

SPECIAL PERMIT SET- REV 1 - 30 SEP 2020

# 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	±30,009
OFFICE	0	±16,467
RESIDENTIAL	0	±46,787
INDUSTRIAL	±15,180	0
<b>TOTAL GFA</b>	<b>±54,719</b>	<b>±93,263</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
<b>GENERAL</b>	
T1.0 TITLE SHEET	X
S1 EXISTING CONDITIONS PLAN	X
Z1 DIMENSIONAL SITE PLAN	<i>Note - The Sheets Z1 through Z4 are provided as a separate document along with a Zoning Compliance Narrative</i>
Z2 EXISTING CONDITIONS ZONING	
Z3 PROPOSED BUILDING ZONING CALCULATIONS	
Z4 PROPOSED BUILDING ZONING ANALYSIS	
EC-1 EXISTING CONDITION PHOTOS @ MASS AVE.	X
EC-2 EXISTING CONDITION PHOTOS @ GREEN ST.	X
<b>ARCHITECTURAL</b>	
EX-1 EXISTING FLOOR PLANS	X
EX-2 EXISTING ELEVATIONS	X
AS1 SITE PLAN	X
A1.0 BASEMENT FLOOR PLAN	X
A1.0a BIKE PATH & BIKE STORAGE ROOM	X
A1.1 FIRST FLOOR PLAN	X
A1.2 SECOND FLOOR PLAN	X
A1.3 THIRD FLOOR PLAN	X
A1.4 FOURTH FLOOR PLAN	X
A1.5 FIFTH FLOOR PLAN	X
A1.6 SIXTH FLOOR PLAN	X
A1.7 ROOF PLAN	X
A2.0 PROPOSED MASS AVE. ELEVATION	X
A2.1 ENLARGED MASS AVE ELEVATION	X
A2.2 PROPOSED EAST SIDE ELEVATION	X
A2.3 PROPOSED GREEN ST ELEVATION	X
A2.4 ENLARGED GREEN ST ELEVATION	X
A2.5 PROPOSED WEST SIDE ELEVATION	X
A2.6a MASS AVE EXTERIOR MATERIALS	X
A2.6b GREEN ST EXTERIOR MATERIALS	X
A2.6c EAST & WEST (COURTYARD) ELEVATIONS EXTERIOR MATERIALS	X
A2.7 BUILDING SECTION	X
A2.8 EXTERIOR LIGHTING	X
3D-0 MASS AVE 3D STREET VIEW 1	X
3D-1 MASS AVE 3D STREET VIEW 2	X
3D-2 GREEN ST 3D STREET VIEW 1	X
3D-3 GREEN ST 3D STREET VIEW 2	X
SH-1 - SH-3 SHADOW STUDY	X

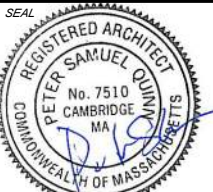
*Note - A separate Urban Design Study document is submitted with this Application*



LOCUS PLAN

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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



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CIFRINO MASS AVE  
REALTY LLC,  
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE

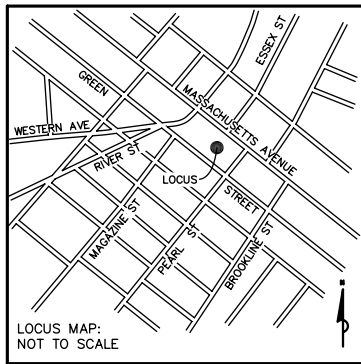
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EXC	PQ

SHEET

**T1.0**



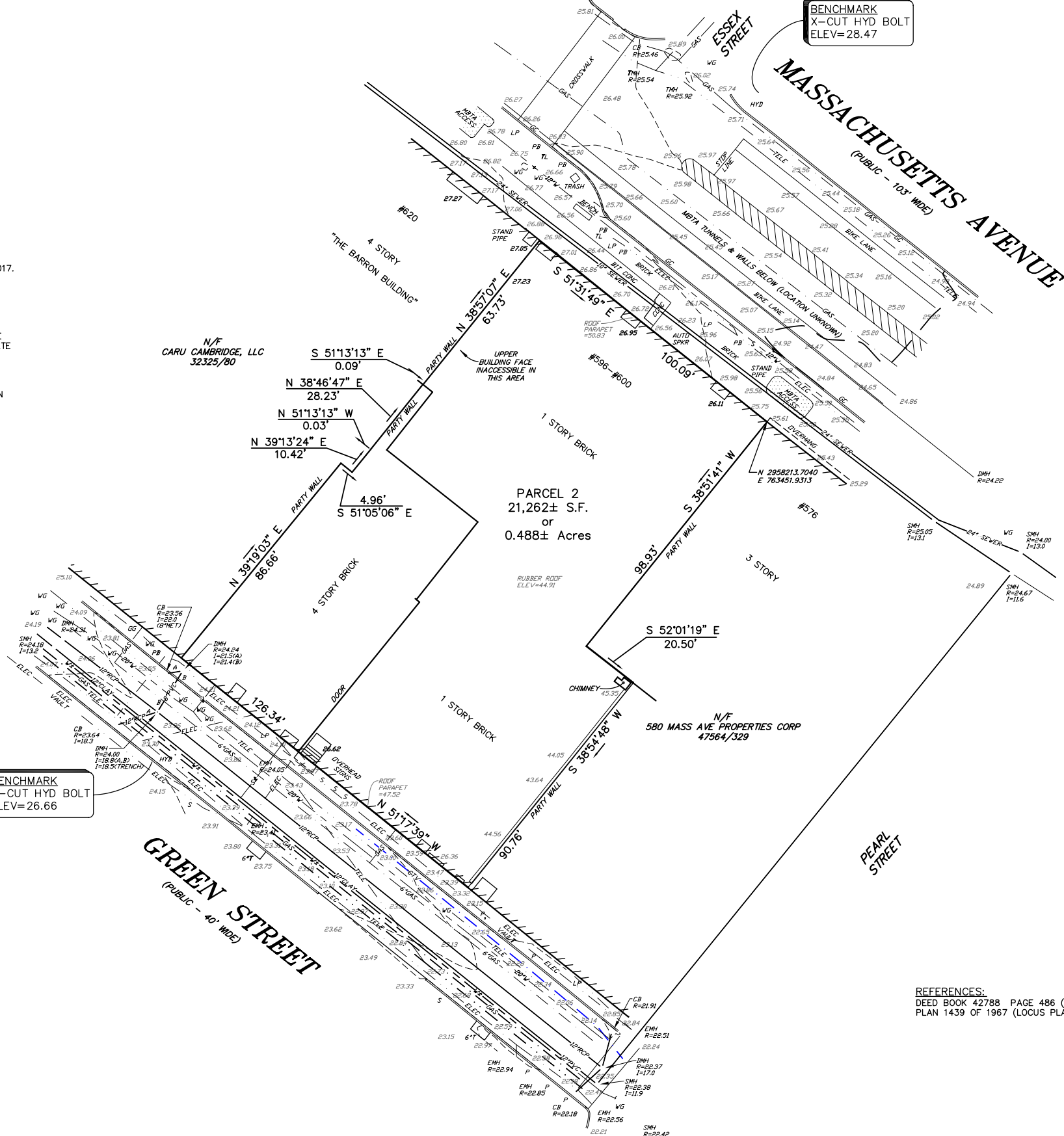
LOCUS MAP:  
NOT TO SCALE

**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)



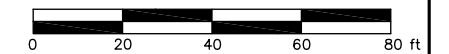
UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.



#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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540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

EXISTING  
CONDITION  
PHOTOS @  
MASS AVE.

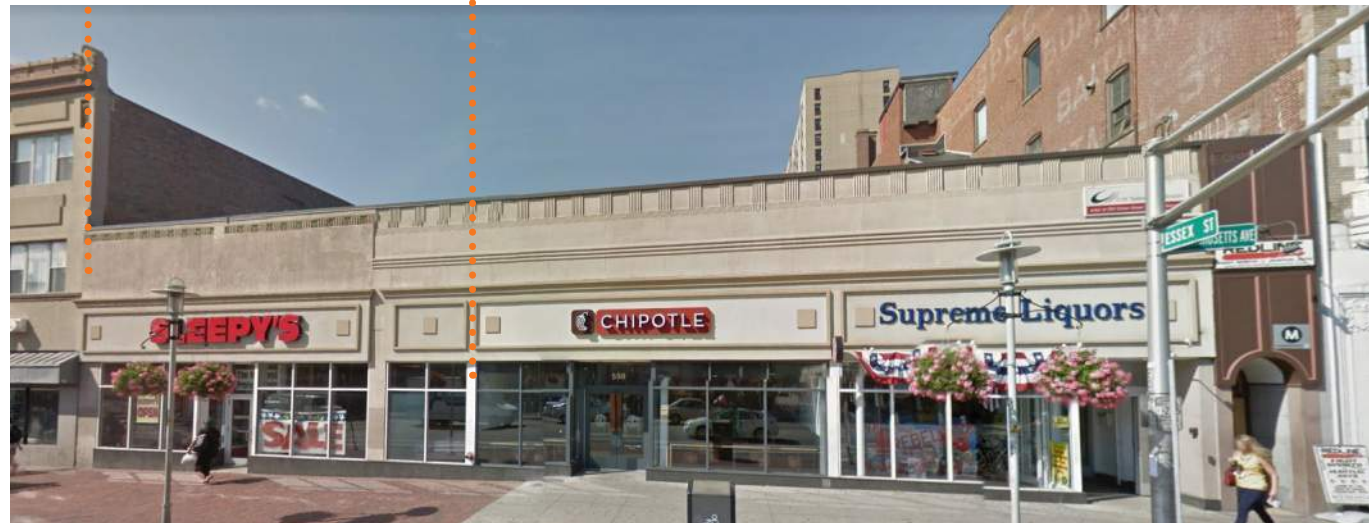
SCALE AS NOTED

REVISION	DATE
S Permit-Rev 1	30 SEP 2020
SPECIAL PERMIT	15 JULY 2020
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SHEET

**EC-1**

Project Site



1. EXISTING MASS AVE. ELEVATION

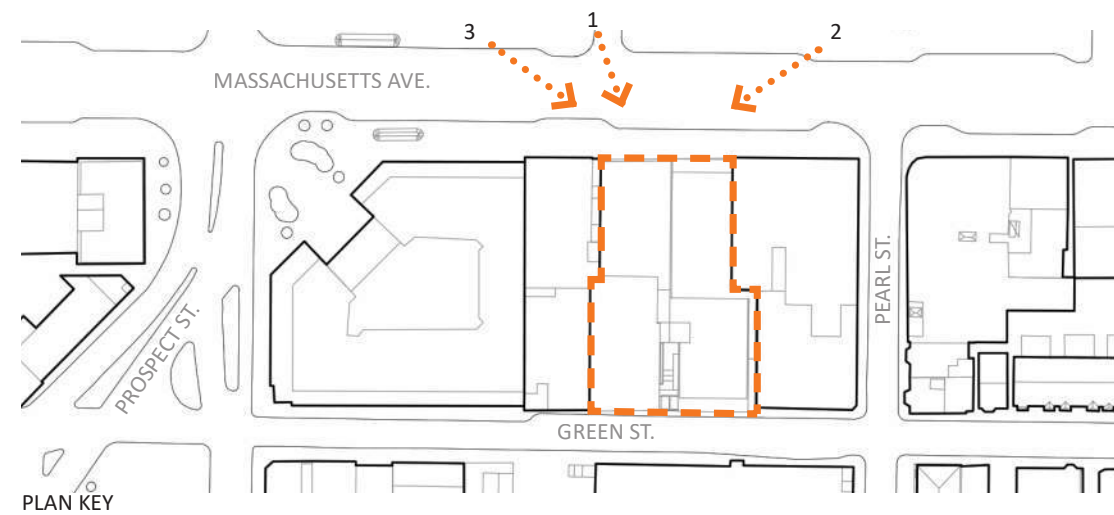
Project Site



2. EXISTING MASS AVE. NORTH EAST VIEW



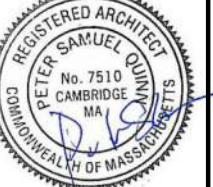
3. EXISTING MASS AVE. NORTH WEST VIEW



PLAN KEY



SEAL



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EXISTING  
CONDITION  
PHOTOS @  
GREEN ST.

SCALE AS NOTED

REVISION	DATE

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SHEET

**EC-2**

RENOVATED  
"BAKERY BUILDING"  
CON-SITE

PROJECT SITE (GREEN ST.)



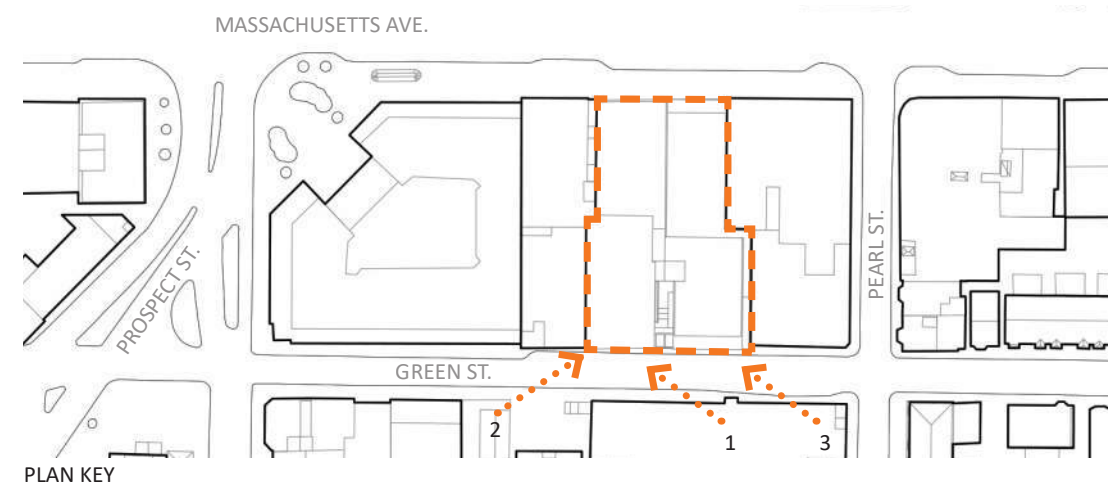
1. EXISTING GREEN ST. ELEVATION

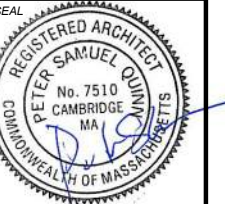


3. EXISTING GREEN ST. SOUTH EAST VIEW



2. EXISTING GREEN ST. SOUTH WEST VIEW





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EXISTING  
FLOOR  
PLANS

SCALE AS NOTED

REVISION	DATE

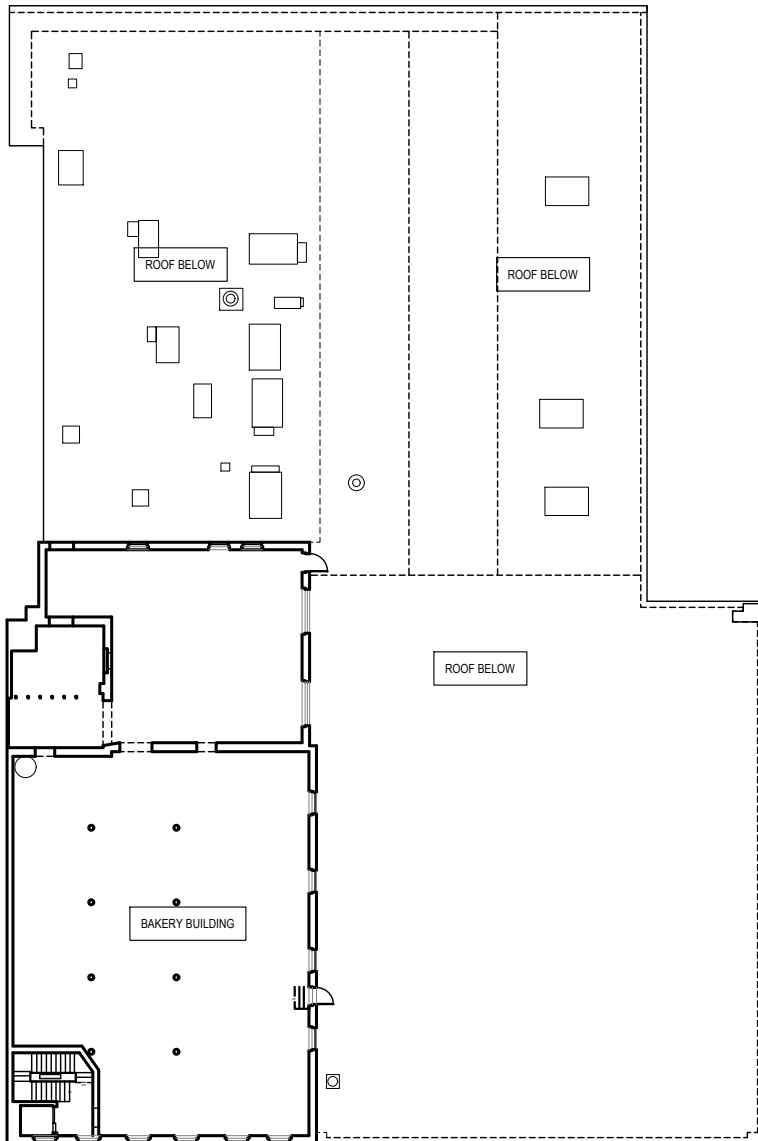
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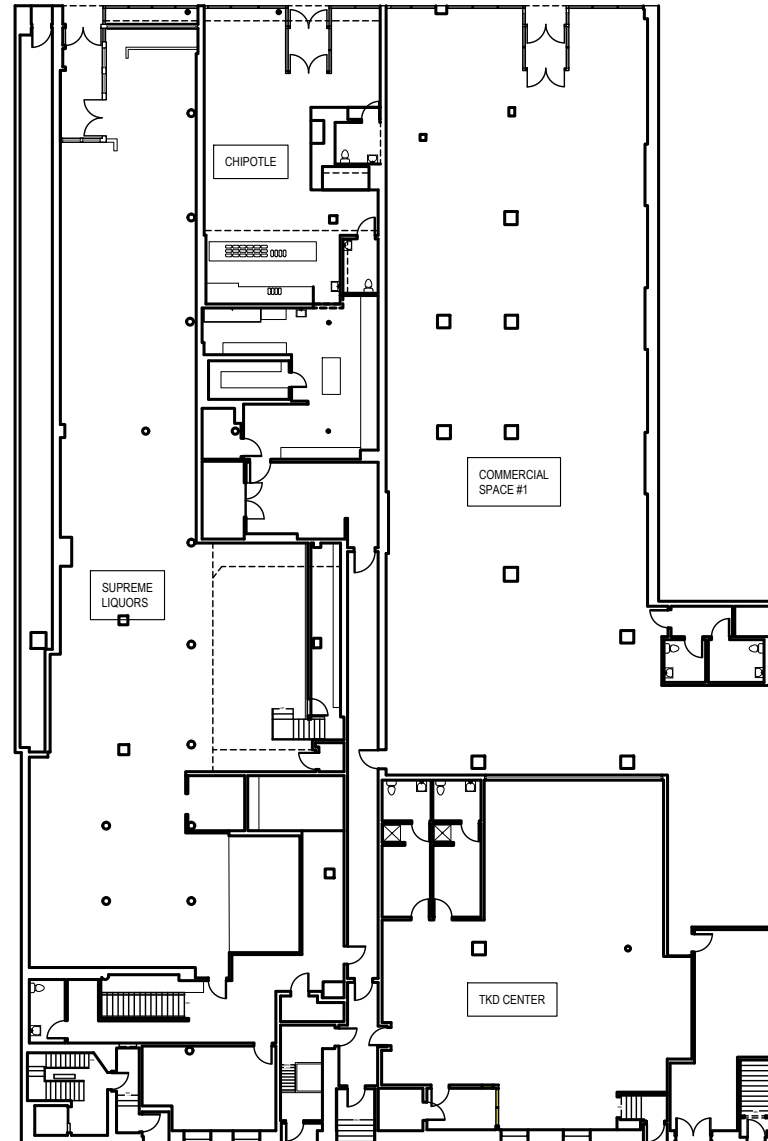
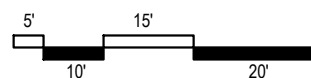
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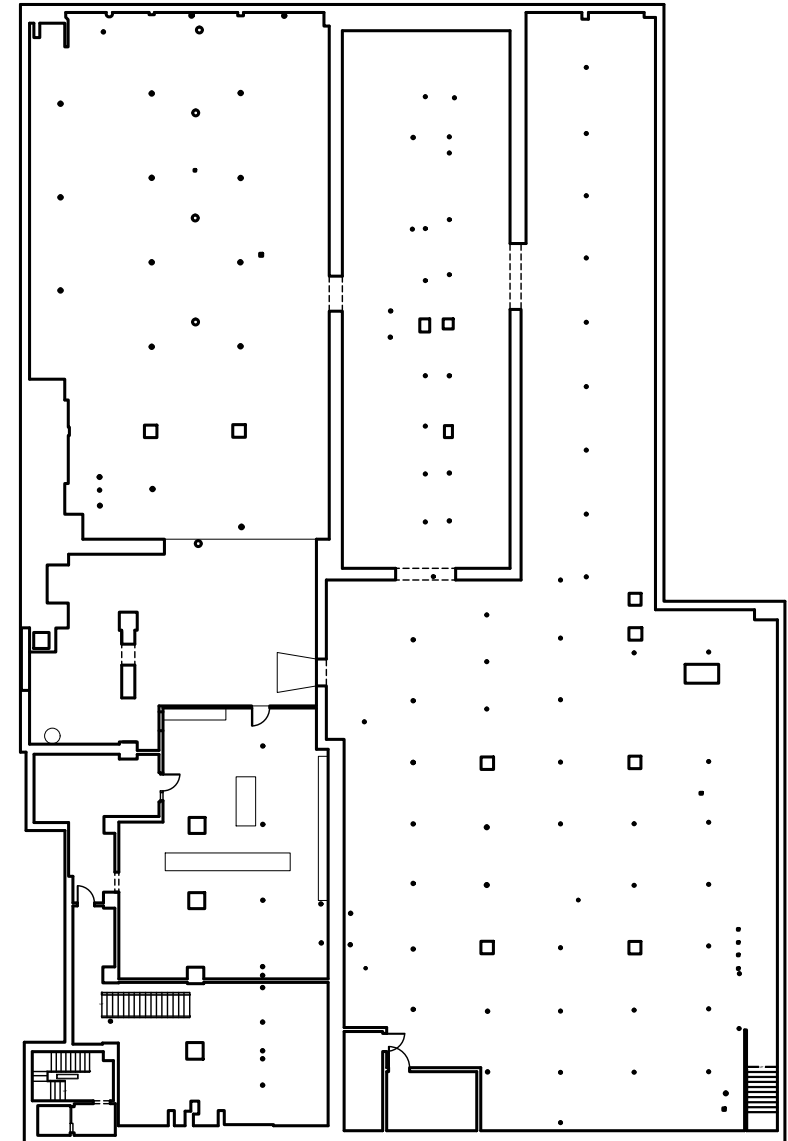
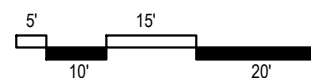
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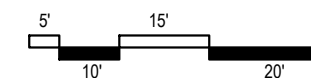
**3** EXISTING SECOND TO FOURTH FLOORS  
SCALE: 1/32" = 1' - 0"



