

SPECIAL PERMIT APPLICATION

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

57 JFK STREET, CAMBRIDGE, MA 02138



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

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

REVISION	DATE
REV 01	02/03/2015
SP APPL	12/22/2014
HC APPL	11/19/2014
DRAWN BY KVS	REVIEWED BY PQ

**T1.0**

LIST OF DRAWINGS	HC-APPL 12 NOV 2014	PB-APPL 22 DEC 2014	REV 01 03 FEB 2015
<b>GENERAL</b>			
T1.0 COVER SHEET	X	X	X
S1 EXISTING CONDITIONS	X	X	X
Z1 ZONING COMPLIANCE	X	X	X
Z2 ZONING COMPLIANCE	X	X	X
<b>ARCHITECTURAL</b>			
A0.1 COLORED ELEVATION - JFK ST	X	X	X
A0.2 COLORED ELEVATION - WINTHROP ST	X	X	X
3D VIEWS (8 SHEETS)	X	X	X
MATERIAL SELECTION (4 SHEETS)			X
A1.0 LOWER LEVEL (BELOW GRADE)	X	X	X
A1.1 FIRST FLOOR PLAN	X	X	X
A1.2 SECOND FLOOR PLAN	X	X	X
A1.3 THIRD FLOOR PLAN	X	X	X
A1.4 FOURTH FLOOR PLAN	X	X	X
A1.5 MEZZANINE LEVEL	X	X	X
A1.6 ROOF PLAN	X	X	X
A2.1 ELEVATIONS	X	X	X
A2.2 ELEVATION (WEST)			X



STREET VIEW

PREPARED BY:

ARCHITECT

PETER QUINN  
ARCHITECTS LLC

259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354-3989

SURVEYOR

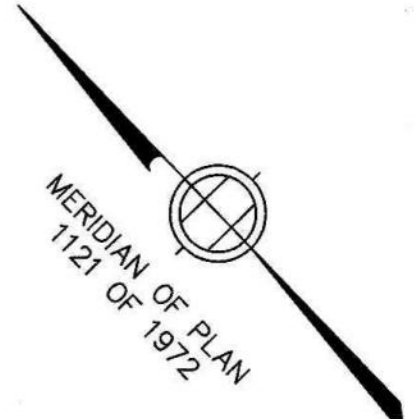
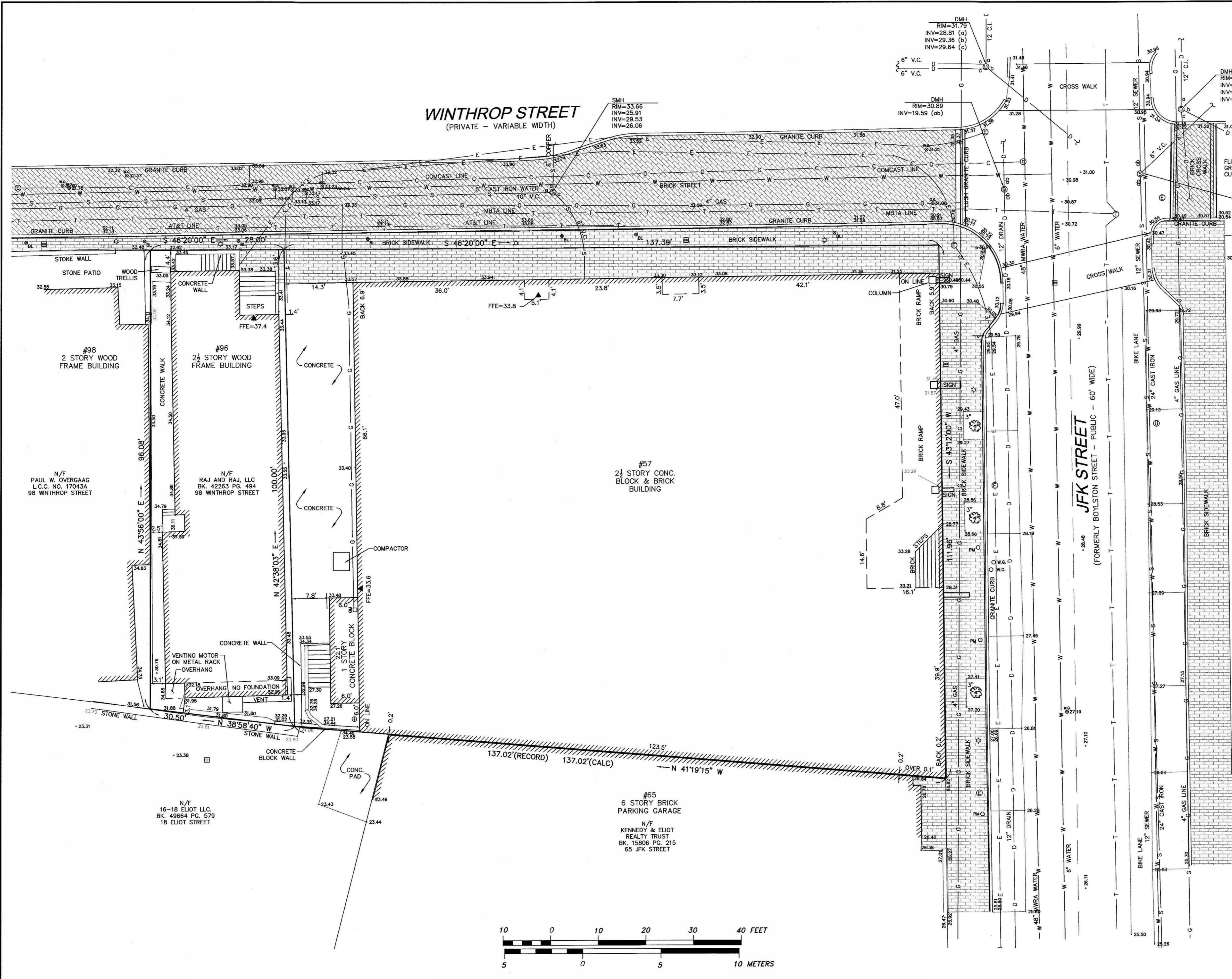
DESIGN  
CONSULTANTS, INC.

