

FOR CITY OF SOMERVILLE USE

N/F MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

N/F MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

EASTMAN L.C. BK. 1.

CITY OF SOMERVILLE
ASSESSORS MAP 115, BLOCK B, LOT 6
AREA=48,787± S.F.
(1.12± AC.)

N/F
15 MCGRATH HWY PROPCO
LLC
BK.80497/PG.91

CITY OF SOMERVILLE
ASSESSORS MAP 115, BLOCK B, LOT 8
AREA=17,316± S.F.
(0.40± AC.)

CITY OF CAMBRIDGE
ASSESSORS MAP 7, LOT 35
AREA=15,490± S.F.
(0.35± AC.)

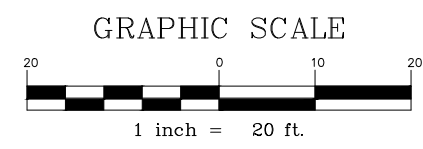
N/F
PECTEN PROPERTIES, LLC
BK.54357/PG.456

1 STORY CONCRETE BUILDING

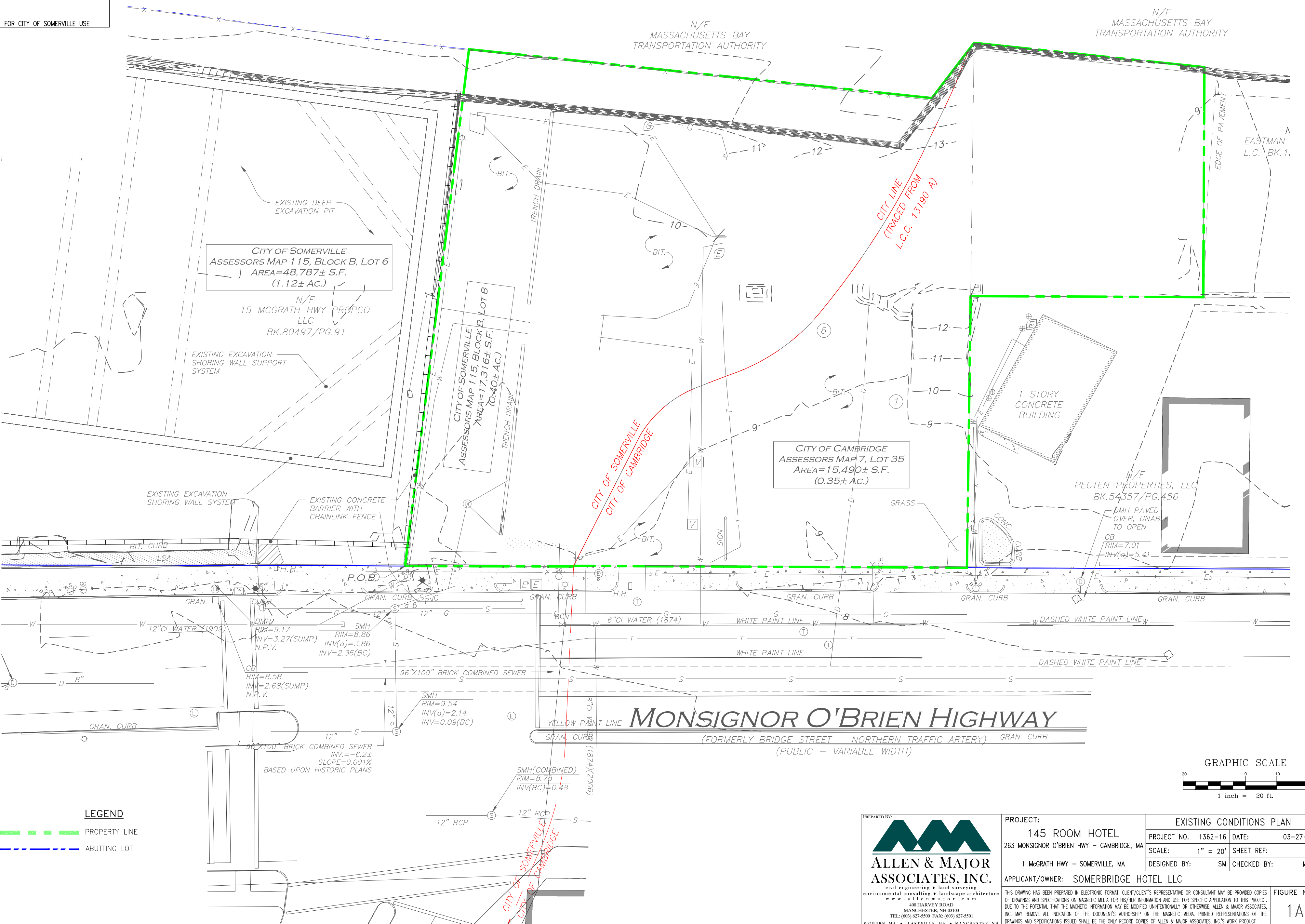
DMH PAVED
OVER, UNABLE
TO OPEN
CB
RIM=7.01
INV(±)=5.41

MONSIGNOR O'BRIEN HIGHWAY

(FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY)
(PUBLIC - VARIABLE WIDTH)



