



## VOLUME II - GRAPHICS

1627 MASS AVE  
CAMBRIDGE, MA  
10/26/23

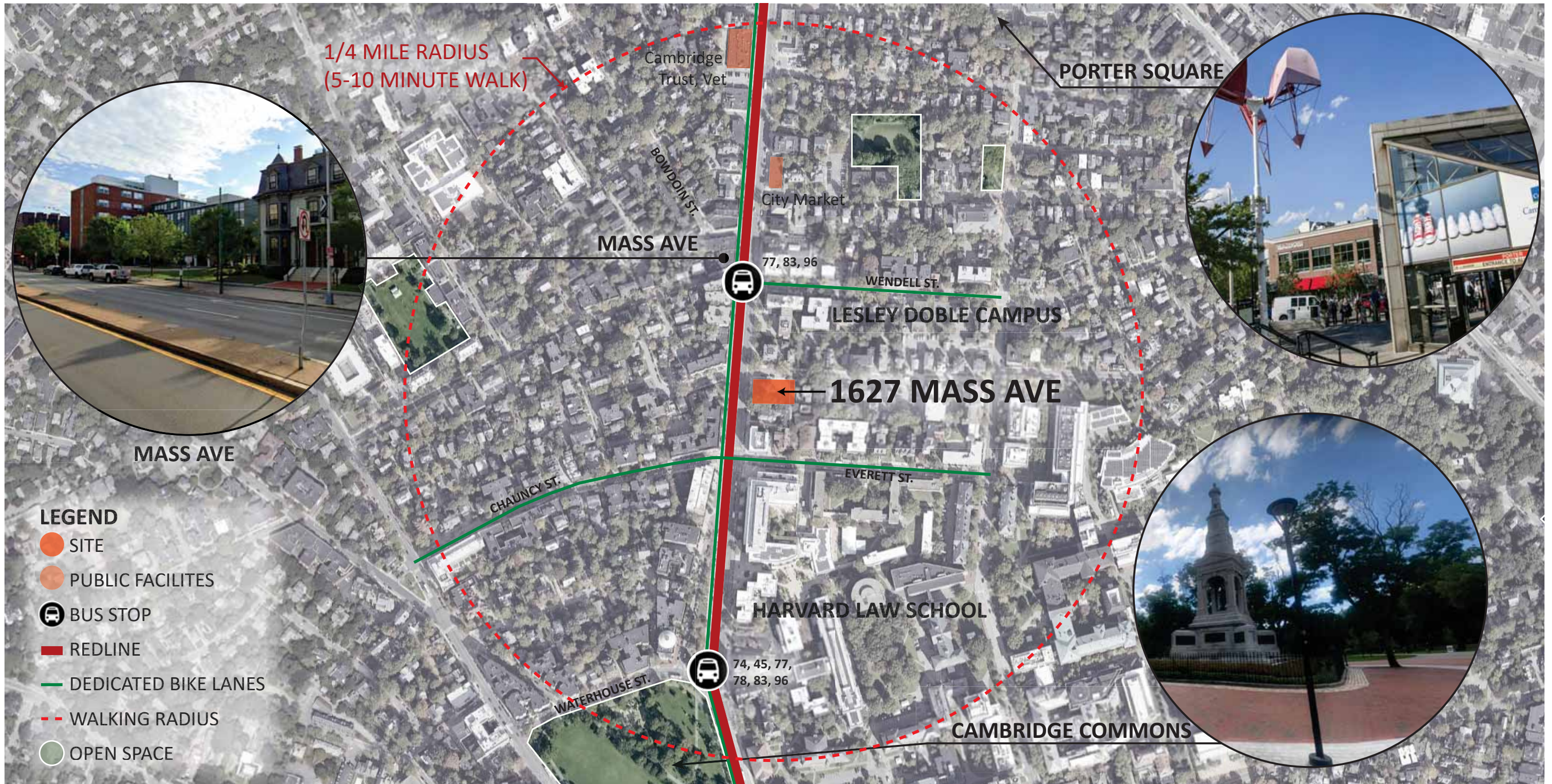


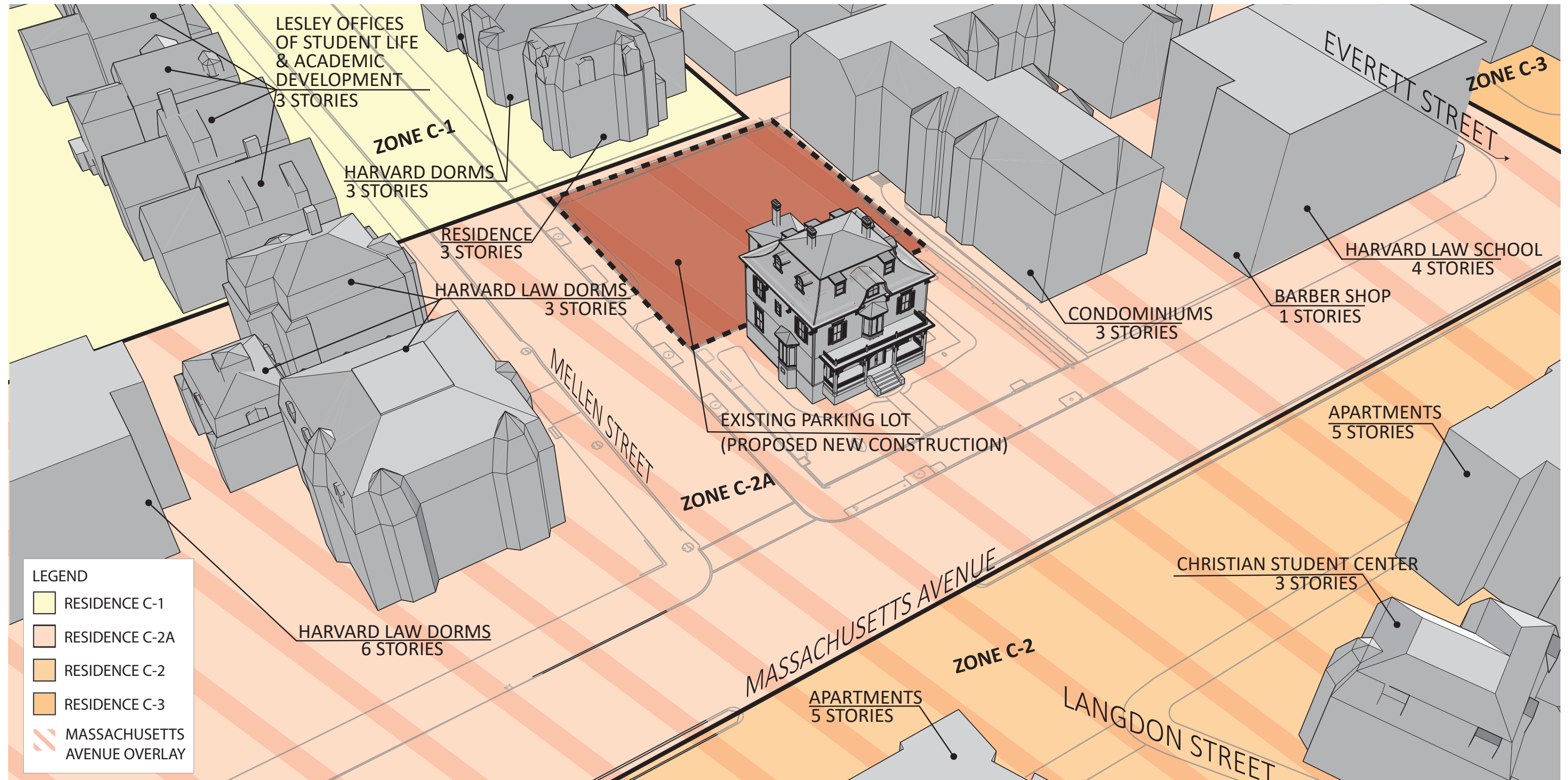
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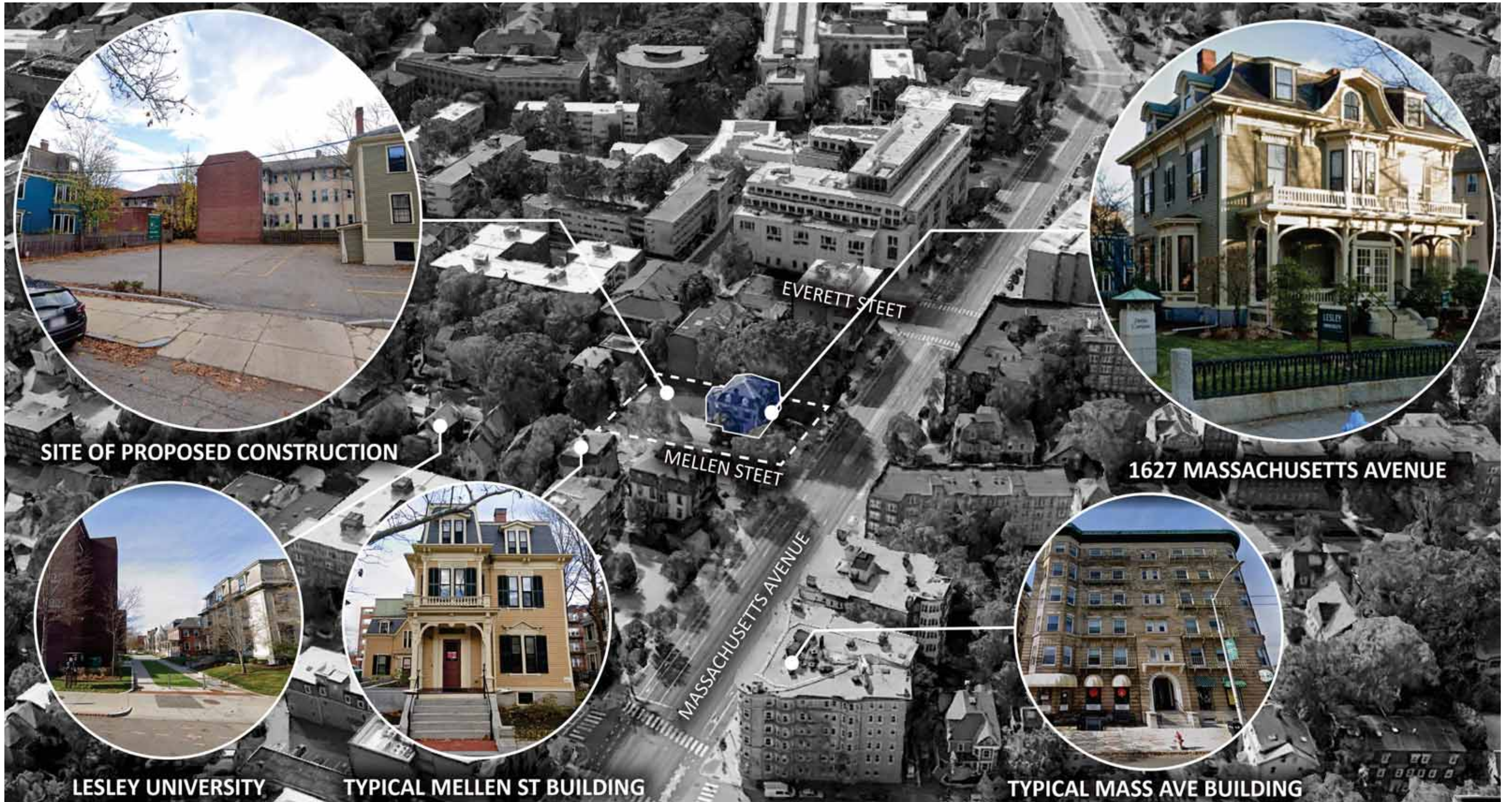
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## CONTEXT MAP & ANALYSIS

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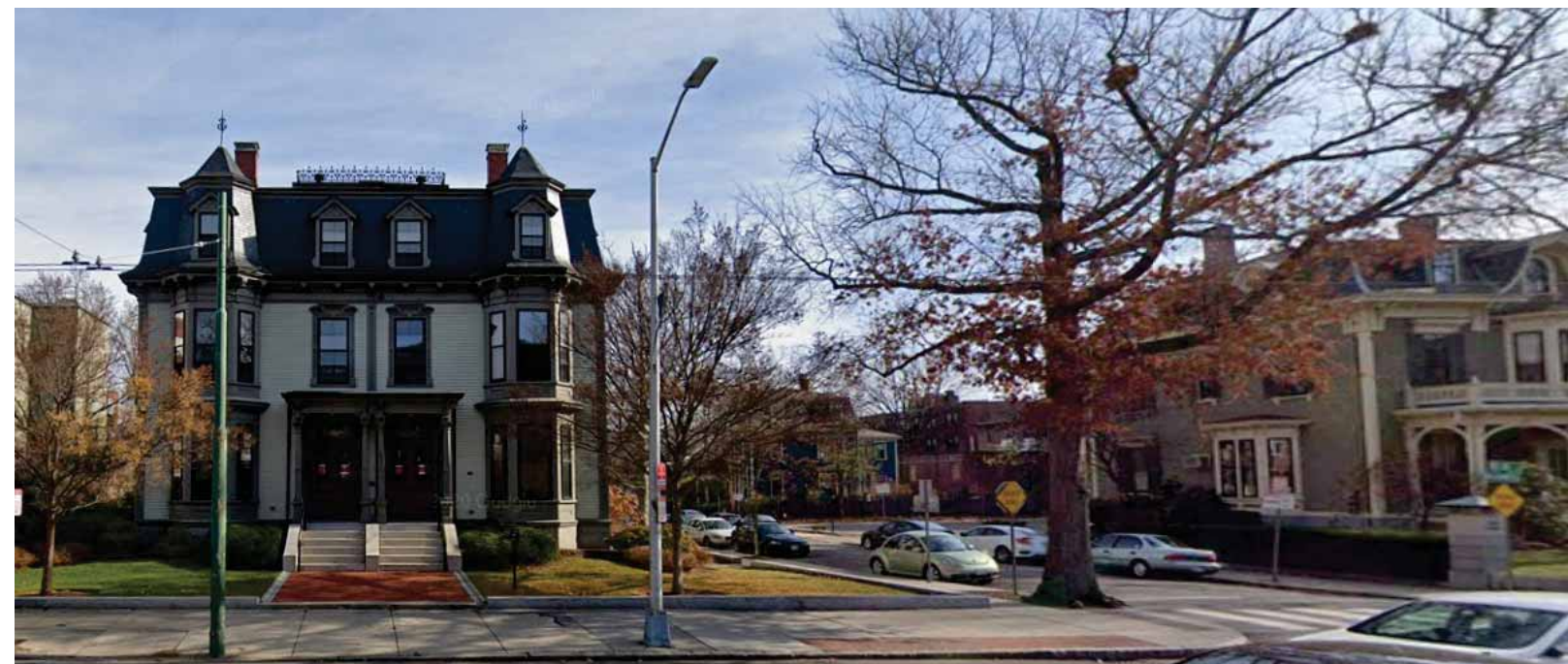


