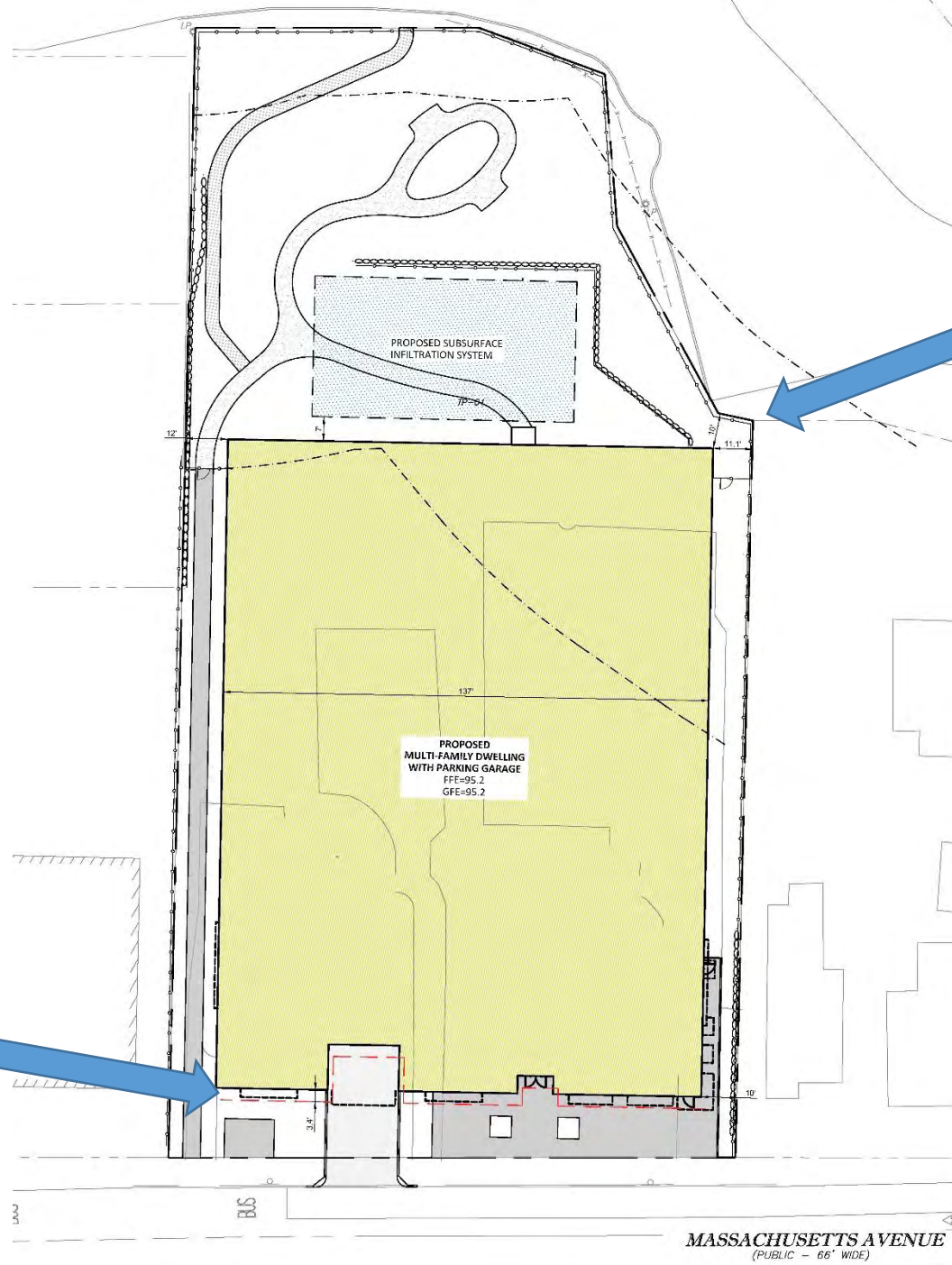


Proposed Architectural Changes

1025 Massachusetts Avenue

Moved Building Back

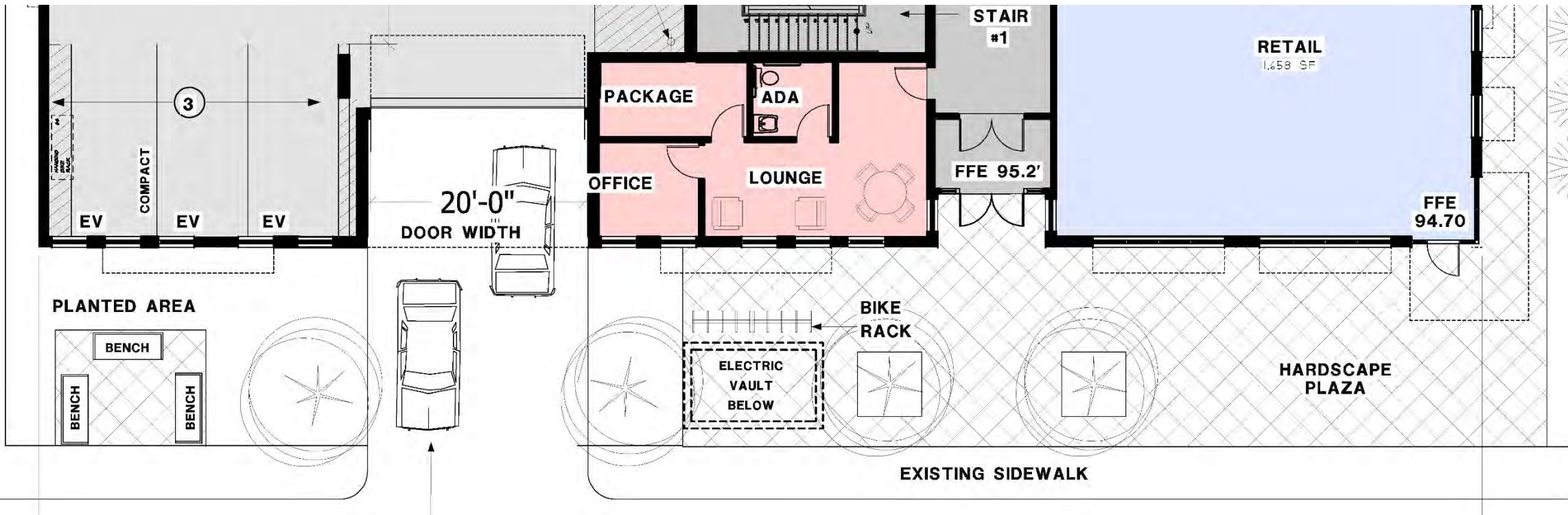
Increased front setback to reduce street presence and improve plaza



Minimum Setback Here

Increased Setback

MASSACHUSETTS AVENUE
(PUBLIC - 66' WIDE)



