

399 Binney Street

Volume 2

Cambridge, MA 02139



DRAWING LIST

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REVISIONS

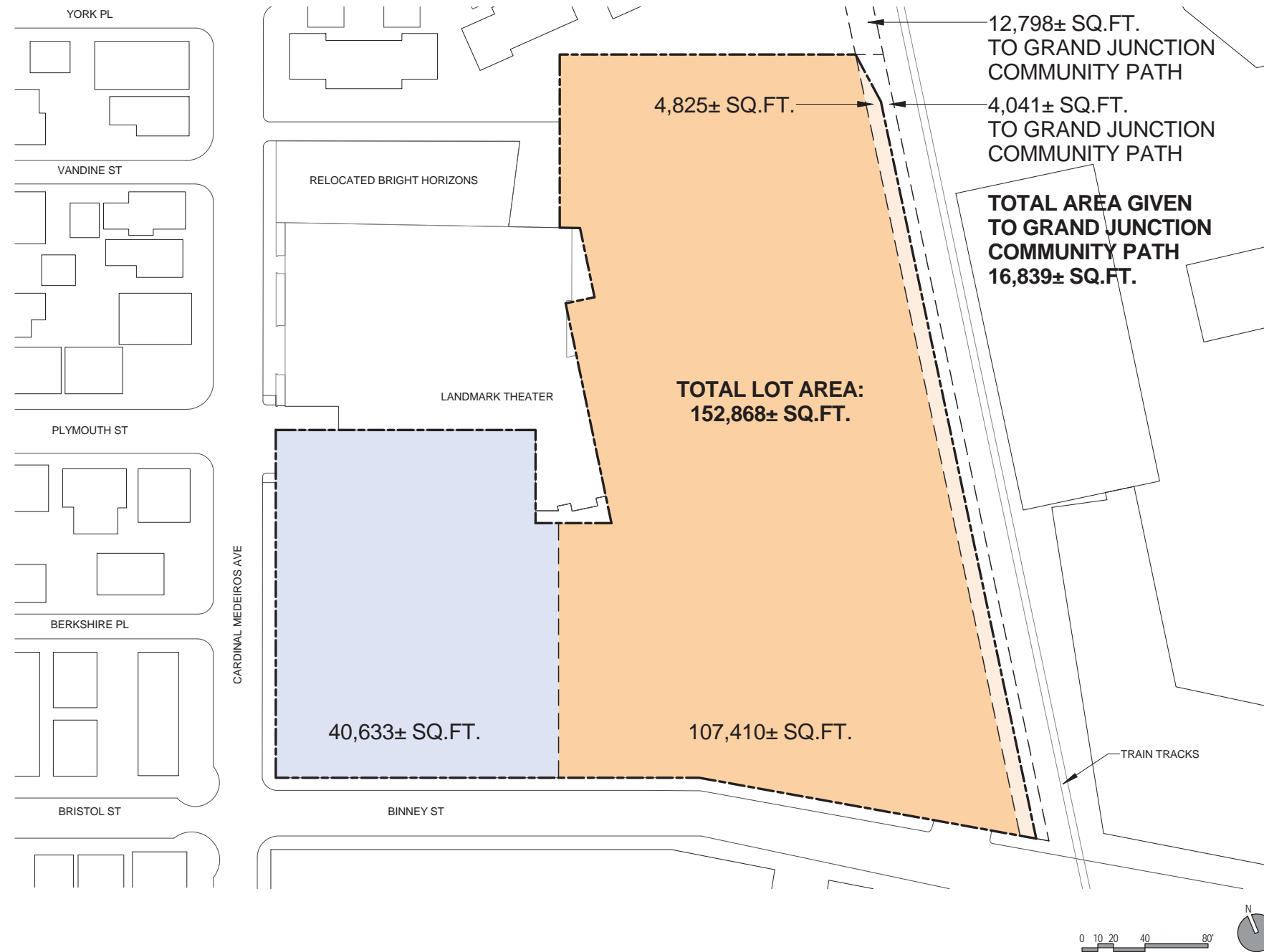
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Cover Sheet

DRAWING INFORMATION

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| DATE OF ISSUE | |
| Special Permit | |
| DESCRIPTION | |
| SCALE | DRAWN BY |
| 3/23/16 | Ad_Cover Sheet.pdf |
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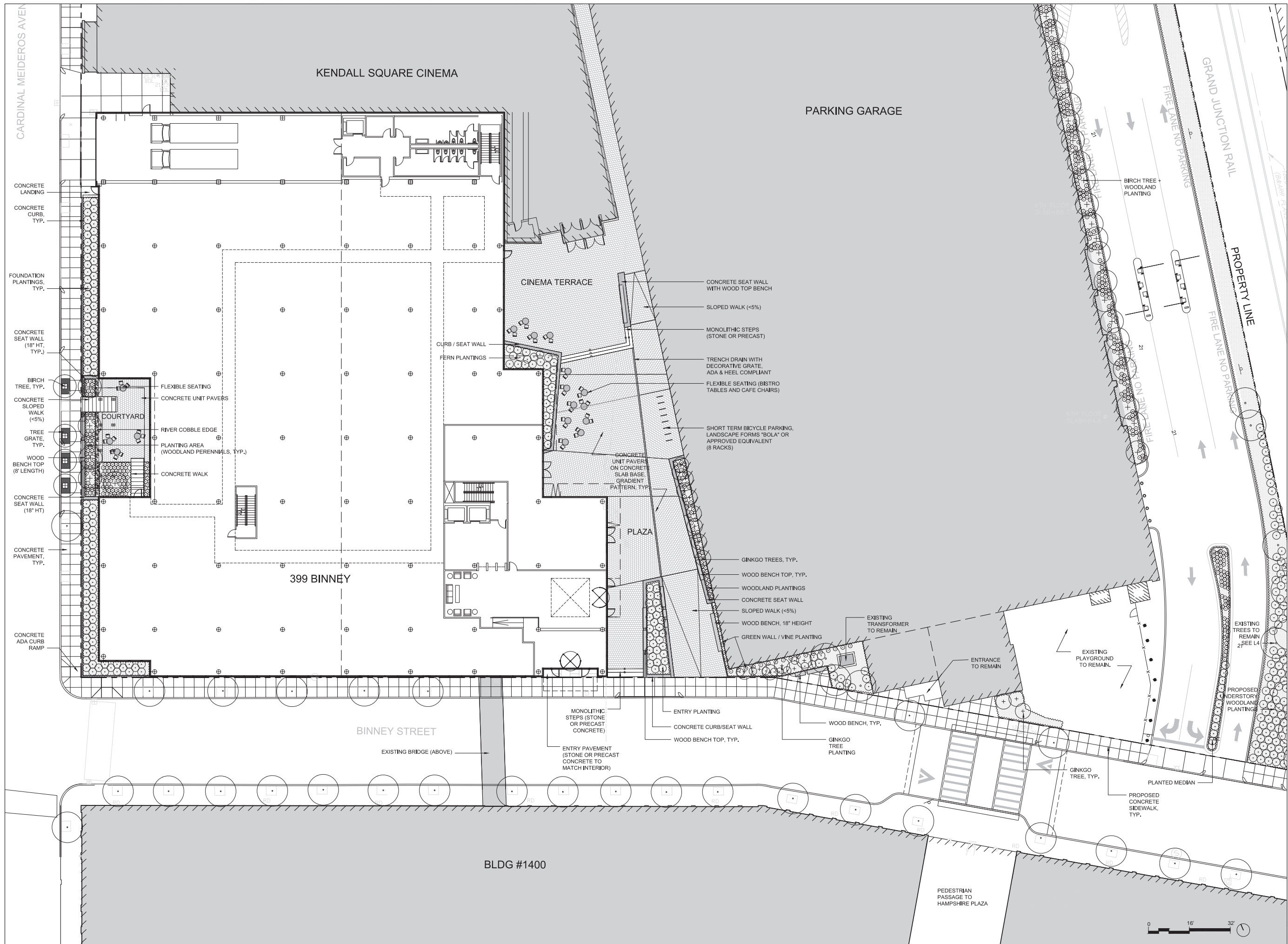
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DRAWING TITLE
Project Site Area

DRAWING INFORMATION

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|------------------|----------------------|
| January 15, 2016 | DATE OF ISSUE |
| Special Permit | DESCRIPTION |
| MND | DRAWN BY |
| 3236 | 3236_OKS_Phase 2.rvt |
| | PROJECT # FILE NAME |

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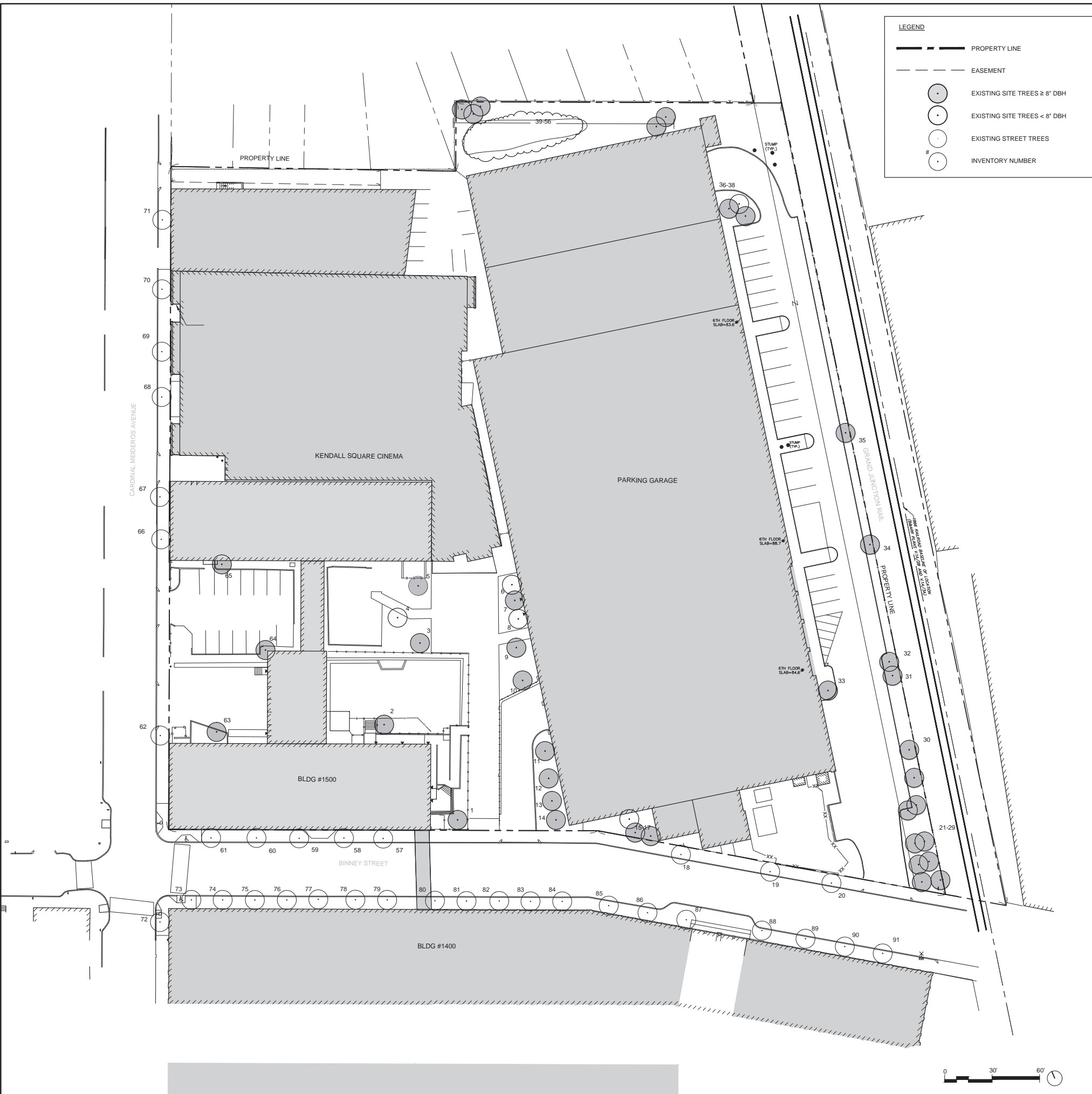
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DRAWING TITLE
LANDSCAPE PLAN

DRAWING INFORMATION

1-15-2016
 DATE OF ISSUE
 Special Permit Application
 DESCRIPTION:
 1/16" = 1' - 0" SS/RR
 SCALE DRAWN BY
 1511 FILE NAME
 PROJECT # 3236_OKS_Phase 2.rvt

DRAWING NUMBER
L1
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One Kendall Square Tree Survey/Evaluation