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

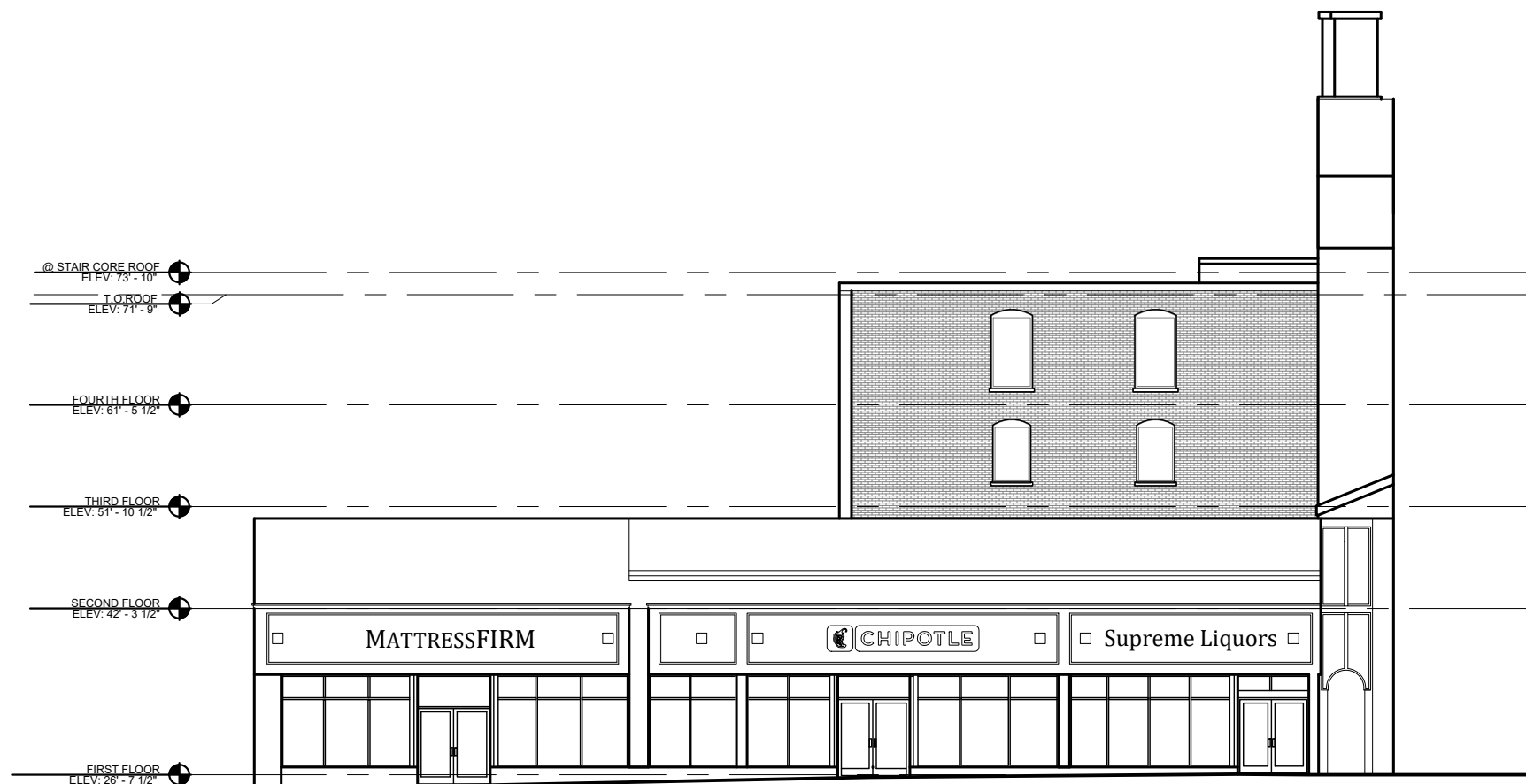
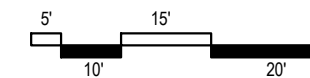


**1** EXISTING BASEMENT FLOOR  
SCALE: 1/32" = 1' - 0"

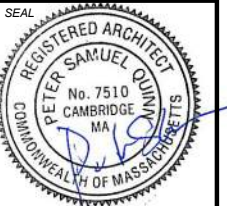
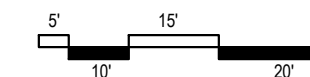




② EXISTING GREEN ST ELEVATION  
SCALE: 1/32" = 1' - 0"



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



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CIO SUPERIOR REALTY

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DORCHESTER, MA 02134

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EXISTING  
FLOOR  
PLANS

SCALE AS NOTED

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**EX-2**





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DRAWING TITLE

**BASEMENT  
PLAN**

SCALE AS NOTED

REVISION	DATE

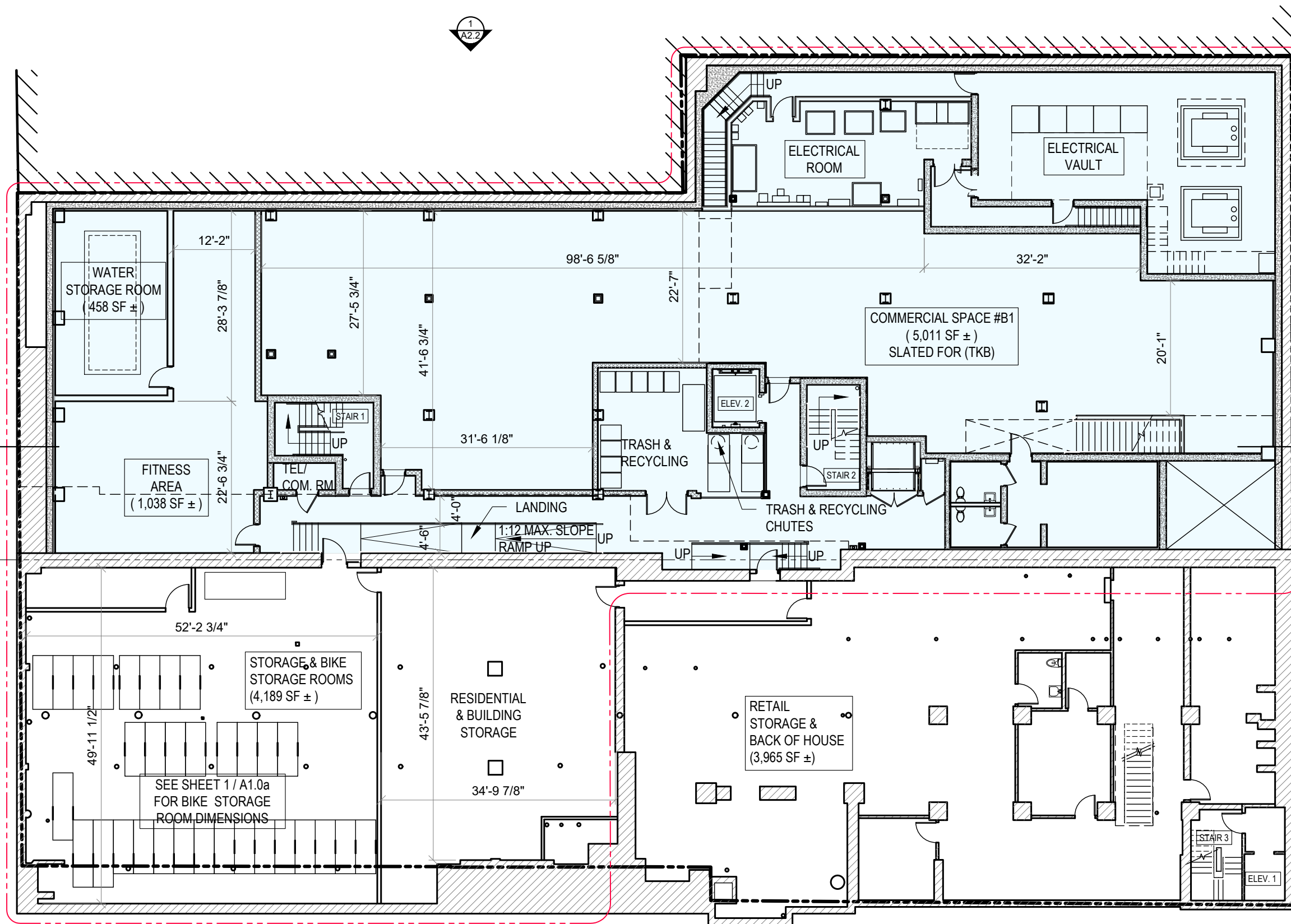
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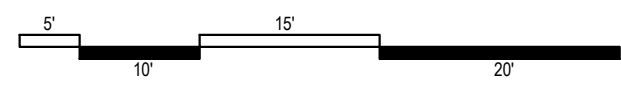
**A1.0**



NEW CONSTRUCTION  
EXISTING BUILDING  
TO REMAIN

NEW CONSTRUCTION  
EXISTING BUILDING  
TO REMAIN

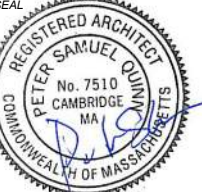
**1 BASEMENT PLAN**  
SCALE: 1/16" = 1' - 0"



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

REVISION	DATE

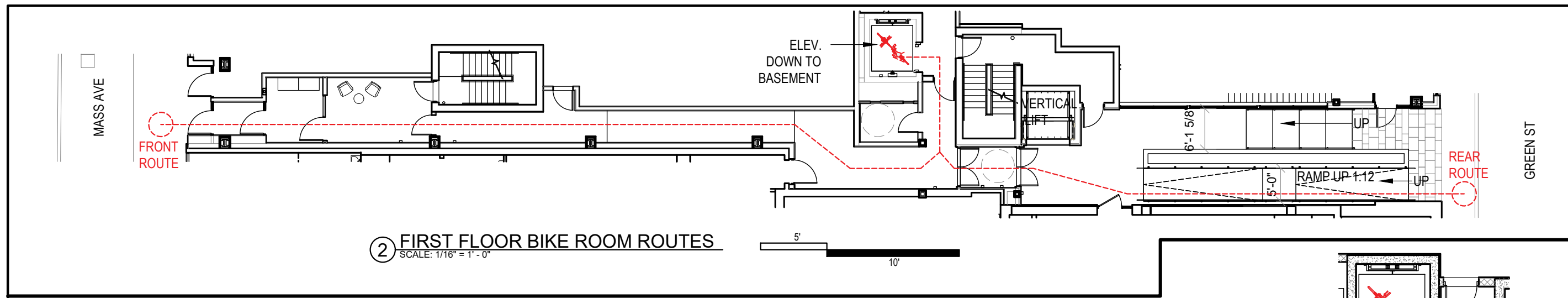
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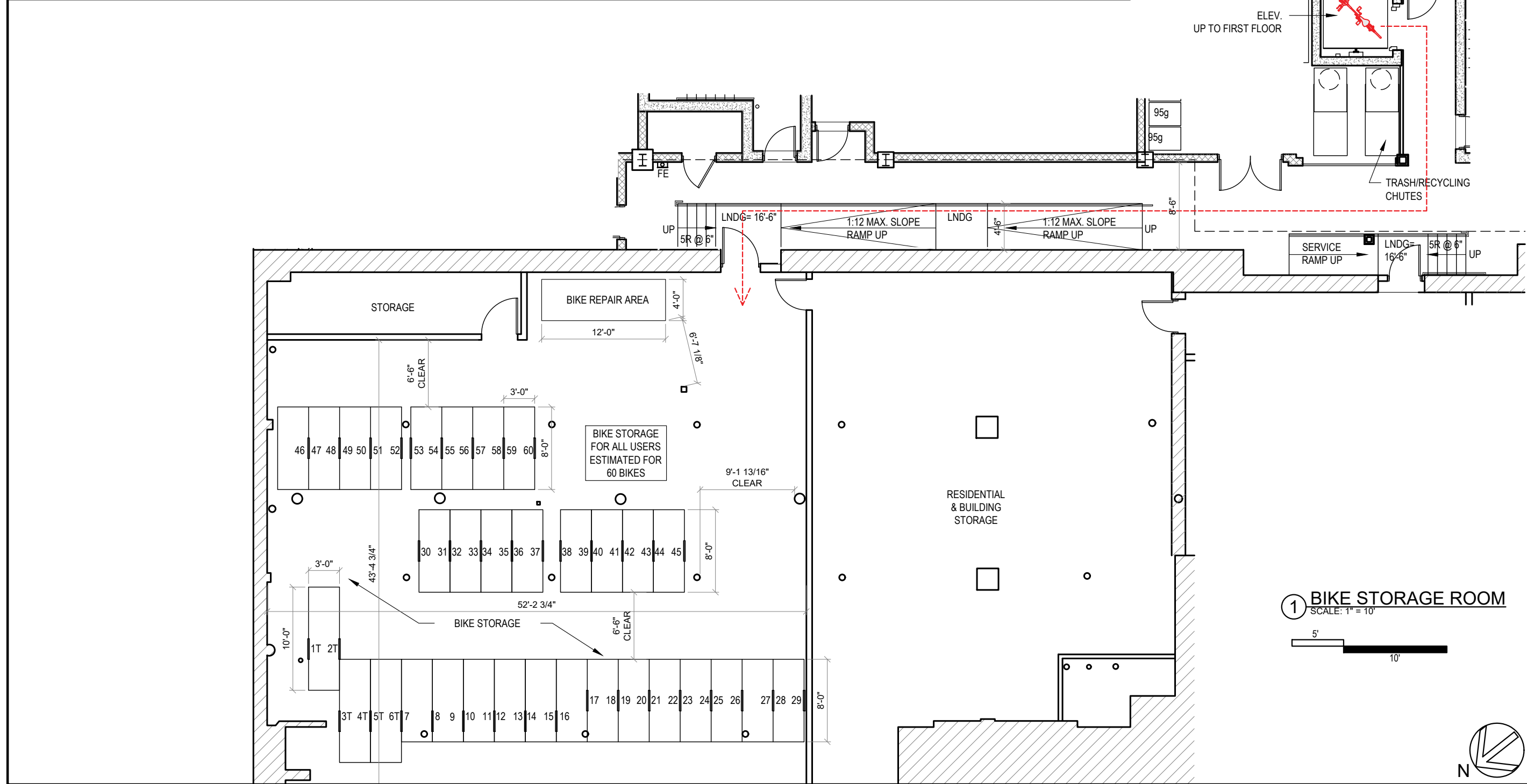
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**A1.0a**

