

# Architectural Plans









**Metal Panel**  
Vitrabond  
Faux Zinc Light  
to match existing

**Glass Railing**  
to match existing

# The Row Hotel - Overbuild

South Elevation - Foley St



EXTENT OF NEW OVERBUILD

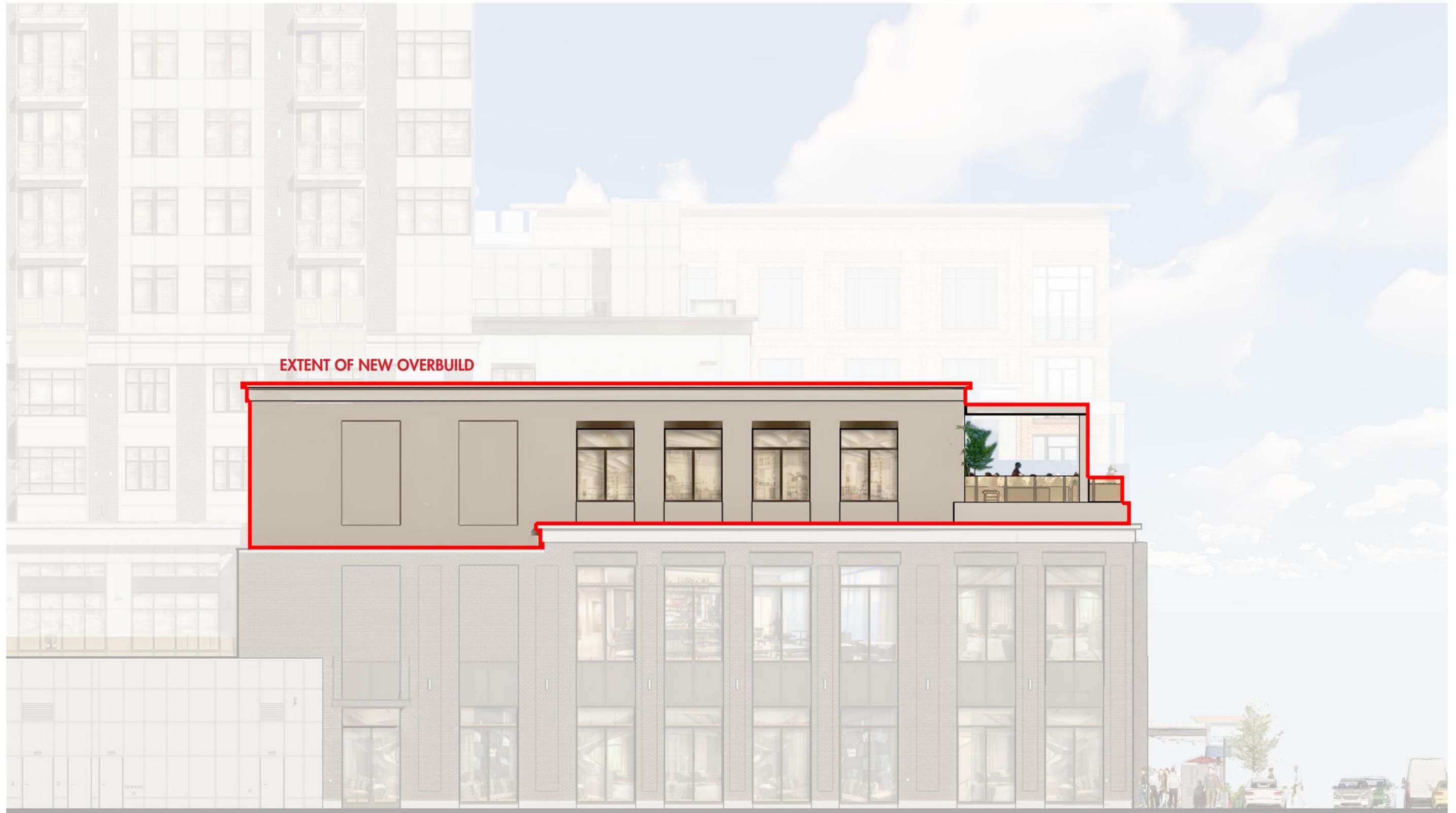
# The Row Hotel - Overbuild

South Elevation - Foley St



# The Row Hotel - Overbuild

West Elevation - Alley



