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GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO: THE MASSACHUSETTS BUILDING CODE (9TH EDITION), MASSACHUSETTS FUEL, GAS, AND PLUMBING CODES, MASSACHUSETTS ELECTRICAL CODE, OSHA REGULATIONS, ORDINANCES OF THE CITY OF CAMBRIDGE, AND THE REQUIREMENTS OF THE CAMBRIDGE FIRE DEPARTMENT.

2. THE CONTRACTOR SHALL VERIFY IN THE FIELD DIMENSIONS. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS AFFECTING THE WORK. ANY CONDITIONS FOUND THAT ALTER OR OTHERWISE CHANGE THE REQUIREMENTS FOR THE WORK SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

3. THE CONTRACTOR SHALL COORDINATE THE WORK SHOWN ON THESE DRAWINGS WITH WORK OF ALL TRADES (MECHANICAL, PLUMBING, ELECTRICAL, ETC.) AND BRING ANY CONFLICT TO THE ATTENTION OF THE ARCHITECT.

8 & 10 Thingvalla Ave

Cambridge, MA

CLIENT

Design Synergy Group, LLC
 Gregory and David Matteosian
 521 Medford St
 Charlestown, MA 02129
 p:857.600.5898

ARCHITECT

Moskow Linn Architects
 Robert Linn AIA, Keith Moskow FAIA
 1693 Massachusetts Ave
 Cambridge MA 02138
 p:617.292.2000

BUILDER

Robert Cataldo
 H.G. Construction Co., Inc.
 30 Solomon Pierce Road
 Lexington, MA 0240
 p:781.929.7907

8 & 10 Thingvalla Avenue
 Cambridge MA 02138

Cover Sheet

MOSKOW LINN ARCHITECTS, INC.

1693 Massachusetts Ave, Cambridge, MA 02138
 617.292.2000 / moskowlinn.com

A0.0

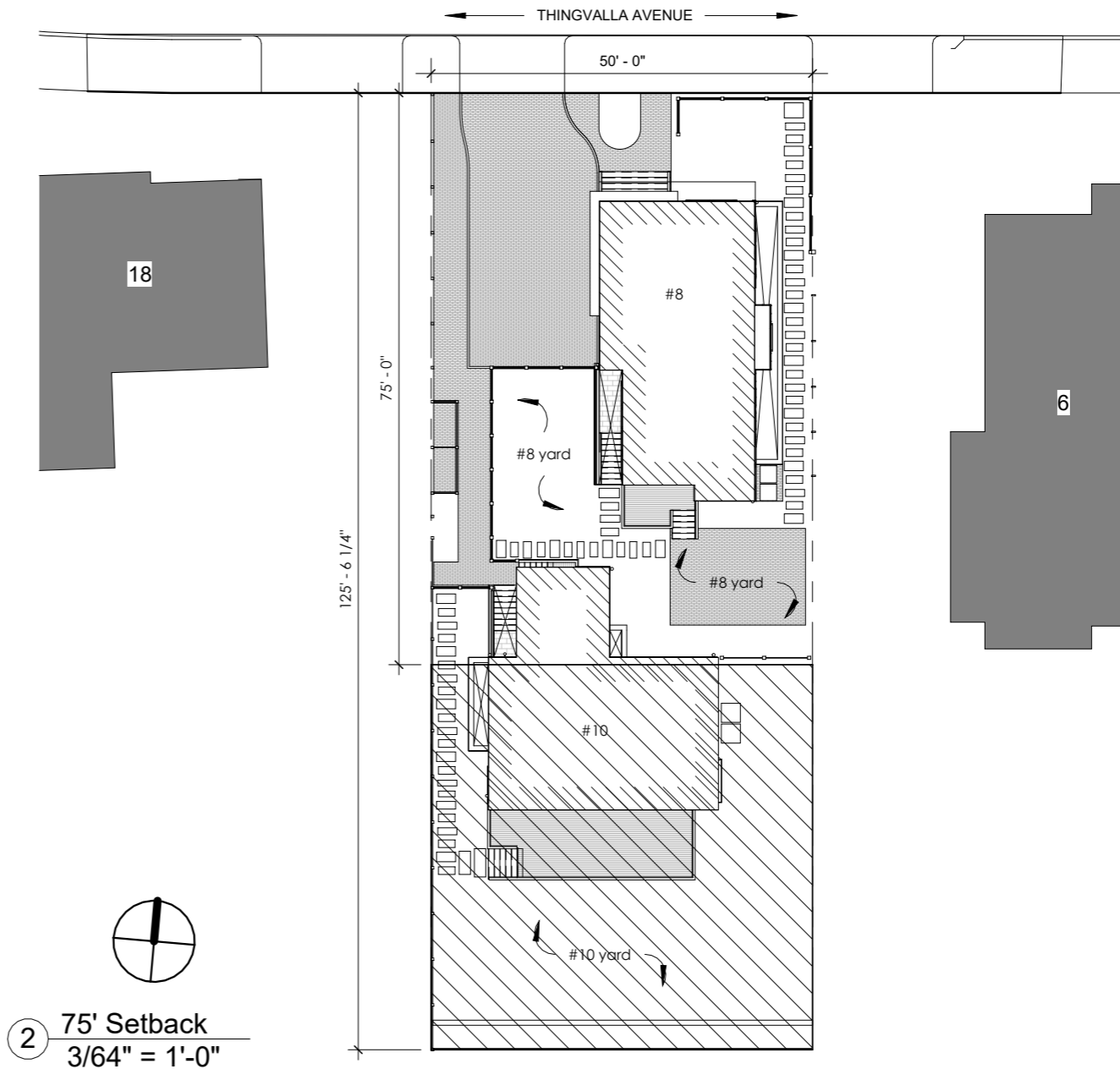
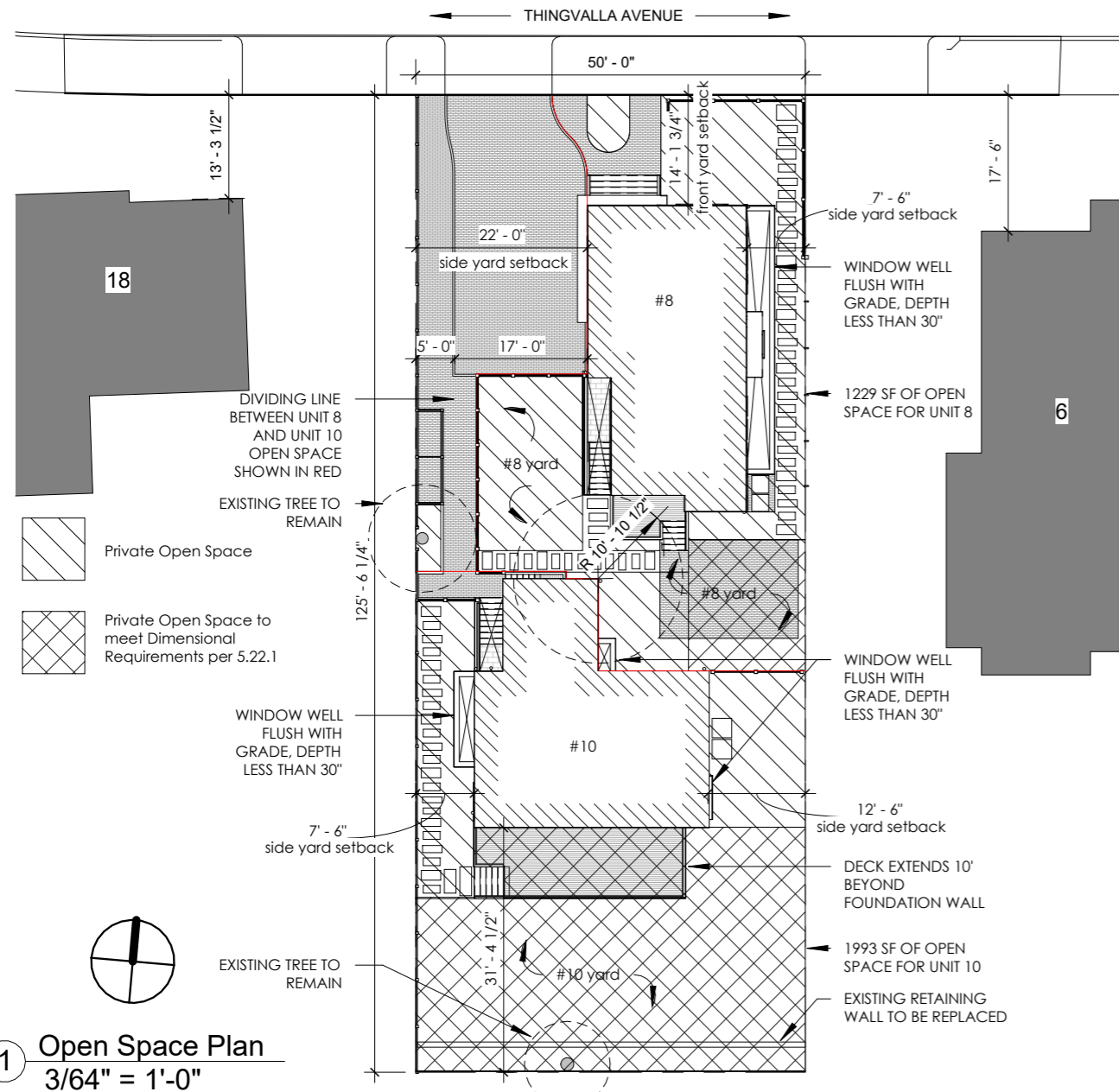
SCALE: As indicated

