VMU 1 - TOWER
VIEWING GUIDE

325 MAIN STREET

AKAMAI TECHNOLOGIES
150 BROADWAY

AMES PLACE

DANNY LEWIN PARK

KENDALL CENTER
YELLOW GARAGE
75 AMES STREET

PI CK AR D CH IL TO N

Viewing Times: 2:00 - 5:00 pm: Sun in the western sky. 2:00 - 3:30 pm: Direct sun on the mock up
Visual Mock up to be viewed with a person within the shadowbox to help delinate scale and the transparent nature of the glass.
Please be aware of vehicular traffic around the mock up.

First viewing position is from the adjacent park.
• Best angle to see the Depth & Richness of the curtain wall design and highlights the interweaving nature of the vertical and horizontal elements.
• Note the 4 panels hanging over the mock up, which represent the soffits of the building projections along Main Street. The finishes are natural brushed aluminum panel to reflect the surrounding ambient light and create soffits that are light and airy. Please note the height of these conditions and exposure to ambient light will greatly increase the brightness of these panels in the built condition.
• Use the provided ‘Wall Type Key’ and ‘Layout & Finishes’ pages as a reference guide to the wall types represented in the mock up and where they occur within the building facade.
• Note the use of complimentary aluminum paint color and fit color to add visual interest and highlights to the wall. This was done in an effort to avoid a monolithic or monochromatic use of materials & finishes, and enhance the depth, texture, and richness of the wall.
• Note the neutral color, transparency, and flatness of the glass. All exterior glazing has a thicker 3/8” (vs 1/4") outer lite for enhanced quality and flatness. 3/8” glass is a significant cost premium compared to typical glass enclosure.
• Move closer to the mock up to a point where the sky is reflected where the sky is reflected in the upper portion of the glass. Note that the vision and spandrel zones blend together to minimize ‘banding’ between floors for a more unified facade expression.

Second viewing position is a straight, direct view from across the parking drive.
• Use the provided ‘Wall Type Key’ and ‘Layout & Finishes’ pages as a reference guide to the wall types represented in the mock up and where they occur within the building facade.
• Best angle to see the Ground Level / Retail Enclosure. Focus on glass clarity and mullion colors as additional scope will be established in the Ground Level VMU.
• All vision glass at the Retail Storefront and Lobby enclosure is low-iron for maximum transparency and clarity at the ground level.

Third viewing position is from the south west corner of the visual mock up.
• Use the provided ‘Wall Type Key’ and ‘Layout & Finishes’ pages as a reference guide to the wall types represented in the mock up and where they occur within the building facade.
• Note the exposed column, fritted sloped aperture surface, and wing wall conditions that add texture and scale to the massing composition.
• Best angle to see the Ground Level / Retail Enclosure. Focus on glass clarity and mullion colors as additional scope will be established in the Ground Level VMU.
• All vision glass at the Retail Storefront and Lobby enclosure is low-iron for maximum transparency and clarity at the ground level.
VMU 1 - TOWER
WALL TYPE KEY
Viewing Times: 2:00 - 5:00 pm: Sun in the western sky. 2:00 - 3:30 pm: Direct sun on the mock up. Please view the two highlighted portions of the mock up with direct sunlight to compare the graphite grey and venetian red schemes accurately.

The Graphite Grey and Venetian Red schemes were developed to compare a subtle change in the overall hue or chroma of the building, within the same value.

Please see the previous page for location key of each condition on the building facade.

Graphite Grey Scheme

- The graphite grey scheme was developed as an option to give the building a calming and unifying presence within the complex color palette of Kendall Square.
- The frit is located on the number 2 surface of the glass to create shadows on the number 4 opaque spandrel flood coat to create depth and texture within the spandrel zones of the facade. The graphite grey frit is a simulated acid etch finish that is translucent to create some visual depth to the facade and compliment the graphite grey aluminum.

Venetian Red Scheme

- The venetian red scheme was developed as an option to give the building a more colorful presence and connect with the overall red tonality of the brick buildings of Kendall square.
- The frit is located on the number 2 surface of the glass to create shadows on the number 4 opaque spandrel flood coat to create depth and texture within the spandrel zones of the facade. The venetian red frit is an opaque color to be close in tone/value to the venetian red aluminum.

After viewing the VMU in multiple light conditions and considering the varied color palette of the immediate Kendal Square context, Pickard Chilton recommends the Graphite Grey Scheme.

Additional VMU Design Elements

- Please note that the items outside of these highlighted zones would be revised to reflect the chosen color scheme.
- The soffit options are not paired with a specific color scheme. The intent is to select from the two color options of the same finish. Both are a brushed aluminum finish that will reflect ambient light and change throughout the course of the day. The silver option is the same soffit as 145 Broadway and the grey option is meant compliment the darker tone of the color schemes.
- Note the larger area of fritted spandrel glass is only a depiction of the scale of spandrel glass at the top of the tower. Please the previous page for location.
- All exposed columns to be clad in graphite grey or venetian red aluminum.
- Note aperture condition to have graphite grey or venetian red aluminum and frit.
VMU 1 - TOWER
AGC Interpane Ipasol Ultraselect 62/29:
High-end glass offering thermal insulation and maximum solar protection

- Modern glass architecture places very high technical and aesthetic demands on the materials. The technical requirements for solar control glazing in sophisticated buildings include a low total energy transmittance, excellent thermal insulation and the highest possible transparency.

