

57 JFK STREET PROJECT

SPECIAL PERMIT APPLICATION: VOLUME 2

57 JFK STREET, CAMBRIDGE, MA

BUSINESS B ZONING DISTRICT AND
THE HARVARD SQUARE OVERLAY DISTRICT

MARCH 29, 2022

PROJECT DATA:

CLIENT:

CRIMSON GALERIA LIMITED PARTNERSHIP
166 HARVARD STREET, BROOKLINE, MA 02446

PREPARED BY:

NELSON WORLDWIDE
198 TREMONT STREET, SUITE 439, BOSTON, MA 02116

STRUCTURAL CONSULTANT:

SILMAN
111 DEVONSHIRE STREET, BOSTON, MA 02109

MEP CONSULTANT

ZADE ENGINEERING LLC
1 BILLINGS RD, SUITE 306, QUINCY, MA 02171

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PROPOSED DESIGN



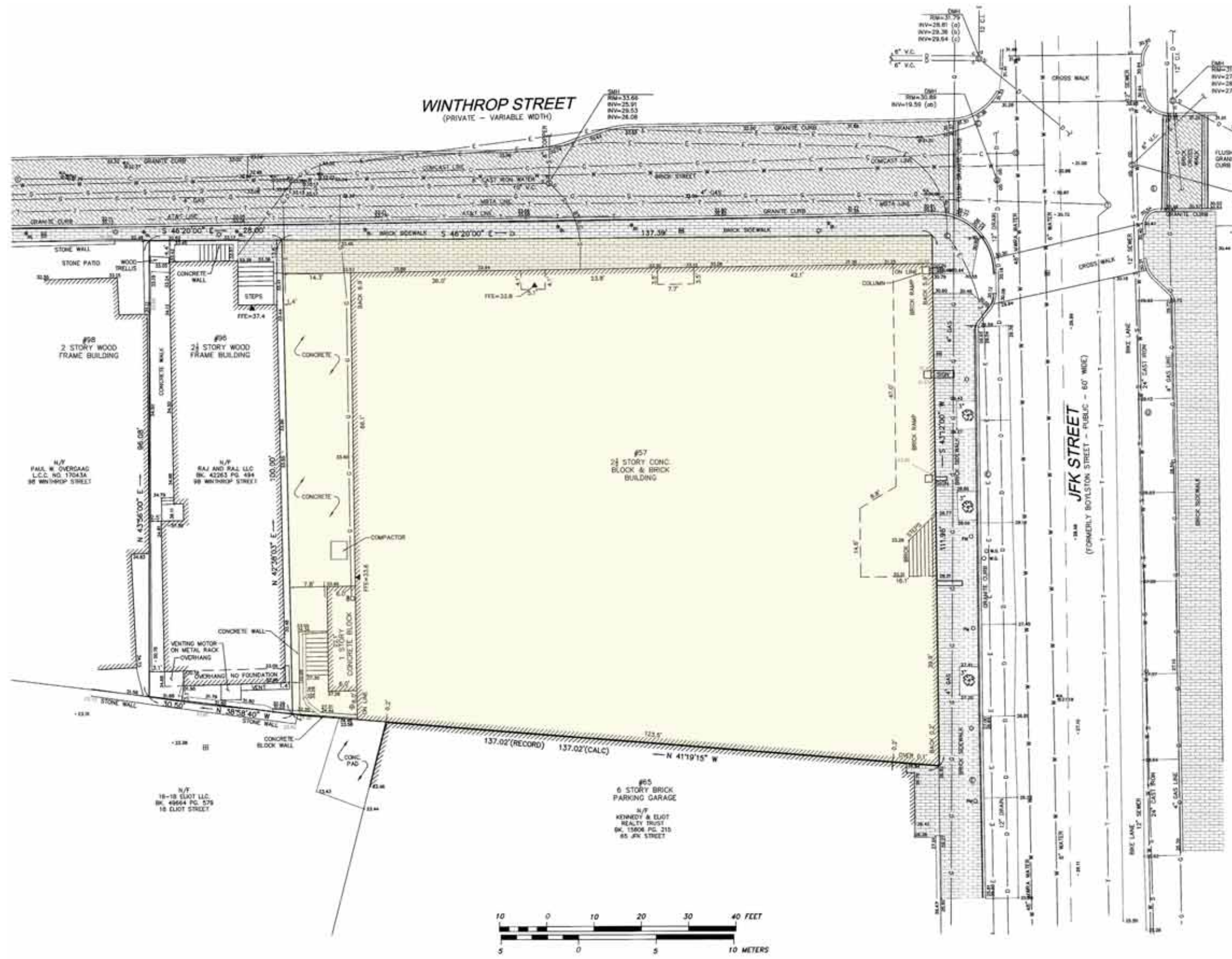
MARCH 29, 2022

LOCUS MAP



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LEGEND

□	HAND HOLE
○	LIGHT POLE
○	GUY POLE
⊕	HYDRANT
⊕	WATER SHUT OFF
⊕	WATER GATE
⊕	DRAIN MANHOLE (DMH)
⊕	SEWER MANHOLE (SMH)
⊕	ELECTRIC MANHOLE
⊕	CABLE MANHOLE
⊕	UNKNOWN MANHOLE
⊕	TELEPHONE MANHOLE
⊕	GAS GATE
⊕	GAS METER
⊕	DECIDUOUS TREE
⊕	BOLLARD
+	SIGN
—	SEWER LINE
—	GAS LINE
—	WATER LINE
—	TELEPHONE LINE
—	ELECTRIC LINE
—	CABLE TV LINE
—	DRAIN LINE
—	TERMINUS UNKNOWN
—	BITUMINOUS
—	CONCRETE
—	REINFORCED CONCRETE LINE
—	CAST IRON LINE
—	VITRIFIED CLAY LINE
—	INVERT
WL	WATER LEVEL
(BC)	BOTTOM CENTER
NPV	NO LINES VISIBLE
FEE	FINISHED FLOOR ELEVATION
+ 22.8'	SPOT GRADE

LOCUS TITLE INFORMATION

57 JFK STREET
 OWNER: CRIMSON GALERIA LIMITED PARTNERSHIP C/O RAJ DHANDA
 DEED REFERENCE: BK. 28804 PG. 484
 PLAN REFERENCE: PL. 1121 OF 1972
 ASSESSORS: PARCEL ID MAP 162, LOT 54

98 WINTHROP STREET
 OWNER: RAJ & RAJ LLC, C/O HOLLAND & KNIGHT LLP
 DEED REFERENCE: BK. 42263 PG. 494
 PLAN REFERENCE: PL. 1121 OF 1972
 ASSESSORS: PARCEL ID MAP 162, LOT 19

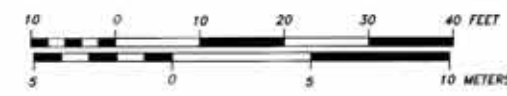
NOTES

LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES IN POSSESSION OF DESIGN CONSULTANTS INC. AS OF THIS DATE. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED. CALL DIGSAFE BEFORE EXCAVATION.

ELEVATIONS DEPICTED HEREON ARE ON CITY OF CAMBRIDGE SEWER DATUM.

ADJUTERS INFORMATION WAS TAKEN FROM CITY OF CAMBRIDGE, MA ASSESSOR'S RECORDS ON SEPTEMBER 11, 2013.

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN SEPTEMBER 4 & 6, 2013, BY DESIGN CONSULTANTS, INC.



P.L.S. *[Signature]*
 EVERETT & CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783
 DATE: 11/4/13

MARCH 29, 2022

FIGURE 1



EXISTING CONDITIONS SURVEY

57 JFK STREET PROJECT
 CRIMSON GALERIA LIMITED PARTNERSHIP



WINTHROP STREET



JFK STREET COOKIES STREET FRONT (IN CONSTRUCTION)



VIEW ON WINTHROP STREET



CORNER OF JFK STREET & WINTHROP

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VIEW FROM WINTHROP PARK

FIGURE 2

EXISTING AREAS:

BASEMENT PLAN = 12,680 SF
 1ST FLOOR PLAN = 11,915 SF
 2ND FLOOR PLAN = 11,975 SF
TOTAL EXISTING AREA = 36,570 SF

PROPOSED AREAS:

BASEMENT PLAN
 EXISTING GSF = 12,680 SF
 PROPOSED GSF = 0 SF

1ST FLOOR PLAN
 EXISTING GSF = 11,915 SF
 PROPOSED GSF = 500 SF

2ND FLOOR PLAN
 EXISTING GSF = 11,975 SF
 PROPOSED GSF = 0 SF

3RD FLOOR PLAN
 EXISTING GSF = 0 SF
 PROPOSED GSF = 11,373 SF

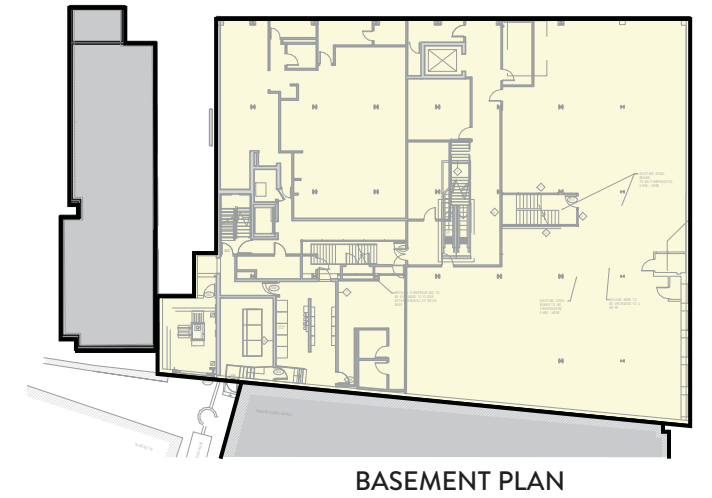
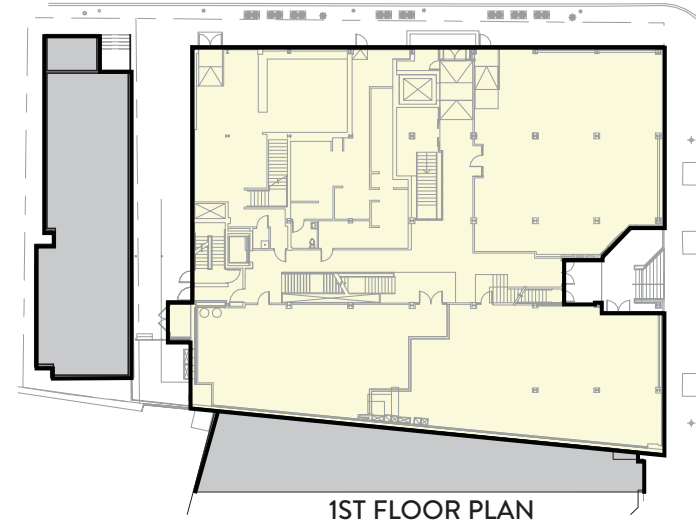
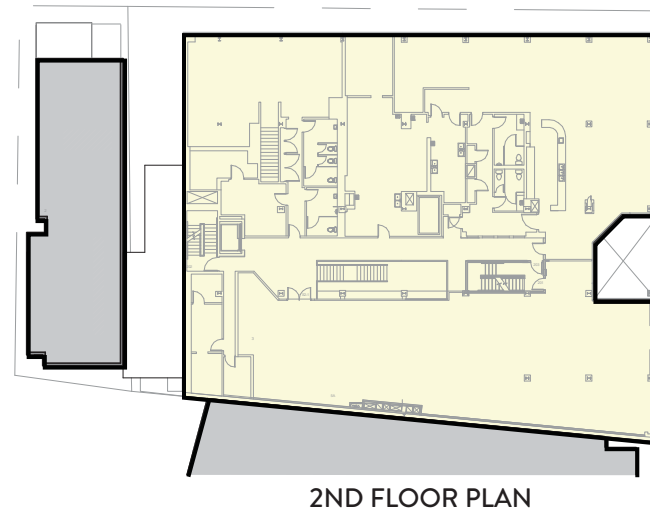
4TH FLOOR PLAN
 EXISTING GSF = 0 SF
 PROPOSED GSF = 9,910 SF

