

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

SPECIAL PERMIT APPLICATION NARRATIVE

ADDITION AND RENOVATION
600 MASSACHUSETTS AVE
CAMBRIDGE MA

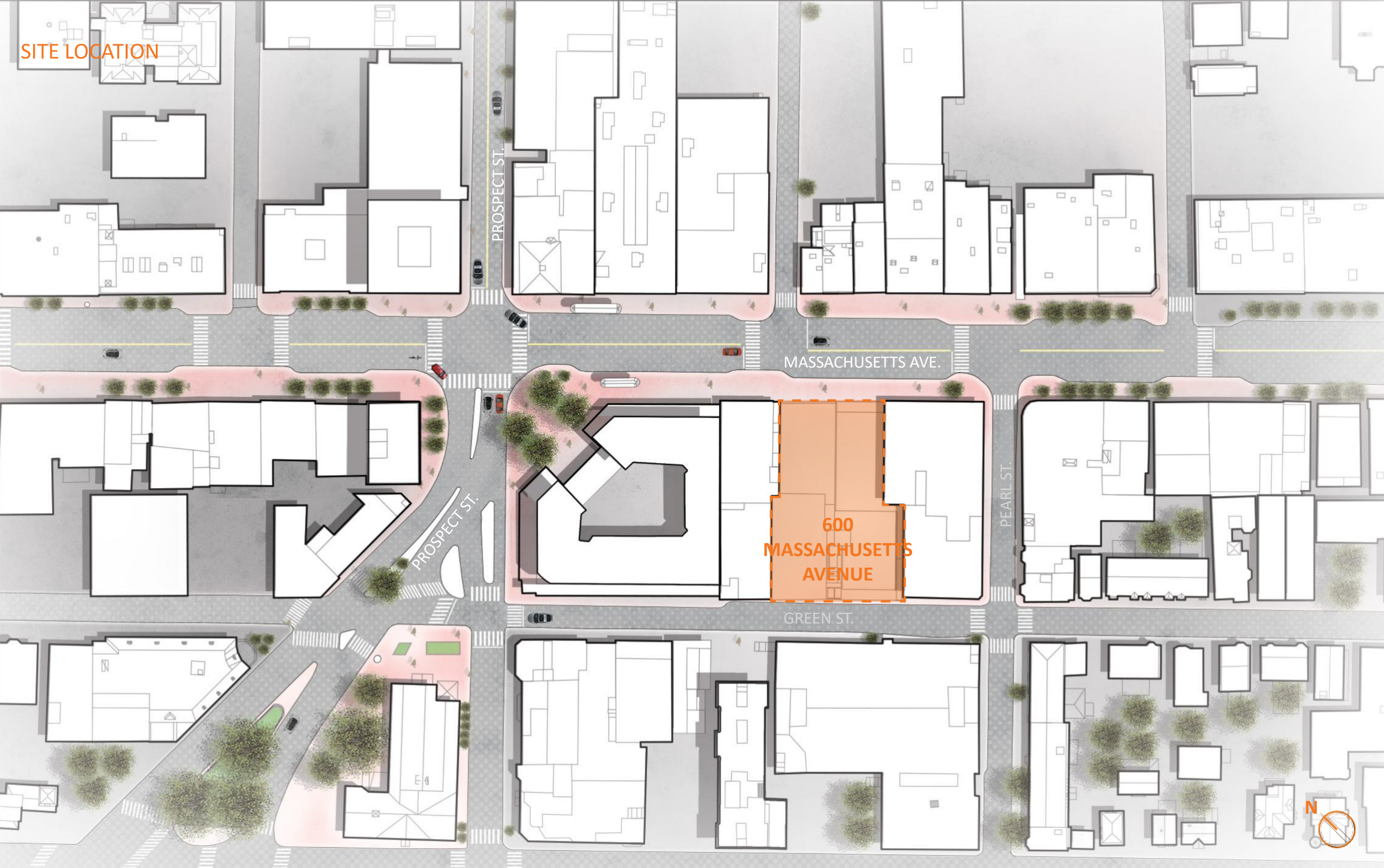
DRAFT 21 NOVEMBER 2018

PREPARED FOR:
CIFRINO MASS AVE REALTY LLC,
C/O SUPERIOR REALTY
540 GALLIVAN BLVD,
DORCHESTER, MA 02134

PREPARED BY:
PETER QUINN ARCHITECTS LLC.
259 ELM ST, SUITE 301
SOMERVILLE MA 02144



SITE LOCATION



EXISTING CONDITIONS- MASS AVE.



1. EXISTING MASS AVE. ELEVATION



3. EXISTING MASS AVE. NORTH WEST VIEW



2. EXISTING MASS AVE. NORTH EAST VIEW



PLAN KEY



EXISTING CONDITIONS- GREEN ST.



