



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

2020 OCT 26 PM 2:53

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Plan Number:

89981

BZA Application Form

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: BMR - 450 Kendall Street LLC C/O Selbert Perkins Design

PETITIONER'S ADDRESS: 90 Leonard Street, Belmont, MA 02478

LOCATION OF PROPERTY: 450 Kendall St , Cambridge, MATYPE OF OCCUPANCY: Office - 3A

ZONING DISTRICT:

REASON FOR PETITION:

/Sign/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The proposed sign will be above the city's 20' height mandate to be safely affixed to the building due to the building's structure and exceeds internal illumination of 30" limit.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 7.000 Section: 7.16.22.C (Wall Signs).

Original Signature
(s):

(Petitioner (s) / Owner)

CORY DEPASQUALE

(Print Name)

Address:

90 LEONARD ST
BELMONT MA 02478

Tel. No.

781.574.6605 x118

E-Mail Address:

cdepasquale@selbertperkins.com

Date: August 31, 2020

03-8-19 03 101 899

10/10/19 03 101 899

[Handwritten signature]

10/10/19 03 101 899

10/10/19 03 101 899

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We BMR-450 Kendall Street LLC

(OWNER)

Address: 17190 Bernardo Center Drive, San Diego, CA 92128

State that I/We own the property located at 450 Kendall Street, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of _____
BMR-450 Kendall Street LLC

*Pursuant to a deed of duly recorded in the date 9/28/2015, Middlesex South County Registry of Deeds at Book 66141, Page 325; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____
BMR-450 KENDALL STREET LLC

BY: _____

**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***
SALVATORE ZINNO, VICE PRESIDENT, DEVELOPMENT

***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name SALVATORE ZINNO personally appeared before me, this 30th of JANUARY, 2020, and made oath that the above statement is true.

Susan A Amato Notary

My commission expires October 26, 2023 (Notary Seal).



SUSAN A. AMATO
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
October 26, 2023

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

An agreement with the landowner provides the tenant, Eli Lilly with an allowance for signage on the building as the anchor tenant. By not applying this wall signage, Eli Lilly is not financially utilizing the full extent of their lease.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:

The proposed sign must be affixed to the top of the building due to it's structure.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed sign is non-obtrusive to the public way and will not detriment the public good in any way.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The proposed sign meets all other requirements with the exception of mounting height set forth by the City.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: BMR - 450 Kendall Street LLC
Location: 90 Leonard Street
Phone: 781.574.6605 x118

Present Use/Occupancy: Office - 3A
Zone:
Requested Use/Occupancy: No changes proposed

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		53,000	N/A	N/A	(max.)
<u>LOT AREA:</u>		.33 Acres	N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		3.66:1	N/A	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	N/A	
<u>SIZE OF LOT:</u>	WIDTH	111'7"	N/A	N/A	
	DEPTH	138'8"	N/A	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	0'0"	N/A	N/A	
	REAR	0'0"	N/A	N/A	
	LEFT SIDE	0'0"	N/A	N/A	
	RIGHT SIDE	0'0"	N/A	N/A	
<u>SIZE OF BUILDING:</u>	HEIGHT	71'	N/A	N/A	
	WIDTH	112'	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		N/A	N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>		0	N/A	N/A	
<u>NO. OF PARKING SPACES:</u>		83	0	N/A	
<u>NO. OF LOADING AREAS:</u>		2	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA Application Form**SUPPORTING STATEMENT FOR A VARIANCE**

Pacheco, Maria

From: Ovadia R Simha <simha@mit.edu>
Sent: Friday, November 27, 2020 12:03 PM
To: Pacheco, Maria
Subject: BZA-88981 450 Kendall Street
89981

Dear members of the Cambridge Board of Zoning appeal

I would like to be recorded in opposition to the sign request case BZA-88981. The identity of the location of the Glass House is already easily discernible from street level and there is no need for proposed illuminated sign. Those of us who have to look at the facade of this building are already plagued by the excessive lighting that glows from this building all night. The request is ill-advised and will only increase the already formidable light pollution that exists in our neighborhood.

Please maintain the controls offered by Article 7 and reject this petition.

Ovadia R. Simha
303 Third Street #704
Cambridge MA 02142

Pacheco, Maria

From: Alan V Oppenheim <avo@mit.edu>
Sent: Thursday, November 26, 2020 12:41 PM
To: Pacheco, Maria
Cc: Alan V Oppenheim
Subject: Case BZA-89981

Dear Maria Pacheco:

I am writing in opposition to the petition with case number BZA-88981 regarding signage at 450 Kendall St. There is currently signage on that building that conforms to the city's restrictions. More even larger illuminated signage will be a nuisance to those of us living nearby. Further it will undoubtedly invite other buildings to request larger illuminated signage. With the major amounts of development underway and planned for Kendall Square and including the area in and around 450 Kendall Street the inevitable increased nighttime illumination will clearly create a nuisance. Staying within the city's current restrictions will at least be a step in the direction of mitigating the impact of those of us living nearby.

Sincerely
Alan Oppenheim
Unit 505
303 Third Street

Pacheco, Maria

From: Bjorn Poonen <bjornpoonen@gmail.com>
Sent: Wednesday, November 25, 2020 11:13 PM
To: Pacheco, Maria
Subject: Case BZA-89981

Dear Maria Pacheco:

I am writing in opposition to the petition with case number BZA-88981 regarding signage at 450 Kendall St., for the following reasons:

- 1) There is existing signage on the same building (saying "450 Kendall St" and "GLASS HOUSE") that respects the 20' height limit, so it seems as if it would not be a hardship to use a different kind of signage respecting the limit.
- 2) This is presumably not a business offering nightlife, not the kind of business that customers are looking for at night, so it is unclear that an *illuminated* sign is necessary.
- 3) The proposed sign would shine into many of the neighboring apartments, and the petitioner has not offered to turn it off during sleeping hours.
- 4) Much of the sign's light would go into the sky and contribute to the city's light pollution, and the petitioner has made no effort to limit this.
- 5) The proposed sign violates more of Article 7 than the petitioner reports. On page 56 of the petition, the petitioner has computed the area of the sign by using a 68-sided nonconvex polygon that hugs each individual letter, which goes against any common-sense reading of Article 7.14.D, which states, "Where the sign consists of individual letters or symbols attached to or painted on a surface, wall or window, the area of the sign shall be considered to be that of the smallest rectangle or other geometric shape which encompasses all letters and symbols." The area according to the dimensions supplied by the petitioner should, according to Article 7.14.D, be computed as $13' \times 7'2" = 93 \text{ sq. ft.}$, which exceeds the 60 sq. ft. limit.

Sincerely,
Bjorn Poonen (Cambridge resident)

Pacheco, Maria

From: Carol O'Hare <carol@carolok.com>
Sent: Monday, December 7, 2020 12:20 PM
To: Pacheco, Maria
Subject: BZA: 450 Kendall St., Eli Lilly sign: 2 zoning variances, BZA-89981, 12/10/20, 6:30 p.m.
Attachments: 20201206_121443 (3).jpg; 20201206_190513.jpg; 20201206_194552.jpg

Dear Mr. Alexander, Chair, Mr. Sullivan, Vice Chair, and BZA Members:

Eli Lilly seeks 2 zoning variances to install their building-top sign: 96 ft. above ground (instead of max. 20') and more than 30"-maximum illumination.

Here are just some reasons I hope the BZA will deny Lilly's appeal.

1. 450 Kendall St. is located in an Office 3A District where CZO's Article 7 regulating signs and lighting applies. If, instead, Lilly's proposed sign were proposed in the Cambridge Redevelopment Authority nearby MXD Zone where more liberal sign requirements govern, it would likely be approved. But it is not. See **Attachment 2** zoning map showing this building's Office 3A Zone and the CRA's nearby MXD Zone and the CRA's MXD Signage Guidelines: <https://tinyurl.com/tz9thlj>.

2. If Lilly prevails, then every "prime tenant" in a tall building would have a claim for a too high, too bright sign.

3. Way-Finding by high-sign is impractical and dangerous. These days pedestrian, riding and driving travelers "way-find" via Google and Waze. And, Lilly's building is appropriately announced at street-level by a very large, backlit **450 Kendall Street** sign. See photo-Attachments 1 & 3.

4. Of Lilly's 63-page variance application, only 5 sentences provide any legally required justification for their variances.¹ They didn't even include a single, clear elevation of their building with their sign on top. Neither Lilly's vague sketches (p. 57) nor their few, minimizing views of their sign (pp. 59-63) satisfy basic standards for this board's and public information, not to mention the rigorous standards for zoning-variance relief.

For example, Lilly legal "**justification**" for their 70'-too-high & too-illuminated sign variance just doesn't make the grade. Just one example: Lilly claims that, by denying their 2 zoning variances, the BZA would cause "**substantial hardship**" by preventing them, as anchor tenant, from "financially utilizing the full extent of their lease." But, Lilly could easily have foreseen and averted this "hardship" by including a lease provision that reduced their rent if their building-top, too bright sign proposal fell flat. And, if their "hardship" rationale works here, it could apply to every tall building's prime tenant throughout the city.²

Lilly mistakenly concludes that their sign "must be affixed to the top of the building due to its structure." As prime tenant, they and their lawyers knew the building structure and should have negotiated with BioMed, for a zoning-compliant, *Lilly* sign. And, to state the obvious, it's not like this prime tenant will be selling retail drugs at this site.

Finally, I'd guess that **Sal Zinno, BioMed Realty's V.P. for Development/Lilly's landlord**, warned Lilly that their variances might not pass muster with the BZA. See his 12/18/19 letter to Lilly, BZA Application p. 45. Maybe that's why Lilly made such a weak effort supported by such a heap of "paper" to support their sign's zoning variances.

I hope you deny these unjustified and unsupported variances. And, I hope you and ISD staff stay healthy during this holiday season in this Time of COVID.

Thank you, as always, for your service, time and consideration.

Sincerely,

1. Lilly's weak, **5-sentence**, legal "justification" for their 2 variances appear at p. 4 of their 63-page appeal. <https://tinyurl.com/y5nupuep> Yet, they present city departments' building Occupancy Permit OK's, 36 pages of irrelevant building Construction Documents - floor plans, elevations, et al. My favorite of their 5-sentence justification is their last: **"The proposed sign meets all other requirements with the exception of mounting height set forth by the City."**

2. 10.31 Variances

A variance from the specific requirements of this Ordinance, including variances for use, may be authorized by the Board of Zoning Appeal with respect to particular land or structure. Such variance shall be granted only in cases where the Board finds all of the following:

- (a) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise to the petitioner or appellant.
- (b) The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structure but not affecting generally the zoning district in which it is located.
- (c) Desirable relief may be granted without either:
 - (1) Substantial detriment to the public good; or
 - (2) Nullifying or substantially derogating from the intent or purpose of this Ordinance.



View

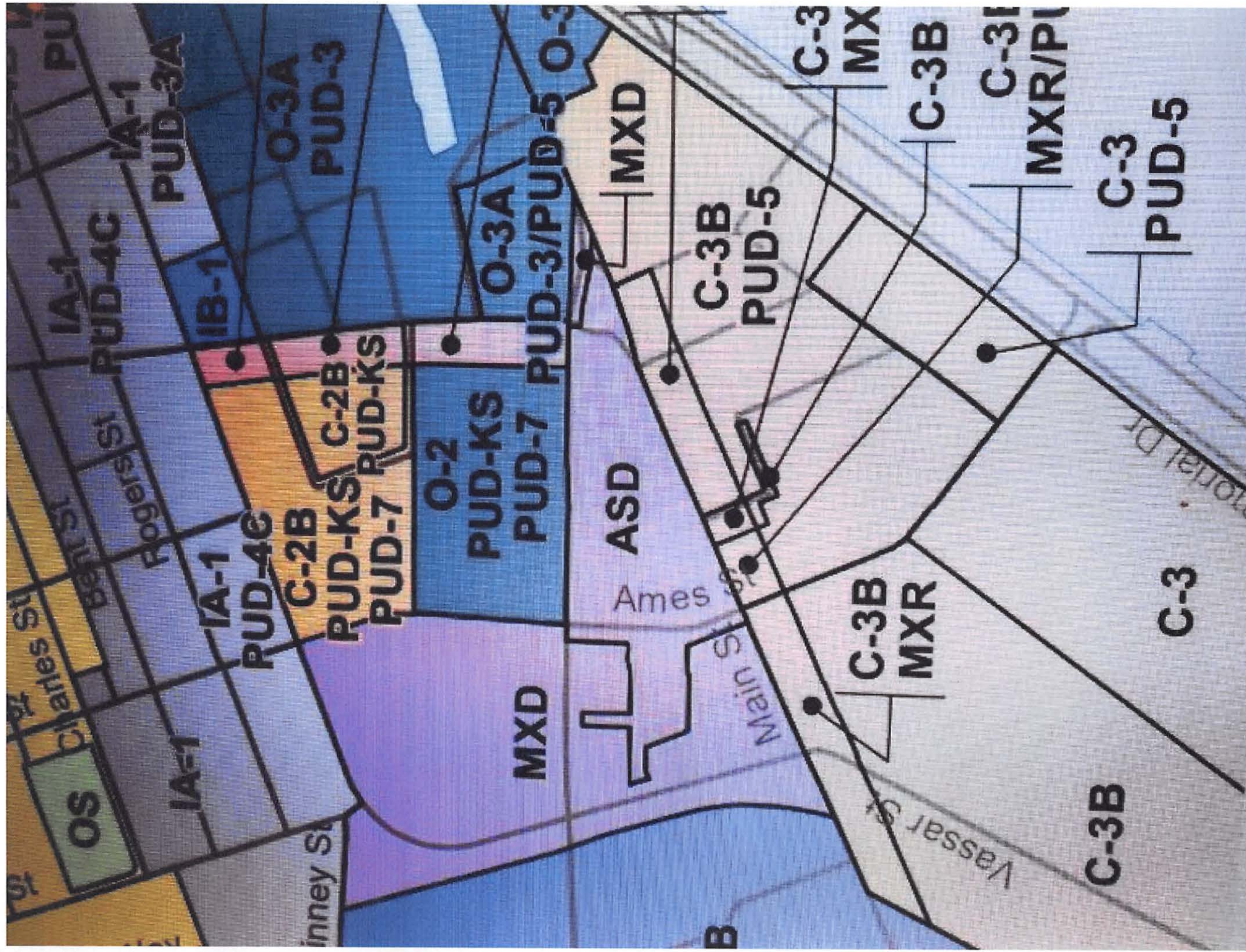
LL
E
Linsley Wo
450 Ke
Broad C

450

WILSON STREET

LA SISI HOTEL

Google





Pacheco, Maria

From: Marilyn Wellons <marilyn.wellons@yahoo.com>
Sent: Monday, December 7, 2020 3:38 PM
To: Pacheco, Maria
Subject: BZA: 450 Kendall St., Eli Lilly sign: 2 zoning variances, BZA-89981, 12/10/20, 6:30 p.m.

Dear Mr. Alexander, Chair, Mr. Sullivan, Vice Chair, and BZA Members:

Please see Carol O'Hare's letter to you dated today at 12:20 pm, listing the reasons she asks you to deny the request for these variances.

The reasons should be compelling. I ask you to follow Carol O'Hare's reasoning and deny the variances. The signs requested are contrary to the public interest as given in stated law. No hardship that would justify the variances is apparent to this reader.

Yours sincerely,

Marilyn Wellons
651 Green Street
Cambridge, MA 02139



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

3 B/L

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name:

[Signature]
(Print)

Date:

1/24

Address:

450 Kendall St.

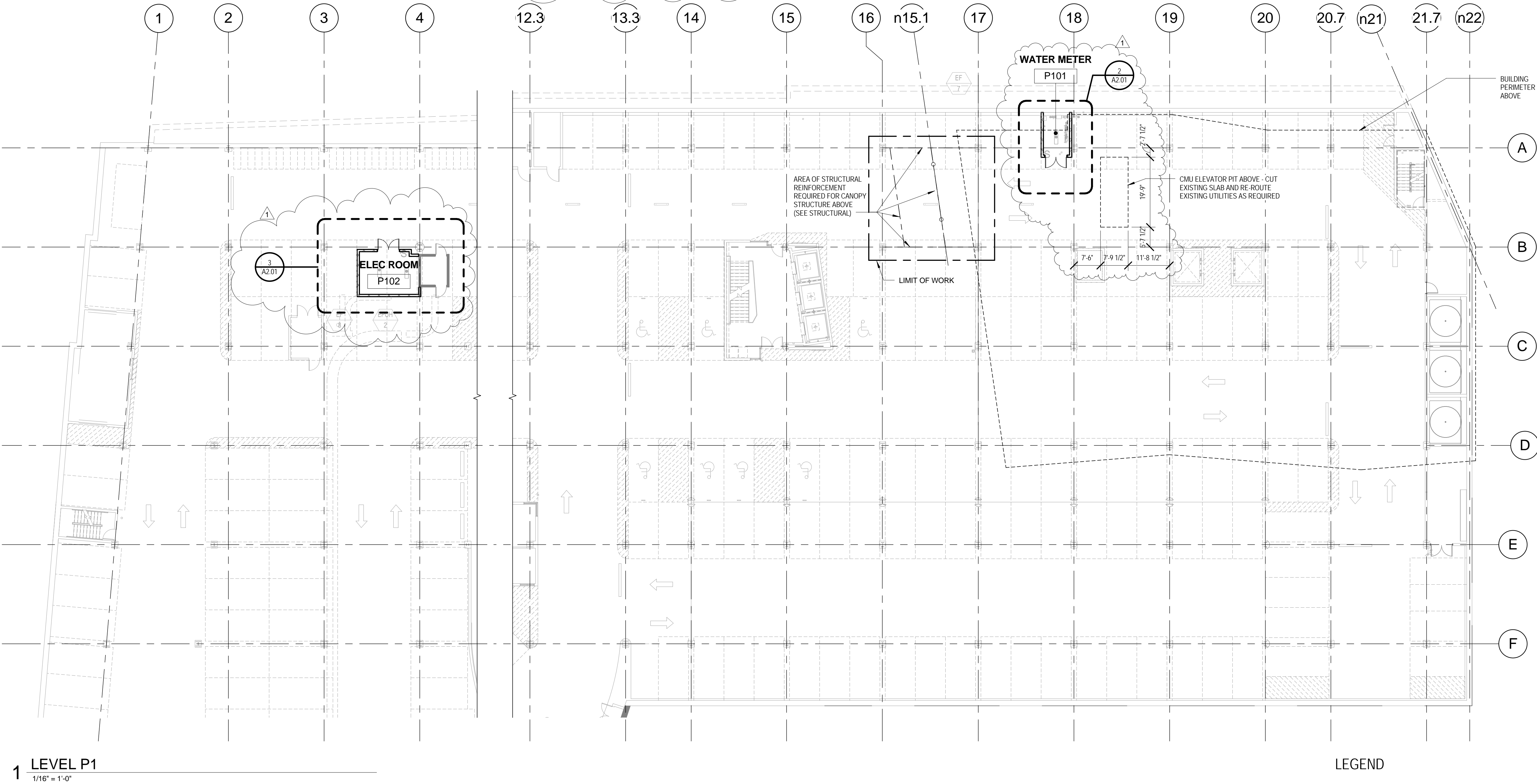
Case No.

BZA-89981

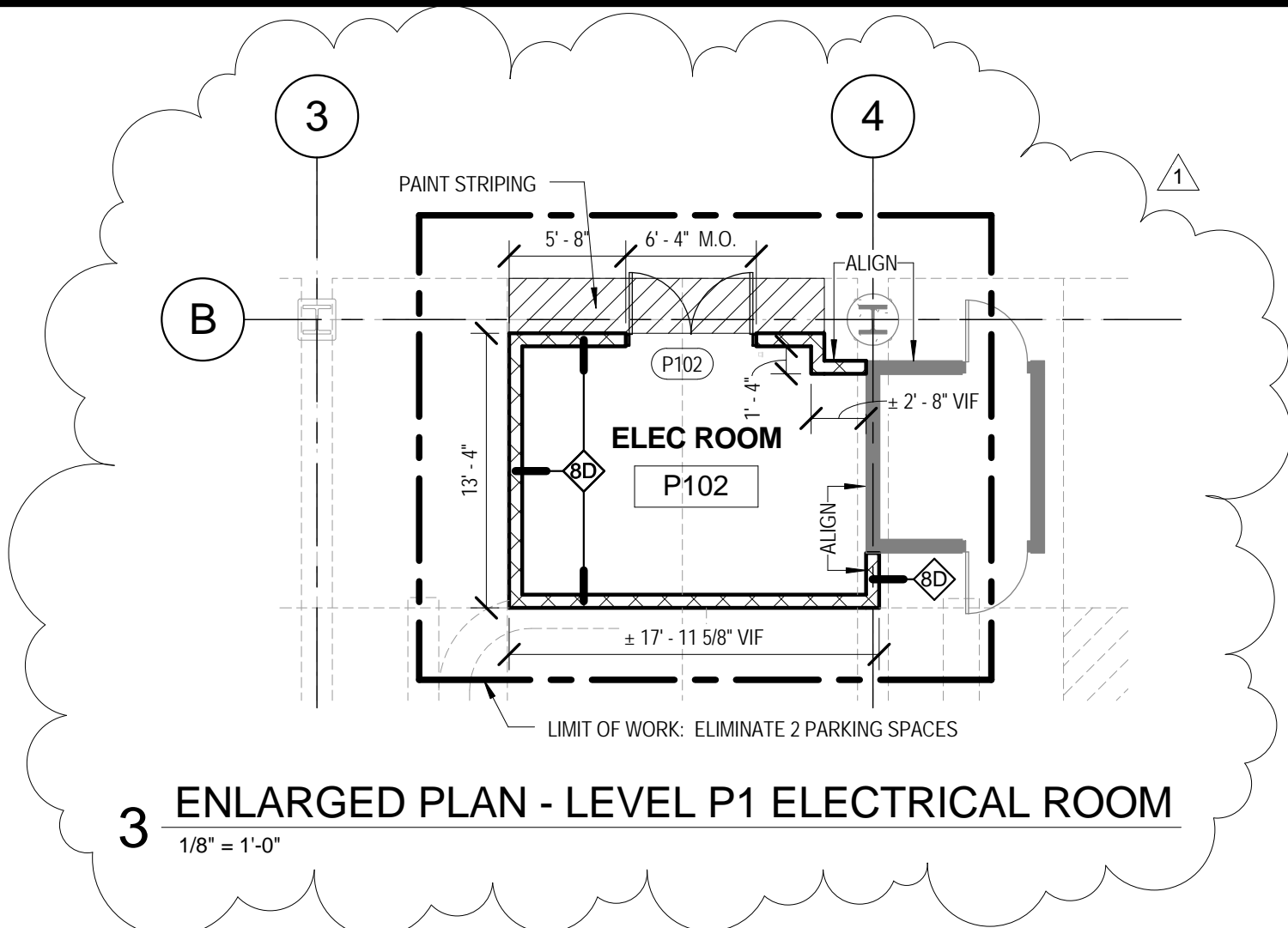
Hearing Date:

