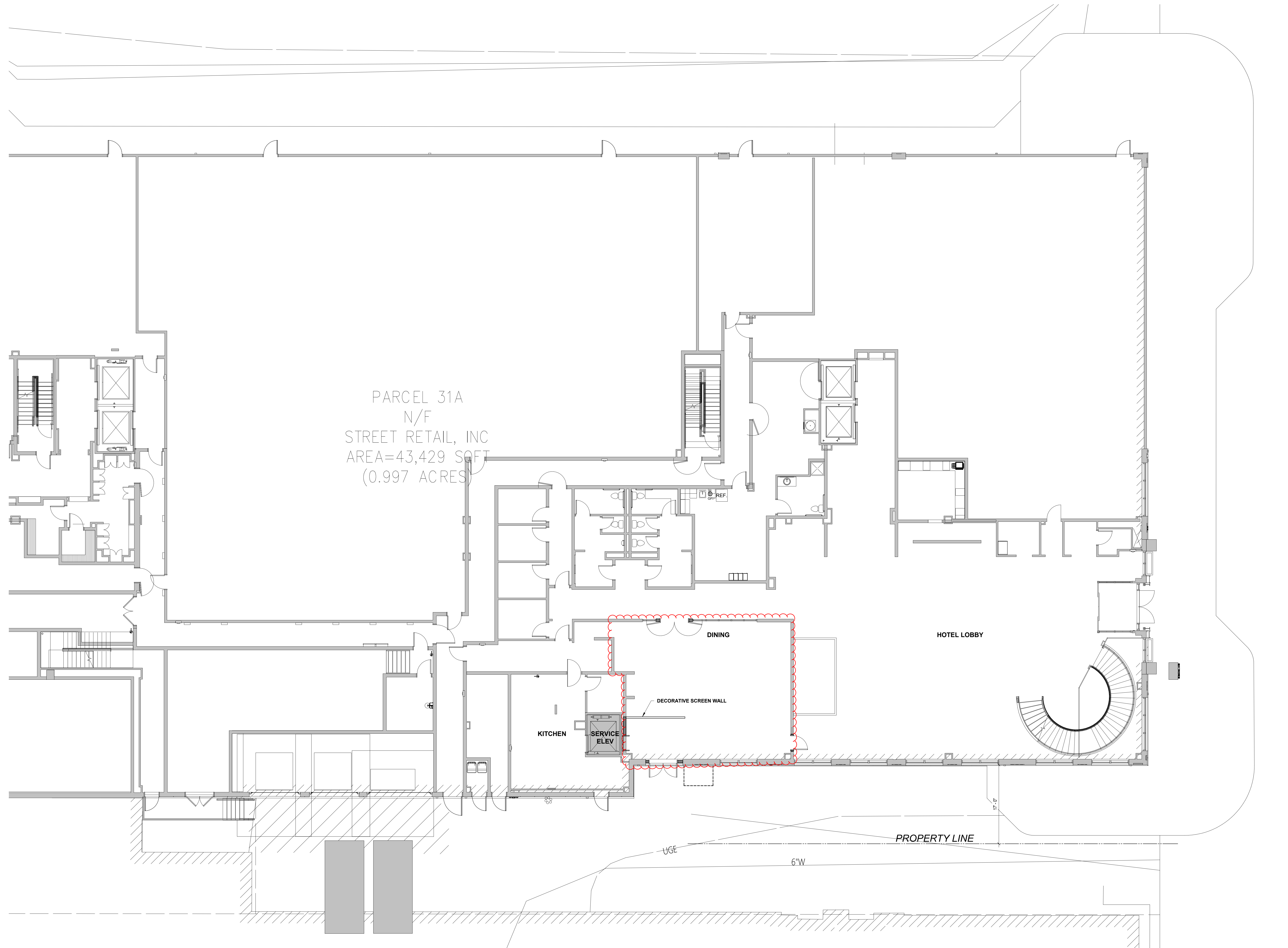
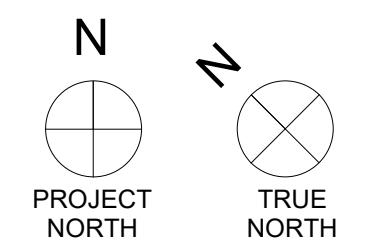


