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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.

56 CREIGHTON 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
Cambridge, MA 02138
p:617.864.8834

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

DATE: 09.03.2020

DRAWN BY: MLA

A0.0

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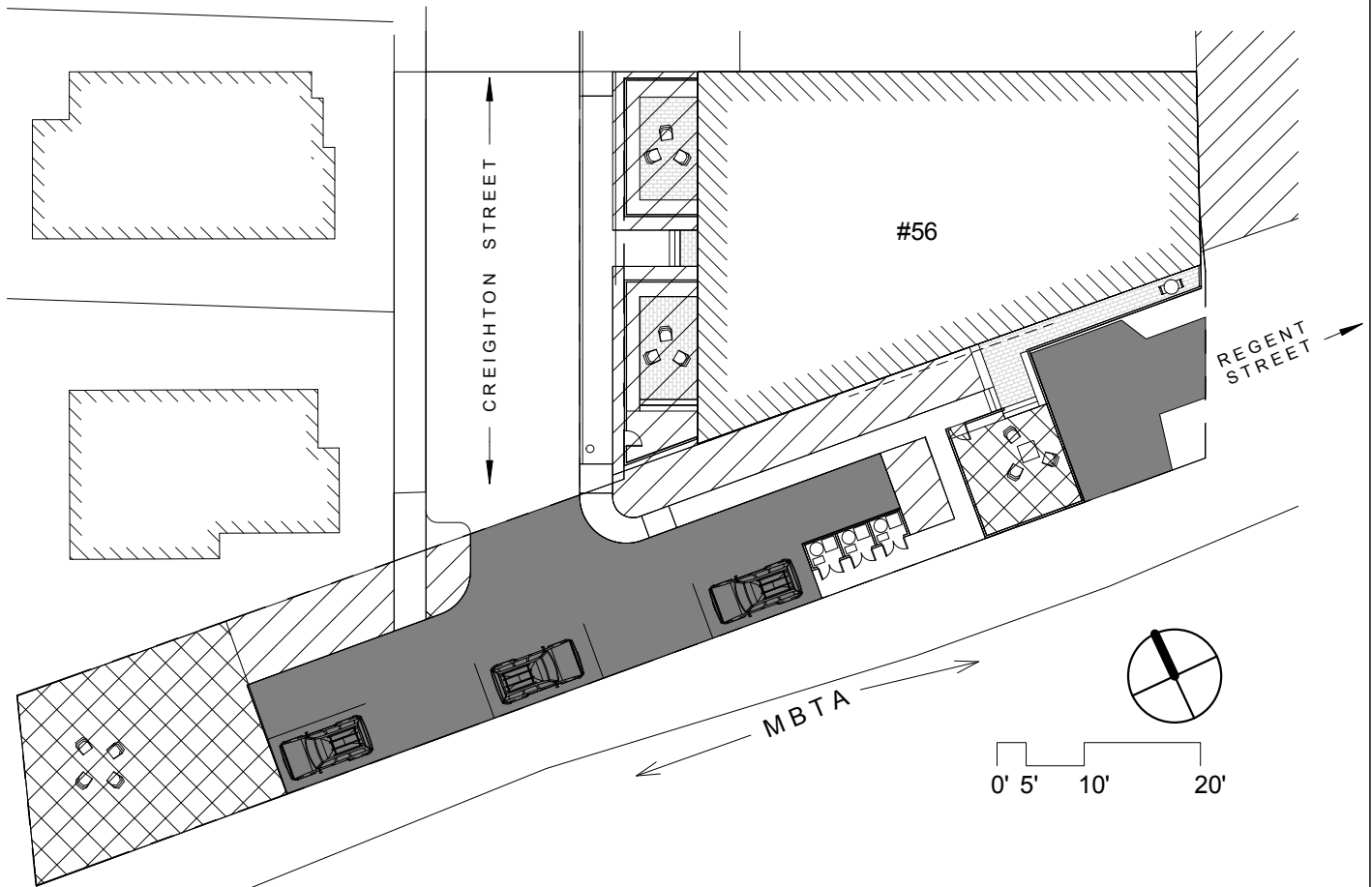
OPTION A - 4" SLATS WITH 4" OPENINGS
56 Creighton Street, Cambridge, MA

Cover Sheet

56 Creighton Street, Cambridge

Zoning District B

	Existing	Allowable/Required	Proposed
Min. Lot Size (sq ft)	11,749	5,000	11,749
Min. Lot Size per DU (sq ft)	n/a	5,000/2,500 + remainder/4,000	
		3 units	3 units - 3,916 / DU
Min. Lot Width (ft)	69.02	50	69.02
Min. Front Yard (ft)	existing non-conforming, 12.7	15	12.7, existing non-conforming
Min. Side Yards (ft)	existing non-conforming, 1.3 and 0.0	7'-6" (sum of 20')	31.6 and 0.0
Min. Rear Yard (ft)	existing non-conforming, 0	25 plus 10	0
Max. Height (ft)	30	35	35
Min. Ratio of Private Open Space to Lot Area (sq ft)	2,180 (18%)	4,699 (40%)	5,567
site level			3,692
level 2 uncovered roof decks			431
head house uncovered roof decks			1,444
50% to meet Dimensional Limitations per 5.22.1 (sq ft)	1,488 (68%)	2,349 (50%)	2,941
site level			1,690
level 2 uncovered roof decks			0
head house uncovered roof decks			1,251
50% to meet Definition of Permeable Open Space (sq ft)	2,180 (100%)	2,349 (50%)	3,652
Gross Floor Area Breakdown for FAR (GSF) (sq ft)	8,366	4,862	8,885
Level 1 Floor Area (sq ft)	4,183	n/a	4,057
Level 1 Covered Outdoor Floor Area (sq ft)	n/a	n/a	164
Level 2 Floor Area (sq ft)	4,183	n/a	3,676
Level 2 Covered Outdoor Floor Area (sq ft)	n/a	n/a	0
Head House Floor Area (sq ft)			1142
Head House Covered Outdoor Floor area (sq ft)			0
mechanical (subtracted from GSF) (sq ft)	n/a	100 / unit	154
FAR	8,366 = 0.71	0.5*5,000 + 0.35*remainder 4,862 = 0.41	8,885 = 0.76