EXTENT OF NEW OVERBUILD

# The Row Hotel - Overbuild

West Elevation - Alley

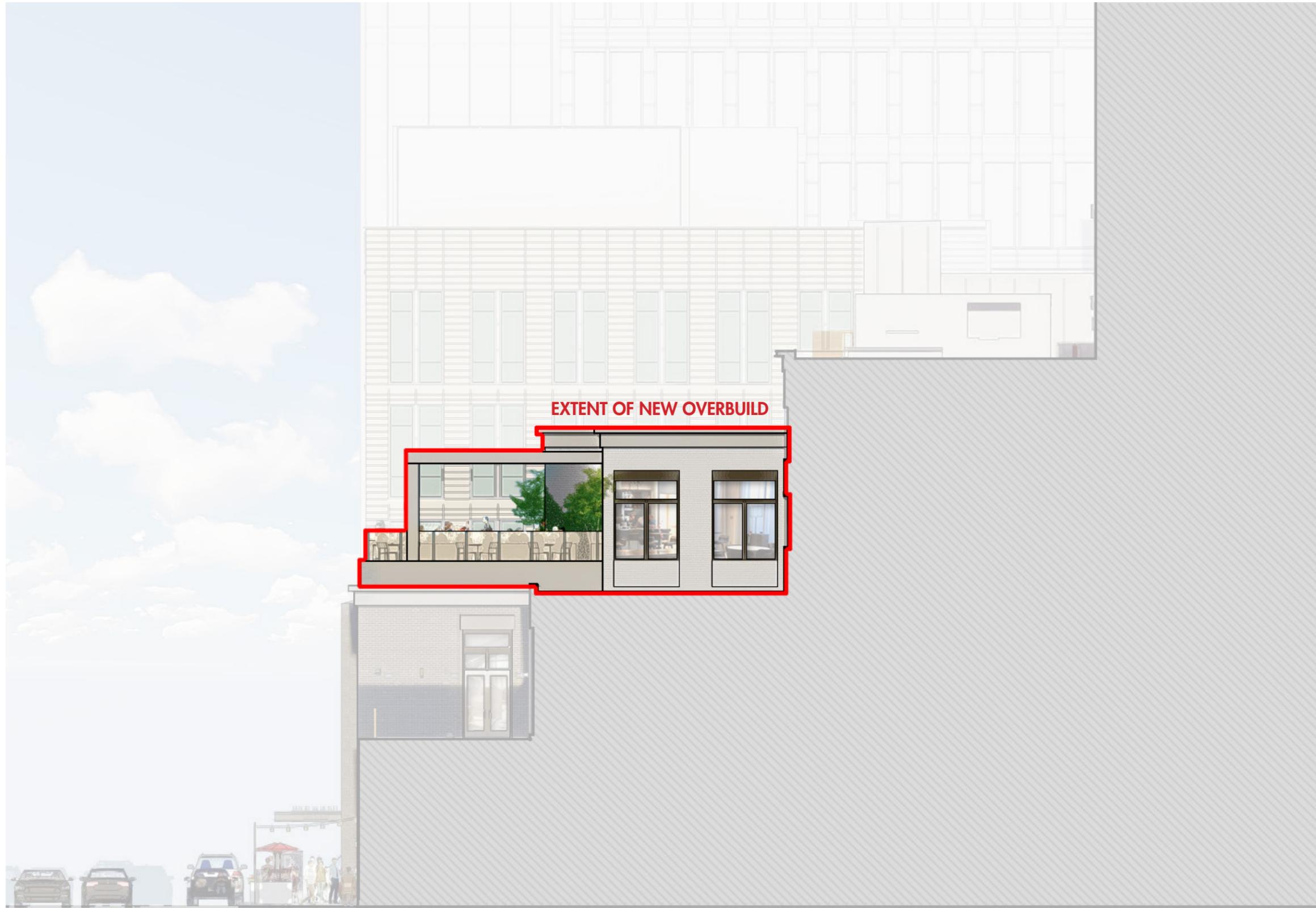


**Metal Panel**  
Vitrabond  
Faux Zinc Light

**Glass Railing**  
to match existing

# The Row Hotel - Overbuild

East Elevation - Assembly Row



# The Row Hotel - Overbuild

East Elevation - Assembly Row



