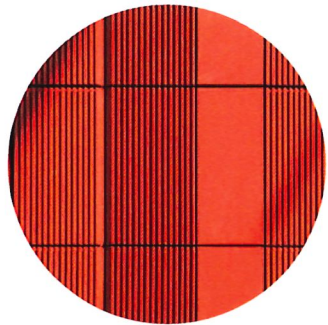
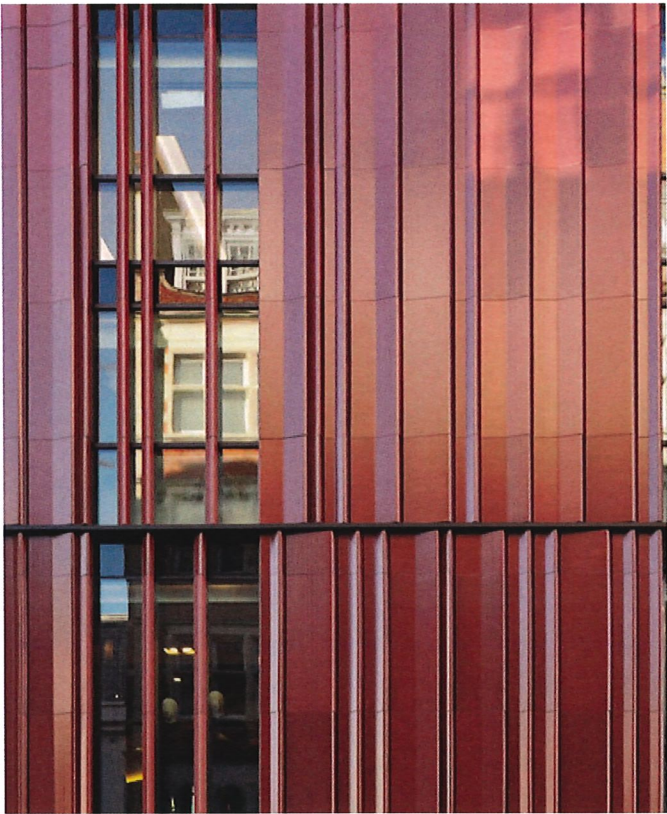
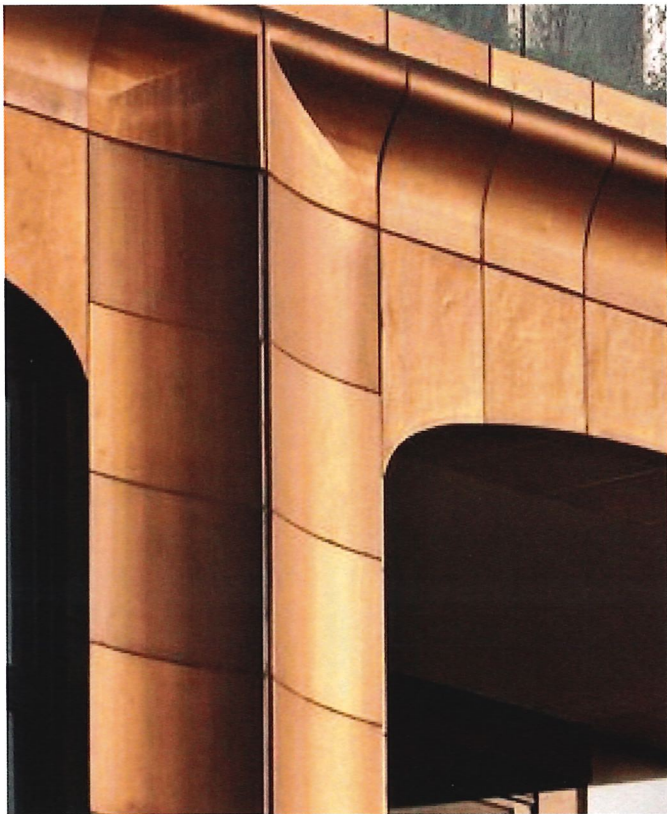


MATERIALS

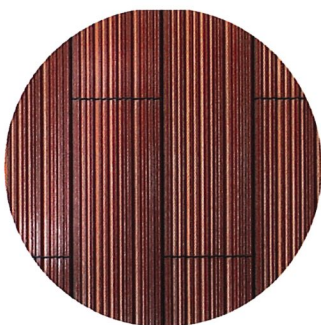
TERRACOTTA



FLAT/TEXTURED



SHEEN VARIATION



SCALE

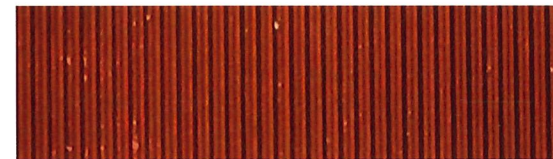
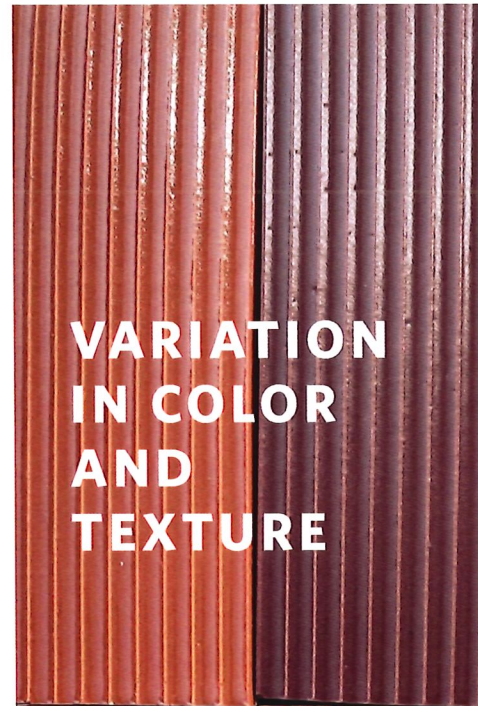
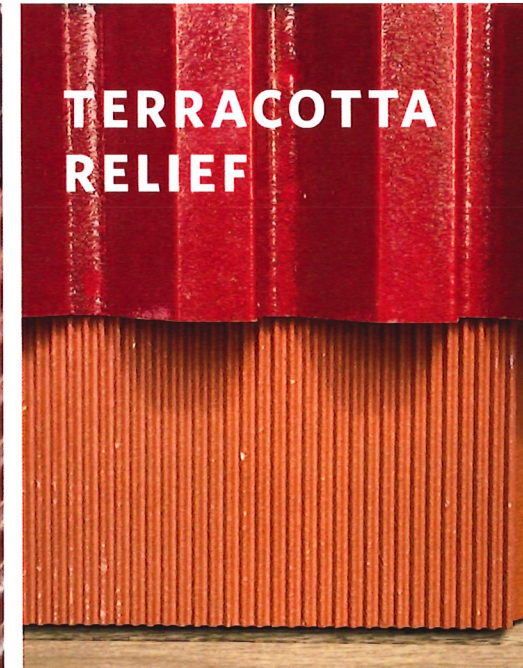
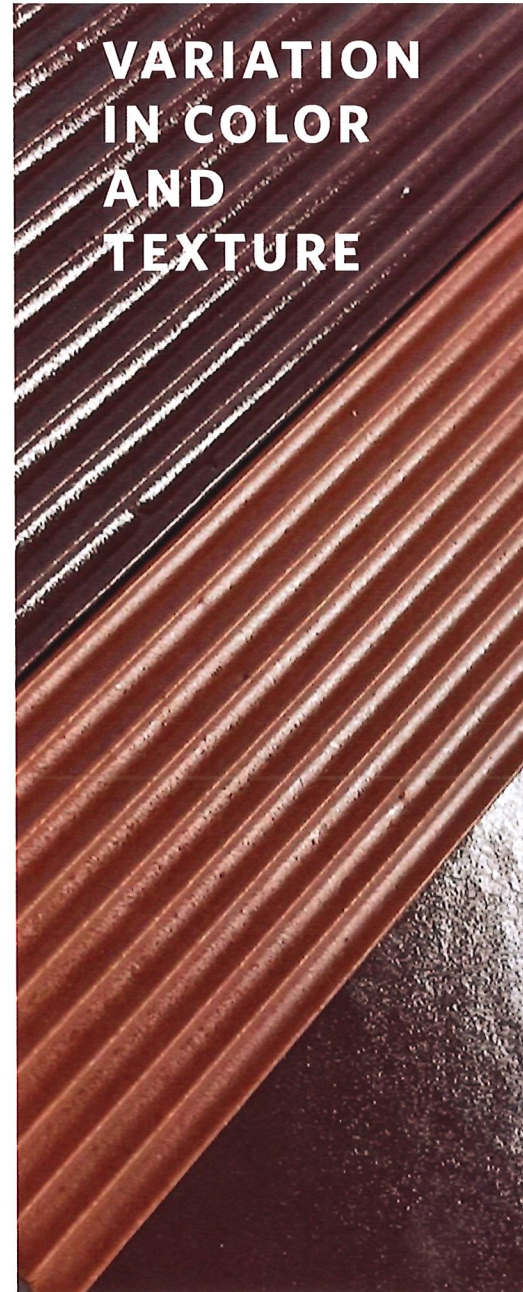
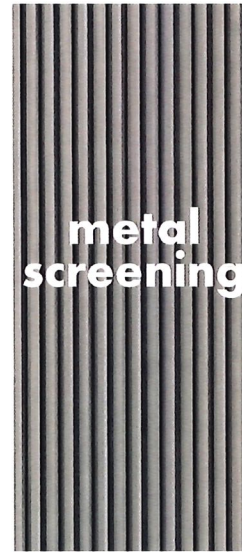
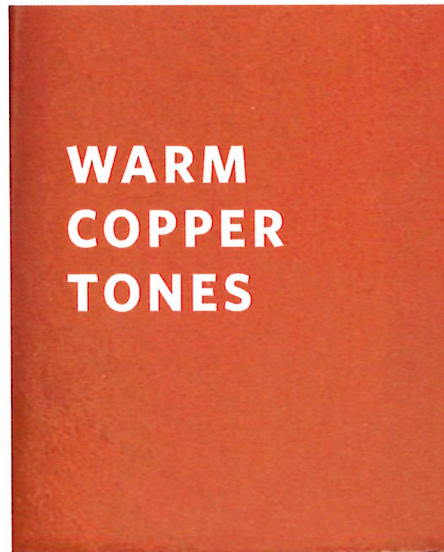


