

**SPECIAL PERMIT APPLICATION**

**ADDITION TO 57 JFK STREET - OFFICE ADDITION TO EXISTING RETAIL BUILDING**

57 JFK STREET, CAMBRIDGE, MA 02138



**JFK STREET VIEW**

**PREPARED BY:**

**ARCHITECT**

**PETER QUINN ARCHITECTS LLC**

259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354-3889

**SURVEYOR**

**DESIGN CONSULTANTS, INC.**

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

**CRIMSON GALERIA AND 96 WINTHROP ST PARCEL**



**LOCUS PLAN**

LIST OF DRAWINGS	HC-APPL 12 NOV 2014	PB-APPL 22 DEC 2014	REV 01 03 FEB 2015	REV 02 14 MAY 2015
<b>GENERAL</b>				
T1.0 COVER SHEET	X	X	X	X
91 EXISTING CONDITIONS	X	X	X	X
Z1 ZONING COMPLIANCE	X	X	X	X
Z2 ZONING COMPLIANCE	X	X	X	X
<b>ARCHITECTURAL</b>				
A0.1 COLORED ELEVATION - JFK ST	X	X	X	X
A0.2 COLORED ELEVATION - WINTHROP ST	X	X	X	X
3D VIEWS (9 SHEETS A0.a-A0.i)	X	X	X	X
MATERIAL SELECTION (5 SHEETS A0.j-A0.n)			X	X
A1.0 LOWER LEVEL (BELOW GRADE)	X	X	X	X
A1.1 FIRST FLOOR PLAN	X	X	X	X
A1.2 SECOND FLOOR PLAN	X	X	X	X
A1.3 THIRD FLOOR PLAN	X	X	X	X
A1.4 FOURTH FLOOR PLAN	X	X	X	X
A1.5 MEZZANINE LEVEL	X	X	X	X
A1.6 ROOF PLAN	X	X	X	X
A1.7 ENLARGED FIRST FL. (SERVICE AREA)				X
A2.1 STREET ELEVATIONS	X	X	X	X
A2.2 WEST ELEVATION & PARTIAL SECTION			X	X
SHADOW STUDY	X			X

**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3889

SCALE

CONTRACT

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

PREPARED FOR  
**RAJ & RAJ LLC**

128 BEACON ST  
BROOKLINE, MA 02148

DRAWING TITLE

**TITLE SHEET**

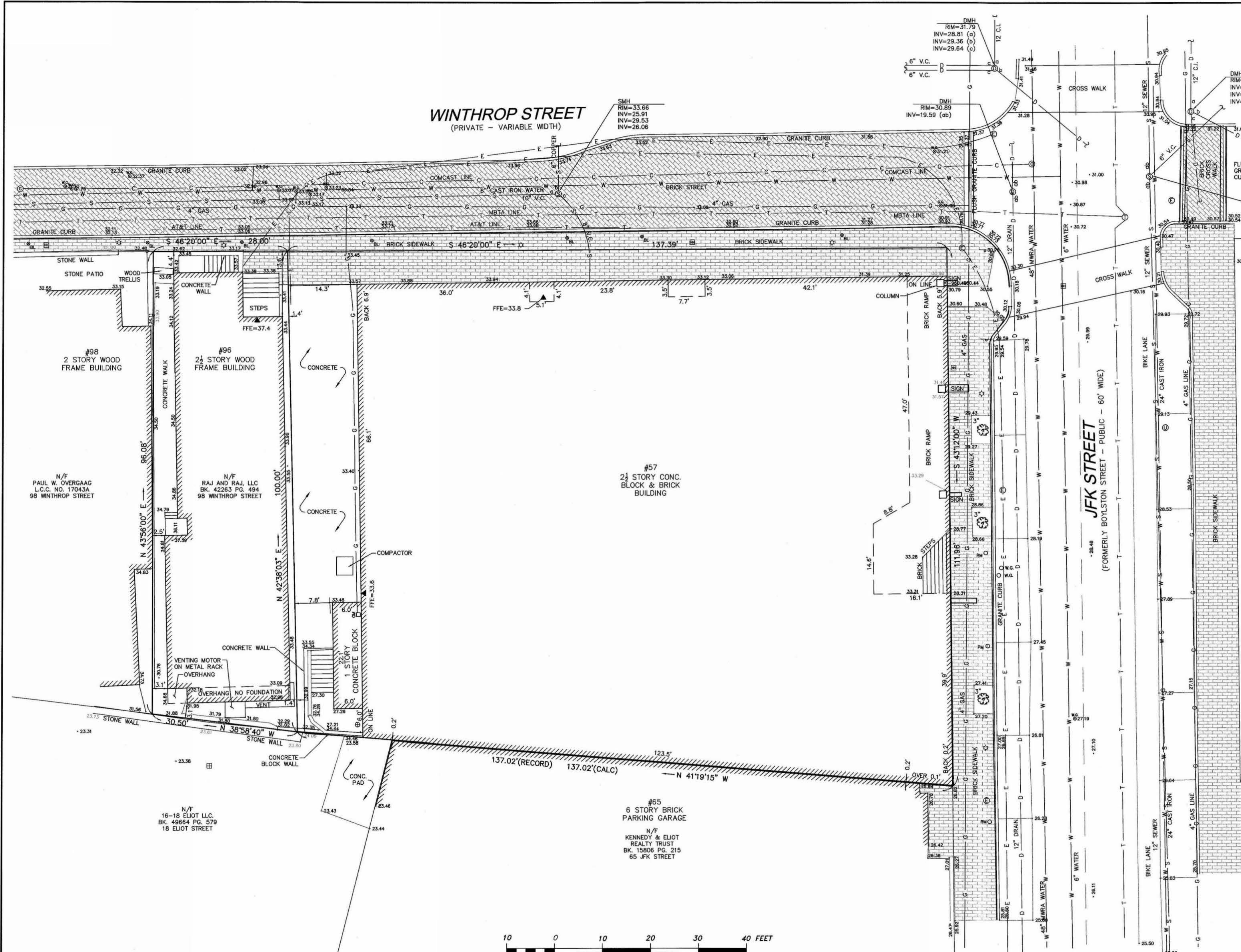
SCALE AS NOTED

REVISION	DATE
REV 02	05/14/2015
REV 01	03/03/2015
SP APPLIC	12/22/2014
HC APPLIC	11/19/2014
DRAWN BY KVB	REVIEWED BY PQ

SHEET

**T1.0**





- LEGEND**
- ☐ HAND HOLE
  - ☐ LIGHT POLE
  - ☐ GUY POLE
  - ☐ HYDRANT
  - ☐ WATER SHUT OFF
  - ☐ WATER GATE
  - ☐ DRAIN MANHOLE (DMH)
  - ☐ SEWER MANHOLE (SMH)
  - ☐ ELECTRIC MANHOLE
  - ☐ CABLE MANHOLE
  - ☐ UNKNOWN MANHOLE
  - ☐ TELEPHONE MANHOLE
  - ☐ GAS GATE
  - ☐ GAS METER
  - ☐ DECIDUOUS TREE
  - ☐ BOLLARD
  - ☐ SIGN
  - S — SEWER LINE
  - G — GAS LINE
  - W — WATER LINE
  - T — TELEPHONE LINE
  - E — ELECTRIC LINE
  - C — CABLE TV LINE
  - D — DRAIN LINE
  - I — TERMINUS UNKNOWN
  - BIT. — BITUMINOUS
  - CONC. — CONCRETE
  - RCP — REINFORCED CONCRETE LINE
  - CI — CAST IRON LINE
  - VC — VITRIFIED CLAY LINE
  - I — INVERT
  - WL — WATER LEVEL
  - (BC) — BOTTOM CENTER
  - NPV — NO LINES VISIBLE
  - FFE — FINISHED FLOOR ELEVATION
  - + 22.67 SPOT GRADE

**LOCUS TITLE INFORMATION**

**57 JFK STREET**  
 OWNER: CRIMSON GALERIA LIMITED PARTNERSHIP C/O RAJ DHANDA  
 DEED REFERENCE: BK. 28804 PG. 484  
 PLAN REFERENCE: PL. 1121 OF 1972  
 ASSESSORS: PARCEL ID MAP 162, LOT 54

**96 WINTHROP STREET**  
 OWNER: RAJ & RAJ LLC, C/O HOLLAND & KNIGHT LLP  
 DEED REFERENCE: BK. 42263 PG. 494  
 PLAN REFERENCE: PL. 1121 OF 1972  
 ASSESSORS: PARCEL ID MAP 162, LOT 19

**NOTES**

LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES IN POSSESSION OF DESIGN CONSULTANTS INC. AS OF THIS DATE. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED, CALL DIGSAFE BEFORE EXCAVATION.

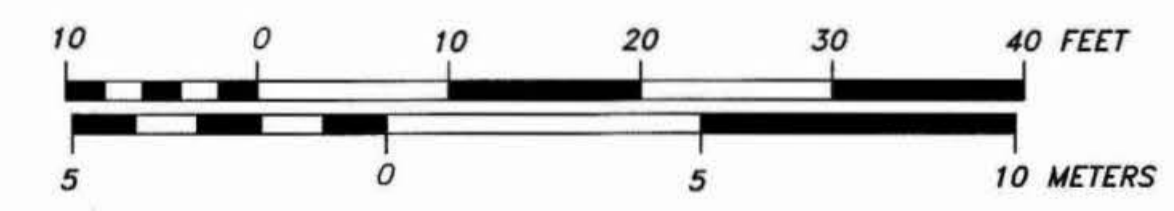
ELEVATIONS DEPICTED HEREON ARE ON CITY OF CAMBRIDGE SEWER DATUM.  
 ABUTTERS INFORMATION WAS TAKEN FROM CITY OF CAMBRIDGE, MA ASSESSOR'S RECORDS ON SEPTEMBER 11, 2013

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN SEPTEMBER 4 & 6, 2013, BY DESIGN CONSULTANTS, INC.



P.L.S. *Everett J. Chandler*  
 EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783

DATE 11/14/13



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P:\2013 Projects\2013-104 57 JFK Street Cambridge\Dwg\SURVEYING\13-xxxx 57 JFK-EX.dwg

**Design Consultants, Inc.**  
 Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE  
 SOMERVILLE, MA 02145  
 617-776-3350

68 PLEASANT STREET  
 NEWBURYPORT, MA 01950  
 978-358-7173

SCALE:			
HORIZ: 1" = 10'			
VERT: _____			
NO.	DATE	BY	REVISIONS

FIELD: LG	EXISTING CONDITIONS
CALCS: AR	
CHECKED: EJC	
APPROVED: EJC	
57 JFK STREET & 96 WINTHROP STREET	

PLAN OF LAND IN		PROJECT NO.
CAMBRIDGE, MASSACHUSETTS		2013-104
SURVEYED FOR		DATE: SEPT. 11, 2013
CRIMSON GALERIA LP		SHEET NO.
		1 OF 1



