

HISTORICAL DEMO APPLICATION

600 MASSACHUSETTS AVE.- RENOVATION & ADDITION

600 MASSACHUSETTS AVE. CAMBRIDGE, MA 02139

RECEIVED

JAN 15 2019

CAMBRIDGE HISTORICAL COMMISSION

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
ADDITION TO &
RENOVATION OF
600 MASS AVE.

600 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

PREPARED FOR

CIFRINO MASS AVE
REALTY LLC,
C/O SUPERIOR REALTY

540 GALLIVAN BLVD,
DORCHESTER, MA 02134

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE

HIST DEMO APPL	15 JAN 2019
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DRAWN BY KVS	REVIEWED BY PQ
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SHEET

LIST OF DRAWINGS	HISTORICAL DEMO APPL 15 JAN 2019
GENERAL	
T1.0 TITLE SHEET	X
S1 EXISTING CONDITIONS PLAN	X
EC-1 EXISTING CONDITION PHOTOS @ MASS AVE.	X
EC-2 EXISTING CONDITION PHOTOS @ GREEN ST.	X
ARCHITECTURAL	
EX-1 EXISTING FLOOR PLANS	X
EX-2 EXISTING ELEVATIONS	X
A1.1 PROPOSED BASEMENT & FIRST FLOOR PLAN	X
A1.2 SECOND TO SIXTH FLOOR	X
A2.1 PROPOSED MASS AVE. ELEVATION	X
A2.2 PROPOSED GREEN ST ELEVATION	X
A2.3 MATERIALS BOARD	X
3D-1 MASS AVE 3D STREET VIEW	X
3D-2 GREEN ST 3D STREET VIEW 1	X
3D-3 GREEN ST 3D STREET VIEW 2	X
SH-1 SPRING & AUTUMN SHADOW STUDY	X
SH-2 SUMMER SHADOW STUDY	X
SH-3 WINTER SHADOW STUDY	X



MASSACHUSETTS AVE ELEVATION

PREPARED BY:

ARCHITECT

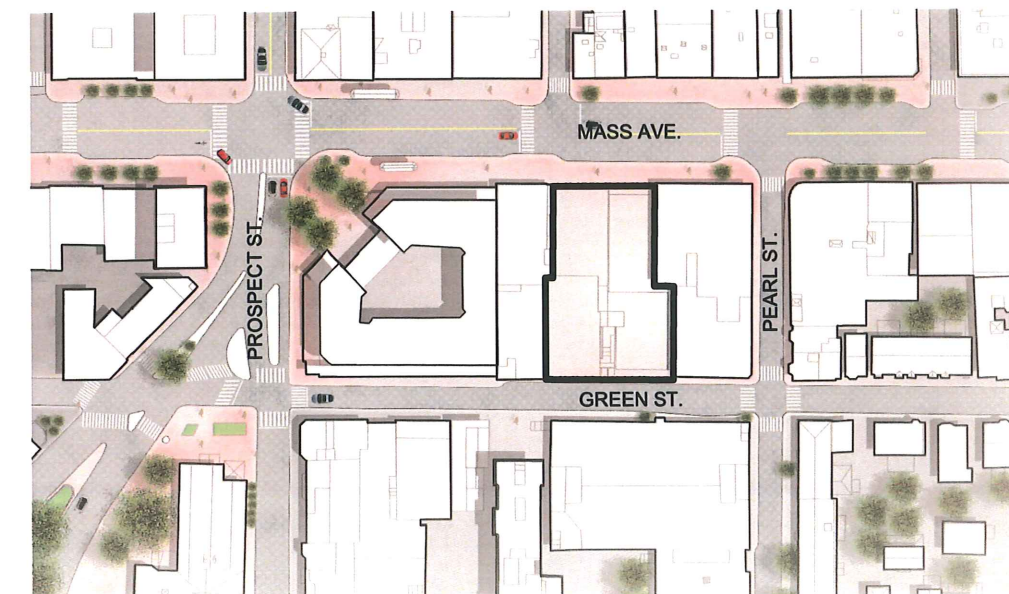
PETER QUINN
ARCHITECTS LLC

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

SURVEYOR

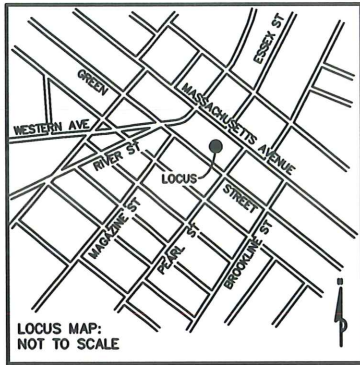
PRECISION LAND
SURVEYING INC.

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



LOCUS PLAN





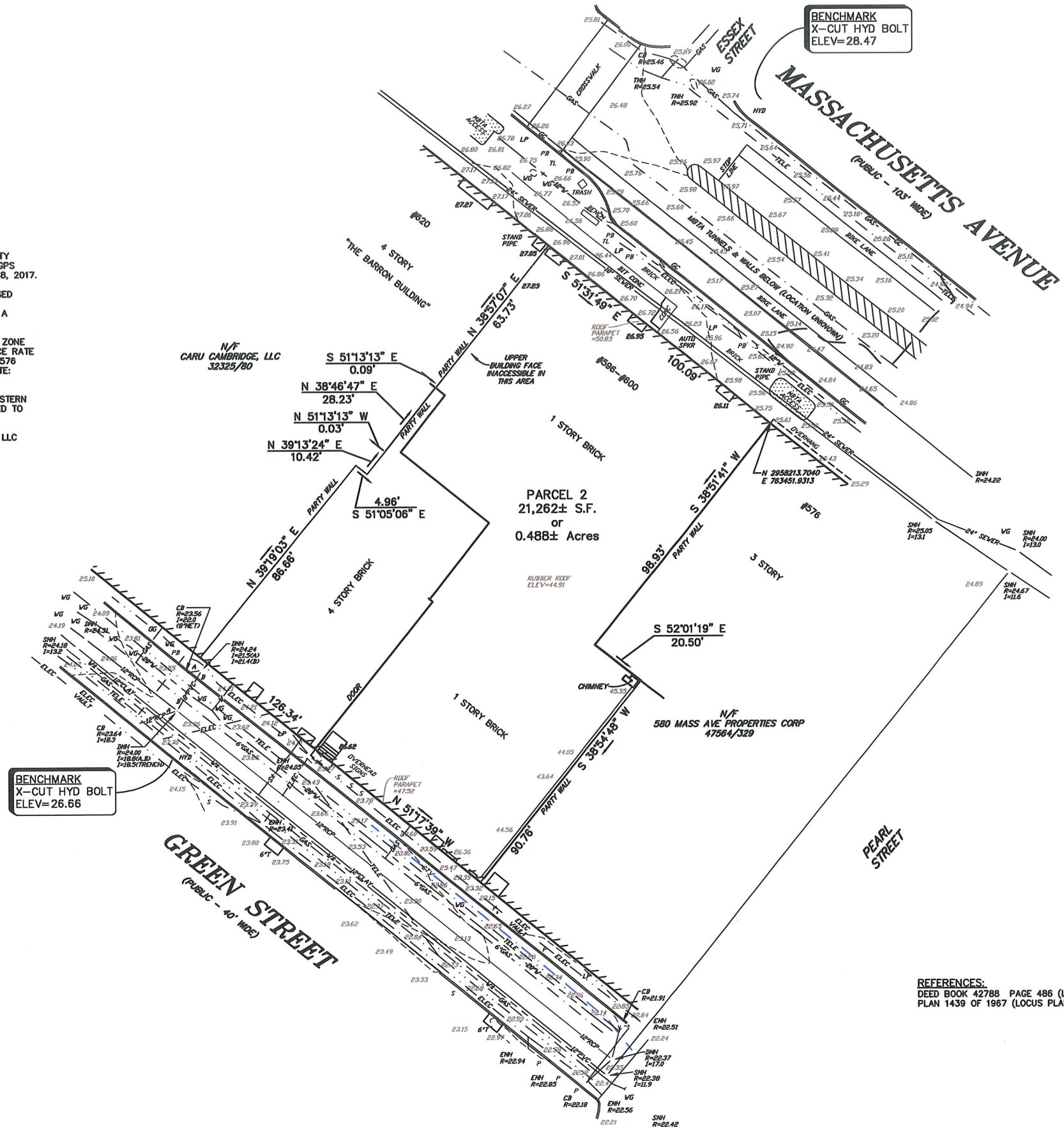
LOCUS MAP:
NOT TO SCALE

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
DMH	DRAIN MANHOLE
ELEC	ELECTRIC
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

0 20 40 60 80 ft

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

SEAL

CONSULTANT

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REALTY LLC,
C/O SUPERIOR REALTY

540 GALLIVAN BLVD,
DORCHESTER, MA 02134

DRAWING TITLE

EXISTING
CONDITION
PHOTOS @
MASS AVE.

SCALE AS NOTED

REVISION	DATE

HIST DEMO APPL	15 JAN 2019
DRAWN BY EXC	REVIEWED BY PQ

SHEET

EC-1



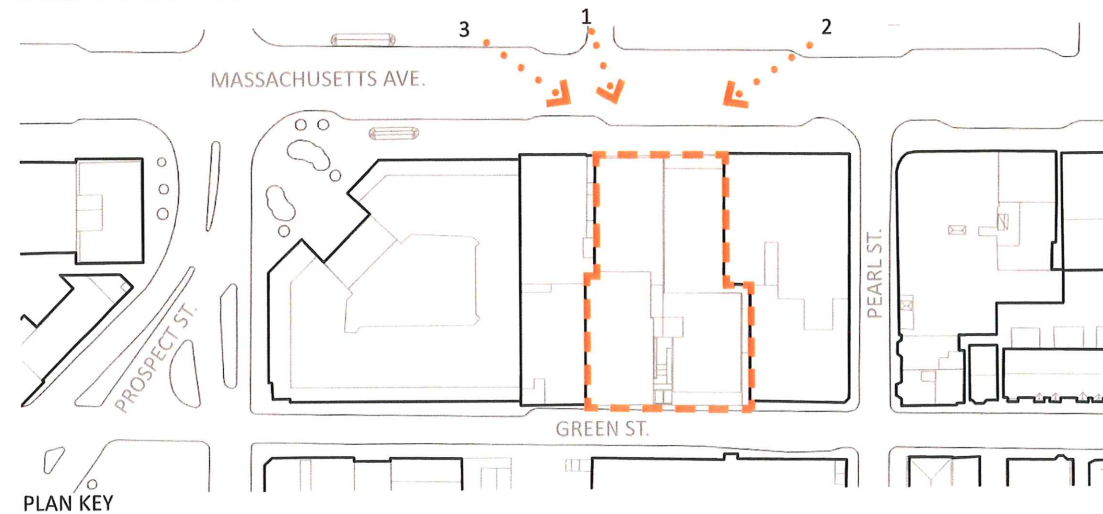
1. EXISTING MASS AVE. ELEVATION



2. EXISTING MASS AVE. NORTH EAST VIEW



3. EXISTING MASS AVE. NORTH WEST VIEW



EC-1

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DRAWING TITLE

EXISTING
CONDITION
PHOTOS @
GREEN ST.

