

SPECIAL PERMIT APPLICATION

ADDITION TO 57 JFK STREET - 40 UNIT RESIDENTIAL ADDITION TO EXISTING RETAIL BUILDING

57 JFK STREET, CAMBRIDGE, MA 02138



PETER QUINN ARCHITECTS LLC  
1904 MASS AVE, 2ND FLOOR  
CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-354-0280



STREET VIEW

| LIST OF DRAWINGS     |                            | SP-APPL<br>12 DEC<br>2013 |
|----------------------|----------------------------|---------------------------|
| <b>GENERAL</b>       |                            |                           |
| T1                   | COVER SHEET                | X                         |
| S1                   | EXISTING CONDITIONS        | X                         |
| EC                   | EXISTING CONDITIONS PHOTOS | X                         |
| Z1                   | ZONING COMPLIANCE          | X                         |
| Z2                   | ZONING COMPLIANCE          | X                         |
| Z3                   | ZONING COMPLIANCE          | X                         |
| <b>ARCHITECTURAL</b> |                            |                           |
| A0.0                 | 3D VIEWS                   | X                         |
| A0.1                 | COLORED ELEVATIONS         | X                         |
| A0.2                 | TYPICAL MATERIALS          | X                         |
| A1.0                 | STREET ELEVATIONS          | X                         |
| A1.1                 | EXISTING LOWER LEVEL PLAN  | X                         |
| A1.2                 | PROPOSED FIRST FLOOR PLAN  | X                         |
| A1.3                 | PROPOSED SECOND FLOOR PLAN | X                         |
| A1.4                 | PROPOSED THIRD FLOOR PLAN  | X                         |
| A1.5                 | PROPOSED FOURTH FLOOR PLAN | X                         |
| A1.6                 | PROPOSED FIFTH FLOOR PLAN  | X                         |
| A2.1                 | ELEVATIONS                 | X                         |
| A2.2                 | ELEVATIONS                 | X                         |
| A3.1                 | BUILDING SECTION           | X                         |

SEAL

CONSULTANT

PROJECT  
**ADDITION  
TO 57 JFK ST**  
57 JFK STREET  
CAMBRIDGE, MA

PREPARED FOR  
RAJ & RAJ LLC

1299 BEACON ST  
BROOKLINE, MA 02446

DRAWING TITLE  
**TITLE SHEET**

SCALE AS NOTED

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SHEET

**T1.0**

PREPARED BY:

ARCHITECT

PETER QUINN  
ARCHITECTS LLC

1904 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140  
PH (617) 354-3989

SURVEYOR

DESIGN  
CONSULTANTS, INC.

120 MIDDLESEX AVE  
SOMERVILLE, MA 02145  
PH (617) 776-3350

CRIMSON GALLERIA AND  
98 WINTHROP ST PARCEL



LOCUS PLAN

SEAL

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PROJECT  
**ADDITION  
 TO 57 JFK ST**  
 57 JFK STREET  
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1299 BEACON ST  
 BROOKLINE, MA 02446

DRAWING TITLE

**EXISTING  
 CONDITIONS  
 PHOTOS**

SCALE AS NOTED

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SHEET

**EC**

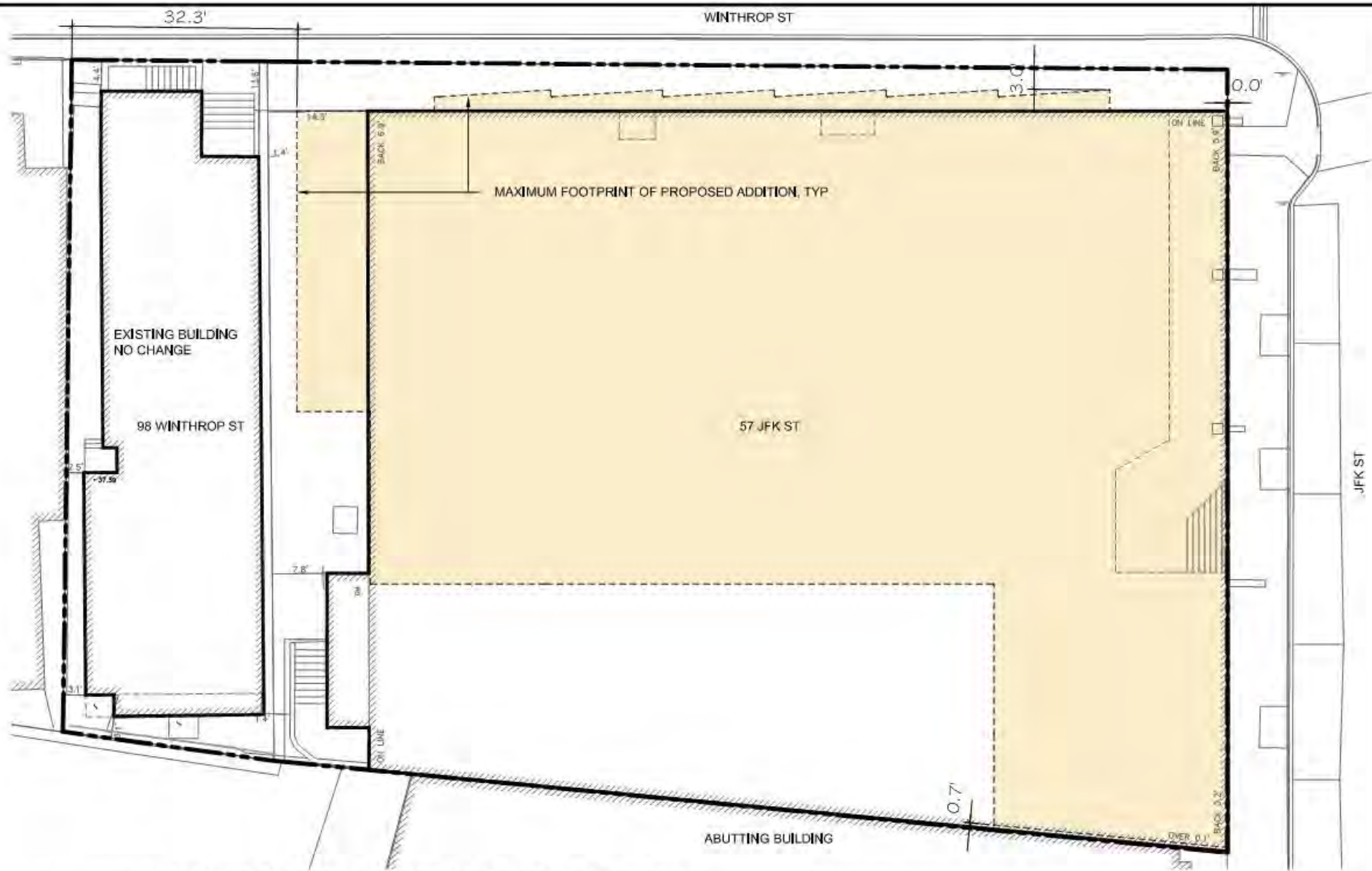


JFK ST VIEW WEST

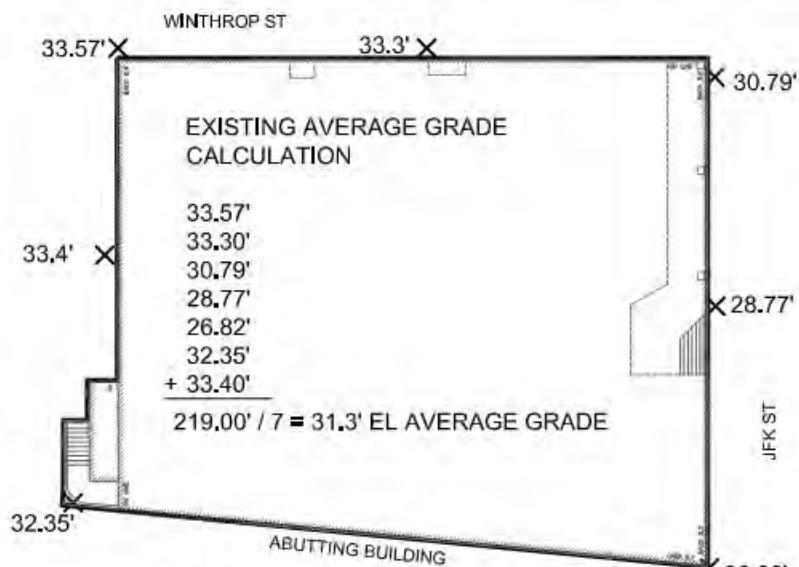


WINTHROP ST VIEW SOUTH

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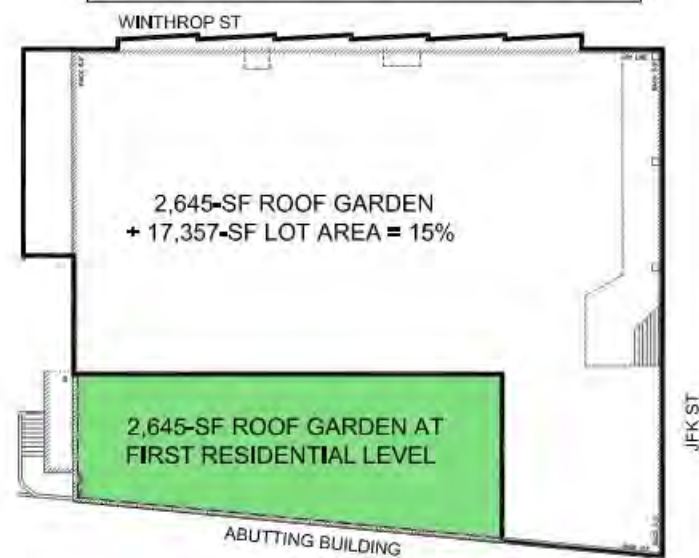