SEAL

CONSULTANT

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

PREPARED FOR  
**RAJ & RAJ LLC**

1299 BEACON ST  
 BROOKLINE, MA 02446

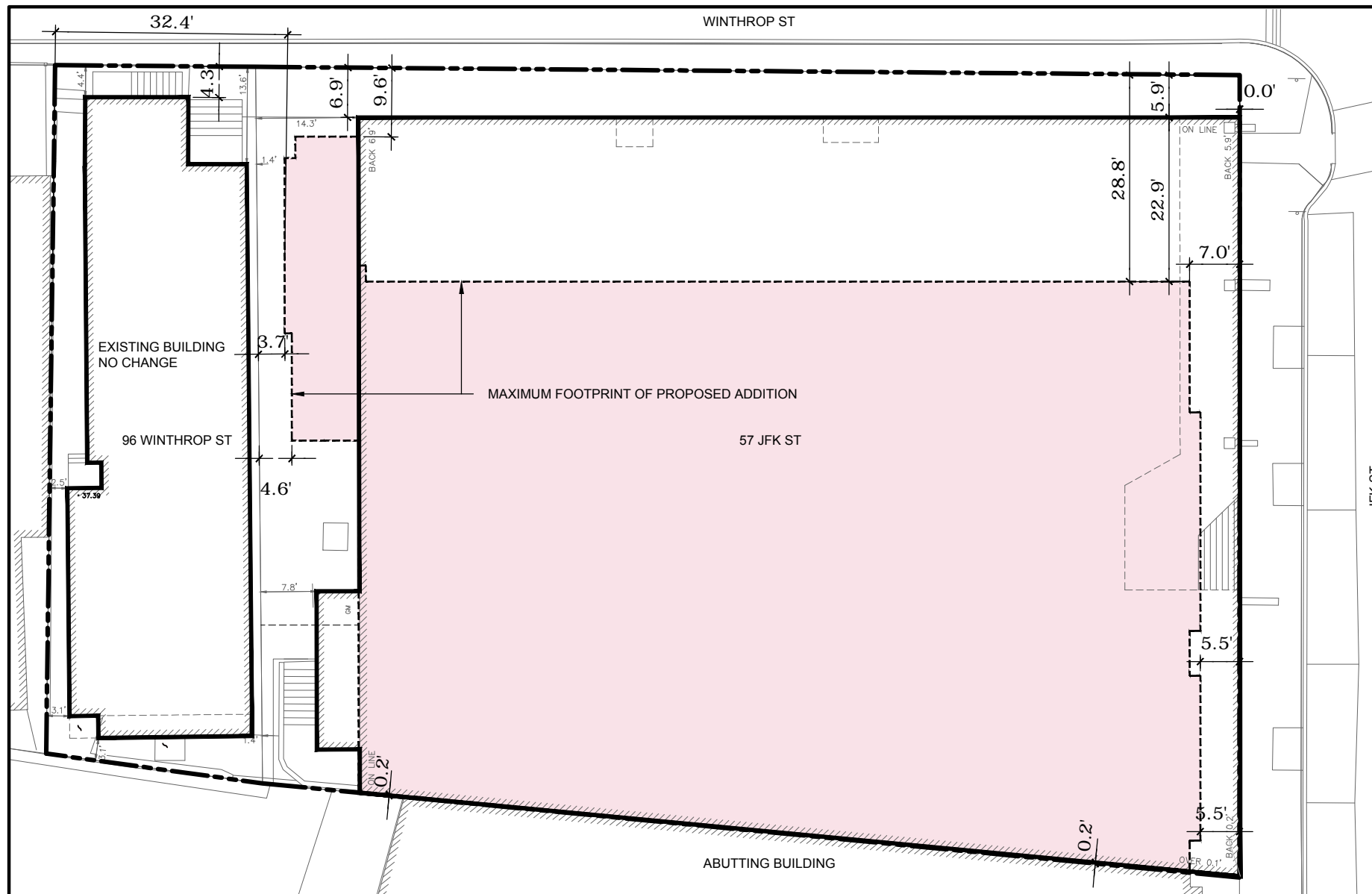
DRAWING TITLE  
**ZONING COMPLIANCE**

SCALE AS NOTED

REVISION	DATE
REV 02	05/14/2015
REV 01	02/03/2015
SP APPLIC	12/22/2014
HC APPLIC	11/19/2014
DRAWN BY MY	REVIEWED BY PQ

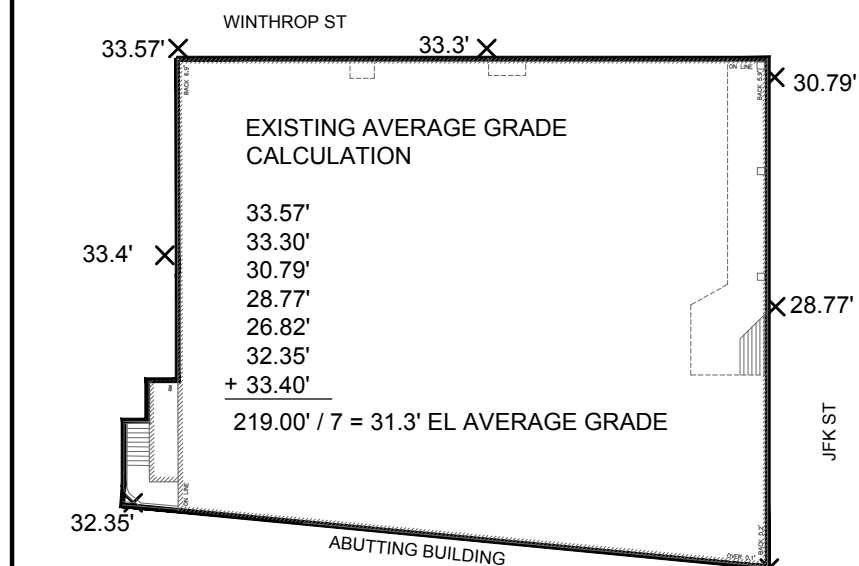
SHEET

**Z1**

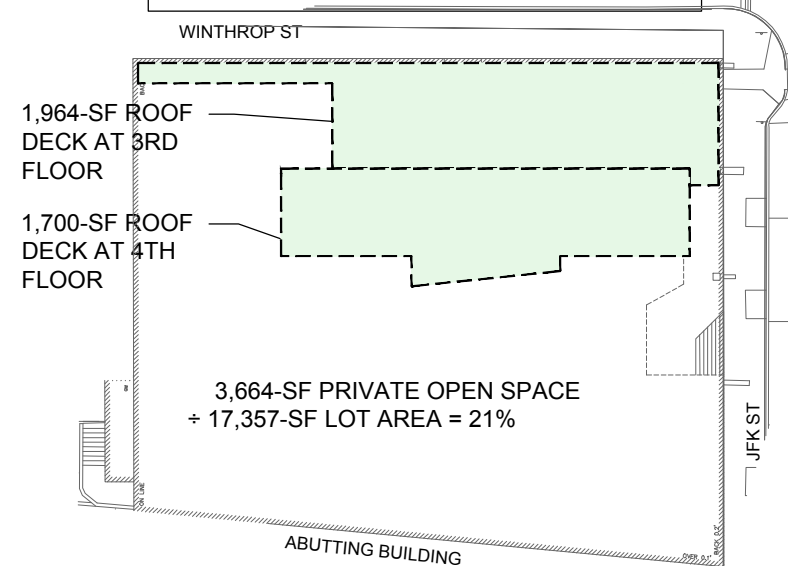


**1 DIMENSIONAL LAYOUT SITE PLAN**  
 SCALE: 1"= 20'-0"

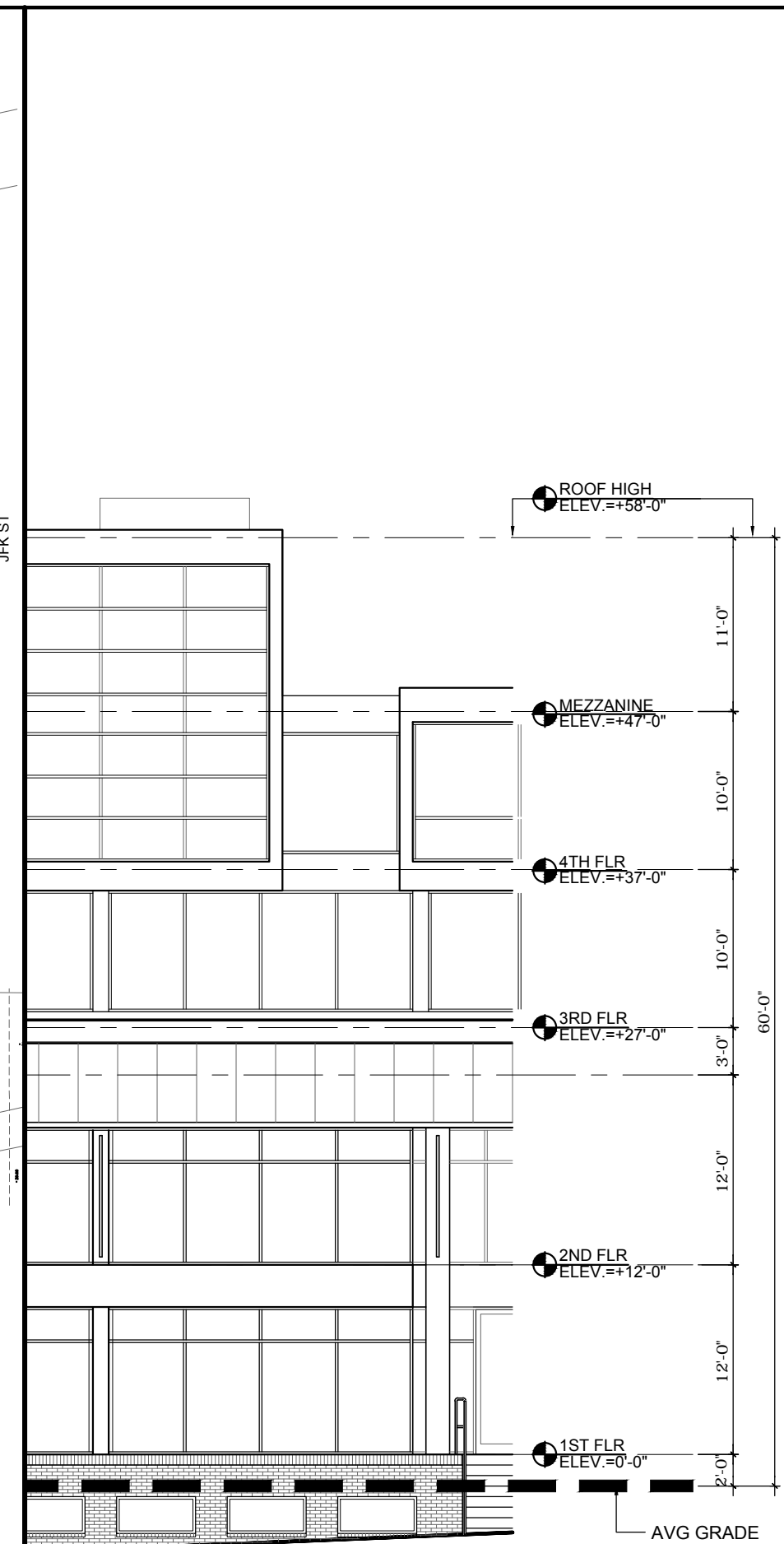
BASED ON CERTIFIED PLOT PLAN BY DESIGN CONSULTANTS, INC. 120 MIDDLESEX AVE SOMERVILLE, MA 02145 DATED 11 SEP 2013



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

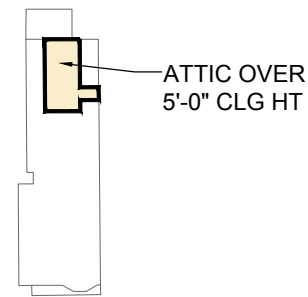


**3 PRIVATE OPEN SPACE**  
 SCALE: 1"= 40'-0"



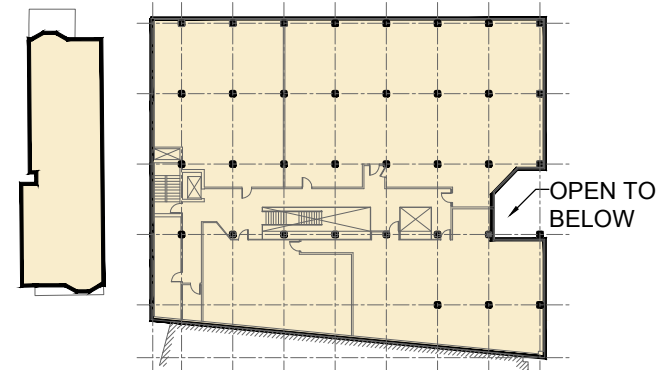
**4 JFK STREET ELEVATION**  
 SCALE: 1"= 10'-0"

3RD FLOOR



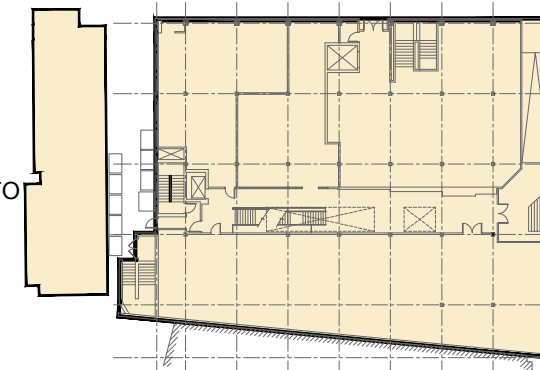
271-SF EXISTING

2ND FLOOR



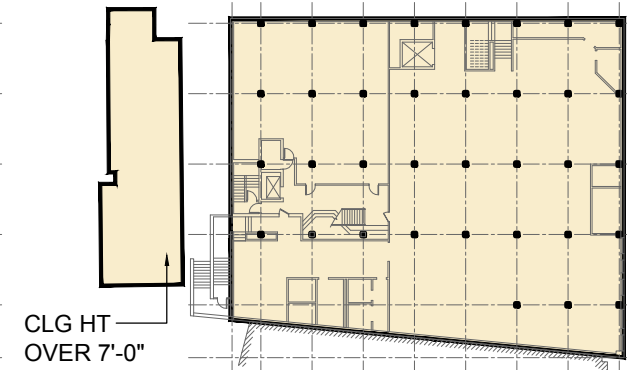
1,854-SF + 11,977-SF = 13,831-SF EXISTING

1ST FLOOR



2,059-SF + 12,567-SF = 14,626-SF EXISTING

BASEMENT

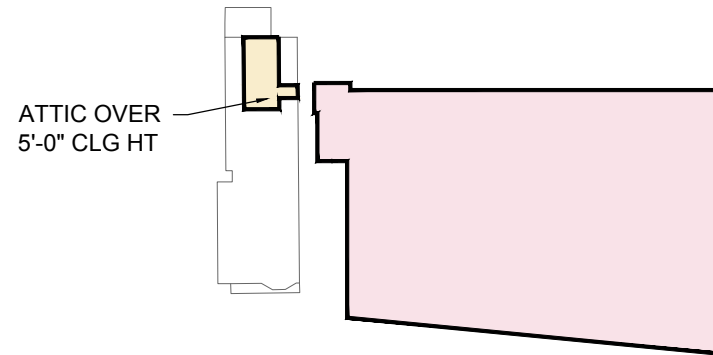


1,958-SF + 12,310-SF = 14,268-SF EXISTING

⊗ ○ EXISTING FLOOR PLANS  
 SCALE: 1"=60'-0"