Surveying Arborist
Patrick Boyle MCA/ISA And Arthur Engdahl MCA/ISA

ARCHITECT: Hartney Graymont, David Anderson, MCA

| Number | Species | DBH | Height | Condition | Additional Information |
|--|------------------|------|--------|-----------|---|
| DBH is in inches | | | | | |
| Section I - 1500 Binney Street towards Cinema | | | | | |
| 1 | Norway maple | 16.5 | 25 ft. | Excellent | black text indicates tree greater than or equal to 8" dbh |
| 2 | Linden | 14 | 25 ft. | Excellent | |
| 3 | Crabapple | 11 | 16 ft. | Excellent | |
| 4 | Crabapple | 7 | 9 ft. | Good | gray text indicates tree less than 8" dbh |
| 5 | Crabapple | 12 | 10 ft. | Excellent | |
| 6 | Red maple | 7 | 35 ft. | Good | |
| 7 | Red maple | 8 | 35 ft. | Good | |
| 8 | Red maple | 7 | 35 ft. | Good | |
| 9 | Pear | 12 | 35 ft. | Good | |
| 10 | Pear | 13.5 | 35 ft. | Good | |
| Beginning with tree at far end of building toward Binney Street | | | | | |
| 11 | Pear | 12 | 40 ft. | Good | |
| 12 | Pear | 12 | 40 ft. | Good | |
| 13 | Pear | 13 | 40 ft. | Good | |
| 14 | Pear | 11 | 40 ft. | Fair | Repair Tree |
| On Binney Street moving toward Railroad tracks East | | | | | |
| 15 | Crabapple | 6 | 13 ft. | Fair | |
| 16 | Crabapple | 8 | 13 ft. | 30% dead | |
| 17 | Crabapple | 10 | 15 ft. | 30% dead | |
| Section II Train tracks side of garage | | | | | |
| 21 | Pear | 12 | 30 ft. | Good | |
| 22 | Pear | 18 | 30 ft. | Good | |
| 23 | Pear | 11 | 30 ft. | Good | |
| 24 | Pear | 11 | 30 ft. | Poor | |
| 25 | Pear | 13 | 30 ft. | Good | |
| 26 | Pear | 12 | 30 ft. | Good | |
| 27 | Pear | 13 | 30 ft. | Fair | |
| 28 | Pear | 12 | 30 ft. | Good | |
| 29 | Pear | 15 | 30 ft. | Good | |
| Straight down fence line toward back of garage | | | | | |
| 30 | Pear | 15 | 30 ft. | Good | |
| 31 | Pear | 17 | 30 ft. | Good | |
| 32 | Pear | 16 | 30 ft. | Good | |
| Next to building | | | | | |
| 33 | Pear | 17 | 30 ft. | Poor | Repair Tree |
| Fence line | | | | | |
| 34 | Arborvitae clump | 34 | 20 ft. | Good | |
| 35 | Arborvitae clump | 14 | 20 ft. | Good | |
| Next to garage | | | | | |
| 36 | Pear | 14 | 20 ft. | Fair | |
| 37 | Pear | 7 | 20 ft. | Fair | |
| 38 | Pear | 10 | 20 ft. | Fair | |
| Section III Back side of garage | | | | | |
| 39 | Red maple | 13 | 40 ft. | Fair | |
| 40 | Red maple | 13 | 40 ft. | Fair | |
| 41 | Mulberry | 9 | 25 ft. | Excellent | |
| 42 | Hemlock | 8 | 20 ft. | Poor | |
| 43 | Hemlock | 8 | 30 ft. | Poor | |
| 44 | Hemlock | 9 | 30 ft. | Good | |
| 45 | Hemlock | 8 | 30 ft. | Poor | |
| 46 | Hemlock two-stem | 8 | 20 ft. | Poor | |
| 47 | White pine | 18 | 40 ft. | Good | |
| 48 | White pine | 12 | 40 ft. | Good | |
| 49 | White pine | 12 | 40 ft. | Good | |
| 50 | White pine | 12 | 40 ft. | Good | |
| 51 | White pine | 12 | 40 ft. | Good | |
| 52 | Green ash | 16 | 40 ft. | Good | |
| 53 | Green ash | 11 | 40 ft. | Good | |
| 54 | Green ash | 8.5 | 40 ft. | Good | |
| 55 | White pine | 12 | 30 ft. | Fair | |
| 56 | Siberian elm | 2 | 12 ft. | Good | |
| Cardinal Medeiros Ave North | | | | | |
| 63 | Norway maple | 13.5 | 35 ft. | Good | @loading dock |
| 1700 Kendall Square | | | | | |
| 64 | Norway maple | 14 | 25 ft. | Good | parking lot |
| 65 | Norway maple | 17.5 | 25 ft. | Good | parking lot |

| ARBOR STUDY PROJECT SITE DBH CALCULATIONS | |
|---|--------------|
| EXISTING SITE DBH (≥ 8") TOTAL | 642.0 INCHES |

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REVISIONS

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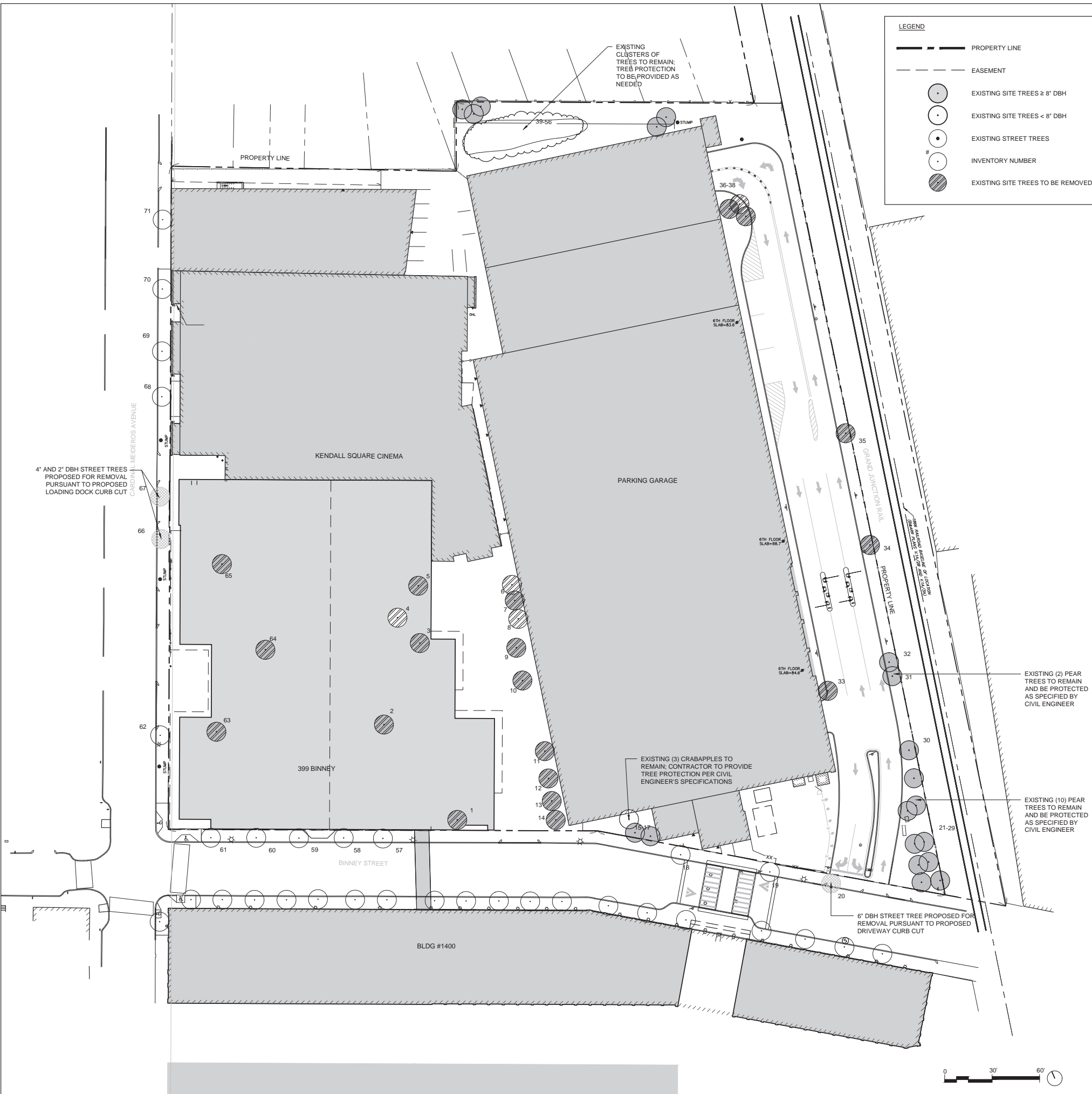
DRAWING TITLE
ARBOR STUDY
Existing Tree
Inventory and
Plan

DRAWING INFORMATION

1-15-2016
DATE OF ISSUE
Special Permit Application
DESCRIPTION
1" = 30' - 0"
SCALE
1511
PROJECT #
SS/RR
DRAWN BY
3236_OKS_Phase 2.rvt
FILE NAME

DRAWING NUMBER
L2

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LEGEND

- PROPERTY LINE
- EASEMENT
- EXISTING SITE TREES ≥ 8" DBH
- EXISTING SITE TREES < 8" DBH
- EXISTING STREET TREES
- INVENTORY NUMBER
- EXISTING SITE TREES TO BE REMOVED

Harvey Graymont
433 Chestnut Street
Newham, MA 02482

David Anderson, MCA

One Kendall Square Tree Survey/Evaluation

Surveying Arborist
Patrick Boyle MCA/ISA And Arthur Engdahl MCA/ISA

| Number | Species | DBH | Height | Condition | Additional Information |
|--|------------------|------|--------|-----------|---|
| DBH is in inches | | | | | |
| Section I - 1500 Binney Street towards Cinema | | | | | |
| 1 | Norway maple | 16.5 | 25 ft. | Excellent | indicates tree 28" to be removed |
| 2 | Linden | 14 | 25 ft. | Excellent | |
| 3 | Crabapple | 13 | 16 ft. | Excellent | |
| 4 | Crabapple | 7 | 9 ft. | Good | indicates tree less than 8" dbh to be removed |
| 5 | Crabapple | 12 | 10 ft. | Excellent | |
| 6 | Red maple | 7 | 35 ft. | Good | |
| 7 | Red maple | 8 | 35 ft. | Good | |
| 8 | Red maple | 7 | 35 ft. | Good | |
| 9 | Pear | 12 | 35 ft. | Good | |
| 10 | Pear | 13.5 | 35 ft. | Good | |
| - 87 inches | | | | | |
| Beginning with tree at far end of building toward Binney Street | | | | | |
| 11 | Pear | 12 | 40 ft. | Good | |
| 12 | Pear | 12 | 40 ft. | Good | |
| 13 | Pear | 13 | 40 ft. | Good | |
| 14 | Pear | 15 | 40 ft. | Fair | Remove Tree |
| - 48 inches | | | | | |
| On Binney Street moving toward Railroad tracks East | | | | | |
| 15 | Crabapple | 6 | 13 ft. | Fair | |
| 16 | Crabapple | 8 | 13 ft. | 30% dead | |
| 17 | Crabapple | 10 | 15 ft. | 30% dead | |
| Section II Train tracks side of garage | | | | | |
| 21 | Pear | 12 | 30 ft. | Good | |
| 22 | Pear | 18 | 30 ft. | Good | |
| 23 | Pear | 11 | 30 ft. | Good | |
| 24 | Pear | 11 | 30 ft. | Poor | |
| 25 | Pear | 13 | 30 ft. | Good | |
| 26 | Pear | 12 | 30 ft. | Good | |
| 27 | Pear | 13 | 30 ft. | Fair | |
| 28 | Pear | 12 | 30 ft. | Good | |
| 29 | Pear | 15 | 30 ft. | Good | |
| Straight down fence line toward back of garage | | | | | |
| 30 | Pear | 15 | 30 ft. | Good | |
| 31 | Pear | 17 | 30 ft. | Good | |
| 32 | Pear | 16 | 30 ft. | Good | |
| Next to building | | | | | |
| 33 | Pear | 17 | 30 ft. | Poor | Remove Tree |
| - 17 inches | | | | | |
| Fence line | | | | | |
| 34 | Arborvitae clump | 34 | 20 ft. | Good | |
| 35 | Arborvitae clump | 14 | 20 ft. | Good | |
| - 48 inches | | | | | |
| Next to garage | | | | | |
| 36 | Pear | 14 | 20 ft. | Fair | |
| 37 | Pear | 7 | 20 ft. | Fair | |
| 38 | Pear | 10 | 30 ft. | Fair | |
| - 24 inches | | | | | |
| Section III Back side of garage | | | | | |
| 39 | Red maple | 13 | 40 ft. | Fair | |
| 40 | Red maple | 13 | 40 ft. | Fair | |
| 41 | Mulberry | 9 | 25 ft. | Excellent | |
| 42 | Hemlock | 8 | 20 ft. | Poor | |
| 43 | Hemlock | 8 | 30 ft. | Poor | |
| 44 | Hemlock | 9 | 30 ft. | Good | |
| 45 | Hemlock | 8 | 30 ft. | Poor | |
| 46 | Hemlock two-stem | 8 | 20 ft. | Poor | |
| 47 | White pine | 18 | 40 ft. | Good | |
| 48 | White pine | 12 | 40 ft. | Good | |
| 49 | White pine | 12 | 40 ft. | Good | |
| 50 | White pine | 12 | 40 ft. | Good | |
| 51 | White pine | 12 | 40 ft. | Good | |
| 52 | Green ash | 16 | 40 ft. | Good | |
| 53 | Green ash | 11 | 40 ft. | Good | |
| 54 | Green ash | 8.5 | 40 ft. | Good | |
| 55 | White pine | 12 | 30 ft. | Fair | |
| 56 | Siberian elm | 2 | 12 ft. | Good | |
| Cardinal Medeiros Ave North | | | | | |
| 63 | Norway maple | 13.5 | 35 ft. | Good | @loading dock |
| - 13.5 inches | | | | | |
| 1700 Kendall Square | | | | | |
| 64 | Norway maple | 14 | 35 ft. | Good | parking lot |
| 65 | Norway maple | 17.5 | 35 ft. | Good | parking lot |
| - 31.5 inches | | | | | |

** NOTE: Street trees indicated as possible removals not included within these calculations

| ARBOR STUDY PROJECT SITE DBH CALCULATIONS | |
|---|---------------|
| EXISTING SITE DBH (≥ 8") TOTAL | 642.0 INCHES |
| REMOVALS SITE DBH (≥ 8") TOTAL | -269.0 INCHES |