COLOR VARIATION

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



MATERIALS

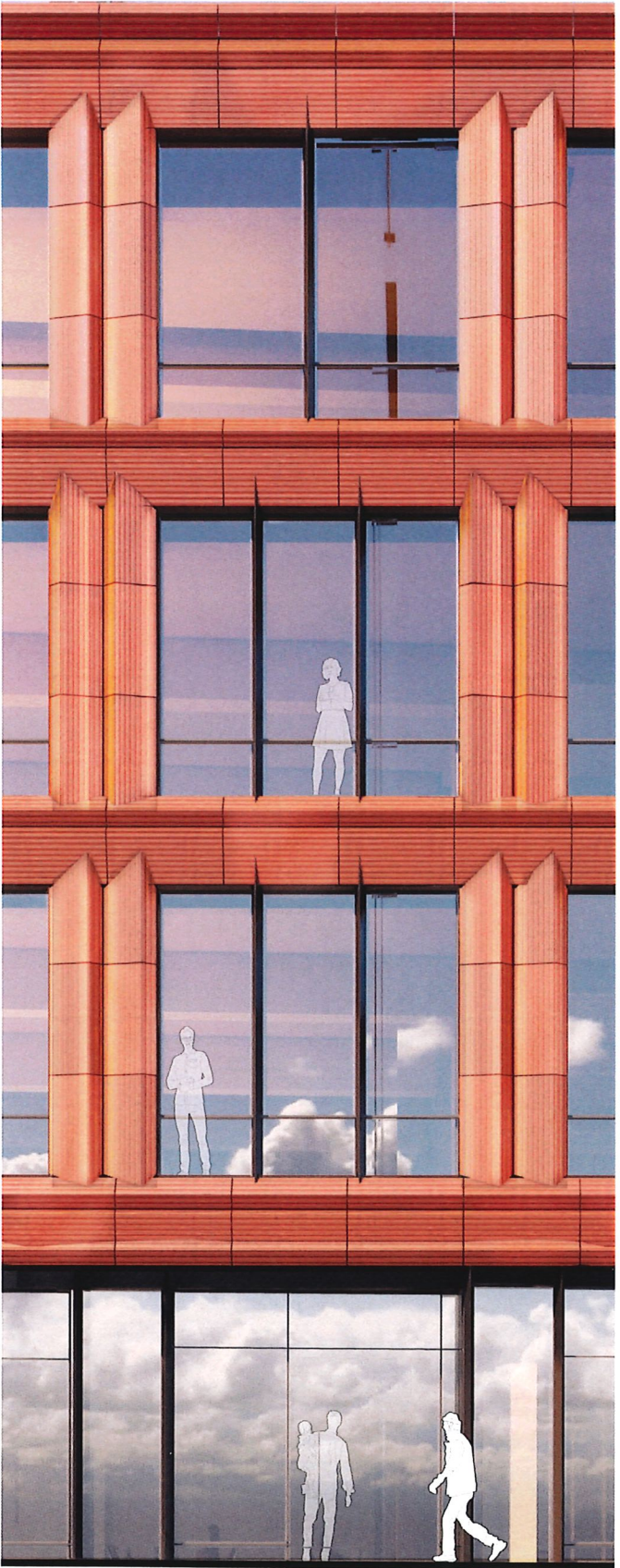
DETAILING



CLOSEUP ENTRY RENDER



DUNSTER CLOSEUP ELEVATION

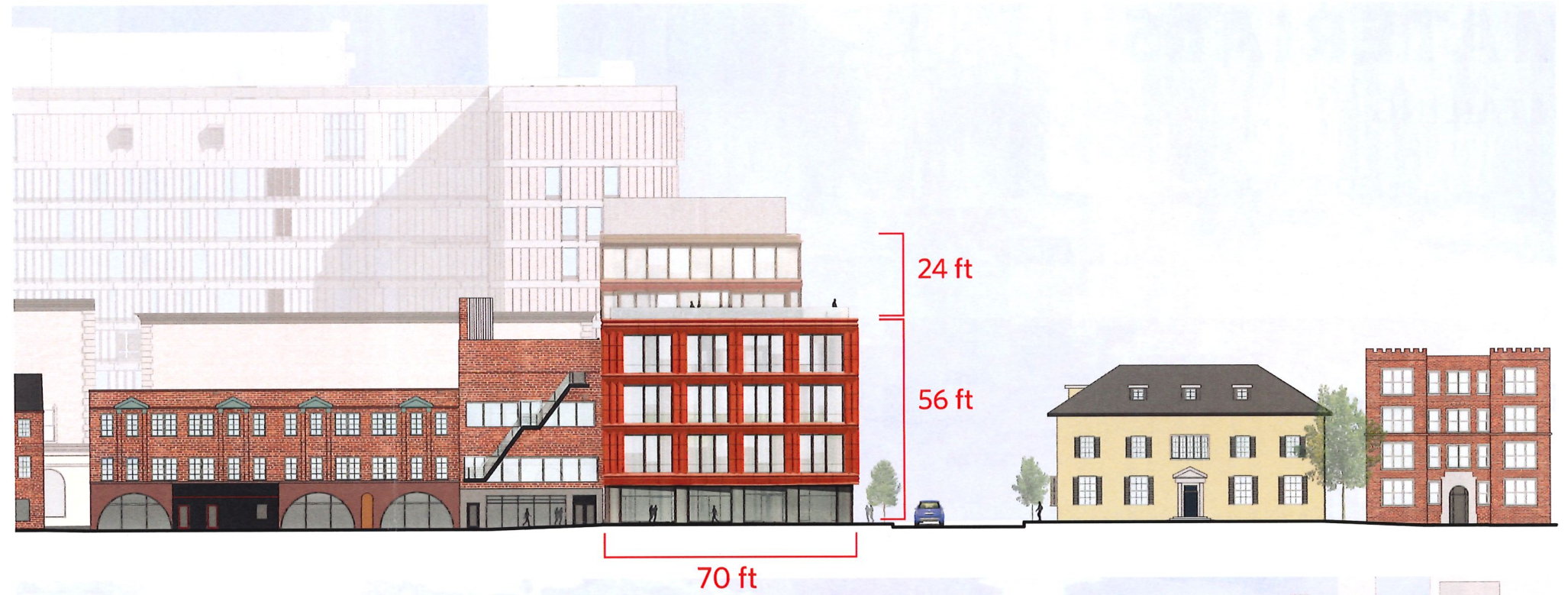


MT AUBURN CLOSEUP ELEVATION

ELEVATION

OVERALL

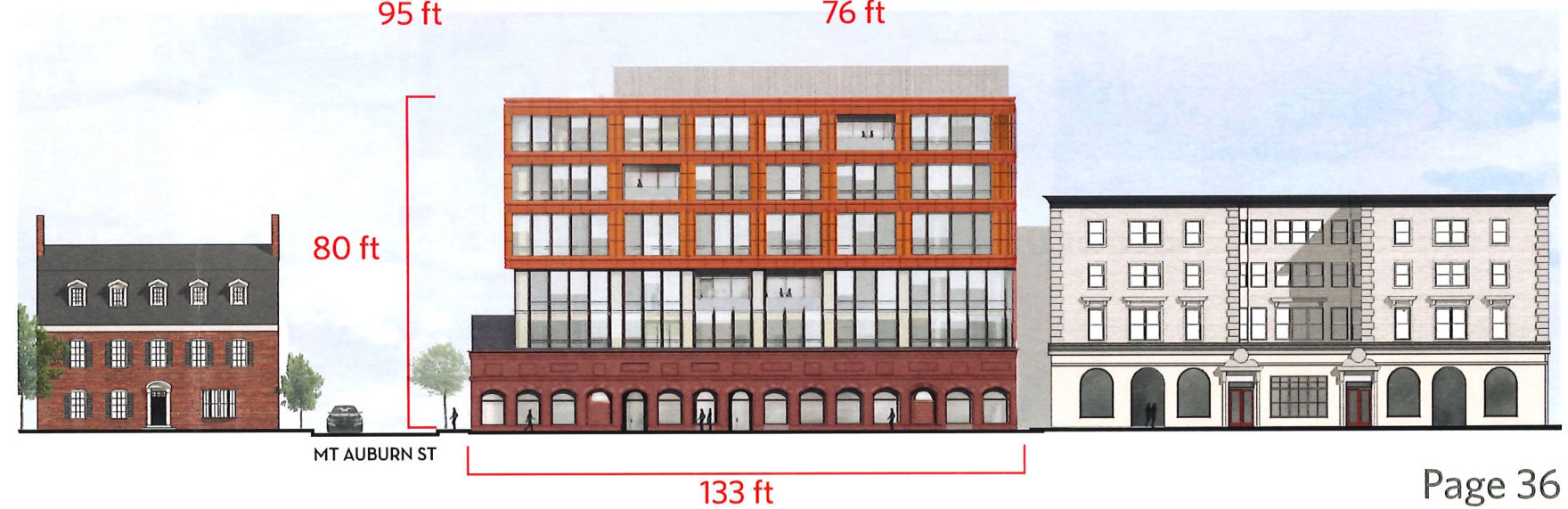
**JFK:
WEST**



**MT AUBURN:
SOUTH**

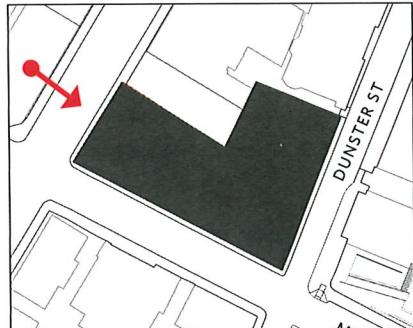


**DUNSTER:
EAST**

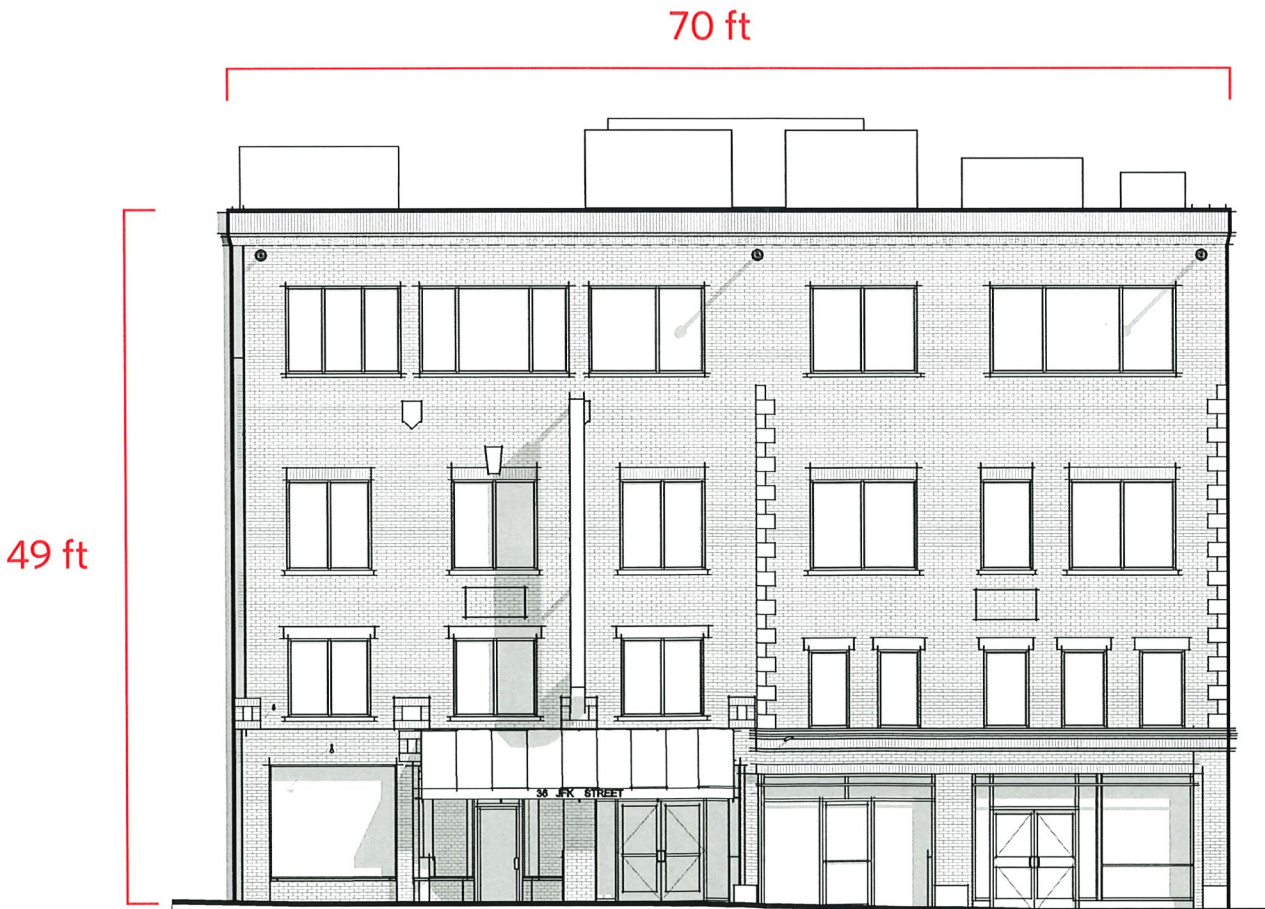


EXISTING ELEVATION

JFK - WEST

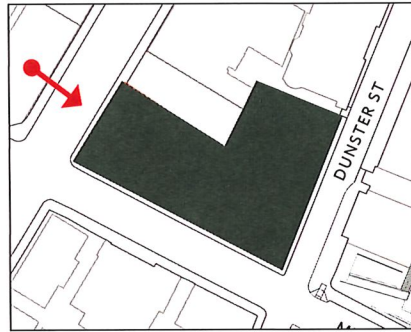


KEY PLAN

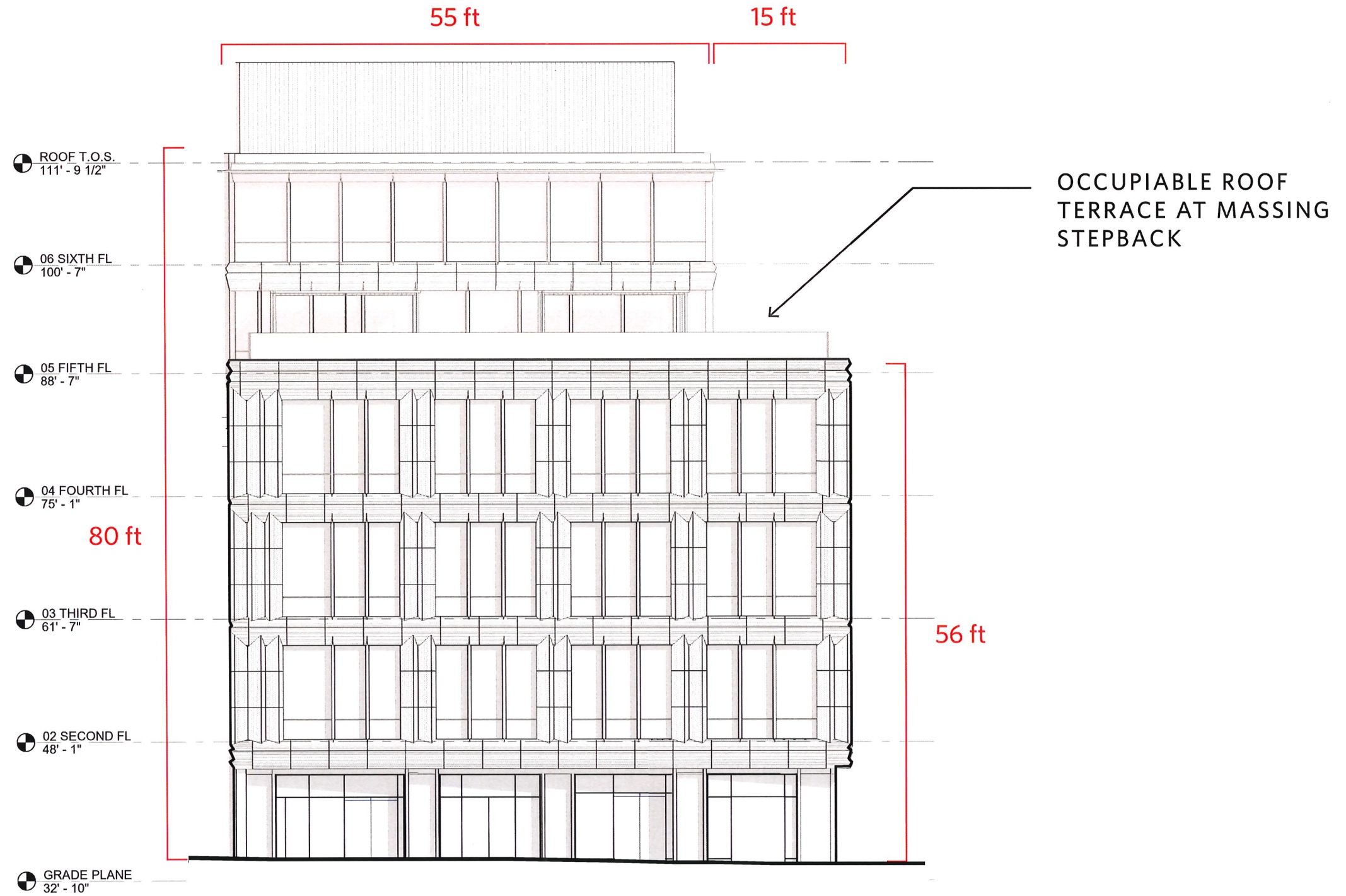


ELEVATION

JFK - WEST



KEY PLAN

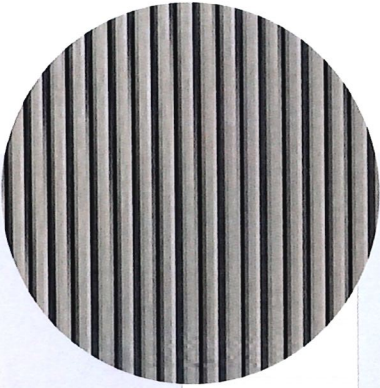


ELEVATIONS - JFK

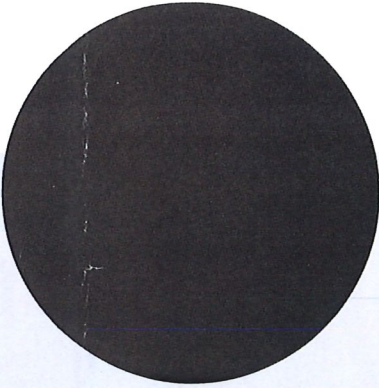
MATERIALS



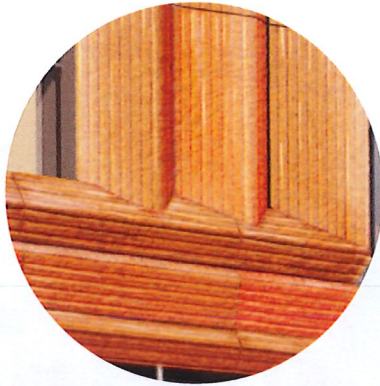
GLASS
Curtain Wall



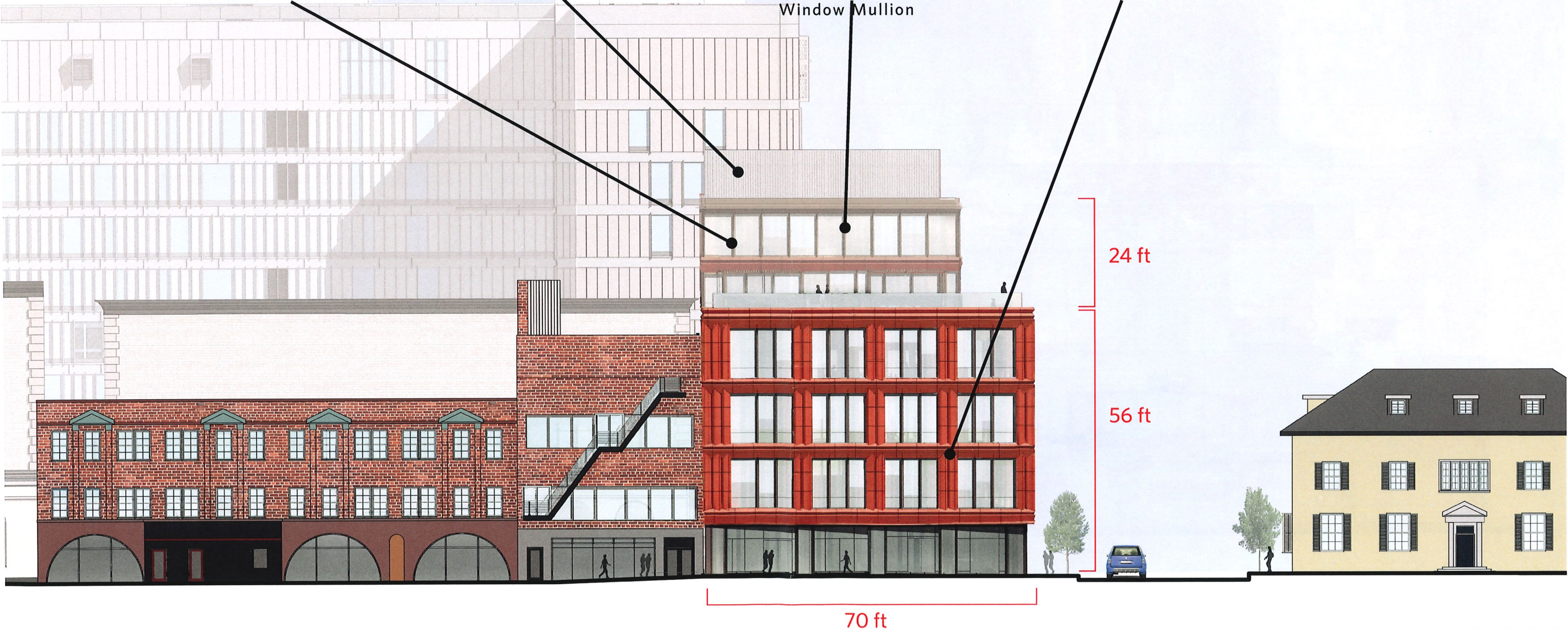
METAL SCREEN
Mechanical Cover



ZINC
Facade System
Window Mullion

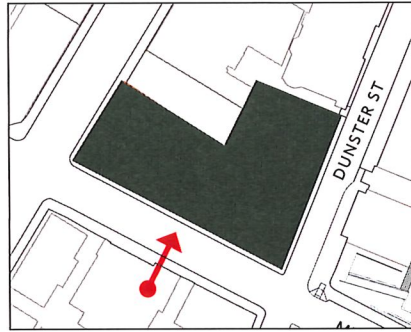


TERRA COTTA
Facade System



EXISTING ELEVATION

MT AUBURN - FACING SOUTH



KEY PLAN

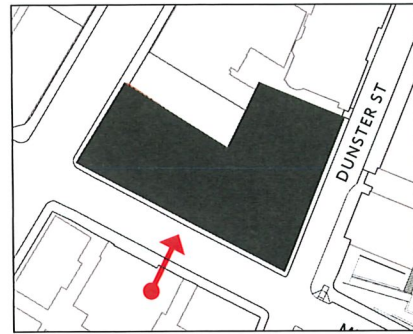
192 ft

52 ft



ELEVATION

MT AUBURN - FACING SOUTH



KEY PLAN

OCCUPIABLE ROOF
TERRACE AT MASSING
STEPBACK

174 ft

76 ft

18 ft

95 ft

ROOF T.O.S.
111' - 9 1/2"

06 SIXTH FL
100' - 7"

05 FIFTH FL
88' - 7"

80 ft

04 FOURTH FL
75' - 1"

03 THIRD FL
61' - 7"

28 ft

02 SECOND FL
48' - 1"

GRADE PLANE
32' - 10"

05 FIFTH FL
88' - 7"

04 FOURTH FL
75' - 1"

03 THIRD FL
61' - 7"

02 SECOND FL
48' - 1"

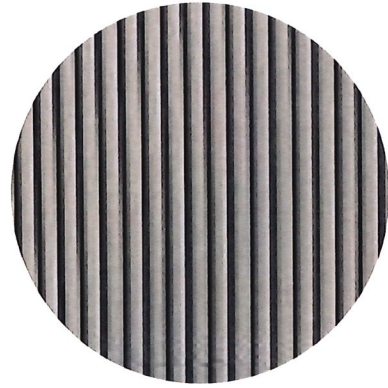
GRADE
32' - 10"

