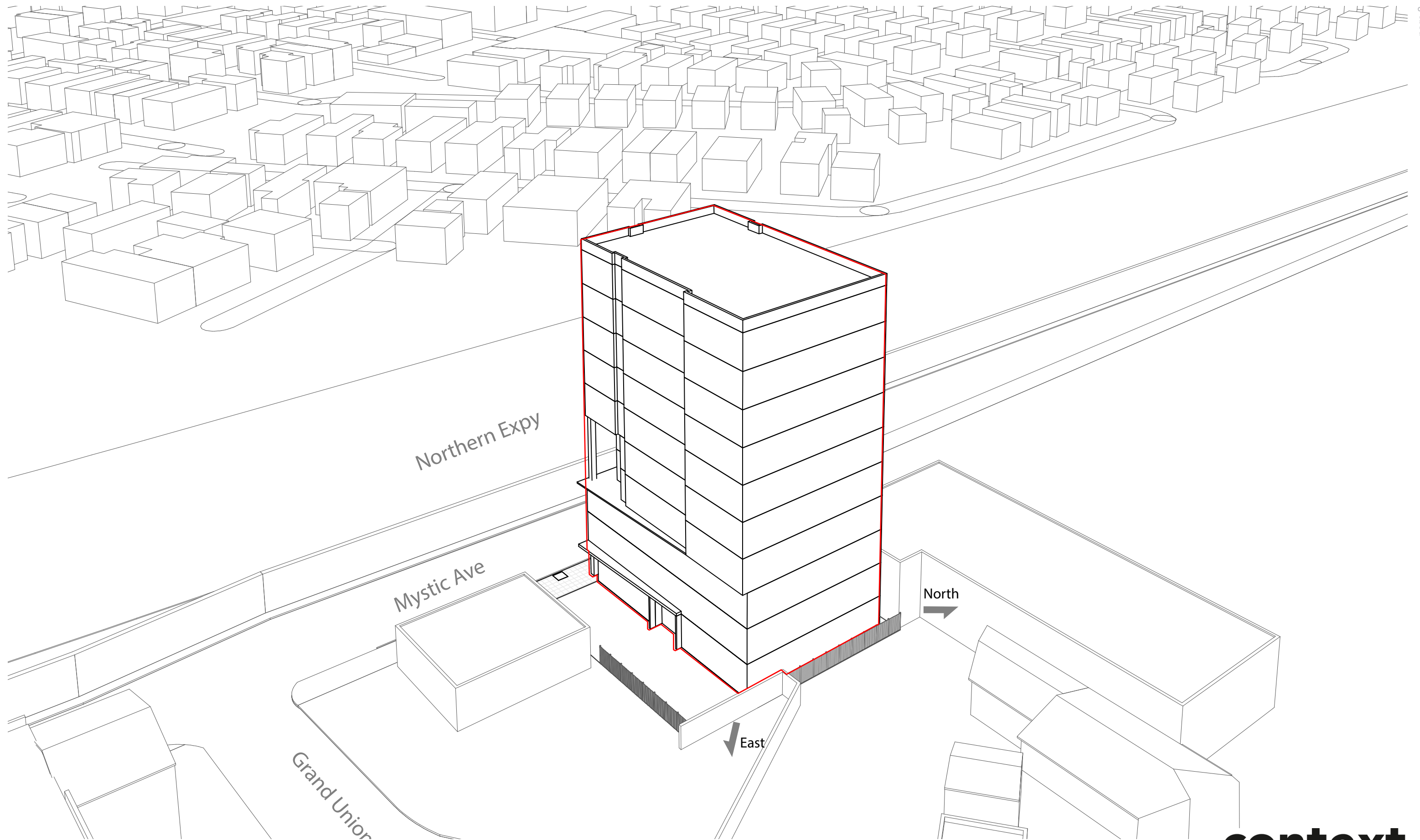