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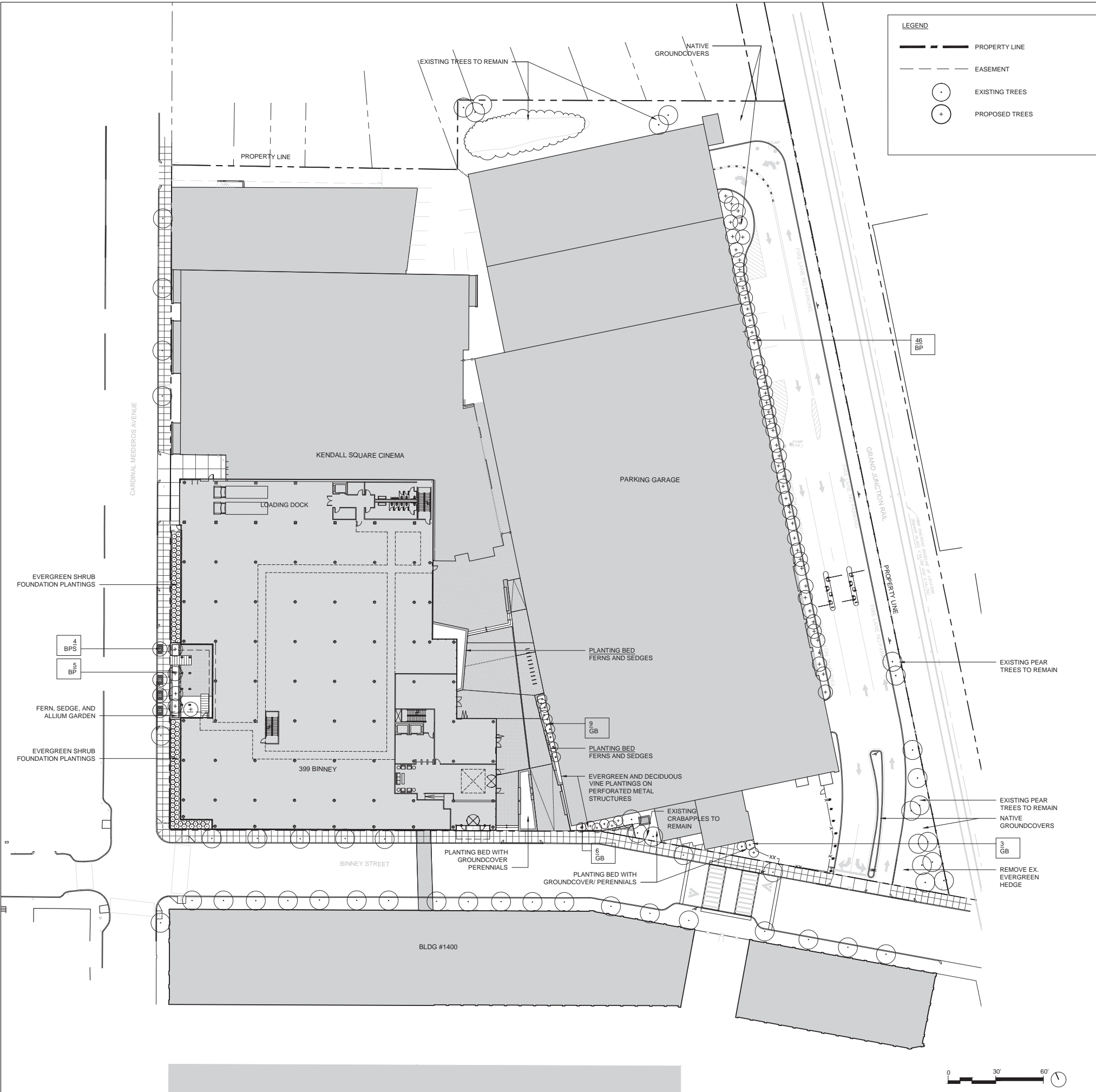
DRAWING TITLE
**ARBOR STUDY
Inventory and
Removals Plan**

DRAWING INFORMATION

| | |
|----------------------------|----------------------|
| 1-15-2016 | DATE OF ISSUE |
| Special Permit Application | DESCRIPTION |
| SS/RR | DRAWN BY |
| 1511 | 3236_OKS_Phase 2.rvt |
| | FILE NAME |

DRAWING NUMBER
L3

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| TREE PLANTING SCHEDULE - SITE TREES | | | | | | | |
|-------------------------------------|-----|----------------------------------|-----------------------|-----------|----------------------|------|--------------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | DBH | ROOT | COMMENTS |
| BP | 51 | BETULUS POPULIFOLIA 'WHITESPIRE' | WHITESPIRE GREY BIRCH | 2.5" CAL. | 127.5 | B&B | SINGLE STEM AND MULTI-STEM MIX |
| GB | 18 | GINKGO BILOBA 'AUTUMN GOLD' | AUTUMN GOLD GINKGO | 2" CAL. | 36.0 | B&B | SINGLE STEM |
| | | | | | 163.5 NEW DBH | | |

| TREE PLANTING SCHEDULE - STREET TREES | | | | | | | |
|---------------------------------------|-----|----------------------------------|-----------------------|-----------|-------|------|-------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | DBH | ROOT | COMMENTS |
| BPS | 4 | BETULUS POPULIFOLIA 'WHITESPIRE' | WHITESPIRE GREY BIRCH | 2.5" CAL. | 10.0" | B&B | SINGLE STEM |

** NOTE: DBH totals for project site trees only. Street trees indicated as possible removals and/or additions not included within these calculations.

| ARBOR STUDY PROJECT SITE DBH CALCULATIONS | |
|---|---------------|
| EXISTING SITE DBH (≥ 8") TOTAL | 642.0 INCHES |
| REMOVALS SITE DBH (≥ 8") TOTAL | -269.0 INCHES |
| NEW TREES (ADDITIONAL DBH) | +163.5 INCHES |
| NET REDUCTION DBH TOTAL | -105.5 INCHES |

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DATE

DRAWING TITLE
ARBOR STUDY
Tree Planting Plan

DRAWING INFORMATION

1-15-2016
 DATE OF ISSUE
 Special Permit Application
 DESCRIPTION

SS/RR
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 1511 3236_OKS_Phase 2.rvt
 PROJECT # FILE NAME

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Aerial View

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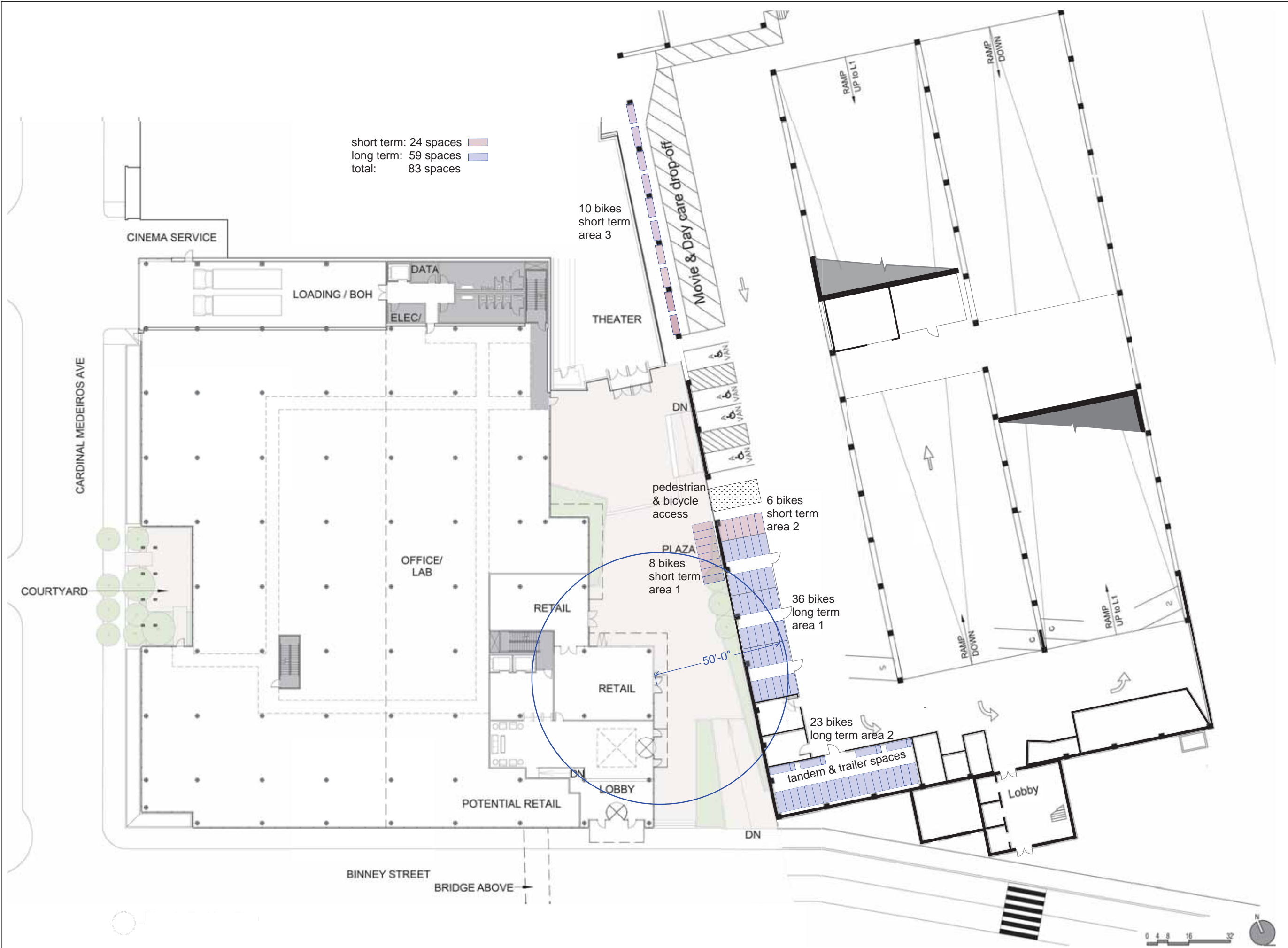
Aerial View

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| January 15, 2016 | |
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A1



short term: 24 spaces
 long term: 59 spaces
 total: 83 spaces

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 617 499-8000

CONSTRUCTION MANAGER
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REVISIONS

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DRAWING TITLE
Bicycle Parking Plan

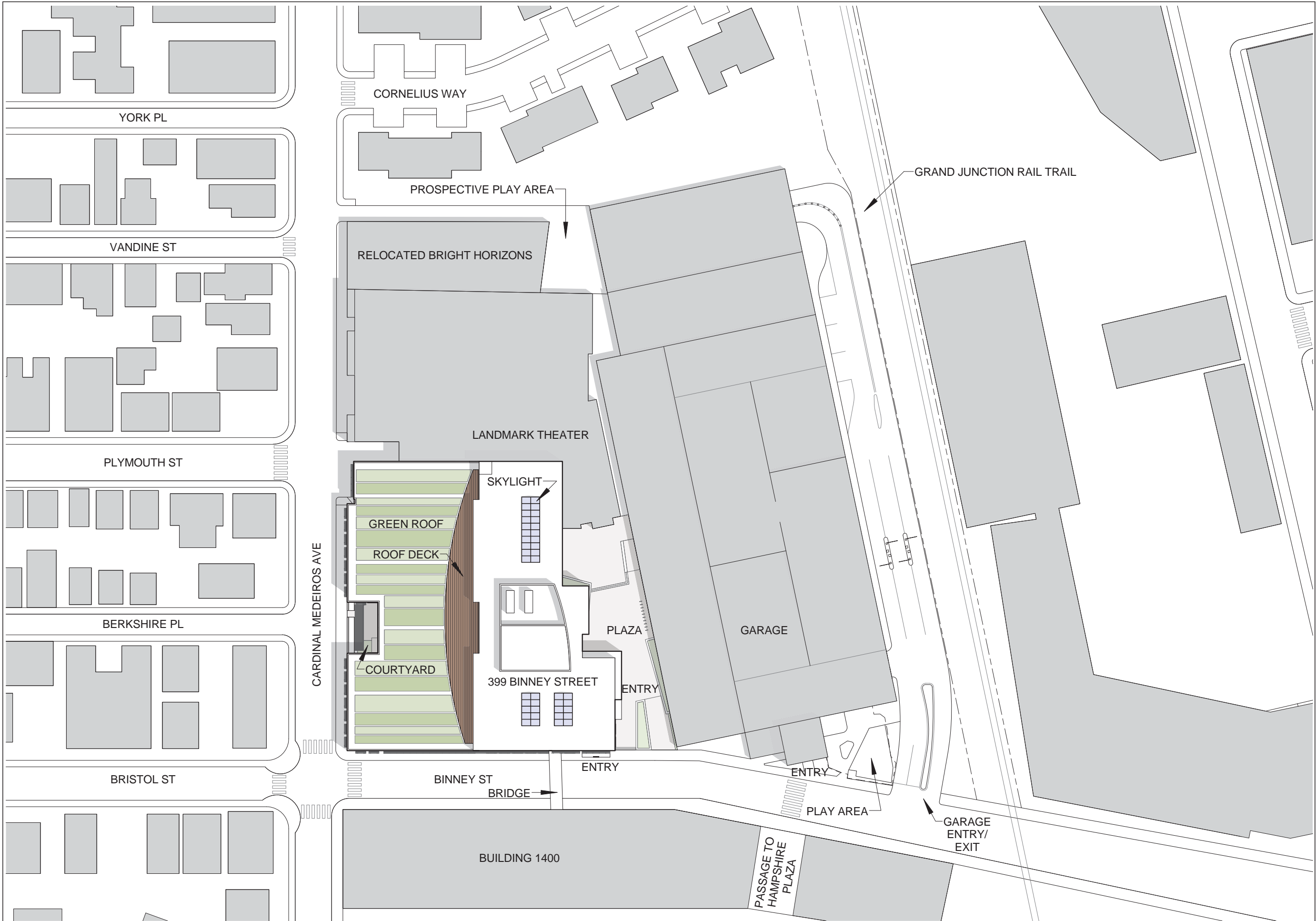
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A2

