

SPECIAL PERMIT SET- REV 2 - 28 JUNE 2021

# 600 MASSACHUSETTS AVE.- ADDITION

600 MASSACHUSETTS AVE. CAMBRIDGE, MA 02139



MASSACHUSETTS AVE ELEVATION

PREPARED BY:

**ARCHITECT**  
PETER QUINN  
ARCHITECTS LLC

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

**SURVEYOR**  
PRECISION LAND SURVEYING  
INC.

34 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
PH (508) 460 1789

**CIVIL ENGINEER**  
DESIGN CONSULTANTS INC.

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

## PROJECT SUMMARY

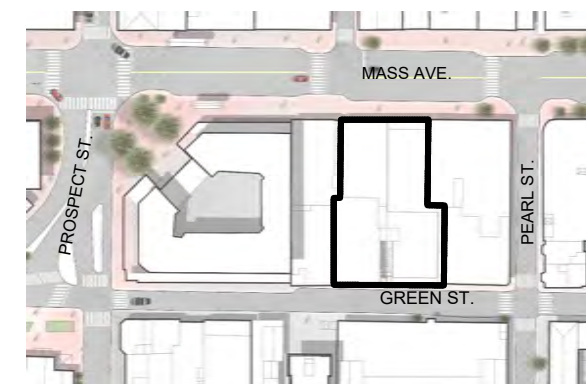
	EXISTING	PROPOSED
COMMERCIAL /RETAIL(W/ BASEMENT)	±39,539	±27,921
OFFICE	0	±16,467
RESIDENTIAL	0	±49,436
INDUSTRIAL	±15,180	0
<b>TOTAL GFA</b>	<b>±54,719</b>	<b>±93,824</b>

## UNIT SUMMARY

UNIT TYPE	No OF UNITS
STUDIOS	13
1 BEDROOMS	17
2 BEDROOMS	14
3 BEDROOMS	2
<b>TOTAL UNITS</b>	<b>46</b>

LIST OF DRAWINGS	SPECIAL PERMIT-REV1 30 SEP 2020	SPECIAL PERMIT-REV 2 28 JUNE 2021
<b>GENERAL</b>		
T1.0 TITLE SHEET	X	X
S1 EXISTING CONDITIONS PLAN	X	X
Z1 DIMENSIONAL SITE PLAN		
Z2 EXISTING CONDITIONS ZONING		
Z3 PROPOSED BUILDING ZONING CALCULATIONS		
Z4 PROPOSED BUILDING ZONING ANALYSIS		
<i>Note - The Sheets Z1 through Z4 are provided as a separate document along with a Zoning Compliance Narrative</i>		
EC-1 EXISTING CONDITION PHOTOS @ MASS AVE.	X	X
EC-2 EXISTING CONDITION PHOTOS @ GREEN ST.	X	X
<b>ARCHITECTURAL</b>		
EX-1 EXISTING FLOOR PLANS	X	X
EX-2 EXISTING ELEVATIONS	X	X
AS1 SITE PLAN	X	X
A1.0 BASEMENT FLOOR PLAN	X	X
A1.0a BIKE PATH & BIKE STORAGE ROOM	X	X
A1.1 FIRST FLOOR PLAN	X	X
A1.2 SECOND FLOOR PLAN	X	X
A1.3 THIRD FLOOR PLAN	X	X
A1.4 FOURTH FLOOR PLAN	X	X
A1.5 FIFTH FLOOR PLAN	X	X
A1.6 SIXTH FLOOR PLAN	X	X
A1.7 ROOF PLAN	X	X
A1.7a GREEN ROOF CALCULATION		X
A2.0 PROPOSED MASS AVE. ELEVATION	X	X
A2.1 ENLARGED MASS AVE ELEVATION	X	X
A2.2 PROPOSED EAST SIDE ELEVATION	X	X
A2.3 PROPOSED GREEN ST ELEVATION	X	X
A2.4 ENLARGED GREEN ST ELEVATION	X	X
A2.5 PROPOSED WEST SIDE ELEVATION	X	X
A2.6a MASS AVE EXTERIOR MATERIALS	X	X
A2.6b GREEN ST EXTERIOR MATERIALS	X	X
A2.6c EAST & WEST (COURTYARD) ELEVATIONS EXTERIOR MATERIALS	X	X
A2.7 BUILDING SECTION	X	X
A2.8 EXTERIOR LIGHTING	X	X
3D-0 MASS AVE 3D STREET VIEW 1	X	X
3D-1 MASS AVE 3D STREET VIEW 2	X	X
3D-2 GREEN ST 3D STREET VIEW 1	X	X
3D-3 GREEN ST 3D STREET VIEW 2	X	X
SH-1 - SH-3 SHADOW STUDY	X	X

*Note - A separate Urban Design Study document is submitted with this Application*



LOCUS PLAN



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

SEAL



CONSULTANT

PROJECT

ADDITION TO &  
RENOVATION OF  
600 MASS AVE.

600 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02139

PREPARED FOR

CIFRINO MASS AVE  
REALTY LLC,  
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION DATE

S. Permit, Rev 2 28 JUNE 2021

S. Permit, Rev 1 30 SEP 2020

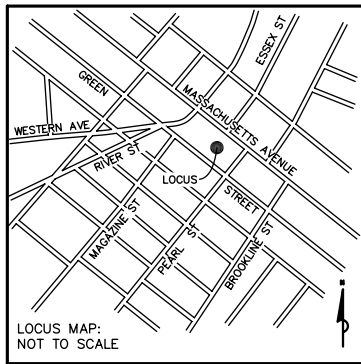
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T1.0



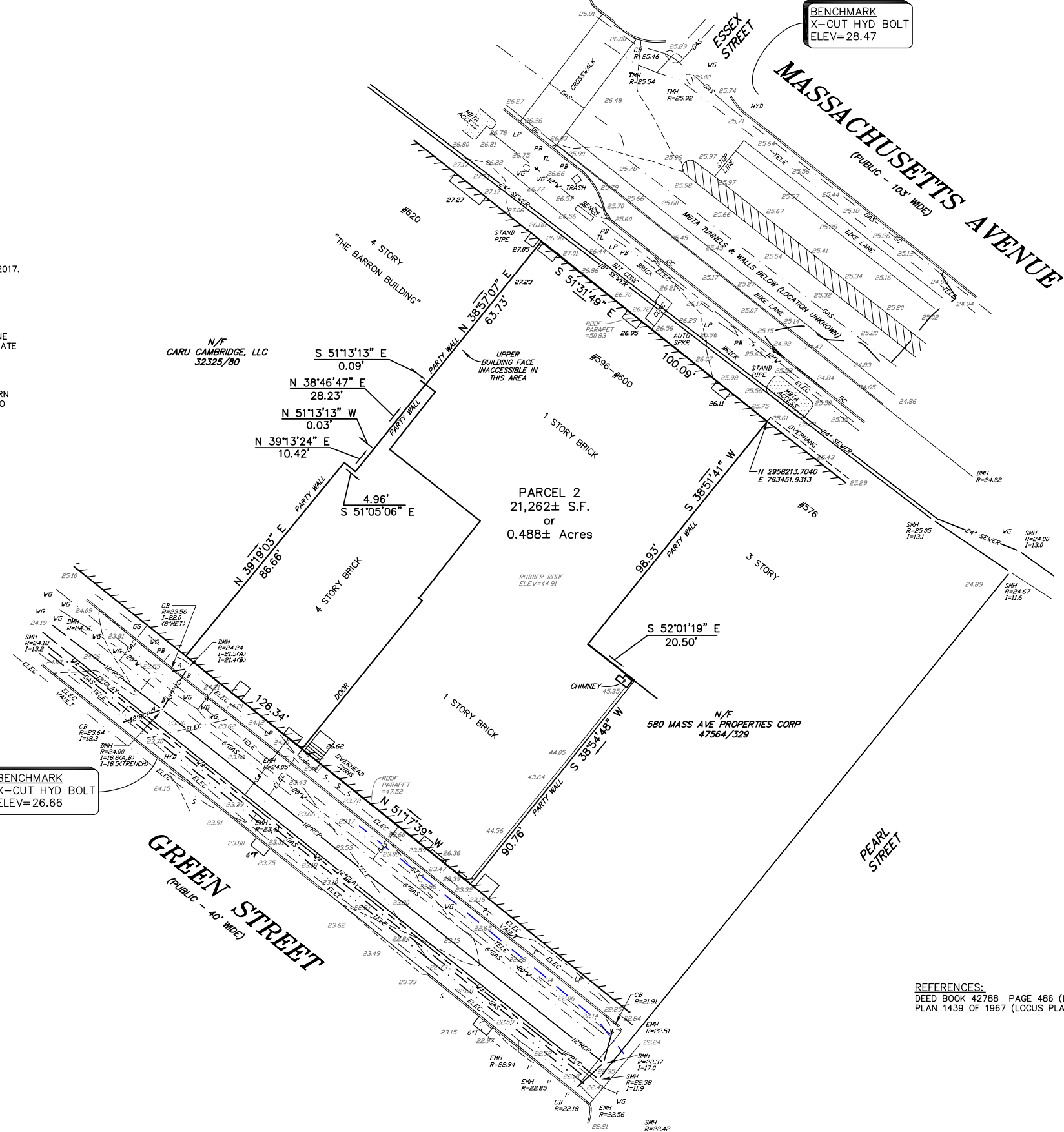
LOCUS MAP:  
NOT TO SCALE

**NOTES:**

- ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF CAMBRIDGE DATUM, AND WERE DETERMINED BY GPS OBSERVATIONS AND AN OPUS REDUCTION ON JUNE 8, 2017.
- THIS PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE SUBJECT TO THE FINDINGS SUCH A REPORT MAY DISCLOSE.
- THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE X (UNSHADED) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS, PANEL 576 OF 656, MAP NUMBER 25017C0576E, EFFECTIVE DATE: JUNE 4, 2010.
- LIMITED ACCESS WAS AVAILABLE FOR THE NORTHWESTERN BUILDING FACE. FIELD VERIFICATION WOULD BE NEEDED TO SHOW OTHER SITE INFORMATION.
- OWNER: CIFRINO-MASSACHUSETTS AVENUE REALTY, LLC DEED BOOK 42788 PAGE 486 ASSESSORS MAP 106 / PARCEL 124

BENCHMARK  
X-CUT HYD BOLT  
ELEV=26.66

BENCHMARK  
X-CUT HYD BOLT  
ELEV=28.47



**LEGEND:**

AUTO SPRK	AUTOMATIC SPRINKLER
BIT CONC	BITUMINOUS CONCRETE
CB	CATCH BASIN
CONC	CONCRETE
CTV	CABLE TELEVISION
DMH	DRAIN MANHOLE
ELEC	ELECTRIC MANHOLE
EMH	ELECTRIC MANHOLE
GC	GRANITE CURB
HYD	HYDRANT
I=	INVERT=
LP	LIGHT POLE
P	POST
PB	PULL BOX
PVC	POLY-VINYL CHLORIDE
R=	REINFORCED CONCRETE PIPE
RCP	REINFORCED CONCRETE PIPE
S	SEWER MANHOLE
SMH	SEWER MANHOLE
TELE	TELEPHONE
TL	TRAFFIC LIGHT
TMH	TELEPHONE MANHOLE
WG	WATER GATE

**UTILITY REFERENCES:**  
EVERSOURCE (ELECTRIC)  
GIS PLOT OF LOCUS AREA  
VERIZON (TELEPHONE)  
MASS AVE 198 / GREEN ST 294 B / PEARL ST 227  
EVERSOURCE (GAS)  
GIS PLOT OF LOCUS AREA  
CITY OF CAMBRIDGE DPW  
WATER, SEWER, DRAIN PLANS OF LOCUS AREA

**REFERENCES:**  
DEED BOOK 42788 PAGE 486 (LOCUS DEED)  
PLAN 1439 OF 1967 (LOCUS PLAN)



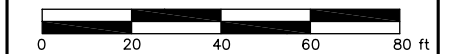
UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.



#596-600 MASSACHUSETTS AVENUE

EXISTING CONDITIONS PLAN  
IN  
**CAMBRIDGE, MA**  
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: JUNE 8, 2017



**Precision Land Surveying, Inc.**  
32 Turnpike Road  
Southborough, Massachusetts 01772  
TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096  
4491TP1.DWG

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PROJECT  
ADDITION TO &  
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PREPARED FOR

CIFRINO MASS AVE  
REALTY LLC,  
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

EXISTING  
CONDITION  
PHOTOS @  
MASS AVE.

SCALE AS NOTED

REVISION	DATE
S. Permit REV 2	28 JUNE 2021
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SPECIAL PERMIT	23 JUNE 2020
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**EC-1**

Project Site



1. EXISTING MASS AVE. ELEVATION

Project Site



2. EXISTING MASS AVE. NORTH EAST VIEW



3. EXISTING MASS AVE. NORTH WEST VIEW



PLAN KEY



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EXISTING  
CONDITION  
PHOTOS @  
GREEN ST.

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**EC-2**

RENOVATED  
"BAKERY BUILDING"  
CON-SITE

PROJECT SITE (GREEN ST.)



1. EXISTING GREEN ST. ELEVATION



3. EXISTING GREEN ST. SOUTH EAST VIEW

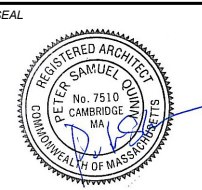


2. EXISTING GREEN ST. SOUTH WEST VIEW



PLAN KEY





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**PROPOSED  
SITE PLAN**

SCALE AS NOTED

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S. Permit, Rev 1

30 SEP 2020

SPECIAL PERMIT

15 JULY 2020

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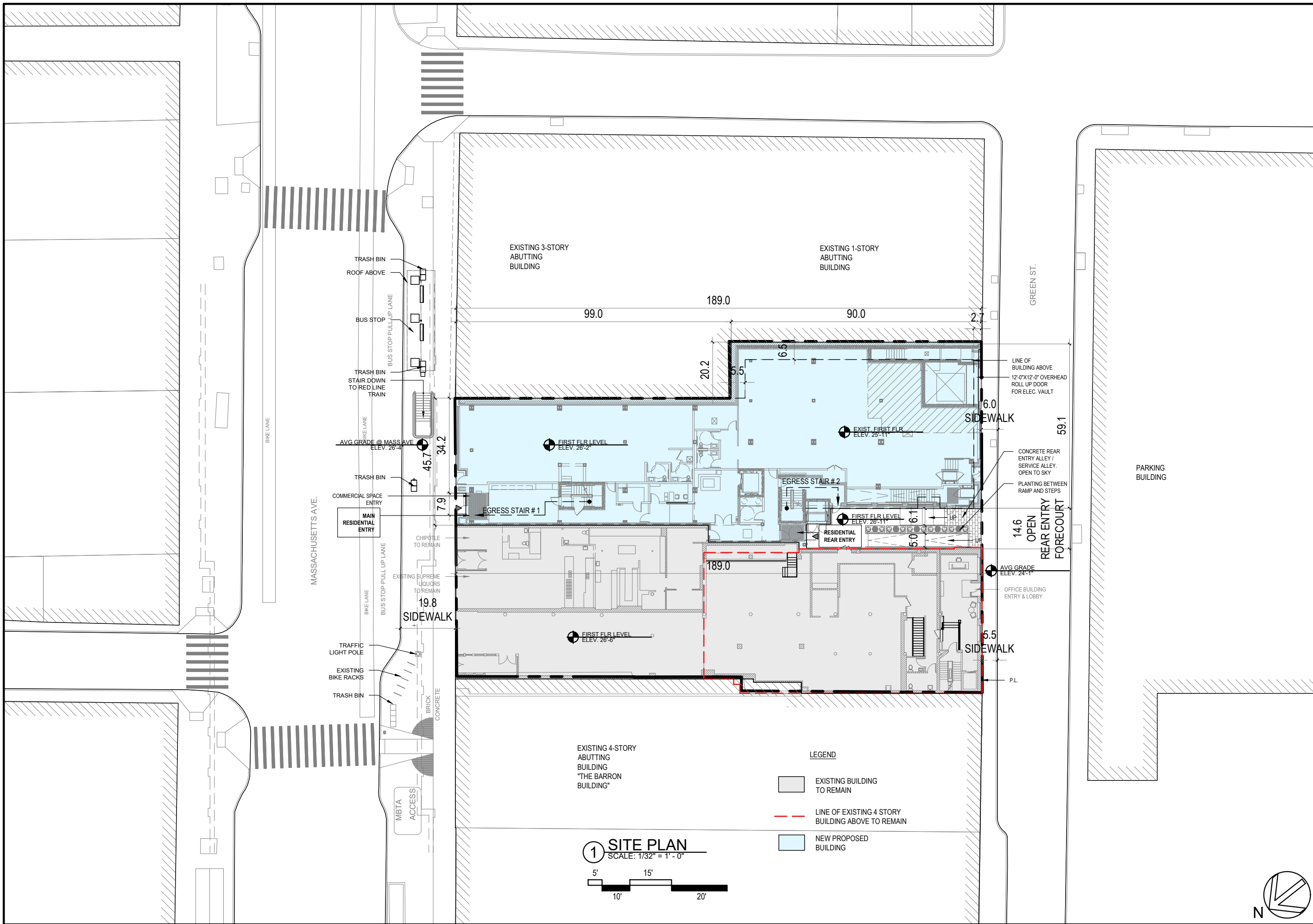
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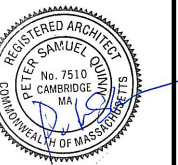
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**AS1**



