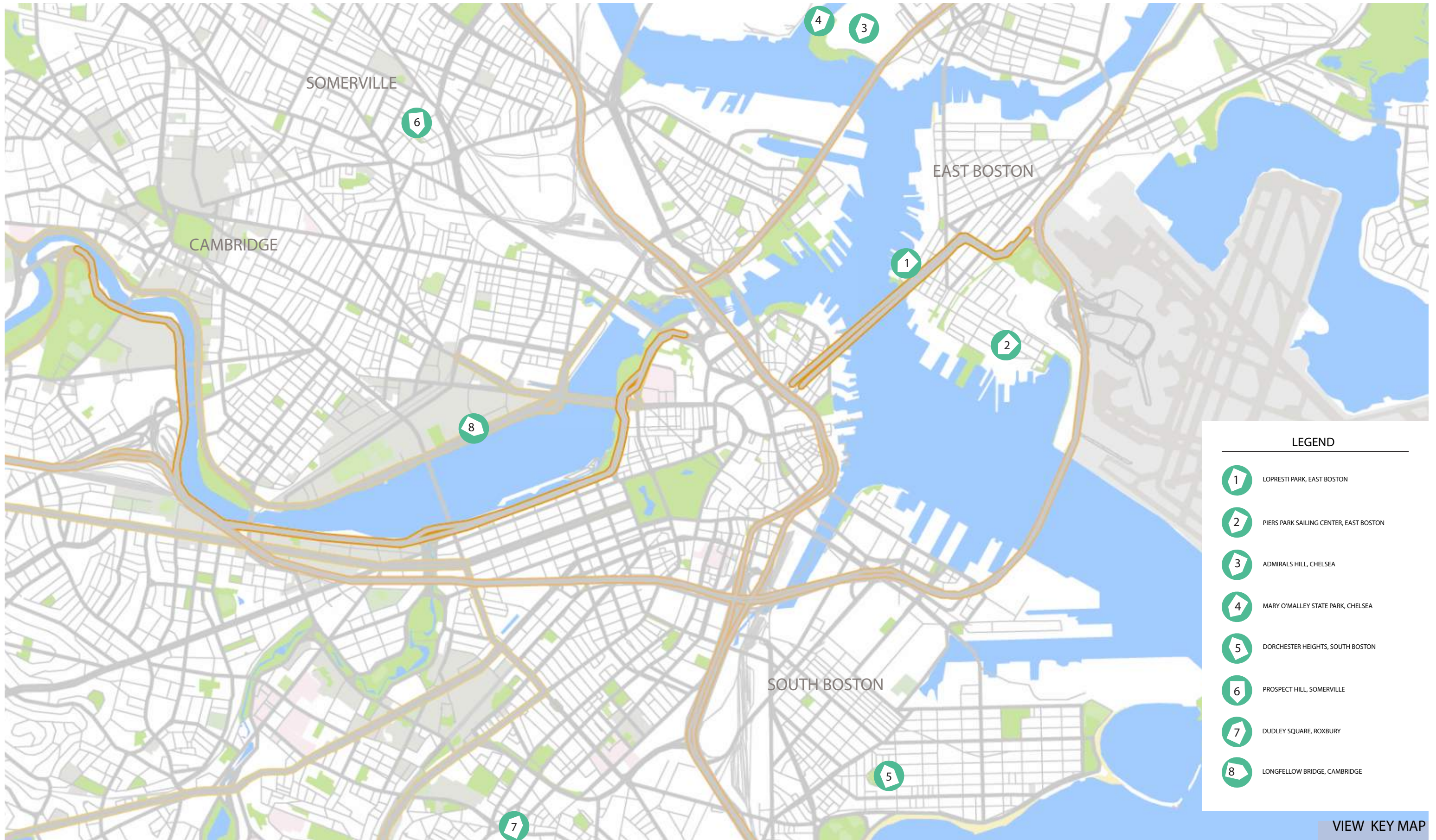


WSQ

BCDC SUBCOMMITTEE REVIEW

04/24/2018

115 WINTHROP SQUARE
VIEW STUDIES
SKYLINE



LEGEND

- 1 LOPRESTI PARK, EAST BOSTON
- 2 PIERS PARK SAILING CENTER, EAST BOSTON
- 3 ADMIRALS HILL, CHELSEA
- 4 MARY O'MALLEY STATE PARK, CHELSEA
- 5 DORCHESTER HEIGHTS, SOUTH BOSTON
- 6 PROSPECT HILL, SOMERVILLE
- 7 DUDLEY SQUARE, ROXBURY
- 8 LONGFELLOW BRIDGE, CAMBRIDGE

115 WINTHROP SQUARE, BOSTON MA

VIEW KEY MAP
APR 24TH, 2018



EXISTING



PROJECT: 115 WINTHROP SQUARE CURRENT DESIGN



EXISTING:



PROJECT: 115 WINTHROP SQUARE CURRENT DESIGN



EXISTING:



PROJECT: 115 WINTHROP SQUARE CURRENT DESIGN



EXISTING:



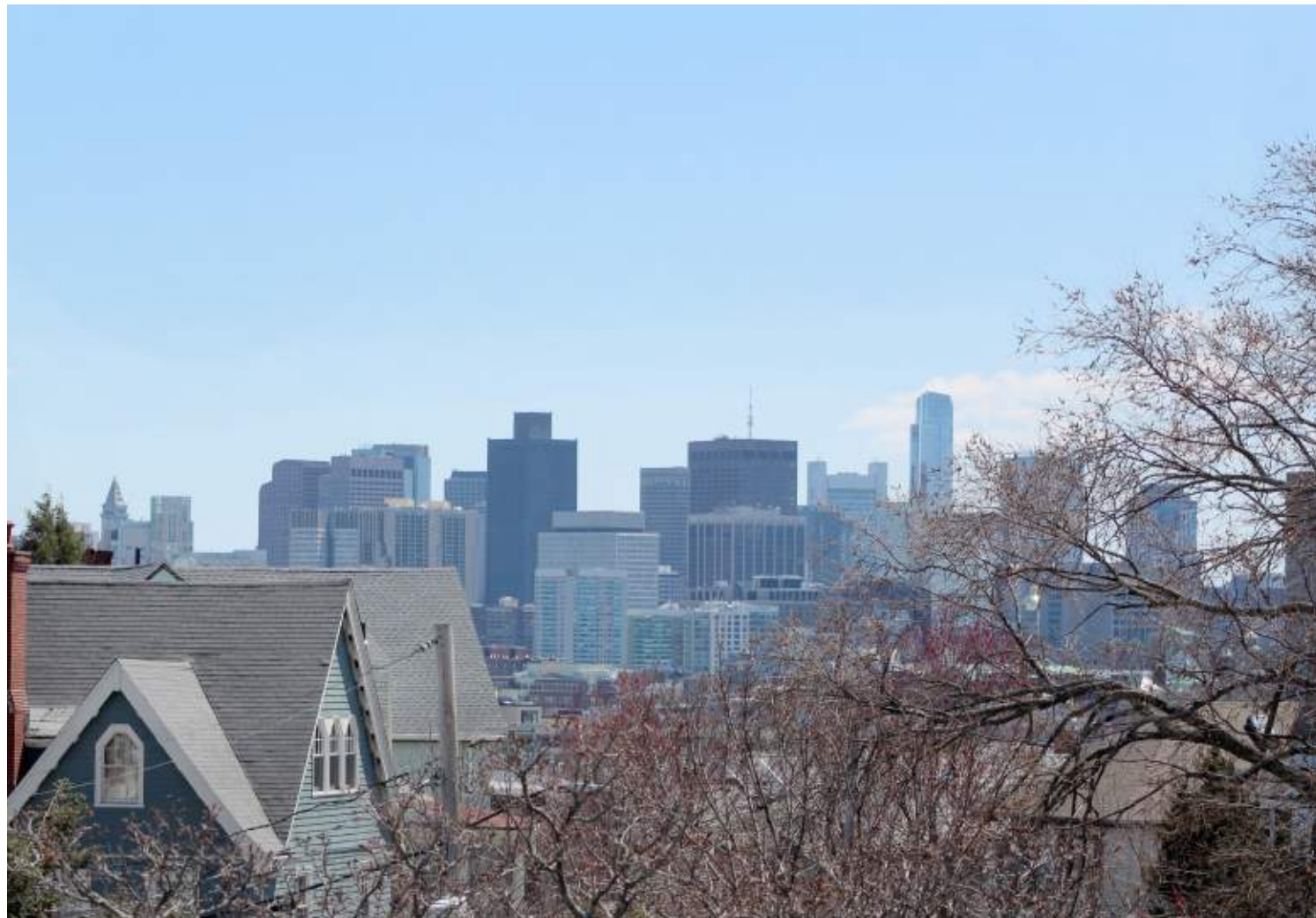
PROJECT: 115 WINTHROP SQUARE CURRENT DESIGN



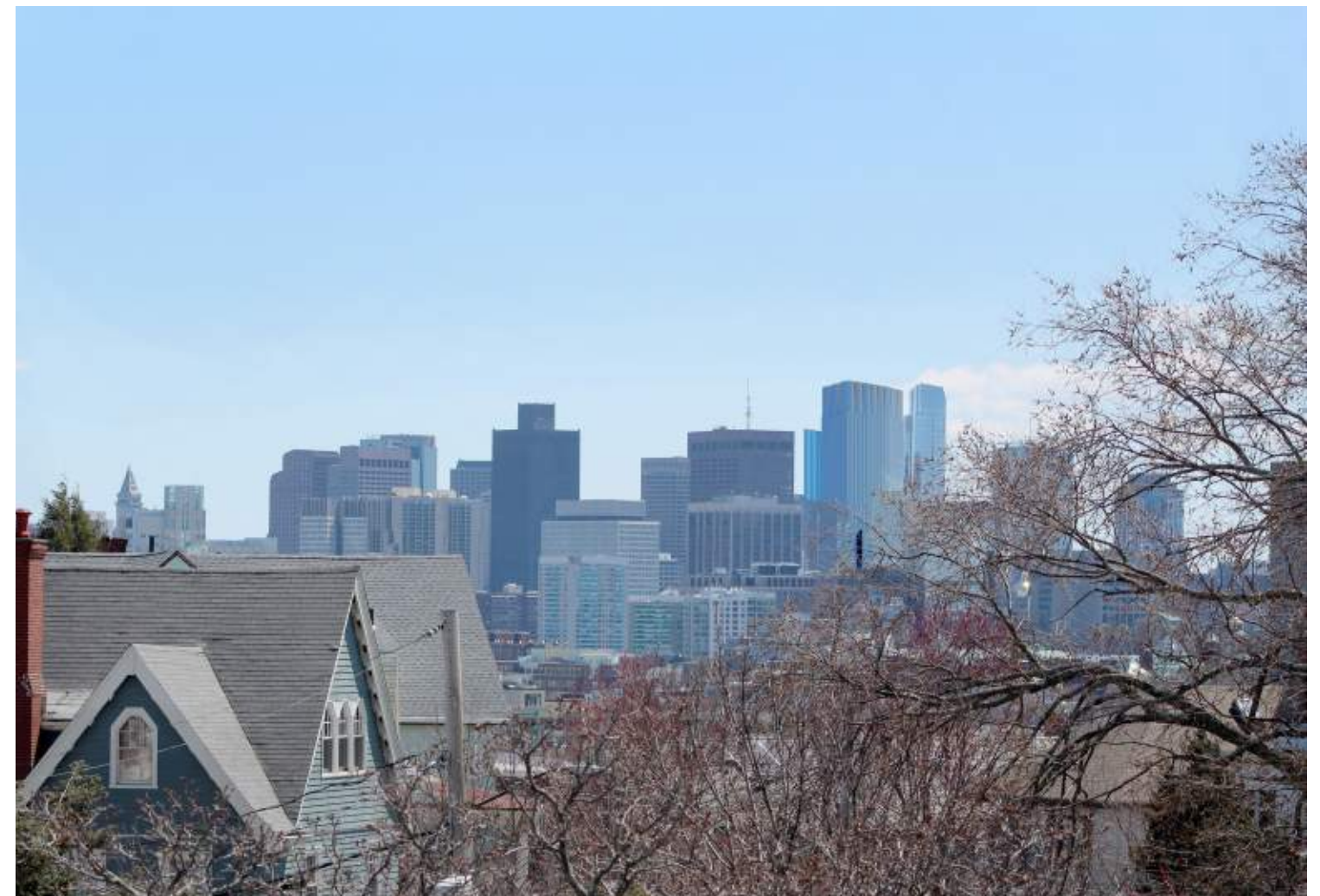
EXISTING:



PROJECT: 115 WINTHROP SQUARE CURRENT DESIGN



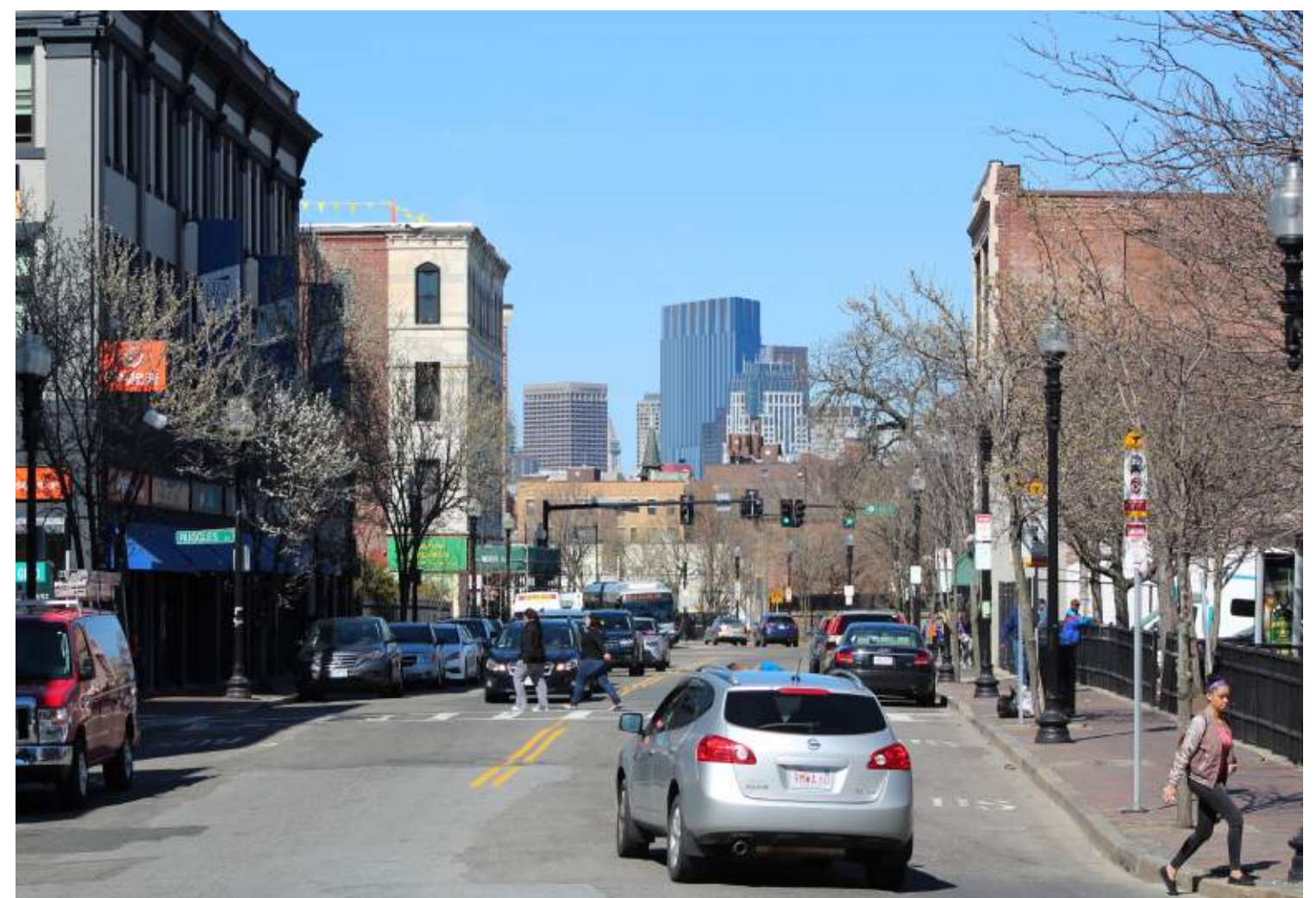
EXISTING:



PROJECT: 115 WINTHROP SQUARE CURRENT DESIGN



EXISTING:



PROJECT: 115 WINTHROP SQUARE CURRENT DESIGN



EXISTING:

