

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

JULY 22, 2022 UPDATED

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:

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MEP CONSULTANT

ZADE ENGINEERING LLC
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PROPOSED DESIGN



JULY 22, 2022

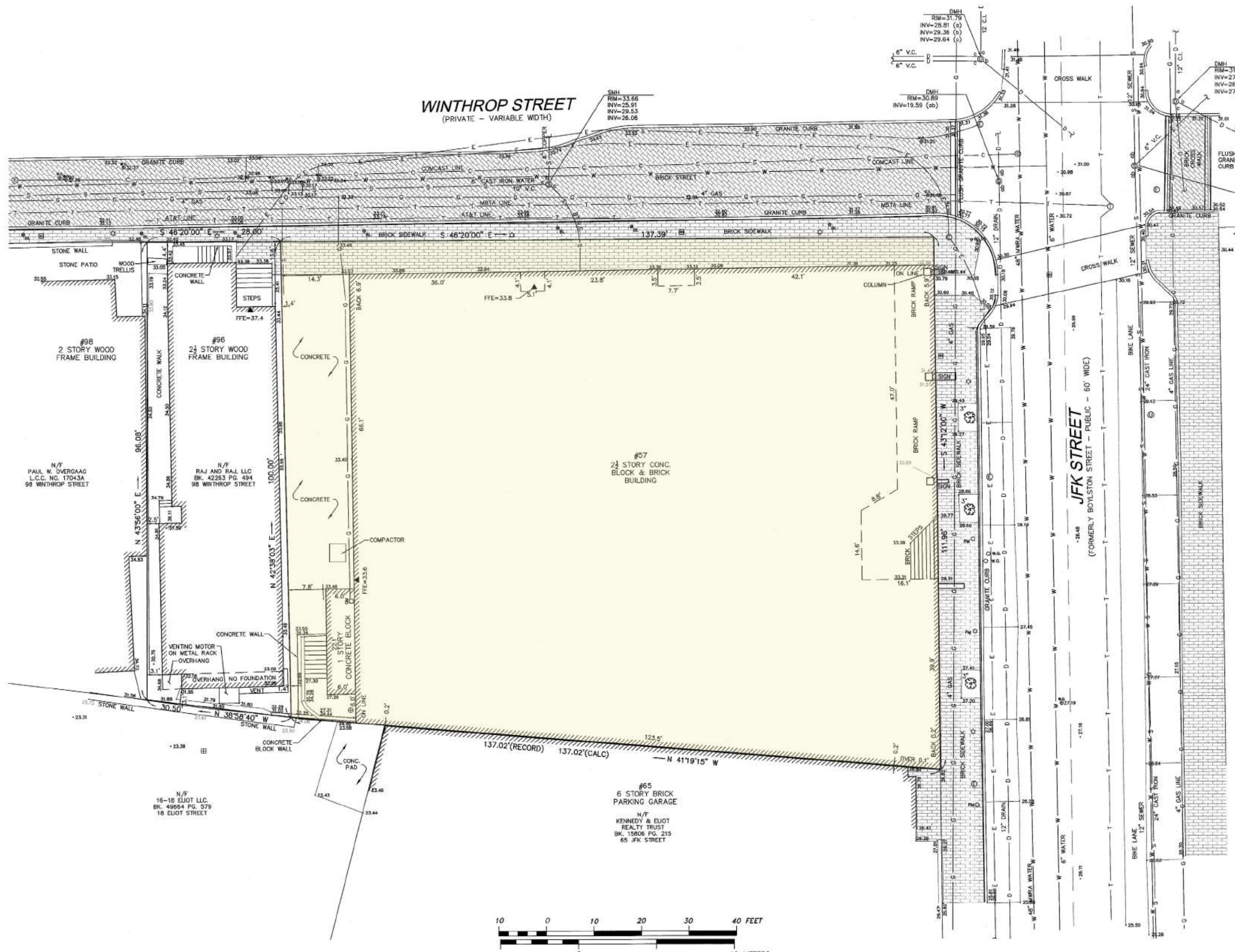
LOCUS MAP



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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
— S —	SEWER LINE
— G —	GAS LINE
— W —	WATER LINE
— T —	TELEPHONE LINE
— E —	ELECTRIC LINE
— C —	CABLE TV LINE
— D —	DRAIN LINE
—	TERMINUS UNKNOWN
BIT	BITUMINOUS
CONC.	CONCRETE
RCP	REINFORCED CONCRETE LINE
CI	CAST IRON LINE
VC	VITRIFIED CLAY LINE
I	INVERT
WL	WATER LEVEL
(BC)	BOTTOM CENTER
NPV	NO LINES VISIBLE
FFE	FINISHED FLOOR ELEVATION
+ 22.67	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

96 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

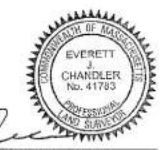
NOTES

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.

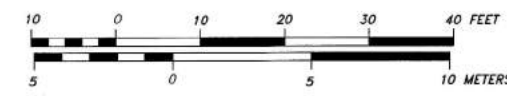
ELEVATIONS DEPICTED HEREON ARE ON CITY OF CAMBRIDGE SEWER DATUM.

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. Everett J. Chandler
 EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783
 DATE 11/14/13



JULY 22, 2022

FIGURE 1



EXISTING CONDITIONS SURVEY

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 CRIMSON GALERIA LIMITED PARTNERSHIP



WINTHROP STREET



JFK STREET COOKIES STREET FRONT (IN CONSTRUCTION)



VIEW ON WINTHROP STREET



CORNER OF JFK STREET & WINTHROP

JULY 22, 2022



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

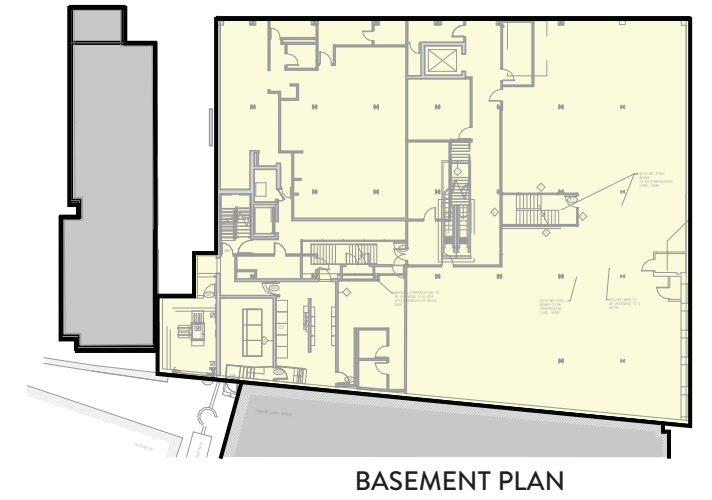
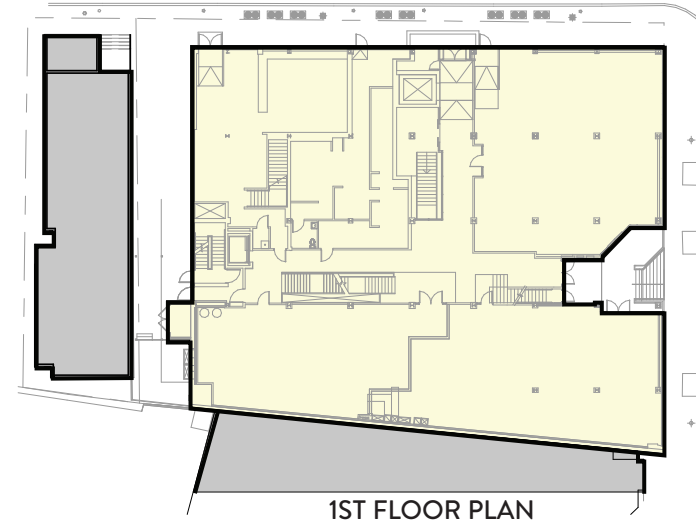
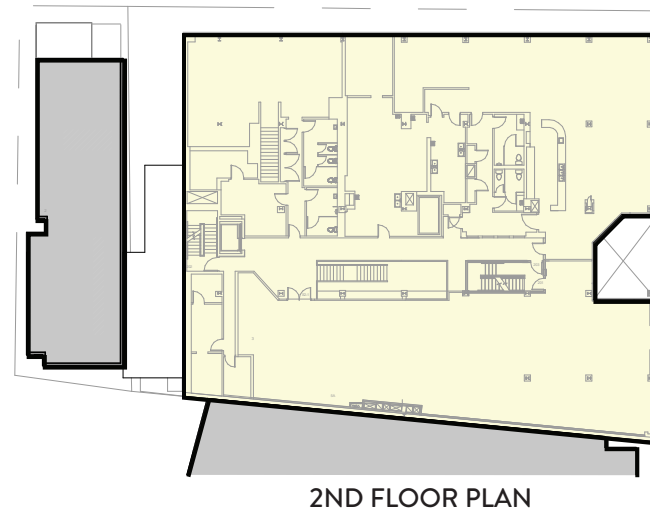
4TH FLOOR PLAN
 EXISTING GSF = 0 SF
 PROPOSED GSF = 9,910 SF

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

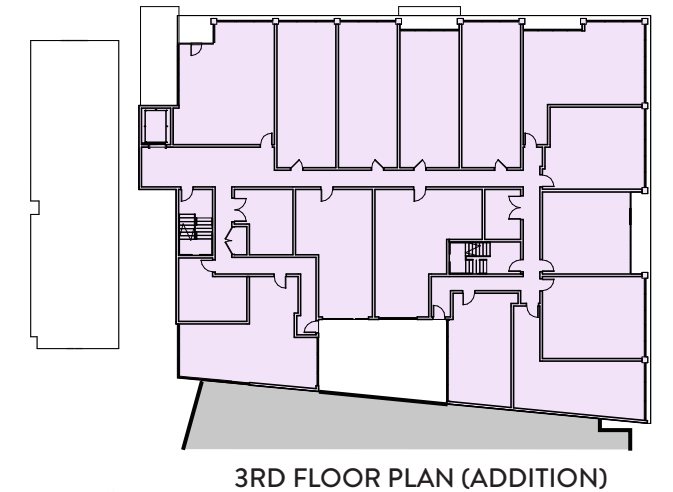
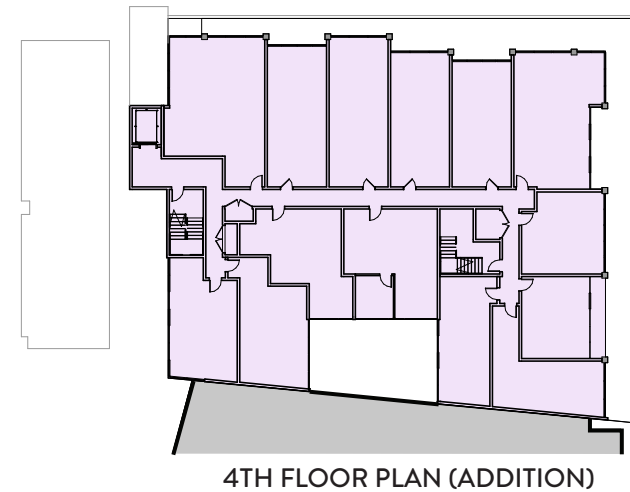
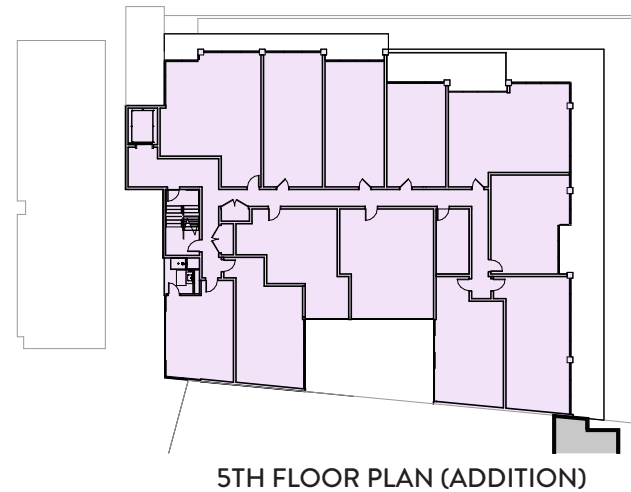
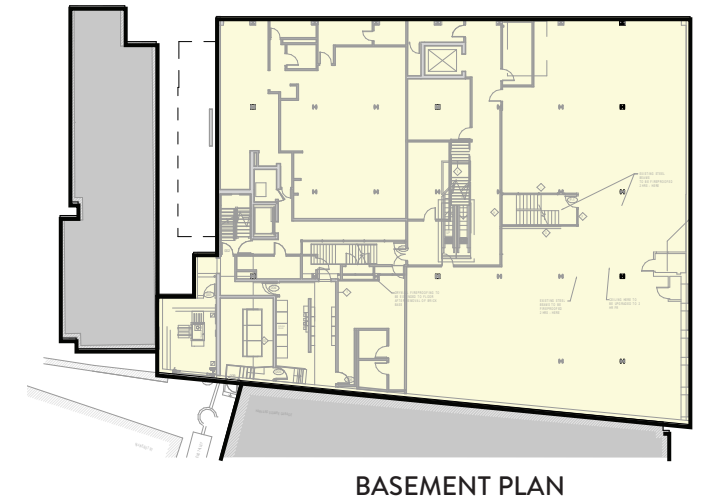
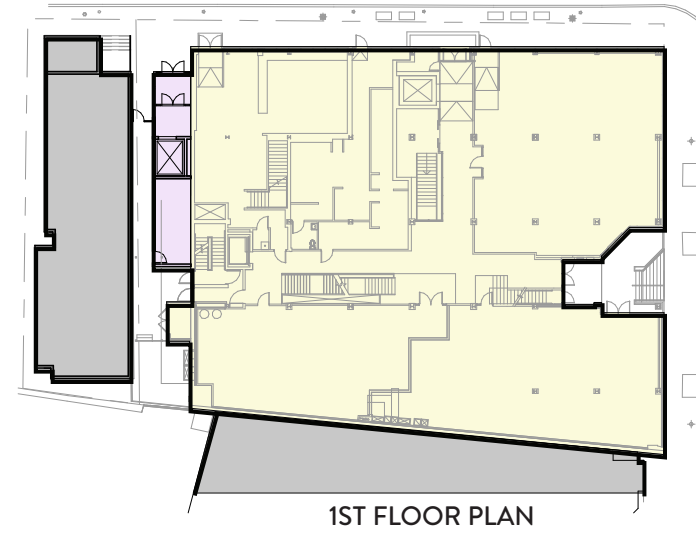
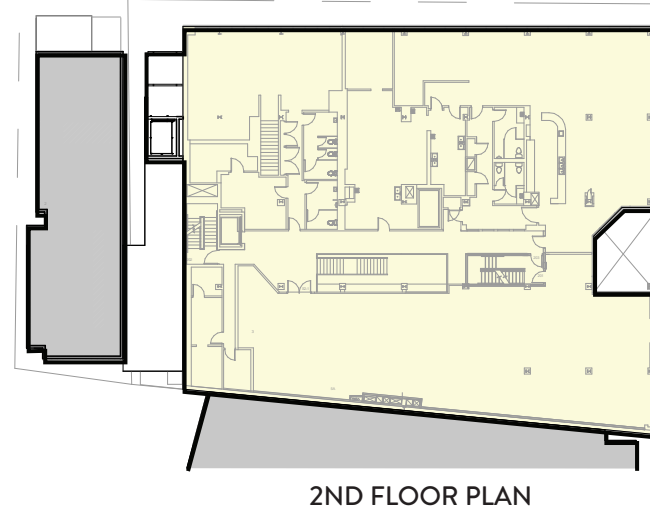
TOTAL EXISTING AREA = 36,570 SF
 TOTAL PROPOSED AREA = 30,334 SF