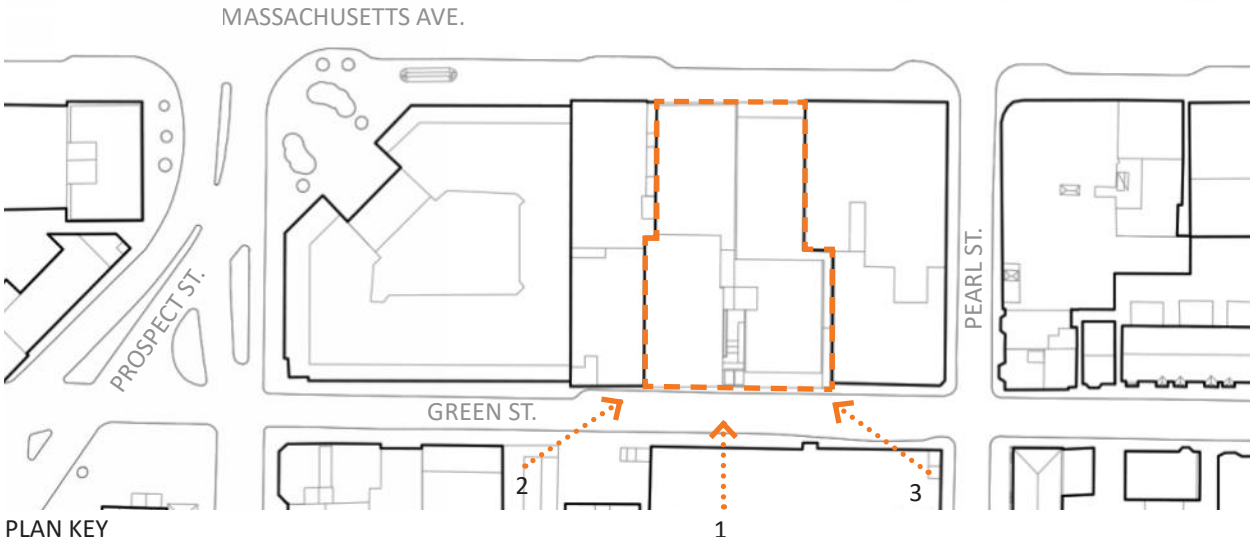
1. EXISTING GREEN ST. ELEVATION



3. EXISTING GREEN ST. SOUTH EAST VIEW



2. EXISTING GREEN ST. SOUTH WEST VIEW



NEIGHBORHOOD PHOTOS



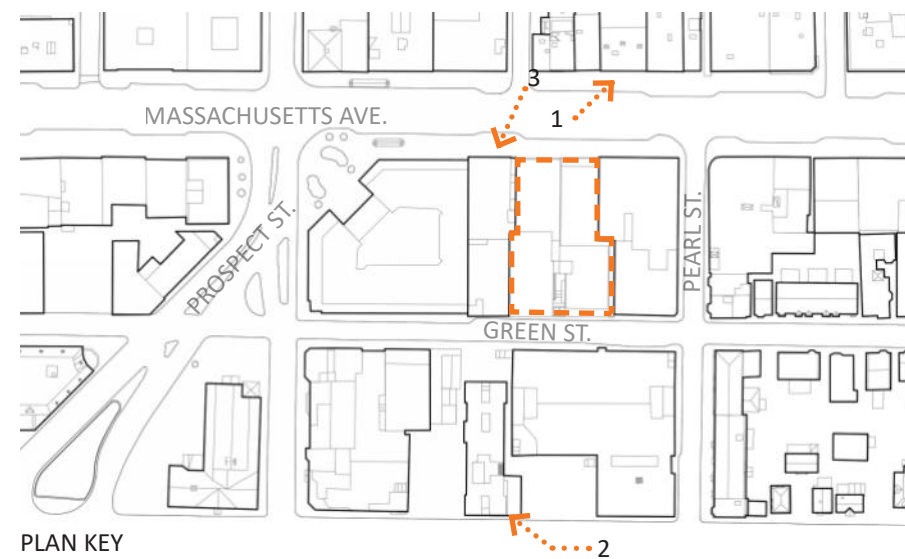
1. MASSACHUSETTS AVE. COMMERCIAL



2. GREEN ST. - RESIDENTIAL
