

2072 Massachusetts Avenue, Cambridge

SEPTEMBER 4, 2025 | GRAPHICS VOLUME



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context map
section 11.207.8(d)(i)



existing context

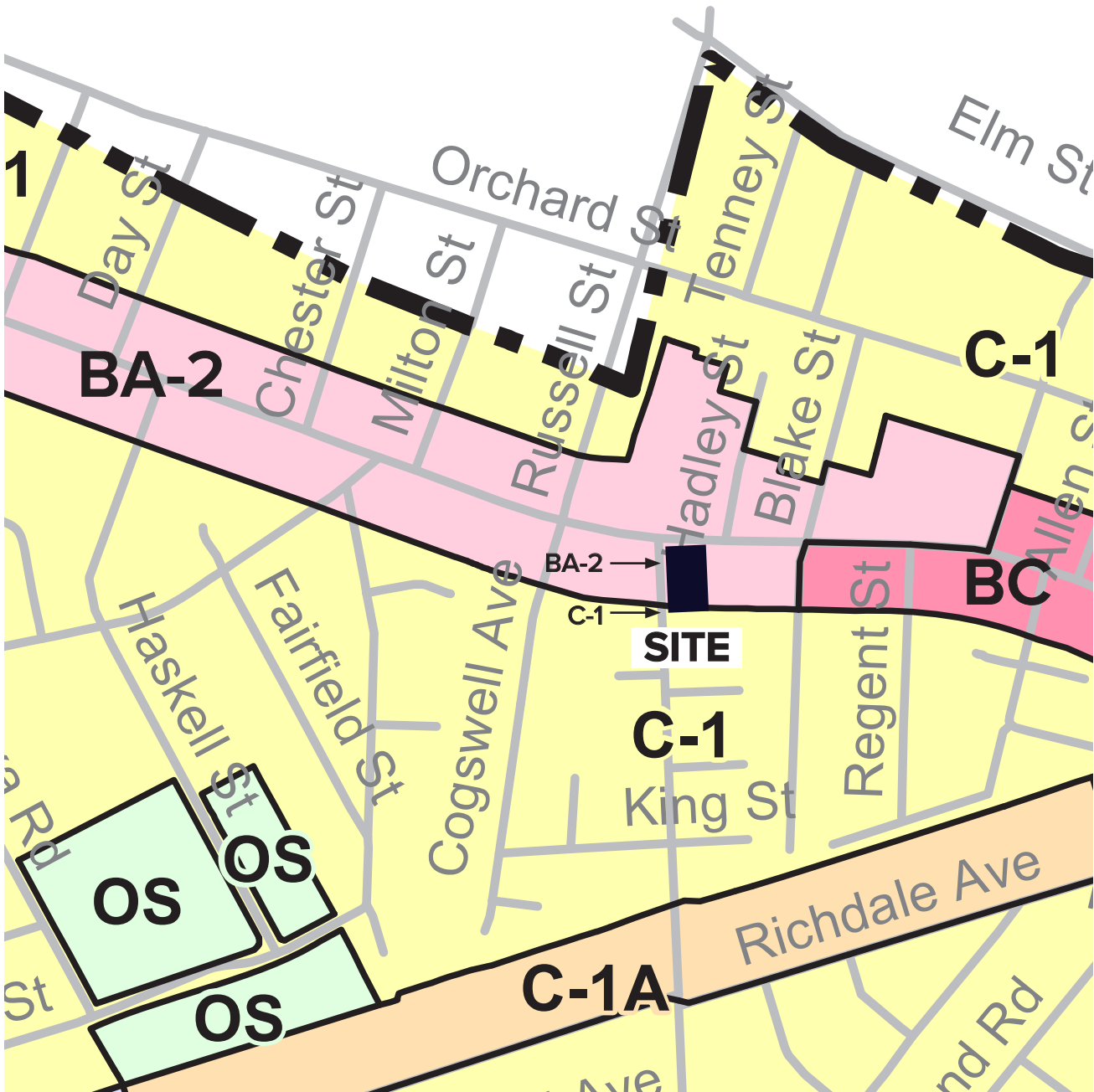
view looking south



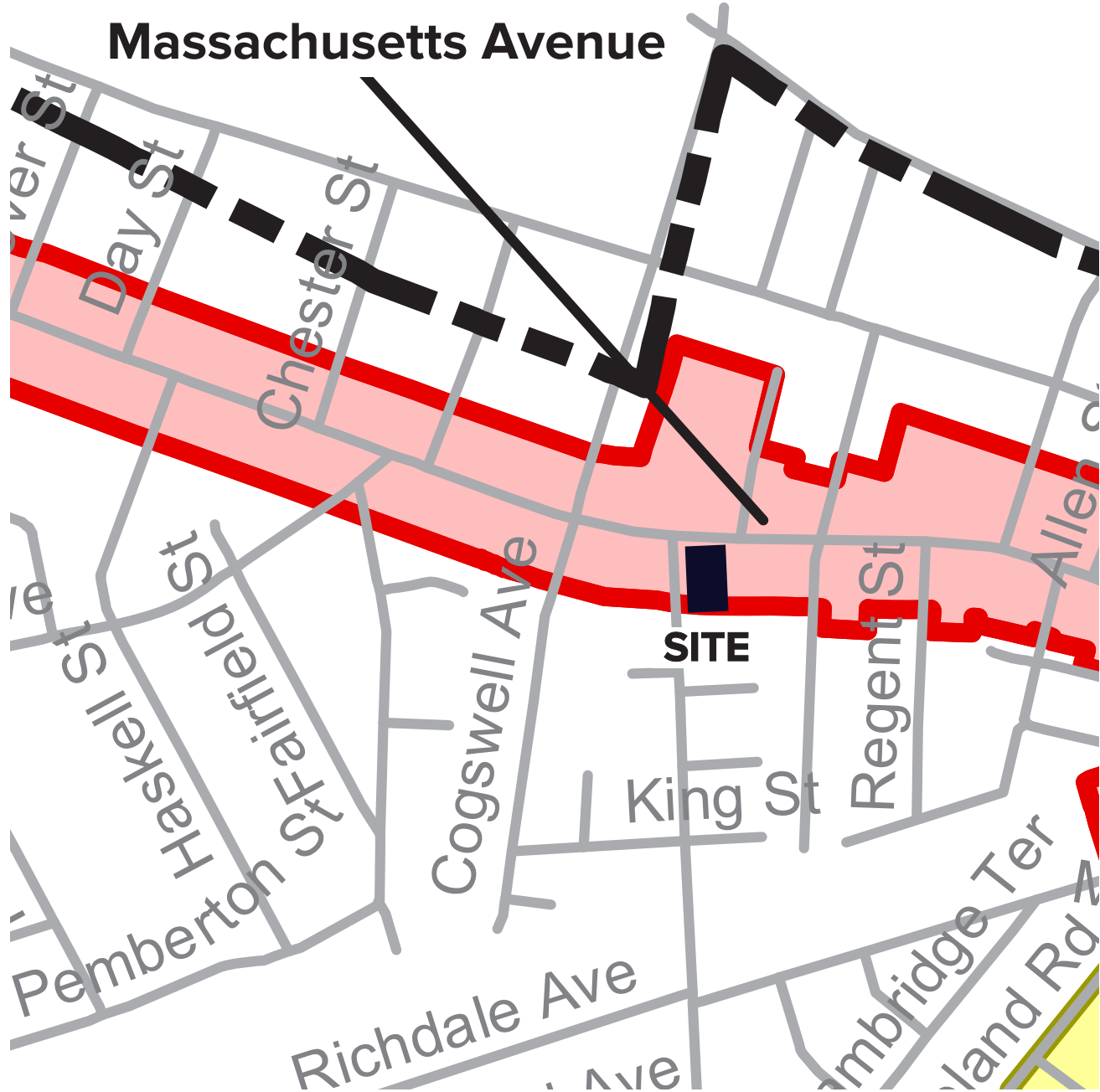
2072 Massachusetts Avenue
Cambridge, MA | September 5, 2025

