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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.

**9 & 11 Jackson Street**  
Cambridge, MA

**CLIENT**

Design Synergy Group  
Gregory and David Matteosian  
521 Medford St.  
Charlestown, MA. 02129

**ARCHITECT**

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

**BUILDER**

Robert Cataldo  
H.G. Construction Co., Inc.  
30 Solomon Pierce Road  
Lexington, MA 02420  
p:781.929.7907

9 & 11 Jackson Street  
Cambridge, MA

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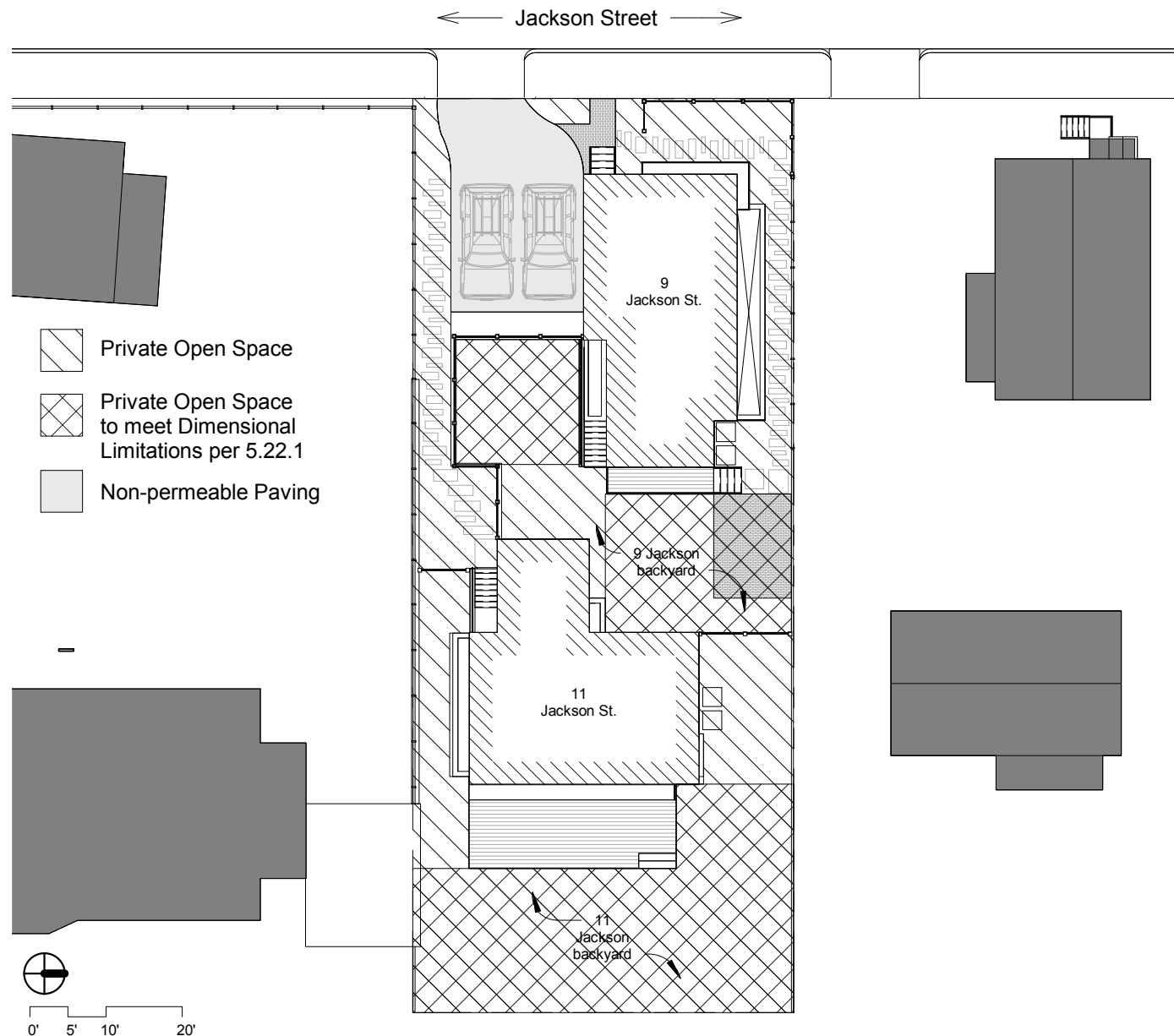
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DATE: 8.28.2020  
DRAWN BY: MLA

