

REDEVELOPMENT OF 1740 MASS AVE

CAMBRIDGE, MA 02138
RES. C-1 AND MAS-12A DISTRICTS

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
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PH 617-354-3989



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PROJECT
**1740
MASS AVE**

1740 MASS AVE,
CAMBRIDGE, MA 02138

PREPARED FOR
**OLD NORTH
DEVELOPMENT
COMPANY**

810 MEMORIAL DR, STE 105
Cambridge, MA 02139

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION | DATE

PB ADVISORY REV | 15 JAN 2026

PB ADVISORY | 14 NOV 2025

PRESENTATION | 06 NOV 2025

APPL | 15 JUL 2025

DRAWN BY: MNJ/YC | REVIEWED BY: PQ

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T1.0



MASS AVE ELEVATION

PROGRAM SUMMARY

71 RESIDENTIAL UNITS
5 COMMERCIAL SPACES
75 BIKE SPACES (UNDERGROUND)

AREA SUMMARY

LOT AREA: 12,430 SF
TOTAL GSF: 64,349-GSF
BLDG HT: ±69.95'

LIST OF DRAWINGS	APPLIC 15 JULY 2025	PRESENTATION SET 06 NOV 2025	PB ADVISORY CONSULTATION SET 14 NOV 2025	PB ADVISORY CONSULTATION REV SET 15 JAN 2026
T-1 TITLE SHEET	X	X	X	X
A0.1 CONTEXT MAP (2 SHEETS)	X	X	X	X
EC-1 EXISTING PHOTO (4 SHEETS)	X	X	X	X
EXISTING CONDITIONS PLOT PLAN	X	X	X	X
Z-1.0 ZONING TABLE		X	X	X
Z-1.1 GROSS SQUARE FOOTAGE	X	X	X	X
Z-1.2 OPEN SPACE		X	X	X
Z-1.3 ACTIVE USE AREA, PROJECTION AREA				X
A-1.0 BASEMENT PLAN	X	X	X	X
A-1.1 FIRST FLOOR PLAN	X	X	X	X
A-1.2 SECOND FLOOR TO THIRD FLOOR PLANS	X	X	X	X
A-1.3 FOURTH FLOOR PLAN	X	X	X	X
A-1.4 FIFTH FLOOR PLAN	X	X	X	X
A-1.5 SIXTH FLOOR PLAN	X	X	X	X
A-1.6 ROOF PLAN	X	X	X	X
A-1.7 BIKE PARKING PLANS			X	X
L-1-3 LANDSCAPE PLANS (3 SHEETS)		X	X	X
A-2.0 MASS AVE ELEVATION	X	X	X	X
A-2.1 SOUTH ELEVATION	X	X	X	X
A-2.2 WEST ELEVATION	X	X	X	X
A-2.3 LINNAEAN ST ELEVATION	X	X	X	X
A-2.4 MASS AVE CONTEXTUAL STREET ELEVATION		X	X	X
A-2.5 LINNAEAN ST CONTEXTUAL STREET ELEVATION		X	X	X
A-2.6 BUILDING SECTION		X	X	X
3D-1 3D VIEWS (8 SHEETS)	X	X	X	X
A-2.7 MATERIAL BOARD	X	X	X	X
SH-1 SHADOW STUDY (3 SHEETS)		X	X	X



LOCUS PLAN ↑

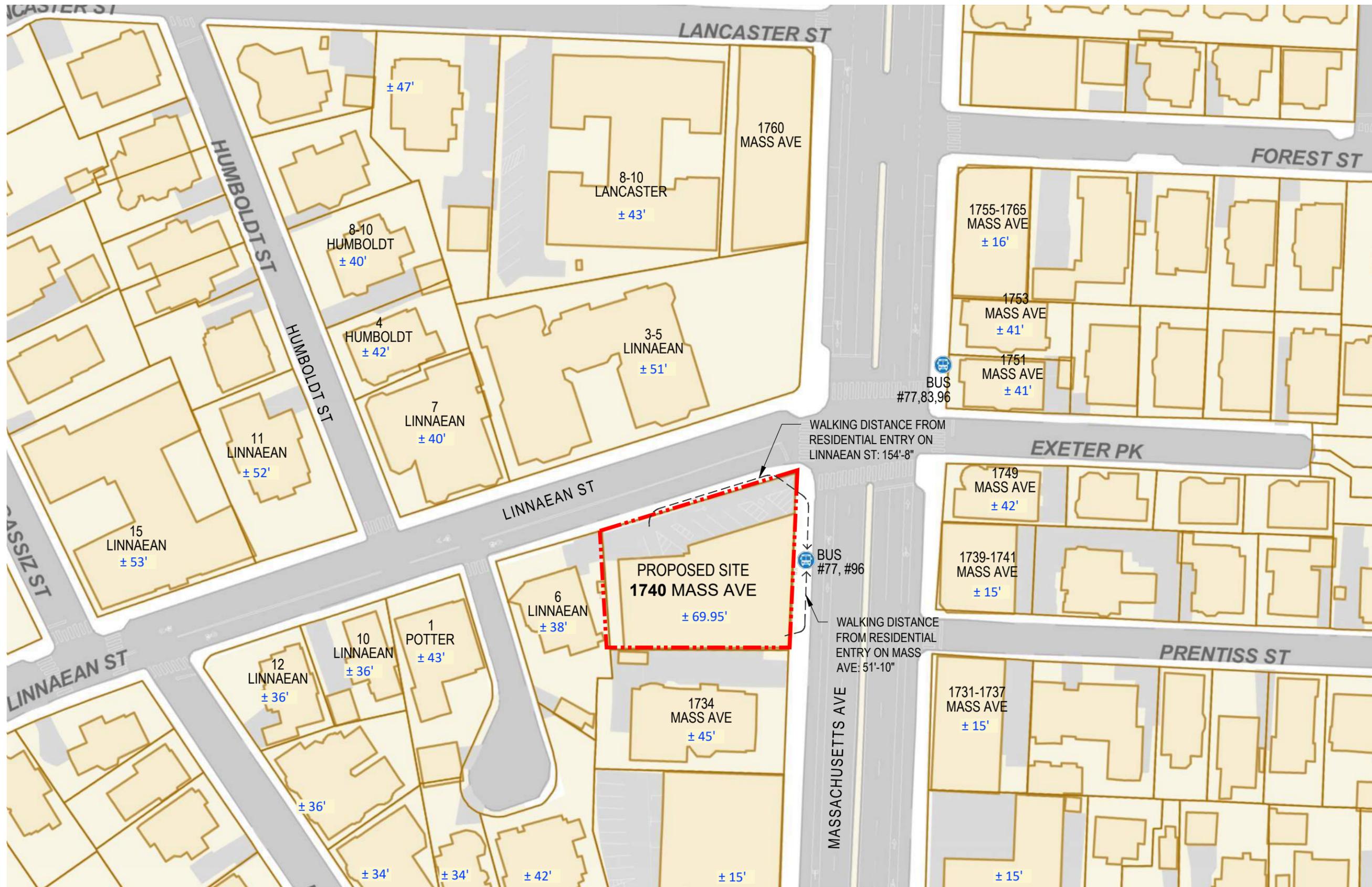
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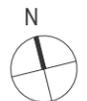
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**SUMMIT
SURVEYING INC.**
4 S. POND STREET,
NEWBURYPORT, MA 01950
PH (978) 692 7109