Peter Quinn Architects LLC



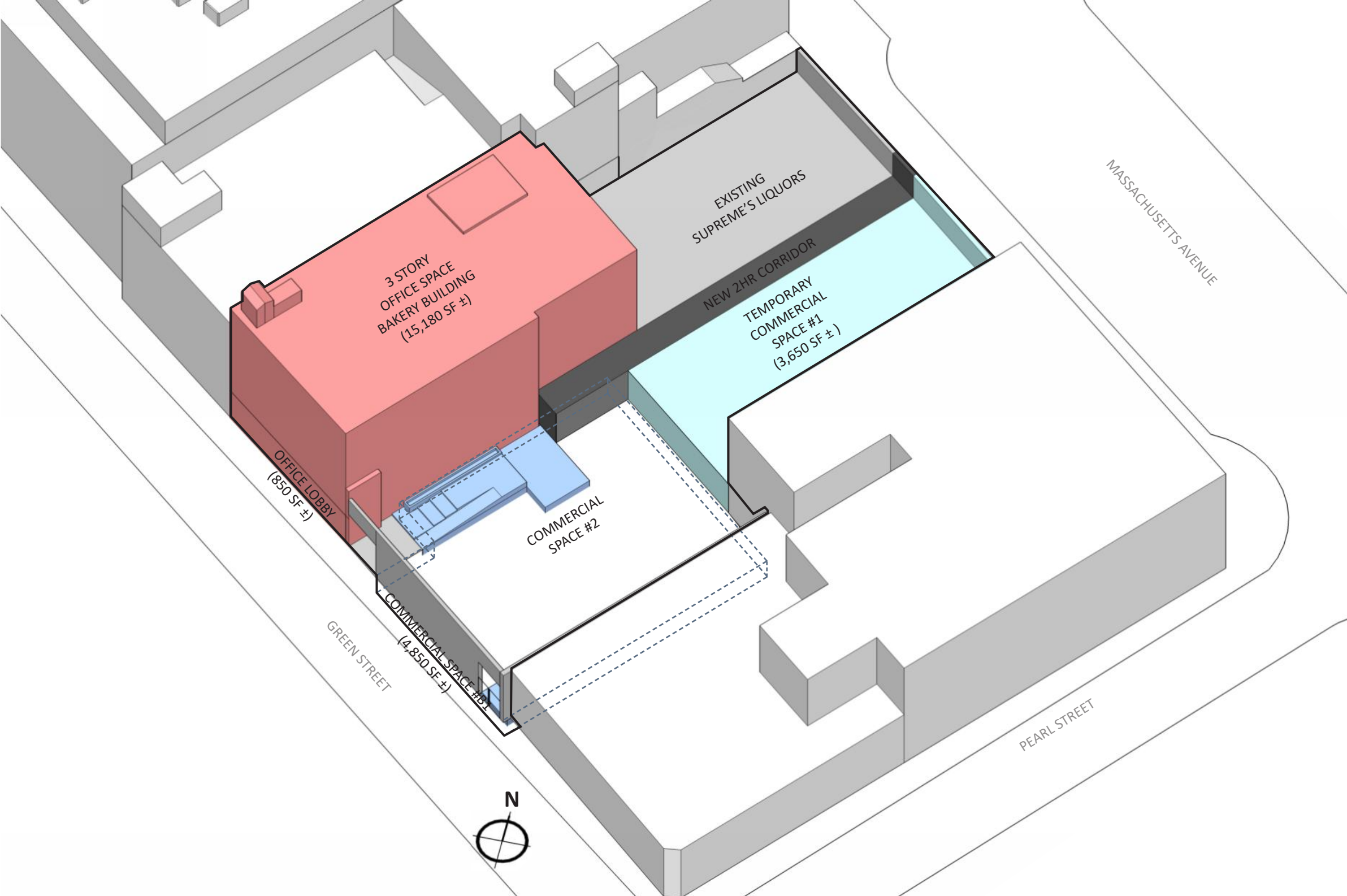
3. MASSACHUSETTS AVE. ADJACENT BUILDING



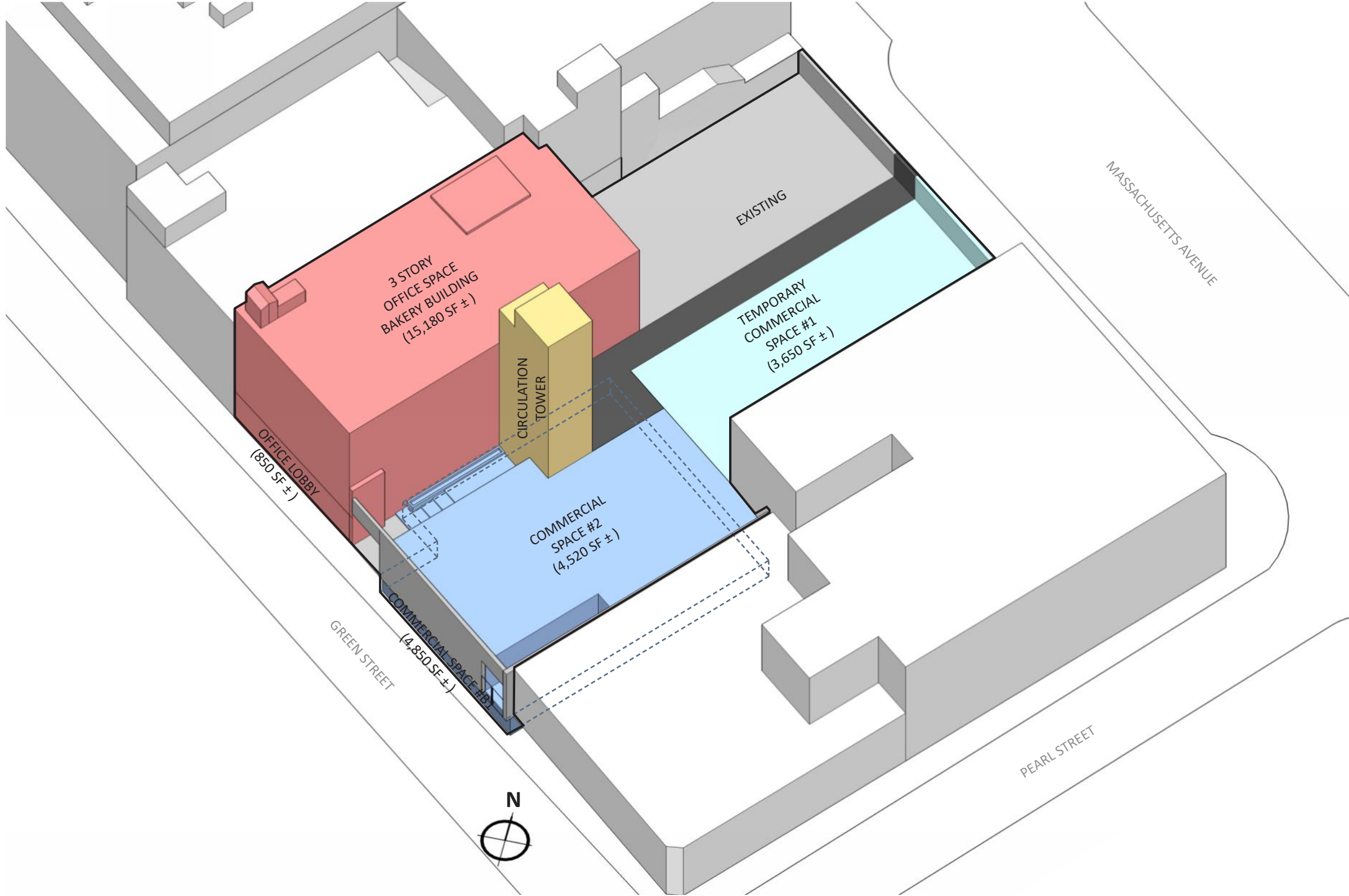
PLAN KEY



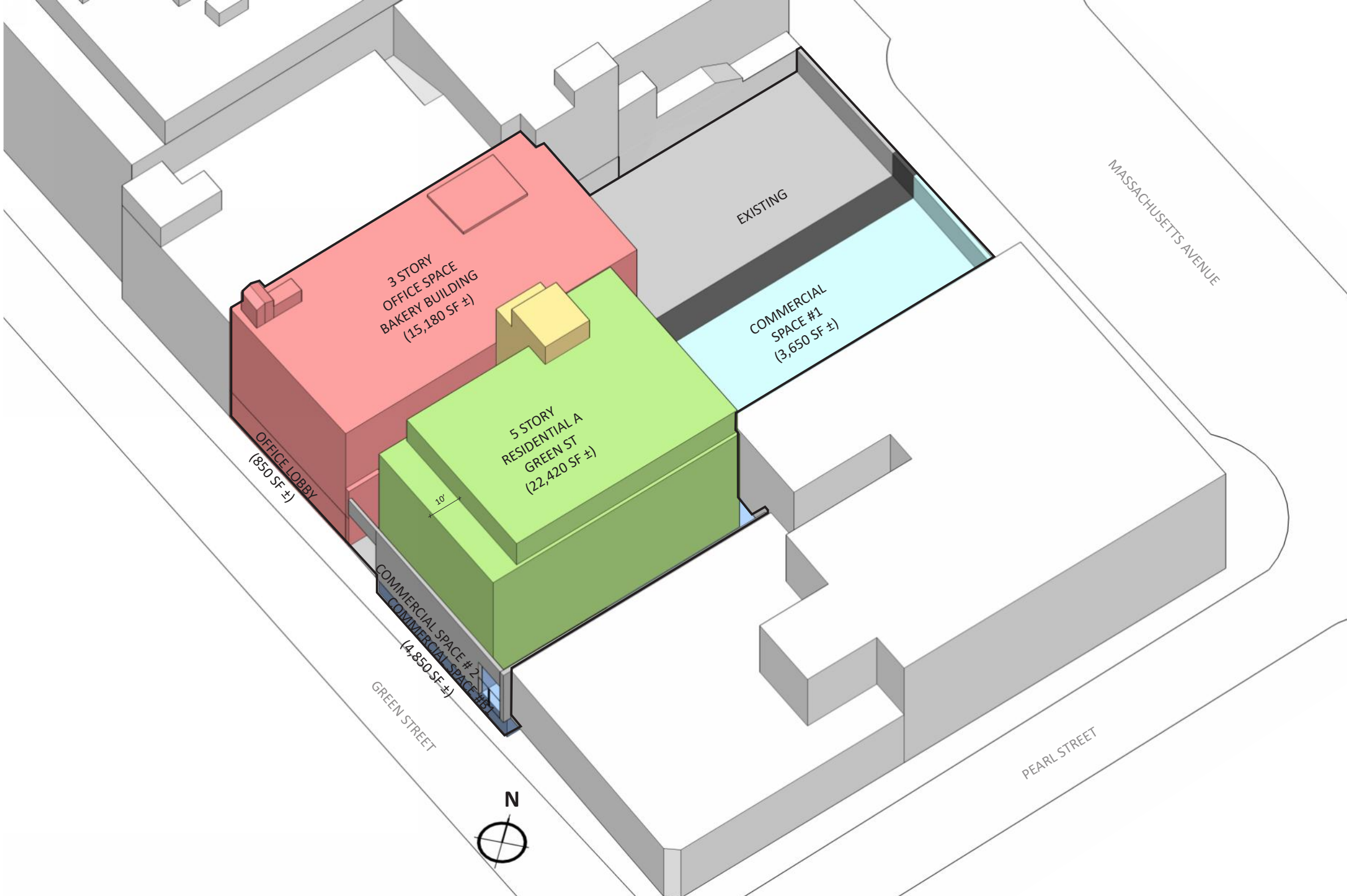
PROPOSED PHASE ONE (START)



PROPOSED PHASE ONE (FINISH)



