

SPECIAL PERMIT APPLICATION
711 - 727 MASSACHUSETTS AVENUE, CAMBRIDGE, MA
January 27, 2020

Part 2 of 2

- HISTORICAL PHOTOGRAPHS
- EXISTING CONDITIONS PHOTOGRAPHS
- EXISTING FLOOR PLANS
- SITE CONTEXT MAP
- PROPOSED PLANS & BUILDING SECTION
- PROPOSED LANDSCAPING PLANS
- ALTERATIONS TO EXISTING BUILDING BY ELEVATION
- PROPOSED BUILDING ELEVATIONS
- PROPOSED EXTERIOR FAÇADE MATERIALS
- PROPOSED RENDERINGS
- ROOF ELEMENTS REQUIRING ZBA APPROVAL
- SHADOW STUDY

OWNER: GAS LIGHT BUILDING LLC
ADDRESS: 100 SUMMER ST.
SUITE 1600 BOSTON, MA 02110

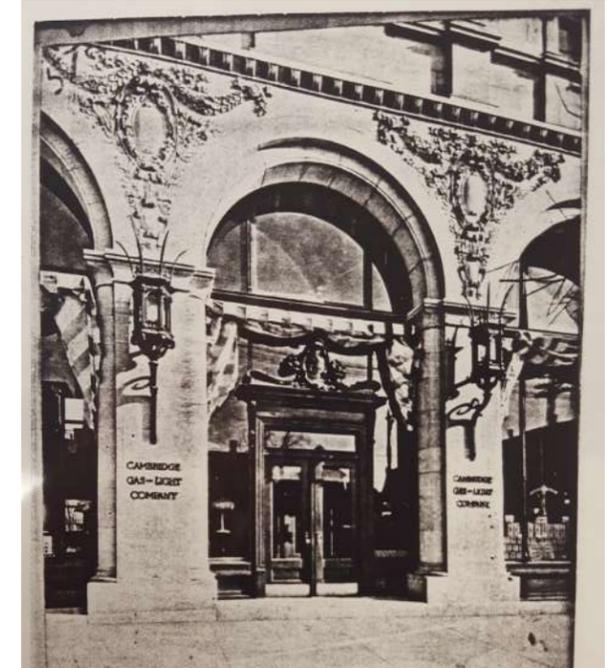
Historic Photos



Interior View



View from Massachusetts Ave



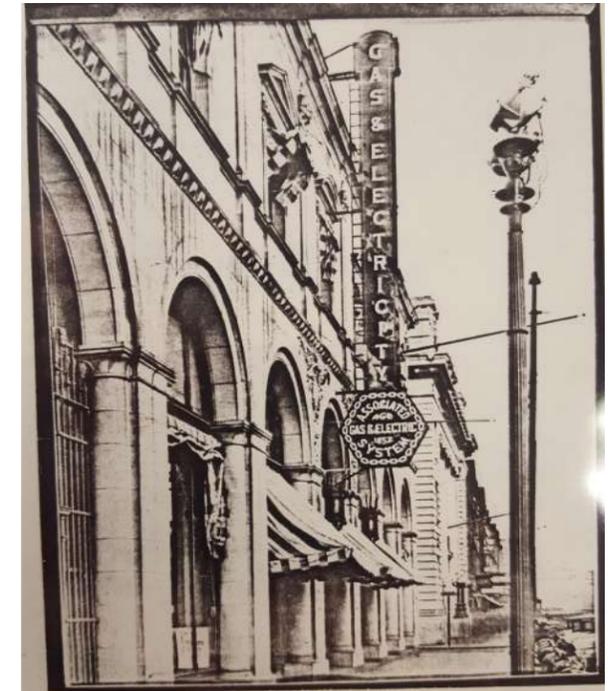
Closeup View of Facade from Massachusetts Ave



Interior View

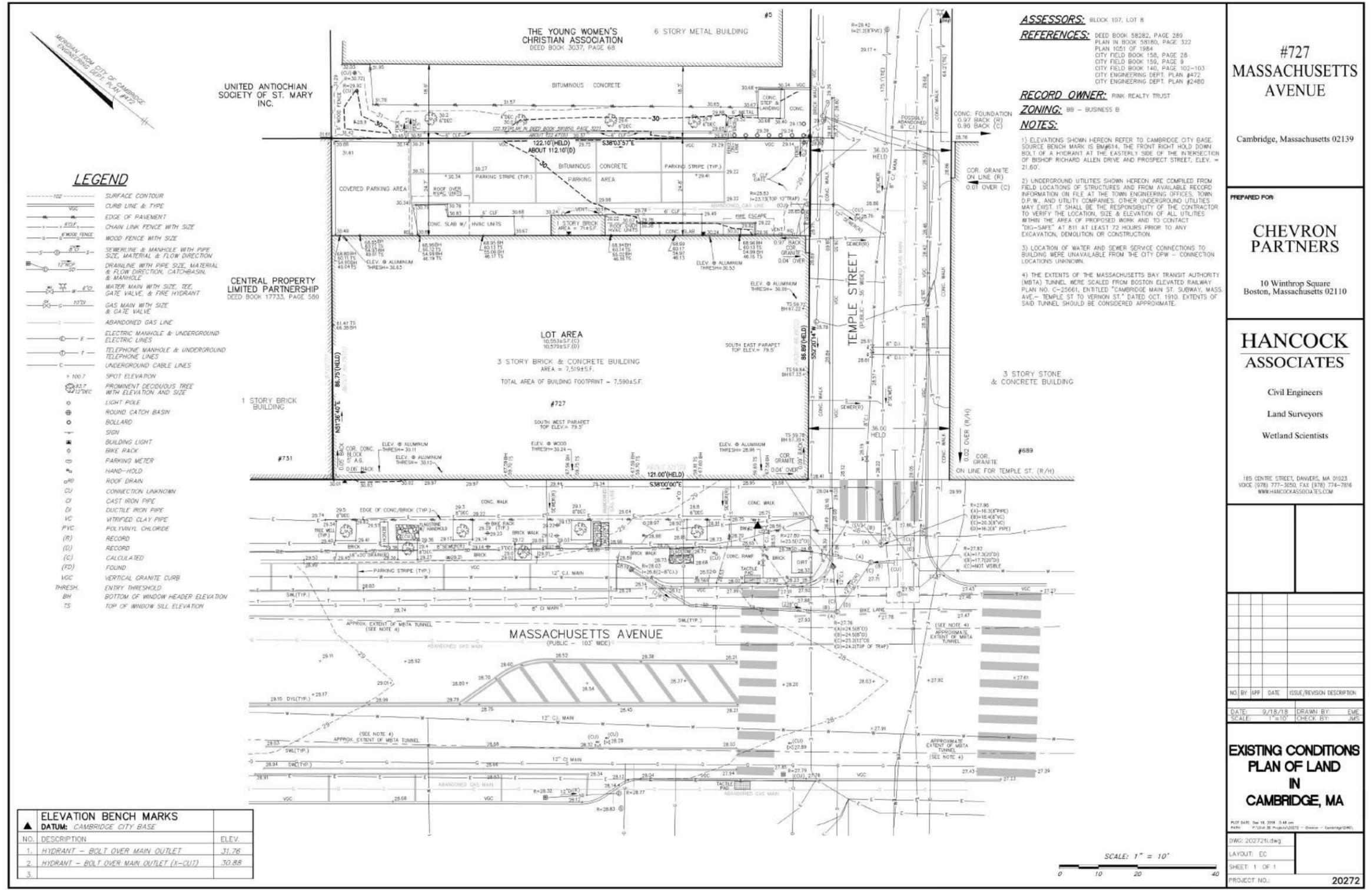


View from Massachusetts Ave



View from Massachusetts Ave Looking East

Existing Conditions Map



LEGEND

- 102 --- SURFACE CONTOUR
- VGC --- CURB LINE & TYPE
- E --- EDGE OF PAVEMENT
- 8" --- CHAIN LINK FENCE WITH SIZE
- 6" --- WOOD FENCE WITH SIZE
- S --- SWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- D --- DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCH-BASIN & MANHOLE
- W --- WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
- G --- GAS MAIN WITH SIZE & GATE VALVE
- --- ABANDONED GAS LINE
- E --- ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
- T --- TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
- C --- UNDERGROUND CABLE LINES
- 100.7 • SPOT ELEVATION
- 12" DEC • PROMINENT DECIDUOUS TREE WITH ELEVATION AND SIZE
- • LIGHT POLE
- • ROUND CATCH BASIN
- • BOLLARD
- • SIGN
- • BUILDING LIGHT
- • BIKE RACK
- • PARKING METER
- • HAND-HOLD
- • ROOF DRAIN
- • CONNECTION UNKNOWN
- • CAST IRON PIPE
- • DUCTILE IRON PIPE
- • WROUGHT CLAY PIPE
- • POLYVINYL CHLORIDE
- (R) RECORD
- (C) CALCULATED
- (FD) FOUND
- VGC VERTICAL GRANITE CURB
- THRESH. ENTRY THRESHOLD
- BH BOTTOM OF WINDOW HEADER ELEVATION
- TS TOP OF WINDOW SILL ELEVATION

ELEVATION BENCH MARKS		
DATUM: CAMBRIDGE CITY BASE		
NO.	DESCRIPTION	ELEV.
1.	HYDRANT - BOLT OVER MAIN OUTLET	31.76
2.	HYDRANT - BOLT OVER MAIN OUTLET (X-CUT)	30.88
3.		

ASSESSORS: BLOCK 107, LOT 8
REFERENCES: DEED BOOK 58282, PAGE 289
 PLAN IN BOOK 58180, PAGE 322
 PLAN 1021 OF 1984
 CITY FIELD BOOK 156, PAGE 28
 CITY FIELD BOOK 159, PAGE 9
 CITY FIELD BOOK 140, PAGE 102-103
 CITY ENGINEERING DEPT. PLAN #472
 CITY ENGINEERING DEPT. PLAN #2480

RECORD OWNER: RINK REALTY TRUST
ZONING: BB - BUSINESS B
NOTES:

- 1) ELEVATIONS SHOWN HEREON REFER TO CAMBRIDGE CITY BASE. SOURCE BENCH MARK IS BM#614, THE FRONT RIGHT HOLD DOWN BOLT OF A HYDRANT AT THE EASTERLY SIDE OF THE INTERSECTION OF BISHOP RICHARD ALLEN DRIVE AND PROSPECT STREET, ELEV. = 21.60'.
- 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 3) LOCATION OF WATER AND SEWER SERVICE CONNECTIONS TO BUILDING WERE UNAVAILABLE FROM THE CITY DPW - CONNECTION LOCATIONS UNKNOWN.
- 4) THE EXTENTS OF THE MASSACHUSETTS BAY TRANSIT AUTHORITY (MBTA) TUNNEL WERE SCALED FROM BOSTON ELEVATED RAILWAY PLAN NO. C-25661, ENTITLED "CAMBRIDGE MAIN ST. SUBWAY, MASS. AVE. - TEMPLE ST TO VERNON ST." DATED OCT. 1910. EXTENTS OF SAID TUNNEL SHOULD BE CONSIDERED APPROXIMATE.

#727
 MASSACHUSETTS
 AVENUE

Cambridge, Massachusetts 02139

PREPARED FOR
**CHEVRON
 PARTNERS**

10 Winthrop Square
 Boston, Massachusetts 02110

**HANCOCK
 ASSOCIATES**

Civil Engineers
 Land Surveyors
 Wetland Scientists

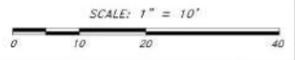
185 CENTRE STREET, DANVERS, MA 01923
 VOICE (978) 777-3050, FAX (978) 774-7816
 WWW.HANCOCKASSOCIATES.COM

NO.	BY	APP.	DATE	ISSUE/REVISION DESCRIPTION

**EXISTING CONDITIONS
 PLAN OF LAND
 IN
 CAMBRIDGE, MA**

DATE: 9/18/18 DRAWN BY: EME
 SCALE: 1"=10' CHECKED BY: JAF

PROJECT NO.: 20272



Existing Conditions Photos



View from Massachusetts Ave Looking West



Closeup View from Massachusetts Ave Looking East

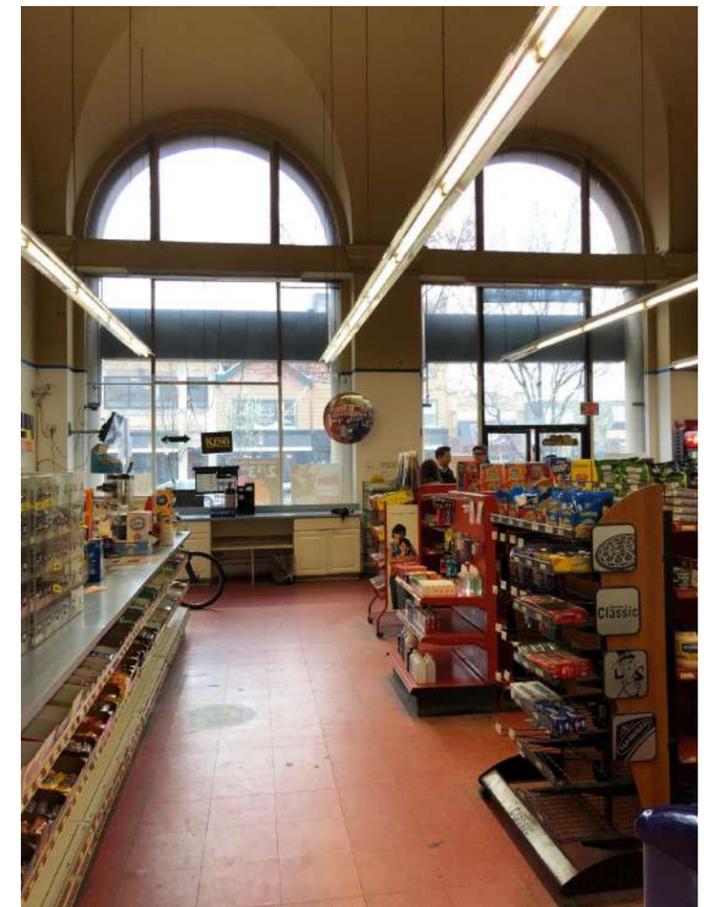
Existing Conditions Photos



View from Massachusetts Ave Looking East



Interior View from Convenience Store



Interior View from Convenience Store

Existing Conditions Photos

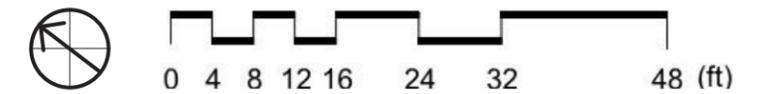
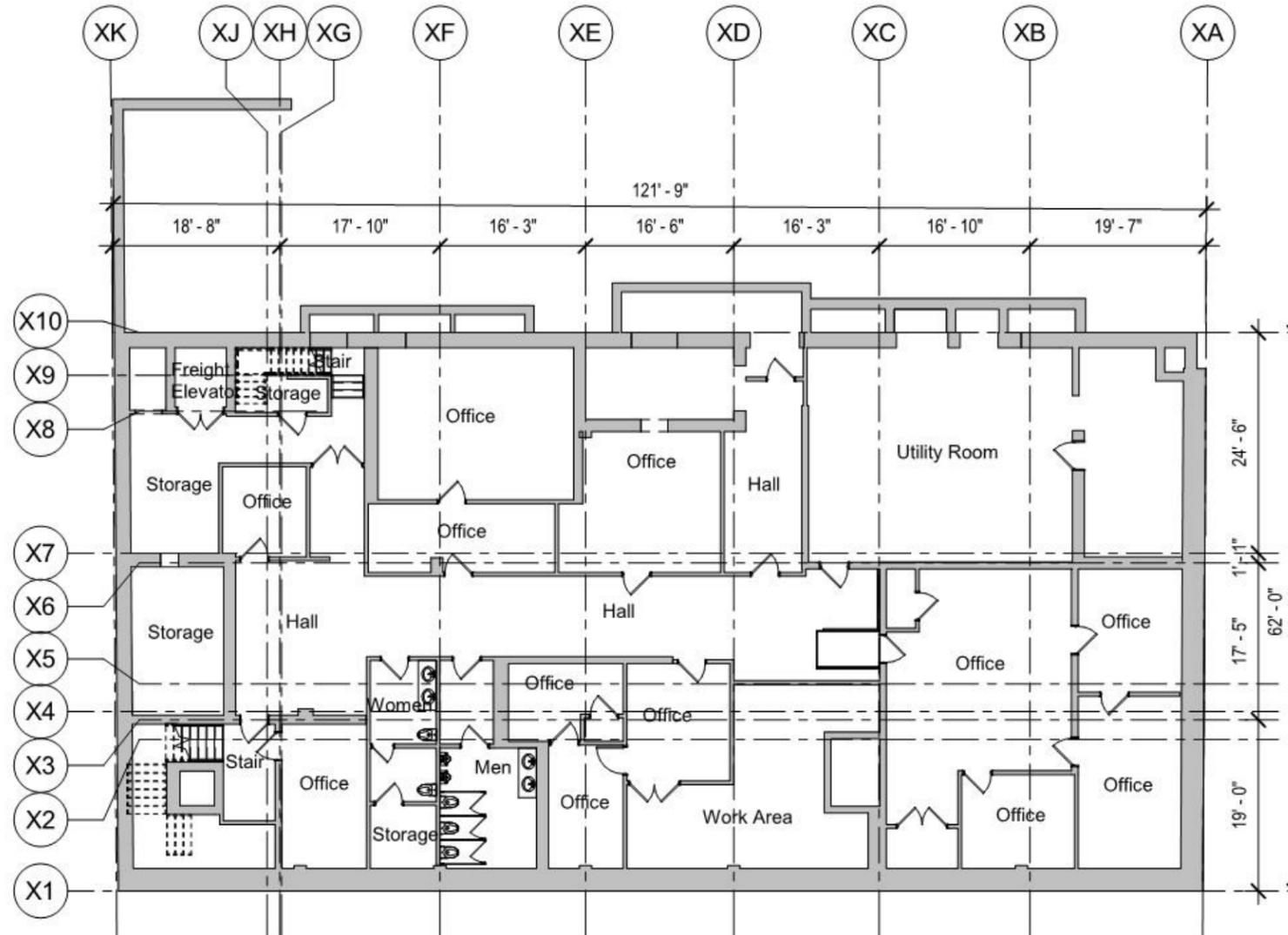


View from Temple Street Looking Into Back Alley

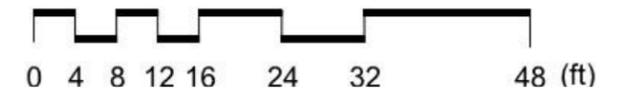
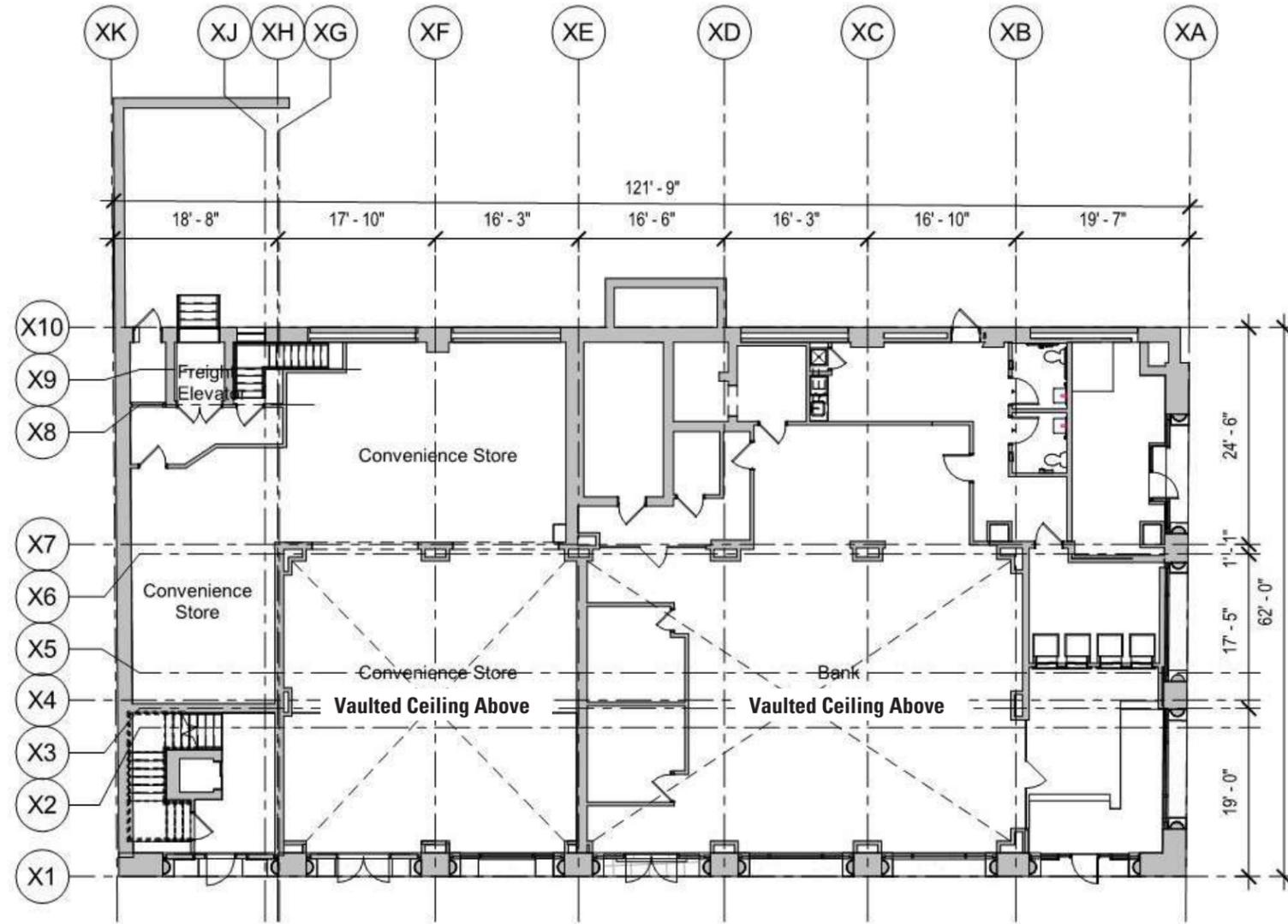