1 DIMENSIONAL LAYOUT SITE PLAN  
SCALE: 1" = 20'-0"

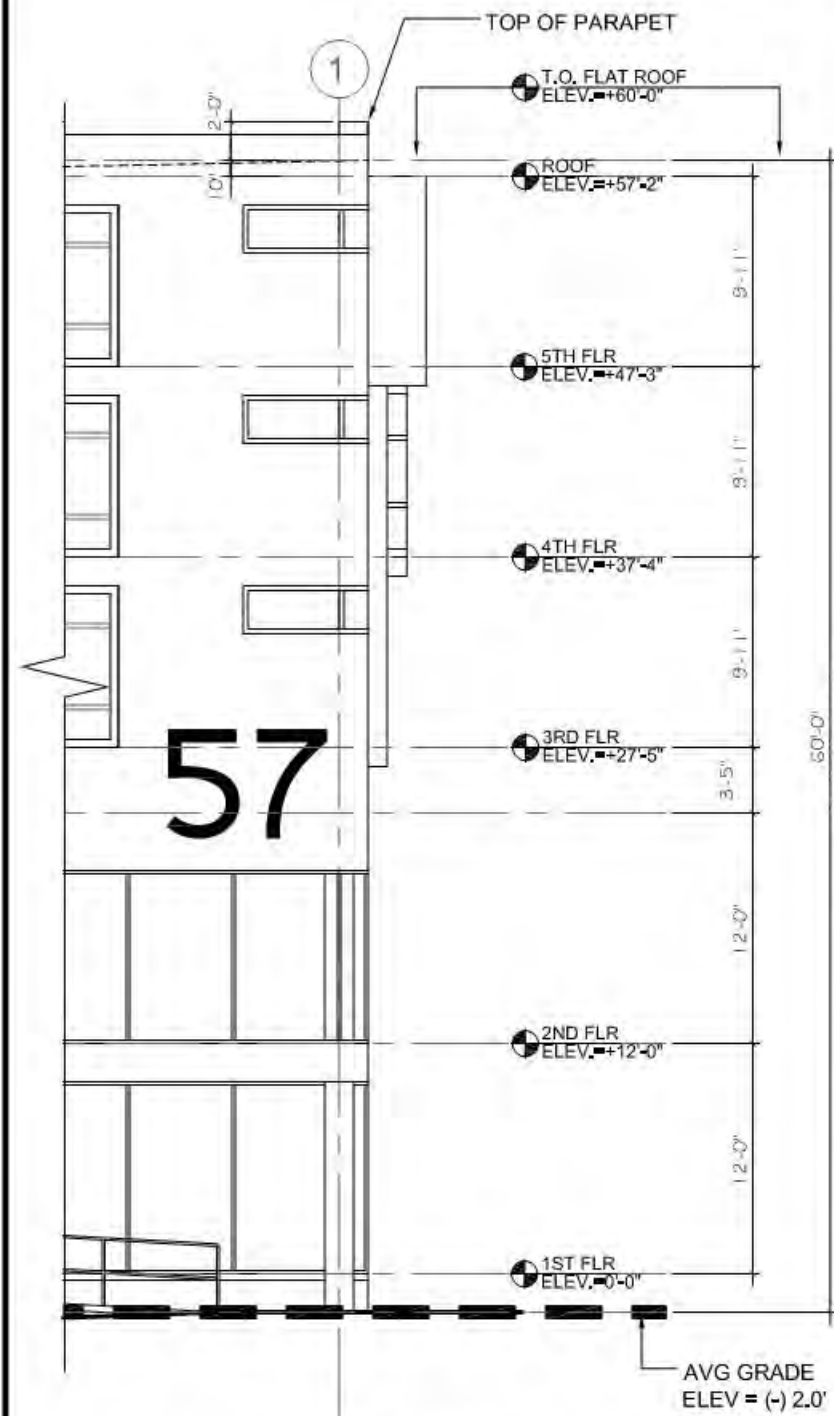


2 EXISTING AVERAGE GRADE  
SCALE: 1" = 40'-0"

BASED ON CERTIFIED PLOT PLAN BY DESIGN CONSULTANTS, INC. 120 MIDDLESEX AVE SOMERVILLE, MA 02145 DATED 11 SEP 2013



3 PRIVATE OPEN SPACE  
SCALE: 1" = 40'-0"



4 JFK STREET ELEVATION  
SCALE: 1" = 10'-0"

PETER QUINN ARCHITECTS  
ARCHITECTURE PLANNING COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1904 MASS AVE, 2ND FLOOR  
CAMBRIDGE, MA 02140  
PH: 617-254-3889 FAX: 617-254-0280

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57 JFK STREET  
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PREPARED FOR  
RAJ & RAJ LLC

1299 BEACON ST  
BROOKLINE, MA 02446

DRAWING TITLE  
ZONING COMPLIANCE

SCALE AS NOTED

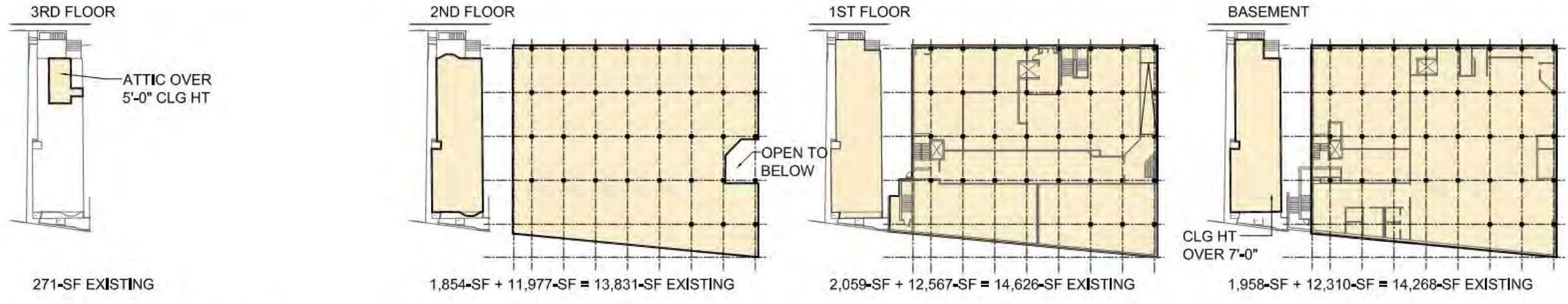
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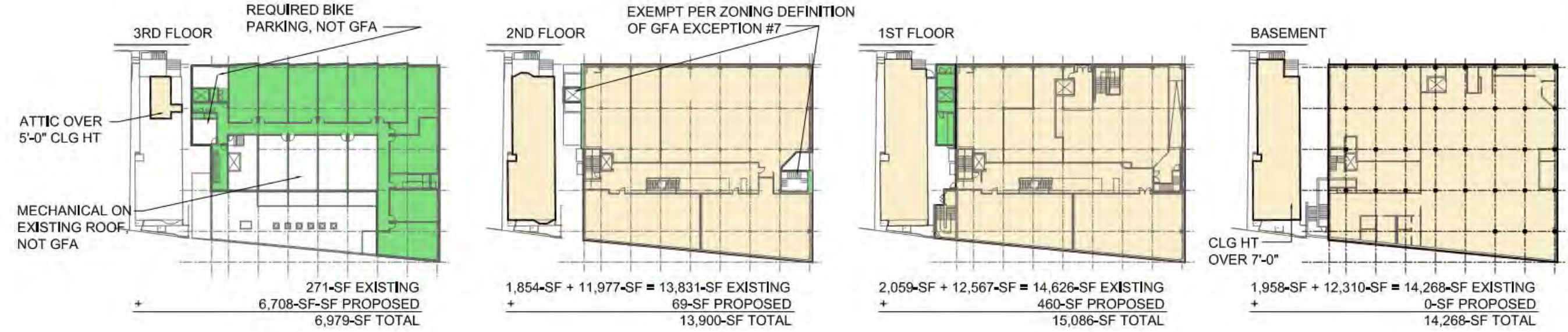
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SHEET