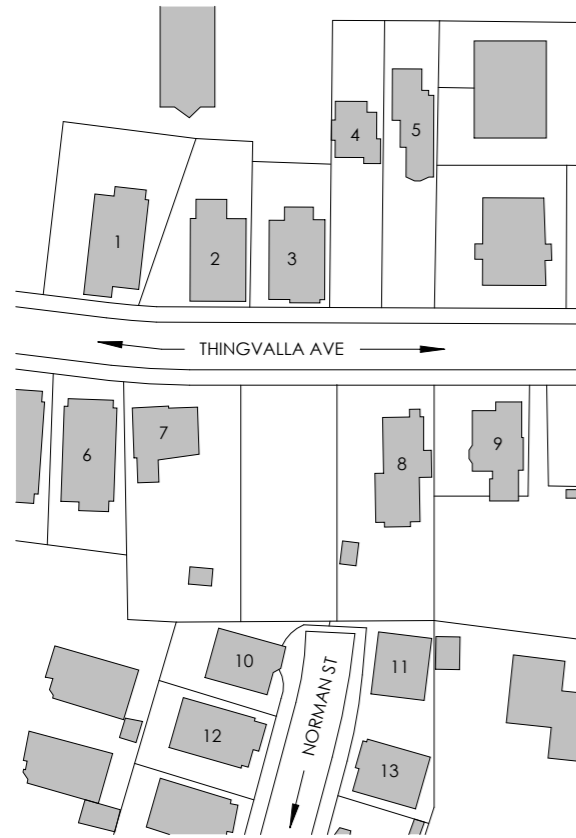
DATE: 10.03.2023

DRAWN BY: MLA

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)	3,238sq ft (100% 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





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

8 & 10 Thingvalla Avenue
Cambridge MA 02138

Site Context

MOSKOW LINN ARCHITECTS, INC.
1693 Massachusetts Ave, Cambridge, MA 02138
617.292.2000 / moskowlinn.com

A0.2

SCALE: As indicated

DATE: 10.03.2023

DRAWN BY: MLA

PREPARED FOR:
 DESIGN SYNERGY GROUP, LLC
 521 MEDFORD STREET, PH
 CHARLESTOWN, MA 02129

REFERENCES:
 OWNER OF RECORD:
 KAREN M. FEROLITO
 31 EDWARD ROAD
 WATERTOWN, MA 02472

DEED: BK 58141, PG 280
 PLAN: PL BK 48, PL 6
 PL BK 106, PL 27
 PL BK 133, PL 20
 PL BK 139, PL 25
 PL BK 375, PL 34
 PL BK 406, PL 46
 PL 1941 #1362
 PL 1957 #1522
 PL 1966 #1203
 LCC: 10725-A
 10725-C