Flip Stair & Elevator Bank

Reduce visual impact of elevator penthouse

Side by Side Comparison



Previous Massing



Proposed Massing

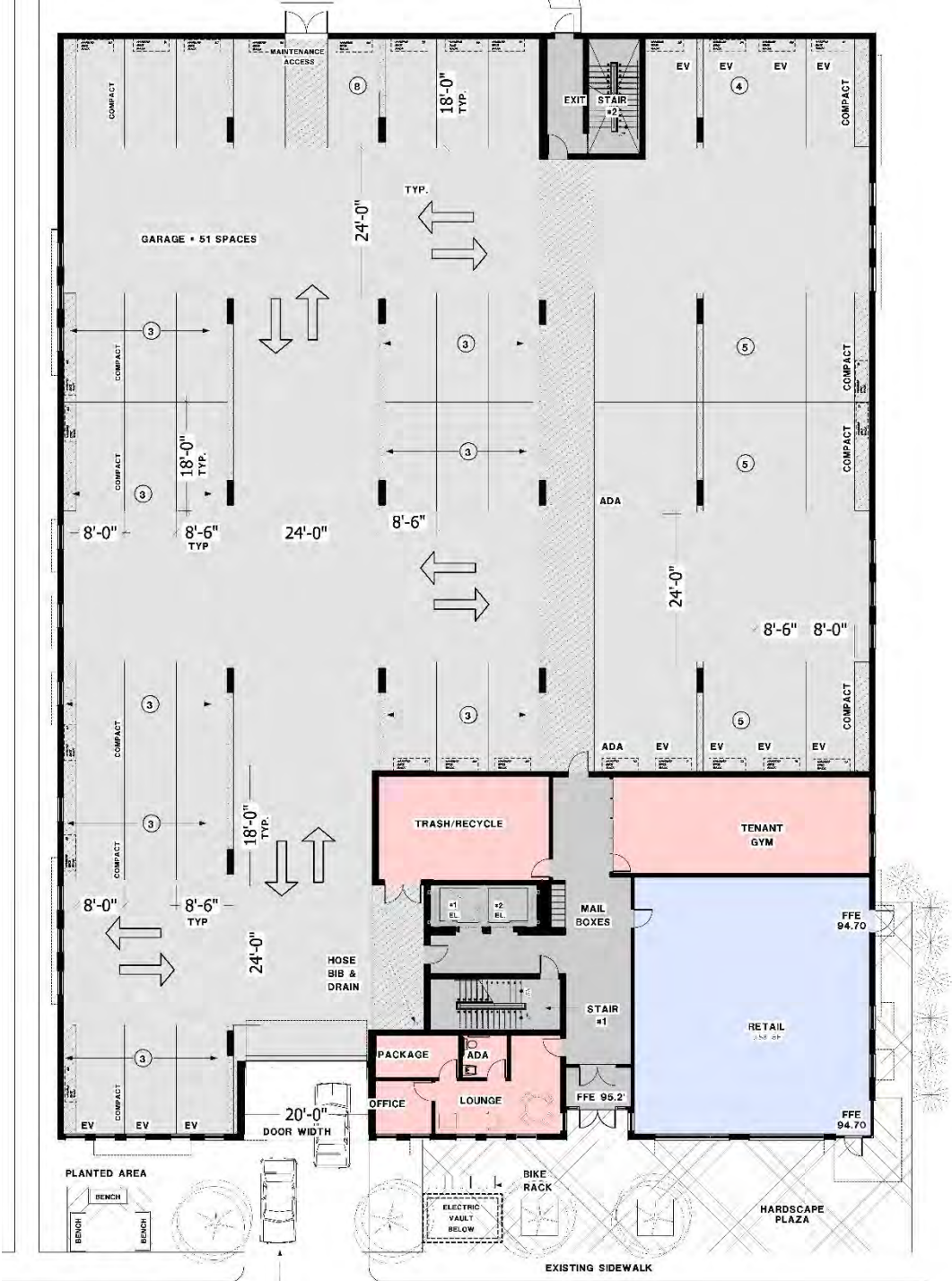
Adjust Parking Layout