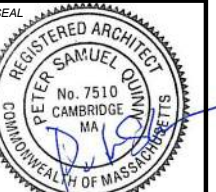


**2 FIRST FLOOR BIKE ROOM ROUTES**  
SCALE: 1/16" = 1' - 0"



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





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**FIRST FLOOR  
 PLAN**

SCALE AS NOTED

REVISION DATE

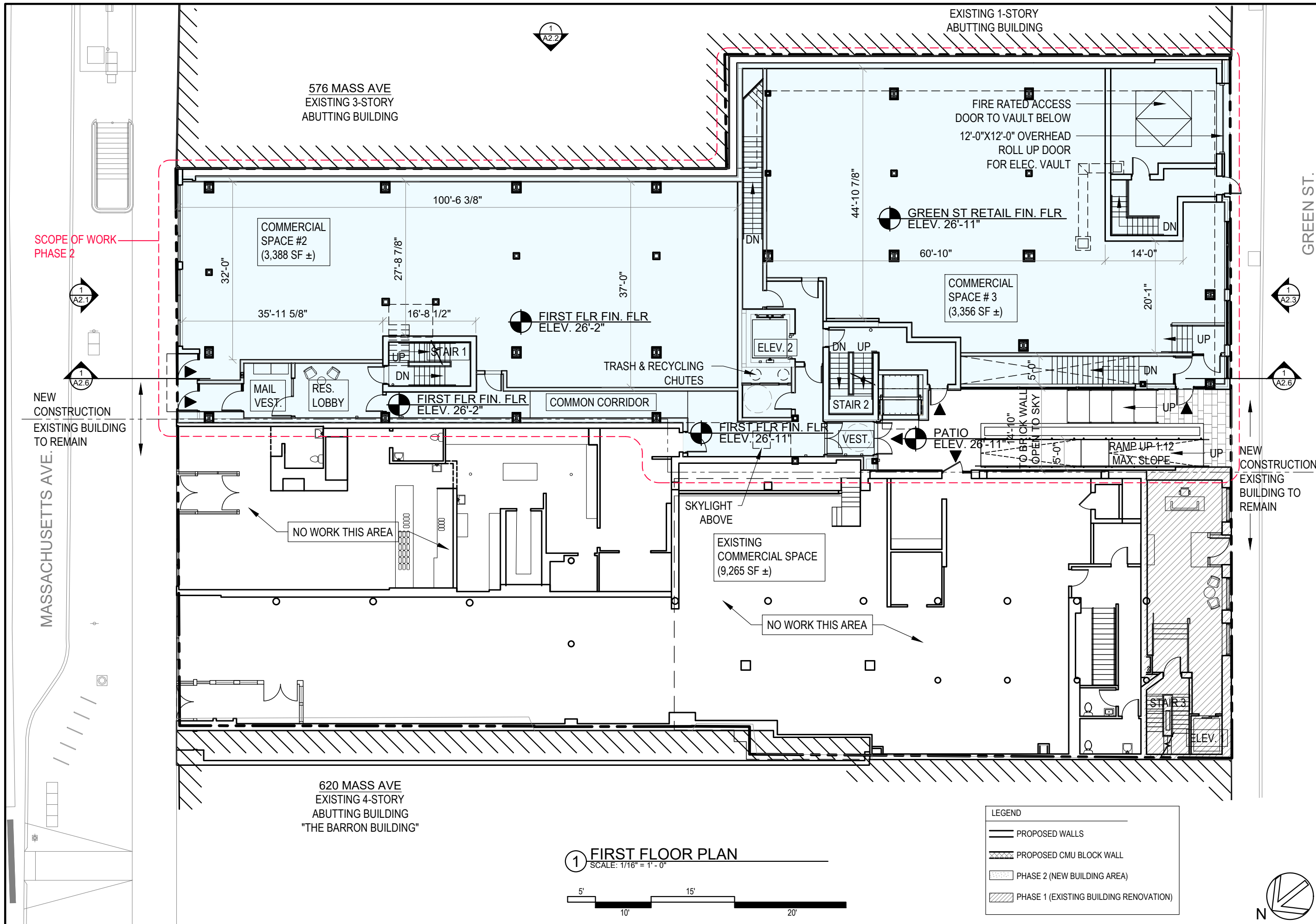
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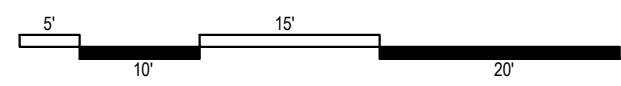
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SHEET

**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

REVISION | DATE

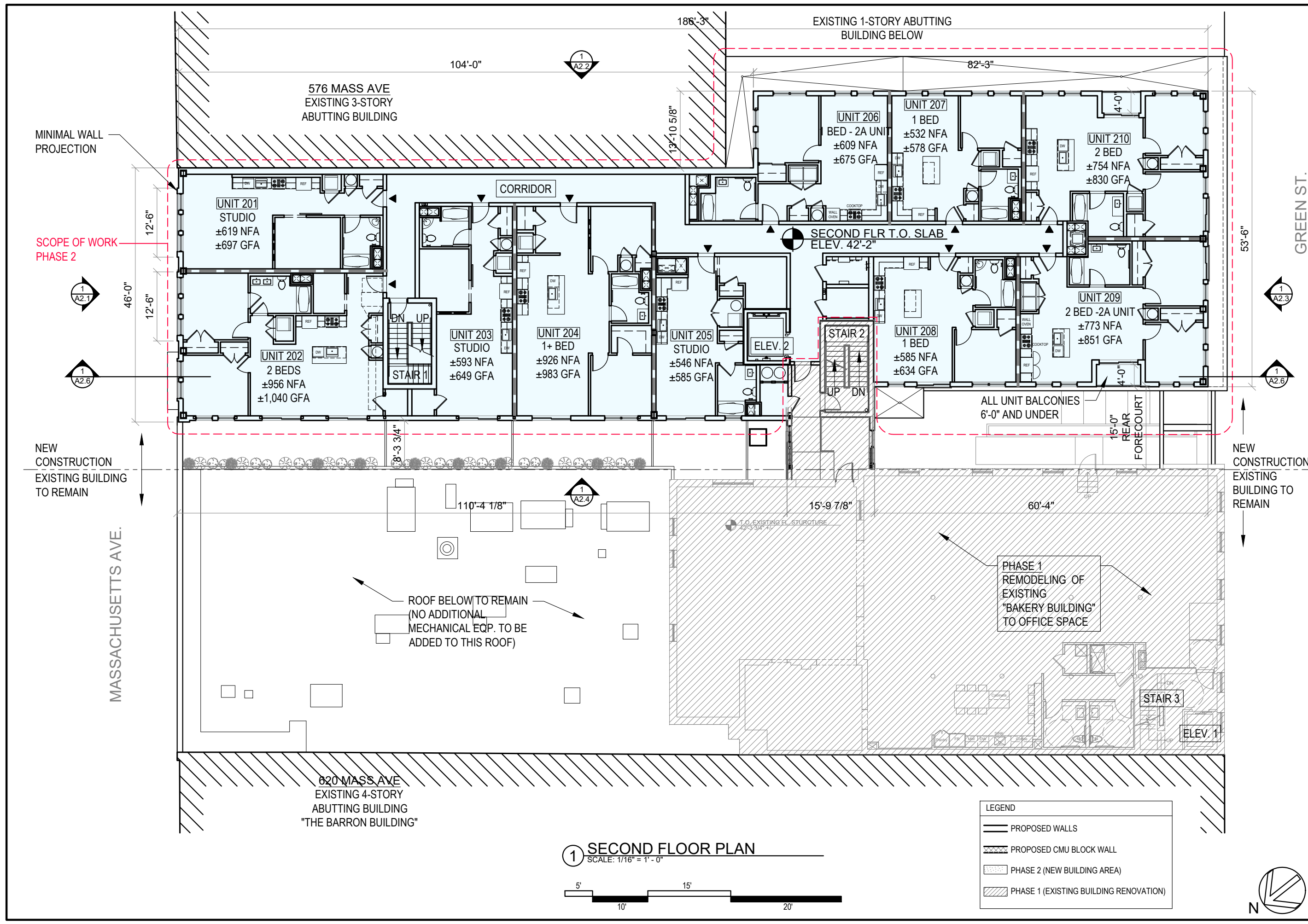
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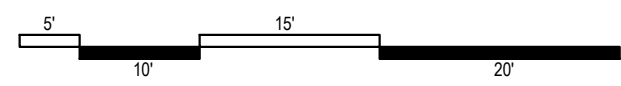
DRAWN BY: EXC | REVIEWED BY: PQ

SHEET

**A1.2**



**1 SECOND 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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**THIRD FLOOR PLAN**

SCALE AS NOTED

REVISION	DATE

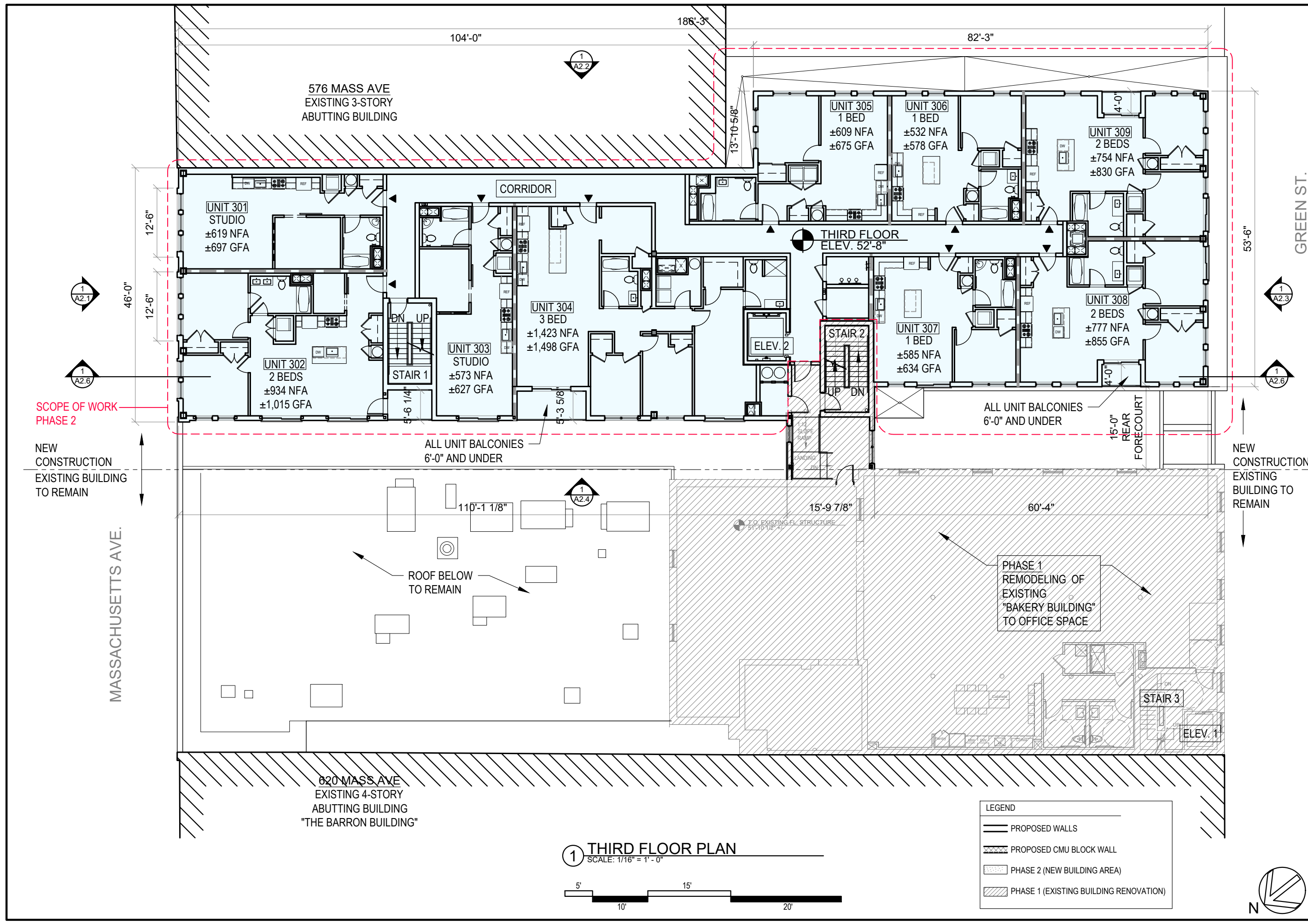
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SHEET

**A1.3**





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DRAWING TITLE

**FOURTH FLOOR  
PLAN**

SCALE AS NOTED

REVISION DATE

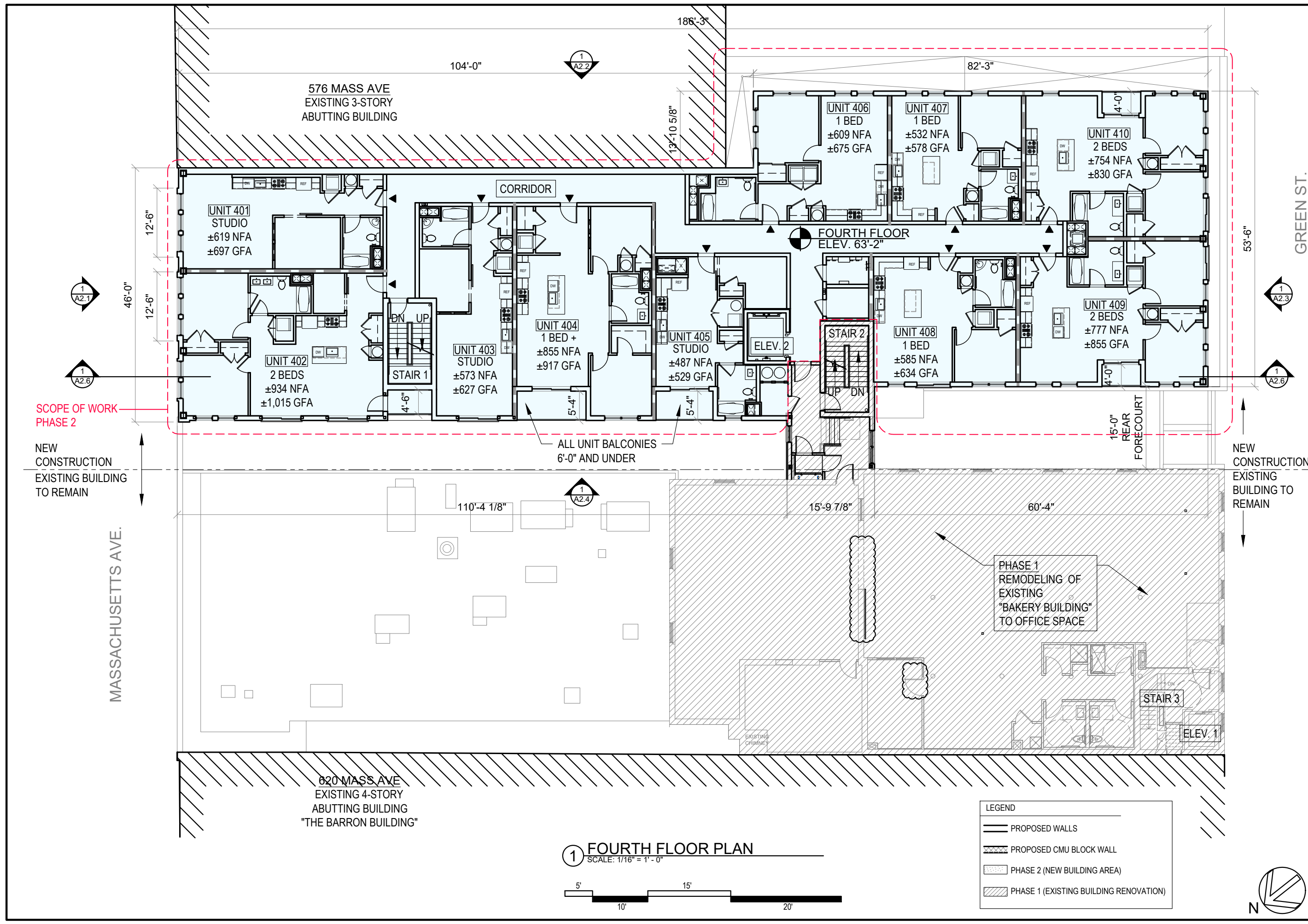
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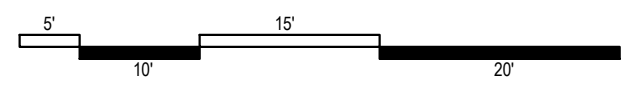
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SHEET

**A1.4**



**1 FOURTH 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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**FIFTH FLOOR PLAN**

SCALE AS NOTED

REVISION	DATE

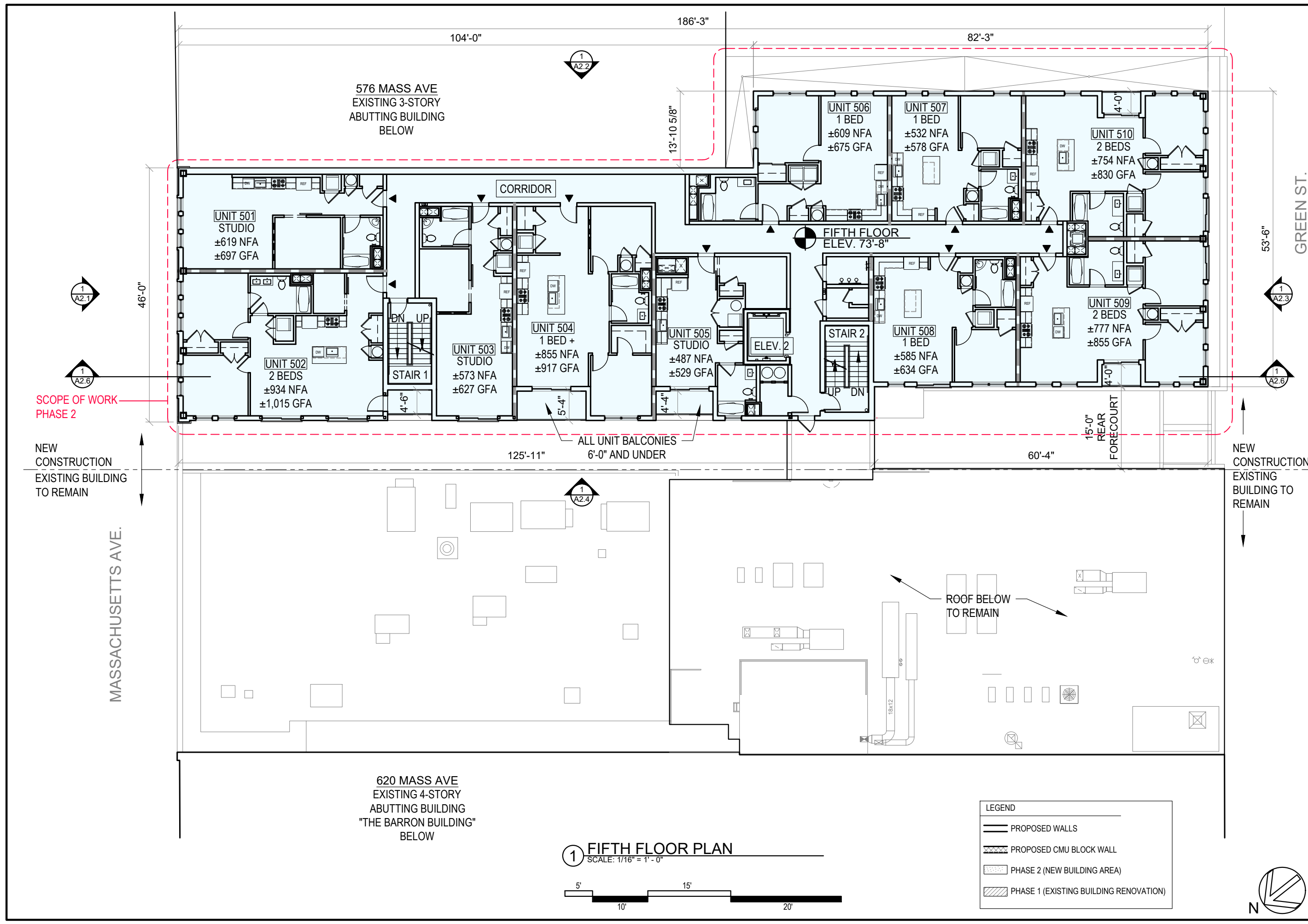
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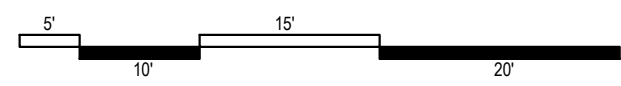
DRAWN BY EXC	REVIEWED BY PQ
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SHEET

**A1.5**



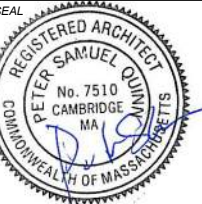
**1 FIFTH FLOOR PLAN**  
SCALE: 1/16" = 1' - 0"



