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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.

14, 16 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

TBD

16 Jackson Street
 Cambridge, MA

Cover Sheet

Moskow Linn Architects, Inc.

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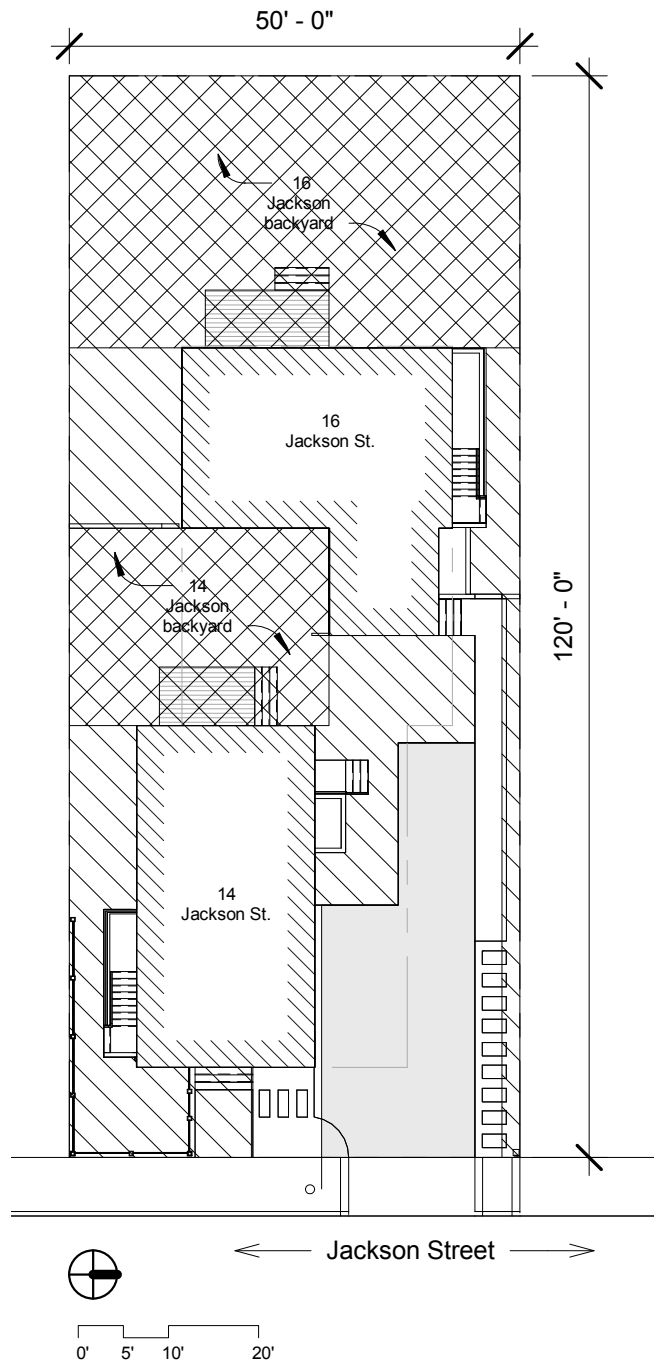
A0.0

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


DATE: 11.29.2018

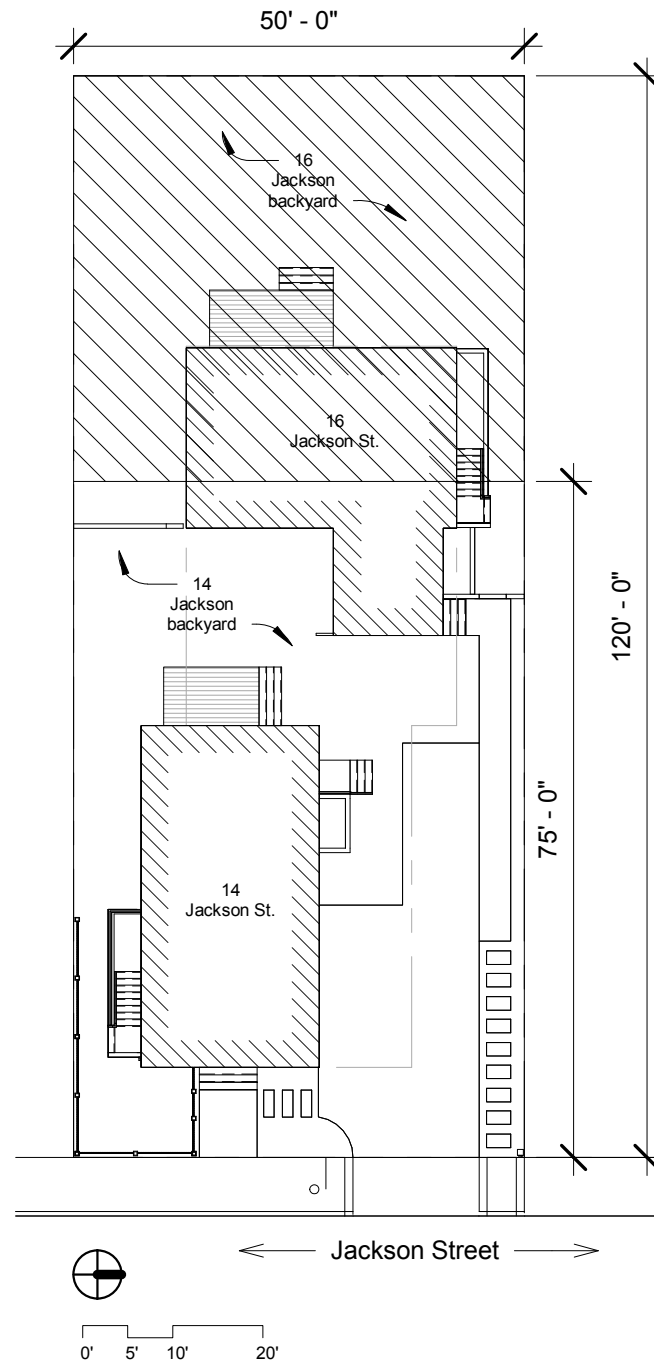
DRAWN BY: MLA

-  Private Open Space
-  Private Open Space to meet Dimensional Limitations per 5.22.1
-  Non-permeable Paving



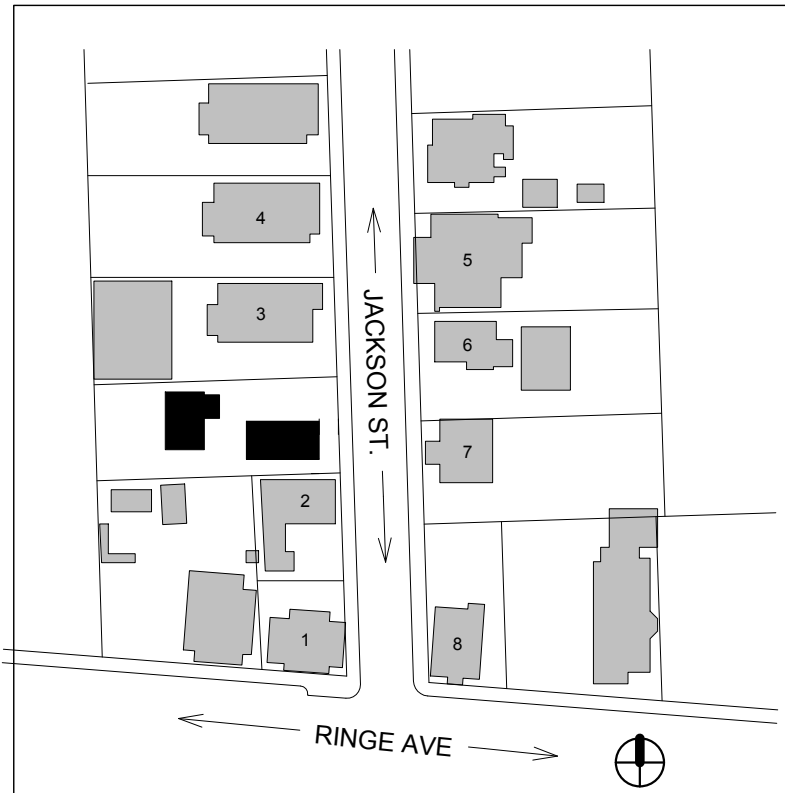
1 Open Space Plan
3/64" = 1'-0"

-  75' Setback



2 75ft Setback
3/64" = 1'-0"

	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'	30'
Min. Ratio of Private Open Space to Lot Area	2,400 sq ft (40% of lot area)	3,340 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)	2,140 sq ft (64% of proposed private open space)
50% to meet Definition of Permeable Open Space	1,200 sq ft (50% of min private open space)	3,340 sq ft (100% of proposed private open space)
Gross Floor Area Breakdown for FAR (GSF)	2,850	2,850
14 Jackson Level 1 Floor Area	na	620
14 Jackson Level 1 Covered Outdoor Floor Area	na	60
14 Jackson Level 2 Floor Area	na	730
16 Jackson Level 1 Floor Area	na	655
16 Jackson Level 1 Covered Outdoor Floor Area	na	50
16 Jackson Level 2 Floor Area	na	735



