

**8 THINGVALLA AVE. SPECIAL PERMIT APPLICATION – REVISION PACKET
10/20/23**

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DIMENSIONAL FORM

Project Address: 8 Thingvalla Ave

Date: 10/20/2023

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	6,276 sf	5,000 sf	6,276 sf	
Lot <u>Width</u> (ft)	50'	50'	50'	
Total Gross Floor Area (sq ft)	1,264 sf	2,947 sf	2,947 sf	
Residential Base	n/a	n/a	n/a	
Non-Residential Base	n/a	n/a	n/a	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Floor Area Ratio	0.2	0.47	0.47	
Residential Base	n/a	n/a	n/a	
Non-Residential Base	n/a	n/a	n/a	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Dwelling Units	1	2	2	
Base Units	n/a	n/a	n/a	
Inclusionary Bonus Units	n/a	n/a	n/a	
Base Lot Area / Unit (sq ft)	n/a	n/a	n/a	
Total Lot Area / Unit (sq ft)	6,276 sf/unit	2,500 sf/unit (*)	3,138 sf/unit	
Building Height(s) (ft)	15' 8"	35' 0"	33' 0" (#8) 31' 2 1/2" (#10)	
Front Yard Setback (ft)	24' 7"	15' (**)	14' 1 3/4" (**)	
Side Yard Setback (ft)	14' 2" (west)	7' 6" / sum of 20'	22' (#8) 7'6" (#10)	
Side Yard Setback (ft)	7' 6" (east)	7' 6" / sum of 20'	7' 6" (#8) 12' 6" (#10)	
Rear Yard Setback (ft)	52' 7"	25' + 6'- 4 1/2"	31'- 4 1/2"	
Open Space (% of Lot Area)	3,703 sf (59%)	2,510 sf (40%)	3,238 sf	
Private Open Space	3,703 sf (59%)	1,255 sf (50% of 40%)	1,739 sf	
Permeable Open Space	3,703 sf (59%)	1,255 sf (50% of 40%)	3,009 sf	
Other Open Space (Specify)	n/a	n/a	n/a	
Off-Street Parking Spaces	2	2	2	
Long-term Bicycle Parking Spaces	n/a	n/a	n/a	
Short-term Bicycle Parking Spaces	n/a	n/a	n/a	
Loading Bays	n/a	n/a	n/a	

Use space below and/or attached pages for additional notes:

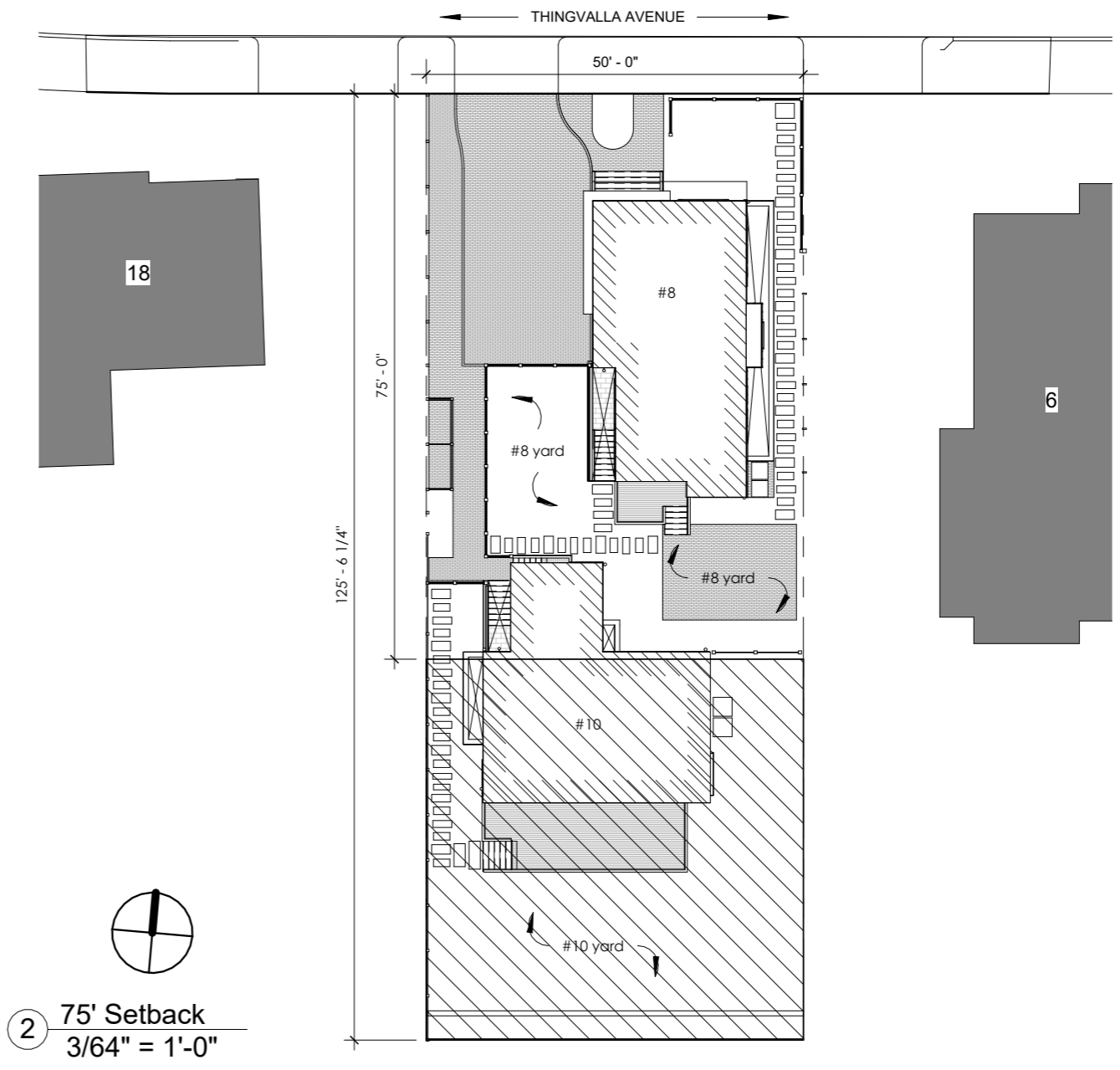
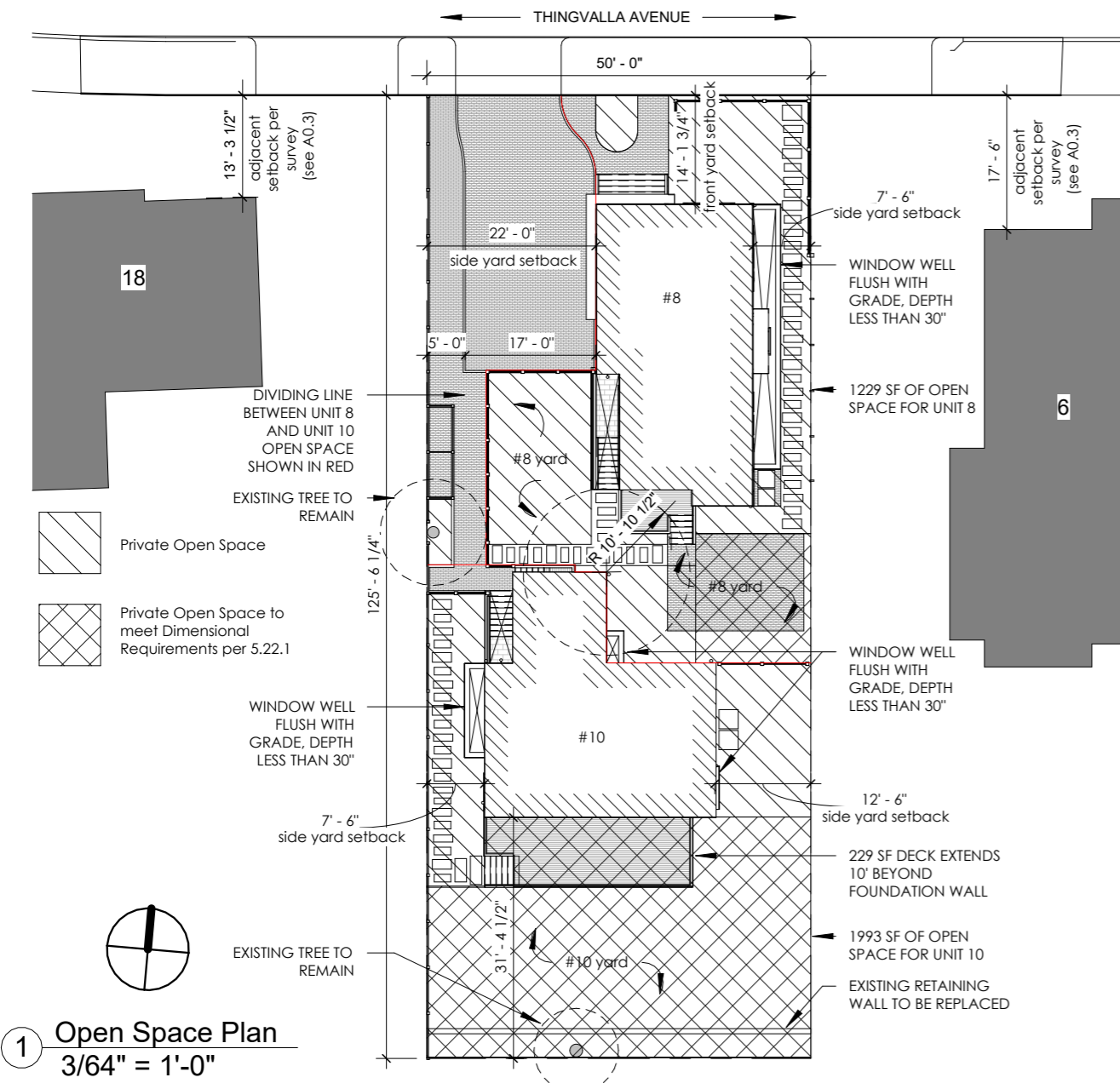
* for first 5,000 sf of lot area, 4,000sf for remaining lot

