

21 November 2018

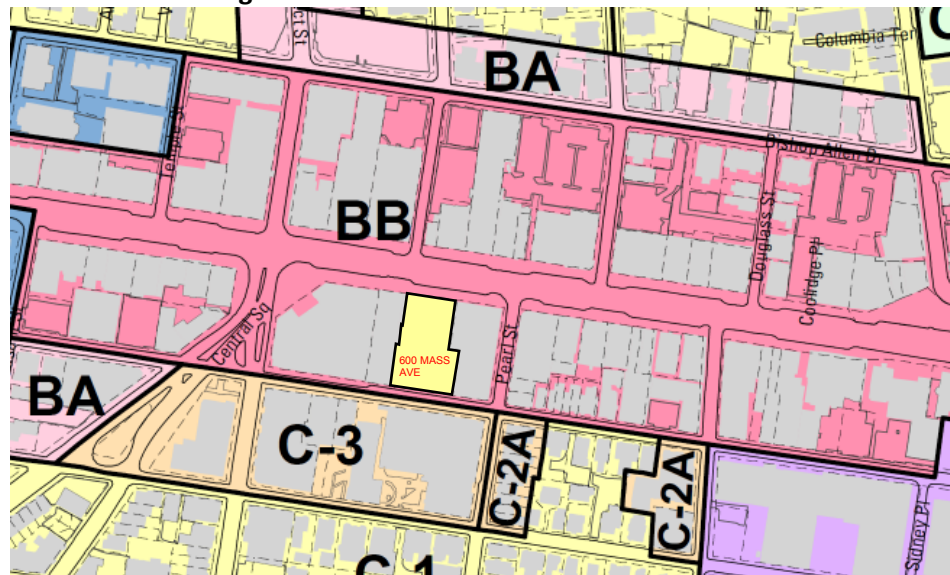
## 600 Massachusetts Ave Expansion and Renovation

### Zoning Analysis (pre-Application)

Prepared by Peter Quinn AIA

#### A. Primary Zoning Criteria

##### 1. Base Zoning is Business-B



#### Business-B Zoning

- Allows Mixed-Use.
- The basic dimensional requirements for Bus-B are shown in the following table 5.3:

Table 5-3 Table of Dimensional Requirements - Business Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Private Op. Sp. to Lot Area
					Front	Side	Rear		
Bus. A	1.0/1.75	none	600	none	none	none	$\frac{H+L}{5}^{(a)}$	35/45 to 65 <sup>(b)</sup>	none
Bus. A-1	1.0/0.75	none	1200	none	none	none	$\frac{H+L}{5}^{(a)}$	35	none
Bus. A-2	1.0/1.75	none	600	none	5 <sup>(m)</sup>	10 <sup>(l)</sup>	20 <sup>(j)</sup>	45 <sup>(k)</sup>	none
Bus. A-3	0.75 <sup>(b)</sup>	5,000	1,500	50	H+L <sup>(n)</sup> /4	H+L/5	H+L <sup>(n)</sup> /4	35	30%
Bus. A-4	1.0 <sup>(c)</sup> /1.75	5,000	600	50	H+L/4 <sup>(p)</sup>	H+L/5 <sup>(q)</sup>	H+L/5 <sup>(q)</sup>	35 <sup>(r)</sup>	none
Bus. B	2.75/3.0	none	300	none	none	none	none	80	none
Bus. B-1	1.50/3.25	none	300	none	none	none <sup>(e)</sup>	none <sup>(e)</sup>	55/90 <sup>(c)</sup>	<sup>(d)</sup>
Bus. B-2	1.50/3.0	none	300	none	none	none <sup>(e)</sup>	none <sup>(e)</sup>	45	<sup>(d)</sup>
Bus. C	1.25/2.0	none	500	none	none	none	20 <sup>(j)</sup>	55 <sup>(l)</sup>	none
Bus. C-1	2.75/3.0 <sup>(n)</sup>	none	450 <sup>(n)</sup>	none	none	none <sup>(o)</sup>	20 <sup>(j)</sup>	50 <sup>(l)</sup> /60 <sup>(l)</sup>	none

- FAR of 2.75 is allowed for Commercial Uses and 3.0 for Residential Uses is allowed under Bus-B.
- In Bus-B there are no setback required, no landscape area required, and building height is limited at 80-ft.

**2. RESIDENTIAL-C-3 Regulations Required for Dwellings**

- Per Article 5.28.1.c a dwelling in a Business B district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-3 district.
- The basic requirements of Res-C-3 are shown in the following Table 5.1:

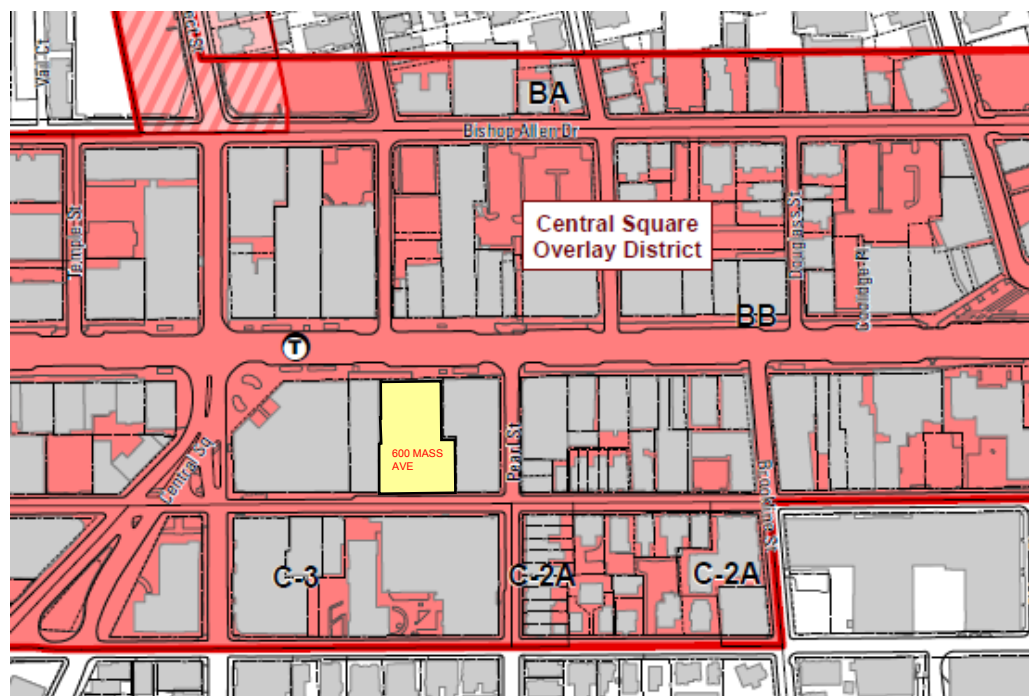
**Table 5-1. Table of Dimensional Requirements - Residential Districts**