5TH FLOOR PLAN
 EXISTING GSF = 0 SF
 PROPOSED GSF = 8,551 SF

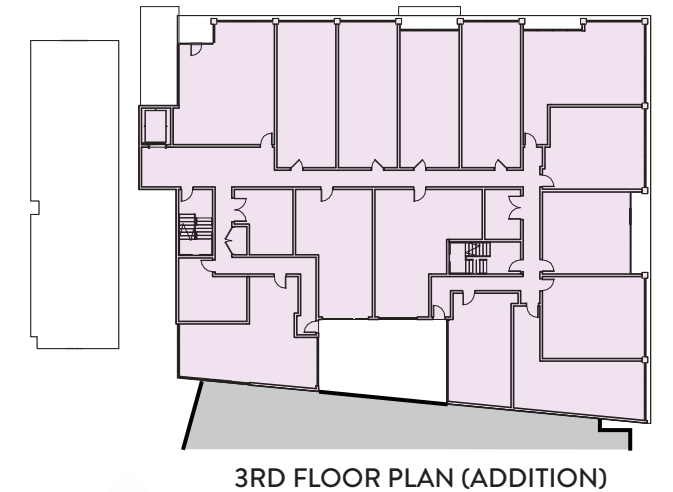
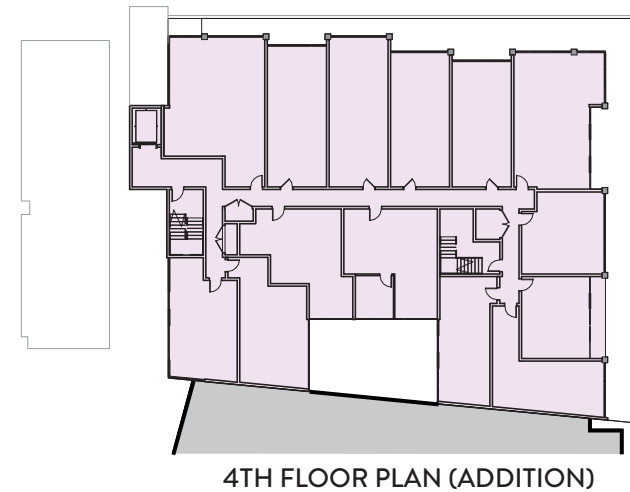
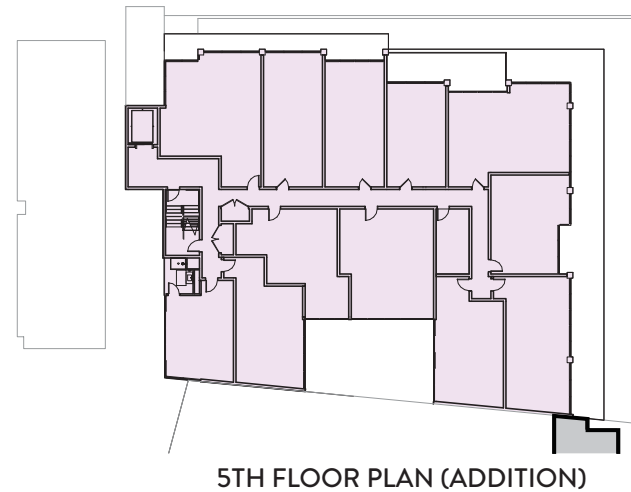
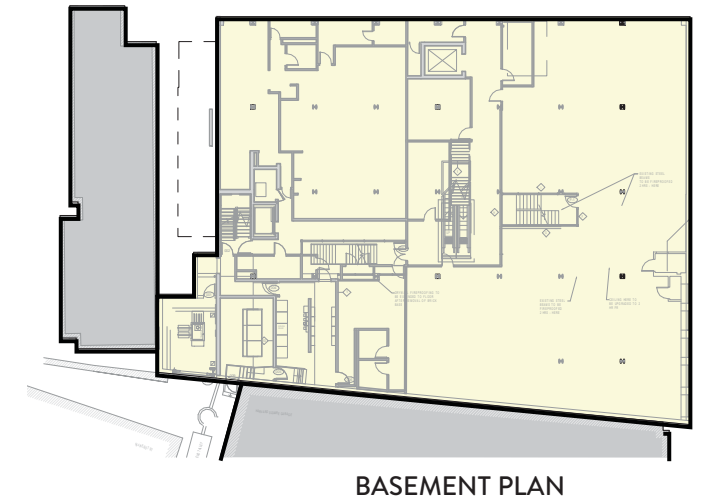
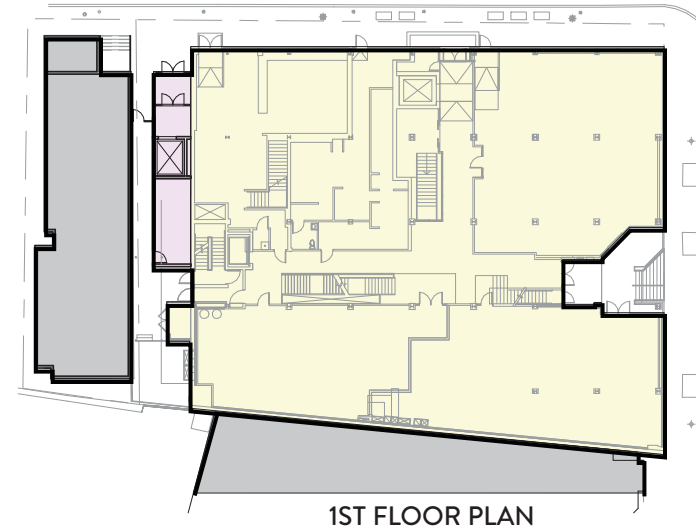
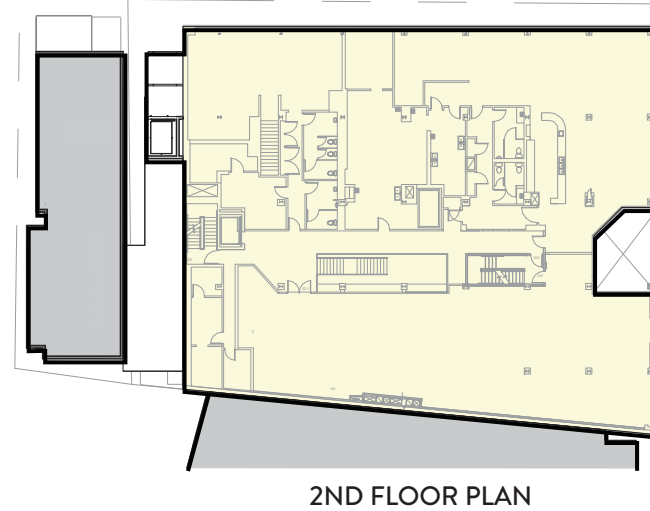
TOTAL EXISTING AREA = 36,570 SF
 TOTAL PROPOSED AREA = 30,334 SF

TOTAL AREA = 66,904 SF
SITE AREA = 14,506 SF
TOTAL FAR = 4.61 FAR

EXISTING FLOOR PLANS

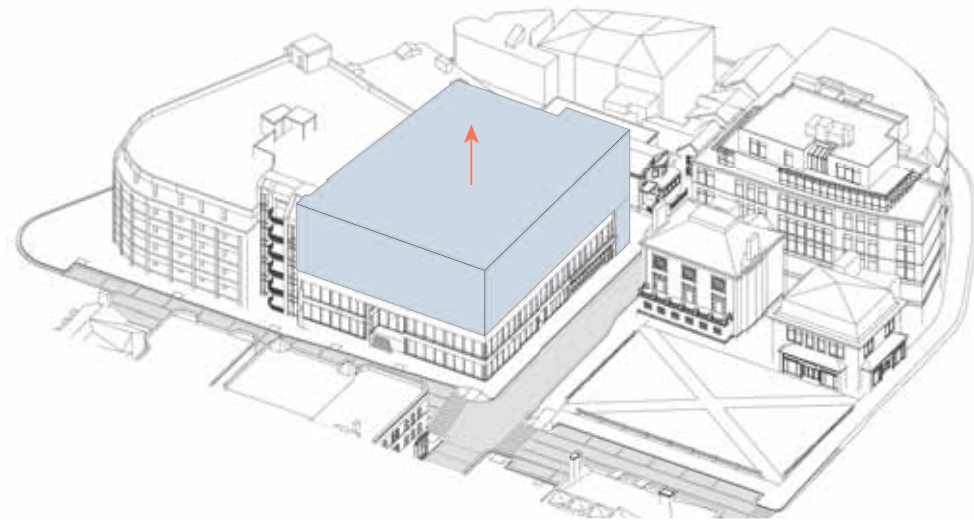


EXISTING & PROPOSED FLOOR PLANS

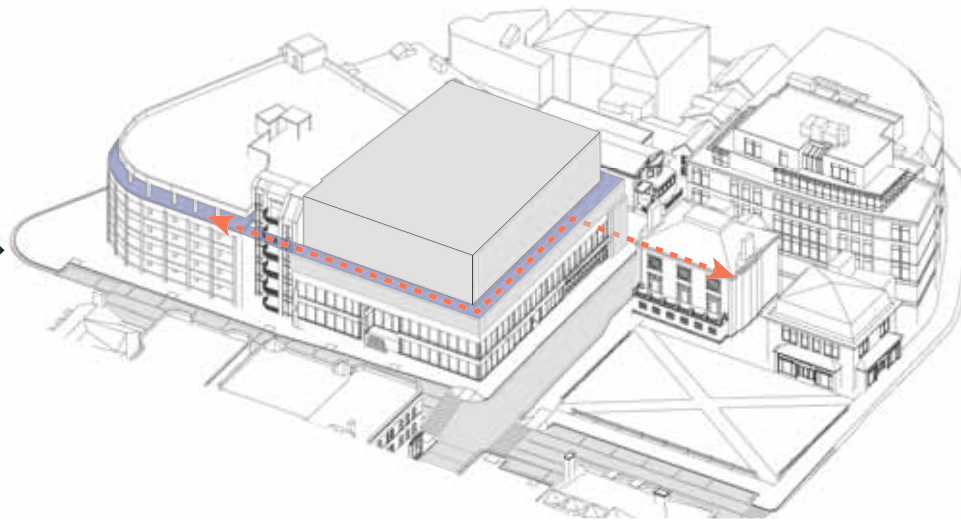


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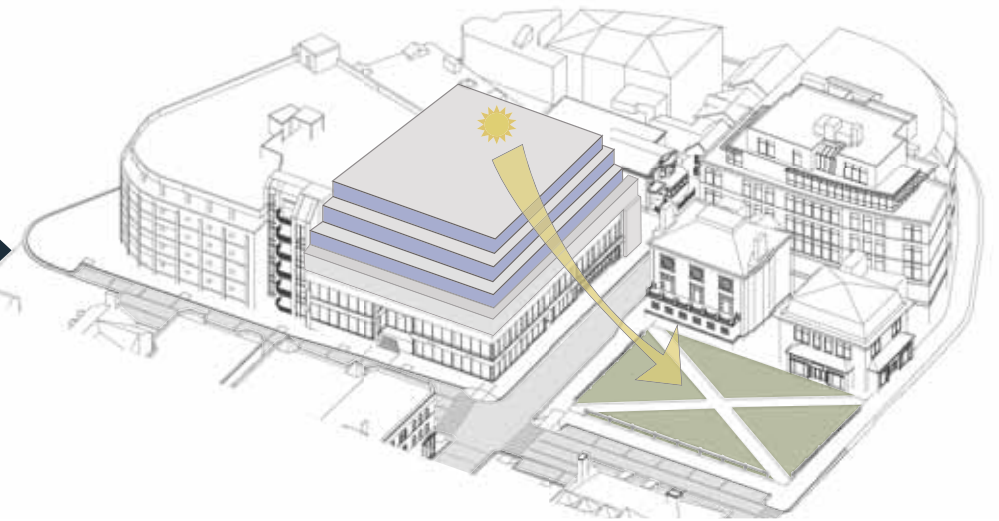
FIGURE 3



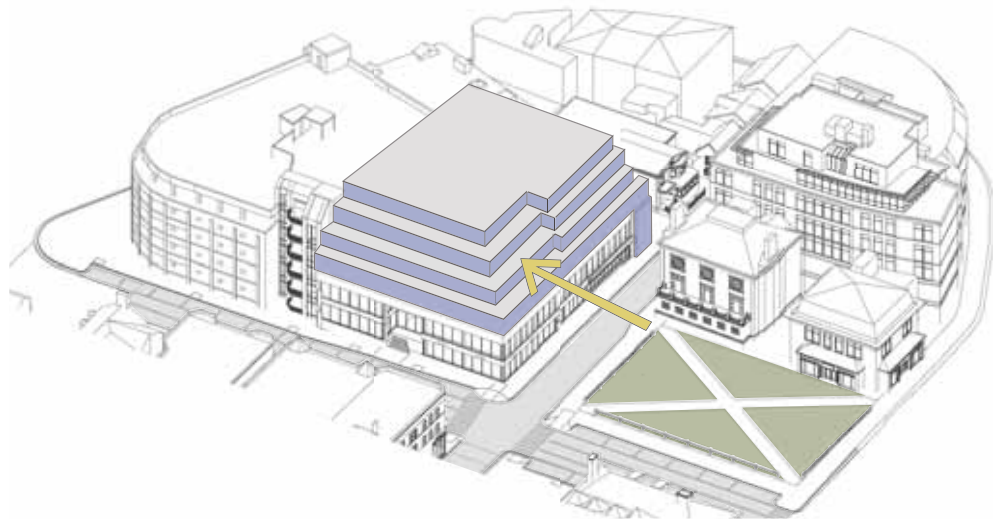
FULL - BUILD



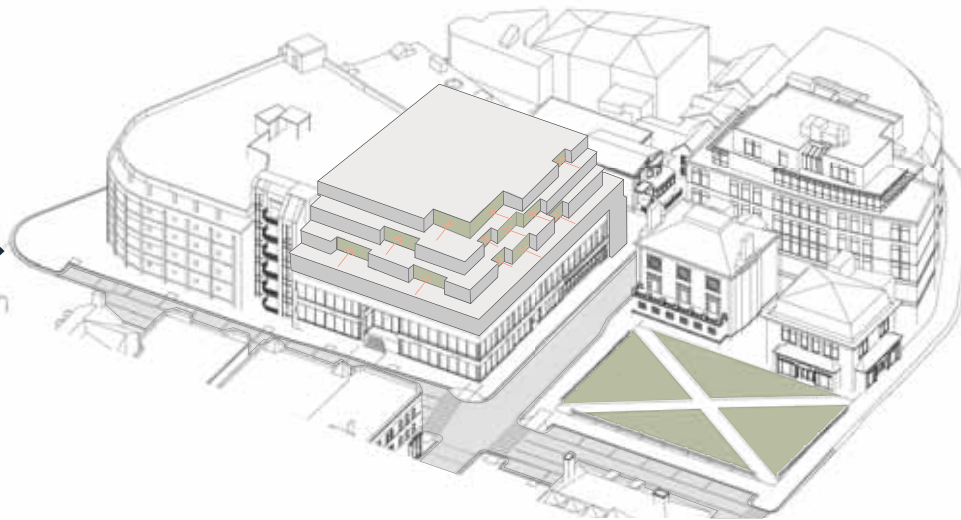
MAINTAINING 3-STORY DATUM



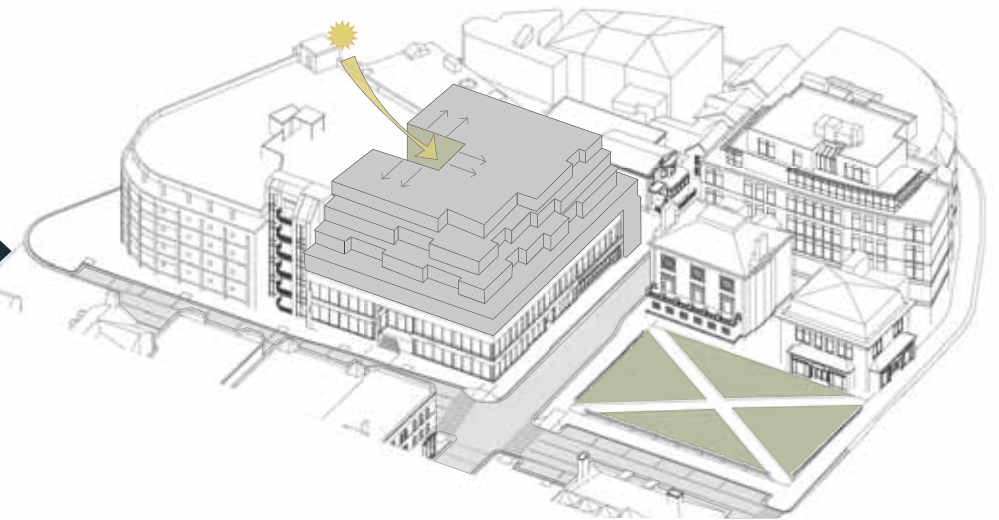
CREATE SETBACKS TO REDUCE SHADOW IMPACTS