View from Back Alley Looking at Temple Street

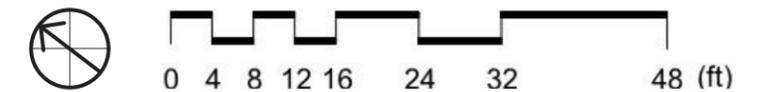
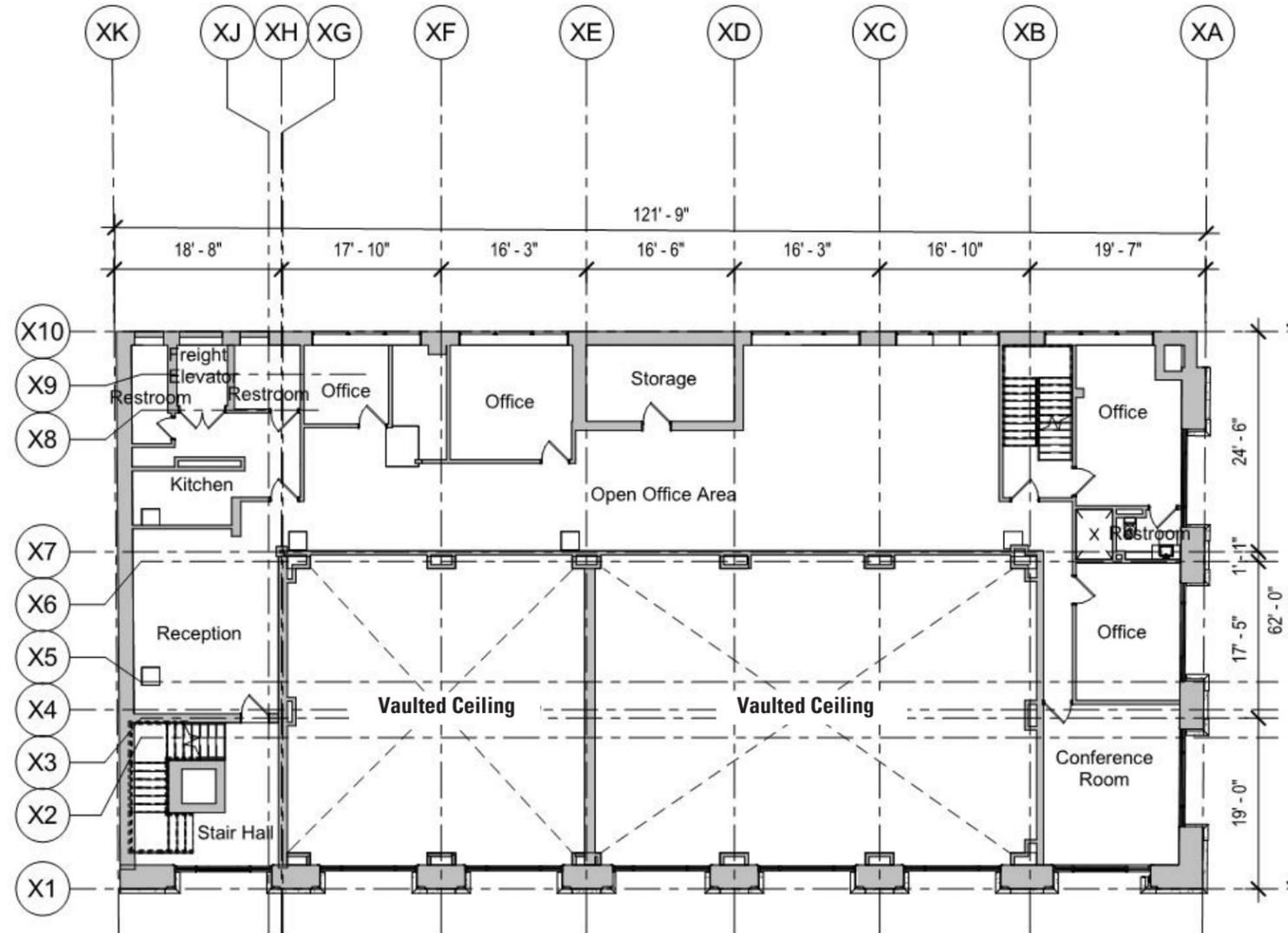
Existing Basement Plan



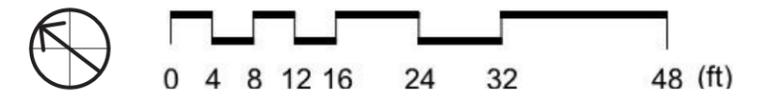
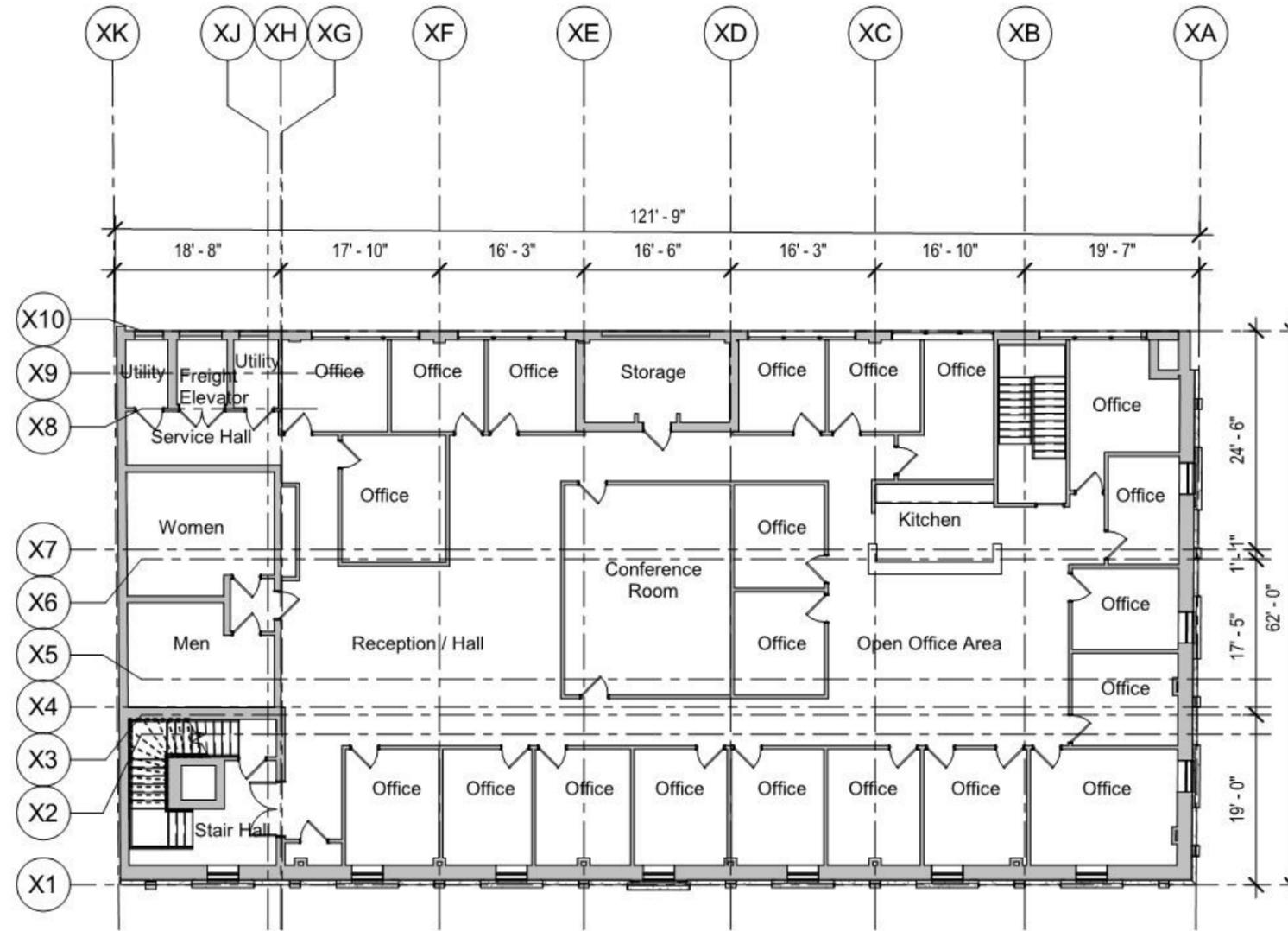
Existing First Floor Plan



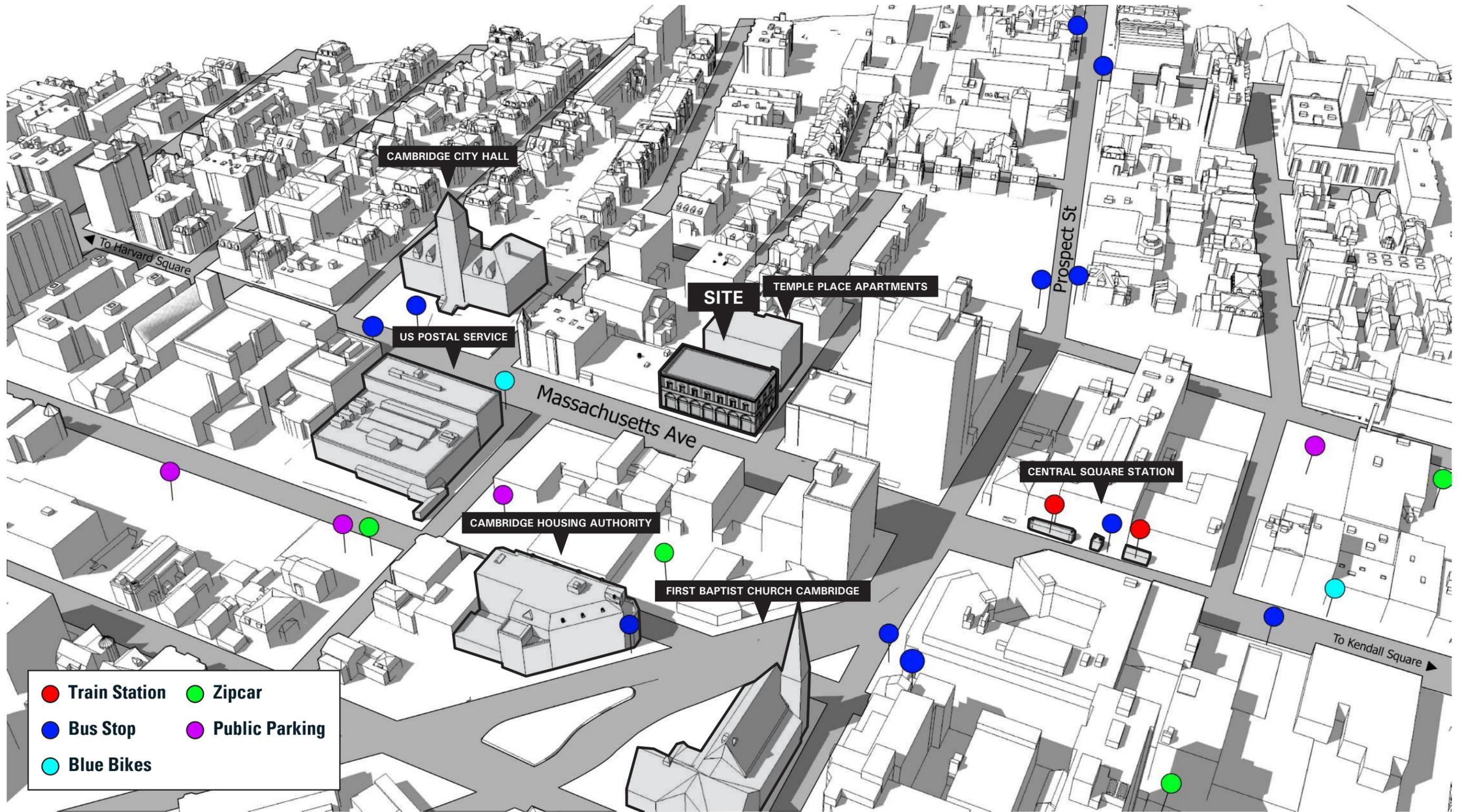
Existing Second Floor Plan



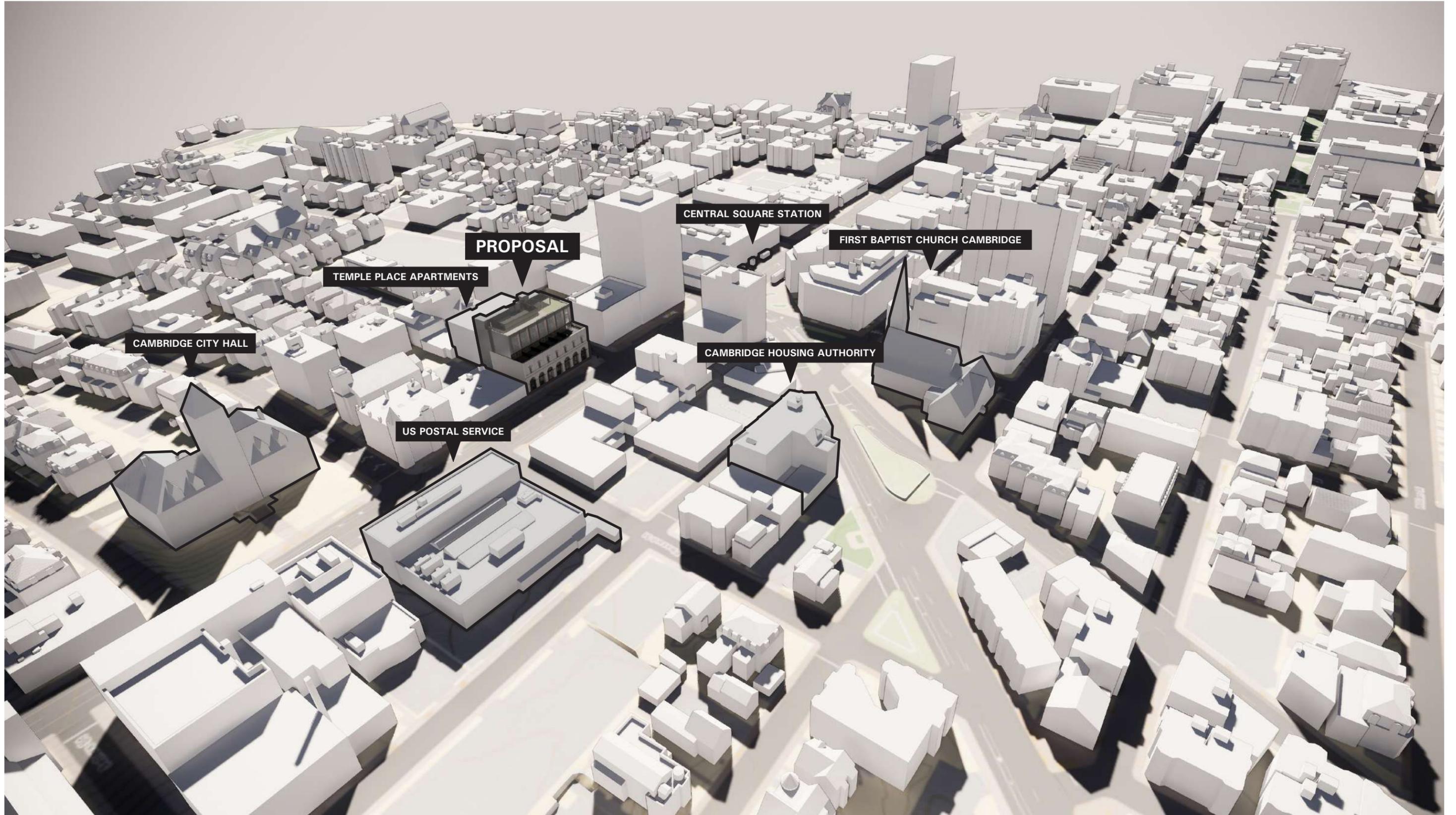
Existing Third Floor Plan



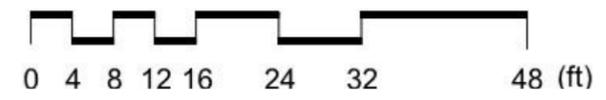
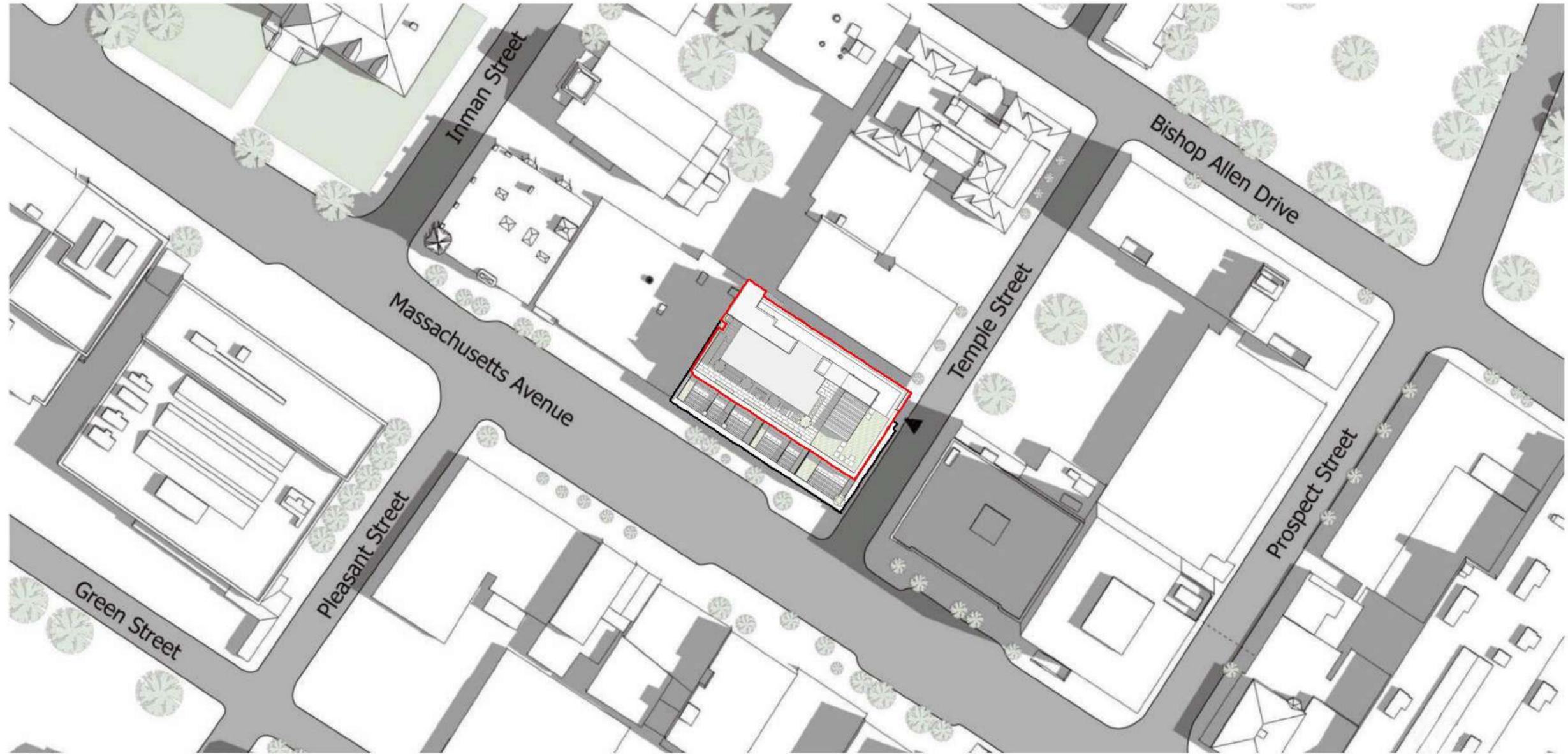
Site Context Map