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EXISTING  
FLOOR  
PLANS

SCALE AS NOTED

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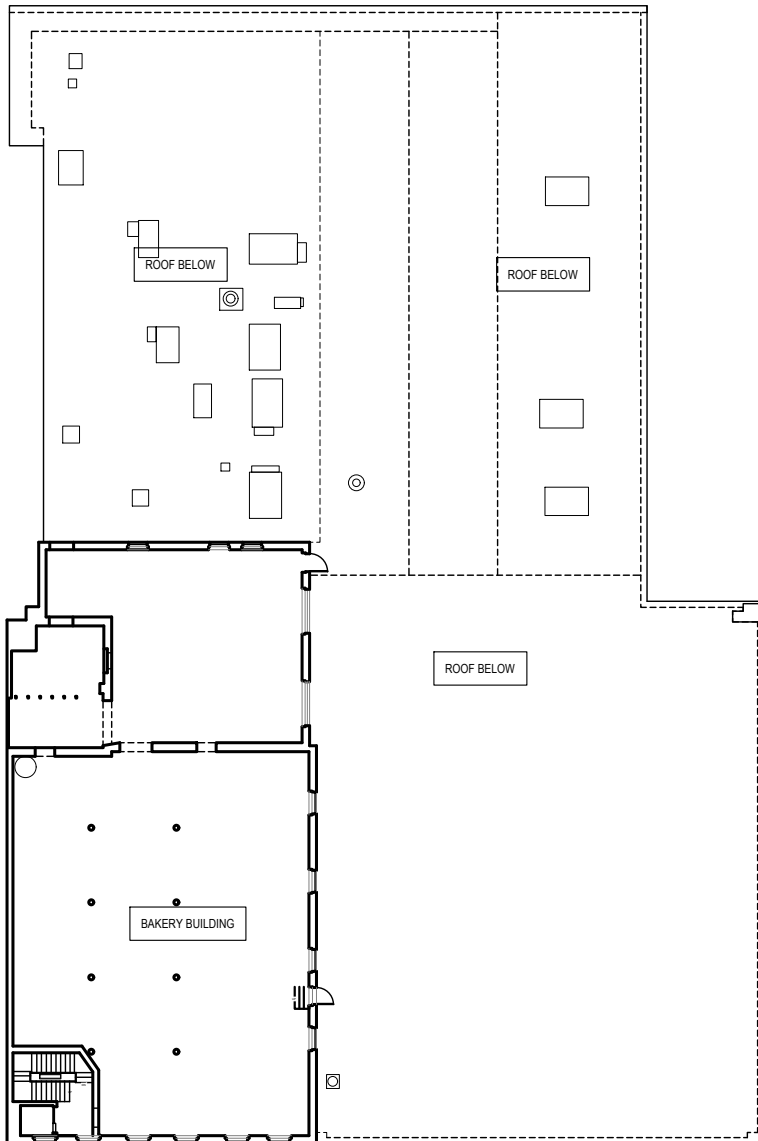
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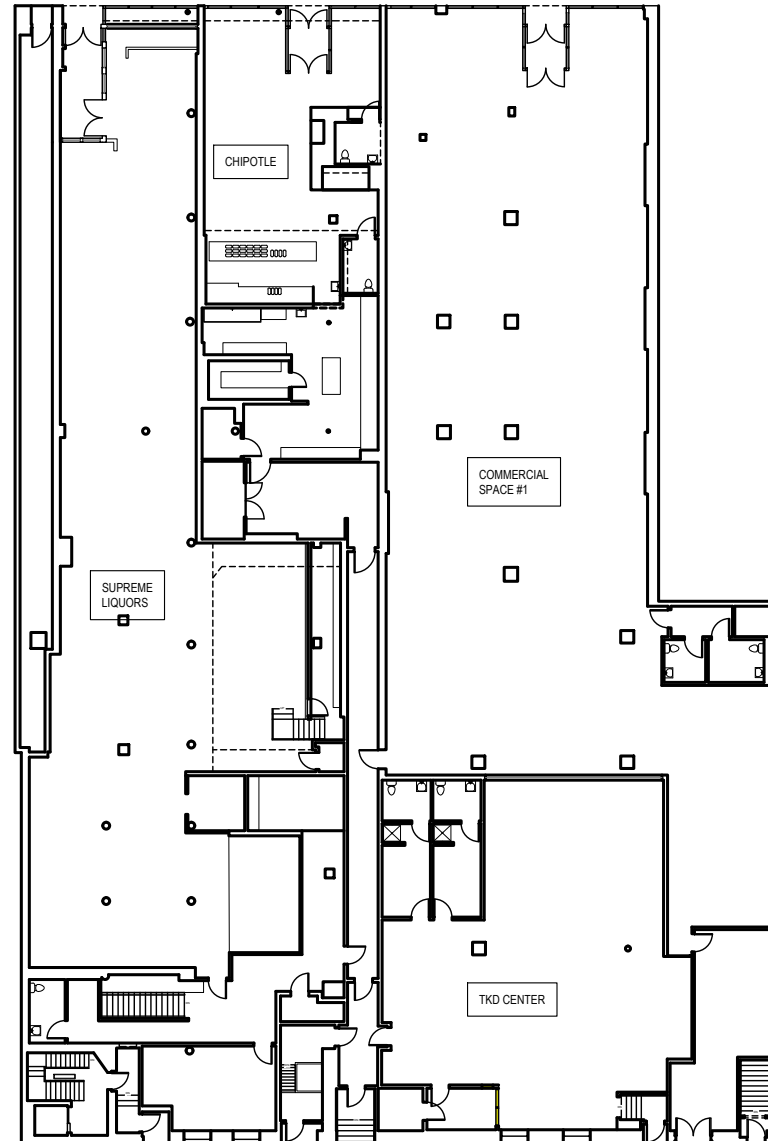
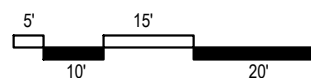
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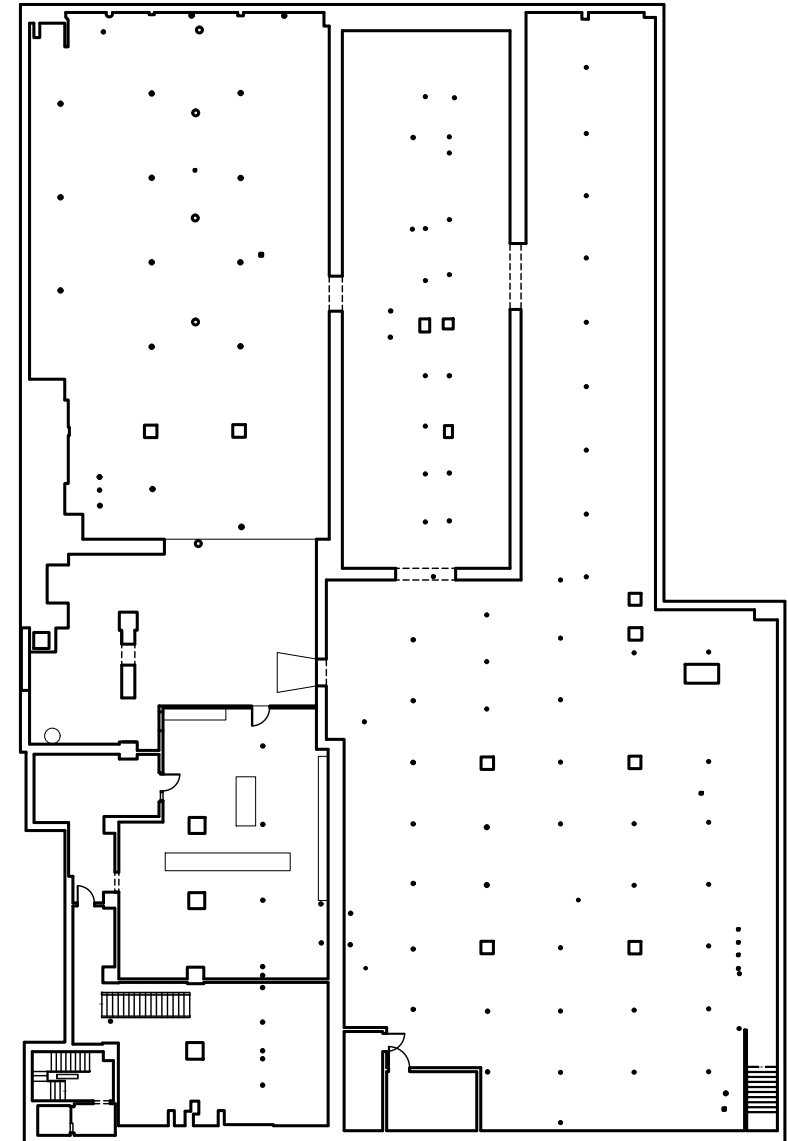
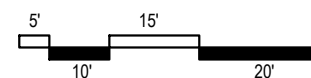
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**EX-1**



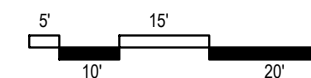
**3** EXISTING SECOND TO FOURTH FLOORS  
SCALE: 1/32" = 1' - 0"



**2** EXISTING FIRST FLOOR  
SCALE: 1/32" = 1' - 0"

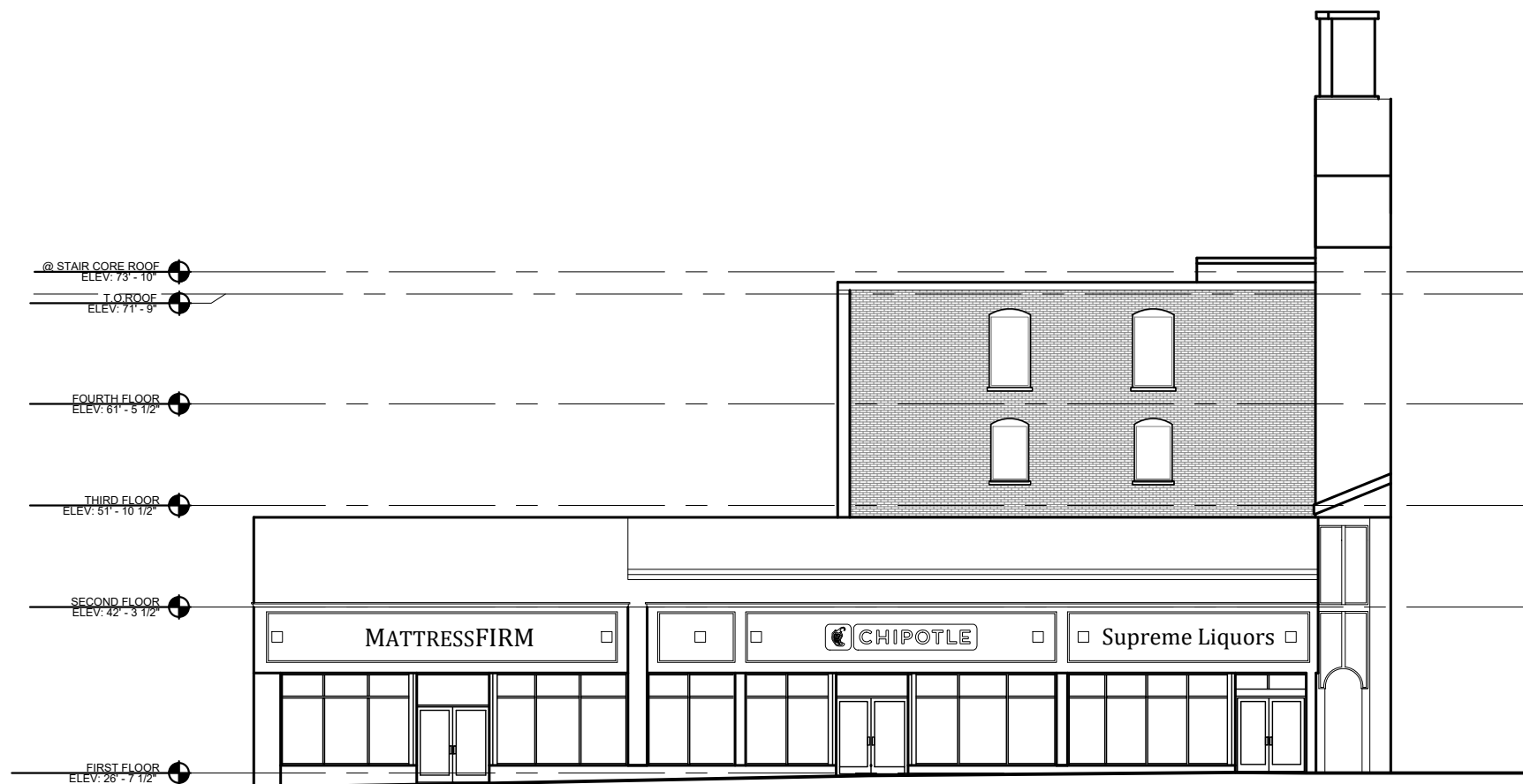
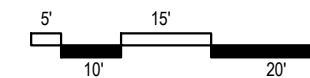


**1** EXISTING BASEMENT FLOOR  
SCALE: 1/32" = 1' - 0"

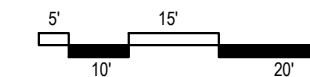




② EXISTING GREEN ST ELEVATION  
SCALE: 1/32" = 1' - 0"



① EXISTING MASS AVE. ELEVATION  
SCALE: 1/16" = 1' - 0"



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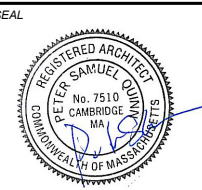
EXISTING  
FLOOR  
PLANS

SCALE AS NOTED

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**EX-2**



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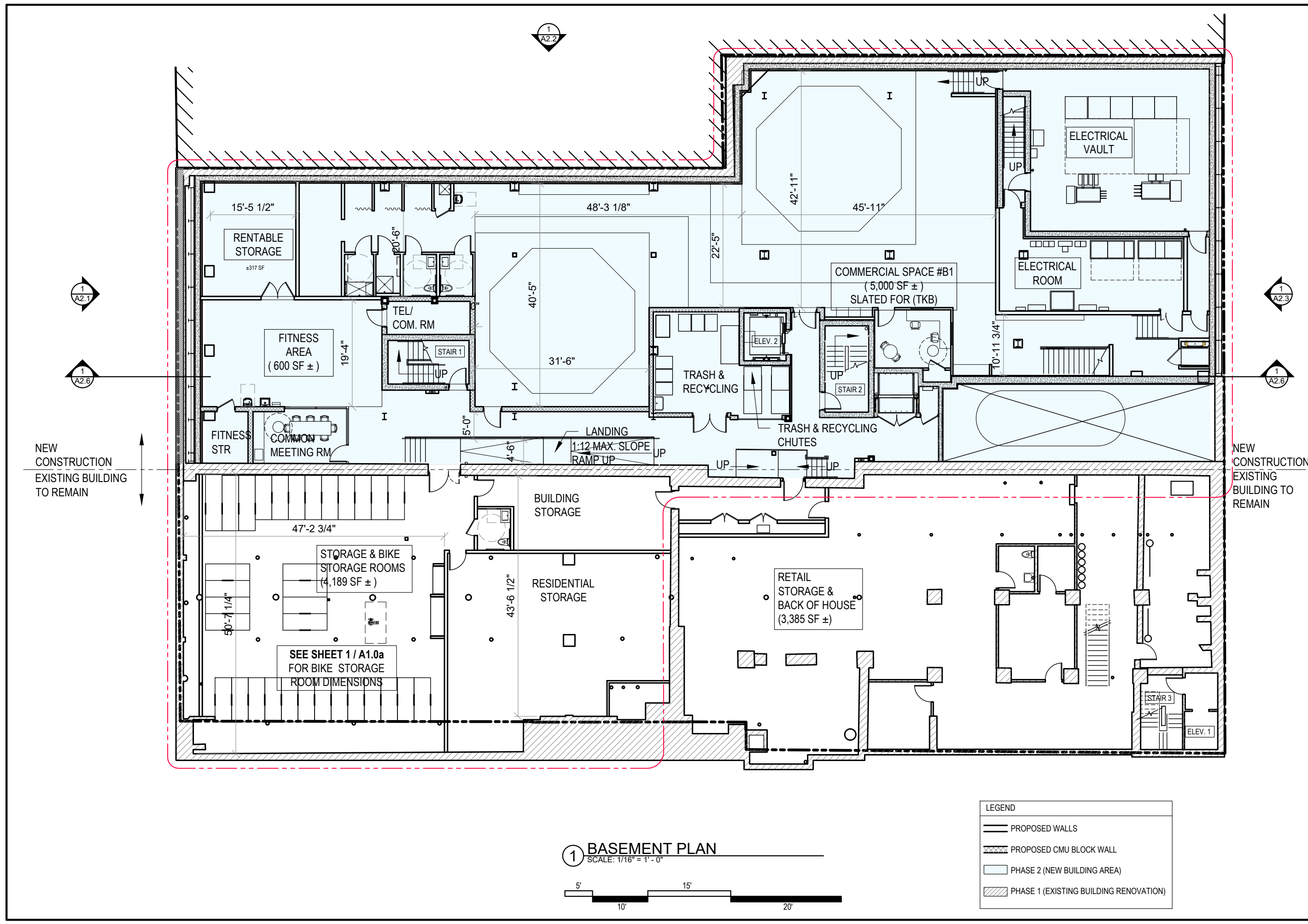
**BASEMENT  
PLAN**

SCALE AS NOTED

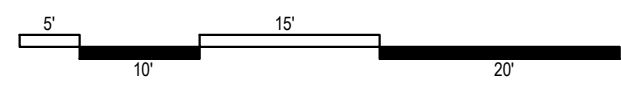
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**A1.0**



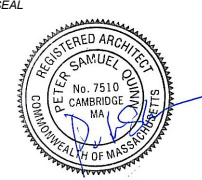
**1 BASEMENT PLAN**  
SCALE: 1/16" = 1'-0"



LEGEND

	PROPOSED WALLS
	PROPOSED CMU BLOCK WALL
	PHASE 2 (NEW BUILDING AREA)
	PHASE 1 (EXISTING BUILDING RENOVATION)





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**BIKE ROUTE &  
BIKE STORAGE  
ROOM**