**Per Table 5-1 footnote 3(b), in a Res B district the setback need not be more than the avg setback of the adjacent buildings. A lot occupied by a building set back more than 15 feet shall be considered as though occupied by a building set back 15 feet. The adjacent building setbacks (13' 3 1/2" and 17' 6", considered as 15') average 14' 1 3/4".

8-10 Thingvalla Ave, Cambridge

Zoning District B

	Allowable/Required	Proposed
FAR	0.5*5000 + 0.35*(remaining yard)	0.47
Min. Lot Size	5000 sq ft	6,276
Min. Lot Size per DU	5,000/2,500 + (remaining yard) /4,000	3,138
Min. Lot Width	50'	50'
Min. Front Yard	15' (average of adjacent setbacks, min. 10')	14' 1 3/4"
Min. Side Yards		
Front building	7'-6" (min sum of 20')	7' 6" + 22' 0" = 29' 6"
New back building	7'-6" (min sum of 20')	7' 6" + 12' 6" = 20'
Min. Rear Yard	25' plus (remaining yard beyond 100') /4	31' 4 1/2"
Max. Height		
Front building	35'	33' - 0"
Back building	35'	31' - 2 1/2"
Min. Distance Between Buildings	greater of 10' or (sum buildings/6)	10' 8 1/2"
Min. Ratio of Private Open Space to Lot Area	2510 sq ft (40% of lot area)	3,238 sq ft (51% of lot area)
50% to meet Dimensional Limitations per 5.22.1	1,255 sq ft (50% of min private open space)	1,739 sq ft (54% of proposed private open space)
50% to meet Definition of Permeable Open Space	1,255 sq ft (50% of min private open space)	3,009sq ft (93% of proposed private open space)
Gross Floor Area Breakdown for FAR (GSF)	2,947	2947
Front House Level 1 Floor Area	na	715
Front House Level 1 Covered Outdoor Floor Area	na	55
Front House Level 2 Floor Area	na	732
Back House Level 1 Floor Area	na	685
Back House Level 1 Covered Outdoor Floor Area	na	0
Back House Level 2 Floor Area	na	760



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Cambridge MA 02138

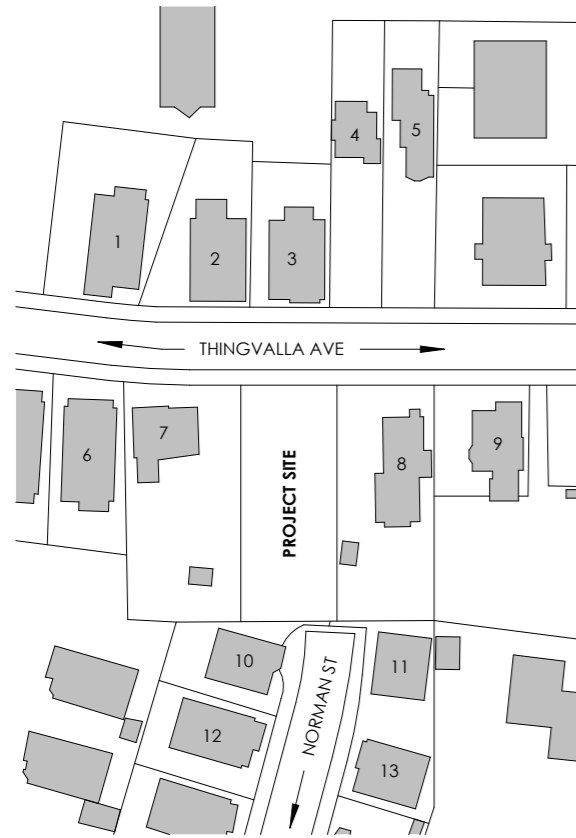
Zoning Compliance

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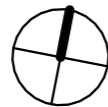
A0.1