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Private Op. Sp. to Lot Area
					Front	Side	Rear		
Res. A-1	0.5	8,000	6,000	80	25	15(sum of 35)	25 <sup>(c)</sup>	35	50%
Res. A-2	0.5	6,000	4,500	65	20	10 (sum of 25)	25 <sup>(c)</sup>	35	50%
Res. B	0.5 <sup>(j)</sup>	5,000	2,500 <sup>(j)</sup>	50	15	7'6" (sum of 20)	25 <sup>(c)</sup>	35	40%
Res. C- <sup>(l)</sup>	0.6	5,000	1,800	50	$\frac{H+L(a)}{4}$	$\frac{H+L}{5}$	$\frac{H+L(c)}{4}$	35	36%
						(min. 7'6" sum of 20)			
Res. C-1	0.75	5,000	1,500	50	$\frac{H+L(a)}{4}$	$\frac{H+L}{5}$ (n)	$\frac{H+L(c)}{4}$	35	30%
Res. C-1A	1.25	5,000	1,000	50	10	$\frac{H+L}{7}$ (l)	$\frac{H+L}{5}$ (l)	45	15%
Res. C-2	1.75	5,000	600	50	$\frac{H+L(a)}{4}$	$\frac{H+L}{5}$	$\frac{H+L(c)}{4}$	85	15%
Res. C-2B	1.75	5,000	600	50	$\frac{H+L(a)(k)}{4}$	$\frac{H+L(k)}{5}$	$\frac{H+L(c)(k)}{4}$	45	15%
Res. C-2A	2.5	5,000	300	50	$\frac{H+L(b)(g)}{5}$	$\frac{H+L(g)}{6}$	$\frac{H+L(c)}{5}$	60	10% <sup>(h)</sup>
Res. C-3	3.0	5,000	300	50	$\frac{H+L(b)}{5}$	$\frac{H+L}{6}$	$\frac{H+L(c)}{5}$	120	10%
Res. C-3A	3.0 <sup>(f)</sup>	5,000	300	50	$\frac{H+L(b)(e)}{5}$	$\frac{H+L(f)}{6}$	$\frac{H+L(c)}{5}$	120	10%
Res. C-3B	3.0/4.0	5,000 <sup>(m)</sup>	300	50	10	none	none	120	10%

- Residential units are allowed at the rate of one per 300-SF of lot area (prior to Inclusionary adjustments); GFA is limited to 3.0 FAR (prior to Inclusionary adjustments).
- Buildings height is allowed up to 120-ft.
- There is a landscape requirement of 10% of Lot Area

**3. Other Basic Zoning Requirements**

- Mixed-use buildings require use of an averaging formula for FAR limits.
- Many of these dimensional requirements of both Bus-B and Res-C3 are superseded by the Central Square Overlay discussed below.
- Larger projects are required to meet the Urban Design Standards of Article 19.30
- All Special Permit are required to meet the Special Permit Standards of Article 19.
- Larger projects may require a Project Review Special Permit approval through the Large Project Review Process. This effectively combines Special Permit approval, Design Review and Site Plan approval in one public process.

**B. Site is in the Central Square Overlay District****a) Main features of the OVERLAY**

- Regulated by Article 20.300 CSOD
- Regulations supersede the underlying Business-B and Res-C3 as applicable.
- Considered an “Area of Special Planning Concern” requiring most projects to go through Large Project Review (advisory) and possibly Project Review Special Permit with Planning Board, depending on size and type of use.
- The Central Square Advisory Committee undertakes an advisory design review on all projects in the Overlay District.

**b) Dimensional Aspects of the OVERLAY**

- In Article 20.304.2.1 the by-right allowable height is decreased to 55-ft, but then increased by Special Permit to 80-ft in Article 20.304.2.2. Step backs are required above 60-Ft
- Through a Special Permit the conditions described in Article 20.304.3.4 allow for an FAR of 4.0 for an entire mixed-use site, with the primary provision that at least 50% of the building area be designated for Residential Use.
- There are several building elements that in CSOD are exempt from counting as FAR, such as large balconies and roof rooms as well as small retail spaces per Articles 20.304.3.5 through .7.
- A waiver of setback requirements (if any), may be obtained by Special Permit per Article 20.304.4.

- Non-commercial uses on the ground floor are discouraged per Article 20.304.5

**c) Parking Requirements in the OVERLAY**

- Parking for Residential use must meet the minimum of 0.50 spaces per unit (Article 20.304.6.2 (a) and may not exceed the maximum without a waiver of 0.75 spaces per units (Article 20.304.6.1 (a).
- New commercial requires 0.5 spaces per 1,000-SF with some exemptions available.
- A waiver of some or all of the parking requirements may be obtained from the Planning Board provided that the listed criteria are met (Article 20.304.6.3.a through v. These requirements along with commentary on compliance are as follows:

*Article 20.304.6.3 (Bylaw Article in italics; compliance and commentary in bold font “600Mass”)*

*Waiver of Parking and Loading Requirements. Uses in the Central Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements and the minimum requirements set forth in Paragraph 2 above.*

**600Mass – Exemption proposed**

*(a) The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or*

**600Mass – Applicable for existing building portion of project. Parking exempt**

*(b) The use is contained in a new structure or new addition to a structure identified in (1.) above, after the issuance of a special permit by the Planning Board provided:*

*(i) The total development authorized on the site is reduced to ninety (90) percent of the maximum permitted on the lot; or a cash contribution is made to the Central Square Improvement Fund to be established by the City of Cambridge in an amount equal to fifty (50) percent of the cost of construction of the parking spaces not provided, said contribution to be used by the City of Cambridge for one or more of the following improvements in the Central Square Overlay District:*

**600Mass - FAR is estimated to be below 90% of maximum allowed.**

- (1) Provision of public parking, preferably for short term users;*
- (2) Programming, events, and infrastructure that contribute to the Cultural District established in Central Square;*
- (3) Improvements to public parks, or restoration of historic structures, monuments and other features owned by the City of Cambridge or other public agency or a nonprofit organization;*
- (4) Improvements to public pedestrian and bicycle facilities such as sidewalks, crosswalks, dedicated cycling paths and bicycle parking.*

**600Mass – (1) through (4) not applicable**

*The Central Square Advisory Committee shall receive and make comments on any proposal for the expenditure of such cash contributions. The funds shall not be used for ordinary maintenance activities normally undertaken by the City of Cambridge. The value of the cash contribution shall be determined by the Community Development Department assuming equivalent structured parking spaces and using generally accepted cost estimation methods customarily used by architects and engineers or using actual construction costs for comparable contemporary parking construction in Cambridge.*

**600M – not applicable**

*(ii) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 square feet a specific finding shall be made that this objective has been met).*

**600Mass – Determination by Planning Board**

*(iii) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that it is in conformance with the objectives and criteria contained in Central Square Development Guidelines.*

**600Mass – Determination by Planning Board**

*(iv) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and*

**600Mass – not applicable**

*(v) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five (5) years preceding the application.*

**600Mass – not applicable**

**C. GOVERNING CRITERIA SUMMARY**

The following table summarizes the Bus-B, Res-C-3, and CSOD dimensional and compliance criteria and indicates the Governing Criteria, subject to review and approval by the appropriate City officials.

