

SPECIAL PERMIT SET- REV 2 - 28 APRIL 2021

600 MASSACHUSETTS AVE.- ADDITION

600 MASSACHUSETTS AVE. CAMBRIDGE, MA 02139



MASSACHUSETTS AVE ELEVATION

PREPARED BY:

ARCHITECT
PETER QUINN
ARCHITECTS LLC

259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354-3989

SURVEYOR
PRECISION LAND SURVEYING
INC.

34 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
PH (508) 460 1789

CIVIL ENGINEER
DESIGN CONSULTANTS INC.

120 MIDDLESEX AVE.
SOMERVILLE, MA 02145
PH (617) 776 3350

PROJECT SUMMARY

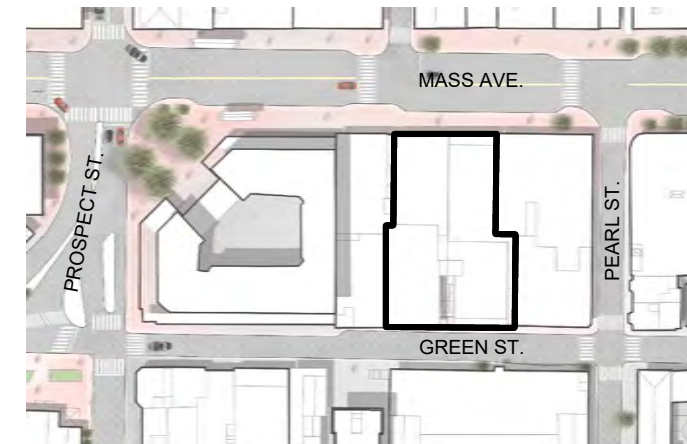
	EXISTING	PROPOSED
COMMERCIAL /RETAIL(W/ BASEMENT)	±39,539	±27,921
OFFICE	0	±16,467
RESIDENTIAL	0	±49,436
INDUSTRIAL	±15,180	0
TOTAL GFA	±54,719	±93,824

UNIT SUMMARY

UNIT TYPE	No OF UNITS
STUDIOS	13
1 BEDROOMS	17
2 BEDROOMS	14
3 BEDROOMS	2
TOTAL UNITS	46

LIST OF DRAWINGS	SPECIAL PERMIT-REV1 30 SEP 2020	SPECIAL PERMIT-REV 2 14 MAY 2021
GENERAL		
T1.0 TITLE SHEET	X	X
S1 EXISTING CONDITIONS PLAN	X	X
Z1 DIMENSIONAL SITE PLAN		
Z2 EXISTING CONDITIONS ZONING		
Z3 PROPOSED BUILDING ZONING CALCULATIONS		
Z4 PROPOSED BUILDING ZONING ANALYSIS		
<i>Note - The Sheets Z1 through Z4 are provided as a separate document along with a Zoning Compliance Narrative</i>		
EC-1 EXISTING CONDITION PHOTOS @ MASS AVE.	X	X
EC-2 EXISTING CONDITION PHOTOS @ GREEN ST.	X	X
ARCHITECTURAL		
EX-1 EXISTING FLOOR PLANS	X	X
EX-2 EXISTING ELEVATIONS	X	X
AS1 SITE PLAN	X	X
A1.0 BASEMENT FLOOR PLAN	X	X
A1.0a BIKE PATH & BIKE STORAGE ROOM	X	X
A1.1 FIRST FLOOR PLAN	X	X
A1.2 SECOND FLOOR PLAN	X	X
A1.3 THIRD FLOOR PLAN	X	X
A1.4 FOURTH FLOOR PLAN	X	X
A1.5 FIFTH FLOOR PLAN	X	X
A1.6 SIXTH FLOOR PLAN	X	X
A1.7 ROOF PLAN	X	X
A2.0 PROPOSED MASS AVE. ELEVATION	X	X
A2.1 ENLARGED MASS AVE ELEVATION	X	X
A2.2 PROPOSED EAST SIDE ELEVATION	X	X
A2.3 PROPOSED GREEN ST ELEVATION	X	X
A2.4 ENLARGED GREEN ST ELEVATION	X	X
A2.5 PROPOSED WEST SIDE ELEVATION	X	X
A2.6a MASS AVE EXTERIOR MATERIALS	X	X
A2.6b GREEN ST EXTERIOR MATERIALS	X	X
A2.6c EAST & WEST (COURTYARD) ELEVATIONS EXTERIOR MATERIALS	X	X
A2.7 BUILDING SECTION	X	X
A2.8 EXTERIOR LIGHTING	X	X
3D-0 MASS AVE 3D STREET VIEW 1	X	X
3D-1 MASS AVE 3D STREET VIEW 2	X	X
3D-2 GREEN ST 3D STREET VIEW 1	X	X
3D-3 GREEN ST 3D STREET VIEW 2	X	X
SH-1 - SH-3 SHADOW STUDY	X	

Note - A separate Urban Design Study document is submitted with this Application



LOCUS PLAN

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

ADDITION TO &
RENOVATION OF
600 MASS AVE.

600 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

PREPARED FOR

CIFRINO MASS AVE
REALTY LLC,
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,
DORCHESTER, MA 02134

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION DATE

S. Permit, Rev 2 14 MAY 2021

S. Permit, Rev 1 30 SEP 2020

SPECIAL PERMIT 15 JULY 2020

DRAWN BY EXC REVIEWED BY PQ

SHEET



T1.0

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A1.7a GREEN ROOF CALCULATION		X
A2.0 PROPOSED MASS AVE. ELEVATION	X	X
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3D-0 MASS AVE 3D STREET VIEW 1	X	X
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3D-3 GREEN ST 3D STREET VIEW 2	X	X
SH-1 - SH-3 SHADOW STUDY	X	X

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CIO SUPERIOR REALTY

540 GALLIVAN BLVD,
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DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION DATE

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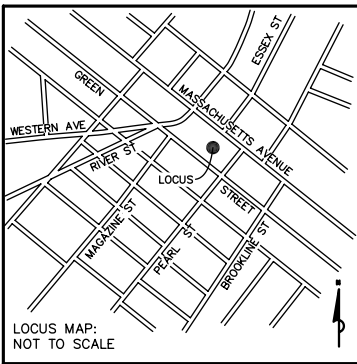
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SHEET



T1.0



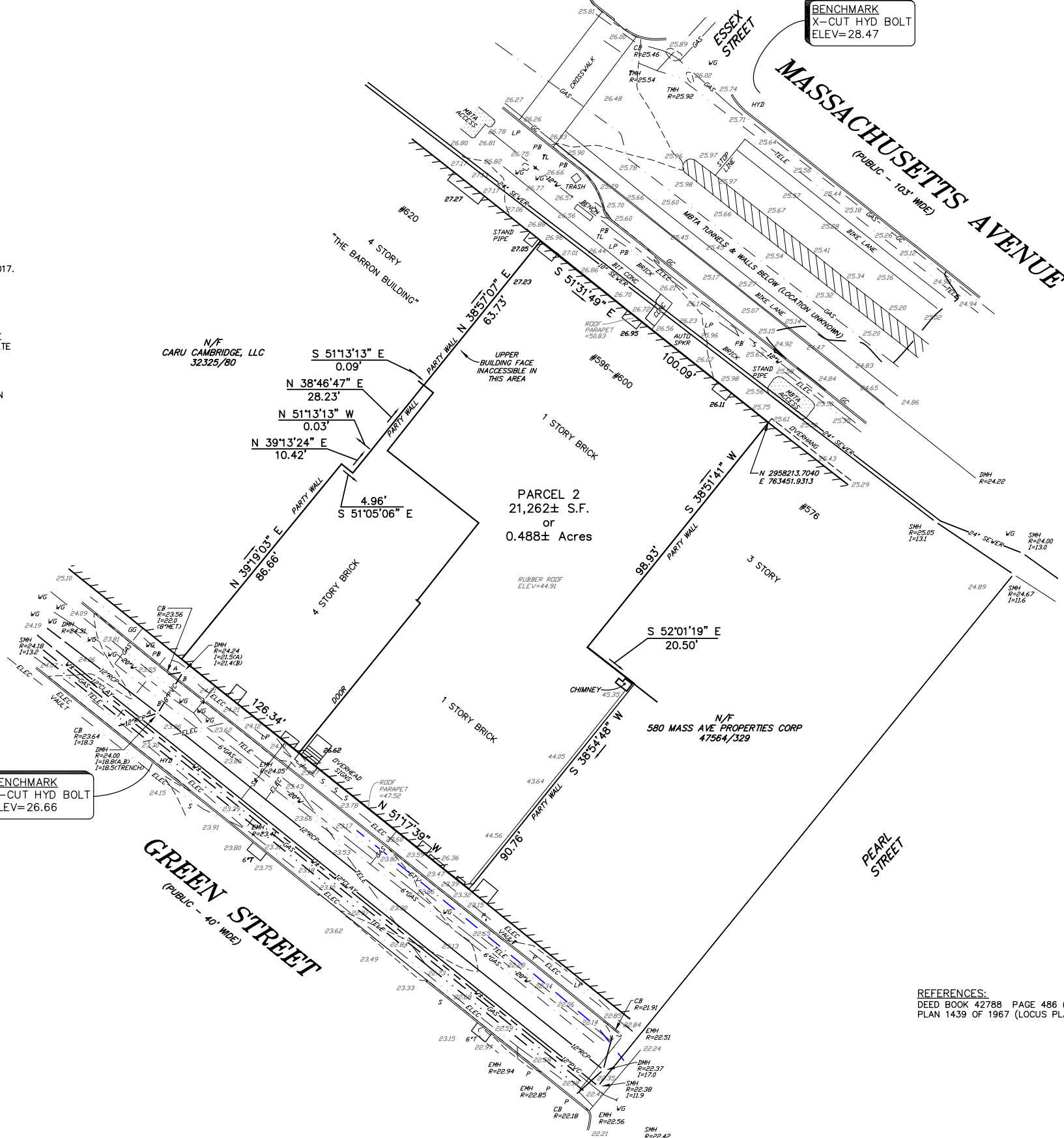
LOCUS MAP:
NOT TO SCALE

NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF CAMBRIDGE DATUM, AND WERE DETERMINED BY GPS OBSERVATIONS AND AN OPUS REDUCTION ON JUNE 8, 2017.
- THIS PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE SUBJECT TO THE FINDINGS SUCH A REPORT MAY DISCLOSE.
- THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE X (UNSHADED) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS, PANEL 576 OF 656, MAP NUMBER 25017C0576E, EFFECTIVE DATE: JUNE 4, 2010.
- LIMITED ACCESS WAS AVAILABLE FOR THE NORTHWESTERN BUILDING FACE. FIELD VERIFICATION WOULD BE NEEDED TO SHOW OTHER SITE INFORMATION.
- OWNER: CIFRINO-MASSACHUSETTS AVENUE REALTY, LLC DEED BOOK 42788 PAGE 486 ASSESSORS MAP 106 / PARCEL 124

BENCHMARK
X-CUT HYD BOLT
ELEV=26.66

BENCHMARK
X-CUT HYD BOLT
ELEV=28.47



LEGEND:

AUTO SPRK	AUTOMATIC SPRINKLER
BIT CONC	BITUMINOUS CONCRETE
CB	CATCH BASIN
CONC	CONCRETE
CTV	CABLE TELEVISION
DMH	DRAIN MANHOLE
ELEC	ELECTRIC MANHOLE
EMH	ELECTRIC MANHOLE
GC	GRANITE CURB
HYD	HYDRANT
I=	INVERT
LP	LIGHT POLE
P	POST
PB	PULL BOX
PVC	POLY-VINYL CHLORIDE
R=	REINFORCED CONCRETE PIPE
RCP	REINFORCED CONCRETE PIPE
S	SEWER MANHOLE
SMH	SEWER MANHOLE
TELE	TELEPHONE
TL	TRAFFIC LIGHT
TMH	TELEPHONE MANHOLE
WG	WATER GATE

UTILITY REFERENCES:
EVERSOURCE (ELECTRIC)
GIS PLOT OF LOCUS AREA
VERIZON (TELEPHONE)
MASS AVE 198 / GREEN ST 294 B / PEARL ST 227
EVERSOURCE (GAS)
GIS PLOT OF LOCUS AREA
CITY OF CAMBRIDGE DPW
WATER, SEWER, DRAIN PLANS OF LOCUS AREA

REFERENCES:
DEED BOOK 42788 PAGE 486 (LOCUS DEED)
PLAN 1439 OF 1967 (LOCUS PLAN)



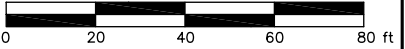
UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.



#596-600 MASSACHUSETTS AVENUE

EXISTING CONDITIONS PLAN
IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: JUNE 8, 2017



Precision Land Surveying, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096
4491TP1.DWG

SEAL



CONSULTANT

PROJECT

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PREPARED FOR

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REALTY LLC,
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,
DORCHESTER, MA 02134

DRAWING TITLE

EXISTING
CONDITION
PHOTOS @
MASS AVE.

SCALE AS NOTED

REVISION	DATE
S. Permit REV 2	13 MAY 2021
S. Permit REV 1	30 SEP 2020
SPECIAL PERMIT	23 JUNE 2020
DRAWN BY EXC	REVIEWED BY PQ

SHEET

EC-1

Project Site



1. EXISTING MASS AVE. ELEVATION

Project Site



2. EXISTING MASS AVE. NORTH EAST VIEW



3. EXISTING MASS AVE. NORTH WEST VIEW



PLAN KEY



SEAL



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EXISTING
CONDITION
PHOTOS @
GREEN ST.

SCALE AS NOTED

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SHEET

EC-2

RENOVATED
"BAKERY BUILDING"
CON-SITE

PROJECT SITE (GREEN ST.)