12/10/20

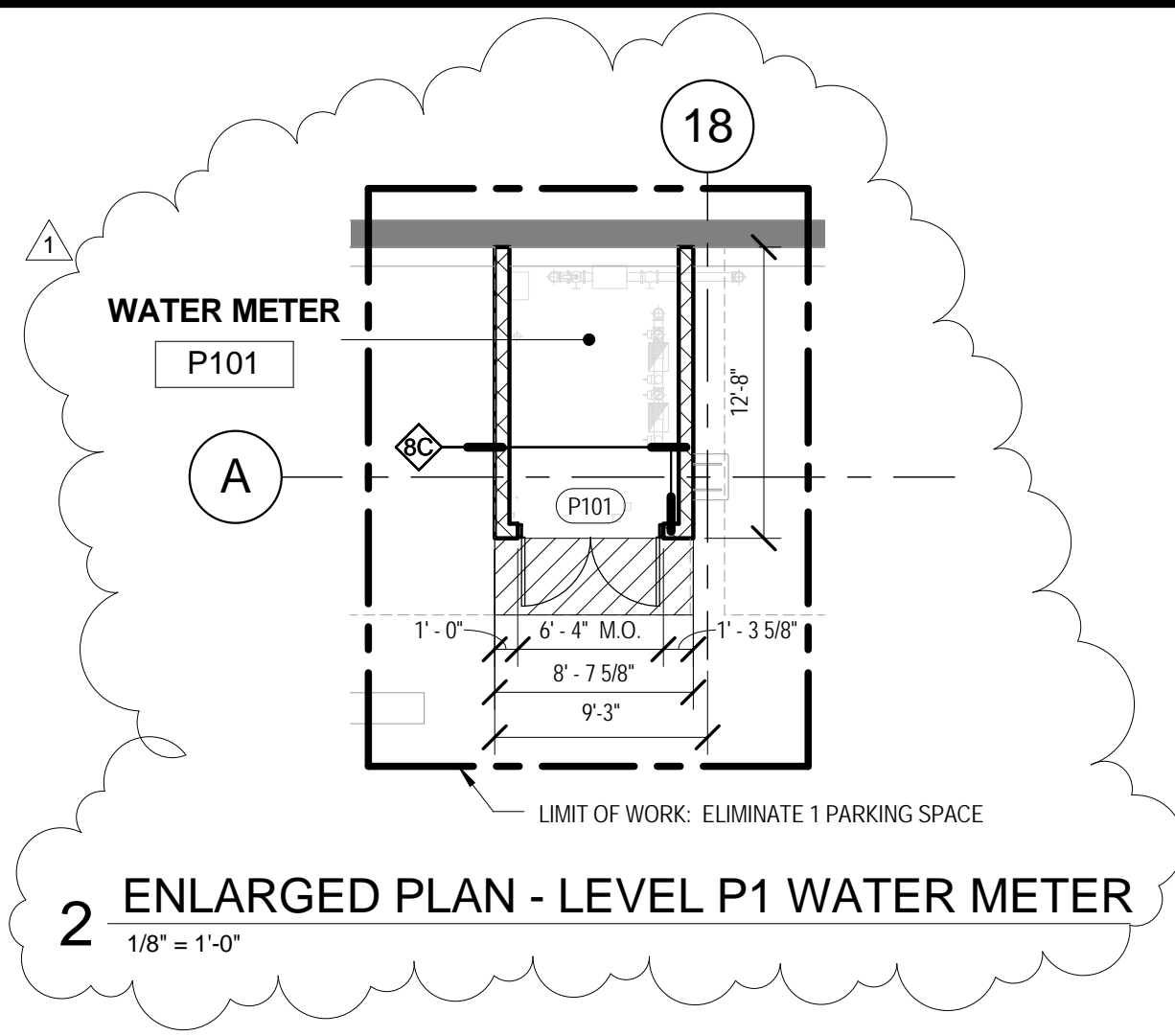
Thank you,
Bza Members



1 LEVEL P1
1/16" = 1'-0"



3 ENLARGED PLAN - LEVEL P1 ELECTRICAL ROOM
1/8" = 1'-0"

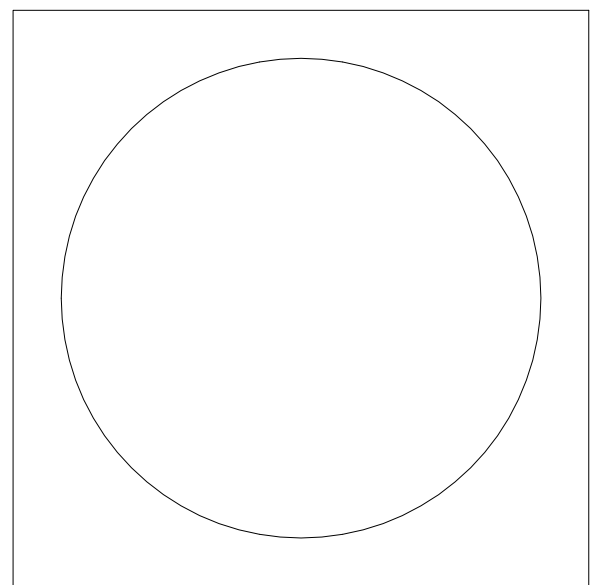


2 ENLARGED PLAN - LEVEL P1 WATER METER
1/8" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRIC ROOM, TRANSFORMERS, ALL VFD'S, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHU'S, MAIN ELECTRIC ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, BOILERS, HEAT EXCHANGER, AND OTHER EQUIPMENT AS REQUIRED PER MEPEP DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.
7. LIMIT OF WORK LINES SHOWN ARE FOR ARCHITECTURAL WORK. RE: STRUCTURAL AND MEPEP DRAWINGS FOR OTHER WORK AT THIS LEVEL.

CONSTRUCTION DOCUMENTS



ARROW STREET

Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number:	11024
Drawn By:	MN / ECS
Checked By:	MC
Issue Date:	5 SEPTEMBER 2013

Revisions		
No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title

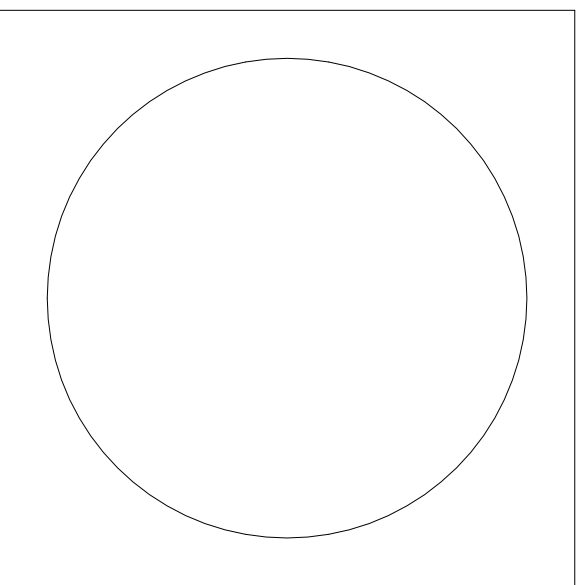
LEVEL P1 - EXISTING GARAGE

SCALE As indicated

Drawing Number

A2.01

CONSTRUCTION DOCUMENTS



ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024
Drawn By: MN / ECS
Checked By: MC
Issue Date: 5 SEPTEMBER 2013

Revisions		
No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title
LEVEL 1 - FLOOR PLAN

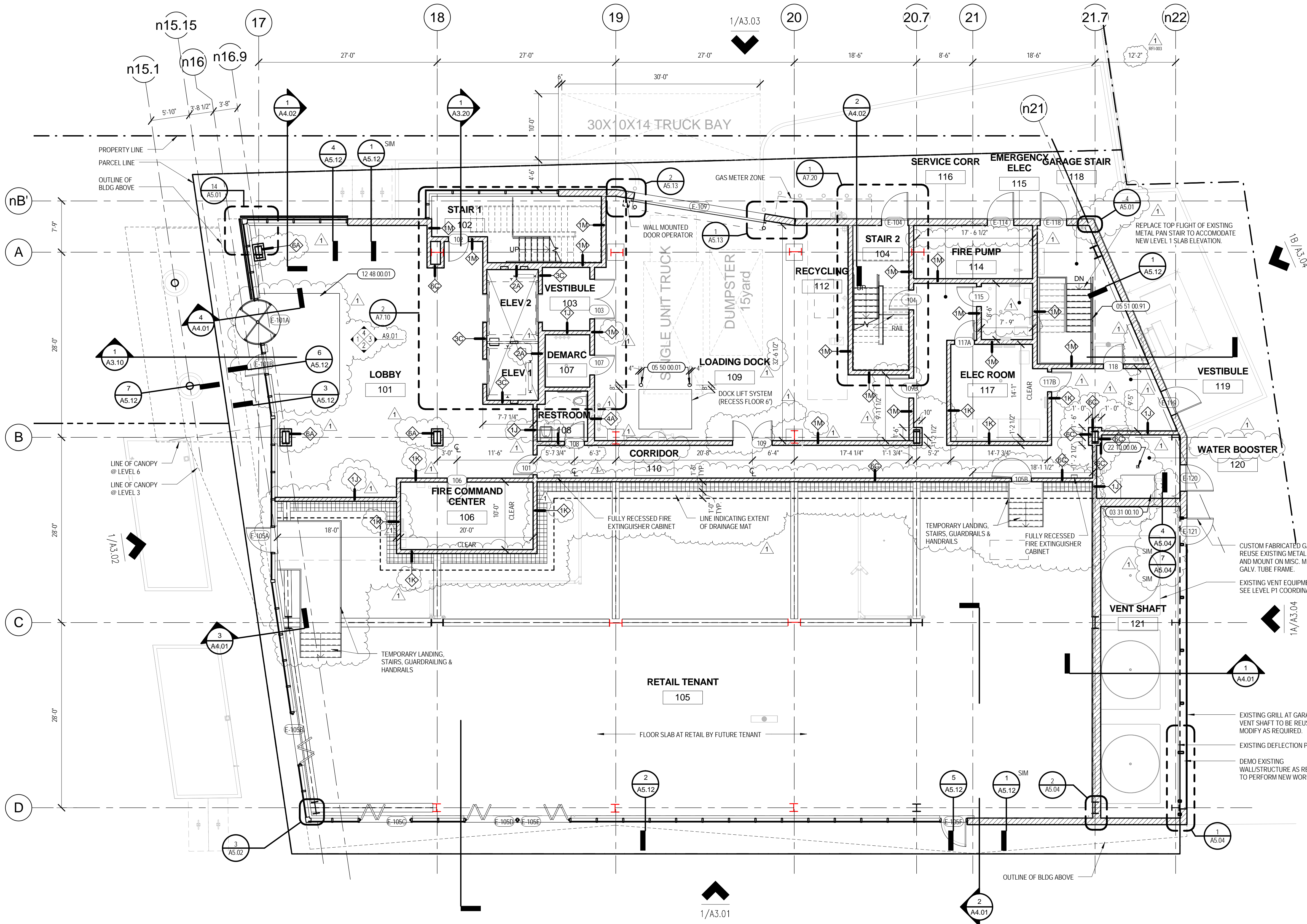
SCALE As indicated
Drawing Number
A2.10

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRIC ROOM, TRANSFORMERS, ALL VFDs, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHUS, MAIN ELECTRIC ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, BOILERS, HEAT EXCHANGER, AND OTHER EQUIPMENT AS REQUIRED PER MEPFP DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.
7. MAINTAIN EGRESS FROM THE GARAGE BELOW AT THE GARAGE STAIR, DURING CONSTRUCTION.
8. GARAGE VENT SHAFT & EQUIPMENT MUST REMAIN OPERATIONAL DURING CONSTRUCTION.
9. FLOOR & CEILING FINISHES: INTERIOR WALLS, OTHER THAN AT LOBBY, ARE PAINTED DRYWALLS.
10. SEE SPEC. FOR FIRST FLOOR LOBBY AND CARRY AS AN ALLOWANCE.
11. FINISHES AT UPPER FLOOR LOBBIES ARE BY TENANT.

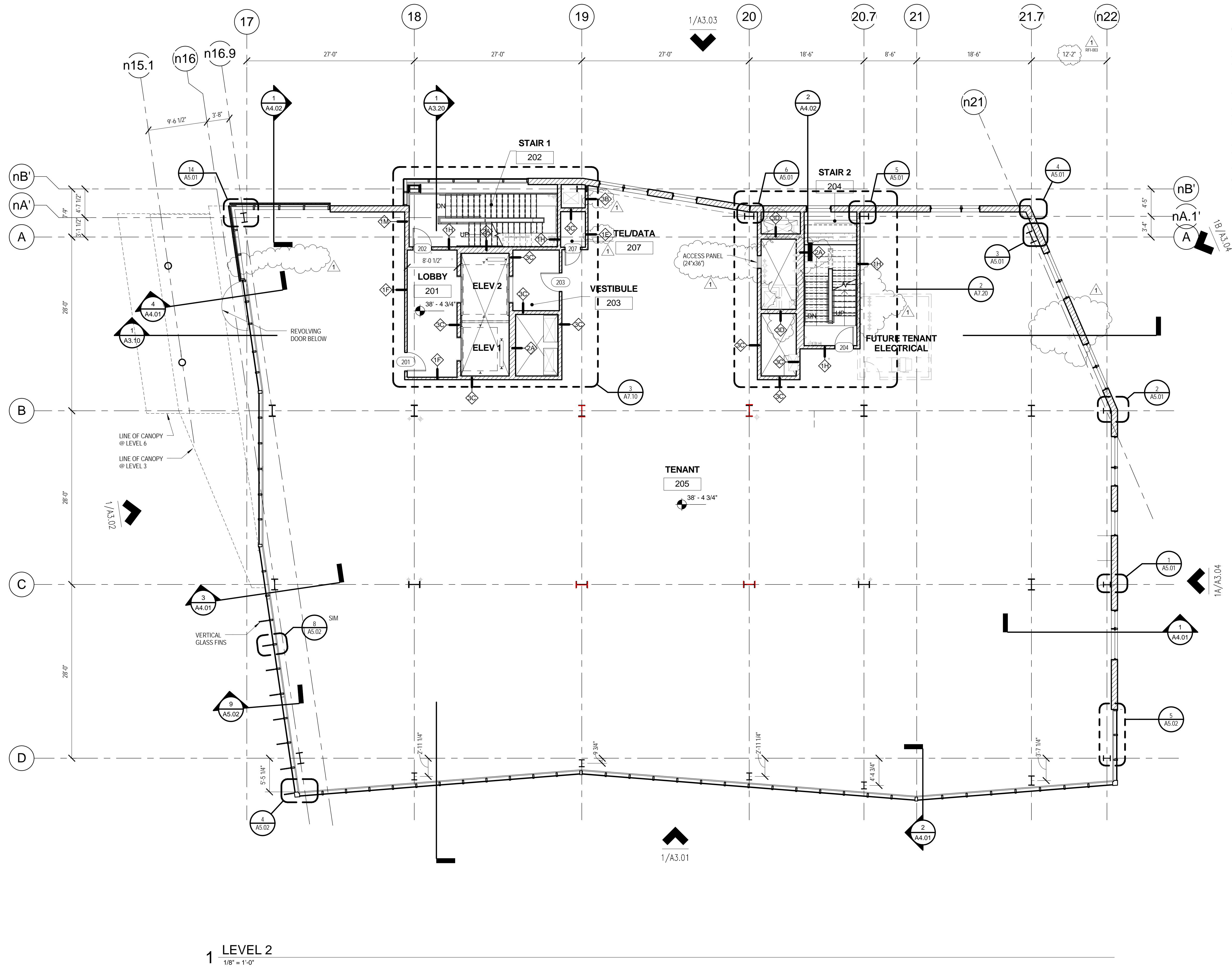
KEYNOTES

- | | |
|-------------|--|
| 03 31 00 10 | CONCRETE PAD |
| 05 50 00 01 | GALVANIZED STEEL BOLLARD GALVANIZED - 6" DIA. CONC. FILLED |
| 05 51 00 01 | STEEL PIPE GUARDRAIL SYSTEM |
| 12 48 00 01 | ENTRANCE MAT |
| 22 10 00 06 | FLOOR DRAIN |



1 LEVEL 1
1/8" = 1'-0"





1 LEVEL 2
1/8" = 1'-0"

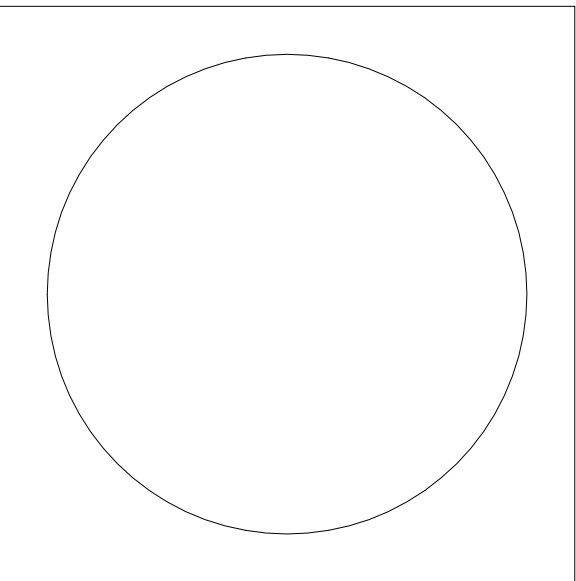
GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRIC ROOM, TRANSFORMERS, ALL VFD'S, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHU'S, MAIN ELECTRIC ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, BOILERS, HEAT EXCHANGER, AND OTHER EQUIPMENT AS REQUIRED PER MEPFP DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.

450 Kendall St /
Parcel G

Cambridge, MA

CONSTRUCTION
DOCUMENTS



ARROW STREET

Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024
Drawn By: MN / ECS
Checked By: MC
Issue Date: 5 SEPTEMBER 2013

Revisions		
No.	Date	Description
1	11/25/13	Addendum #5

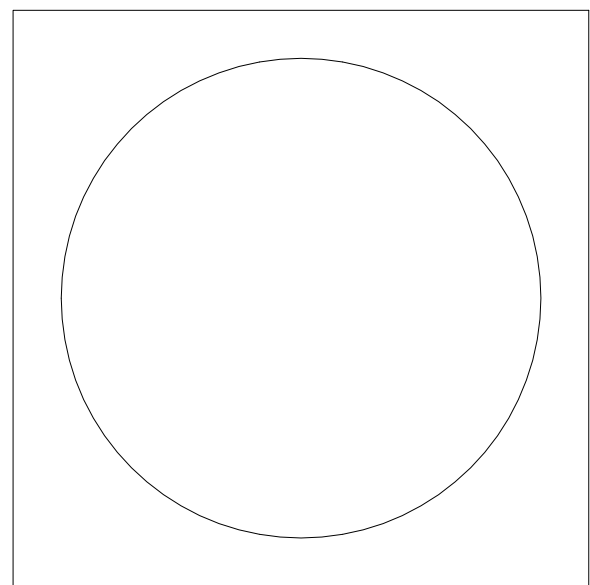
Drawing Title
**LEVEL 2 - FLOOR
PLAN**

SCALE As indicated

Drawing Number
A2.20



CONSTRUCTION DOCUMENTS



ARROWSTREET

Architecture
Urban Design
Planning

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024

Drawn By: MN / ECS

Checked By: MC

Issue Date: 5 SEPTEMBER 2013

Revisions

[illegible]

Drawing Title

LEVEL 3 - FLOOR PLAN

SCALE As indicated

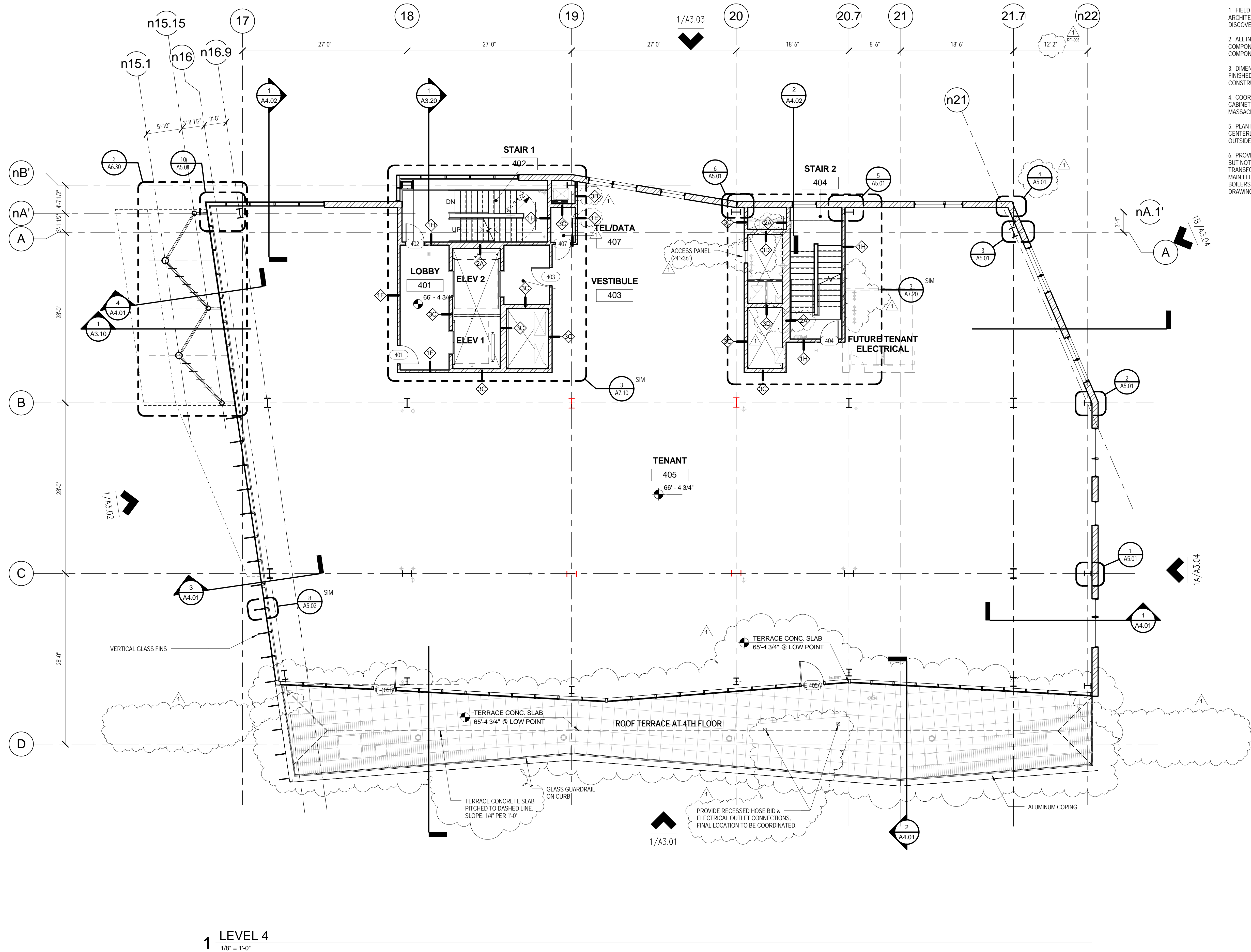
Drawing Number

A2.30

GENERAL NOTES

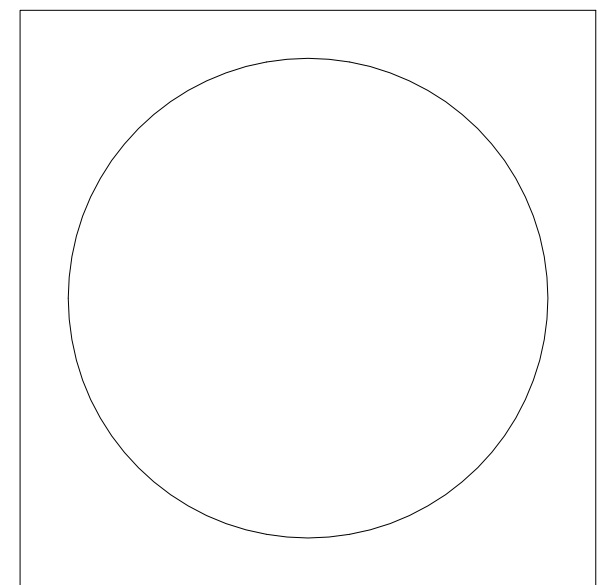
1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRIC ROOM, TRANSFORMERS, ALL VFD'S, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHUS, MAIN ELECTRIC ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, CONDENSERS, COILS, EXHAUST, AND OTHER EQUIPMENT AS REQUIRED PER MEFPF DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.