1 Open Space Plan
1/32" = 1'-0"

OPTION A - 4" SLATS WITH 4" OPENINGS
56 Creighton Street, Cambridge, MA

Zoning Compliance

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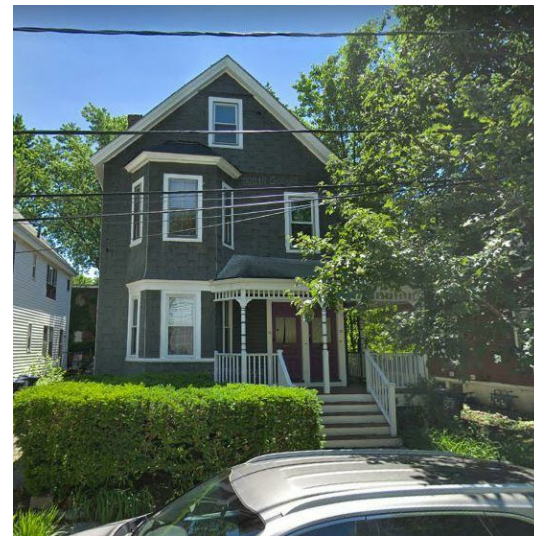
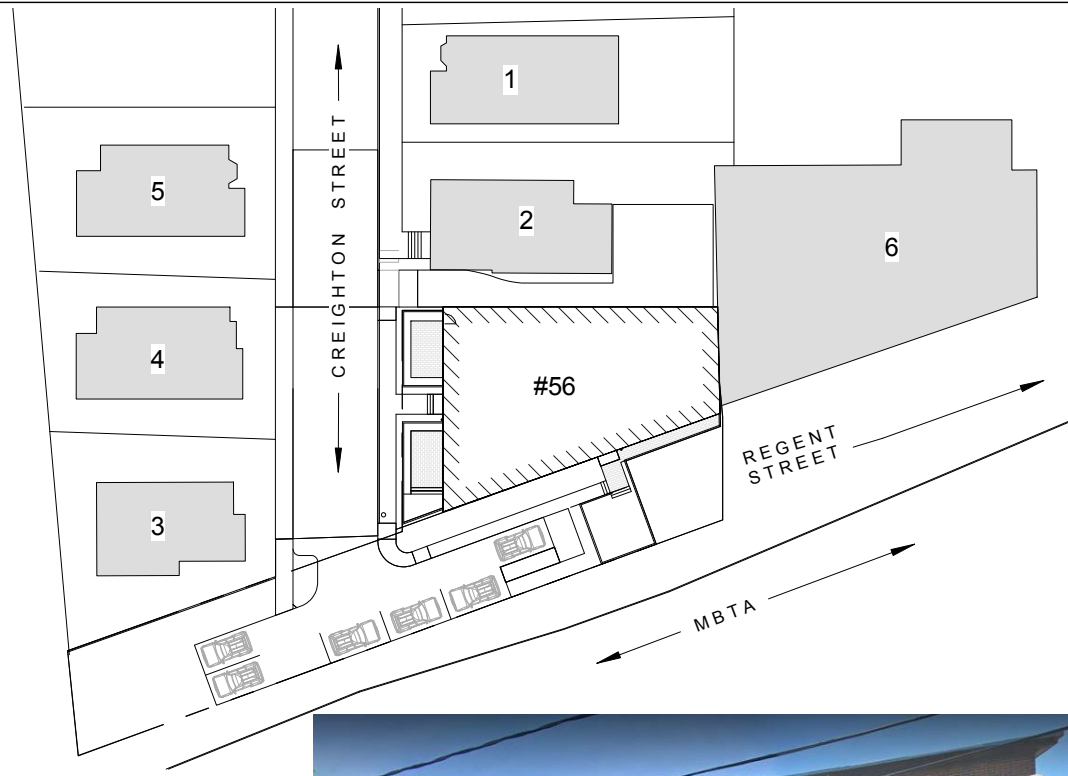
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A0.1

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

DATE: 09.03.2020

DRAWN BY: MLA



① NEIGHBOR



② NEIGHBOR



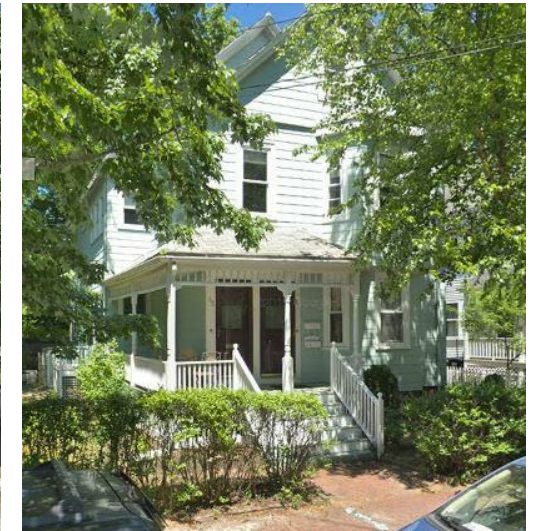
56 CREIGHTON, VIEW FROM CREIGHTON ST



③ NEIGHBOR



④ NEIGHBOR



⑤ NEIGHBOR



56 CREIGHTON, VIEW FROM TRAIN TRACKS



⑥ NEIGHBOR



OPTION A - 4" SLATS WITH 4" OPENINGS
56 Creighton Street, Cambridge, MA

Site Context

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A0.2

SCALE: 1" = 60'-0"

DATE: 09.03.2020

DRAWN BY: MLA

FOR REGISTRY USE ONLY

- PLAN REFERENCES:**
 1. CITY OF CAMBRIDGE GIS MAPS RETRIEVED FROM www.Cambridge.gov/gis
 2. PLAN #638 OF 1997
 3. PLAN BOOK 57 PAGE 7
 4. PLAN #36 OF 2000

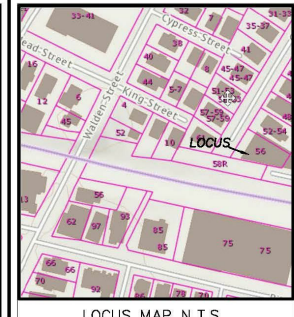
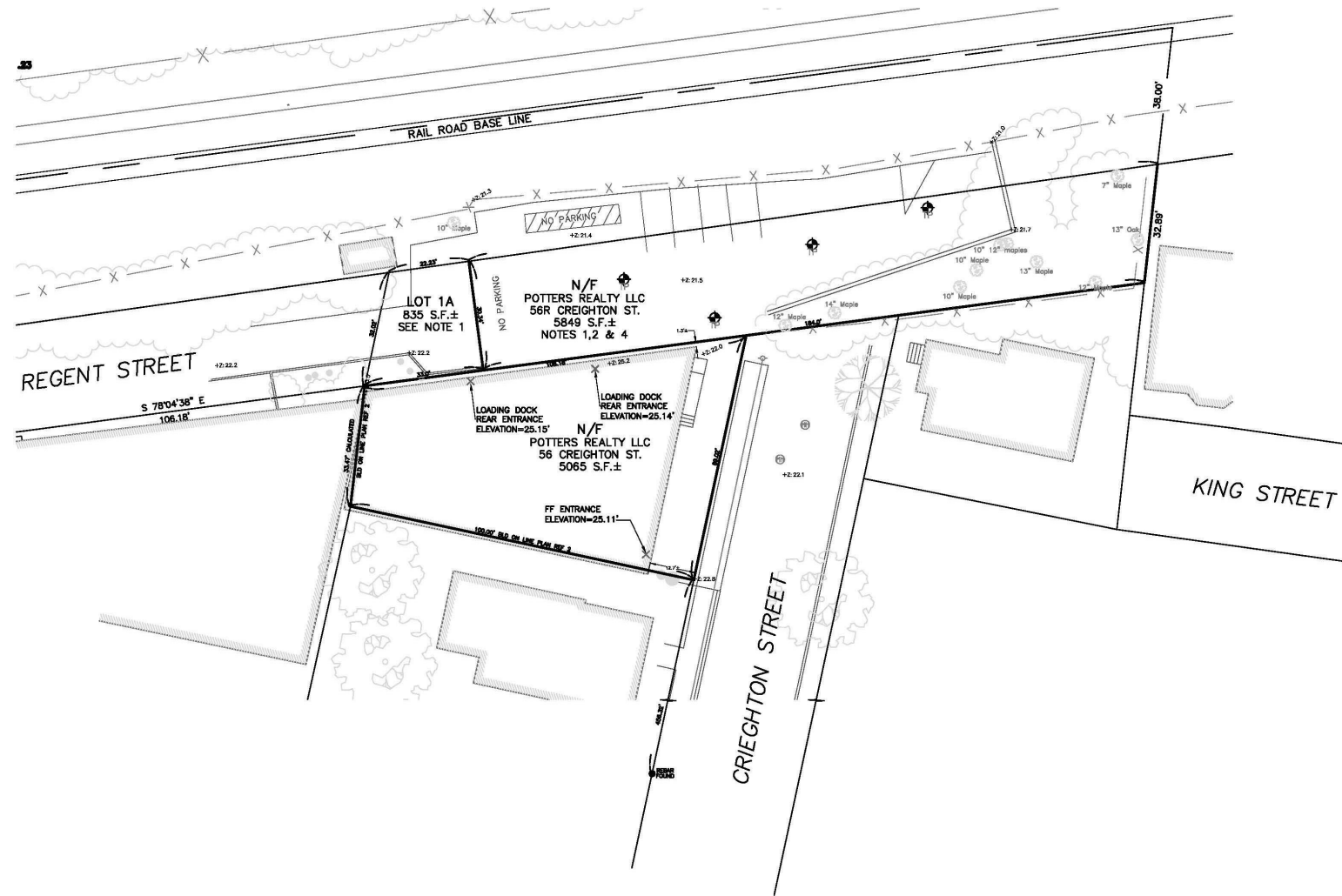
DEED REFERENCES:
 LOCUS Bk 51136 Pg 259 & 51136 Pg 254