VIEW 1



VIEW 2

# MASSACHUSETTS AVENUE



VIEW 3



VIEW 1



VIEW 2



VIEW 3

## MELLEN STREET





VIEW 1



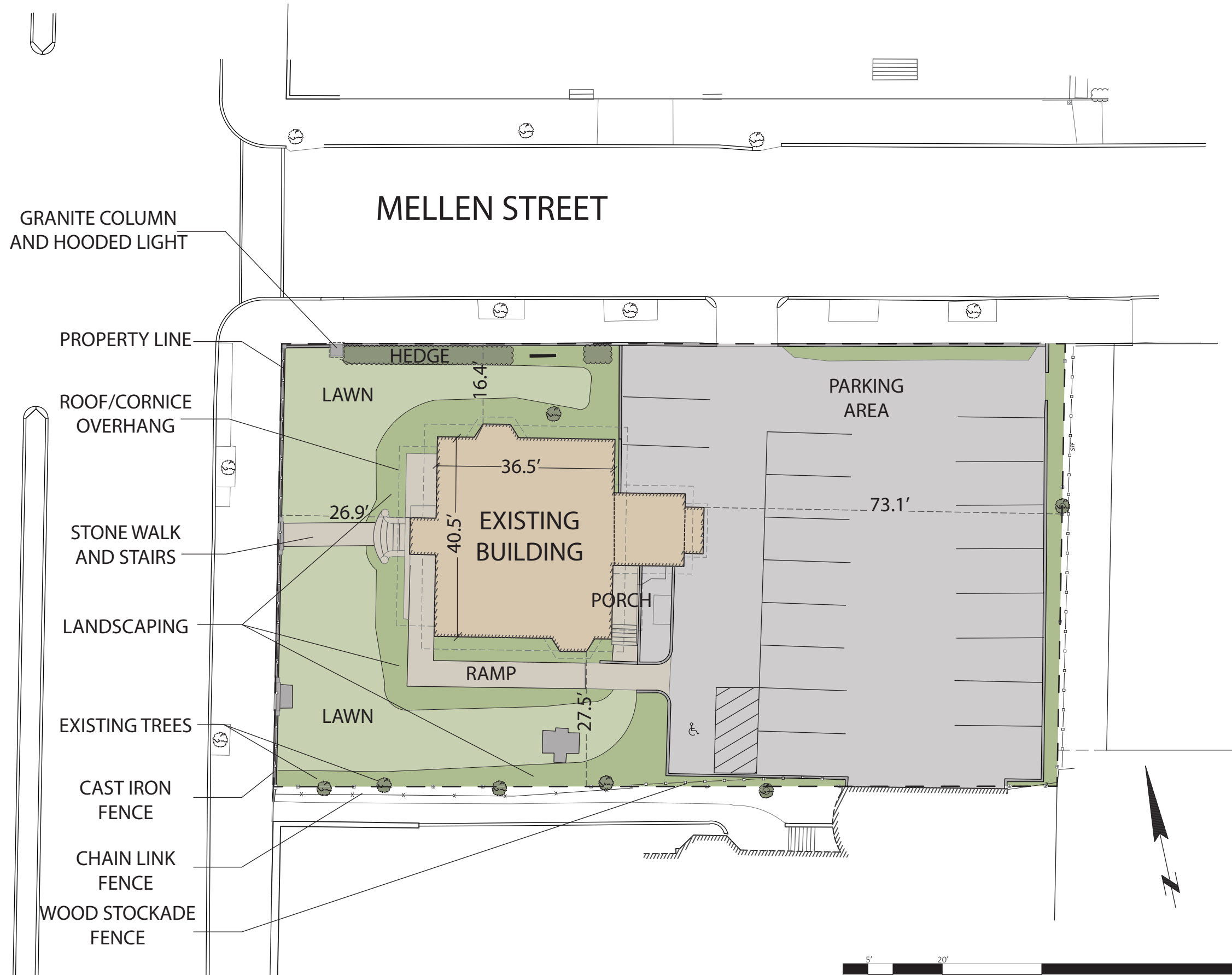
VIEW 2



VIEW 3

## VIEWS FROM THE SITE

MASSACHUSETTS AVENUE



GRANITE COLUMN AND HOODED LIGHT

PROPERTY LINE

ROOF/CORNICE OVERHANG

STONE WALK AND STAIRS

LANDSCAPING

EXISTING TREES

CAST IRON FENCE

CHAIN LINK FENCE

WOOD STOCKADE FENCE

MELLEN STREET

HEDGE

LAWN

EXISTING BUILDING

PORCH

RAMP

LAWN

PARKING AREA

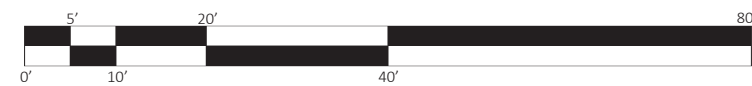
73.1'

36.5'

40.5'

26.9'

27.5'



**PROJECT SUMMARY & BUILDING MASSING**

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The preservation of the existing Second Empire Style Mansion is an important part of the 1627 Mass Ave development. The front and side yard adjacent to the mansion on the Mellen St and Mass Ave side will be maintained, keeping the mansion's position as a landmark and helping to highlight its cultural significance and compatibility with the larger neighborhood fabric. The exterior siding, trim, and moldings will be restored to their original appearance, highlighting their material quality and craftsmanship. The existing building will connect to the new construction building at its rear on the basement, first, and second floors. Two changes to the mansion are proposed and have been discussed with Cambridge Historical Commission. The modern ramp at the front of the building will be removed as it is no longer needed due to the mansion's accessible connection to the new construction portion of the site. That connection is made possible through the removal of the existing 'Ell' structure. Cambridge Historical Commission has approved the project in Principle, understanding that details will need to be reviewed in the future to provide a Certificate of Appropriateness.

The preservation of the mansion and its front and side yard provide the site with ample open space. Given the limited remaining area of the site, the team has employed the minimal allowable side and front yard dimensions to allow for the largest floor plate size possible for the new construction portion. To provide an accessible entrance to the existing building and new construction portion of the site, the main entrance has been established on Mellen Street. This entry is emphasized through an inset on the ground floor as well as numerous design

elements including signage, accent lighting, landscaping, a trellis and seating which provide a gathering space and warm welcome. Pedestrian and bicycle parking follow the same path to the main entry which is separate from vehicles. Bikes have an accessible route through the building to permanent parking in the basement, and short-term visitor bicycle parking is adjacent to the sidewalk near the main building entry. The new construction building is perfectly sited to avoid solar heat gains with its south, east and west sides shaded, and to take advantage of northern daylight on its primary façade on Mellen Street. The building's average glazing percentage is kept to 20% to align with exterior envelope efficiency goals and fit in with the context of the mansion and adjacent smaller scale buildings. The Mellen Street facade has a higher percentage of glazing, at 28%, with the ground floor community room creating a distinct element on the façade with tall expanses of glass. There is minimal space on site for trash and equipment given the location of the mansion, new construction, and existing front and side yards. The area to the south of the mansion is the only opportunity for these to be located. Trash is set beyond the face of the mansion and within a solid wood enclosure, with the trash and recycling separated to help with pest control. The transformer is proposed to be located in an underground vault to help the site to remain as open as possible.

Some mechanical, electrical and plumbing equipment will be in the basement of the mansion, and with fully central systems there is minimal equipment located on the roof of the new construction building. Roof top equipment will be set back a minimum of 10' from the edge

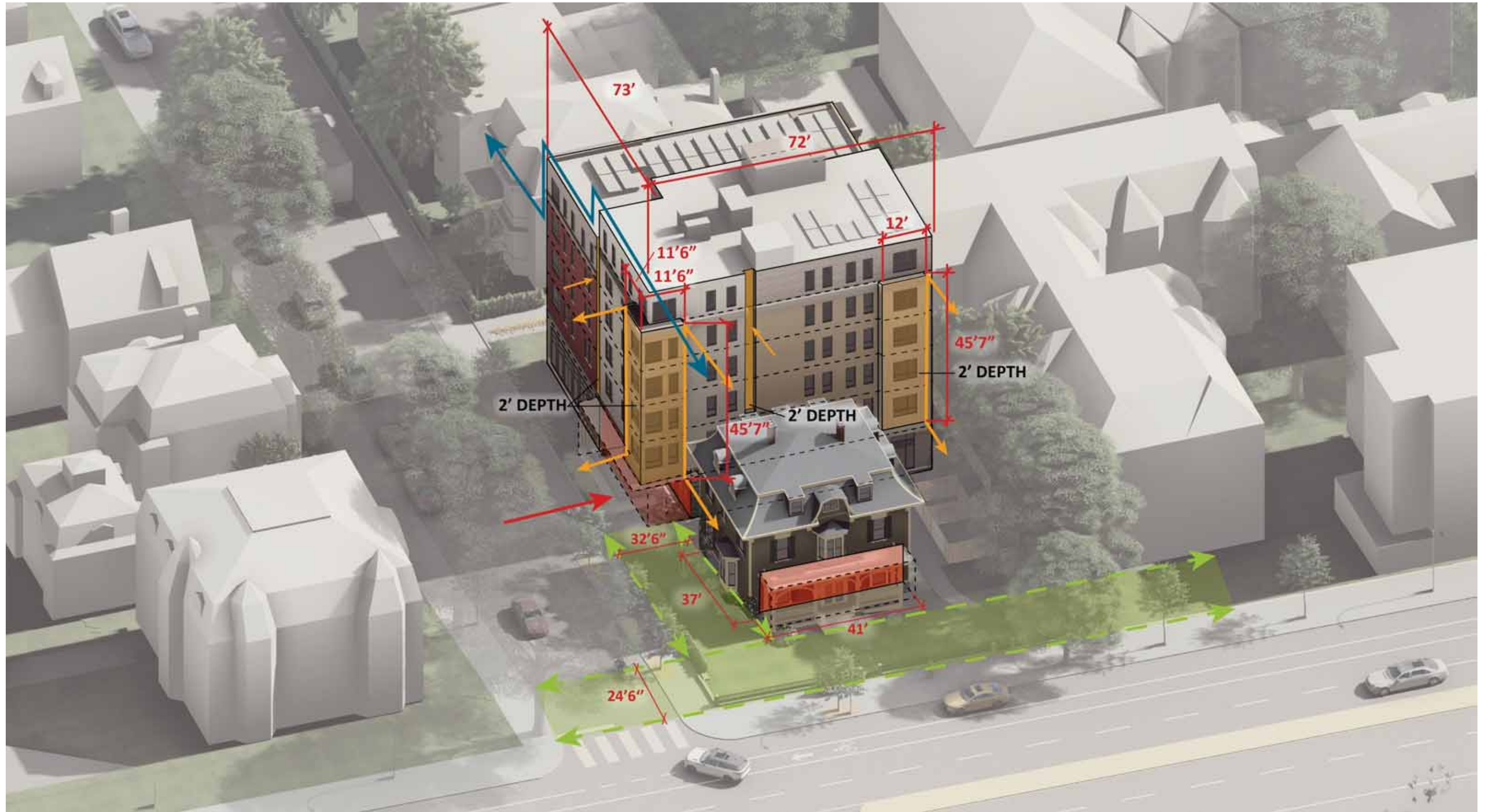
of the building. Views within a 3-dimensional model including this equipment have been studied and roof top equipment is not visible from the sidewalk within a 200' radius from the building.

As a response to the neighborhood height considerations, the maximum height of 7 stories and 80' as of right through the Affordable Housing Overlay is not being pursued, instead the new construction building has a half level at 6 stories and the main massing at 5 stories. This strategy helps the building to relate to the larger context of the neighborhood, which consists of six and seven story buildings nearby along Mass Ave, in C-2A zoning district that this parcel resides within, and shorter three and four story buildings in C-1 zoning district which the parcel abuts. After hearing concerns about the height of the new construction building, HRI and ICON worked with CDD Urban Design staff and Cambridge Historical Commission staff to further articulate the facades of the building in a way that breaks down the mass, without losing any apartments.

We heard from community members that blending the new construction building into the neighborhood context was a top priority. After consulting with CDD Urban Design and Cambridge Historical Commission staff, we came up with a way of breaking up the bulk of the building on the Northern façade (Mellen Street) and the Eastern façade by applying several techniques to the Northeastern corner. This includes adding a vertical 2-foot inset at the center of the façade to break it into two smaller masses at the transition point in the building where it steps down from 6 to 5 stories. This is further differentiated by the inset at



the entry, vertical corner bay on the northwest corner, dropping the cornice on the eastern portion and changing the color of the façade materials. The Northeastern corner is emphasized with a bold color covering three stories of the building, which relates to nearby triple decker style homes. The colors represented in the updated views are appropriate to the period of existing buildings along Mellen Street, including the 1627 mansion. They are compatible with the colors on the existing mansion due in part to their depth and complexity. The Cambridge Historic Commission has successfully used these or similar colors on other buildings in Cambridge that they have consulted on.





TOTAL FACADE AREA = 4,796 SF

GLAZING = 1,333 SF

28% GLAZING

WINDOW TYPE A = 16 SF  
36 INSTANCES = 576 SF

WINDOW TYPE B = 36 SF  
9 INSTANCES = 324 SF

LOBBY STOREFRONT = 220 SF

COMMUNITY  
ROOM  
STOREFRONT  
= 213 sf

EXISTING





**SECTION 11.207.7.3.B OF AHO**

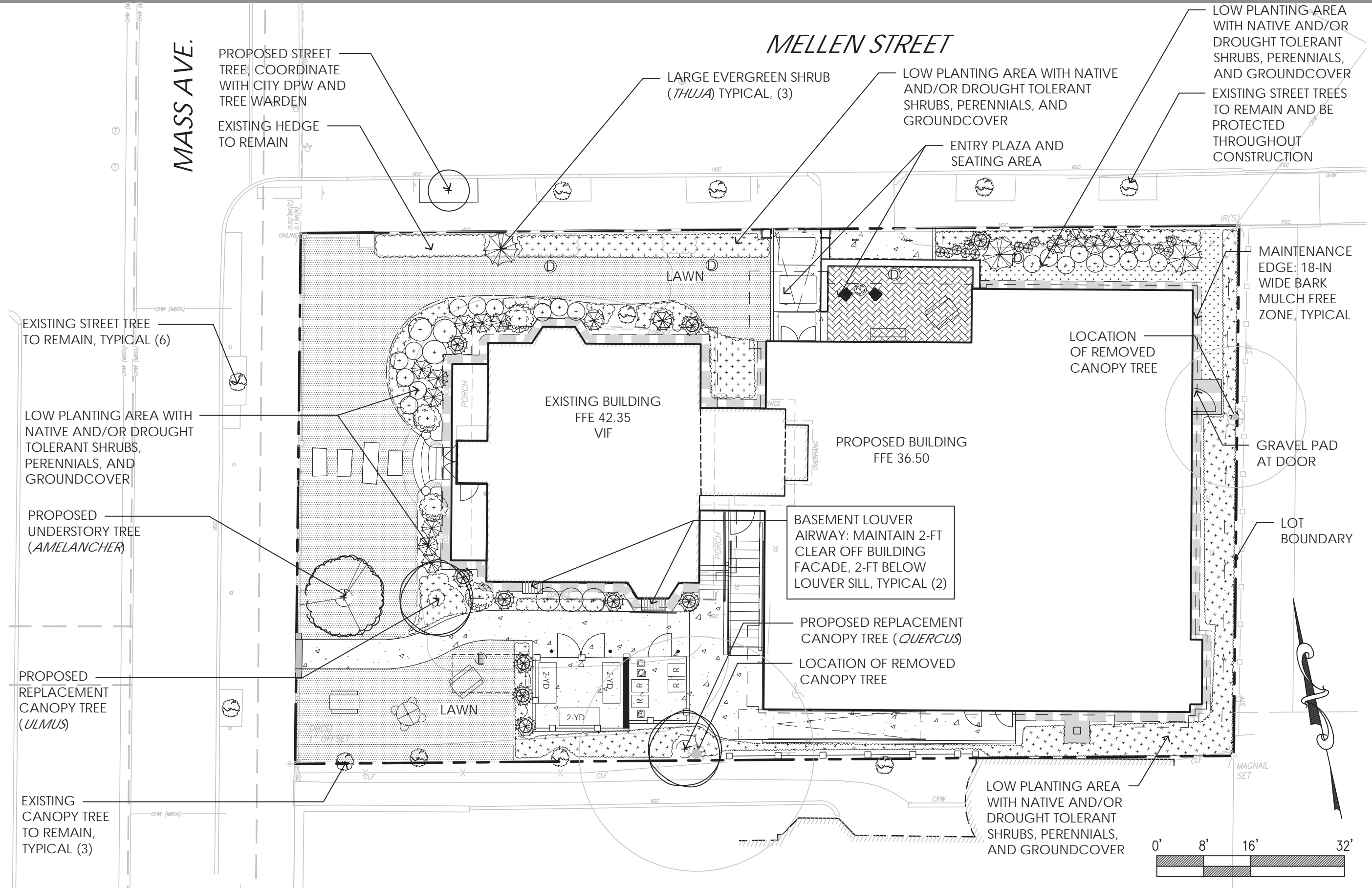
*Building façades shall incorporate architectural elements that project or recess by at least two feet ... occur on an average interval of 40 linear horizontal feet or less for ... façade directly facing a public street, and ... Not be required on the lowest Story Above Grade or... on the highest two Stories Above Grade of a building containing at least six Stories Above Grade.*



**PROPOSED SITE CONDITIONS**

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MASS AVE.