context analysis

zoning district map



ZONING BASE DISTRICTS



ZONING OVERLAY DISTRICTS

context analysis

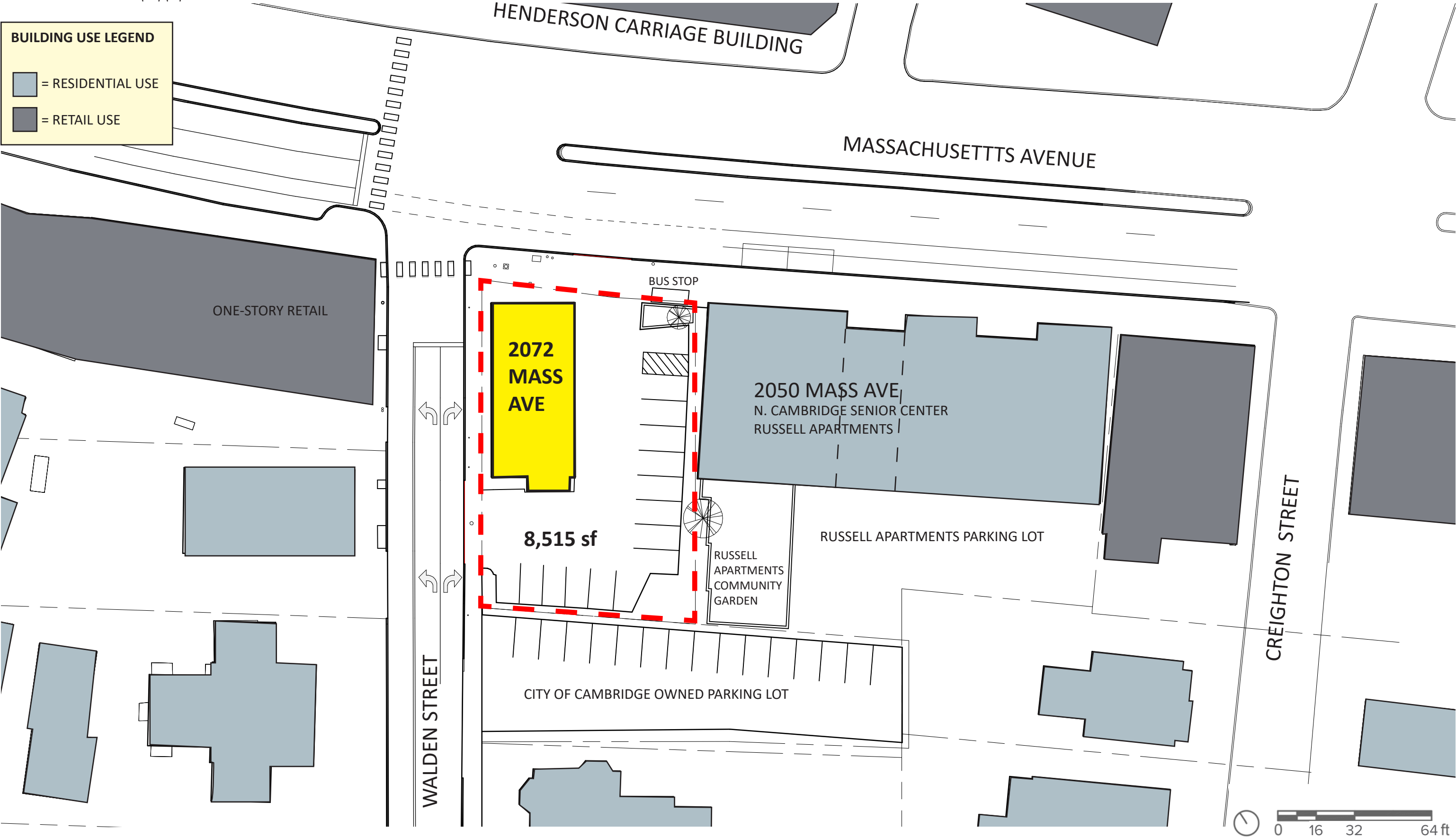
section 11.207.8(d)(ii)

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

BUILDING USE LEGEND

 = RESIDENTIAL USE

 = RETAIL USE



context analysis photos

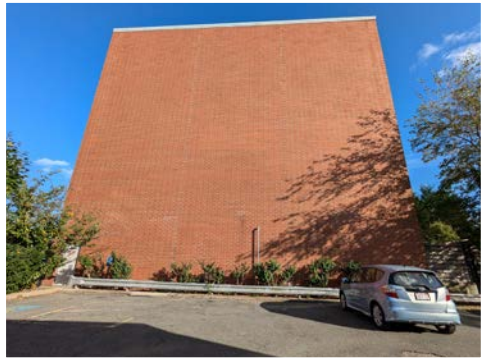
section 11.207.8(d)(ii)



BUS STOP ON MASS AVE + EGRESS FROM 2050 MASS AVE



SIX-STORY BLANK BRICK WALL FACING NORTH CAMBRIDGE



HENDERSON CARRIAGE BUILDING



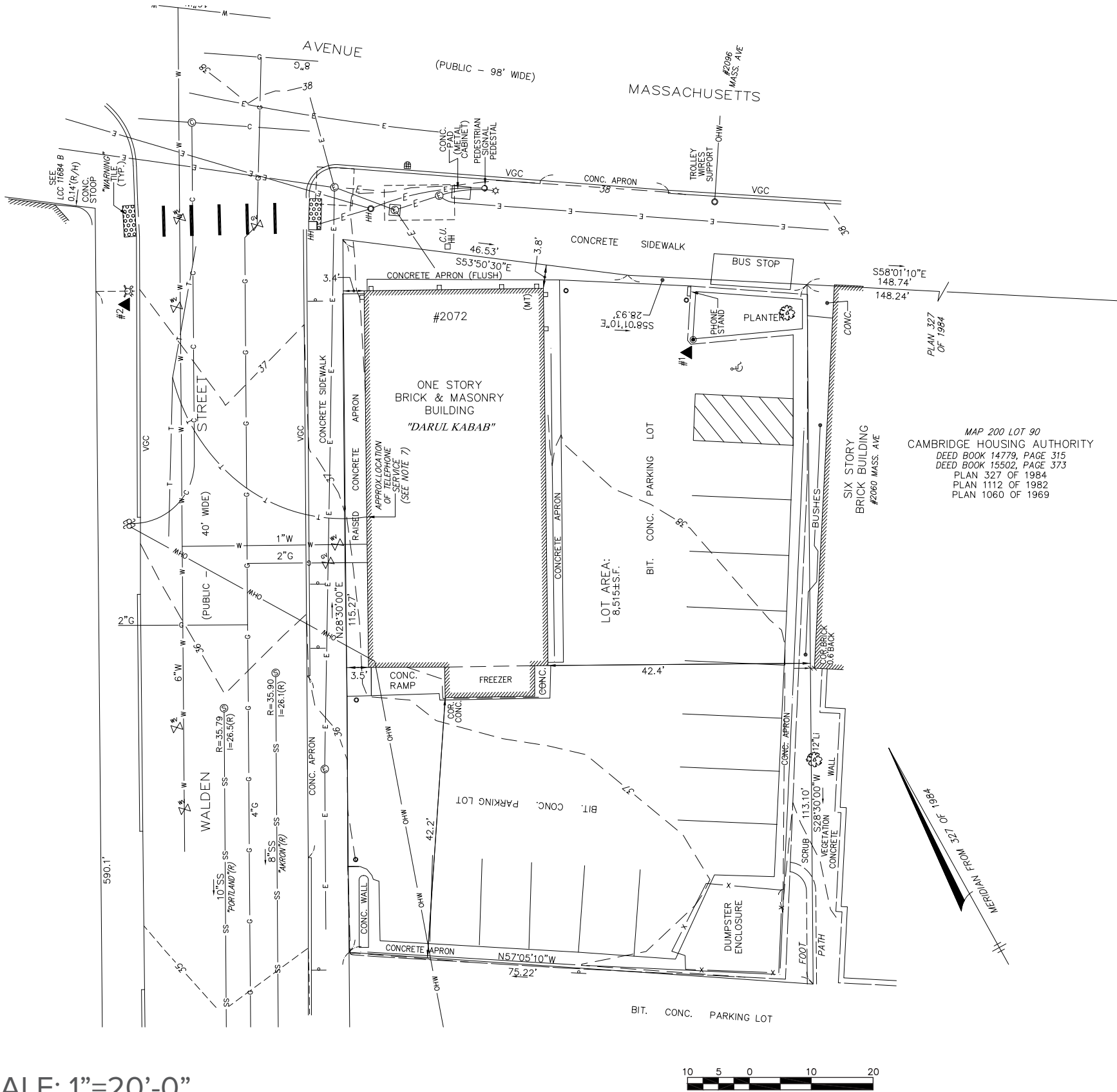
CITY OWNED PARKING LOT ADJACENT TO SOUTH LOT LINE



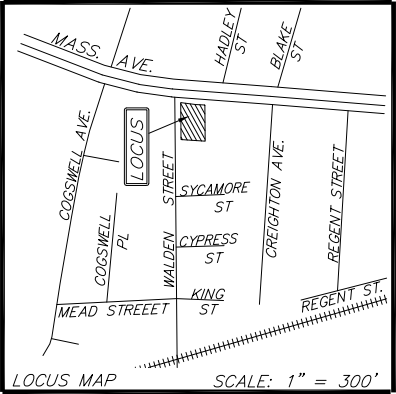
RUSSELL APARTMENT COMMUNITY GARDEN AND PARKING LOT

existing conditions site plan

section 11.207.8(d)(iii) [tree survey and protection plan in appendix]



ELEVATION BENCH MARKS		
DATUM: CAMBRIDGE CITY BASE		
NO.	DESCRIPTION	ELEV.
1.	FIRE HYDRANT; BOLT OVER MAIN OUTLET	38.98
2.	TOP CONC. WALL; TOP DRILL HOLE (SET)	38.95
3.	HYDRANT; CHISELED "X" IN BONNET BOLT	41.28



ASSESSORS: MAP 200, LOT 22

REFERENCES: DEED BOOK 70018, PAGE 247
PLAN 1060 OF 1969
PLAN 1112 OF 1982
PLAN 327 OF 1984
LCC 11684 B

RECORD OWNER: 2072 MASS AVE LLC

NOTES:

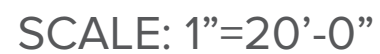
- 1) ELEVATIONS SHOWN HEREON REFER TO CAMBRIDGE CITY BASE.
- 2) PROJECT SOURCE BENCHMARK IS A CHISELED "X" IN HYDRANT BONNET BOLT SHOWN HEREON AS BENCHMARK #3 AS SHOWN ON SKETCH PROVIDED BY CAMBRIDGE DEPARTMENT OF PUBLIC WORKS.
- 3) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CAMBRIDGE D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 4) BUILDING OFFSETS SHOWN HEREON ARE TO CORNER BRICK UNLESS OTHERWISE NOTED.
- 5) SOME SNOW AND ICE WAS ON THE PREMISES AT THE TIME OF THE SURVEY; SOME SITE DETAIL MAY HAVE BEEN OBSCURD.