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

CRIMSON GALERIA AND 96  
WINTHROP ST PARCEL



LOCUS PLAN



**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
- ☙ SEWER LINE
- ☚ GAS LINE
- ☛ WATER LINE
- ☜ TELEPHONE LINE
- ☝ ELECTRIC LINE
- ☞ CABLE TV LINE
- ☟ DRAIN LINE
- ☠ TERMINUS UNKNOWN
- ☡ BITUMINOUS
- ☢ CONCRETE
- ☣ REINFORCED CONCRETE LINE
- ☤ CAST IRON LINE
- ☥ VITRIFIED CLAY LINE
- ☦ INVERT
- ☧ WATER LEVEL
- ☨ BOTTOM CENTER
- ☩ NO LINES VISIBLE
- ☪ FINISHED FLOOR ELEVATION
- ☫ 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.

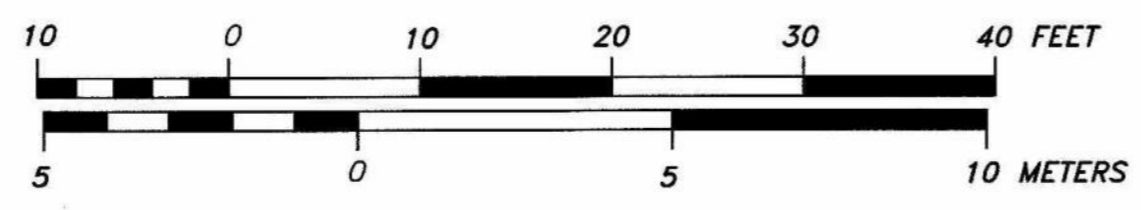
ELEVATIONS DEPICTED HEREON ARE ON CITY OF CAMBRIDGE SEWER DATUM.

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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**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  
 CALCS: AR  
 CHECKED: EJC  
 APPROVED: EJC

