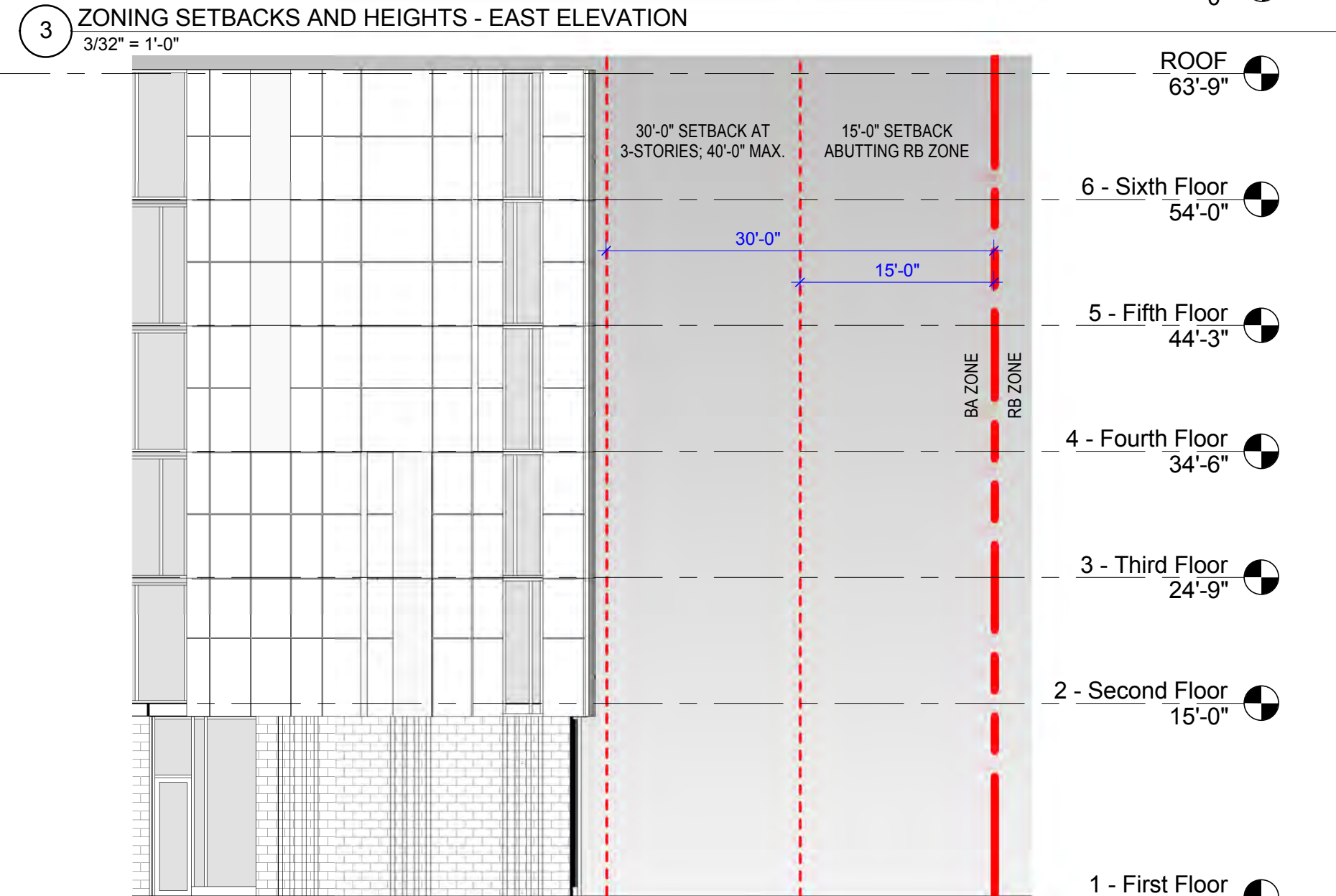
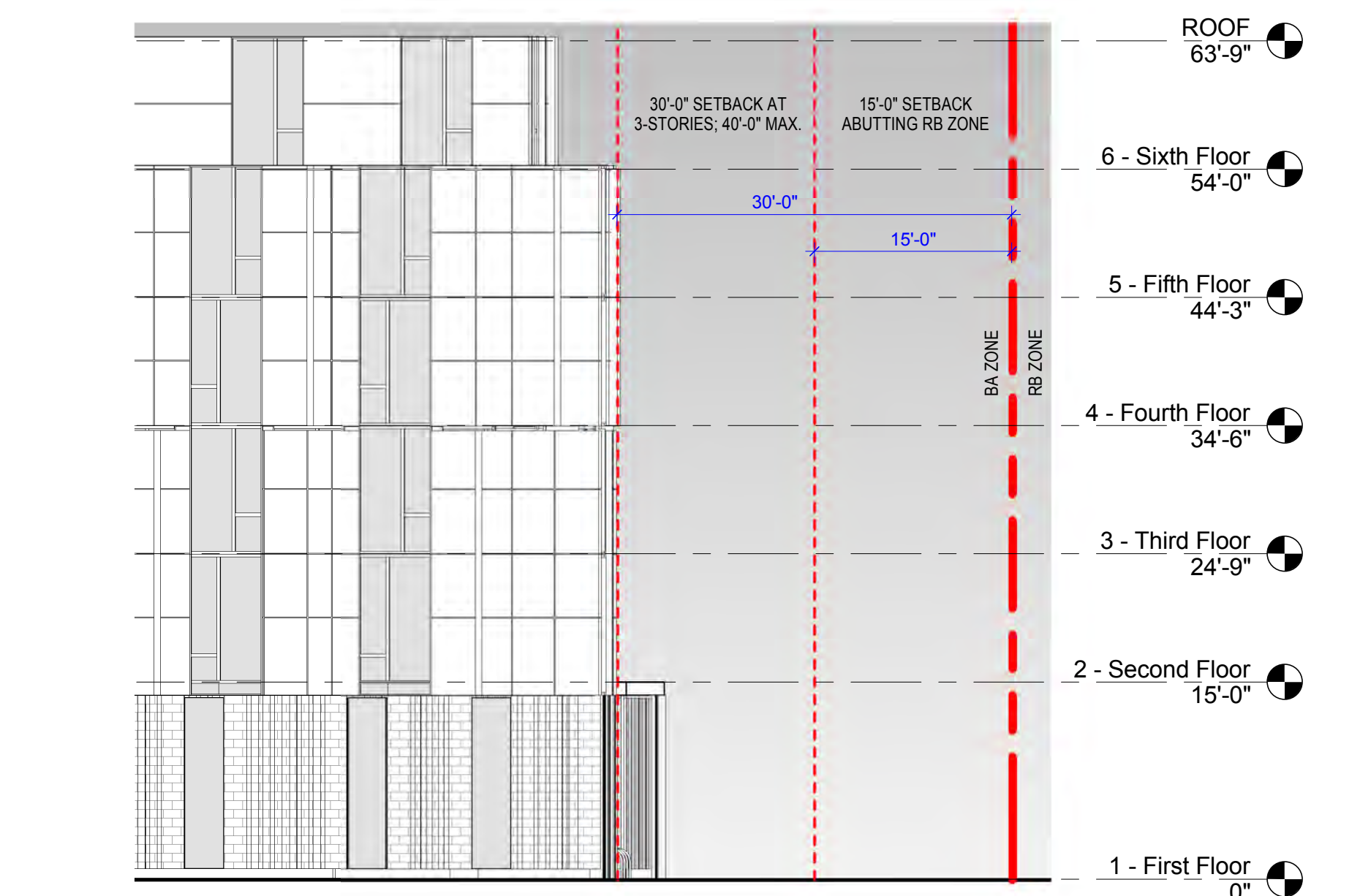