1. EXISTING GREEN ST. ELEVATION



3. EXISTING GREEN ST. SOUTH EAST VIEW



2. EXISTING GREEN ST. SOUTH WEST VIEW



PLAN KEY



SEAL



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DRAWING TITLE

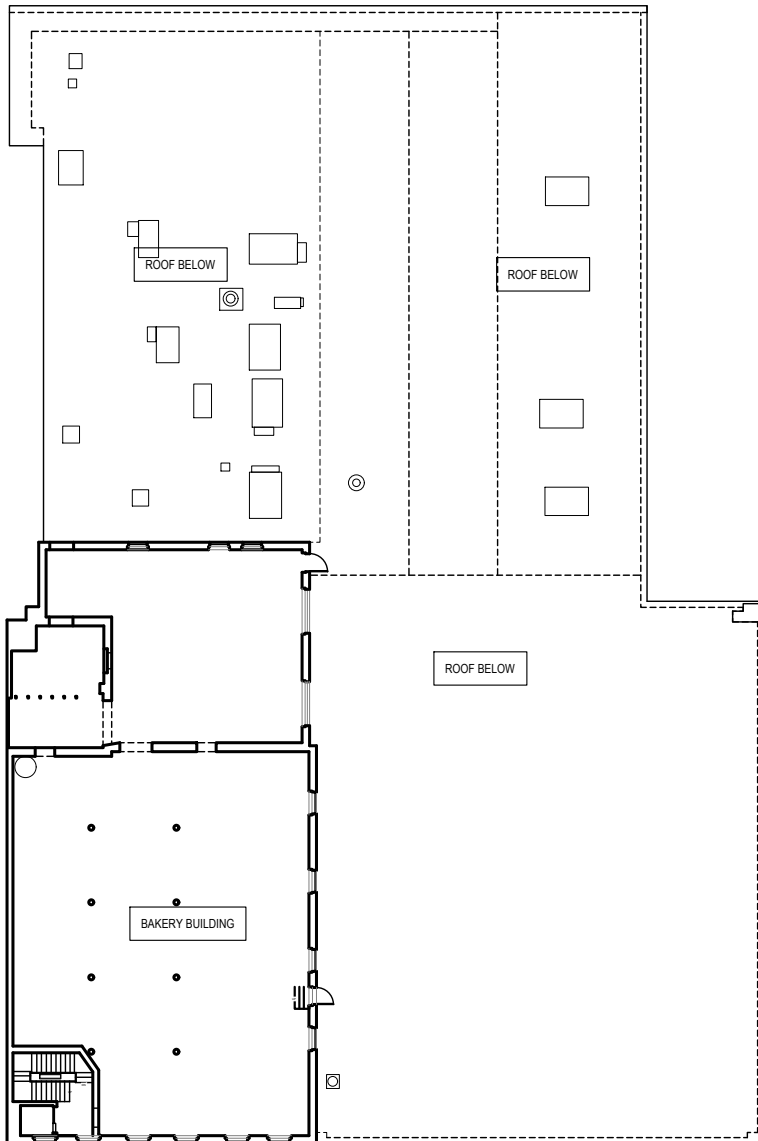
EXISTING
FLOOR
PLANS

SCALE AS NOTED

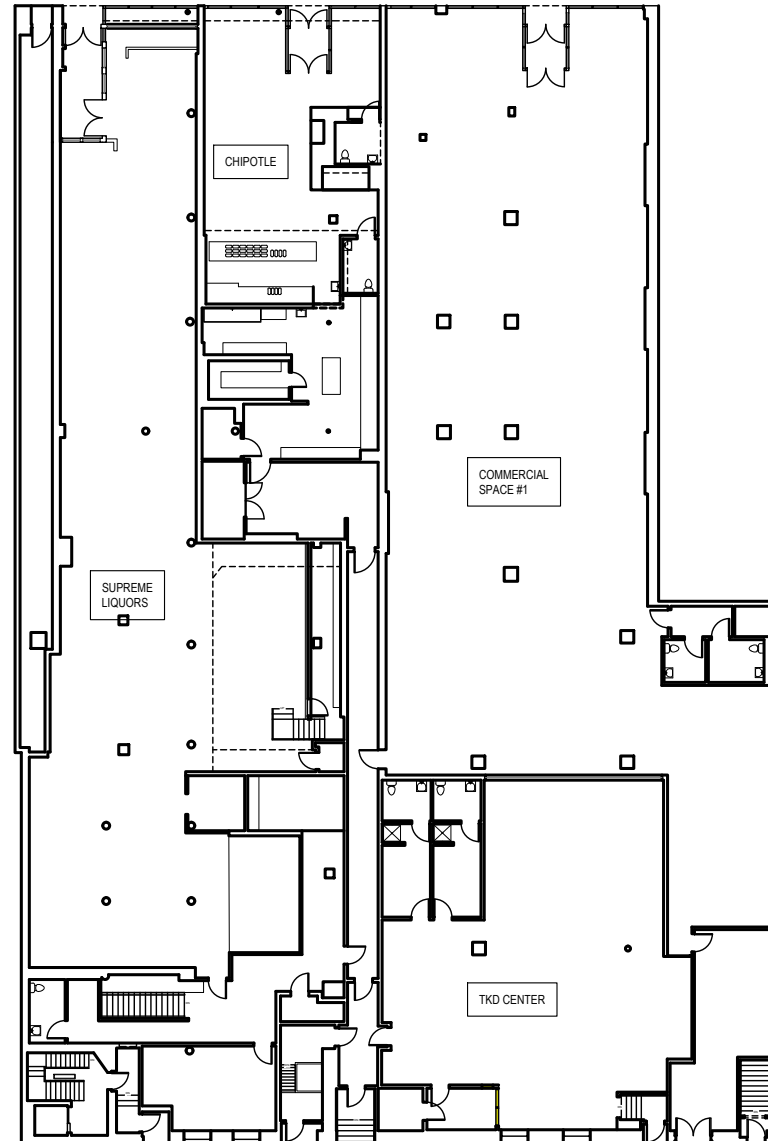
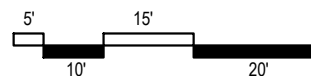
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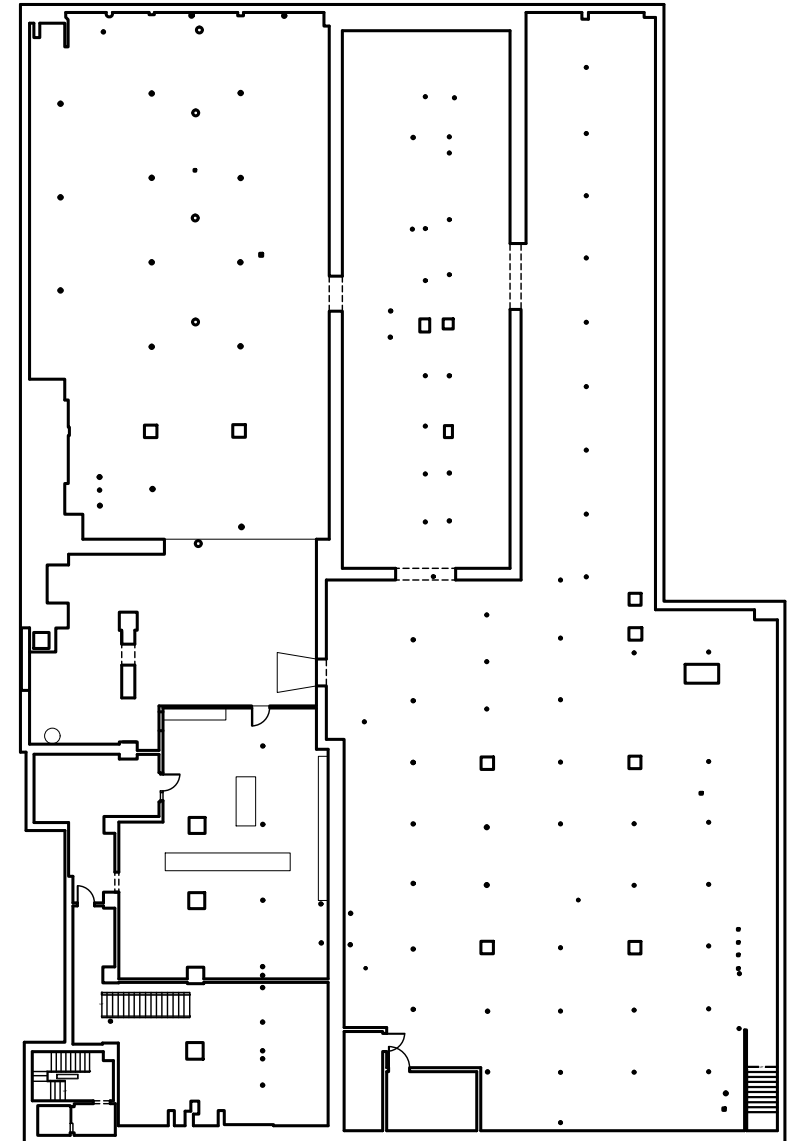
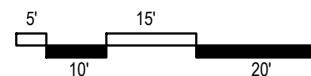
EX-1



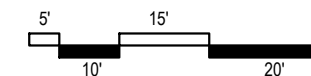
3 EXISTING SECOND TO FOURTH FLOORS
SCALE: 1/32" = 1' - 0"



2 EXISTING FIRST FLOOR
SCALE: 1/32" = 1' - 0"

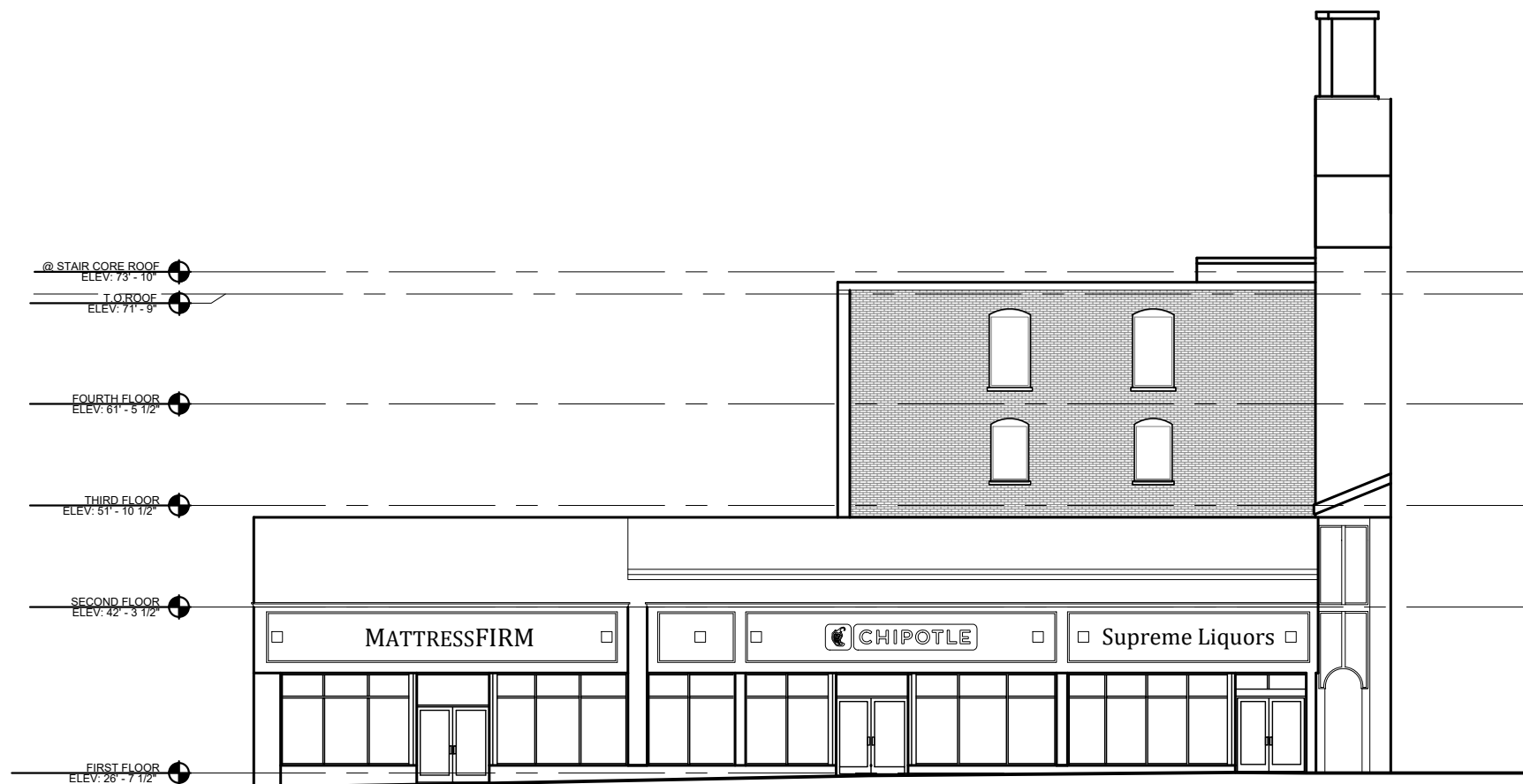
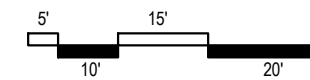


1 EXISTING BASEMENT FLOOR
SCALE: 1/32" = 1' - 0"

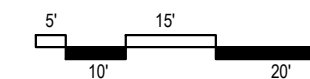




② EXISTING GREEN ST ELEVATION
SCALE: 1/32" = 1' - 0"



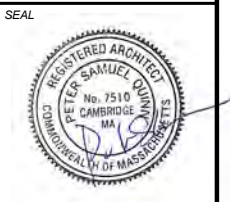
① EXISTING MASS AVE. ELEVATION
SCALE: 1/16" = 1' - 0"



PETER QUINN ARCHITECTS

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PLANNING
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CIO SUPERIOR REALTY

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DORCHESTER, MA 02134

DRAWING TITLE
EXISTING
FLOOR
PLANS

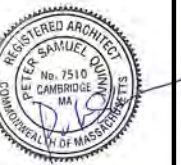
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EX-2

SEAL



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DRAWING TITLE

**PROPOSED
SITE PLAN**

SCALE AS NOTED

REVISION DATE

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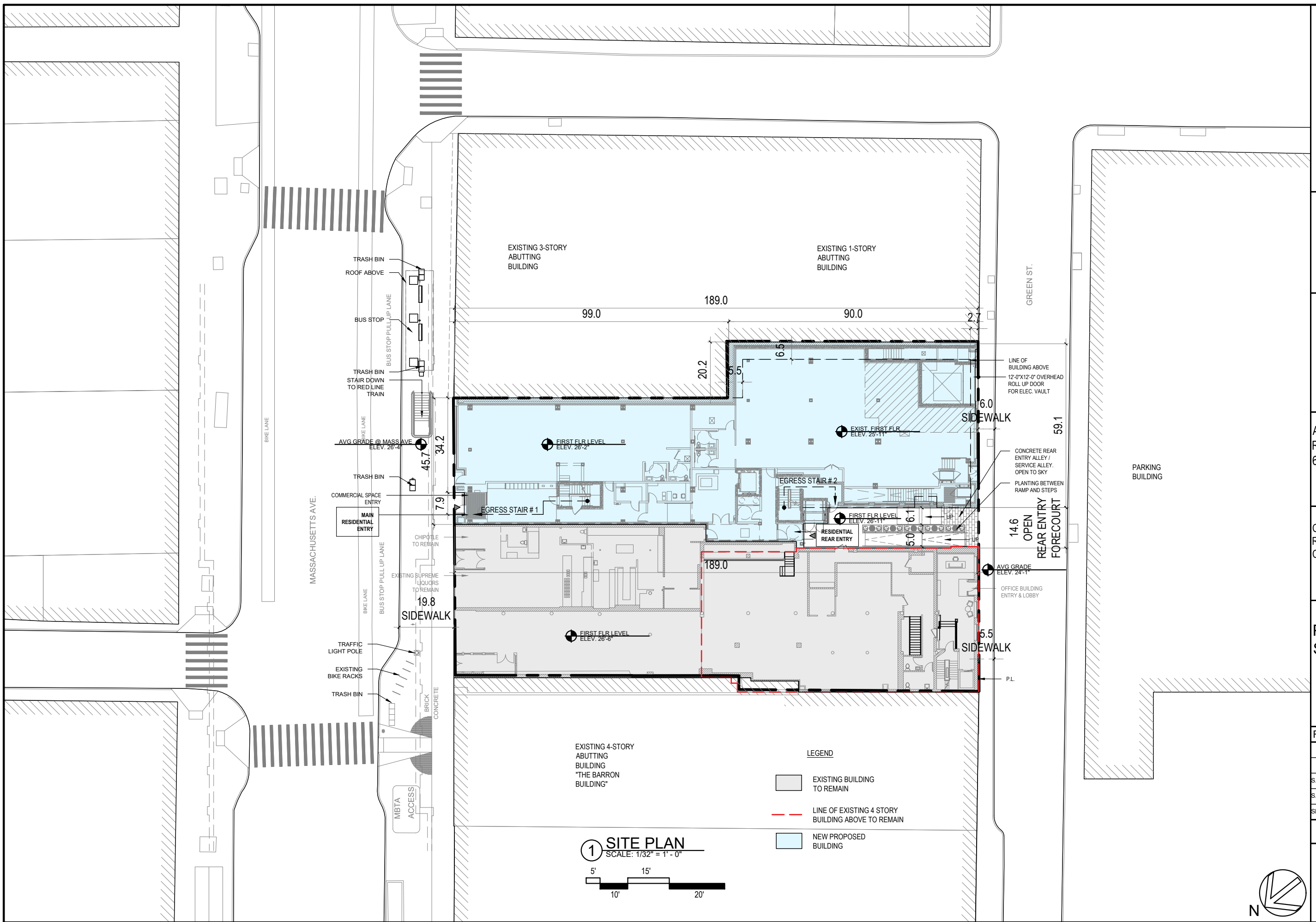
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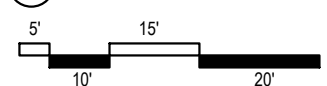
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SHEET

AS1

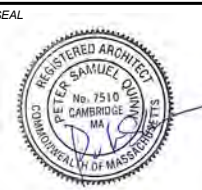


1 SITE PLAN
SCALE: 1/32" = 1' - 0"



LEGEND

- EXISTING BUILDING TO REMAIN
- LINE OF EXISTING 4 STORY BUILDING ABOVE TO REMAIN
- NEW PROPOSED BUILDING



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**BASEMENT
PLAN**

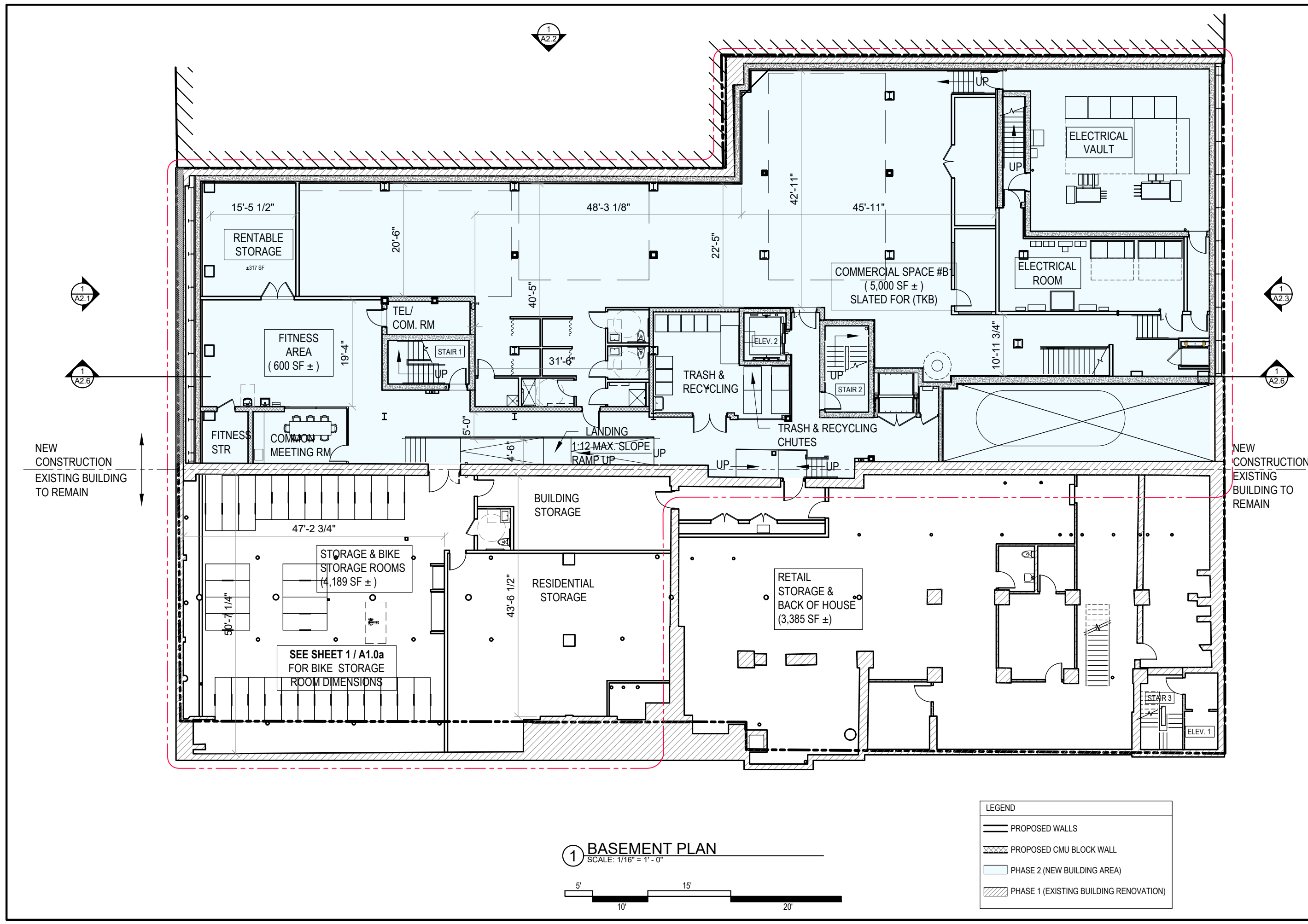
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A1.0





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DRAWING TITLE

**BIKE ROUTE &
BIKE STORAGE
ROOM**

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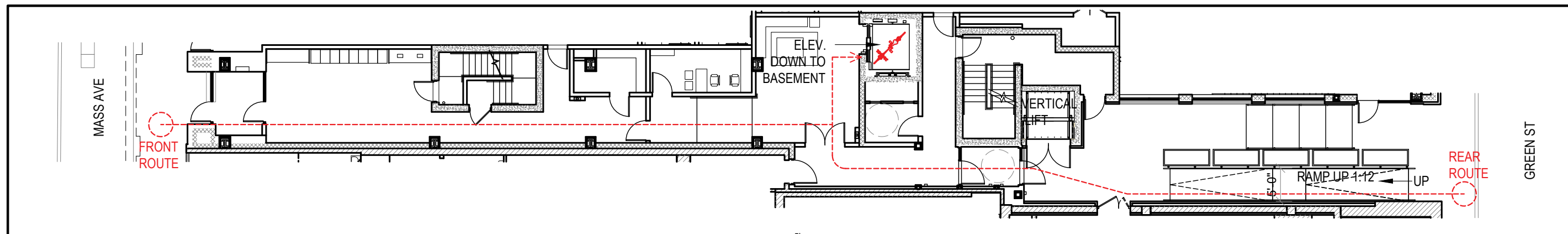
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EXC

