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# 57 JFK STREET - CAMBRIDGE, MA

DESIGN UPDATE - 07-12-2021

RECEIVED  
JUL 13 2021  
CAMBRIDGE HISTORICAL  
COMMISSION

NELSON

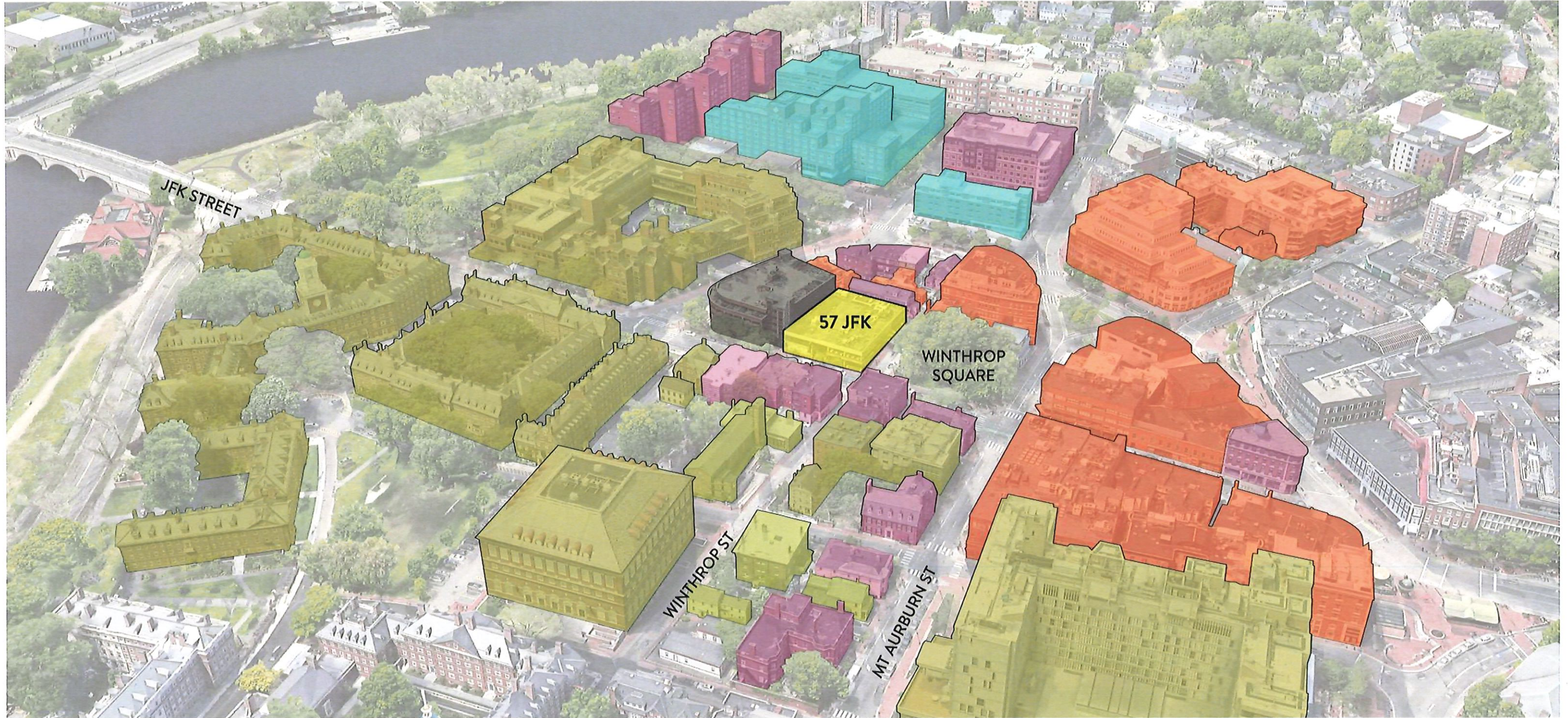
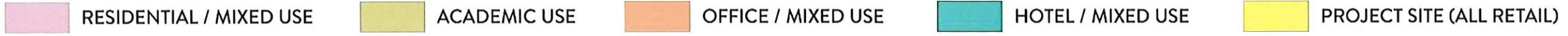
**PROJECT SITE**

