

SOMERBRIDGE HOTEL

1 McGrath Highway, Somerville, MA 02143
163 Monsignor O'Brien Highway, Cambridge, MA 02141

APPROVED PROJECT
FOR REFERENCE

Submitted by Somerbridge Hotel, LLC



OWNER:
SOMERBRIDGE HOTEL, LLC

ATTORNEY:
ADAM DASH & ASSOCIATES

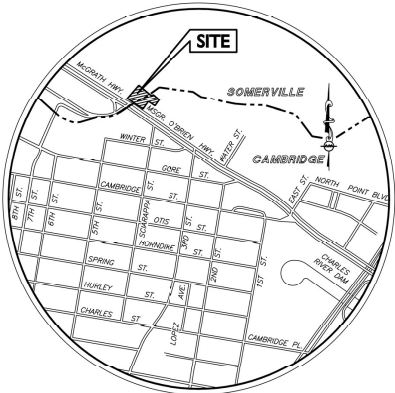
OWNERS REPRESENTATIVE:



ARCHITECT / STRUCTURAL ENGINEER:



CIVIL / LANDSCAPE ENGINEERS:



LOCUS MAP
NOT TO SCALE

2021 1105
REVISED: 2022_0901



Dimensional Summary Table

APPROVED PROJECT
FOR REFERENCE


	Permitted	Proposed
Proposed Building Type	HOTEL	
Lot Dimensions/Coverage		
Lot Width (min) (ft.)	30 FT	54 FT
Max. Lot Coverage (%)	100%	79.2%
Green Score		
Minimum	0.2	0.201
Ideal	0.25	
Open Space (%)	15%	20.8%
Building Setbacks		
Primary Front Setback (min/max) (ft.)	2/15 FT	7.9 FT
Secondary Front Setback (min/max) (ft.)	2/15 FT	N/A
Side Setback (min)	-0-	0.3 FT
Rear Setback (min)	-0-	16.4 FT
Parking Setbacks		
Primary Front Setback (min)	30 FT	144 FT
Building Stepbacks		
Not Required	N/A	N/A
Building Separation		
Not Required	N/A	N/A
Main Massing		
Building Width	200 FT	52' - 6"
Min. Façade Build Out (Primary Frontage)	80%	97%
Min. Façade Build Out (Secondary Front)	65%	N/A
Max. Floor Plate	30,000 SF	11,571 SF
Min. Ground Story Height	18 FT	18 FT
Min. Upper Story Height	10 FT	10 FT
Building Height (stories) (min/max)	3/6 Stories	6 Stories
Max. Building Height (ft.)	80 FT	69' - 11 3/4"
Façade Composition		
Ground Story Fenestration (min)	70%	70.83%
Upper Story Fenestration (min/max)	15/50%	40.62% Average
Max. Blank Wall	20 ft.	< 20 FT
Building Components		
Lobby Entrance		
- Width (min/max)	15/30ft.	18' - 10"
- Height (min)	80%	80%
- Recessed Entrance Width (max)	15 ft.	N/A
- Recessed Entrance Depth (max)	5 ft.	N/A
Storefront	Permitted	
- Width (min/max)	15/30 ft.	18' - 10"
- Height (min)	80%	80%
- Recessed Entrance Width (max)	15 ft.	N/A
- Recessed Entrance Depth (max)	5 feet	N/A
Arts and Creative Enterprise		
- ACE	3,178 SF	3,194 SF