EXISTING CONDITIONS

57 JFK STREET &  
 96 WINTHROP STREET

PLAN OF LAND IN  
 CAMBRIDGE, MASSACHUSETTS

SURVEYED FOR  
 CRIMSON GALERIA LP

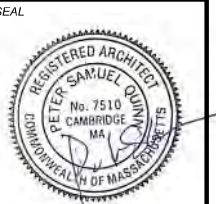
PROJECT NO.  
 2013-104

DATE: SEPT. 11, 2013

SHEET NO.  
 1 OF 1

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





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**

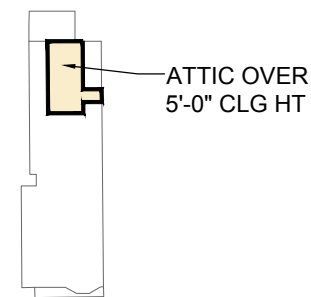
SCALE AS NOTED

REVISION	DATE
SP APPL	12/22/2014
HC APPL	11/19/2014
DRAWN BY MY	REVIEWED BY PQ

SHEET

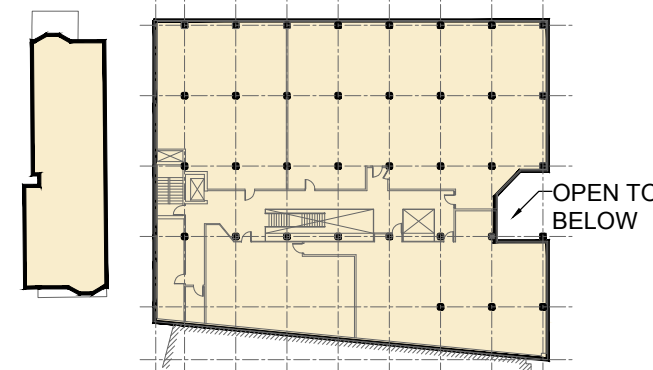
**Z2**

3RD FLOOR



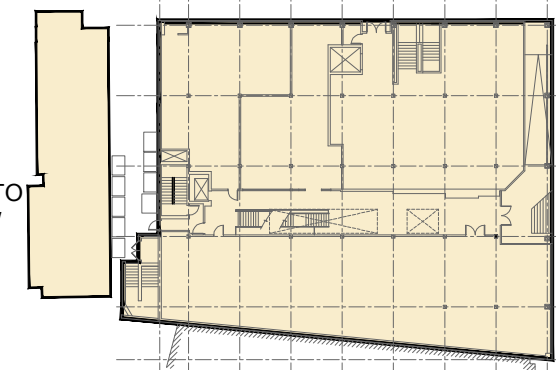
271-SF EXISTING

2ND FLOOR



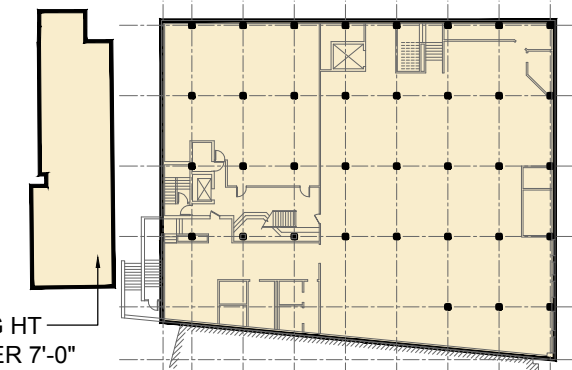
1,854-SF + 11,977-SF = 13,831-SF EXISTING

1ST FLOOR



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

BASEMENT

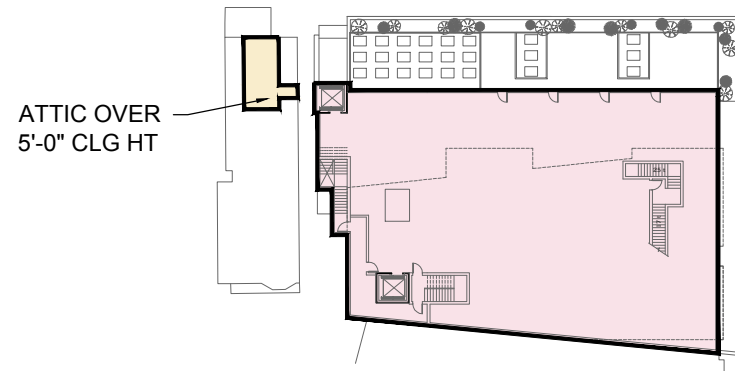


1,958-SF + 12,310-SF = 14,268-SF EXISTING

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

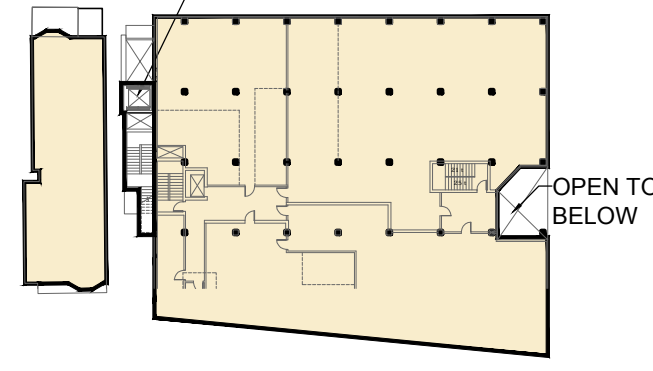
EXISTING COMM GSF = 42,996-SF , EXISTING RES GSF = 0-SF , TOTAL EXISTING GFA = 42,996-GSF  
EXISTING GSF PROPOSED GSF