- GENERAL NOTES**
1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
 2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
 3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
 4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
 5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
 6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRIC ROOM, TRANSFORMERS, ALL VFD'S, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHU'S, MAIN ELECTRIC ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, BOILERS, HEAT EXCHANGER, AND OTHER EQUIPMENT AS REQUIRED PER MEP/FP DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.

CONSTRUCTION DOCUMENTS



ARROW STREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024
Drawn By: MN / ECS
Checked By: MC
Issue Date: 5 SEPTEMBER 2013

Revisions		
No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title

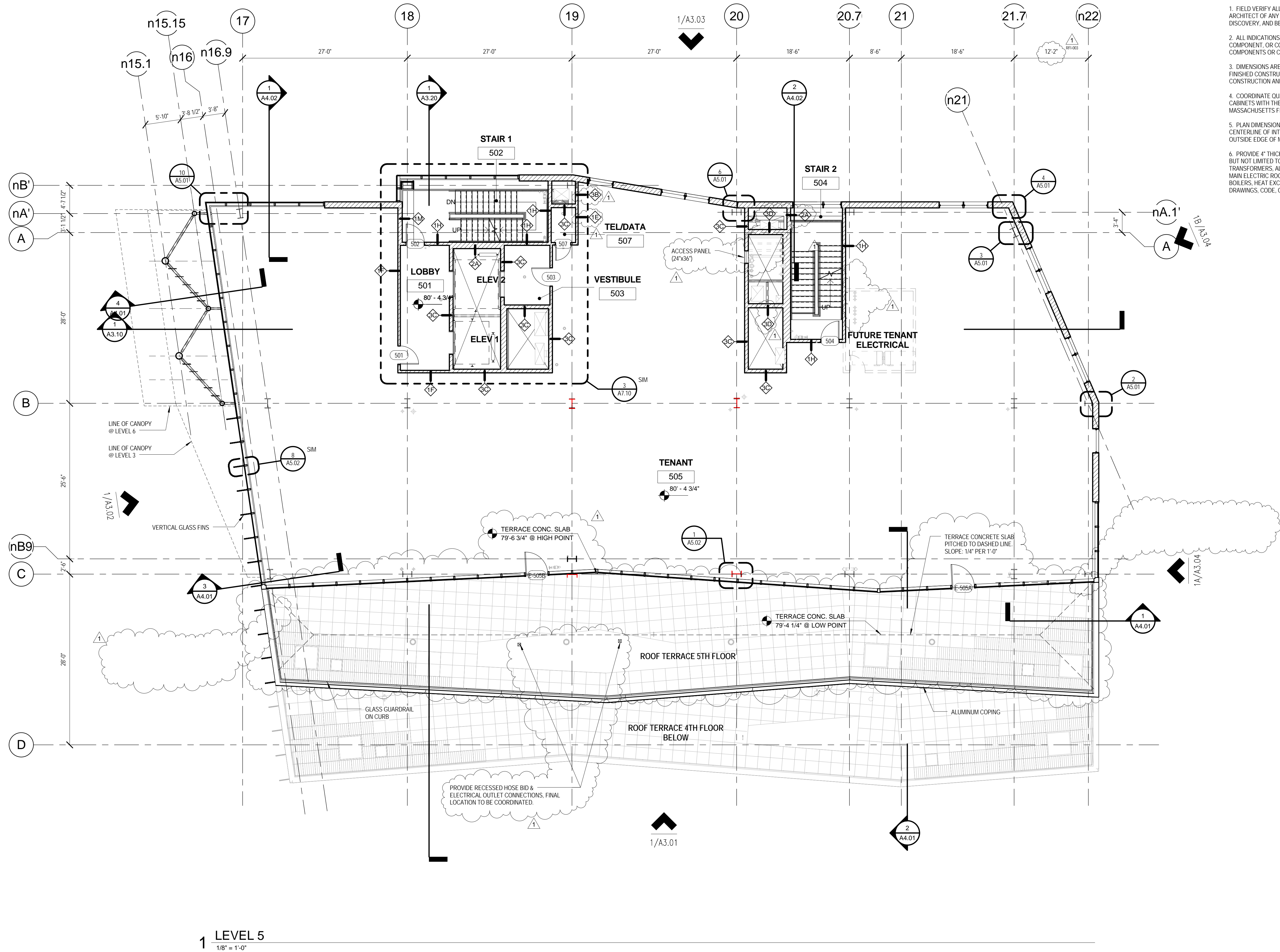
LEVEL 4 - FLOOR PLAN

SCALE As indicated

Drawing Number

A2.40

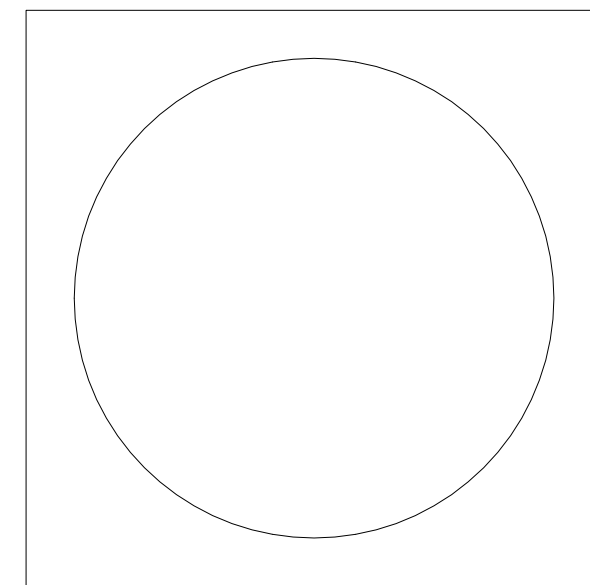




GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRIC ROOM, TRANSFORMERS, ALL VFD'S, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHU'S, MAIN ELECTRIC ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, BOILERS, HEAT EXCHANGER, AND OTHER EQUIPMENT AS REQUIRED PER MEPFP DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.

CONSTRUCTION DOCUMENTS



ARROWSTREET

Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024

Drawn By: MN / ECS

Checked By: MC

Issue Date: 5 SEPTEMBER 2013

Revisions

No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title

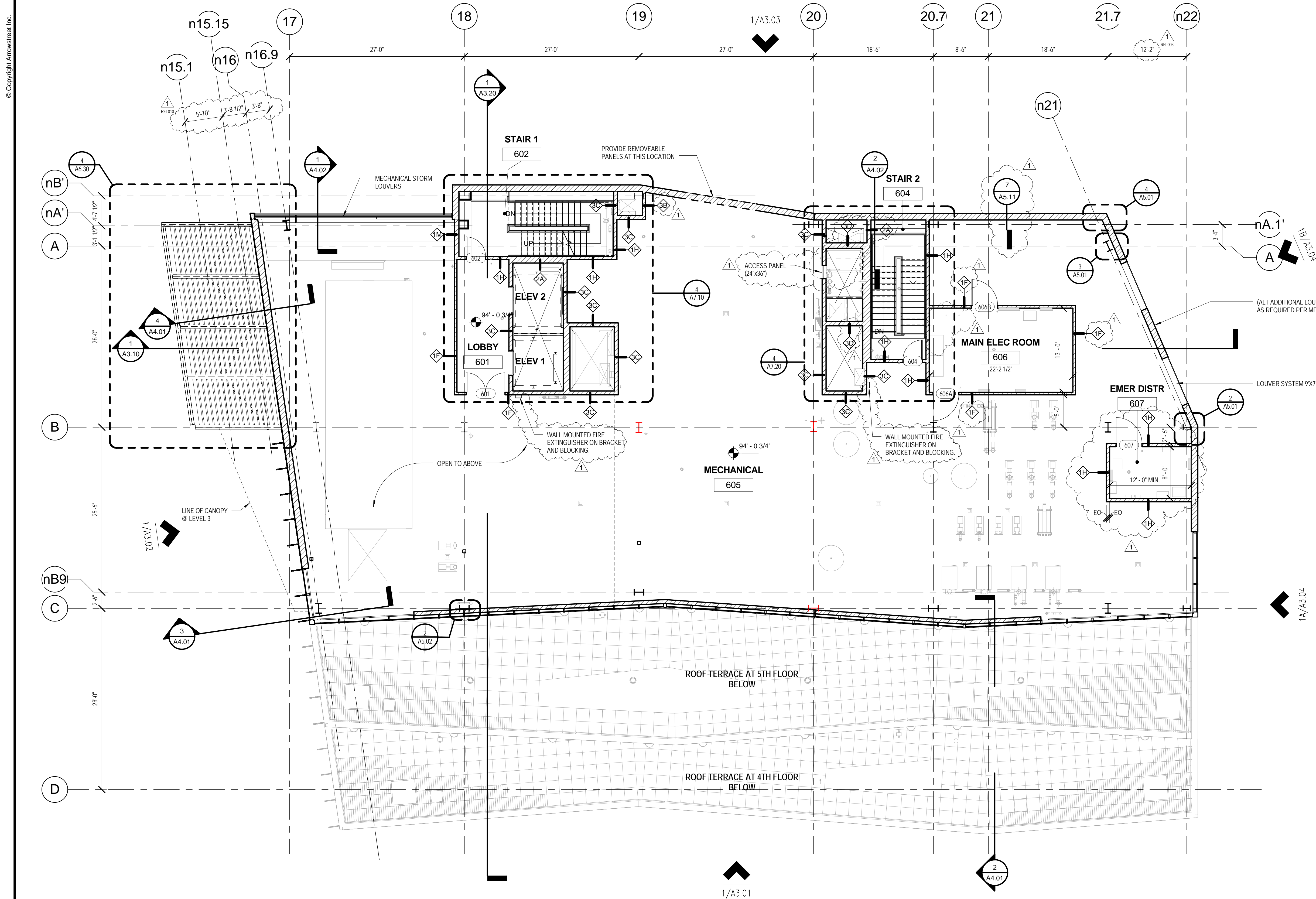
LEVEL 5 - FLOOR PLAN

SCALE As indicated

Drawing Number

A2.50



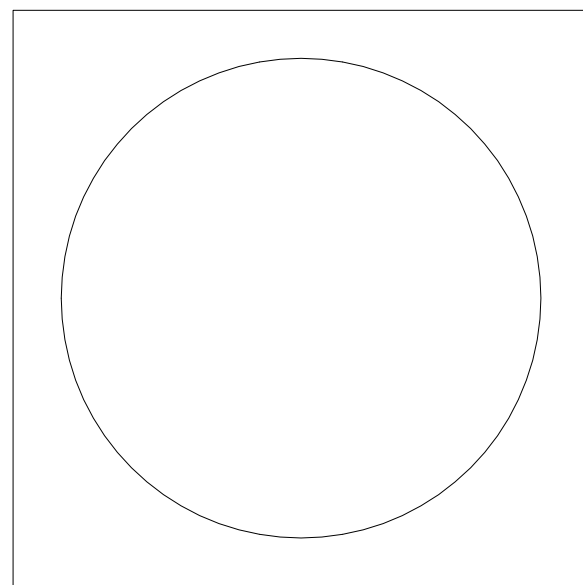


1 LEVEL 6 - MECHANICAL
1/8" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRIC ROOM, TRANSFORMERS, ALL VFD'S, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHU'S, MAIN ELECTRIC ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, BOILERS, HEAT EXCHANGER, AND OTHER EQUIPMENT AS REQUIRED PER MEPFP DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.

CONSTRUCTION DOCUMENTS



ARROW STREET

Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024

Drawn By: MN / ECS

Checked By: MC

Issue Date: 5 SEPTEMBER 2013

Revisions

No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title

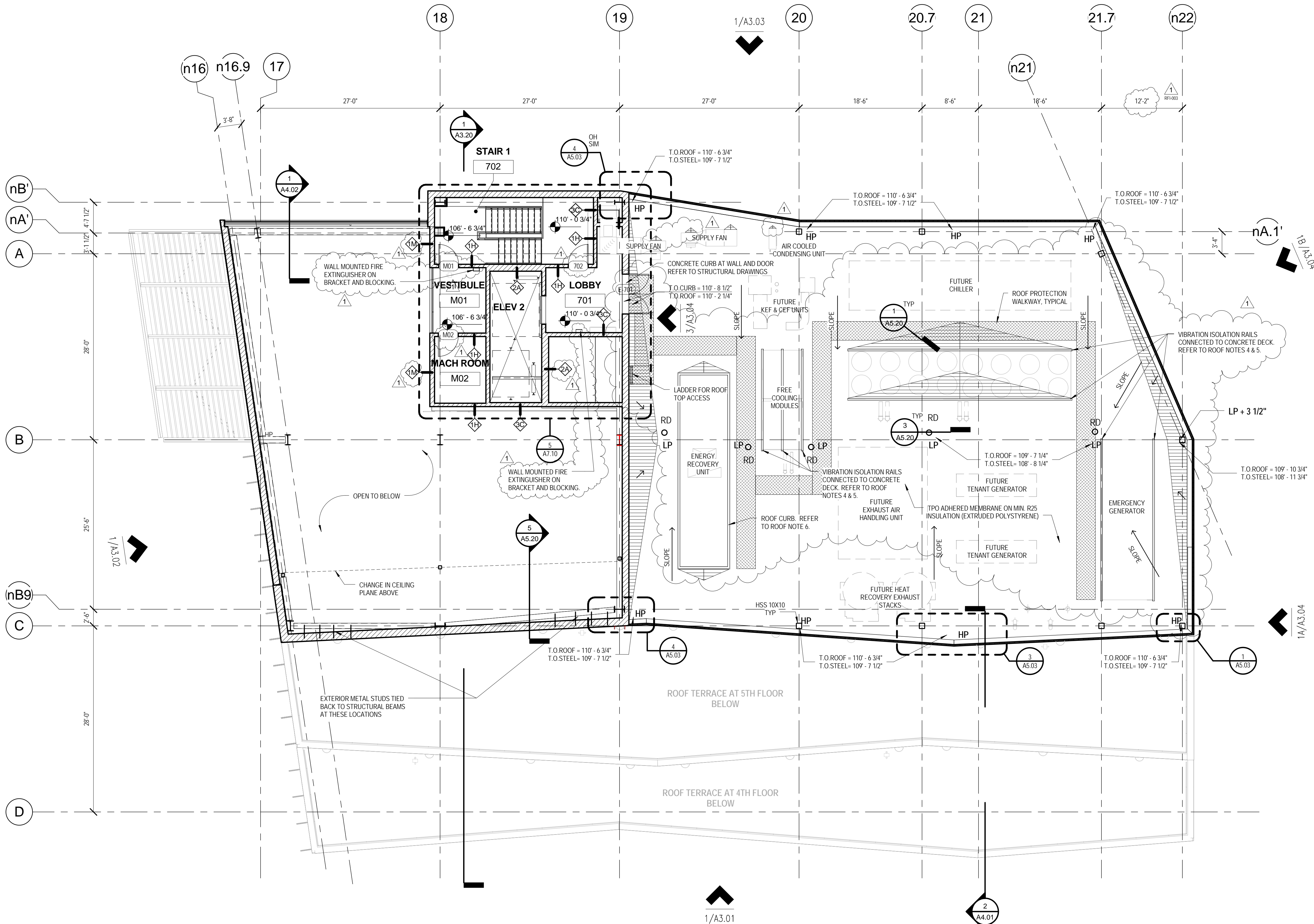
LEVEL 6 - MECHANICAL PLAN

SCALE As indicated

Drawing Number

A2.60





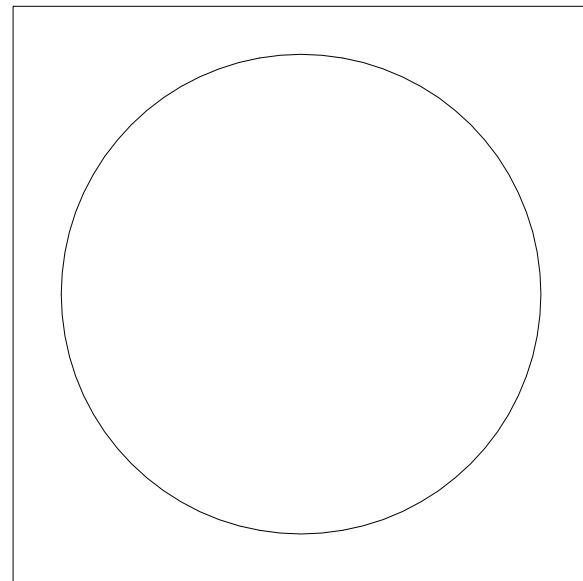
GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRIC ROOM, TRANSFORMERS, ALL VFD'S, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHU'S, MAIN ELECTRIC ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, BOILERS, HEAT EXCHANGER, AND OTHER EQUIPMENT AS REQUIRED PER MEP/FP DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.

ROOF NOTES

1. SEE A5.20 FOR TYPICAL ROOF DETAILS.
2. PROVIDE ALLOWANCE FOR (60) ROOF ANCHORS FOR WINDOW WASHING SYSTEM.
3. ROOF HEIGHTS AS FOLLOWS
HIGH POINT : HP
LOW POINT : LP

CONSTRUCTION DOCUMENTS



ARROWSTREET

Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024

Drawn By: MN / JN

Checked By: MC

Issue Date: 5 SEPTEMBER 2013

Revisions

No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title

MECHANICAL
ROOF AND
PENTHOUSE
PLAN

SCALE As indicated

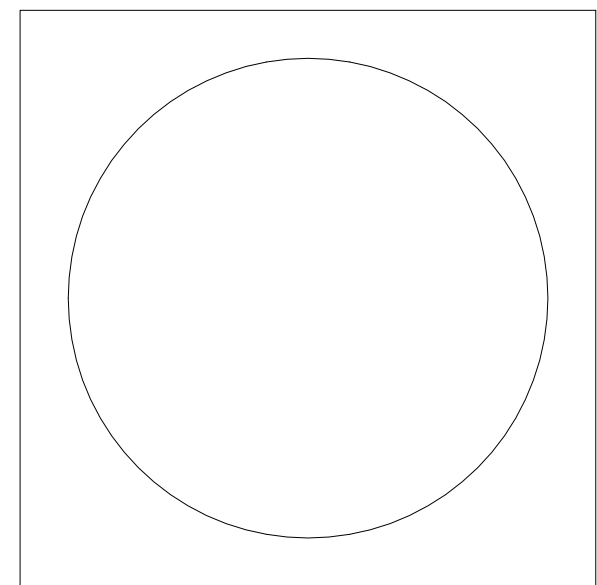
Drawing Number

A2.70



1 MECH ROOF & PENTHOUSE
1/8" = 1'-0"

Construction Documents



ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number:	11024
Drawn By:	MN / JN
Checked By:	MC
Issue Date:	5 September 2013

Revisions

[illegible]

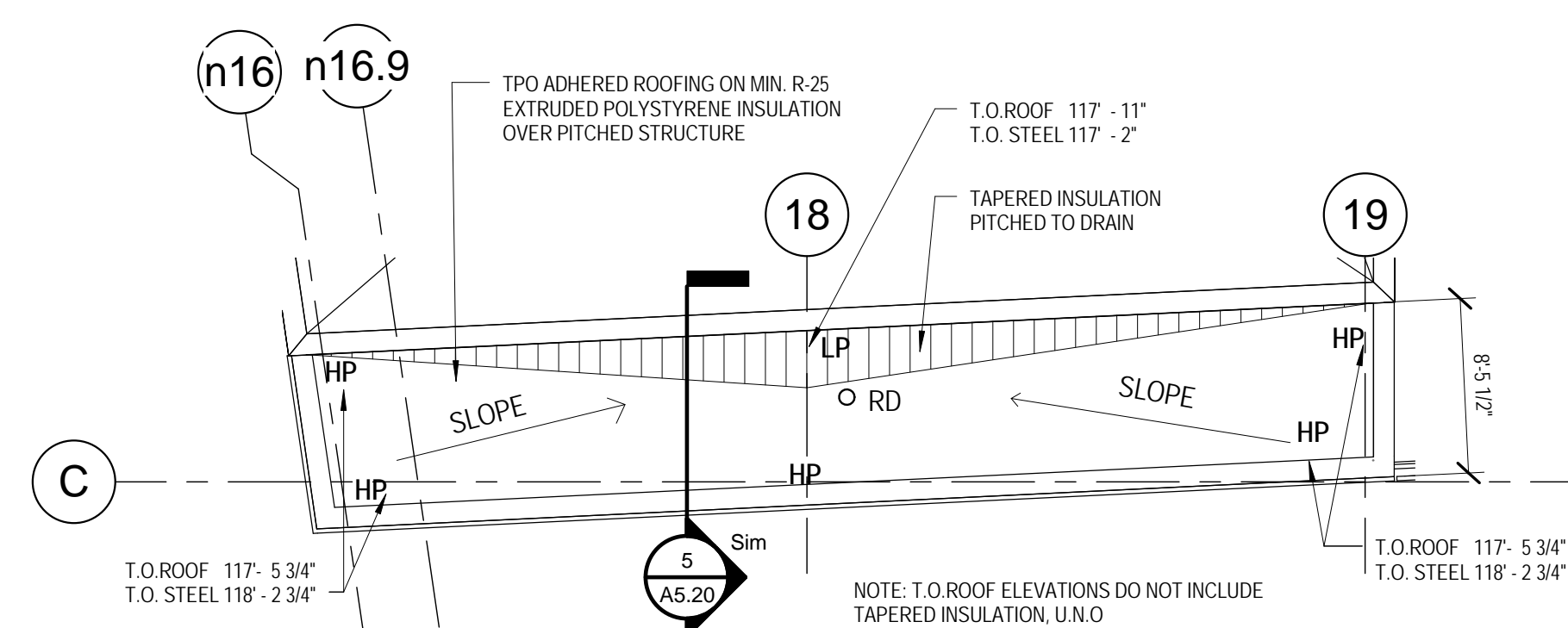
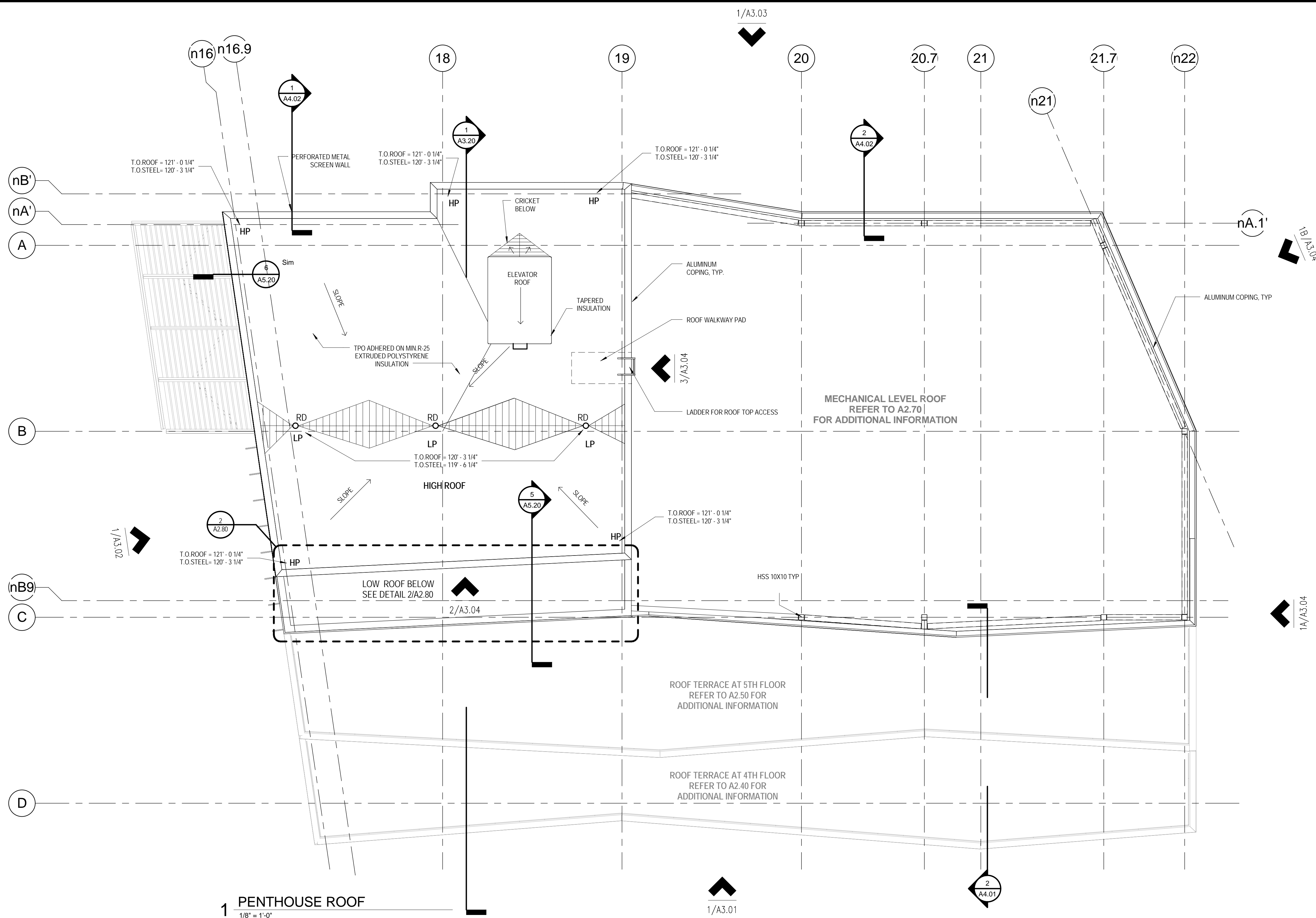
Drawing Title

PENTHOUSE ROOF PLAN

SCALE As indicated

Drawing Number

A2.80



2 ENLARGED LOW ROOF PLAN

City of Cambridge, Massachusetts
Planning Board
City Hall Annex, 344 Broadway, Cambridge, MA 02139

REQUEST FOR OCCUPANCY PERMIT

***CERTIFICATION OF COMPLIANCE WITH
SPECIAL PERMIT CONDITIONS***

Special Permit Case No: 141

Project Name: 450 Kendall Street / Parcel G

Project Address: 450 Kendall Street

Dimensional Limitations

	As Certified at Building Permit	As Now Requested
FAR	<u>3.0*</u>	<u>No Change</u>
Gross Floor Area	<u>53,000</u>	<u>No Change</u>
Height	<u>71'-0"</u>	<u>No Change</u>
Lot Area per D.U.	<u>N/A</u>	<u>No Change</u>
Dwelling Units	<u>N/A</u>	<u>No Change</u>
Yard Setbacks	<u>Per PUD Master Plan</u>	<u>No Change</u>
Front	<u>0' - 0"</u>	<u>No Change</u>
Left Side	<u>0' - 0"</u>	<u>No Change</u>
Right Side	<u>0' - 0"</u>	<u>No Change</u>
Rear	<u>0' - 0"</u>	<u>No Change</u>

* Per PUD project total inclusive of affordable housing bonus.

