

N/F
MICHAEL JANSON
BK. 14732 PG. 123
LOT 6
PLAN BOOK 83 PLAN 12

N 44° 00' 00" E
55.00'

1 STORY BRICK
"LAPELS DRY CLEANING"
NO. 2551

LOT C-1
A = 4,950 S.F.

S 45° 39' 30" E
41.92'

N/F
SEVEN RICHARD AVENUE, LLC
CERT. NO. 248654
LOT 1
LAND COURT PLAN NO. 8850^E

S 44° 09' 00" E
48.12'

41.92'
S 45° 39' 30" E

48.12'
S 44° 09' 00" E

MASSACHUSETTS (PUBLIC - 98.00' WIDE) AVENUE

RICHARD (PUBLIC - 40.00' WIDE) AVENUE

LAND COURT PLAN NO. 8850 G



Paul J. DeSimone

PLOT PLAN
IN
CAMBRIDGE, MA
2551 MASSACHUSETTS AVE.



SCALE: 1" = 10'-0"

DECEMBER 10, 2014

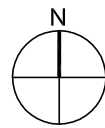
D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566 (781) 321 - 2501 (FAX)

NOTES:

1. DEED REFERENCE: CERT. NO. 241779
2. PLAN REFERENCE: LAND COURT PLAN NO. 8850^G



1 BIRD'S EYE VIEW
N.T.S.



3 VIEW EAST OF 2551 MASS AVE
N.T.S.



2 VIEW WEST OF 2551 MASS AVE
N.T.S.



4 EXISTING CONDITION
N.T.S.

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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

