



SHEET LIST

Sheet Number	Sheet Name
5-Architecture	
A0.0	Cover Sheet
A0.1	Zoning Compliance
A0.2	Site Context
A0.3	Existing Site Plan
A0.4	Proposed Site Plan
A0.5	Proposed Landscaping Plan
A1.0	Proposed House A Floor Plans
A1.1	Proposed House B Floor Plans
A2.0	Existing Exterior Elevations
A2.1	Proposed House A Exterior Elevations
A2.2	Proposed House B Exterior Elevations
A7.0	3D Views
A7.1	Rendering

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

Cover Sheet

Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

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A0.0

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

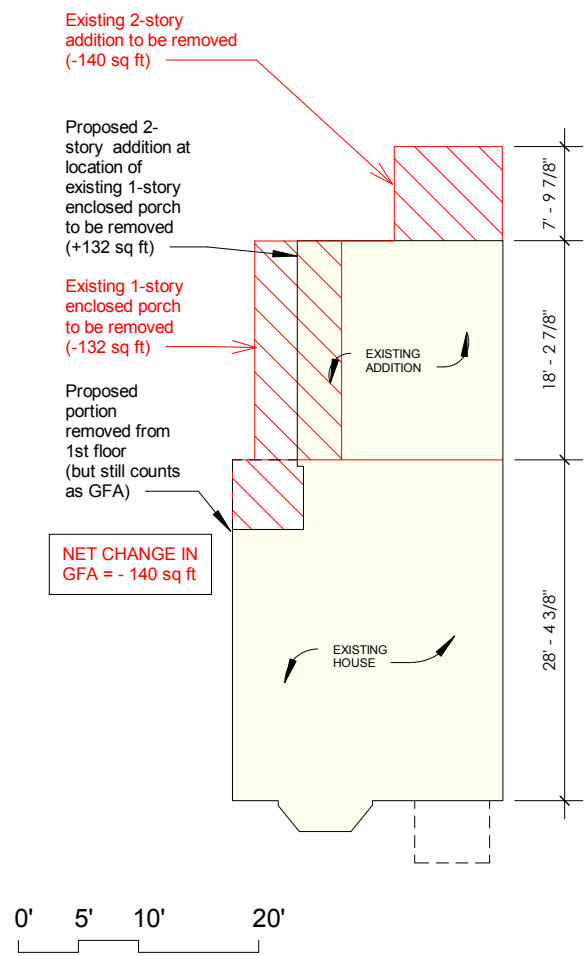
DATE: 10.04.2018

DRAWN BY: MLA

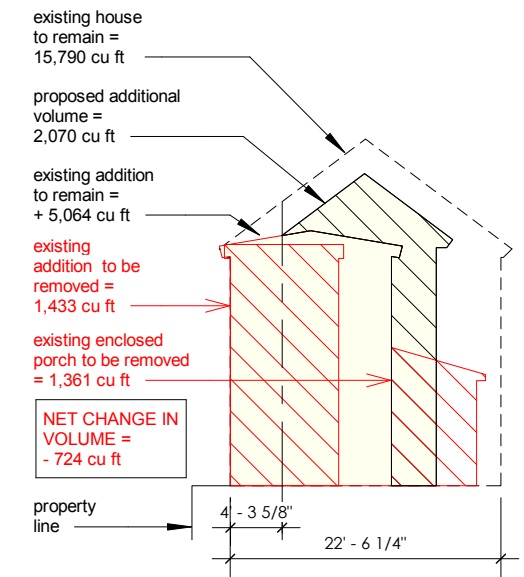
78 Holworthy Street, Cambridge

Zoning District B

	Allowable/Required	Proposed
FAR	0.5/5000 + 0.35	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'	49.7'
Min. Front Yard	15'	19'
Min. Side Yards		
Existing front building	7'-6" (sum of 20')	existing non-conforming, 23.5' and 3.2'
New back building	7'-6" (sum of 20')	13'-4" and 7'-6" (sum of 20'-10")
Min. Rear Yard	25' plus 10'	35'
Max. Height	35'	30'
Min. Ratio of Private Open Space to Lot Area	3,510 sq ft (40%)	4,516 sq ft (51%)
50% to meet Dimensional Limitations per 5.22.1	1,755 sq ft	2,575 sq ft (57%)
50% to meet Definition of Permeable Open Space	1,755 sq ft	4,516 sq ft (100%)
Gross Floor Area Breakdown for FAR	3,822 GSF	3808
Front House Level 1 Floor Area	na	932
Front House Level 1 Covered Outdoor Floor Area	na	64
Front House Level 2 Floor Area	na	952
Back House Level 1 Floor Area	na	1205
Back House Level 1 Covered Outdoor Floor Area	na	33
Back House Level 2 Floor Area	na	622