- NOTES:**
 1. PLAN No. 36 OF 2000 SHOWS LOT 1A 835 S.F.±
 2. DEED BOOK 51136 PAGE 254 REFERS TO LOT 1 PLAN #638 OF 1997.
 3. PLAN #36 OF 2000 SHOWS LOT 1A AS BEING A PORTION OF LOT 1 ON PLAN #638 OF 1997. CAMBRIDGE GIS SHOWS LOT 1A AS BEING PART OF REGENT'S STREET
 4. APPROXIMATELY 1578 S.F.± ASPHALT PARKING ON RAIL ROAD RIGHT OF WAY
 5. ZONING TABLE COPIED FROM ZONING MAP
 6. HEIGHT OF BUILDING BASED AVERAGE GROUND ELEVATION OF 22.5'

- ZONING:**
 1. ZONING INFORMATION RETRIEVED MAY 2018: FROM <http://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning/Ordinance>
 2. LOCUS LOT IS ZONED RESIDENCE B
 3. LOCUS PARCEL IS NOT IN AN OVERLAY DISTRICT AS DEPICTED ON "CAMBRIDGE ZONING OVERLAY DISTRICTS" MARCH 2017

LOT 56	
AREA LOT 56	5065 S.F.±
BUILDING FOOT PRINT	4183 S.F.±
PARKING	882 S.F.±
	82.6% OF LOT 56
	17.4% OF LOT 56
LOT 56R	
AREA LOT 56R	5849 S.F.±
OPEN SPACE LOT 56R	2180 S.F.±
PARKING	3741 S.F.±
	36.0% OF LOT 56R
	64.0% OF LOT 56R
COMBINING LOTS 56 & 56R	
AREA LOTS 56 & 56R	10914 S.F.±
BUILDING	4183 S.F.±
OPEN SPACE	2108 S.F.±
PARKING	4623 S.F.±
	38.3%
	19.3%
	42.4%

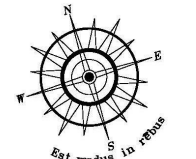
OTHER RESTRICTIONS
 SETBACK REQUIREMENTS, REFER TO DRAWING AND TABLE BELOW
 HEIGHT OF BUILDING 29.2'± SEE NOTE 6



LOCUS MAP N.T.S.

REVISIONS	DATE
TREE LOCATIONS	25 OCT 2019
TEST PIT LOCATIONS	25 OCT 2019
FIRST FLOOR ELEVATIONS	25 OCT 2019

**PLAN OF LAND
 PREPARED FOR
 56 CREIGHTON LLC
 56 & 56 R
 CREIGHTON STREET
 CAMBRIDGE, MA.**



**MORAN
 SURVEYING
 INCORPORATED**

14 William Ave
 Pembroke, MA 02359
 Telephone 781.293.5601
 Fax 781.293.1952
 Professional Land Surveyors
 Land Planners
www.moransurveying.com

I CERTIFY THAT THE LOCATION OF THE EXISTING STRUCTURES AS SHOWN ON THIS PLAN ARE CORRECT AND ARE THE RESULT OF AN ACTUAL "ON THE GROUND" SURVEY PERFORMED BY MORAN SURVEYING INC. ON MAY 2018, UPDATE OCTOBER 2019



Stephen F. Moran
 11 NOVEMBER 2019
 STEPHEN F. MORAN DATE

SCALE: 1" = 20'
 0' 20' 40' 60'

DATE: 25 OCTOBER 2019	
COMP./DESIGN: SFM	
CHECK: CLIENT	
DRAWN: SFM	
FIELD: SFM/BHM/PG(UAV)	
APPROVED: SFM	
DWG.No. 19-076	SHEET 1 OF 1
19-076 SFM 10.26.19	

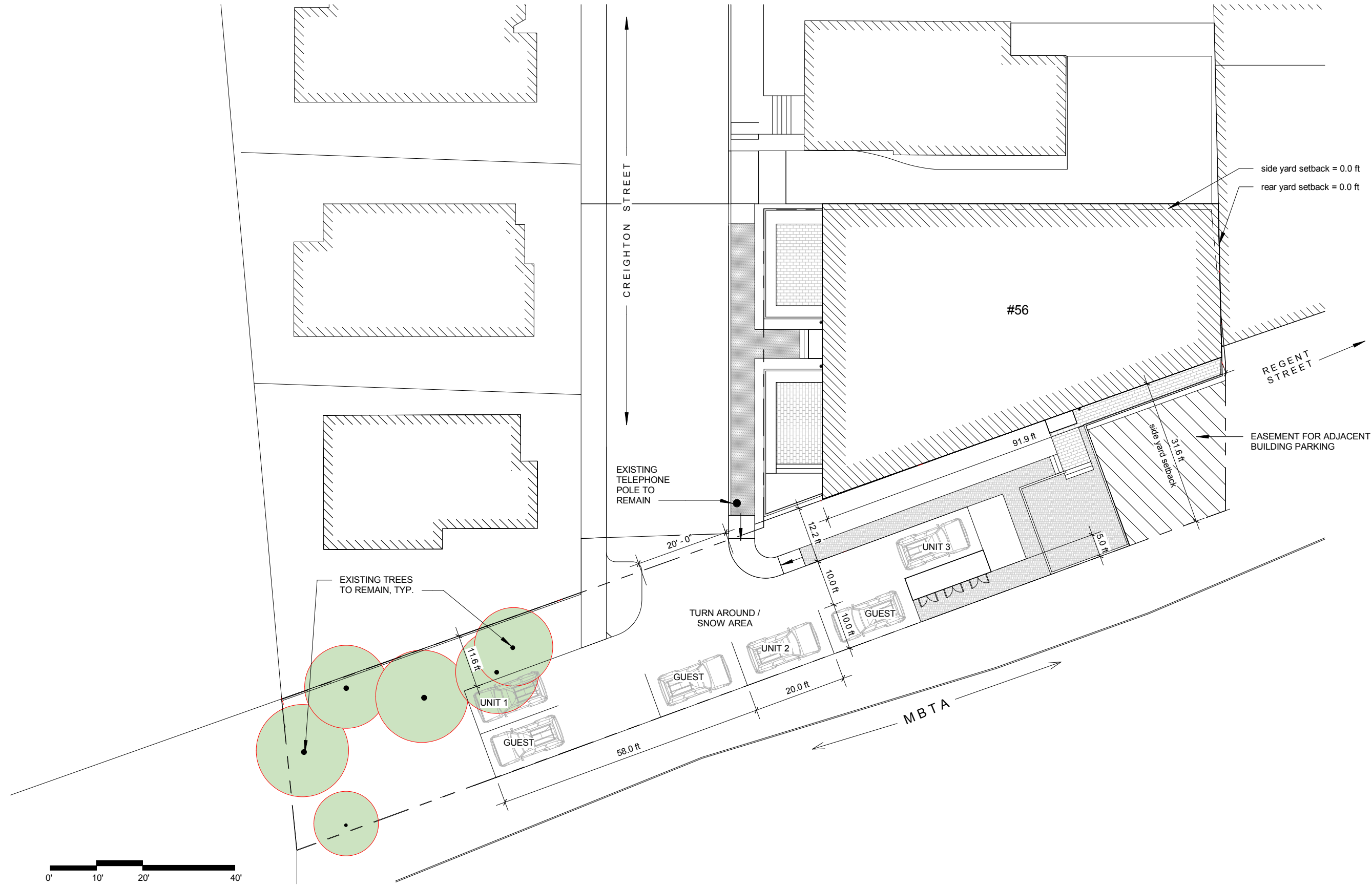
OPTION A - 4" SLATS WITH 4" OPENINGS
 56 Creighton Street, Cambridge, MA

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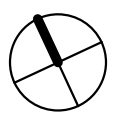
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 DATE: 09.03.2020
 DRAWN BY: MLA