Architectural Plans



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



PO BOX 4430
MANCHESTER NH 03108
603.623.8811
PROCONINC.COM

Street
Town, State

[illegible]

NOT FOR CONSTRUCTION

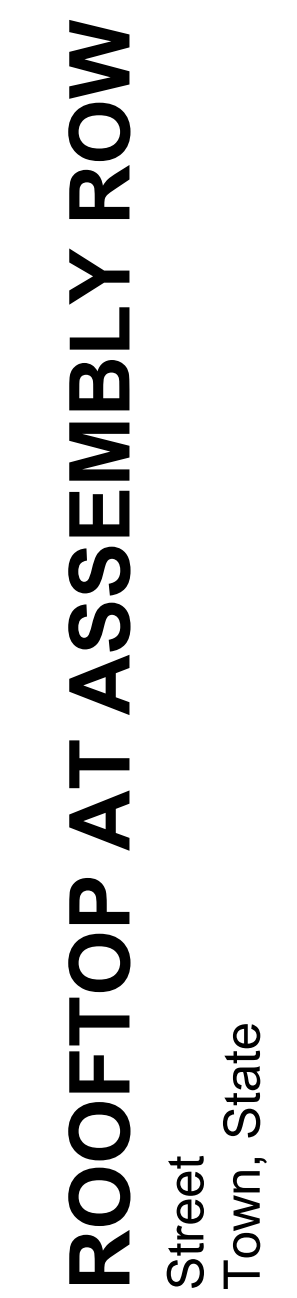
Architect:	JAL
Drawn By:	Author
Project No.:	XXX
Copyright:	2019 PROCON LLC

Drawing Sheet

**OVERALL FIRST
FLOOR PLAN**

Drawing Sheet

A1.01



NOT FOR
CONSTRUCTION

A1.04



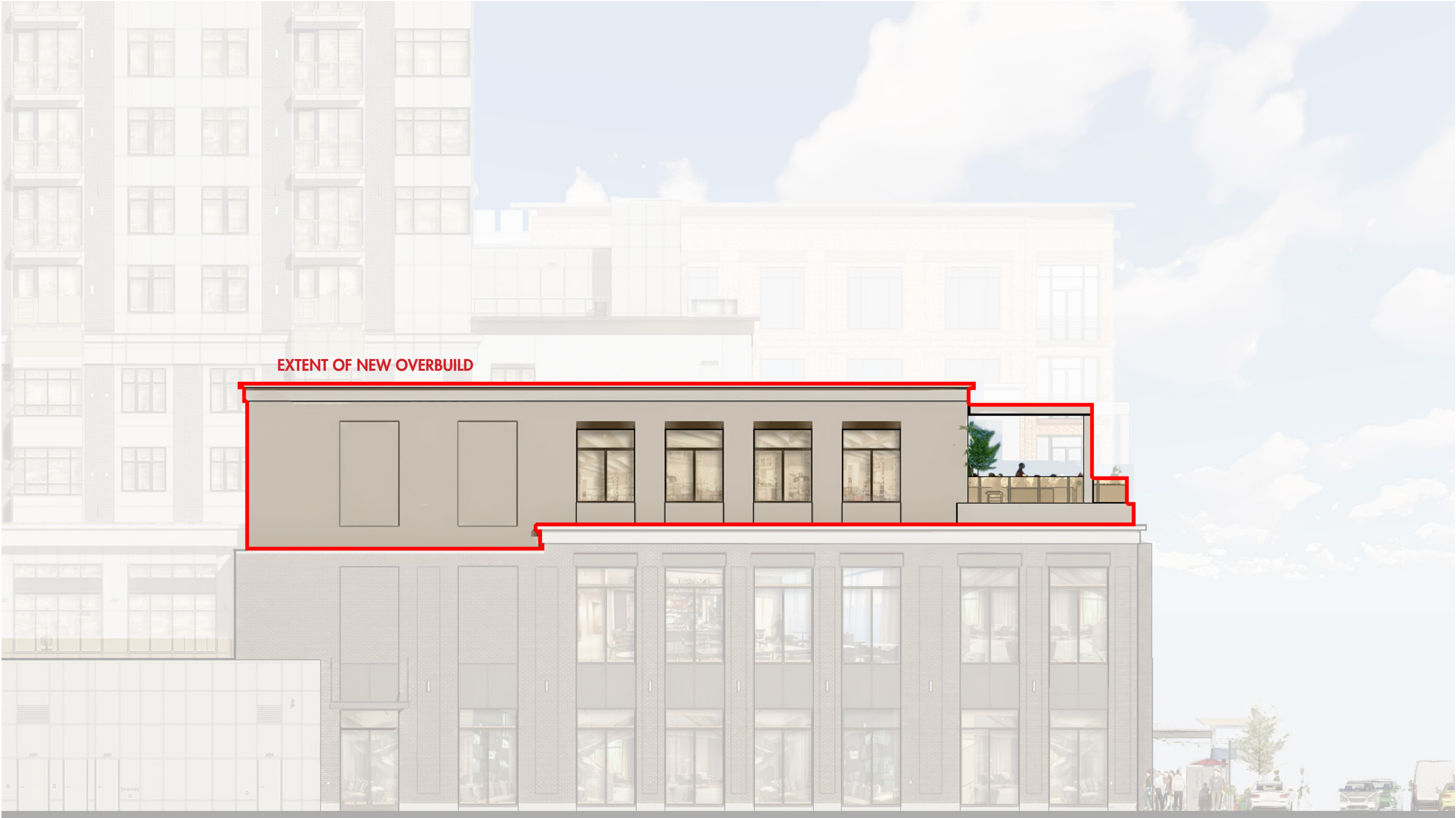
The Row Hotel - Overbuild
South Elevation - Foley St



