



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 136-138 Cushing Street, Cambridge, MA 02138

Zoning District: B

Applicant Name: Duncan MacArthur

Applicant Address: 67 Smith Place, Cambridge, MA 02138

Contact Information: 617-864-2234 dsfmac@gmail.com

Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

Article 5.0, Section 5.53, Paragraph 2

List all submitted materials (include document titles and volume numbers where applicable) below.

Application Forms, Project Narrative, Project Plans and Illustrations (see below)

Drawing Set	A0.2 Proposed Landscaping Plan
A0.0 Cover Sheet and General Notes	A0.3 Zoning Calculations
EX1.0 Site Context - Map	A1.0 Proposed Basement Plans
EX1.1 Site Context - Photographs	A1.1 Proposed First Floor Plans
EX2.0 Existing Conditions - Map	A1.2 Proposed Second Floor Plans
EX2.1 Existing Conditions - Photographs	A1.3 Proposed Half Story Plan
A0.1 Proposed Site Plan	A2.0 Proposed Elevations

Signature of Applicant:

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

OWNERSHIP CERTIFICATE

Project Address: 136-138 Cushing Street

Application Date: 10/30/15

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Duncan MacArthur

at the following address: 67 Smith Place, Cambridge, MA 02138

to apply for a special permit for: More than one principal residential structure on lot (5.53)

on premises located at: 136-138 Cushing Street, Cambridge, MA 02138

for which the record title stands in the name of: _____

whose address is: _____

by a deed duly recorded in the:

Registry of Deeds of County: _____

Book: _____

Page: _____

OR Registry District of the Land Court,
Certificate No.: _____

Book: _____

Page: _____

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of _____

The above named _____ personally appeared before me,

on the month, day and year _____ and made oath that the above statement is true.

Notary: _____

My Commission expires: _____

FEE SCHEDULE

Project Address: 136-138 Cushing Street

Application Date: 10/30/15

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): 4,142	× \$0.10 = \$414.20
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Flood Plain Special Permit	Enter \$1,000.00 if applicable: n/a
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Other Special Permit	Enter \$150.00 if no other fee is applicable: n/a
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TOTAL SPECIAL PERMIT FEE	Enter Larger of the Above Amounts: \$414.20
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DIMENSIONAL FORM**Project Address:** 136-138 Cushing Street**Application Date:**

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	8,517 (m)	5,000	8,517	
Lot Width (ft)	86'-0"	50'-0"	86'-0"	
Total Gross Floor Area (sq ft)	4,345	3,731	4,142	
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	.51	.5/5,000+.35	.49	
Residential Base	.51	.5/5,000+.35	.49	
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)	4,258.5	2,500	4,258.5	
Building Height(s) (ft)	26'-10" +/-	35'-0"	33'-1"	
Front Yard Setback (ft)	34'-11 3/4" (Cushing)	15'-0"	15'-0"	
Side Yard Setback (ft)	3'-5"	7'-6" (sum 20'-0")	20'-0"	
Side Yard Setback (ft)	20'-0 3/4"	7'-6" (sum 20'-0")	7'-6"	
Rear Yard Setback (ft)	39'-3 3/4"(Front Vinyd)	15'-0"	15'-1 1/2"	
Open Space (% of Lot Area)	43%	40%	43%	
Private Open Space	43%	40%	43%	
Permeable Open Space	43%	20%	40%	
Other Open Space (Specify)	n/a	n/a	n/a	
Off-Street Parking Spaces	0	2	2	
Long-Term Bicycle Parking	n/a	n/a	n/a	
Short-Term Bicycle Parking	n/a	n/a	n/a	
Loading Bays	n/a	n/a	n/a	

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

PROJECT NARRATIVE

Project Overview

The proposed project is located on a corner lot at the intersection of Cushing and Vineyard Streets (136-138 Cushing) which is a Residence B zoning district. There is an existing 1 ½ story, gabled roof structure on the property. The structure had been the home of the Santa Lucia Club (now defunct) for many years. The club held meetings in the basement of the structure and had converted half of what was originally a two family home, into a chapel. The surrounding neighborhood is composed, primarily, of modest single family homes on small lots. The lot is significantly larger than any of the residential lots in the immediate vicinity, exceeding the minimum required lot size in this district by over 3000 square feet. The footprint and massing of the existing structure is also significantly larger than adjacent single family homes.

The proposed project consists of two single family detached dwelling units on the lot with required off-street parking for each structure sharing a single curb cut. Both homes front Cushing Street, preserving significant open space on all sides. The Cambridge Historical Commission approved the demolition of the existing structure finding the proposed project preferable to preserving the existing structure.

The Zoning Ordinance (5.53) allows for more than one structure containing a principal residential use in a Residence B zoning district provided all portions of all structures are located no farther than seventy-five feet from any street line to which the lots abut. All portions of both proposed structures are less than 75' from Cushing Street, to which they front, because this is a corner lot, the structure furthest from Vineyard Street is more than 75' away. A special permit from the Planning Board is required to build the two structures on a single lot as outlined in Article 5.53, paragraph 2 of the Ordinance.

Compliance with Zoning

Because of the corner lot configuration, a special permit pursuant to section 5.53 allowing for more than one structure containing a principal residence farther than seventy-five feet from the street line is requested.

The proposed project will reduce the current GFA of the existing structure but will still require dimensional relief for an additional 411 GSF beyond Ordinance requirements. A variance for relief from the GFA requirements outlined in Section 5.30 will be heard by the Board of Zoning Appeal at their November 19th 2015 hearing. The proposed new structures will meet all other dimensional requirements outlined in section 5.30.

Compliance with Criteria Specific to Special Permits Being Sought

Pursuant to section 5.53 of the Ordinance, the Planning Board by Special Permit may allow more than one structure containing a principal residential use on a lot where a portion of all structures are not greater than (75) feet from the lot line when the following criteria are met.

- a) That development in the form of two or more structures on the lot will not significantly increase or may reduce the impact of the new construction should it occur in a single structure; or

The proposed size and location of the two detached single family units will reduce the impact of new construction because they will allow for continuous open space on all four sides of each unit enhancing view corridors and opportunity for natural light both for the proposed structures and immediate abutters. The majority of homes in the surrounding neighborhood are modest single family homes similar in scale to the two units proposed. An attached structure, (three townhouses or an attached two family), conforming to the specifics of the Ordinance would be significantly larger in mass and area than the majority of the homes in the neighborhood and would, by necessity, be sited in the center of the lot blocking views and light to abutters.

- b) That two or more structures may provide identifiable benefits beyond that provided should all construction be in a single structure. In making its findings the Board shall consider the impact of the new construction on the following:

- 1) The extent to which the preservation of a large contiguous open space in the rear of the lot or series of adjacent lots is achieved through the provision of a rear yard setback significantly greater than that required and through the dedication of that rear yard as Green Area, as defined in this Ordinance,

The proposed detached units and the associated parking are sited to front Cushing Street allowing for conforming rear yard setbacks, and conforming open space weighted to the rear of the lot. More than 90% of the Open space will be permeable as defined by the Ordinance.

- 2) Incentives for the location of buildings and parking facilities in front half of a lot in a pattern compatible with the development pattern prevailing in the neighborhood,

The proposed siting of the new structures is consistent with the siting of adjacent residences which front the street and are typically set back by ten or fifteen feet. Off street parking, when provided is typically to the side of the house similar to the layout proposed.

- 3) The extent to which two or more structures provides an enhanced living environment for residents on the lot,

The proposed locations of the detached structures provide for an enhanced living environment because the resultant open space, surrounding each of the structures will increase light, air, and privacy. The scale and siting of the separate structures is architecturally sensitive and consistent with the immediate neighborhood.