Dimensional Limitations

	As Certified at Building Permit	As Now Requested
Open Space	<u>Per PUD</u> <u>SP</u>	<u>No Change</u>
Parking Spaces (total)	<u>Per PUD</u> <u>SP</u>	<u>No Change</u>
Handicapped	<u>See Above</u>	<u>No Change</u>
Bicycle	<u>See Above</u>	<u>No Change</u>
Loading Bays	<u>2</u>	<u>No Change</u>

Conditions to be met Before Issuance of Occupancy Permit

Condition (Planning Board Decision)	Description of Compliance (Attached additional sheets as necessary)
1.	<u>Incentive zoning contribution.</u>
2.	<u></u>
3.	<u></u>
4.	<u></u>
5.	<u></u>
6.	<u></u>
7.	<u></u>
8.	<u></u>

Architectural (elevations and typical floor plans only) and Site Plans [from As Built Set, attached in 11" X 17" format]:

Title: 450 Kendall Street / Parcel G

Date: 11/25/13 (Addendum #5)

SIGNATURE PAGES

Applicant

9/19/14
Date

BMR-450 Kendall Street LLC
Salvatore Zinno
Senior Project Manager, Leasing & Development

Certifications from Relevant Departments

Where any of the following departments have any responsibility in enforcing one or more conditions of the Special Permit, the permittee shall secure the appropriate certification before submittal of this form to the Community Development Department.

Traffic, Parking and Transportation Department

[CDD certification of non applicability _____]

The staff of the Traffic, Parking and Transportation Department has reviewed the above referenced information. This is to certify that all conditions of the Planning Board, as set forth above, have been met to permit the issuance of the requested **Occupancy Permit**.

See next page

Date

Signature, Authorized TPTD Staff

Additional staff comments, conditions, limitations:

SIGNATURE PAGES

Applicant

Date

Signature, Authorized Representative
of Permittee

Certifications from Relevant Departments

Where any of the following departments have any responsibility in enforcing one or more conditions of the Special Permit, the permittee shall secure the appropriate certification before submittal of this form to the Community Development Department.

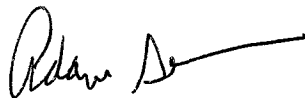
Traffic, Parking and Transportation Department

[CDD certification of non applicability _____]

The staff of the Traffic, Parking and Transportation Department has reviewed the above referenced information. This is to certify that all conditions of the Planning Board, as set forth above, have been met to permit the issuance of the requested **Occupancy Permit**.

9/3/14

Date



Signature, Authorized TPTD Staff

Additional staff comments, conditions, limitations:

Core & shell approval. 450 Kendall St.
PARCEL G

Parking and Transportation Demand Management Officer

[CDD certification of non applicability EMP] 10/15/14

The Parking and Transportation Demand Management Officer has reviewed the above referenced information. This is to certify that all conditions of the Planning Board, as set forth above, have been met to permit the issuance of the requested **Occupancy Permit**.

Date

Signature, Authorized PTDM Staff

Additional staff comments, conditions, limitations:

Cust Shell - only 450 Kendall St

Public Works Department Certification

[CDD certification of non applicability EMP] 10/1/14

The staff of the Public Works Department has reviewed the above referenced information. This is to certify that all conditions of the Planning Board, as set forth above, have been met to permit the issuance of the requested **Occupancy Permit**.

Date

Signature, Authorized Public Works Staff

Additional staff comments, conditions, limitations:

Cambridge Water Department Certification

[CDD certification of non applicability EMP] 10/1/14

The staff of the Cambridge Water Department has reviewed the above referenced information. This is to certify that all conditions of the Planning Board, as set forth above, have been met to permit the issuance of the requested **Occupancy Permit**.

Date

Signature, Authorized Water Department Staff

Additional staff comments, conditions, limitations:

**Cambridge Community Development Department,
Housing Division Certification**

(For Residential Projects subject to the provisions of Section 11.200)

[CDD certification of non applicability EMP 10/1/14]

The staff of the Housing Division has reviewed the above referenced information. This is to certify that all requirements of Section 11.200 have been met to permit the issuance of the requested **Occupancy Permit**.

Date

Signature, Authorized CDD Staff

Additional staff comments, conditions, limitations:

Cambridge Community Development Department Certification

The staff of the Community Development Department has reviewed the above referenced information. This is to certify that all conditions of the Planning Board, as set forth above, have been met to permit the issuance of the requested **Occupancy Permit**.

10/15/14

Date

Ely M. Pich

Signature, Authorized CDD Staff

Additional staff comments, conditions, limitations:

Cone & Steel - Building G

Building Permit issued: Oct 9, 2013 @ 4.44

Decision Conditions: l.h. rate @ time of BP
Issue,

$$\begin{array}{r} 53,000 \text{ sf GFA} \\ - 2,500 \text{ sf} \\ \hline \end{array}$$

$$(50,500 \text{ sf})(4.44) = \$224,220.00$$

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
405	BMR-450 Kendall St	1305-000	REQ 100714	10/7/2014		Cert of Occupation	219,170.00	0.00	219,170.00
405	BMR-450 Kendall St	1305-000	REQ 100714	10/7/2014		NEGATIVE CO	7,070.00	0.00	7,070.00
405	BMR-450 Kendall St	1305-000	REQ 100714	10/7/2014		NEGATIVE CO	-7,070.00	0.00	-7,070.00
405	BMR-450 Kendall St	1305-000	REQ 100714	10/7/2014		Cert of Occupation	5,050.00	0.00	5,050.00

Payor: BMR-450 Kendall Street LLC	Date 10/9/2014	Check No. 000173	Check Amount 224,220.00
Payee: City of Cambridge			

Retain this statement for your records

THE FACE OF THIS DOCUMENT HAS MICROPRINTING. DO NOT CASH IF MISSING. THE BACKGROUND WILL EXPOSE A HIDDEN VOID WHEN PHOTOCOPIED.

BMR-450 Kendall Street LLC
17190 Bernardo Center Drive
San Diego, CA 92128

U.S. Bank
24-Hour Banking
1-800-US-BANKS

Date
10/9/2014

Check No.
000173

Check Amount
\$224,220.00

Two Hundred Twenty Four Thousand Two Hundred Twenty AND 00/100 Dollars

Pay to the order of:

VOID IF NOT CASHED WITHIN 90 DAYS WITHIN DATE OF ISSUE

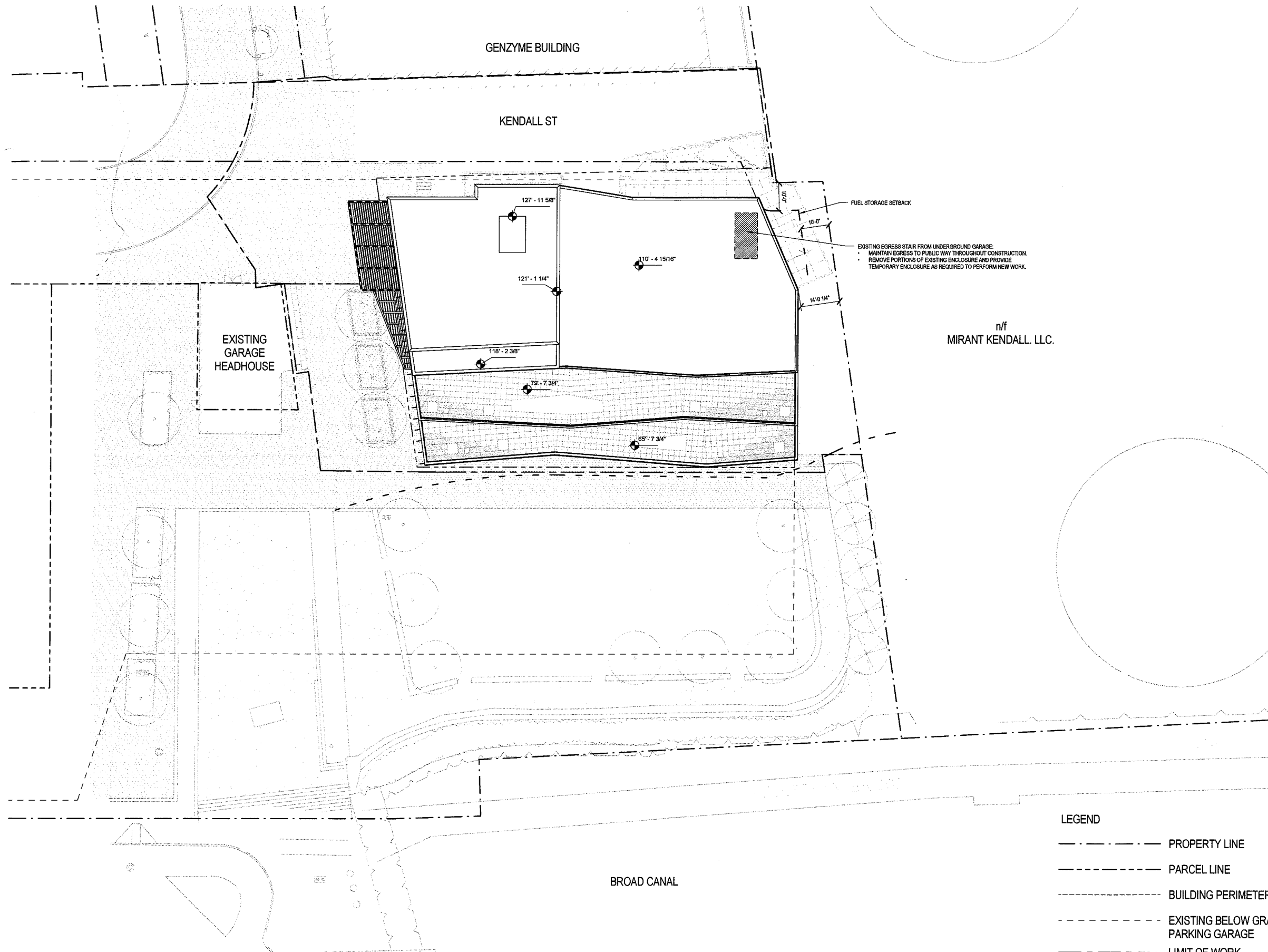
City of Cambridge
Affordable Housing Trust Fund
344 Broadway
Cambridge, MA 02139



Two Signatures Required if Over \$ 250000

⑈000173⑈ ⑆122235821⑆ 153495856392⑈

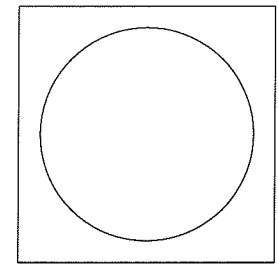
9/6/2013 11:42:35 AM
© Copyright Arrowstreet Inc.



1 SITE LOCATION PLAN
1/16" = 1'-0"

BioMed Realty
450 Kendall St / Parcel G
Cambridge, MA

Construction Documents



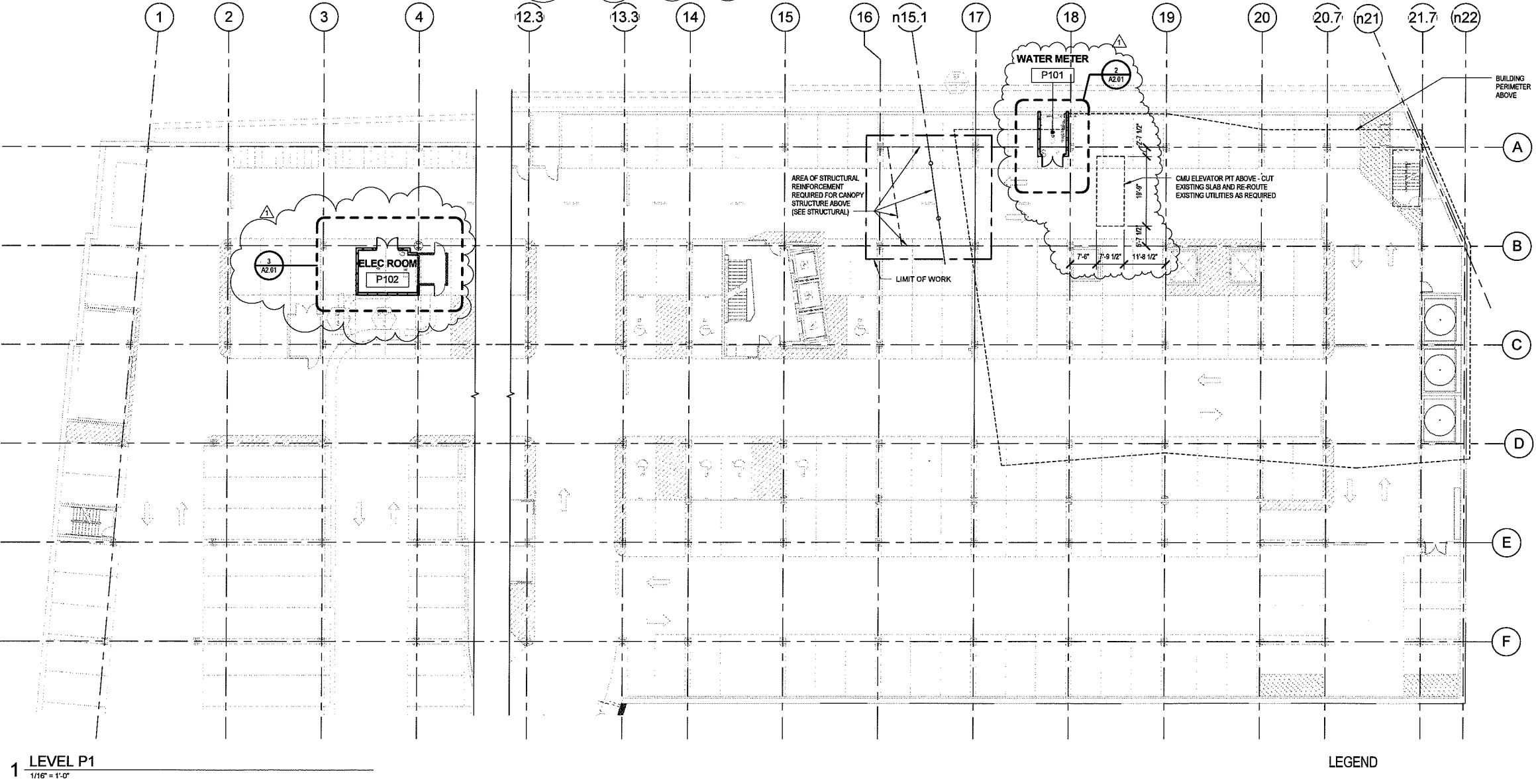
ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors
212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number:	11024
Drawn By:	LS/ECS
Checked By:	MC
Issue Date:	5 September 2013

Revisions		
No.	Date	Description

Drawing Title
SITE LOCATION PLAN

SCALE 1/16" = 1'-0"
Drawing Number
A1.01



1 LEVEL P1
1/16" = 1'-0"

3 ENLARGED PLAN - LEVEL P1 ELECTRICAL ROOM
1/8" = 1'-0"

2 ENLARGED PLAN - LEVEL P1 WATER METER
1/8" = 1'-0"

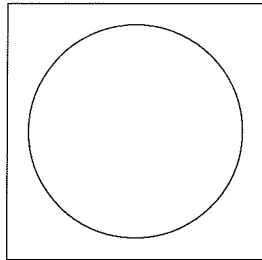
GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRIC ROOM, TRANSFORMERS, ALL VFD'S, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHUS, MAIN ELECTRIC ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, BOILERS, HEAT EXCHANGERS, AND OTHER EQUIPMENT AS REQUIRED PER MEPFP DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.
7. LIMIT OF WORK LINES SHOWN ARE FOR ARCHITECTURAL WORK, RE: STRUCTURAL AND MEPFP DRAWINGS FOR OTHER WORK AT THIS LEVEL.

LEGEND

- PROPERTY LINE
- PARCEL LINE
- BUILDING PERIMETER
- EXISTING BELOW GRADE PARKING GARAGE
- LIMIT OF WORK
- SETBACK

CONSTRUCTION
DOCUMENTS



ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024
Drawn By: MN / ECS
Checked By: MC
Issue Date: 5 SEPTEMBER 2013

Revisions		
No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title

LEVEL P1 -
EXISTING
GARAGE

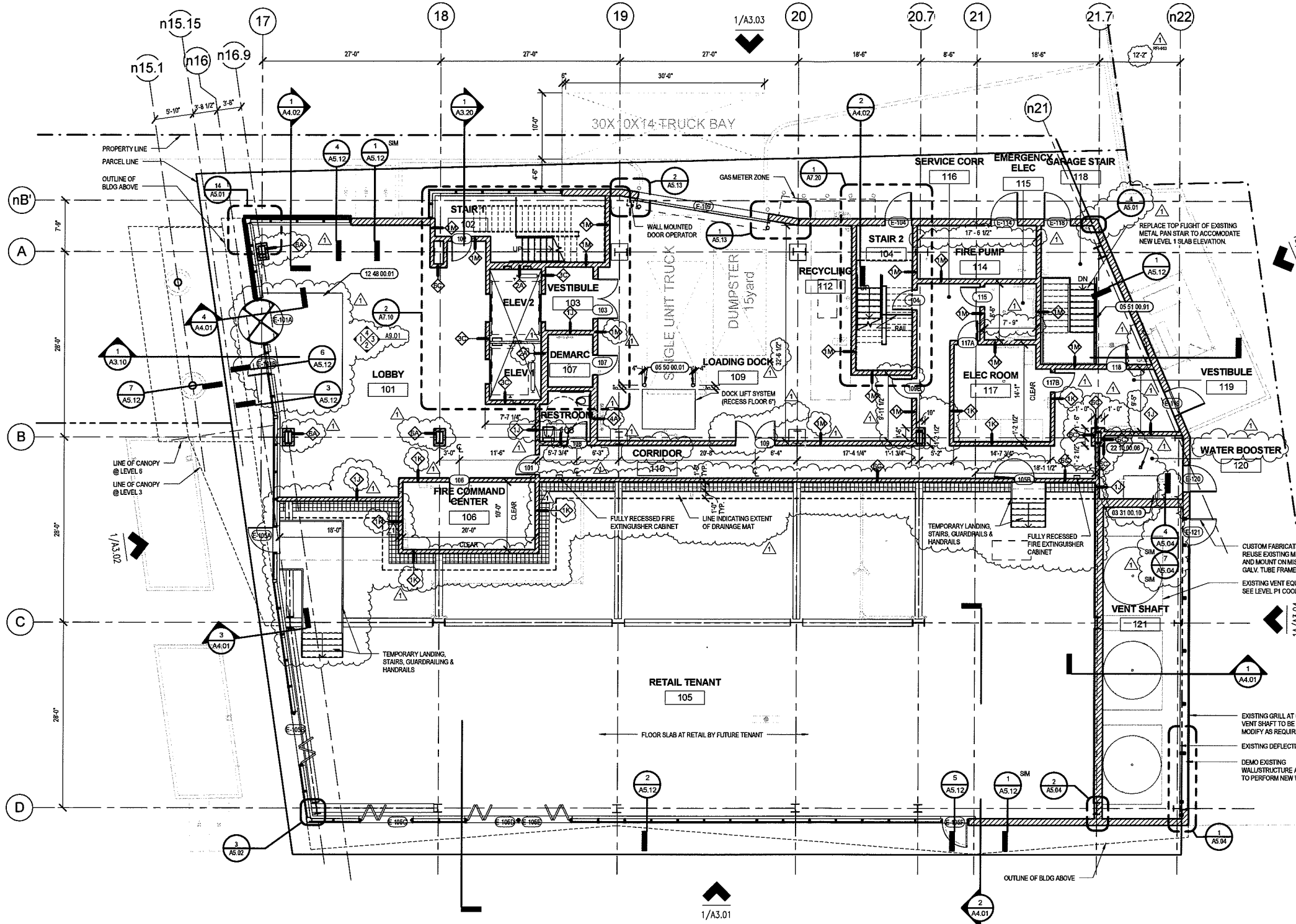
SCALE As indicated

Drawing Number

A2.01

11/27/2013 4:25:36 PM

© Copyright Arrowstreet Inc.



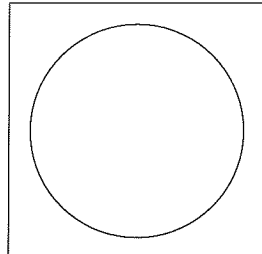
- GENERAL NOTES**
1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
 2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
 3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
 4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
 5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
 6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRIC ROOM, TRANSFORMERS, ALL VFD'S, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHUS, MAIN ELECTRIC ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, BOILERS, HEAT EXCHANGER, AND OTHER EQUIPMENT AS REQUIRED PER MEP/FP DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.
 7. MAINTAIN EGRESS FROM THE GARAGE BELOW AT THE GARAGE STAIR, DURING CONSTRUCTION.
 8. GARAGE VENT SHAFT & EQUIPMENT MUST REMAIN OPERATIONAL DURING CONSTRUCTION.
 9. FLOOR & CEILING FINISHES: INTERIOR WALLS, OTHER THAN AT LOBBY, ARE PAINTED DRYWALLS.
 10. SEE SPEC. FOR FIRST FLOOR LOBBY AND CARRY AS AN ALLOWANCE.
 11. FINISHES AT UPPER FLOOR LOBBIES ARE BY TENANT.