Cover Sheet

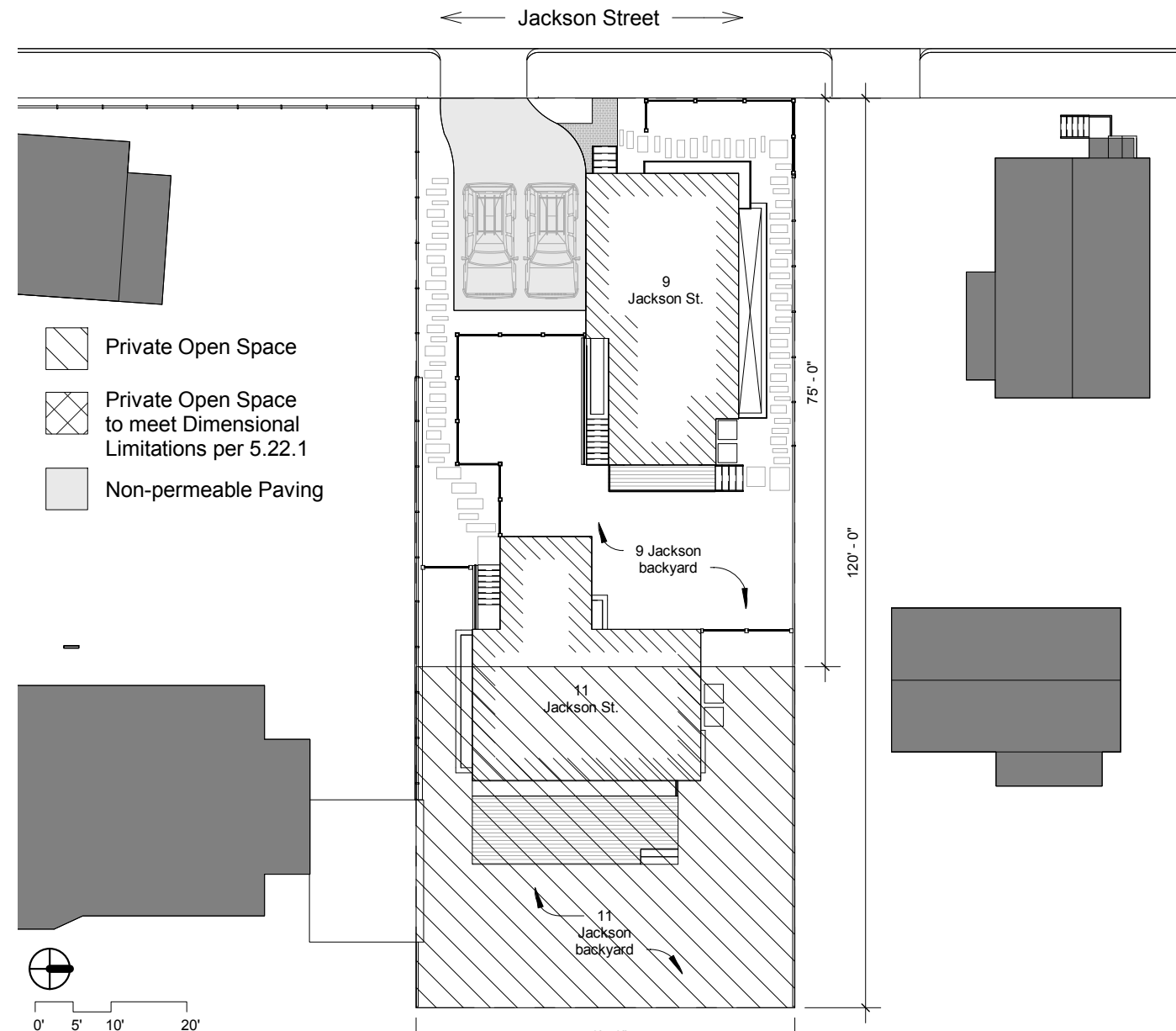
9 and 11 Jackson Street, Cambridge

**Zoning District B**

	Allowable/Required	Proposed
FAR	0.5/5,000 + 0.35	0.475
Min. Lot Size	5,000 sq ft	6,000 sq ft
Min. Lot Size per DU	5,000/2,500 + (remaining yard)/4,000	3,000 sq ft
Min. Lot Width	50'	50'
Min. Front Yard	15' (average of adjacent setbacks, min. 10')	10'
Min. Side Yards		
Front building	7'-6" (sum of 20')	7'-6", 22'-0"
Back building	7'-6" (sum of 20')	7'-6", 12'-6"
Min. Rear Yard	25' plus (remaining yard beyond 100')/4	30'
Max. Height	35'	33'-9 1/2"
Min. Ratio of Private Open Space to Lot Area	2,400 sq ft (40% of lot area)	3,305 sq ft (55% of proposed lot area)
50% to meet Dimensional Limitations per 5.22.1	1,200 sq ft (50% of min private open space)	1,825 sq ft (55% of proposed private open space)
50% to meet Definition of Permeable Open Space	1,200 sq ft (50% of min private open space)	3,165 sq ft (100% of proposed private open space)
Gross Floor Area Breakdown for FAR (GSF)	2,850	2,850
9 Jackson Level 1 Floor Area	na	620
9 Jackson Level 1 Covered Outdoor Floor Area	na	60
9 Jackson Level 2 Floor Area	na	730
11 Jackson Level 1 Floor Area	na	655
11 Jackson Level 1 Covered Outdoor Floor Area	na	50
11 Jackson Level 2 Floor Area	na	735



1 Open Space Plan  
3/64" = 1'-0"



2 75' setback  
3/64" = 1'-0"

