

**HISTORIC HOUSE**  
VIEW FROM TREMONT STREET



**NEW HOUSES**  
VIEW FROM MURDOCK STREET



Architectural

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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.

# 41 TREMONT STREET

Cambridge, MA

CLIENT

41 Tremont Street Ventures, LLC  
Scott Zink, Sean Hope  
907 Massachusetts Ave. 3rd Floor  
Cambridge, MA 02139  
p: 617.492.0220

ARCHITECT

Moskow Linn Architects  
Robert Linn AIA, Keith Moskow FAIA  
88 Broad St. 5th Floor  
Boston, MA 02110  
p:617.292.2000

BUILDER

TBD

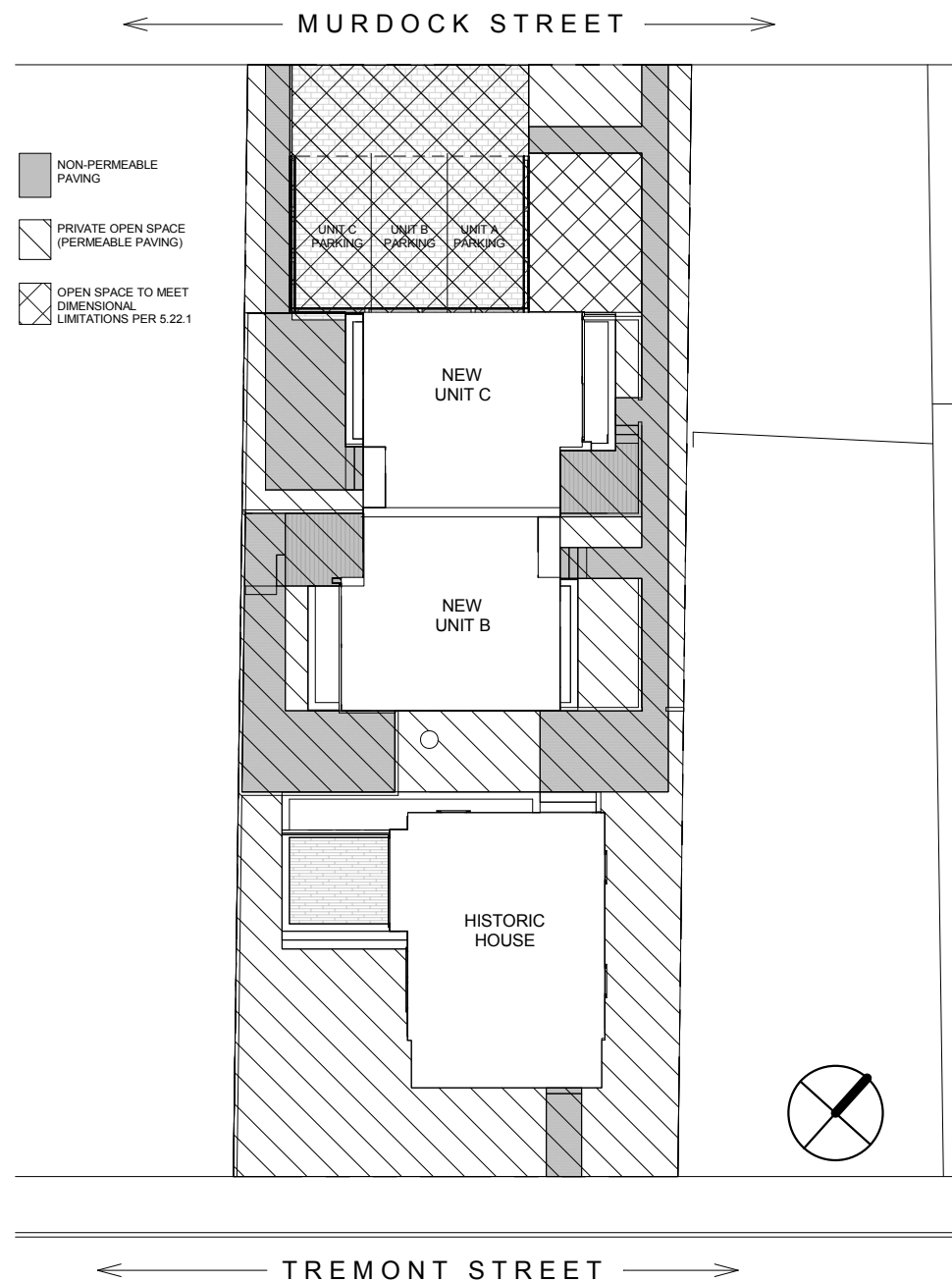
Historic Commission Review Set  
41 Tremont St, Cambridge, MA

Moskow Linn Architects, Inc.  
88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

**A0.0**

SCALE:	As indicated
DATE:	11.12.2019
DRAWN BY:	MLA

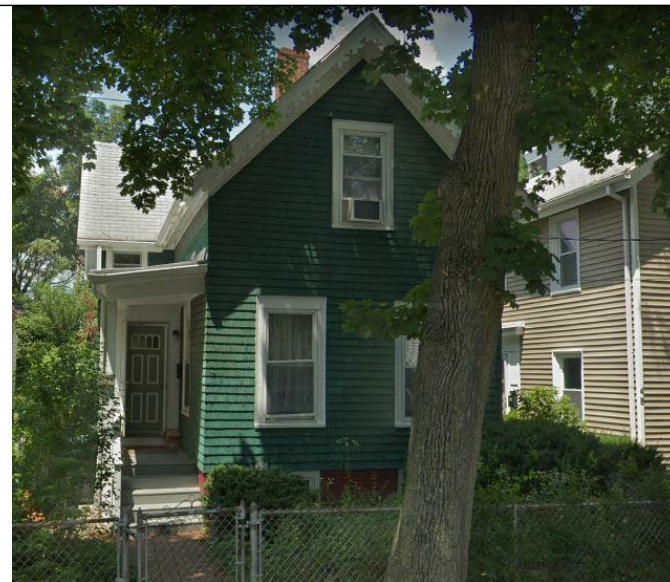
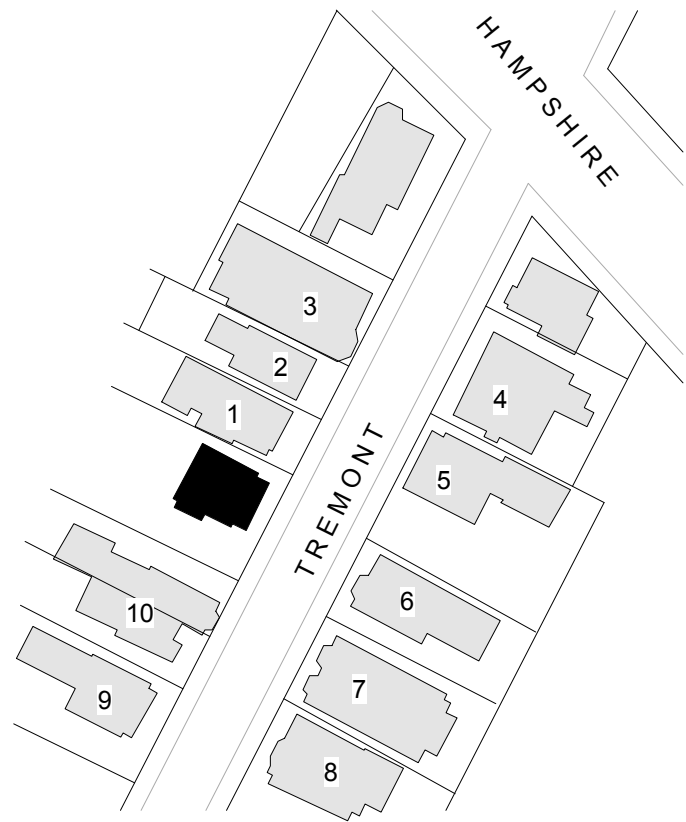
Cover Sheet