**The Row Hotel - Existing**  
Assembly Row & Foley St



**The Row Hotel - Overbuild**  
Assembly Row & Foley St



**The Row Hotel - Existing**  
South Elevation - Foley St



**The Row Hotel - Overbuild**  
South Elevation - Foley St



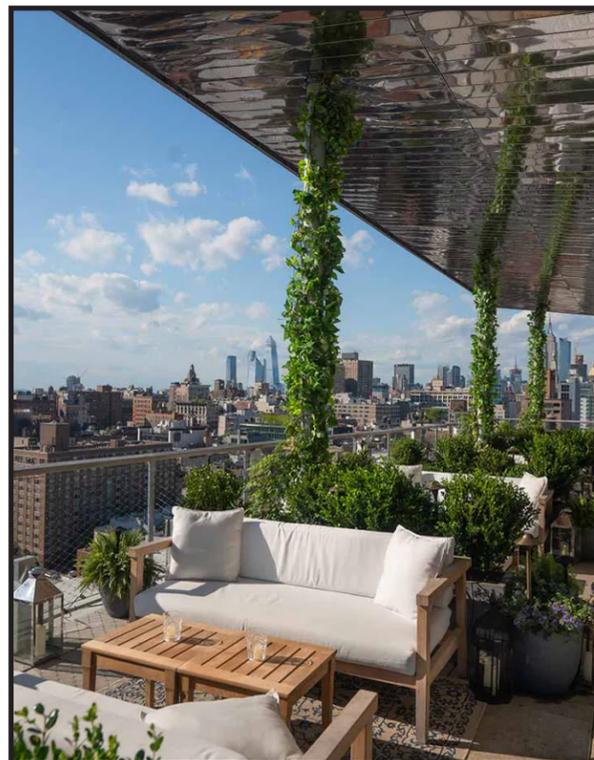
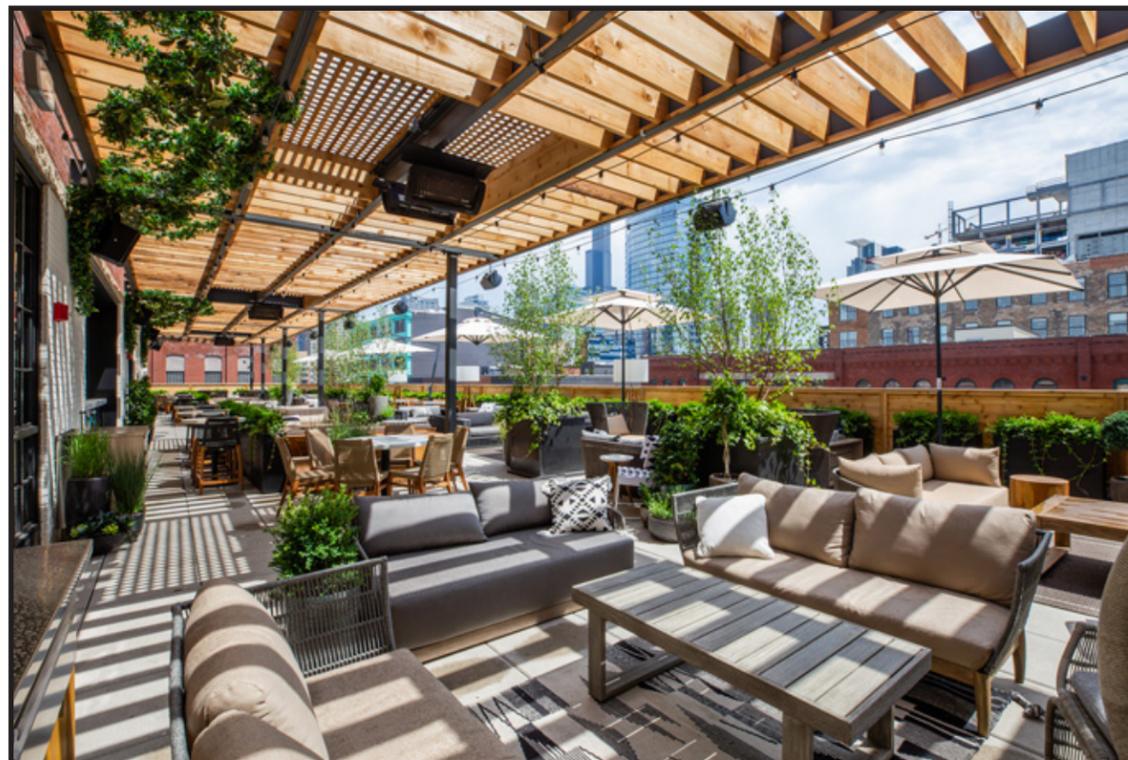
**The Row Hotel - Existing**  
South Elevation - Foley St