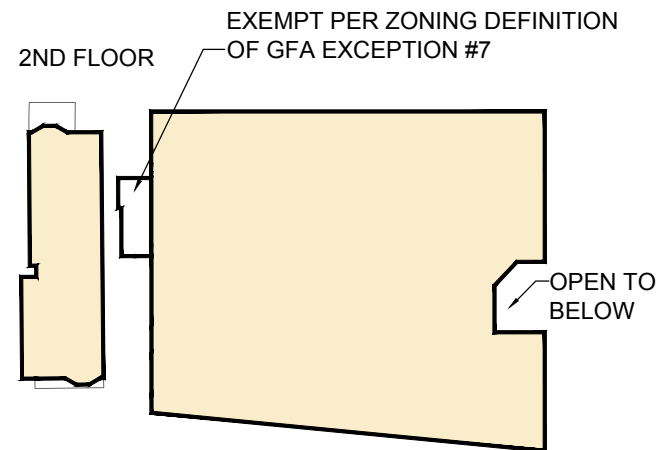
EXISTING COMM GSF = 42,996-SF , EXISTING RES GSF = 0-SF , TOTAL EXISTING GFA = 42,996-GSF  
 ■ EXISTING GSF ■ PROPOSED GSF

3RD FLOOR



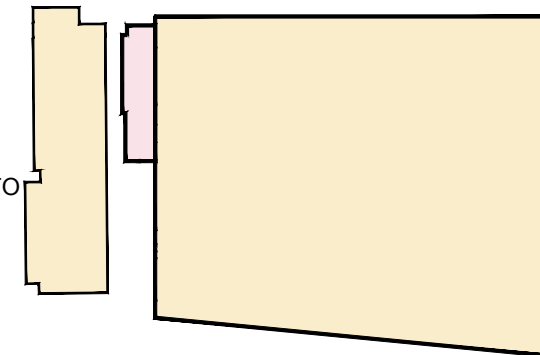
271-SF EXISTING  
 + 9,143-SF-SF PROPOSED  
 9,414 SF TOTAL

2ND FLOOR



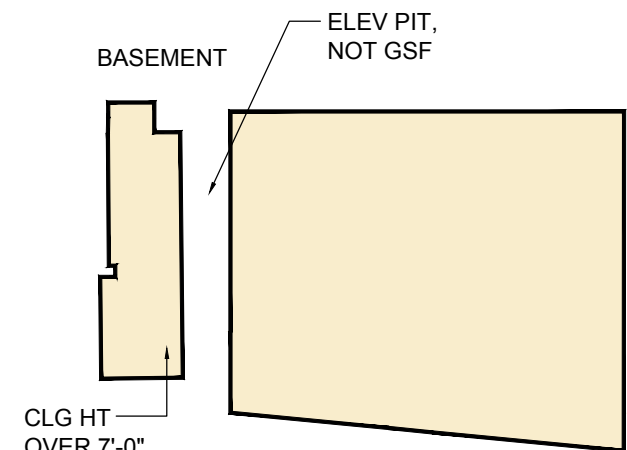
1,854-SF + 11,989-SF = 13,843-SF EXISTING  
 + 0-SF PROPOSED  
 13,843-SF TOTAL

1ST FLOOR



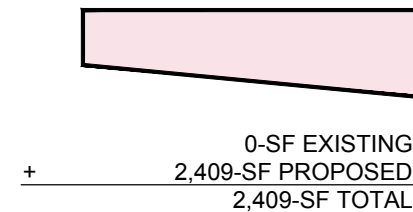
2,059-SF + 12,310-SF = 14,369-SF EXISTING  
 + 419-SF PROPOSED  
 14,788-SF TOTAL

BASEMENT



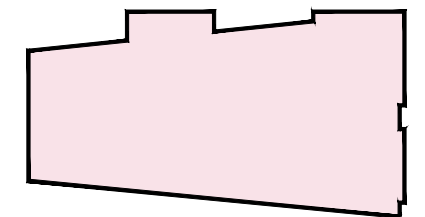
1,958-SF + 12,310-SF = 14,268-SF EXISTING  
 + 0-SF PROPOSED  
 14,268-SF TOTAL

MEZZANINE



0-SF EXISTING  
 + 2,409-SF PROPOSED  
 2,409-SF TOTAL

4TH FLOOR



0-SF EXISTING  
 + 6,390-SF PROPOSED  
 6,390-SF TOTAL

⊗ ○ EXISTING + PROPOSED GFA  
 SCALE: 1"=60'-0"

EXISTING COMM = 42,751-GSF + PROPOSED COMM GSF = 18,361-SF , PROPOSED RES GSF = 0-SF , TOTAL PROPOSED GFA = 61,112-GSF  
 ■ EXISTING GSF ■ PROPOSED GSF

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

**ZONING COMPLIANCE**

SCALE AS NOTED

REVISION	DATE
REV 02	05/14/2015
REV 01	02/03/2015
SP APPLIC	12/22/2014
HC APPLIC	11/19/2014
DRAWN BY MY	REVIEWED BY PQ

SHEET

**Z2**

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

**COLORED ELEVATIONS - JFK STREET**

SCALE AS NOTED

REVISION	DATE
REV 02	05/14/2015
REV 01	02/03/2015
SP APPLIC	12/22/2014
HC APPLIC	11/19/2014
DRAWN BY ACW	REVIEWED BY PQ

SHEET

**A0.1**



PARKING GARAGE

**1 JFK STREET ELEVATION**  
SCALE 1/16" = 1'-0"

SCALE:  
0' 5' 15' 30'

WINTHROP ST.



PARKING GARAGE

WINTHROP STREET

WINTHROP SQUARE

**1 JFK STREET ELEVATION**  
SCALE 1/32" = 1'-0" (IN CONTEXT)



SEAL

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PROJECT

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

PREPARED FOR

**RAJ & RAJ LLC**

1299 BEACON ST  
BROOKLINE, MA 02446

DRAWING TITLE

**COLORED  
ELEVATIONS  
- WINTHROP  
STREET**

SCALE AS NOTED

REVISION	DATE
REV 02	05/14/2015
REV 01	02/03/2015
SP APPLIC	12/22/2014
HC APPLIC	11/19/2014
DRAWN BY ACW	REVIEWED BY PQ

SHEET

**A0.2**



JFK STREET

**2 WINTHROP STREET ELEVATION**  
SCALE 1/16" = 1'-0"

SCALE  
0' 5' 15' 30'

96 WINTHROP ST



JFK STREET

96 WINTHROP STREET 98 WINTHROP STREET

**2 WINTHROP STREET ELEVATION**  
SCALE 1/32" = 1'-0" (IN CONTEXT)



# 3 D VIEWS



PROPOSED VIEW DOWN JFK 57



EXISTING

57 JFK ADDITION



# 3 D VIEWS



PROPOSED VIEW FROM WINTHROP PARK



EXISTING

57 JFK ADDITION



# 3 D VIEWS



PROPOSED WINTER VIEW FROM CENTER OF WINTHROP PARK



EXISTING

57 JFK ADDITION



# 3 D VIEWS



PROPOSED VIEW FROM MT AUBURN INTERSECTION



EXISTING

57 JFK ADDITION



# 3 D VIEWS



PROPOSED VIEW UP JFK STREET



EXISTING

57 JFK ADDITION



3 D VIEWS



PROPOSED VIEW UP WINTHROP STREET (CLOSE)



EXISTING

57 JFK ADDITION



# 3 D VIEWS



PROPOSED VIEW UP WINTHROP STREET (DISTANT)



EXISTING

57 JFK ADDITION



3 D VIEWS



57 JFK ADDITION

PROPOSED VIEW OF NEW COMMERCIAL ENTRY



# 3 D VIEWS



57 JFK ADDITION

PROPOSED ROOF TOP VIEW



# MATERIAL SELECTION



57 JFK ADDITION



# MATERIAL SELECTION



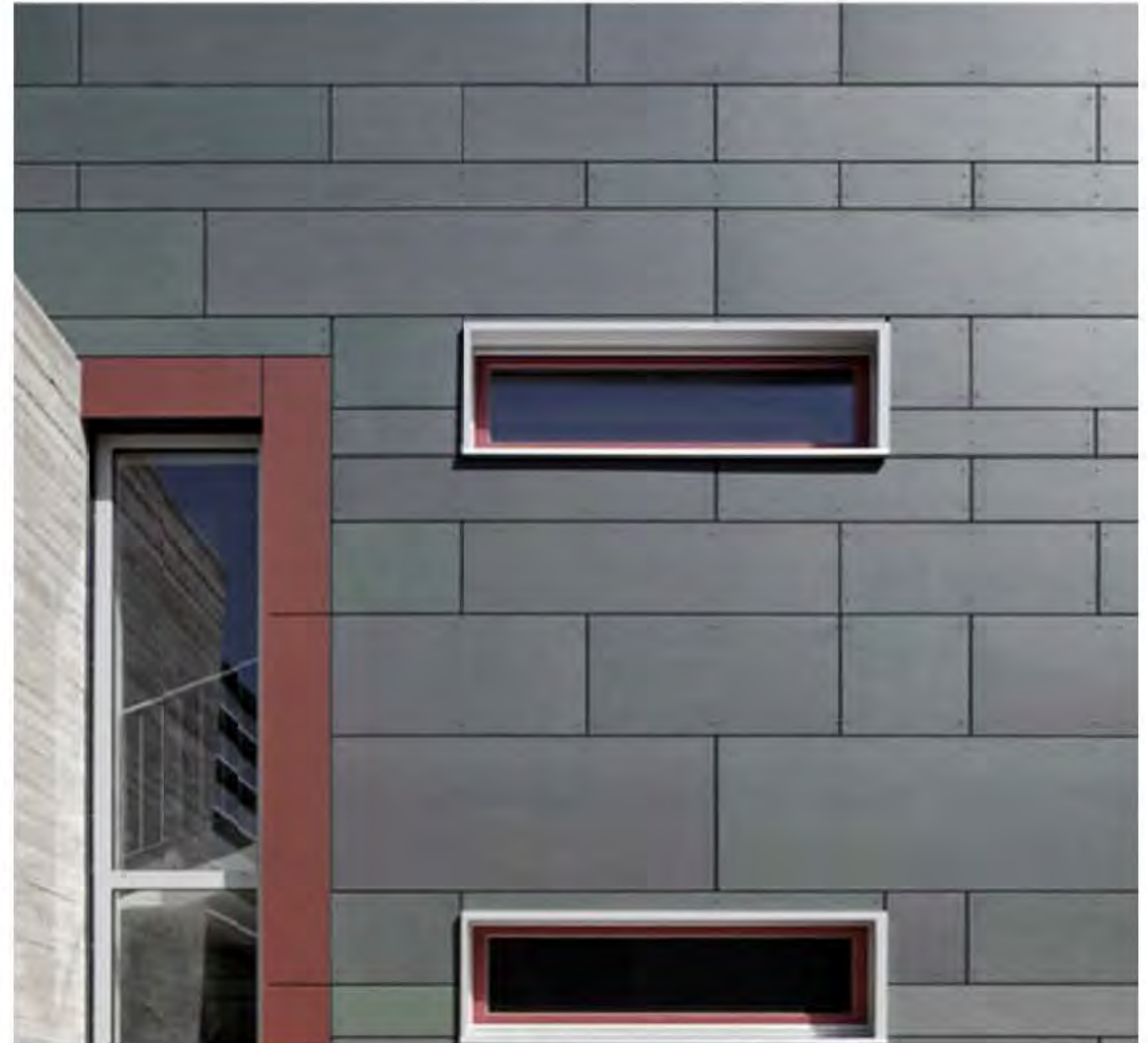
57 JFK ADDITION



# HIGH DENSITY FIBER CEMENT



- PRODUCED IN EUROPE SINCE 1950'.
- VENTILATED FACADE (RAINSCREEN) APPLICATION.
- THROUGH COLORED HIGH DENSITY FIBER CEMENT FLAT PANELS.
- THIN, LIGHT YET INDESTRUCTIBLE AND BEAUTIFUL.
- WEATHERPROOF AND UV-STABLE.
- ANTIGRAFFITI FINISH OPTION.