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REVISIONS

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Roof and Site Plan

DRAWING INFORMATION

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1 Roof and Site Plan
 1/32" = 1'-0" at 24"x36"

REVISIONS

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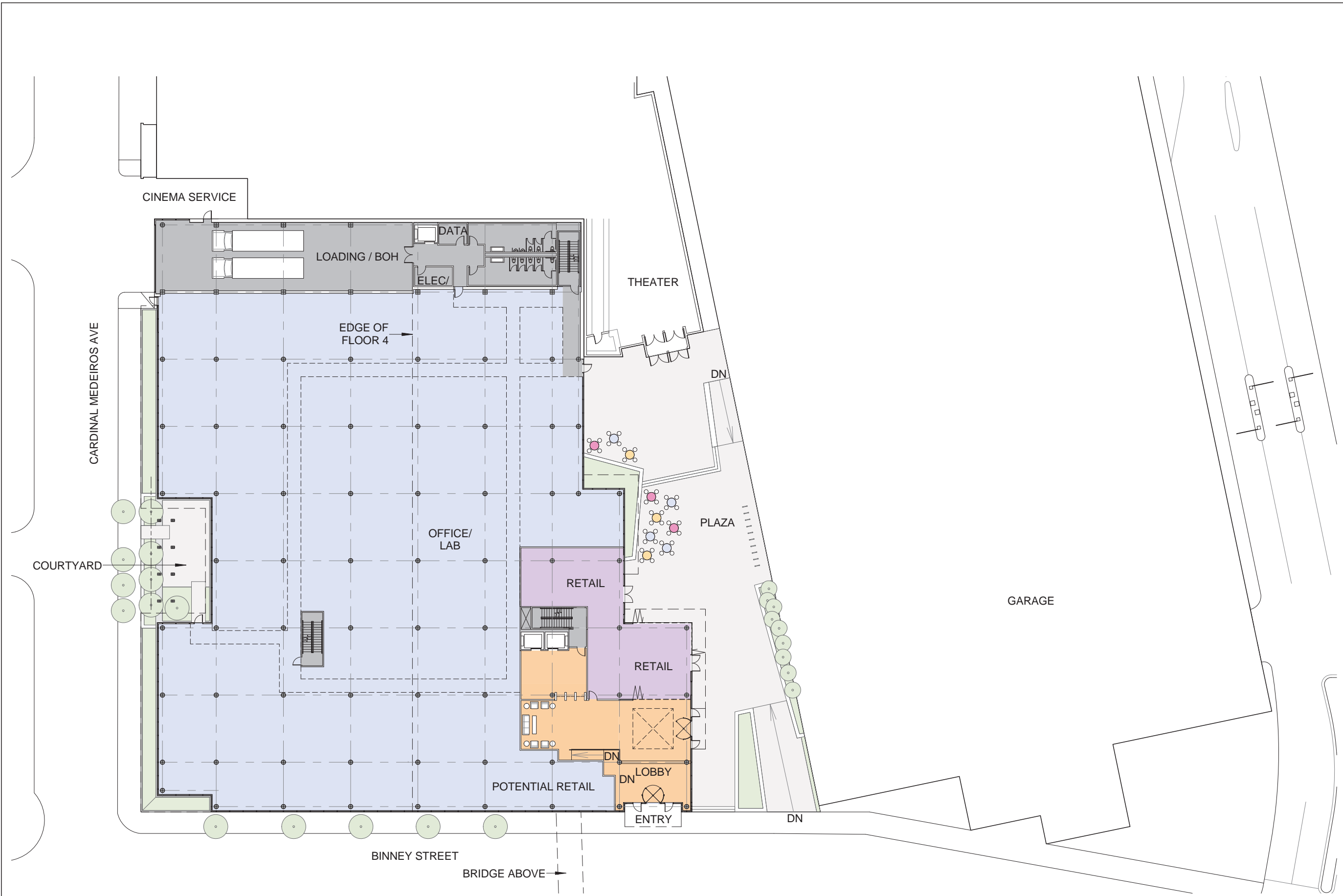
DRAWING TITLE
First Floor Plan

DRAWING INFORMATION

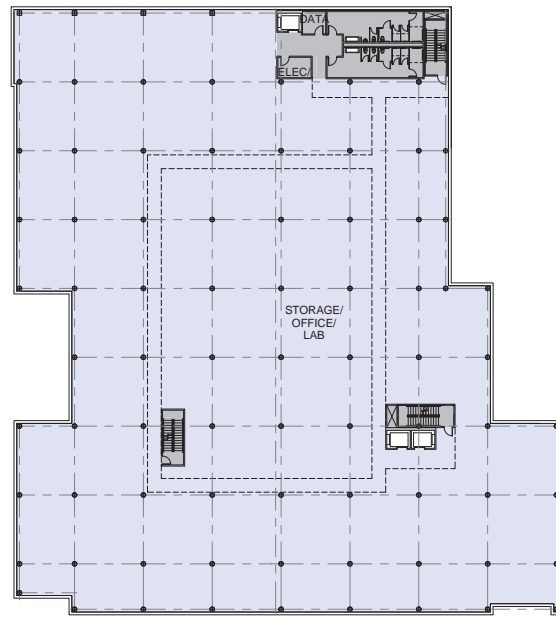
January 15, 2016
 DATE OF ISSUE
 Special Permit
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 3236 OKS, Phase 2.rvt
 PROJECT # FILE NAME

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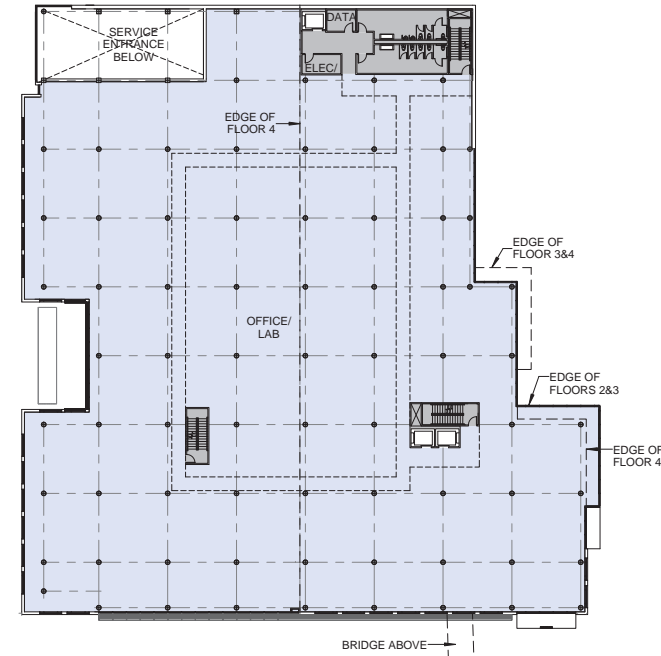
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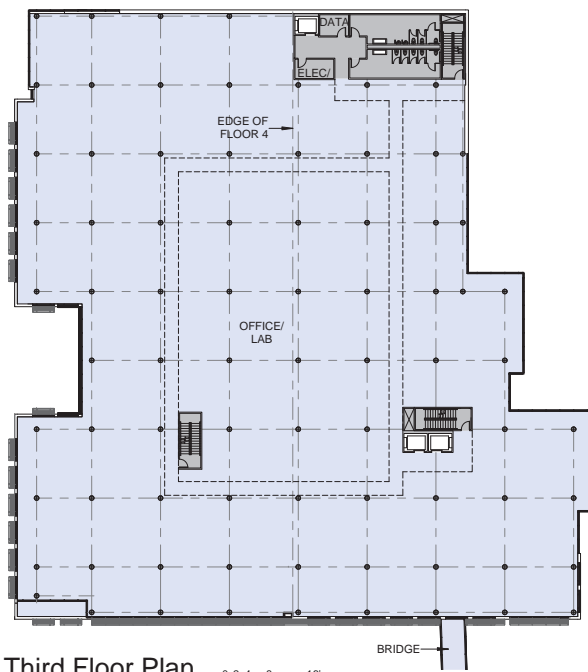
1 First Floor Plan
 1/16" = 1'-0" at 24"x36"
 0 2 4 8 16'



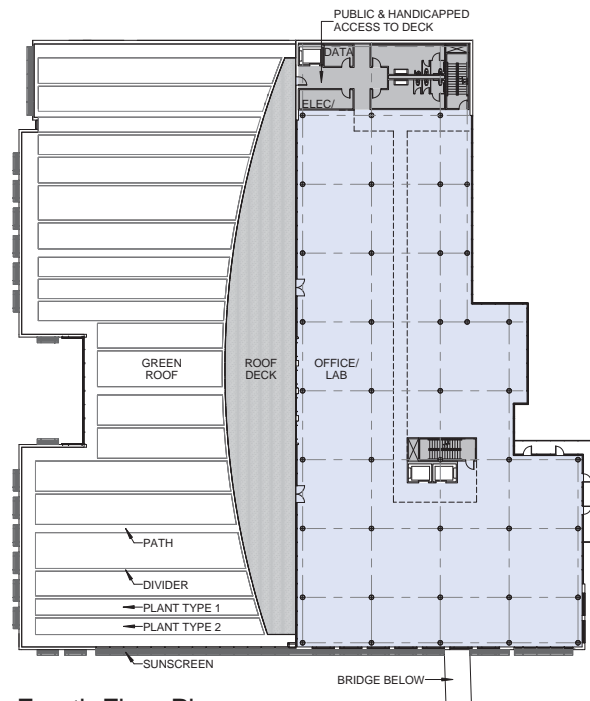
1 Lower Floor Plan
1/32" = 1'-0" at 24"x36"



2 Second Floor Plan
1/32" = 1'-0" at 24"x36"



4 Third Floor Plan
1/32" = 1'-0" at 24"x36"



3 Fourth Floor Plan
1/32" = 1'-0" at 24"x36"

REVISIONS

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DRAWING TITLE
**Basement,
Second, Third,
and Fourth Floor
Plans**

DRAWING INFORMATION

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DRAWING TITLE
South Elevation

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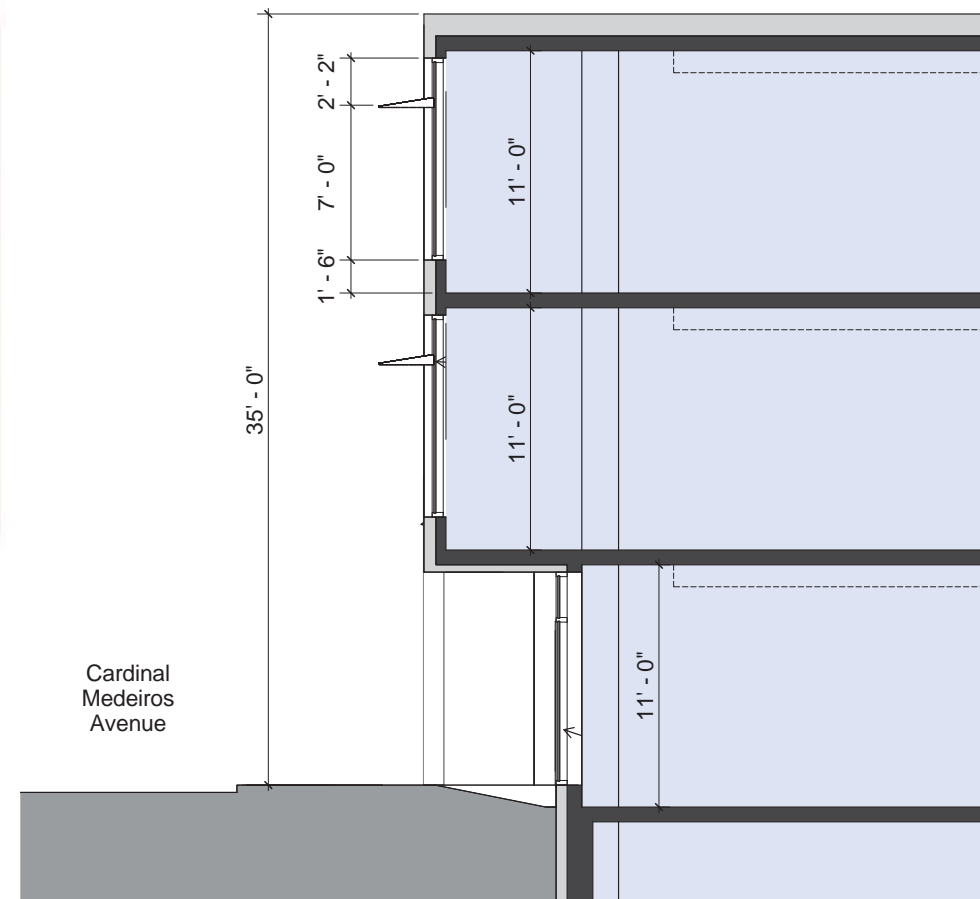
December 21, 2015
 DATE OF ISSUE
 Special Permit
 DESCRIPTION
 See Drawing MND
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 3/32 3236 OKS Phase 2.rvt
 PROJECT # FILE NAME

