SIGNAGE OVERVIEW

2) Exposed neon behind the glass of windows

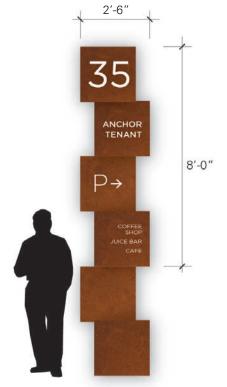
if under 5 SF; 3) Internal Illumination

COMPLIANCE SUMMARY

ALLOWED	SHOWN
TOTAL AREA: 651.5 SF	TOTAL AREA: 99.75 SF
FREE STANDING SIGNS Size: 30 SF maximum Number of signs: 2 Height of sign: 15 FT Illumination: Natural or external lighting only	FREE STANDING SIGNS Size: 30 SF Number of signs: 2 Height of sign: Not to exceed 15 FT Illumination: External lighting
PROJECTING SIGNS Size: 13 SF maximum Number of signs: 6 Height of sign: Below sill line of second floor Illumination: Natural or external lighting only	PROJECTING SIGNS Size: Not to exceed 13 SF Number of signs: 6 Height of sign: Below sill line of second floor Illumination: External
WALL SIGNS Size: 60 SF maximum Number of signs: Not Limited Height of sign: Below sill line of second floor Illumination: 1) Natural or external lighting;	WALL SIGNS Size: 35.75 SF Number of signs: 5 Height of sign: Below sill line of second floor Illumination: In compliance with section 7.16.22 C

SQUARE FOOTAGE OVERVIEW

SIGNTYPE	QTY	TOTAL SF
FREESTANDING MONUMENT	1	20 SF
FREESTANDING DIRECTIONAL SIGN	1	10 SF
PROJECTING RETAIL SIGN	5	30 SF
PROJECTING PARKING ADDRESS	1	4 SF
WALL SIGN BUILDING ID (SOUTH)	1	10.75 SF
WALL SIGN BUILDING ID (EAST)	1	10.75 SF
WALL SIGN RETAIL ID	3	14.25 SF
TOTAL LOT SIGNAGE SF		99.75 SF



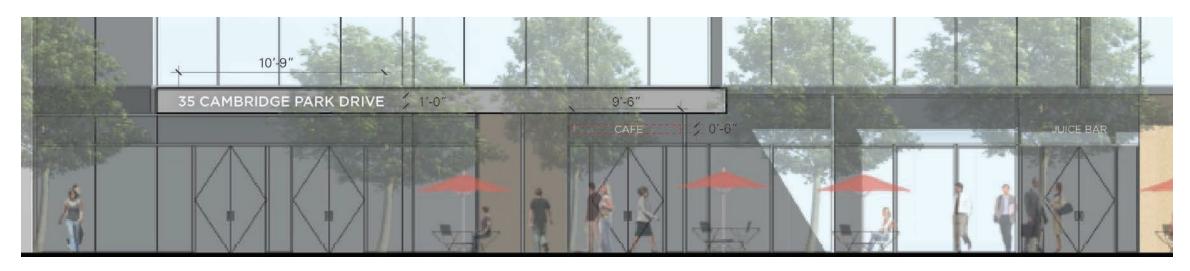


FREESTANDING MONUMENT

Sculptural steel signage blocks with dimensional lettering

FREESTANDING
DIRECTIONAL SIGN
Sculptural steel signage blocks

with cut vinyl lettering



35 2'-0"

WALL SIGN BUILDNG ID | ANCHORTENANT SIGNAGE

Dimensional acrylic lettering mounted to the face of entry canopy

W. Di

WALL SIGN RETAIL ID
Direct mount acrylic plaque
with dimensional lettering

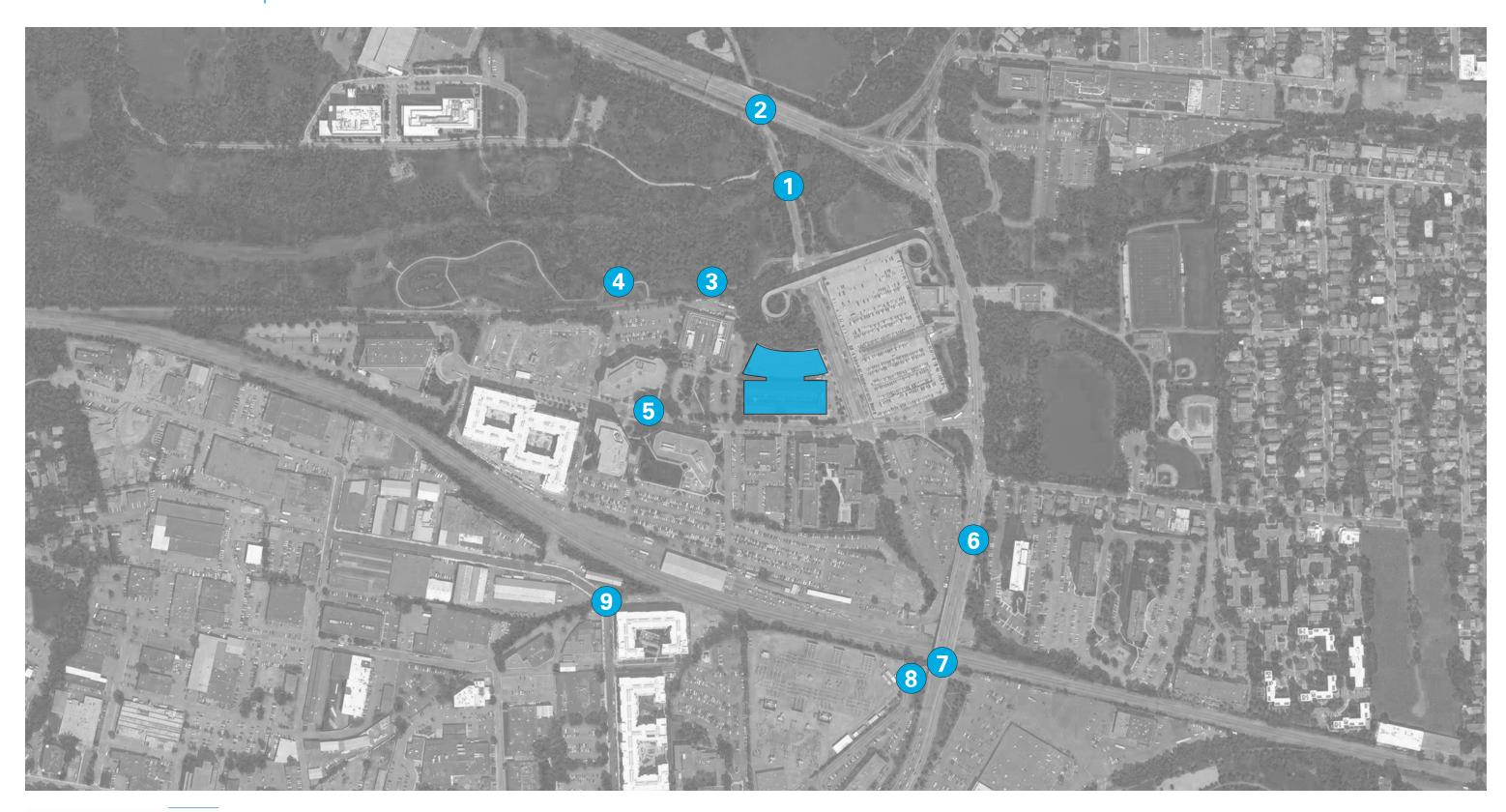
PROJECTING
RETAIL SIGN
Steel blade
signage with
dimensional