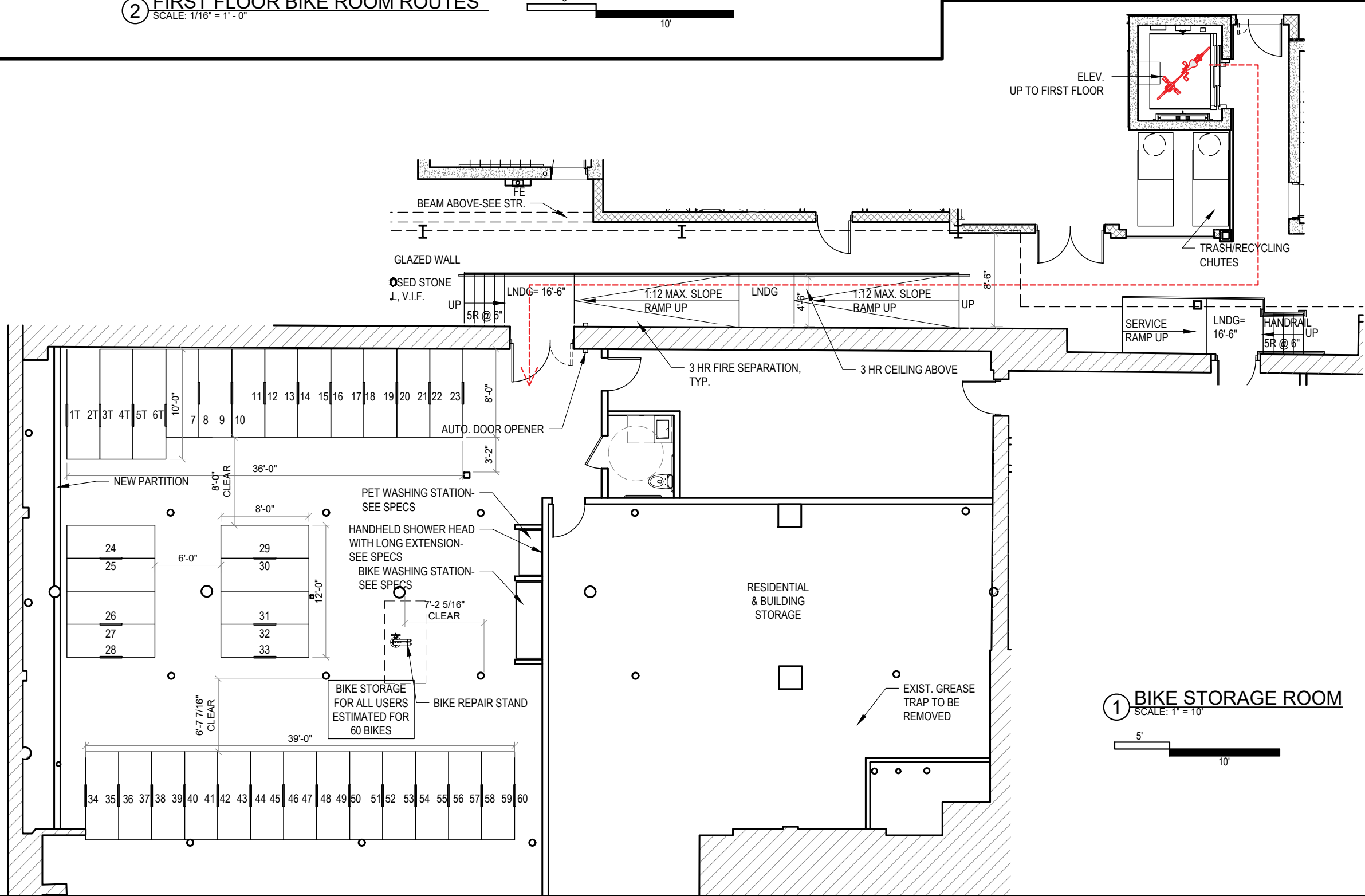
REVIEWED BY
PQ

SHEET

A1.0a



2 FIRST FLOOR BIKE ROOM ROUTES
SCALE: 1/16" = 1' - 0"



1 BIKE STORAGE ROOM
SCALE: 1" = 10'



EXIST. GREASE TRAP TO BE REMOVED



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 C/O SUPERIOR REALTY

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DRAWING TITLE
**FIRST FLOOR
 PLAN**

SCALE AS NOTED
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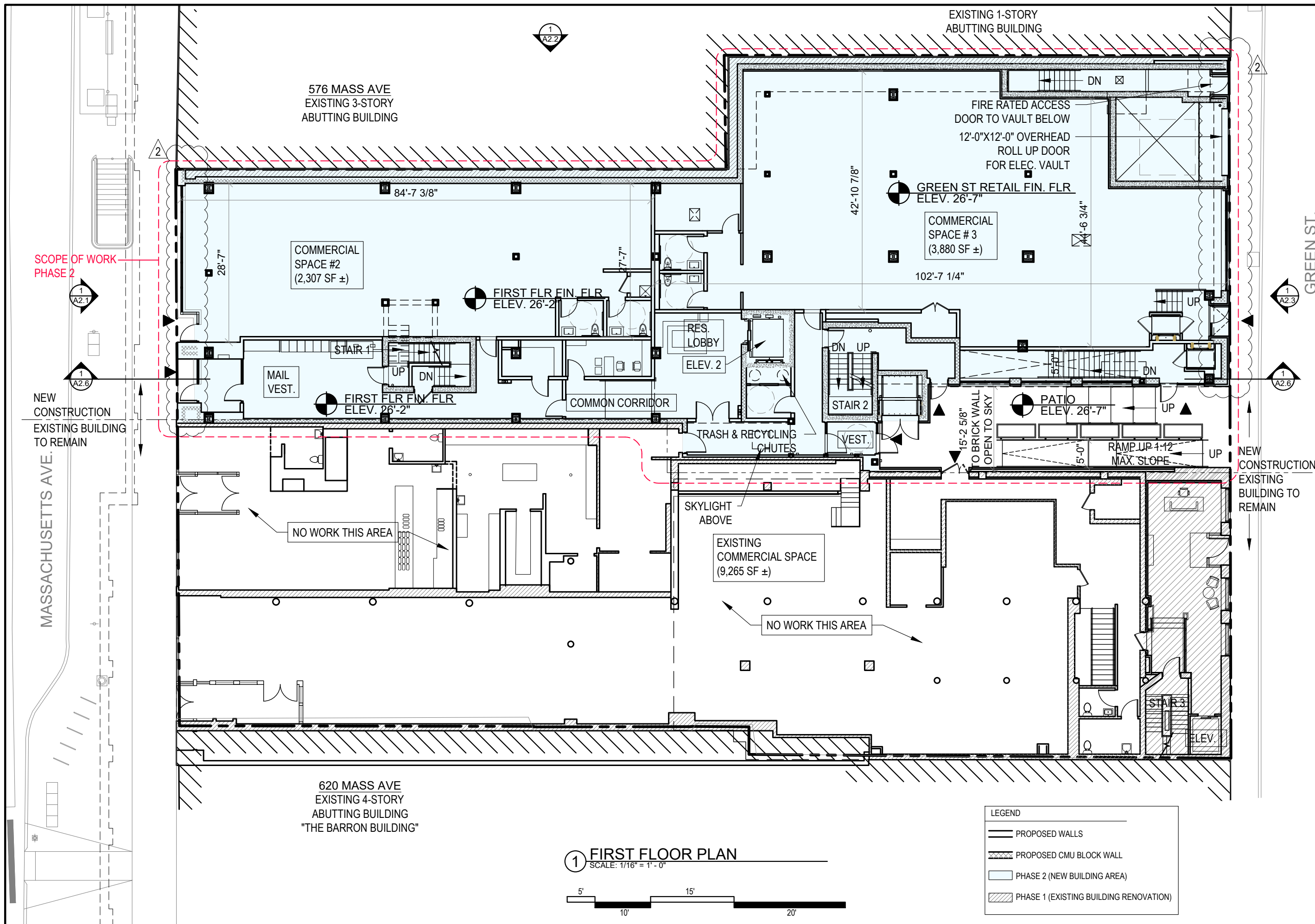
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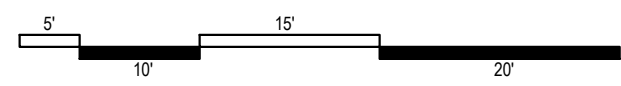
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SHEET

A1.1

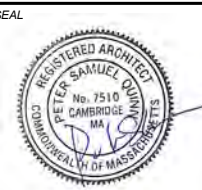


1 FIRST FLOOR PLAN
 SCALE: 1/16" = 1' - 0"



LEGEND

	PROPOSED WALLS
	PROPOSED CMU BLOCK WALL
	PHASE 2 (NEW BUILDING AREA)
	PHASE 1 (EXISTING BUILDING RENOVATION)



CONSULTANT

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CAMBRIDGE, MA 02139

PREPARED FOR
CIFRINO MASS AVE REALTY LLC,
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,
DORCHESTER, MA 02134

DRAWING TITLE

SECOND FLOOR PLAN

SCALE AS NOTED

REVISION DATE

S. Permit, Rev 2 14 MAY 2021

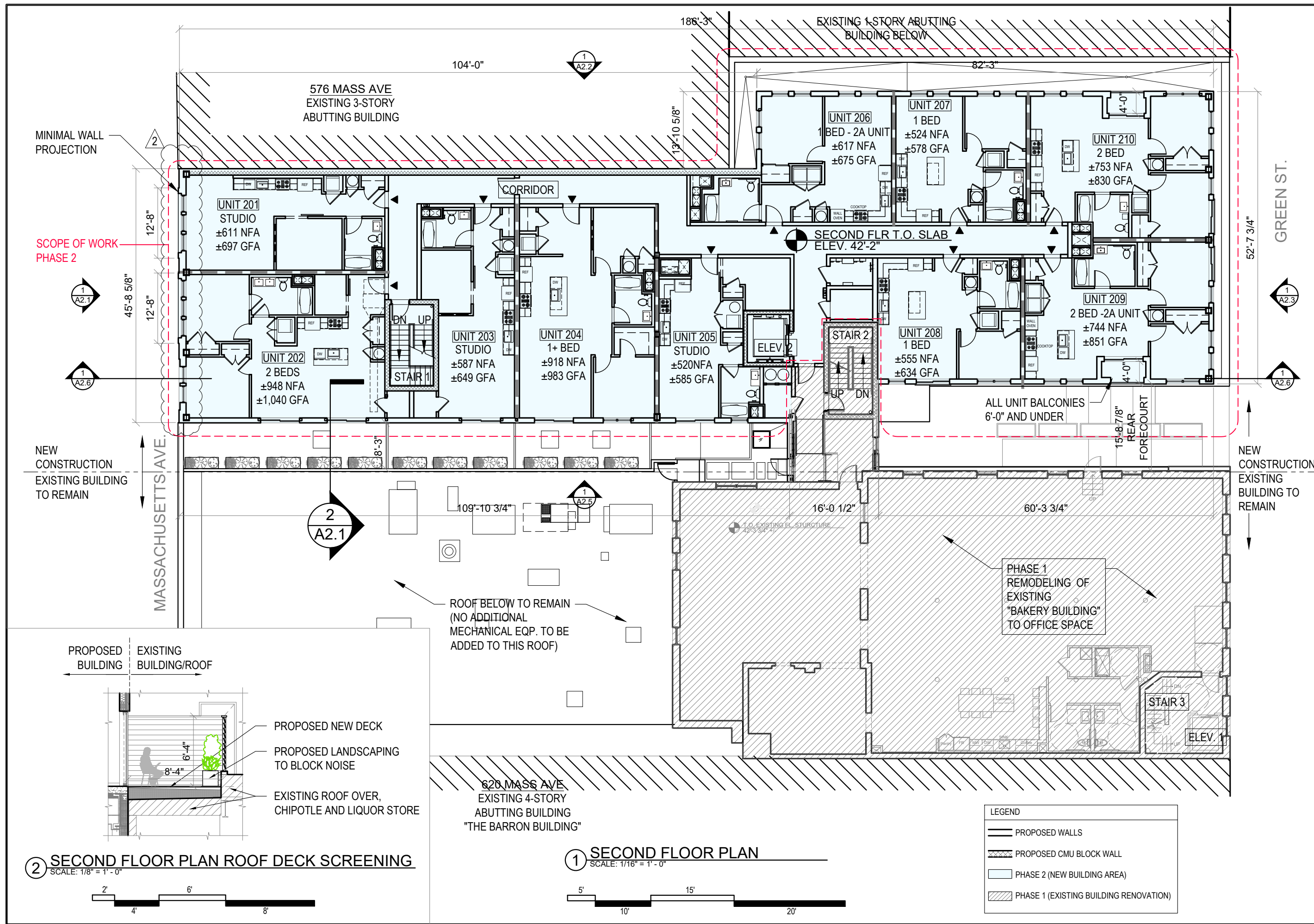
S. Permit, Rev 1 30 SEP 2020

SPECIAL PERMIT 15 JULY 2020

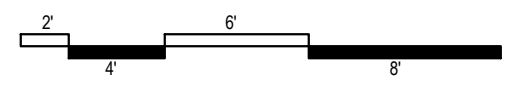
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SHEET

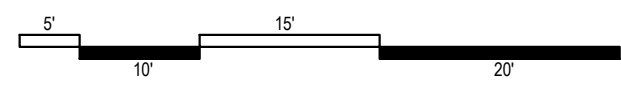
A1.2



2 SECOND FLOOR PLAN ROOF DECK SCREENING
SCALE: 1/8" = 1' - 0"

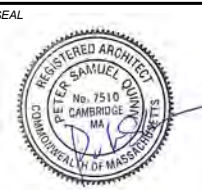


1 SECOND FLOOR PLAN
SCALE: 1/16" = 1' - 0"



LEGEND

- PROPOSED WALLS
- ▨ PROPOSED CMU BLOCK WALL
- PHASE 2 (NEW BUILDING AREA)
- ▨ PHASE 1 (EXISTING BUILDING RENOVATION)



CONSULTANT

PROJECT
ADDITION TO &
RENOVATION OF
600 MASS AVE.