57 JFK ADDITION



# METAL WALL & ROOF PANEL



57 JFK ADDITION

PETER  
QUINN  
ARCHI  
TECTS

CONSULTANT ARCHITECT:  
RUHL WALKER ARCHITECTS

A0.m  
**57 JFK ADDITION / SP REV 02**  
MAY 14, 2015



# TYPICAL MATERIALS



42" H GLASS RAILING



24"H x 24" W METAL PLANTER



INTERIOR SOLAR SHADES (ALL UNITS)



SEAL

CONSULTANT

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

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**RAJ & RAJ LLC**

1299 BEACON ST  
BROOKLINE, MA 02446

DRAWING TITLE  
**LOWER LEVEL (BELOW GRADE)**

SCALE AS NOTED

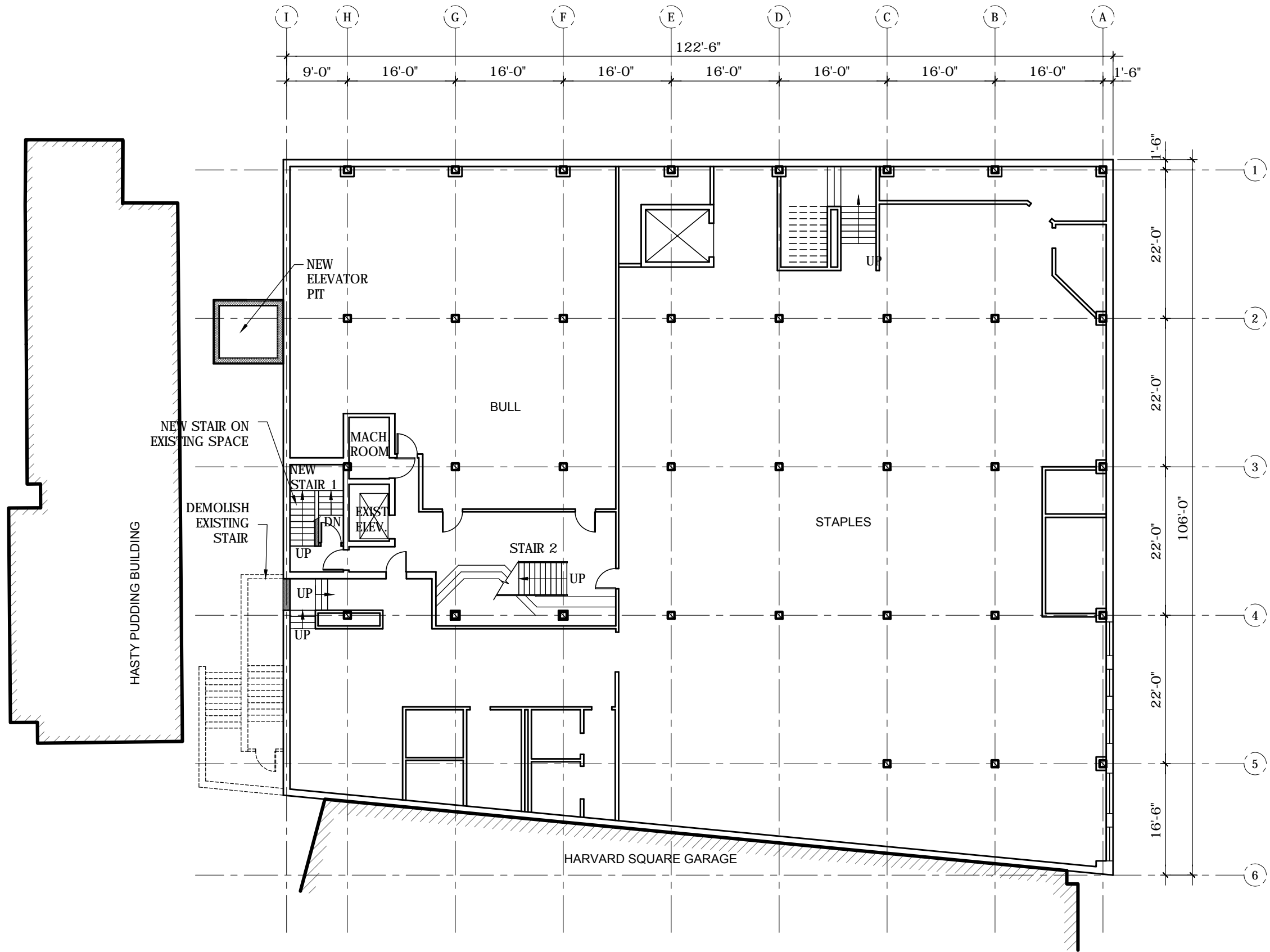
REVISION	DATE
REV 02	05/14/2015
REV 01	02/03/2015
SP APPLIC	12/22/2014
HC APPLIC	11/19/2014

DRAWN BY  
ACW

REVIEWED BY  
PQ

SHEET

**A1.0**



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



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DRAWING TITLE

**FIRST FLOOR  
PLAN**

SCALE AS NOTED

REVISION	DATE
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REV 02	05/14/2015
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REV 01	02/03/2015
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SP APPLIC	12/22/2014
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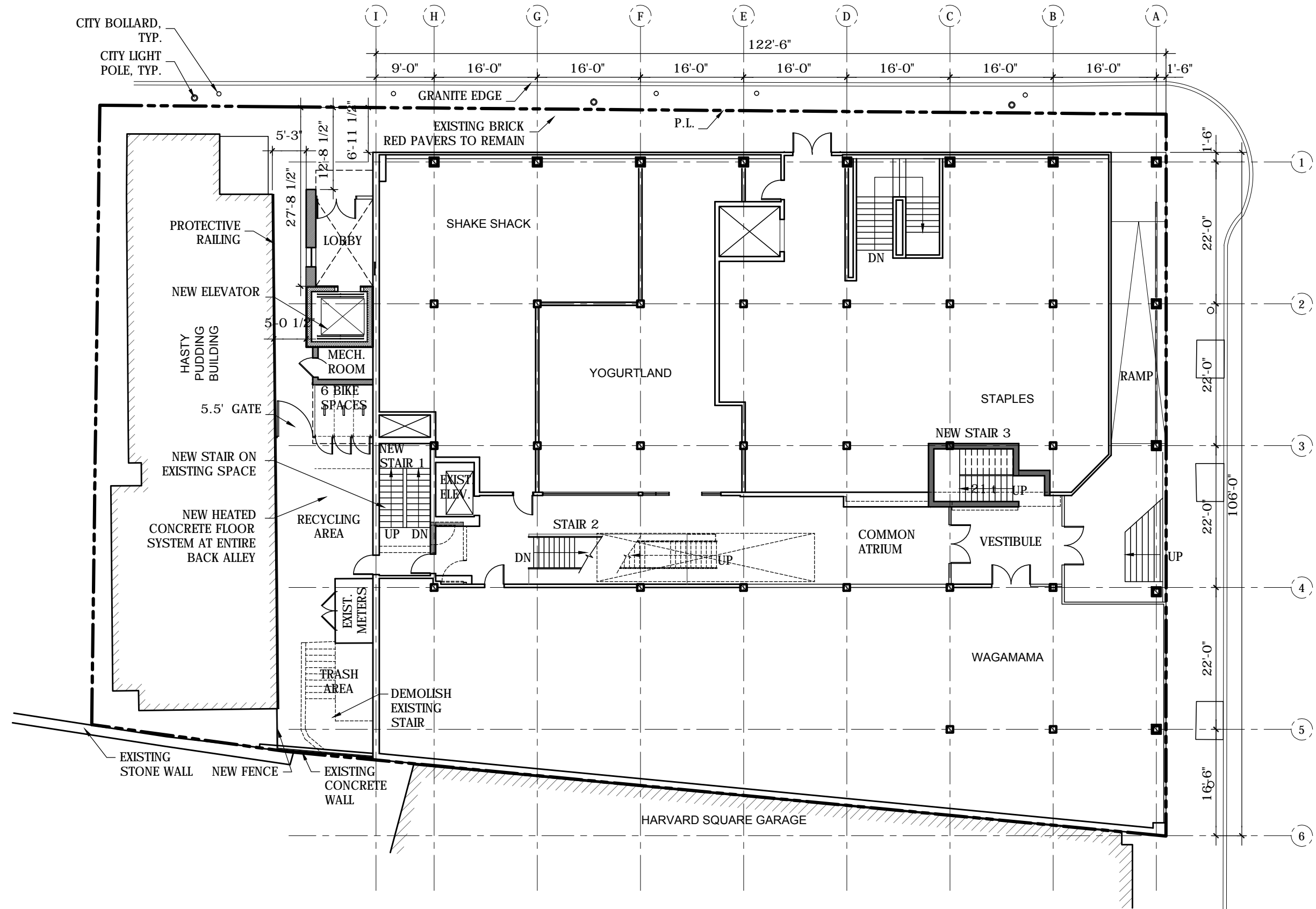
HC APPLIC	11/19/2014
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DRAWN BY	REVIEWED BY
----------	-------------