LEGEND

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





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

**SIXTH FLOOR PLAN**

SCALE AS NOTED

REVISION DATE

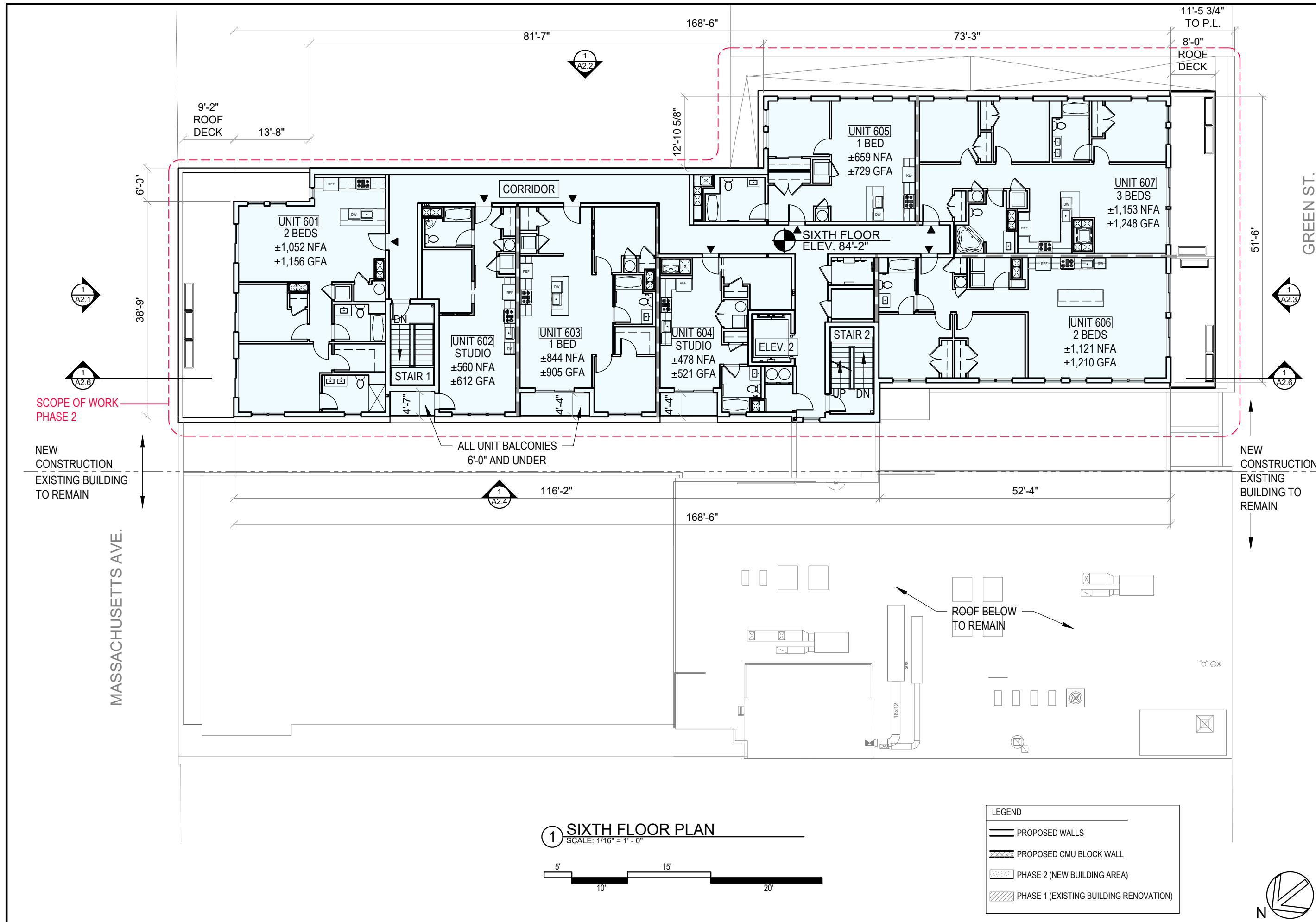
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**A1.6**





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CIFRINO MASS AVE  
REALTY LLC,  
CIO SUPERIOR REALTY

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DORCHESTER, MA 02134

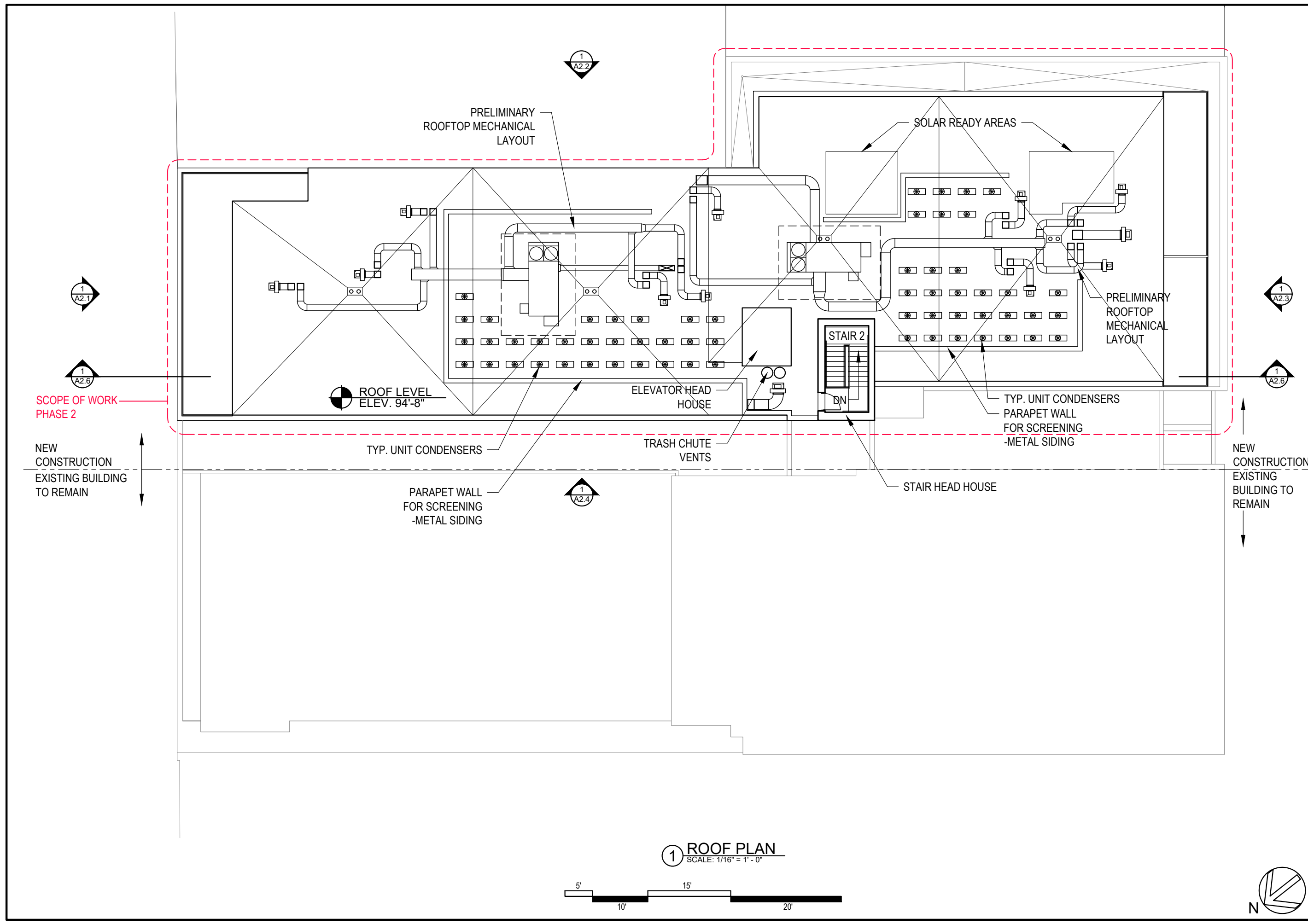
DRAWING TITLE

**ROOF PLAN**

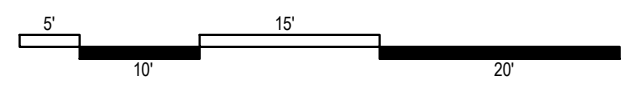
SCALE AS NOTED

REVISION	DATE
S. Permit. Rev 1	30 SEP 2020
SPECIAL PERMIT	15 JULY 2020
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SHEET	

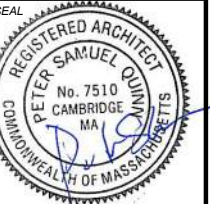
**A1.7**



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







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MASS AVE  
ELEVATION,  
NORTH

SCALE AS NOTED

REVISION	DATE

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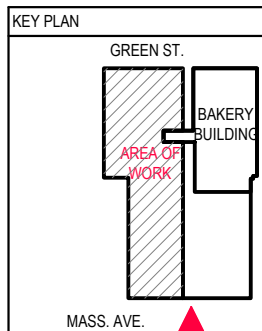
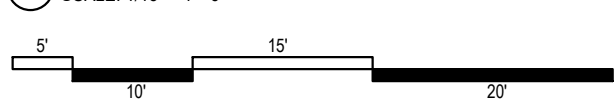
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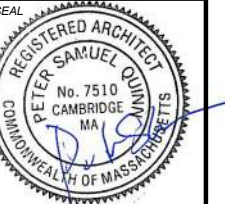
**A2.0**



SEE SHEET A2.6a FOR MATERIALS DETAILS

1 MASS AVE ELEVATION. (FRONT STREET VIEW)





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**ENLARGED  
 MASS AVE  
 ELEVATION**

SCALE AS NOTED  
 REVISION | DATE

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 EXC | PQ

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**A2.1**



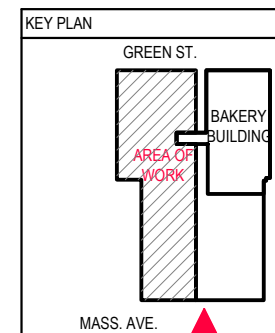
PARAPET WALL

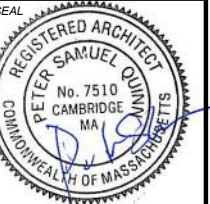
① MASS AVE ELEVATION (FRONT)  
 SCALE: 1/8" = 1' - 0"



SEE SHEET A2.6a FOR MATERIALS DETAILS

MAIN ENTRIES





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DRAWING TITLE

**EAST SIDE  
ELEVATION**

SCALE AS NOTED

REVISION	DATE

S. Permit. Rev 1 30 SEP 2020

SPECIAL PERMIT 15 JULY 2020

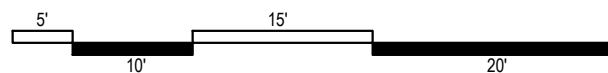
DRAWN BY EXC	REVIEWED BY PQ
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SHEET

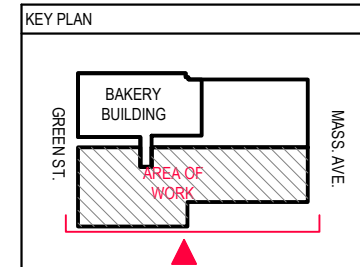
**A2.2**

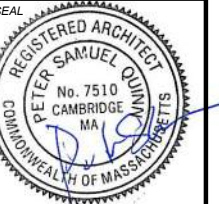


**1 EAST SIDE ELEVATION (LEFT)**  
SCALE: 1/16" = 1' - 0"



SEE SHEET A2.6c FOR MATERIALS DETAILS





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 C/O SUPERIOR REALTY

540 GALLIVAN BLVD,  
 DORCHESTER, MA 02134

DRAWING TITLE

**GREEN ST  
 ELEVATION,  
 SOUTH**

SCALE AS NOTED

REVISION	DATE

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SPECIAL PERMIT 15 JULY 2020

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**A2.3**



REAR VIEW OF  
 "THE BARRON BUILDING"

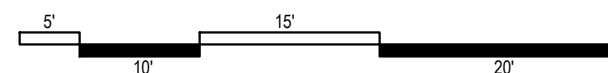
EXISTING BUILDING TO REMAIN  
 "BAKERY BUILDING"

15'-0"  
 SEPARATION  
 COURTYARD

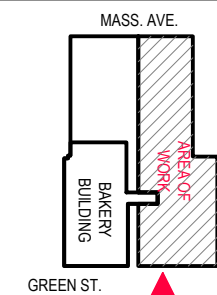
PROJECT SITE

SEE SHEET A2.6b FOR MATERIALS DETAILS

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



KEY PLAN





T.O. ROOF  
ELEV. 95'-5"

ROOF T.O. SHTG  
ELEV. 94'-8"

10'-6"

SIXTH FLR LEVEL T.O. SHTG  
ELEV. 84'-2"

10'-6"

FIFTH FLR LEVEL T.O. SHTG  
ELEV. 73'-8"

10'-6"

5 - NEW STORIES  
RESIDENTIAL

70'-3 3/4"

FOURTH FLR LEVEL T.O. SHTG  
ELEV. 63'-2"

10'-6"

THIRD FLR LEVEL T.O. SHTG  
ELEV. 52'-8"

10'-6"

SECOND FLR LEVEL T.O. SLAB  
ELEV. 42'-2"

15'-3"

COMMERCIAL SPACE

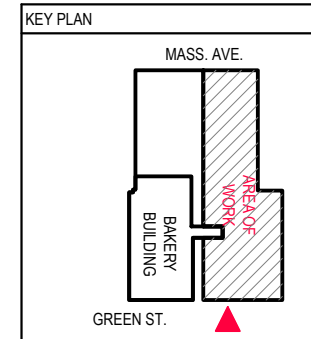
FIRST FLR LEVEL  
ELEV. 26'-11"

AVG GRADE  
ELEV. ± 25' - 1"

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

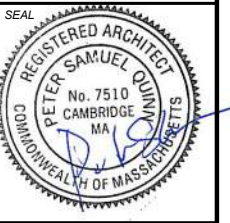


SEE SHEET A2.6b FOR MATERIALS DETAILS



**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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



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600 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02139

PREPARED FOR  
CIFRINO MASS AVE  
REALTY LLC,  
CIO SUPERIOR REALTY

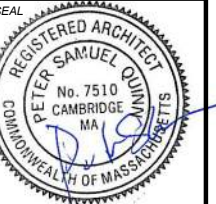
540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE  
ENLARGED  
GREEN ST  
ELEVATION

SCALE AS NOTED	
REVISION	DATE

S. Permit, Rev 1	30 SEP 2020
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SHEET  
**A2.4**



CONSULTANT

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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

REVISION	DATE

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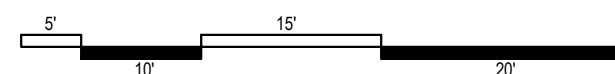
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SHEET

**A2.5**

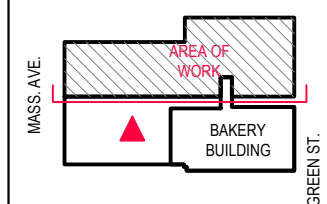


**1 WEST SIDE ELEVATION (RIGHT)**  
 SCALE: 1/16" = 1' - 0"



SEE SHEET A2.6c FOR MATERIALS DETAILS

KEY PLAN





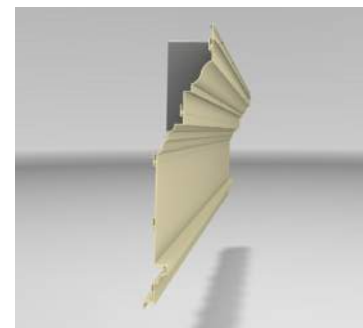
MATERIALS AT MASS AVE.



1 ALUMINUM STORE FRONT OR CLAD



5 METAL PANELS



8 EXTRUDED METAL CORNICE



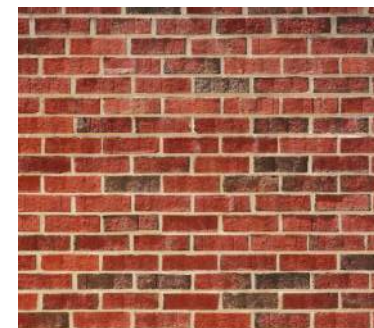
2 SANDSTONE TILE VENEER



6 CAST STONE- WINDOW SURROUNDING



9 METAL SIDING- HORIZONTAL- LIGHT GRAY



3 THIN BRICK VENEER



7 CAST STONE- STRING COURSE



10 METAL SIDING- VERTICAL-PATINA VERDE

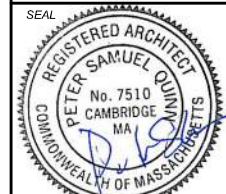


4 CONTEMPORARY CLAD CASEMENT WINDOWS

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
- Pella Impervia Fixed Frame (Storefront)= U factor= 0.26; SHGC=0.31; STC- 27-37

- 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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PREPARED FOR

CIFRINO MASS AVE REALTY LLC,  
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE

MASS AVE EXTERIOR MATERIALS

SCALE AS NOTED

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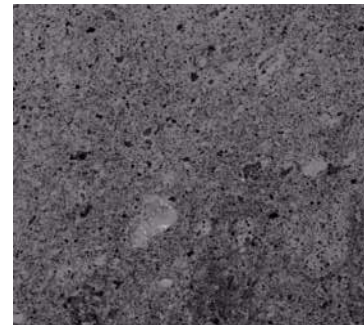
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EXC	PQ

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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 rebuilt

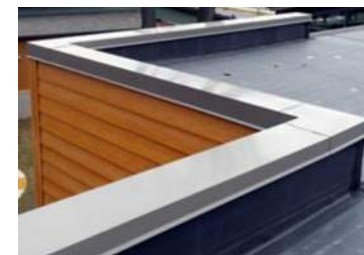
4 REBUILT BRICK CORNICE



5 METAL CLADDING-HORIZONTAL



6 CONTEMPORARY CLAD CASEMENT WINDOWS



7 METAL COPPING



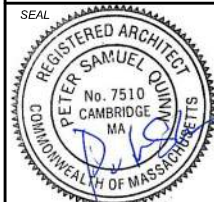
8 METAL RAILING



9 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  
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DRAWING TITLE

GREEN ST & COURTYARD  
EXTERIOR MATERIALS

SCALE AS NOTED

REVISION	DATE

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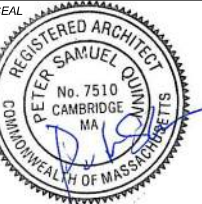
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A2.6b





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DRAWING TITLE

**EAST & WEST  
ELEVATIONS  
EXTERIOR  
MATERIALS**

SCALE AS NOTED

REVISION	DATE

S. Permit, Rev 1 30 SEP 2020

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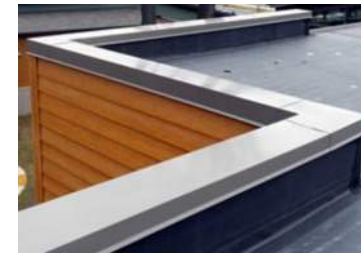
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EXC	PQ