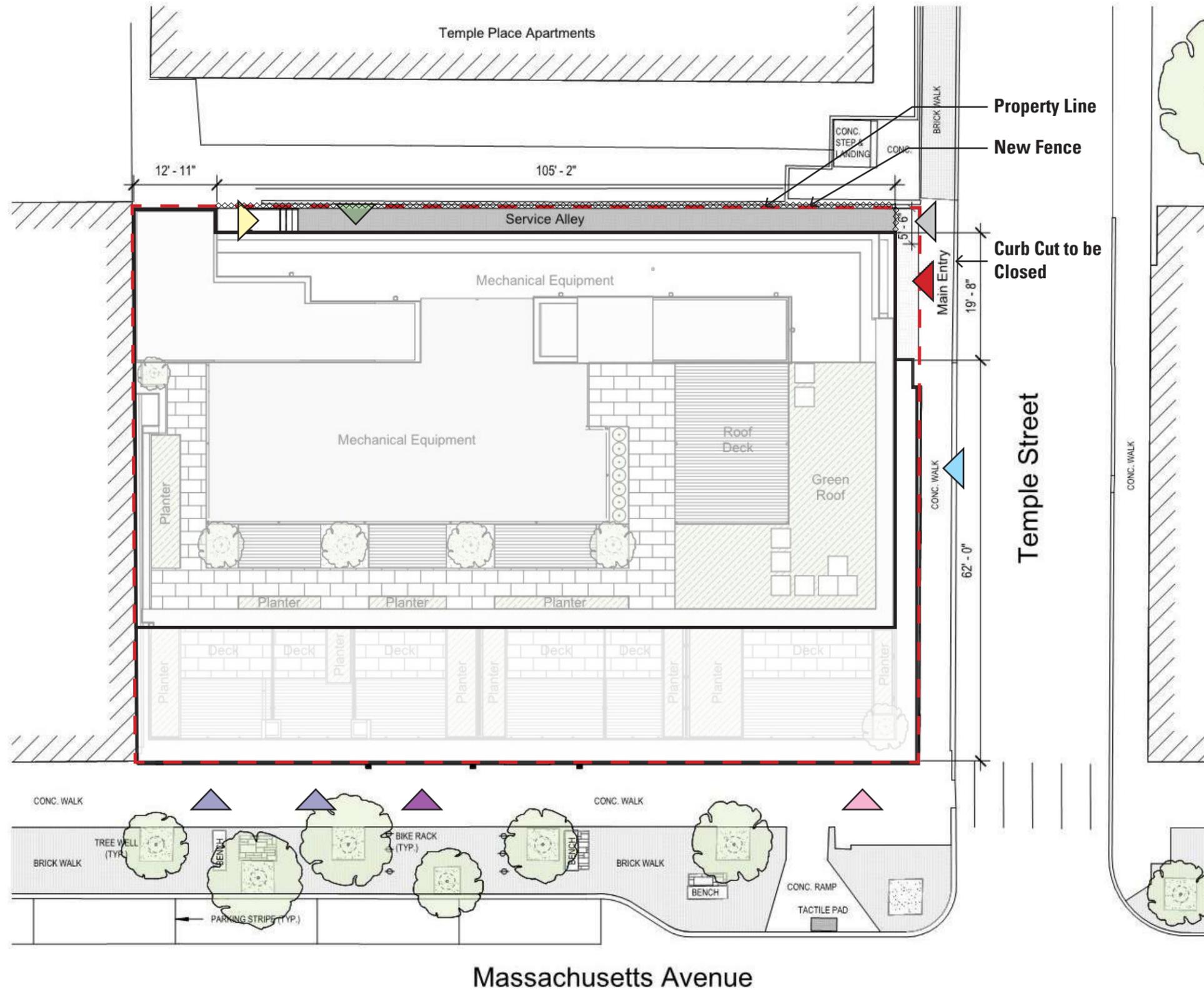
Site Context Map



Proposed Context Plan

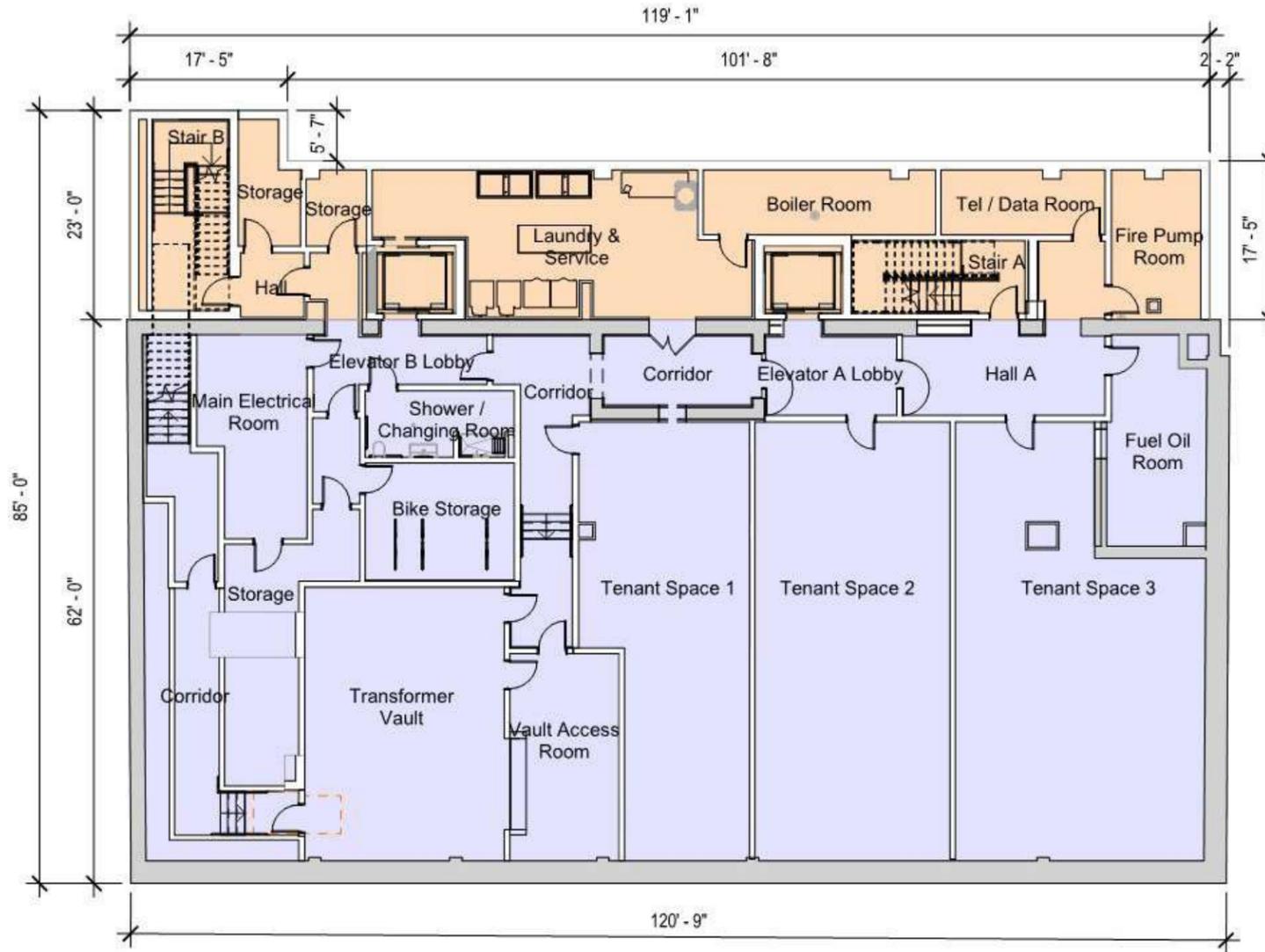


Proposed Site Plan

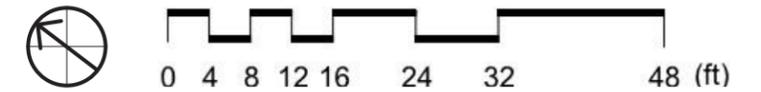


- ▶ Main Hotel/Office Entry
- ▶ Retail Entries
- ▶ Retail Entry + Vault Access
- ▶ Bank Entry to Remain
- ▶ Bicycle Access
- ▶ Fire Control Room Access
- ▶ Second Egress Exit
- ▶ Service Alley Entry
- Service Alley

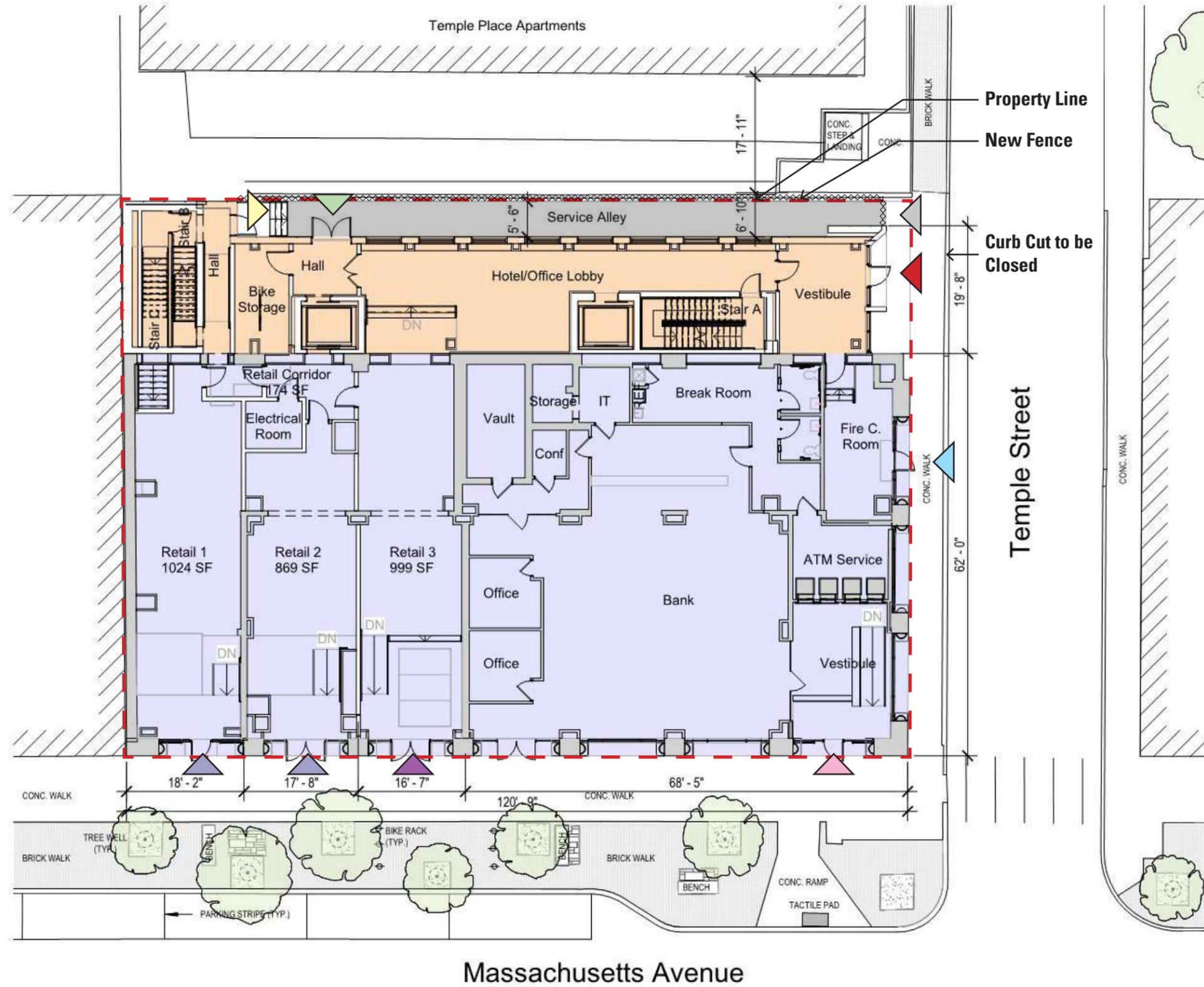
Proposed Basement Plan



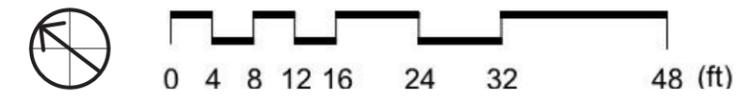
- New
- Existing



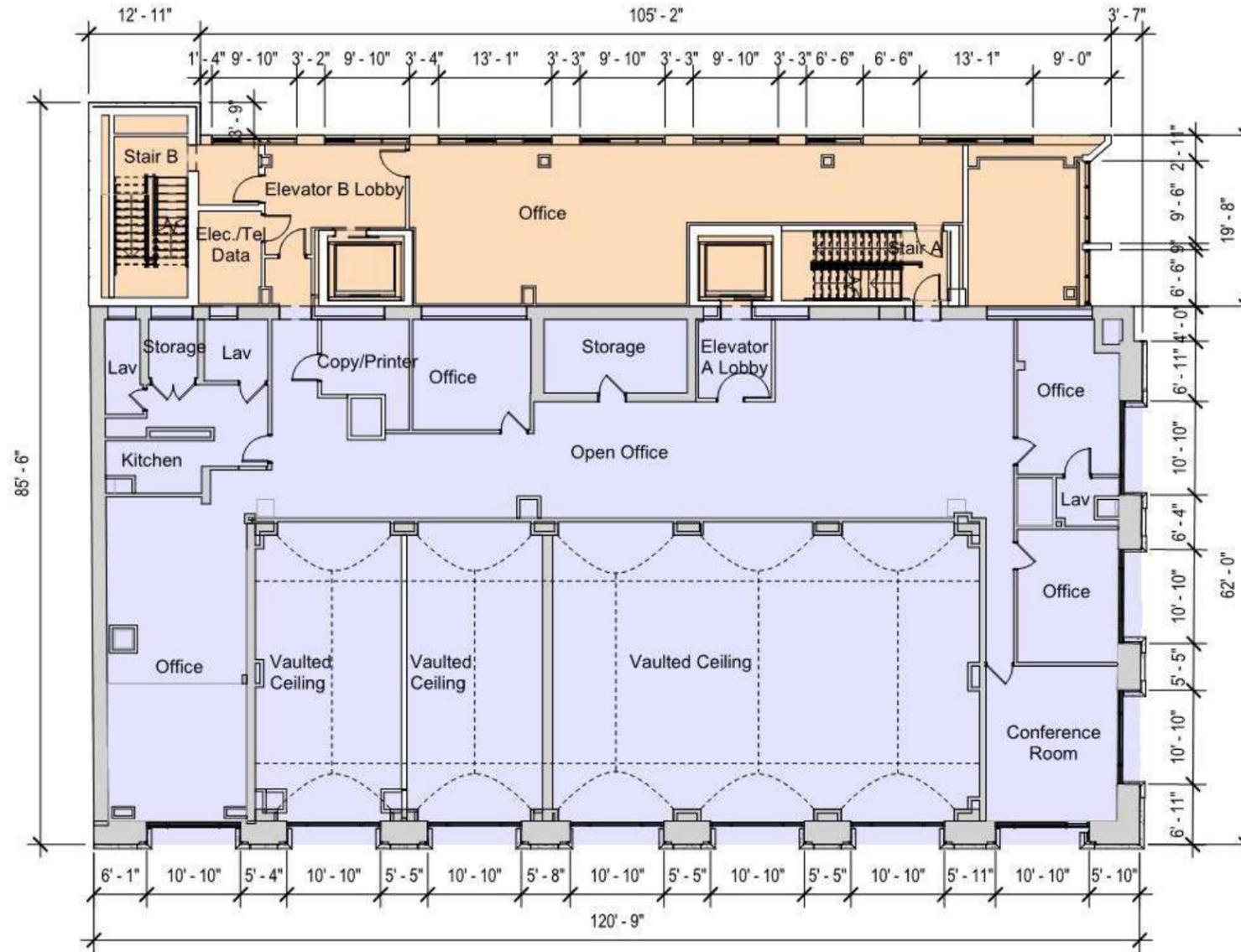
Proposed First Floor Plan



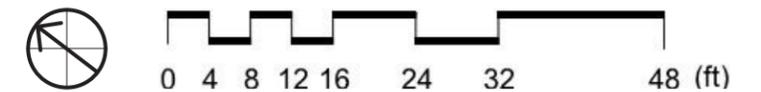
- ▶ Main Hotel/Office Entry
- ▶ Retail Entries
- ▶ Retail Entry + Vault Access
- ▶ Bank Entry to Remain
- ▶ Bicycle Access
- ▶ Fire Control Room Access
- ▶ Second Egress Exit
- ▶ Service Alley Entry
- Service Alley
- New
- Existing