CITY OF CAMBRIDGE ENGINEERING RECORDS
 STR-17-12 THINGVALLA AVENUE
 PLAN #9035
 PLAN #9036

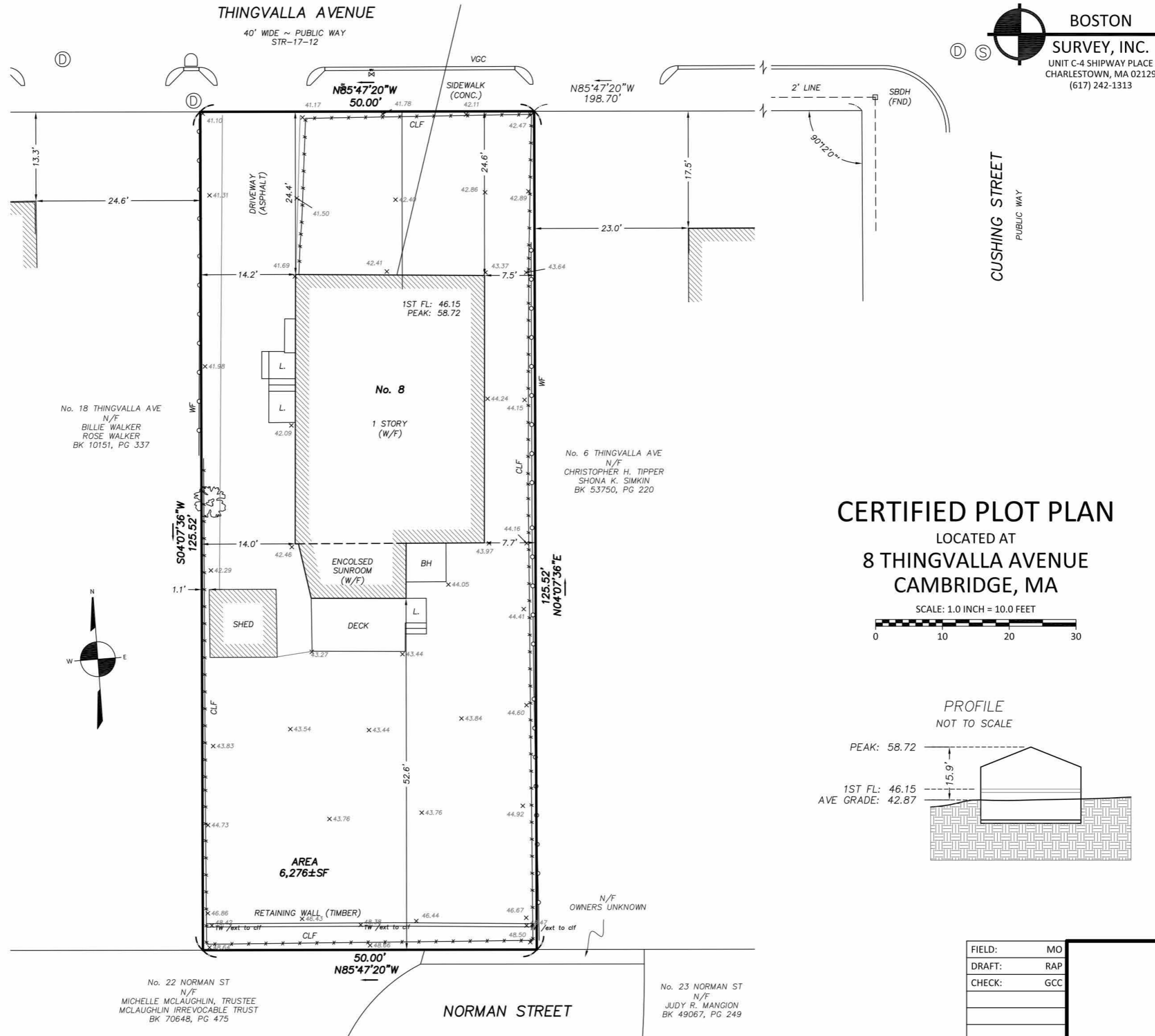
ZONING:
 MAP LOT: 255-13
 DISTRICT: B

	REQUIRED	EXISTING
FAR (MAX.)	0.5	0.20
LOT SIZE (MIN.)	5,000 SF	6,276±SF
LOT AREA/D.U. (MIN.)	2,500 SF	-
LOT WIDTH (MIN.)	50'	50.00'
FRONT SETBACK (MIN.)	15'	24.5'
SIDE SETBACK (MIN.)	7.5'	7.5'
	SUM 20'	21.5'
REAR SETBACK (MIN.)	25'	52.6'
HEIGHT, FEET (MAX.)	35'	15.9'
PVT. OPEN SPACE (MIN.)	40%	56.8%

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 10, 2023 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

VERTICAL DATUM
 THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CAMBRIDGE CITY BASE AND WERE DETERMINED FROM A GPS OBSERVATION.

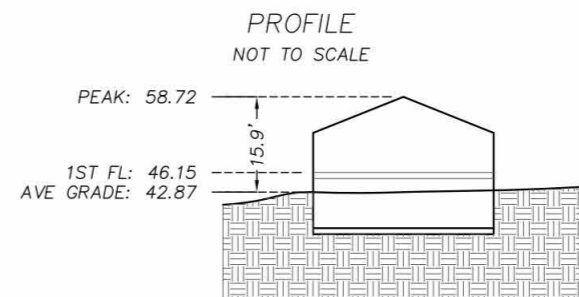
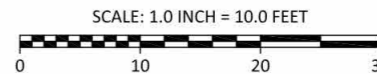
FEMA
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0419E
 EFFECTIVE DATE: 06/04/2010



BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617) 242-1313

CERTIFIED PLOT PLAN

LOCATED AT
 8 THINGVALLA AVENUE
 CAMBRIDGE, MA



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	07/17/23
JOB #	23-00402

8 & 10 Thingvalla Avenue
 Cambridge MA 02138
 Existing Certified Plot Plan

MOSKOW LINN ARCHITECTS, INC.
 1693 Massachusetts Ave, Cambridge, MA 02138
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A0.3

SCALE:
 DATE: 10.03.2023
 DRAWN BY: MLA

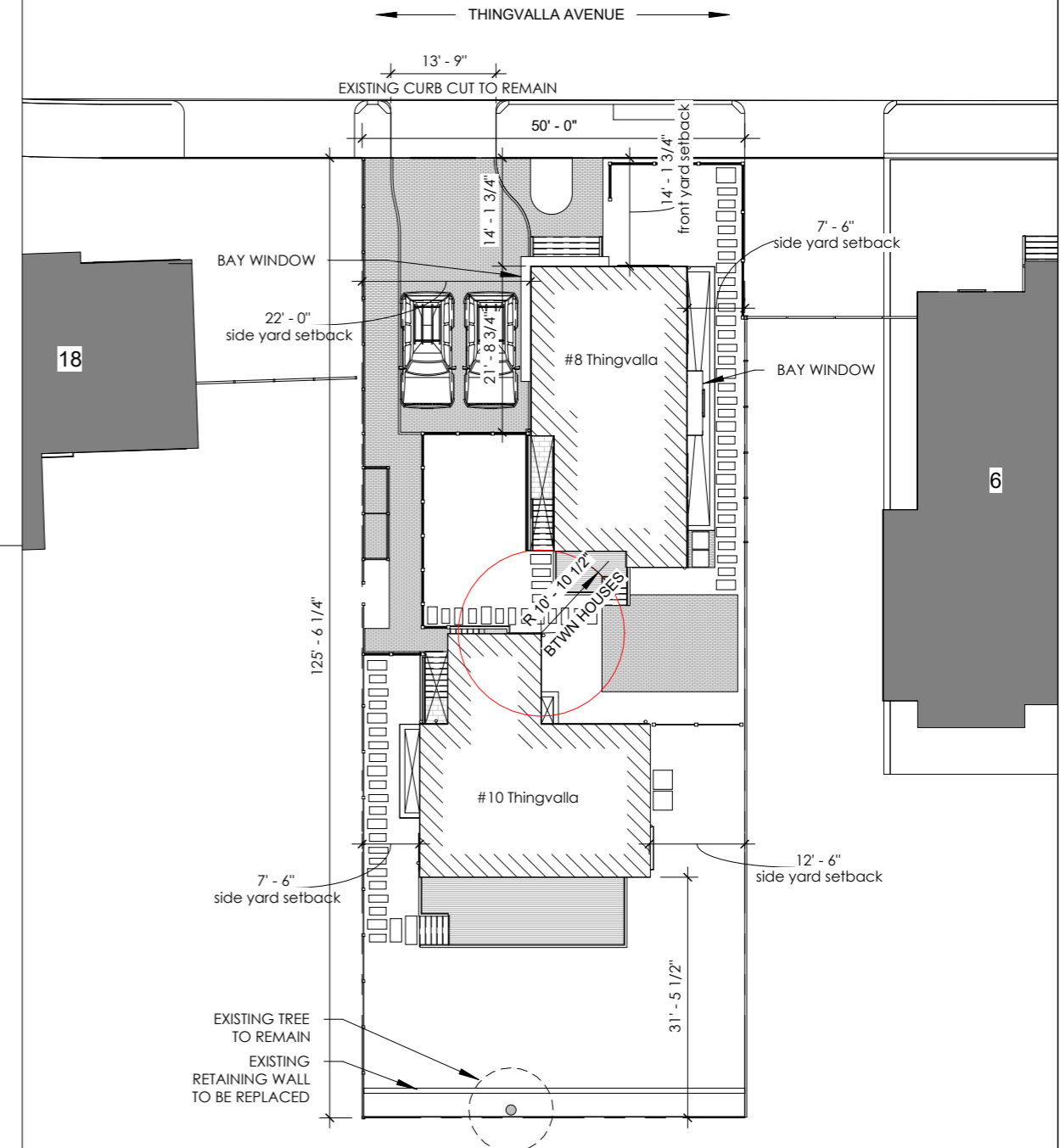
C:\Users\cc\Desktop8 Thingvalla\REV\172023.10.03_8 thingvalla_Special Permit Set Revisions.rvt



