

536 Massachusetts Avenue Cambridge, MA 02139

January 24, 2022

City of Cambridge Planning Board 344 Broadway Cambridge, Massachusetts 02139

Re: Use Determination at 650 East Kendall St., Cambridge, Massachusetts

Dear City of Cambridge Planning Board:

The Dance Complex, a 30-year-old non-profit proudly serving Cambridge and the region with all kinds of dance from all corners of the world, is always seeking to expand its reach and impact. Our mission is to sustain the study, creation and performance of dance, understanding that each element is inseparable from the others.

Through the invitation and gift of space from BioMed Realty, The Dance Complex has the opportunity to extend its reach of this three-prong approach to dance through *Complex* @ *Canal* at 650 E. Kendall St, Cambridge. Our philosophy, proven over these many years of successful community engagement, that classes, rehearsals and performance can bring our unique diverse community at home in Central Square to be in dialogue with a new community in Kendall Square.

We are asking the Planning Board for its review and approval for use of space not presently listed in zoning. The location of the space is Building B of PB-141, and is originally approved for retail, lab, & office uses. This building is in Office 3A & PUD 3. Section 4.28.1. PUD 3 zoning Section 13.42.4(6) allows Theatre use (4.35.h) including Performing Arts Center. We are requesting usage, in addition to those types already listed, as Performing Arts Studio.

As we understand, per 13.42.5, other unlisted uses can be allowed by PB determination if such use is consistent with PUD district objectives and is necessary to support the predominant uses in the district.

Respectfully, we ask that the Planning Board consider this usage for Complex @ Canal at 650 E. Kendall Additional information on uses of the space, with graphics is included below. If I may offer more information, I am pleased to do so.

Sincerely,

Peter DiMuro

Executive Artistic Director

Feter Di Men











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Background on Complex @ Canal intention:

Unique needs as a residency center, performance space and center for dance study and rehearsal. The space would offer a complement to our spaces in Central Square. On Mass Ave in Central, our business model is built on predominantly 1-2 hour rentals for classes or rehearsal. With Complex @ Canal, our intent is to focus on longer arc-ed rehearsal blocks and continuous day residencies, allowing artists a deeper investigation of their practice- their teaching, their creation of new dance works. Complex @ Canal brings a new facet to the region's dance field. And, much like the science practitioners of its Kendall Square community, this wing of The Dance Complex takes on the culture of research, of creativity in practice to bring new remedies for what ails the human spirit.

We are interested in celebrating unique voices in performance, with an encouragement to artists who blend boundaries among comedy, drama, spoken word, vocals, dance, movement and music. Visual artists that include performance, media or any mixed media are welcome to apply. Those artists with strong ties to Central Square/Cambridge are encouraged to submit interest, as are BIPOC, LGBTQIA+, and those with Disabilities.

The space consists of:

- A main large room with a 30 x 40 ft sprung floor and adjacent space.
- Standard light plot, designed for both live performance and for live streaming and video shoots;
- An L-shaped gallery space, approx. 15 x 20 ft, potentially usable for an installation, writing, rehearsal space or other workspace. Glass walls to the adjoining lobby limit the visual privacy of the space
- A square space, approximately 12 x 12 ft with a door; good for installation or work space; partially shares a wall with the main large space, so sound bleed to/from is likely;
- A rectangular room with carpet, 12 x 25 ft;
- Two bathrooms/changing areas
- Utility closets
- A "floating" floor that can be used in different areas of the space
- Wireless internet connection available throughout the space

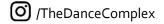
Attachments: architectural drawings (the space is dark grey on the plans), approximately 4000 square feet in total

Within this document: Photos: show the main auditorium, glass gallery, light grid, projector screen, main entrance

For BioMed Realty:
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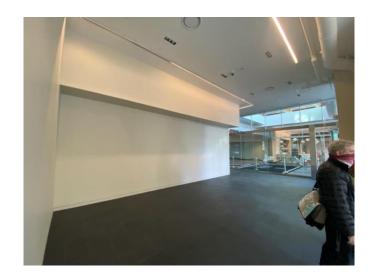
















TITLE

COVER SHEET

SHEE

A0.0

PROJECT #: 2018-1

KENDALL SQUARE ARTSPACE

650 East Kendall Street, Cambridge, MA 02142

ARCHITECT

CHARLES ROSE ARCHITECTS INC. 115 WILLOW AVENUE SOMERVILLE, MA 02144 TEL: 617.628.5033 FAX: 617.628,7033

MEP ENGINEERS

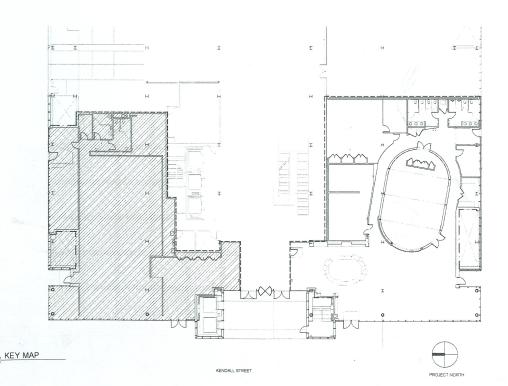
KEYES NORTH ATLANTIC, INC. 459 WATERTOWN STREET NEWTON, MA 02460 TEL. 617.964.6180

DRAWING LIST

Sheet Number	Sheet Name	Current Revision
A0.0	COVER SHEET	
A0.1	GENERAL NOTES	
A1.0	DEMOLITION PLAN	
A2.0	FLOOR PLAN	
A3.0	REFLECTED CEILING PLAN	
A5.0	INTERIOR ELEVATIONS	
A6.0	PARTITION TYPES, SCHEDULES & DETAILS	
A7.0	DOOR AND WINDOW TYPES & DOOR SCHEDULE	