- LEGEND**
- PROPERTY LINE
 - ABUTTING LOT

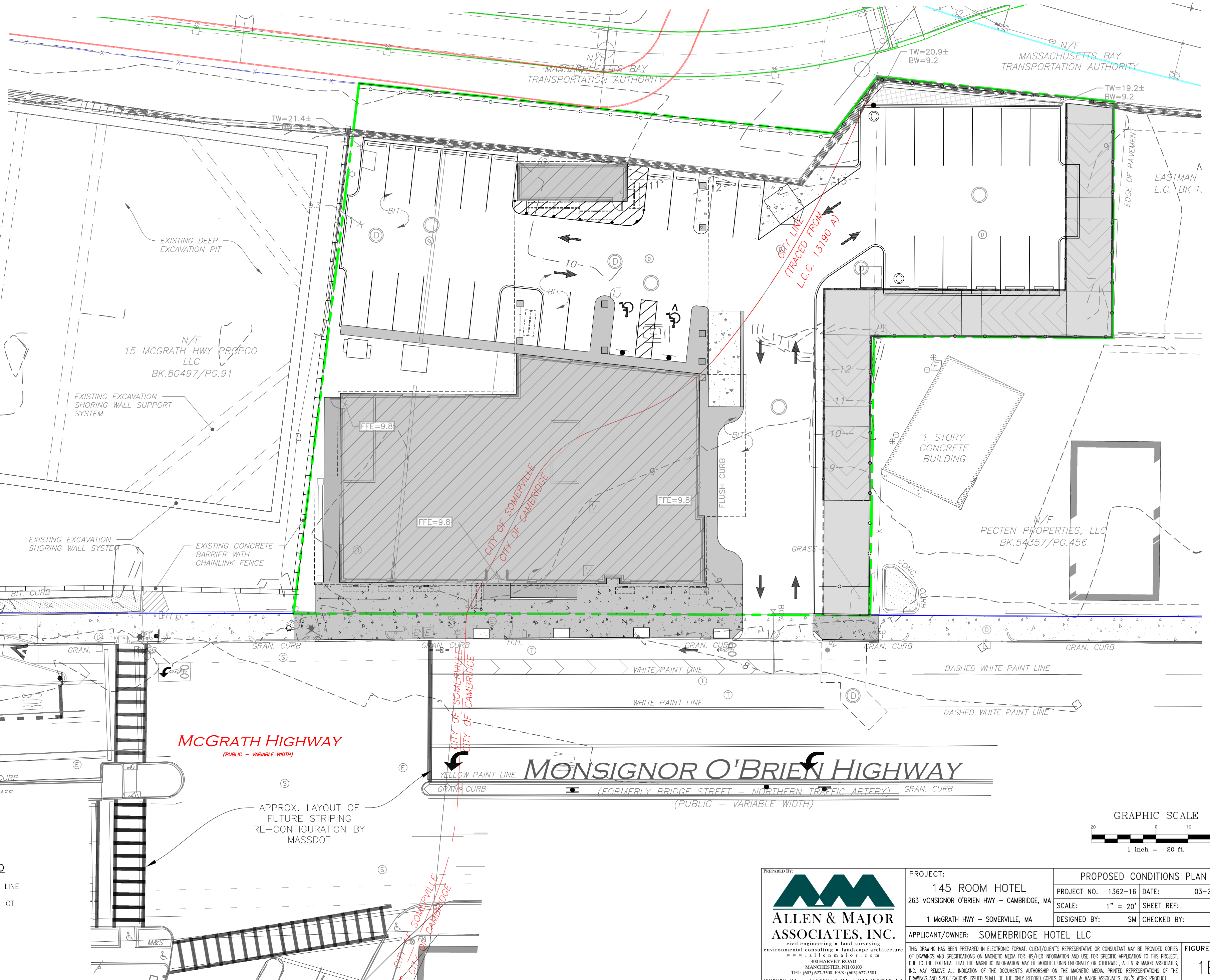


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environmental consulting • landscape architecture
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PROJECT: 145 ROOM HOTEL 263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA 1 MCGRATH HWY - SOMERVILLE, MA	EXISTING CONDITIONS PLAN	
	PROJECT NO. 1362-16	DATE: 03-27-26
APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC	SCALE: 1" = 20'	SHEET REF: -
	DESIGNED BY: SM	CHECKED BY: MAM
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FOR CITY OF SOMERVILLE USE



N/F
15 MCGRATH HWY PROPCO
LLC
BK.80497/PG.91

EXISTING EXCAVATION
SHORING WALL SUPPORT
SYSTEM

EXISTING EXCAVATION
SHORING WALL SYSTEM

EXISTING CONCRETE
BARRIER WITH
CHAINLINK FENCE

McGrath Highway
(PUBLIC - VARIABLE WIDTH)

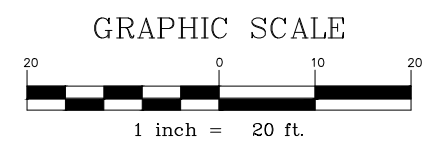
MONSIGNOR O'BRIEN HIGHWAY
(FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY)
(PUBLIC - VARIABLE WIDTH)

APPROX. LAYOUT OF
FUTURE STRIPING
RE-CONFIGURATION BY
MASSDOT

N/F
PECTEN PROPERTIES, LLC
BK.54357/PG.456

LEGEND

- PROPERTY LINE
- ABUTTING LOT

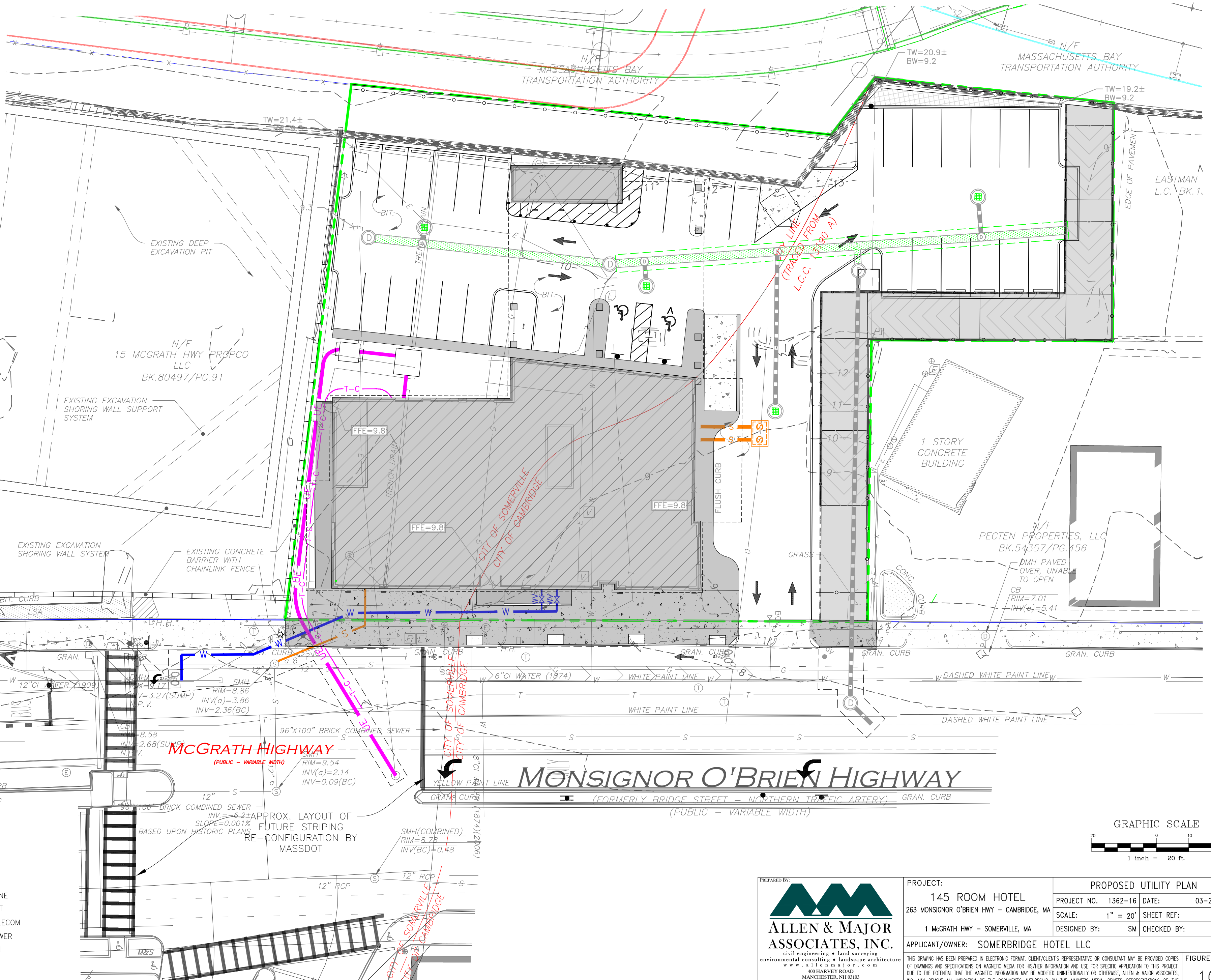


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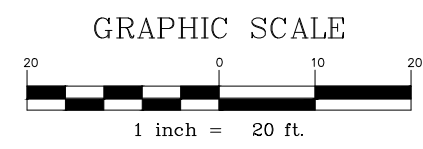
PROJECT: 145 ROOM HOTEL 263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA 1 McGRATH HWY - SOMERVILLE, MA	PROPOSED CONDITIONS PLAN	
	PROJECT No. 1362-16	DATE: 03-27-26
APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC	SCALE: 1" = 20'	SHEET REF: -
	DESIGNED BY: SM	CHECKED BY: MAM
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FOR CITY OF SOMERVILLE USE