SEAL



CONSULTANT

PROJECT
REDEVELOPMENT
OF

2551 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

PREPARED FOR

NEWMARKET
PROPERTIES LLC

7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

CONTEXT MAP
& EXISTING
CONDITION
PHOTOS

SCALE AS NOTED

REVISION	DATE

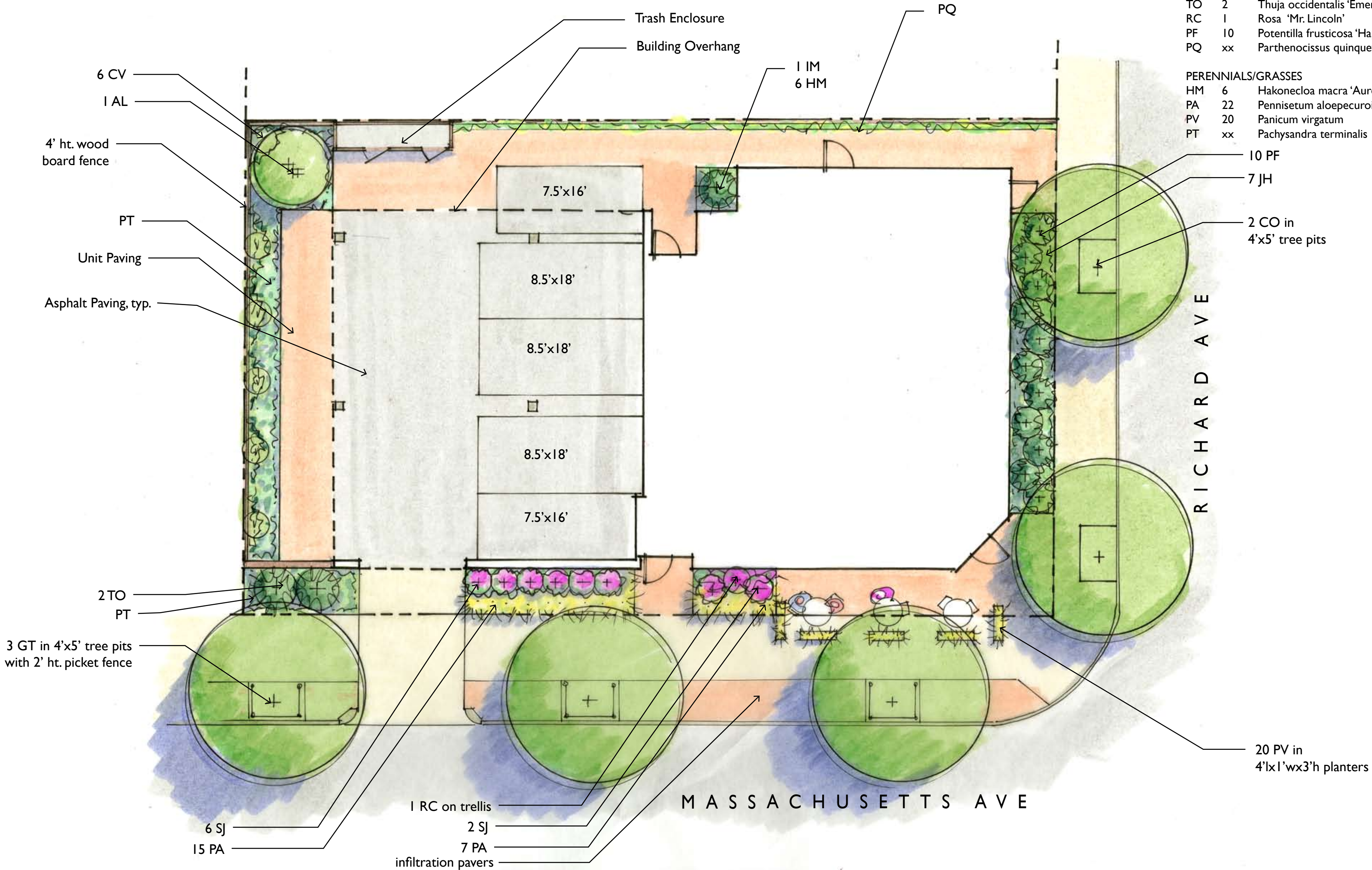
SP APPL 5 JUN 2015

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SHEET

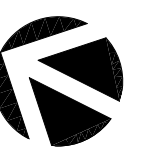
C1.1

PLANT LIST					
KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AL	1	Amelanchier laevis	Serviceberry	14-16' ht.	multi stem
GT	3	Gleditsia triacanthos 'Shademaster'	Honeylocust	2.5-3" cal.	B&B
CO	2	Celtis occidentalis	Hackberry	2.5-3" cal.	B&B
SHRUBS/VINES					
CV	6	Clematis virginiana	Virgin Bower Vine	5 gal.	
IM	1	Ilex meserveae 'China Girl'	China Girl Holly	48" ht.	B&B
JH	7	Juniperus horizontalis 'Wiltonii'	Creeping Juniper	5 gal.	
SJ	8	Spiraea japonica 'Little Princess'	Little Princess Spirea	24" ht./5 gal.	
TO	2	Thuja occidentalis 'Emerald Green'	Em. Green Arb.	6-7' ht.	B&B
RC	1	Rosa 'Mr. Lincoln'	Mr. Lincoln Climbing Rose	5 gal.	
PF	10	Potentilla fruticosa 'Happy face'	Pink Potentilla	5 gal.	
PQ	xx	Parthenocissus quinquefolia	Virginia Creeper	4" pots	
PERENNIALS/GRASSES					
HM	6	Hakonecloa macra 'Aureola'	Golden Hakone grass	1 gal.	Pots
PA	22	Pennisetum alopecuroides 'Hameln'	Dwarf Ftn Grass	2 gal.	Pots
PV	20	Panicum virgatum	Switchgrass	2 gal.	Pots
PT	xx	Pachysandra terminalis	Pachysandra	4" pots	



255 I Massachusetts Ave., Cambridge MA

Illustrative Landscape Plan



Z:\DCADD\WGSMass Ave-2551\Drawings\Current\A0.1-A0.3 rendered ele & 3D view.dwg, 6/5/2015 5:03:48 PM



INTERSECTION VIEW OF MASSACHUSETTS AVE AND RICHARD AVE

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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WAKEFIELD, MA 01880

DRAWING TITLE

3D VIEW

SCALE AS NOTED

REVISION DATE

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DRAWING TITLE
ELEVATION
(MASS AVE)