<b>ZONING COMPLIANCE MATRIX for GOVERNING CRITERIA</b>				
<b>600 Massachusetts Ave – Addition and Renovation</b>				
Central Square, Cambridge, MA				
Lot Area 21,262 SF				
ZONING CRITERIA	ALLOWED/REQ... Bus-B Base Zoning Table 5-3 Bus Districts	...AS MODIFIED BY The Res-C3 Table for Residential Use	...AS MODIFIED BY The Central Square Overlay District – Article 20.300	GOVERNING CRITERIA
Comment		Article 5.28.1.c requires that Residential Use follow rqmts of Res-C3 District	The lot is a qualifying lot in the district	In general the CSOD is the prevailing criteria unless not specified.
<b>Max. FAR / Theoretical maximum GFA before Inclusionary bonuses for residential use</b>	Non Residential Uses. FAR 2.75 / 58,470 GSF  Residential Uses. FAR 3.0 / 63,786 GSF  See Sections 5.30.11, 5.30.12 for FAR apportionment between uses.	Residential Uses. FAR 3.0 / 63,786 GSF	For Mixed-use 4.0 FAR (85,048 GSF) Provided min 50% Residential Use. Additional FAR allowed by SP by Planning Board	<b>4.0 FAR (85,048 GSF) prior to Inclusionary Incentives</b>
<b>Min Lot Area</b>	None for Non-Res Use	5,000-SF	None	<b>Per Bus-B and Res-C-3</b>
<b>Min Lot Area/DU</b>	None for Non-Res Use	1-unit/300-SF LA	1-unit/300-SF LA	<b>1-unit/300-SF LA</b>
<b>Min. Lot Width</b>	None for Non-Res Use	50-ft	Per Bus-B and Res-C-3	<b>Per Bus-B and Res-C-3</b>
<b>Min. Front Yard</b>	None for Non-Res Use	H+L/5 Res Use + footnote b	Per Bus-B and Res-C-3, may be reduced by SP	<b>Per Bus-B and Res-C-3, may be reduced by SP</b>
<b>Min. Side Yard</b>	None for Non-Res Use	H+L/6 Res Use	Per Bus-B and Res-C-3, may be reduced by SP	<b>Per Bus-B and Res-C-3, may be reduced by SP</b>
<b>Min. Rear Yard</b>	None for Non-Res Use	H+L/5 Res Use + footnote c	Per Bus-B and Res-C-3, may be reduced by SP	<b>Per Bus-B and Res-C-3, may be reduced by SP</b>
<b>Max. Height</b>	80-ft	120-ft	55-ft / 80-ft by SP	<b>55-ft / 80-ft by SP</b>
<b>Min. Private Open Space</b>	None for Non-Res Use	10% of LA	Per Bus-B and Res-C-3, may be reduced by SP	<b>Per Bus-B and Res-C-3, may be reduced by SP</b>
<b>Parking</b>	General Office: 1/800 to 400 GSF Min. to Max Retail: 1/1,400 to 700 GSF Min to Max. Multifamily: 1/DU	Same	Allows for reduction to none and no fee by SP from Planning Board. See Parking discussion above in Section B.c) of this Narrative	<b>Allows for reduction to none and no fee by SP from Planning Board. See Parking discussion above in Section B.c) of this Narrative</b>

**D. Project Zoning Summary**

This Section summarizes the Project Zoning Compliance based on the Governing Criteria indicated above. Please refer to the Zoning Graphics “Z-sheets” which are attached to this narrative.

**a) Assumptions** to all of the following calculations:

1. That a Special Permit is granted for Basement Area exemption per Article 2 – Definitions – Gross Floor Area exception #16.
2. That GFA exempted areas of basement would not be counted toward Commercial-to-Residential Use ratio described in Article 20.304.3.4.
3. That GFA threshold for Parking Fee exemption for 90% limited projects described in Article 20.304.6.3 is not applicable to additional GFA provided in the Incentive Zoning bonus described in Article 11.203.5 Relaxation of Dimensional Requirements.
4. That the commercial portion of the project does not meet the threshold for required Housing Contribution described in 11.202 Incentive Zoning, due to the limited size of the qualifying commercial area.

**b) Building Gross Floor Area Calculations – PROPOSED**

Key areas used in Narrative section below are highlighted

Level	No GFA Basement waiver	GFA	Comments
<b>Nonresidential Uses</b>			
Storage	9,290	0	Basement exemption
Commercial / Retail Areas	27,741	17,535	Basement exemption
Office	16,431	16,431	
Mechanical/Utility	1,149	0	
<b>Subtotal all Non-Residential</b>	44,405	<b>33,966</b>	
<b>Residential Use (apartments)</b>			
Prior to Incentive Bonus	35,510	<b>35,510</b>	“Base amount” for calc
Incentive Bonus (approx.30%)	10,654	10,654	Bonus + Incl to be applied
<b>Total Residential</b>	46,164	46,164	
<b>Total</b>	90,569	<b>80,130</b>	GFA prior to Incentive Bonus = <b>69,476</b>

### Narrative for Compliance with CS Overlay Waivers

1. **4.0 FAR** – Does the Project meet the requirement in Article 20.304.3.4 to allow an FAR of 4.0 provided that at least 50% of the project is Residential? With or without the Incentive Bonuses and Incusory Area compliceance is shown:

**Yes** – The Ratio of Commercial Use to Residential Use is 42% commercial and 58% Residential with the Incentive Bonus applied. (33,966 Comm / 80,130 Tot) + (46,164 Res / 80,130 Tot) = 100%. In this case the GFA is 3.8.

Without the Incentive Bonus, the ratio is 49% commercial and 51% Residential. (33,966 Comm / 69,476 Tot) + (35,510 Res / 69,476 Tot) = 100%. In this case the GFA is 3.25.

2. **Parking Fee Exemption** – Does the Project meet the maximum 90% development size in order to qualify for the Parking Fee Exemption described in Article 20.304.6.3?