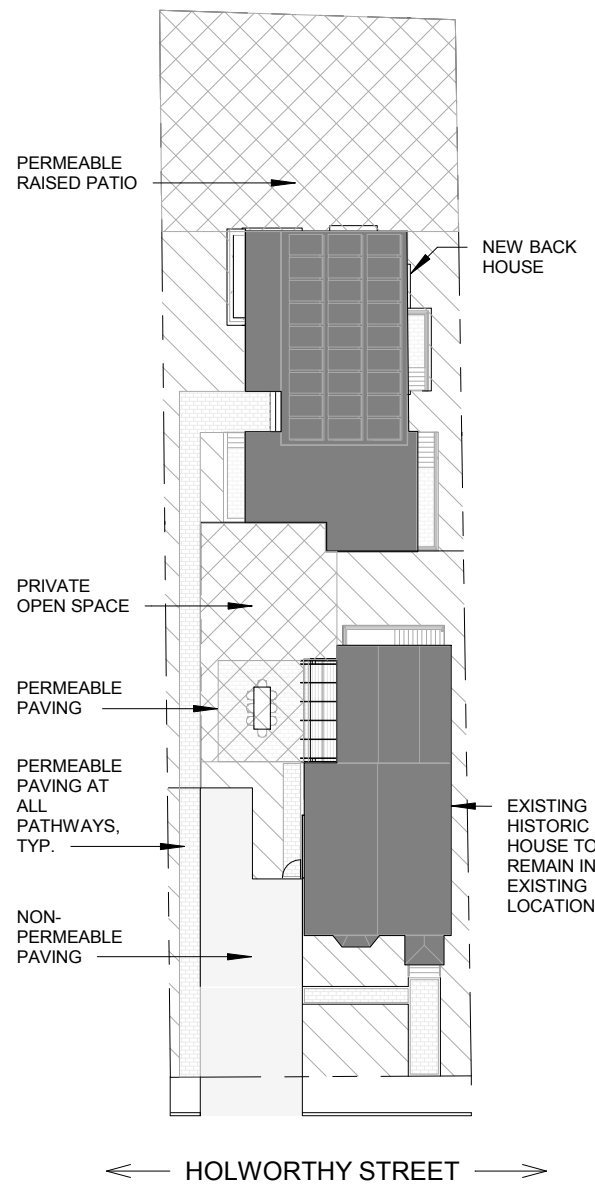


1 Proposed and Existing Area Overlay
1/16" = 1'-0"



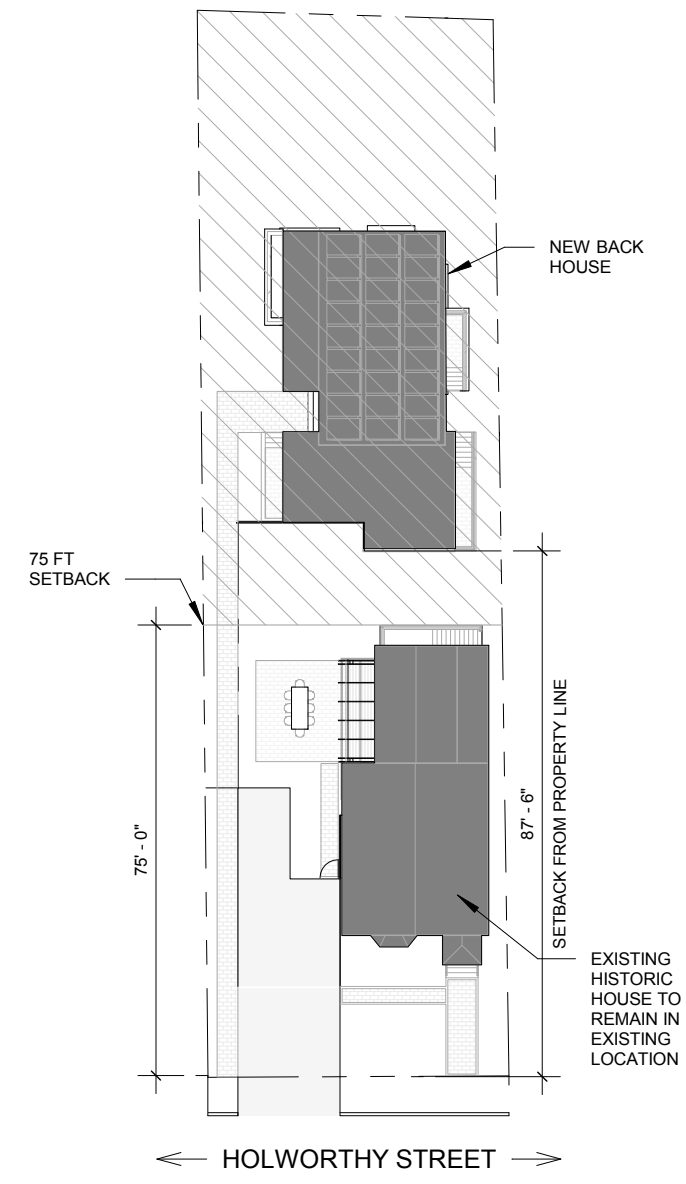
4 Proposed and Existing Volume Overlay
1/16" = 1'-0"

- Private Open Space
- Private Open Space to meet dimensional limitations per 5.22.1



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

- Portion of property beyond 75' setback



3 Proposed 75' Setback
1/32" = 1'-0"

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Cambridge, MA

Zoning Compliance

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A0.1

SCALE: As indicated

DATE: 10.04.2018

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



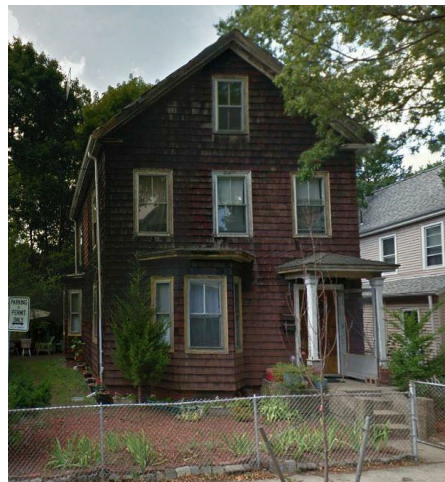
2 NEIGHBOR



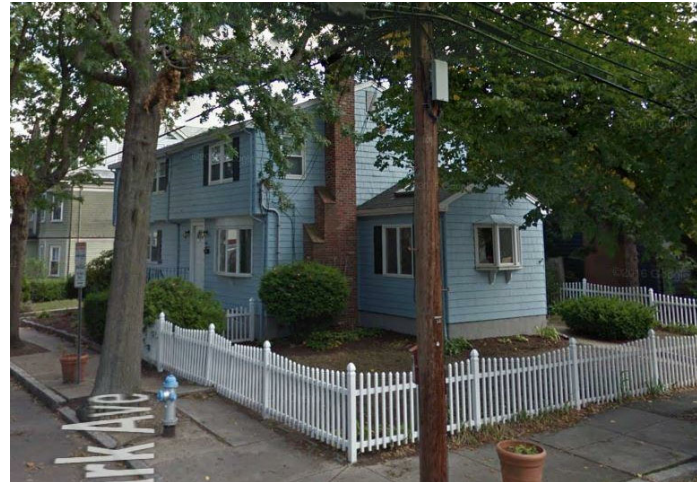
3 NEIGHBOR



4 NEIGHBOR



5 NEIGHBOR



6 NEIGHBOR



7 NEIGHBOR



8 NEIGHBOR



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



10 NEIGHBOR



11 NEIGHBOR



12 NEIGHBOR at Holworthy Circle

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Cambridge, MA

Site Context

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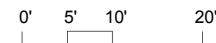
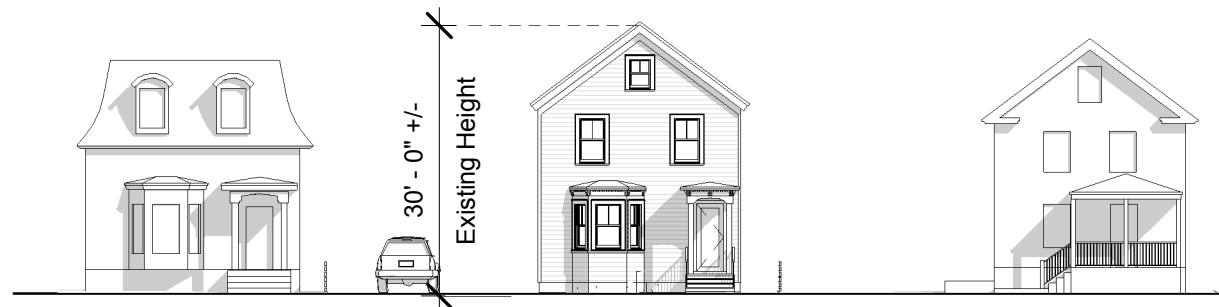
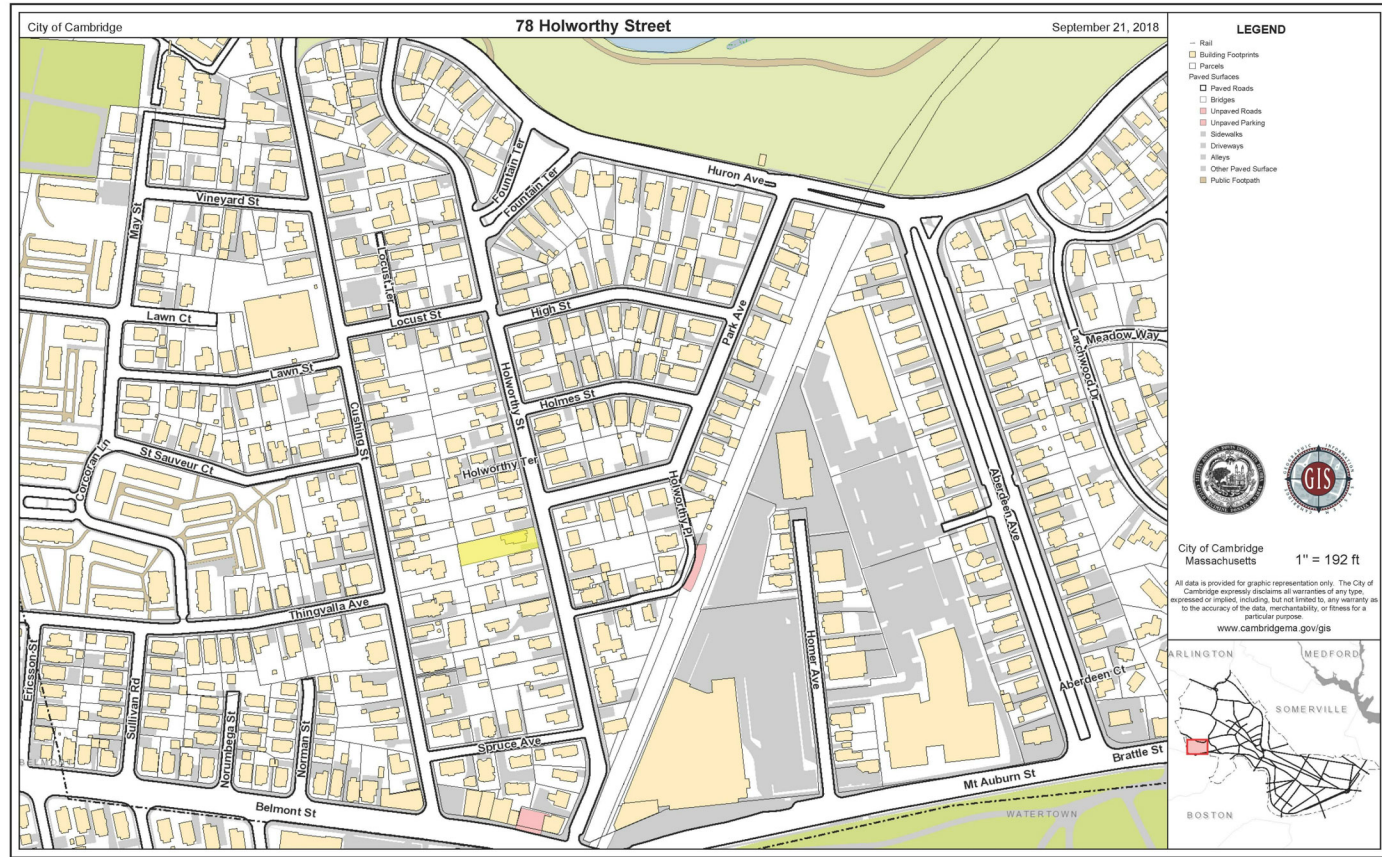
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A0.2

