

**Riverside 1 & 2**

Newton, MA

06.09.21

**Design Changes from 05.18.21 Revised Special Permit submission – Buildings 1 and 2**

**General**

1. Building heights remain as submitted in the 05.18.21 documents: Building 1 is 8 stories plus mechanical penthouse and Building 2 is 5 stories plus mechanical penthouse.
2. Total gross zoning area for Buildings 1 and 2 remains 362,235 SF, as filed in the 05.18.21 documents.
3. Changes are primarily to the exterior architectural expression of the two buildings, intended to accentuate the compositional differences between an 8-story building and a 5-story building.

**Building B1**

4. The development of the exterior expression of Building 1 has advanced, primarily with regard to the inclusion of exterior space on typical floors. A series of two-story high exterior balconies have been added. Each balcony is partially inset into the floor plan and partially projected beyond the typical face of building.

**Building B2**

5. The exterior architectural expression of Building 2 has been changed to emphasize horizontality, in contrast to the vertical expression of Building 1. Building 2 horizontally emphasizes a 33' structural bay spacing, while Building 1 vertically emphasizes an 11' lab planning module.
6. Building 2 now utilizes dark-painted metal cladding, in contrast to the masonry cladding of Building 1. Structural cross-bracing is located at the perimeter of Building 2 and is clearly expressed as part of the façade system.
7. Exterior space is included in Building 2 in the form of single-story exterior balconies, again emphasizing the horizontal in contrast to the verticality of Building 1's balconies. Building 2's balconies, like those of Building 1, are partially inset into the typical floor plan and partially projected beyond the typical face of building.

8. The massing of an awkward saw-tooth corner at the southeast corner of Building 2 has been simplified to a single, larger inset corner, improving the connection between Building 2 and Building 3 at the ground floor.
9. The articulation of the top edge of Building 2's penthouse against the sky has been simplified to express two interlocking volumes along the west and south – facing the highway – and to express the delicacy of the structural frame along the east façade – facing Research Square.