



# 350 RINDGE AVENUE

CAMBRIDGE, MA

Planning Board Submission

Graphic Volume

boston  
communities

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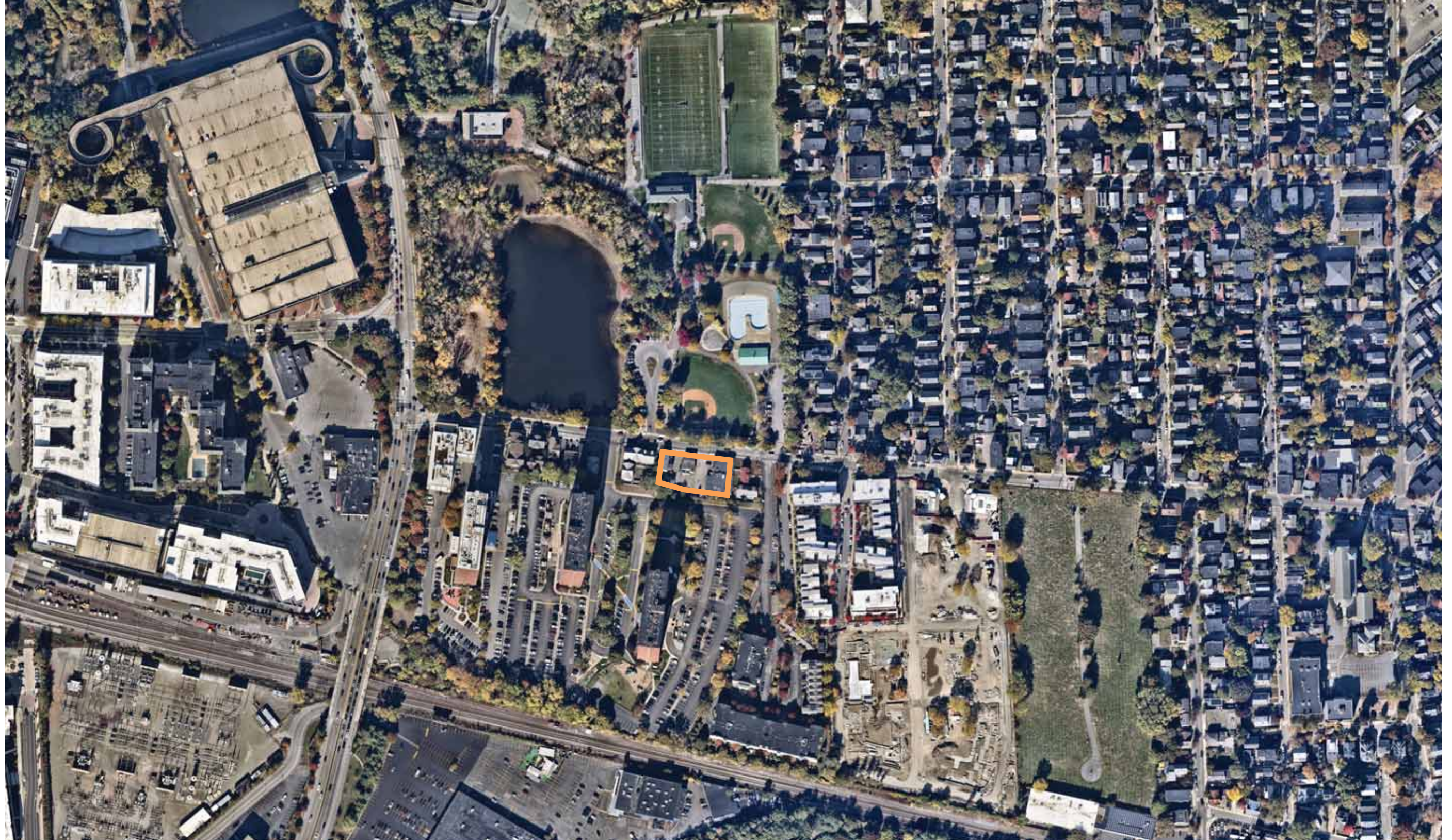
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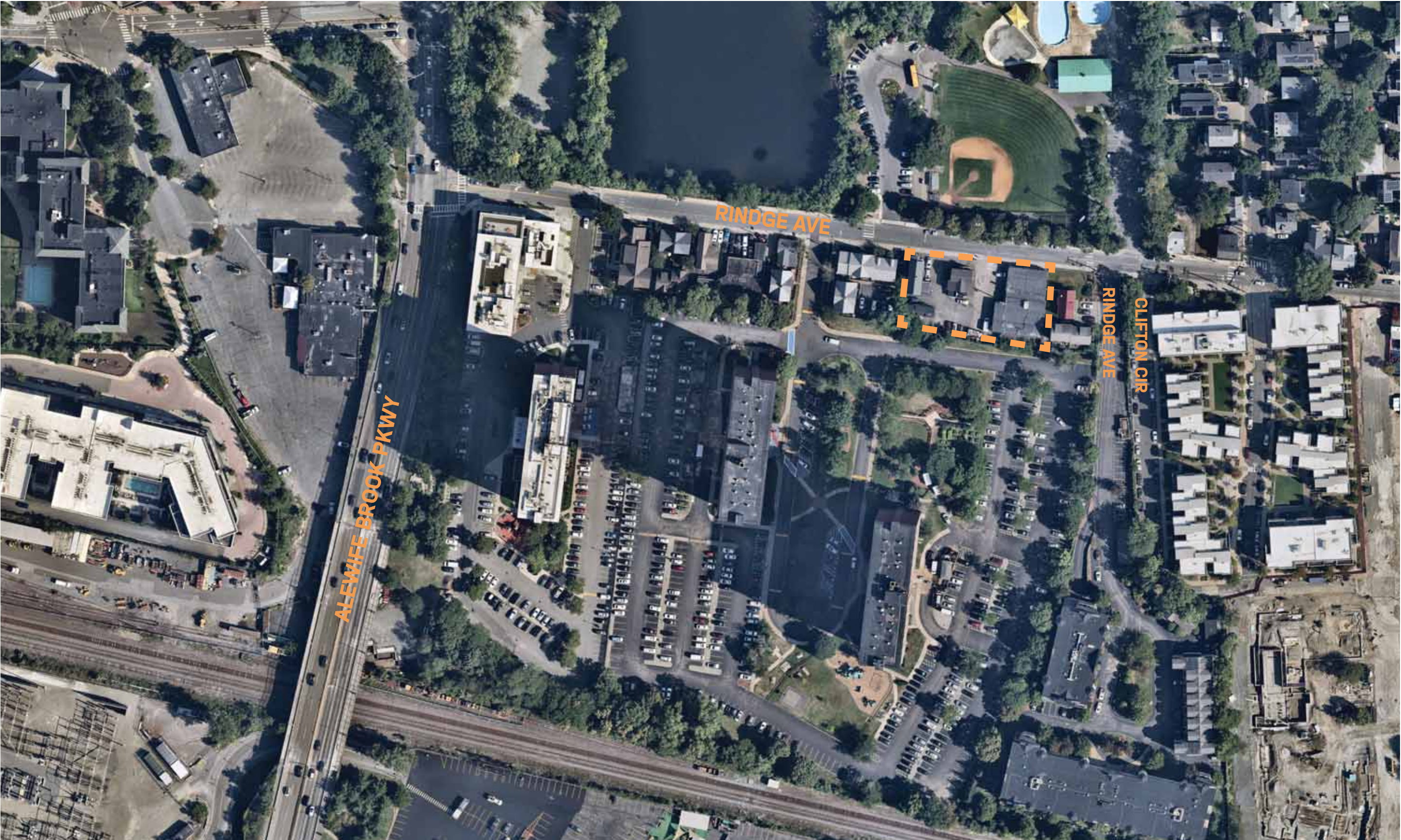
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## 01 Context Map - Greater Context