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

EXISTING FLOOR PLANS

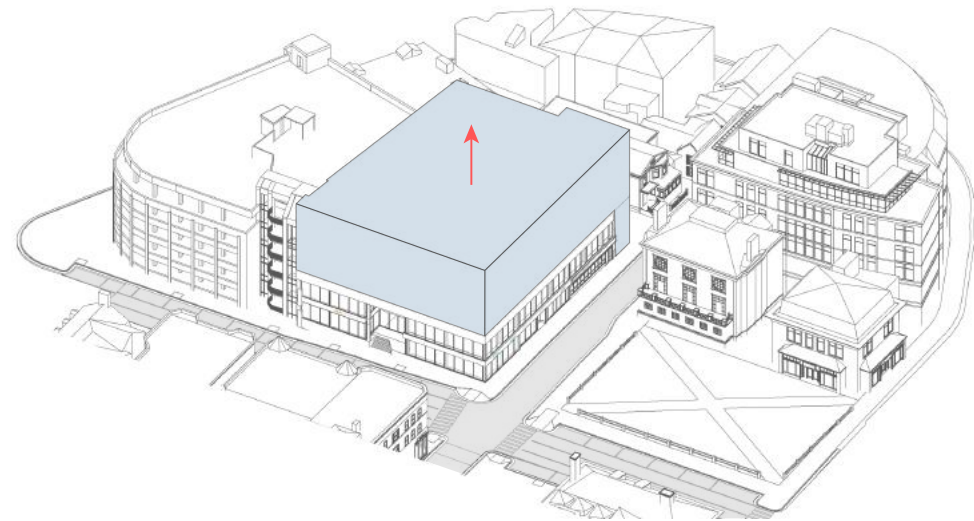


EXISTING & PROPOSED FLOOR PLANS

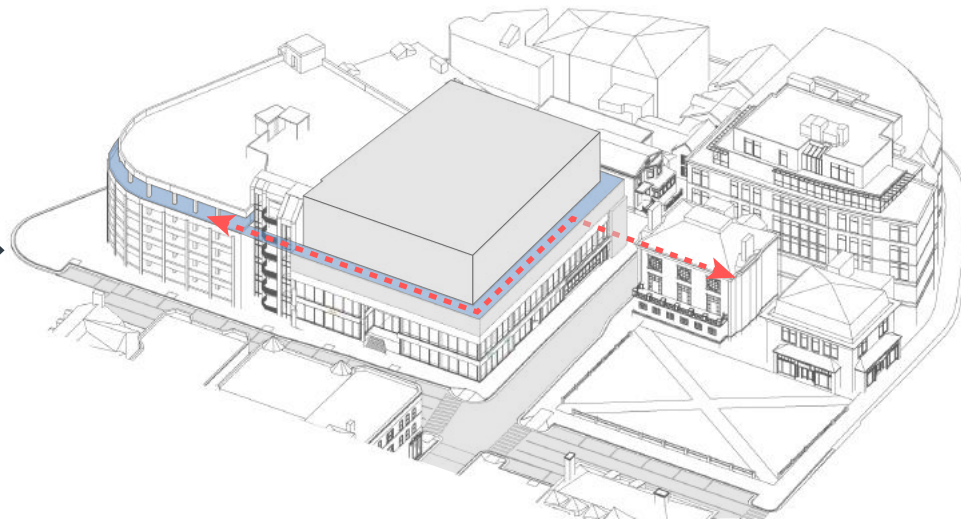


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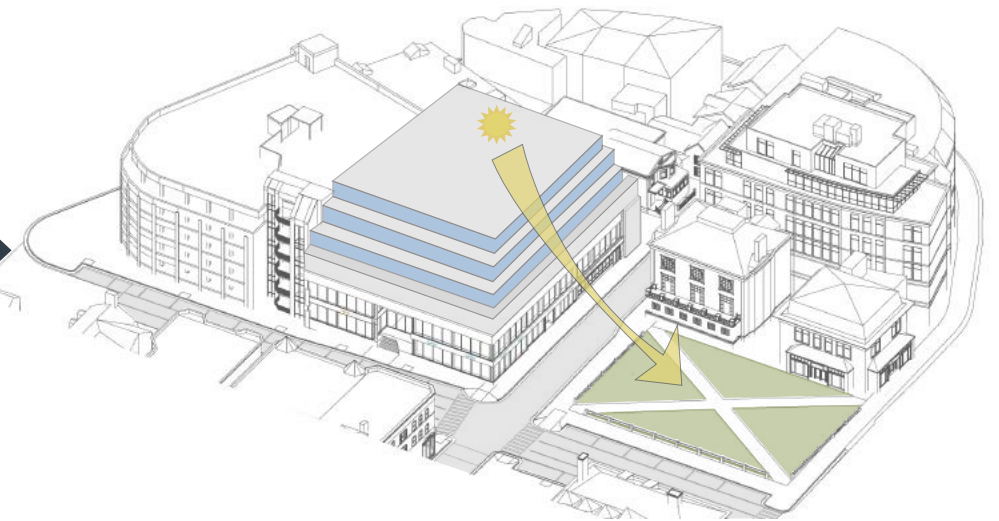
FIGURE 3



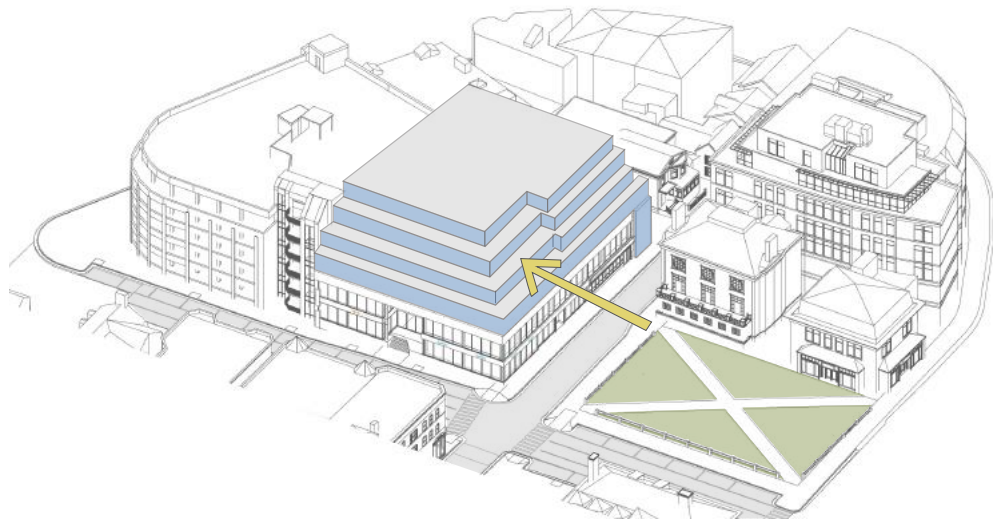
FULL - BUILD



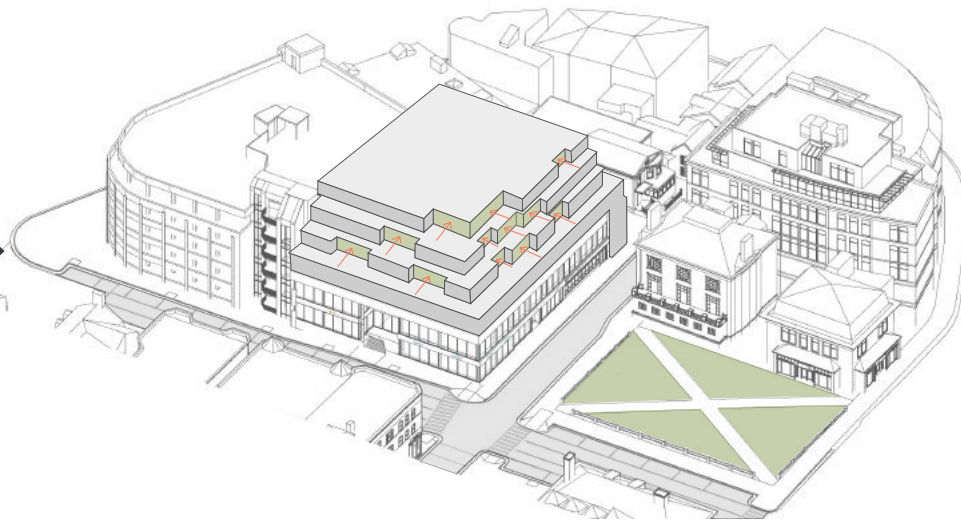
MAINTAINING 3-STORY DATUM



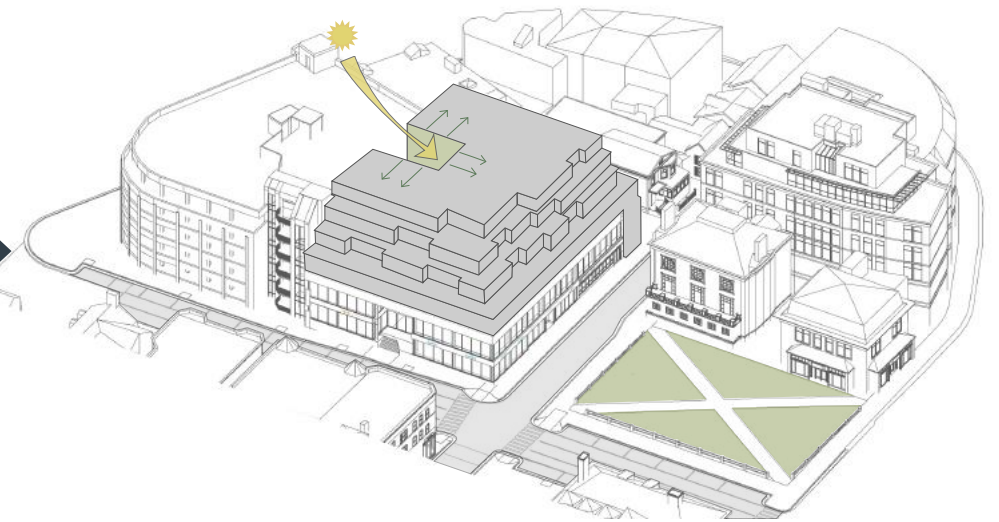
CREATE SETBACKS TO REDUCE SHADOW IMPACTS