600 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

PREPARED FOR
CIFRINO MASS AVE
REALTY LLC,
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,
DORCHESTER, MA 02134

DRAWING TITLE

THIRD FLOOR PLAN

SCALE AS NOTED

REVISION DATE

S. Permit, Rev 2 14 MAY 2021

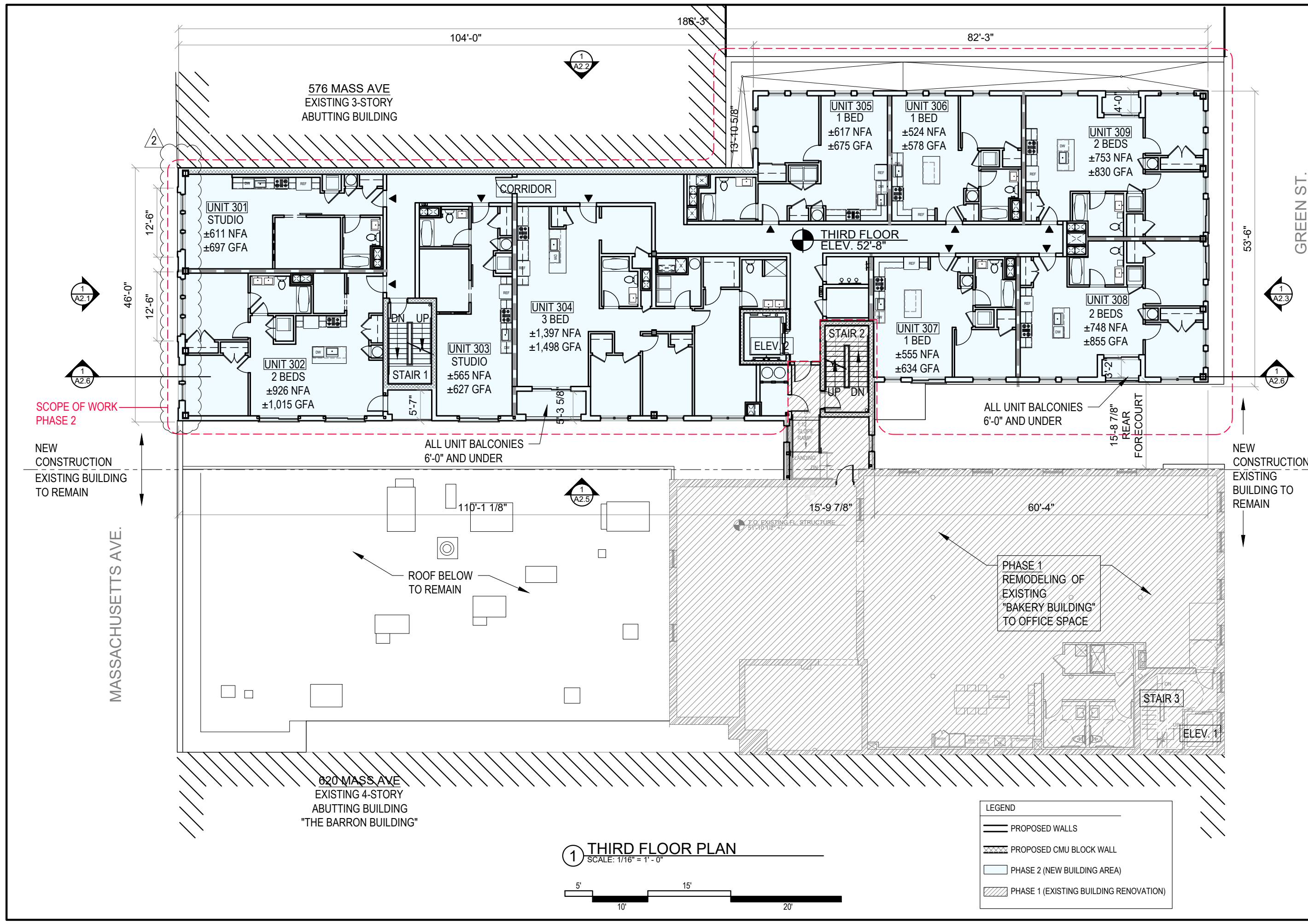
S. Permit, Rev 1 30 SEP 2020

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A1.3





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FOURTH FLOOR PLAN

SCALE AS NOTED

REVISION DATE

S. Permit. Rev 2 14 MAY 2021

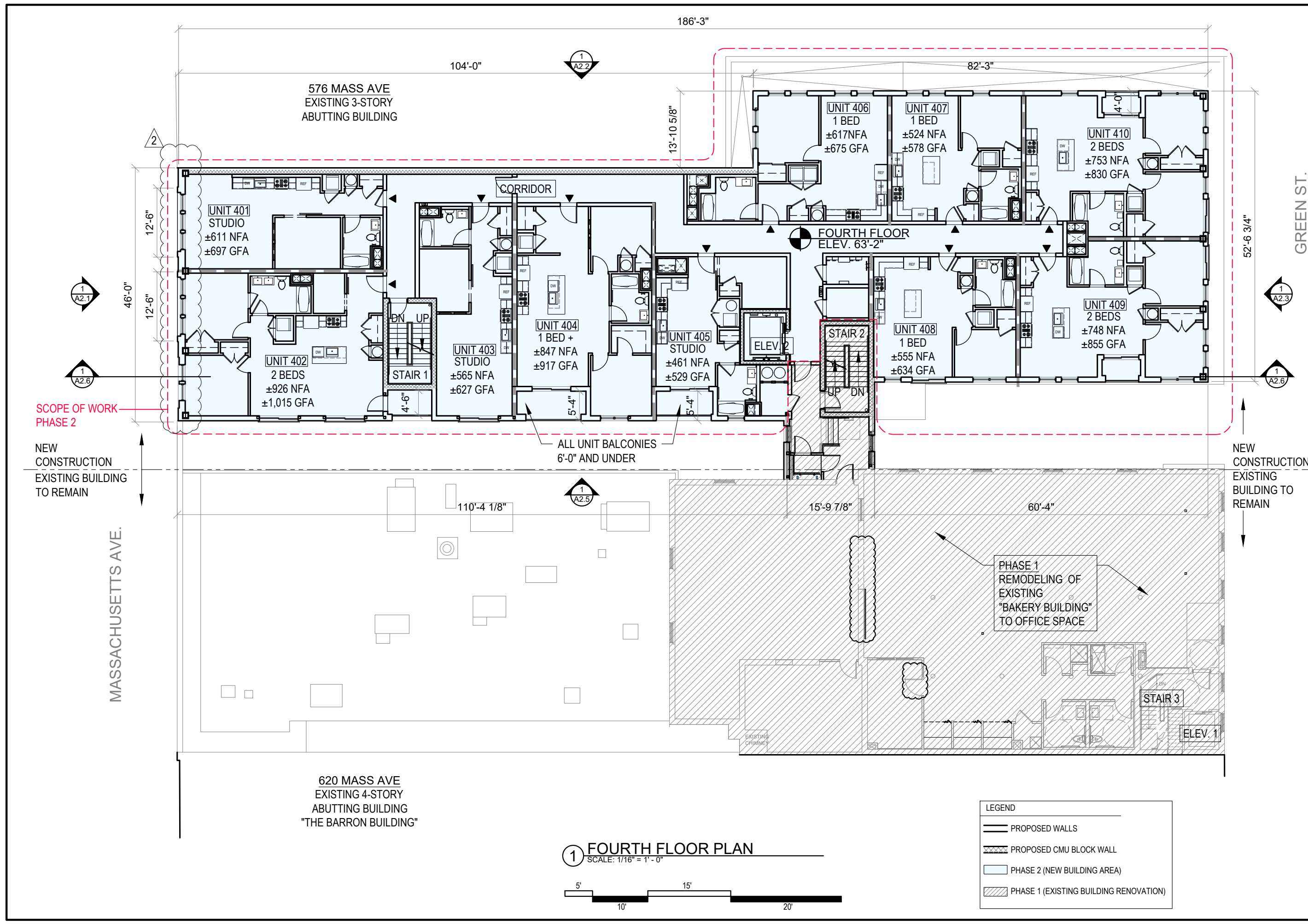
S. Permit. Rev 1 30 SEP 2020

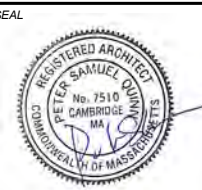
SPECIAL PERMIT 15 JULY 2020

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A1.4





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DORCHESTER, MA 02134

DRAWING TITLE

FIFTH FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
S. Permit, Rev 2	14 MAY 2021
S. Permit, Rev 1	30 SEP 2020
SPECIAL PERMIT	15 JULY 2020
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S. Permit, Rev 2

14 MAY 2021

S. Permit, Rev 1

30 SEP 2020

SPECIAL PERMIT

15 JULY 2020

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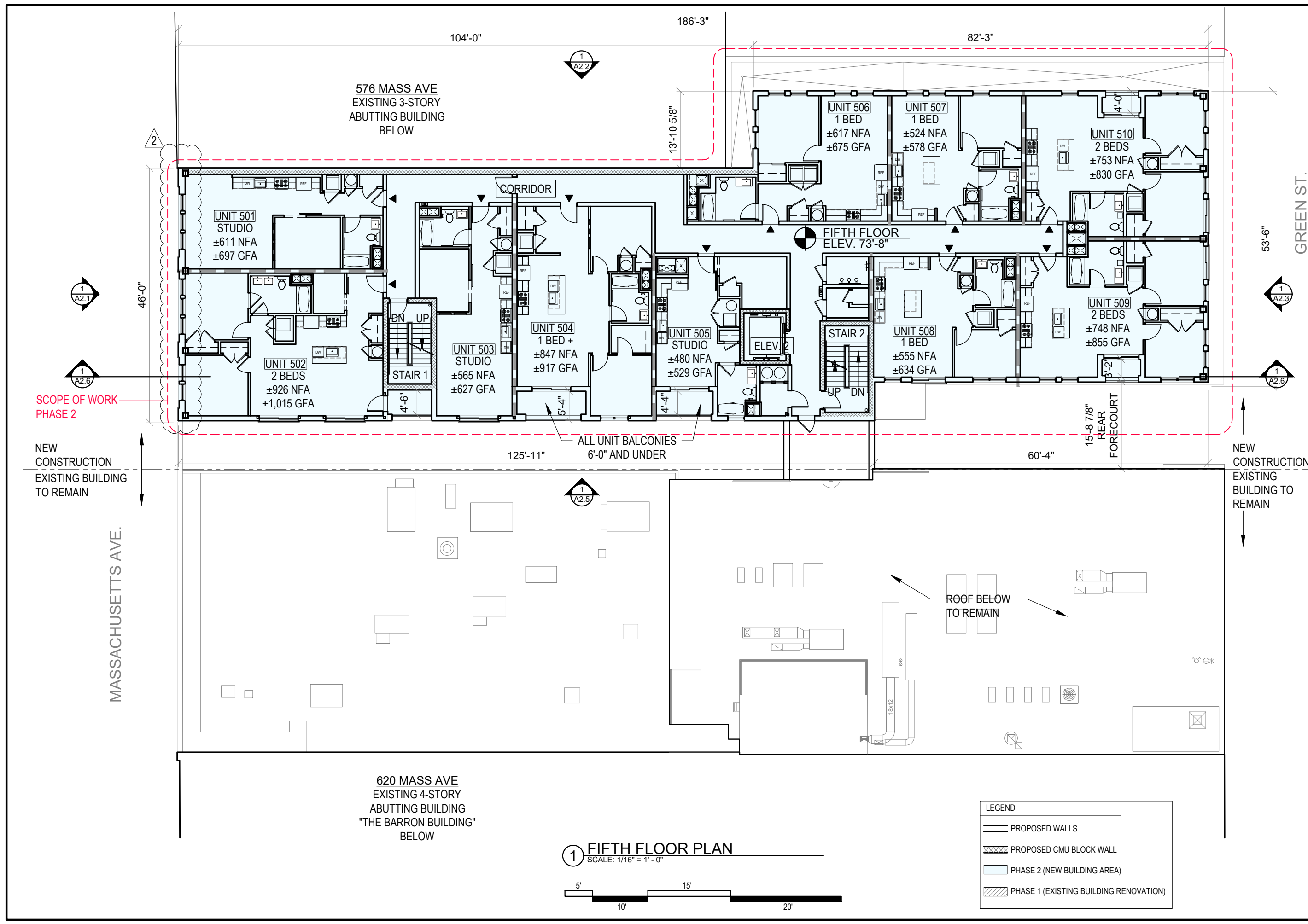
EXC

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A1.5





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 DORCHESTER, MA 02134

DRAWING TITLE

SIXTH FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
S. Permit. Rev 2	14 MAY 2021
S. Permit. Rev 1	30 SEP 2020
SPECIAL PERMIT	15 JULY 2020
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SHEET	

S. Permit. Rev 2

14 MAY 2021

S. Permit. Rev 1

30 SEP 2020

SPECIAL PERMIT

15 JULY 2020

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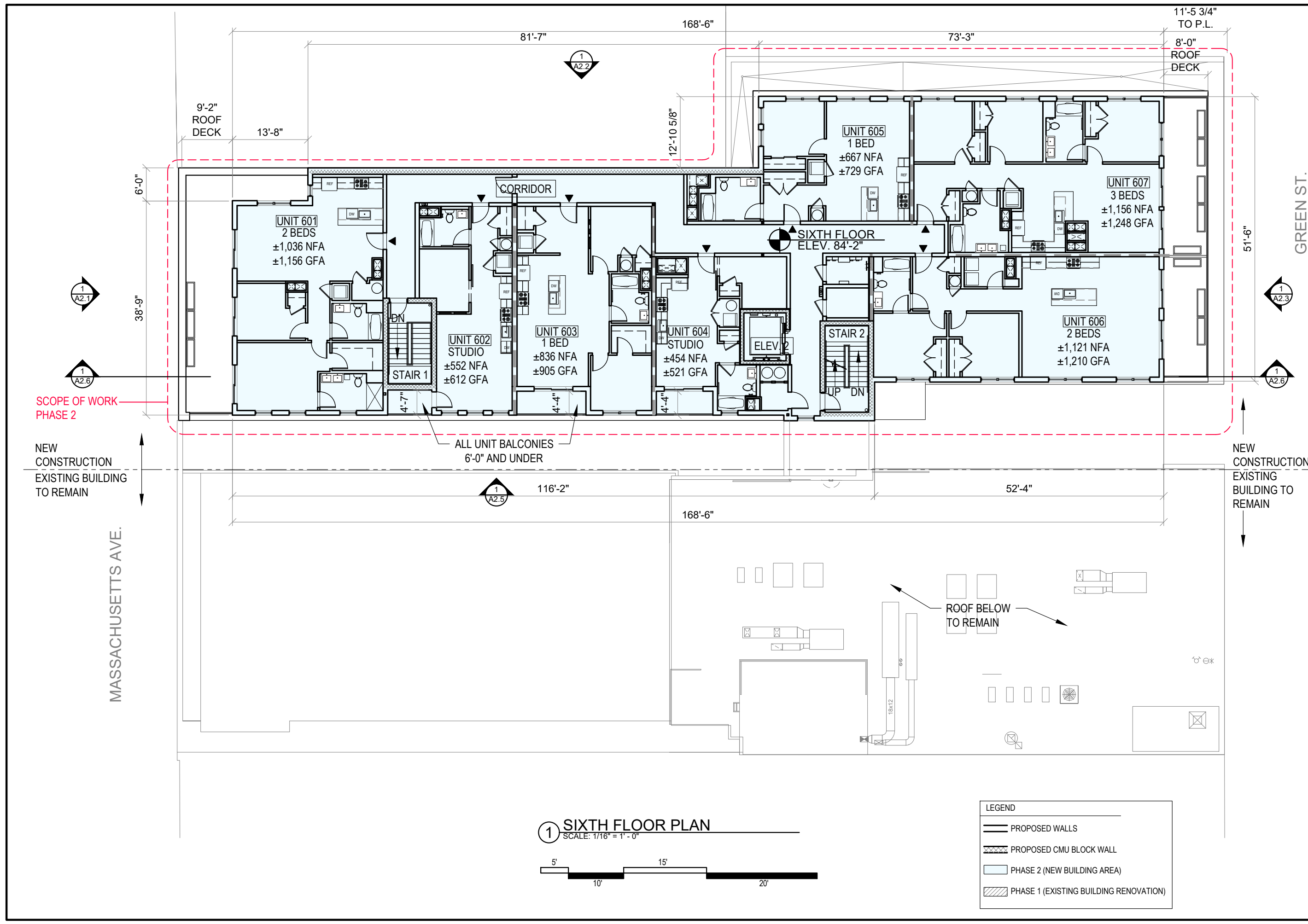
EXC

REVIEWED BY

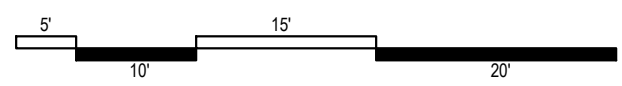
PQ

SHEET

A1.6

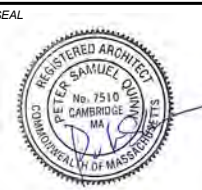


① SIXTH FLOOR PLAN
 SCALE: 1/16" = 1' - 0"



LEGEND

- PROPOSED WALLS
- PROPOSED CMU BLOCK WALL
- PHASE 2 (NEW BUILDING AREA)
- PHASE 1 (EXISTING BUILDING RENOVATION)



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540 GALLIVAN BLVD,
DORCHESTER, MA 02134

DRAWING TITLE

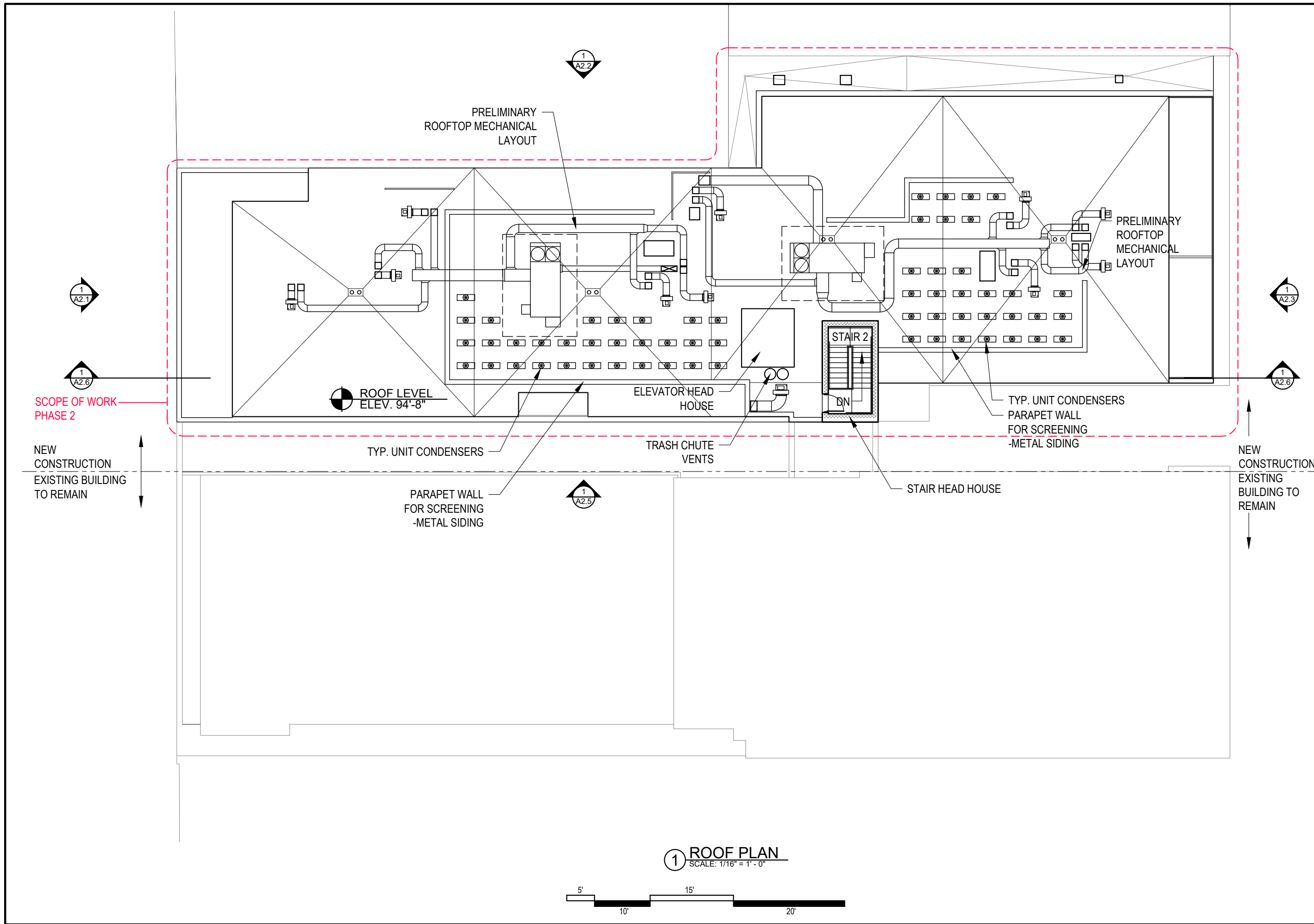
ROOF PLAN

SCALE AS NOTED

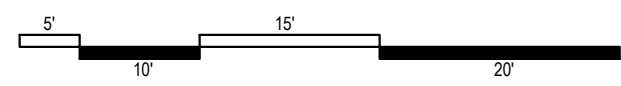
REVISION	DATE
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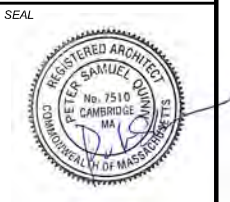
SHEET