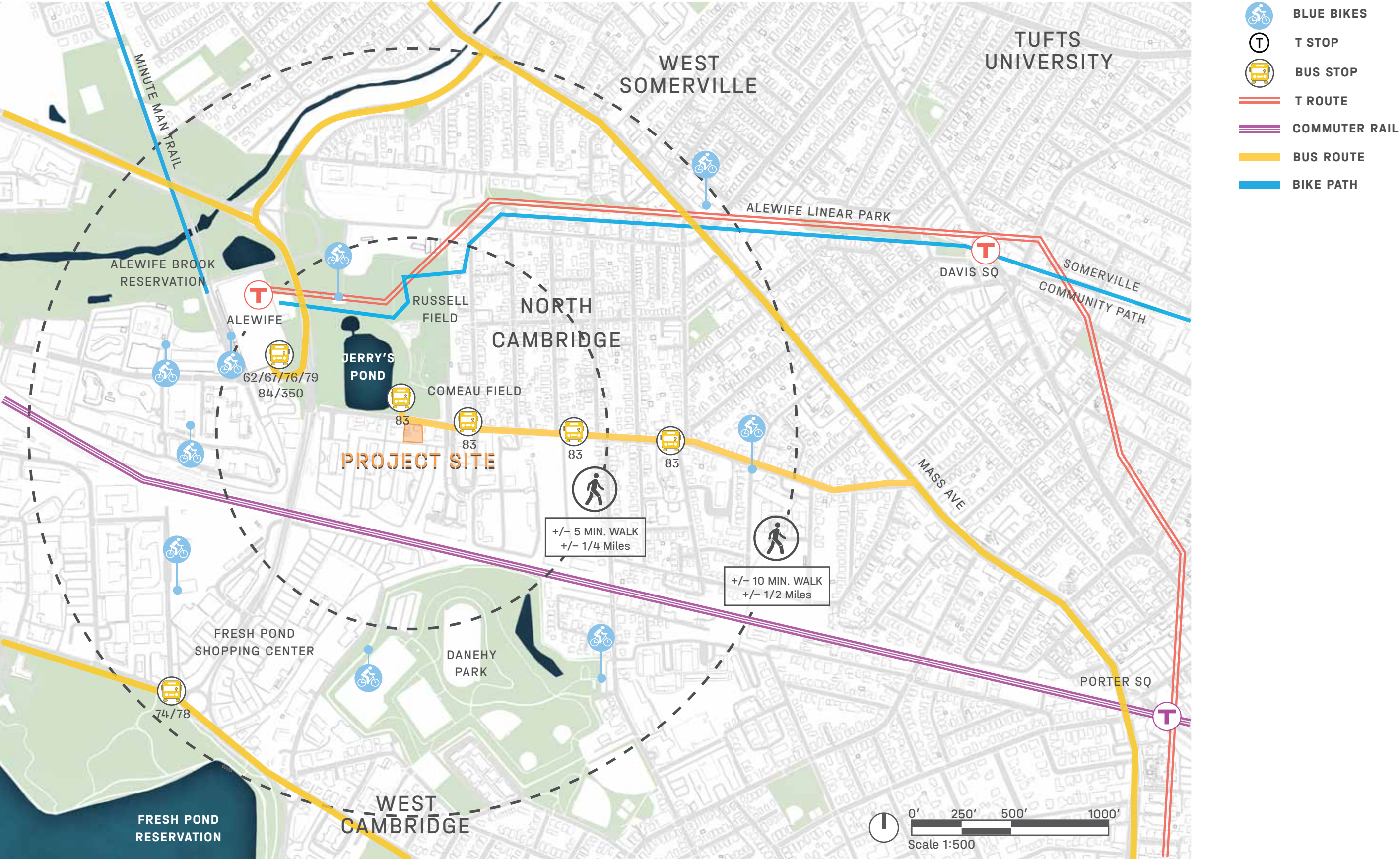


AERIAL VIEW NTS 

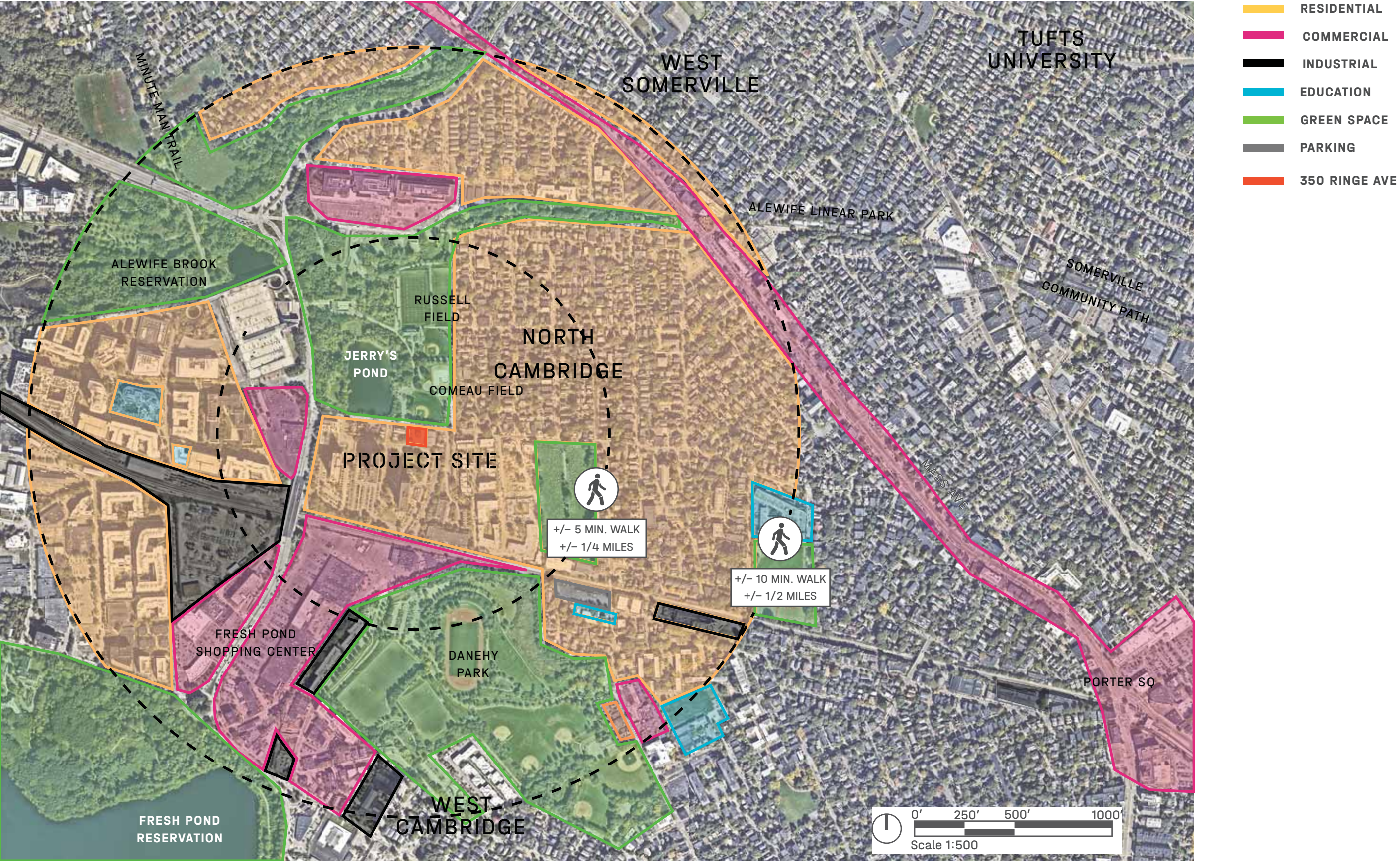


AERIAL VIEW NTS 

01 Transit Diagram



01 Land Use Diagram



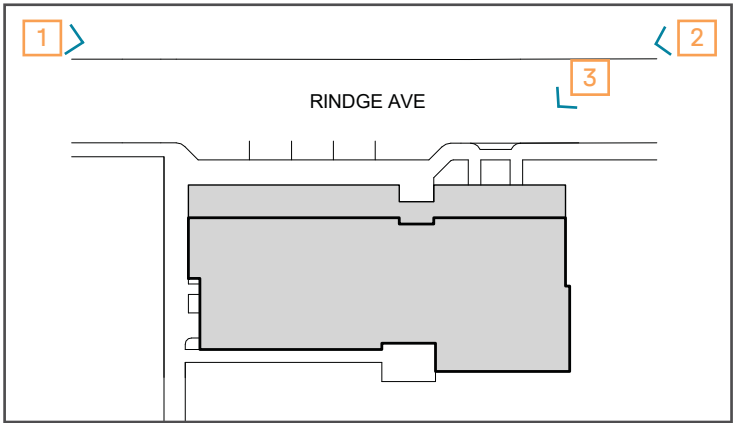
02 Existing Conditions Photographs



**Image 1** - East facing view down Rindge, Existing Buildings on right side of street beyond Athletic Field Entrance

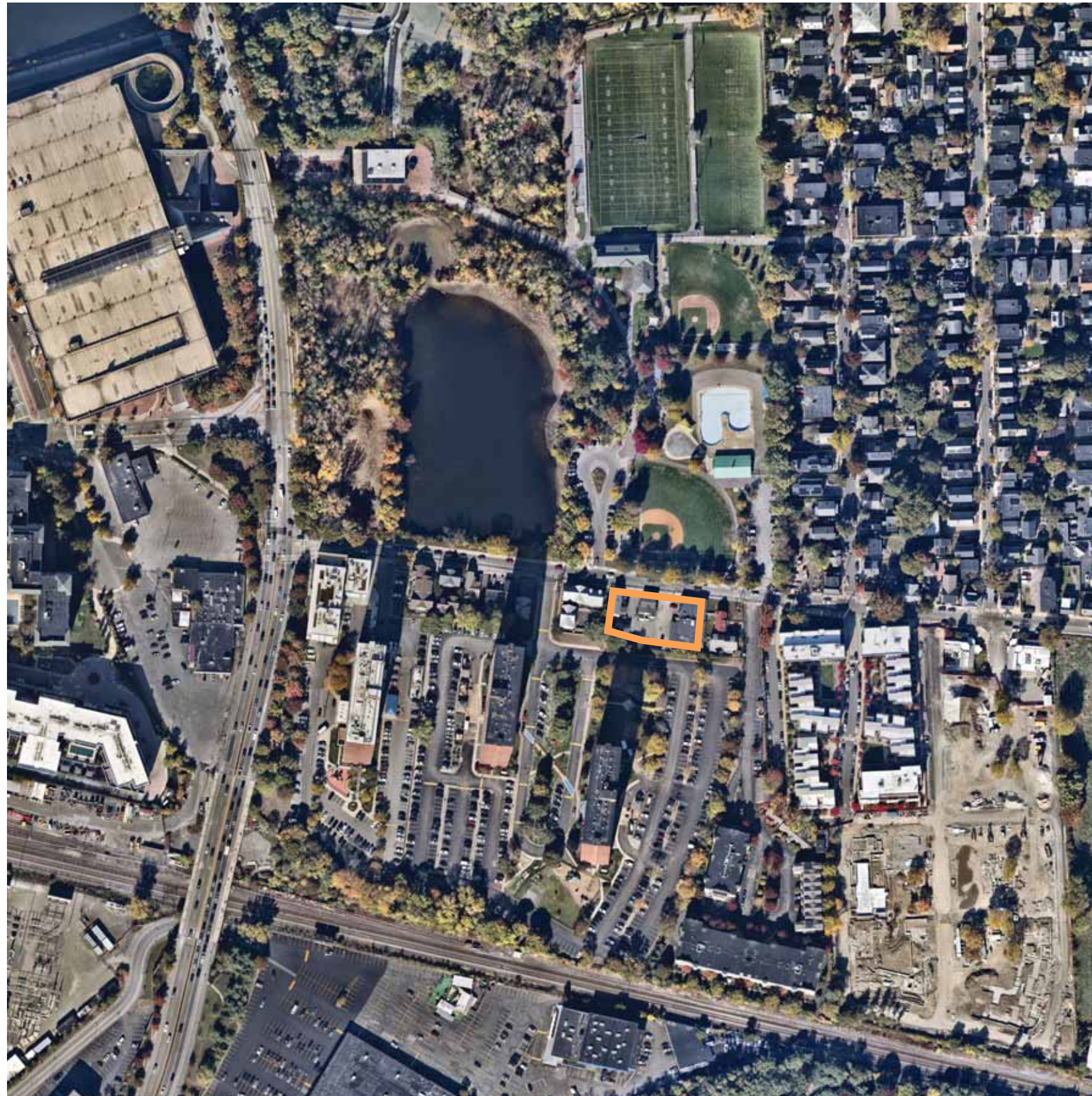
**Image 2** - West facing view down Rindge, Existing buildings on left side of image, including Ferro's Foodtown.

**Image 3** - West facing view down Rindge Ave, existing buildings on left side of image.



02 Existing Conditions Photographs





Area from Fresh Pond to Spy Pond was known as “Great Swamp”  
Swamps:

Transitional area - both/neither land and water  
Historically misunderstood, but vital ecosystems  
Changing perspectives, notions, understandings - ripple effect

Recreation field and pond adjacent - point of urban contrast -  
rigidity and play; ordered and organic

History of clay pits and brickyards - influence color palette;  
incorporate masonry

Verticality - don’t want to be heavy/bulk

Contextual response with massing

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Feels:  
Light, natural, inviting, vertical

Does not feel:  
Heavy, overbearing, blocky, gloomy

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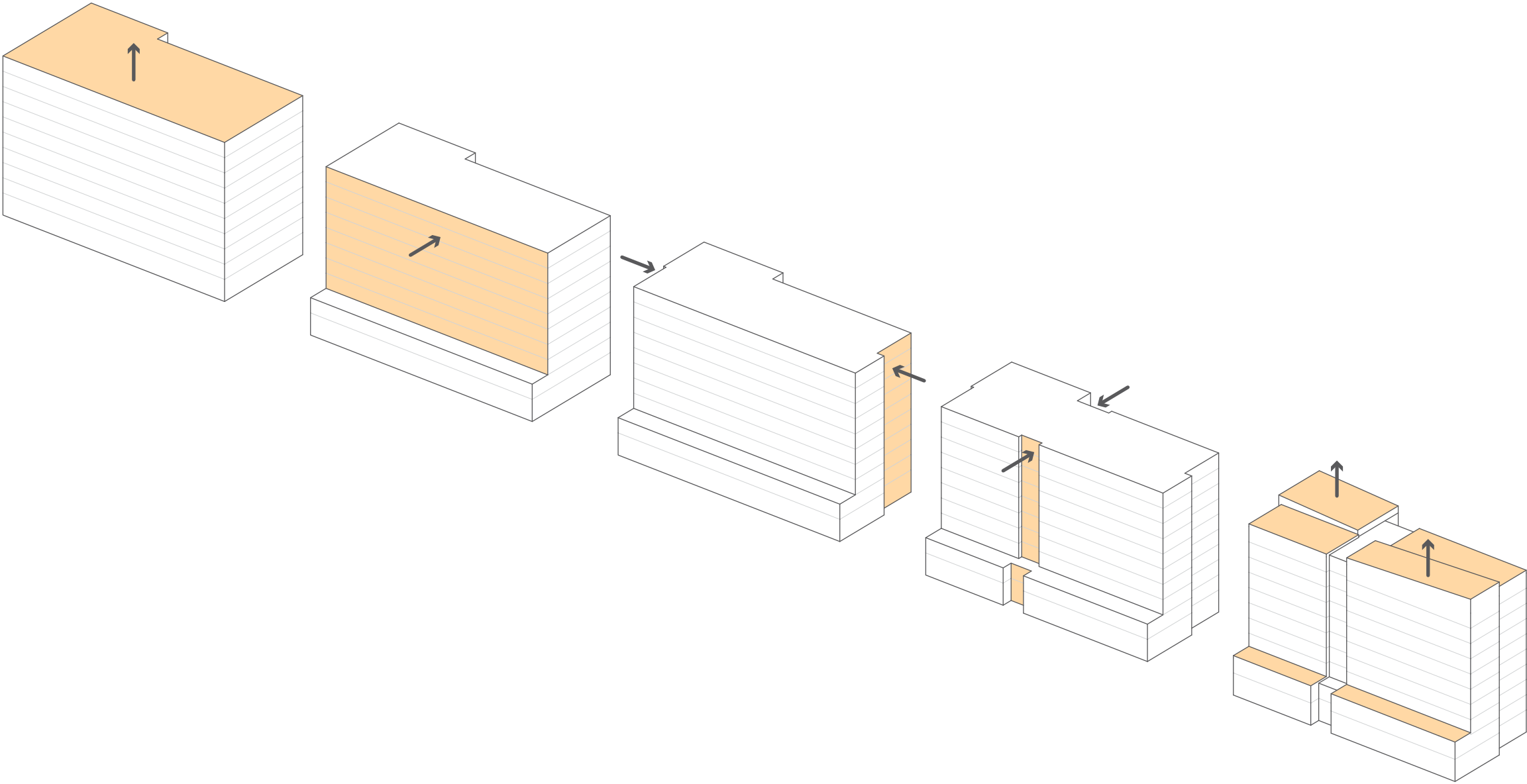
**Ripple - Change and Transition**  
**Verticality and Contextual Response**  
**Nod to Clay + Brick History**