AREA STATS (HOTEL GUESTROOMS)			GUESTROOM COUNTS PER FLOOR		
Level	Area	Level	Unit type	Count	
1 - First Floor	Hotel Amenities	13,362	2 - Second Floor	KING	20
2 - Second Floor	Guestrooms	16,596	2 - Second Floor	DOUBLE QUEEN	18
3 - Third Floor	Guestrooms	16,596	3 - Third Floor	KING	20
4 - Fourth Floor	Guestrooms	16,596	3 - Third Floor	DOUBLE QUEEN	18
5 - Fifth Floor	Guestrooms	16,596	4 - Fourth Floor	KING	20
6 - Sixth Floor	Guestrooms	5,445	4 - Fourth Floor	DOUBLE QUEEN	18
TOTAL	85,191	5 - Fifth Floor	KING	20	
AREA STATS (GROSS BUILDING)			5 - Fifth Floor	DOUBLE QUEEN	17
Level	Area	5 - Fifth Floor	SUITE	1	
1 - First Floor	17,070	6 - Sixth Floor	KING	5	
2 - Second Floor	18,756	6 - Sixth Floor	DOUBLE QUEEN	5	
3 - Third Floor	18,756	6 - Sixth Floor	SUITE	2	
4 - Fourth Floor	18,756	TOTAL		164	
5 - Fifth Floor	18,756				
6 - Sixth Floor	6,757				
GROSS BUILDING AREA TOTAL	98,851				