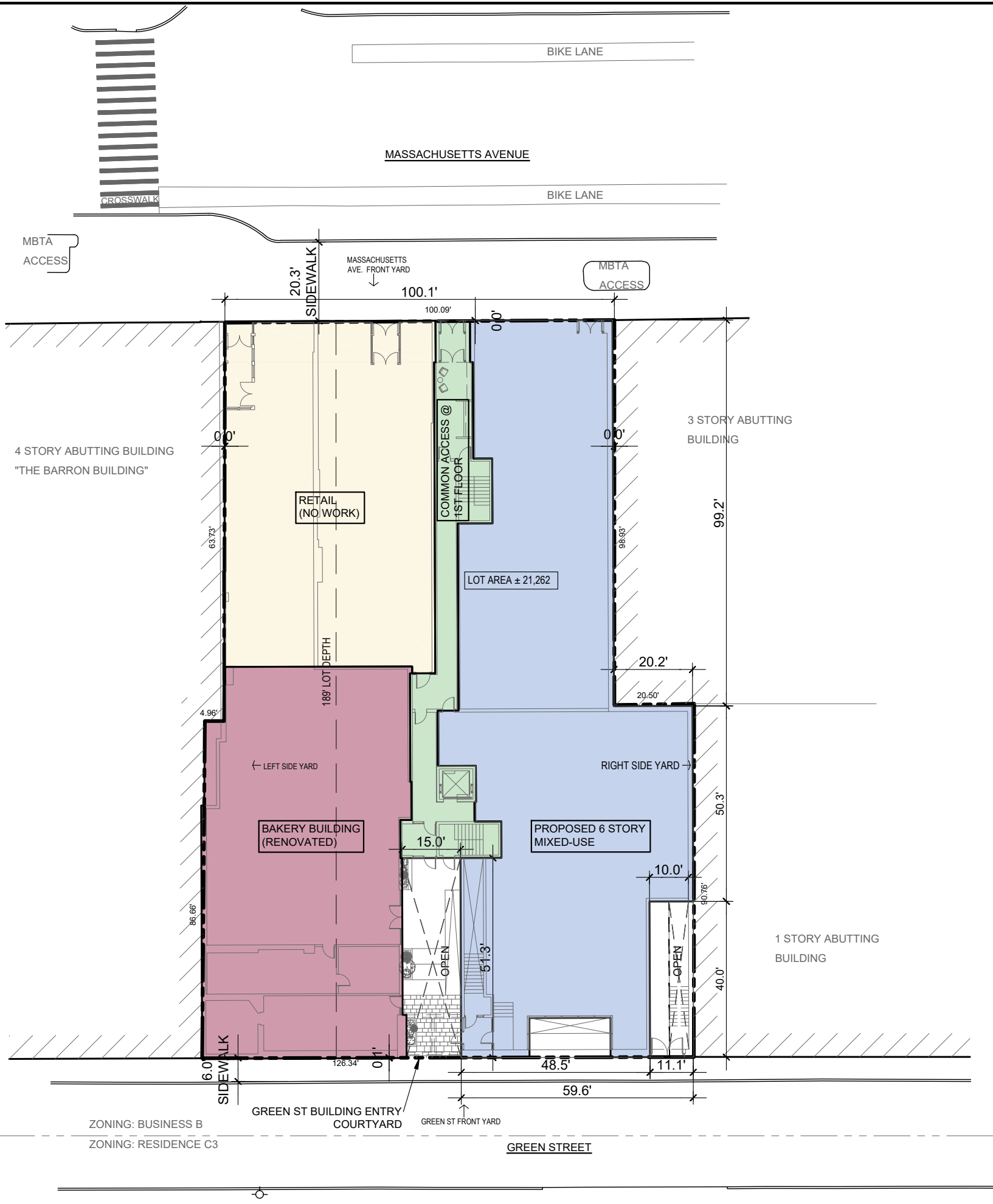
**Yes** – An FAR of 4.0 is allowed per Article 20.304.3.4. For the Lot Area of 21,262-SF, the Maximum FAR is 4.0 X the Lot Area = 85,048-GSF for all uses, prior to the application of any Incentive Zoning bonus. The Total Project GFA, prior to the application of Incentive Bonus is 69,476-GSF, which is 82% of Maximum GFA. Assumptions as noted.



c) **Zoning Compliance Table**Based on Zoning Graphics, Sheets Z1-Z5, attached

“Complies w SP” means that with a Special Permit, the proposed dimension would comply.

<b>ZONING COMPLIANCE TABULATION</b>				
<b>600 Massachusetts Ave – Addition and Renovation</b>				
Central Square, Cambridge, MA				
<b>ZONING CRITERIA</b>	<b>ALLOWED/REQ... Per Governing Criteria (see Table)</b>	<b>PROPOSED</b>	<b>COMPLIANCE</b>	<b>COMMENT</b>
<b>Max. FAR</b>	4.0 FAR (85,048 GSF) prior to Inclusionary Incentives	<b>3.26</b>	<b>Complies w SP</b>	
<b>Min Lot Area</b>	5,000-SF	<b>21,262-SF</b>	<b>Complies</b>	
<b>Min Lot Area/DU</b>	1-unit/300-SF LA	<b>40 units base 532-SF/Unit</b>	<b>Complies</b>	<i>52 Units total w Incentive Zoning</i>
<b>Min. Lot Width</b>	50-ft	<b>100.1-ft and 126.3-ft</b>	<b>Complies</b>	
<b>Min. Front Yard</b>	0 (Comm) and H+L/5 (Res) may be reduced by SP	<b>0.0-ft</b>	<b>Complies w SP</b>	
<b>Min. Side Yard</b>	0 (Comm) and H+L/6 (Res) may be reduced by SP	<b>0.0-ft</b>	<b>Complies w SP</b>	
<b>Min. Rear Yard</b>	0 (Comm) and H+L/5 (Res) may be reduced by SP	<b>0.0-ft</b>	<b>Complies w SP</b>	
<b>Max. Height</b>	55-ft / 80-ft by SP	<b>0.0-ft</b>	<b>Complies w SP</b>	
<b>Min. Private Open Space</b>	0 (Comm) and 10% of LA (Res) may be reduced by SP	<b>0</b>	<b>Complies w SP</b>	
<b>Parking</b>	General Office: 1/800 to 400 GSF Min. to Max Retail: 1/1,400 to 700 GSF Min to Max. Multifamily: 1/DU	<b>0 spaces</b>	<b>Exempt for retail and office; Complies w SP for Residential</b>	



# 1 DIMENSIONAL SITE PLAN

SCALE: 1"=30'  
 FOR DIMENSIONAL LAYOUT ONLY. BASED ON PLAN OF LAND BY  
 PRECISION LAND SURVEYING INC. 34 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772.