**The Row Hotel - Overbuild**  
South Elevation - Foley St



**The Row Hotel - Overbuild**  
South Elevation - Foley St

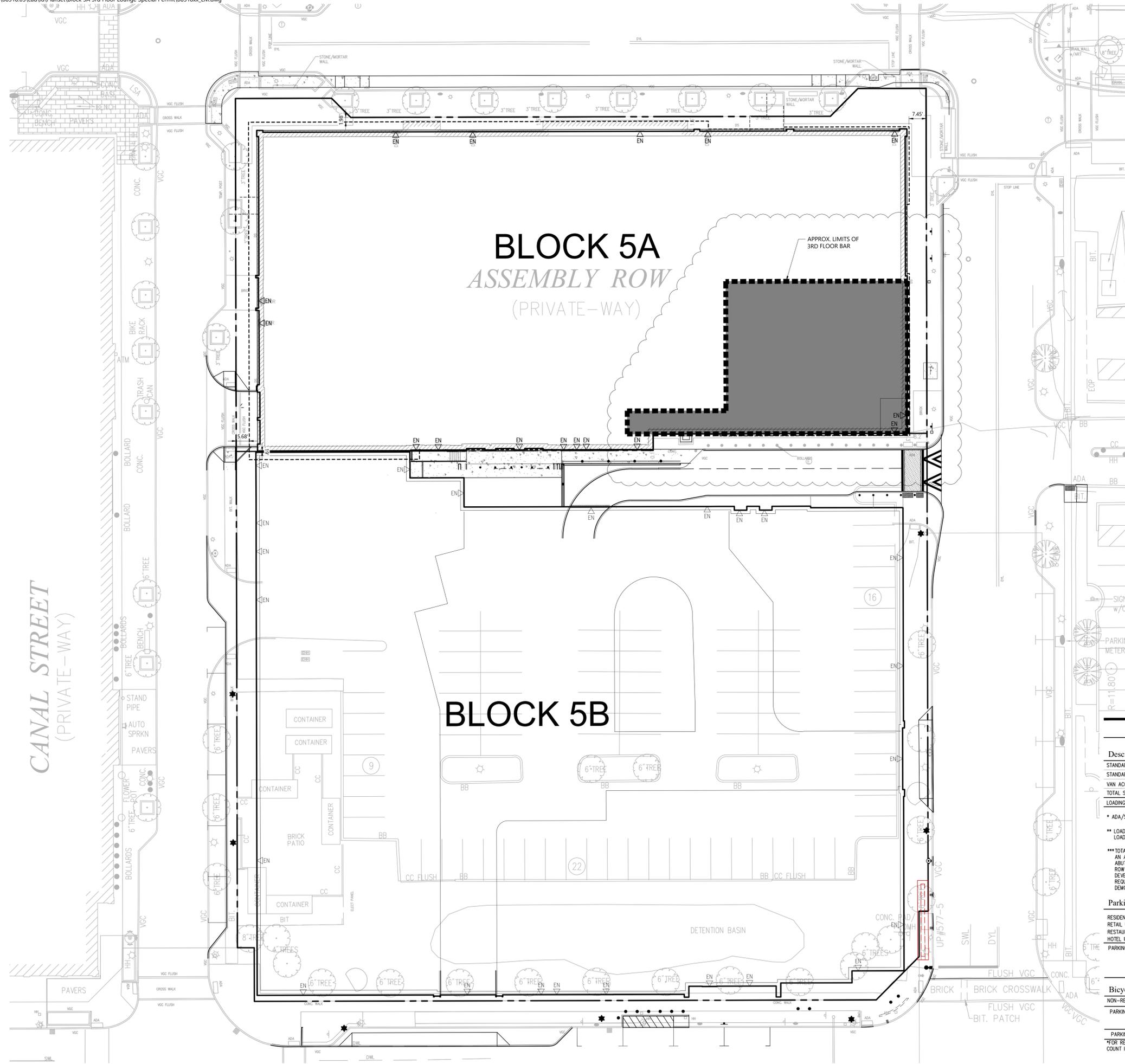


## Precedents

# Civil Plans



101 Walnut Street  
PO Box 9151  
Watertown, MA 02471  
617.924.1770



### Zoning Summary Chart

Zoning District(s): Assembly Square Mixed-Use District (ASMD)  
Overlay District(s): Planned Unit Development Overlay District A (PUD-A)