2022_0225
REVISED 2022_0901

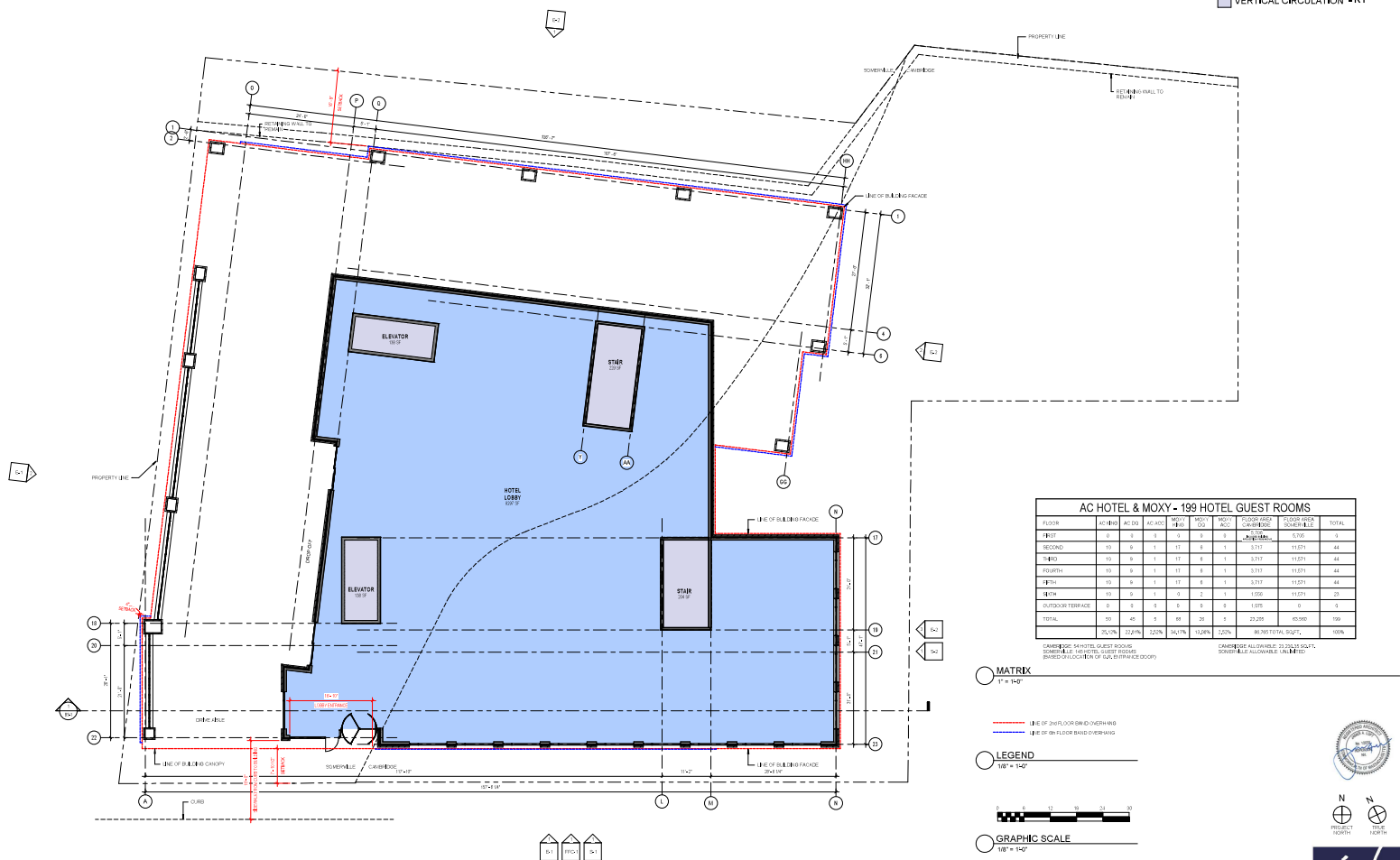


10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

COLOR CODE KEY

 PUBLIC - GUEST SPACE - A2 / A3 / B

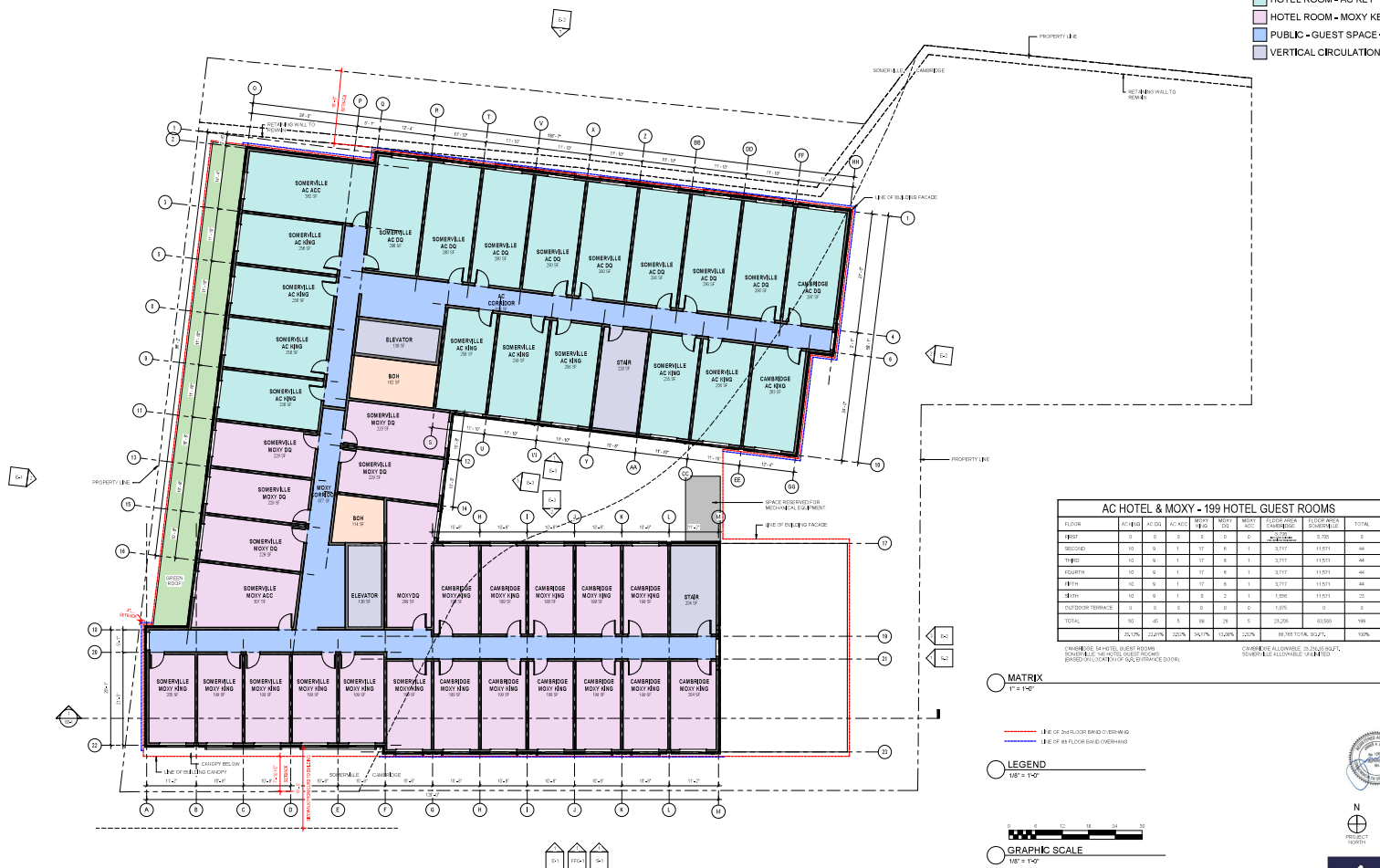
 VERTICAL CIRCULATION - R1



1 01 OVERALL FIRST FLOOR PLAN PRESENTATION
1/8" = 1'-0"

COLOR CODE KEY

- BACK OF HOUSE - EMPLOYEE - R1
- HOTEL ROOM - AC KEY - R1
- HOTEL ROOM - MOXY KEY - R1
- PUBLIC - GUEST SPACE - R1
- VERTICAL CIRCULATION - R1