SCALE AS NOTED

REVISION	DATE

HIST DEMO APPL 15 JAN 2019

DRAWN BY	REVIEWED BY
EXC	PQ

SHEET

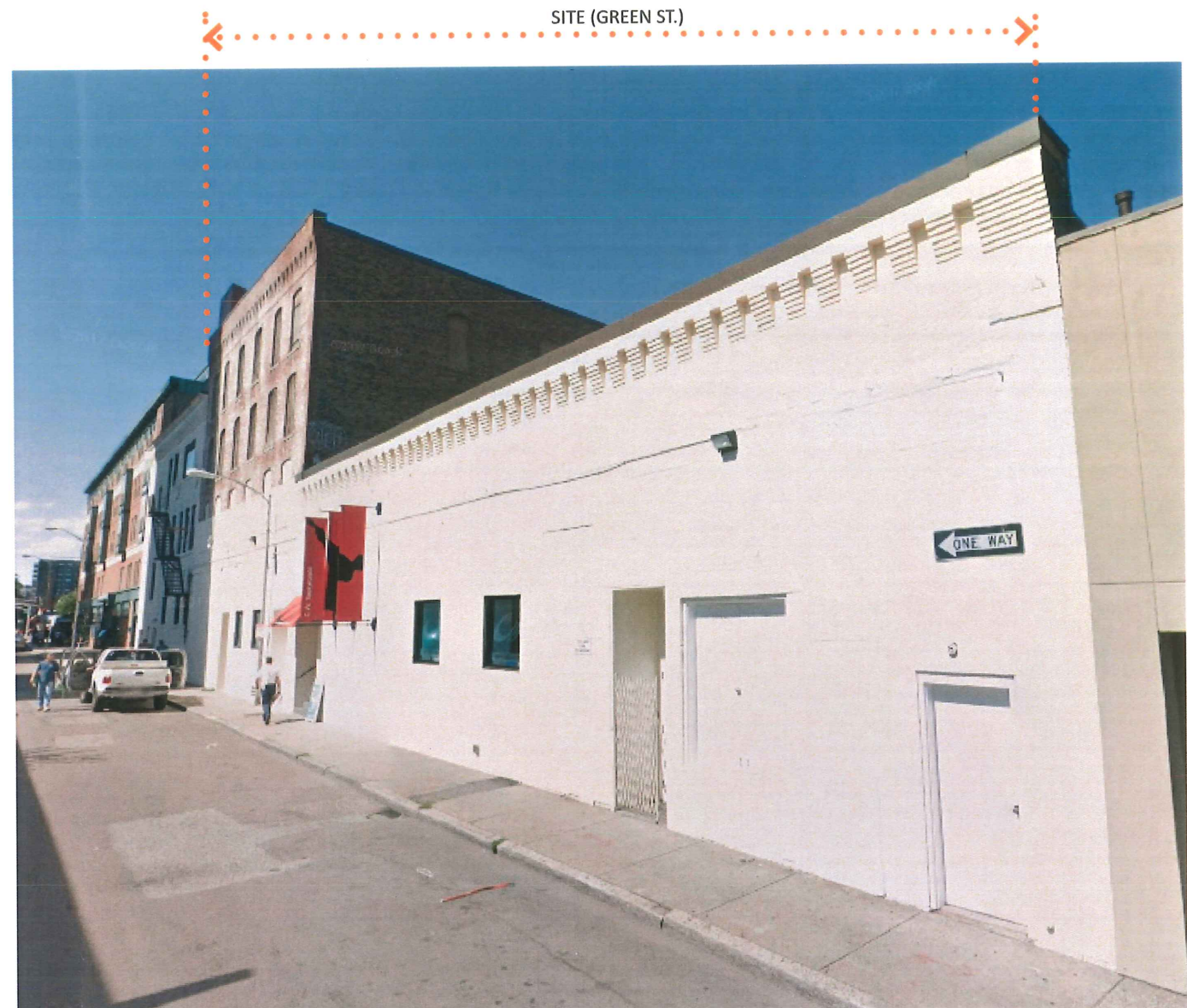
EC-2



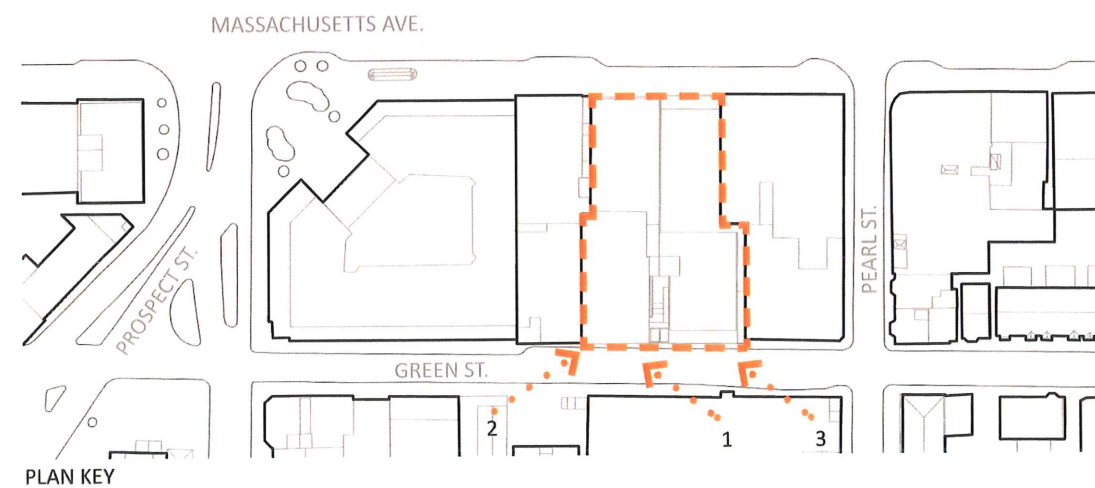
1. EXISTING GREEN ST. ELEVATION



2. EXISTING GREEN ST. SOUTH WEST VIEW



3. EXISTING GREEN ST. SOUTH EAST VIEW



PLAN KEY



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DRAWING TITLE

EXISTING
FLOOR
PLANS

SCALE AS NOTED

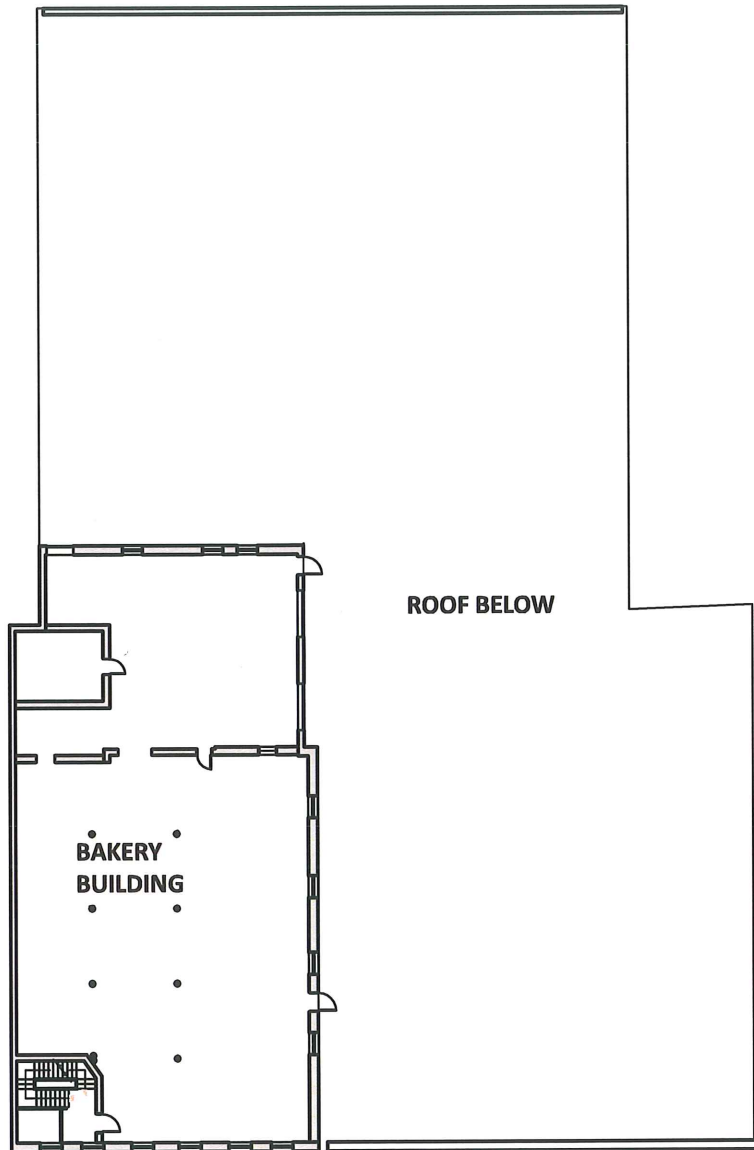
REVISION	DATE

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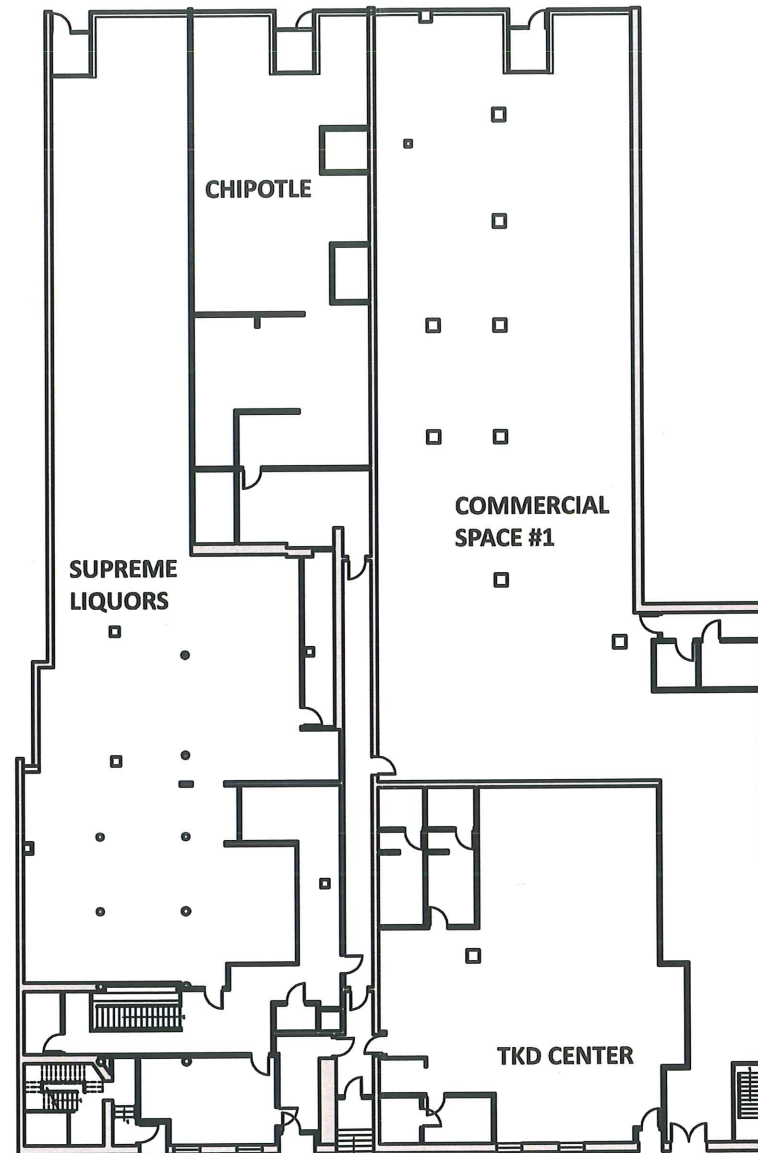
DRAWN BY EXC	REVIEWED BY PQ
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SHEET