1 Private Open Space Diagram  
3/64" = 1'-0"

41 Tremont Street, Cambridge  
**Zoning District C-1**

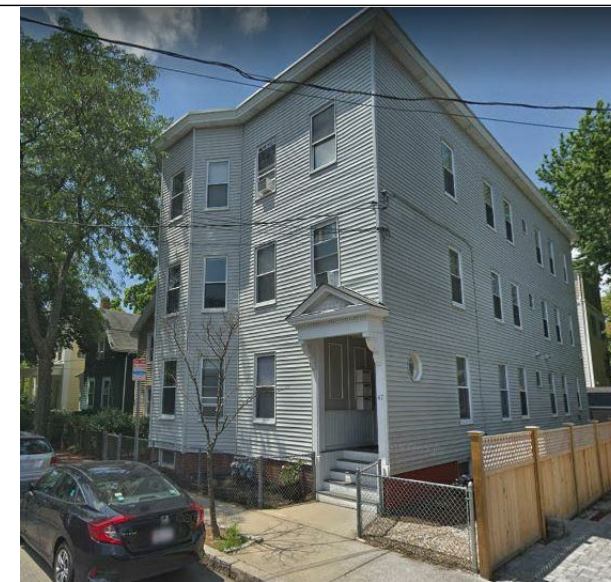
	Existing	Allowable/Required	Proposed
Min. Lot Size	6,268	5,000	6,268
Min. Lot Size per DU (sq ft)	3,134	1,500	2,089
Number of DU (number of units)	2	4	3
Min. Lot Width (ft)	50	50	50'
Min. Front Yard Setbacks (ft)			
existing house A (fronting Tremont st)	existing non-conforming, 8.2	{H+L}/4, from centerline of street; min 10.0 from property line	10.0 from property line
new house B (fronting Murdock st)			52.8 from Tremont, 50.1 from Murdock
new house C (fronting Murdock st)		{26.3+35}/4 = 15.3 from centerline of street	28.0 from property line
Min. Side Yard Setbacks (ft)		{H+L}/7, min 7.5	
existing house A	existing non-conforming, 4.1' and 23.0'	{25.8+32}/7=8.2	17.1, 8.2
new house B		{22.7+35}/7 = 8.2	11.3, 14.0
new house C		{22.7+35}/7 = 8.2	13.4, 11.8
Min. Rear Yard Setbacks (ft)	n/a, lot has 2 front yards	n/a, lot has 2 front yards	n/a, lot has 2 front yards
existing house A (backing Murdock st)			
new house B (backing Tremont st)			
new house C (backing Tremont st)			
Max. Height (ft)		35	Unit A = 31.7 ; Unit B = 35 ; Unit C = 35
Min. Ratio of Private Open Space to Lot Area (sq ft)			
50% to meet Dimensional Limitations per 5.22.1	4,235	1,880 (30%)	4,065
50% to meet Definition of Permeable Open Space	3,480	940 (50%)	975
FAR		0.75	0.75
Gross Floor Area Breakdown for FAR (GSF)		<b>4,701</b>	<b>4,697</b>
House A (Existing)			1,500
House B (new)			1,500
House C (new)			1,697
mechanical (subtracted from GSF)			0