ACW	PQ
-----	----

SHEET

**A1.1**



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



SEAL

CONSULTANT

PROJECT

**ADDITION TO  
57 JFK ST**

57 JFK STREET  
CAMBRIDGE, MA

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**RAJ & RAJ LLC**

1299 BEACON ST  
BROOKLINE, MA 02446

DRAWING TITLE

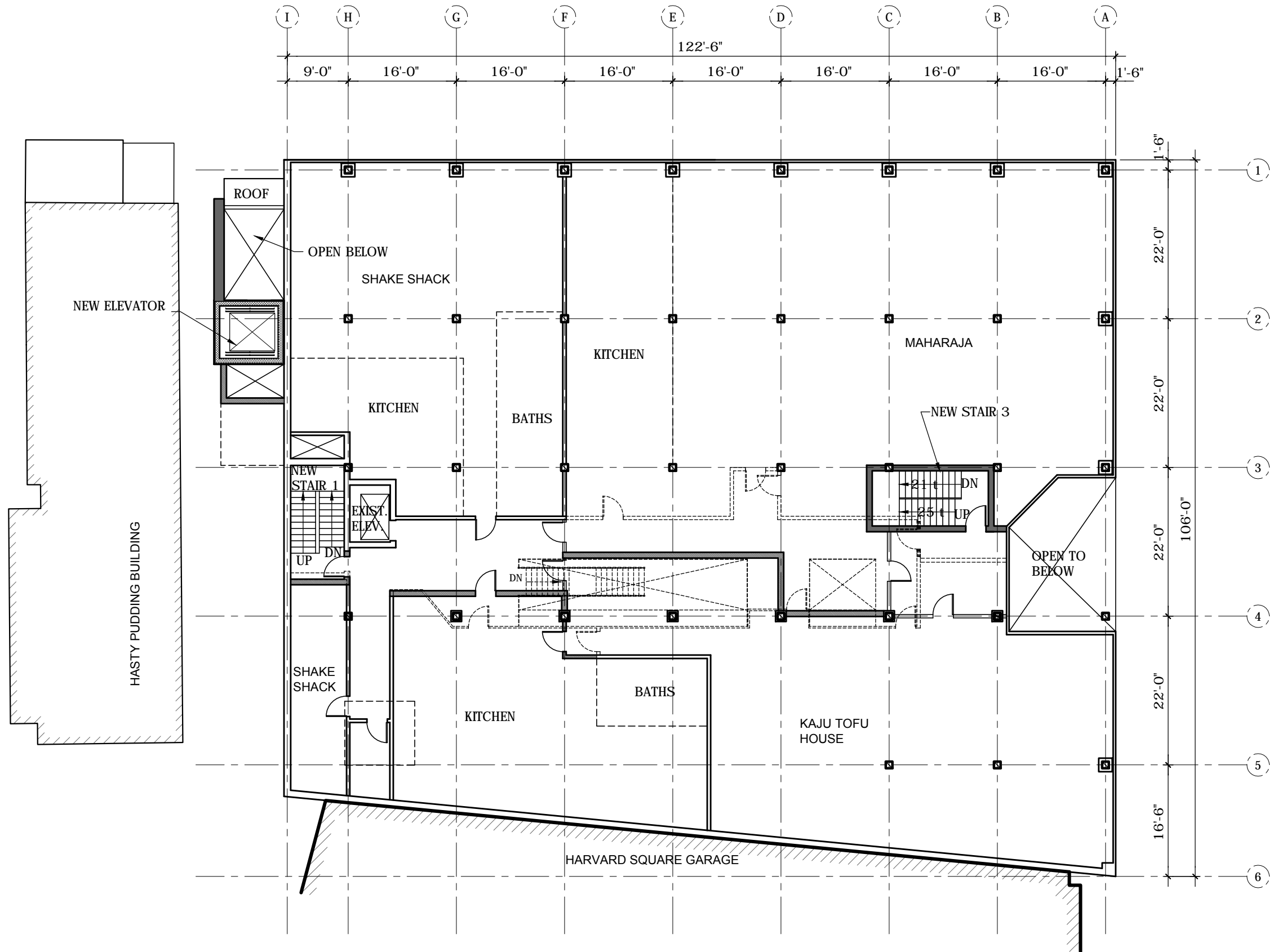
**SECOND  
FLOOR PLAN**

SCALE AS NOTED

REVISION	DATE
REV 02	05/14/2015
REV 01	02/03/2015
SP APPLIC	12/22/2014
HC APPLIC	11/19/2014
DRAWN BY ACW	REVIEWED BY PQ

SHEET

**A1.2**



**1 SECOND FLOOR**  
SCALE 1/16" = 1'-0"



SEAL

CONSULTANT

PROJECT

**ADDITION TO  
57 JFK ST**

57 JFK STREET  
CAMBRIDGE, MA

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RAJ & RAJ LLC

1299 BEACON ST  
BROOKLINE, MA 02446

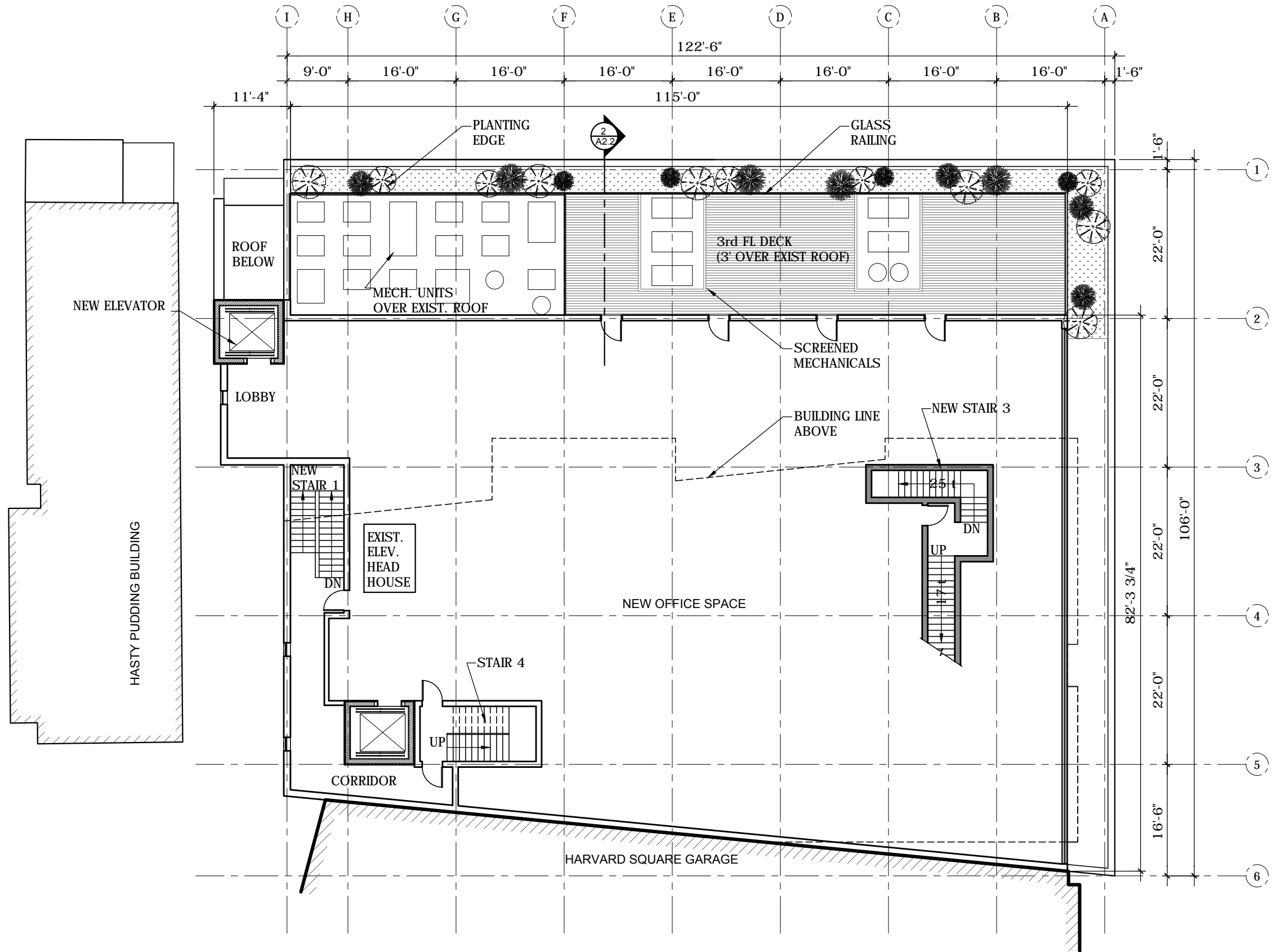
DRAWING TITLE

**THIRD  
FLOOR PLAN**

SCALE AS NOTED

REVISION	DATE
REV 02	05/14/2015
REV 01	02/03/2015
SP APPLIC	12/22/2014
HC APPLIC	11/19/2014
DRAWN BY ACW	REVIEWED BY PQ
SHEET	

**A1.3**



**1** PROPOSED THIRD FLOOR  
SCALE 1/16" = 1'-0"



SEAL

CONSULTANT

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

PREPARED FOR  
**RAJ & RAJ LLC**

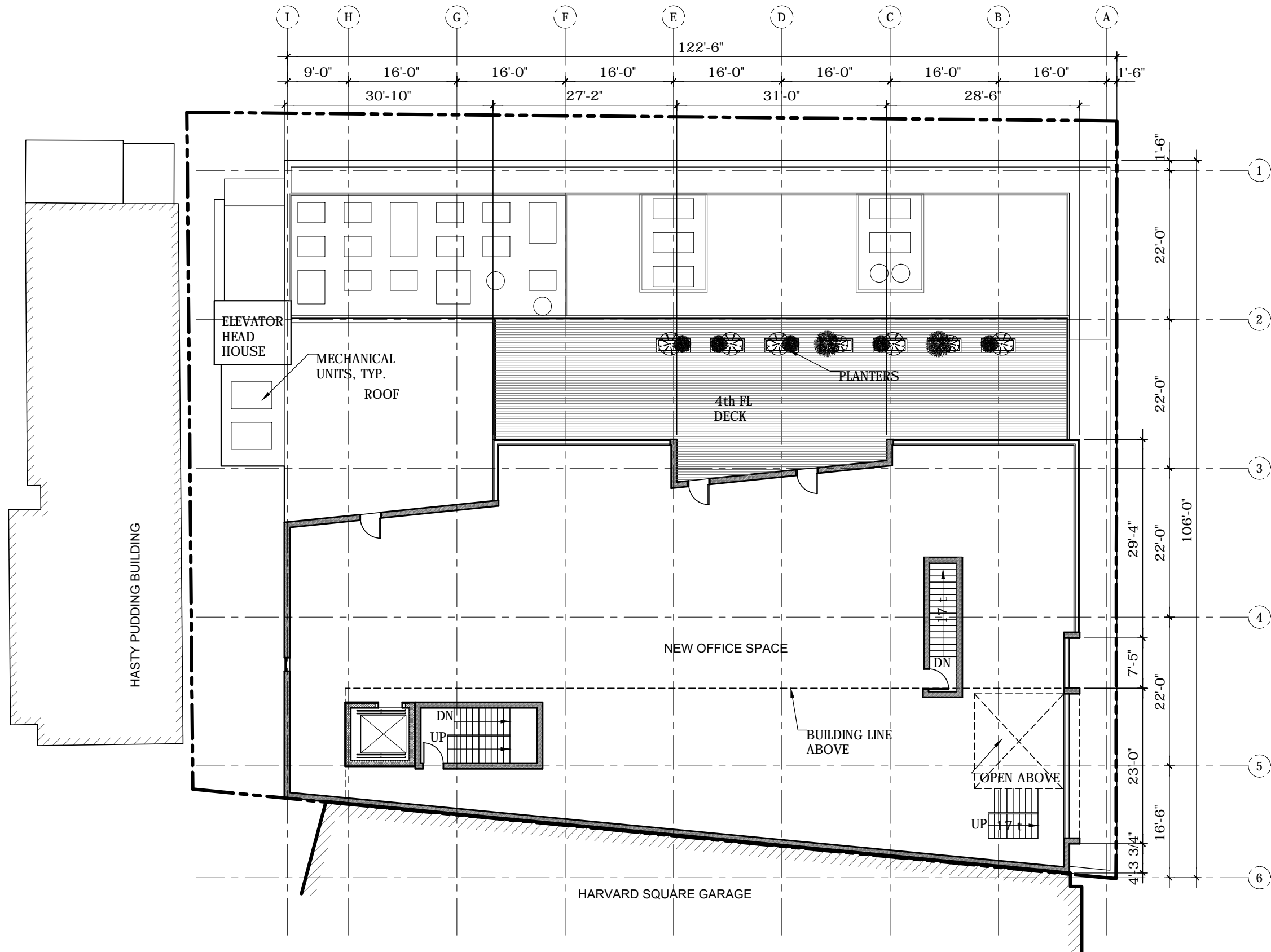
1299 BEACON ST  
BROOKLINE, MA 02446

DRAWING TITLE  
**FOURTH FLOOR PLAN**

SCALE AS NOTED

REVISION	DATE
REV 02	05/14/2015
REV 01	02/03/2015
SP APPLIC	12/22/2014
HC APPLIC	11/19/2014
DRAWN BY ACW	REVIEWED BY PQ

SHEET



**1 PROPOSED FOURTH FLOOR**  
SCALE 1/16" = 1'-0"



SEAL

CONSULTANT

PROJECT

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57 JFK ST**

57 JFK STREET  
CAMBRIDGE, MA

PREPARED FOR

RAJ & RAJ LLC

1299 BEACON ST  
BROOKLINE, MA 02446

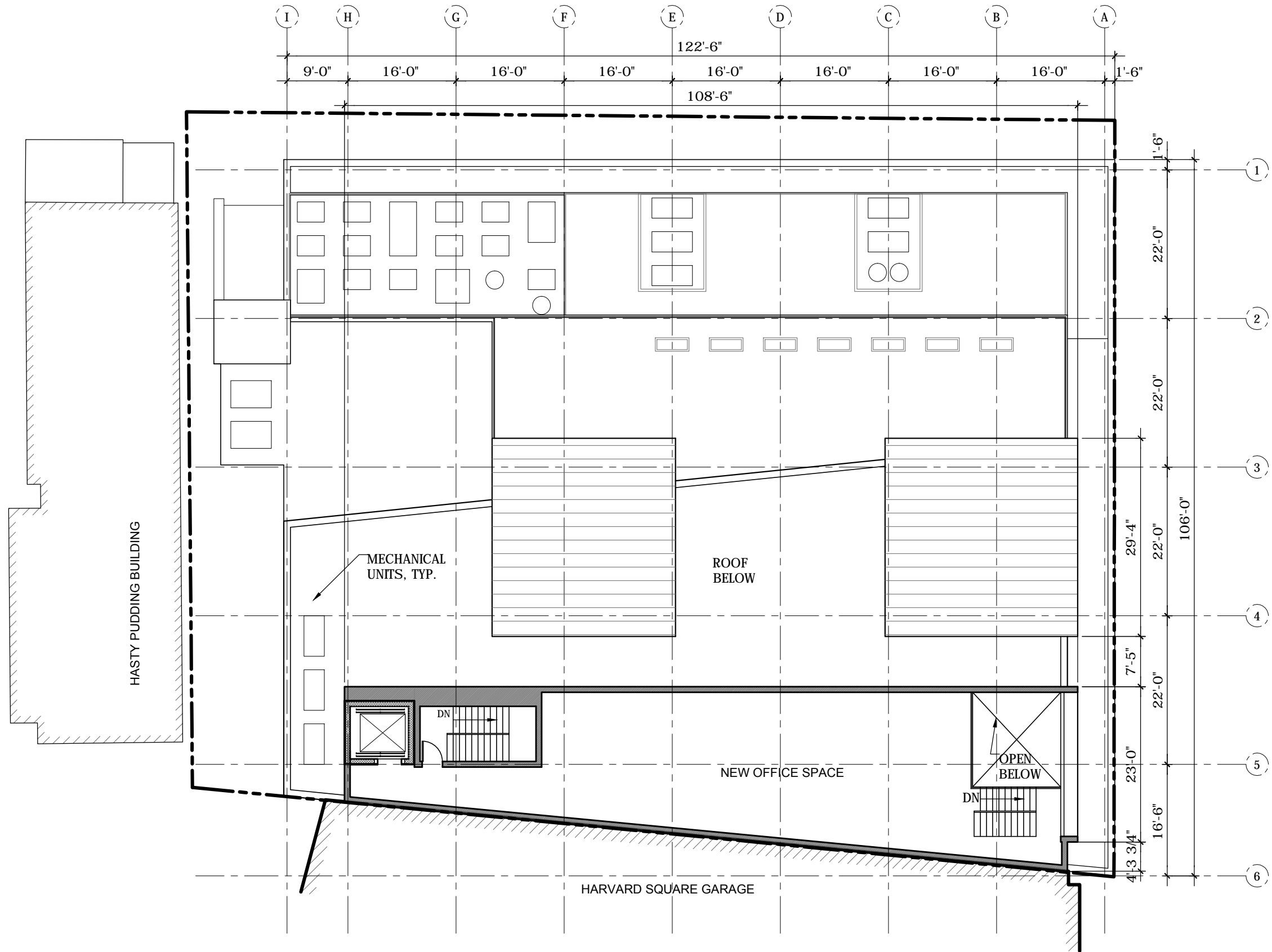
DRAWING TITLE

**MEZZANINE  
LEVEL**

SCALE AS NOTED

REVISION	DATE
REV 02	05/14/2015
REV 01	02/03/2015
SP APPLIC	12/22/2014
HC APPLIC	11/19/2014
DRAWN BY ACW	REVIEWED BY PQ

**A1.5**



**1** PROPOSED MEZZANINE LEVEL  
SCALE 1/16" = 1'-0"



SEAL

CONSULTANT

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57 JFK ST**

57 JFK STREET  
CAMBRIDGE, MA

PREPARED FOR

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1299 BEACON ST  
BROOKLINE, MA 02446