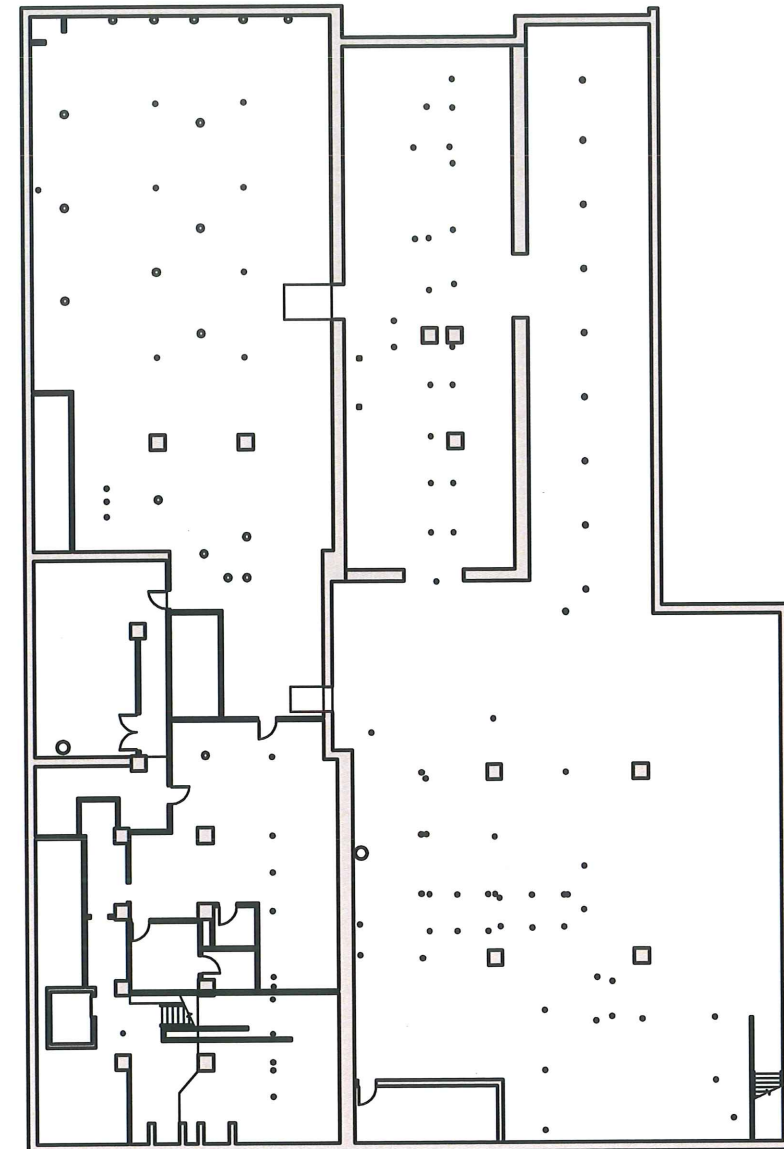
EX-1



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



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



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



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DRAWING TITLE

EXISTING ELEVATIONS

SCALE AS NOTED

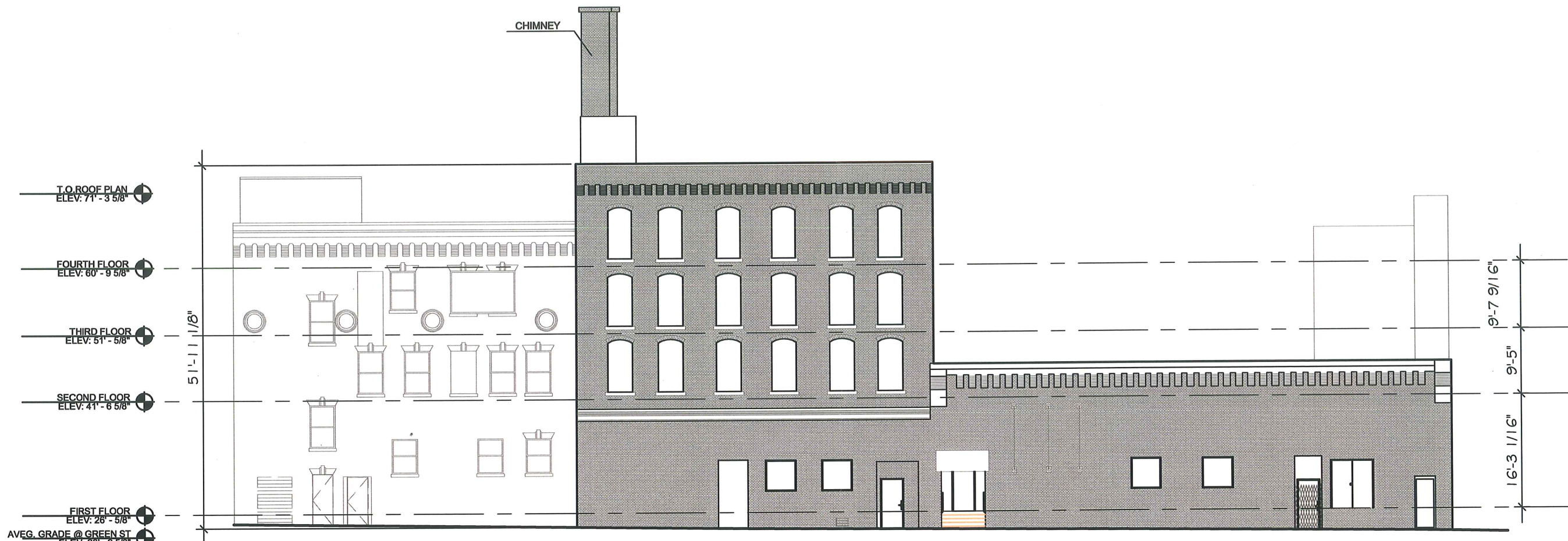
REVISION	DATE

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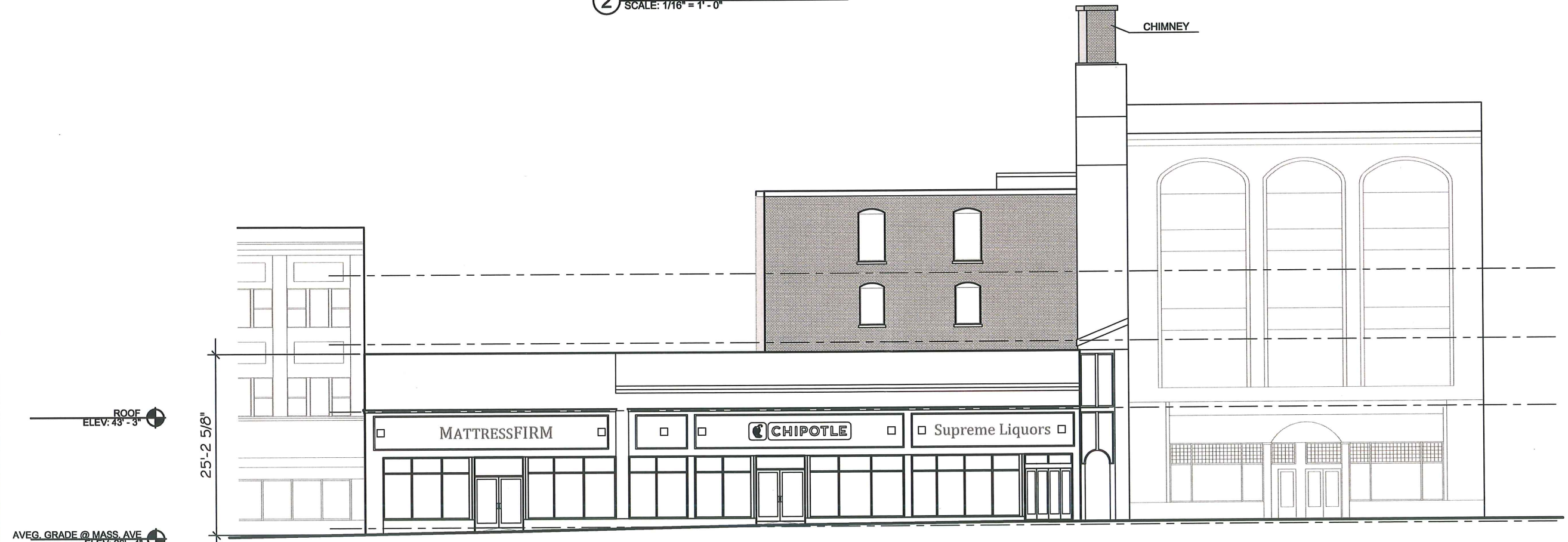
DRAWN BY EXC	REVIEWED BY PQ
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SHEET

EX-2



② EXISTING GREEN ST. ELEVATION
SCALE: 1/16" = 1'-0"



