

BIOMED 350 MASS AVE CHANGE OF USE SPECIAL PERMIT VOLUME 2 - GRAPHICS

CAMBRIDGE, MA

MAR 20 2025

LOCATION: 350 MASSACHUSETTS AVE, CAMBRIDGE, MA

OWNER: BRE-BMR 350 Massachusetts LLC

OWNER PROJECT MANAGER: REDGATE

ISSUE DATE: MAR.20.2025

PREPARED BY: DIMELLA SHAFFER

COLLABORATING CONSULTANTS:

STRUCTURAL ENGINEER: McNAMARA · SALVIA

MEP ENGINEER: GENESIS

CIVIL ENGINEER: VHB

ENVELOP CONSULTANT: BET

SUSTAINABILITY: enviENERGY

**DIMELLA
SHAFFER**



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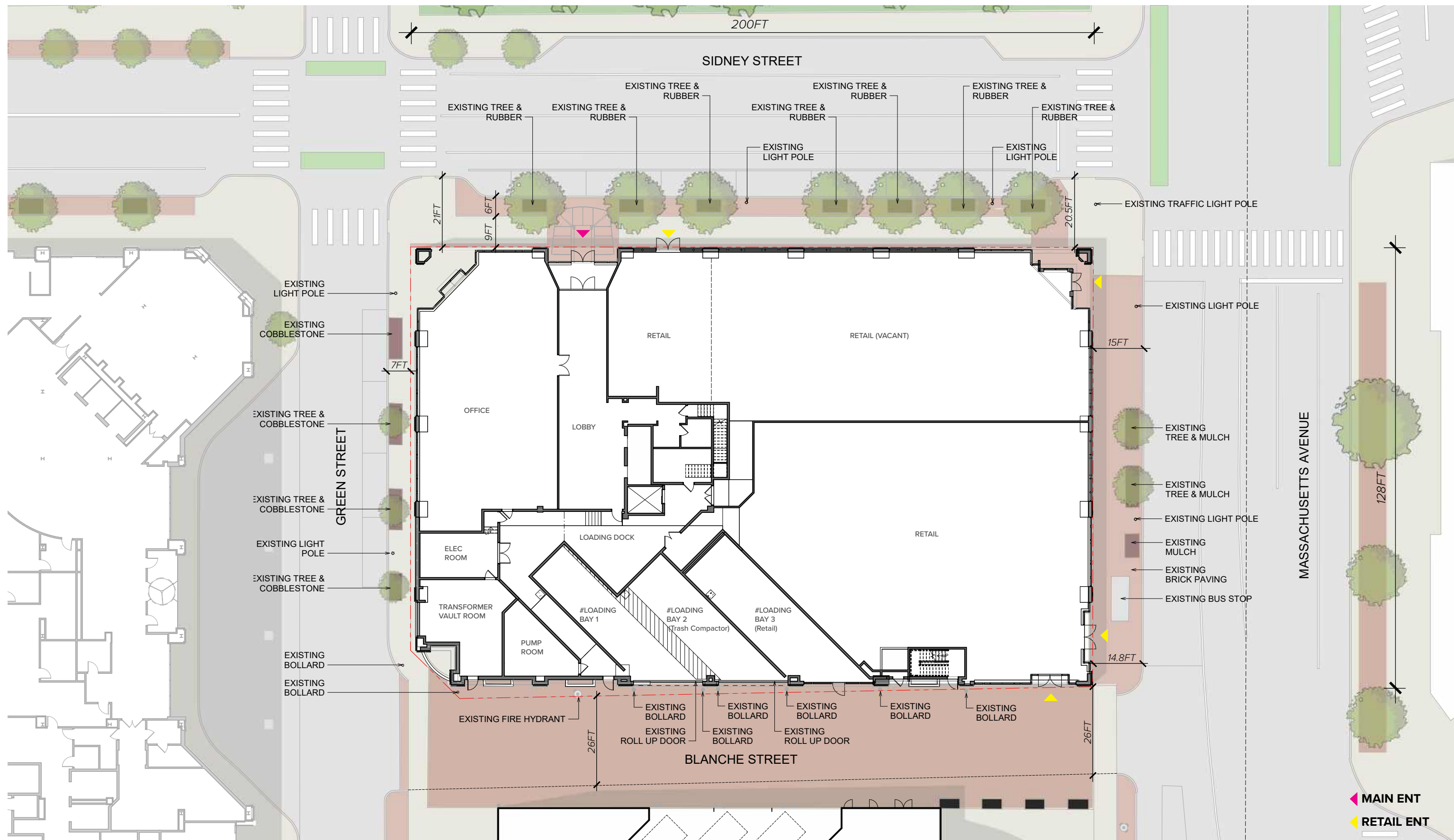
CORNER VIEW AT MASS AVE & SIDNEY ST