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DATE: 10.20.2023
DRAWN BY: MLA

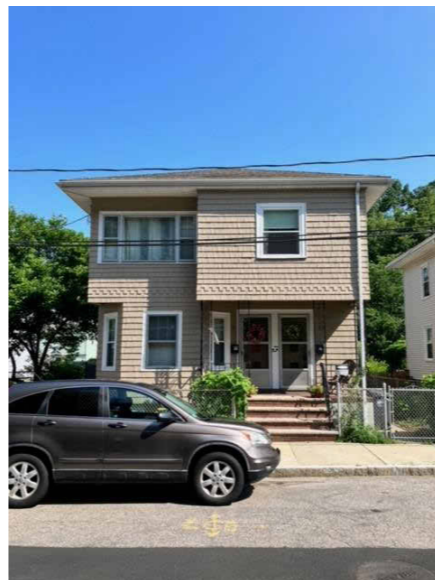
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1 Site Context
1" = 100'-0"



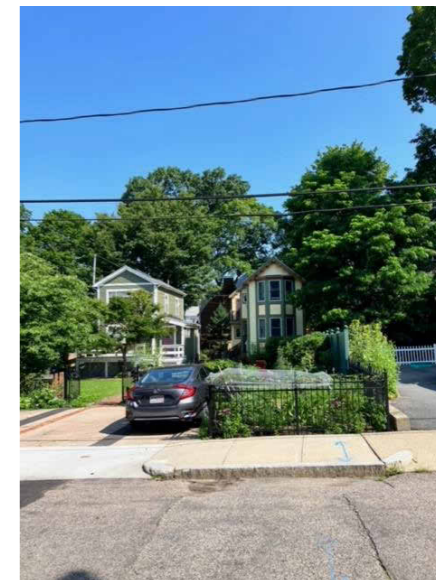
NEIGHBOR 1



NEIGHBOR 2



NEIGHBOR 3



NEIGHBORS 4 (LEFT) & 5 (RIGHT)



NEIGHBOR 6



NEIGHBOR 7



NEIGHBOR 8



NEIGHBOR 9



NEIGHBOR 10



NEIGHBOR 11



NEIGHBOR 12



NEIGHBOR 13



2 Site Locus Map

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Site Context

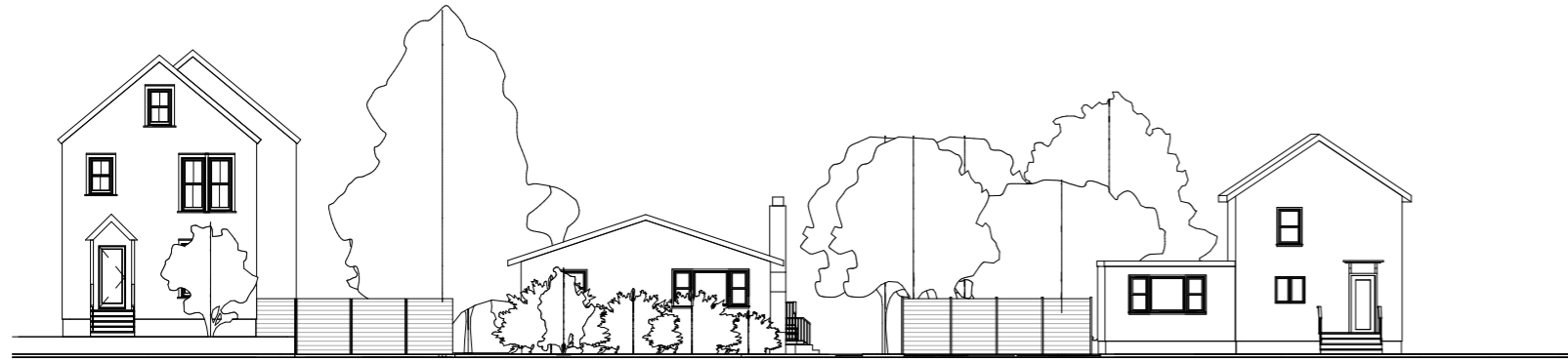
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A0.2

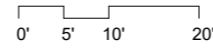
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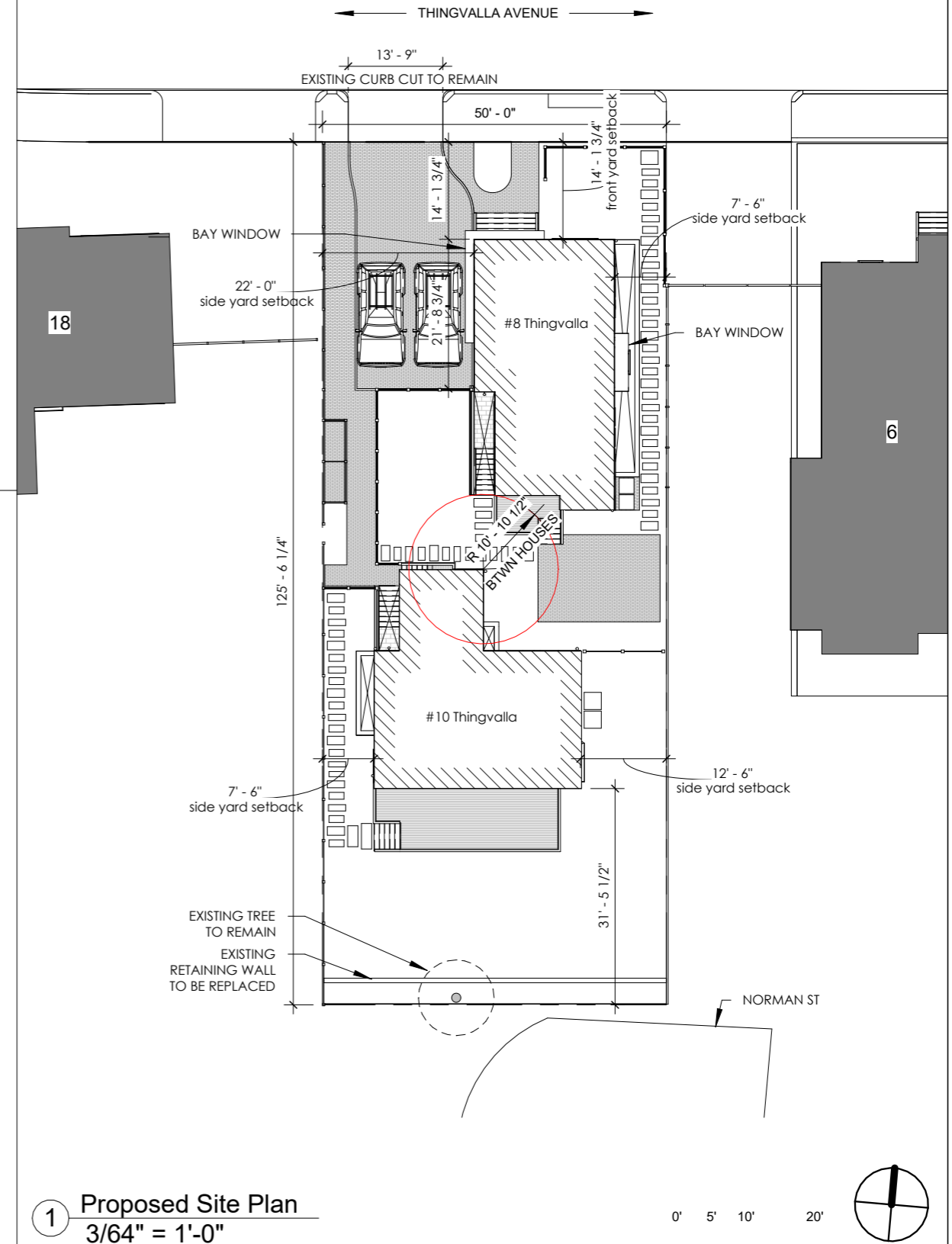
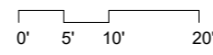
DRAWN BY: MLA



