

# NEXIUS

## VISUAL ANALYSIS PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY

CAMBRIDGE\_MA\_CRAN10  
20141143531  
75-77 AMES STREET  
CAMBRIDGE, MA 02142

[www.nexius.com](http://www.nexius.com)



**EXCELLENCE**  
One Team,  
Passionate about Excellence



**INTEGRITY**  
Honesty is the Only Policy



**COLLABORATION**  
One Team,  
Passionate about Excellence



**INNOVATION**  
Be Curious, Ask Questions  
Create Solutions



PREPARED BY:

**NEXIUS**

7A LYBERTY WAY  
WESTFORD, MA 01886  
1 (972) 755-1882

PREPARED FOR:

**VERIZON WIRELESS**

SITE NAME:

**CAMBRIDGE\_MA\_CRAN10**

PROJECT NUMBER:

**20141143531**

SITE ADDRESS:

**75-77 AMES STREET  
CAMBRIDGE, MA 02142**

REV A: 03/01/17  
DRAWN BY: GLP  
CHECKD BY: MDC

NOTE: These photo simulations are intended to represent modifications relative to a person observing the aesthetics of the proposed telecommunications installation. Therefore, they are inherently approximate in nature and should not be used as an exact, scaled engineering drawing.

# LETTER OF METHODOLOGY

## PROPOSED WIRELESS TELECOMMUNICATIONS INSTALLATION

CLIENT: VERIZON WIRELESS

SITE NAME: CAMBRIDGE\_MA\_CRAN10

The following is a description of the methods used by Nexius in preparing the Visual Analysis of a post construction, Verizon Wireless Installation for the site located at 75-77 Ames Street Cambridge, MA.

The proposed facility consists of installing Lessee equipment, antenna and a screen wall on the rooftop of Lot 43-77 in Cambridge MA. More details for the construction can be found on page 12-15 of this document.

A site visit was made on 02/14/17 and photographs were taken from specific locations around the Facility. The actual weather condition was sunny and visibility was within acceptable levels to conduct the Visual Analysis.

Using technical and mechanical specification documents we built and arranged the equipment using Autodesk 3ds Max software. Autodesk 3ds Max allows us to add a daylight system that calculates which direction the sun will point according to the date and time of day in which the photographs were taken. The next step involves loading a map with the photo-location points into Autodesk 3ds Max. Virtual cameras are then inserted into the scene and placed according to where the photo-locations lay. These cameras represent the photographer who took the photographs and take into consideration the average height at which the camera would have been held by an average 5'-6' person. Due to the cameras being located correctly they automatically calculate the exact distance and perspective of the proposed equipment. This generates simulated 3D views of the proposed equipment from the photographer's view point. Once these simulated viewpoints are created in Autodesk 3ds Max, realistic lighting, shadows and materials are rendered upon the proposed equipment. The result is multiple images that depict the proposed equipment placed "inside" the photograph of the existing environment.

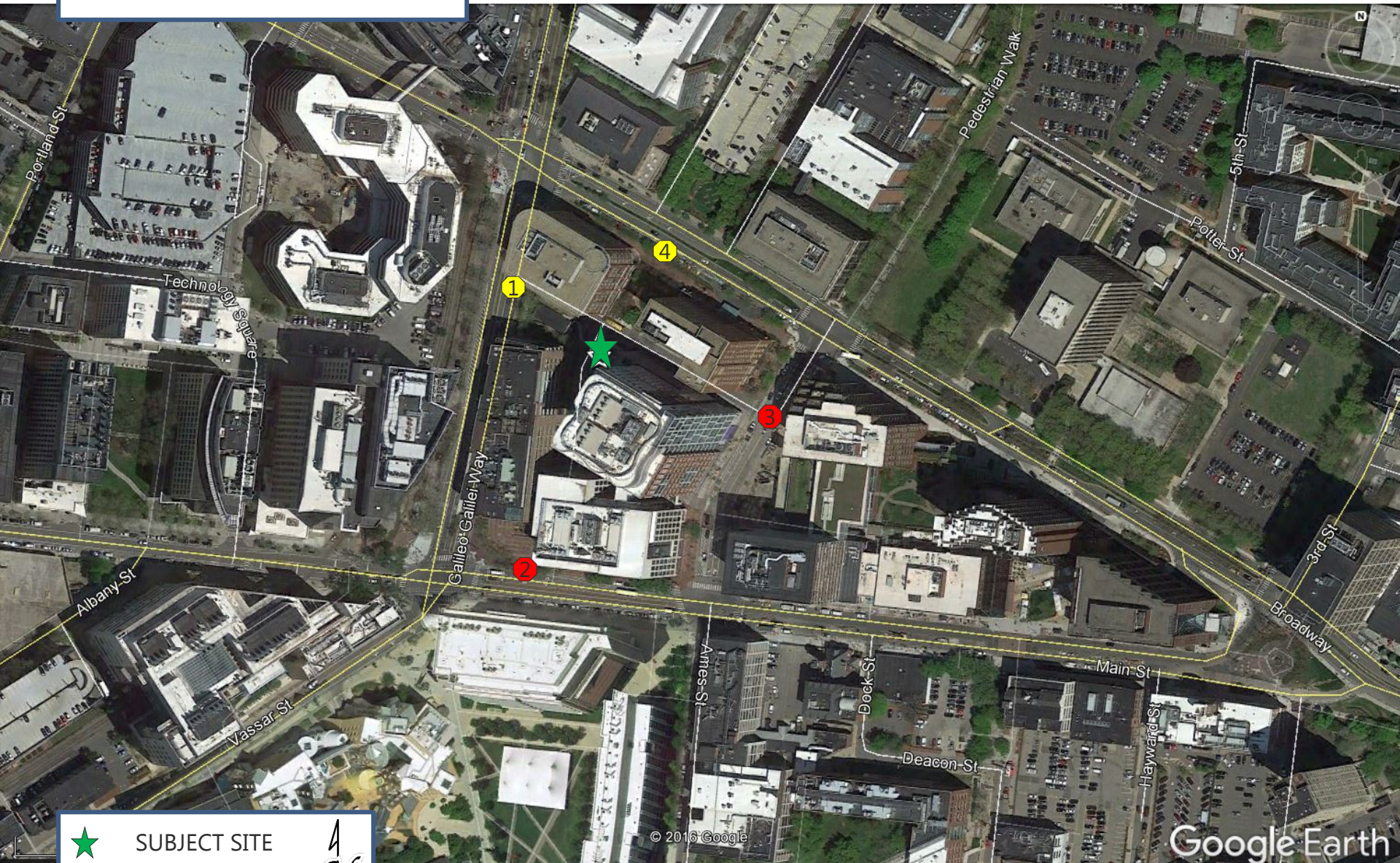
The new images created by 3ds Max are imported into Adobe Photoshop and laid over the existing image. These images are then brought into Microsoft PowerPoint and each view is labeled accordingly based upon the information provided by the field technician. The final product results in high quality "before and after" images that accurately depict the addition of future equipment, not yet built, to existing photographs.