SHEET

**A2.6c**



1 REBUILT BRICK WALL @ GREEN ST



5 METAL COPPING



8 METAL SIDING-VERTICAL-PATINA VERDE



Photo of existing cornice to be rebuilt

2 REBUILT BRICK CORNICE



6 METAL RAILING



9 ALUMINUM-WOOD TEXTURED SIDING



3 METAL CLADDING-HORIZONTAL



7 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
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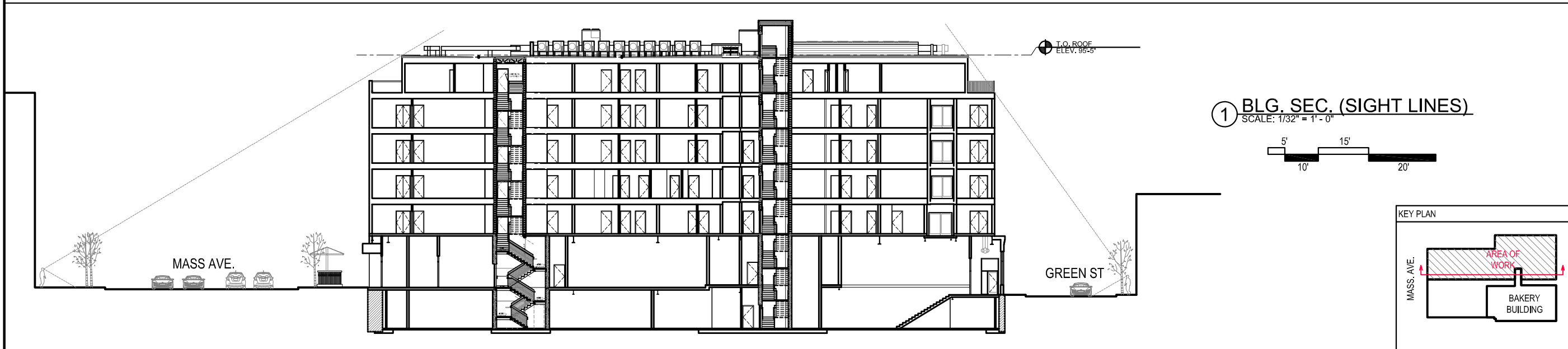
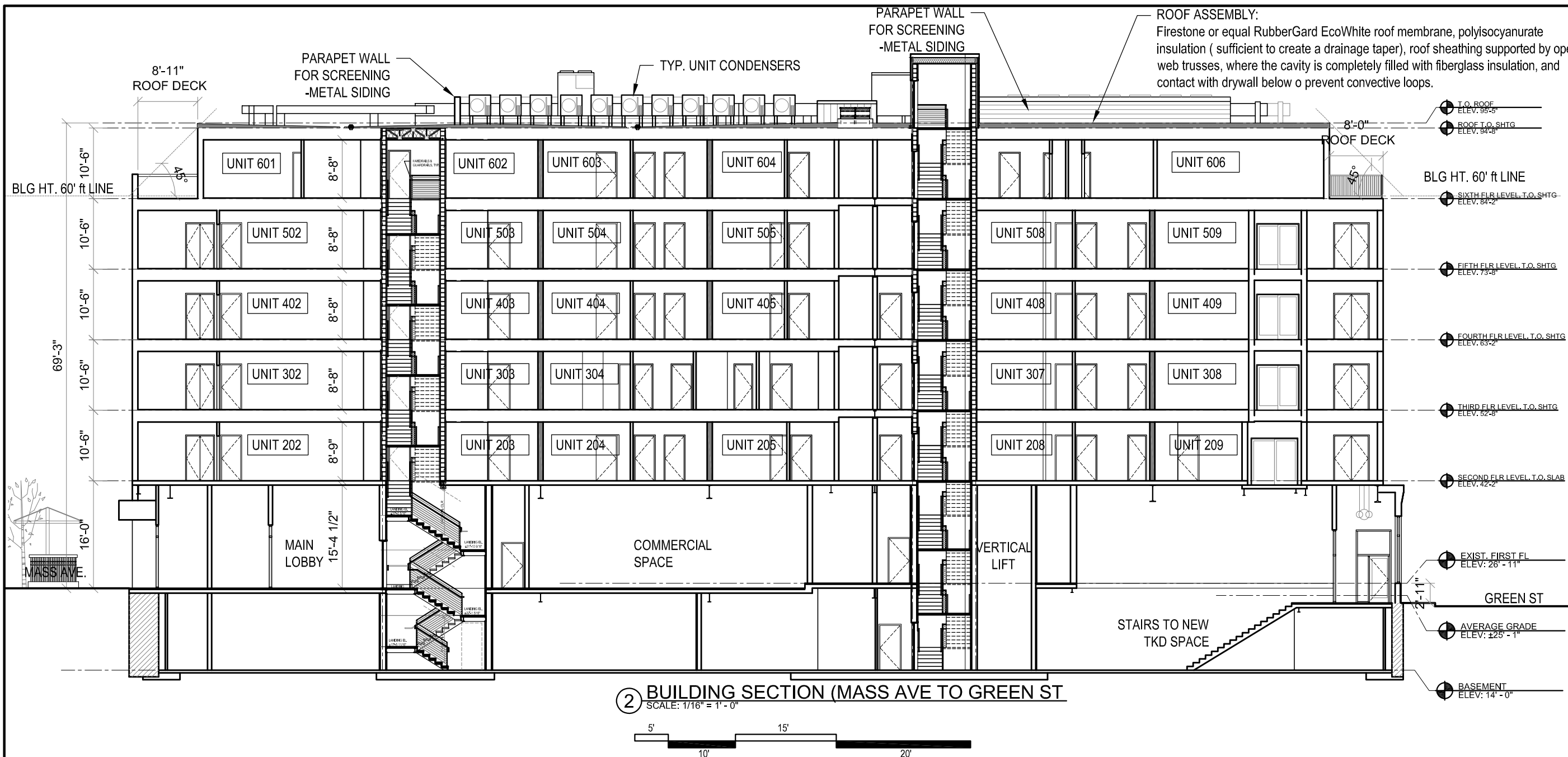


4 CONTEMPORARY CLAD CASEMENT WINDOWS



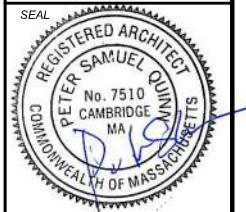
EAST ELEVATION

WEST (COURTYARD) ELEVATION



**PETER QUINN ARCHITECTS**  
 ARCHITECTURE  
 PLANNING  
 COMMUNITY DESIGN

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



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540 GALLIVAN BLVD,  
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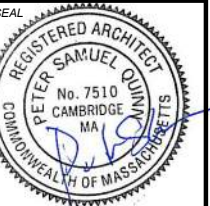
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BUILDING SECTION

SCALE AS NOTED

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

**A2.7**



CONSULTANT

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**EXTERIOR  
LIGHTING  
PLAN**

SCALE AS NOTED

REVISION | DATE

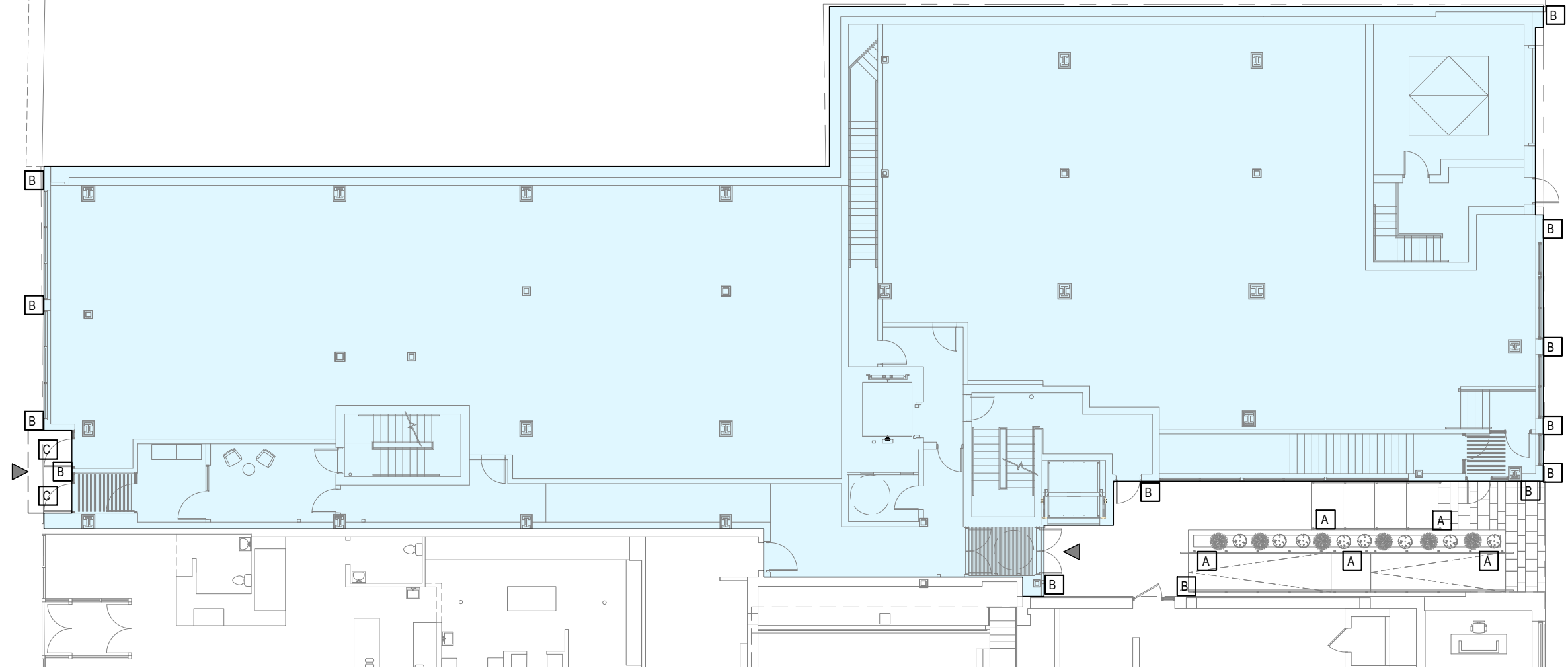
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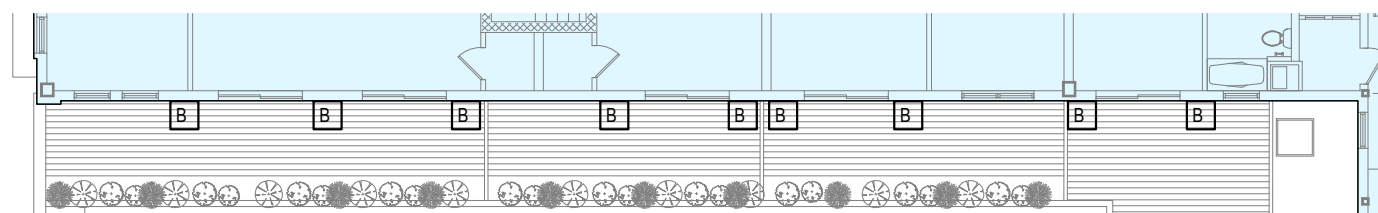
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EXC | PQ

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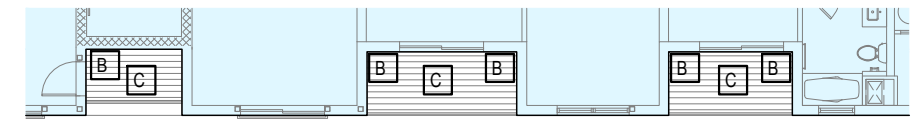
**A2.8**



GROUND FLOOR LIGHTING



TYPICAL EXTERIOR  
LIGHTING @ ROOF DECKS



TYPICAL EXTERIOR  
LIGHTING @ DECKS



A STEP LIGHTS AT ENTRIES



B WALL SCONCE ON PRIVATE PATIOS

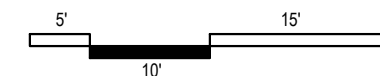


C RECESSED LIGHT

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"

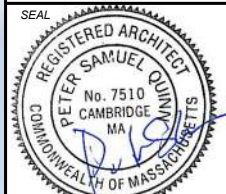




**PETER  
QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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



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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 1	30 SEP 2020
------------------	-------------

SPECIAL PERMIT	15 JULY 2020
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DRAWN BY EXC	REVIEWED BY PQ
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SHEET

**3D-0**

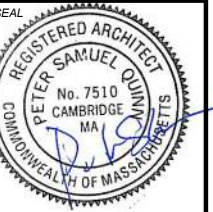
① MASS AVE. VIEW 1  
SCALE: N/A



**PETER  
QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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



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  
VIEW 2**

SCALE AS NOTED

REVISION	DATE

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



EXISTING BUILDING TO REMAIN  
"BAKERY BUILDING"

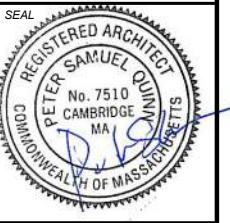
REBUILT WALL WITH  
HISTORIC BRICK

① GREEN ST VIEW 1  
SCALE: N/A

**PETER  
QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
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600 MASS AVE.

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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

S. Permit, Rev 1 30 SEP 2020

SPECIAL PERMIT 15 JULY 2020

DRAWN BY EXC REVIEWED BY PQ

SHEET

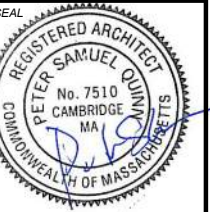
**3D-2**



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ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
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REALTY LLC,  
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,  
DORCHESTER, MA 02134

DRAWING TITLE  
**GREEN ST.  
VIEW 2**

SCALE AS NOTED

REVISION	DATE
S. Permit. Rev 1	30 SEP 2020
SPECIAL PERMIT	15 JULY 2020
DRAWN BY EXC	REVIEWED BY PQ

SHEET

**3D-3**

EXISTING BUILDING TO REMAIN  
"BAKERY BUILDING"

1 GREEN ST. VIEW 2  
SCALE: N/A

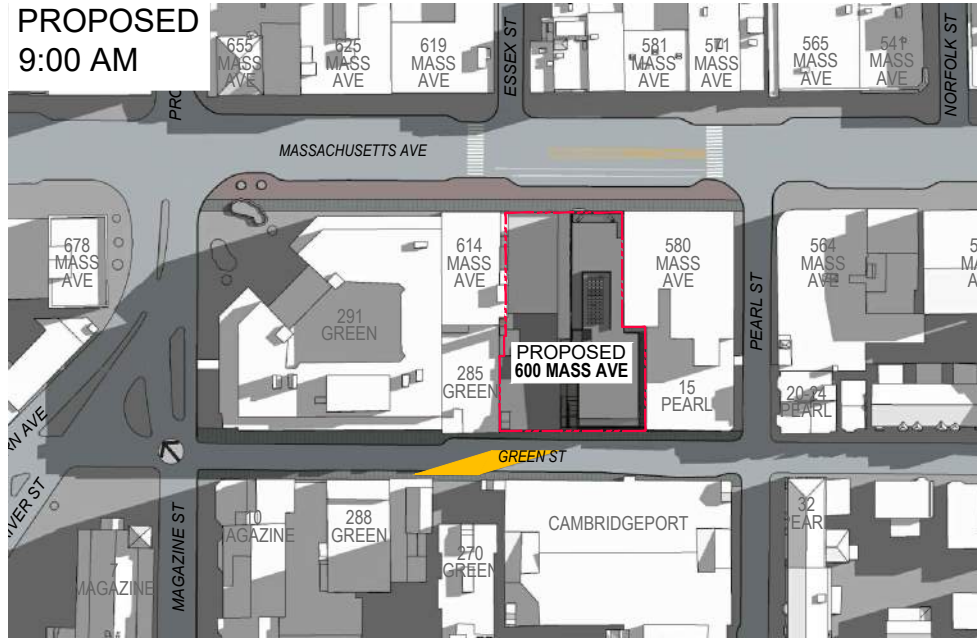
REBUILT WALL WITH  
HISTORIC BRICK

# 600 MASS AVE - SHADOW STUDY

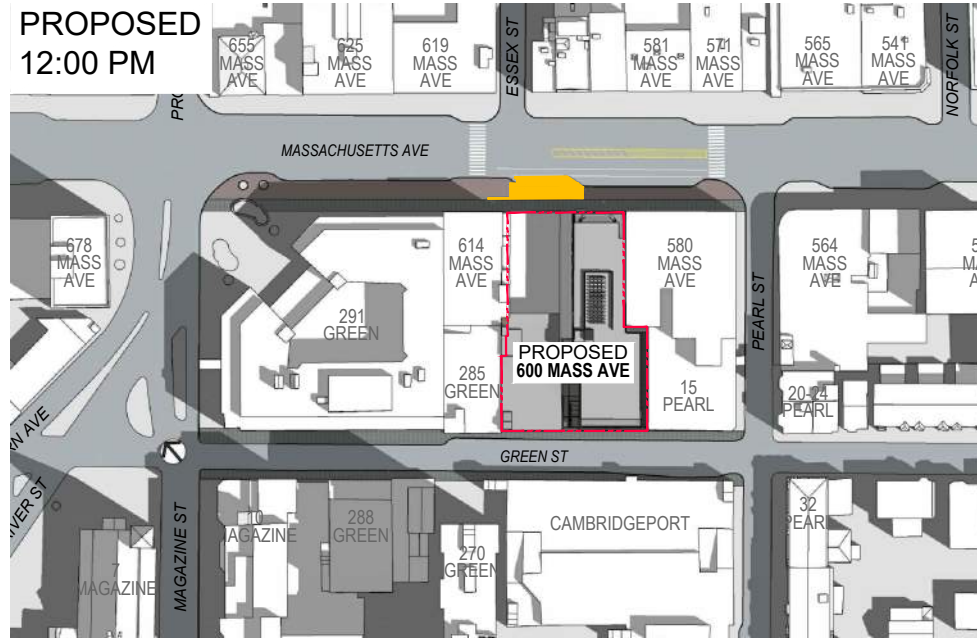
CAMBRIDGE, MASSACHUSETTS



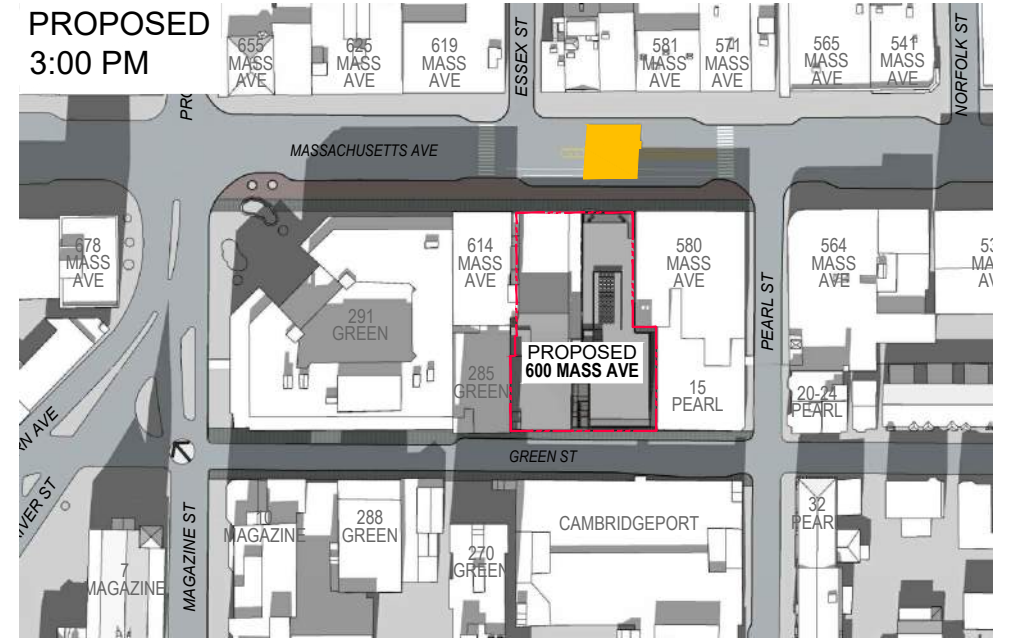
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9:00 AM