SCALE AS NOTED

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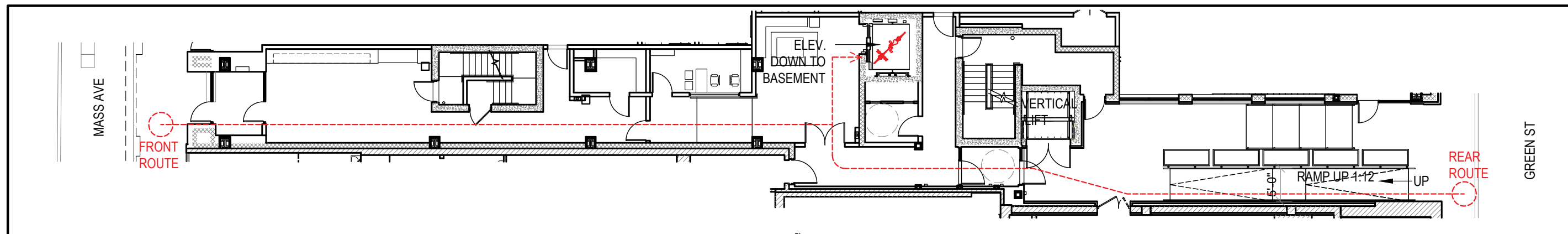
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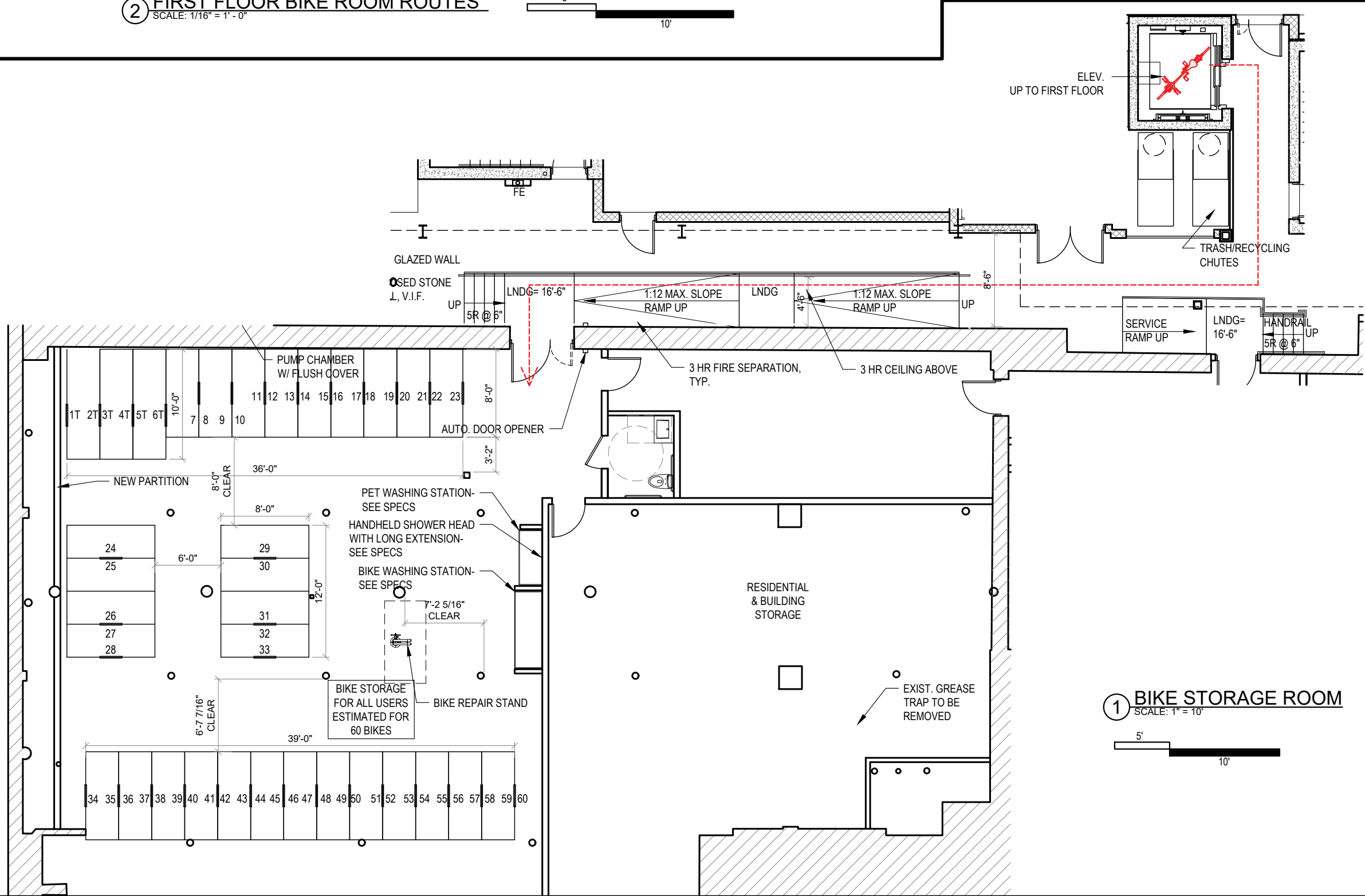
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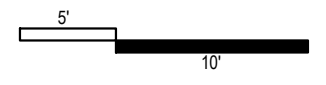
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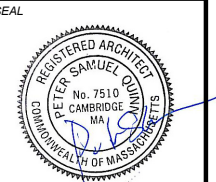


**2 FIRST FLOOR BIKE ROOM ROUTES**  
SCALE: 1/16" = 1' - 0"



**1 BIKE STORAGE ROOM**  
SCALE: 1" = 10'





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 C/O SUPERIOR REALTY

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**FIRST FLOOR  
 PLAN**

SCALE AS NOTED

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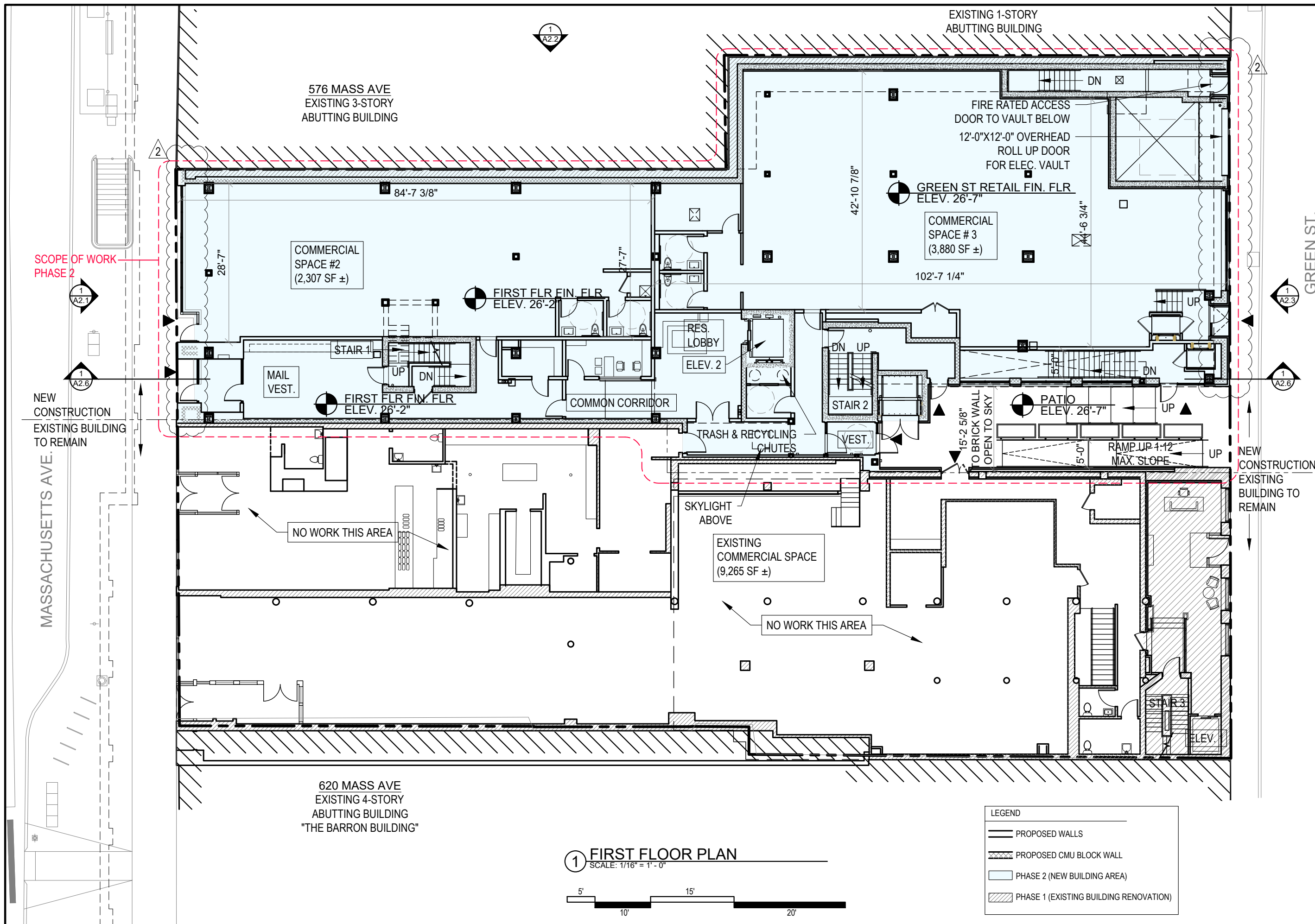
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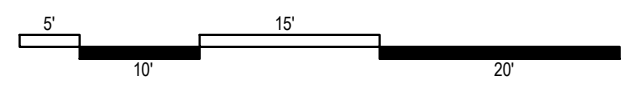
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**A1.1**

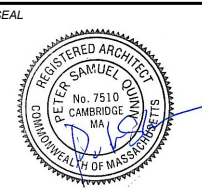


**1 FIRST FLOOR PLAN**  
 SCALE: 1/16" = 1' - 0"



LEGEND

	PROPOSED WALLS
	PROPOSED CMU BLOCK WALL
	PHASE 2 (NEW BUILDING AREA)
	PHASE 1 (EXISTING BUILDING RENOVATION)



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**SECOND FLOOR PLAN**

SCALE AS NOTED

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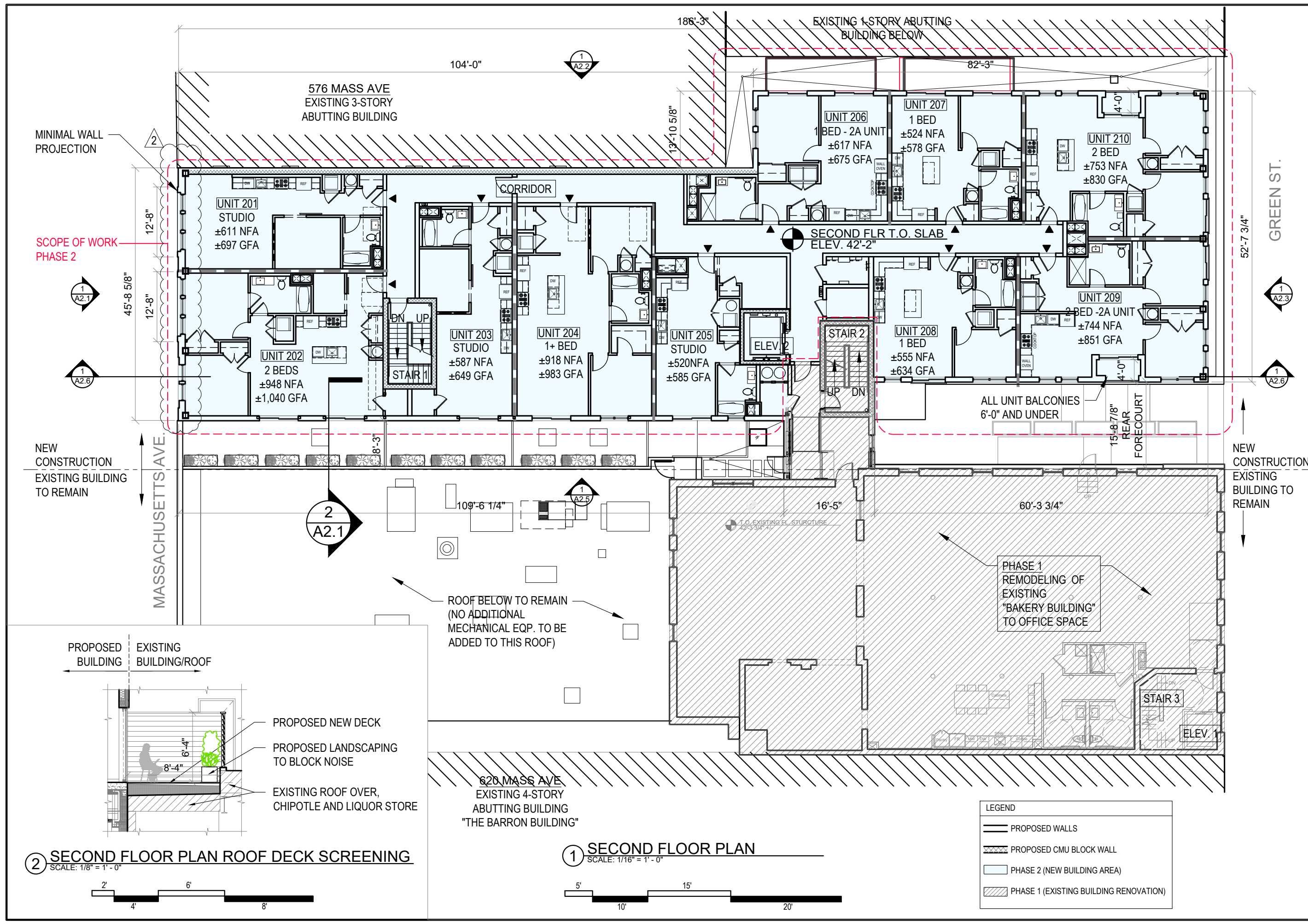
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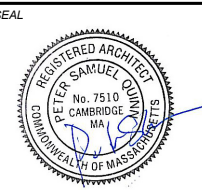
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SHEET

**A1.2**





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**THIRD FLOOR PLAN**

SCALE AS NOTED

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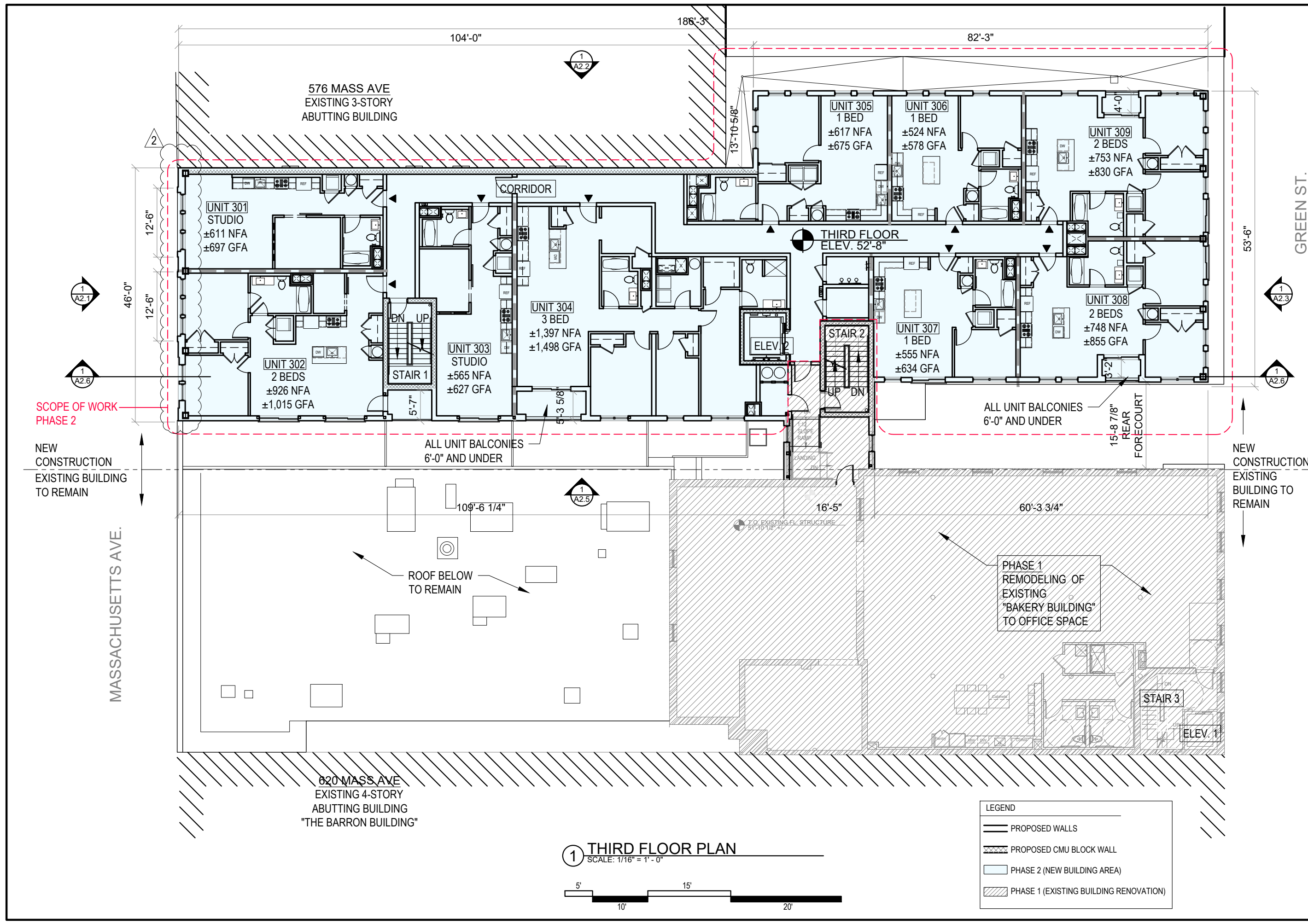
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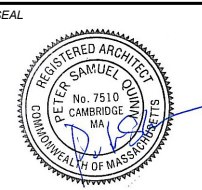
SPECIAL PERMIT 15 JULY 2020