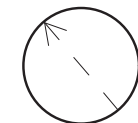
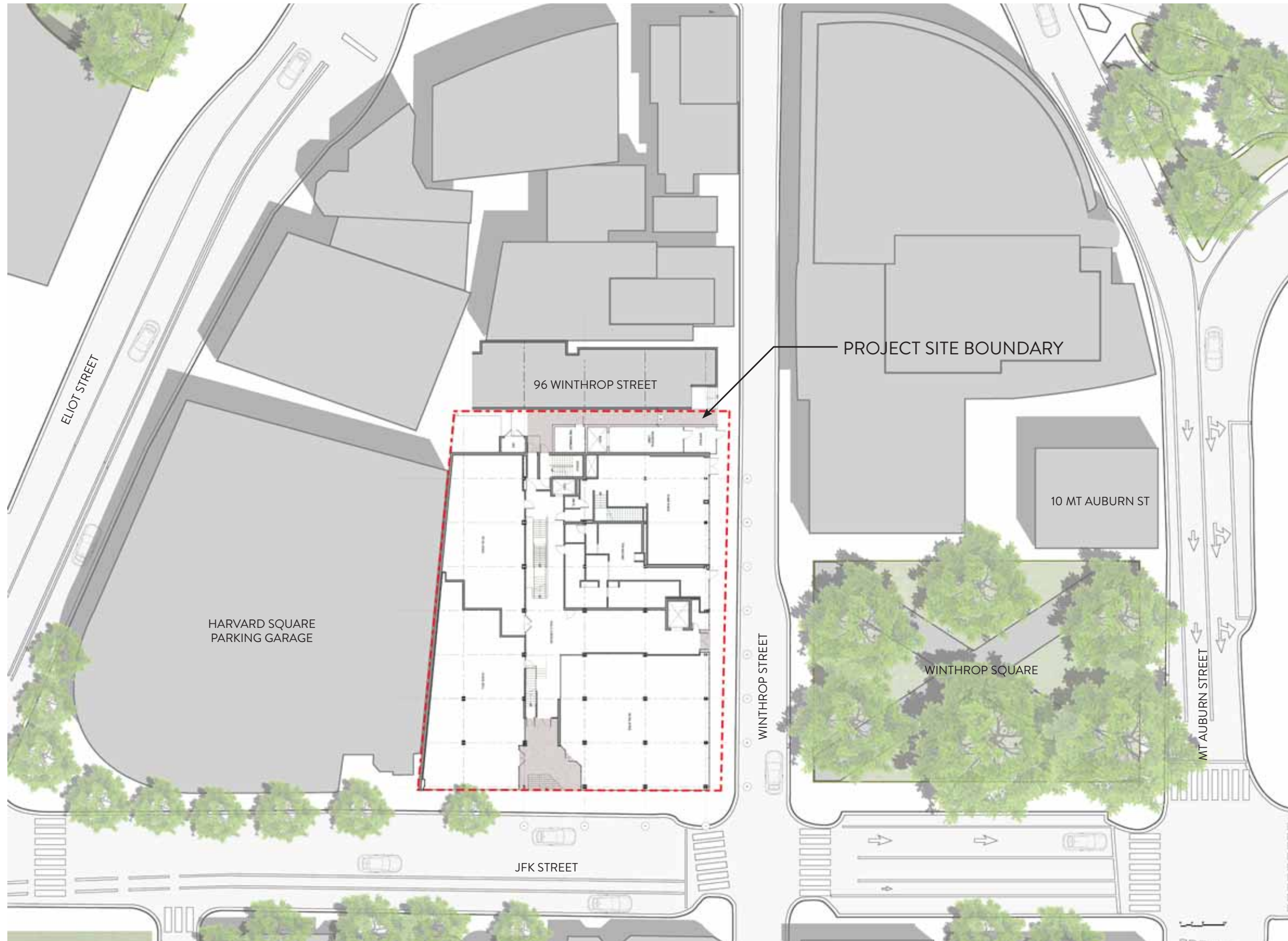
OPEN SPACE SETBACK



ROOFSCAPE SETBACKS

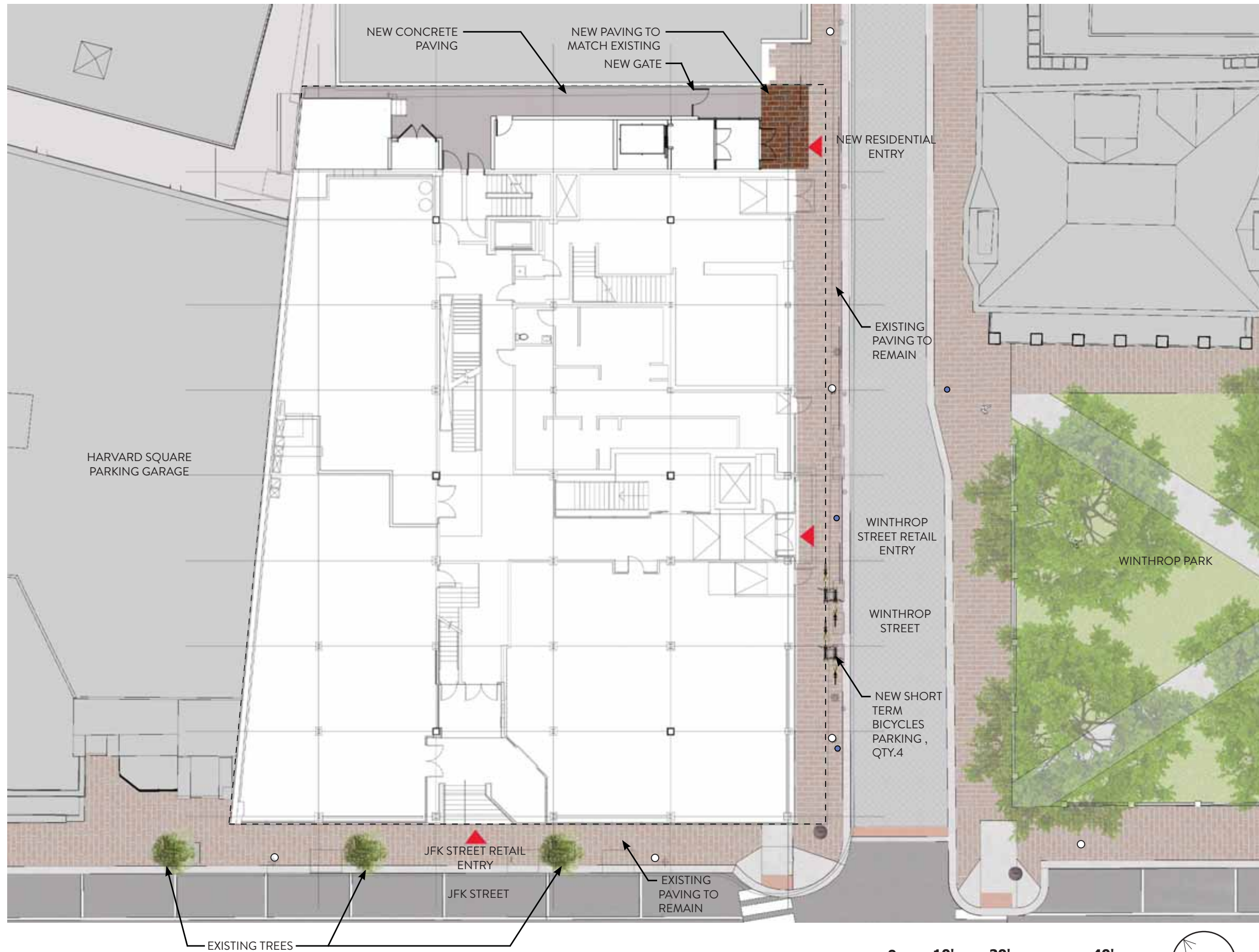


COURTYARD DAYLIGHT



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FIGURE 5



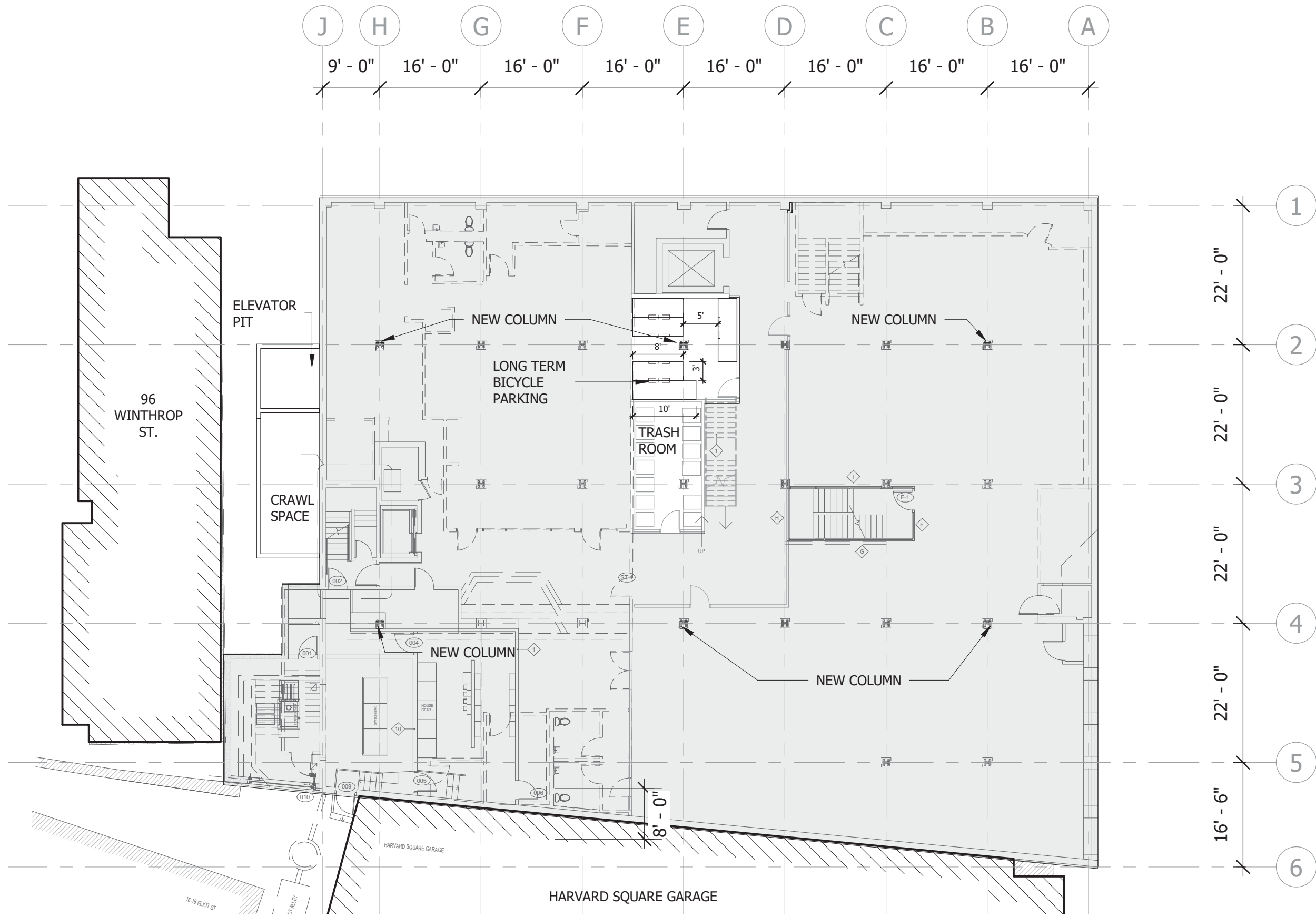
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SITE PLAN

FIGURE 6

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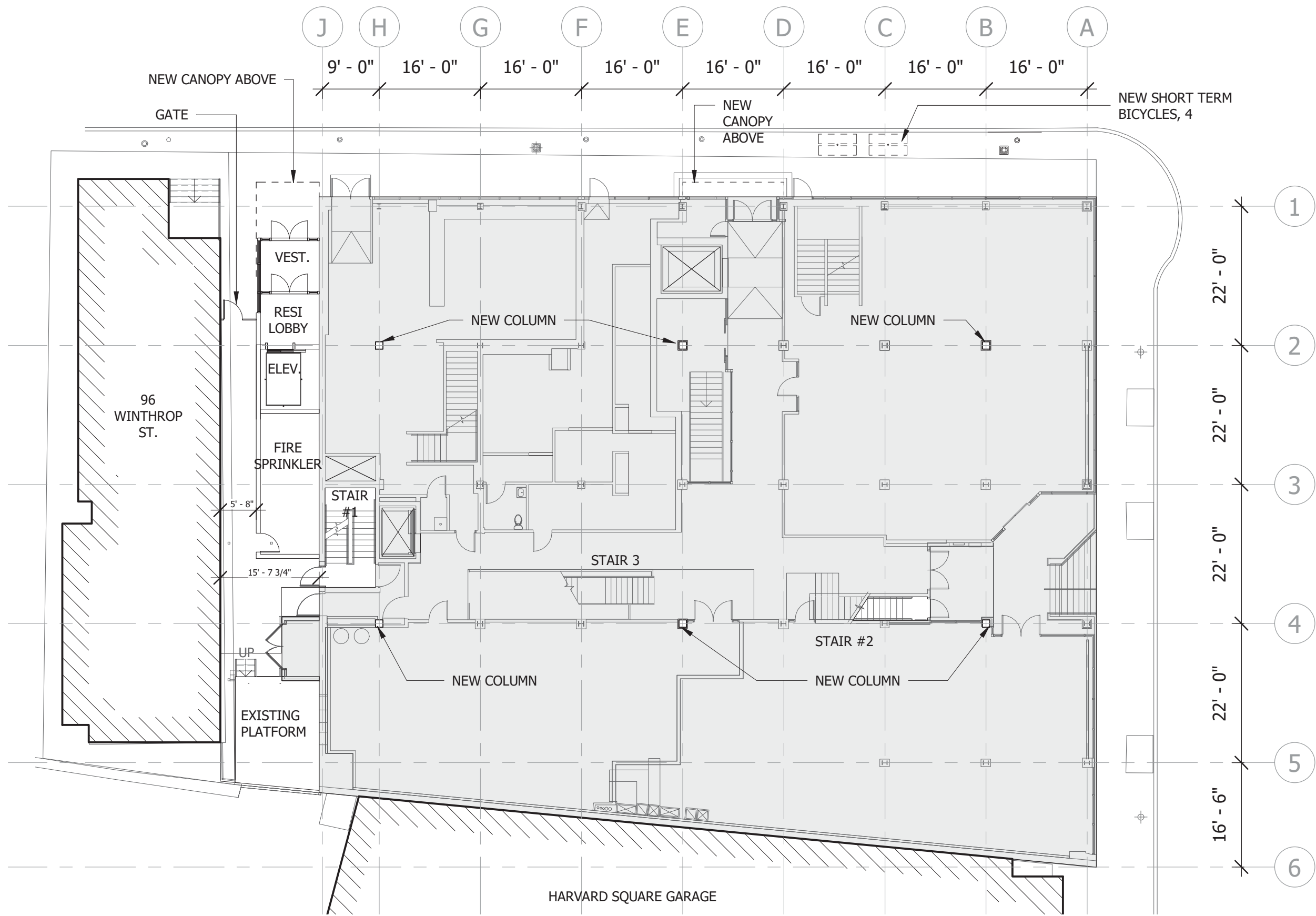
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FLOOR PLANS - BASEMENT PLAN