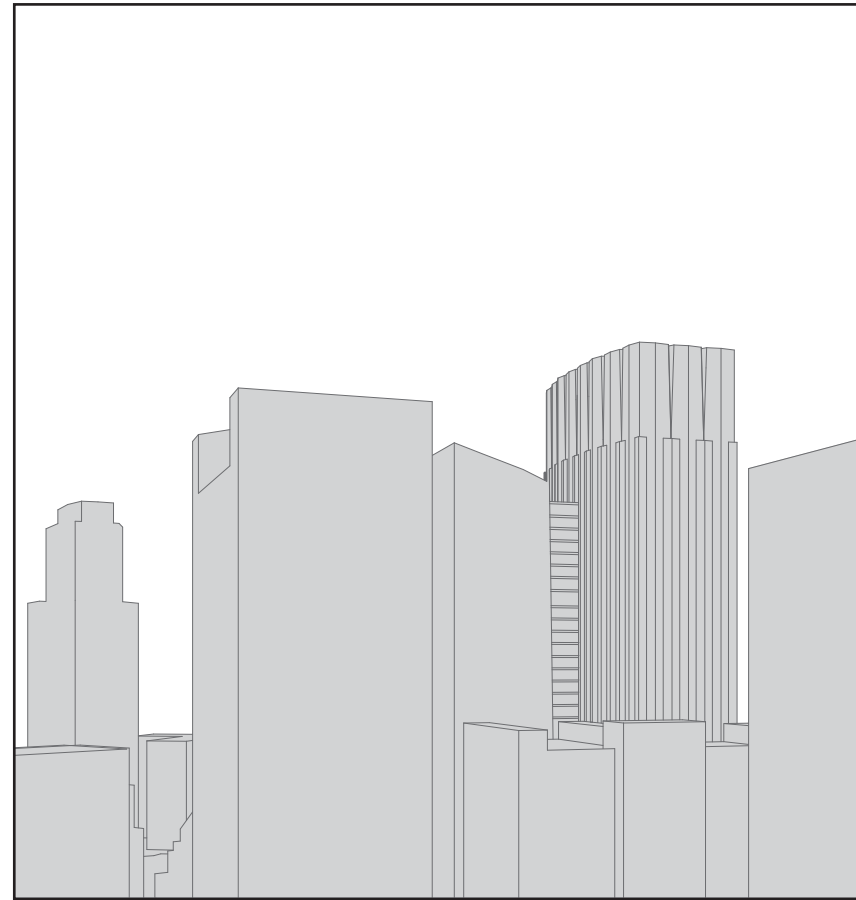


PROJECT: 115 WINTHROP SQUARE CURRENT DESIGN

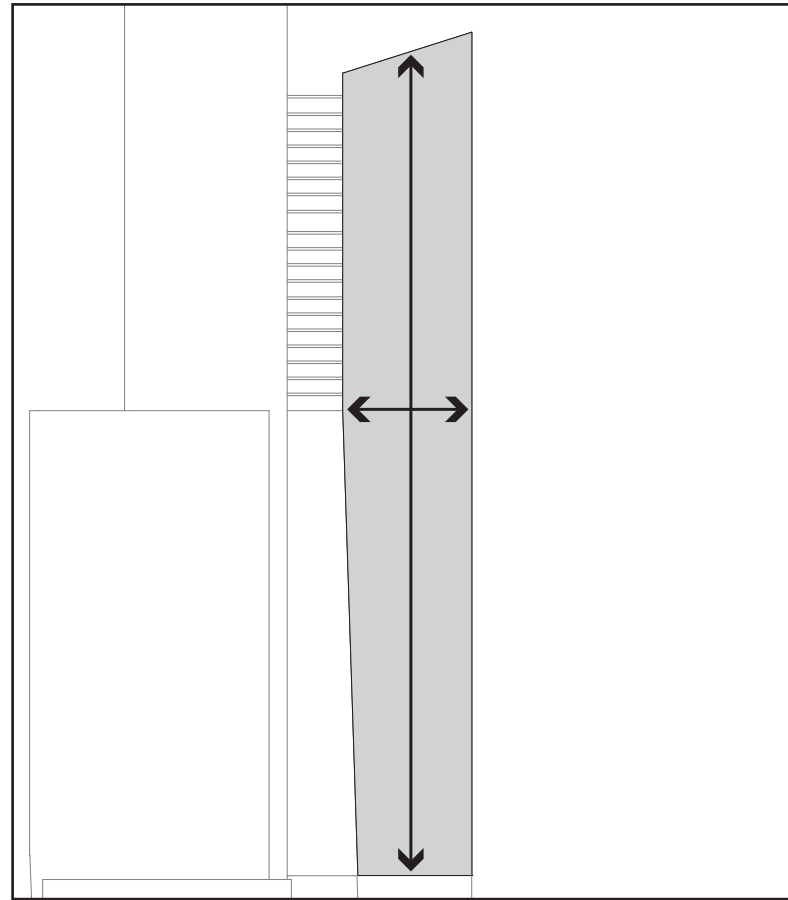




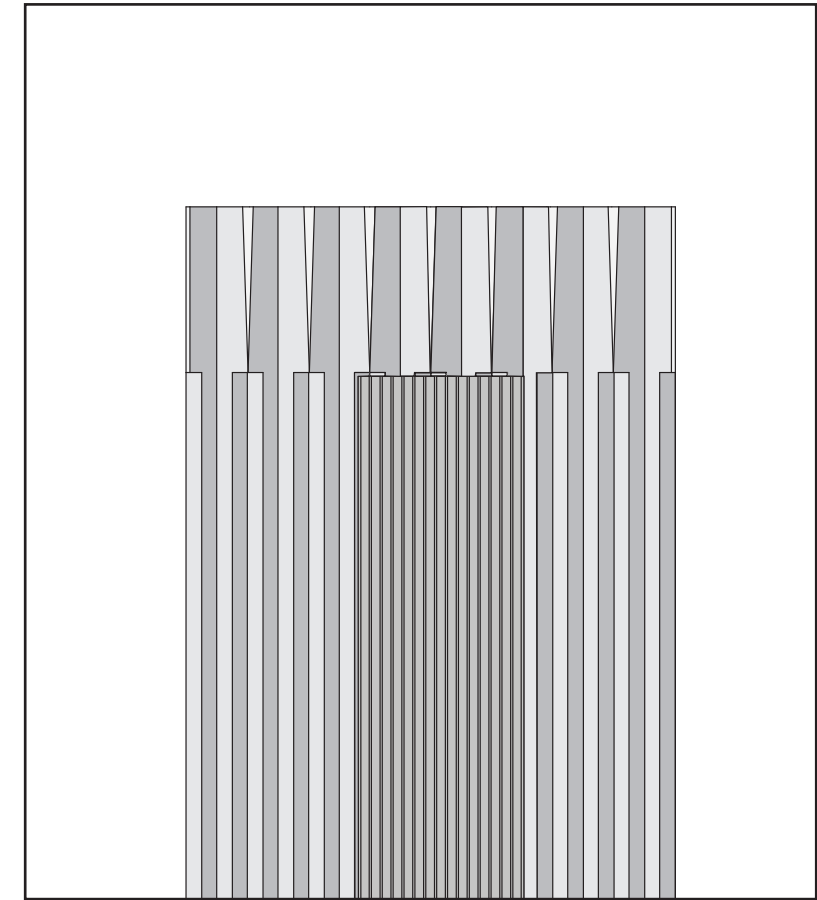
MASSING DEVELOPMENT



HIERARCHY
WITHIN THE VICINITY



PROPORTION
OF EAST TOWER



DISTINCT CONTRAST
BETWEEN TOWER

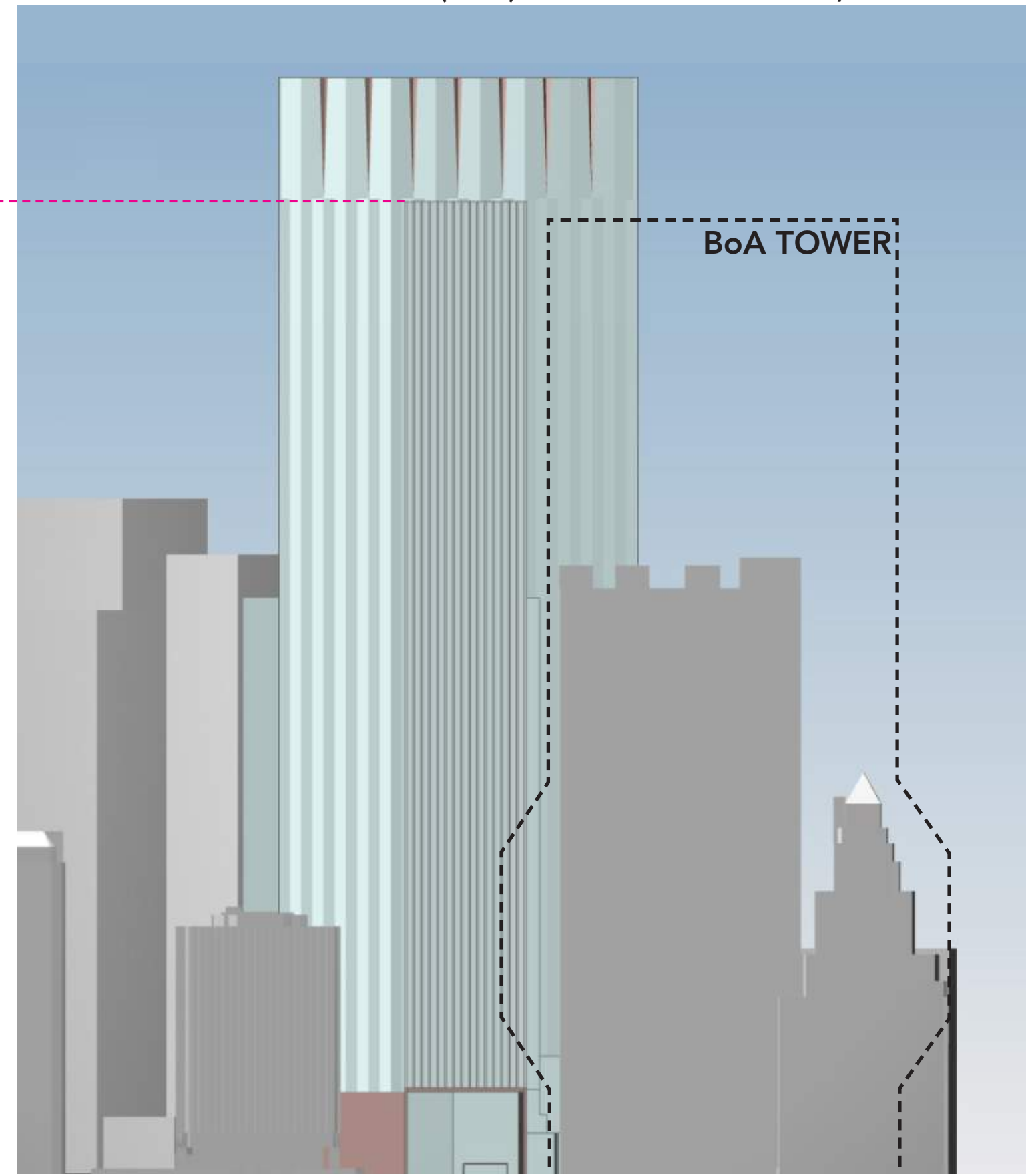
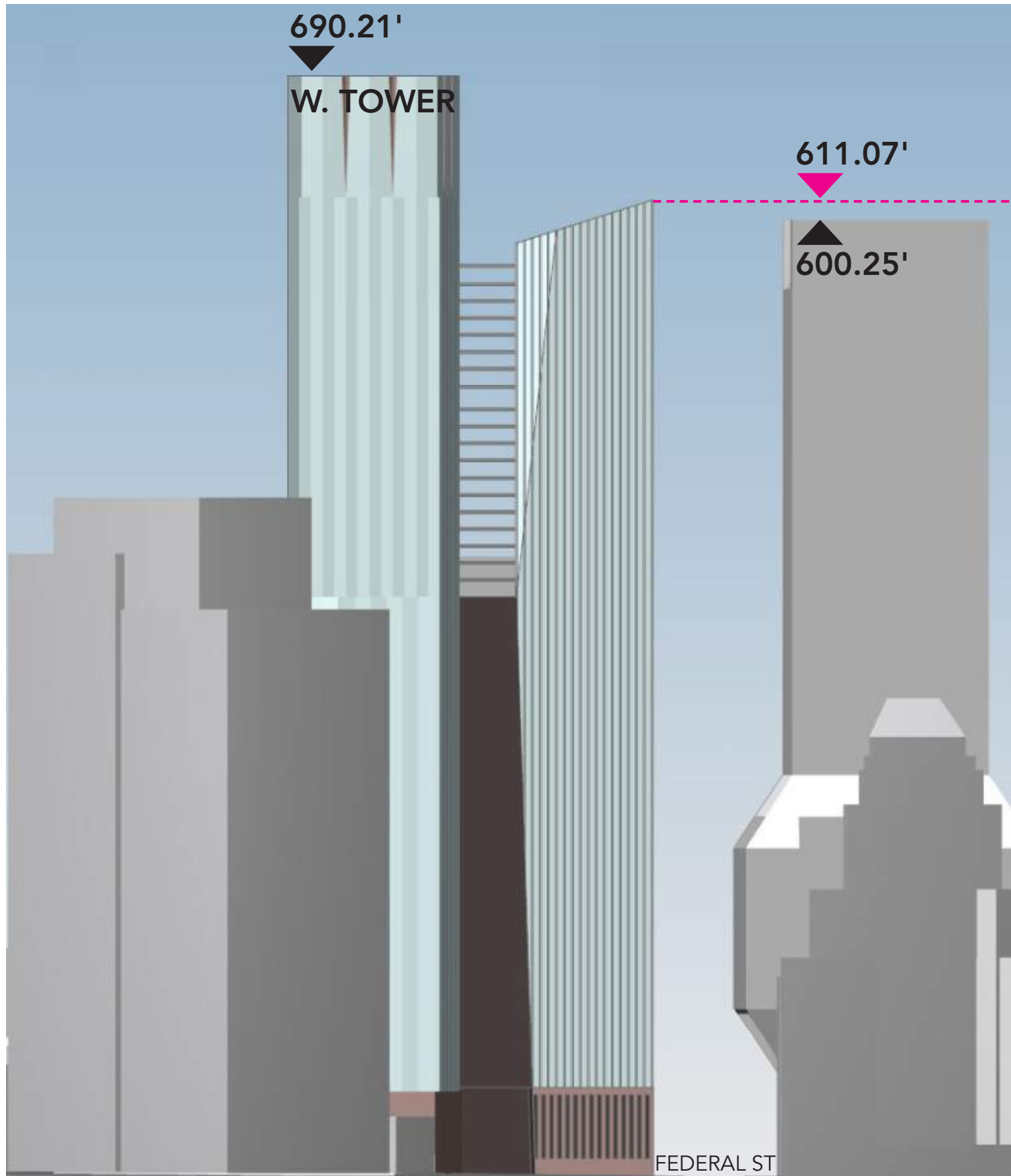
AA-1

TOTAL RESI (AA)
0 RESI FL REDUCTION

611,967 NSF
0 NSF

TOTAL RESI (AA-A)

611,967 NSF

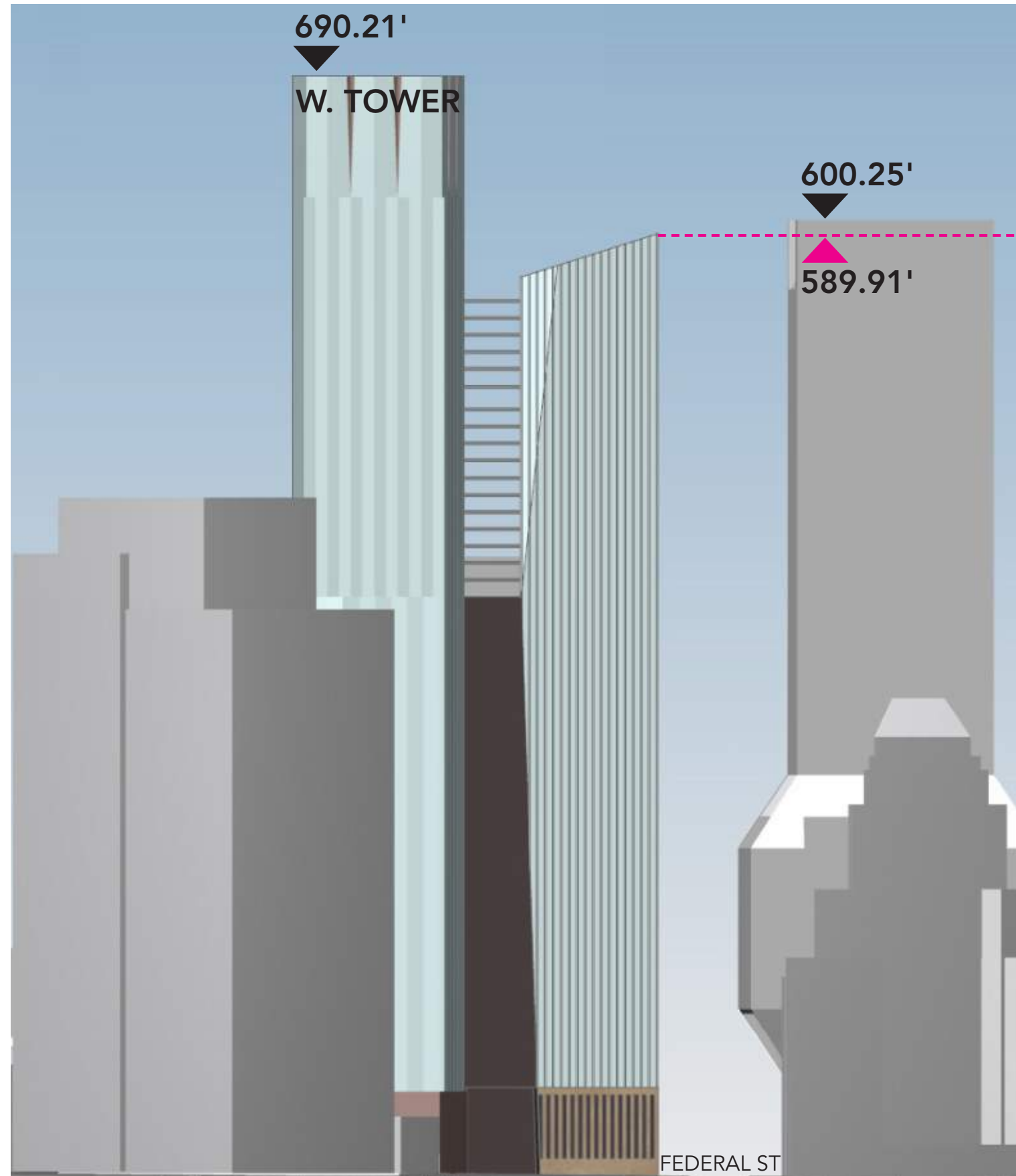


SOUTH ELEVATION
ALL ELAVATIONS AT "ABOVE AVERAGE GRADE"