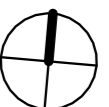
2 Existing Thingvalla Ave Elevation
3/64" = 1'-0"



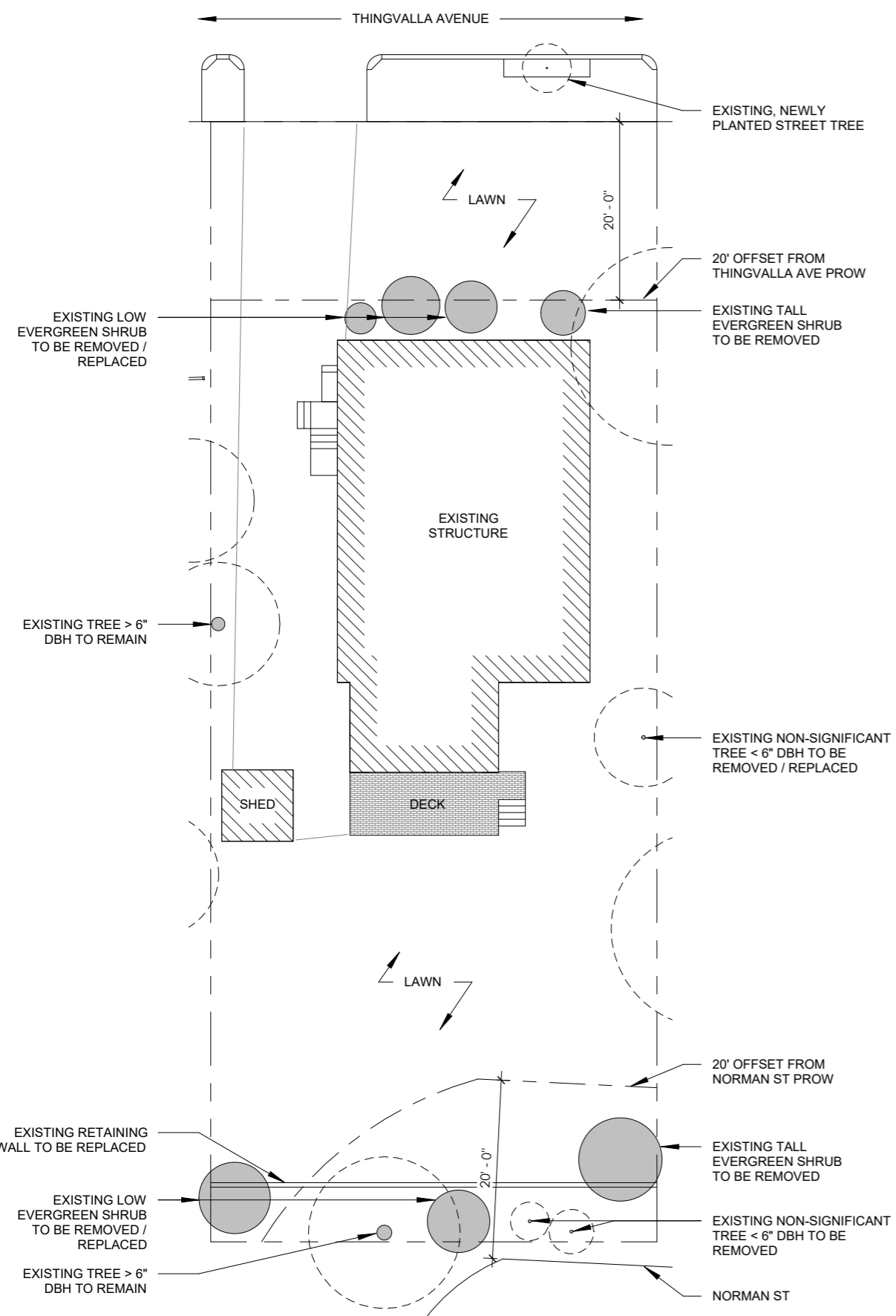
3 Proposed Thingvalla Ave Elevation
3/64" = 1'-0"



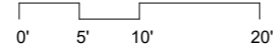
1 Proposed Site Plan
3/64" = 1'-0"