SCALE AS NOTED

REVISION	DATE

SP APPL	5 JUN 2015
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A0.2



1 MASS AVE (FRONT) ELEVATION
SCALE: 1" = 10'-0"



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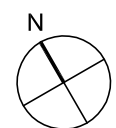
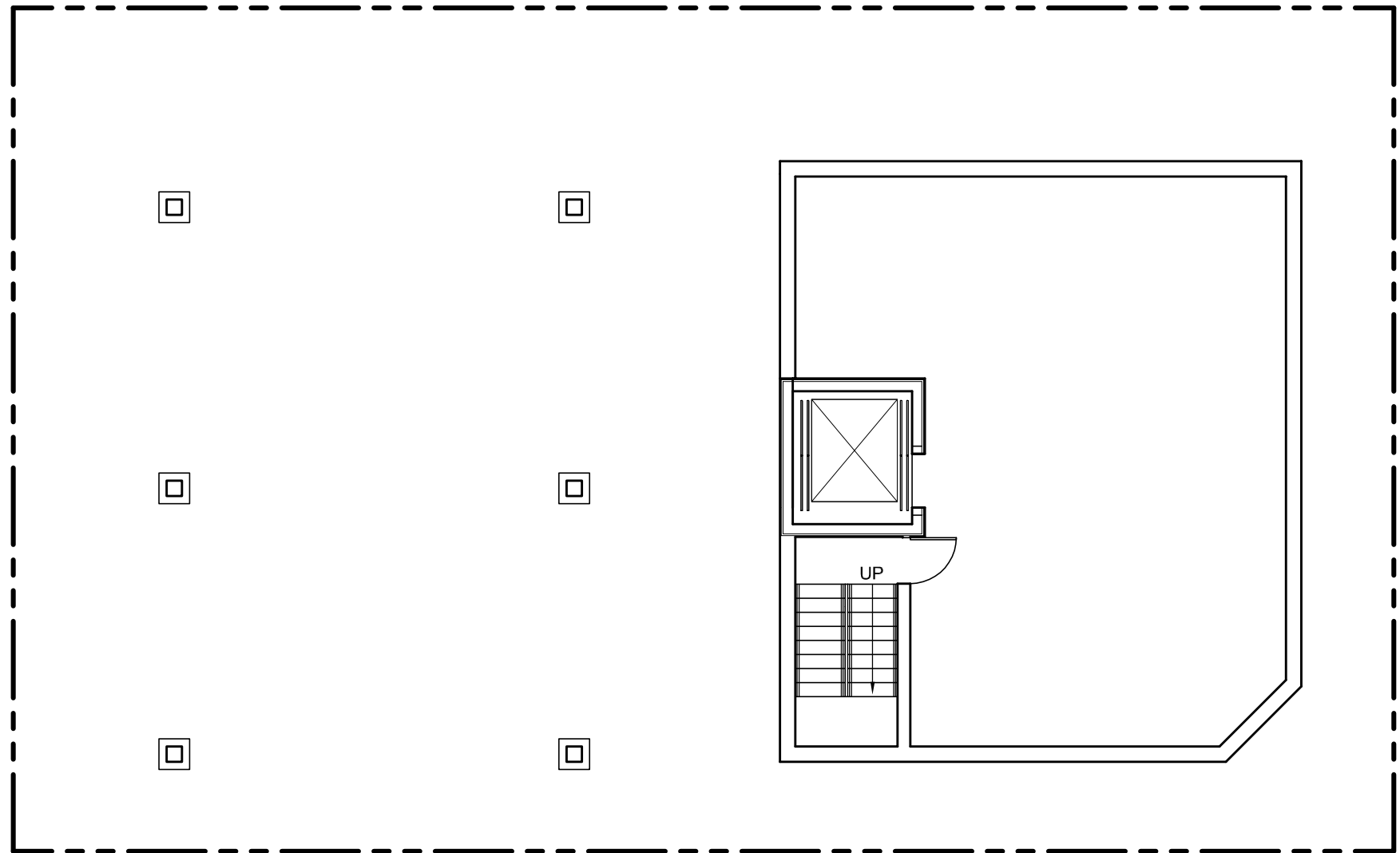
7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

DRAWING TITLE
BASEMENT
PLAN

SCALE AS NOTED

REVISION	DATE
SP APPL	5 JUN 2015
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BASEMENT PLAN

SCALE: 1" = 10'-0"