NOTE: These photo simulations are intended to represent modifications relative to a person observing the aesthetics of the proposed telecommunications installation. Therefore, they are inherently approximate in nature and should not be used as an exact, scaled engineering drawing.


# NEXIUS

7A LYBERTY WAY  
WESTFORD, MA 01886  
1 (972) 755-1882

# PHOTO LOCATION MAP



-  SUBJECT SITE
-  VISIBLE VIEWS
-  NON-VISIBLE VIEWS





VIEW 1- EXISTING CONDITIONS: LOOKING SOUTHEAST FROM AMES PLACE



PROPOSED LESSEE EQUIPMENT  
BEHIND SCREEN WALL

VIEW 1- PROPOSED INSTALLATION: LOOKING SOUTHEAST FROM AMES PLACE



VIEW 2- EQUIPMENT LOCATION NOT VISIBLE: LOOKING NORTH FROM MAIN STREET



VIEW 3- EQUIPMENT LOCATION NOT VISIBLE: LOOKING WEST FROM AMES STREET





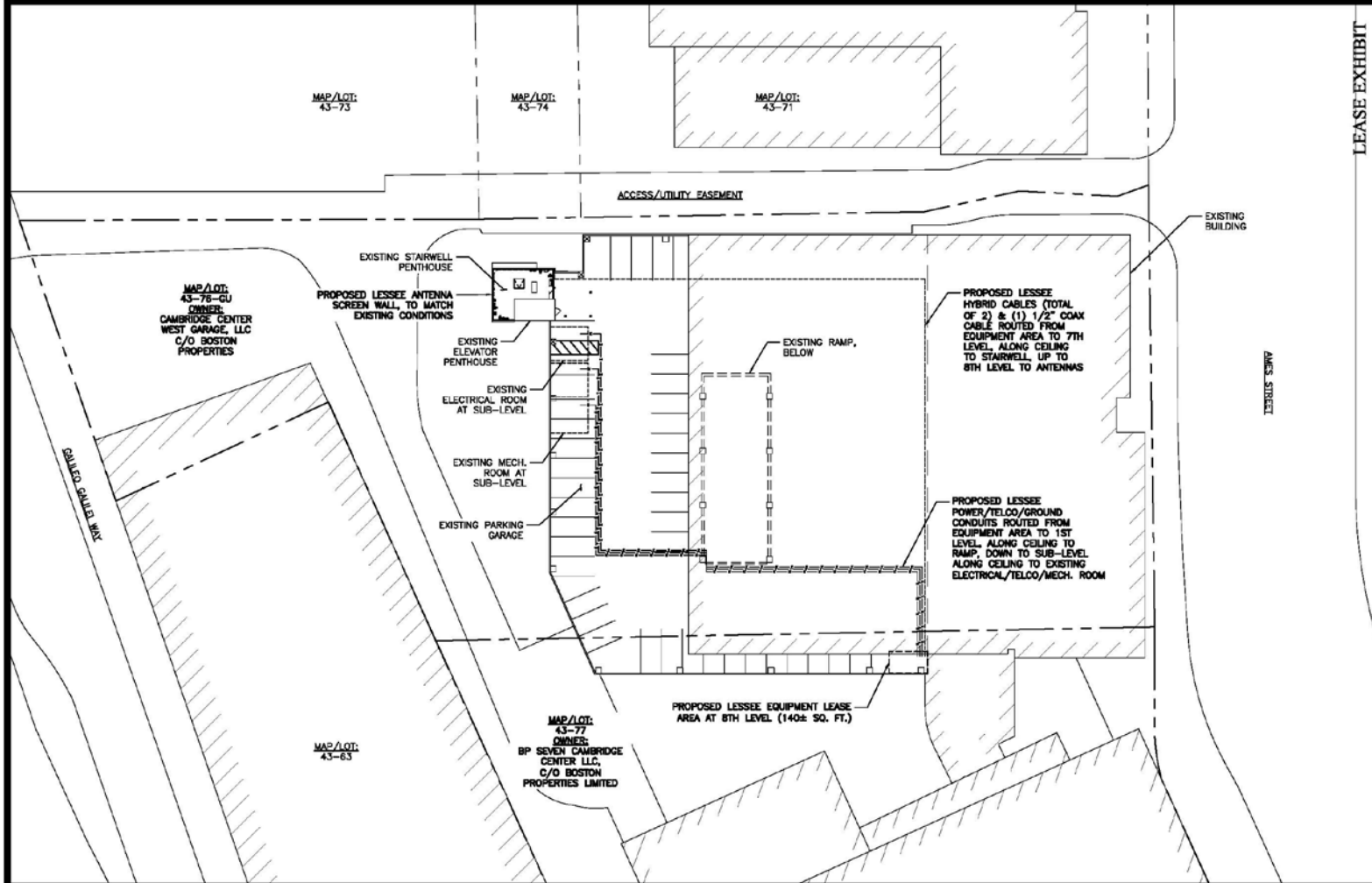
VIEW 4- EXISTING CONDITIONS: LOOKING SOUTH FROM BROADWAY



PROPOSED LESSEE EQUIPMENT  
BEHIND SCREEN WALL

VIEW 4- PROPOSED INSTALLATION: LOOKING SOUTH FROM BROADWAY