MELLEN STREET

PROPOSED STREET TREE COORDINATE WITH CITY DPW AND TREE WARDEN  
EXISTING HEDGE TO REMAIN

LARGE EVERGREEN SHRUB (THUJA) TYPICAL, (3)

LOW PLANTING AREA WITH NATIVE AND/OR DROUGHT TOLERANT SHRUBS, PERENNIALS, AND GROUNDCOVER

ENTRY PLAZA AND SEATING AREA

LOW PLANTING AREA WITH NATIVE AND/OR DROUGHT TOLERANT SHRUBS, PERENNIALS, AND GROUNDCOVER  
EXISTING STREET TREES TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION

EXISTING STREET TREE TO REMAIN, TYPICAL (6)

LOW PLANTING AREA WITH NATIVE AND/OR DROUGHT TOLERANT SHRUBS, PERENNIALS, AND GROUNDCOVER

PROPOSED UNDERSTORY TREE (AMELANCHER)

PROPOSED REPLACEMENT CANOPY TREE (ULMUS)

EXISTING CANOPY TREE TO REMAIN, TYPICAL (3)

EXISTING BUILDING  
FFE 42.35  
VIF

PROPOSED BUILDING  
FFE 36.50

BASEMENT LOUVER AIRWAY: MAINTAIN 2-FT CLEAR OFF BUILDING FACADE, 2-FT BELOW LOUVER SILL, TYPICAL (2)

PROPOSED REPLACEMENT CANOPY TREE (QUERCUS)

LOCATION OF REMOVED CANOPY TREE

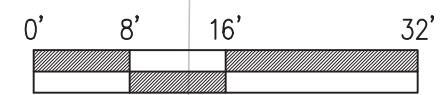
MAINTENANCE EDGE: 18-IN WIDE BARK MULCH FREE ZONE, TYPICAL

GRAVEL PAD AT DOOR

LOT BOUNDARY

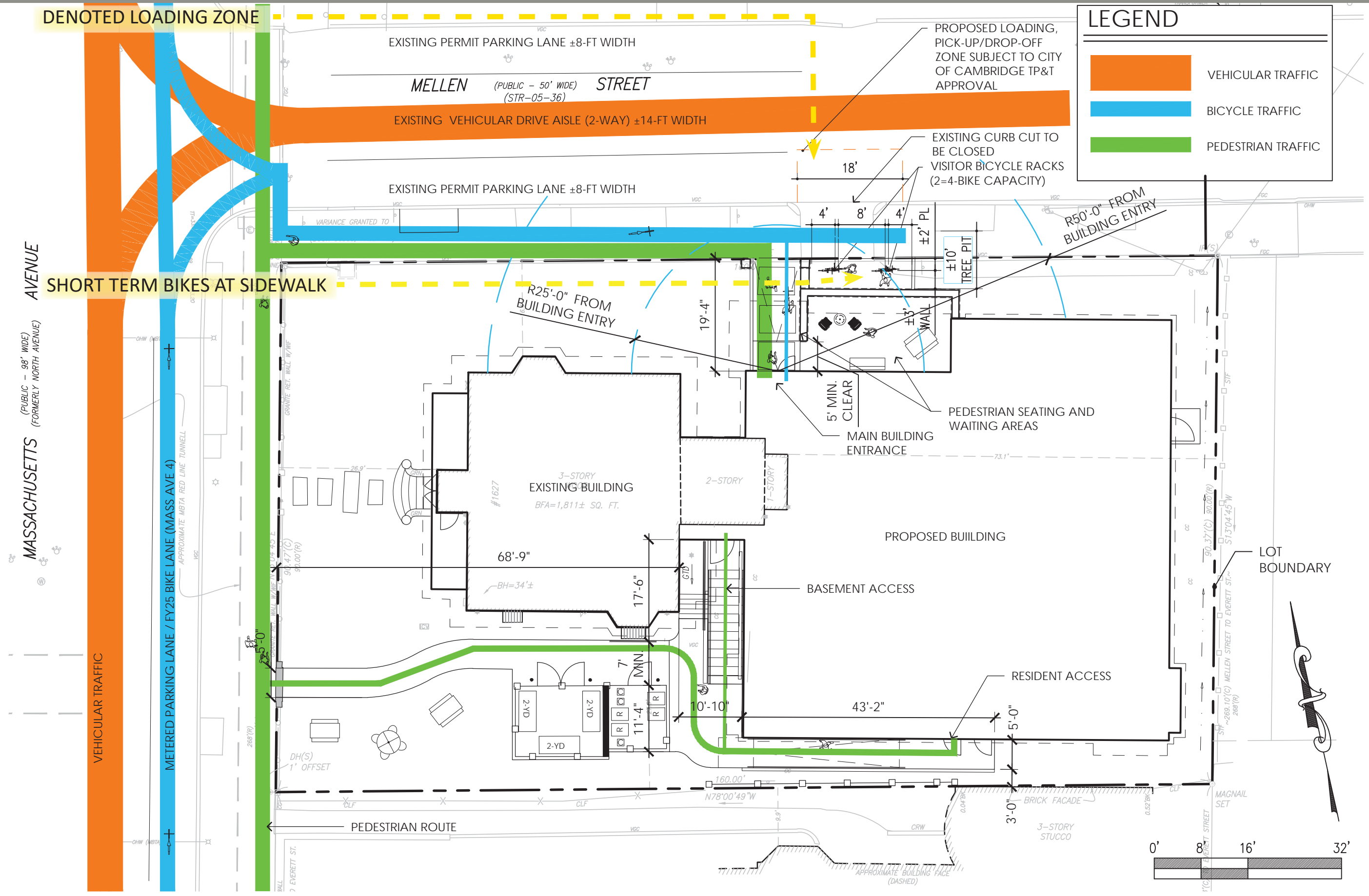
LOCATION OF REMOVED CANOPY TREE

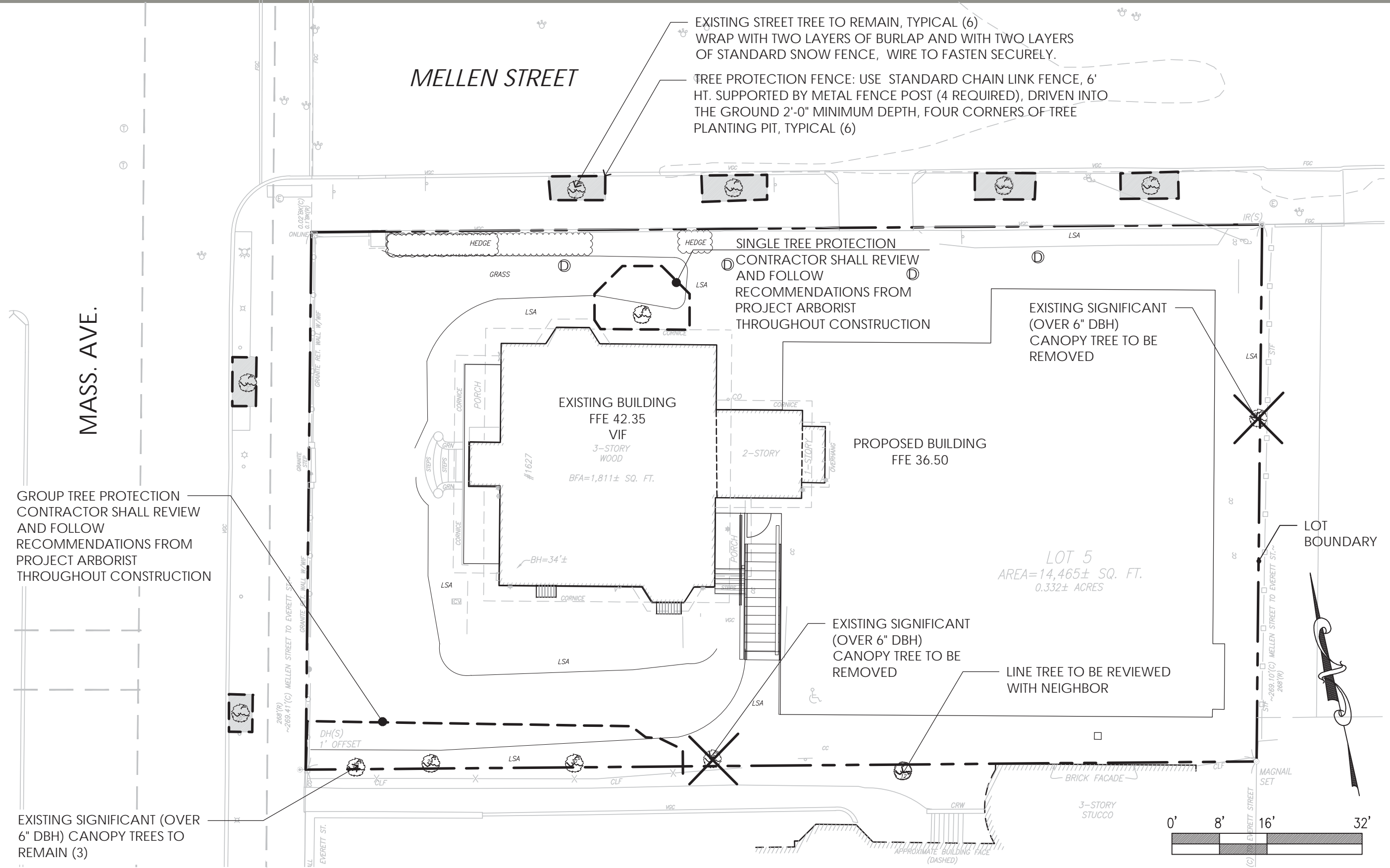
LOW PLANTING AREA WITH NATIVE AND/OR DROUGHT TOLERANT SHRUBS, PERENNIALS, AND GROUNDCOVER



**LEGEND**

- VEHICULAR TRAFFIC
- BICYCLE TRAFFIC
- PEDESTRIAN TRAFFIC





MELLEN STREET

MASS. AVE.

EXISTING STREET TREE TO REMAIN, TYPICAL (6)  
WRAP WITH TWO LAYERS OF BURLAP AND WITH TWO LAYERS OF STANDARD SNOW FENCE, WIRE TO FASTEN SECURELY.

TREE PROTECTION FENCE: USE STANDARD CHAIN LINK FENCE, 6' HT. SUPPORTED BY METAL FENCE POST (4 REQUIRED), DRIVEN INTO THE GROUND 2'-0" MINIMUM DEPTH, FOUR CORNERS OF TREE PLANTING PIT, TYPICAL (6)

SINGLE TREE PROTECTION  
CONTRACTOR SHALL REVIEW AND FOLLOW RECOMMENDATIONS FROM PROJECT ARBORIST THROUGHOUT CONSTRUCTION

EXISTING SIGNIFICANT (OVER 6" DBH) CANOPY TREE TO BE REMOVED

EXISTING BUILDING  
FFE 42.35  
VIF  
3-STORY WOOD  
BFA=1,811± SQ. FT.

PROPOSED BUILDING  
FFE 36.50

LOT 5  
AREA=14,465± SQ. FT.  
0.332± ACRES

LOT BOUNDARY

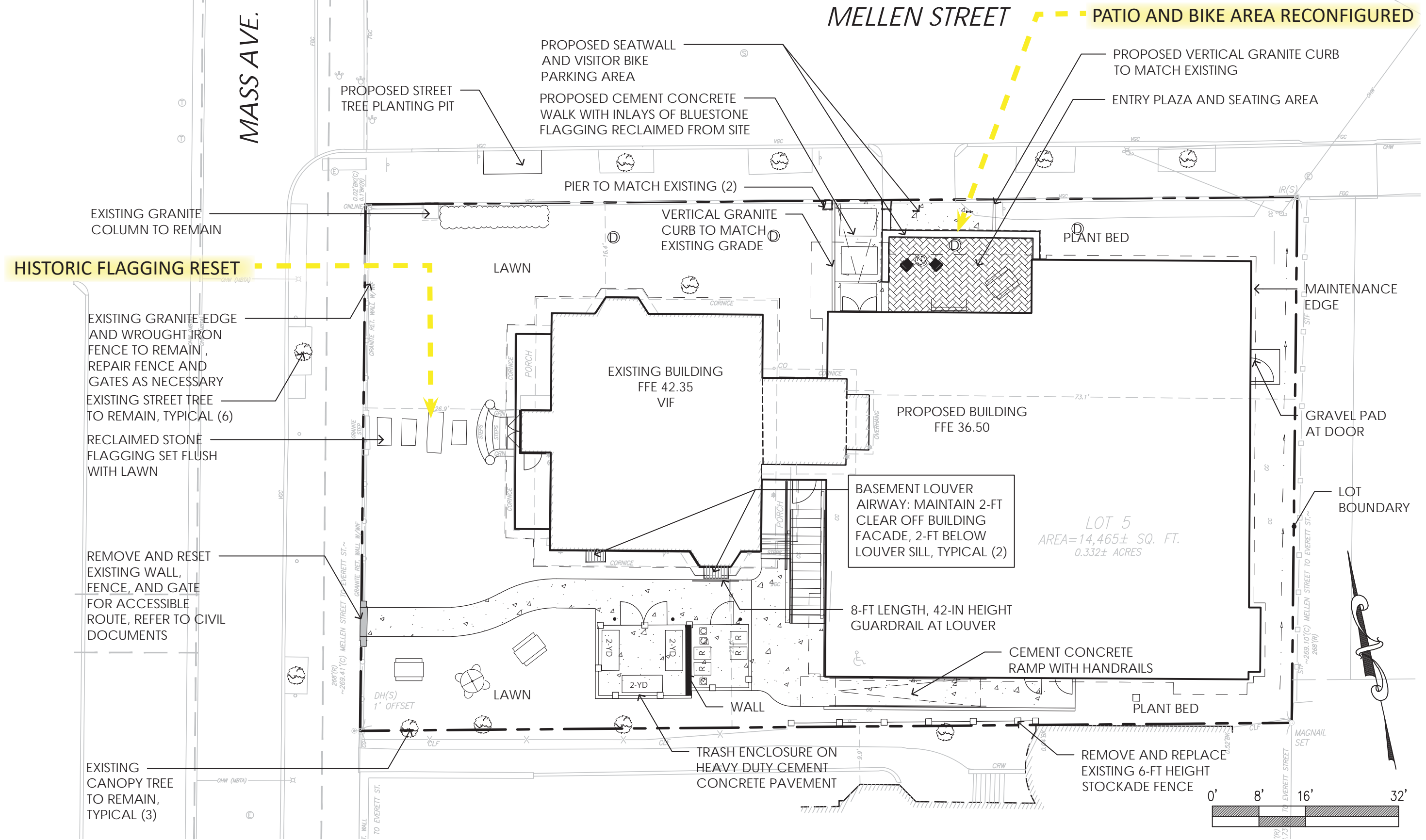
GROUP TREE PROTECTION  
CONTRACTOR SHALL REVIEW AND FOLLOW RECOMMENDATIONS FROM PROJECT ARBORIST THROUGHOUT CONSTRUCTION

EXISTING SIGNIFICANT (OVER 6" DBH) CANOPY TREE TO BE REMOVED

LINE TREE TO BE REVIEWED WITH NEIGHBOR

EXISTING SIGNIFICANT (OVER 6" DBH) CANOPY TREES TO REMAIN (3)





SUGGESTED PLANT SCHEDULE						
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SPACING	NOTES	
<b>TREES</b>						
<i>Amelanchier</i> 'Autumn Brilliance'	Apple Serviceberry	1 1/2-2" Cal. Single	1	/	*	η ρ
<i>Quercus palustris</i> 'Green Pillar'	Fastigate Pin Oak	2 1/2-3" Cal.	1		* ∂	η ρ
<i>Ulmus americana</i> 'Valley Forge'	Valley Forge American Elm	2 1/2-3" Cal.	1		* ∂	η ρ
<b>SHRUBS AND GRASSES</b>						
<i>Calamagrostis</i> 'Karl Foerster'	Feather Reed Grass	#3 Pot	12		* ∂	η
<i>Ceanothus americanus</i>	New Jersey Tea	#3 Pot	11	/	* ∂	η ρ
<i>Chamaecyparis thyoides</i>	Atlantic White Cedar	#3 Pot	11		* ∞ ε	η
<i>Clethra alnifolia</i> 'Sixteen Candles'	Sweet Pepperbush	#3 Pot	6	⊗	*	η ρ
<i>Hydrangea arborescens</i>	Smooth Hydrangea	#5 Pot	4	/	*	η ρ
<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	#7 Pot	8	/	*	ε η ρ
<i>Itea virginica</i>	Sweetspire	#3 Pot	9	⊗	* ∞	η ρ
<i>Kalmia latifolia</i>	Mountain Laurel	#3 Pot	8	⊗	* ∂	ε η ρ
<i>Thuja occidentalis</i> 'Smaragd'	Emerald Arborvitae	4-5' Ht. B&B	3	/	* ∞ ε	η
<b>GROUNDCOVER AND PERENNIALS</b>						
<i>Arctostaphylos uva-ursi</i>	Bearberry	#1 Pot	24	36" O.C.	* ∂	ε η ρ
<i>Carex pensylvanica</i>	Pennsylvania Sedge	Plugs	200	12" O.C.	⊗ ∂	η ρ
<i>Carex plantaginea</i>	Plantain-leaf sedge	4" av. Pot	60	12" O.C.	⊗ / ∂	η ρ
<i>Comptonia peregrina</i>	Sweetfern	#1 Pot	14	36" O.C.	/ *	η ρ
<i>Echinacea purpurea</i>	Purple Coneflower	#1 Pot	14	36" O.C.	*	η ρ
<i>Gaultheria procumbens</i>	Wintergreen	#1 Pot	87	10" O.C.	⊗ *	ε η ρ
<i>Heuchera americana</i>	Garnet American Alumroot	#1 Pot	45	18" O.C.	⊗ ∂	η ρ
<i>Monarda didyma</i>	Wild Bergamot	#2 Pot	45	18" O.C.	/ *	η ρ
<i>Phlox paniculata</i>	Tall Garden Phlox	#1 Pot	27	24" O.C.	*	η ρ
<i>Polystichum acrostichoides</i>	Christmas Fern	#1 Pot	45	18" O.C.	⊗	ε η
<i>Rudbeckia fulgida</i> var. <i>fulgida</i>	Black-Eyed Susan	#1 Pot	14	36" O.C.	*	η ρ
<b>PLANT SUBSTITUTIONS</b>						
<p>If making substitutions on plant selections, care shall be taken to match the qualities shown in note section, as described to the right.</p> <p>Plant qualities noted are based on local extension services resources and nursery</p>		<p>Shade Tolerant ⊗ / Part Shade                      Full Sun Tolerant *                      Drought Tolerant ∂                      Inundation Tolerant ∞                      Evergreen ε                      North America Native η                      Supports Pollinators ρ</p>				

### Materials Palette: Screening

Trash, recycling, and compost facilities will be enclosed by solid board fences and gates.