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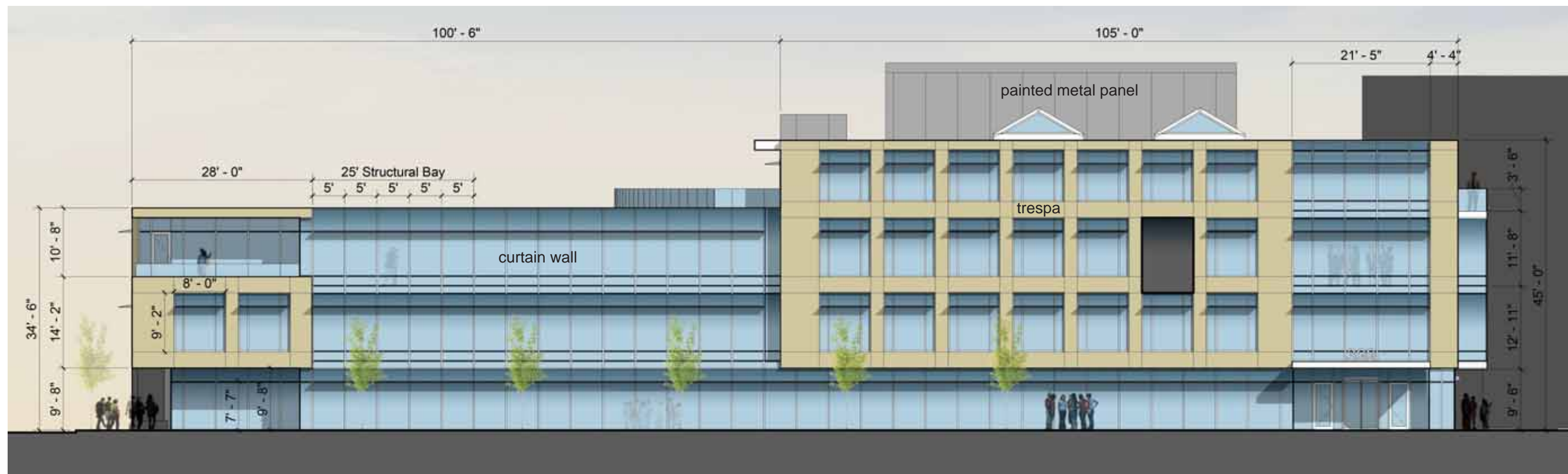
A6



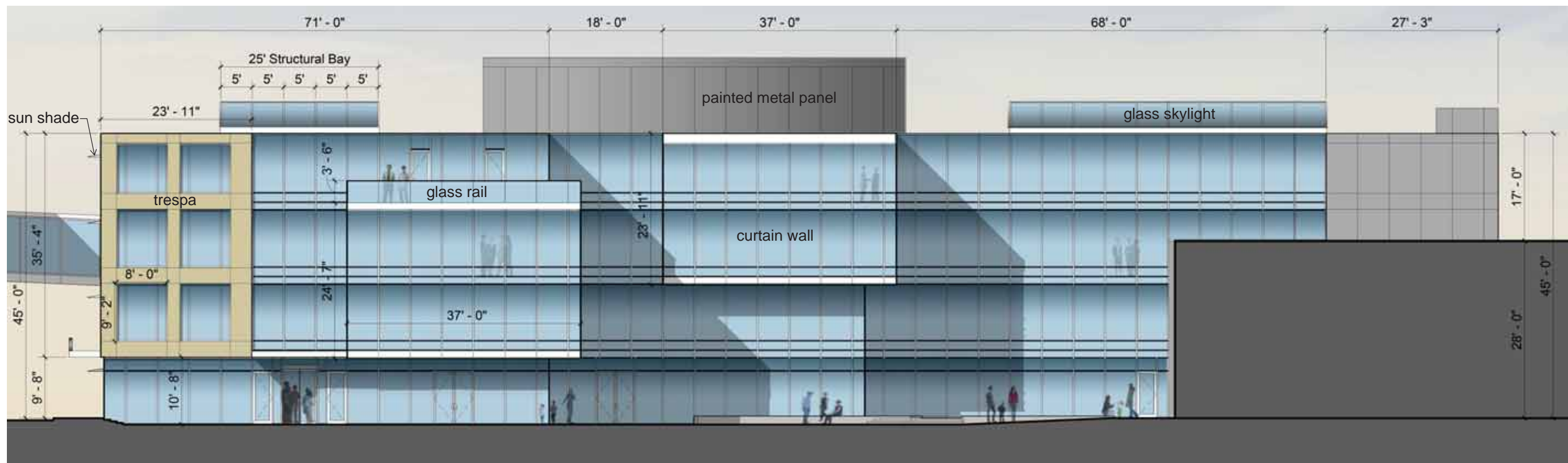
Trespa Meteon cladding for rain screen exterior wall



① Enlarged Section 0.5 1 2 4
 1/4" = 1'-0" at 24"x36"



② South Elevation 0.1 2 4 8
 1/8" = 1'-0" at 24"x36"



1 East Elevation
 1/8" = 1'-0" at 24"x36"



2 West Elevation
 1/8" = 1'-0" at 24"x36"

REVISIONS

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DRAWING TITLE
East and West Elevations

DRAWING INFORMATION

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| 1/8" = 1'-0" | MND |
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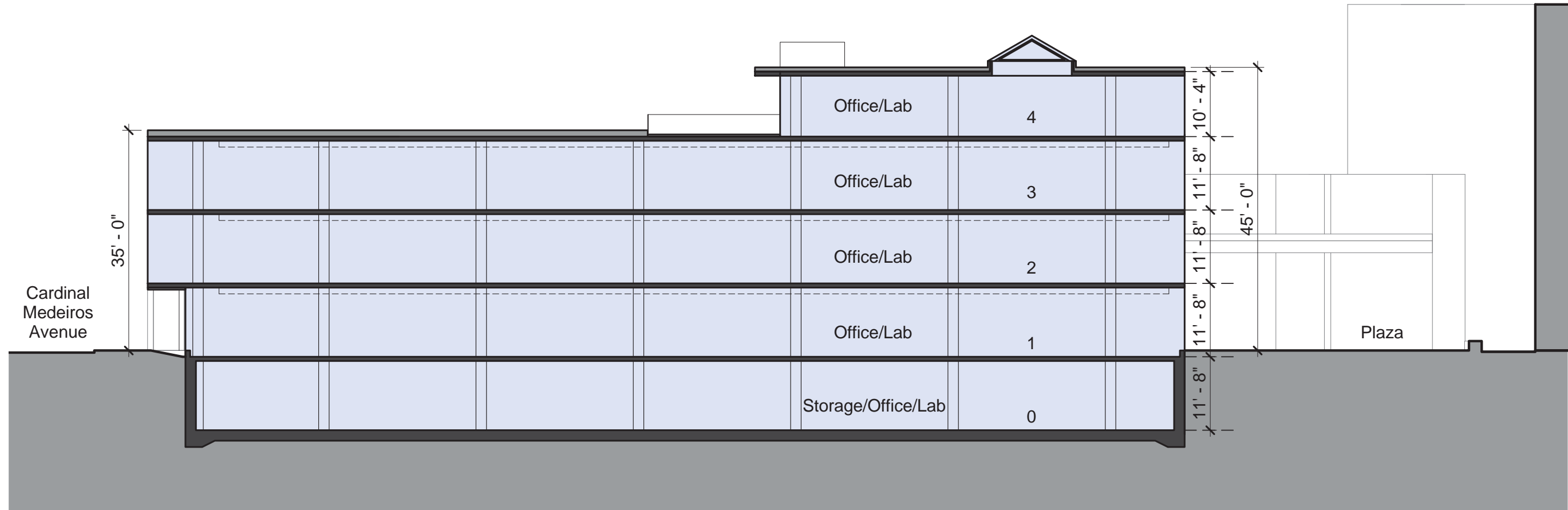
DRAWING TITLE
First Floor Plan

DRAWING INFORMATION

January 15, 2016
 DATE OF ISSUE
 Special Permit
 DESCRIPTION
 1/8" = 1'-0" MND
 SCALE DRAWN BY
 3236 3236_OKS_Phase 2.rvt
 PROJECT # FILE NAME

DRAWING NUMBER

A8



1 Building Section
 1/8" = 1'-0" at 24"x36"

0 1 2 4 8'



View from Cardinal Medeiros Avenue

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**Perspective
 View from
 Cardinal
 Medeiros
 Avenue**

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A10



View from Cardinal Medeiros Avenue Looking South

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**Perspective
 View from
 Cardinal
 Medeiros
 Avenue**

DRAWING INFORMATION

January 15, 2016
 DATE OF ISSUE
 Special Permit
 DESCRIPTION
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 PROJECT # FILE NAME

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A11



View of Courtyard

ARCHITECT

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REVISIONS

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**Perspective
 View of
 Courtyard from
 Cardinal
 Medeiros
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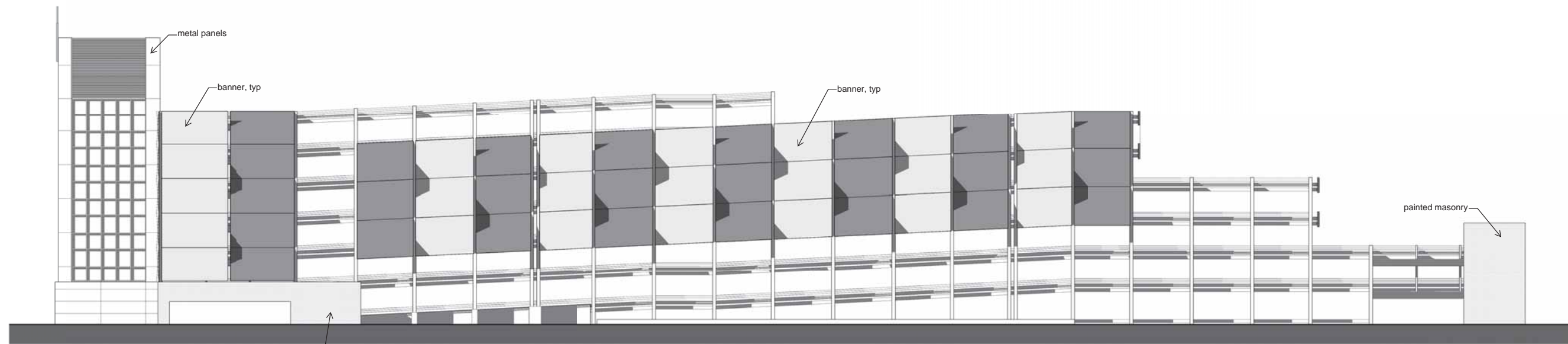
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Garage Elevations