NEIGHBORING HOUSE 1



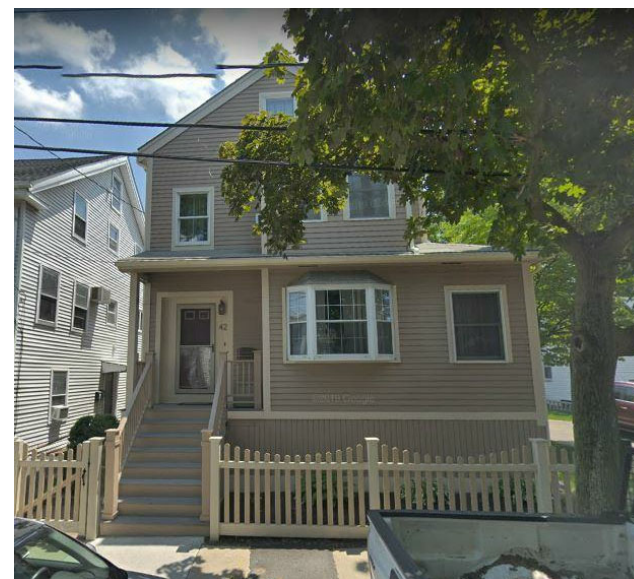
NEIGHBORING HOUSE 2



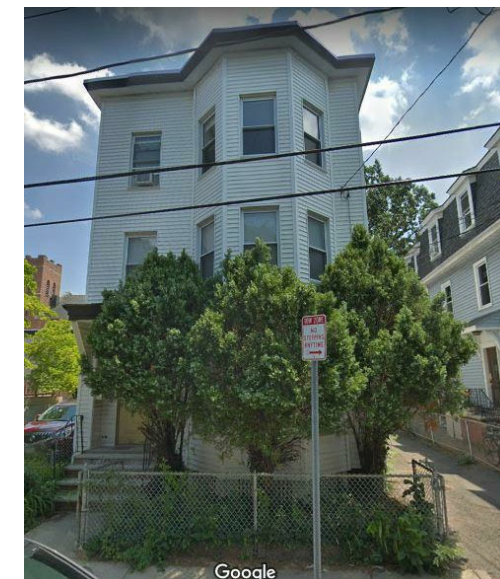
NEIGHBORING HOUSE 3



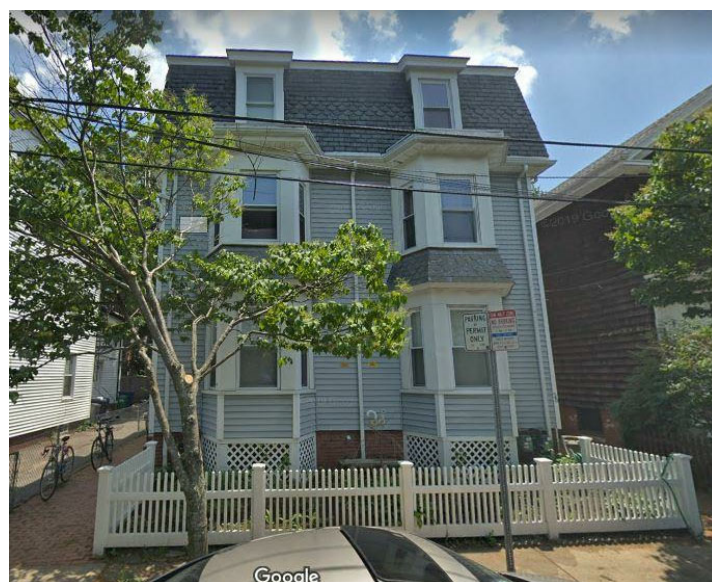
NEIGHBORING HOUSE 4



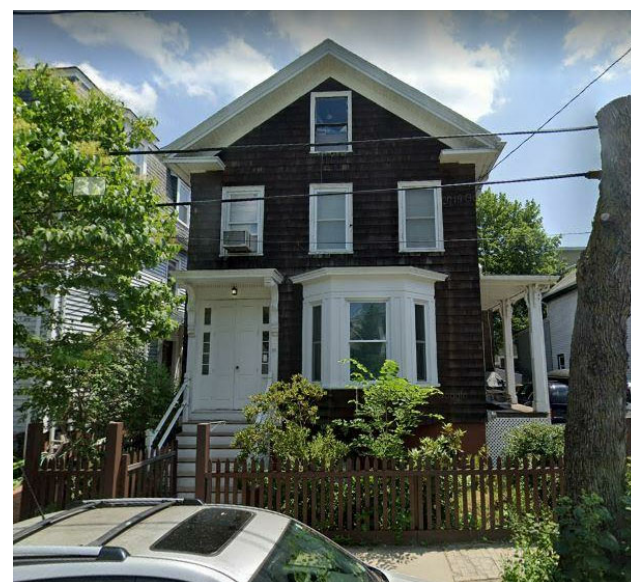
NEIGHBORING HOUSE 5



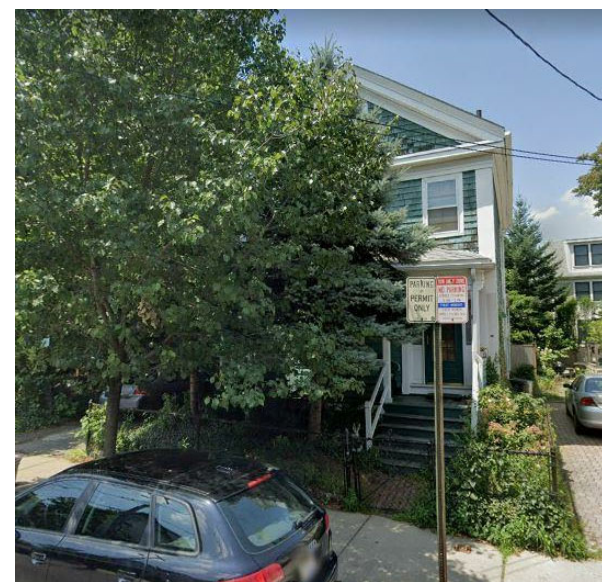
NEIGHBORING HOUSE 6



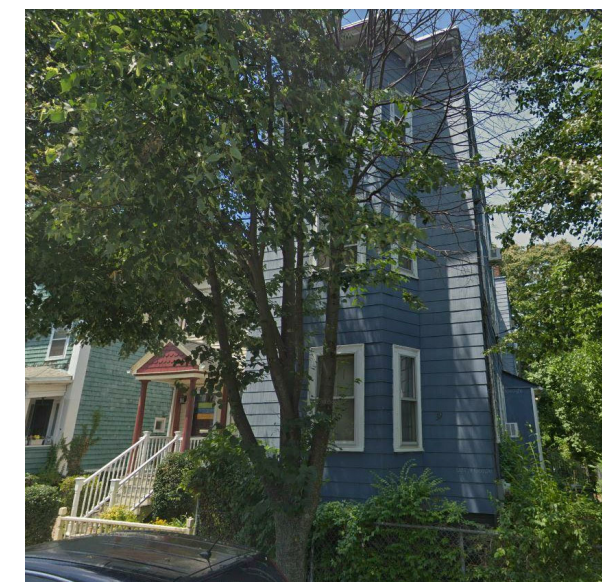
NEIGHBORING HOUSE 7



NEIGHBORING HOUSE 8



NEIGHBORING HOUSE 9



NEIGHBORING HOUSE 10

SCALE: 1" = 80'-0"

DATE: 11.12.2019

DRAWN BY: MLA

**A0.2**

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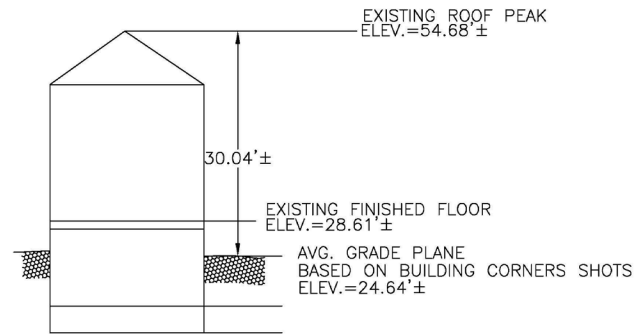
88 Broad Street Boston, Massachusetts 02110

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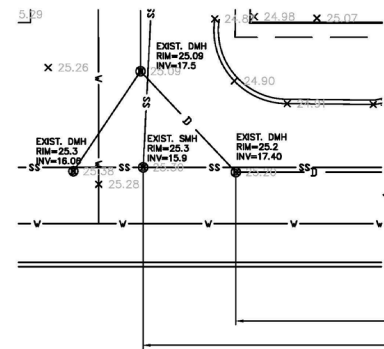
Historic Commission Review Set  
41 Tremont St., Cambridge, MA

Site Context

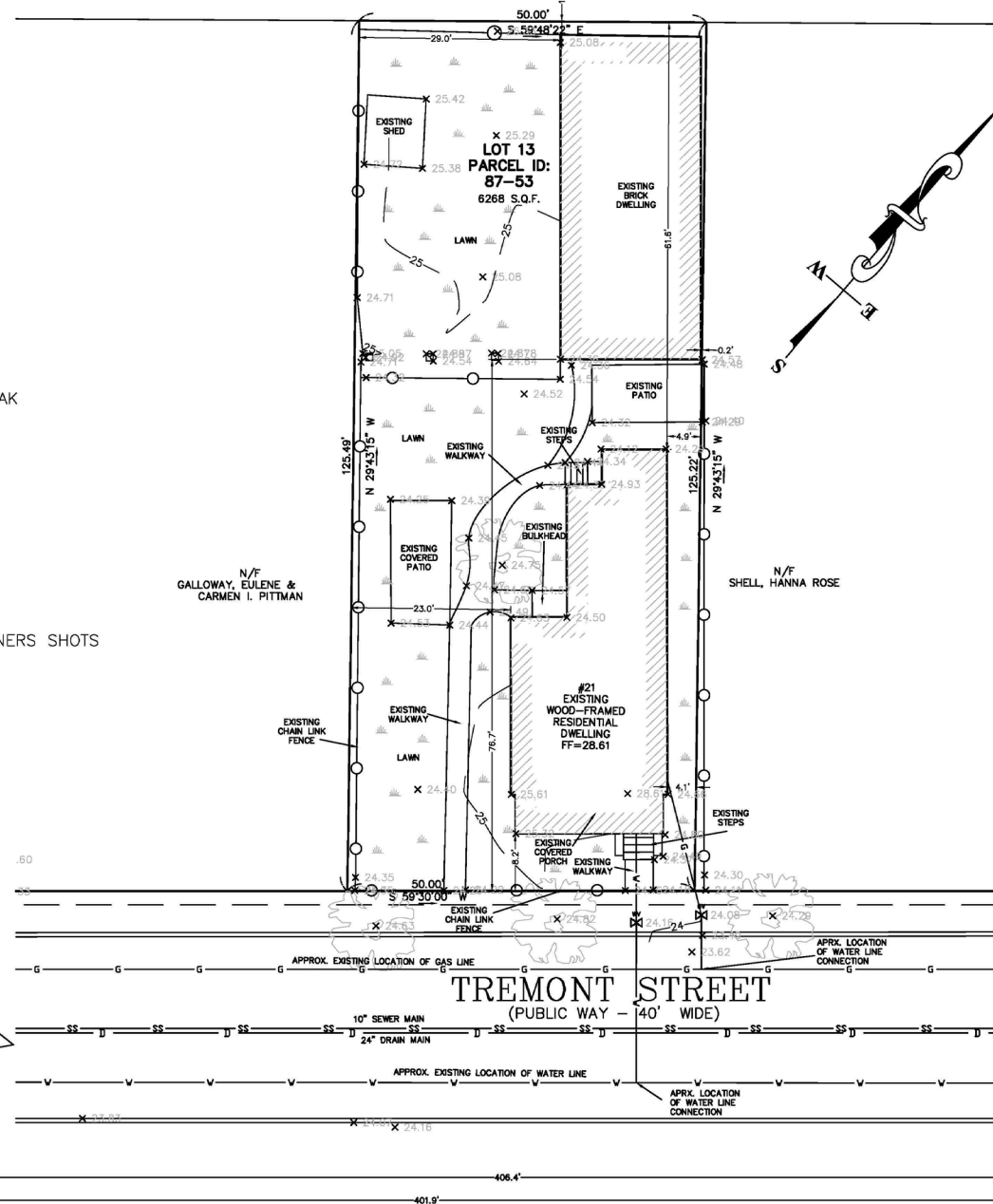
EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊖	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊗	TREE