SEAL

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  
**DIMENSIONAL SITE PLAN**

SCALE AS NOTED	
REVISION	DATE

DRAWN BY: EXC  
 REVIEWED BY: PQ  
 SHEET

SEAL

CONSULTANT

PROJECT

ADDITION TO &  
 RENOVATION OF  
 600 MASS AVE.

600 MASSACHUSETTS AVE.  
 CAMBRIDGE, MA 02139

PREPARED FOR

CIFRINO MASS AVE  
 REALTY LLC,  
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540 GALLIVAN BLVD,  
 DORCHESTER, MA 02134

DRAWING TITLE

EXISTING  
 CONDITIONS  
 ZONING

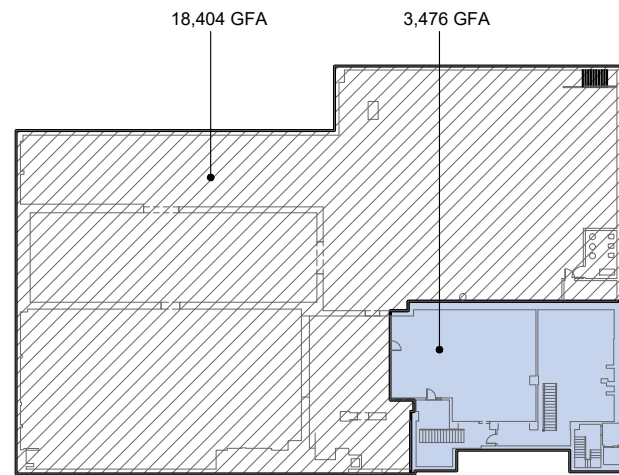
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REVISION | DATE

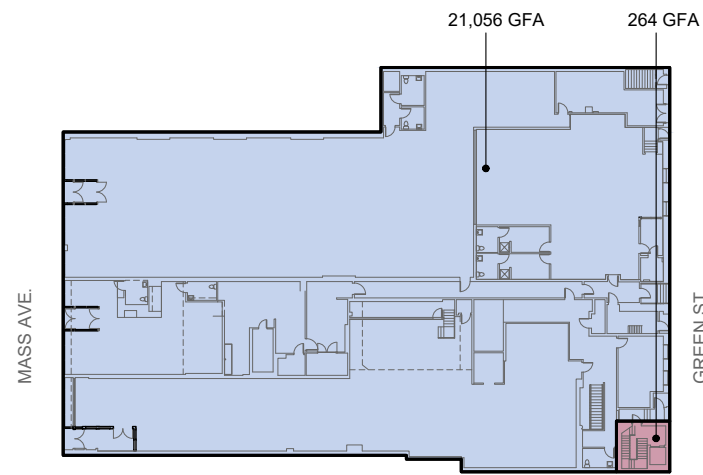
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 EXC | PQ

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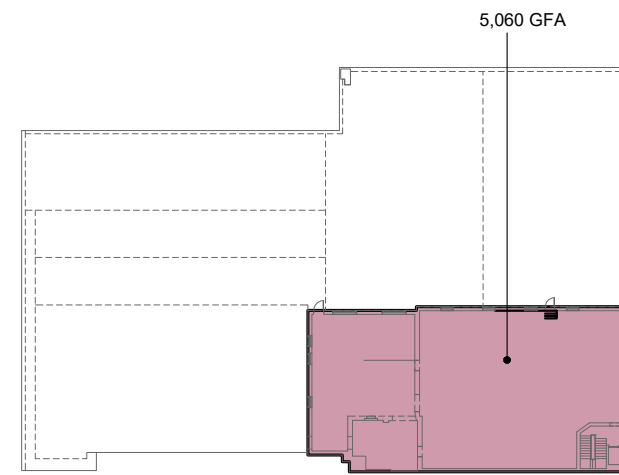
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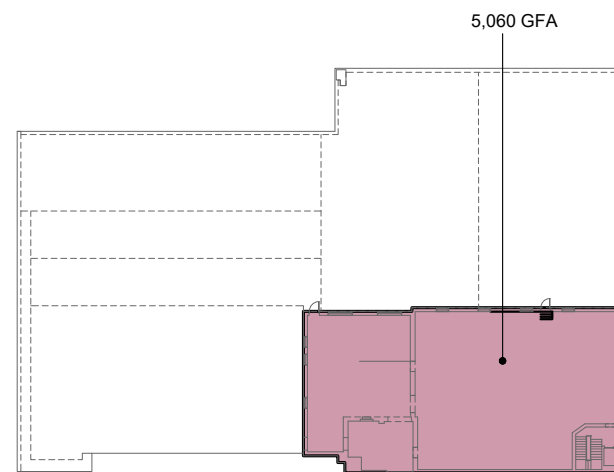
**BASEMENT** (ASSUME NO BASEMENT  
 SCALE: 1" / 60"=1'-0" GFA WAIVER)



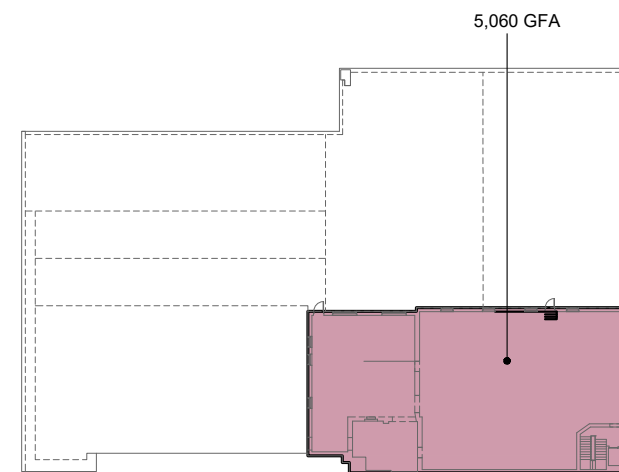
**GROUND FLOOR**  
 SCALE: 1" / 60"=1'-0"



**SECOND FLOOR**  
 SCALE: 1" / 60"=1'-0"



**FOURTH FLOOR**  
 SCALE: 1" / 60"=1'-0"



**THIRD FLOOR**  
 SCALE: 1" / 60"=1'-0"



**EXISTING CONDITIONS  
 ZONING GRAPHICS**

SCALE: 1" = 60'

NOTE:  
 SITE CONSIDERED AS SINGLE LOT

STORAGE GFA	EXISTING BUILDING
BASEMENT	18,404
GROUND FLOOR (1ST FLOOR)	0
SECOND FLOOR	0
THIRD FLOOR	0
FOURTH FLOOR	0
<b>BUILDING TOTALS</b>	<b>18,404</b>