SURVEYOR
**DeCELLE-BURK-SALA
& ASSOCIATES, INC.**
1266 FURNACE BROOK PARKWAY
#401
QUINCY, MA 02169
PH (617) 405 5100

LANDSCAPE ARCHITECT
**VERDANT LANDSCAPE
ARCHITECTS**
318 HARVARD ST, STE 25
BROOKLINE, MA 02446
PH (617) 735 1180



CONTEXT MAP



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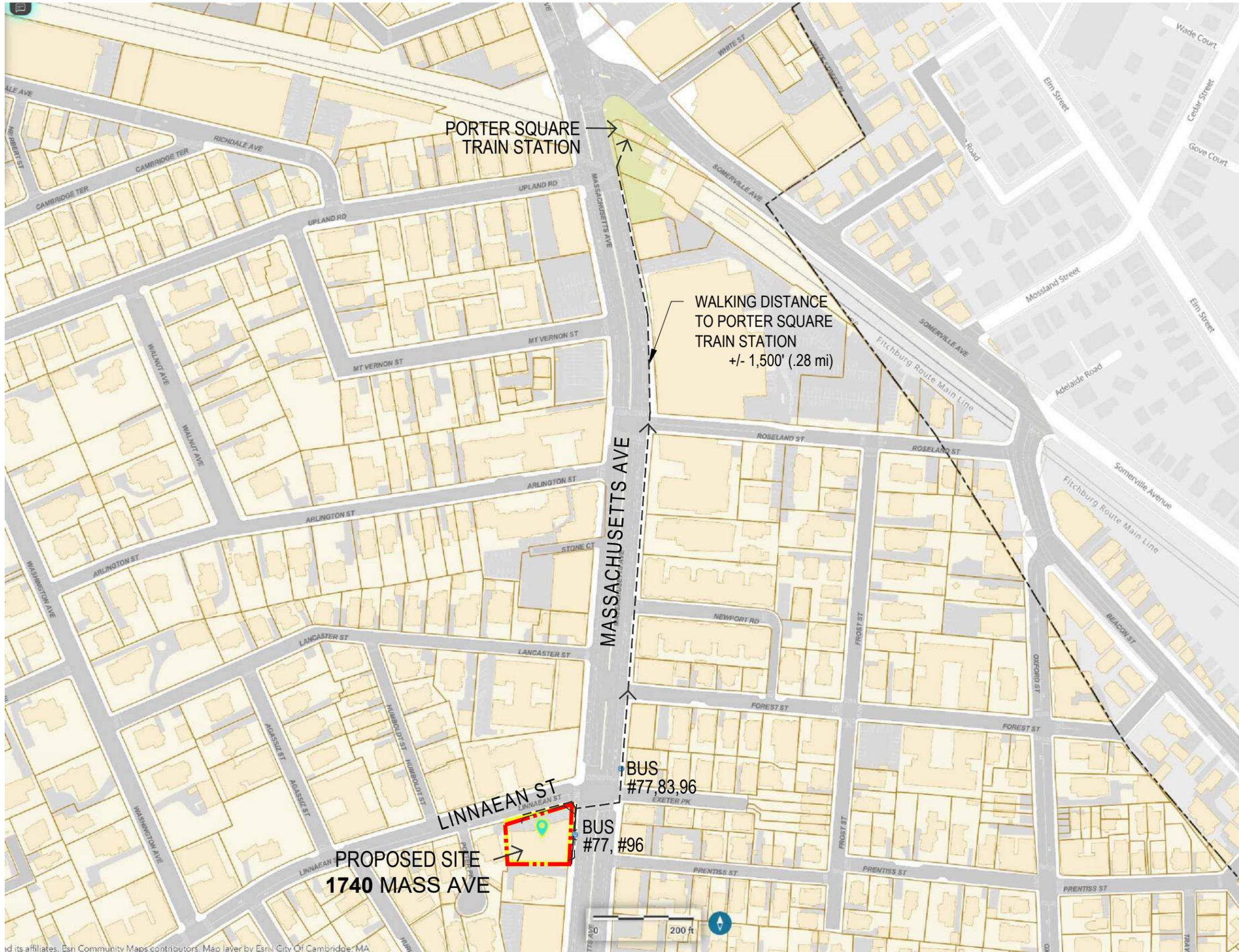
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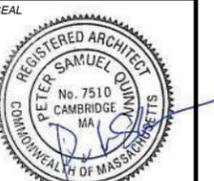