ZONING CHART				
ZONE : BA & RB	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA, MIN SF/ DU	MIN. BA = N/A MIN. RB = 7,500 SF	BA = 38,341 SF RB = 8,511 SF TOTAL = 46,852 SF	164 GUESTROOM HOTEL SEE PLANS FOR DU AREAS	BA ZONE: SPECIAL PERMIT REQUIRED RB ZONE: N/A (NEW HOTEL IN BA ZONE ONLY)
MIN. LOT WIDTH	-	-	-	PRE-EXISTING/ NO INCREASE IN NON-CONFORMITY
MIN. LOT FRONTAGE	-	-	-	PRE-EXISTING/ NO INCREASE IN NON-CONFORMITY
MAX. FAR	BA = 2.0 x 38,341 = 76,682 SF RB = 1.0 x (5,745 + 2,766) = 8,511 SF TOTAL = 85,193 SF	N/A	FAR = 1.82	COMPLIES
MAX. HEIGHT	BA = 50 FT, 4 STORIES RB = 40 FT, 3 STORIES	N/A	64 FT, 6 STORIES 40 FT, 3 STORIES	VARIANCE REQUIRED COMPLIES
LANDSCAPE AREA	BA = 10% x 38,341 = 3,834 SF RB = 25% x 8,511 = 2,127 SF	N/A	29.0% (11,139 SF) 27.9% (2,378 SF)	COMPLIES
MIN FRONT YARD	BA = N/A RB = 15 FT (SEE NOTE 1)	N/A	10 FT 11 IN N/A	COMPLIES NEW HOTEL IN BA ZONE ONLY
MIN SIDE YARD	BA = N/A RB = 15 FT (SEE NOTE 1)	N/A	31 FT 6 IN	COMPLIES
MIN REAR YARD	BA = 10 FT + 2 FT PER STORY = 20 FT RB = 20 FT	N/A	26 FT 1 IN N/A	COMPLIES NEW HOTEL IN BA ZONE ONLY
MAX LOT COVERAGE	BA = 80% x 38,341 = 30,673 SF RB = 50% x 8,511 = 4,256 SF	N/A	44.5% (17,070 SF) 0%	COMPLIES COMPLIES
PERVIOUS AREA:	BA = N/A RB = 35% x 8,511 = 2,979 SF	N/A	N/A 35.1% (2,987 SF)	COMPLIES COMPLIES
PARKING:				
HOTEL USE	0.5 PER EMPLOYEE = 3 SPACES 0.8 PER GUEST ROOM = 131 SPACES	N/A		
ASSEMBLY (MEETING ROOM); 1/4 THE NORMAL REQUIREMENT	1 PER 6 SEATS = 1 SPACE	N/A		
RESTAURANT; 1/4 THE NORMAL REQUIREMENT	.75 EMPLOYEE + 1 PER 4 SEATS = 7 SP.	N/A		
TOTAL PARKING REQUIRED	142 SPACES		80 SPACES	VARIANCE REQUIRED
BICYCLE PARKING:	FOR 142 MOTOR VEHICLE PARKING SPACES: 1 FOR EVERY 10 PARKING SPACES = 15 SPACES	N/A	16 SPACES	COMPLIES

NOTE 1: Article 8, Section 8.5, footnote 12: Side and rear yards for sites abutting residential districts: Where a lot in a business or industrial district abuts a lot or district line in a RA, RB, or RC district, no building in the business or industrial district shall be erected closer to the residential line than one-third (1/3) the height of the said building, but not less than fifteen (15) feet.



1 ZONING SETBACKS SITE PLAN
1" = 20'-0"

2 ZONING SETBACKS AND HEIGHTS - NORTH ELEVATION
3/32" = 1'-0"



The Noannet Group
515 Somerville Ave

CambridgeSeven

Architects and Planners
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Consultant Name and Logo

Number	Revision	Date

Job # 0000
Project 515 Somerville Ave
Drawn By JB Checked GJ
Date OCTOBER 4, 2018
Scale As indicated