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

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DRAWING TITLE

**BASEMENT &
FIRST FLOOR
PLAN**

SCALE AS NOTED

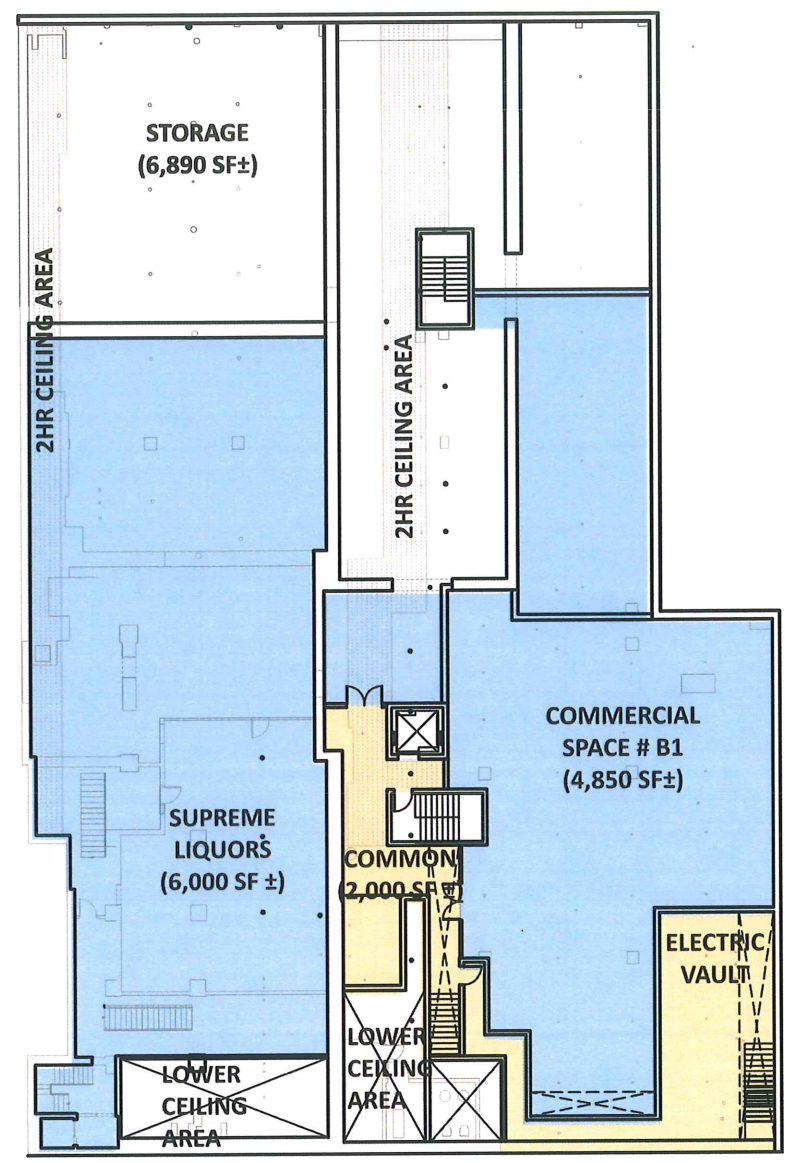
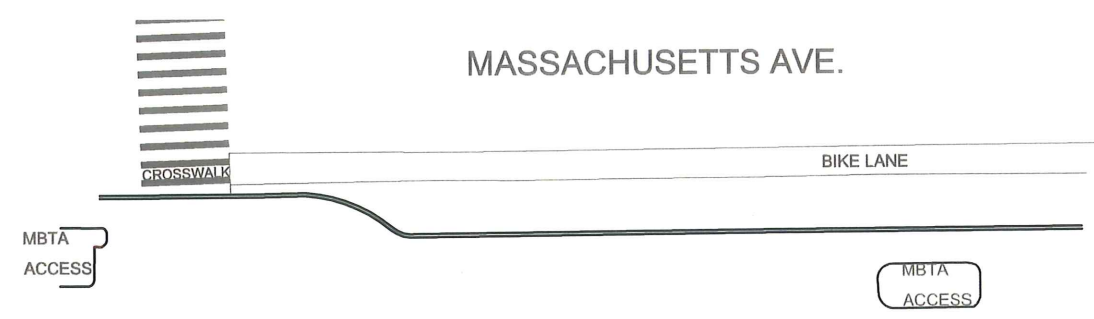
REVISION	DATE

HIST DEMO APPL 15 JAN 2019

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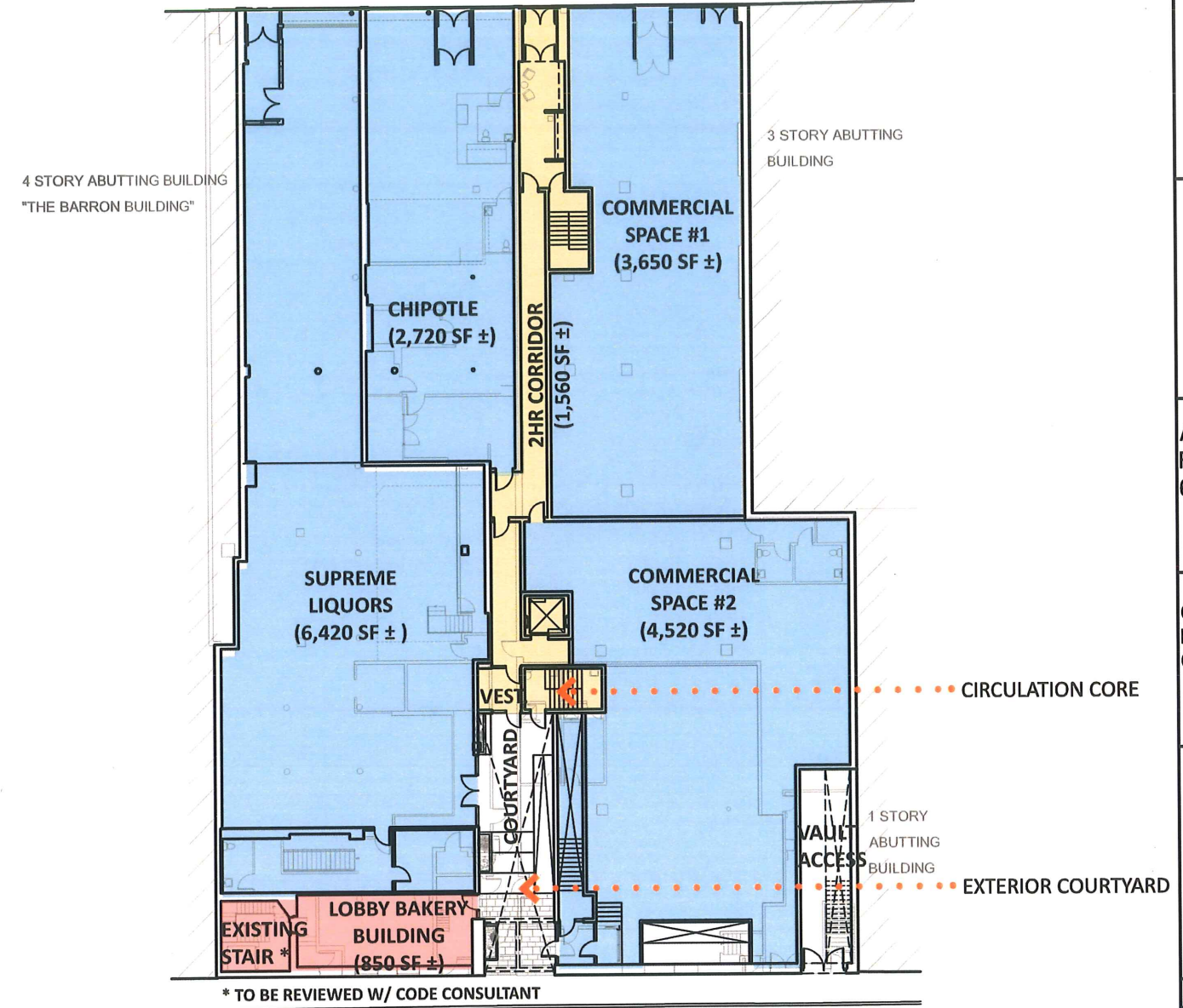
SHEET

A1.1



OFFICE
COMMERCIAL SPACES

2 BASEMENT PLAN
SCALE: 1/32" = 1'-0"



* TO BE REVIEWED W/ CODE CONSULTANT

1 FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"

GREEN ST.



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**SECOND TO
SIXTH FLOOR
PLANS**

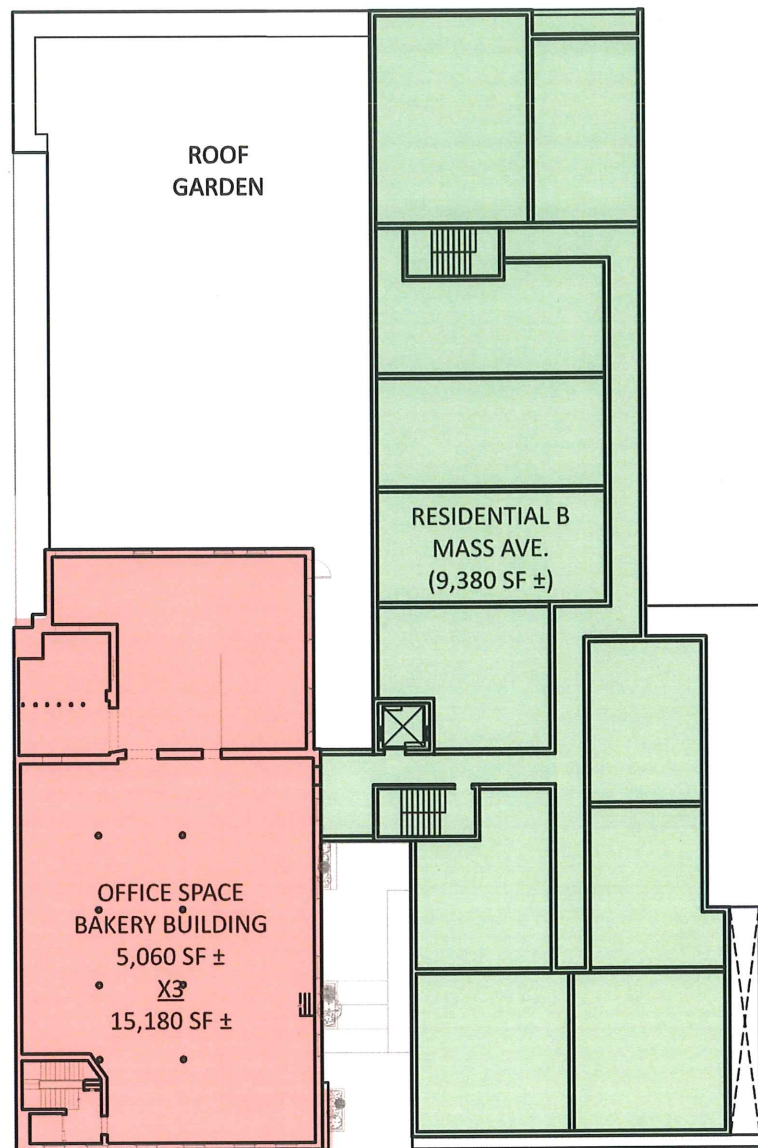
SCALE AS NOTED

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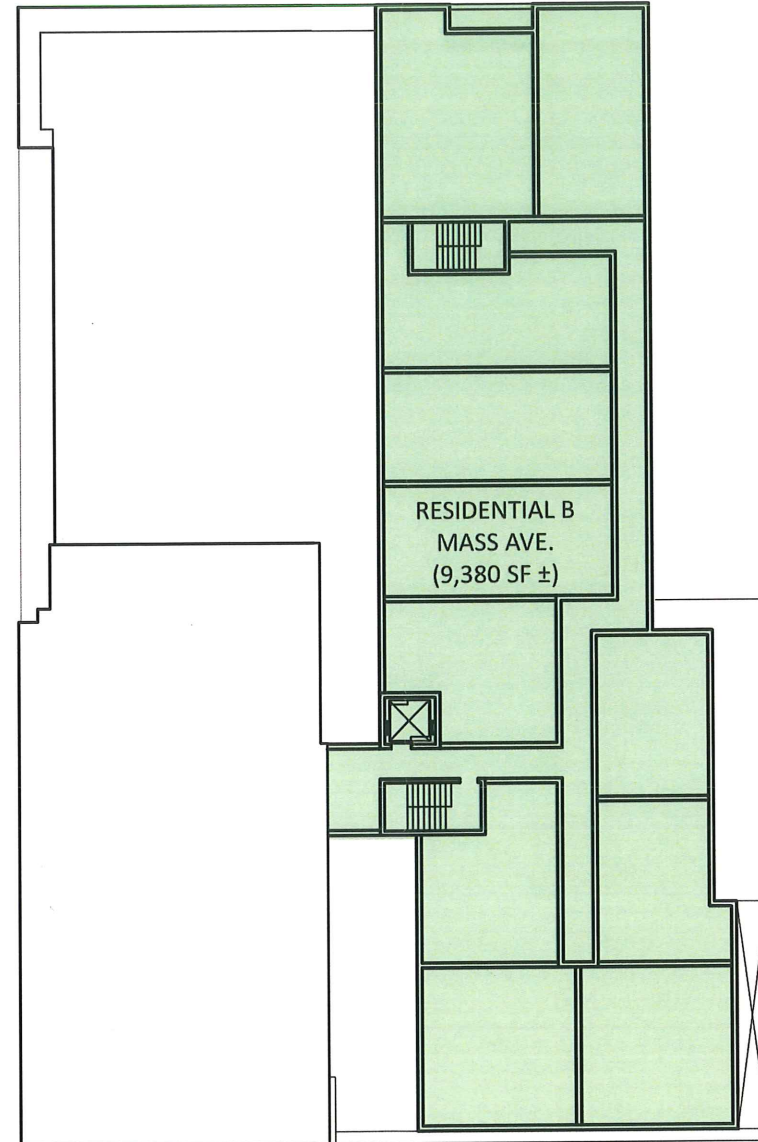
SHEET

