

The Hub on Causeway

BCDC SUBMISSION

OFFICE TOWER

FEBRUARY 27, 2018



WHERE WE WERE



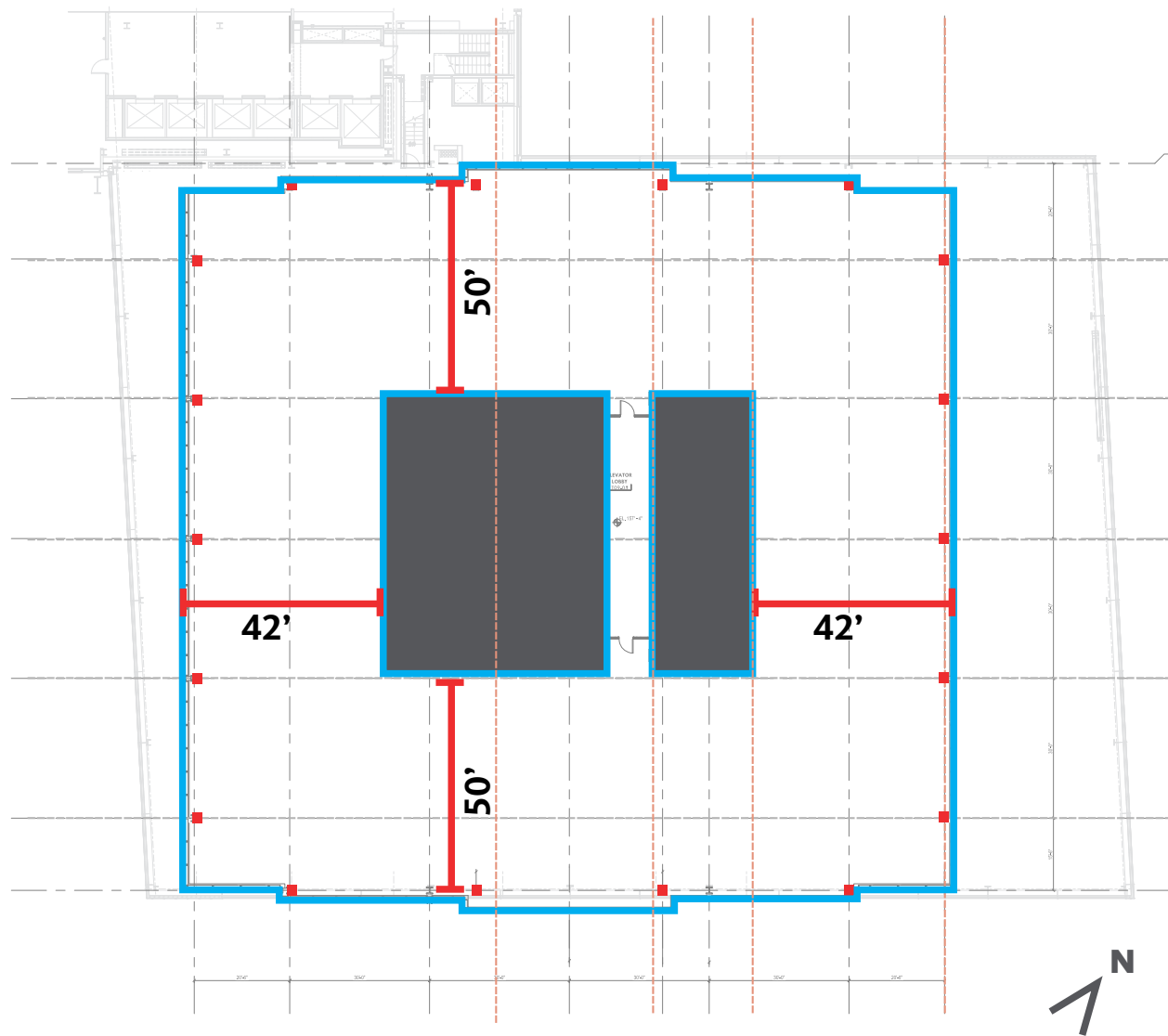
- 1 SITE RESPONSIVE**
INFORMED BY PLACE
- 2 PROPORTIONS**
STRIVING TO BE TALLER
- 3 CONTEXT**
CONSIDER THE COMPLEX
- 4 IDENTITY**
MODERN MACHINE