- 4) Incentives to retain existing structures on a lot, particularly any structure determined to be a Preferable Preserved Significant structure by the Cambridge Historical Commission,

The project was presented to the Cambridge Historic Commission for demolition review. The Commission found the proposed design preferable to retaining the existing structure.

- 5) The opportunities presented to reduce the visual impact of parking from the public street and from adjacent lots,

The required off street parking area shares a single curb cut and is tucked between the two structures screening them from Vineyard Street and on approach from Cushing. Shrubs and low plantings will also soften the visual impact.

- 6) The increased opportunities to reduce the height and bulk as new construction is deeper into a lot or closer to structures on abutting lots.

An attached structure, (three townhouses or an attached two family), positioned in the center of the site as would be required by the Ordinance would be significantly larger in height and bulk than the proposed detached units blocking views and light to abutters.

Compliance with General Special Permit Criteria (Section 10.43)

Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be the detriment of the public interest because:

- (a) It appears that requirements of this Ordinance cannot or will not be met, or

With the requested Special Permits, the Project will meet all requirements of the Ordinance, except for a minor increase in the allowable GFA. This increase in GFA is necessary to create two detached single family homes, which is preferable to an as of right building (an attached two family residence or three townhouses) that would be out of scale to the surrounding neighborhood.

- (b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or

There will be no traffic or patterns of access or egress that will cause congestion, hazard, or substantial change in established neighborhood, because the proposed residential use is in keeping with the residential character of the existing neighborhood. The proposed project will provide two off street parking spaces, with one curb cut, that are not currently on the site.

- (c) the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or

The continued operation of adjacent uses as permitted will not be adversely affected by the nature of the proposed use and the proposed two family detached units will create a positive impact on the adjacent properties by allowing light and view corridors.

(d) nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City, or

No nuisance or hazard will be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City. The proposed project will add valuable three bedroom single family housing to the Cambridge housing market.

The proposed project is in keeping with the goals for health, safety and welfare that are laid out in Section 19.30 Citywide Urban Design Objectives, which states that new projects should be responsive to the existing or anticipated pattern of development.

(e) for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and

The project will not impair the integrity of the district or adjoining district or derogate from the intent and purpose of this Ordinance. The proposed project, of two detached single family homes, will be consistent with the residential character of the surrounding neighborhood.

(f) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30

The proposed project is consistent with the Urban Design Objectives, as described below.

19.30 Citywide Urban Design Objectives

Pursuant to Section 19.31 New projects should be responsive to the existing or anticipated pattern of development. Indicators include:

(1) Heights and setbacks provide suitable transition to abutting or nearby residential zoning districts that are generally developed to low scale residential uses.

The proposed building heights and setbacks meet the requirements of the ordinance and are consistent with many of the buildings in the surrounding neighborhood.

(2) New buildings are designed and oriented on the lot so as to be consistent with the established streetscape on those streets on which the project lot abuts. Streetscape is meant to refer to the pattern of building setbacks and heights in relationship to public streets.

The proposed buildings are sited on the lot to be consistent with the established streetscapes on the abutting lots. The proposed buildings have front yard setbacks that are more in keeping with the adjacent lots on Cushing Street and Vineyard Street, than the existing building. The heights of the proposed buildings, at 2 to 2 1/2 stories are also consistent with the neighboring structures.

(3) In mixed-use projects, uses are to be located carefully to respect the context, e.g. retail should front onto a street, new housing should relate to any adjacent existing residential use, etc.

N/A - The proposed project is only residential.

(4) Where relevant, historical context are respected, e.g. special consideration should be given to buildings on the site or neighboring buildings that are preferably preserved.

The proposed project was presented to the Cambridge Historical Commission. The Commission found the proposed design preferable to retaining the existing structure.

Pursuant to Section 19.32 Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings. Indicators include:

(1) Ground floors, particularly where they face public streets, public parks, and publicly accessible pathways, consist of spaces that are actively inhabited by people, such as retail stores, consumer service businesses and restaurants where they are allowed, or general office, educational or residential uses and building lobbies. Windows and doors that normally serve such inhabited spaces are encouraged to be a prominent aspect of the relevant building facades. Where a mix of activities are accommodated in a building, the more active uses are encouraged facing public streets, parks and pathways.

In commercial districts, such active space consists of retail and consumer service stores and building lobbies that are oriented toward the street and encourage pedestrian activity on the sidewalk. However, in all cases such ground floor spaces should be occupied by uses (a) permitted in the zoning district within which the building is located, (b) consistent with the general character of the environment within which the structure is located, and (c) compatible with the principal use for which the building is designed.

N/A

(2) Covered parking on the lower floors of a building and on-grade open parking, particularly where located in front of a building, is discouraged where a building faces a public street or public park, and publicly accessible pathways.

N/A

(3) Ground floors should be generally 25-50% transparent. The greatest amounts of glass would be expected for retail uses with lesser amounts for office, institutional or residential use.

N/A

(4) Entries to buildings are located so as to ensure safe pedestrian movement across streets, encourage walking as a preferred mode of travel within the city and to encourage the use of public transit for employment and other trips. Relating building entries as directly as possible to crosswalks and to pathways that lead to bus stops and transit stations is encouraged; siting buildings on a lot and developing site plans that reinforce expected pedestrian pathways over the lot and through the district is also encouraged.

The proposed project will have entries that face the street and are accessed by a walkway from the sidewalk. There are also walkways from the parking through to the back yards.

(5) Pedestrians and bicyclists are able to access the site safely and conveniently; bicyclists should have, secure storage facilities conveniently located on-site and out of the weather. If bicycle parking is provided in a garage, special attention must be aid to providing safe access to the facilities from the outside.

Bicycle parking will be consistent with requirements in Section 6.00 of the Ordinance.

(6) Alternate means of serving this policy objective 19.32 through special building design, siting, or site design can be anticipated where the building form or use is distinctive such as freestanding parking structures, large institutional buildings such as churches and auditoriums, freestanding service buildings, power plants, athletic facilities, manufacturing plants, etc.

N/A

Pursuant to Section 19.33 The building and site design should mitigate adverse environmental impacts of a development upon its neighbors. Indicators include:

(1) Mechanical equipment that is carefully designed, well organized or visually screened from its surroundings and is acoustically buffered from neighbors. Consideration is given to the size, complexity and appearance of the equipment, its proximity to residential areas, and its impact on the existing streetscape and skyline. The extent to which screening can bring order, lessen negative visual impacts, and enhance the overall appearance of the equipment should be taken into account. More specifically:

The proposed project will improve the streetscape and be sensitive to the visual impact on the surrounding neighborhood. The project will use energy efficient systems that will be quiet and minimal.

(2) Trash that is handled to avoid impacts (noise, odor, and visual quality) on neighbors, e.g. the use of trash compactors or containment of all trash storage and handling within a building is encouraged.

The trash and recycling will be located away from public view and comply with the Ordinance requirements that the storage areas are not to be located in the front yard. The receptacles will be covered to minimize odor and visual impact.

(3) Loading docks that are located and designed to minimize impacts (visual and operational) on neighbors.

N/A

(4) Stormwater Best Management Practices and other measures to minimize runoff and improve water quality are implemented.

Yes

(5) Landscaped areas and required Green Area Open Space, in addition to serving as visual amenities, are employed to reduce the rate and volume of stormwater runoff compared to pre-development conditions.

Yes

(6) The structure is designed and sited to minimize shadow impacts on neighboring lots, especially shadows that would have a significant impact on the use and enjoyment of adjacent open space and shadows that might impact the 19-13 operation of a Registered Solar Energy System as defined in Section 22.60 of this Zoning Ordinance.