EXISTING PROFILE  
NOT TO SCALE

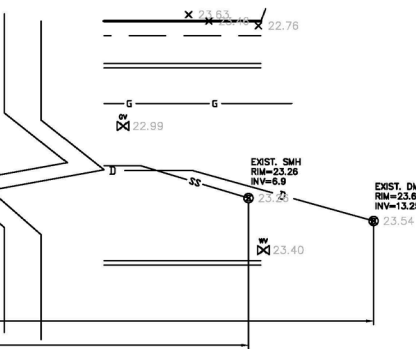
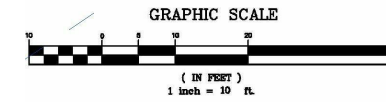


MURDOCK STREET  
(PRIVATE WAY - 16' WIDE)

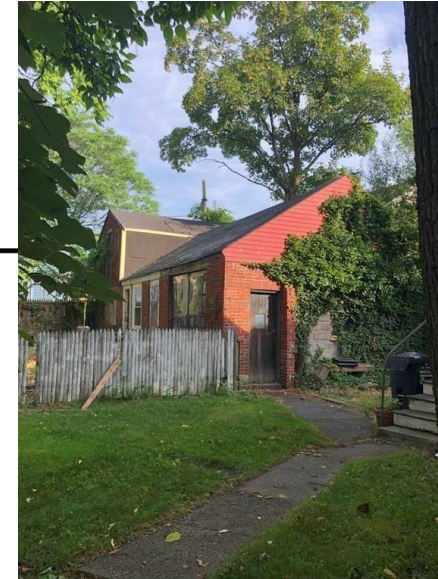


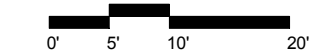
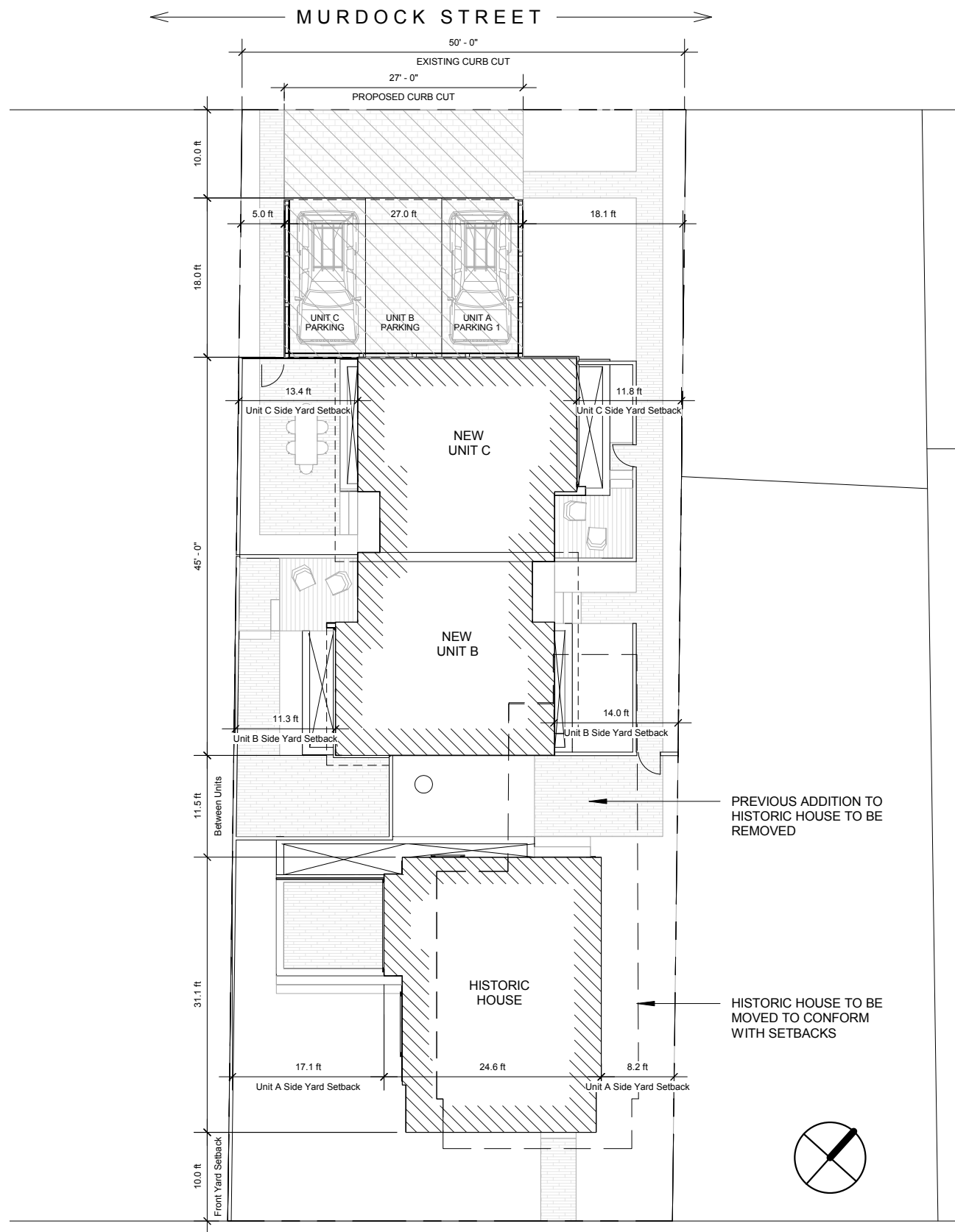
NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 8-5-2019.
2. DEED REFERENCE BOOK 66830 PAGE 149  
PLAN REFERENCE BOOK 936 PAGE 198 PLAN 40356A  
PLAN BOOK 1-A PLAN 14  
PLAN REFERENCE BOOK 39399 PAGE 197  
PLAN REFERENCE BOOK 29934 PAGE 517  
PLAN REFERENCE BOOK 19899 PAGE 341  
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, PANEL NUMBER 0576E, COMMUNITY NUMBER: 250186, DATED 06/04/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ELEVATION SHOWN BASED ON CITY OF CAMBRIDGE DATUM.



SCALE	1"=10'
DATE	6/21/2019
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	41 TREMONT STREET CAMBRIDGE MASSACHUSETTS EXISTING CONDITIONS SITE PLAN
DRAWN BY	DK
CHKD BY	ETS
APPD BY	P.N.
	<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, SUITE 1, NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com
SHEET NO.	1





