



ARTISTIC RENDERING

Sheet Number	Sheet Name
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 Architectural Landscape Drawing
A1.0	Proposed Floor Plans
A2.0	Existing Elevations
A2.1	Proposed Elevations
A2.2	Proposed Elevations
A7.0	3D Views #9 Jackson
A7.1	3D Views #11 Jackson
A8.0	Proposed Materials
L-1	Landscape Plan

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 (9TH EDITION), 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.

9 & 11 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

Robert Cataldo
 H.G. Construction Co., Inc.
 30 Solomon Pierce Road
 Lexington, MA 02420
 p:781.929.7907

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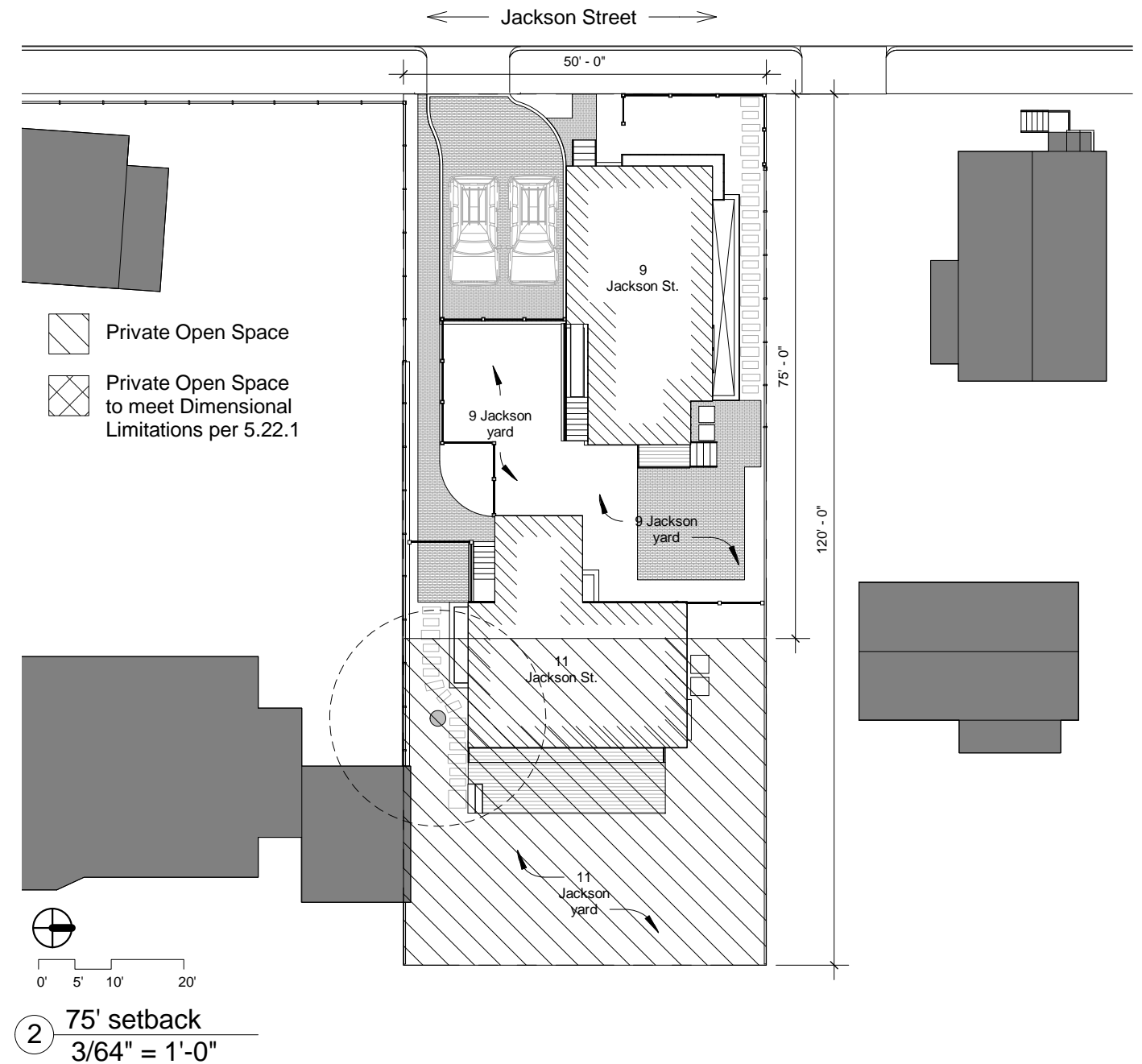
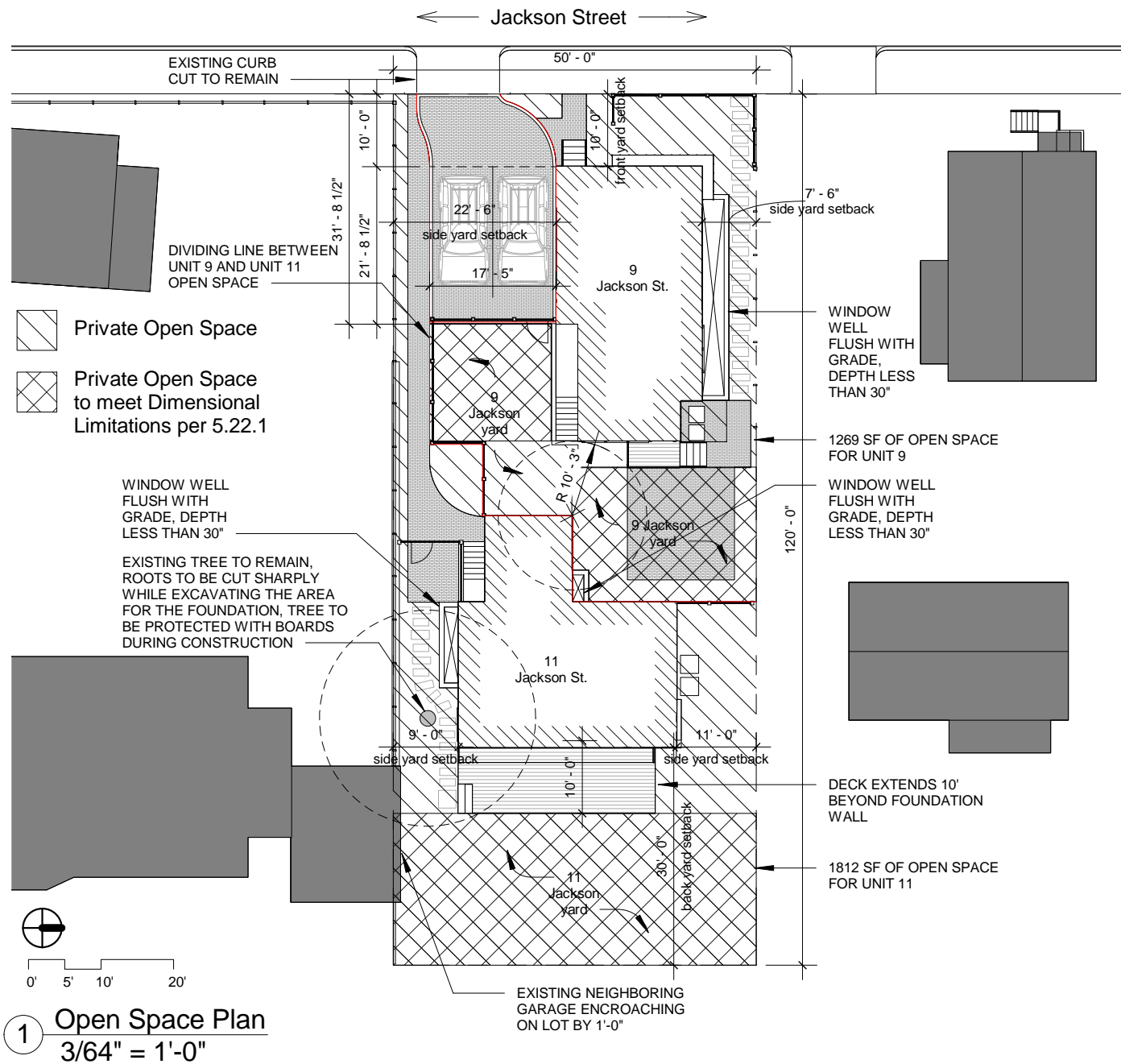
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 DATE: 01.14.2021
 DRAWN BY: MLA