A1.7



1 ROOF PLAN
SCALE: 1/16" = 1' - 0"





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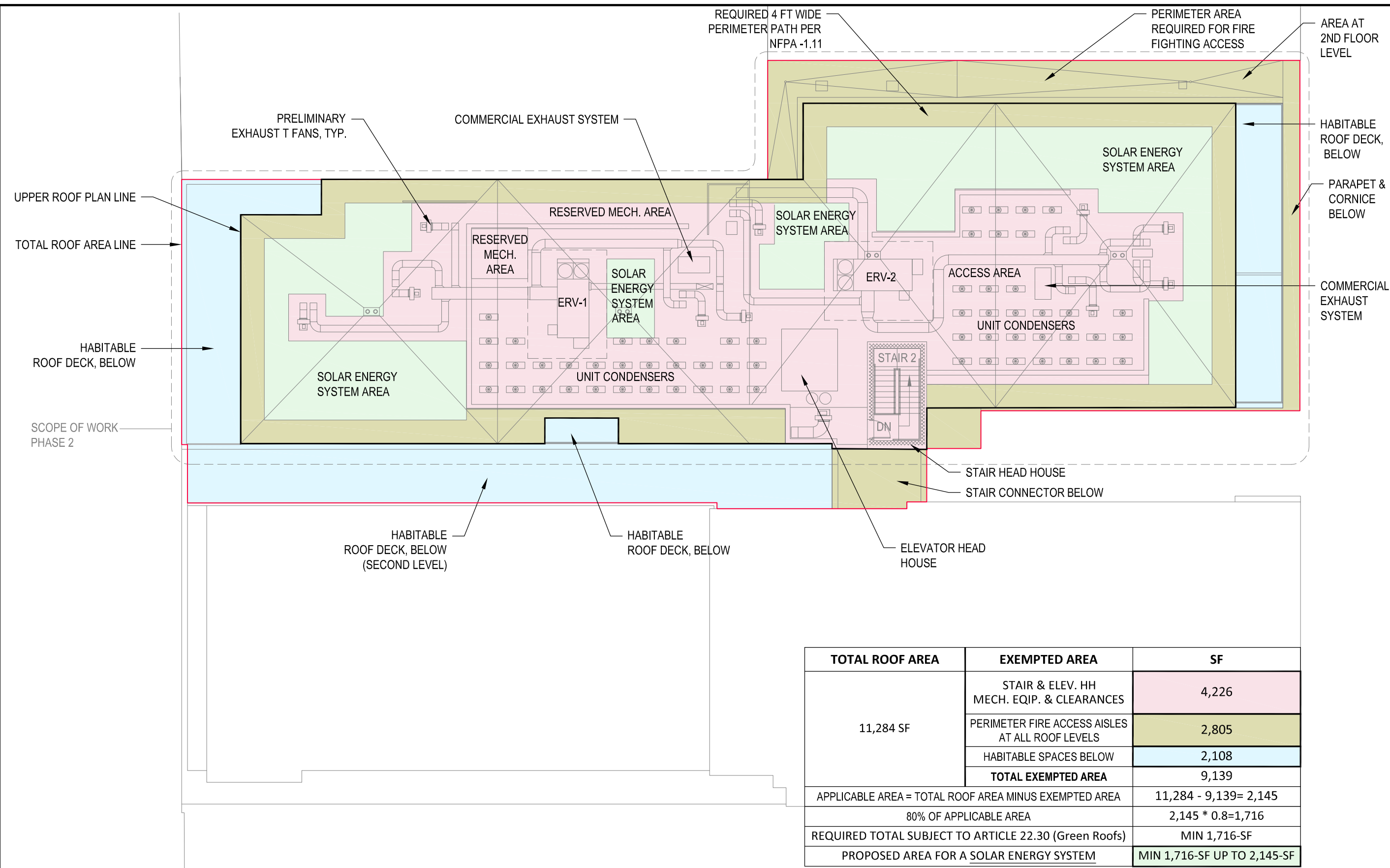
DRAWING TITLE
**GREEN ROOF
 CALC.**

SCALE AS NOTED

REVISION	DATE
S. Permit, Rev 2	14 MAY 2021
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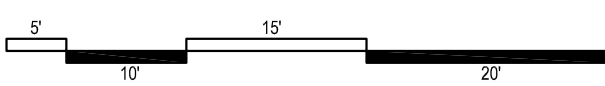
SHEET

A1.7a



TOTAL ROOF AREA	EXEMPTED AREA	SF
11,284 SF	STAIR & ELEV. HH MECH. EQIP. & CLEARANCES	4,226
	PERIMETER FIRE ACCESS AISLES AT ALL ROOF LEVELS	2,805
	HABITABLE SPACES BELOW	2,108
	TOTAL EXEMPTED AREA	9,139
APPLICABLE AREA = TOTAL ROOF AREA MINUS EXEMPTED AREA		11,284 - 9,139= 2,145
80% OF APPLICABLE AREA		2,145 * 0.8=1,716
REQUIRED TOTAL SUBJECT TO ARTICLE 22.30 (Green Roofs)		MIN 1,716-SF
PROPOSED AREA FOR A SOLAR ENERGY SYSTEM		MIN 1,716-SF UP TO 2,145-SF

1 GREEN ROOF CALC.
 SCALE: 1/16" = 1' - 0"



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DRAWING TITLE

MASS AVE
ELEVATION,
NORTH

SCALE AS NOTED

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S. Permit, Rev 2	14 MAY 2021
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SPECIAL PERMIT

15 JULY 2020

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A2.0

T.O. ROOF
ELEV. 95'-5"

ROOF T.O. SHTG
ELEV. 94'-8"

SIXTH FLR LEVEL T.O. SHTG
ELEV. 84'-2"

FIFTH FLR LEVEL T.O. SHTG
ELEV. 73'-8"

FOURTH FLR LEVEL T.O. SHTG
ELEV. 63'-2"

THIRD FLR LEVEL T.O. SHTG
ELEV. 52'-8"

SECOND FLR LEVEL T.O. SLAB
ELEV. 42'-2"

FIRST FLOOR LEVEL
ELEV. 26'-2"

AVEG. GRADE
ELEV. ± 25'-1"

70'-3 3/4"

10'-6"

10'-6"

10'-6"

16'-1 3/4"

5-NEW STORIES
RESIDENTIAL

COMMERCIAL
SPACE

EXISTING 4-STORY ABUTTING BUILDING

PROJECT SITE

EXISTING BUILDING TO REMAIN

EXISTING 4-STORY ABUTTING BUILDING
"THE BARRON BUILDING")

576 MASS AVE

600 MASS AVE

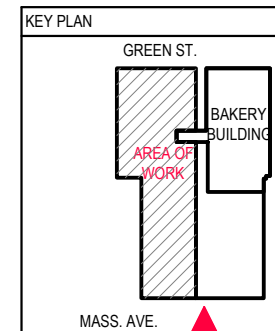
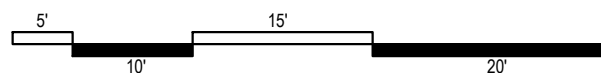
620 MASS AVE

SEE SHEET A2.6a FOR MATERIALS DETAILS

2 REV 2- AESTHETIC OF FACADE UPDATED

1 MASS AVE ELEVATION. (FRONT STREET VIEW)

SCALE: 1/16" = 1' - 0"



SEAL



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540 GALLIVAN BLVD,
DORCHESTER, MA 02134

DRAWING TITLE

ENLARGED
MASS AVE
ELEVATION

SCALE AS NOTED

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A2.1



PARAPET WALL

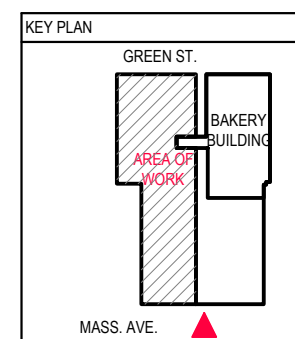
① MASS AVE ELEVATION (FRONT)
SCALE: 1/8" = 1' - 0"



SEE SHEET A2.6a FOR MATERIALS DETAILS

② REV 2- AESTHETIC OF FACADE UPDATED

WALL SCONCES
RESIDENTIAL ENTRY
RETAIL ENTRY



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DRAWING TITLE

**EAST SIDE
ELEVATION**

SCALE AS NOTED

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A2.2

- T.O. ROOF
ELEV. 95'-5"
- ROOF T.O. SHTG
ELEV. 94'-8"
- SIXTH FLR LEVEL T.O. SHTG
ELEV. 84'-2"
- FIFTH FLR LEVEL T.O. SHTG
ELEV. 73'-8"
- FOURTH FLR LEVEL T.O. SHTG
ELEV. 63'-2"
- THIRD FLR LEVEL T.O. SHTG
ELEV. 52'-8"
- SECOND FLR LEVEL T.O. SLAB
ELEV. 42'-2"
- FIRST FLR LEVEL
ELEV. 26'-7"
- AVG GRADE
ELEV. ± 25'-1"

70'-3 3/4"

70'-3 3/4"

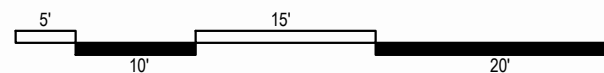
EXISTING 4-STORY
ABUTTING BUILDING

ELECTRICAL VAULT

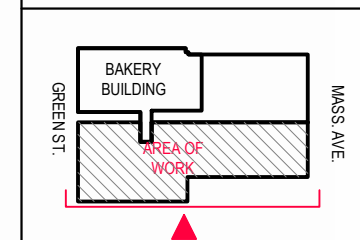
SEE SHEET A2.6c FOR MATERIALS DETAILS

2 REV 2- AESTHETIC OF FACADE UPDATED

1 EAST SIDE ELEVATION (LEFT)
SCALE: 1/16" = 1' - 0"



KEY PLAN



SEAL



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DORCHESTER, MA 02134

DRAWING TITLE

**GREEN ST
ELEVATION,
SOUTH**

SCALE AS NOTED

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S. Permit, Rev 1 30 SEP 2020

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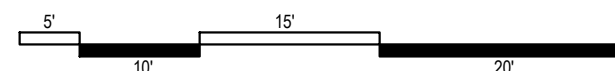
DRAWN BY
EXC REVIEWED BY
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A2.3



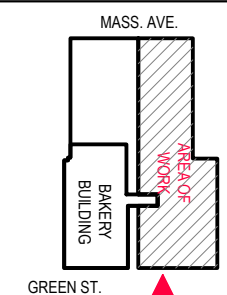
1 GREEN ST ELEVATION, SOUTH
SCALE: 1/16" = 1' - 0"



SEE SHEET A2.6b FOR MATERIALS DETAILS

2 REV 2- AESTHETIC OF FACADE UPDATED

KEY PLAN



SEAL



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ENLARGED
GREEN ST
ELEVATION

SCALE AS NOTED

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A2.4



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DRAWING TITLE

**WEST SIDE
 ELEVATION**

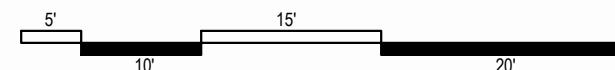
SCALE AS NOTED

REVISION	DATE
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A2.5



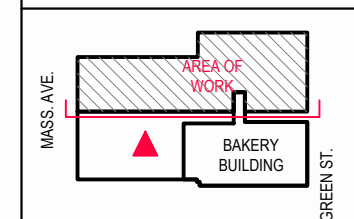
1 WEST SIDE ELEVATION (RIGHT)
 SCALE: 1/16" = 1' - 0"

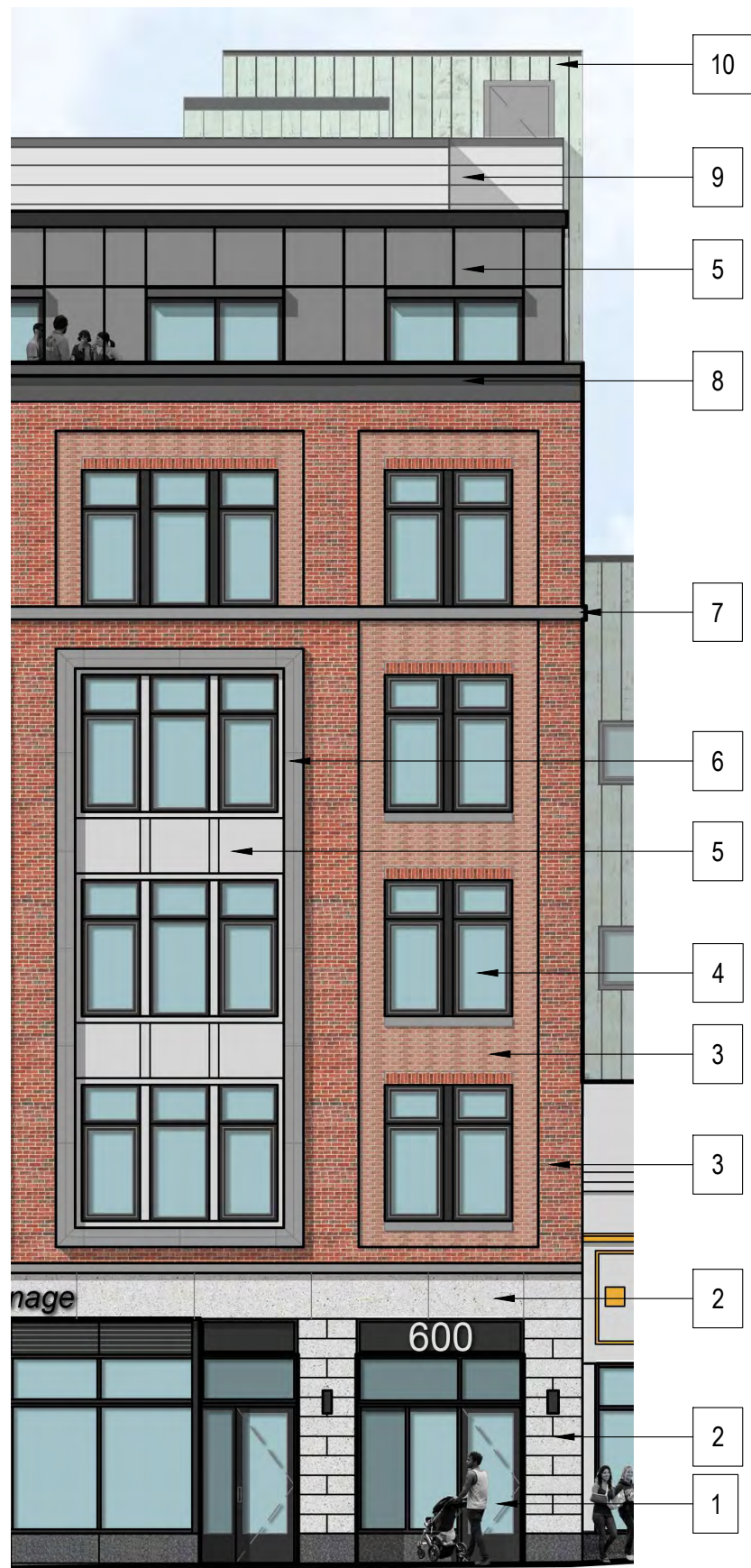


SEE SHEET A2.6c FOR MATERIALS DETAILS

2 REV 2- AESTHETIC OF FACADE UPDATED

KEY PLAN





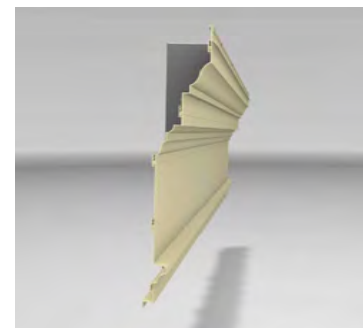
MATERIALS AT MASS AVE.



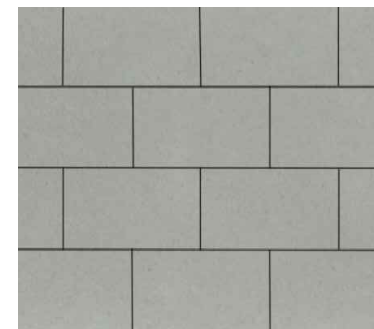
1 ALUMINUM STORE FRONT OR CLAD



5 CENTRIA-METAL PANELS



8 EXTRUDED METAL CORNICE



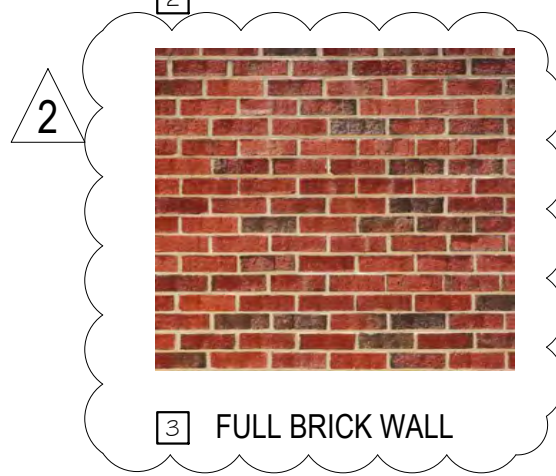
2 CAST STONE CLADDING



6 CAST STONE- WINDOW SURROUNDING



9 CENTRIA- METAL CLADDING- HORIZONTAL- LIGHT GRAY



3 FULL BRICK WALL



7 CAST STONE- STRING COURSE



10 METAL SIDING- VERTICAL-GREEN COPPER



4 CONTEMPORARY CLAD CASEMENT WINDOWS

GLAZING DETAILS:

- Pella Impervia Fiberglass Casement/Awning/Picture combo units= U factor= 0.27; SHGC=0.30; STC=25
- Pella Impervia Fiberglass Casement units= Ufactor=0.28; SHGC=0.26; STC=25-33
- Pella Impervia Sliding patio doors- U factor= 0.32; SHGC=0.28; STC=27-32

- Kawneer Storefront

- The UV transmission rates depend on the type of glazing used, but if we assume we are using a dual pane, insulating glass with argon, 1" thick, with advanced low e coating... % UV transmission =13%; relative heat gain=84; %visible light transmission=68



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DRAWING TITLE

MASS AVE EXTERIOR MATERIALS

SCALE AS NOTED

REVISION	DATE
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SPECIAL PERMIT 15 JULY 2020