3RD FLOOR



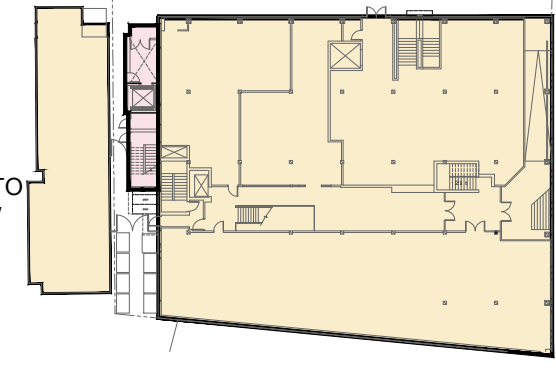
271-SF EXISTING  
+ 9,295-SF-SF PROPOSED  
9,566 SF TOTAL

2ND FLOOR



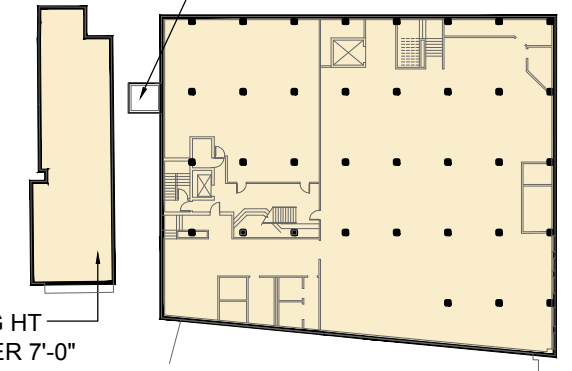
1,854-SF + 11,989-SF = 13,843-SF EXISTING  
+ 0-SF PROPOSED  
13,843-SF TOTAL

1ST FLOOR



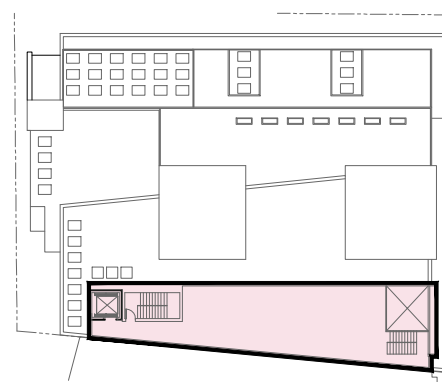
2,059-SF + 12,310-SF = 14,369-SF EXISTING  
+ 502-SF PROPOSED  
14,871-SF TOTAL

BASEMENT



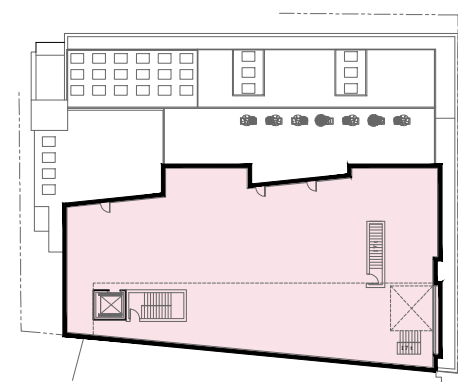
1,958-SF + 12,310-SF = 14,268-SF EXISTING  
+ 0-SF PROPOSED  
14,268-SF TOTAL

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 = 18,596-SF , PROPOSED RES GSF = 0-SF , TOTAL PROPOSED GFA = 61,347-GSF  
EXISTING GSF PROPOSED GSF

**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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

SEAL



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DRAWING TITLE

**COLORED ELEVATIONS - JFK STREET**

SCALE AS NOTED

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

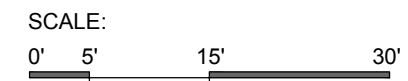
SHEET

**A0.1**



PARKING GARAGE

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



WINTHROP ST.