lettering

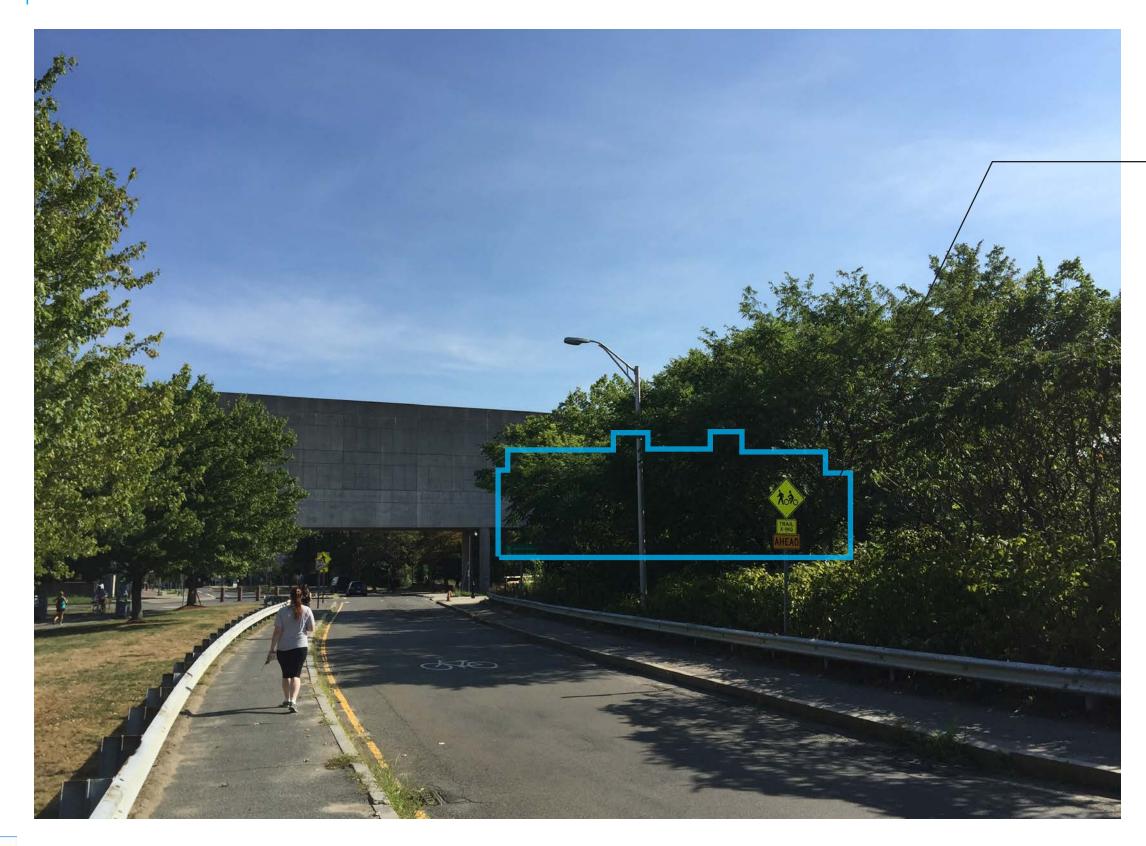
PROJECTING PARKING ADDRESS

Steel blade signage with dimensional lettering

CONTEXT KEY PLAN | VIEWS FROM NEIGHBORING SITES



CONTEXT VIEW 1 | ROUTE 2 OFFRAMP ONTO STEEL PLACE



- Project is completely obscured by Alewife Garage link + densely wooded area.

CONTEXT VIEW 2 | ROUTE 2 OVERPASS



Project is completely obscured by Alewife Garage link + densely wooded area.