Z1

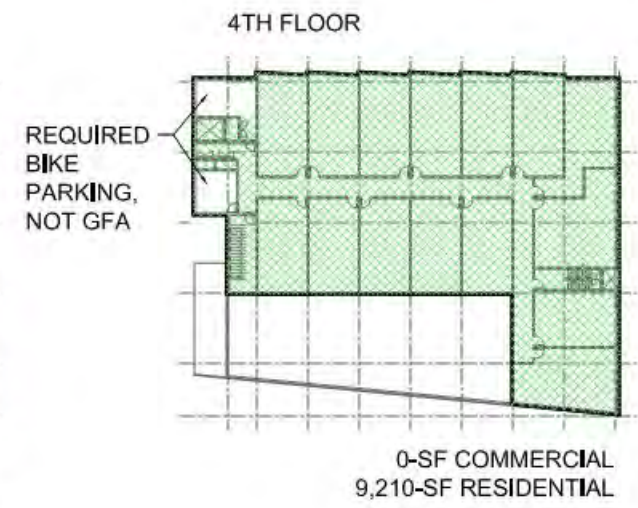
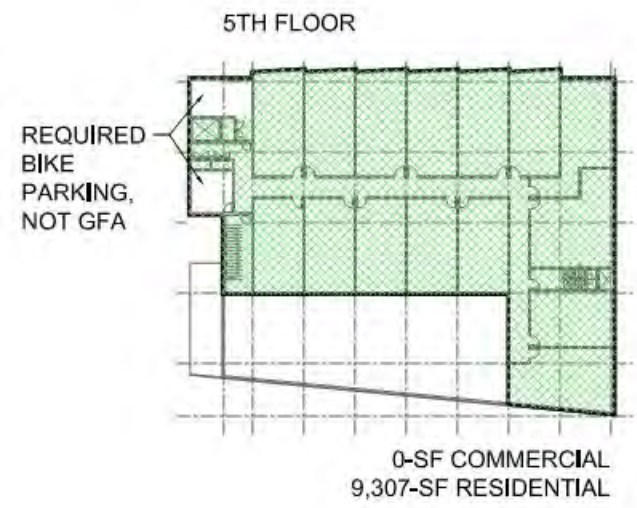
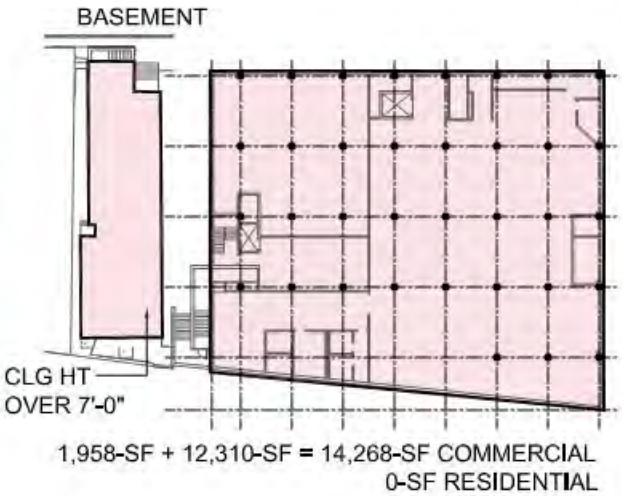
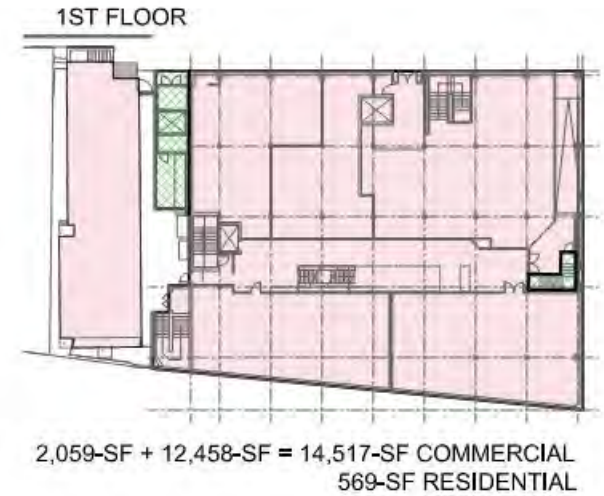
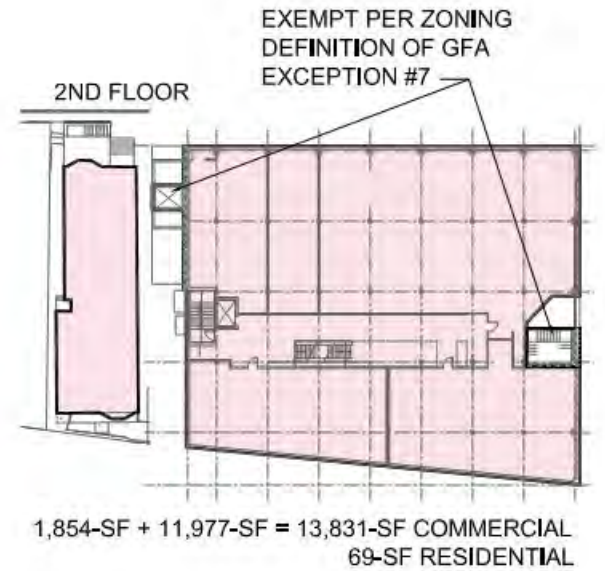
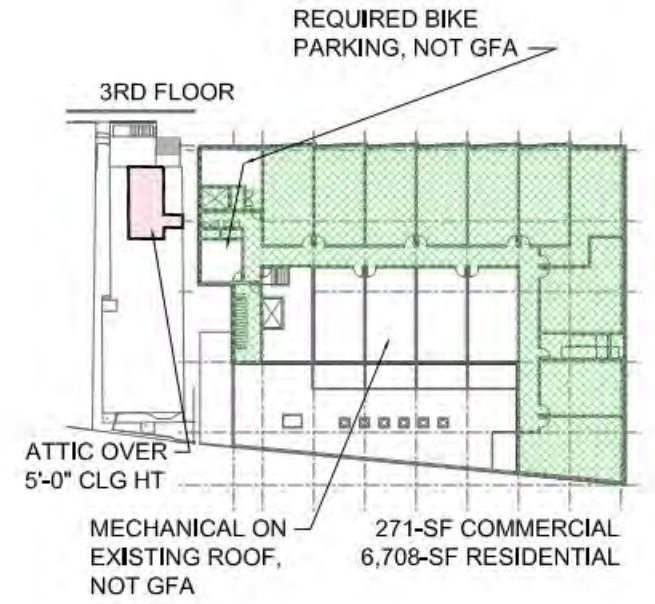


**EXISTING FLOOR PLANS**    EXISTING COMM GSF = 42,996-SF , EXISTING RES GSF = 0-SF , TOTAL EXISTING GFA = 42,996-GSF  
 SCALE: 1"=60'-0"     EXISTING GSF     PROPOSED GSF



**EXISTING + PROPOSED GFA**    PROPOSED COMM GSF = 42,996-SF , PROPOSED RES GSF = 25,754-SF , TOTAL PROPOSED GFA = 68,750-GSF  
 SCALE: 1"=60'-0"     EXISTING GSF     PROPOSED GSF

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PROPOSED RESIDENTIAL / COMMERCIAL GFA RATIO  
 SCALE: 1"=60'-0"

PROPOSED COMM GSF = 42,887-SF , PROPOSED RES GSF = 25,863-SF , TOTAL PROPOSED GFA = 68,750-GSF

COMMERCIAL GSF RESIDENTIAL GSF

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 1299 BEACON ST  
 BROOKLINE, MA 02446

DRAWING TITLE  
**ZONING COMPLIANCE**

SCALE AS NOTED

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SHEET

**Z3**



SEAL

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PROJECT

**ADDITION TO  
57 JFK ST**

57 JFK STREET  
CAMBRIDGE, MA

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1299 BEACON ST  
BROOKLINE, MA 02446

DRAWING TITLE

**COLORED  
ELEVATIONS**

SCALE AS NOTED

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PQ

SHEET

**A0.1**



PARKING GARAGE

1

**JFK STREET ELEVATION**

SCALE 1/32"=1'-0"

WINTHROP STREET

PARK



JFK STREET

2

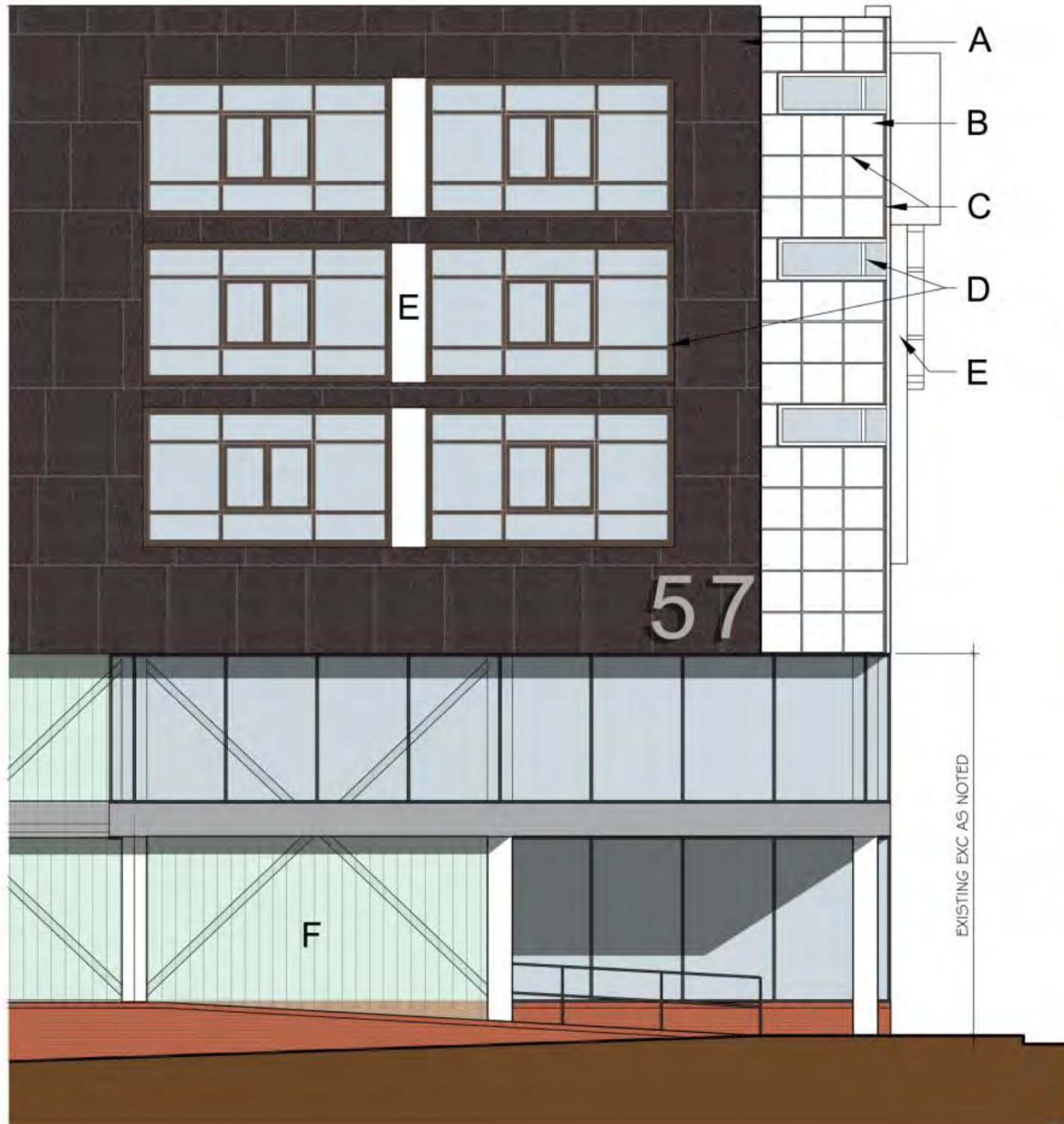
**WINTHROP STREET ELEVATION**

SCALE

0' 5' 15' 30'