### Materials Palette: Furnishings\*

Fixed seating will be installed on the patio and lawn for resident use.  
Visitor bike racks will meet City standards.

*Mass Ave Lawn*



*Mellen Street Patio & Bike Racks*



*\*Subject to change based on pricing and availability*

### Materials Palette: Pavements

Existing natural stone will be reclaimed from the historic mansion walk and picnic area for re-use at the main building entry.  
Concrete unit pavers are proposed at the seating area and cement concrete will be used for the ramp and maintenance area.





## Plant Palette: Historic Porch

With a focus on native species, existing lawns and Red Oak trees will be offset with small accent trees, evergreen shrubs, and perennials for screening and framing views.



### Plant Palette: East and South Facades

While the south side is typically a site's sunniest, the existing Oak trees and neighboring building provide significant shade here. The east side will also be shaded and quite narrow, so will be planted with shade tolerant groundcovers.



### Plant Palette: South Facade

Nearer Mass. Ave., where the south facade gets a bit more sun exposure, plants tolerant of "part shade" conditions may be added. Native selections include Monarda, Inkberry, and New Jersey Tea.



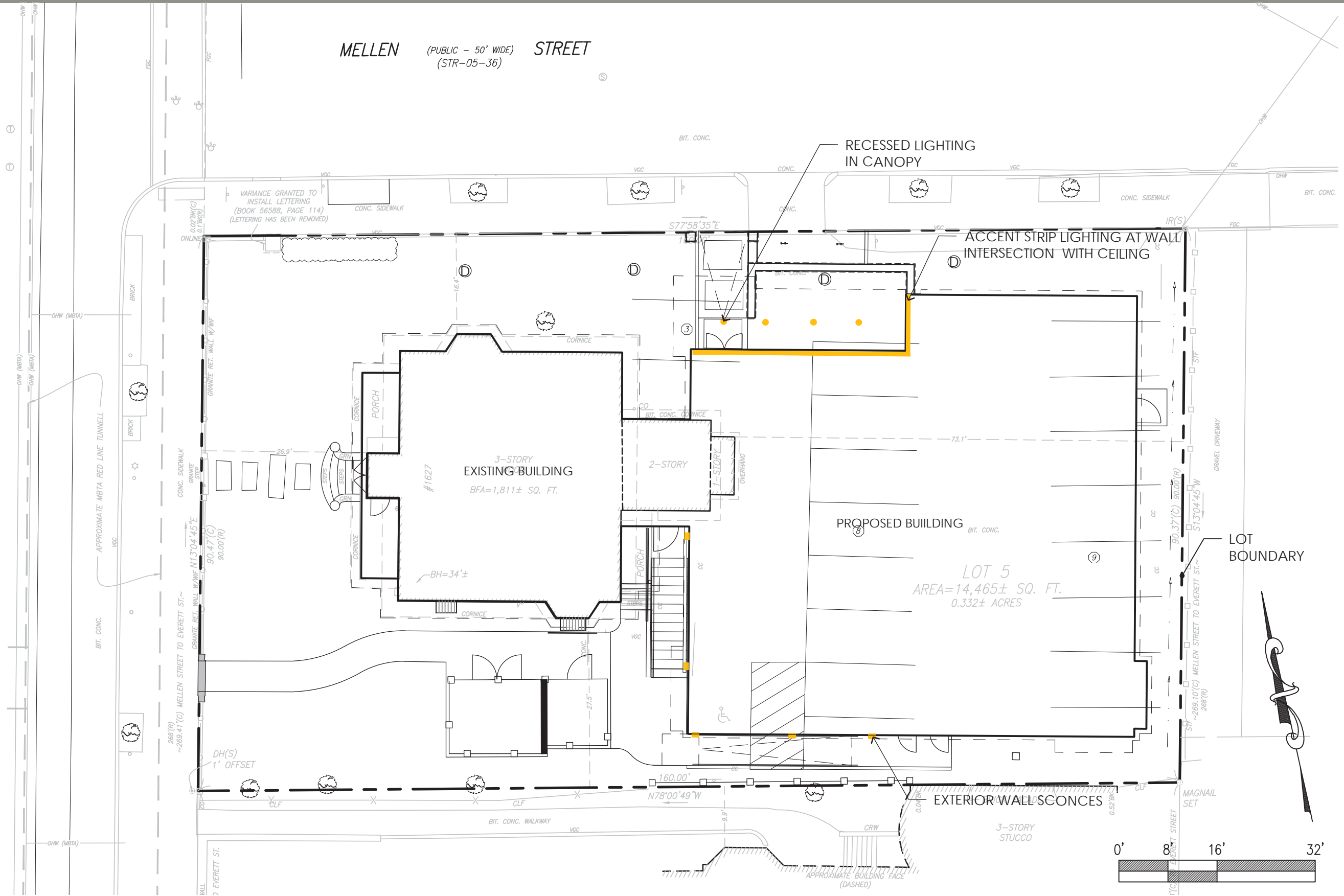
## Plant Palette: Main Entrance / North Facade

On the building's north facade, the existing Yew hedge will remain, maintaining the "green wall," while new plantings will be native and shade tolerant.



MASSACHUSETTS AVENUE  
(PUBLIC - 98' WIDE)  
(FORMERLY NORTH AVENUE)

MELLEN STREET  
(PUBLIC - 50' WIDE)  
(STR-05-36)



RECESSED LIGHTING  
IN CANOPY

ACCENT STRIP LIGHTING AT WALL  
INTERSECTION WITH CEILING

EXISTING BUILDING  
BFA=1,811± SQ. FT.

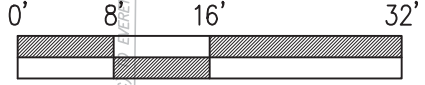
PROPOSED BUILDING  
BIT. CONC.

LOT 5  
AREA=14,465± SQ. FT.  
0.332± ACRES

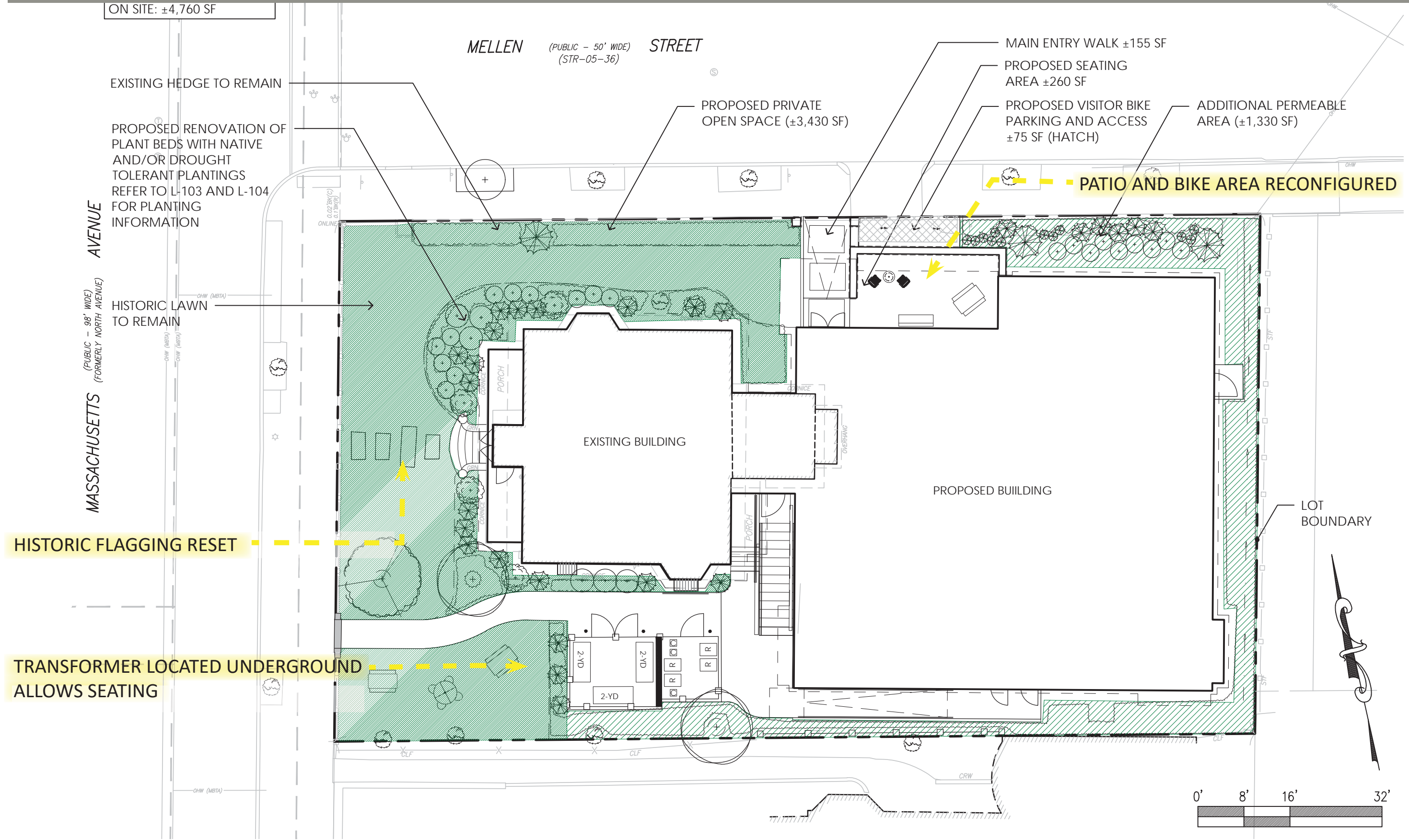
LOT  
BOUNDARY

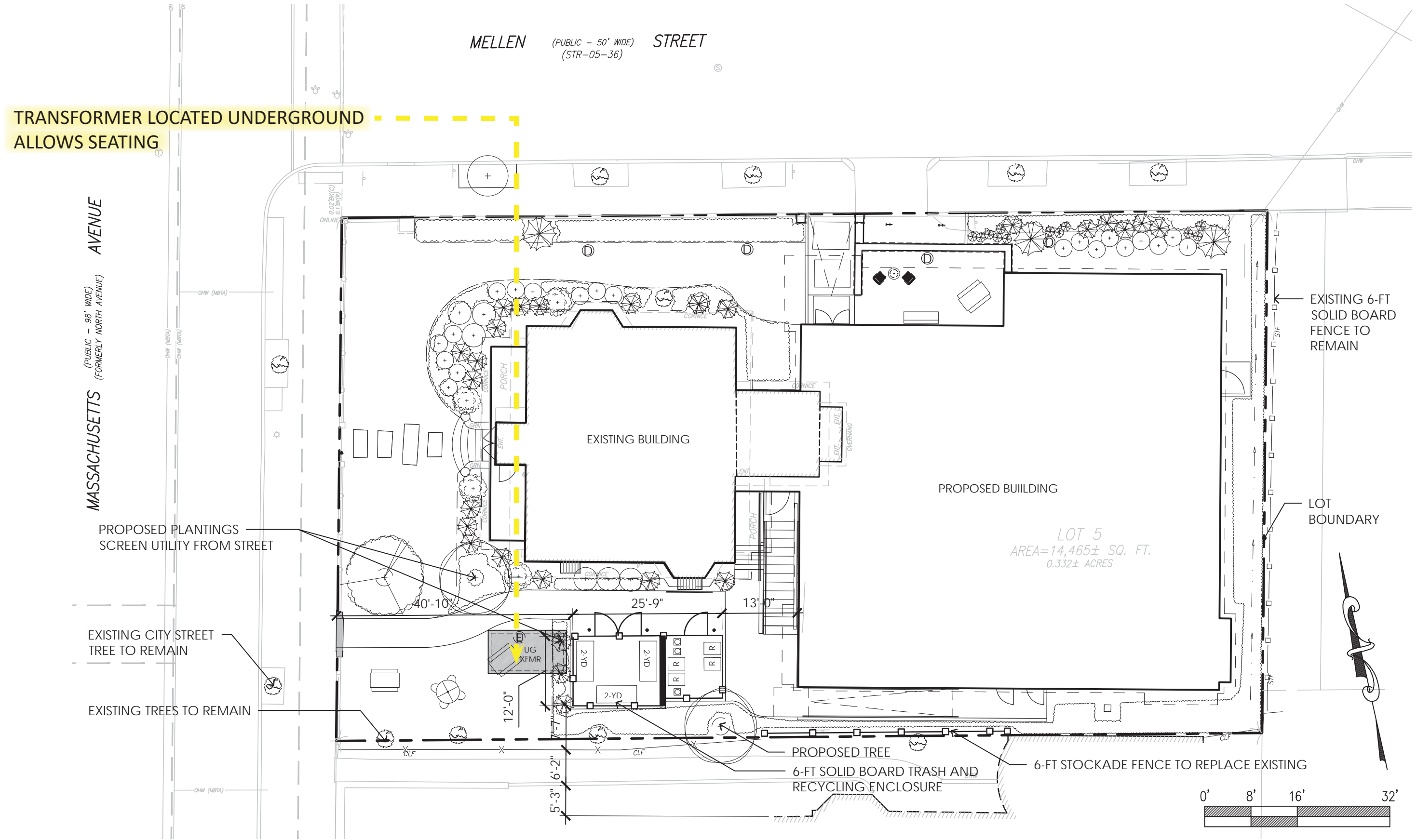
EXTERIOR WALL SCONCES

3-STORY  
STUCCO



ON SITE: ±4,760 SF





MELLEN STREET  
(PUBLIC - 50' WIDE)  
(STR-05-36)

TRANSFORMER LOCATED UNDERGROUND - ALLOWS SEATING

MASSACHUSETTS AVENUE  
(PUBLIC - 98' WIDE)  
(FORMERLY NORTH AVENUE)