1 Proposed Site Plan  
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"  
DATE: 11.12.2019  
DRAWN BY: MLA

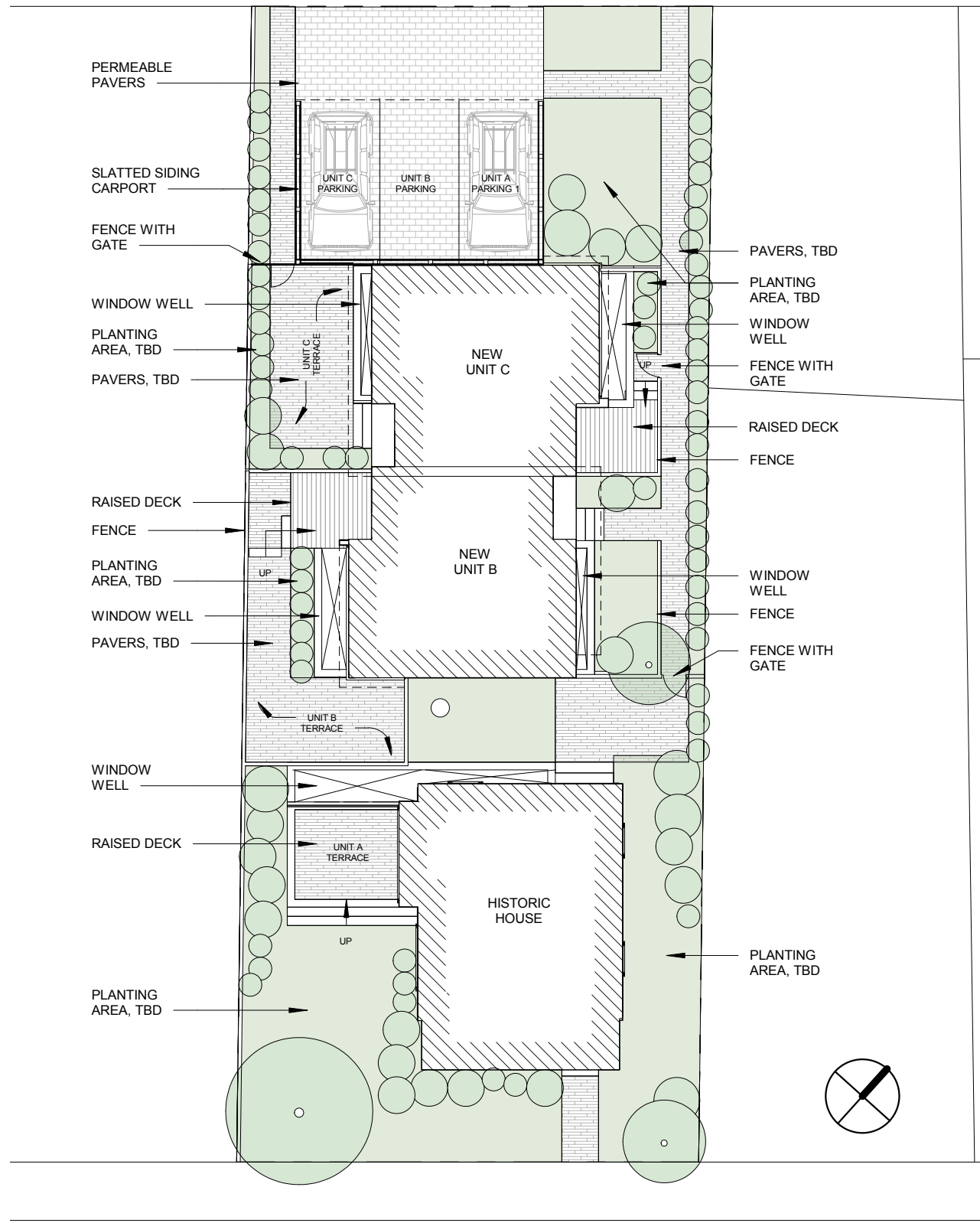
**A0.4**

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Historic Commission Review Set  
41 Tremont St., Cambridge, MA  
Site Plan\_Proposed

C:\Users\vlm\Desktop\WORK\BAPR41 Tremont at L parking along murdock st 3.rvt

MURDOCK STREET



TREMONT STREET



1 Proposed Landscape Plan  
1/16" = 1'-0"

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

DATE: 11.12.2019

DRAWN BY: MLA

Moskow Linn Architects, Inc.

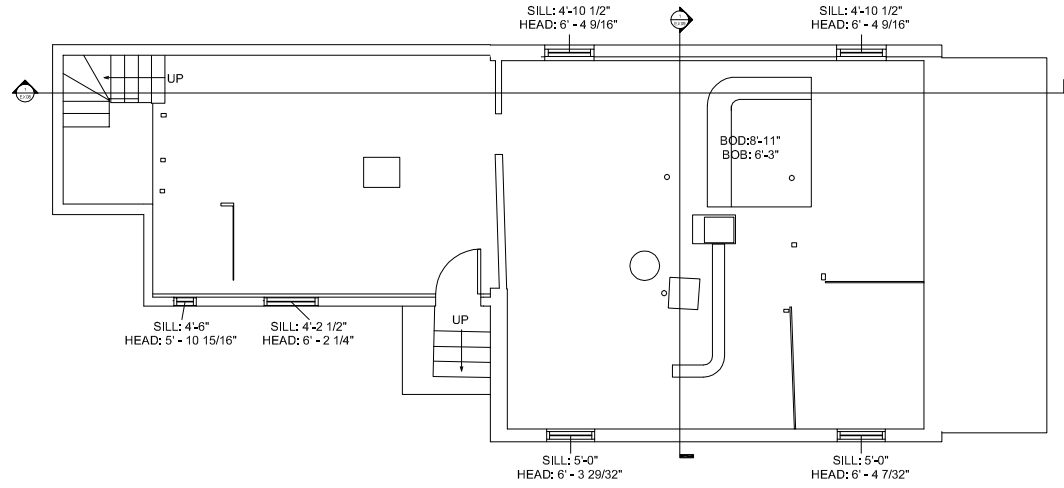
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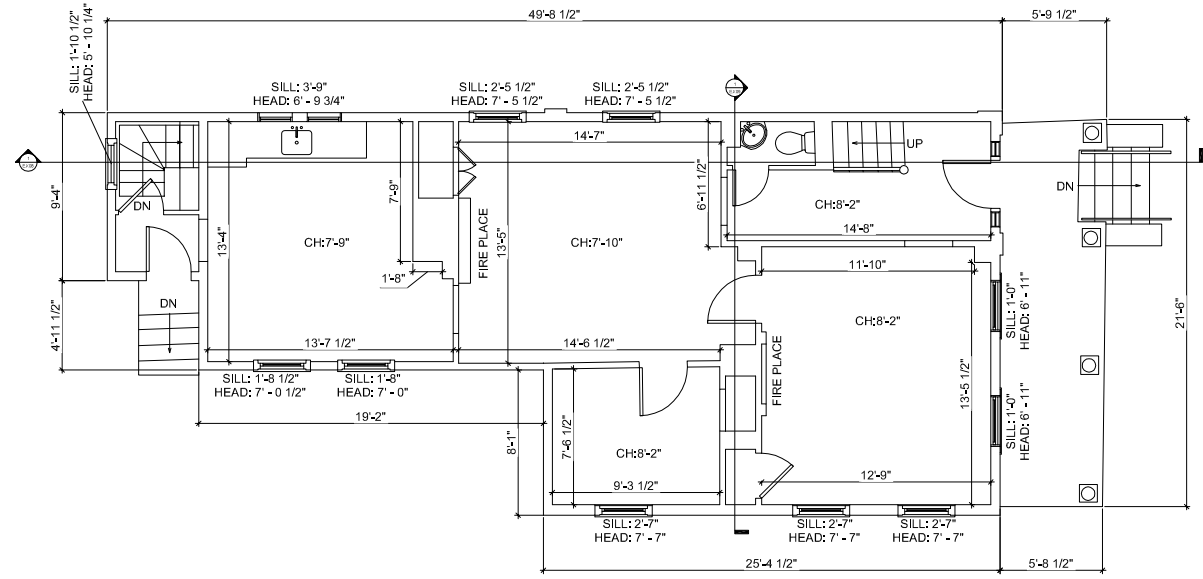
Historic Commission Review Set  
41 Tremont St., Cambridge, MA