96 WINTHROP STREET

SEE SHEET A0.2 FOR  
TYP. EXTERIOR MATERIALS



A. HIGH DENSITY FIBERCEMENT PANEL BY ETER OR EQ.  
 COLOR/TEXTURE: ETER E20 DARK GRAY



B. POLYMER & STONE COMPOSITE WITH TRANSLUCENT  
 BY: KRION OR EQ.

C. LED LIGHT STRIP IN RAIN-SCREEN PLANE BEHIND  
 COMPOSITE PANEL



D. ALUMINUM WINDOWS, FIXED AND OPERABLE  
 COLOR GRAY & WHITE

E. ALUMINUM SPANDREL MATERIAL INTEGRATED W/  
 WINDOW SYSTEM

F. STRUCTURAL GLAZING



**PETER  
 QUINN  
 ARCHITECTS**

ARCHITECTURE  
 PLANNING  
 COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
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 57 JFK ST

57 JFK STREET  
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 1299 BEACON ST  
 BROOKLINE, MA 02446

DRAWING TITLE

TYPICAL  
 EXTERIOR  
 MATERIALS

SCALE AS NOTED

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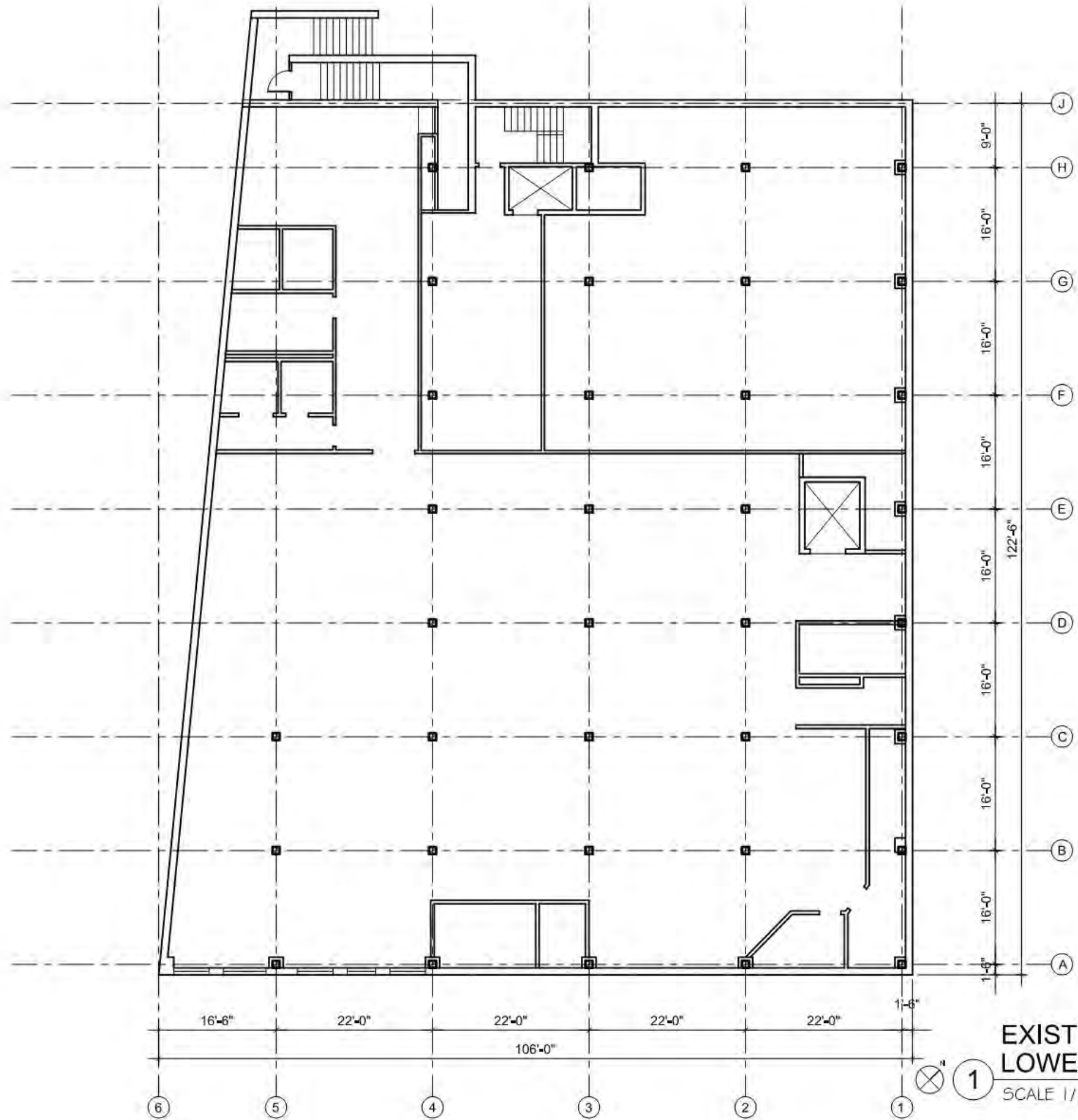
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**A0.2**





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**EXISTING LOWER LEVEL (BELOW GRADE)**  
 SCALE 1/16" = 1'-0"

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 BROOKLINE, MA 02446

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**EXISTING LOWER LEVEL PLAN**

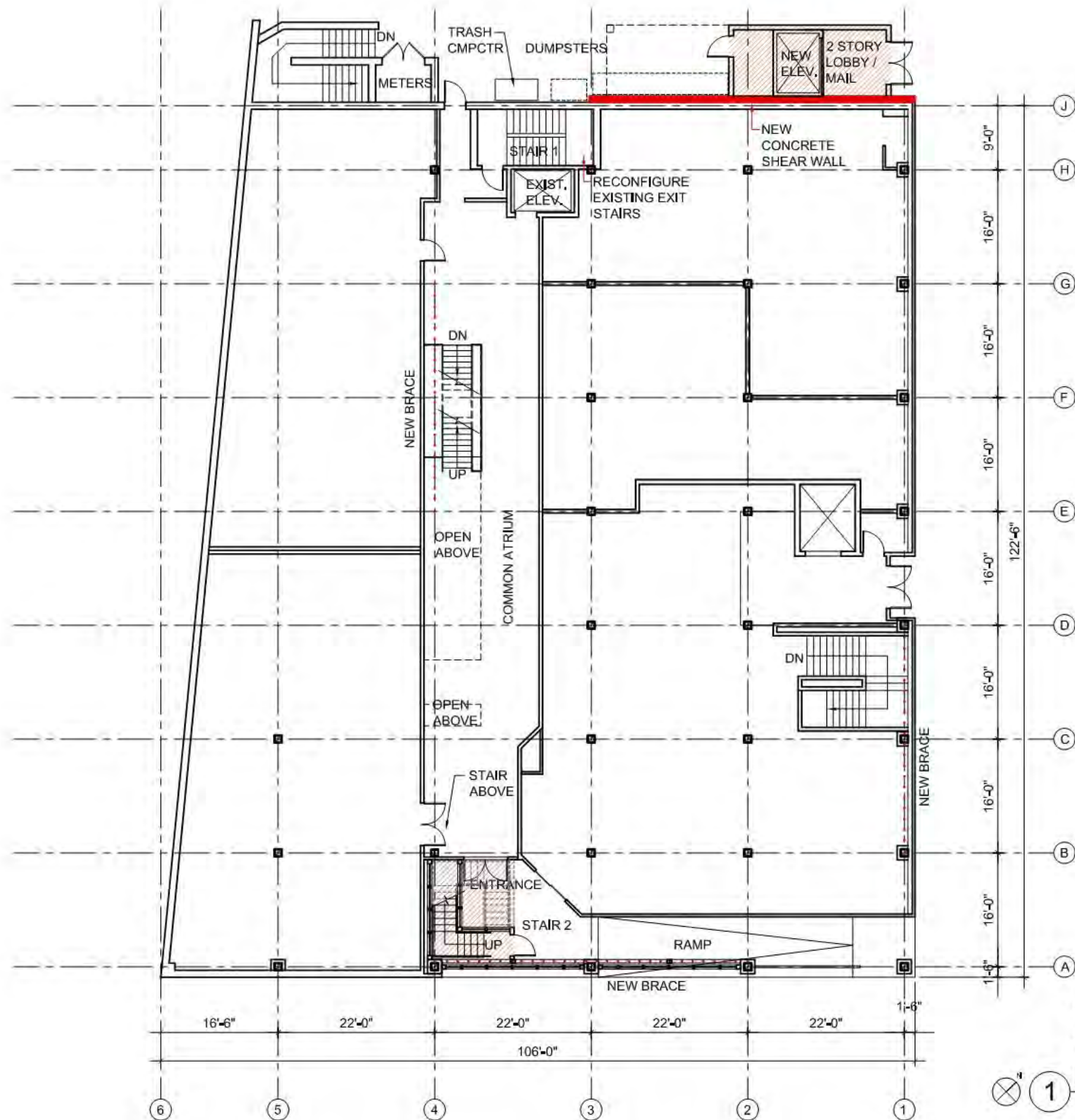
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**NEW CONST. SHOWN  
W/ COLOR HATCH  
FIRST FLOOR**  
SCALE 1/16" = 1'-0"