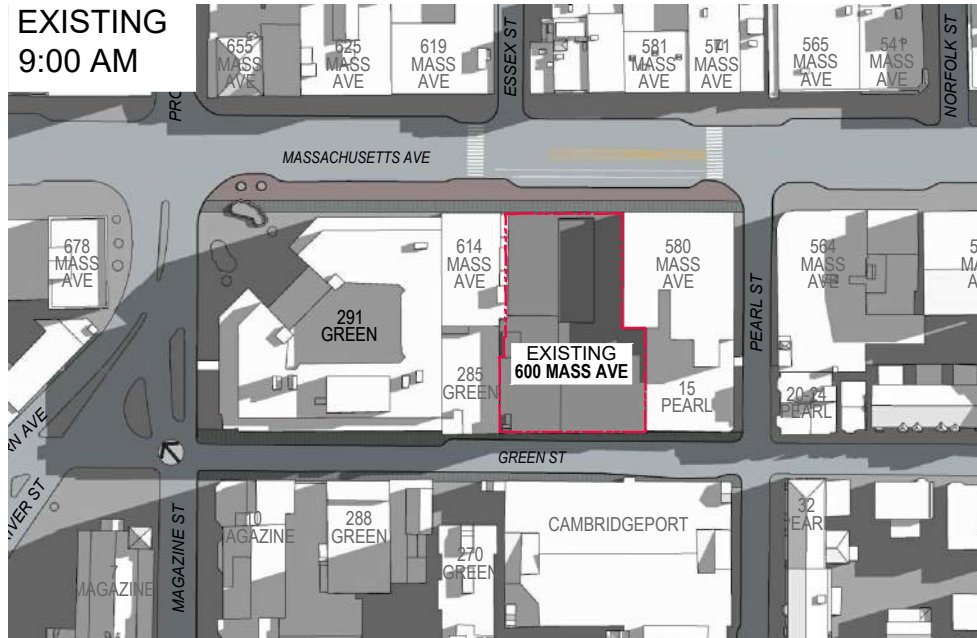
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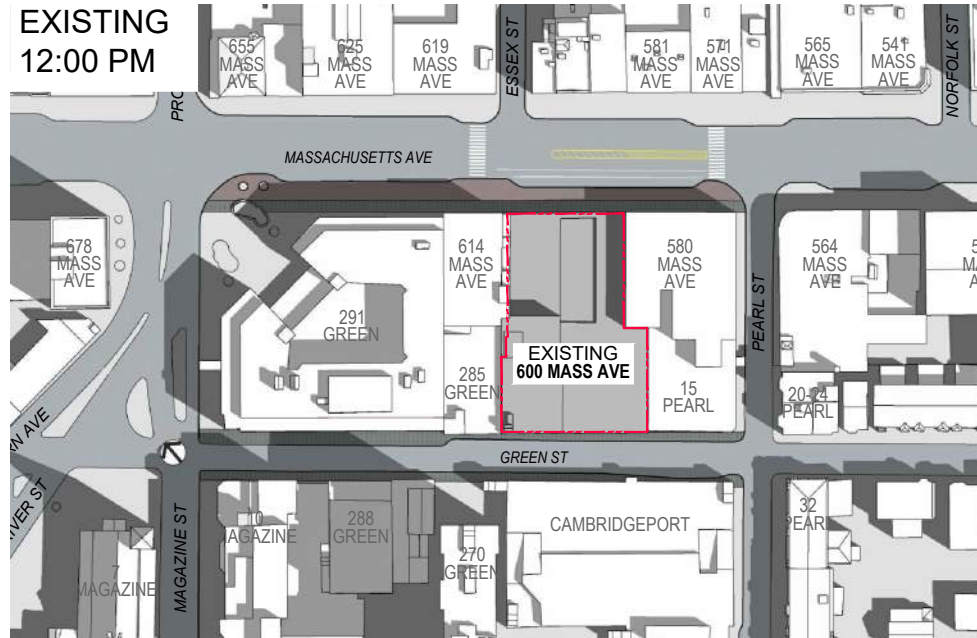
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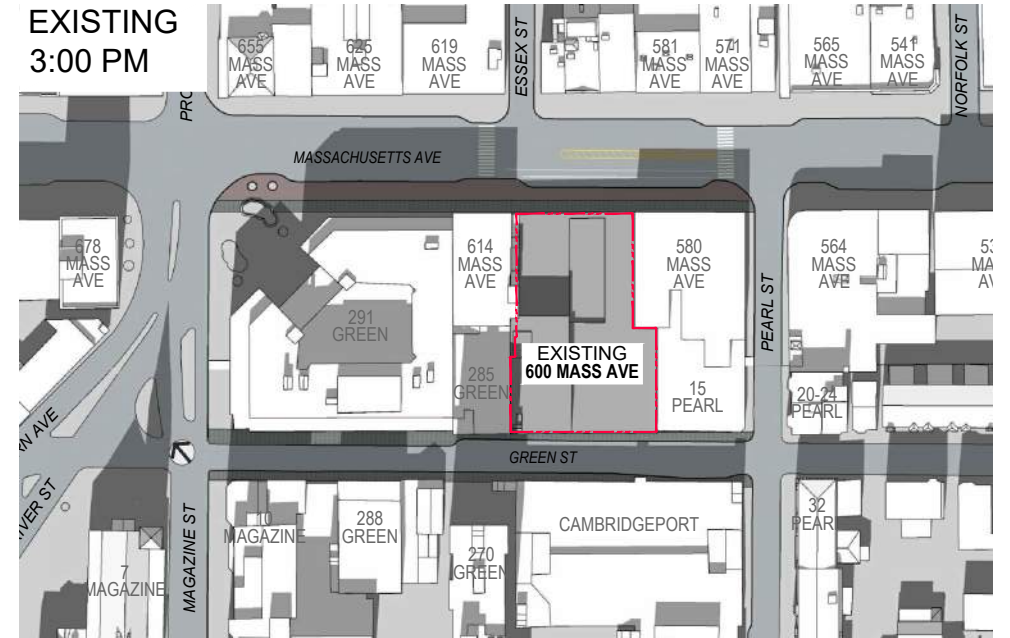
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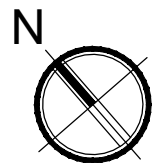
EXISTING  
12:00 PM



EXISTING  
3:00 PM



ADDITIONAL SHADOW



SPRING / FALL - MARCH 21 / SEPTEMBER 21  
EQUINOX

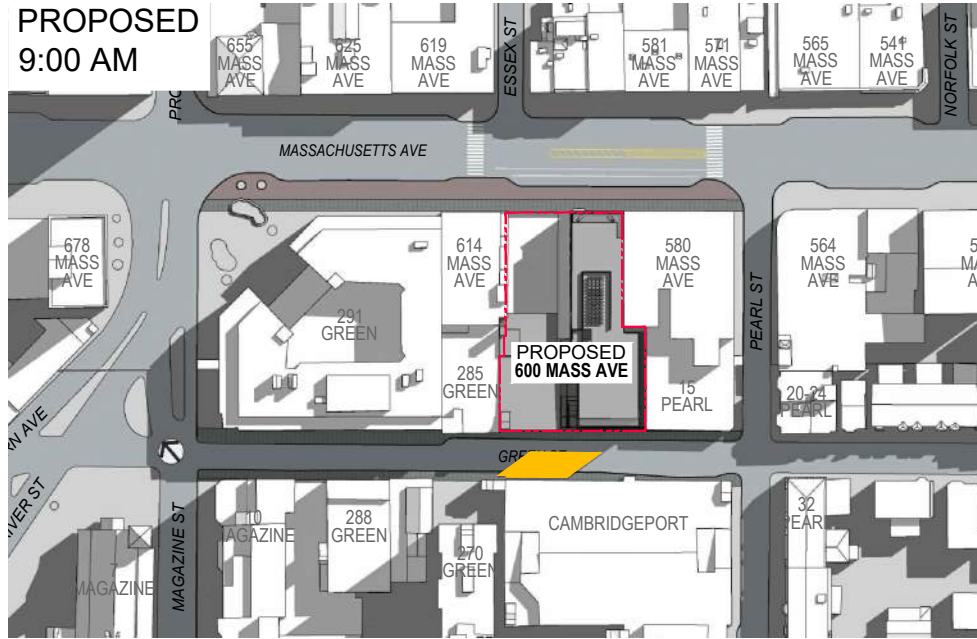


# 600 MASS AVE - SHADOW STUDY

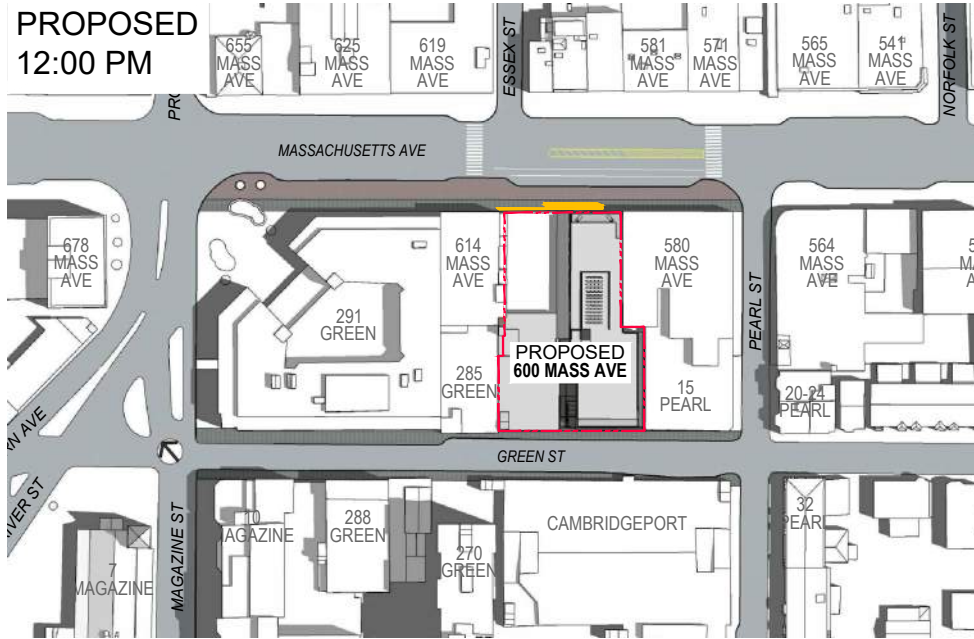
CAMBRIDGE, MASSACHUSETTS



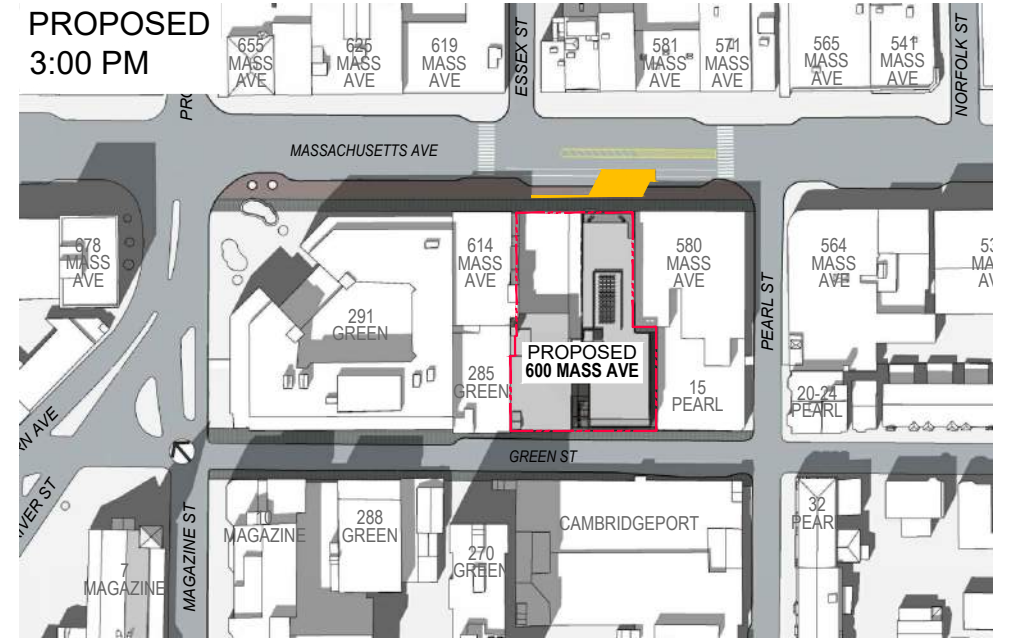
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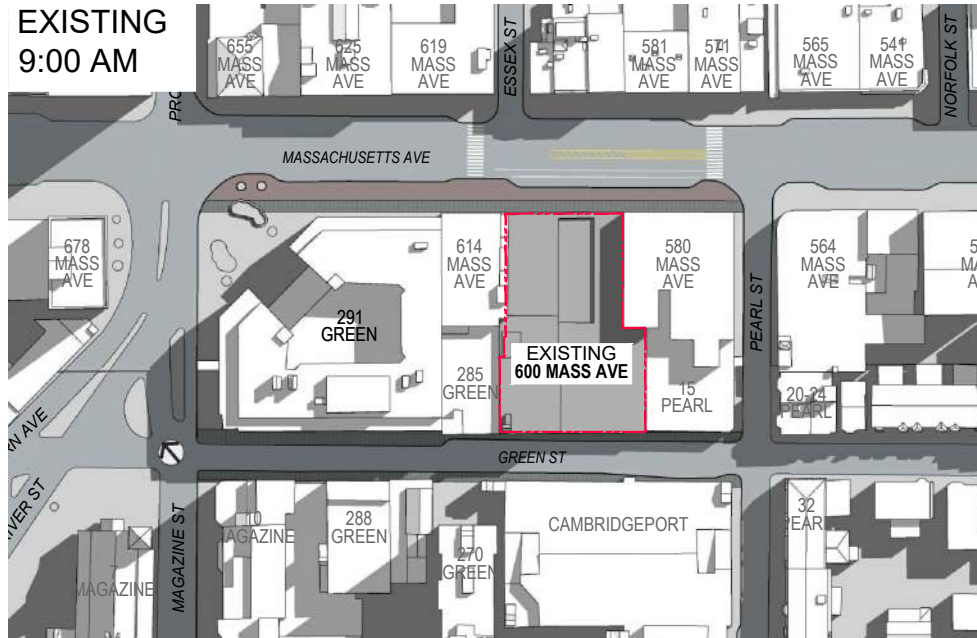
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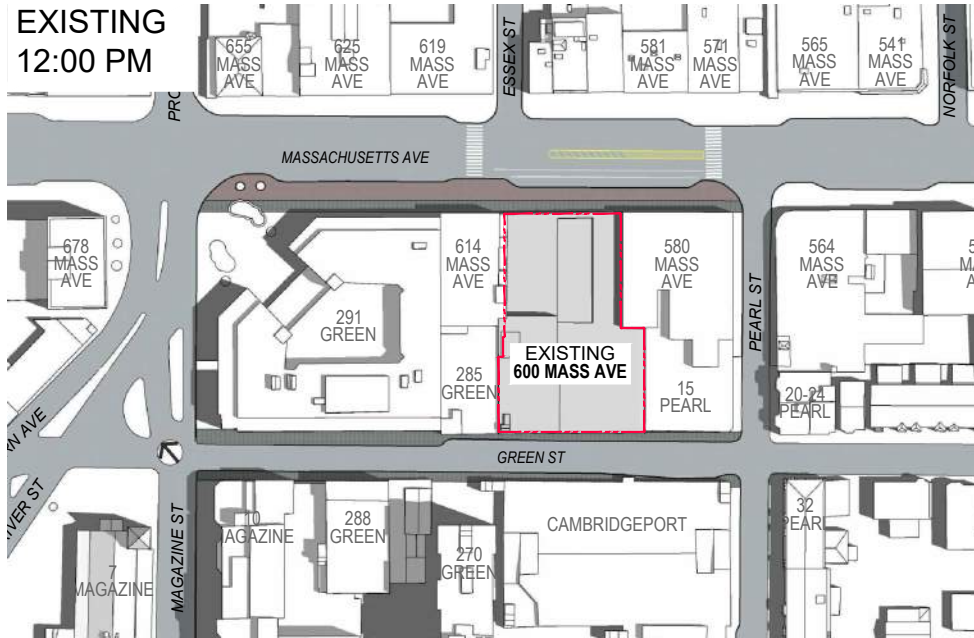
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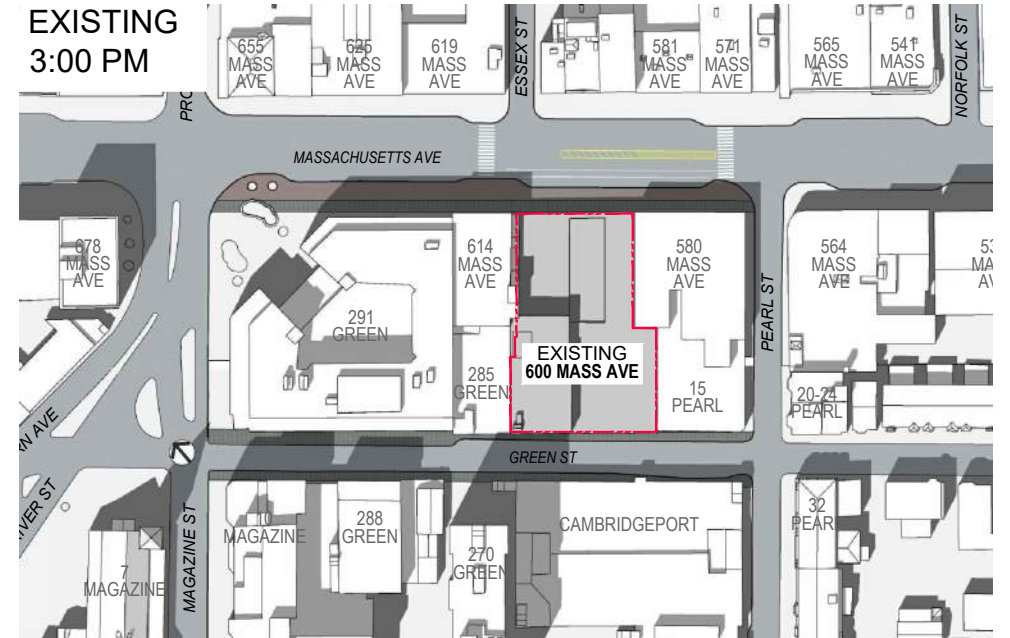
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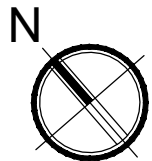
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EXISTING  
3:00 PM