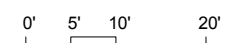
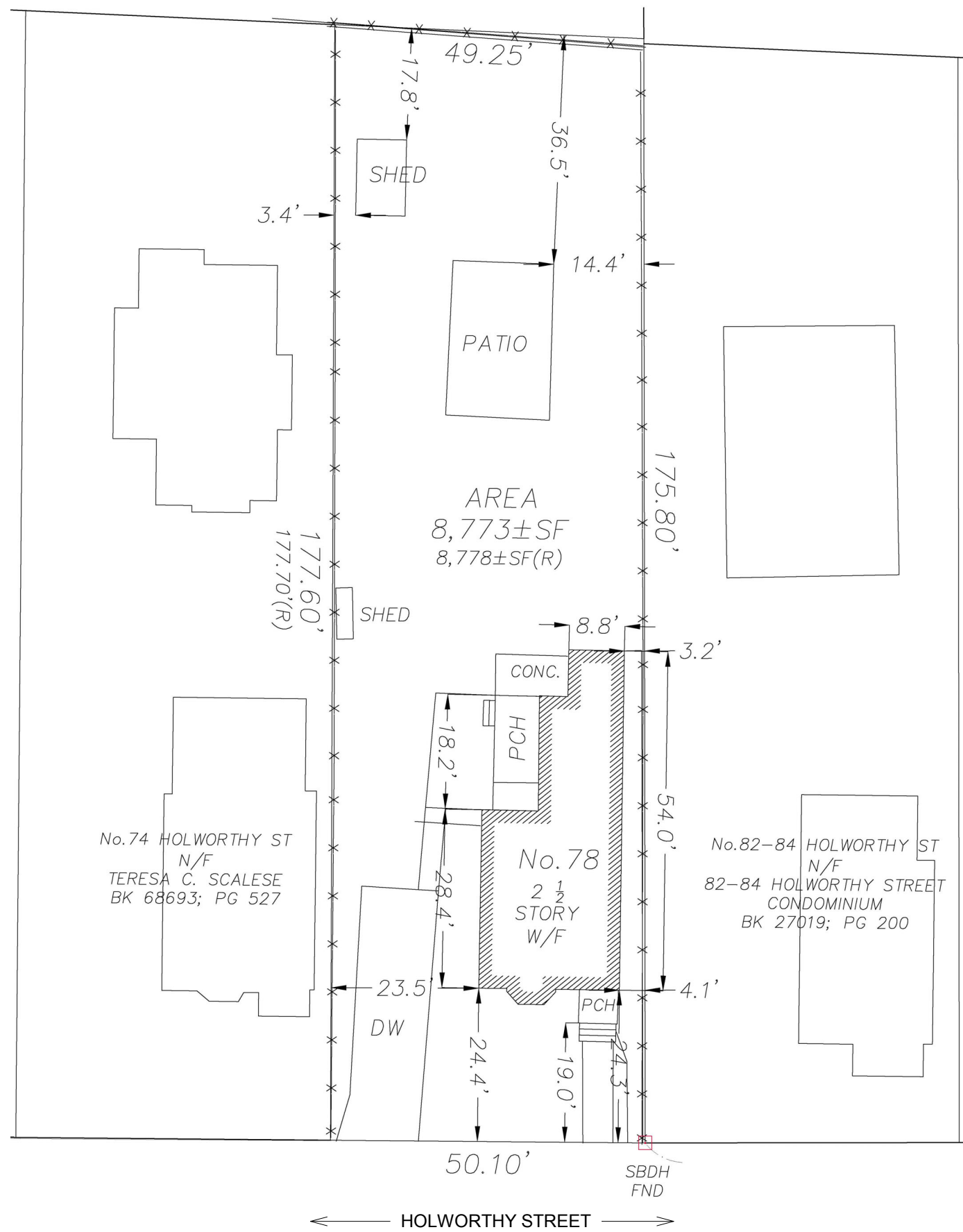
SCALE: 1/2" = 1'-0"

DATE: 10.04.2018

DRAWN BY: MLA



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



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

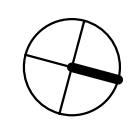
78 Holworthy Street
Cambridge, MA

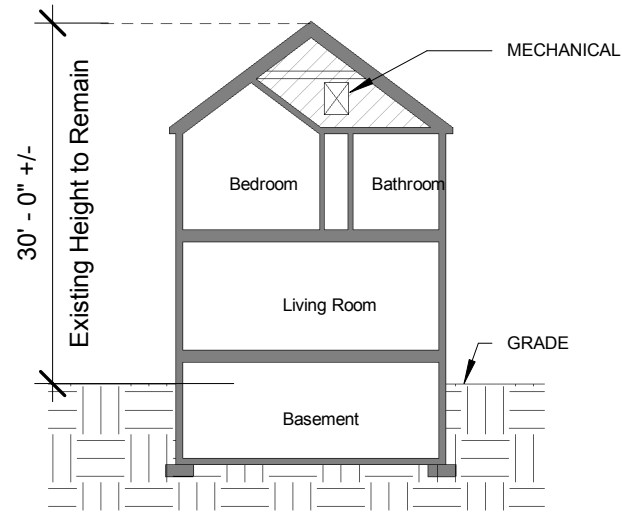
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A0.3