**PETER  
QUINN  
ARCHI  
TECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
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CAMBRIDGE, MA 02140  
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PROJECT  
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CAMBRIDGE, MA

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1299 BEACON ST  
BROOKLINE, MA 02446

DRAWING TITLE  
**PROPOSED  
FIRST FLOOR  
PLAN**

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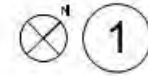
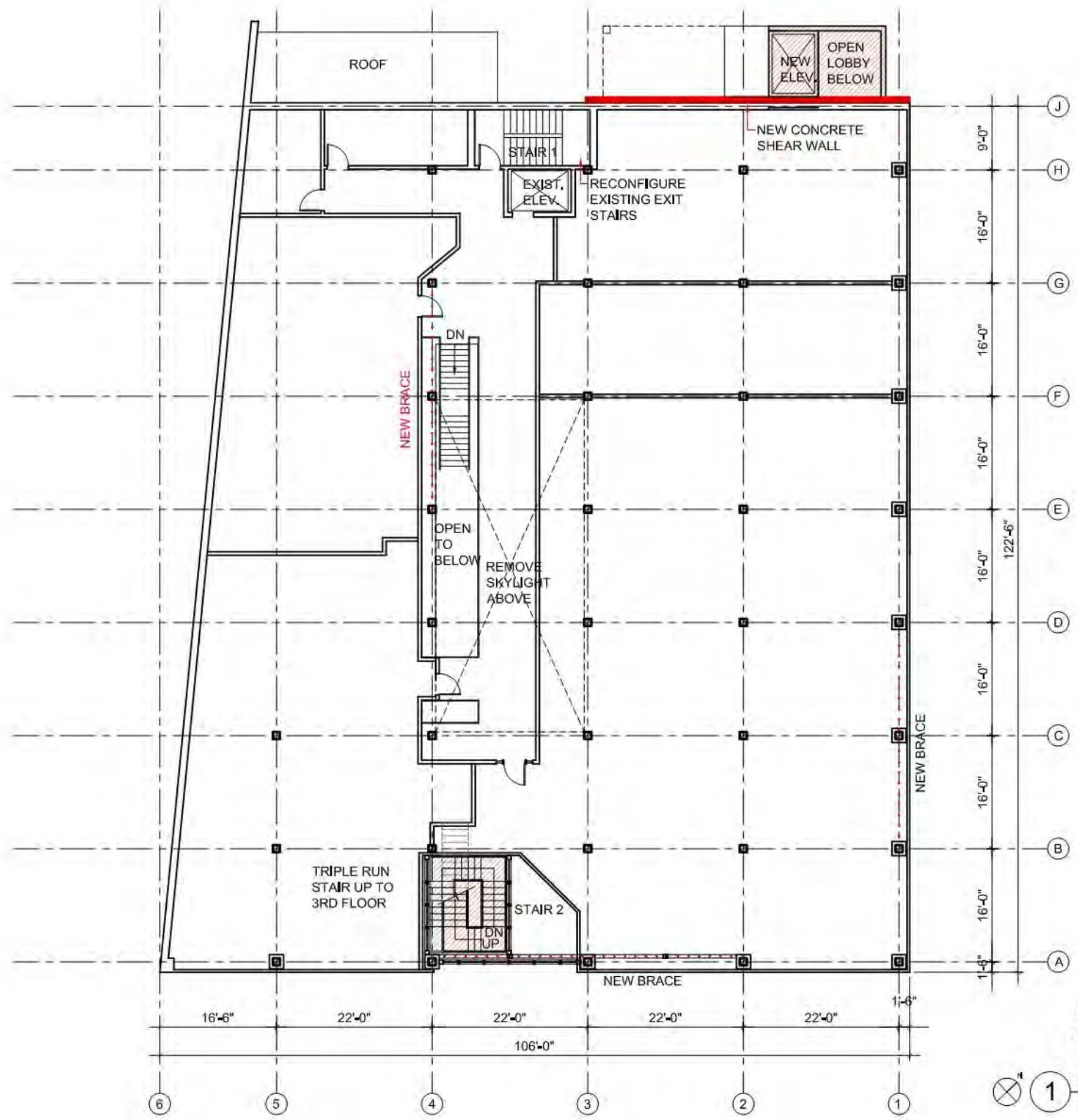
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**A1.2**

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**NEW CONST. SHOWN  
W/ COLOR HATCH  
SECOND FLOOR**  
SCALE 1/16" = 1'-0"

SEAL

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**ADDITION  
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57 JFK STREET  
CAMBRIDGE, MA

PREPARED FOR  
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1299 BEACON ST  
BROOKLINE, MA 02446

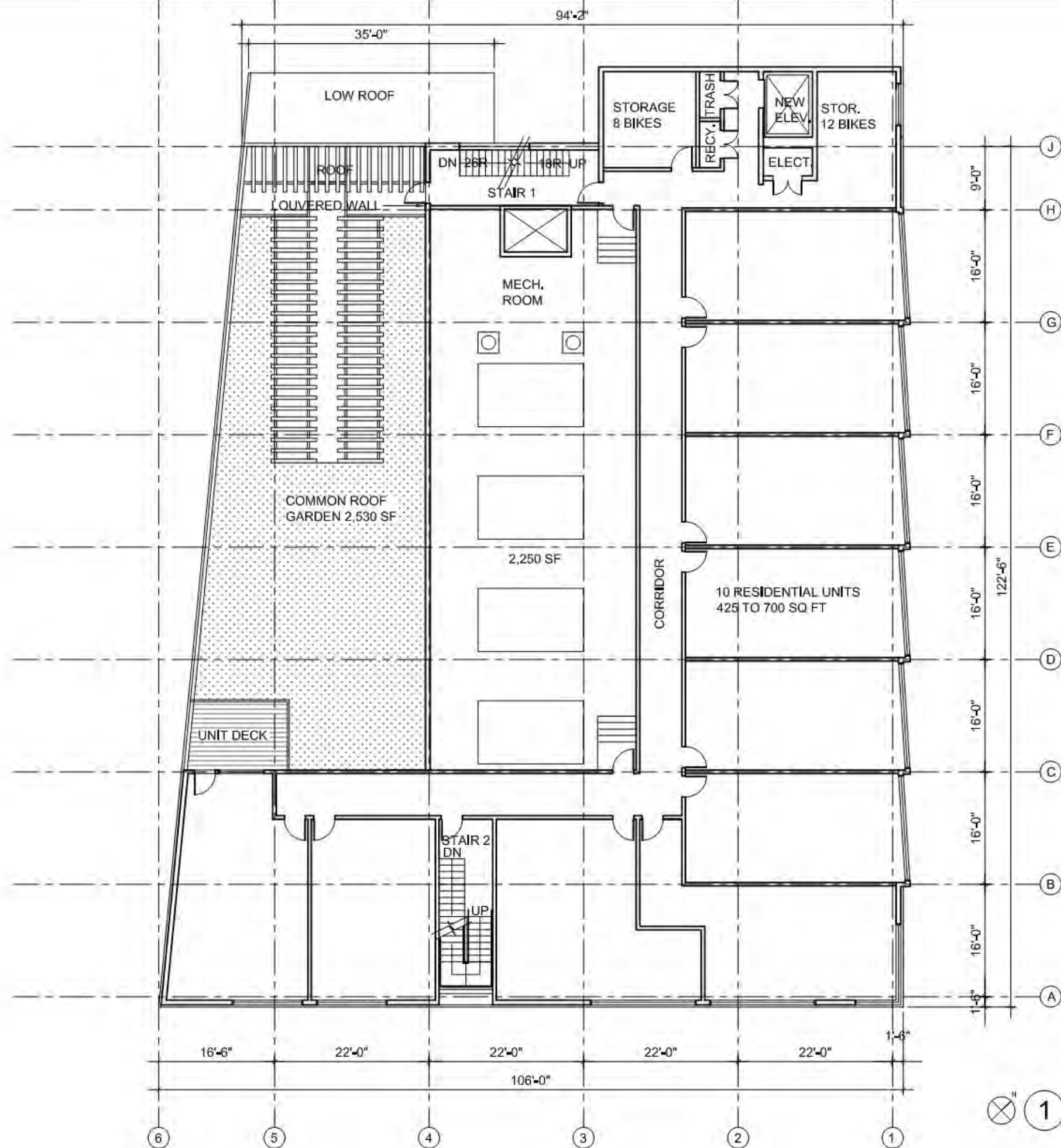
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**PROPOSED  
SECOND  
FLOOR PLAN**