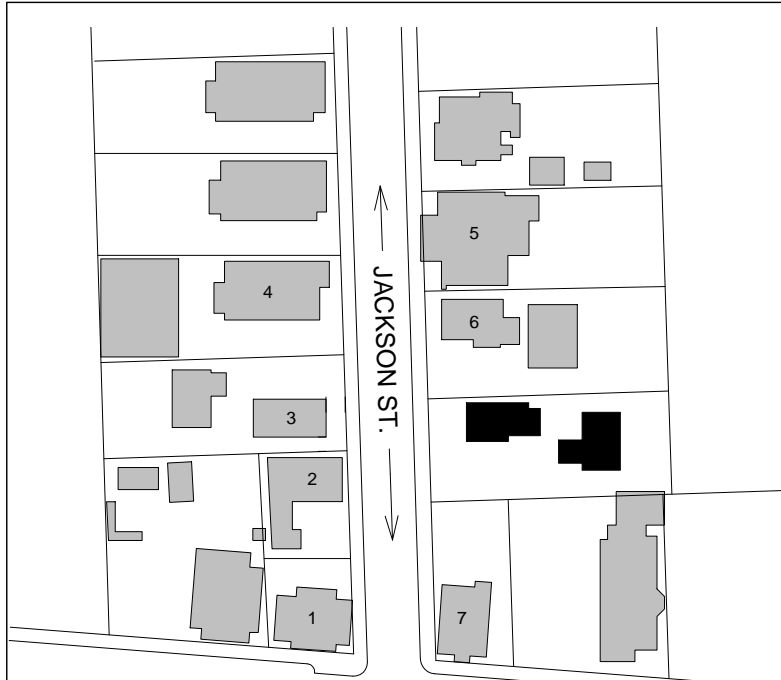
Cover Sheet

Zoning District B

	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'-6"
Back building	7'-6" (sum of 20')	9'-0", 11'-0"
Min. Rear Yard	25' plus (remaining yard beyond 100')/4	30'
Max. Height		
Front building	35'	31'-0"
Back building	35'	30'-6"
Min. Distance between buildings	lesser of 10' or (sum buildings)/6	(31'-0" + 31'-3")/6 = 10'-3"
Min. Ratio of Private Open Space to Lot Area	2,400 sq ft (40% of lot area)	3,081 sq ft (51% of proposed lot area)
50% to meet Dimensional Limitations per 5.22.1	1,200 sq ft (50% of min private open space)	1,776 sq ft (58% of proposed private open space)
50% to meet Definition of Permeable Open Space	1,200 sq ft (50% of min private open space)	3,081 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



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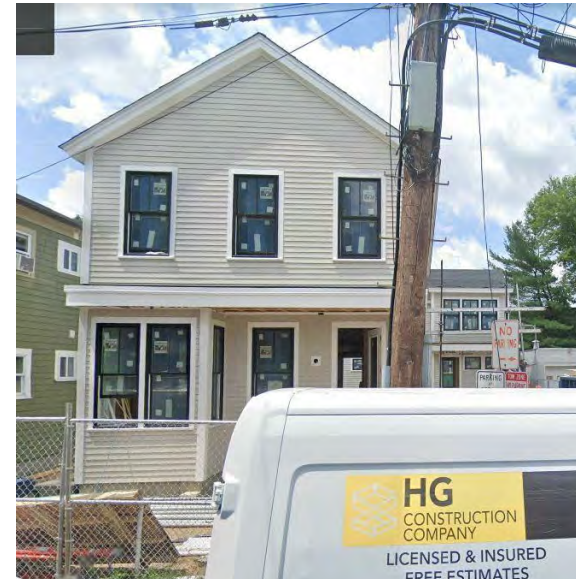
1 Site Context
1" = 100'-0"



Neighbor 1



Neighbor 2



Neighbor 3



Neighbor 4



Neighbor 5



Neighbor 6



Neighbor 7

SCALE: 1" = 100'-0"

DATE: 01.14.2021

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A0.2

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9 & 11 Jackson Street
Cambridge, MA

Site Context

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JUNE 10, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

FEMA
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0419E
 EFFECTIVE DATE: 06/04/2010

VERTICAL DATUM
 THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO NAVD88 AND WERE DETERMINED FROM A GPS OBSERVATION.