56 ft

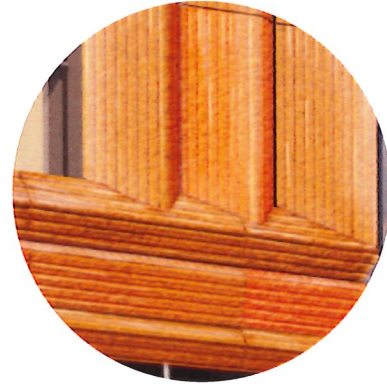


ELEVATION - MT. AUBURN

MATERIALS



METAL SCREEN
Mechanical Cover



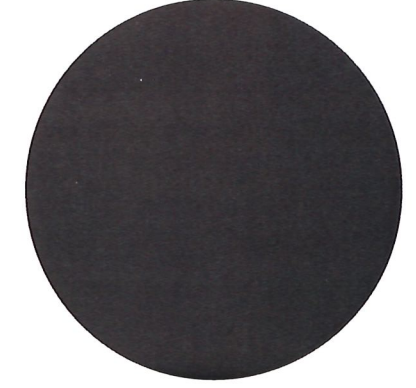
TERRA COTTA
Facade System



GLASS
Curtain Wall



MASONRY
Historic Brick

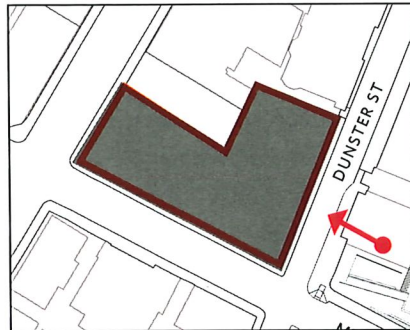


ZINC
Facade System
Window Mullion

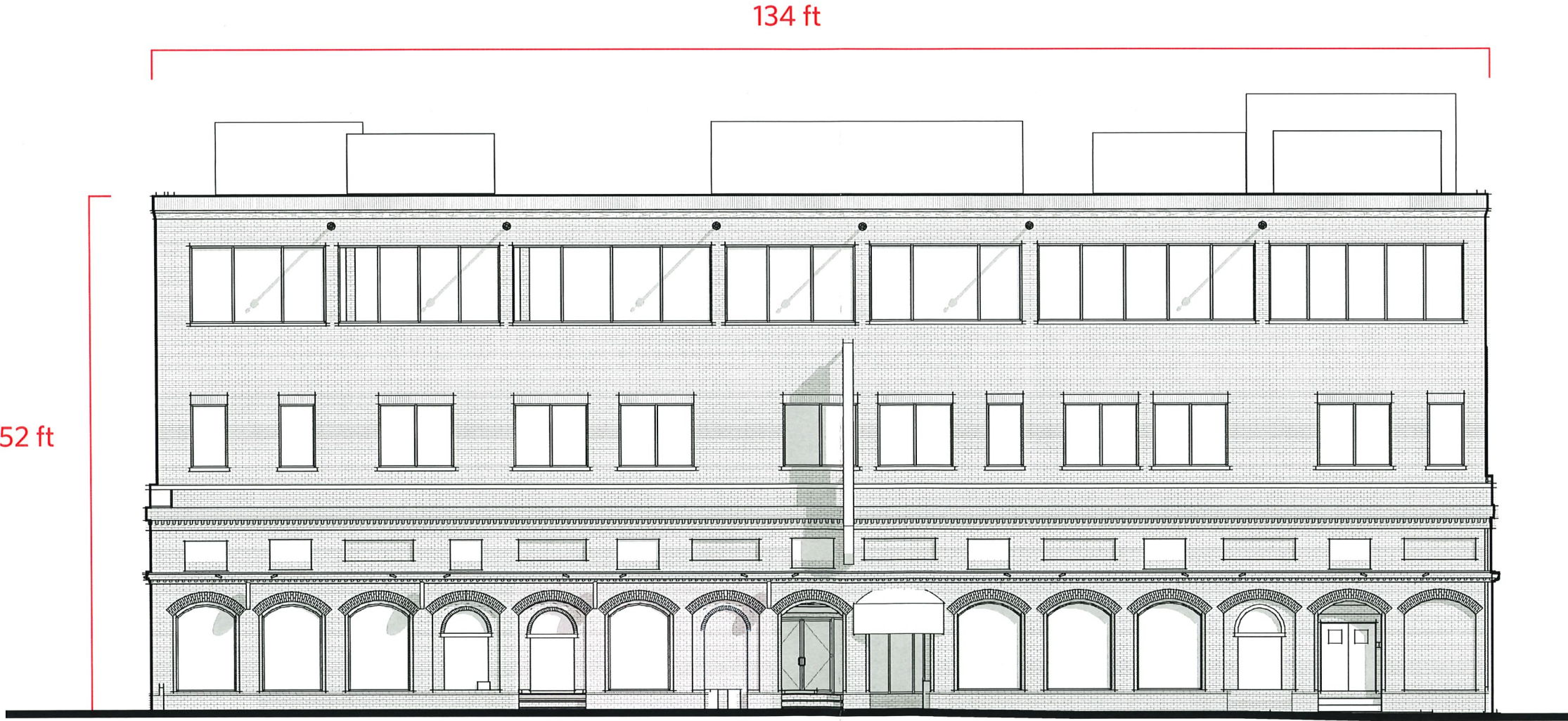


EXISTING ELEVATION

DUNSTER - FACING EAST

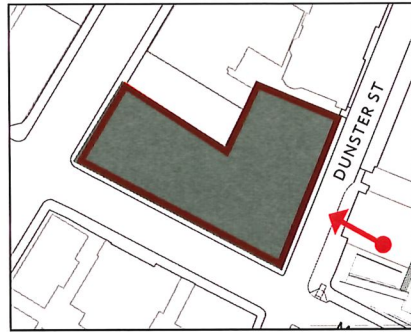


KEY PLAN

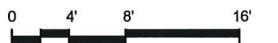
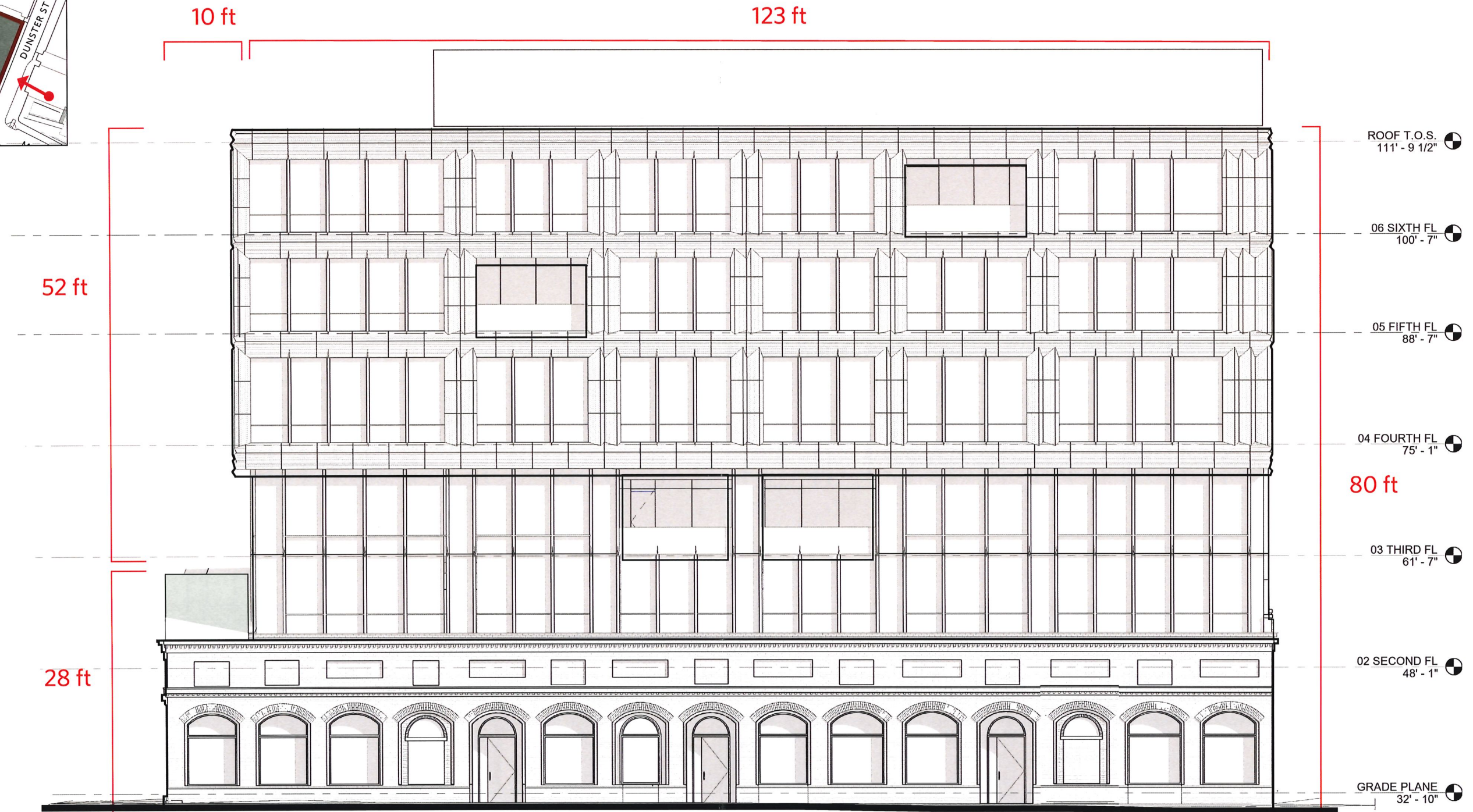