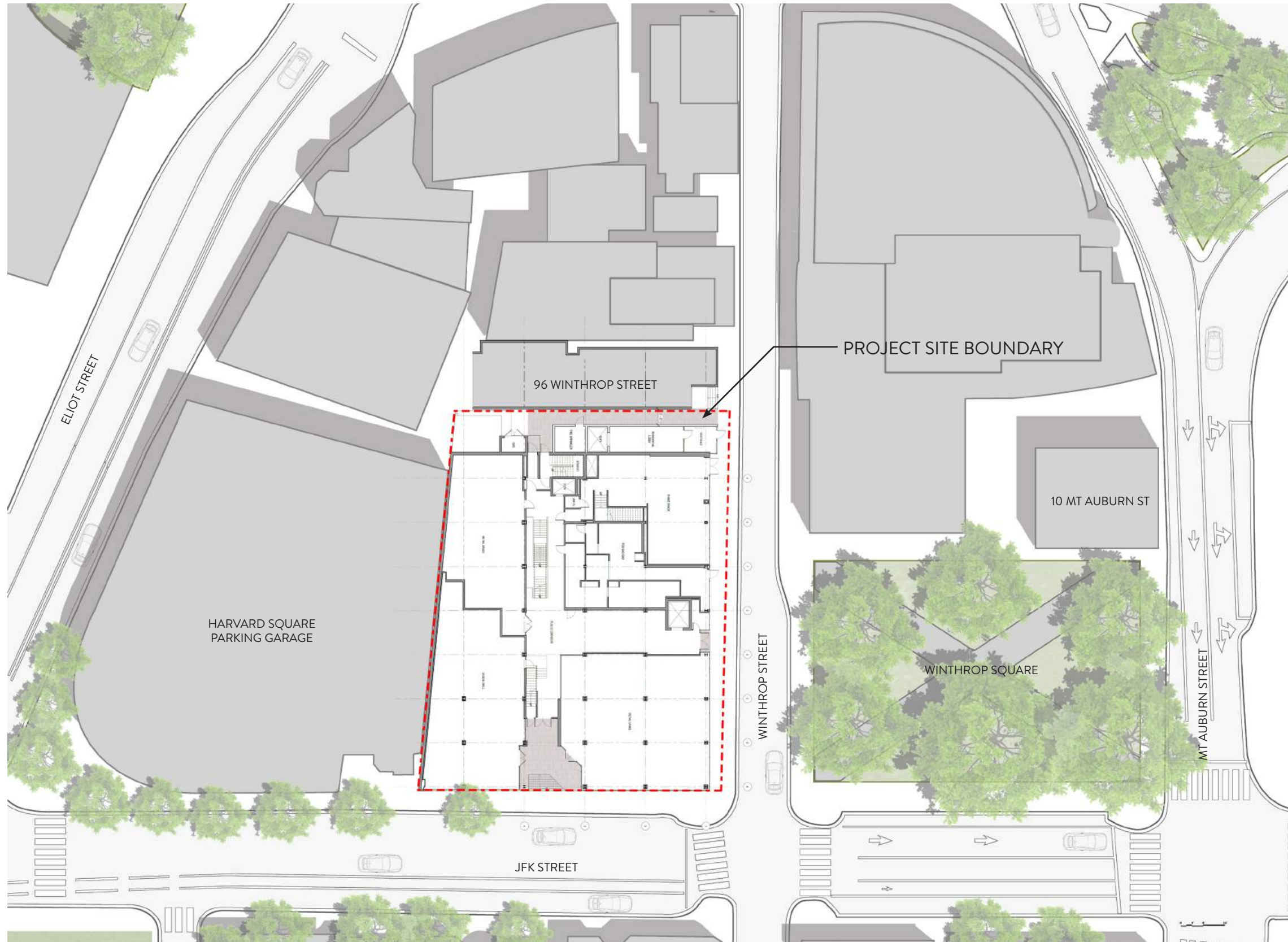
OPEN SPACE SETBACK



ROOFSCAPE SETBACKS



COURTYARD DAYLIGHT



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SITE PLAN

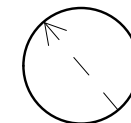
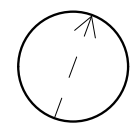
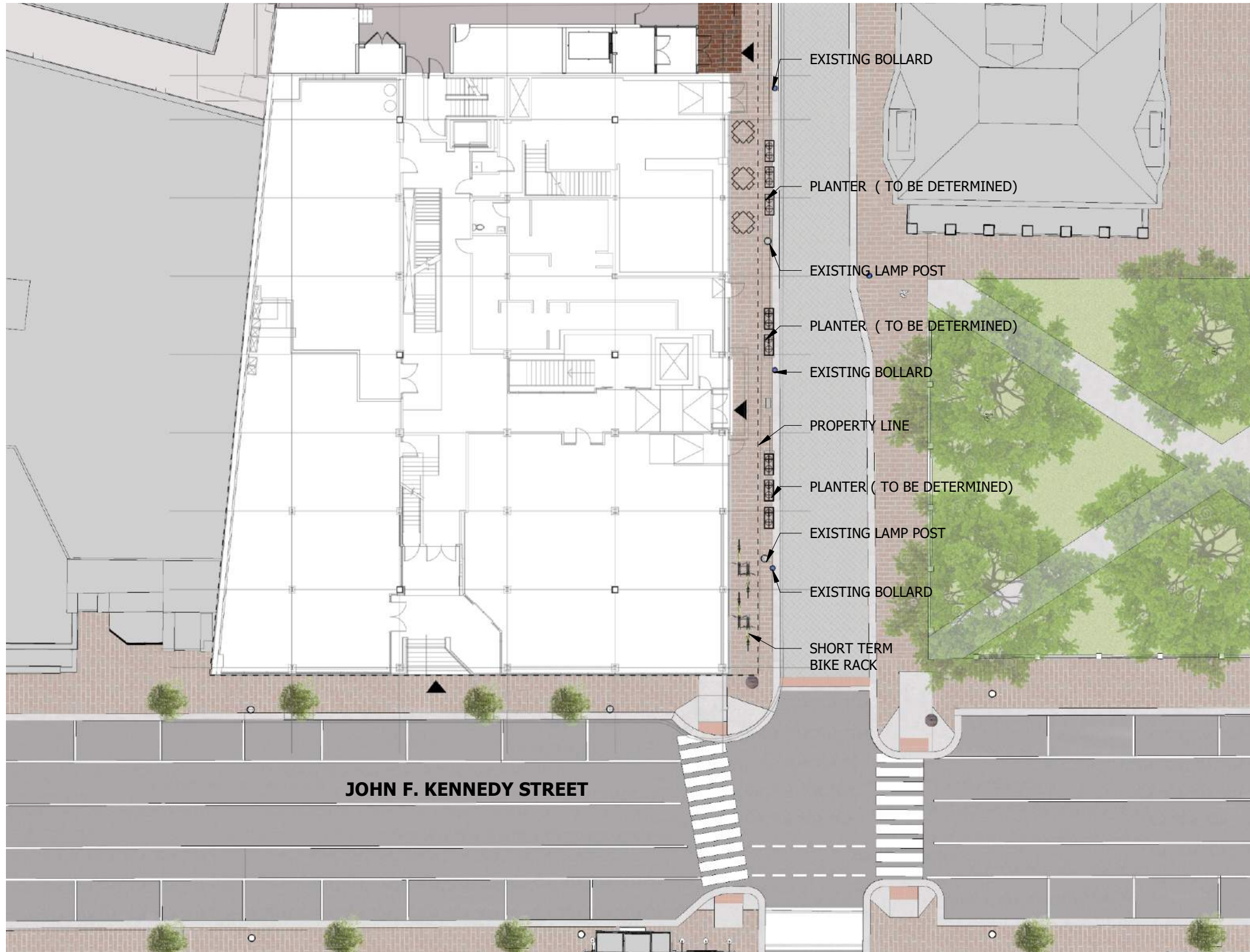


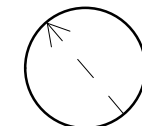
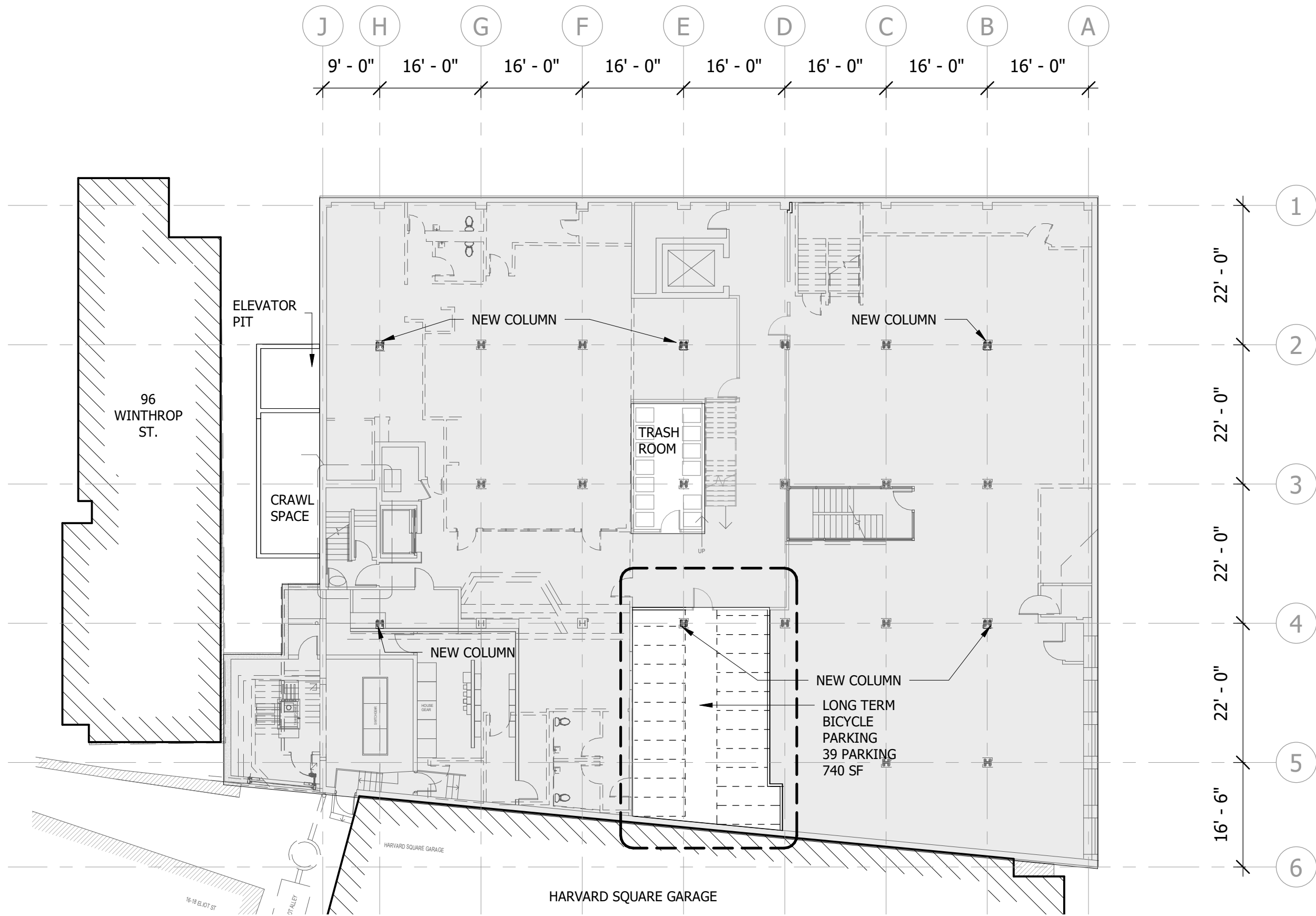
FIGURE 5

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FIGURE 6



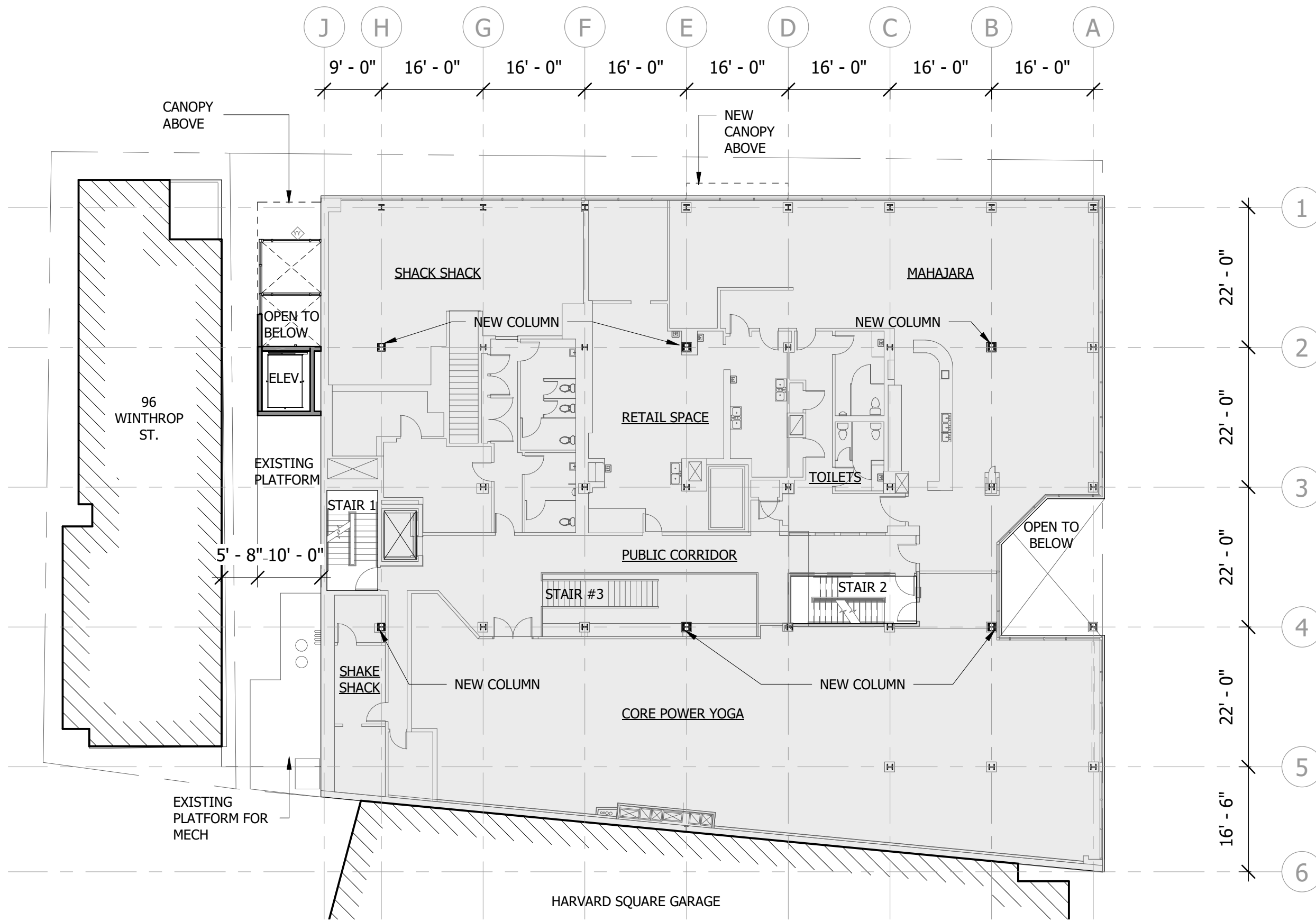
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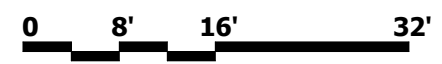
FLOOR PLANS - BASEMENT PLAN

FIGURE 7

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EXISTING / NOT IN SCOPE



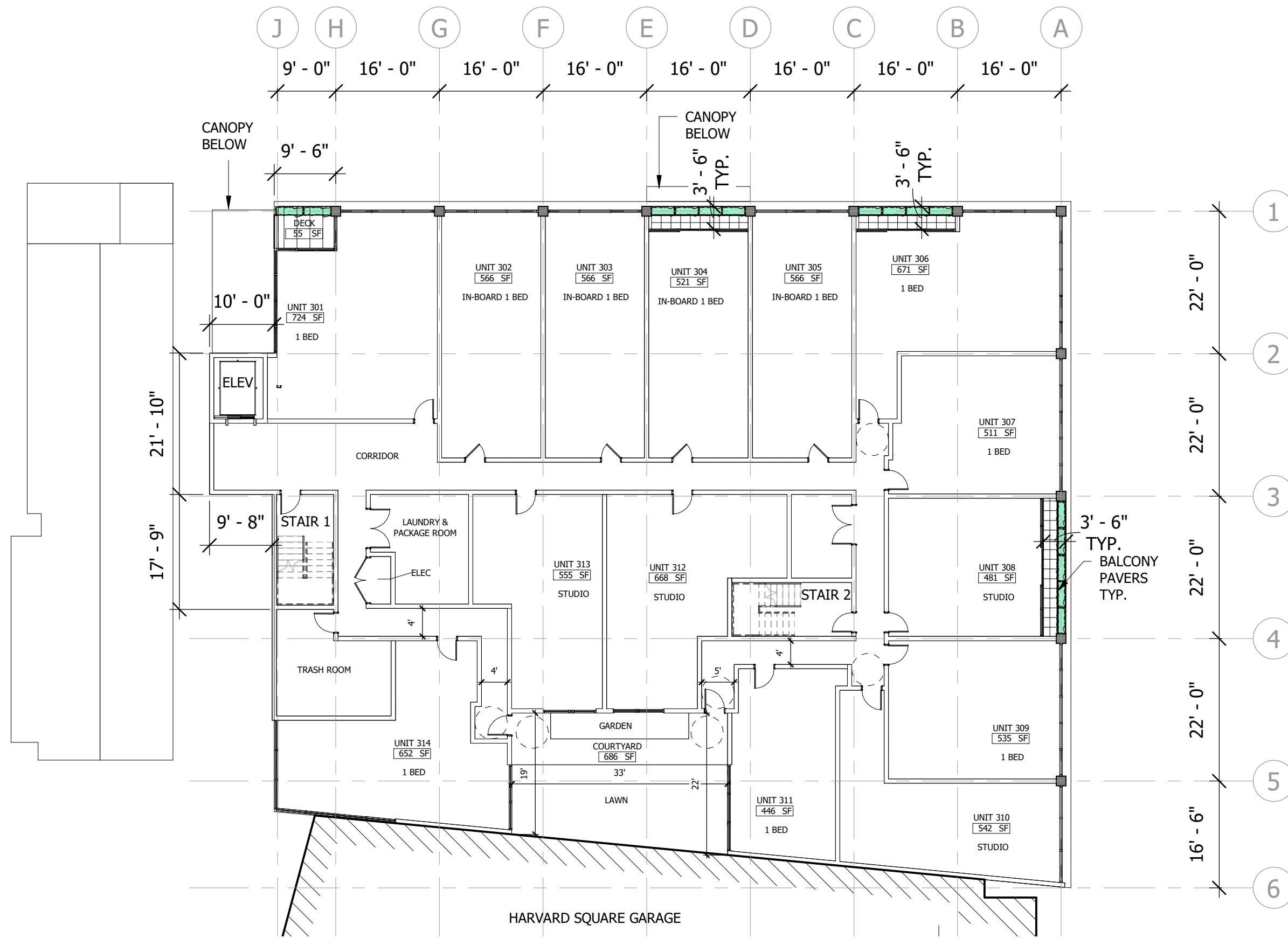
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FIGURE 9