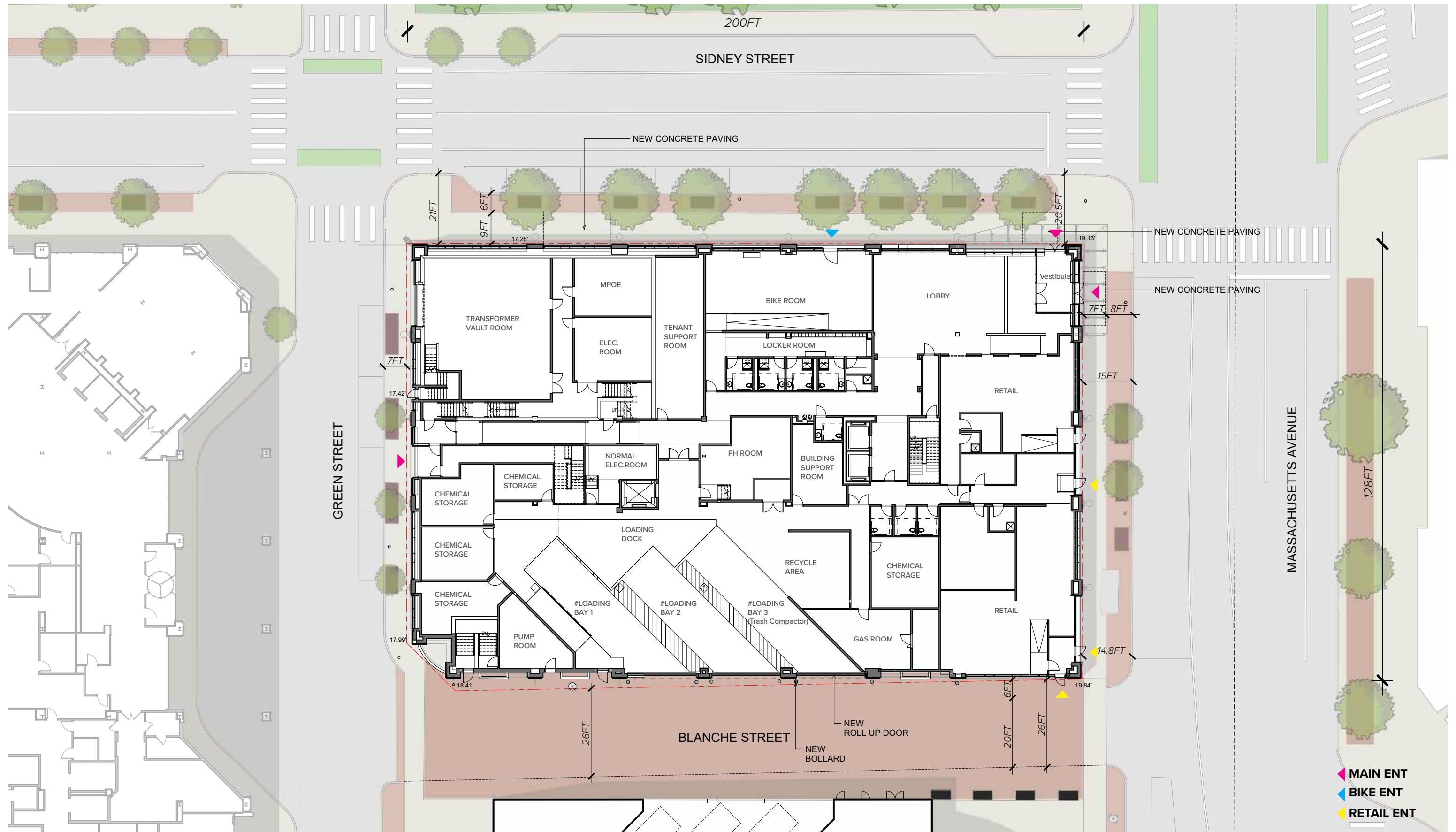


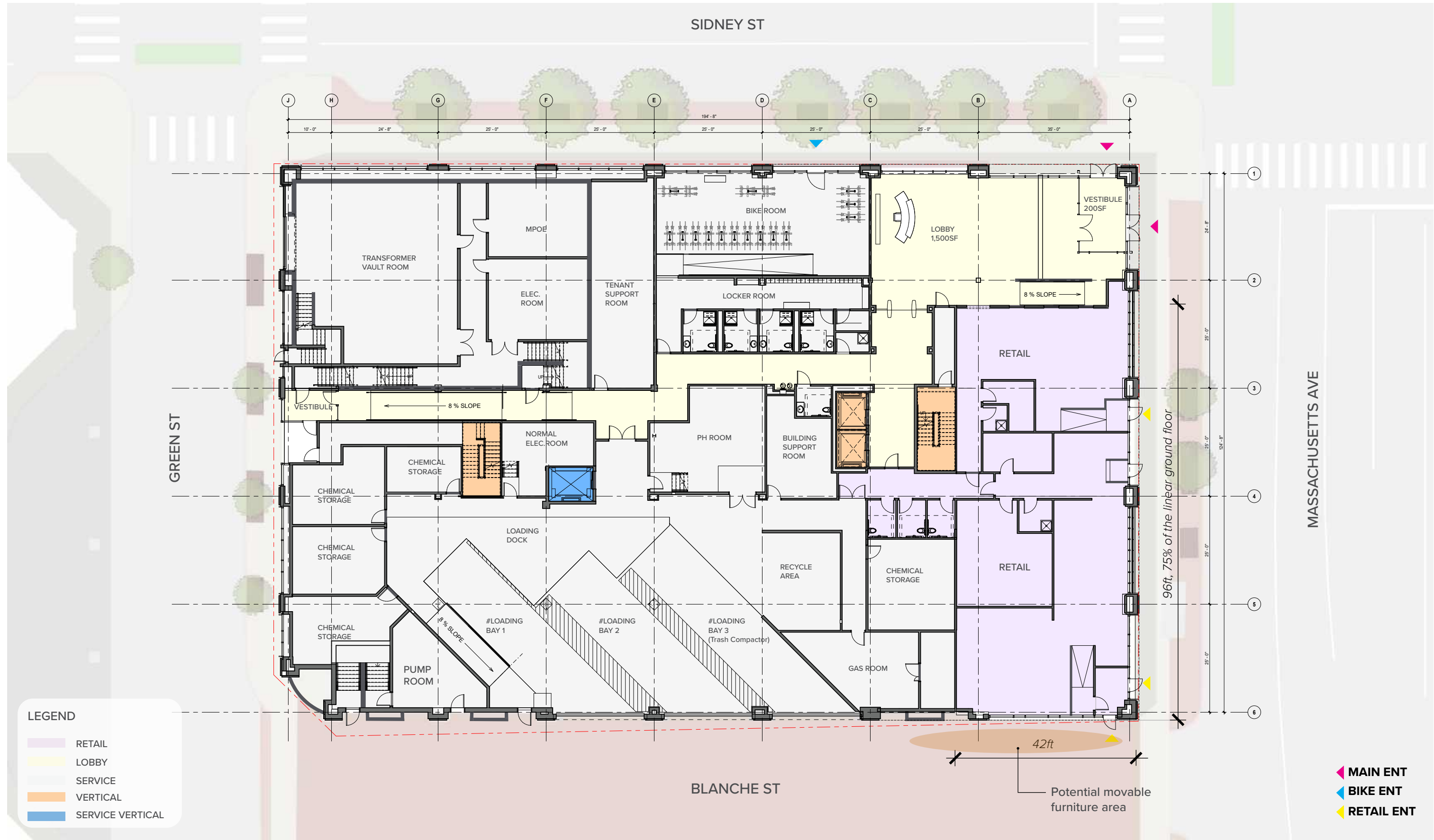
CORNER VIEW AT GREEN & BLANCHE ST

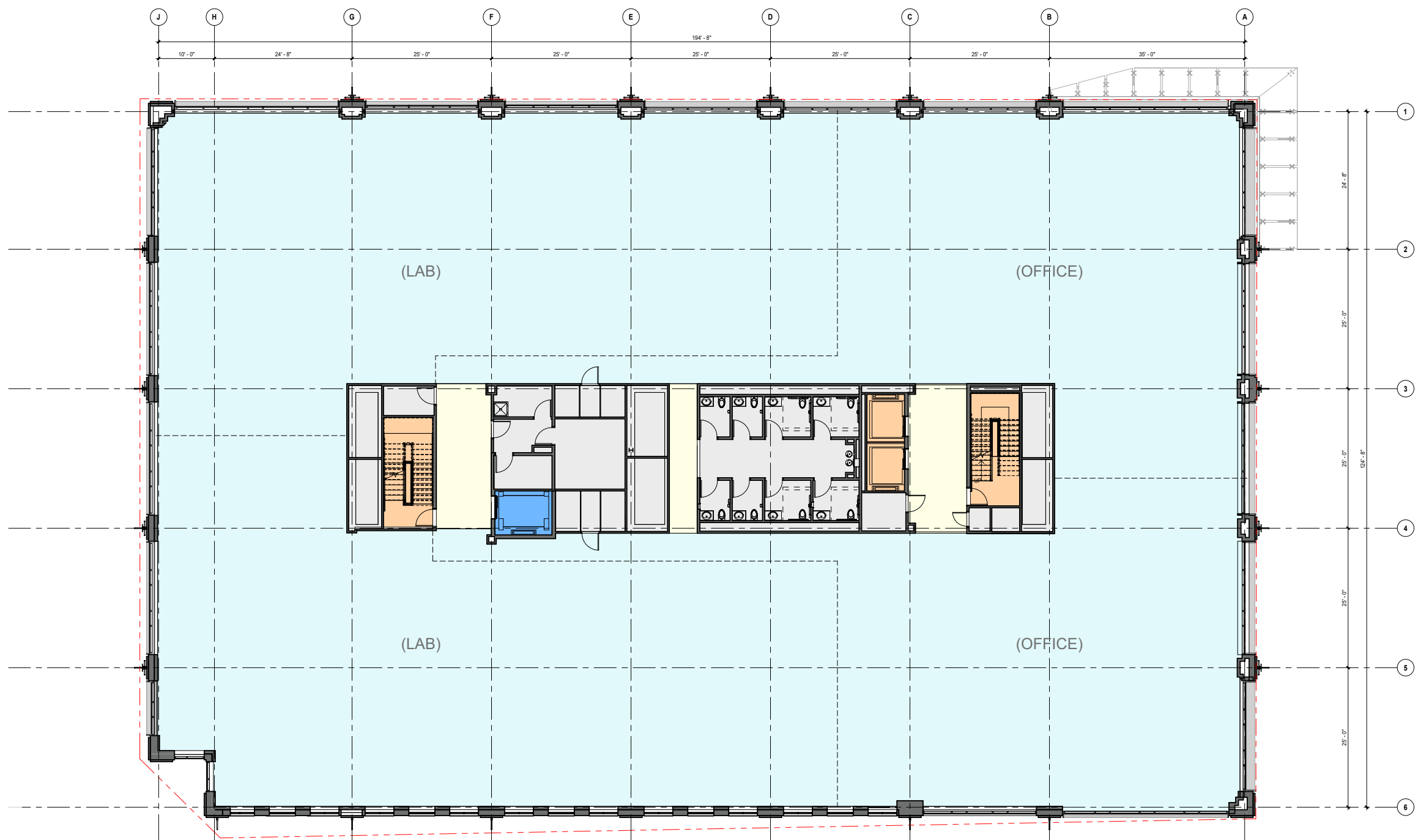


CORNER VIEW AT SIDNEY & GREEN ST



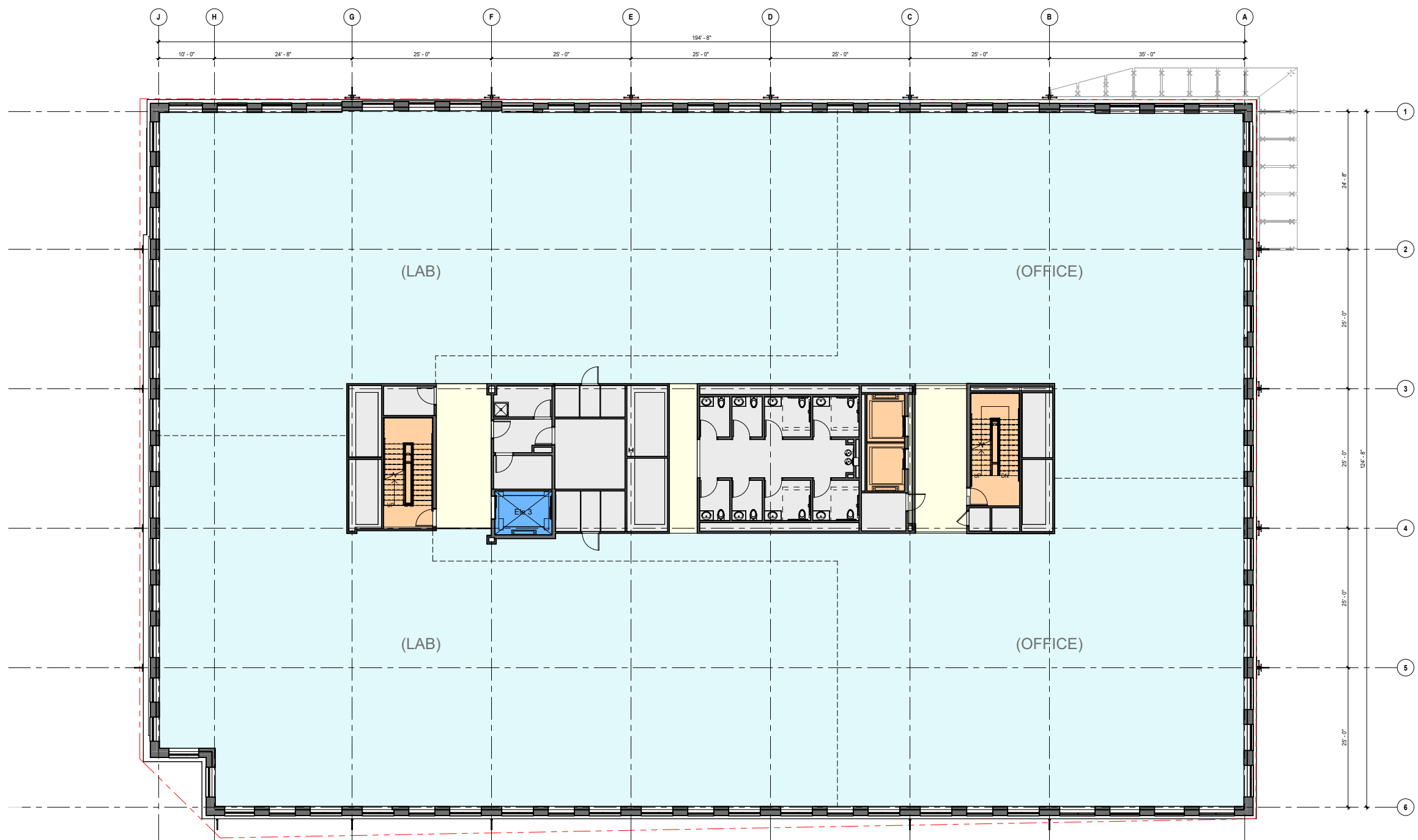




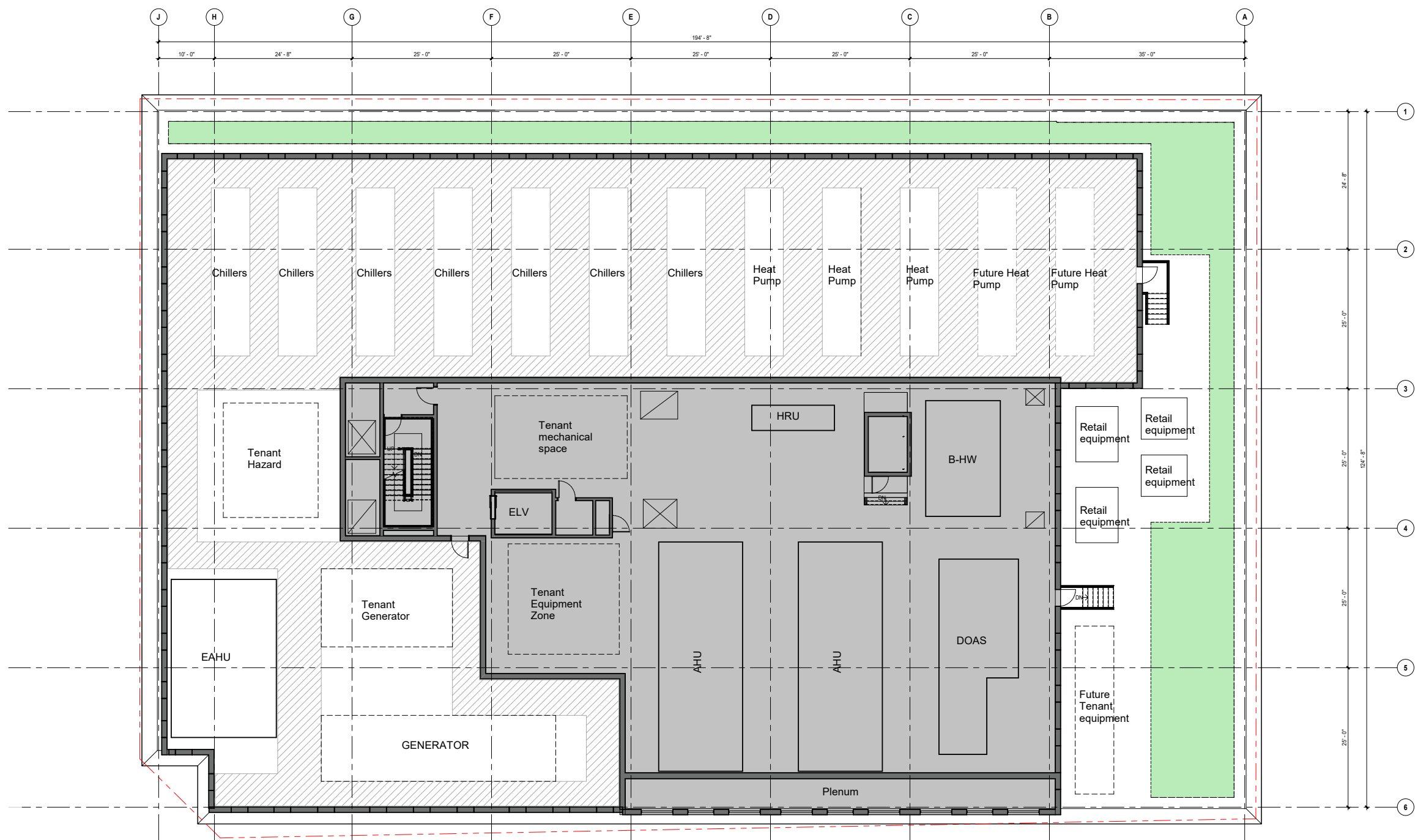


LEGEND

- OFFICE/LAB
- LOBBY
- SERVICE
- VERTICAL
- SERVICE VERTICAL



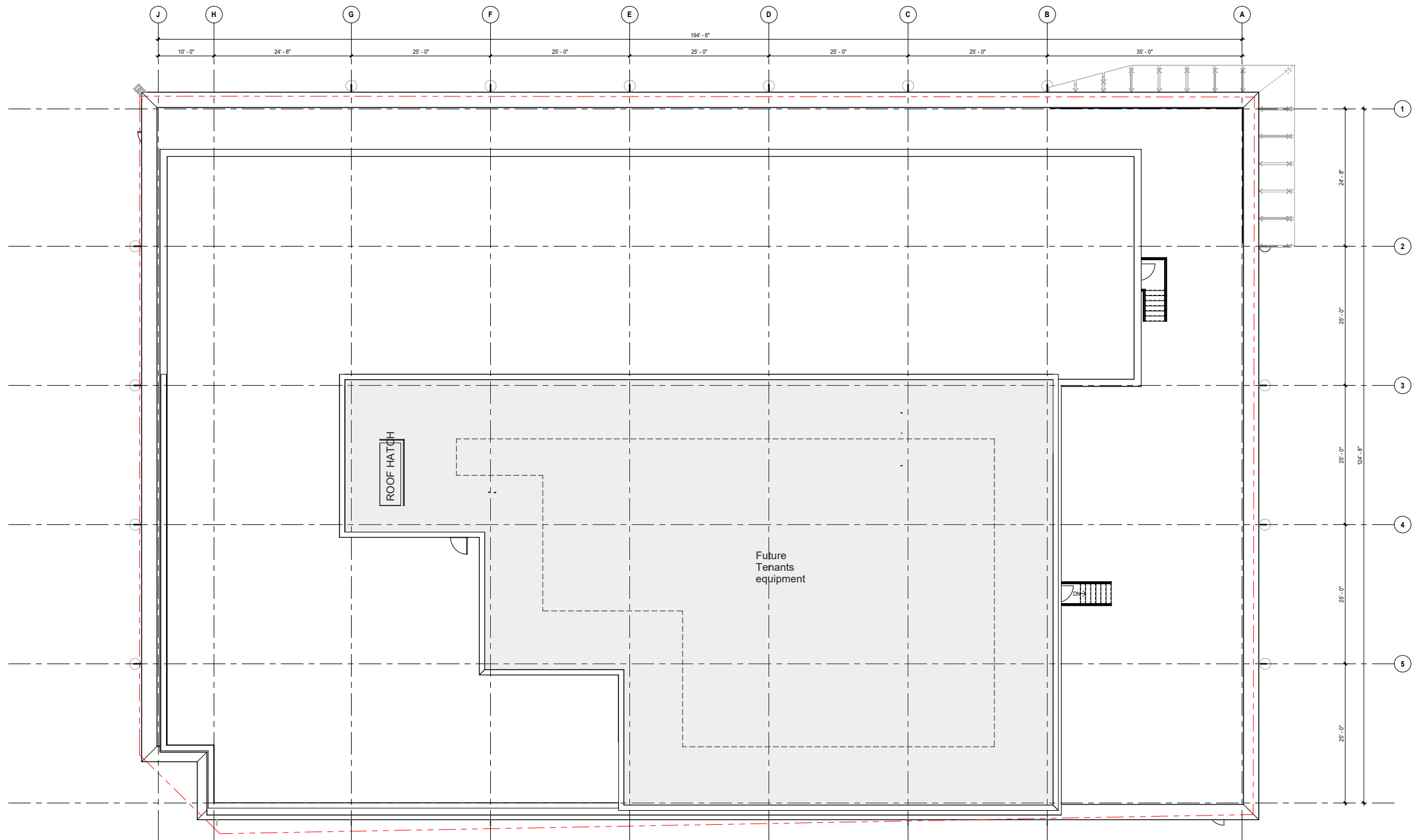
- LEGEND
- OFFICE/LAB