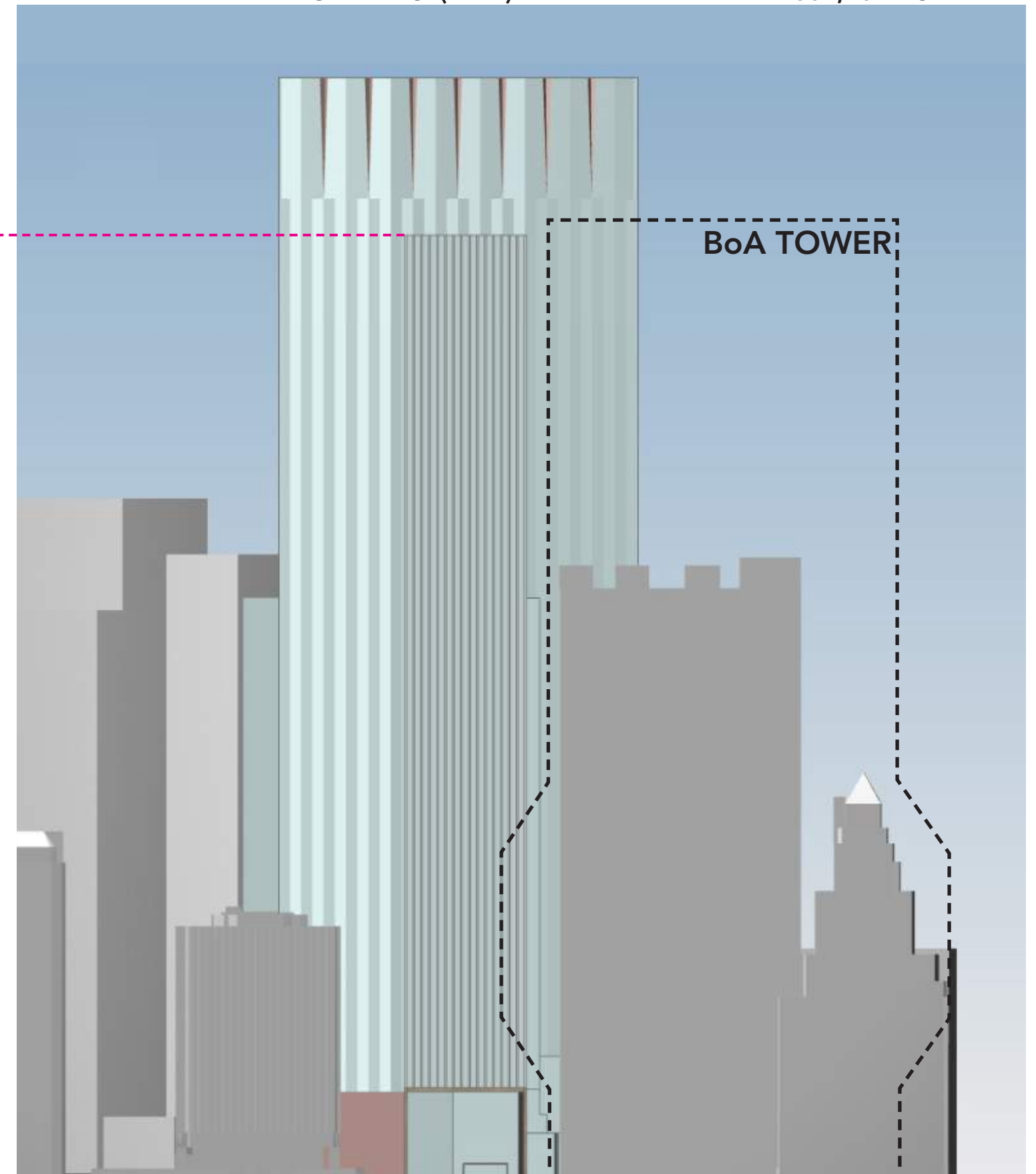
EAST ELEVATION

AA-2

TOTAL RESI (AA)	611,967 NSF
2 RESI FL REDUCTION (21'-2" LOWER)	10,865 NSF
TOTAL RESI (AA-2)	601,102 NSF



SOUTH ELEVATION
ALL ELAVATIONS AT "ABOVE AVERAGE GRADE"



EAST ELEVATION

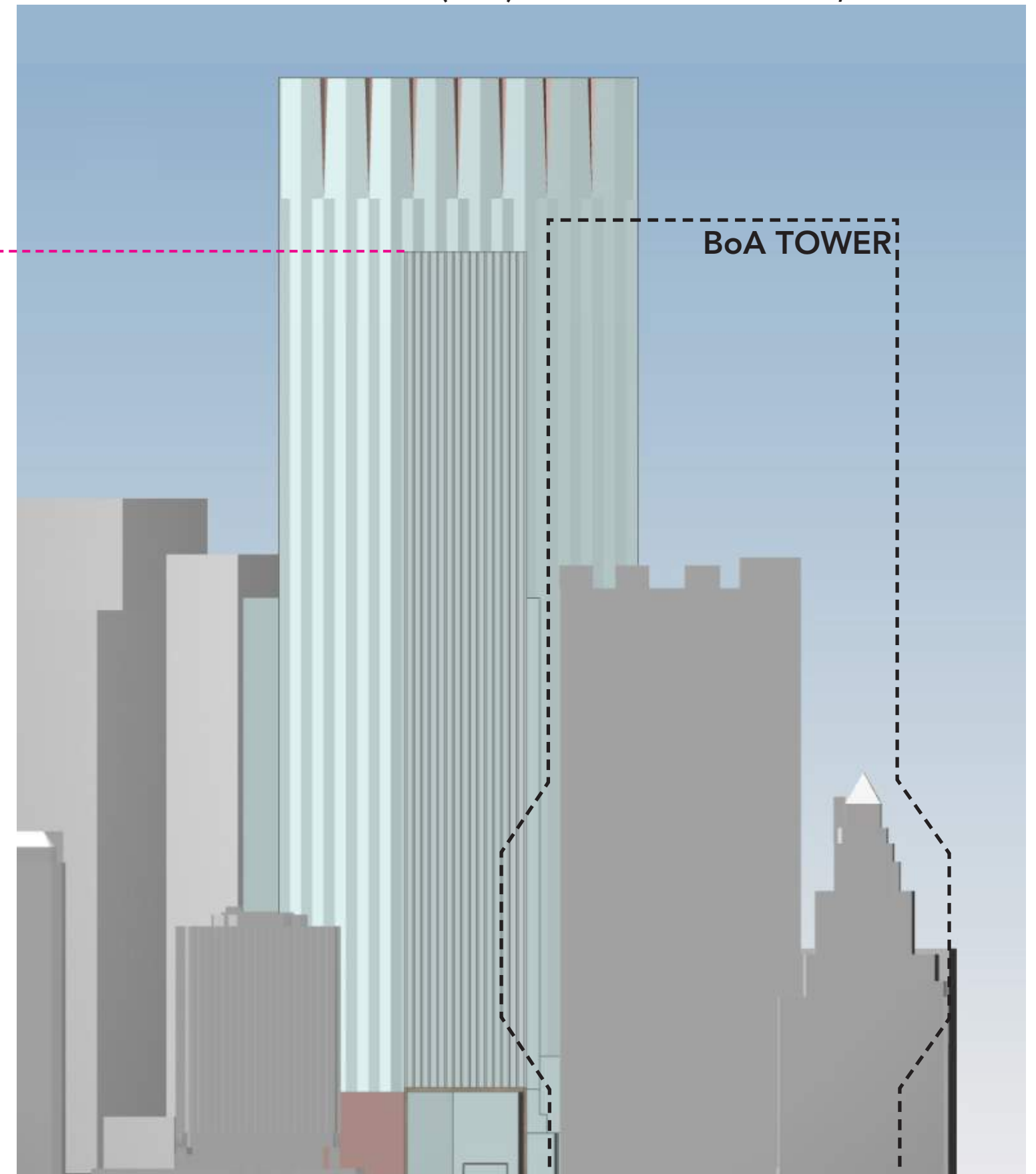
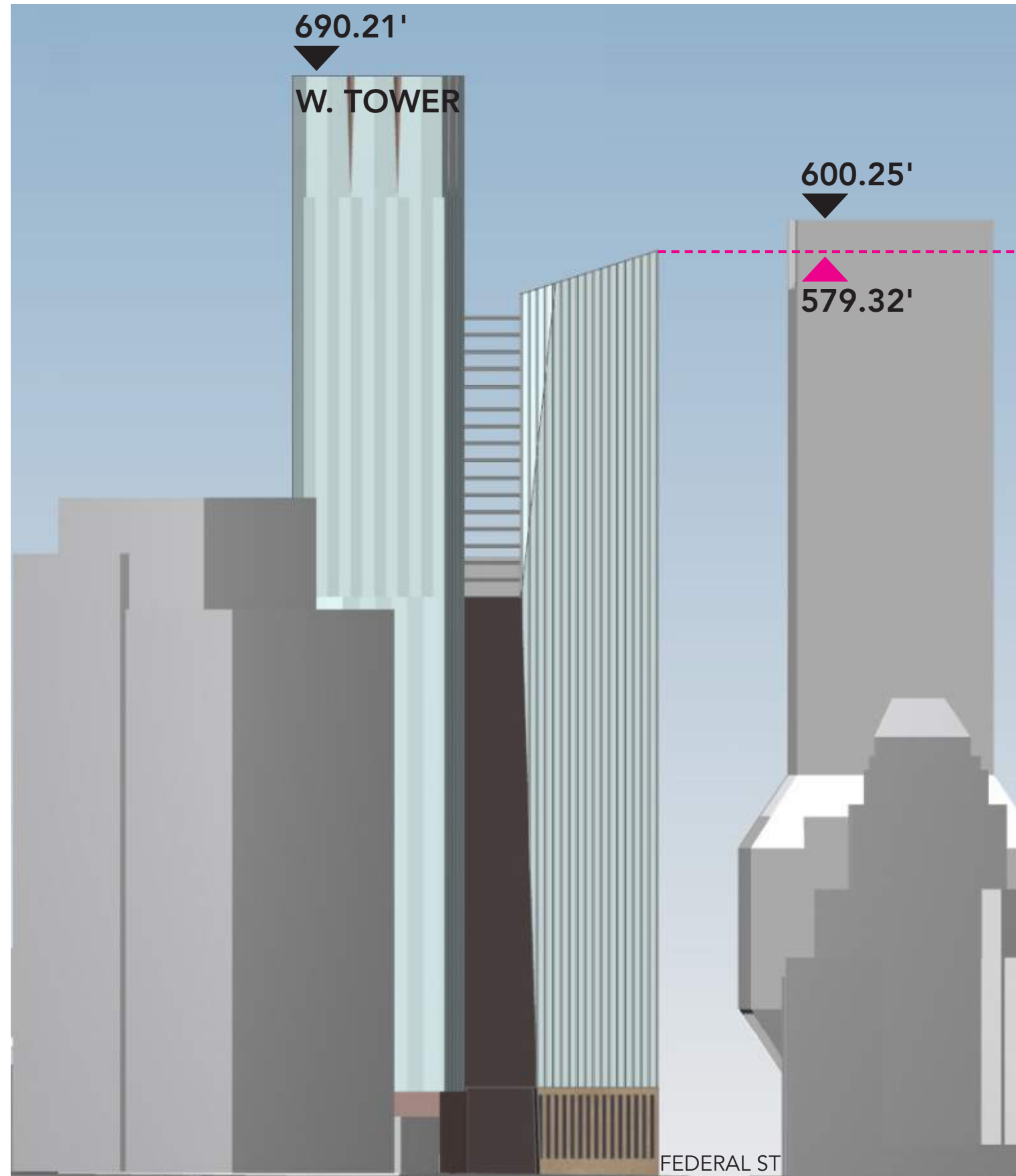
AA-3

TOTAL RESI (AA)
3 RESI FL REDUCTION (31'-9" LOWER)

611,967 NSF
21,823 NSF

TOTAL RESI (AA-3)

595,634 NSF

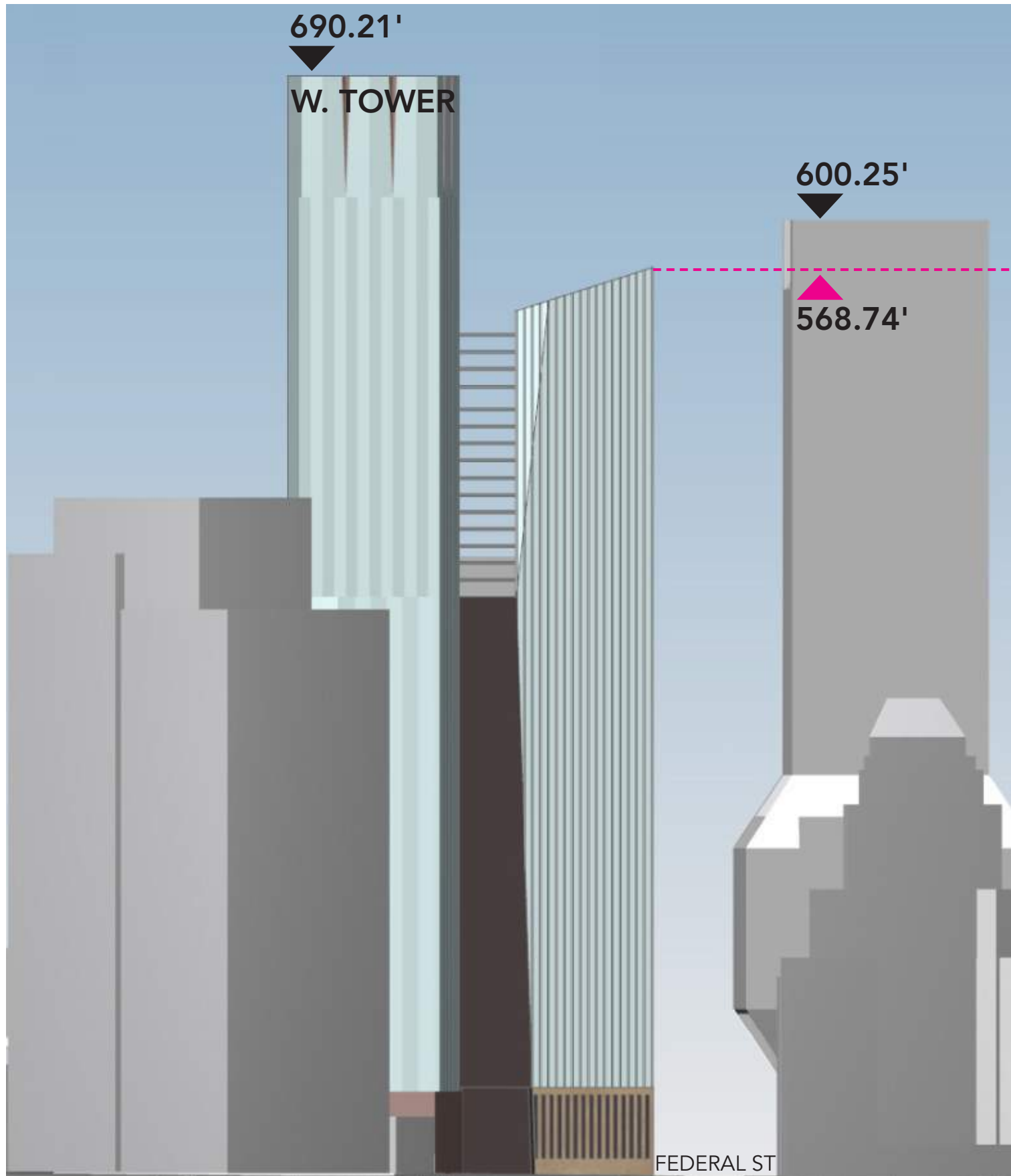


SOUTH ELEVATION
ALL ELAVATIONS AT "ABOVE AVERAGE GRADE"