1 OVERALL SECOND - FIFTH FLOOR PLAN
1/8" = 1'-0"

APPROVED PROJECT
FOR REFERENCE

- COLOR CODE KEY
- BACK OF HOUSE - EMPLOYEE - R1
 - DEDICATED ACE SPACE - A2
 - HOTEL ROOM - AC KEY - R1
 - HOTEL ROOM - MOXY KEY - R1
 - PUBLIC - GUEST SPACE - R1 / A2
 - UNDEDICATED ACE SPACE - A1
 - VERTICAL CIRCULATION - R1

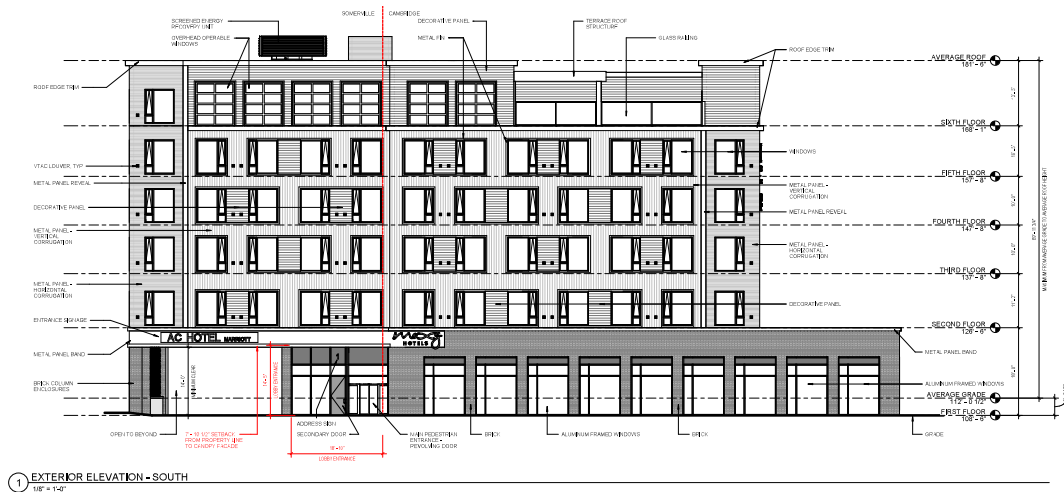
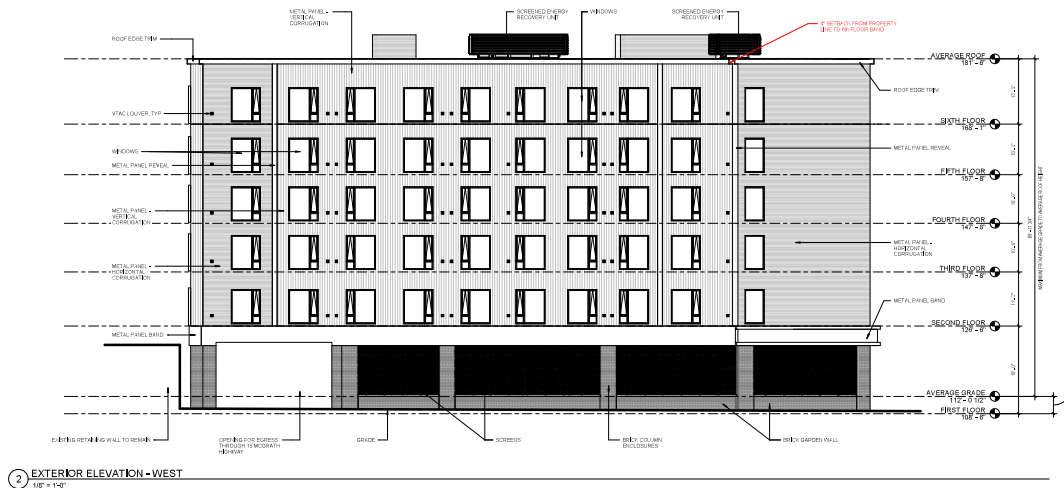