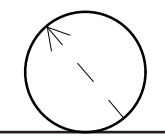
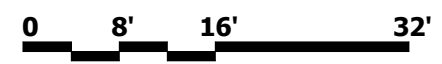
FLOOR PLANS - SECOND FLOOR PLAN

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UNITS SUMMARY	
UNIT	
1 BED	15
2 BED	2
IN-BOARD 1 BED	7
STUDIO	14
Total Residential Units: 38	

EXISTING / NOT IN SCOPE



JULY 22, 2022



FLOOR PLANS - THIRD FLOOR PLAN

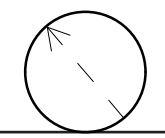
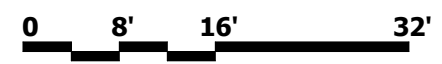
57 JFK STREET PROJECT
CRIMSON GALERIA LIMITED PARTNERSHIP

FIGURE 10

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



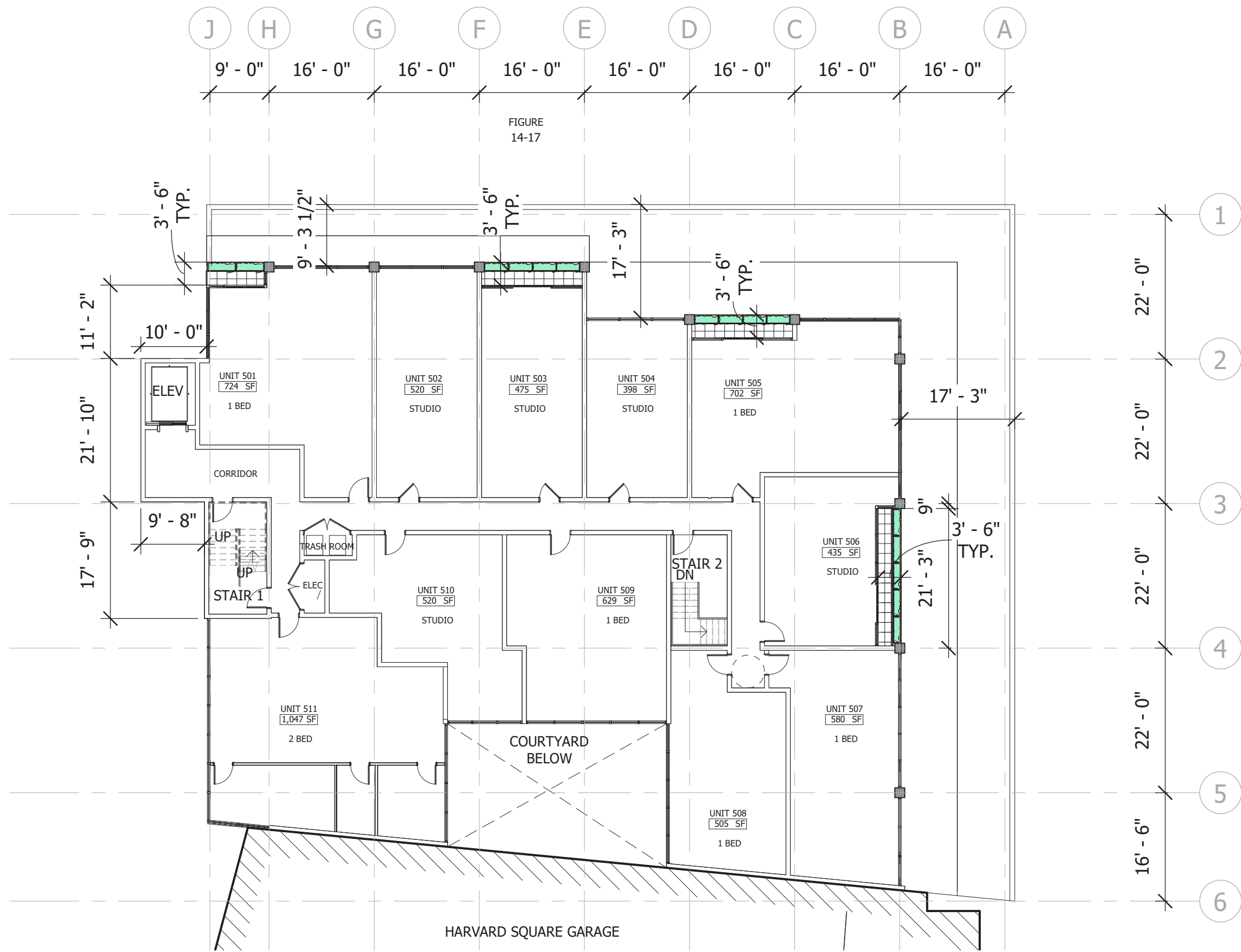
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FIGURE 11

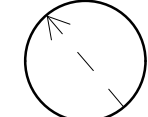
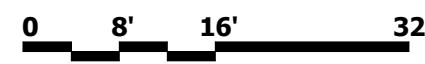


FLOOR PLANS - FOURTH FLOOR PLAN

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EXISTING / NOT IN SCOPE



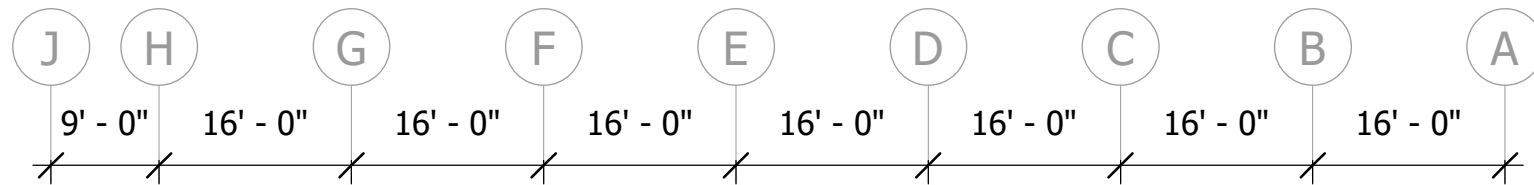
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FIGURE 12



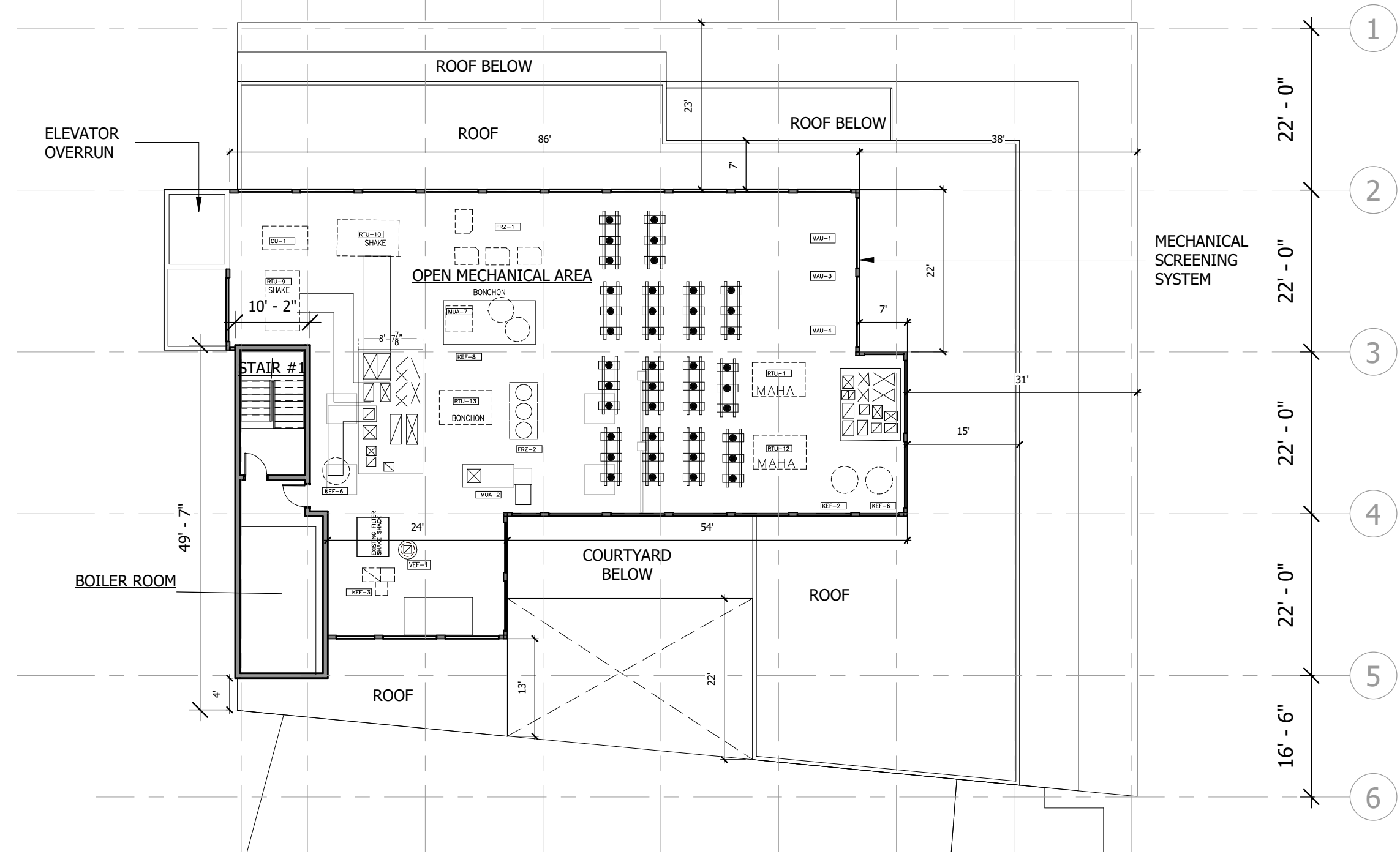
FLOOR PLANS - FIFTH FLOOR PLAN

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MECHANICAL UNITS

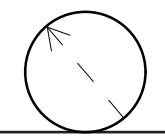
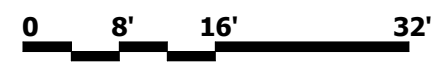
ROOF TOP UNITS ESTIMATED TO BE 70" TALL.
 CONDENSERS TO BE STACKED, ESTIMATED HEIGHT 84"
 GREASE FANS/ EXHAUST FANS ESTIMATED TO BE 42" TALL.



ELEVATOR
OVERRUN

BOILER ROOM

MECHANICAL
SCREENING
SYSTEM



EXISTING / NOT
IN SCOPE

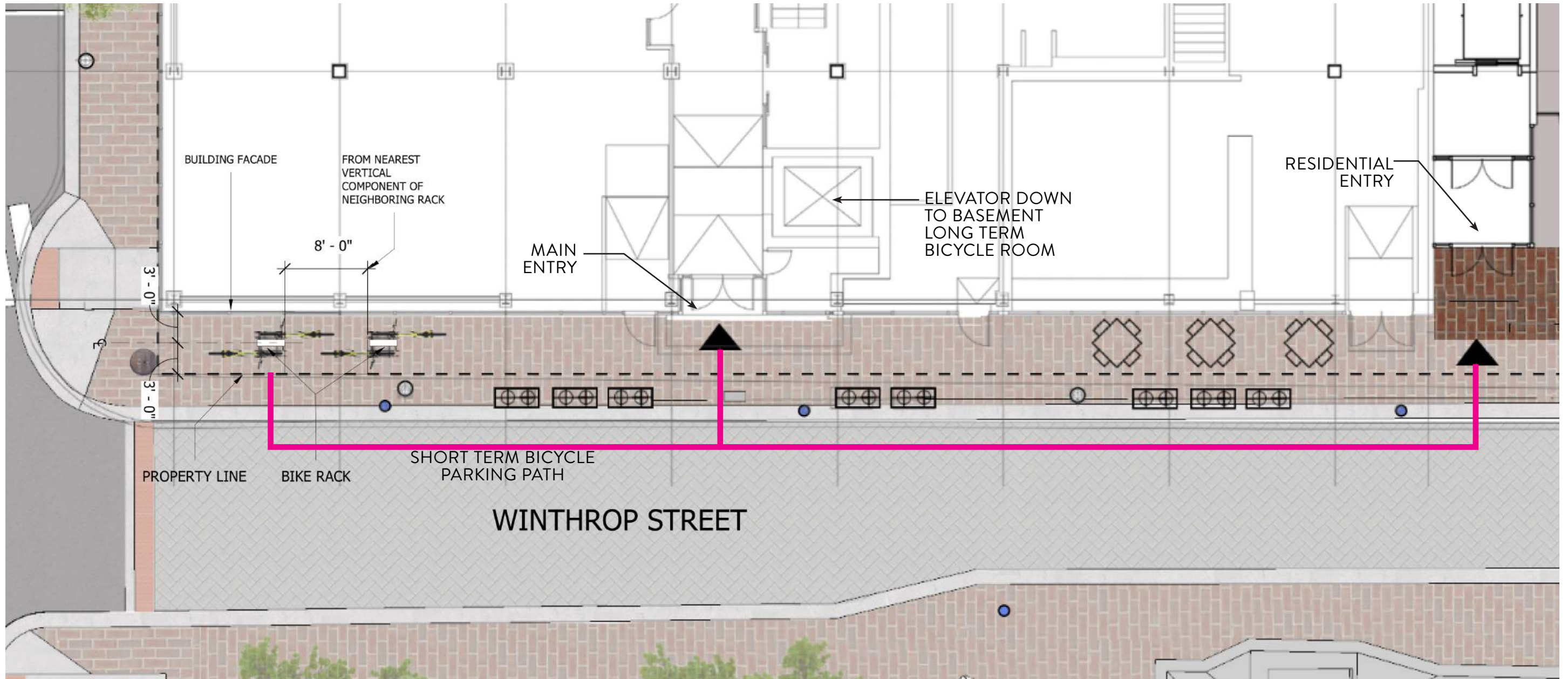
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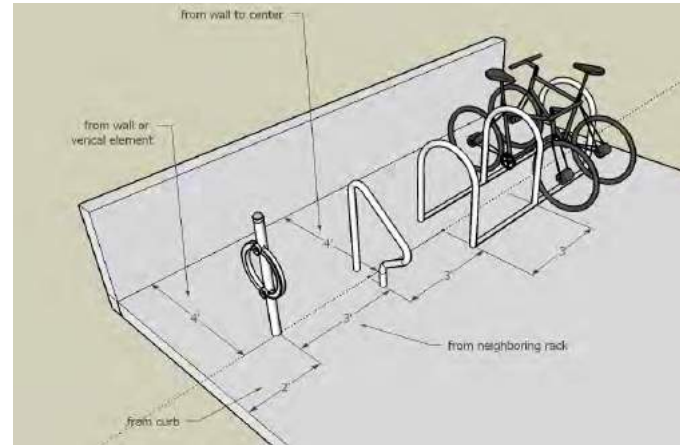
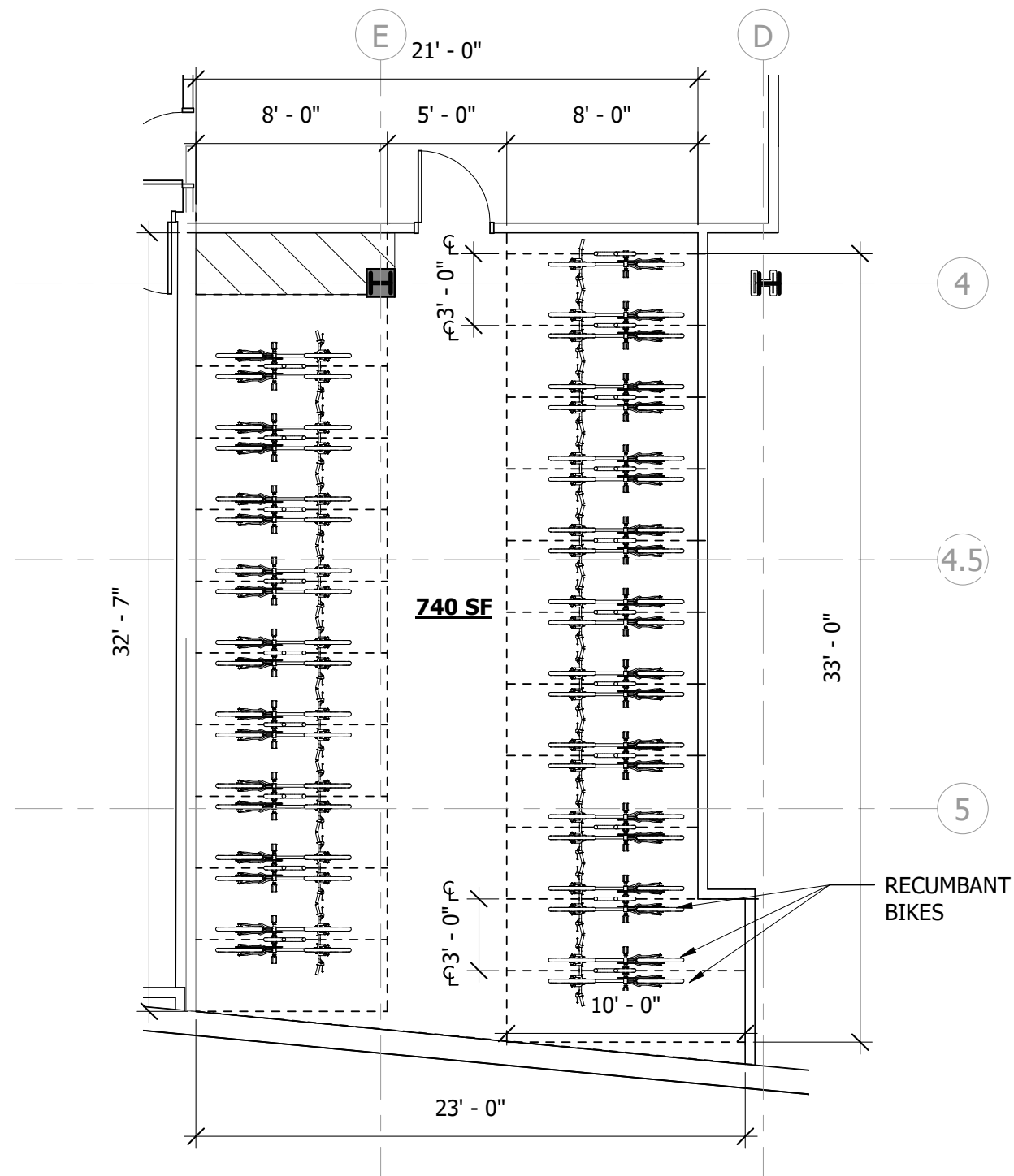
FIGURE 13