2 Existing Thingvalla Ave Elevation
3/64" = 1'-0"



3 Proposed Thingvalla Ave Elevation
3/64" = 1'-0"



1 Proposed Site Plan
3/64" = 1'-0"



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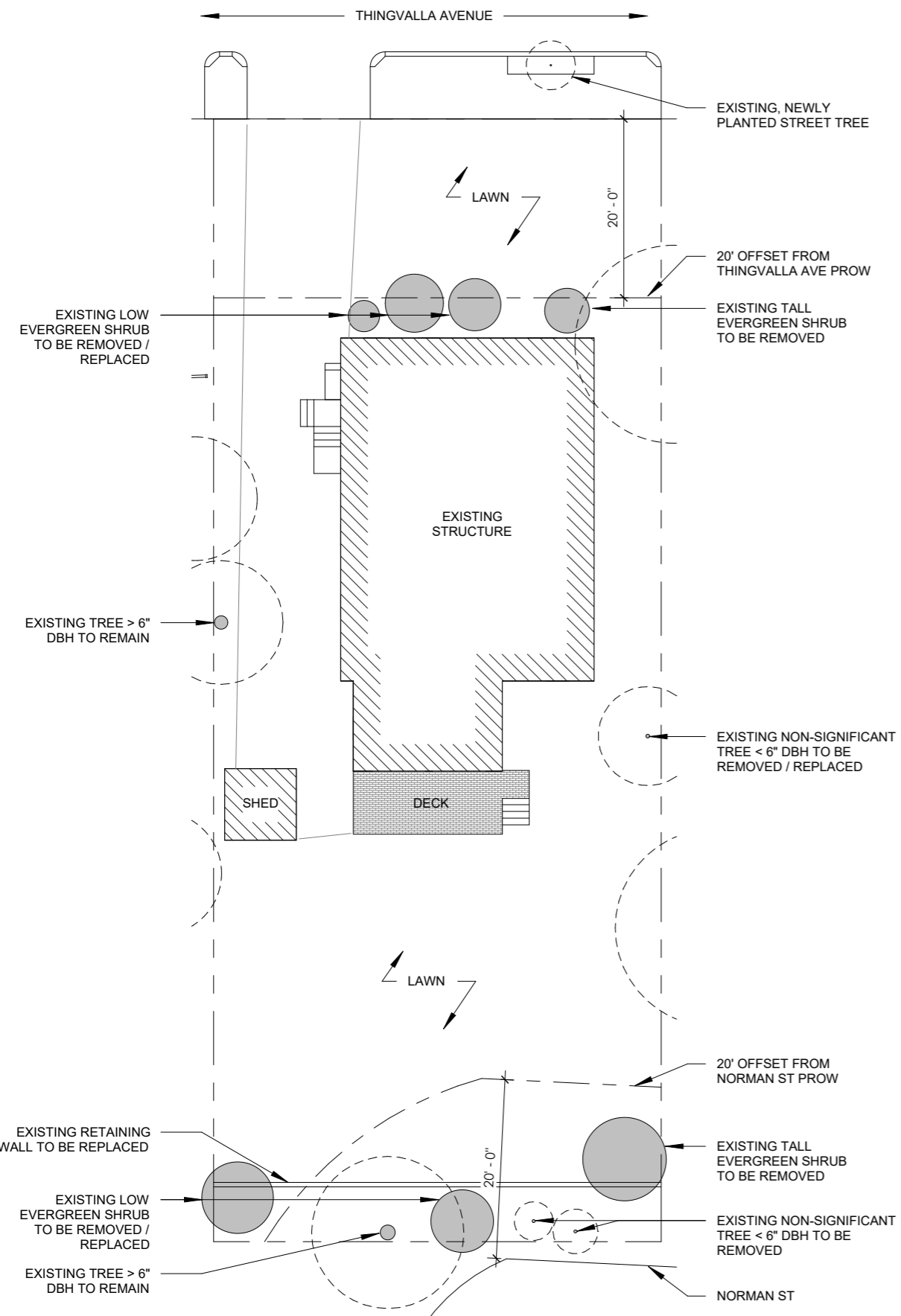
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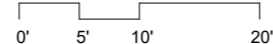
Proposed Site Plan