LEASE EXHIBIT



PREPARED BY:  
**NEXIUS**  
TRANSFORM YOUR BUSINESS, THROUGH WIRELESS  
 A&E OFFICE:  
 7A LIBERTY WAY  
 WESTFORD, MA 01886  
 1 (972) 750-1882



*Ronald J. Jackson*  
 THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
D	12/23/15	REVISED PER 2-C	SK
E	7/25/16	REVISED LEASE AREA	JM
F	8/25/16	REVISED PER COMMENTS	JM
G	10/31/16	REVISED PER COMMENTS	PN
H	12/21/17	REVISED COORDINATES	KT

SITE INFO:  
 SITE NAME:  
**CAMBRIDGE\_MA\_CRAN10**  
 SITE ADDRESS:  
**75-77 AMES STREET  
 CAMBRIDGE, MA 02142**

CHECKED BY: **KB**      DATE: **12/23/15**

PROJECT NUMBER:  
**20141143531**

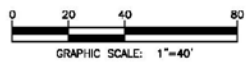
SHEET NUMBER:

**LE-1**

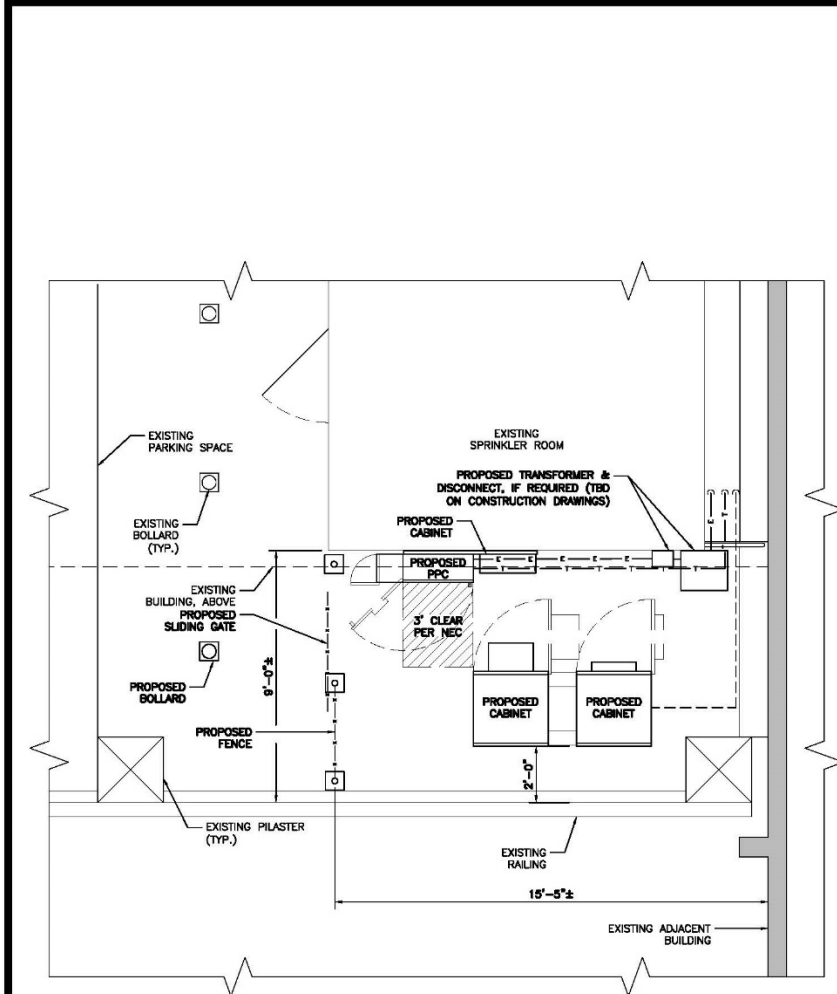
- NOTES:**
- SITE PLAN IS NOT THE RESULT OF A SURVEY. IT IS BASED ON EXISTING PARCEL MAPS AVAILABLE FROM THE CITY/TOWN GIS DATABASE.
  - ALL INFORMATION SHOWN IS APPROXIMATE ONLY AND SUBJECT TO ANY CONDITION THAT A SURVEY MAY REVEAL.