PREPARED FOR:
 DESIGN SYNERGY GROUP, LLC
 521 MEDFORD STREET, PH
 CHARLESTOWN, MA 02129

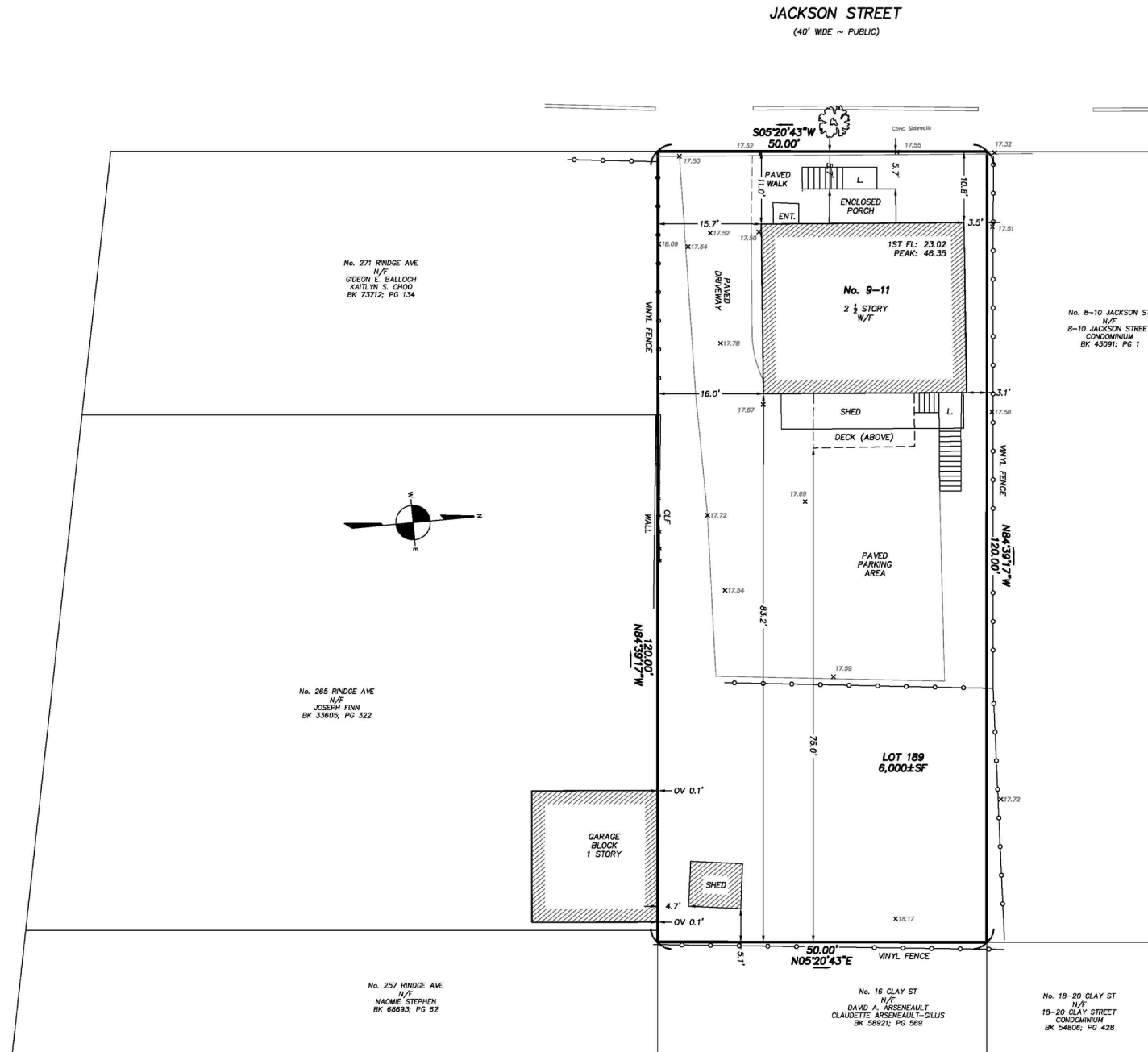
REFERENCES:
 OWNER OF RECORD:
 MICHAEL WALTER
 PATRICIA KELLY
 9-11 JACKSON STREET
 CAMBRIDGE, MA 02140

DEED: BK 5888B; PG 256
PLAN: PL BK 6; PL 37
 PL BK 28; PL 19
 BK 4871; PG END
 PL 1910 #357
 PL 2019 #962
LCC: 24288-B
 41133-A

NOTES:
 MAP/LOT: 193-54

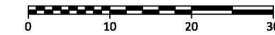
ZONING:

DISTRICT:	RESIDENCE B	REQUIRED	EXISTING
FAR	(MAX.)	0.5	-
LOT SIZE	(MIN.)	5,000 SF	6,000±SF
AREA, DW/UNIT	(MIN.)	2,500 SF	2,000±SF*
LOT WIDTH	(MIN.)	50'	50.00'
FRONT SETBACK	(MIN.)	15'	5.7**
SIDE SETBACK	(MIN.)	10'	3.1**
REAR SETBACK	(MIN.)	25'	83.2'
HEIGHT, FEET	(MAX.)	35'	28.8'
PVT. OP. SPACE	(MIN.)	40%	30.8%*

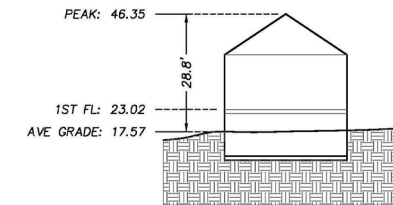


SITE PLAN OF LAND
 LOCATED AT
9-11 JACKSON STREET
CAMBRIDGE, MA

DATE: JUNE 15, 2020 SCALE: 1.0 INCH = 10.0 FEET



PROFILE
 NOT TO SCALE



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	06/15/20
JOB #	20-00332

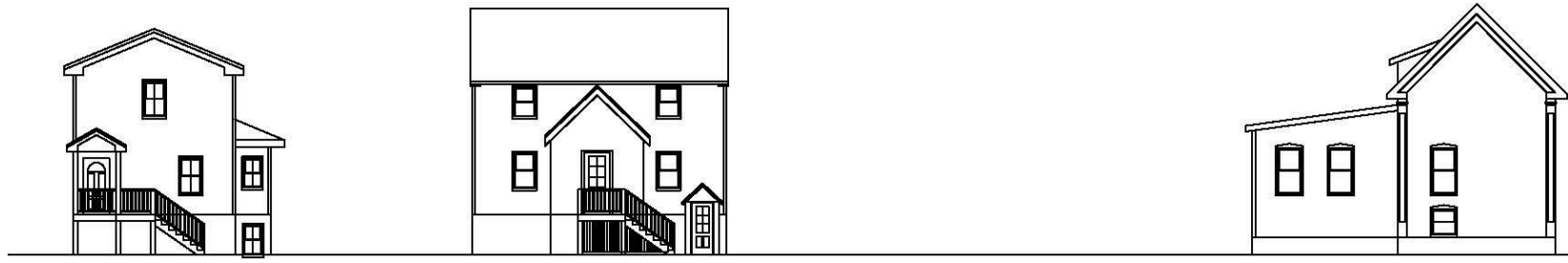
9 & 11 Jackson Street
 Cambridge, MA

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A0.3

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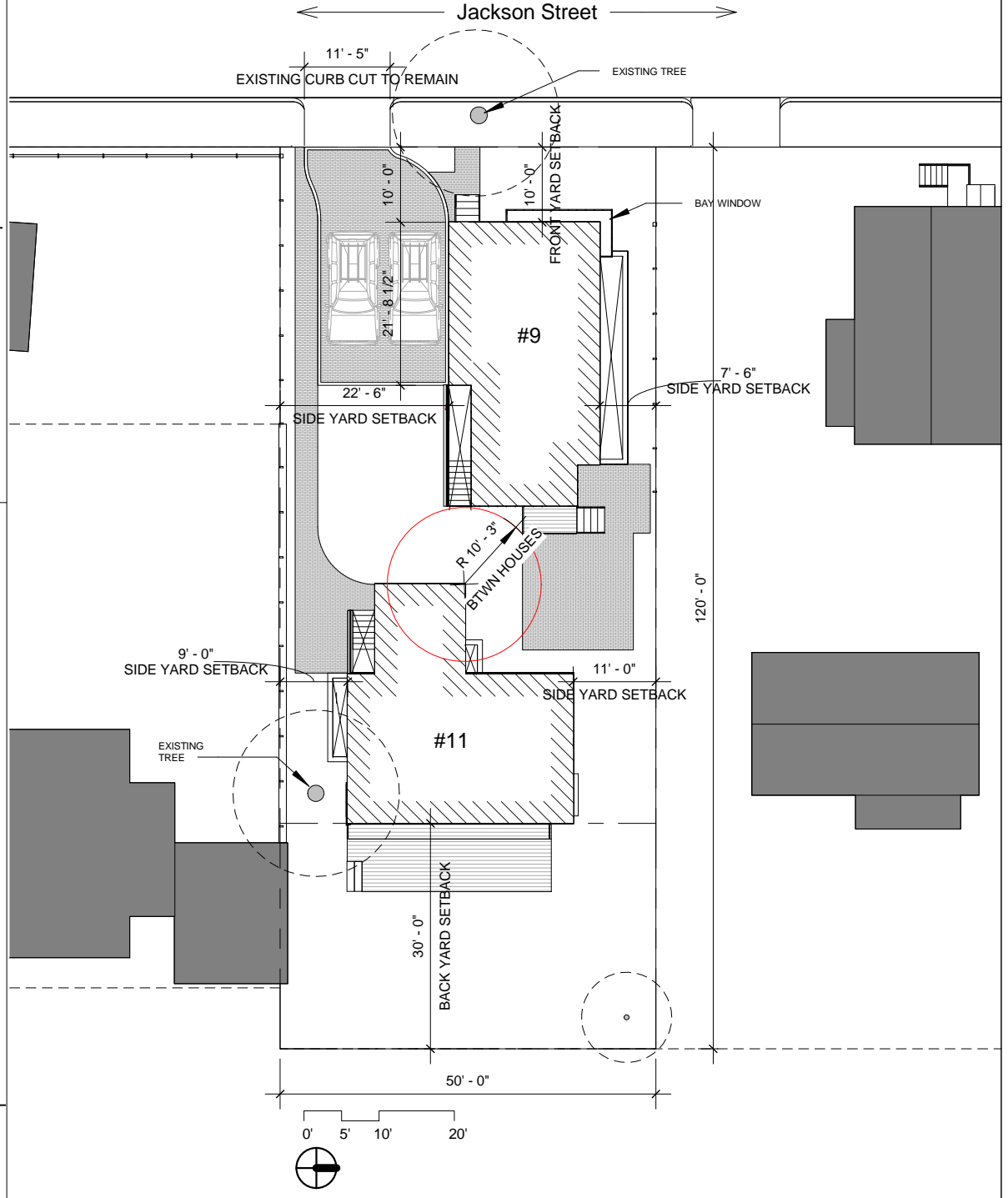
Existing Site Plan