 - LOBBY
 - SERVICE
 - VERTICAL
 - SERVICE VERTICAL



LEGEND

- GREEN ROOF
- M.PENTHOUSE
- SERVICE
- CAT WALK

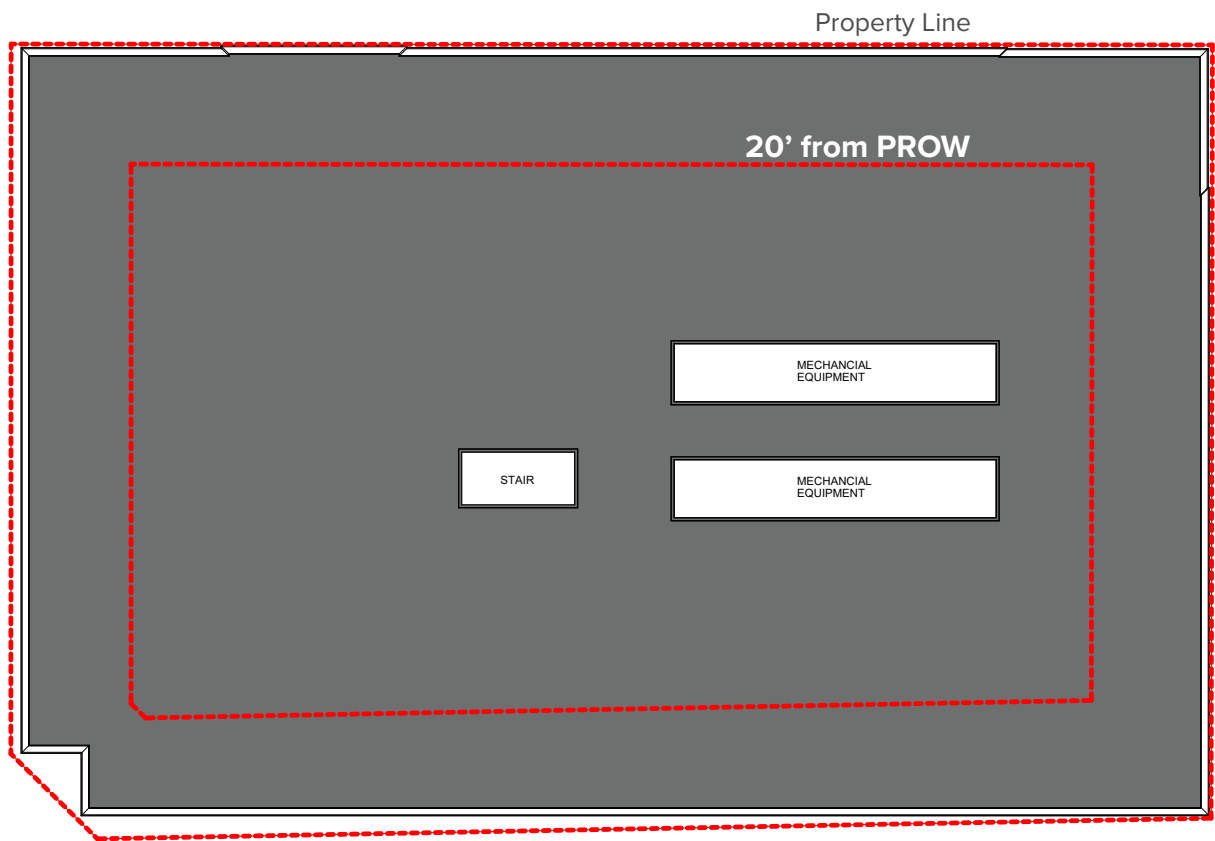




LEGEND

M.PENT ROOF

EXISTING ROOF PLAN

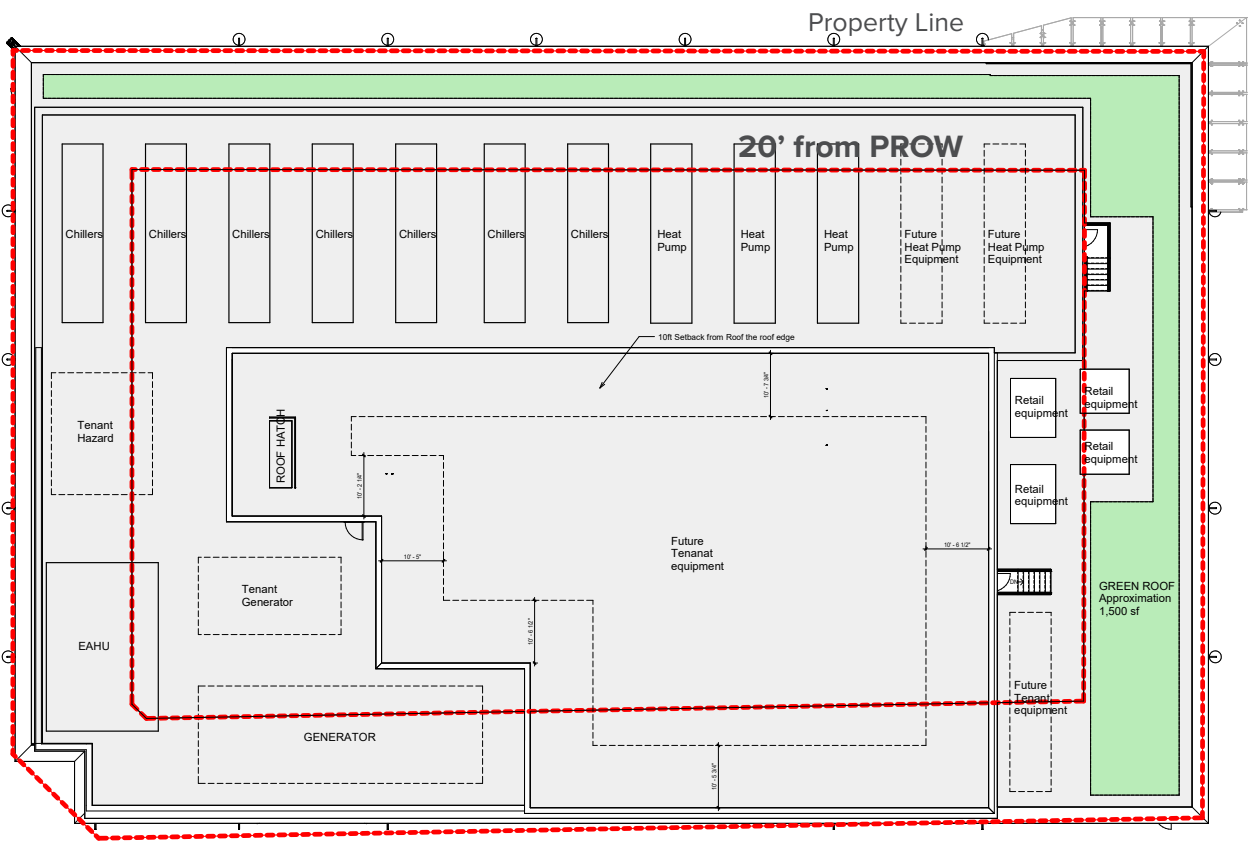


Roof Plan

Green Roofs & Legend

Type	Color	Description	QTY / Area out side 20' of street	QTY / Area within 20' of street	SRI
N/A		Dark Membrane	Apx 13,200sf	Apx 9,800sf	UNKNOWN