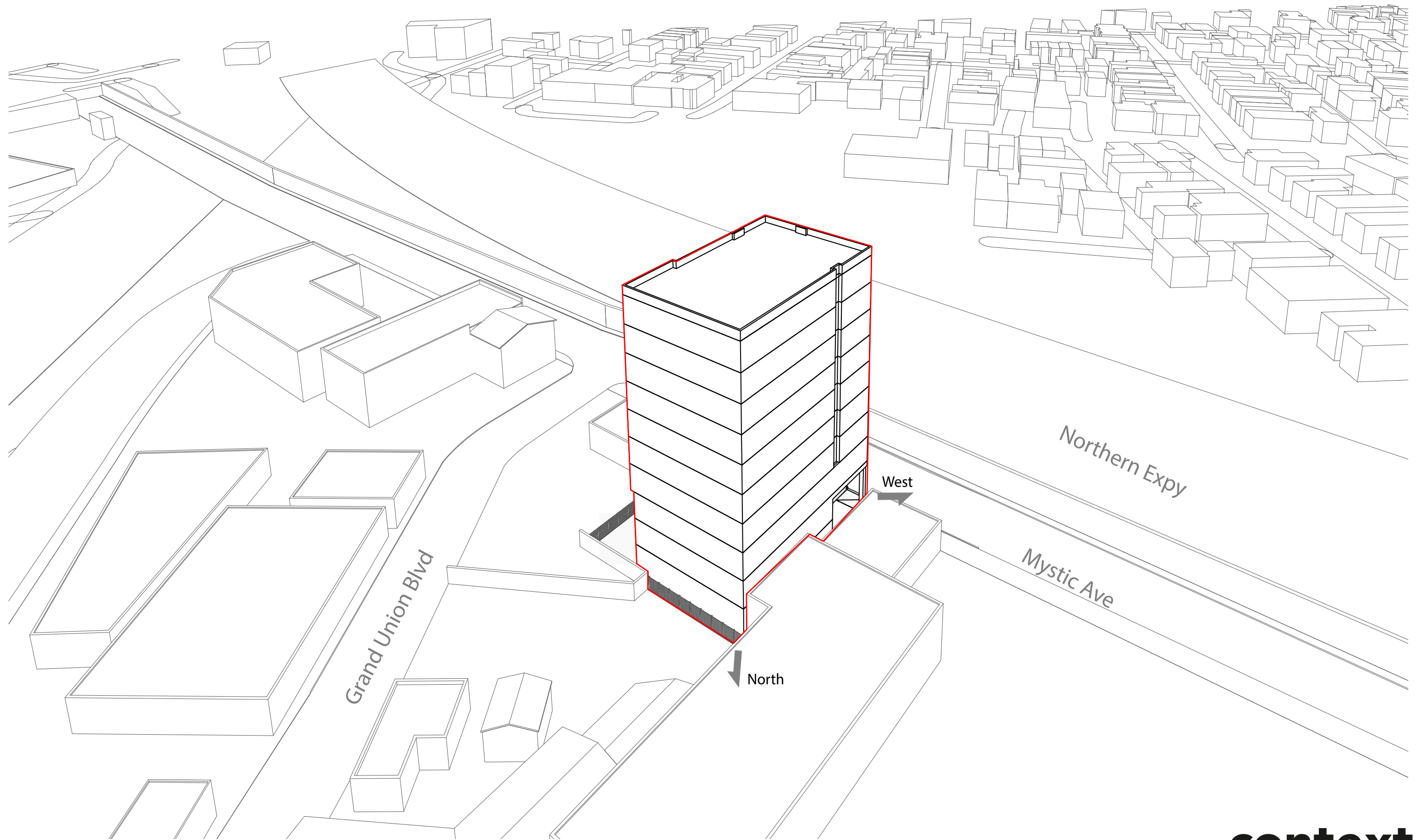