Column grid and spacing adjusted to get columns out of spaces and drive aisles

Previous Ground Floor Plan



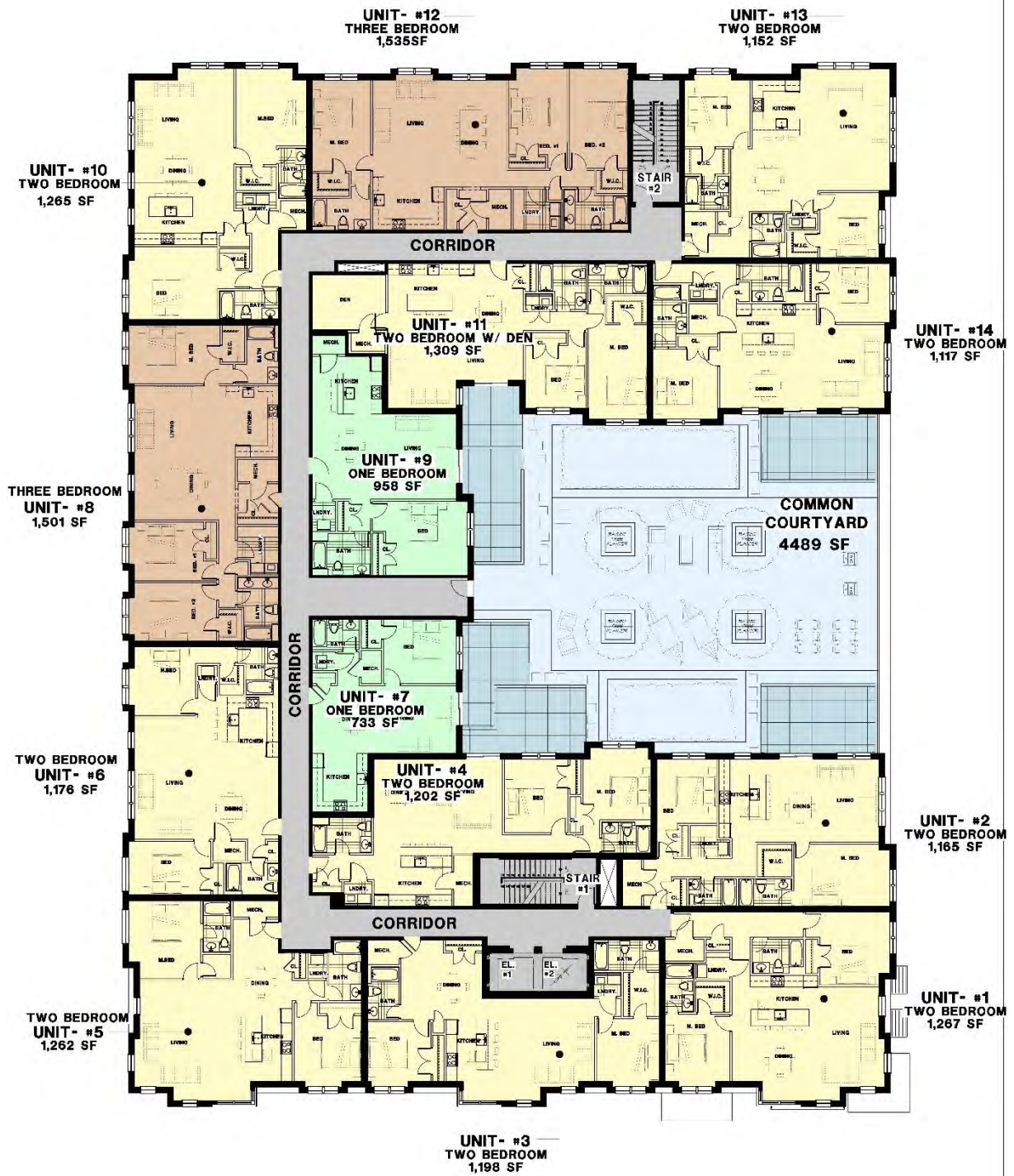
Proposed Ground Floor Plan



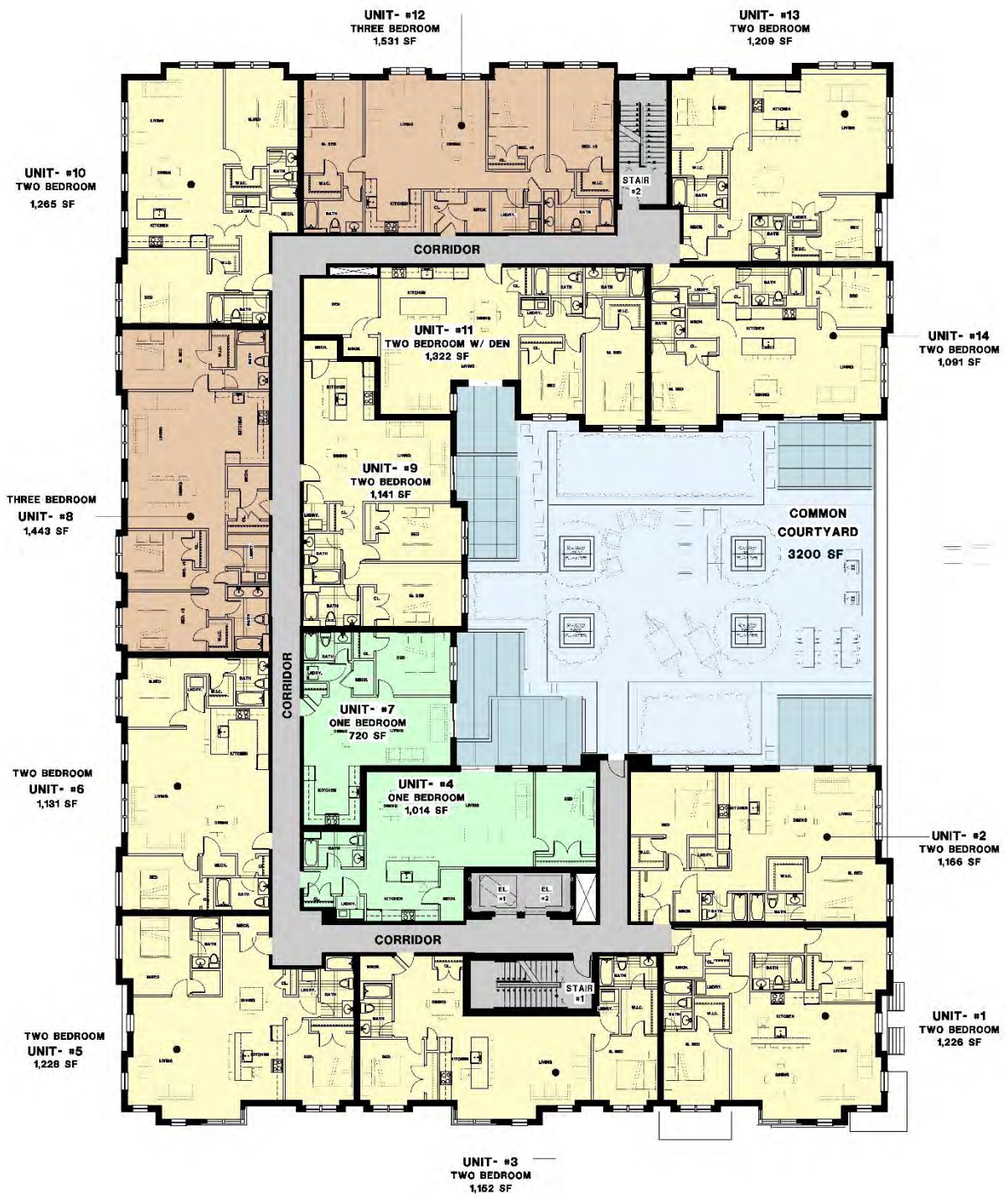