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1. VIEW ON MASS AVE



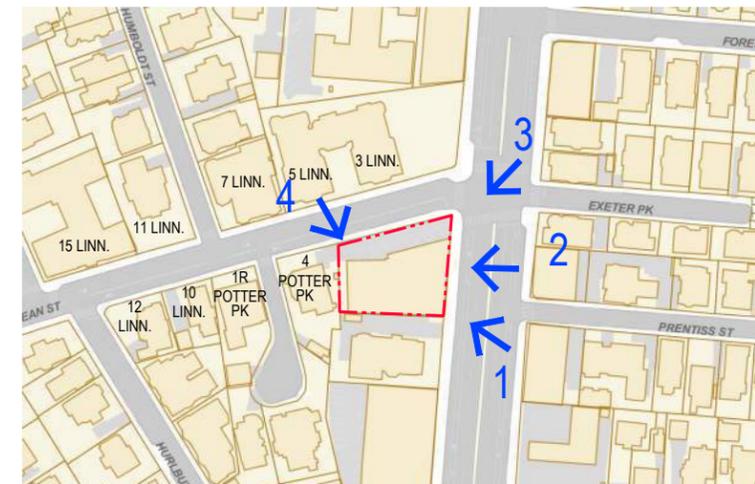
2. VIEW ON MASS AVE



3. VIEW FROM CORNER OF MASS AVE AND LINNAEAN ST



4. VIEW FROM LINNAEAN ST



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5. FIVE STORY BUILDING - 3-5 LINNAEAN ST (±51')



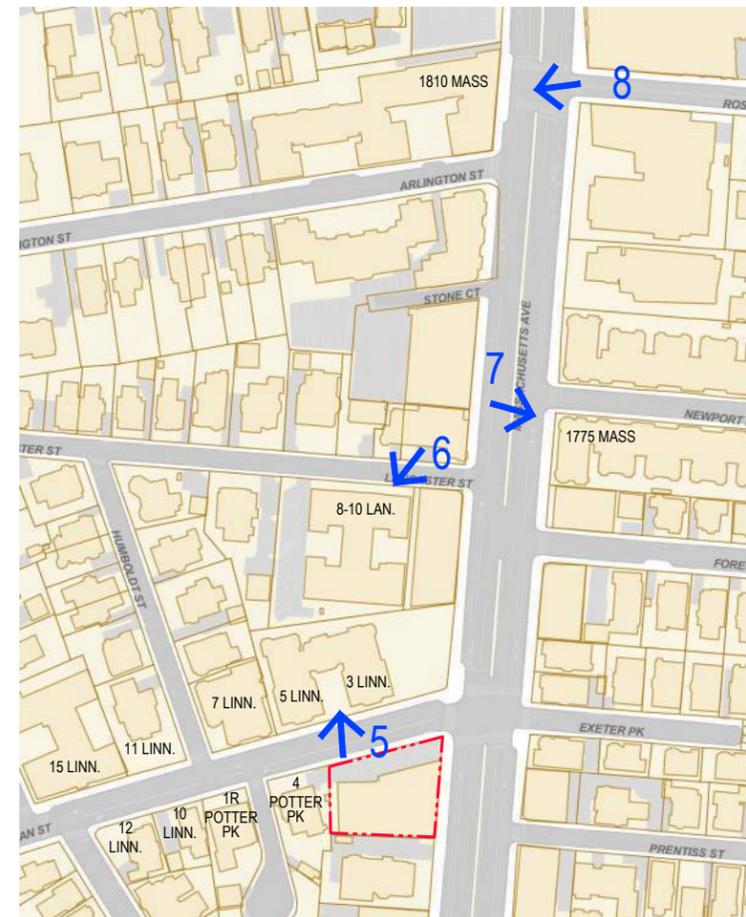
7. FOUR STORY BUILDING - 1775 MASS AVE (±46')



8. SIX STORY BUILDING - 1810 MASS AVE (±63')



6. FIVE STORY BUILDING - 8-10 LANCASTER ST (±43')



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9. FIVE STORY BUILDING - 15 LINNAEAN ST (±53')



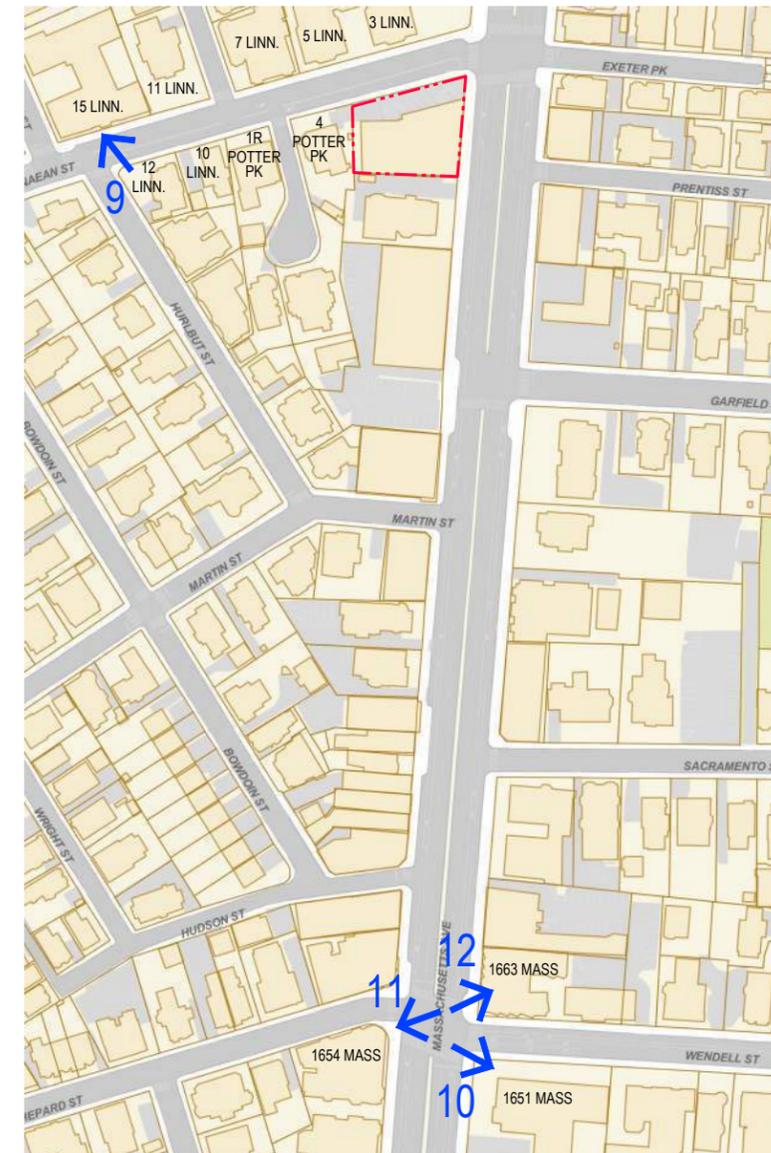
12. FIVE STORY BUILDING - 1663 MASS AVE (±50')