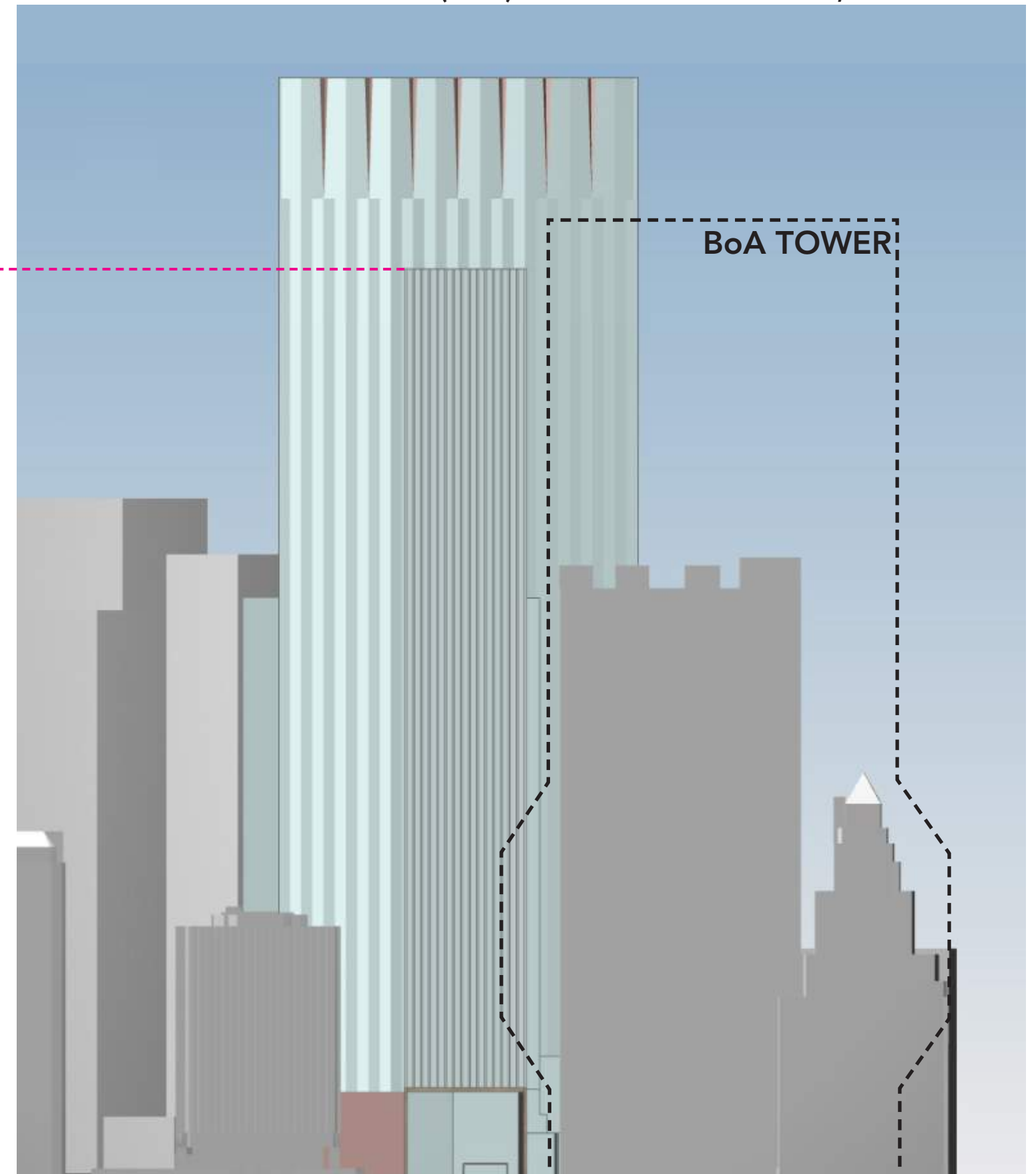
EAST ELEVATION

AA-4

TOTAL RESI (AA) 611,967 NSF
4 RESI FL REDUCTION (42'-4" LOWER) 21,823 NSF
TOTAL RESI (AA-4) 590,144 NSF



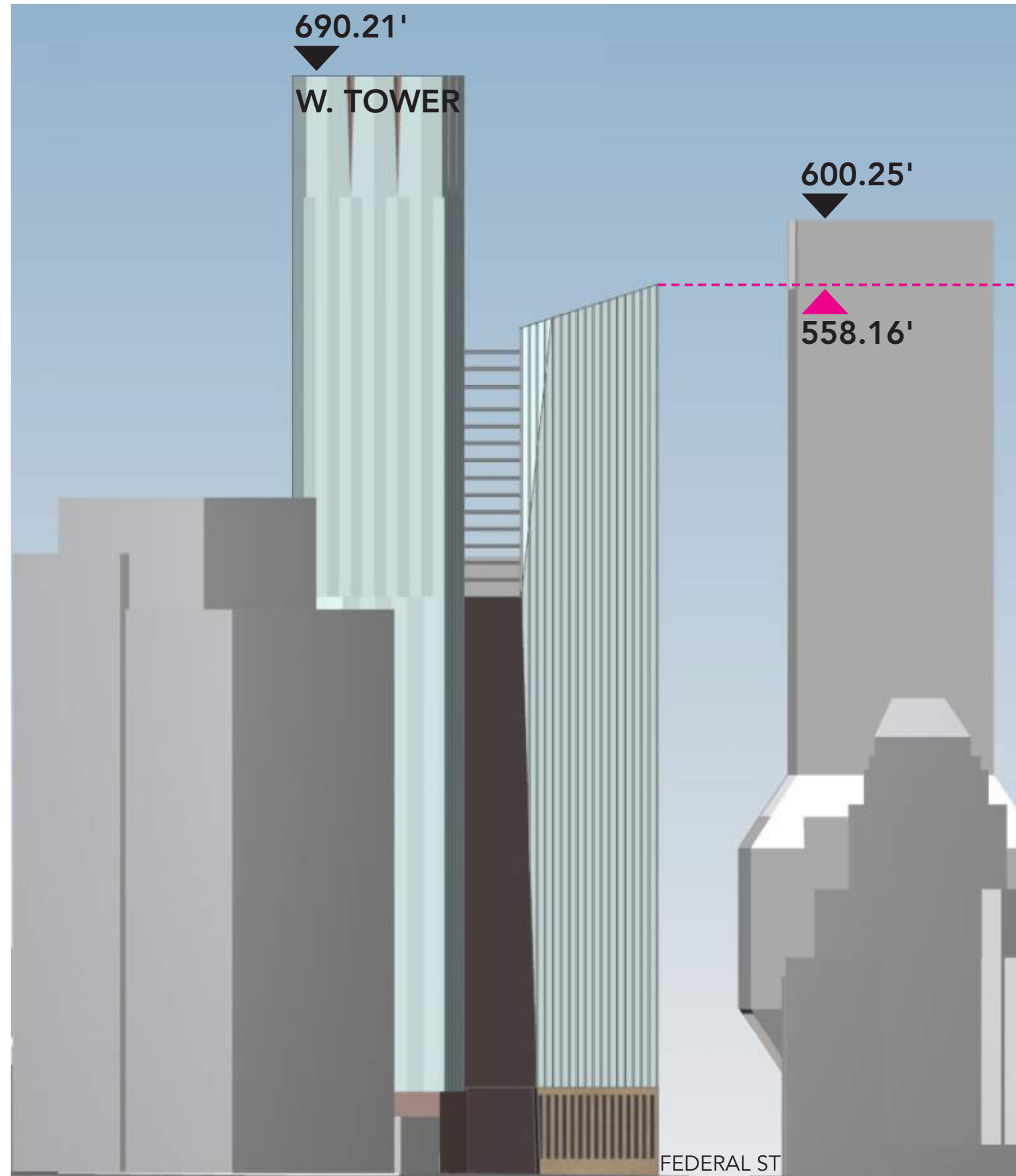
SOUTH ELEVATION
ALL ELAVATIONS AT "ABOVE AVERAGE GRADE"



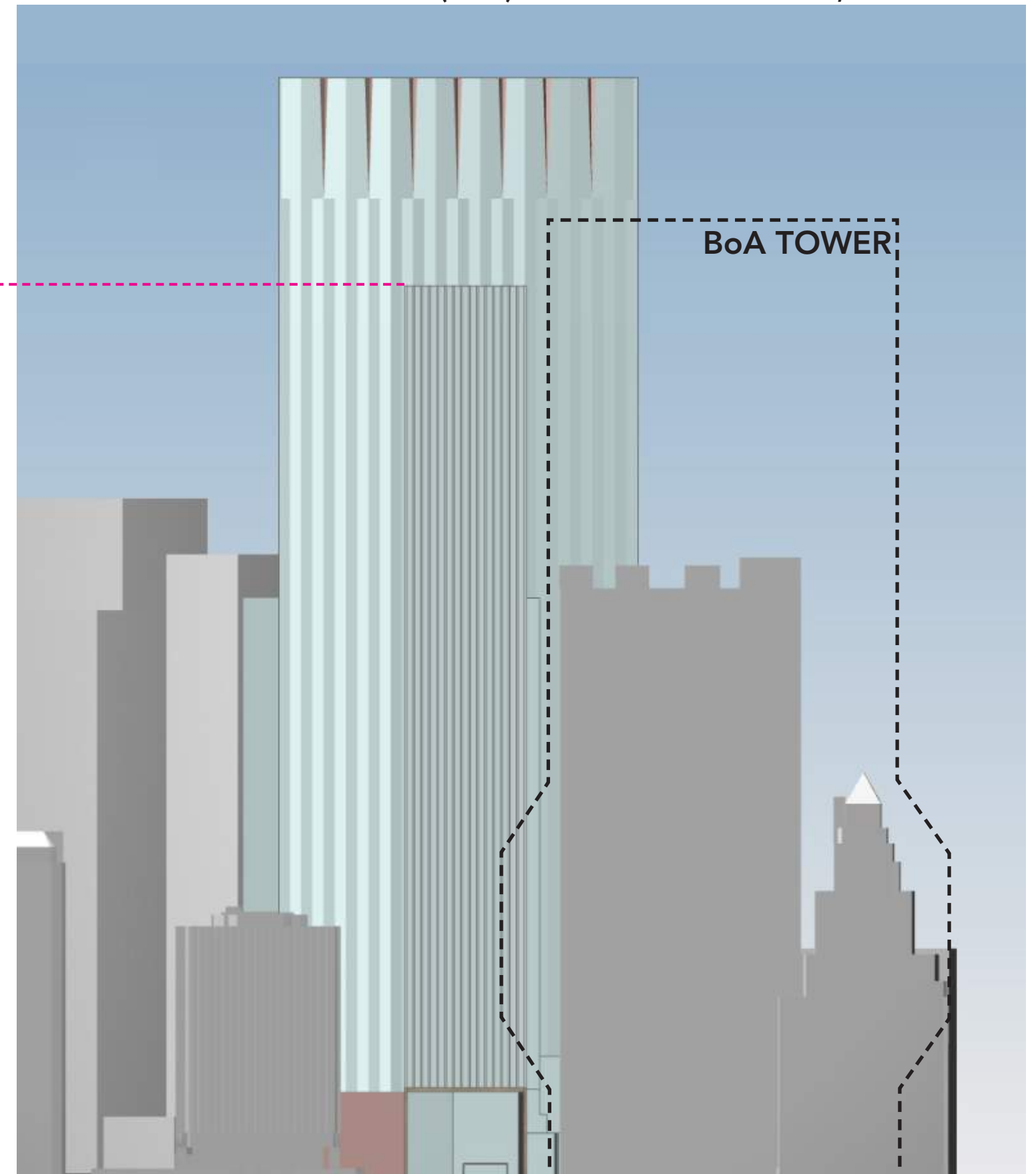
EAST ELEVATION

AA-5

TOTAL RESI (AA) 611,967 NSF
5 RESI FL REDUCTION (52'-11" LOWER) 27,334 NSF
TOTAL RESI (AA-5) 584,633 NSF



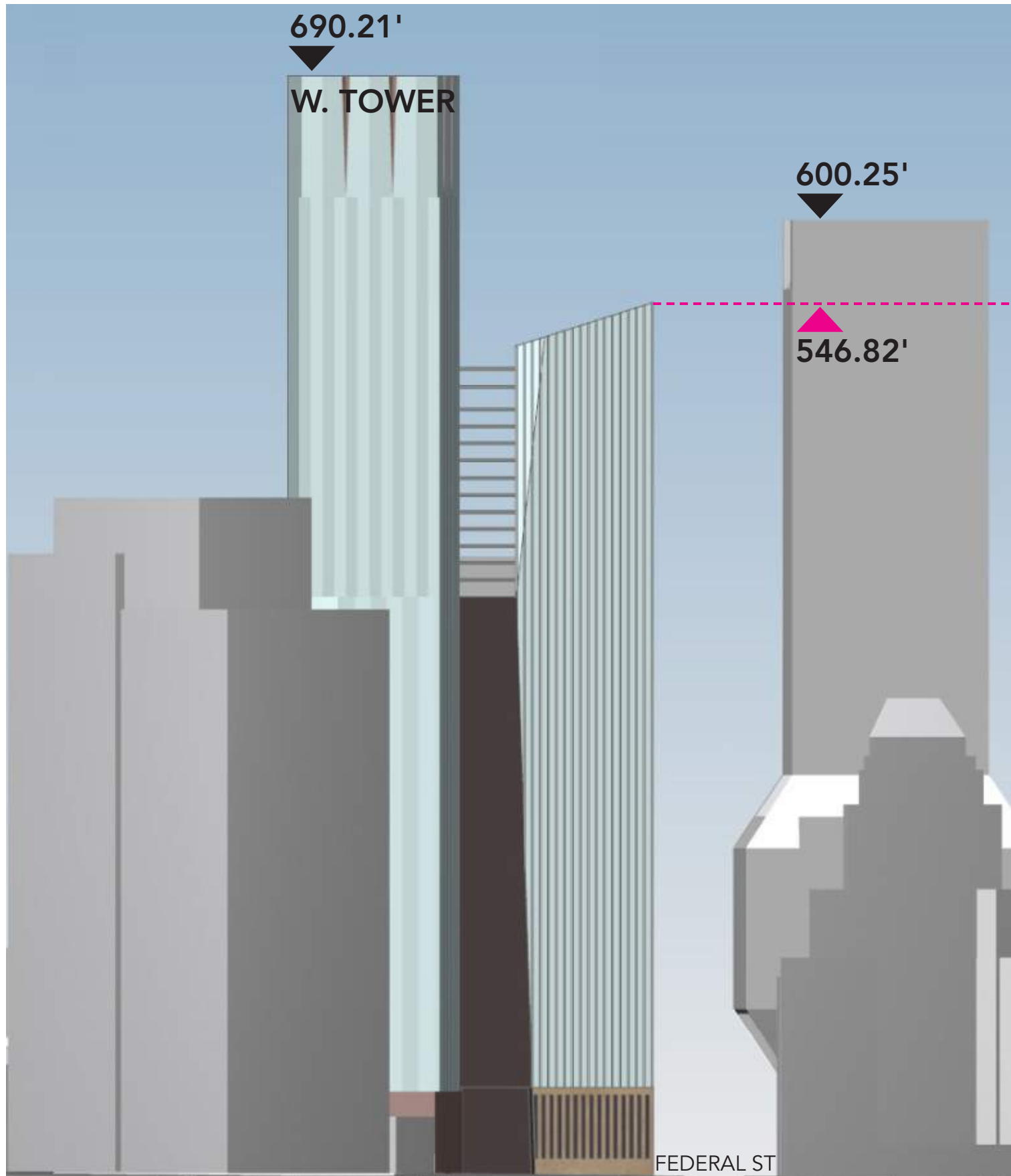
SOUTH ELEVATION
ALL ELAVATIONS AT "ABOVE AVERAGE GRADE"



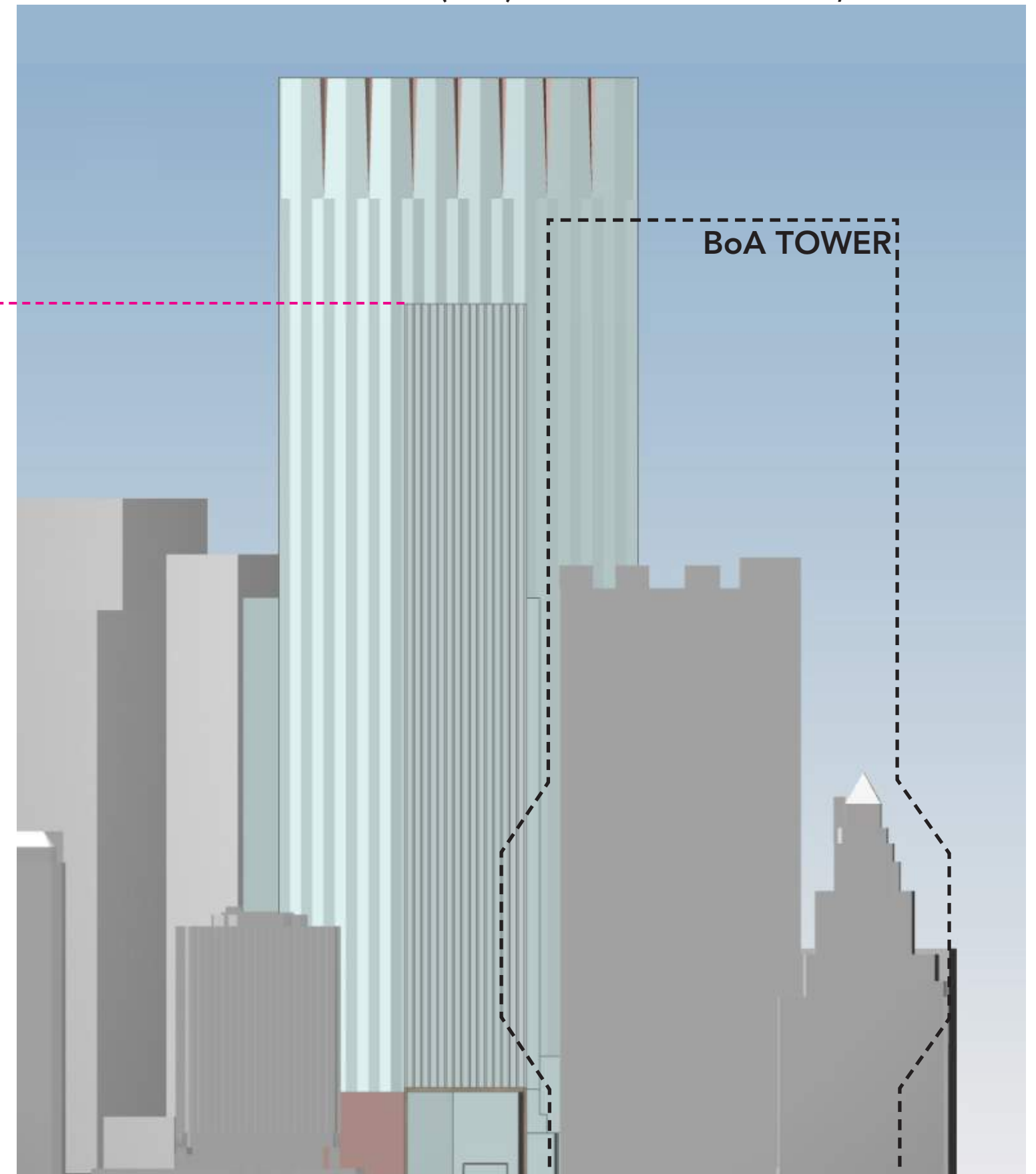
EAST ELEVATION

AA-6

TOTAL RESI (AA) 611,967 NSF
6 RESI FL REDUCTION (64'-3" LOWER) 32,865 NSF
TOTAL RESI (AA-6) 579,102 NSF



SOUTH ELEVATION
ALL ELAVATIONS AT "ABOVE AVERAGE GRADE"