LEGEND

— 234 —	SURFACE CONTOUR	832.6	SPOT ELEVATION
— — — — —	METAL GUARDRAIL	☆	LIGHT POLE
— — — — —	EDGE OF PAVEMENT	205.24	MONITORING WELL WITH TOP METAL CASING EL.
x x x x x	CHAIN LINK FENCE	⊗	D GRATE CATCHBASIN
— — — — —	WOOD FENCE	⊗	PROMINENT DECIDUOUS TREE
— — — — —	CURB WITH TOP AND BOTTOM CURB ELEVATION	12" L	12" LINDEN TREE
— — — — —	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	•	BOLLARD
— — — — —	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN	⊗	SIGN
— — — — —	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	⊗	MANHOLE (UNKNOWN UTILITY)
— — — — —	GAS MAIN WITH SIZE & GATE VALVE	RCP	REINFORCED CONCRETE PIPE
— — — — —	UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	CI	CAST IRON
— — — — —	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES	CMP	CORRUGATED METAL PIPE
— — — — —	CABLE TV MANHOLE & UNDERGROUND CABLE LINES	ASB.	ASBESTOS PIPE
— — — — —	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES	VC	VITRIFIED CLAY
— — — — —	RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS	PVC	POLYVNYL CHLORIDE
		(R)	RECORD
		(C)	CALCULATED
		(R/H)	RECORD AND HELD
		(M)	FIELD MEASURED
		DH	DRILL HOLE
		I.PIPE	IRON PIPE
		I.ROD	IRON ROD
		VGC	VERTICAL GRANITE CURB
		38.77	ENTRANCE ELEV.
		FF(MT) x	(METAL THRESHOLD)

SCALE: 1"=20'-0"

section 11.207.8(d)(iv) [tree survey and protection plan in appendix]



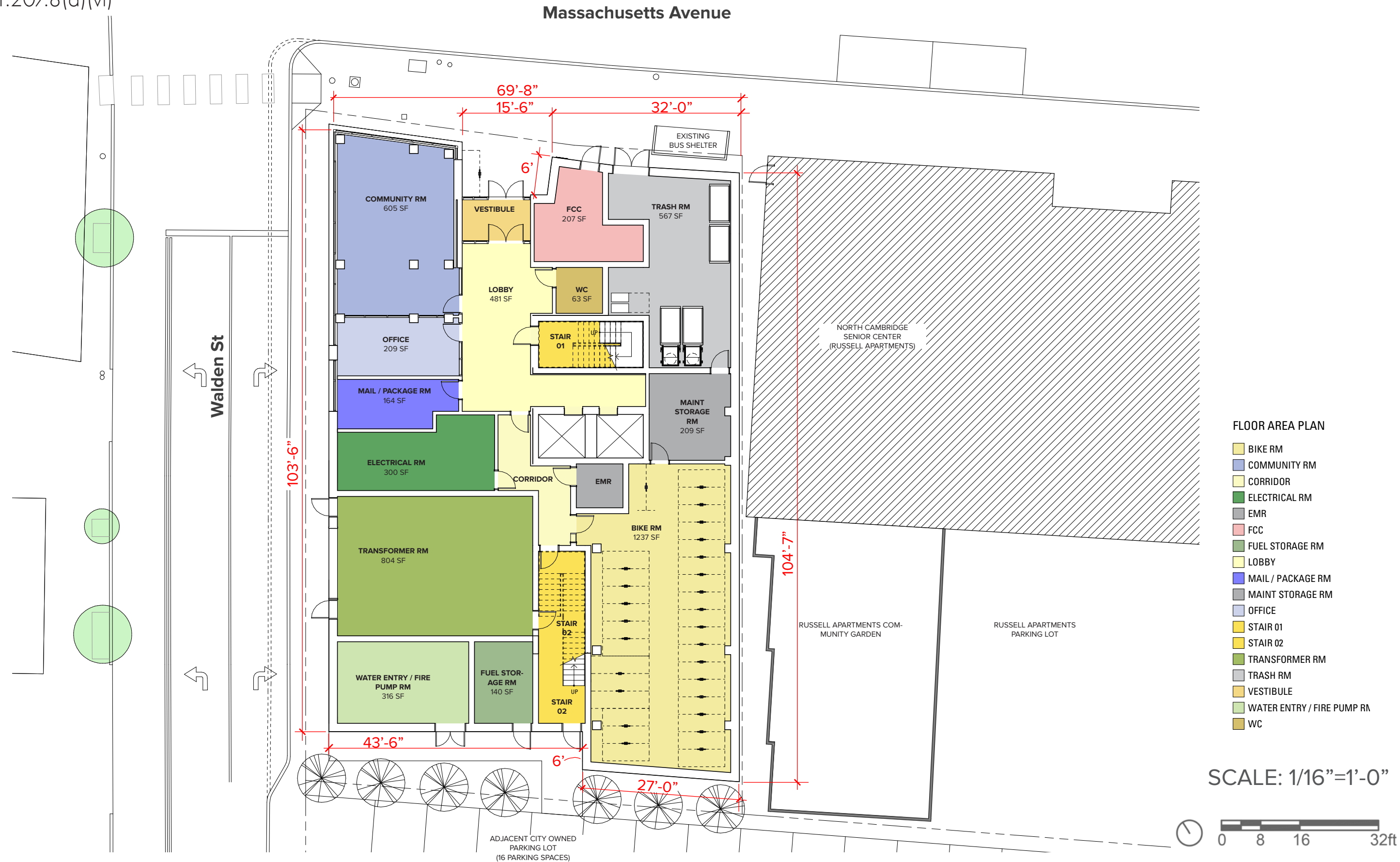






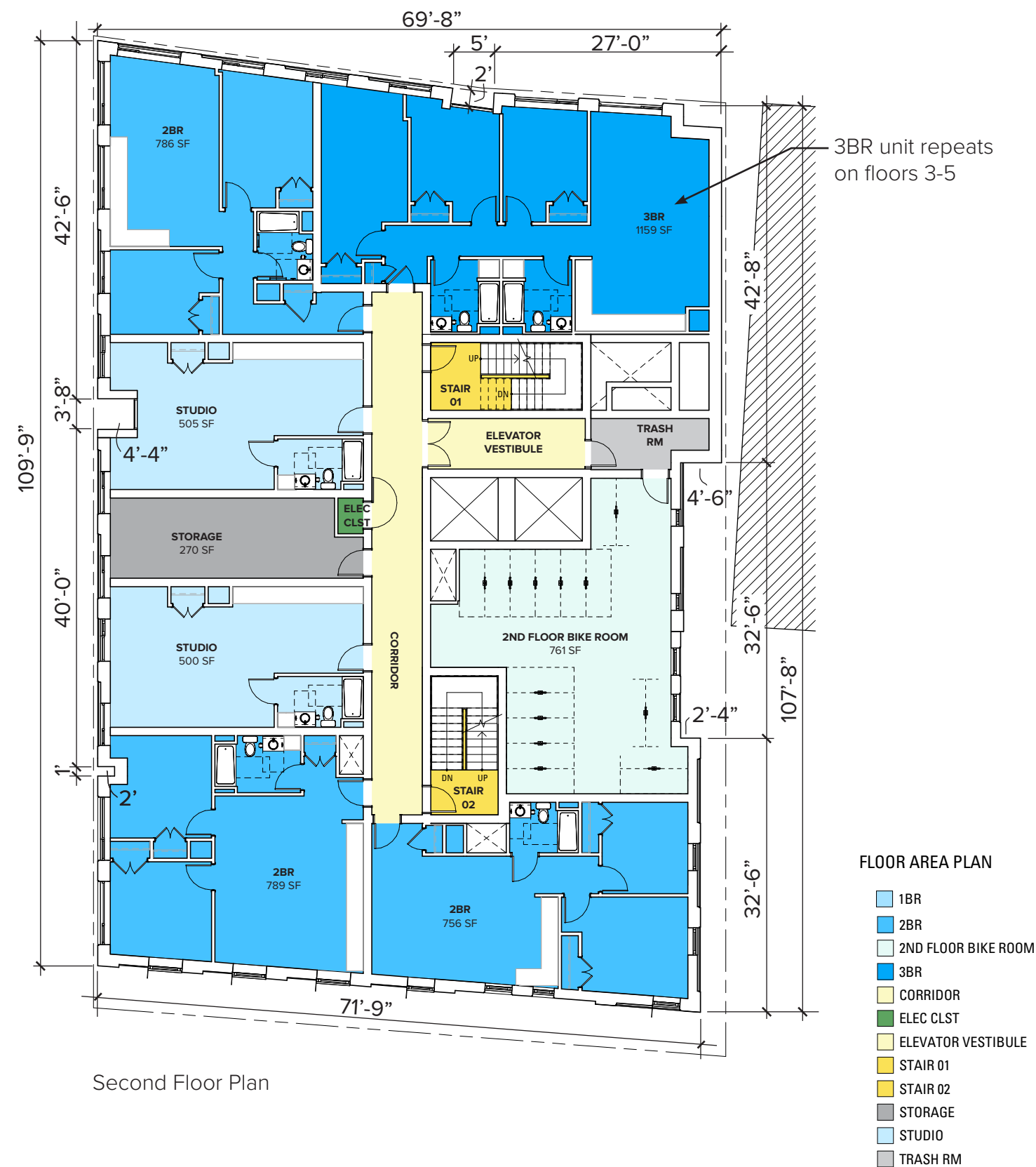
schematic first floor plan

section 11.207.8(d)(vi)



schematic second + typical floor plan (floor 3-11)

section 11.207.8(d)(vi)