PARKING GARAGE

WINTHROP STREET

WINTHROP SQUARE

39 JFK STREET

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



3D VIEWS



PROPOSED-VIEW DOWN JFK 57



EXISTING

57 JFK ADDITION

PETER  
QUINN  
ARCHI  
TECTS

Consultant Architect:  
RUHL WALKER Architects

# 3D VIEWS



PROPOSED-VIEW FROM WINTHROP PARK



EXISTING



# 3D VIEWS



PROPOSED-WINTER VIEW FROM CENTER OF WINTHROP PARK



EXISTING

PETER  
QUINN  
ARCHI  
TECTS

Consultant Architect:  
RUHL WALKER Architects

57 JFK ADDITION

# 3D VIEWS



PROPOSED-VIEW FROM MT AUBURN INTERSECTION



EXISTING

PETER  
QUINN  
ARCHI  
TECTS

Consultant Architect:  
RUHL WALKER Architects

57 JFK ADDITION

# 3D VIEWS



PROPOSED-VIEW UP JFK STREET



EXISTING

57 JFK ADDITION

3D VIEWS



PROPOSED-VIEW UP WINTHROP STREET



EXISTING

3D VIEWS



PROPOSED-VIEW OF COMMERCIAL ENTRY

PETER  
QUINN  
ARCHI  
TECTS

Consultant Architect:  
RUHL WALKER Architects

57 JFK ADDITION

3D VIEWS



PROPOSED- ROOF TOP VIEW

57 JFK ADDITION

PETER  
QUINN  
ARCHI  
TECTS

Consultant Architect:  
RUHL WALKER Architects