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1

**ALL NEW CONSTRUCTION  
THIRD FLOOR**  
SCALE 1/16" = 1'-0"

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1904 MASS AVE, 2ND FLOOR  
CAMBRIDGE, MA 02140  
PH 617-252-3389 FAX 617-689-0200

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BROOKLINE, MA 02446

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**PROPOSED THIRD FLOOR PLAN**

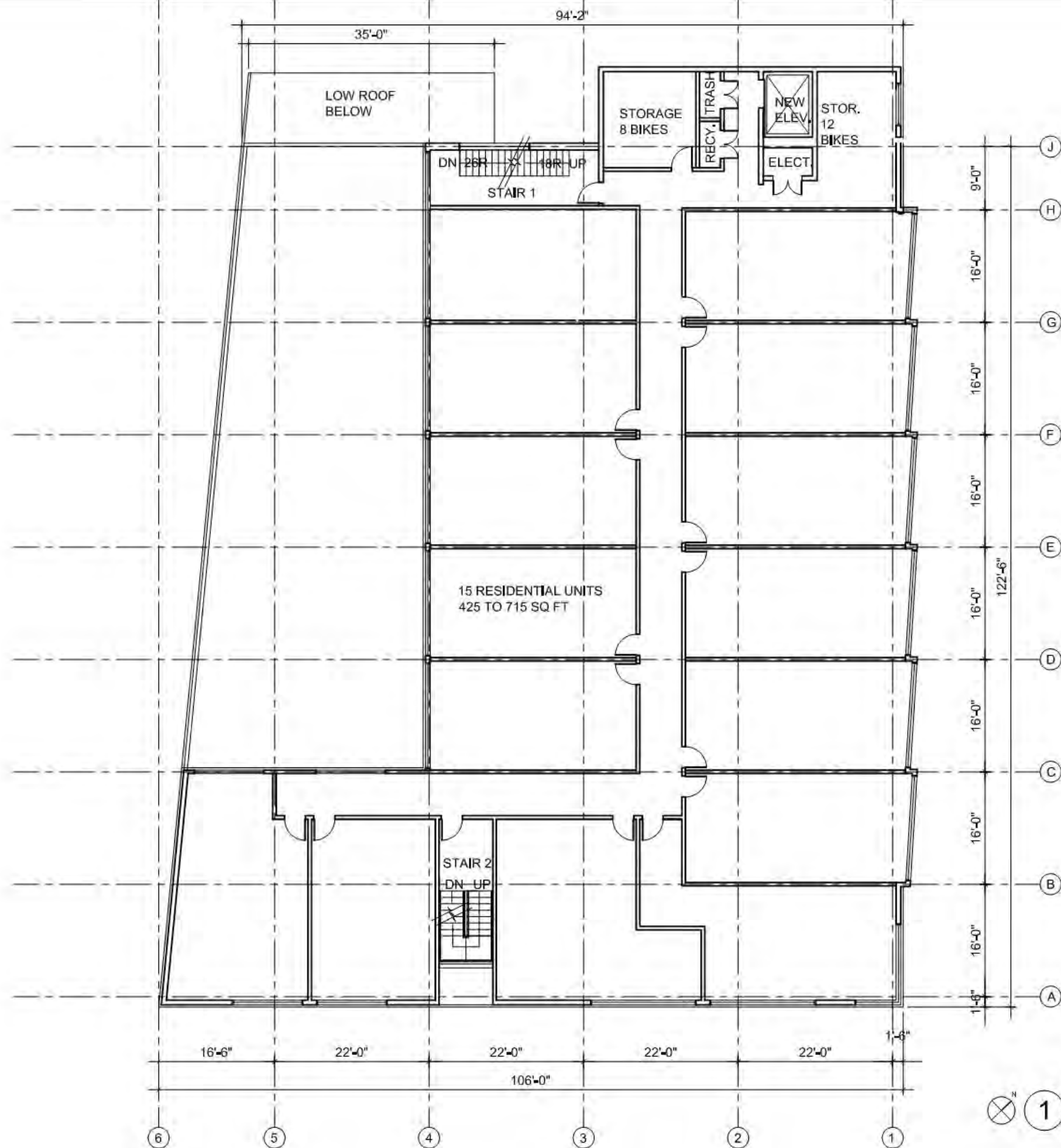
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**ALL NEW CONSTRUCTION  
FOURTH FLOOR**

SCALE 1/16" = 1'-0"

**PETER  
QUINN  
ARCHI  
TECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1904 MASS AVE, 2ND FLOOR  
CAMBRIDGE, MA 02140  
PH 617-452-3989 FAX 617-452-0280

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CONSULTANT

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BROOKLINE, MA 02446

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**PROPOSED  
FOURTH FLOOR  
PLAN**

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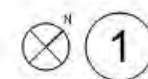
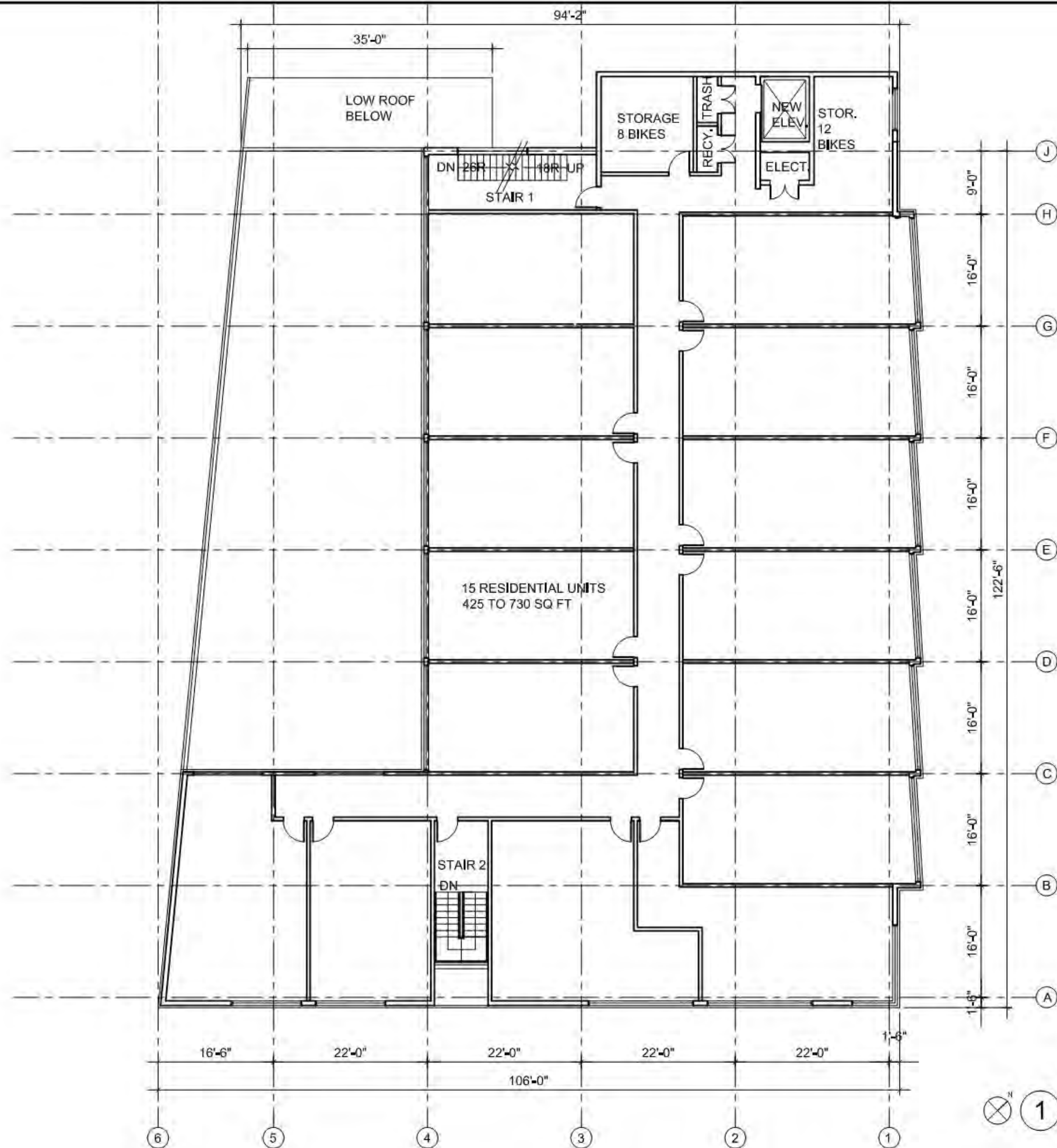
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**A1.5**

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**ALL NEW CONSTRUCTION  
FIFTH FLOOR**

SCALE 1/16" = 1'-0"

**PETER  
QUINN  
ARCHI  
TECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1904 MASS AVE, 2ND FLOOR  
CAMBRIDGE, MA 02140  
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SEAL

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DRAWING TITLE  
**PROPOSED  
FIFTH FLOOR  
PLAN**