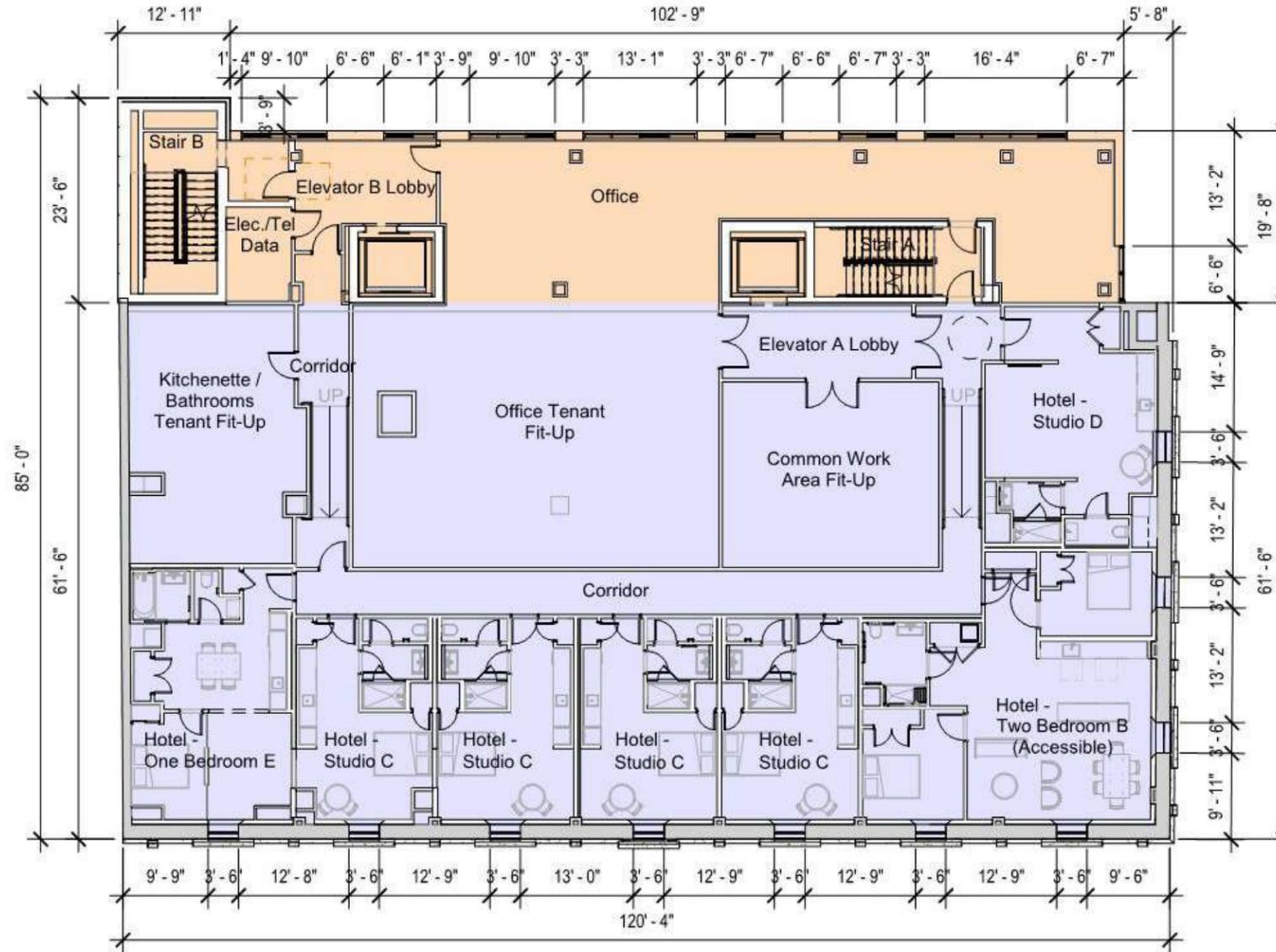
Proposed Second Floor Plan



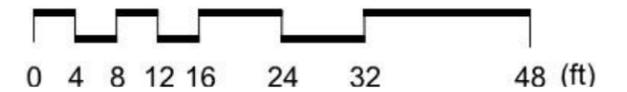
- New
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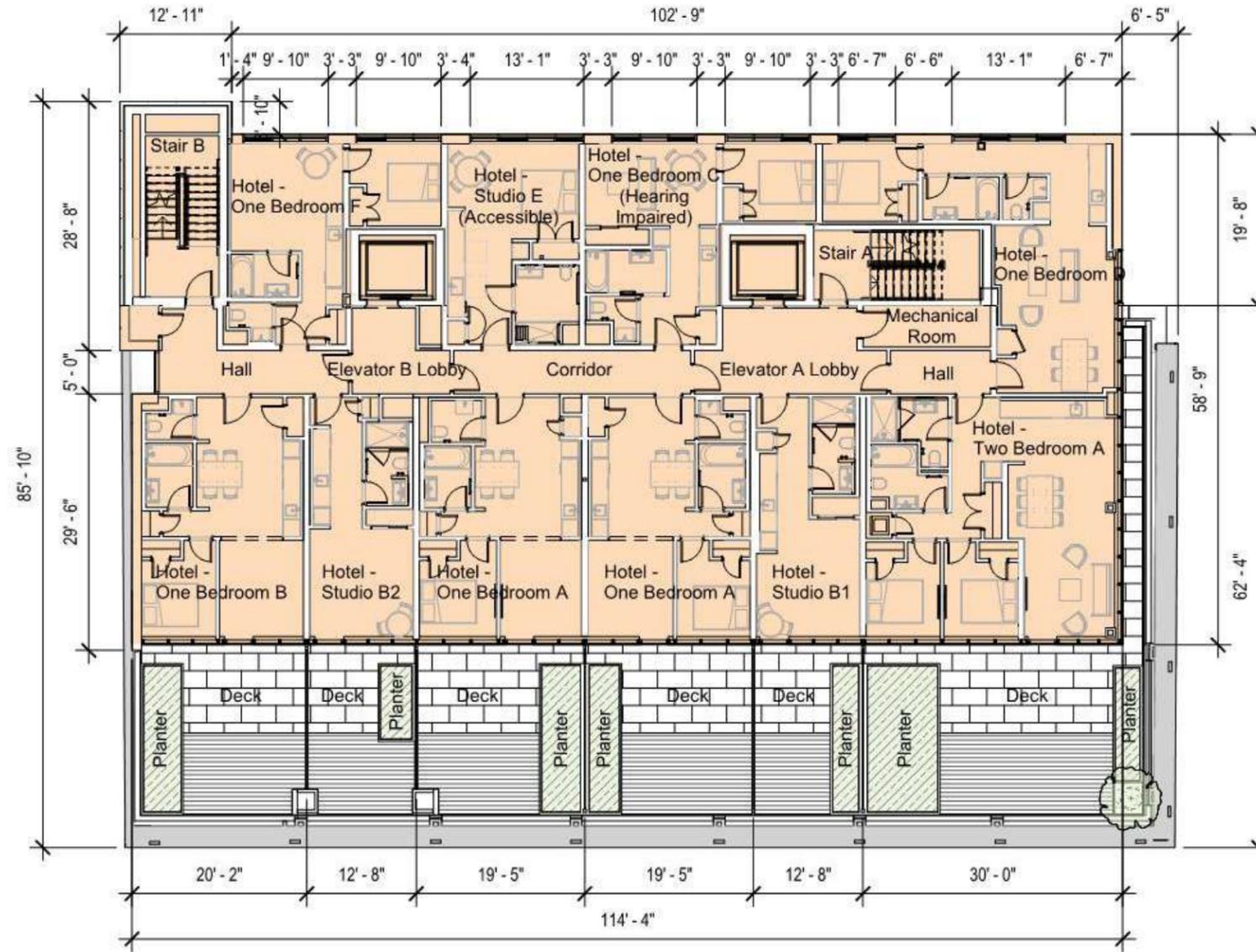
Proposed Third Floor Plan



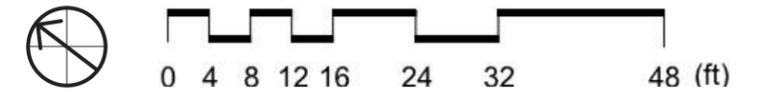
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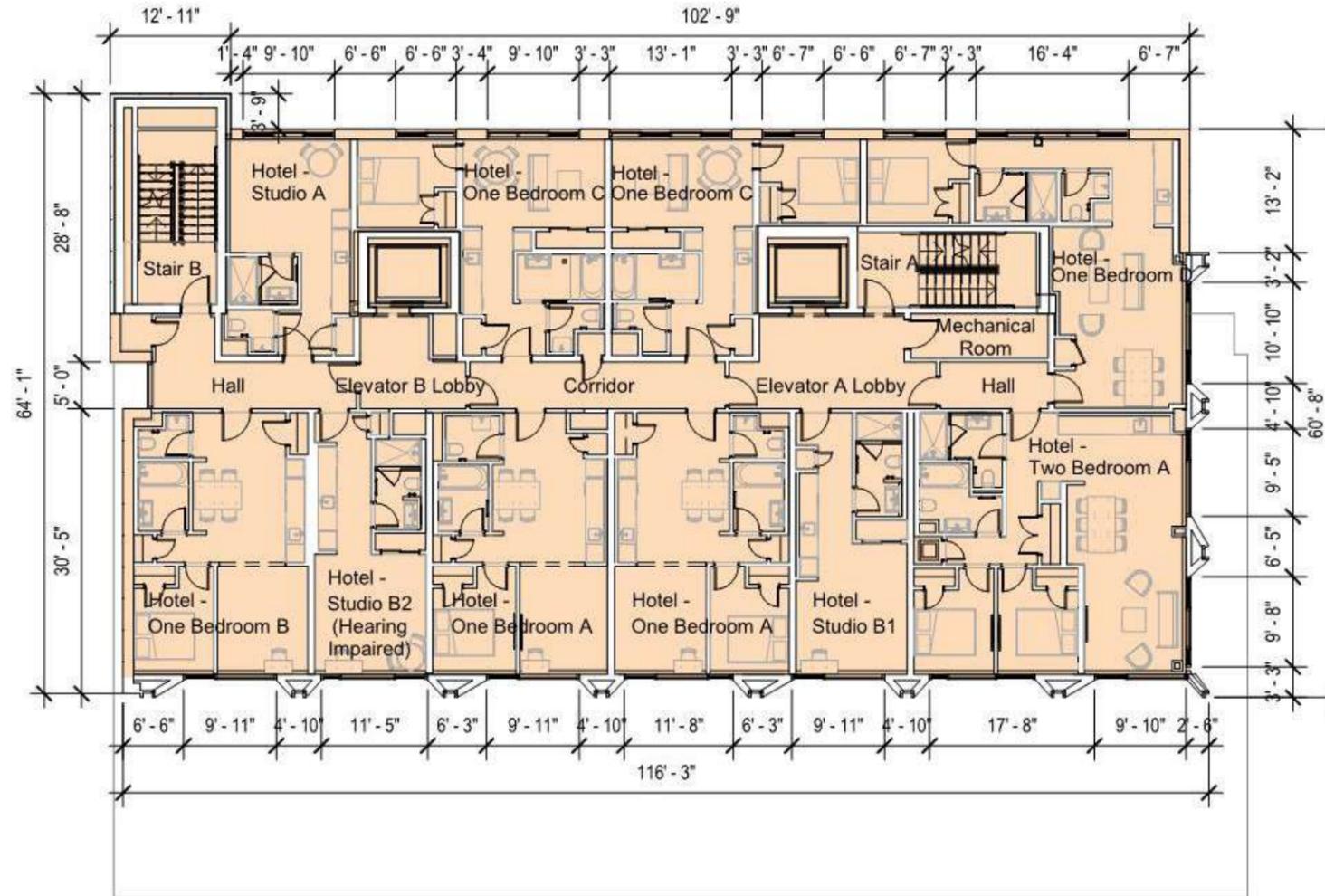
Proposed Fourth Floor Plan



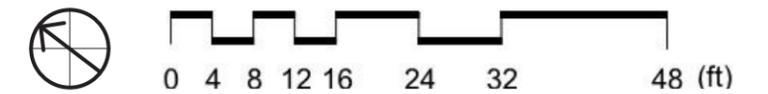
- New
- Existing



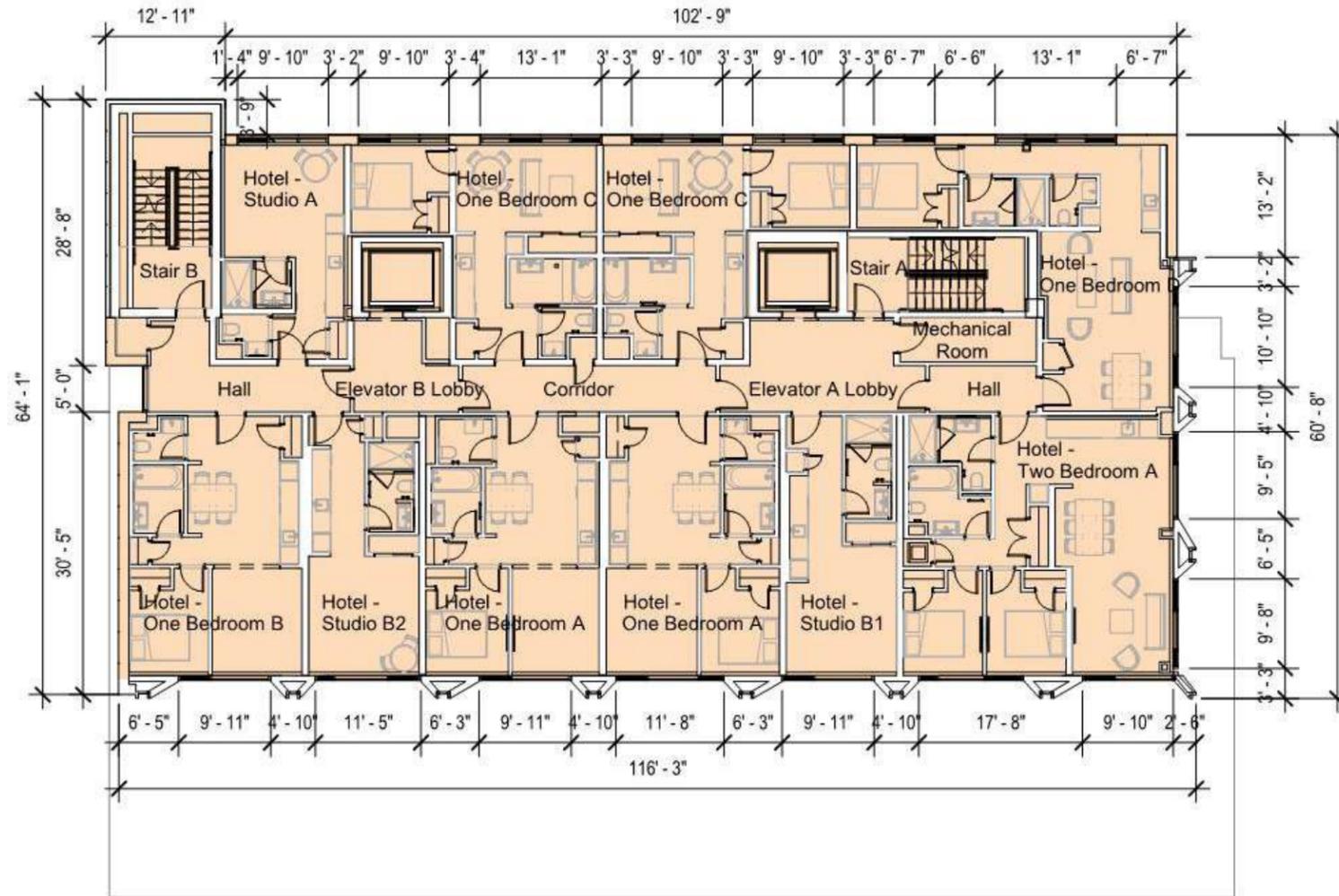
Proposed Fifth Floor Plan



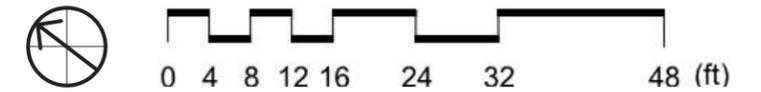
- New
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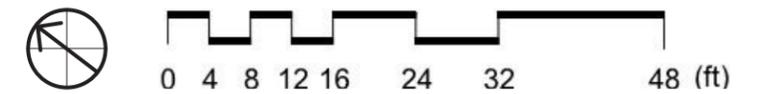
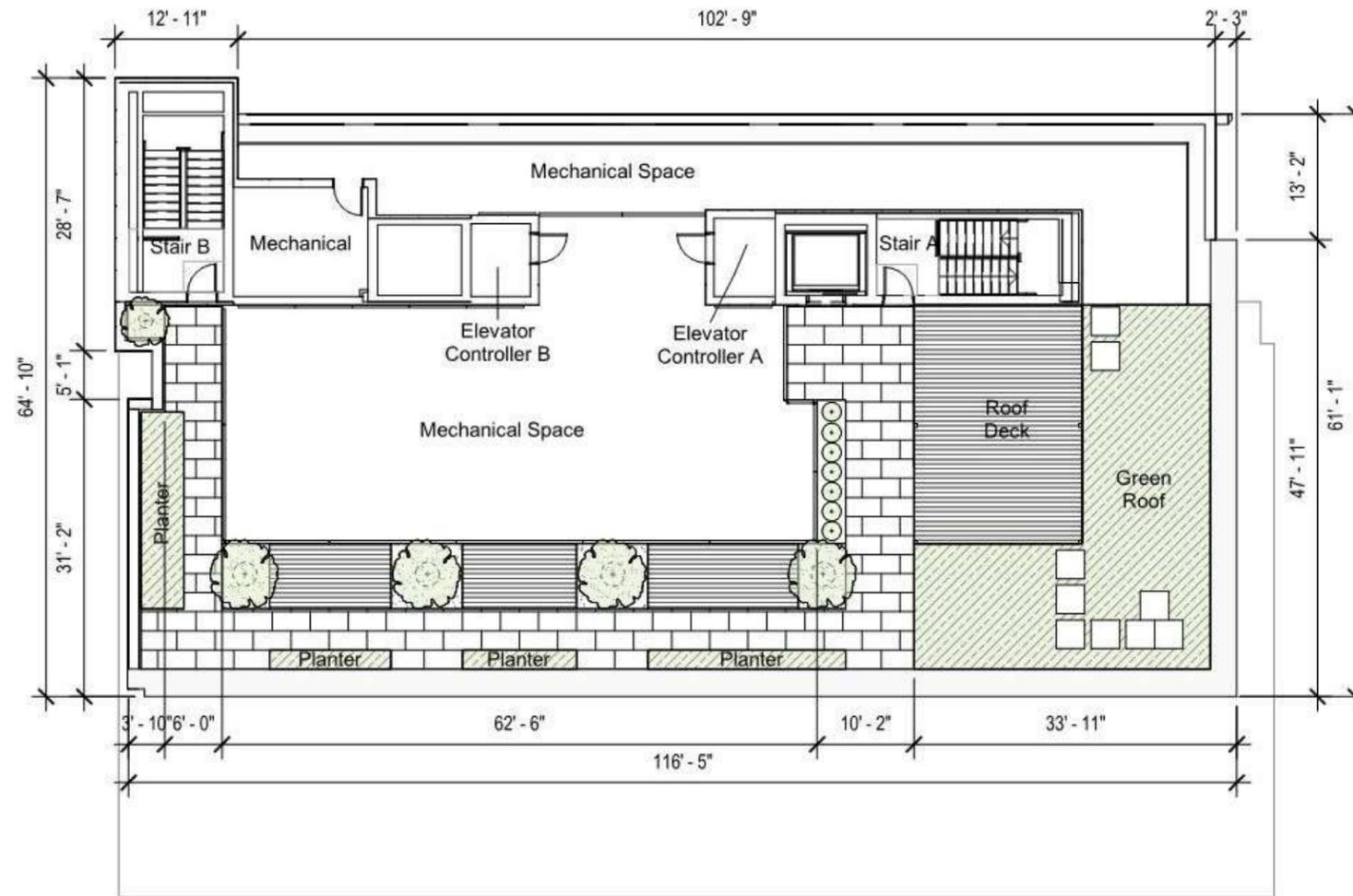
Proposed Sixth Floor Plan