COMMERCIAL / RETAIL GFA	EXISTING BUILDING
BASEMENT	3,476
GROUND FLOOR (1ST FLOOR)	21,056
SECOND FLOOR	0
THIRD FLOOR	0
FOURTH FLOOR	0
<b>BUILDING TOTALS</b>	<b>24,532</b>

STORAGE (FORMALLY INDUSTRIAL) GFA	EXISTING BUILDING
BASEMENT	0
GROUND FLOOR (1ST FLOOR)	264
SECOND FLOOR	5,060
THIRD FLOOR	5,060
FOURTH FLOOR	5,060
<b>BUILDING TOTALS</b>	<b>15,444</b>

GRAND TOTAL GFA (EXCLUDES NON-GFA)	
	EXISTING BUILDING
STORAGE	18,404
COMMERCIAL / RETAIL GFA	24,532
STORAGE (FORMAL INDUSTRIAL)	15,444
RESIDENTIAL	0
<b>BUILDING TOTALS</b>	<b>58,380</b>

FAR CALCULATION		
GFA	LOT AEA	FAR
58,380	/ 21,262 LOT AREA	= 2.75

**EXISTING ZONING  
 GFA SUMMARY TABLES**  
 SCALE: 1" = 60'

**LEGEND**

- COMMERCIAL GFA
- RESIDENTIAL GFA
- STORAGE GFA
- OFFICE (FORMAL INDUSTRIAL) GFA
- MECHANICAL GFA

SEAL

CONSULTANT

PROJECT  
ADDITION TO &  
RENOVATION OF  
600 MASS AVE.

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PREPARED FOR

CIFRINO MASS AVE  
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CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

PROPOSED  
BUILDING  
ZONING  
GRAPHICS GFA  
CALCULATION

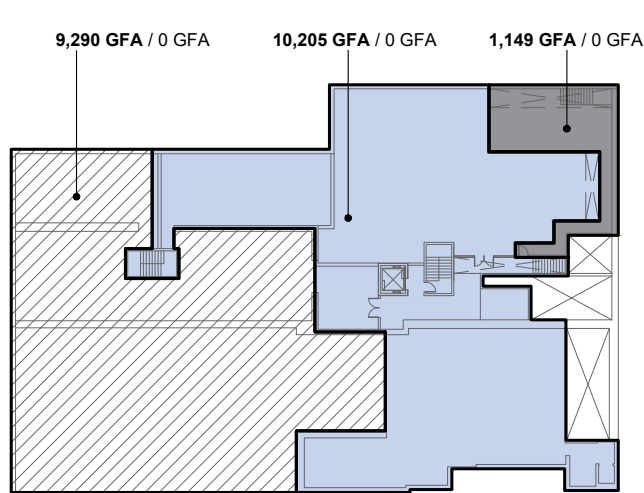
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REVISION | DATE

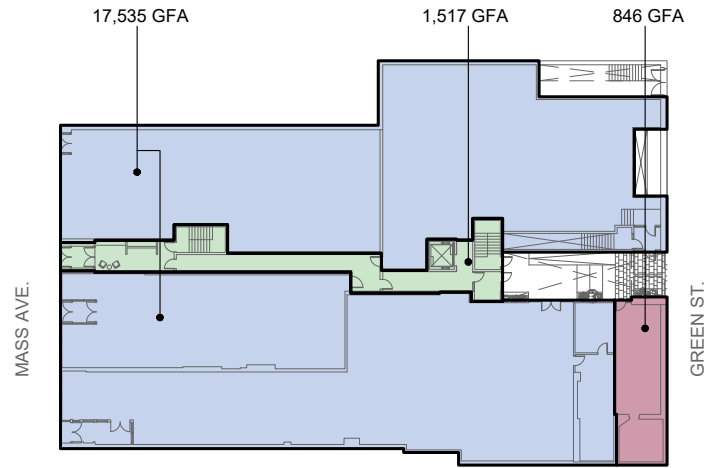
DRAWN BY | REVIEWED BY  
EXC | PQ

SHEET

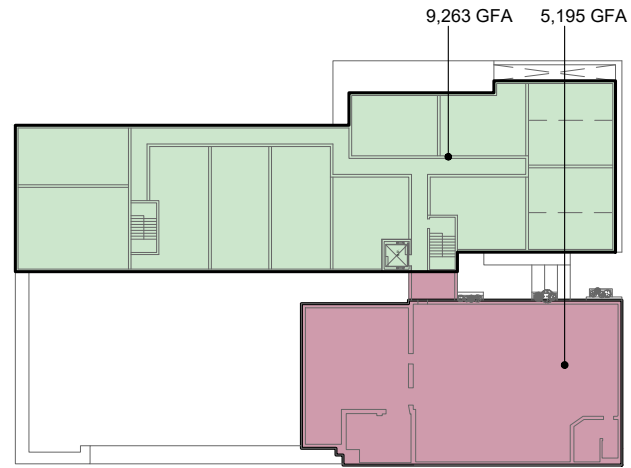
**Z.3**



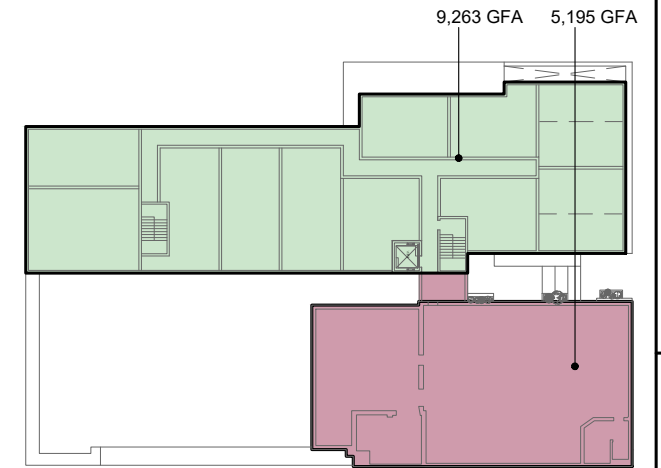
**BASEMENT** WITH NO BASEMENT GFA WAIVER /  
SCALE: 1" / 60"=1'-0" WITH BASEMENT GFA WAIVER