Drawing Title
ZONING CONSIDERATIONS

A1.7



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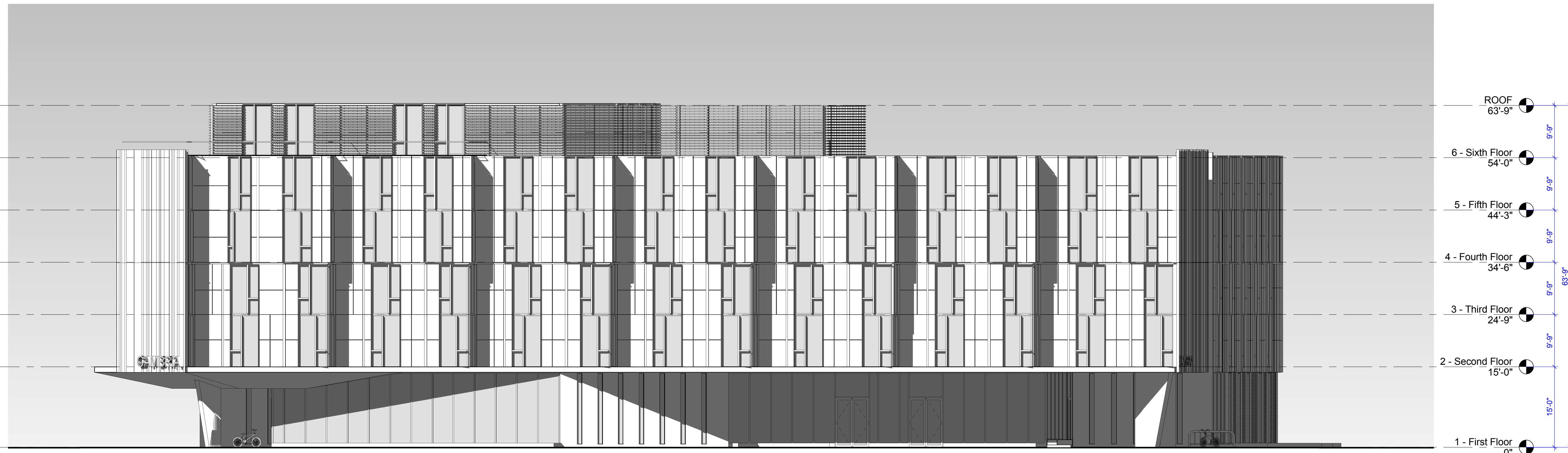
Consultant Name and Logo

Number	Revision	Date

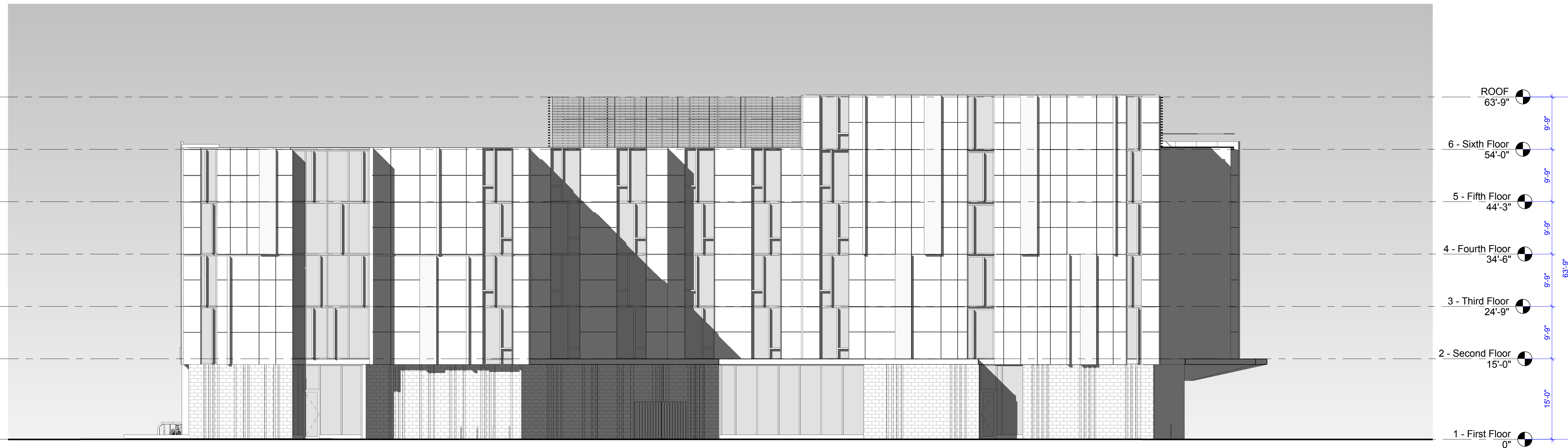
Job #	0000
Project	515 Somerville Ave
Drawn By	JB
Checked	GJ
Date	OCTOBER 4, 2018
Scale	3/32" = 1'-0"