LEGEND

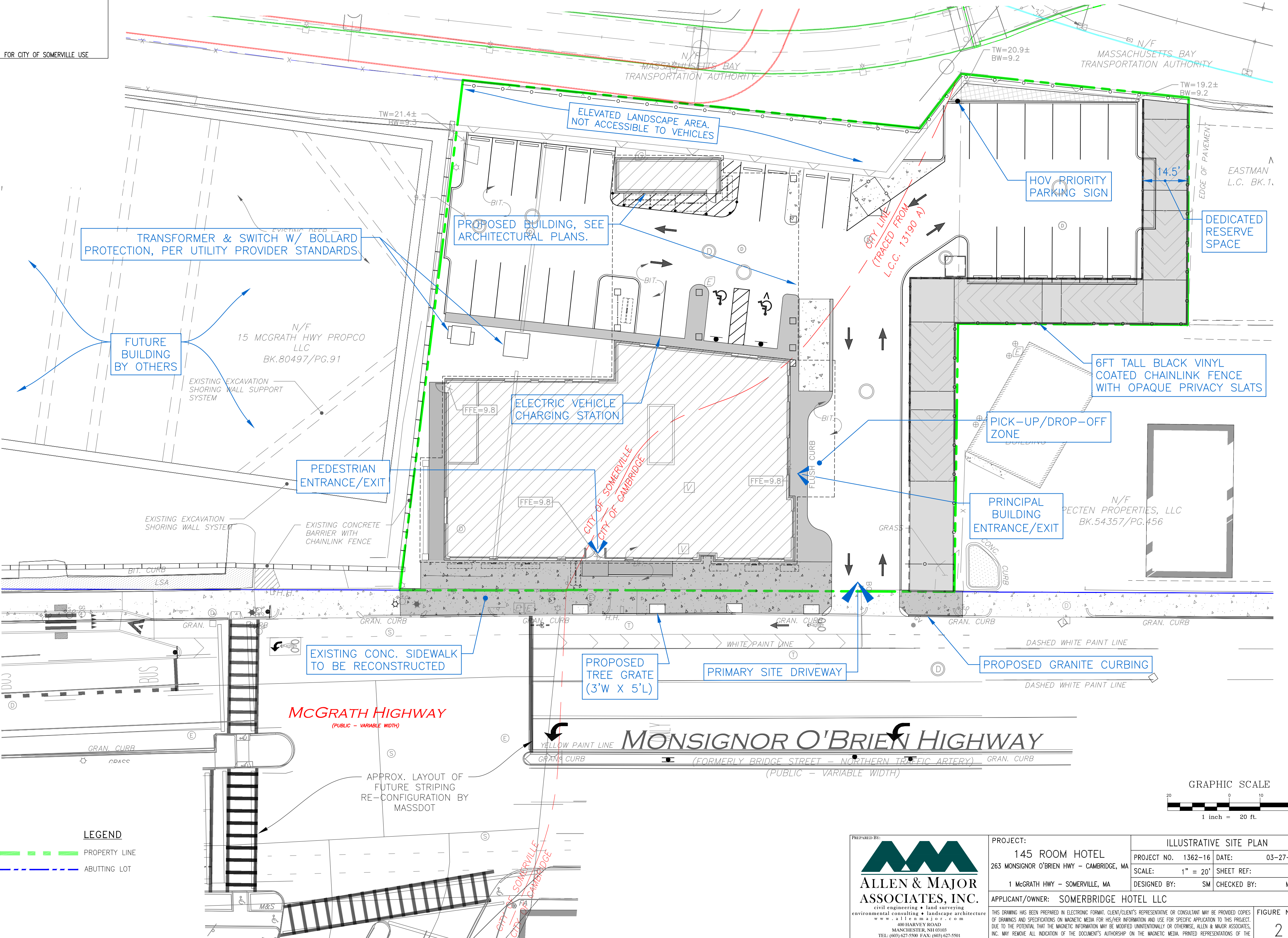
- PROPERTY LINE
- ABUTTING LOT
- UE ELECTRIC/TELECOM
- S SANITARY SEWER
- D STORM DRAIN
- W WATER



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PROJECT: 145 ROOM HOTEL 263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA		PROPOSED UTILITY PLAN	
PROJECT NO. 1362-16	DATE: 03-27-26	SCALE: 1" = 20'	SHEET REF: -
APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC		DESIGNED BY: SM	CHECKED BY: MAM
<small>THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.</small>			
FIGURE No.			1C



TRANSFORMER & SWITCH W/ BOLLARD PROTECTION, PER UTILITY PROVIDER STANDARDS

FUTURE BUILDING BY OTHERS

N/F 15 MCGRATH HWY PROPCO LLC BK.80497/PG.91

EXISTING EXCAVATION SHORING WALL SUPPORT SYSTEM

PEDESTRIAN ENTRANCE/EXIT

EXISTING EXCAVATION SHORING WALL SYSTEM

EXISTING CONCRETE BARRIER WITH CHAINLINK FENCE

EXISTING CONC. SIDEWALK TO BE RECONSTRUCTED

McGrath Highway
(PUBLIC - VARIABLE WIDTH)

APPROX. LAYOUT OF FUTURE STRIPING RE-CONFIGURATION BY MASSDOT

ELEVATED LANDSCAPE AREA. NOT ACCESSIBLE TO VEHICLES

PROPOSED BUILDING, SEE ARCHITECTURAL PLANS.