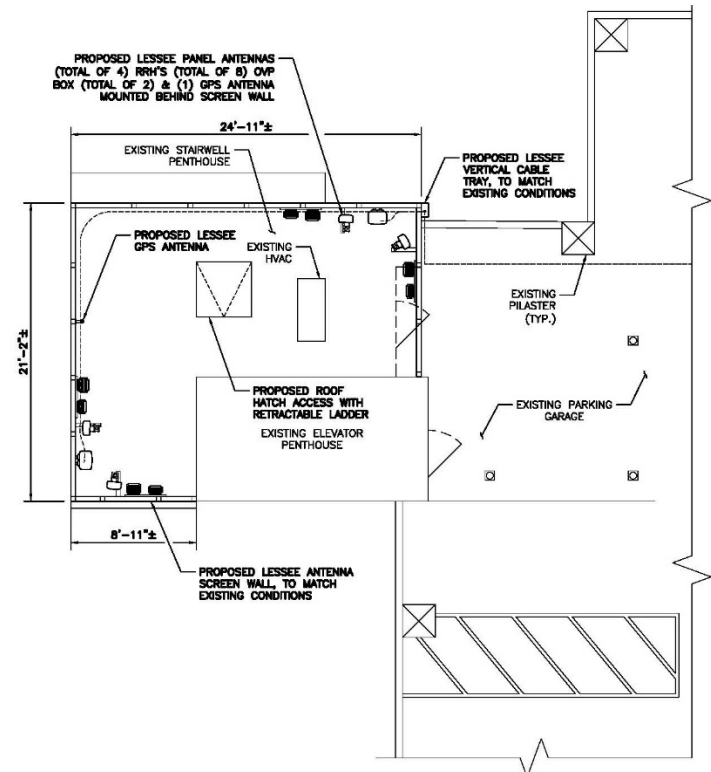
**1 OVERALL SITE PLAN**  
 SCALE: 1" = 40'



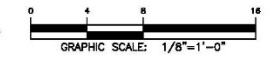
POLE COORDINATES	LATITUDE (NAD83)	LONGITUDE (NAD83)
	42° 21' 48.36" N	71° 05' 13.50" W
GROUND ELEVATION	9' A.M.S.L. (NAVDS88)	



① EQUIPMENT PLAN  
SCALE: 1/4" = 1'-0"



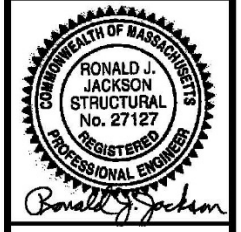
② ANTENNA PLAN  
SCALE: 1/8" = 1'-0"



PREPARED BY:

**NEXIUS**  
TRANSFORM YOUR BUSINESS, THROUGH WIRELESS

A&E OFFICE:  
7A LIBERTY WAY  
WESTFORD, MA 01886  
1 (972) 755-1882



THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
D	12/23/15	REVISED PER 2-C	SK
E	7/22/16	REVISED LEASE AREA	JM
F	8/25/16	REVISED PER COMMENTS	JM
G	10/31/16	REVISED PER COMMENTS	PM
H	12/21/17	REVISED COORDINATES	KT

SITE INFO:

SITE NAME:  
**CAMBRIDGE\_MA\_CRAN10**

SITE ADDRESS:  
**75-77 AMES STREET  
CAMBRIDGE, MA 02142**

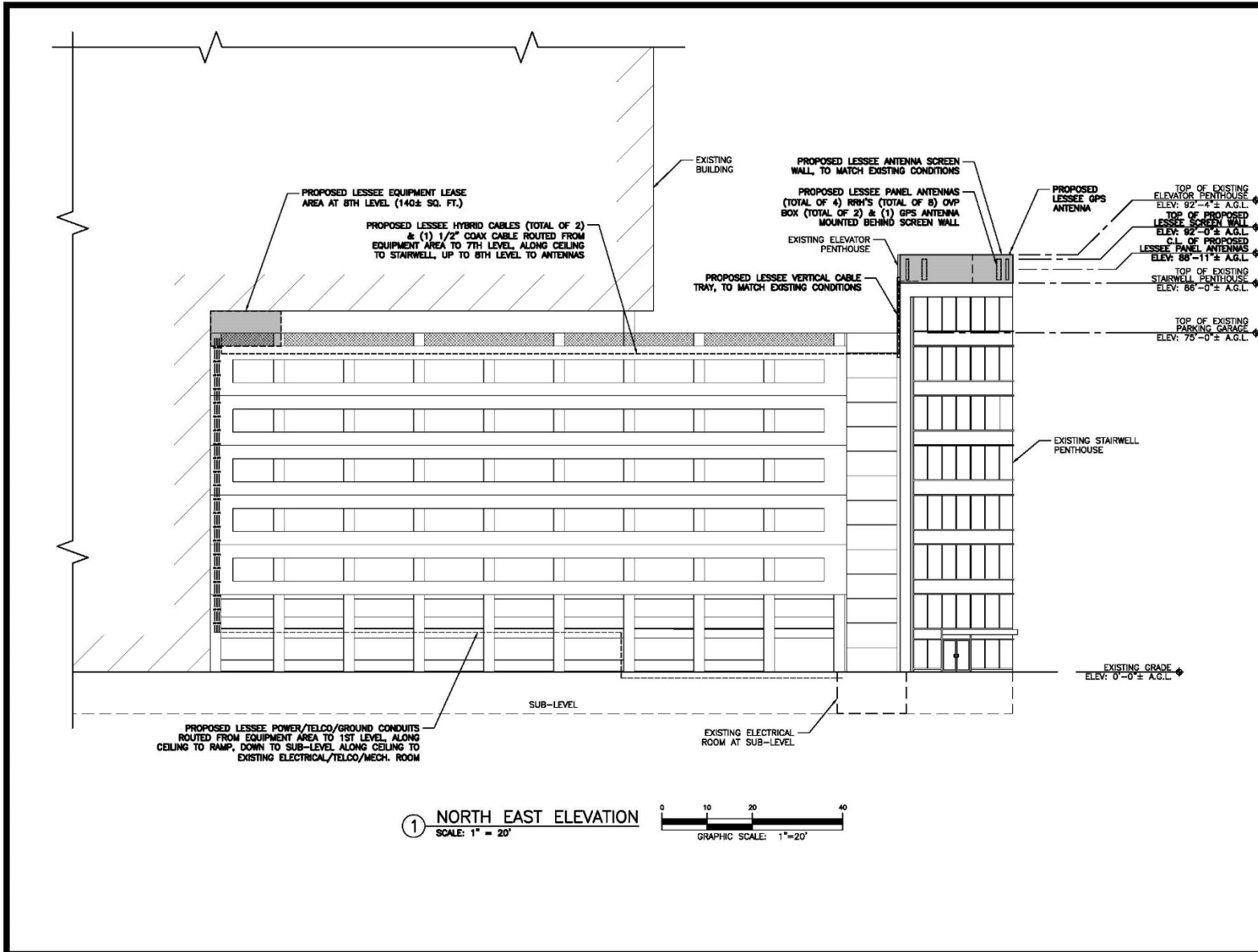
CHECKED BY:  
KB

DATE:  
12/23/15

PROJECT NUMBER:  
20141143531

SHEET NUMBER:

**LE-2**



PREPARED BY:

**NEXIUS**  
TRANSFORM YOUR BUSINESS, THROUGH WIRELESS

A&E OFFICE:  
7A LIBERTY WAY  
WESTFORD, MA 01886  
1 (972) 755-1882



*Ronald J. Jackson*

THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS

REV	DATE	DESCRIPTION	BY
D	12/23/15	REVISED PER 2-C	SK
E	7/22/16	REVISED LEASE AREA	JM
F	8/25/16	REVISED PER COMMENTS	JM
G	10/31/16	REVISED PER COMMENTS	PN
H	10/21/17	REVISED COORDINATES	KT

SITE INFO:

SITE NAME:  
**CAMBRIDGE\_MA\_CRAN10**

SITE ADDRESS:  
**75-77 AMES STREET  
CAMBRIDGE, MA 02142**

CHECKED BY: **KB** DATE: **12/23/15**

PROJECT NUMBER:  
**20141143531**

SHEET NUMBER:

**LE-3**



Thank you!

**NEXIUS**  
www.nexius.com

PREPARED BY:



A&E OFFICE:  
7A LYBERTY WAY  
WESTFORD, MA 01886  
1 (972) 755-1882

LEASE EXHIBIT

MAP/LOT:  
43-73

MAP/LOT:  
43-74

MAP/LOT:  
43-71

ACCESS/UTILITY EASEMENT

EXISTING BUILDING

MAP/LOT:  
43-76-GU  
OWNER:  
CAMBRIDGE CENTER  
WEST GARAGE, LLC  
C/O BOSTON  
PROPERTIES

PROPOSED LESSEE ANTENNA  
SCREEN WALL, TO MATCH  
EXISTING CONDITIONS

EXISTING STAIRWELL  
PENTHOUSE

EXISTING ELEVATOR  
PENTHOUSE

EXISTING ELECTRICAL ROOM  
AT SUB-LEVEL

EXISTING MECH.  
ROOM AT  
SUB-LEVEL

EXISTING PARKING  
GARAGE

EXISTING RAMP,  
BELOW

PROPOSED LESSEE  
HYBRID CABLES (TOTAL  
OF 2) & (1) 1/2" COAX  
CABLE ROUTED FROM  
EQUIPMENT AREA TO 7TH  
LEVEL, ALONG CEILING  
TO STAIRWELL, UP TO  
8TH LEVEL TO ANTENNAS

PROPOSED LESSEE  
POWER/TELCO/GROUND  
CONDUITS ROUTED FROM  
EQUIPMENT AREA TO 1ST  
LEVEL, ALONG CEILING TO  
RAMP, DOWN TO SUB-LEVEL  
ALONG CEILING TO EXISTING  
ELECTRICAL/TELCO/MECH. ROOM

AMES STREET

GALILEO GALILEI WAY

MAP/LOT:  
43-63

MAP/LOT:  
43-77  
OWNER:  
BP SEVEN CAMBRIDGE  
CENTER LLC,  
C/O BOSTON  
PROPERTIES LIMITED

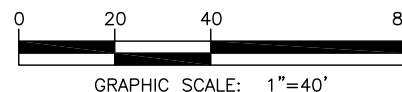
PROPOSED LESSEE EQUIPMENT LEASE  
AREA AT 8TH LEVEL (140± SQ. FT.)