FLOOR PLANS - ROOF PLAN

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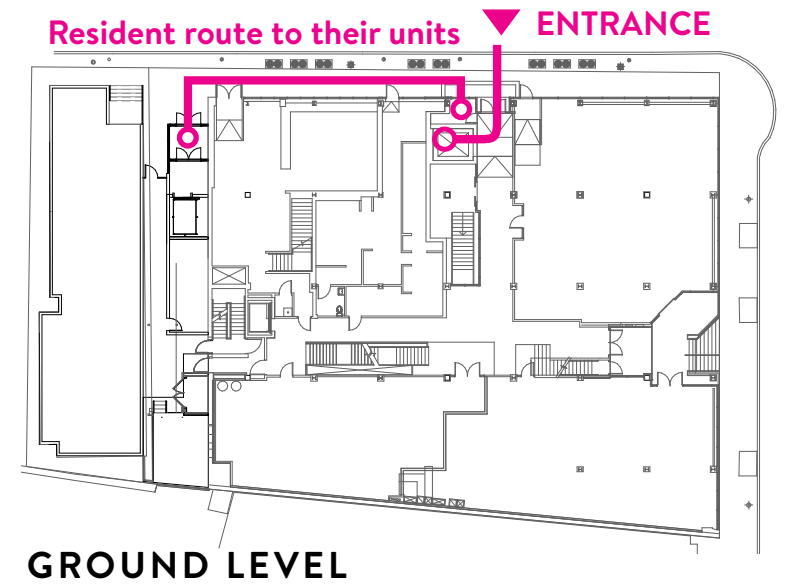




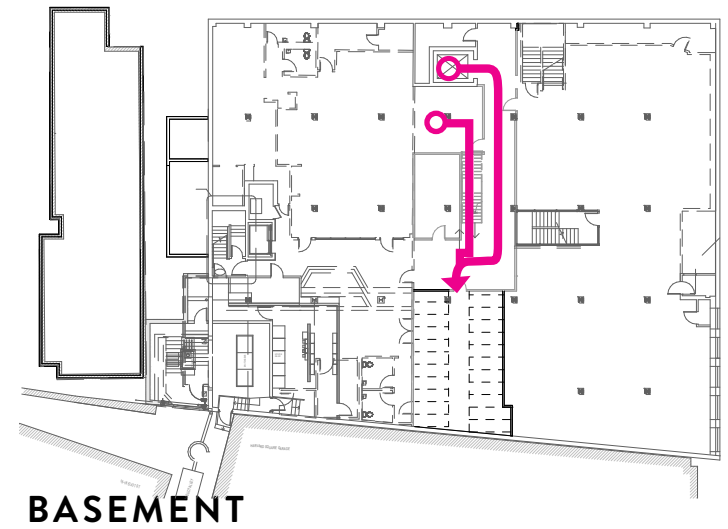
Bicycle Rack Types and Clearances



Bicycle Rack

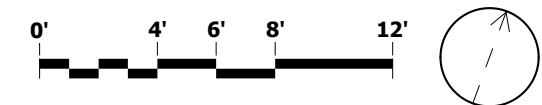


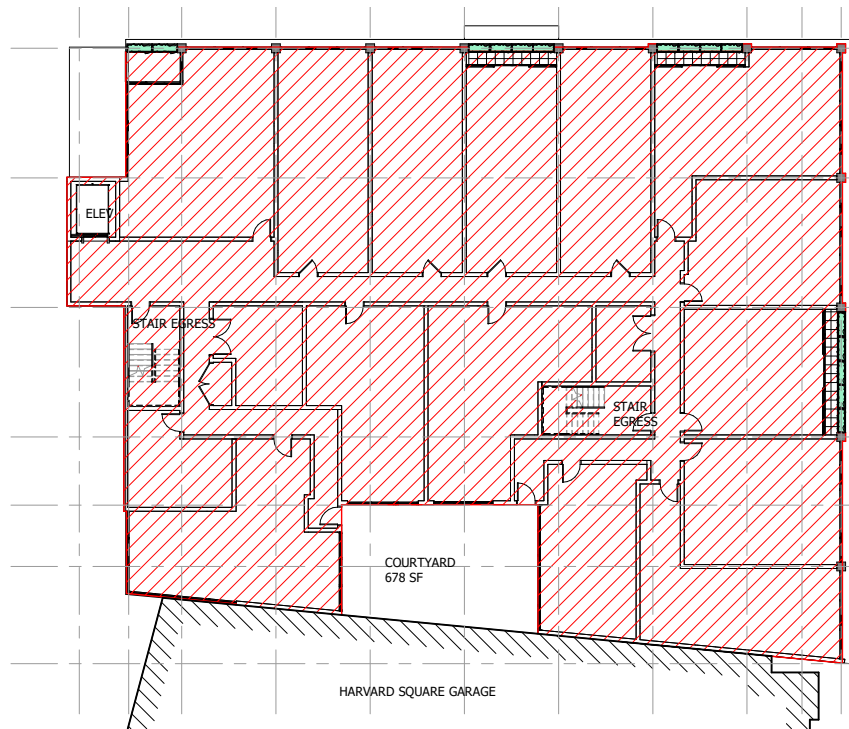
GROUND LEVEL



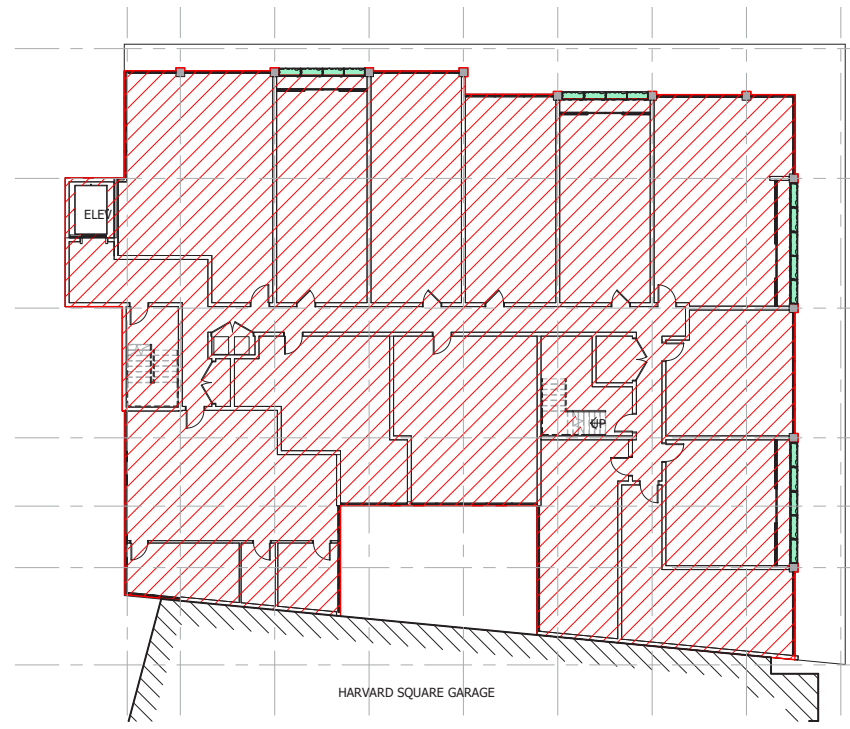
BASEMENT

LONG TERM BIKE PARKING		
LEVEL	APARTMENT UNIT	BIKE PARKING COUNT
3-5	0	0
BASEMENT	-	39
TOTAL		39





3RD FLOOR

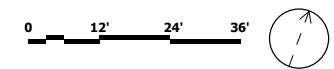


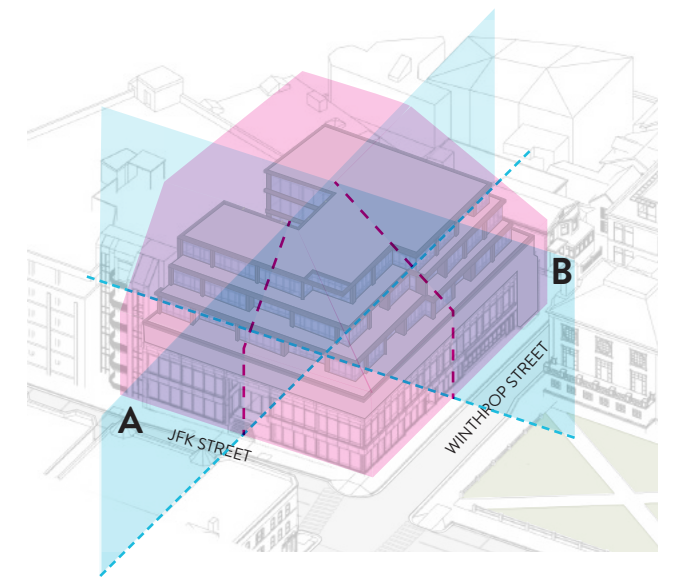
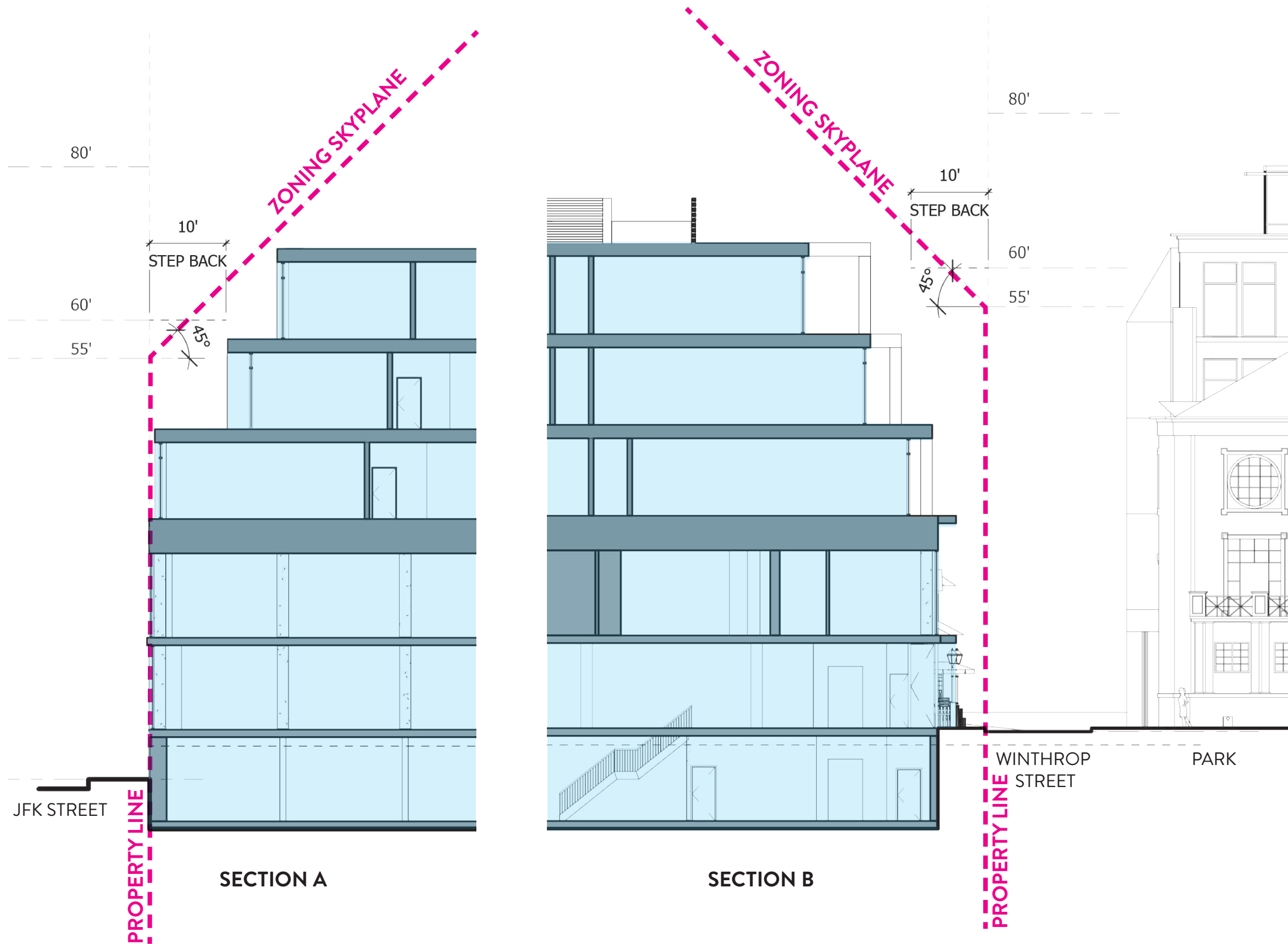
4TH FLOOR