EXISTING 6-FT SOLID BOARD FENCE TO REMAIN

LOT BOUNDARY

EXISTING BUILDING

PROPOSED BUILDING

LOT 5  
AREA=14,465± SQ. FT.  
0.332± ACRES

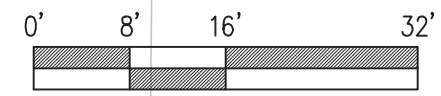
PROPOSED PLANTINGS SCREEN UTILITY FROM STREET

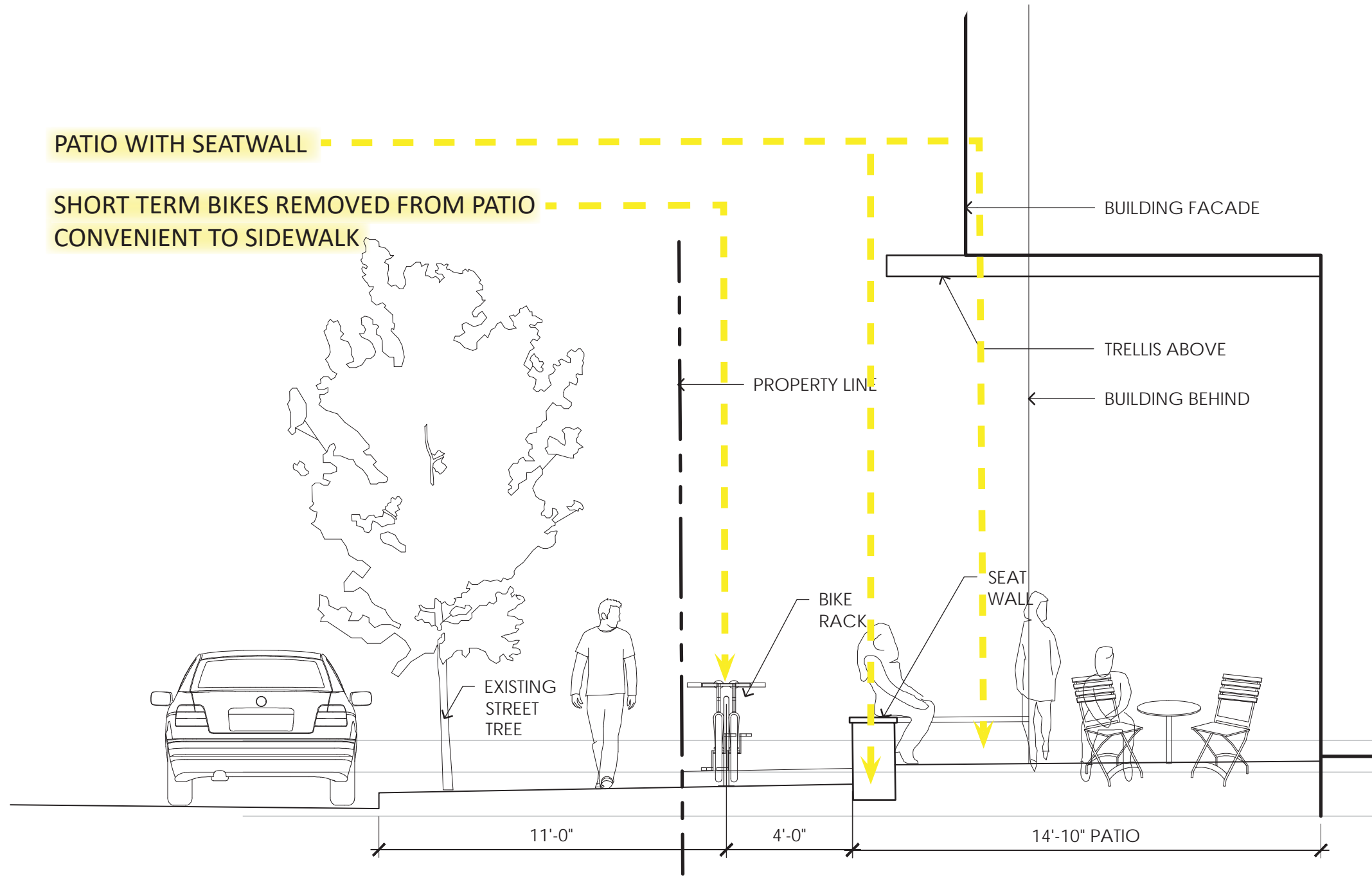
EXISTING CITY STREET TREE TO REMAIN

EXISTING TREES TO REMAIN

PROPOSED TREE  
6-FT SOLID BOARD TRASH AND RECYCLING ENCLOSURE

6-FT STOCKADE FENCE TO REPLACE EXISTING

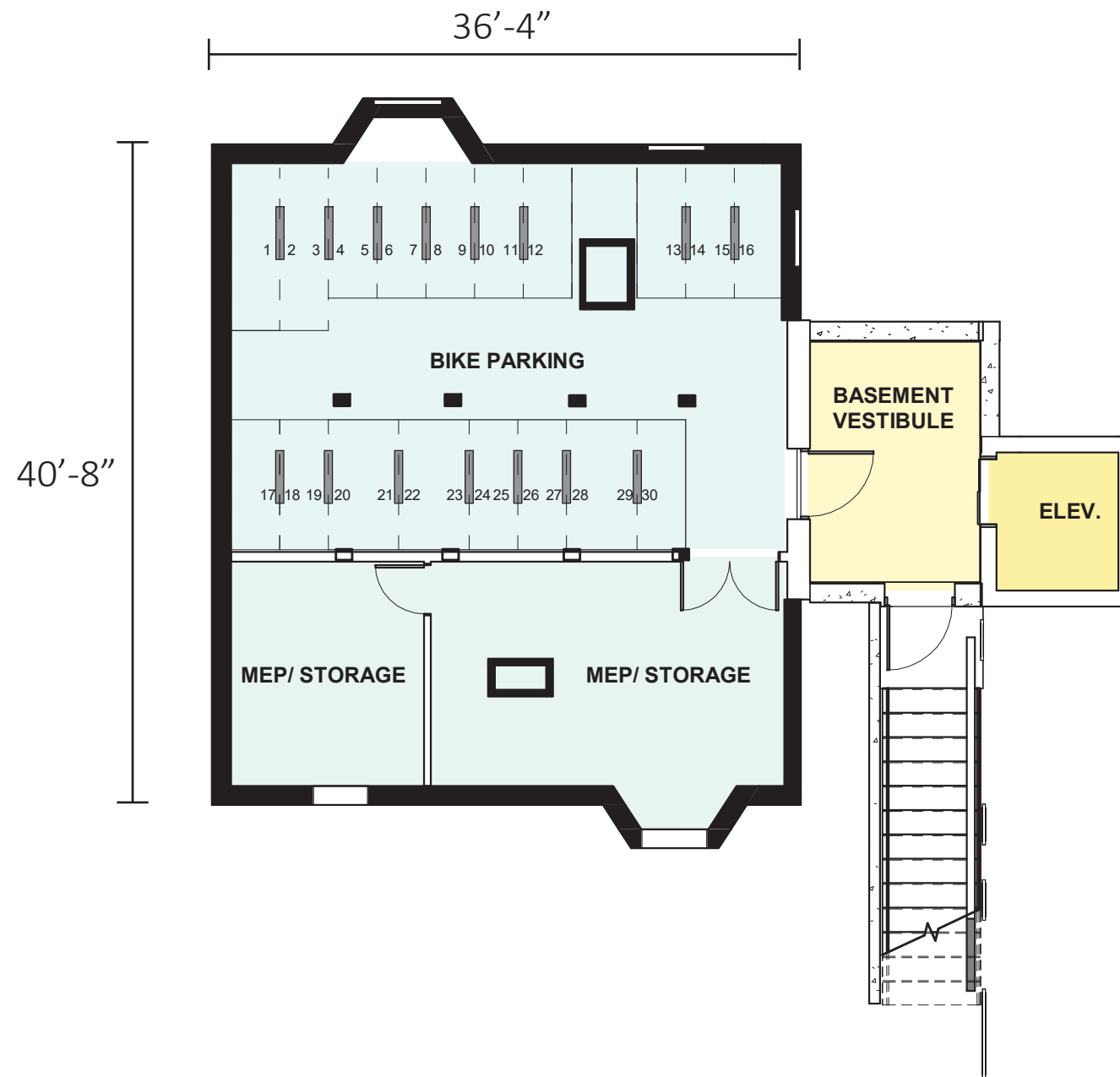


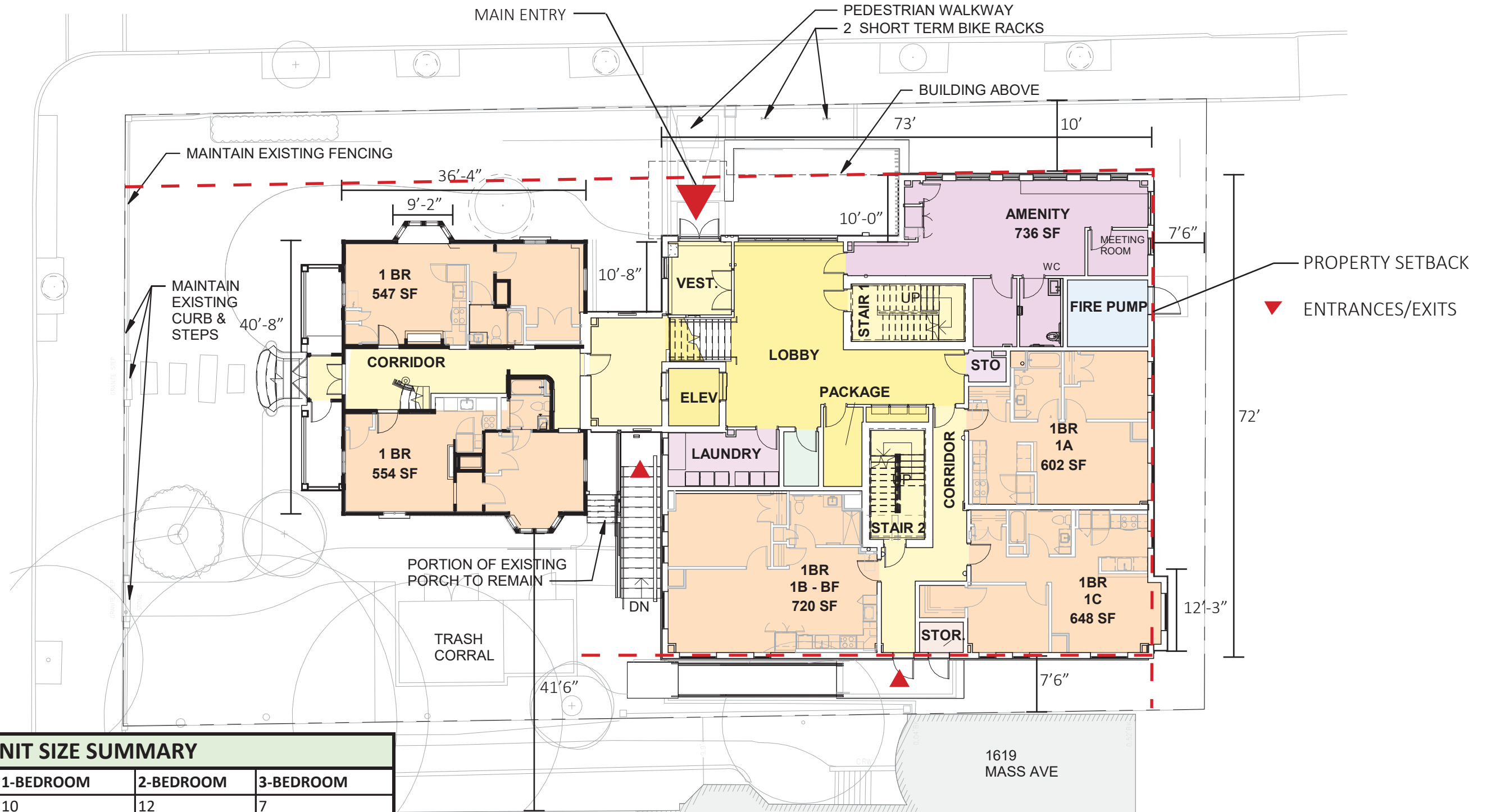


## FLOOR PLANS

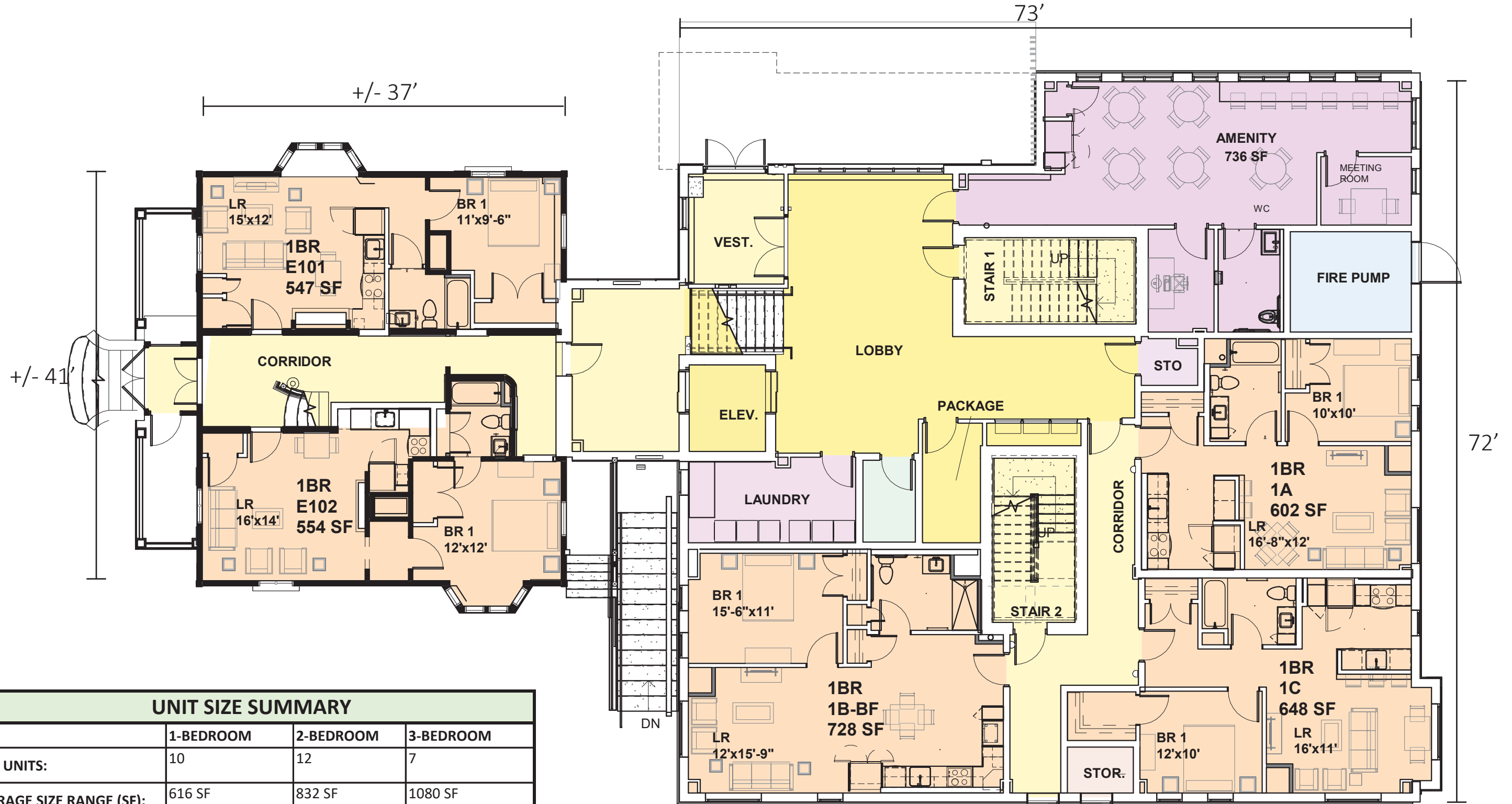
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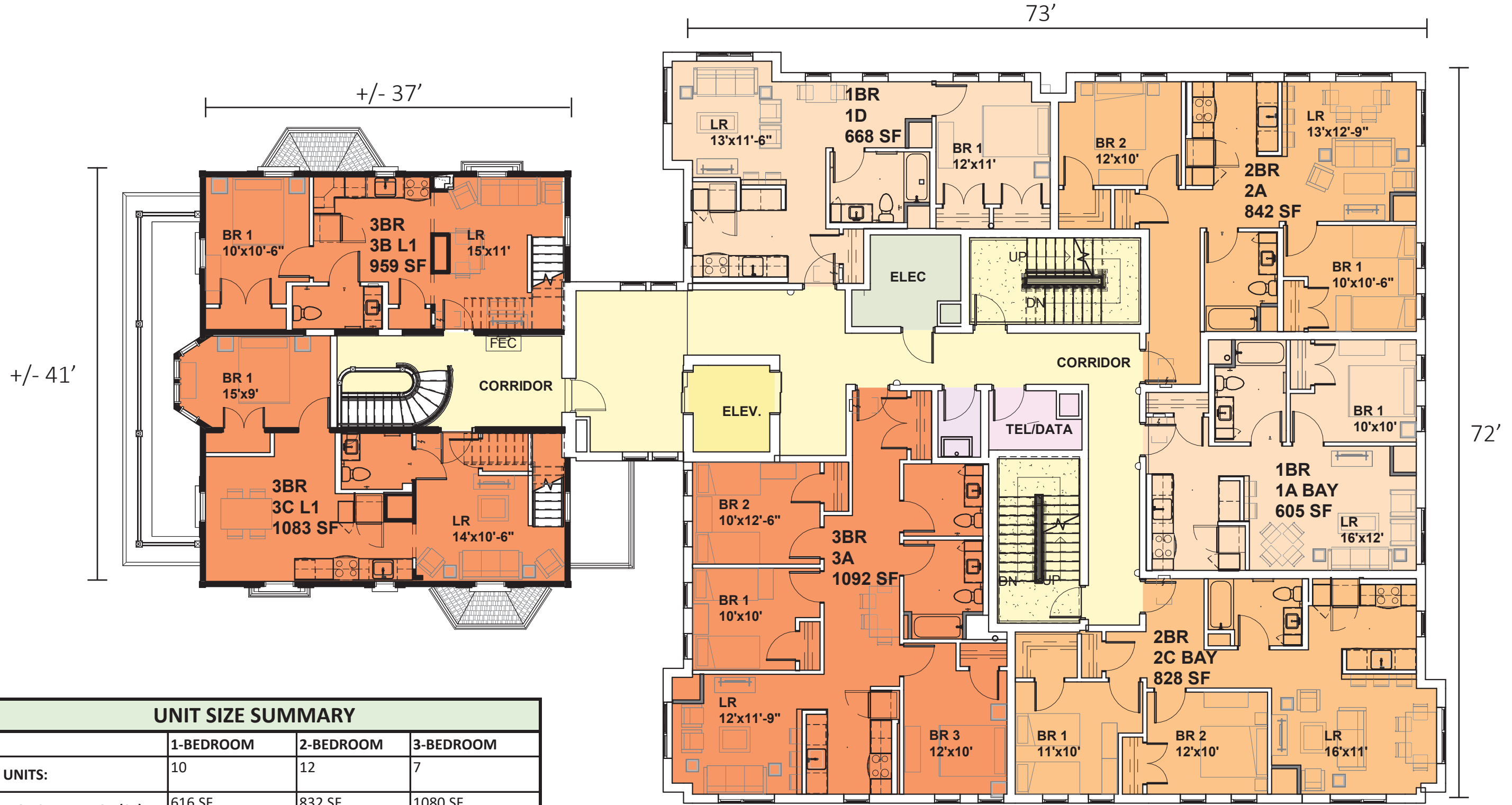


UNIT SIZE SUMMARY			
	1-BEDROOM	2-BEDROOM	3-BEDROOM
# OF UNITS:	10	12	7
AVERAGE SIZE RANGE (SF):	616 SF	832 SF	1080 SF
SMALLEST UNIT SIZE (SF):	547 SF (EXISTING BUILDING)	782 SF	957 SF (EXISTING BUILDING)
LARGEST UNIT SIZE (SF):	728 SF (BARRIER FREE)	844 SF	1150 SF