LOCATION MAP



GENERAL NOTES: POWER

- CONTACT ARCHITECT OR OWNER WHERE OUTLETS CAN NOT BE INSTALLED AS SHOWN ON DRAWINGS DUE TO CONFLICTS WITH BUILDING STRUCTURAL, MECHANICAL, OR ELECTRICAL ELEMENTS DO NOT PROCEED WITH WORK IN THESE AREAS UNTIL CLARIFICATION IS OBTAINED.
- INSTALL WALL OUTLETS OCCURRING ON OPPOSITE SIDES OF A PARTITION WITH A MINIMUM SPACING OF 2"-0" O.C., UNLESS OTHERWISE DIMENSIONED.
- INSTALL ADJACENT TELEPHONE AND ELECTRICAL OUTLETS 6"
- INSTALL WALL OUTLETS SO THAT CENTER LINE OF OUTLET IS 18" A.F.F., UNLESS NOTED OTHERWISE.
- COVER PLATES FOR ELECTRICAL DATA AND TELEPHONE OUTLETS AND SWITCHES ON ALL WALLS SHALL BE SUBMITTED FOR APPROVAL EXCEPTION: ALL DEDICATED CIRCUITS FOR SPECIAL EQUIPMENT SHALL HAVE MANUFACTURER'S STANDARD RED RECEPTACLES WITH COVER PLATES AS
- TURN OUTLIET BOXES MARKED AT 42" (INCLUDING THOSE THAT OCCUR ABOVE COUNTER TOPS AND BACKSPLASH) TO HORIZONTAL POSITION FOR INSTALLATION. INSTALL WITH OUTLET BOX AT 42" TO CENTERLINE OF BOX
- DUPLEX RECEPTACLES MOUNTED ABOVE COUNTER TOPS IN WET AREAS SHALL BE G.F.I. TYPE
- TENANT'S REPRESENTATIVE SHALL HAVE FINAL APPROVAL OF POWER/COMMUNICATION OUTLET LOCATIONS. OBTAIN REPRESENTATIVE'S APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE ELECTRICAL SYSTEMS INDICATED FIELD VERIFY EXISTING CONDITIONS AND COORDINATE WITH BUILDING REPRESENTATIVE PRIOR TO PROCEEDING WITH ALL WORK ALL WORK SHALL COMPLY WITH ALL LOCALLY-ADOPTED CODES AND ORDINANCES.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATIONS OF POWER POLES AND BASE END FEEDS WITH FURNITURE INSTALLER.

DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE EXISTING BUILDING AND GROUNDS ARISING FROM DEMOLITION OPERATIONS.
- DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED. REMOVE ALL CONSTRUCTION THAT CONFLICTS WITH THE INTENT OF THE NEW CONSTRUCTION, NOTIFY ARCHITECT OF ALL M. E. P. ITEMS LOCATED IN PARTITIONS OR CEILINGS NOT NOTED ON M.E.P. DRAWINGS.
- REMOVAL OF DOORS ALSO INCLUDES REMOVAL OF DOOR FRAMES AND HARDWARE U.N.O.
- RETURN ALL SALVAGED DOORS, FRAMES, HARDWARE, LIGHT FIXTURES AND EQUIPMENT NOT REUSED IN THIS PROJECT TO OWNER FOR REUSE ELSEWHERE.
- REMOVE ALL EXISTING DERRIS ARANDONED DUCT WIRING AND CONDUIT FROM ABOVE CEILING AREAS THAT ARE TO
- RELOCATION OF EXISTING DUCTWORK TO REMAIN IN ORDER TO AVOID CONFLICT WITH NEW CONSTRUCTION IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
- RELOCATION OF EXISTING ELECTRICAL WORK TO REMAIN IN ORDER TO AVOID CONFLICT WITH NEW CONSTRUCTION IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- RELOCATION OF EXISTING PLUMBING WORK TO REMAIN IN ORDER TO AVOID CONFLICT WITH NEW CONSTRUCTION IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
- NOTIFY ARCHITECT OF ALL NOTICEABLE DEFECTS IN EXISTING CONSTRUCTION PRIOR TO BEGINNING DEMOLITION OPERATIONS, AS WELL AS DEFECTS UNCOVERED DURING OFFICIAL OFFICIAL OFFICIAL OFFICIAL OFFICIAL OFFICIAL OFFICIAL OFFICIAL OFFI
- REMOVE ELECTRICAL BOXES, WIRING AND CONDUIT IN DEMOLISHED PARTITIONS BACK TO THEIR RESPECTIVE PANELS, UNLESS INDICATED TO BE REROUTED.
- ELECTRICAL BOXES TO BE REMOVED FROM PARTITIONS TO REMAIN ARE INDICATED ON THE PLANS. REMOVE DEVICES AND REPAIR PARTITION, READY TO RECEIVE NEW FINISHES.

GLAZING NOTES

- EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS
- GLASS SHALL BE FIRMLY SUPPORTED.
- FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
- ALL GLAZING WITHIN A 24" ARC OF EITHER EDGE OF A DOOR AND WITHIN 60" OF THE FLOOR SHALL BE TEMPERED UNLESS SPECIFIED AS LAMINATE
- ALL GLASS SHALL COMPLY WITH THE REQUIREMENTS OF STATE AND LOCAL CODES.

