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A1.2	Proposed Level 1 Floor Plan
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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: 11.13.2019

DRAWN BY: MLA

A0.0

Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

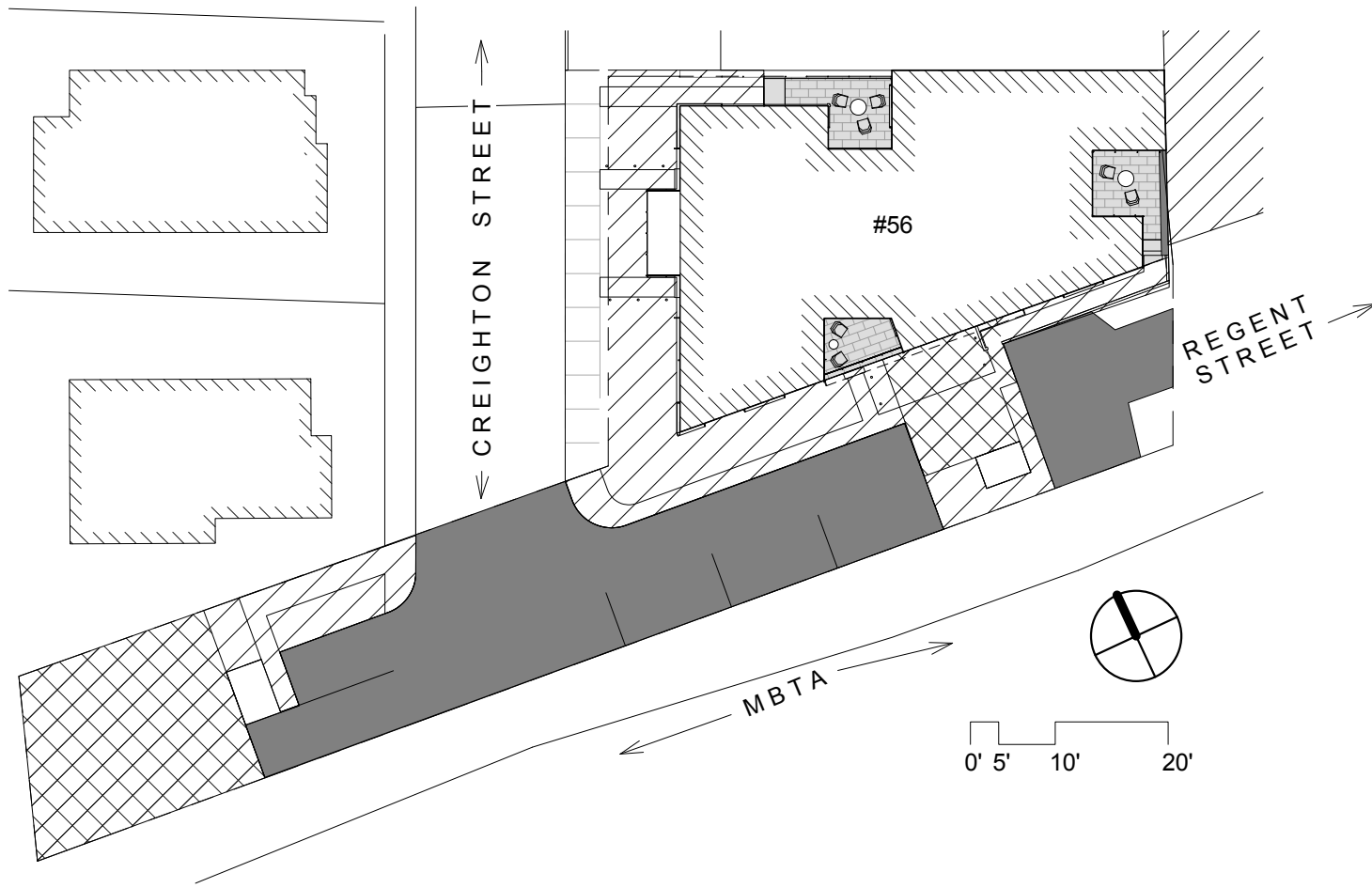
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

OPTION A - PARALLEL PARKING

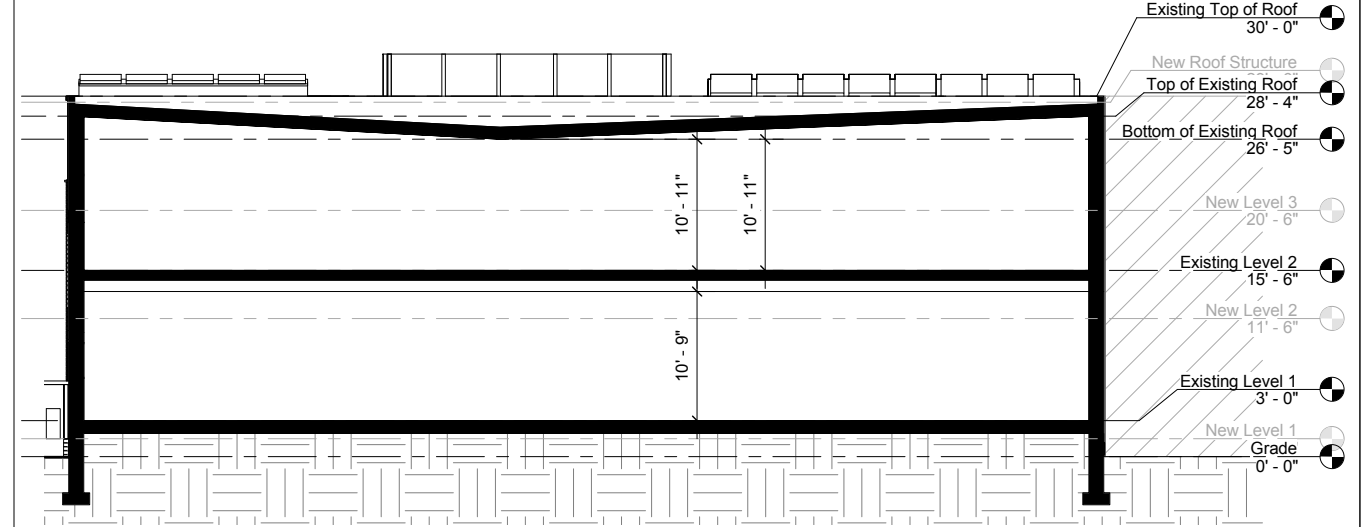
56 Creighton Street, Cambridge, MA

Cover Sheet

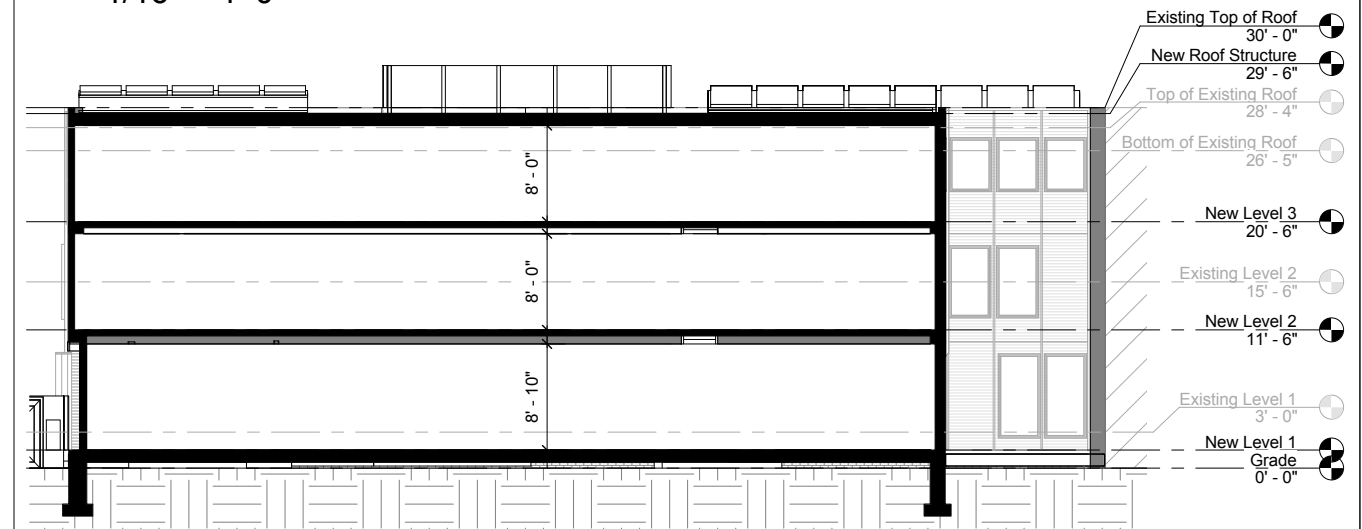
 Private Open Space
 Private Open Space to Meet Dimensional Limitations 5.22.1
 Non-permeable Paving