Existing Site Plan

C:\Users\lmm\Desktop\WORK\BAP\166 Creighton Street_DD WITH SITE new.rvt



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



SCALE:	3/64" = 1'-0"
DATE:	09.03.2020
DRAWN BY:	MLA

A0.4

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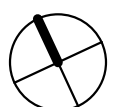
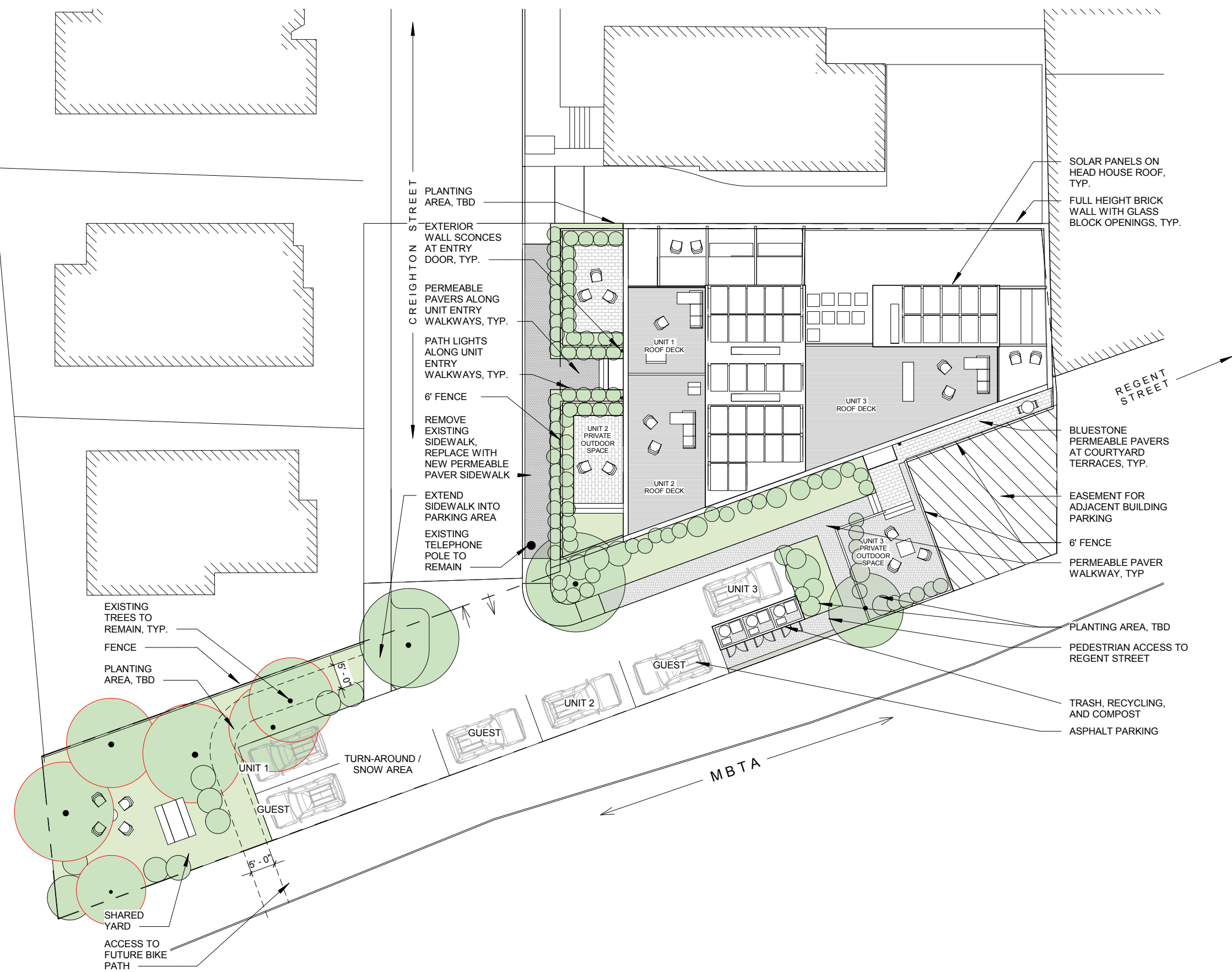
OPTION A - 4" SLATS WITH 4" OPENINGS
56 Creighton Street, Cambridge, MA

Proposed Site Plan

C:\Users\lmm\Desktop\WORK\BAP\156 Creighton Street_DD WITH SITE new.rvt



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



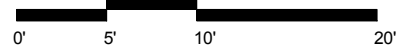
SCALE: 3/64" = 1'-0"
DATE: 09.03.2020
DRAWN BY: MLA

A0.5

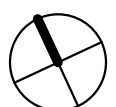
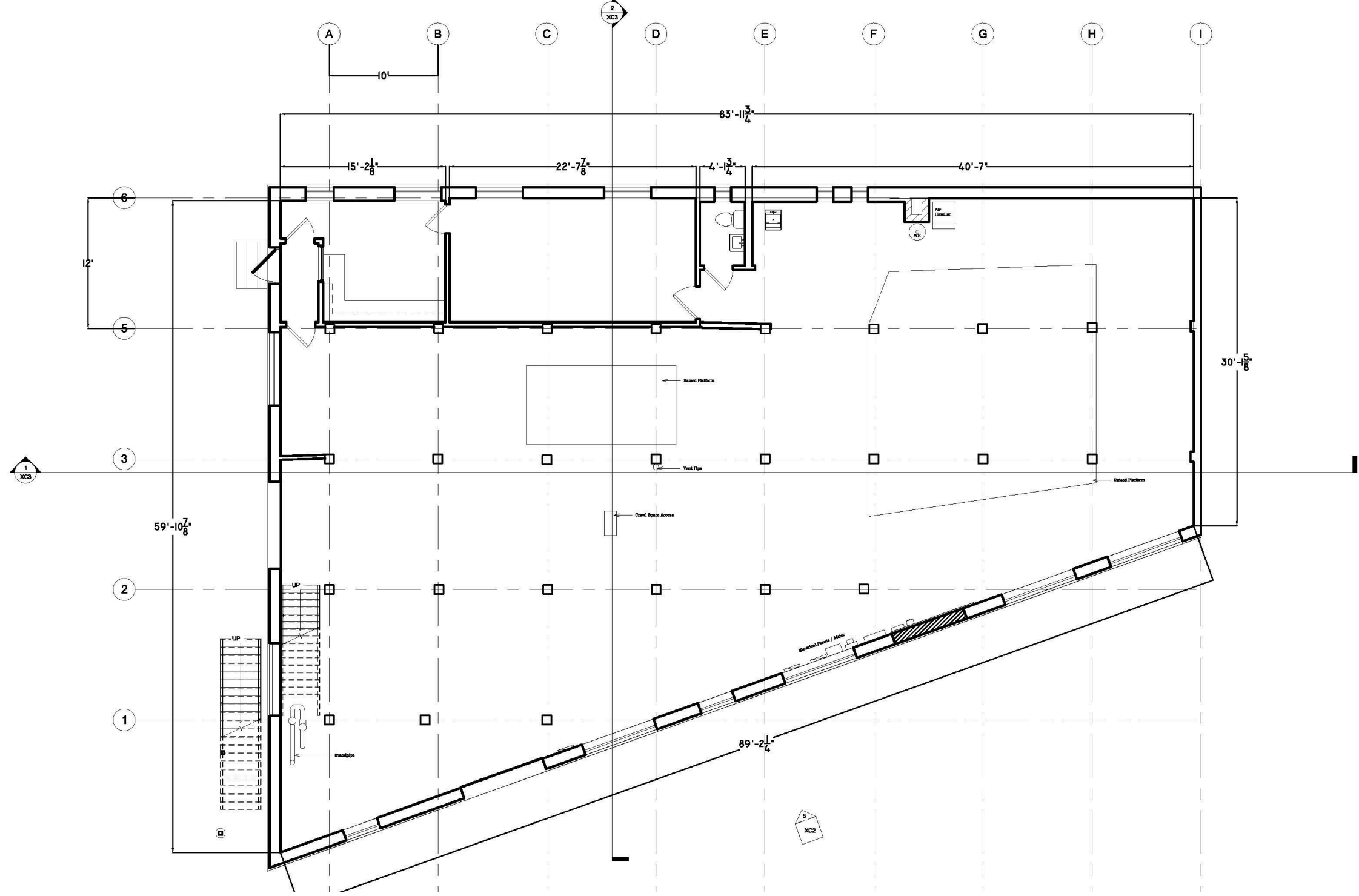
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OPTION A - 4" SLATS WITH 4" OPENINGS
56 Creighton Street, Cambridge, MA
Proposed Landscape Plan