AC HOTEL & MOXY - 199 HOTEL GUEST ROOMS									
FLOOR	AC HOTEL	MOXY	AC HOTEL	MOXY	AC HOTEL	MOXY	AC HOTEL	MOXY	TOTAL
FIRST	10	0	0	0	0	0	0	0	10
SECOND	10	0	0	0	0	0	0	0	10
THIRD	10	0	0	0	0	0	0	0	10
FOURTH	10	0	0	0	0	0	0	0	10
FIFTH	10	0	0	0	0	0	0	0	10
SIXTH	10	0	0	0	0	0	0	0	10
TOTAL	60	0	0	0	0	0	0	0	60

CAMBRIDGE 14 HOTEL GUEST ROOMS
CAMBRIDGE 14 HOTEL GUEST ROOMS
CAMBRIDGE 14 HOTEL GUEST ROOMS

04_OVERALL SIXTH FLOOR PLAN PRESENTATION
1/8" = 1'-0"

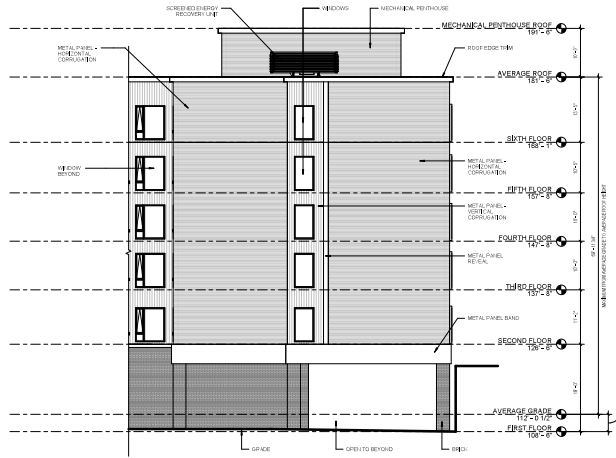
APPROVED PROJECT
FOR REFERENCE



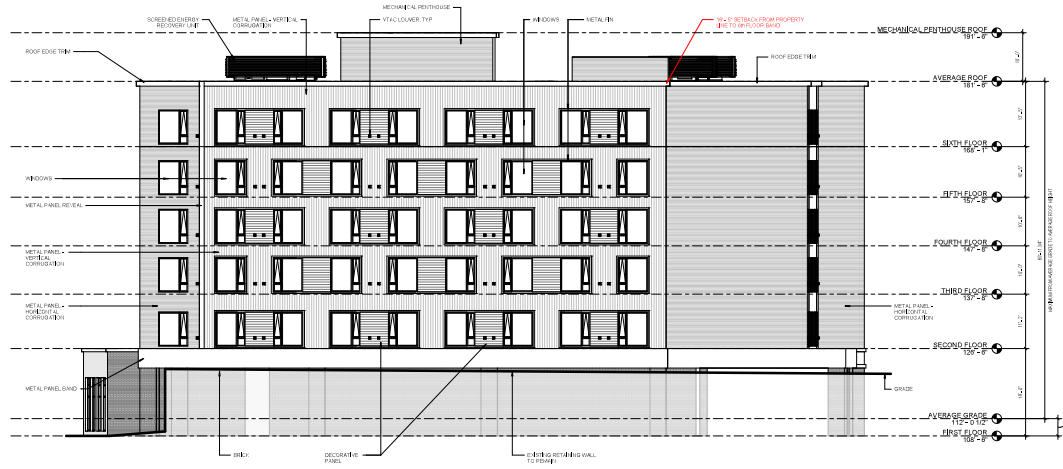
APPROVED PROJECT
FOR REFERENCE



3 EXTERIOR ELEVATION - SOUTHEAST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTHEAST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



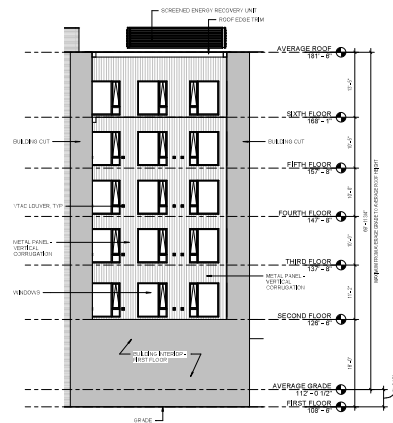
jal
Hospitality
Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