GENERAL NOTES: TRANSITIONS

- TILES ADJACENT TO TRANSITION STRIPS ARE TO BE FULL
- LEVELING COMPOUND TO BEGIN SLOPE 4'-0" FROM EDGE OF TRANSITION STRIP. SLOPE NOT TO EXCEED 1/16" PER FOOT.
- REFER TO THE ACCESSIBILITY INFORMATION SHEET PROVIDED FOR ADDITIONAL REQUIREMENTS

DOOR NOTES

- VERIFY THAT ALL DOORS AND DOOR HARDWARE MEET THE REQUIREMENTS OF ALL GOVERNING CODES AND STANDARDS. NOTIFY THE ARCHITECT IMMEDIATELY IN CASE OF DISCREPANC
- FIELD MEASURE, AS REQUIRED, ALL DOORS PRIOR TO FABRICATION
- LATCHING AND LOCKING DOORS THAT ARE HAND OPERATED SHALL BE OPERABLE WITH A SINGLE EFFORT WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE (LEVER OR PUSH TYPE). VERIFY CONDITION AT EXISTING DOORS.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE OLLOWING PER THE REQUIREMENTS OF THE ADA INTERIOR DOORS - 5 POUNDS EXTERIOR DOORS - 5 POUNDS -FIRE DOORS - 15 POUNDS
- RATED DOORS SHALL COMPLY WITH REQUIREMENTS OF ALL GOVERNING CODES AND STANDARDS.
- ALL HARDWARE TO BE LEVER-TYPE PER STATE OF ALL GOVERNING CODES AND STANDARDS AND THE ADA.
- OPENING HARDWARE IS TO BE CENTERED BETWEEN 34" AND 48" ABOVE FINISH FLOOR. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND MATCH NEW.
- SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
 - PROVIDE WEATHER SEALS ON ALL EXTERIOR DOORS PER ANSI
- CONTRACTOR IS RESPONSIBLE TO COORDINATE AND VERIFY ALL DOOR FRAME THROAT THICKNESS FOR EACH LOCATION.
- ALL DOOR STOPS TO HAVE 2X6 BACKING IN THE WALL BEHIND.
- MAXIMUM UNDERCUT OF ALL DOORS NOT IN A RATED CORRIDOR SHALL NOT EXCEED 0-1/2" ABOVE FINISH FLOOR SURFACE.
- CONTRACTOR SHALL REFINISH ANY BLEMISHED DOOR OR REPLACE SAID DOOR IF NOT ABLE TO REFINISH TO "AS NEW" CONDITION.

GENERAL NOTES: REFLECTED CEILING PLAN

- INFORM ARCHITECT IMMEDIATELY OF CONFLICTS DISCOVERED ON SITE BETWEEN DRAWINGS AND FIELD CONDITIONS. OBTAIN CLARIFICATION OR RESOLUTION OF CONFLICTS PRIOR TO PROCEEDING WITH WORK IN QUESTION.
- CONFIRM EXISTING LAYOUT FOR FIXTURES TO REMAIN. INFORM ARCHITECT OF DEVIATIONS FROM EXISTING LAYOUT SHOW!
- REFER TO LIGHTING, POWER AND COMMUNICATIONS GENERAL IOTES FOR INFORMATION PERTAINING TO LIGHTING
- REFER TO MECHANICAL GENERAL NOTES FOR INFORMATION PERTAINING TO HVAC DEVICES IN THE CEILING.
- REFER TO PLUMBING AND FIRE PROTECTION GENERAL NOTES FOR INFORMATION PERTAINING TO FIRE SPRINKLER SYSTEMS.
- SPRINKLER HEADS IN WOOD VENEER , GYPSUM BOARD, OR ACT SURFACES ARE TO BE FULLY RECESSED WITH A COVER PLATES TO MATCH OR COMPLEMENT ADJACENT SURFACE COLOR. SUBMIT SAMPLES TO THE ARCHITECT FOR APPROVAL.
- LOCATIONS OF LIGHT FIXTURES. HVAC DEVICES AND, OTHER CEILING-MOUNTED ELEMENTS ON ARCHITECTURAL REFLECTED
 CEILING PLANS HAVE PRECEDENCE OVER LOCATIONS SHOWN ON
- CEILING AND SOFFIT HEIGHTS ARE NOTED ON THE REFLECTED
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL ADDITIONA FIRE ALARM DEVICES, VISUAL ALARM LIGHTS, SPEAKERS, AND WIRING THAT ARE REQUIRED TO MEET THE INTERNATIONAL BUILDING CODE, LIFE SAFETY CODE REQUIREMENTS, AND ACCESSIBILITY REQUIREMENTS
- REPAINT AND REFINISH EXISTING HVAC DIFFUSERS SCHEDULED
- ALL GYP. BD. AND ACT CEILING HEIGHTS AS INDICATED ON THE REFLECTED CEILING PLAN.
- CENTER CAN LIGHT FIXTURES IN CEILING TILE, U.N.O.
- REFERENCE PARTITIONS TYPES FOR PARTITION HEIGHTS; REFLECTED CEILING PLAN DOES NOT INDICATE WHERE PARTITION BREAK CEILING GRID.

DRAWING NOTES

- THE INSIDE FACE OF ALL DOOR JAMBS ARE TO BE LOCATED 4 INCHES FROM AN INSIDE CORNER UNLESS NOTED OR SHOWN OTHERWISE.
- PROVIDE IN-WALL FRT BLOCKING AT ALL WALL MOUNTED FIXTURE LOCATIONS; COORDINATE LOCATIONS WITH OWNER / TENANT.
- ALL EXPOSED STEEL COLUMNS, BEAMS, & JOISTS TO BE PAINTED, U.N.O.
- COLUMN CENTERLINES (GRID LINES) ARE SHOWN FOR DIMENSIONING PURPOSES.
- UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO THE FACE OF CONCRETE OR MASONRY, FACE OF FINISH, OR CENTERLINE OF GRIDS.
- ALL VERTICAL DIMENSIONS SHOWN ARE FROM FLOOR SLAB, U.O.N.
- DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
- THE TERM "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISHES IN THE SAME PLANE.
- "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N.
- DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N.