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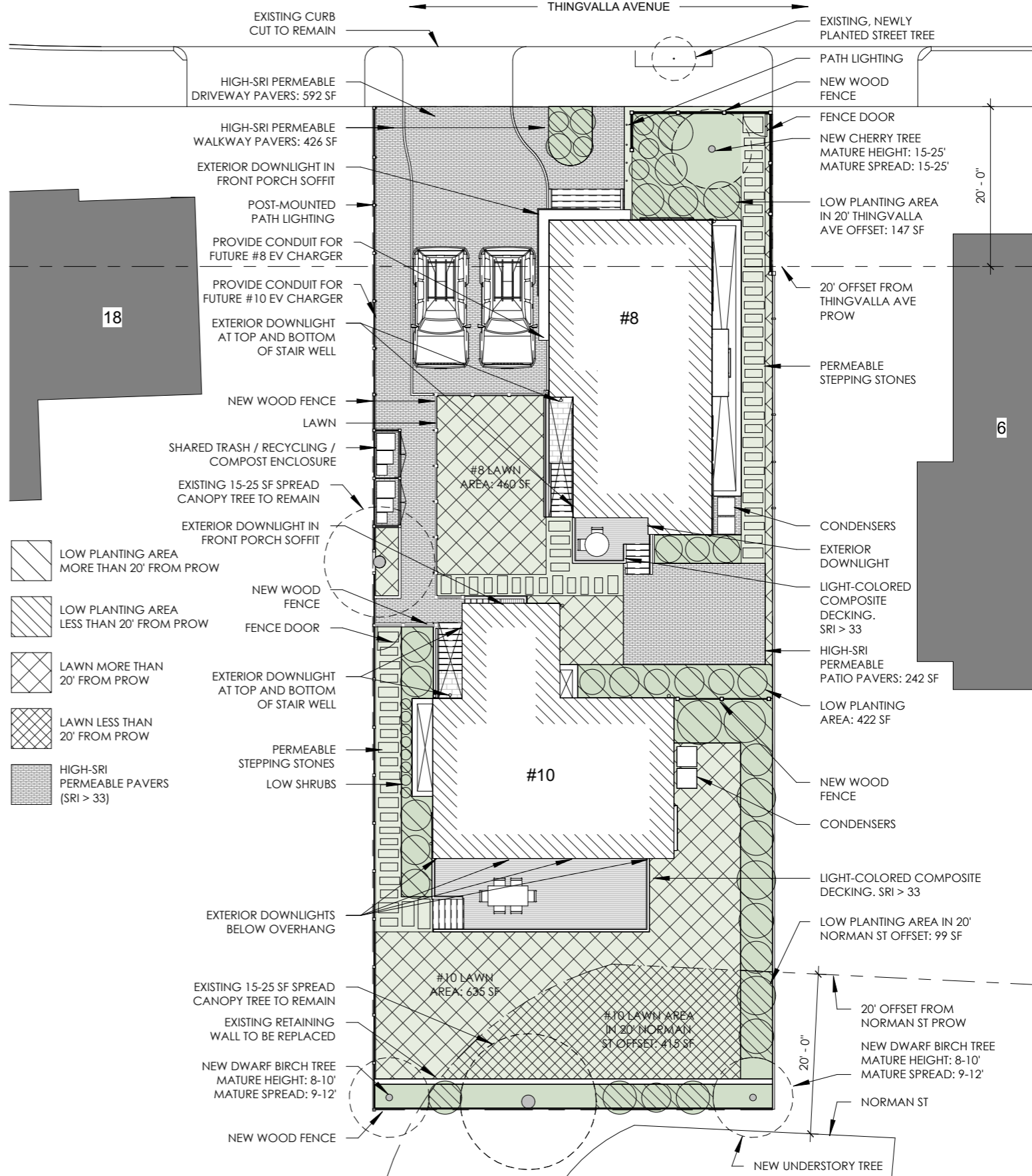
NOTE: REFER TO DRAWING A0.3 FOR CERTIFIED PLOT PLAN



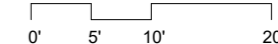
2 Existing Plantings
1/16" = 1'-0"



NOTE: REFER TO DRAWING L1.0 FOR LANDSCAPE PLAN



1 Proposed Architectural Landscape Drawing
1/16" = 1'-0"



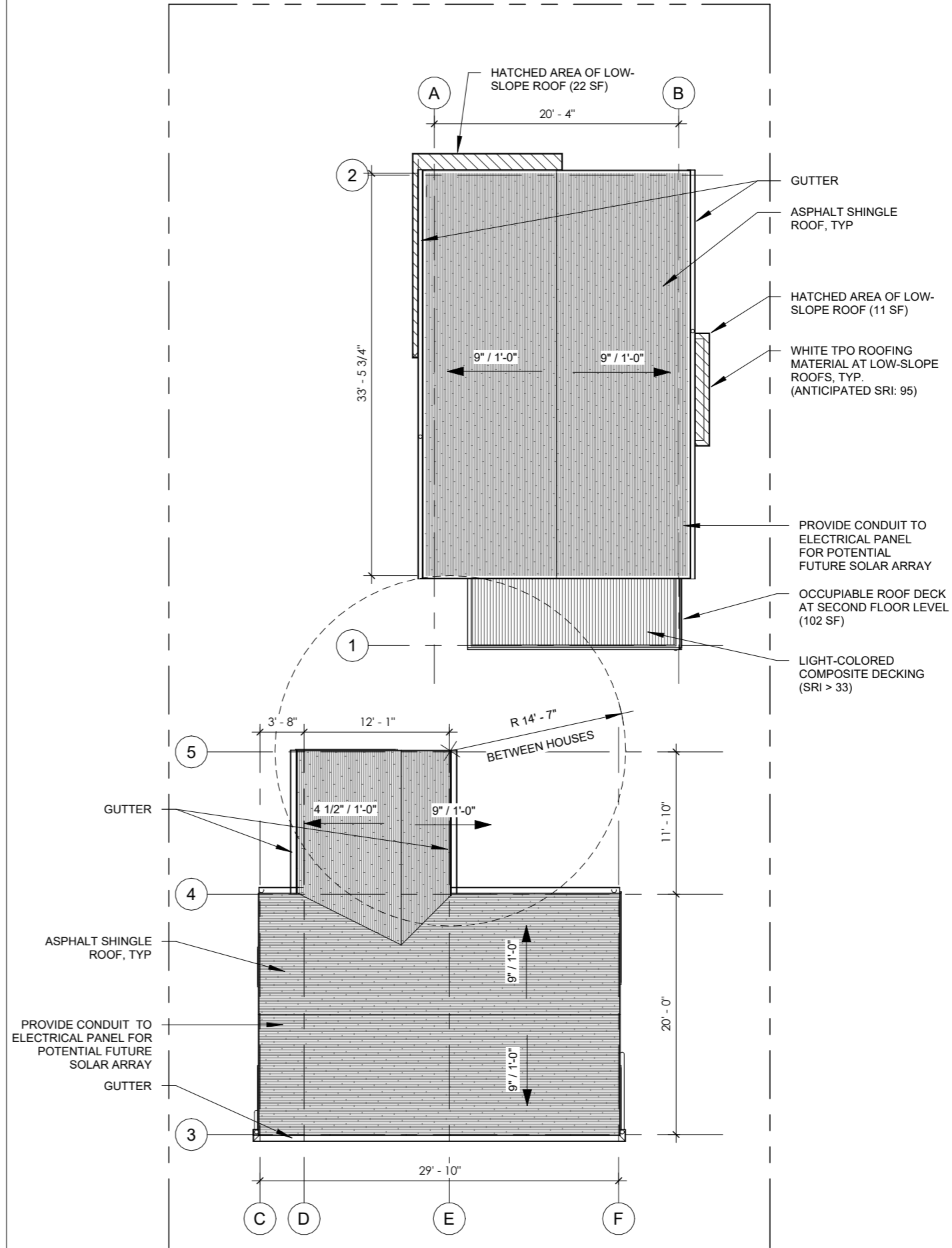
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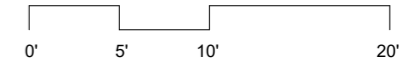
A0.5