ELEVATION

DUNSTER - FACING EAST

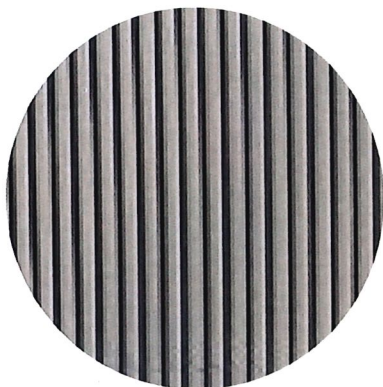


KEY PLAN

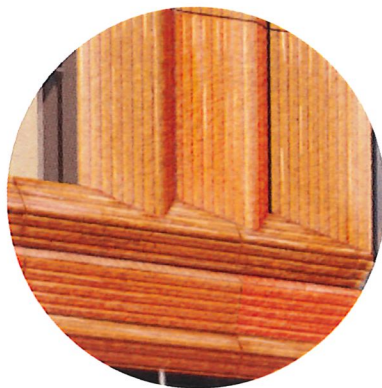


ELEVATION - DUNSTER

MATERIALS



METAL SCREEN
Mechanical Cover



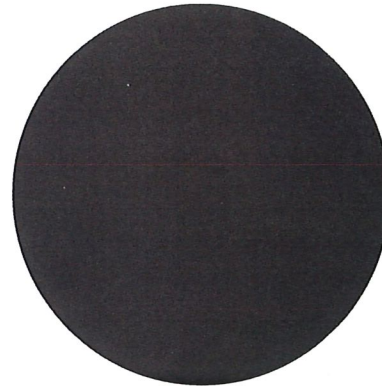
TERRA COTTA
Facade System



GLASS
Curtain Wall



MASONRY
Historic Brick

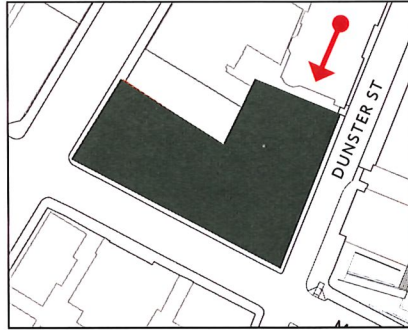


ZINC
Facade System
Window Mullion

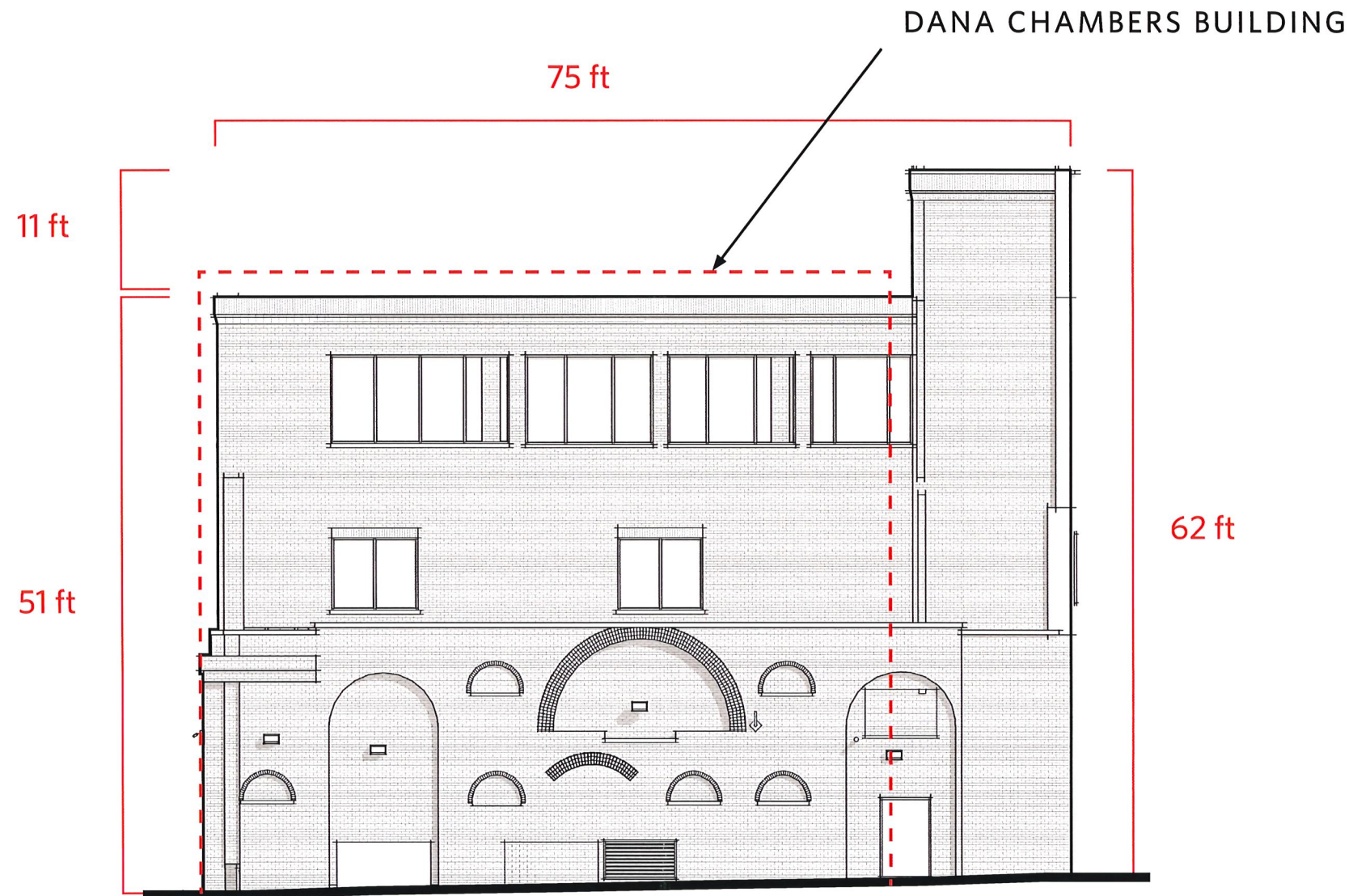


EXISTING ELEVATION

SERVICE ALLEY - FACING NORTH