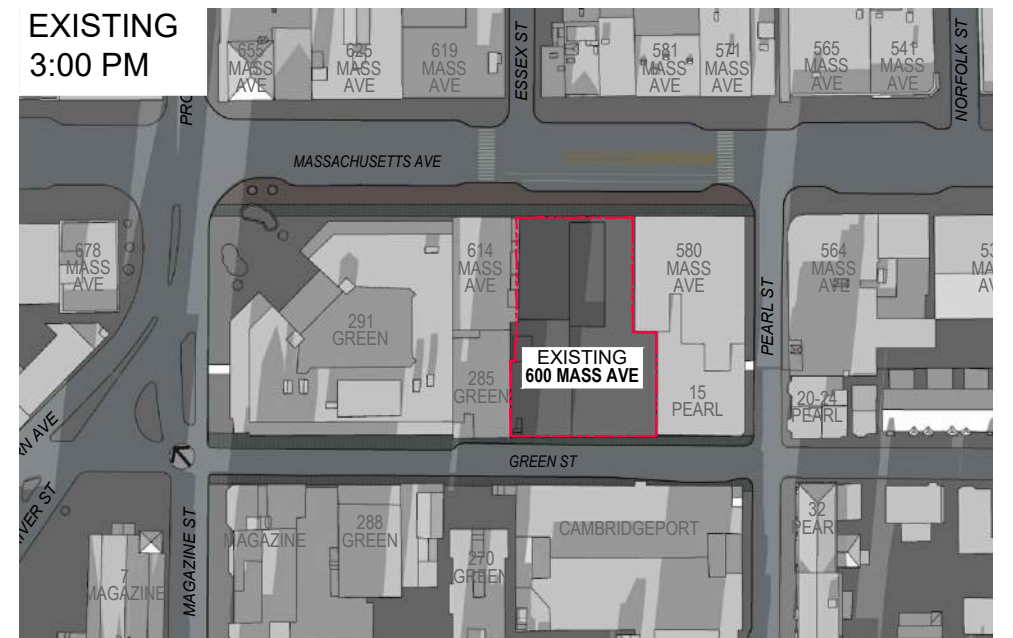
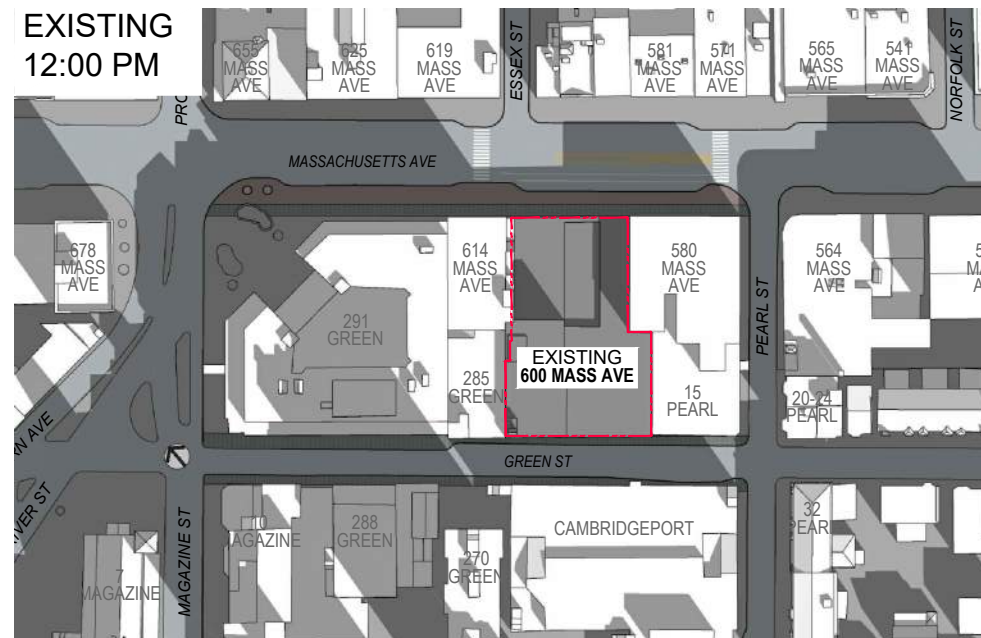
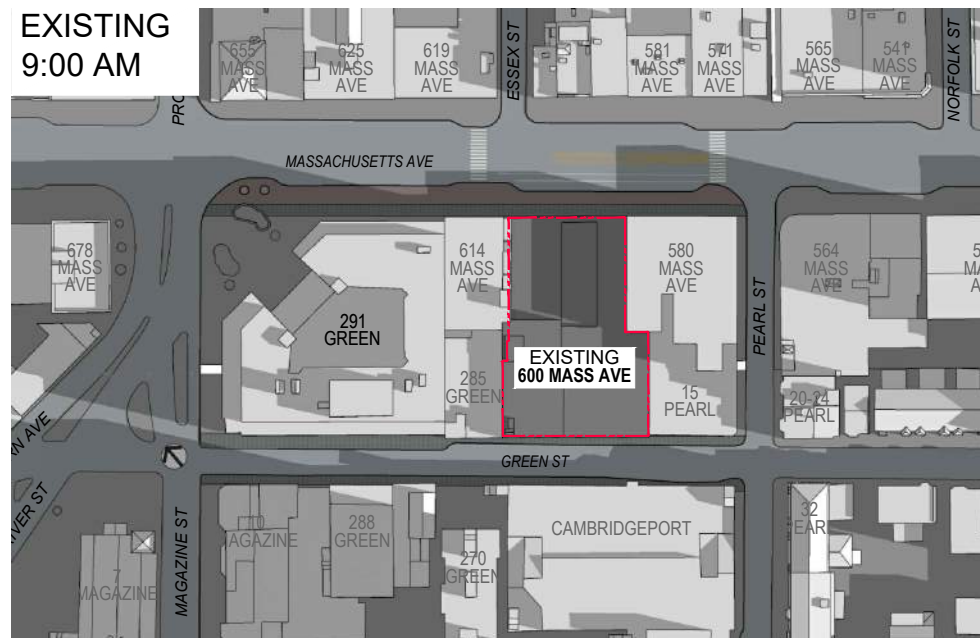
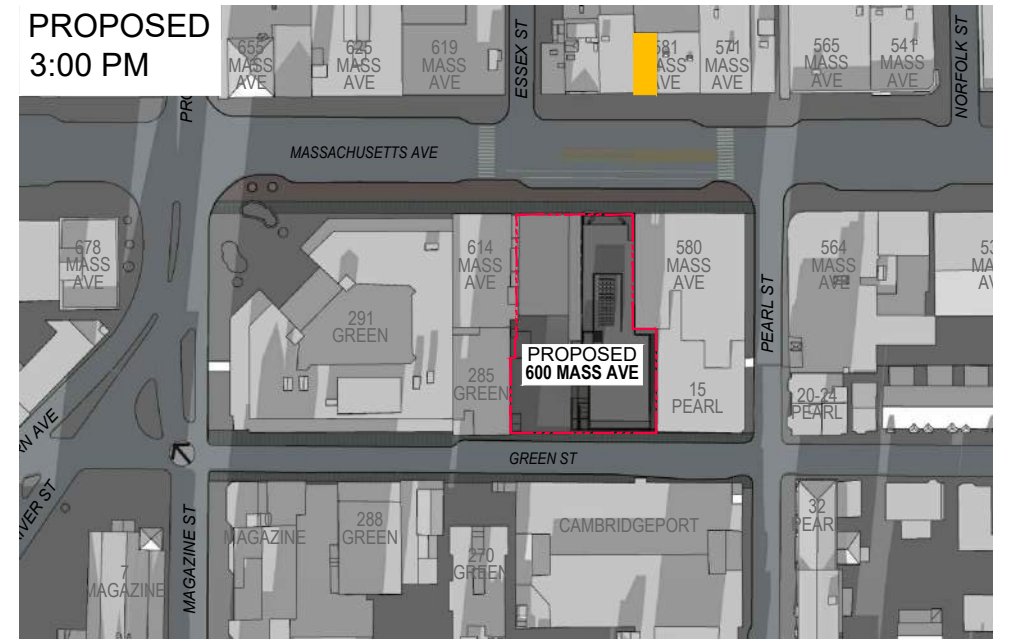
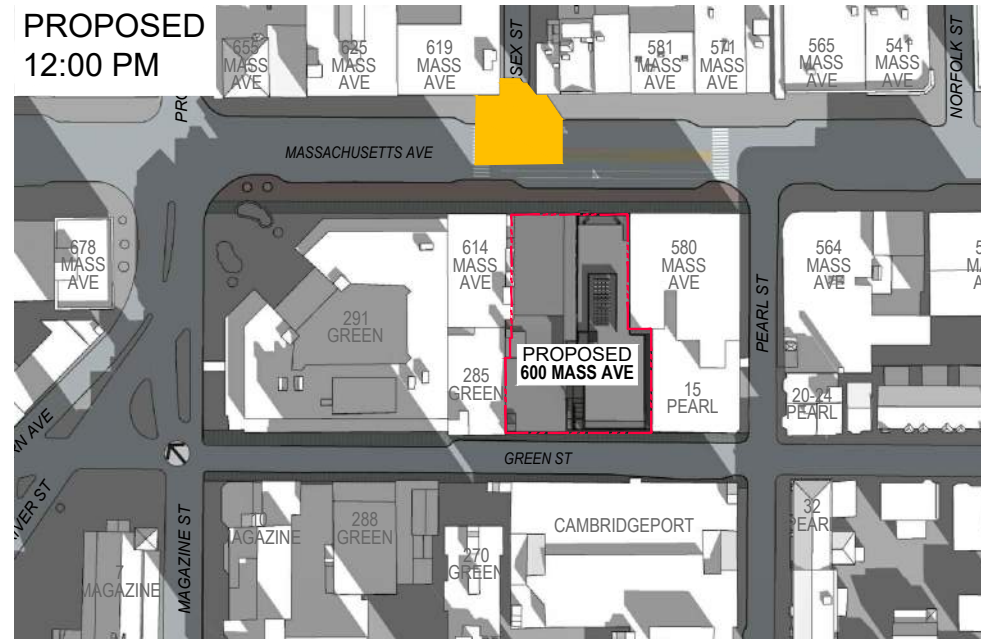
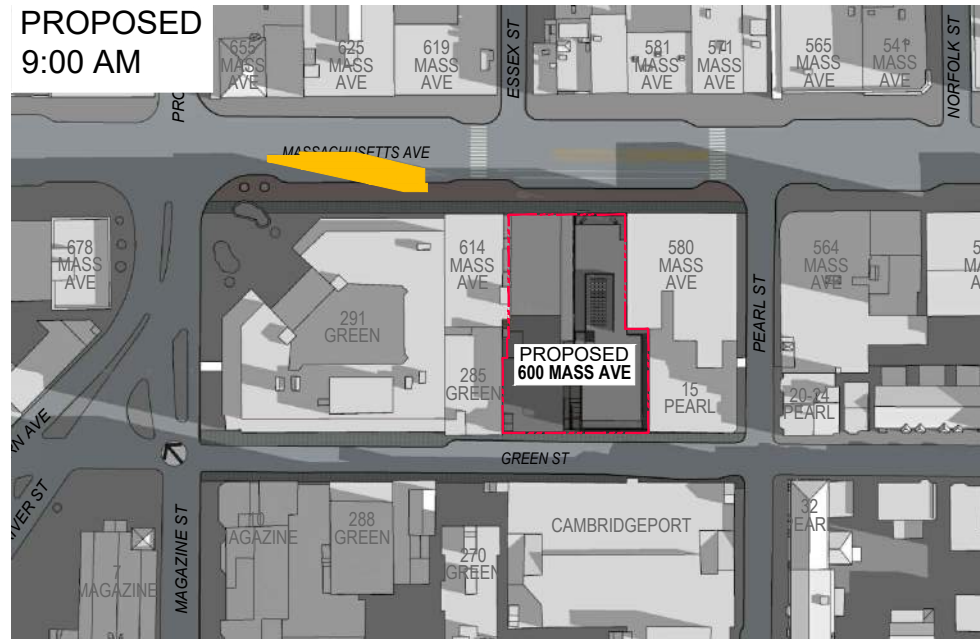
ADDITIONAL SHADOW



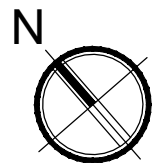
SUMMER / JUNE 21

# 600 MASS AVE - SHADOW STUDY

CAMBRIDGE, MASSACHUSETTS



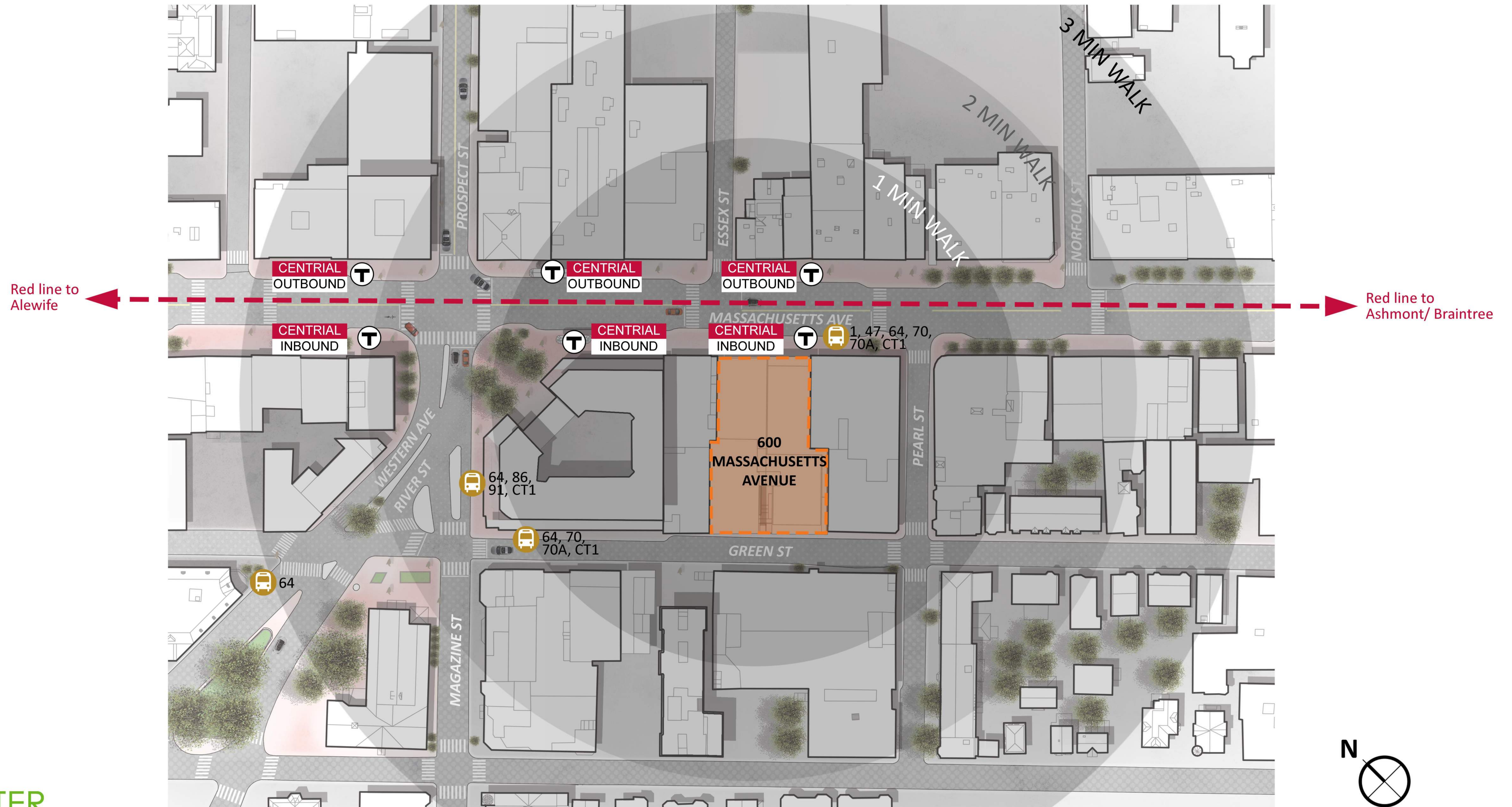
■ ADDITIONAL SHADOW



WINTER / DECEMBER 21

# PUBLIC TRANSPORTATION & WALK-ABILITY DIAGRAM

URBAN DESIGN STUDY  
SUPPLEMENT for the 600  
MASS AVE SP APPLICATION



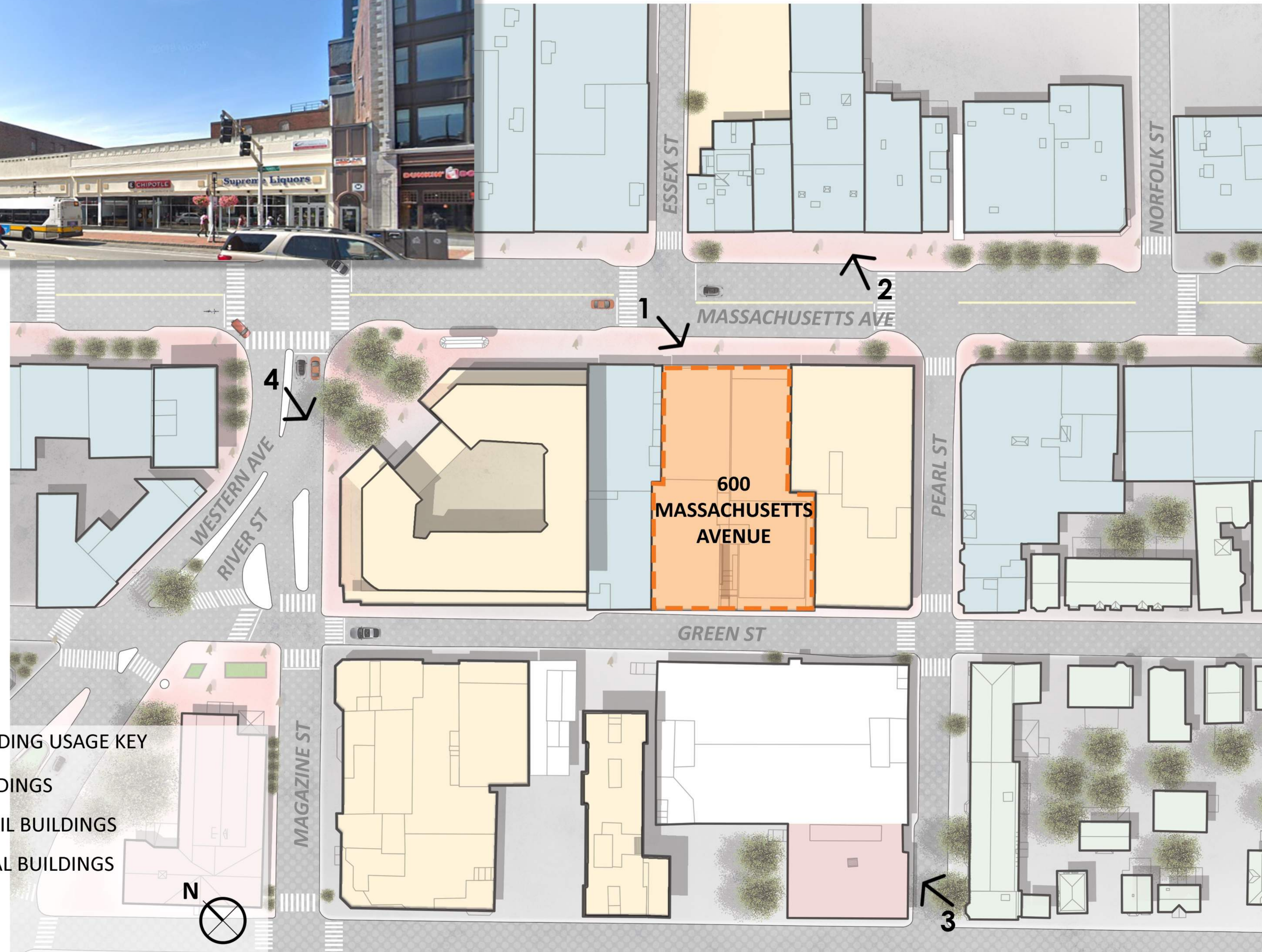
600 MASS AVE

THE PROPOSED BUILDING IS LOCATED LESS THAN 1 MINUTE AWAY FROM MAJOR BUS ROUTES AND THE CENTRAL SQ TRAIN STOP (RED LINE) ALLOWING FOR AN EASY COMMUTE TO AND FROM THE PROPOSED PROJECT SITE. ADDITIONALLY, APPROXIMATELY 60 COVERED BICYCLE PARKING SPACES ARE PROVIDED TO ENCOURAGE COMMUTE BY BICYCLE.

# CENTRAL SQUARE BUILDING USAGE DIAGRAM



1. PROPOSED SITE



CENTRAL SQUARE BUILDING USAGE KEY

- MIX USE BUILDINGS
- OFFICE / RETAIL BUILDINGS
- INSTITUTIONAL BUILDINGS
- RESIDENTIAL



2. VIEW ACROSS STREET OF PROPOSED SITE



3. CAMBRIDGE PUBLIC LIBRARY



4. MIX USED BUILDING

THE PROPOSED BUILDING PROVIDES RESIDENTIAL UNITS TO THE NEIGHBORHOOD, WHILE STILL COMPLYING WITH EXISTING ARCHITECTURAL AESTHETIC OF A BUSINESS USE AT THE GROUND FLOOR

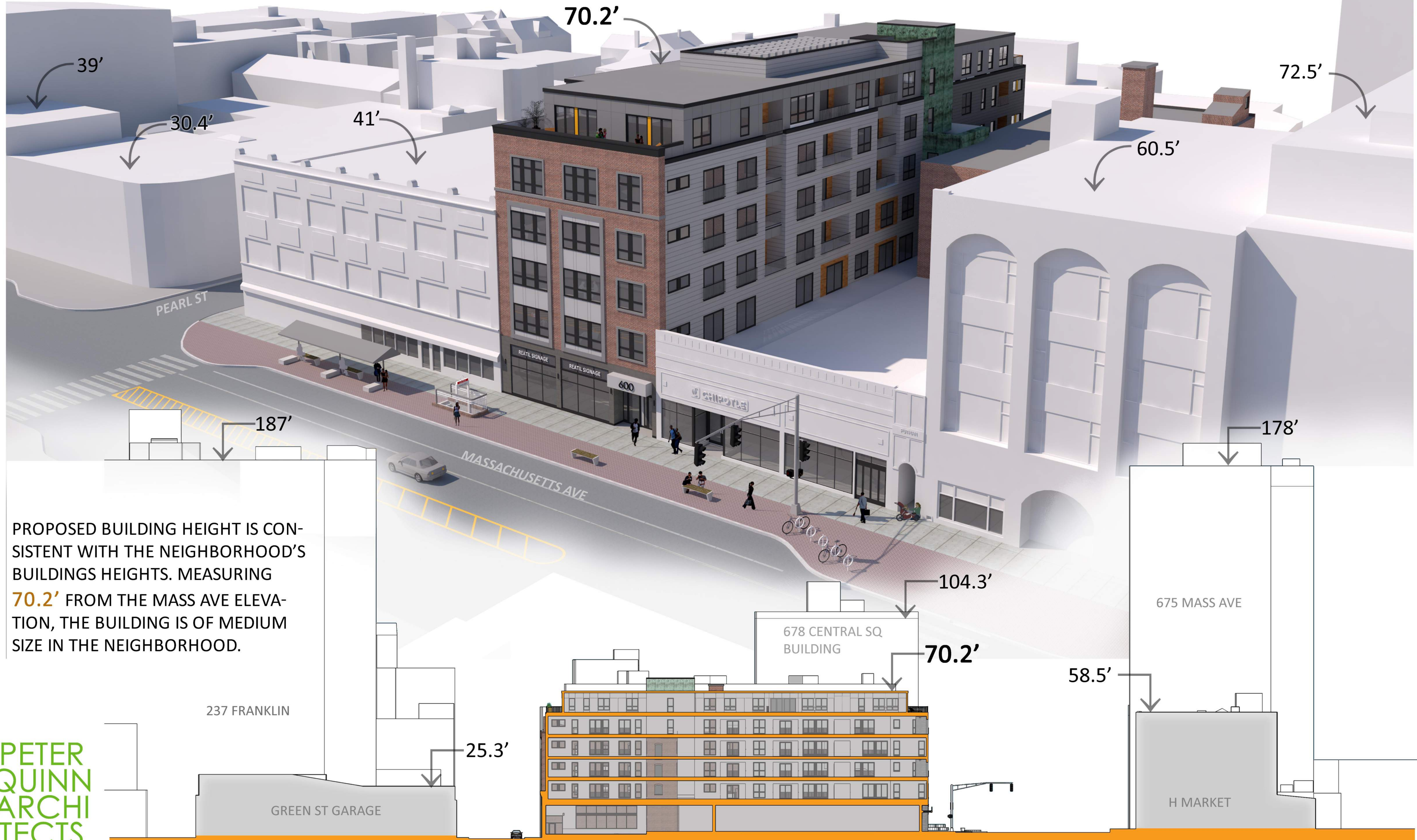
**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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

600 MASS AVE

# BUILDING HEIGHT DIAGRAM



PROPOSED BUILDING HEIGHT IS CONSISTENT WITH THE NEIGHBORHOOD'S BUILDINGS HEIGHTS. MEASURING **70.2'** FROM THE MASS AVE ELEVATION, THE BUILDING IS OF MEDIUM SIZE IN THE NEIGHBORHOOD.