Drawing Title
EXTERIOR ELEVATIONS

A2.1



3 SOUTH ELEVATION
 3/32" = 1'-0"



2 NORTH ELEVATION
 3/32" = 1'-0"



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Drawing Title
EXTERIOR ELEVATIONS

A2.2



1 EAST ELEVATION
 3/32" = 1'-0"



2 WEST ELEVATION
 3/32" = 1'-0"

10/4/2018 1:19:19 PM



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Drawing Title
PERSPECTIVES

A7.1



1 LAUREL STREET PERSPECTIVE



2 SOMERVILLE AVE PERSPECTIVE



3 REAR PERSPECTIVE



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Scale	1/4" = 1'-0"

Drawing Title
PERSPECTIVE RENDERINGS

A7.2



1 WEST ENTRANCE



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Scale	1/4" = 1'-0"

Drawing Title
PERSPECTIVE RENDERINGS

A7.3



① EAST ENTRANCE

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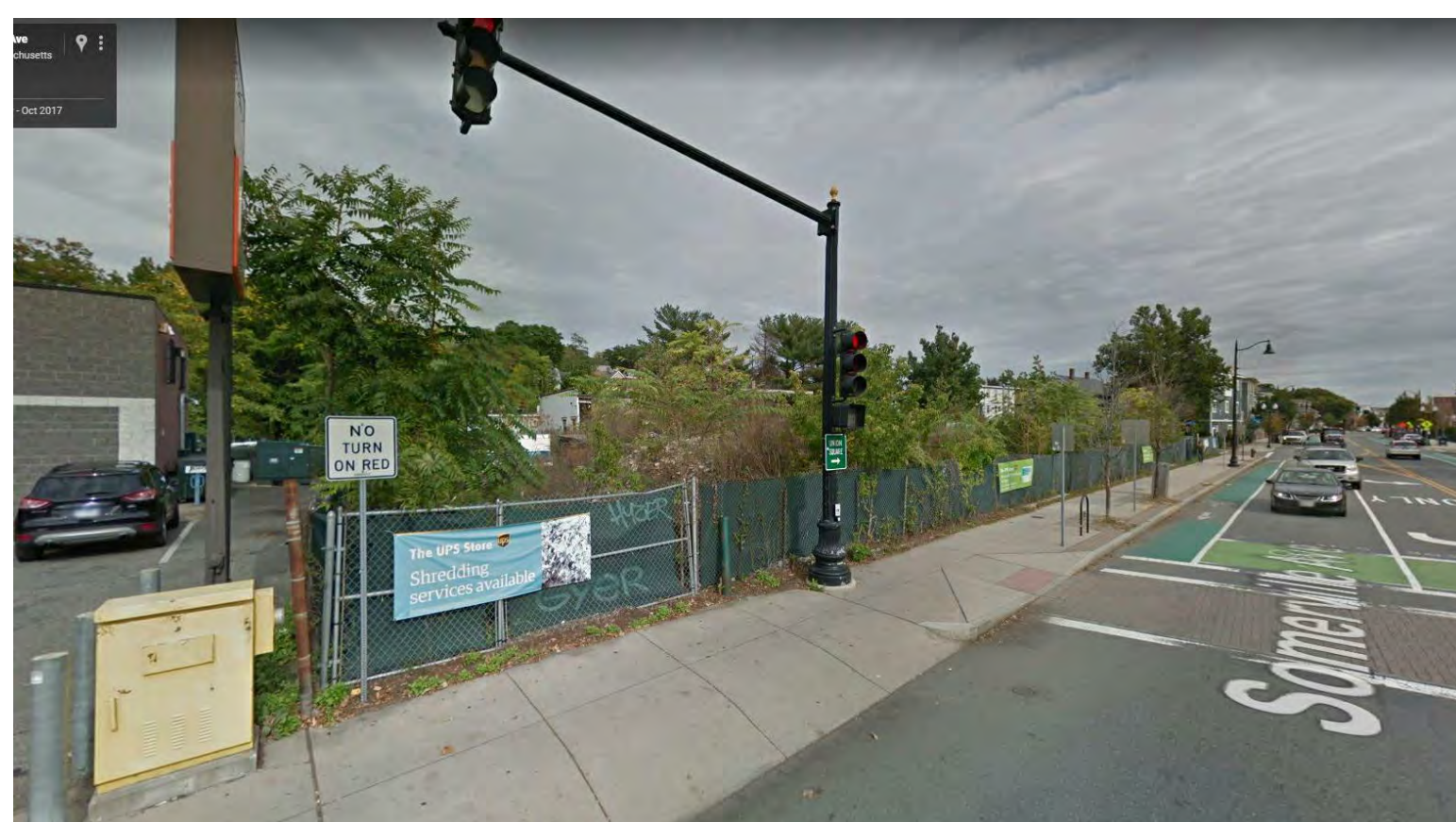
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Job #	0000	
Project	515 Somerville Ave	
Drawn By	JB	Checked GJ
Date	OCTOBER 4, 2018	
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Drawing Title
EXISTING SITE PHOTOS