This project is designed and specifically sited to minimize the impact of shadows on the neighboring lots. The buildings are modest in scale and located at the front setback on Cushing Street to allow natural light to go through to neighboring structures and yards to lessen impacts on the enjoyment of open space and solar energy gains.

(7) Changes in grade across the lot are designed in ways that minimize the need for structural retaining walls close to property lines.

The changes in grade will be very minimal and not require the need for structural retaining walls close to property lines, other than those that already exist.

(8) Building scale and wall treatment, including the provision of windows, are sensitive to existing residential uses on adjacent lots.

The proposed buildings are of a similar scale to most of the surrounding residences and the fenestration is designed to maximize natural light and maintain privacy.

(9) Outdoor lighting is designed to provide minimum lighting and necessary to ensure adequate safety, night vision, and comfort, while minimizing light pollution.

Lighting will be utilized along the front yard to provide safe access to the building entries and parking. The lighting will be sensitive and minimal, while providing safety and improved visual environment at night.

(10) The creation of a Tree Protection Plan that identifies important trees on the site, encourages their protection, or provides for adequate replacement of trees lost to development on the site.

The landscaping will incorporate new trees that will be consistent with Ordinance requirements.

Pursuant to 19.34 Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system.

Indicators include:

(1) The building and site design are designed to make use of water-conserving plumbing and minimize the amount of stormwater run-off through the use of best management practices for stormwater management.

The proposed project will use water-conserving plumbing fixtures and best management practices for stormwater management.

(2) The capacity and condition of drinking water and wastewater infrastructure systems are shown to be adequate, or the steps necessary to bring them up to an acceptable level are identified.

The proposed project will have adequate drinking water and wastewater infrastructure systems.

(3) Buildings are designed to use natural resources and energy resources efficiently in construction, maintenance, and long-term operation of the building, including supporting mechanical systems that reduce the need for mechanical equipment generally and its location on the roof of a building specifically. The buildings are sited on the lot to allow construction on adjacent lots to do the same. Compliance with Leadership in Energy and Environmental Design (LEED) certification standards and other evolving environmental efficiency standards is encouraged.

The proposed project will utilize energy efficient practices and systems.

Pursuant to 19.35 New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically. Indictors include:

(1) New educational institutional construction that is focused within the existing campuses.

N/A

(2) Where institutional construction occurs in commercial areas, retail, consumer service enterprises, and other uses that are accessible to the general public are provided at the ground (or lower) floors of buildings. Where such uses are not suitable for programmatic reasons, institutional uses that encourage active pedestrian traffic to and from the site. 19-14

N/A

(3) In large, multiple-building non-institutional developments, a mix of uses, including publicly accessible retail activity, is provided where such uses are

permitted and where the mix of uses extends the period of time the area remains active throughout the day.

N/A

(4) Historic structures and environments are preserved.

The proposed project was presented to the Cambridge Historical Commission. The Commission found the proposed design preferable to retaining the existing structure.

(5) Preservation or provision of facilities for start-up companies and appropriately scaled manufacturing activities that provide a wide diversity of employment paths for Cambridge residents as a component of the development; however, activities heavily dependent on trucking for supply and distribution are not encouraged.

N/A

Pursuant to 19.36 Expansion of the inventory of housing in the city is encouraged. Indicators include:

(1) Housing is a component of any large, multiple building commercial development. Where such development abuts residential zoning districts substantially developed to low-scale residential uses, placement of housing within the development such that it acts as a transition/buffer between uses within and without the development.

N/A

(2) Where housing is constructed, providing affordable units exceeding that mandated by the Ordinance. Targeting larger family-sized middle income units is encouraged.

The proposed project will provide two single family detached dwellings, each with three bedrooms.

Pursuant to 19.37 Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city. Indicators include:

(1) On large-parcel commercial developments, publicly beneficial open space is provided.

N/A

(2) Open space facilities are designed to enhance or expand existing facilities or to expand networks of pedestrian and bicycle movement within the vicinity of the development.

N/A

(3) A wider range of open space activities than presently found in the abutting area is provided.

The proposed project will maintain the same level of open space as the existing building. The new buildings are sited to provide back yard open space that is more usable for activities than the current location of open space which is primarily front yard.



136-138 Cushing Street

Cambridge, MA 02138

Drawing List

- A0.0 Cover Sheet and General Notes
- EX1.0 Site Context - Map
- EX1.1 Site Context - Photographs
- EX2.0 Existing Conditions - Map
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- A2.0 Proposed Elevations

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 STATE 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 ALL 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.

CLIENT

Duncan MacArthur
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 Street
Boston, MA 02110
p: 617.292.2000

BUILDER

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

136-138 CUSHING STREET
Cambridge, MA

COVER SHEET & GENERAL NOTES

Moskow Linn Architects inc.

88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

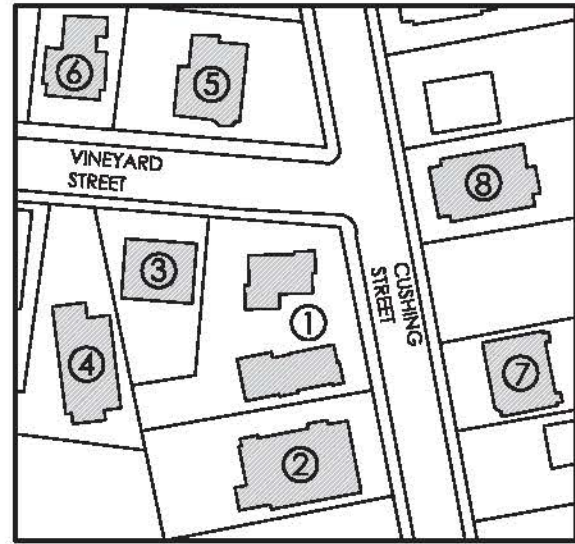


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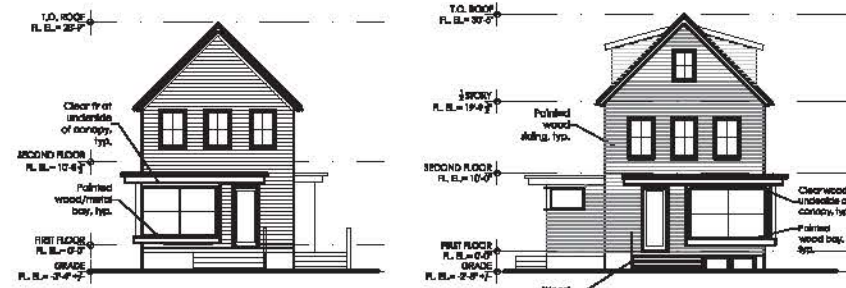
Scale: NTS