WHERE WE WERE: 2016

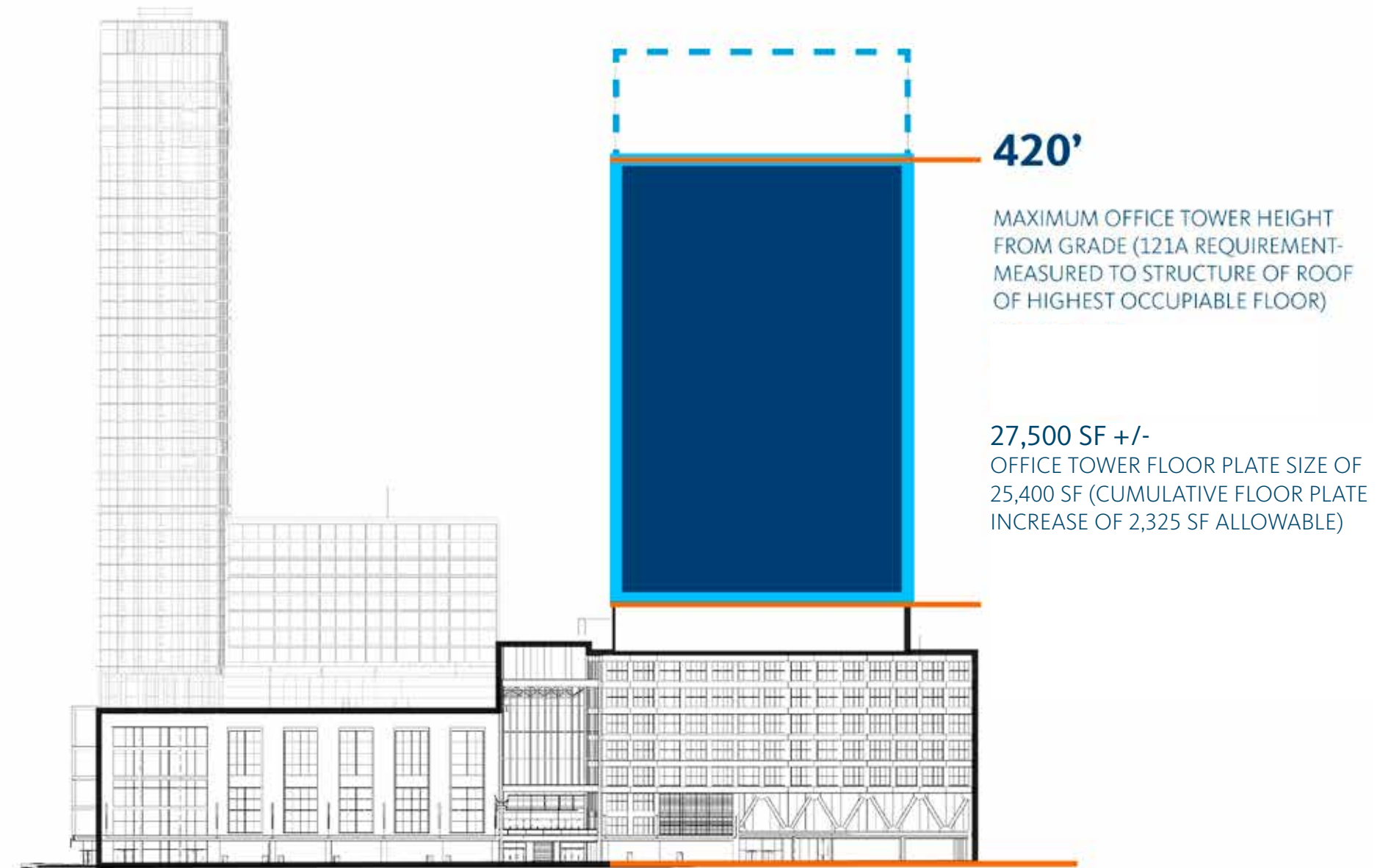
COLUMNS CORE AND FOUNDATION LOADS SET BY PODIUM STRUCTURE

2016 DESIGN:

1. HIGHEST OCCUPIABLE FLOOR HEIGHT: 420'
2. ENCLOSED PENTHOUSE (MAX 1/3 OF AREA OF FLOOR BELOW)
3. LEED PLATINUM



LANDING POINTS LOCKED DUE TO LANDING ON ORANGE AND GREEN TUNNELS



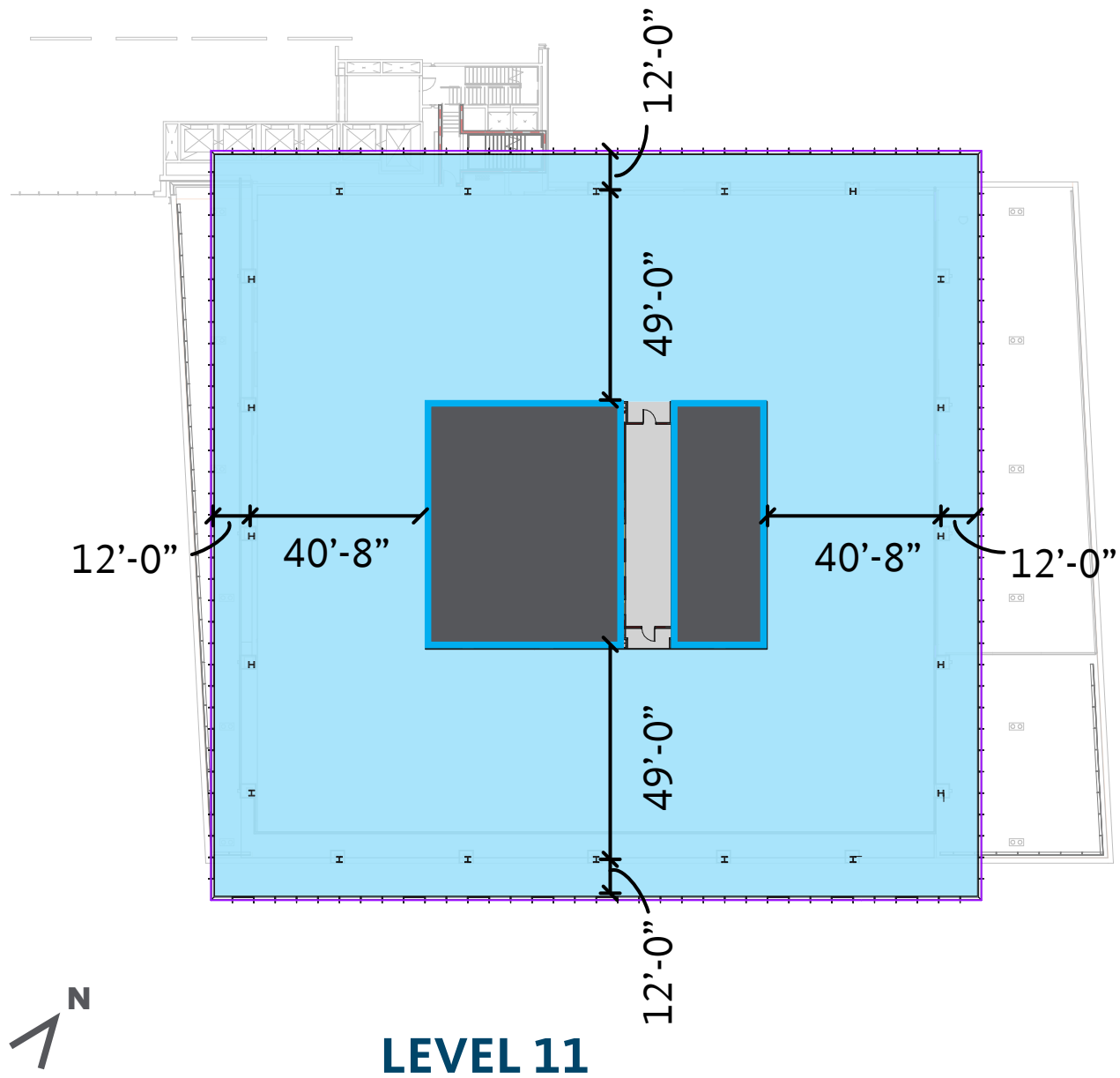
WHERE WE ARE



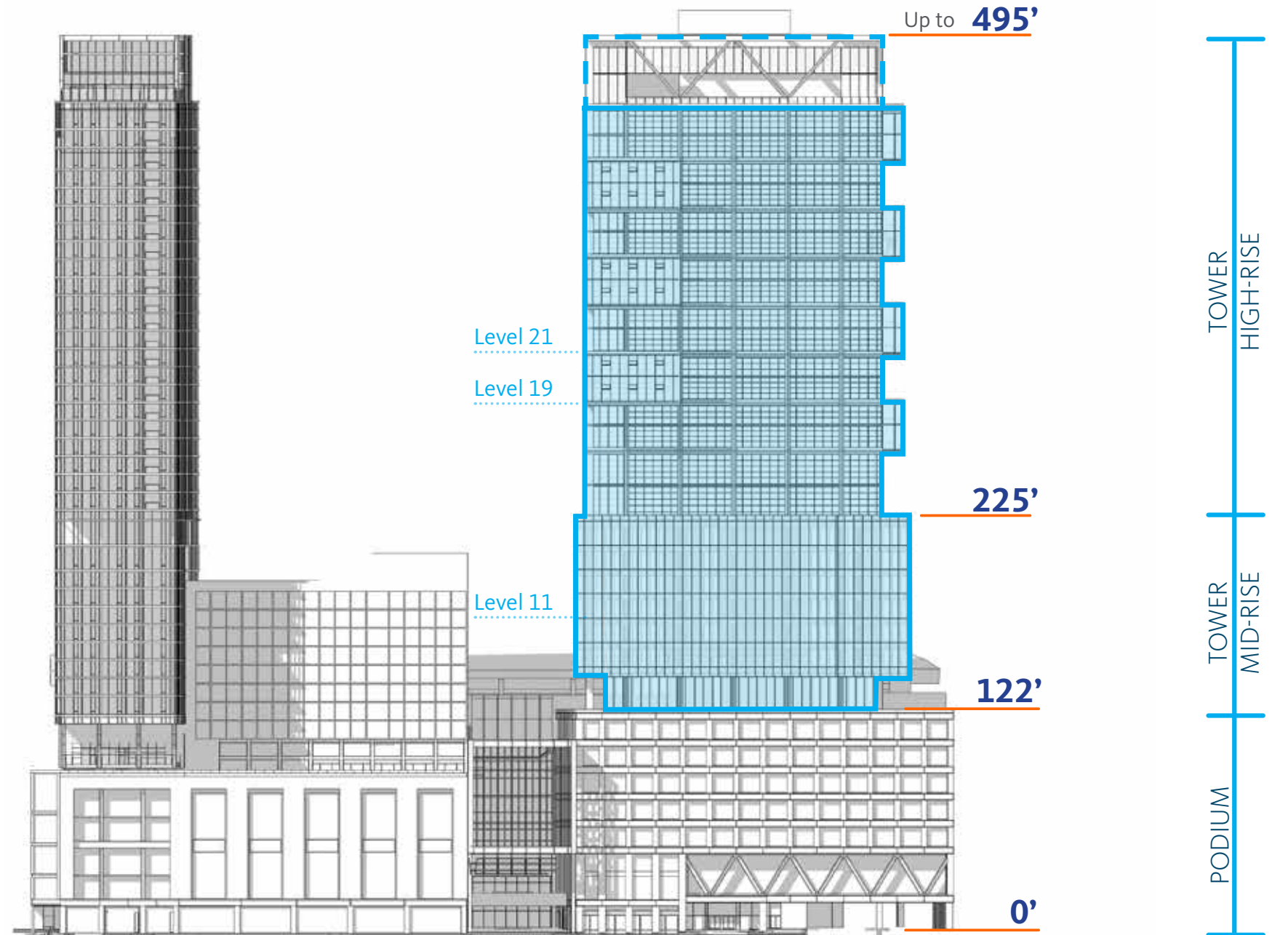
PARAMETERS

- 1** COLUMNS CORE AND FOUNDATION LOADS SET BY PODIUM STRUCTURE
- 2** TOP OF HIGHEST OCCUPIABLE FLOOR HEIGHT UP TO **495'**
- 3** TOTAL GFA: APPROX. UP TO **651,500 SF**
- 4** LEED PLATINUM
- 5** MAX FLOOR PLATE:
MID-RISE (FL 9-14) UP TO **35,500 SF**
HIGH-RISE (FL 15-31) UP TO **27,500 SF**
- 6** STILL WITHIN PERMITTED FAR + GFA BY USE