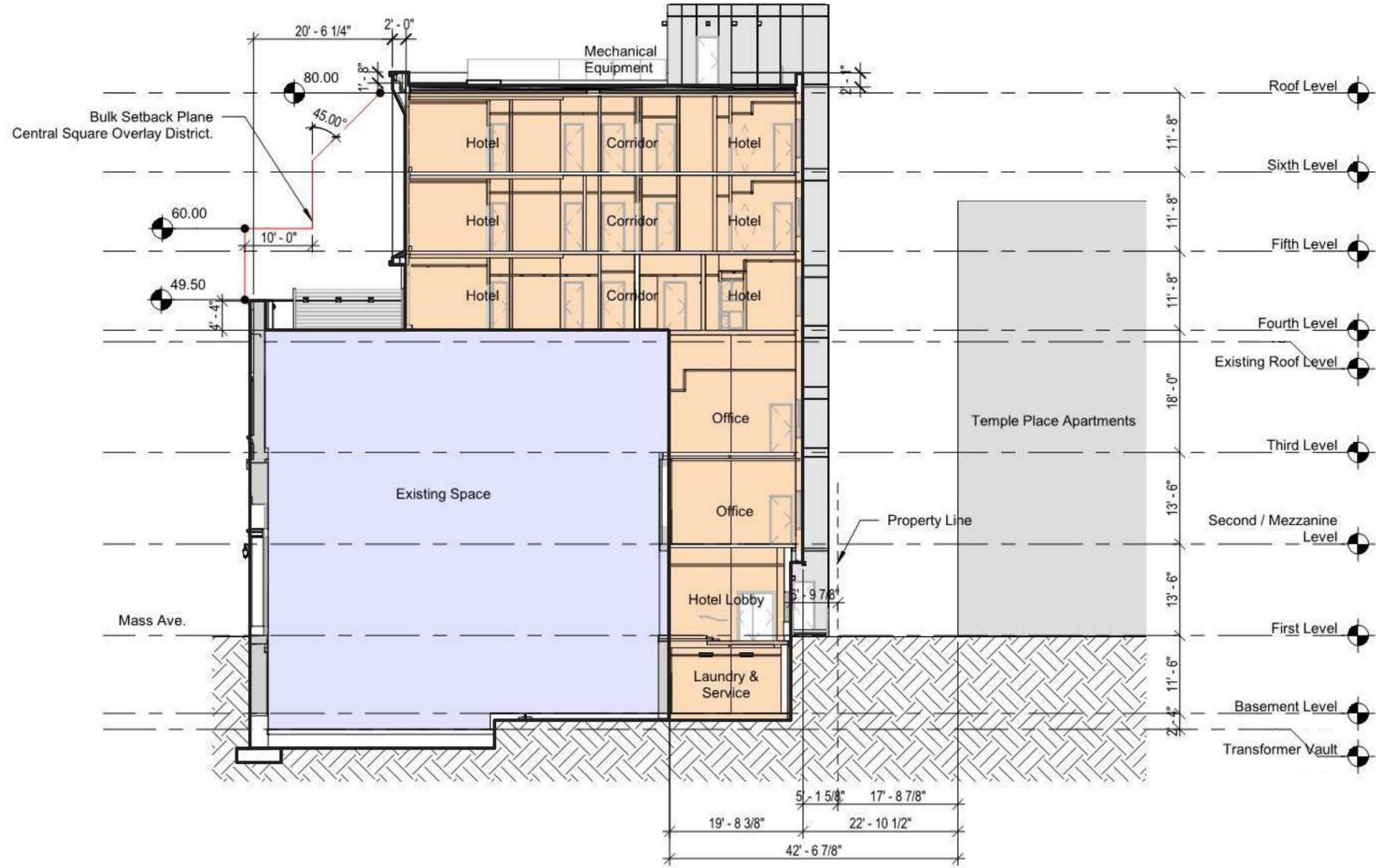
- New
- Existing



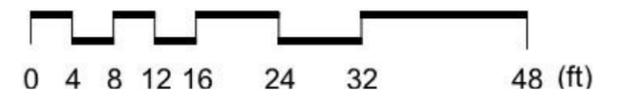
Proposed Roof Plan



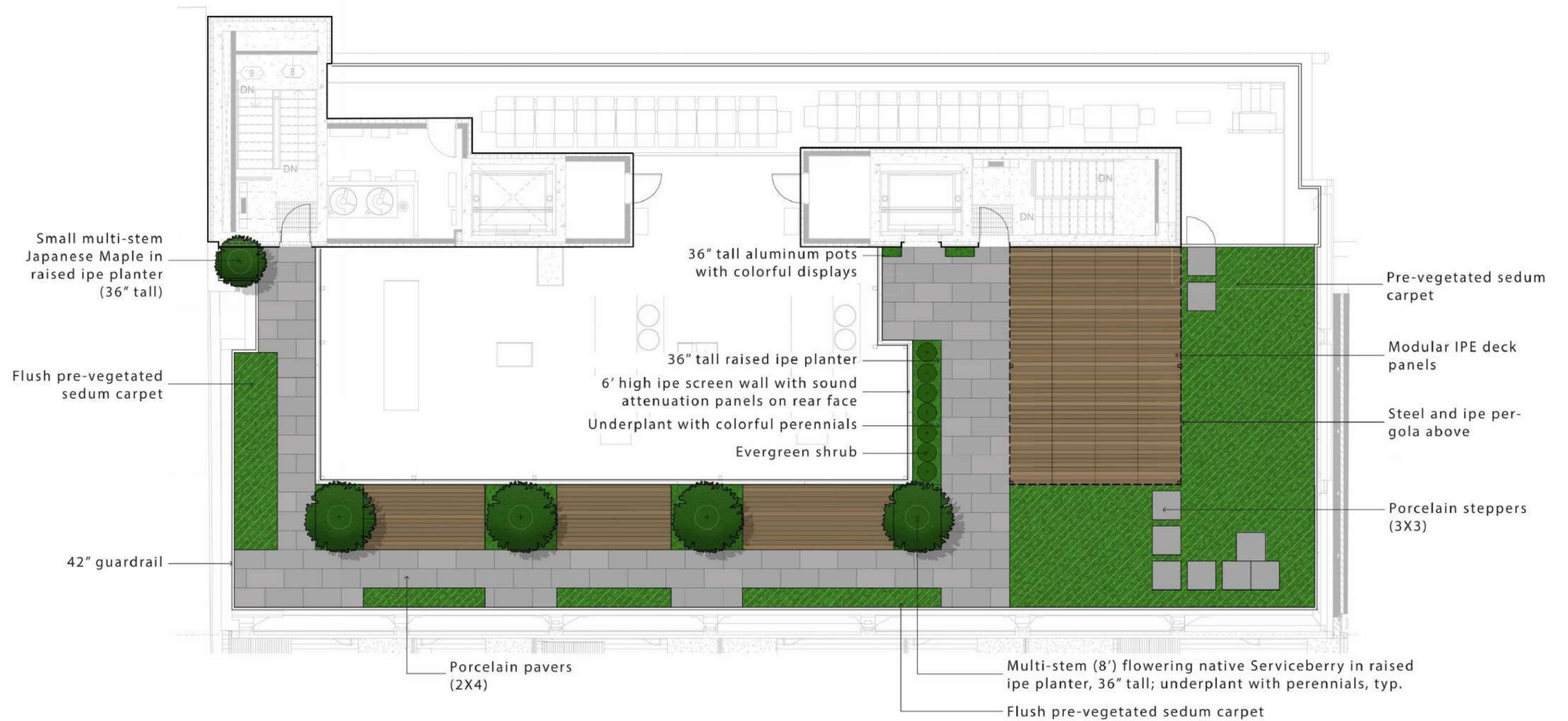
Proposed Building Section(s) with Setback Diagrams



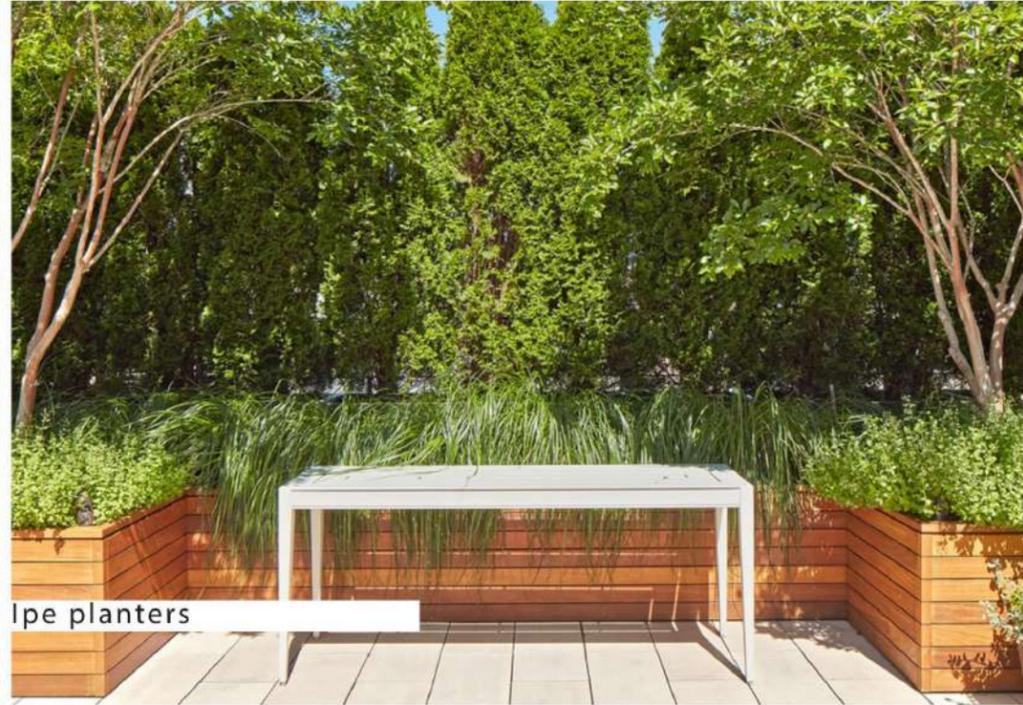
- New
- Existing



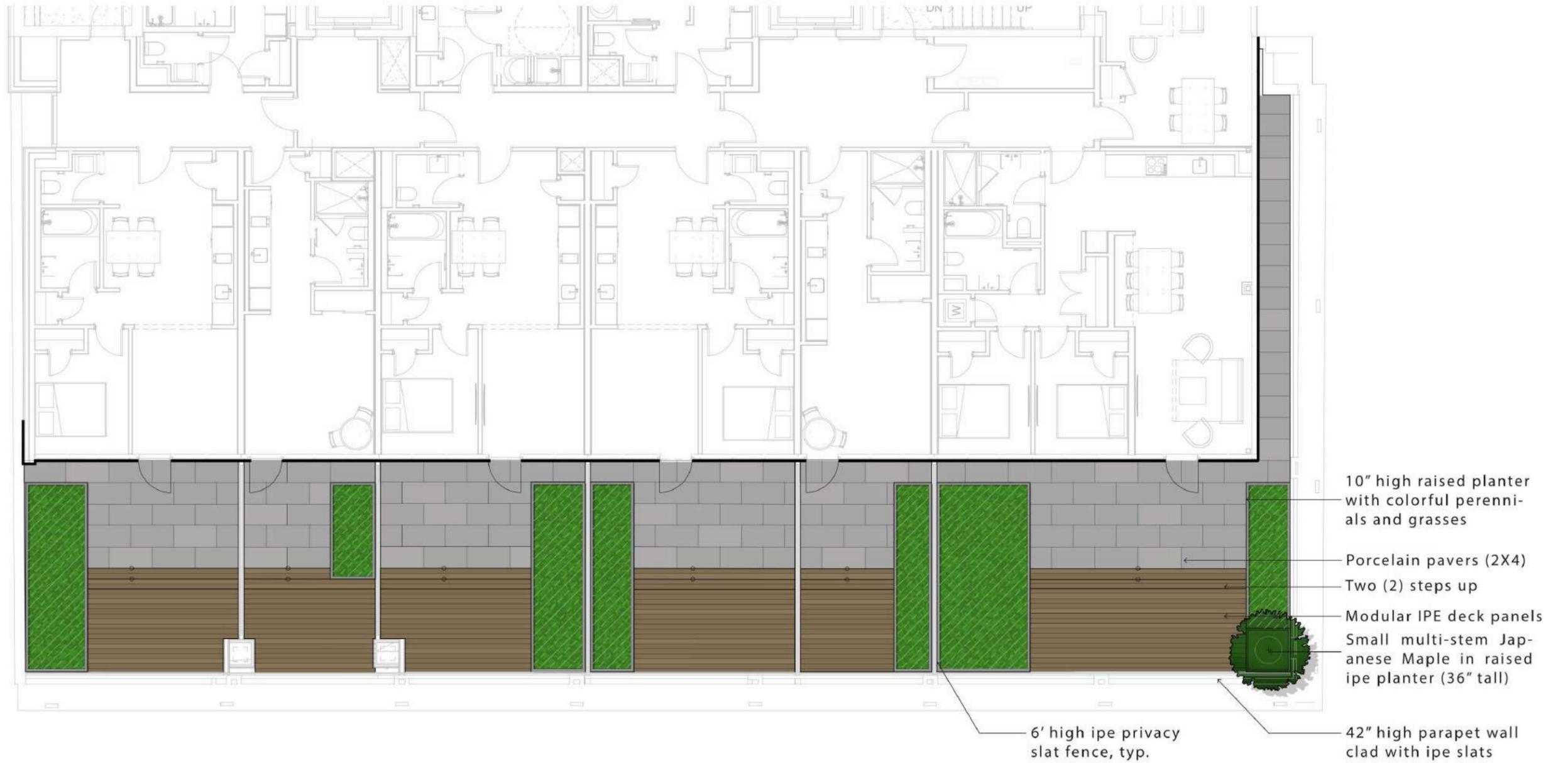
Landscaping Plan - Roof Plan Shared Terrace



Landscaping Plan - Shared Terrace Precedents



Landscaping Plan - Fourth Floor Private Terraces



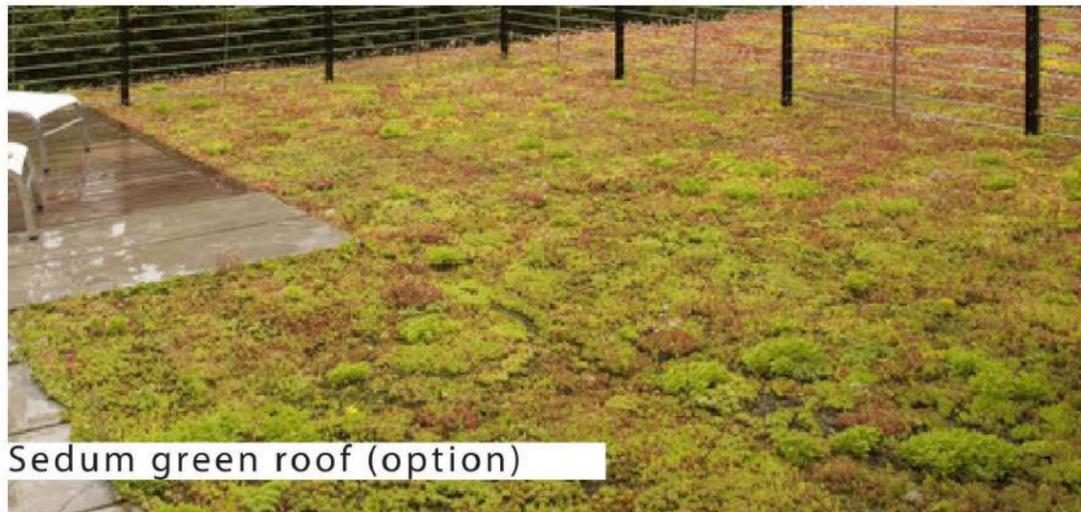
Landscaping Plan - Private Terrace Precedents



Perennials in shallow soil (6-8")



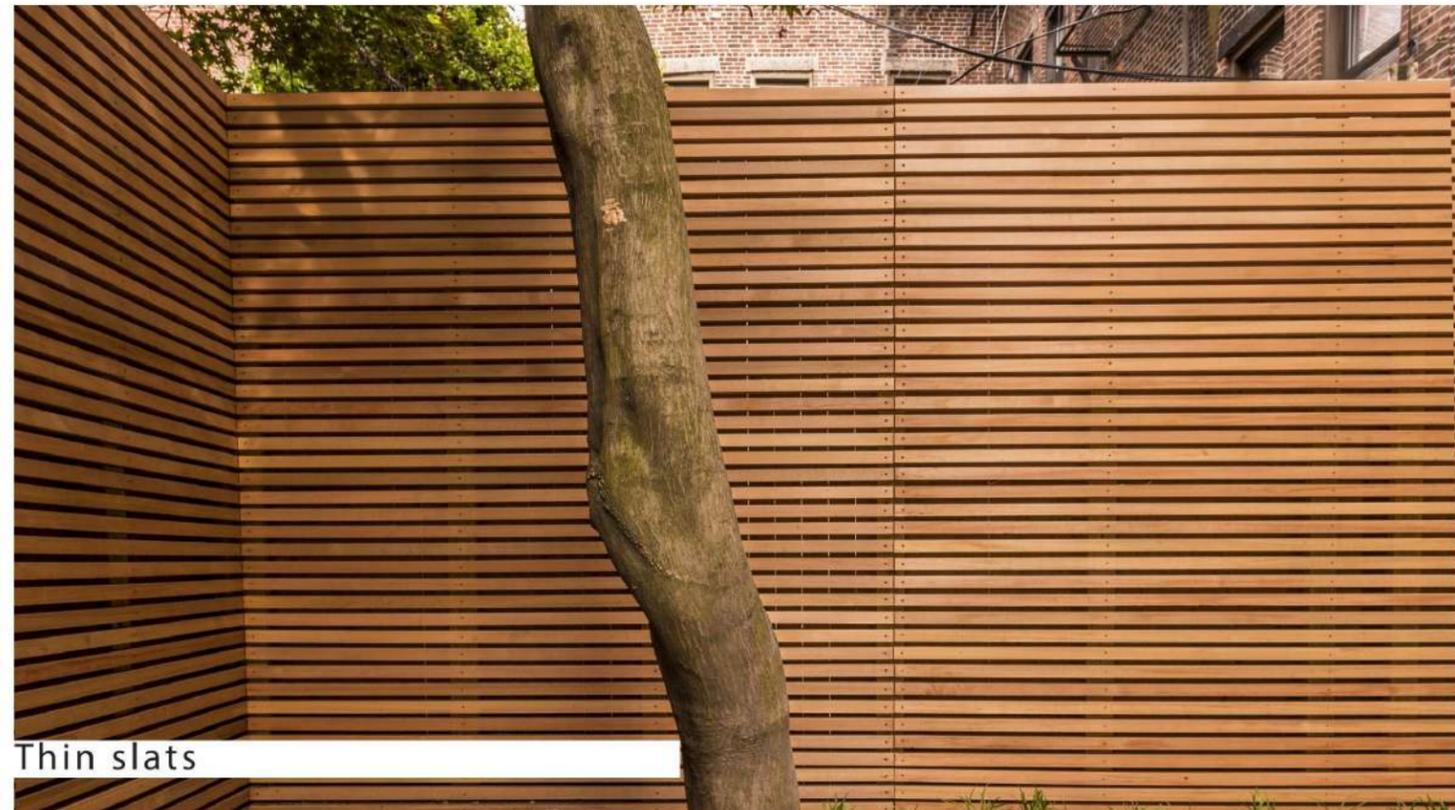
Sedum green roof (option)



Sedum green roof (option)