A1.2

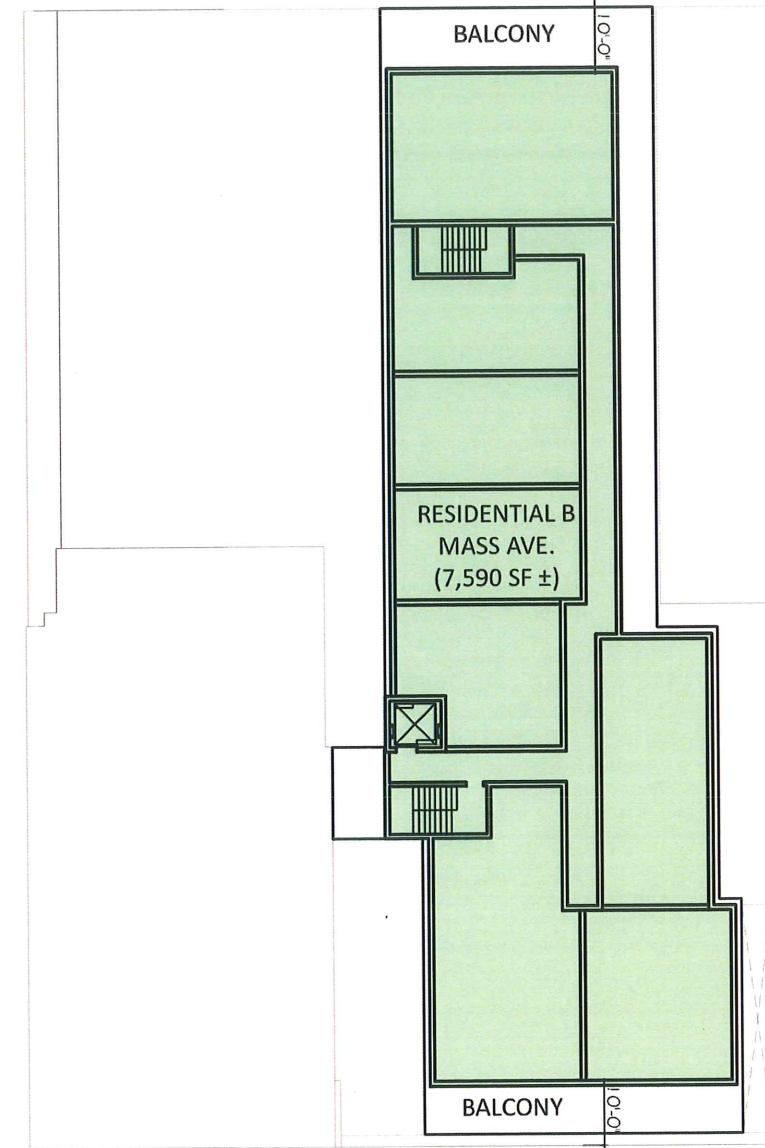


3 SECOND TO FOURTH FLOOR PLAN
SCALE: 1/32" = 1' - 0"

OFFICE
RESIDENTIAL A



2 FIFTH FLOOR PLAN
SCALE: 1/32" = 1' - 0"



1 SIXTH FLOOR PLAN
SCALE: 1/32" = 1' - 0"



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**PROPOSED
MASS AVE.
ELEVATION**

SCALE AS NOTED

REVISION	DATE

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A2.1



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

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DRAWING TITLE

PROPOSED GREEN ST. ELEVATION

SCALE AS NOTED

REVISION	DATE

HIST DEMO APPL 15 JAN 2019

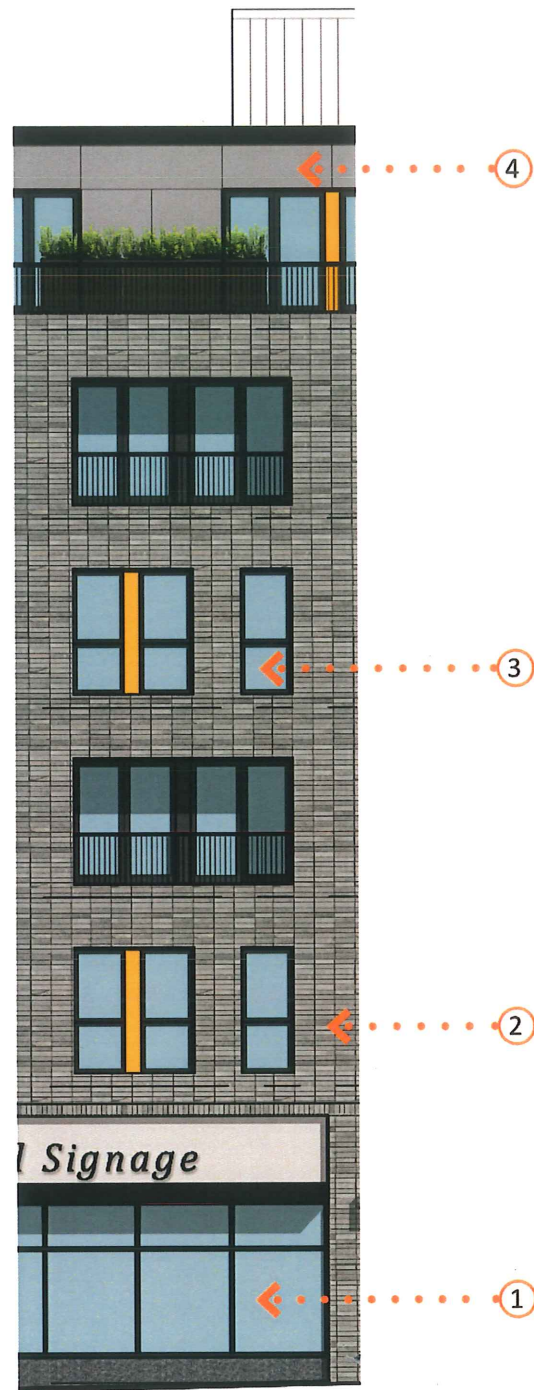
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SHEET