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA (PROJECT AREA)	20,000 SF	43,429 SF
FRONTAGE (FOLEY STREET)	-	149.49 FT
FRONT YARD SETBACK (FOLEY STREET)	NO MINIMUM	7.45 FT
SIDE YARD SETBACK (LEFT)	NO MINIMUM	0.19 FT
SIDE YARD SETBACK (RIGHT)	NO MINIMUM	1.98 FT
REAR YARD SETBACK	NO MINIMUM	5.68 FT
MAX. FLOOR AREA RATIO	10.0	7.1
BUILDING HEIGHT	250 FT <sub>1</sub>	172 FT
TOTAL OPEN SPACE	25%	28.0%
USABLE OPEN SPACE	12.5%	21.9%

1 - WITHIN 1,000' OF MBTA ENTRANCE  
2 - BASED ON CUMULATIVE OPEN SPACE FOR THE PROPOSED ASSEMBLY ROW PUD-PMP

**FOLEY STREET**  
 (PUBLIC WAY - VARIABLE WIDTH)

**CANAL STREET**  
 (PRIVATE-WAY)

**BLOCK 5A**  
*ASSEMBLY ROW*  
(PRIVATE-WAY)

**BLOCK 5B**

### Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided**
STANDARD SPACES	9'x18'	9'x18'	221	98
STANDARD ACCESSIBLE SPACES *	13'x18'	18'x18'	6	4
VAN ACCESSIBLE SPACES *	16'x18'	18'x18'	1	1
<b>TOTAL SPACES</b>			<b>228</b>	<b>103***</b>
LOADING BAYS **	12'x30'x14'	12'x30'x14'	3	2

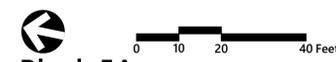
\* ADA/STATE/LOCAL REQUIREMENTS  
 \*\* LOADING BAYS (RETAIL BUSINESS USE) 1 BAY PER 5,001 - 20,000 SF  
 LOADING BAYS (RESTAURANT USE) 2 BAYS PER 6,001 - 16,000 SF  
 \*\*\* TOTAL PROVIDED PARKING SPACES ONLY INCLUDES THE STRUCTURED PARKING SPACES IN BLOCK 5A. AN ADDITIONAL 617 PARKING SPACES ARE PROVIDED IN THE STRUCTURED PARKING GARAGE IN THE ADJUTING BLOCK 5B TO BE USED BY BLOCK 5A, PURSUANT TO THE APPROVED PUD-PMP. ASSEMBLY ROW IS ENTITLED FOR 10,066 PARKING SPACES. THE PROJECT BRINGS THE TOTAL PARKING SPACES DEVELOPED TO 5,848. FURTHER, THE PUD-PMP DOES NOT REQUIRE COMPLIANCE WITH THE PARKING REQUIREMENTS OF THE FORMER ZONING ON A PROJECT BY PROJECT BASIS. RATHER, COMPLIANCE IS DEMONSTRATED ACROSS THE PUD.

#### Parking Requirements

RESIDENTIAL USES	1 SPACE / UNIT
RETAIL USES	MIN:1 SPACE / 1,000 SF (MAX:1 SPACE / 500 SF)
RESTAURANT USES	MIN:1 SPACE / 500 SF (MAX:1 SPACE / 250 SF)
HOTEL USES	0.5 SPACE / UNIT
PARKING REQUIRED	(122 RESIDENTIAL UNITS x 1 SPACE / 1 UNIT) = 122 (14,589 SF RETAIL x 1 SPACE / 1,000 SF) = 15 (5,911 SF RESTAURANT x 1 SPACE / 500 SF) = 12 (158 HOTEL UNITS x 0.5 SPACE / 1 UNIT) = 79 TOTAL = 228