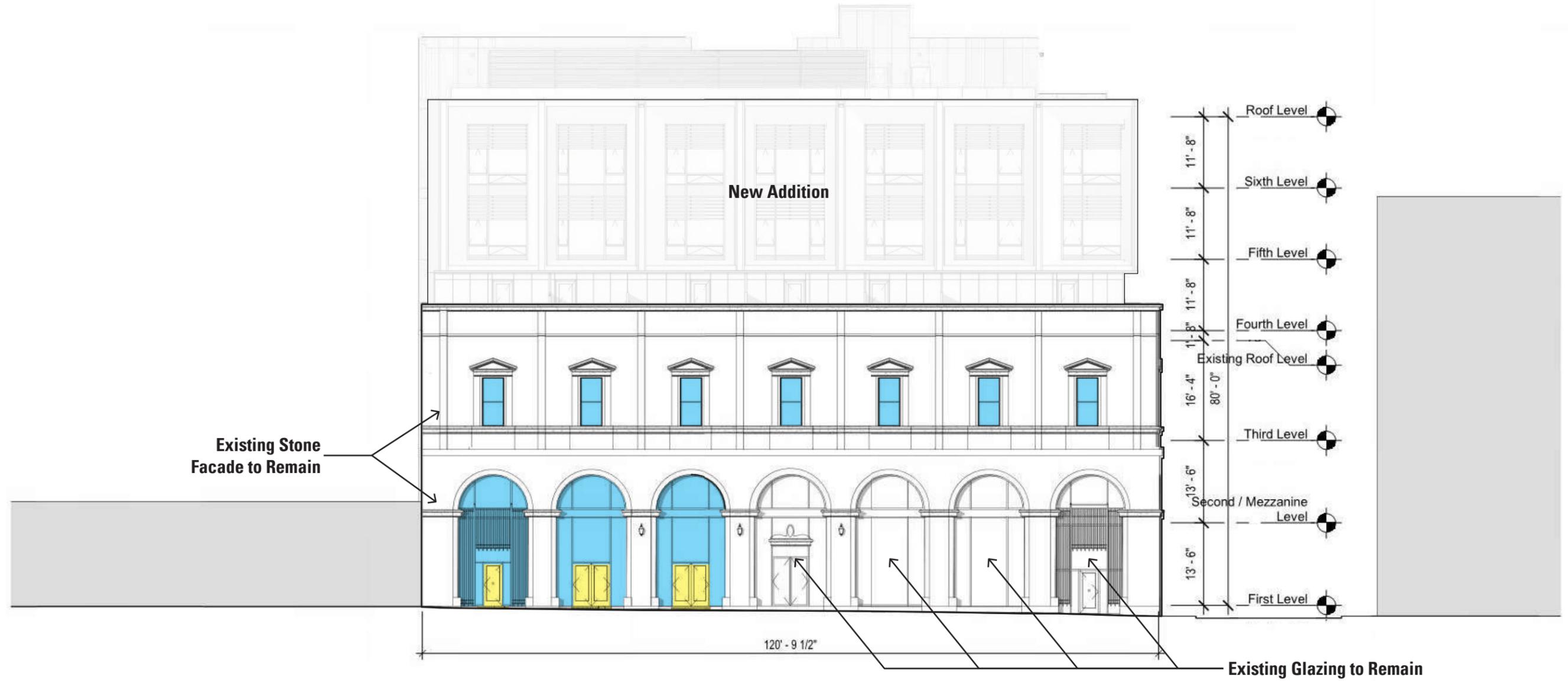


Thin slats

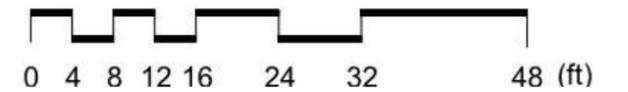


Thin slats

Alterations to Existing Building



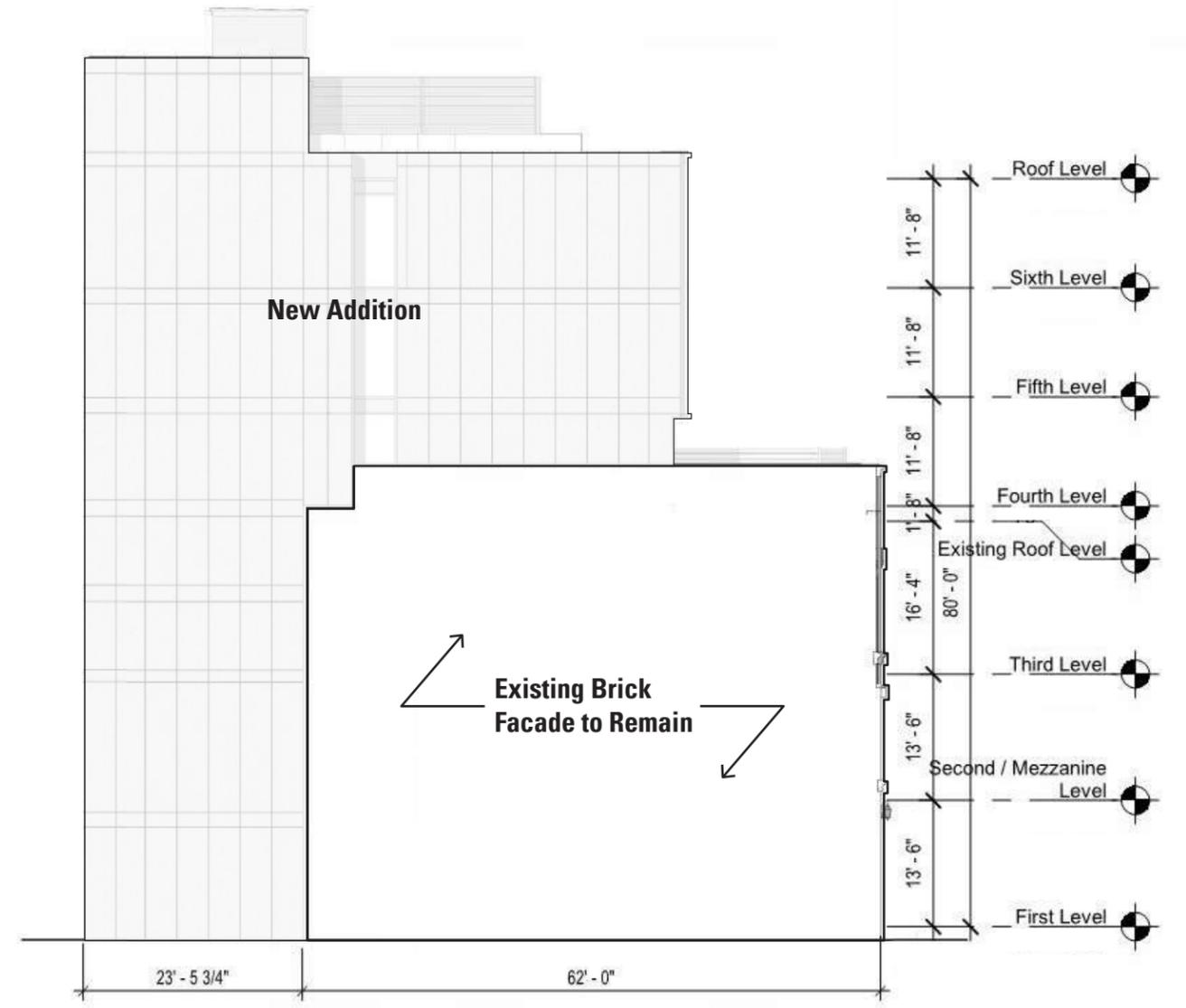
- New Insulated Glazing Units
- New Accessible Entries



Alterations to Existing Building

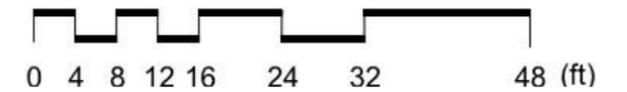


East Facade

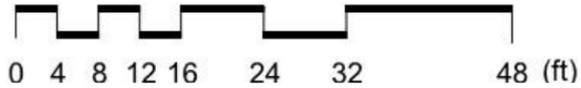
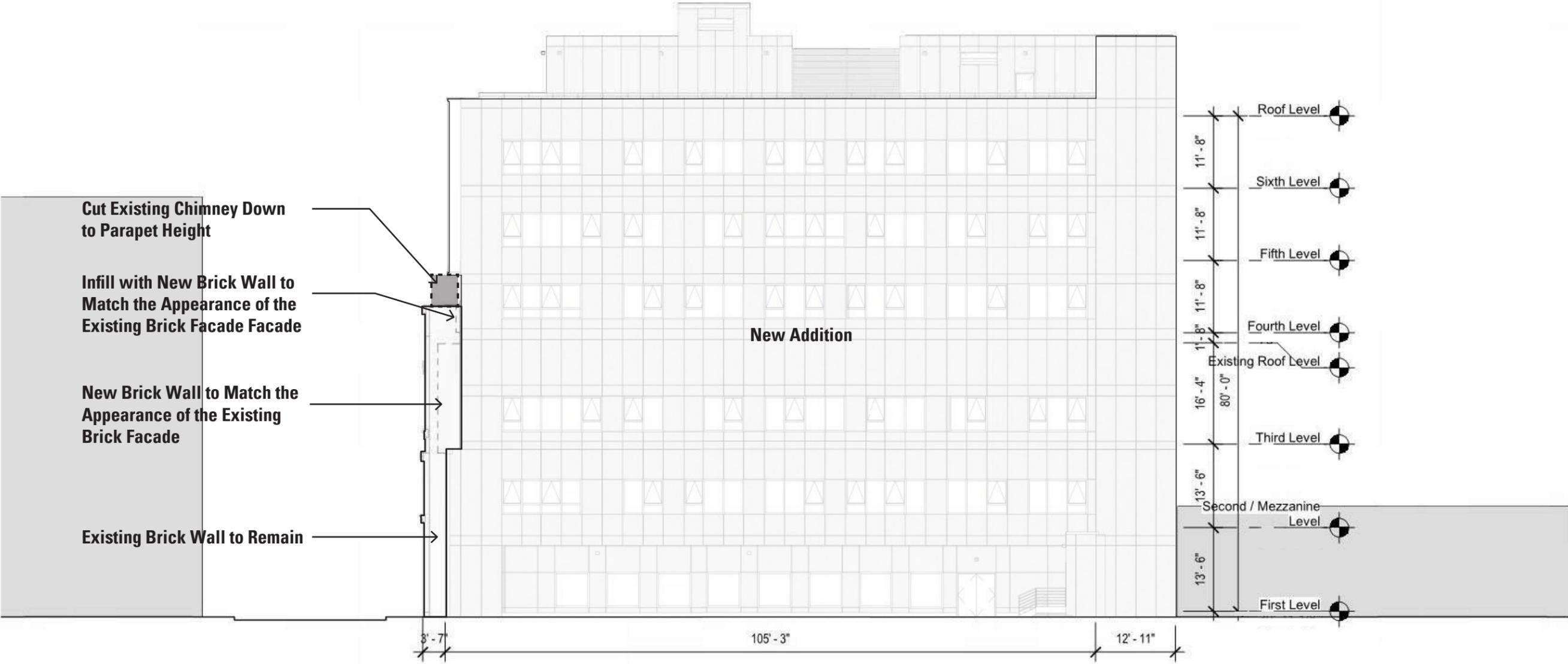