10. SIX STORY BUILDING - 1651 MASS AVE (±64')



11. SIX STORY BUILDING - 1654 MASS AVE (±68')



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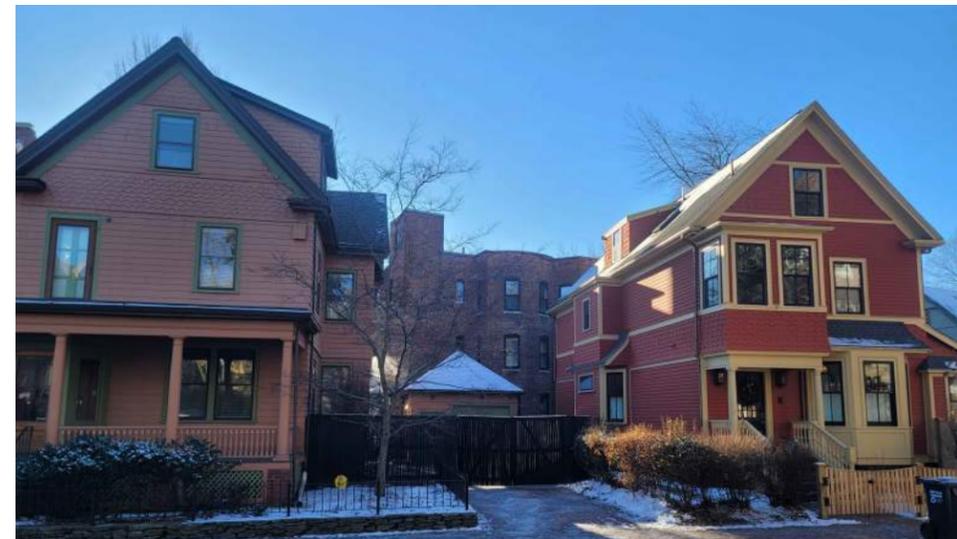
EC-3



12. 4 POTTER PARK



13. 1R POTTER PARK



14. 10 POTTER PARK and 12 POTTER PARK



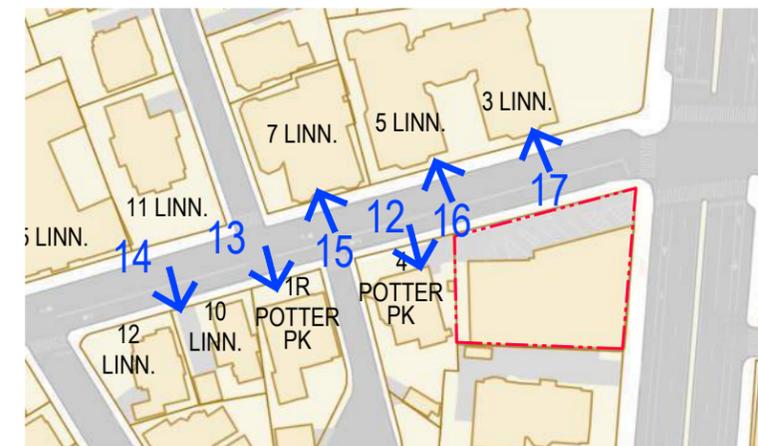
15. 7 LINNAEAN ST



16. 5 LINNAEAN ST



17. 3 LINNAEAN ST



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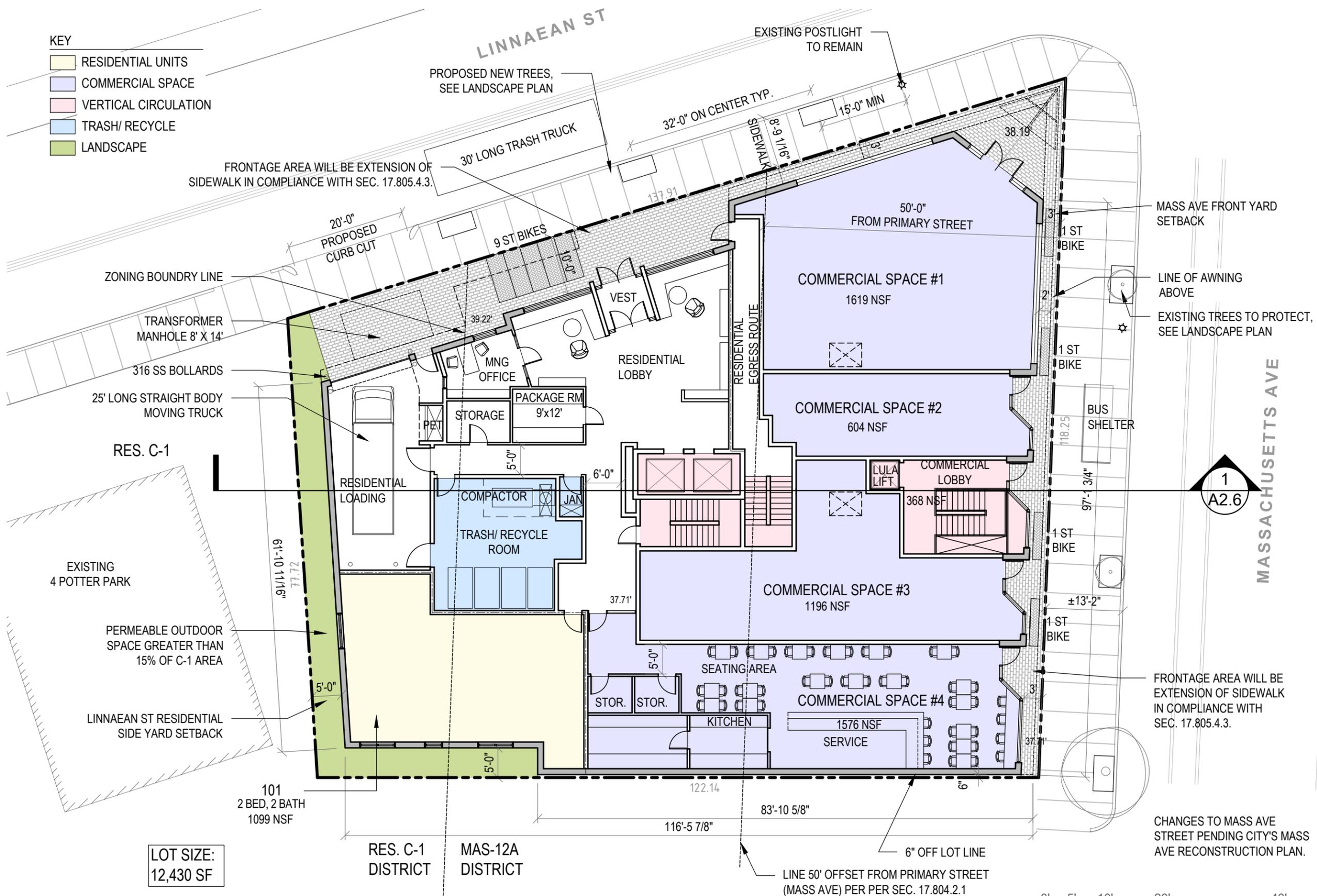
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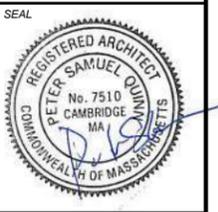
KEY