1 Site Context
1" = 100'-0"



Neighbor 1



Neighbor 2



Neighbor 3



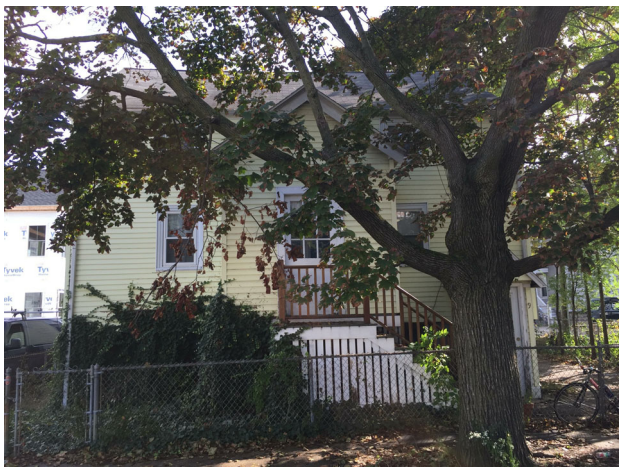
Neighbor 4



Neighbor 5



Neighbor 6



Neighbor 7



Neighbor 8

SCALE: 1" = 100'-0"

DATE: 11.29.2018

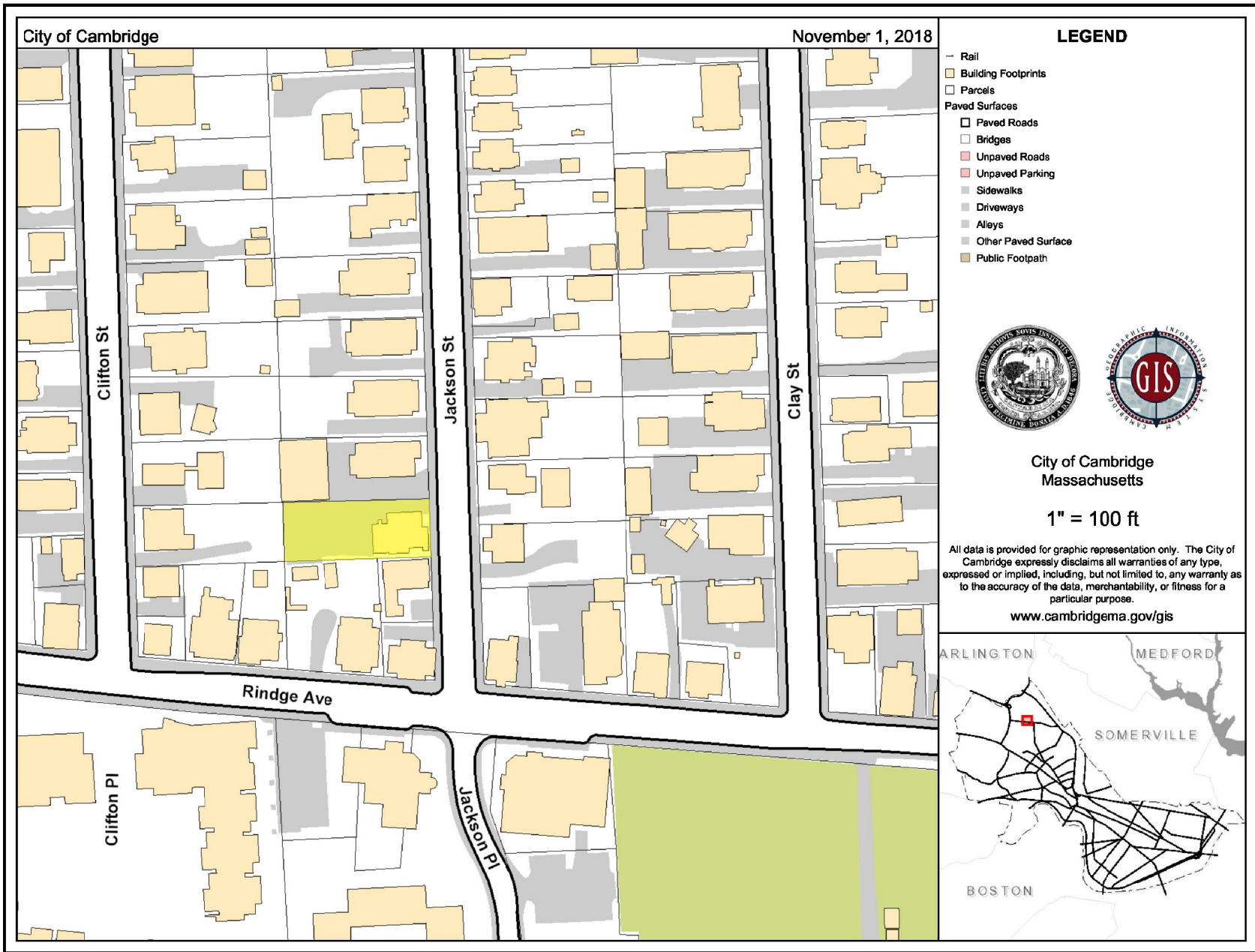
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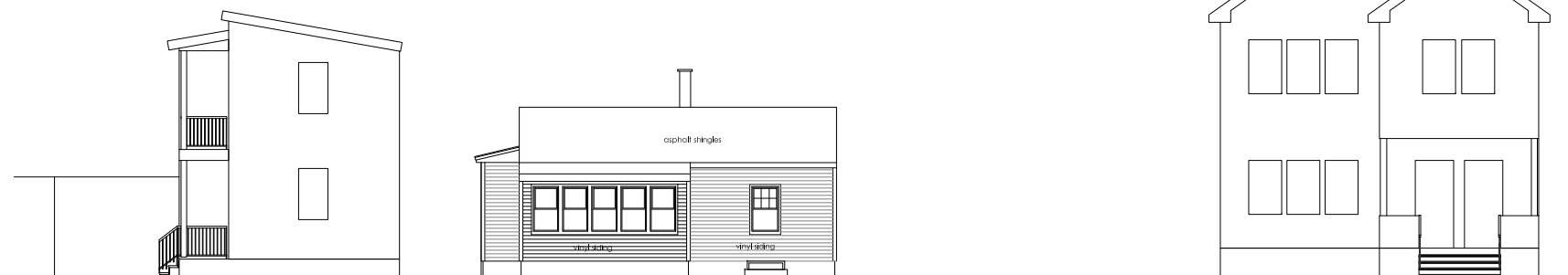
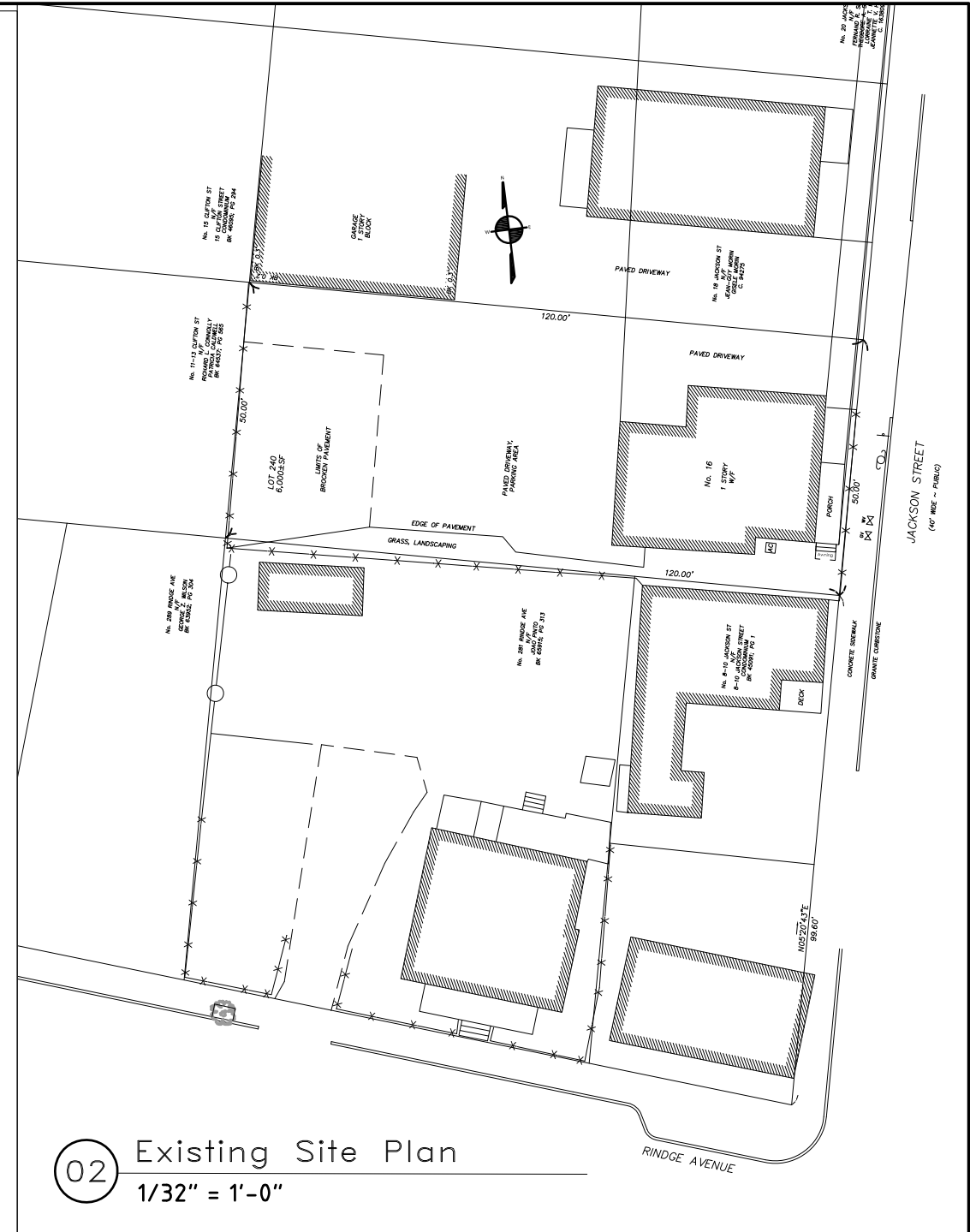
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16 Jackson Street
Cambridge, MA