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



2 Existing Section Diagram
1/16" = 1'-0"



3 Proposed Section Diagram
1/16" = 1'-0"

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 - 3,916 / DU
Min. Lot Width (ft)	69.02	3 units 50	69.02
Min. Front Yard (ft)	existing non-conforming, 12.7	15	12.7
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	30
Min. Ratio of Private Open Space to Lot Area (sq ft)	2,180 (18%)	4,699 (40%)	4,656
50% to meet Dimensional Limitations per 5.22.1 (sq ft)	1,488 (68%)	2,349 (50%)	1,690
50% to meet Definition of Permeable Open Space (sq ft)	2,180 (100%)	2,349 (50%)	4,656
Gross Floor Area Breakdown for FAR (GSF) (sq ft)	8,366	4,862	9,798
Level 1 Floor Area (sq ft)	4,183	n/a	3,395
Level 1 Covered Outdoor Floor Area (sq ft)	n/a	n/a	155
Level 2 Floor Area (sq ft)	4,183	n/a	3,466
Level 2 Covered Outdoor Floor Area (sq ft)	n/a	n/a	85
Level 3 Floor Area (sq ft)	n/a	n/a	2,294
Level 3 Covered Outdoor Floor Area (sq ft)	n/a	n/a	603
mechanical (subtracted from GSF) (sq ft)	n/a	100 / unit	200
FAR	8,366 = 0.71	0.5*5,000 + 0.35*remainder 4,862 = 0.41	9,798 = 0.83

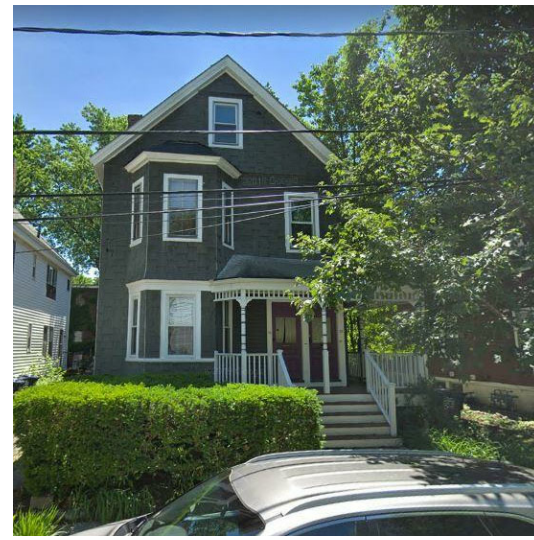
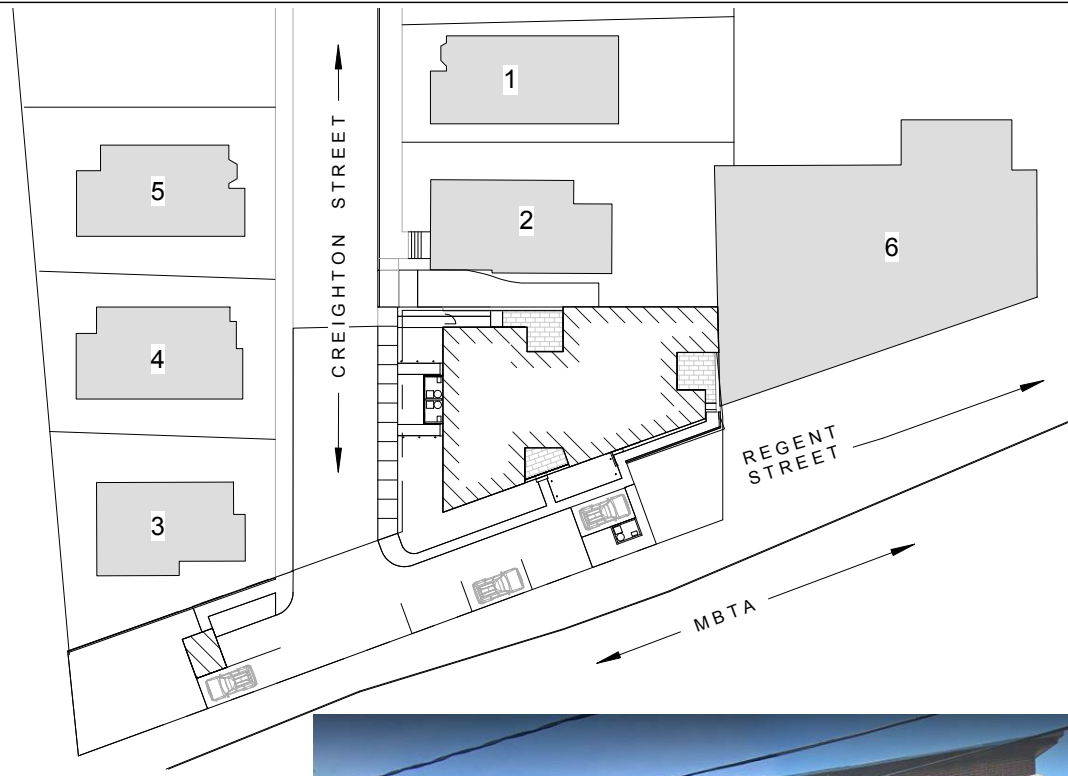
OPTION A - PARALLEL PARKING
56 Creighton Street, Cambridge, MA

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A0.1

SCALE: As indicated
DATE: 11.13.2019
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Zoning Compliance



① NEIGHBOR



② NEIGHBOR



56 CREIGHTON, VIEW FROM CREIGHTON ST



③ NEIGHBOR



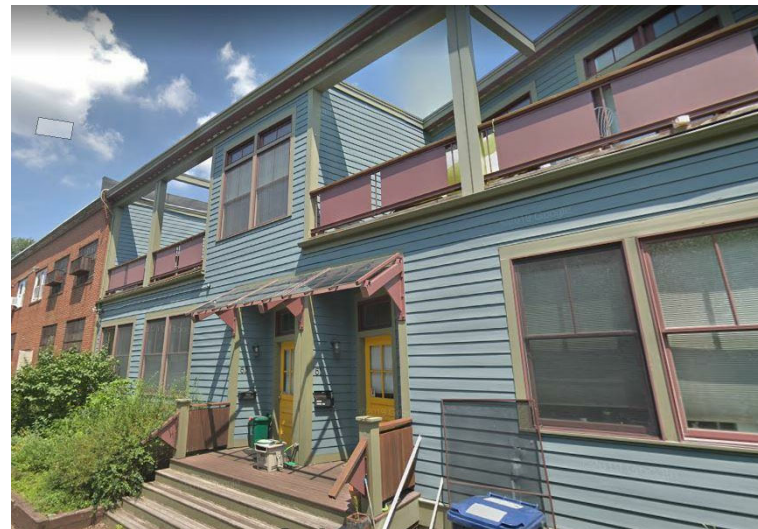
④ NEIGHBOR



⑤ NEIGHBOR



56 CREIGHTON, VIEW FROM TRAIN TRACKS



⑥ NEIGHBOR



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

Site Context

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A0.2

SCALE: 1" = 60'-0"

DATE: 11.13.2019

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'

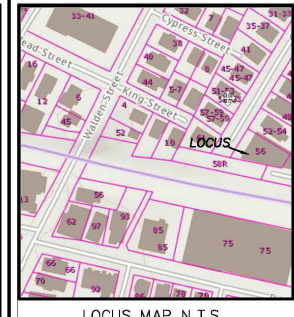
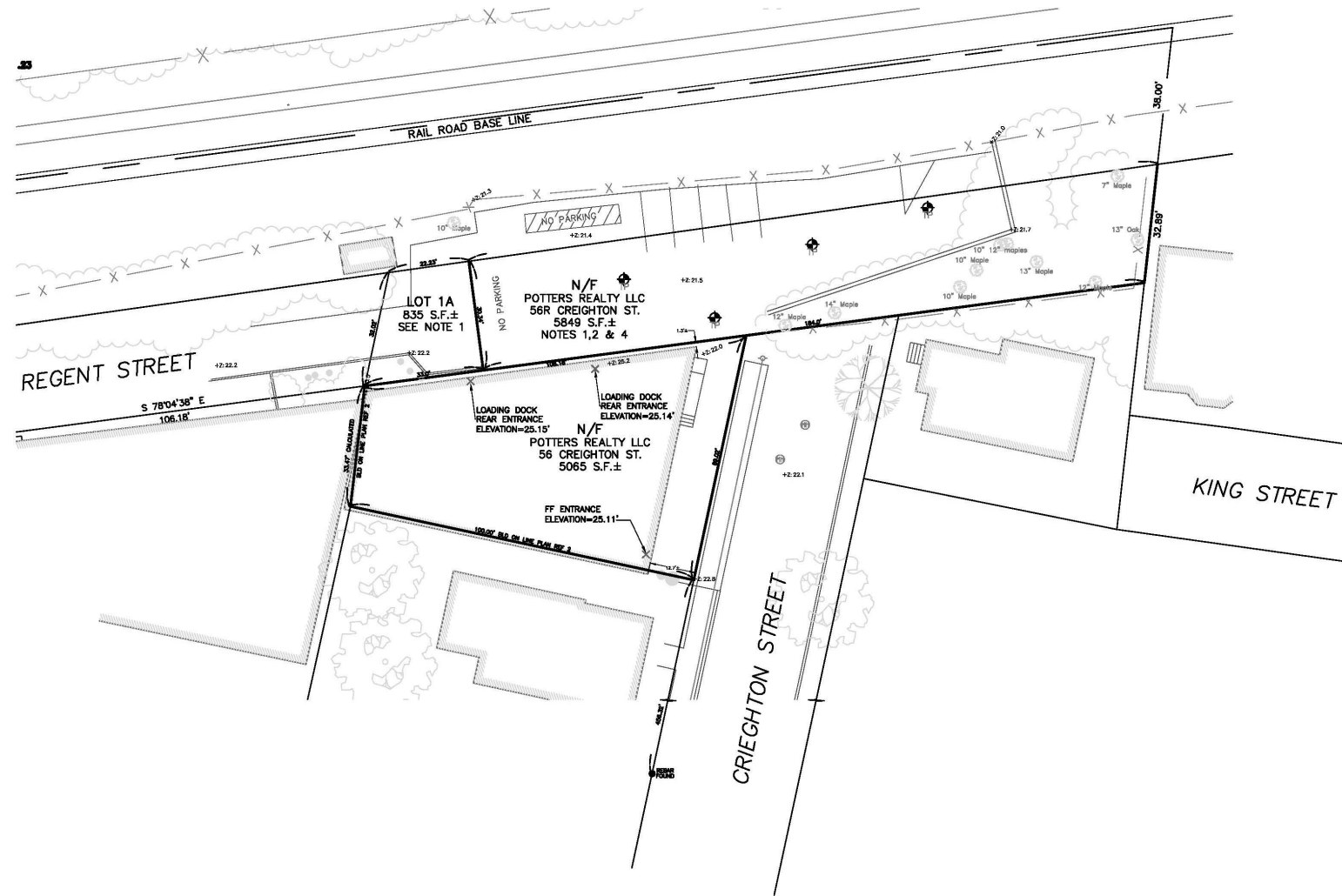
- ZONING:**
 1. ZONING INFORMATION RETRIEVED MAY 2018: FROM <http://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning/Ordinance>
 2. LOCUS LOT IS ZONED RESIDENCE B
 3. LOCUS PARCEL IS NOT IN AN OVERLAY DISTRICT AS DEPICTED ON "CAMBRIDGE ZONING OVERLAY DISTRICTS" MARCH 2017