5TH FLOOR

AREAS_FLOOR GROSS	
Name	Area
5TH FLOOR GSF	8,621 SF
4TH FLOOR GSF	10,005 SF
3RD FLOOR GSF	11,525 SF
Grand total	30,150 SF

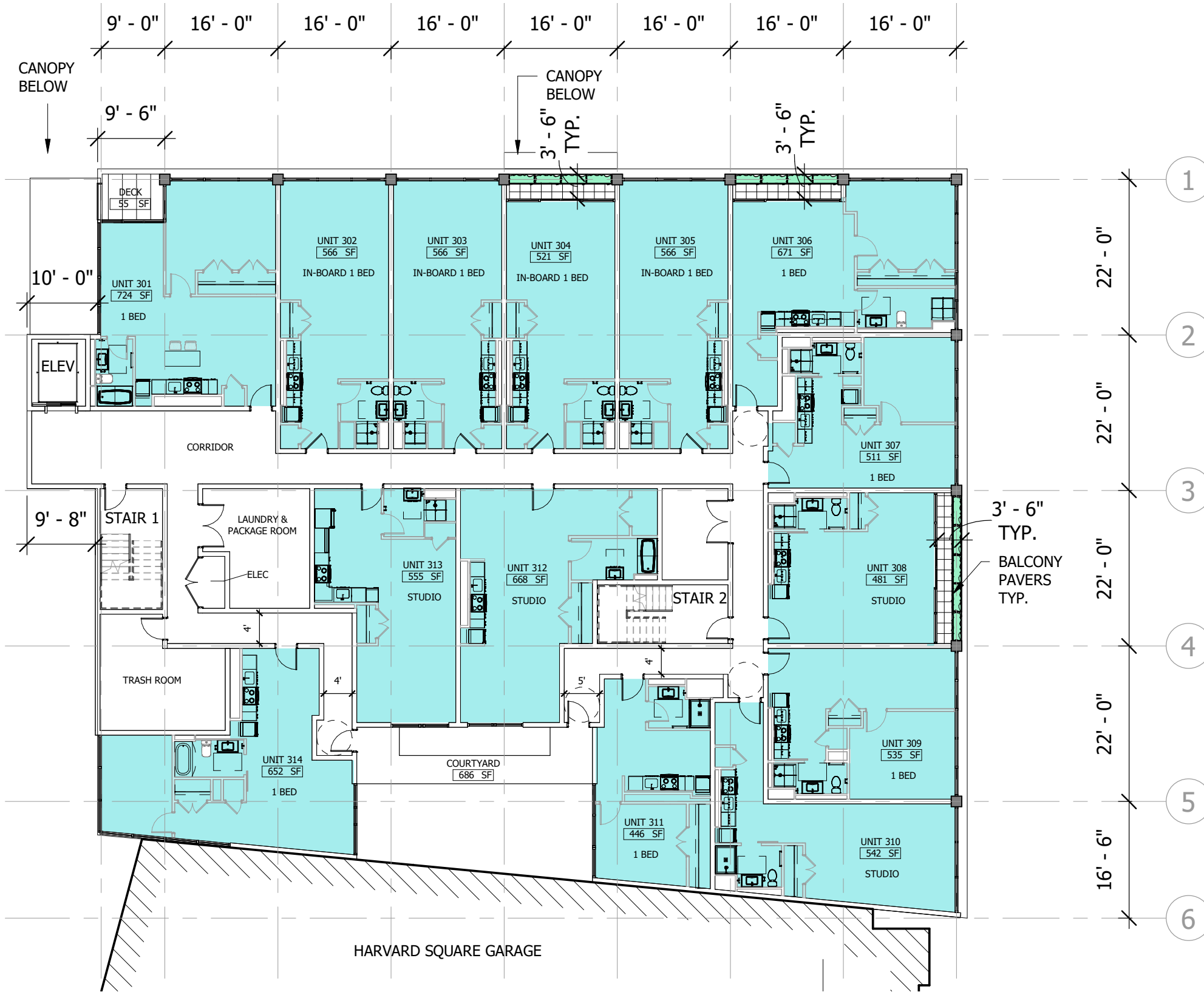




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FIGURE 17

FLOOR AREA NET.		
Name	Type	Area
UNIT 301	1 BED	724
UNIT 302	IN-BOARD 1 BED	566
UNIT 303	IN-BOARD 1 BED	566
UNIT 304	IN-BOARD 1 BED	521
UNIT 305	IN-BOARD 1 BED	566
UNIT 306	1 BED	671
UNIT 307	1 BED	511
UNIT 308	STUDIO	481
UNIT 309	1 BED	535
UNIT 310	STUDIO	542
UNIT 311	1 BED	446
UNIT 312	STUDIO	668
UNIT 313	STUDIO	555
UNIT 314	1 BED	652
UNIT 401	1 BED	855
UNIT 402	IN-BOARD 1 BED	537
UNIT 403	IN-BOARD 1 BED	581
UNIT 404	IN-BOARD 1 BED	520
UNIT 405	STUDIO	475
UNIT 406	1 BED	726
UNIT 407	STUDIO	413
UNIT 408	STUDIO	362
UNIT 409	STUDIO	458
UNIT 410	1 BED	431
UNIT 411	1 BED	629
UNIT 412	STUDIO	520
UNIT 413	2 BED	1,047
UNIT 501	1 BED	724
UNIT 502	STUDIO	520
UNIT 503	STUDIO	475
UNIT 504	STUDIO	398
UNIT 505	1 BED	702
UNIT 506	STUDIO	435
UNIT 507	1 BED	580
UNIT 508	1 BED	505
UNIT 509	1 BED	629
UNIT 510	STUDIO	520
UNIT 511	2 BED	1,047
Grand total: 38		22,091



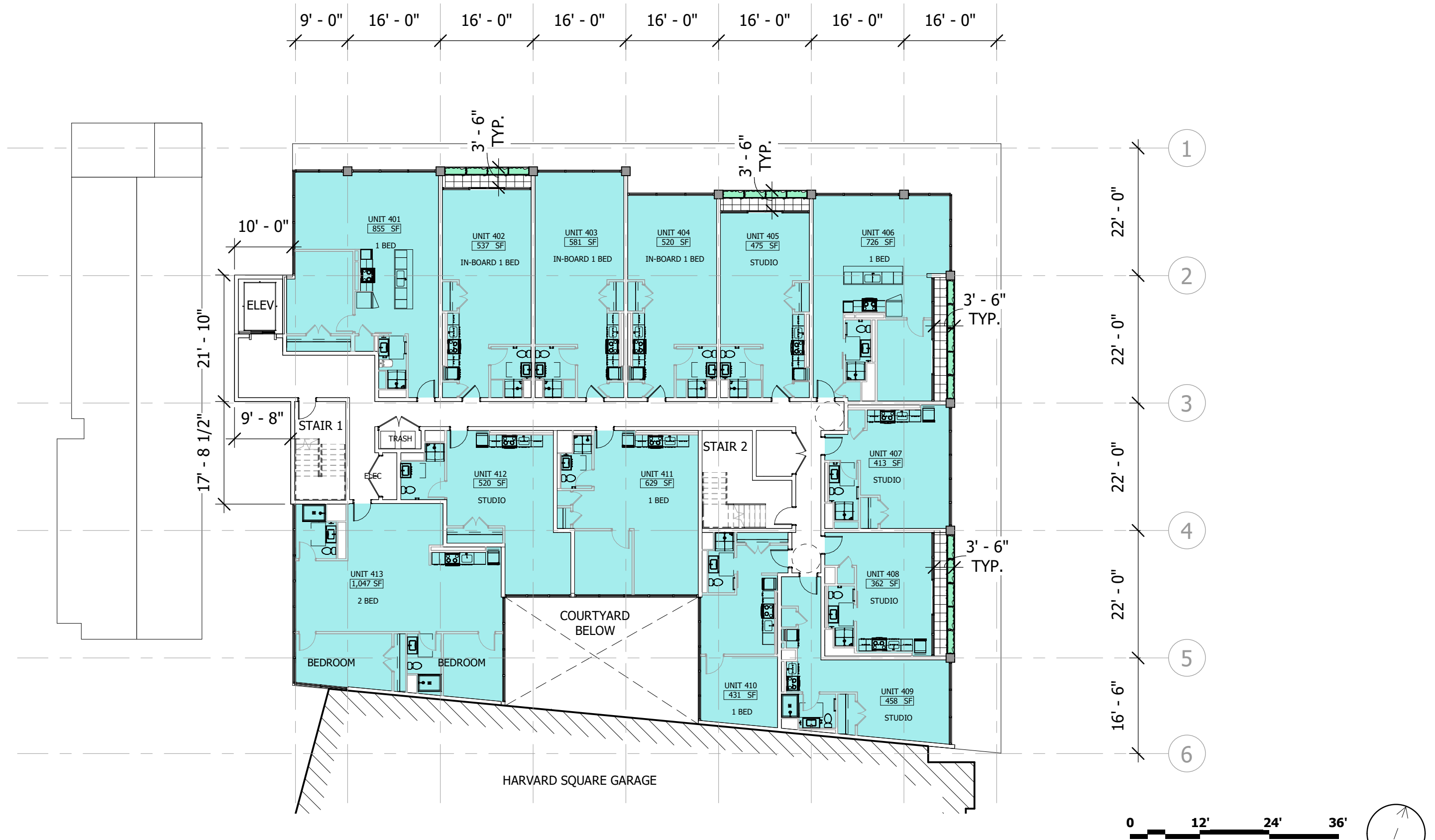
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FIGURE 18



NET. FLOOR AREA 3RD LEVEL

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CRIMSON GALERIA LIMITED PARTNERSHIP



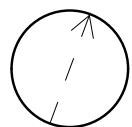
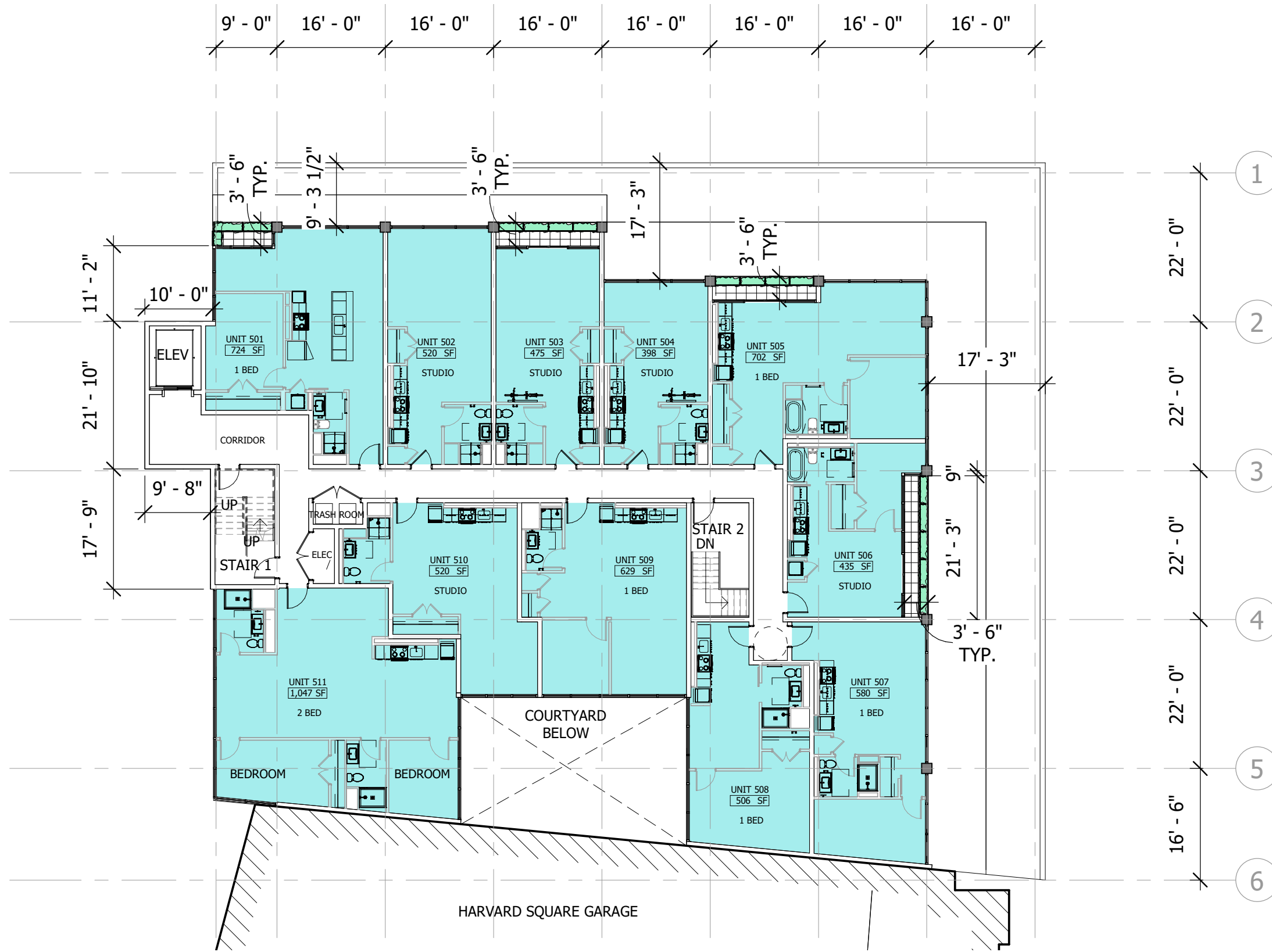
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FIGURE 19