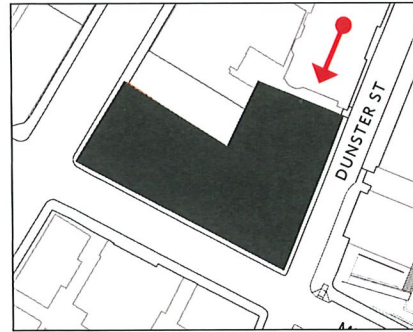


KEY PLAN

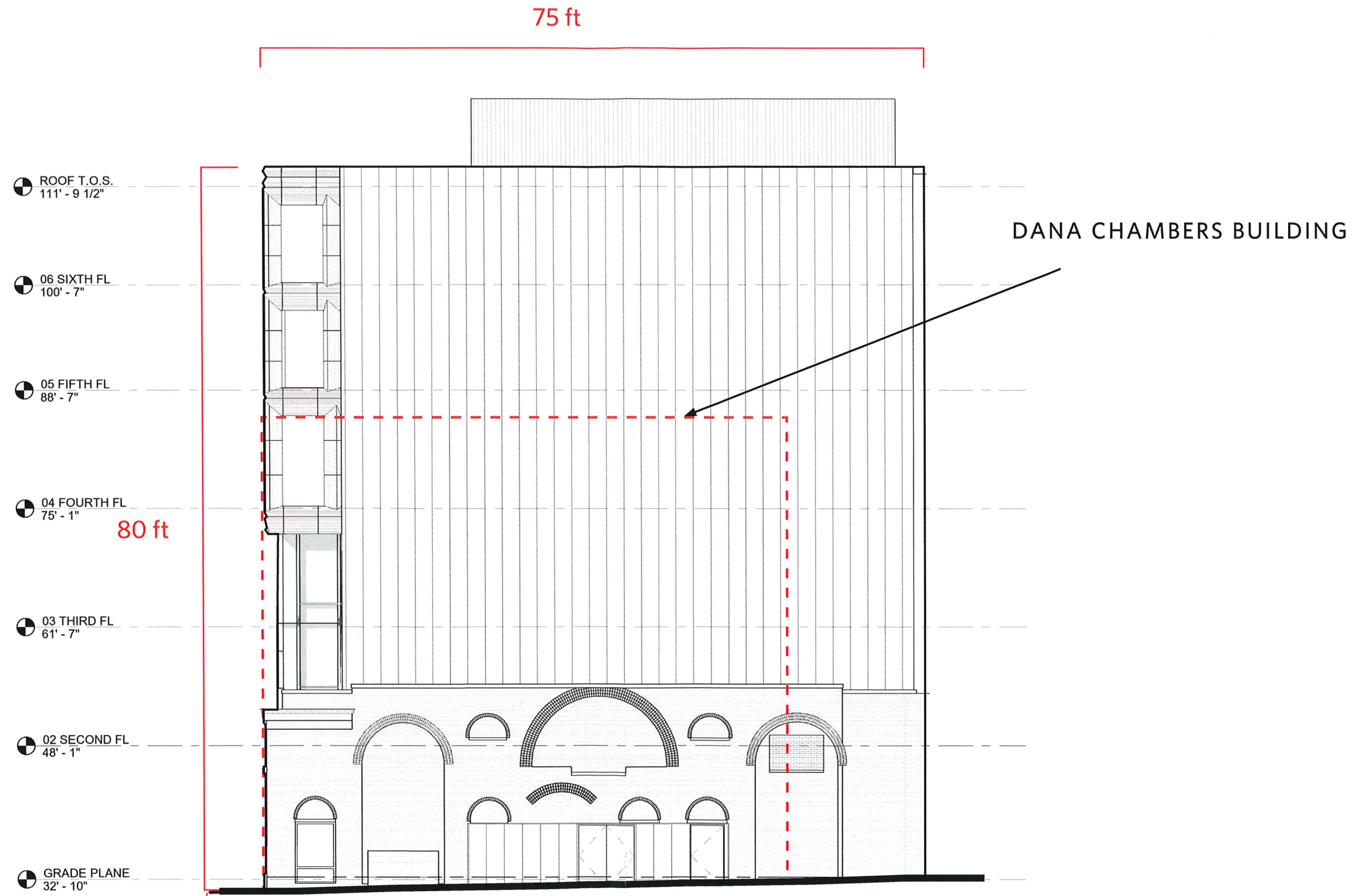


ELEVATION

SERVICE ALLEY - FACING NORTH

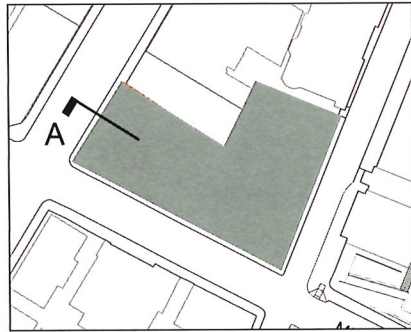


KEY PLAN

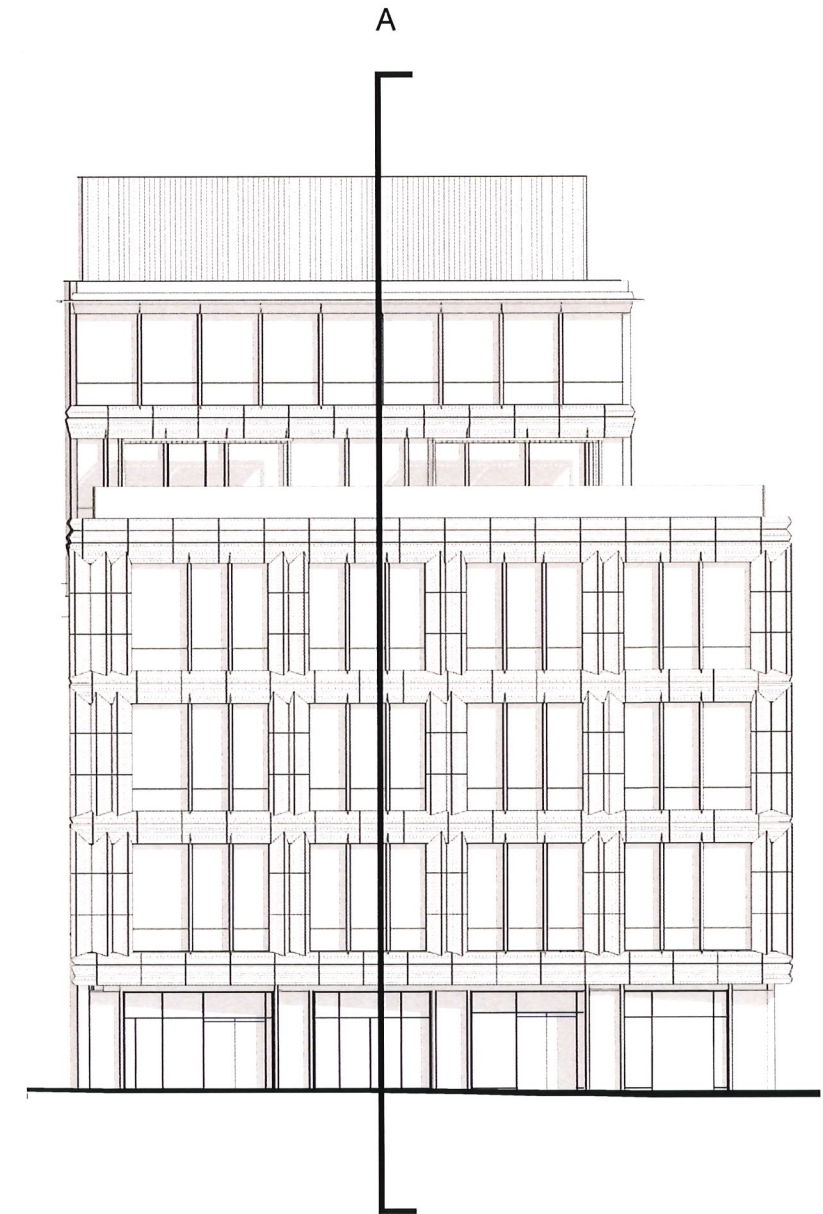
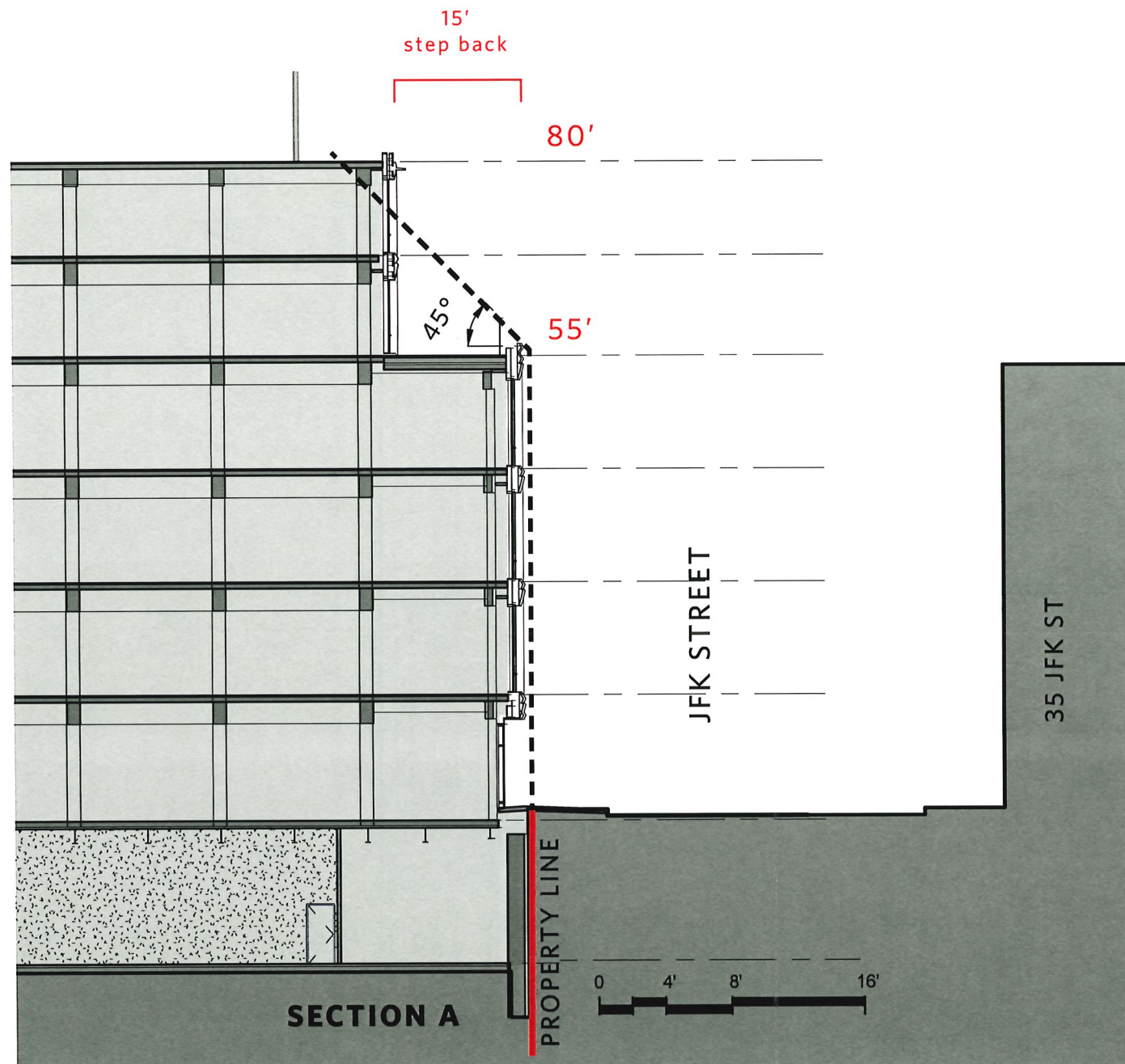


BUILDING STEP BACKS

JFK STREET



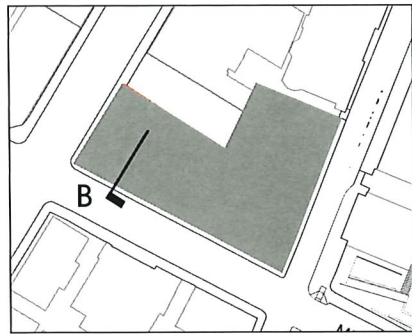
KEY PLAN



JFK ELEVATION

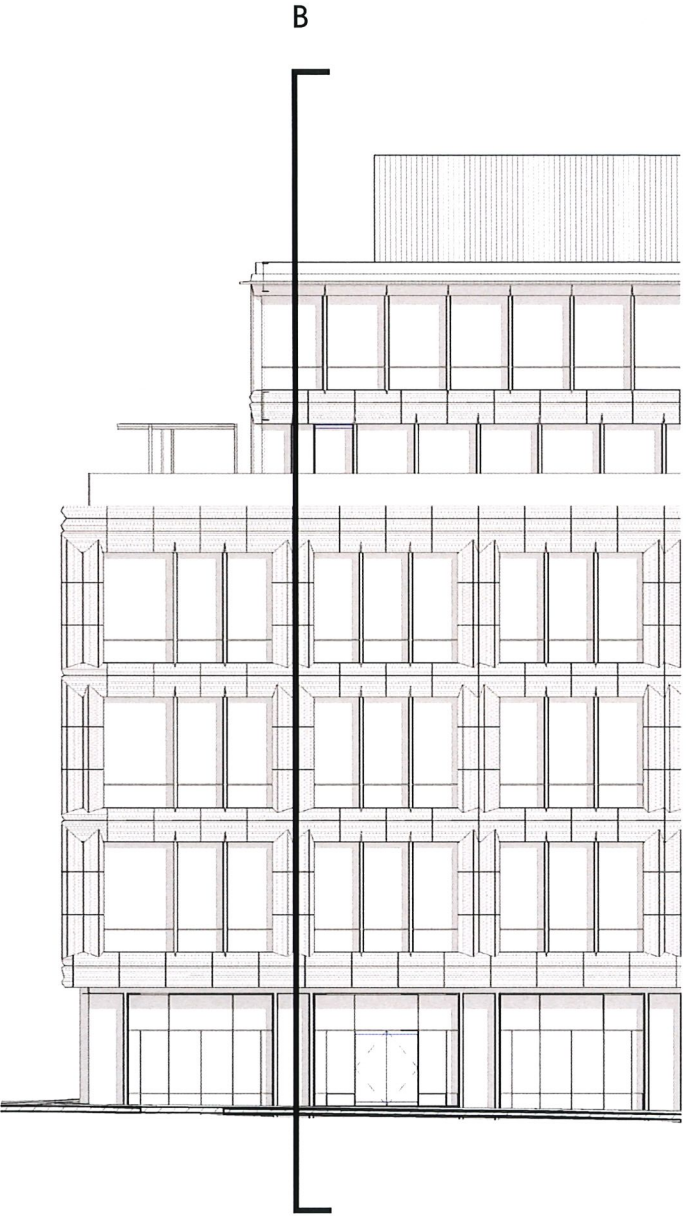
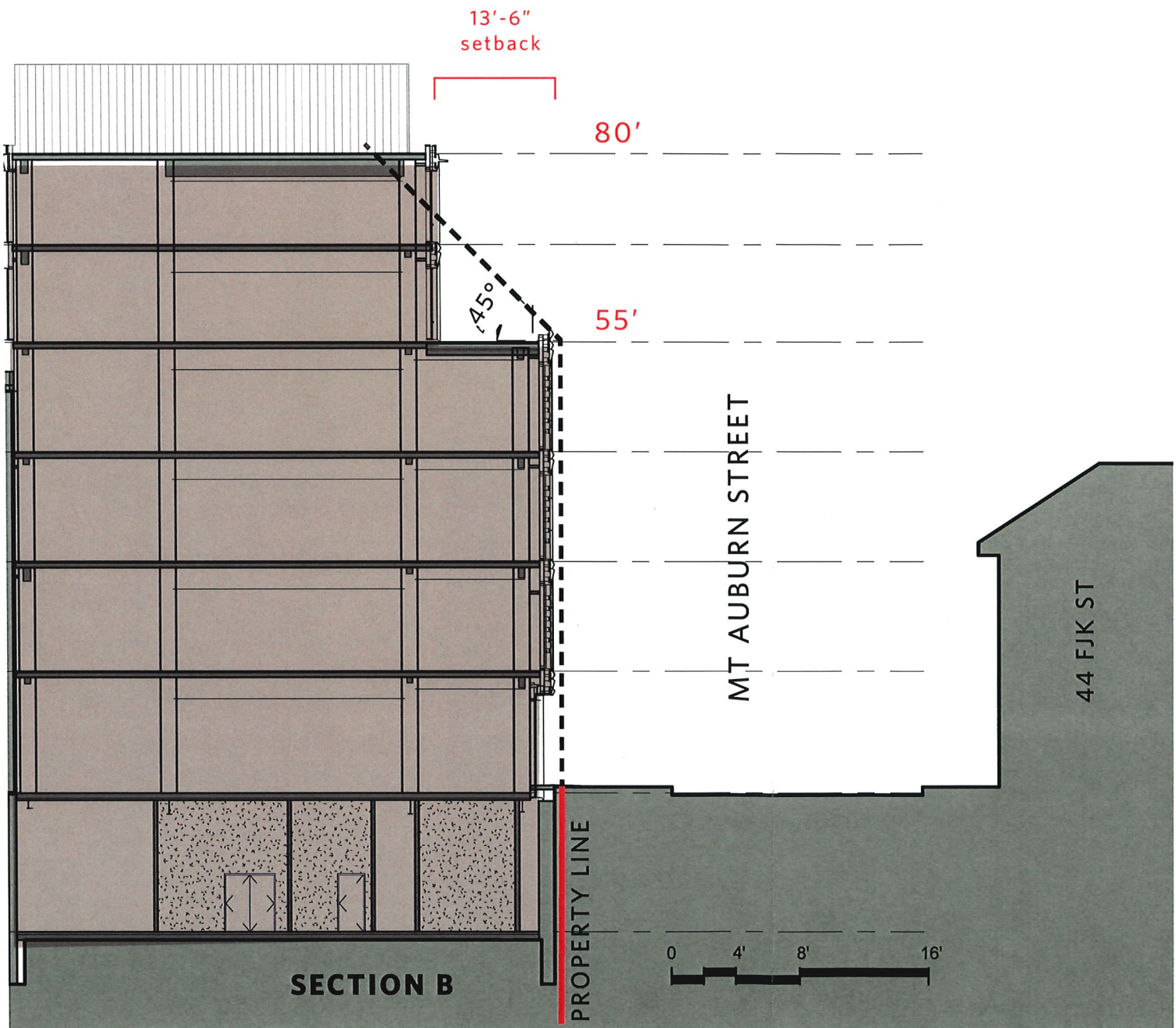
BUILDING STEPBACKS