A7.4



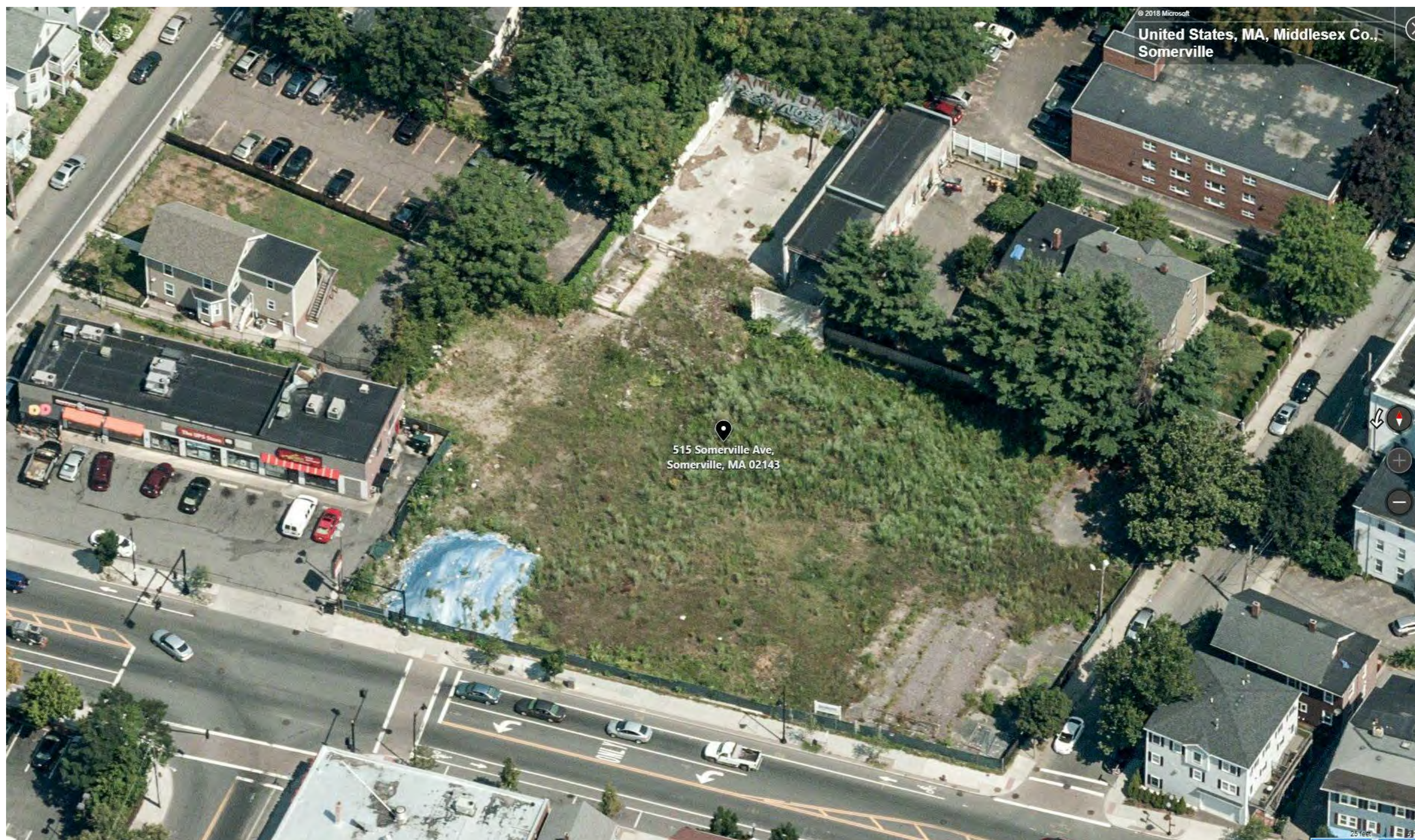
2 SOUTHEAST CORNER OF SITE



3 SOUTHWEST CORNER OF SITE



4 NORTHEAST CORNER OF SITE



1 AERIAL VIEW OF SITE



5 EAST EDGE OF SITE AS VIEWED FROM LAUREL STREET



6 SOUTH EDGE OF SITE AS VIEWED FROM SOMERVILLE AVENUE



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Number	Revision	Date

Job #	0000
Project	515 Somerville Ave
Drawn By	JB
Checked	GJ
Date	OCTOBER 4, 2018
Scale	1" = 100'-0"