9 & 11 Jackson Street  
Cambridge, MA

Zoning Compliance

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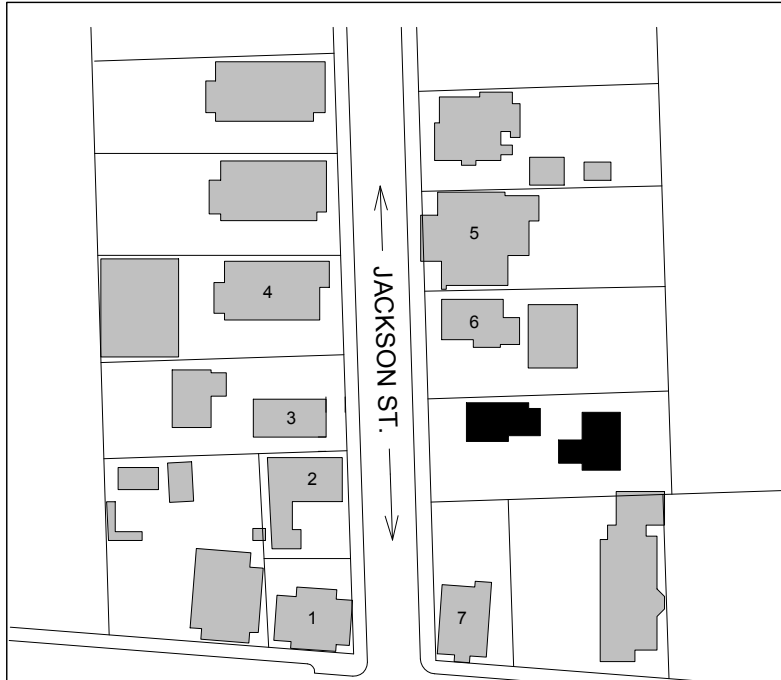
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DATE: 8.28.2020

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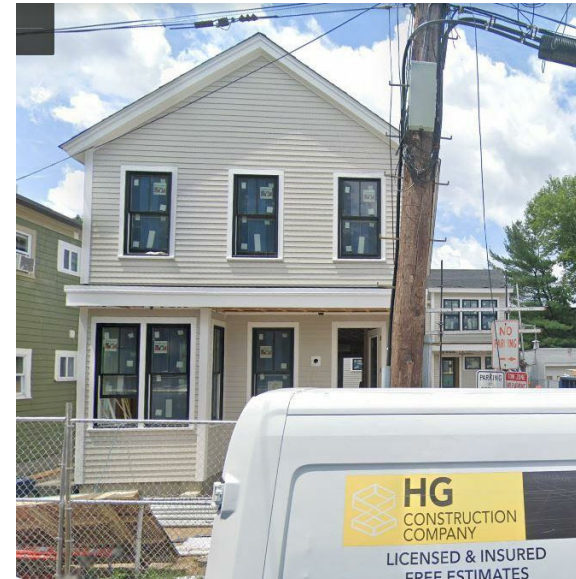
1 Site Context  
1" = 100'-0"



Neighbor 1



Neighbor 2



Neighbor 3



Neighbor 4



Neighbor 5



Neighbor 6



Neighbor 7

SCALE: 1" = 100'-0"

DATE: 8.28.2020

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A0.2

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9 & 11 Jackson Street  
Cambridge, MA

Site Context



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JUNE 10, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

**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

**VERTICAL DATUM**  
 THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO NAVD88 AND WERE DETERMINED FROM A GPS OBSERVATION.



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

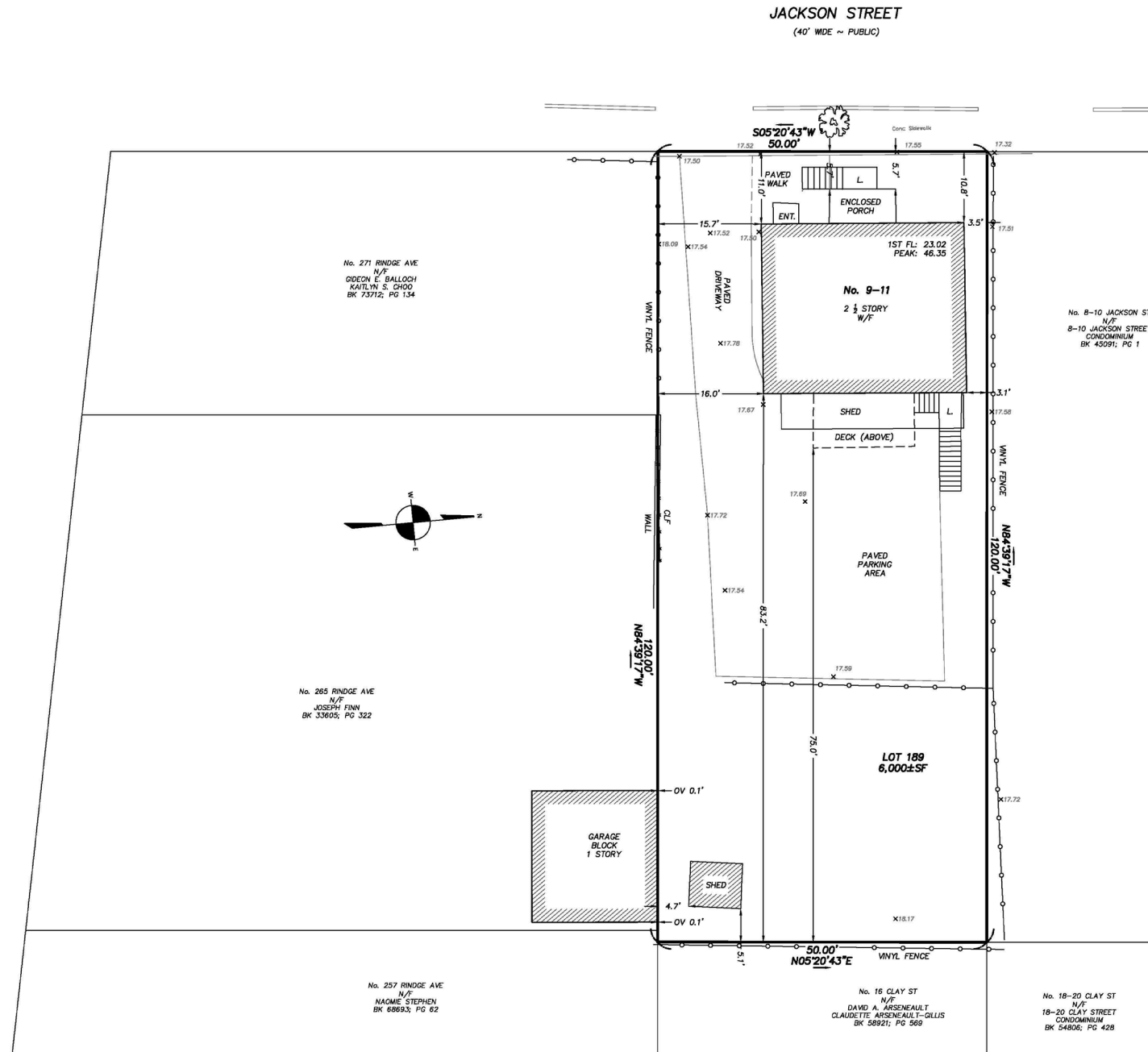
**REFERENCES:**  
 OWNER OF RECORD:  
 MICHAEL WALTER  
 PATRICIA KELLY  
 9-11 JACKSON STREET  
 CAMBRIDGE, MA 02140