AERIAL VIEW

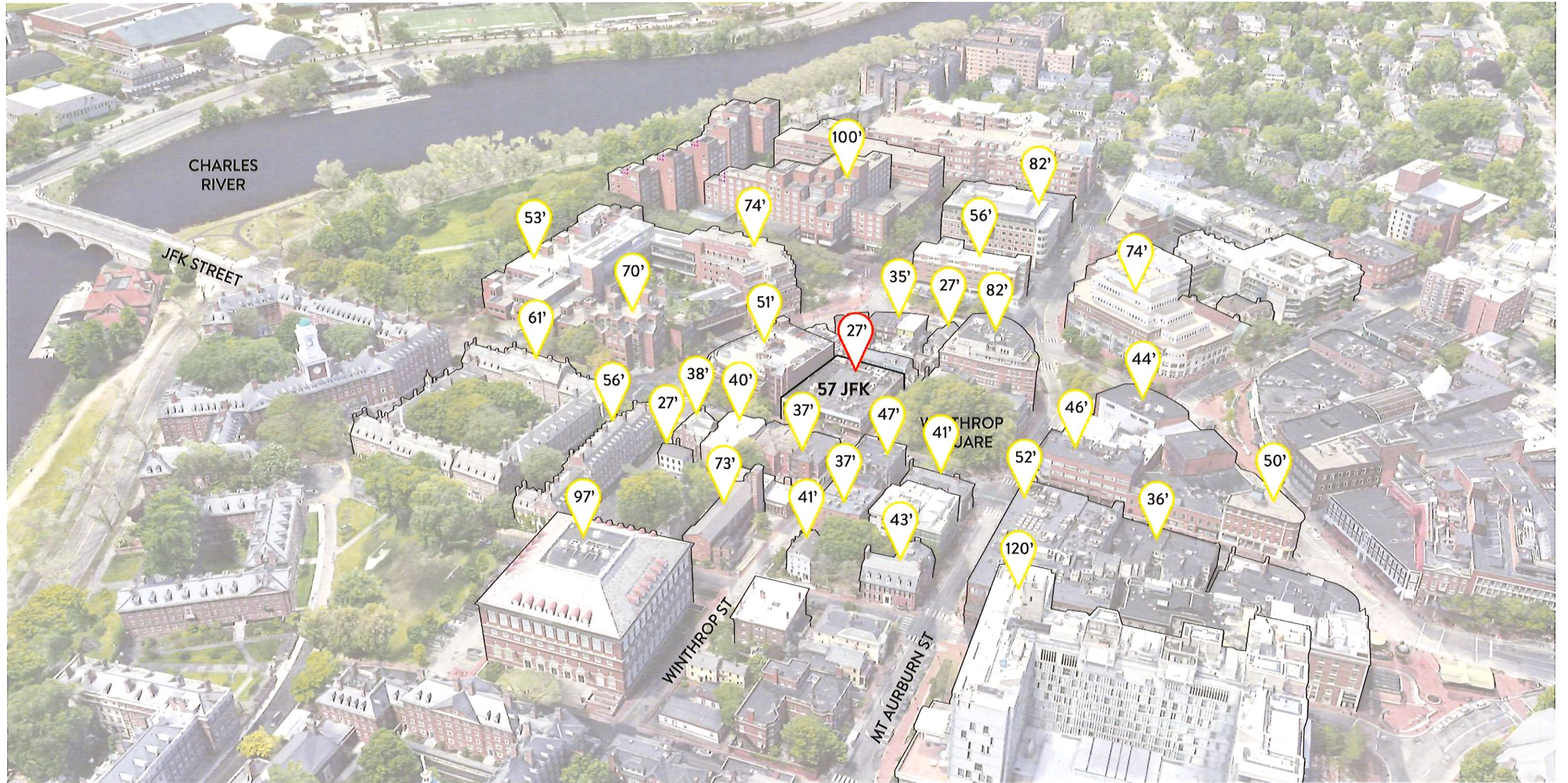


# SITE ANALYSIS

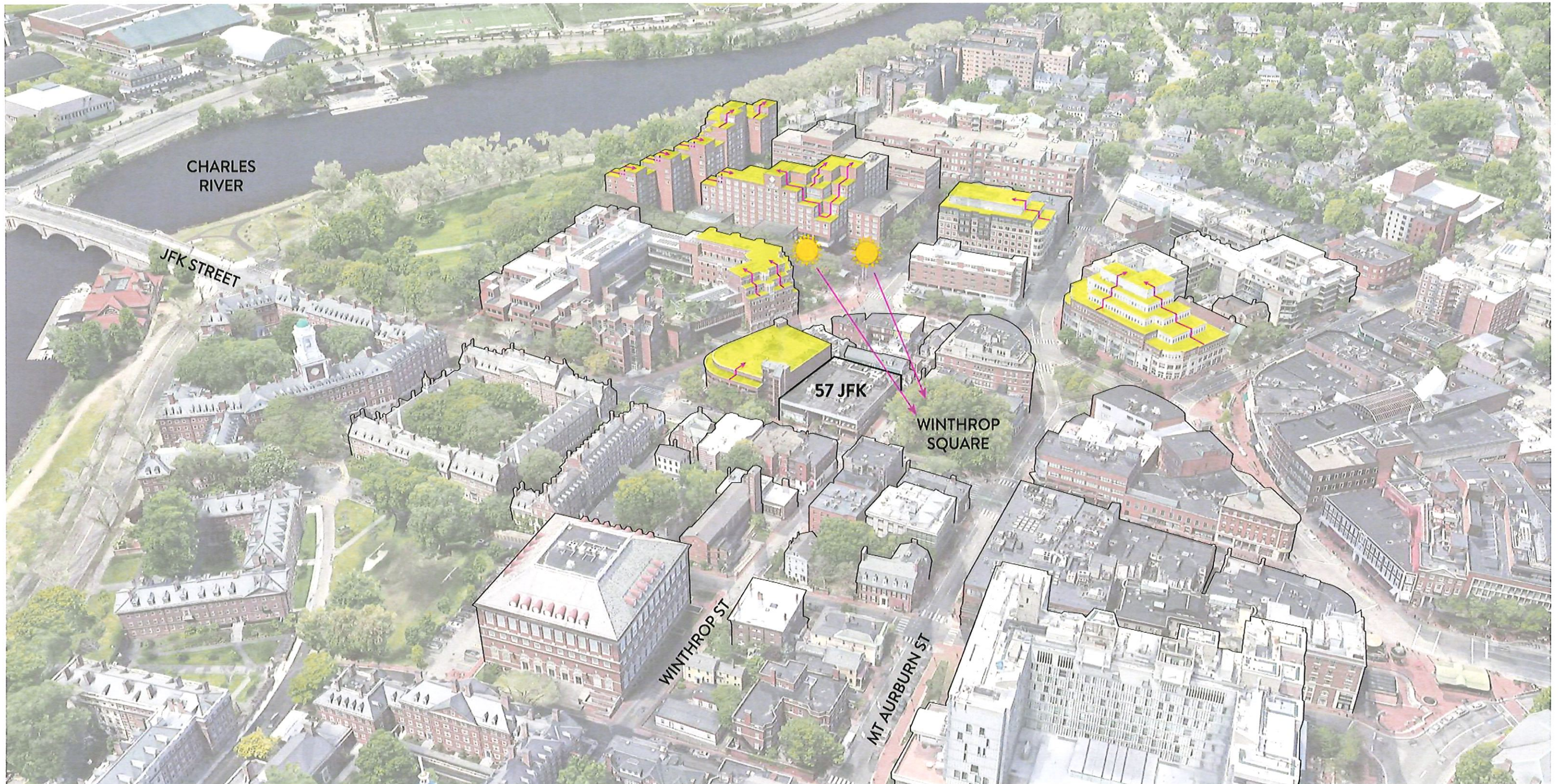
## SITE USES



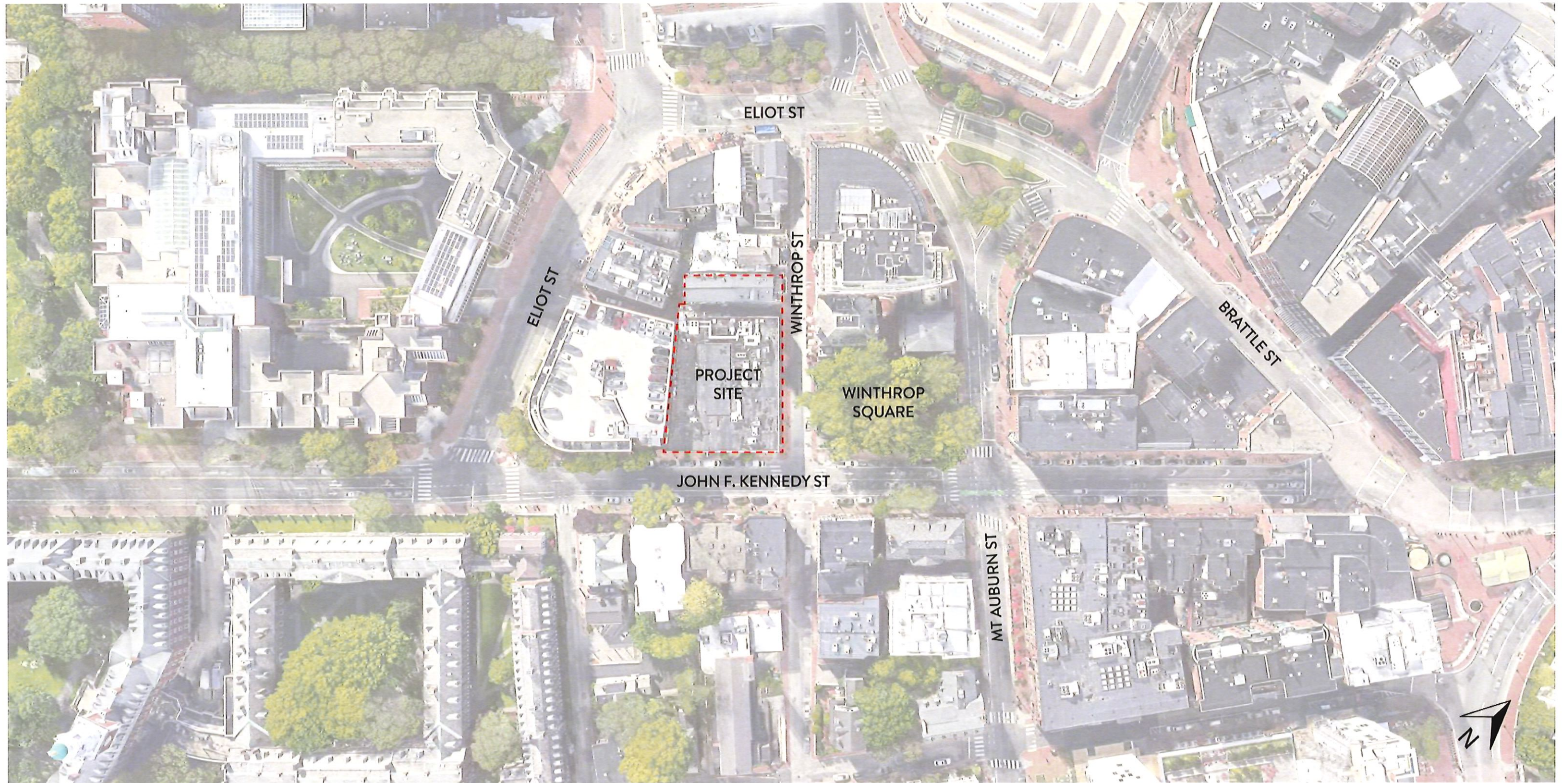
**SITE ANALYSIS**  
BUILDING HEIGHTS



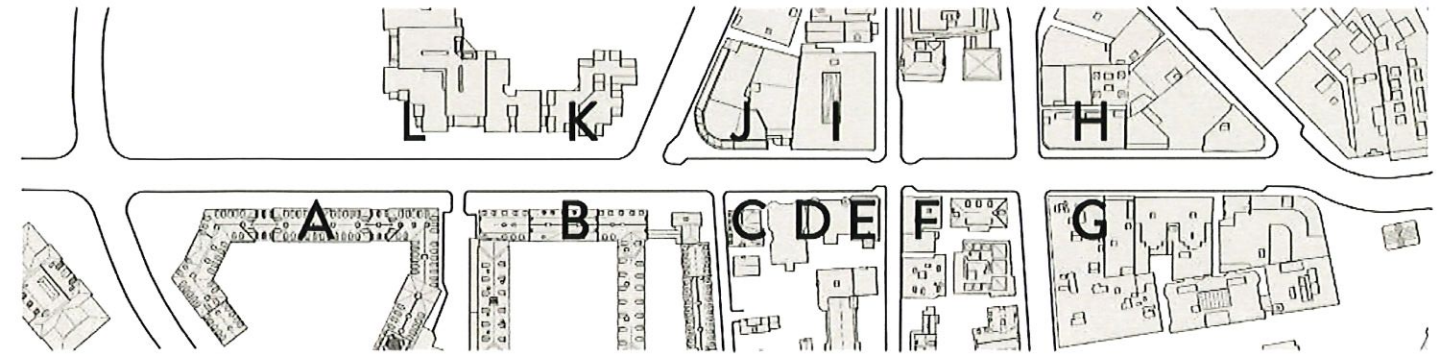
**SITE ANALYSIS**  
SITE DESIGN THOUGHTS