SCALE: 3/64" = 1'-0"
DATE: 10.04.2018
DRAWN BY: MLA

Existing Site Plan

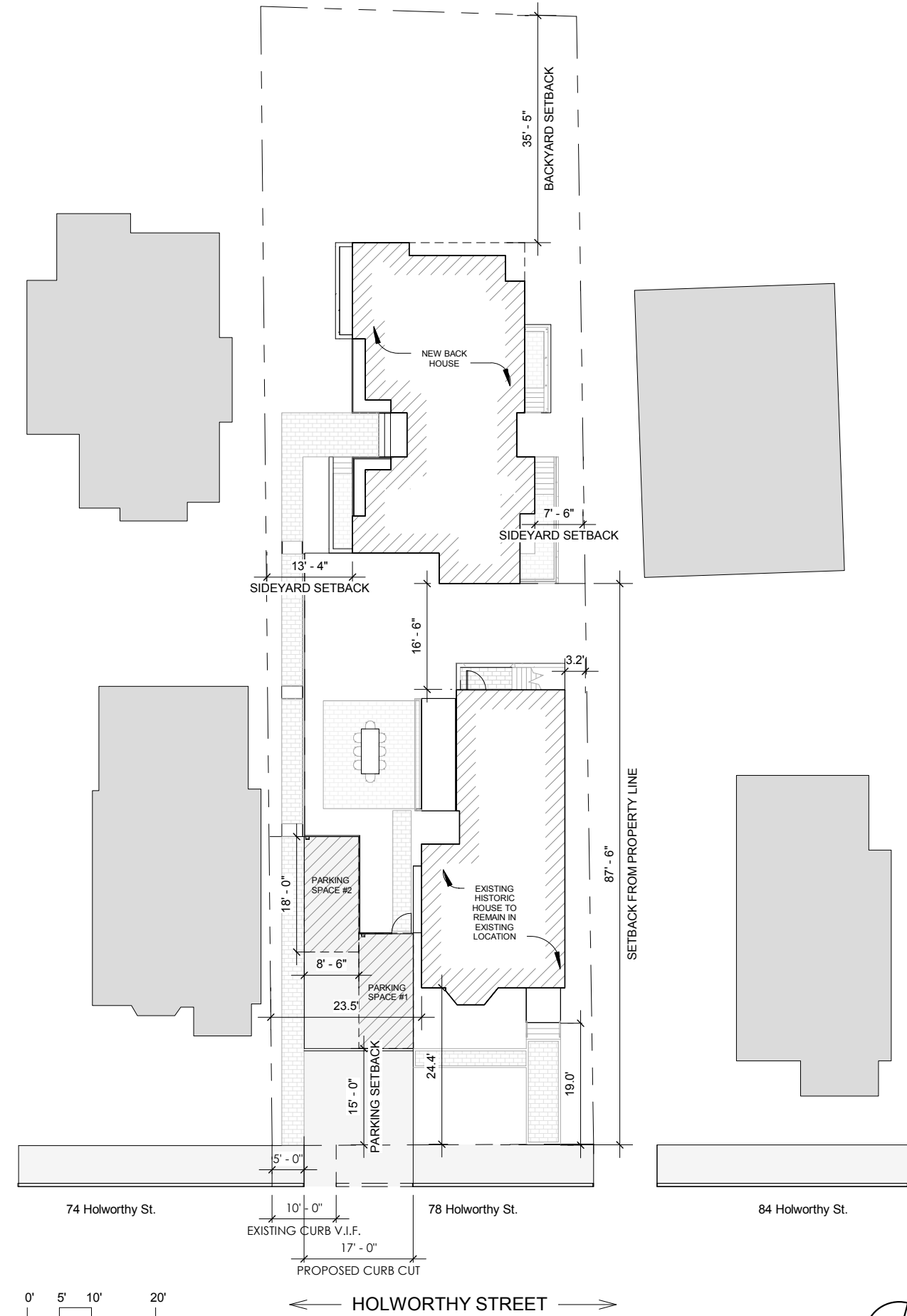




1 House A Typical Section Diagram
1/16" = 1'-0"



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



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

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Proposed Site Plan

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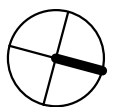
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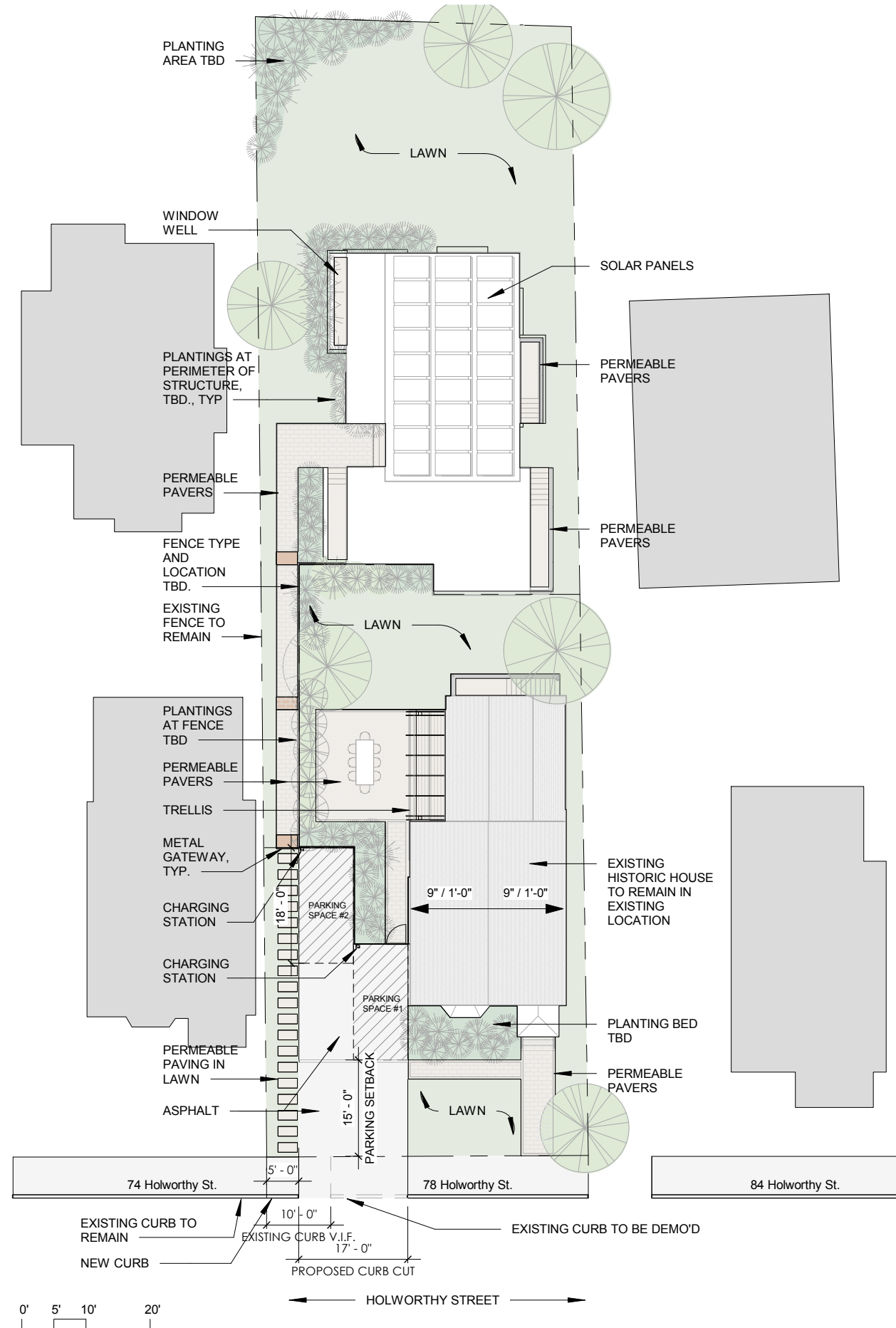
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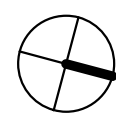
DATE: 10.04.2018