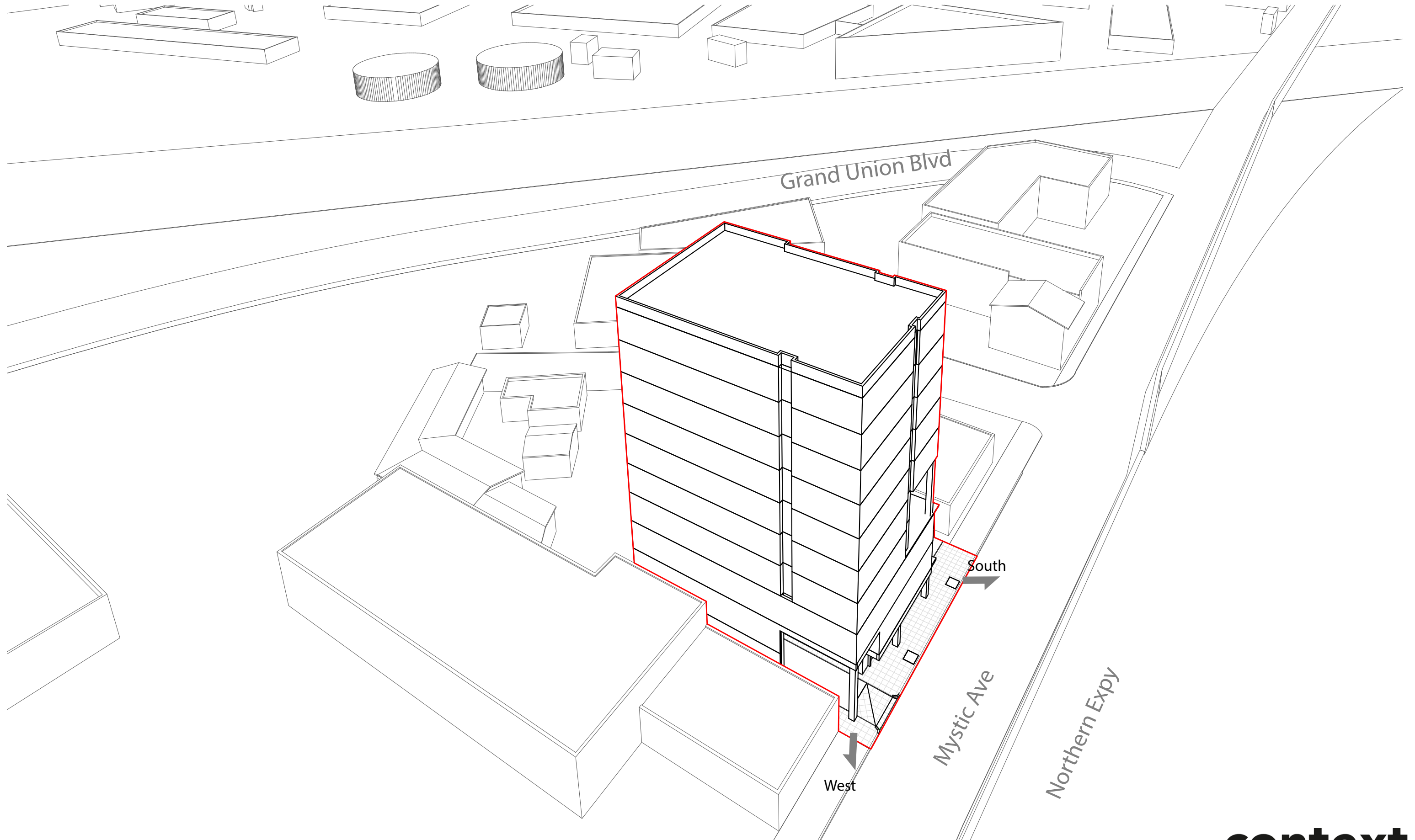
VIEW FROM SOUTH LOOKING NORTH  
45 MYSTIC AVE, SOMERVILLE, MA 02145



VIEW FROM EAST LOOKING WEST  
45 MYSTIC AVE, SOMERVILLE, MA 02145

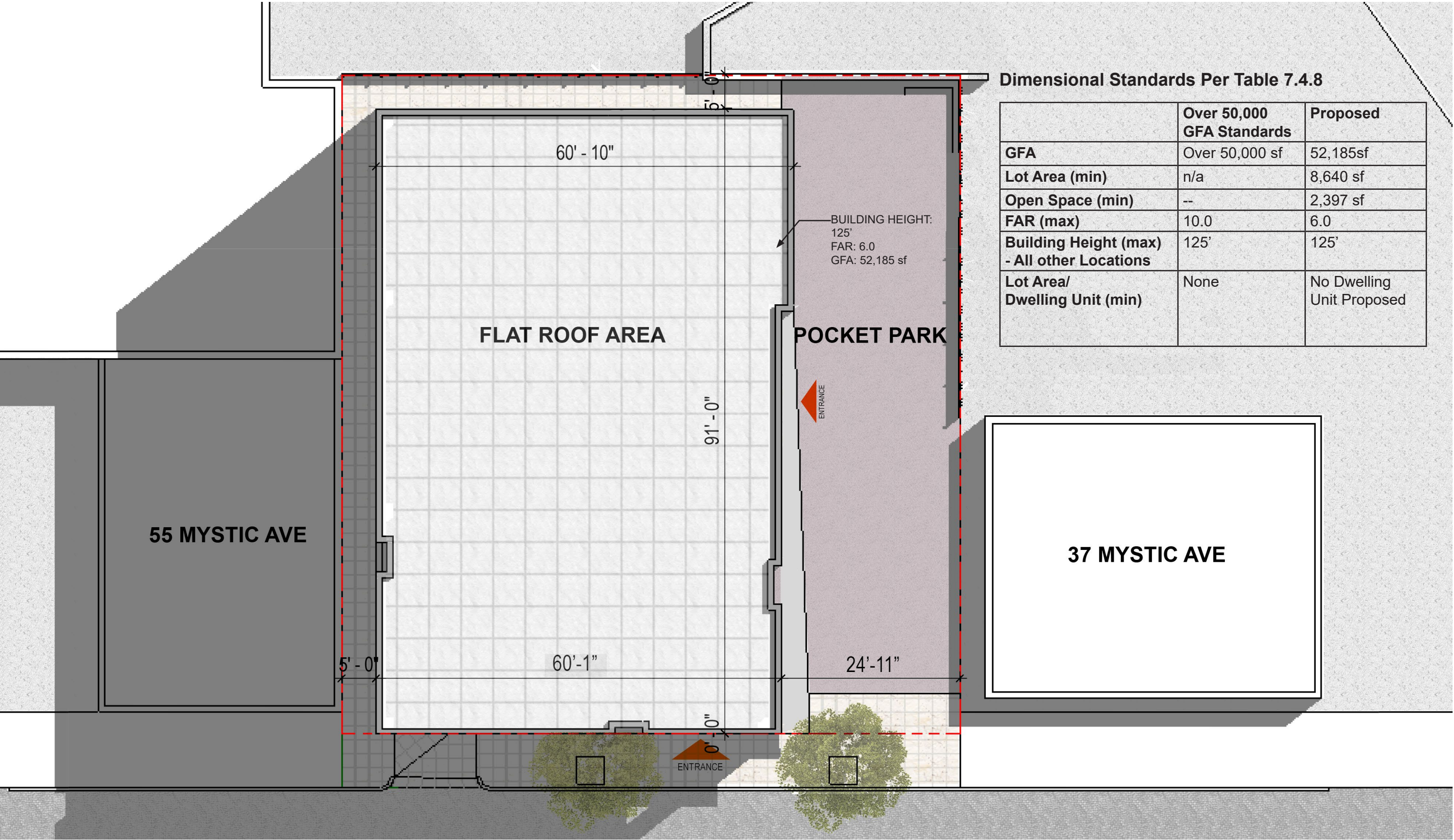


VIEW FROM NORTH LOOKING SOUTH  
45 MYSTIC AVE, SOMERVILLE, MA 02145

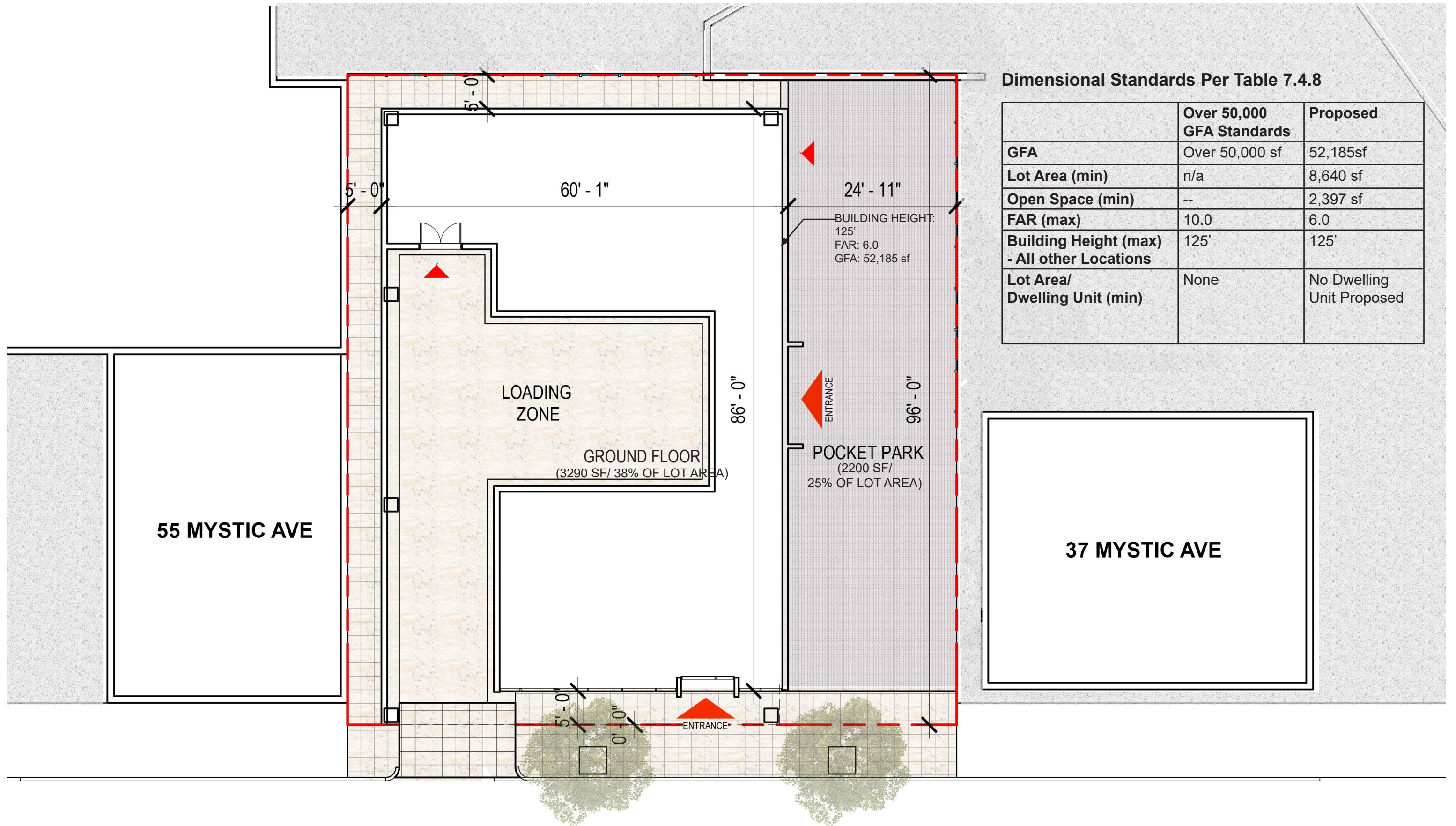


VIEW FROM WEST LOOKING EAST  