Date: 10.30.15

Drawn by: RL/SC



SITE CONTEXT KEY



1 Proposed Buildings
136-138 Cushing St



2 Neighbor



3 Neighbor



4 Neighbor



5 Neighbor



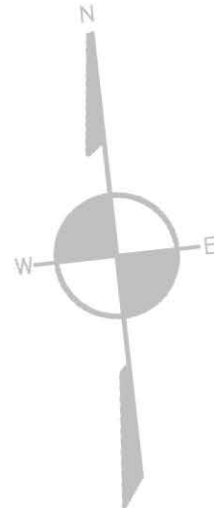
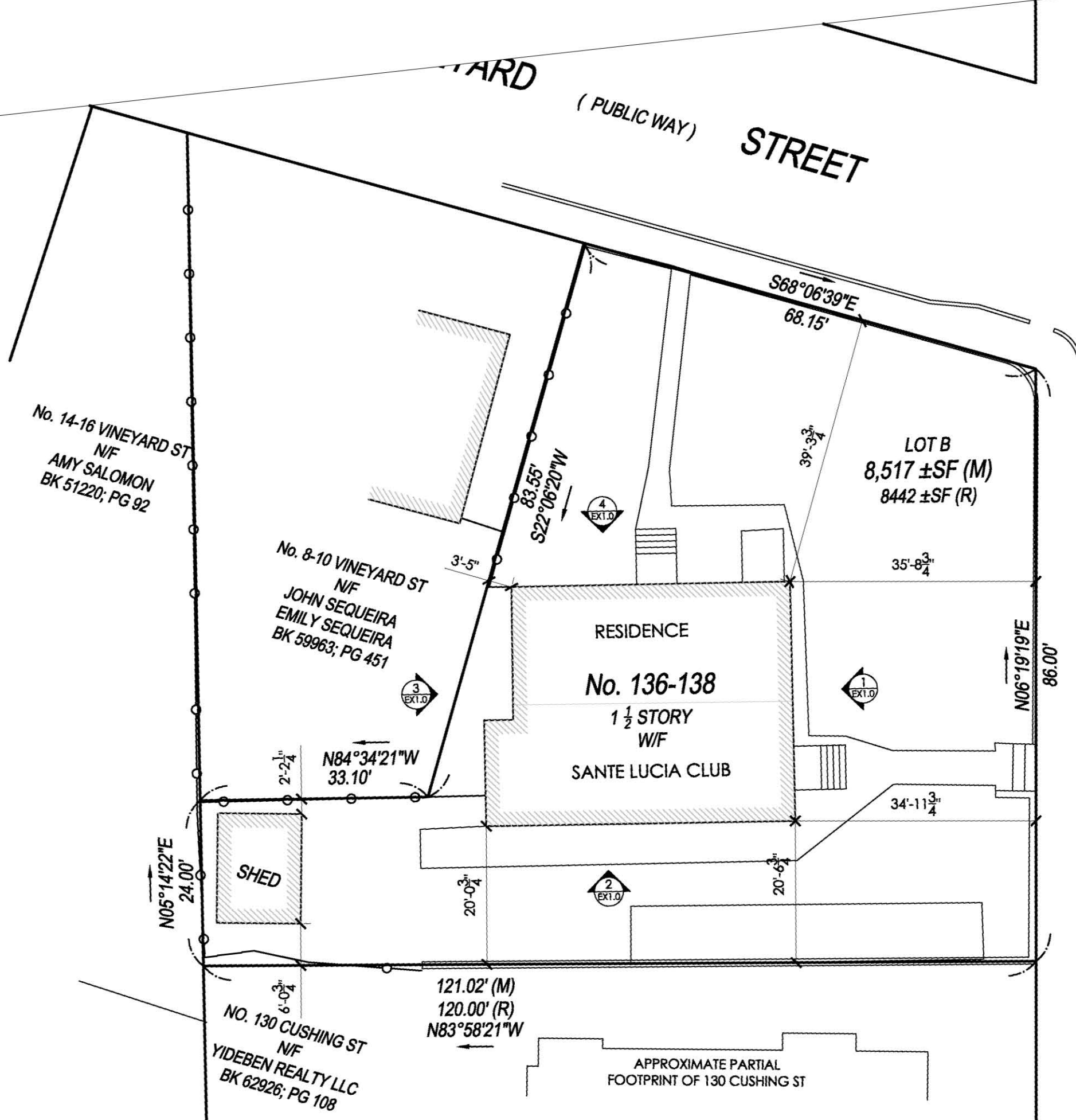
6 Neighbor



7 Neighbor



8 Neighbor



01 Existing Site Plan
1/16" = 1'-0"

136-138 CUSHING STREET
Cambridge, MA
EXISTING CONDITIONS - MAP

Moskow Linn Architects inc.
88 Broad Street Boston, Massachusetts 02110
Tel. 617.292.2000 Fax. 617.426.4701 www.moskowlinn.com