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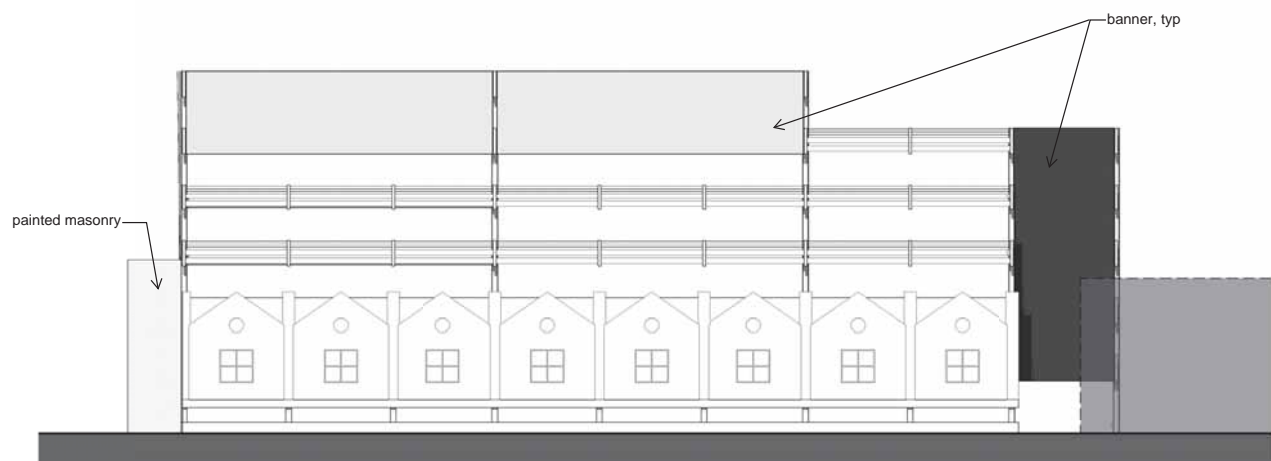
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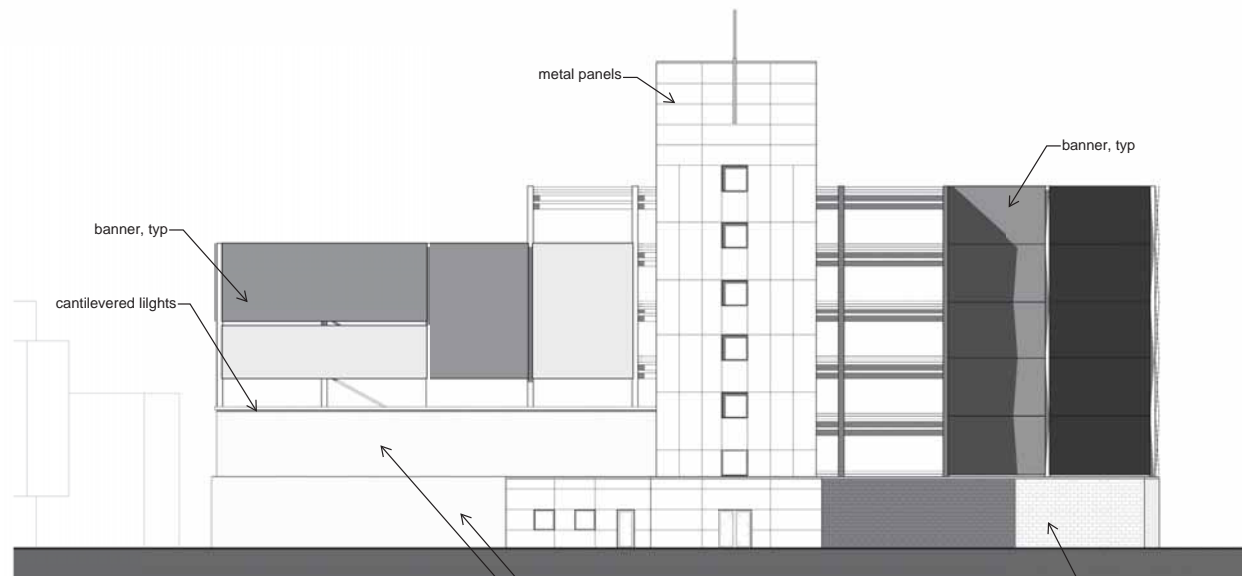
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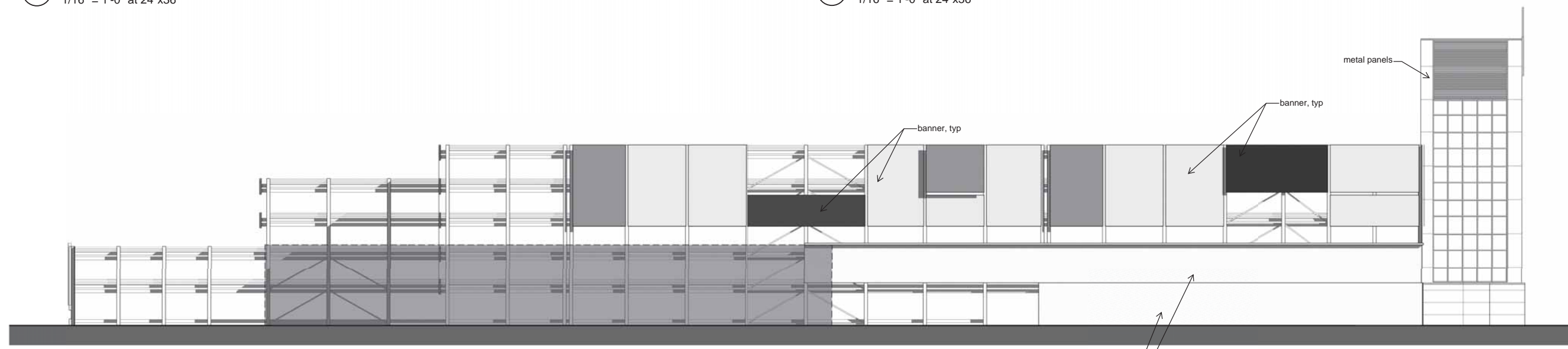
1 East Elevation
 1/16" = 1'-0" at 24"x36"



2 North Elevation
 1/16" = 1'-0" at 24"x36"



3 South Elevation
 1/16" = 1'-0" at 24"x36"



4 West Elevation
 1/16" = 1'-0" at 24"x36"



View of Plaza towards Binney Street

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View of Plaza

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A15



View of Plaza - Night

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**View of Plaza -
Night**

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A16



View of Lobby and Garage from Binney Street

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View of Lobby and Garage from Binney Street

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A17

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View of Plaza and Cinema

ARCHITECT

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DRAWING TITLE

**View of Plaza
and Cinema**

DRAWING INFORMATION

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| January 15, 2016 | |
| DATE OF ISSUE | |
| Special Permit | |
| DESCRIPTION | |
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| 3/26 | 3236_OKS_Phase 2.rvt |
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A18

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View of Garage Vehicle Entrance from Binney Street

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 617 350-0215 Fax
 www.bhplus.com

PROJECT NAME

399 Binney St

399 Binney Street
 Cambridge, MA 02139

CLIENT

DivcoWest

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 617 720-7400

PROJECT TEAM

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McNamara Salvia, Inc.
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 617 737-0040

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 781 372-3000

CIVIL & TRAFFIC ENGINEER

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 33 Moulton Street
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 617 499-8000

CONSTRUCTION MANAGER

Commodore Builders, Inc.
 80 Bridge Street
 Newton, MA 02458
 617 614-3500

REVISIONS

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DRAWING TITLE

View of Garage Vehicle Entrance from Binney Street

DRAWING INFORMATION

January 15, 2016
 DATE OF ISSUE
 Special Permit
 DESCRIPTION
 MND
 SCALE DRAWN BY
 3/236 3236_OKS_Phase 2.rvt
 PROJECT # FILE NAME

DRAWING NUMBER

A19



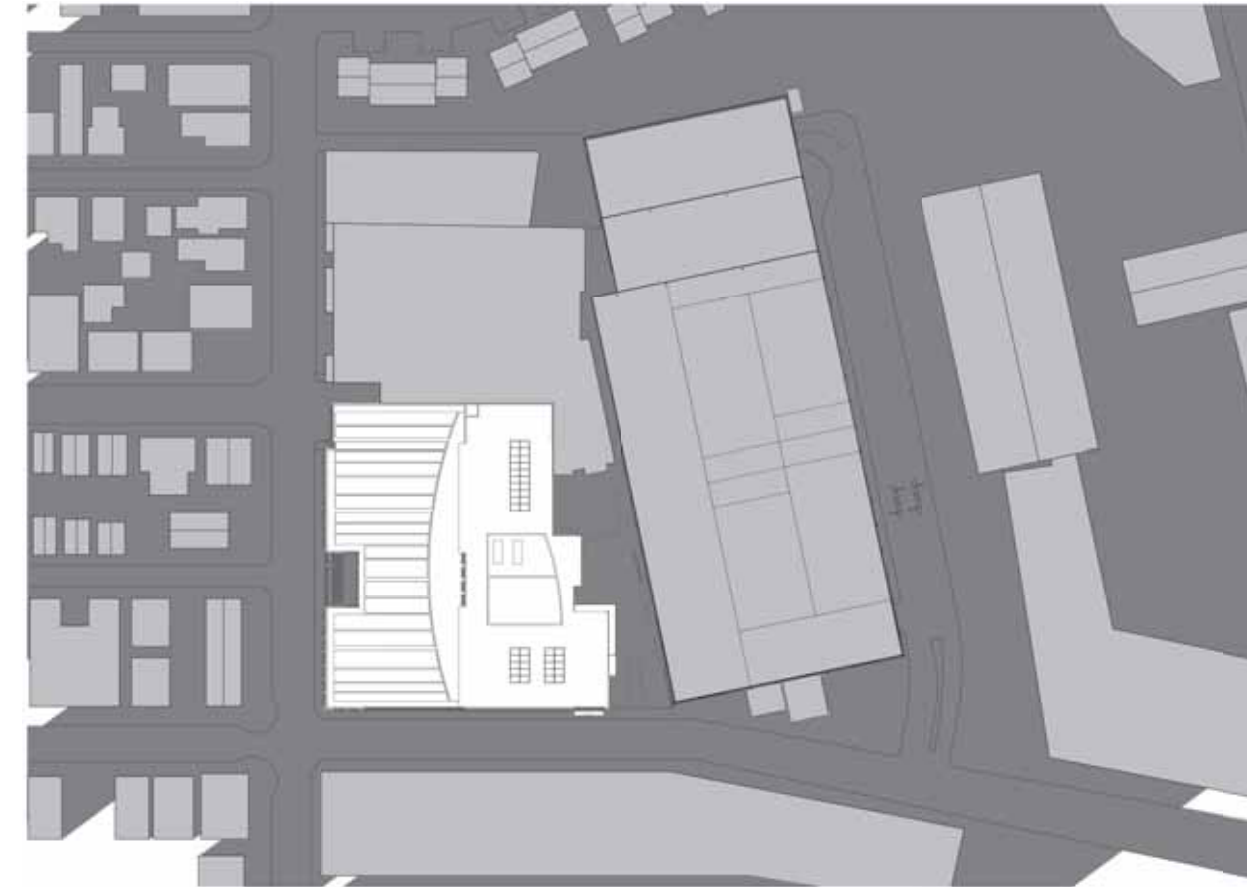
1 March 20 - 9AM (Spring Equinox) 0 8 16 32 64'
1/64" = 1'-0" at 24"x36"



2 March 20 - 12PM (Spring Equinox) 0 8 16 32 64'
1/64" = 1'-0" at 24"x36"



3 March 20 - 3PM (Spring Equinox) 0 8 16 32 64'
1/64" = 1'-0" at 24"x36"



4 March 20 - 6PM (Spring Equinox) 0 8 16 32 64'
1/64" = 1'-0" at 24"x36"

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DATE

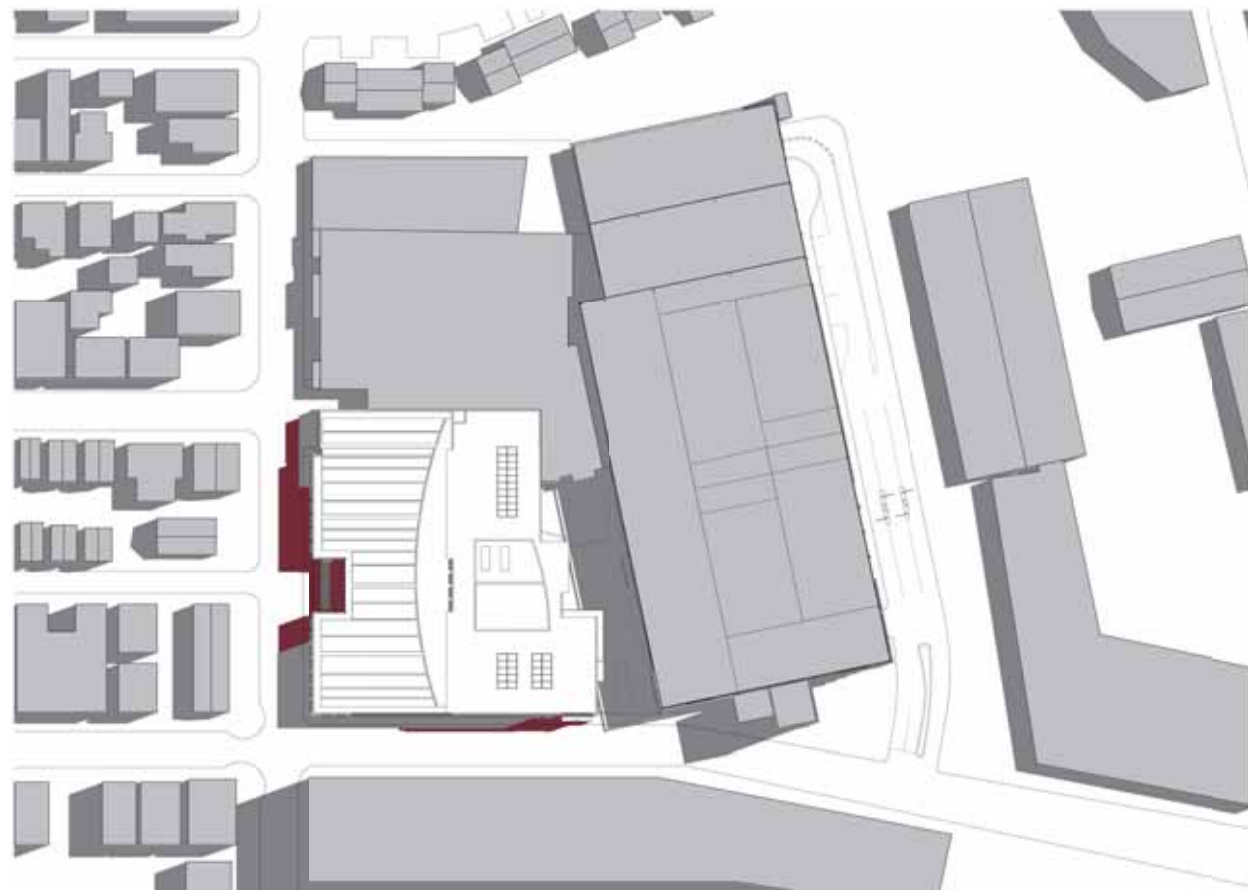
DRAWING TITLE
Shadow Studies
March 20
(Spring Equinox)

DRAWING INFORMATION

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| January 15, 2016 | |
| DATE OF ISSUE | |
| Special Permit | |
| DESCRIPTION | |
| 1/64" = 1'-0" | MND |
| SCALE | DRAWN BY |
| 3236 | A16_Shadow Study_Spring Equinox.pdf |
| PROJECT # | FILE NAME |