45 MYSTIC AVE, SOMERVILLE, MA 02145









GROUND FLOOR PLAN  
45 MYSTIC AVE, SOMERVILLE, MA 02145



ZONING ANALYSIS	ASMD	EXISTING	PROPOSED	COMMENTS
LOT AREA MIN.	N/A	8,640 SF	8,640 SF	EXISTING CONDITION
LOT FRONTAGE	N/A	90'	50'	EXISTING CONDITION
MAX. FAR	10	0.7	6.0	
BUILDING HEIGHT	125'	12' V.I.F	125'/10 STORIES	
FRONT YARD	5'-5"	0' V.I.F	0'	COMPLIANT UNDER MASTER PLAN SPECIAL PERMIT
SIDE YARD	N/A	0' V.I.F	5'	COMPLIANT UNDER MASTER PLAN SPECIAL PERMIT
REAR YARD	N/A	0' V.I.F	5'	COMPLIANT UNDER MASTER PLAN SPECIAL PERMIT
CIVIC SPACE	2,160 sf	V.I.F	2,200 SF	
OPEN SPACE	--	V.I.F	2,397 SF	
GFA	MIN. 50,000	V.I.F	52,185 SF	
BUILDING WIDTH	/	V.I.F	60'-1"	
BUILDING DEPTH	/	V.I.F	91'	
STORY HEIGHT	/	V.I.F	12'-6"	