BASEMENT FLOOR 0-GSF



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PROPERTIES LLC

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DRAWING TITLE
DIMENSIONAL
SITE PLAN /
GROUND
FLOOR PLAN

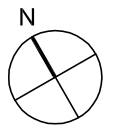
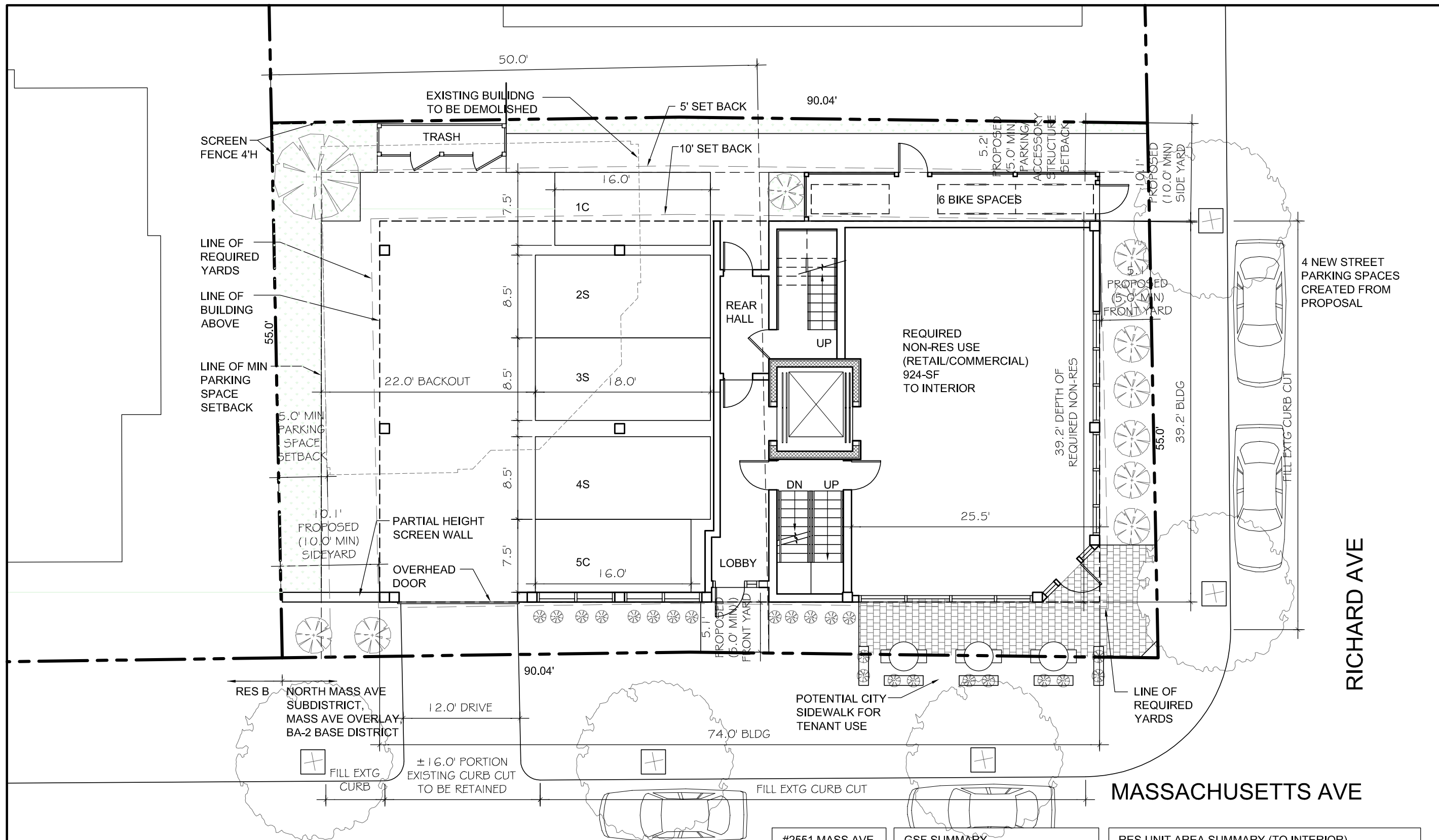
SCALE AS NOTED

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DIMENSIONAL SITE PLAN

SCALE: 1" = 10'-0"