- RESIDENTIAL UNITS
- COMMERCIAL SPACE
- VERTICAL CIRCULATION
- TRASH/ RECYCLE
- LANDSCAPE



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FIRST FLOOR PLAN

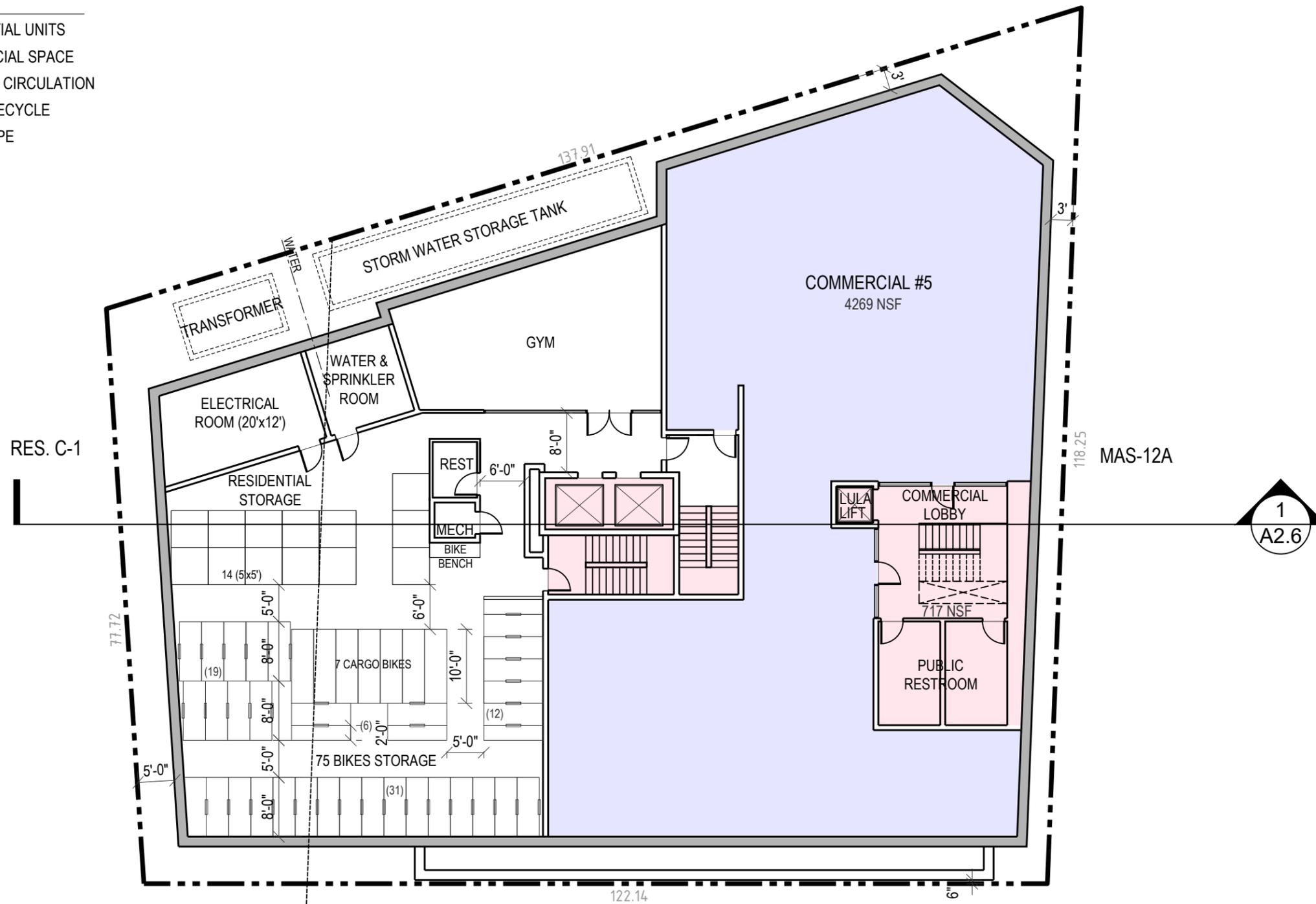
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1 FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"

- KEY**
- RESIDENTIAL UNITS
 - COMMERCIAL SPACE
 - VERTICAL CIRCULATION
 - TRASH/ RECYCLE
 - LANDSCAPE



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

0' 5' 10' 20' 40'