AC HOTEL & ELEMENT 263 MONSIGNOR OBRIEN HWY CAMBRIDGE, MA 02141
1 MCGRATH HWY, SOMERVILLE, MA 02143

EXTERIOR ELEVATIONS

2021_1105
REVISED: 2022_0901

APPROVED PROJECT
FOR REFERENCE



3 EXTERIOR ELEVATION - COURTYARD WEST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - COURTYARD NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - COURTYARD SOUTH
1/8" = 1'-0"



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1 MCGRATH HWY, SOMERVILLE, MA 02143

EXTERIOR ELEVATIONS

2021_1105
REVISED: 2022_0901

APPROVED PROJECT
FOR REFERENCE



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Hospitality
Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

APPROVED PROJECT
FOR REFERENCE



10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

AC HOTEL | ELEMENT

1 McGRATH HIGHWAY, SOMERVILLE, MA 02143
263 MONSIGNOR O'BRIEN HIGHWAY, CAMBRIDGE, MA 02141

3D - PROPOSED RENDERING PUBLIC REALM

2021_1105
REVISED: 2022_0608

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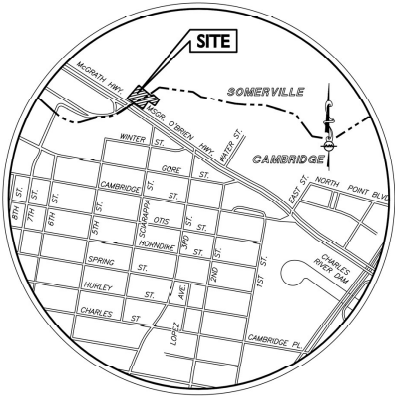
OWNERS REPRESENTATIVE:



ARCHITECT / STRUCTURAL ENGINEER:



10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155



LOCUS MAP
NOT TO SCALE

CIVIL / LANDSCAPE ENGINEERS:



**5.1.7. General Building
a. Lot Standards**

	Required/Allowed	Existing	Proposed
Lot Dimensions			
Lot Width (Min)	30 FT	54 FT	54 FT
Lot Development			
Lot Coverage (Max)	100%	29.9	28.6
Green Score			
Minimum	0.20		0.2557
Ideal	0.25		
Open Space (Min)	15%	12.5%	16.6%

**5.1.7. General Building
b. Building Placement**

	Required/Allowed	Existing	Proposed
Building Setbacks			
Primary Front setback (min/max)	2 ft 15 ft	6.8	9.7
Secondary Front setback (min/max)	2 ft 15 ft	N/A	N/A
Side setback (min)			
Abutting an Alley or R-ROW	0 ft	N/A	N/A
Abutting any non-NR or -LHD	0 ft	29.8	3.7
1st - 3rd Story abutting NR or LHD	10 ft	N/A	N/A
4th - 6th Story abutting NR or LHD	30 ft	N/A	N/A
Rear Setback (min)	--		
Abutting an Alley or R-ROW	0 ft	17.1	16.3
Abutting any non-NR or -LHD	10 ft	N/A	N/A
1st - 3rd Story abutting NR or LHD	20 ft	N/A	N/A
4th - 6th Story abutting NR or LHD	30 ft	N/A	N/A
Parking Setbacks			
Primary Front Setback (min)	30 ft	N/A	85.5
Secondary Front Setback (min)	30 ft	N/A	N/A

**5.1.7. General Building
c. Massing & Height**

	Required/Allowed	Existing	Proposed
Building Setbacks			
Building Width (Max)	200 ft		46'-6"
Facade Build Out (Min)	--		
Primary Front	80%		86%
Secondary Front	65%		
Floor Plate (Max)	30,000 sf		7,945
Ground Story Height (Min)	18 ft		18'
Upper Story Height (Min)	10 ft		10'-6"
Number Of Stories (Min/Max)	3 6		6
Building Height, Feet (Max)	80 ft	15	69'-11"
Roof Type	Flat		Flat