Revise Courtyard Access

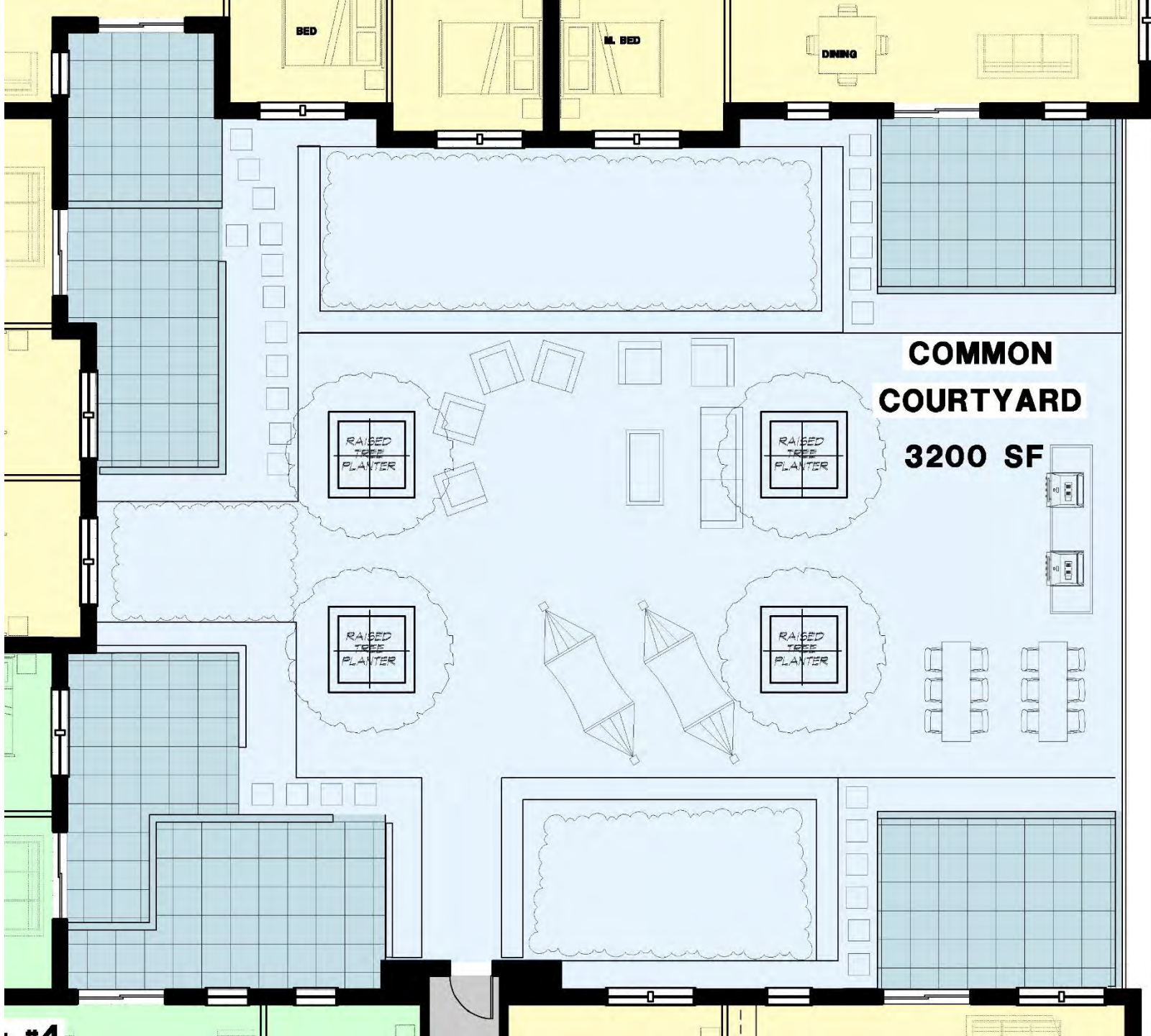
Access Point near Elevators

Existing Second Floor Plan



Proposed Second Floor Plan





BED

M. BED

DINING

**COMMON
COURTYARD**

3200 SF

RAISED
TREE
PLANTER