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%

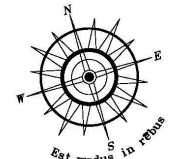
OTHER RESTRICTIONS
 SETBACK REQUIREMENTS, REFER TO DRAWING AND TABLE BELOW
 HEIGHT OF BUILDING 29.2'± SEE NOTE 6



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 - PARALLEL PARKING
 56 Creighton Street, Cambridge, MA
 Existing Site Plan

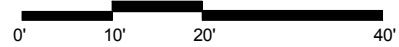
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SCALE:
 DATE: 11.13.2019
 DRAWN BY: MLA

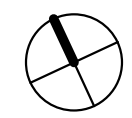
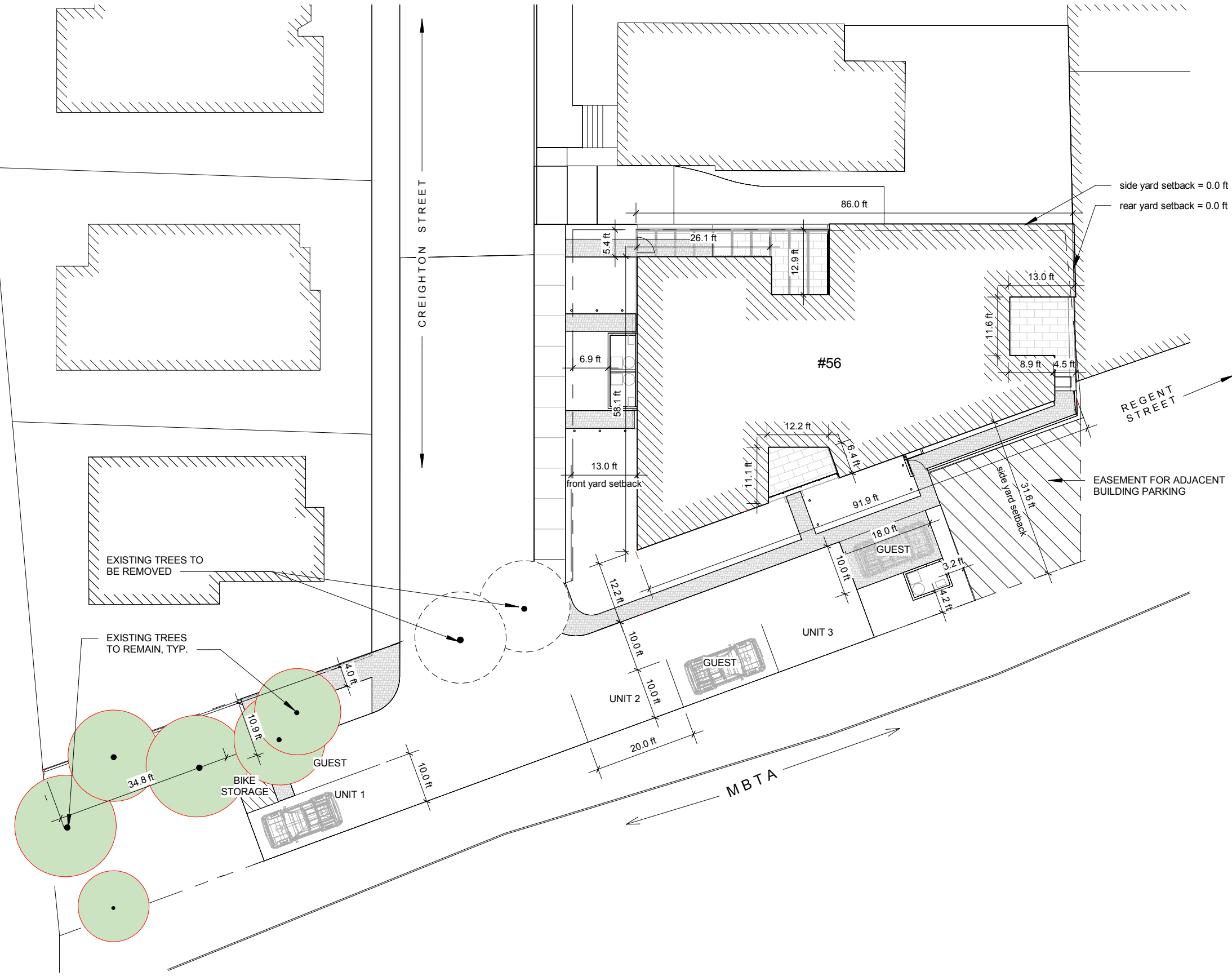
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C:\Users\lmm\Desktop\WORK\BAPR16 Creighton Street_SD 3 units with parallel parking.rvt



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



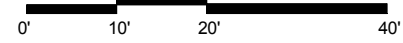
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DATE: 11.13.2019
DRAWN BY: MLA

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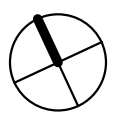
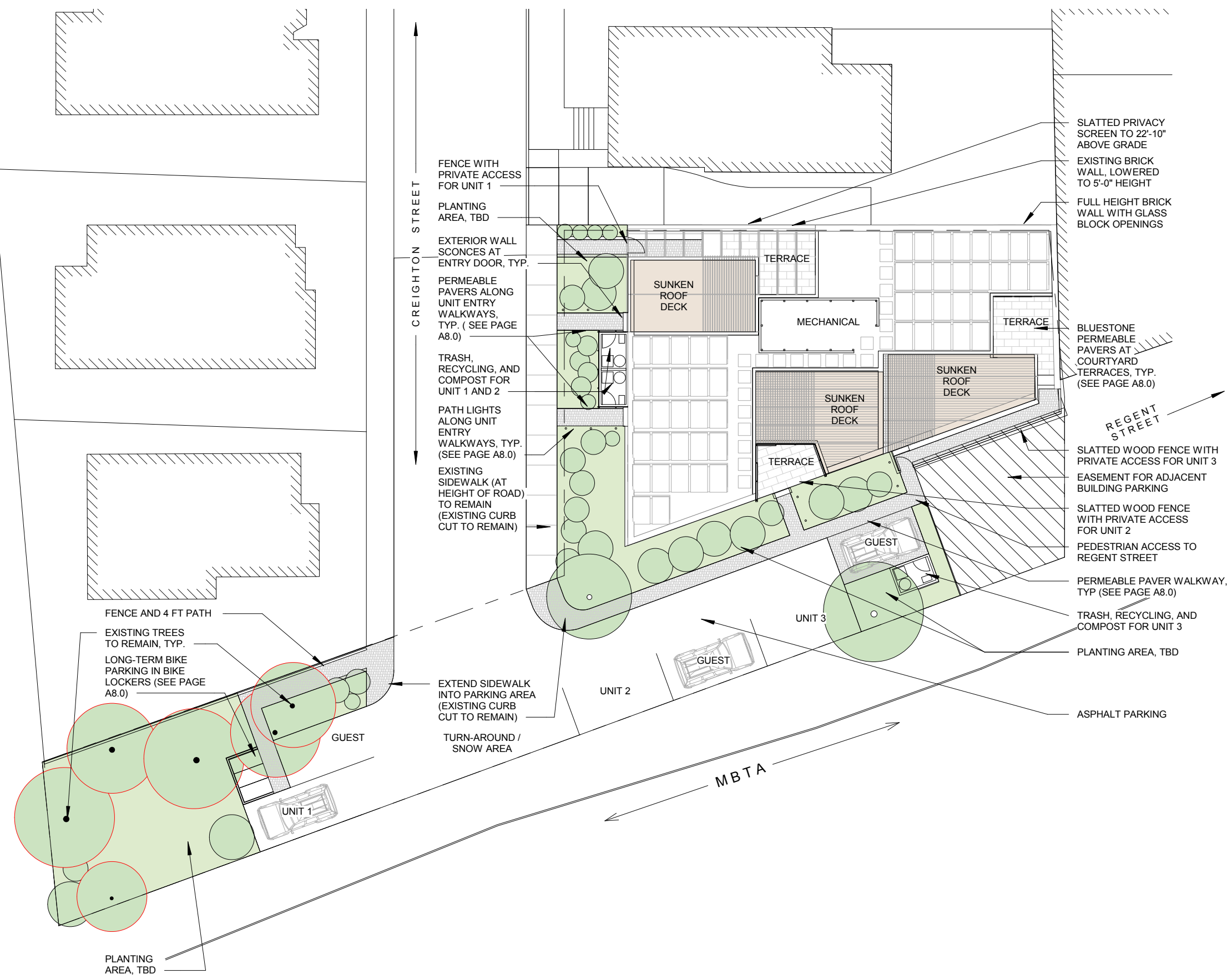
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OPTION A - PARALLEL PARKING
56 Creighton Street, Cambridge, MA
Proposed Site Plan