PROPOSED ROOF PLAN



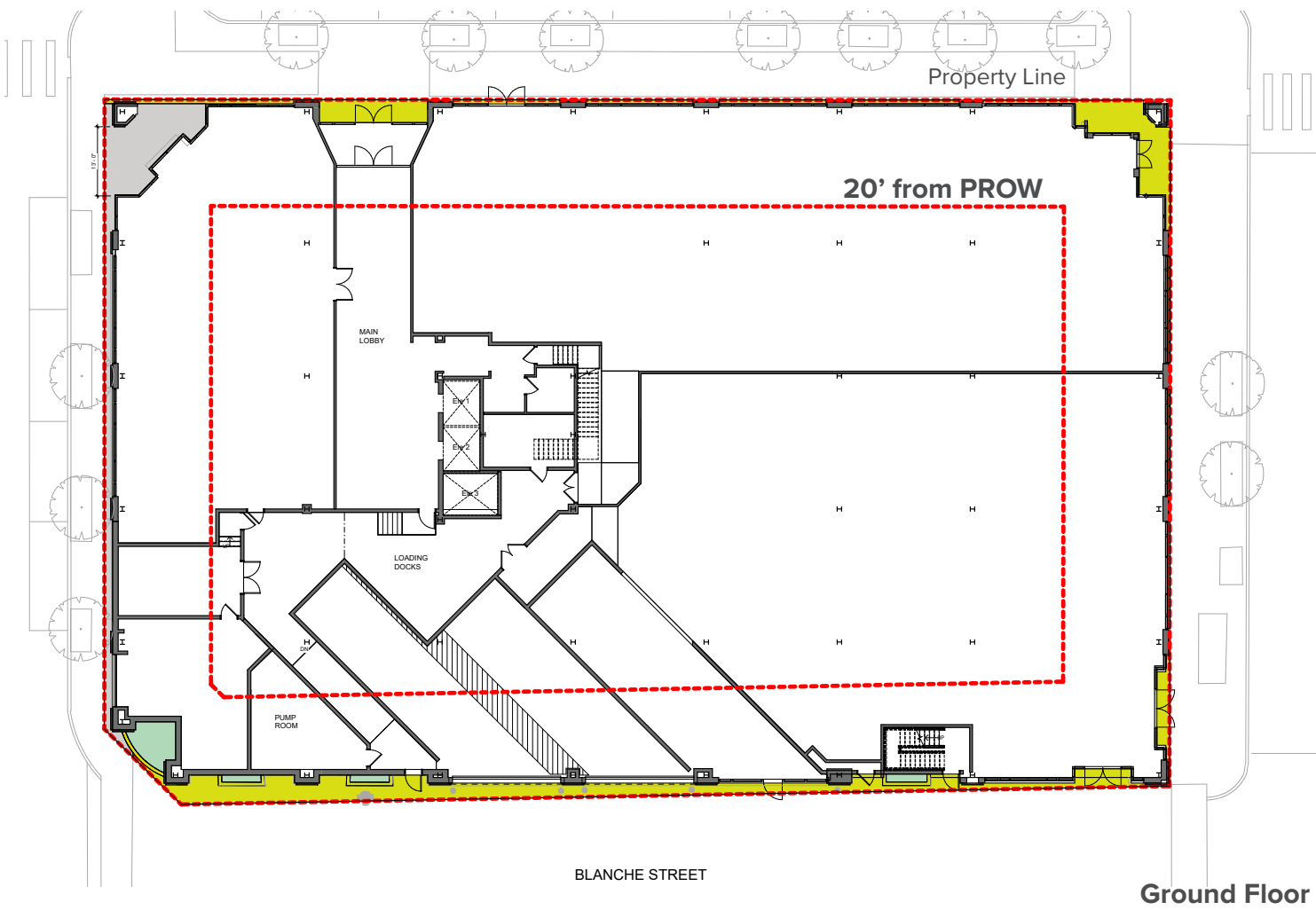
Roof Plan

Green Roofs & Legend

Type	Color	Description	QTY / Area out side 20' of street	QTY / Area within 20' of street	SRI
N/A		Potential green roof	0 sf	Apx 1,500sf	N/A
D1		High SRI Membrane	Apx 14,000sf	Apx 7,500sf	85

* PROW _ Public Right of Way
* All Roof area is low roof condition

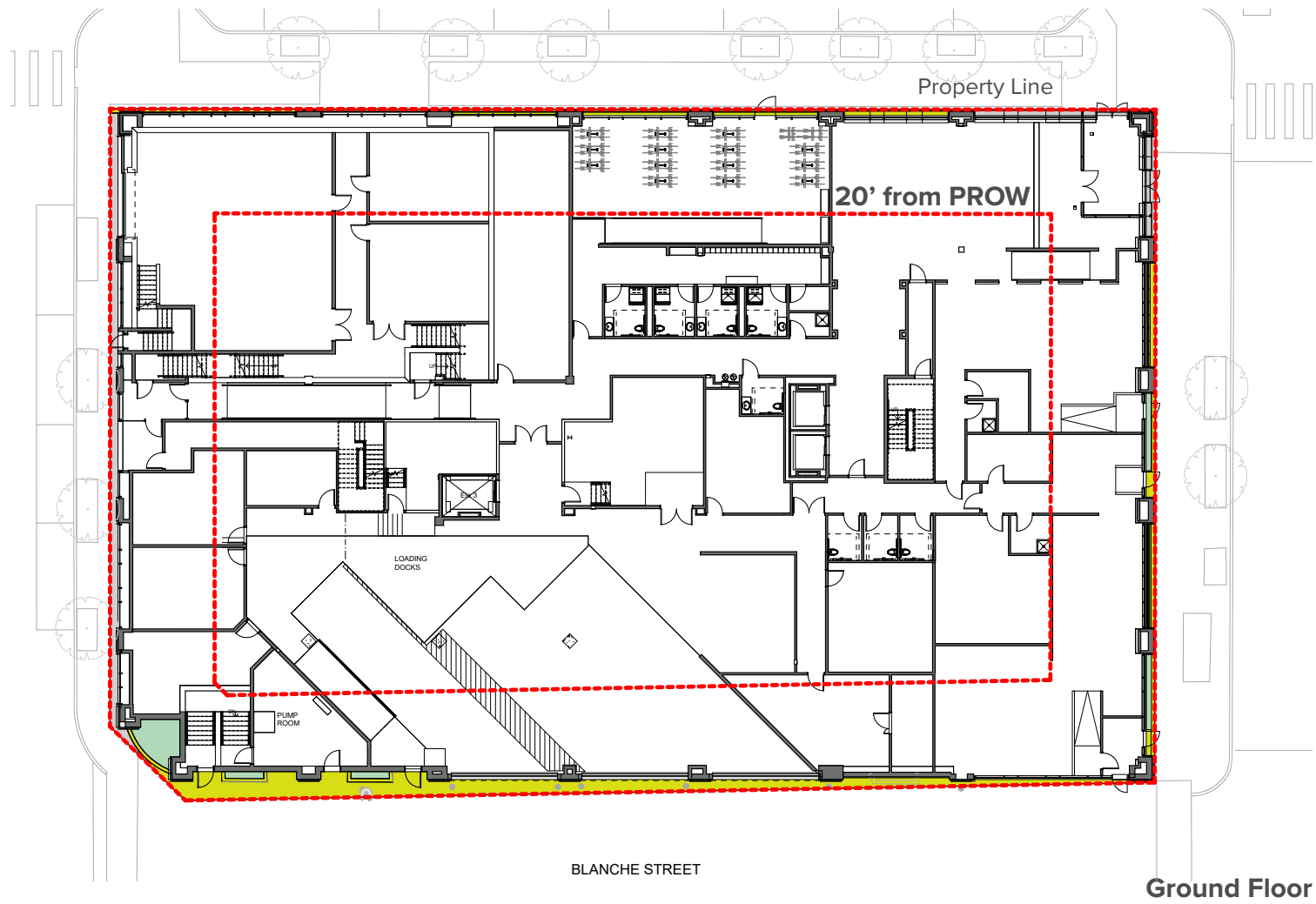
EXISTING ROOF PLAN



Paving, Plantings Legend

Type	Color	Description	QTY / Area out side 20' of street	QTY / Area within 20' of street	SRI
N/A		Brick Paving	0 sf	936 sf	TBD
N/A		Concrete Paving	0 sf	364 sf	TBD
B2		Low Planting Area	0 sf	90 sf	N/A

PROPOSED ROOF PLAN



Paving, Plantings Legend

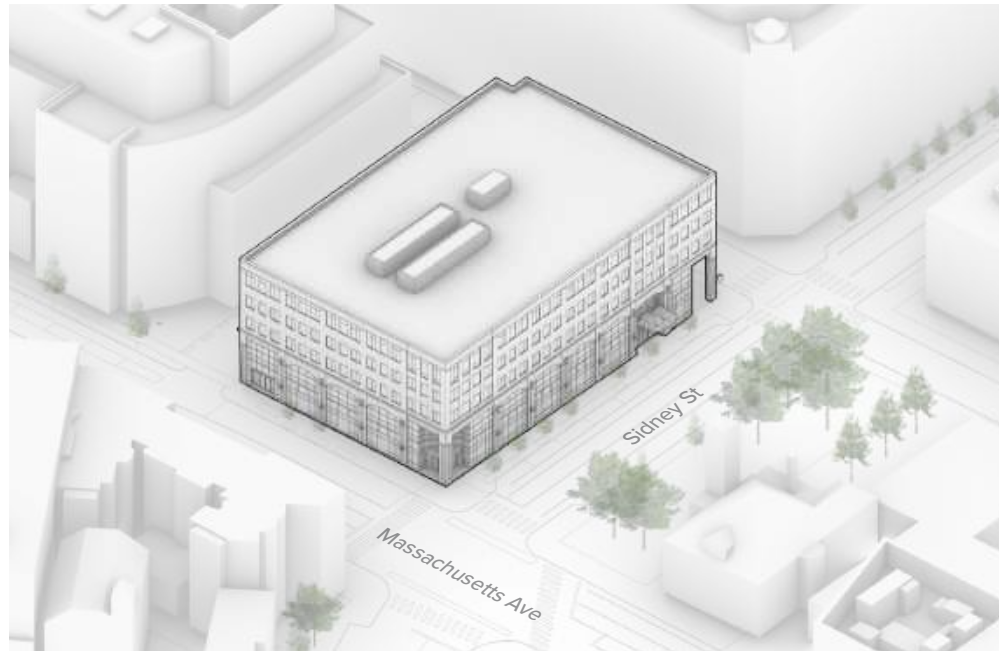
Type	Color	Description	QTY / Area out side 20' of street	QTY / Area within 20' of street	SRI
N/A		Brick Paving	0 sf	741 sf	TBD
N/A		Concrete Paving	0 sf	253 sf	TBD
B2		Low Planting Area	0 sf	110 sf	N/A

Proposed Cool Factor Score

Based on the proposed roof and site plans, the cool factor could increase from 0.01 to 0.10 with modifications made with this renovation.

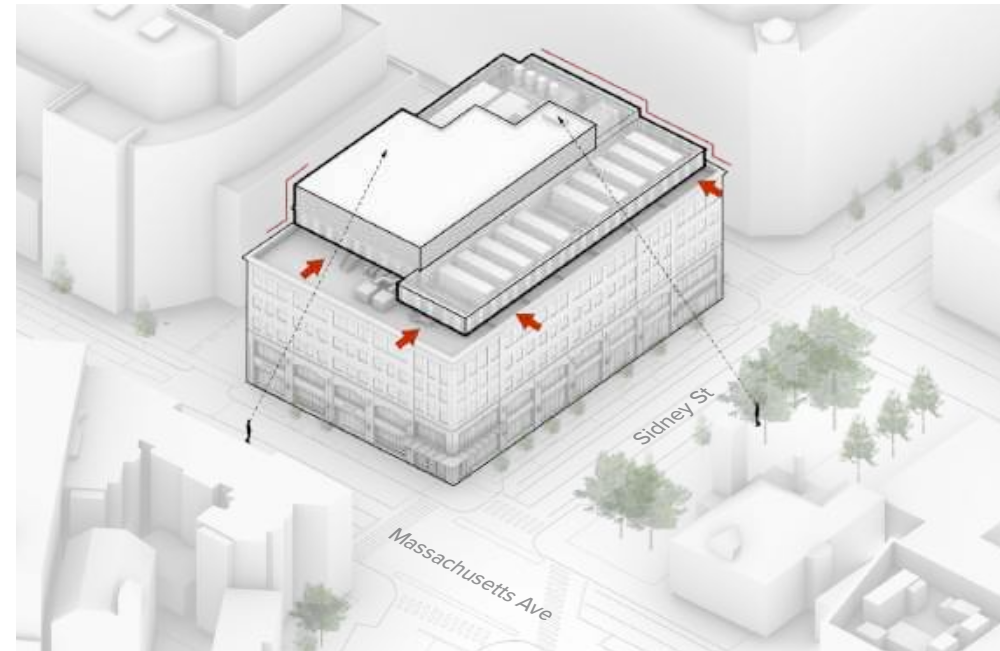
		Outside 20' of PROW	Value Factor		Within 20' of PROW	Value Factor	Contributing Area
Trees Enter the number of trees in each category. Count each tree only once on this form.	Preserved Existing Trees						
	A1 Understory tree currently <10' canopy spread	0	0.80	+	0	1.60	-
	A2 Understory tree currently >10' canopy spread	0	1.00	+	0	2.00	-
	A3 Canopy tree currently <15' canopy spread	0	0.80	+	0	1.60	-
	A4 Canopy tree currently between 15' and 25' canopy spread	0	1.00	+	0	2.00	-
	A5 Canopy tree currently >25' canopy spread	0	1.20	+	0	2.40	-
	New or Transplanted Trees						
	A6 Understory tree	0	0.60	+	0	1.20	-
	A7 Canopy tree	0	0.70	+	0	1.40	-
Planting Areas Enter area in square feet of each component in the box provided	B1 Lawn	0	0.30	+	0	0.60	-
	B2 Low Planting	0	0.40	+	110	0.80	88
	B3 Planting	0	0.50	+	0	1.00	-
Green Roofs & Facades For definitions, see reference document.	C1 Green Façade	0	0.10	+	0	0.20	-
	C2 Living Wall	0	0.30	+	0	0.60	-
	C3 Green Roof	1500	0.30	+	0	0.60	450
	C4 Short Intensive Green Roof	0	0.50	+	0	1.00	-
	C5 Intensive Green Roof	0	0.60	+	0	1.20	-
Paving & Structures	D1 High-SRI Roof	Required	N/A				
	D2 High-SRI Paving	0	0.1				-
	D3 High-SRI Shade Structure	0	0.2	+	0	0.40	-
Project Summary						Total Contributing Area	538
						Total Area Goal	5,215
						COOL FACTOR SCORE	0.10

* Green roofs requirement is only applicable to a new building or structure of 25,000 square feet or more.