NET. FLOOR AREA 4TH LEVEL

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FIGURE 20

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

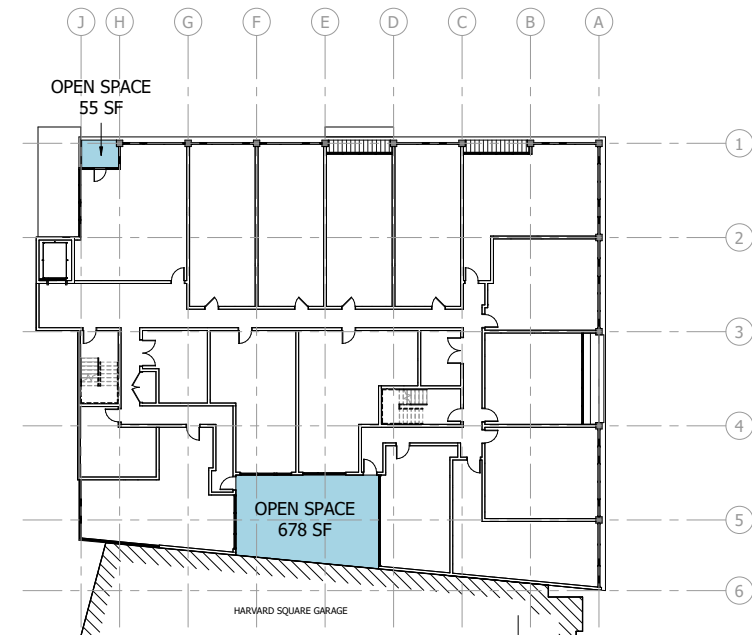
UNIT 302	566 SF
UNIT 303	566 SF
UNIT 304	530 SF
UNIT 305	566 SF
UNIT 402	547 SF
UNIT 403	581 SF
UNIT 404	520 SF

TOTAL UNIT AREA	3876
AVERAGE UNIT COUNT	554

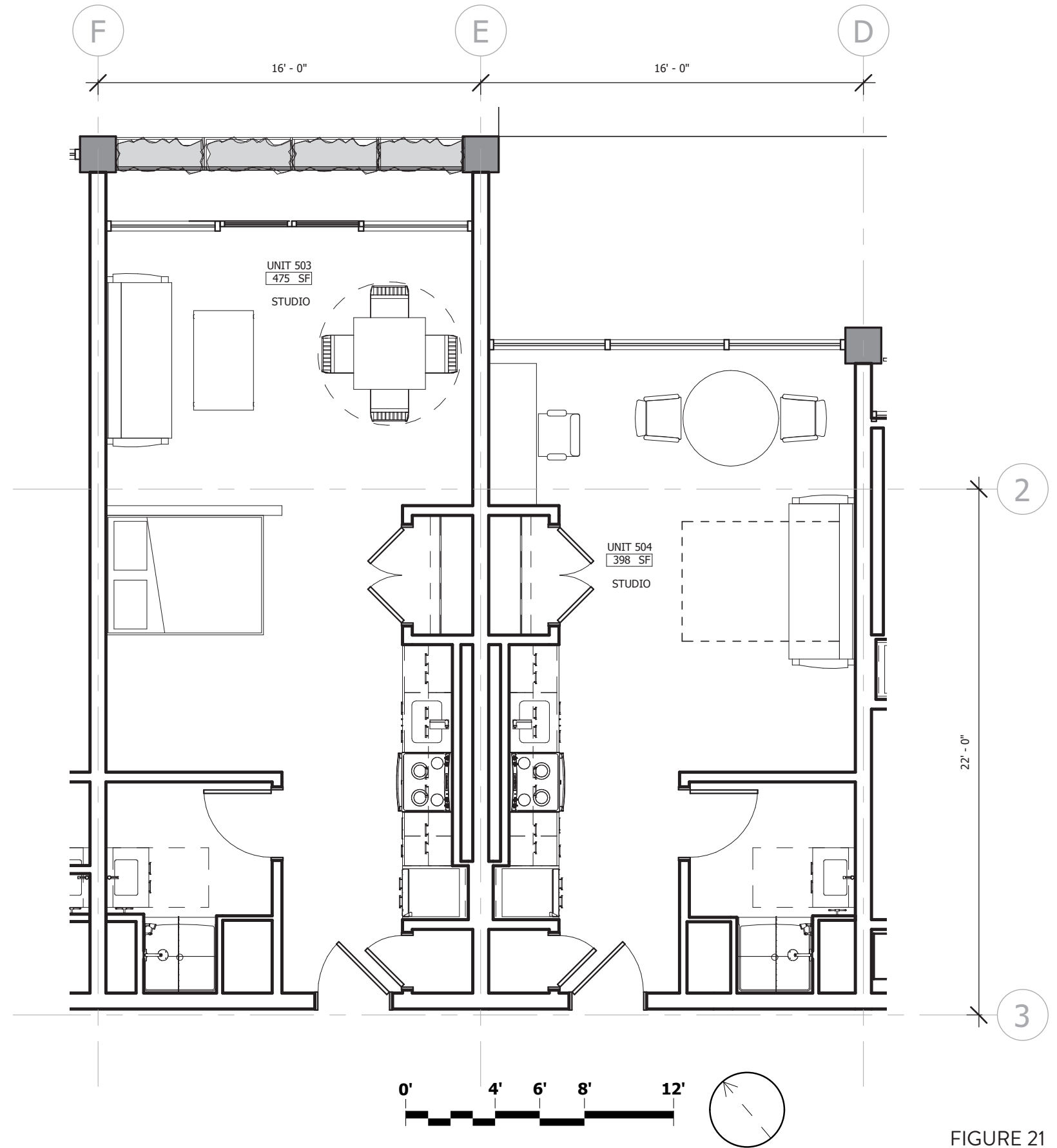
OPEN SPACE

COURTYARD	678 SF
TERRACE	55 SF

TOTAL OPEN AREA	733
-----------------	-----



Scale: 1/16" = 1'-0" Sheet No.:



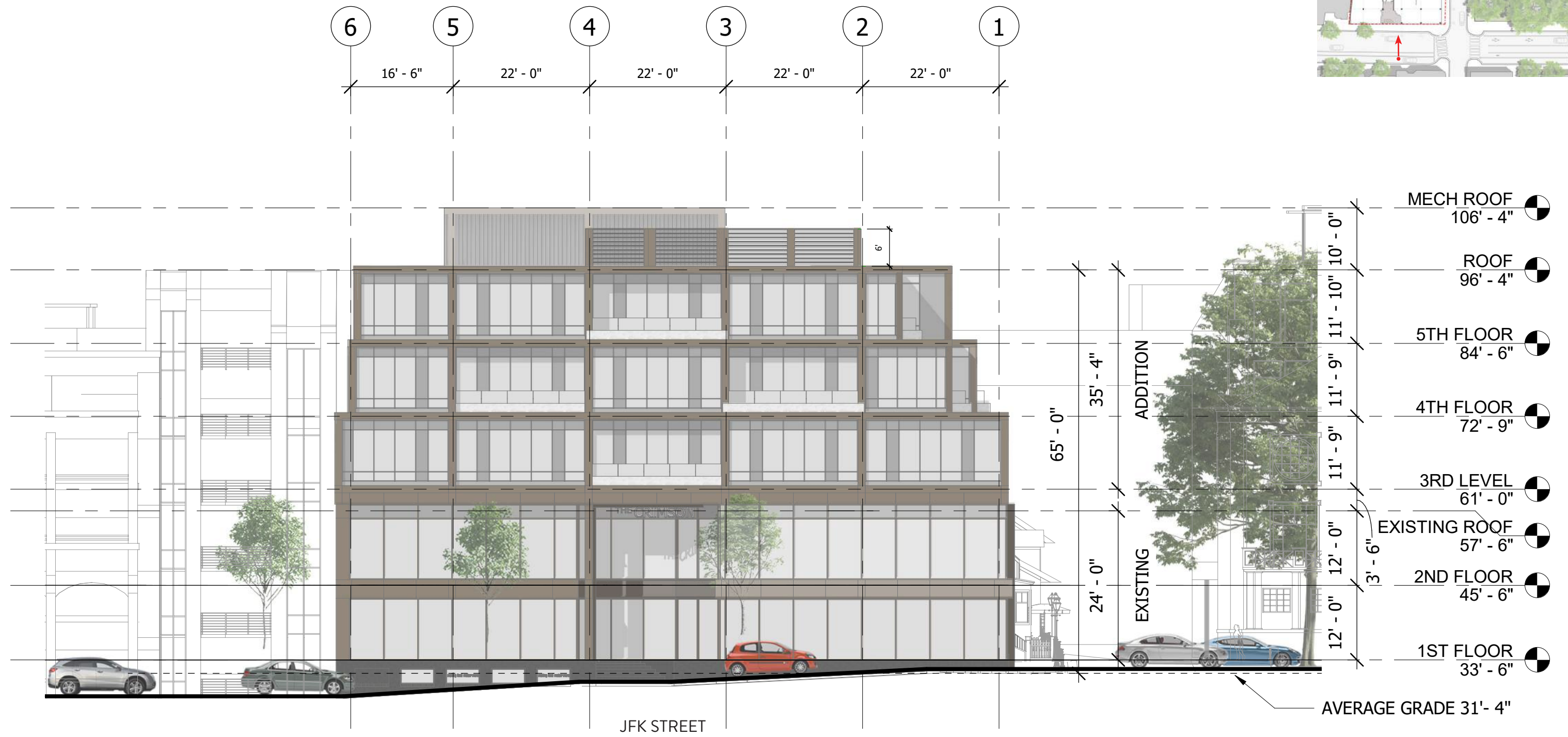
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UNIT AREA SCHEDULE & TYPICAL STUDIOS