EAST ELEVATION

VIEW FROM GEORGE THORNDIKE ANGELL MEMORIAL SQUARE @ POST OFFICE SQUARE

EXISTING



CURRENT



VIEW FROM GEORGE THORNDIKE ANGELL MEMORIAL SQUARE @ POST OFFICE SQUARE

2 FLOOR REDUCTION



4 FLOOR REDUCTION



VIEW FROM SOUTH STATION @ ATLANTIC AVE & SUMMER ST INTERSECTION

EXISTING



CURRENT

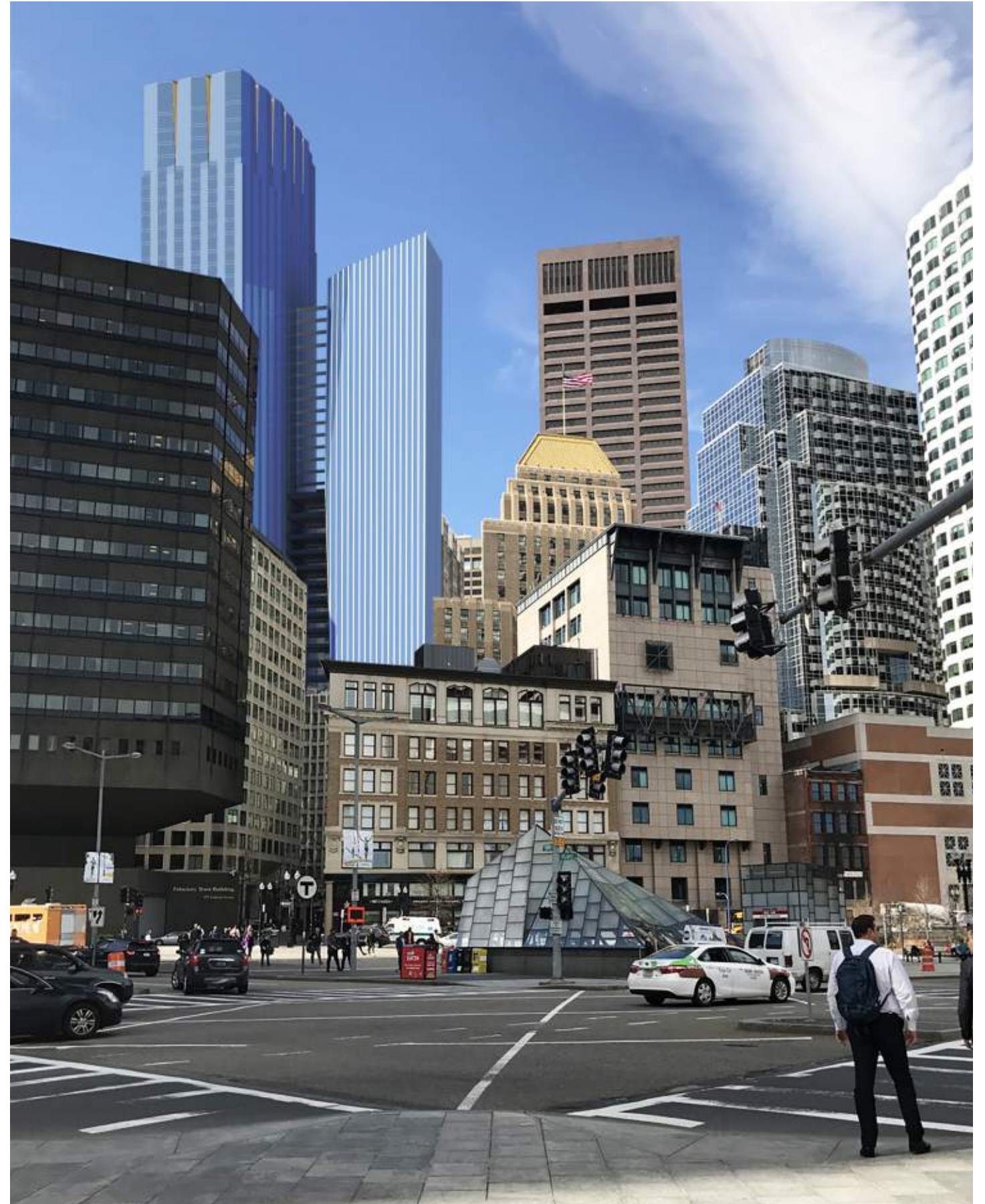


VIEW FROM SOUTH STATION @ ATLANTIC AVE & SUMMER ST INTERSECTION

2 FLOOR REDUCTION



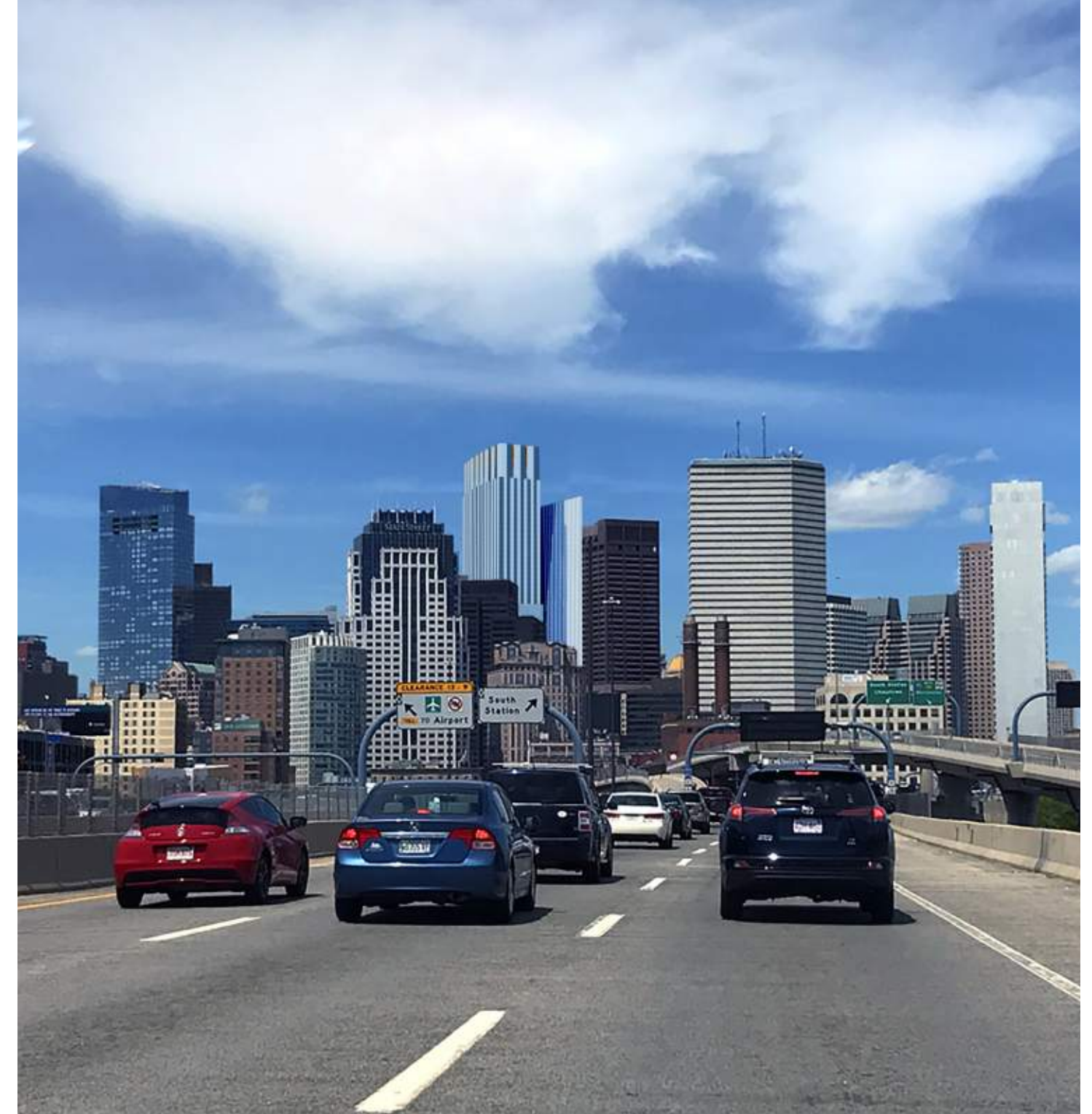
4 FLOOR REDUCTION



EXISTING



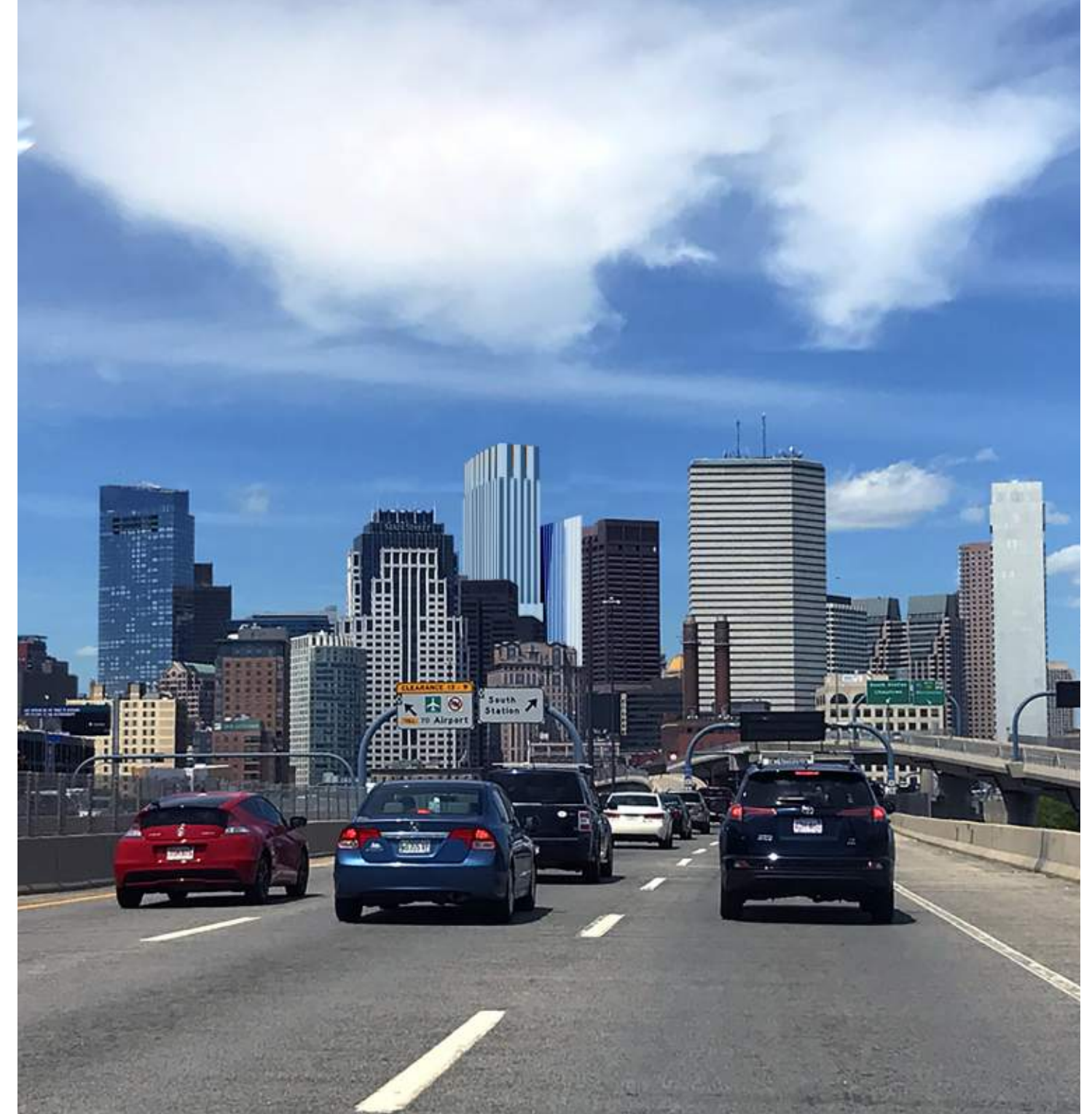
CURRENT



2 FLOOR REDUCTION



4 FLOOR REDUCTION



VIEW FROM BOSTON COMMON @ BREWER FOUNTAIN

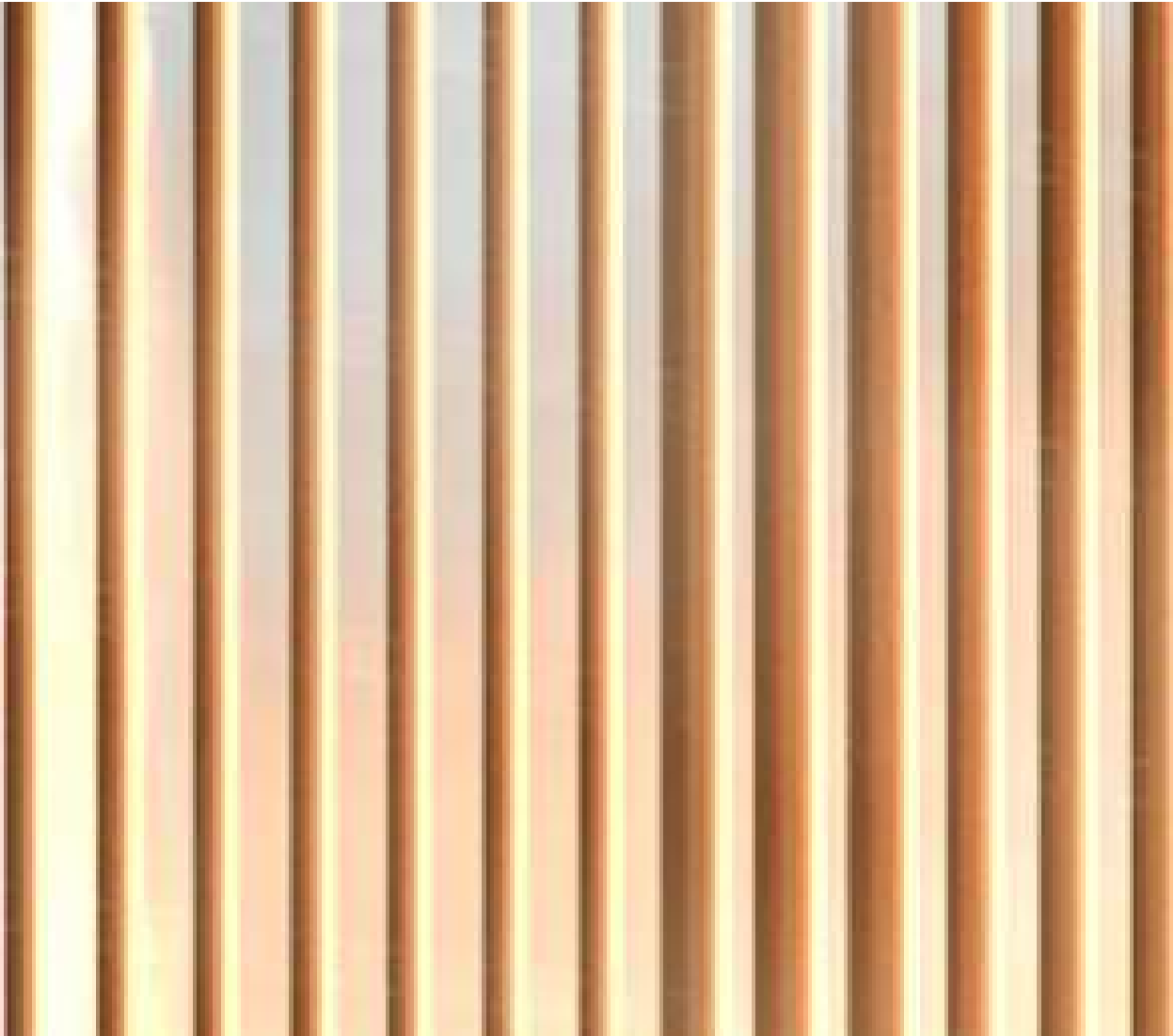
EXISTING



CURRENT



CONTRAST - TEXTURE



CONTRAST - COLOR / MATERIAL



TEXTURE

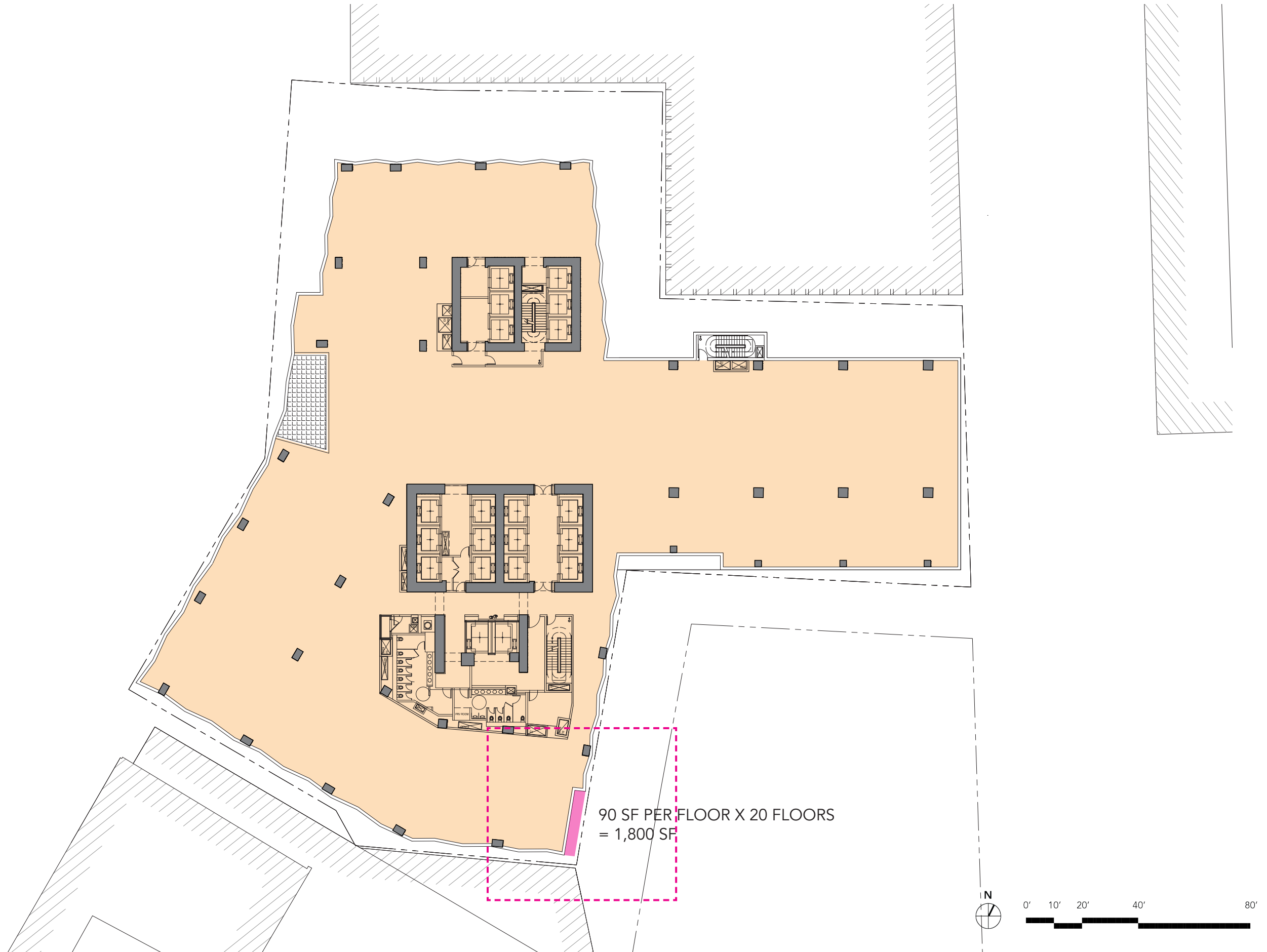