DRAWING TITLE

**ROOF PLAN**

SCALE AS NOTED

REVISION	DATE
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REV 02	05/14/2015
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REV 01	02/03/2015
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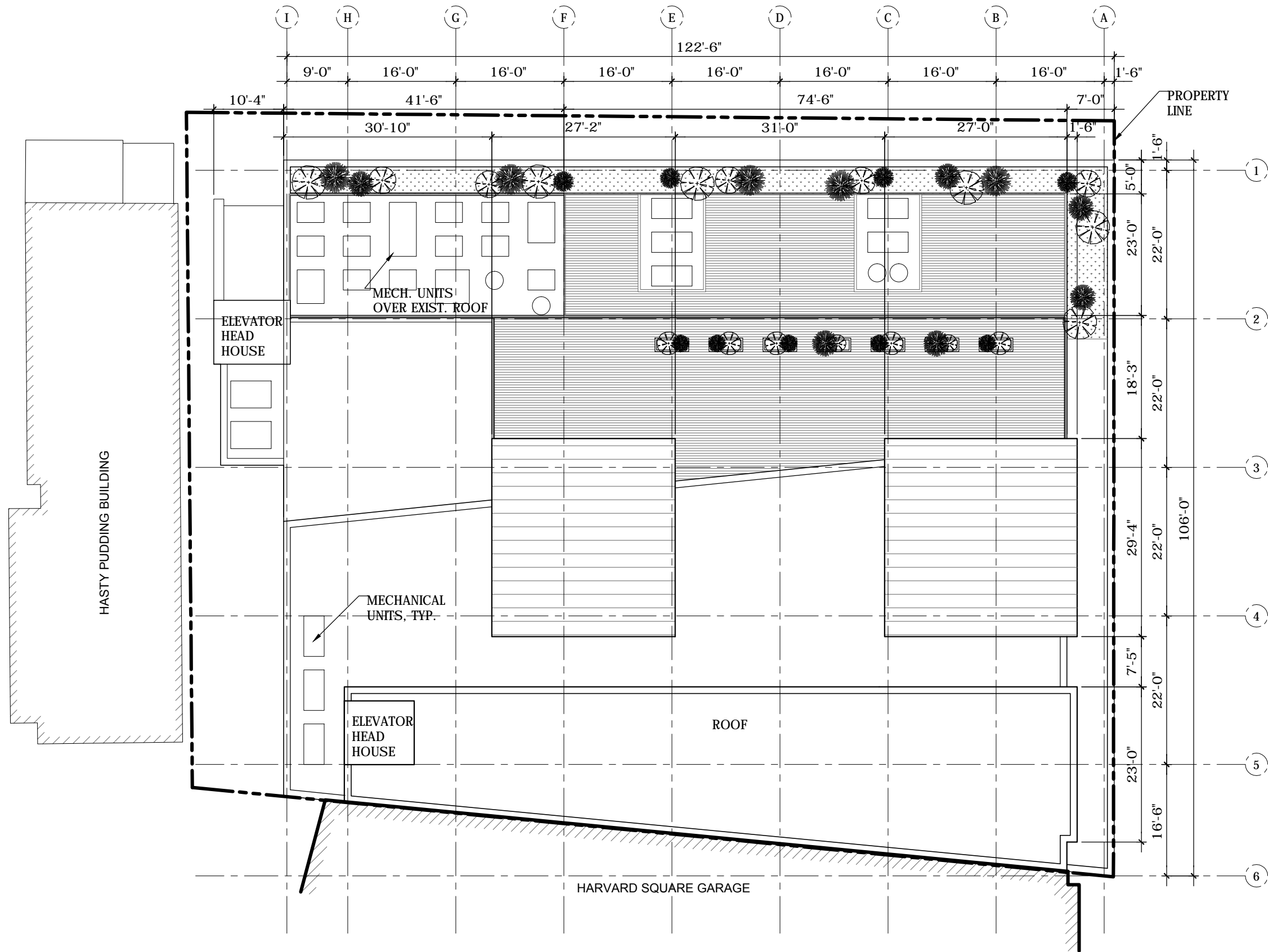
SP APPLIC	12/22/2014
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HC APPLIC	11/19/2014
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DRAWN BY	REVIEWED BY
ACW	PQ

SHEET

**A1.6**



**PROPOSED ROOF PLAN**  
SCALE 1/16" = 1'-0"



SEAL

CONSULTANT

PROJECT  
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57 JFK STREET  
CAMBRIDGE, MA

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**RAJ & RAJ LLC**

1299 BEACON ST  
BROOKLINE, MA 02446

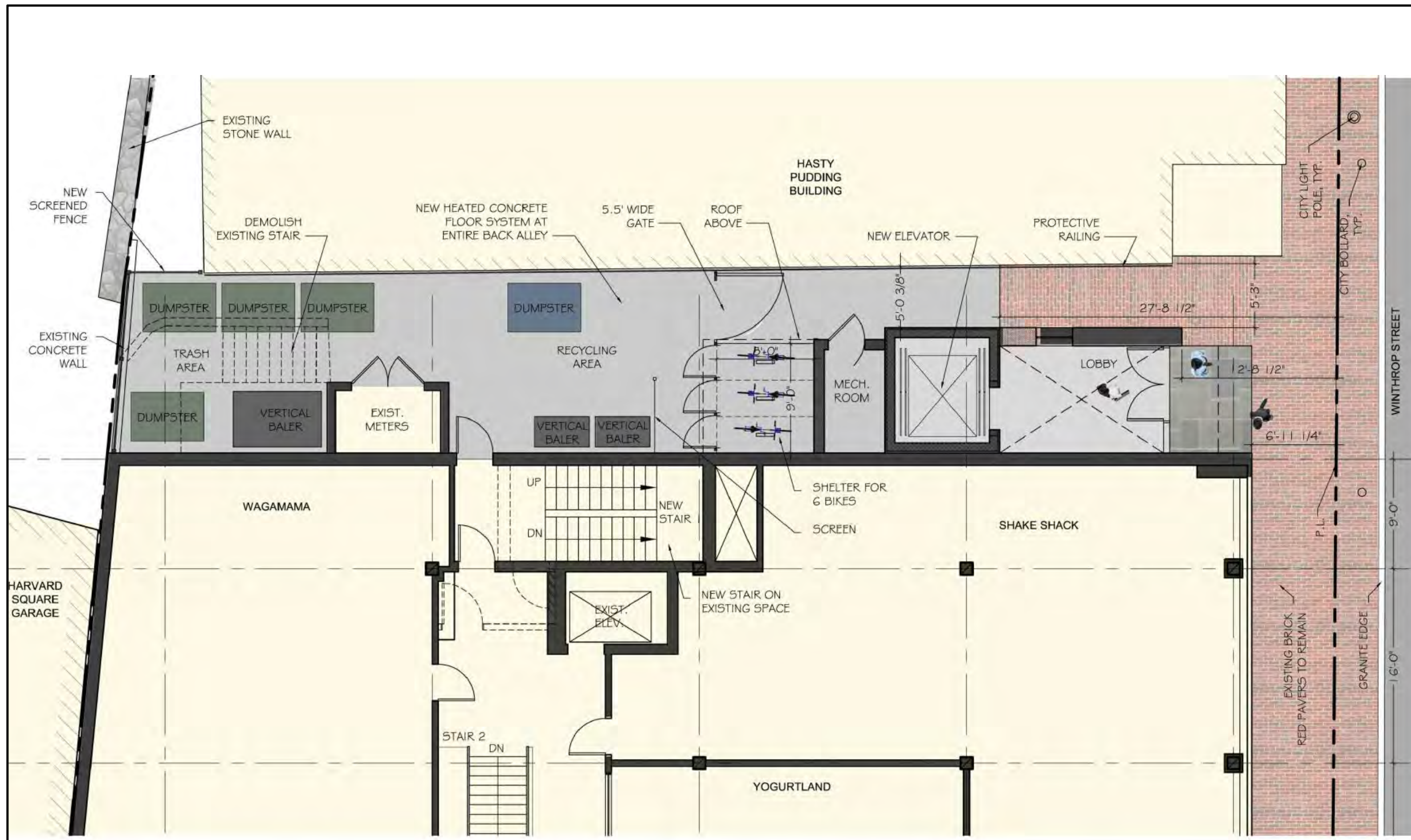
DRAWING TITLE  
**GRADE LEVEL SERVICE AREA**

SCALE AS NOTED

REVISION	DATE
REV 02	05/14/2015
REV 01	02/03/2015
SP APPLIC	12/22/2014
HC APPLIC	11/19/2014
DRAWN BY ACW	REVIEWED BY PQ

SHEET

**A1.7**



1 **GRADE LEVEL (SERVICE AREA)**  
SCALE 1/8" = 1'-0"

WINTHROP STREET

9'-0"

1'-6"-0"

CITY LIGHT POLE, TYP.

CITY BOLLARD, TYP.

EXISTING BRICK RED PAVERS TO REMAIN

GRANITE EDGE

P.L.

HARVARD SQUARE GARAGE



1



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

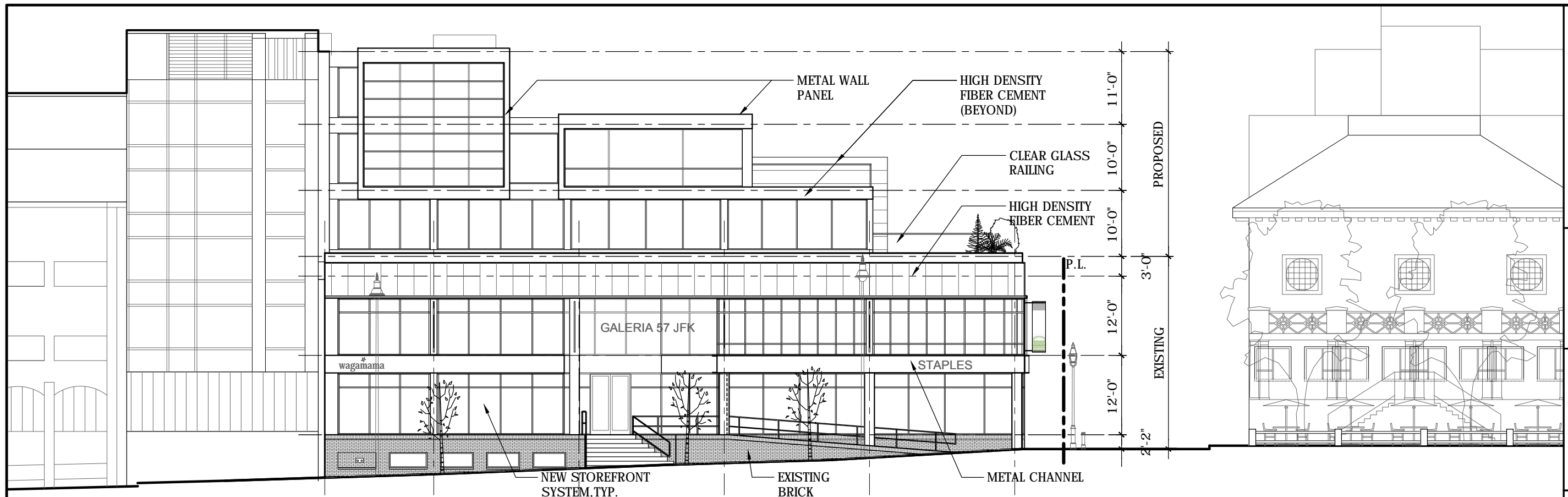
**STREET  
 ELEVATIONS**

SCALE AS NOTED

REVISION	DATE
REV 02	05/14/2015
REV 01	02/03/2015
SP APPLIC	12/22/2014
HC APPLIC	11/19/2014
DRAWN BY ACW	REVIEWED BY PQ

SHEET

**A2.1**



PARKING GARAGE

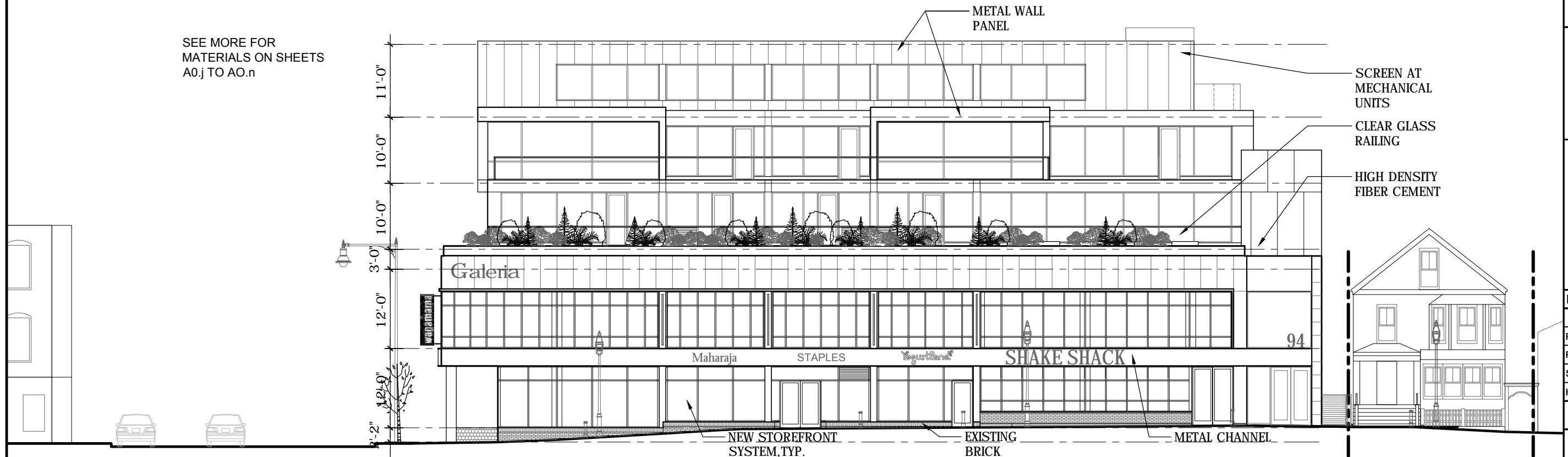
**1 JFK STREET ELEVATION**  
 SCALE 1/16" = 1'-0"



WINTHROP ST.