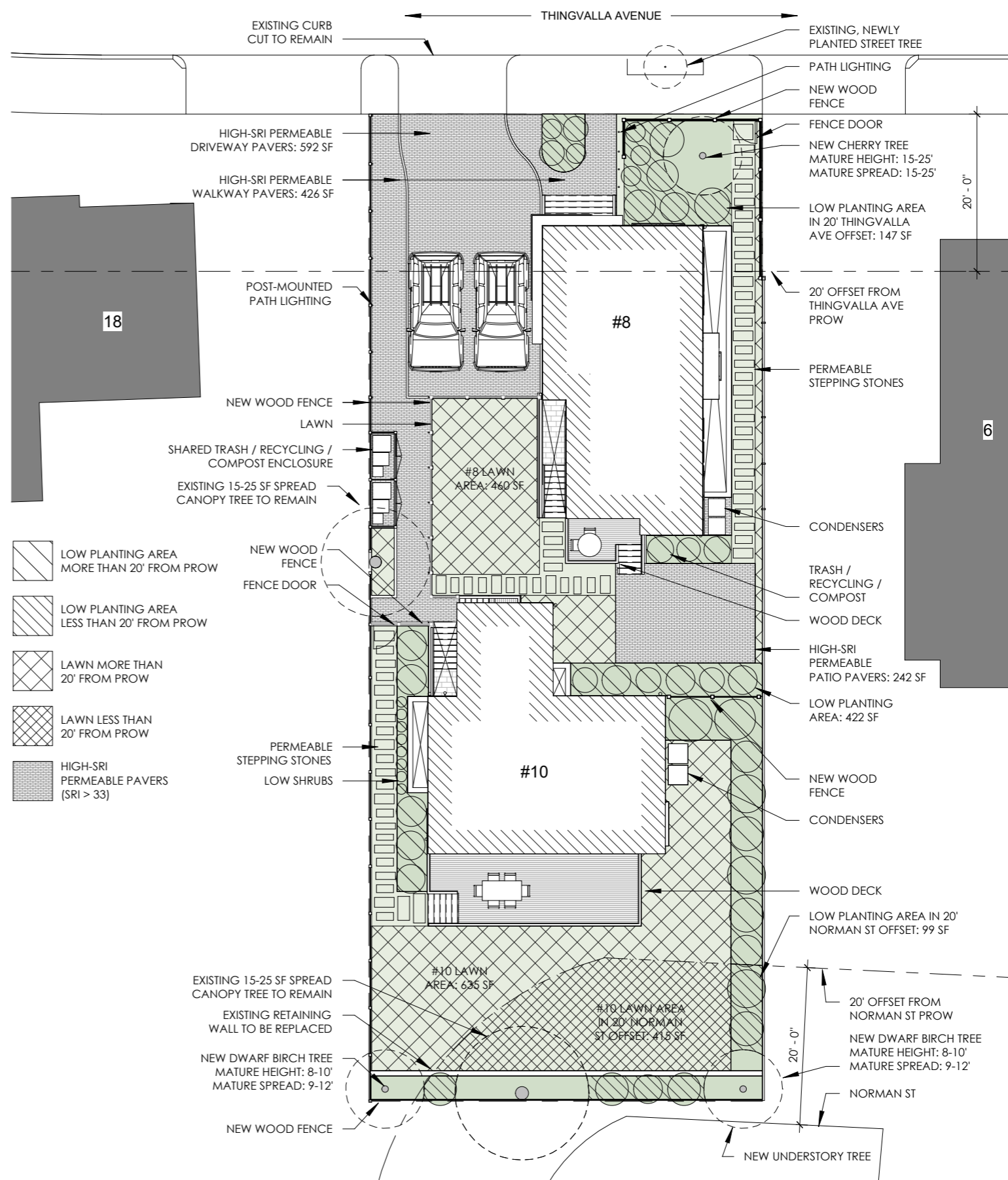
NOTE: REFER TO DRAWING A0.3 FOR CERTIFIED PLOT PLAN



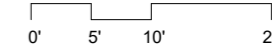
2 Existing Plantings
1/16" = 1'-0"



NOTE: REFER TO DRAWING L1.0 FOR LANDSCAPE PLAN



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



8 & 10 Thingvalla Avenue
Cambridge MA 02138

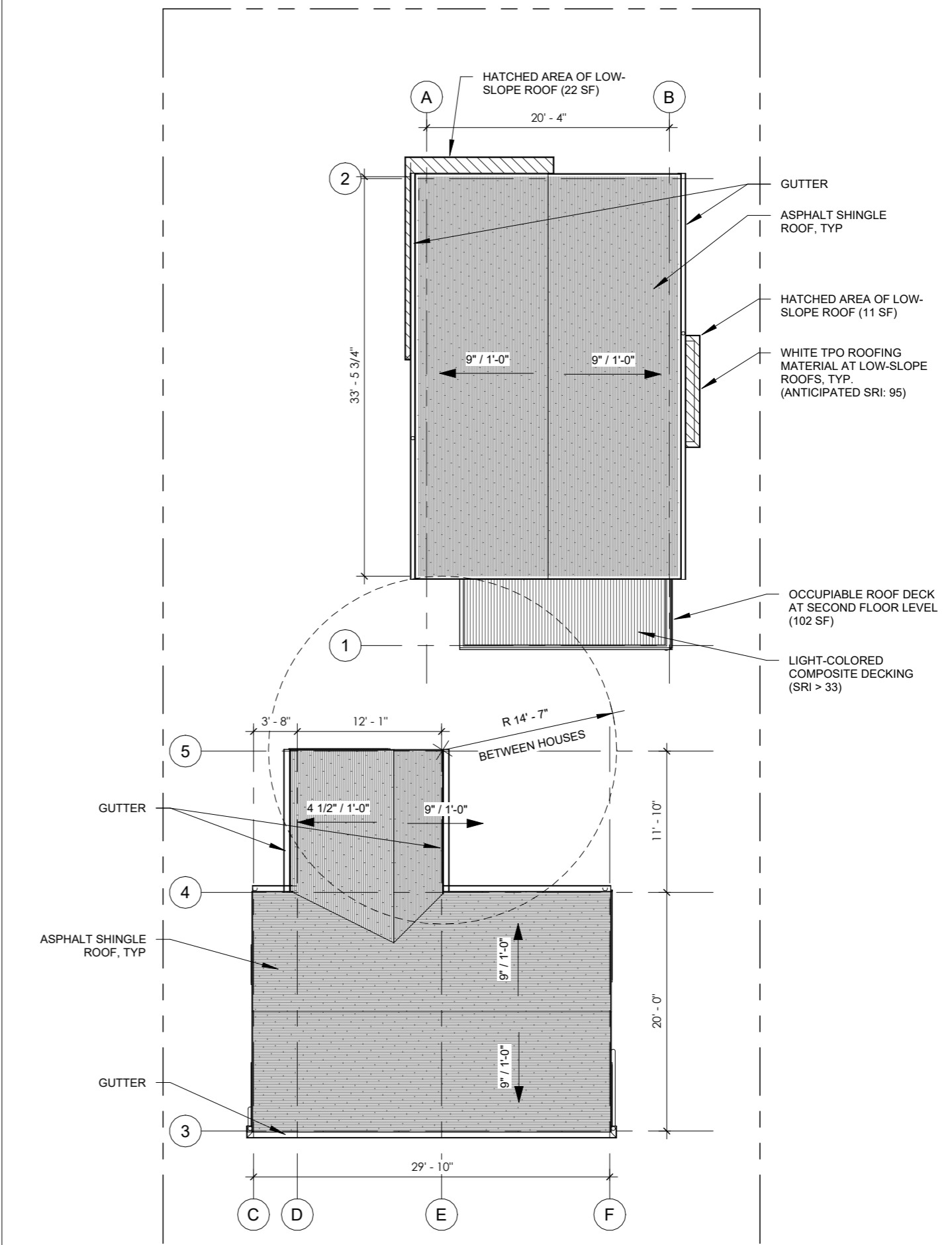
MOSKOW LINN ARCHITECTS, INC.
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A0.5

SCALE: 1/16" = 1'-0"
DATE: 10.03.2023
DRAWN BY: MLA

Architectural Landscape Drawing

C:\Users\cc\Desktop\8 Thingvalla\REV\12023.10.03_8 Thingvalla_Special Permit Set Revisions.rvt



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

SCALE: 3/32" = 1'-0"
DATE: 10.03.2023
DRAWN BY: MLA

A1.1

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1693 Massachusetts Ave, Cambridge, MA 02138
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8 & 10 Thingvalla Avenue
Cambridge MA 02138
Roof Plan