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**A1.3**





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**FOURTH FLOOR  
PLAN**

SCALE AS NOTED

REVISION DATE

S. Permit, Rev 2 28 JUNE 2021

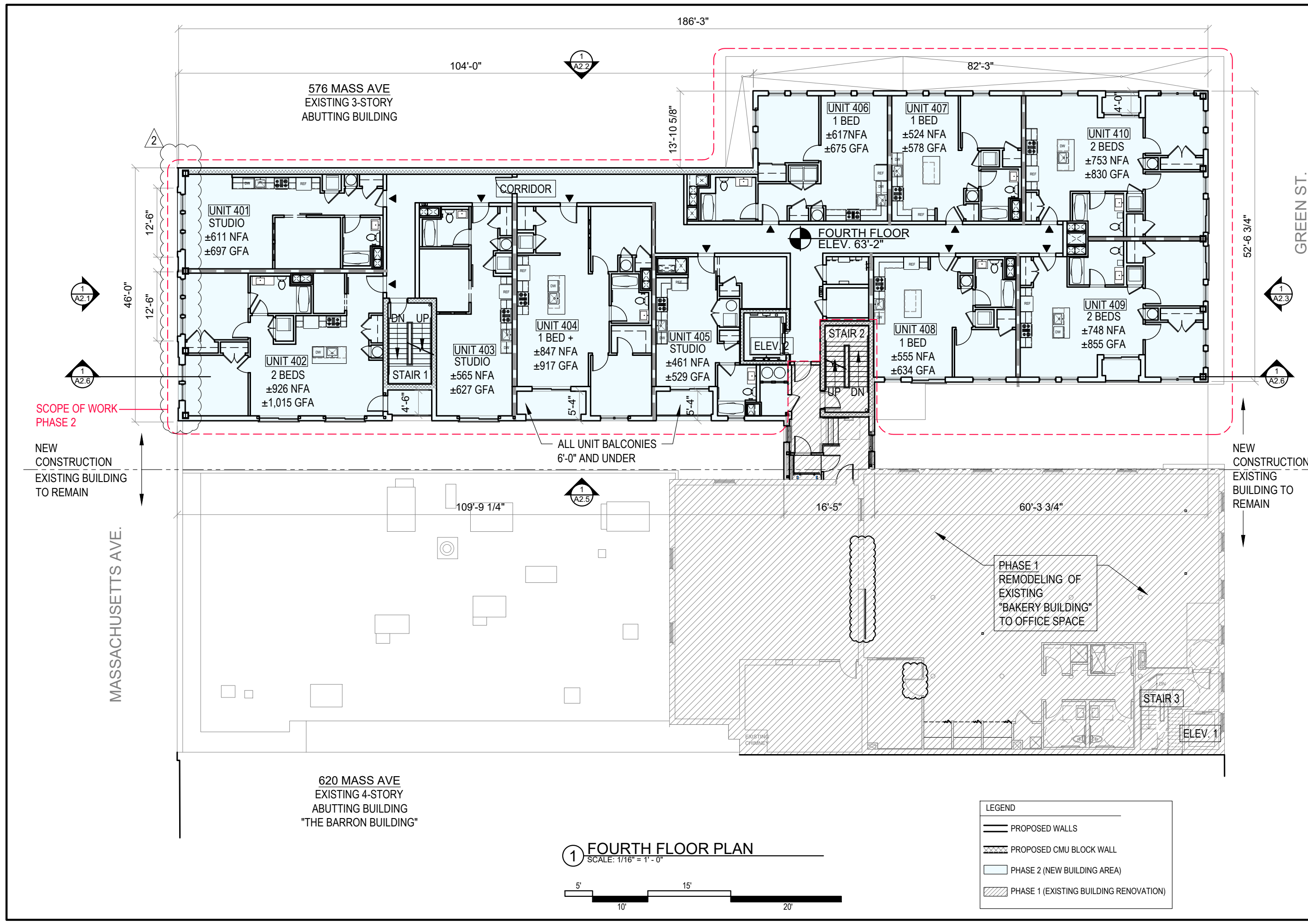
S. Permit, Rev 1 30 SEP 2020

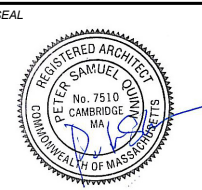
SPECIAL PERMIT 15 JULY 2020

DRAWN BY EXC REVIEWED BY PQ

SHEET

**A1.4**





CONSULTANT

PROJECT  
ADDITION TO &  
RENOVATION OF  
600 MASS AVE.

600 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02139

PREPARED FOR  
CIFRINO MASS AVE  
REALTY LLC,  
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

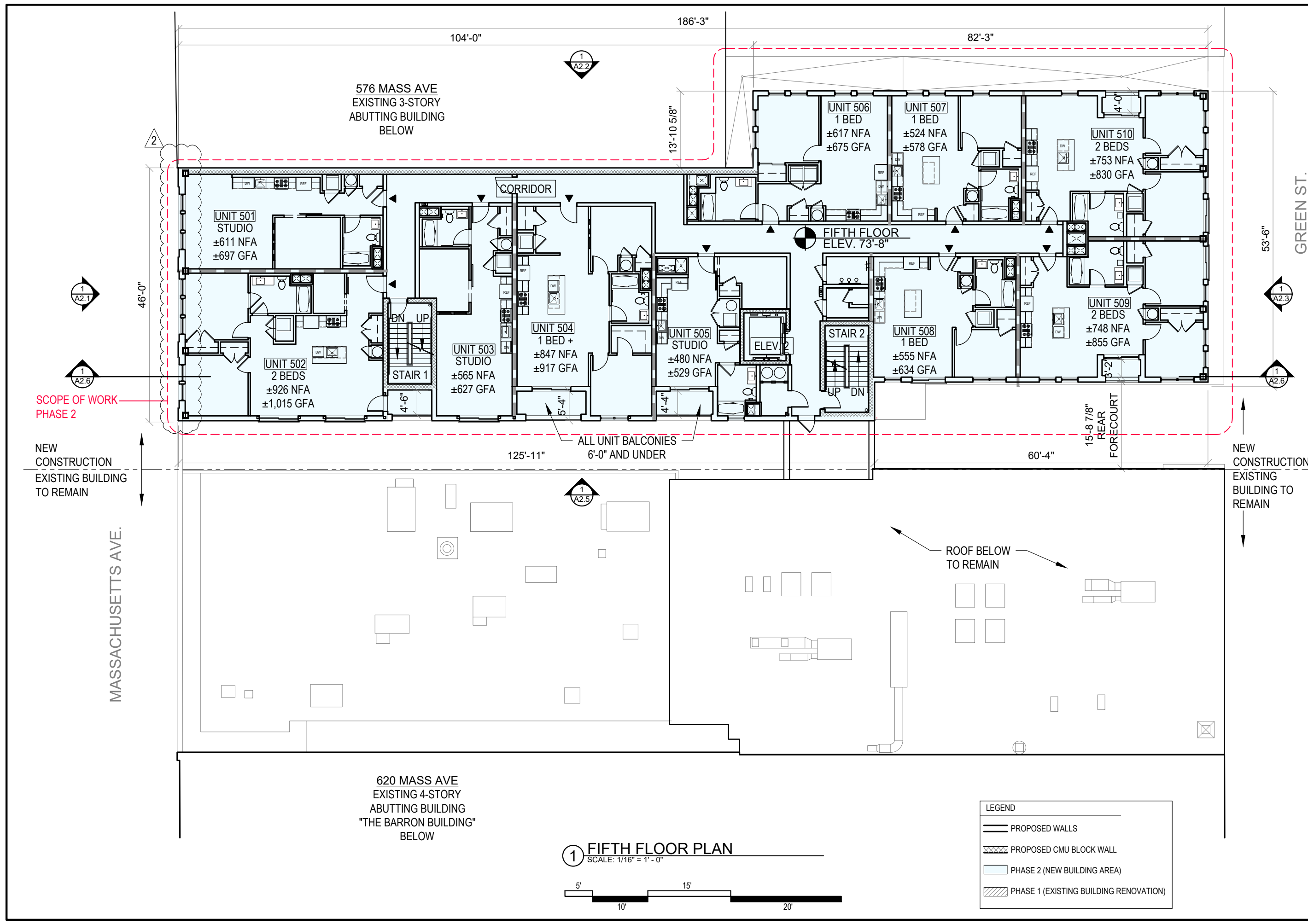
**FIFTH FLOOR PLAN**

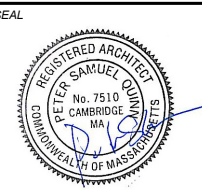
SCALE AS NOTED

REVISION	DATE
S. Permit. Rev 2	28 JUNE 2021
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**A1.5**





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CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

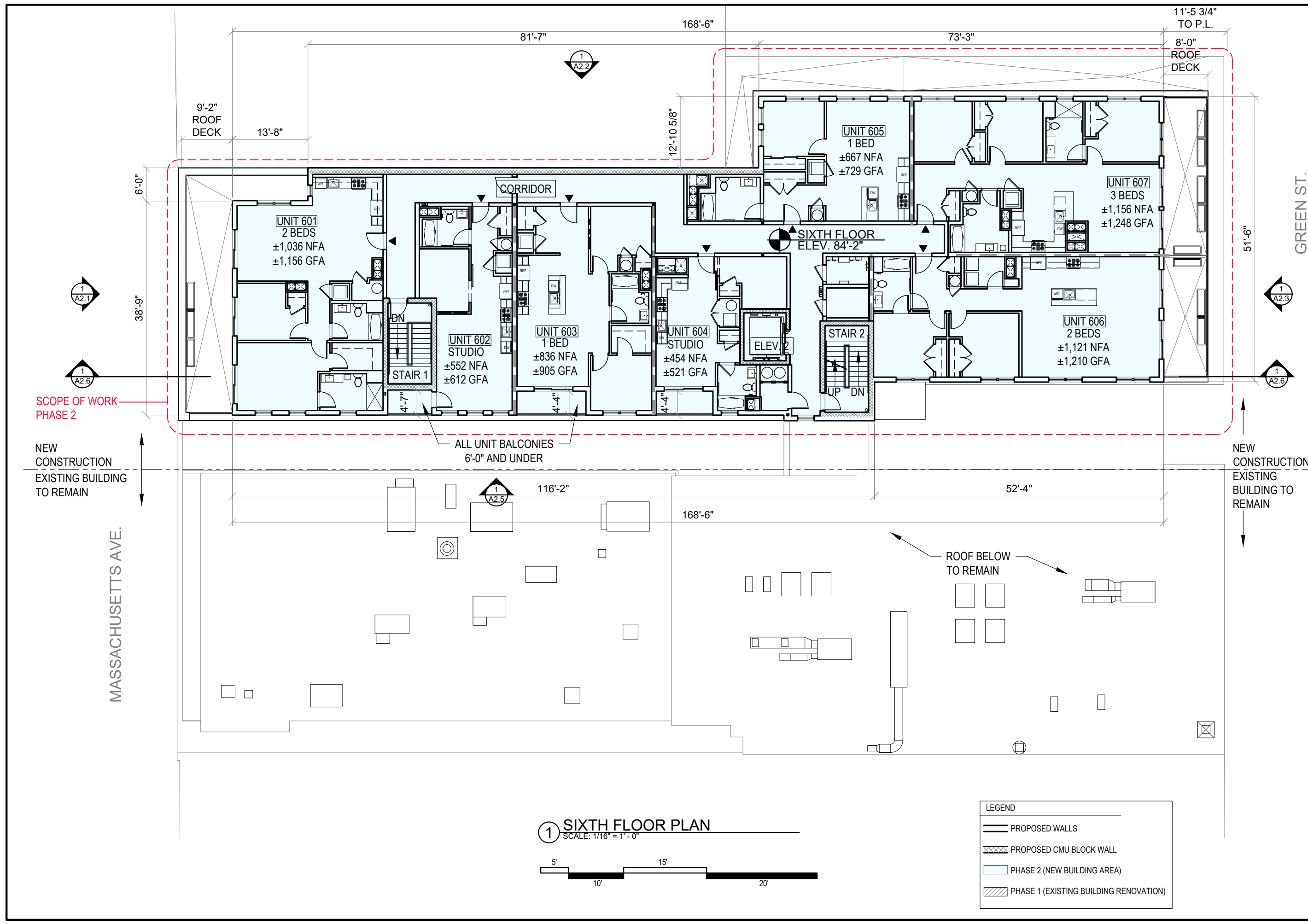
**SIXTH FLOOR PLAN**

SCALE AS NOTED

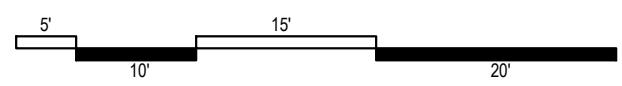
REVISION	DATE
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**A1.6**



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



**LEGEND**

- PROPOSED WALLS
- PROPOSED CMU BLOCK WALL
- PHASE 2 (NEW BUILDING AREA)
- PHASE 1 (EXISTING BUILDING RENOVATION)

SEAL



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CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

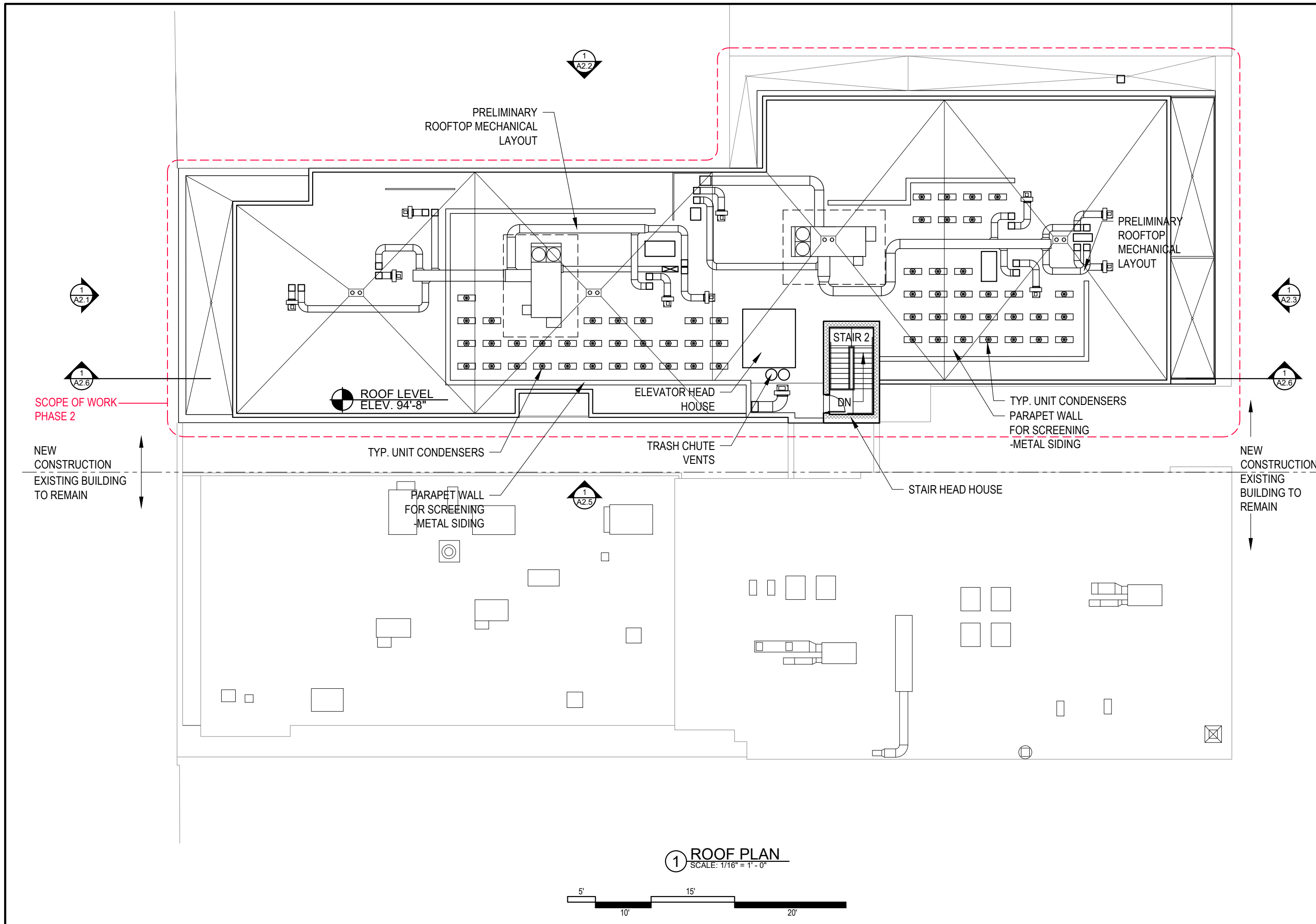
**ROOF PLAN**

SCALE AS NOTED

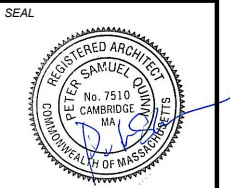
REVISION	DATE
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**A1.7**







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 C/O SUPERIOR REALTY

540 GALLIVAN BLVD,  
 DORCHESTER, MA 02134

DRAWING TITLE

**GREEN ROOF  
 CALC.**

SCALE AS NOTED

REVISION	DATE
S. Permit, Rev 2	28 JUNE 2021
S. Permit, Rev 1	30 SEP 2020
SPECIAL PERMIT	15 JULY 2020
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SHEET	