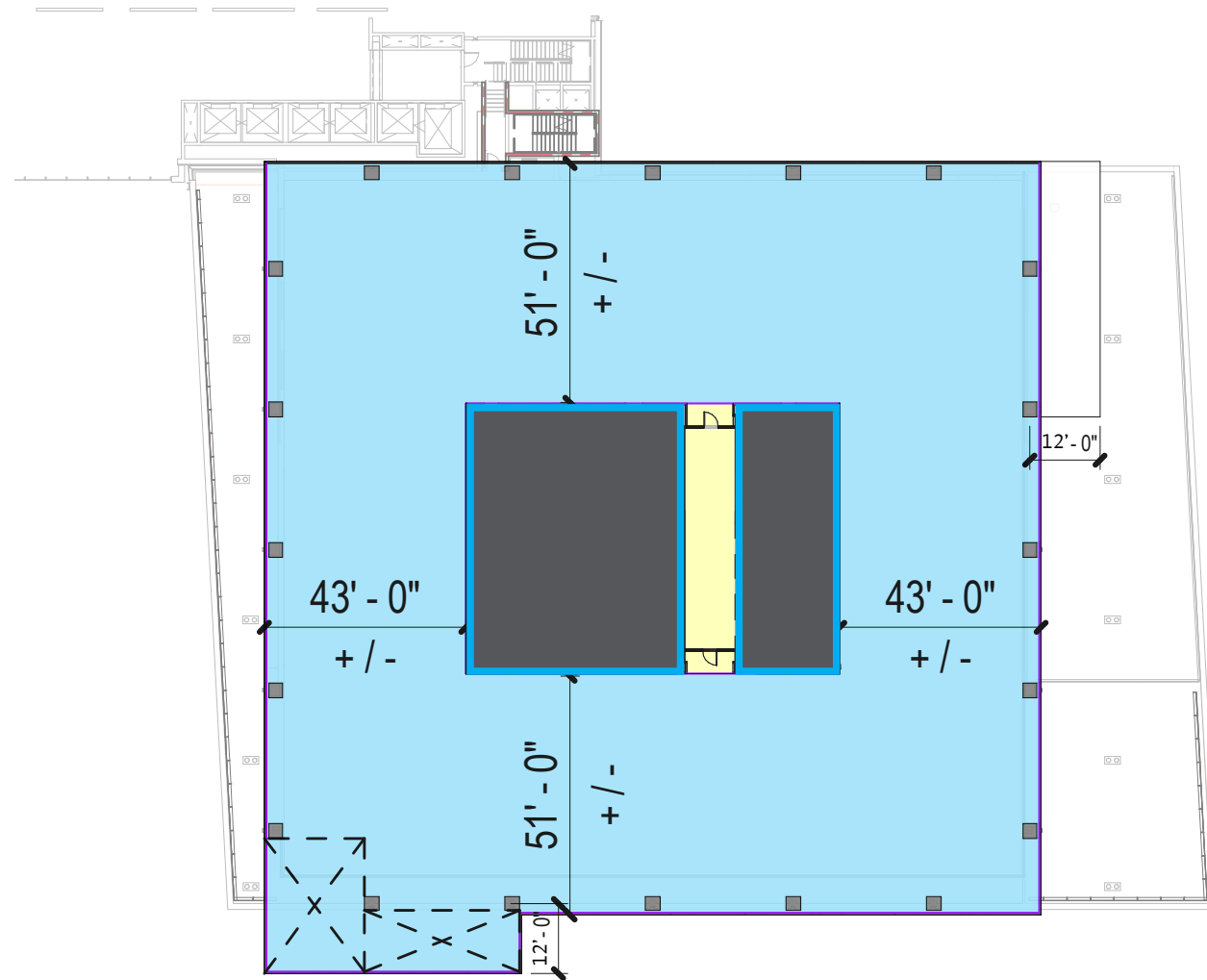
TYPICAL MID RISE FLOORS



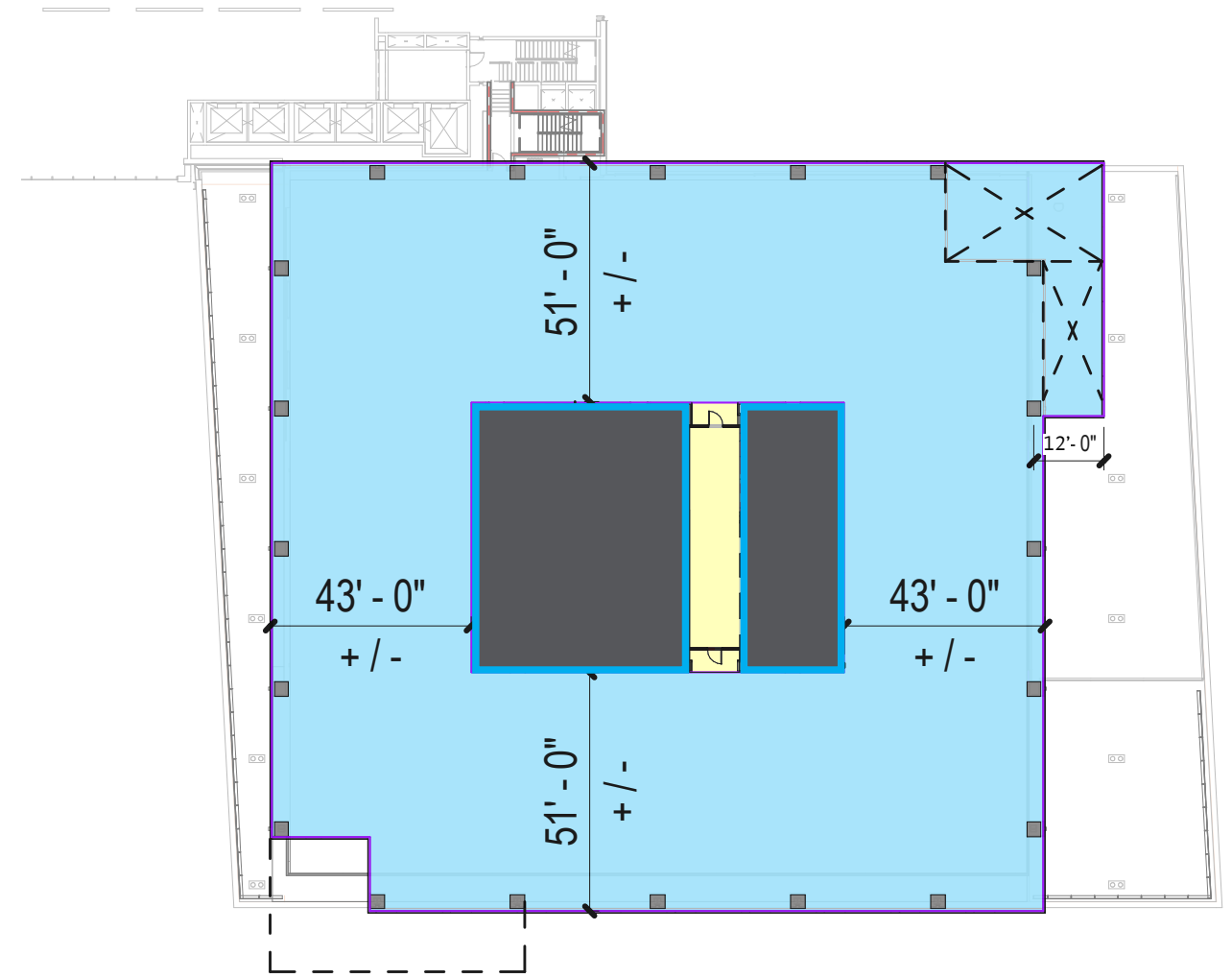
MAXIMUM OFFICE TOWER HEIGHT FROM GRADE (121A REQUIREMENT-MEASURED TO ROOF OF HIGHEST OCCUPIABLE FLOOR)