Landscape Plan\_Proposed

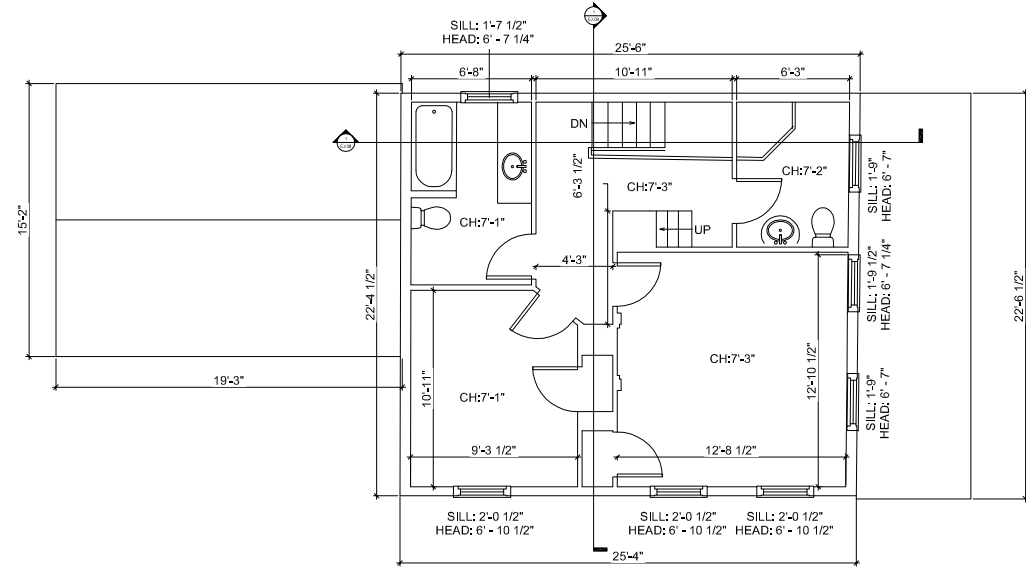
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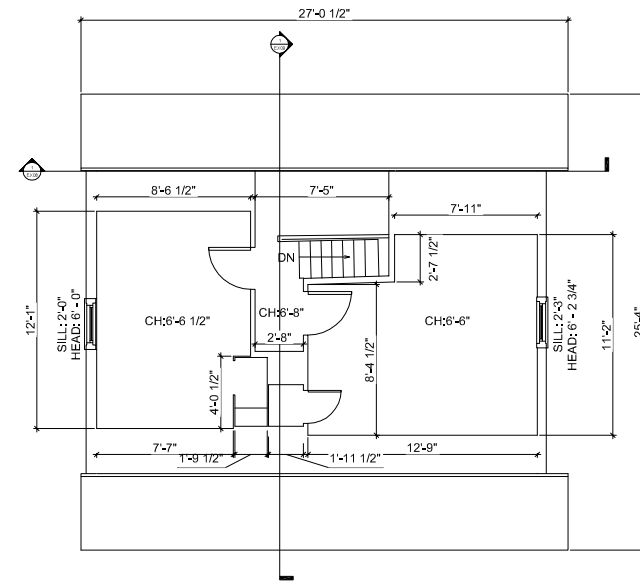
1 BASEMENT PLAN  
Scale  $\frac{3}{32}'' = 1'-0''$



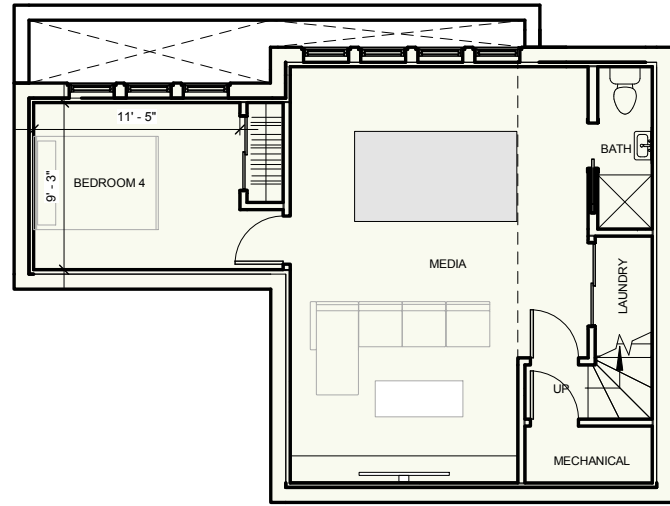
2 FIRST FLOOR PLAN  
Scale  $\frac{3}{32}'' = 1'-0''$



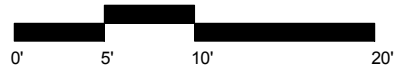
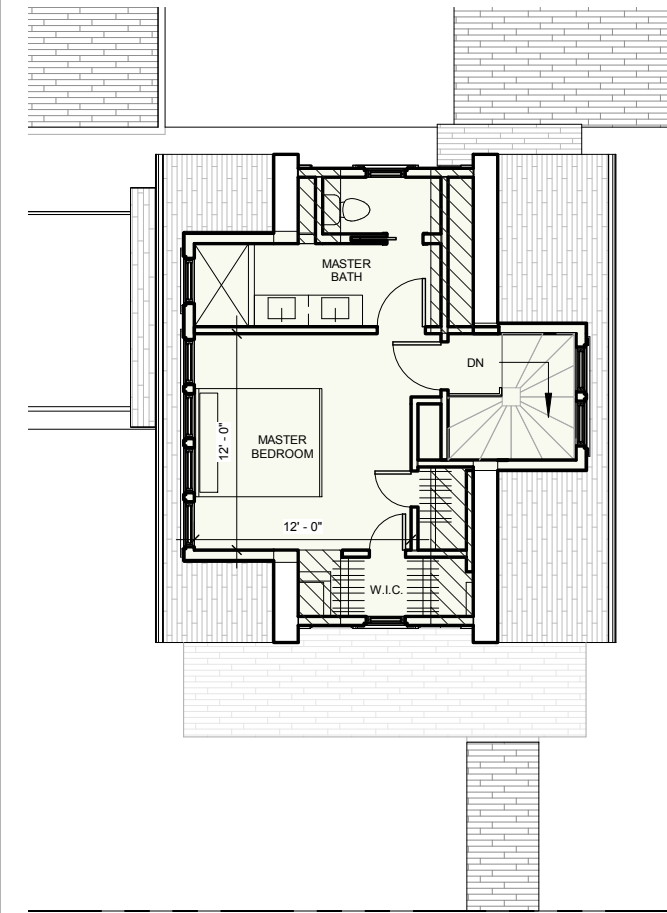
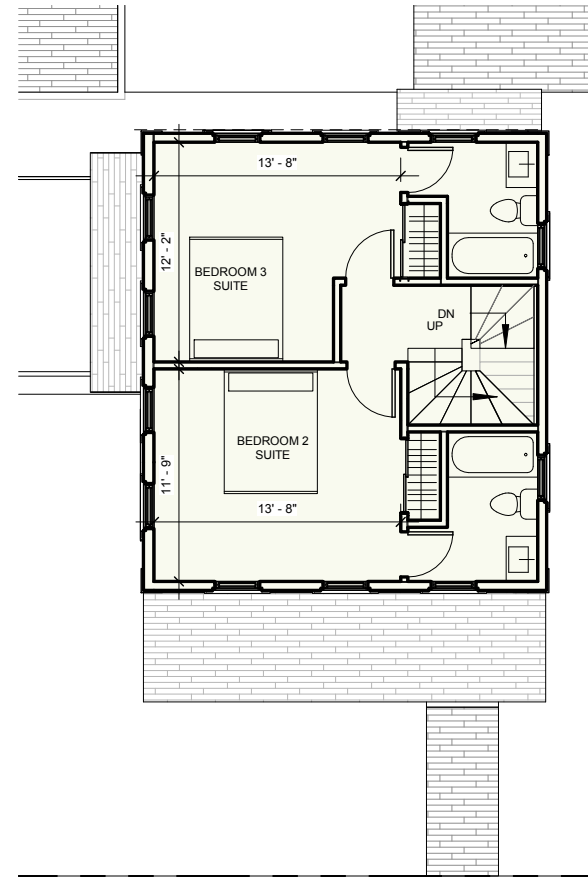
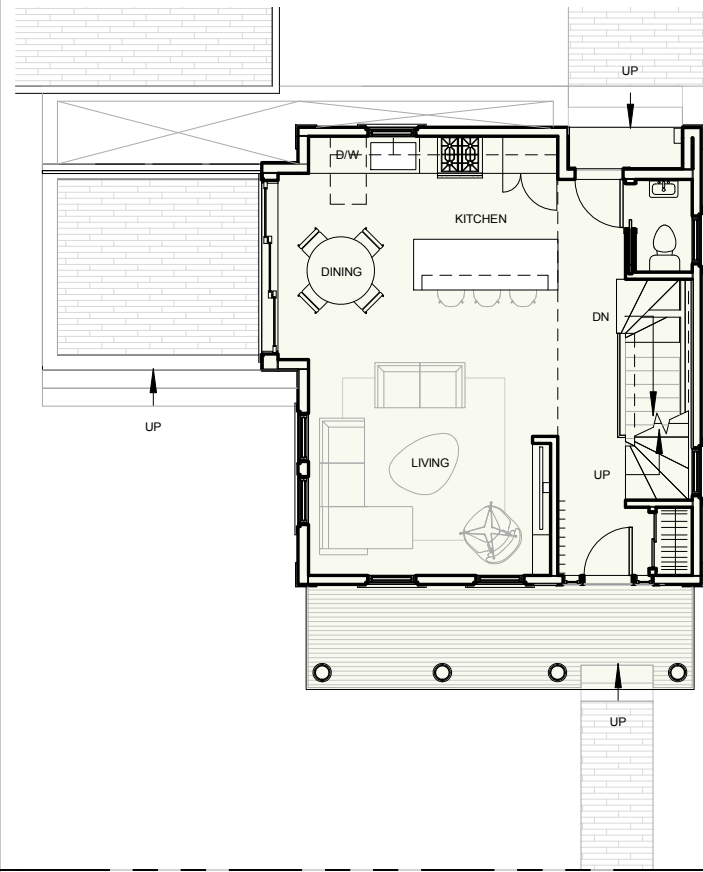
3 SECOND FLOOR  
Scale  $\frac{3}{32}'' = 1'-0''$



