



1 Holworthy Street Looking NorthWest

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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 (8TH ADDITION), 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.

# 78 Holworthy Street Cambridge, MA

CLIENT

MacArthur Construction Company  
67 Smith Place, Unit 12A  
Cambridge, MA 02138  
p:617.864.8834

ARCHITECT

Moskow Linn Architects  
Robert Linn AIA, Keith Moskow FAIA  
88 Broad St. 5th Floor  
Boston, MA 02110  
p:617.292.2000

BUILDER

MacArthur Construction Company  
67 Smith Place, Unit 12A  
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p:617.864.8834

78 Holworthy Street  
Cambridge, MA 02138

Cover Sheet

Moskow Linn Architects, Inc.  
88 Broad Street Boston, Massachusetts 02110  
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0.0

SCALE: As indicated

DATE: 07.16.2018

DRAWN BY: MLA

Holworthy Street, Cambridge  
**Zoning District B**

	Allowable/Required	Proposed
FAR	0.43	0.43
Min. Lot Size	5000 sq ft	8,777 sq ft
Min. Lot Size per DU	2500 sq ft	4,388.5 sq ft
Min. Lot Width	50'	51'
Min. Front Yard	15'	15'
Min. Side Yards	7'-6" (sum of 20')	7'-6" (sum of 20')
Min. Rear Yard	25' plus 10'	35'
Max. Height	35'	33'
Min. Ratio of Private Open Space to Lot Area	3,510 sq ft (40%)	4,725 sq ft (53%)
50% to meet Dimensional Limitations per 5.22.1	1,755 sq ft	4,725 sq ft (100%)
50% to meet Definition of Permeable Open Space	1,755 sq ft	3,645 sq ft (77%)
Gross Floor Area Breakdown for FAR	3,820 GSF	3,820 GSF
Front House Level 1 Floor Area	na	800 GSF
Front House Level 2 Covered Outdoor Floor Area	na	170 GSF
Front House Level 2 Floor Area	na	920 GSF
Back House Level 1 Floor Area	na	805 GSF
Back House Level 1 Covered Outdoor Floor Area	na	210 GSF
Back House Level 2 Floor Area	na	915 GSF

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Code Review

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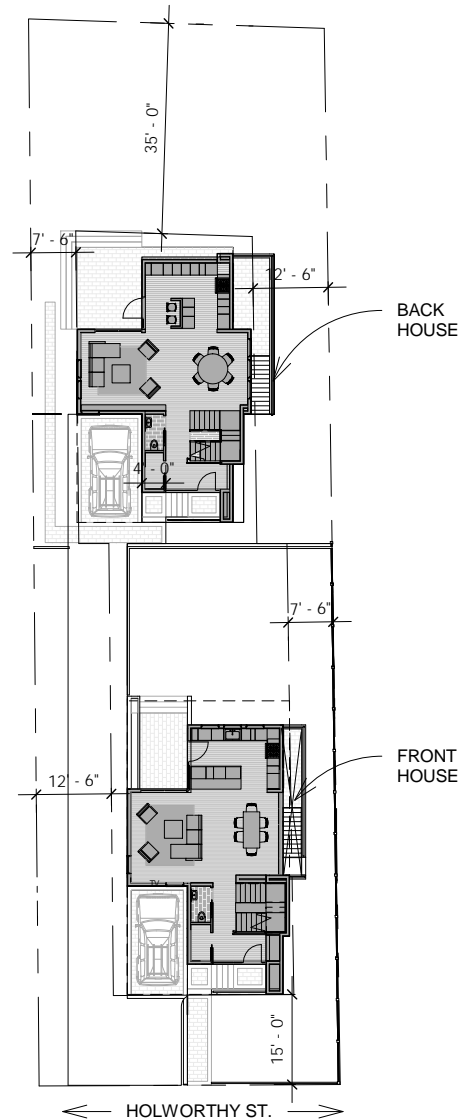
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0.1