TYPICAL HIGH RISE FLOORS



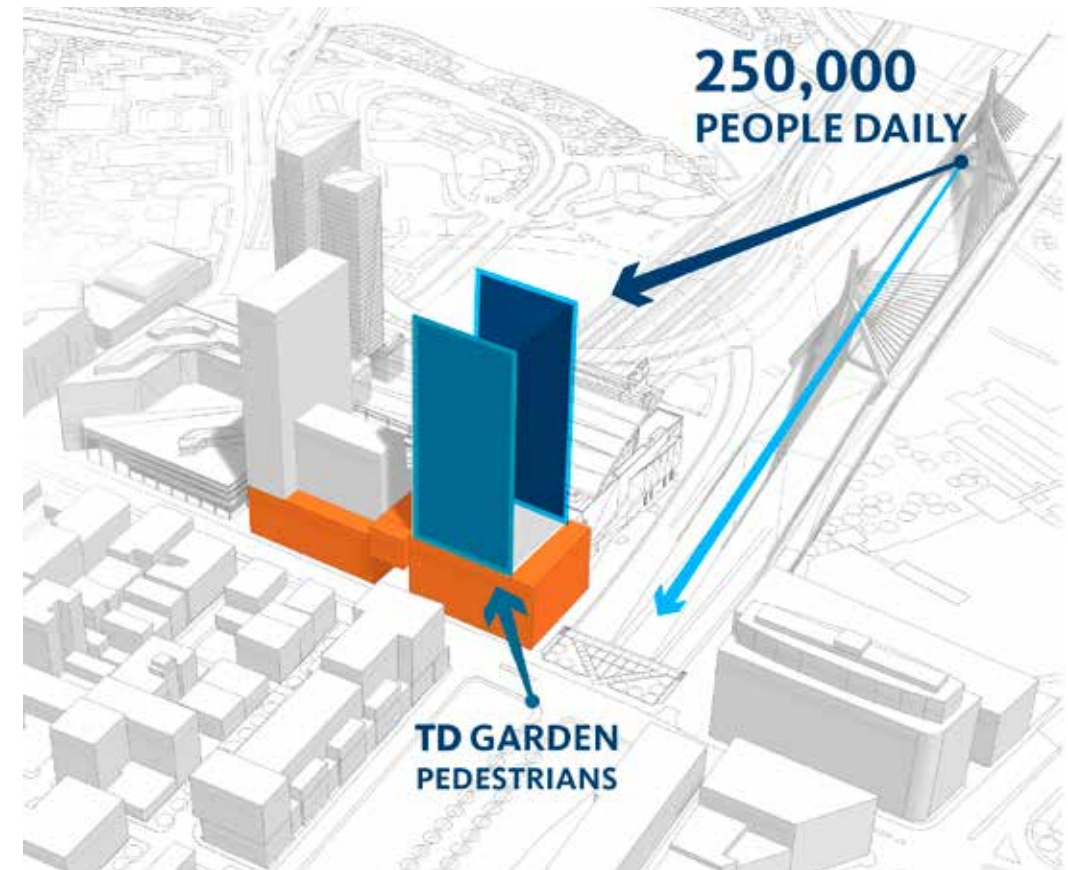
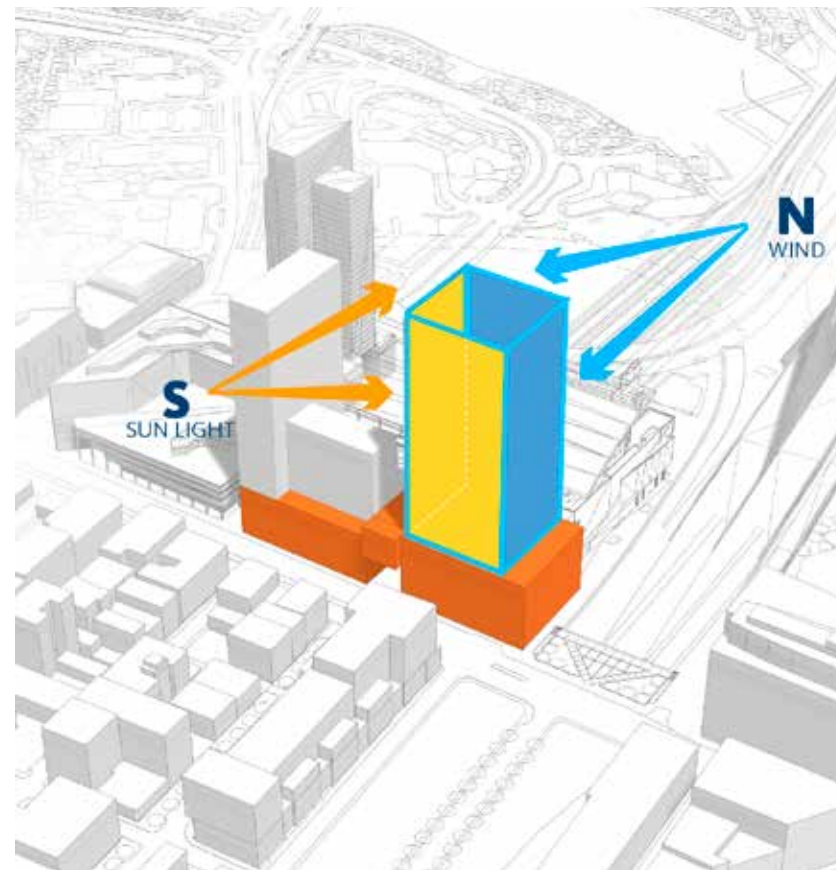
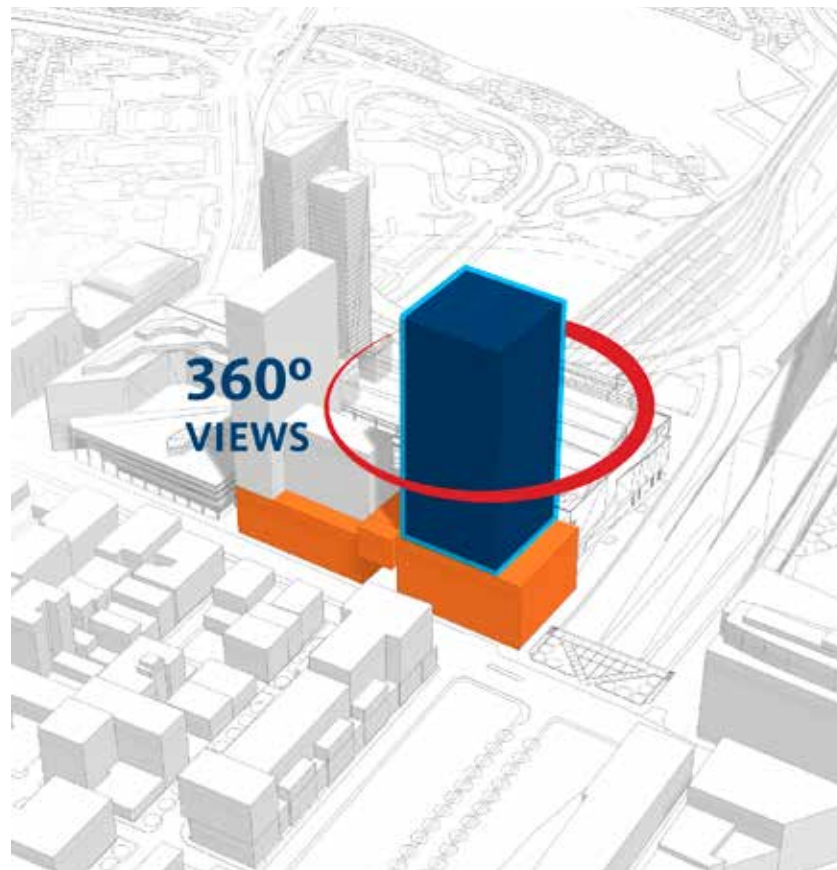
LEVEL 19