Drawing Title
SOLAR STUDY

A8.1

MORNING (9 AM)

NOON (12 PM)

AFTERNOON (4 PM)

SUMMER SOLSTICE



1 SHADOW STUDY 6-21 9am
 1" = 100'-0"



2 SHADOW STUDY 6-21 12pm
 1" = 100'-0"



3 SHADOW STUDY 6-21 4pm
 1" = 100'-0"

SPRING/FALL EQUINOX



4 SHADOW STUDY 9-22 9am
 1" = 100'-0"

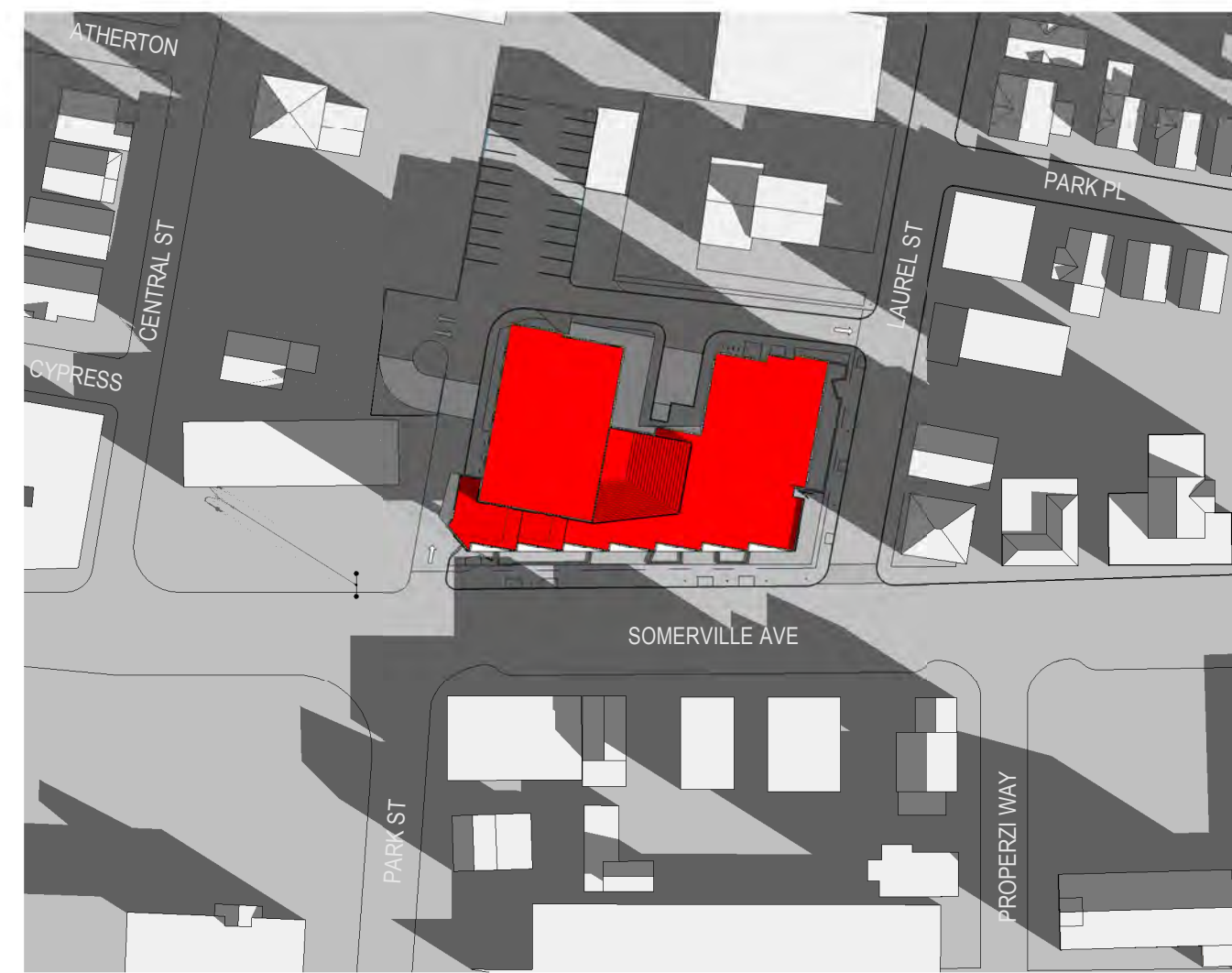


5 SHADOW STUDY 9-22 12pm
 1" = 100'-0"



6 SHADOW STUDY 9-22 4pm
 1" = 100'-0"

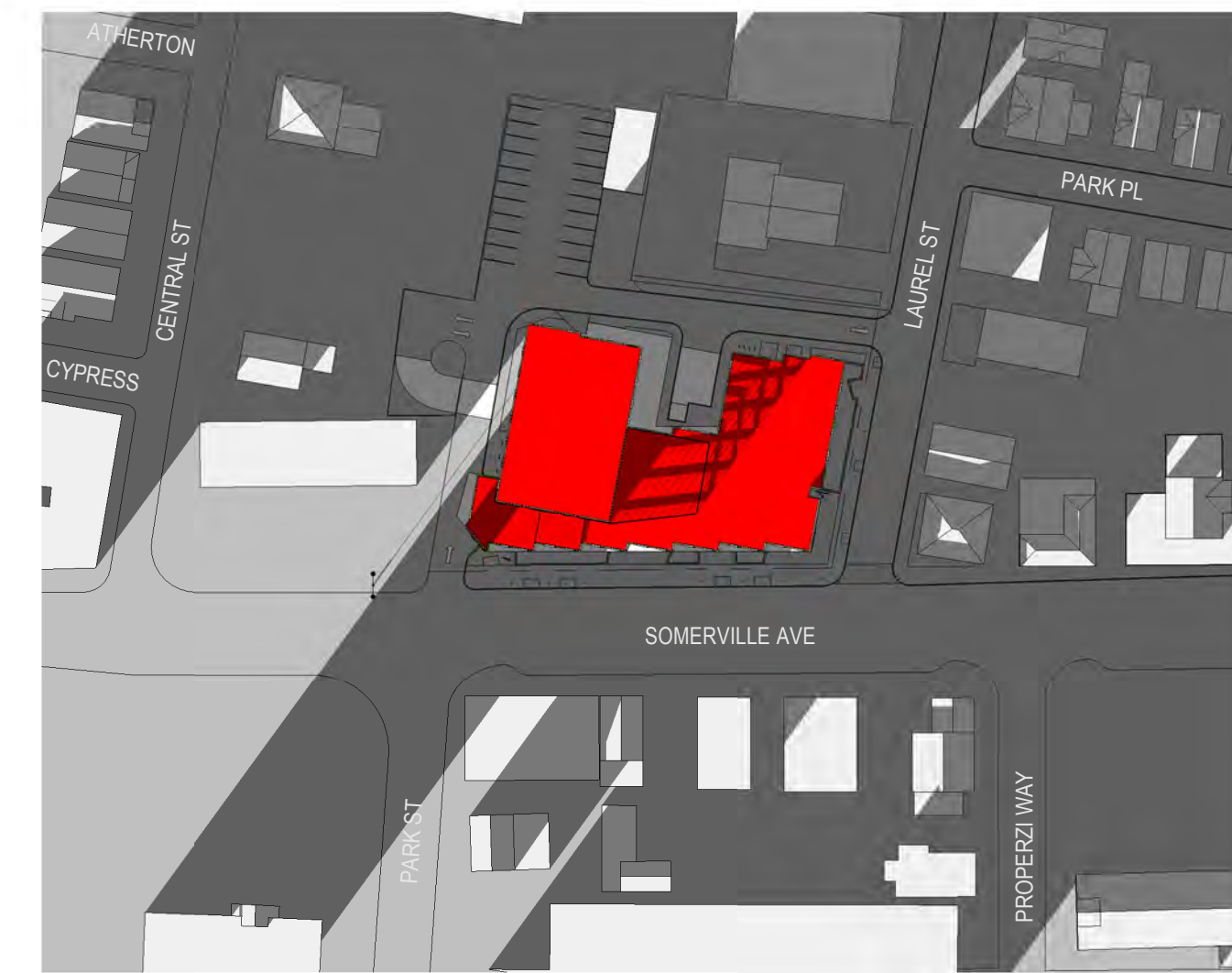
WINTER SOLSTICE



7 SHADOW STUDY 12-21 9am
 1" = 100'-0"



8 SHADOW STUDY 12-21 12pm
 1" = 100'-0"



9 SHADOW STUDY 12-21 4pm
 1" = 100'-0"