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**BASEMENT
PLAN**

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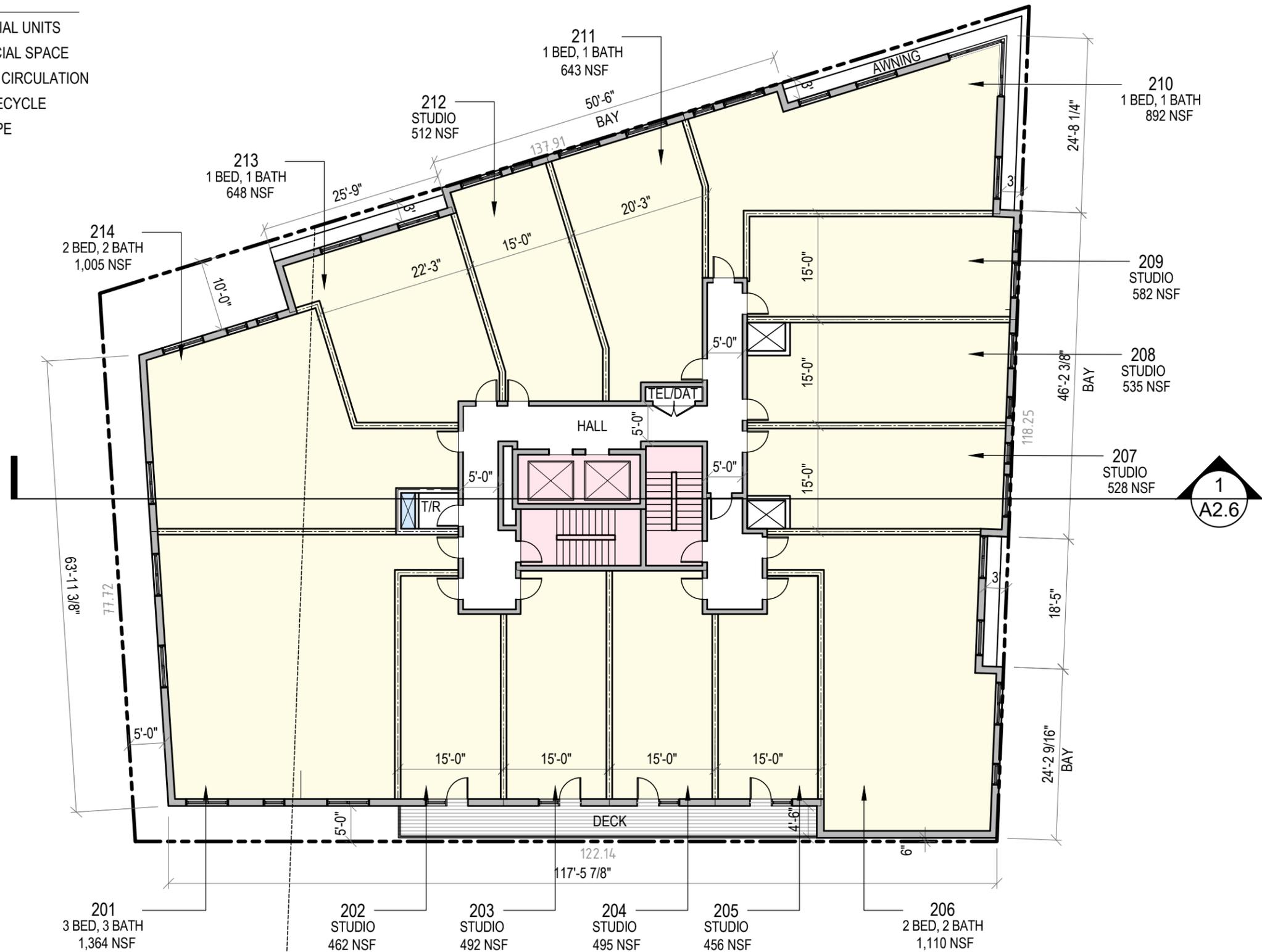
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KEY