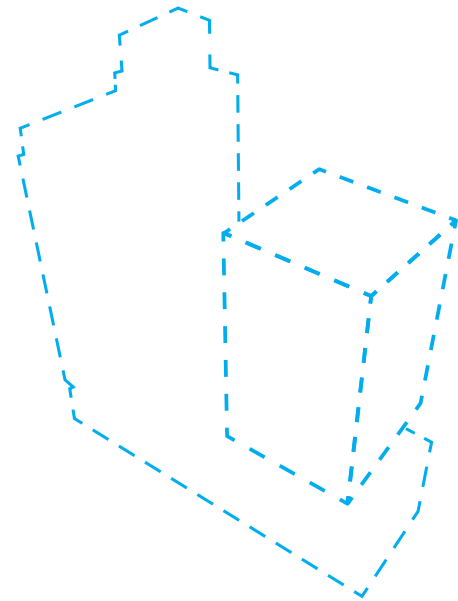
LEVEL 21



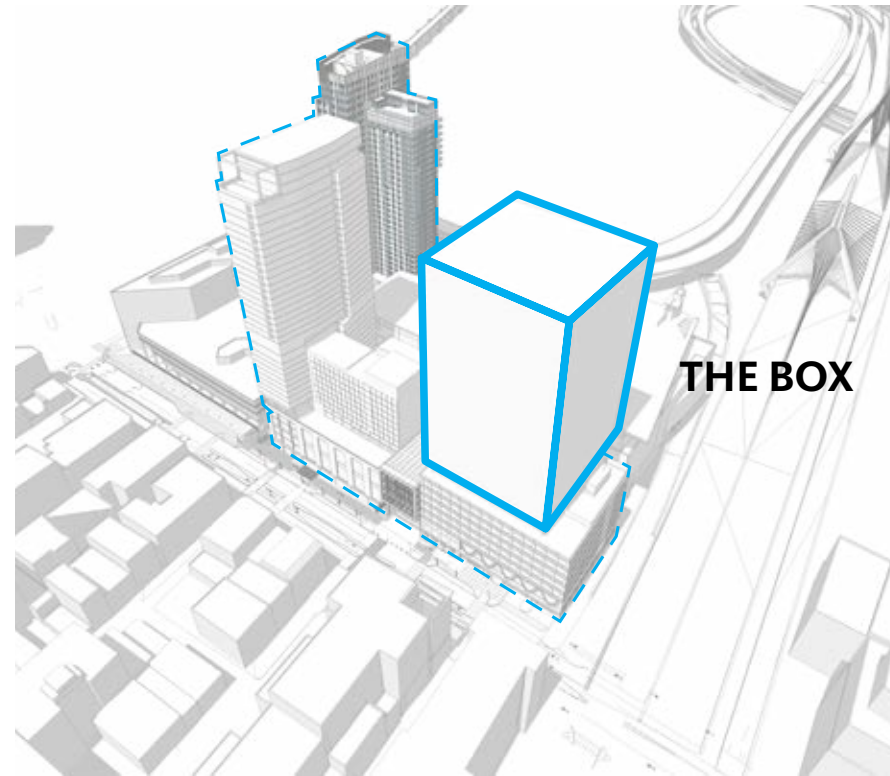
SITE RESPONSIVE



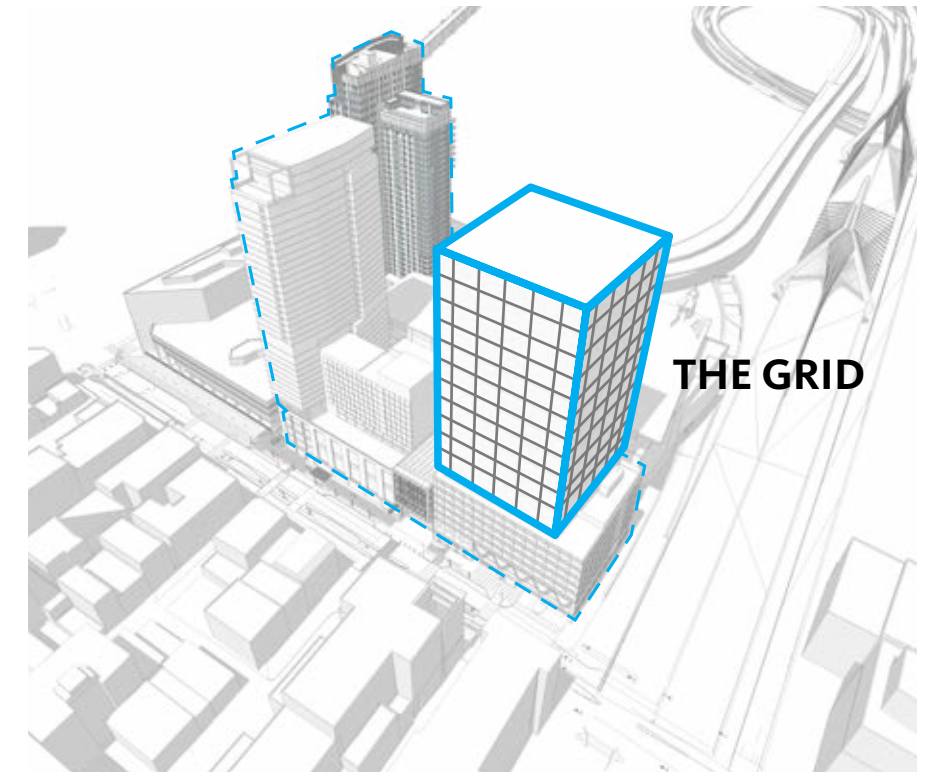
PROPORTIONS



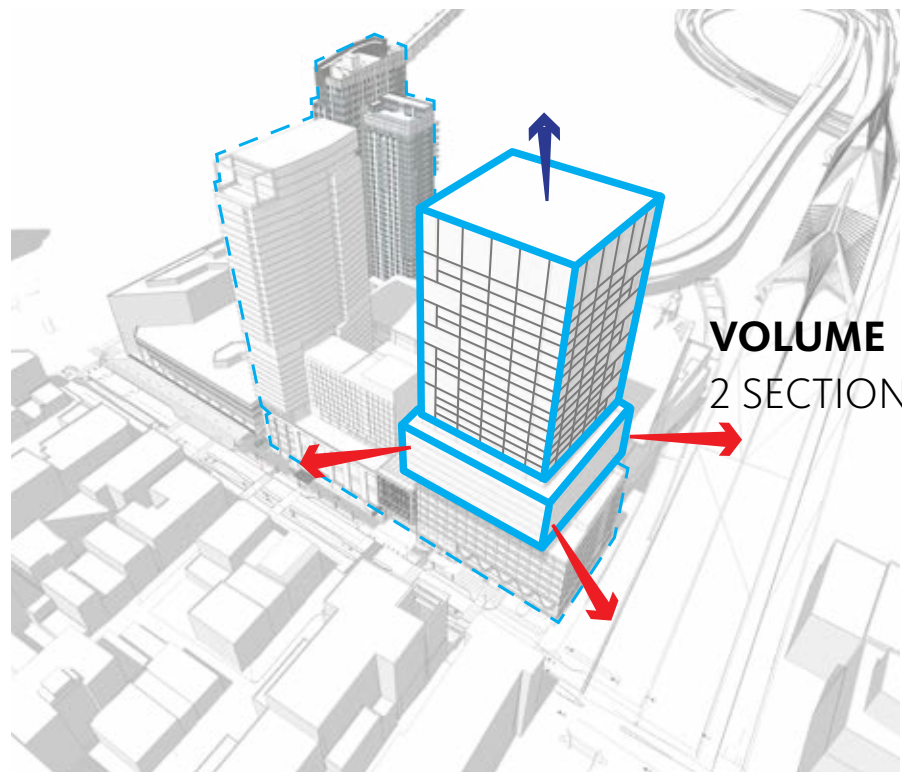
THE HUB
ON CAUSEWAY



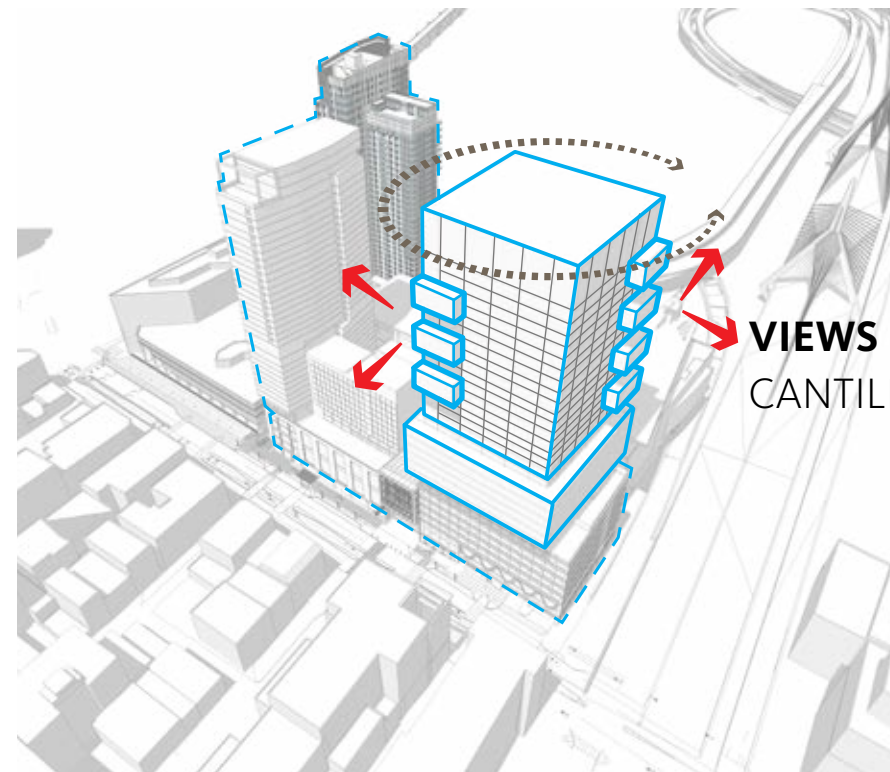
THE BOX