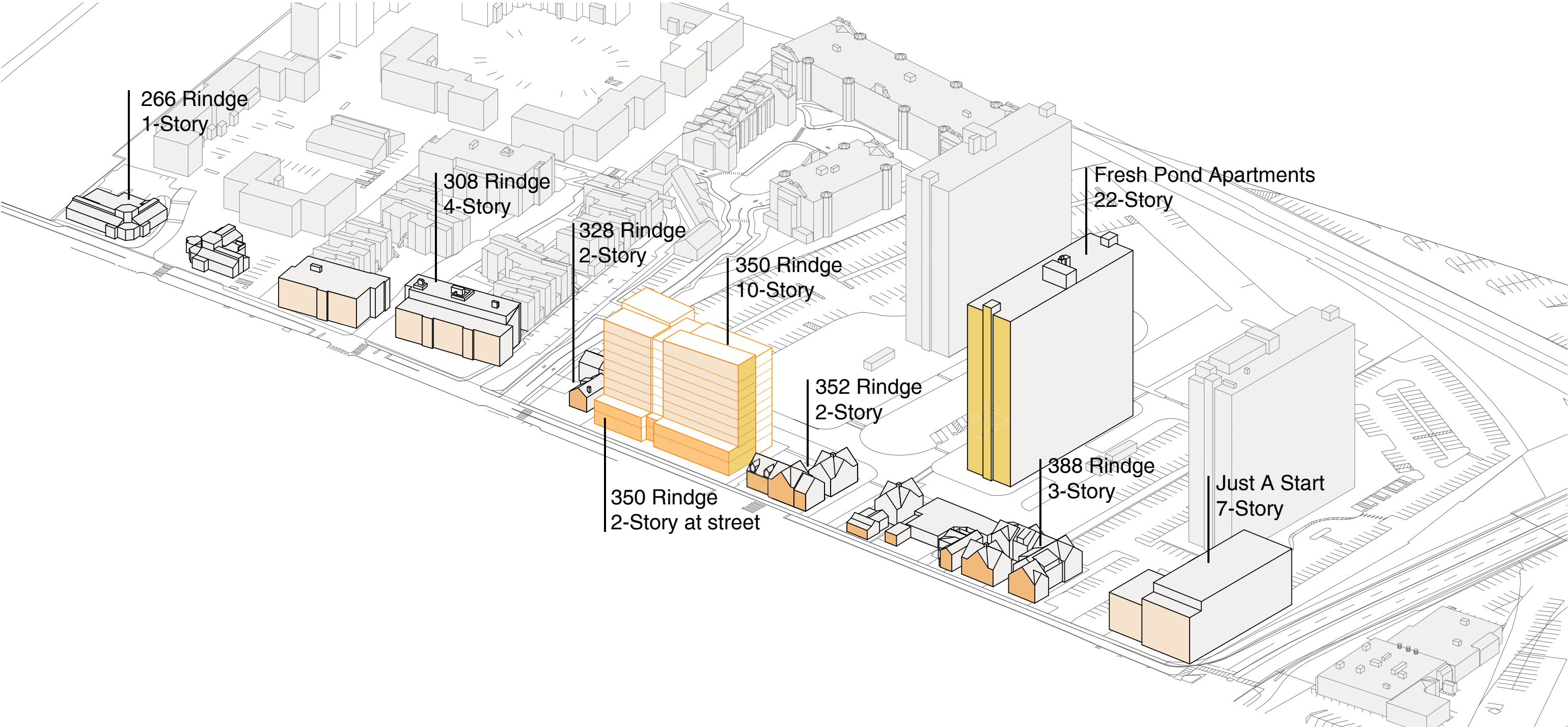
03 Architectural Precedents

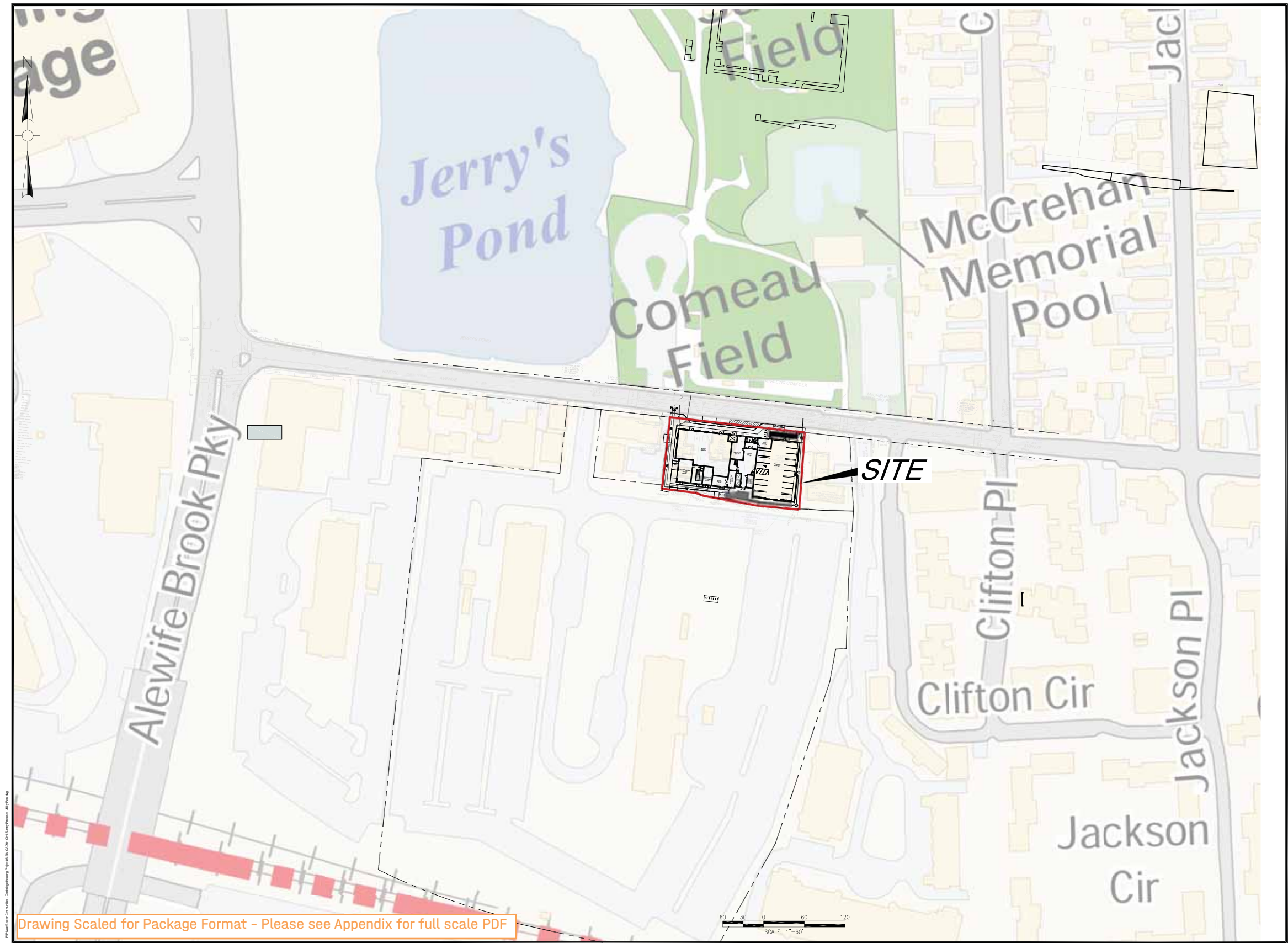


04 Building Massing Diagram

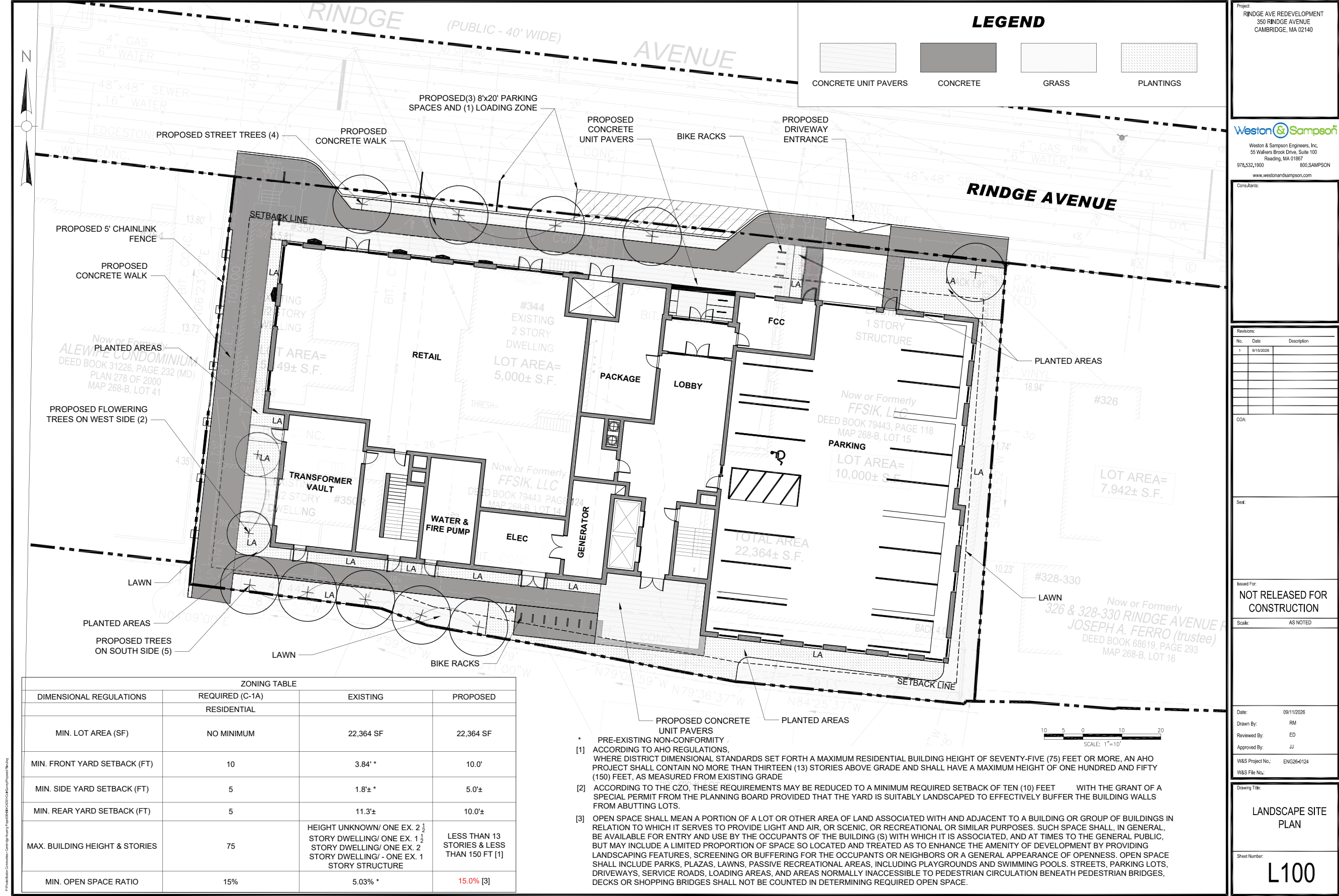


04 Contextual Massing Diagram

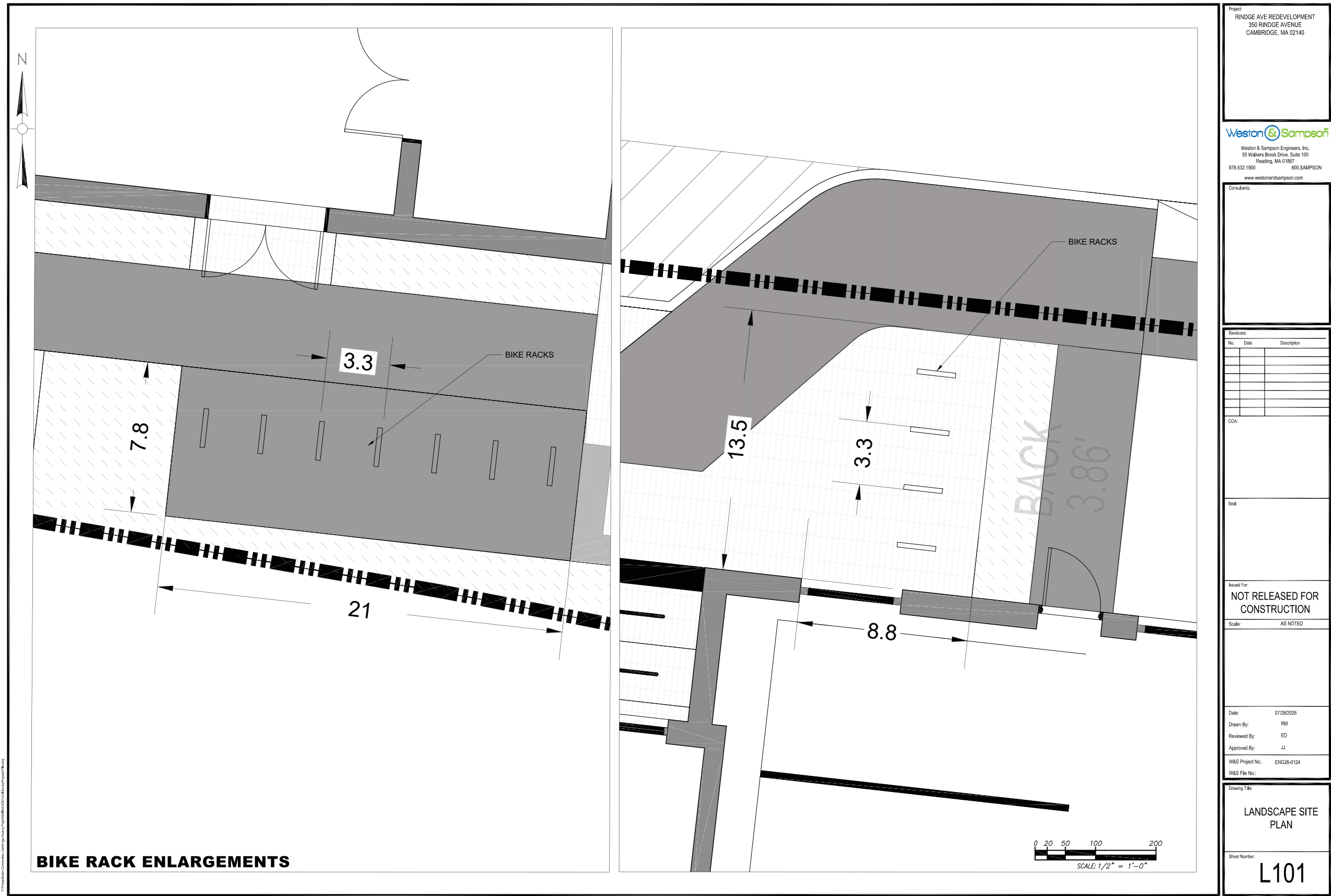




05 Proposed Site Plan



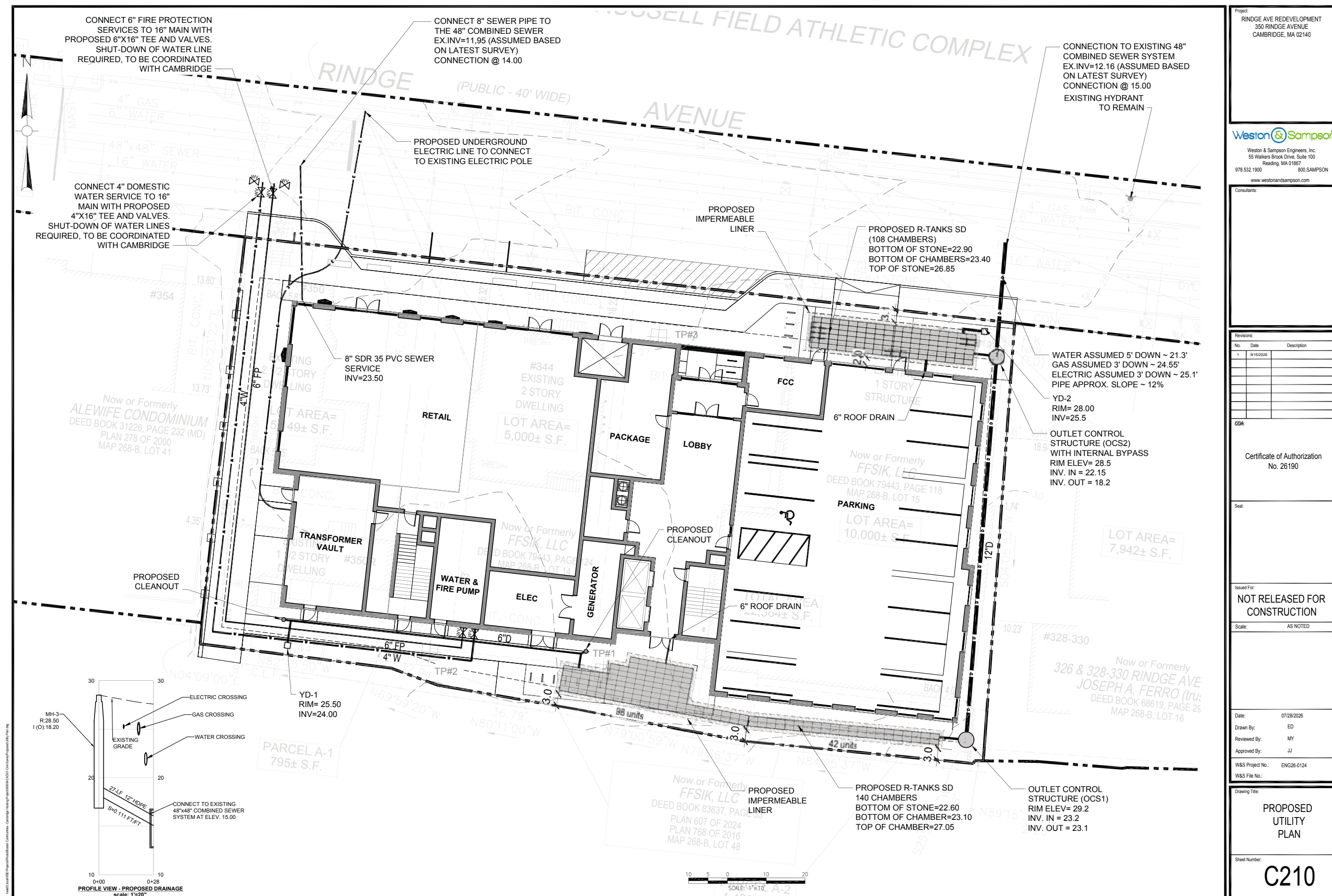
05 Proposed Short-term Bike Parking - Enlarged Views



05 Proposed Open Space Plan



## 05 Proposed Utility Plan

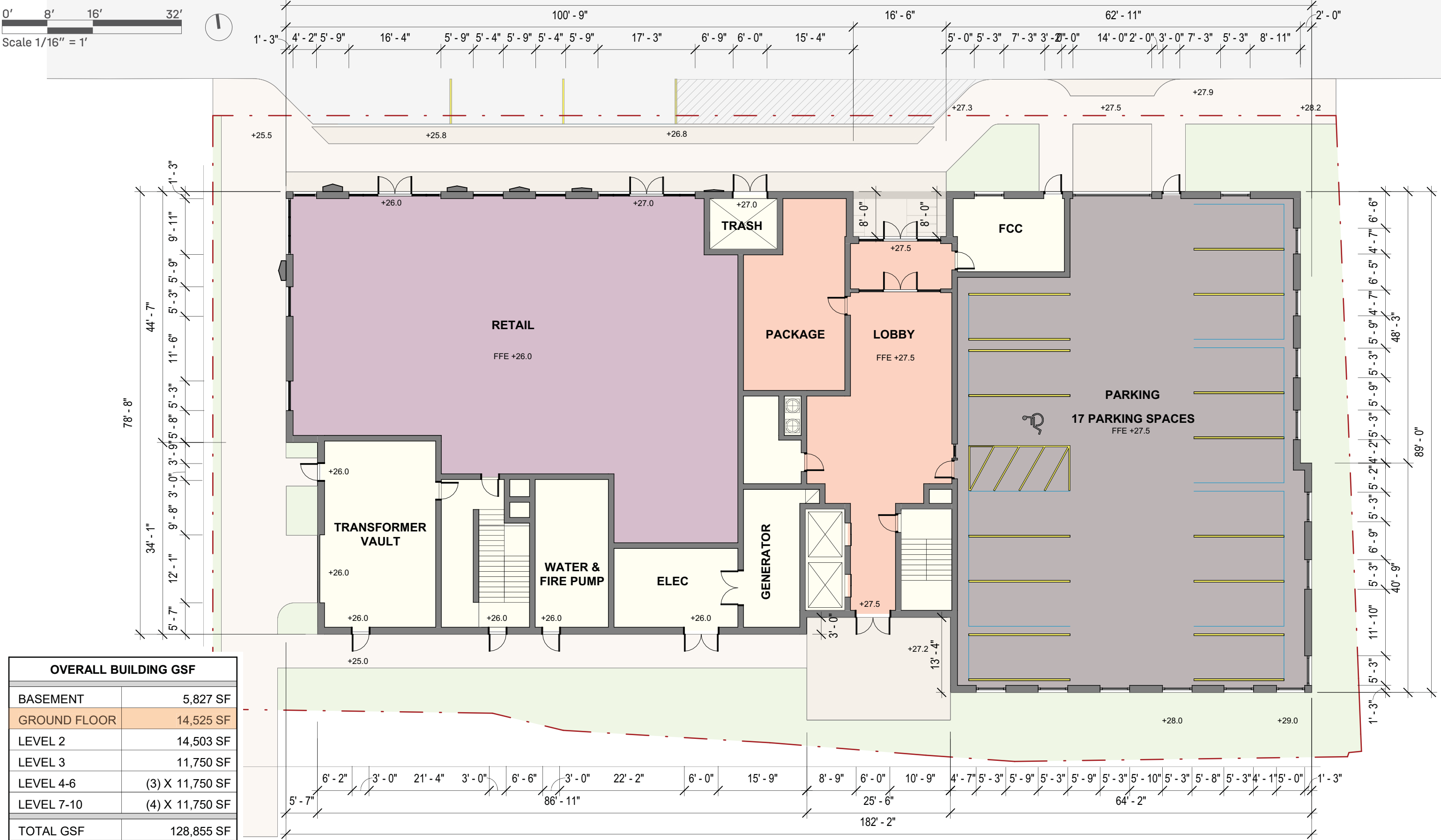




05 Proposed Landscaping Feel/Vibe



06 Proposed Ground Floor Plan



06 Proposed Basement Floor Plan



| OVERALL BUILDING GSF |                 |
|----------------------|-----------------|
| BASEMENT             | 5,827 SF        |
| GROUND FLOOR         | 14,525 SF       |
| LEVEL 2              | 14,503 SF       |
| LEVEL 3              | 11,750 SF       |
| LEVEL 4-6            | (3) X 11,750 SF |
| LEVEL 7-10           | (4) X 11,750 SF |
| TOTAL GSF            | 128,855 SF      |

06 Proposed Second Floor Plan



Scale 1/16" = 1'  
Window Unit Sizes:  
A: 5'-3"  
B: 2'-8"



| OVERALL BUILDING GSF |                 |
|----------------------|-----------------|
| BASEMENT             | 5,827 SF        |
| GROUND FLOOR         | 14,525 SF       |
| LEVEL 2              | 14,503 SF       |