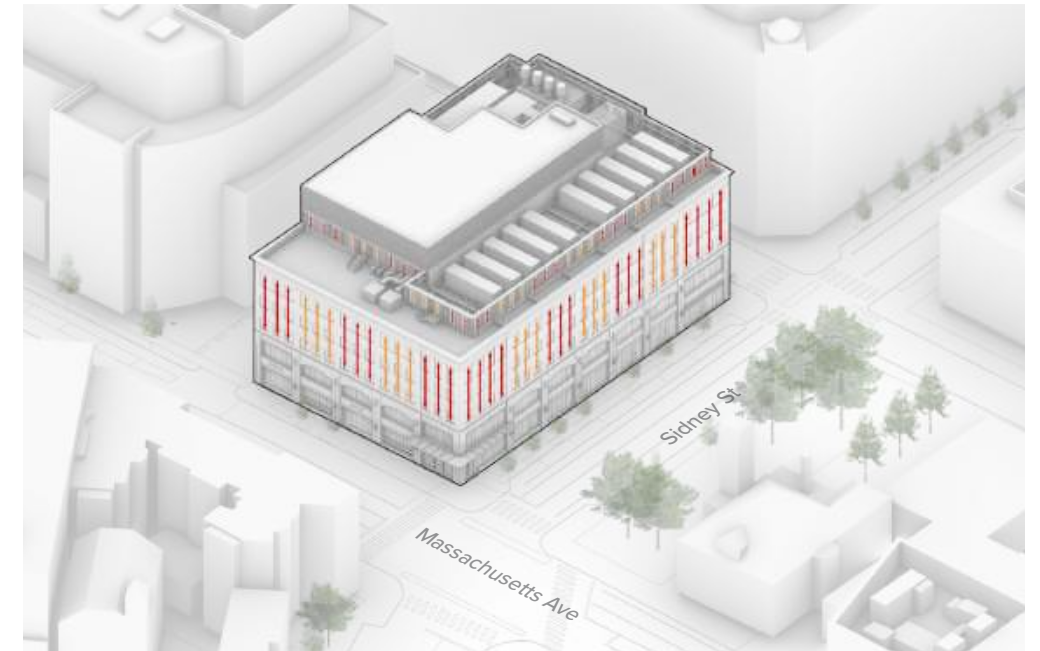
Existing condition

5 Story building, Flat Curtain Wall Facade, Main Entrance along Sidney St.



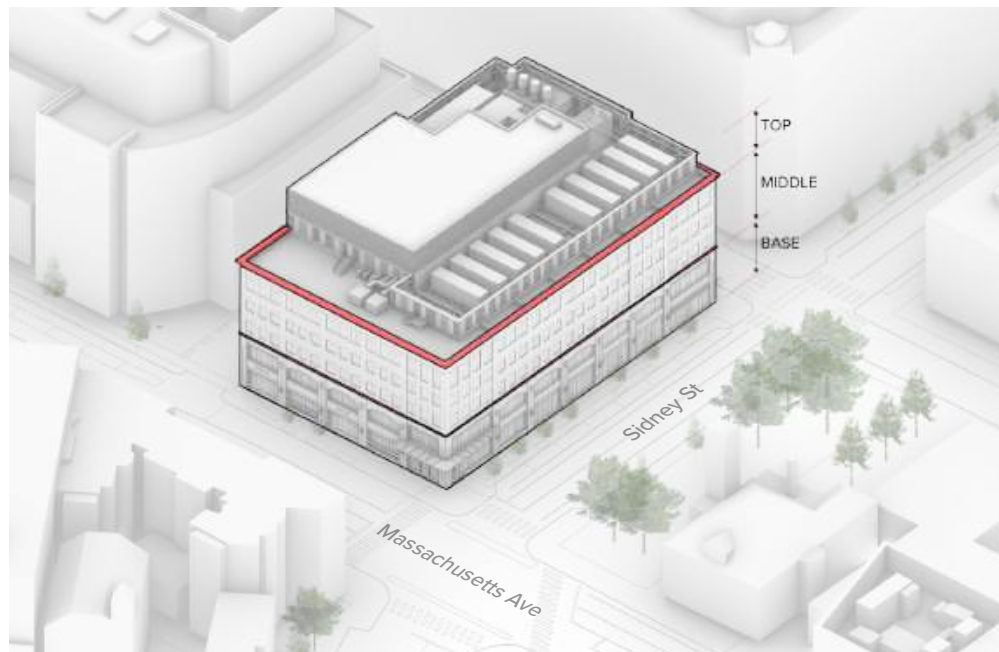
New step back volume on Top

New Mechanical penthouse volume setback from the primary streets Mass Ave and Sydney Street. Lower portions of the penthouse volume will be located on the periphery of the building, while the higher volumes are located in the center to minimize visual impacts.



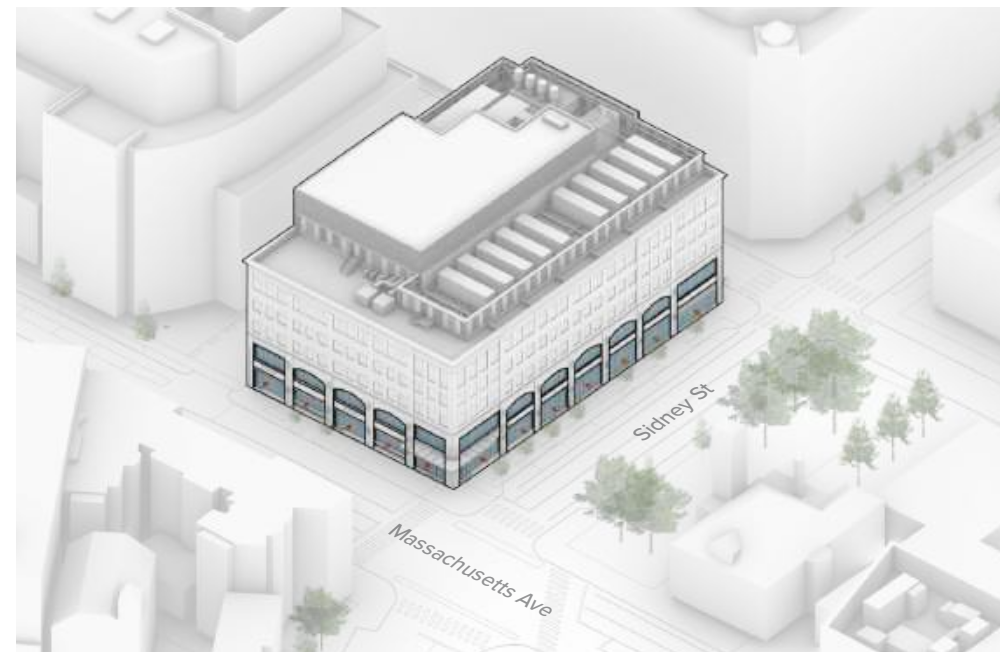
Integrate facade

The new roof screen respects the window pattern of the middle volume therefore creating a seamless transition between old and new.



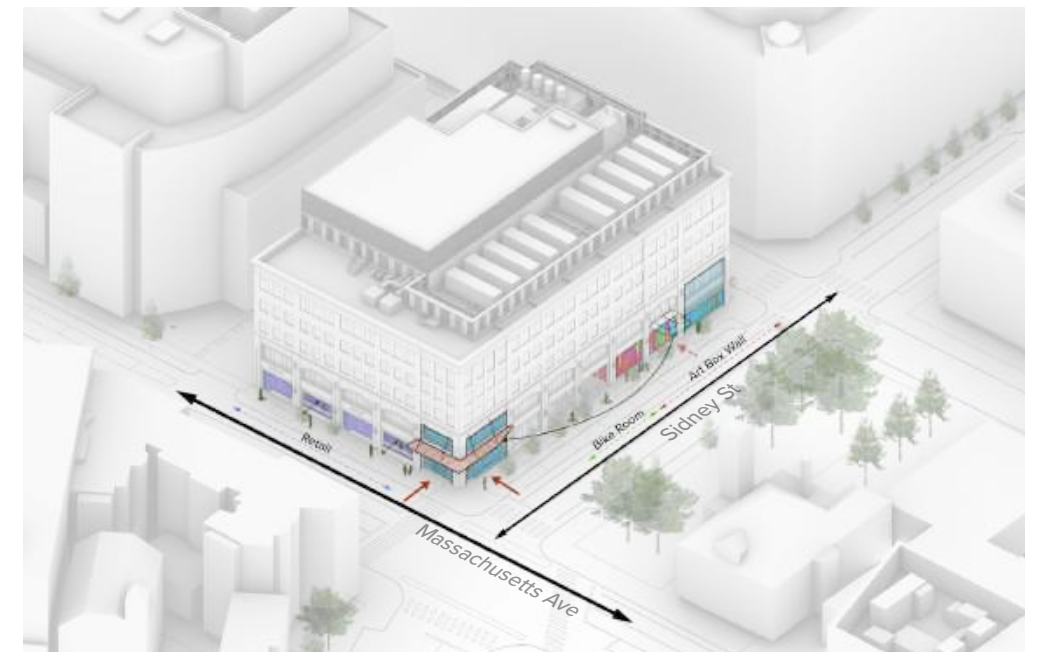
Enhance horizontal divisions

Urban design guidelines recommend clear horizontal deviations with “Bases”, “Middles” and “Tops”. The new metal band on the 3rd floor as well as the new metal cornice at the parapet will reinforce these deviations and comply with the guidelines.