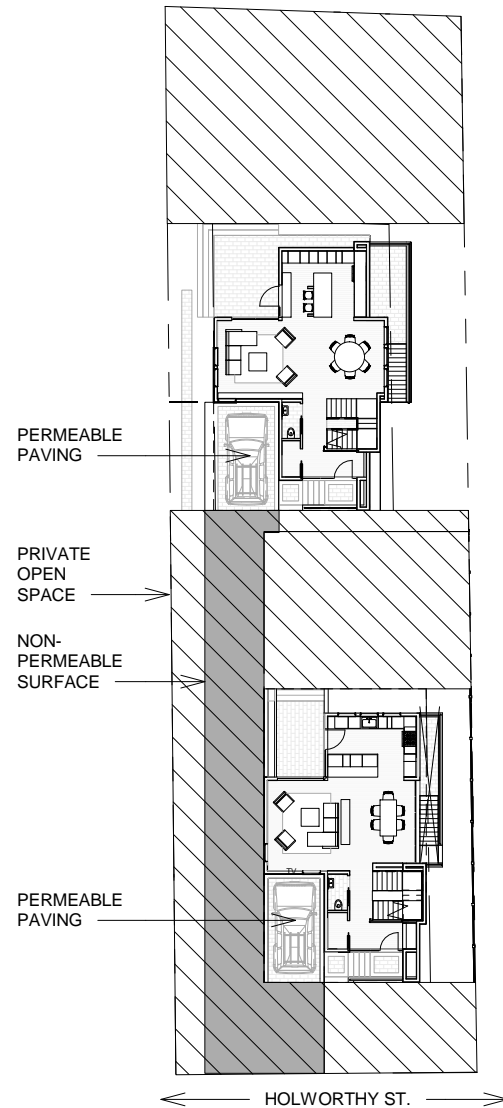
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DATE: 07.16.2018

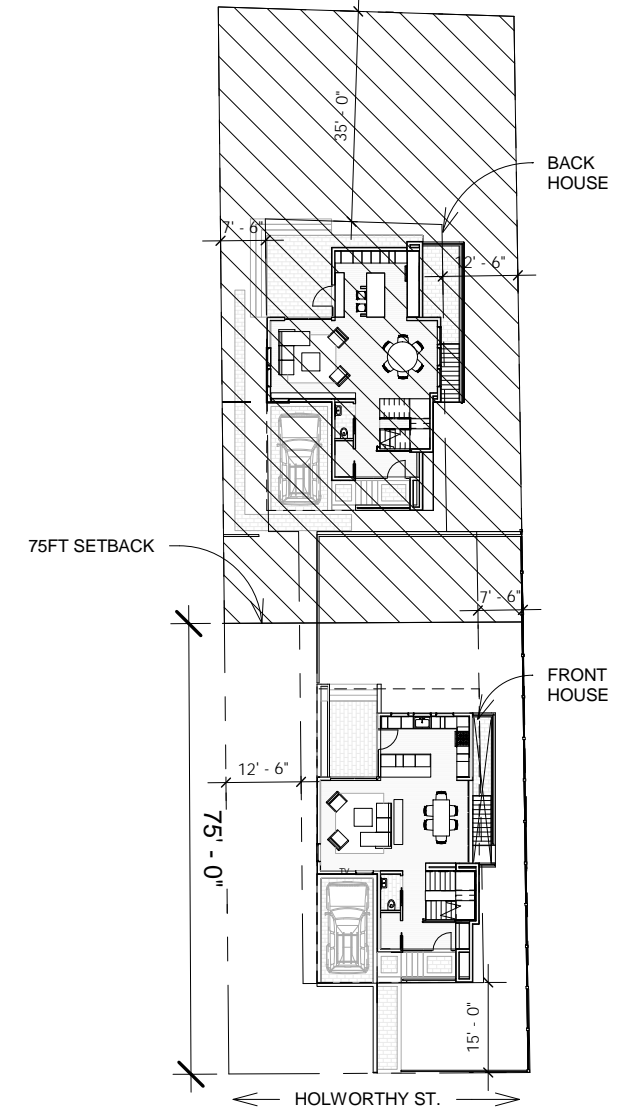
DRAWN BY: MLA



① Proposed Ratio of GFA to Lot Area  
 1/32" = 1'-0"



② Proposed Open Space  
 1/32" = 1'-0"



③ Proposed 75 ft setback  
 1/32" = 1'-0"