**DEED:** BK 5888B; PG 256  
**PLAN:** PL BK 6; PL 37  
 PL BK 28; PL 19  
 BK 4871; PG END  
 PL 1910 #357  
 PL 2019 #962  
**LCC:** 24288-B  
 41133-A

**NOTES:**  
 MAP/LOT: 193-54

**ZONING:**

DISTRICT:	RESIDENCE B	REQUIRED	EXISTING
FAR	(MAX.)	0.5	-
LOT SIZE	(MIN.)	5,000 SF	6,000±SF
AREA, DW/UNIT	(MIN.)	2,500 SF	2,000±SF*
LOT WIDTH	(MIN.)	50'	50.00'
FRONT SETBACK	(MIN.)	15'	5.7**
SIDE SETBACK	(MIN.)	10'	3.1**
REAR SETBACK	(MIN.)	25'	83.2'
HEIGHT, FEET	(MAX.)	35'	28.8'
PVT. OP. SPACE	(MIN.)	40%	30.8%*

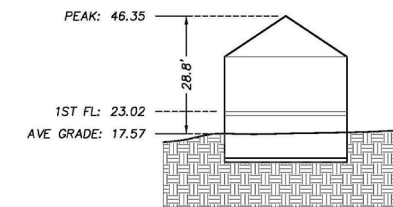


**SITE PLAN OF LAND**  
 LOCATED AT  
**9-11 JACKSON STREET**  
**CAMBRIDGE, MA**

DATE: JUNE 15, 2020 SCALE: 1.0 INCH = 10.0 FEET



**PROFILE**  
 NOT TO SCALE



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	06/15/20
JOB #	20-00332

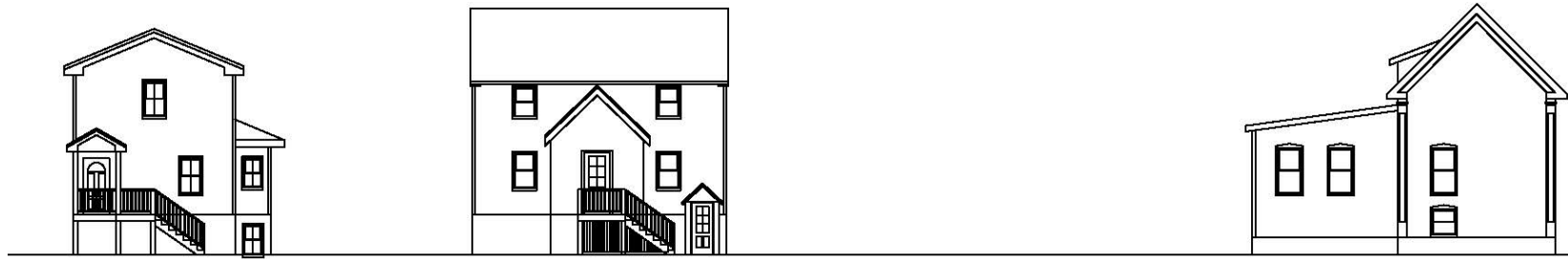
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 Cambridge, MA