8 & 10 Thingvalla Avenue
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Architectural Landscape Drawing

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1 8 & 10 Thingvalla Roof Plan
3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

DATE: 10.20.2023

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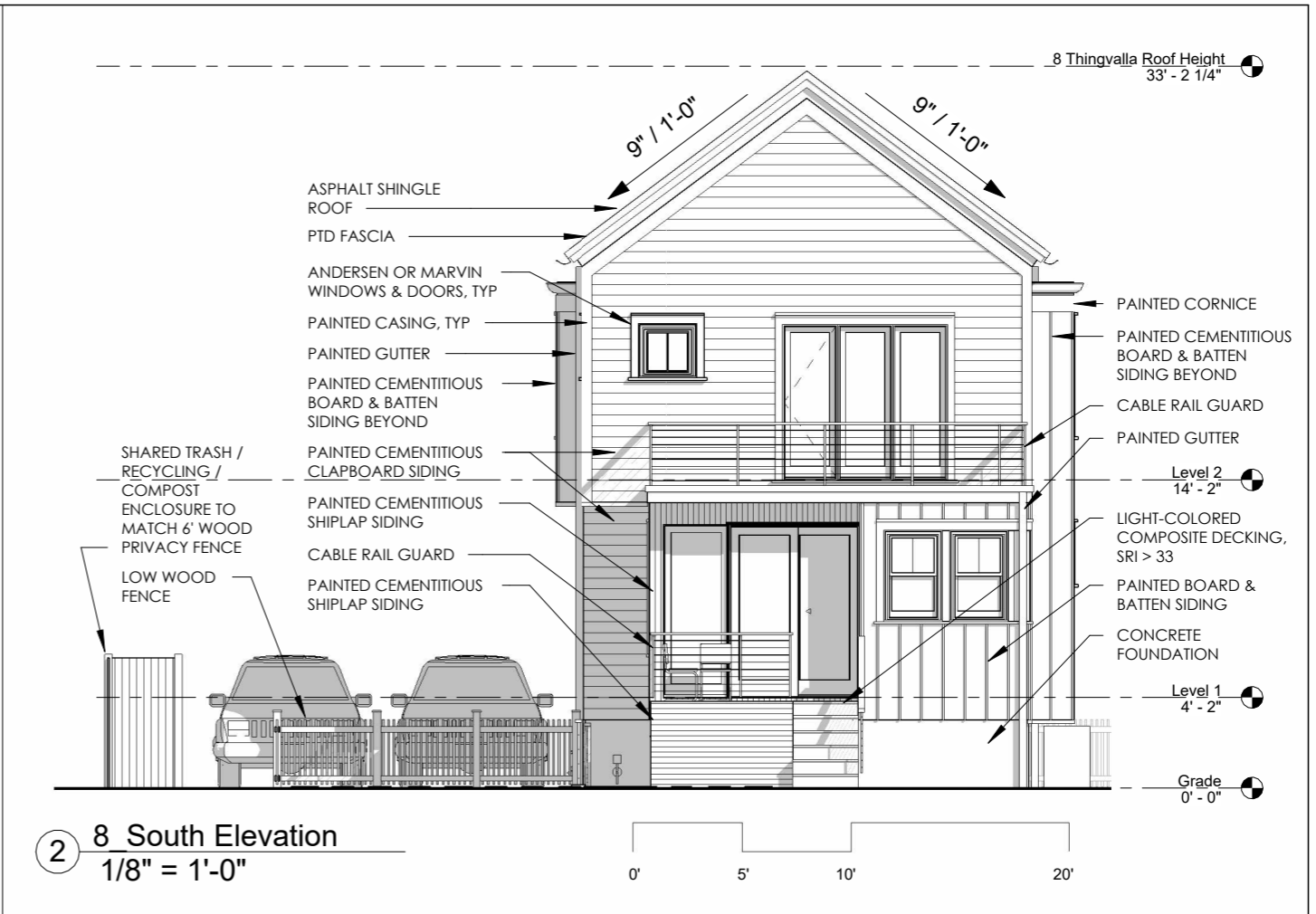
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Roof Plan