1 Site Context - Neighboring Houses  
1/2" = 1'-0"



2 NEIGHBOR



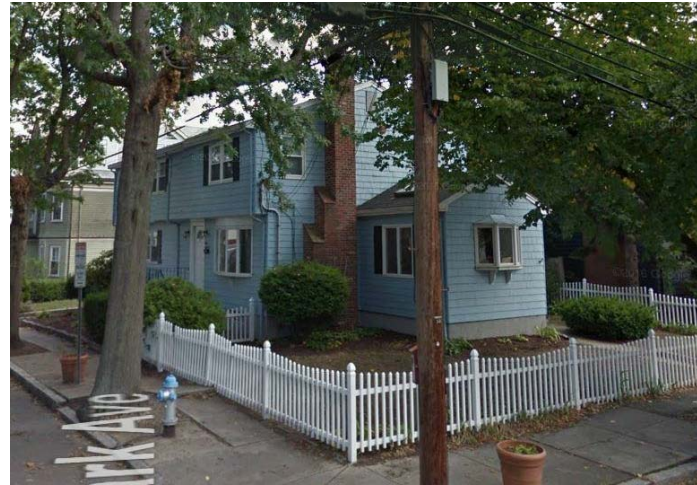
3 NEIGHBOR



4 NEIGHBOR



5 NEIGHBOR



6 NEIGHBOR



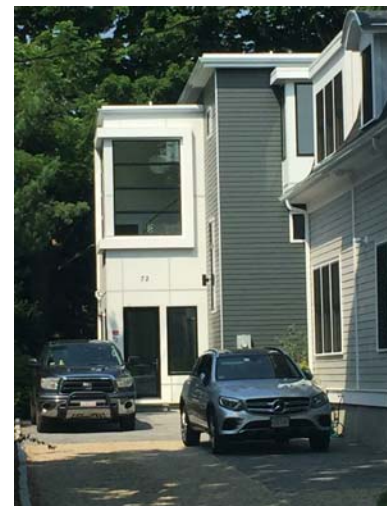
7 NEIGHBOR



8 NEIGHBOR



9 Site Context - Contemporary Houses  
1/2" = 1'-0"



10 NEIGHBOR



11 NEIGHBOR



12 NEIGHBOR

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Site Context

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0.2

SCALE: 1/2" = 1'-0"

DATE: 07.16.2018

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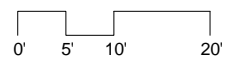


74 Holworthy St.

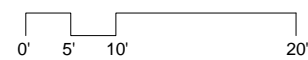
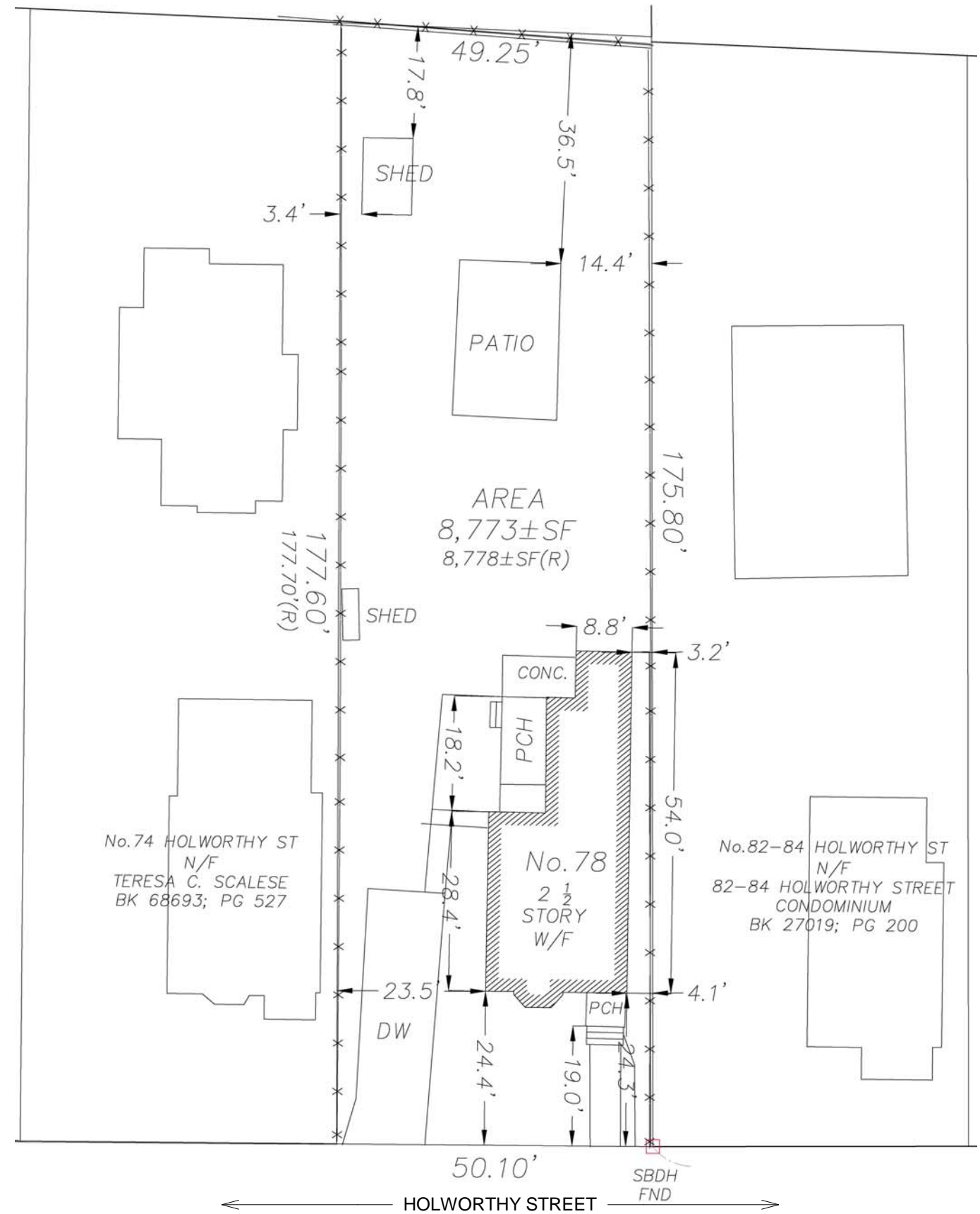
78 Holworthy St.