MT AUBURN STREET



KEY PLAN

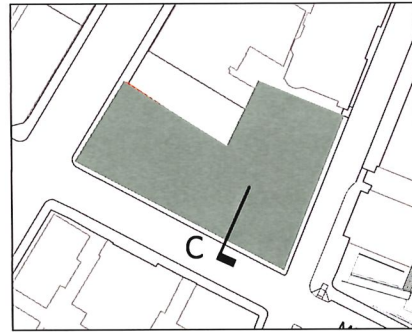
----- ZONING SKYPLANE



MT AUBURN ST ELEVATION

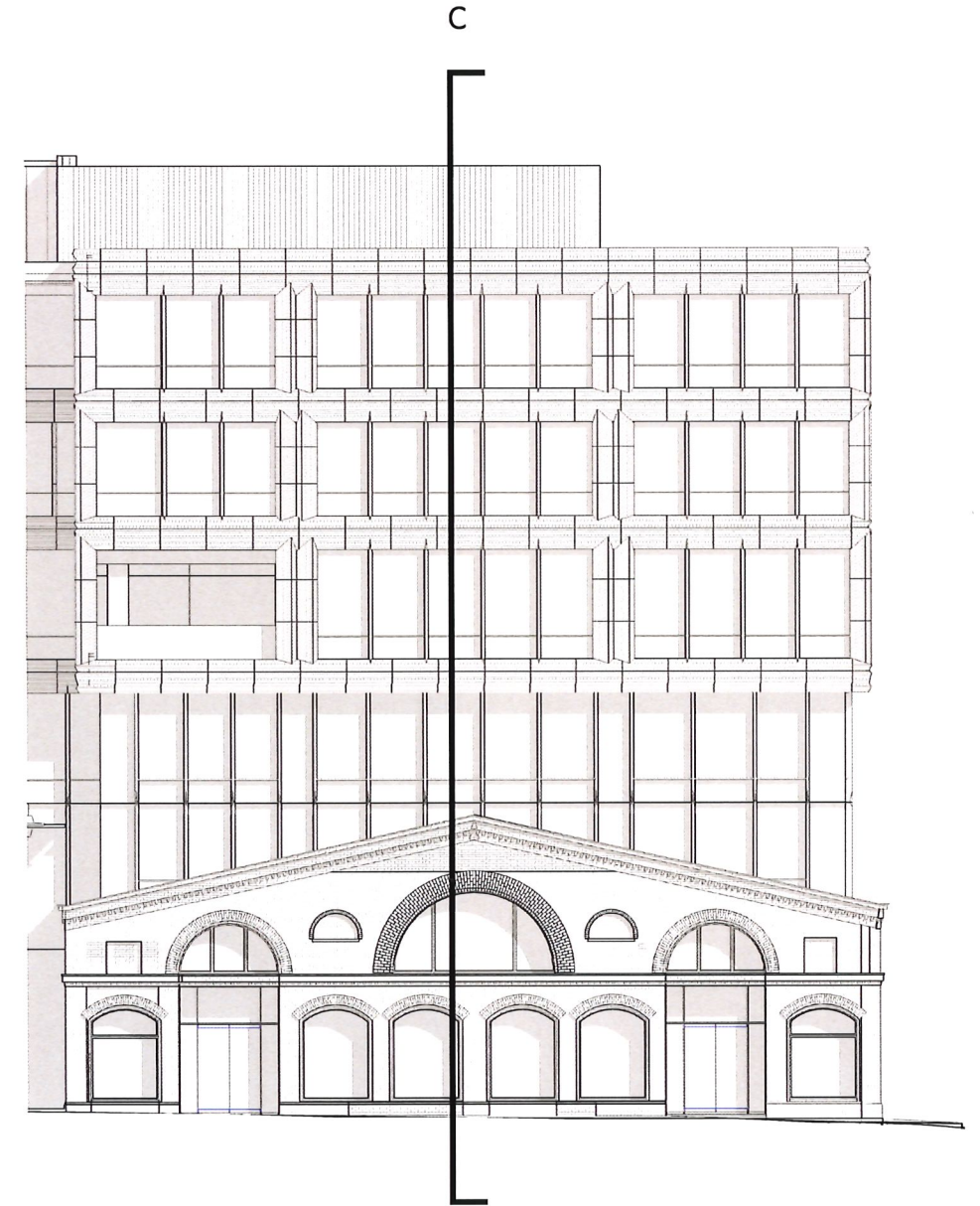
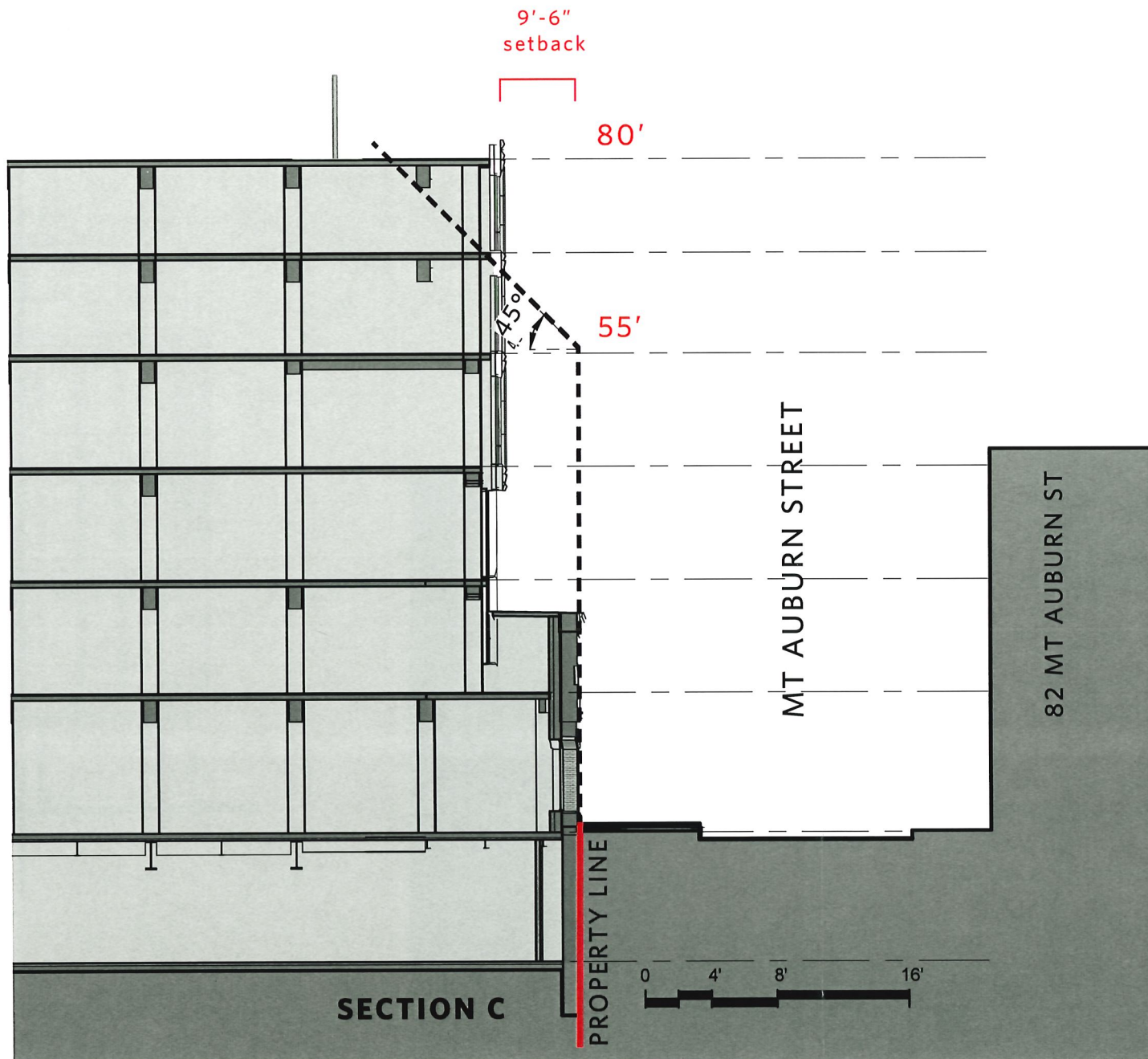
BUILDING STEPBACKS

MT AUBURN STREET



KEY PLAN

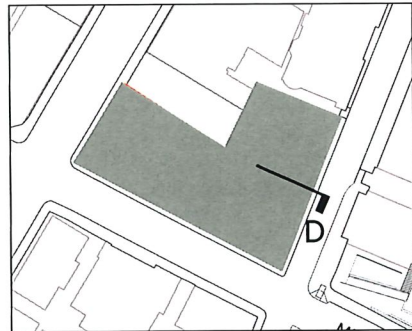
----- ZONING SKYPLANE



MT AUBURN ST ELEVATION

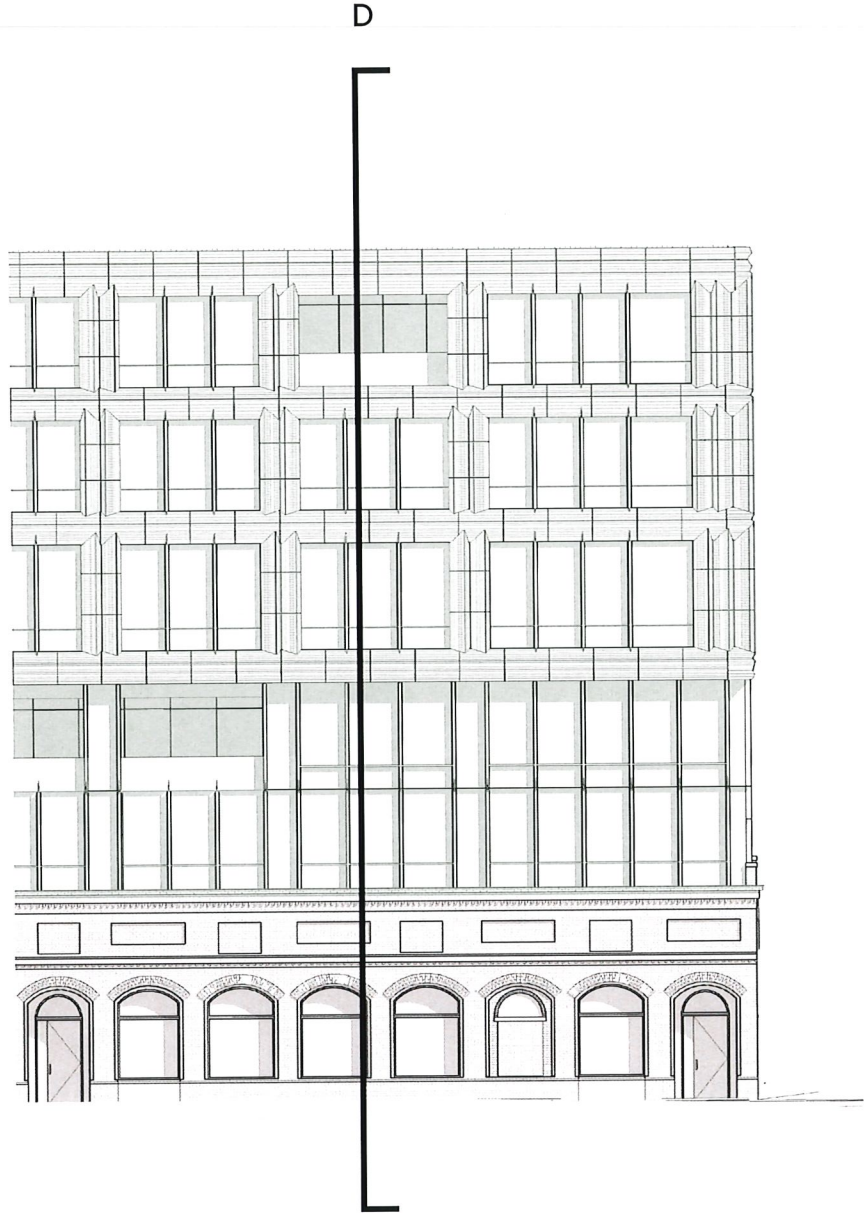
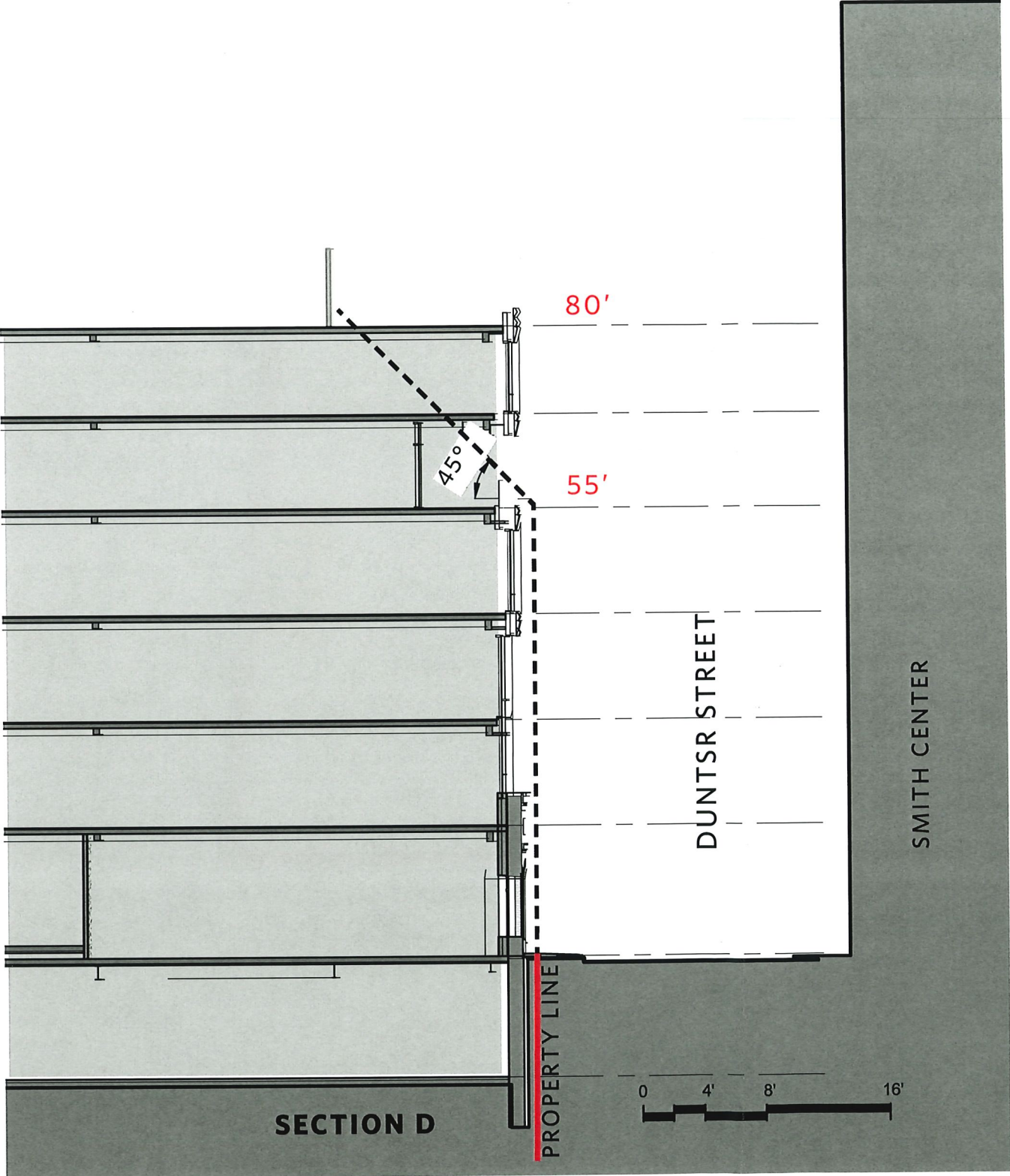
BUILDING STEPBACKS