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



SCALE: 3/64" = 1'-0"
DATE: 11.13.2019
DRAWN BY: MLA

A0.5

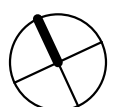
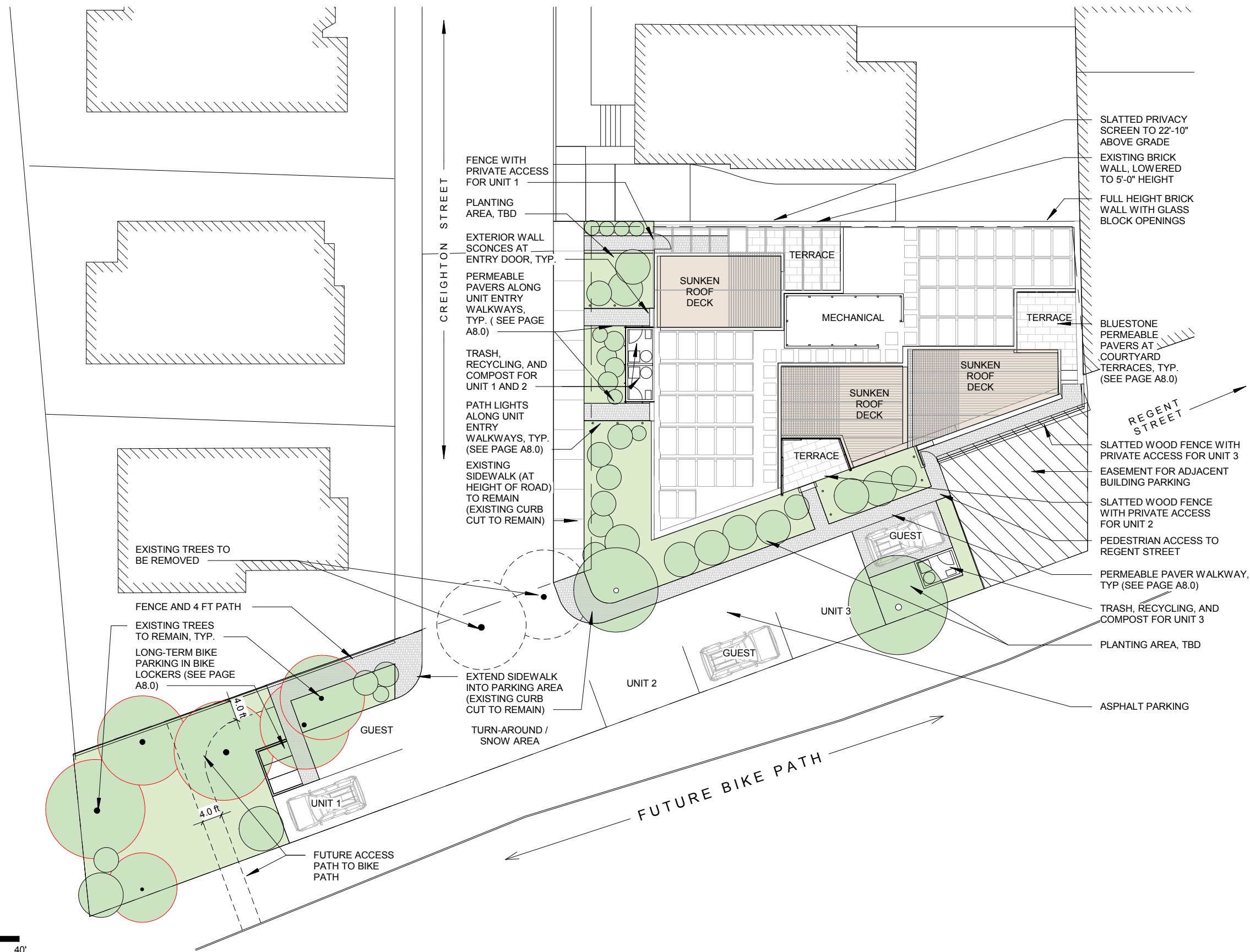
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OPTION A - PARALLEL PARKING
56 Creighton Street, Cambridge, MA
Proposed Landscape Plan

C:\Users\lmm\Desktop\WORK\BAP\166 Creighton Street_SD 3 units with parallel parking.rvt



1 Proposed Landscape Plan_Bike Path
3/64" = 1'-0"



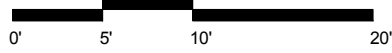
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DATE: 11.13.2019
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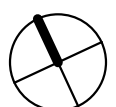
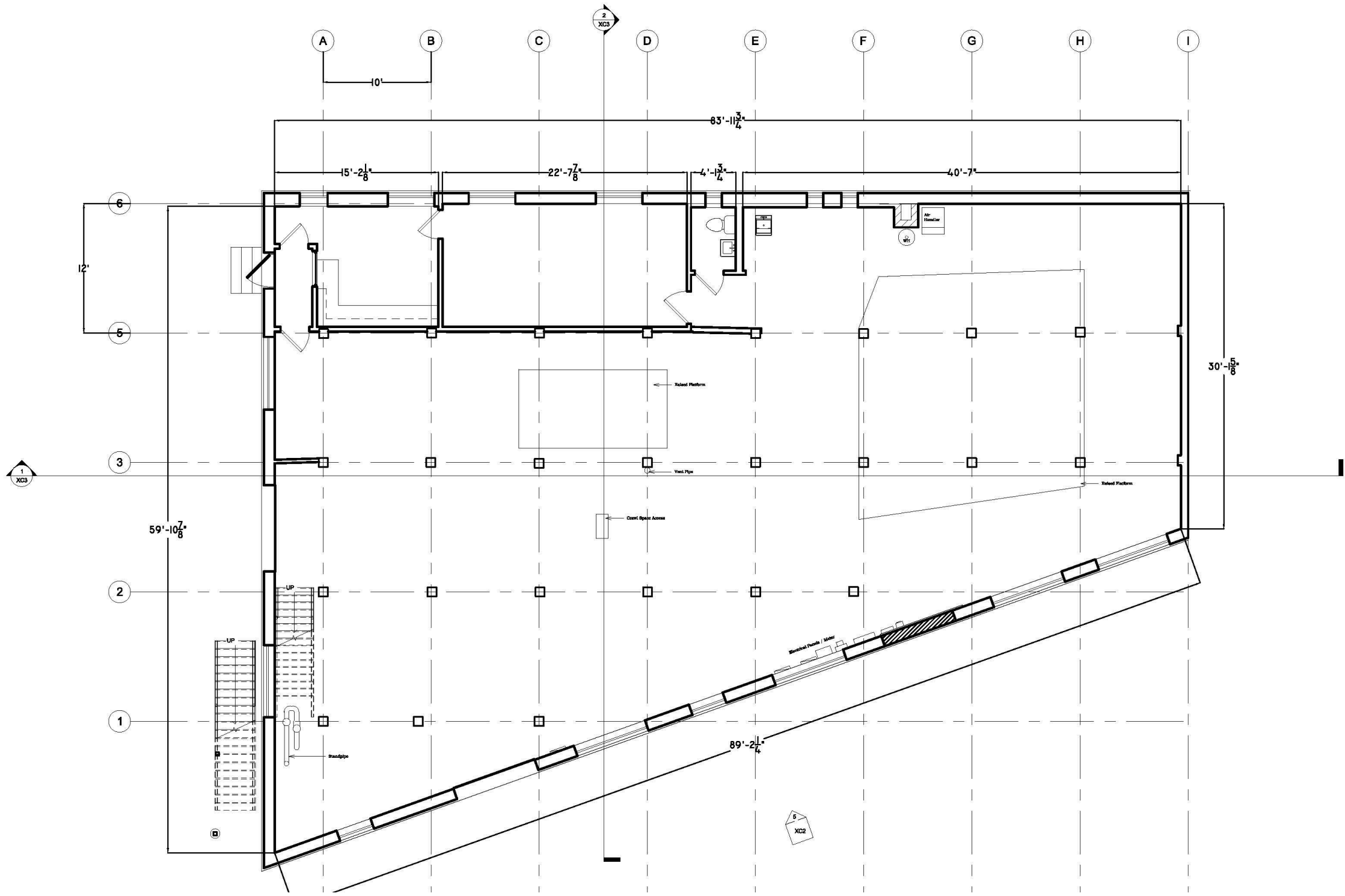
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OPTION A - PARALLEL PARKING
56 Creighton Street, Cambridge, MA
Proposed Landscape Plan_Bike Path