84 Holworthy St.

EXISTING FACADE



1 Existing Elevation  
1" = 20'-0"



2 Existing Site Plan  
3/64" = 1'-0"



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Existing Site Plan

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0.4

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74 Holworthy St.

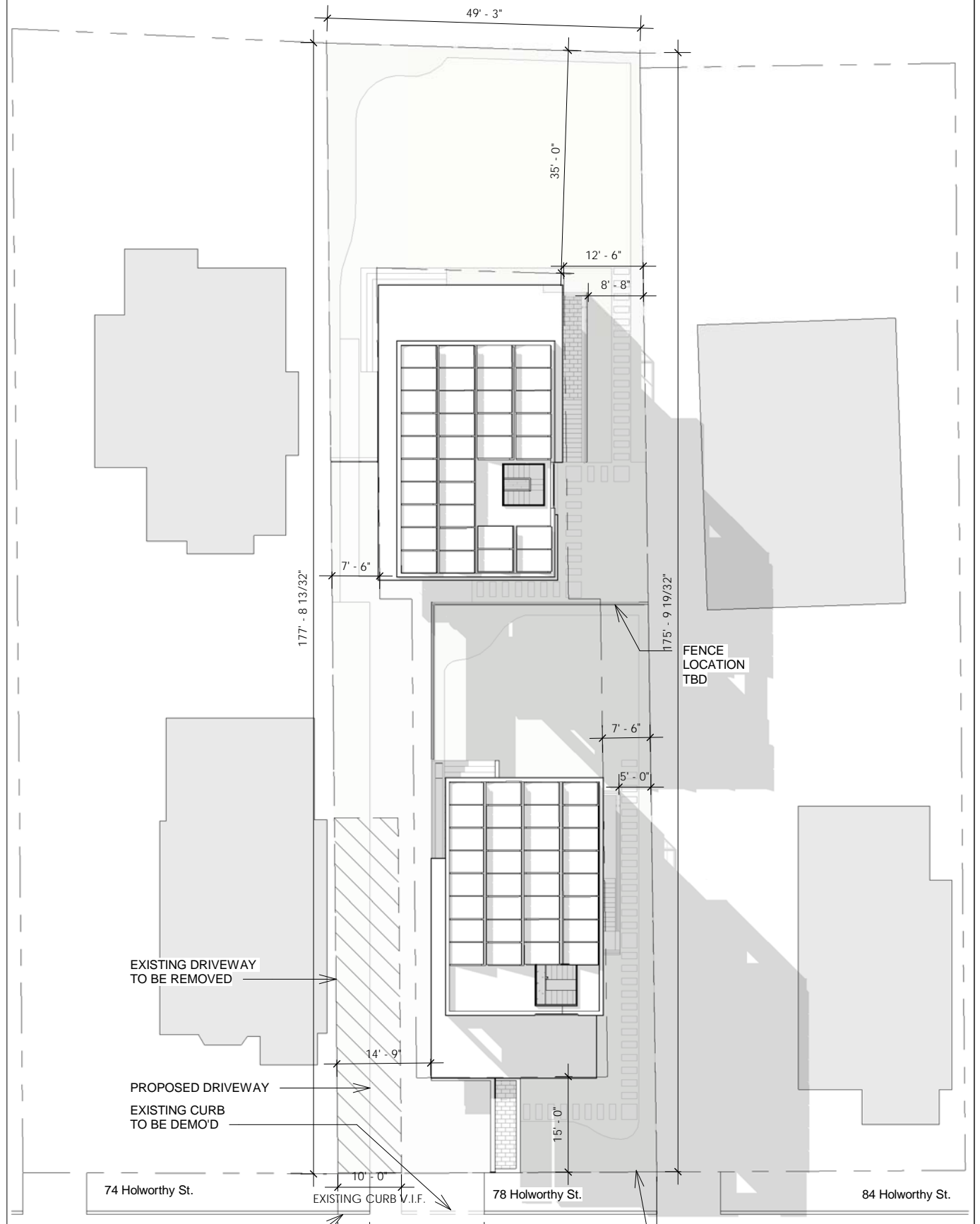
78 Holworthy St.