CONTEXT VIEW 3 | BEHIND 87 CAMBRIDGE PARK DRIVE | BIKE PATH



Project is mostly obscured by exsisting 87 Cambridge Park Drive + densely wooded area. Future King Street project will make it completely out of view.

CONTEXT VIEW 4 | WETLANDS | BIKE PATH



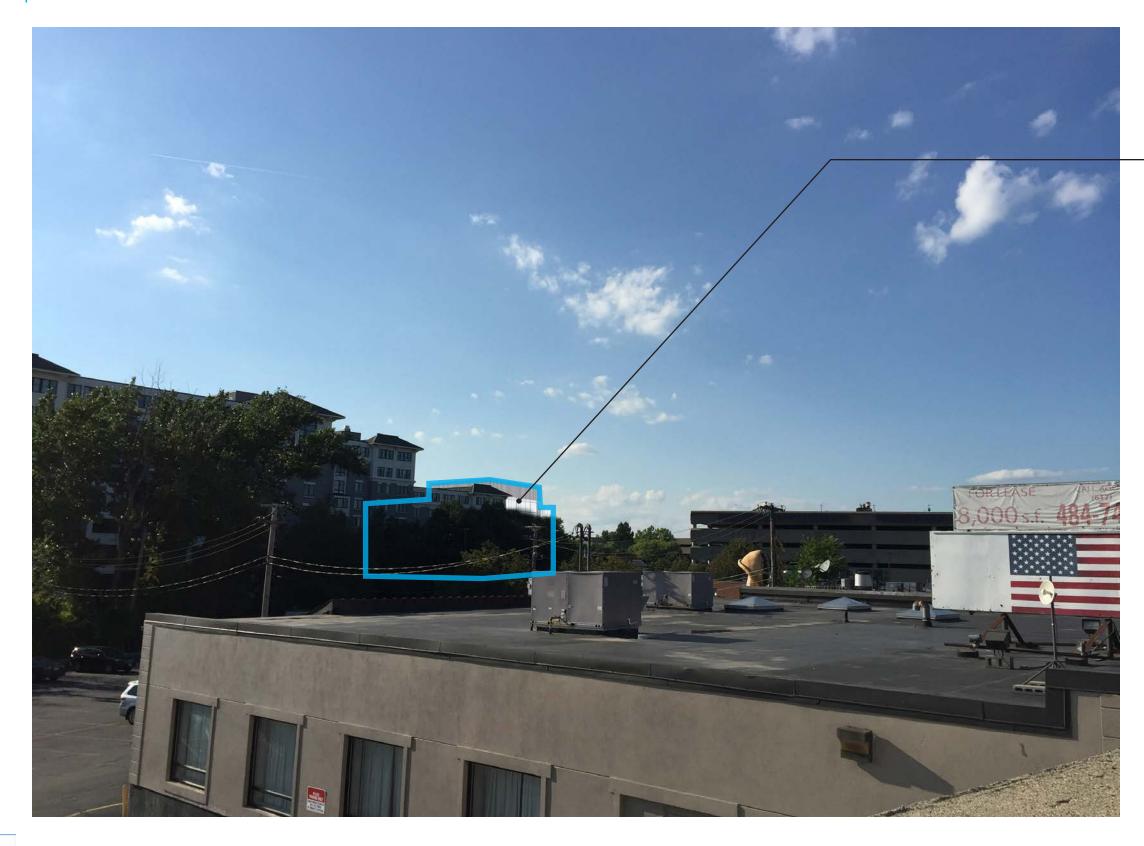
- Project is partially obscured by existing 87 Cambridge Park Drive + densely wooded area.

CONTEXT VIEW 5 | 125 CAMBRIDGE PARK DRIVE



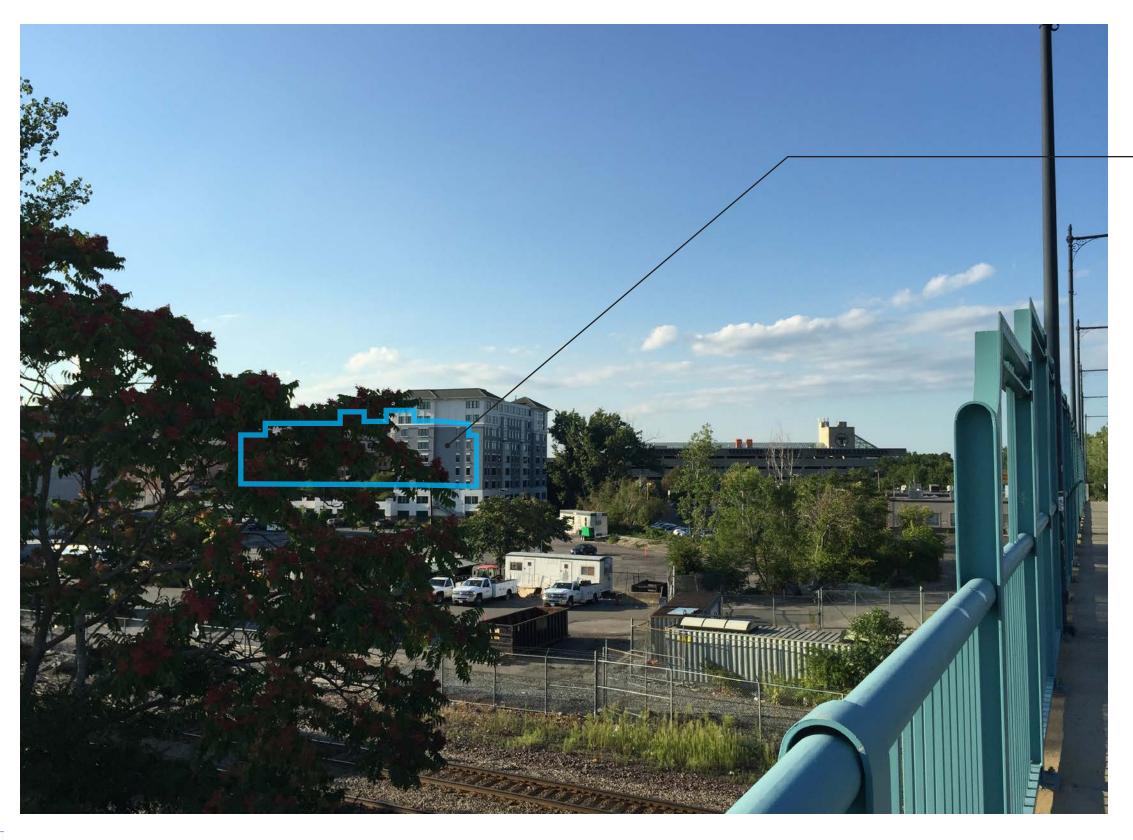
- Project is partially obscured by exsisting trees along Cambridge Park Drive.