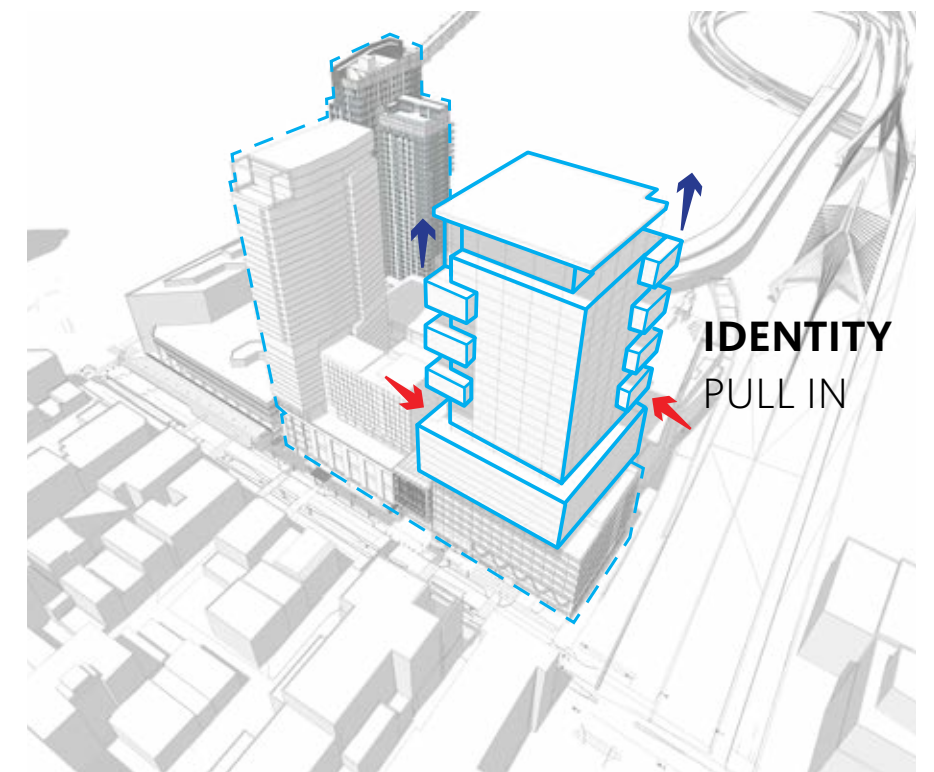
THE GRID



VOLUME
2 SECTIONS



VIEWS
CANTILEVER



IDENTITY
PULL IN

CONTEXT SKYLINE



CONTEXT URBAN FABRIC



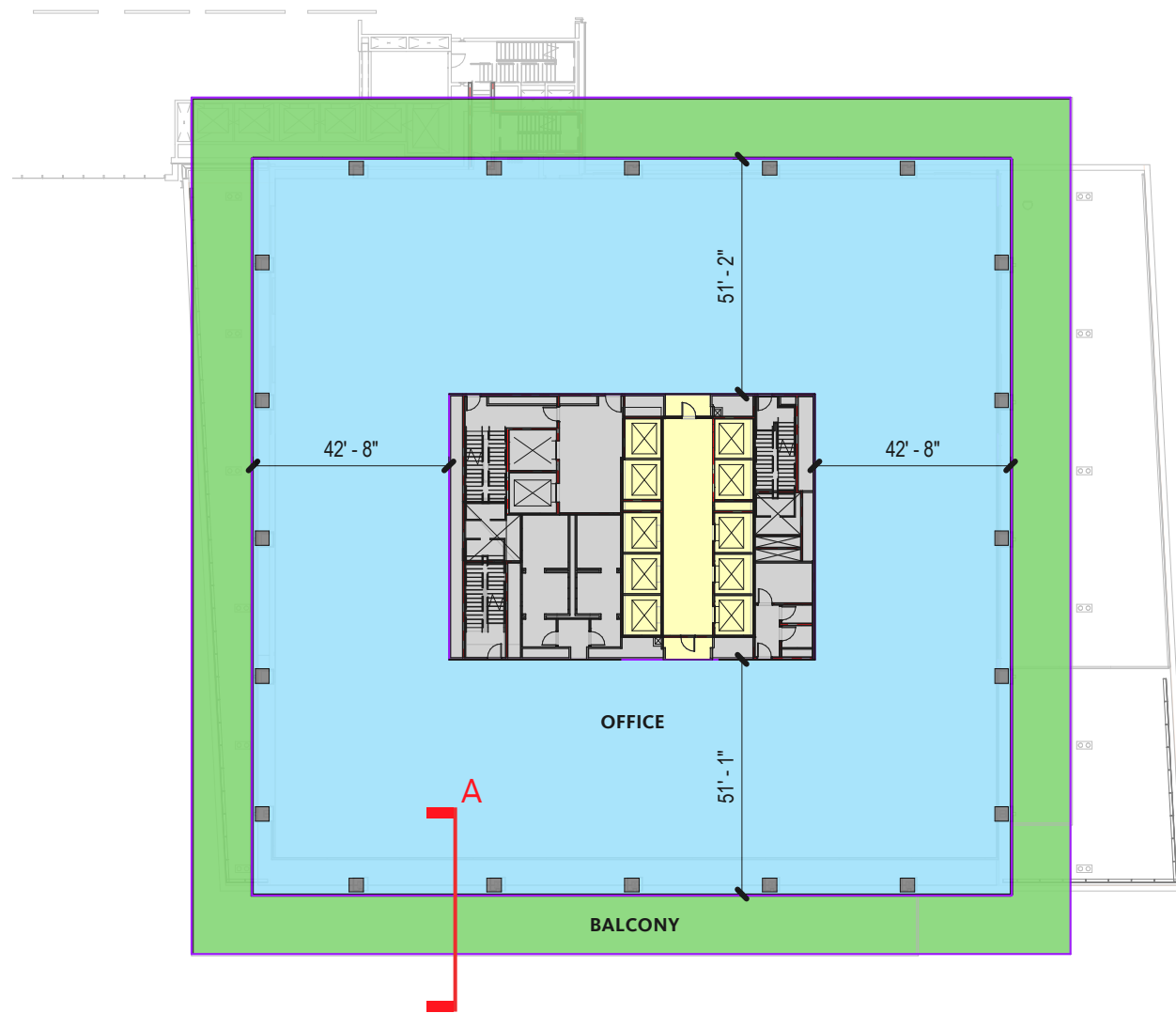
CONTEXT PEDESTRIAN LANDSCAPE



CONTEXT CITYSCAPE

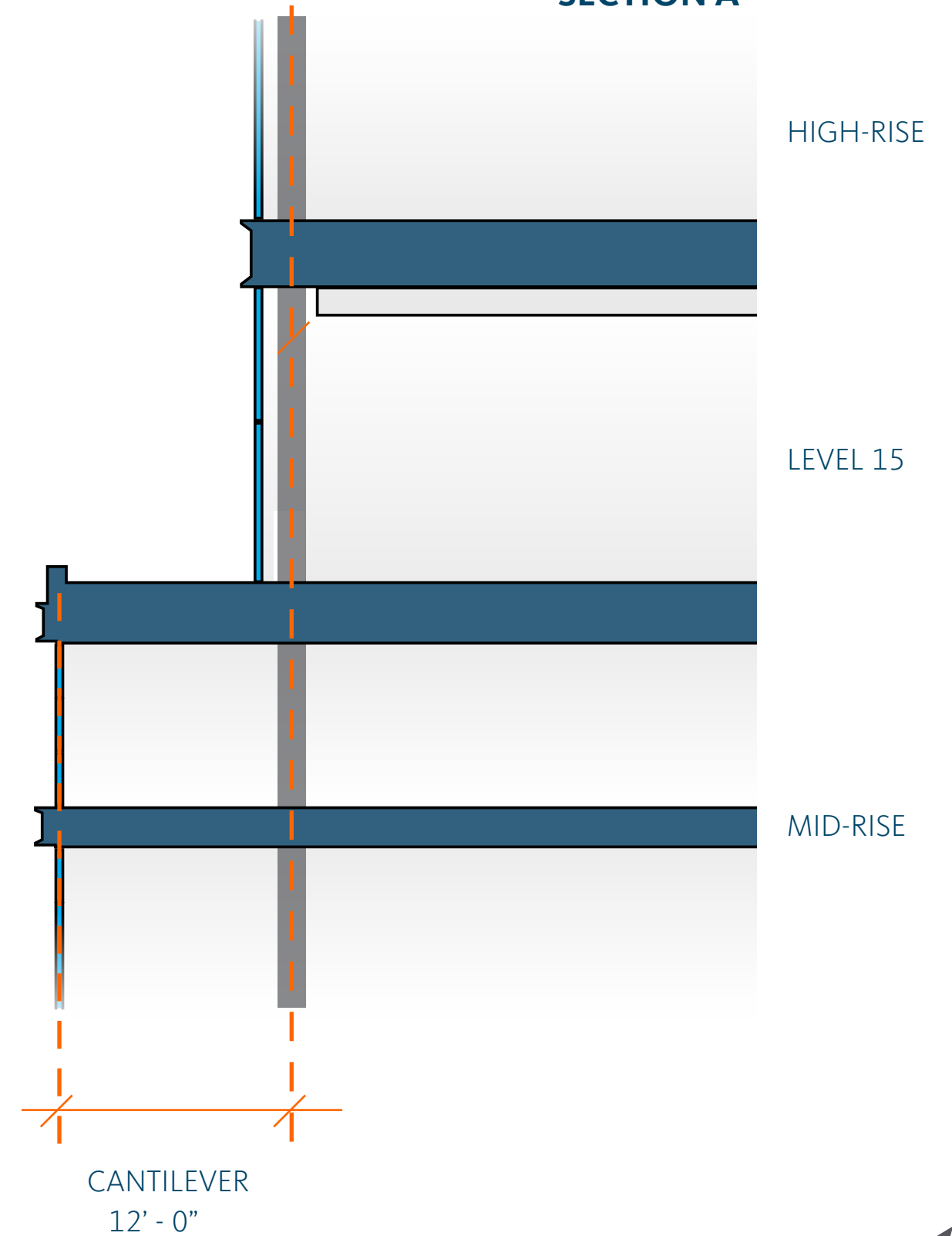