84 Holworthy St.

PROPOSED FACADE



1 Proposed Elevation  
1" = 20'-0"



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

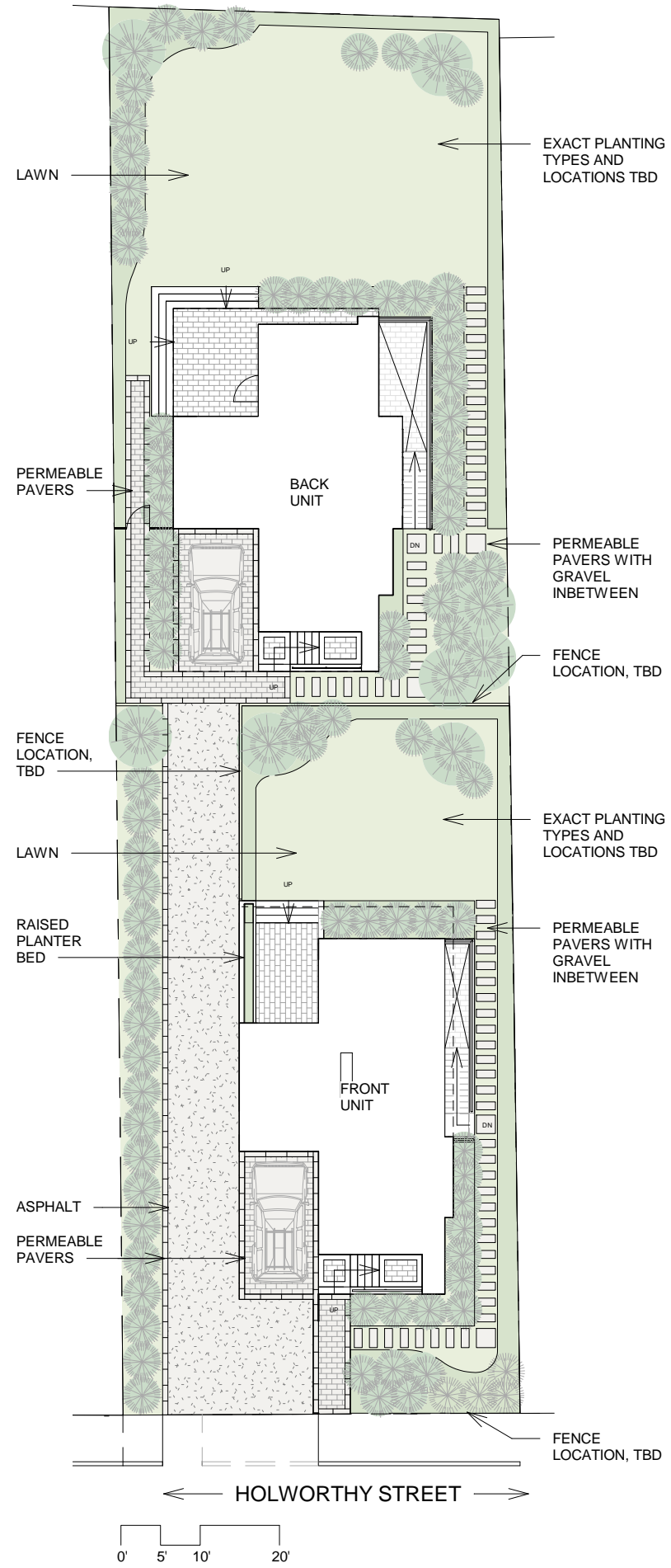
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Proposed Site Plan

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0.5

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1 Proposed Landscape Plan  
1" = 20'-0"

SCALE: 1" = 20'-0"