**SITE PLAN**  
PROJECT SITE



**SITE ANALYSIS**  
MATERIALITY AND TONE

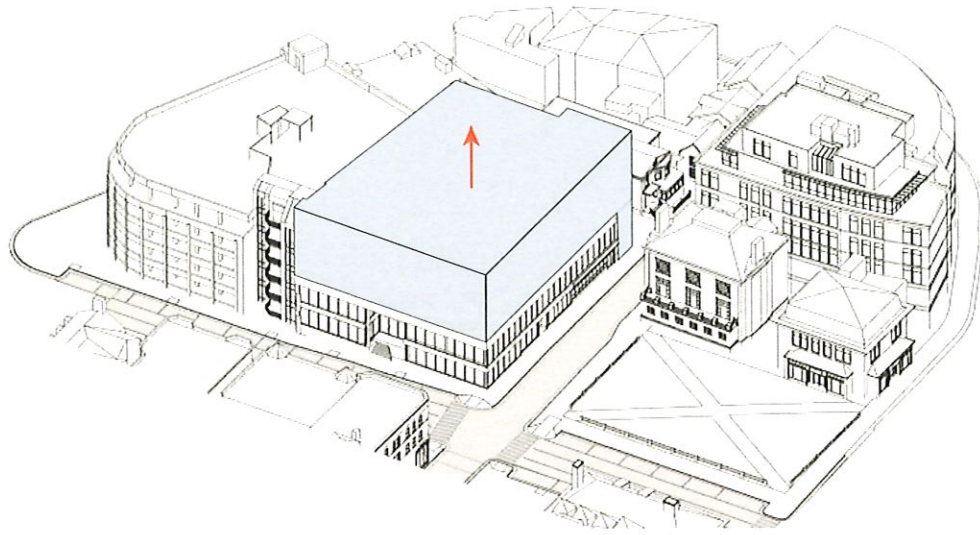


**EXISTING BUILDING IMAGES**  
INCLUDING FUTURE RETAIL EXPANSION

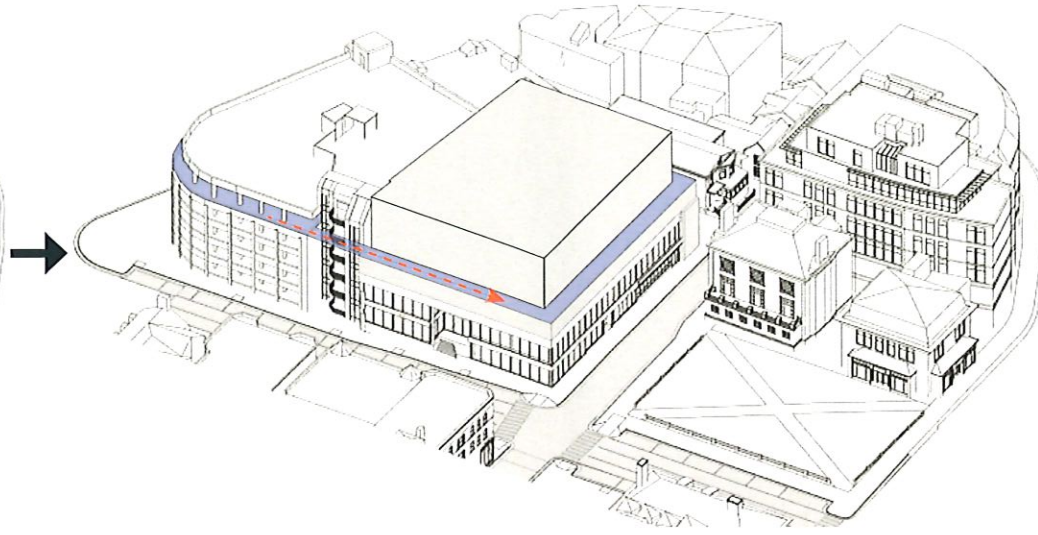




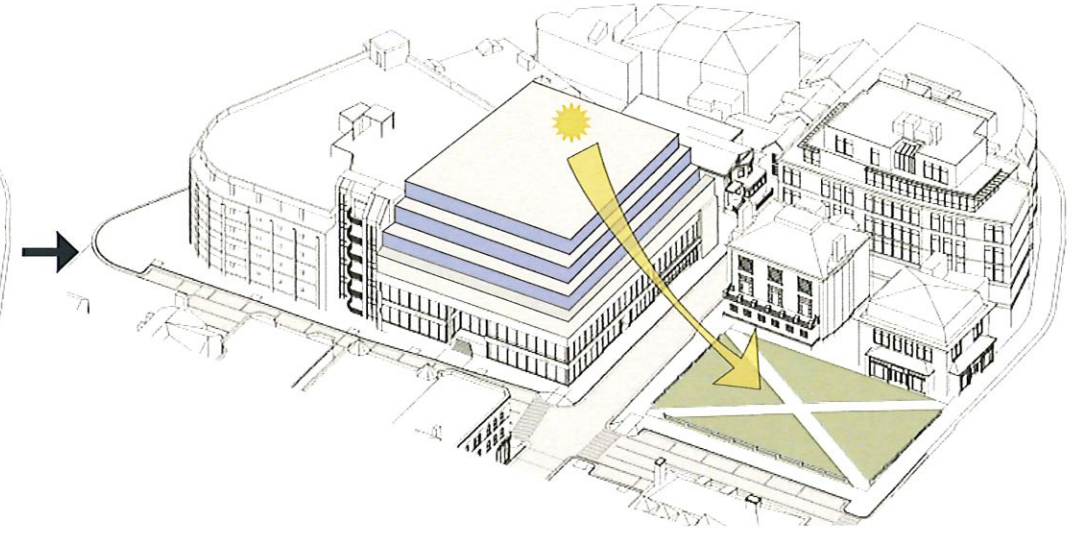
**MASSING PROGRESS DIAGRAMS**  
SITE AXONOMETRIC