Scale: 1/16" = 1'-0"
Date: 10.30.15
Drawn by: RL/SC

EX2.0



EAST ELEVATION - VIEW FROM CUSHING STREET



SOUTH EAST ELEVATION - VIEW FROM CUSHING STREET

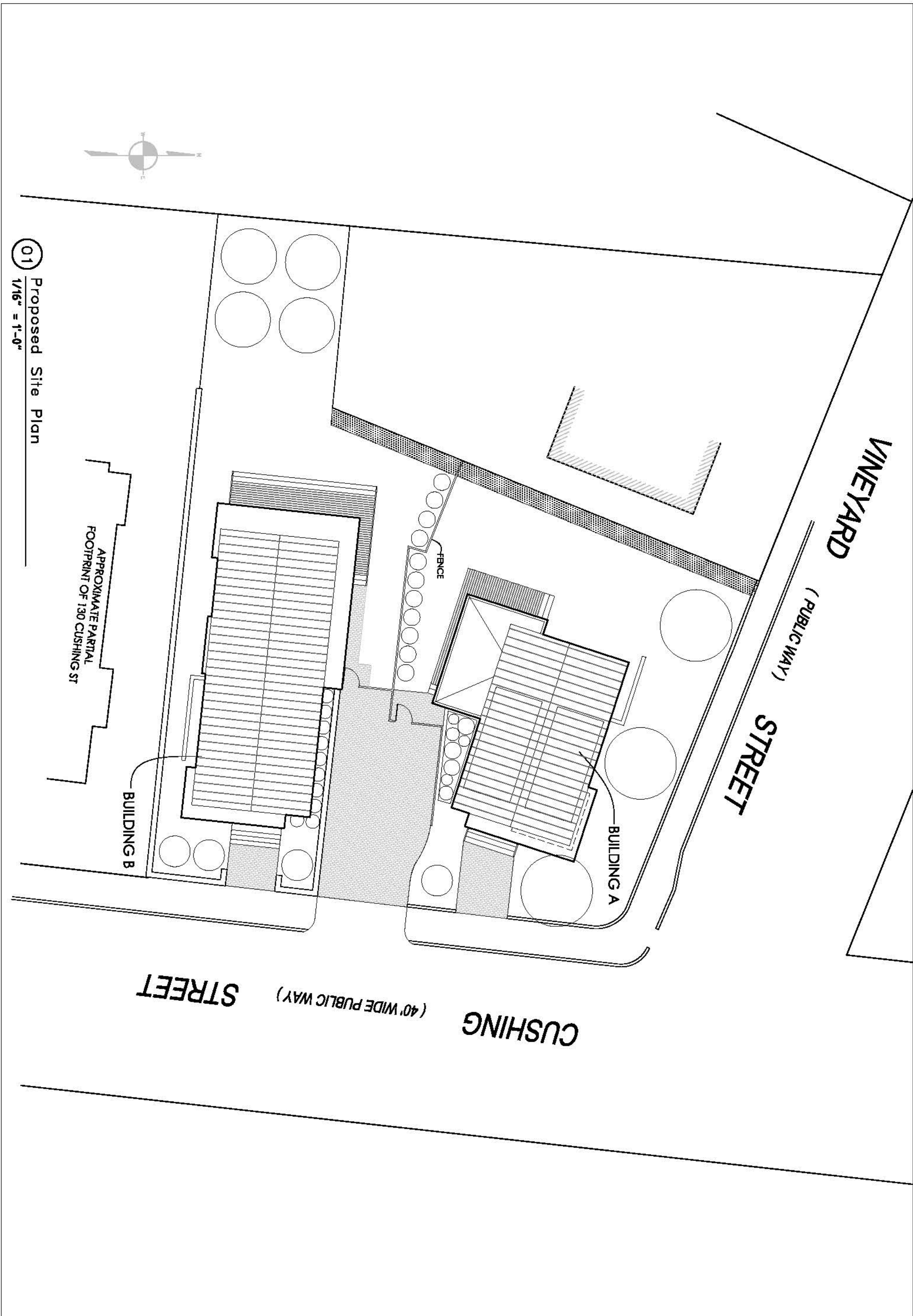


NORTH EAST ELEVATION - VIEW FROM VINEYARD STREET

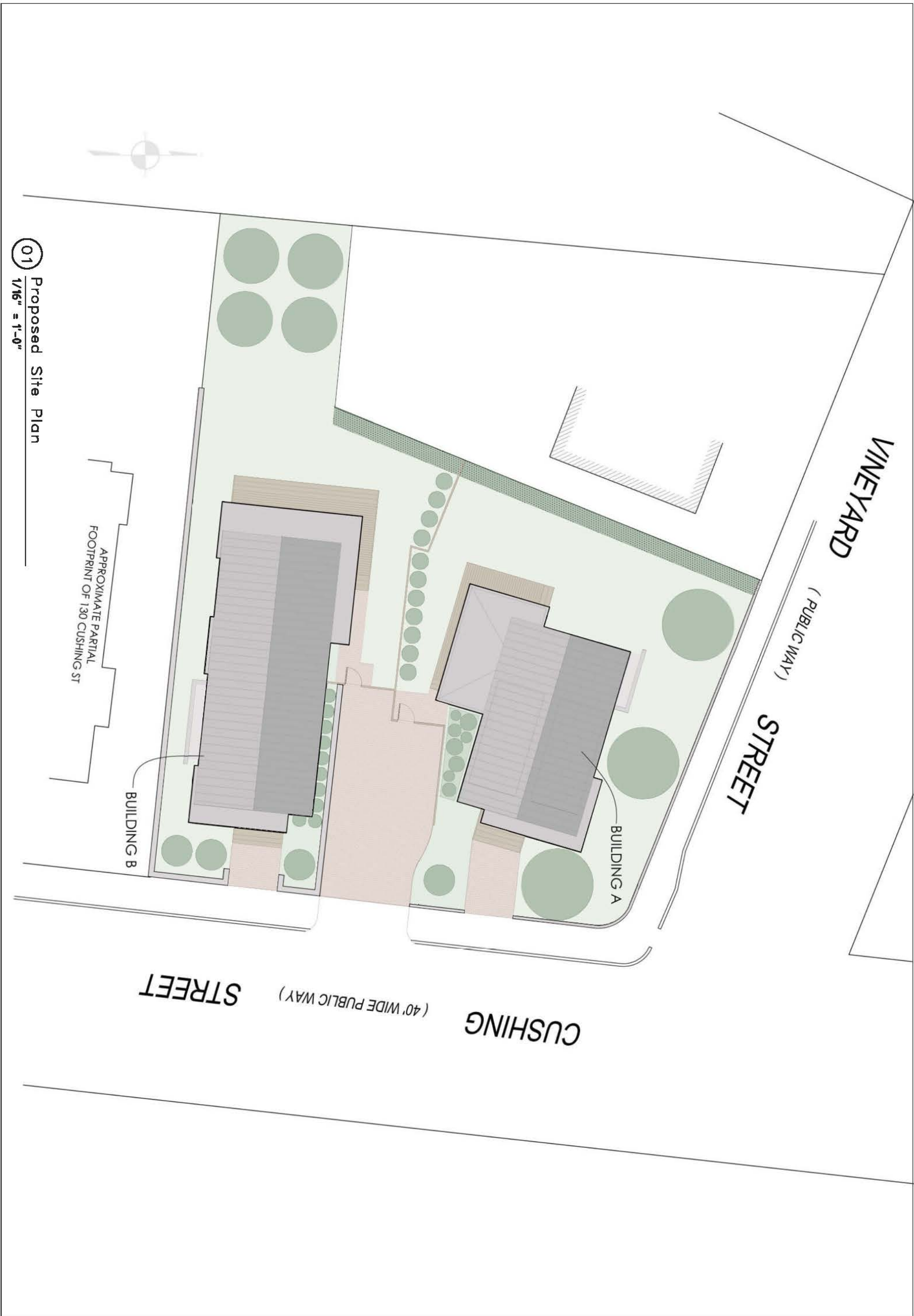


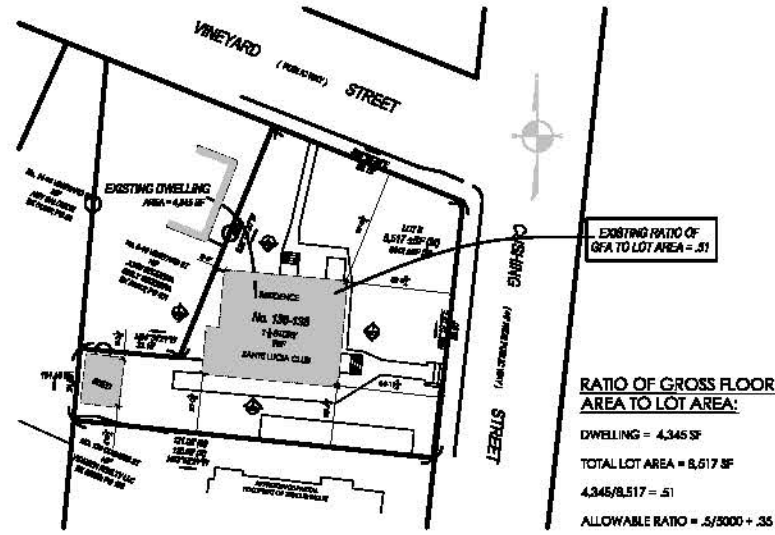
NORTH ELEVATION - VIEW FROM VINEYARD STREET

Scale: nts	EX2.1	Moskow Linn Architects inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	136-138 CUSHING STREET Cambridge, MA
Date: 10.30.15			
Drawn by: RL/SC			
			EXISTING CONDITIONS - PHOTOGRAPHS

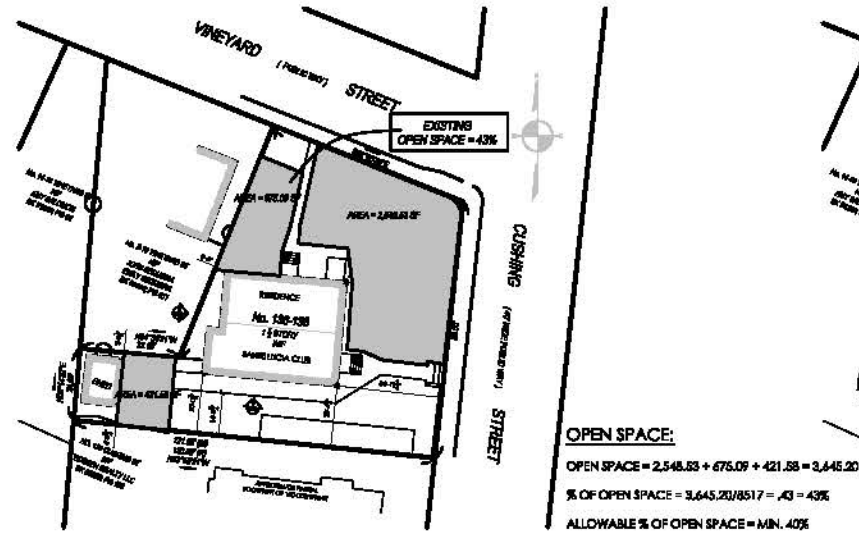


Scale: 1/16" = 1'-0"	A0.1		Moskow Linn Architects inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	136-138 CUSHING STREET Cambridge, MA
Date: 10.30.15				Proposed Site Plan
Drawn by: RL/SC				