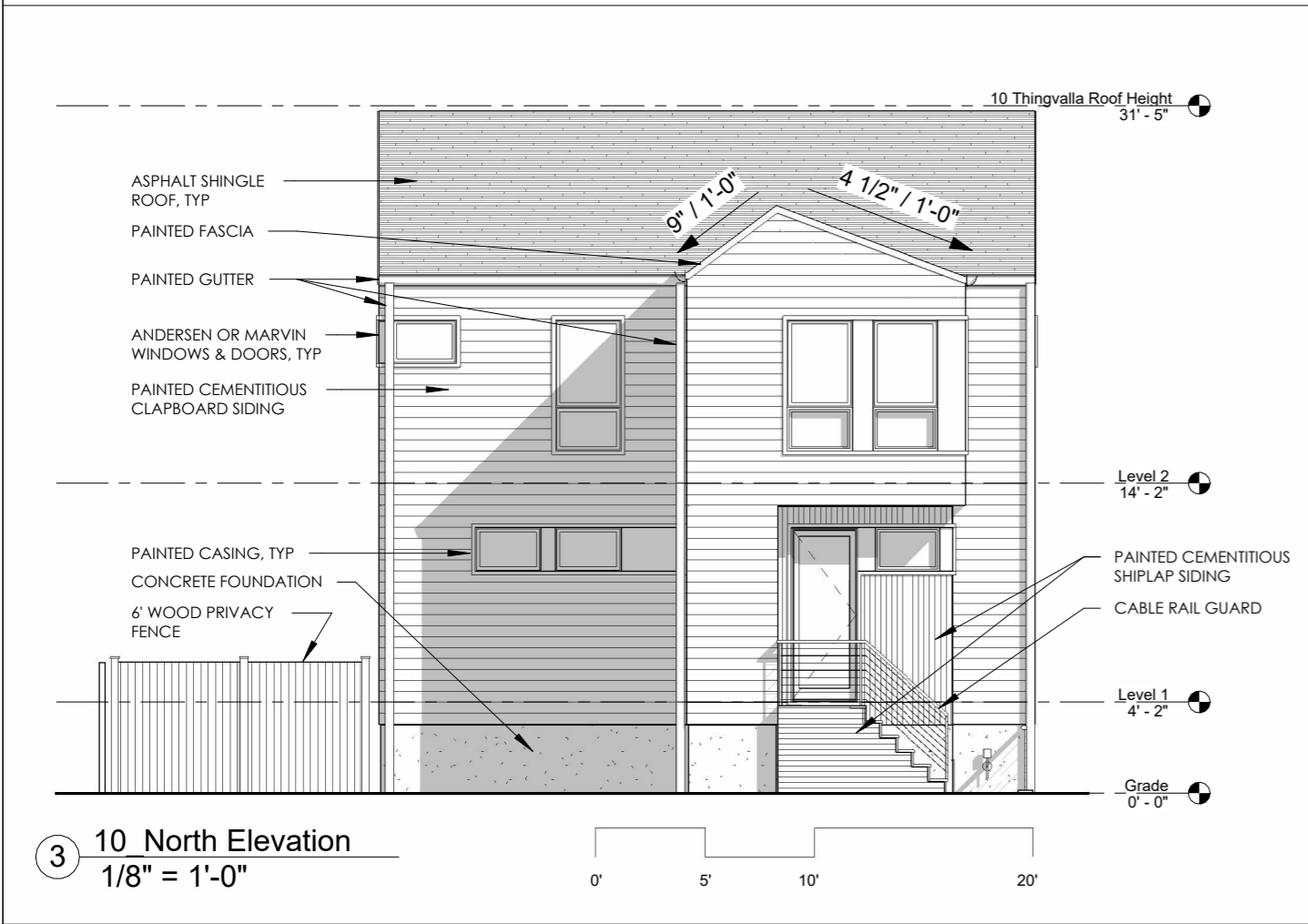
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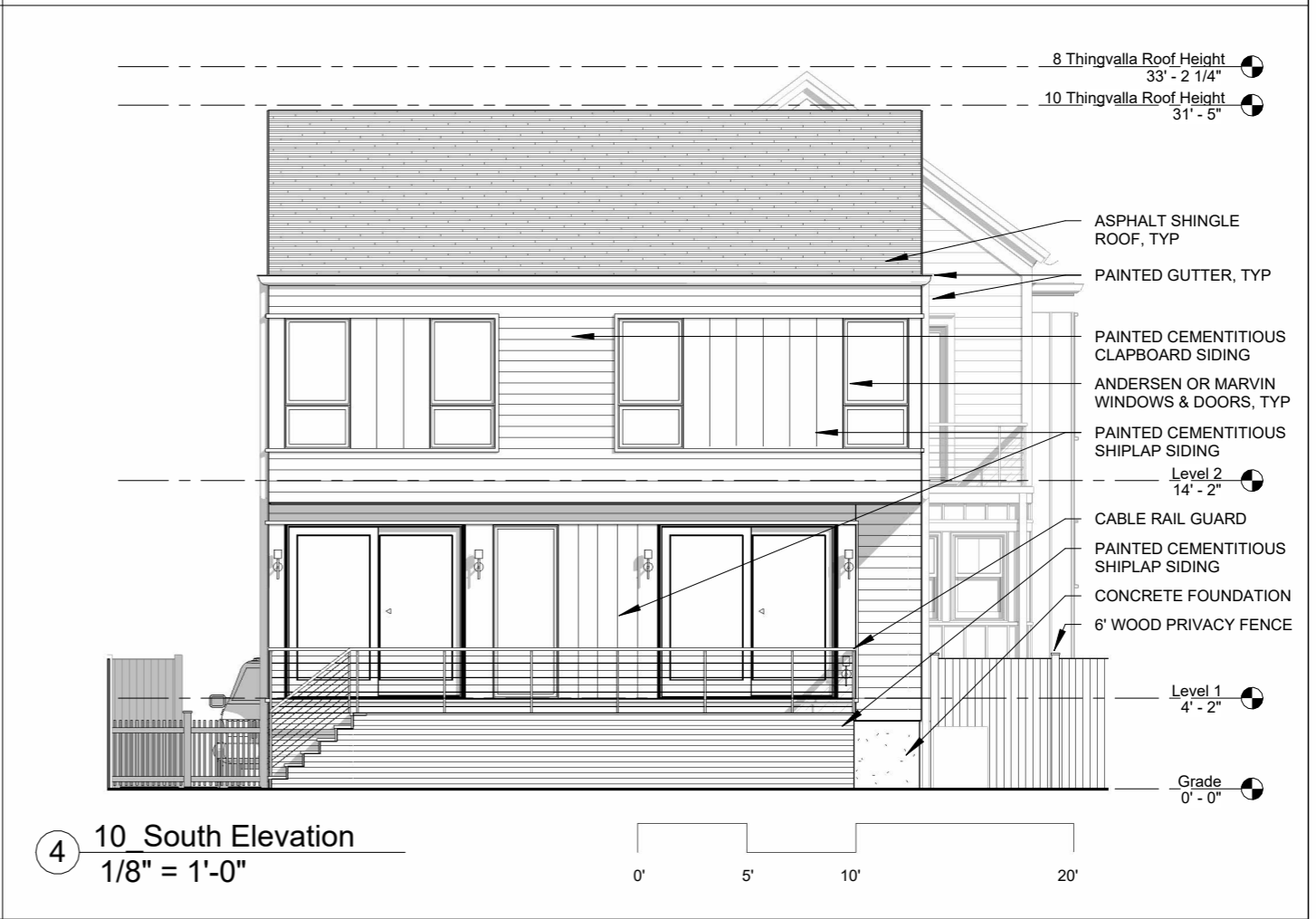
1 8 North Elevation
1/8" = 1'-0"



2 8 South Elevation
1/8" = 1'-0"



3 10 North Elevation
1/8" = 1'-0"



4 10 South Elevation
1/8" = 1'-0"