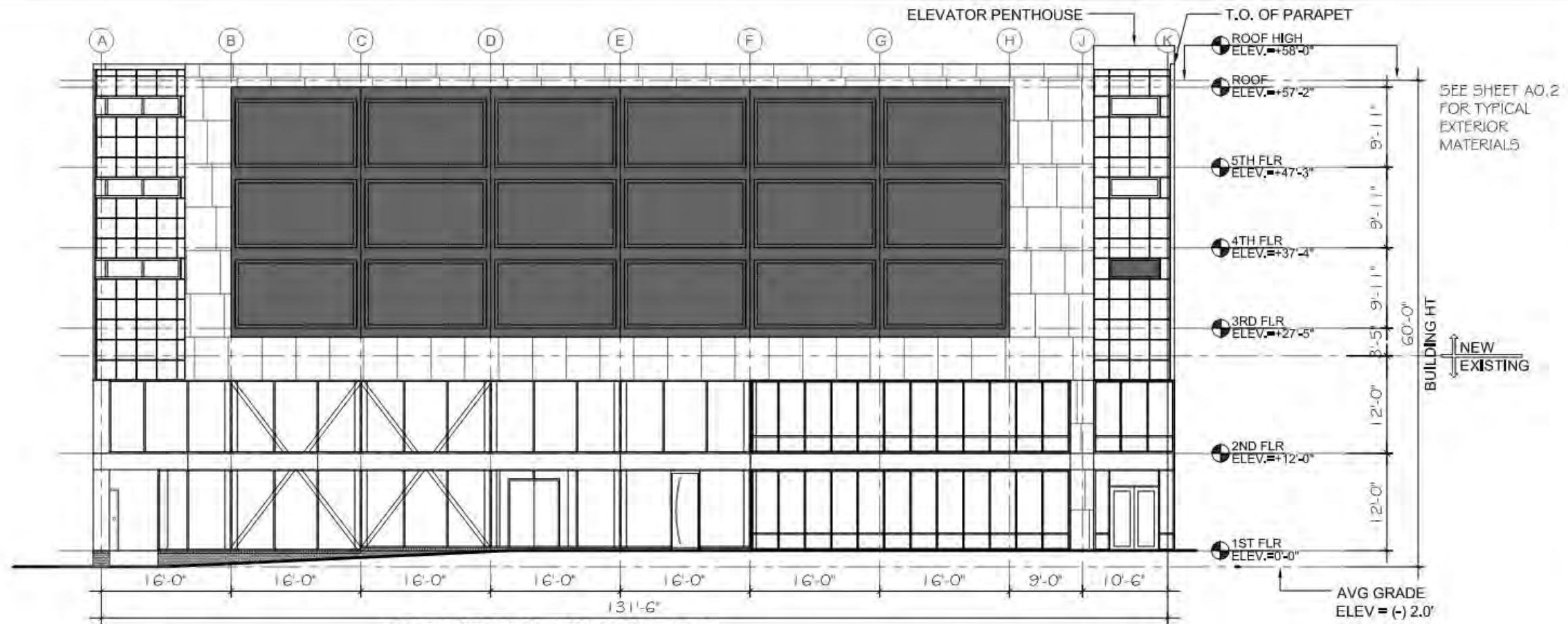
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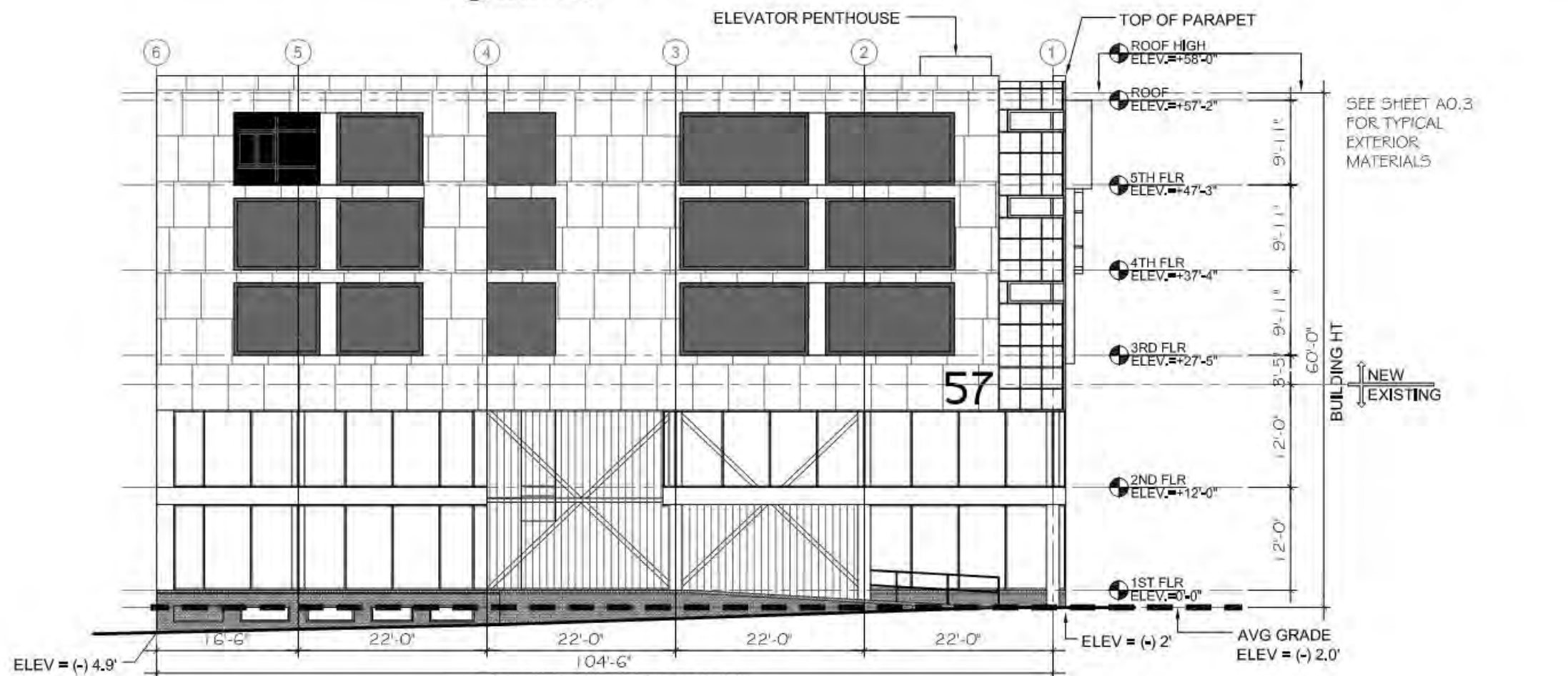
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**A1.6**

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2 FRONT ELEVATION (ON WINTHROP)  
SCALE 1/16"=1'-0"