PROPOSED PHASE TWO

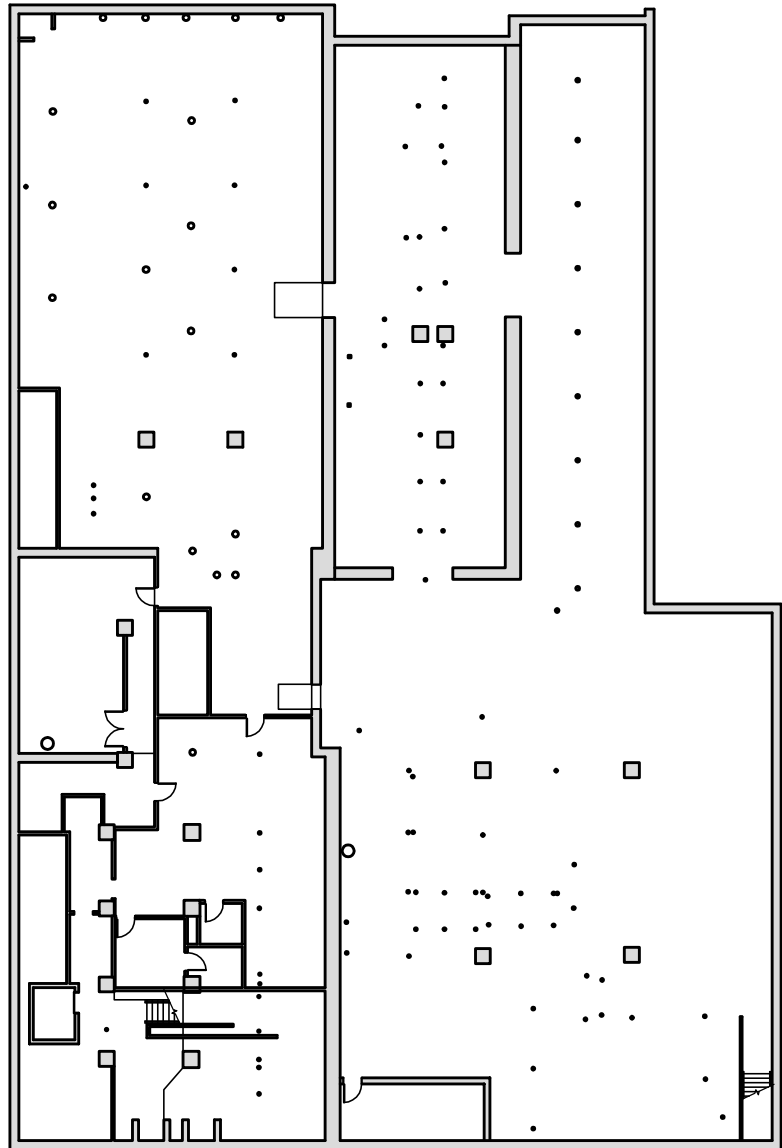


PROPOSED PHASE THREE

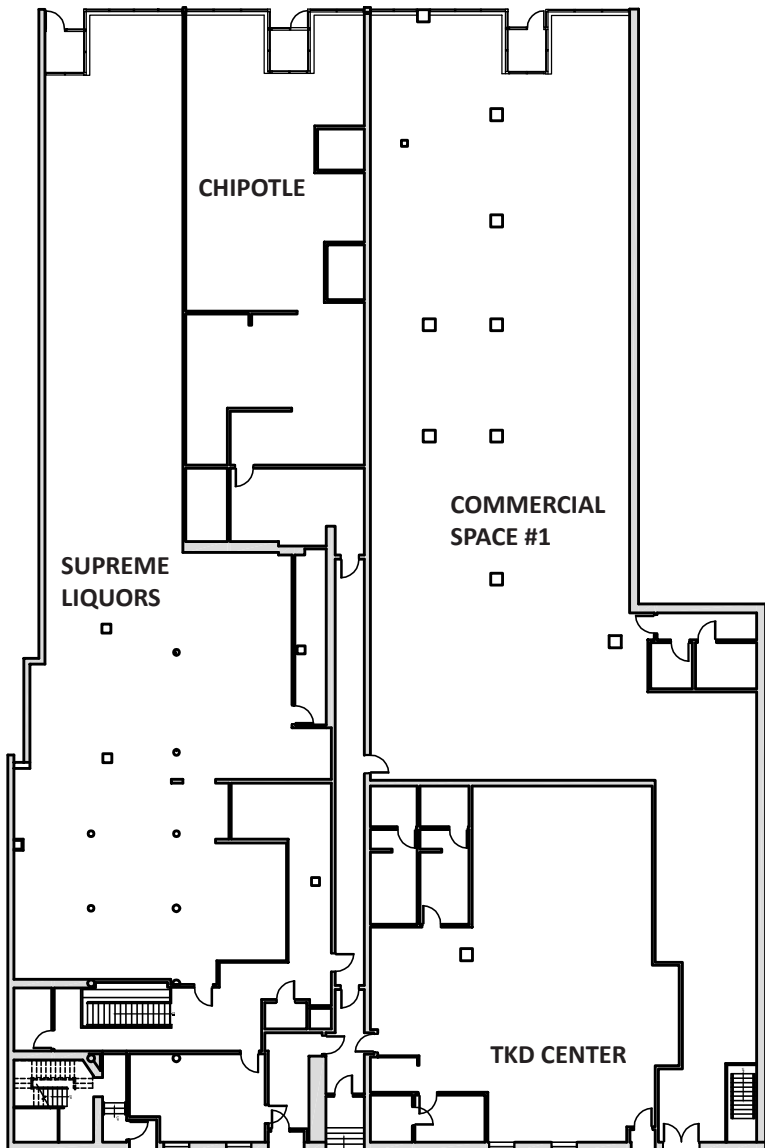


EXISTING FLOOR PLANS

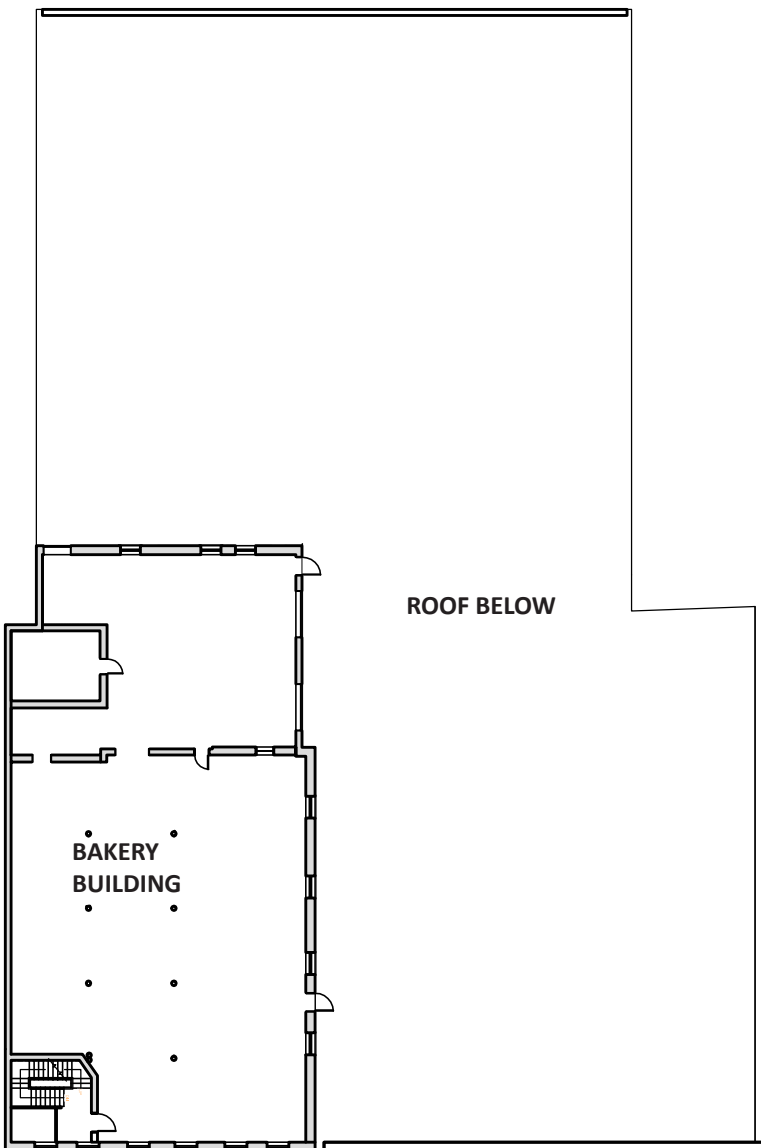
BASEMENT



GROUND FLOOR PLAN

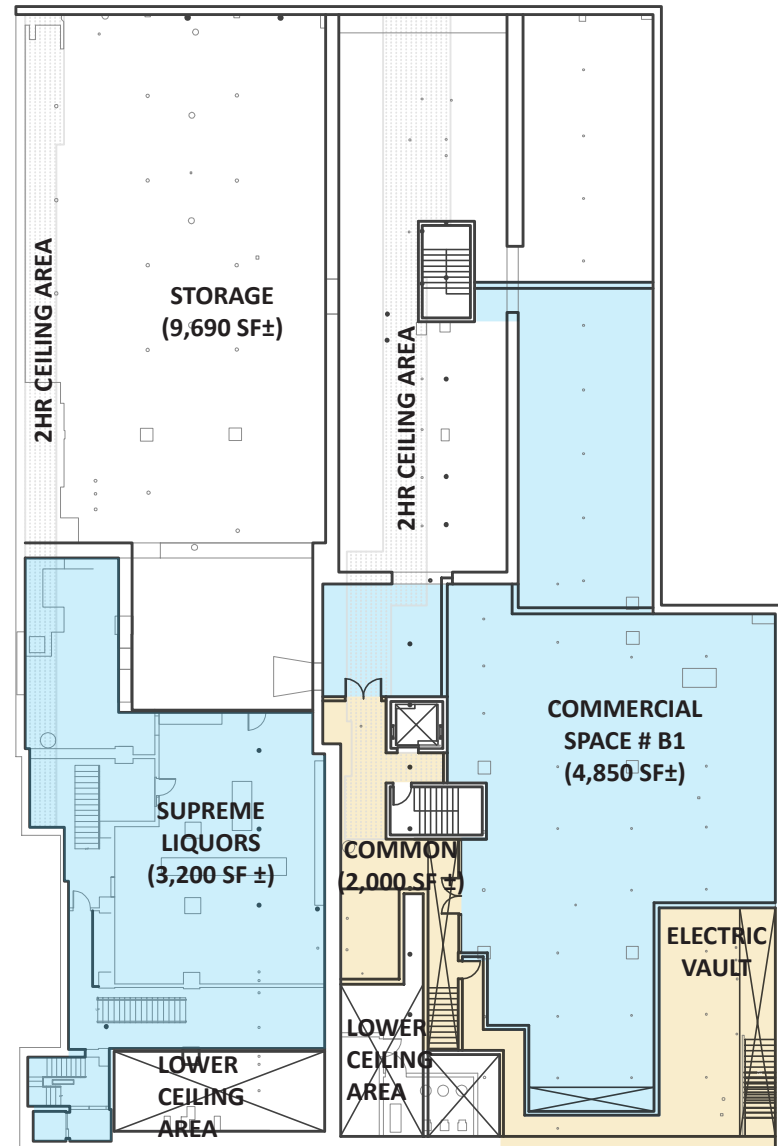


SECOND TO FOURTH FLOOR PLAN