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SHEET

A2.6a



GREEN ST. ELEVATION



1 GRANITE TILE



2 ALUMINUM STORE FRONT OR CLAD



3 REBUILT BRICK WALL @ GREEN ST



Photo of existing cornice to be replicated

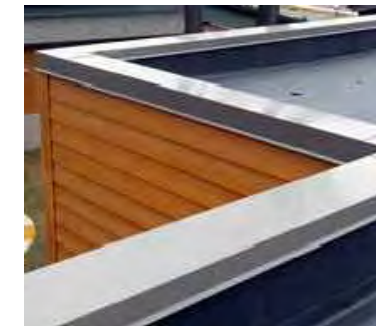
4 REBUILT BRICK CORNICE



5 CENTRIA- METAL CLADDING- HORIZONTAL- LIGHT GRAY



6 CONTEMPORARY CLAD CASEMENT WINDOWS



7 METAL COPPING

GLAZING DETAILS:
 - Pella Impervia Fiberglass Casement/Awning/Picture combo units= U factor= 0.27; SHGC=0.30; STC=25
 - Pella Impervia Fiberglass Casement units= Ufactor=0.28; SHGC=0.26; STC=25-33
 - Pella Impervia Sliding patio doors- U factor= 0.32; SHGC=0.28; STC=27-32

- kawneer Storefront

- The UV transmission rates depend on the type of glazing used, but if we assume we are using a dual pane, insulating glass with argon, 1" thick, with advanced low e coating... % UV transmission =13%; relative heat gain=84; %visible light transmission=68



8 METAL RAILING



9 CENTRIA- METAL PANELS



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CIO SUPERIOR REALTY

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DRAWING TITLE

GREEN ST & COURTYARD

EXTERIOR MATERIALS

SCALE AS NOTED

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A2.6b



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REALTY LLC,
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,
DORCHESTER, MA 02134

DRAWING TITLE

**EAST & WEST
ELEVATIONS
EXTERIOR
MATERIALS**

SCALE AS NOTED

REVISION	DATE
S. Permit, Rev 2	14 MAY 2021
S. Permit, Rev 1	30 SEP 2020
SPECIAL PERMIT	15 JULY 2020
DRAWN BY EXC	REVIEWED BY PQ

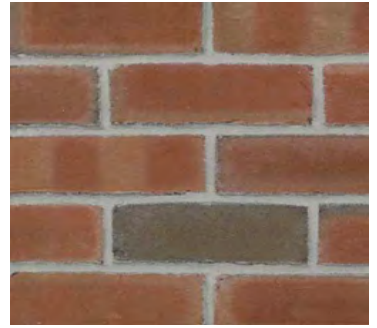
SHEET

A2.6c



EAST ELEVATION

WEST (COURTYARD) ELEVATION



1 REBUILT BRICK WALL @ GREEN ST



Photo of existing cornice to be replicated

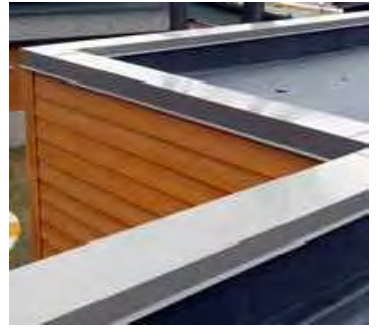
2 REBUILT BRICK CORNICE



3 CENTRIA- METAL CLADDING- HORIZONTAL- LIGHT GRAY



4 CONTEMPORARY CLAD CASEMENT WINDOWS



5 METAL COPPING



6 METAL RAILING



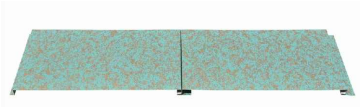
7 CENTRIA- METAL PANELS

GLAZING DETAILS:

- Pella Impervia Fiberglass Casement/Awning/Picture combo units= U factor= 0.27; SHGC=0.30; STC=25
- Pella Impervia Fiberglass Casement units= Ufactor=0.28; SHGC=0.26; STC=25-33

- Kawneer Storefront

- The UV transmission rates depend on the type of glazing used, but if we assume we are using a dual pane, insulating glass with argon, 1" thick, with advanced low e coating... % UV transmission =13%; relative heat gain=84; %visible light transmission=68



8 METAL SIDING- VERTICAL-PATINA VERDE



9 ALUMINUM-WOOD TEXTURED SIDING



CONSULTANT

PROJECT
 ADDITION TO &
 RENOVATION OF
 600 MASS AVE.

600 MASSACHUSETTS AVE.
 CAMBRIDGE, MA 02139

PREPARED FOR
 CIFRINO MASS AVE
 REALTY LLC,
 C/O SUPERIOR REALTY

540 GALLIVAN BLVD,
 DORCHESTER, MA 02134

DRAWING TITLE

BUILDING SECTION

SCALE AS NOTED

REVISION | DATE

S. Permit. Rev 2 | 14 MAY 2021

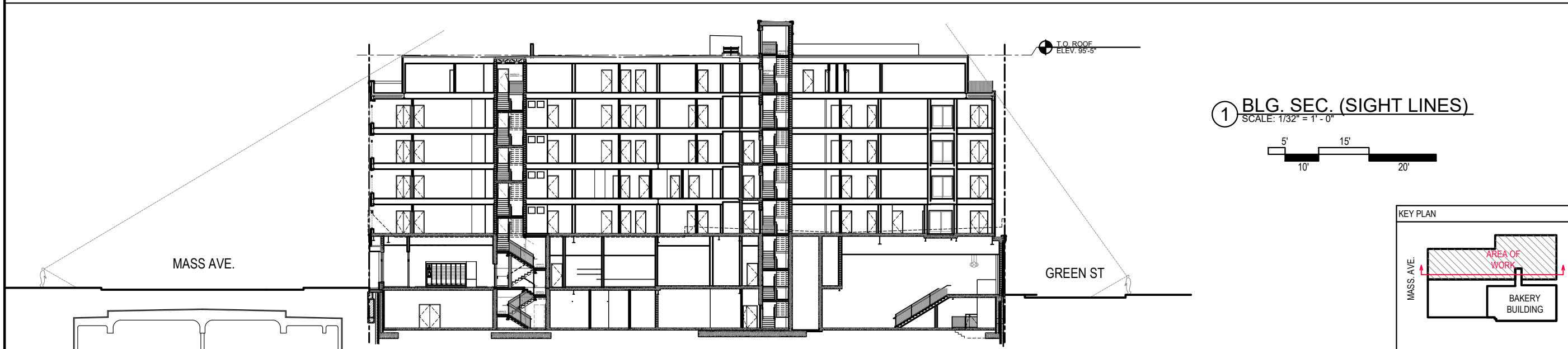
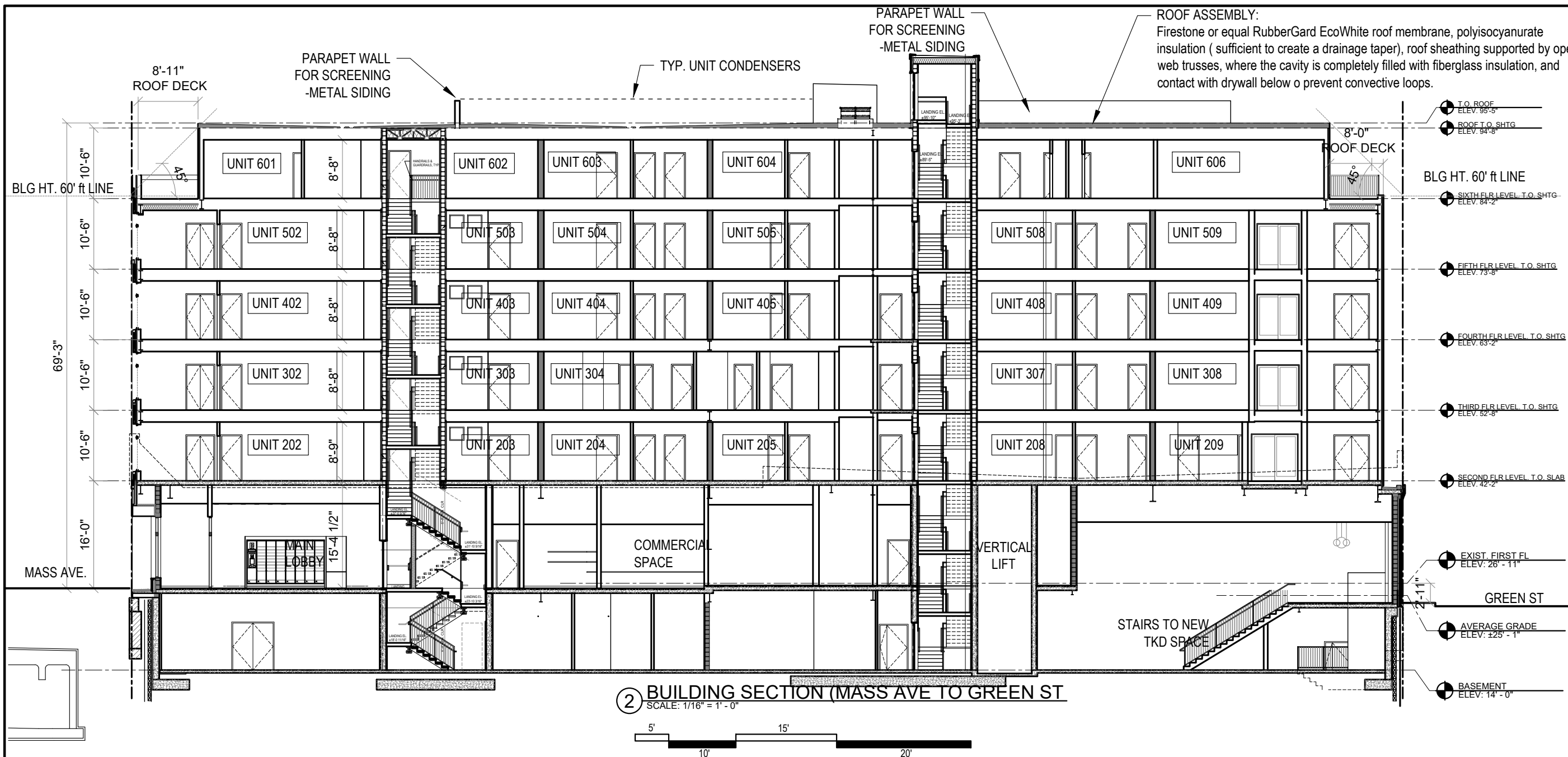
S. Permit. Rev 1 | 30 SEP 2020

SPECIAL PERMIT | 15 JULY 2020

DRAWN BY | REVIEWED BY
 KS | PQ

SHEET

A2.7



SEAL



CONSULTANT

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PREPARED FOR

CIFRINO MASS AVE
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CIO SUPERIOR REALTY

540 GALLIVAN BLVD,
DORCHESTER, MA 02134

DRAWING TITLE

EXTERIOR
LIGHTING
PLAN

SCALE AS NOTED

REVISION DATE

S. Permit, Rev 2 14 MAY 2021

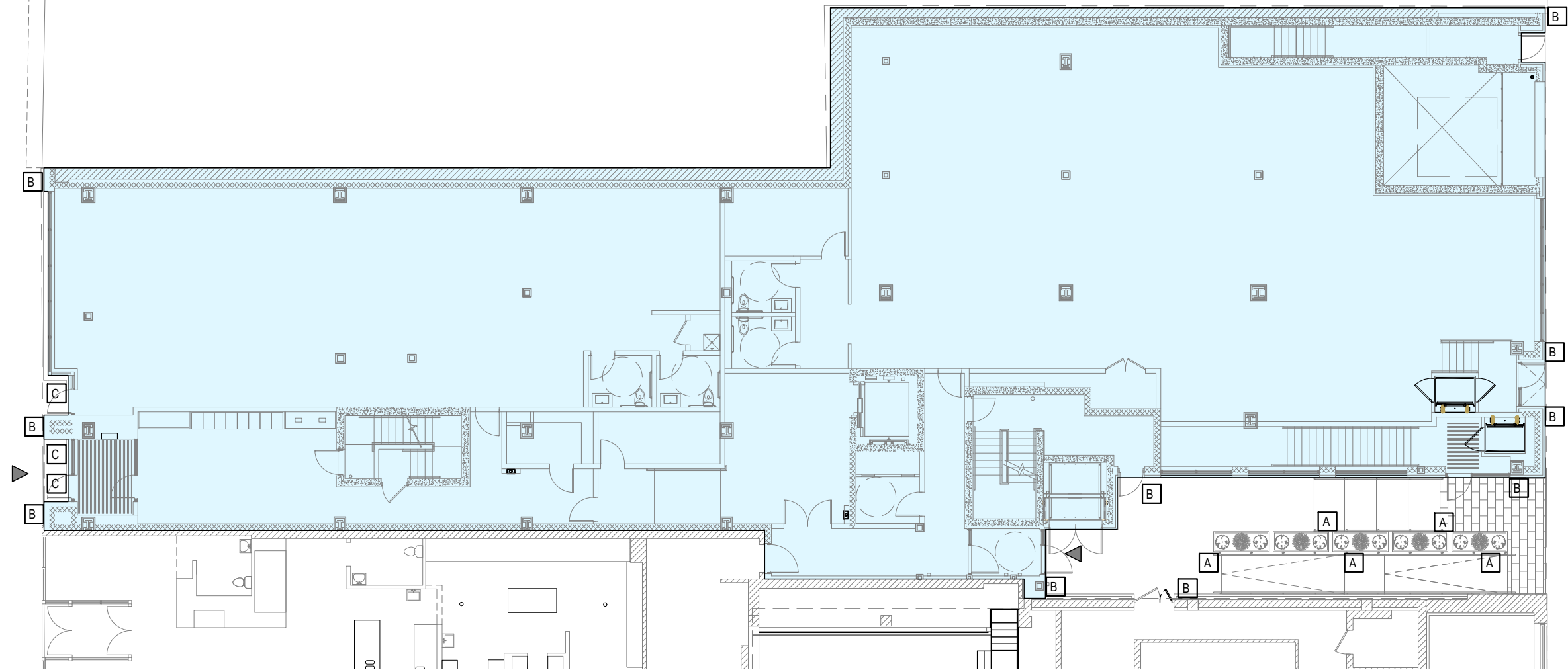
S. Permit, Rev 1 30 SEP 2020

SPECIAL PERMIT 15 JULY 2020

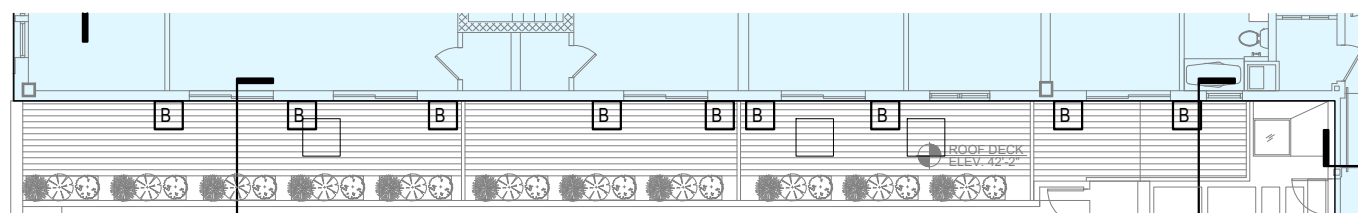
DRAWN BY EXC REVIEWED BY PQ

SHEET

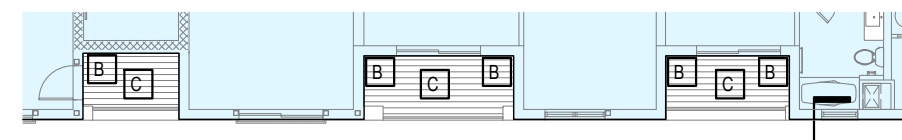
A2.8



GROUND FLOOR LIGHTING



TYPICAL EXTERIOR
LIGHTING @ ROOF DECKS



TYPICAL EXTERIOR
LIGHTING @ DECKS



A STEP LIGHTS AT ENTRIES



B WALL SCONCE ON PRIVATE PATIOS

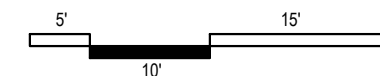


C RECESSED LIGHT

OUTDOOR LIGHTING:
ALL TO BE DARK SKY COMPLIANT & LED

- A) STEP LIGHTS AT ENTRIES
- B) WALL SCONCE ON PRIVATE PATIOS
- C) RECESSED LIGHT

1 SITE PLAN
SCALE: 1/16" = 1'-0"





**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



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MASS AVE
VIEW 1

SCALE AS NOTED

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SHEET

3D-0

1 MASS AVE. VIEW 1
SCALE: N/A

2 REV 2- AESTHETIC OF FACADE UPDATED



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MASS AVE
VIEW 2

SCALE AS NOTED

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S. Permit, Rev 2 14 MAY 2021

S. Permit, Rev 1 30 SEP 2020

SPECIAL PERMIT 15 JULY 2020

DRAWN BY
EXC

REVIEWED BY
PQ

SHEET

3D-1

1 MASS AVE. VIEW 2
SCALE: N/A

2 REV 2- AESTHETIC OF FACADE UPDATED



EXISTING BUILDING TO REMAIN
"BAKERY BUILDING"

REBUILT WALL WITH
HISTORIC BRICK

① GREEN ST VIEW 1
SCALE: N/A

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QUINN
ARCHI
TECTS**

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DORCHESTER, MA 02134

DRAWING TITLE

GREEN ST.
VIEW 1

SCALE AS NOTED

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SHEET

3D-2



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CIO SUPERIOR REALTY

540 GALLIVAN BLVD,
DORCHESTER, MA 02134

DRAWING TITLE

**GREEN ST.
VIEW 2**

SCALE AS NOTED

REVISION	DATE
S. Permit, Rev 2	14 MAY 2021
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SPECIAL PERMIT	15 JULY 2020
DRAWN BY EXC	REVIEWED BY PQ

SHEET

3D-3

EXISTING BUILDING
TO REMAIN
"BAKERY BUILDING"