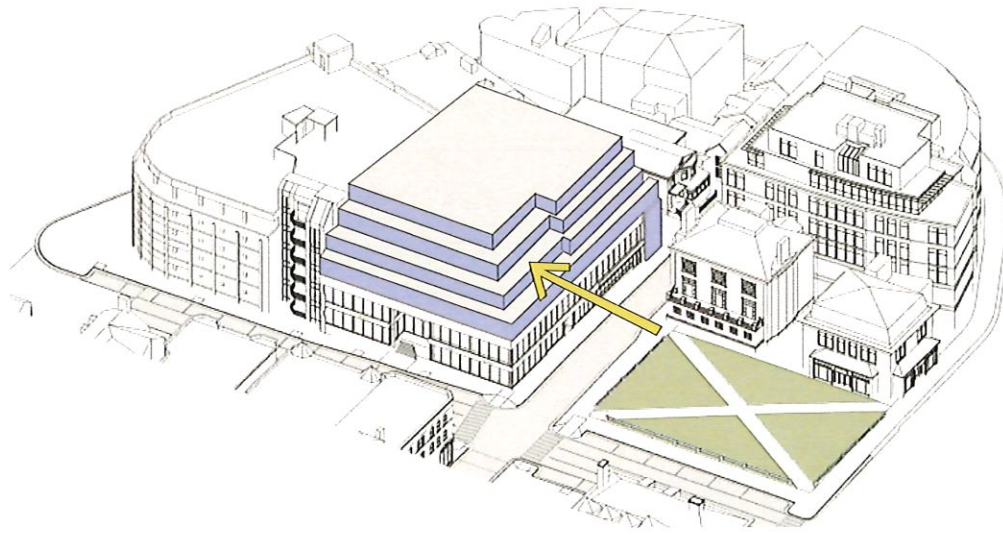
BUILDING ADDITION TO PROPERTY LINE



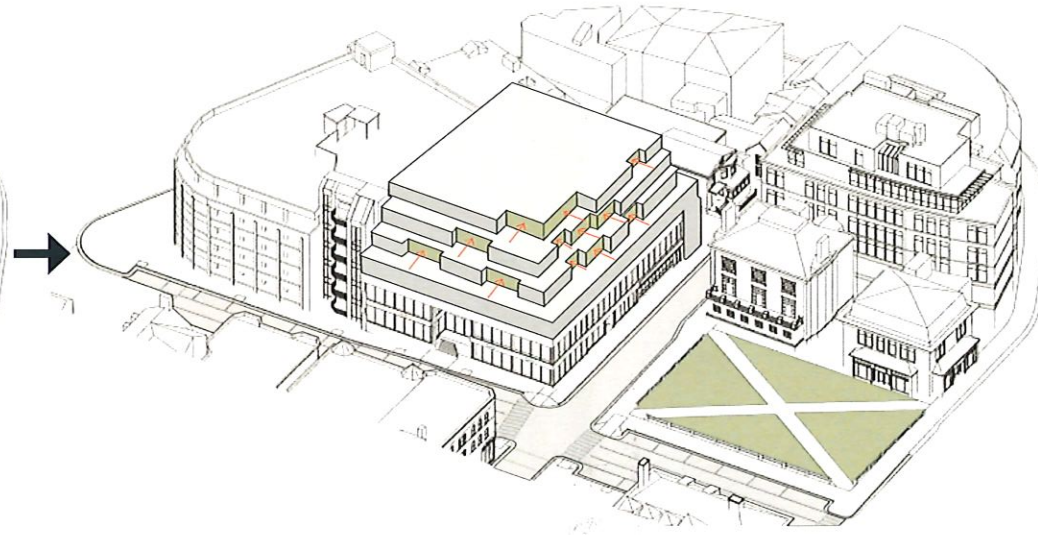
3-STORY DATUM LINE



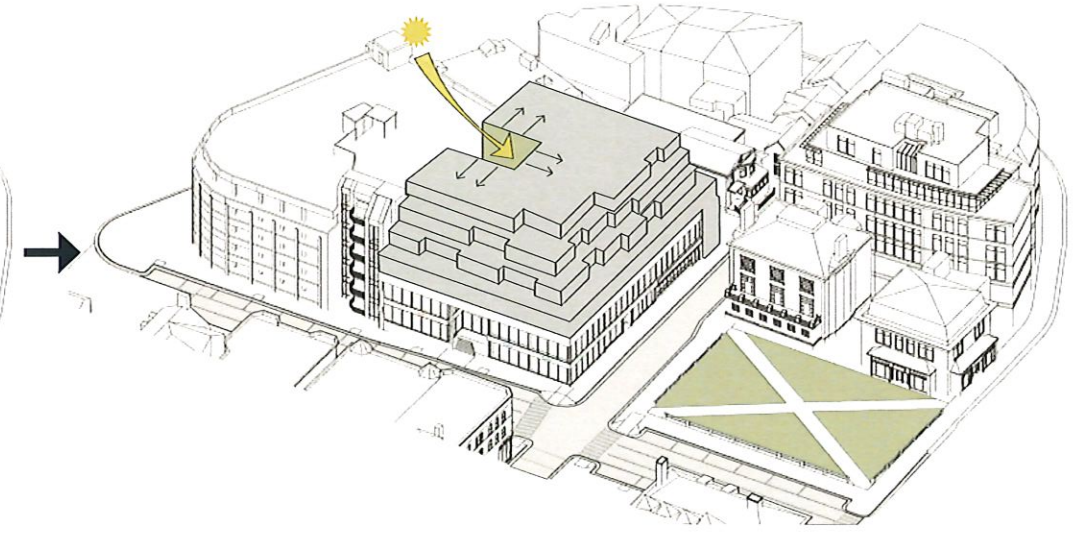
SHADOW SETBACKS



OPEN SPACE SETBACK



ROOFSCAPES - TERRACES



CENTRAL COURTYARD - DAYLIGHT

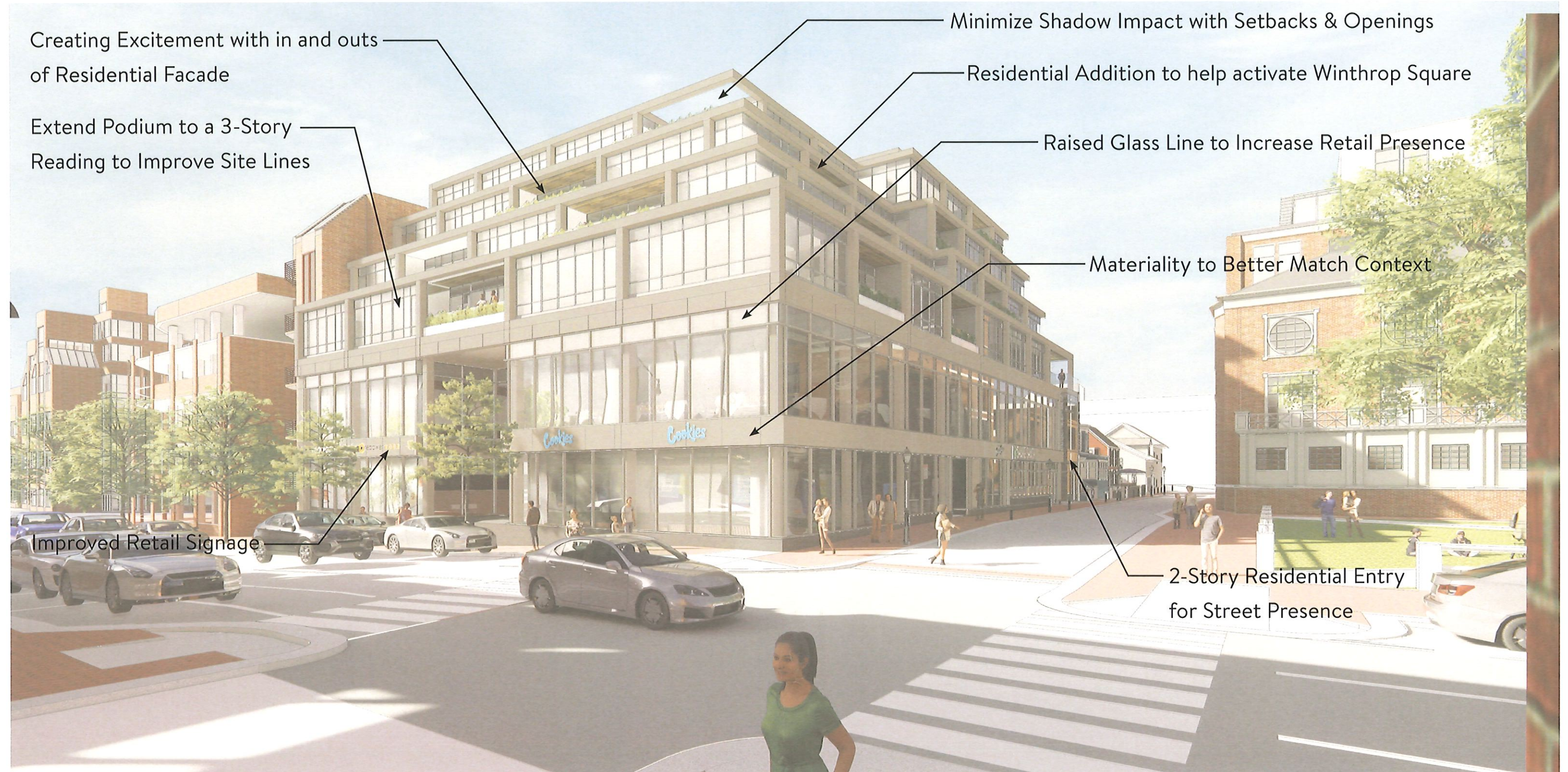
**EXISTING BUILDING**

CORNER OF JFK ST AND WINTHROP ST



**PROPOSED DESIGN**

CORNER OF JFK ST AND WINTHROP ST



**PROPOSED DESIGN**  
CORNER OF JFK ST AND WINTHROP ST





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**EXISTING & PROPOSED DESIGN**

CORNER OF JFK ST AND WINTHROP ST



VIEW FROM JFK STREET - EXISTING



VIEW FROM JFK STREET - PROPOSED



**EXISTING & PROPOSED DESIGN**  
VIEW FROM JFK STREET LOOKING SOUTHWEST



VIEW FROM JFK STREET - EXISTING