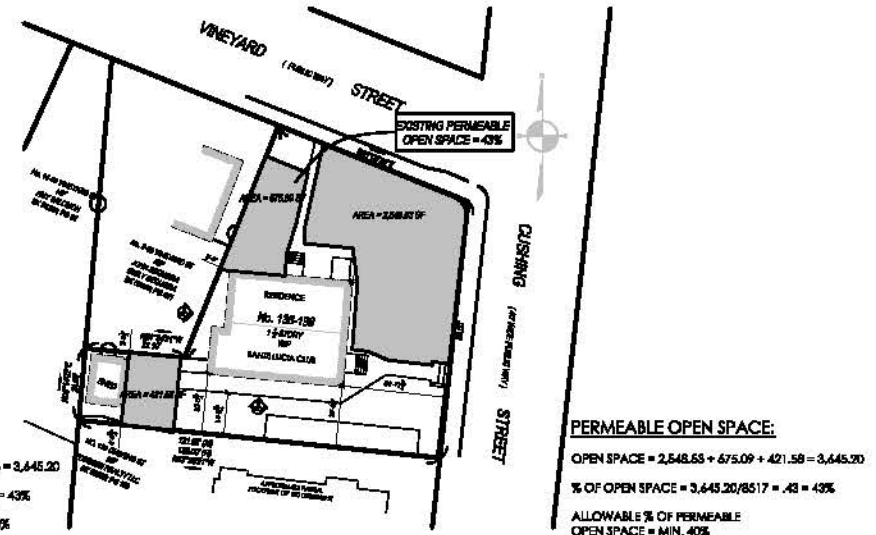




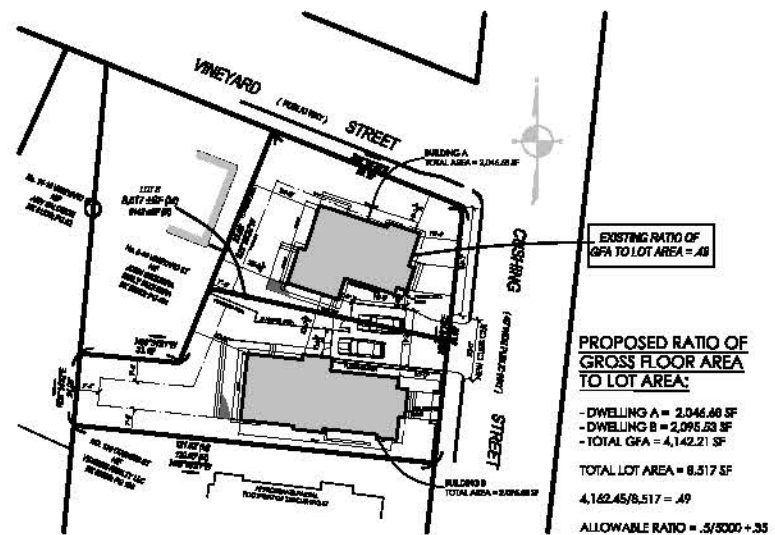
EXISTING RATIO OF GFA TO LOT AREA



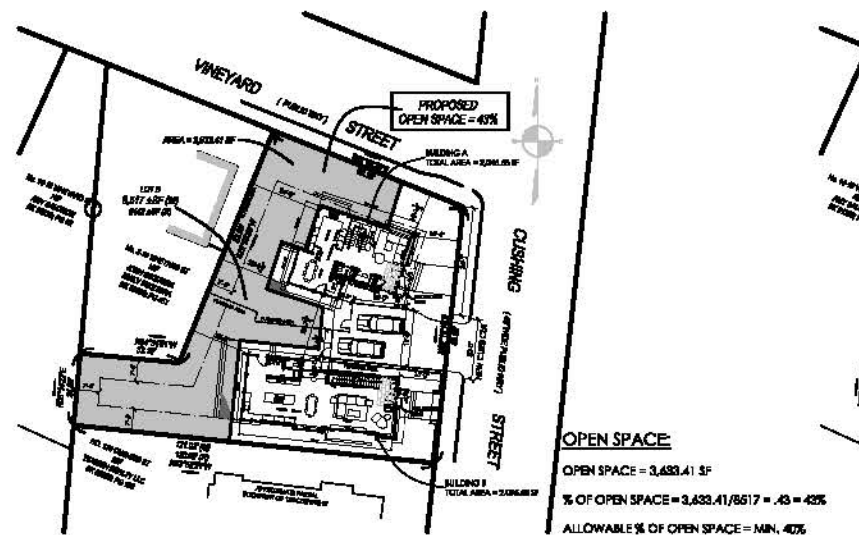
EXISTING OPEN SPACE



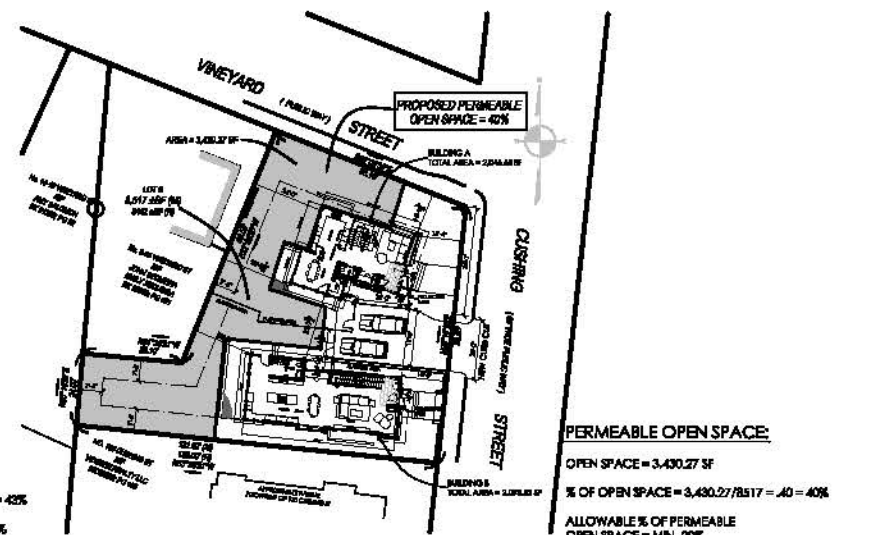
EXISTING PERMEABLE OPEN SPACE



PROPOSED RATIO OF GFA TO LOT AREA

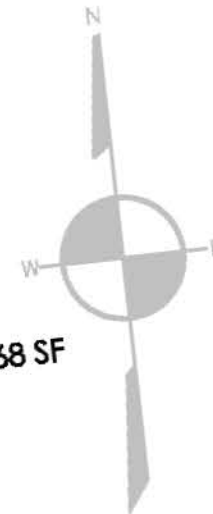


PROPOSED OPEN SPACE



PROPOSED PERMEABLE OPEN SPACE

VINEYARD STREET (PUBLIC WAY)



BUILDING A
TOTAL AREA = 2,046.68 SF

CUSHING

(40' WIDE PUBLIC WAY)

STREET

BUILDING B
TOTAL AREA = 2,095.53 SF

No. 14-16 VINEYARD ST
N/F
AMY SALOMON
BK 51220; PG 92

LOT B
8,517 ±SF (M)
8442 ±SF (R)

No. 8-10 VINEYARD ST
N/F
JOHN SEQUEIRA
EMILY SEQUEIRA
BK 59963; PG 451

N84°34'21"W
33.10'

N05°14'22"E
24.00'

NO. 130 CUSHING ST
N/F
YIDEBEN REALTY LLC
BK 62926; PG 108

121.02' (M)
120.00' (R)
N83°58'21"W

APPROXIMATE PARTIAL
FOOTPRINT OF 130 CUSHING ST

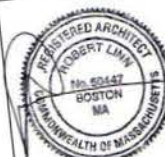
01 Proposed First Floor Plans
1/8" = 1'-0"

136-138 CUSHING STREET
Cambridge, MA

Proposed First Floor Plans

Moskow Linn Architects inc.