CONTEXT VIEW 6 | ALEWIFE BROOK PARKWAY OVERPASS



Project is mostly obscured by existing 30 Cambridge Park Drive residential building.

CONTEXT VIEW 7 | ALEWIFE BROOK PARKWAY OVERPASS BEYOND



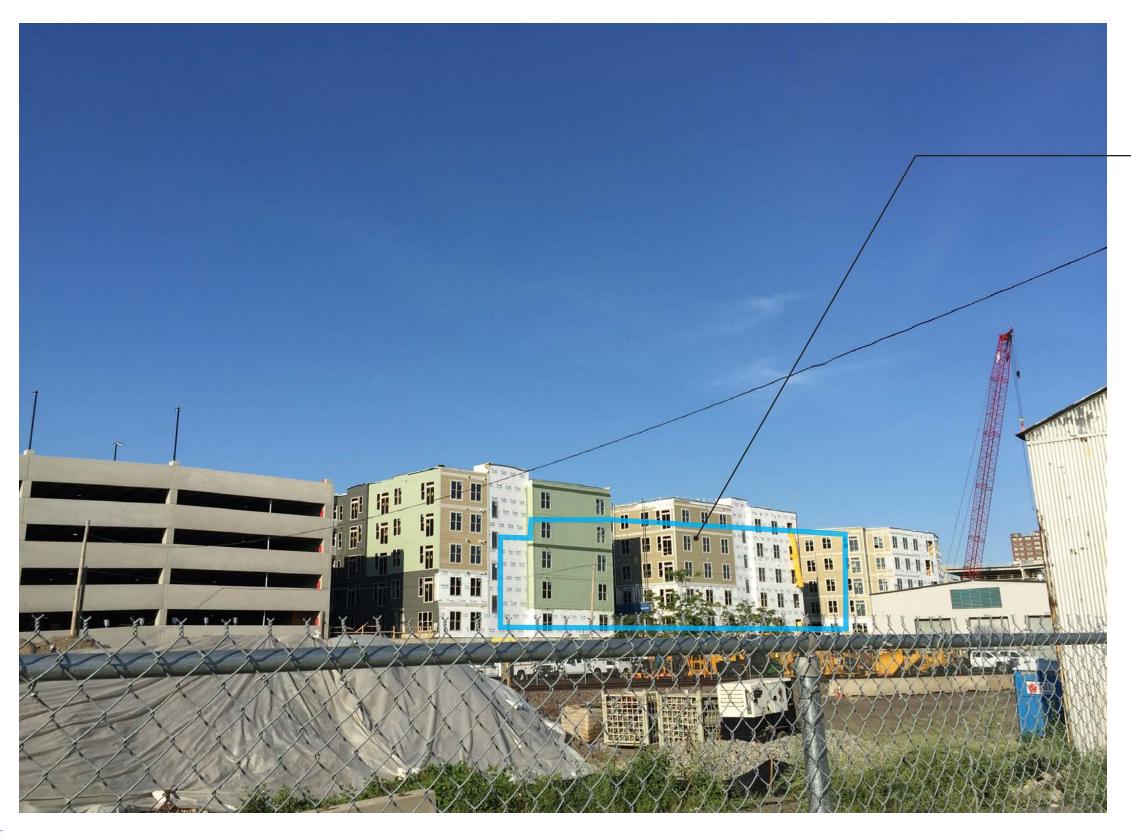
- Project is completely obscured by exsisting 30 Cambridge Park Drive residential building.

CONTEXT VIEW 8 | TERMINAL ROAD | ADJACENT TO THE MBTATRAIN LINE



Project is mostly obscured by exsisting 87 Cambridge Park Drive + densely wooded area. Future King Street project will make it completely out of view.

CONTEXT VIEW 9 | FAWCETT STREET | ADJACENT TO THE MBTA TRAIN LINE



- Project is completely obscured by residential buildings and parking garage that are in progress.