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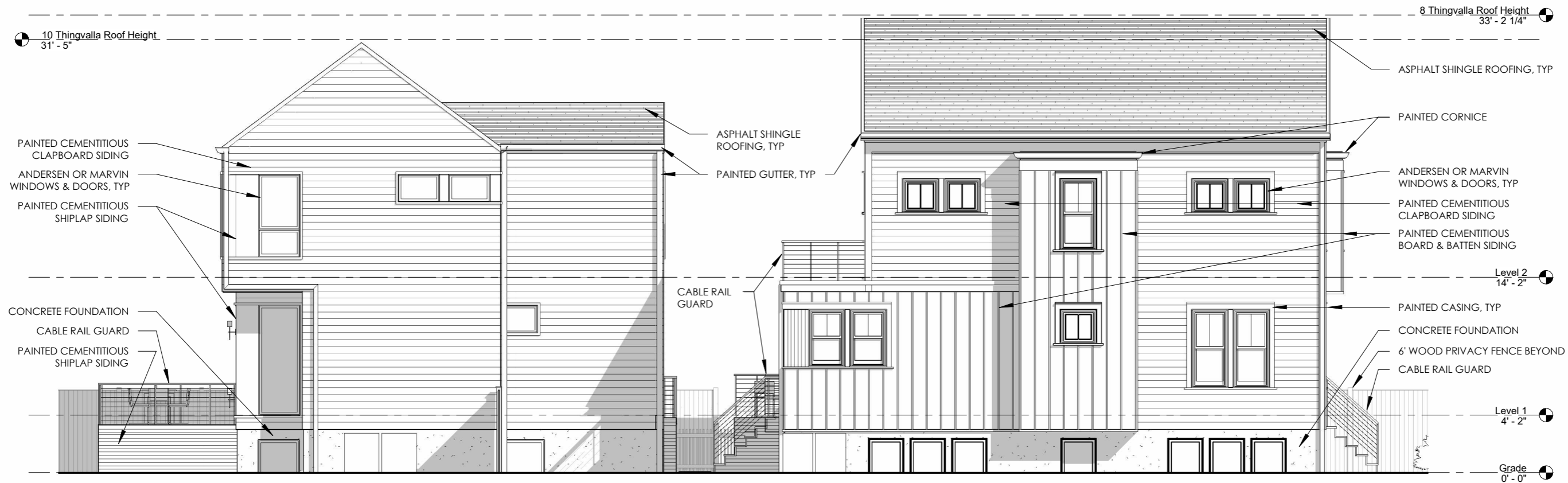
Proposed Elevations

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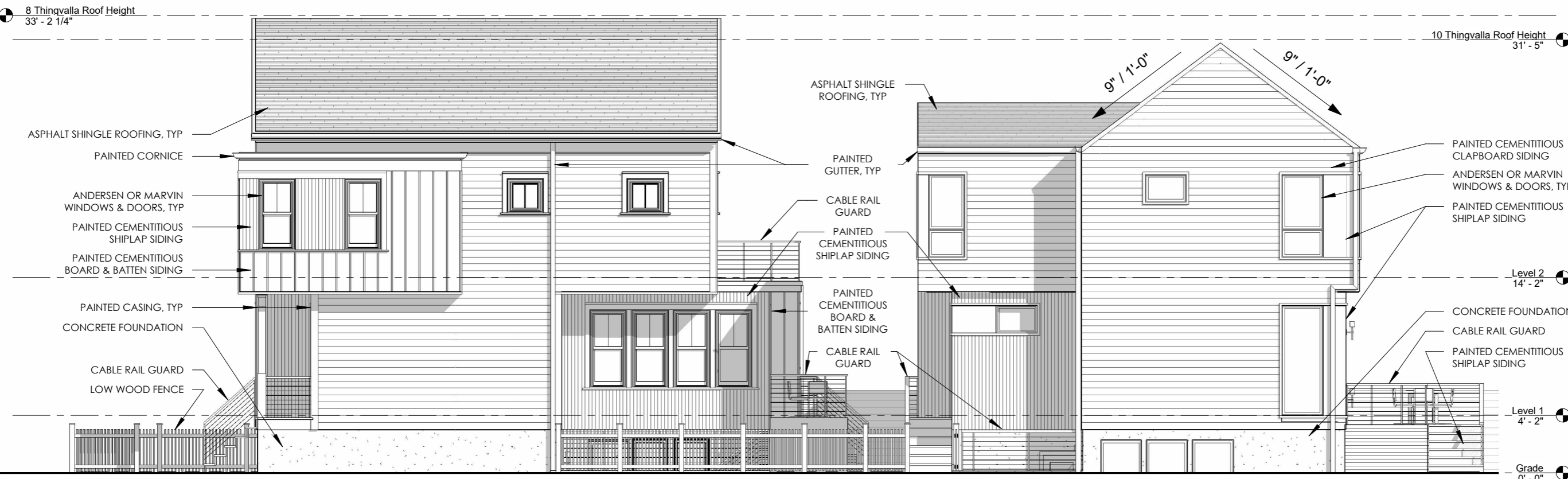
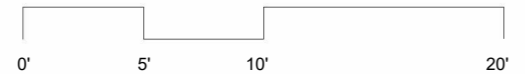
A2.1

SCALE: 1/8" = 1'-0"
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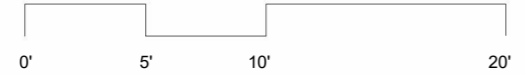
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1 8 & 10 East Elevation
1/8" = 1'-0"



2 8 & 10 West Elevation
1/8" = 1'-0"



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Proposed Elevations

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A2.2

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HARDIE PLANK CLAPBOARD SIDING
PRIMARY SIDING MATERIAL (#8 & #10)



HARDIE PLANK BOARD AND BATTEN SIDING
ACCENT SIDING (#8)



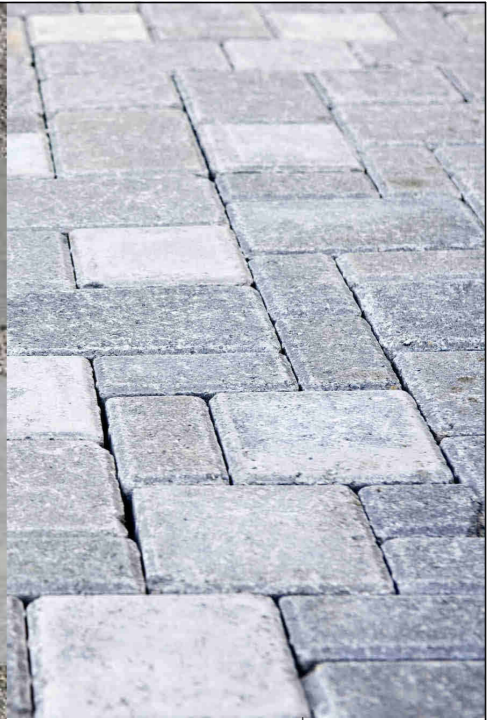
HARDIE PLANK SHIPLAP SIDING
ACCENT SIDING (#8 & 10)



ASPHALT SHINGLE ROOF (#8 & 10)



WALKWAY PAVERS
#8 - EAST WALKWAY TO REAR YARD & REAR YARD STEPS
#10 - WALKWAY TO REAR YARD



PERMEABLE DRIVEWAY / BACKYARD PAVERS
SHARED DRIVEWAY & ADJACENT WALKWAYS, #8 PATIO

6' WOOD PRIVACY FENCE
PROPERTY BOUNDARY
BETWEEN #8 / #10 YARDS
SHARED TRASH ENCLOSURE



LOW WOOD FENCE
#8 FRONT & SIDE YARDS, #10 WEST SIDE YARD



LIGHT-COLORED COMPOSITE DECKING
ELEVATED PORCHES & DECKS



CABLE GUARD RAIL
ELEVATED PORCHES & DECKS
STAIRS & STAIR WELLS



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Proposed Materials

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A8.0

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