- With Interpane Ipasol, we can integrate future-orientated energy concepts into their buildings without sacrificing transparency and aesthetics.

- Modern coating technology guarantees highly selective solar control coatings with very low thermal transmittance (Ug) values. These high-tech products are mainly used in building designs with a lot of glazing.

- The ipasol product lets in an above-average amount of natural light while at the same time ensuring an unusually low solar energy transmittance (solar factor). The performance of these highly selective coatings is at the limit of the physically possible. With low exterior reflectivity, glass façades that are transparent in both directions become possible, enabling the development of building concepts that are “filled with life” and are energy-efficient.

- This solar control glass is in the same balance as presented, and is visually consistent with the built projects ExxonMobil Energy Center and the Minnesota State Senate Building presented during the planning board meetings.

- As noted in the viewing guide, all exterior glazing has a thicker 3/8” outer lite of glass for enhanced quality and flatness, which comes at a premium as compared to typical glass benchmarks in the area. The two benchmarks provided are 1/4” think outer lites of glass.

Local Benchmarks with a similar solar control glass from an alternate glazing provider (Viracon). These examples are nominally more reflective and less transparent than the Interpane Ipasol Ultraselect 62/29 coating on 325 Main St.
APPENDIX A

UPDATED PAGES FROM DESIGN REVIEW BOOK

325 MAIN STREET
1.4.2 ENCLOSURE TYPOLOGY / FINISHES

AXONOMETRICS

SOUTHEAST AXONOMETRIC

NORTHWEST AXONOMETRIC
1.4.8 ENCLOSURE
TYPOLOGY / FINISHES

TYPE A1
a) High Performance Tower Vision Glass
   VLT: 61%  % Reflectivity: 11%
b) High Performance Ground Level Vision Glass
   VLT: 83%  % Reflectivity: 12%
c) Accent/Stair Stone
   Dark Stone Sill
d) Terracotta
   Boston Valley Terra Cotta, Mesa or Similar
e) Exterior Aluminum Finish
   Dark Red/Black Finish
f) Exterior Aluminum Finish Alternate
   Possible Ranges of Grey
g) Exterior Aluminum Soffit
   Silver Brushed Aluminum Finish
h) Tower Spandrel Glass
i) Tower Spandrel Glass with Frit

*NOTE: ALL MATERIAL FINISHES SHOWN ARE SUBJECT TO FURTHER DEVELOPMENT DURING THE DESIGN PROCESS. MATERIALS AND COLORS SHOWN REFLECT DESIGN INTENT ONLY AND SHOULDN'T BE CONSIDERED FINAL.

I. SPANDREL GLASS WITH FRIT #2
E. BUTT GLAZED MULLION
A. VISION GLASS
E. VERTICAL FIN
E. STACK MULLION
I. SPANDREL GLASS WITH FRIT #2

* PICKARD CHILTON TO PROVIDE MATERIALS SAMPLE BOARD FOR ENTIRE TOWER
1.4.8 ENCLOSURE

TYPOLOGY / FINISHES

TYPE A2

a) High Performance Tower Vision Glass
   VLT: 61%  % Reflectivity: 11%

b) High Performance Ground Level Vision Glass
   VLT: 83%  % Reflectivity: 12%

c) Accent/Stair Stone
   Dark Stone Sill

d) Terracotta
   Boston Valley Terra Cotta, Mesa or Similar

e) Exterior Aluminum Finish
   Dark Red/Black Finish

f) Exterior Aluminum Finish Alternate
   Possible Ranges of Grey

g) Exterior Aluminum Soffit
   Silver Brushed Aluminum Finish

h) Tower Spandrel Glass

i) Tower Spandrel Glass with Frit

* NOTE: ALL MATERIAL FINISHES SHOWN ARE SUBJECT TO FURTHER DEVELOPMENT DURING THE DESIGN PROCESS. MATERIALS AND COLORS SHOWN REFLECT DESIGN INTENT ONLY AND SHOULDN’T BE CONSIDERED FINAL.
1.4.8 ENCLOSURE

TYPOLOGY / FINISHES

TYPE A3

a) High Performance Tower Vision Glass
   VLT: 61%  % Reflectivity: 11%

b) High Performance Ground Level Vision Glass
   VLT: 83%  % Reflectivity: 12%

c) Accent/Stair Stone
   Dark Stone Sill

d) Terracotta
   Boston Valley Terra Cotta, Mesa or Similar

e) Exterior Aluminum Finish
   Dark Red/Black Finish

f) Exterior Aluminum Finish Alternate
   Possible Ranges of Grey

g) Exterior Aluminum Soffit
   Silver Brushed Aluminum Finish

h) Tower Spandrel Glass

i) Tower Spandrel Glass with Frit

*NOTE: ALL MATERIAL FINISHES SHOWN ARE SUBJECT TO FURTHER DEVELOPMENT DURING THE DESIGN PROCESS. MATERIALS AND COLORS SHOWN REFLECT DESIGN INTENT ONLY AND SHOULDN'T BE CONSIDERED FINAL.