JOB SITE NOTES

- WHERE EXISTING TENANT/BUSINESSES ARE ADJACENT TO THE JOB SITE/TENANT. THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION NOISE EXTREME NOISE CONSTRUCTION SHALL OCCUR AT NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHOULD NOTIFY BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES IN ADVANCE PRIOR TO WORK.
- THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
- CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING CON THE JOB AFTER ITS COMPLETION. WHERE APPLICABLE, CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE EXTERIOR AND THE INTERIOR OF THE BUILDING, THE PATH OF TRAVEL TO THE JOB SITE, PARKING LOTS, ELEVATORS, LOBBIES, AND CORRIDOR CARPETS.
- THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION, WHERE REQUIRED PER STATE AND LOCAL CODES.
- IF TRENCHES OR ESCAVATIONS 5'-0" OR MORE IN DEPTH AR REQUIRED, OBTAIN ISSUANCE OF A BUILDING OR GRADING PERMIT
- NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DOES NOT COMPLY WITH THE LOCAL FIRE AUTHORITY AND STATE AND COUNTY REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN AIR GRILLES, DIFFUSERS, AND DUCTS TO KEEP DUST FROM ENTERING INTO BUILDING AIR DISTRIBUTION SYSTEMS.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE DONE SO IN ACCORDANCE WITH STATE AND LOCAL CODES.

FIRE AUTHORITY NOTES

- FINAL INSPECTION BY THE FIRE DEPARTMENT IS REQUIRED SCHEDULE 72 HOURS IN ADVANCE
- THE PROJECT ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER LOCAL FIRE DEPARTMENT STANDARDS.
- AN UNOBSTRUCTED ALL-WEATHER FIRE APPARATUS ACCESS ROAD SHALL BE IN PLACE PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS TO THE SITE.
- FIRE PREVENTION WATER SERVICE SHALL BE IN SERVICE PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS TO THE SITE.
- ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLICANCE WITH LOCAL FIRE AUTHORITY. FIRE SPRINKLER SYSTEM(S) SHALL MEET STATE AND LOCAL FIRE

CODES AND BE PROVIDED TO PROTECT ENTIRE BUILDING INCLUDING

- PROJECTIONS OVER 4'-0" AND SPRAY BOOTH. FIRE SPRINKLER SYSTEM(S) AND ALL CONTROL VALVES INCLUDING EXTERIOR SHALL BE SUPERVISED BY A U.L. LISTED CENTRAL ALARM
- STATION OR PER STATE AND LOCAL FIRE CODES ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS (100) OR MORE.
- ELECTRICAL SUBCONTRACTORS TO INSTALL WIRING FOR FIRE SPRINKLER, ALARM BELL, AND TELEPHONE WARNING AS REQUIRED BY FIRE DEPARTMENT.
- INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL FIRE CODES.
- COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIXED FIRE PROTECTION EQUIPMENT, INCLUDING AUTOMATIC SPRINKLERS AND OTHER FIRE-PROTECTION SYSTEMS, SHALL BE SUBMITTED BY INSTALLING CONTRACTOR. SUCH PLANS SHALL BE APPROVED BY LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.
- LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL FIRE CODES AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR, VERIFY QUANTITY AND EXACT LOCATION FROM FIRE DEPARTMENT PRIOR TO
- 13. AT LEAST ONE (1) FIRE EXTINGUISHER WITH A MINIMUM RATING OF : 2-A-10B:C (FOR OFFICE), OR 10-A-80B:C (FOR WAREHOUSE), SHALL BE PROVIDED WITHIN 75'-0" MAXIMUM TRAVEL DISTANCE FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR, REFERENCE FLOOR PLAN FIRE EXTINGUISHER SPECIFICATION AND LOCATIONS.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH STATE AND LOCAL FIRE CODES. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO THE STORAGE AND USE OF HAZARDOUS MATERIALS.
- BUILDING(S) NOT APPROVED FOR HIGH-PILED STOCK (MATERIALS IN CLOSELY PACKED PILES OR ON PALLETS, OR IN RACKS WHERE THE TOP OF STORAGE EXCEEDS 12-0" IN HEIGHT, AND 8-0" FOR GROUP "A" PLASTICS AND CERTAIN OTHER HIGH-HAZARD COMMODITES), HIGH-PILED STOCK SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO MATERIALS BEING STORED ON SITE A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR HIGH-PILED STORAGE IN ACCORDANCE WITH STATE AND LOCAL FIRE CODES
- 16. A LETTER OF INTENDED USE MAY BE REQUIRED BY THE FIRE