Site Context

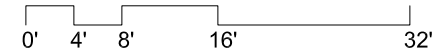


01 Location Plan
NTS



03 Existing Street Elevation
1/16" = 1'-0"

neighbor 14,16 Jackson St. neighbor



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Existing Site Plan

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A0.3

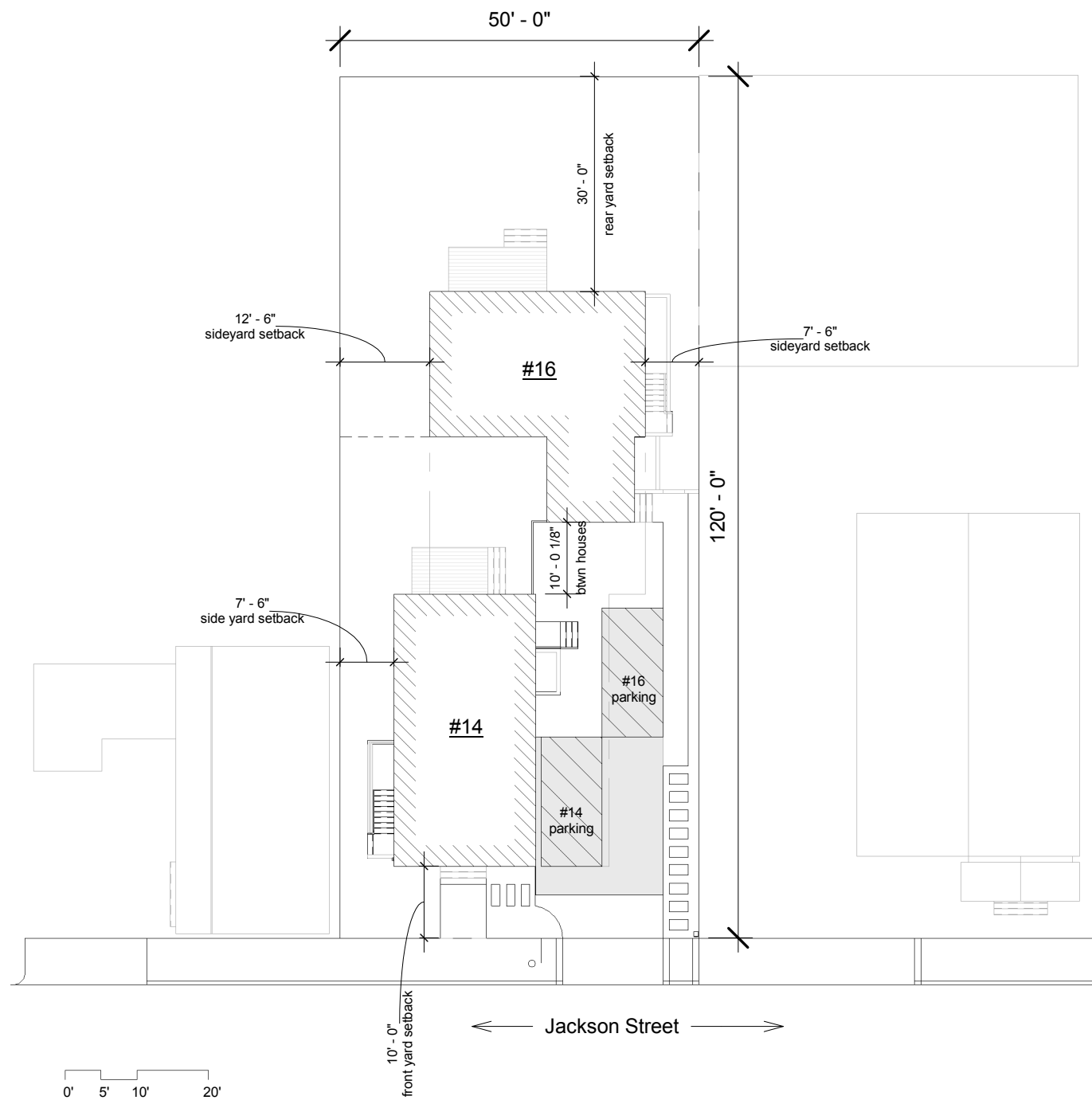
SCALE: As Noted
DATE: 11.02.2018
DRAWN BY: MLA



0' 4' 8' 16' 32'



1 Proposed Street Facade
3/64" = 1'-0"



0' 5' 10' 20'



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

SCALE: 3/64" = 1'-0"

DATE: 11.29.2018

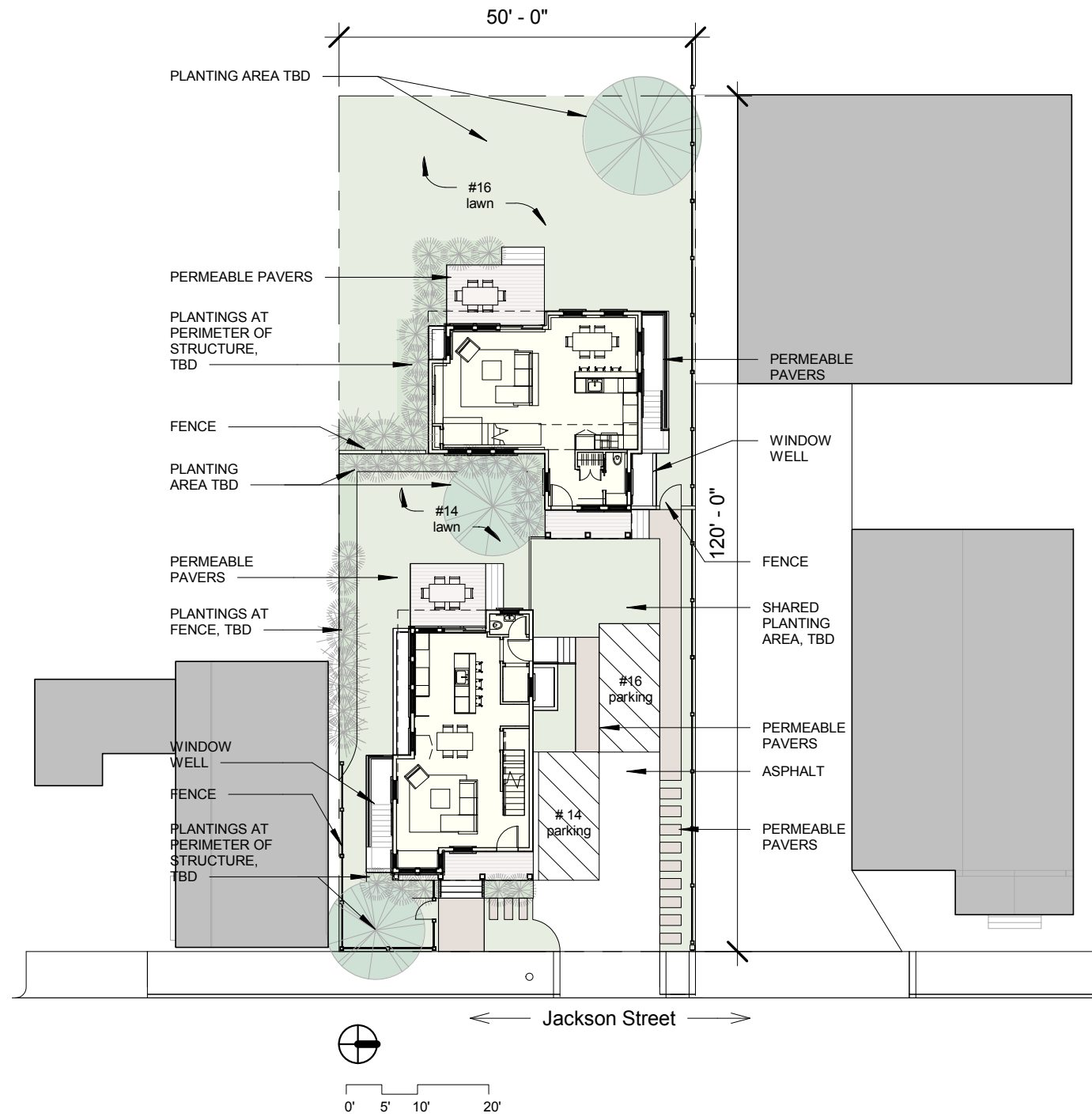
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A0.4