S. Permit, Rev 2 28 JUNE 2021

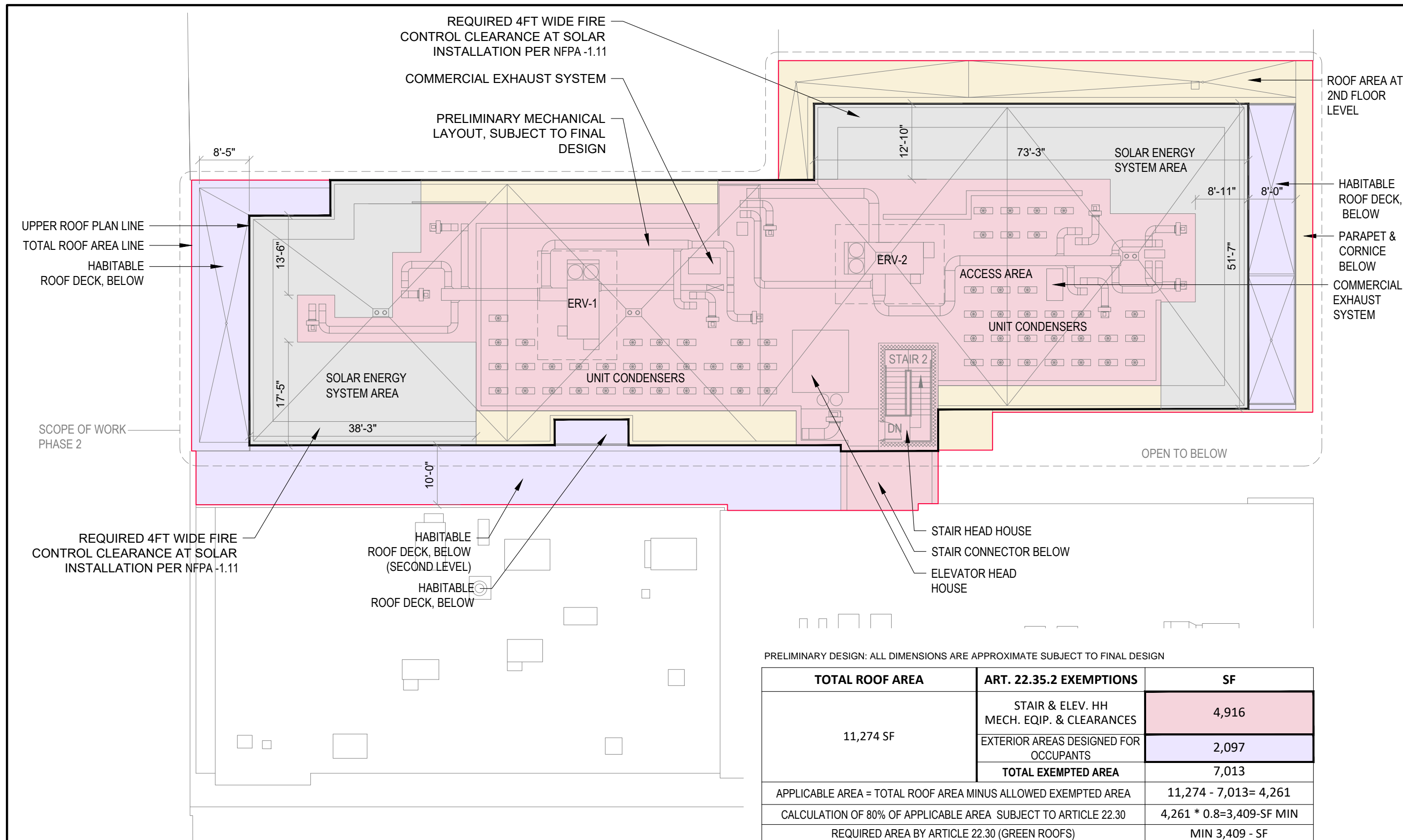
S. Permit, Rev 1 30 SEP 2020

SPECIAL PERMIT 15 JULY 2020

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EXC

REVIEWED BY  
PQ

**A1.7a**

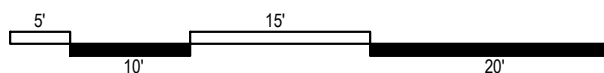


PRELIMINARY DESIGN: ALL DIMENSIONS ARE APPROXIMATE SUBJECT TO FINAL DESIGN

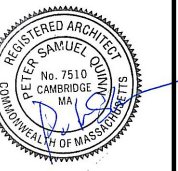
TOTAL ROOF AREA	ART. 22.35.2 EXEMPTIONS	SF
11,274 SF	STAIR & ELEV. HH MECH. EQIP. & CLEARANCES	4,916
	EXTERIOR AREAS DESIGNED FOR OCCUPANTS	2,097
	<b>TOTAL EXEMPTED AREA</b>	<b>7,013</b>
APPLICABLE AREA = TOTAL ROOF AREA MINUS ALLOWED EXEMPTED AREA		11,274 - 7,013 = 4,261
CALCULATION OF 80% OF APPLICABLE AREA SUBJECT TO ARTICLE 22.30		4,261 * 0.8 = 3,409-SF MIN
REQUIRED AREA BY ARTICLE 22.30 (GREEN ROOFS)		MIN 3,409 - SF
<b>PROPOSED AREA FOR A SOLAR ENERGY SYSTEM</b>		<b>2,682 = 63% (80% MIN)</b>
ANTICIPATED GREEN ROOF SHORTFALL, SUBJECT TO FINAL DESIGN ADJUSTMENTS AND AN APPROVED SPECIAL PERMIT FROM PLANNING BOARD		727 - SF = 17%

NOTE - OWNER MAY ELECT TO ADD COMPLIANT GREENROOF IN THE SHORTFALL AREAS PENDING FINAL DESIGN OF ROOFTOP AREAS

**1 GREEN ROOF CALC.**  
 SCALE: 1/16" = 1' - 0"



SEAL



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CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

MASS AVE  
ELEVATION,  
NORTH

SCALE AS NOTED

REVISION DATE

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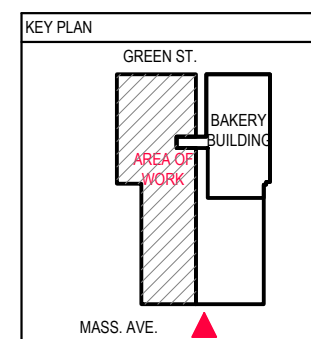
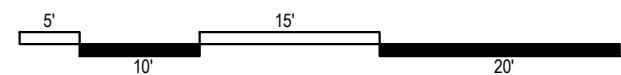
**A2.0**

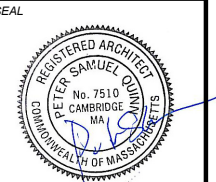


SEE SHEET A2.6a FOR MATERIALS DETAILS

2 REV 2- AESTHETIC OF FACADE UPDATED

1 MASS AVE ELEVATION. (FRONT STREET VIEW)  
SCALE: 1/16" = 1' - 0"





CONSULTANT

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540 GALLIVAN BLVD,  
 DORCHESTER, MA 02134

DRAWING TITLE

**ENLARGED  
 MASS AVE  
 ELEVATION**

SCALE AS NOTED

REVISION	DATE
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SHEET

**A2.1**



PARAPET WALL

5 - NEW STORIES  
 RESIDENTIAL

MINIMAL WALL  
 PROJECTION

ARCHITECTURAL  
 LOUVERS

COMMERCIAL  
 SPACE

*Retail Signage*

600

WALL SCONCES

RESIDENTIAL  
 ENTRY

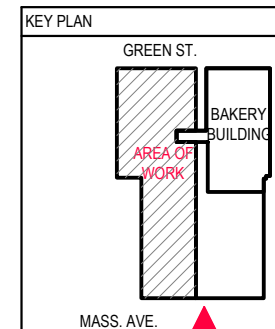
RETAIL  
 ENTRY

① MASS AVE ELEVATION (FRONT)  
 SCALE: 1/8" = 1' - 0"



SEE SHEET A2.6a FOR MATERIALS DETAILS

② REV 2- AESTHETIC OF FACADE UPDATED



SEAL



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DRAWING TITLE

**EAST SIDE  
 ELEVATION**

SCALE AS NOTED

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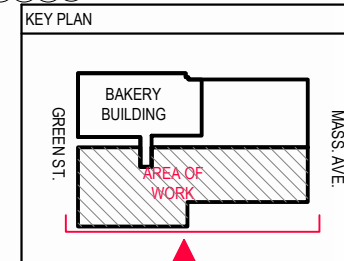
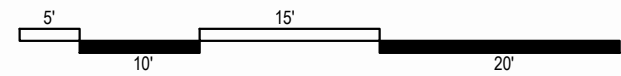
**A2.2**



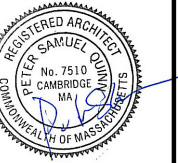
SEE SHEET A2.6c FOR MATERIALS DETAILS

2 REV 2- AESTHETIC OF FACADE UPDATED

1 EAST SIDE ELEVATION (LEFT)  
 SCALE: 1/16" = 1' - 0"



SEAL



CONSULTANT

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DRAWING TITLE

**GREEN ST  
 ELEVATION,  
 SOUTH**

SCALE AS NOTED

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SPECIAL PERMIT 15 JULY 2020

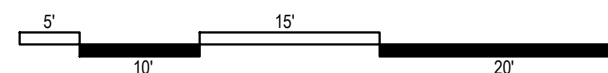
DRAWN BY EXC REVIEWED BY PQ

SHEET

**A2.3**



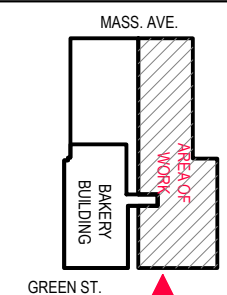
**1 GREEN ST ELEVATION, SOUTH**  
 SCALE: 1/16" = 1'-0"



SEE SHEET A2.6b FOR MATERIALS DETAILS

**2 REV 2- AESTHETIC OF FACADE UPDATED**

KEY PLAN



SEAL



CONSULTANT

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 REALTY LLC,  
 C/O SUPERIOR REALTY

540 GALLIVAN BLVD,  
 DORCHESTER, MA 02134

DRAWING TITLE

ENLARGED  
 GREEN ST  
 ELEVATION

SCALE AS NOTED

REVISION DATE

S. Permit, Rev 2 28 JUNE 2021

S. Permit, Rev 1 30 SEP 2020

SPECIAL PERMIT 15 JULY 2020

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SHEET

**A2.4**

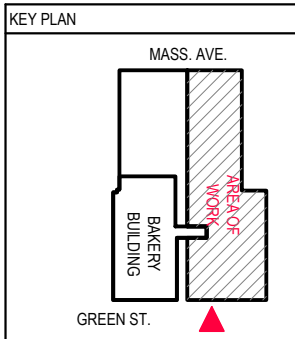


1 ENLARGED, GREEN ST  
 ELEVATION (REAR)  
 SCALE: 1/8" = 1' - 0"



SEE SHEET A2.6b FOR MATERIALS DETAILS

2 REV 2- AESTHETIC OF FACADE UPDATED



SEAL



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 CAMBRIDGE, MA 02139

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 CIFRINO MASS AVE  
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 C/O SUPERIOR REALTY

540 GALLIVAN BLVD,  
 DORCHESTER, MA 02134

DRAWING TITLE  
**WEST SIDE  
 ELEVATION**

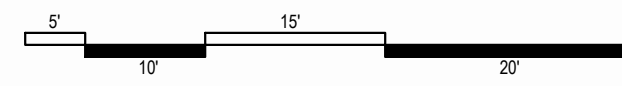
SCALE AS NOTED

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**A2.5**

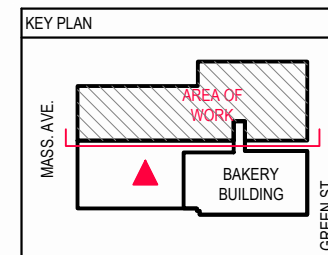


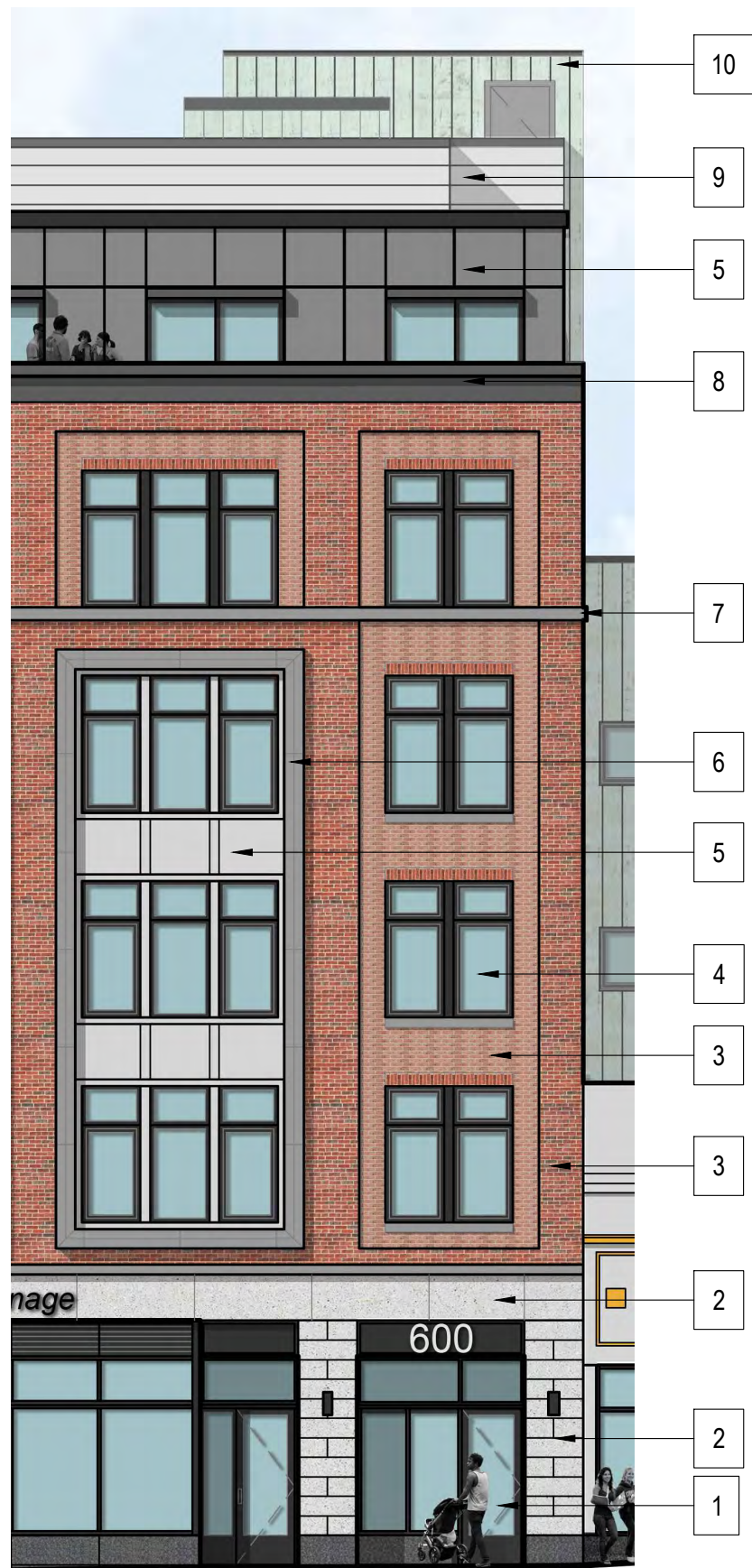
**1 WEST SIDE ELEVATION (RIGHT)**  
 SCALE: 1/16" = 1' - 0"



SEE SHEET A2.6c FOR MATERIALS DETAILS

**2 REV 2- AESTHETIC OF FACADE UPDATED**





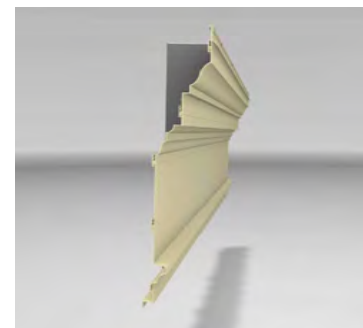
MATERIALS AT MASS AVE.



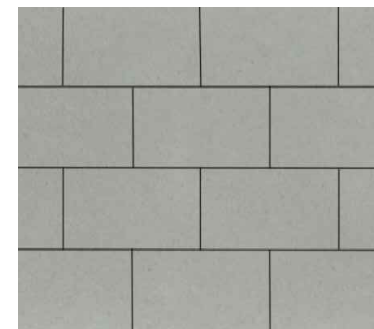
1 ALUMINUM STORE FRONT OR CLAD



5 CENTRIA-METAL PANELS



8 EXTRUDED METAL CORNICE



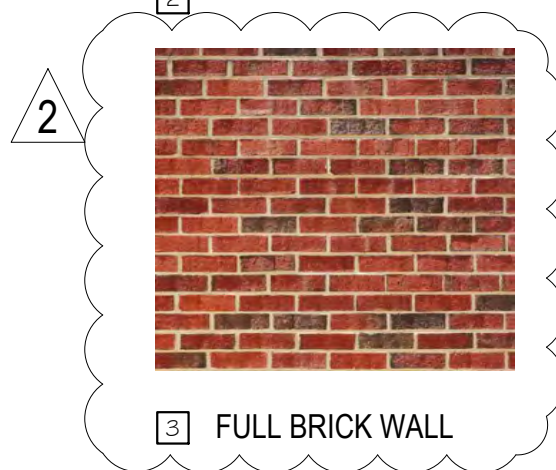
2 CAST STONE CLADDING



6 CAST STONE- WINDOW SURROUNDING



9 CENTRIA- METAL CLADDING- HORIZONTAL- LIGHT GRAY



3 FULL BRICK WALL



7 CAST STONE- STRING COURSE



10 METAL SIDING- VERTICAL-GREEN COPPER



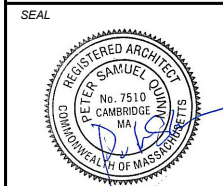
4 CONTEMPORARY CLAD CASEMENT WINDOWS

GLAZING DETAILS:

- Pella Impervia Fiberglass Casement/Awning/Picture combo units= U factor= 0.27; SHGC=0.30; STC=25
- Pella Impervia Fiberglass Casement units= Ufactor=0.28; SHGC=0.26; STC=25-33
- Pella Impervia Sliding patio doors- U factor= 0.32; SHGC=0.28; STC=27-32

- Kawneer Storefront

- The UV transmission rates depend on the type of glazing used, but if we assume we are using a dual pane, insulating glass with argon, 1" thick, with advanced low e coating... % UV transmission =13%; relative heat gain=84; %visible light transmission=68



CONSULTANT

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CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