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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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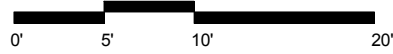
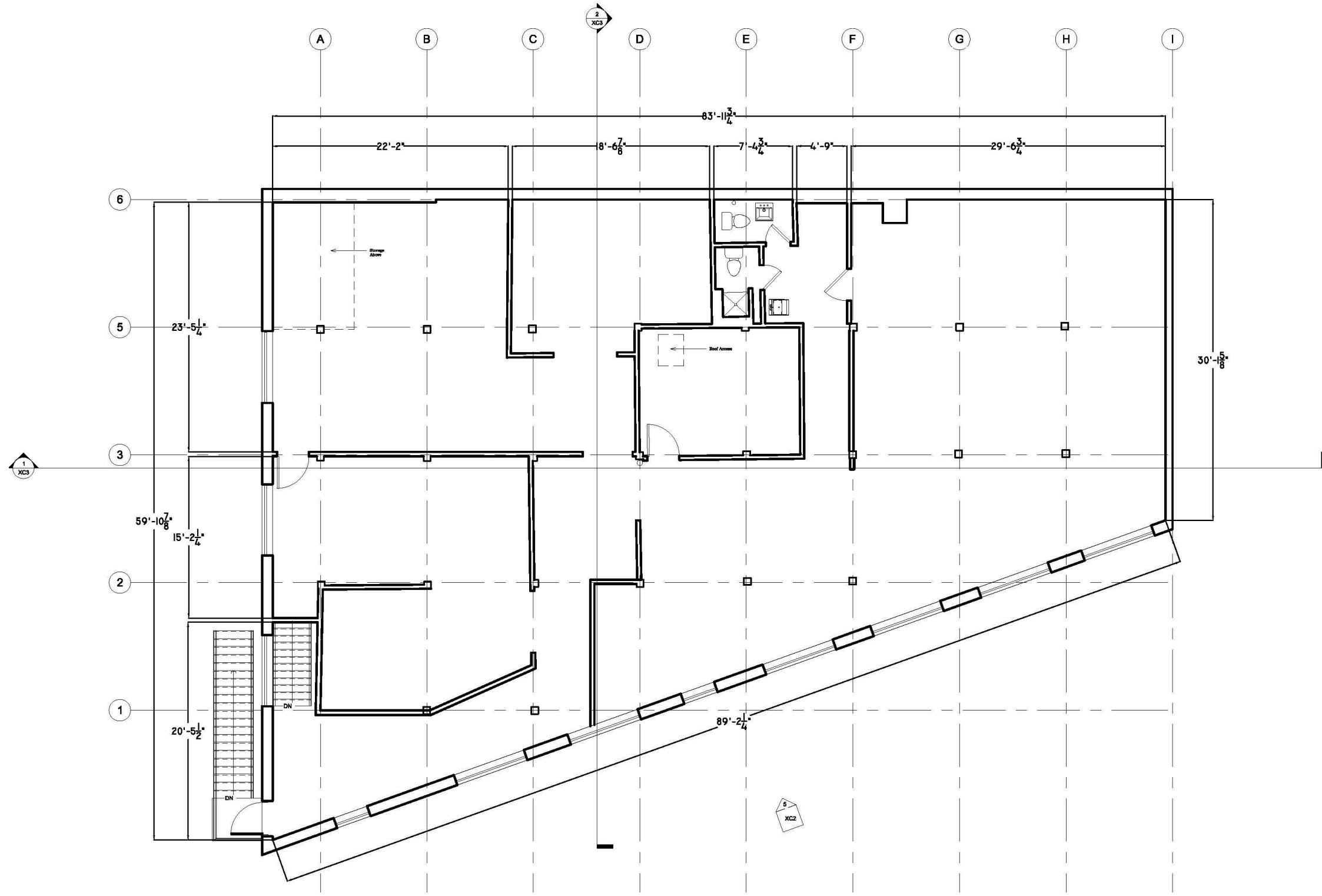
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OPTION A - PARALLEL PARKING

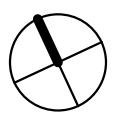
56 Creighton Street, Cambridge, MA

Existing Level 1 Floor Plan

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



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

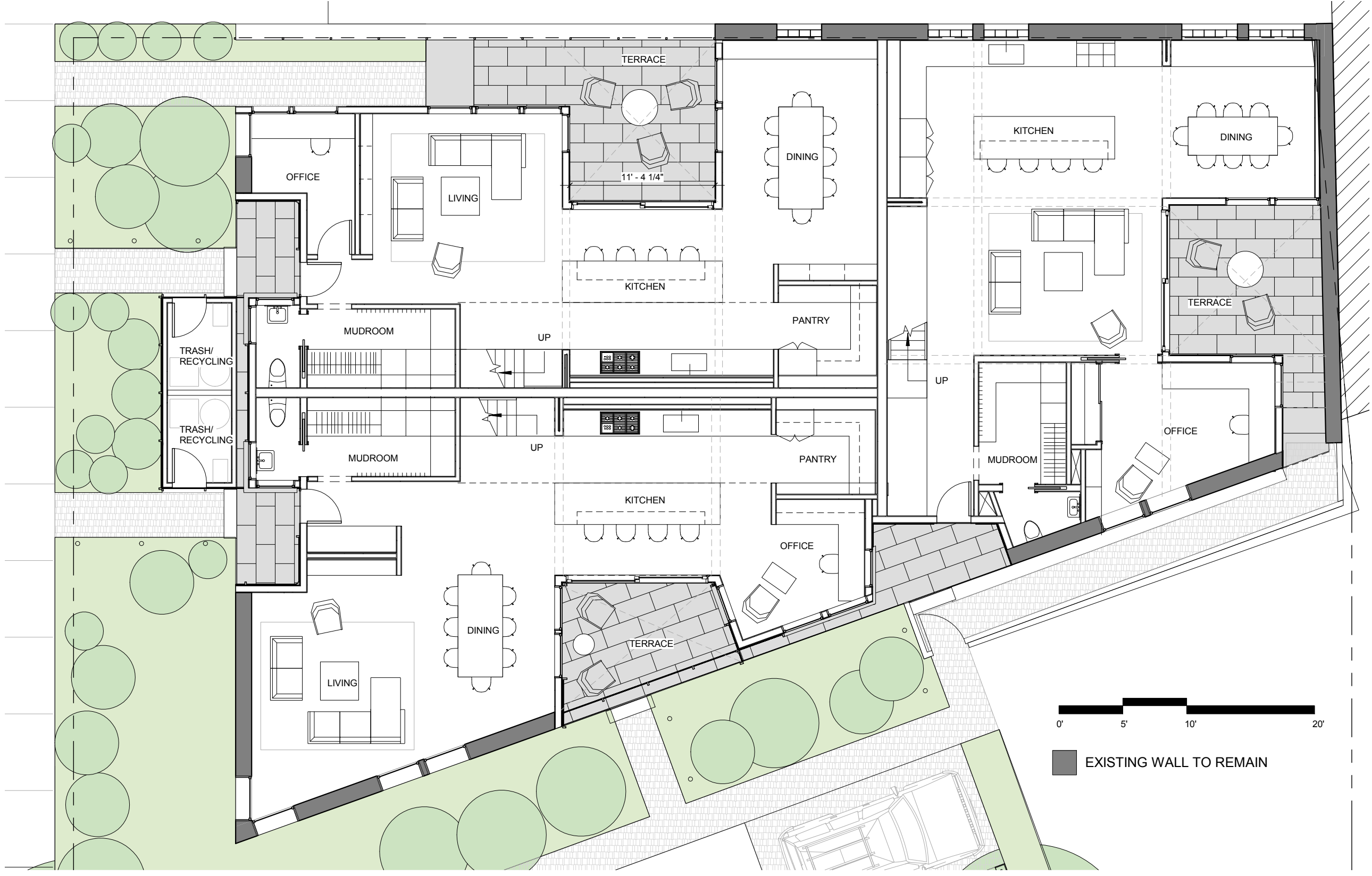
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OPTION A - PARALLEL PARKING
 56 Creighton Street, Cambridge, MA
 Existing Level 2 Floor Plan

C:\Users\lmm\Desktop\WORK\BARI66 Creighton Street_SD 3 units with parallel parking.rvt