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



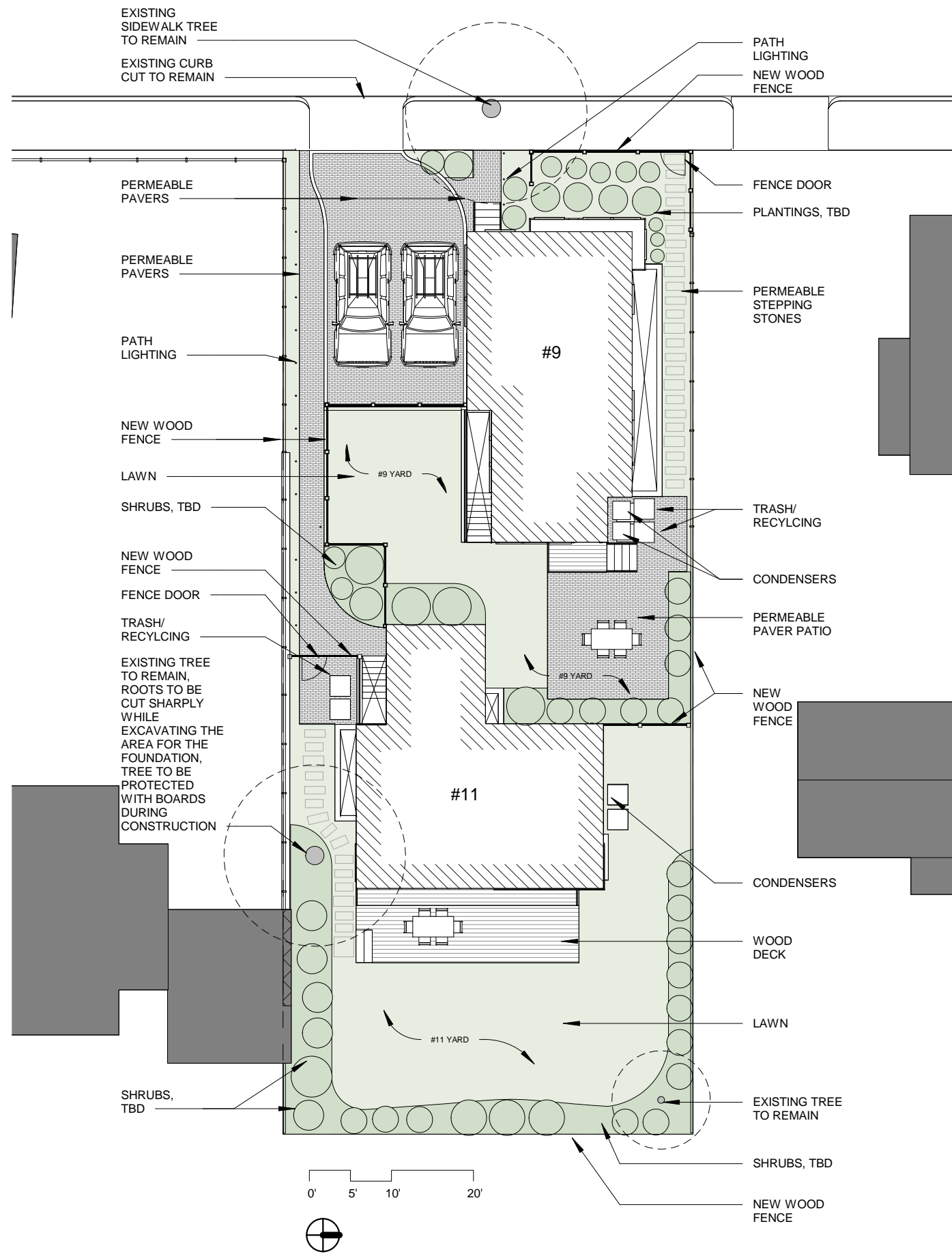
2 Proposed Jackson Street Elevation
3/64" = 1'-0"



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

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NOTE: REFER TO DRAWING L-1 FOR LANDSCAPE PLAN



