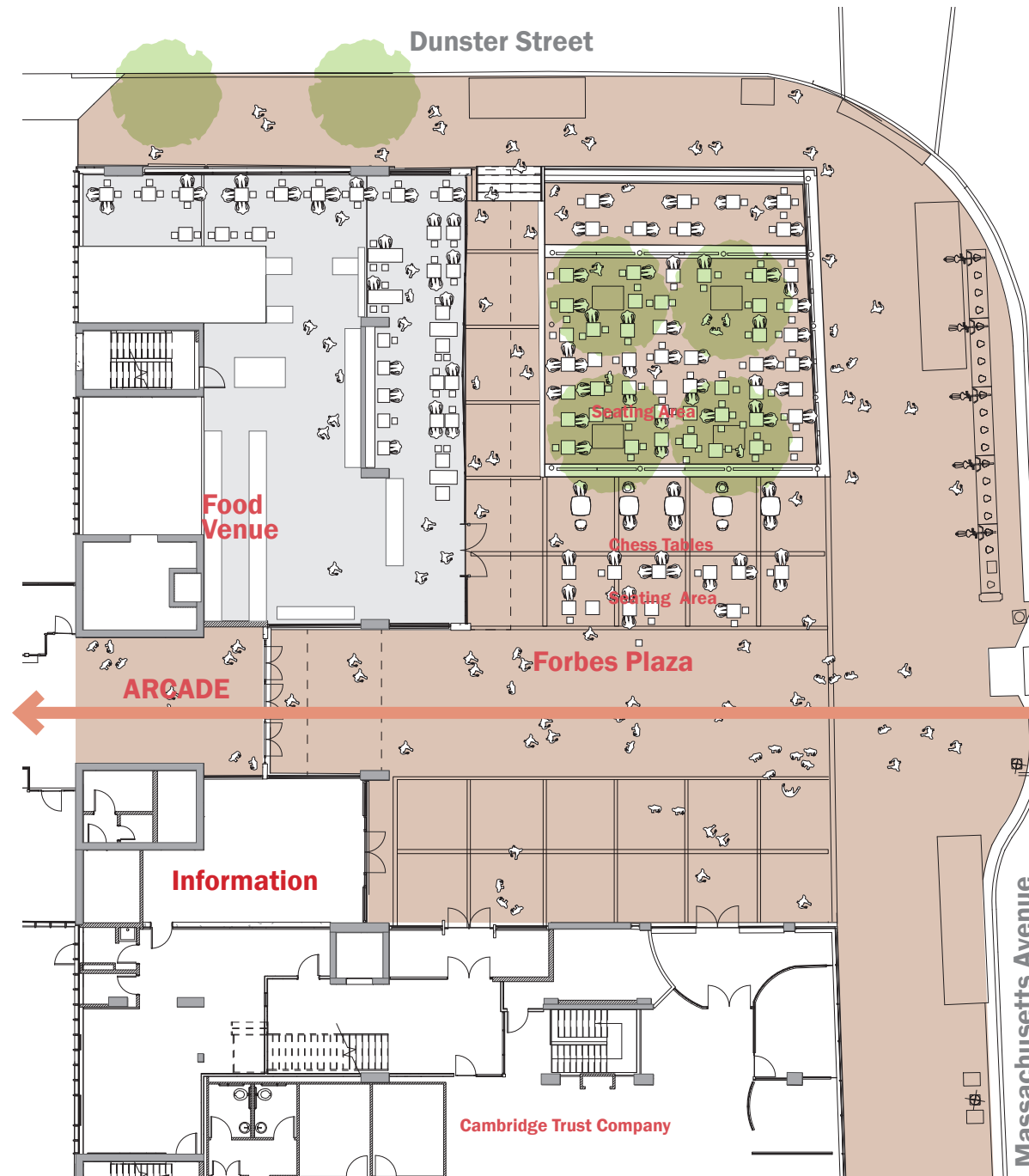


A. Massachusetts Avenue

Welcome Area

EXISTING



1st Floor

PROPOSED

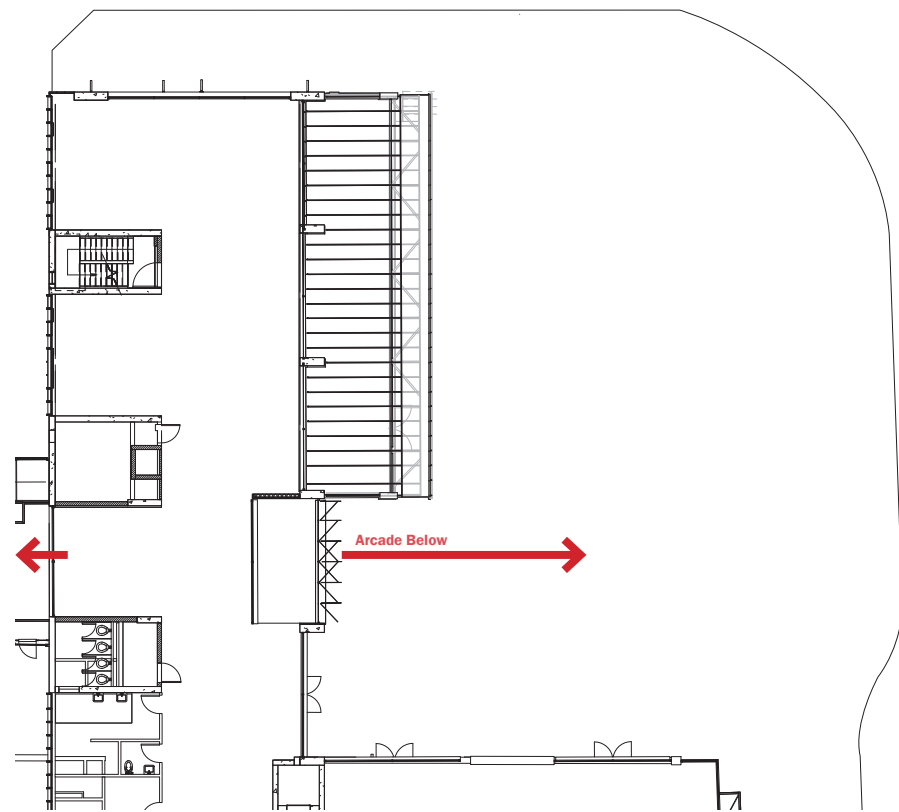


1st Floor

A. Massachusetts Avenue

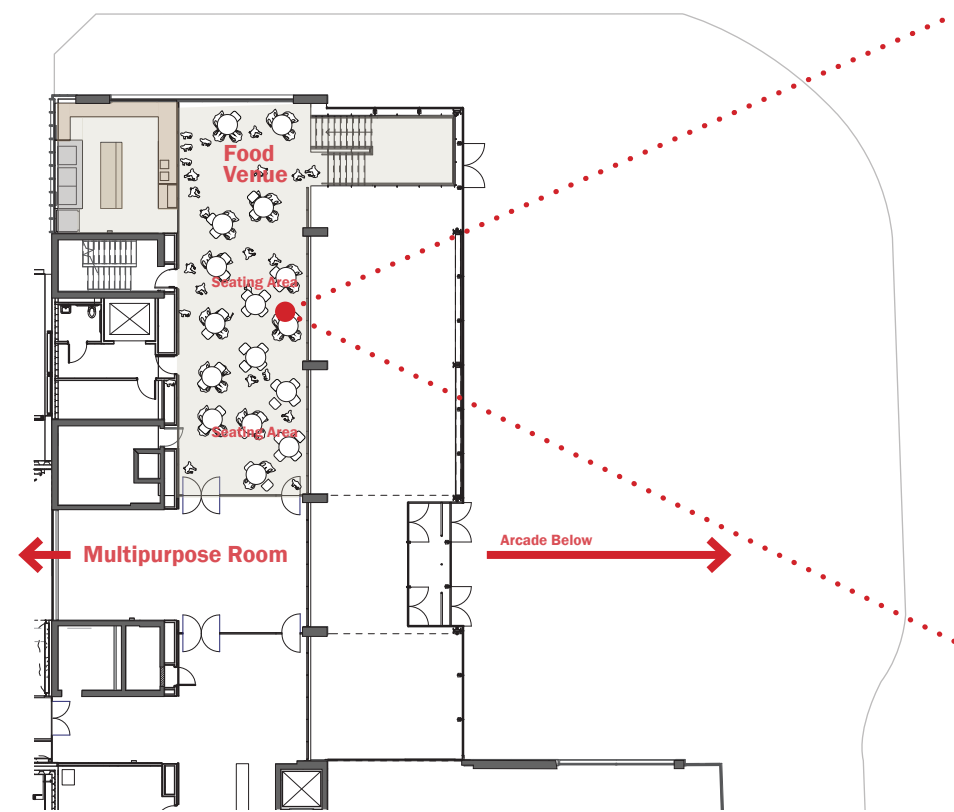
Welcome Area

EXISTING



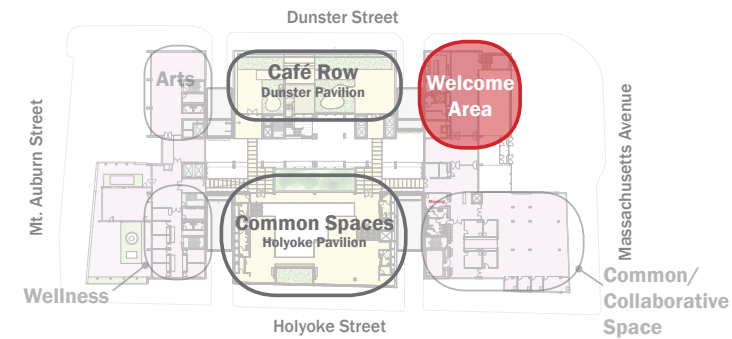
2nd Floor

PROPOSED

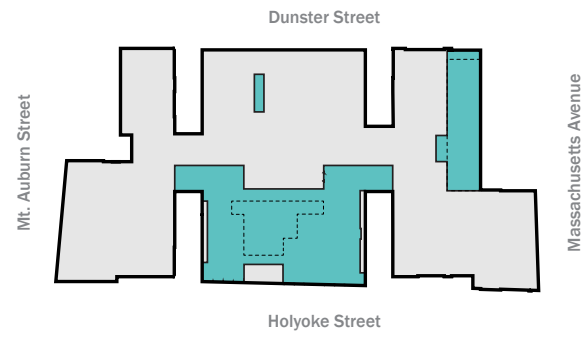


2nd Floor

VIEW TO HARVARD SQUARE



2nd Floor Project Area



2nd Floor Net New GFA

A. Massachusetts Avenue

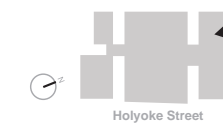
Welcome Area

PROPOSED



View from Forbes Plaza towards Welcome Pavilion

EXISTING



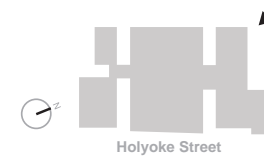
A. Massachusetts Avenue

Welcome Area

PROPOSED



View from Forbes Plaza towards Welcome Pavilion



EXISTING



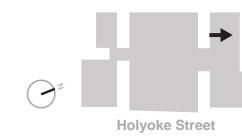