4 THIRD FLOOR  
Scale  $\frac{3}{32}'' = 1'-0''$



level -1 = 725  
 level 1 = 716  
 level 2 = 567  
 level 3 = 414  
**levels 1-3= 1,697 (not including basement)**  
**TOTAL = 2,422 (including basement)**



① Front House Basement Level  
 3/32" = 1'-0"



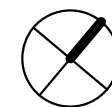
② LEVEL 1  
 3/32" = 1'-0"



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



④ Front House Level 3  
 3/32" = 1'-0"



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

DATE: 11.12.2019

DRAWN BY: MLA

**A1.1**

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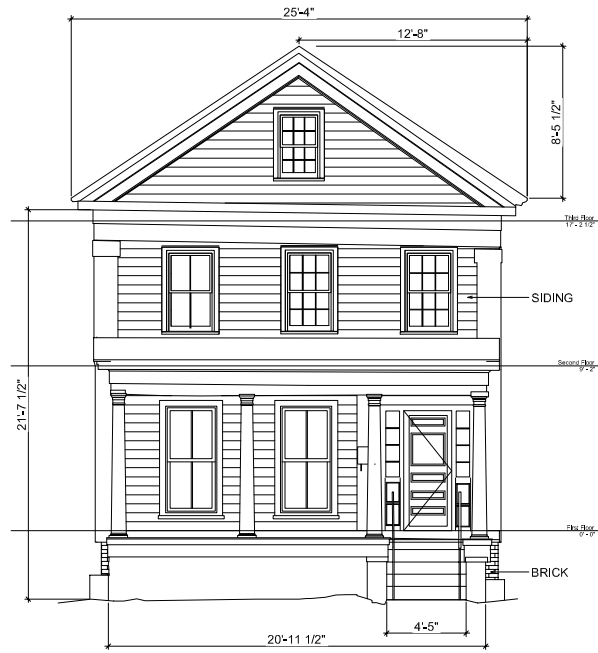
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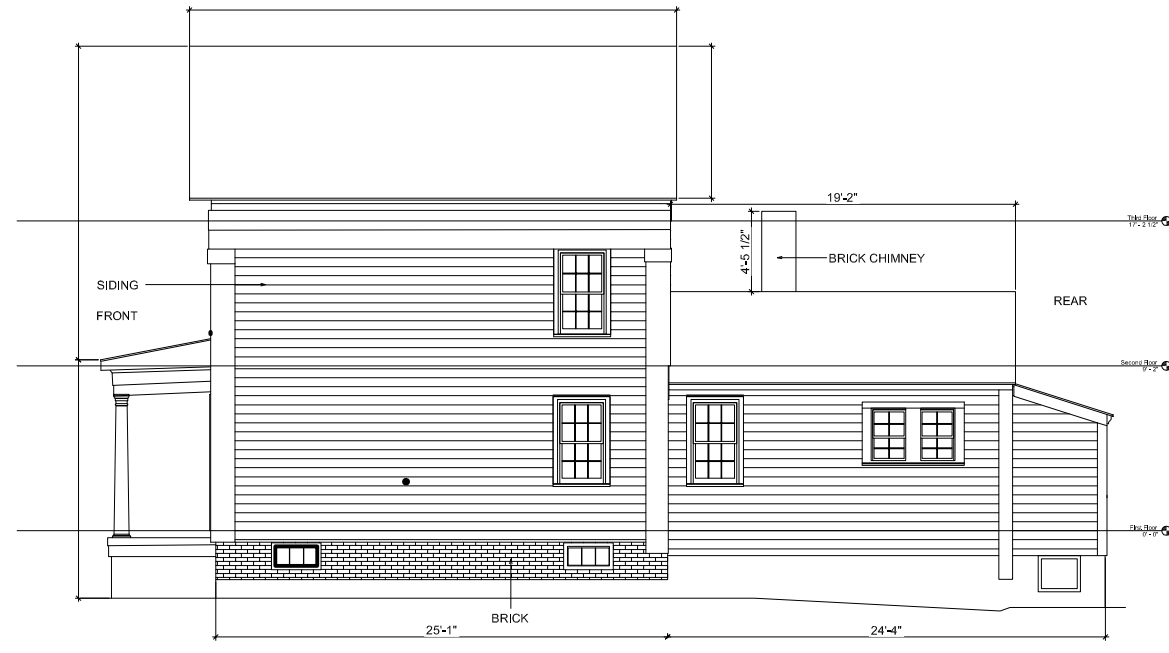
Historic Commission Review Set  
 41 Tremont St., Cambridge, MA