**MASS AVE EXTERIOR MATERIALS**

SCALE AS NOTED

REVISION	DATE

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**A2.6a**





GREEN ST. ELEVATION



1 GRANITE TILE



2 ALUMINUM STORE FRONT OR CLAD



3 REBUILT BRICK WALL @ GREEN ST



Photo of existing cornice to be replicated

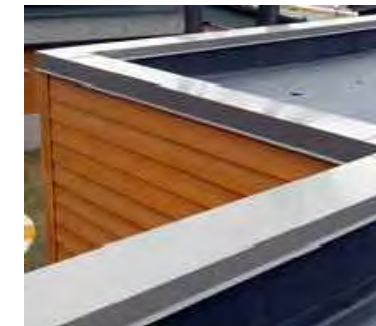
4 REBUILT BRICK CORNICE



5 CENTRIA- METAL CLADDING- HORIZONTAL- LIGHT GRAY



6 CONTEMPORARY CLAD CASEMENT WINDOWS

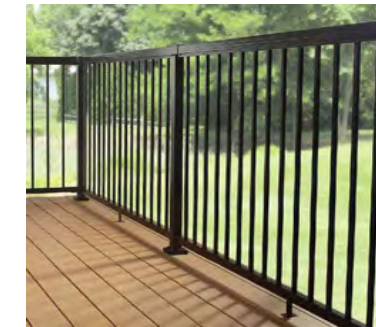


7 METAL COPPING

GLAZING DETAILS:  
 - Pella Impervia Fiberglass Casement/Awning/Picture combo units= U factor= 0.27; SHGC=0.30; STC=25  
 - Pella Impervia Fiberglass Casement units= Ufactor=0.28; SHGC=0.26; STC=25-33  
 - Pella Impervia Sliding patio doors- U factor= 0.32; SHGC=0.28; STC=27-32

- kawneer Storefront

- The UV transmission rates depend on the type of glazing used, but if we assume we are using a dual pane, insulating glass with argon, 1" thick, with advanced low e coating... % UV transmission =13%; relative heat gain=84; %visible light transmission=68



8 METAL RAILING



9 CENTRIA- METAL PANELS

SEAL



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540 GALLIVAN BLVD,  
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DRAWING TITLE

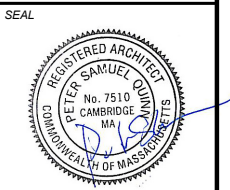
**GREEN ST &  
 COURTYARD  
 EXTERIOR  
 MATERIALS**

SCALE AS NOTED

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**A2.6b**



CONSULTANT

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DORCHESTER, MA 02134

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**EAST & WEST  
ELEVATIONS  
EXTERIOR  
MATERIALS**

SCALE AS NOTED

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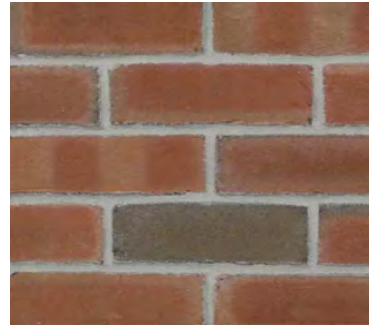
SHEET

**A2.6c**



EAST ELEVATION

WEST (COURTYARD) ELEVATION



1 REBUILT BRICK WALL @ GREEN ST



Photo of existing cornice to be replicated

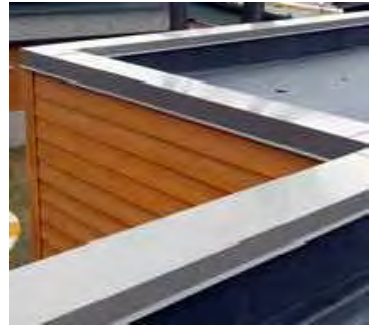
2 REBUILT BRICK CORNICE



3 CENTRIA- METAL CLADDING- HORIZONTAL- LIGHT GRAY



4 CONTEMPORARY CLAD CASEMENT WINDOWS



5 METAL COPPING



6 METAL RAILING



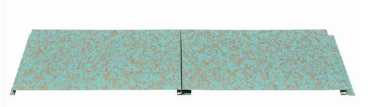
7 CENTRIA- METAL PANELS

**GLAZING DETAILS:**

- Pella Impervia Fiberglass Casement/Awning/Picture combo units= U factor= 0.27; SHGC=0.30; STC=25
- Pella Impervia Fiberglass Casement units= Ufactor=0.28; SHGC=0.26; STC=25-33

- Kawneer Storefront

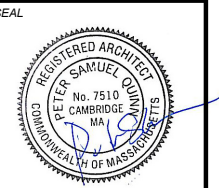
- The UV transmission rates depend on the type of glazing used, but if we assume we are using a dual pane, insulating glass with argon, 1" thick, with advanced low e coating... % UV transmission =13%; relative heat gain=84; %visible light transmission=68



8 METAL SIDING- VERTICAL-PATINA VERDE



9 ALUMINUM-WOOD TEXTURED SIDING



CONSULTANT

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DRAWING TITLE

**BUILDING SECTION**

SCALE AS NOTED

REVISION DATE

S. Permit, Rev 2 28 JUNE 2021

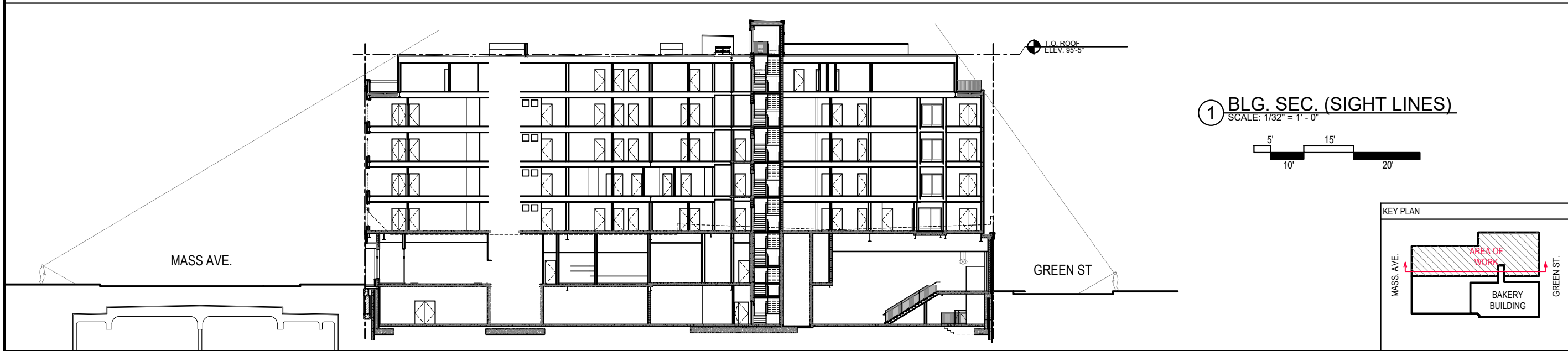
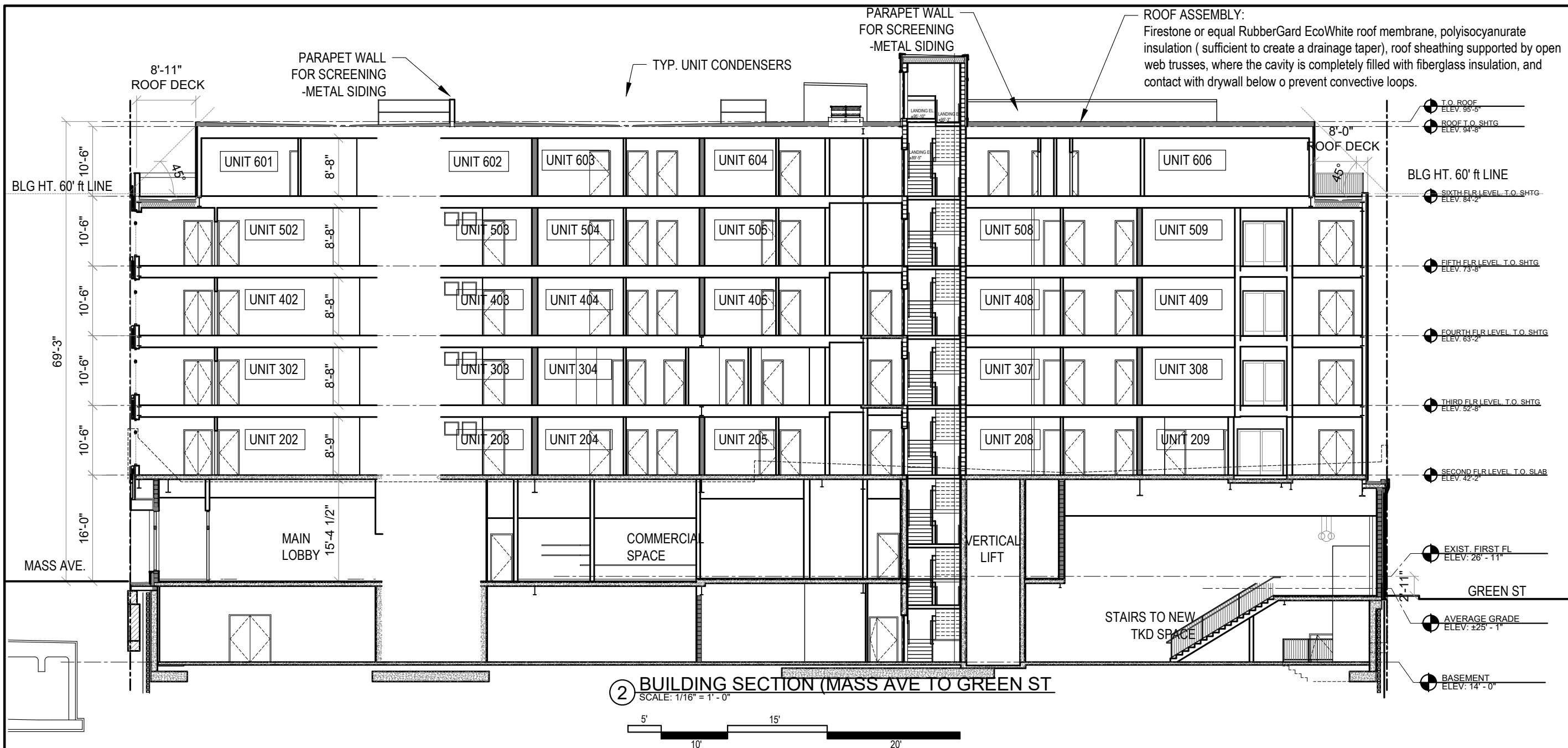
S. Permit, Rev 1 30 SEP 2020

SPECIAL PERMIT 15 JULY 2020

DRAWN BY KS REVIEWED BY PQ

SHEET

**A2.7**



SEAL



CONSULTANT

PROJECT

ADDITION TO &  
RENOVATION OF  
600 MASS AVE.

600 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02139

PREPARED FOR

CIFRINO MASS AVE  
REALTY LLC,  
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

**EXTERIOR  
LIGHTING  
PLAN**

SCALE AS NOTED

REVISION DATE

S. Permit, Rev 2 28 JUNE 2021

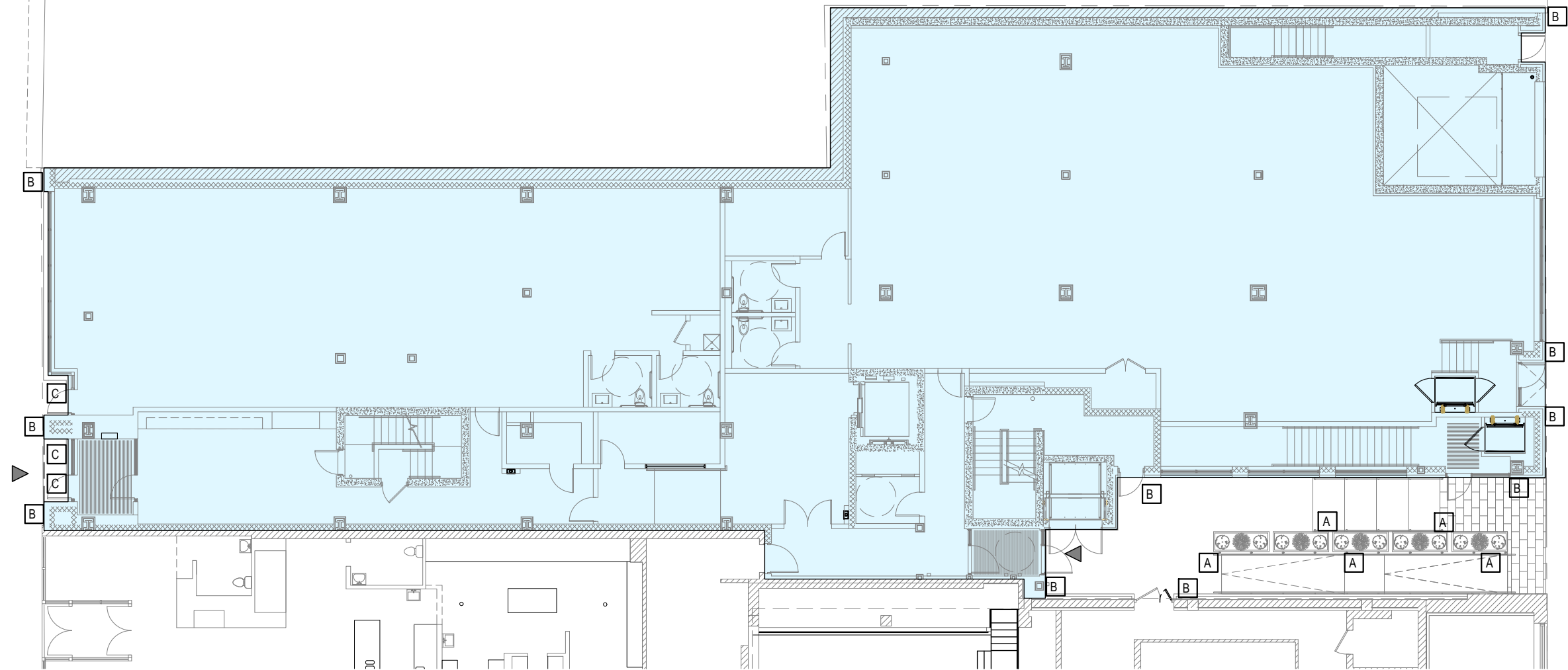
S. Permit, Rev 1 30 SEP 2020

SPECIAL PERMIT 15 JULY 2020

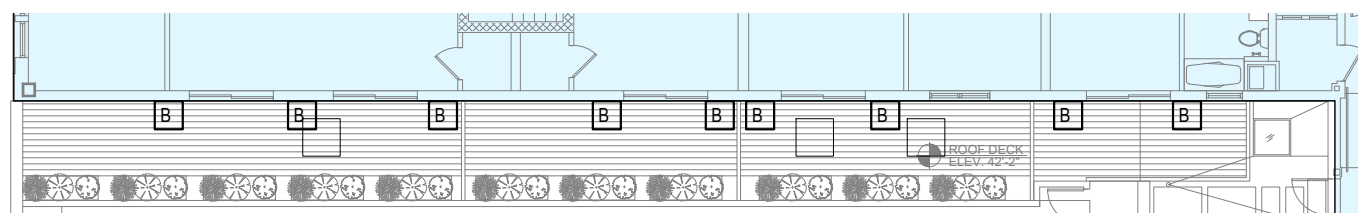
DRAWN BY EXC REVIEWED BY PQ

SHEET

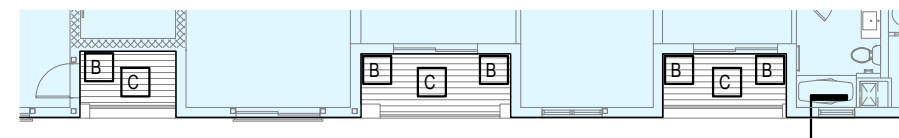
**A2.8**



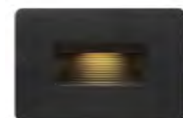
GROUND FLOOR LIGHTING



TYPICAL EXTERIOR  
LIGHTING @ ROOF DECKS



TYPICAL EXTERIOR  
LIGHTING @ DECKS



A STEP LIGHTS AT ENTRIES



B WALL SCONCE ON PRIVATE PATIOS

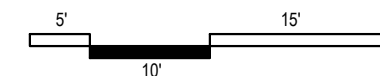


C RECESSED LIGHT

OUTDOOR LIGHTING:  
ALL TO BE DARK SKY COMPLIANT & LED

- A) STEP LIGHTS AT ENTRIES
- B) WALL SCONCE ON PRIVATE PATIOS
- C) RECESSED LIGHT

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





**PETER  
QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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

SEAL



CONSULTANT

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CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

MASS AVE  
VIEW 1

SCALE AS NOTED

REVISION	DATE
S. Permit, Rev 2	28 JUNE 2021
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SHEET

**3D-0**

1 MASS AVE. VIEW 1  
SCALE: N/A

2 REV 2- AESTHETIC OF FACADE UPDATED



**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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SEAL



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CAMBRIDGE, MA 02139

PREPARED FOR

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REALTY LLC,  
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

MASS AVE  
VIEW 2

SCALE AS NOTED

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S. Permit, Rev 2	28 JUNE 2021
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SPECIAL PERMIT	15 JULY 2020
DRAWN BY EXC	REVIEWED BY PQ

S. Permit, Rev 2 28 JUNE 2021

S. Permit, Rev 1 30 SEP 2020

SPECIAL PERMIT 15 JULY 2020

DRAWN BY  
EXC

REVIEWED BY  
PQ

SHEET

**3D-1**

1 MASS AVE. VIEW 2  
SCALE: N/A

2 REV 2- AESTHETIC OF FACADE UPDATED



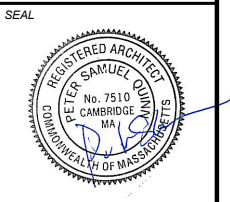
EXISTING BUILDING TO REMAIN  
"BAKERY BUILDING"

REBUILT WALL WITH  
HISTORIC BRICK

① GREEN ST VIEW 1  
SCALE: N/A

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
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CONSULTANT

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600 MASS AVE.