FIGURE 7

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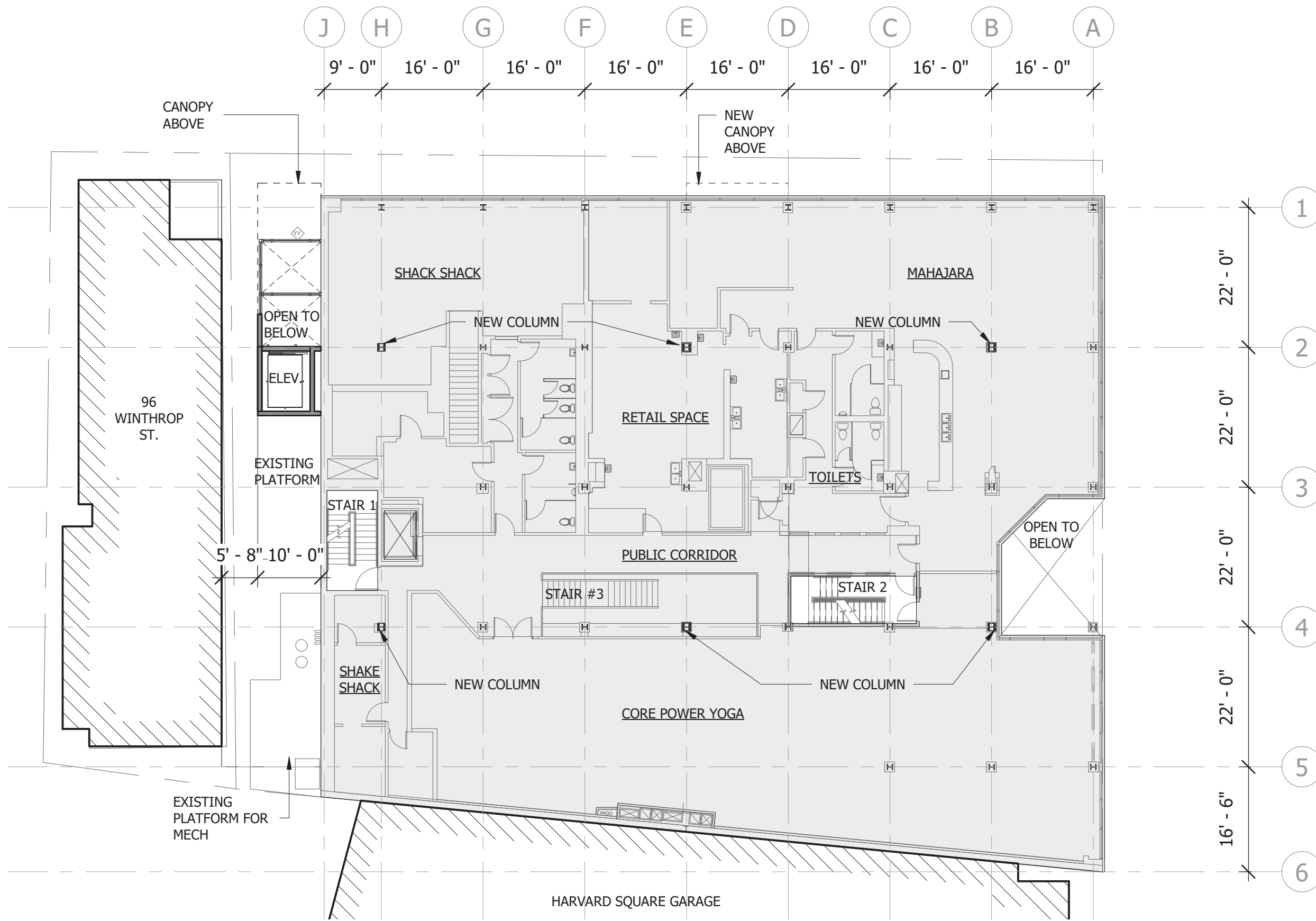


FLOOR PLANS - GROUND FLOOR PLAN



FIGURE 8

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EXISTING / NOT IN SCOPE



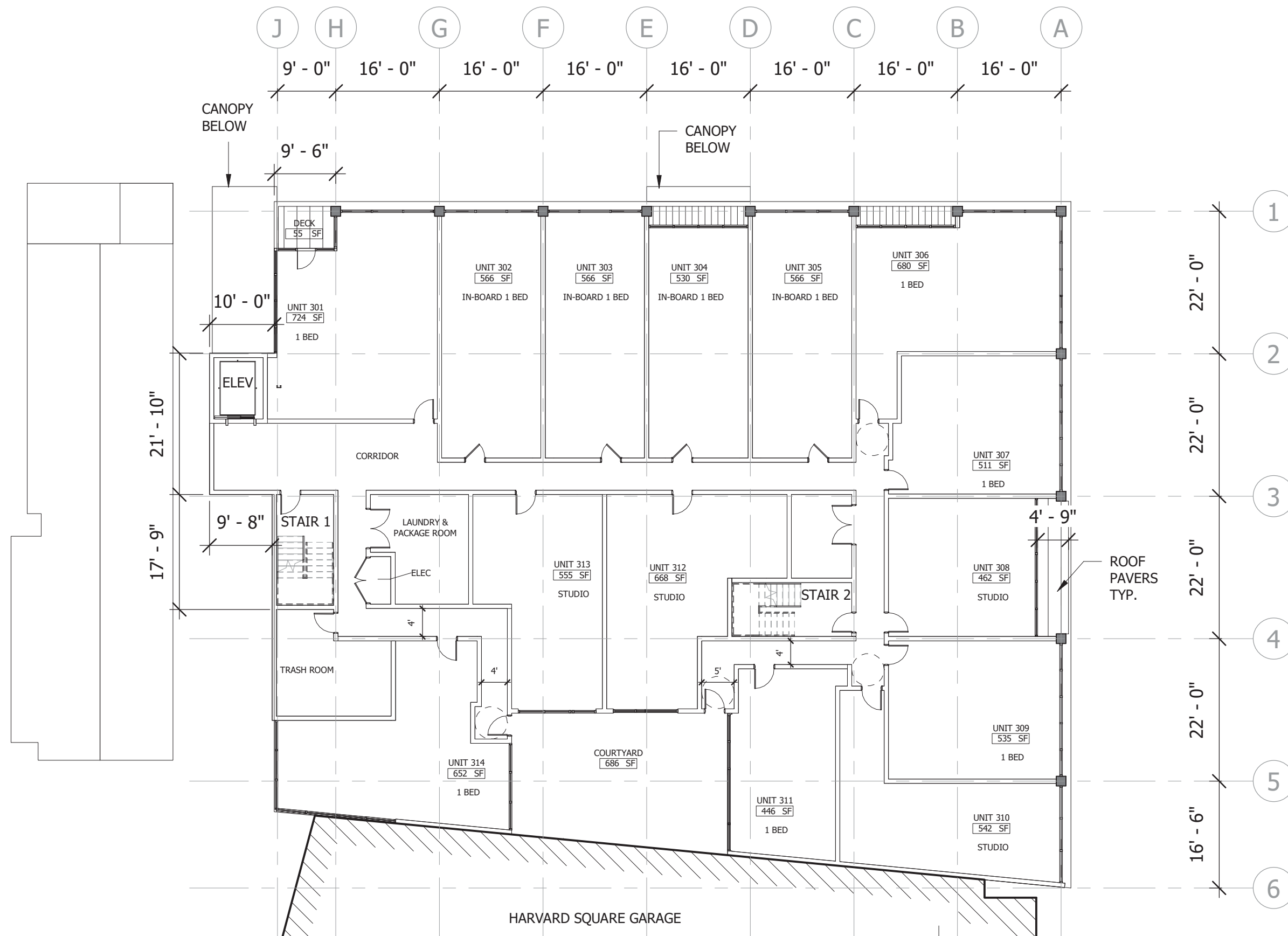
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FIGURE 9



FLOOR PLANS - SECOND FLOOR PLAN

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EXISTING / NOT IN SCOPE



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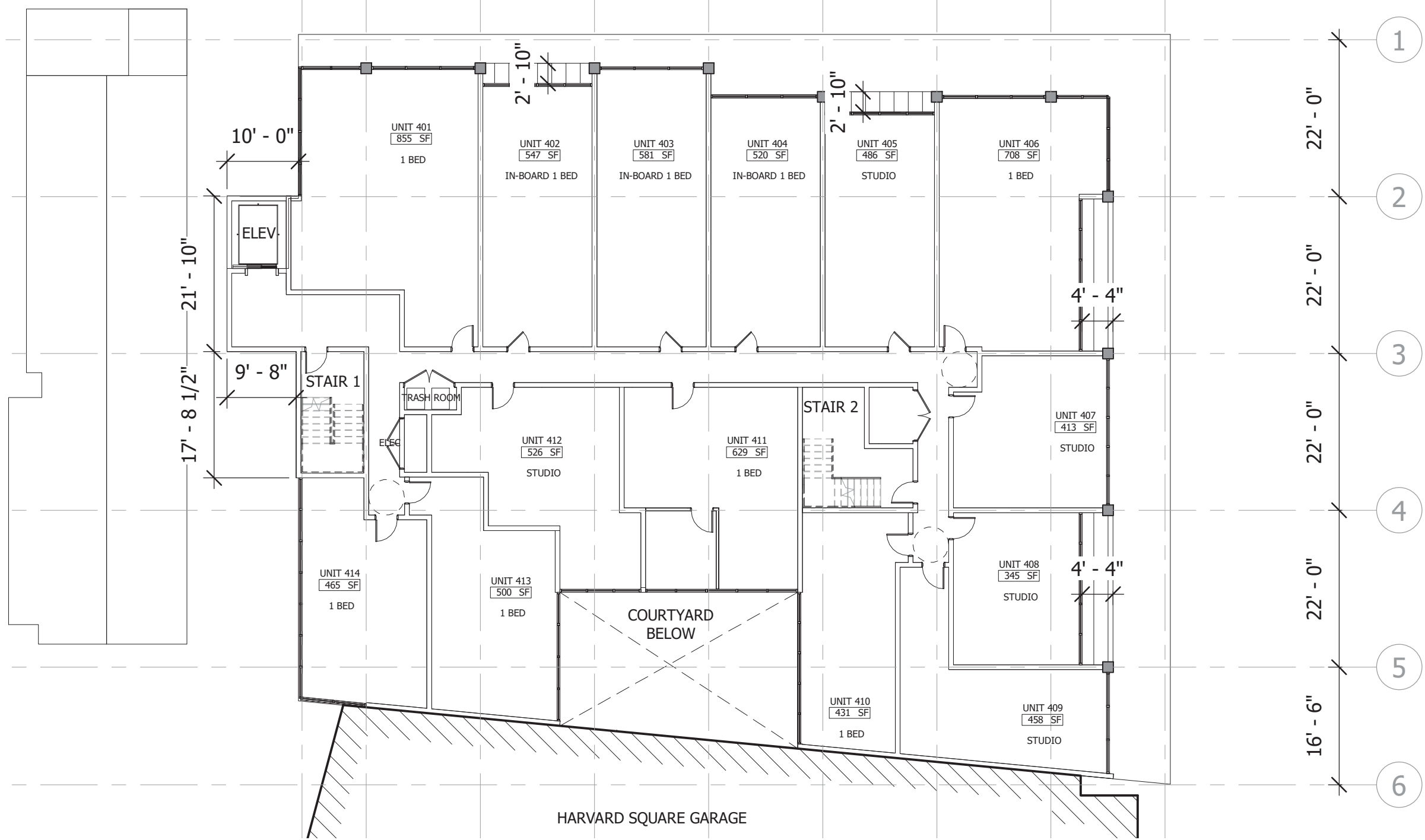
FIGURE 10



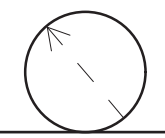
FLOOR PLANS - THIRD FLOOR PLAN

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J H G F E D C B A
 9' - 0" 16' - 0" 16' - 0" 16' - 0" 16' - 0" 16' - 0" 16' - 0" 16' - 0"