- RESIDENTIAL UNITS
- COMMERCIAL SPACE
- VERTICAL CIRCULATION
- TRASH/ RECYCLE
- LANDSCAPE

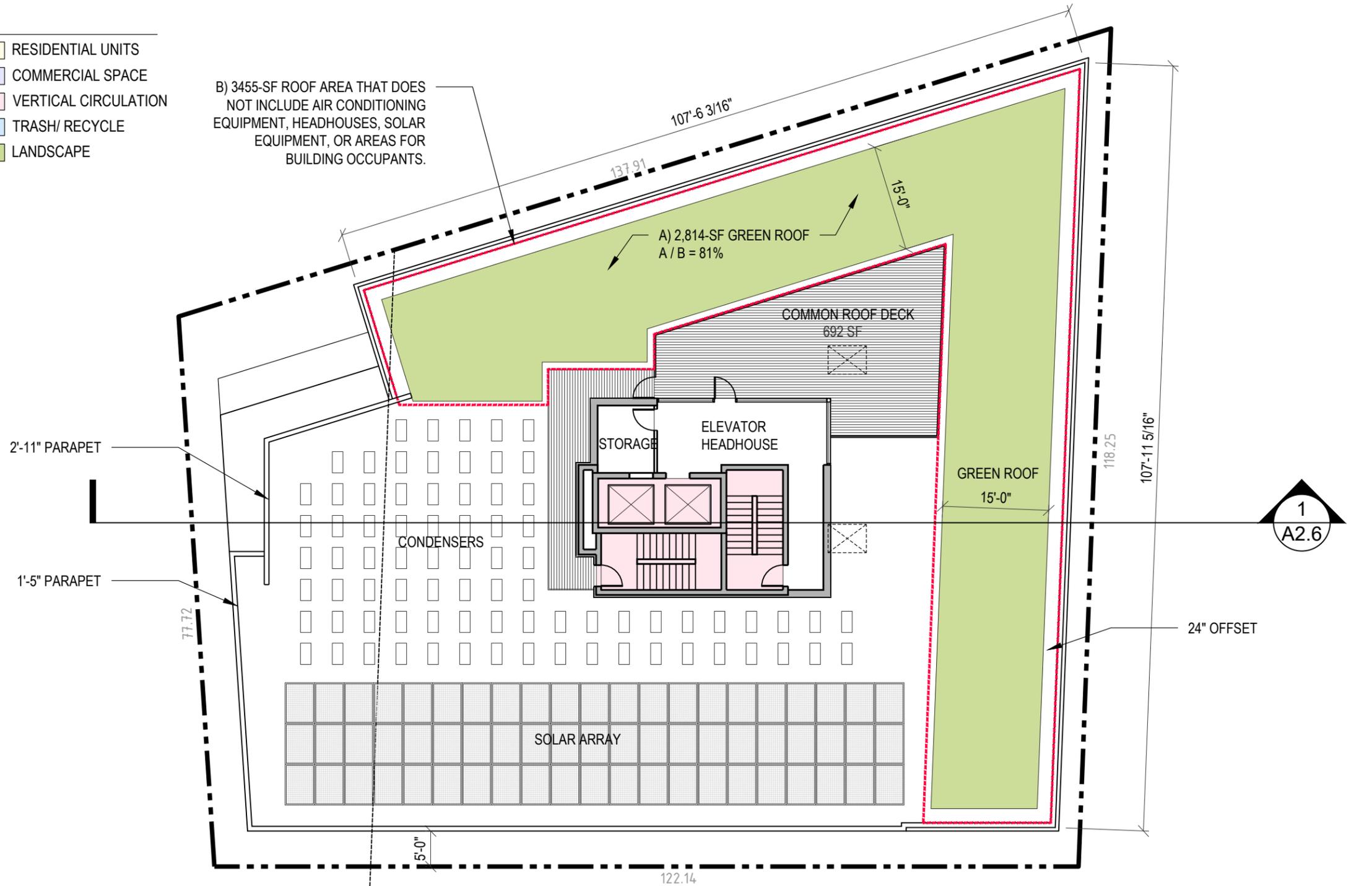


1 SECOND & THIRD FLOOR PLANS
SCALE: 1/16" = 1'-0"



- KEY**
- RESIDENTIAL UNITS
 - COMMERCIAL SPACE
 - VERTICAL CIRCULATION
 - TRASH/ RECYCLE
 - LANDSCAPE

B) 3455-SF ROOF AREA THAT DOES NOT INCLUDE AIR CONDITIONING EQUIPMENT, HEADHOUSES, SOLAR EQUIPMENT, OR AREAS FOR BUILDING OCCUPANTS.



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ROOF PLAN

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

0' 5' 10' 20' 40'





6' Ht. Wood Privacy Fence Along Western Property Line. Transition to 4' Ht. Along Frontage Zone



42" Ht. Open Wood Picket Fence Along Southern Property Line



Permeable Ceramic Brick Paver
Jumbo Permeable Paver
by Belden Brick
Color Mix: Lighthouse & Carbon Black OR Similar



Post & Ring
Exterior Visitor Bike Rack
Hitch by Dero OR Similar

PLANT LIST | 1740 MASS AVE

KEY QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES:				
NS 1	Nyssa sylvatica	Black Tupelo	2.5-3" cal.	B&B
UA 3	Ulmus americana 'Homestead'	American Elm (Disease-Resistant)	2.5-3" cal.	B&B
SHRUBS:				
IG 2	Ilex glabra 'Shamrock'	Compact Inkberry	3 gal.	Pots
PERENNIALS & GRASSES:				
ca 6	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass		1 gal.	Pots 24"o.c.



*NOTE: There are no existing trees on the existing site within site property lines. There are (3) three existing street trees on Massachusetts Avenue that are proposed to be preserved as shown on the Plan. No trees are being proposed to be removed.



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LANDSCAPE PLAN

DRAWING NUMBER
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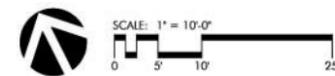
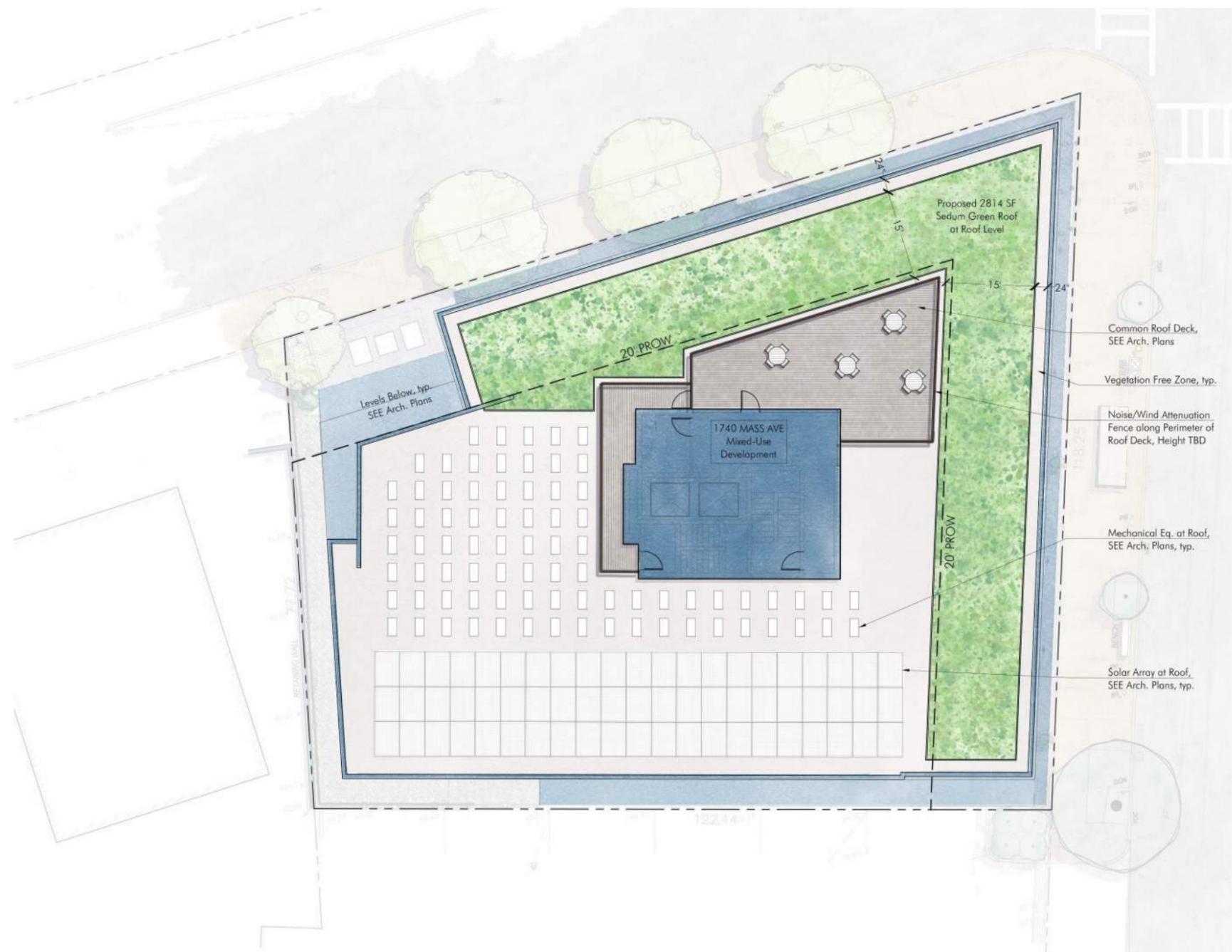
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**LANDSCAPE PLAN
ROOF LEVEL**