RAISED
TREE
PLANTER

RAISED
TREE
PLANTER

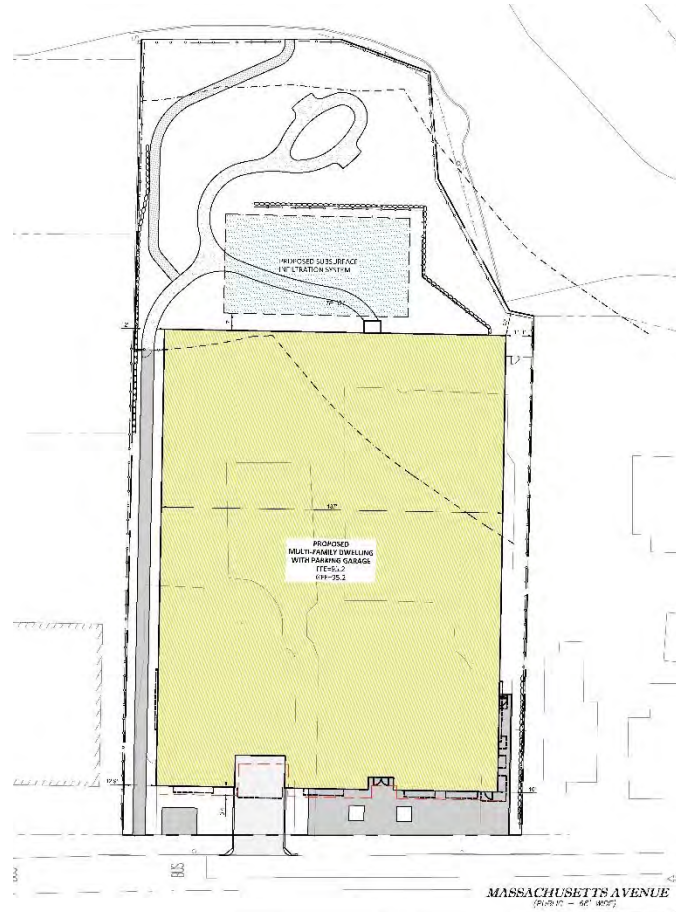
RAISED
TREE
PLANTER

Reduce Building Width ?

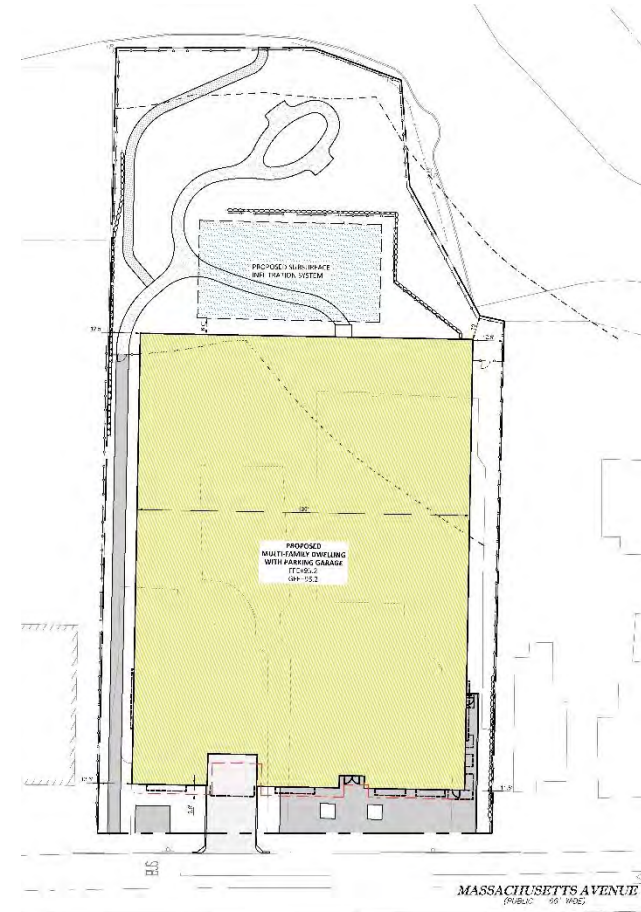
Exploring reducing building width by 2 feet to improve setbacks

Building Width Options

Existing
Width
137 Feet



Reduced
Width
135 Feet



Ground Floor Plan Reduced Width



Thank you for your attention.

Questions?

Harrison Mulhern Architects
Winchester, MA