DRAWN BY: MLA





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

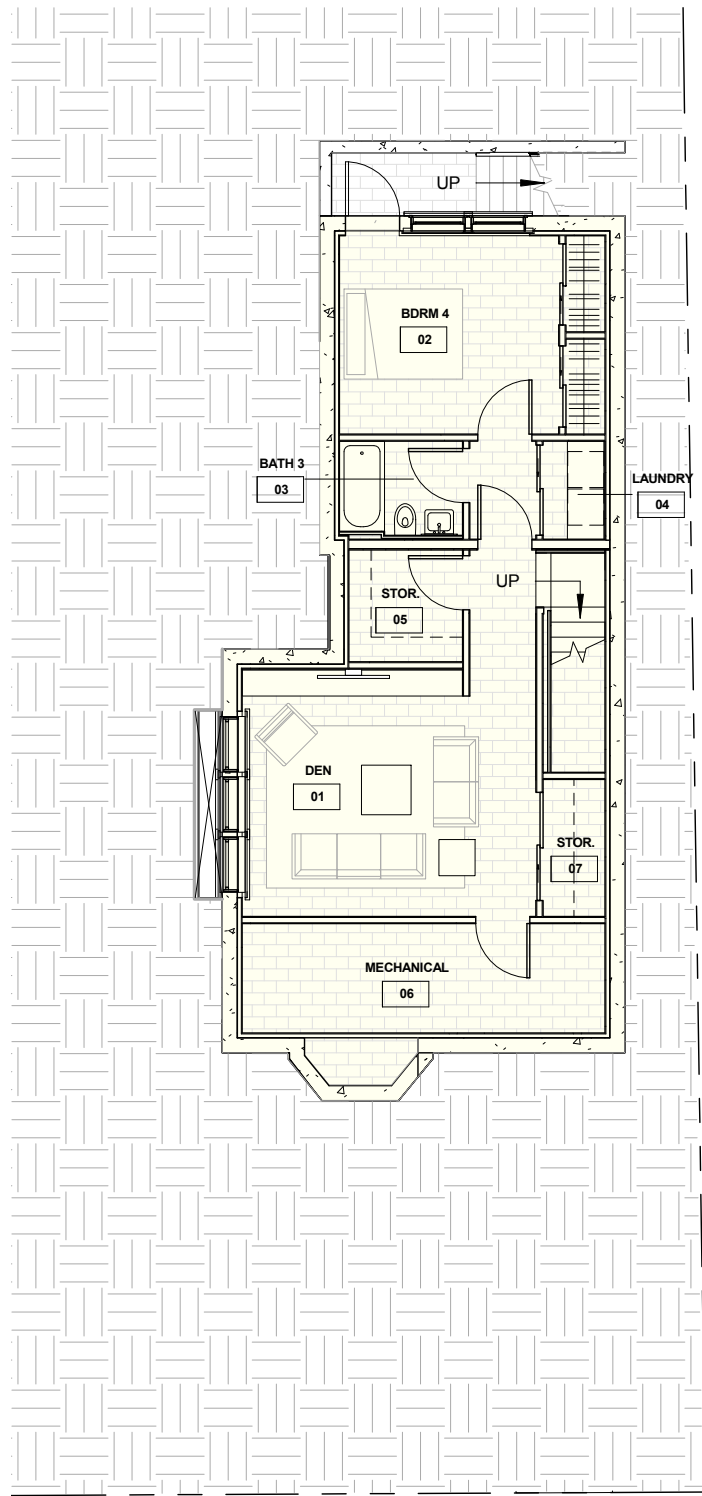


SCALE:	3/64" = 1'-0"
DATE:	10.04.2018
DRAWN BY:	MLA

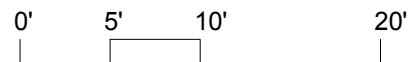
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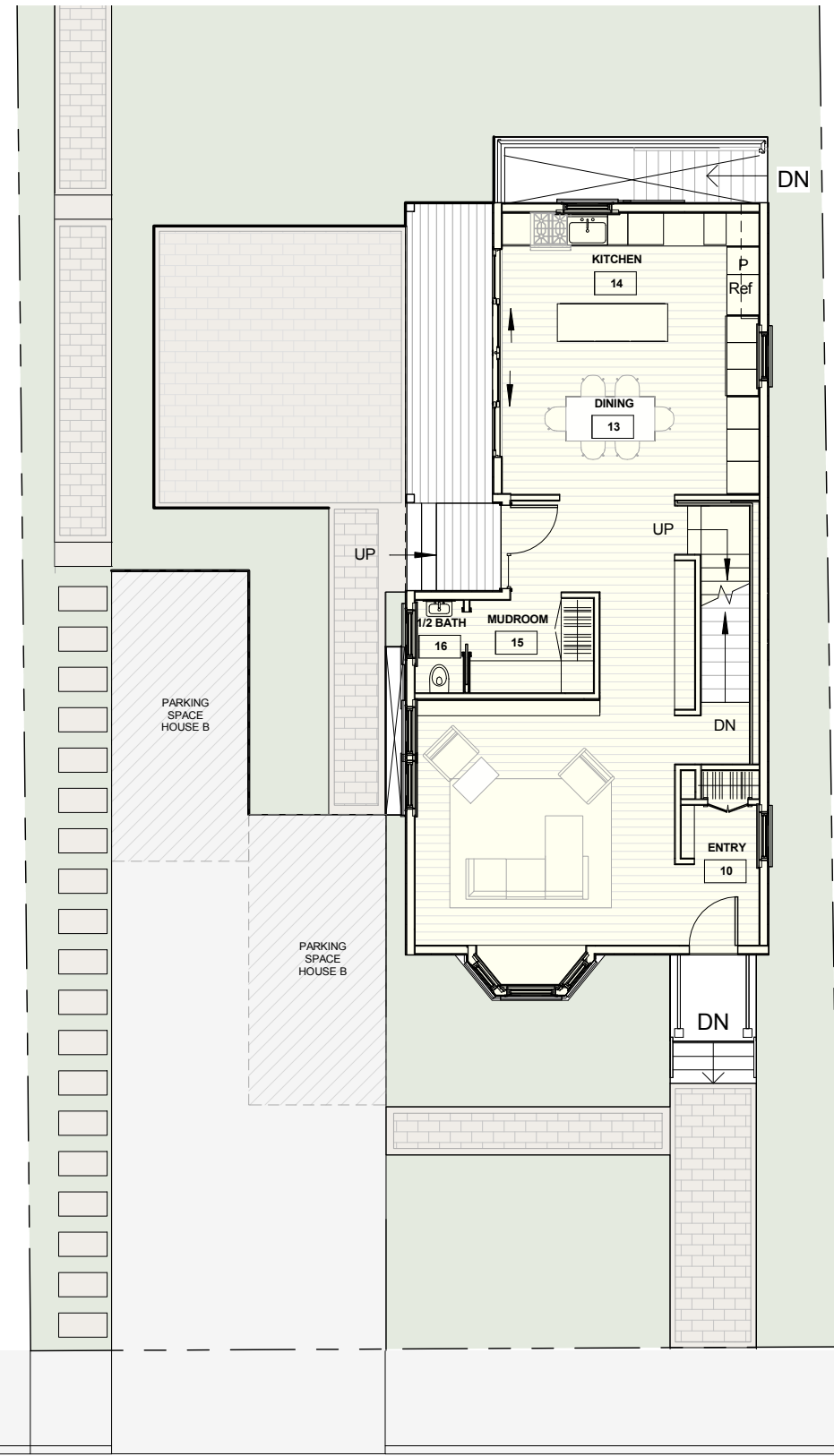
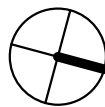
78 Holworthy Street
Cambridge, MA
Proposed Landscaping Plan