#### Bicycle Parking Requirements

NON-RESIDENTIAL	
PARKING REQUIRED*	20 BICYCLE SPACES FOR 1ST REQUIRED 200 PARKING SPACES = 20 SPACES 1 BICYCLE SPACE x 28 STANDARD SPACES / 20 SPACES = 2 SPACES TOTAL BICYCLE PARKING SPACES REQUIRED = 22 SPACES
PARKING PROVIDED	56 SPACES
*FOR REQUIRED STANDARD PARKING SPACES OF MORE THAN 200 THE REQUIRED BICYCLE PARKING COUNT IS 20 SPACES + 1 SPACE FOR EVERY REQUIRED 20 PARKING SPACES ABOVE 200	



### Block 5A 3rd Floor Lounge

360 Foley Street  
Somerville, MA

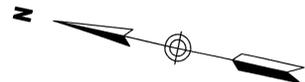
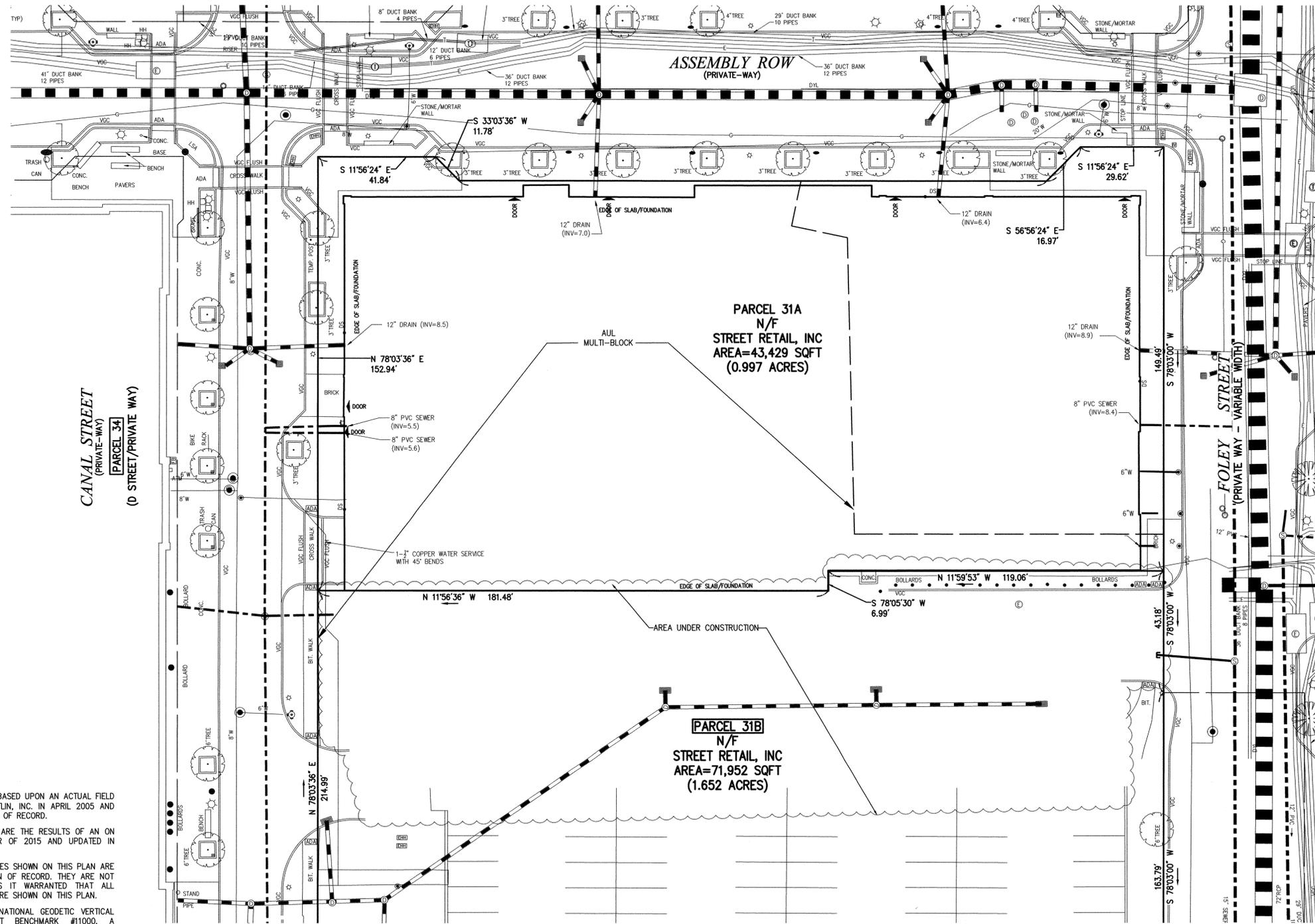
No.	Revision	Date	Appr.

Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
 Issued for: \_\_\_\_\_ Date: \_\_\_\_\_  
**Local Approvals** Sep. 30, 2025

Not Approved For Construction  
**Layout and Materials Plan**

Drawing Number  
**C4.00**  
 Sheet 5 of 5  
 Project Number  
 08518.05

RESERVED FOR REGISTRY USE ONLY



**Legend**

- ⊙ DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ HAND HOLE
- ⊙ WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ⊙ BOLLARD w/LIGHT
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- ⊙ FLOOD LIGHT
- ⊙ WELL
- ⊙ MARSH
- ⊙ F.F.E. = 45.27' FINISHED FLOOR ELEVATION
- ⊙ CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- DYL DOUBLE YELLOW LINE
- DWL DASHED WHITE LINE
- SYL SINGLE WHITE LINE
- LSA LANDSCAPED AREA
- EOP — EDGE OF PAVEMENT
- VGC — CONCRETE CURB
- VGC — VERTICAL GRANITE CURB
- SGE — SLOPED GRANITE EDGE
- BB — BITUMINOUS BERM
- BB — BITUMINOUS CURB
- GR — GUARD RAIL
- CL — CHAIN LINK FENCE
- — DRAINAGE LINE
- — SEWER LINE
- CHW — OVERHEAD WIRE
- E — UNDERGROUND ELECTRIC
- T — TELEPHONE LINE
- G — GAS LINE
- W — WATER LINE
- — STONE WALL

**Owner of Record**

STREET RETAIL, INC.,

**General Notes**

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN APRIL 2005 AND NOVEMBER OF 2017 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE THE RESULTS OF AN ON THE GROUND SURVEY CONDUCTED IN SEPTEMBER OF 2015 AND UPDATED IN DECEMBER 2017.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) ELEVATIONS SHOWN ARE BASED UPON USCGS, NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE INITIATED AT BENCHMARK #11000, A MASSACHUSETTS GEODETIC SURVEY DISC.
- 5) THE LOCUS PROPERTY LIES WITHIN ZONE X "UNSHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING), AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PANEL NUMBER 250214 0439 E, EFFECTIVE DATE JUNE 4, 2010. THESE ZONES ARE SHOWN ON THE PLAN GRAPHICALLY.
- 6) THERE WERE NO WETLAND DELINEATIONS OBSERVED ON THE LOCUS.
- 7) THE BUILDING FACE SHOWN IS A COMBINATION OF SLAB EDGE AND OUTSIDE EDGE OF FOUNDATION. PORTIONS OF THE BUILDING FACADE WERE UNDER CONSTRUCTION AT THE TIME OF THE SURVEY.

**Plan References**

1. PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF LAND LOCATED AT 74 FOLEY STREET SOMERVILLE, MASS." RECORDED AS PLAN 1238 OF 1997.
2. PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN SOMERVILLE MASSACHUSETTS" SCALE 1"=50', SEPTEMBER 24, 2010, REV. MARCH 16, 2011, PLAN 813 OF 2011.
3. PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN SOMERVILLE MASSACHUSETTS" SCALE 1"=50', NOVEMBER 18, 2011, PLAN 880 OF 2011.
4. PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN SOMERVILLE MASSACHUSETTS" SCALE 1"=40', JANUARY 25, 2017, PLAN 257 OF 2017.

**Certification**

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP'S, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. (MASS. GEN. LAWS CHAPTER 41, SEC. 81-)

3/6/2018 *Selby L. Turner III*  
 DATE \_\_\_\_\_  
 SELBY L. TURNER III  
 No. 43230  
 REGISTERED PROFESSIONAL LAND SURVEYOR



MASTER DEED  
 EXISTING CONDITIONS  
 IN  
**SOMERVILLE**  
 MASSACHUSETTS

PREPARED FOR: Street Retail, Inc.  
 PREPARED BY: VHB, Inc.  
 Engineers | Scientists | Planners | Designers  
 101 Walnut Street, P.O. Box 9151  
 Watertown, MA 02471-9151  
 (617) 924-1770

SCALE: 1 INCH = 20 FEET DATE: JANUARY 2, 2018

**SITE PLAN 1**