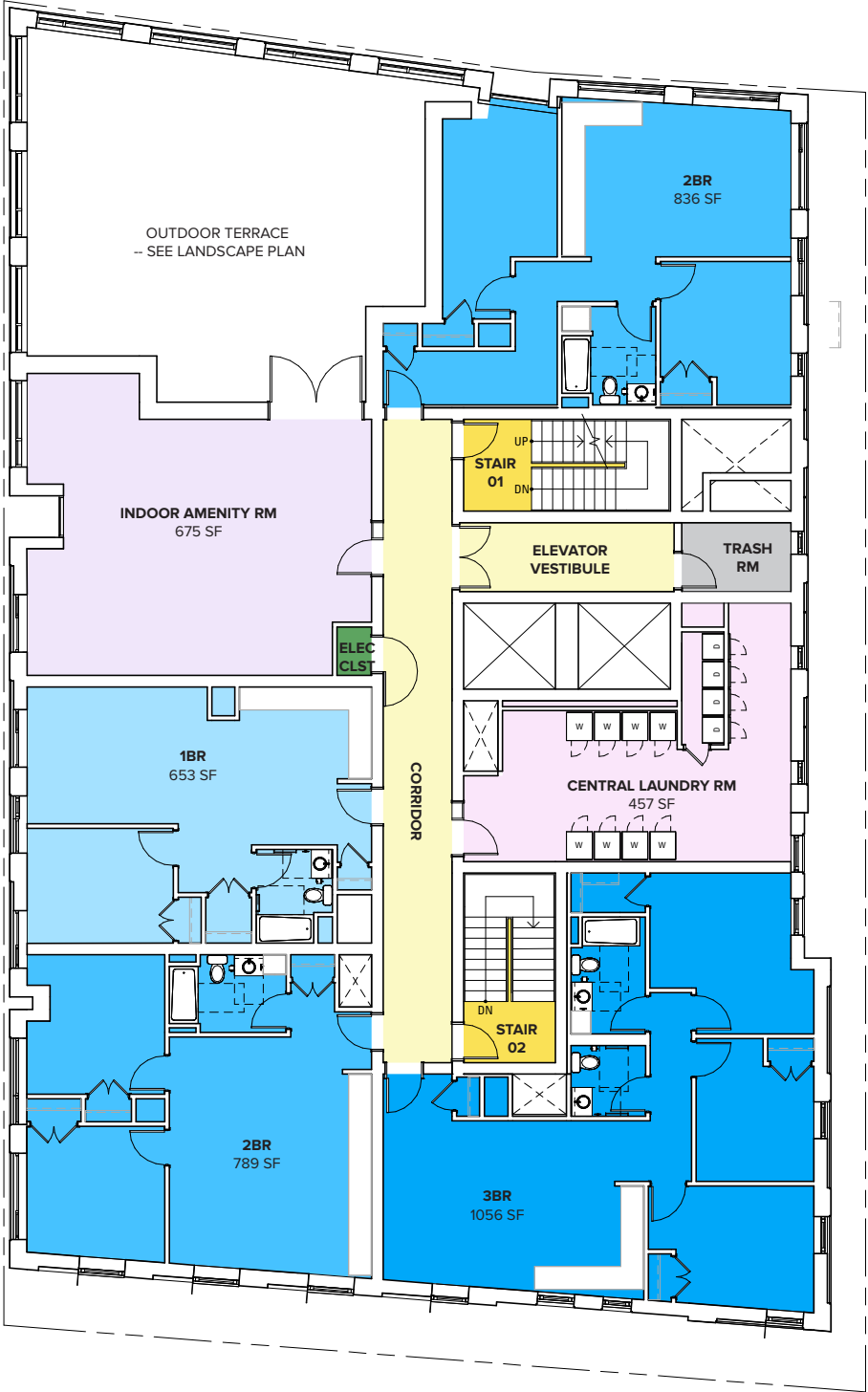


SCALE: 1/16"=1'-0"

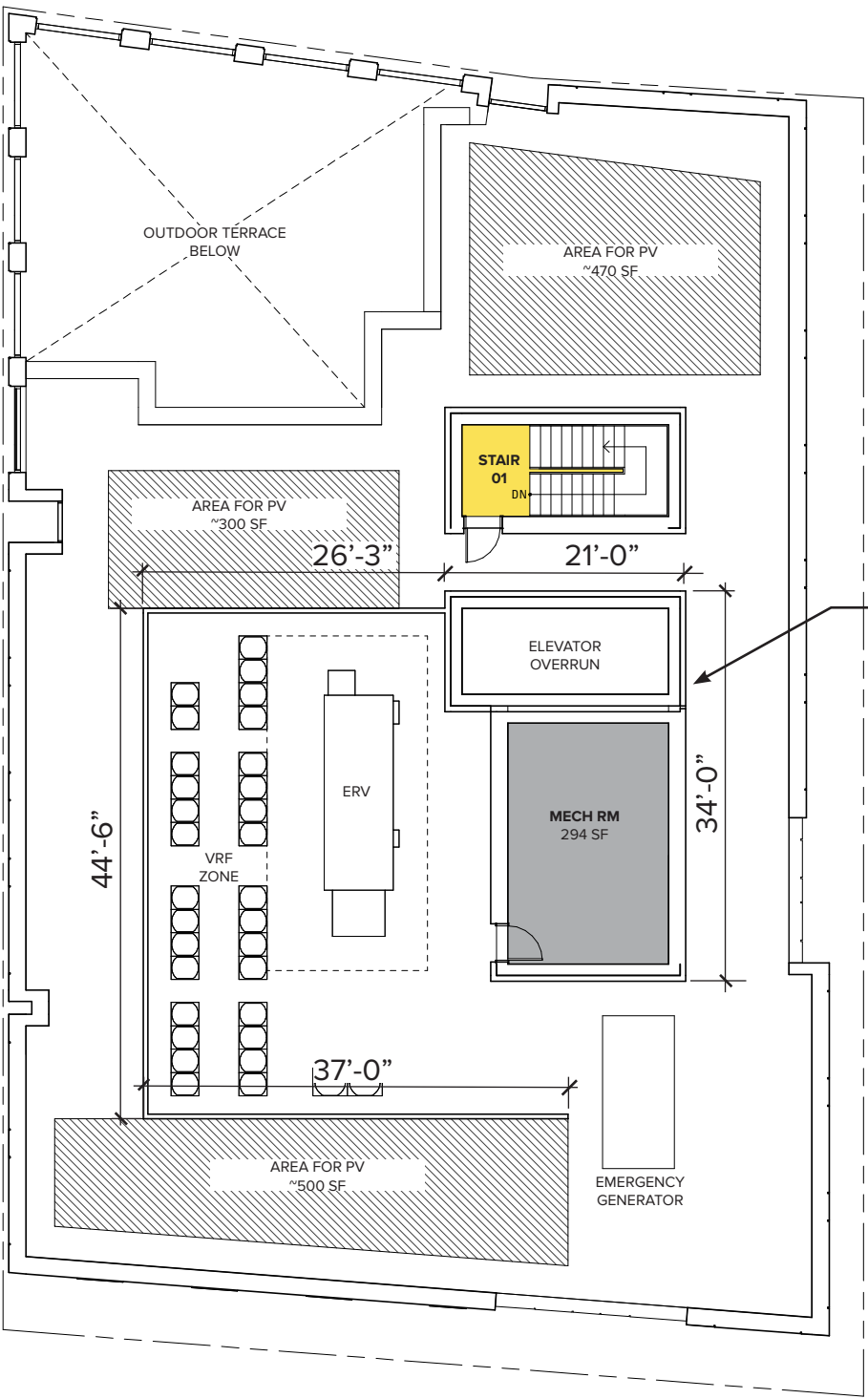


schematic twelfth floor plan, roof plan

section 11.207.8(d)(vi)