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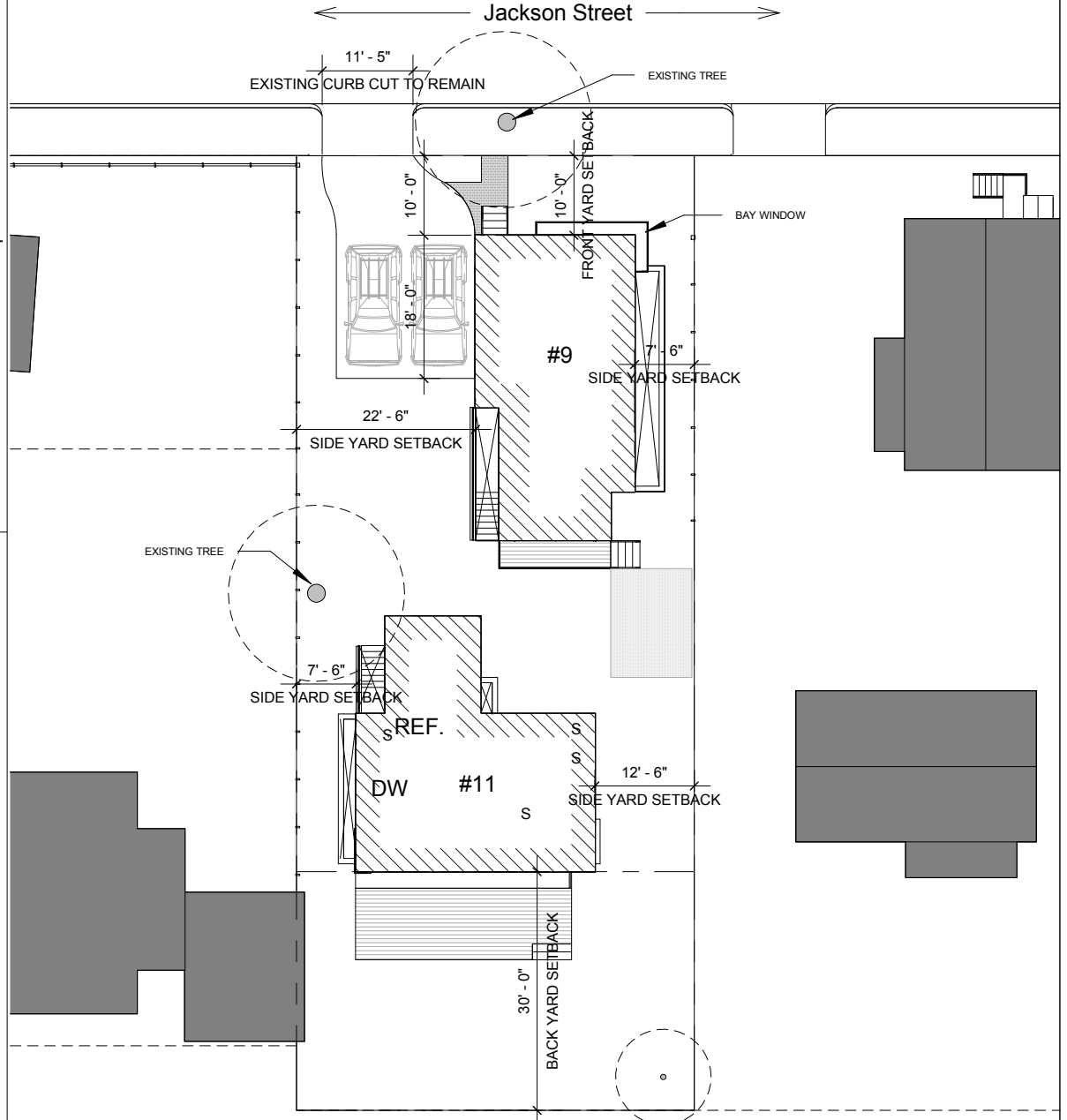
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SCALE:  
 DATE: 8.28.2020  
 DRAWN BY: MLA

Existing Site Plan



1 Existing Jackson Street Elevation  
3/64" = 1'-0"



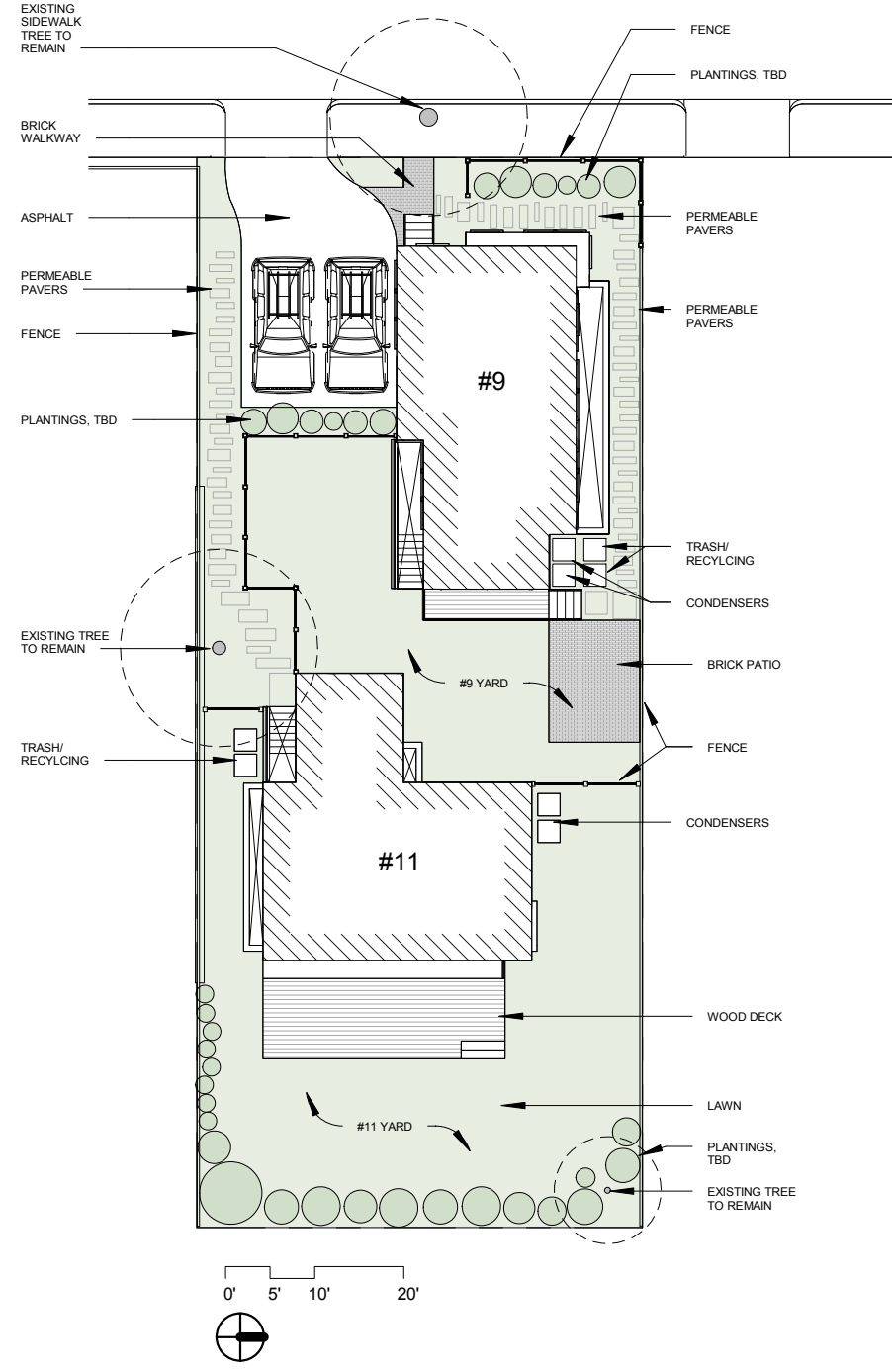
3 Proposed Site Plan  
3/64" = 1'-0"