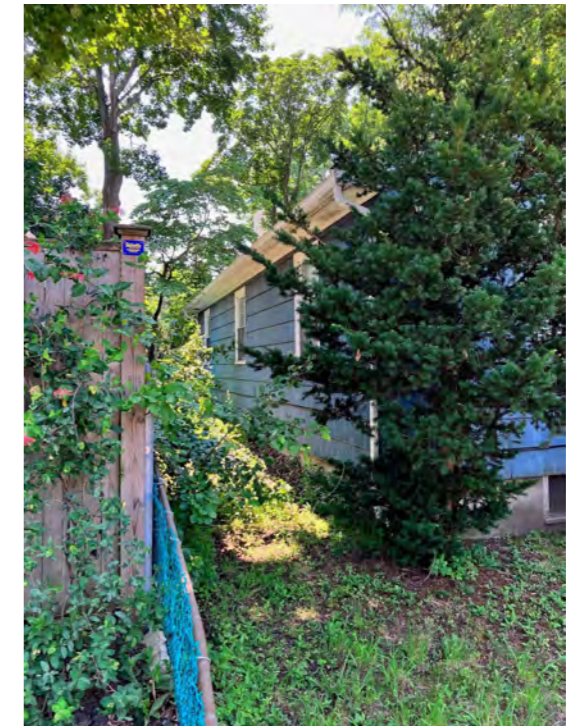
EXISTING THINGVALLA AVE FACADE,
NORTH ELEVATION



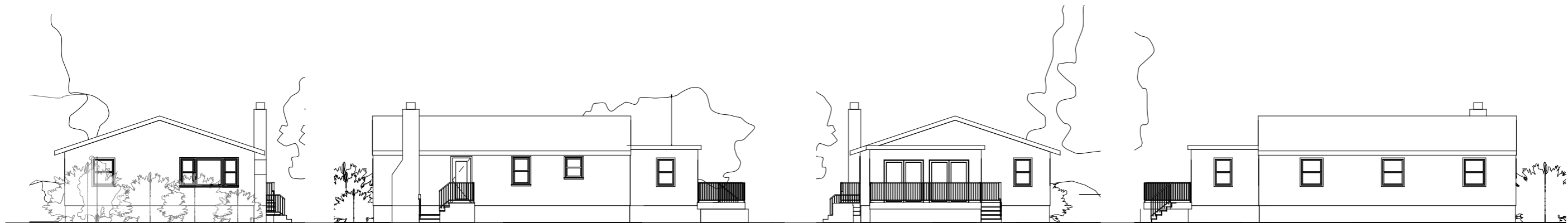
EXISTING ENTRY,
WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



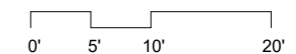
NORTH

WEST

SOUTH

EAST

① Existing Elevations
1/16" = 1'-0"



8 & 10 Thingvalla Avenue
Cambridge MA 02138

Existing Elevations

MOSKOW LINN ARCHITECTS, INC.

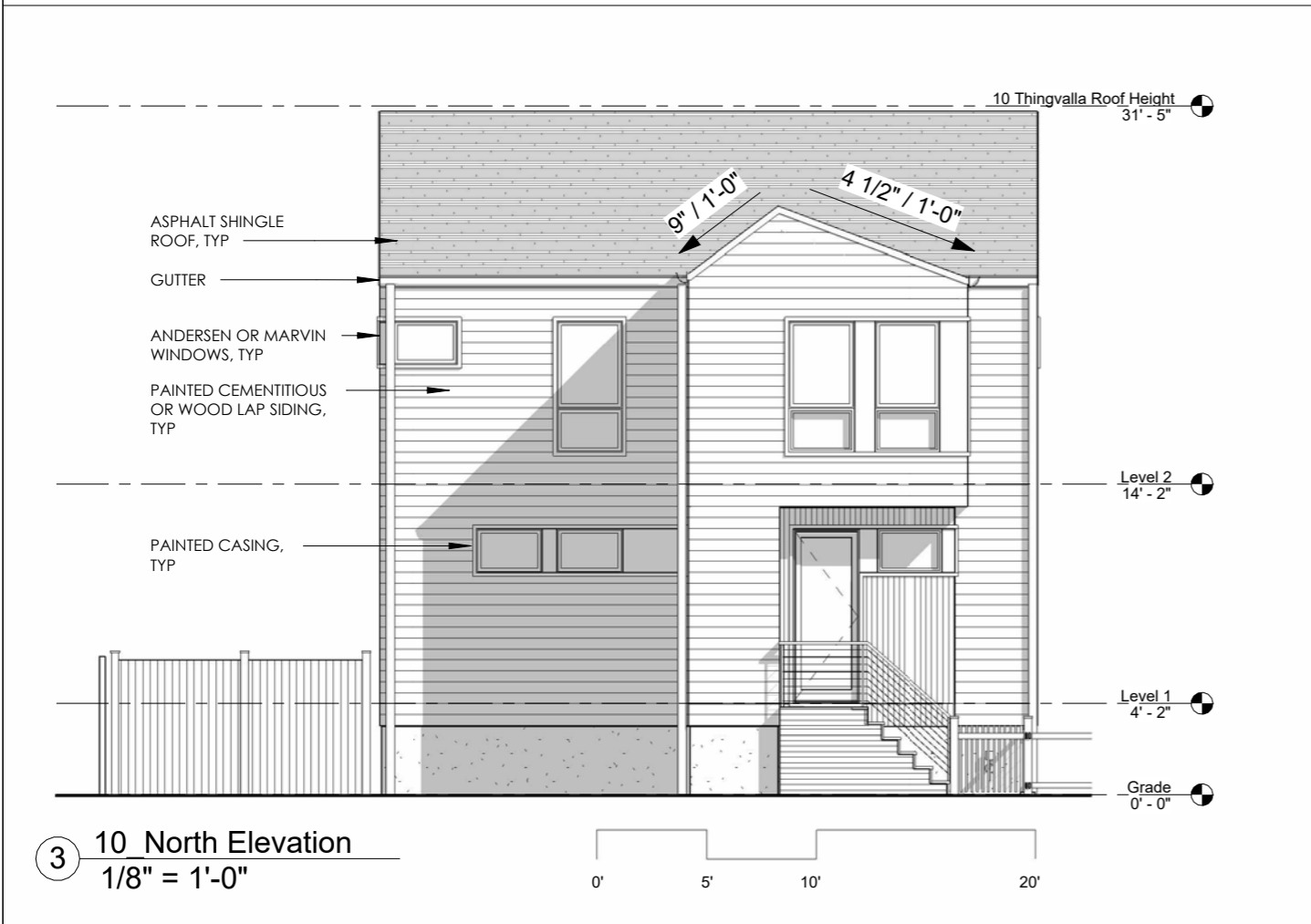
1693 Massachusetts Ave, Cambridge, MA 02138
617.292.2000 / moskowlinn.com

A2.0

SCALE: 1/16" = 1'-0"

DATE: 10.03.2023

DRAWN BY: MLA



8 & 10 Thingvalla Avenue
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Proposed Elevations

MOSKOW LINN ARCHITECTS, INC.
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A2.1

SCALE: 1/8" = 1'-0"

DATE: 10.03.2023

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8 & 10 Thingvalla Avenue
Cambridge MA 02138

Proposed Elevations

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A2.2

SCALE: 1/8" = 1'-0"