GENERAL PROJECT NOTES

- THIS PROJECT AND ALL WORK ASSOCIATED WITH PROJECT SHALL CONFORM TO STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.
- THE TERM "ARCHITECT" OR "DESIGNER" AS USED IN THESE DOCUMENTS REFERS TO CHARLES ROSE ARCHITECTS.
- THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OF PROCEDURE, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
- THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING SHORING, TEMPORARY SUPPORTS, ETC. DURING DEMOLITION AND/OR CONTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER OR ARCHITECT
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUE OF THE BUILDING PERMIT.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE THE GENERAL CON IRAC ION AND ALL SUBCOVIENCE IONS ARE RESPONSIBLE FOR EXAMINING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR OBITAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
- THE CONTRACTOR SHALL MAINTAIN RECORD DOCUMENTS OF CONSTRUCTION CHANGES ("AS-BUILT DRAWINGS") AND SHALL PROVIDE SAID DOCUMENTATION TO THE ARCHITECT UPON COMPLETION OF CONSTRUCTION NO EXCEPTION ALLOWED.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE TO COORDINATE WITH ALL SUBCONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER, TENANT, OR BOTH, WHICH ARE UNDESSEPARATE CONTRACT WITH THE OWNER, OR TENANT, OR BOTH
- THE STRUCTURAL MECHANICAL, ELECTRICAL, PLUMBING, OTHER DRAWINGS, AND JOB SPECIFICATIONS ARE SUPPLEMENTARY TO ARCHITECTURAL CONSTRUCTION DRAWINGS. ANY DISCREPANCY BETWEEN THESE DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION
- LABOR, MATERIALS, AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITY INDICATED IN THE CONTRACT DOCUMENTS.
- DRAWINGS WITHOUT THE PRIOR APPROVAL OF THE OWNER AND THE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT
- ITEMS AFTER RECEIVING ARCHITECT'S OR DESIGNER'S APPROVAL OF SHOP DRAWINGS.
- THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWNINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, AND BROUGHT TO THE ATTENTION OF THE ARCHITECT SUCH DEVIATIONS AT THE TIME OF THE SUBMISSION, NOR SHALL IT RELIEVE HIM (GENERAL CONTRACTOR) FROM RESPONSIBLITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWNINGS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS PRIOR TO STARTING CONSTRUCTION.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE STATE LABOR DEPARTMENT IN COMPLIANCE WITH CURRENT LABOR CODES.
- CONSISTENT WITH THE AUTHORIZED USES OF SAID MINOR PROJEC MODIFICATION.
- ALL AUDIO-VISUAL EQUIPMENT, ELECTRONICS, AND ARTWORK
- PROVIDE CONTINUOUS INSPECTIONS AS SET FORTH IN STATE AND LOCAL CODES AND PER CONTRACT DOCUMENTS AS NEEDED.

ABBREVIATIONS

BLDG BLKG BOS B.O. B/S BTWN BYND

Course(s)
Cabinet
Childed Bearr
Corner Guar
Cerement
Ceramic
Channel
Construction
Ceiling
Clear
Composite
Concrete Ma
Calumn
Concrete
Continuous
Corridor
Casement
Ceramic Tile
Center, Cont

THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL FE FHC FIN FLR FLUOR FOC FOF FOM FOS FSTP

- INSTALL ALL MANUFACTURED ITEMS. MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ANY WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTIO
- THE SENERAL CONTRACTOR STALL NOTIFY THE ARCHITECT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT HAVING LONG LEAD TIMES.
- PROJECT SPECIFICATIONS ARE AN INTEGRAL PART OF THESE PLANS SUBSTITUTIONS FOR SPECIFIED MATERIALS REQUIRE WRITTEN APPROVAL FROM THE ARCHITECT.
- UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SUBMIT ONE (1) SET OF SHOP DRAWINGS SHOP DRAWINGS SHOULD INCLUDE DETAILED FABRICATION AND ERECTION DRAWINGS, SETTING DRAWINGS, DIAGRAMMATIC DRAWINGS, AND MATERIAL SCHEDULES. LOCATION AND ORIENTATION OF ALL TIEMS SHOULD BE CLEARLY INDICATED. BEGIN FABRICATION OF SHOP
- THE ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE

- PER MINOR PROJECT MODIFICATION FOR BUILDING B, WATERWAYS LICENSE NO. 9020 KENDALL SQUARE, CAMBRIDGE, MA; SUBMITTED ON BEHALF OF BMR 650 E KENDALL LICO ON FEBRUARY 25, 2019, AND APROVED BY THE MASSACHUSETTS DEPARTMNET OF ENVIRONMENTAL PROTECTION, THE USE OF THE SPACE DEPICTED IN THESE PLATES BY KENDALL SQUARE ARTSPACE LLC ("KSA") SHALL BE
- CINCLUDING, BUT NOT LIMITED TO, WOOD GRILLES, LOGOS, AND DISPLAYS) INSTALLED BY KSA SHALL BE REMOVED AT KSA'S EXPENSE AT THE CONCLUSION OF ITS TENACY.
- PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THIS PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A SIGNED CERTIFICATE TO THE DEPARTMENT OF BUILDING AND SAFETY STATING THAT ALL WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY.

Building Blocking Bottom of 8 Bottom of Both Sides Between Beyand NO NOM NTS OC OFF OPNG OPP