| LEVEL 3              | 11,750 SF       |
| LEVEL 4-6            | (3) X 11,750 SF |
| LEVEL 7-10           | (4) X 11,750 SF |
| TOTAL GSF            | 128,855 SF      |

06 Proposed Third Floor Plan



Scale 1/16" = 1'

Window Unit Sizes:

A: 5'-3"

B: 2'-8"



| OVERALL BUILDING GSF |                 |
|----------------------|-----------------|
| BASEMENT             | 5,827 SF        |
| GROUND FLOOR         | 14,525 SF       |
| LEVEL 2              | 14,503 SF       |
| LEVEL 3              | 11,750 SF       |
| LEVEL 4-6            | (3) X 11,750 SF |
| LEVEL 7-10           | (4) X 11,750 SF |
| TOTAL GSF            | 128,855 SF      |

06 Proposed Typical Floors 4 - 6



Scale 1/16" = 1'

Window Unit Sizes:

A: 5'-3"

B: 2'-8"



| OVERALL BUILDING GSF |                 |
|----------------------|-----------------|
| BASEMENT             | 5,827 SF        |
| GROUND FLOOR         | 14,525 SF       |
| LEVEL 2              | 14,503 SF       |
| LEVEL 3              | 11,750 SF       |
| LEVEL 4-6            | (3) X 11,750 SF |
| LEVEL 7-10           | (4) X 11,750 SF |
| TOTAL GSF            | 128,855 SF      |

06 Proposed Typical Floors 7-10

0'8'16'32'

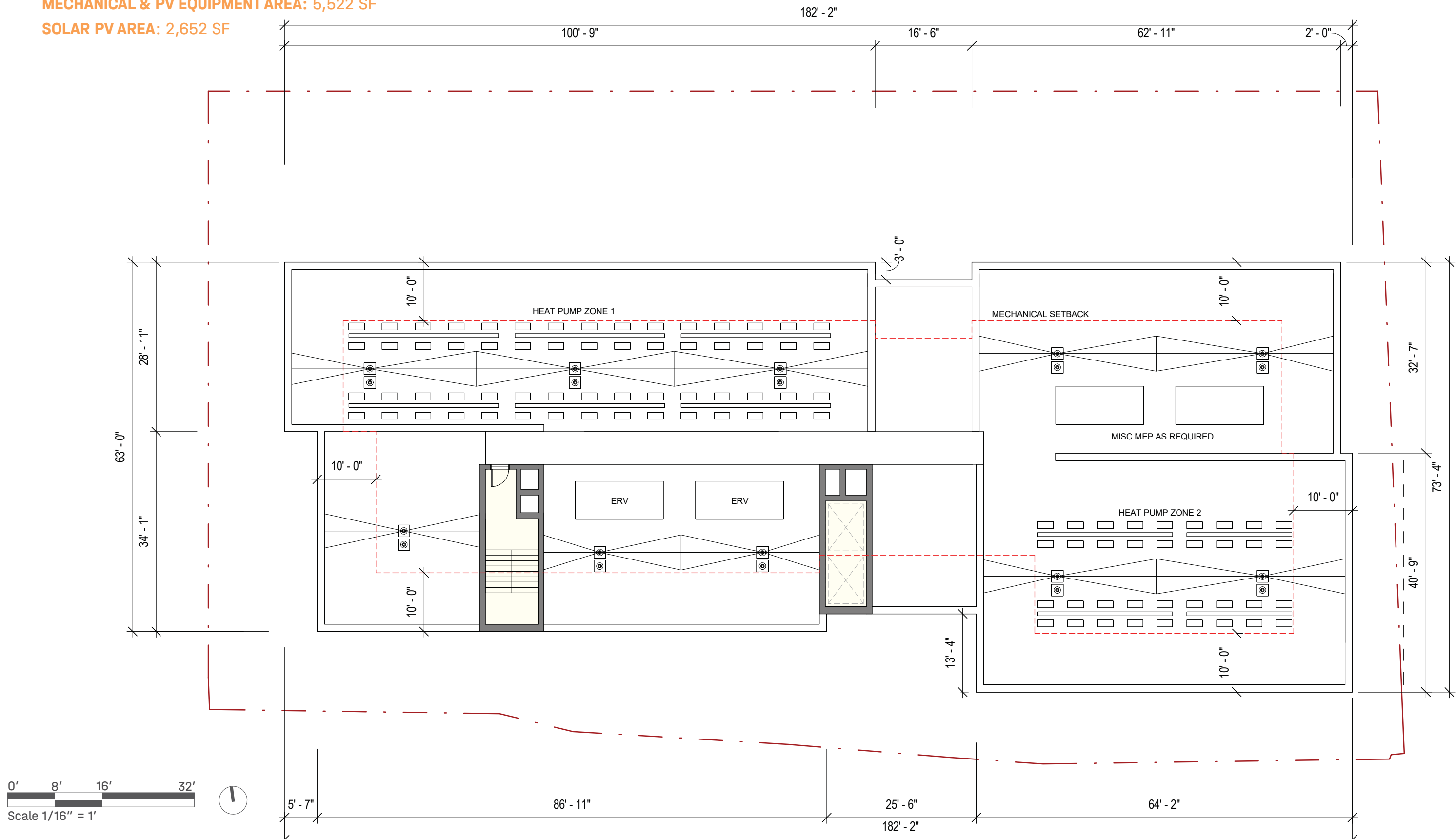
Scale 1/16" = 1'

Window Unit Sizes:  
A: 5'-3"  
B: 2'-8"