NOTES:

1. SITE PLAN IS NOT THE RESULT OF A SURVEY. IT IS BASED ON EXISTING PARCEL MAPS AVAILABLE FROM THE CITY/TOWN GIS DATABASE.
2. ALL INFORMATION SHOWN IS APPROXIMATE ONLY AND SUBJECT TO ANY CONDITION THAT A SURVEY MAY REVEAL.



1 OVERALL SITE PLAN  
SCALE: 1" = 40'



POLE COORDINATES	LATITUDE (NAD83)	LONGITUDE (NAD83)
	41° 21' 49.76" N	71° 05' 19.65" W
GROUND ELEVATION	9' A.M.S.L. (NAVD88)	

THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS

REV	DATE	DESCRIPTION	BY
C	12/03/15	PER COMMENTS	SK
D	12/23/15	REVISED PER 2-C	SK
E	7/22/16	REVISED LEASE AREA	JM
F	8/26/16	REVISED PER COMMENTS	JM
G	10/31/16	REVISED PER COMMENTS	PN

SITE INFO:

SITE NAME:  
CAMBRIDGE\_MA\_CRAN10

SITE ADDRESS:  
75-77 AMES STREET  
CAMBRIDGE, MA 02142

CHECKED BY: **KB** DATE: **12/03/15**

PROJECT NUMBER:  
20141143531

SHEET NUMBER:  
**LE-1**

PREPARED BY:



A&E OFFICE:  
7A LYBERTY WAY  
WESTFORD, MA 01886  
1 (972) 755-1882

THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS

REV	DATE	DESCRIPTION	BY
C	12/03/15	PER COMMENTS	SK
D	12/23/15	REVISED PER 2-C	SK
E	7/22/16	REVISED LEASE AREA	JM
F	8/26/16	REVISED PER COMMENTS	JM
G	10/31/16	REVISED PER COMMENTS	PN

SITE INFO:

SITE NAME:  
CAMBRIDGE\_MA\_CRAN10

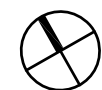
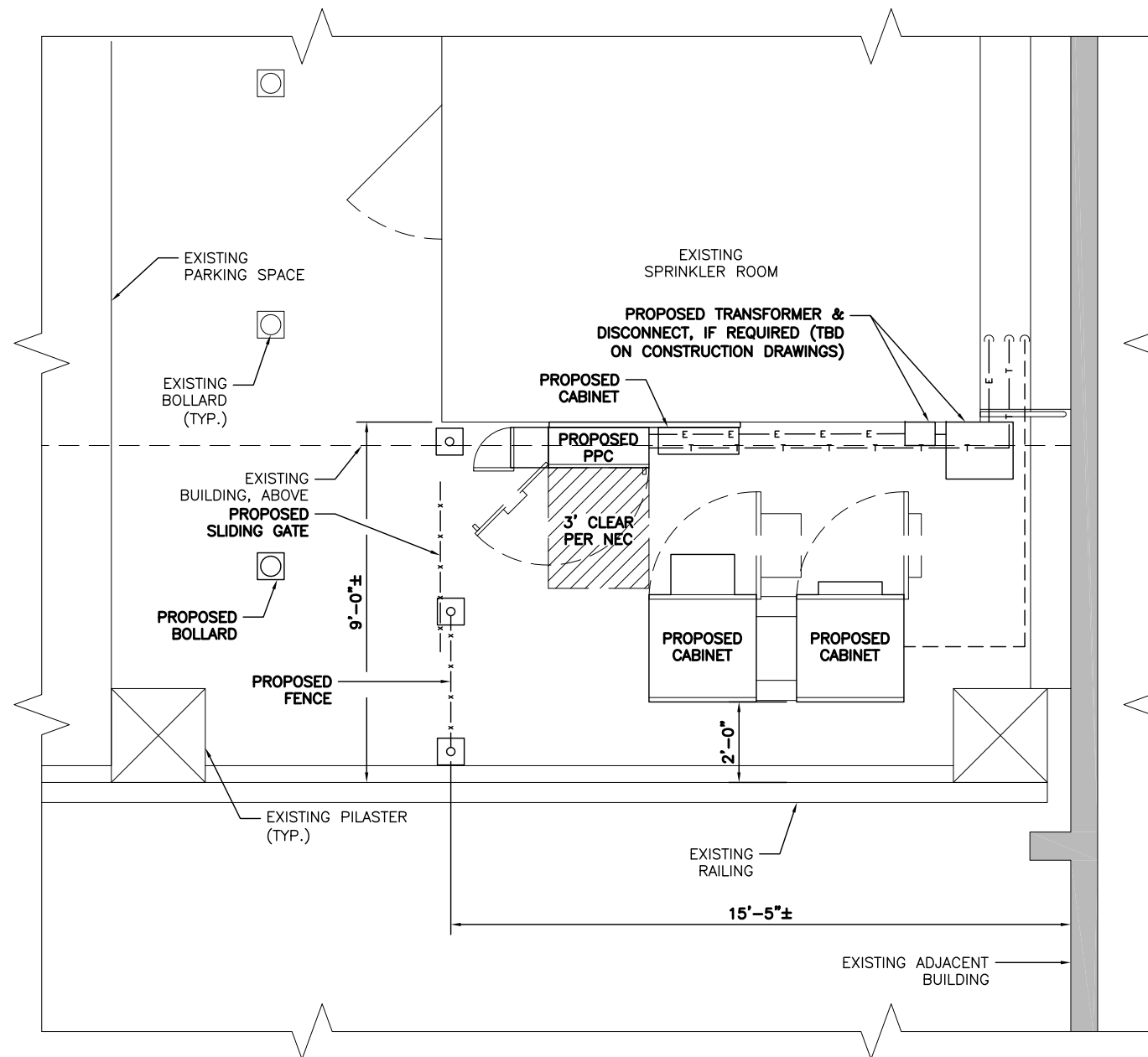
SITE ADDRESS:  
75-77 AMES STREET  
CAMBRIDGE, MA 02142