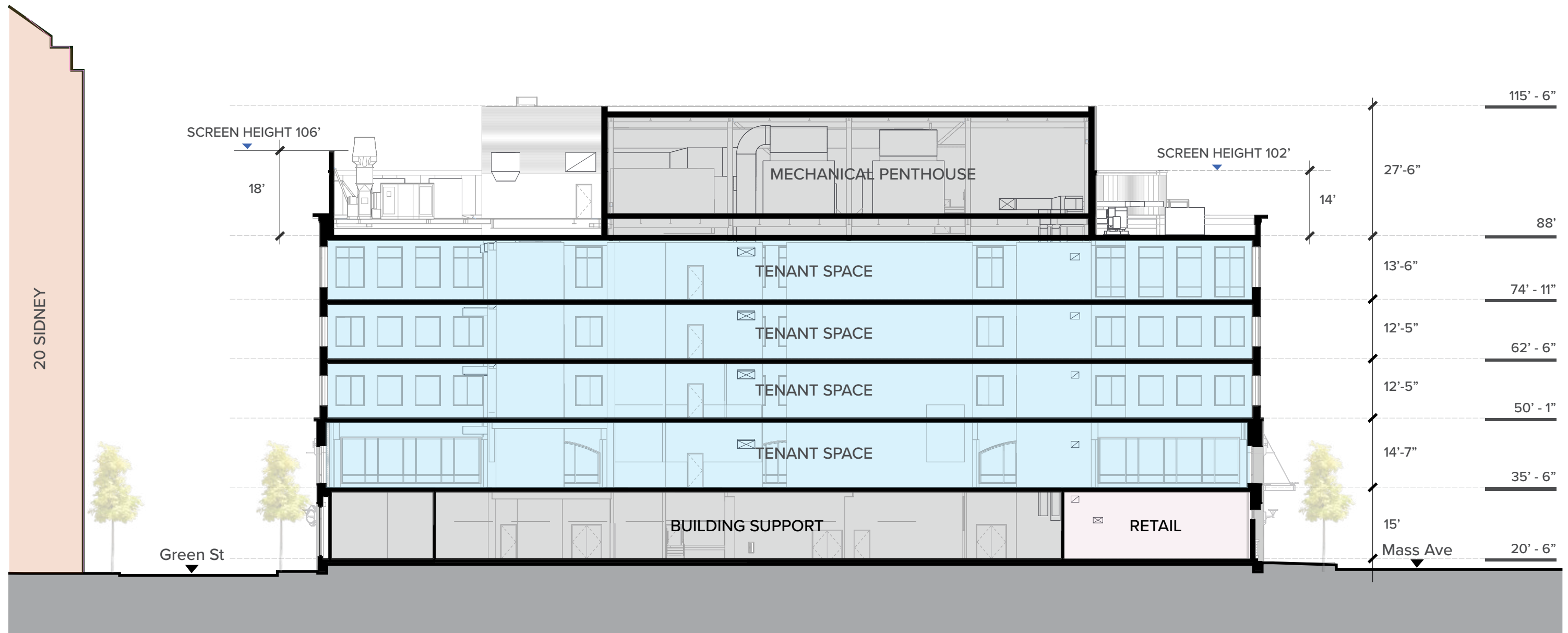
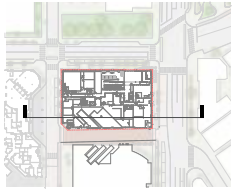
Provide the depth at arch

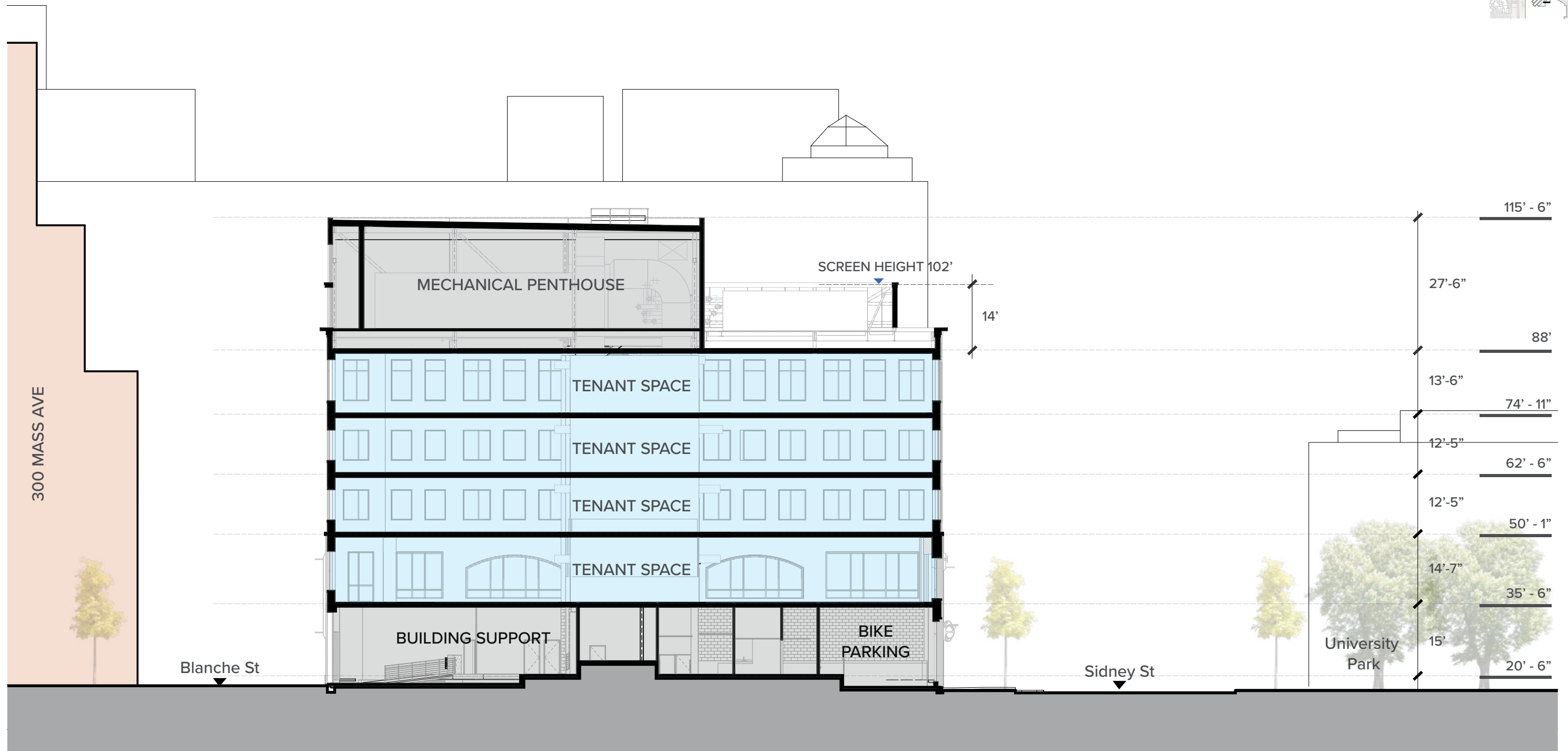
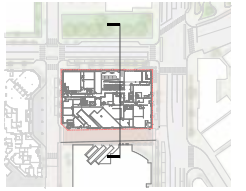
The curtainwall has been set back in the arches to enhance the facade's architectural details and to add visual depth. This architectural moves also improves the pedestrian experience and activates the streetscape.

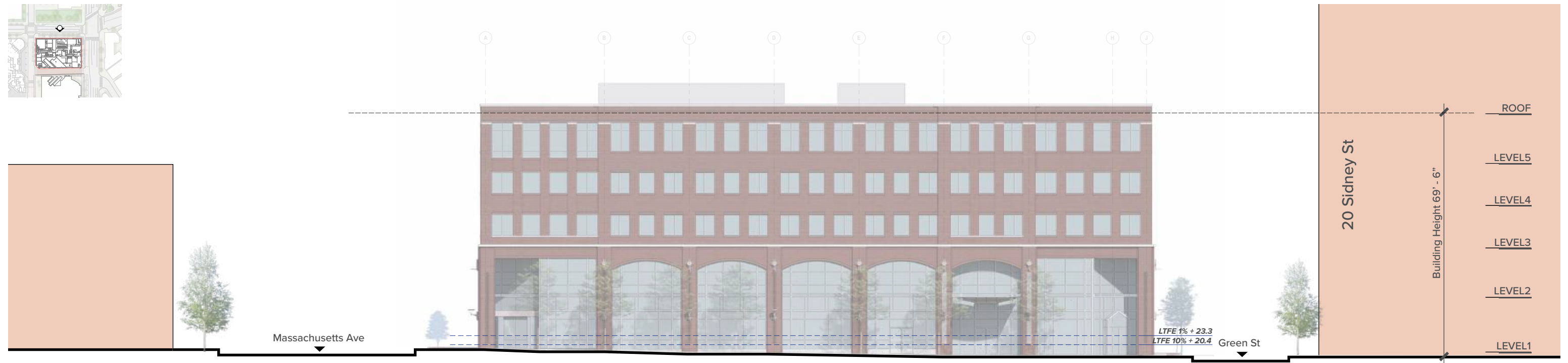
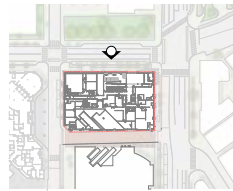


Activate Street & Building

The building's main entrance has been relocated to the corner of Mass Ave and Sidney St, emphasizing this key intersection and contributing to the activation of the corner. Continuous Retail supports activating Mass Ave and the new art walls behind the curtainwall along Sidney and Green can vibrant the street.