Twelfth Floor Plan *
* typ. dimensions on second floor plan



Mechanical Roof Screen
Dimensions shown - Roof
Screen 10'-0" high

FLOOR AREA PLAN
MECH RM
STAIR 01

Roof Plan *
* typ. dimensions on second floor plan

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

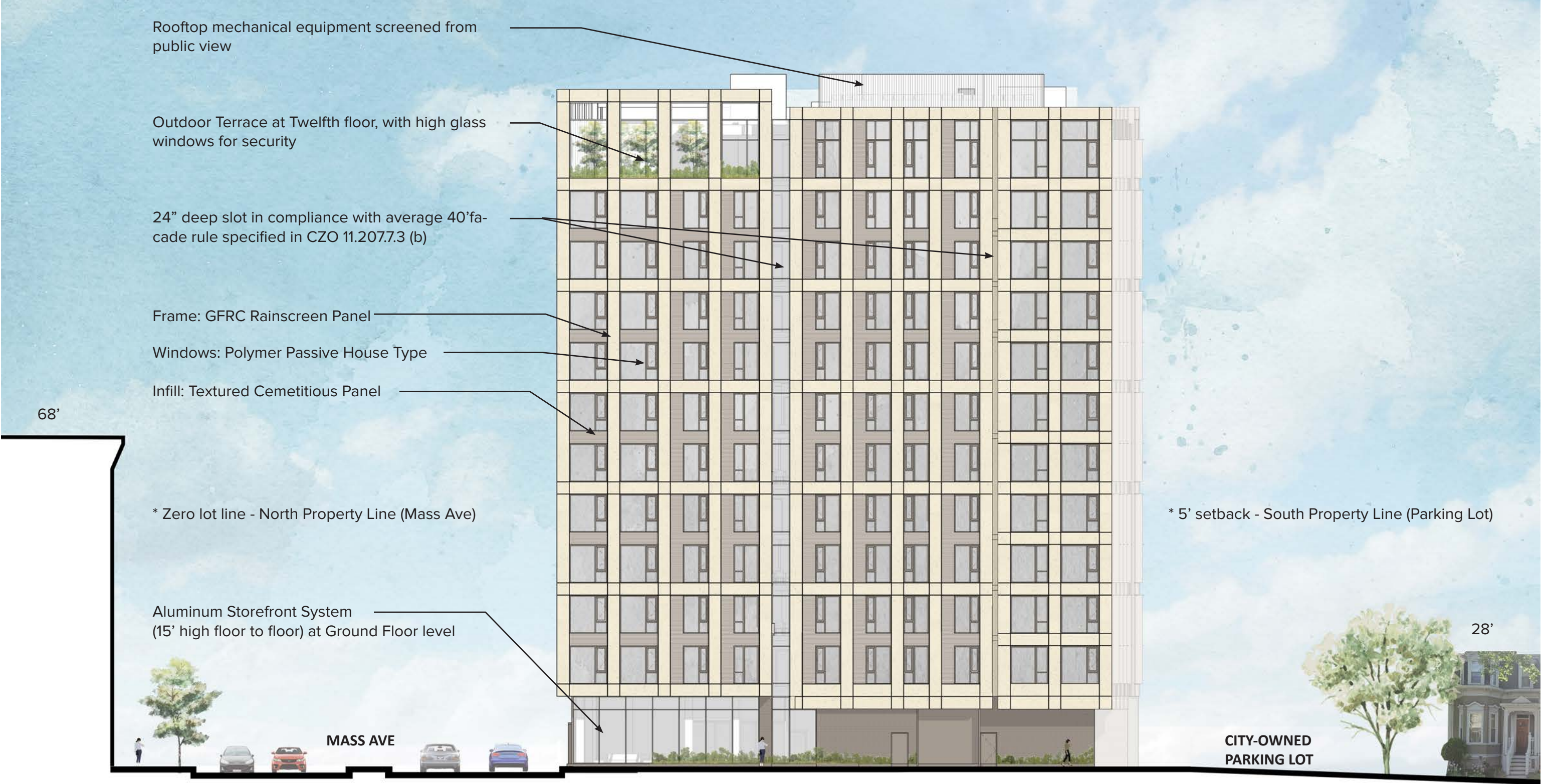
schematic north elevation

section 11.207.8(d)(vii)



schematic west elevation

section 11.207.8(d)(vii)



schematic south elevation

section 11.207.8(d)(vii)



** SEE MATERIAL AND SETBACK
NOTES ON OTHER ELEVATIONS,
TYPICAL.



schematic east elevation

section 11.207.8(d)(vii)

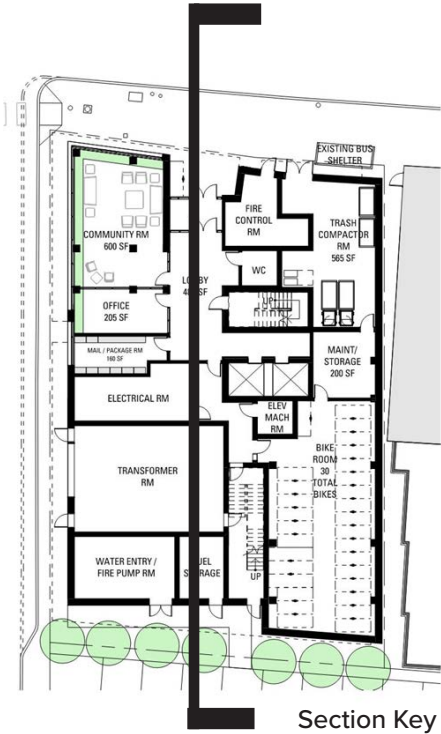


** SEE MATERIAL AND SETBACK
NOTES ON OTHER ELEVATIONS,
TYPICAL.



schematic N-S cross-section

section 11.207.8(d)(vii)

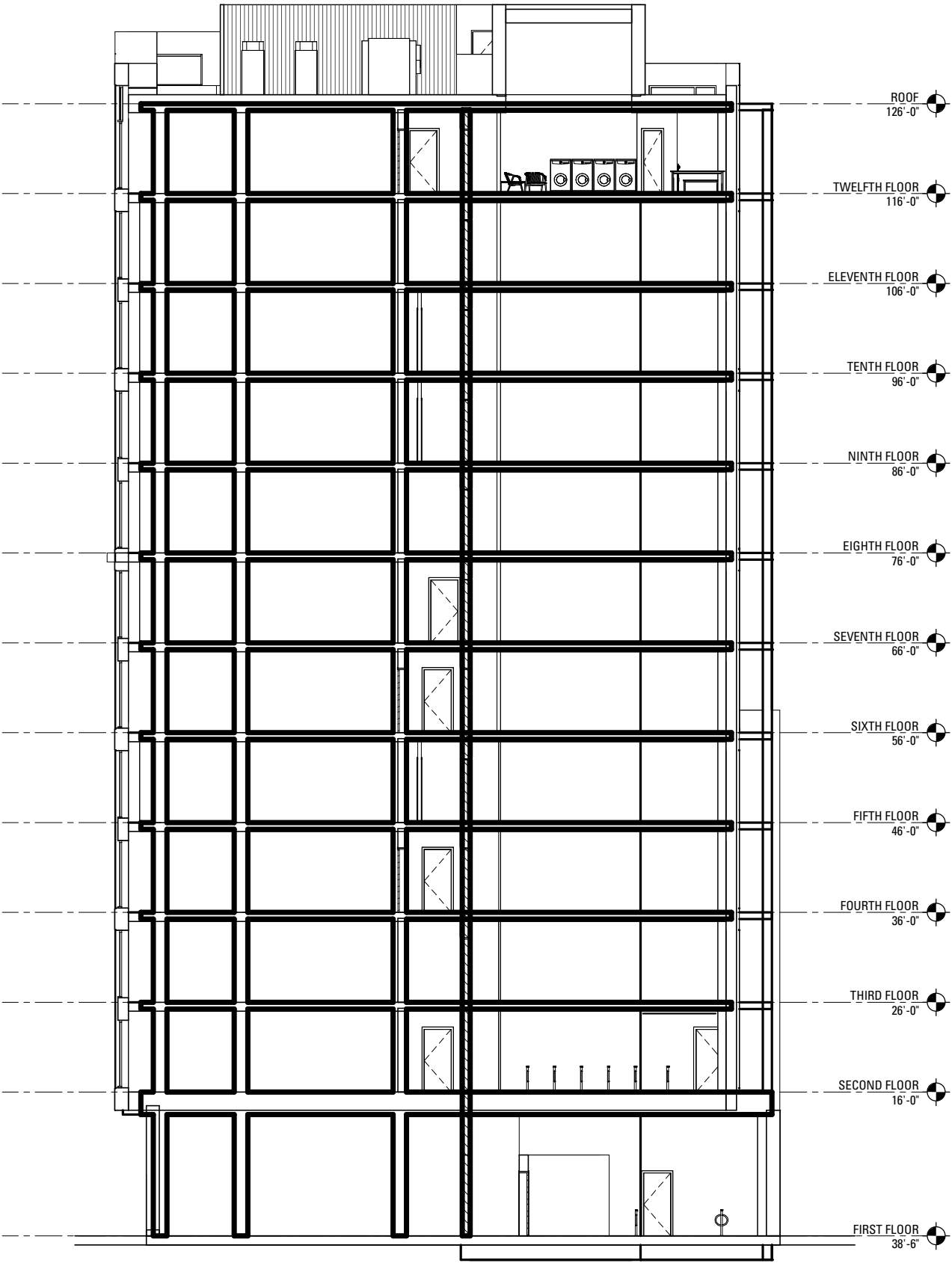


SCALE: 1/16"=1'-0"

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schematic E-W cross-section

section 11.207.8(d)(vii)



Section Key



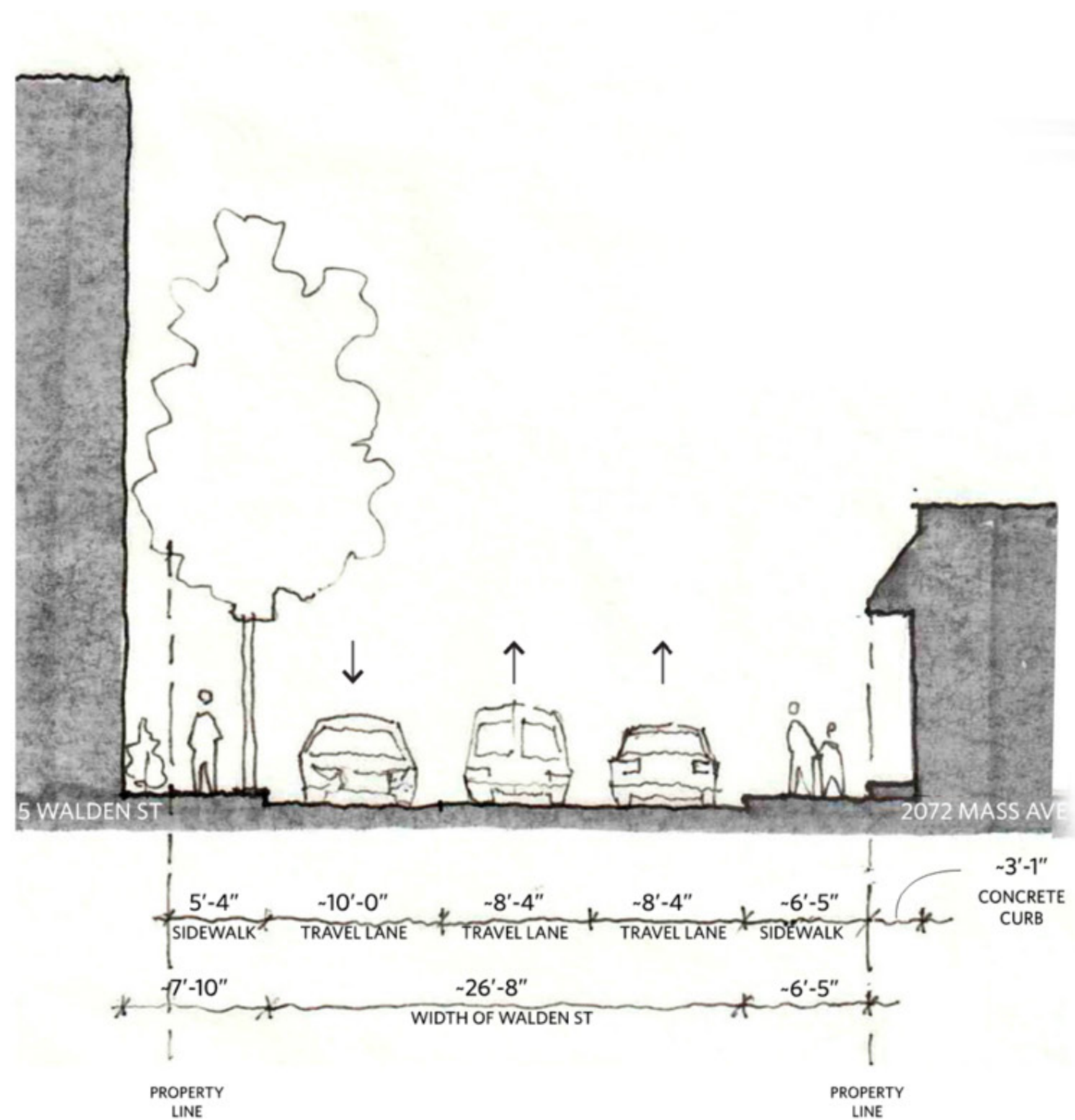
SCALE: 1/16"=1'-0"