WALL SECTION

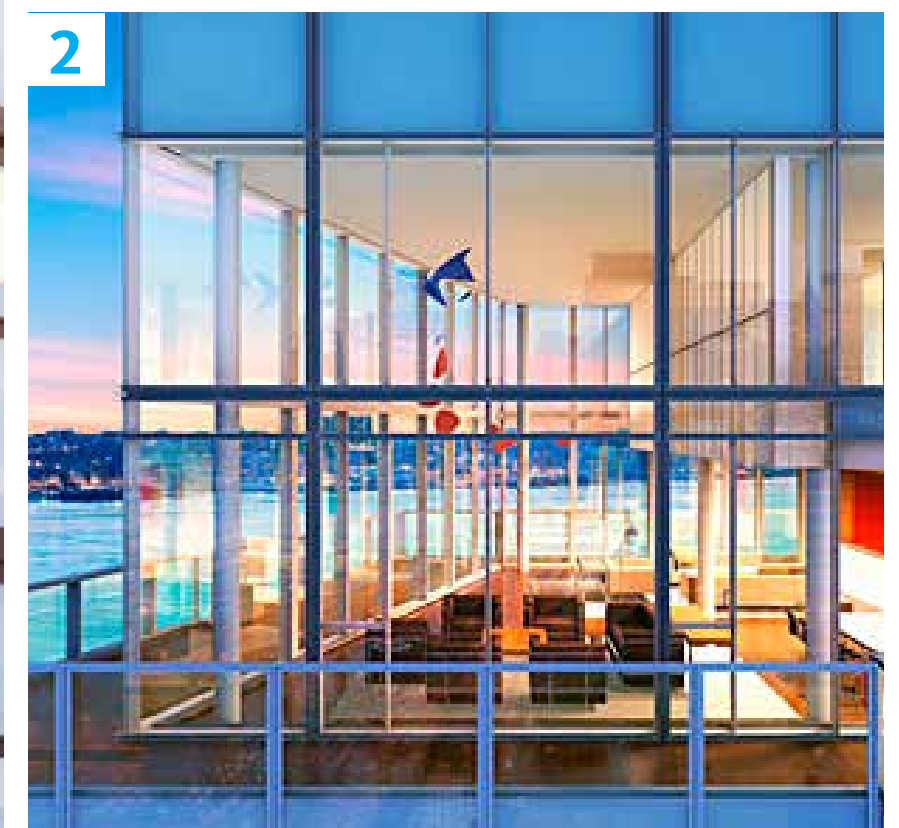
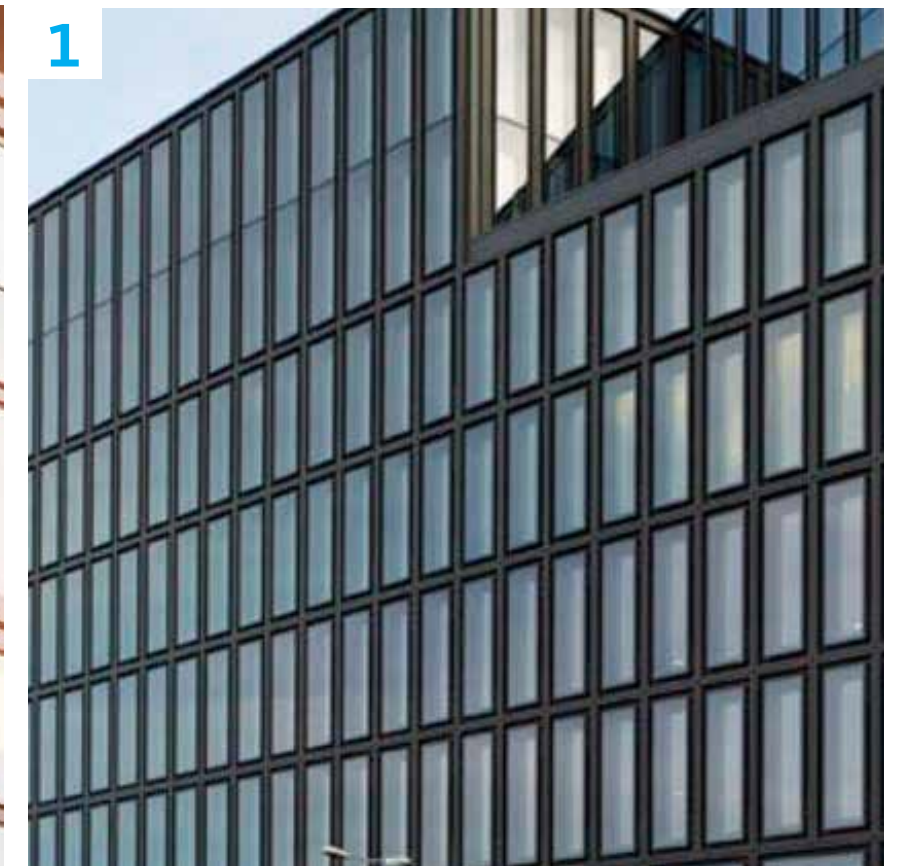


LEVEL 14

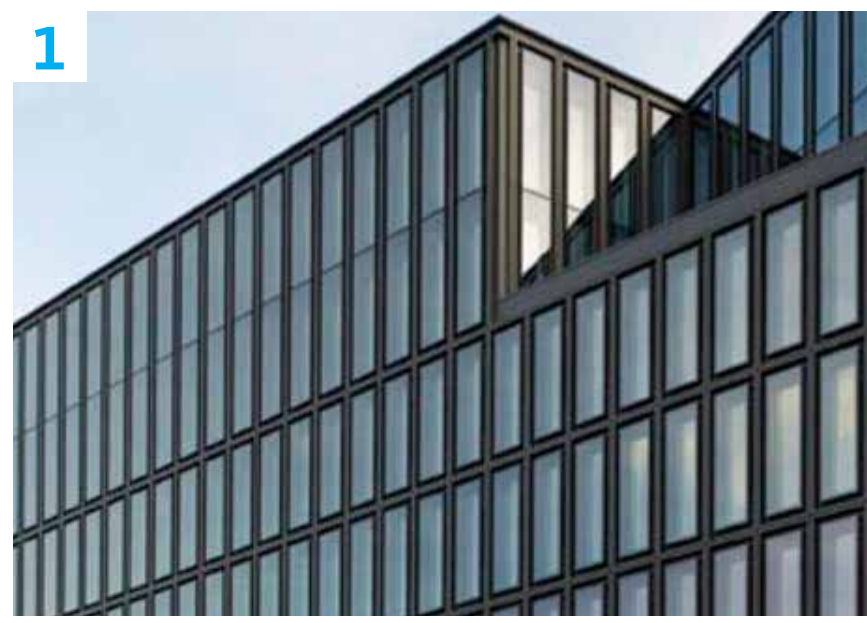
SECTION A



DESIGN FEATURE



IDENTITY BODY



IDENTITY BODY



1

WT-01
VIRACON VNE1-53
NEUTRAL COLOR
DOUBLE GLAZED

2

WT-02
VIRACON 24-2M
NEUTRAL COLOR
DOUBLE GLAZED
CUSTOM FRIT
LOW IRON

3

WT-03
VIRACON 24-2M
NEUTRAL COLOR
DOUBLE GLAZED
CUSTOM FRIT

4

WT-02
VIRACON 24-2M
NEUTRAL COLOR
DOUBLE GLAZED
LOW IRON



THE HUB VIEW ON CANAL STREET



THE HUB ON CAUSEWAY STREET



THE HUB ON CHARLESTOWN BRIDGE



THANK YOU!