600 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02139

PREPARED FOR  
CIFRINO MASS AVE  
REALTY LLC,  
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE  
**GREEN ST.  
VIEW 1**

SCALE AS NOTED

REVISION	DATE
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DRAWN BY EXC	REVIEWED BY PQ

SHEET  
**3D-2**



EXISTING BUILDING TO REMAIN "BAKERY BUILDING"

REBUILT WALL AND CORNICE WITH MATCHING BRICK

1 GREEN ST. VIEW 2  
SCALE: N/A

**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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

SEAL



CONSULTANT

PROJECT

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600 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02139

PREPARED FOR

CIFRINO MASS AVE REALTY LLC,  
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

GREEN ST. VIEW 2

SCALE AS NOTED

REVISION	DATE
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SPECIAL PERMIT	15 JULY 2020
DRAWN BY EXC	REVIEWED BY PQ

SHEET

**3D-3**



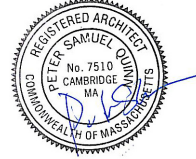


**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
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SEAL



CONSULTANT

PROJECT  
ADDITION TO &  
RENOVATION OF  
600 MASS AVE.

600 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02139

PREPARED FOR  
CIFRINO MASS AVE  
REALTY LLC,  
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

**MASS AVE  
ENTRY  
RENDERING**

SCALE AS NOTED

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DRAWN BY EXC	REVIEWED BY PQ

SHEET

**3D-4**

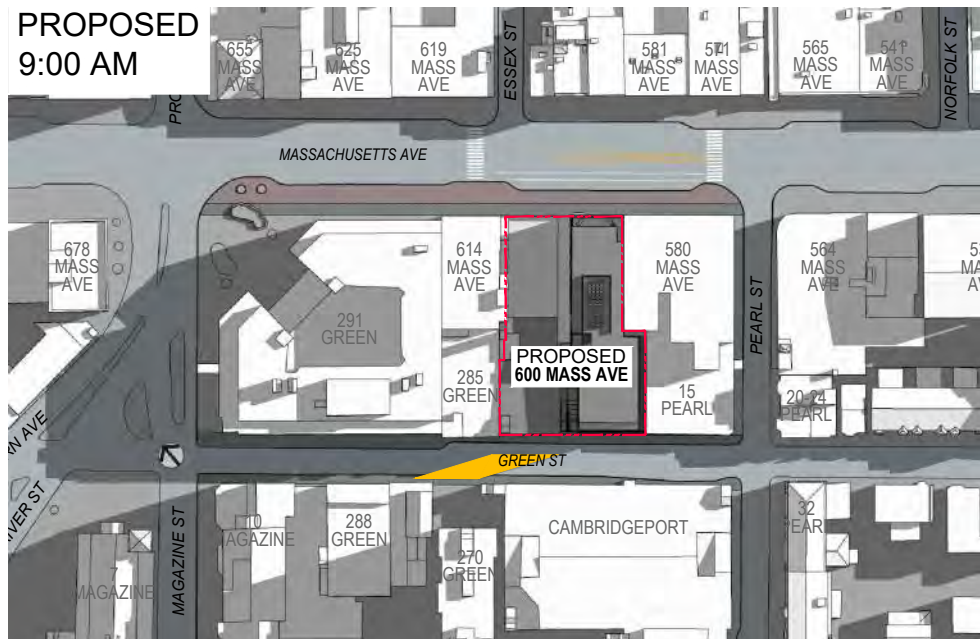
① MASS AVE ENTRY VIEW  
SCALE: N/A

# 600 MASS AVE - SHADOW STUDY

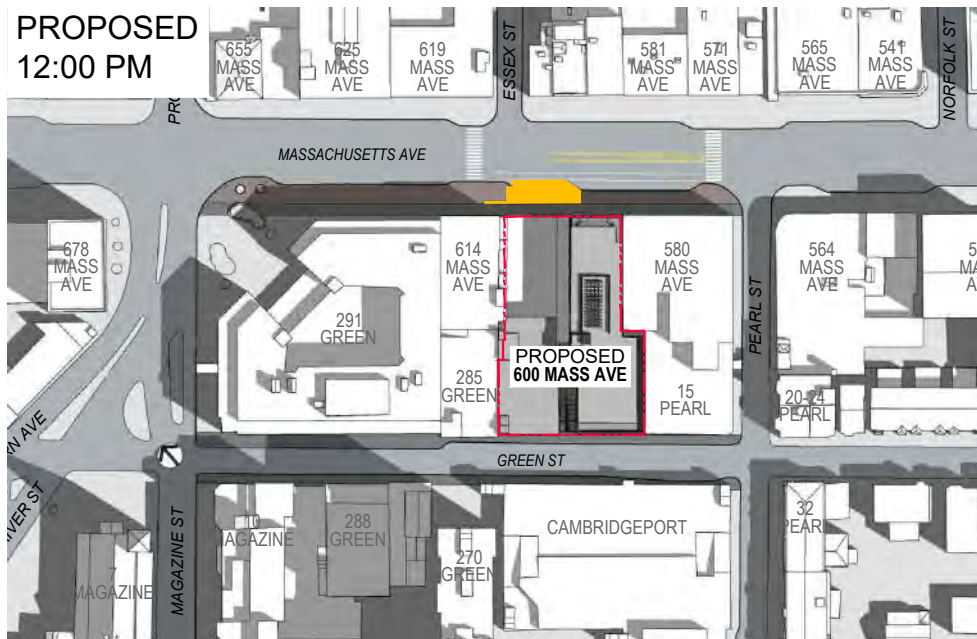
CAMBRIDGE, MASSACHUSETTS



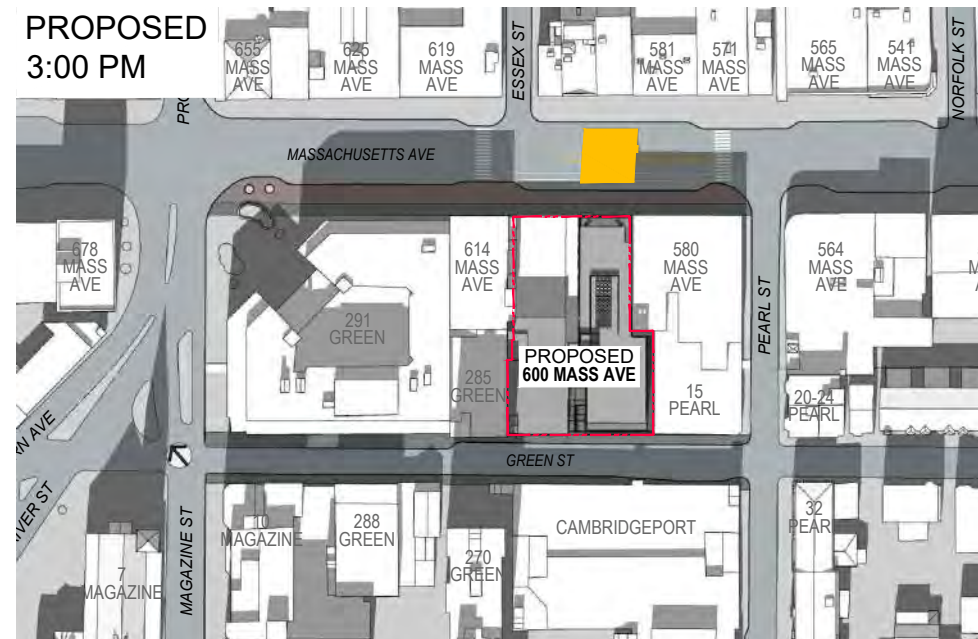
PROPOSED  
9:00 AM



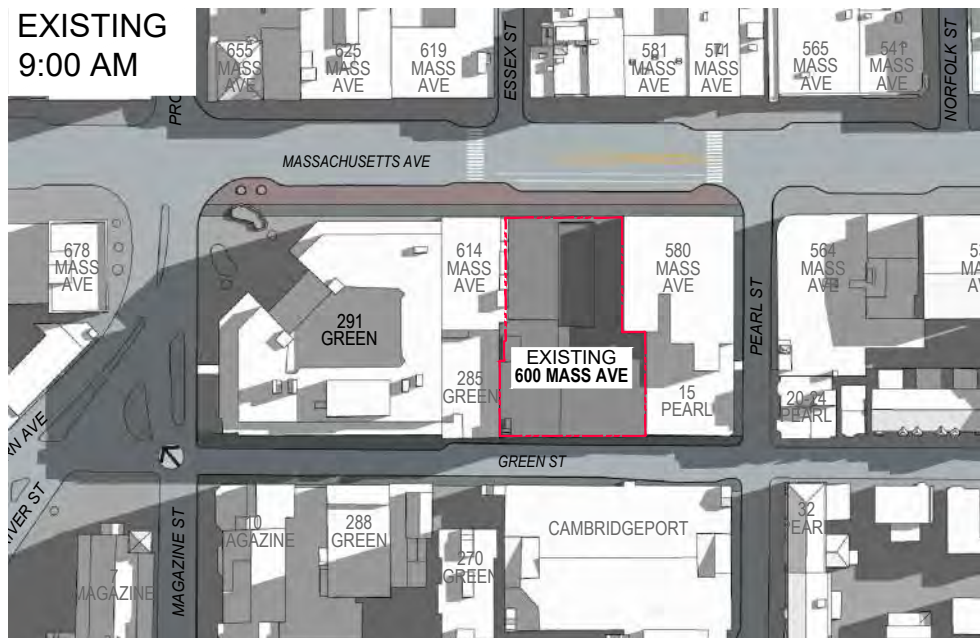
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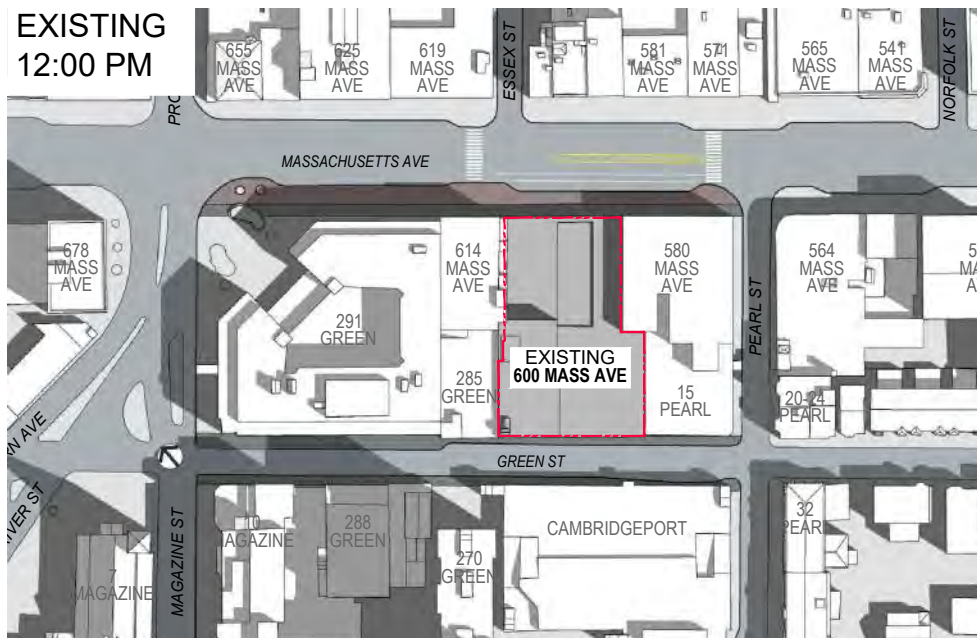
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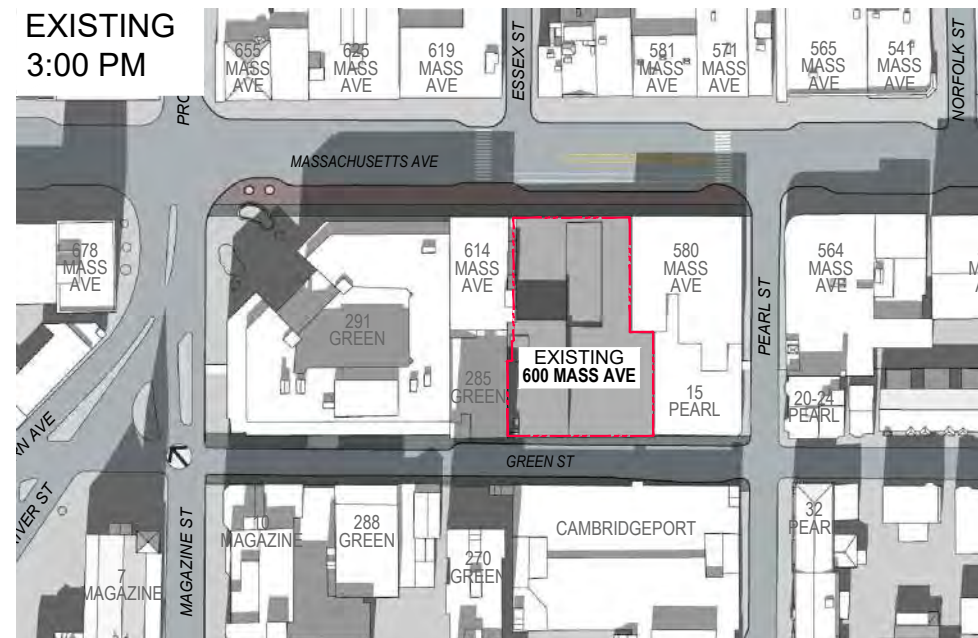
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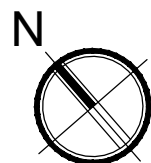
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EXISTING  
3:00 PM



ADDITIONAL SHADOW



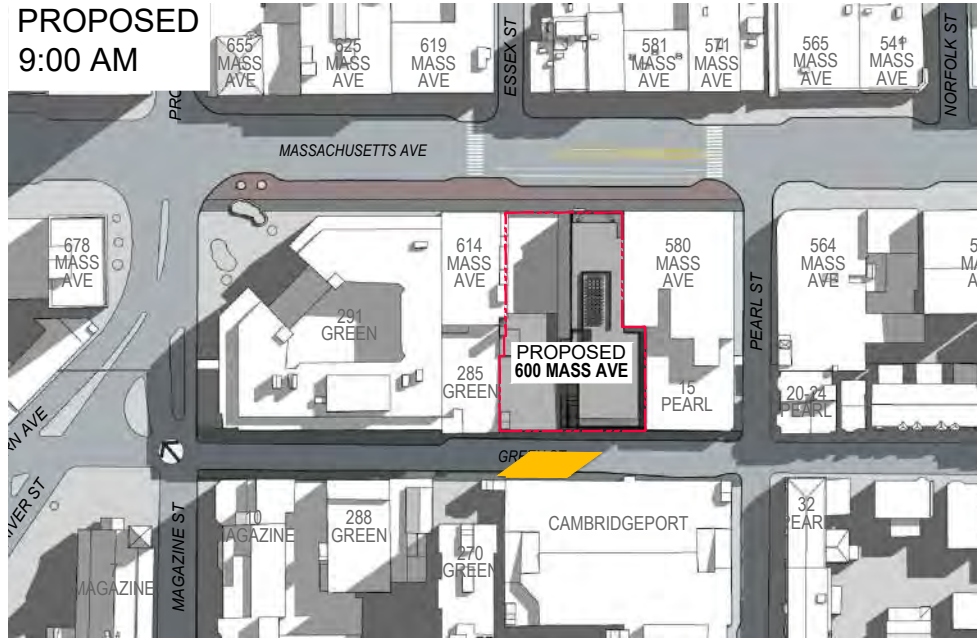
SPRING / FALL - MARCH 21 / SEPTEMBER 21  
EQUINOX