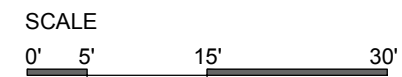
WINTHROP SQUARE

SEE MORE FOR  
 MATERIALS ON SHEETS  
 A0.j TO A0.n



JFK STREET

**2 WINTHROP STREET ELEVATION**  
 SCALE 1/16" = 1'-0"



96 WINTHROP ST.



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

**WEST ELEVATION & PARTIAL SECTION**

SCALE AS NOTED

REVISION	DATE
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REV 02	05/14/2015
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REV 01	02/03/2015
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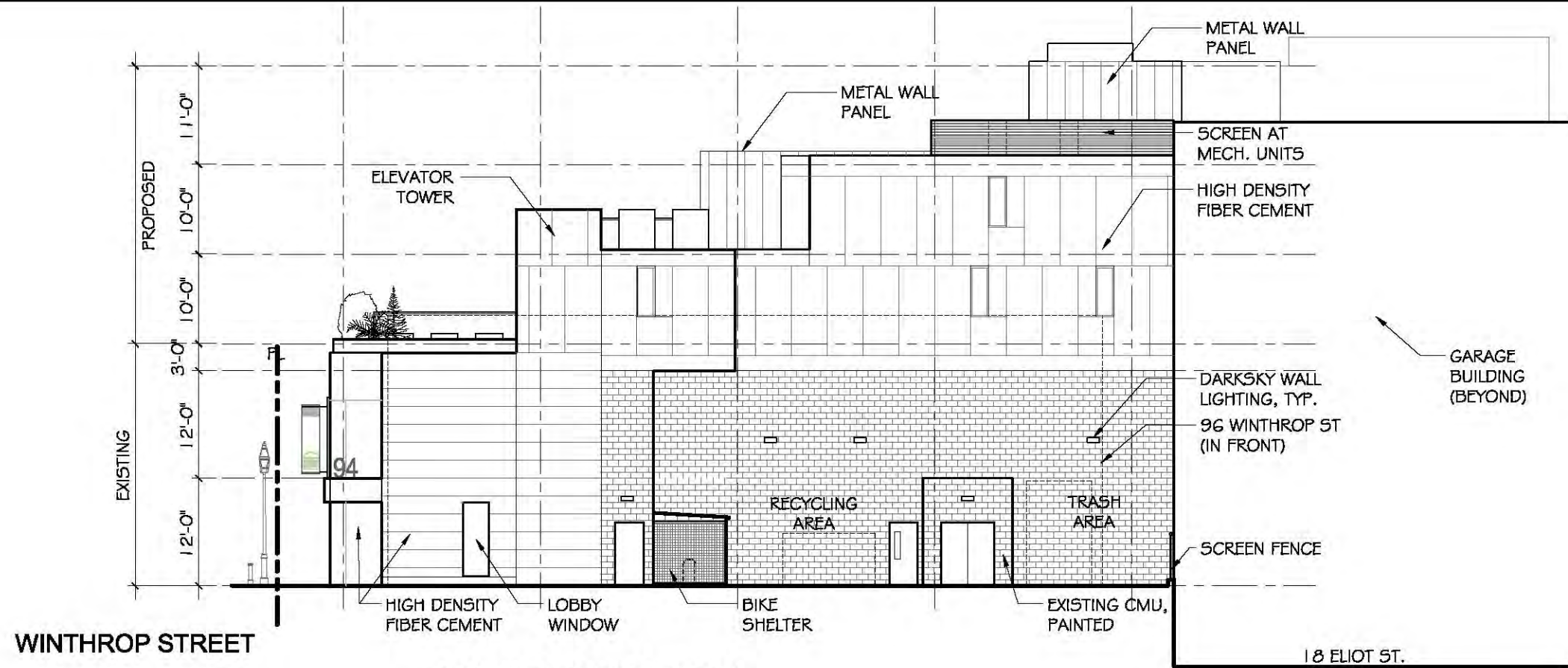
SP APPLIC	12/22/2014
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HC APPLIC	11/18/2014
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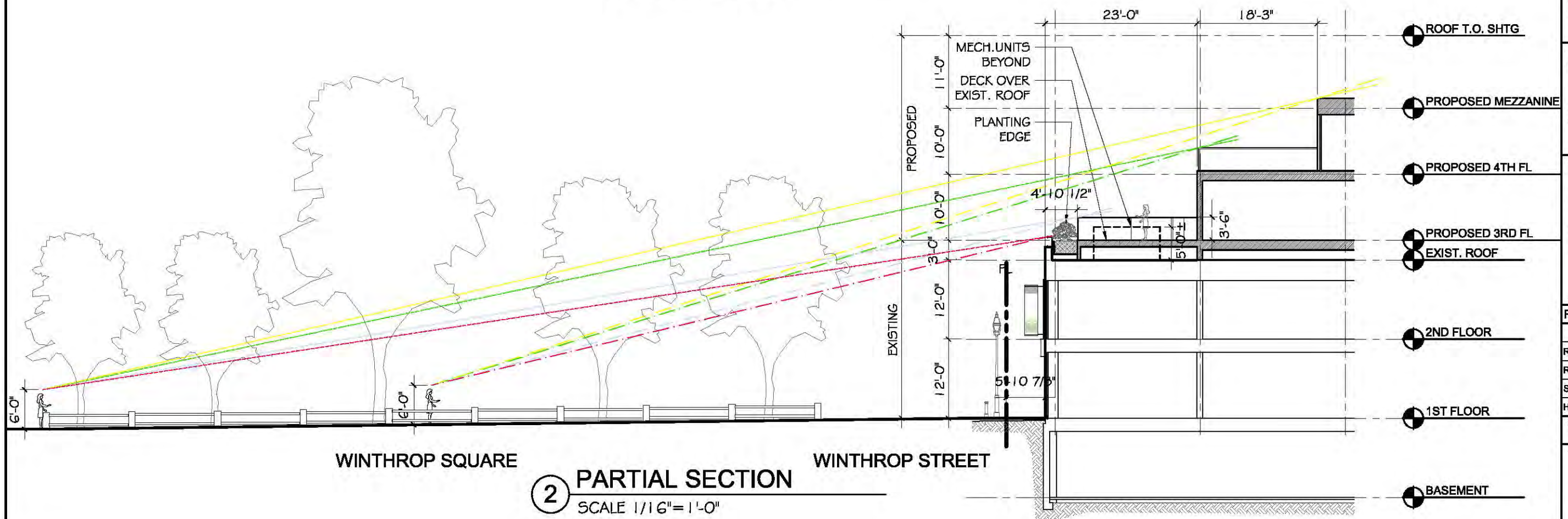
DRAWN BY ACW	REVIEWED BY PQ
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SHEET

**A2.2**



**1 WEST ELEVATION**  
 SCALE 1/16" = 1'-0"



**2 PARTIAL SECTION**  
 SCALE 1/16" = 1'-0"



## SHADOW INCREASE SUMMARY

<b>MONTH</b>	<b>AVERAGE SHADOW INCREASE % OVER WINTHROP PARK</b>
JANUARY	6.37
FEBRUARY	2.05
MARCH	0.45
APRIL	0
MAY	0
JUNE	0
JULY	0
AUGUST	0
SEPTEMBER	0.54
OCTOBER	1.99
NOVEMBER	3.28
DECEMBER	4.17
<b>YEARLY</b>	<b>18.85 /12 MONTHS = 1.57%</b>

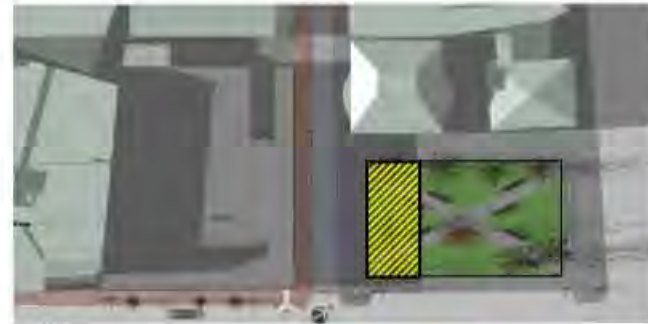


# LEGEND

SUNRISE 0:00 AM  
SUNSET 0:00 PM

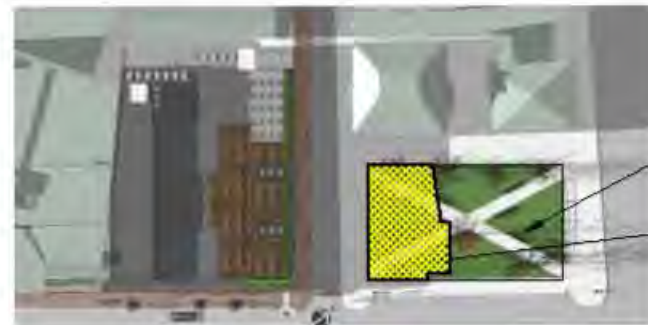
SHADOW WITH  
EXISTING  
BUILDINGS

TIME 0:00 AM



SHADOW AREA / PARK  
AREA = A%

SHADOW WITH  
PROPOSED  
BUILDING



WINTHROP PARK  
SHADOW AT PARK

SHADOW AREA / PARK  
AREA = B%

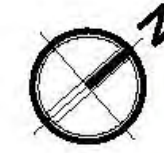
$\Delta_1 = A - B$  DIFFERENCE  
BETWEEN AREA OF EXISTING  
SHADOW IN THE PARK AND  
SHADOW AFTER PROPOSED  
BUILDING

# MONTH

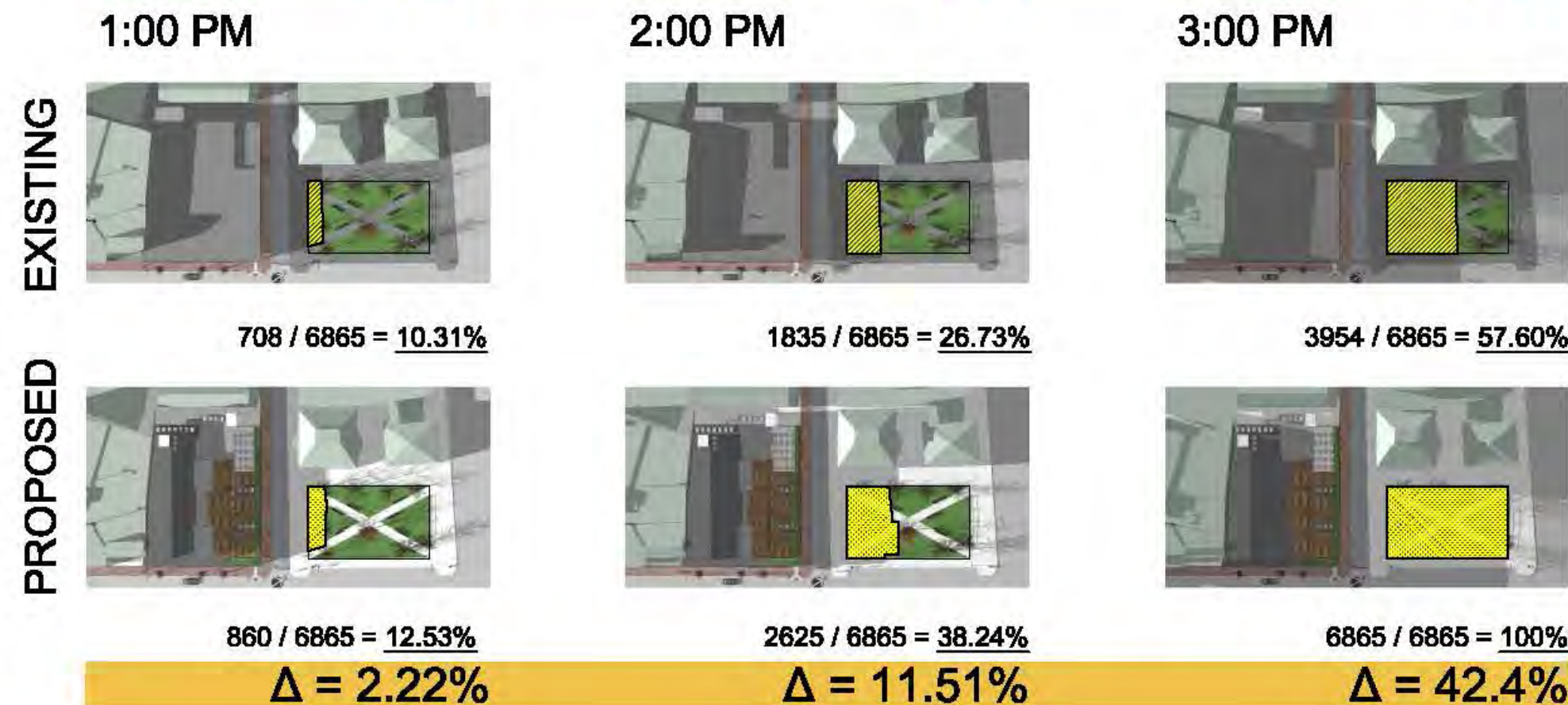
$$\frac{\Delta_1 + \Delta_2 + \Delta_3}{\# \text{ OF SUN LIGHT HOURS}} = \text{AVERAGE \% OF SHADOW INCREASE PER MONTH}$$