VIEW FROM JFK STREET - PROPOSED

JFK SITE ELEVATION



# ADDITIONAL STUDIES

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RESIDENTIAL ENTRY SETBACK

MECHANICAL PENTHOUSE ADDITIONAL SETBACK

VIEWS FROM WINTRHOP STREET LOOKING EAST

**ENTRY DESIGN STUDY - EXISTING BUILDING**

WINTHROP ST



ENTRY DESIGN STUDY - PROPOSED BUILDING  
WINTHROP ST



**ENTRY DESIGN STUDY - EXISTING BUILDING**  
WINTHROP ST



ENTRY DESIGN STUDY - PROPOSED BUILDING  
WINTHROP ST



ENTRY DESIGN STUDY - EXISTING BUILDING

WINTHROP ST





**ENTRY DESIGN STUDY - PROPOSED BUILDING**

WINTHROP ST



# ADDITIONAL INFORMATION

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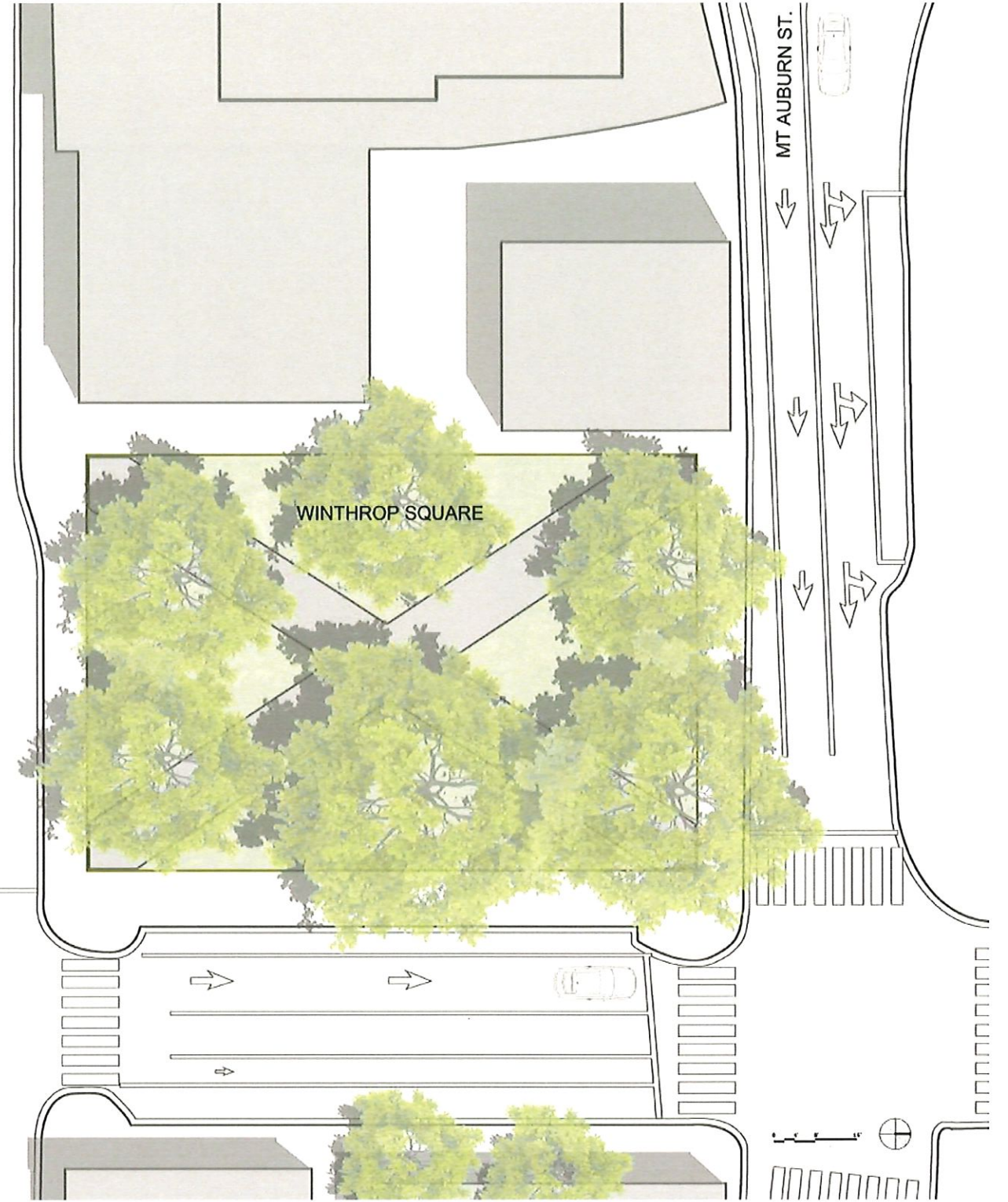
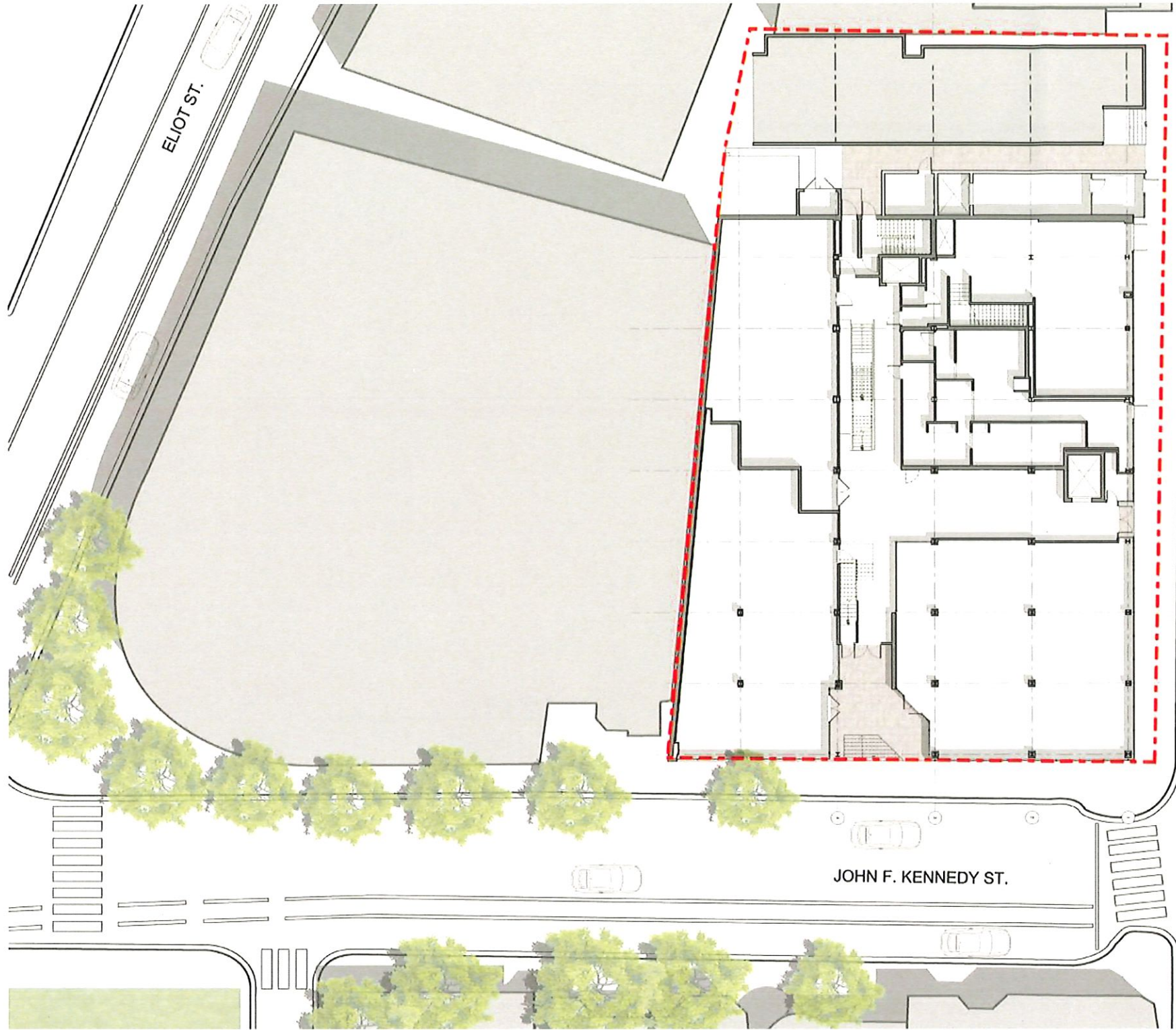
SITE PLAN & FLOOR PLANS