2 Proposed Jackson Street Elevation  
3/64" = 1'-0"

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1 Landscape Plan  
3/64" = 1'-0"

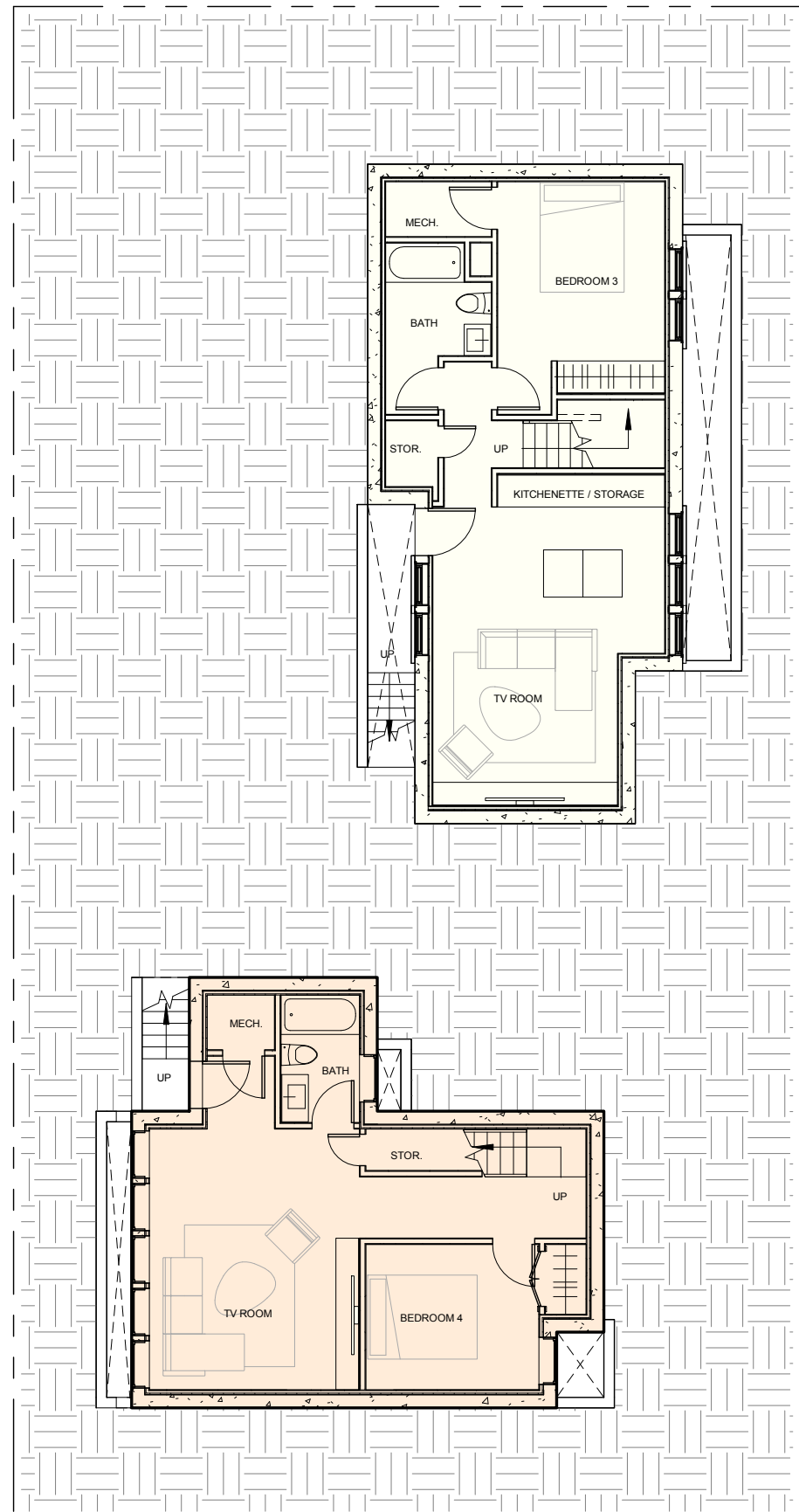


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DATE:	8.28.2020
DRAWN BY:	MLA