C:\Users\lmm\Desktop\WORK\BAPR16 Creighton Street_SD 3 units with parallel parking.rvt



1 Existing Level 1 Floor Plan
3/32" = 1'-0"



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

DATE: 11.13.2019

DRAWN BY: MLA

A1.0

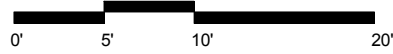
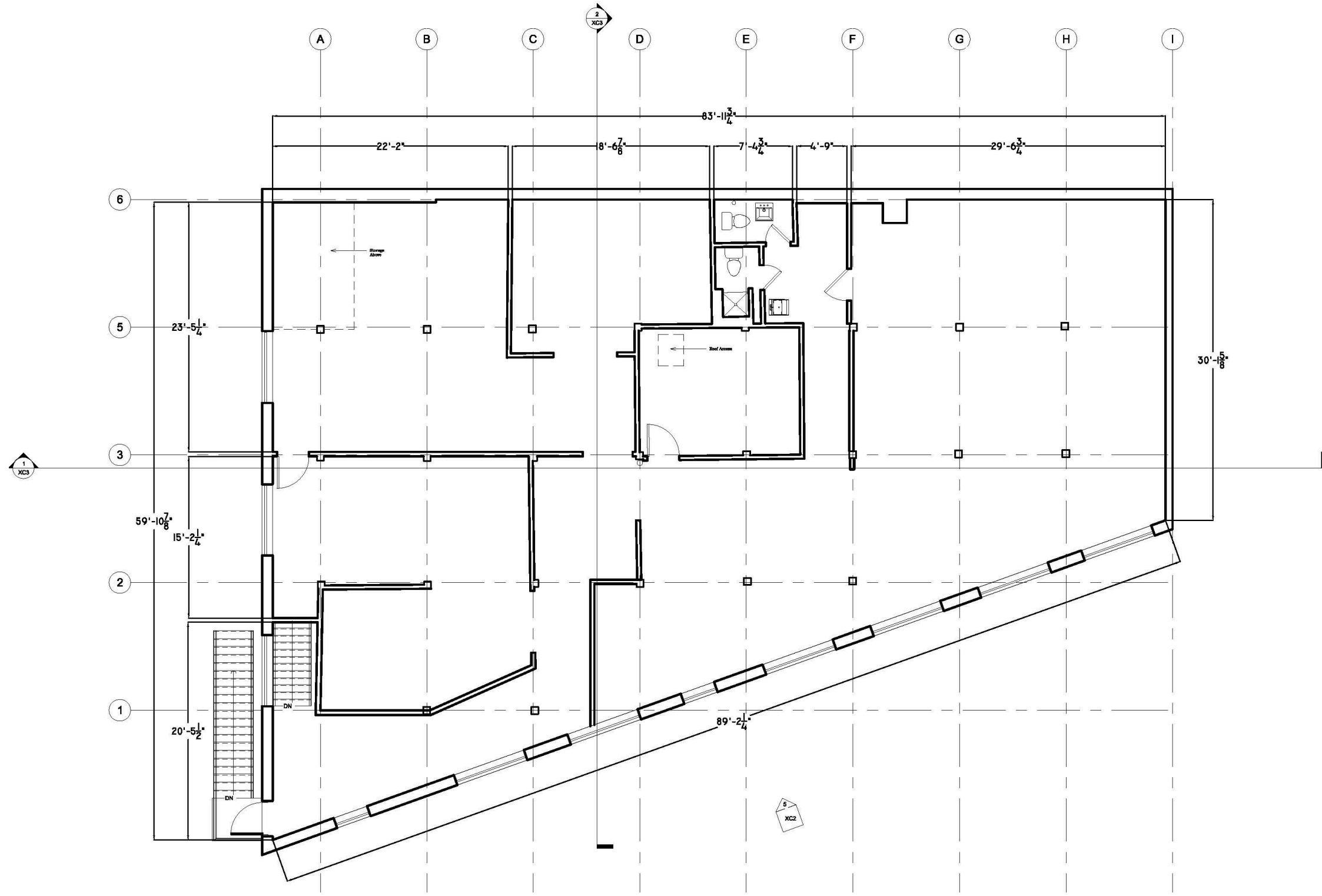
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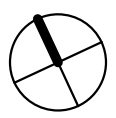
OPTION A - PARALLEL PARKING
56 Creighton Street, Cambridge, MA

Existing Level 1 Floor Plan

C:\Users\lmm\Desktop\WORK\BAPR16 Creighton Street_SD 3 units with parallel parking.rvt



1 Existing Level 2 Floor Plan
 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"
 DATE: 11.13.2019
 DRAWN BY: MLA

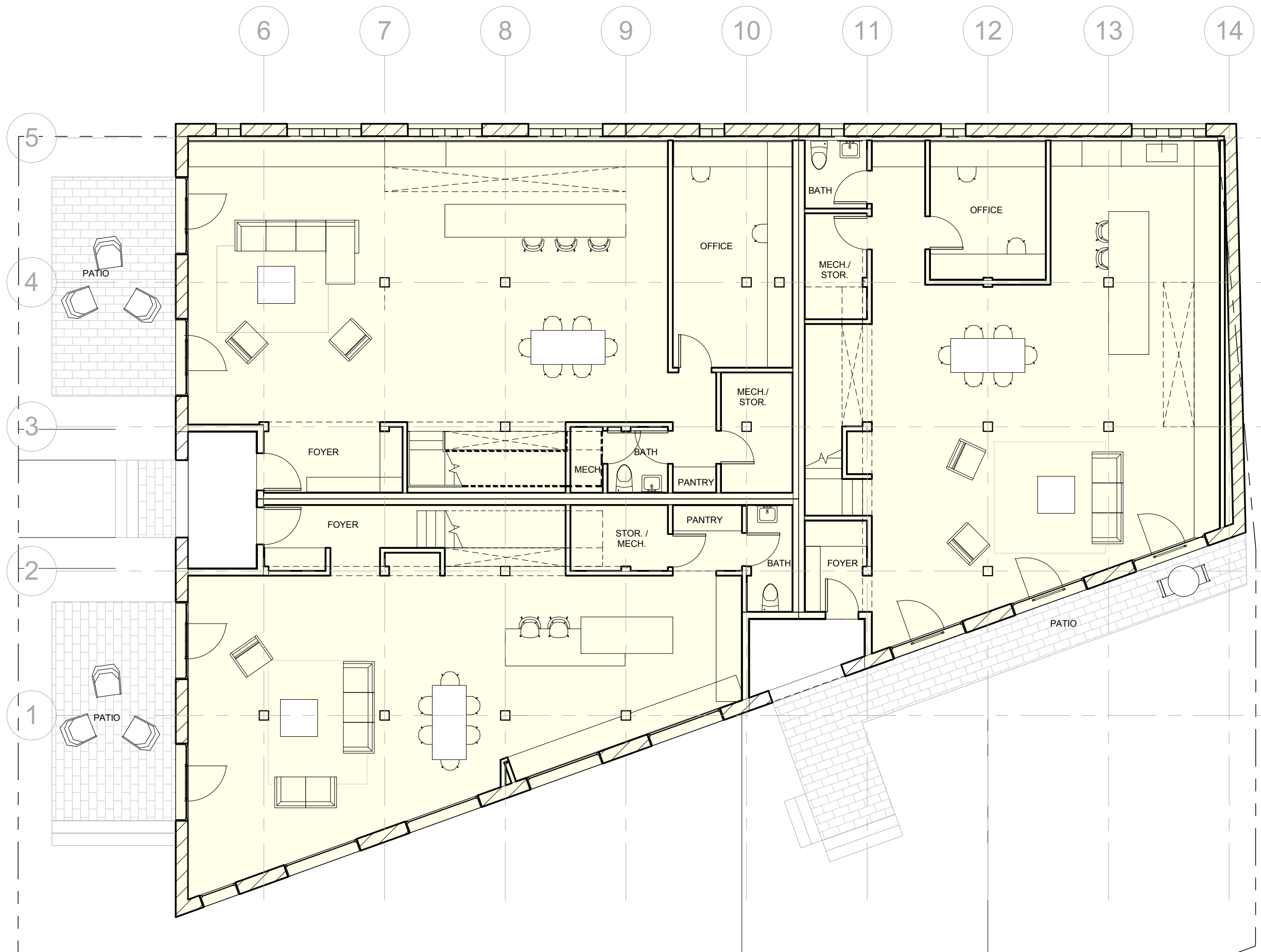
A1.1

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OPTION A - PARALLEL PARKING
 56 Creighton Street, Cambridge, MA
 Existing Level 2 Floor Plan