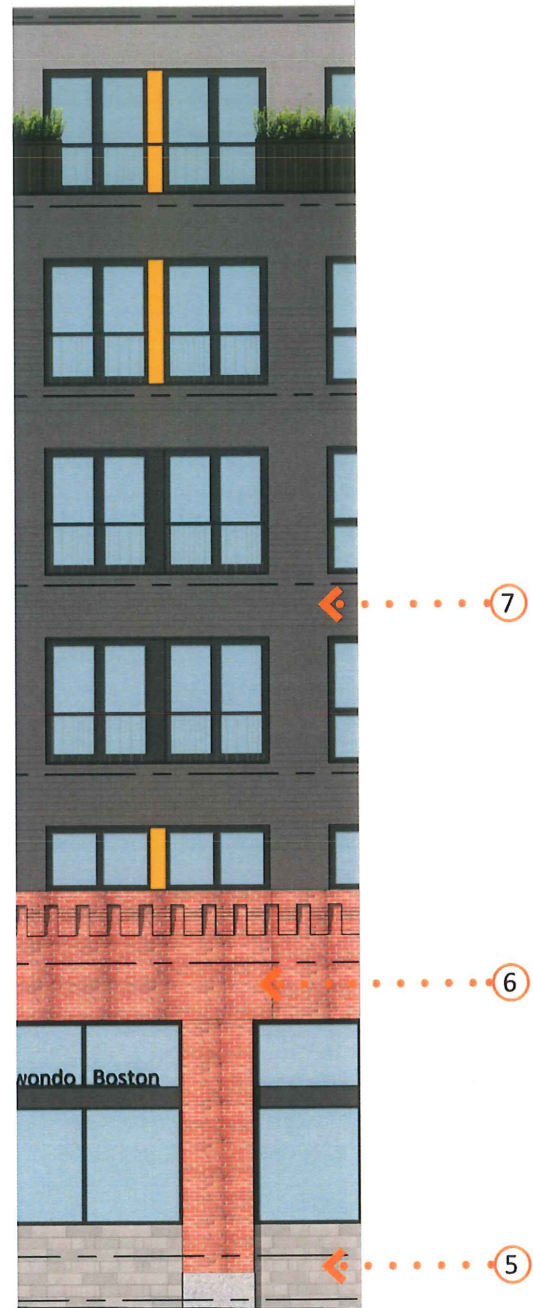
A2.2



1 PROPOSED GREEN ST ELEVATION
SCALE: 1/16" = 1' - 0"



② MASS AVE. ELEVATION MATERIALS
SCALE: NOT TO SCALE



① GREEN ST. ELEVATION MATERIALS
SCALE: NOT TO SCALE

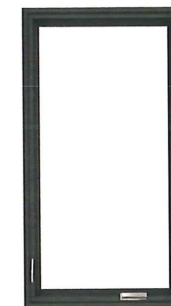
① ALUMINUM STORE FRONT WINDOWS



② STACK BOND THIN BRICK VENEER -GRAY



③ CONTEMPORARY CLAD CASEMENT WINDOWS



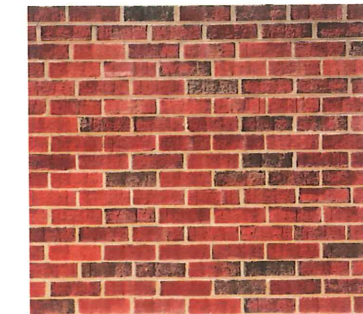
④ FIBER CEMENT PANELS



⑤ STONE BASE



⑥ REJUVENATED EXISTING RED BRICK WALL



⑦ METAL CLADDING-HORIZONTAL



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DRAWING TITLE

MATERIALS
BOARD

SCALE AS NOTED

REVISION	DATE

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SHEET

A2.3



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MASS AVE.
3D STREET
VIEW

SCALE AS NOTED

REVISION	DATE

HIST DEMO APPL 15 JAN 2019

DRAWN BY	REVIEWED BY
EXC	PQ

SHEET

3D-1

① MASSACHUSETTS AVE. STREET VIEW
SCALE : NOT TO SCALE



① GREEN ST. VIEW 1
SCALE : NOT TO SCALE

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GREEN ST.
3D STREET
VIEW 1

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SHEET

3D-2



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GREEN ST.
3D STREET
VIEW 2

SCALE AS NOTED

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EXC	PQ

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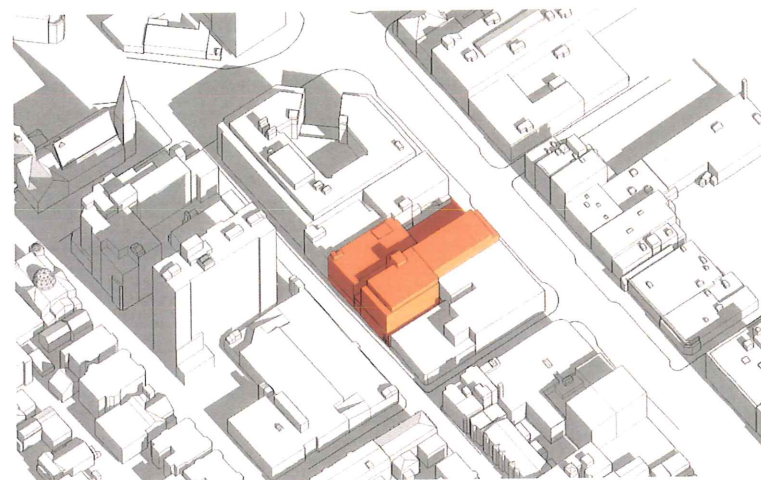
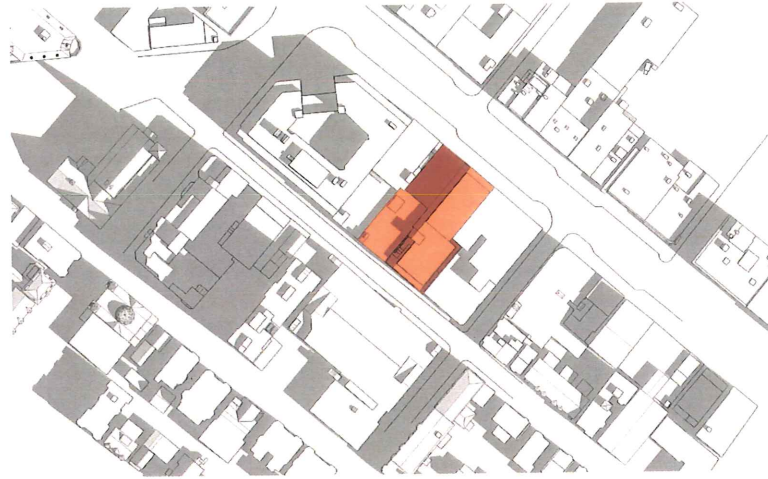
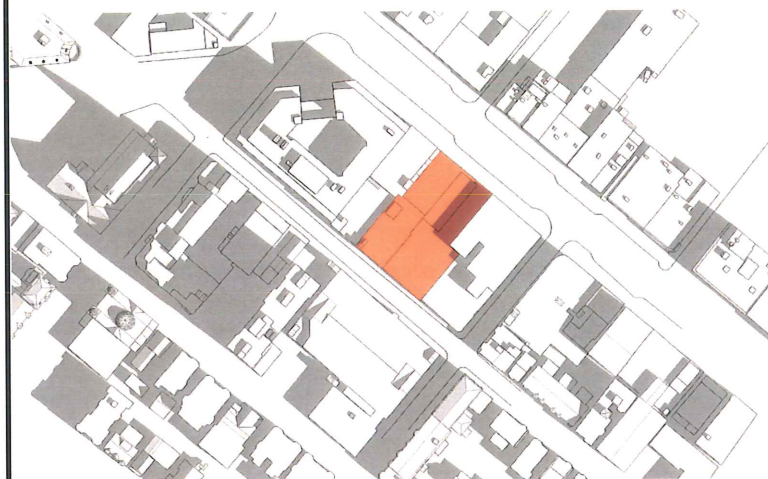
3D-3

① GREEN ST. VIEW 2
SCALE: NOT TO SCALE

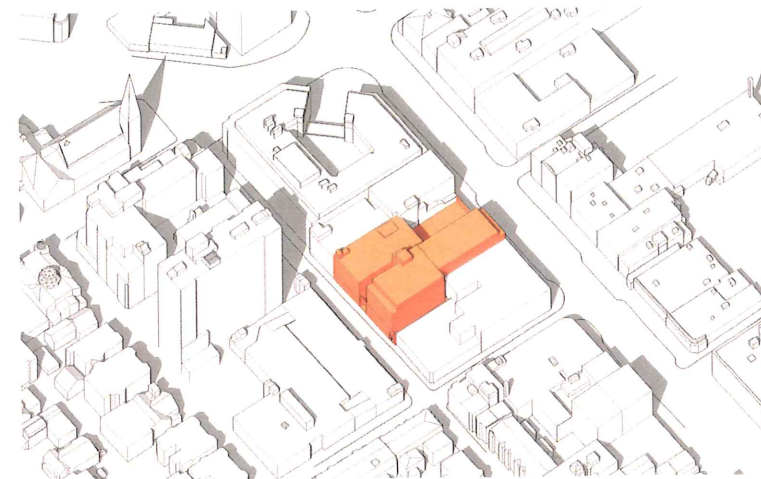
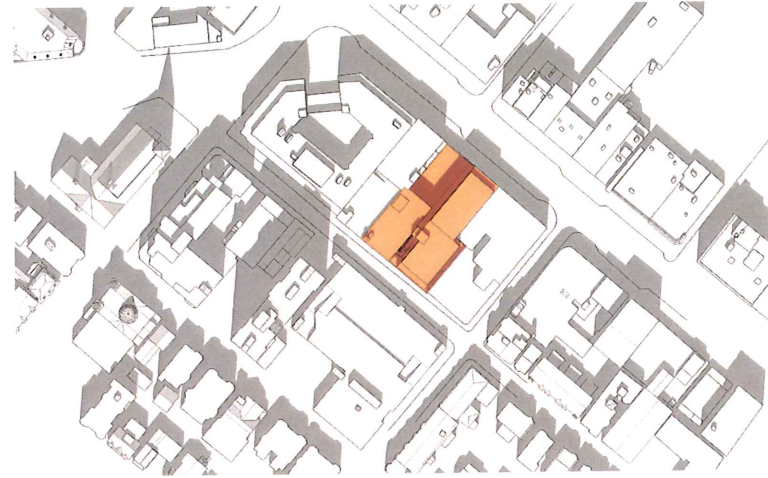
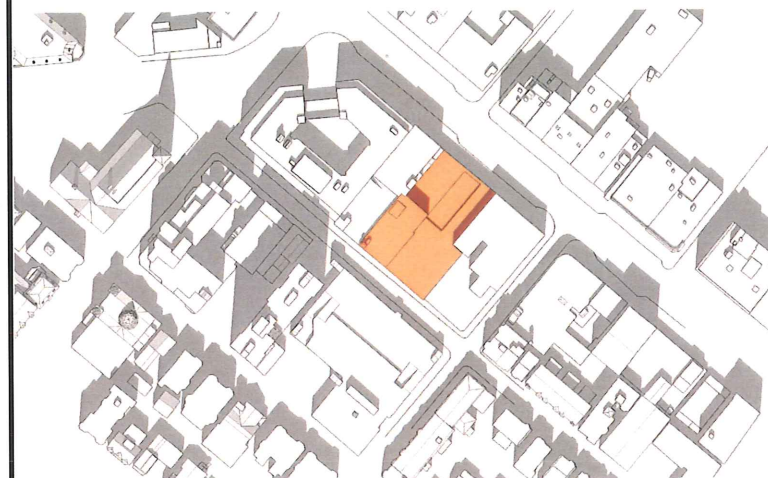
EXISTING

PROPOSED PLAN

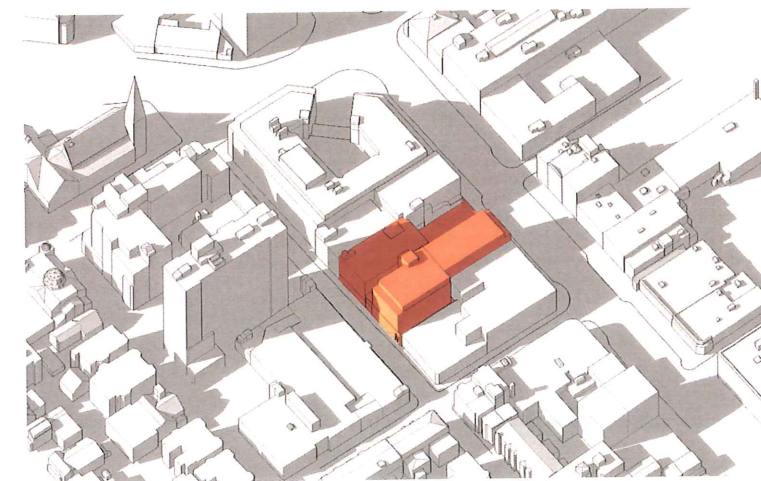
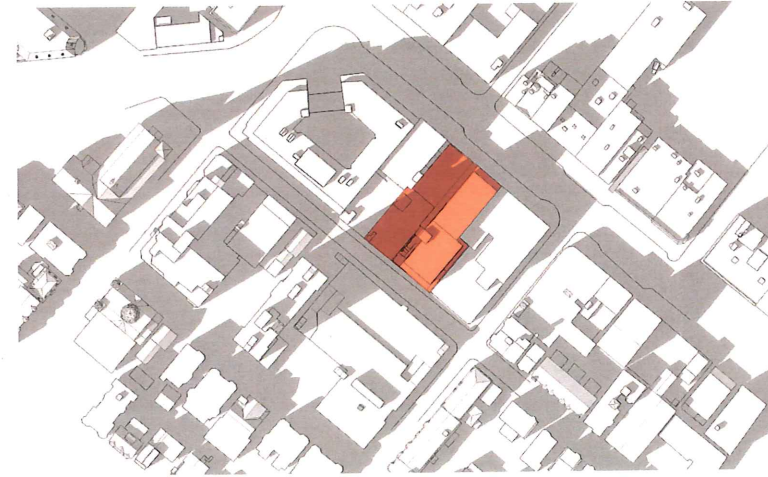
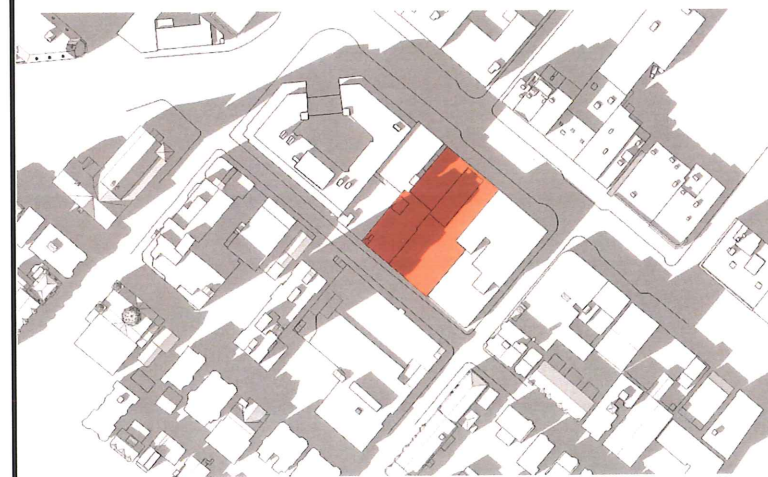
PROPOSED 3D