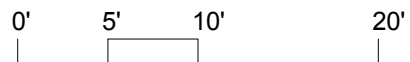
BASEMENT
921 SQ FT



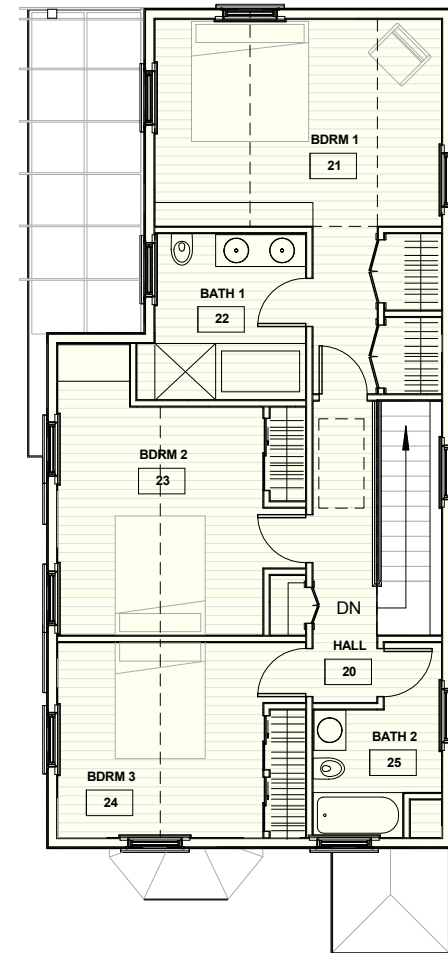
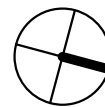
1 House A Basement Plan
3/32" = 1'-0"



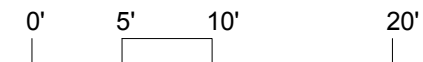
LEVEL 1
996 SQ FT



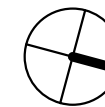
2 House A Level 1
3/32" = 1'-0"



LEVEL 2
952 SQ FT



3 House A Level 2
3/32" = 1'-0"



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

DATE: 10.04.2018

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A1.0

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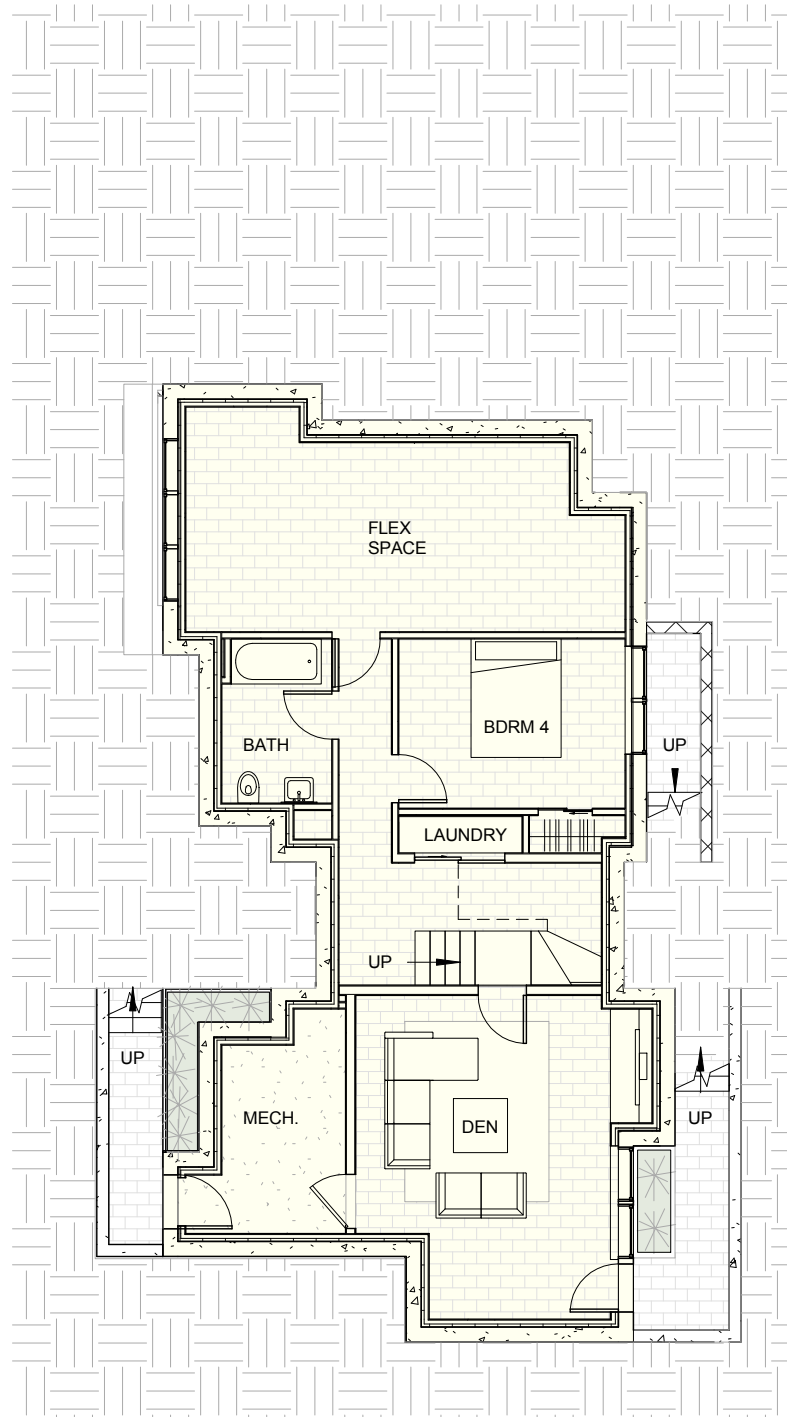
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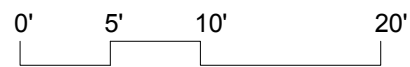
78 Holworthy Street
Cambridge, MA