35 CAMBRIDGE PARK DRIVE SIGNAGE PACKAGE | 09.19.16







SOUTHEAST DAY VIEW



PREVIOUS SOUTHEAST VIEW



	RESPONSIBILITY	
DESCRIPTION	LANDLORD	TENANT
GENERAL		
Building core & shell shall be LEED certified	V	
by the USBGBC at not less than	X	
Landlord to provide structure parking	Χ	
SITEWORK		
Perimeter sidewalks, street curbs, miscellaneous site furnishings and landscaping	X	
Outdoor furniture for use by retail patrons or building occupants	X	
Telephone service to main demarcation room from local exchange carrier	X	
Domestic water service to Building	X	
Fire protection water service to Building	X	
LANDSCAPING		
Complete site improvements package, including design and installation	X	
Landscape plans to include location, species, and sizes of trees, shrubs, groundcovers, flowering plants, ornamental flowering trees and coniferous evergreen trees. All plantings shall be of specimen quality.	X	
Hardscape plans shall include walkways, driveways, curbing, exterior lighting, and non-Tenant signage. Design and site improvements shall be of Class A Building quality.	X	
STRUCTURE		
Reinforced concrete slabs with live load capacity of 100 psf (typical areas)	X	

	RESPONSIBILITY	
DESCRIPTION	LANDLORD	TENANT
STRUCTURE		
Reinforced concrete slabs with 150 psf loading capacity in mechanical spaces	Χ	
Structural enhancements for specific Tenant load requirements		Χ
Structural reinforcing to meet vibration criterion of 8,000 micro inches per second at 50 steps per minute	X	
Upgrade structural reinforcing to meet vibration criterion required by Tenant		X
Typical Floor to Floor height framing as follows: Floor 1-2 11'-0" Floor 2-5 14'-6"	X	
Column bay spacing 45'x45'	X	
Structural framing dunnage above roof for Base Building equipment	Х	
Structural framing dunnage above roof for Tenant equipment subject to Landlord review and approval		Χ
Framed openings for Base Building utility risers	X	
Framed openings for Tenant utility risers in addition to Base Building within pre-allocated Base Building areas subject to Landlord review and approval	Χ	
Miscellaneous metals items and/or concrete pads for Base Building equipment	Х	
Miscellaneous metals items and/or concrete pads for Tenant equipment		Χ
ROOFING		
Single ply EPDM or TPO roofing system with rigid insulation with 20 year warranty	X	
Roofing penetrations for Base Building equipment/systems	X	
Roofing penetrations for Tenant equipment/systems, installed by Base Building roofing subcontractor		Χ
Walkway pads to Base Building equipment	Χ	

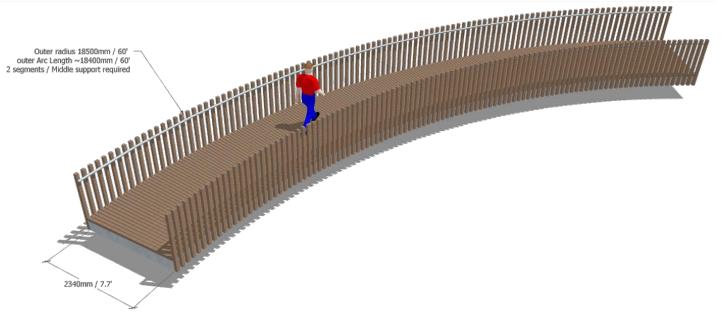
PREVIOUS SOUTHWEST VIEW



	RESPONSIBILIT	
DESCRIPTION	LANDLORD	TENANT
ROOFING		
Walkway pads to Tenant equipment.		X
Roofing alterations due to Tenant changes within Building penthouse, installed by Base Building roofing subcontractor.		X
EXTERIOR		
Building exterior envelope	X	
Base Building entrances.	X	
Building-mounted signage and/or ground-mounted exterior signage for Tenant identification.		X
Loading dock overhead door(s).	X	
Penthouse enclosure for Base Building rooftop equipment.	X	
Penthouse enclosure for Tenant rooftop equipment (within base building penthouse).	X	
COMMON AREAS		
Accessible main entrance. Entrance vestibules will include accessible full glass narrow stile aluminum framed entrance doors with integrated security hardware.	Х	
Egress corridors on multi-tenant floors.	X	
First floor finish Lobby consistent with a Class A Cambridge building.	X	
Core area toilet rooms. Floors and base shall be thin set ceramic tile. Full height ceramic tile shall be provided on wet walls. All other walls surfaces shall be painted drywall. Lavatory counters shall be solid surface with under mount vitreous china sinks, and continuous mirror above lavatory counters to the ceiling height. Metal toilet enclosures shall be floor mounted, steel panel construction with a painted finish. Toilet room accessories shall be similar or equal to those manufacture by Babrick Company, all in accordance with handicapped accessibility regulations	X	

	RESPONSIBILITY	
DESCRIPTION	LANDLORD	TENANT
COMMON AREAS		
Shower rooms shall utilize finishes similar to core area toilet rooms.	Х	
Walls in toilet rooms, stairways, and Base Building, utility rooms shall have a final paint finish.	X	
Painted metal railings in all stairways.	X	
Interior signage for all Base Building rooms (as required by Code)	X	
Janitor's closets in core areas.	X	
Electrical closets in core areas. Electrical closets can be used for Tenant-provided electrical equipment, subject to coordination with Base Building equipment, and conformance to all Code requirements.	Х	
Stacked tel/data riser closet for connectivity between demarcation room and tenant's remote IDF.	X	
Demarcation rooms.	X	
Loading dock area with 48" high raised dock platforms and transition ramps.	X	
Doors, frames, and hardware at common areas.	X	
Parking control equipment in garage.	X	
ELEVATORS		
2 Passenger elevators with 3,500 lb. capacity, 350 FPM. Each serves main lobby Level 1 through Level 5.	X	
1 Service elevator at with 5,000 lb. capacity, 350 FPM, 4'-0" wide door opening. Serves main lobby Level 1 through mechanical penthouse.	Х	