ELECTRIC VEHICLE CHARGING STATION

PROPOSED TREE GRATE (3'W X 5'L)

PRIMARY SITE DRIVEWAY

Monsignor O'Brien Highway
(FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY)
(PUBLIC - VARIABLE WIDTH)

HOV PRIORITY PARKING SIGN

DEDICATED RESERVE SPACE

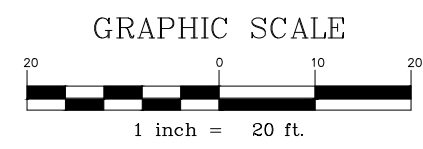
6FT TALL BLACK VINYL COATED CHAINLINK FENCE WITH OPAQUE PRIVACY SLATS

PICK-UP/DROP-OFF ZONE

PRINCIPAL BUILDING ENTRANCE/EXIT

N/F PECTEN PROPERTIES, LLC BK.54357/PG.456

PROPOSED GRANITE CURBING



LEGEND

- PROPERTY LINE
- ABUTTING LOT

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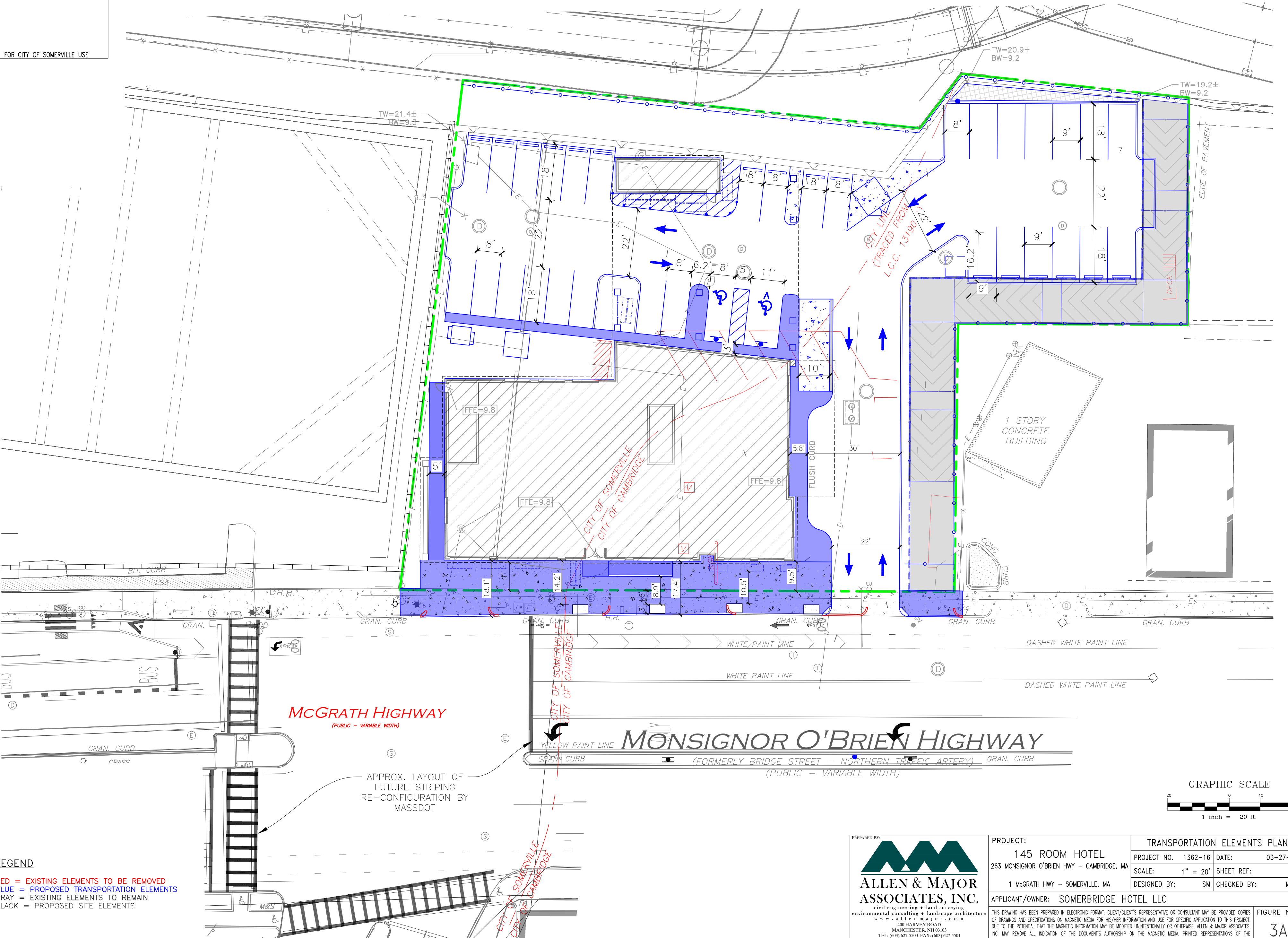
PROJECT:
145 ROOM HOTEL
263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA
1 MCGRATH HWY - SOMERVILLE, MA

ILLUSTRATIVE SITE PLAN
PROJECT NO. 1362-16 DATE: 03-27-26
SCALE: 1" = 20' SHEET REF: -
DESIGNED BY: SM CHECKED BY: MAM

APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC
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FIGURE No. **2**

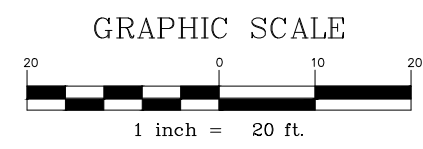
FOR CITY OF SOMERVILLE USE



McGRATH HIGHWAY
(PUBLIC - VARIABLE WIDTH)

MONSIGNOR O'BRIEN HIGHWAY
(FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY)
(PUBLIC - VARIABLE WIDTH)

APPROX. LAYOUT OF
FUTURE STRIPING
RE-CONFIGURATION BY
MASSDOT



- LEGEND**
- RED = EXISTING ELEMENTS TO BE REMOVED
 - BLUE = PROPOSED TRANSPORTATION ELEMENTS
 - GRAY = EXISTING ELEMENTS TO REMAIN
 - BLACK = PROPOSED SITE ELEMENTS

