Design Review Graphic Materials

100 Binney Street

revised July 14, 2015

Submitted by:
ALEXANDRIA REAL ESTATE EQUITIES INC
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ALEXANDRIA REAL ESTATE EQUITIES INC

OWNER’S REPRESENTATIVE
Northstar Project & Real Estate Services

ARCHITECTURE AND URBAN DESIGN
Elkus Manfredi Architects

LANDSCAPE ARCHITECTURE
Michael Van Valkenburgh Associates, Inc.

TRANSPORTATION
Vanasse Hangen Brustlin, Inc.

INFRASTRUCTURE
Kleinfelder

STRUCTURAL ENGINEERING
McNamara / Salvia Inc.

MECHANICAL, ELECTRIC, PLUMBING, AND FIRE PROTECTION ENGINEERING
WSP

ACoustics
Cavanaugh Tocci Associates, Inc.

LEGAL
Adams & Rafferty
WilmerHale

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Perspective View at Second and Binney Street
FIGURE 61  2010
Perspective View North
FIGURE 62  2010

Perspective View from Skating Rink
Level 1 Floor Plan
1. All free-standing columns shall be concrete encased 4'-0" up from finished slab on all garage levels. Refer to structural drawings for concrete encasement reinforcing requirements.

2. Provide painted parking striping and floor markings as shown on plans.

3. Provide bollard and or pipe protection at all exposed vertical piping. Determine and coordinate locations with plumbing, fire protection and electrical drawings. Assume 1/8" thick x 1'-0" high bent galvanized steel plate fastened to column or partition at 3'-0" above finish slab. Bollards shall be 8" OD double heavy pipe with base plate, through bolted with back plate at underside of slabs on deck, fastened with expansion anchors at slabs on grade, grout base plates level when located on ramped surfaces.

4. Refer to sheets A 625 - A 627 for parking layout.

5. FIGURE 68A 2015

Level 1 Floor Plan

100 Binney Street Core + Shell

Alexandria Real Estate Equities Inc.  Elkus Manfredi Architects 100 BINNEY STREET
Curvilinear Facade of Glass Panels with Translucent Vertical Panels

Metal Canopy Marks Entry

See Detail Elevation of 41 Linskey

Two Story Building "Base"

Sculpted Mechanical Penthouse "Top" with Metal Panels/Louvers

Metal Panel Elements Incorporated into a Pronounced Building "Middle"

Glass

Masonry Piers and Lintels

Glass
North Elevation Perspective

- Curvilinear Facade of Glass Panels with Translucent Vertical Panels
- Metal Canopy to Mark Entry
- Two Story Building Base
- Glass Masonry Piers and Lintels
- Glass
- Sculpted Mechanical Penthouse “Top” with Metal Panels/Louvers
- Metal Panel Elements Incorporated into a Pronounced Building “Middle”
South Elevation

Sculpted Mechanical Penthouse with Metal Panels/Louvers
Masonry
Glass
Overhead Doors

Vertical Masonry Panels
East Facade Beyond
Metal Panel
See Detail Elevation of 41 Linskey
Glass

FIGURE 75  2010
Sculpted Mechanical Penthouse with Metal Panels/Louvers
Masonry
Overhead Doors
Glass

Glass
Vertical Masonry Panels
East Facade Beyond
Metal Panel
FIGURE 76 2010

East Elevation

Sculpted Mechanical Penthouse with Metal Panels/Louvers

Metal Panels

Masonry

Metal Panel Louvers

Glass

FIGURE 76A 2015

Sculpted Mechanical Penthouse with Metal Panels/Louvers

Glass

Metal Panels

Masonry

Metal Panel

Louver

Glass
FIGURE 76C 2015
Perspective View Northwest
FIGURE 78  2010
Building Sections

Level 10
Level 9
Level 8
Level 7
Level 6
Level 5
Level 4
Level 3
Level 2
Level 1
Level M1
Mechanical

Level M2
Mechanical

VARES 128'-5" - 142'-0"

PROPERTY LINE

100 BINNEY STREET

LINSKEY WAY

140'-0"

41 LINSKEY WAY

Mechanical

Commuter Center

Elevation of 100 Binney Street Beyond

Binney Street

Linskey Way

100 BINNEY STREET
Landscape Plan

100 BINNEY STREET  Alexandria Real Estate Equities Inc.  Elkus Manfredi Architects