KEYNOTES

03 31 00.10	CONCRETE PAD
05 50 00.01	GALVANIZED STEEL BOLLARD GALVANIZED - 6" DIA. CONC. FILLED
05 51 00.91	STEEL PIPE GUARDRAIL SYSTEM
12 48 00.01	ENTRANCE MAT
22 10 00.06	FLOOR DRAIN

BioMed Realty
450 Kendall St / Parcel G
Cambridge, MA

CONSTRUCTION DOCUMENTS



ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024
Drawn By: MN / ECS
Checked By: MC
Issue Date: 5 SEPTEMBER 2013

Revisions

No.	Date	Description
1	11/25/13	Addendum #5

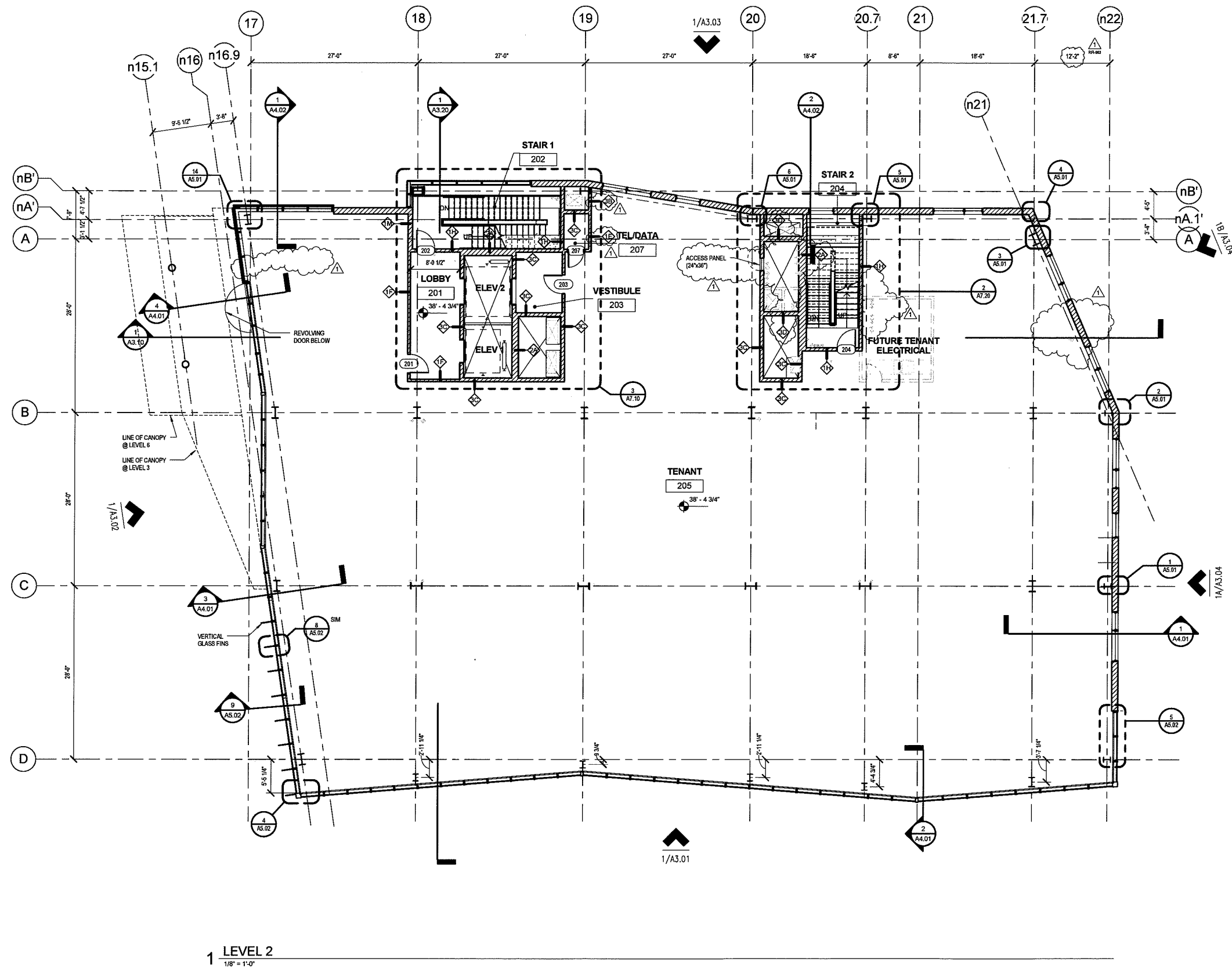
Drawing Title
LEVEL 1 - FLOOR PLAN

SCALE As indicated
Drawing Number
A2.10



© Copyright Arrowstreet Inc.

11/27/2013 4:25:46 PM



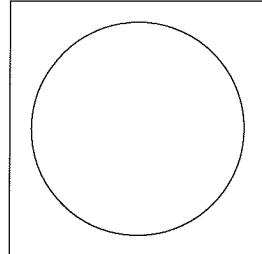
- GENERAL NOTES**
1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
 2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
 3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
 4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
 5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
 6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRICAL ROOM, TRANSFORMERS, ALL VFD'S, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHUS, MAIN ELECTRICAL ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, BOILERS, HEAT EXCHANGER, AND OTHER EQUIPMENT AS REQUIRED PER MEPFP DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.

1 LEVEL 2
1/8" = 1'-0"



BioMed Realty
450 Kendall St /
Parcel G
Cambridge, MA

CONSTRUCTION
DOCUMENTS



ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

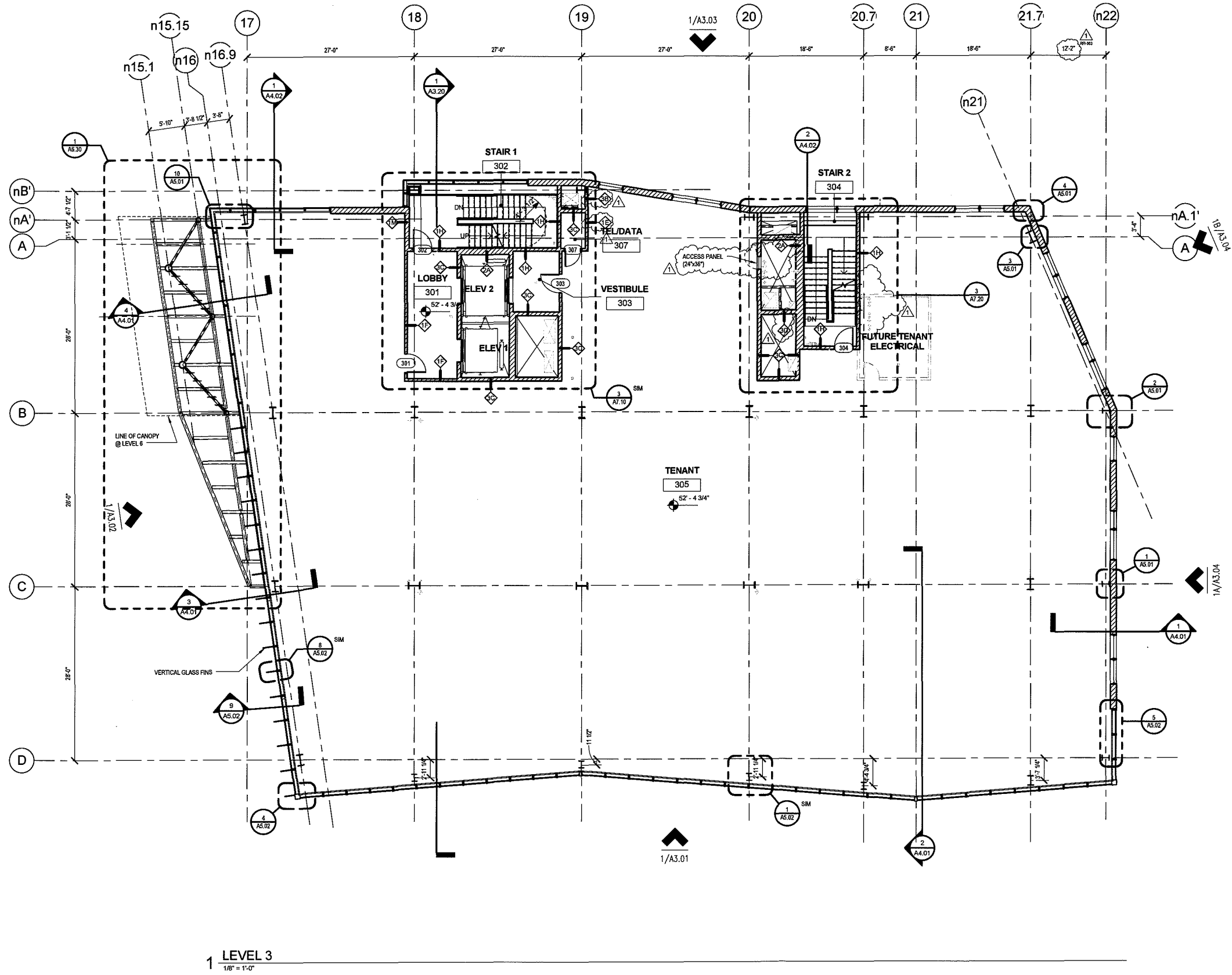
Project Number: 11024
Drawn By: MN / ECS
Checked By: MC
Issue Date: 5 SEPTEMBER 2013

Revisions		
No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title
LEVEL 2 - FLOOR
PLAN

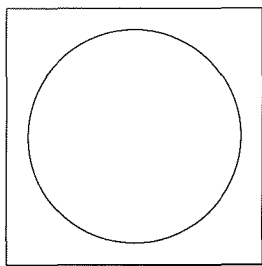
SCALE As indicated
Drawing Number
A2.20

© Copyright Arrowstreet Inc.
11/27/2013 4:25:51 PM



- GENERAL NOTES**
1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
 2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
 3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
 4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
 5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
 6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRIC ROOM, TRANSFORMERS, ALL VED'S, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHUS, MAIN ELECTRIC ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, BOILERS, HEAT EXCHANGER, AND OTHER EQUIPMENT AS REQUIRED PER MEPFP DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.

CONSTRUCTION DOCUMENTS



ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024
Drawn By: MN / ECS
Checked By: MC
Issue Date: 5 SEPTEMBER 2013

Revisions		
No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title
LEVEL 3 - FLOOR PLAN

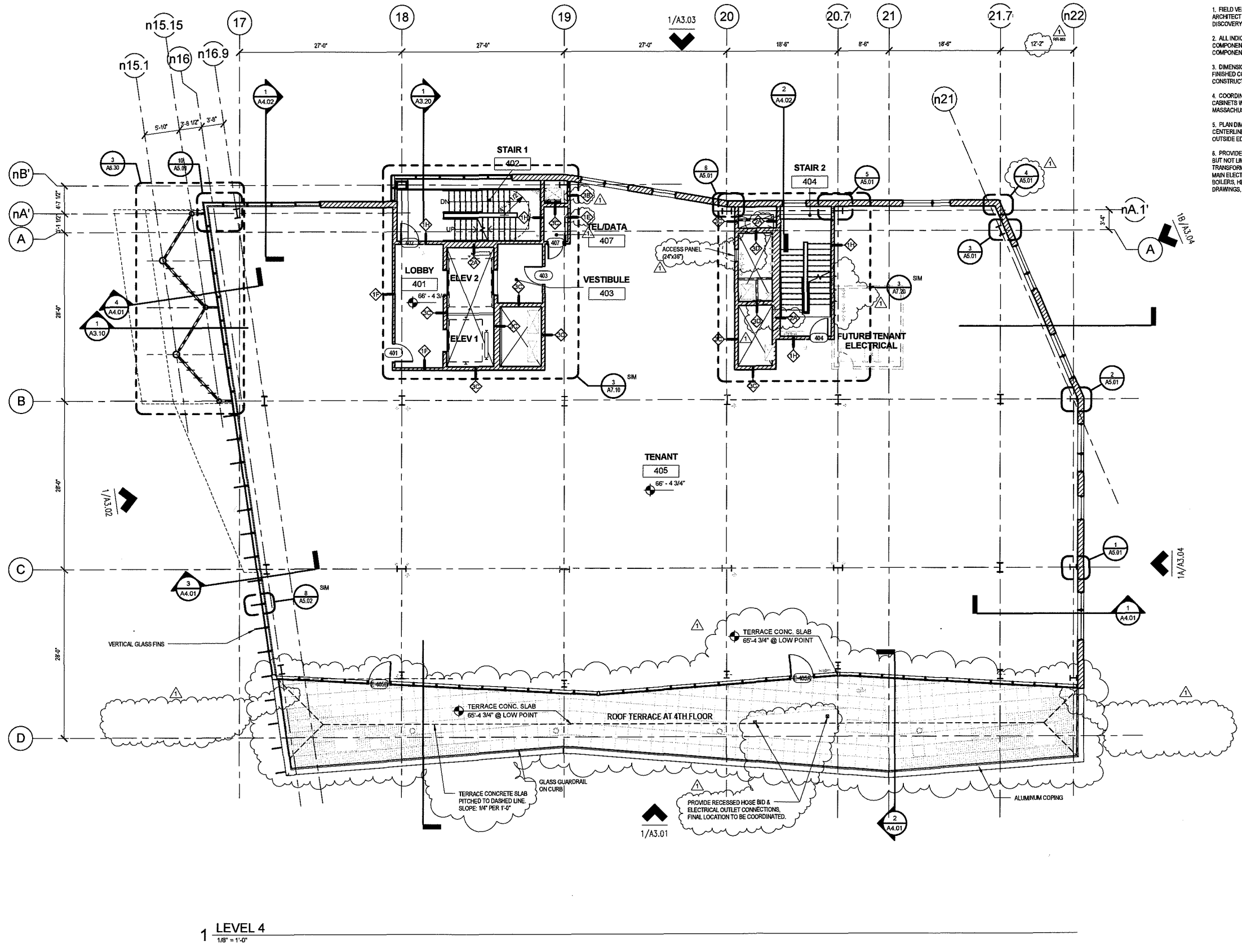
SCALE As indicated

Drawing Number
A2.30



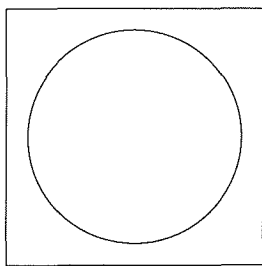
11/27/2013 4:25:57 PM

© Copyright Arrowstreet Inc.



- GENERAL NOTES**
1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
 2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
 3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
 4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
 5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
 6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRIC ROOM, TRANSFORMERS, ALL VFD'S, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHUS, MAIN ELECTRIC ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, BOILERS, HEAT EXCHANGER, AND OTHER EQUIPMENT AS REQUIRED PER MEPFP DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.

CONSTRUCTION DOCUMENTS



ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024
Drawn By: MN / ECS
Checked By: MC
Issue Date: 5 SEPTEMBER 2013

Revisions		
No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title
LEVEL 4 - FLOOR PLAN

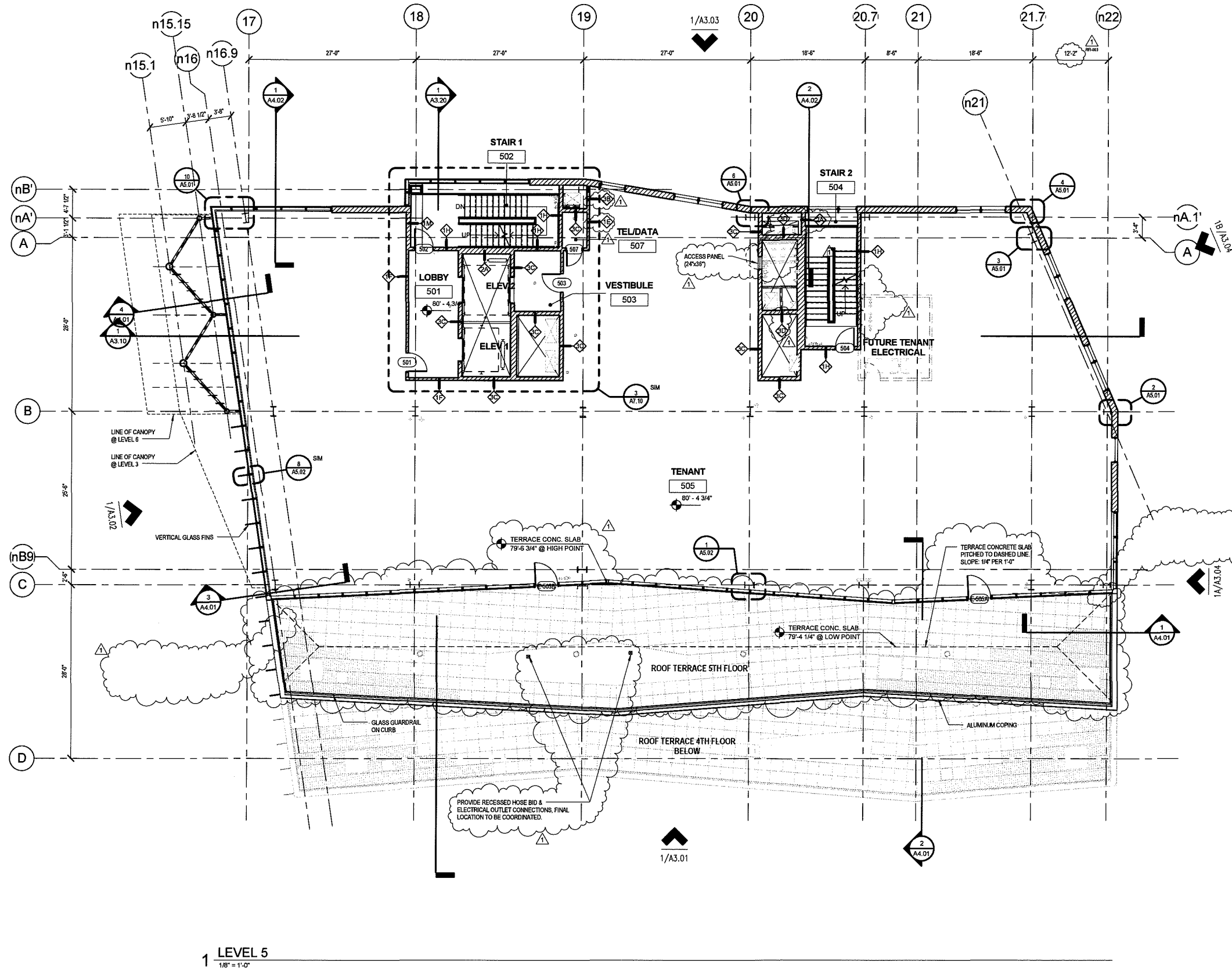
SCALE As indicated

Drawing Number
A2.40



© Copyright Arrowstreet Inc.

11/27/2013 4:25:03 PM

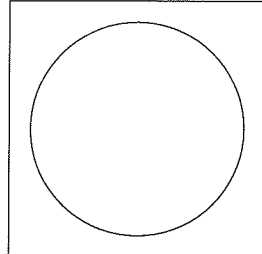


1 LEVEL 5
1/8" = 1'-0"

- GENERAL NOTES**
1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
 2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
 3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
 4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
 5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
 6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRIC ROOM, TRANSFORMERS, ALL VFD'S, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHU'S, MAIN ELECTRIC ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, BOILERS, HEAT EXCHANGER, AND OTHER EQUIPMENT AS REQUIRED PER MEPFP DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.

BioMed Realty
450 Kendall St /
Parcel G
Cambridge, MA

CONSTRUCTION DOCUMENTS



ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024
Drawn By: MN / ECS
Checked By: MC
Issue Date: 5 SEPTEMBER 2013

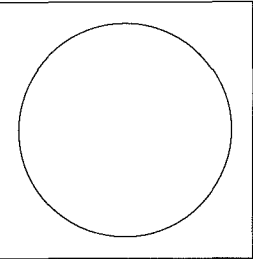
Revisions		
No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title
LEVEL 5 - FLOOR PLAN

SCALE As indicated
Drawing Number
A2.50



CONSTRUCTION
DOCUMENTS



ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024

Drawn By: MN / ECS

Checked By: MC

Issue Date: 5 SEPTEMBER 2013

Revisions		
No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title

LEVEL 6 -
MECHANICAL
PLAN

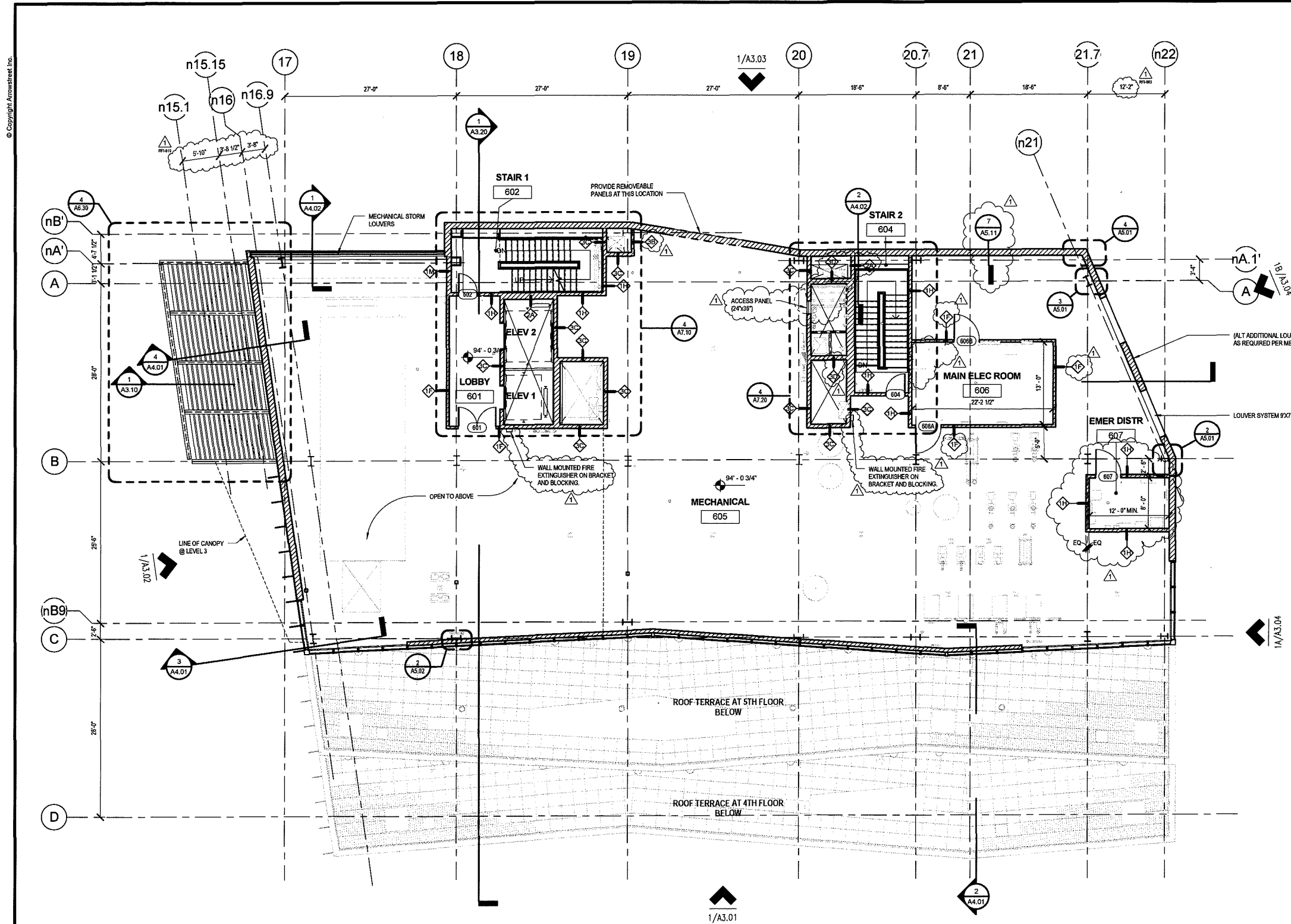
SCALE As indicated

Drawing Number

A2.60

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRIC ROOM, TRANSFORMERS, ALL VFD'S, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHU'S, MAIN ELECTRIC ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, BOILERS, HEAT EXCHANGER, AND OTHER EQUIPMENT AS REQUIRED PER MEP/FP DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.