**5.1.7. General Building
d. Uses & Features**

	Required/Allowed	Existing	Proposed
Facade Composition			
Ground Story Fenestration			
Primary Facade (min)	0.7		70%
Secondary Facade (min/max)	15% 70%		N/A
Upper Story Fenestration (Min/Max)	15% 50%		34%
Blank Wall (Max)	20 Ft		< 20'
Use & Occupancy			
Ground Story Entrance Spacing (Max)	30 Ft		
Commercial Space Depth (Min)	30 Ft		
Gross Floor Area Per Du (Min)	--		
Lot Area < 7,000 Sf	1125		
Lot Area >= 7,000 Sf	875		
Net Zero Ready Building	650		
100% Affordable Housing	650		
Outdoor Amenity Space (Min)	1/Du		

Somerville

Table 5.1.17 Vehicular Parking

	Required/Allowed	Proposed
Short - Term Bicycle Parking		
1 / 20 rooms		
95 room	5	5
Long - Term Bicycle Parking		
1 / 10 rooms		
95 room	10	10

Table 5.1.17 Vehicular Parking

	Required/Allowed	Proposed
Motor Vehicle		
Hotel - 1 / 2 guest rooms		
95 room	48	20

**Table 11.2.1 Parking Space & Drive
Aisle Dimensions**

	Required/Allowed	Proposed
Stall Width (min)	8 FT	8 FT
Stall Length (min)	16 FT	18 FT
Drive Aisle, 2 Way (min)	20 FT	22 FT
Vertical Clearance (min)	7.5 FT	14 FT



10/20/2019 10:14 AM

MOXY HOTEL 145 KEYS					
FLOOR	STAIR	DOUBLE QUEEN	ACC. QUEEN	DOUBLE QUEEN	TOTAL
FIRST	1	1	1	1	4
SECOND	1	1	1	1	4
THIRD	1	1	1	1	4
FOURTH	1	1	1	1	4
FIFTH	1	1	1	1	4
SIXTH	1	1	1	1	4
SEVENTH	1	1	1	1	4
EIGHTH	1	1	1	1	4
NINTH	1	1	1	1	4
TOTAL	9	9	9	9	36
PERCENT	25.00%	25.00%	25.00%	25.00%	100%

CONVERTIBLE SUITE/STUDIO ROOMS: 11 SPACES
CONVERTIBLE SUITE/STUDIO ROOMS: 11 SPACES
CONVERTIBLE SUITE/STUDIO ROOMS: 11 SPACES

MATRIX
1" = 1/4"



02 - OVERALL SECOND FLOOR PLAN
1/15 - 1/16



MOXY HOTEL - SOMERBRIDGE
MOOSEHEAD HIGHWAY / MONROVIA HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

NO.	DESCRIPTION
1	02 - OVERALL SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

PROJECT: 2019-001
DATE: 10/20/2019
DRAWN BY: J. J. J.

CHECKED BY: J. J. J.
DATE: 10/20/2019
PROJECT: 2019-001

PROJECT: 2019-001
DATE: 10/20/2019
PROJECT: 2019-001

PROJECT: 2019-001
DATE: 10/20/2019
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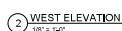
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DATE: 10/20/2019
PROJECT: 2019-001







2 SOMERVILLE PERSPECTIVE



1 CAMBRIDGE PERSPECTIVE



MOXY HOTEL - SOMERVILLE
MOXLEY HIGHWAY / MONROE CORNER HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

REV

DATE

DESCRIPTION

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NOT FOR
CONSTRUCTION

PROPERTY, INC.

ARCHITECT: JSD

DATE: 03/15/2017

PROJECT: 305-001

CLIENT: XSS HOTELS

3D VIEWS

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