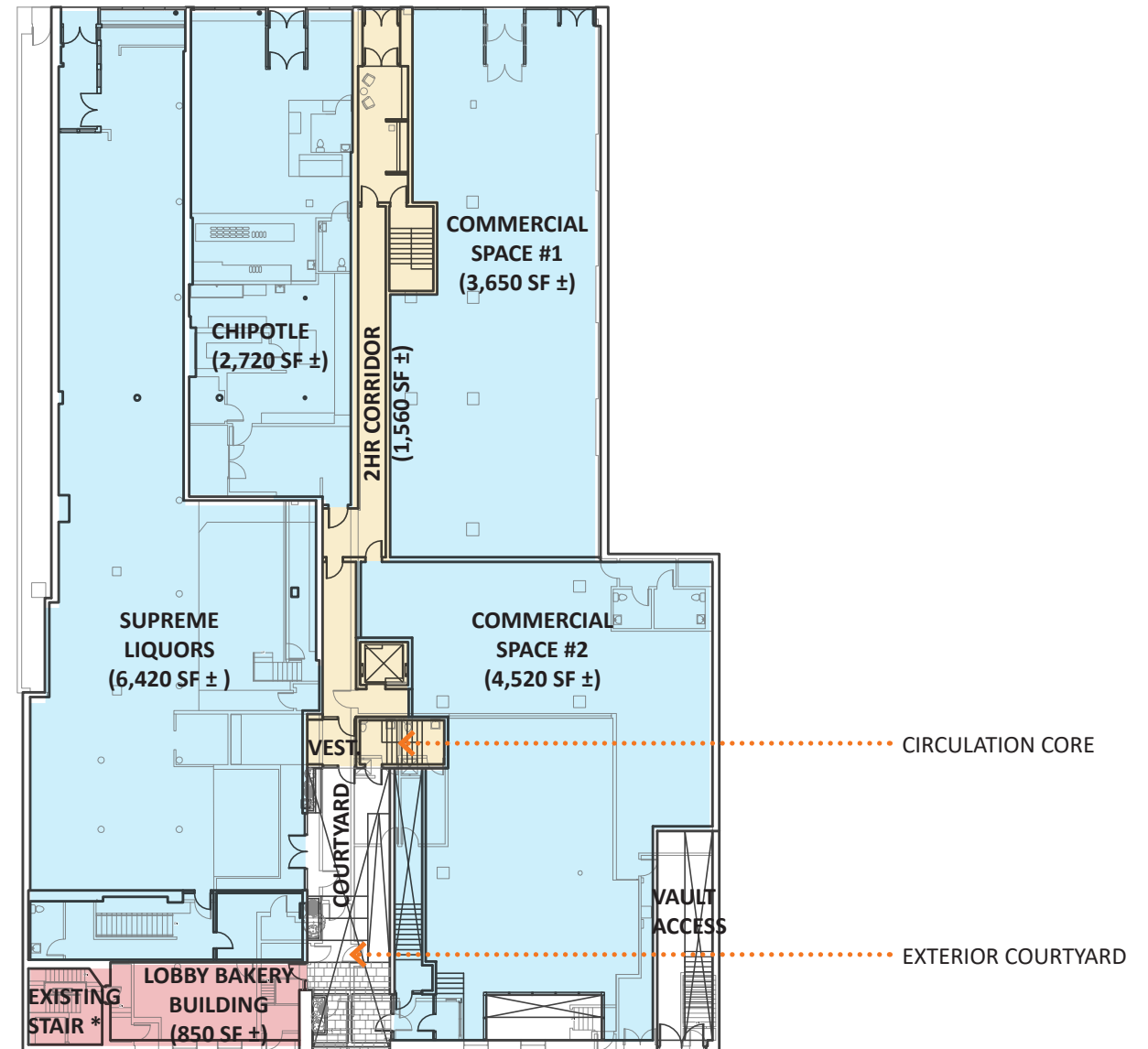


PROPOSED FLOOR PLANS

BASEMENT



GROUND FLOOR PLAN



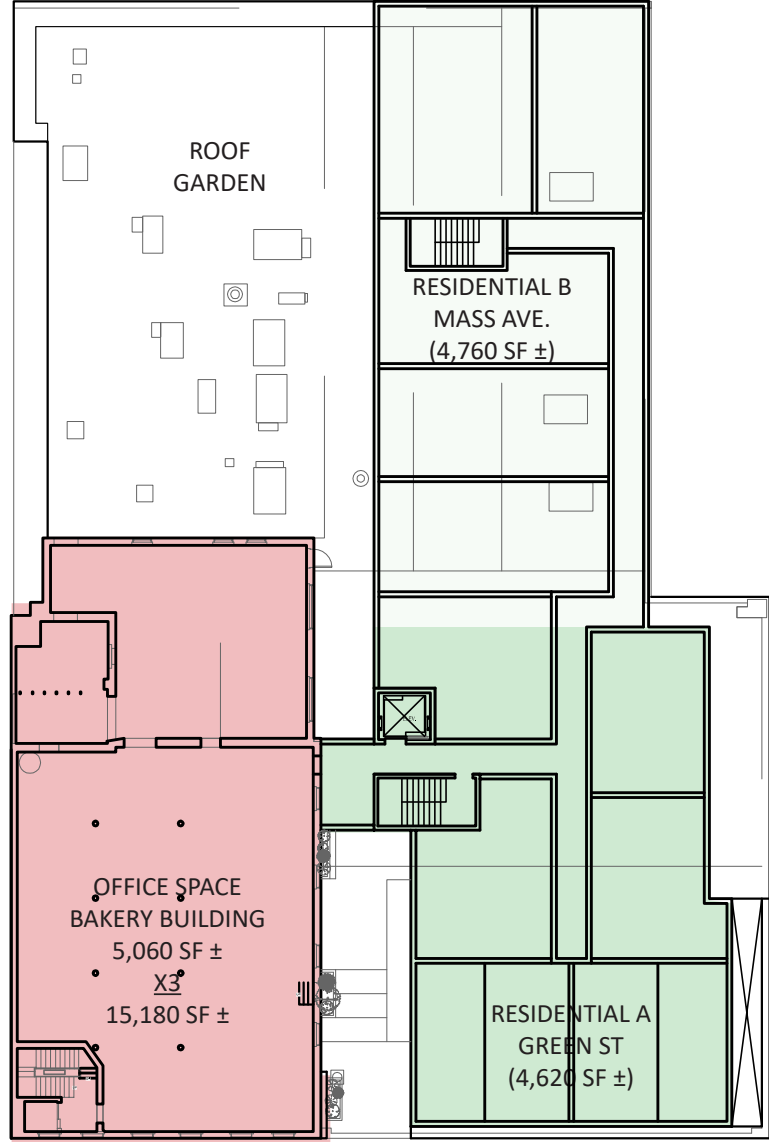
* TO BE REVIEWED W/ CODE CONSULTANT

- OFFICE
- COMMERCIAL SPACES

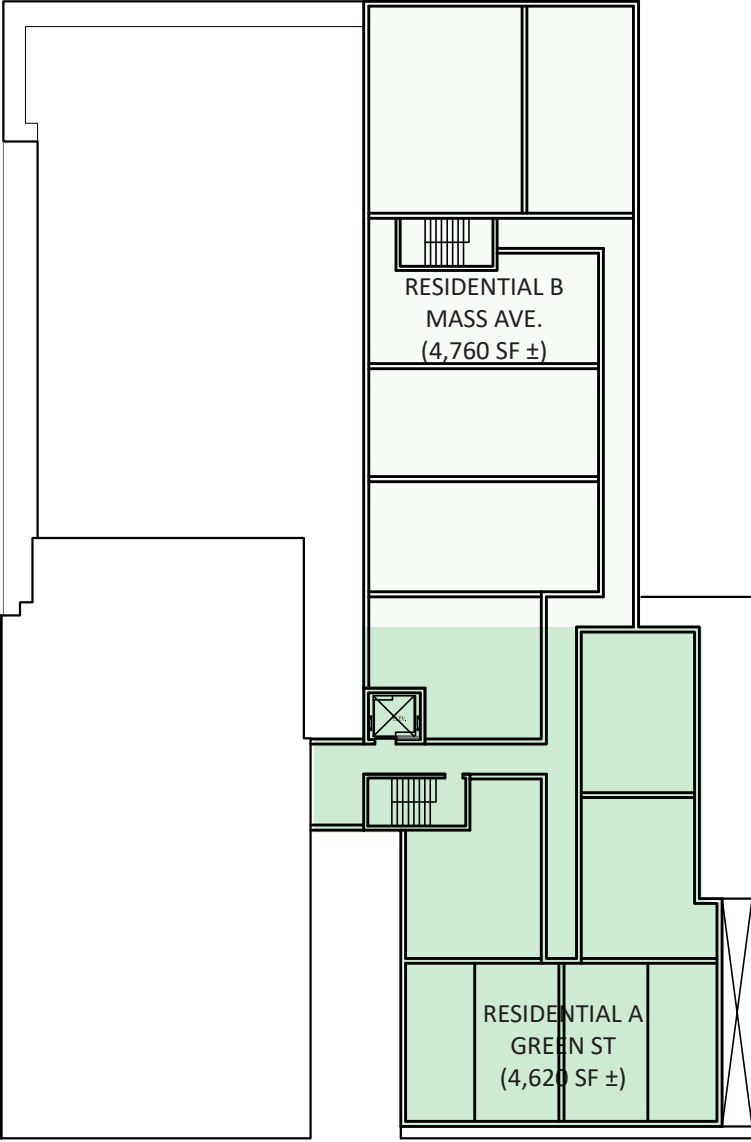


PROPOSED FLOOR PLANS

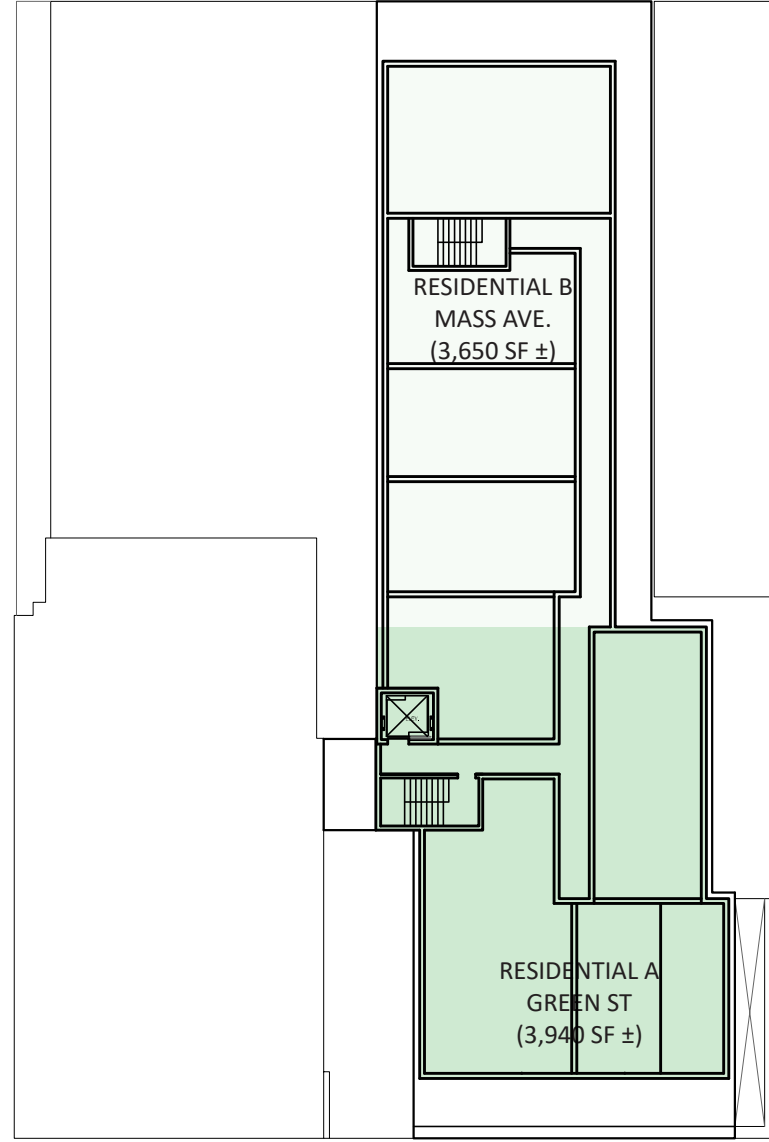