1 New Level 1
1/8" = 1'-0"



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

DATE: 11.13.2019

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A1.2

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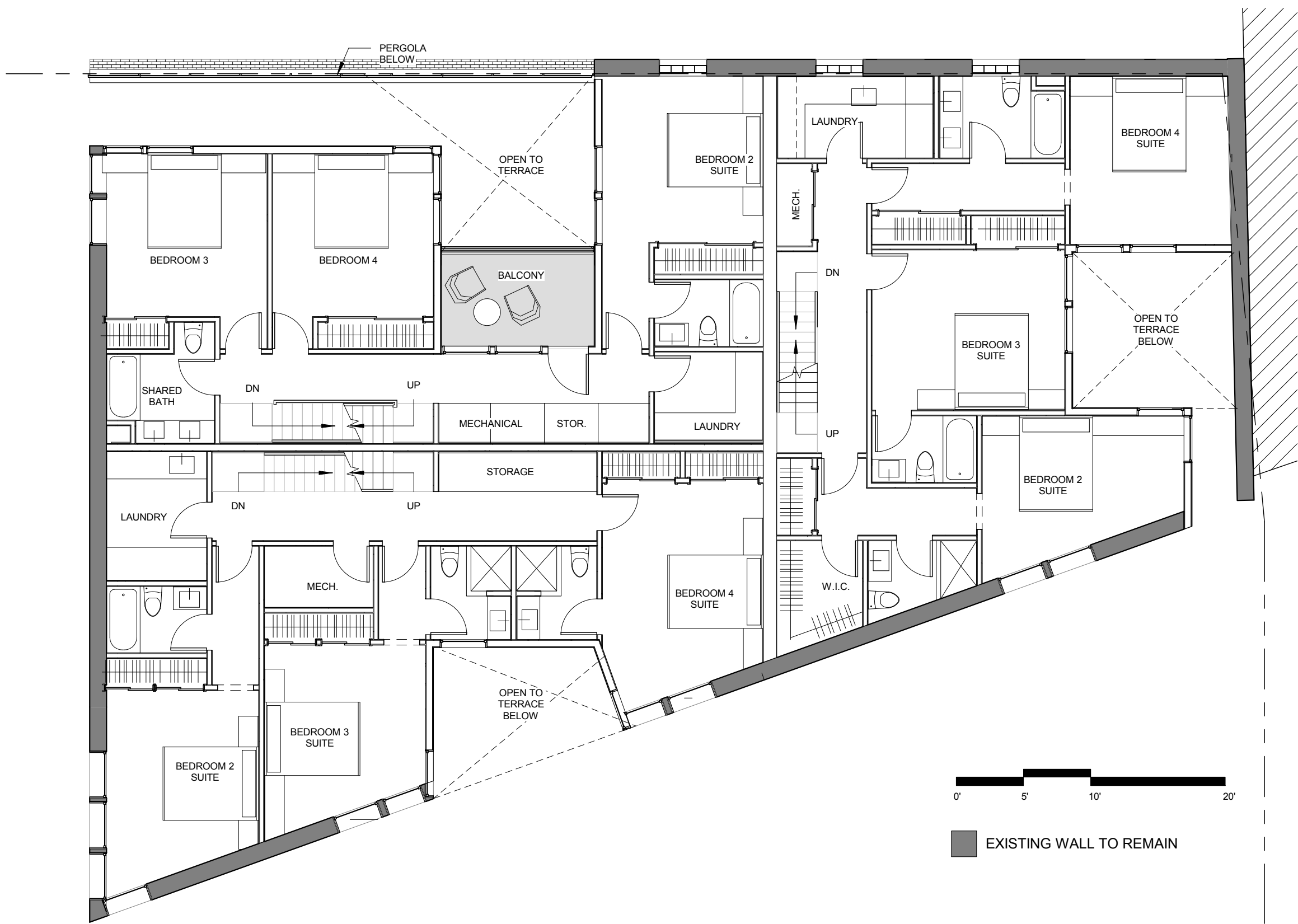
OPTION A - PARALLEL PARKING

56 Creighton Street, Cambridge, MA

Proposed Level 1 Floor Plan

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1 New Level 2
1/8" = 1'-0"



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

DATE: 11.13.2019

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A1.3

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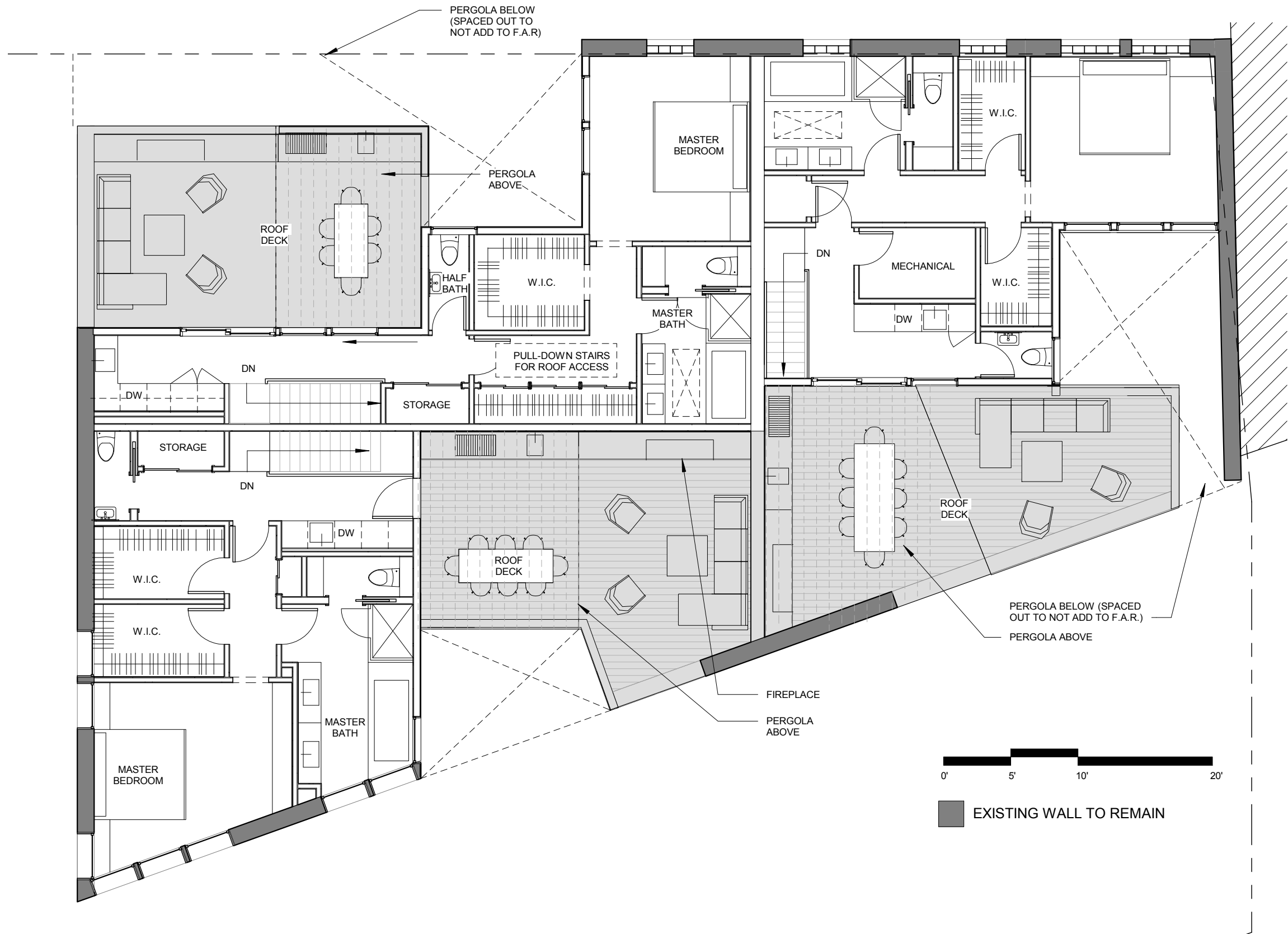
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OPTION A - PARALLEL PARKING
56 Creighton Street, Cambridge, MA

Proposed Level 2 Floor Plan

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1 Head House Level
1/8" = 1'-0"