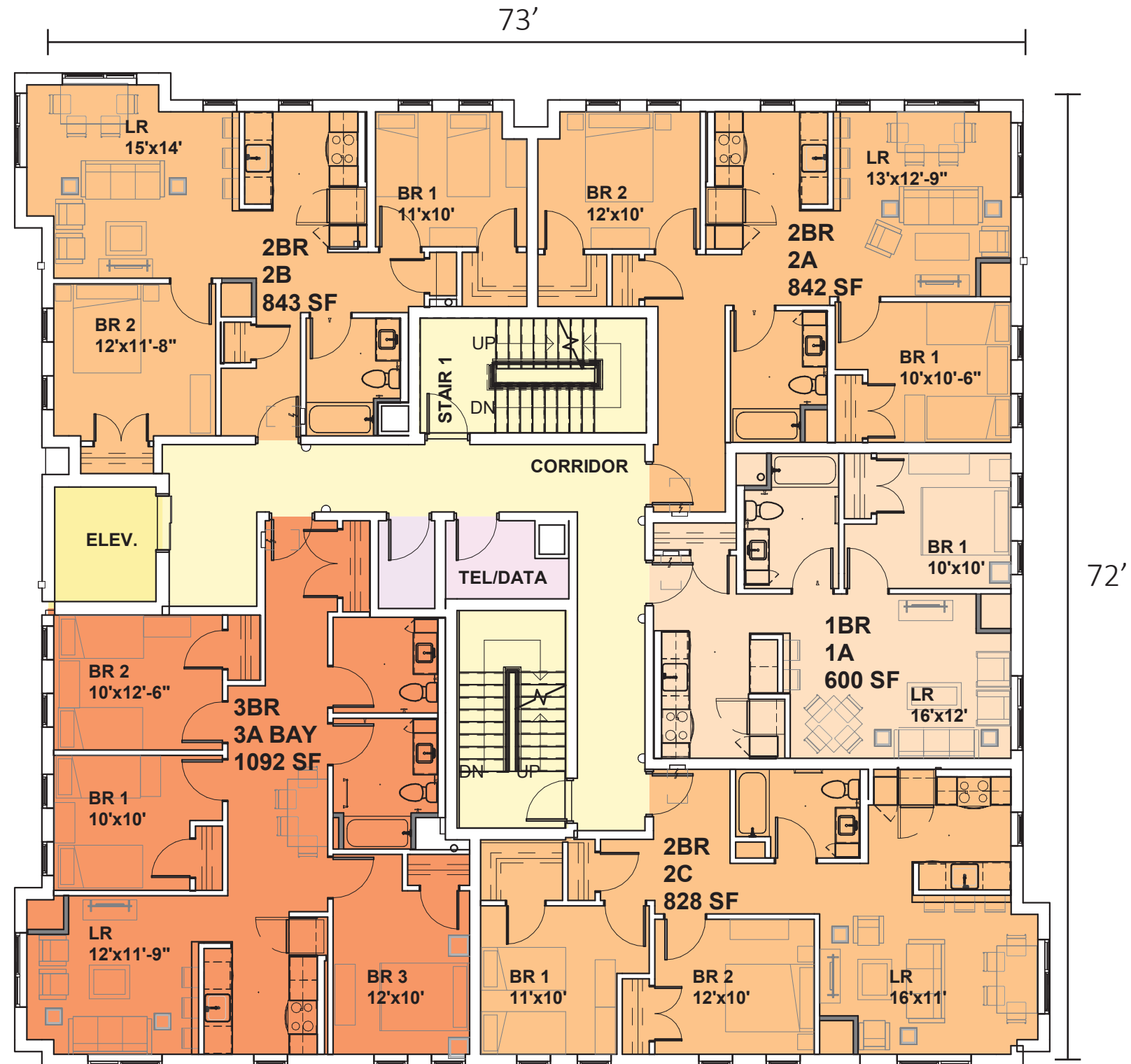
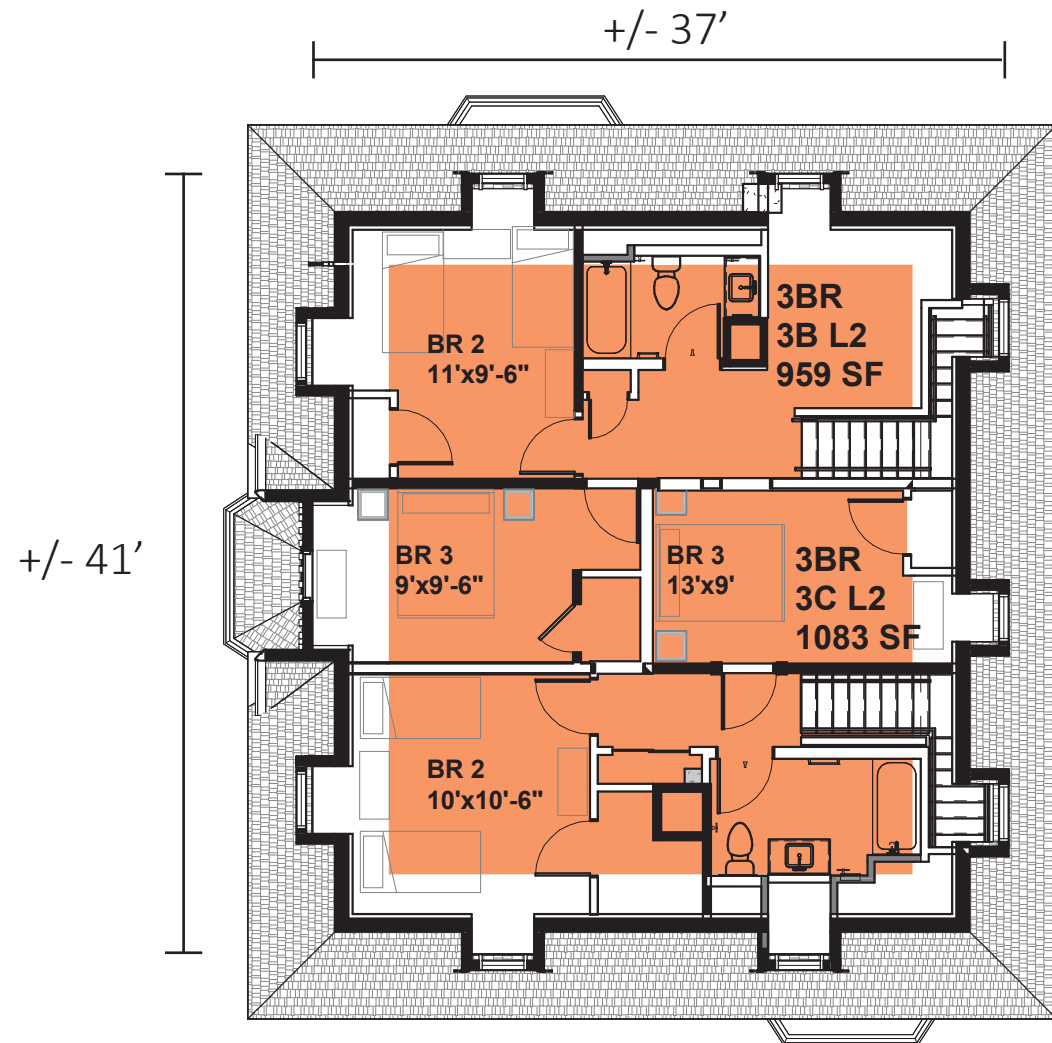
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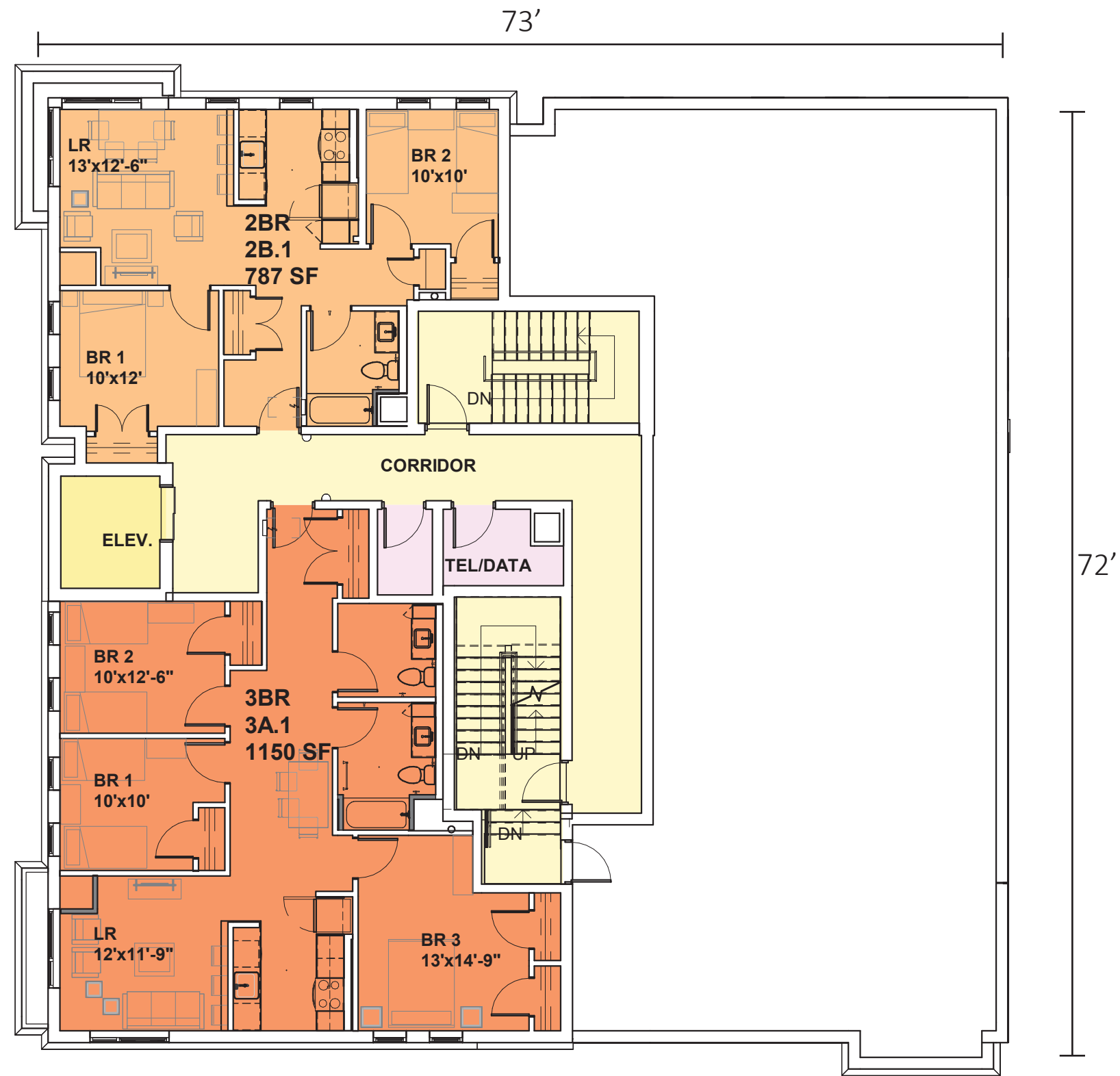
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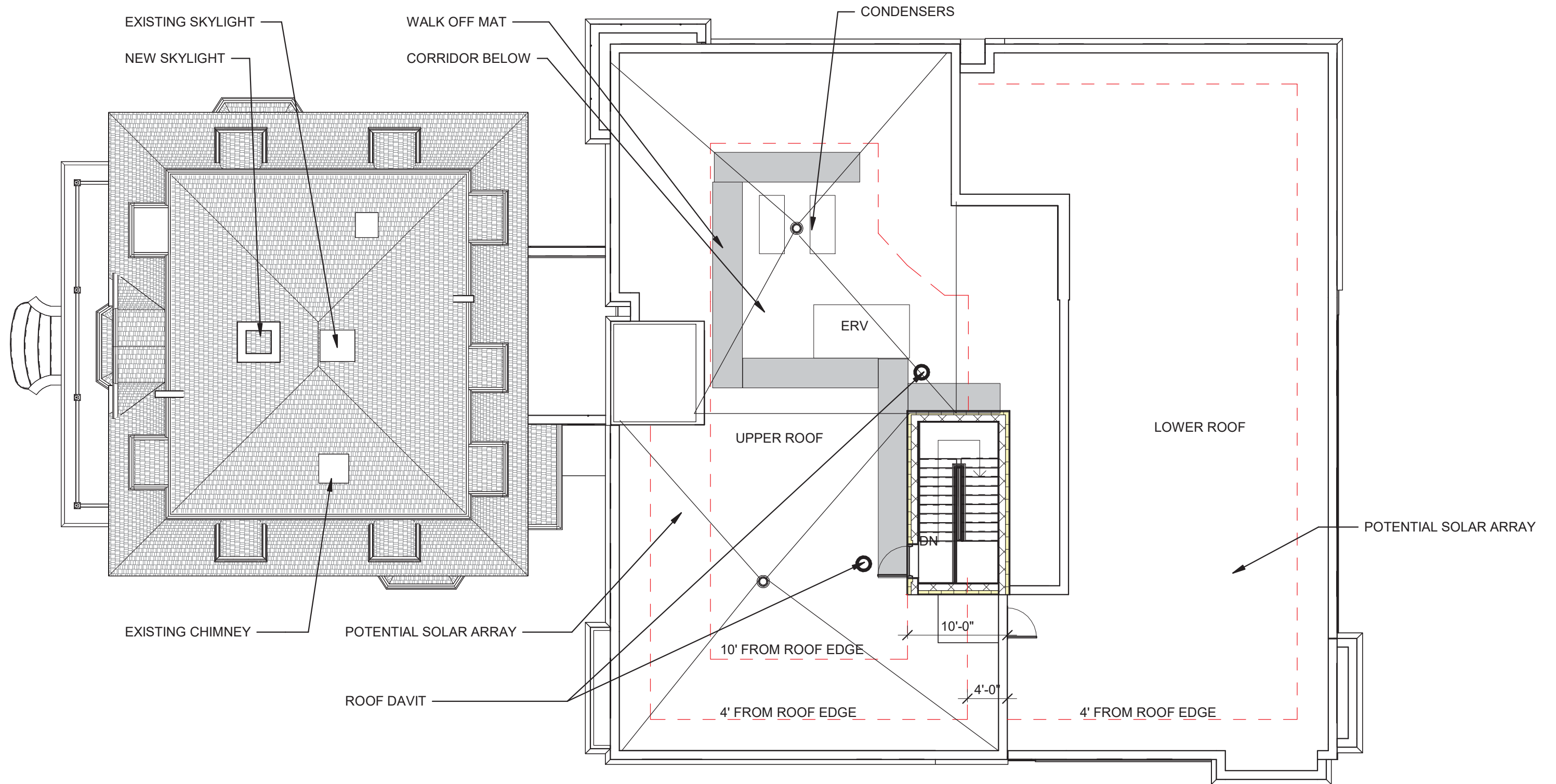
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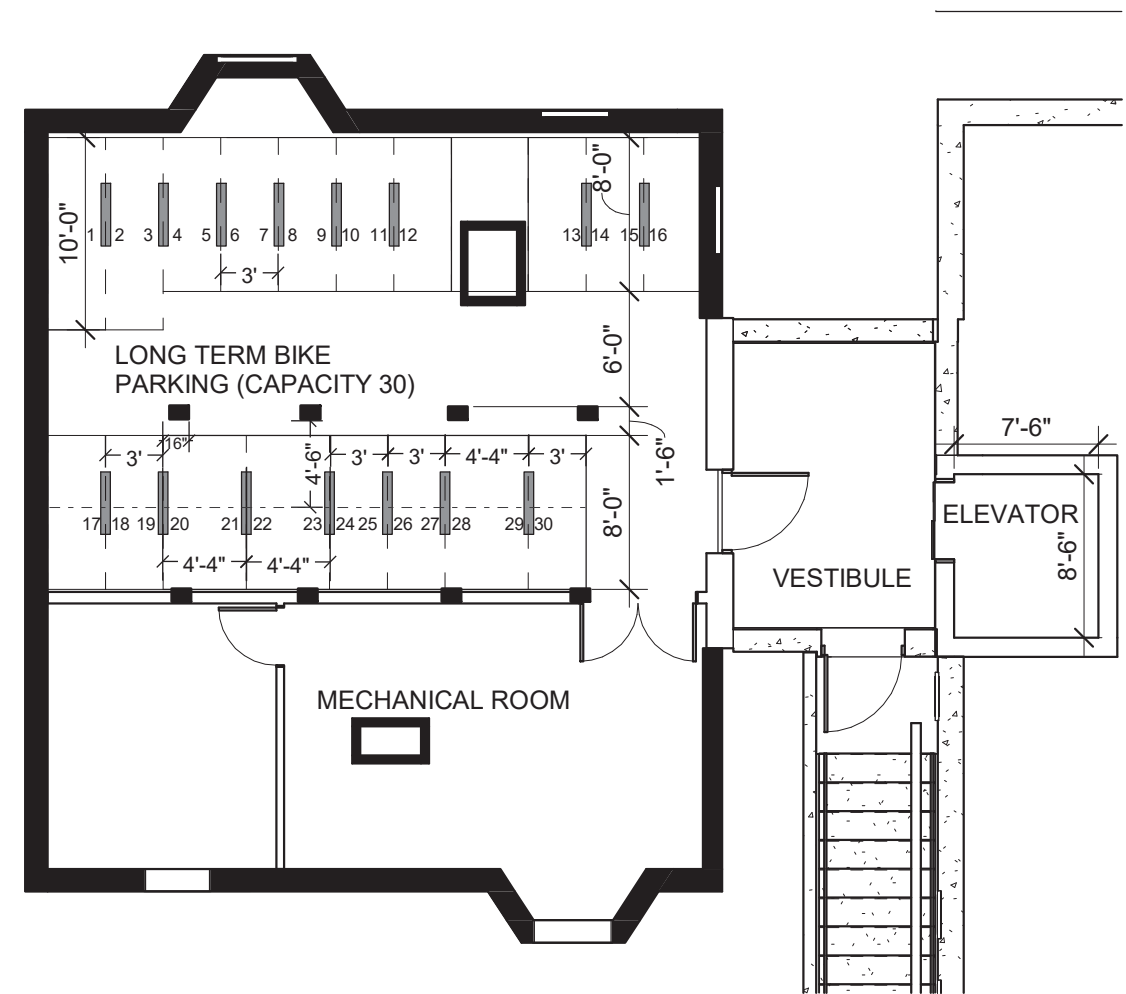
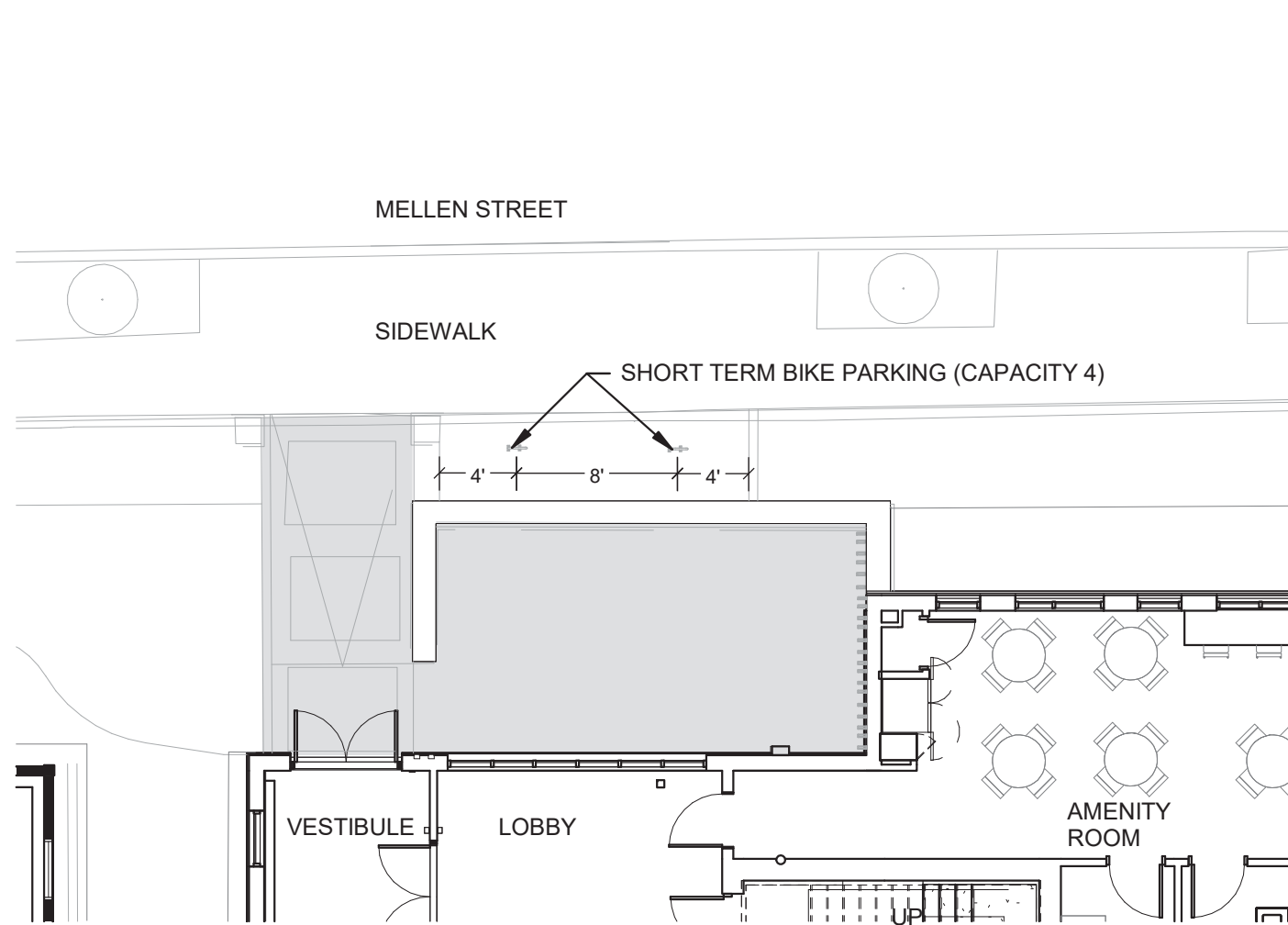