A. Massachusetts Avenue

Welcome Area

PROPOSED



View from Welcome Pavilion towards Harvard Square



EXISTING



A. Massachusetts Avenue

Welcome Area

PROPOSED



View from Harvard Square towards Forbes Plaza and Welcome Pavilion



EXISTING



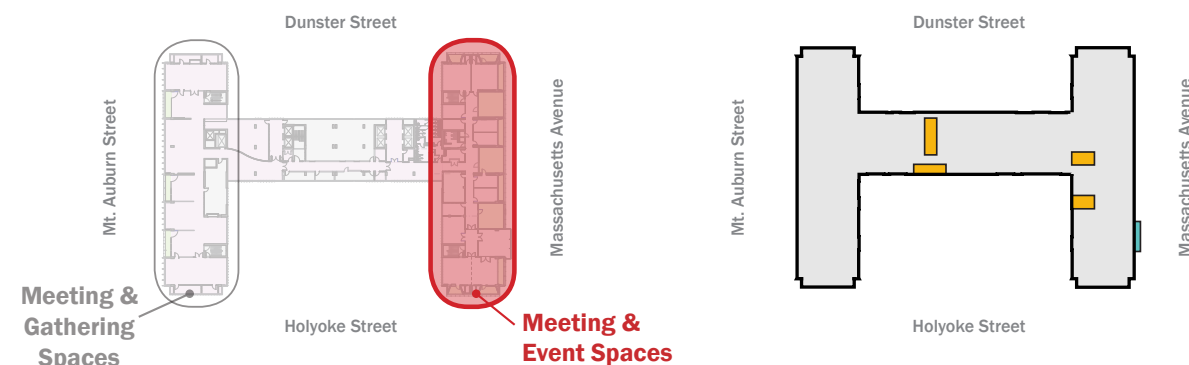
A. Massachusetts Avenue

Tenth Floor Projecting Bay

Tenth Floor

At the tenth floor on the Massachusetts Avenue frontage a new highly transparent projecting bay becomes a civic gesture to Harvard Square, creating a new beacon at the roofline of the building. At this northern end of the tenth floor the campus center program includes the renovation of the interior to include a series of meeting and event spaces. The projecting bay, constructed within the existing eastern terrace, will signal the new use and forms a compositional relationship with Sert's existing roof monitors and the new Welcome Pavilion.

The projecting bay adds 116 SF of net new GFA at a height of 116', which is 3'-11" taller than the existing 112'-1" roofline. This slight height increase is very limited in size, comprising only one room (~600 SF), 2% of the total roof area. It is set among many other rooftop elements which are taller at 125'- 154'. The projecting bay will have no shadow impact and will subtly serve as focal point, a contemporary expression similar in nature to the historic bell towers, cupolas, and steeples that punctuate the Harvard Square skyline.



10th Floor Project Area

10th Floor Net New GFA

PROPOSED



View from Massachusetts Avenue showing new "beacon" at the roofline of the building