EXISTING / NOT IN SCOPE



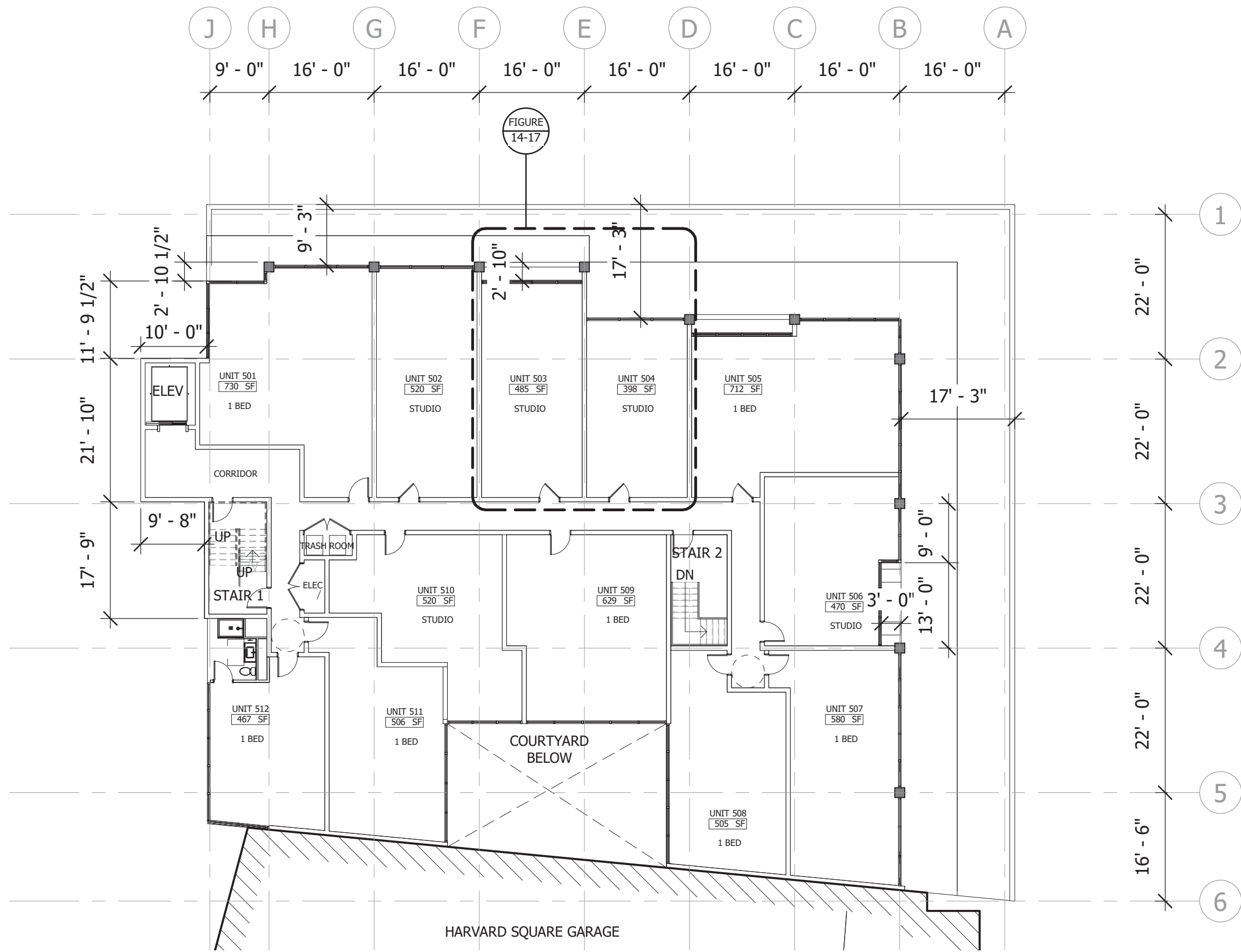
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FIGURE 11



FLOOR PLANS - FOURTH FLOOR PLAN

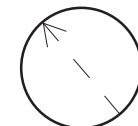
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FLOOR PLANS - FIFTH FLOOR PLAN



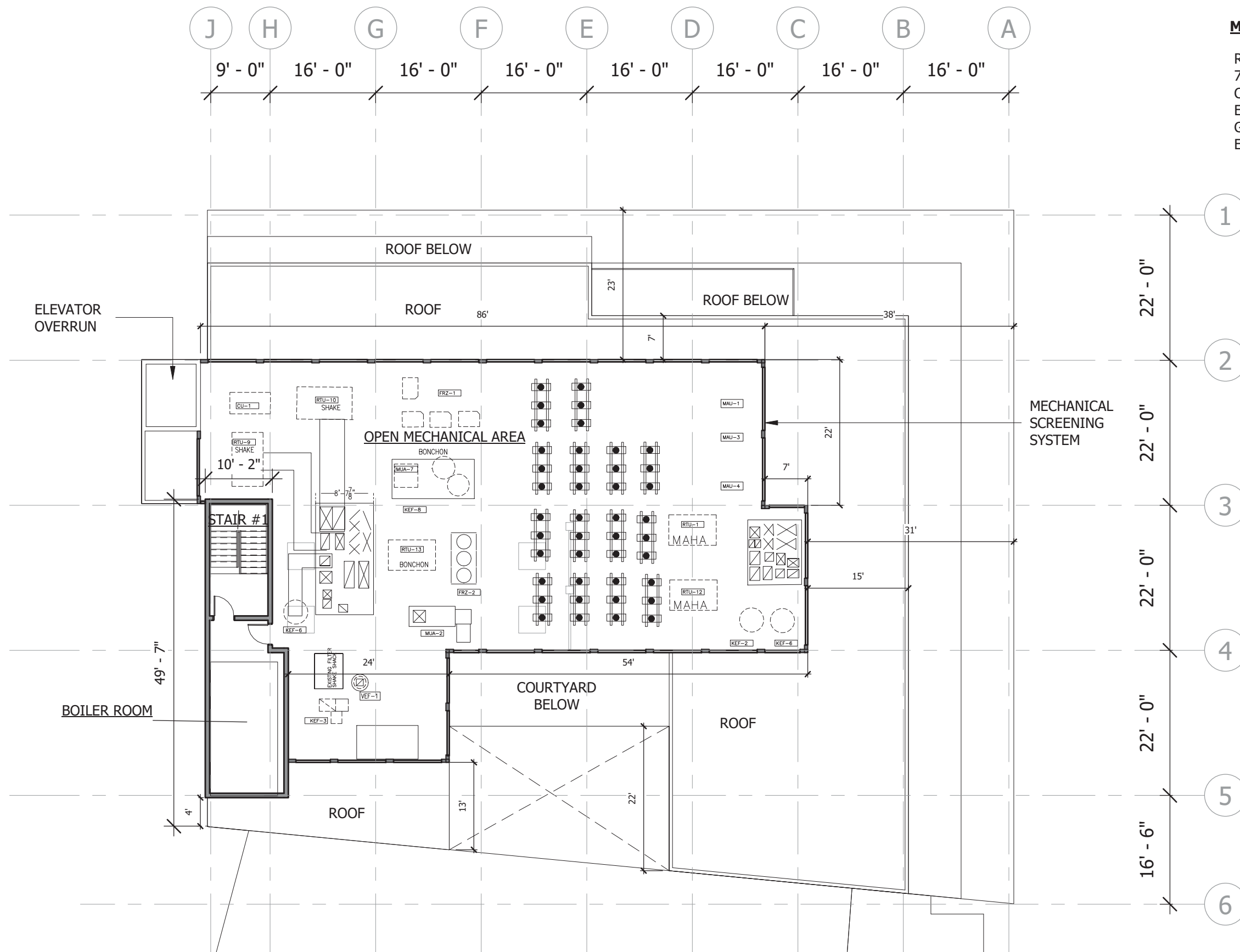
EXISTING / NOT IN SCOPE

FIGURE 12

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MECHANICAL UNITS

ROOF TOP UNITS ESTIMATED TO BE 70" TALL.
 CONDENSERS TO BE STACKED, ESTIMATED HEIGHT 84"
 GREASE FANS/ EXHAUST FANS ESTIMATED TO BE 42" TALL.



EXISTING / NOT IN SCOPE



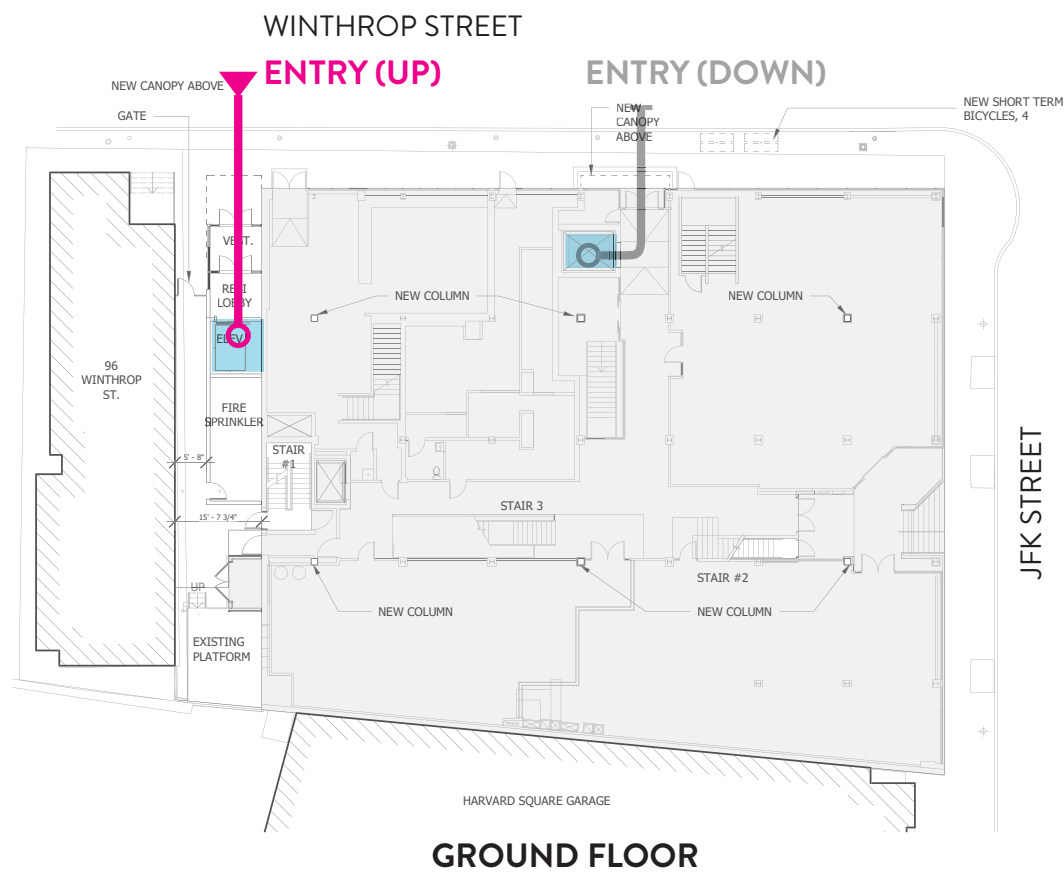
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FIGURE 13

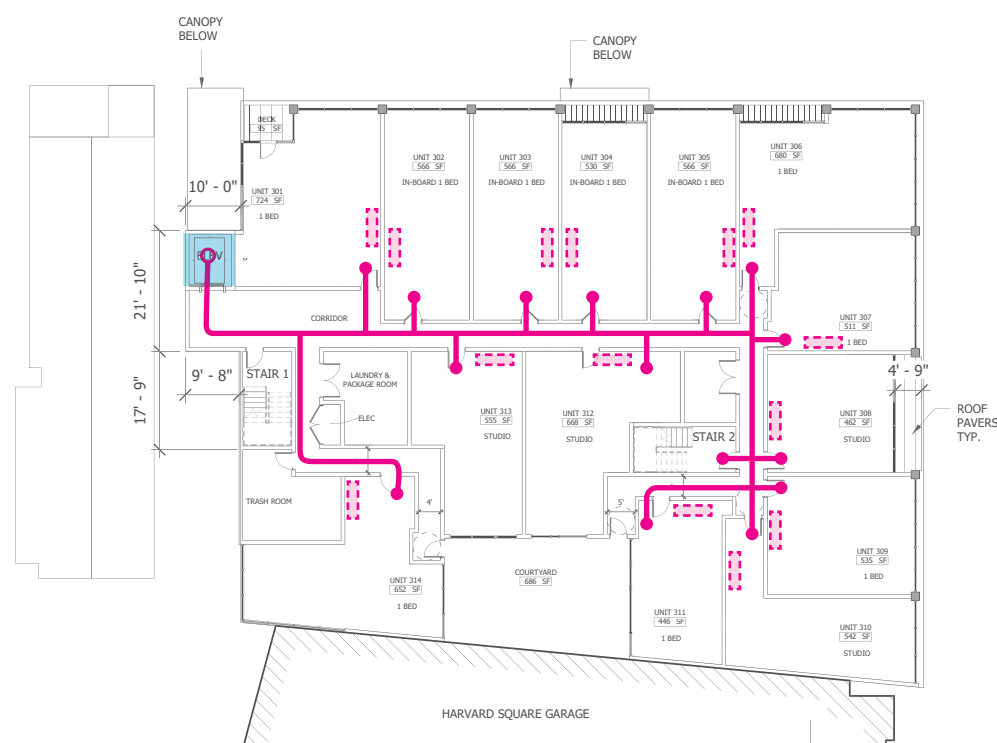


FLOOR PLANS - ROOF PLAN

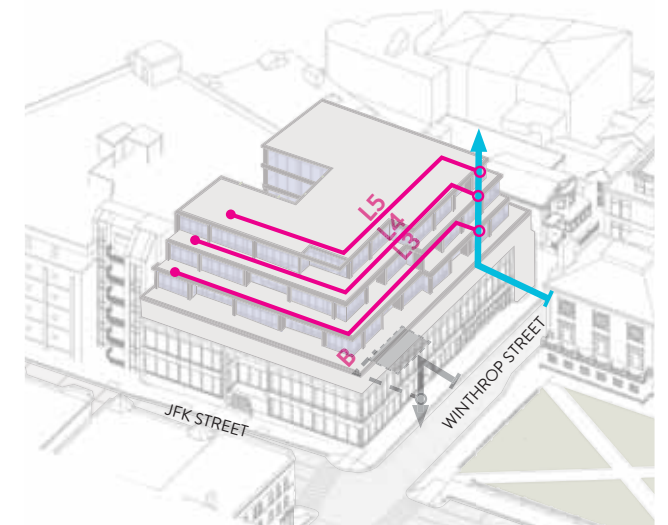
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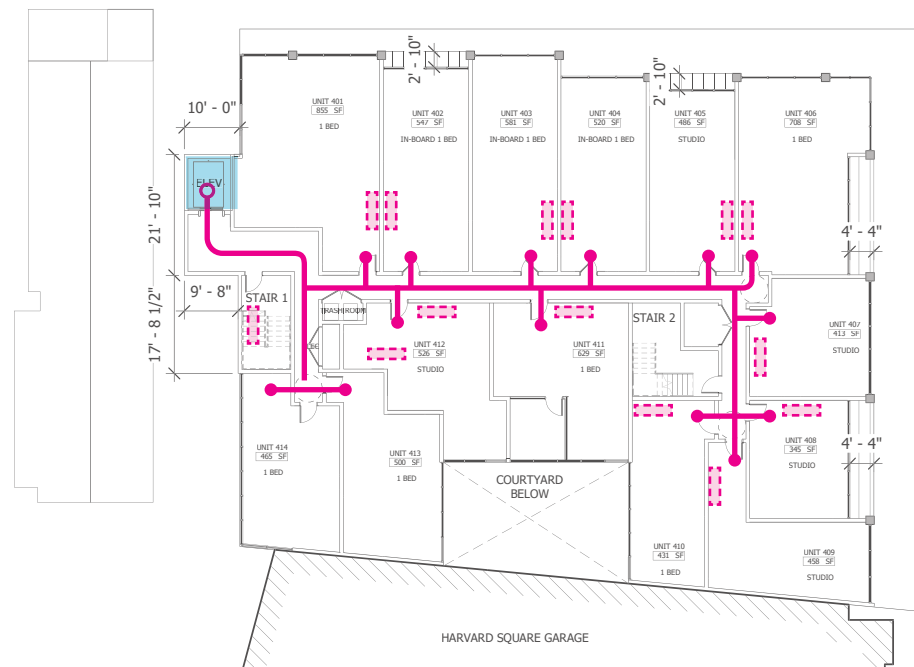
GROUND FLOOR