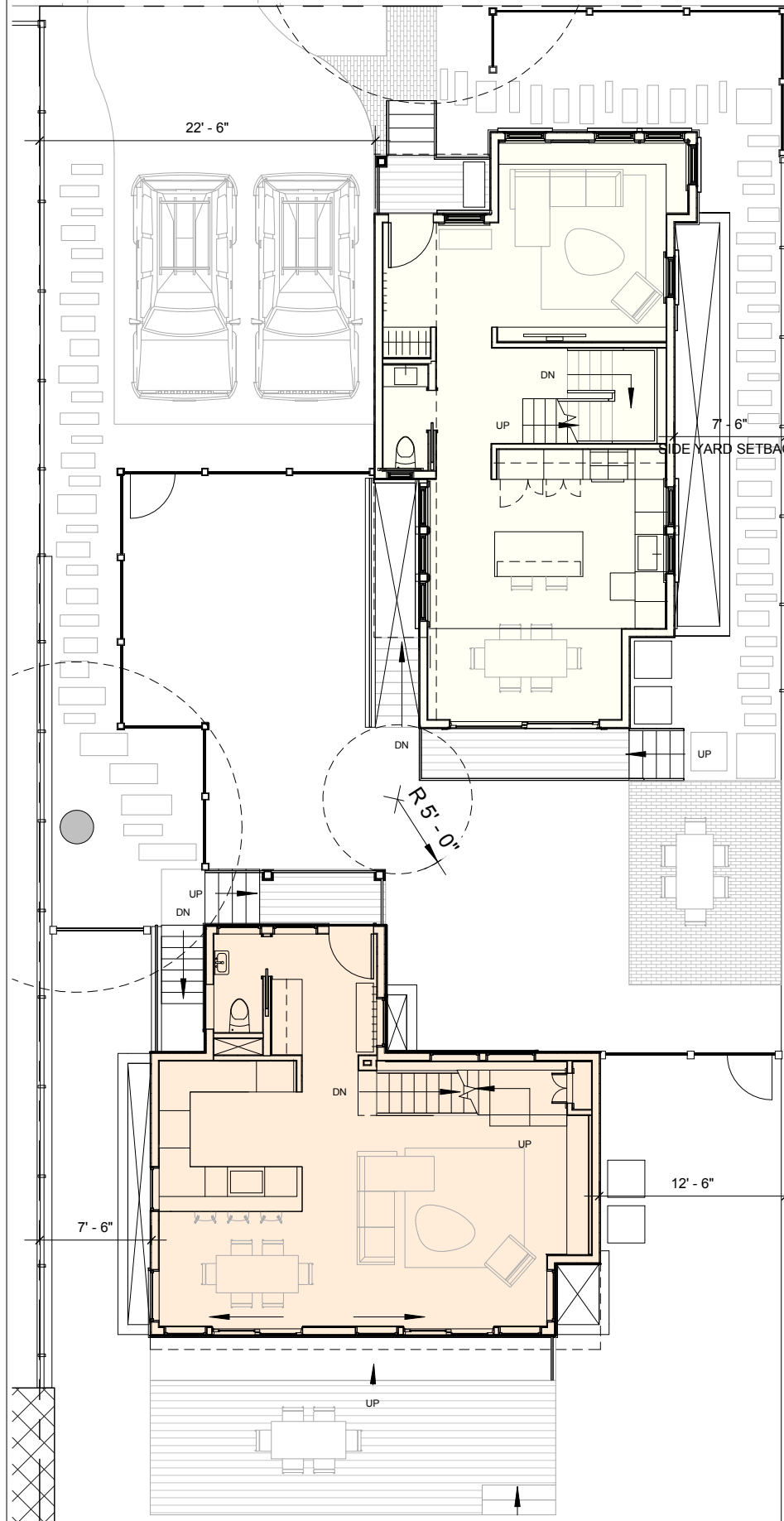
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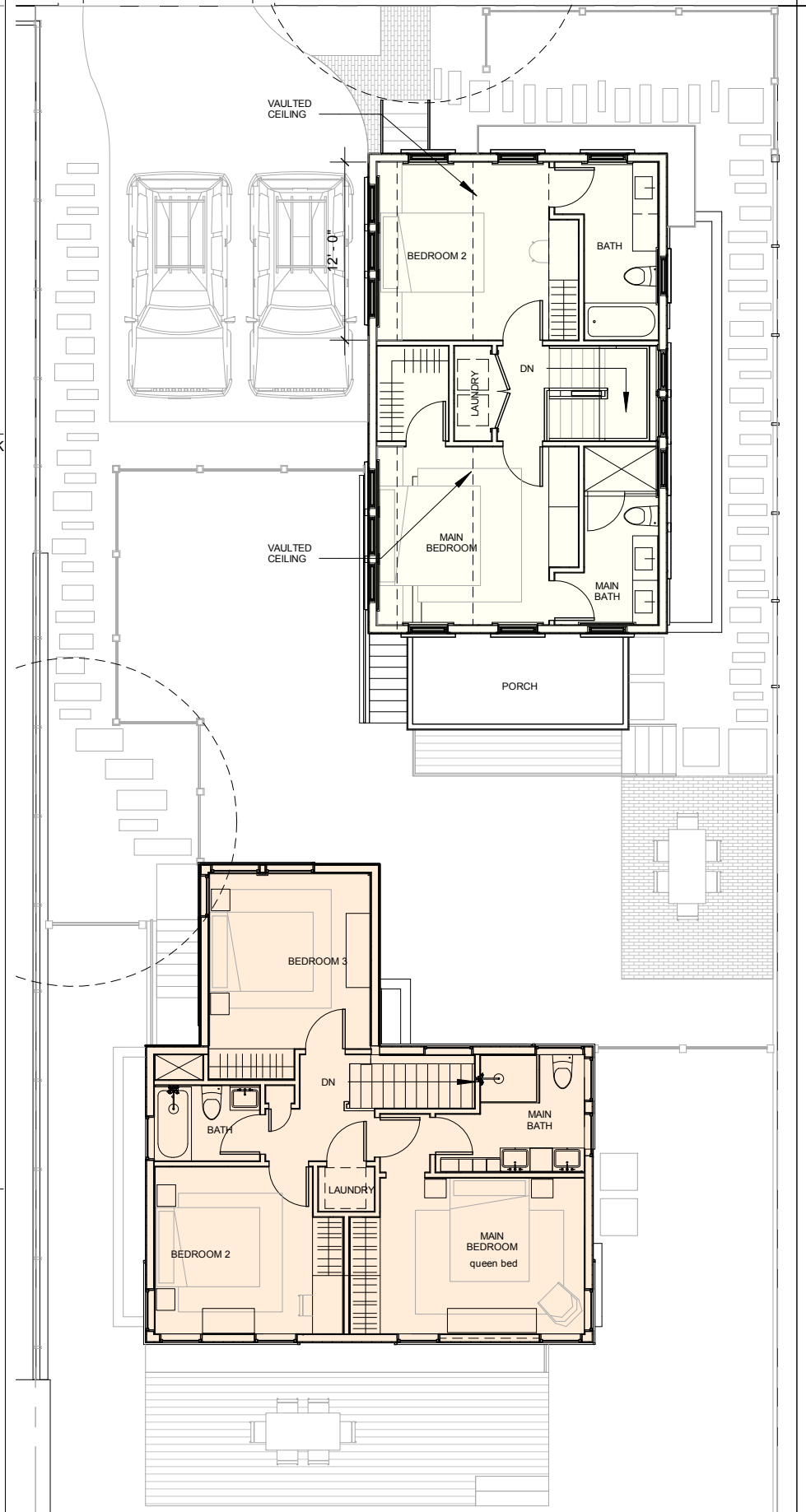
9 & 11 Jackson Street  
 Cambridge, MA  
 Proposed Landscape Plan