# 600 MASS AVE - SHADOW STUDY

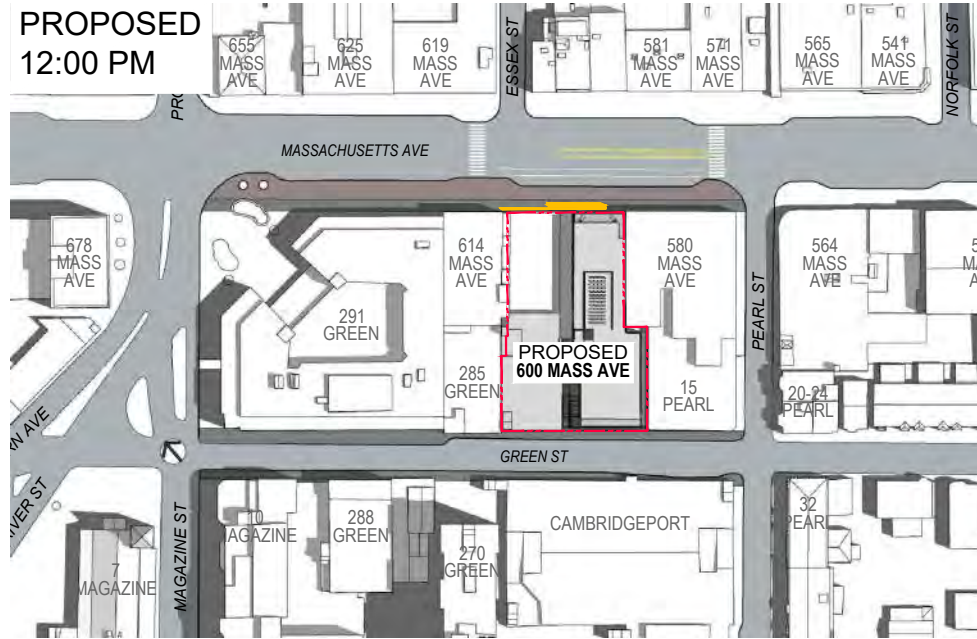
CAMBRIDGE, MASSACHUSETTS



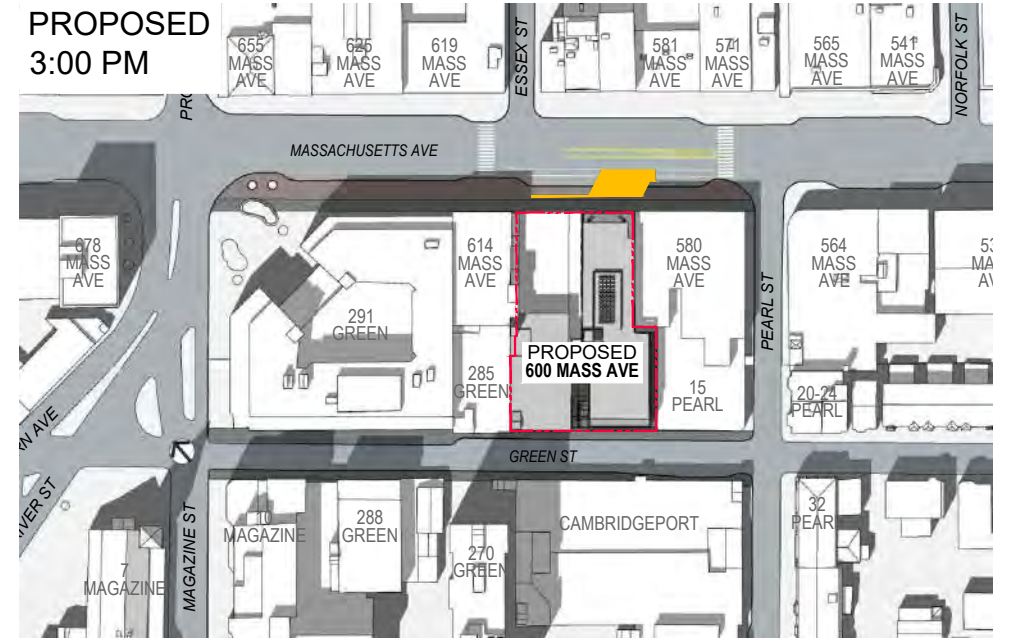
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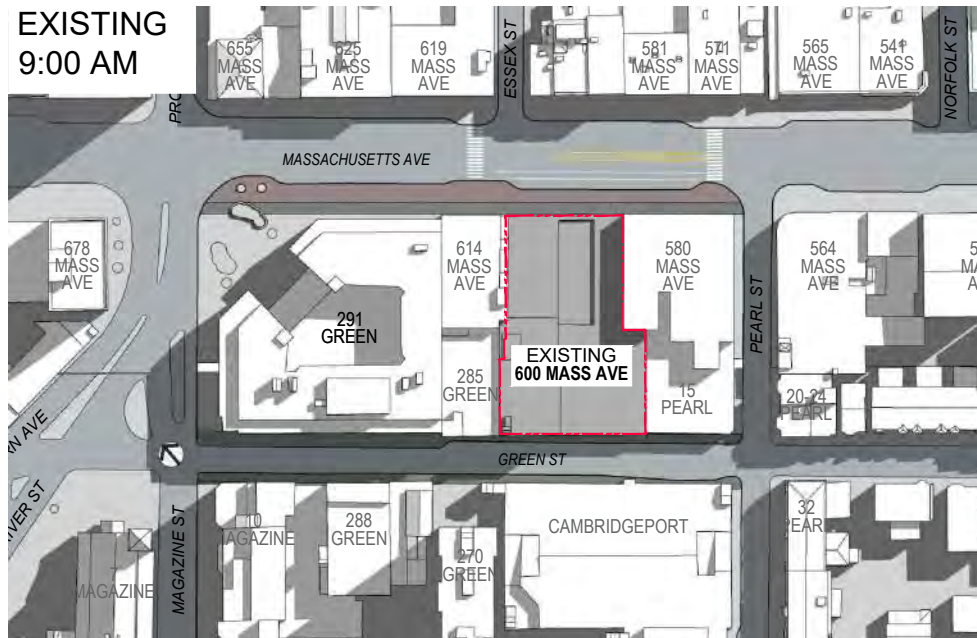
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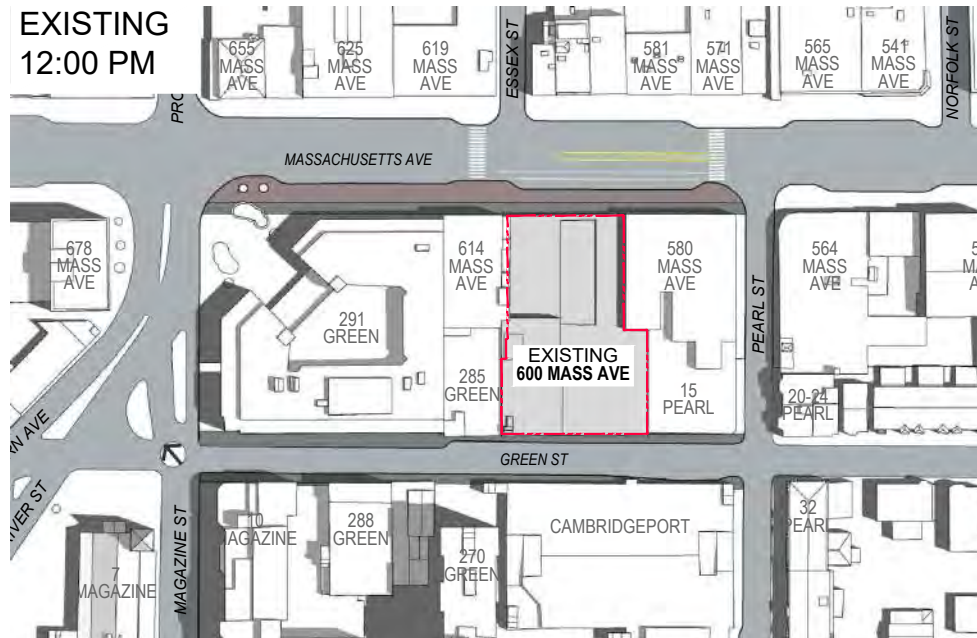
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9:00 AM



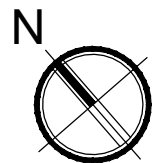
EXISTING  
12:00 PM



EXISTING  
3:00 PM



 ADDITIONAL SHADOW



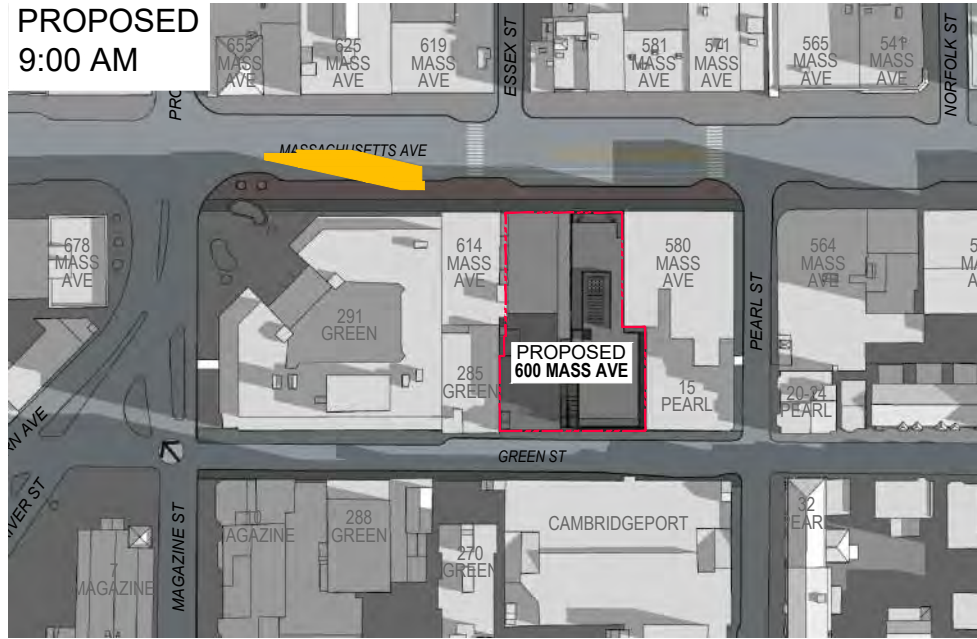
SUMMER / JUNE 21

# 600 MASS AVE - SHADOW STUDY

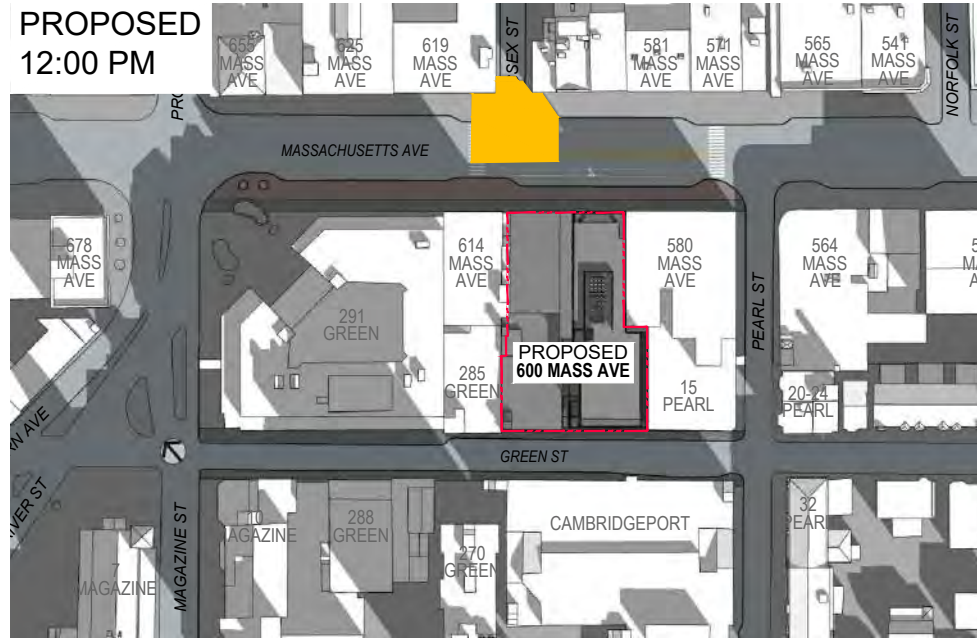
CAMBRIDGE, MASSACHUSETTS



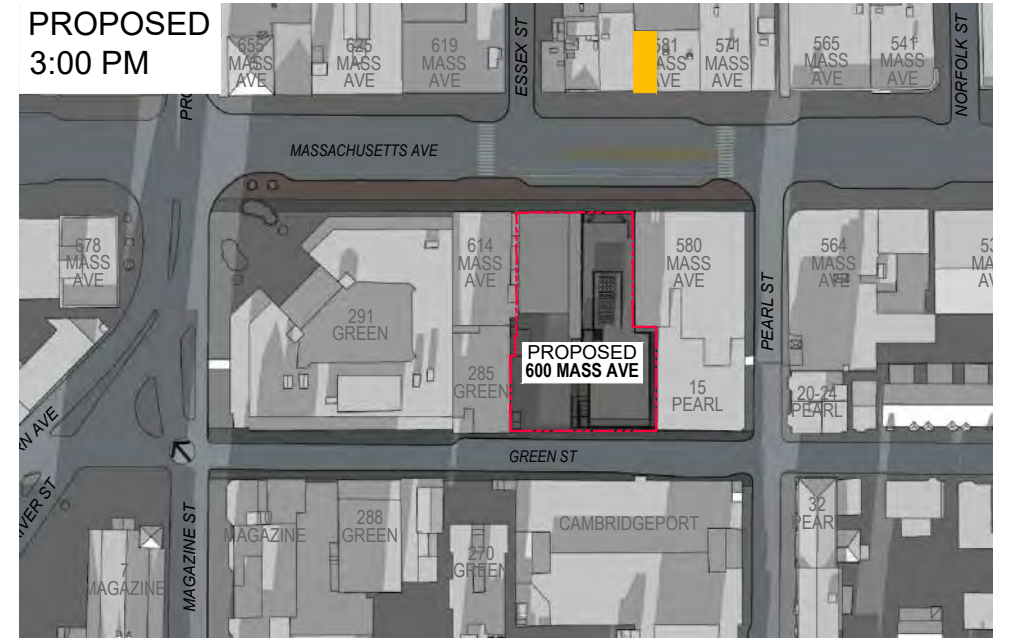
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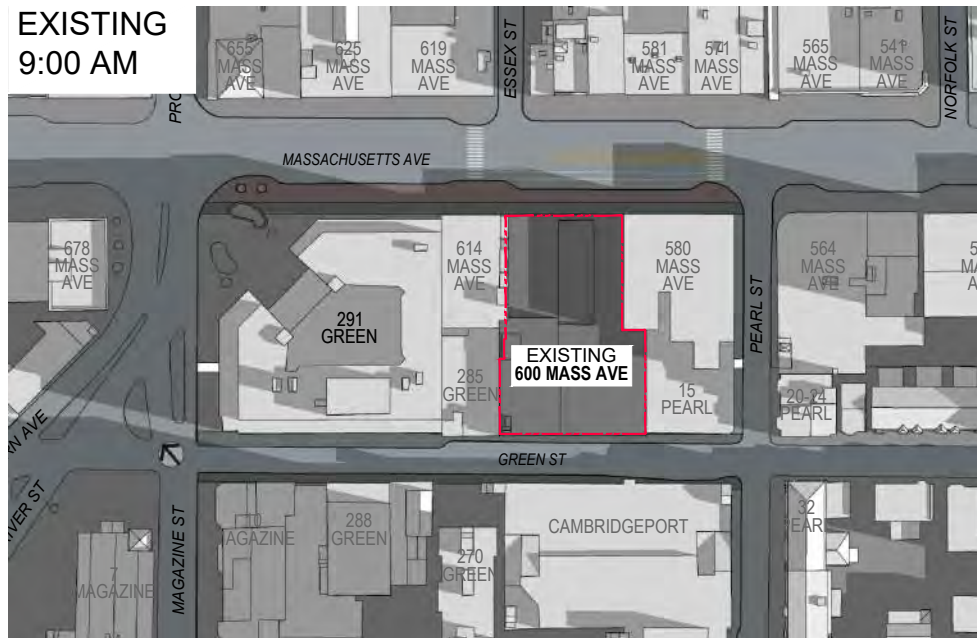
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12:00 PM



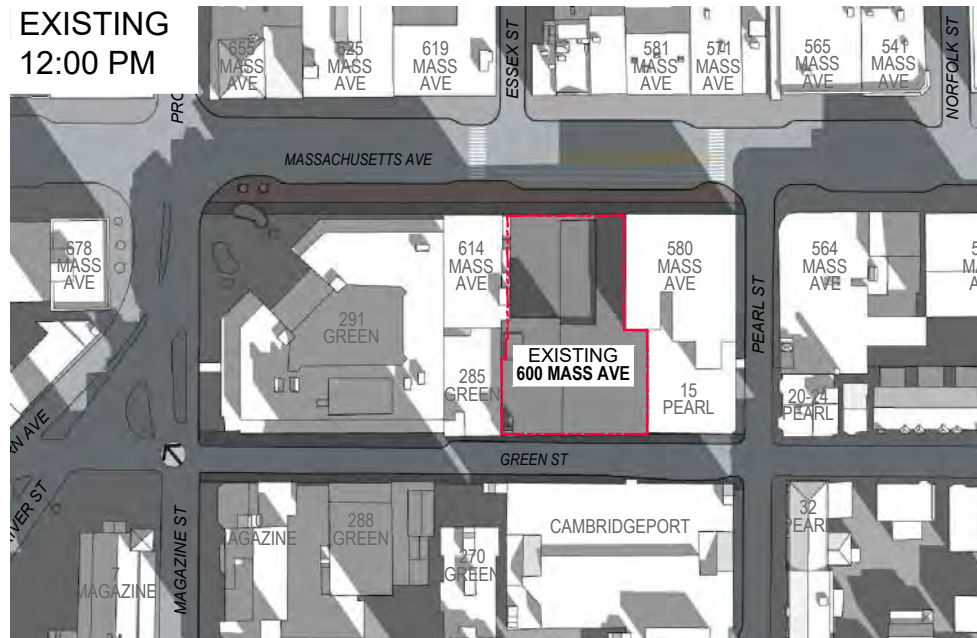
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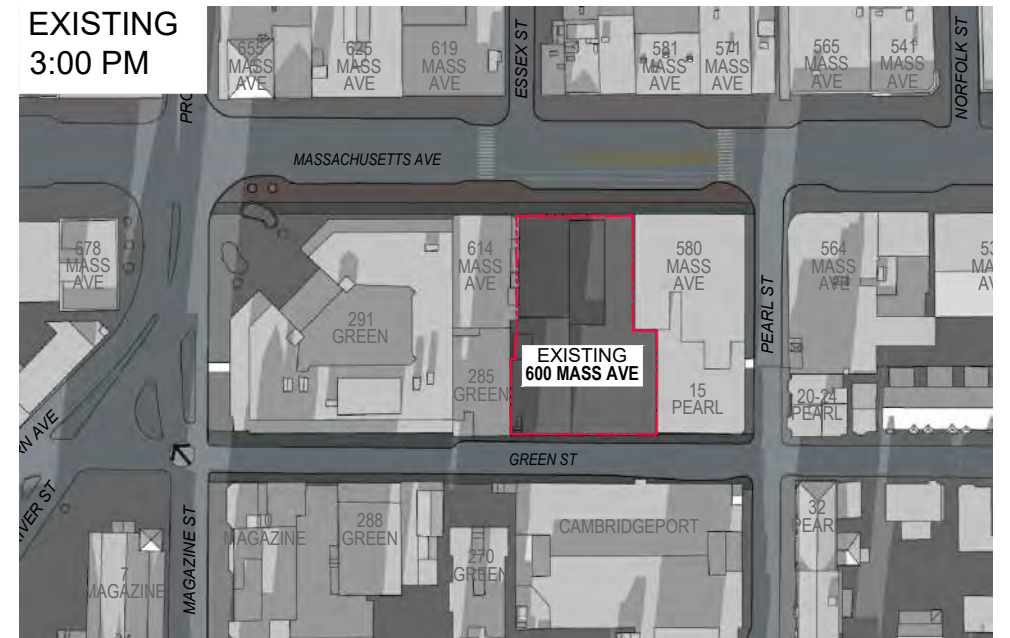
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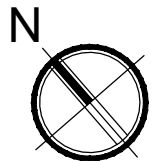
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EXISTING  
3:00 PM



ADDITIONAL SHADOW



WINTER / DECEMBER 21