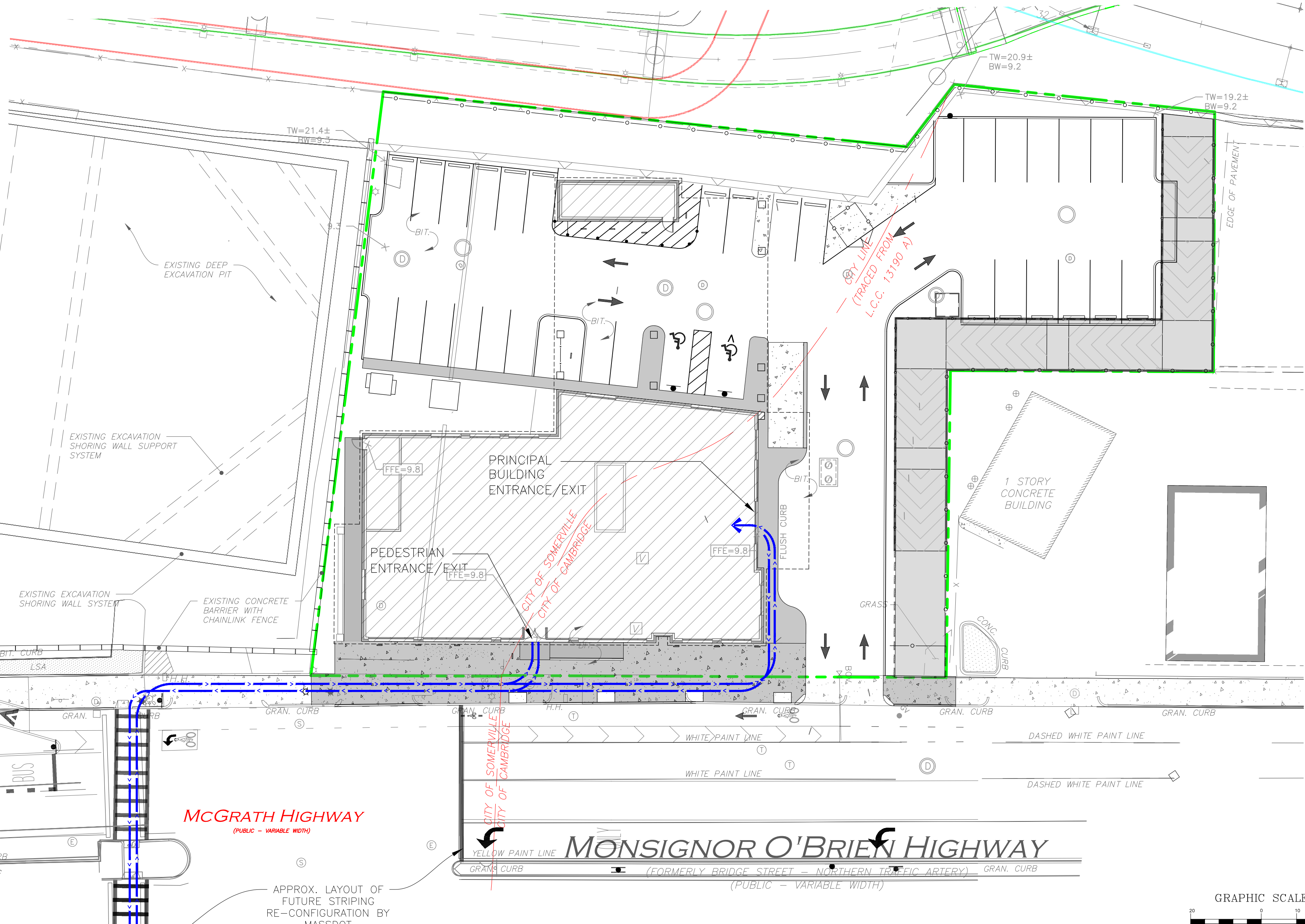
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PROJECT: 145 ROOM HOTEL 263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA 1 McGRATH HWY - SOMERVILLE, MA	TRANSPORTATION ELEMENTS PLAN	
	PROJECT NO. 1362-16	DATE: 03-27-26
APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC	SCALE: 1" = 20'	SHEET REF: -
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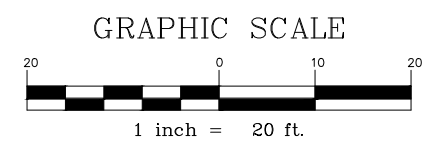
FOR CITY OF SOMERVILLE USE



McGRATH HIGHWAY
(PUBLIC - VARIABLE WIDTH)

MONSIGNOR O'BRIEN HIGHWAY
(FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY)
(PUBLIC - VARIABLE WIDTH)

APPROX. LAYOUT OF FUTURE STRIPING RE-CONFIGURATION BY MASSDOT



LEGEND

- PROPERTY LINE
- PEDESTRIAN MOVEMENT ON SITE

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PROJECT:
145 ROOM HOTEL
263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA
1 McGRATH HWY - SOMERVILLE, MA

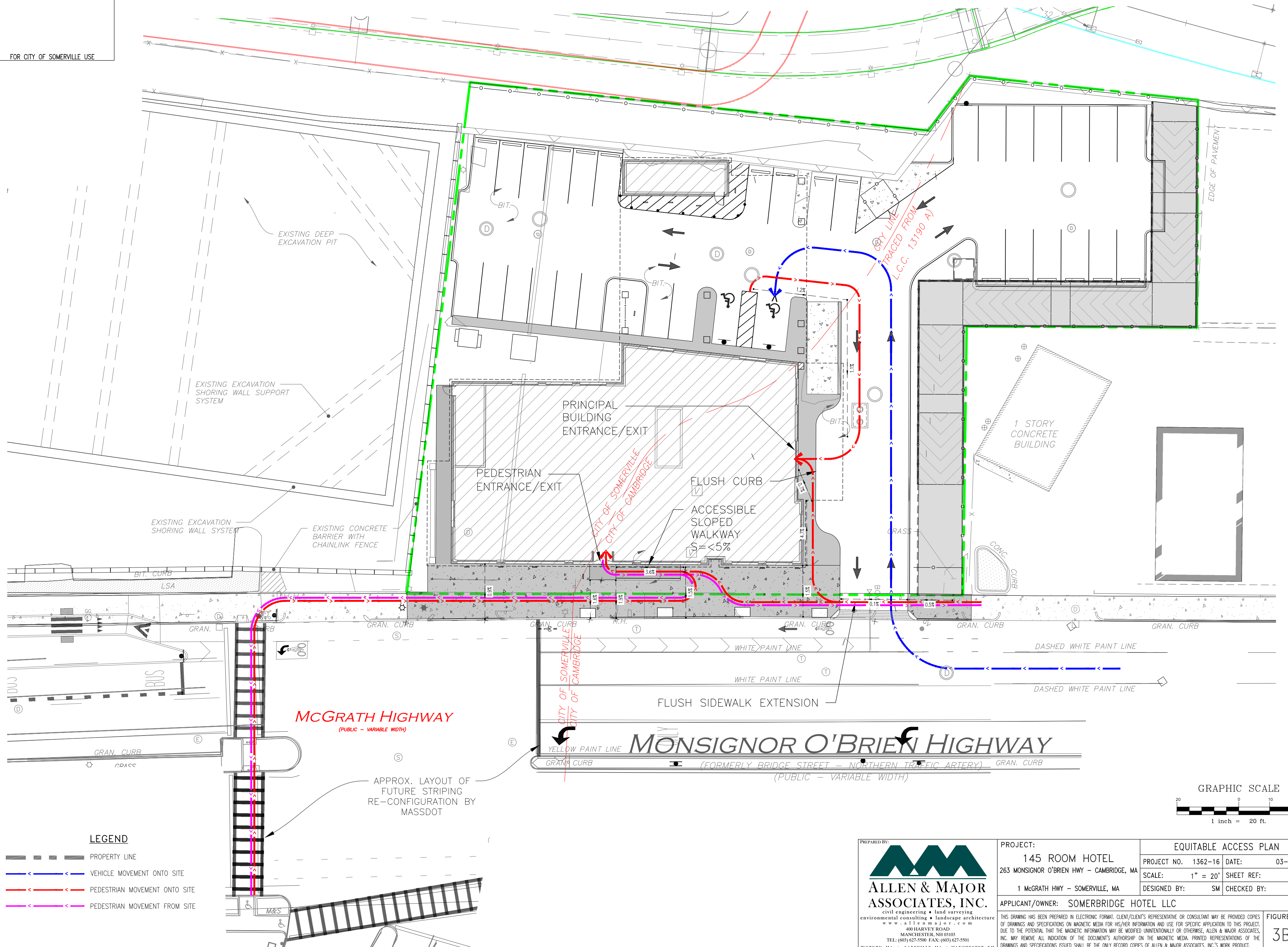
PEDESTRIAN ACCESS PLAN
PROJECT NO. 1362-16 DATE: 03-27-26
SCALE: 1" = 20' SHEET REF: -
DESIGNED BY: SM CHECKED BY: MAM

APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC
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FIGURE No.
3B.1

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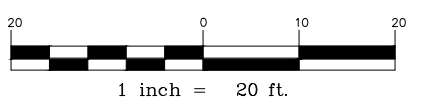
FOR CITY OF SOMERVILLE USE



LEGEND

- PROPERTY LINE
- VEHICLE MOVEMENT ONTO SITE
- PEDESTRIAN MOVEMENT ONTO SITE
- PEDESTRIAN MOVEMENT FROM SITE

GRAPHIC SCALE

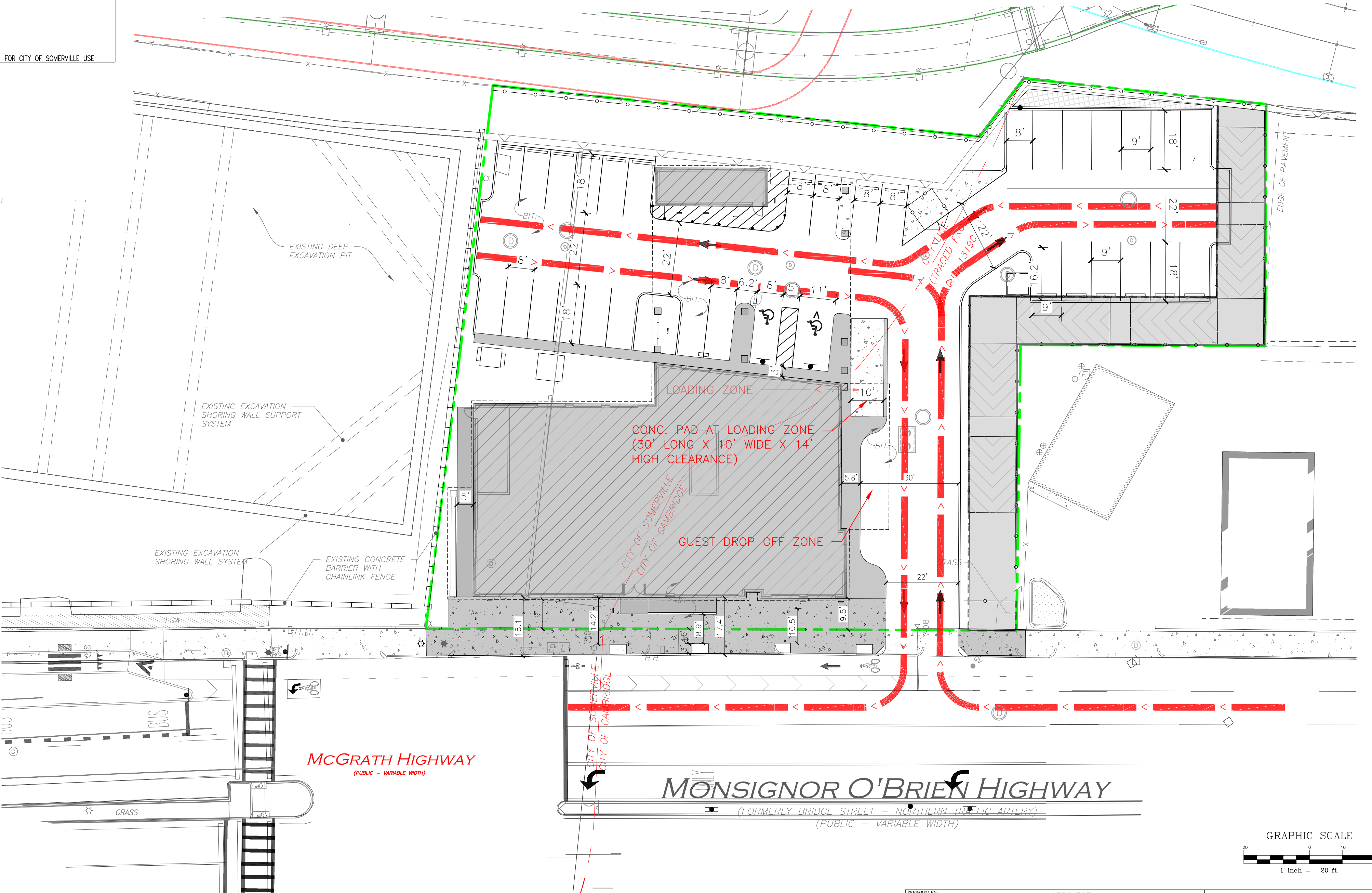


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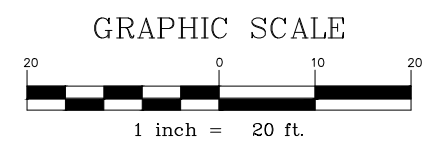
PROJECT: 145 ROOM HOTEL 263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA		EQUITABLE ACCESS PLAN	
PROJECT NO. 1362-16	DATE: 03-27-26	SCALE: 1" = 20'	SHEET REF: -
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FOR CITY OF SOMERVILLE USE



MCGRATH HIGHWAY
(PUBLIC - VARIABLE WIDTH)

MONSIGNOR O'BRIEN HIGHWAY
(FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY)
(PUBLIC - VARIABLE WIDTH)



LEGEND

VEHICLE MOVEMENT ON SITE (HOTEL GUESTS)