1 GREEN ST. VIEW 2
SCALE: N/A

REBUILT WALL AND CORNICE
WITH MATCHING BRICK

G
285



PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



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CIO SUPERIOR REALTY

540 GALLIVAN BLVD,
DORCHESTER, MA 02134

DRAWING TITLE

**MASS AVE
ENTRY
RENDERING**

SCALE AS NOTED

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SPECIAL PERMIT	15 JULY 2020
DRAWN BY EXC	REVIEWED BY PQ

S. Permit, Rev 2 14 MAY 2021

S. Permit, Rev 1 30 SEP 2020

SPECIAL PERMIT 15 JULY 2020

DRAWN BY
EXC

REVIEWED BY
PQ

SHEET

3D-4

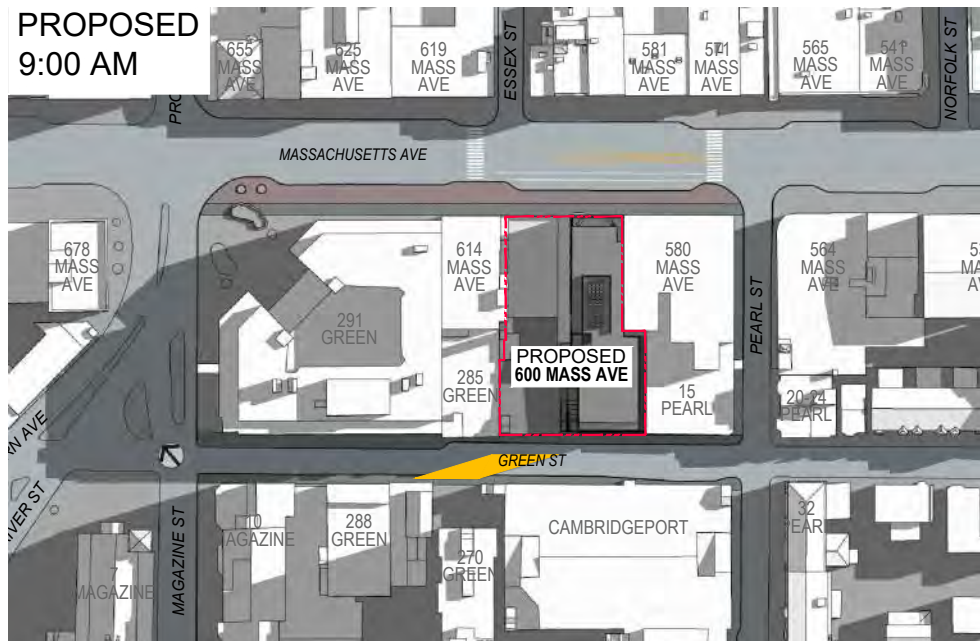
① MASS AVE ENTRY VIEW
SCALE: N/A

600 MASS AVE - SHADOW STUDY

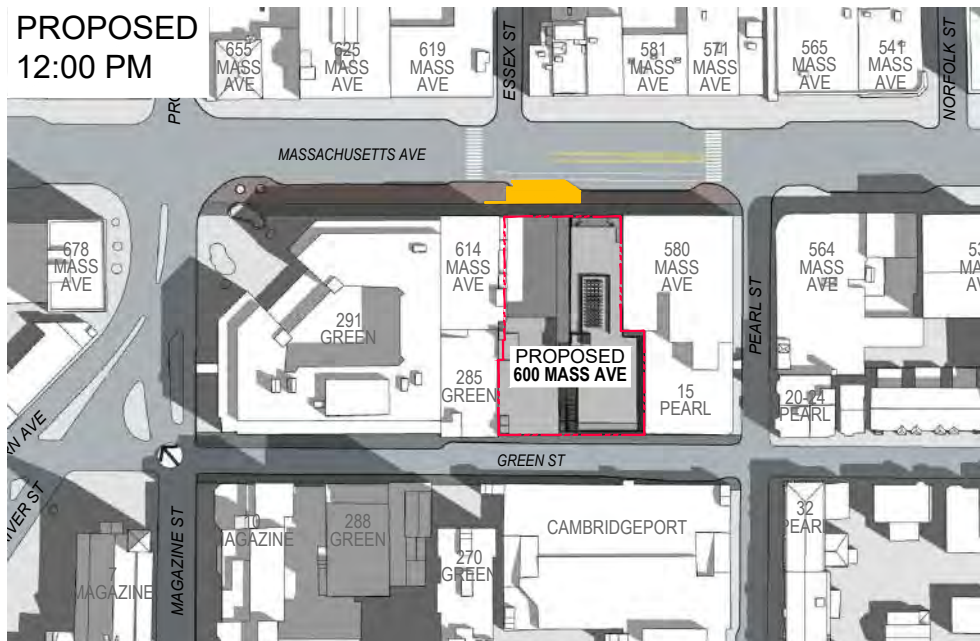
CAMBRIDGE, MASSACHUSETTS



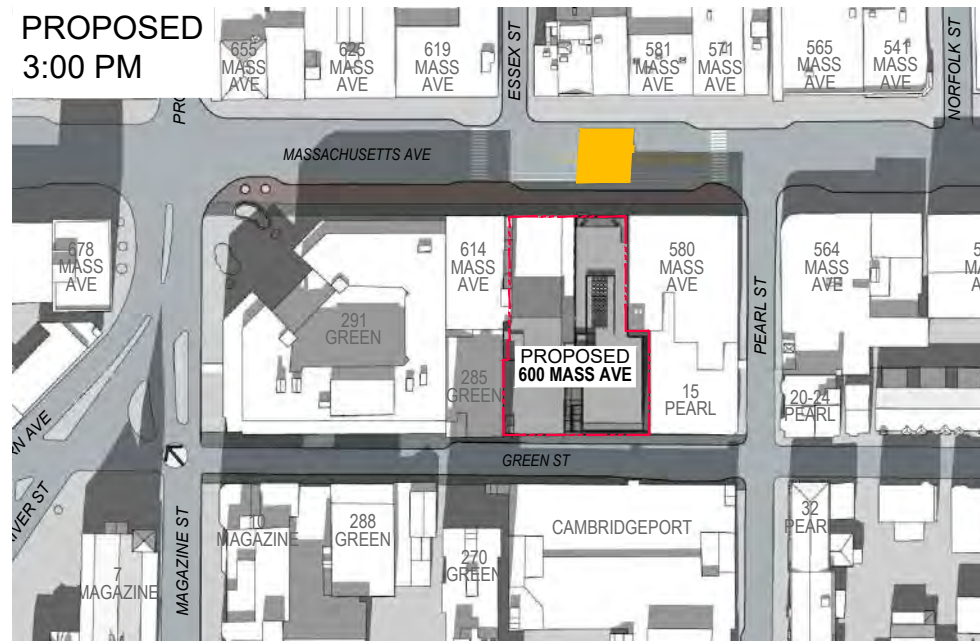
PROPOSED
9:00 AM



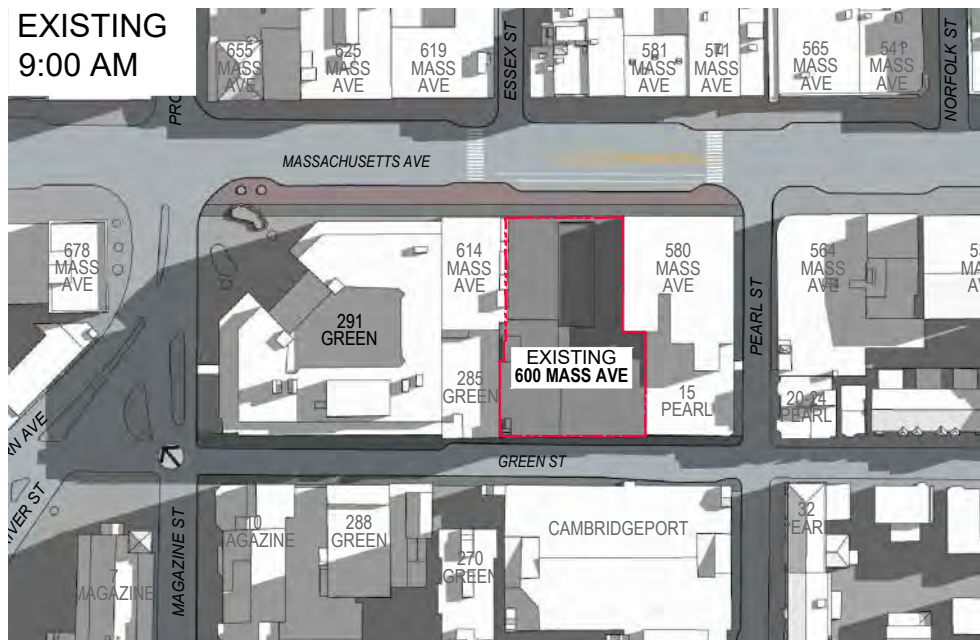
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12:00 PM



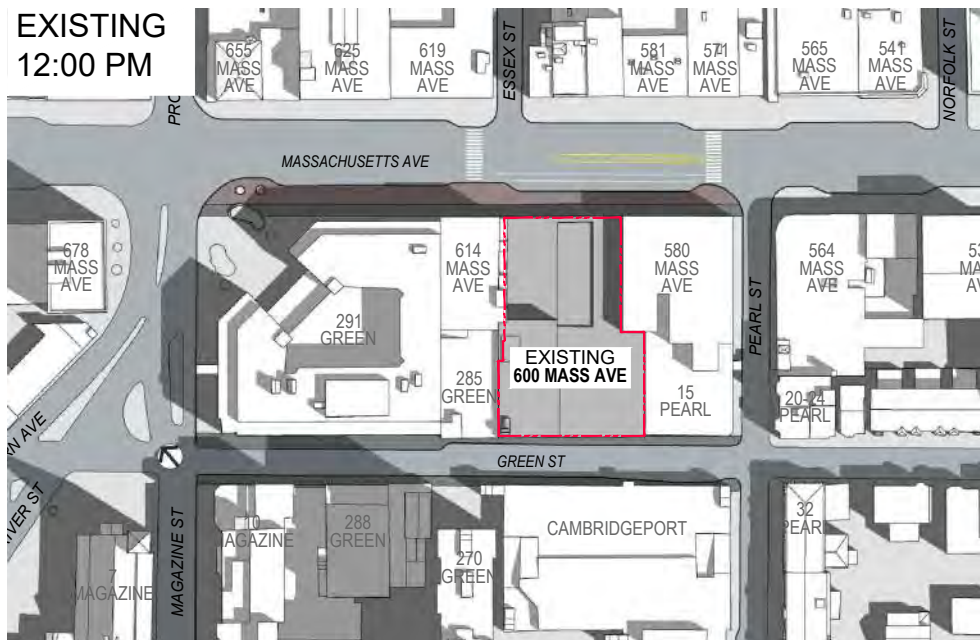
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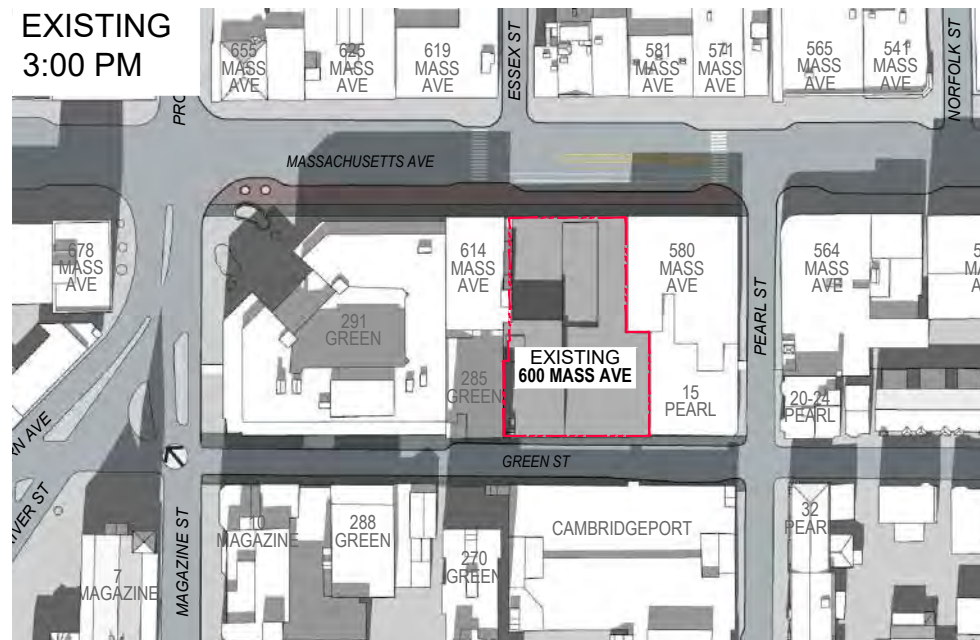
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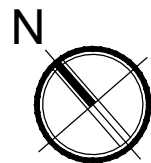
EXISTING
12:00 PM



EXISTING
3:00 PM



ADDITIONAL SHADOW



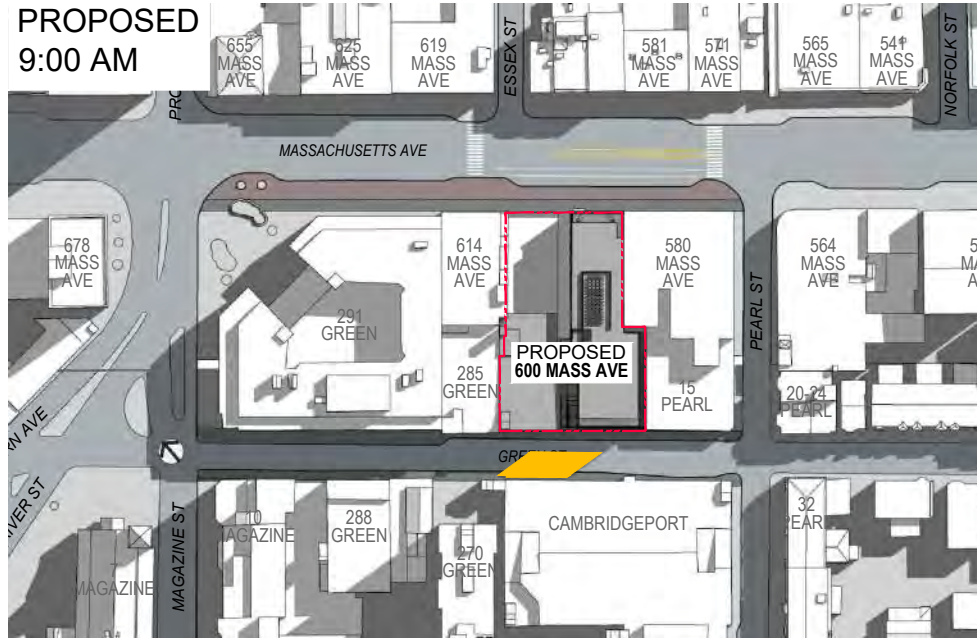
SPRING / FALL - MARCH 21 / SEPTEMBER 21
EQUINOX

600 MASS AVE - SHADOW STUDY

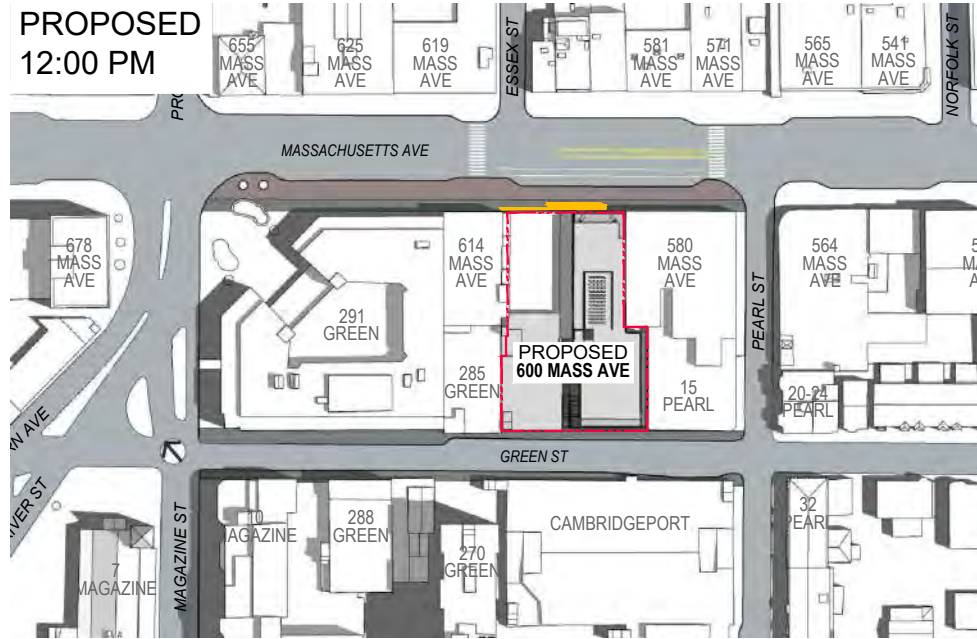
CAMBRIDGE, MASSACHUSETTS



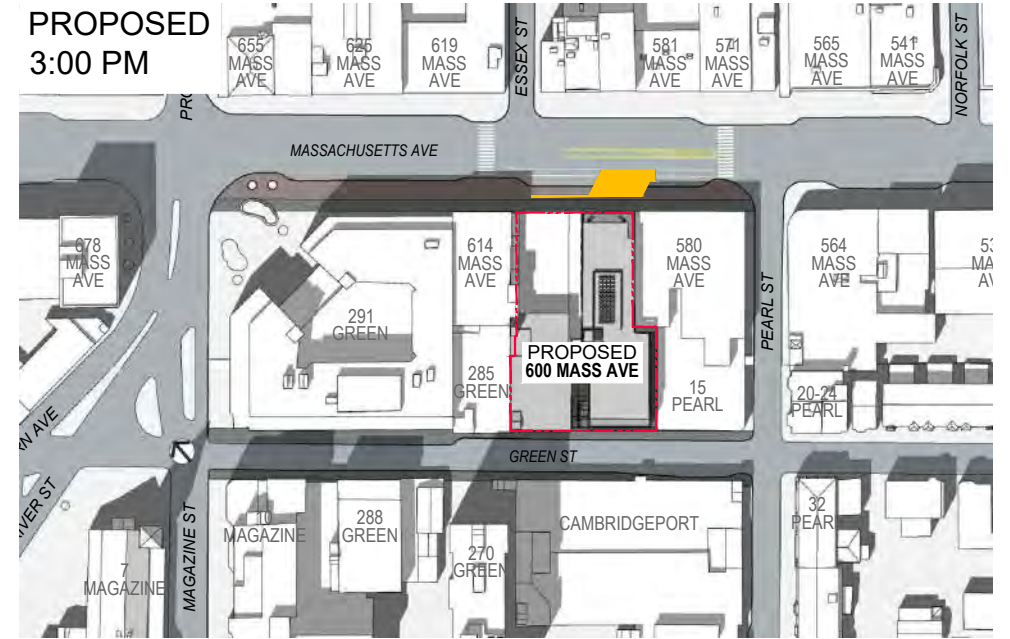
PROPOSED
9:00 AM



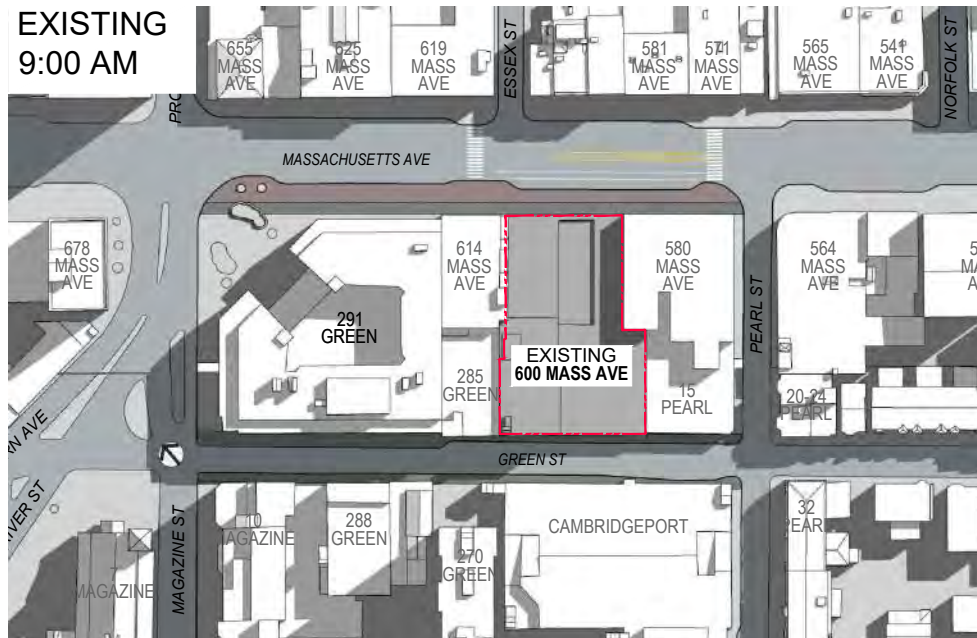
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12:00 PM