2072 Massachusetts Avenue

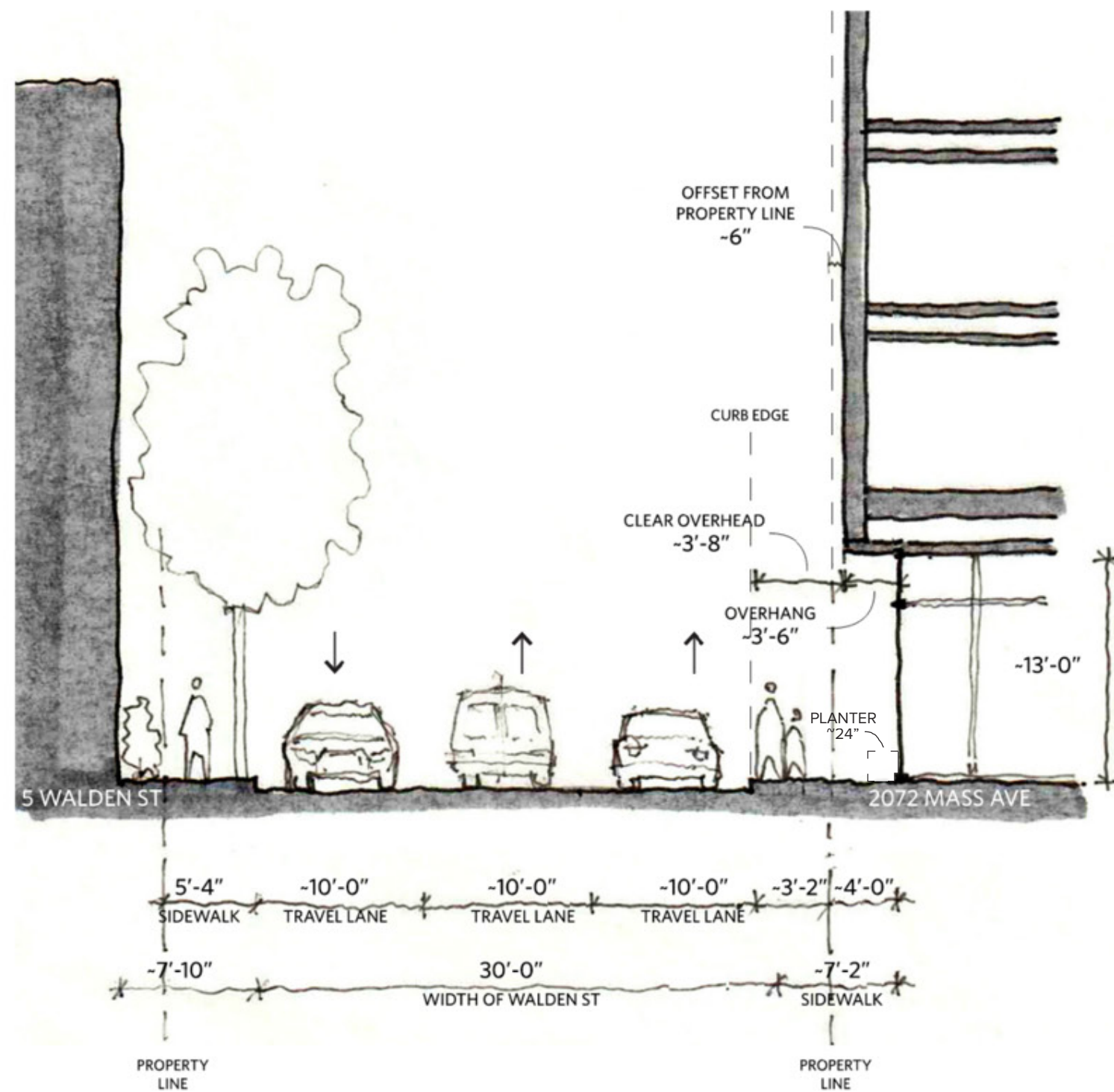
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site section - walden st

section 11.207.8(d)(vii)