PART PC PERF PGWB PL PLAM PLAS PLYWD PNL PNT Quantity

Rough Opening Roof Vent

STL STOR STRL SUSE

GENERAL SYMBOLS



BUILDING SECTION

PLANISECTION DETAIL

ROOM 101

ROOM NUMBER



 \otimes

WALL TYPE

00' - 00" TOP OF EL: 0' - 00" AFF

0

CHANGE IN FLOORING FINISH

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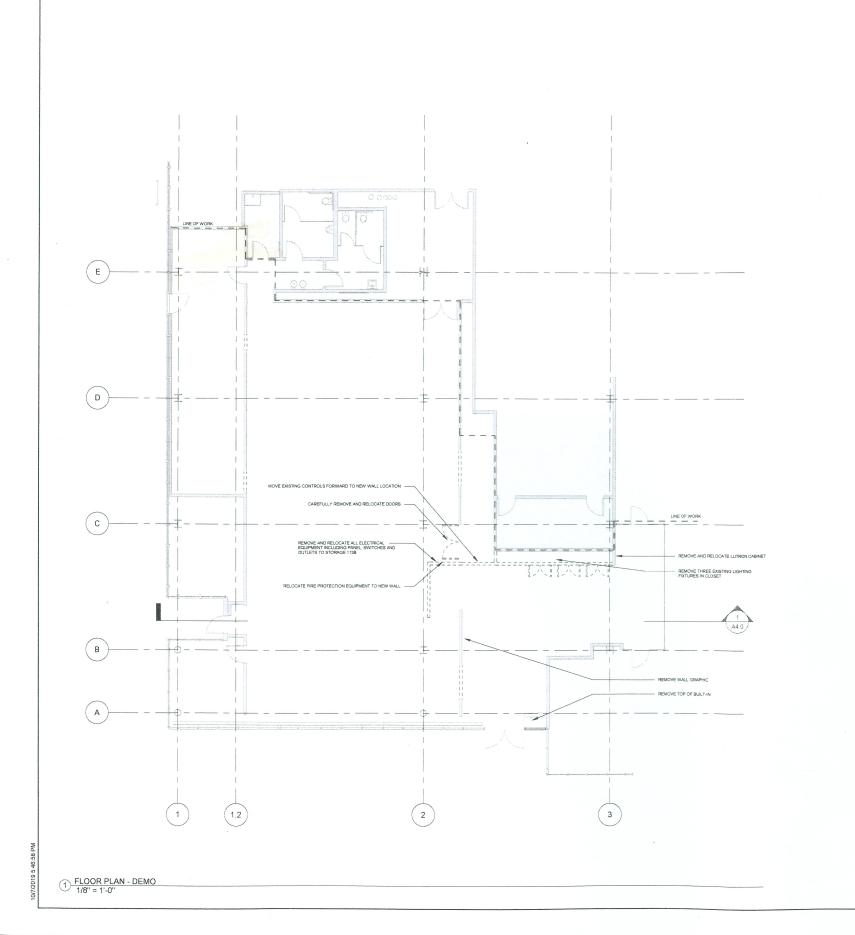
REVISION HISTORY