C:\Users\lirm\Desktop\WORKBAR\56 Creighton Street_3 2-story units_shorter windows.rvt

1 LEVEL 1
1/8" = 1'-0"



SCALE:	1/8" = 1'-0"
DATE:	09.03.2020
DRAWN BY:	MLA

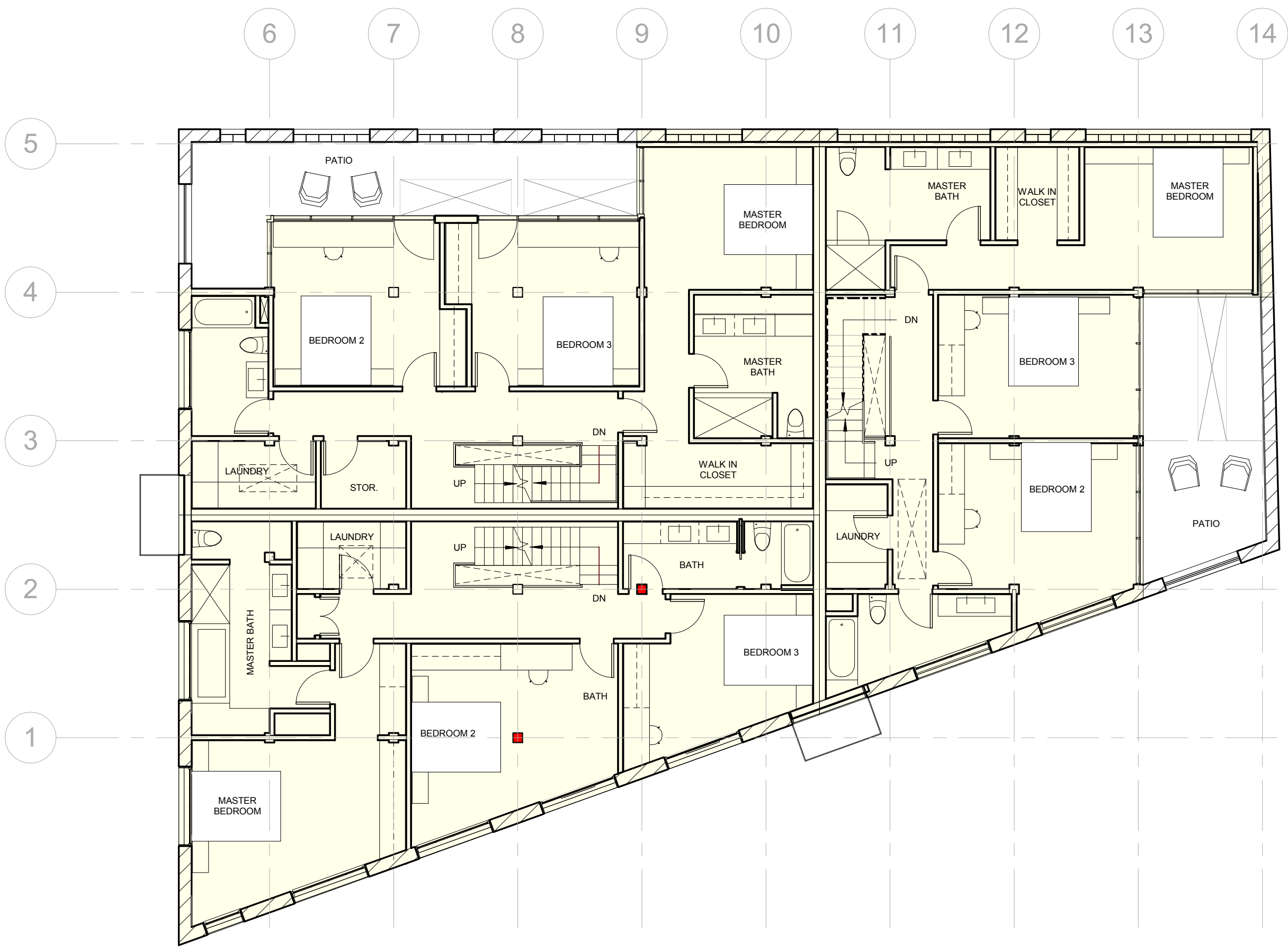
A1.2

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56 Creighton Street with Head House
 Cambridge, MA
 Proposed Level 1 Floor Plan

C:\Users\lirm\Desktop\WORKBAR\56 Creighton Street_3 2-story units_shorter windows.rvt

1 LEVEL 2
1/8" = 1'-0"



SCALE:	1/8" = 1'-0"
DATE:	09.03.2020
DRAWN BY:	MLA

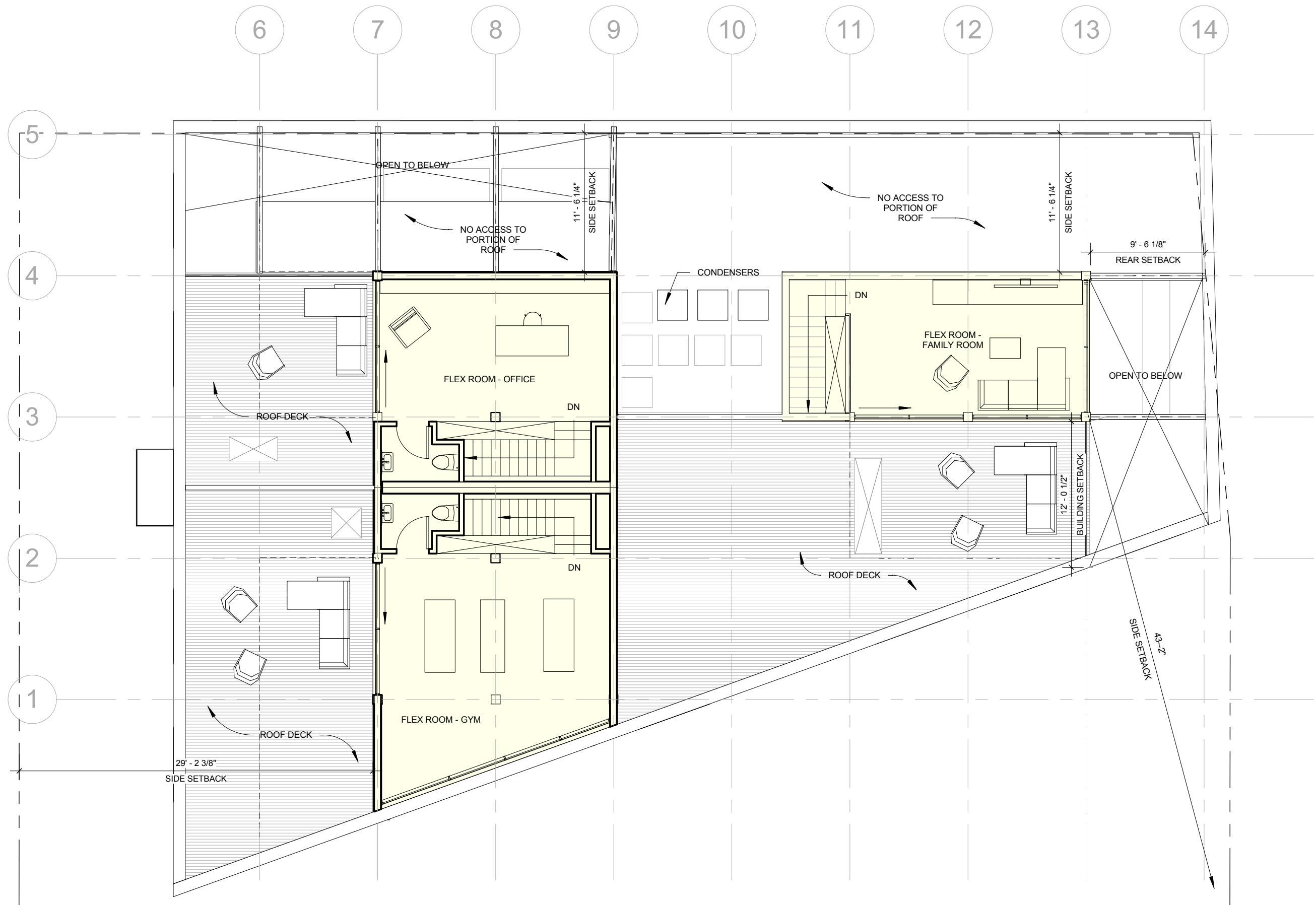
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56 Creighton Street with Head House
 Cambridge, MA
 Proposed Level 2 Floor Plan