600 MASS AVE

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237 FRANKLIN

GREEN ST GARAGE

GREEN ST

678 CENTRAL SQ BUILDING

600 MASS AVE PROJECT

MASS AVE

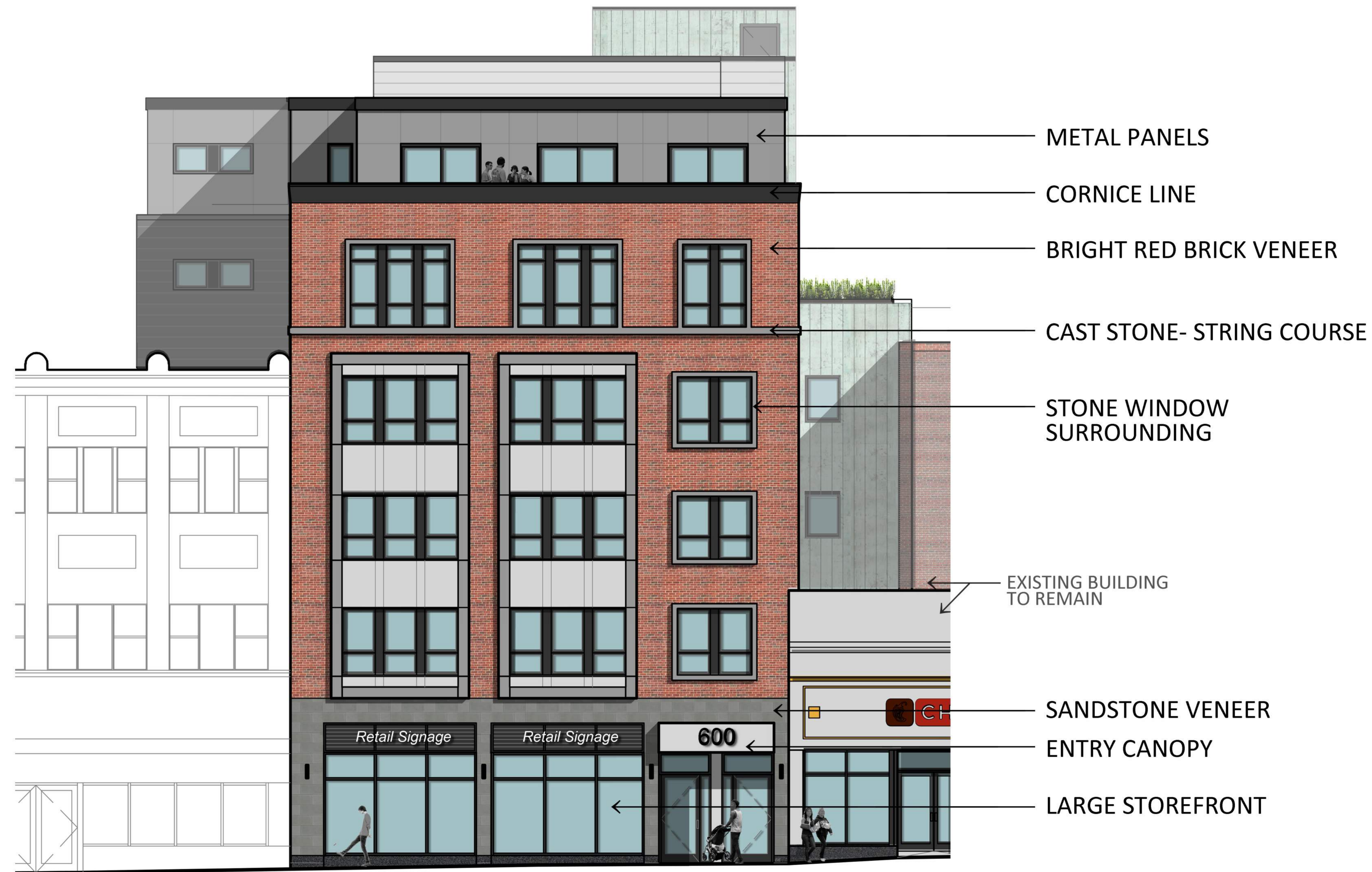
675 MASS AVE

H MARKET

URBAN DESIGN STUDY

SEPTEMBER 30, 2020

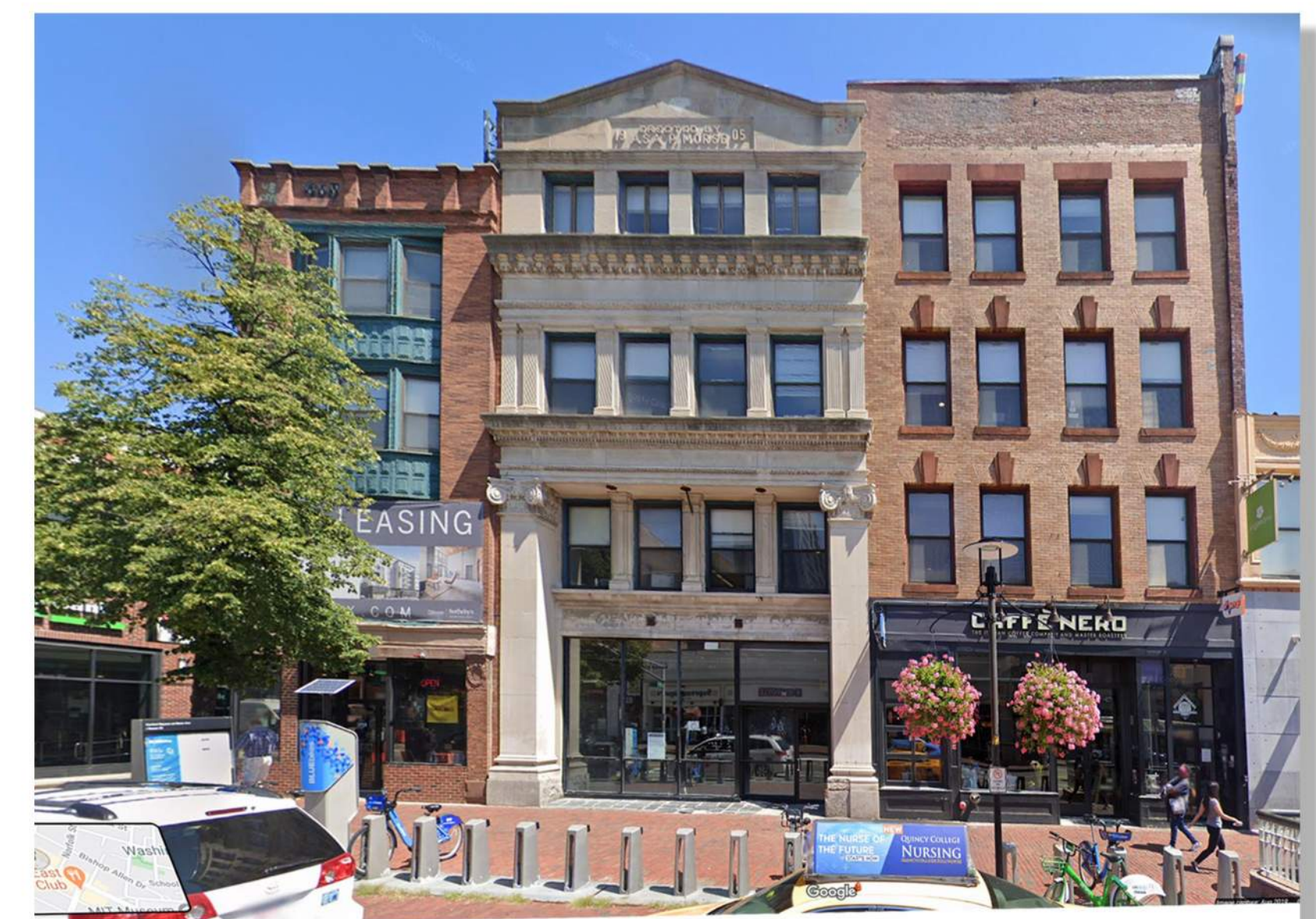
# MASS AVE EXTERIOR MATERIAL INSPIRATION DIAGRAM



494 MASS AVE



534 MASS AVE



858-605 MASS AVE

600 MASS AVE

THE EXTERIOR MATERIALS USED ON THIS BUILDING ARE STAPLES OF THE CENTRAL SQUARE ATMOSPHERE. MATERIALS SUCH AS BRICK, STONE, METALS SIDING, METAL PANELS, AND LARGE GLASS PANES ARE INCORPORATED TO MAKE THE BUILDING FIT IN THE NEIGHBORHOOD.

# MASS AVE FACADE INSPIRATION

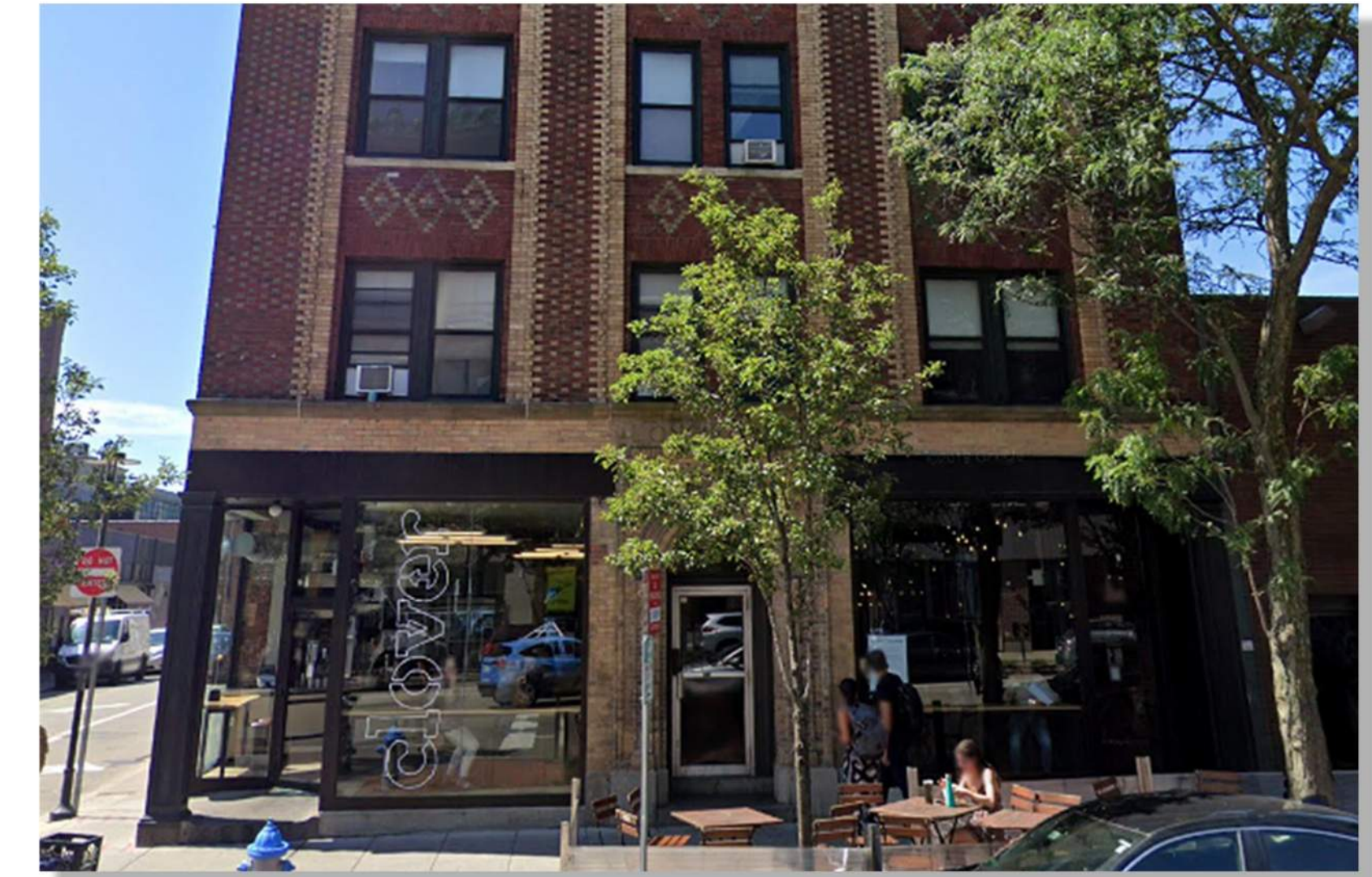


ELEGANT FRONT ELEVATION

RECESSED TOP FLOOR  
PARAPET WALL & CORNICE

BUILDING BODY -  
RESIDENTIAL LEVELS

BUILDING BASE -  
STOREFRONT



494 MASS AVE



590 MASS AVE - RANDOM HALL



622 MASS AVE

MASSACHUSETTS AVE HAS A DISTINCT FRONT FACADE DESIGN. ALL BUILDINGS HAVE LARGE STOREFRONT BASES, AND A LARGER BUILDING BODY ABOVE IT WITH PARAPETS. MASS AVE'S LANDSCAPE IS BUILT BY ELEGANT FRONT FACADES, THUS THIS PROJECT REINFORCES THIS NEIGHBORHOOD QUALITY WITH ITS OWN FRONT BRICK AND STORE FACADE.

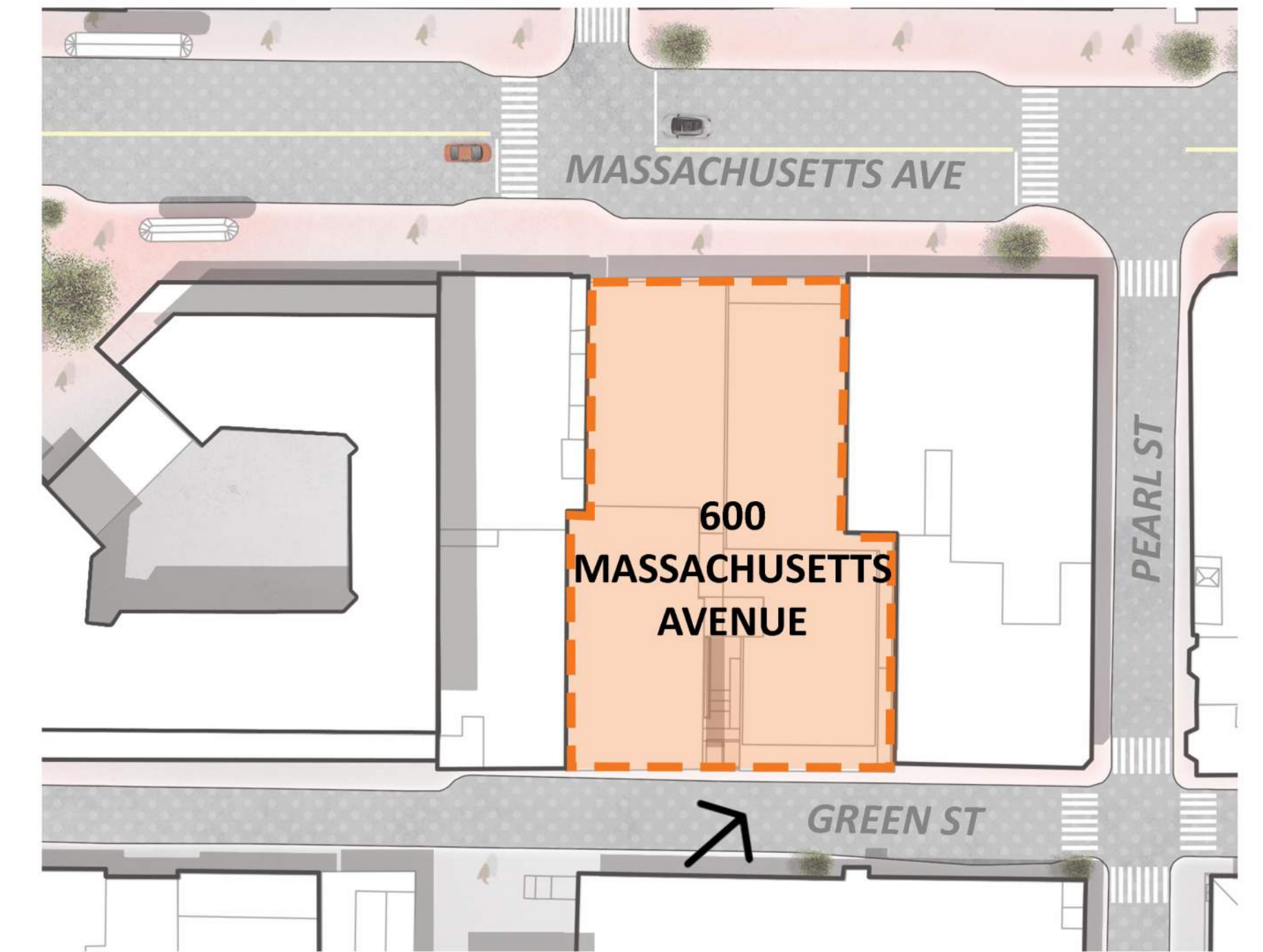
# PUBLIC WALKWAYS & BUILDING TRANSPARENCY



EXISTING BUILDING TO REMAIN  
"BAKERY BUILDING"

REBUILT WALL WITH  
HISTORIC BRICK

PROPOSED GREEN ST ELEVATION



EXISTING GREEN ST ELEVATION

600 MASS AVE

THE PROPOSED DEVELOPMENT ENHANCES THE PEDESTRAIN EXPERIENCE AT GREEN ST BY INCORPORATING NEW STOREFRONT WINDOWS AND A REAR ENTRY FORECOURT ALLOWING FOR MORE VISIBILITY TO THE INTERIOR OF THE BUILDING.