# MATERIAL SELECTION



57 JFK ADDITION



HIGH DENSITY FIBER CEMENT



57 JFK ADDITION

PETER  
QUINN  
ARCHI  
TECTS

Consultant Architect:  
RUHL WALKER Architects

METAL WALL & ROOF PANEL



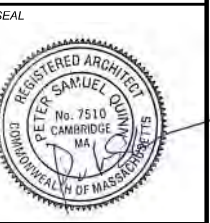
57 JFK ADDITION

PETER  
QUINN  
ARCHI  
TECTS

Consultant Architect:  
RUHL WALKER Architects







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

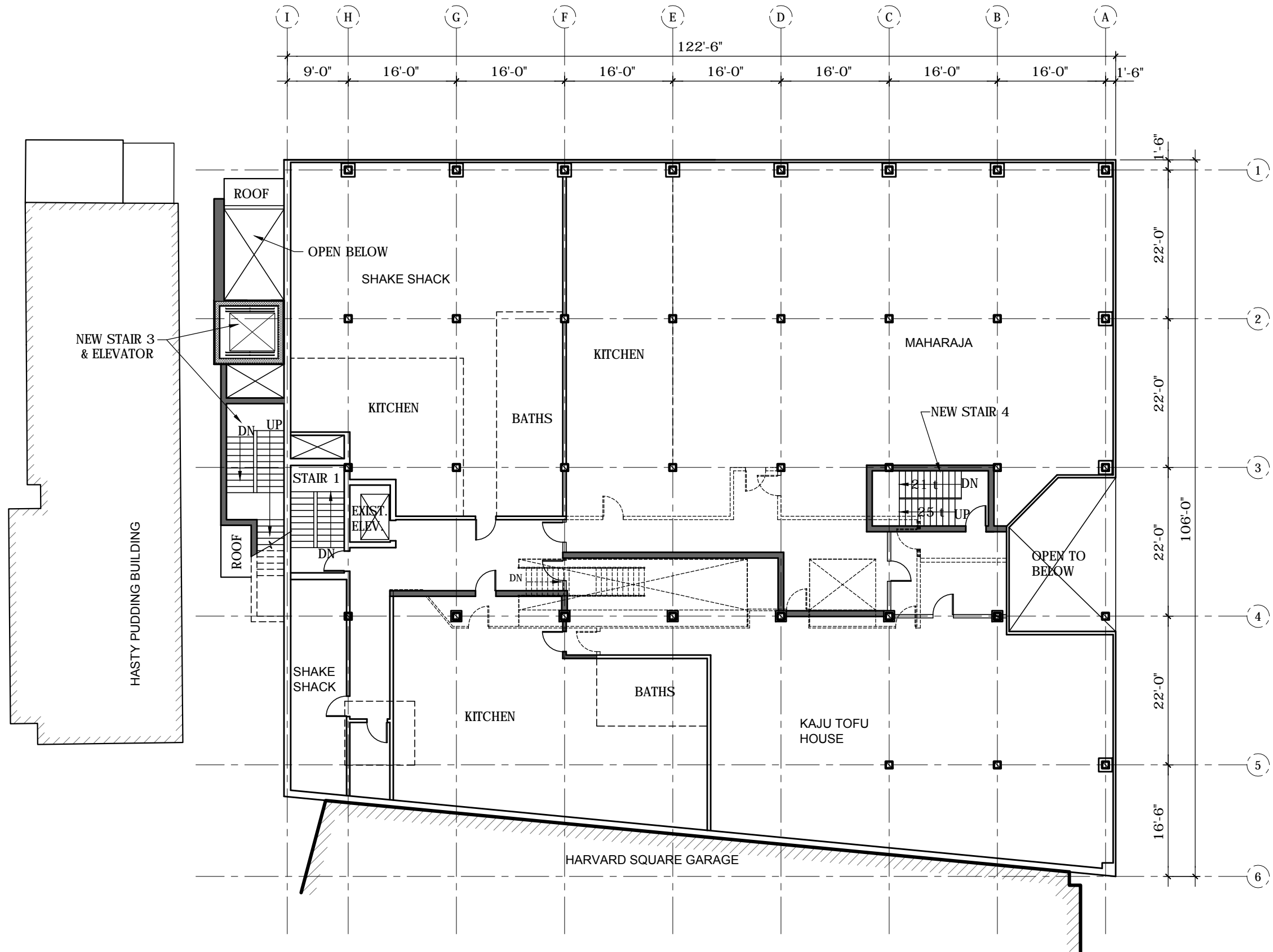
PREPARED FOR  
**RAJ & RAJ LLC**  
  
1299 BEACON ST  
BROOKLINE, MA 02446

DRAWING TITLE  
**SECOND FLOOR PLAN**

SCALE AS NOTED

REVISION	DATE
SP APPL	12/22/2014
HC APPL	11/19/2014
DRAWN BY ACW	REVIEWED BY PQ

SHEET  
**A1.2**



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



SEAL



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DRAWING TITLE

**FOURTH  
FLOOR PLAN**

SCALE AS NOTED

REVISION	DATE

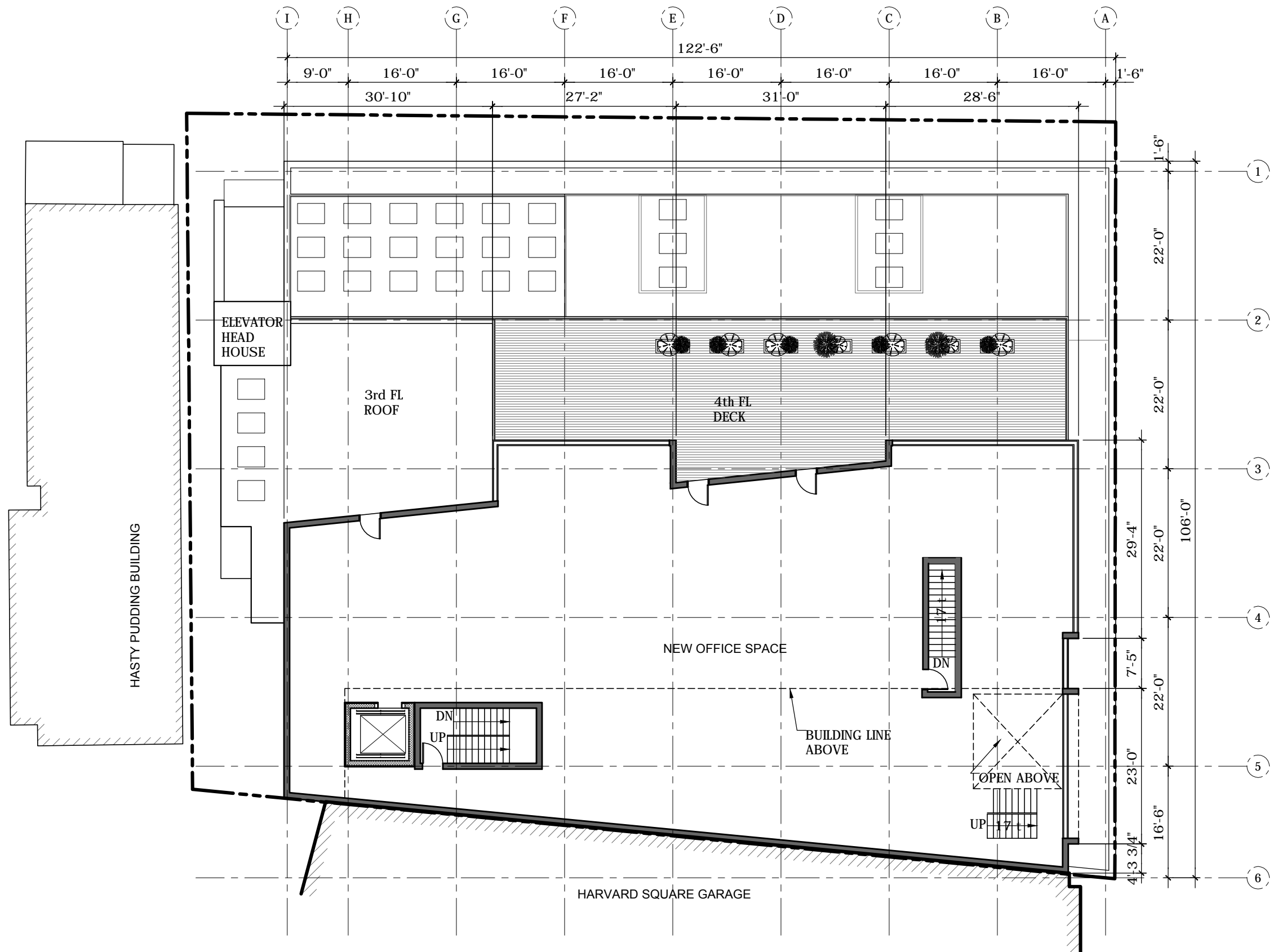
SP APPL 12/22/2014

HC APPL 11/19/2014

DRAWN BY ACW REVIEWED BY PQ

SHEET

**A1.4**



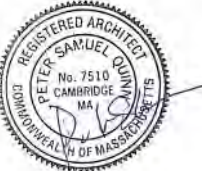
**1 PROPOSED FOURTH FLOOR**  
SCALE 1/16" = 1'-0"