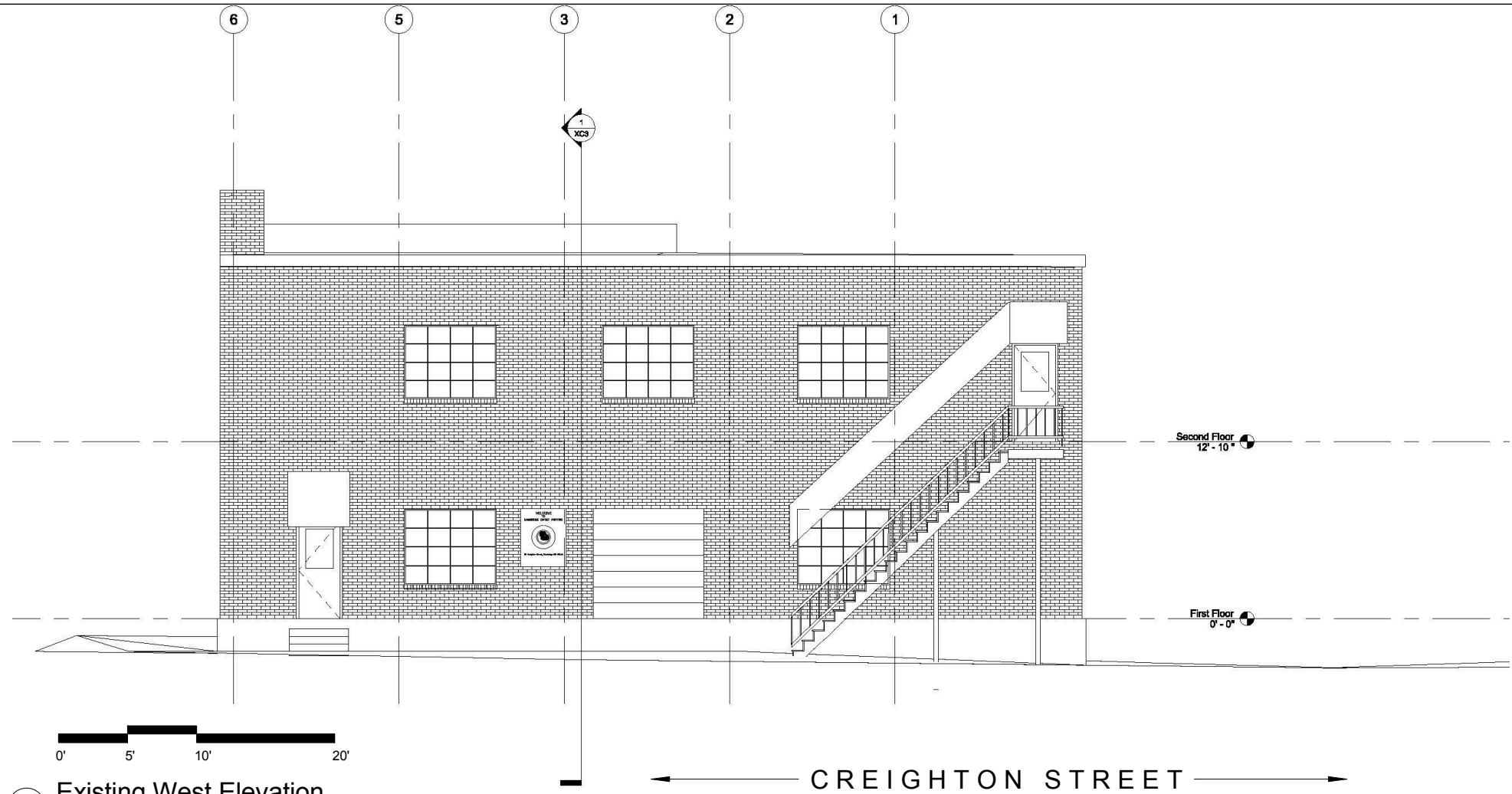


SCALE: 1/8" = 1'-0"
DATE: 11.13.2019
DRAWN BY: MLA

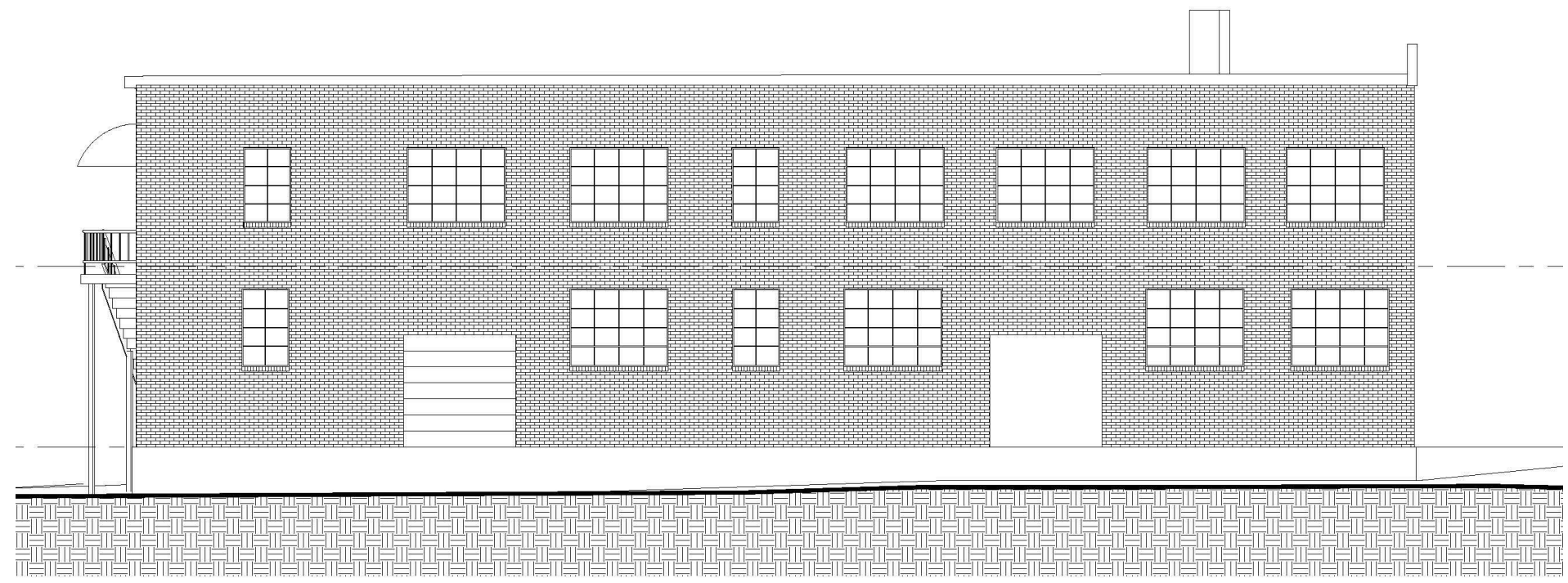
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OPTION A - PARALLEL PARKING
56 Creighton Street, Cambridge, MA
Proposed Level 3 Floor Plan



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



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

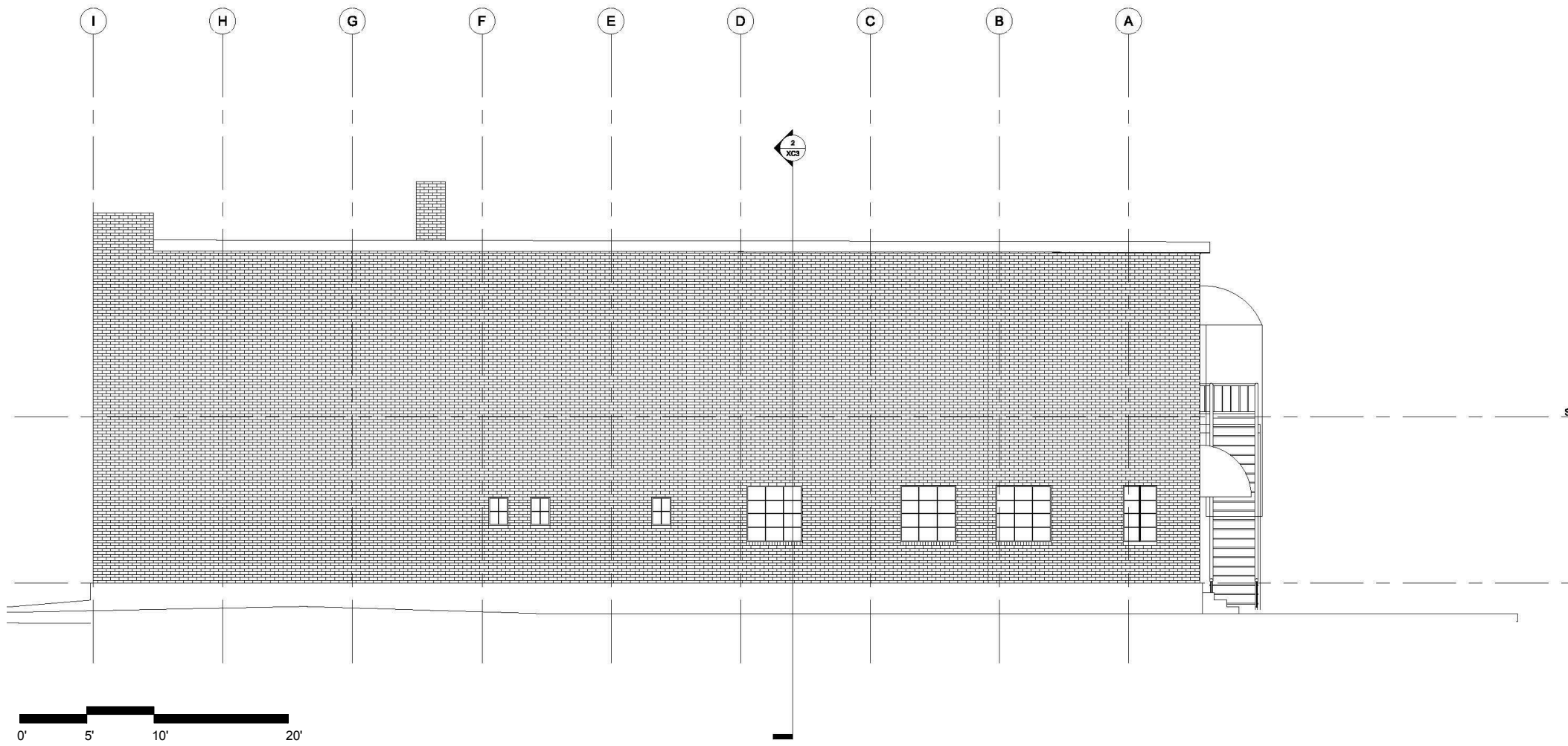
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DATE: 11.13.2019
DRAWN BY: MLA

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

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

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

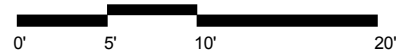
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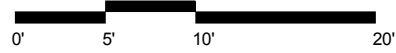
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OPTION A - PARALLEL PARKING
 56 Creighton Street, Cambridge, MA
 Existing Elevations