2ND TO 4TH FLOOR PLANS



5TH FLOOR PLAN



6TH FLOOR PLAN



- OFFICE
- RESIDENTIAL A
- RESIDENTIAL B



EXISTING BUILDING ELEVATIONS

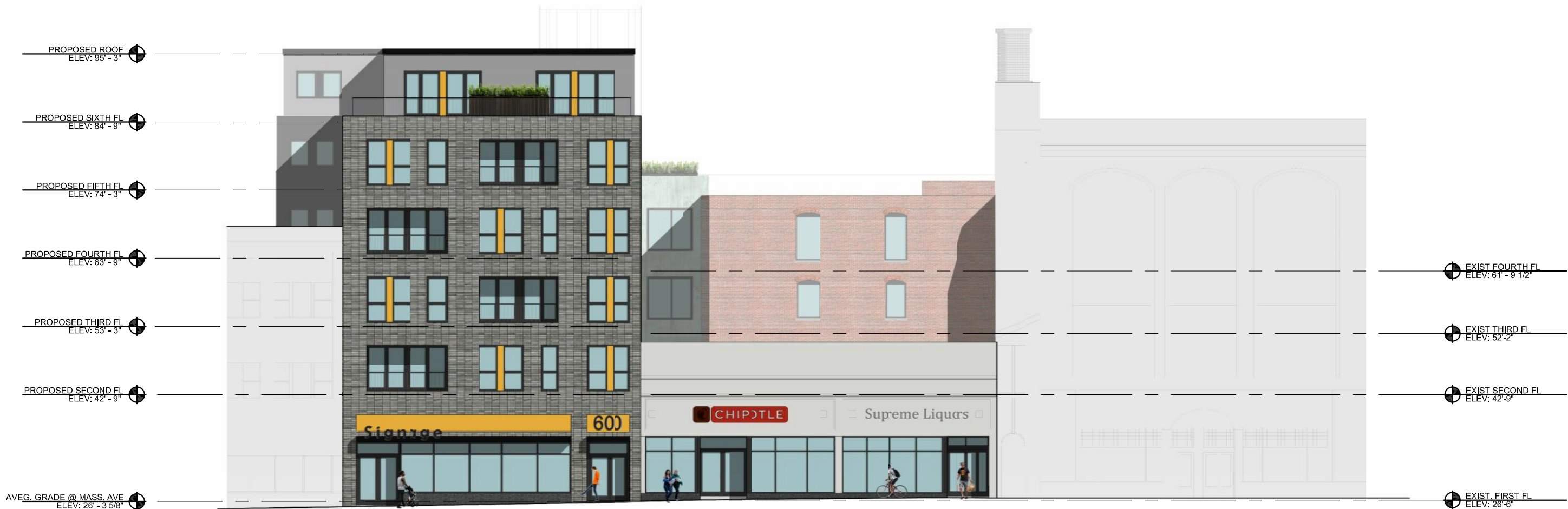


GREEN STREET ELEVATION



MASSACHUSETTS AVE. ELEVATION

PROPOSED MASS AVE. ELEVATION



PROPOSED STREET VIEW
MASS AVE