SEAL



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57 JFK STREET  
CAMBRIDGE, MA

PREPARED FOR

**RAJ & RAJ LLC**

1299 BEACON ST  
BROOKLINE, MA 02446

DRAWING TITLE

**ELEVATIONS**

SCALE AS NOTED

REVISION	DATE

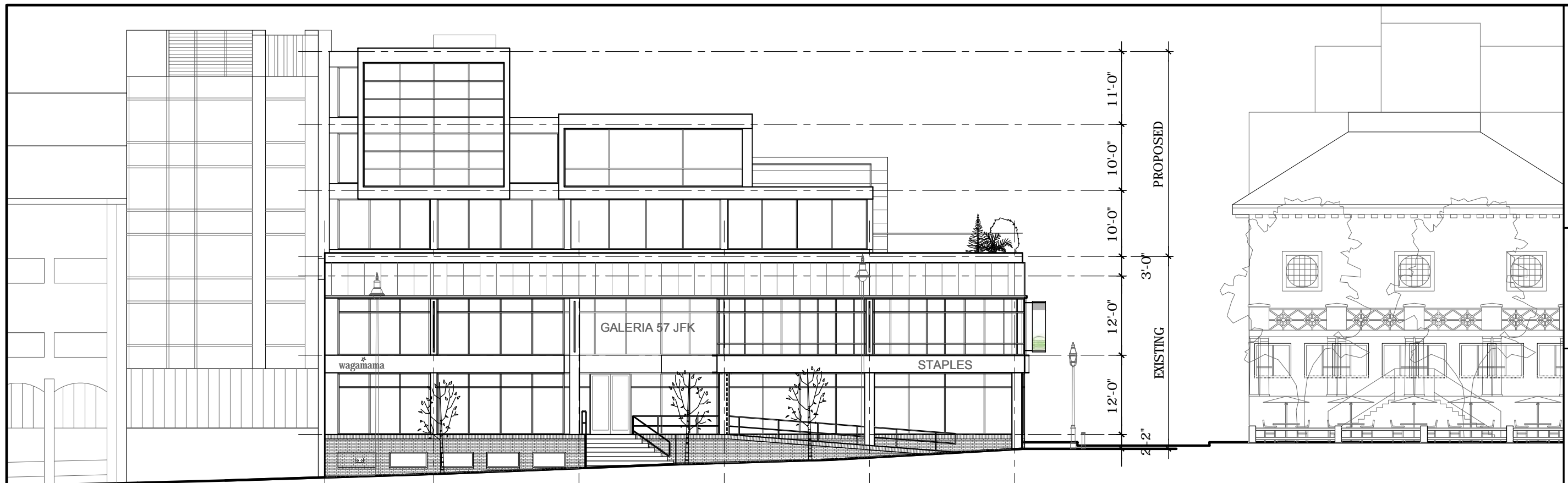
SP APPL	12/22/2014
HC APPL	11/19/2014
DRAWN BY ACW	REVIEWED BY PQ