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Proposed Site Plan



① Landscape Plan
3/64" = 1'-0"

SCALE: 3/64" = 1'-0"

DATE: 11.29.2018

DRAWN BY: MLA

A0.5

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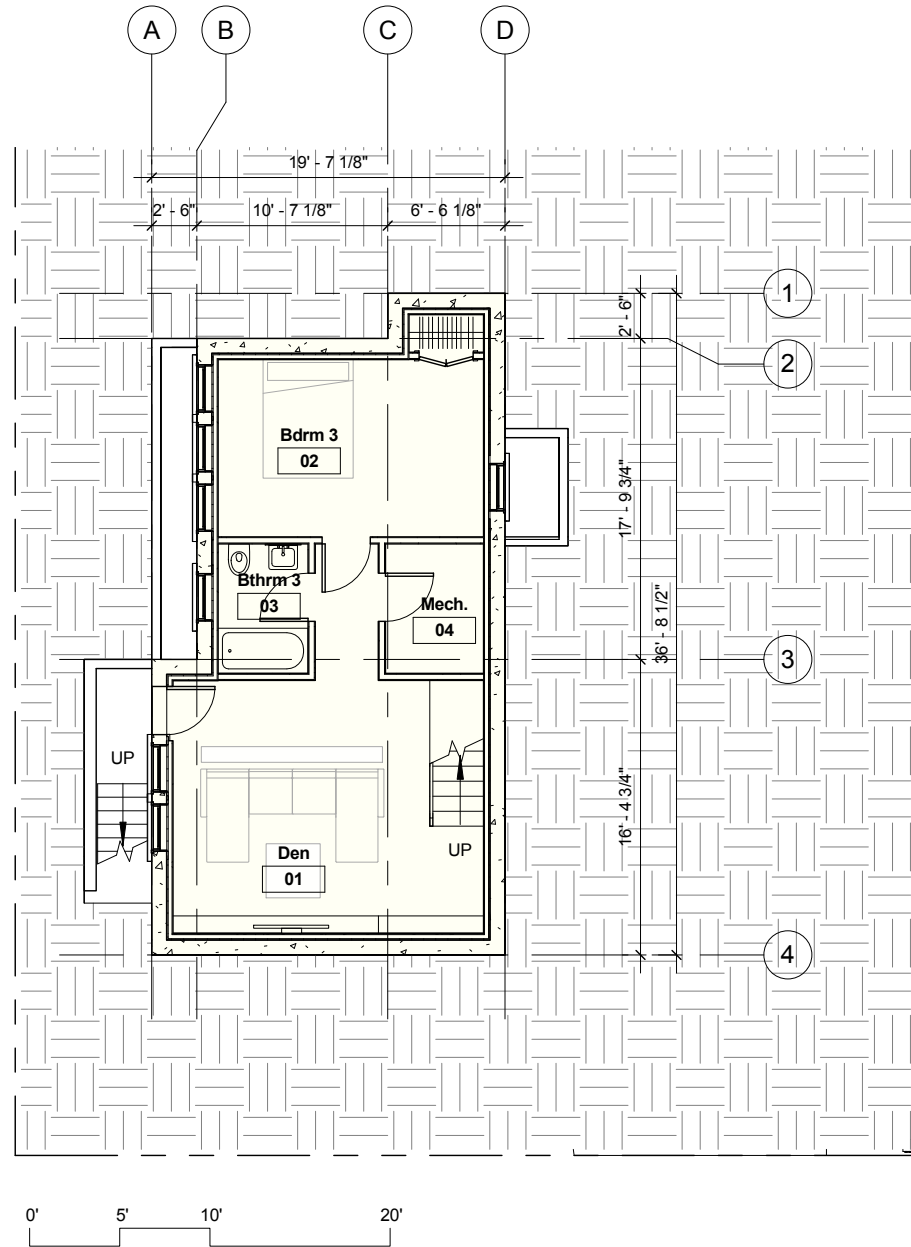
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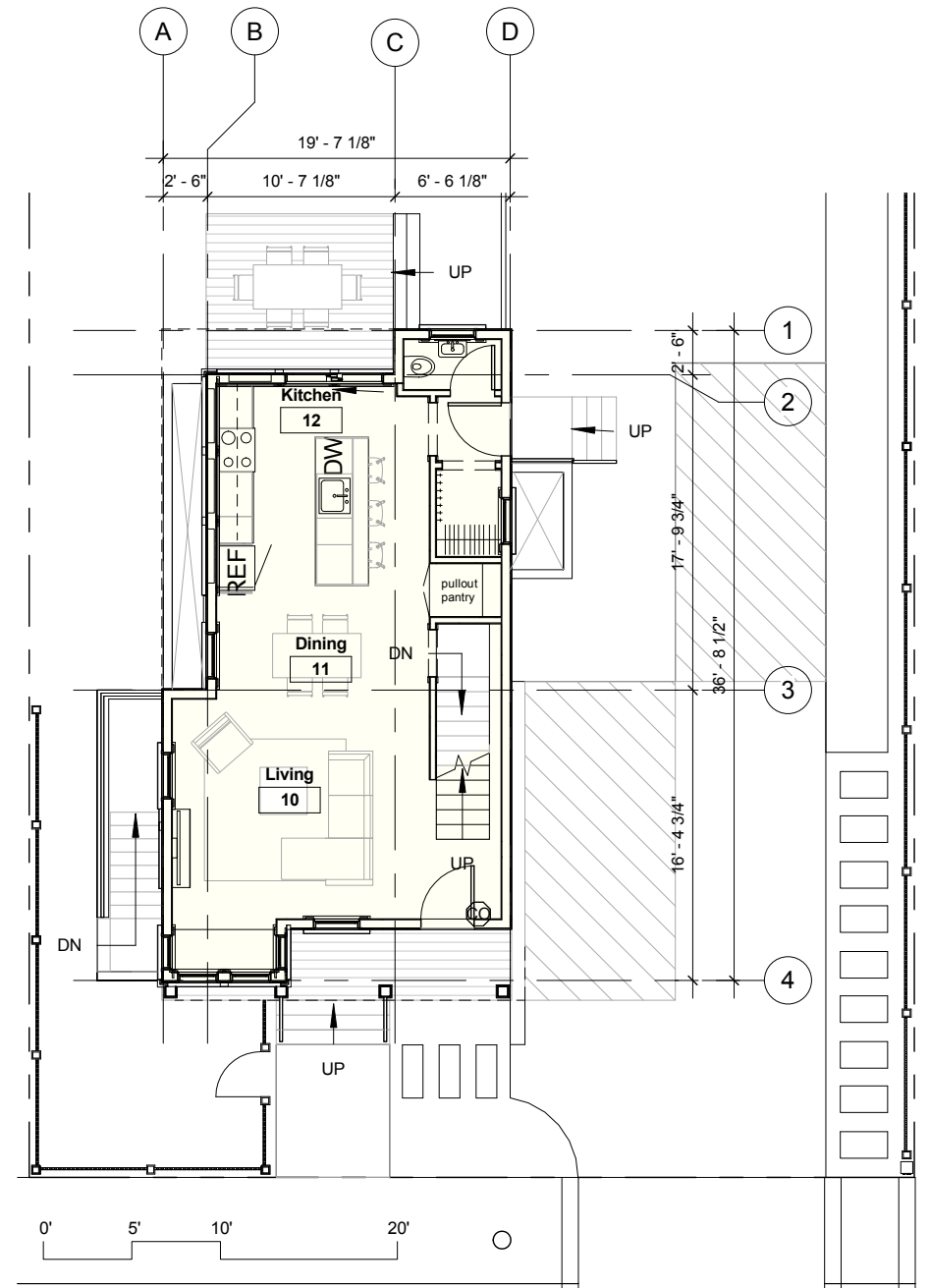
16 Jackson Street
Cambridge, MA