COLOR / MATERIAL

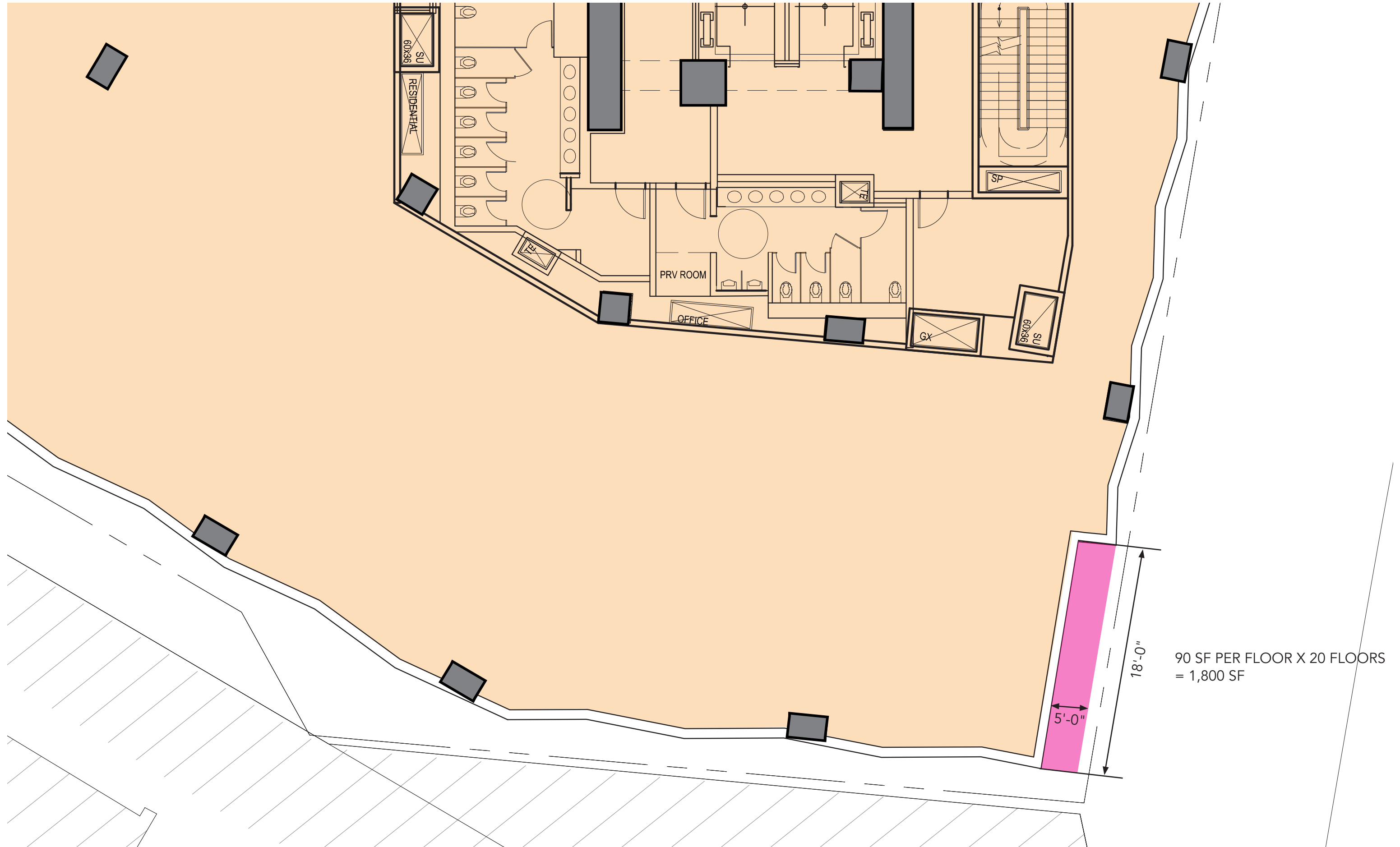


WEST TOWER / OFFICE BUSTLE
MASSING ARTICULATION

OFFICE - SOUTH EAST CORNER



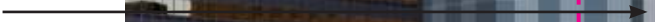
OFFICE - SOUTH EAST CORNER



OFFICE - SOUTH EAST CORNER



SETBACK TO EMPHASIZE CONTINUITY
OF MAIN TOWER VOULME TO GROUND



TOWER LIGHTING

NIGHT TIME CITY PRESENCE

TOWER LIGHTING

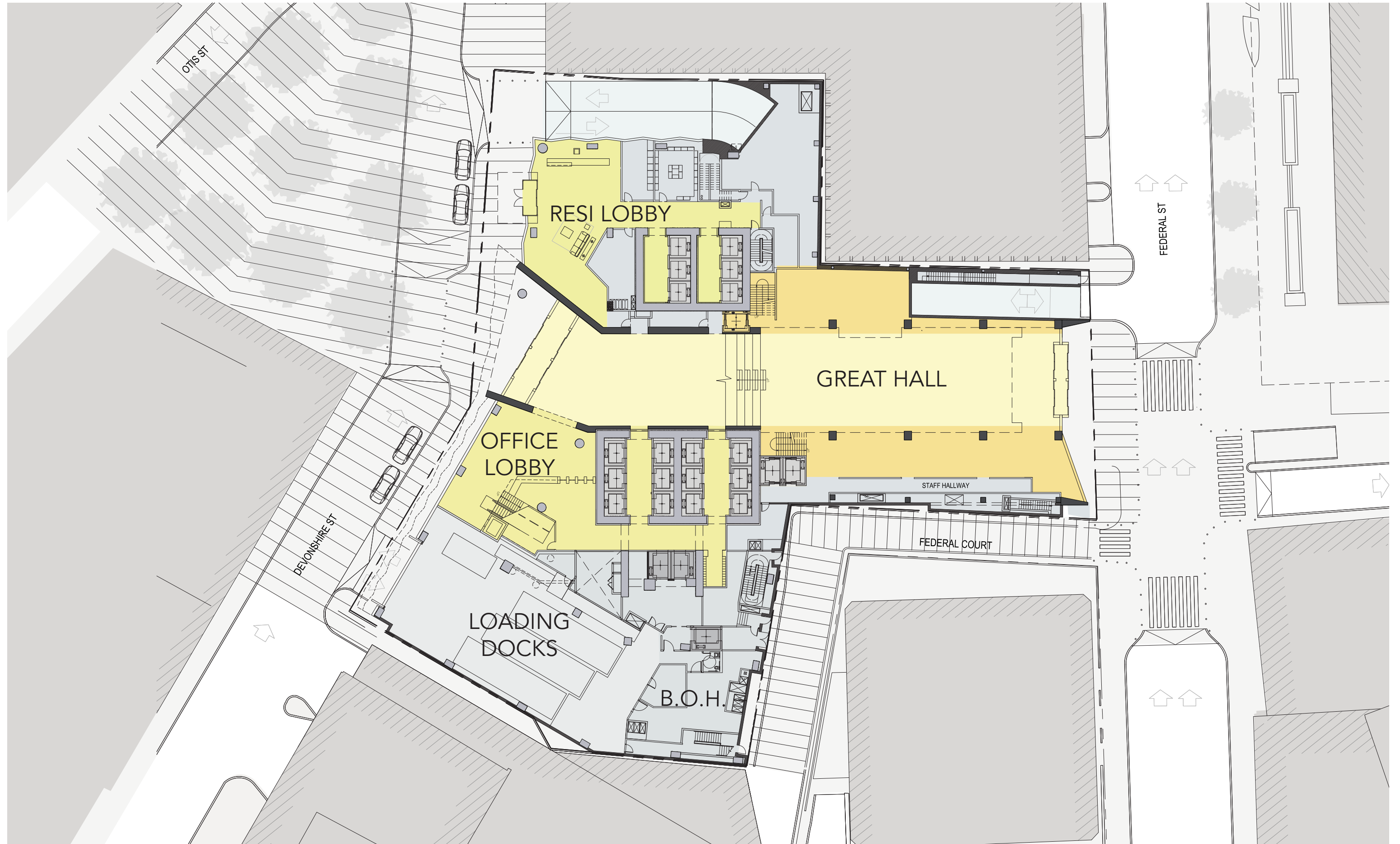


TOWER LIGHTING

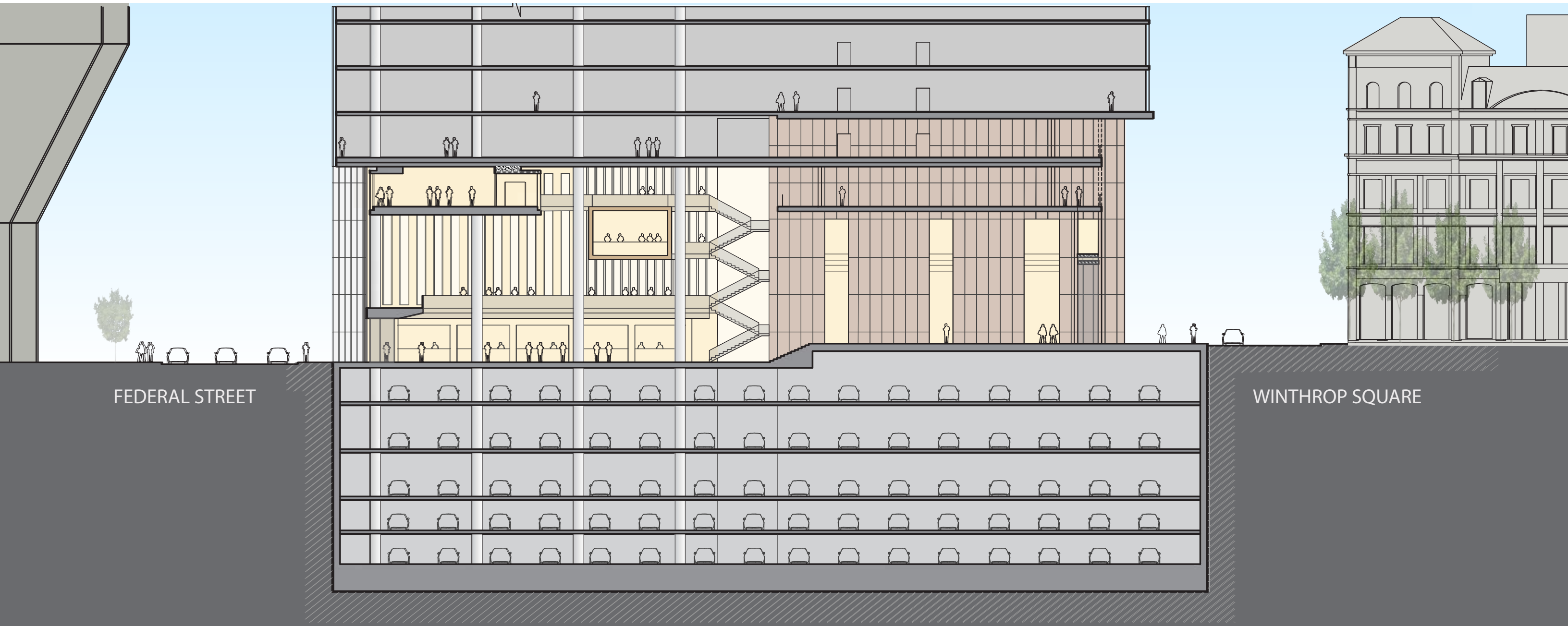


STREET LEVEL EXPERIENCE

GROUND



GREAT HALL SECTION - CURRENT





WEST ENTRANCE



WEST ENTRANCE



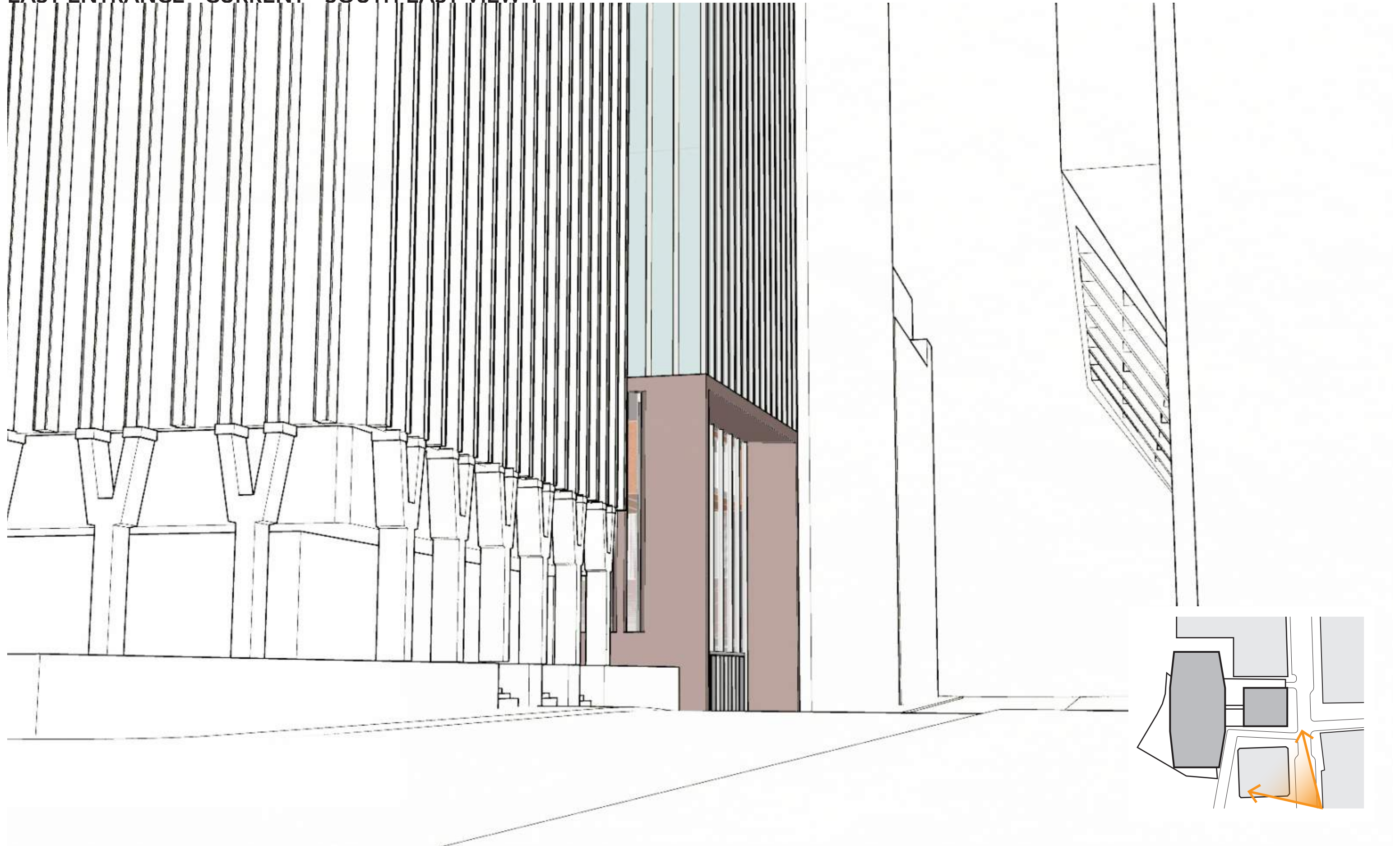
WEST ENTRANCE - LOADING DOCK DOOR



EAST ENTRANCE - CURRENT - SOUTH EAST VIEW



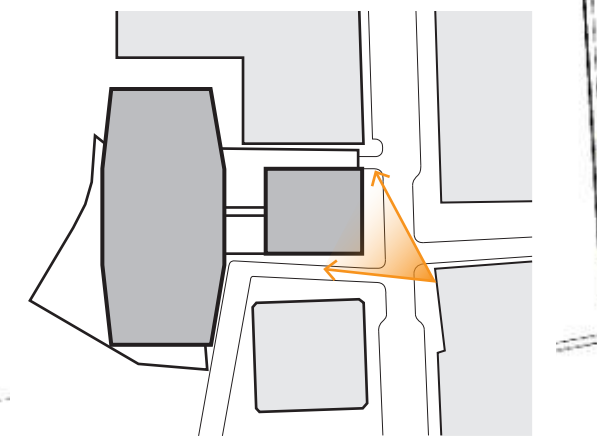
EAST ENTRANCE - CURRENT - SOUTH EAST VIEW 1