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1 Head House Floor Plan
1/8" = 1'-0"



SCALE:	1/8" = 1'-0"
DATE:	09.03.2020
DRAWN BY:	MLA

A1.4

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56 Creighton Street with Head House
 Cambridge, MA
 Proposed Head House Floor Plan

1 Roof Plan
1/8" = 1'-0"

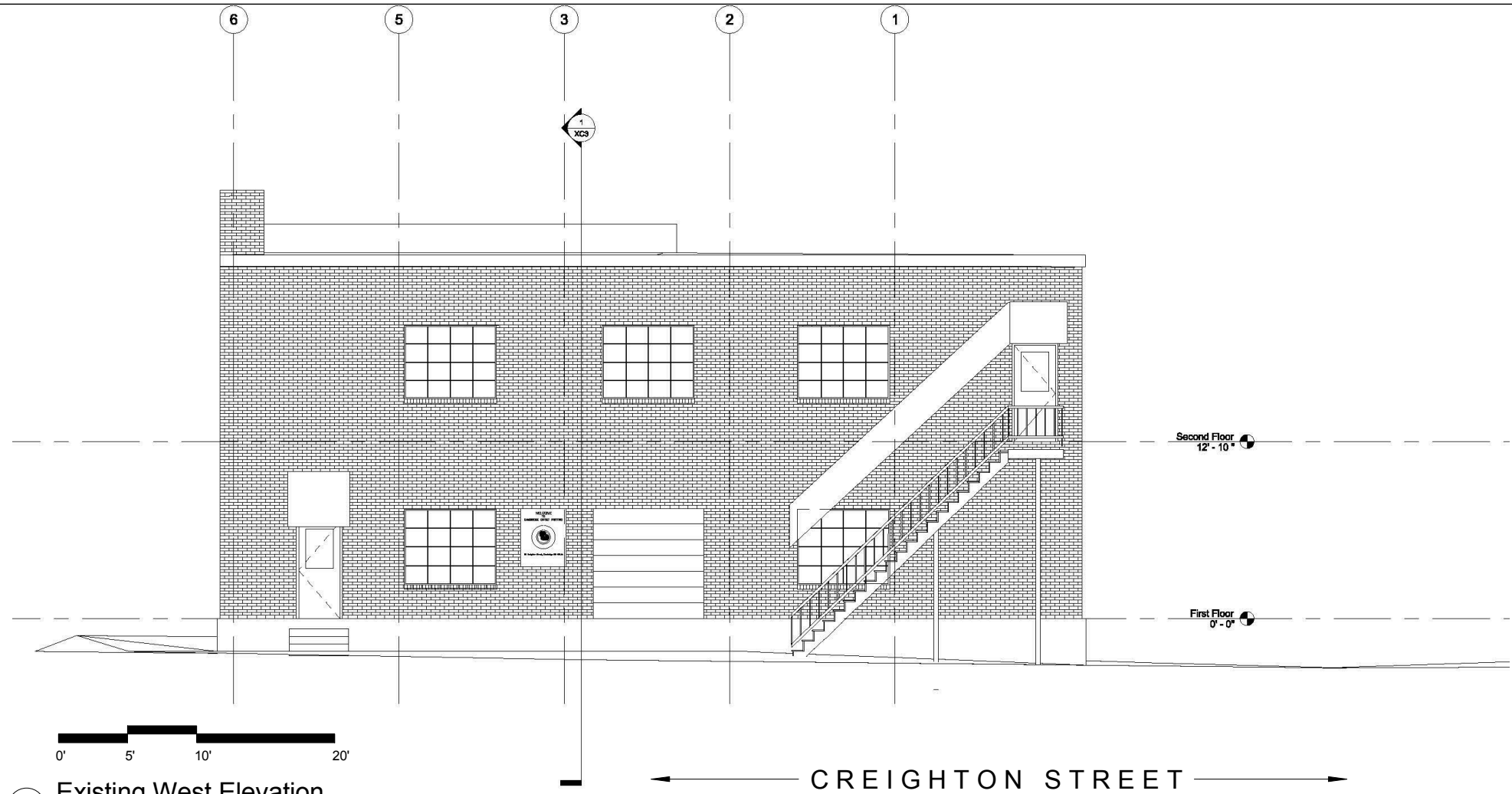


SCALE:	1/8" = 1'-0"
DATE:	09.03.2020
DRAWN BY:	MLA

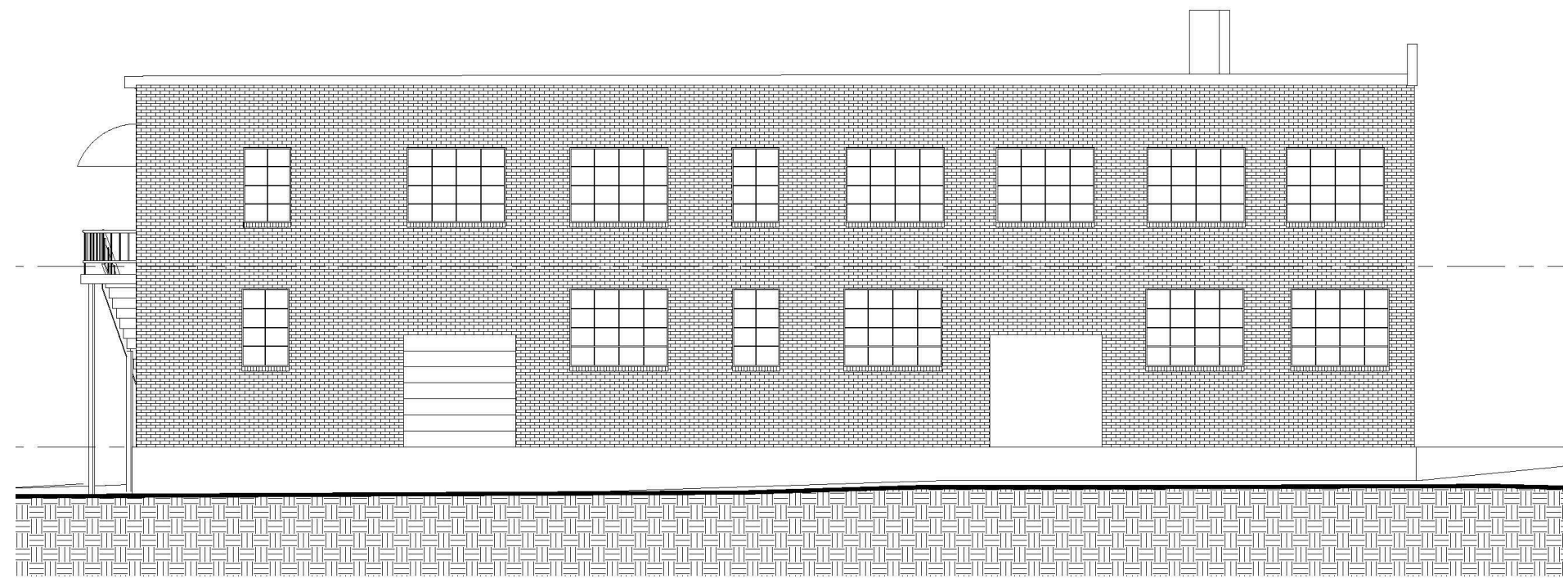
A1.5

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56 Creighton Street with Head House
 Cambridge, MA
 Proposed Roof Plan