PEDESTRIAN BRIDGE





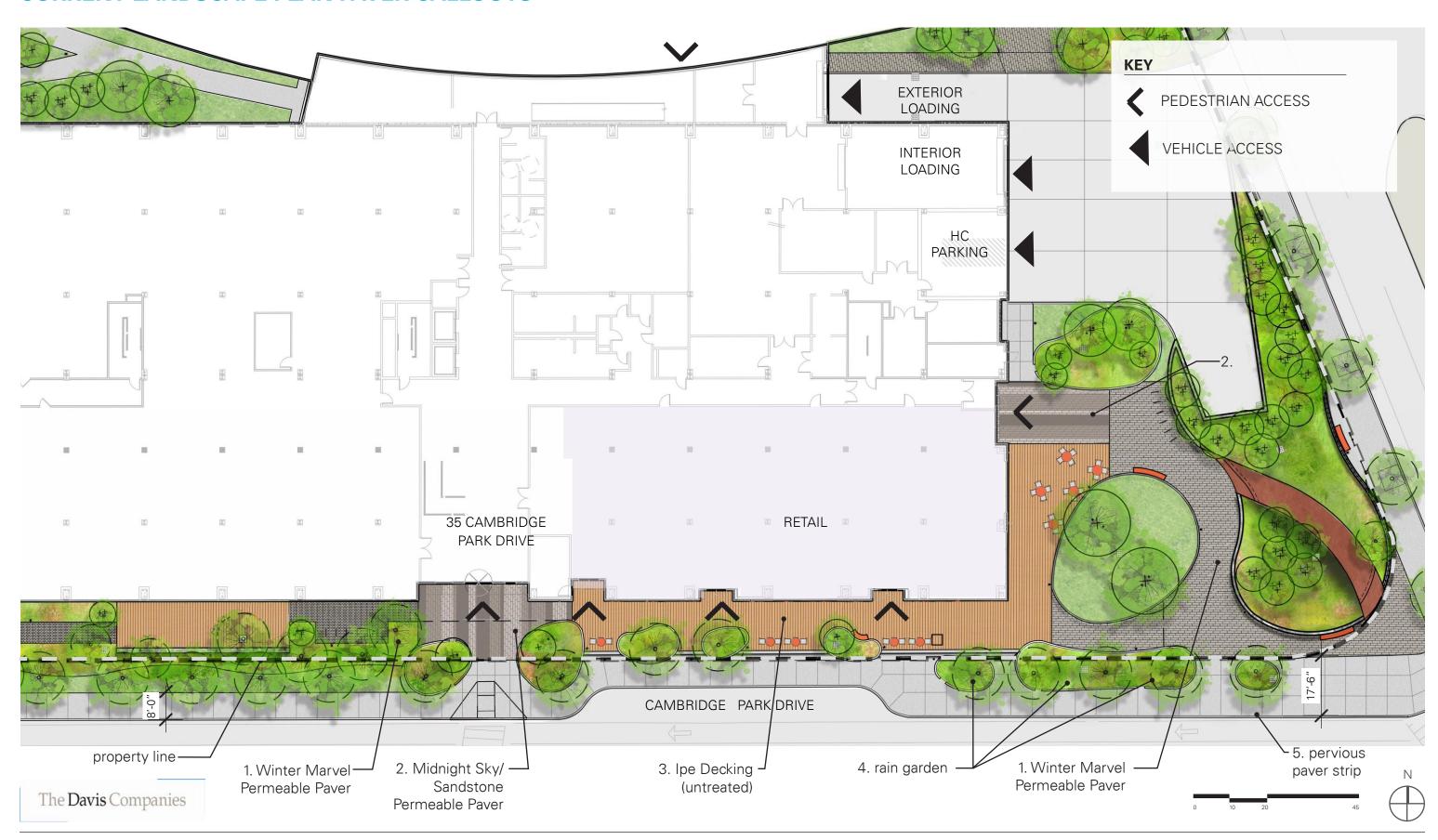
PREVIOUS LANDSCAPE PLAN



	RESPONSIBILITY	
DESCRIPTION	LANDLORD	TENANT
WINDOWTREATMENT		
Furnish and install Building Standard window treatment including blocking in Tenant areas. Building Standard is horizontal mini-blinds, 1" wide blades, similar or equal to those manufactured by Levelor (color TBD)		X
Window sills as applicable in Tenant areas.		X
TENANT AREAS		
Drywall and finishes at inside face of exterior fire-rated walls.	X	
Drywall and finishes at inside face of exterior fire-rated walls.		Χ
Finishes at inside face at Tenant side of core partitions.		X
Additional toilet rooms within Tenant Premises.		Χ
Tenant Premises HVAC and Plumbing Rooms.		Χ
Electrical closets within Tenant Premises.		Χ
Tel/data rooms for interconnection with Tenant tel./data.		X
Tenant kitchen areas.		X
Modifications to core areas to accommodate Tenant requirements.		X
Partitions, ceilings, flooring, painting, finishes, doors, frames, hardware, millwork, casework, and buildout.		X
Fixed or movable casework.		X
Laboratory equipment including, but not limited to, biosafety cabinets, autoclaves, glasswashers, bioreactors.		X
Shaft enclosures for Base Building systems' risers	Χ	
Shaft enclosures for Tenant risers outside of the allocated space in the main vertical Base Building shafts.		Χ
All interior signage for Tenant Premises.		X
Sound attenuation upgrades for Tenant Premises to comply with Tenant acoustical criteria and design of Tenant Areas.		Χ

	RESPON	SIBILITY
DESCRIPTION	LANDLORD	TENANT
FIRE PROTECTION		
Fire service entrance including fire department connection, alarm valve, and back flow protection.	X	
Base Building area distribution piping and up-turned sprinkler heads.	Х	
Stair distribution piping and sprinkler heads.	Χ	
Primary distribution and sprinkler heads adequate to support light hazard (with upturned heads).	X	
All run outs, drop heads, and related equipment within Tenant Premises.		Χ
Modification of sprinkler piping and head locations to suit Tenant layout and hazard index.		X
Specialised extinguishing systems.		X
Pre-action dry-pipe systems (if required) within Tenant Premises.	Χ	
Fire extinguisher cabinets within Base Building areas		X
Fire extinguisher cabinets within Tenant Premises.	Χ	
Standpipes, distribution and hose connections within egress stairs, and lobby.		X
PLUMBING		
Domestic water distribution within Tenant Premises including reduced pressure backflow preventer		X
Domestic water service with backflow prevention and Base Building risers.	Χ	
Base Building restroom plumbing fixtures compliant with accessibility requirements.	X	