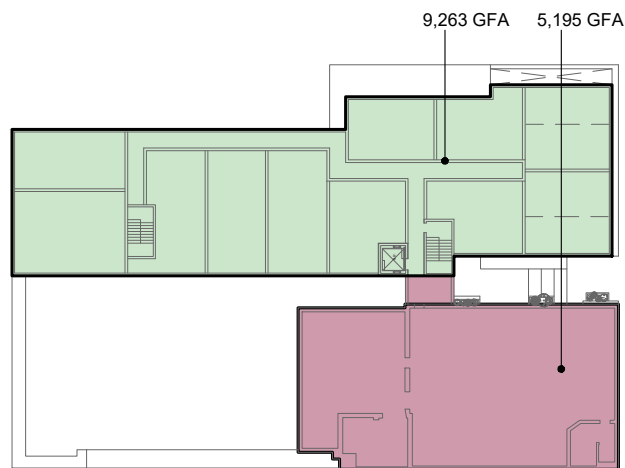
**GROUND FLOOR**  
SCALE: 1" / 60"=1'-0"



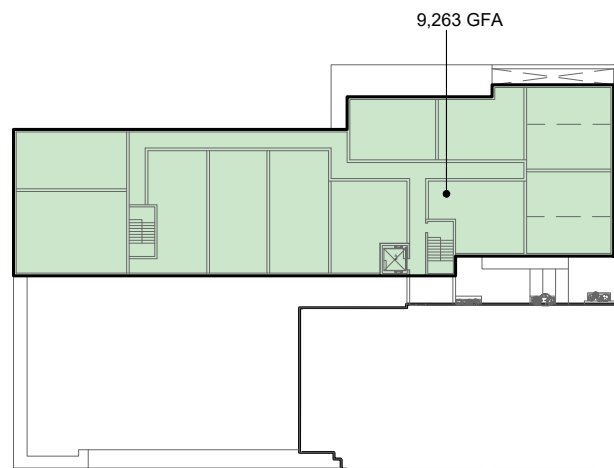
**SECOND TO FOURTH FLOOR**  
SCALE: 1" / 60"=1'-0"



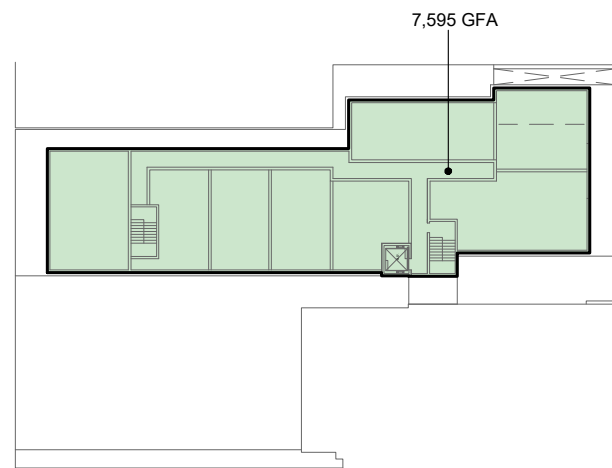
**THIRD FLOOR**  
SCALE: 1" / 60"=1'-0"



**FOURTH FLOOR**  
SCALE: 1" / 60"=1'-0"



**FIFTH FLOOR**  
SCALE: 1" / 60"=1'-0"



**SIXTH FLOOR**  
SCALE: 1" / 60"=1'-0"

**LEGEND**

- COMMERCIAL GFA
- RESIDENTIAL GFA
- STORAGE GFA
- OFFICE (FORMAL INDUSTRIAL) GFA
- MECHANICAL GFA

PROJECT NORTH  
**PROPOSED BUILDING ZONING GRAPHICS**  
SCALE: 1" = 60'  
NOTE:  
SITE CONSIDERED AS SINGLE LOT

STORAGE GFA	PROPOSED BUILDING	
	NO GFA WAIVER	W/ GFA WAIVER
BASEMENT	9,290	0
GROUND FLOOR	0	0
SECOND FLOOR	0	0
THIRD FLOOR	0	0
FOURTH FLOOR	0	0
FIFTH FLOOR	0	0
SIXTH FLOOR	0	0
<b>BUILDING TOTALS</b>	<b>9,290</b>	<b>0</b>

COMMERCIAL / RETAIL GFA	PROPOSED BUILDING	
	NO GFA WAIVER	W/ GFA WAIVER
BASEMENT	10,206	0
GROUND FLOOR	17,535	17,535
SECOND FLOOR	0	0
THIRD FLOOR	0	0
FOURTH FLOOR	0	0
FIFTH FLOOR	0	0
SIXTH FLOOR	0	0
<b>BUILDING TOTALS</b>	<b>27,741</b>	<b>17,535</b>

OFFICE (FORMALLY INDUSTRIAL) GFA	PROPOSED BUILDING	
	NO GFA WAIVER	W/ GFA WAIVER
BASEMENT	0	0
GROUND FLOOR	846	846
SECOND FLOOR	5,195	5,195
THIRD FLOOR	5,195	5,195
FOURTH FLOOR	5,195	5,195
FIFTH FLOOR	0	0
SIXTH FLOOR	0	0
<b>BUILDING TOTALS</b>	<b>16,431</b>	<b>16,431</b>

RESIDENTIAL GFA	PROPOSED BUILDING	
	NO GFA WAIVER	W/ GFA WAIVER
BASEMENT	0	0
GROUND FLOOR	1,517	1,517
SECOND FLOOR	9,263	9,263
THIRD FLOOR	9,263	9,263
FOURTH FLOOR	9,263	9,263
FIFTH FLOOR	9,263	9,263
SIXTH FLOOR	7,595	7,595
<b>BUILDING TOTALS</b>	<b>46,164</b>	<b>46,164</b>

GRAND TOTAL GFA (EXCLUDES NON-GFA)	PROPOSED BUILDING	
	NO GFA WAIVER	W/ GFA WAIVER
STORAGE	9,290	0
COMMERCIAL / RETAIL GFA	27,741	17,535
OFFICE (FORMAL INDUSTRIAL)	16,431	16,431
RESIDENTIAL	46,164	46,164
MECHANICAL	1,149	1,149
<b>BUILDING TOTALS</b>	<b>100,775</b>	<b>81,279</b>

MECHANICAL GFA	PROPOSED BUILDING	
	NO GFA WAIVER	W/ GFA WAIVER
BASEMENT	1,149	1,149
<b>BUILDING TOTALS</b>	<b>1,149</b>	<b>1,149</b>

GRAND TOTALS OF ALL COMMERCIAL USES	COMMERCIAL / RETAIL GFA		OFFICE (FORMALLY INDUSTRIAL) GFA	
	NO GFA WAIVER	W/ GFA WAIVER	NO GFA WAIVER	W/ GFA WAIVER
	27,741	17,535	16,431	16,431
<b>TOTALS</b>	<b>44,172</b>	<b>33,966</b>		