PROPOSED GREEN ST ELEVATION



PROPOSED STREET VIEW
GREEN ST - NW



PROPOSED STREET VIEW
GREEN ST - NE



PROPOSED COURTYARD ELEVATION



SHADOW STUDY
SPRING & AUTUMN

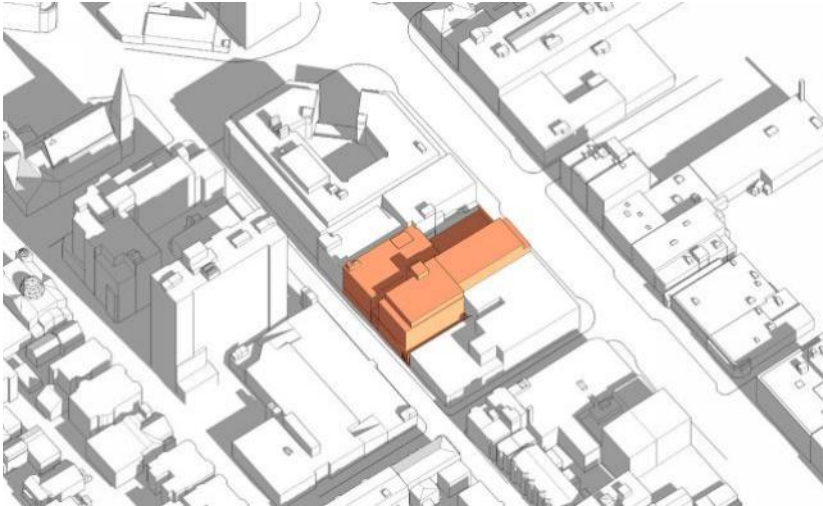
EXISTING



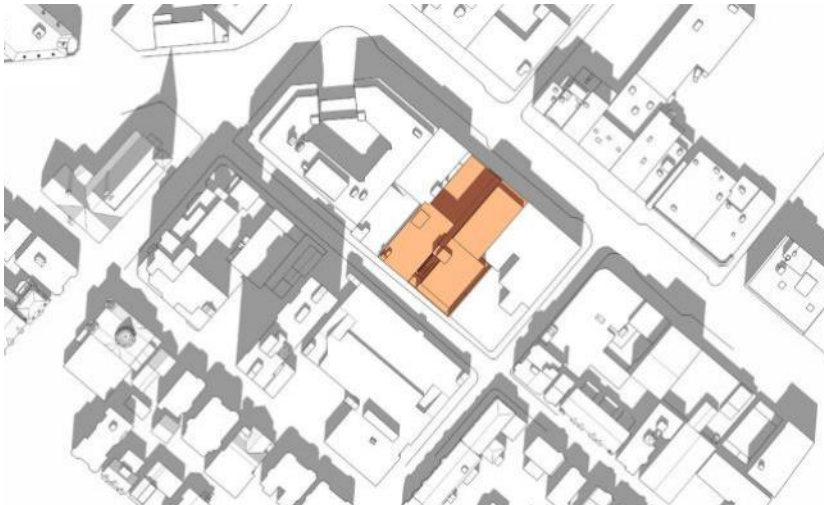
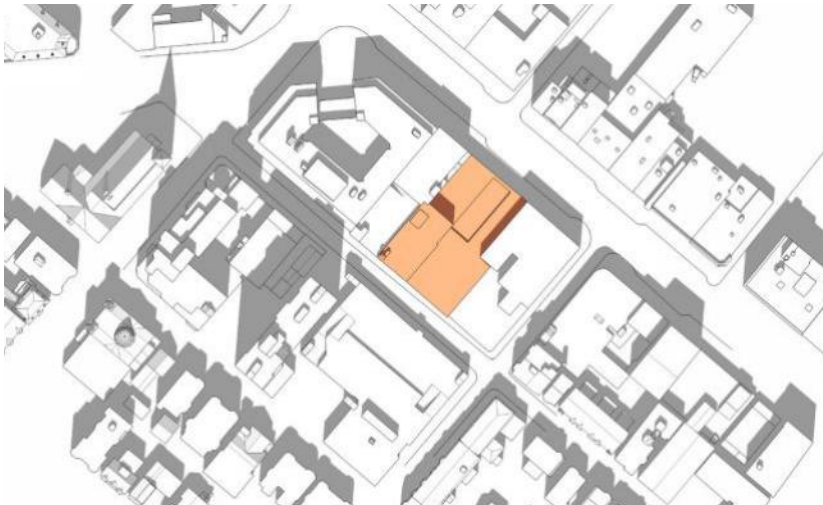
PROPOSED PLAN