CURRENT LANDSCAPE PLAN PAVER CALLOUTS



	RESPONSIBILITY	
DESCRIPTION	LANDLORD	TENANT
PLUMBING		
Tenant restrooms plumbing fixtures compliant with accessibility requirements (in addition to those provided by the Base Building)		Х
Tenant metering and sub-metering at Tenant connection.		X
Storm drainage system.	X	
Sanitary waste and vent service for Base Building areas.	Χ	
Sanitary waste and vent service for Tenant Premises.		X
Hot water generation for Base Building Restrooms.	X	
NATURAL GAS		
Natural gas service to Building.	X	
Natural gas service to Base Building boilers.	X	
Natural gas service, pressure regulator and meter for tenant equipment.		X
Natural gas piping from Tenant meter to Tenant Premises or Tenant equipment area.		X
Natural gas pipe distribution within Tenant Premises.		X
Natural gas pressure regulator vent pipe riser from valve location through roof.	X	
HEATING, VENTILATION, AIR CONDITIONING		
Cooling towers, supporting condenser water pumps and piping.	X	
Stair & Elevator pressurization if required by code.	X	
Main electric room ventilation system	Χ	
Central gas fired boiler plant	Χ	
Hot water pipe risers.	X	
Hot water pipe distribution within Tenant Premises.		Χ
Reheat coils within Tenant Premises.		X
Reheat coils within Base Building areas.	X	

	RESPONSIBILITY	
DESCRIPTION	LANDLORD	TENANT
HEATING, VENTILATION, AIR CONDITIONING		
Building Management System (BMS) for Base Building.	X	
BMS (compatible with Landlord's system) within Tenant's Premises monitoring Tenant infrastructure.		X
Supply air duct distribution, VAV terminal or fan coils, equipment connections, insulation, air terminals, dampers, hangers, etc. within Tenant Premises.		X
Supply air duct distribution, VAV terminals or fan coils, equipment connections, insulation, air terminals, dampers, hangers, etc. within Base Building areas.	X	
Restroom exhaust for Base Building area restrooms.	X	
Restroom exhaust for new restrooms built within Tenant Premises.		Χ
Electric room ventilation system for Base Building electrical closets.	Χ	
Electric room ventilation system for electrical closets within Tenant Premises.		X
Sound attenuation for Base Building equipment to comply with Zoning Ordinance	Χ	
Sound attenuation for Tenant equipment to comply with Zoning Ordinance		X
Additional/dedicated cooling equipment for Tenant requirements		X
Energy recovery ventilators located in the penthouse to provide tempered ventilation air to the building at a rate of 0.3 CFM/SF for office areas based upon a 60% office/ 40% lab program.	X	
Hot water and chilled water risers for future tenant office HVAC distribution systems.	Χ	
Fan coils, heat pumps, chilled beams and associated distribution and controls to support office HVAC.		Χ
Boiler Capacity: 20 BTU/SF Office	Χ	

	RESPONSIBILITY	
DESCRIPTION	LANDLORD	TENANT
ELECTRICAL		
Diesel life safety generator	X	
Sound attenuation for life safety generator to comply with Zoning Ordinance	Χ	
480/277V bus rider in electrical closets for Tenant connection.	X	
Bus plug, meter socket, meter, and disconnect for bus tie in.		Χ
Standby power distribution for Base Building areas.		X
Lighting and power distribution for Base Building areas.	Χ	
Lighting and power distribution for Tenant Premises.		Χ
Life safety emergency lighting/signage including bus plugs, panels, and circuit breakers for Base Building areas.	Χ	
Life safety emergency lighting/signage for Tenant Premises.		Χ
Tenant panels, transformers, etc. in addition to Base Building house panels for Base Building Area.		X
Allocations of bus power for Tenant use (w/USF): Office Lighting: 1.5w / SF Office Power: 5 w / SF	X	
FIRE ALARM		
Base Building fire alarm system with devices within Base Building areas.	Χ	
Fire alarms sub panels and devices for Tenant Premises with integration into Base Building system.		X
Alteration to fire alarm system to facilitate Tenant program.		X
TELEPHONE/DATA		
Underground local exchange carrier service to primary demarcation room.	Χ	
Service from primary demarcation room to secondary demarcation room.	Χ	
Tel/data riser closet.	Χ	

	RESPONSIBILITY						
DESCRIPTION	LANDLORD	TENANT					
TELEPHONE/DATA							
Tenant tel./ data rooms		Χ					
Pathways from demarcation room directly into Tenant tel./ data rooms.	Х						
Tel./Data cabling (demarcations rms. to intermediate distribution frame rms.)		X					
Tel./Data cabling from demarcation room and/ or intermediate distribution frame rooms to Tenant tel./data room.		X					
Fiber optic service for Tenant use.		Χ					
Tel./data infrastructure including, but not limited to, servers, computers, phone systems, switches, routers, MUX panels, equipment racks, ladder racks, etc.		Χ					
Provisioning of circuits and service from service providers.		Χ					
Audio visual systems and support.		Χ					
Station cabling from Tenant tel./data room to all Tenant locations, within the suite and exterior to the suite, if needed.		Χ					
SECURITY							
Card access at Building entries.	X						
Card access into or within Tenant Premises on separate Tenant installed and managed system.		X					
Video camera coverage of Tenant Premises on separate Tenant installed and managed system.		Χ					