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



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

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

Proposed Exterior Elevations

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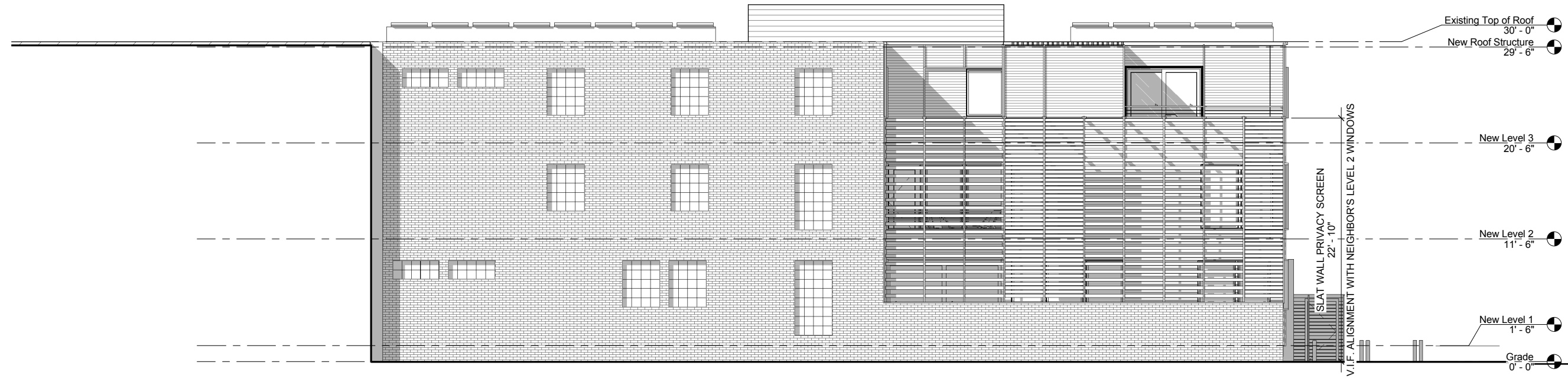
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A2.2

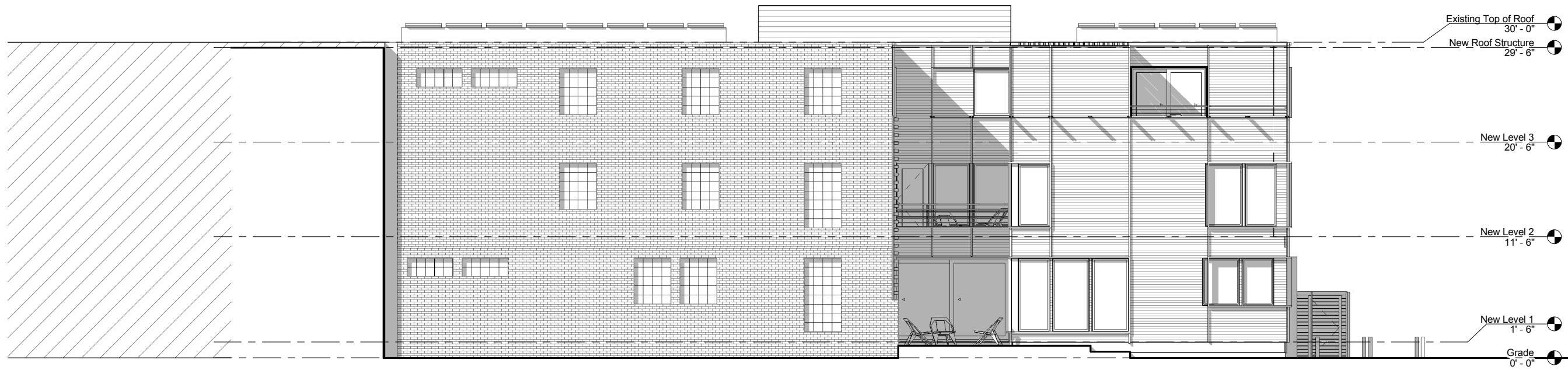
SCALE: 3/32" = 1'-0"

DATE: 11.13.2019

DRAWN BY: MLA



② Proposed North Elevation Outer Wall
3/32" = 1'-0"



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

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

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tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A2.3

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

Proposed Exterior Elevations

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



2 View from Creighton Street



1 View from Train Tracks

OPTION A - PARALLEL PARKING
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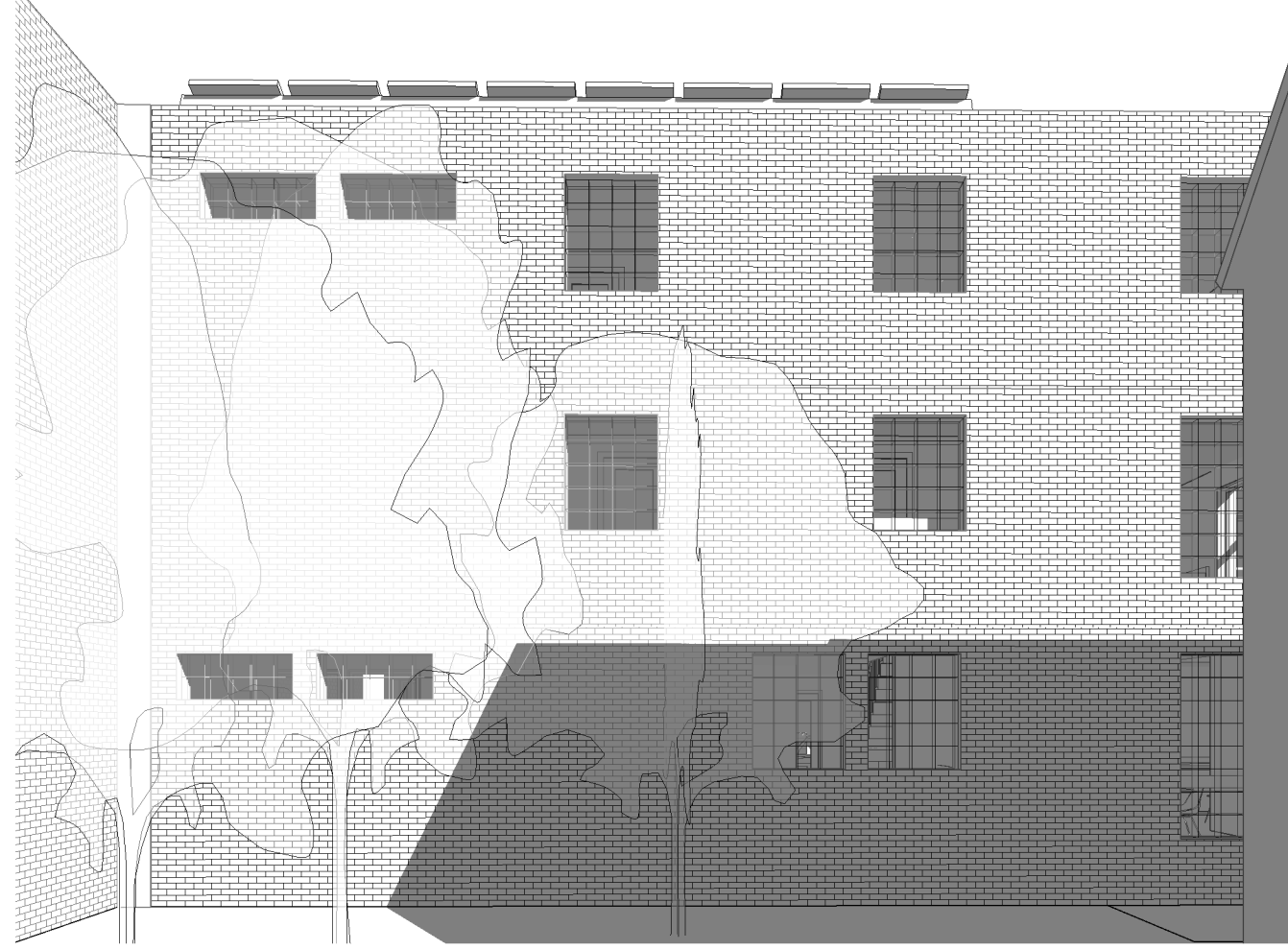
A7.0

SCALE:
DATE: 11.13.2019
DRAWN BY: MLA

3D Exterior Views



1 View from Creighton Street 2



2 View from Neighbor Backyard

SCALE:

DATE: 11.13.2019

DRAWN BY: MLA

A7.1

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tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

OPTION A - PARALLEL PARKING

56 Creighton Street, Cambridge, MA

3D Exterior Views



PLANTINGS
NATIVE, TBD



EXTERIOR WALKWAY MATERIAL
PERMEABLE PAVERS, TBD



COURTYARD TERRACE MATERIAL
BLUESTONE PAVERS, TBD



EXTERIOR CLADDING
HORIZONTAL METAL SIDING,
TBD



EXTERIOR CLADDING AT COURTYARDS
SLATTED WOOD RAINSCREEN, TBD



EXTERIOR WALKWAY / PARKING LIGHTING
BEGA LED GARDEN AND PATHWAY OPEN BOX
LUMINAIRE (MODEL NUMBER 7249) , OR SIMILAR



BIKE STORAGE LOCKERS,
THE PARK 300 SERIES 'STANDARD' MODEL
(MODEL NUMBER 537-1052), OR SIMILAR

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

Material Precedents

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SCALE:

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