NET AREA TO GROSS AREA RATIO	
NET AREA	34,277
GROSS AREA	46,164
<b>% RATIO</b>	<b>± 74%</b>

FAR CALCULATION NO GFA WAIVER		
GFA	LOT AEA	FAR
100,775	/	21,262 LOT AREA = 4.74

FAR CALCULATION W/ GFA WAIVER		
GFA	LOT AEA	FAR
81,279	/	21,262 LOT AREA = 3.82

**PROPOSED ZONING GFA SUMMARY TABLES**  
SCALE: 1" = 60'

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

PROPOSED  
BUILDING  
ADDITIONAL  
GRAPHICS

SCALE AS NOTED

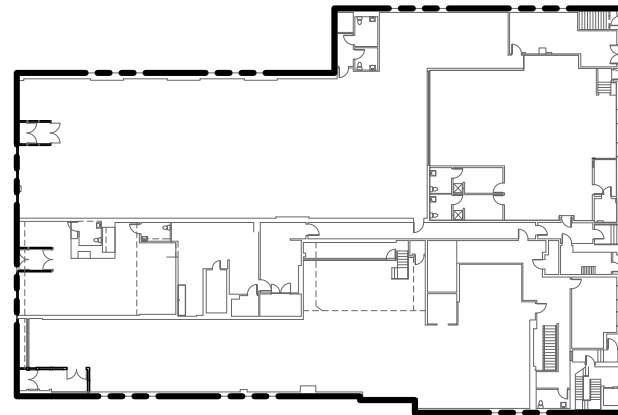
REVISION	DATE

DRAWN BY  
EXC

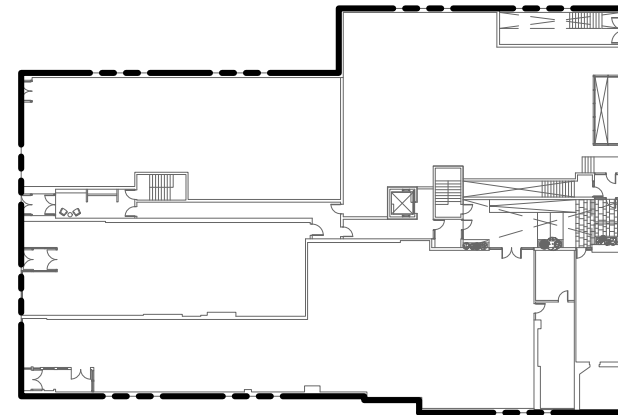
REVIEWED BY  
PQ

SHEET

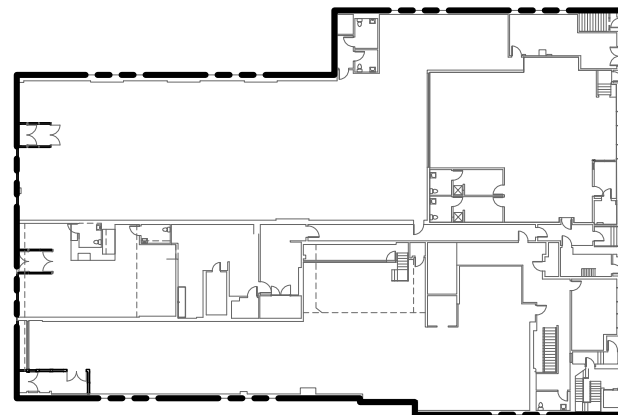
**Z.4**



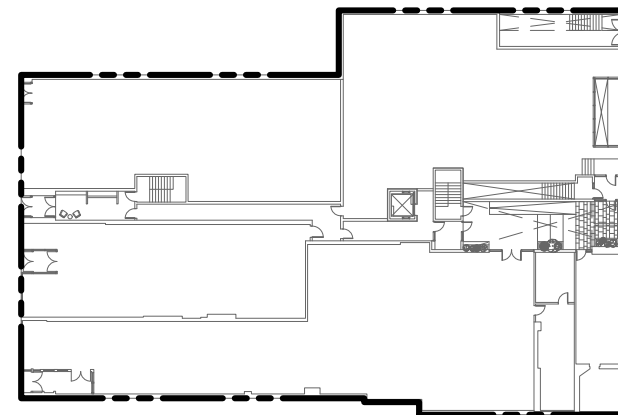
**EXISTING LANDSCAPE AREA** 0 SF  
21,262 LOT ST 0%



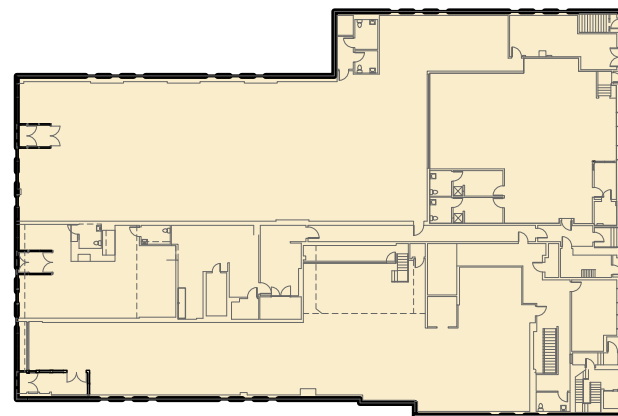
**PROPOSED LANDSCAPE AREA** 0 SF  
21,262 LOT ST 0%



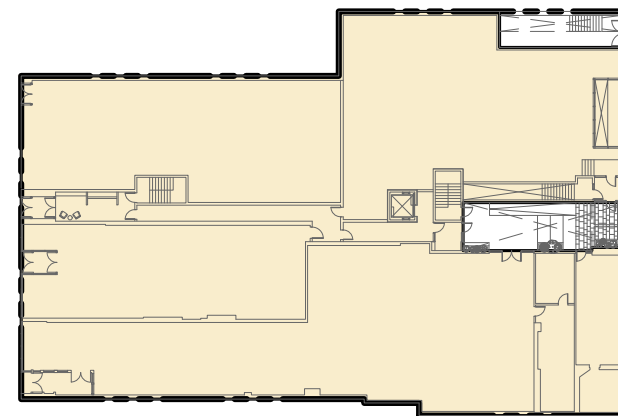
**EXISTING PERVIOUS AREA** 0 SF  
21,262 LOT ST 0%



**PROPOSED PERVIOUS AREA** 0 SF  
21,262 LOT ST 0%



**EXISTING LOT COVERAGE** 21,262 SF  
21,262 LOT ST 100%



**EXISTING LOT COVERAGE** 20,110 SF  
21,262 LOT ST 95%



**BUILDING HEIGHT**  
SCALE: 1"=60'

**SITE AREAS**  
SCALE: 1"=60'

SEAL

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

PROPOSED  
 BUILDING  
 PROJECT  
 PHASING

SCALE AS NOTED

REVISION | DATE

DRAWN BY  
 EXC

REVIEWED BY  
 PQ

SHEET

**Z.5**