EAST ENTRANCE - CURRENT - SOUTH EAST VIEW 2

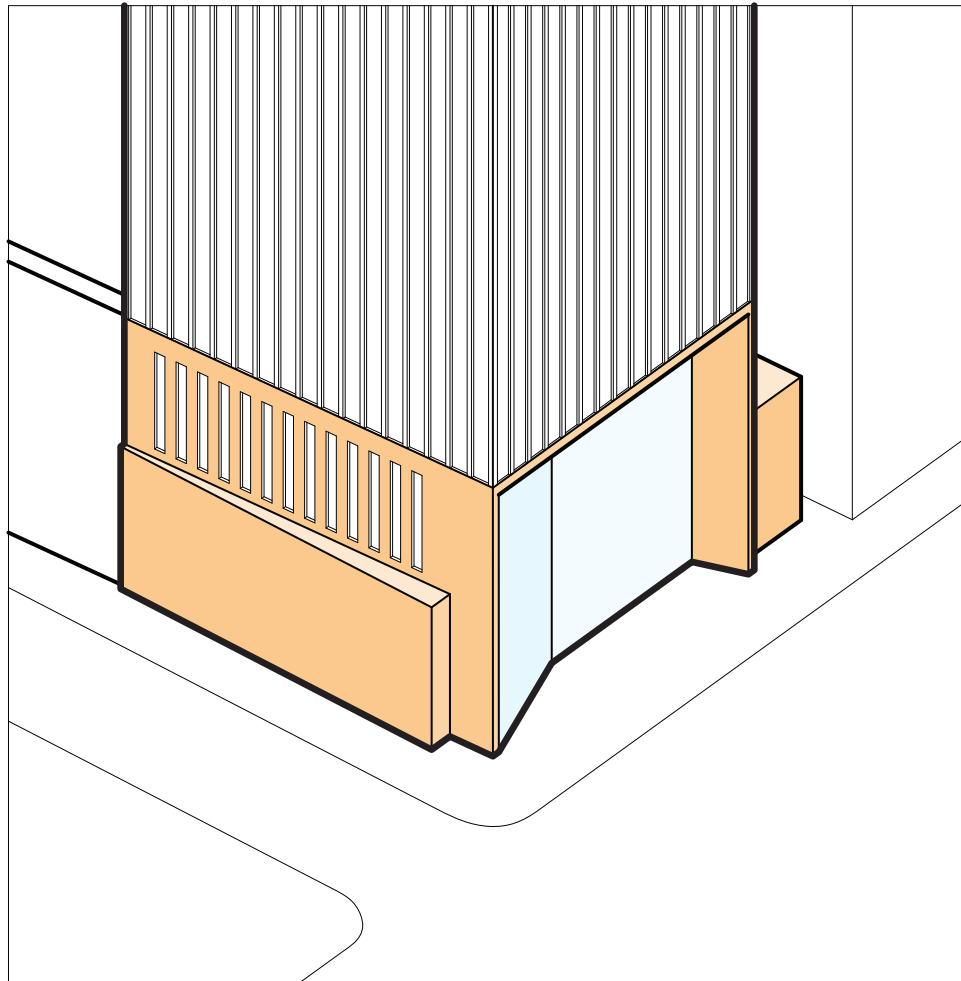


EAST ENTRANCE - CURRENT - SOUTH EAST VIEW 3

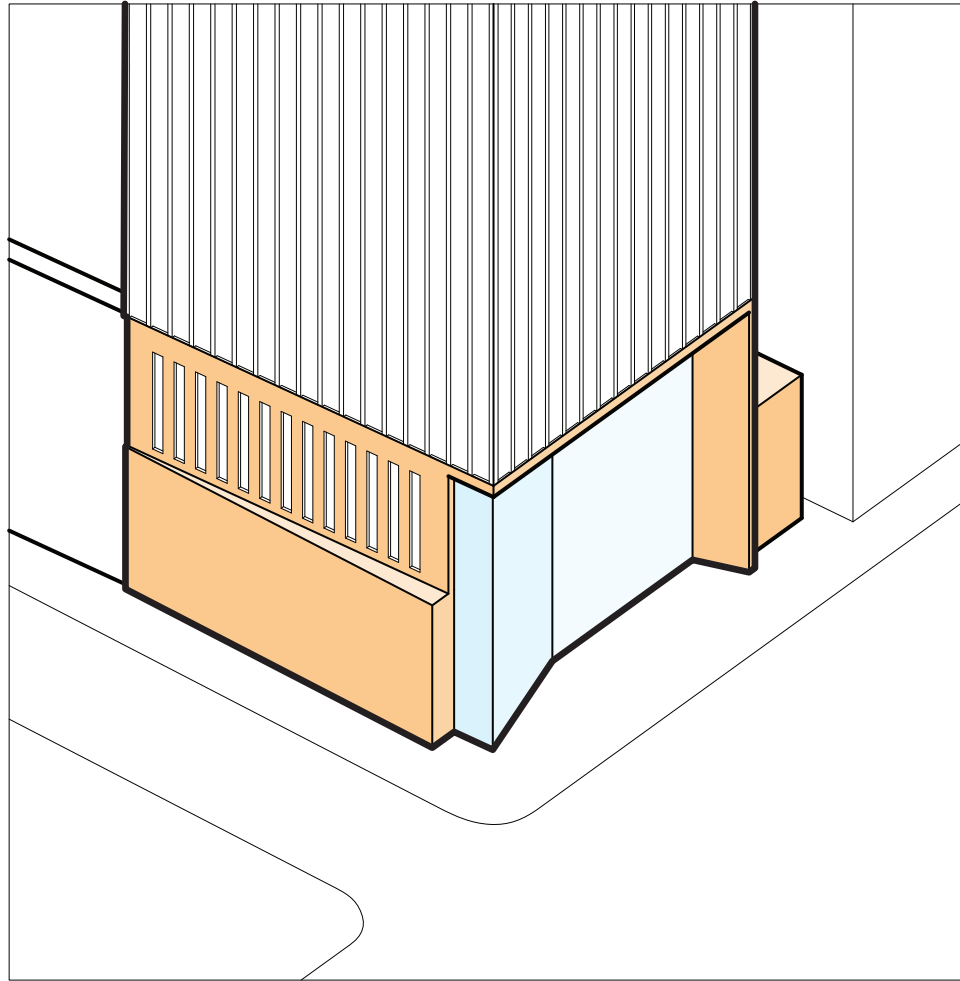


EAST ENTRANCE - SUMMARY

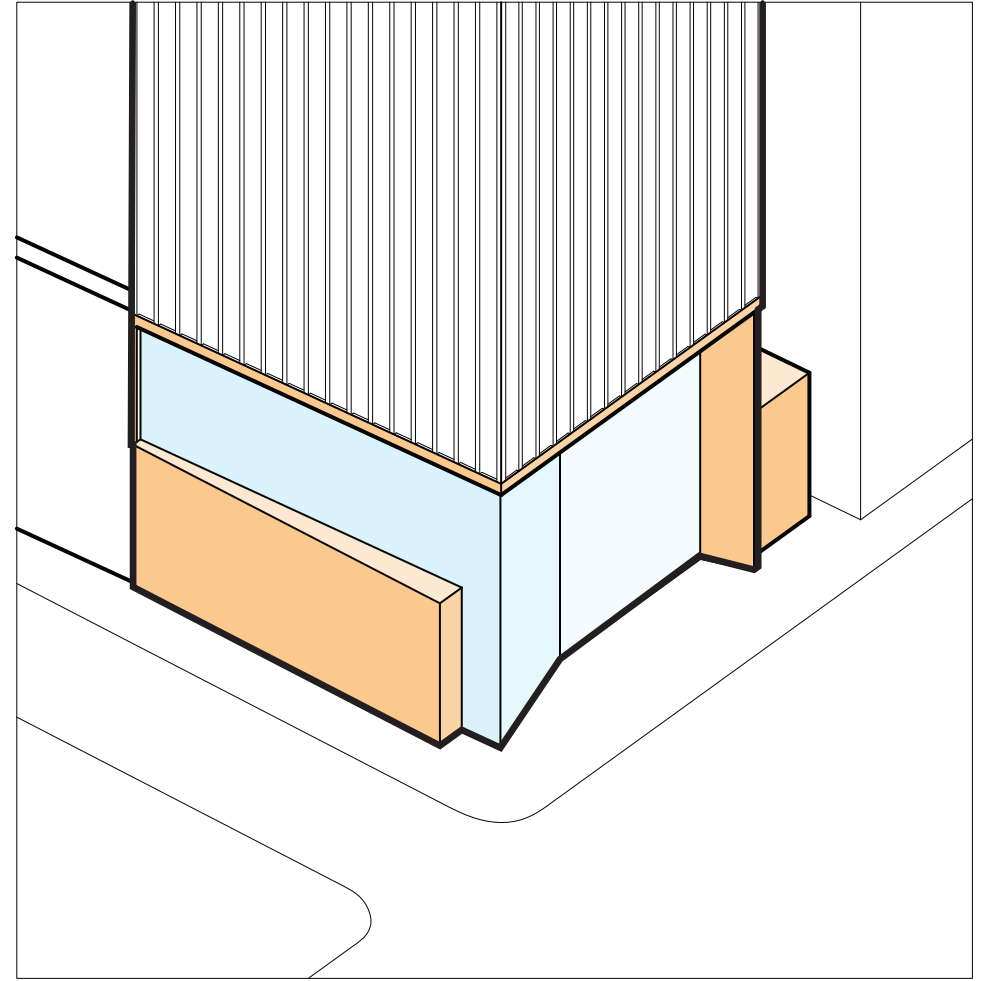
1



2

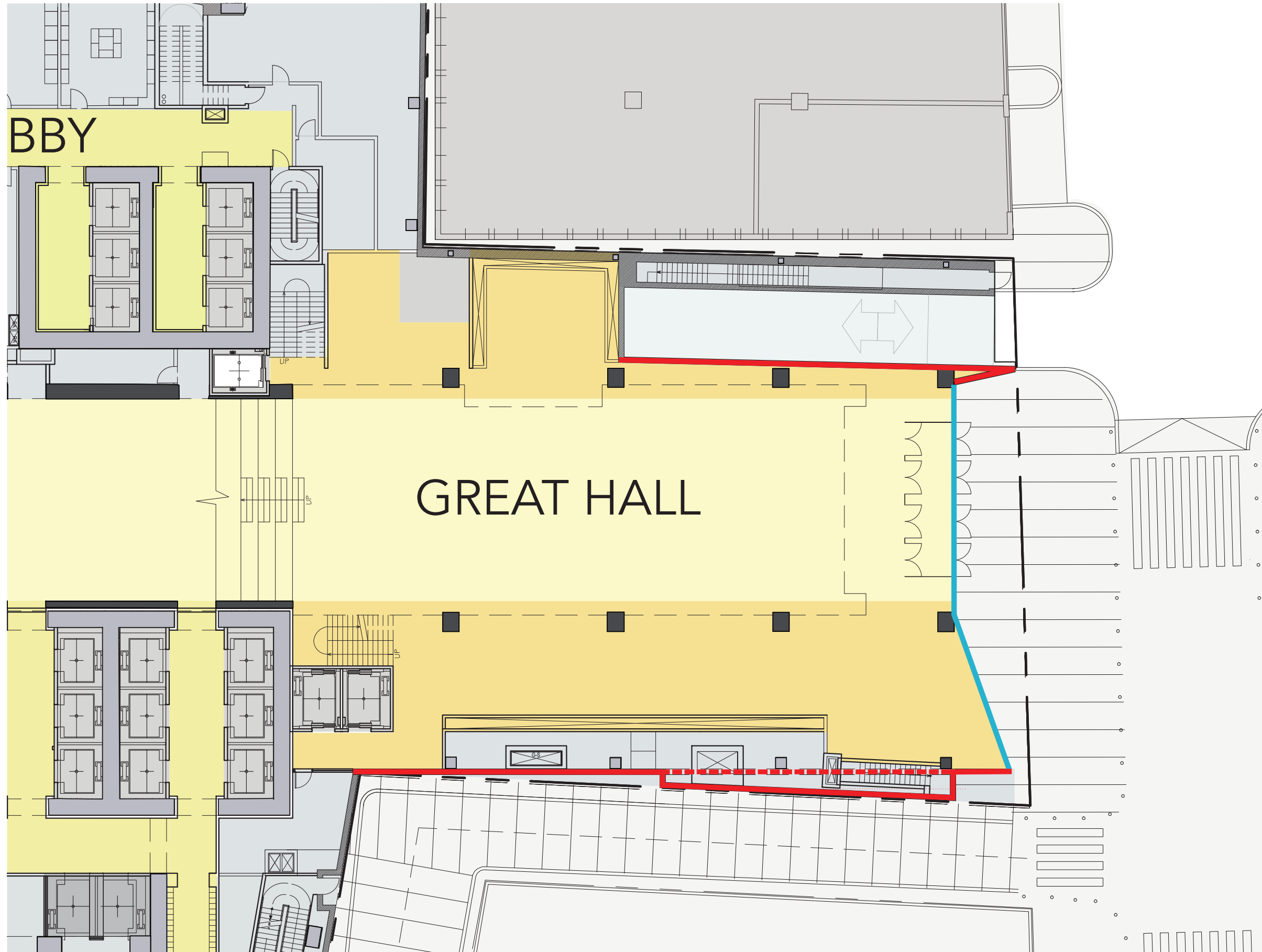


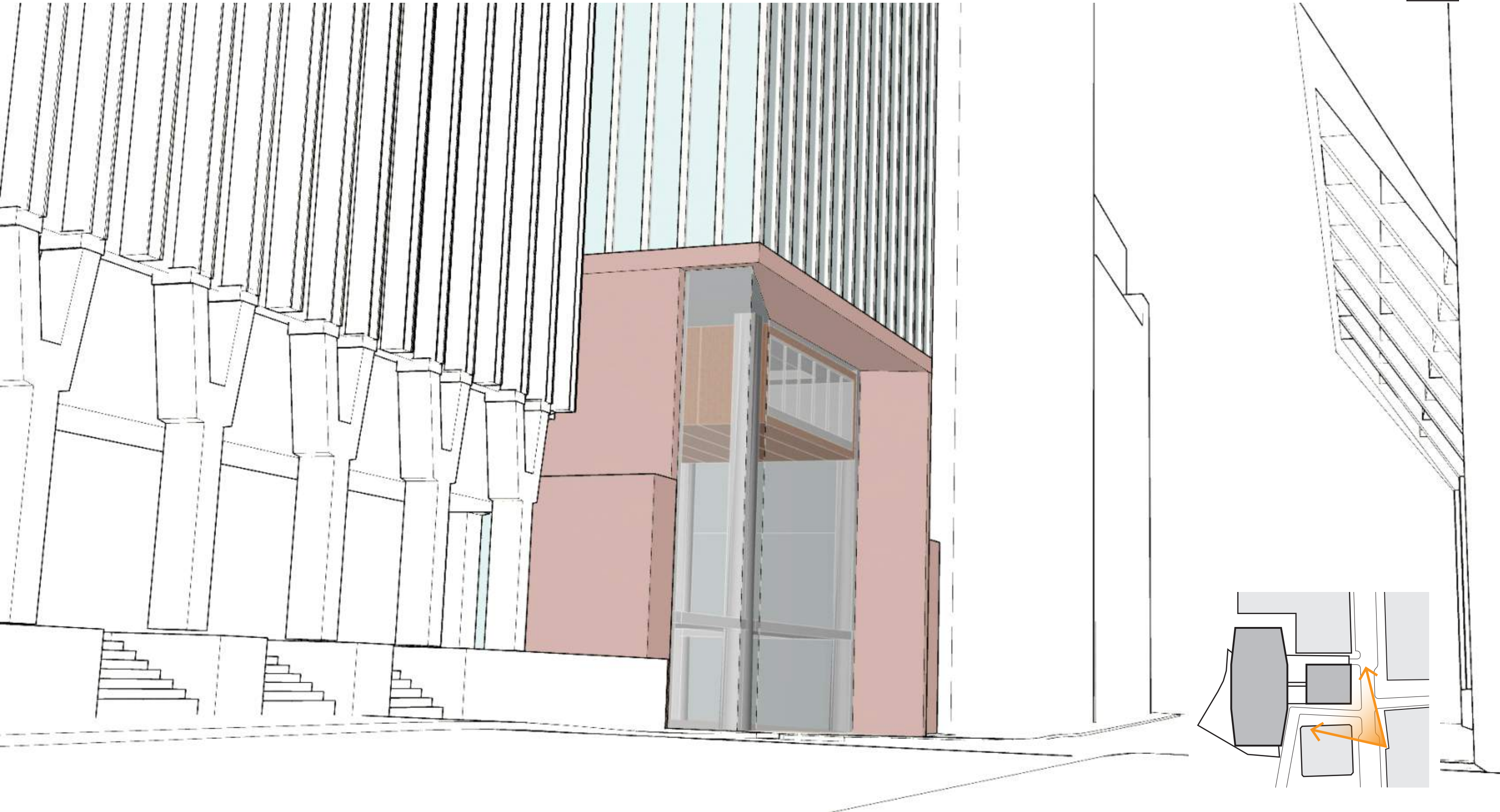