West Facade

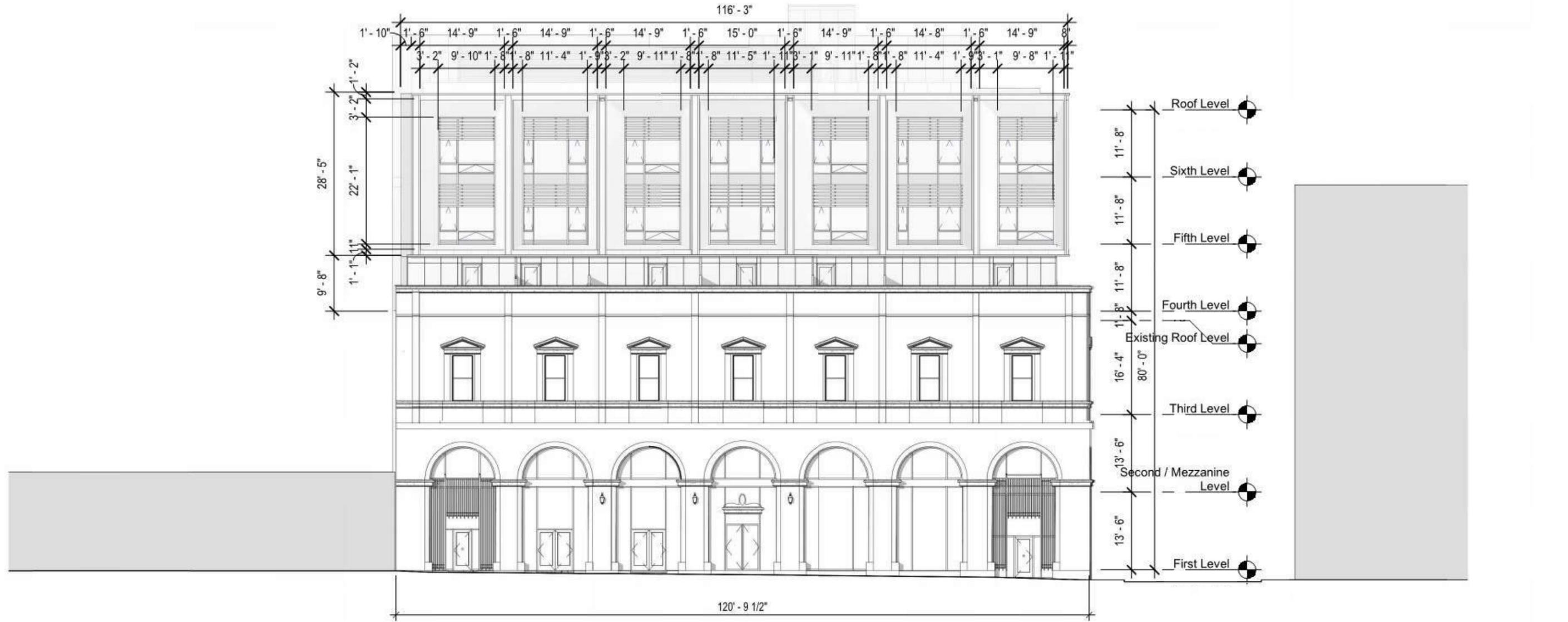
■ New Insulated Glazing Units



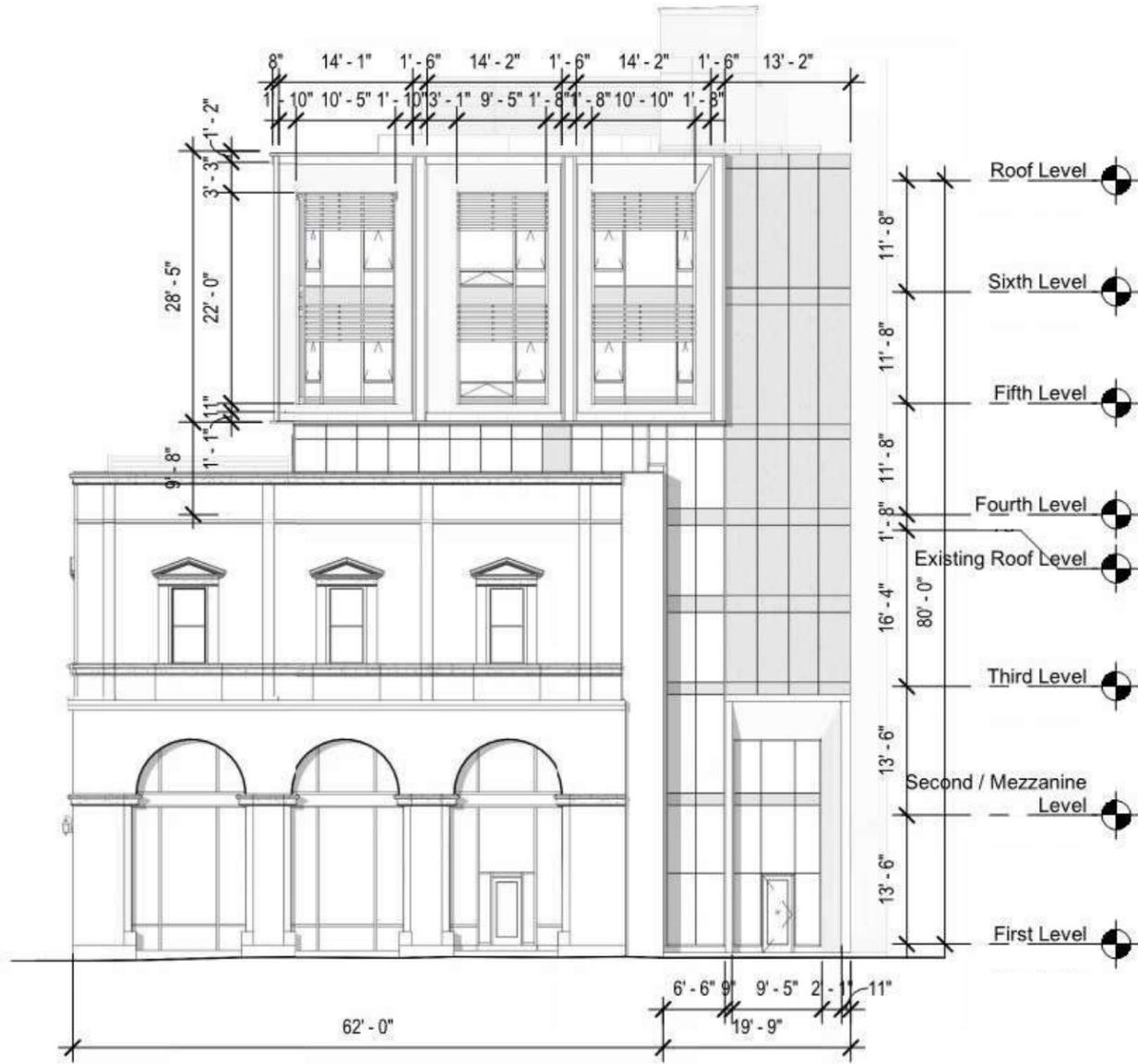
Alterations to Existing Building



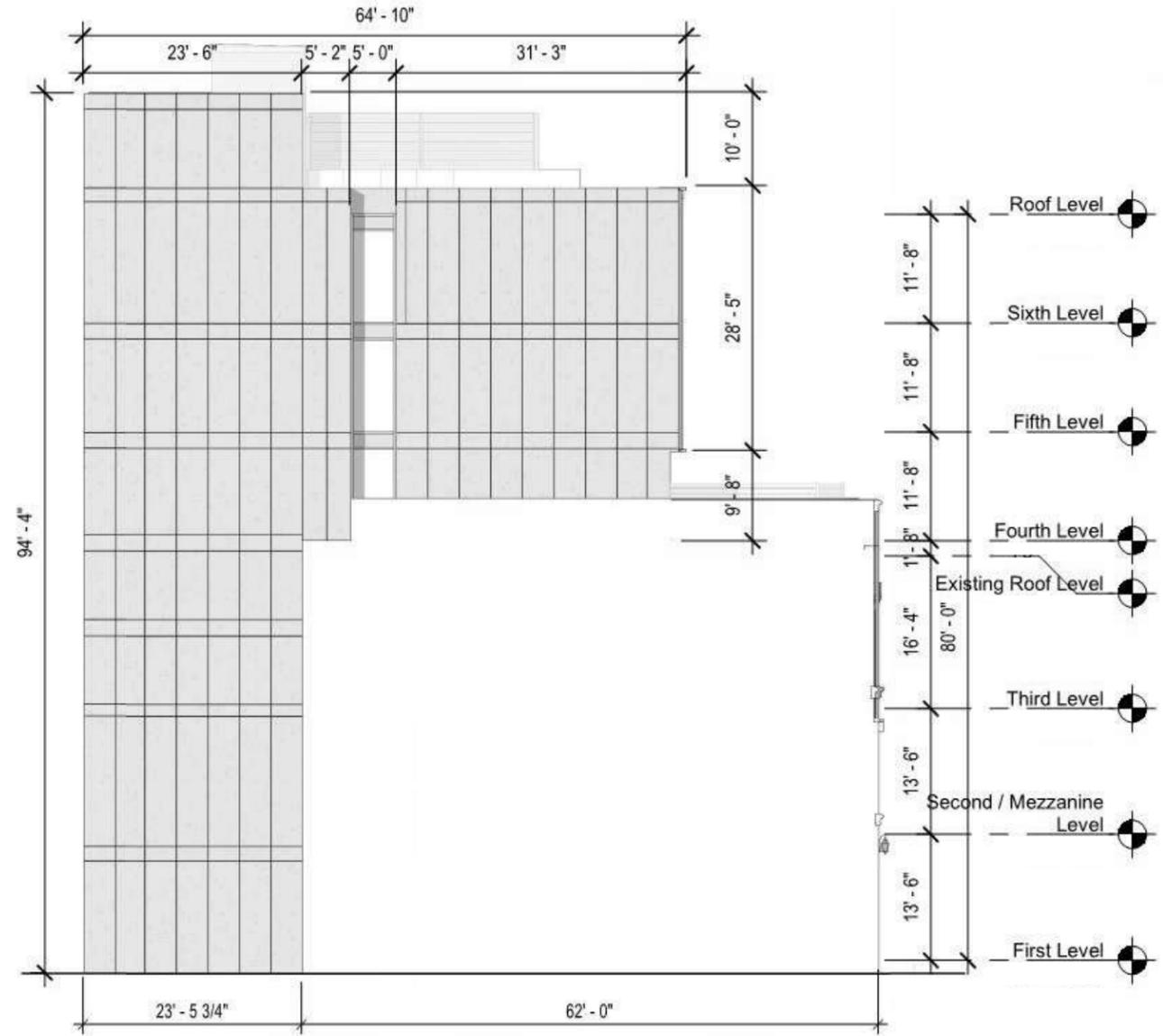
Proposed South Facade



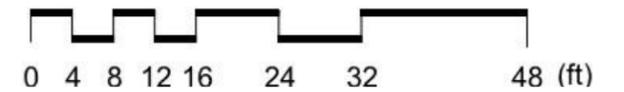
Proposed East and West Facade



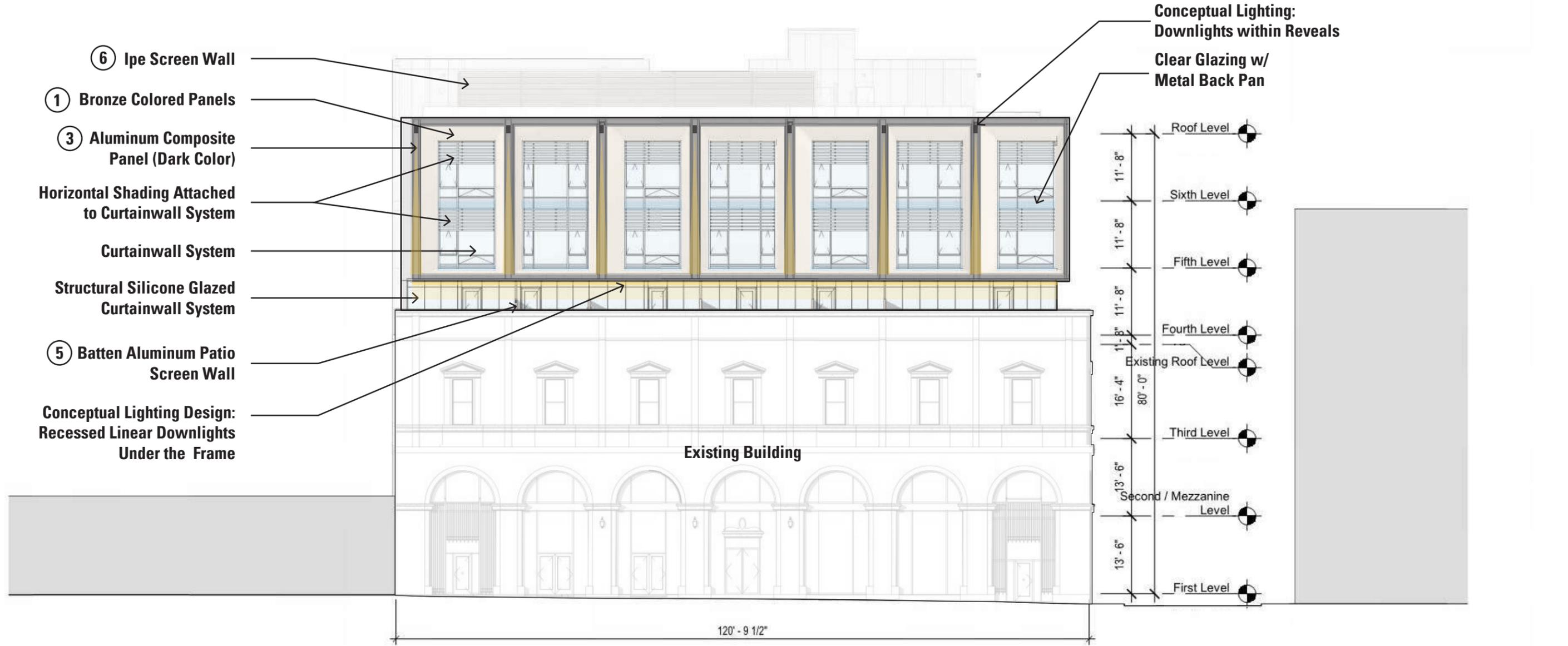
East Facade



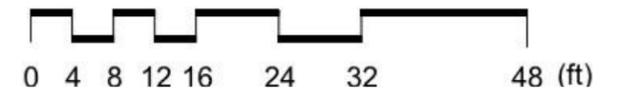
West Facade



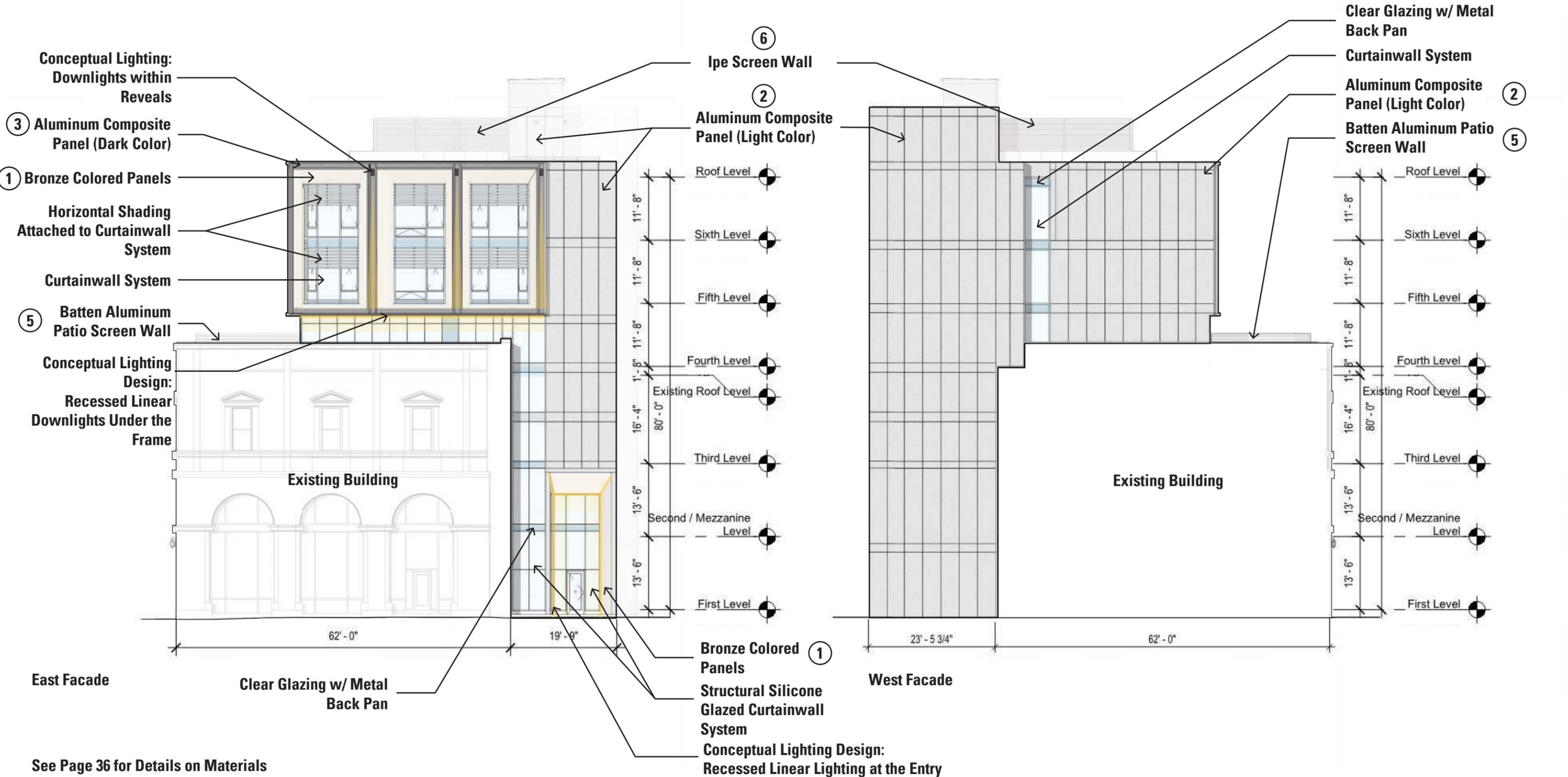
Proposed South Facade Materials



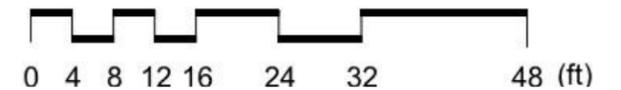
See Page 36 for Details on Materials



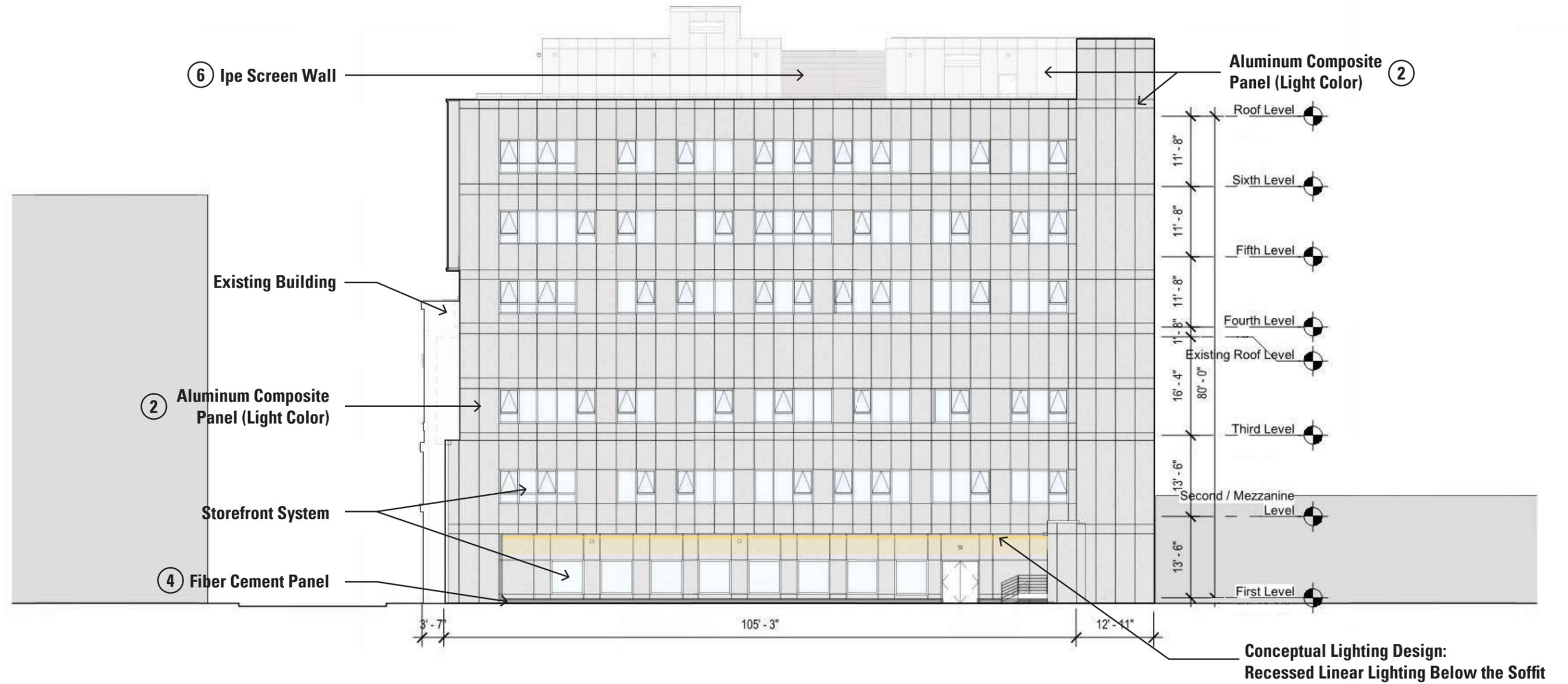
Proposed East and West Facade Materials



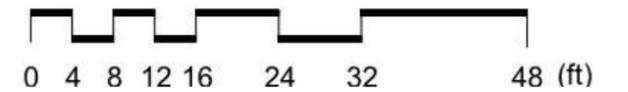
See Page 36 for Details on Materials



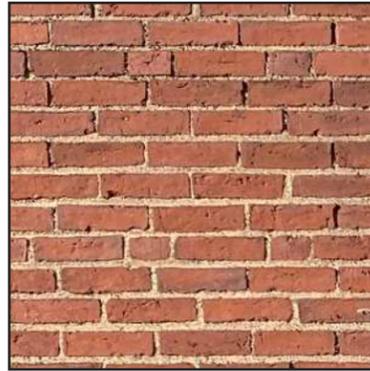
Proposed North Facade Materials



See Page 36 for Details on Materials



Proposed Material Palette



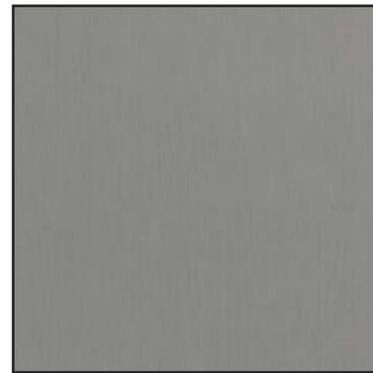
Existing Brick



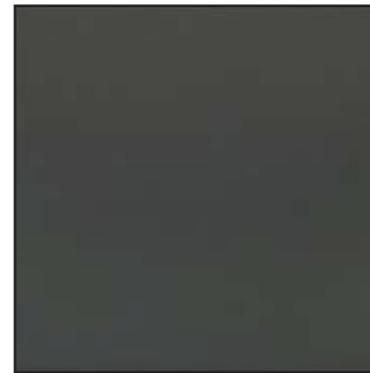
Existing Stone



① Bronze Colored Panels



② Aluminum Composite Panel (Light Color)



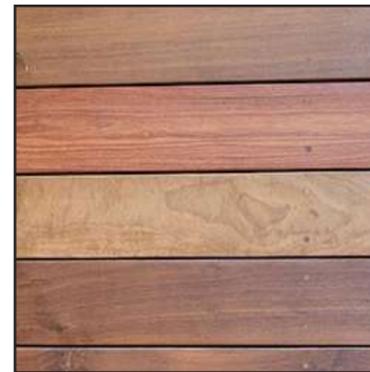
③ Aluminum Composite Panel (Dark Color)



④ Fiber Cement Panel



⑤ Batten Aluminum Patio Screen Wall



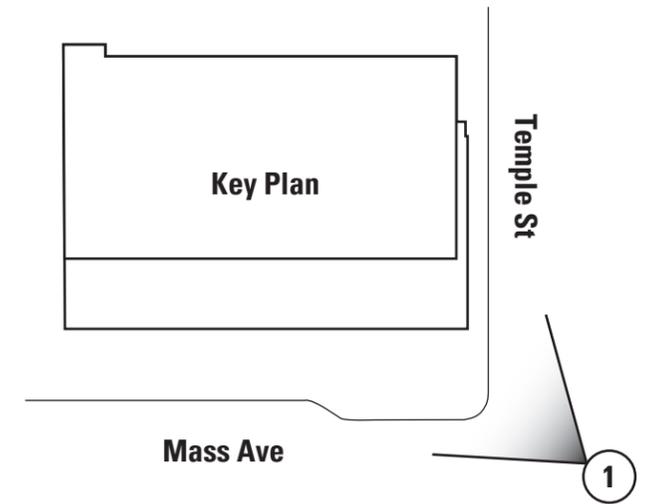
⑥ Ipe Screen Wall



Proposed Renderings



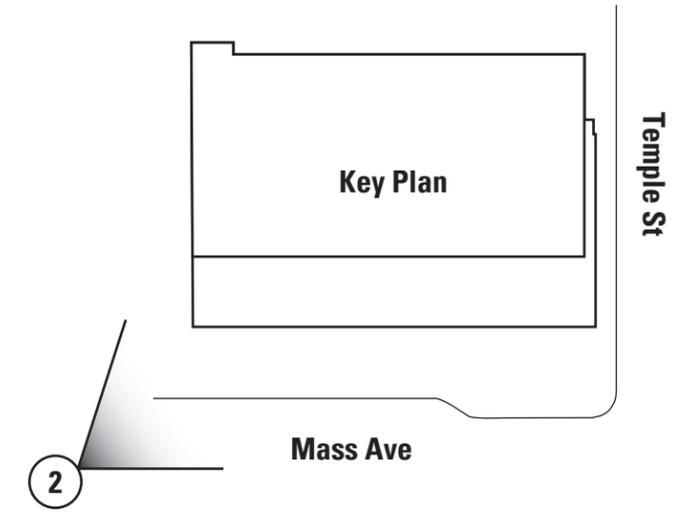
① View from Massachusetts Ave Looking West



Proposed Renderings



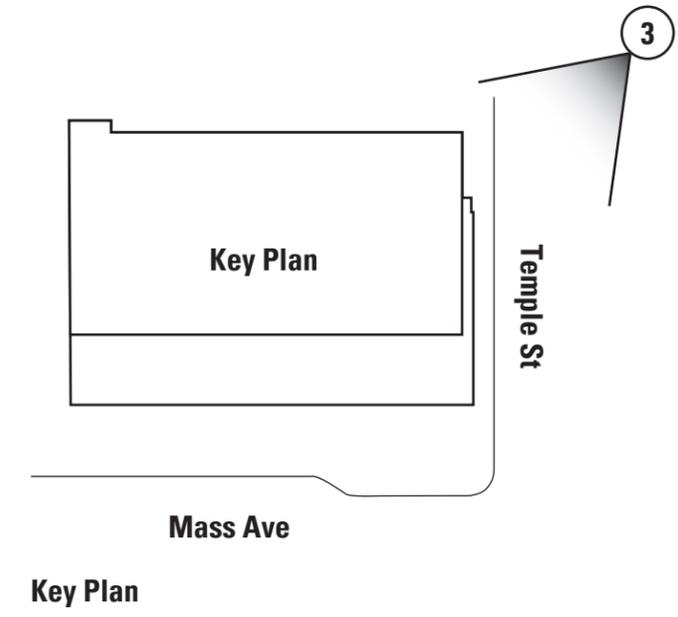
② View from Massachusetts Ave Looking East