1 Proposed Architectural Landscape Drawing
 1/16" = 1'-0"

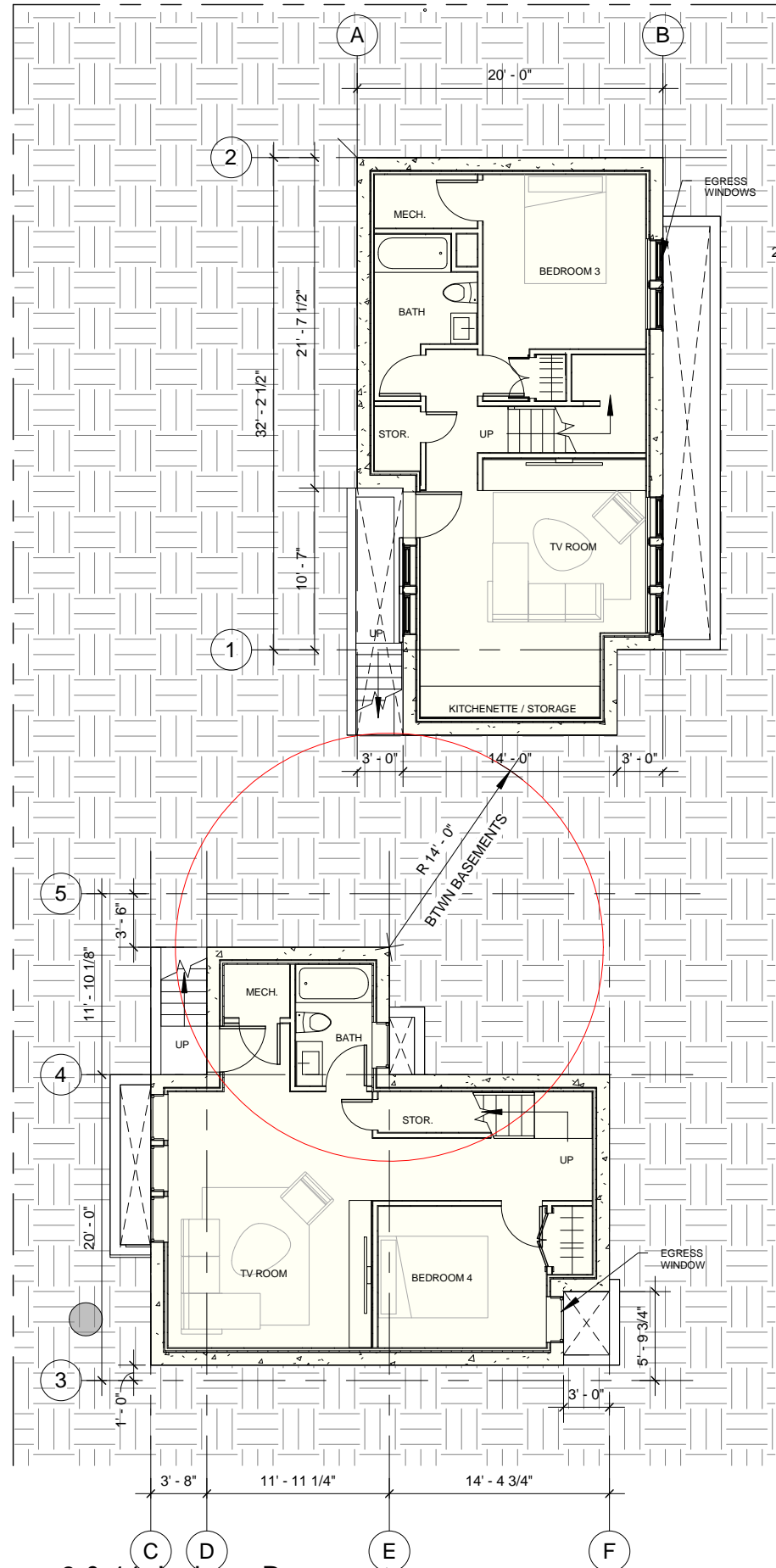
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A0.5

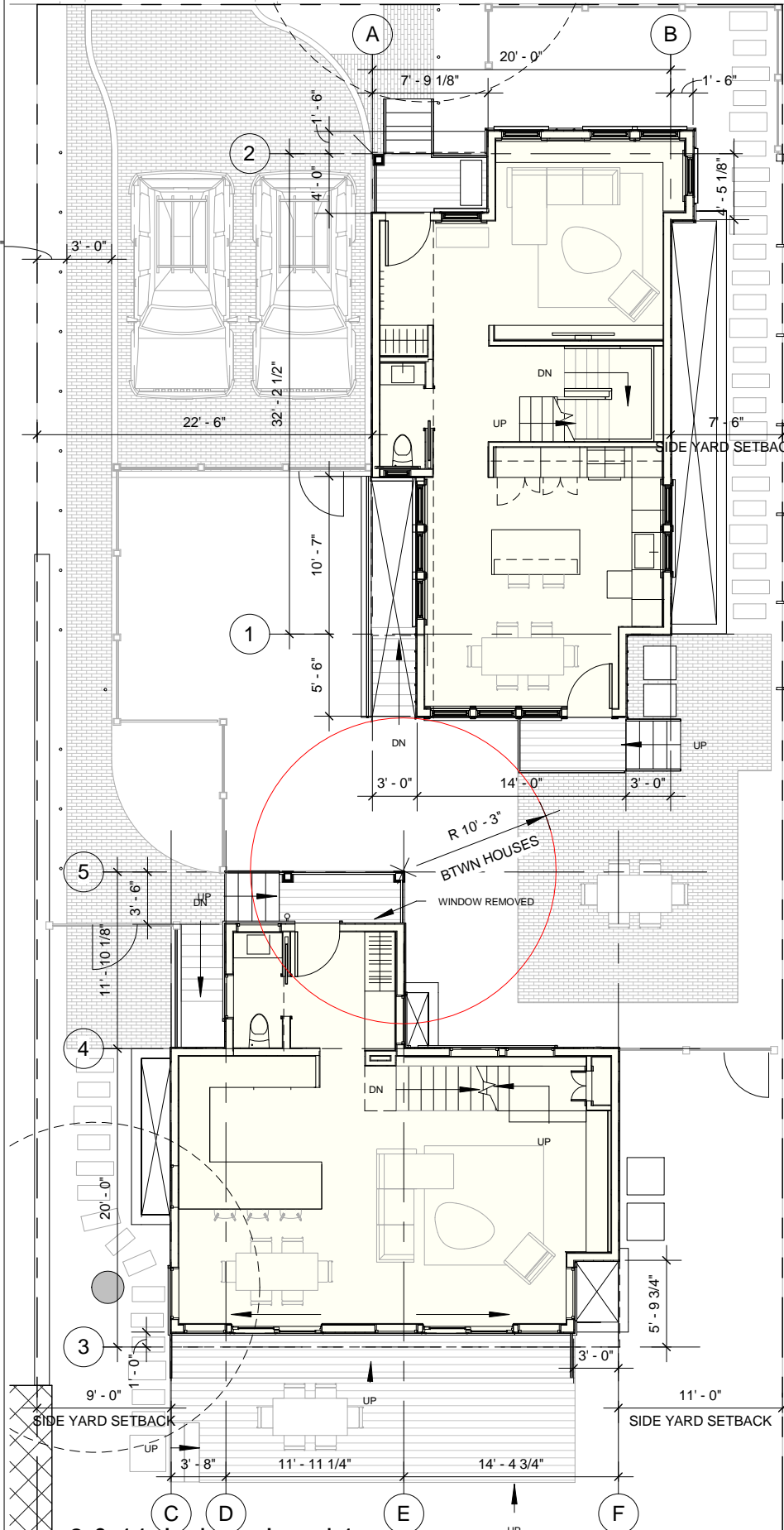
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9 & 11 Jackson Street
 Cambridge, MA
 Proposed Architectural Landscape Drawing