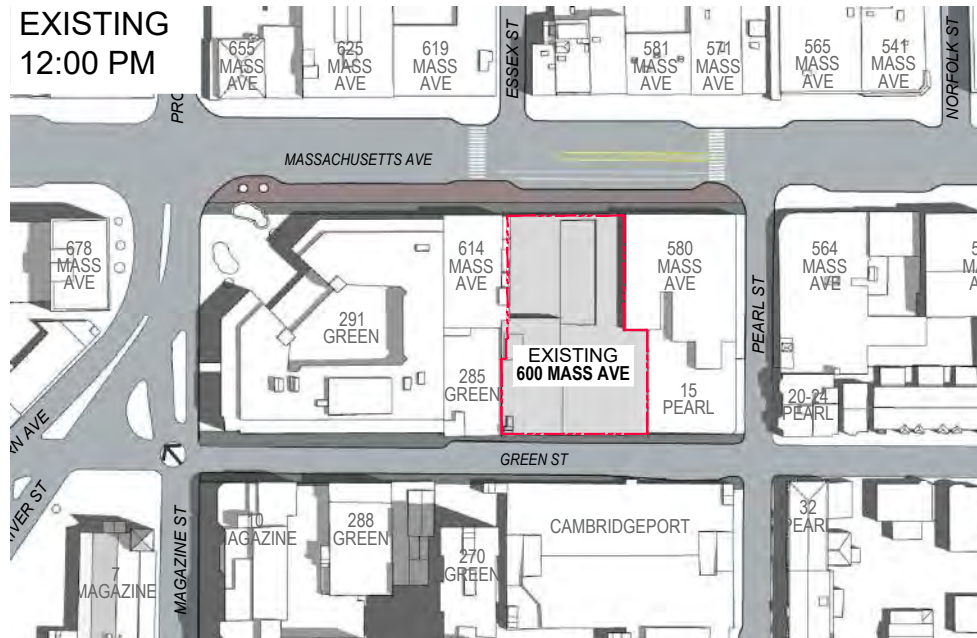
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3:00 PM



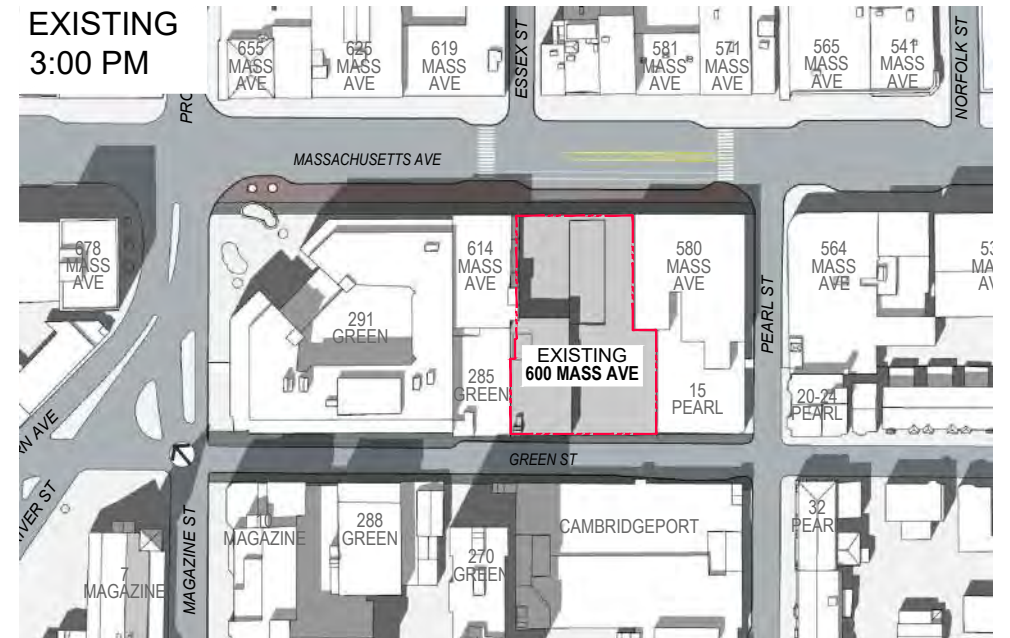
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9:00 AM



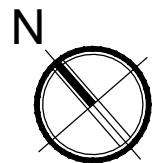
EXISTING
12:00 PM



EXISTING
3:00 PM



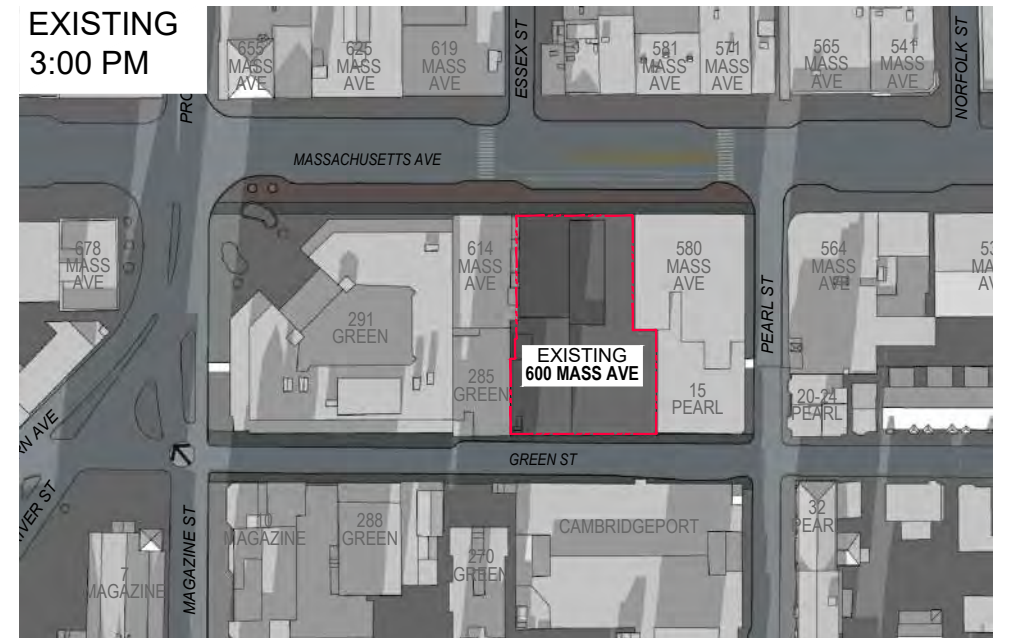
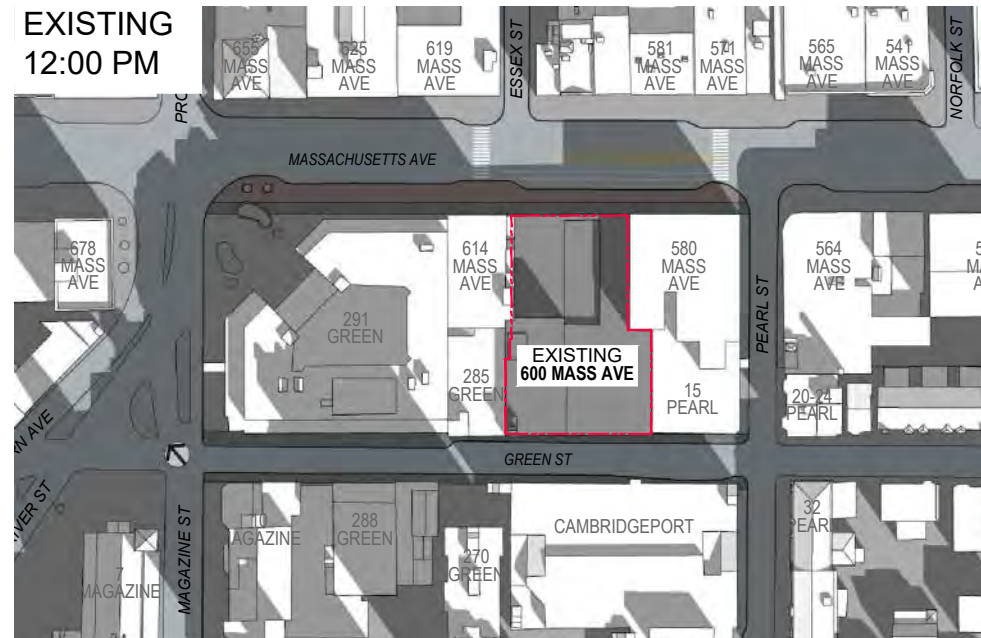
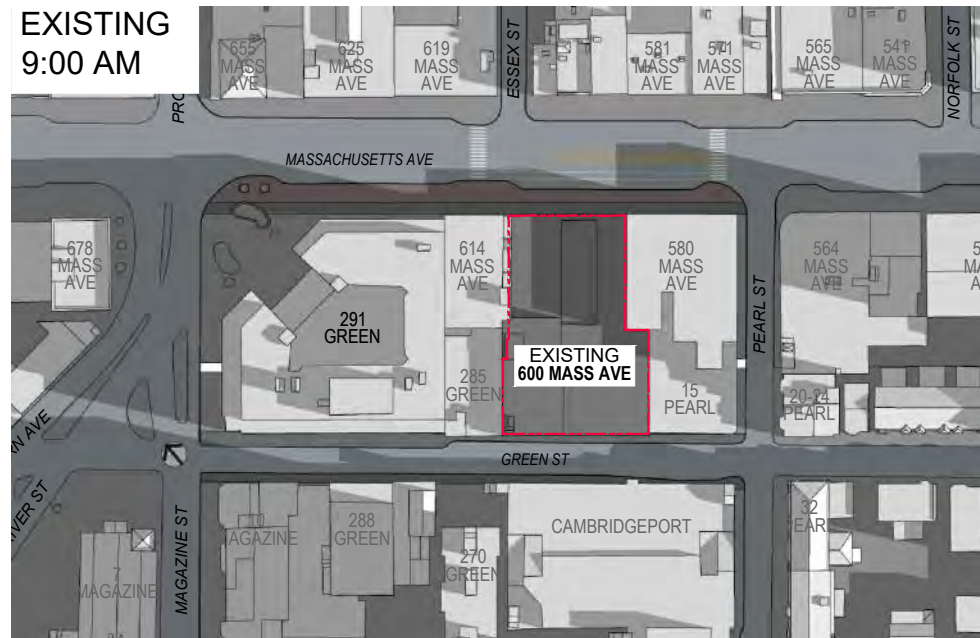
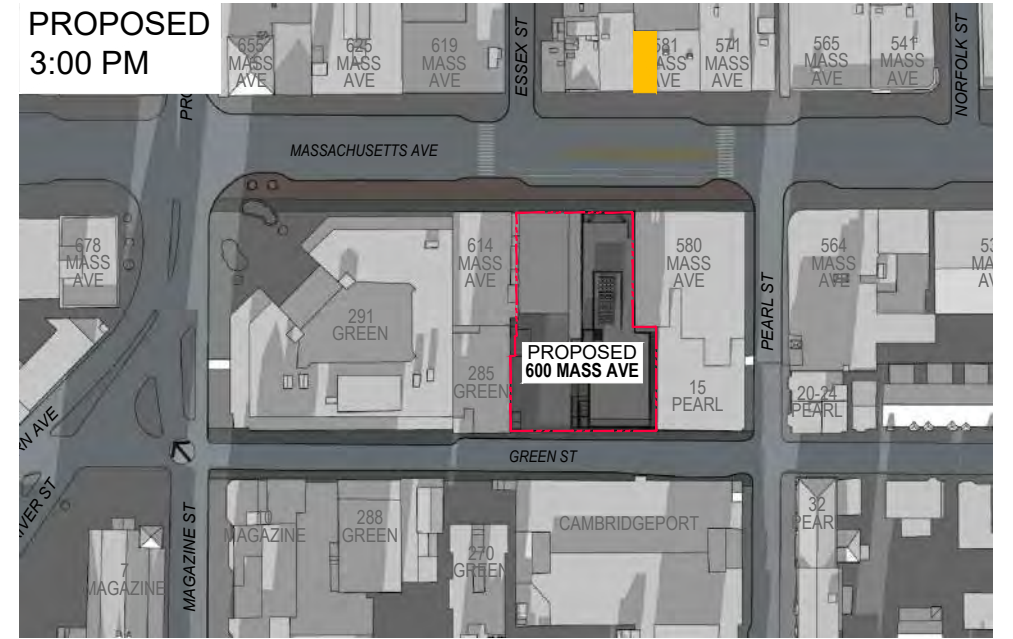
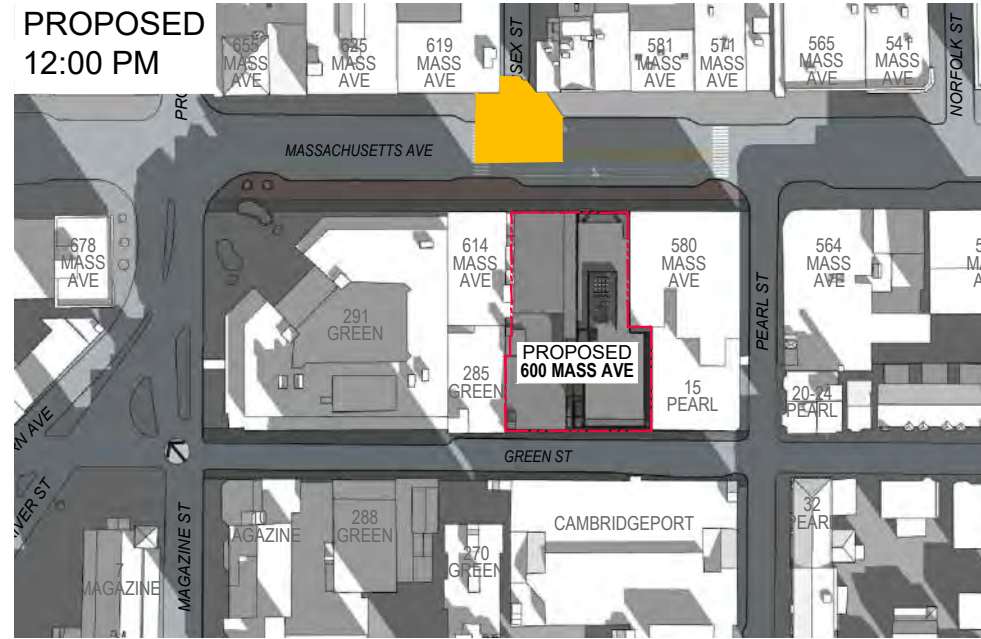
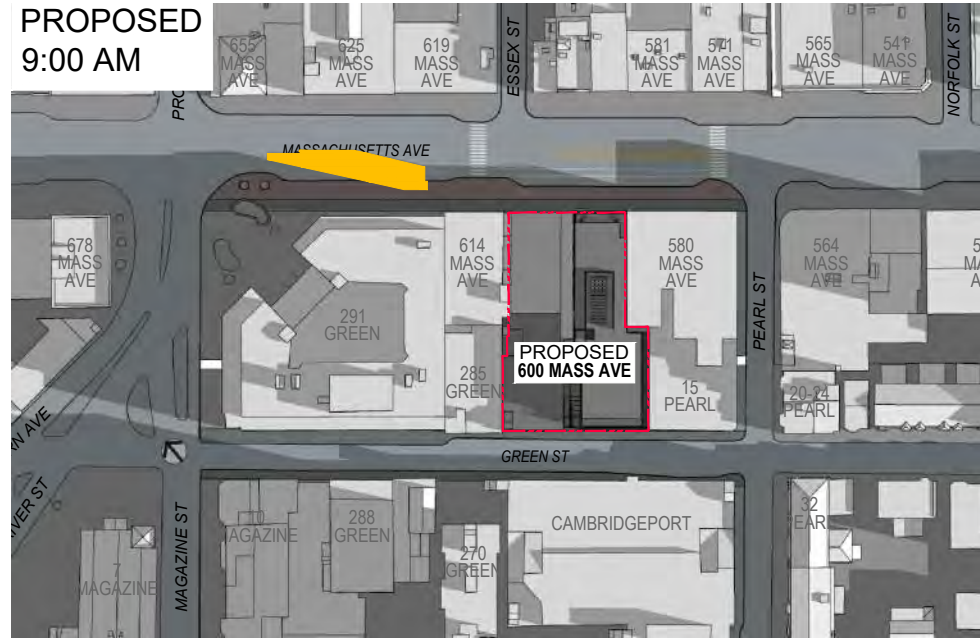
ADDITIONAL SHADOW



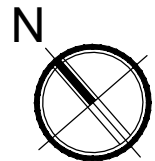
SUMMER / JUNE 21

600 MASS AVE - SHADOW STUDY

CAMBRIDGE, MASSACHUSETTS



 **ADDITIONAL SHADOW**



WINTER / DECEMBER 21