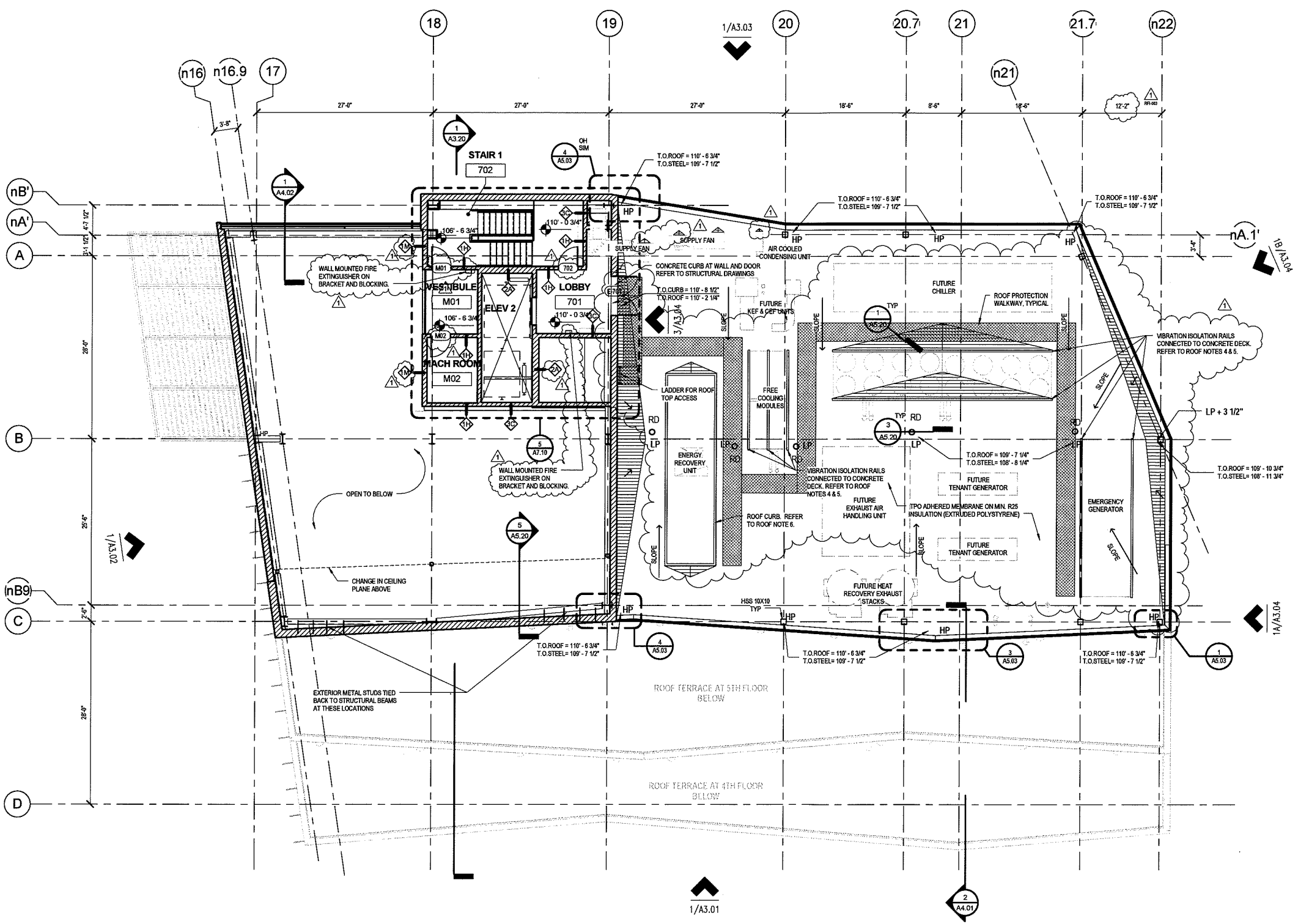


1 LEVEL 6 - MECHANICAL
1/8" = 1'-0"



© Copyright Arrowstreet Inc.

11/27/2013 4:26:40 PM



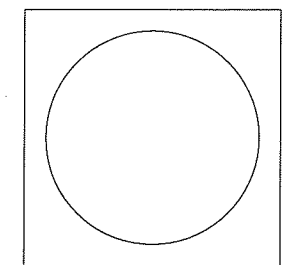
- GENERAL NOTES**
1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
 2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
 3. DIMENSIONS ARE TAKEN FROM COLUMN CENTER LINES AND FROM FACE OF FINISHED CONSTRUCTION. CLEAR DIMENSIONS ARE TO FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
 4. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS.
 5. PLAN DIMENSIONS AT CURTAINWALL ARE TO FACE OF MULLION FRAME, OR TO CENTERLINE OF INTERMEDIATE MULLIONS. END MULLIONS ARE DIMENSIONED TO OUTSIDE EDGE OF MULLION.
 6. PROVIDE 4" THICK CONCRETE PADS AT EQUIPMENT AS REQUIRED, INCLUDING, BUT NOT LIMITED TO, FIRE PUMP SWITCHBOARD IN MAIN ELECTRIC ROOM, TRANSFORMERS, ALL VFD'S, FIRE PUMP, FUEL OIL TANKS, FUEL OIL PUMP, AHU'S, MAIN ELECTRIC ROOM SWITCHBOARD, ALL PENTHOUSE PUMPS, CHILLERS, BOILERS, HEAT EXCHANGER, AND OTHER EQUIPMENT AS REQUIRED PER MEP/PF DRAWINGS, CODE, OR MANUFACTURER RECOMMENDATIONS.
- ROOF NOTES**
1. SEE A5.20 FOR TYPICAL ROOF DETAILS.
 2. PROVIDE ALLOWANCE FOR (80) ROOF ANCHORS FOR WINDOW WASHING SYSTEM.
 3. ROOF HEIGHTS AS FOLLOWS
HIGH POINT : HP
LOW POINT : LP

BioMed Realty

450 Kendall St /
Parcel G

Cambridge, MA

CONSTRUCTION DOCUMENTS



ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

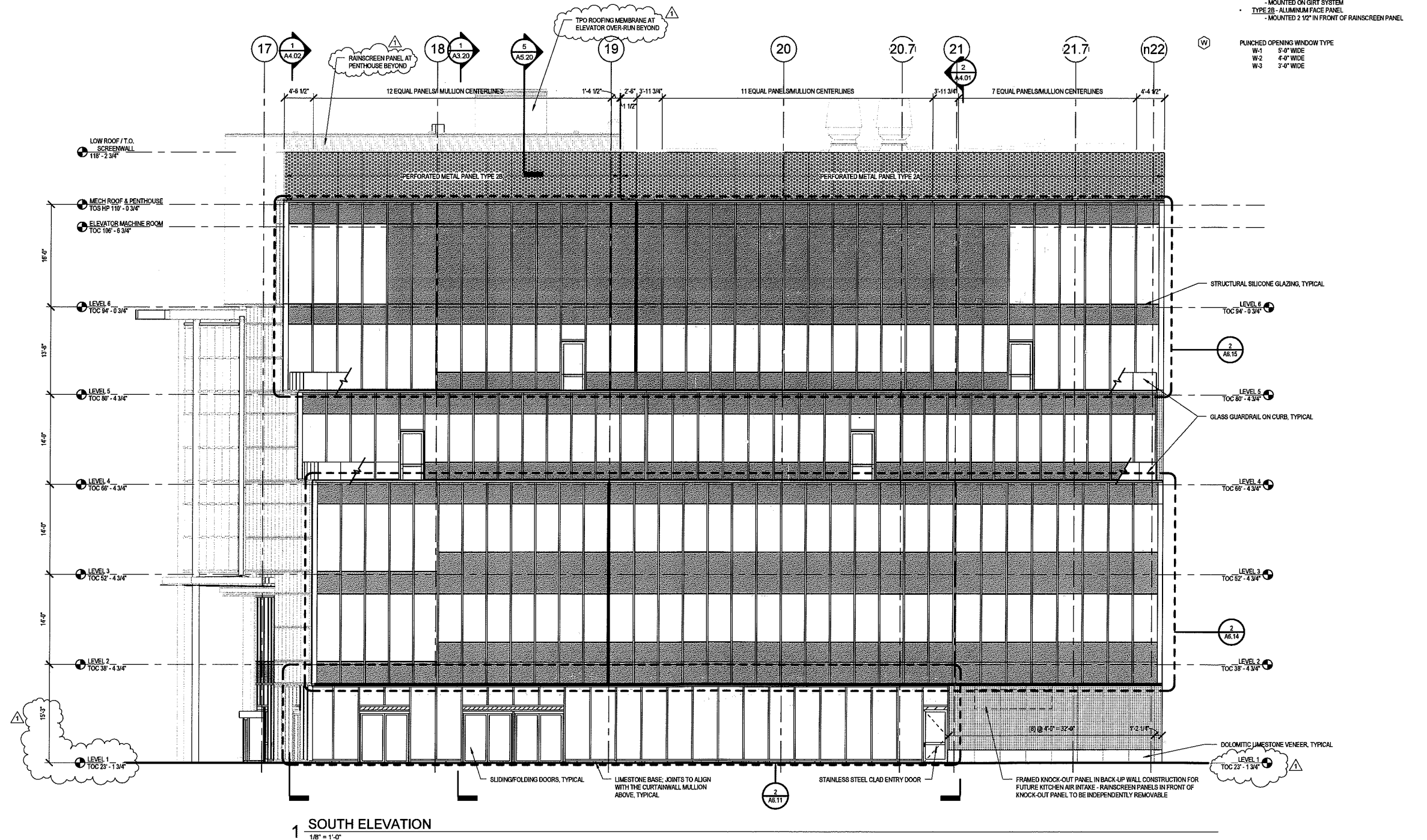
212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024
Drawn By: MN / JN
Checked By: MC
Issue Date: 5 SEPTEMBER 2013

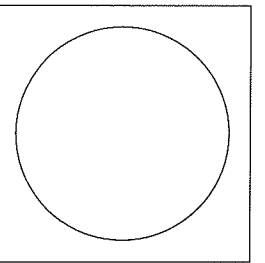
Revisions		
No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title
**MECHANICAL
ROOF AND
PENTHOUSE
PLAN**
SCALE As indicated
Drawing Number
A2.70

9/6/2013 2:29:05 PM



CONSTRUCTION DOCUMENTS



ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024
Drawn By: MN / ECS
Checked By: MC
Issue Date: 5 SEPTEMBER 2013

Revisions		
No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title

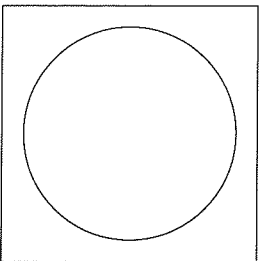
SOUTH
ELEVATION

SCALE As indicated

Drawing Number

A3.01

CONSTRUCTION DOCUMENTS



ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4546
www.arrowstreet.com

Project Number: 11024

Drawn By: MN / ECS

Checked By: MC

Issue Date: 5 SEPTEMBER 2013

Revisions

No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title

WEST
ELEVATION

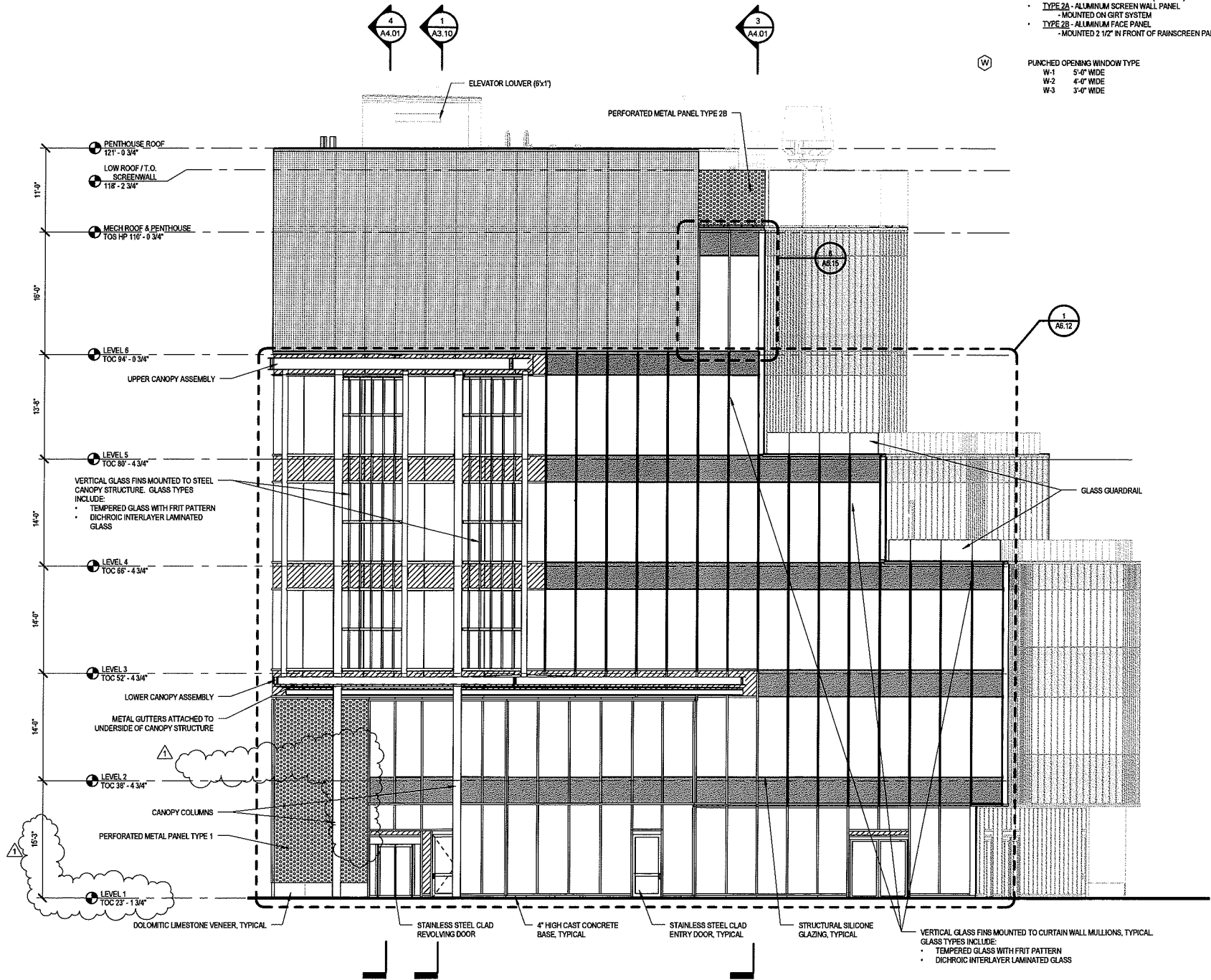
SCALE As Indicated

Drawing Number

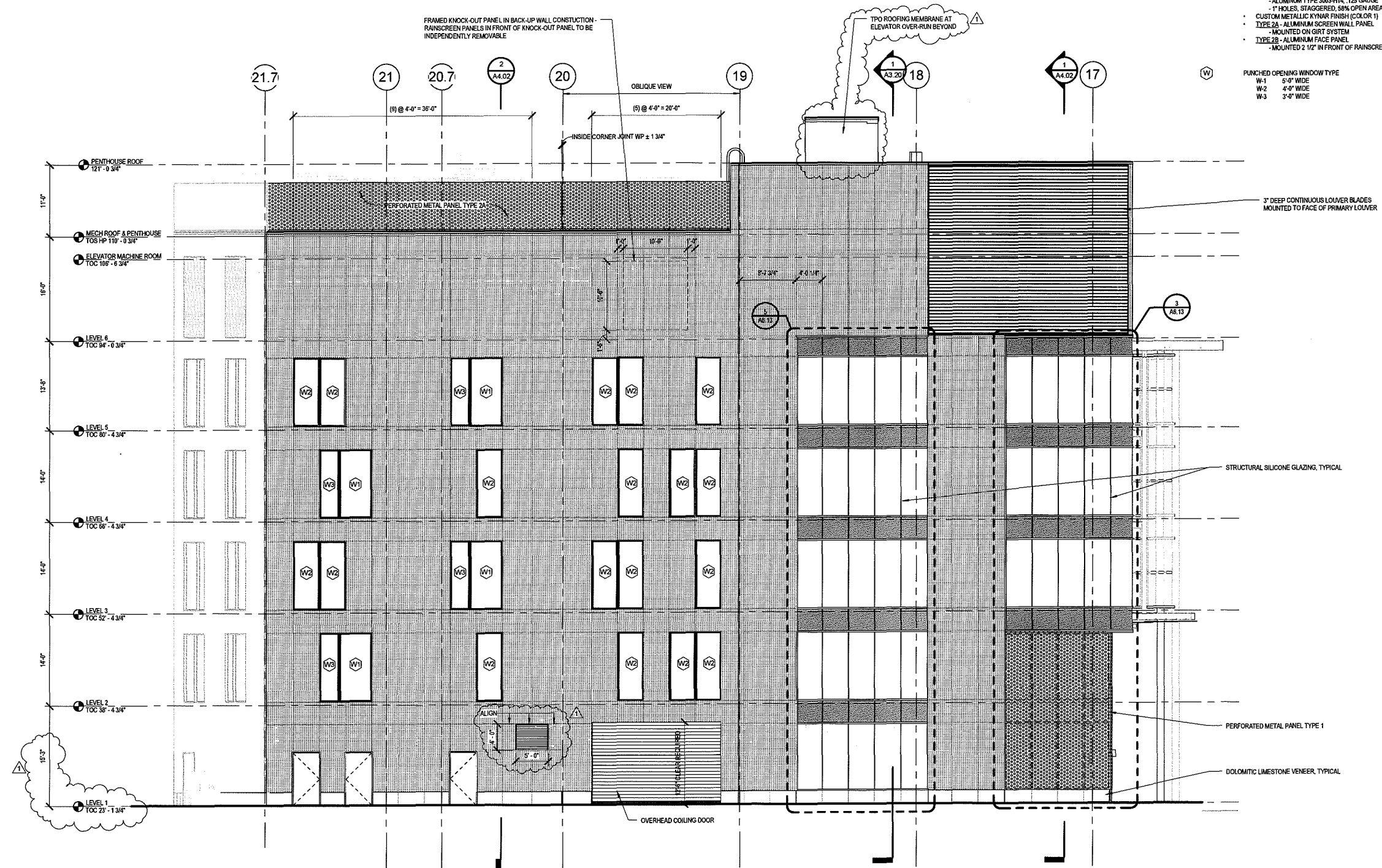
A3.02

MATERIALS LEGEND

- VISION GLASS IN MULTI-STORY CURTAIN WALL (7 1/2" FRAME DEPTH) OR PUNCHED OPENING WINDOWS (6" FRAME DEPTH) AS SHOWN; CUSTOM COLOR SSG SEALANT
- SPANDREL GLASS IN MULTI-STORY CURTAIN WALL SYSTEM (7 1/2" FRAME DEPTH); CUSTOM COLOR SSG SEALANT
- COMPOSITE METAL PANEL IN MULTI-STORY CURTAIN WALL SYSTEM (7 1/2" FRAME DEPTH)
- COMPOSITE METAL PANEL RAINSCREEN SYSTEM
- PERFORATED METAL PANEL
- TYPE 1 - STAINLESS STEEL PANEL
 - MCNICHOL'S ITEM 1812611441
 - STAINLESS STEEL TYPE 304, 14 GAUGE
 - 1/2" HOLES, STAGGERED, 48% OPEN AREA
 - CUSTOM NON-PERFORATED BORDER
 - SATIN FINISH
 - MOUNTED TO STAND-OFFS FROM CURTAIN WALL MULLIONS (VISION GLASS BEHIND)
- TYPE 2 - ALUMINUM PANEL
 - MCNICHOL'S ITEM 1701921241
 - ALUMINUM TYPE 3003-H14, .125 GAUGE
 - 1" HOLES, STAGGERED, 50% OPEN AREA
 - CUSTOM METALLIC KYNAR FINISH (COLOR 1)
 - TYPE 2A - ALUMINUM SCREEN WALL PANEL
 - MOUNTED ON GIRT SYSTEM
 - TYPE 2B - ALUMINUM FACE PANEL
 - MOUNTED 2 1/2" IN FRONT OF RAINSCREEN PANEL
- PUNCHED OPENING WINDOW TYPE
 - W-1 5'-0" WIDE
 - W-2 4'-0" WIDE
 - W-3 3'-0" WIDE



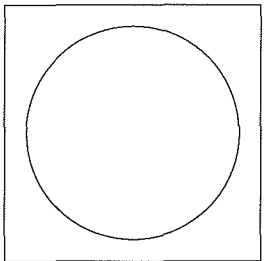
1 WEST ELEVATION
1/8" = 1'-0"



MATERIALS LEGEND

- VISION GLASS IN MULTI-STORY CURTAIN WALL (7 1/2\"/>

CONSTRUCTION DOCUMENTS



ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024
Drawn By: MN / ECS
Checked By: MC
Issue Date: 5 SEPTEMBER 2013

Revisions		
No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title

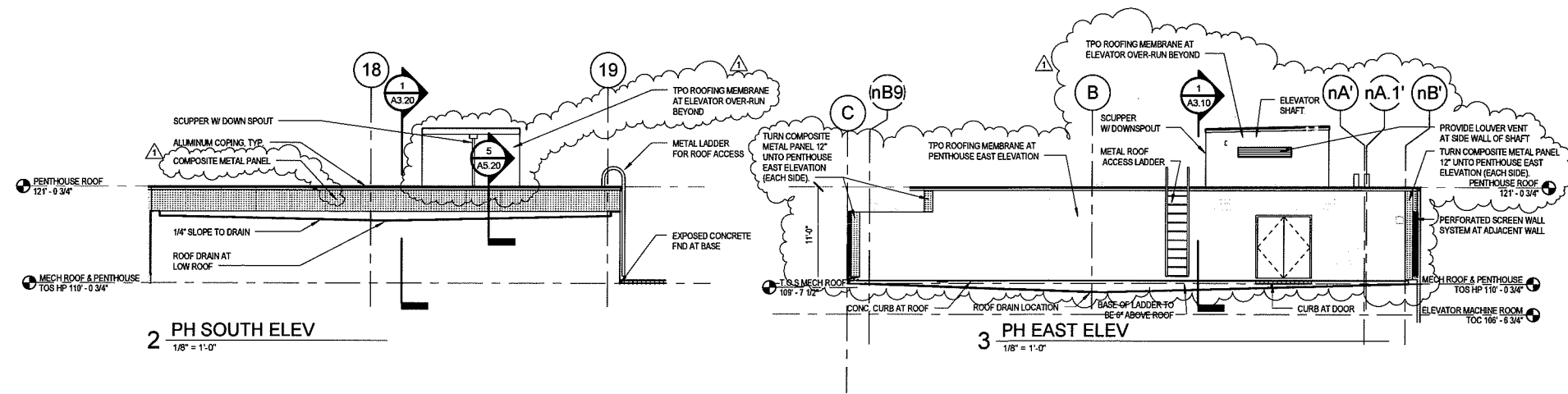
NORTH
ELEVATION

SCALE As indicated

Drawing Number

A3.03

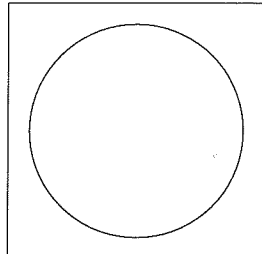
1 NORTH ELEVATION
1/8" = 1'-0"