DRAWN BY

REVIEWED BY

SHEET

**A2.1**



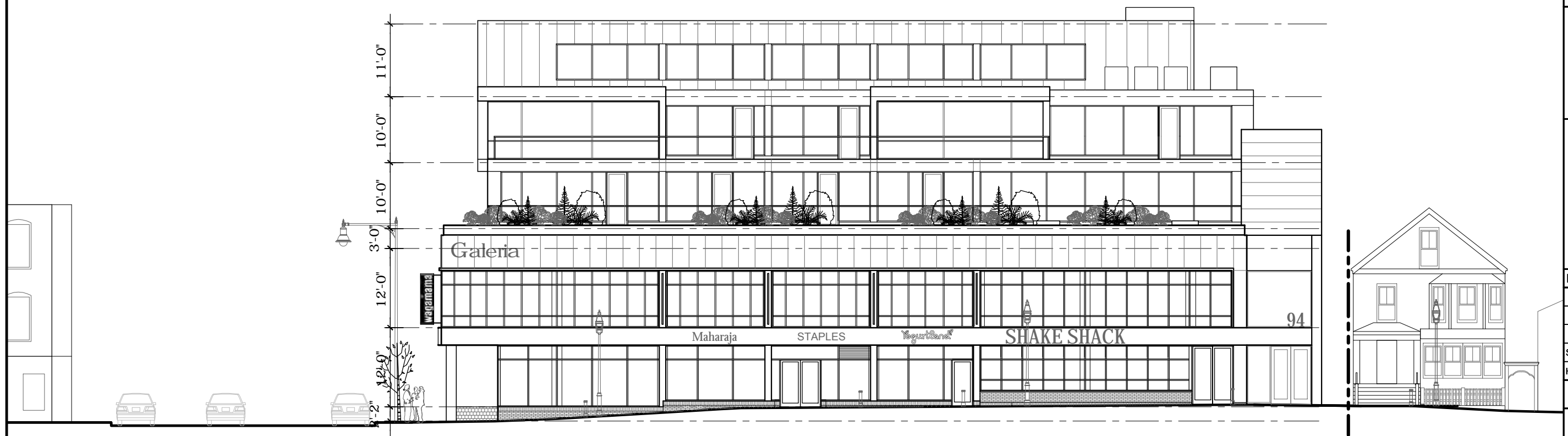
PARKING GARAGE

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

SCALE:  
0' 5' 15' 30'

WINTHROP ST.

WINTHROP SQUARE



JFK STREET

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

SCALE  
0' 5' 15' 30'

96 WINTHROP ST

SEAL



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DRAWING TITLE

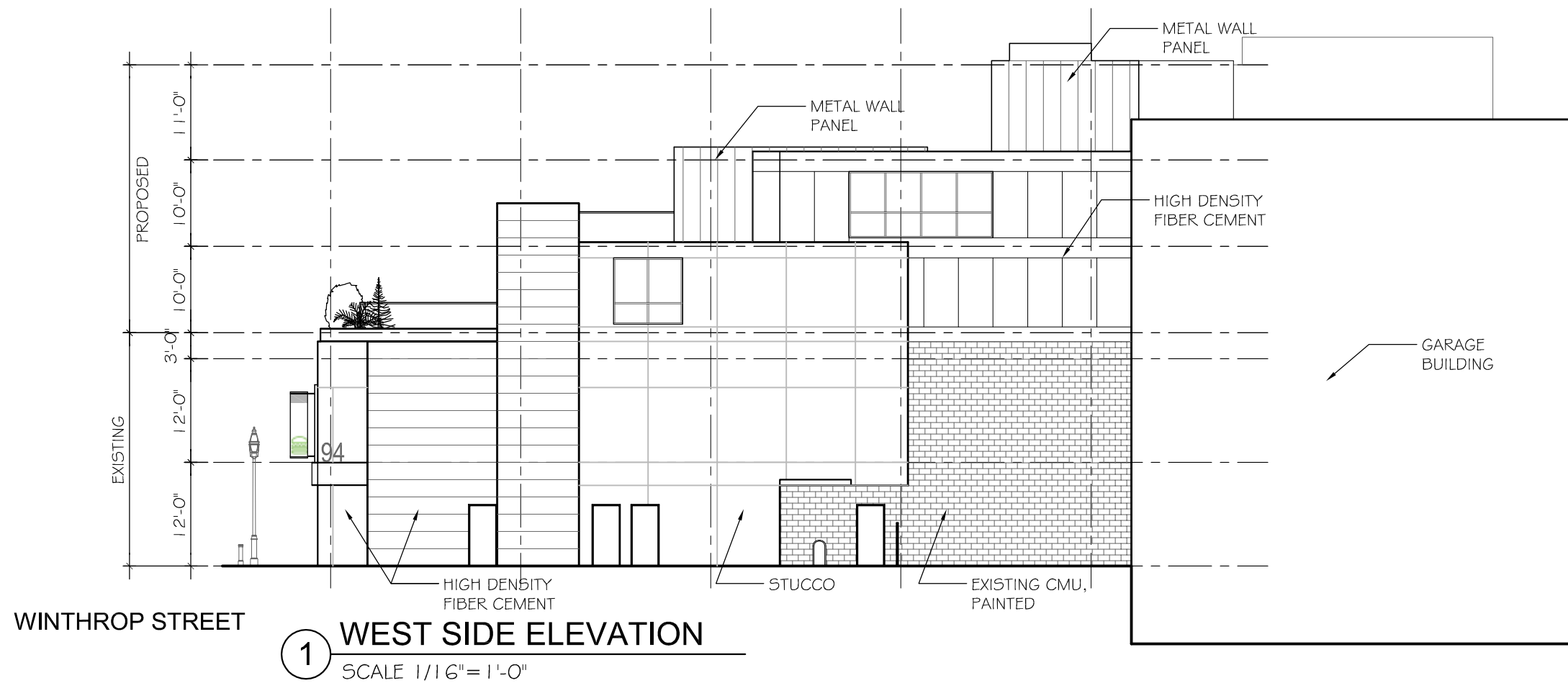
**WEST SIDE  
ELEVATION**

SCALE AS NOTED

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

SHEET

**A2.2**



WINTHROP STREET

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