DRAWING NUMBER

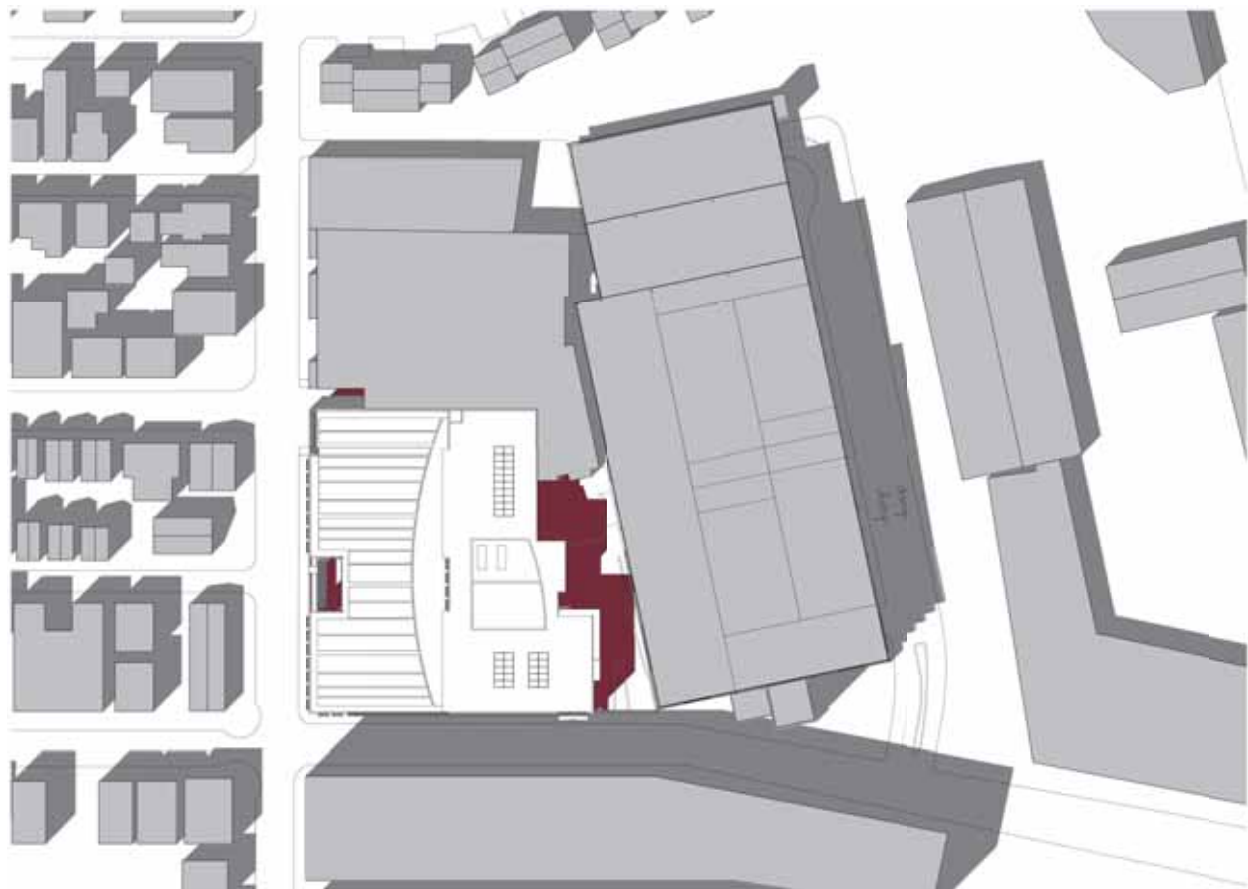
A20



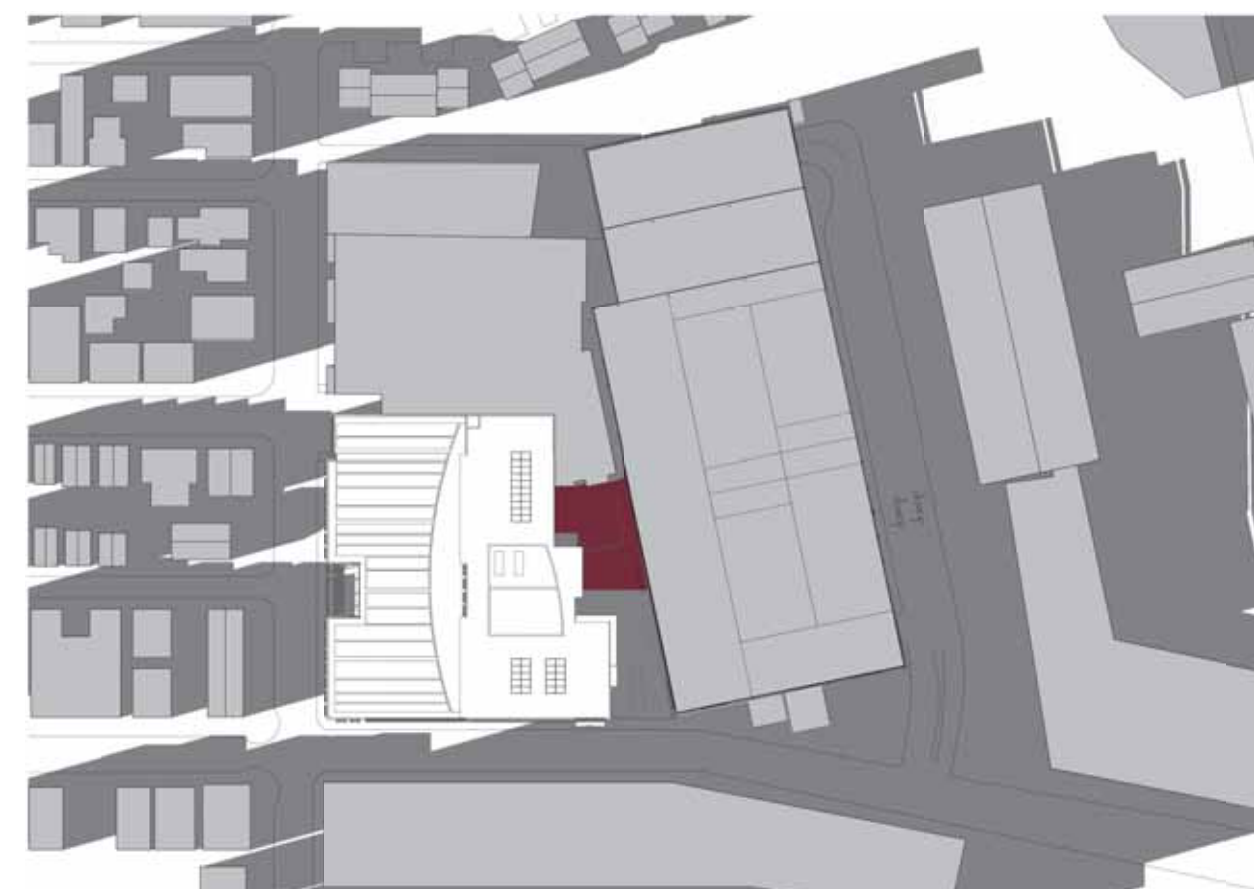
1 June 21 - 9AM (Summer Solstice) 0 8 16 32 64'
1/64" = 1'-0" at 24"x36"



2 June 21 - 12PM (Summer Solstice) 0 8 16 32 64'
1/64" = 1'-0" at 24"x36"



3 June 21 - 3PM (Summer Solstice) 0 8 16 32 64'
1/64" = 1'-0" at 24"x36"



4 June 21 - 6PM (Summer Solstice) 0 8 16 32 64'
1/64" = 1'-0" at 24"x36"

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REVISIONS

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DRAWING TITLE
**Shadow Studies
June 21
(Summer Solstice)**

DRAWING INFORMATION

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| January 15, 2016 | |
| DATE OF ISSUE | |
| Special Permit | |
| DESCRIPTION | |
| 1/64" = 1'-0" | MND |
| SCALE | DRAWN BY |
| 3236 | A17_Shadow_Study_Summer Solstice.pdf |
| PROJECT # | FILE NAME |

DRAWING NUMBER

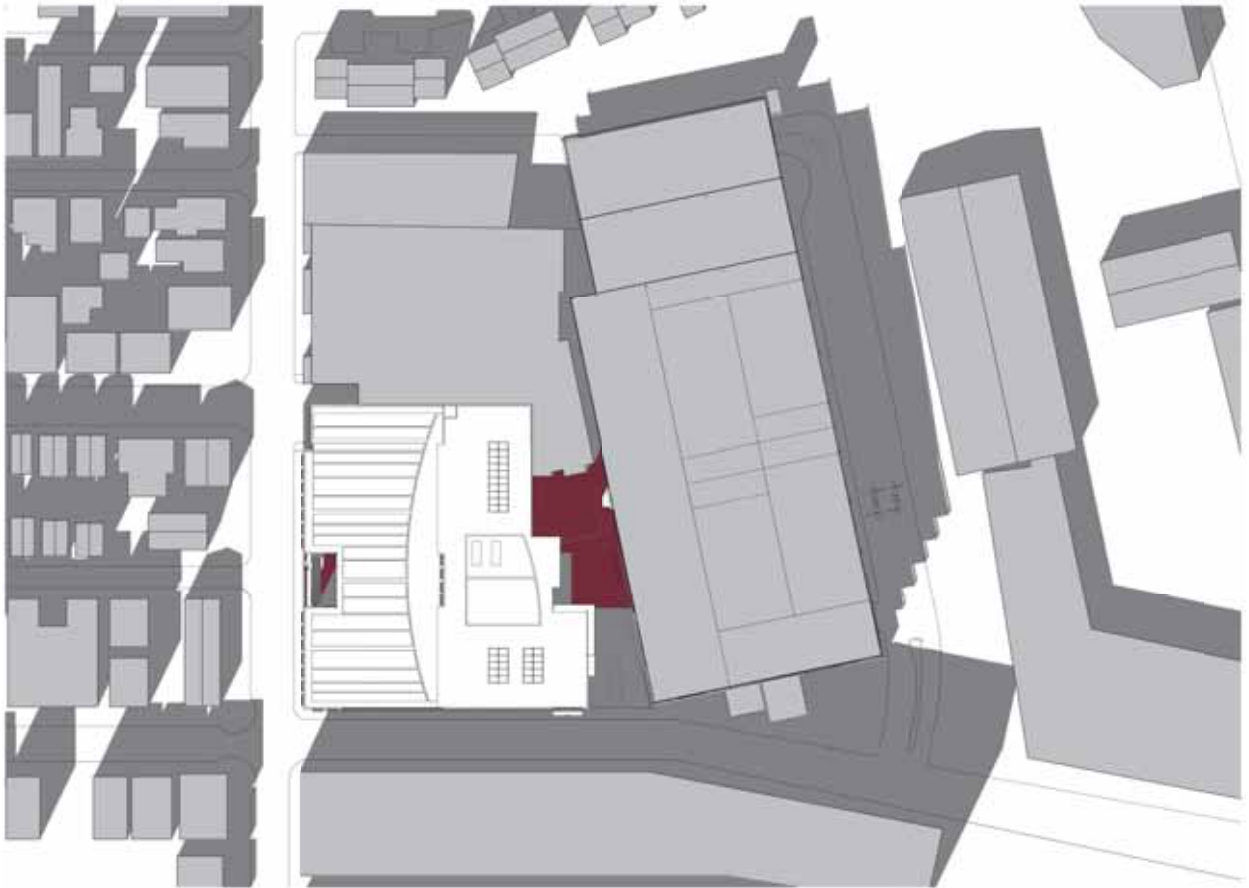
A21



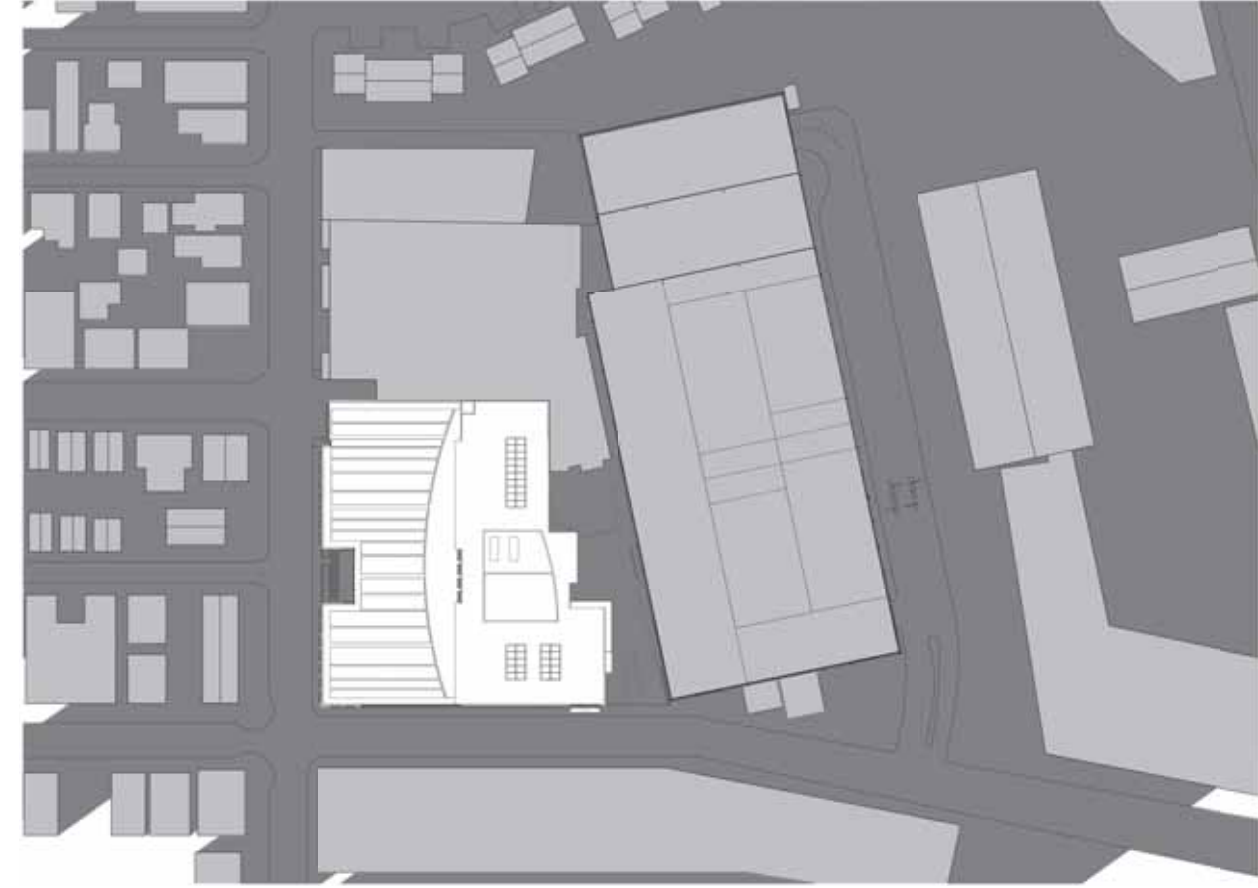
1 September 22 - 9AM (Fall Equinox) 0 8 16 32 64'
1/64" = 1'-0" at 24"x36"