EXISTING ELEVATION _ SIDNEY ST



PROPOSED ELEVATION _ SIDNEY ST



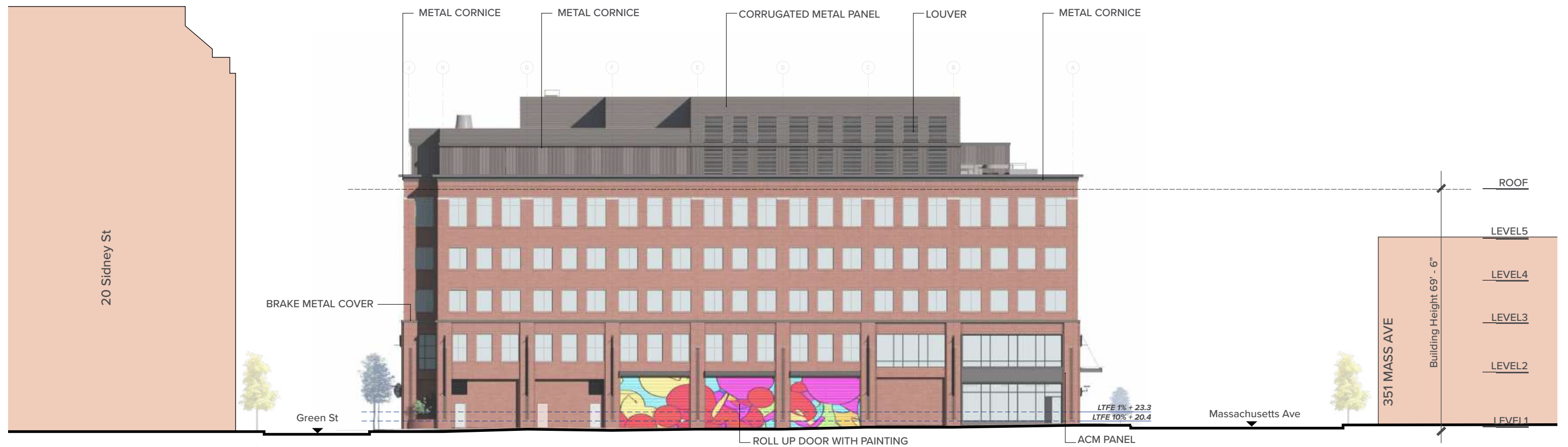
EXISTING ELEVATION _ MASS AVE



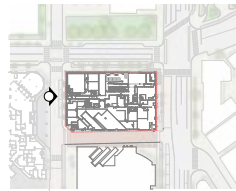
PROPOSED ELEVATION _ MASS AVE



EXISTING ELEVATION _ BLANCHE ST



PROPOSED ELEVATION _ BLANCHE ST



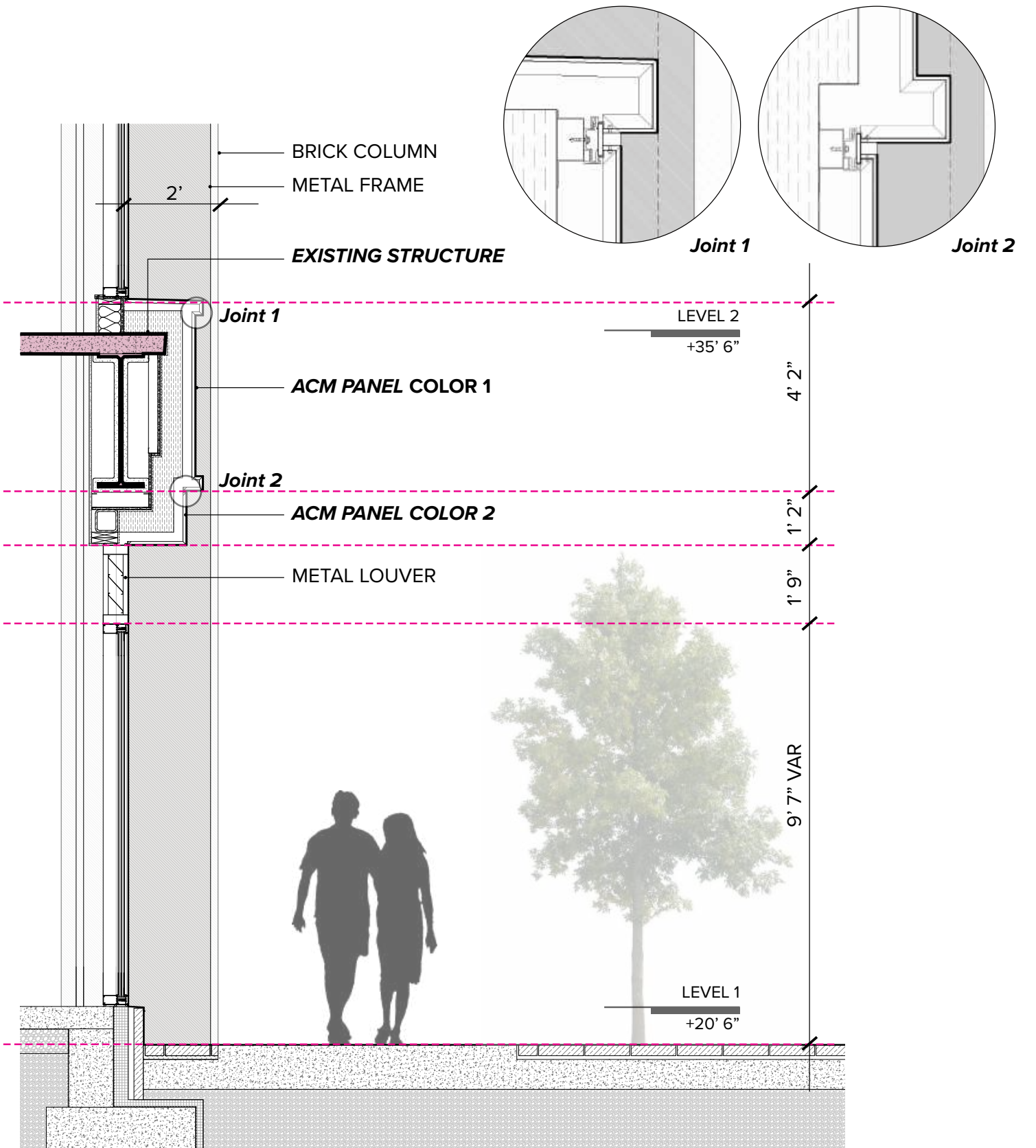
EXISTING ELEVATION _ GREEN ST



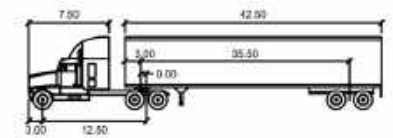
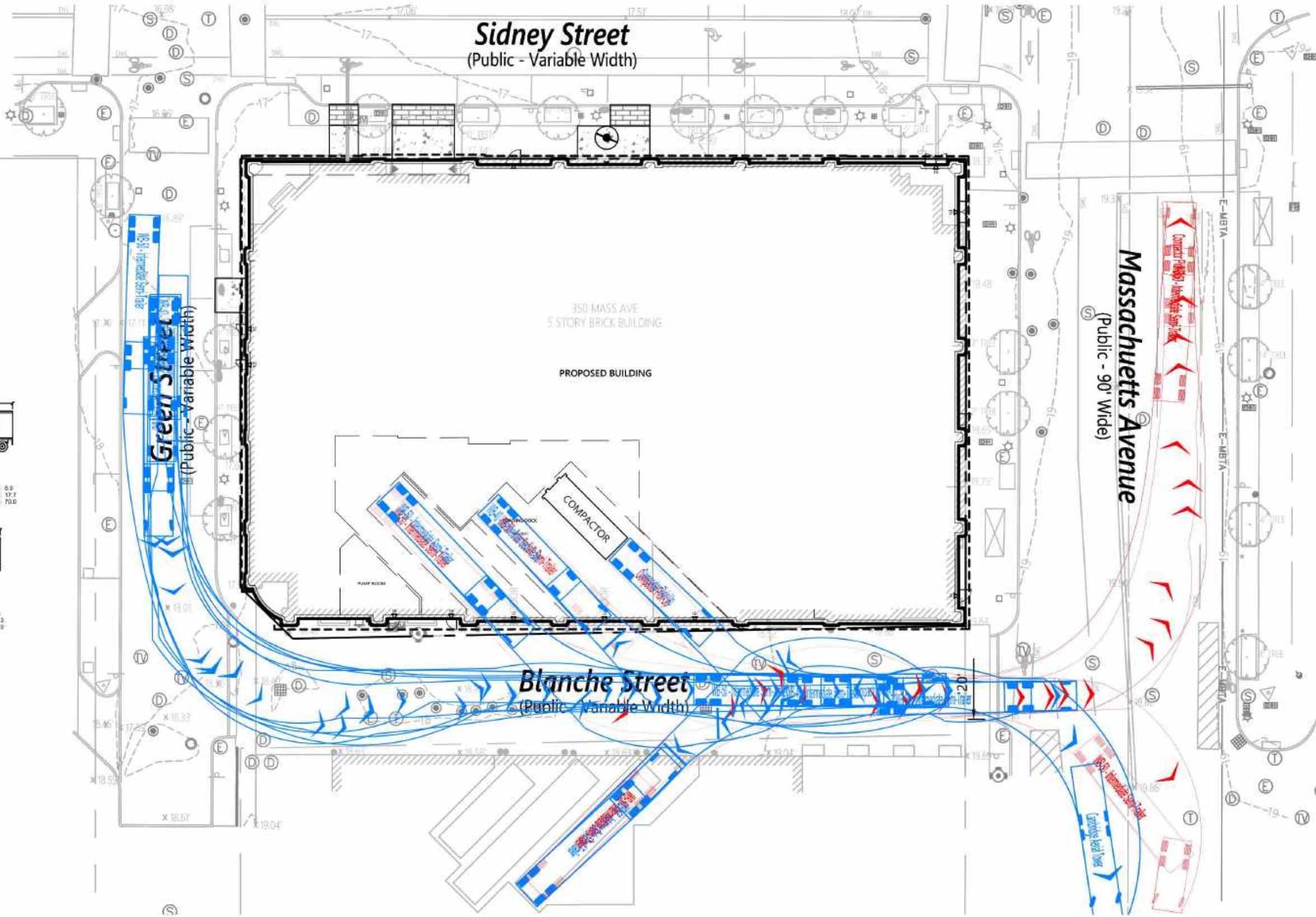
PROPOSED ELEVATION _ GREEN ST



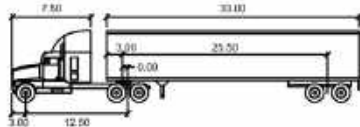
< RETAIL ELEVATION ON MASS AVE >



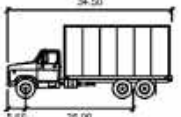
< RETAIL SECTION ON MASS AVE >



WB-50	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Tractor Track	: 8.00	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0

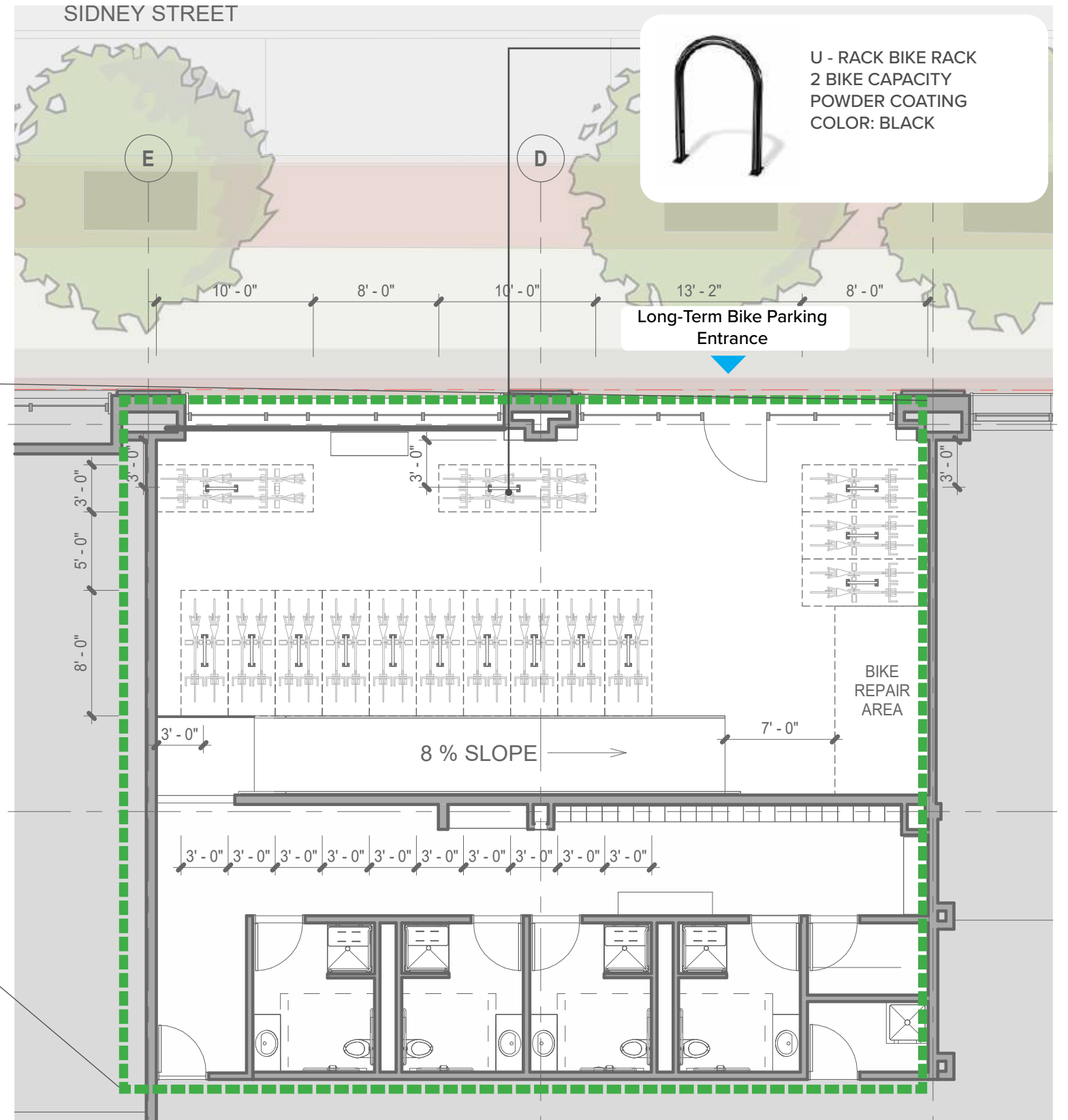
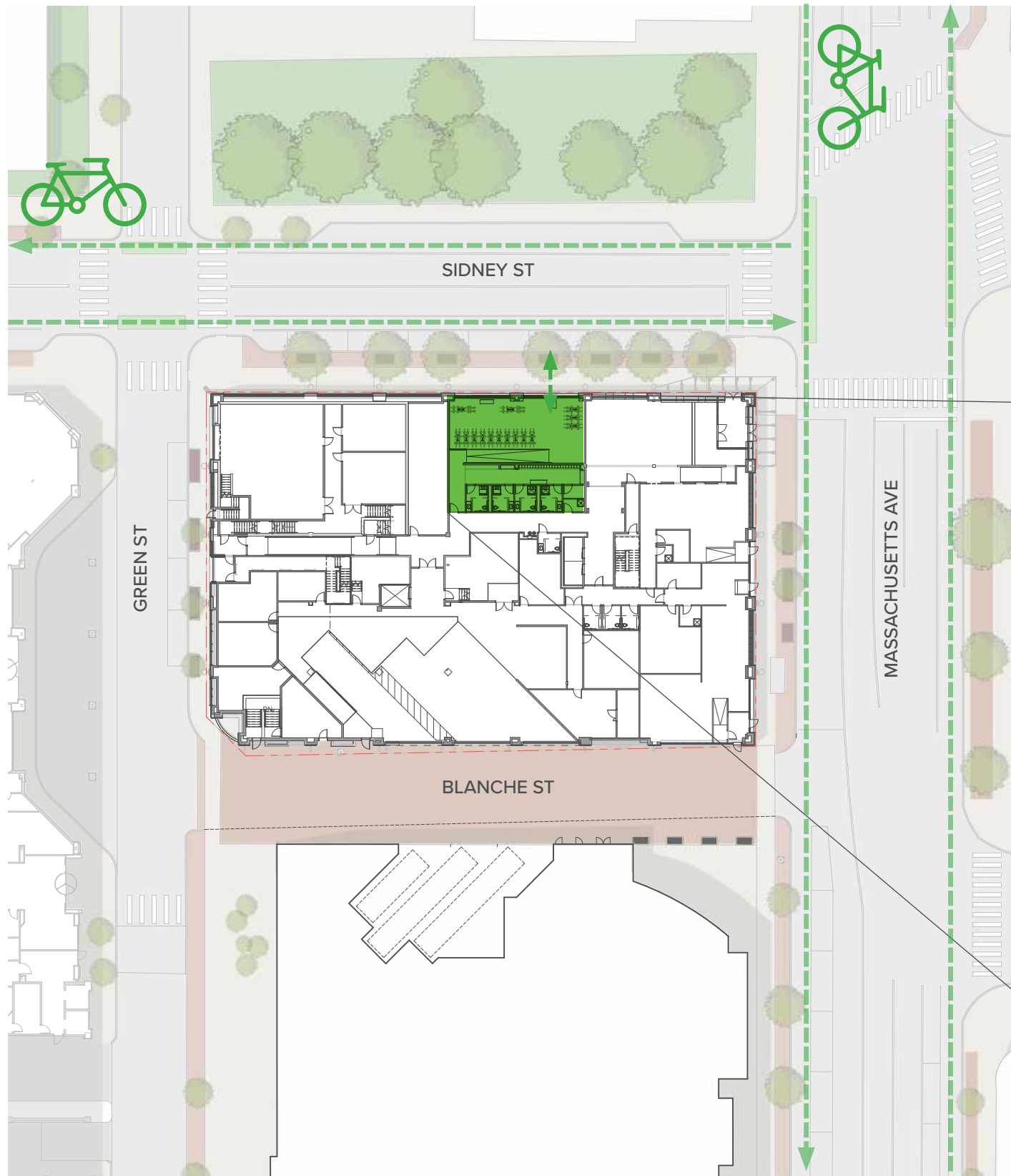