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FIGURE 21



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FIGURE 22



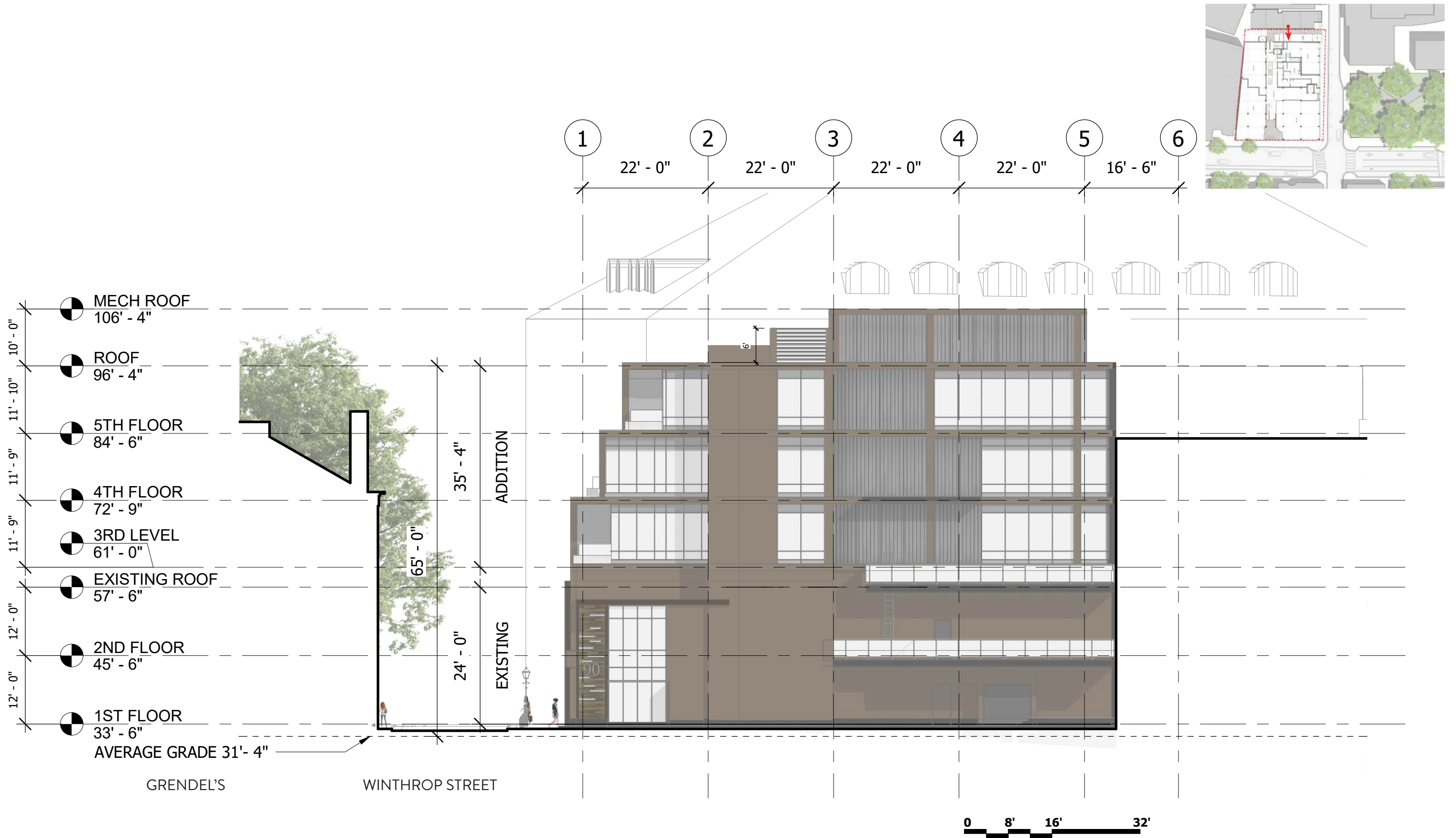
JULY 22, 2022

FIGURE 23



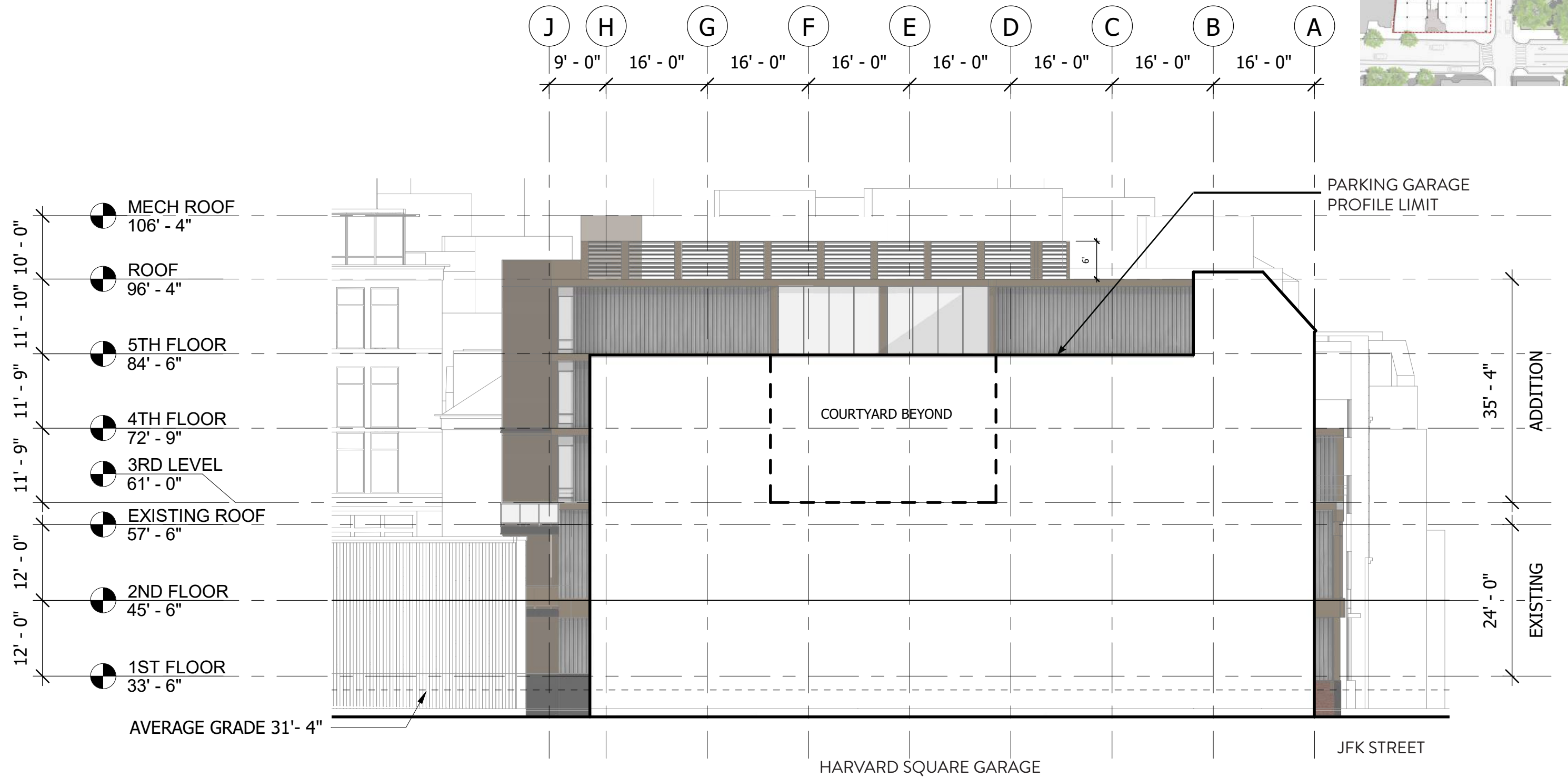
BUILDING ELEVATIONS - WINTHROP STREET

57 JFK STREET PROJECT
CRIMSON GALERIA LIMITED PARTNERSHIP



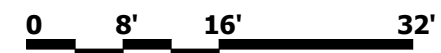
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FIGURE 24



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FIGURE 25



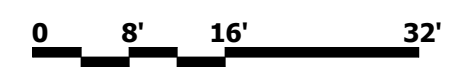
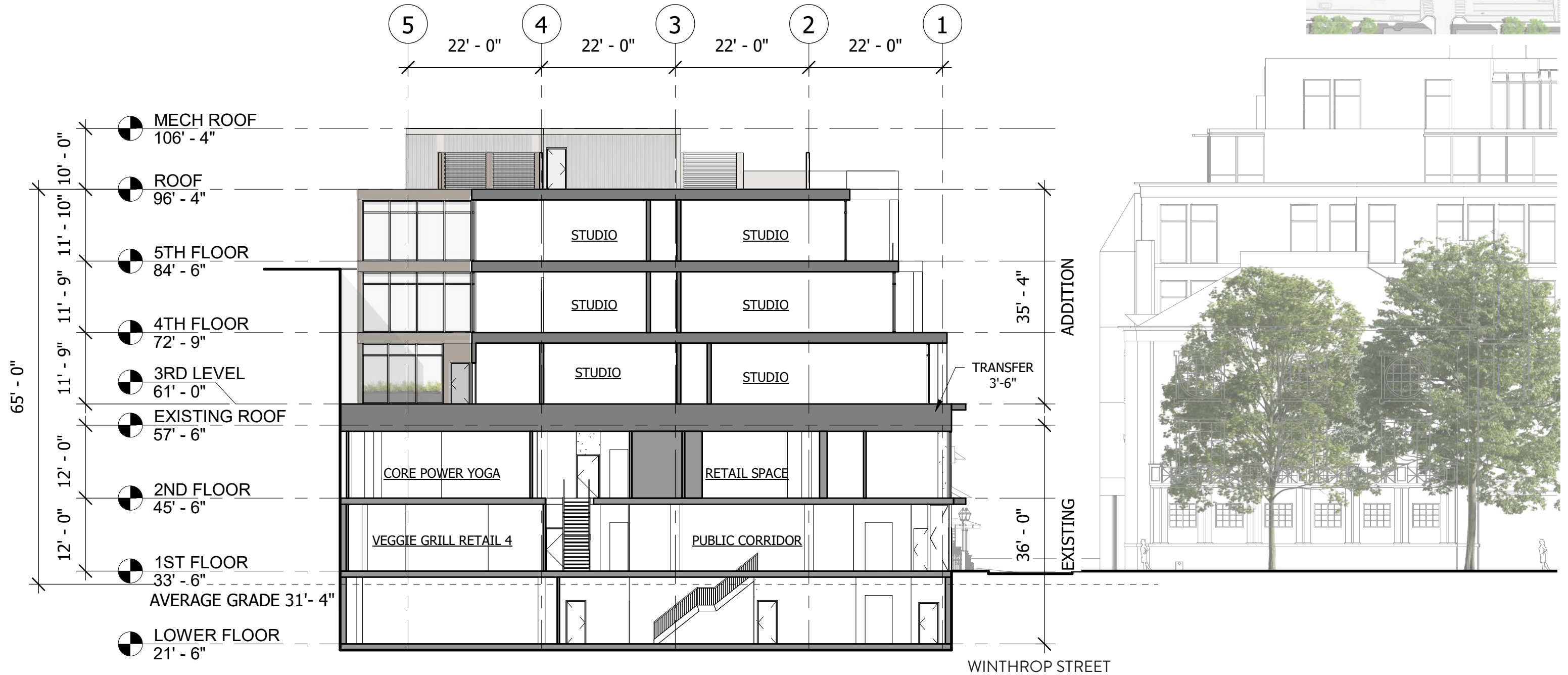
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FIGURE 26



BUILDING SECTION THROUGH WINTHROP PARK

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FIGURE 27



BUILDING SECTION THROUGH JFK STREET

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RENDERING OF CORNER OF JFK STREET & WINTHROP STREET

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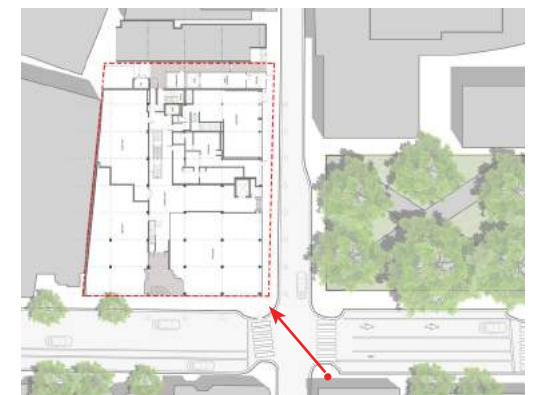
FIGURE 28



VIEW LOOKING SOUTH ON JFK STREET



VIEW LOOKING WEST ON WINTHROP STREET



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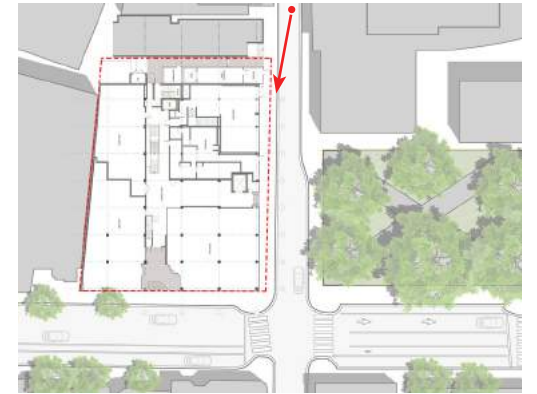
EXTERIOR PERSPECTIVES

FIGURE 29

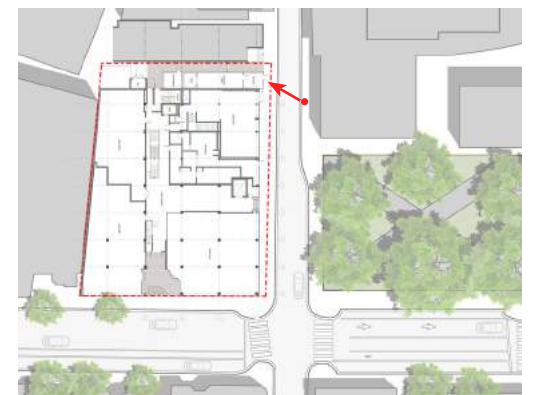
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VIEW LOOKING EAST ON WINTHROP STREET



VIEW OF NEW RESIDENTIAL ENTRY ON WINTHROP STREET



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FIGURE 30



BIRDSEYE VIEW FROM JFK STREET



VIEW LOOKING NORTH ON JFK STREET



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EXTERIOR PERSPECTIVES

FIGURE 31

57 JFK STREET PROJECT
CRIMSON GALERIA LIMITED PARTNERSHIP



ALUMINUM RAIL

ALUMINUM PLANTER BOX

HIGH ALBEDO ROOFING MEMBRANE

JULY 22, 2022

FIGURE 32



JULY 22, 2022

FIGURE 33



JULY 22, 2022

FIGURE 34



EXTERIOR PERSPECTIVE - RESIDENTIAL ENTRY

57 JFK STREET PROJECT
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JULY 22, 2022

FIGURE 35

UNITS SUMMARY	
UNIT	
1 BED	
15	
2 BED	
2	
IN-BOARD 1 BED	
7	
STUDIO	
14	
Total Residential Units: 38	

UNITS AREA SCHEDULE		
Type	Name	Area
STUDIO		
STUDIO	UNIT 308	481
STUDIO	UNIT 310	542
STUDIO	UNIT 312	668
STUDIO	UNIT 313	555
STUDIO	UNIT 405	475
STUDIO	UNIT 407	413
STUDIO	UNIT 408	362
STUDIO	UNIT 409	458
STUDIO	UNIT 412	520
STUDIO	UNIT 502	520
STUDIO	UNIT 503	475
STUDIO	UNIT 504	398
STUDIO	UNIT 506	435
STUDIO	UNIT 510	520
IN-BOARD 1 BED		
IN-BOARD 1 BED	UNIT 302	566
IN-BOARD 1 BED	UNIT 303	566
IN-BOARD 1 BED	UNIT 304	521
IN-BOARD 1 BED	UNIT 305	566
IN-BOARD 1 BED	UNIT 402	537
IN-BOARD 1 BED	UNIT 403	581
IN-BOARD 1 BED	UNIT 404	520

UNITS AREA SCHEDULE		
Type	Name	Area
2 BED		
2 BED	UNIT 413	1047
2 BED	UNIT 511	1047
1 BED		
1 BED	UNIT 301	724
1 BED	UNIT 306	671
1 BED	UNIT 307	511
1 BED	UNIT 309	535
1 BED	UNIT 311	446
1 BED	UNIT 314	652
1 BED	UNIT 401	855
1 BED	UNIT 406	726
1 BED	UNIT 410	431
1 BED	UNIT 411	629
1 BED	UNIT 501	724
1 BED	UNIT 505	702
1 BED	UNIT 507	580
1 BED	UNIT 508	505
1 BED	UNIT 509	629

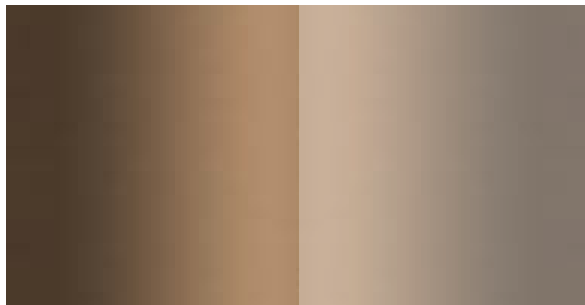
"STURDISTRICT"
ROOFTOP SCREEN FRAMING
& HORIZONTAL "SITE PROOF"
ALUMINUM, LOUVER HORI-
ZONTAL. BY ARCHITECTURAL
LOUVERS INC.
COLOR "A"



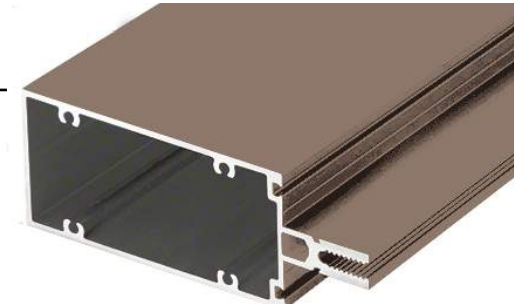
ALUMINUM FACED BALCONY
PLANTER BOX, COLOR "B"



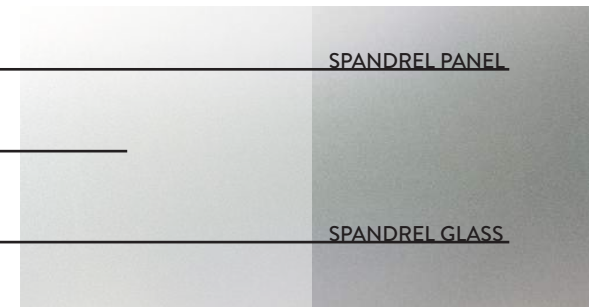
ALUCOBOND - ALUMINUM
COMPOSITE PANEL
1/8" RAINSCREEN SYSTEM
COLOR "A" TYPICAL
COLOR "B" AT ENTRY PORTAL



JET MIST GRANITE BASE

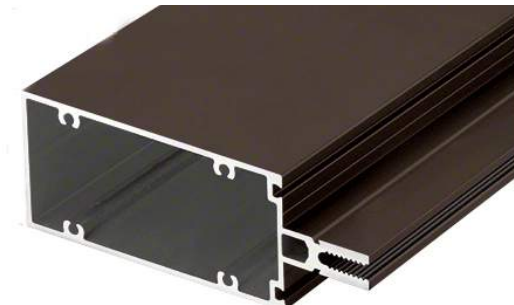


ALUMINUM WINDOW SYSTEM
COLOR "C" LIGHT ANODIZED
BRONZE



EXTERIOR LITE: 6MM HS CLEAR
SOLARBAN 70 (2) VISION GLASS
W/ LOW-E COATING SURFACE #2

6MM FT CLEAR VISION GLASS
W/ OPACIFIER ON SURFACE #3



ALUMINUM STOREFRONT
COLOR "B" DARK ANODIZED
BRONZE INTEGRATED WITH
EXISTING SYSTEM BY GLASS
INSTALLER



BUILDING SIGNAGE - PIN
ALUMINUM FACE MOUNTED
ON ARCYLIC LED BACKING