Proposed Landscape Plan

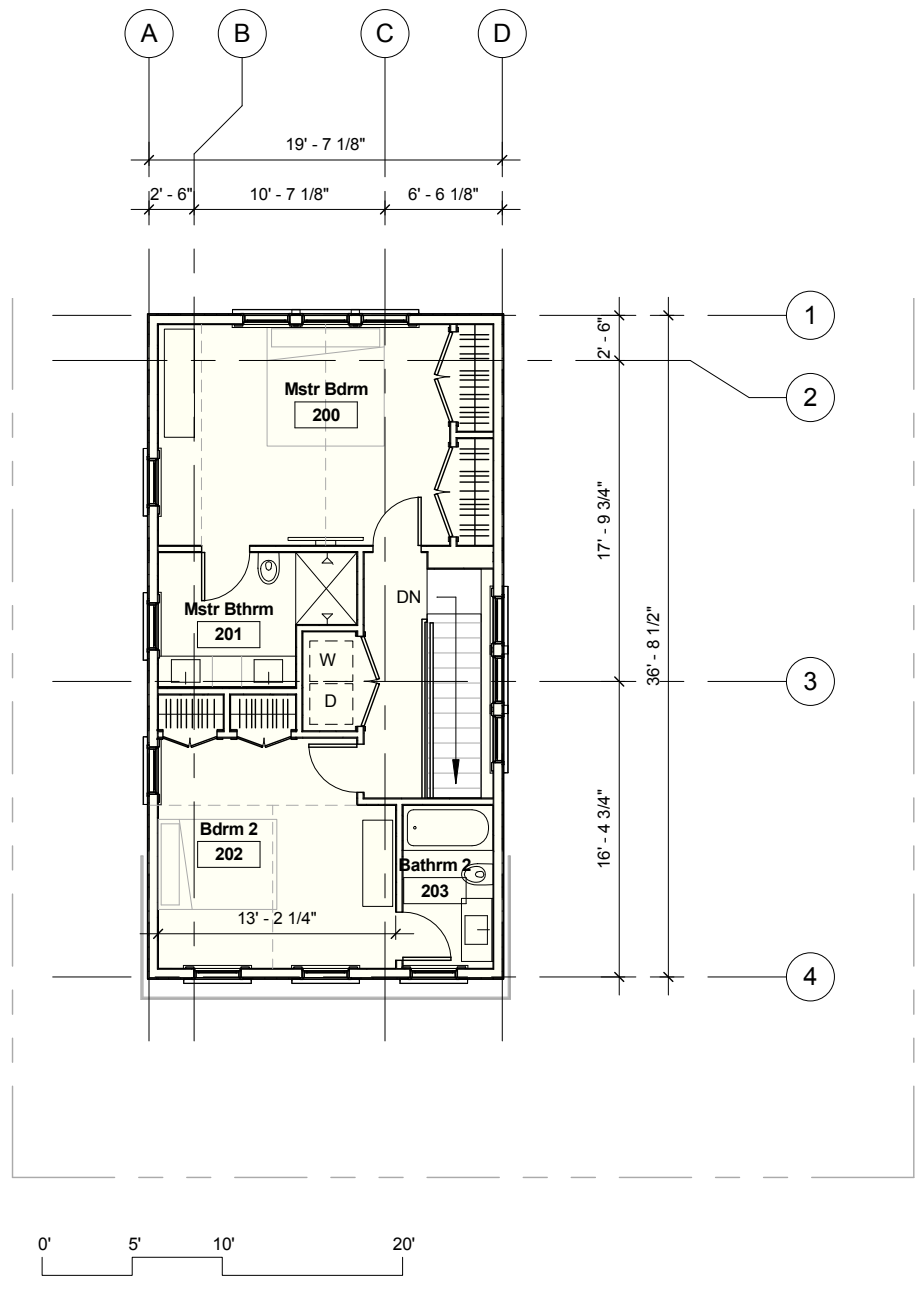
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1 14 Jackson Basement
3/32" = 1'-0"



2 14 Jackson Level 1
3/32" = 1'-0"



3 14 Jackson Level 2
3/32" = 1'-0"

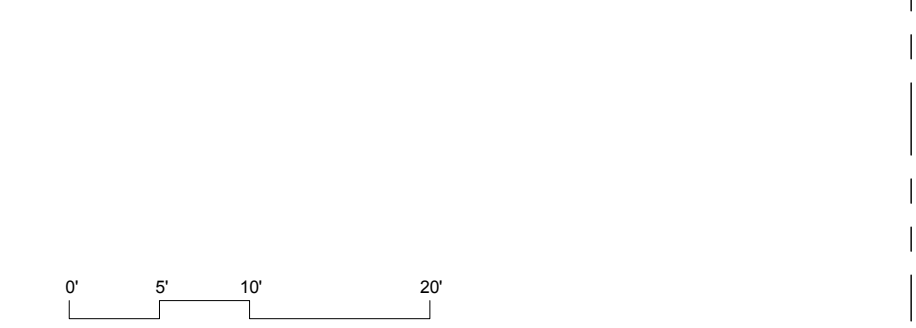
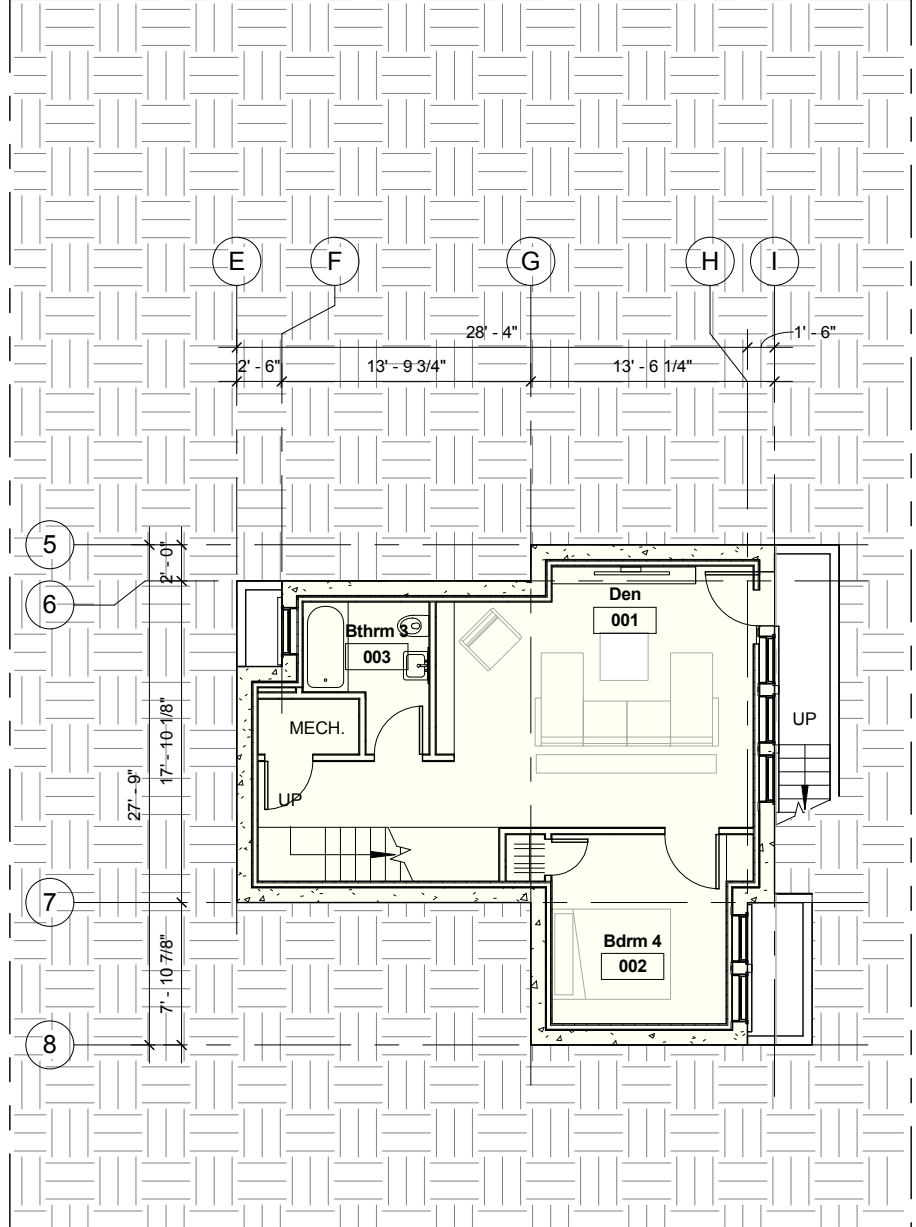
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DATE: 11.29.2018
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A1.0