DRAWING NUMBER
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PLANT LIST | 1740 MASS AVE ROOF LEVEL
KEY QTY LATIN NAME COMMON NAME

SEDUM
Sedum Green Roof: 2814SF InstaGreen Sedum Carpet by Hydrotech OR Similar





1. AERIAL VIEW FROM NORTHEAST



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2. AERIAL VIEW FROM SOUTHEAST



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3. AERIAL VIEW FROM SOUTHWEST



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4. AERIAL VIEW FROM NORTHWEST



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5. AERIAL VIEW FROM THE NORTH



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**3D AERIAL
VIEW**

SCALE AS NOTED

REVISION	DATE
PB ADVISORY REV	15 JAN 2026
PB ADVISORY	14 NOV 2025
PRESENTATION	06 NOV 2025
APPL	15 JUL 2025
DRAWN BY MN/ YC	REVIEWED BY PQ
SHEET	

3D.5



6. STREET VIEW ON MASS AVE



**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



CONSULTANT

**PLANNING BD
ADVISORY
PRESENTATION
2/9/26**

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PROJECT

1740
MASS AVE

1740 MASS AVE.
CAMBRIDGE, MA 02138

PREPARED FOR

OLD NORTH
DEVELOPMENT
COMPANY

810 MEMORIAL DR, STE 105
Cambridge, MA 02139

DRAWING TITLE

**3D STREET
VIEW**

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SHEET	

15 JAN 2026

14 NOV 2025

06 NOV 2025

15 JUL 2025

DRAWN BY
MN/ YC

REVIEWED BY
PQ

SHEET

3D.6



7. STREET VIEW AT CORNER OF MASS AVE & LINNAEAN ST



PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

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APPL	15 JUL 2025
DRAWN BY MN/ YC	REVIEWED BY PQ

SHEET

3D.7



8. STREET VIEW ON LINNAEAN ST



PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

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**PLANNING BOARD
ADVISORY
PRESENTATION
2/9/26**

PAGE 21

PROJECT

1740
MASS AVE

1740 MASS AVE.
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PREPARED FOR

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DEVELOPMENT
COMPANY

810 MEMORIAL DR, STE 105
Cambridge, MA 02139

DRAWING TITLE

**3D STREET
VIEW**

SCALE AS NOTED

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DRAWN BY MN/ YC	REVIEWED BY PQ

SHEET

3D.8

SEAL

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ADVISORY
PRESENTATION
2/9/26

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PROJECT

1740
MASS AVE

1740 MASS AVE.
CAMBRIDGE, MA 02138

PREPARED FOR

OLD NORTH
DEVELOPMENT
COMPANY

810 MEMORIAL DR, STE 105
Cambridge, MA 02139

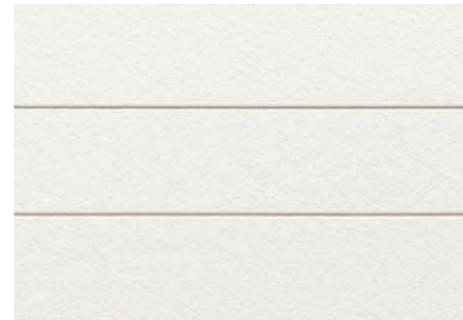
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MATERIAL
BOARD

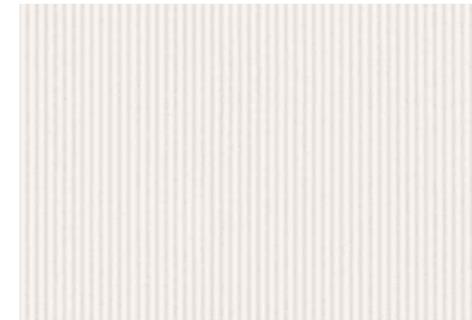
SCALE AS NOTED

REVISION	DATE
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PB ADVISORY	14 NOV 2025
PRESENTATION	06 NOV 2025
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DRAWN BY AC	REVIEWED BY PQ

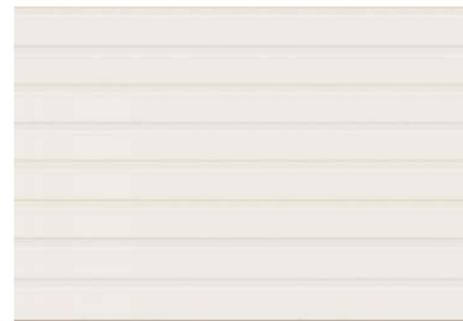
A2.7



1. CERACLAD TRIPLE
COATED PANEL
3-REVEAL, SOLID-CORE,
SILK



2. CERACLAD TRIPLE
COATED PANEL
ZEN GARDEN, SOLID-CORE,
SILK, VERTICAL



3. CERACLAD TRIPLE
COATED PANEL
8-REVEAL, SOLID-CORE,
SILK



4. CERACLAD FIBER CEMENT
RAINSCREEN CLADDING
CASHMERE SMOOTH
CHARCOAL



5. BRICK VENEER
BELDEN
BLACK DIAMOND VELOUR
STACKED COURSE