Proposed House A Floor Plans

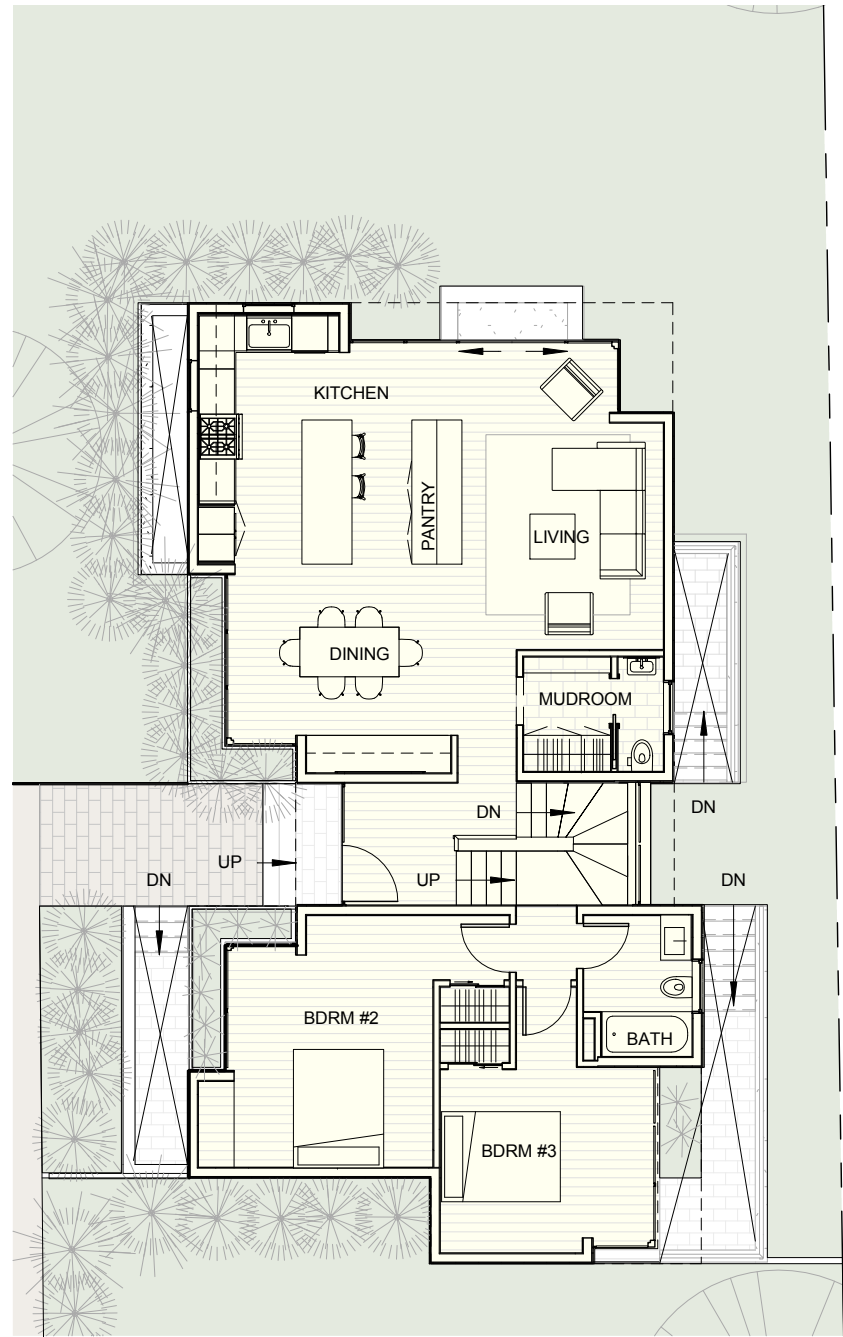
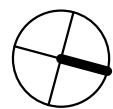
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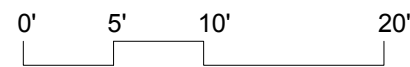
BASEMENT
1,178 SQ FT



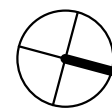
1 House B Basement Plan
3/32" = 1'-0"



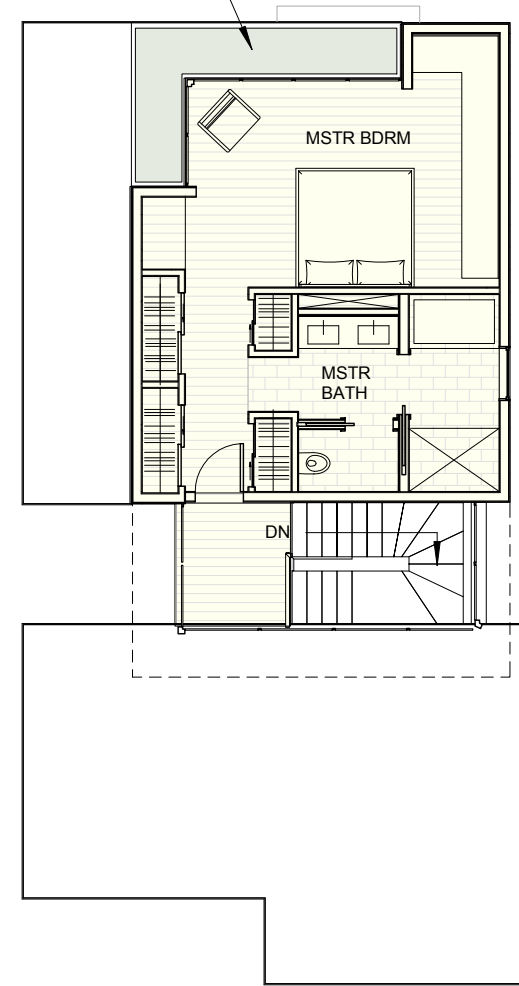
LEVEL 1
1,238 SQ FT



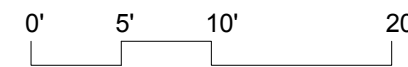
2 House B Level 1
3/32" = 1'-0"



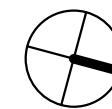
BUILT-IN PLANTER
BOXES FOR
PRIVACY



LEVEL 2
622 SQ FT



3 House B Level 2
3/32" = 1'-0"



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

DATE: 10.04.2018

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A1.1

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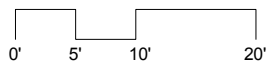
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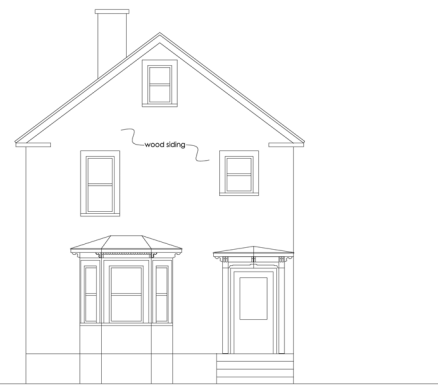
Proposed House B Floor Plans



EXISTING HOUSE



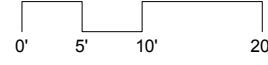
① Existing Elevation_North
1/16" = 1'-0"



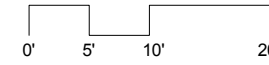
← HOLWORTHY STREET →



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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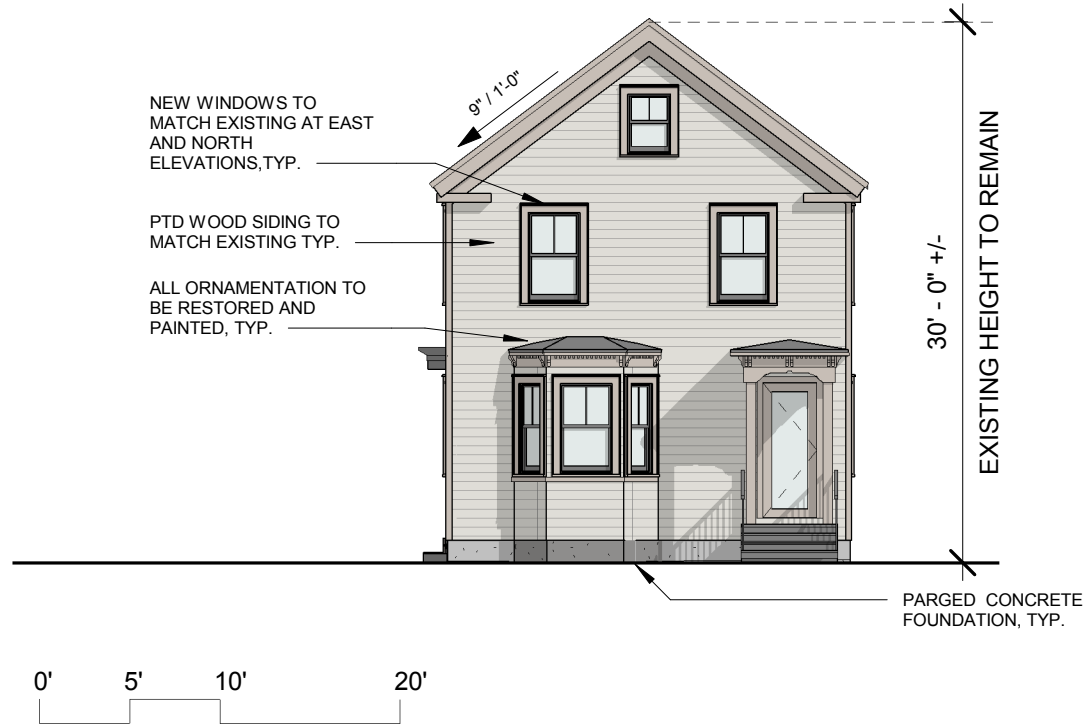
A 2.0