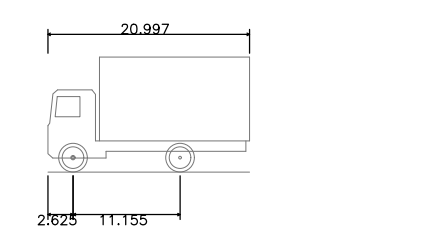
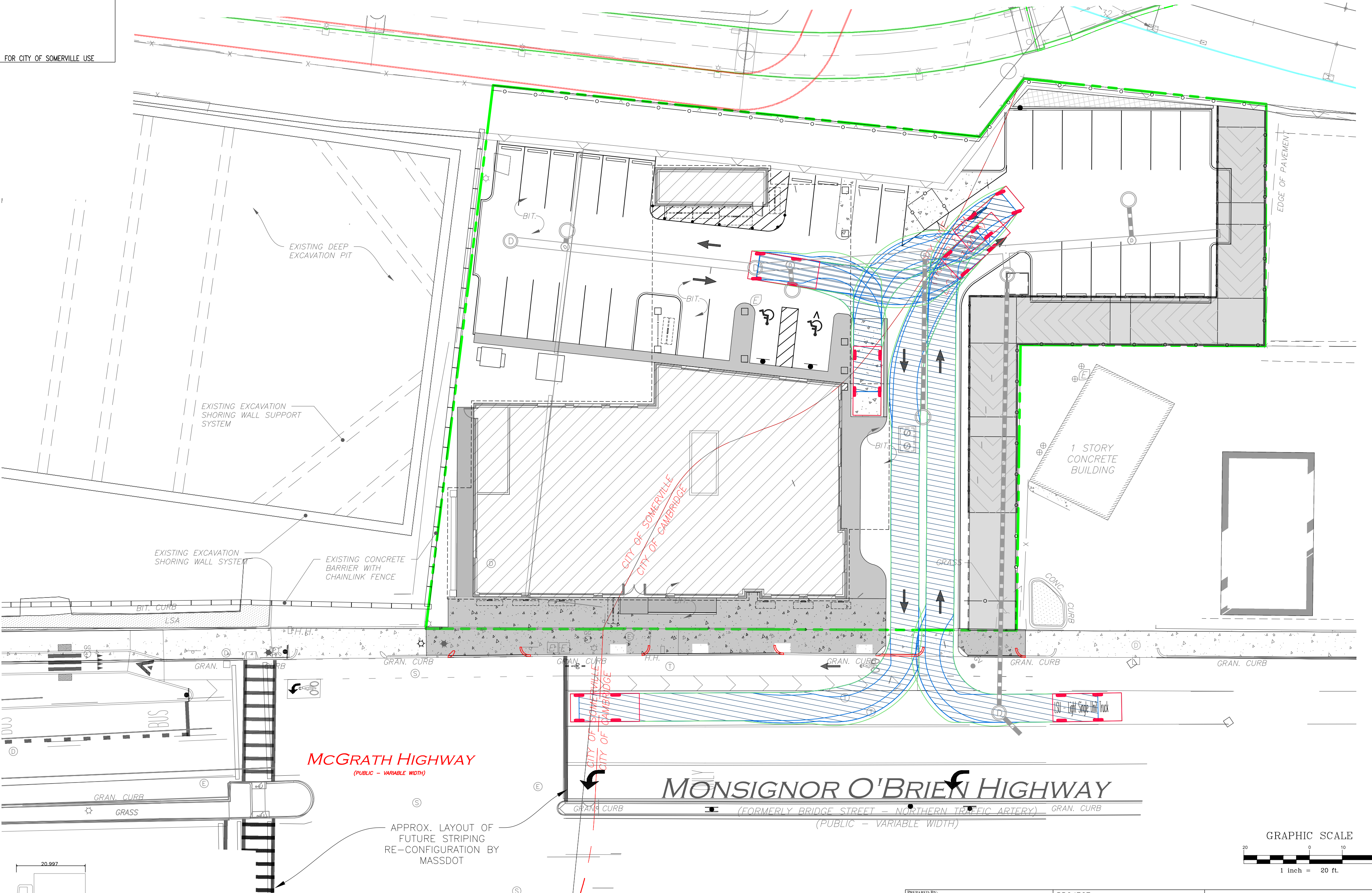
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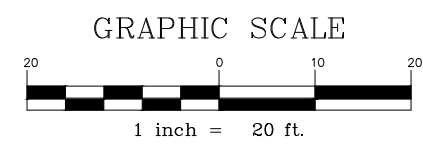
PROJECT: 145 ROOM HOTEL 263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA		VEHICLE ACCESS PLAN	
PROJECT NO. 1362-16	DATE: 03-27-26	SCALE: 1" = 20'	SHEET REF: -
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FOR CITY OF SOMERVILLE USE



LSU - Light Single Unit Truck
 Overall Length 20.997ft
 Overall Width 8.530ft
 Overall Body Height 11.974ft
 Min Body Ground Clearance 1.460ft
 Track Width 8.530ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 20.669ft



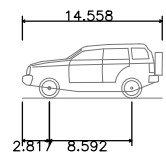
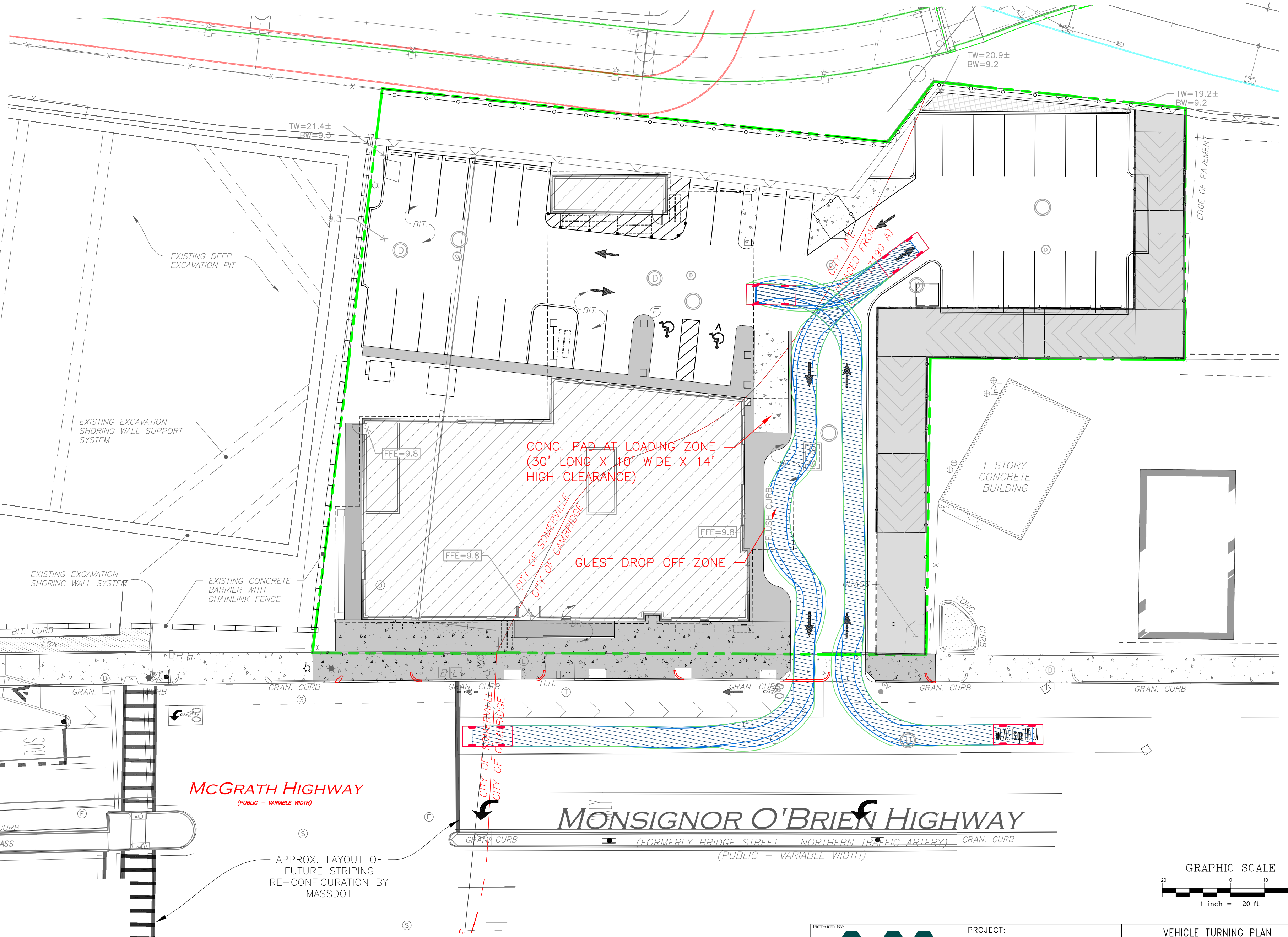
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PROJECT: 145 ROOM HOTEL 263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA		VEHICLE TURNING PLAN	
PROJECT NO. 1362-16	DATE: 03-27-26	SCALE: 1" = 20'	SHEET REF: -
1 McGRATH HWY - SOMERVILLE, MA		DESIGNED BY: SM	CHECKED BY: MAM
APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC			
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FIGURE No.			3D.1