DUNSTER STREET



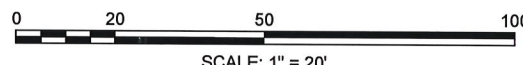
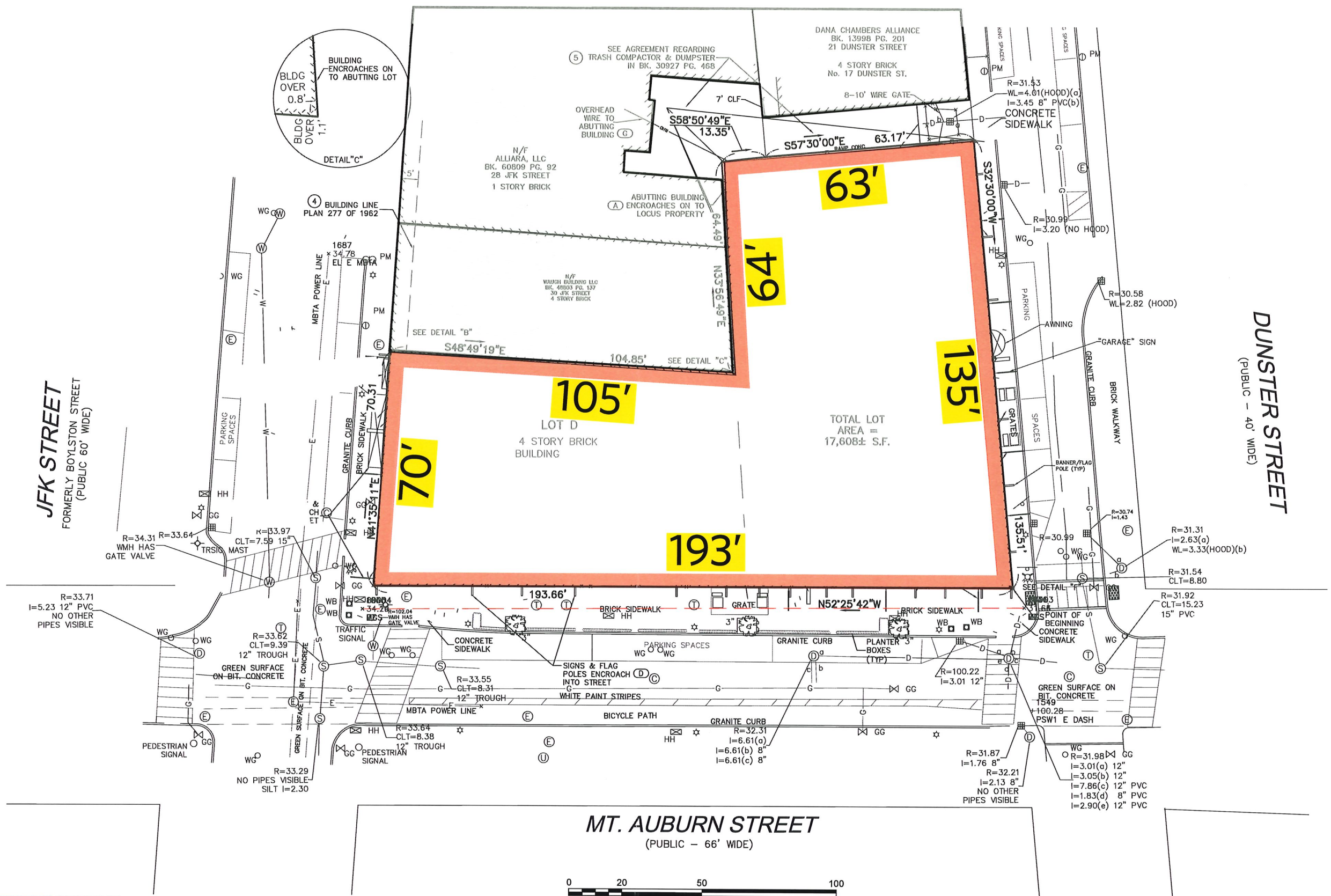
KEY PLAN

----- ZONING SKYPLANE



DUNSTER ST ELEVATION

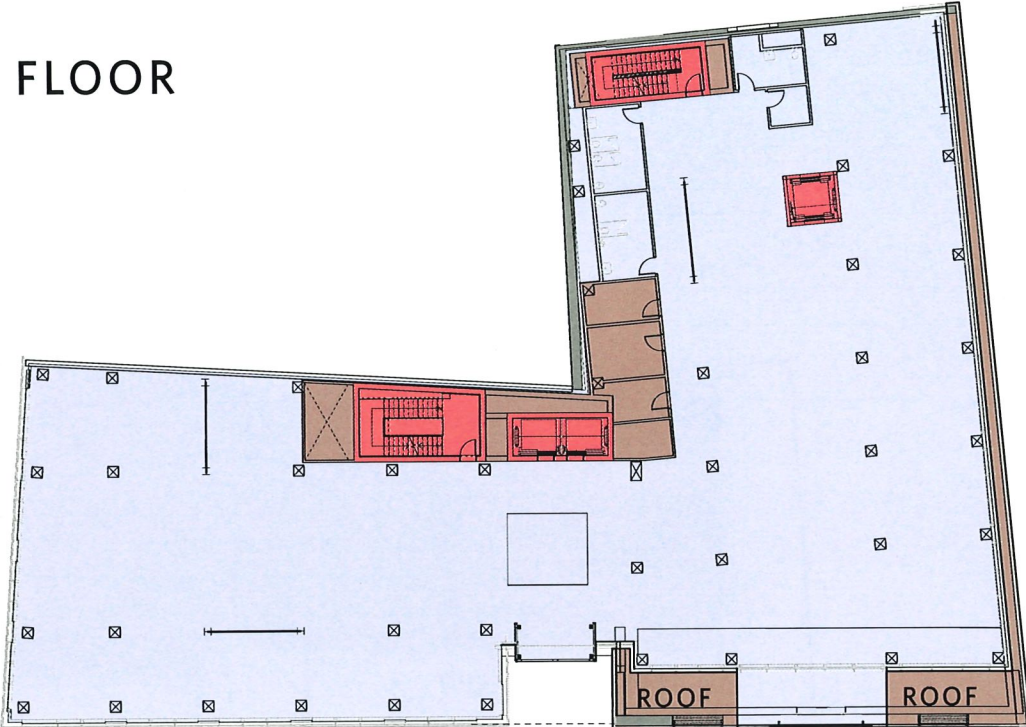
SURVEY PLAN



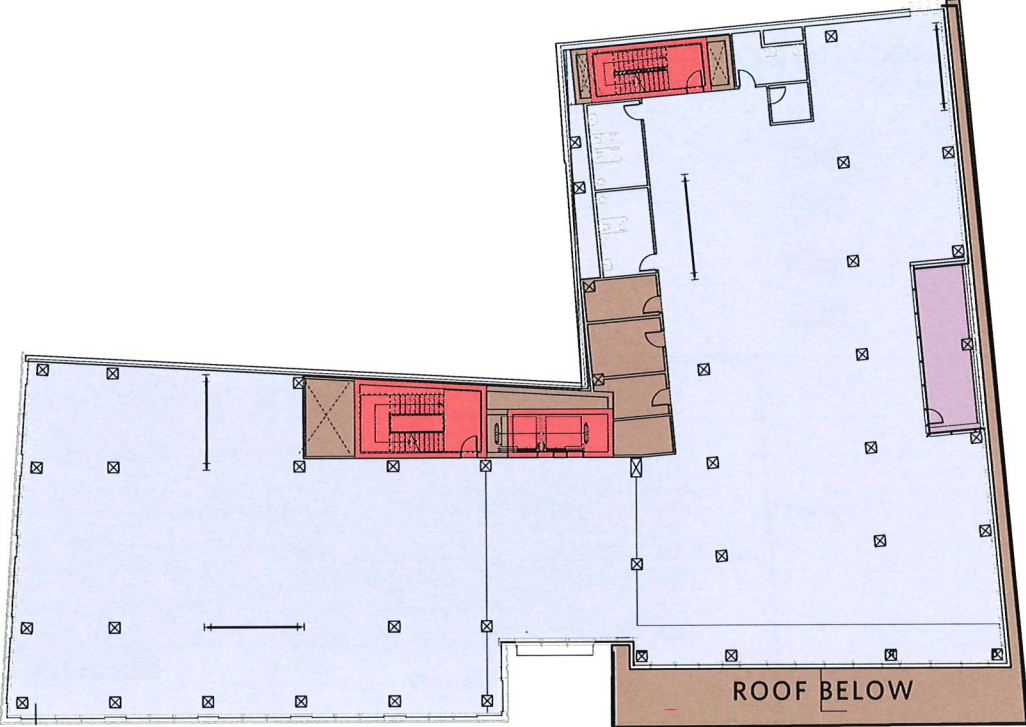
PLANS

BASEMENT - THIRD FLOOR

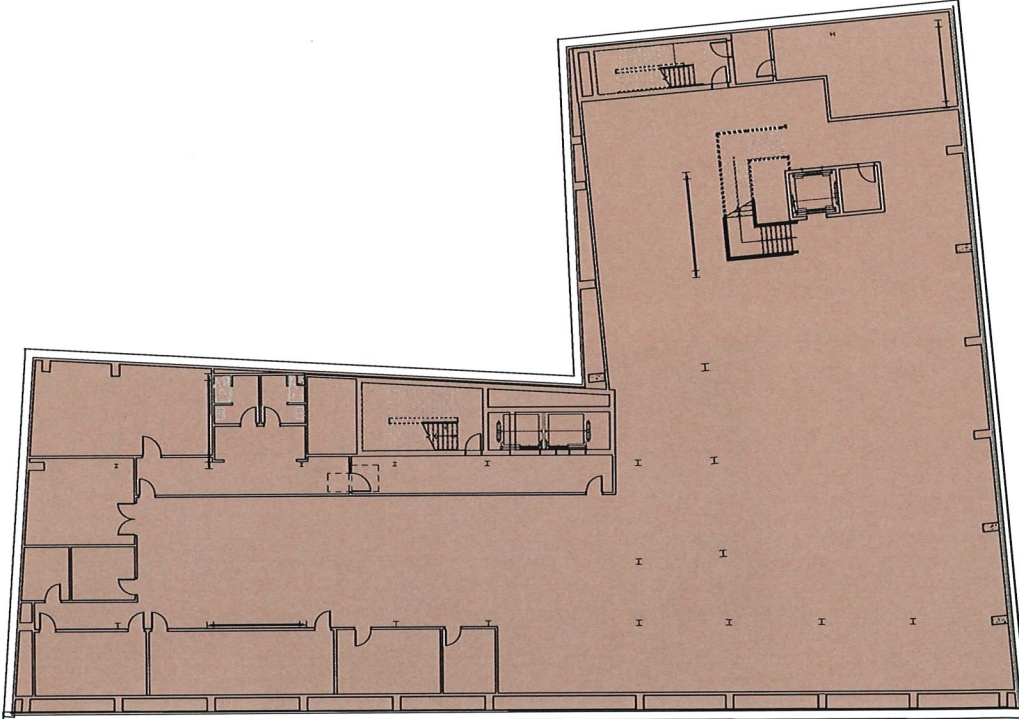
- EXEMPT
- FLOOR AREA
- STAIR & ELEVATOR
- TERRACE



SECOND FLOOR



THIRD FLOOR



BASEMENT LEVEL



GROUND FLOOR

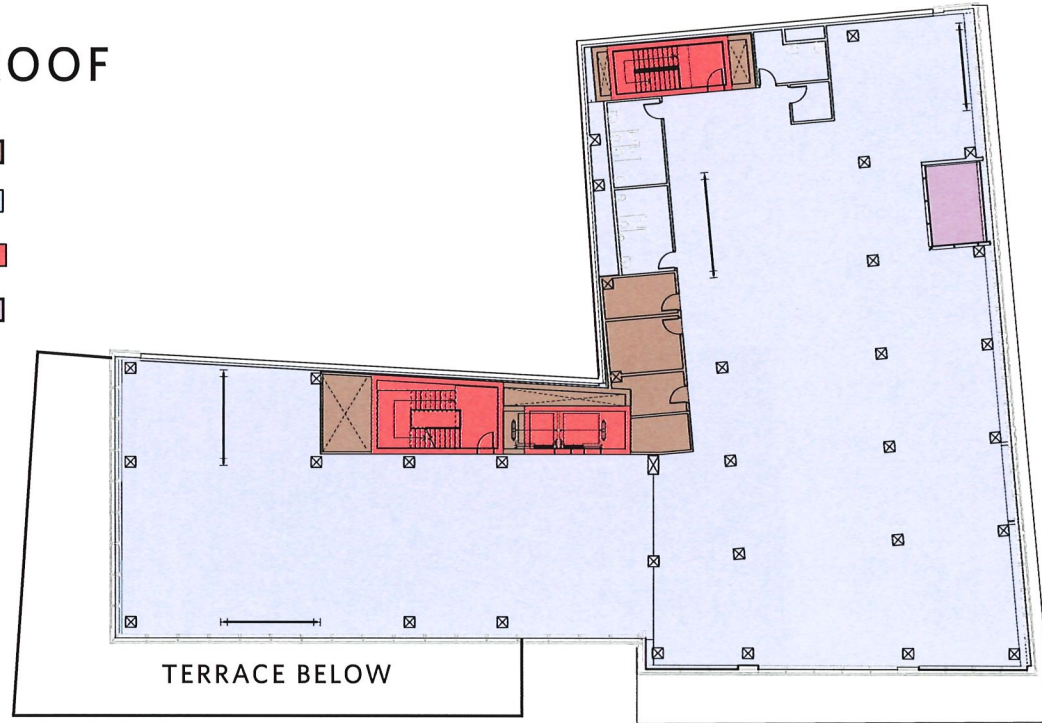
0' 8' 16' 32'