**MAR. 21 - SEPT. 21
9:00 AM**



**MAR. 21 - SEPT. 21
12:00 PM**



**MAR. 21 - SEPT. 21
3:00 PM**

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**SPRING &
AUTUMN
SHADOW
STUDY**

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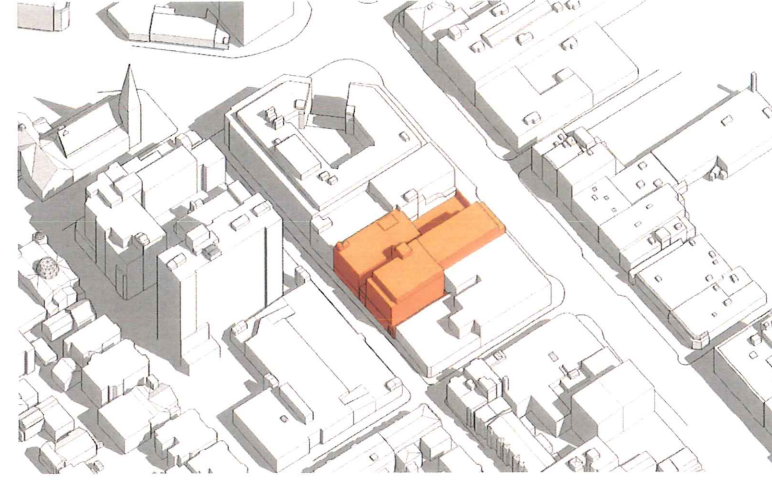
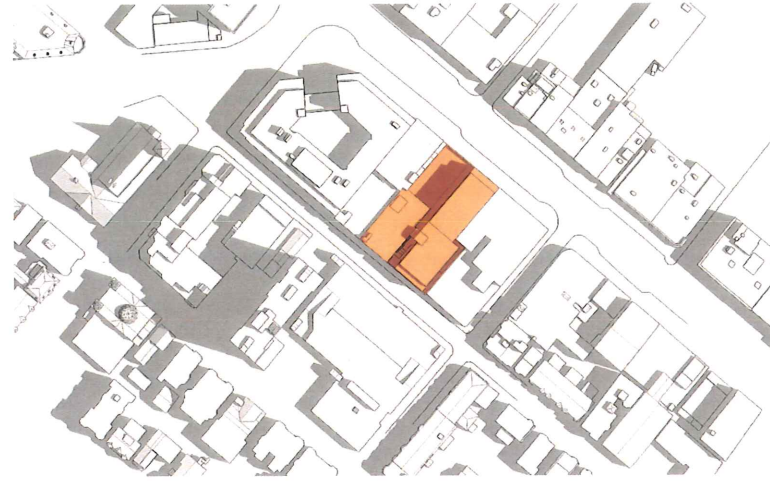
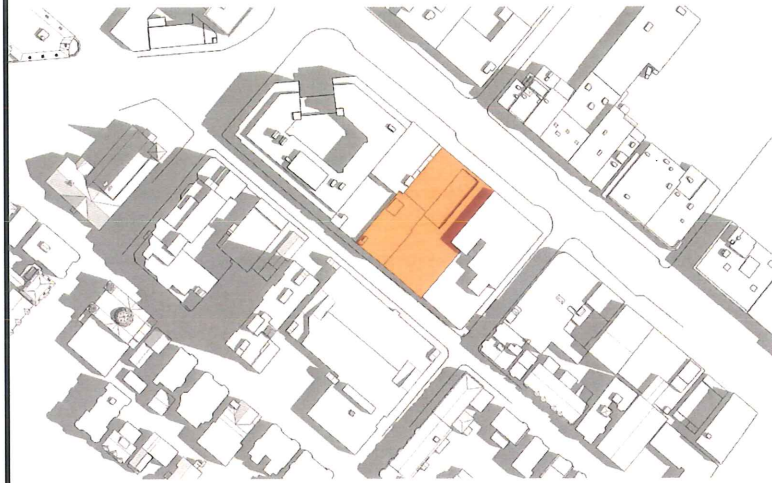


SH-1

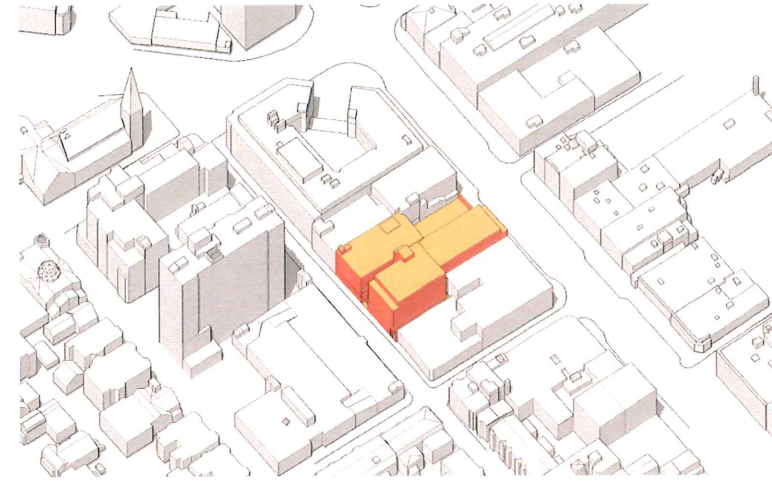
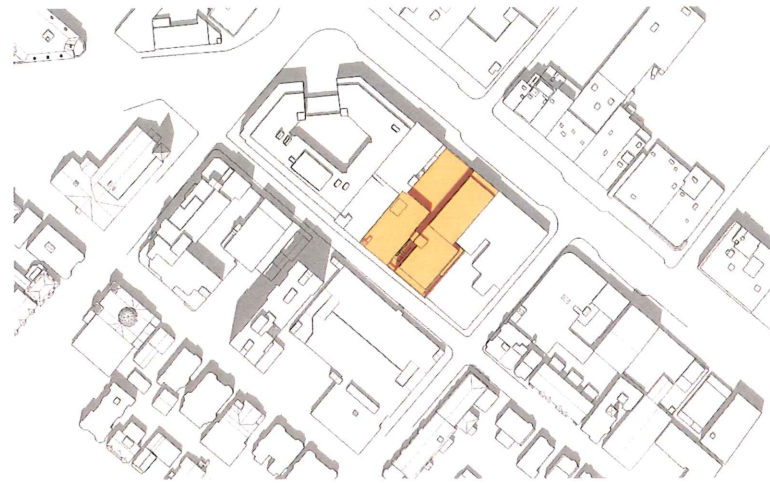
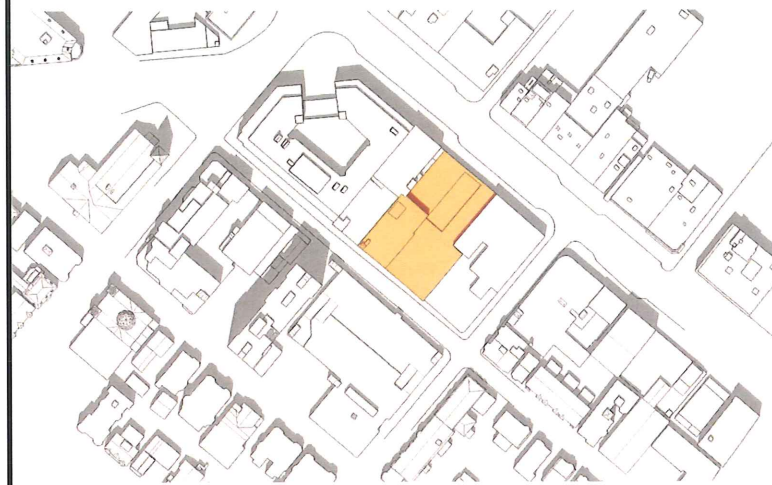
EXISTING

PROPOSED PLAN

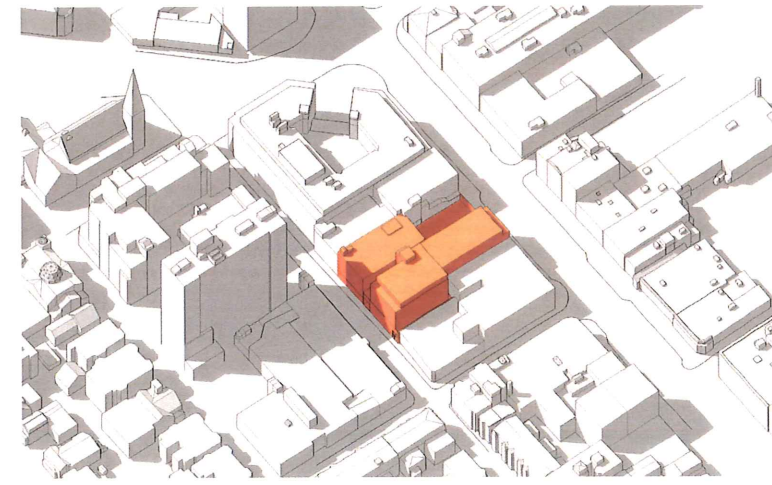
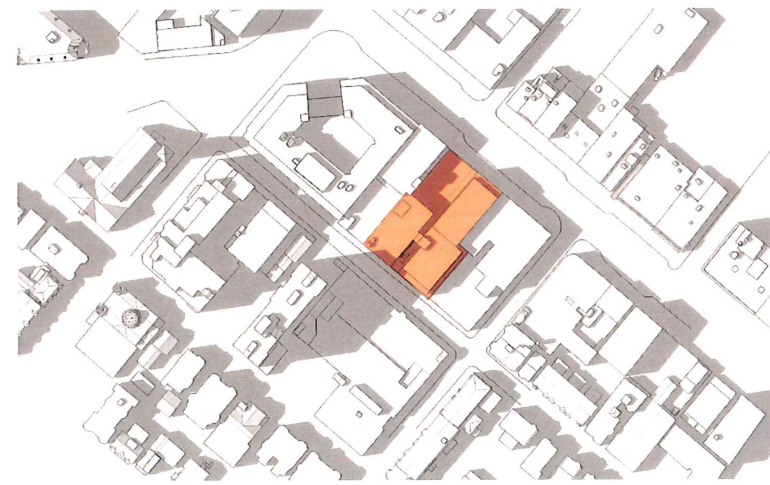
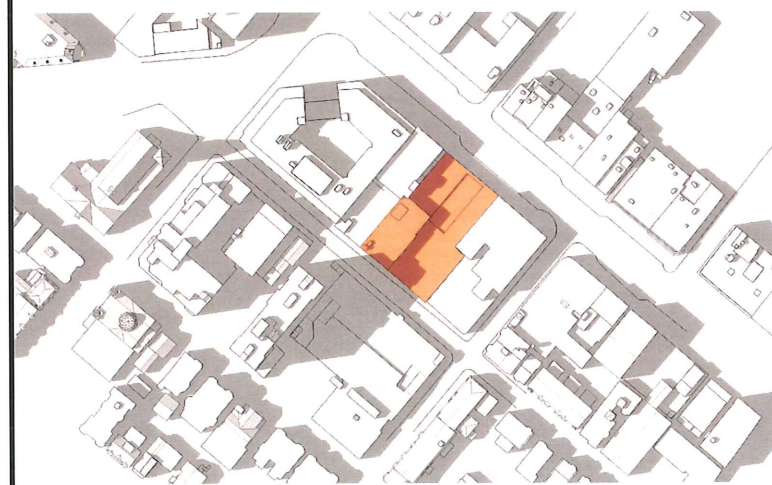
PROPOSED 3D



JUN. 21
9:00 AM



JUN. 21
12:00 PM



JUN. 21
3:00 PM

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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

SEAL

CONSULTANT

PROJECT

ADDITION TO &
RENOVATION OF
600 MASS AVE.