Proposed Renderings



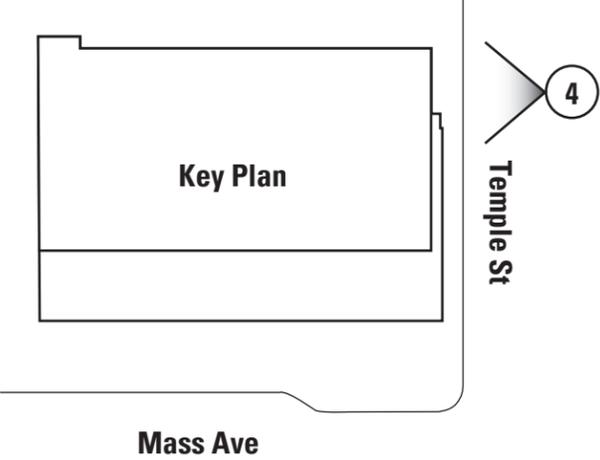
3 View from Temple Street



Proposed Renderings

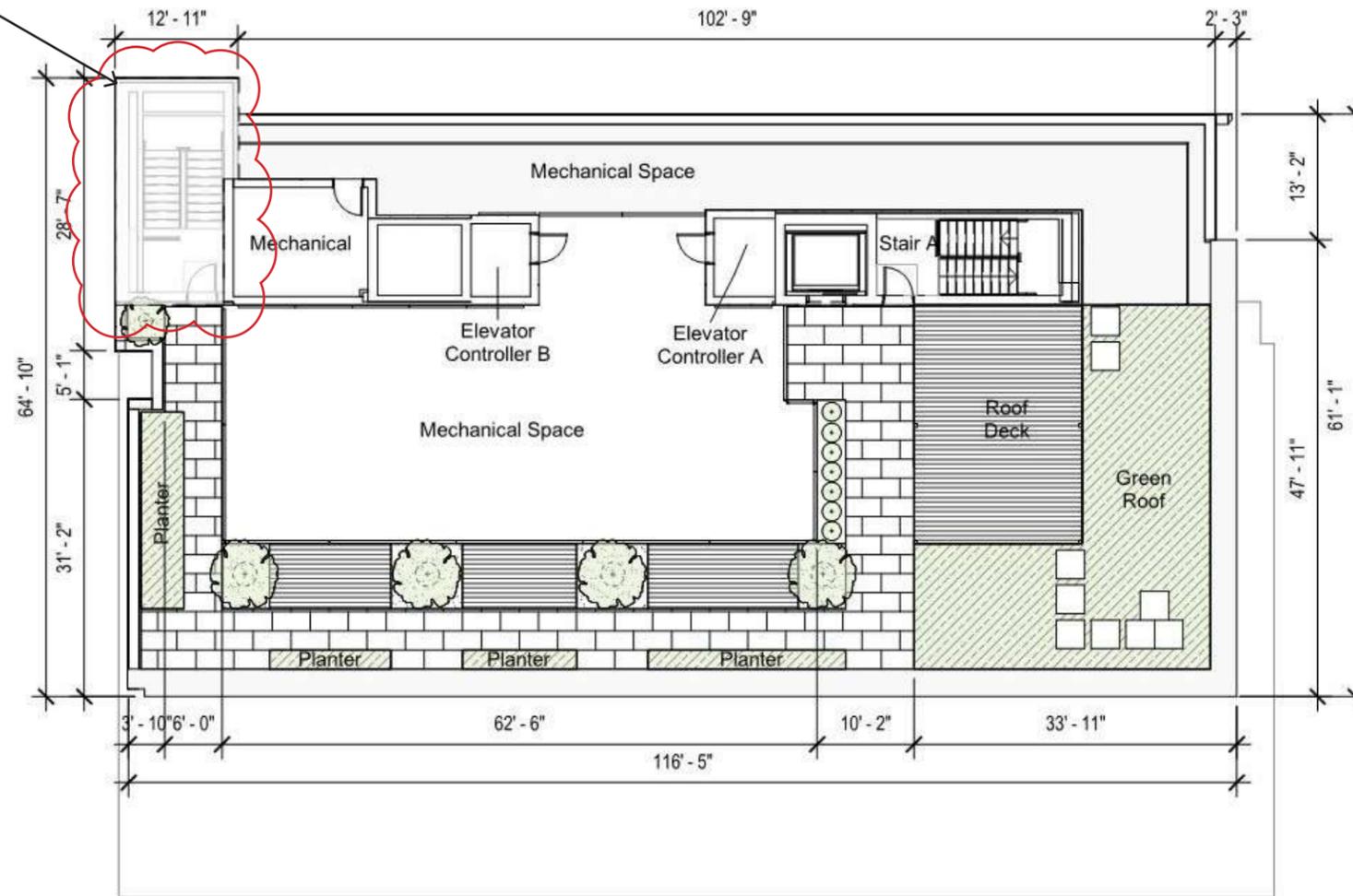


④ View of Hotel Entry

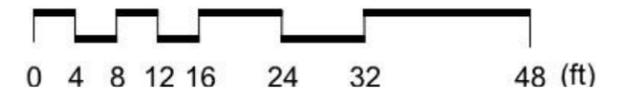


Roof Elements Requiring Variance from Board of Zoning Appeal

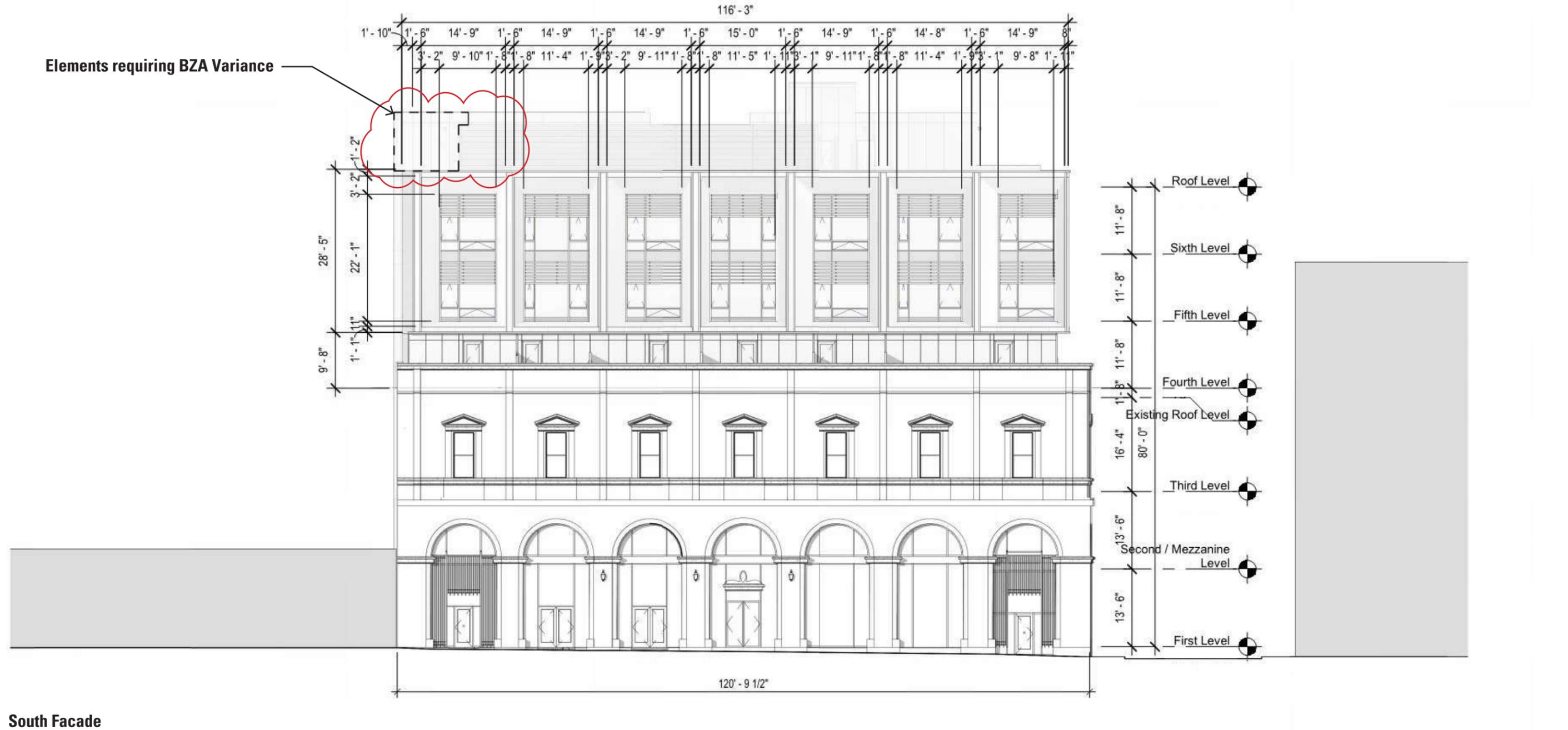
Elements requiring BZA Variance
Roof deck design impact subject to variance review



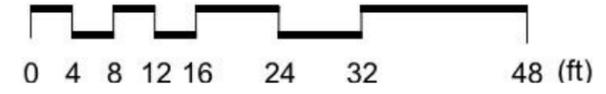
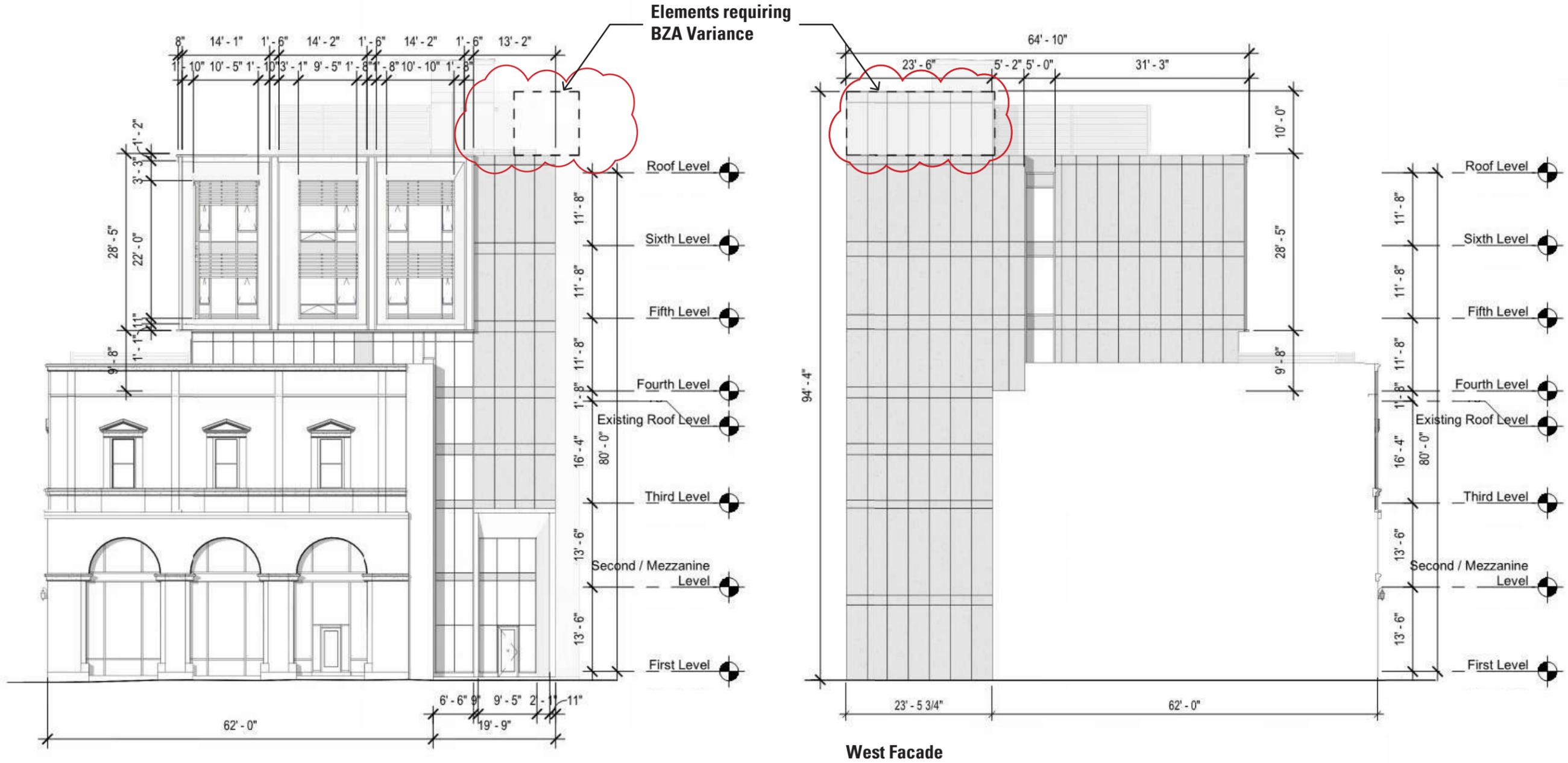
Roof Plan



Roof Elements Requiring Variance from Board of Zoning Appeal



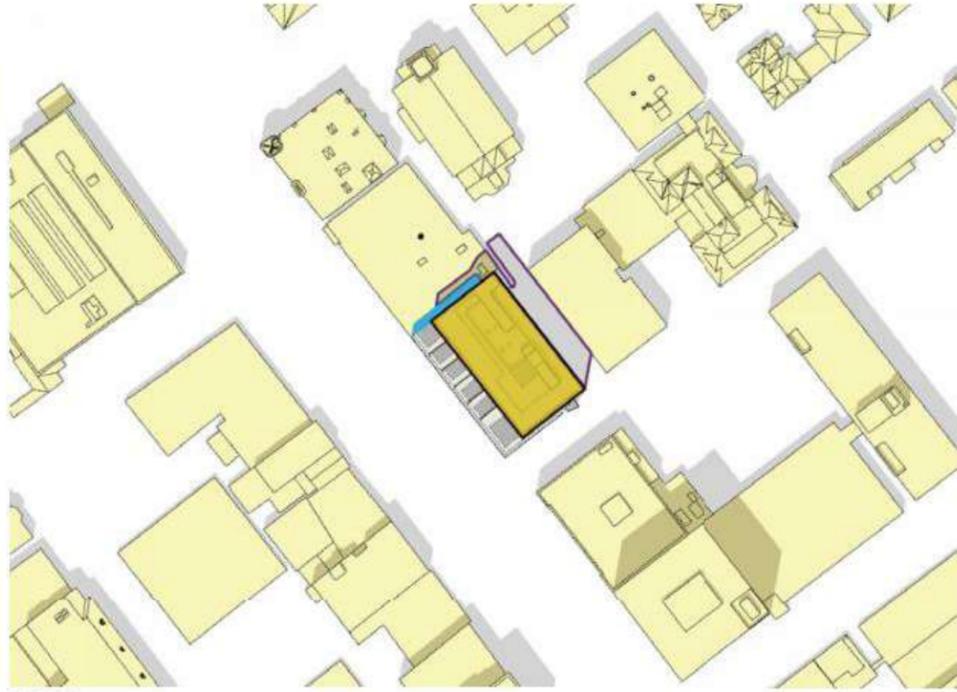
Roof Elements Requiring Variance from Board of Zoning Appeal



Shadow Study



9:00 am

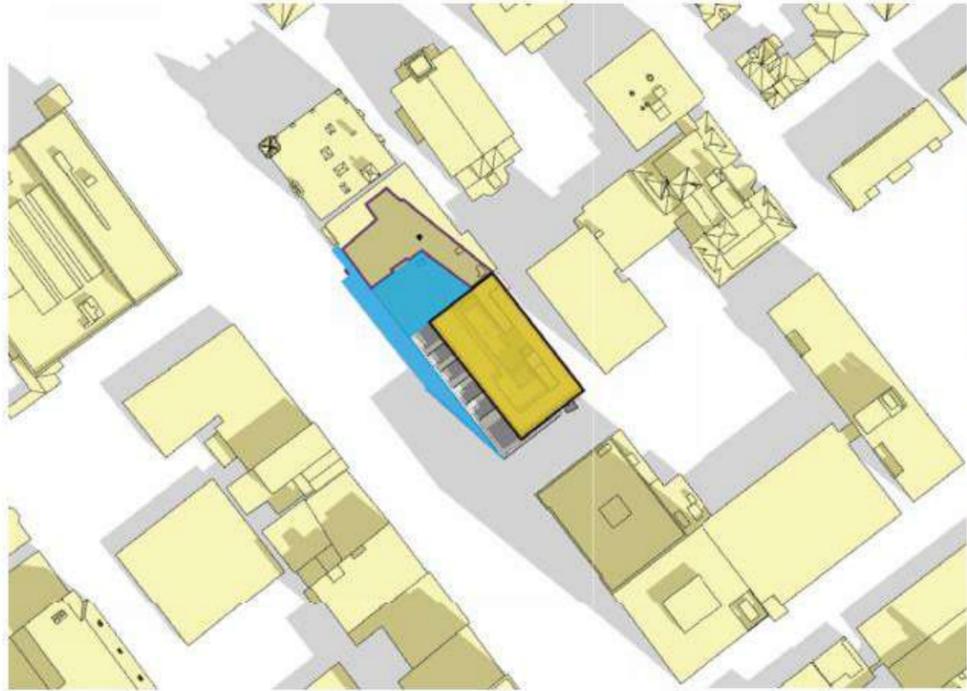


12:00 pm

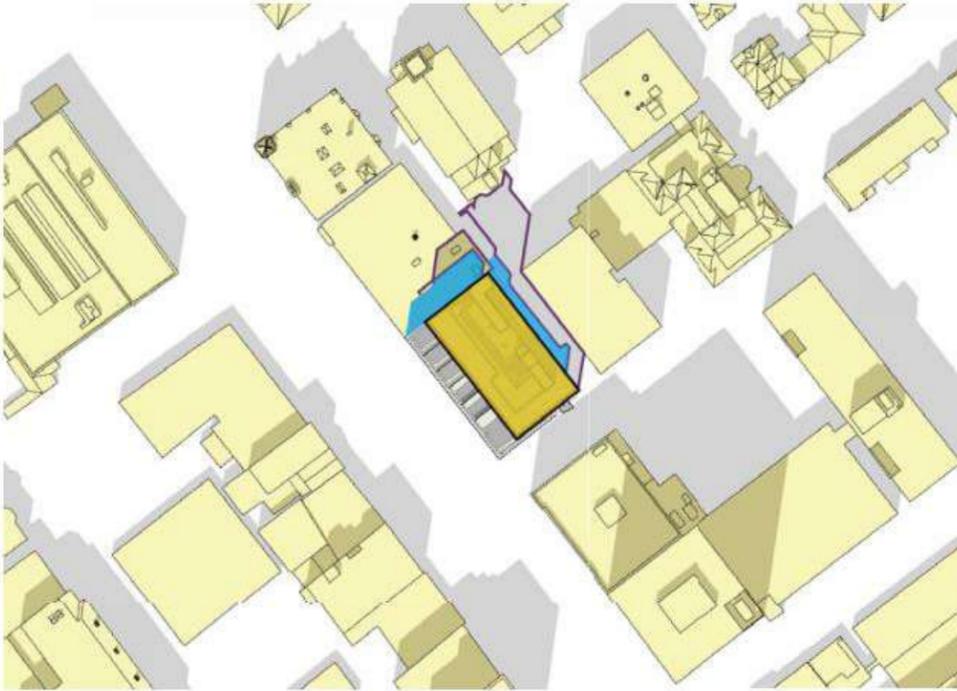


3:00 pm

Shadow Study: June 21



9:00 am



12:00 pm



3:00 pm

Shadow Study: Sep 21

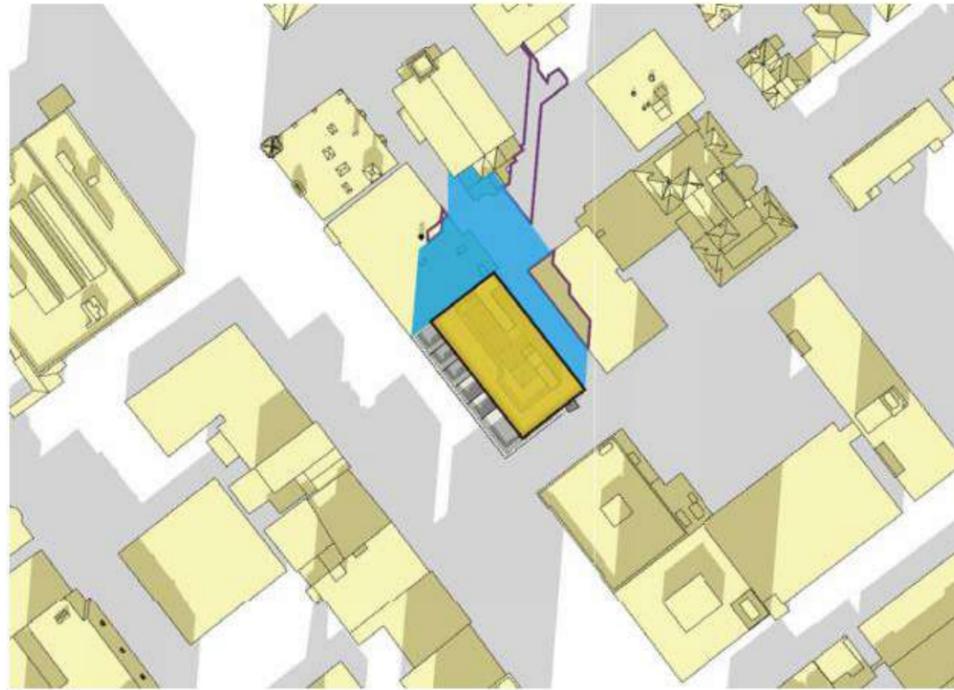
 Additional shadow cast by proposed addition

 Shadow cast by existing building

Shadow Study



9:00 am

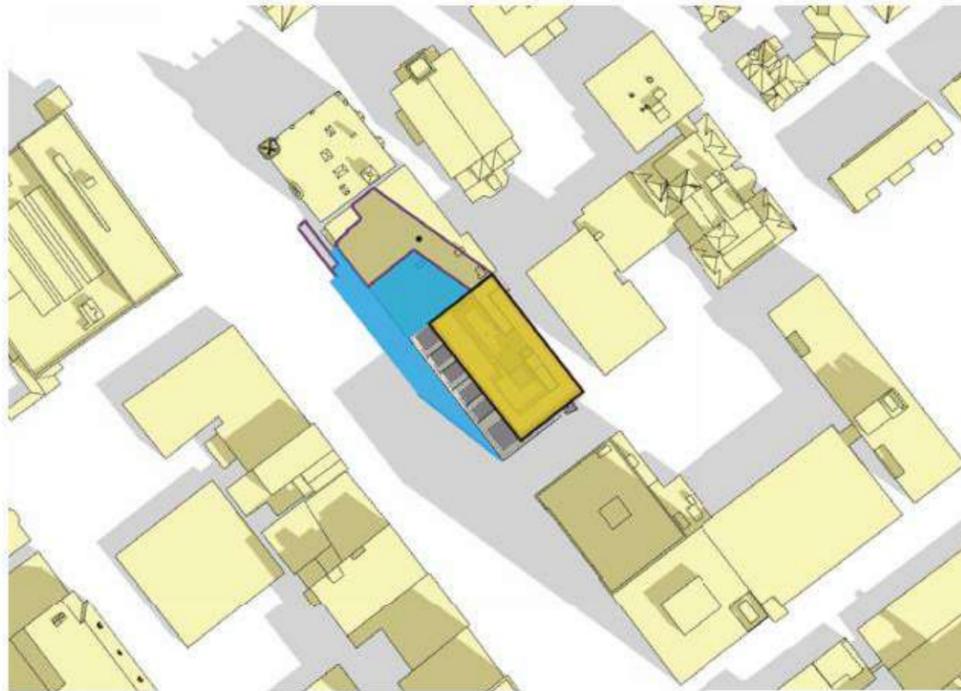


12:00 pm

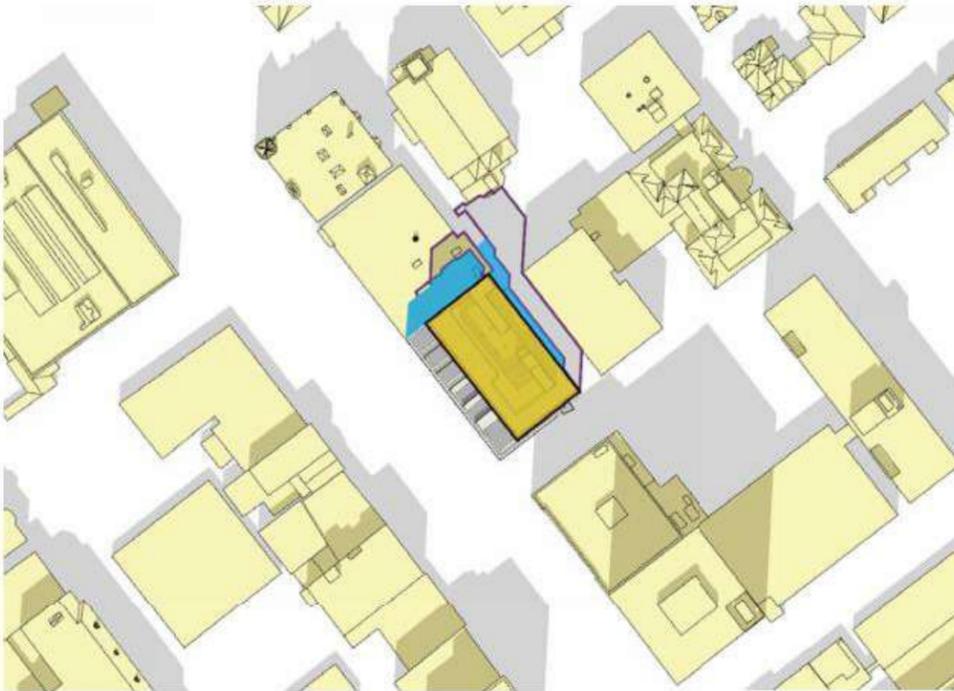


3:00 pm

Shadow Study: Dec 21



9:00 am



12:00 pm



3:00 pm

Shadow Study: March 21

 Additional shadow cast by proposed addition

 Shadow cast by existing building