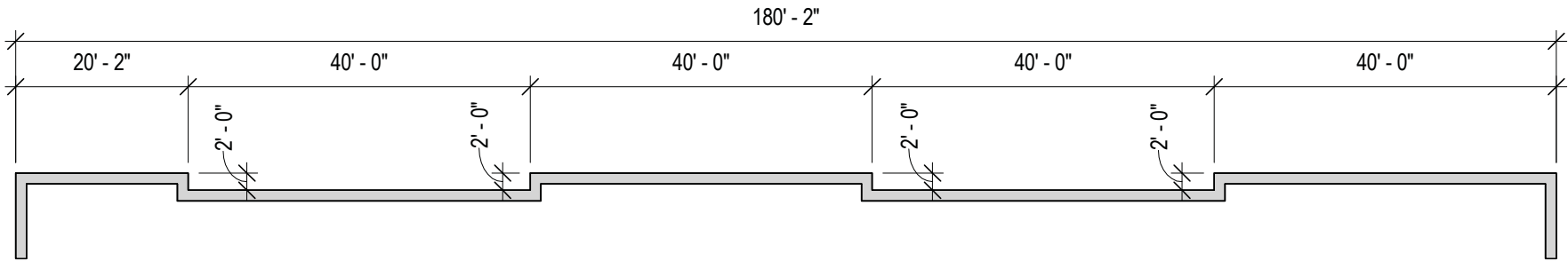
06 Proposed Roof Plan

TOTAL ROOF AREA: 11,027 SF  
MECHANICAL & PV EQUIPMENT AREA: 5,522 SF  
SOLAR PV AREA: 2,652 SF

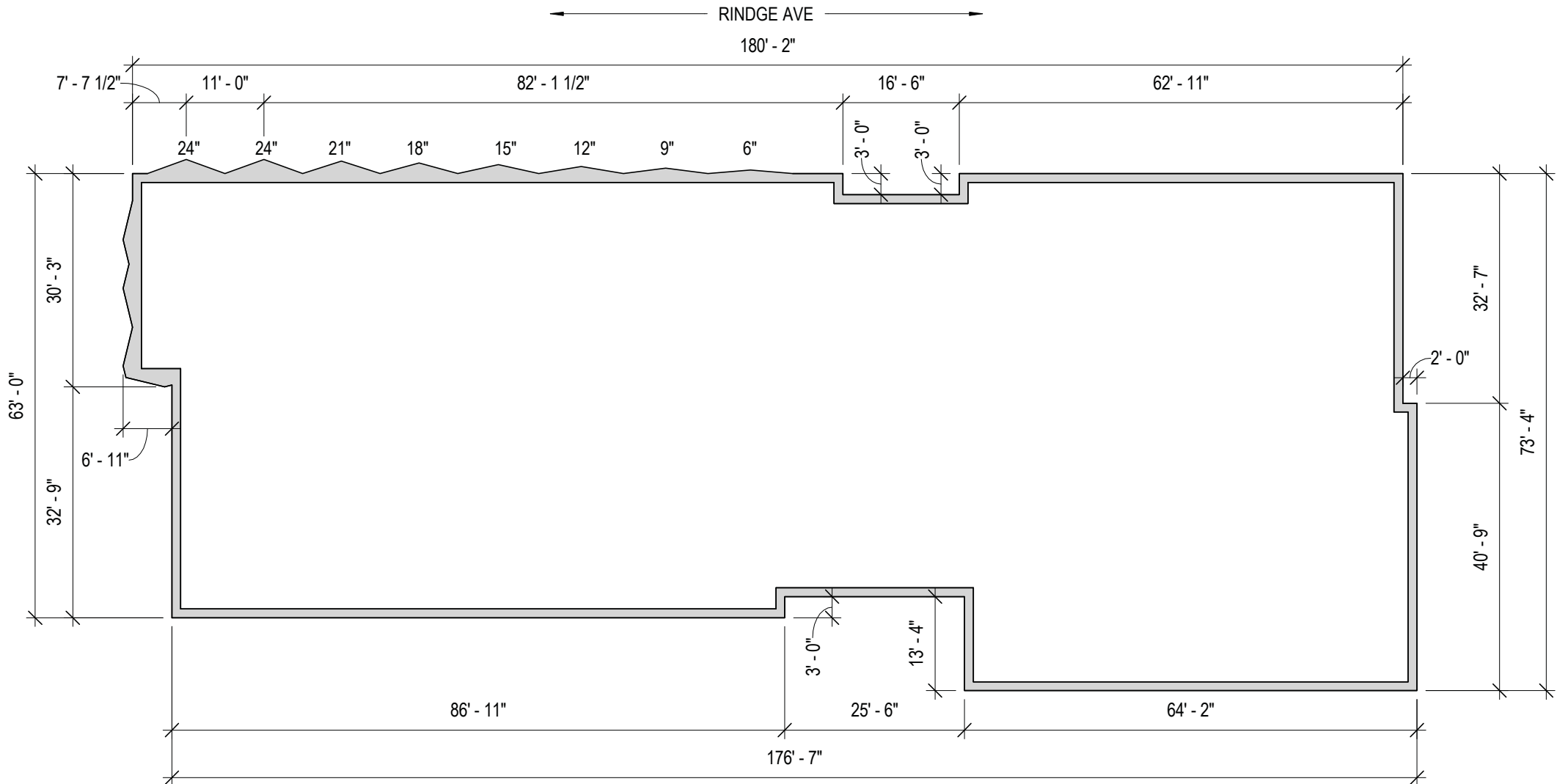


07 Building Articulation Diagram

NORTH FACADE, MINIMUM ARTICULATION ALLOWED:  
4 CHANGES IN PLANE @ 2FT

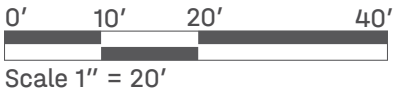
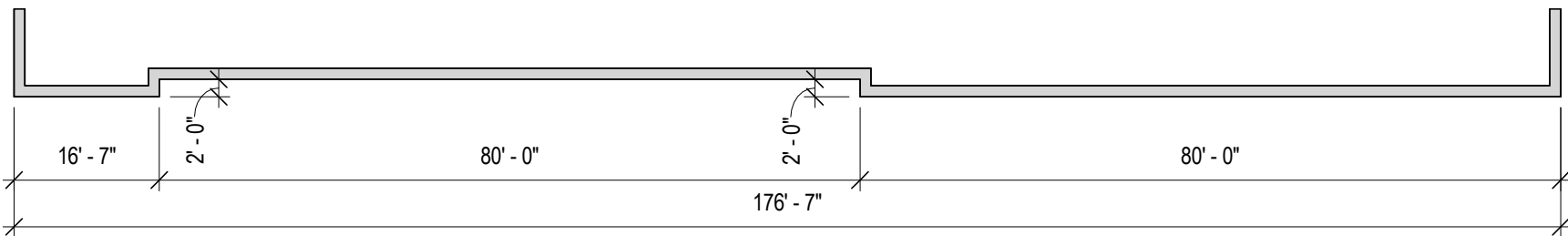


NORTH FACADE, PROPOSED ARTICULATION:  
4 CHANGES IN PLANE @ 2FT MINIMUM

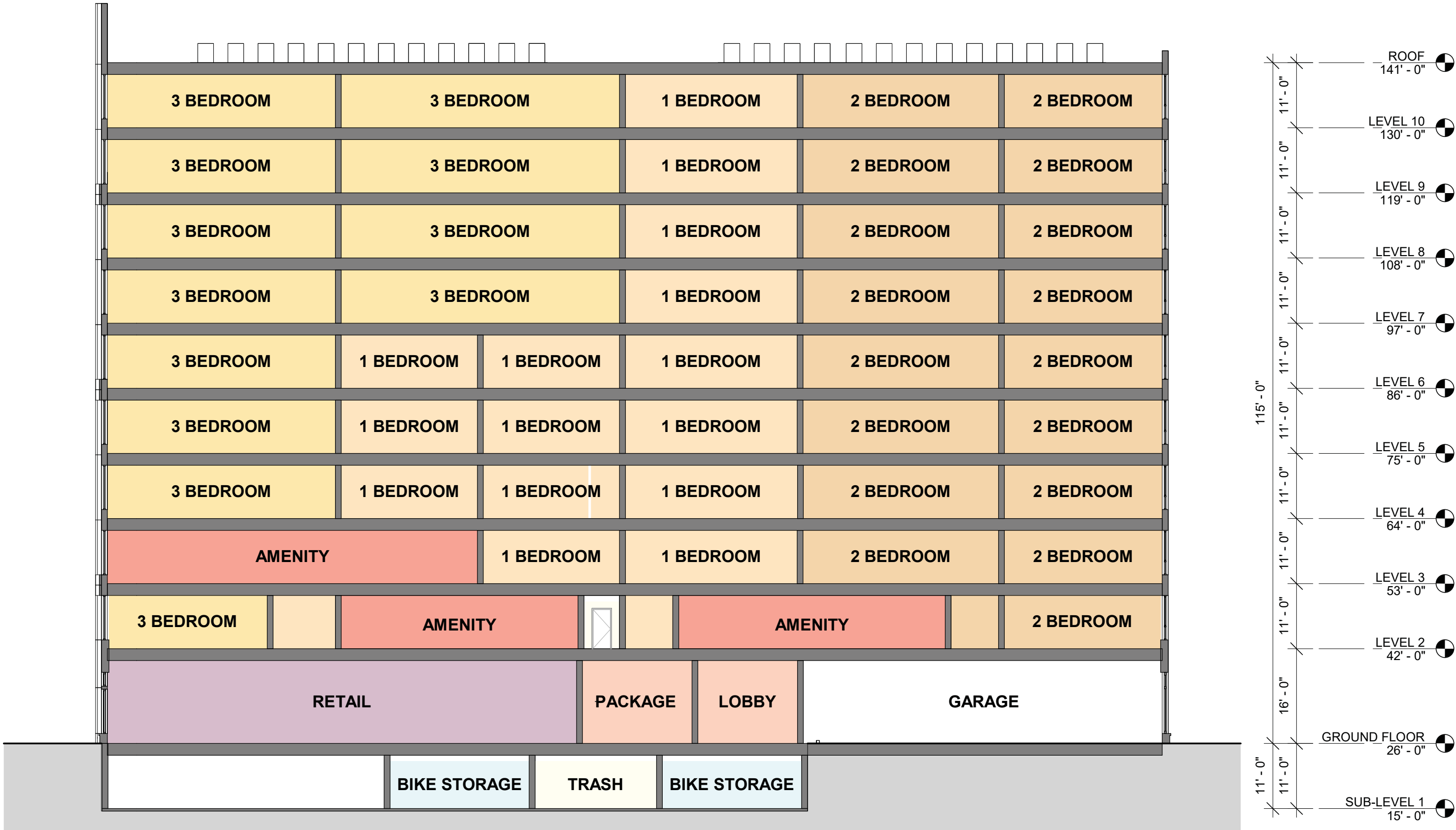
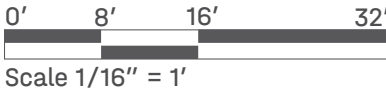


SOUTH FACADE, PROPOSED ARTICULATION:  
2 CHANGES IN PLANE @ 2FT MINIMUM

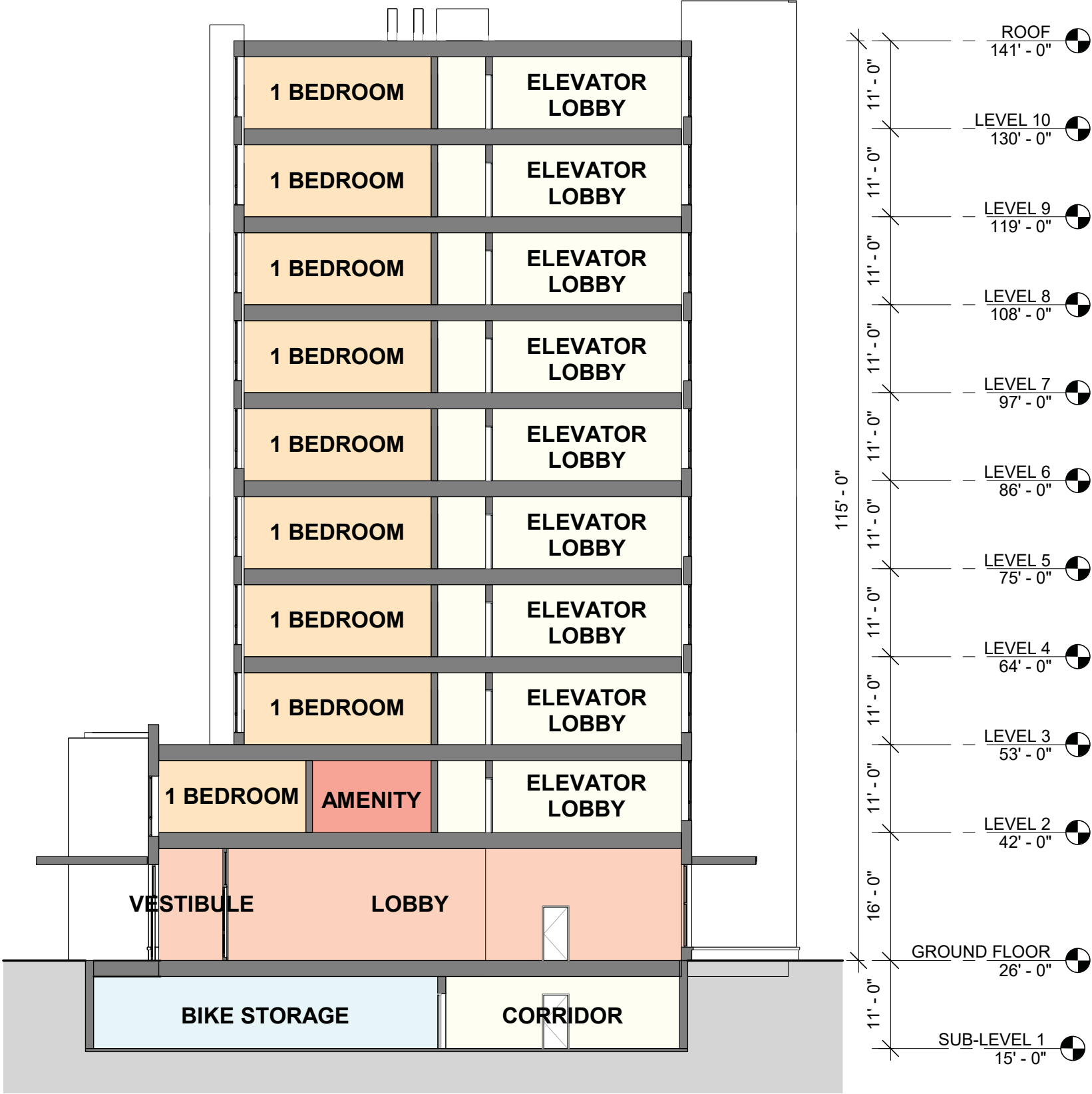
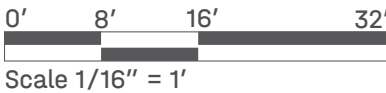
SOUTH FACADE, MINIMUM ARTICULATION ALLOWED:  
2 CHANGES IN PLANE @ 2FT



08 Building Section - Longitudinal



08 Building Section - Transverse





See "Proposed Material Palette" sheet for materials

09 Proposed Elevations



See "Proposed Material Palette" sheet for materials

## 09 Proposed Elevations



0' 10' 20' 40'