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2 BIKE PARKING LAYOUT LEVEL 1  
1" = 10'-0"

1 BIKE PARKING LAYOUT BASEMENT  
1" = 10'-0"



## MATERIALITY

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EXISTING BUILDING

Existing Building:

The project team is committed to preserving the existing mansion and working with the Cambridge Historic Commission for approval. The intent is to restore the exterior materials to their original appearance, including the roof, siding, and intricate wood work.

New Construction:

The New Construction portion of the site uses small scale materials to help relate it to the surrounding context. The main building material is a fiber cement panel with a similar look to clapboard siding that is used along Mellen Street on neighboring houses. The base of the building has a distinct and larger scale material, with stone at the bottom for durability to help ground the building.

The building mass is broken down through the use of 2' insets and bays. The northwest corner of the building is distinct with a corner bay, as well as the inset entry which include wood panels and trellis to bring a sense of warmth. The northeast corner is separated by a 2' inset and is distinguished from the rest of the building by it's lower height, dropped cornice and drastic change in siding color. The top floor throughout is differentiated by it's change in material, and separation with a fiberglass cornice.

EXISTING SLATE ROOF

EXISTING WOOD WORK:

BRACKETS

TRIM & MOLDINGS

SHUTTERS

RAILINGS

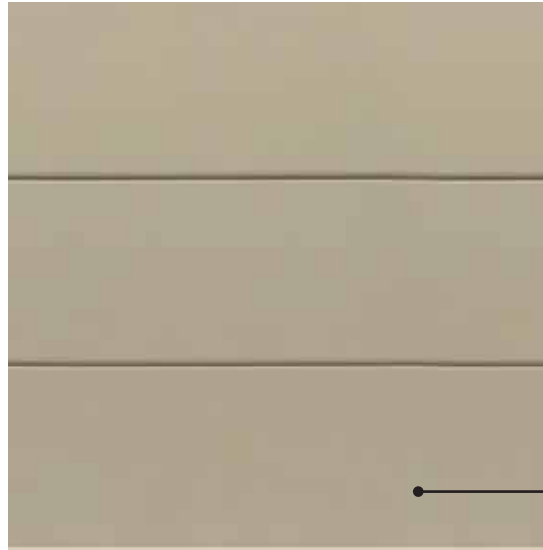
EXISTING WOOD LAP SIDING



**NEW CONSTRUCTION: NORTHWEST CORNER**

**MAIN BODY SIDING**

FIBER CEMENT PANEL WITH 6" GROOVES  
NICHIIHA LATURA V GROOVE: CUSTOM COLOR BM HC-79



**OTHER TEXTURE OPTIONS:**

NICHIIHA NOVENARY SERIES



NICHIIHA RIBBED SERIES



NICHIIHA PLANK SERIES



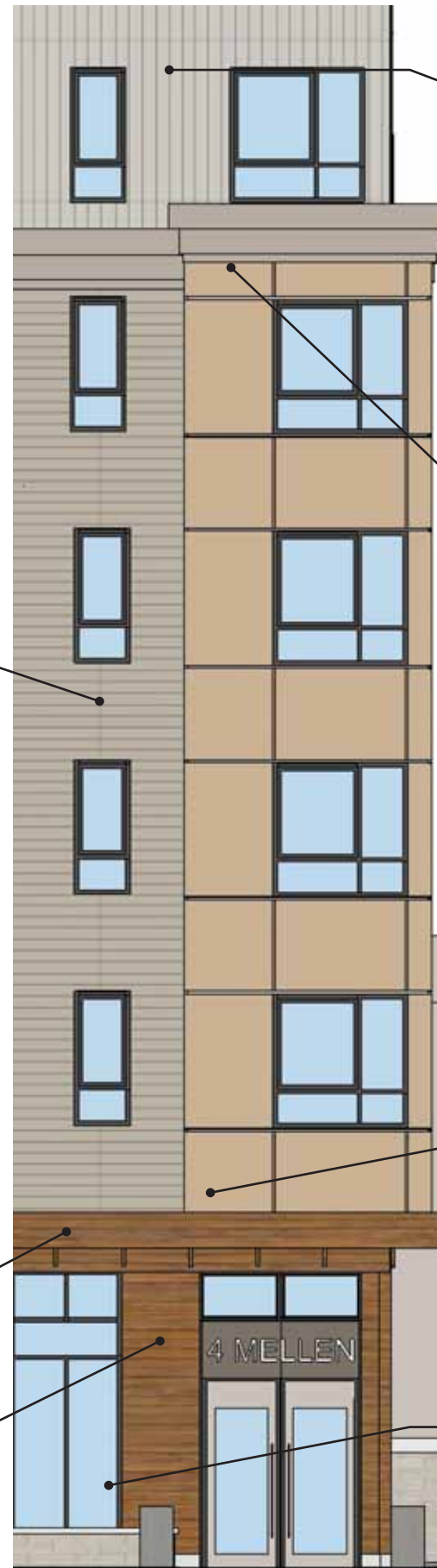
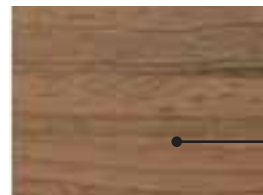
**ENTRY INSET**

