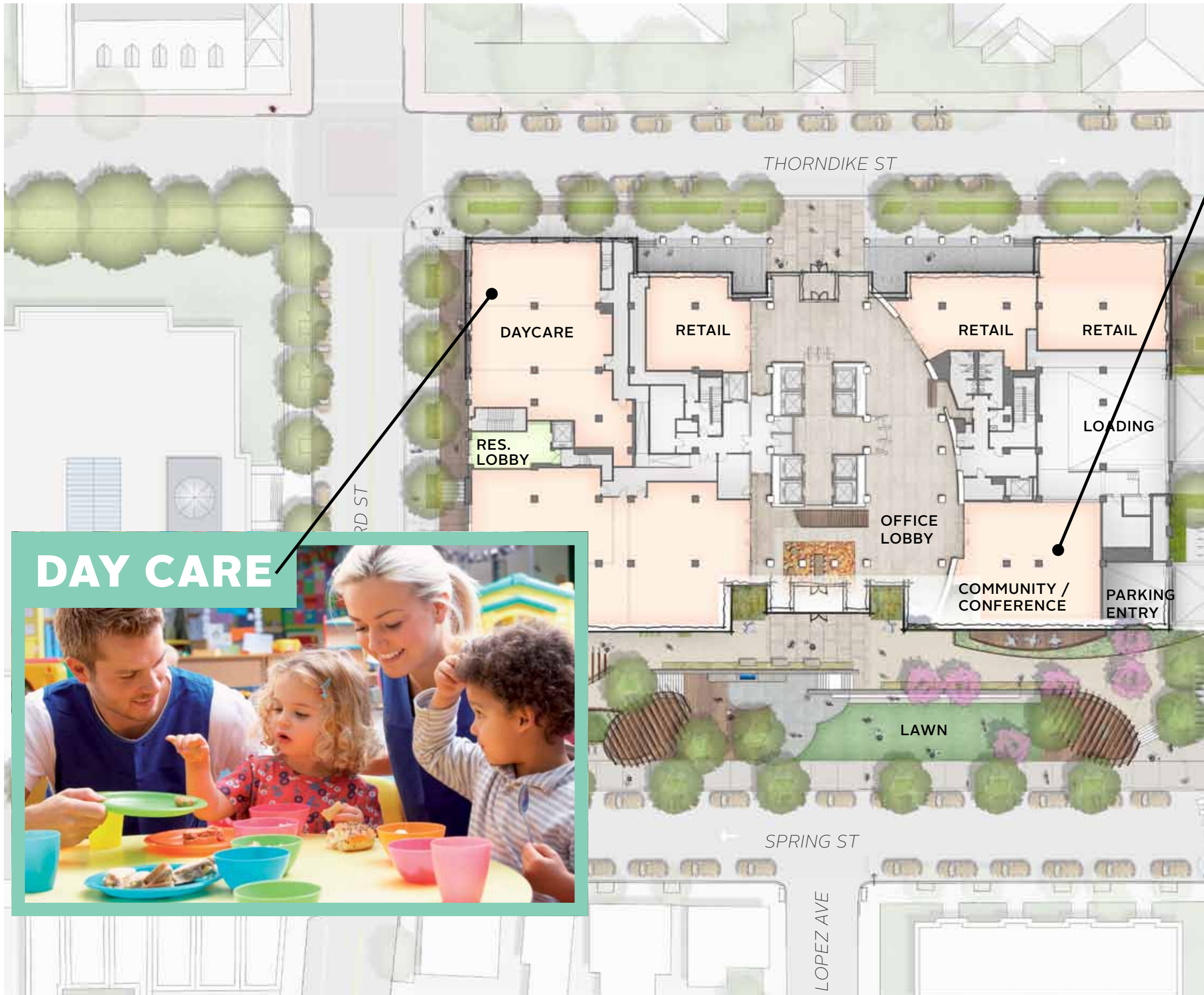


CONTEXT PLAN





LANDSCAPE AND GROUND FLOOR PLAN



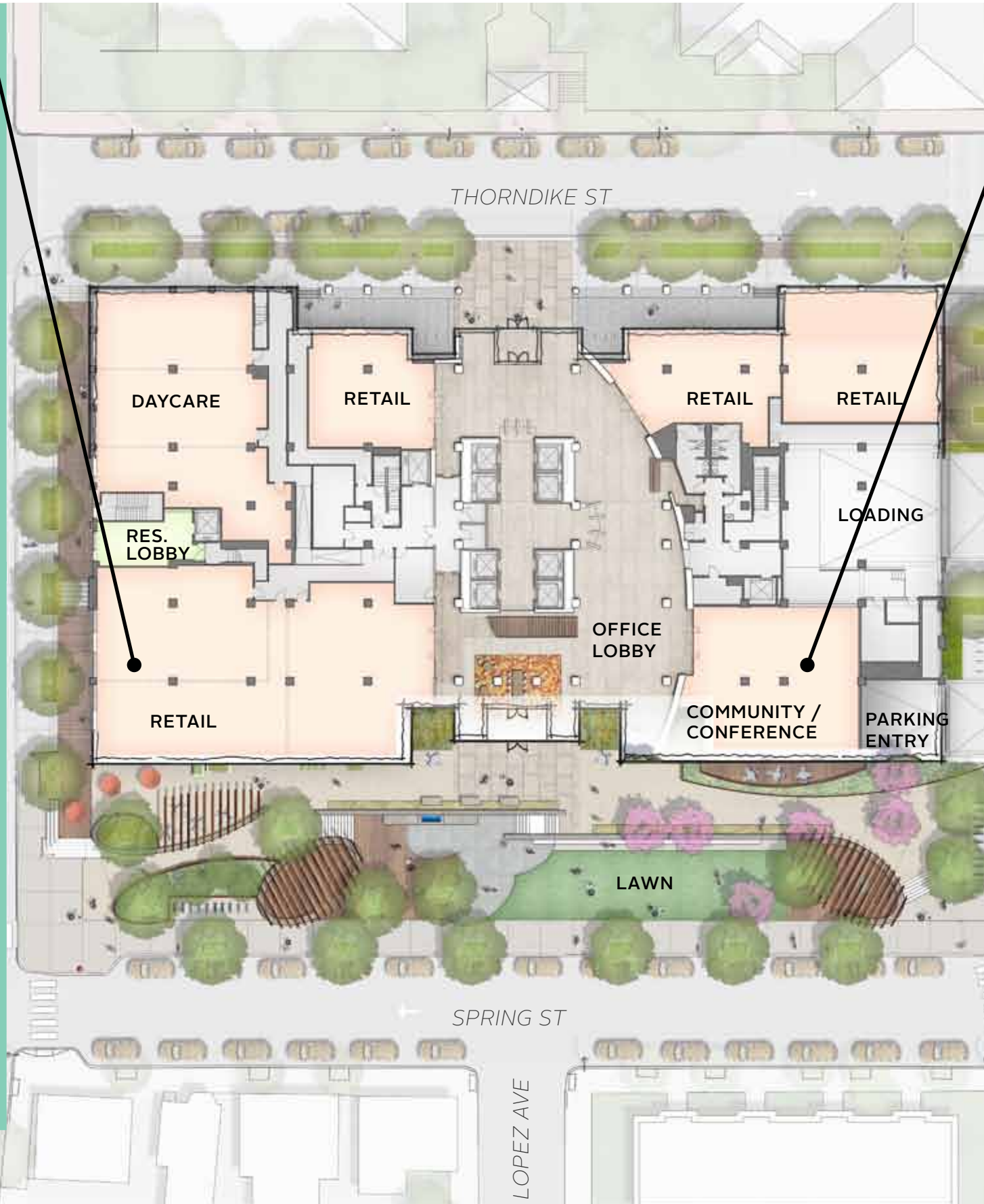
**DAYTIME USE:
SIMILAR TO
MICROSOFT NERD
CENTER**



SOURCE FOR PHOTOS:
[HTTP://BLOG.MICROSOFTCAMBRIDGE.COM](http://blog.microsoftcambridge.com)

GROUND FLOOR USES

RESTAURANT



EVENING USES:
COMMUNITY MEETINGS
YOGA
MOVIES
SENIOR ACTIVITIES



GROUND FLOOR USES

WIND MITIGATION:

- ① PROJECTIONS AT TOP AND BOTTOM OF TOWER

LOCALIZED WIND MITIGATION:

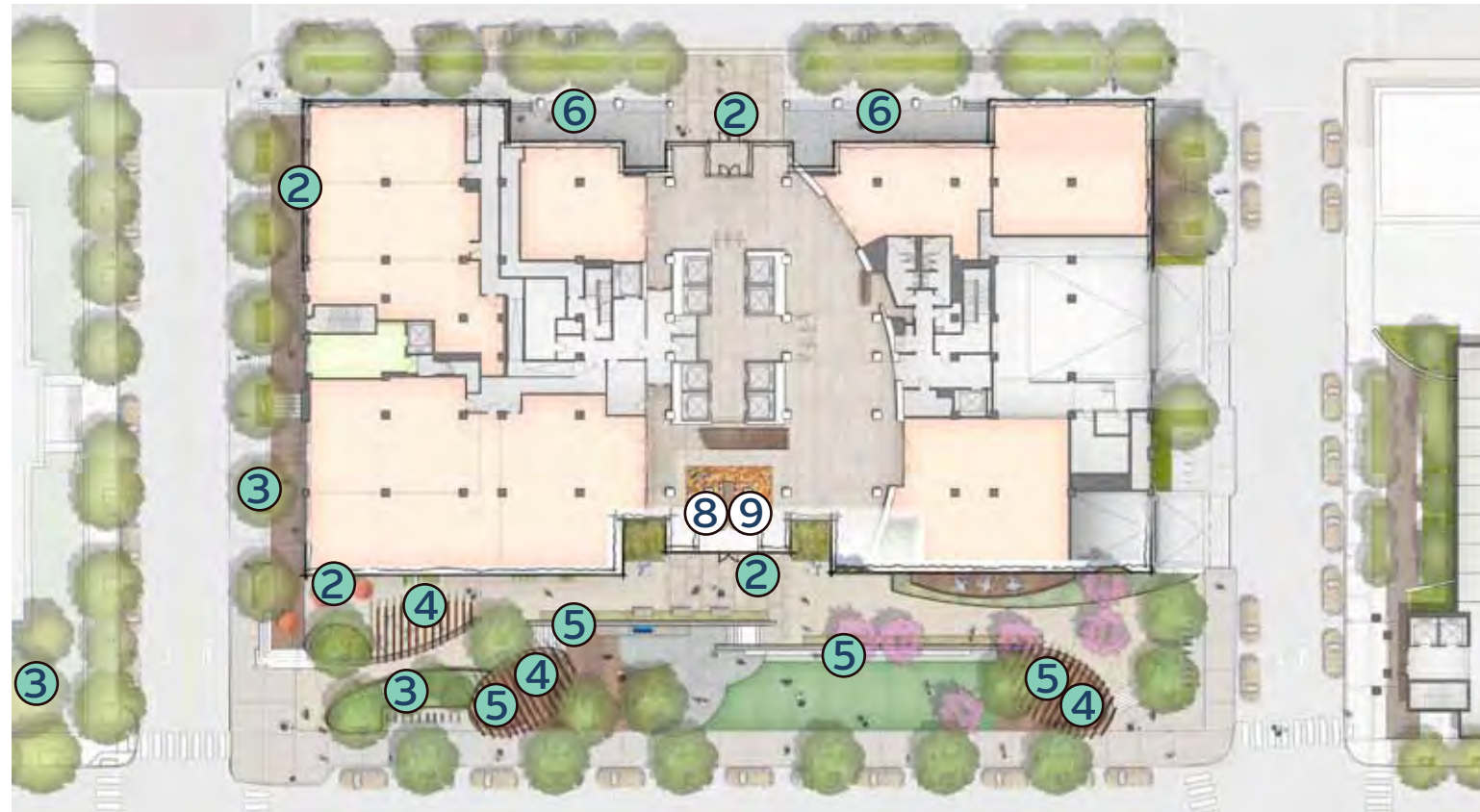
- ② PEDESTRIAN CANOPIES
- ③ MARSECENT TREES
- ④ TRELLIS
- ⑤ LANDSCAPING WALLS
- ⑥ ARCADE

LIGHT MITIGATION:

- ⑦ TERRA COTTA FRAME (REDUCED GLAZING)
- ⑧ LESS GLASS AT OFFICE LOBBY
- ⑨ WINDOW FRAMES AND METAL PROJECTIONS PROVIDE BAFFLES

GLARE MITIGATION:

- ⑩ TERRA COTTA FRAME (REDUCED REFLECTIVE SURFACES)



WIND, LIGHT, AND GLARE MITIGATION



VIEWS OF PROJECT

40 THORNDIKE



FORMER AND CURRENT PROPOSAL – FULL BUILDING VIEW FROM THIRD STREET & SPRING STREET



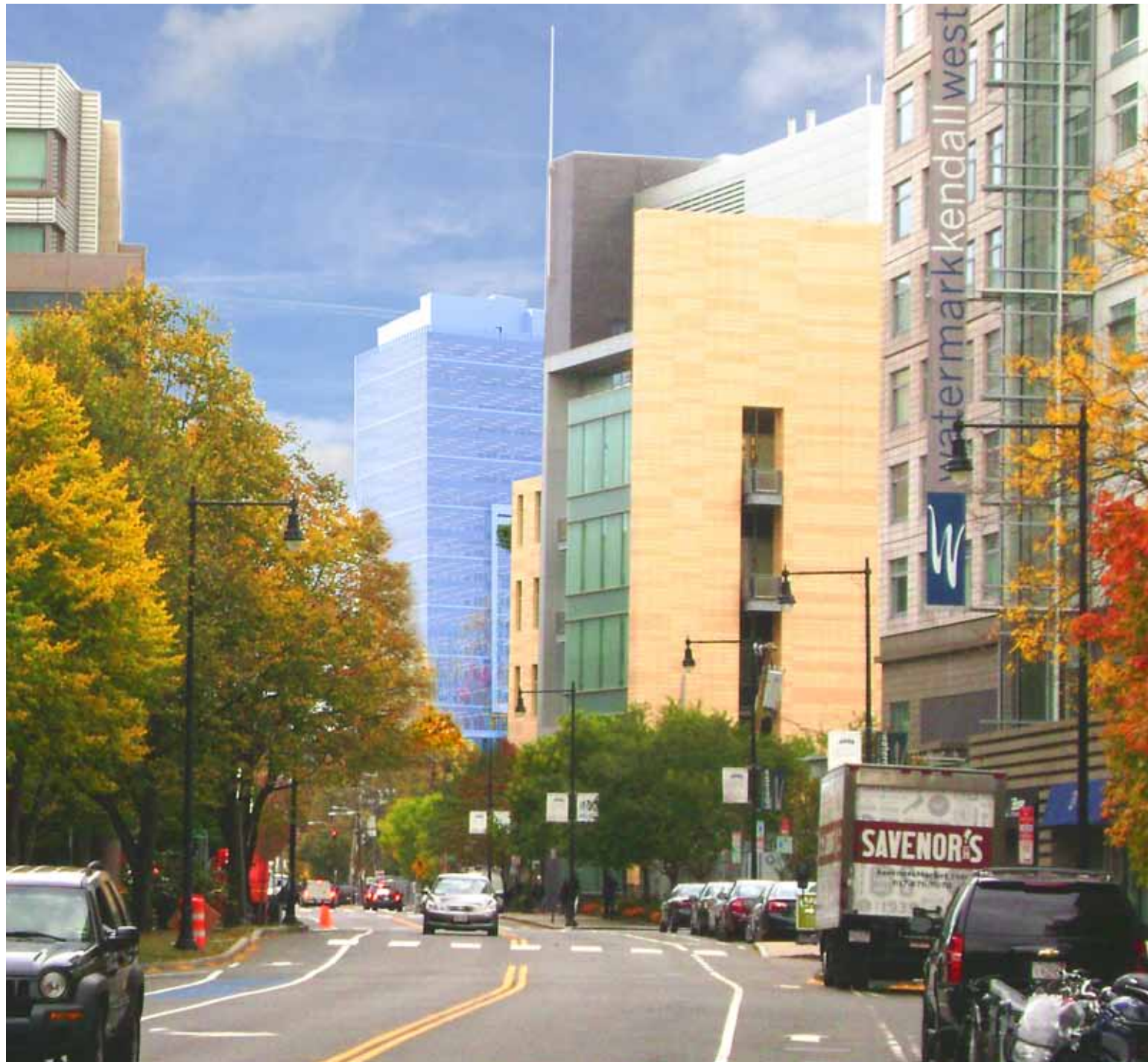
FORMER AND CURRENT PROPOSAL – PEDESTRIAN VIEW FROM THIRD STREET & SPRING STREET



FORMER AND CURRENT PROPOSAL – PEDESTRIAN VIEW FROM CAMBRIDGE AND THIRD