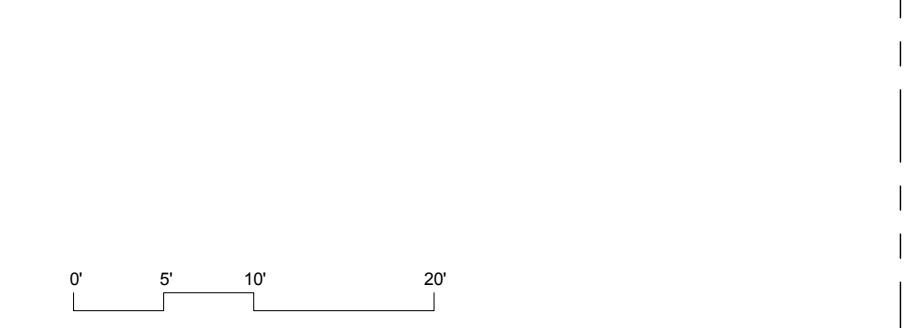
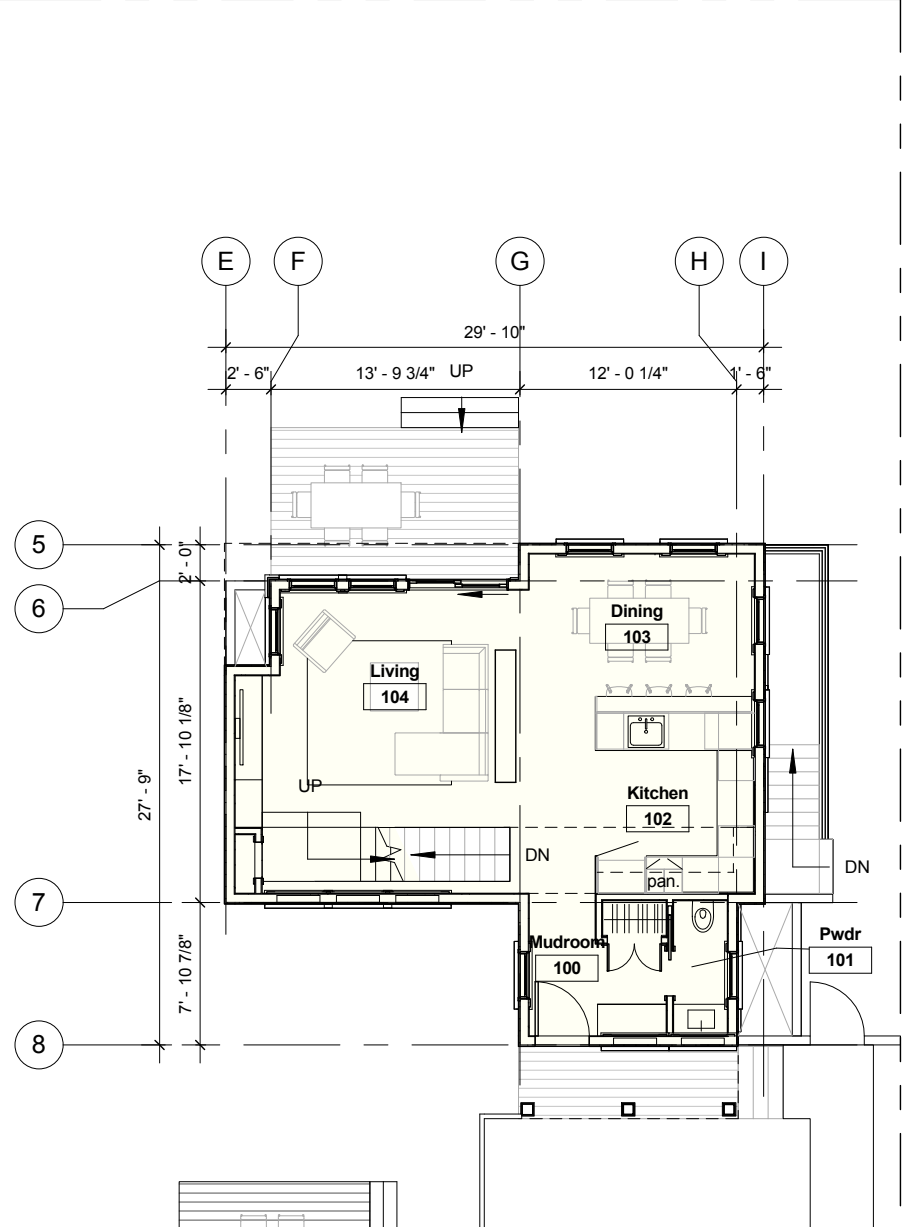
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16 Jackson Street
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Proposed 14 Jackson Floor Plans

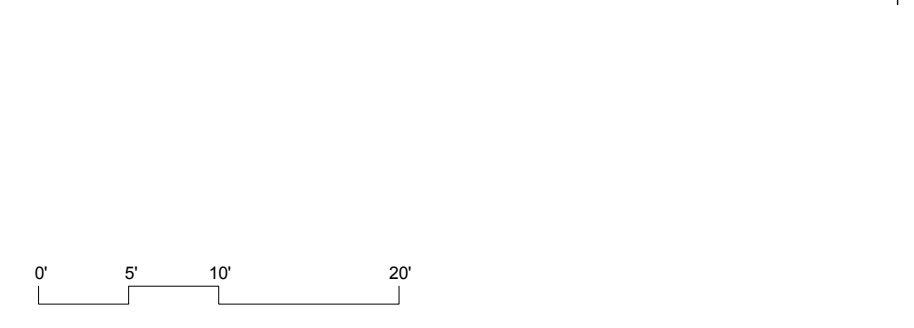
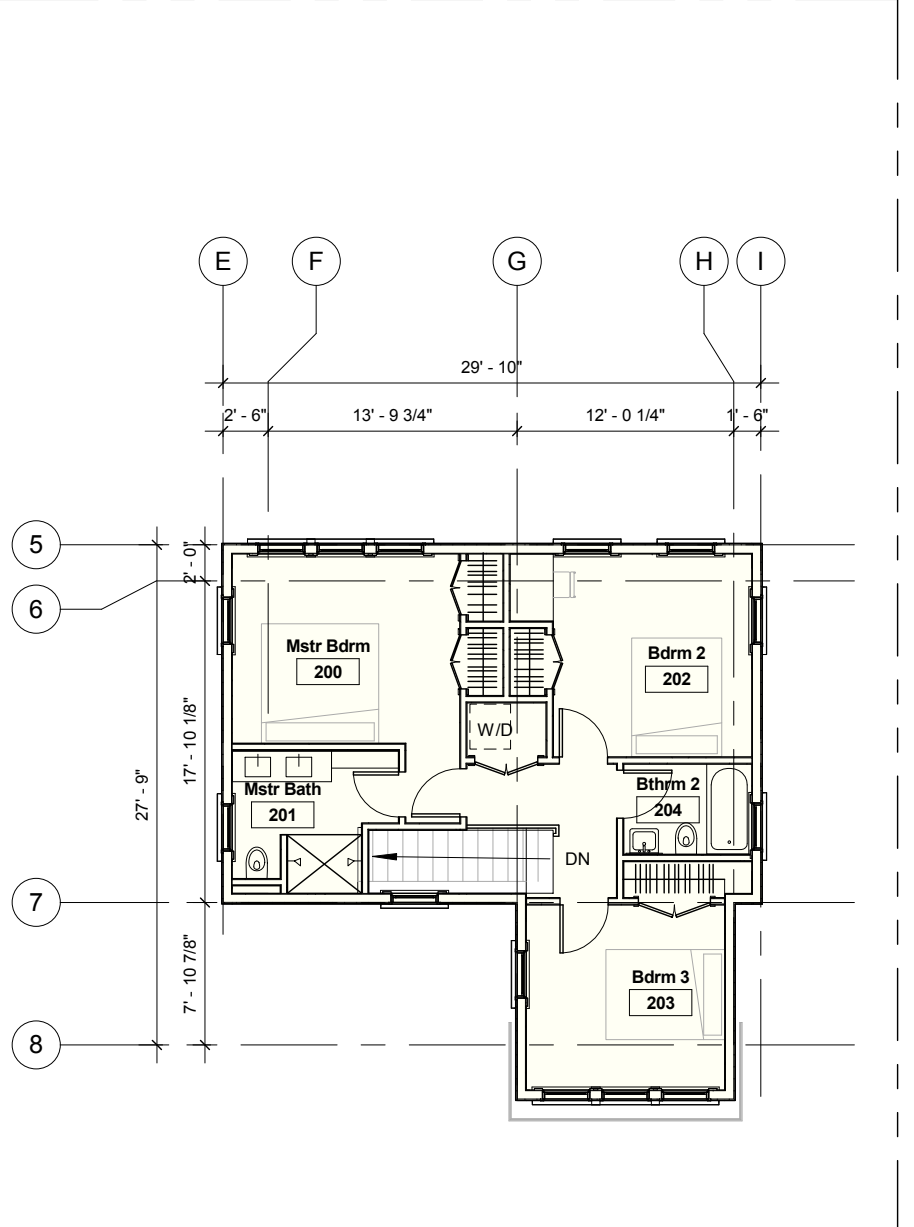
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1 16 Jackson Basement
3/32" = 1'-0"