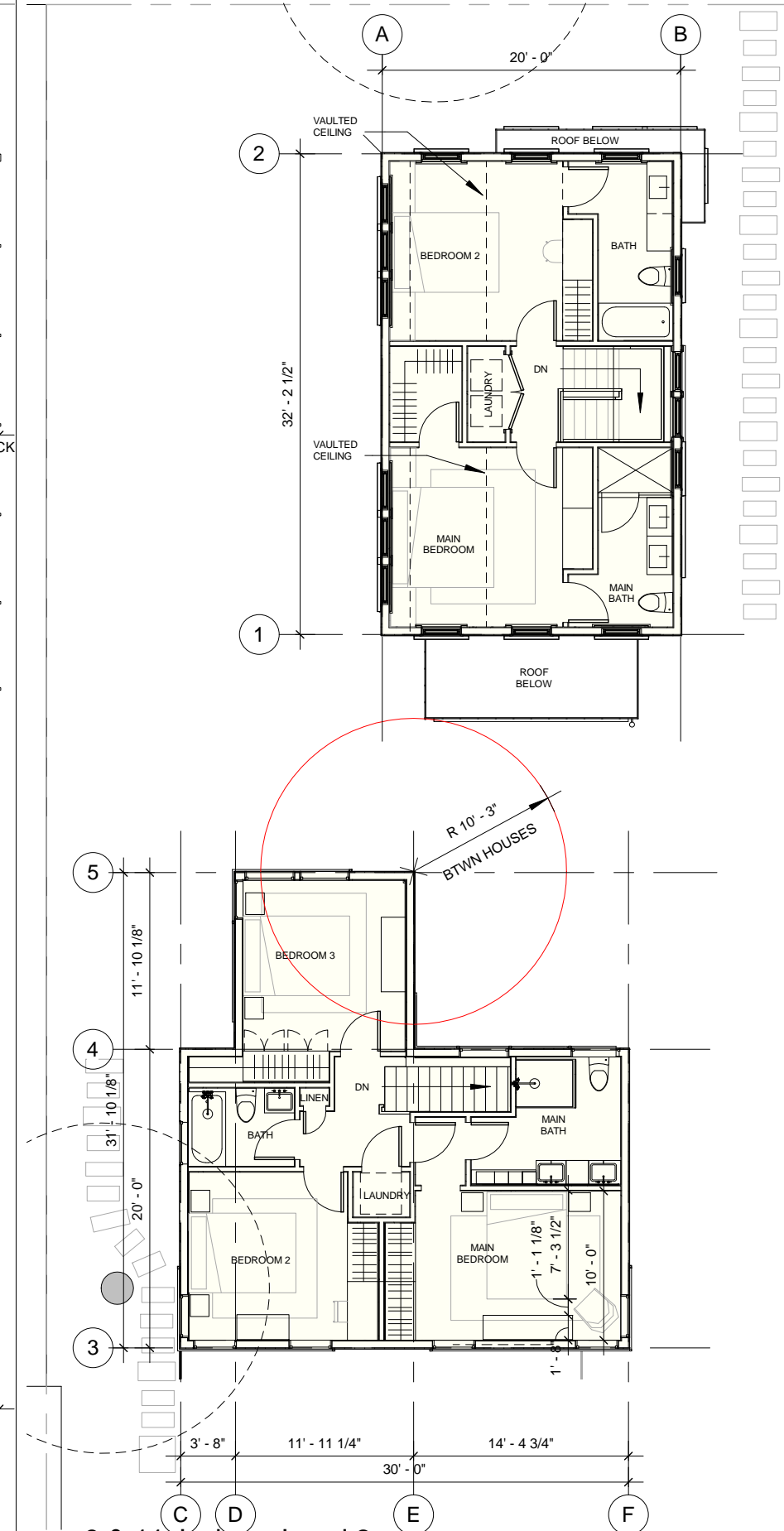
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1 9 & 11 Jackson Basement
3/32" = 1'-0"



2 9 & 11 Jackson Level 1
3/32" = 1'-0"



3 9 & 11 Jackson Level 2
3/32" = 1'-0"

SCALE: 3/32" = 1'-0"
 DATE: 01.14.2021
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A1.0

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9 & 11 Jackson Street
 Cambridge, MA
 Proposed Floor Plans



EXISTING JACKSON ST FACADE, WEST ELEVATION



EXISTING ENTRY



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



0' 5' 10' 20'

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



0' 5' 10' 20'

2 North Elevation
1/16" = 1'-0"



0' 5' 10' 20'

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



0' 5' 10' 20'

4 South Elevation
1/16" = 1'-0"

9 & 11 Jackson Street
Cambridge, MA

Existing Elevations

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A2.0

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

DATE: 01.14.2021

DRAWN BY: MLA



1 9 West Elevation
1/8" = 1'-0"



2 9 East Elevation
1/8" = 1'-0"



3 11 West Elevation
1/8" = 1'-0"
Level -1
-5' - 6 3/8"



4 11 East Elevation
1/8" = 1'-0"

9 & 11 Jackson Street
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Proposed Elevations

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A2.1

SCALE: 1/8" = 1'-0"
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1 9 & 11_South Elevation
1/8" = 1'-0"



2 9 & 11_North Elevation
1/8" = 1'-0"

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Proposed Elevations

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A2.2

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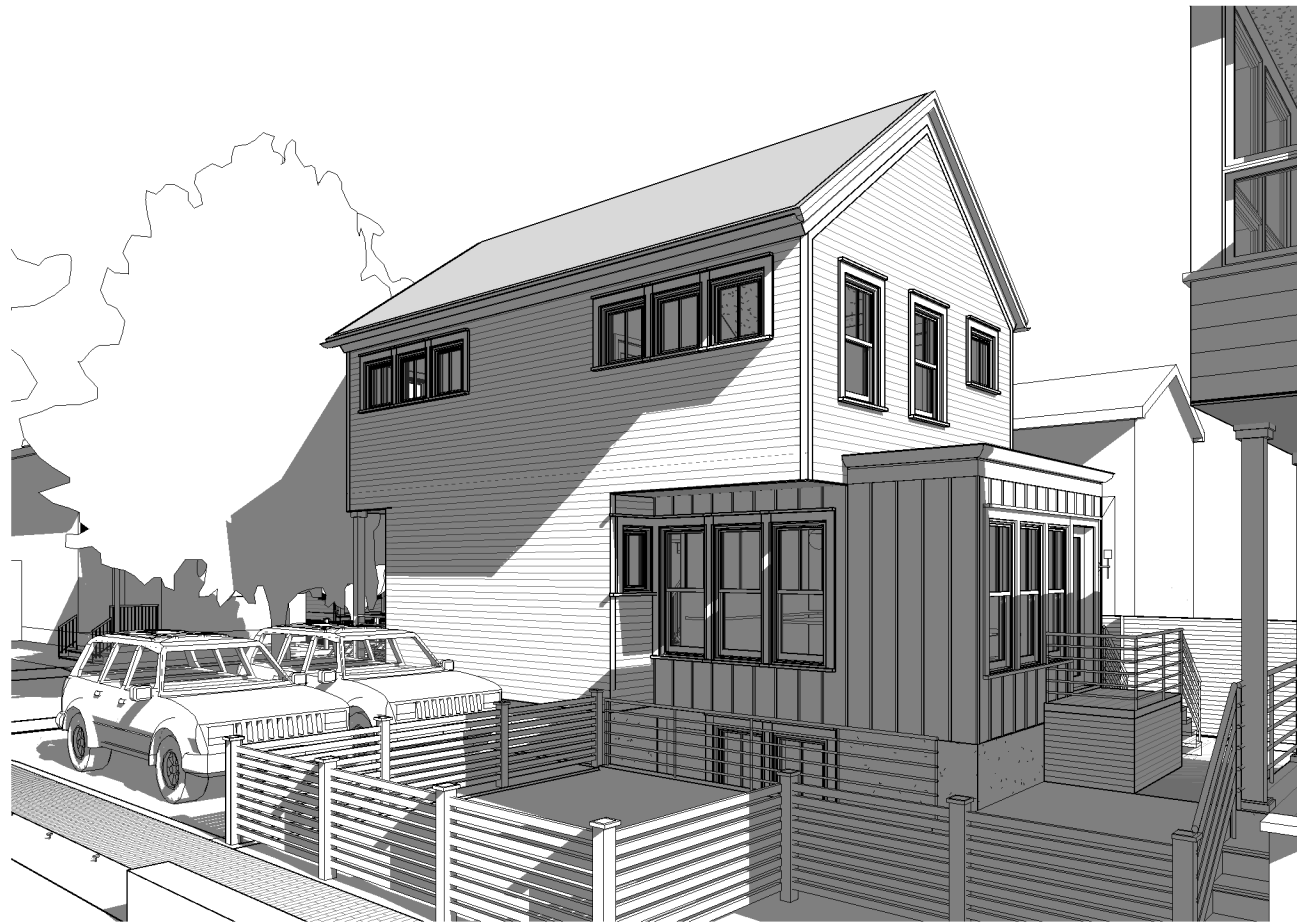
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1 #9 View from Jackson St