88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

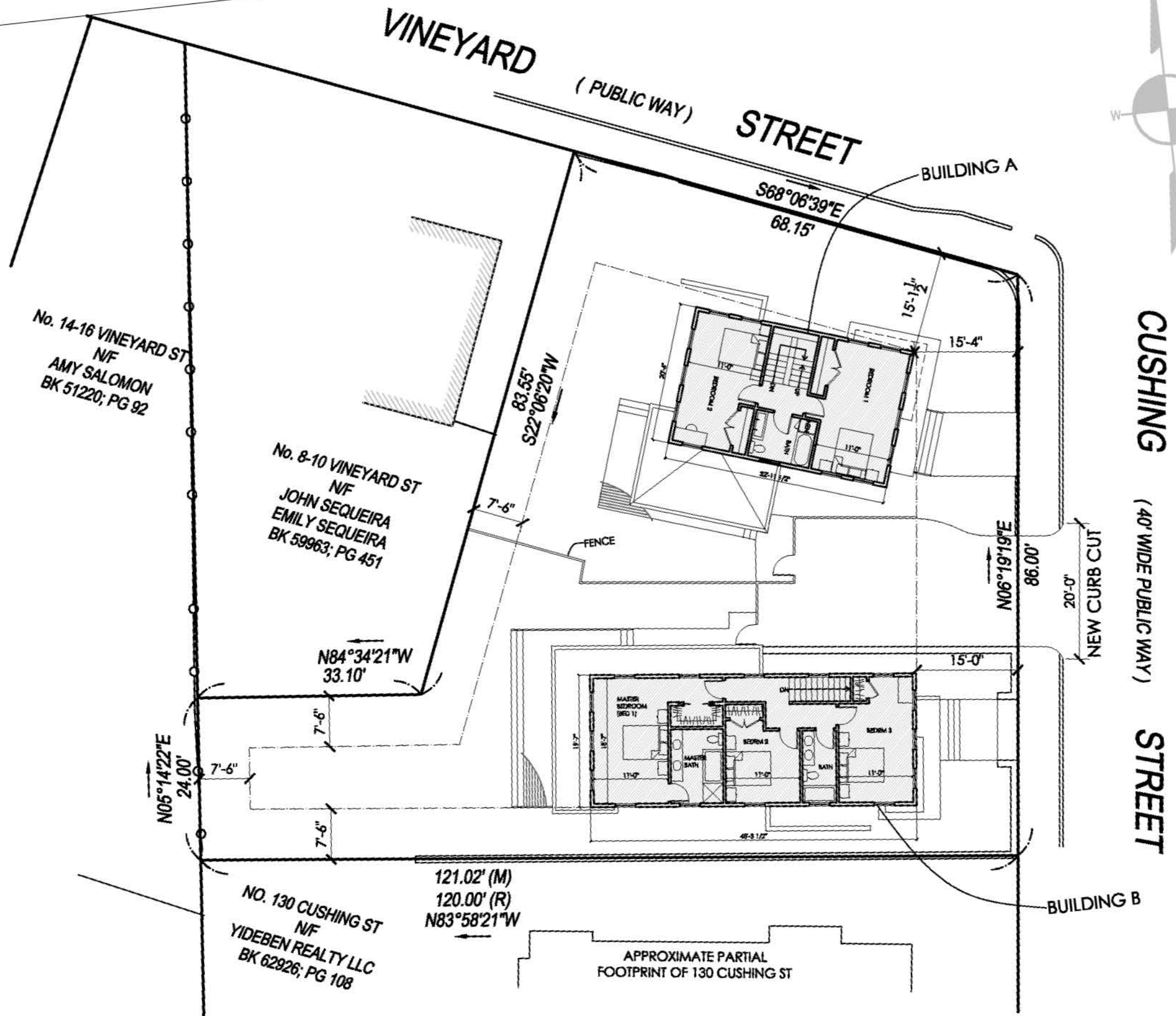


A1.1

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

Date: 10.30.15

Drawn by: RJ/SC



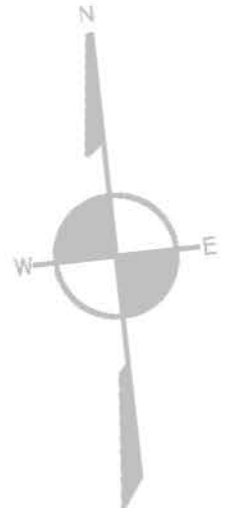
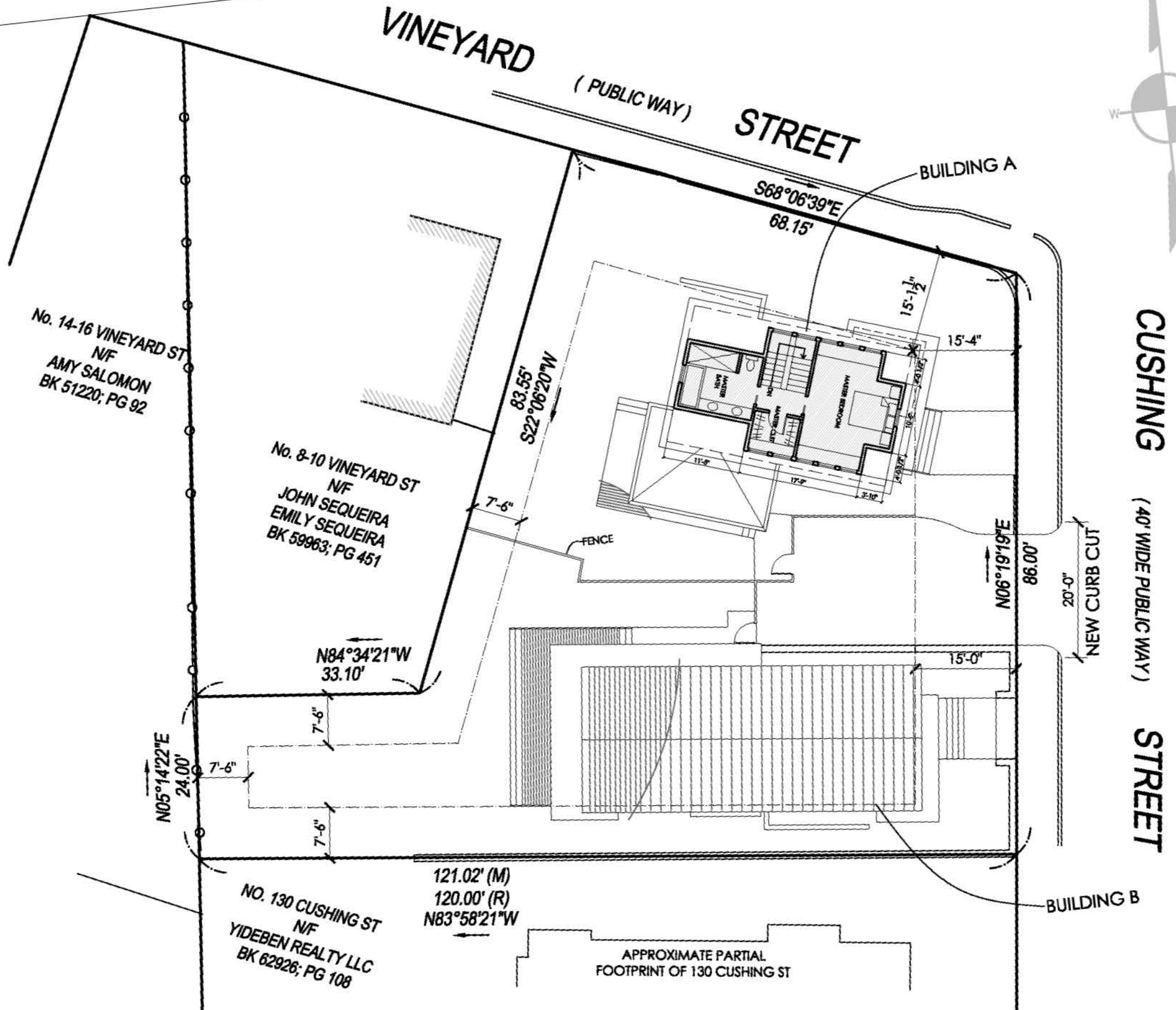
136-138 CUSHING STREET
Cambridge, MA