1 FRONT ELEVATION (ON JFK)  
SCALE 1/16"=1'-0"

**PETER QUINN ARCHITECTS**  
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**ELEVATIONS**

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SP APPL 12 DEC 2013

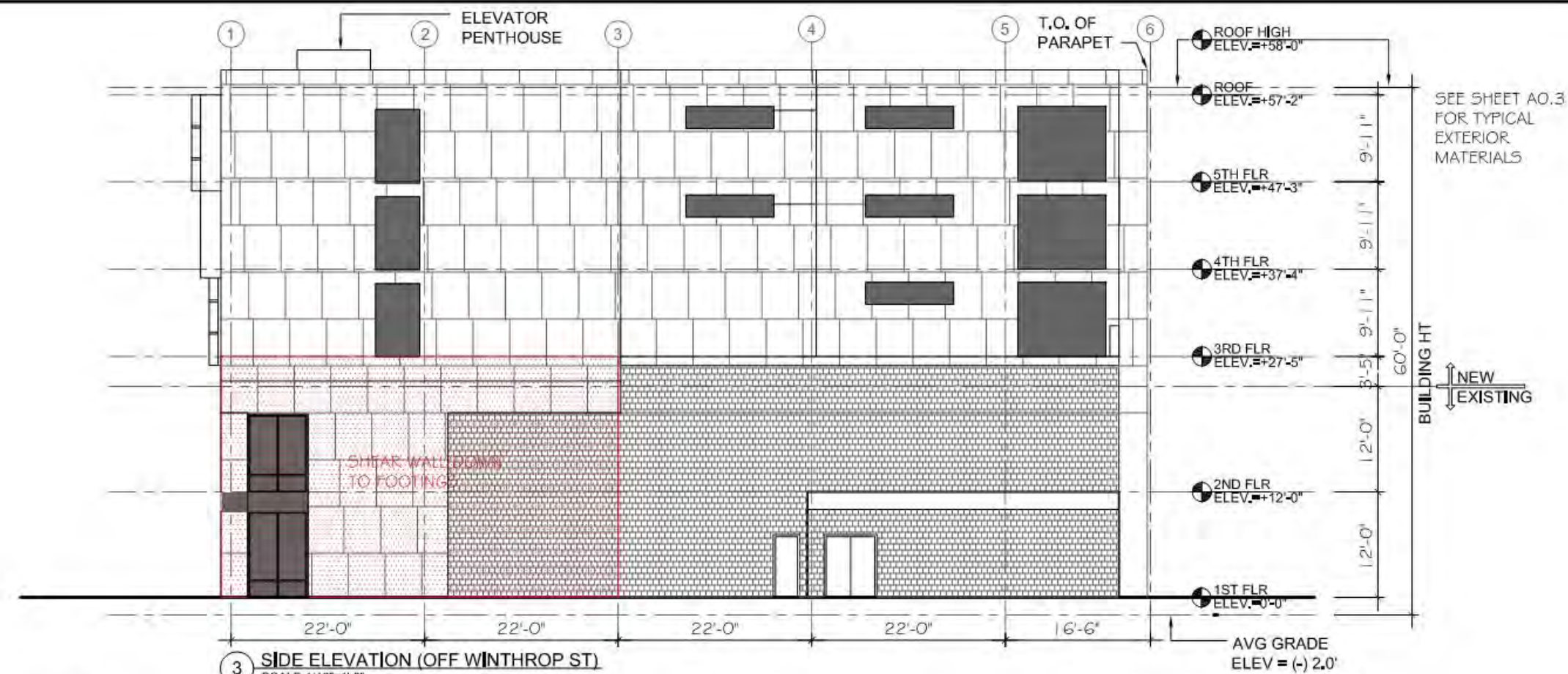
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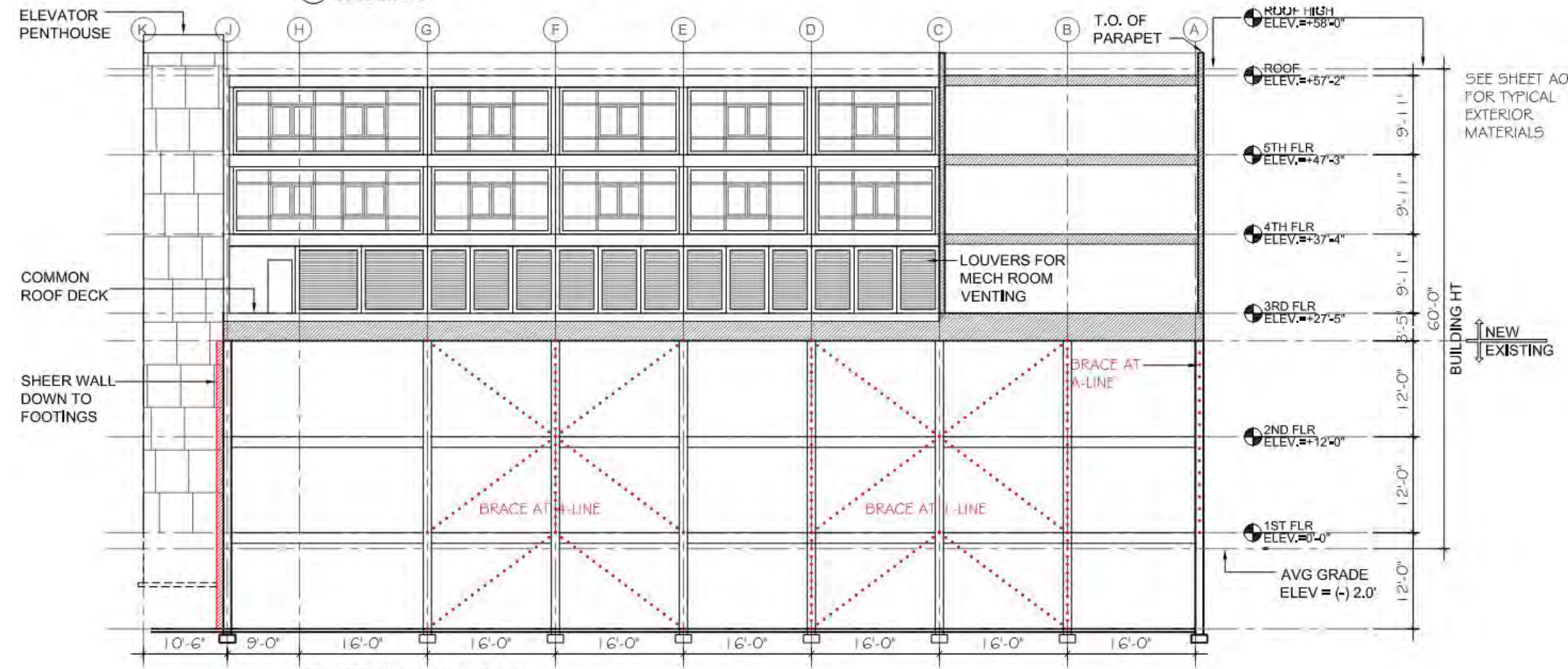
**A2.1**



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3 SIDE ELEVATION (OFF WINTHROP ST)  
SCALE 1/16"=1'-0"



4 SIDE ELEVATION (OFF JFK)  
SCALE 1/16"=1'-0"

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**ELEVATIONS**

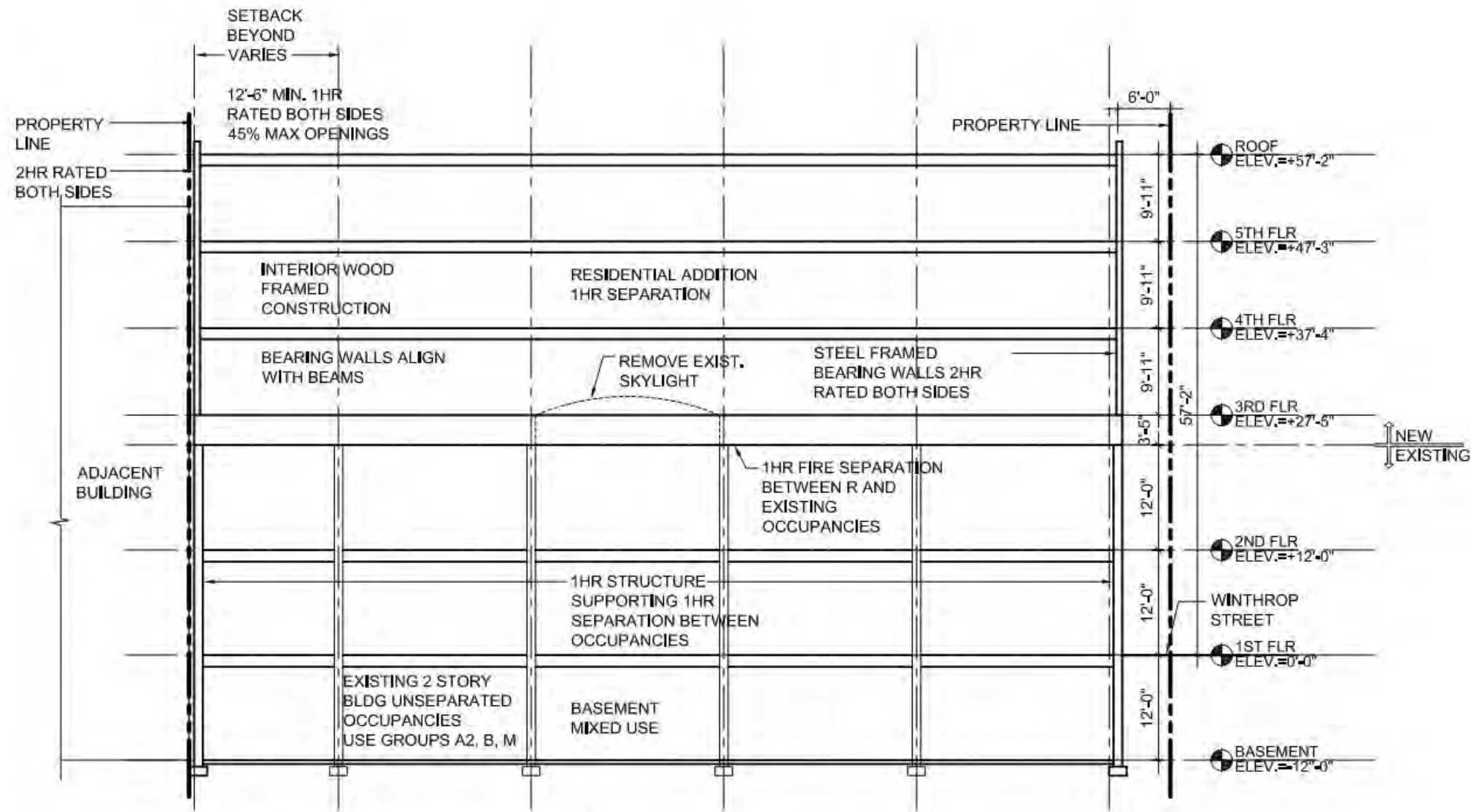
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SHEET  
**A2.2**

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CONSTRUCTION TYPE 3B FULLY SPRINKLERED  
NON COMBUSTIBLE EXTERIOR WALLS

EXISTING BUILDING:  
EXTERIOR WALLS CMU/GLAZED STOREFRONT  
UNPROTECTED STEEL COLUMNS/BEAMS  
WOOD FLOOR JOISTS

NOTE: EXISTING ROOF STRUCTURE & SUPPORTING  
STRUCTURE NEED TO BE UPGRADED TO 1-HR FIRE  
RATED

PROPOSED ADDITION:  
STEEL COLUMNS/BEAMS UP TO FIRST RESIDENTIAL  
LEVEL/WOOD FLOOR JOISTS  
STEEL FRAME EXTERIOR WALLS  
INTERIOR WOOD FRAMED BEARING WALLS (UNRATED)  
FLOOR FRAMING/WOOD (1-HR RATED SEPARATION)

# 1 BUILDING SECTION

SCALE 1/16" = 1'-0"

|            |
|------------|
| SEAL       |
| CONSULTANT |

PROJECT  
**ADDITION TO 57 JFK ST**  
57 JFK STREET  
CAMBRIDGE, MA

PREPARED FOR  
**RAJ & RAJ LLC**  
1299 BEACON ST  
BROOKLINE, MA 02446

DRAWING TITLE  
**BUILDING SECTION**

| SCALE AS NOTED  |                   |
|-----------------|-------------------|
| REVISION        | DATE              |
|                 |                   |
|                 |                   |
|                 |                   |
|                 |                   |
| SP APPL         | 12 DEC 2013       |
| DRAWN BY<br>KVS | REVIEWED BY<br>PQ |
| SHEET           |                   |