Scale 1" = 20'

See "Proposed Material Palette" sheet for materials

10 Proposed Perspective Rendering



10 Proposed Perspective Rendering



10 Proposed Perspective Rendering



10 Proposed Perspective Rendering



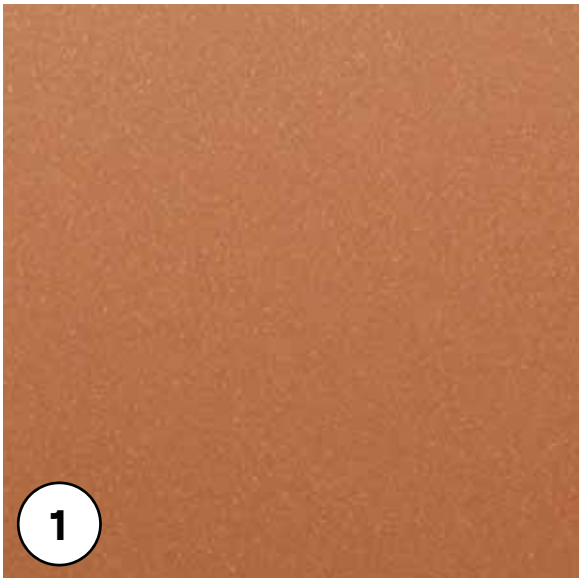
10 Proposed Perspective Rendering



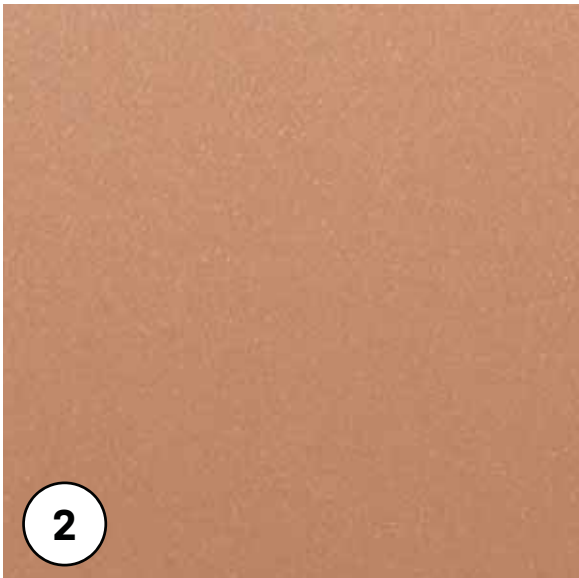
10 Proposed Perspective Rendering



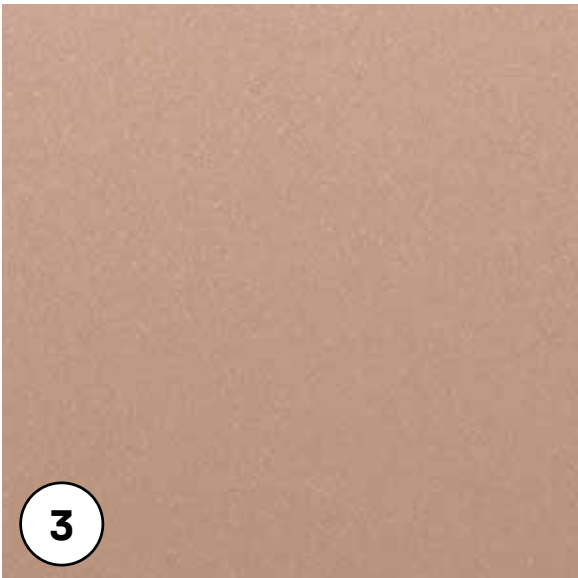
11 Proposed Material Palette



Composite Metal Panel



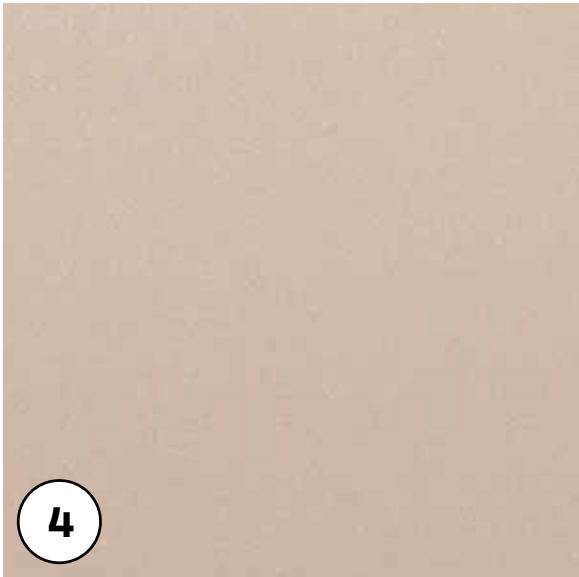
Composite Metal Panel



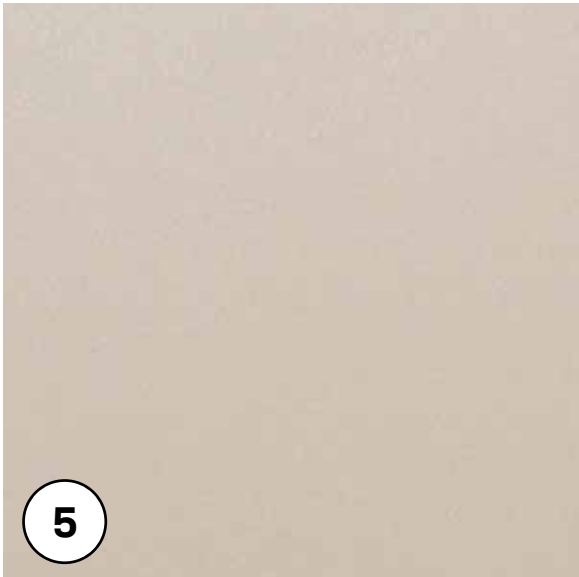
Composite Metal Panel



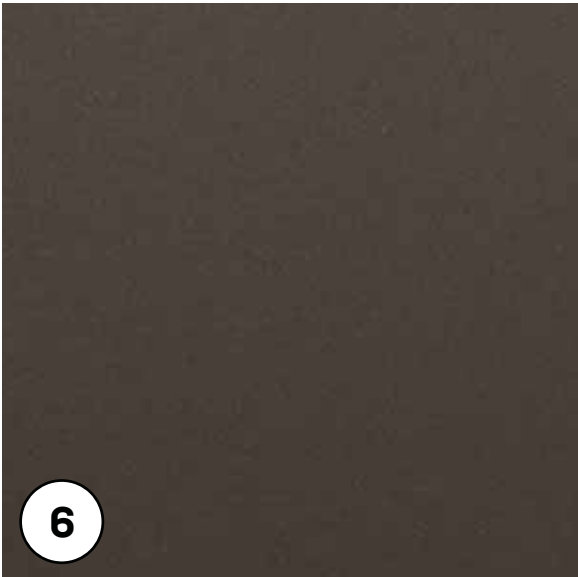
Ribbed Metal Panel



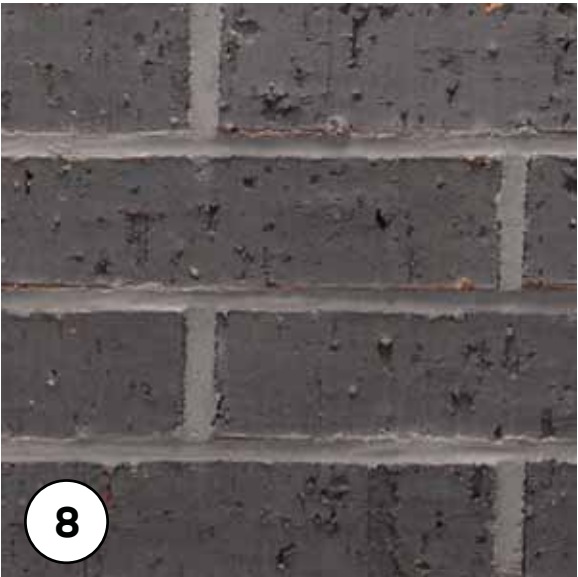
Composite Metal Panel



Composite Metal Panel



Composite Metal Panel

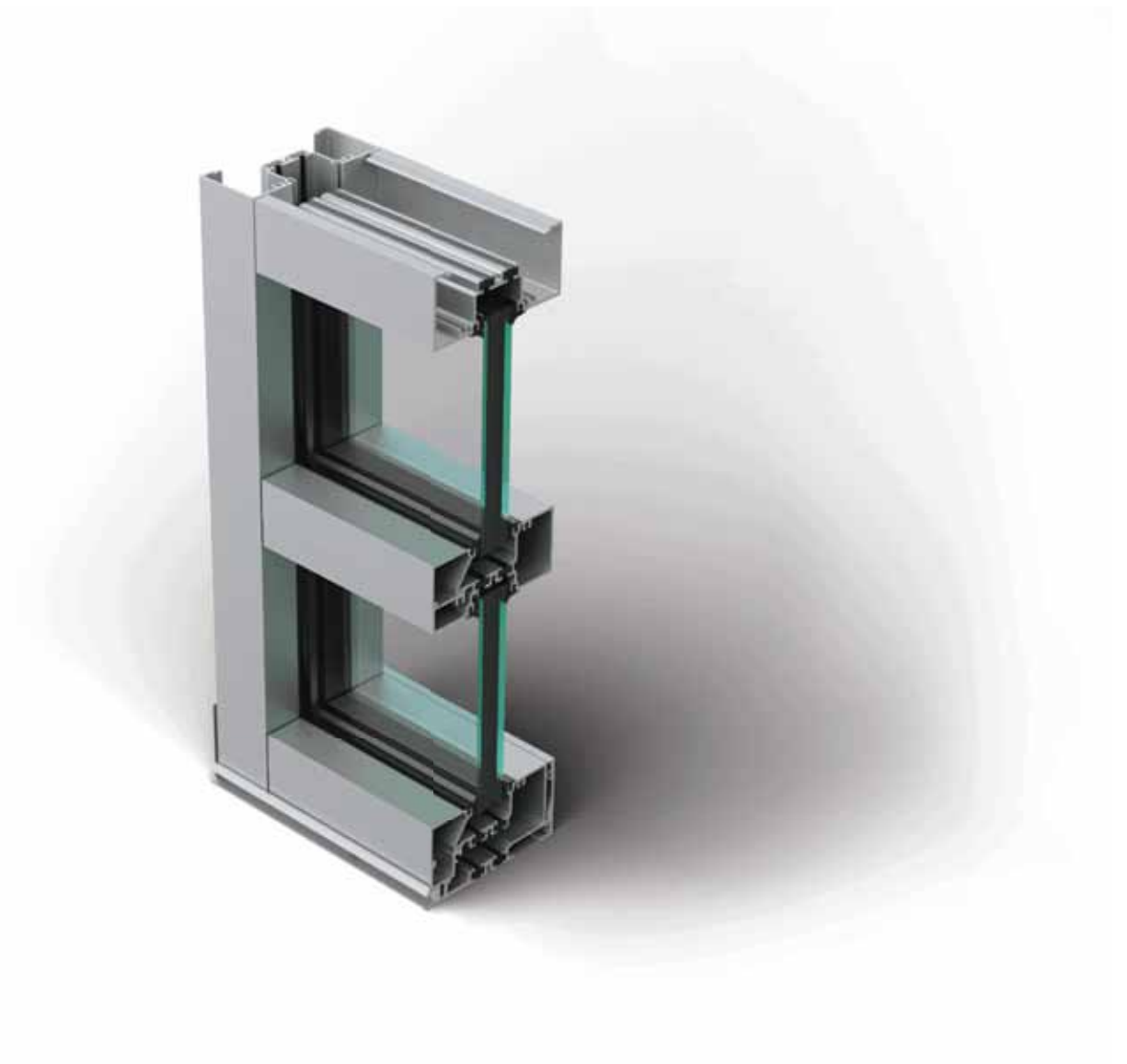


Brick

## 11 Proposed Material Palette

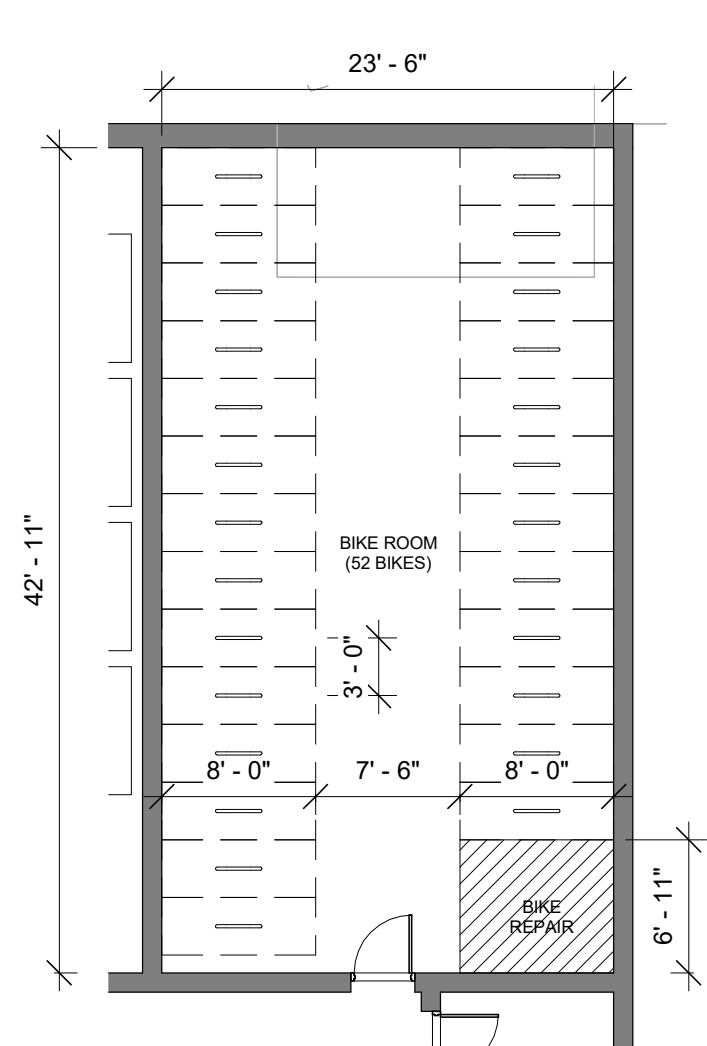


Proposed Windows - Intus Supera Triple Glazed Windows, Black Frame, Clear Glazing

