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Memorandum

To: Adam Dash, Esq.
From: Jan Brenner, AIA
Subject: Revised ZBA Documents for Cambria Somerville-Cambridge
Date: July 12, 2019

Stefanie Greenfield
Patricia E. Intriери
Gary C. Johnson
Yongjoo Kim
Peter Kuttner
Timothy D. Mansfield
Adam P. Mitchell
Marc Rogers
Jose Silveira

Civil Engineering Drawings

Changes to Sheet C1.0 – Site Layout & Utility Plan

1. Building doors to front patio have been deleted.
2. Footprint of below-grade garage has been modified.
3. Upper story building overhang has been modified.
4. Domestic and fire suppression water services have been relocated.
5. Sanitary sewer service has been relocated.
6. There is now a BlueBike Station on Somerville Avenue.
7. Addition of site lighting.
8. Addition of bike racks.
9. Reconfigure portion of building & sidewalk – deleted fitness center.
10. ADA parking added, trash enclosure location revised.
11. Added crosswalk and ADA parking.
12. Added porous pavement.
13. Reconfigure portion of building/sidewalk, added transformer.

Stefan Bold
Jan L. Brenner
Justin Crane
Chris Muskopf
James C. Puopolo
Penny J. Sander
Douglas Simpson
Peter Sollogub
Joslin Stewart
Pamela N. Sullivan
David E. Wiborg

Changes to Sheet C1.1 – Grading and Drainage Plan

1. Added trench drain at bottom of ramp, pump chamber, and connection to CB#1
2. Added trench drain near entrance and DMH connecting trench drain and infiltrator, prior to discharge to city system.
3. Relocated CB#1, and added DMH.
4. Added CB#3.
5. Added CB#4, and area drain for trash enclosure.
6. Added CB#5, and DMH, relocated particle separator.
7. Relocated site storm drain to connect to 66" municipal drain line in Somerville Avenue.
8. Connected foundation drain the site storm drain system.

Landscape Architecture Drawings (refer to clouded areas shown on L1.0 and on L4.0)

- 1- Hotel Drop off area:
 - a. Revised paver patterns and styles for simplified appearance
 - b. Removed granite cobbles to assist snow plowing operations
- 2- Restaurant Outdoor Dining area:
 - a. Reshaped plant beds and ADA access to conform to door location
 - b. Replaced planters with railing to maximize square footage at seating area
 - c. Added steps/access point on east end for ease of circulation
- 3- Blue Bike location:
 - a. Added 15 station Blue Bike along Somerville Ave.
- 4- Rear/Service Doors
 - a. Reshaped plant beds to conform to door locations and transformer location
- 5- Loading/Trash area
 - a. Added ADA van parking space (covered)
 - b. Added garage vent fencing

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- c. Resized Trash Enclosure to meet requirements
 - d. Moved bike racks to accommodate transformer location
- 6- West sidewalk
 - a. Reshaped plant beds and paving to conform to door locations
- 7- North end wall
 - a. Increased plant bed size slightly due to parking area adjustments
 - b. Omitted greenscreen trellises due to cost constraints
- 8- Lighting
 - a. Added 6 lighted bollards at Hotel entry for atmospheric light

Architecture Drawings (refer to clouded areas shown on A1.0 through A8.1)

- 1- Parking Plan:
 - a. Reduced Overall Garage Size due to Construction Cost and Avoiding Contaminated Soil Area
 - b. Revised Elevator Core due to Cambria Standards
 - c. Added ADA Parking Spaces per code
- 2- First Floor Plan:
 - a. Deleted Pool due to Construction Cost
 - b. Added Covered HCP Van Parking per code
 - c. Revised Overall Dimensions due to increased Guestroom Wall thickness per Cambria Design Standards
- 3- Second through Fifth Floor:
 - a. Revised Overall Dimensions due to increased Guestroom Wall thickness per Cambria Design Standards
- 4- Sixth Floor Plan:
 - a. Revised Overall Dimensions due to increased Guestroom Wall thickness per Cambria Design Standards
 - b. Combined two Guestrooms to create a Terrace Suite due to room demand
 - c. Reduced from 12 to 11 rooms per above change
- 5- Zoning Considerations:
 - a. Revised Area Stats per changes due to Guestroom Wall thickness and deletion of Pool
 - b. Revised room count from 164 to 163 due to Sixth Floor Change
- 6- Exterior Elevations:
 - a. Changes to Exterior materials due to Construction Cost and because previous proposed wood material did not meet Fire Protection code (NFPA 285)