FORMER AND CURRENT PROPOSAL – VIEW FROM LONGFELLOW BRIDGE



FORMER AND CURRENT PROPOSAL – THIRD STREET VIEW FROM KENDALL SQUARE



LANDSCAPE UPDATES

40 THORNDIKE



CONTEXT PLAN

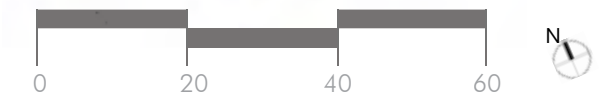


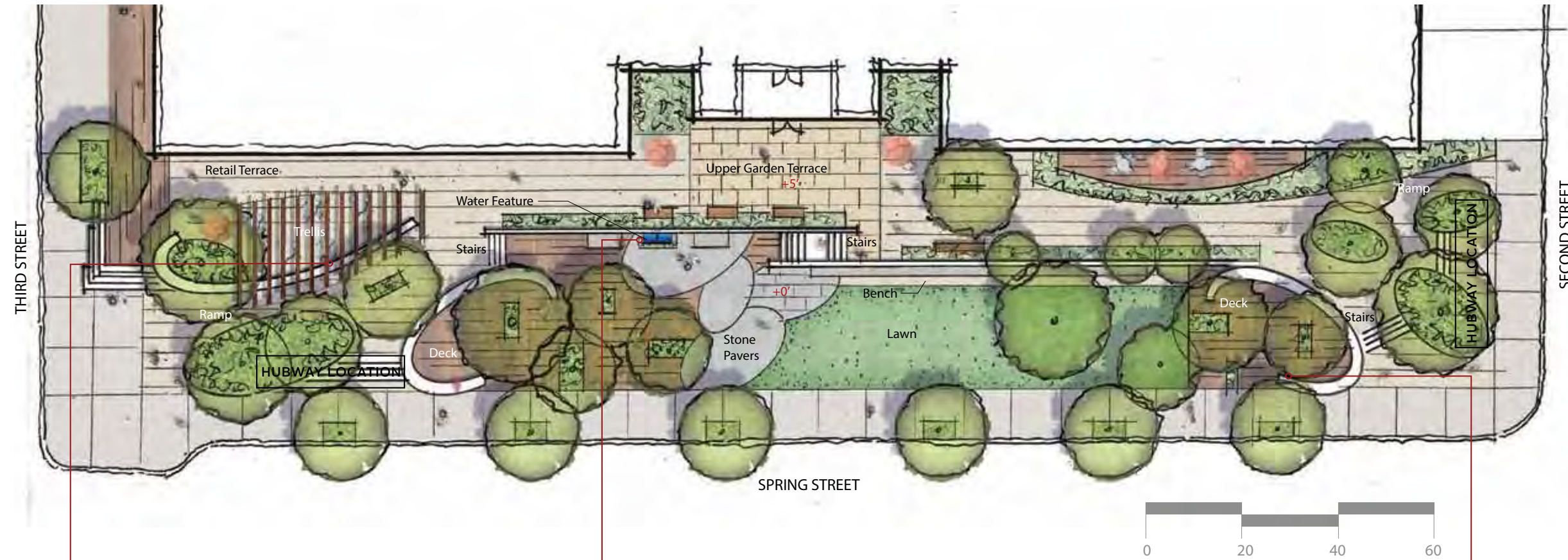


LANDSCAPE AND GROUND FLOOR PLAN



SPRING STREET TERRACE DESIGN - APRIL 2014





SPRING STREET TERRACE DESIGN - URBAN GARDEN CONCEPT





URBAN GARDEN CONCEPT SECTION



SPRING STREET TERRACE VIEW LOOKING EAST



SPRING STREET TERRACE AERIAL VIEW LOOKING EAST