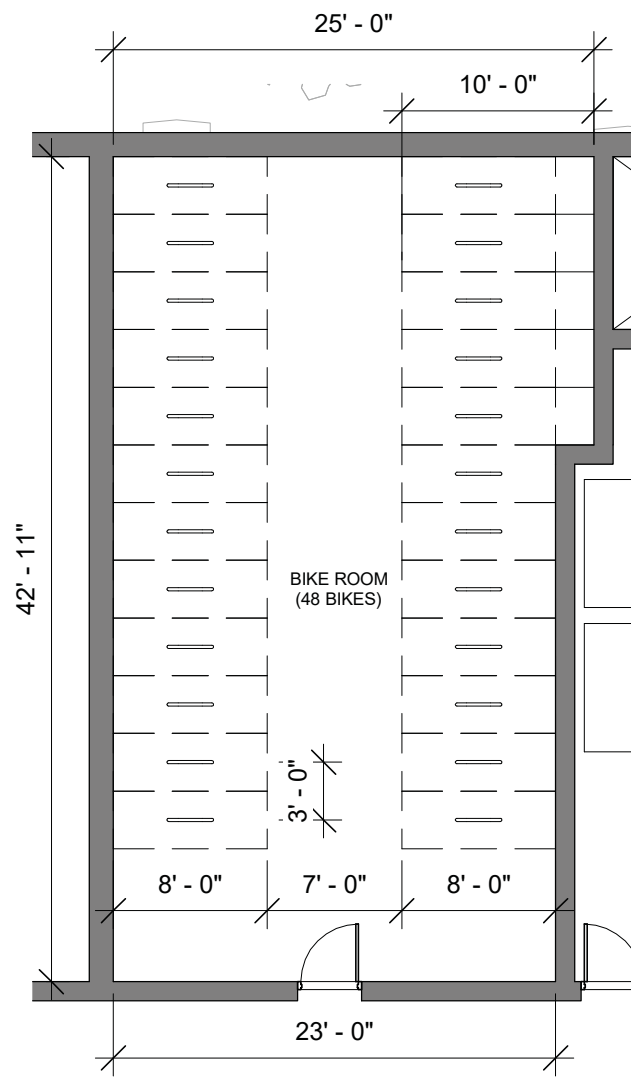


Proposed Ground Floor Storefront - Kawneer 451t, Aluminum Frame, Clear Glazing

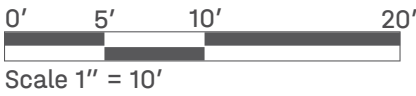
12 Parking and Bike Parking Facilities Plan



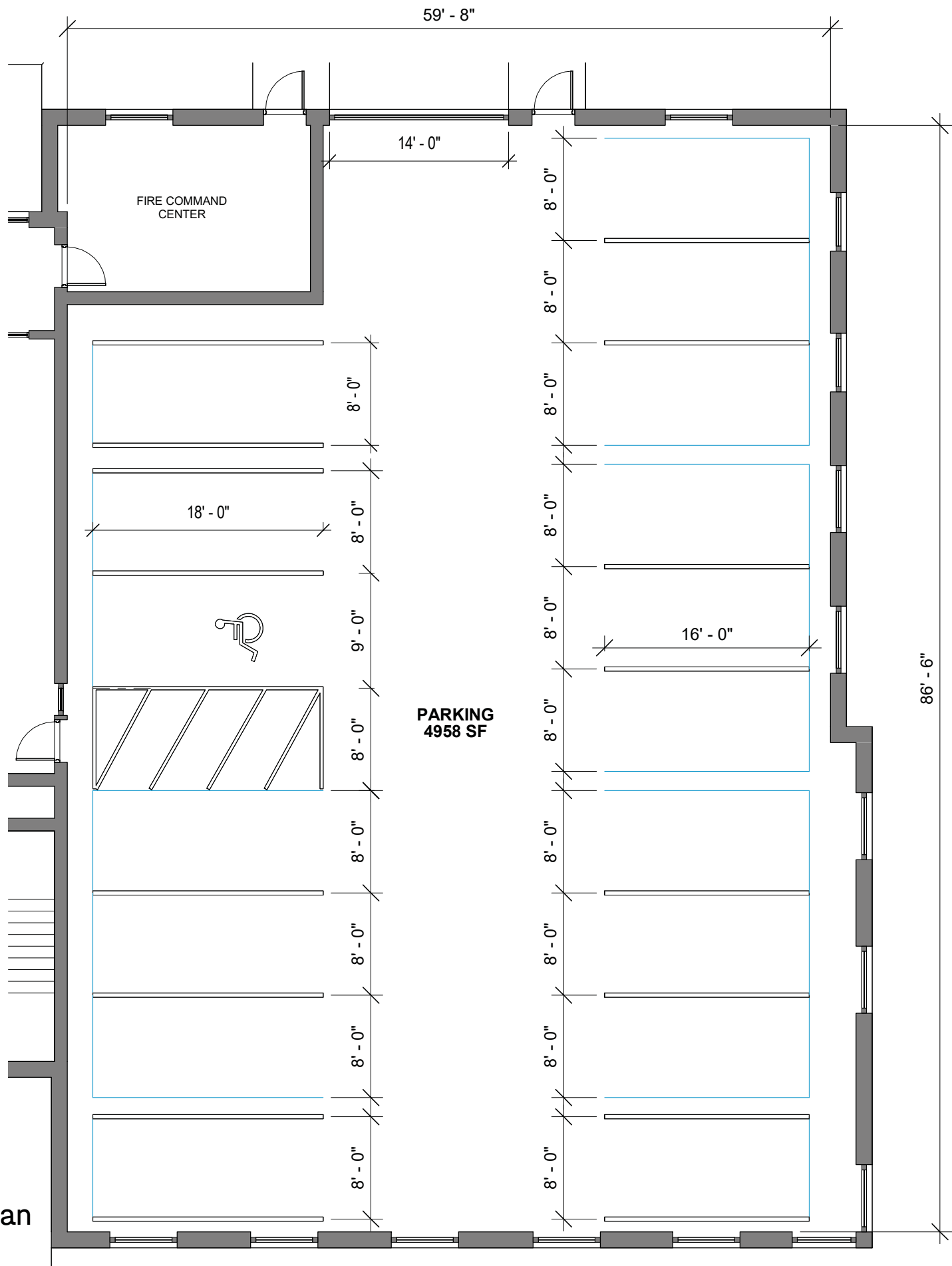
Bike Room 1



Bike Room 2



Vehicle Parking Plan



13 Shadow Studies - Winter Solstice



Winter Solstice - 9am



Winter Solstice - 12pm



Winter Solstice - 6pm

13 Shadow Studies- Spring & Fall Equinox



Equinox - 9am



Equinox - 12pm



Equinox - 3pm



Equinox - 6pm

13 Shadow Studies - Summer Solstice



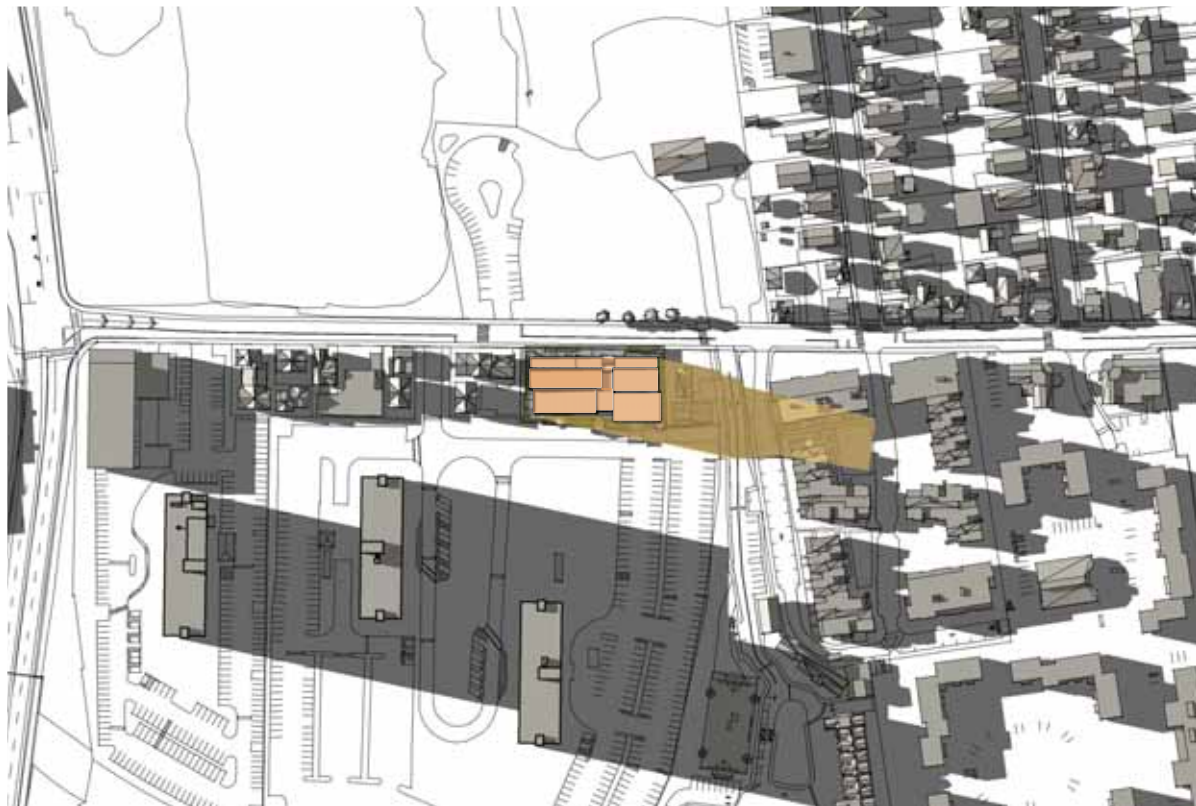
Solstice - 9am



Solstice - 12pm



Solstice - 3pm



Solstice - 6pm

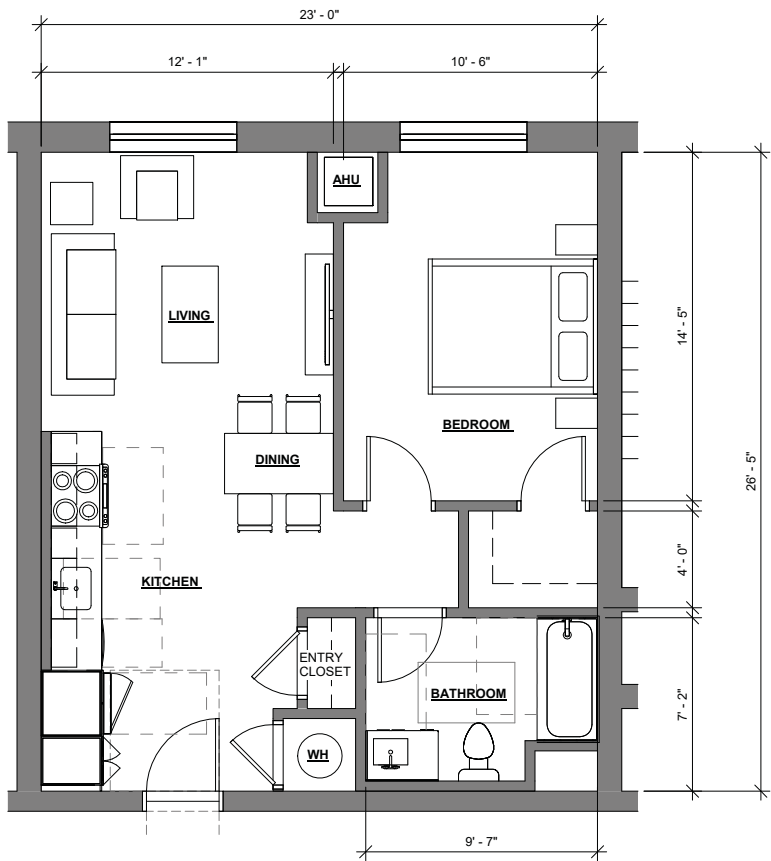
13 Shadow Studies - April 3 & 25



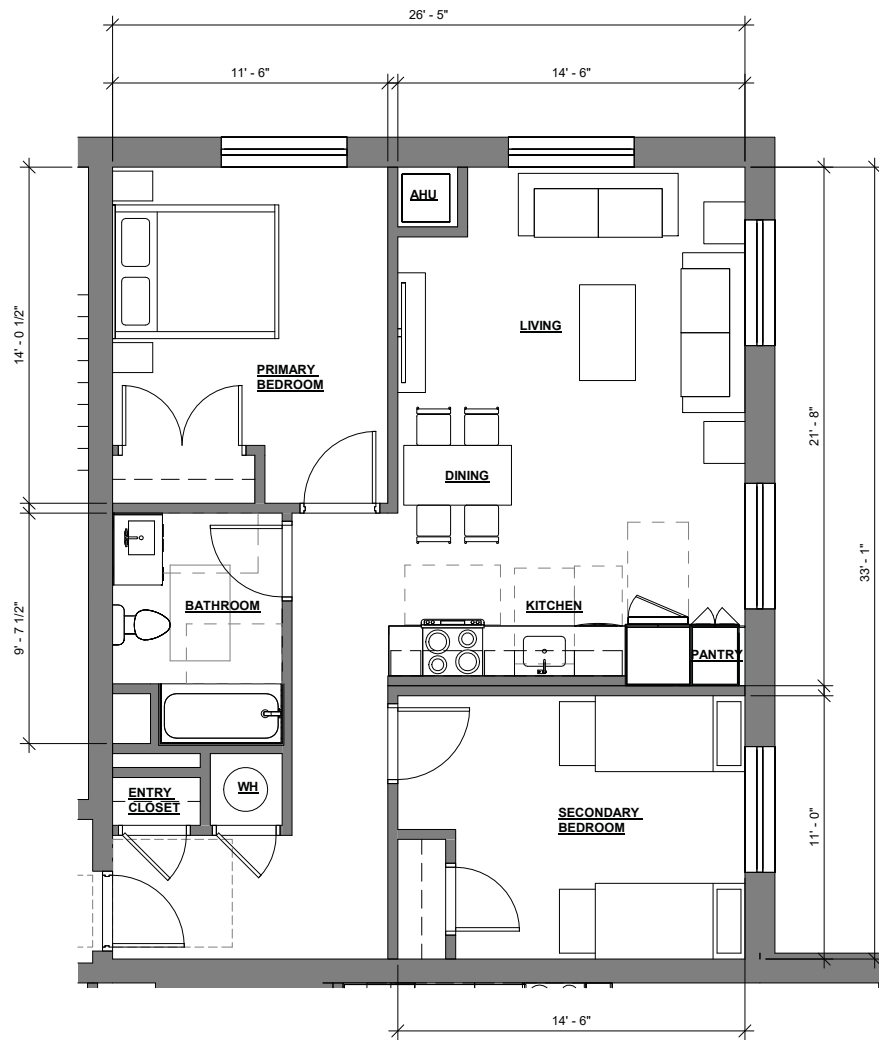
April 3rd- 6pm - \* These dates were specifically requested by members of the community to gauge impact on the first day of Little League Practice, and the first little league game of the season.