2 September 22 - 12PM (Fall Equinox) 0 8 16 32 64'
1/64" = 1'-0" at 24"x36"



3 September 22 - 3PM (Fall Equinox) 0 8 16 32 64'
1/64" = 1'-0" at 24"x36"



4 September 22 - 6PM (Fall Equinox) 0 8 16 32 64'
1/64" = 1'-0" at 24"x36"

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REVISIONS

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DRAWING TITLE
**Shadow Studies
 September 22
 (Fall Equinox)**

DRAWING INFORMATION

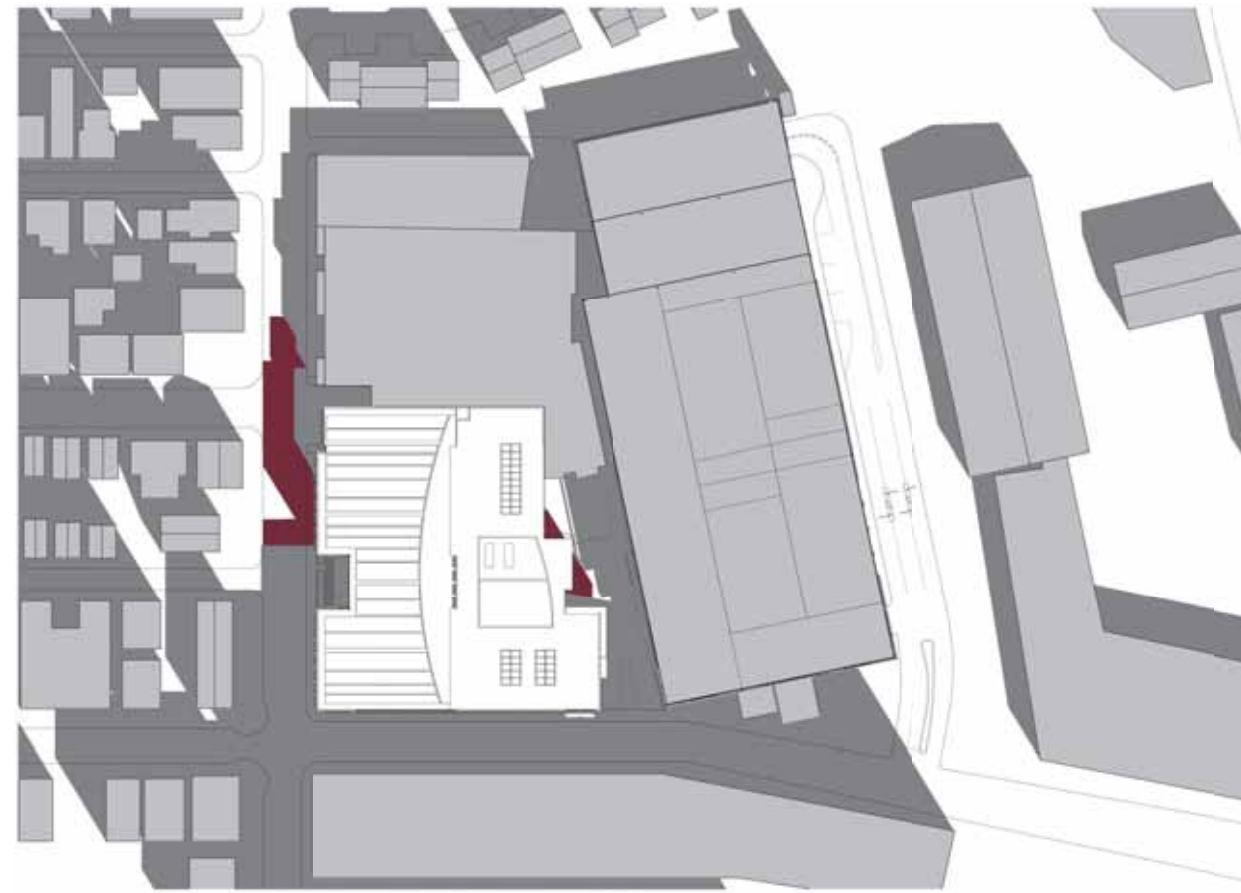
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|------------------|-----------------------------------|
| January 15, 2016 | |
| DATE OF ISSUE | |
| Special Permit | |
| DESCRIPTION | |
| 1/64" = 1'-0" | MND |
| SCALE | DRAWN BY |
| 3236 | A18_Shadow Study_Fall Equinox.pdf |
| PROJECT # | FILE NAME |

DRAWING NUMBER

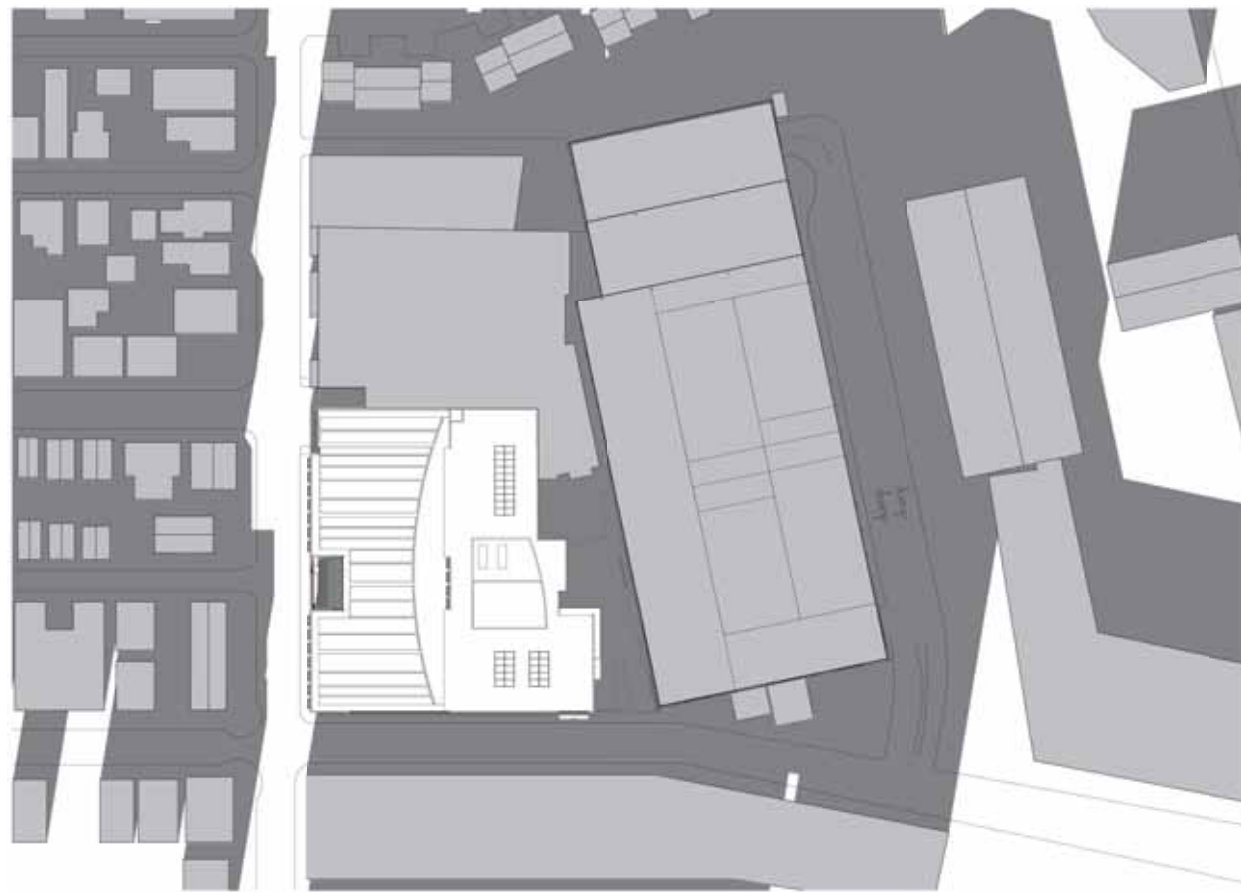
A22



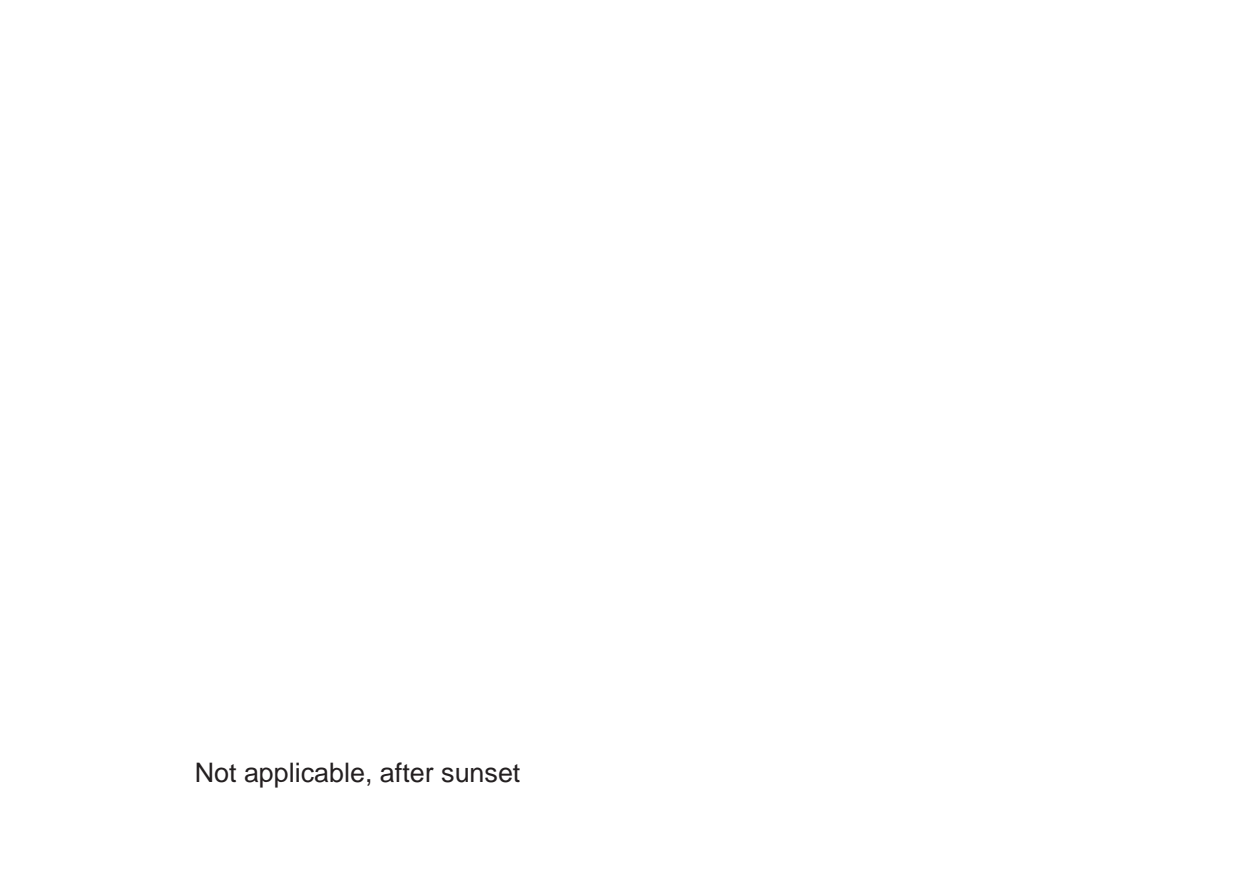
1 December 21 - 9AM (Winter Solstice) 0 8 16 32 64'
 1/64" = 1'-0" at 24"x36"



2 December 21 - 12PM (Winter Solstice) 0 8 16 32 64'
 1/64" = 1'-0" at 24"x36"



3 December 21 - 3PM (Winter Solstice) 0 8 16 32 64'
 1/64" = 1'-0" at 24"x36"



4 December 21 - 6PM (Winter Solstice) 0 8 16 32 64'
 1/64" = 1'-0" at 24"x36"

Not applicable, after sunset

REVISIONS

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DRAWING TITLE
Shadow Studies
December 21
(Winter Solstice)

DRAWING INFORMATION

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|---|
| January 15, 2016 |
| DATE OF ISSUE |
| Special Permit |
| DESCRIPTION |
| 1/64" = 1'-0" MND |
| SCALE DRAWN BY |
| 3236 A19_Shadow Study_Winter Solstice.pdf |
| PROJECT # FILE NAME |

DRAWING NUMBER

A23