2 16 Jackson Level 1
3/32" = 1'-0"



3 16 Jackson Level 2
3/32" = 1'-0"

SCALE: 3/32" = 1'-0"
DATE: 11.29.2018
DRAWN BY: MLA

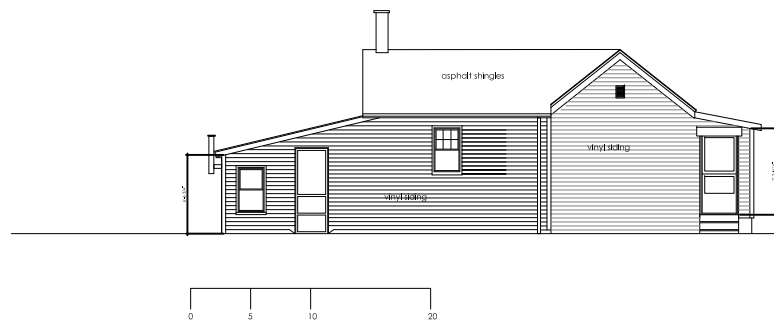
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16 Jackson Street
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Proposed 16 Jackson Floor Plans

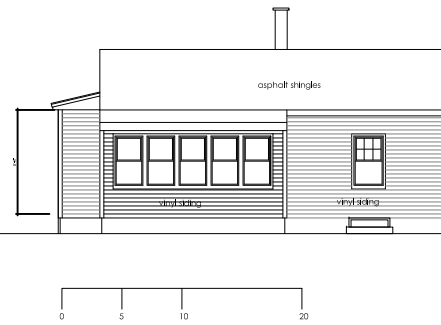
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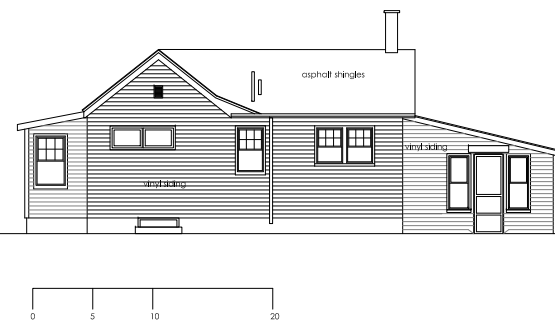
01 Photos of Existing Structure
1/16" = 1'-0"



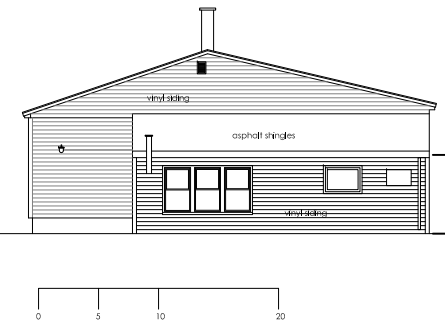
02 Existing South Elevation
1/16" = 1'-0"



03 Existing East Elevation
1/16" = 1'-0"



04 Existing North Elevation
1/16" = 1'-0"



05 Existing West Elevation
1/16" = 1'-0"

14 Jackson Street
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Existing Exterior Elevations

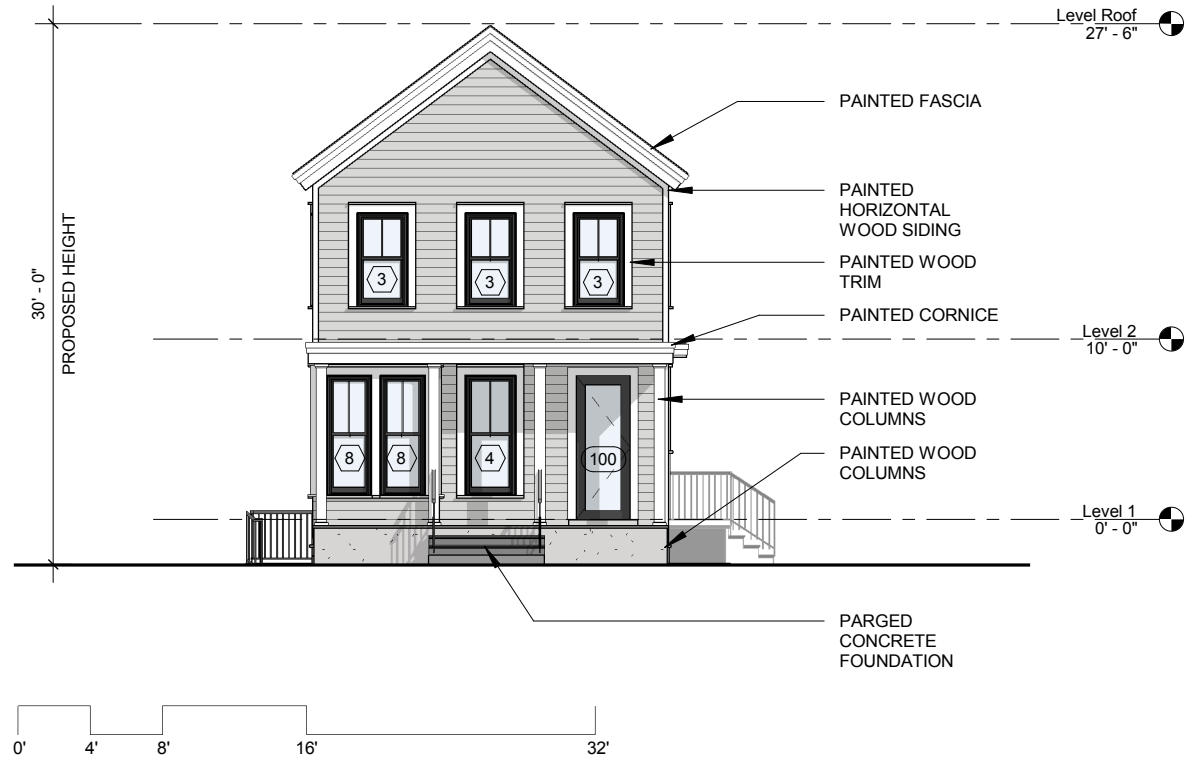
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A2.0

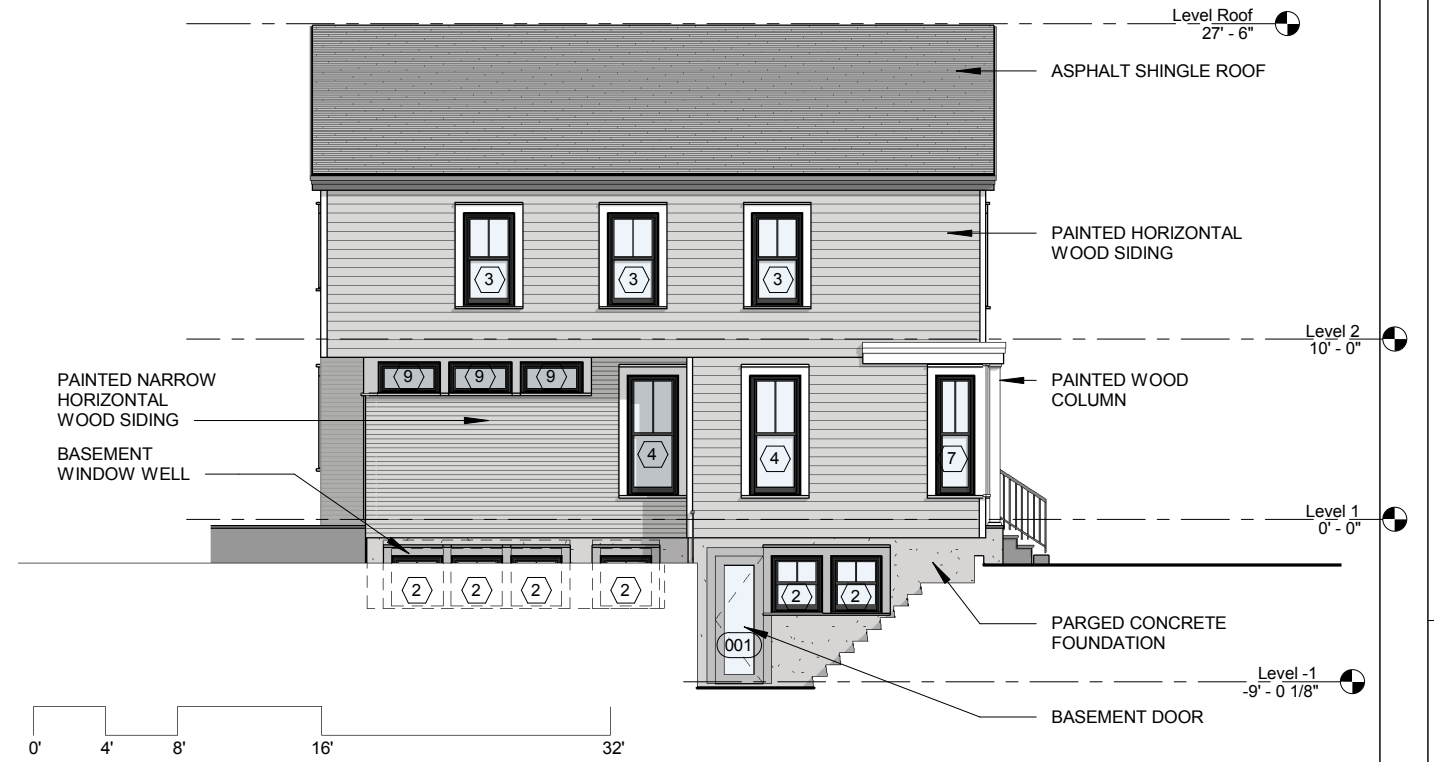
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DATE: 11.02.2018