ZONING DISTRICT - BA-2, MASSACHUSETTS AVE,
& NORTH MASSACHUSETTS AVE

GROUND FL 1,560-GSF

#2551 MASS AVE
LOT AREA
= 4,950-SF

BASED ON PLOT
PLAN BY D & A
SURVEY
ASSOCIATES, INC.
P.O. BOX 621
MEDFORD, MA
02155

GSF SUMMARY	
4TH FL	1,295-GSF
3RD FL	2,513-GSF
2ND FL	2,885-GSF
GROUND FL	1,560-GSF
BASEMENT	0-GSF
TOTAL	8,253-GSF
(GSF MAX)	8,663-GSF

RES UNIT AREA SUMMARY (TO INTERIOR)	
UNIT 5	909-SF
UNIT 4	929-SF
UNIT 3	1,126-SF
UNIT 2	929-SF
UNIT 1	1,485-SF
TOTAL	5,378-SF

NON-RES AREA SUMMARY (TO INTERIOR)	
GROUND FLOOR	924-GSF
BASEMENT FLOOR	0-GSF
TOTAL	924-GSF



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DRAWING TITLE
2ND FLOOR
PLAN &
DIAGRAMATIC
BUILDING
SECTION

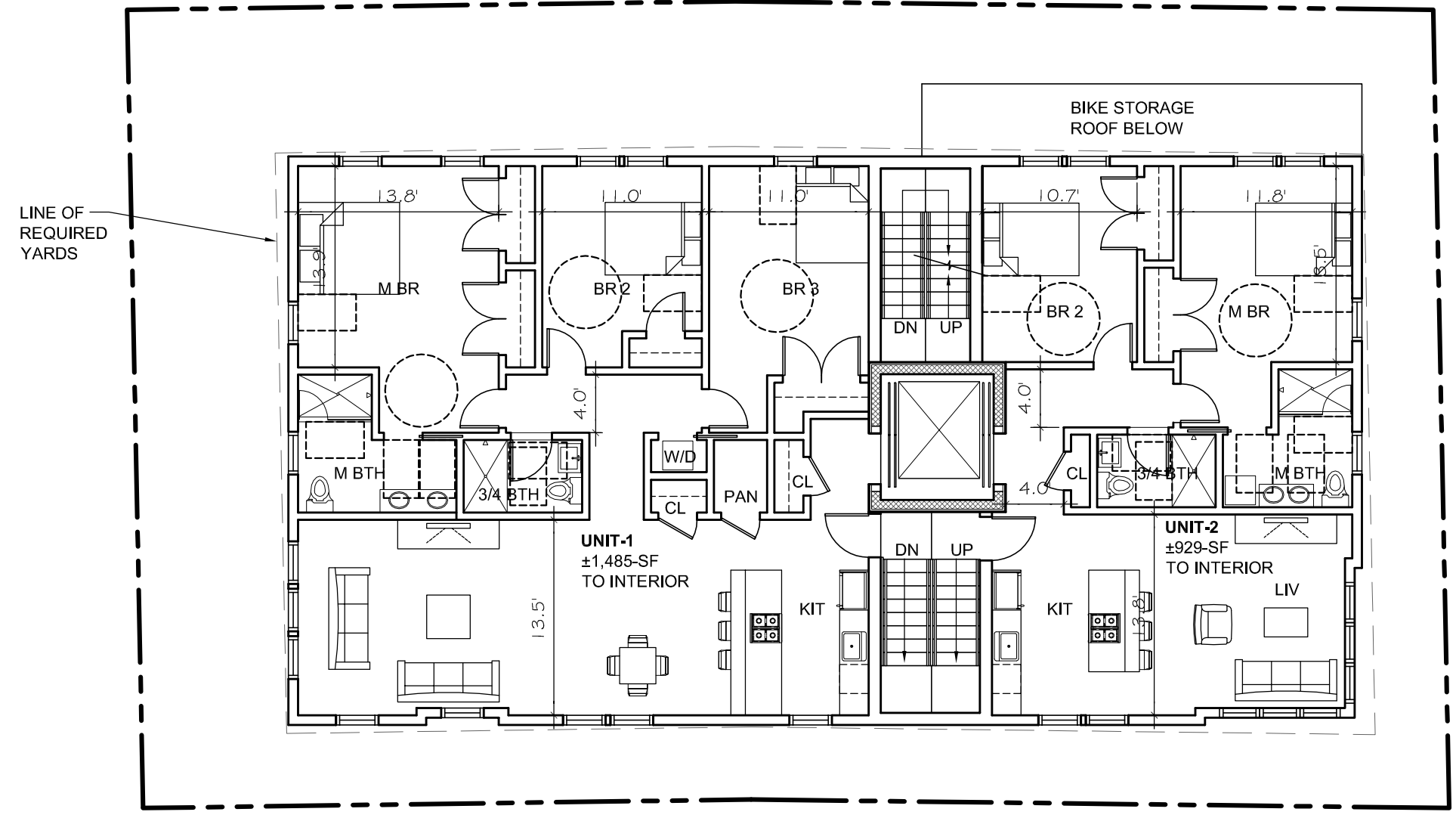
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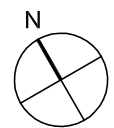
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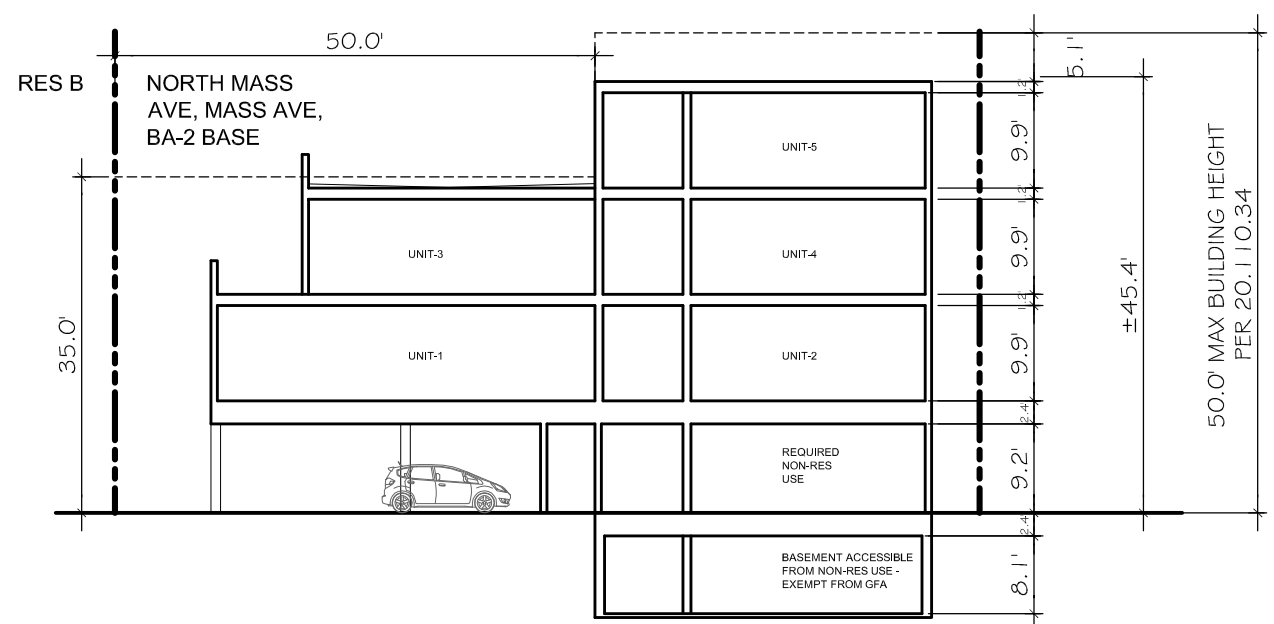
LINE OF
REQUIRED
YARDS



1 2ND FLOOR PLAN

SCALE: 1" = 10'-0"

2,885-GSF



DIAGRAMATIC BUILDING SECTION

SCALE: 1" = 20'-0"

VIEW FROM MASS AVE



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PROPERTIES LLC

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DRAWING TITLE
3RD FLOOR PLAN