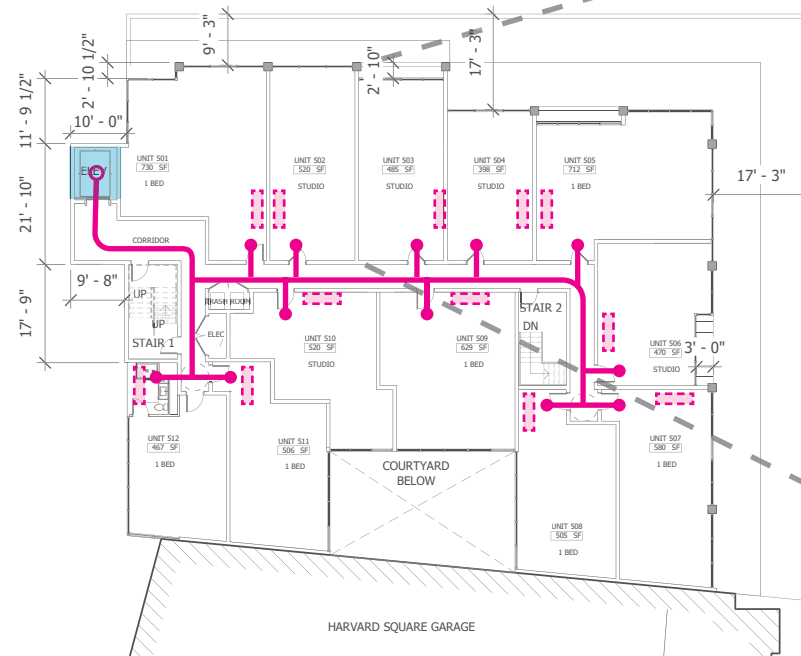
THIRD FLOOR



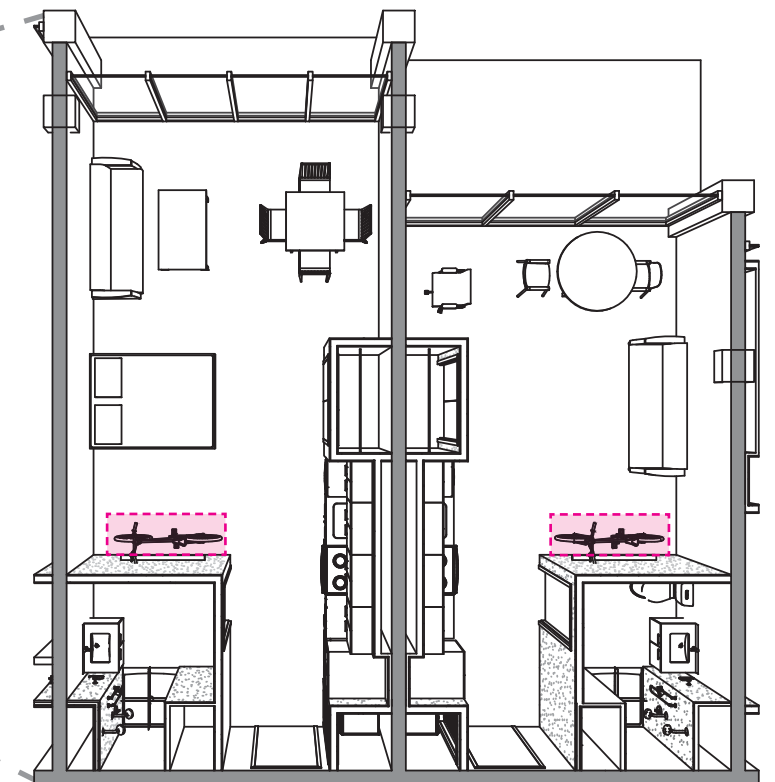
LONG TERM BIKE PARKING		
LEVEL	APARTMENT UNIT	BIKE PARKING COUNT
3-5	40	40



FOURTH FLOOR



FIFTH FLOOR



BIKE PARKING @ TYP. UNIT

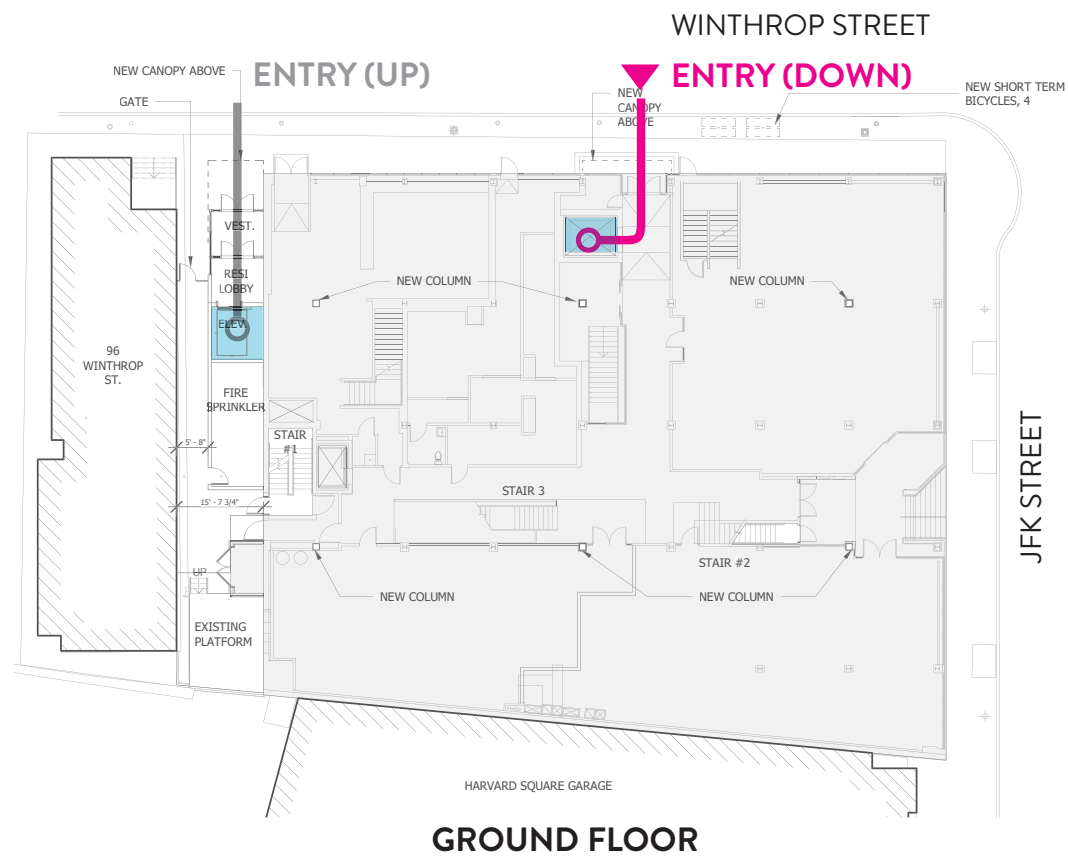
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FIGURE 14

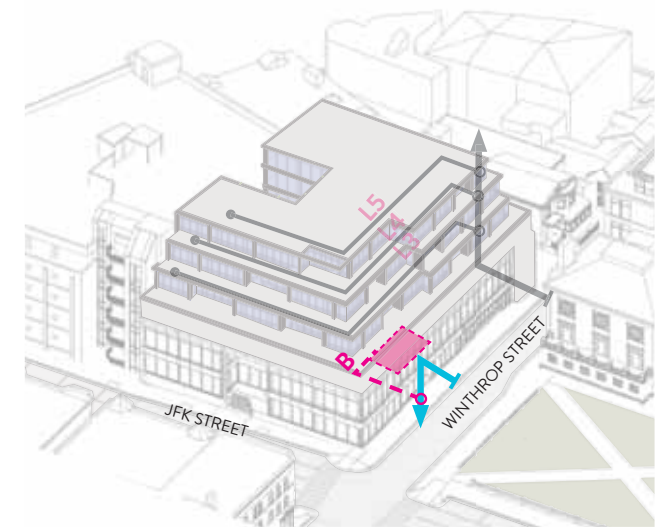


**LONG TERM BICYCLE PARKING DIAGRAM
(UP TO UNIT)**

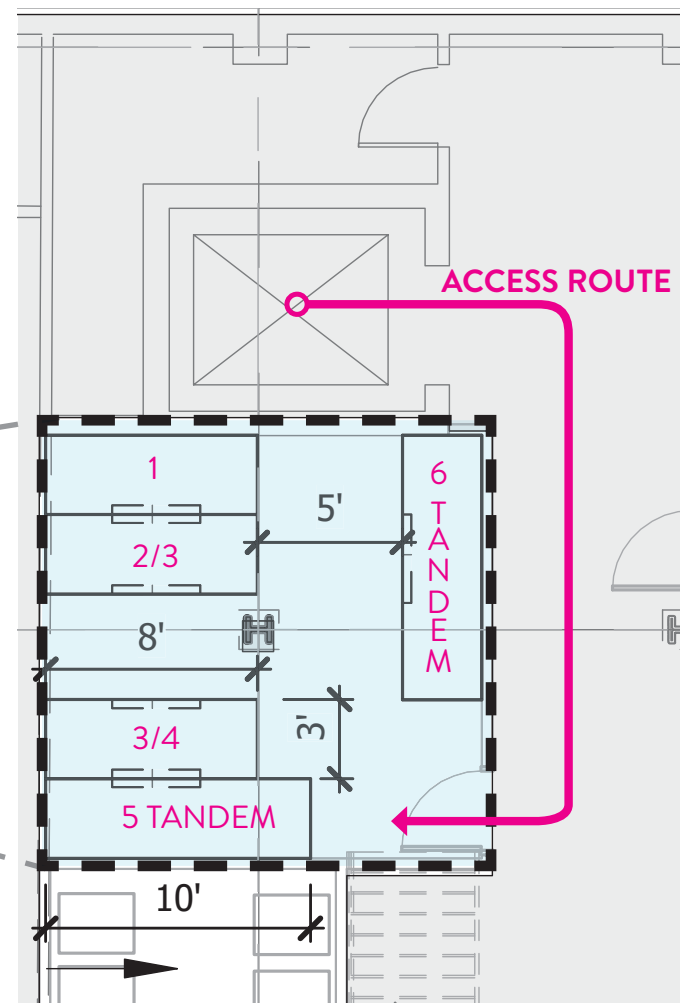
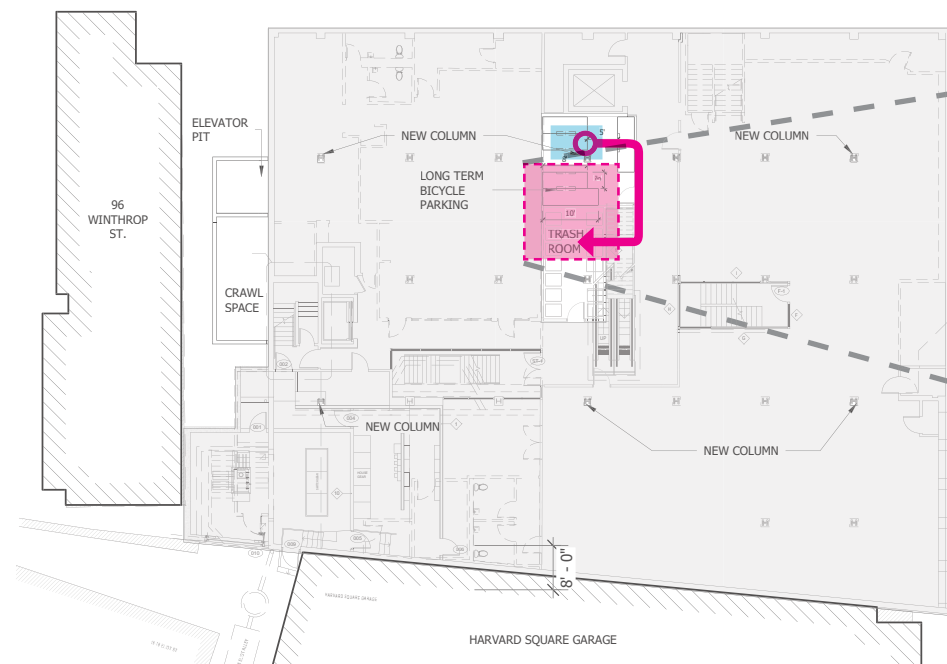
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BIKE LOCKING RAIL. REF. FIGURE 17