2 #9 View from Jackson St 2



3 #9 side yard



4 #9 Jackson back yard

9 & 11 Jackson Street
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3D Views #9 Jackson

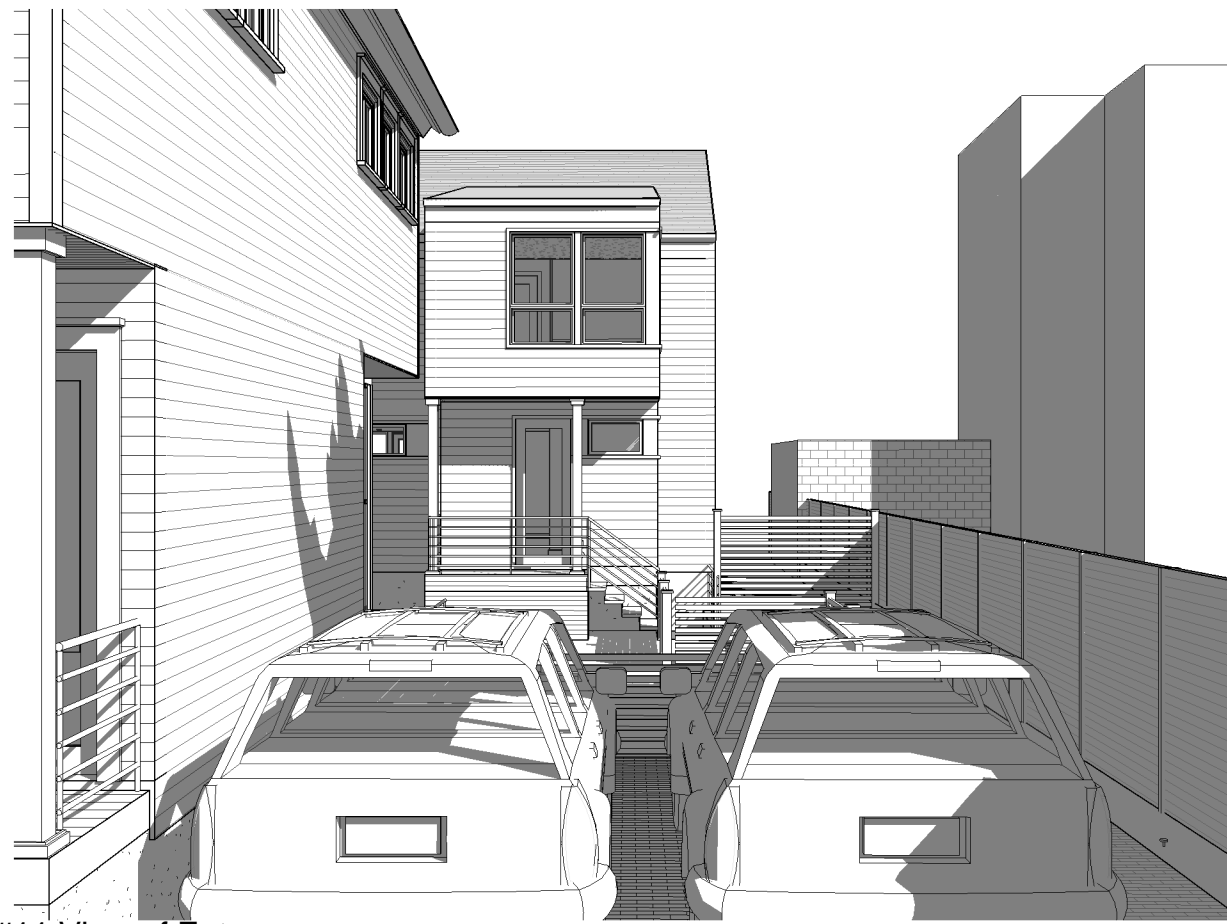
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A7.0

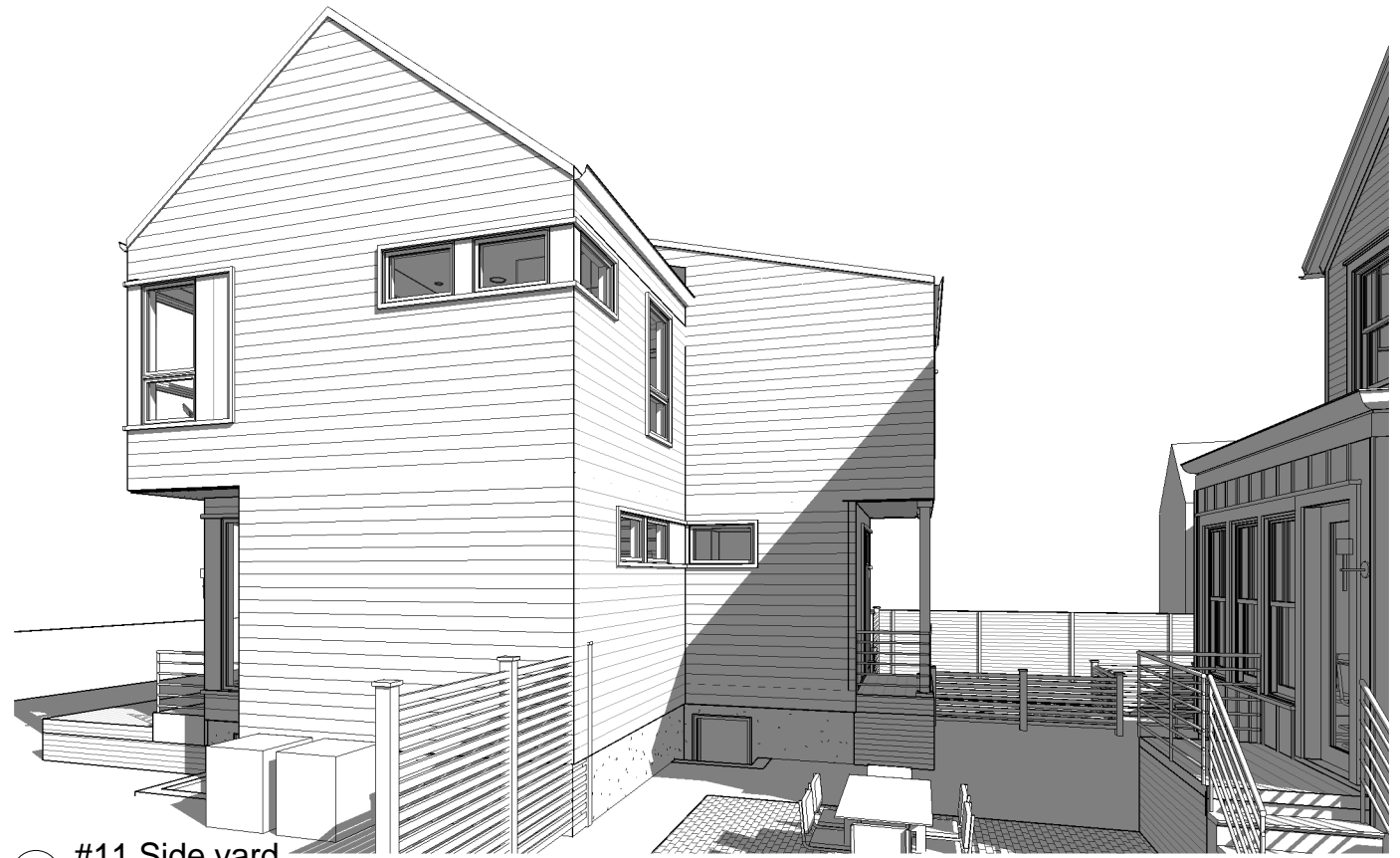
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DATE: 01.14.2021