600 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

PREPARED FOR

CIFRINO MASS AVE
REALTY LLC,
C/O SUPERIOR REALTY

540 GALLIVAN BLVD,
DORCHESTER, MA 02134

DRAWING TITLE

SUMMER
SHADOW
STUDY

SCALE AS NOTED

REVISION DATE

HIST DEMO APPL 15 JAN 2019

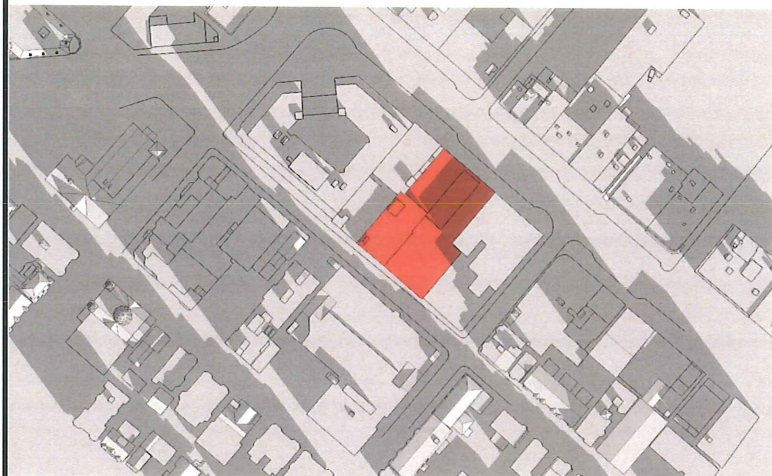
DRAWN BY EXC REVIEWED BY PQ

SHEET

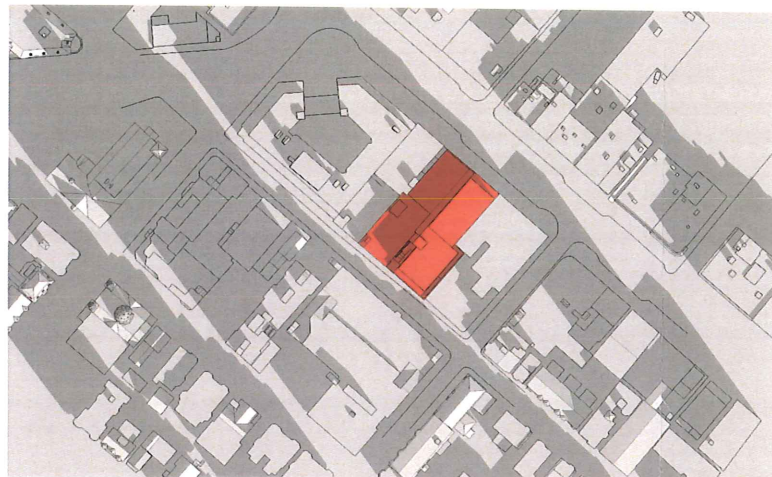


SH-2

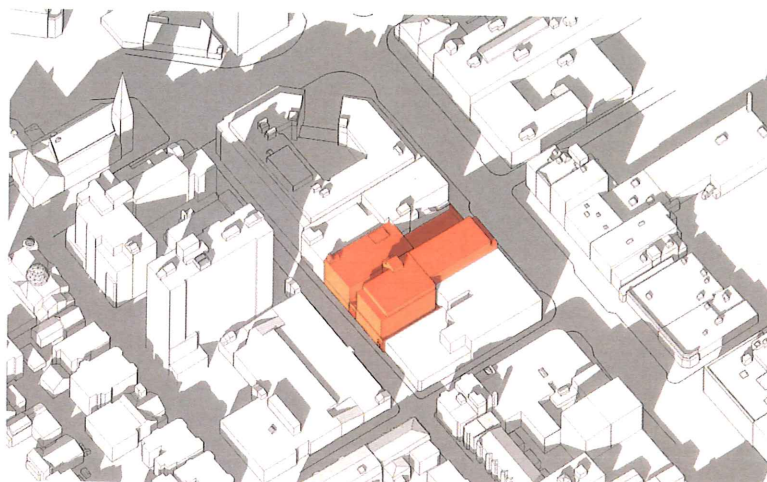
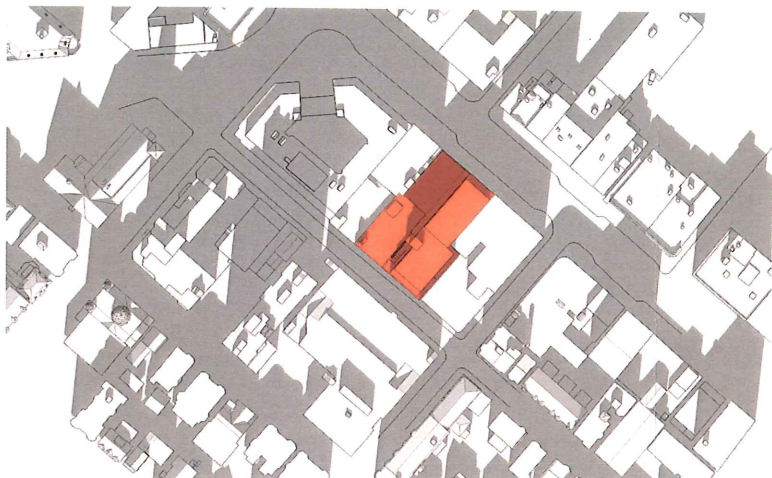
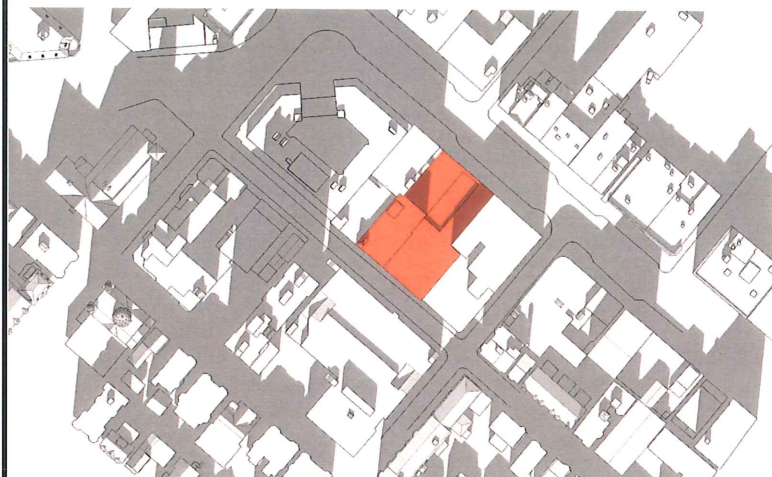
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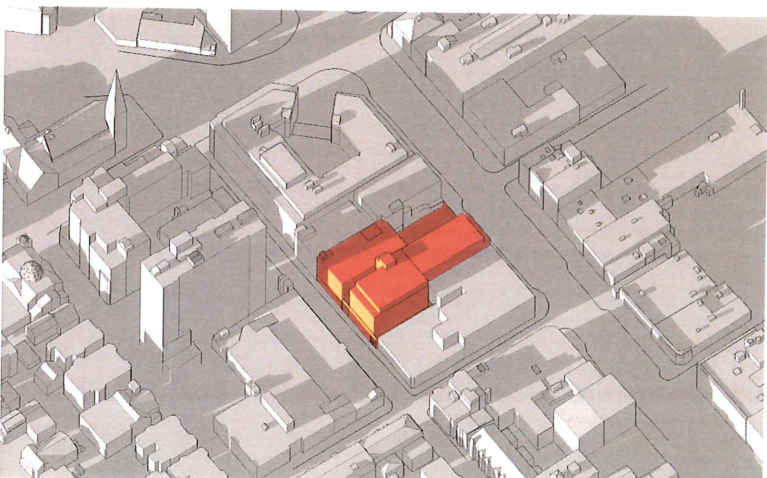
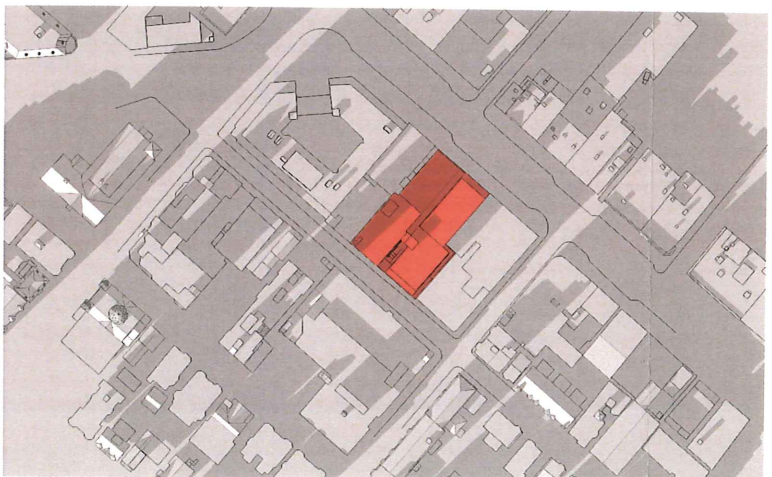
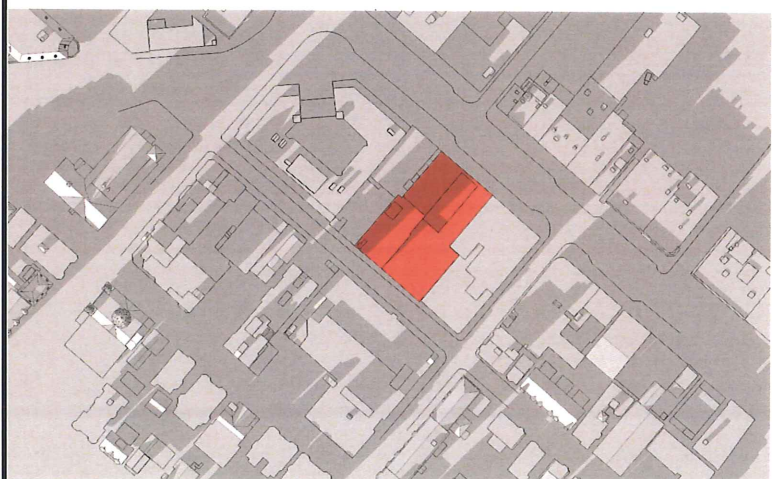
PROPOSED PLAN



PROPOSED 3D



DEC. 21
9:00 AM



DEC. 21
12:00 PM



DEC. 21
3:00 PM

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DRAWING TITLE

WINTER
SHADOW
STUDY

SCALE AS NOTED

REVISION DATE

HIST DEMO APPL 15 JAN 2019

DRAWN BY
EXC

REVIEWED BY
PQ

SHEET



SH-3