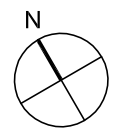
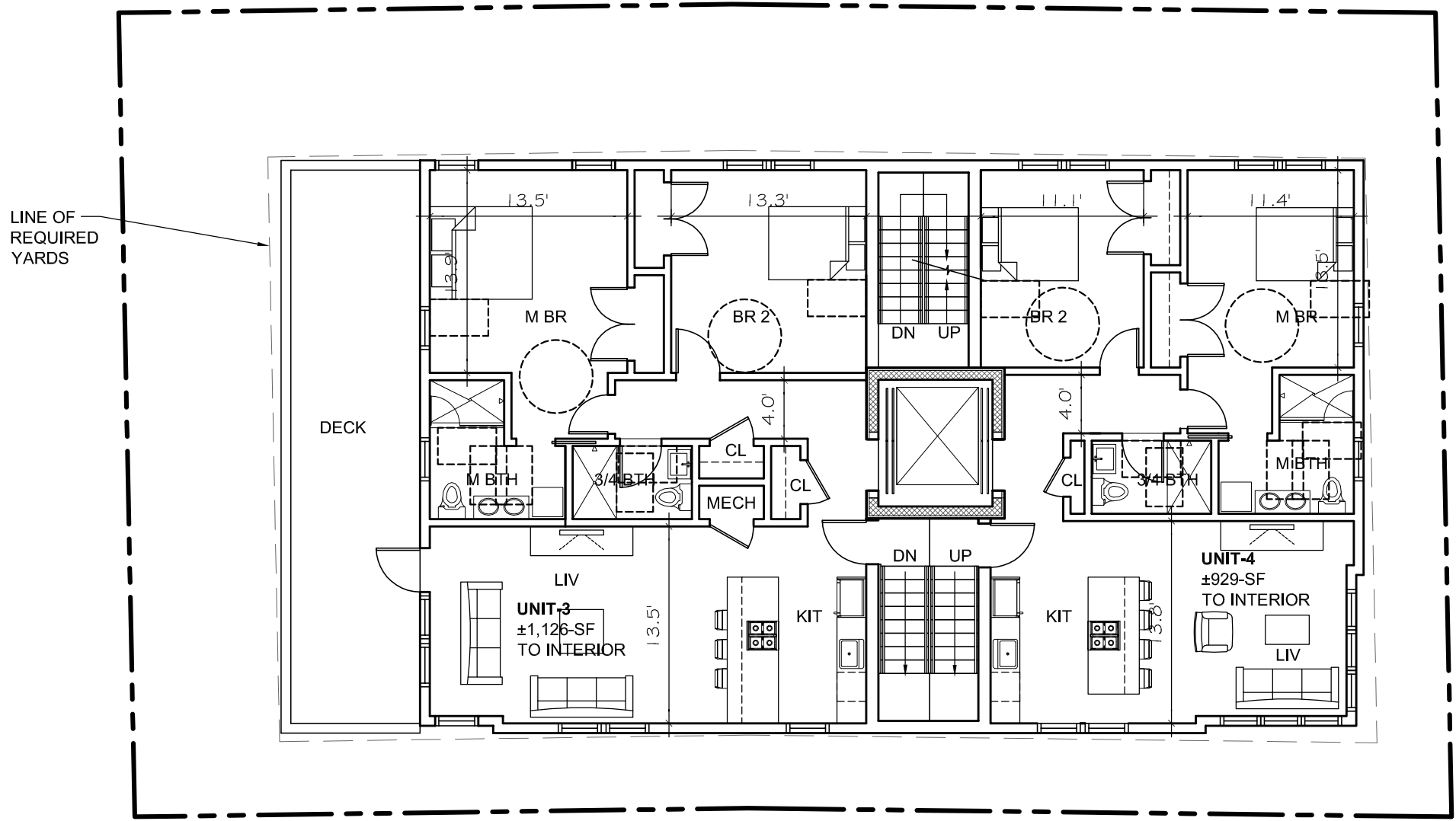
SCALE AS NOTED

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3RD FLOOR PLAN

SCALE: 1" = 10'-0"