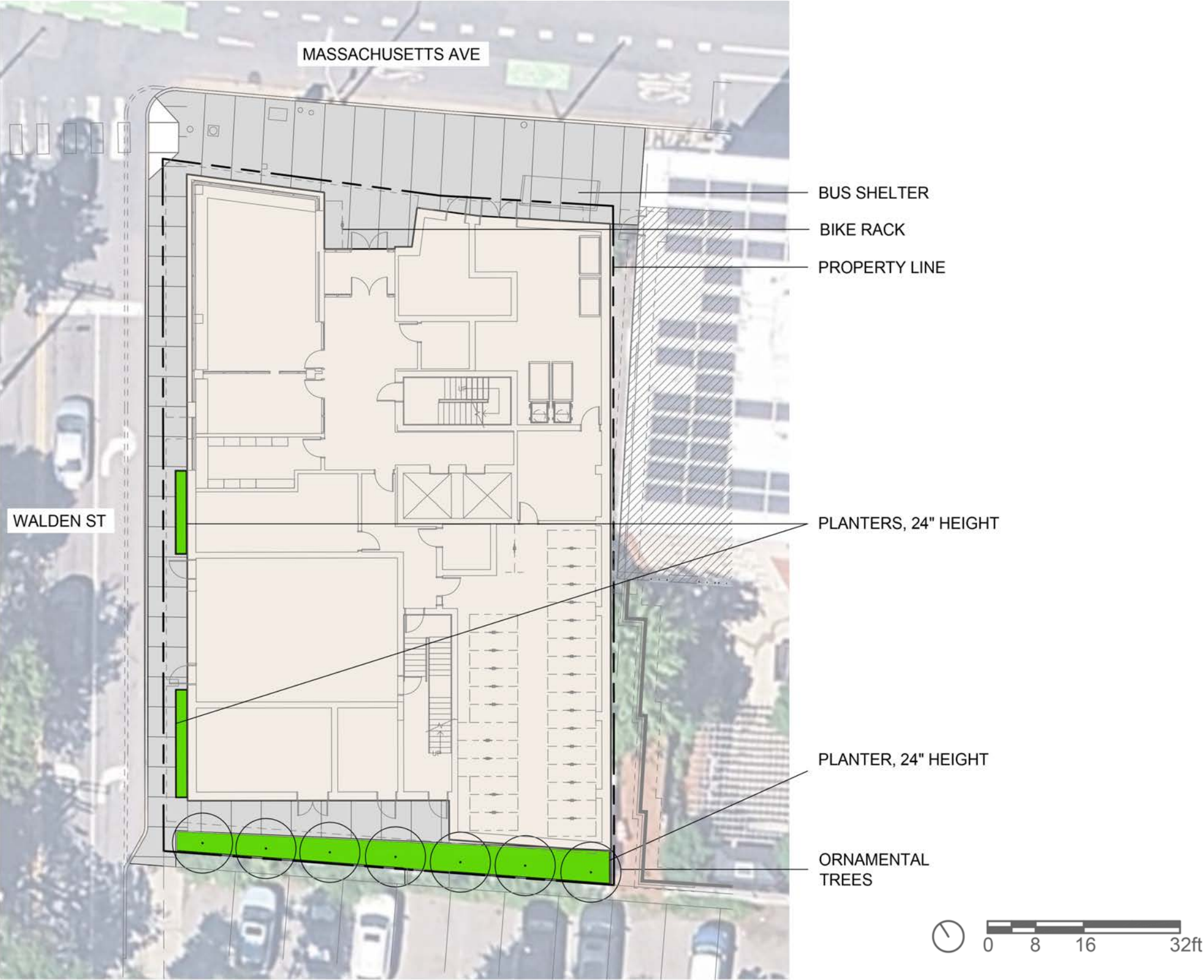
EXISTING



PROPOSED

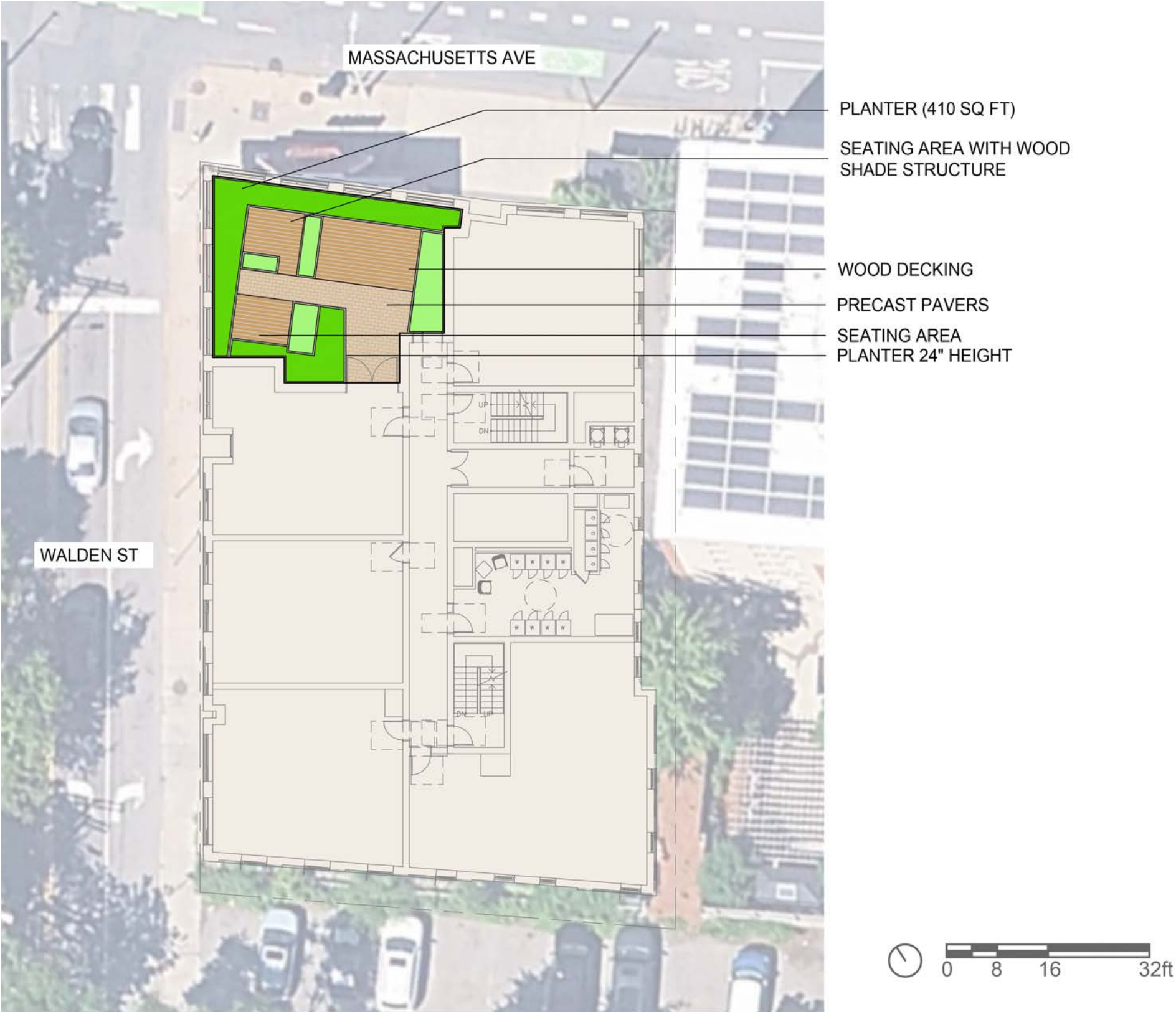
schematic landscape ground floor plan

section 11.207.8(d)(viii)



schematic landscape outdoor terrace plan

section 11.207.8(d)(viii)

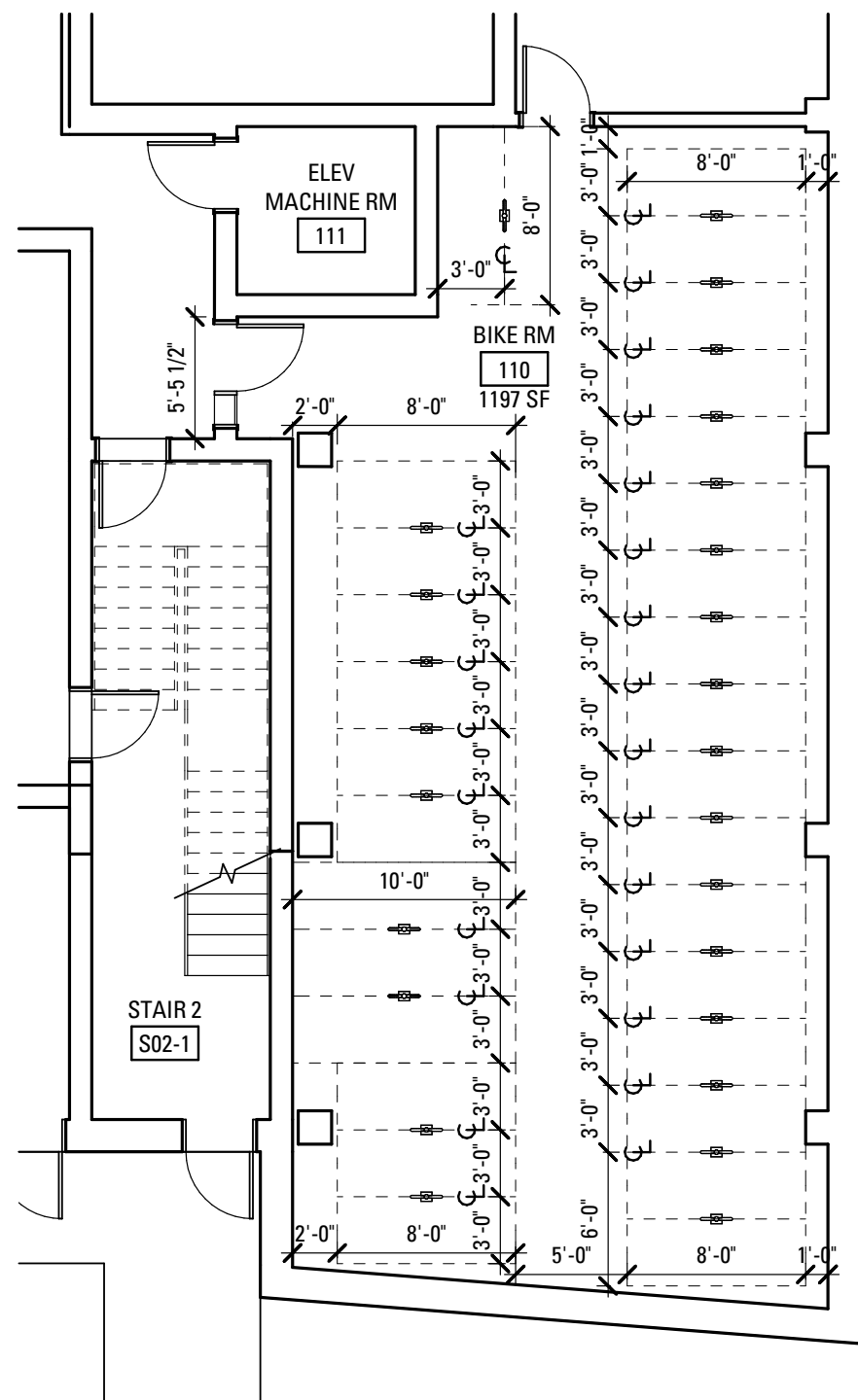


schematic landscape outdoor terrace precedents and representative renderings

section 11.207.8(d)(viii)

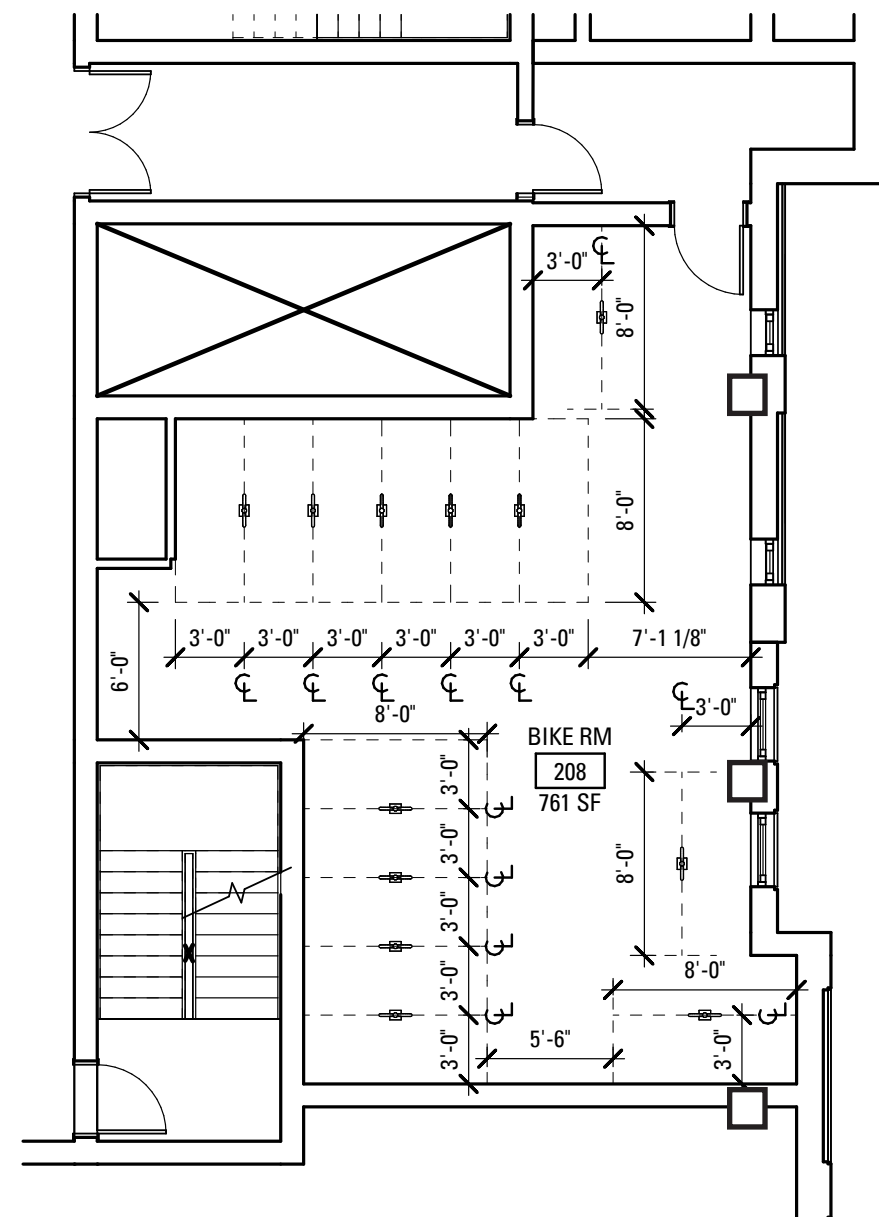


section 11.207.8(d)(ix)