TITLE

GENERAL NOTES

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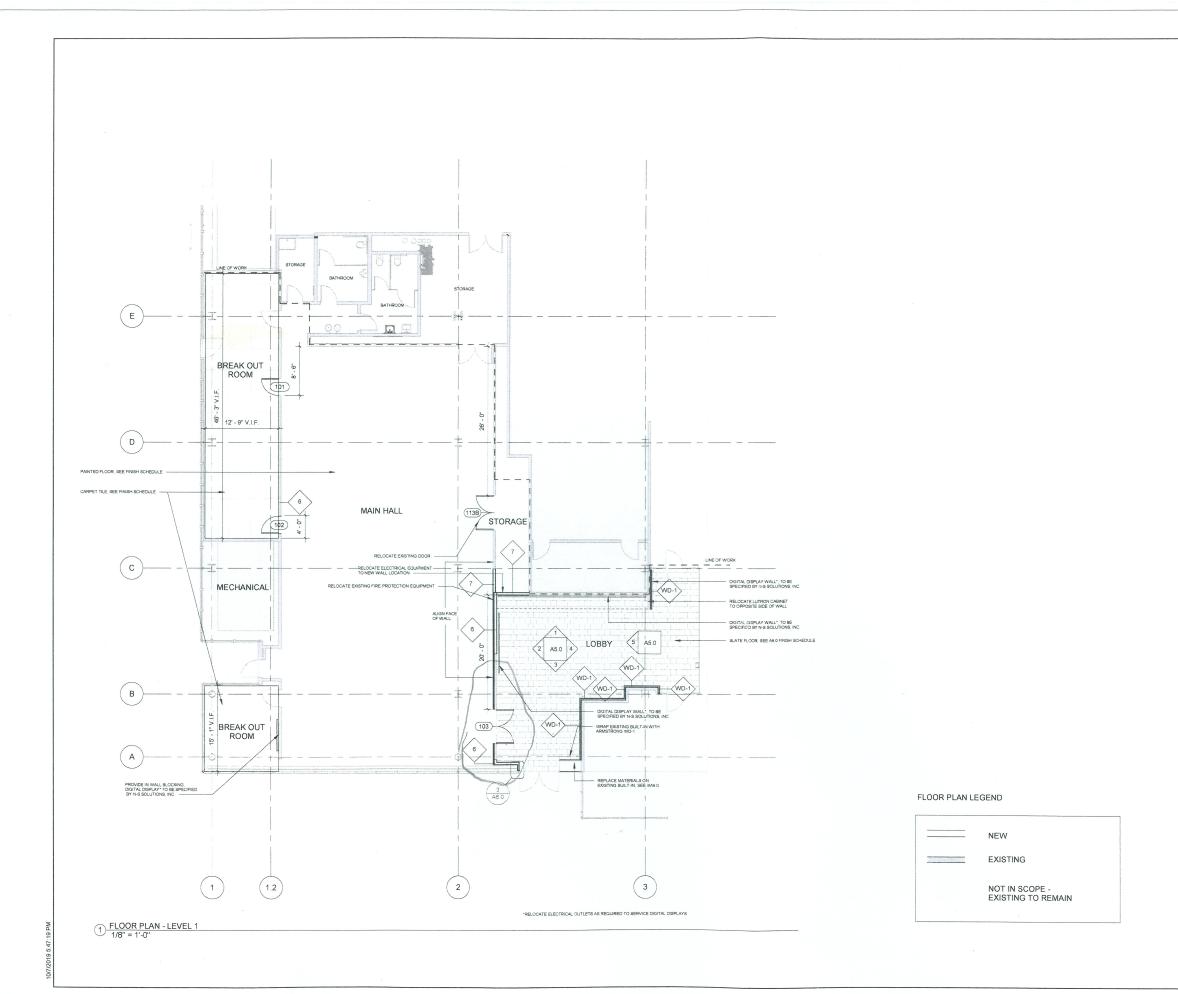
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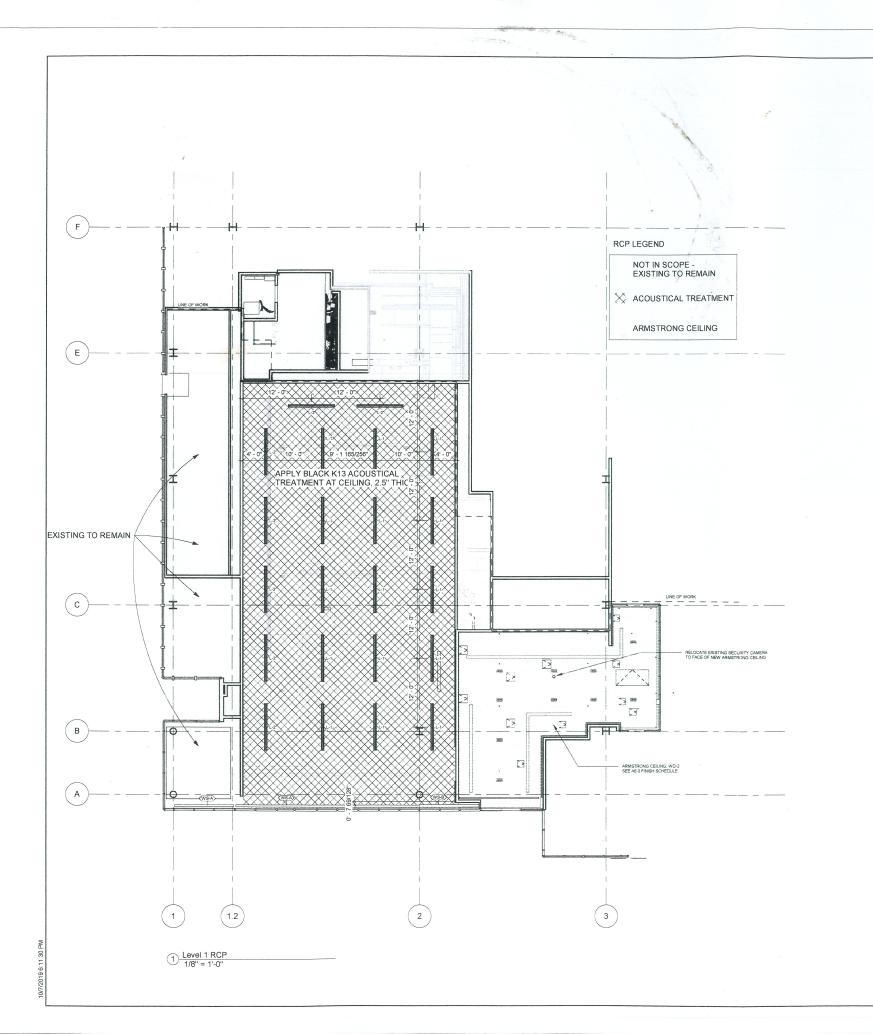
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TITLE