- MATERIALS LEGEND**
- VISION GLASS IN MULTI-STORY CURTAIN WALL (7' 1/2" FRAME DEPTH) OR PUNCHED OPENING WINDOWS (6" FRAME DEPTH) AS SHOWN, CUSTOM COLOR SSG SEALANT
 - SPANDREL GLASS IN MULTI-STORY CURTAIN WALL SYSTEM (7' 1/2" FRAME DEPTH); CUSTOM COLOR SSG SEALANT
 - COMPOSITE METAL PANEL IN MULTI-STORY CURTAIN WALL SYSTEM (7' 1/2" FRAME DEPTH)
 - COMPOSITE METAL PANEL, RAINSCREEN SYSTEM
 - PERFORATED METAL PANEL
 - TYPE 1 - STAINLESS STEEL PANEL
 - MONCHOLS ITEM 181261141
 - STAINLESS STEEL TYPE 304, 14 GAUGE
 - 1/2" HOLES, STAGGERED, 48% OPEN AREA
 - CUSTOM NON-PERFORATED BORDER
 - SATIN FINISH
 - MOUNTED TO STAND-OFFS FROM CURTAIN WALL MULLIONS (VISION GLASS BEHIND)
 - TYPE 2 - ALUMINUM PANEL
 - MONCHOLS ITEM 1701921241
 - ALUMINUM TYPE 3003-H14, .125 GAUGE
 - 1" HOLES, STAGGERED, 50% OPEN AREA
 - CUSTOM METALLIC KYNAR FINISH (COLOR 1)
 - TYPE 2A - ALUMINUM SCREEN WALL PANEL
 - MOUNTED ON GIRT SYSTEM
 - MOUNTED 2 1/2" IN FRONT OF RAINSCREEN PANEL
 - PUNCHED OPENING WINDOW TYPE
 - W-1 5'-0" WIDE
 - W-2 4'-0" WIDE
 - W-3 3'-0" WIDE



CONSTRUCTION DOCUMENTS



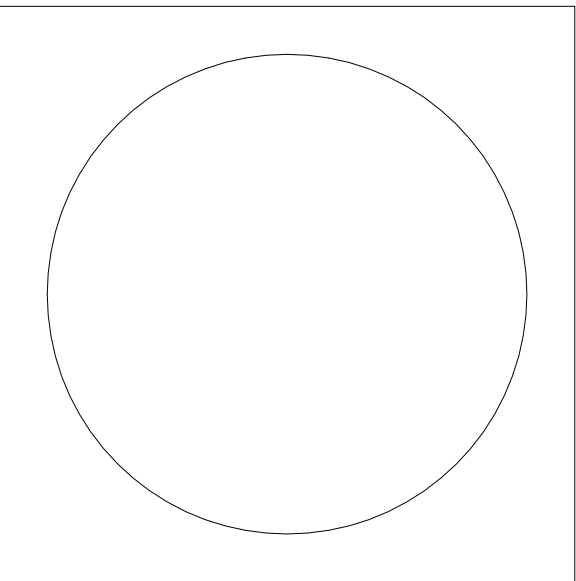
ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors
212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number:	11024
Drawn By:	MN, ECS
Checked By:	MC
Issue Date:	5 SEPTEMBER 2013

No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title
EAST ELEVATION

SCALE As indicated
Drawing Number
A3.04



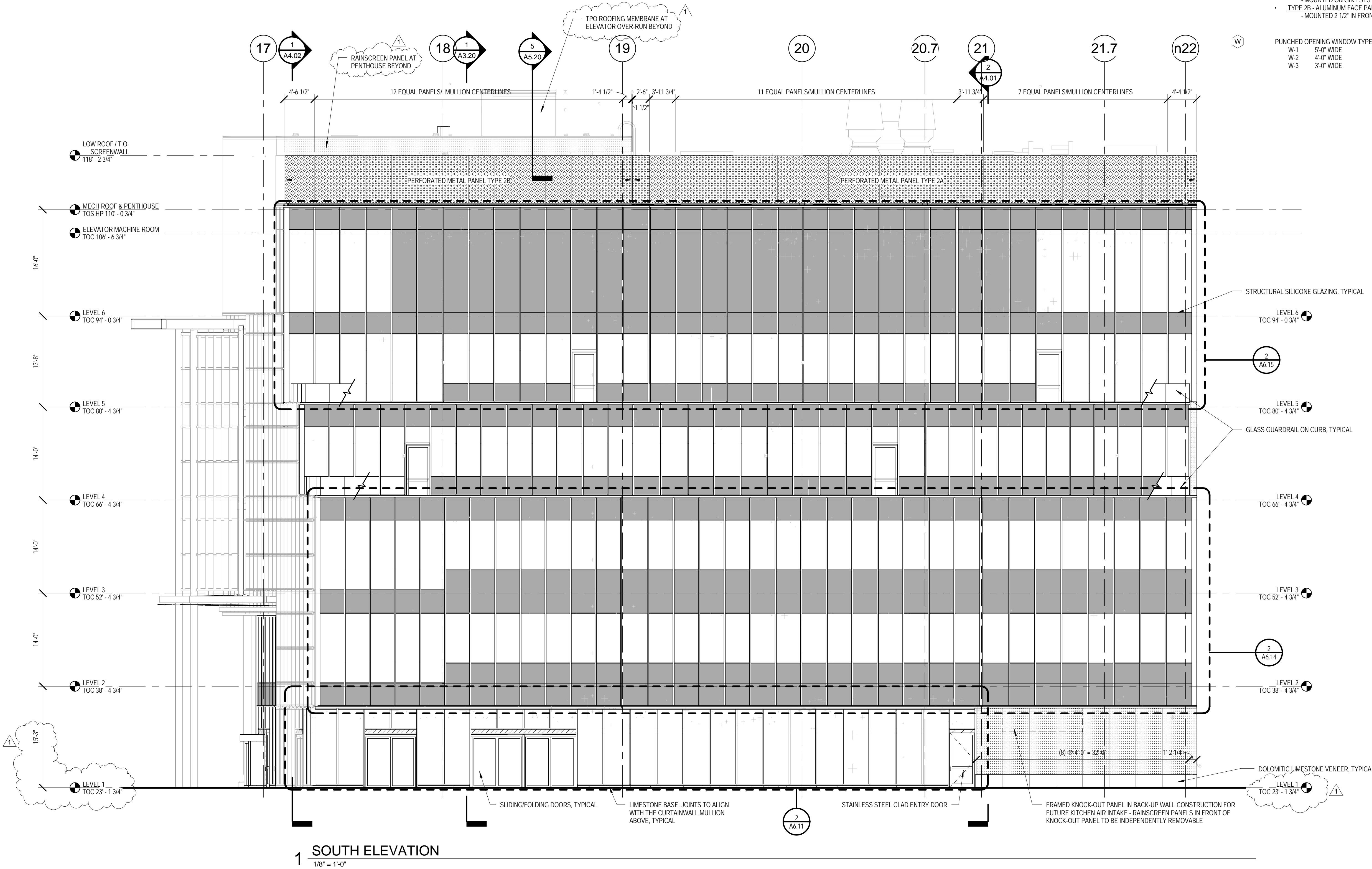
Revisions		
No.	Date	Description
1	11/25/13	Addendum #5

MATERIALS LEGEND

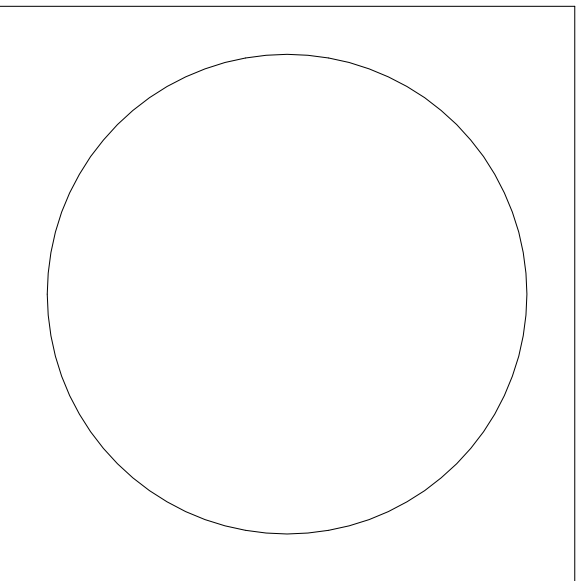
- VISION GLASS IN MULTI-STORY CURTAIN WALL (7 1/2" FRAME DEPTH) OR PUNCHED OPENING WINDOWS (6" FRAME DEPTH) AS SHOWN: CUSTOM COLOR SSG SEALANT
- SPANDREL GLASS IN MULTI-STORY CURTAIN WALL SYSTEM (7 1/2" FRAME DEPTH): CUSTOM COLOR SSG SEALANT
- COMPOSITE METAL PANEL IN MULTI-STORY CURTAIN WALL SYSTEM (7 1/2" FRAME DEPTH)
- COMPOSITE METAL PANEL RAINSCREEN SYSTEM
- PERFORATED METAL PANEL

- TYPE 1 - STAINLESS STEEL PANEL
 - MCNICHOLS ITEM 1812611411
 - STAINLESS STEEL TYPE 304, 14 GAUGE
 - 1/2" HOLES, STAGGERED, 48% OPEN AREA
 - CUSTOM NON-PERFORATED BORDER
 - SATIN FINISH
 - MOUNTED TO STAND-OFFS FROM CURTAIN WALL MULLIONS (VISION GLASS BEHIND)
- TYPE 2 - ALUMINUM PANEL
 - MCNICHOLS ITEM 1701921241
 - ALUMINUM TYPE 3003-H14, .125 GAUGE
 - 1" HOLES, STAGGERED, 58% OPEN AREA
 - CUSTOM METALLIC KYNAR FINISH (COLOR 1)
 - TYPE 2A - ALUMINUM SCREEN WALL PANEL
 - MOUNTED ON GIRT SYSTEM
 - TYPE 2B - ALUMINUM FACE PANEL
 - MOUNTED 2 1/2" IN FRONT OF RAINSCREEN PANEL

- PUNCHED OPENING WINDOW TYPE
 - W-1 5'-0" WIDE
 - W-2 4'-0" WIDE
 - W-3 3'-0" WIDE



1 SOUTH ELEVATION
1/8" = 1'-0"



ARROW STREET

Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number:	11024
Drawn By:	MN / ECS
Checked By:	MC
Issue Date:	5 SEPTEMBER 2013

Revisions		
No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title

WEST
ELEVATION

SCALE As indicated

Drawing Number

A3.02

MATERIALS LEGEND

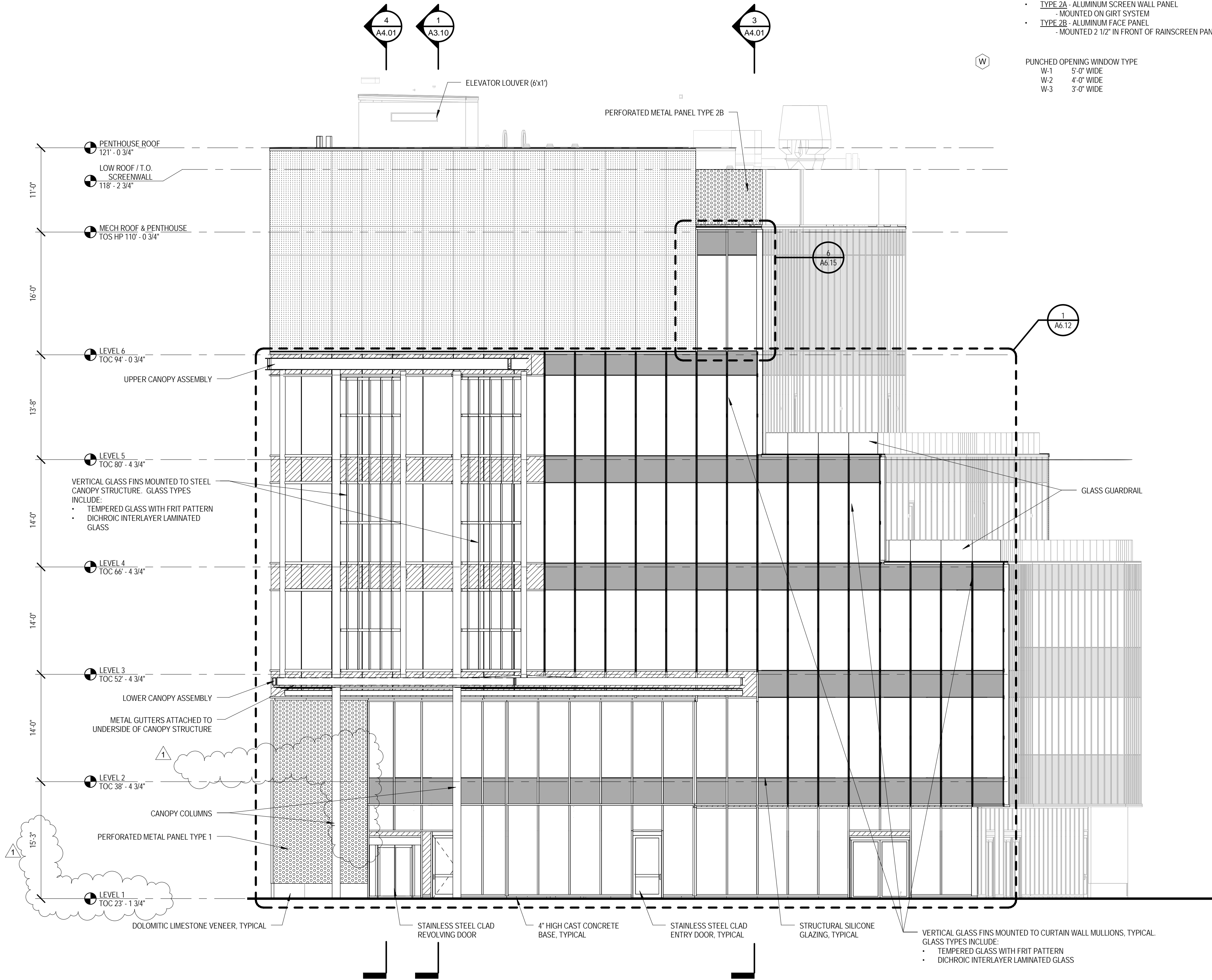
- VISION GLASS IN MULTI-STORY CURTAIN WALL (7 1/2" FRAME DEPTH) OR PUNCHED OPENING WINDOWS (6" FRAME DEPTH) AS SHOWN: CUSTOM COLOR SSG SEALANT
- SPANDREL GLASS IN MULTI-STORY CURTAIN WALL SYSTEM (7 1/2" FRAME DEPTH): CUSTOM COLOR SSG SEALANT
- COMPOSITE METAL PANEL IN MULTI-STORY CURTAIN WALL SYSTEM (7 1/2" FRAME DEPTH)
- COMPOSITE METAL PANEL RAINSCREEN SYSTEM
- PERFORATED METAL PANEL
- TYPE 1 - STAINLESS STEEL PANEL

- MCNICHOLS ITEM 1812611441
 - STAINLESS STEEL TYPE 304, 14 GAUGE
 - 1/2" HOLES, STAGGERED, 48% OPEN AREA
 - CUSTOM NON-PERFORATED BORDER
 - SATIN FINISH
 - MOUNTED TO STAND-OFFS FROM CURTAIN WALL MULLIONS (VISION GLASS BEHIND)
- TYPE 2 - ALUMINUM PANEL

- MCNICHOLS ITEM 1701921241
 - ALUMINUM TYPE 3003-H14, .125 GAUGE
 - 1" HOLES, STAGGERED, 58% OPEN AREA
 - CUSTOM METALLIC KYNAR FINISH (COLOR 1)
 - TYPE 2A - ALUMINUM SCREEN WALL PANEL
 - MOUNTED ON GIRT SYSTEM
 - TYPE 2B - ALUMINUM FACE PANEL
 - MOUNTED 2 1/2" IN FRONT OF RAINSCREEN PANEL
- W

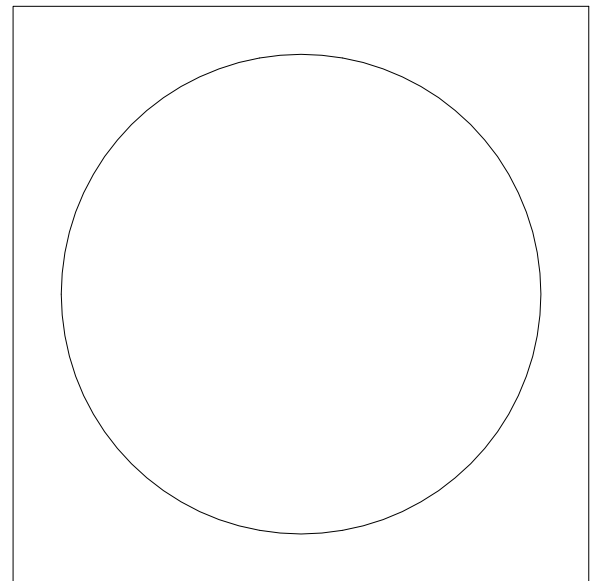
PUNCHED OPENING WINDOW TYPE

- W-1 5'-0" WIDE
 - W-2 4'-0" WIDE
 - W-3 3'-0" WIDE



1 WEST ELEVATION
1/8" = 1'-0"

CONSTRUCTION DOCUMENTS



ARROW STREET

Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11024

Drawn By: MN / ECS

Checked By: MC

Issue Date: 5 SEPTEMBER 2013

Revisions

No.	Date	Description
1	11/25/13	Addendum #5

Drawing Title

NORTH
ELEVATION

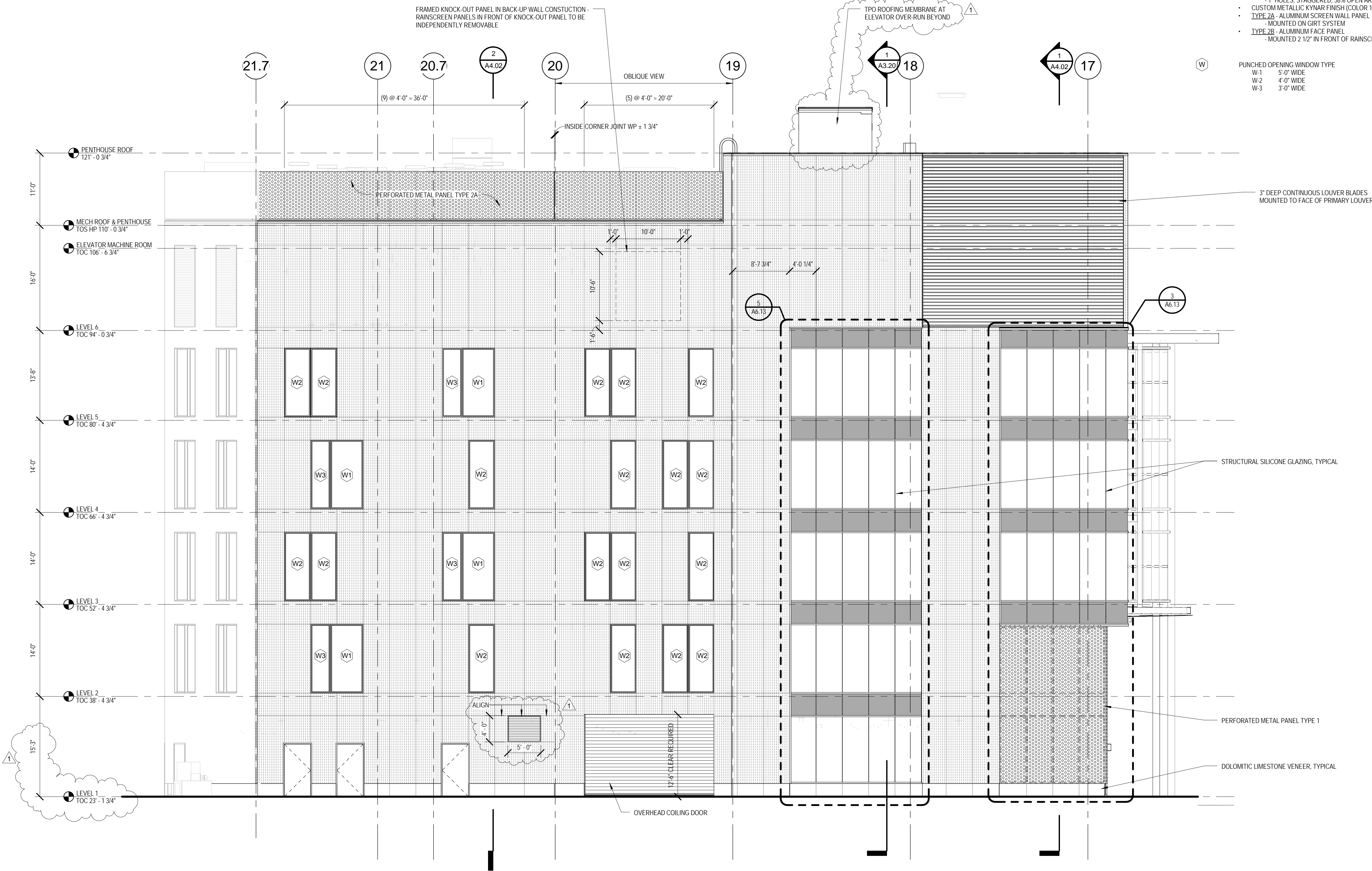
SCALE As indicated

Drawing Number

A3.03

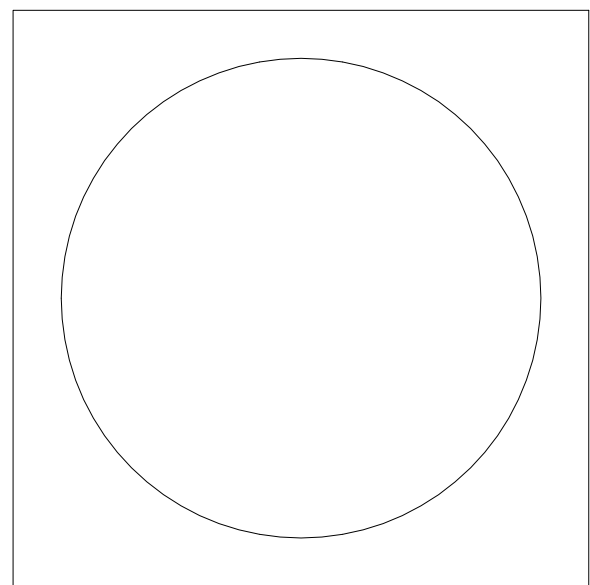
MATERIALS LEGEND

- VISION GLASS IN MULTI-STORY CURTAIN WALL (7 1/2" FRAME DEPTH) OR PUNCHED OPENING WINDOWS (6" FRAME DEPTH) AS SHOWN. CUSTOM COLOR SSG SEALANT
- SPANDREL GLASS IN MULTI-STORY CURTAIN WALL SYSTEM (7 1/2" FRAME DEPTH). CUSTOM COLOR SSG SEALANT
- COMPOSITE METAL PANEL IN MULTI-STORY CURTAIN WALL SYSTEM (7 1/2" FRAME DEPTH)
- COMPOSITE METAL PANEL RAINSCREEN SYSTEM
- PERFORATED METAL PANEL
- TYPE 1 - STAINLESS STEEL PANEL
 - MCNICHOL'S ITEM 1812611441
 - STAINLESS STEEL TYPE 304, 14 GAUGE
 - 1/2" HOLES, STAGGERED, 48% OPEN AREA
 - CUSTOM NON-PERFORATED BORDER
 - SATIN FINISH
 - MOUNTED TO STAND-OFFS FROM CURTAIN WALL MULLIONS (VISION GLASS BEHIND)
- TYPE 2 - ALUMINUM PANEL
 - MCNICHOL'S ITEM 1701921241
 - ALUMINUM TYPE 3003-H14, .125 GAUGE
 - 1" HOLES, STAGGERED, 58% OPEN AREA
 - CUSTOM METALLIC KYNAR FINISH (COLOR 1)
 - TYPE 2A - ALUMINUM SCREEN WALL PANEL
 - MOUNTED ON GIRT SYSTEM
 - TYPE 2B - ALUMINUM FACE PANEL
 - MOUNTED 2 1/2" IN FRONT OF RAINSCREEN PANEL
- PUNCHED OPENING WINDOW TYPE
 - W-1 5'-0" WIDE
 - W-2 4'-0" WIDE
 - W-3 3'-0" WIDE