SITE ELEVATIONS & SITE SECTIONS

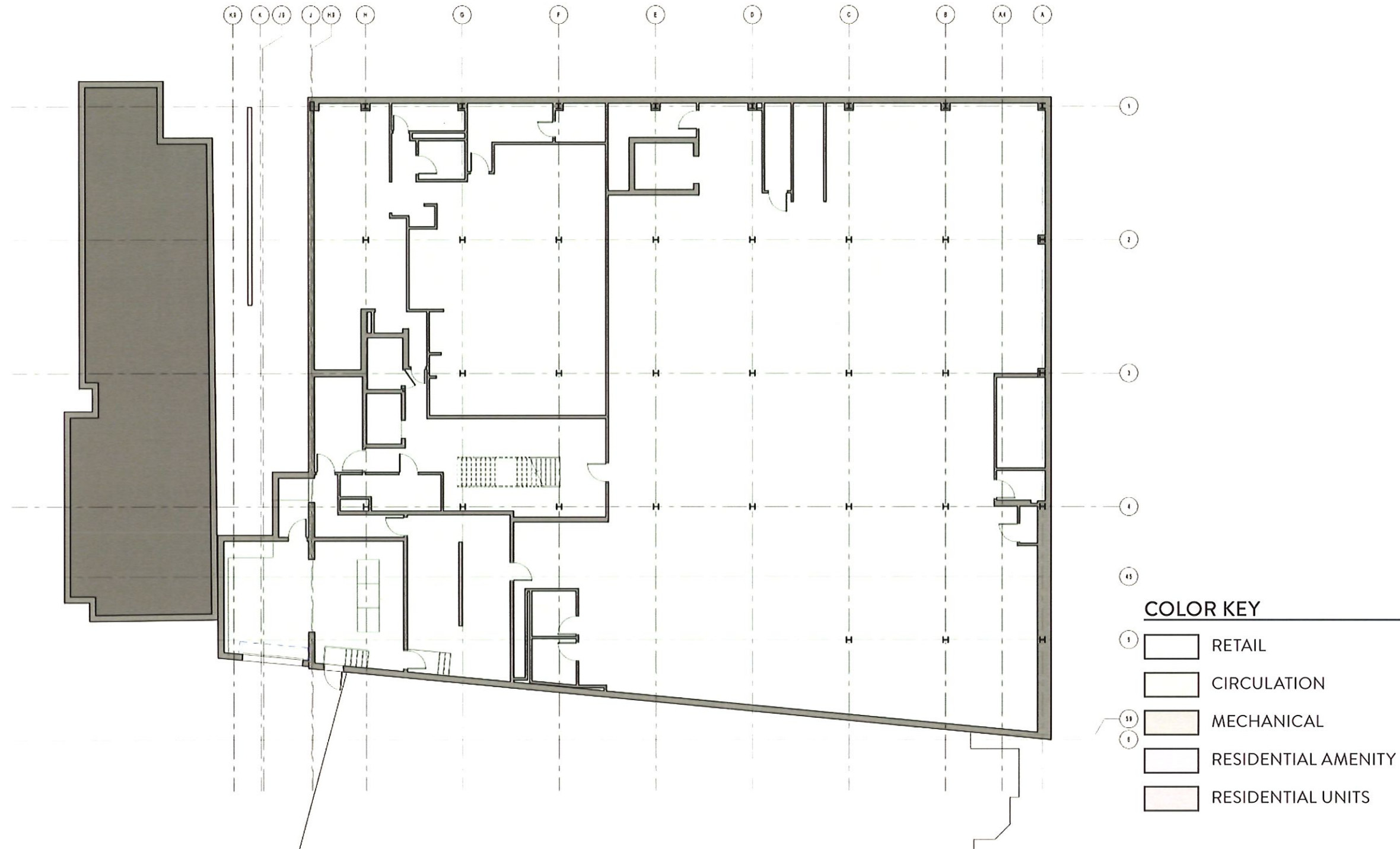
BUILDING ELEVATIONS

SHADOW STUDIES FOR WINTHROP SQUARE IMPACE

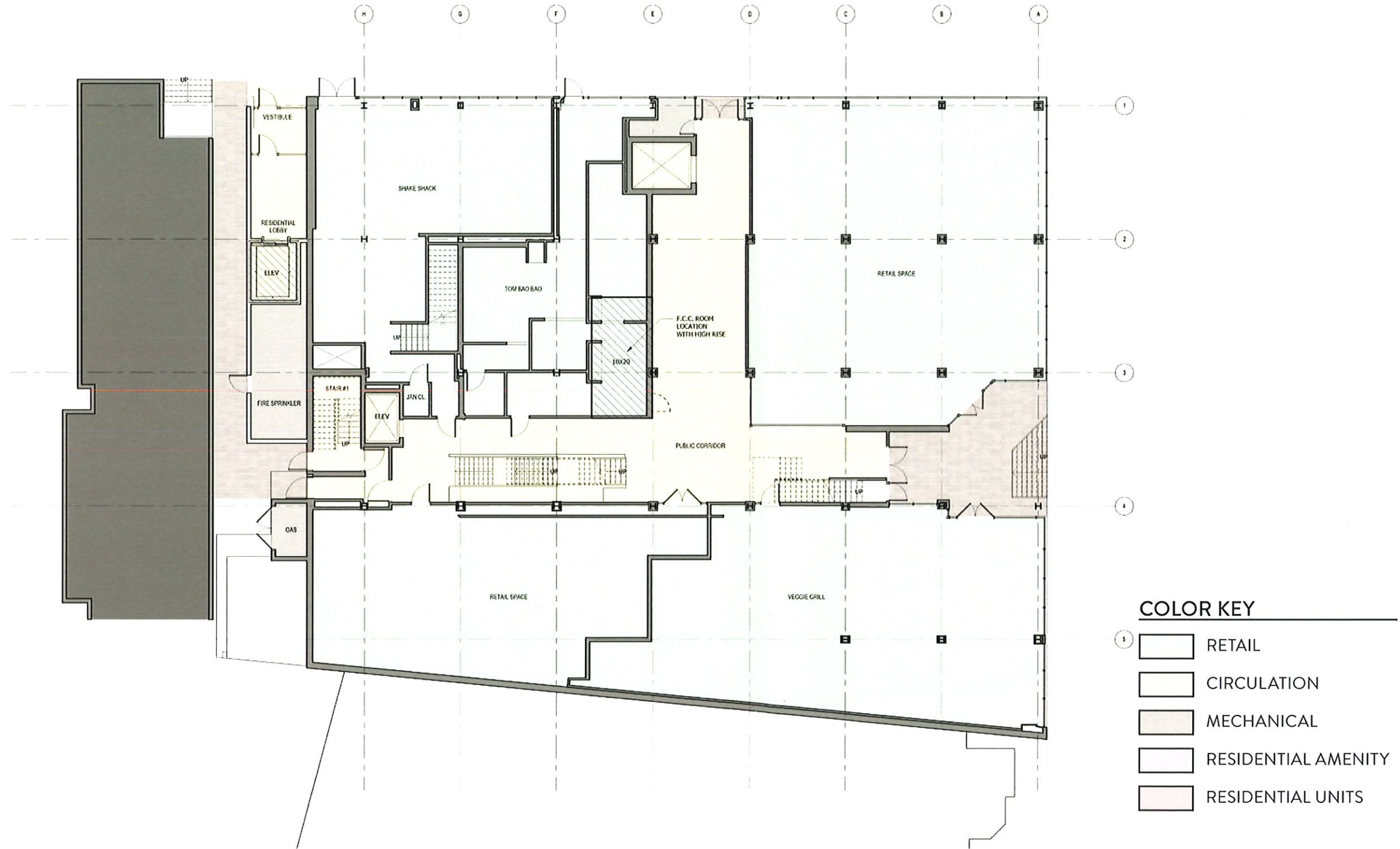
SITE PLAN



**FLOOR PLAN UPDATES**  
BASEMENT FLOOR PLAN



**FLOOR PLAN UPDATES**  
GROUND FLOOR PLAN