DATE: 07.16.2018

DRAWN BY: MLA

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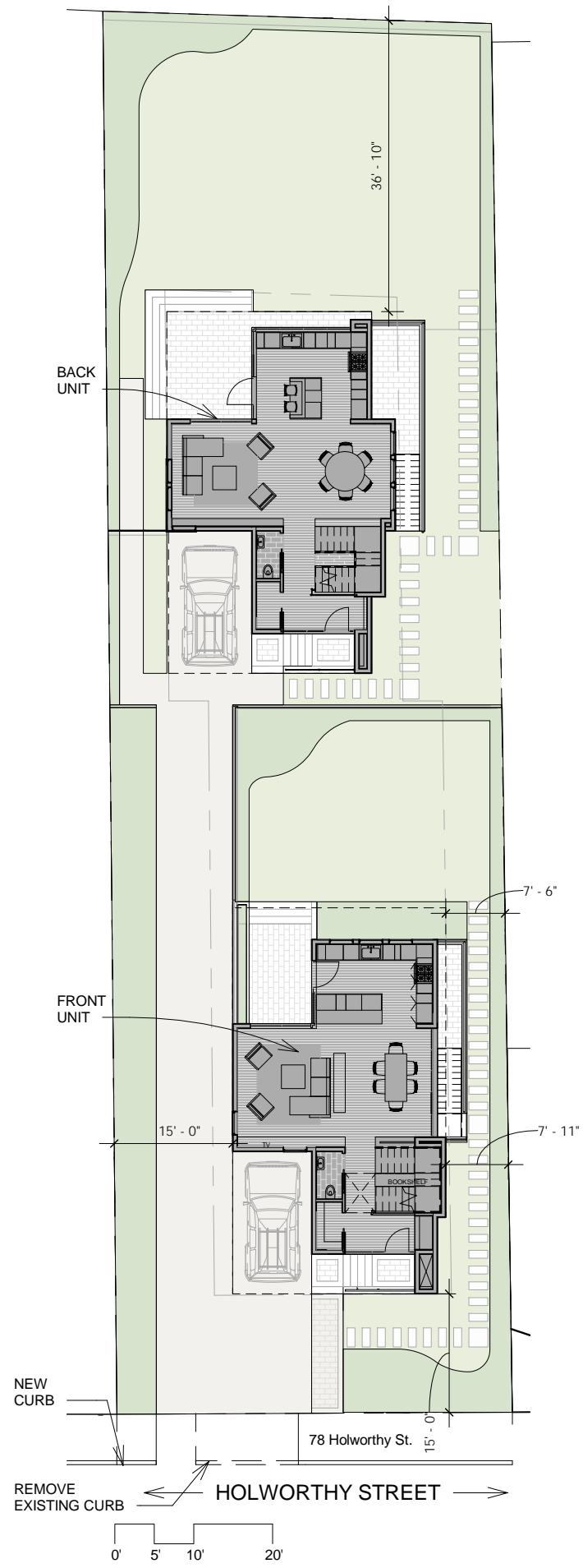
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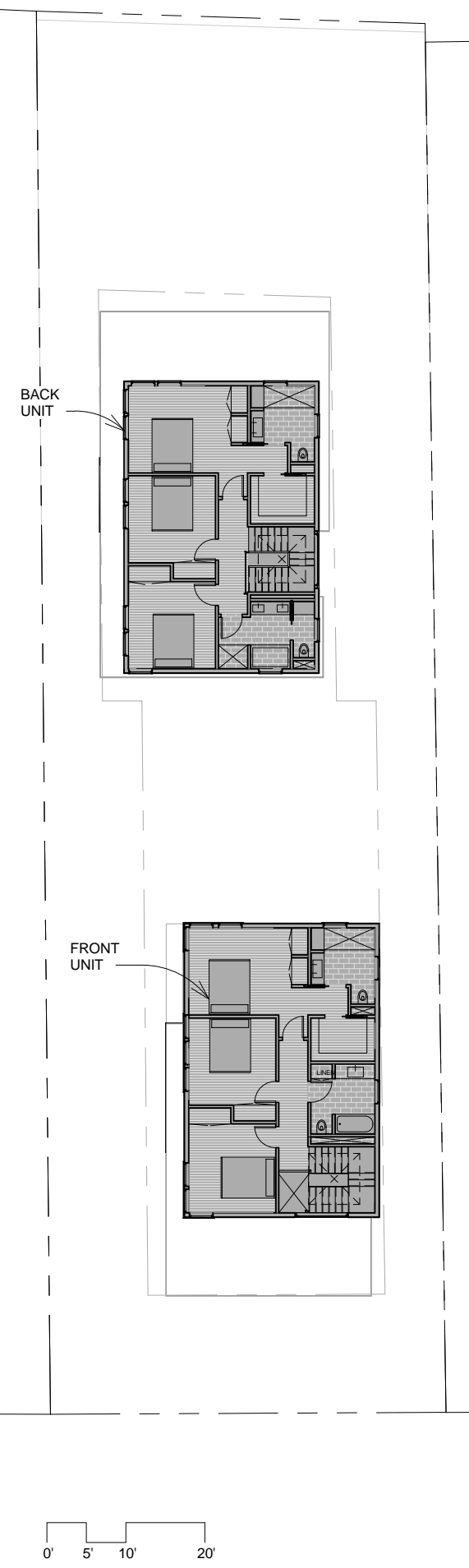
Proposed Landscape Plan