FLOOR PLAN

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ONSTRUCTION DOCUMENTS

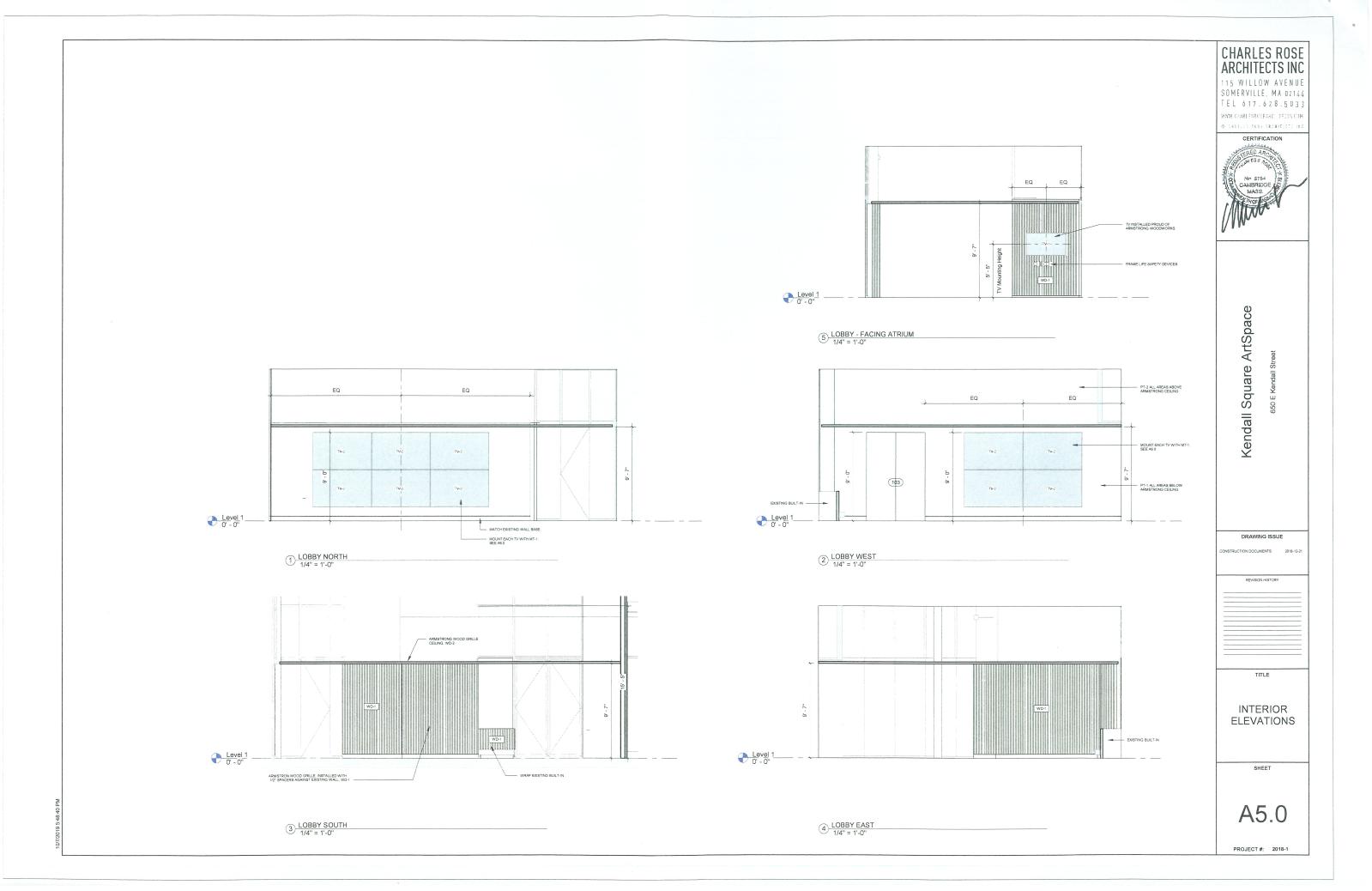
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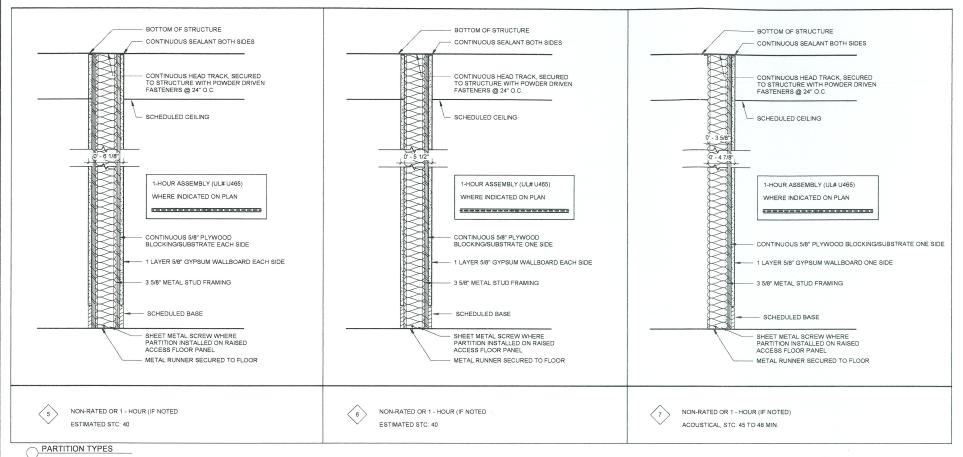
TITLE

REFLECTED CEILING PLAN

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1/4" SLATE TILE BY OWNER

- EXISTING PAINTED CONCRETE

THIN-SET MORTAR

1 FLOOR TRANSITION 6" = 1'-0"

FLOOR FINISHES

ROOM NAME	MANUFACTURER	SIZE	THICKNESS	NOTES .
Lobby	Evergreen Slate Co.	12" x 12"	1/4"	Sealed prior to and after installation, Rocksolid Elite Sealer, Dark Grout
Break Out Rooms	TBD	TBD	TBD	Carpet Tile, By Owner
Main Hali	Benjamin Moore	N/A	N/A	Graphite, 1603

WALL FINISHES

ROOM NAME	FINISH TAG	MANUFACTURER	PRODUCT	NOTES
Lobby	WD-1	Armstrong	Woodworks Grille	Light Cherry, Blade Width = 0.5", Blade Height = 1.5", Spacing to match Tegular #663112
Lobby	PTO-1	Benjamin Moore	HC-81; Manchester Tan	
Lobby	PTD-2	Benjamin Moore	CC-30; Oxford White	All areas above top of Armstrong Ceiling
Main Hall	PTD-2	Benjamin Moore	CC-30; Oxford White	
Break Out Rooms	PTD-2	Benjamin Moore	CC-30; Oxford White	

CEILING FINISHES

ROOM NAME	FINISH TAG	MANUFACTURER	PRODUCT	NOTES
Lobby	WD-2	Armstrong	Woodworks Grille, Tegular #663112	12 Vertical Slats, 24 x 48 x 2", Light Cherry Finish
Main Hall	K-13	By Owner	Black K-13 Accustical Finish	2.5" Thick

MEDIA SCHEDULE

MEDIA TAG	MANUFACTURER	PRODUCT	NOTES
TV-1	Samsung	55" Q80R	
TV-2	Samsung	82" Q90	
MT-1	Chief	ConnexSys Landscape Mounting System	

LIGHTING SCHEDULE

LIGHTING TAG	MANUFACTURER	PRODUCT	NOTES
L-1	Finelite	Ft_HP4_Direct_TW_TS	
L-2	Finelite	FL_HP4_WW_D_TS	

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PARTITION TYPES, SCHEDULES & **DETAILS**

SHEET

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