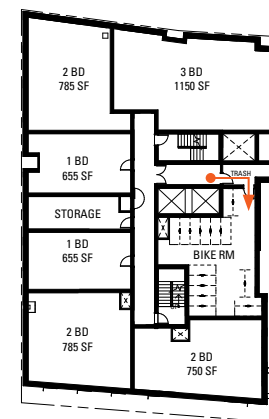


FIRST Floor Plan

SCALE: 1/8"=1'-0"



SECOND Floor Plan



Representative anticipated materials of proposed façade

section 11.207.8(d)(x)



Frame: GFRC Rainscreen panel

The frame is clad in a light buff colored panel with integral coloring and a patina of a natural material. Joints are expressed at the intersection of the frame.

Infill: Textured Cementitious Panel

The frame is infilled with a ribbed fiber cement panel with an integral coloring in a warm grey color. The texture of the panel happens at a small scale and brings shade and shadow to the facade.

Structure: Mass Timber

Mass timber exposed at interiors only.

Polymer Passive House Type Windows

Operable and fixed windows made from uPVC will be another component of the frame infill. The windows will be a similar warm grey tone, working in tandem with the textured infill panel.

Brick Masonry

High-quality brick masonry will be used at the ground floor to accentuate the lightness of the glass corner and the frame above.

Aluminum Storefront System

At the ground floor, high-performance aluminum storefront will be used.

photographs of representative materials of proposed façade

section 11.207.8(d)(x)



“Frame” material palette - photo taken up against 678 Mass Ave facade



“Infill” material palette - photo taken up against 678 Mass Ave facade

photographs of mass timber materials

section 11.207.8(d)(x)



Mass Timber project under construction



Mass Timber sample residential unit interiors

schematic landscape ground floor representative products and materials

section 11.207.8(d)(x)



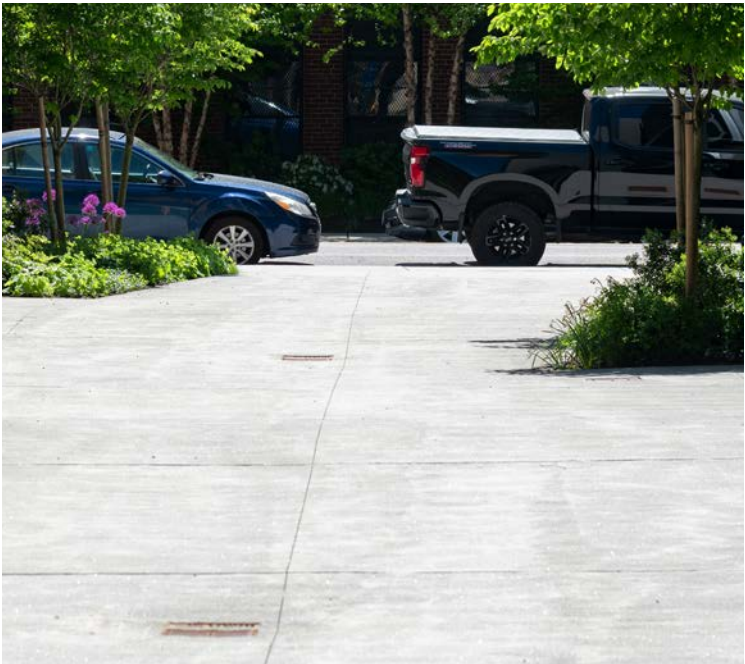
Bike Rack



Stone Planters



Metal Planters



Concrete



Proposed Trees: Acer rubrum ‘Bowhall’ (Bowhall Red Maple)

schematic landscape outdoor terrace representative products and materials

section 11.207.8(d)(x)



Small Play Structure



Dining Furniture



Lounge Furniture



Wood Decking



Precast Pavers



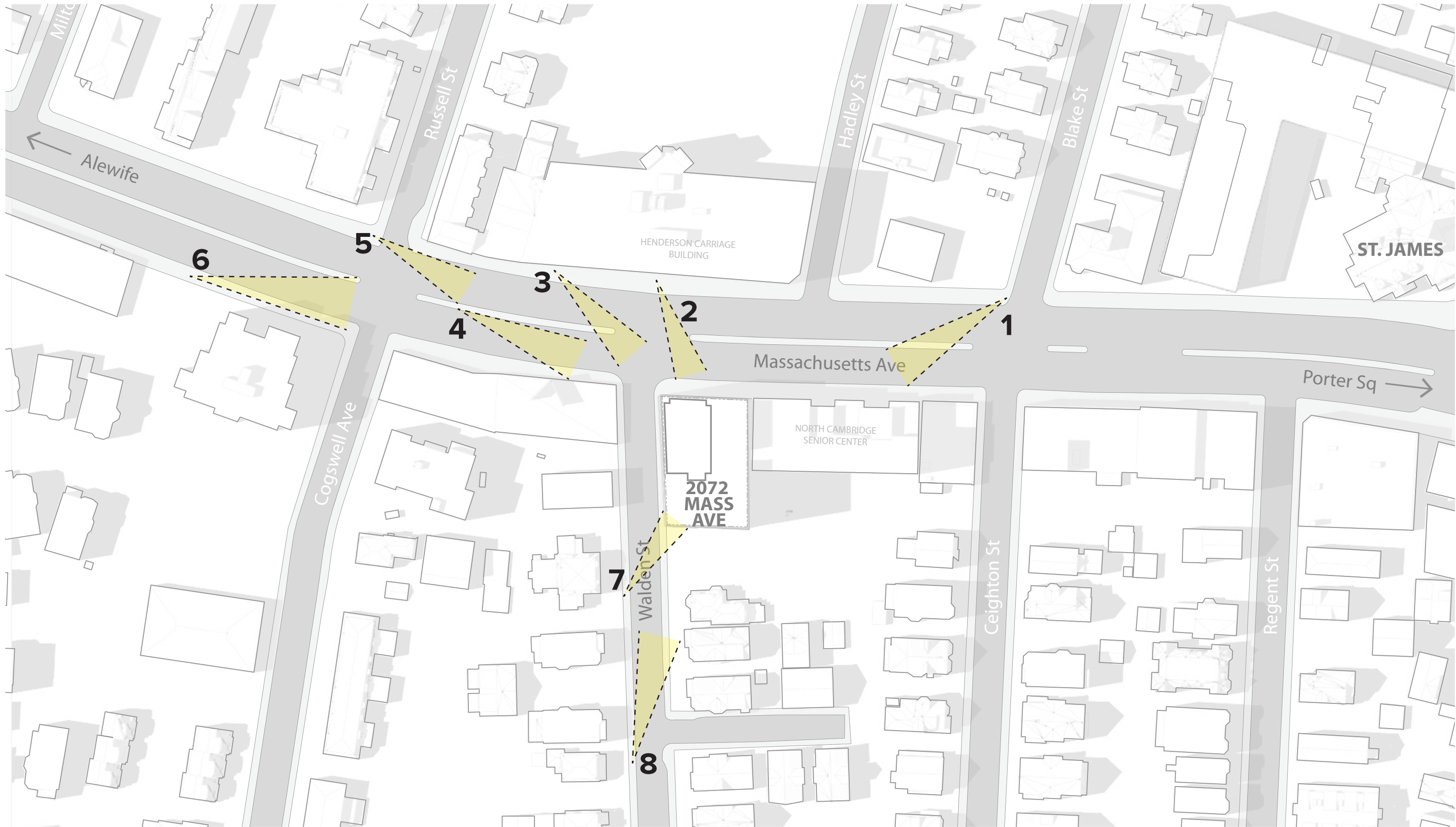
Aluminum Planters



Shade Structure

location of existing site and proposed rendering photographs

section 11.207.8(d)(xi)(xii)



photographs of existing conditions

section 11.207.8(d)(xi)



1



2



3



4



5



6



7



8

schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



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schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



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schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



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schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



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schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



2072 Massachusetts Avenue
Cambridge, MA | September 5, 2025

schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



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schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



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schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



shadow studies
section 11.207.8(d)(xv)

SUMMER SOLSTICE | June 20



9:00am



12:00pm



3:00pm

LEGEND

- Existing Shadow
- New Shadow



shadow studies
section 11.207.8(d)(xv)

WINTER SOLSTICE | December 21



9:00am



12:00pm



3:00pm

LEGEND

- Existing Shadow
- New Shadow



shadow studies
section 11.207.8(d)(xv)

EQUINOX | March 21 / September 21



9:00am



12:00pm



3:00pm

LEGEND

- Existing Shadow
- New Shadow