0.6

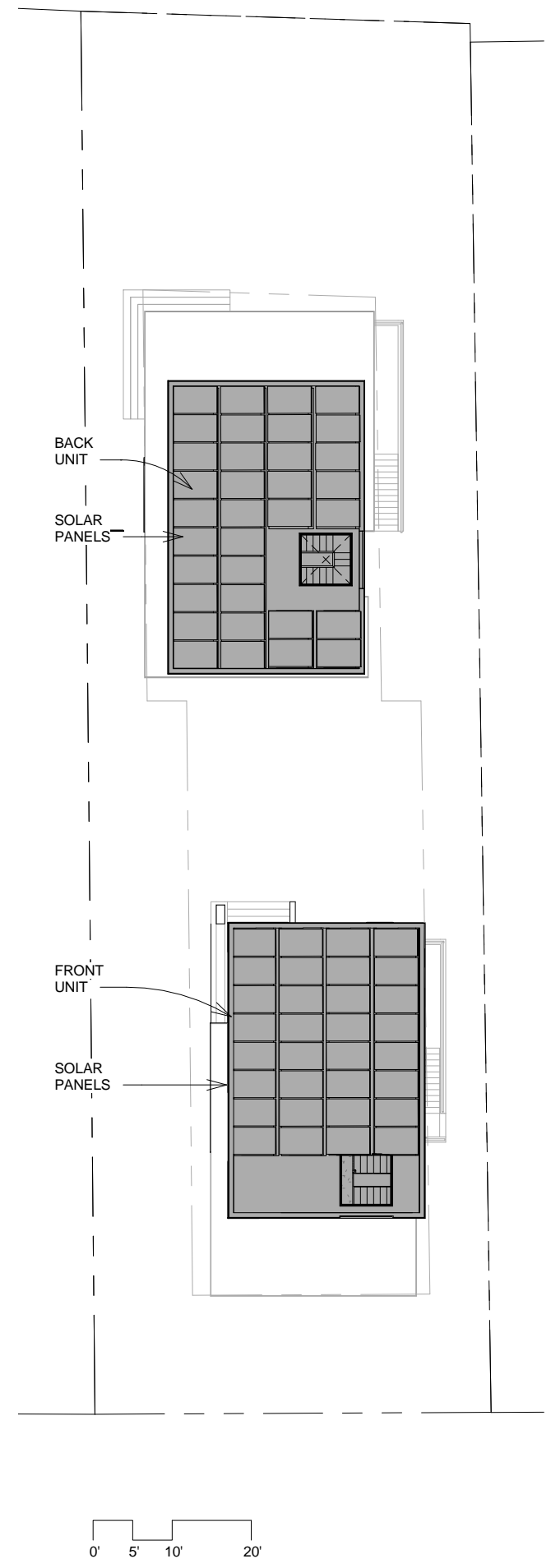
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1 Proposed Level 1  
1" = 20'-0"



2 Proposed Level 2  
1" = 20'-0"



3 Proposed Roof Plan  
1" = 20'-0"



SCALE: 1" = 20'-0"

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1.0

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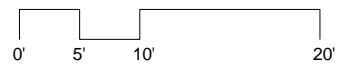
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Proposed Floor Plans



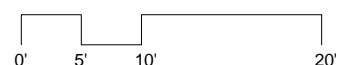
EXISTING HOUSE



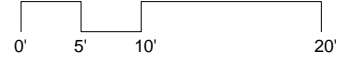
① Existing Elevation\_North  
1/16" = 1'-0"



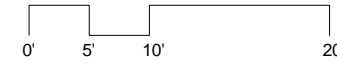
← HOLWORTHY STREET →



② Existing Elevation\_East  
1/16" = 1'-0"



③ Existing Elevation\_South  
1/16" = 1'-0"



④ Existing Elevation\_West  
1/16" = 1'-0"

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Existing Elevations

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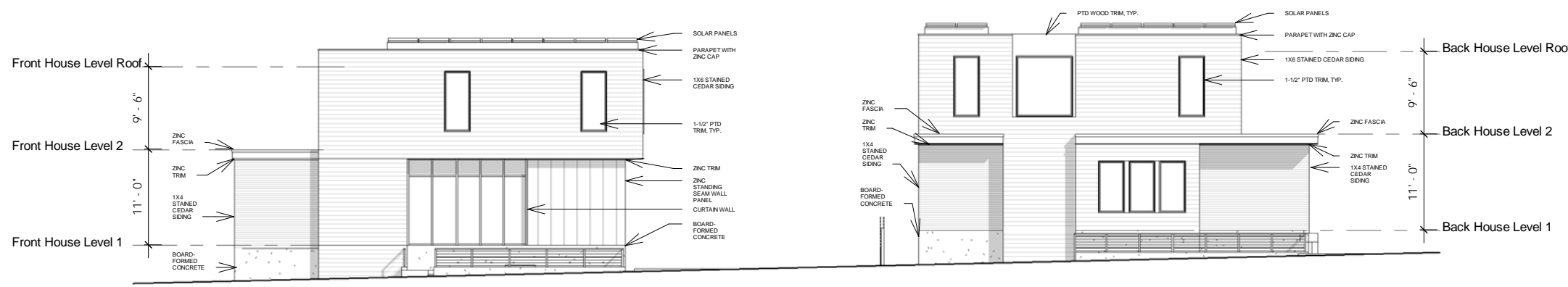
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SCALE: 1/16" = 1'-0"