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1 #11 View of Entry



2 #11 Side yard



3 #11 - View from Backyard



4 #11 view from backyard 2

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Cambridge, MA

3D Views #11 Jackson

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HARDIE PLANK CLAPBOARD SIDING



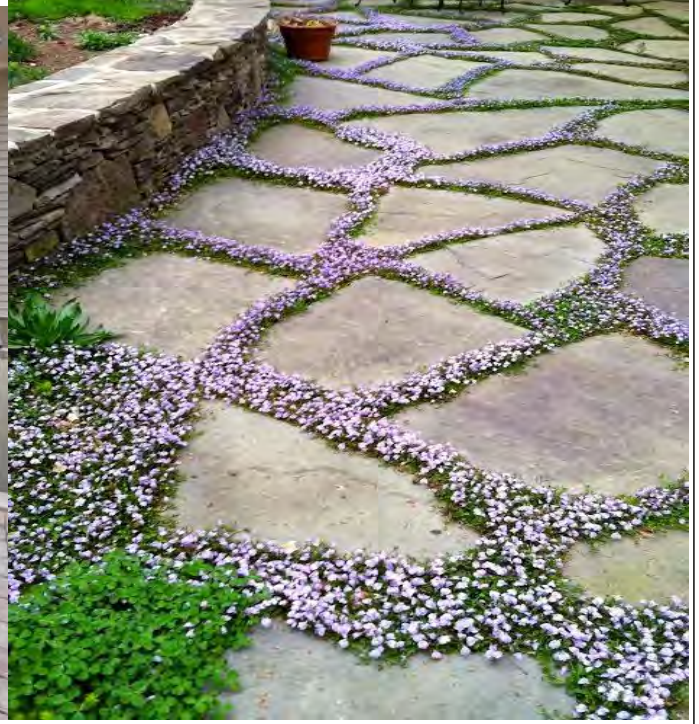
HARDIE PLANK BOARD AND BATTEN SIDING



ASPHALT SHINGLE ROOF



PERMEABLE DRIVEWAY/ BACKYARD PAVERS



WALKWAY PAVERS

9 & 11 Jackson Street
Cambridge, MA

Proposed Materials

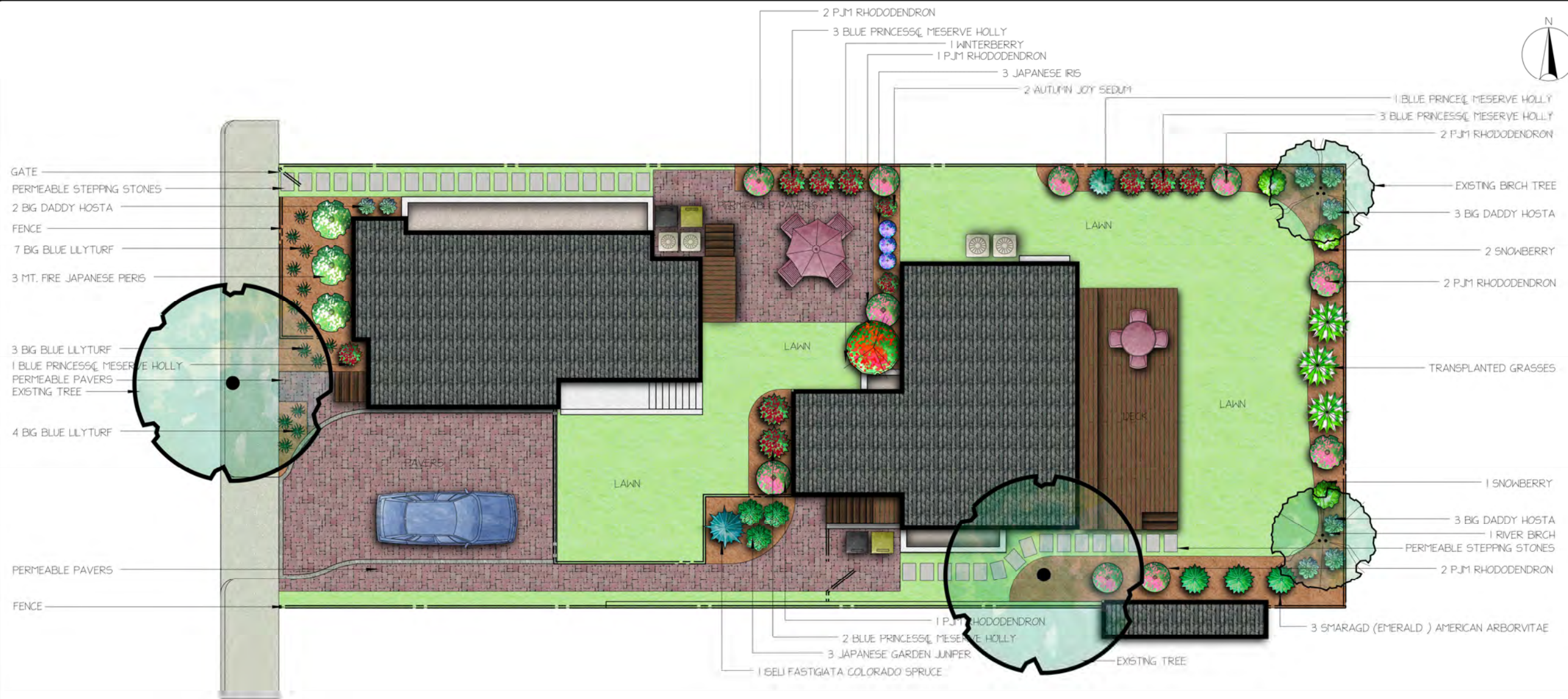
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A8.0

SCALE:

DATE: 01.14.2021

DRAWN BY: MLA



NOTES

No.	Date	Description

9 & 11 JACKSON ST.
CAMBRIDGE, MA

LANDSCAPE PLAN



NOTE: THIS DRAWING HAS BEEN BLOWN UP FOR PRESENTATION PURPOSES AND IS NOT TO SCALE THE ORIGINAL PLAN SCALE WAS 1/8" = 1'

SCALE: NOT TO SCALE	PROJECT NO:
DRAWN BY: KR	SHEET NO:
DESIGNED BY:	L-1
DATE: 1-14-21	
DATE OF PRINT:	

KRIS ROMANIAK
LANDSCAPE DESIGN

Landscape Designer & Horticulturist

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