DATE: 10.03.2023

DRAWN BY: MLA



1 #8 View from Thingvalla Ave



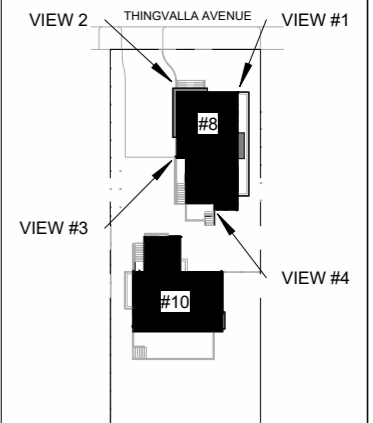
2 #8 View from Thingvalla Ave 2



4 #8 Side Yard



3 #8 Back Yard



Key Plan

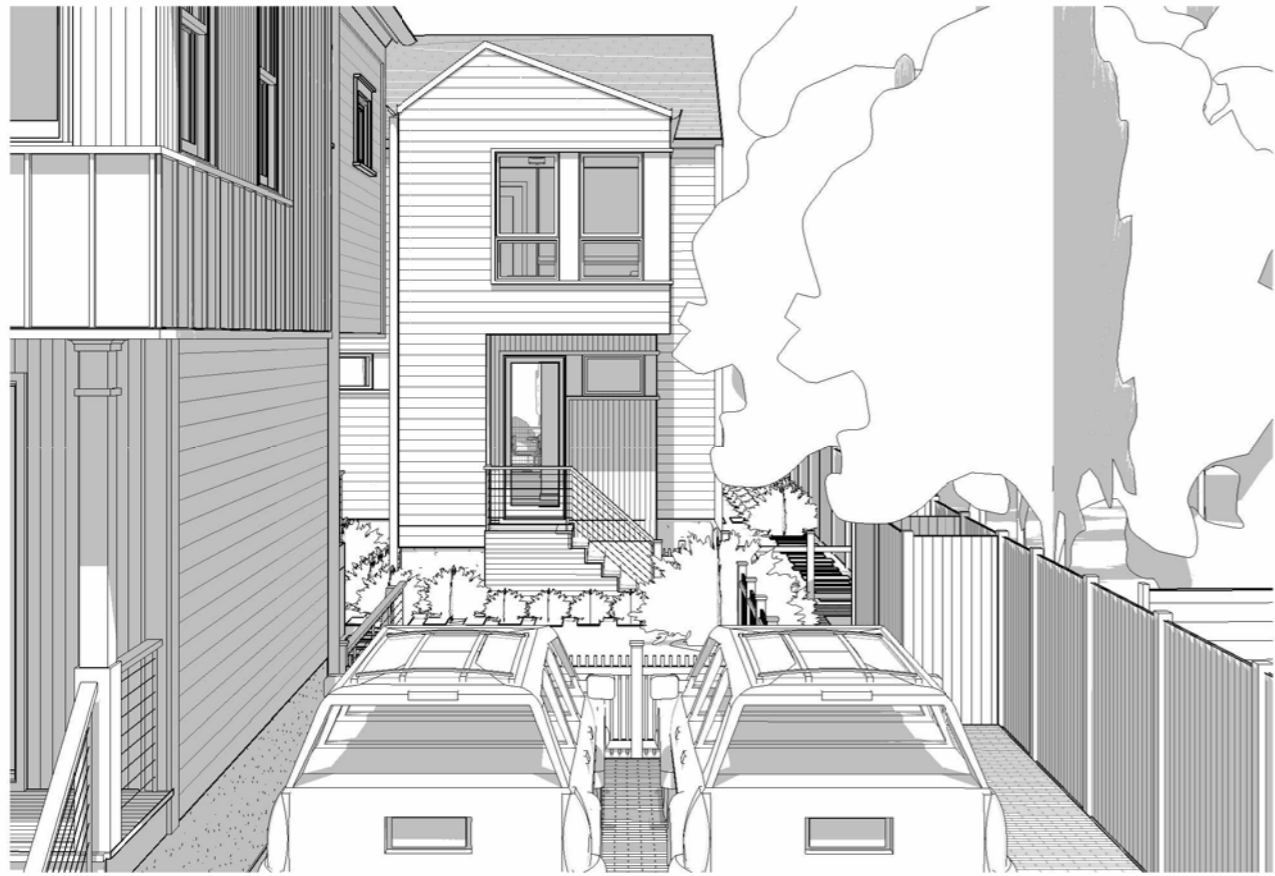
8 & 10 Thingvalla Avenue
Cambridge MA 02138
3D Views #8 Thingvalla

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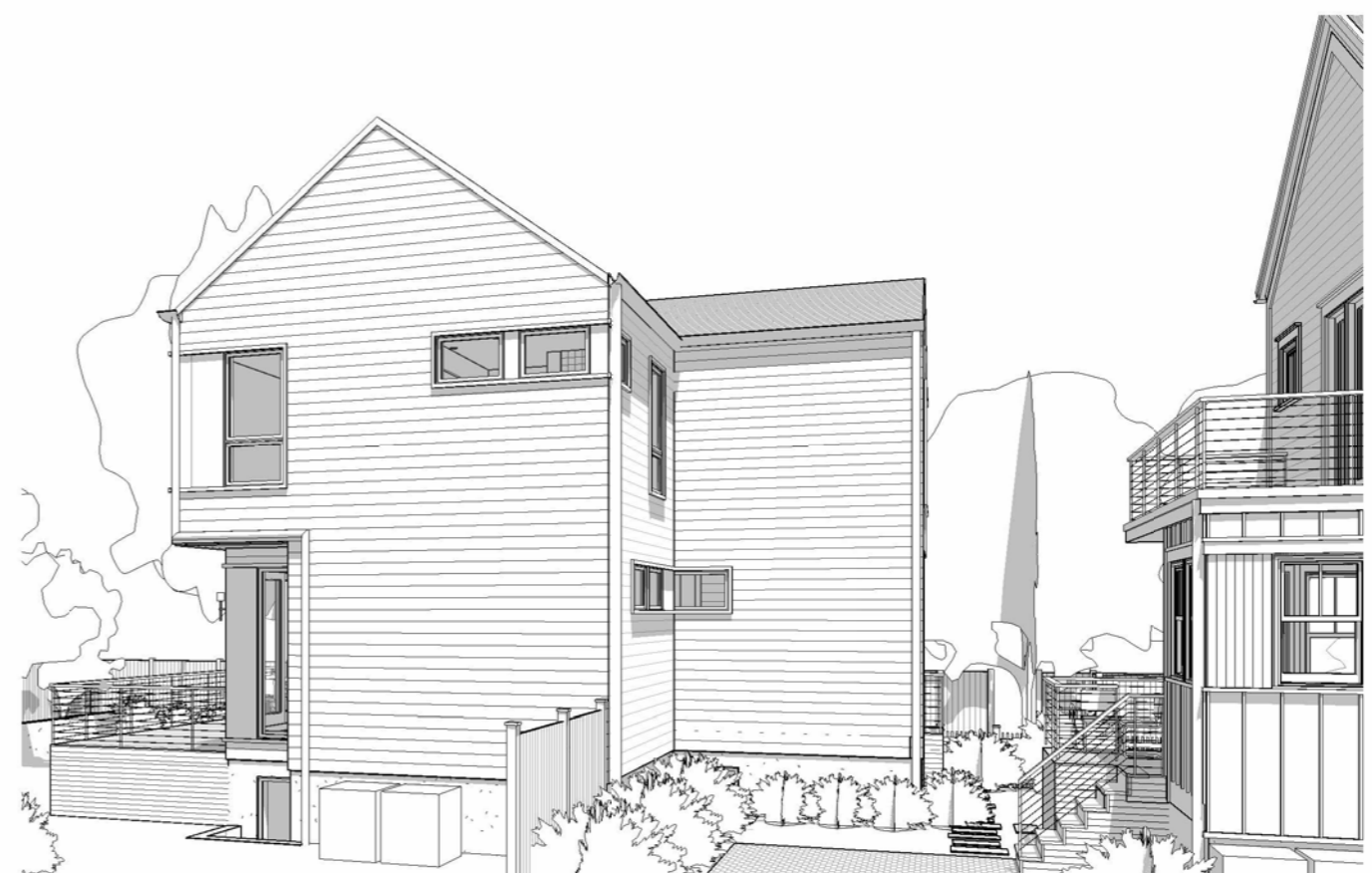
A7.0

SCALE: 1/64" = 1'-0"
DATE: 10.03.2023
DRAWN BY: MLA

C:\Users\cc\Desktop8 Thingvalla\REV\10.03.2023_8 thingvalla_Special Permit Set Revisions.rvt