VIEW FROM I-93 LOOKING NORTHBOUND  
45 MYSTIC AVE, SOMERVILLE, MA 02145

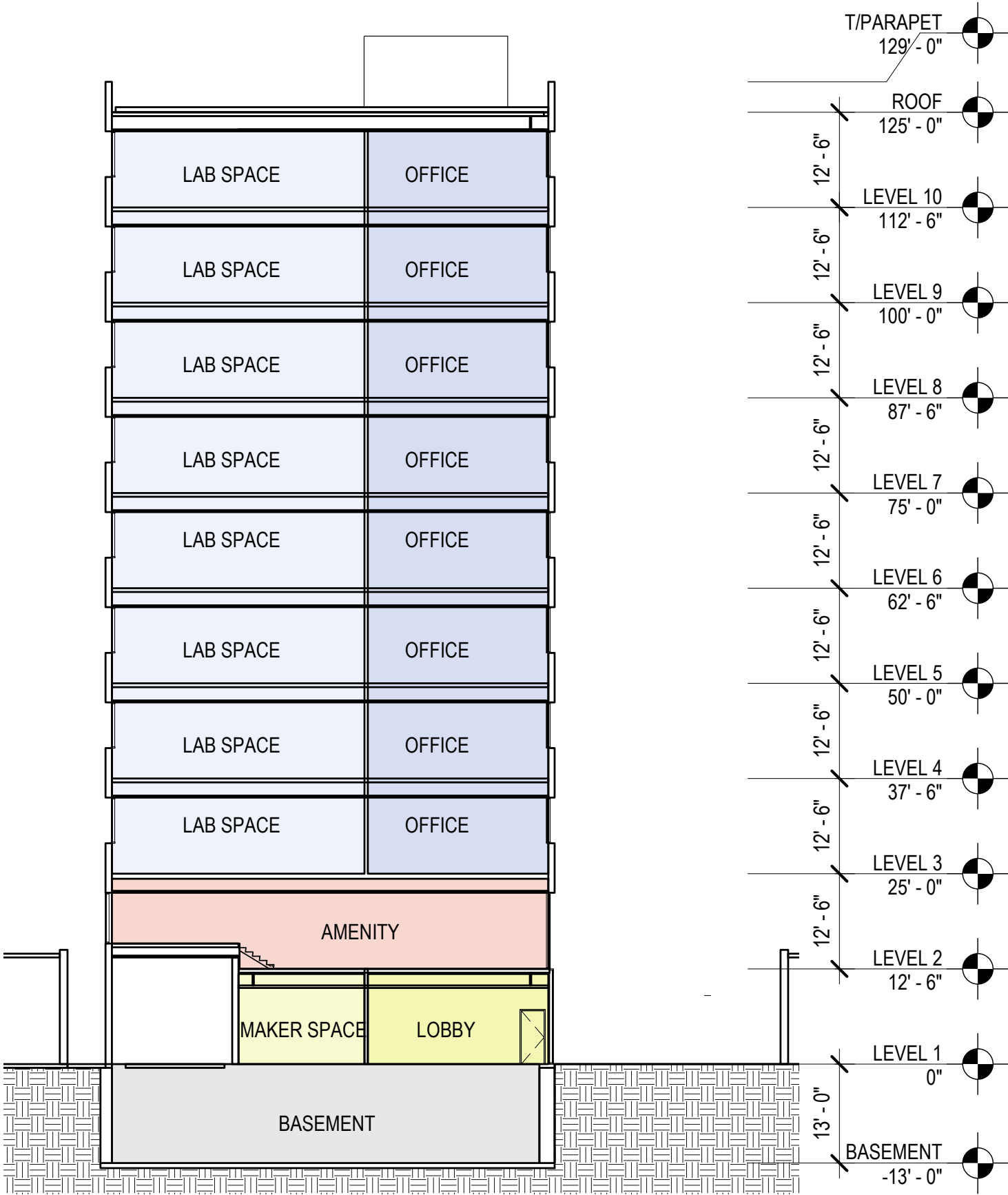




VIEW FROM I-93 LOOKING SOUTHBOUND  
45 MYSTIC AVE, SOMERVILLE, MA 02145

**PROGRAM GSF**

LAB SPACE: 25,040 SF  
OFFICE: 4,422 SF  
AMENITY: 3,880 SF  
COMMUNITY SPACE: 760 SF  
BOH/ CIRCULATION: 18,083 SF  
TOTAL:52,185 SF