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FOR CITY OF SOMERVILLE USE

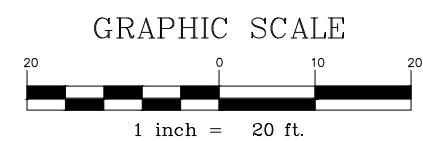


Ford 2009 Escape 4WD SUV
 Overall Length 14.558ft
 Overall Width 5.925ft
 Overall Body Height 5.649ft
 Min Body Ground Clearance 0.675ft
 Track Width 5.925ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 18.350ft

MCGRATH HIGHWAY
 (PUBLIC - VARIABLE WIDTH)

MONSIGNOR O'BRIEN HIGHWAY
 (FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY)
 (PUBLIC - VARIABLE WIDTH)

APPROX. LAYOUT OF
 FUTURE STRIPING
 RE-CONFIGURATION BY
 MASSDOT

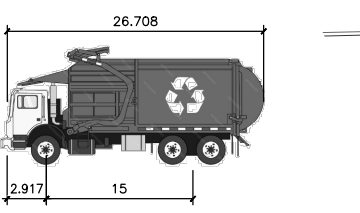
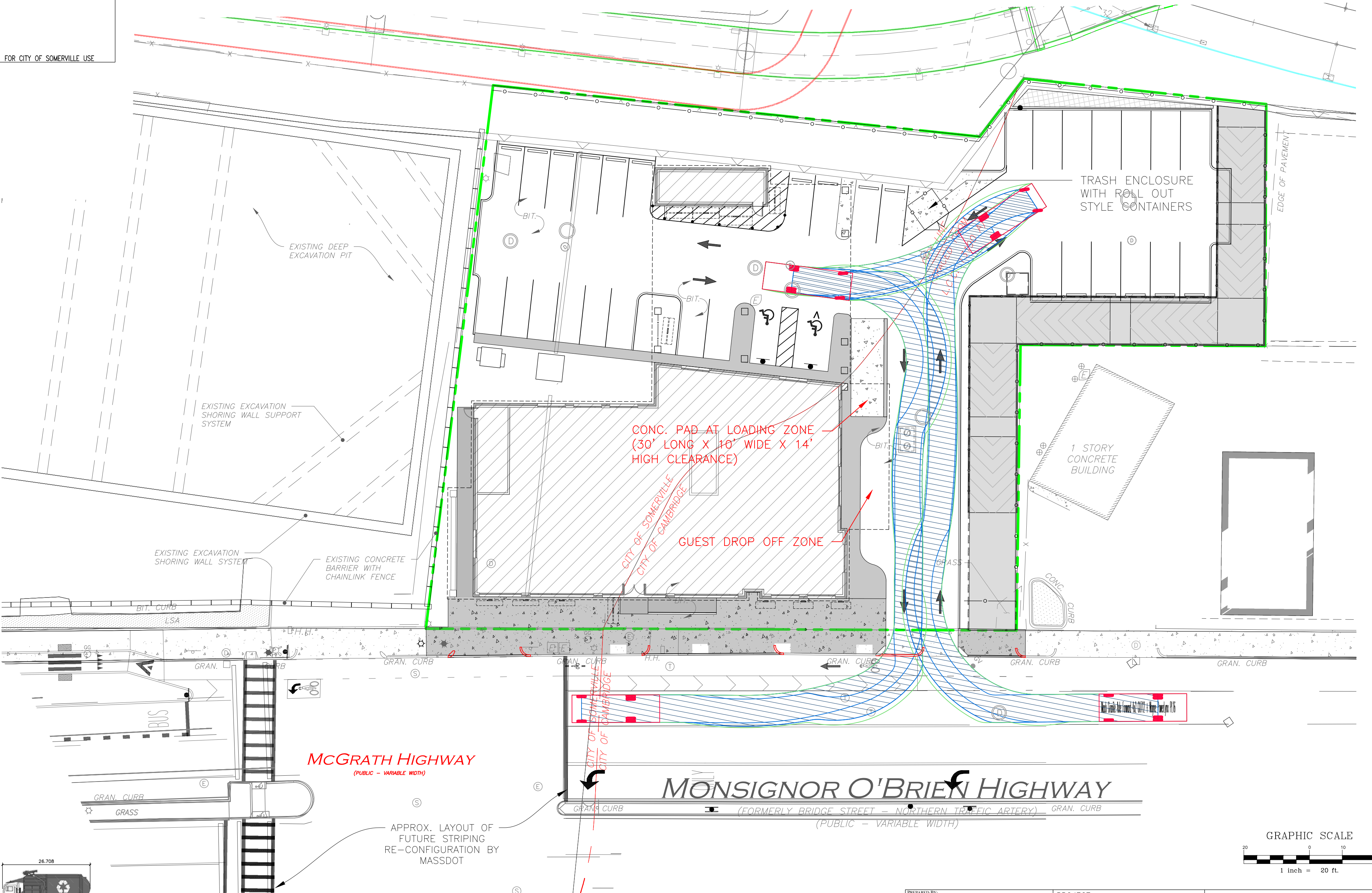


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PROJECT NO. 1362-16	DATE: 03-27-26	SCALE: 1" = 20'	SHEET REF: -
1 McGrath Hwy - Somerville, MA	DESIGNED BY: SM	CHECKED BY: MAM	
APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC			
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FIGURE No.			3D.2

FOR CITY OF SOMERVILLE USE

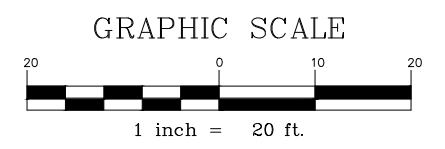


Mack Granite Axle Forward 4x2 GU712, + Wayne PowerLynx PL16
 Overall Length 26.708ft
 Overall Width 8.375ft
 Overall Body Height 10.546ft
 Min Body Ground Clearance 1.376ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 29.300ft

McGRATH HIGHWAY
 (PUBLIC - VARIABLE WIDTH)

MONSIGNOR O'BRIEN HIGHWAY
 (FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY)
 (PUBLIC - VARIABLE WIDTH)

APPROX. LAYOUT OF FUTURE STRIPING RE-CONFIGURATION BY MASSDOT



PREPARED BY:

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PROJECT:
 145 ROOM HOTEL
 263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA
 1 McGRATH HWY - SOMERVILLE, MA

VEHICLE TURNING PLAN
 PROJECT NO. 1362-16 DATE: 03-27-26
 SCALE: 1" = 20' SHEET REF: -
 DESIGNED BY: SM CHECKED BY: MAM

APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC
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 FIGURE No. 3D.3