Historic House Floor Plans\_Proposed

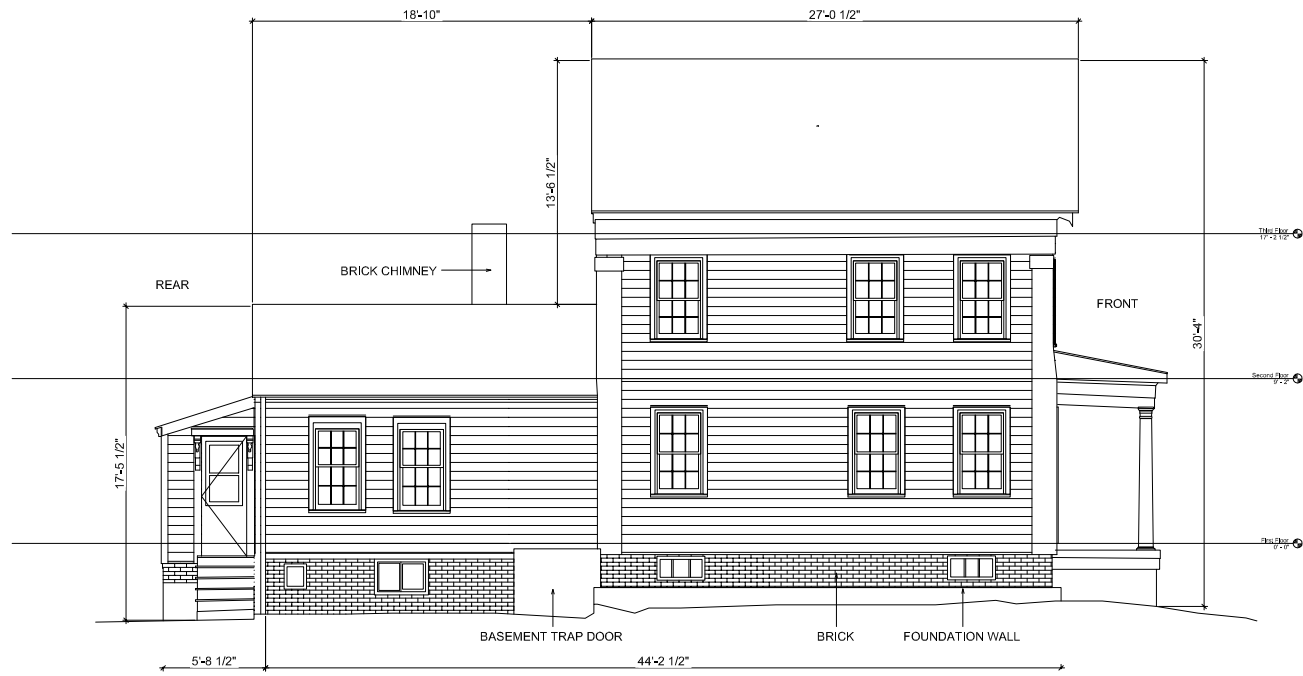




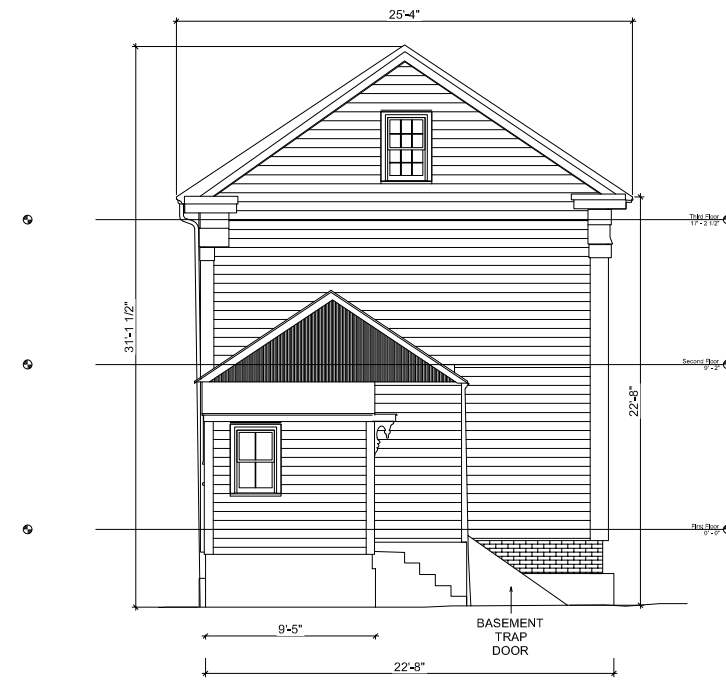
① EAST ELEVATION  
Scale  $\frac{3}{32}$ " = 1'-0"



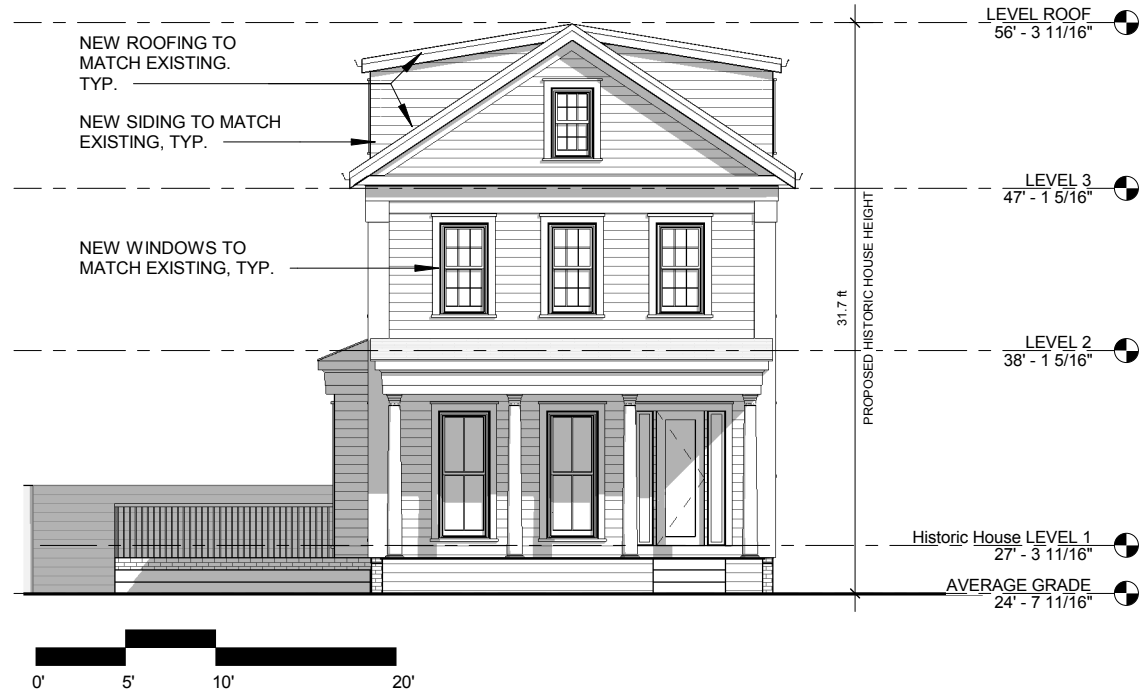
② NORTH ELEVATION  
Scale  $\frac{3}{32}$ " = 1'-0"



③ SOUTH ELEVATION  
Scale  $\frac{3}{32}$ " = 1'-0"



④ WEST ELEVATION  
Scale  $\frac{3}{32}$ " = 1'-0"



① East Elevation from Tremont Street  
3/32" = 1'-0"



② West Elevation from Murdock Street  
3/32" = 1'-0"



③ West Elevation\_Historic House  
3/32" = 1'-0"



④ East Elevation\_New Houses  
3/32" = 1'-0"

Historic Commission Review Set  
41 Tremont St, Cambridge, MA  
Historic House Elevations\_Proposed

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A2.1  
SCALE: 3/32" = 1'-0"  
DATE: 11.12.2019  
DRAWN BY: MLA

C:\Users\vlm\Desktop\WORK\BAPR41 Tremont at Parking along murdock st 3.rvt



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



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

Historic Commission Review Set  
41 Tremont St, Cambridge, MA  
Historic House Elevations\_Proposed

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A2.2

SCALE: 3/32" = 1'-0"  
DATE: 11.12.2019  
DRAWN BY: MLA

C:\Users\vlm\Desktop\WORK\AR41 Tremont at Parking along murdock st 3.rvt



SCALE:

DATE: 11.12.2019

DRAWN BY: MLA

**A7.0**

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Historic Commission Review Set  
41 Tremont St., Cambridge, MA

Historic House 3D Views