SUNRISE 7:00 AM (9 HRS)  
 SUNSET 4:00 PM

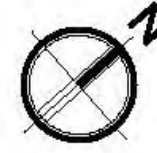


**JANUARY 21st**  
**AVG: 6.37%**





SUNRISE 6:00 AM (11 HRS)  
 SUNSET 5:00 PM



**FEBRUARY 21st**

**AVG: 2.05%**

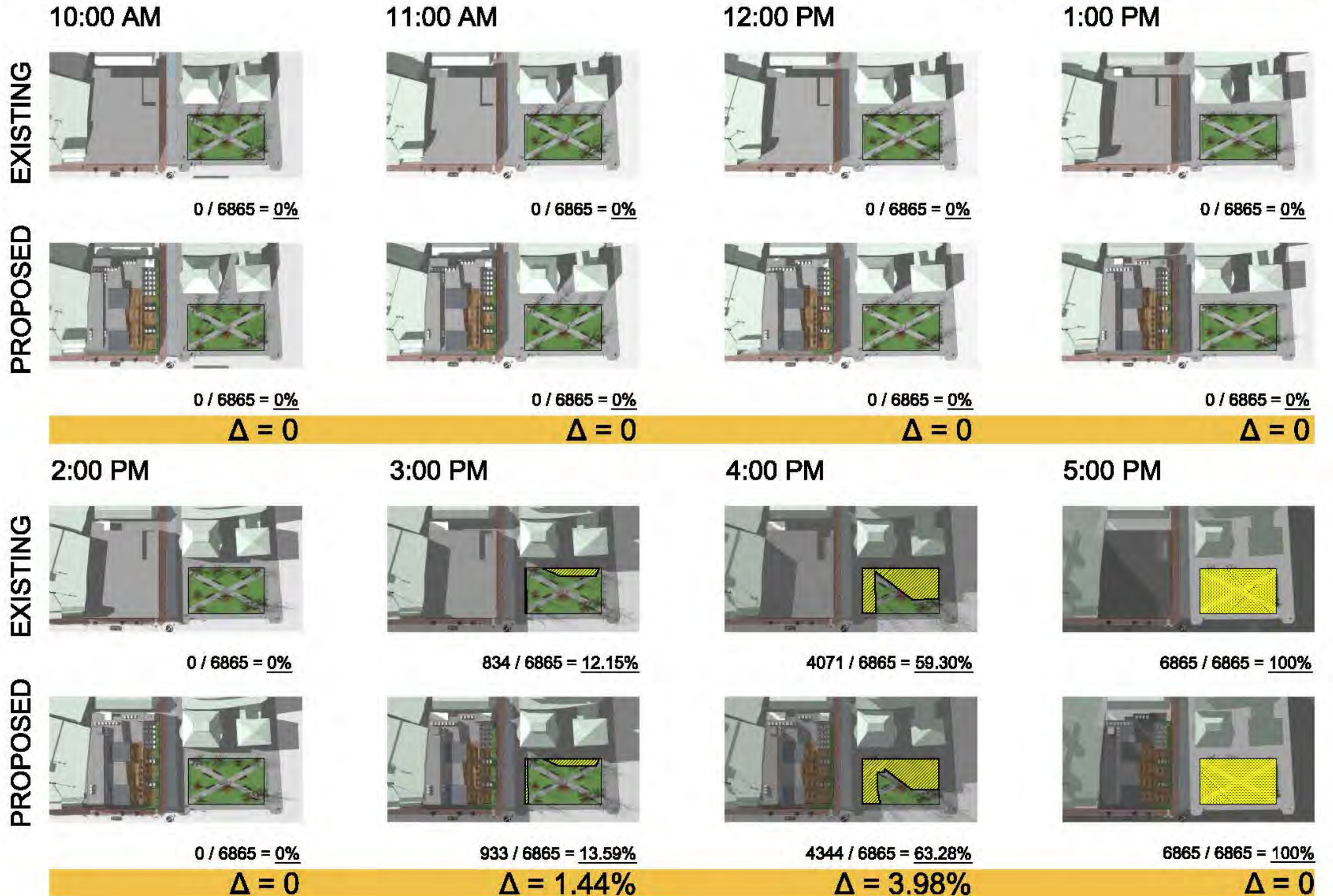
	9:00 AM	10:00 AM	11:00 AM	12:00 PM
EXISTING				
	1266 / 6865 = <u>18.44%</u>	0 / 6865 = <u>0%</u>	0 / 6865 = <u>0%</u>	0 / 6865 = <u>0%</u>
PROPOSED				
	1266 / 6865 = <u>18.44%</u>	0 / 6865 = <u>0%</u>	0 / 6865 = <u>0%</u>	0 / 6865 = <u>0%</u>
<b>Δ = 0</b>				
	1:00 PM	2:00 PM	3:00 PM	4:00 PM
EXISTING				
	0 / 6865 = <u>0%</u>	422 / 6865 = <u>6.15%</u>	1831 / 6865 = <u>26.67%</u>	5436 / 6865 = <u>79.18%</u>
PROPOSED				
	0 / 6865 = <u>0%</u>	596 / 6865 = <u>8.68%</u>	2299 / 6865 = <u>33.49%</u>	6340 / 6865 = <u>92.35%</u>
<b>Δ = 13.17%</b>				



SUNRISE 6:00 AM (12 HRS)  
 SUNSET 6:00 PM



**MARCH 21st**  
**AVG: 0.45%**



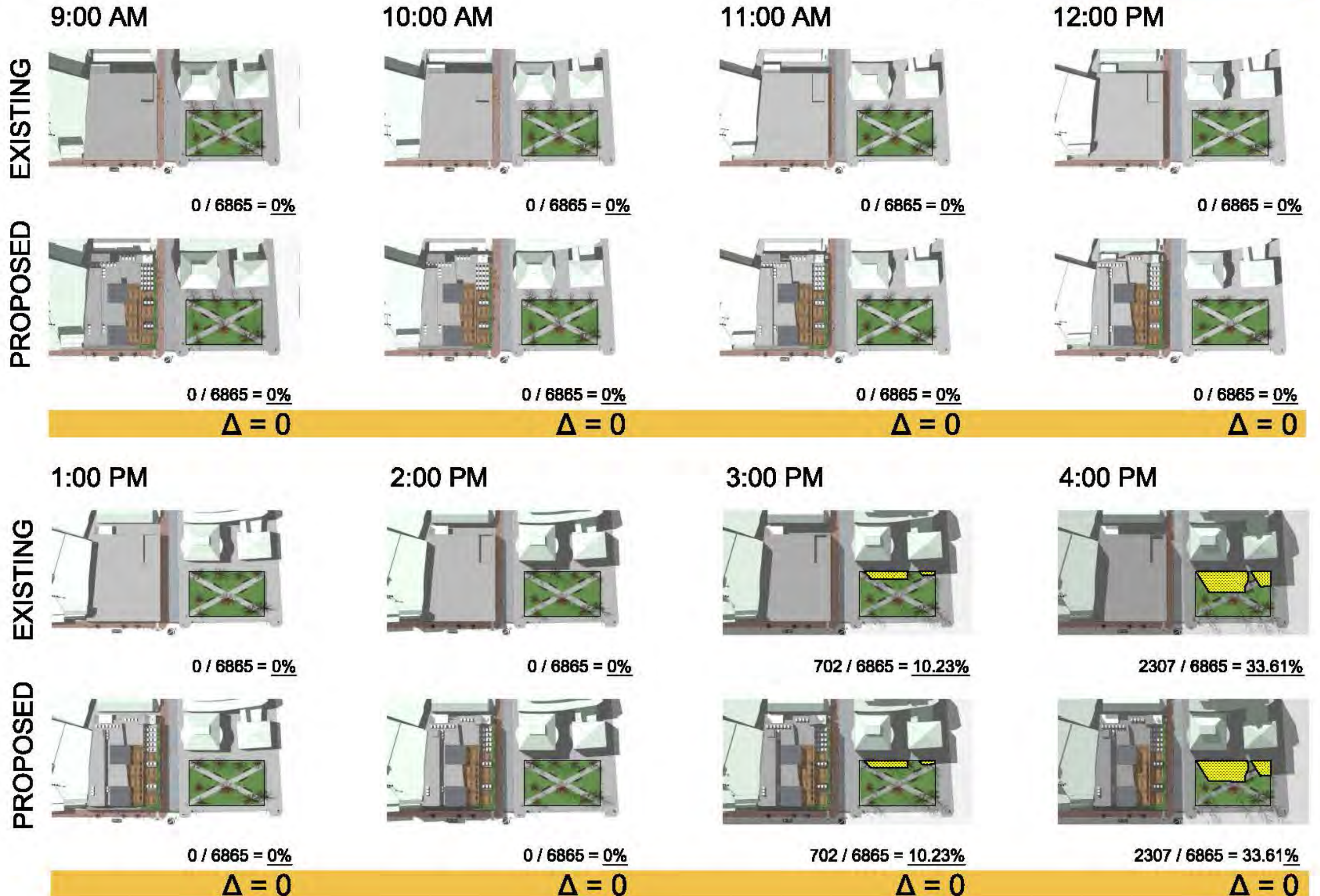


SUNRISE 6:00 AM (14 HRS)  
SUNSET 8:00 PM



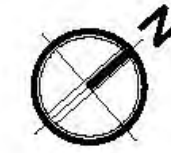
**JUNE 21st**

**AVG: 0%**



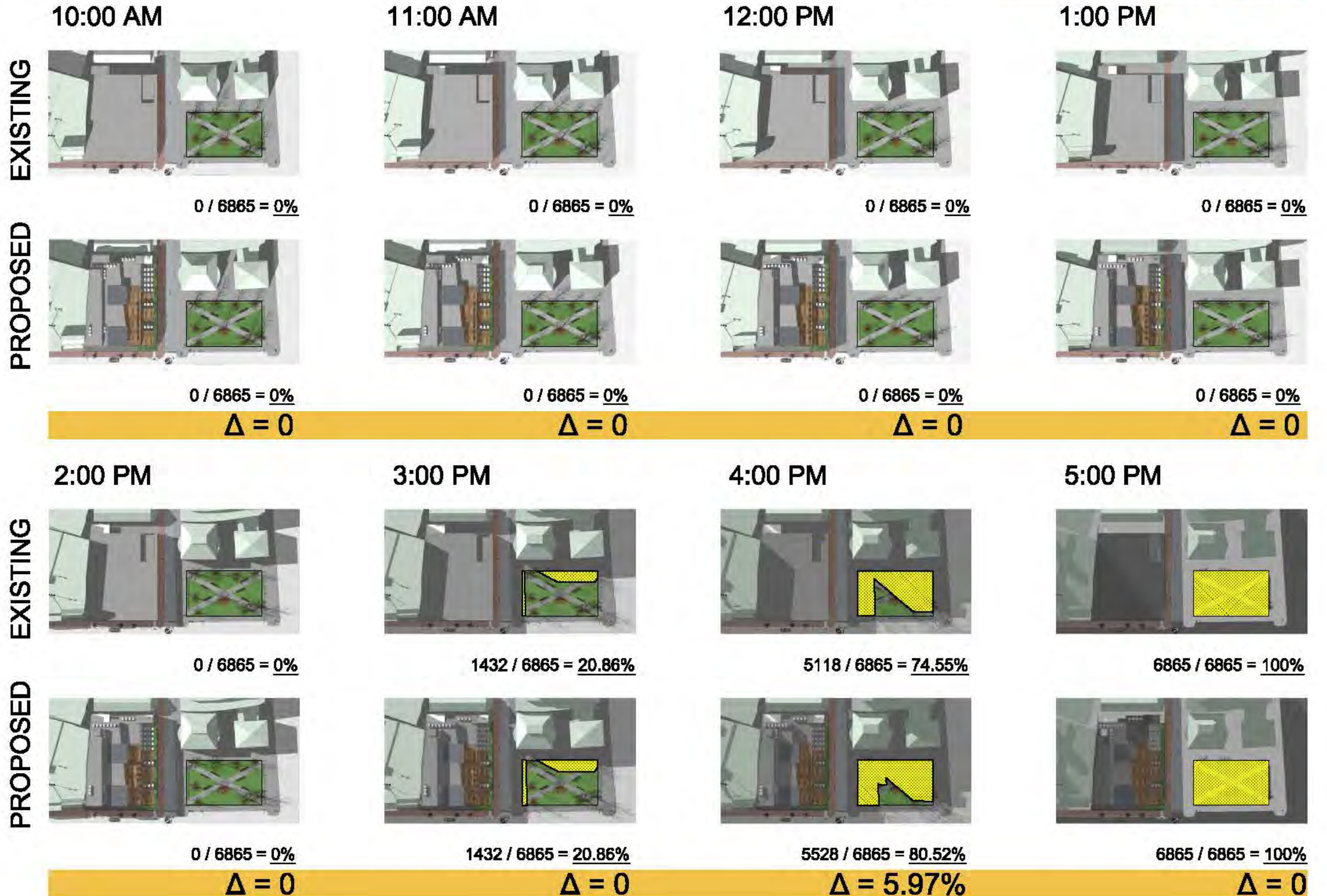


SUNRISE 7:00 AM (11 HRS)  
SUNSET 6:00 PM



**SEPTEMBER 21st**

**AVG: 0.54%**





SUNRISE 7:00 AM (9 HRS)  
 SUNSET 4:00 PM



**DECEMBER 21st**

**AVG: 4.17%**

	9:00 AM	10:00 AM	11:00 AM	12:00 PM
<b>EXISTING</b>	 5486 / 6865 = <u>79.91%</u>	 1499 / 6865 = <u>21.84%</u>	 102 / 6865 = <u>1.49%</u>	 533 / 6865 = <u>7.76%</u>
<b>PROPOSED</b>	 5486 / 6865 = <u>79.91%</u>	 1499 / 6865 = <u>21.84%</u>	 156 / 6865 = <u>2.27%</u>	 630 / 6865 = <u>9.18%</u>
	<b>Δ = 0</b>	<b>Δ = 0</b>	<b>Δ = 0.78%</b>	<b>Δ = 1.42%</b>
	<b>1:00 PM</b>	<b>2:00 PM</b>	<b>3:00 PM</b>	
<b>EXISTING</b>	 1417 / 6865 = <u>20.64%</u>	 3239 / 6865 = <u>47.18%</u>	 6865 / 6865 = <u>100%</u>	
<b>PROPOSED</b>	 1934 / 6865 = <u>28.17%</u>	 5149 / 6865 = <u>75.00%</u>	 6865 / 6865 = <u>100%</u>	
	<b>Δ = 7.53%</b>	<b>Δ = 27.82%</b>	<b>Δ = 0</b>	