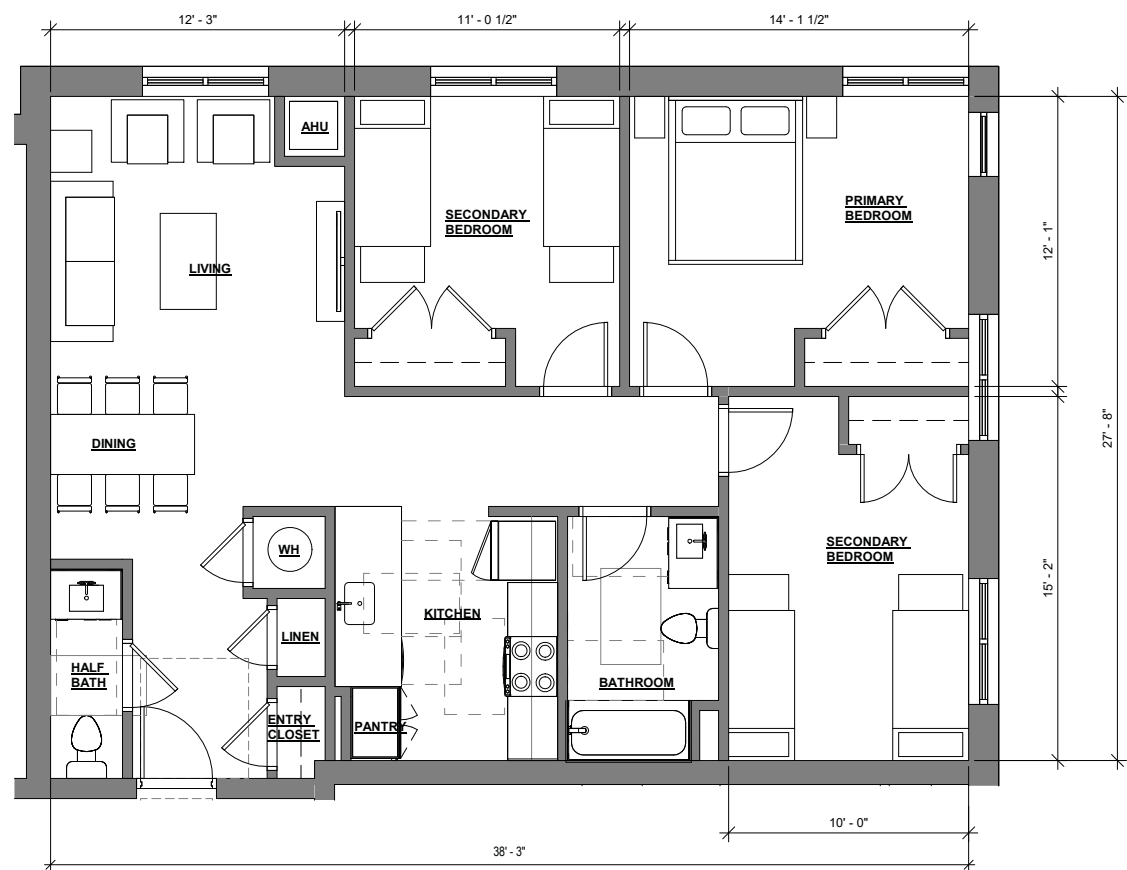
April 25th- 9am - \* These dates were specifically requested by members of the community to gauge impact on the first day of Little League Practice, and the first little league game of the season.



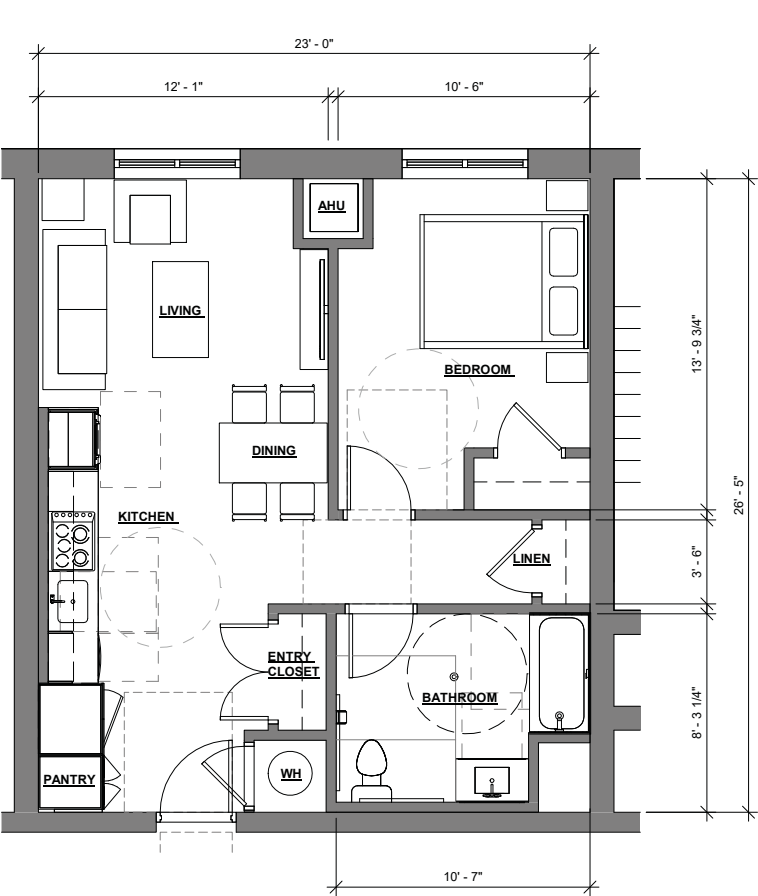
1 Bedroom Unit - Group 1  
Scale: 1/8" = 1'-0"



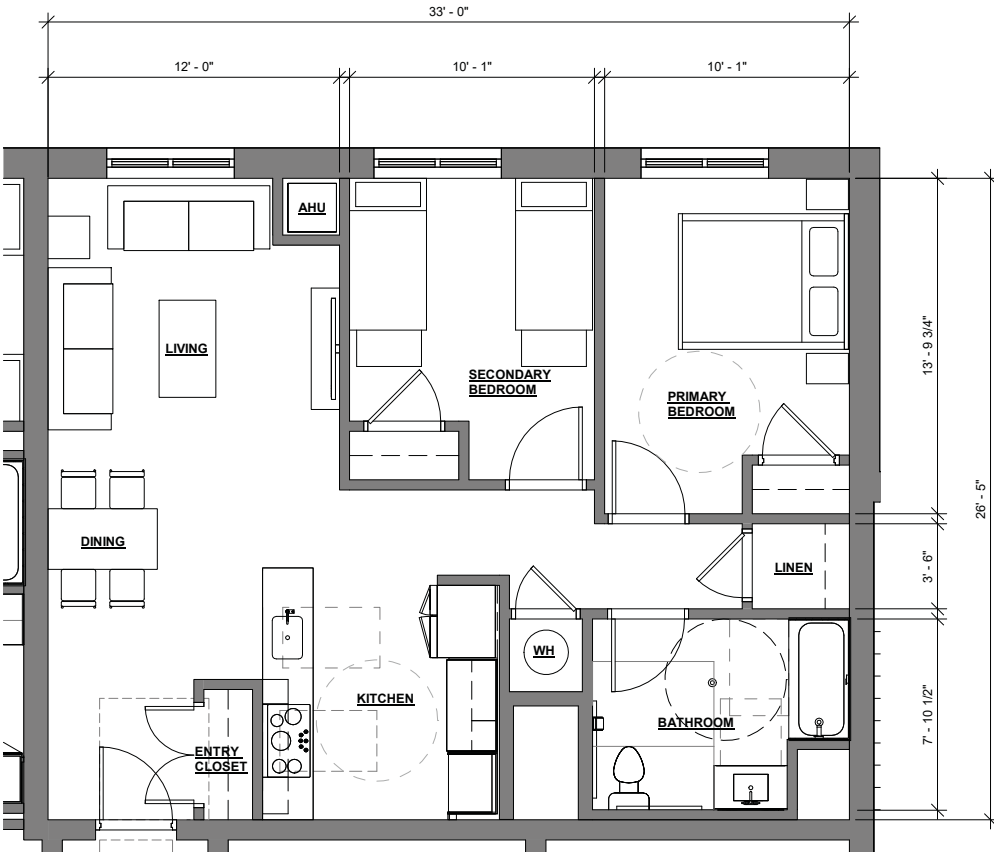
2 Bedroom Unit - Group 1  
Scale: 1/8" = 1'-0"



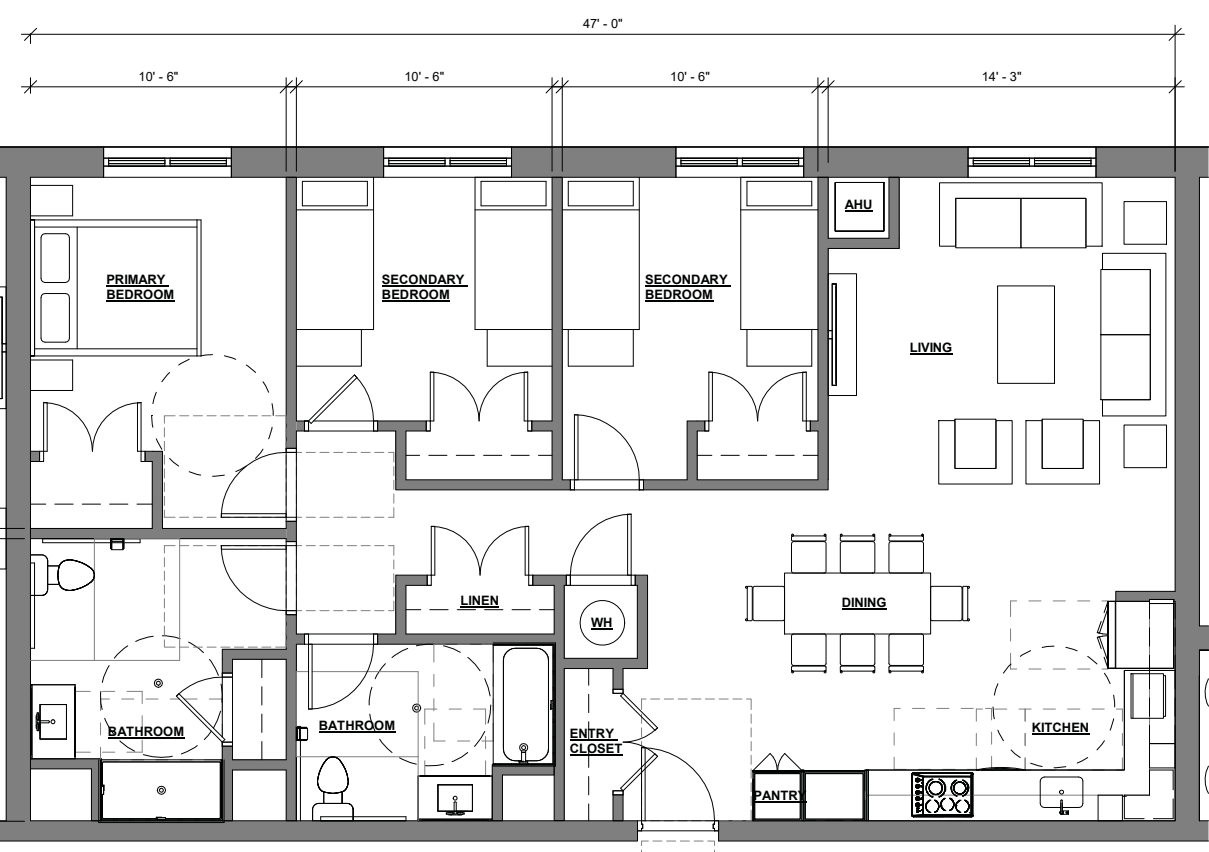
3 Bedroom Unit - Group 1  
Scale: 1/8" = 1'-0"



1 Bedroom Unit - Group 2  
Scale: 1/8" = 1'-0"



2 Bedroom Unit - Group 2  
Scale: 1/8" = 1'-0"



3 Bedroom Unit - Group 2  
Scale: 1/8" = 1'-0"