2,513-GSF



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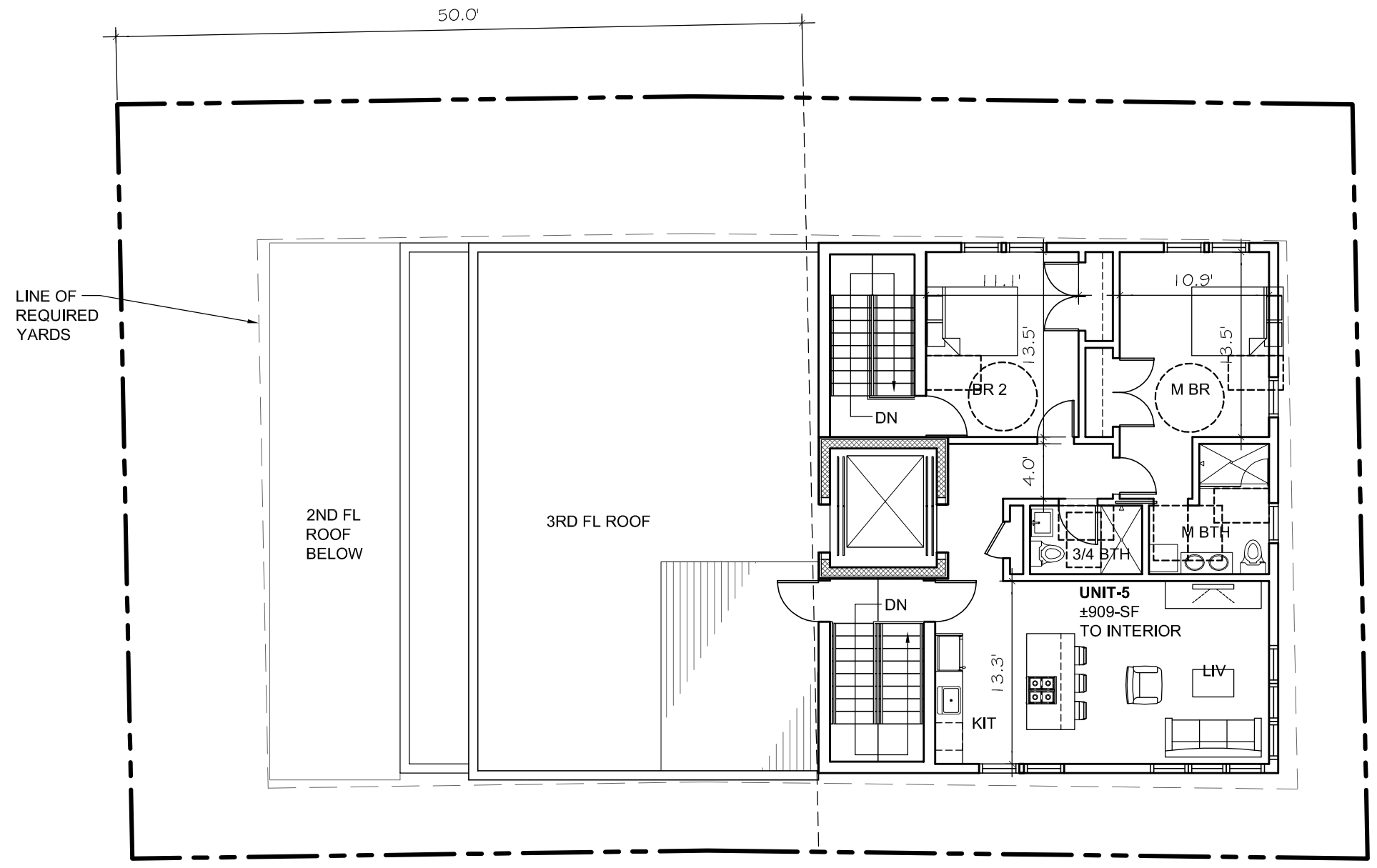
DRAWING TITLE
4TH FLOOR
PLAN

SCALE AS NOTED

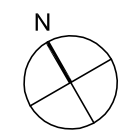
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RES B NORTH MASS AVE
SUBDISTRICT,
MASS AVE OVERLAY,
BA-2 BASE DISTRICT



1 4TH FLOOR PLAN

SCALE: 1" = 10'-0" 1,295-GSF



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DRAWING TITLE
ELEVATION

SCALE AS NOTED

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○ **MASS AVE (FRONT) ELEVATION**
SCALE: 1" = 10'-0"