LONG TERM BIKE PARKING		
LEVEL	APARTMENT UNIT	BIKE PARKING COUNT
3-5	40	40
BASEMENT	-	6
TOTAL		46



WINTHROP STREET, SHORT TERM BICYCLE PARKING. REF. FIGURE 6

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BASEMENT

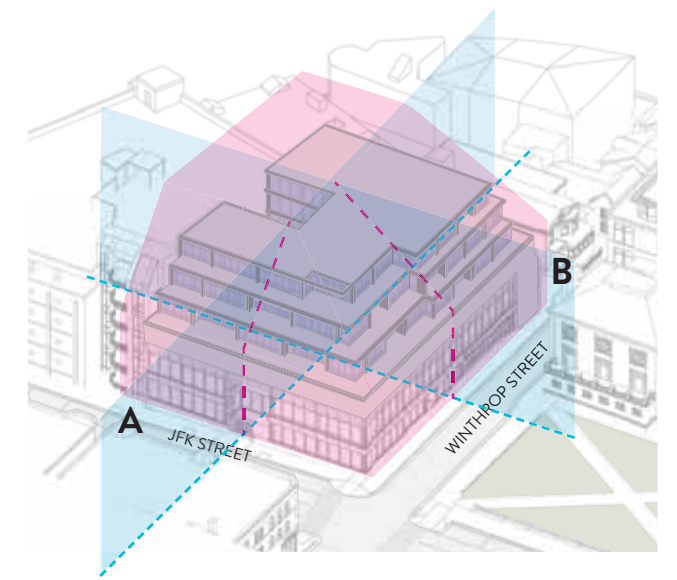
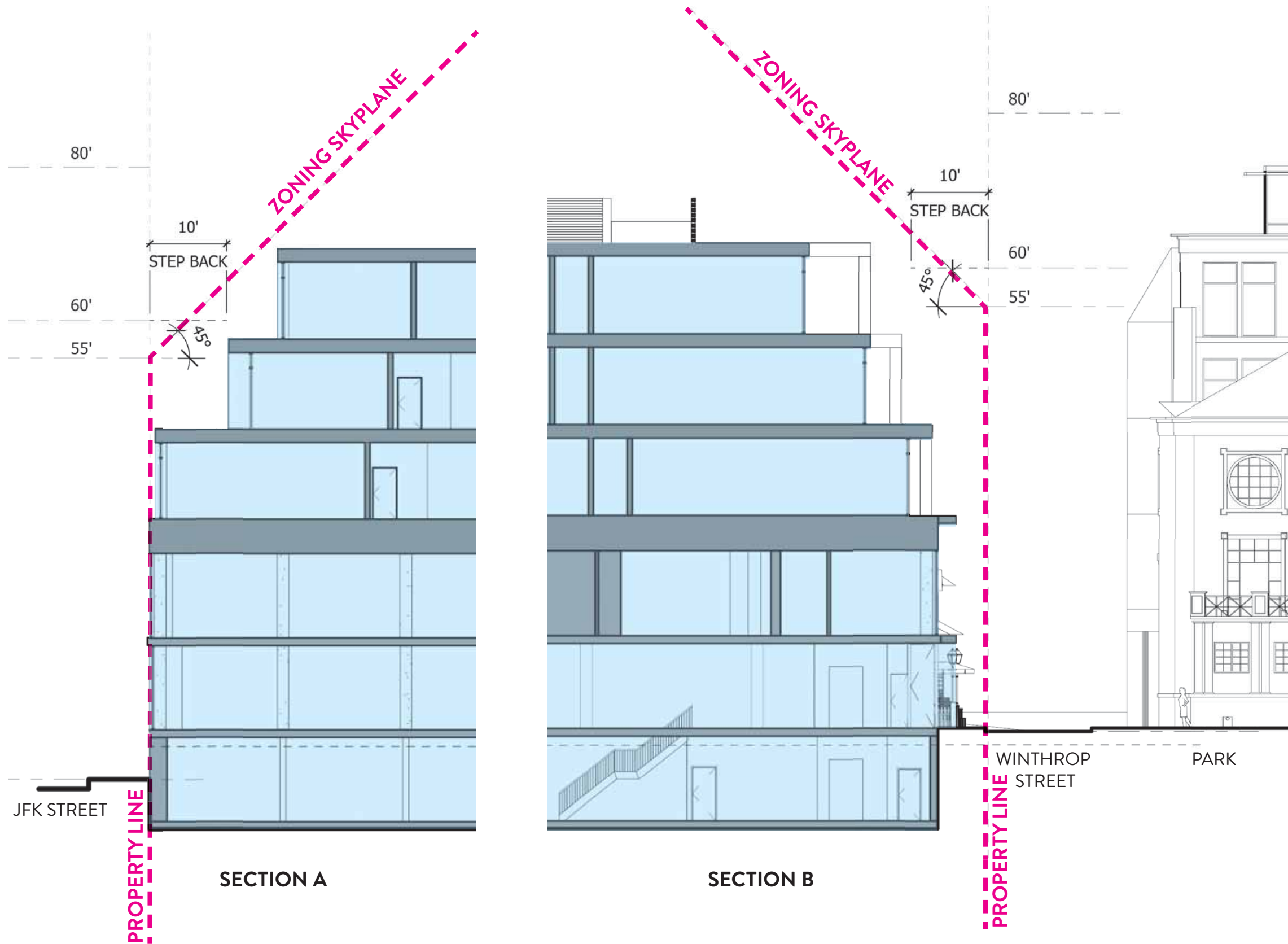
BIKE PARKING @ BASEMENT

FIGURE 15



**LONG TERM BICYCLE PARKING DIAGRAM
(DOWN TO BASEMENT)**

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FIGURE 16

PROPOSED AREAS:

STUDIO

UNIT 308	462 SF
UNIT 310	542 SF
UNIT 312	668 SF
UNIT 313	555 SF
UNIT 405	486 SF
UNIT 407	413 SF
UNIT 408	345 SF
UNIT 409	458 SF
UNIT 412	536 SF
UNIT 502	520 SF
UNIT 503	485 SF
UNIT 504	398 SF
UNIT 506	470 SF
UNIT 510	520 SF

TOTAL UNIT AREA	6858
AVERAGE UNIT COUNT	490

1 BED

UNIT 301	724 SF
UNIT 306	680 SF
UNIT 307	511 SF
UNIT 309	535 SF
UNIT 309	446 SF
UNIT 314	652 SF
UNIT 401	855 SF
UNIT 406	708 SF
UNIT 410	431 SF
UNIT 411	629 SF
UNIT 413	500 SF
UNIT 414	465 SF
UNIT 501	730 SF
UNIT 505	712 SF
UNIT 507	580 SF
UNIT 508	505 SF
UNIT 509	629 SF
UNIT 511	506 SF
UNIT 512	467 SF

TOTAL UNIT AREA	11265
AVERAGE UNIT COUNT	593

IN-BOARD 1 BED

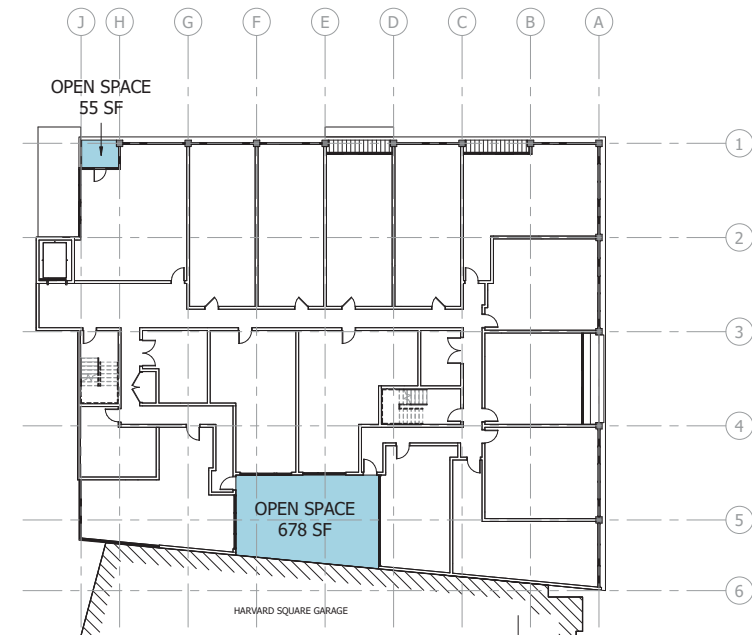
UNIT 302	566 SF
UNIT 303	566 SF
UNIT 304	530 SF
UNIT 305	566 SF
UNIT 402	547 SF
UNIT 403	581 SF
UNIT 404	520 SF

TOTAL UNIT AREA	3876
AVERAGE UNIT COUNT	554

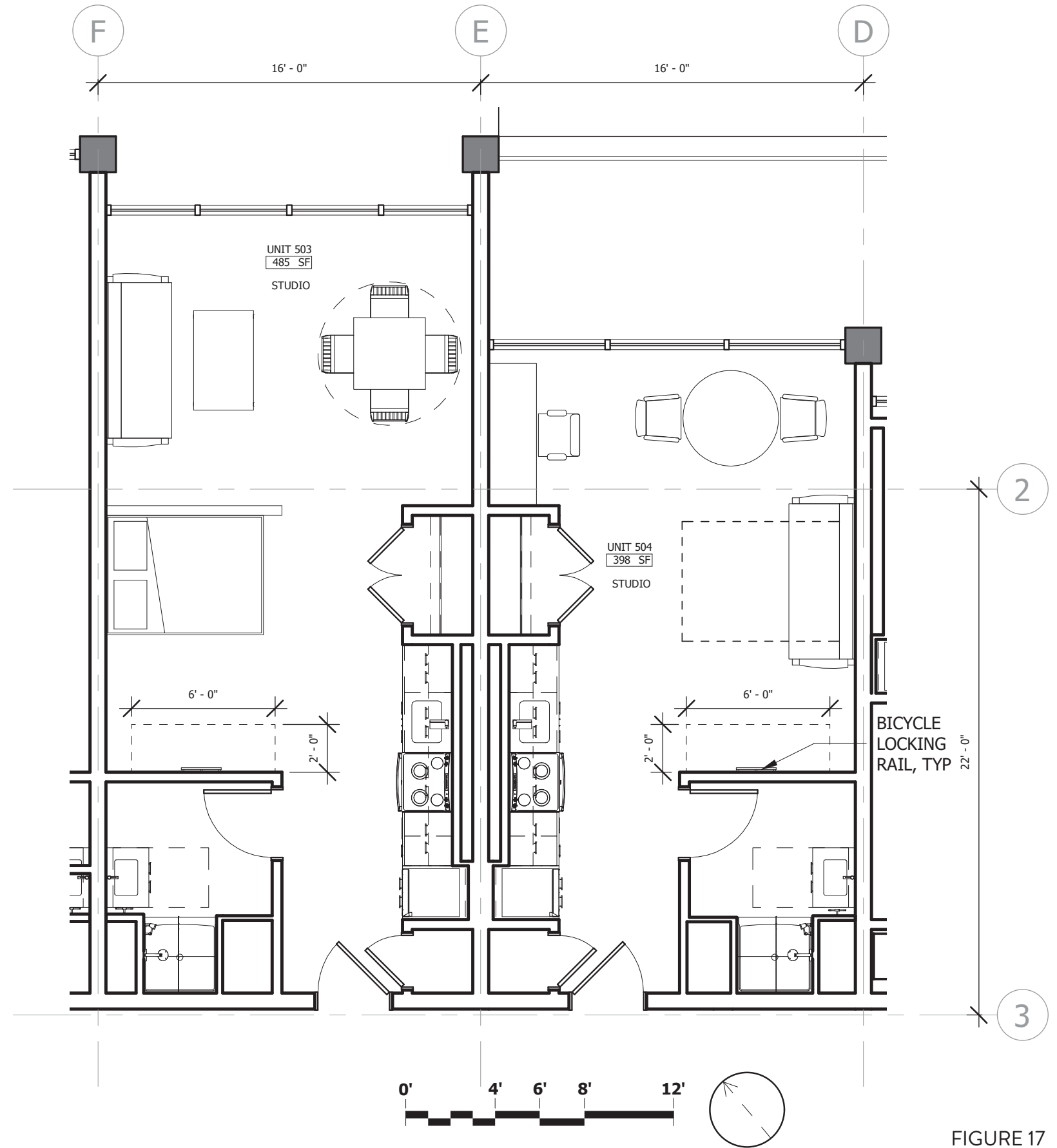
OPEN SPACE

COURTYARD	678 SF
TERRACE	55 SF

TOTAL OPEN AREA	733
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Scale: 1/16" = 1'-0" Sheet No.:



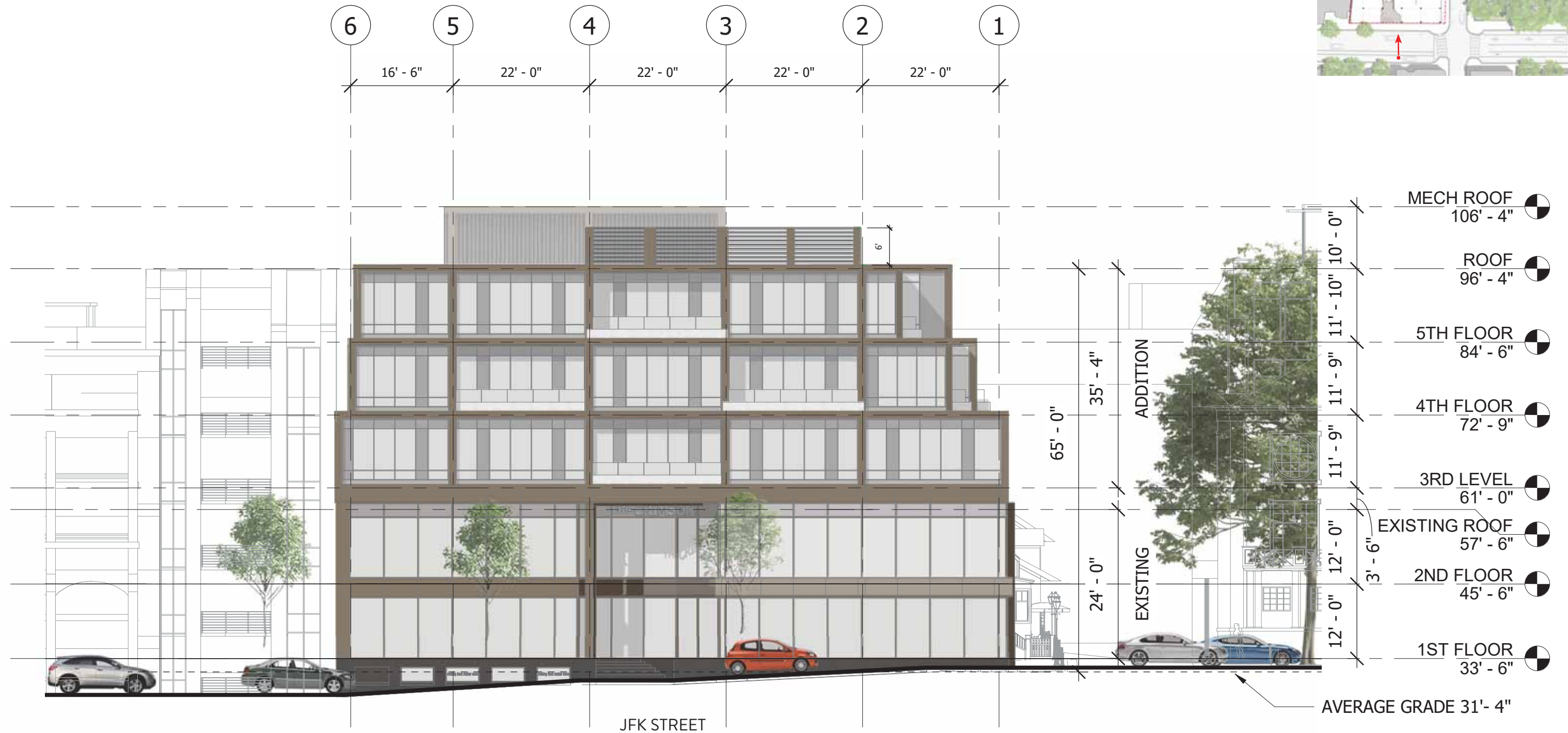
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UNIT AREA SCHEDULE & TYPICAL STUDIOS

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FIGURE 17



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FIGURE 18



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FIGURE 19



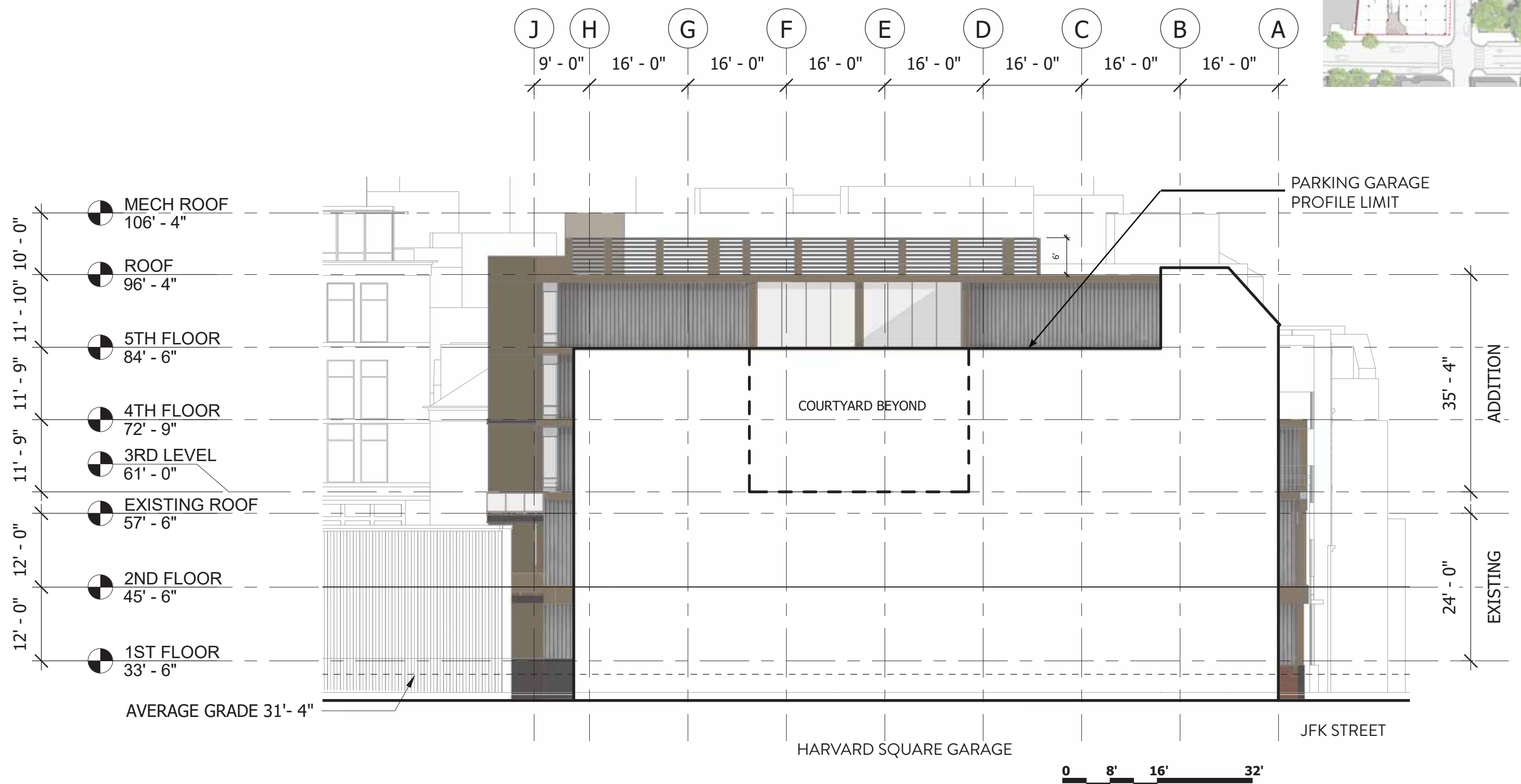
BUILDING ELEVATIONS - WINTHROP STREET

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FIGURE 20



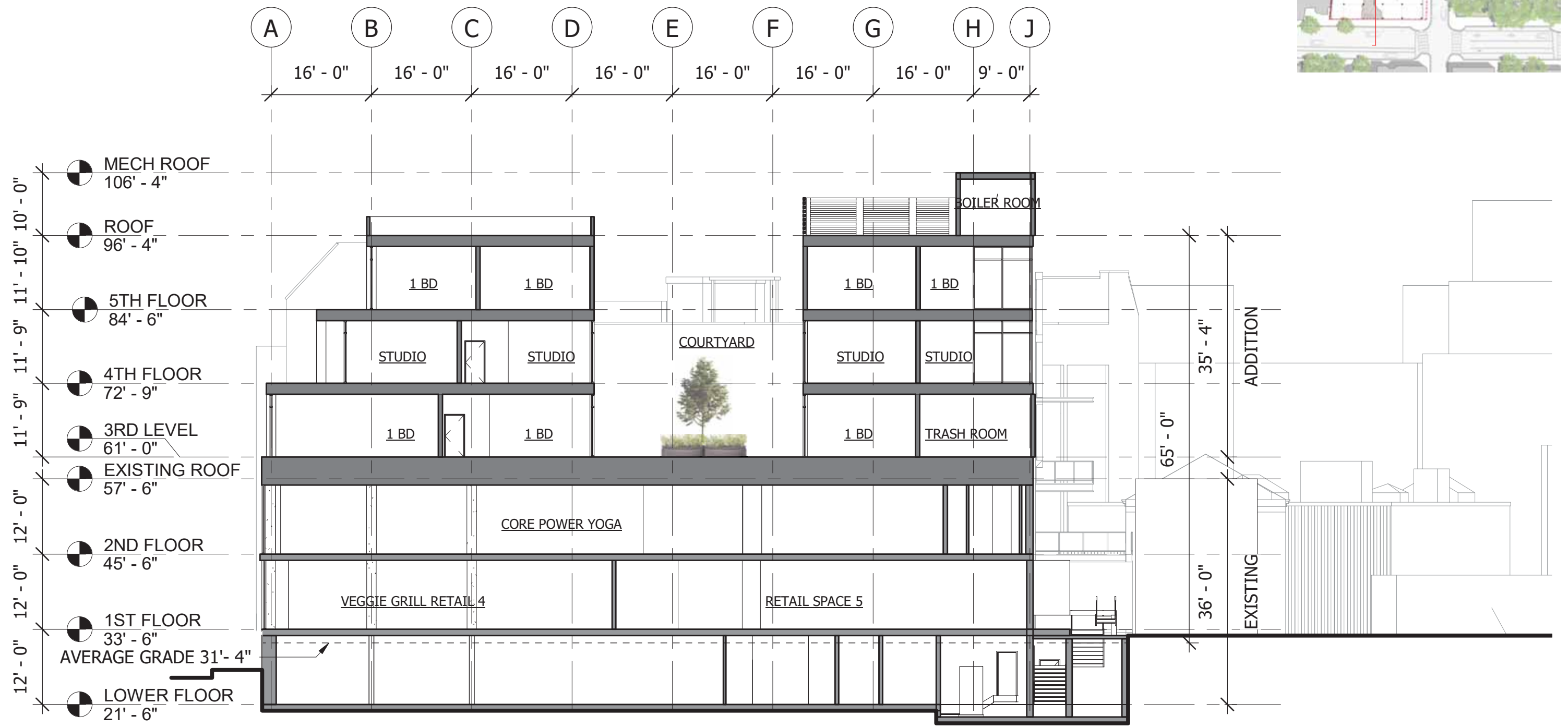
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FIGURE 21



BUILDING ELEVATIONS - SOUTH ELEVATION

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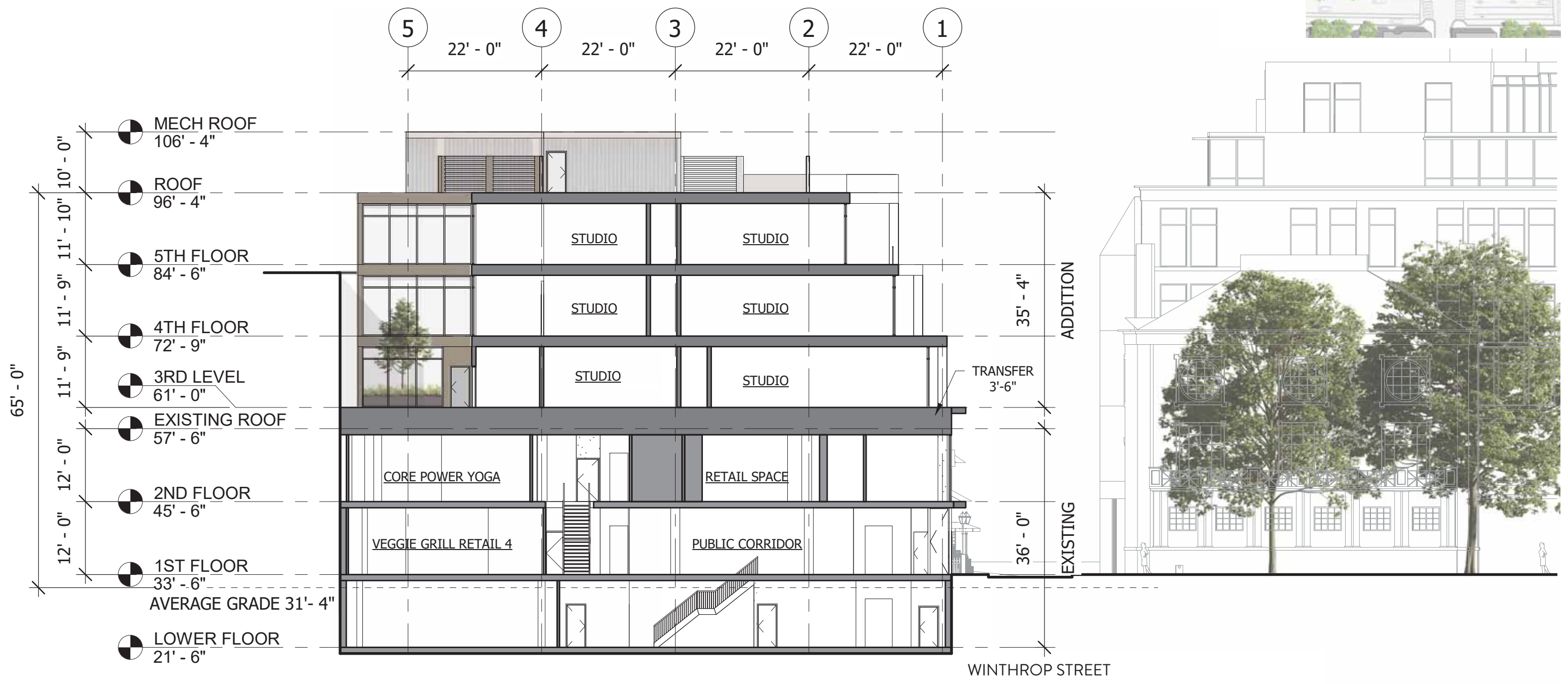
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FIGURE 22



BUILDING SECTION THROUGH WINTHROP PARK

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FIGURE 23



BUILDING SECTION THROUGH JFK STREET

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RENDERING OF CORNER OF JFK STREET & WINTHROP STREET

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FIGURE 24



VIEW LOOKING SOUTH ON JFK STREET



VIEW LOOKING WEST ON WINTHROP STREET



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EXTERIOR PERSPECTIVES

FIGURE 25

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VIEW LOOKING EAST ON WINTHROP STREET



VIEW OF NEW RESIDENTIAL ENTRY ON WINTHROP STREET



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EXTERIOR PERSPECTIVES

FIGURE 26

57 JFK STREET PROJECT
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BIRDSEYE VIEW FROM JFK STREET



VIEW LOOKING NORTH ON JFK STREET



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EXTERIOR PERSPECTIVES

FIGURE 27

57 JFK STREET PROJECT
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PLANTERS



METAL PANEL SYSTEM



MEDIUM WARM BRONZE COLOR



SPANDREL GLASS



WOOD CEILING

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MATERIAL SELECTION

FIGURE 28

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