1 9 & 11 Jackson Basement  
3/32" = 1'-0"



2 9 & 11 Jackson Level 1  
3/32" = 1'-0"

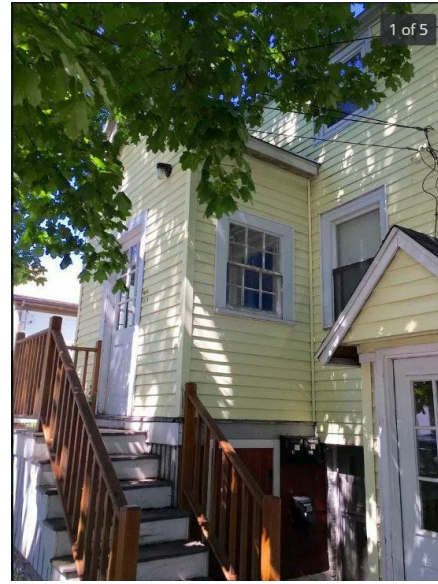


3 9 & 11 Jackson Level 2  
3/32" = 1'-0"





EXISTING JACKSON ST FACADE, WEST ELEVATION



EXISTING ENTRY



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



0' 5' 10' 20'

① West Elevation  
1/16" = 1'-0"



0' 5' 10' 20'

② North Elevation  
1/16" = 1'-0"



0' 5' 10' 20'

③ East Elevation  
1/16" = 1'-0"



0' 5' 10' 20'

④ South Elevation  
1/16" = 1'-0"

9 & 11 Jackson Street  
Cambridge, MA

Existing Elevations

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A2.0

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

DATE: 8.28.2020

DRAWN BY: MLA





1 **9 West Elevation**  
1/8" = 1'-0"



2 **9 East Elevation**  
1/8" = 1'-0"



3 **11 West Elevation**  
1/8" = 1'-0"



4 **11 East Elevation**  
1/8" = 1'-0"

9 & 11 Jackson Street  
Cambridge, MA  
Proposed Elevations

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**A2.1**

SCALE: 1/8" = 1'-0"  
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① 9 & 11 South Elevation  
1/8" = 1'-0"



② 9 & 11 North Elevation  
1/8" = 1'-0"

9 & 11 Jackson Street  
Cambridge, MA  
Proposed Elevations

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A2.2

SCALE: 1/8" = 1'-0"  
DATE: 8.28.2020  
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1 View from Jackson St



2 View from Jackson St 2



3 #11 View of Entry



4 #11 - View from Backyard

9 & 11 Jackson Street  
Cambridge, MA

3D Views

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A7.0

SCALE:  
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