	RESPONSIBILITY					
DESCRIPTION	LANDLORD	TENANT				
PLUMBING						
Non-potable water risers for lab use including water booster system and reduced pressure backflow preventer	X					
Non-portable water distribution within Tenant Premises.		X				
Two stage active pH neutralization system.		Χ				
Lab waste and vent pipe risers.		X				
Lab waste and vent pipe distribution serving Tenant Premises.		X				
Non-portable hot water generation for Tenant use.		X				
Central lab air compressor.		Χ				
Compressed air piping risers.		Χ				
Compressed air pipe distribution within Tenant Premises for specific points of use.		X				
Central lab vacuum system		X				
Lab vacuum pipe distribution within Tenant Premises for specific points of use.		Χ				
Tepid water pipe distribution and emergency fixtures within Tenant Premises.		X				
RO/DI water generator.		X				
RO/DI water pipe risers.		X				
DI water pipe distribution within Tenant Premises for specific points of use including validation and final filters.		Χ				
Manifolds, piping, and other requirements including cylinders, not specifically mentioned above.		X				

	RESPONSIBILITY					
DESCRIPTION	LANDLORD	TENANT				
HEATING, VENTILATION, AIR CONDITIONING						
Central water cooled chilled water plant.	X					
Boiler Capacity: 150 to 200 BTU/ Lab SF	Χ					
Cooling Tower Capacity: 100 to 150 Lab SF/Ton	X					
Chilled water pipe distribution within Tenant Premises.		X				
Condenser water pipe distribution within Tenant Premises.		X				
Lab once-through supply air handling units with prefilters, final filters, chilled water coils, and hot water coils. Units are sized for approximately 1.75 CFm usable SF of lab space based upon a 60% office/ 40% lab program.	X					
Exhaust Air handling units with prefilters, heat recovery coils and high plume exhaust fans sized for approximately 1.75 CFM per usable SF of lab space.	Х					
Exhaust air duct distribution, exhaust air valves, equipment connections, insulation, air terminals, dampers, hangers, etc. within Tenant Premises.		Χ				
ELECTRICAL						
Allocation of bus power for Tenant use (w/USF): • Lab Lighting: 1.5w / SF • Lab Power: 12w / SF	X					
Standby natural gas generator for Tenant sized for 5 w / SF for tenant lab areas based upon a 60% office/ 40% lab program.	X					
Automatic transfer switches and distribution for Tenant optional standby loads.		X				
FIRE PROTECTION						
Primary Distribution sized to provide ordinary hazard group 1 in Lab areas. Upright sprinkler heads locations to support light hazard.	Х					

BOMA DIAGRAMS



KEY

BUILDING COMMON AREA

FLOOR COMMON AREA

MAJOR VERTICAL PENETRATION

OFFICE/LAB AREA

RETAIL AREA

TENANT AREA

LEVEL 1: 20,969 SF

LEVEL 2: 31,370 SF

LEVEL 3: 35,098 SF

LEVEL 4: 35,098 SF

LEVEL 5: 24,310 SF

MECH. PENT.: 0 SF

TOTAL: 146,845 SF

BOMA MATRIX

MULTI-TENANT SCENARIO

1	2	3	3A	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
					(3-4)					(7+8+9)	(5-10)	(5/10)	(7x12)	(8x12)	(9x12)		(16/(16-15))	(13x17)	(14x17)	(18+19)
					=5		110			=10	=11	=12	=13	=14	=15	=16	=17	=18	=19	=20
	GROSS	CDOSS	CDOSS	MAJOR	FLOOR	SPACE		ABLE AR		EL OOD	FLOOD	FLOOD		RENTABL	BUILDING	DI III DINC	BUILDING	RENTABL OFFICE	STORE	TOTAL
FLOOR	BUILDING	GROSS MEASURED	GROSS ZONING	VERTICAL	RENTABLE	I.D.	OFFICE AREA	AREA	BUILDING COMMON	FLOOR USABLE	FLOOR COMMON	FLOOR R/U	OFFICE AREA	STORE AREA	COMMON	BUILDING RENTABLE	R/U	AREA	AREA	RENTABLE
	AREA	AREA	AREA	PENETRATION	AREA				AREA	AREA	AREA	RATIO			AREA	AREA	RATIO			AREA
							00.007		9,125				04.000		9,902			04.447		04.447
1							22,207 7,038						24,098 7,637					31,417 9,957		31,417 9,957
•																				
	43,809	42,863	37,990	1,225	41,638		29,245		9,125	38,370	3,268	1.09			9,902		1.30	41,374		41,374
							32,981						37,285					48,609		48,609
2																				
	41,203	40,882	38,646	3,597	37,285		32,981			32,981	4,304	1.13					1.30	48,609		48,609
							35,354						39,015					50,864		50,864
3																				
	41,203	40,882	40,006	1,867	39,015		35,354			35,354	3,661	1.10					1.30	50,864		50,864
							35,354						39,015					50,864		50,864
4																				
	41,203	40,882	40,006	1,867	39,015		35,354			35,354	3,661	1.10	39,015				1.30	50,864		50,864
							21,778		14,669				23,465		15,806			30,592		30,592
5							21,770						25,405					30,392		30,392
	41,203	40,882	28,167	1,611	39,271		21,778		14,669	36,447	2,824	1.08	23,465		15,806		1.30	30,592		30,592
									25,004						26,080					
R*																				
DD0 :505	28,020	27,703		1,623	26,080				25,004	25,004	1,076	1.04			26,080		1.30			
PROJECT TOTAL	236,641	234,094	184,815	11,790	222,304		154,712		48,798	203,510	18,794		170,516		51,788	222,304	1.30	222,304		222,304
IUIAL																				