The Row Hotel - Overbuild
South Elevation - Foley St



The Row Hotel - Overbuild
West Elevation - Alley



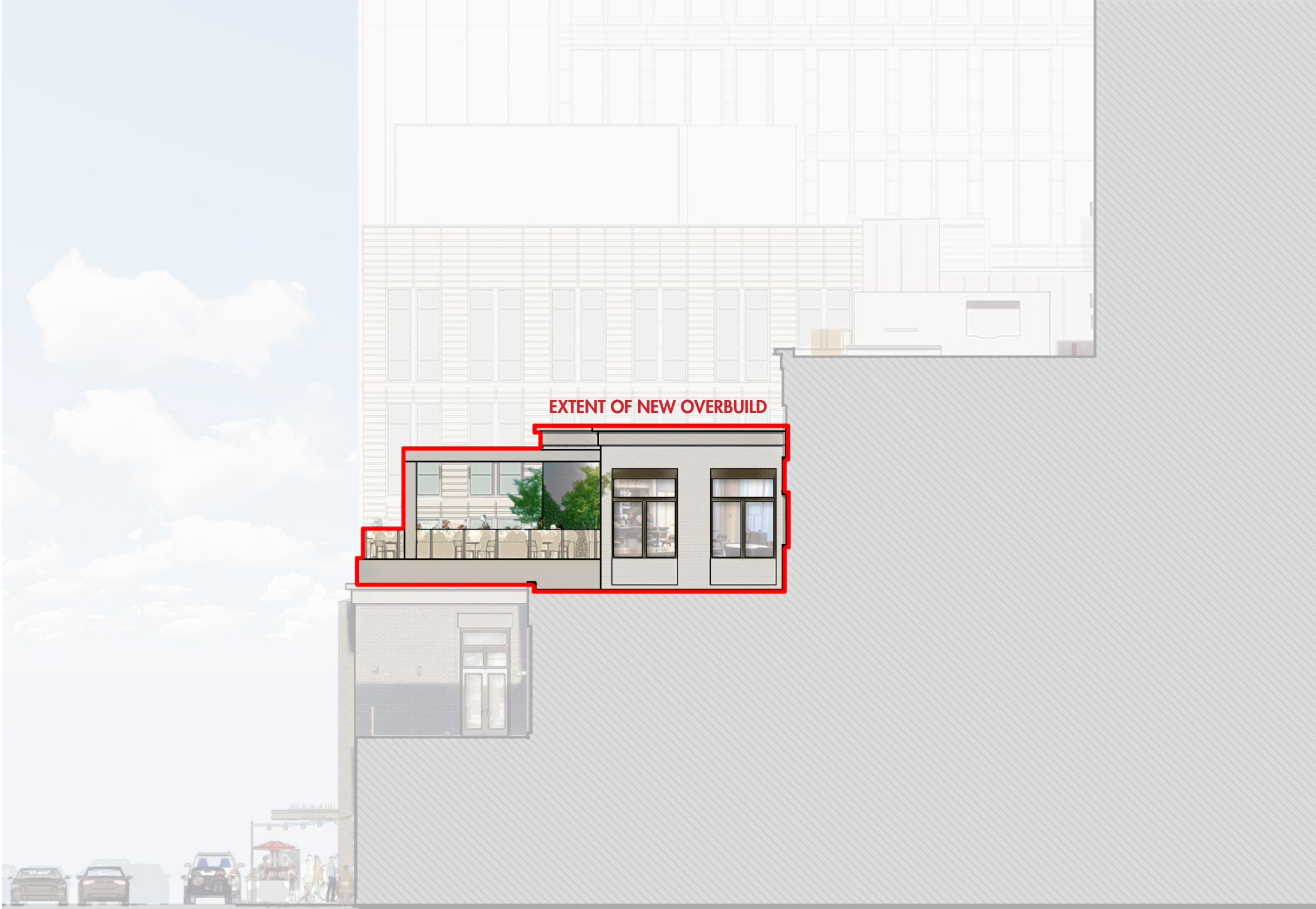
EXTENT OF NEW OVERBUILD

The Row Hotel - Overbuild

West Elevation - Alley



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



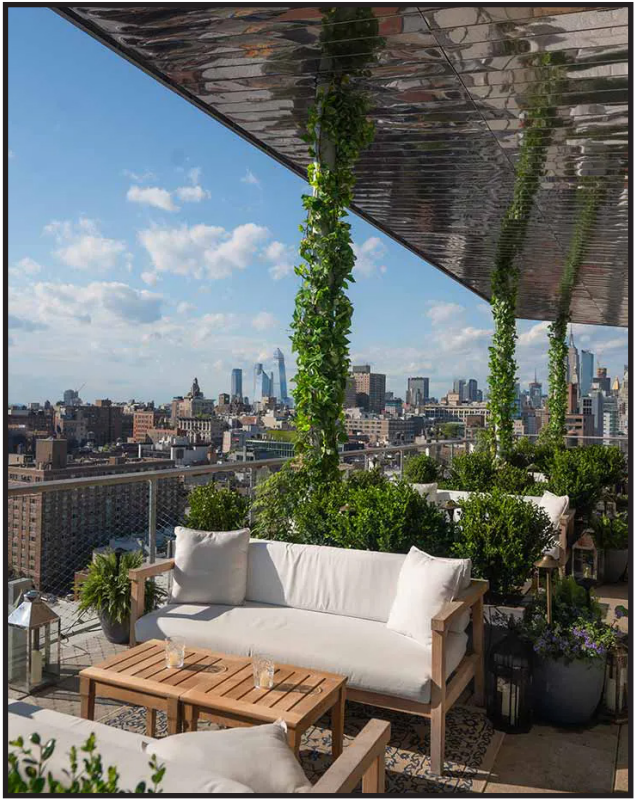
The Row Hotel - Existing
South Elevation - Foley St



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 ₁	172 FT
TOTAL OPEN SPACE	25%	28.0% ₂
USABLE OPEN SPACE	12.5%	21.9% ₂

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

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
TOTAL SPACES			228	103***
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.

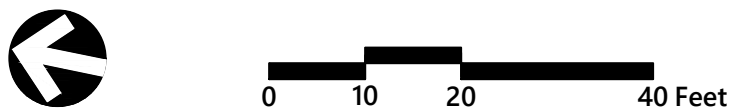
Parking Requirements

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

*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 Apprd.

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____

Local Approvals

Sep. 30, 2025

Not Approved For Construction

Drawing Title
Layout and Materials Plan
Drawing Number

C4.00

Sheet 5 of 5

Project Number

08518.05