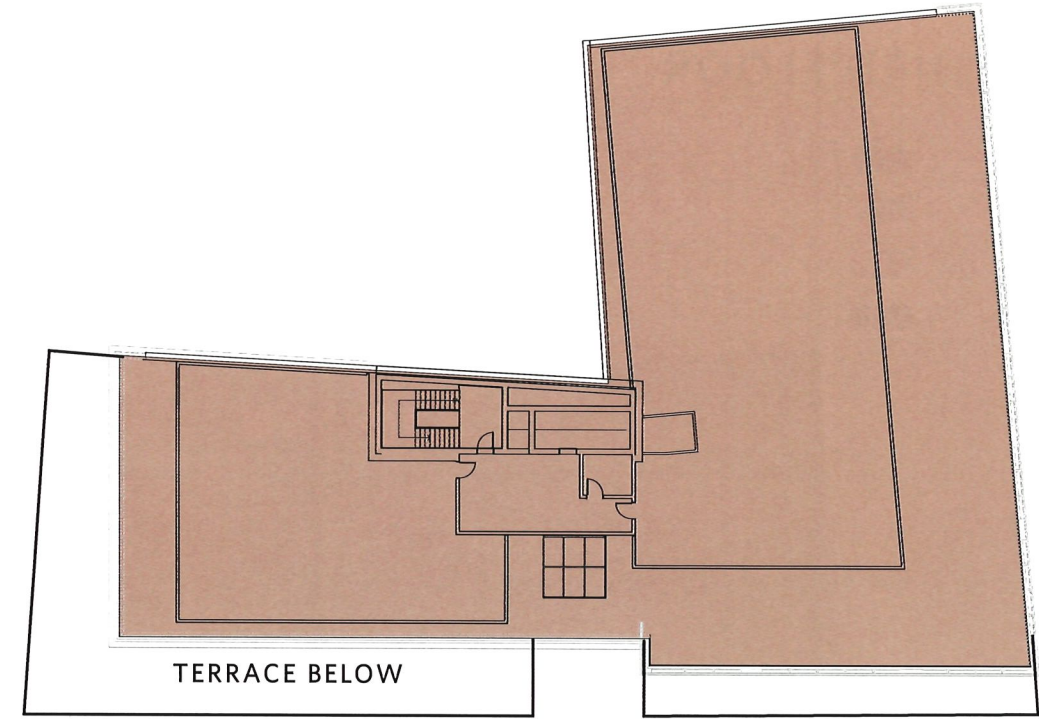
PLANS

FOURTH FLOOR - ROOF

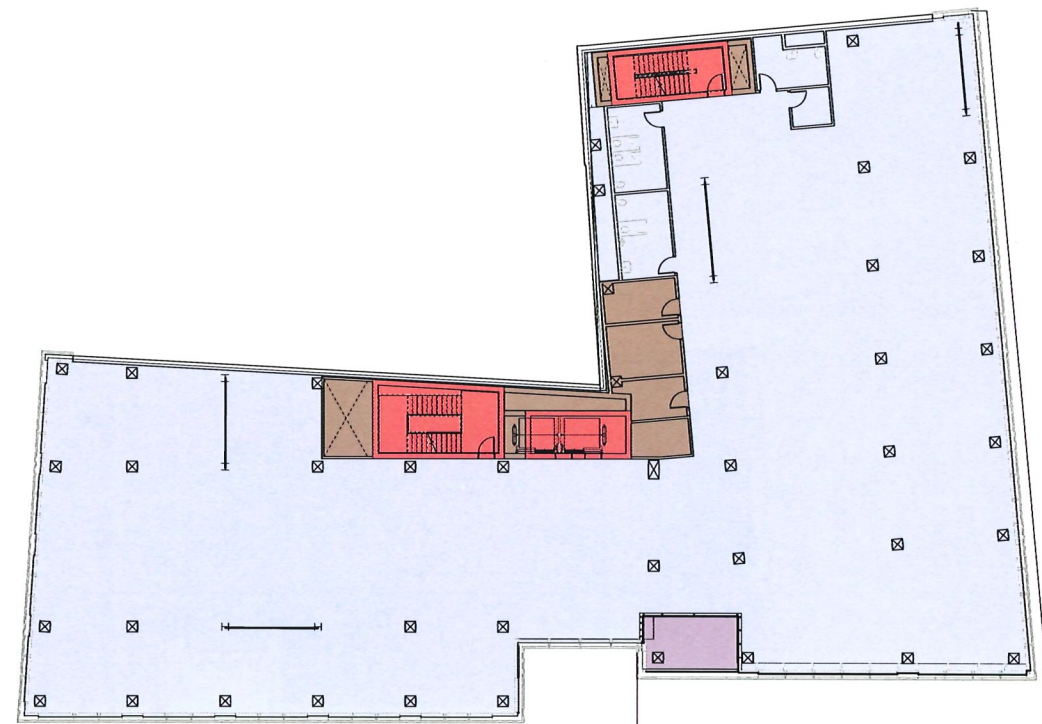
- EXEMPT
- FLOOR AREA
- STAIR & ELEVATOR
- TERRACE



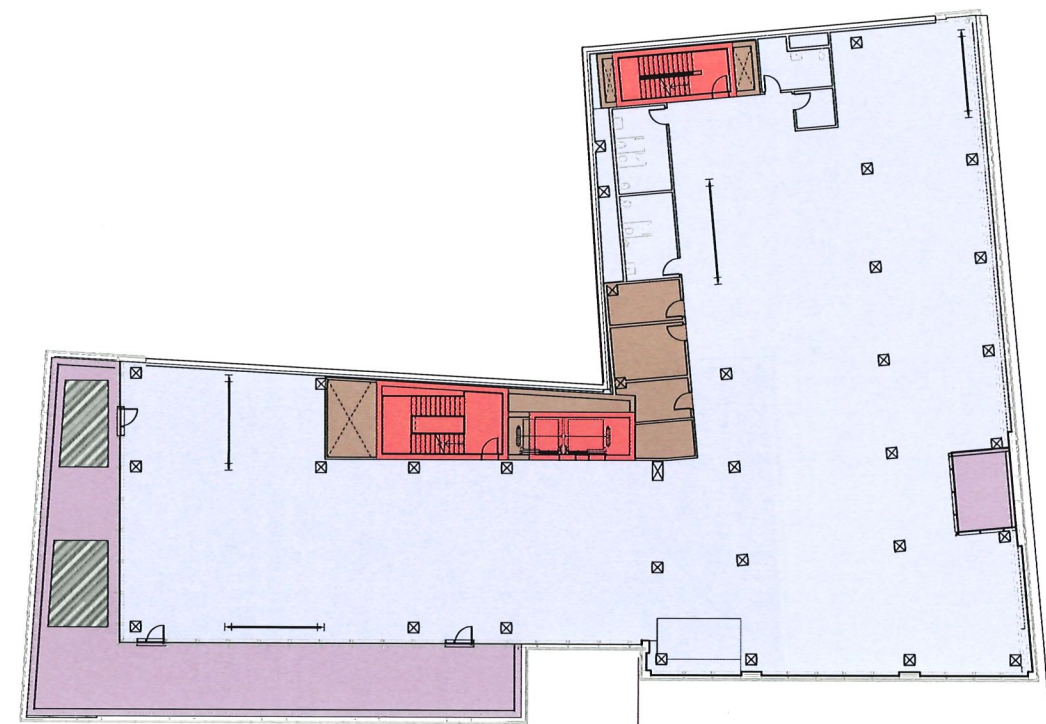
SIXTH FLOOR



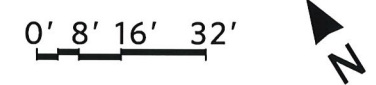
ROOF PLAN



FOURTH FLOOR



FIFTH FLOOR



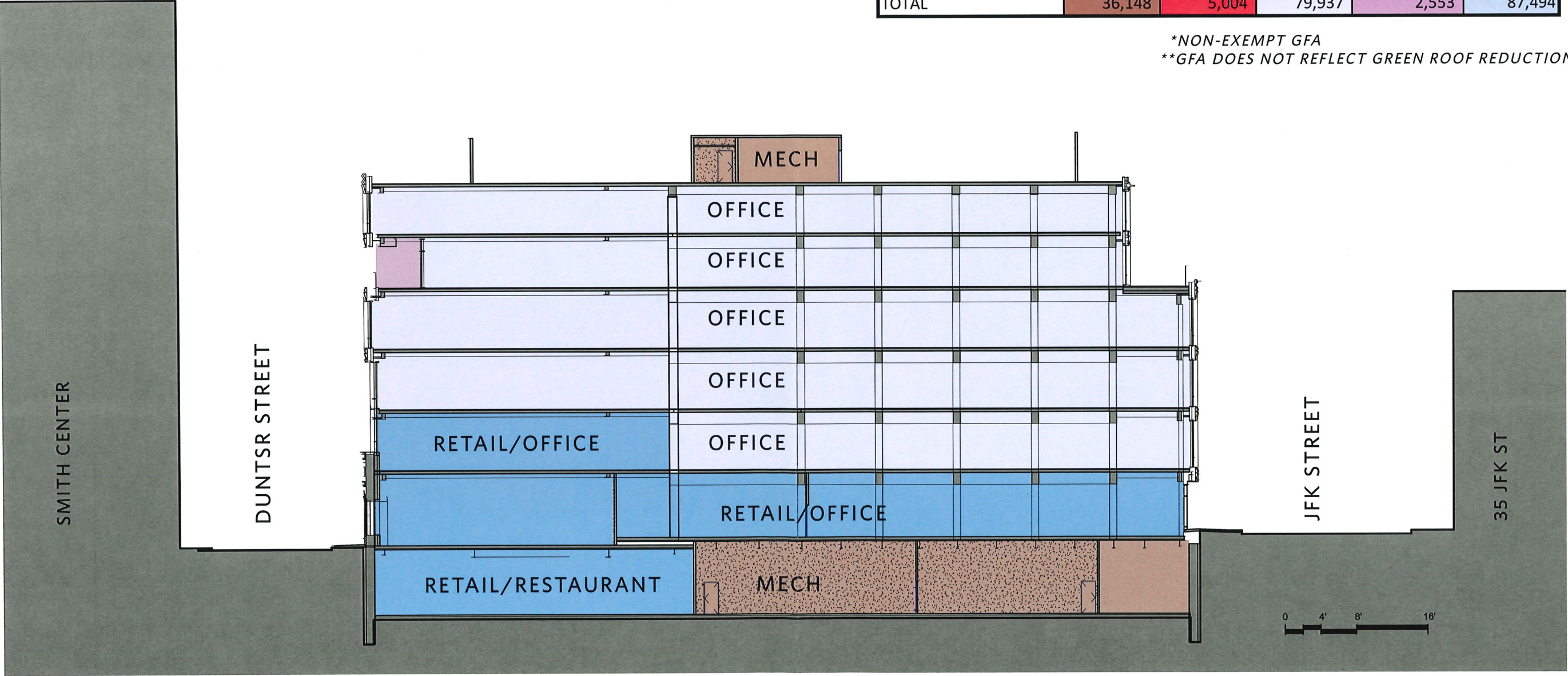
PROGRAM DISTRIBUTION

BUILDING SECTION

- EXEMPT
- FLOOR AREA
- STAIR & ELEVATOR
- TERRACE

FLOOR	EXEMPT (Brown) FA	ELEVATOR & STAIR (Red) FA	FLOOR AREA (Blue)	TERRACE (Purple) FA	TOTAL Gross Floor Area *
B1 Venue Restaurant	16,649	-	0	-	
1 Retail Restaurant	809	1,094	13,954	-	15,048
2 Office Use	1,971	858	13,989	-	14,847
3 Office Use	809	763	13,721	302	14,786
4 Office Use	809	763	14,080	184	15,027
5 Office Use	809	763	12,006	1,911	14,680
6 Office Use	809	763	12,187	156	13,106
Roof	13,483				0
TOTAL	36,148	5,004	79,937	2,553	87,494

*NON-EXEMPT GFA
**GFA DOES NOT REFLECT GREEN ROOF REDUCTION

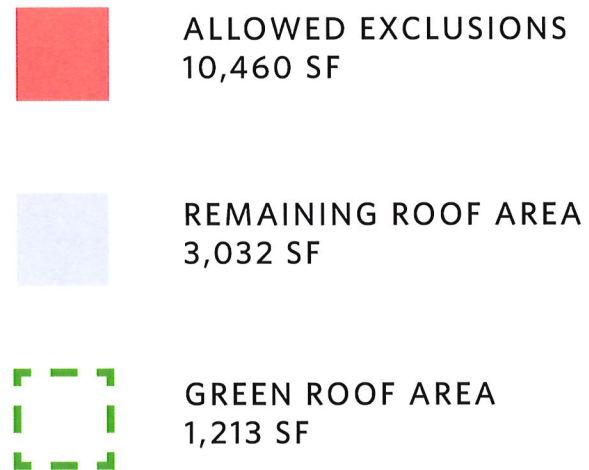


EAST-WEST SECTION

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

Total Roof GFA	Allowed Exclusions	Remaining Roof Area	Green Roof Area	Reduction requested	Required Minimum
13,492	10,460 SF	3,032 SF	1,213 SF 40% of available	1,213 SF 40% of available	2,426 SF 80% of available