DATE: 07.16.2018

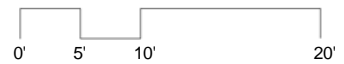
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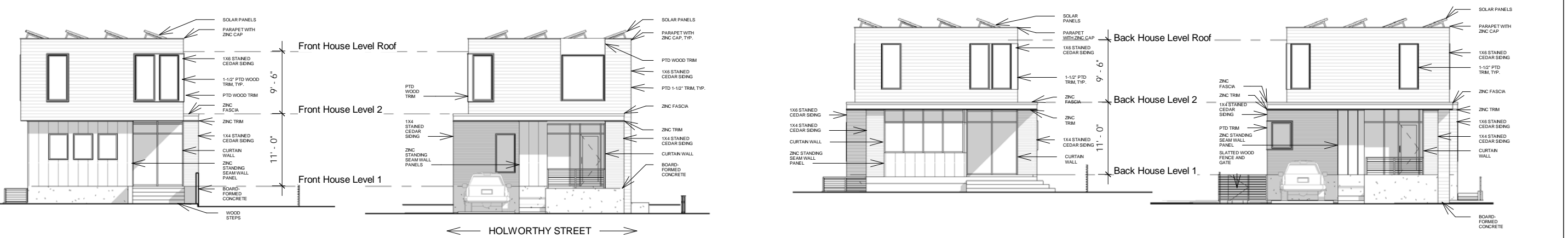


FRONT HOUSE

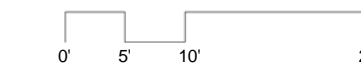
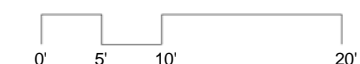
BACK HOUSE



1 Proposed Elevation\_North  
1/16" = 1'-0"



HOLWORTHY STREET

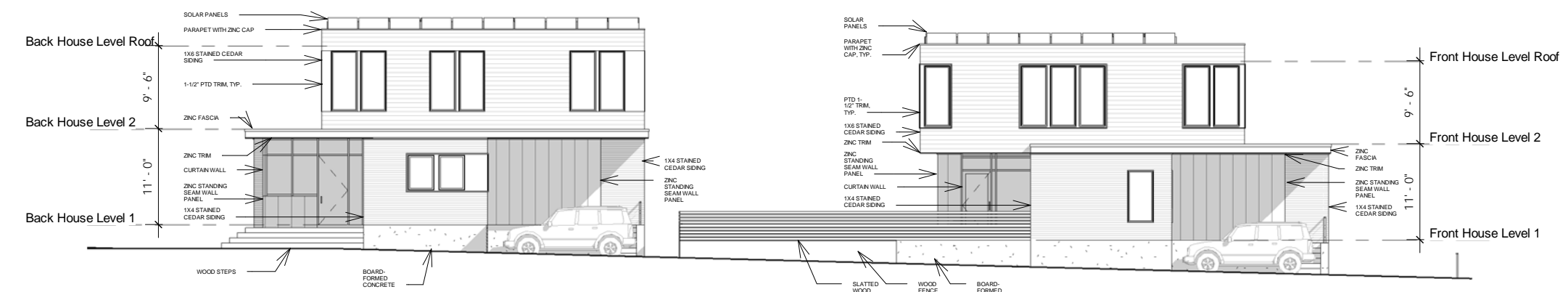


2 Front House Proposed Elevation\_East  
1/16" = 1'-0"

3 Front House Proposed Elevation\_West  
1/16" = 1'-0"

4 Back House Proposed Elevation\_East  
1/16" = 1'-0"

5 Back House Proposed Elevation\_West  
1/16" = 1'-0"



BACK HOUSE

FRONT HOUSE



6 Proposed Elevation\_South  
1/16" = 1'-0"

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Proposed Elevations

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2.1

SCALE: 1/16" = 1'-0"  
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① Holworthy Street Looking Southwest



② Back House\_Front Yard looking West



③ Back House\_Back Yard looking East

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Proposed 3D Views

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3.0

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SCALE:

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**3.1**

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Proposed Rendering