Proposed Second Floor Plans

Moskow Linn Architects inc.
88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

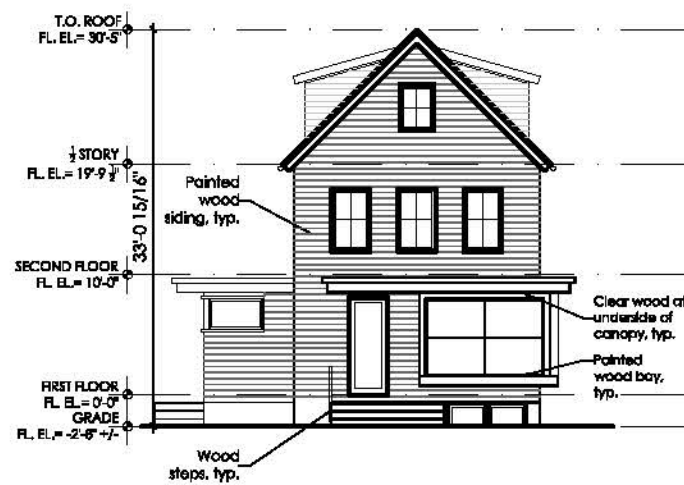


A1.2



01 Proposed 1/2 Story Floor Plans
1/16" = 1'-0"

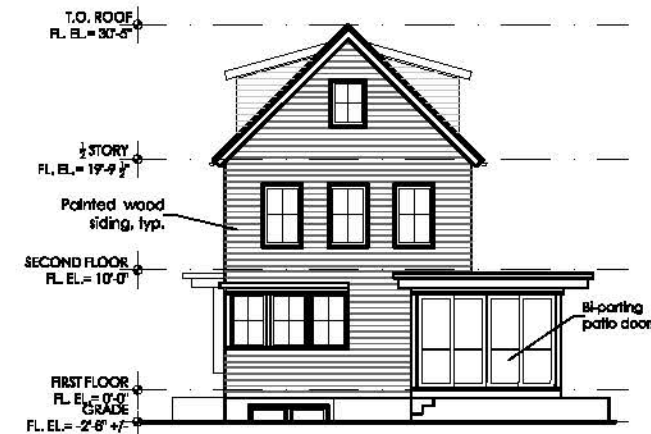
136-138 CUSHING STREET Cambridge, MA		Proposed 1/2 Story Floor Plans	
Moskow Linn Architects inc. 88 Broad Street Boston, Massachusetts 02110 Tel. 617.292.2000 Fax. 617.426.4701 www.moskowlinn.com			
		A1.3	
Scale: 1/16" = 1'-0"	Date: 10.30.15	Drawn by: RL/SC	



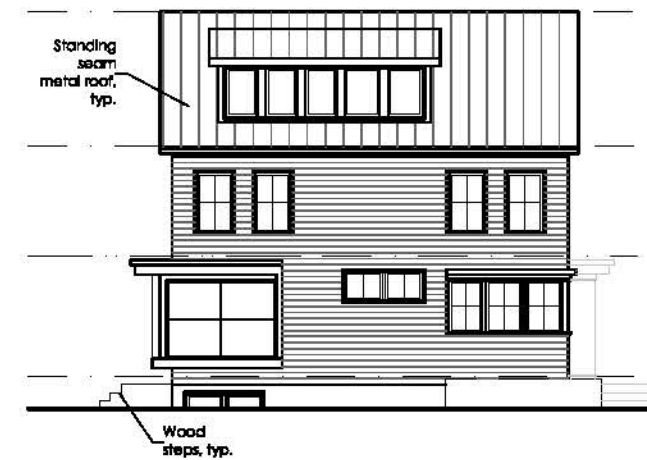
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

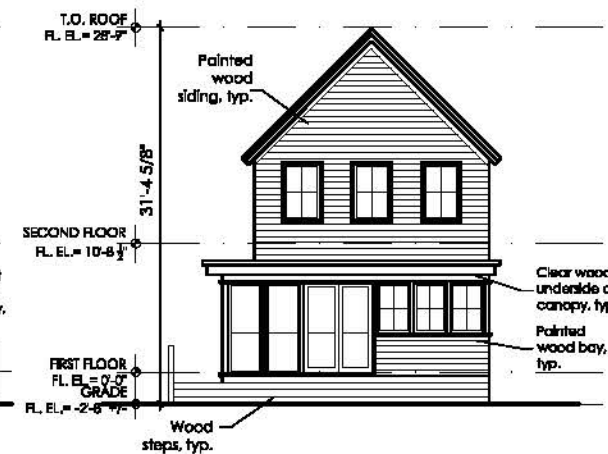
01 Building A
1/16" = 1'-0"



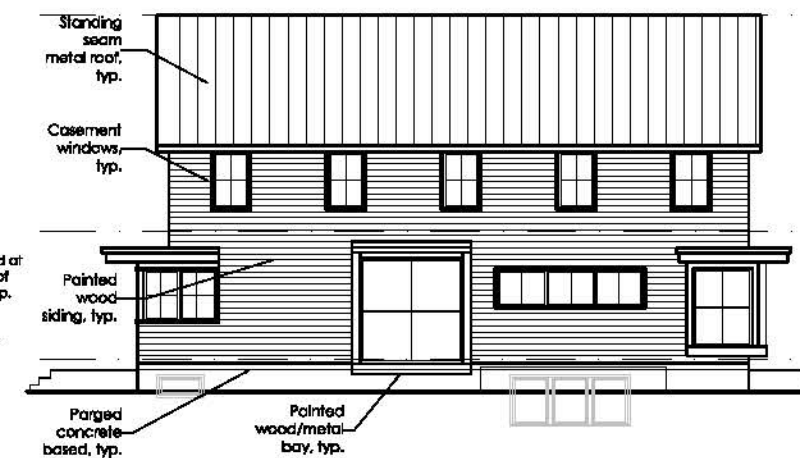
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

02 Building B
1/16" = 1'-0"

136-138 CUSHING STREET
Cambridge, MA

Proposed Elevations

Moskow Linn Architects inc.
88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com



A2.0

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

Date: 10.30.15

Drawn by: RL/SC