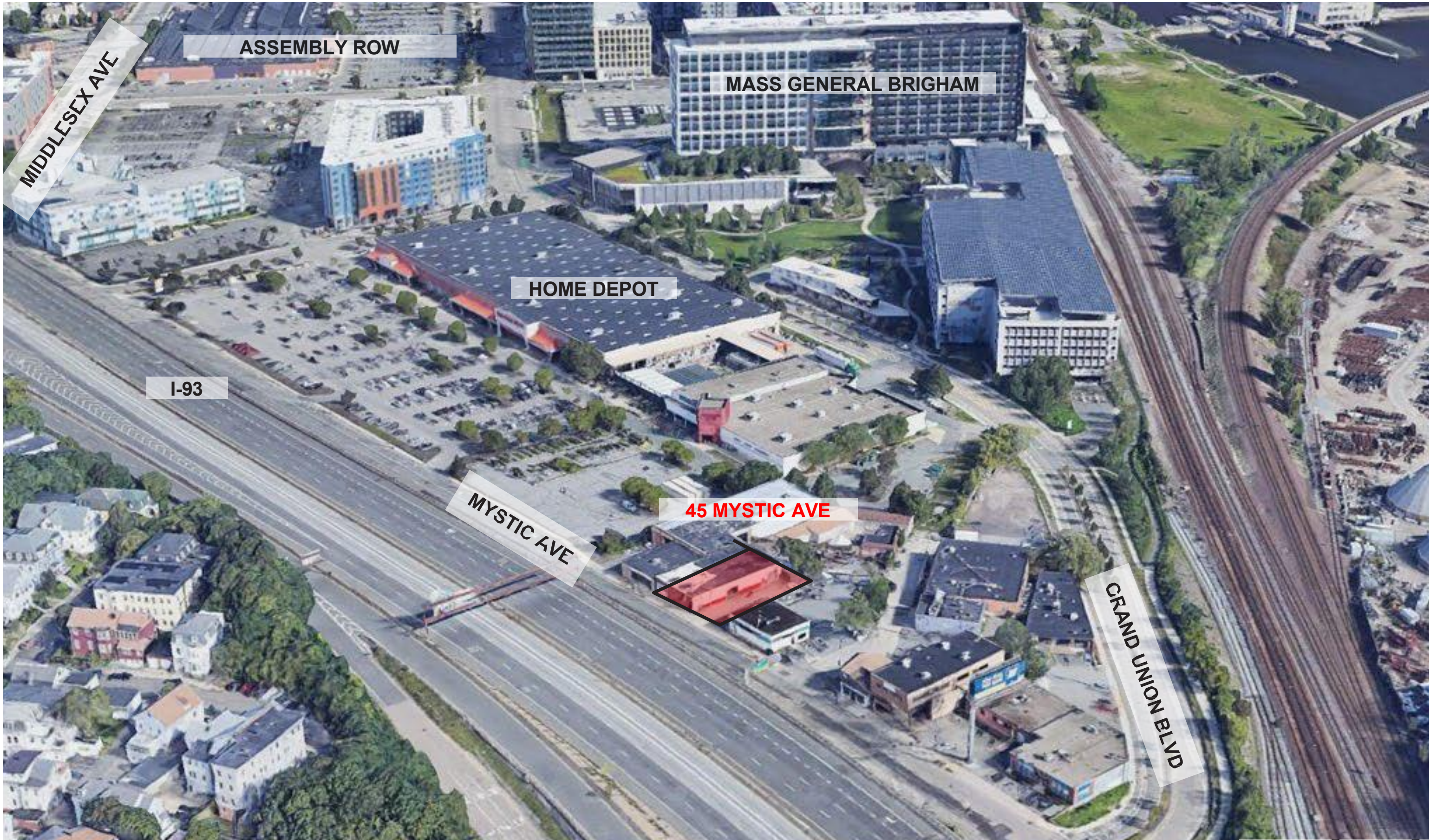






AERIAL VIEW FROM SOUTHEAST- PROPOSED  
45 MYSTIC AVE, SOMERVILLE, MA 02145





AERIAL VIEW FROM SOUTHEAST- EXISTING  
45 MYSTIC AVE, SOMERVILLE, MA 02145





VIEW FROM PROPOSED BUILDING LOOKING ASSEMBLY ROW, EYE ELEV: 100FT 9TH FLOOR  
45 MYSTIC AVE, SOMERVILLE, MA 02145





VIEW FROM PROPOSED BUILDING LOOKING BOSTON, EYE ELEV: 100FT 9TH FLOOR  
45 MYSTIC AVE, SOMERVILLE, MA 02145