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

DATE: 10.04.2018

DRAWN BY: MLA

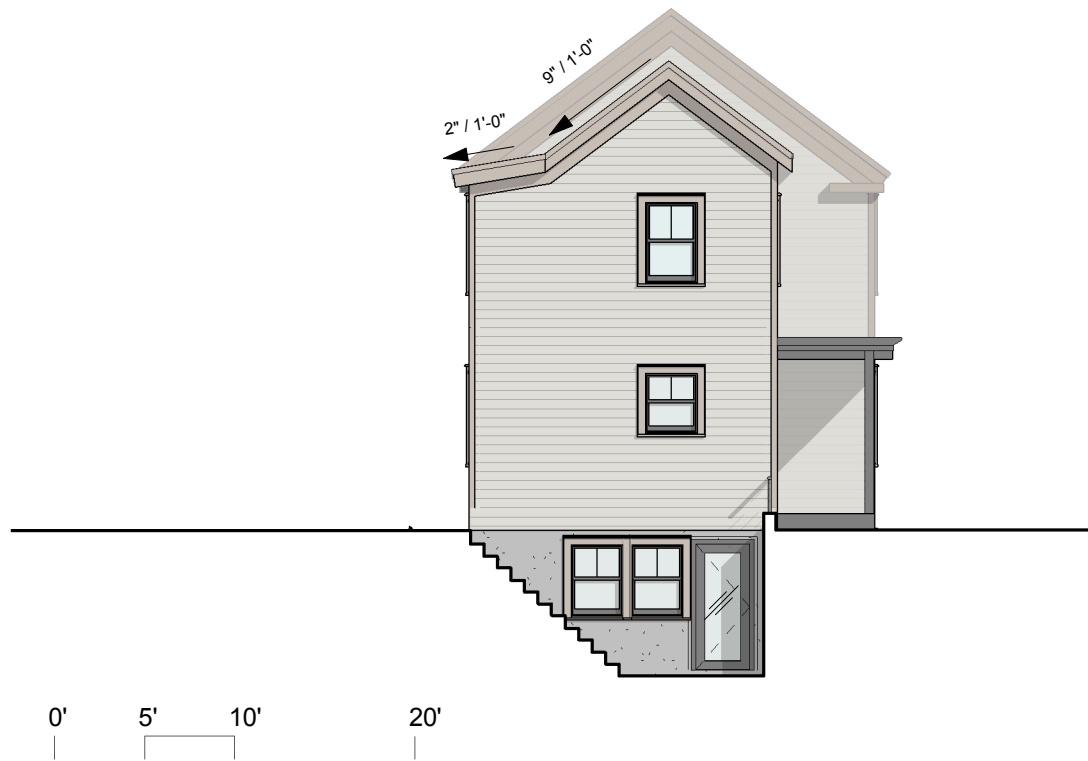
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1 House A East
3/32" = 1'-0"



2 House A South
3/32" = 1'-0"



3 House A West
3/32" = 1'-0"



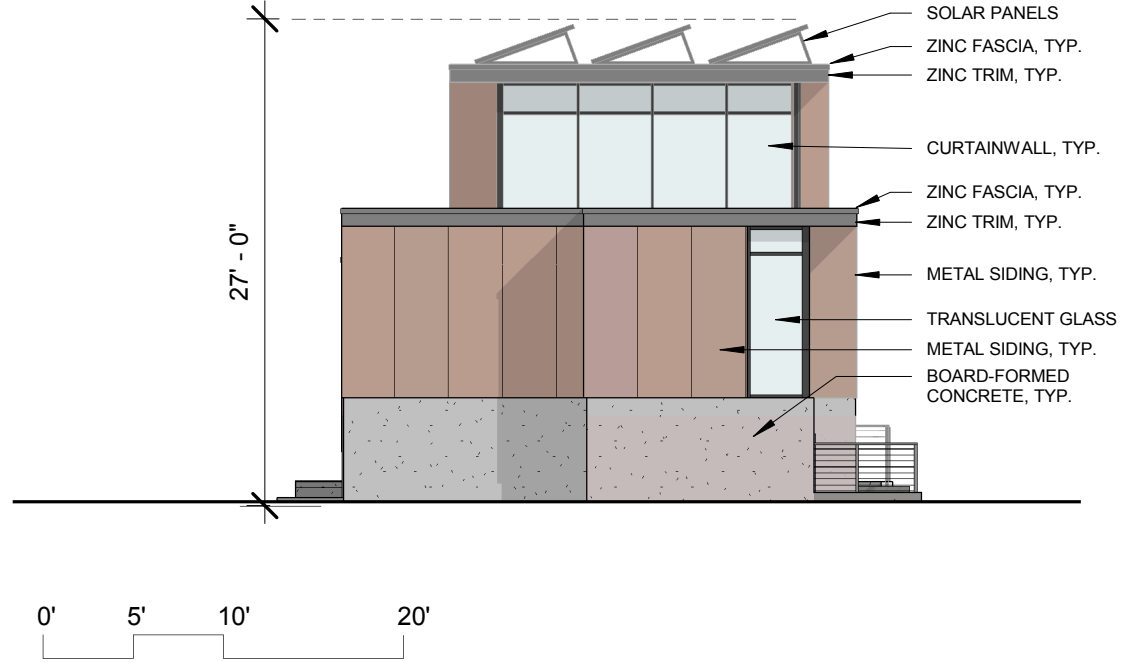
4 House A North
3/32" = 1'-0"

SCALE: 3/32" = 1'-0"
 DATE: 10.04.2018
 DRAWN BY: MLA

A2.1

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78 Holworthy Street
 Cambridge, MA
 Proposed House A Exterior Elevations



- SOLAR PANELS
- ZINC FASCIA, TYP.
- ZINC TRIM, TYP.
- CURTAINWALL, TYP.
- ZINC FASCIA, TYP.
- ZINC TRIM, TYP.
- METAL SIDING, TYP.
- TRANSLUCENT GLASS
- METAL SIDING, TYP.
- BOARD-FORMED CONCRETE, TYP.

① House B East
3/32" = 1'-0"



② House B South
3/32" = 1'-0"



③ House B West
3/32" = 1'-0"



④ House B North
3/32" = 1'-0"

SCALE: 3/32" = 1'-0"
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A2.2

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78 Holworthy Street
Cambridge, MA
Proposed House B Exterior Elevations



1 View from Holworthy Street



2 View from Holworthy Street



3 Back House Approach



4 Back House Backyard

SCALE:

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A7.0

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78 Holworthy Street
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3D Views



SCALE:

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A7.1

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Rendering