FIBER CEMENT WOOD LOOK  
WITH 6" GROOVES  
NICHIIHA VINTAGE WOOD SERIES: CEDAR

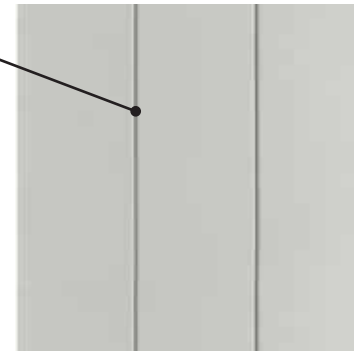


**TRELLIS**

TREX DECKING: TO MATCH  
ACCENT SIDING

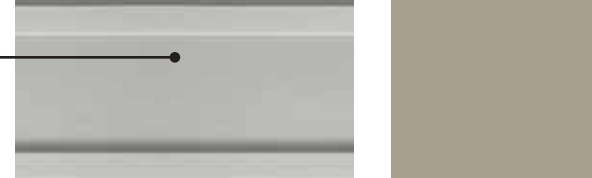


VERTICAL ORIENTATION AT TOP FLOOR  
NICHIIHA LATURA V GROOVE: GREY



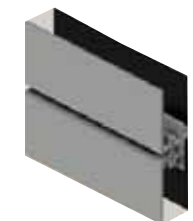
**CORNICE**

FIBERGLASS PROFILE: COLOR CHATEAU CSP-140



**METAL ACCENT SIDING**

COMPOSITE METAL PANEL  
WITH INTEGRAL SEAMS  
BM HC-77



**WINDOW AND STOREFRONT FRAME**

DARK BRONZE



NEW CONSTRUCTION: NORTHEAST/EAST/SOUTH/SOUTHWEST

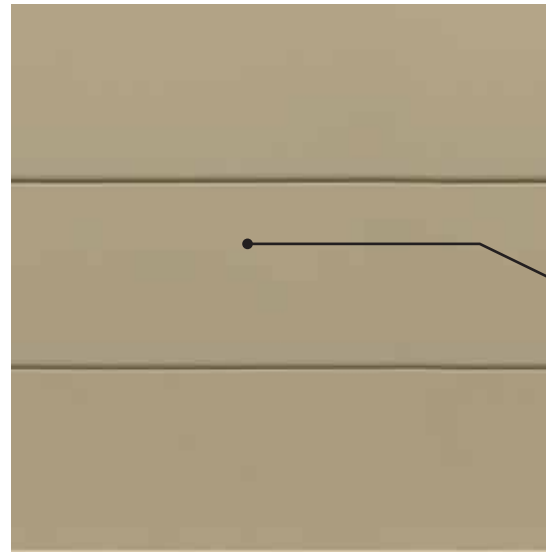
MAIN BODY SIDING @ NORTH EAST

FIBER CEMENT PANEL WITH 6" GROOVES  
NICHIHA LATURA V GROOVE: CUSTOM COLOR SW 2839

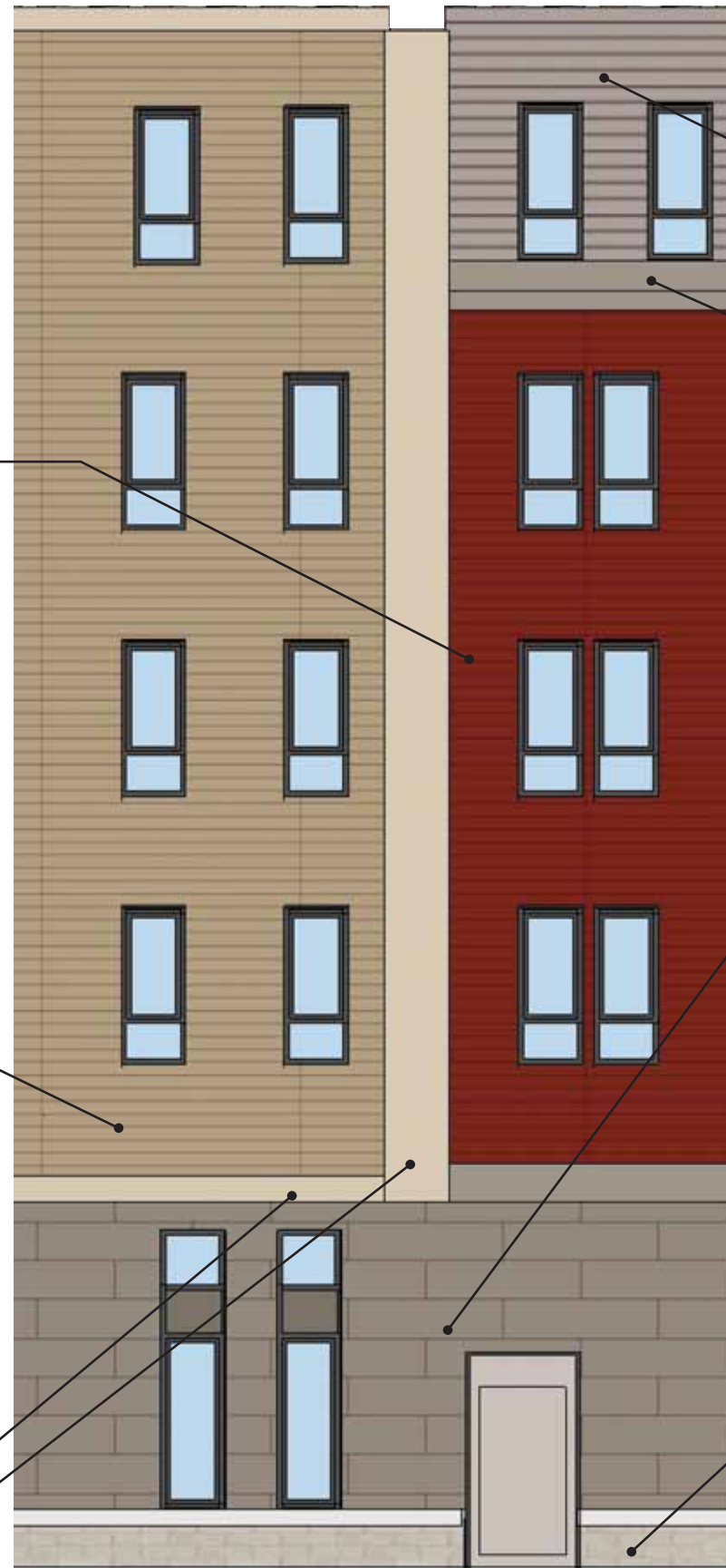


MAIN BODY SIDING @ EAST/SOUTH

FIBER CEMENT PANEL WITH 6" GROOVES  
NICHIHA LATURA V GROOVE: CUSTOM COLOR BM HC-77

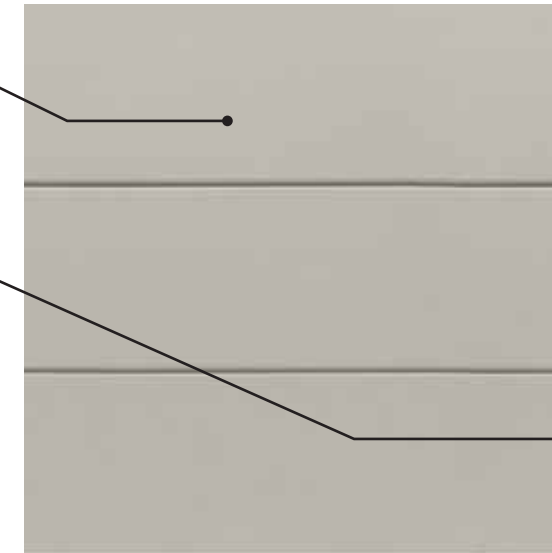


PVC TRIM & FIBER CEMENT SIDING  
COLOR: HARMONY AF-90



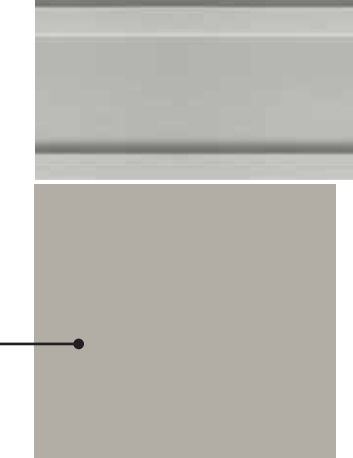
TOP FLOOR

FIBER CEMENT PANEL WITH 6" GROOVES  
NICHIHA LATURA V GROOVE: CUSTOM COLOR STONE HARBOR 2111-50



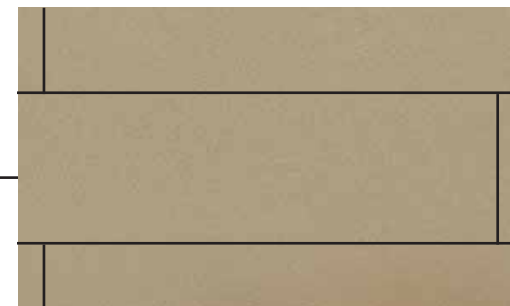
CORNICE

FIBERGLASS PROFILE: STONE HARBOR 2111-50



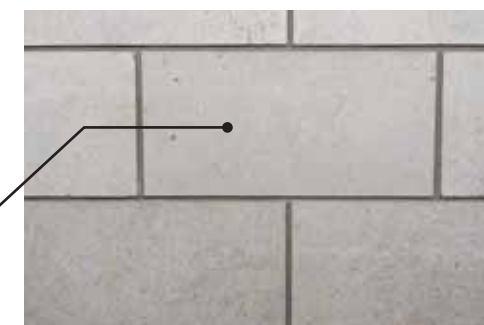
BASE BUILDING SIDING

FIBER CEMENT 18" X 70" PANEL  
NICHIHA ARCHITECTURAL BLOCK: TUSCAN



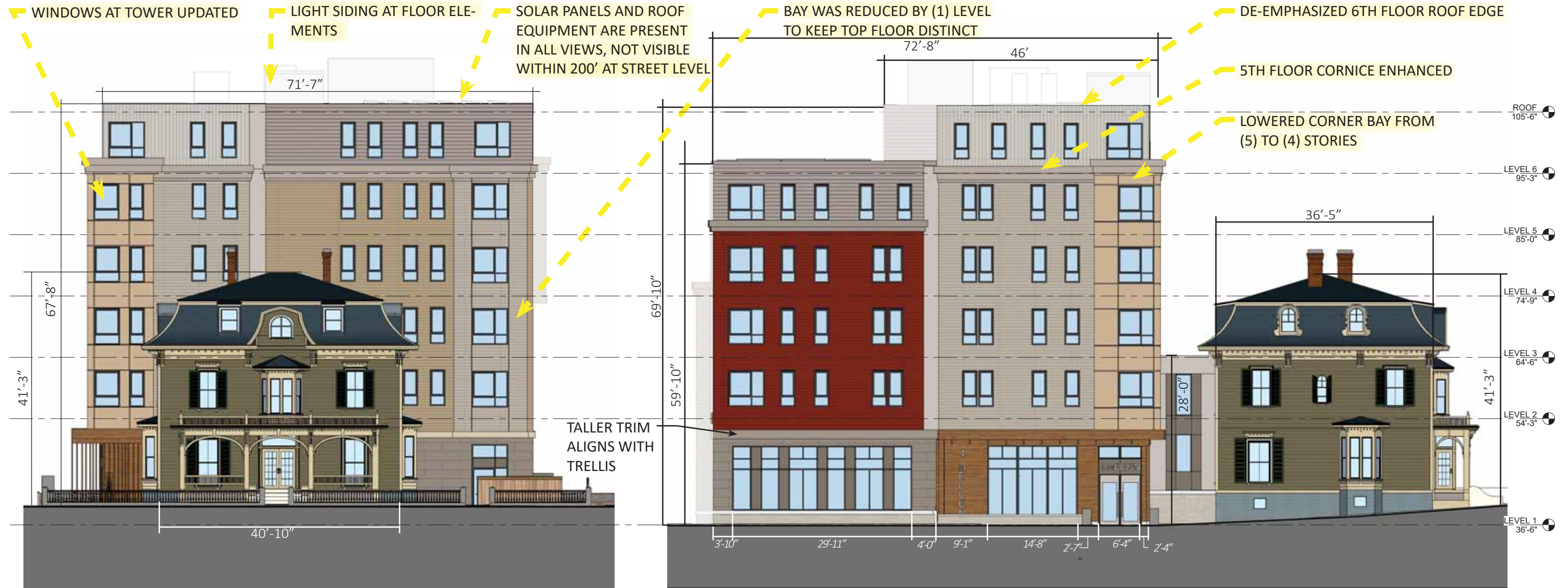
BASE BUILDING STONE

CAST STONE BAND  
LARGE FORMAT STONE VENEER



**ELEVATIONS & SECTIONS**

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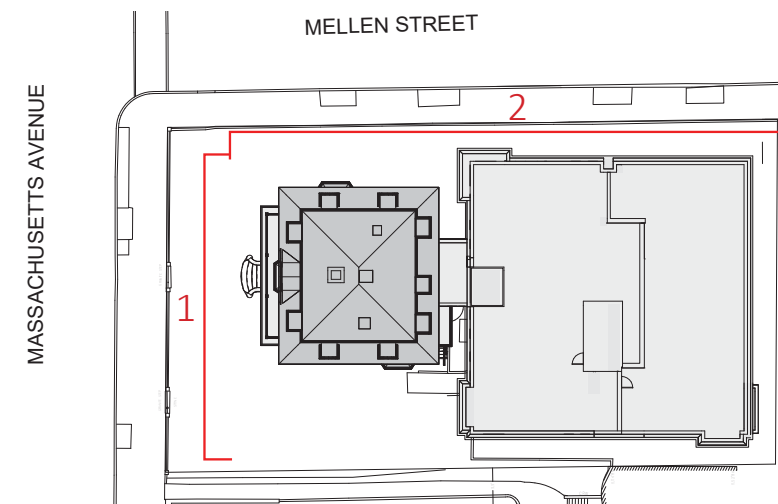
1 MASS AVE / WEST ELEVATION

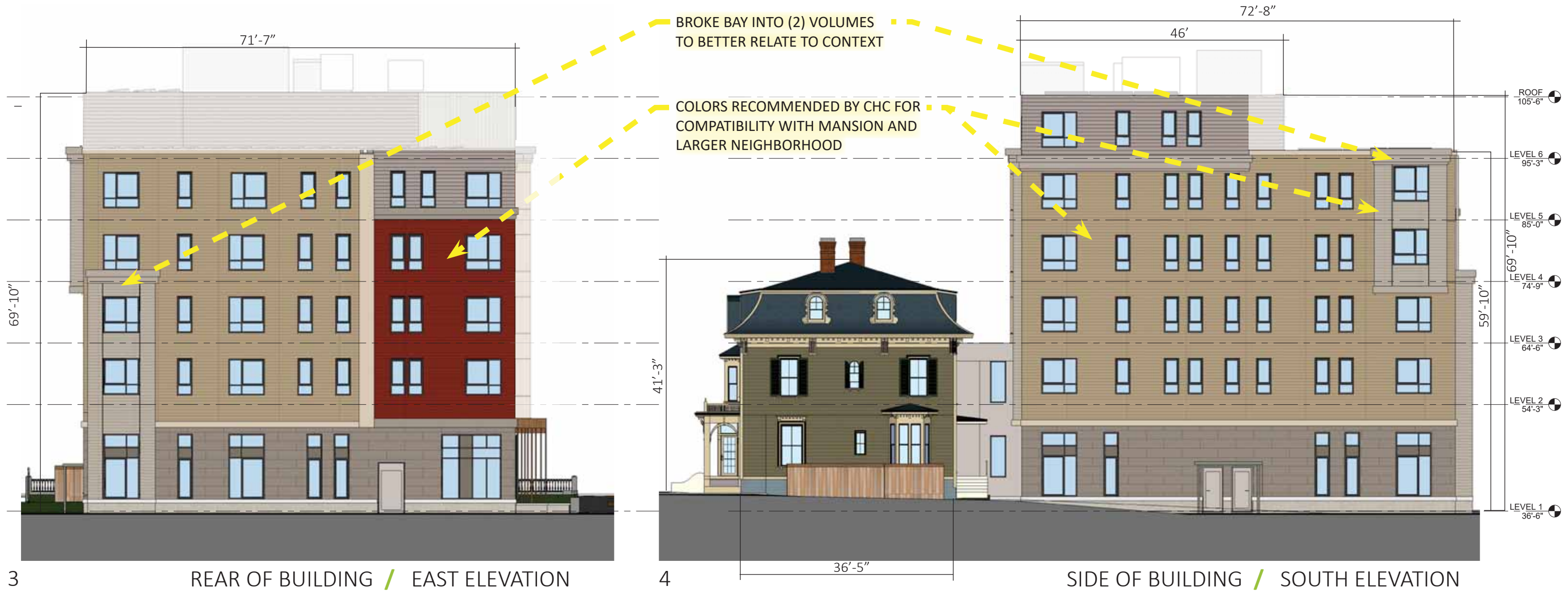
2 MELLEN STREET / NORTH ELEVATION



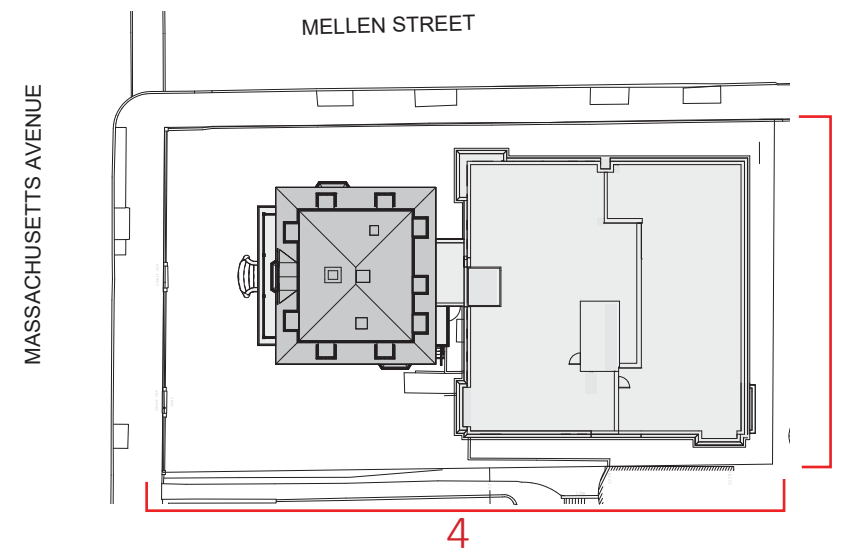
PREVIOUS SUBMISSION

MELLEN STREET / NORTH ELEVATION





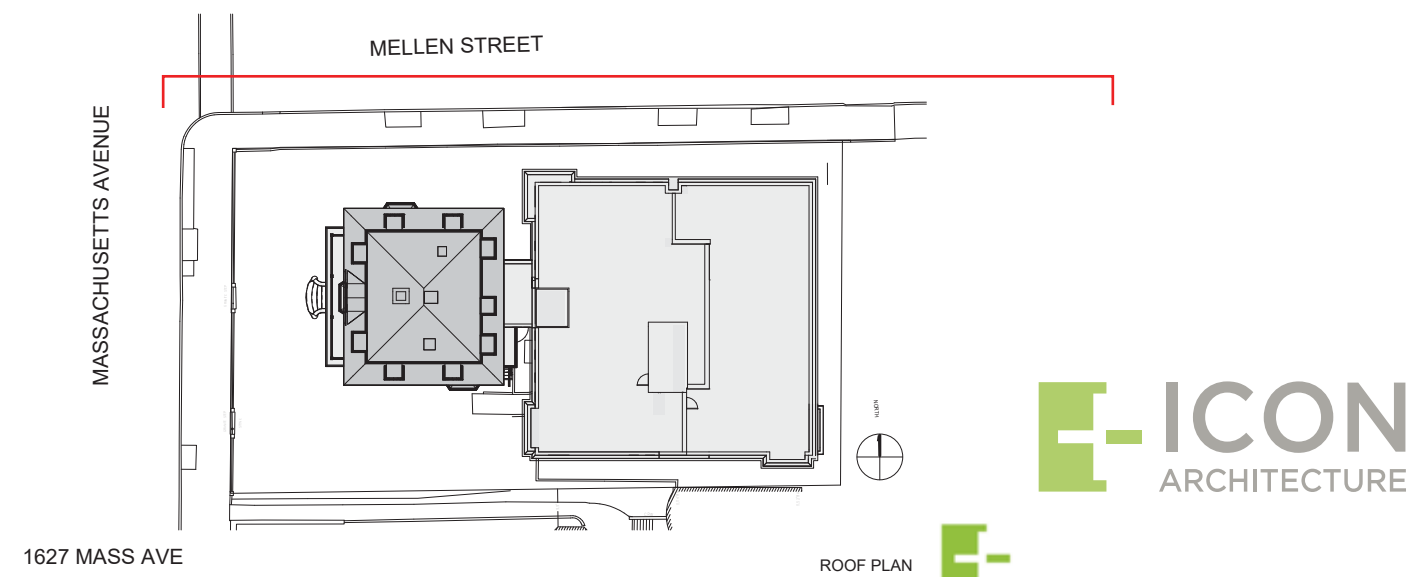
PREVIOUS SUBMISSION







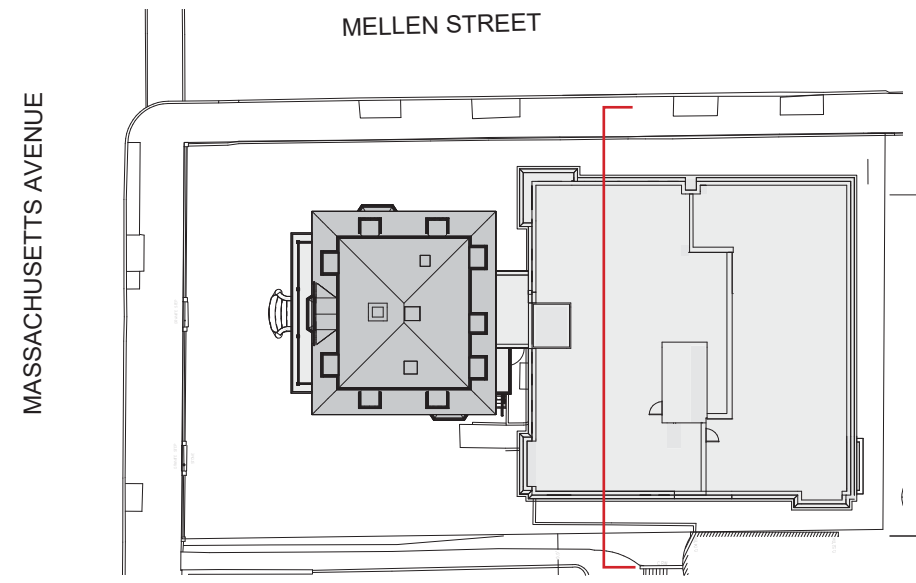
MELLEN STREET / NORTH ELEVATION



1627 MASS AVE

ROOF PLAN

E-ICON ARCHITECTURE





**PROPOSED PERSPECTIVES**

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ELIMINATED ACCENT SIDING AND USED CHANGES AT BODY SIDING IN EACH COLUMN FOR DIFFERENTIATION

TOP FLOOR MATERIAL IS DISTINCT FROM BODY AND CHANGES AT EACH VOLUME

2' INSET ADDED - BREAKS BUILDING INTO DISTINCT VOLUMES



PREVIOUS SUBMISSION



CURRENT SUBMISSION

MELLEN STREET FACADE UPDATED FROM 21% TO 28% GLAZING. KITCHEN WINDOWS ENLARGED AND ADDITIONAL WINDOW AT LIVING ROOM ADDED

VOLUME HAS DISTINCT CORNICE, CAPPED BY VERTICAL ELEMENT

DROP IN CORNICE AT NORTH-EAST VOLUME

2' INSET ADDED - BREAKS BUILDING INTO DISTINCT VOLUMES



PREVIOUS SUBMISSION



CURRENT SUBMISSION



## SHADOW STUDIES

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