CHECKED BY: **KB**      DATE: **12/03/15**

PROJECT NUMBER:  
20141143531

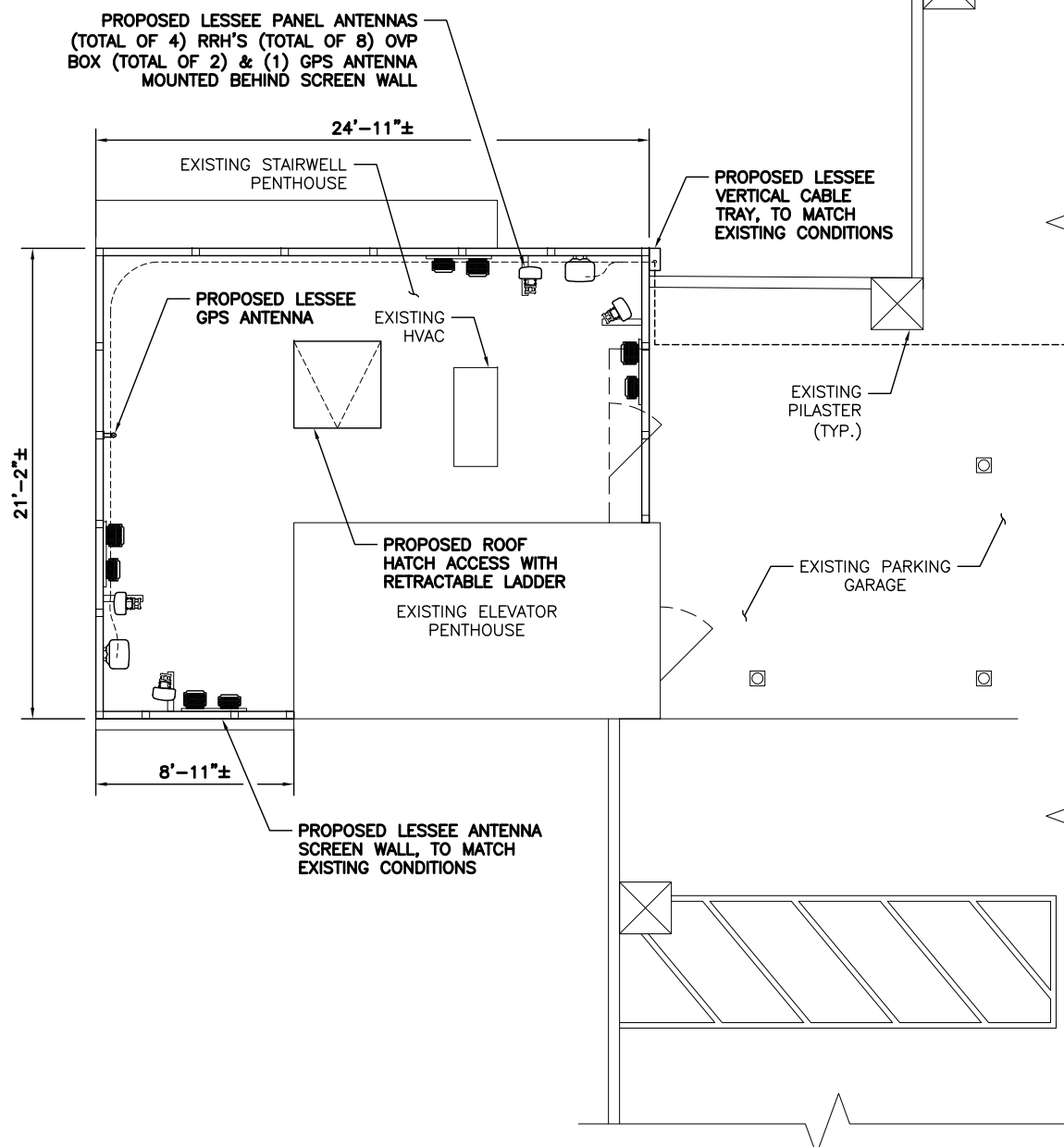
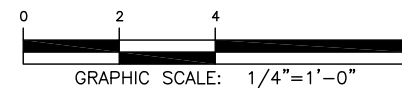
SHEET NUMBER:

**LE-2**



APPROX. NORTH

① **EQUIPMENT PLAN**  
SCALE: 1/4" = 1'-0"



② **ANTENNA PLAN**  
SCALE: 1/8" = 1'-0"

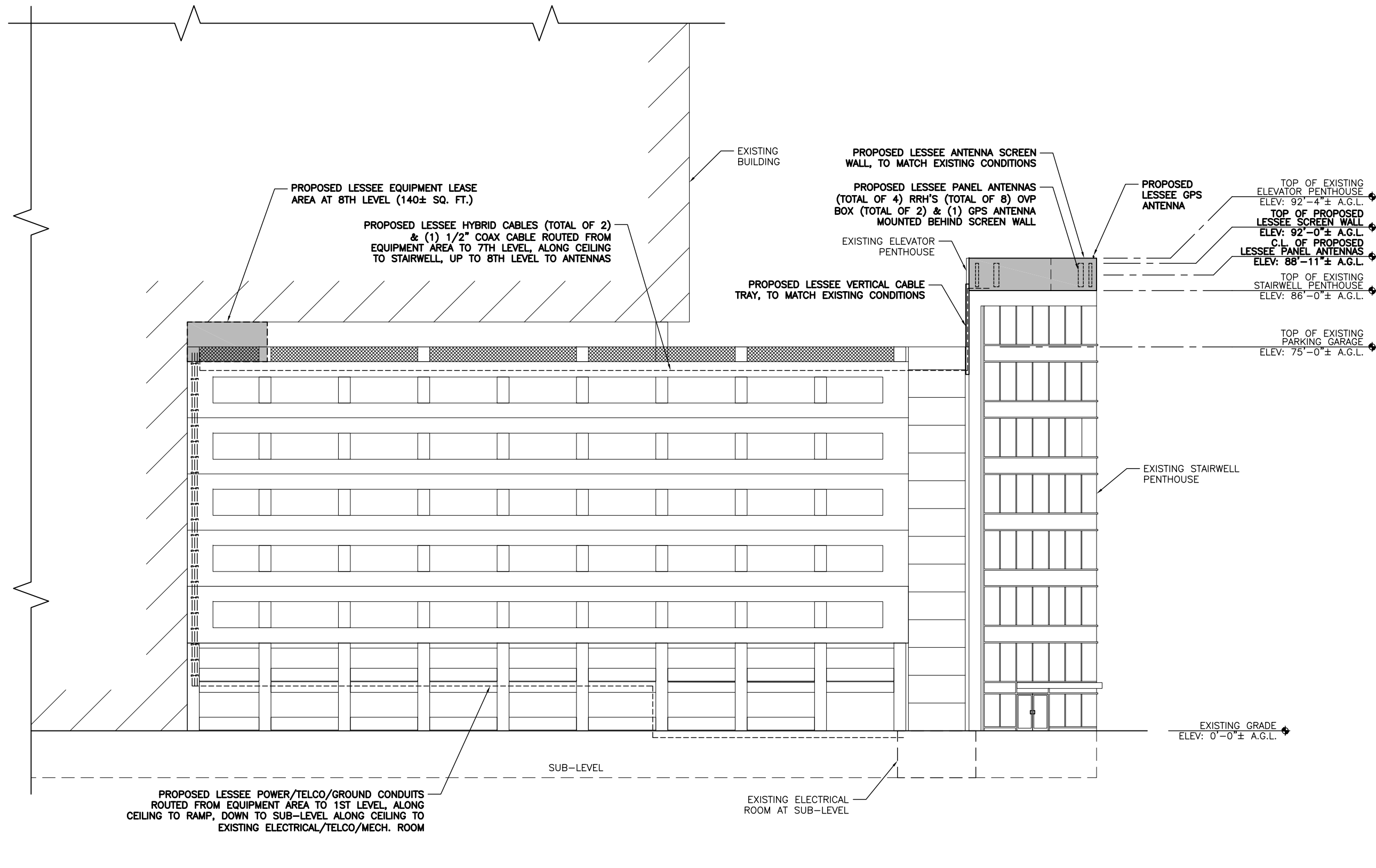




PREPARED BY:



A&E OFFICE:  
7A LYBERTY WAY  
WESTFORD, MA 01886  
1 (972) 755-1882



THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
C	12/03/15	PER COMMENTS	SK
D	12/23/15	REVISED PER 2-C	SK
E	7/22/16	REVISED LEASE AREA	JM
F	8/26/16	REVISED PER COMMENTS	JM
G	10/31/16	REVISED PER COMMENTS	PN

SITE INFO:  
SITE NAME:  
**CAMBRIDGE\_MA\_CRAN10**  
SITE ADDRESS:  
**75-77 AMES STREET  
CAMBRIDGE, MA 02142**

CHECKED BY: <b>KB</b>	DATE: <b>12/03/15</b>
--------------------------	--------------------------

PROJECT NUMBER:  
**20141143531**

SHEET NUMBER:  
**LE-3**

① NORTH EAST ELEVATION  
SCALE: 1" = 20'