3

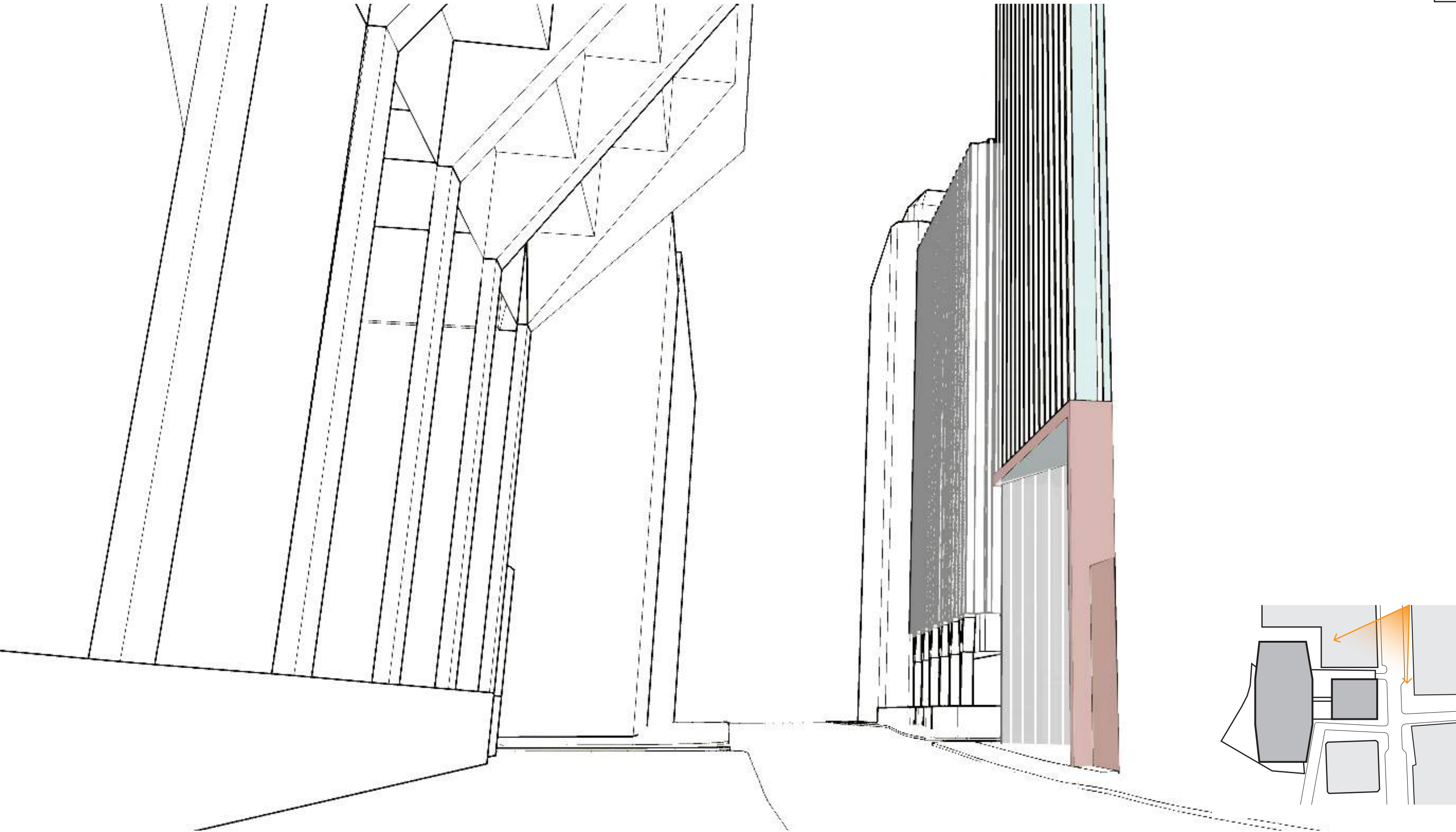


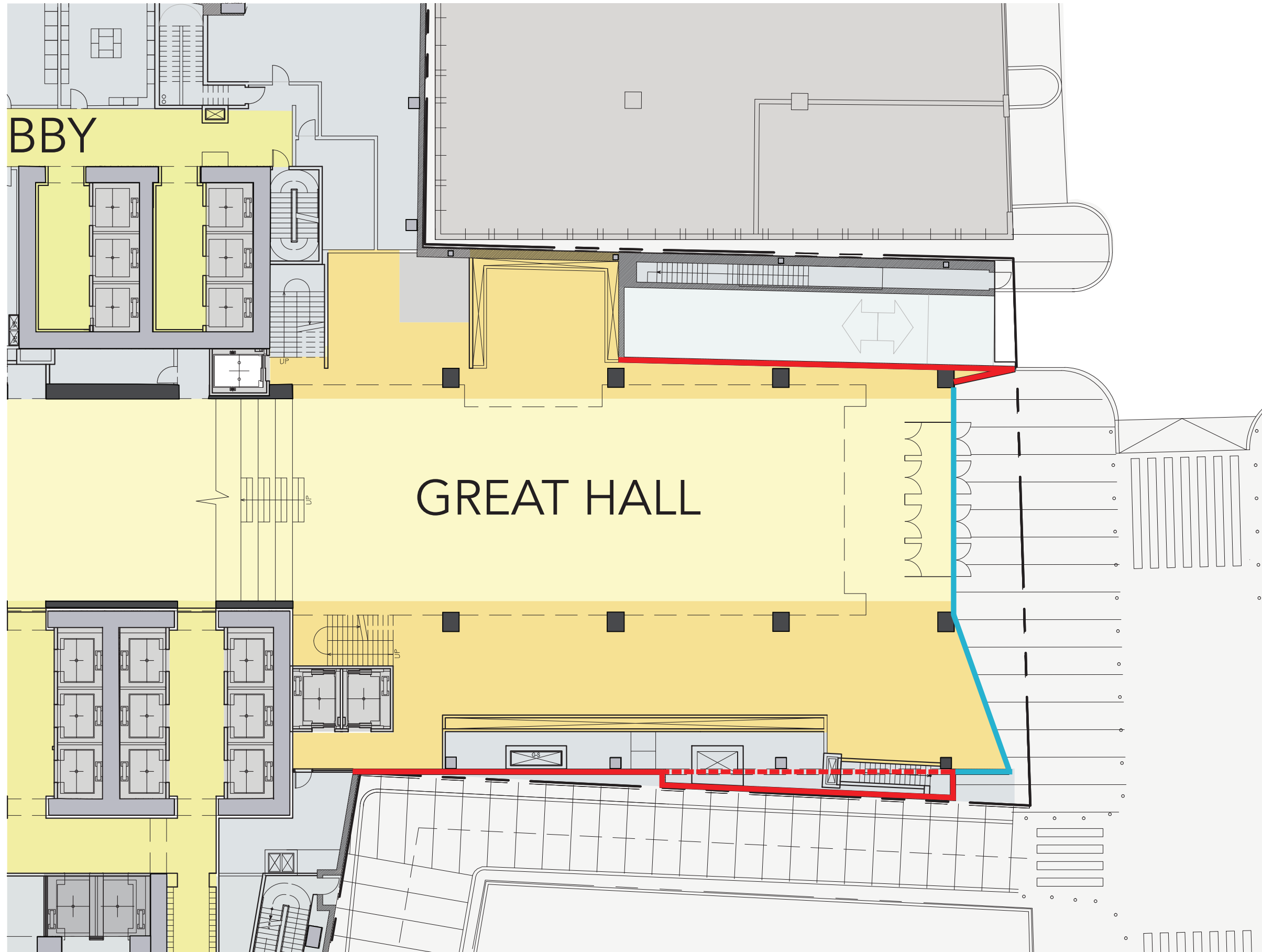


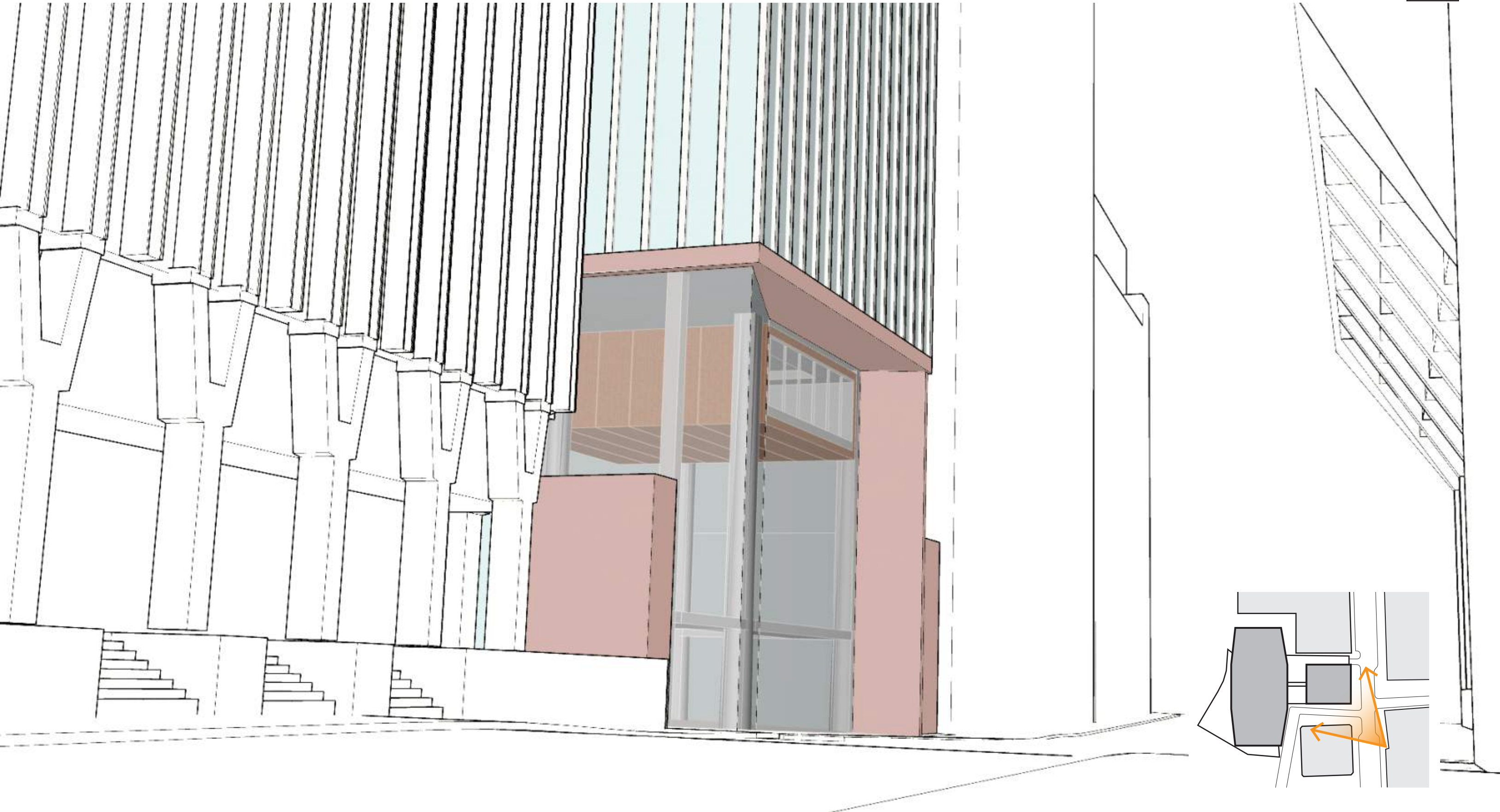




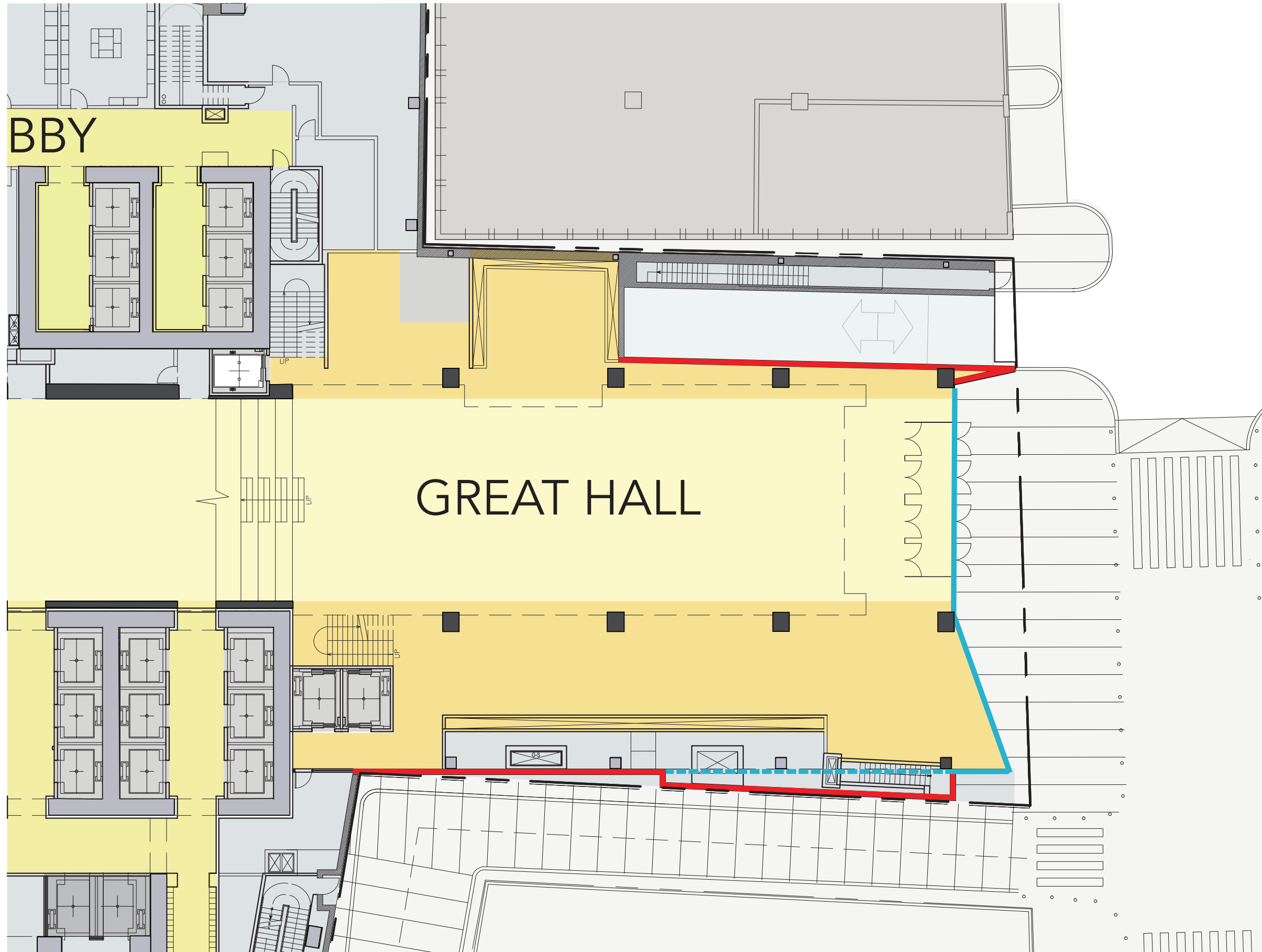






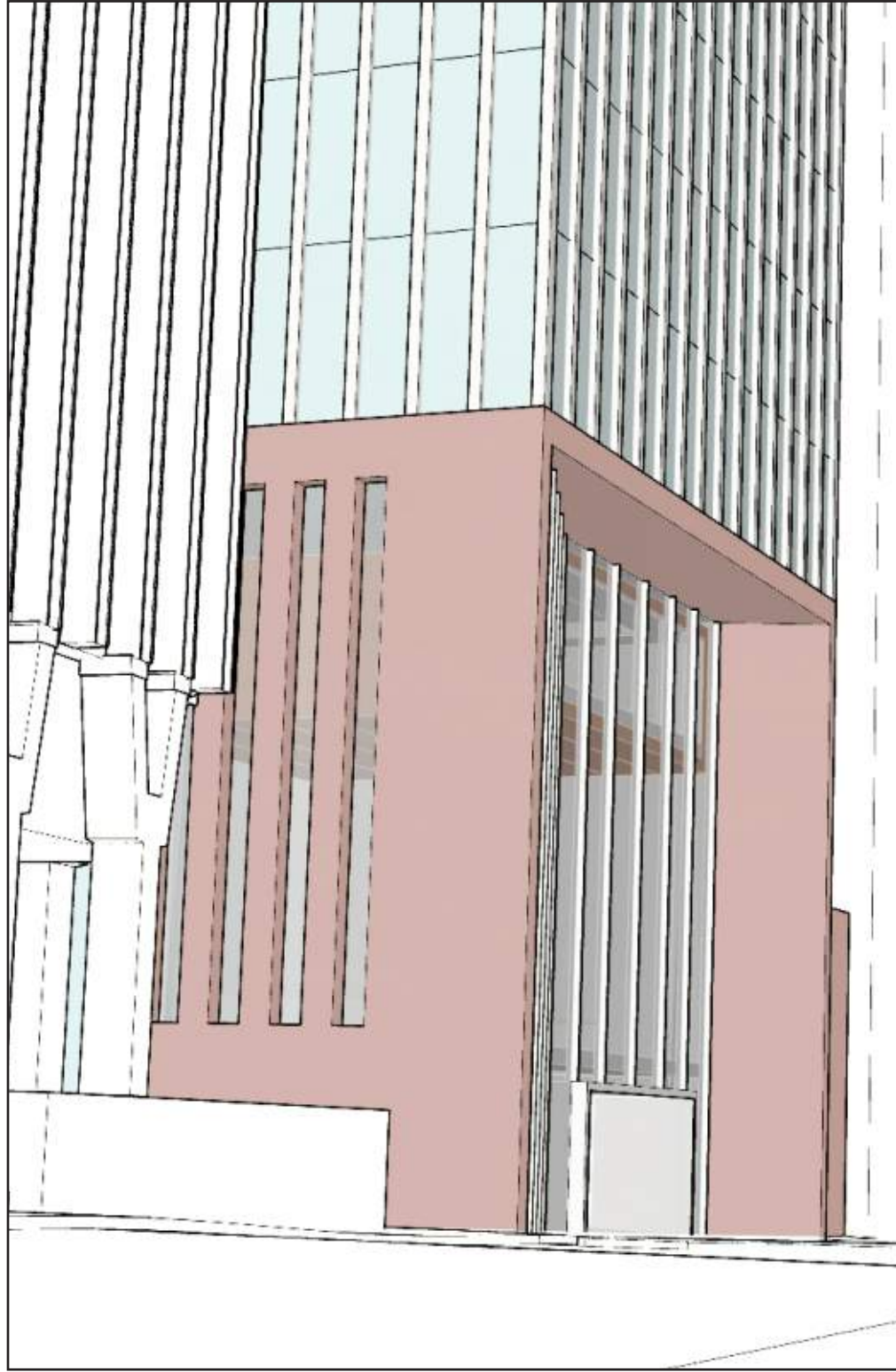




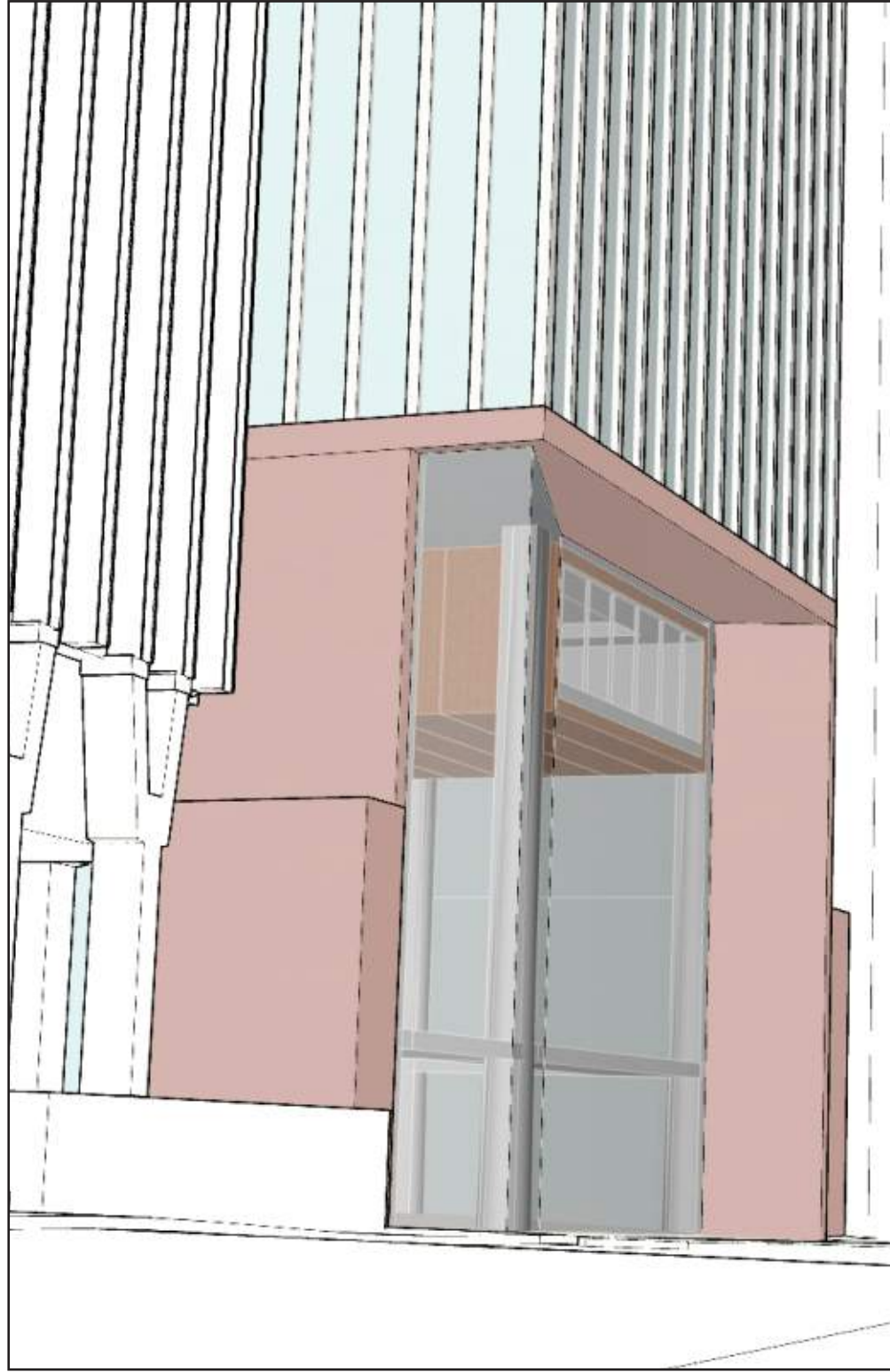


EAST ENTRANCE - COMPARISON

1



2



3