1 NORTH ELEVATION
1/8" = 1'-0"

CONSTRUCTION DOCUMENTS



ARROWSTREET

Architecture
Urban Design
Planning

Graphics and Interiors

212 Elm Street Somerville MA 02144

617.623.5555 Fax 625.4646

www.arrowstreet.com

Project Number: 11024

Drawn By: MN, ECS

Checked By: MC

Issue Date: 5 SEPTEMBER 2013

Revisions

[illegible]

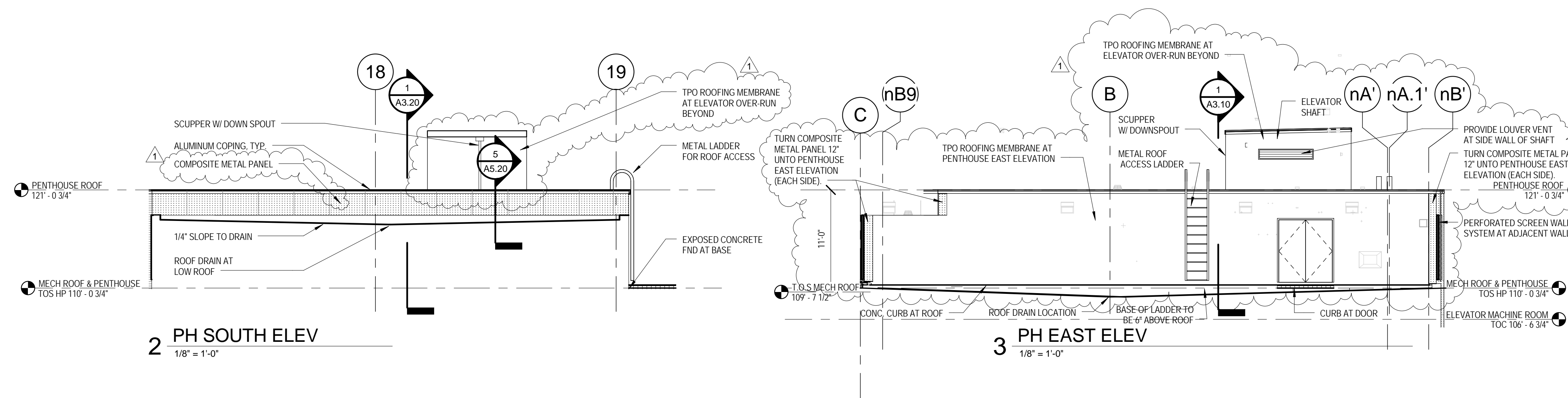
Drawing Title

EAST ELEVATION

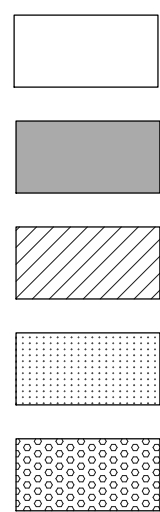
SCALE As indicated

Drawing Number

A3.04



MATERIALS LEGEND



VISION GLASS IN MULTI-STORY CURTAIN WALL (7 1/2" FRAME DEPTH)
OR PUNCHED OPENING WINDOWS (6" FRAME DEPTH) AS SHOWN;
CUSTOM COLOR SSG SEALANT

SPANDREL GLASS IN MULTI-STORY CURTAIN WALL SYSTEM
(7 1/2" FRAME DEPTH); CUSTOM COLOR SSG SEALANT

COMPOSITE METAL PANEL IN MULTI-STORY CURTAIN WALL SYSTEM
(7 1/2" FRAME DEPTH)

COMPOSITE METAL PANEL RAINSCREEN SYSTEM

PERFORATED METAL PANEL

TYPE 1 - STAINLESS STEEL PANEL

- MCNICHOL'S ITEM 1812611441
- STAINLESS STEEL TYPE

• 1/2" HOLES, STAGGERED, 48% OPEN AREA
• CUSTOM NON PERFORATED BORDER

- SATIN FINISH

(VISION GLASS BEHIND)

TYPE 2 - ALUMINUM PANEL

- MCNICHOL'S ITEM 170192124
• ALUMINUM TYPE 3003-H14

- 1" HOLES, STAGGERED, 58% OPEN AREA
- CUSTOM METALLIC KYNAR FINISH (COLOR 1)

- TYPE 2A - ALUMINUM SCREEN WALL PANEL

- TYPE 2B - ALUMINUM FACE PANEL

• MOUNTED 2 1/2" IN FRONT OF RAINSCREEN PANEL

W-1 5'-0" WIDE

W-2 4'-0" WIDE
W-3 3'-0" WIDE







KENDALL SQ
GARAGE

GLASS

BMR-450 Kendall Street LLC

17190 Bernardo Center Drive • San Diego, California 92128

Phone: (858) 485-9840 • Facsimile: (858) 485-9843

VIA FEDEX AND EMAIL

December 18, 2019

Strategic Real Estate
Eli Lilly and Company
Lilly Corporate Center
Indianapolis, IN 46285
Attn: Director-Real Estate

Re: 450 Kendall Street, Cambridge, MA (the "Building") - Exterior Signage Application for Variance

Dear Sir or Madam:

This letter is in reference to that certain Lease dated as of April 27, 2015 (as amended, the "Lease") by and between BMR-450 Kendall Street LLC ("BMR") and Eli Lilly and Company ("Lilly"). Lilly has requested permission to serve as BMR's agent in pursuit of a variance to allow the installation of non-conforming exterior signage at the Building. The proposed location of the sign is not consistent with Exhibit Q of the Lease. BMR and Lilly are currently in the process of amending the Lease to reflect the new location.

Pursuant to Section 12.7 of the Lease, BMR approves the request subject to the approval of the variance application and a final agreement between BMR and Lilly relating to removal, restoration and installation details.

Review or approval by BMR shall not relieve Lilly of its responsibilities under the Lease, or be deemed to be an approval by BMR of any deviation from, or waiver by BMR of Lilly's failure to comply with (a) any provision or requirement of the Lease, unless such deviation or failure has been conspicuously, specifically and clearly identified as such (with a reasonably descriptive explanation of the nature of such deviation or failure) in writing in the Documents or (b) applicable laws or permits.

Please do not hesitate to contact me if you have any comments or questions.

Sincerely,



Salvatore J. Zinno
Vice President, Development

450 KENDALL BUILDING SIGNAGE

ELI LILLY

SCHEMATIC DESIGN

31 OCTOBER 2019



SELBERT PERKINS DESIGN COLLABORATIVE

5 WATER STREET, ARLINGTON MA 02476

T 781.574.6605 | www.selbertperkins.com



selbert perkins
design collaborative inc.
5 Water Street, Arlington Ma 02476
T 781.574.6605 | F 781.574.6606

client:
Eli Lilly

project:
450 Kendall - Signage Exploration

drawing:
Site

date:
10.31.19

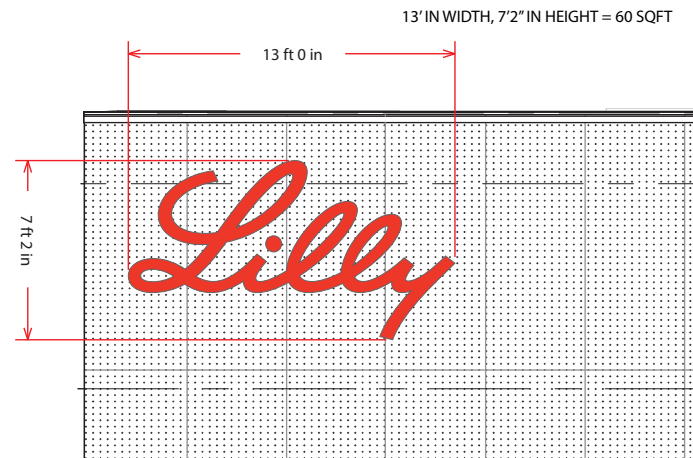
sketch no:
2



Bounding Polygon = 68 sides
13' x 7'2"
60 ft² area



LOGO AT SCALE - 68 SIDED BOUNDING POLYGON
1/2" = 1'-0"



2 SIGN ENLARGEMENT

1/4" = 1'-0"

Construction: LED-internally lit acrylic face, aluminum can construction, 1 1/2" in depth. Structure is affixed to facade via internal routed hardware.



1 WEST ELEVATION

1/8" = 1'-0"



selbert perkins
design collaborative inc.
5 Water Street, Arlington Ma 02476
T 781.574.6605 | F 781.574.6606

client:
Eli Lilly

project:
450 Kendall - Signage Exploration

drawing:
3/4 View - Render

date:
10.31.19

sketch no:
5



selbert perkins
design collaborative inc.
5 Water Street, Arlington Ma 02476
T 781.574.6605 | F 781.574.6606

client:
Eli Lilly

project:
450 Kendall - Signage Exploration

drawing:
West 3/4 View - Render

date:
10.31.19

sketch no:
6





**selbert perkins
design collaborative inc.**
5 Water Street, Arlington Ma 02476
T 781.574.6605 | F 781.574.6606

client:
Eli Lilly

project:
450 Kendall - Signage Exploration

drawing:
Night Illumination - Render

date:
10.31.19

sketch no:
8



CITY OF CAMBRIDGE
Community Development Department

IRAM FAROOQ
Assistant City Manager for
Community Development

**SIGN CERTIFICATION FORM
COVER SHEET**

SANDRA CLARKE
Deputy Director
Chief of Administration

KHALIL MOGASSABI
Deputy Director
Chief of Planning

Sign Text: "LILLY"
Location of Sign: 450 KENDALL ST
Applicant: SELBET PARKINS DESIGN ON BEHALF OF
ELI LILLY
Zoning District: OFFICE - 3A Overlay District: N/A
Area of Special Planning Concern: (Sec. 19.46 & 19.42.1) _____
Application Date: 12/6/19
Sketch of sign enclosed: Yes X No _____

PLEASE NOTE: All signs must receive a permit from the Inspectional Services Department (ISD) before installation. Community Development Department Certification action does NOT constitute issuance of a permit or certification that all other code requirements have been met. Do not contract for the fabrication of a sign until all permits have been issued including City Council approval, if necessary for signs in the public way*.

* Any sign or portion of a sign extending more than six (6) inches into the public way/sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk.

The Sign Ordinance is available online under Article 7.000 at
<https://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning/Ordinance>

Contact Liza Paden at 617 349 4647 or lpaden@cambridgema.gov for further information.

344 Broadway
Cambridge, MA 02139
Voice: 617 349-4800
Fax: 617 349-4669
TTY: 617 349-4621
www.cambridgema.gov

Proposed WALL Sign

Area in Square feet: 60 ft² Dimensions: 15' WIDE X 7' 2" HIGH

Illumination: Natural Internal X External

Height (from ground to the top of the sign): 9' 6"

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) . Area of signs allowed accessory to store:
outside (1 x a) , behind windows (0.5 x a) . Area of all existing signs on
the store front to remain (including any freestanding sign): . Area of additional signs
permitted:

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a) 111 ft. Area of signs allowed accessory to
the building facade: outside (1 x a) 111 ft², behind windows (0.5 x a) 55 ft². Area of
all existing signs on the building facade to remain (including any freestanding sign): 0.
Area of additional signs permitted: 0

SUMMARY OF LIMITATIONS FOR WALL SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

AREA: 60 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the sills of second floor windows. ILLUMINATION: Natural or external, or internal illumination with significant limitations. NUMBER: No limit.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES NO X

Sign requires a variance from the Board of Zoning Appeal: YES X

Relevant sections: 7.16.22 C Wall Sign

COMMENTS: exceeds 20 ft height limit,
exceeds internal illumination of 30" limit

Date: 12/10/19 CDD Representative Elynn Paker

Lilly

Bounding Polygon = 68 sides
13' x 7'2"
60 ft² area



LOGO AT SCALE - 68 SIDED BOUNDING POLYGON
10" x 10"



ralph perkins
design collaborative inc.
5 Winter Street, Arlington Ma 02478
T 781.574.6603 | F 781.574.6606

client

Eli Lilly

project

450 Kendall - Signage Exploration

drawings

Area Calculation

date:

12.09.19

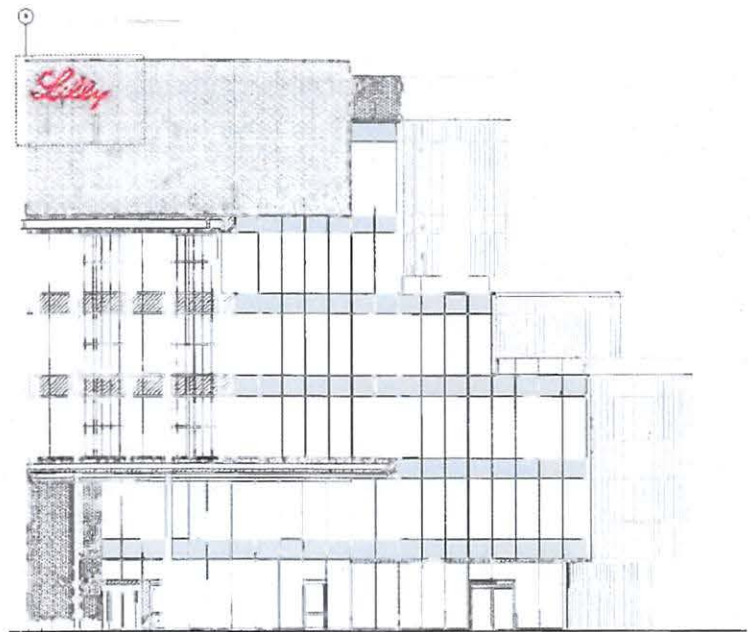
sketch no:

3



2 SIGN ENLARGEMENT
1/8" = 1'-0"

Construction: LED-internally lit acrylic face, aluminum can construction, 1 1/2" in depth. Structure is affixed to facade via internal routed hardware.



1 WEST ELEVATION
1/8" = 1'-0"



selbert parkins
design collaborative inc.
5 Water Street, Arlington MA 02476
T 781.574.6605 | F 781.574.6606

client:
Eli Lilly

project:
450 Kendall - Signage Exploration

drawing:
West Elevation

date:
12.09.19

sketch no:
4





SEANART
 PARKINS
 "AECOM"
 seibert parkins
 design collaborative inc.
 5 Winter Street, Arlington Ma 02478
 T 781.574.6605 | F 781.574.6606

client:
 Eli Lilly

project:
 450 Kendall - Signage Exploration


drawing:
 West 3/4 View - Render

date:
 12.09.19

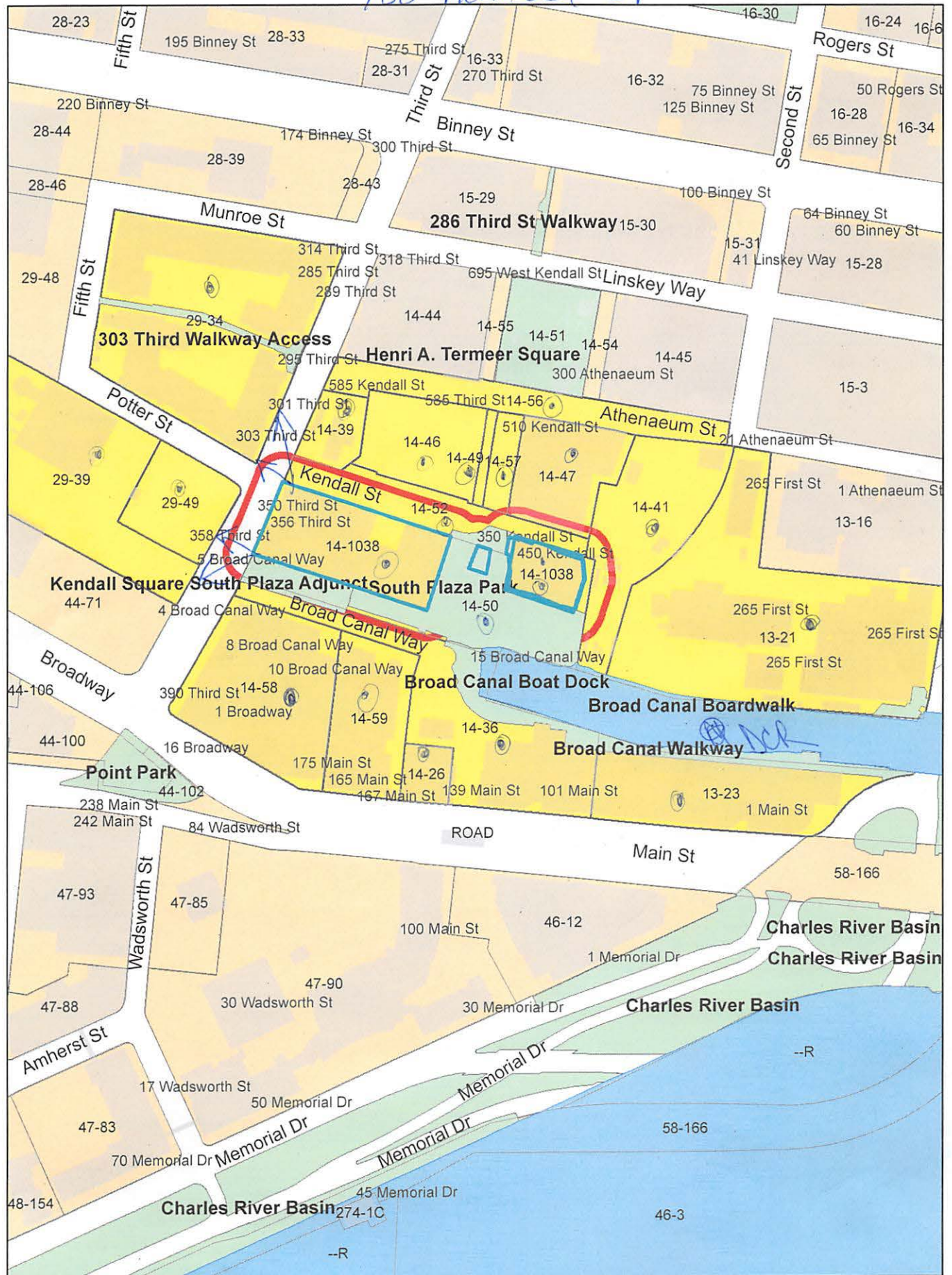
sketch no:
 6





 selbert perkins design collaborative inc. 5 Water Street, Arlington Ma 02476 T 781.574.6605 F 781.574.6606	client: Eli Lilly	project: 450 Kendall - Signage Exploration	drawings: Night Illumination - Render	date: 12.09.19	sheet no: 8
---	-----------------------------	--	---	--------------------------	-----------------------

450 Kendall St.



450 Kendall St.

Petitioner

14-58
MIT ONE BROADWAY FEE OWNER, LLC
C/O MIT INVESTMENT MANG.
ONE BROADWAY, 9TH FL. SUITE 200
CAMBRIDGE, MA 02142

13-21 /14-41
SOUTHERN ENERGY KENDALL
C/O BRIAN KRAMSCHUSTER
13155 NOEL RD., SUITE 100
DALLAS, TX 75240

SELBERT PERKINS DESIGN
C/O CORY DEPASQUALE
90 LEONARD STREET
BELMONT, MA 02478

14-36
RREEF AMERICA REIT II CORP. PPP
C/O CB RICHARD ELLIS
P.O. BX 4900, #207
SCOTTSDALE, AZ 85261-4900

13-23
RREEF AMERICA REIT II CORP.
P.O. BX 4900, #207
SCOTTSDALE, AZ 85261-4900

14-26
MIT 139 MAIN ST FEE OWNER LLC C/O MIT
INVESTMENT MGMT CO
ONE BROADWAY, 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

14-39
COMMONWEALTH GAS CO.
C/O NSTAR GAS CO
PROPERTY TAX DEPT
P.O. BOX 270
HARTFORD, CT 06141-0270

14-47-49-50-52-56-57-1038
BMR KENDALL DEVELOPMENT LLC,
C/O RYAN LLC.
P.O. BOX 847
CARLSBAD, CA 92018

29-34
OPPENHEIM, ALAN V.
303 THIRD ST., #605
CAMBRIDGE, MA 02138

29-34
XIANG, JANE & WEI DENG
2 TREVOR LANE
HOPKINTON, MA 01748

29-49
UNITED STATE OF AMERICA
20 POTTER ST
CAMBRIDGE, MA 02141

14-46
BMR-THIRD LLC ATTN: LEGAL DEPARTMENT
17190 BERNARDO CENTER DRIVE
SAN DIEGO, CA 92128

29-34
ROACH, ROGER A.
303 THIRD ST., # 415
CAMBRIDGE, MA 02142

29-34
POONEN, BJORN M.
303 3RD ST. #416
CAMBRIDGE, MA 02142

14-1038
TP/P KENDALL RETAIL, LLC
225 N.E. MIZNER BLVD, UNIT #400
BOCA RATON, FL 33432

14-1038
TP/P KENDALL SQUARE, LLC.
225 N.E. MIZNER BLVD. UNIT #400
BOCA RATON, FL 33432

29-34
SIMHA. OVADIA R,
TRUSTEE THE OVADIA R. SIMHA REV LIVING
TRUST
303 THIRD ST., #704
CAMBRIDGE, MA 02142

29-34
303 THIRD SPE LLC, C/O EQR-R.E. TAX
DEPARTMENT
P.O. BOX 87407 (19337)
CHICAGO, IL 60680-0407

29-34
STABILE, LAWRENCE A. JANE SANFORD STABILE
303 THIRD ST #517
CAMBRIDGE, MA 02141

29-34
BEAVER PAD LLC
PO BOX 1588
JACKSON, WY 83001

29-39
UNITED STATES OF AMERICA
575 TECH SQ
CAMBRIDGE, MA 02139

29-34
DENNIS, JACK B.
303 THIRD ST., #705
CAMBRIDGE, MA 02141

29-34
GOODWAY, MARTHA
303 3RD ST UNIT #216
CAMBRIDGE, MA 02142

14-59
MIT 165 MAIN ST FEE OWNER LLC
C/O MIT CAMBRIDGE REAL ESTATE LLC
ONE BROADWAY, SUITE 09-200
CAMBRIDGE, MA 02142

29-34
LITSTER, J. DAVID,
TRUSTEE J. DAVID LISTER 2009 REV TRUST
303 THIRD ST., # 812
CAMBRIDGE, MA 02141

14-1038
WATERMARK II MEMBER, LLC
801 GRAND AVENUE
DES MOINES, IA 50392

DEPARTMENT OF CONSERVATION &
RECREATION
251 CAUSEWAY STREET – SUITE 600
BOSTON, MA 02114-5517