WB-40	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Tractor Track	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0



Compactor Pick-Up	feet	
Width	: 5.00	
Track	: 5.00	
Lock to Lock Time	: 6.0	
Steering Angle	: 40.0	

— Truck In
— Truck Out



LONG TERM BIKE PARKING
SUGGESTED : 30



GREEN ST



MASS AVE



GREEN ST



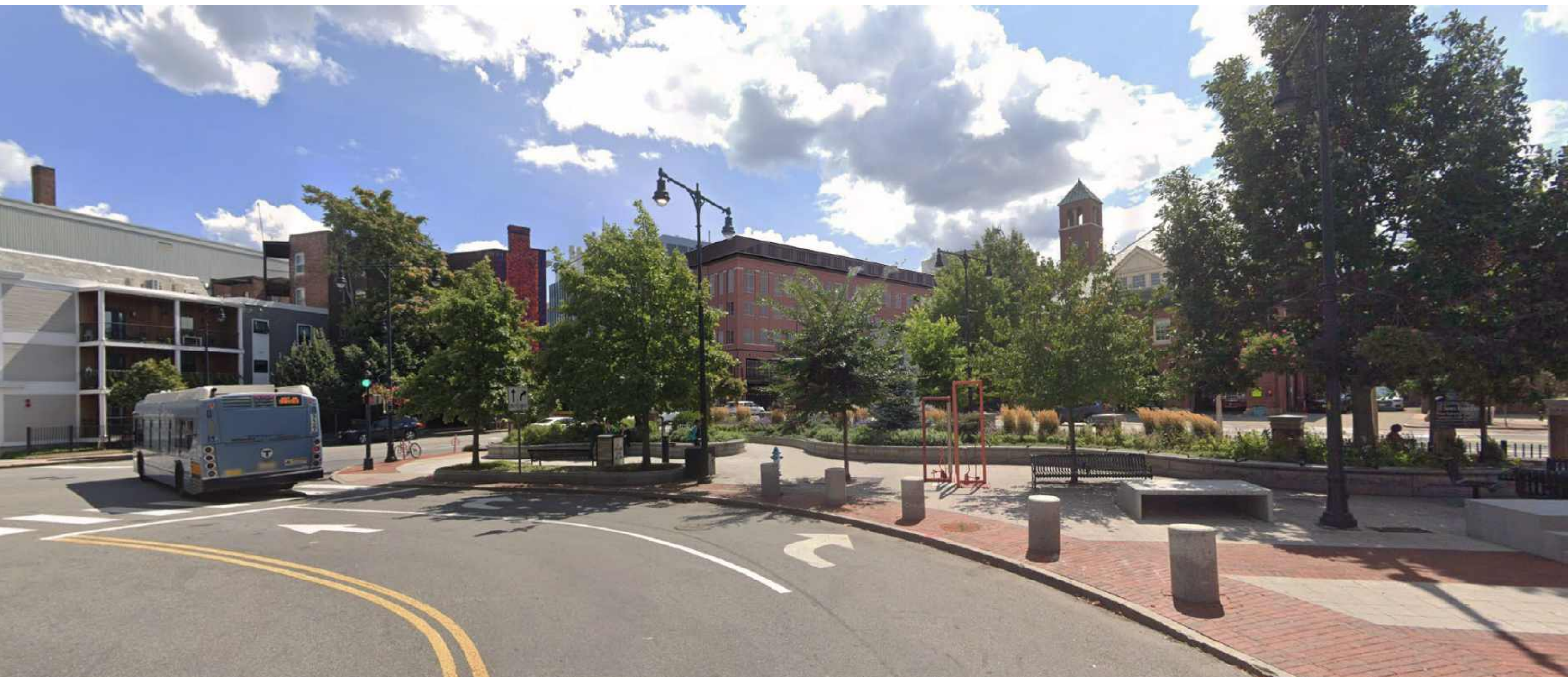
SIDNEY ST

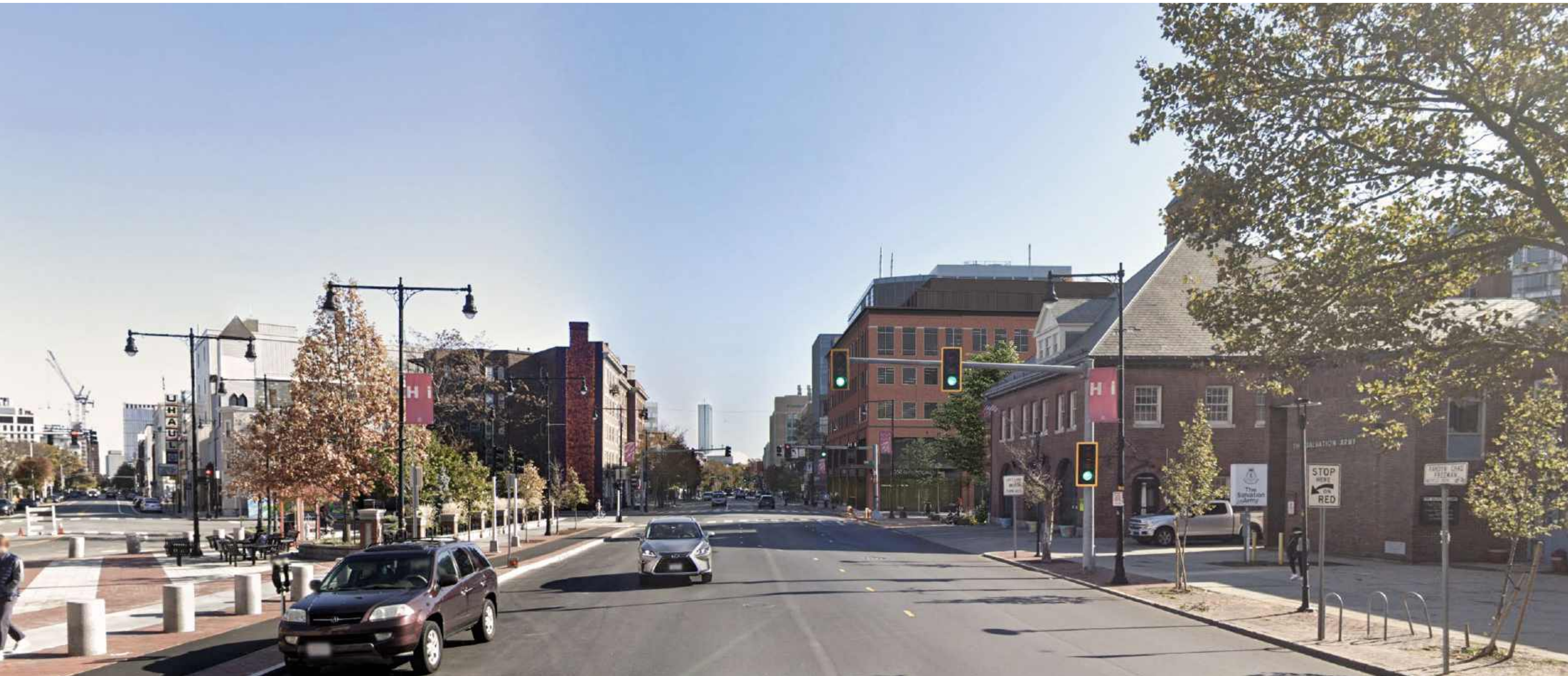


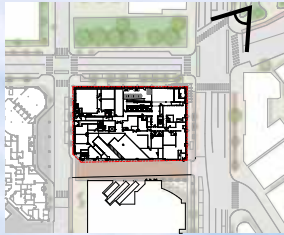
BLANCHE ST

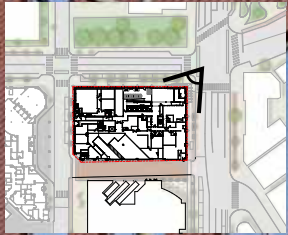


MASS AVE

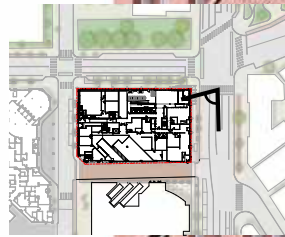


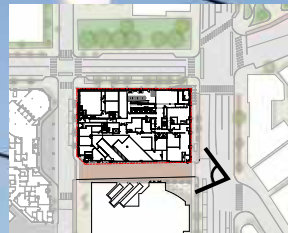


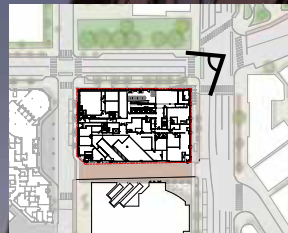


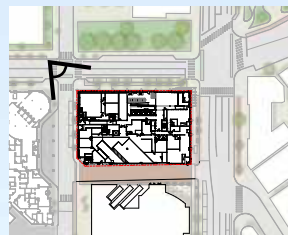












Existing Brick Walls



Preserve brick facade entire building.

Corrugated Metal Panels

Morin Metal Sheet



Type 1 _ Corrugated



Type 2 _ Plane

Mixed Pattern

T2	T1	T2	T1	T2	T1

Color : Medium Gray or similar color as Serpentine Metallic

ACM Metal Panel

Alucobond Metal Sheet & ACM Panel

Color : Serpentine Metallic



Metal Cornice

Alucobond Metal Sheet

Color : Similar as Permadiize Black from Kawneer



Brake Metal Cover & ACM Metal Panel

Alucobond Metal Sheet & ACM Panel

Color : Similar as Permadiize Black from Kawneer



Base

Granite _ Cambrian Black

Color : Cambrian Black



Curtain Wall

Kawneer Curtain Wall

Glass : low iron, more that 60% VLT

Frame : Permadiize Black

Located at ground floor & 2nd level