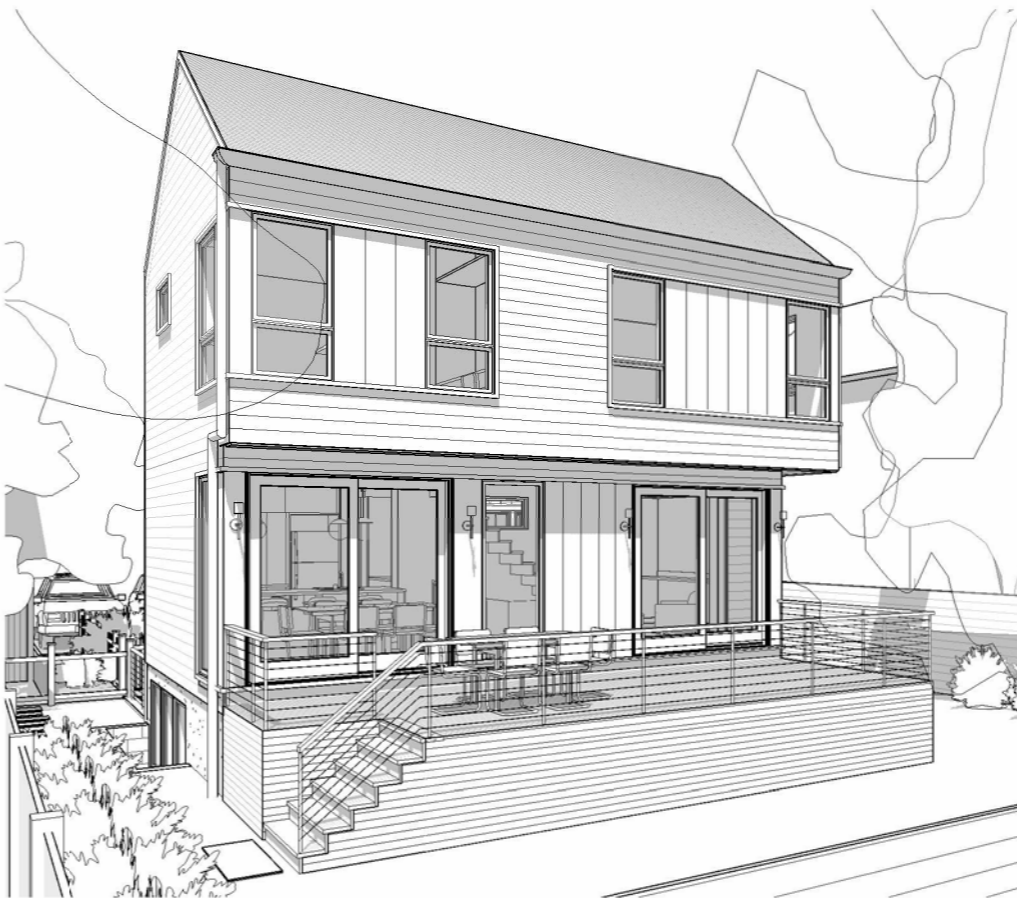
1 #10 View of Entry



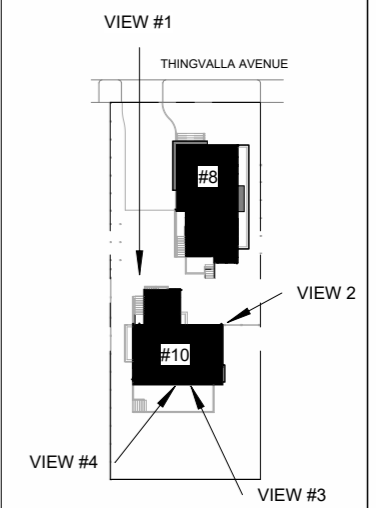
2 #10 Side Yard



3 #10 View from Backyard



4 #10 View from Backyard 2



Key Plan

8 & 10 Thingvalla Avenue
Cambridge MA 02138

3D Views # 10 Thingvalla

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A7.1

SCALE: 1/64" = 1'-0"

DATE: 10.03.2023

DRAWN BY: MLA



HARDIE PLANK CLAPBOARD SIDING



HARDIE PLANK BOARD AND BATTEN SIDING



HARDIE PLANK SHIPLAP SIDING



ASPHALT SHINGLE ROOF



WALKWAY PAVERS



PERMEABLE DRIVEWAY/ BACKYARD PAVERS

SCALE:

DATE: 10.03.2023

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A8.0

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8 & 10 Thingvalla Avenue
Cambridge MA 02138

Proposed Materials

SCHEMATIC DESIGN MASTER PLAN



LEGEND - HARDSCAPE

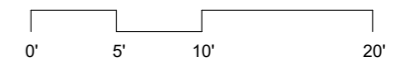
- 1 DECORATIVE CEDAR FENCING (4'-0"H X 8'-0"W)
- 2 DECORATIVE CEDAR FENCING GATE (4'-0"H X 3'-0"W)
- 3 PERMEABLE PAVER DRIVEWAY
- 4 PERMEABLE PAVER WALKWAY W/ ASSORTED SIZES AND PATTERN (SOLAR REFLECTIVE INDEX = 33)
- 5 COMPOSITE FRONT DOOR DECKING & STEPS (COLOR TBD)
- 6 HANDRAIL TO ACCESS RESIDENCE(S) BASEMENT (BLACK)
- 7 COMPOSITE BACK YARD DECKING & STEPS (COLOR TBD)
- 8 PERMEABLE PAVER PATIO/TERRACE (SOLAR REFLECTIVE INDEX = 33)
- 9 SHARED CRUSHED STONE BASE TRASH RECEPTACLE ENCLOSURE
- 10 TRASH RECEPTACLE CEDAR FENCING ENCLOSURE (6'-0"H X 12'-0"W X 4'-0"D)

- 11 CONCRETE GARDEN STEPPERS TO ACCESS BACKYARD (3'-0"L X 2'-0"W)
- 12 PRIVACY CEDAR FENCING (4'-0"H X 8'-0"W)
- 13 CONCRETE RETAINING WALL WINDOW WELL W/ BLACK MULCH BASE
- 14 A/C CONDENSER PAD W/ STEEL EDGING & CRUSHED STONE
- 15 CONCRETE RETAINING WALL

LEGEND - PLANTING

- 16 MOUNT FUJI FLOWERING CHERRY TREE (*PRUNUS SERRULATA* 'MOUNT FUJI')
- 17 PJM RHODODENDRON (*RHODODENDRON* X 'PJM')
- 18 STEEDS JAPANESE UPRIGHT HOLLY (*ILEX CRENATA* 'STEEDS')
- 19 BIG BLUE LILY TURF (*LIRIOPE MUSCARI* 'BIG BLUE')
- 20 KIMONO™ MAY SNOW AZALEA (*AZALEA* X 'MAISHCHNEE')
- 21 SHAMROCK INKBERRY (*ILEX GLABRA* 'SHAMROCK')
- 22 FOX VALLEY® DWARF RIVER BIRCH (*BETULA NIGRA* 'LITTLE KING')
- 23 LAWN AREA(S)
- 24 WINDOW WELL BLACK MULCH BED
- 25 EXISTING TREE (TYP.)

3/16" = 1'-0"



8 & 10 Thingvalla Avenue
Cambridge MA 02138

Landscape Plan

MOSKOW LINN ARCHITECTS, INC.

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L1.0

SCALE:

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