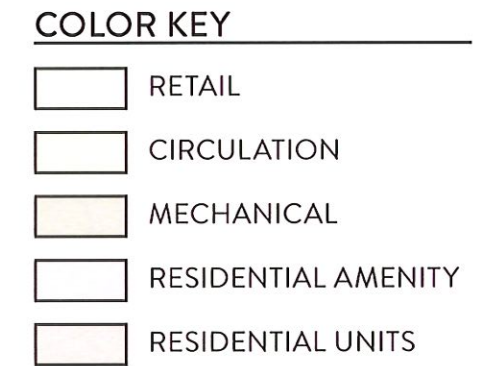
**FLOOR PLAN UPDATES**  
SECOND FLOOR PLAN



**FLOOR PLAN UPDATES**  
THIRD FLOOR PLAN



**FLOOR PLAN UPDATES**  
FOURTH FLOOR PLAN





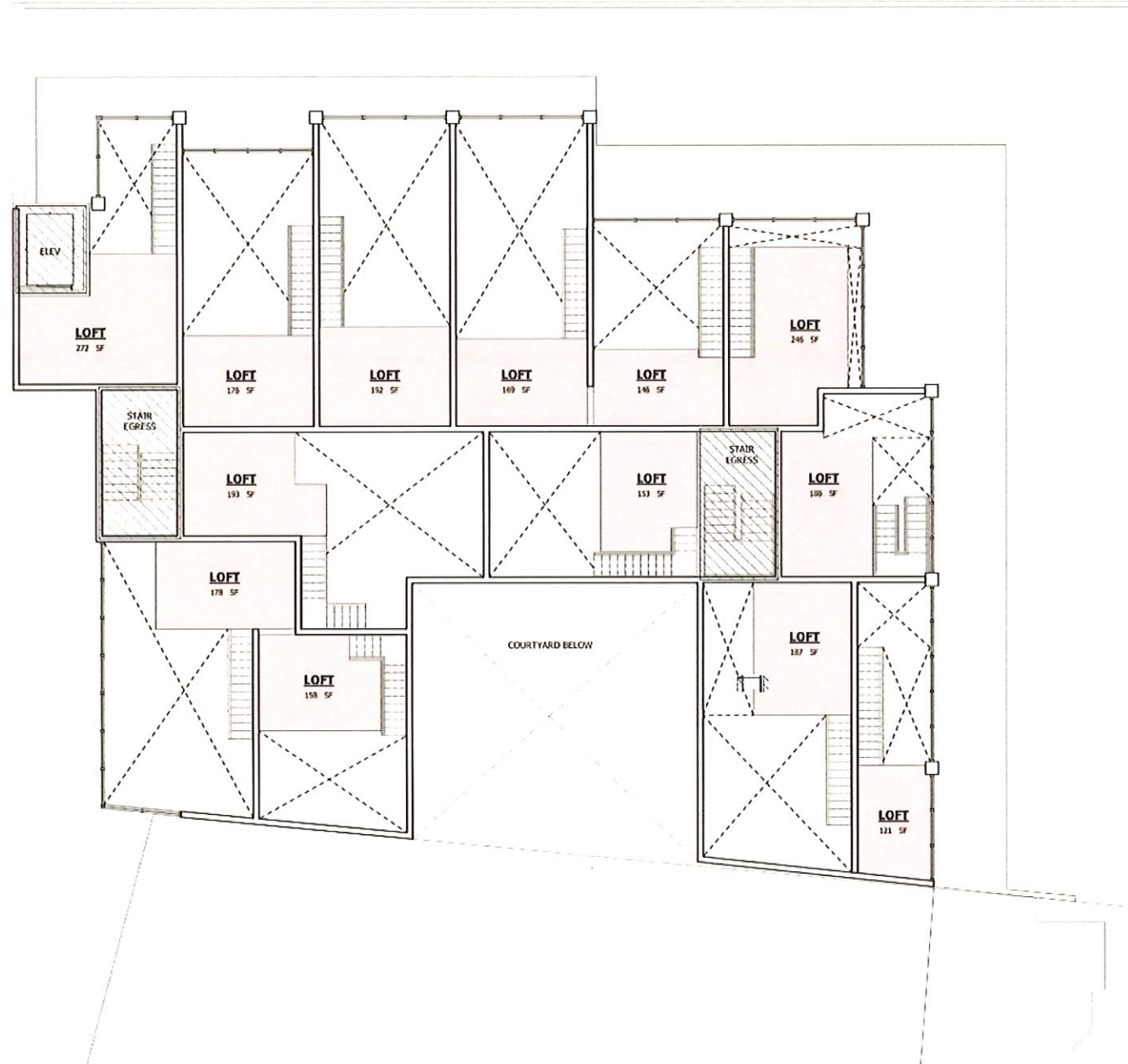
**FLOOR PLAN UPDATES**  
FIFTH FLOOR PLAN