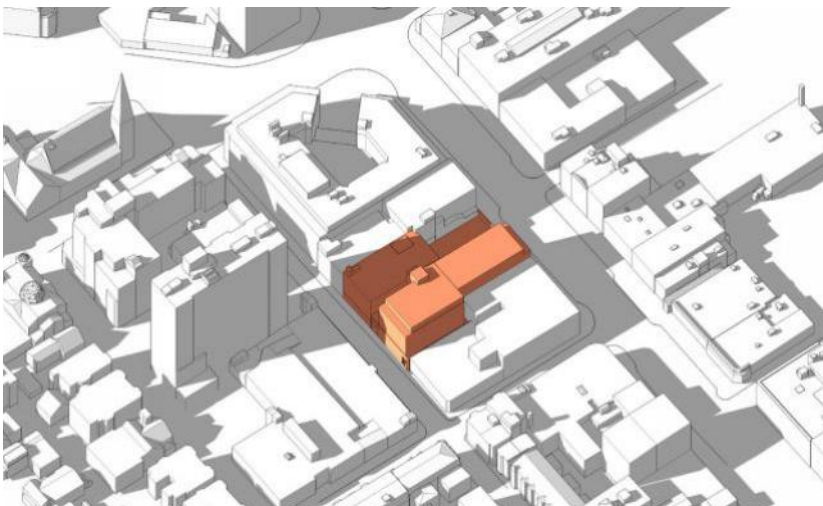
PROPOSED 3D



MAR. 21 - SEPT. 21
9:00 AM



MAR. 21 - SEPT. 21
12:00 PM



MAR. 21 - SEPT. 21
3:00 PM

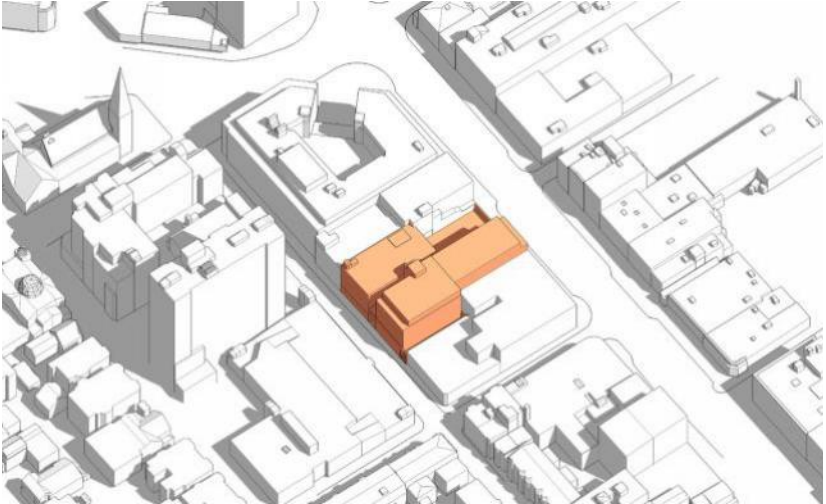


SHADOW STUDY
SUMMER

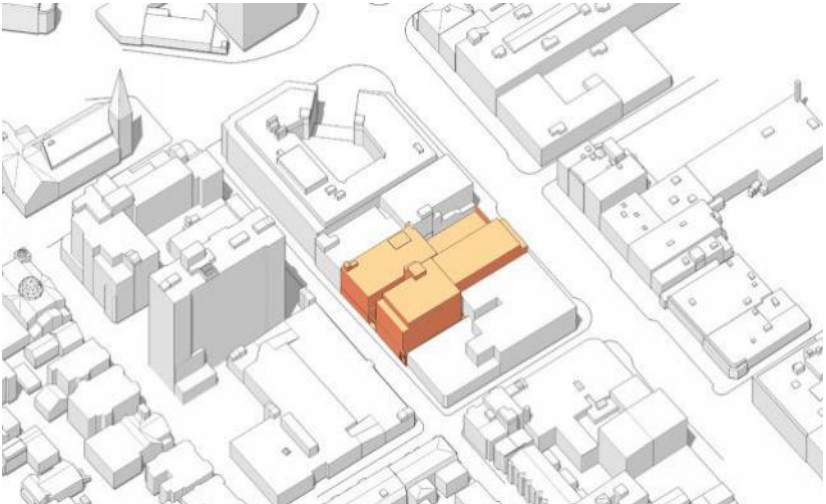
EXISTING

PROPOSED PLAN

PROPOSED 3D



JUN. 21
9:00 AM



JUN. 21
12:00 PM



JUN. 21
3:00 PM



SHADOW STUDY
WINTER

EXISTING



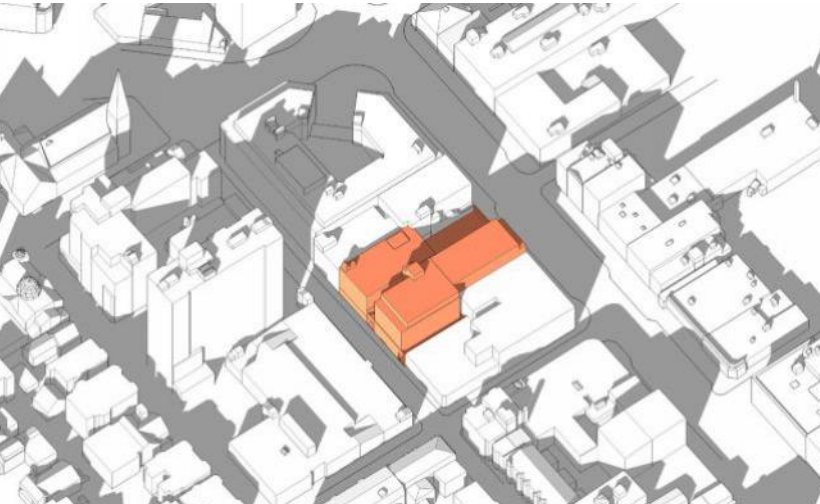
PROPOSED PLAN



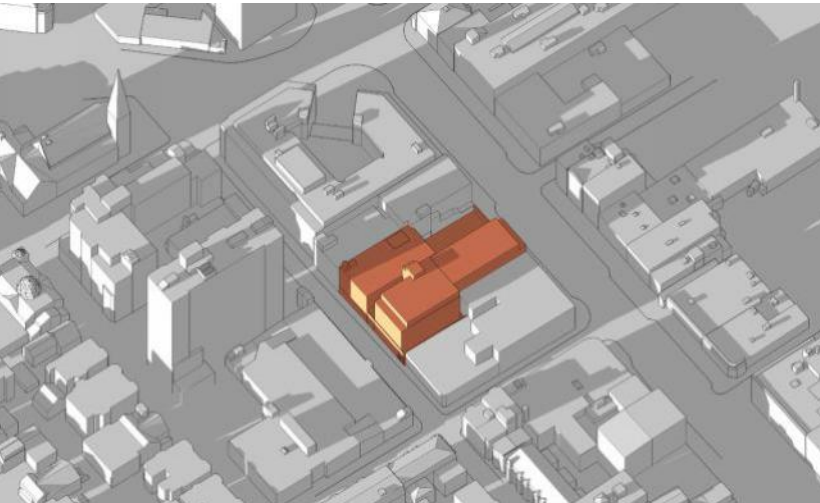
PROPOSED 3D



DEC. 21
9:00 AM



DEC. 21
12:00 PM



DEC. 21
3:00 PM