3 Existing West Elevation
3/32" = 1'-0"



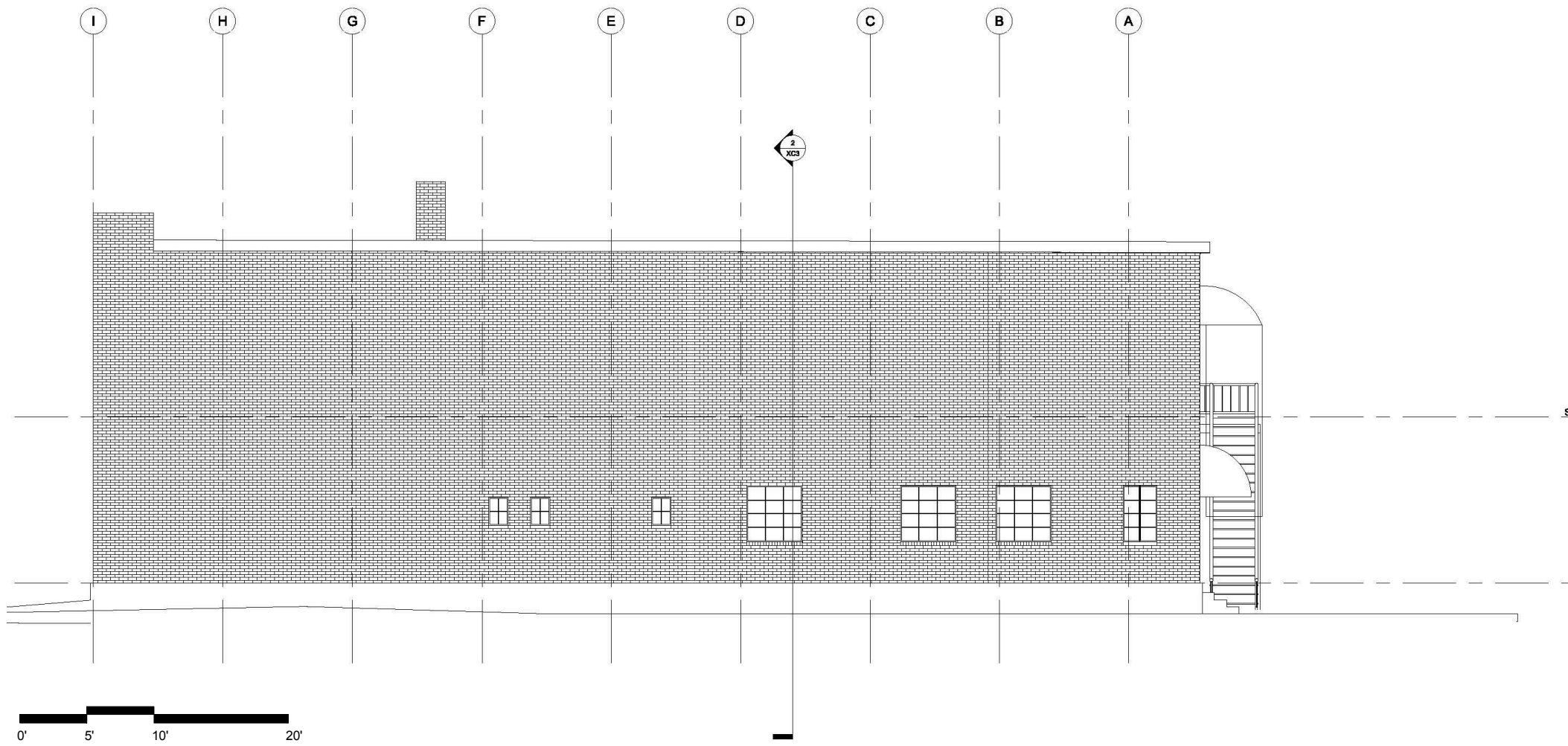
2 Existing South Elevation
3/32" = 1'-0"

SCALE: 3/32" = 1'-0"
DATE: 11.13.2019
DRAWN BY: MLA

A2.0

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OPTION A - PARALLEL PARKING
56 Creighton Street, Cambridge, MA
Existing Elevations



1 Existing North Elevation
 3/32" = 1'-0"

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

DATE: 11.13.2019

DRAWN BY: MLA

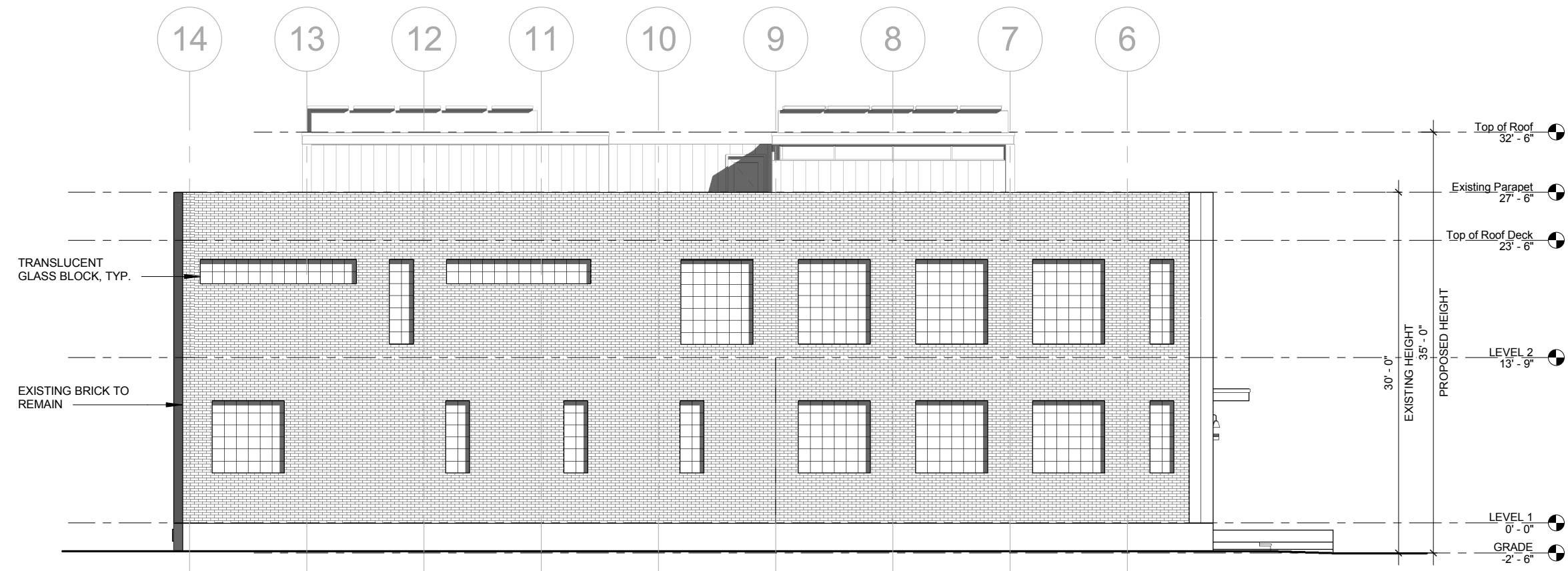
A2.1

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OPTION A - PARALLEL PARKING
 56 Creighton Street, Cambridge, MA
 Existing Elevations



1 West Elevation from Creighton St.
3/32" = 1'-0"



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

SCALE: 3/32" = 1'-0"
DATE: 09.03.2020
DRAWN BY: MLA

A2.2

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56 Creighton Street with Head House
Cambridge, MA
Proposed Exterior Elevations

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① South Elevation from Train Tracks
 3/32" = 1'-0"

SCALE:	3/32" = 1'-0"
DATE:	09.03.2020
DRAWN BY:	MLA

A2.3

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56 Creighton Street with Head House
 Cambridge, MA
 Proposed Exterior Elevations



2 View from Creighton Street



1 View from Train Tracks

OPTION A - 4" SLATS WITH 4" OPENINGS
56 Creighton Street, Cambridge, MA

3D Exterior Views

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A7.0

SCALE:

DATE: 09.03.2020

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