**COLOR KEY**

- RETAIL
- CIRCULATION
- MECHANICAL
- RESIDENTIAL AMENITY
- RESIDENTIAL UNITS

**FLOOR PLAN UPDATES**  
FIFTH FLOOR MEZZANINE PLAN



**AREA CALCULATIONS**

GROUND FLOOR (EXISTING)	14,435 SF*
GROUND FLOOR (ADDITION)	600 SF
SECOND FLOOR (EXISTING)	13,843 SF*
THIRD FLOOR (EXISTING)	271 SF*
THIRD FLOOR (ADDITION)	10,319 SF
FOURTH FLOOR (ADDITION)	9,566 SF
FIFTH FLOOR (ADDITION)	8,213 SF
FIFTH FLOOR LOFTS	2,257 SF
<b>TOTAL AREA</b>	<b>59,504 SF</b>
<b>SITE AREA</b>	<b>17,466 SF</b>
<b>TOTAL FAR</b>	<b>3.41 FAR</b>
<b>TOTAL UNITS</b>	<b>42 UNITS</b>

\*INCLUDES ADJACENT RESIDENTIAL PARCEL

**COLOR KEY**

- RETAIL
- CIRCULATION
- MECHANICAL
- RESIDENTIAL AMENITY
- RESIDENTIAL UNITS

# SITE ELEVATIONS

JFK STREET - EXISTING & PROPOSED

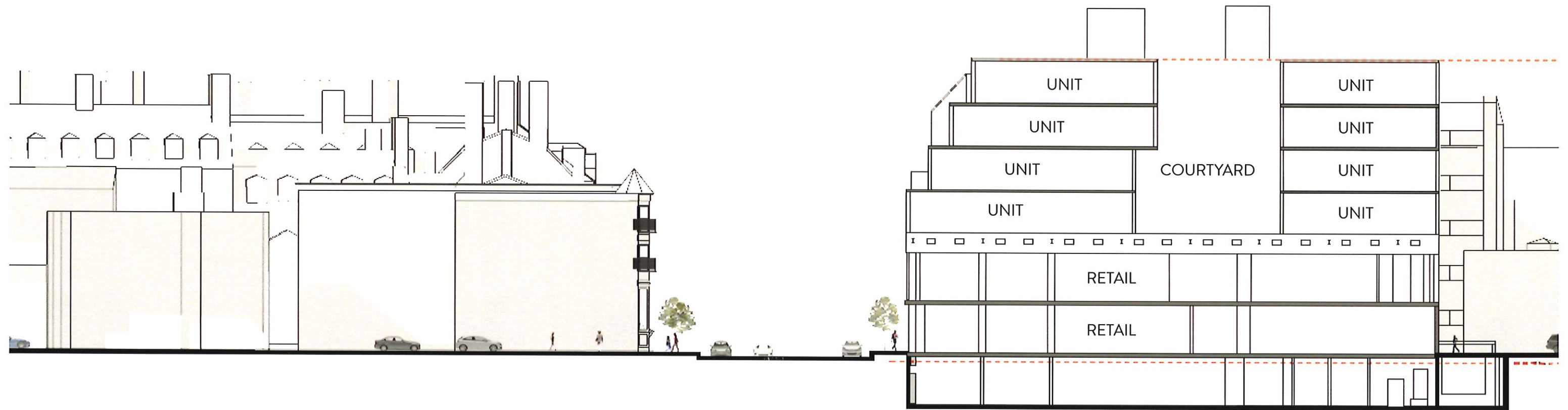


JFK STREET - EXISTING



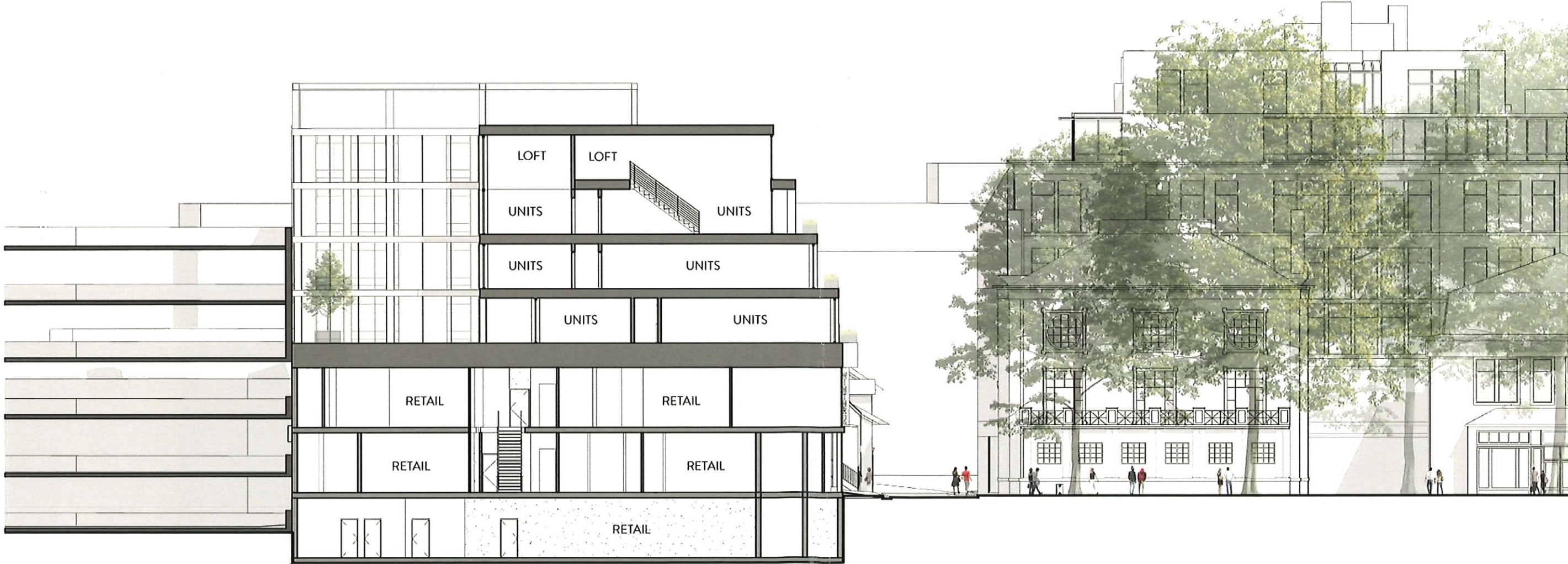
JFK STREET - PROPOSED

**SITE SECTION**  
THROUGH JFK STREET



**SITE SECTION**

THROUGH WINTHROP STREET AT WINTHROP SQUARE



# BUILDING ELEVATIONS

JFK STREET - EXISTING & PROPOSED



JFK STREET - EXISTING



JFK STREET - PROPOSED

# BUILDING ELEVATIONS

WINTHROP STREET - EXISTING & PROPOSED



WINTHROP STREET - EXISTING



WINTHROP STREET - PROPOSED



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