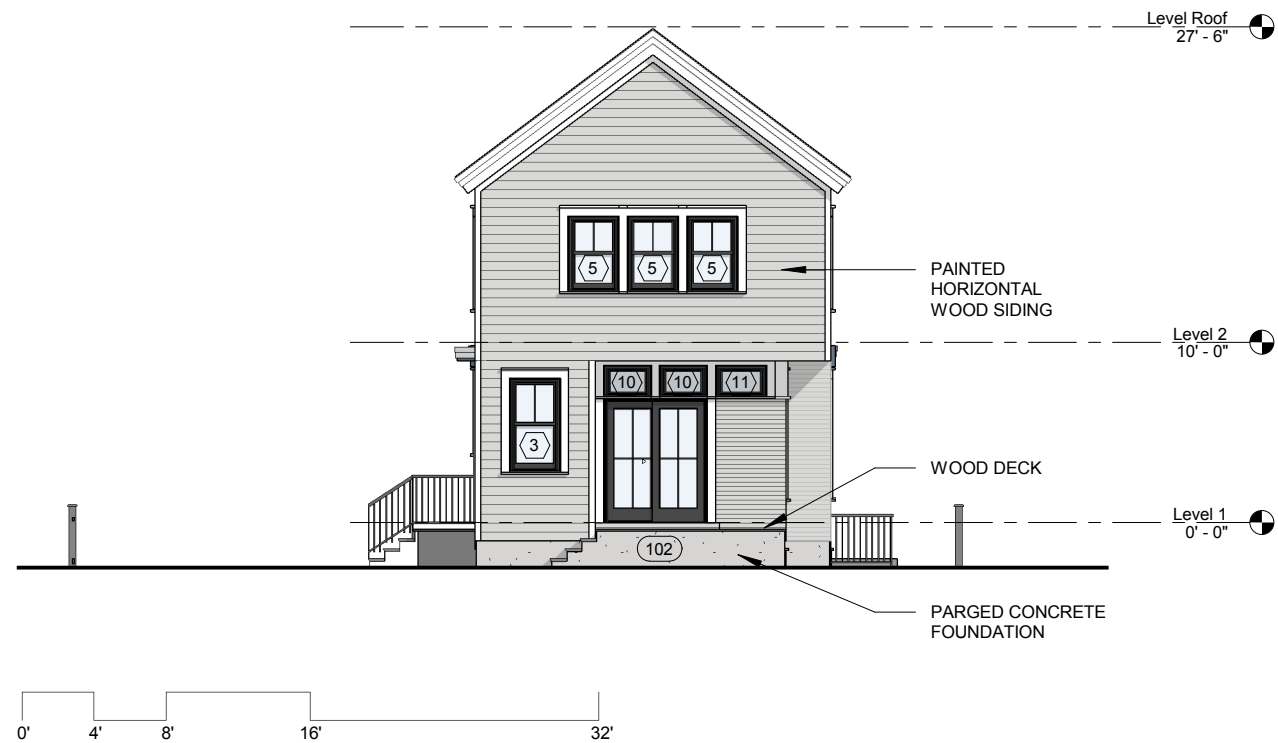
DRAWN BY: MLA



1 14 Jackson East Elevation
3/32" = 1'-0"



2 14 Jackson South Elevation
3/32" = 1'-0"



3 14 Jackson West Elevation
3/32" = 1'-0"



4 14 Jackson North Elevation
3/32" = 1'-0"

16 Jackson Street
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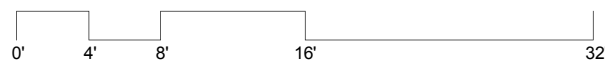
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A2.1

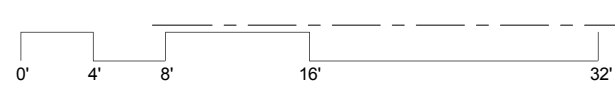
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DATE: 11.29.2018
DRAWN BY: MLA

Proposed 14 Jackson Elevations

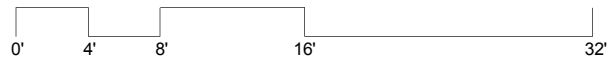
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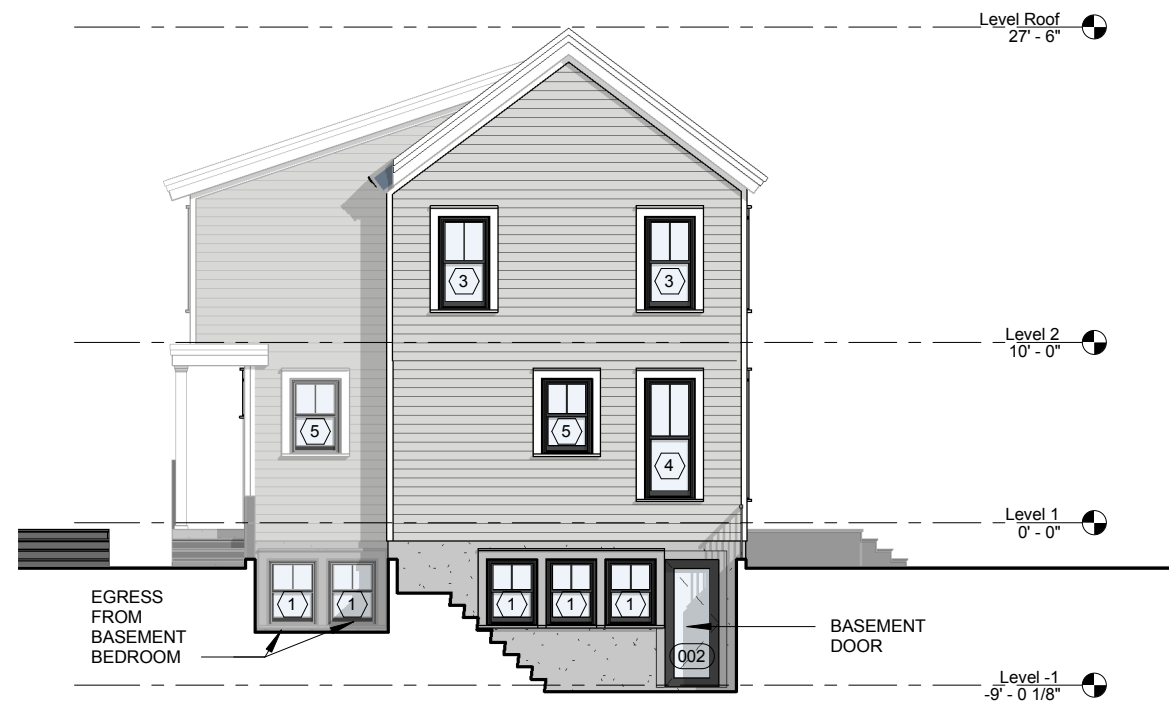
1 16 Jackson East Elevation
3/32" = 1'-0"



2 16 Jackson South Elevation
3/32" = 1'-0"



3 16 Jackson West Elevation
3/32" = 1'-0"



4 16 Jackson North Elevation
3/32" = 1'-0"

16 Jackson Street
Cambridge, MA
Proposed 16 Jackson Elevations

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A2.2

SCALE: 3/32" = 1'-0"
DATE: 11.29.2018
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1 South Side Elevation
3/32" = 1'-0"



2 North Side Elevation
3/32" = 1'-0"

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Proposed Side Elevations

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

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A2.4



1 View from Jackson Street



2 View from Jackson St 2



3 14 Jackson Backyard



4 16 Jackson Backyard

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3D Views

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A7.0

SCALE:

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A7.1

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Rendering