

BEACON STREET HOTEL

ADDRESS: 369-371 BEACON STREET, SOMERVILLE MA 02143

SUBMISSION: 02-10-2009



LIST OF DRAWINGS:

- T-0 TITLE SHEET
- C-1 EXISTING SURVEY
- A-0 SITE PLAN & ZONING COMPLIANCE
- A-1 BUILDING FLOOR PLANS
- A-2 BUILDING ELEVATIONS & PERSPECTIVE VIEWS
- A-3 BUILDING AERIAL & STREET SCAPES VIEWS
- A-4 SHADOW STUDY

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17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

T-0 TITLE SHEET



17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
TEL: 617-691-4882 FAX: 617-691-2086

BEACON STREET HOTEL

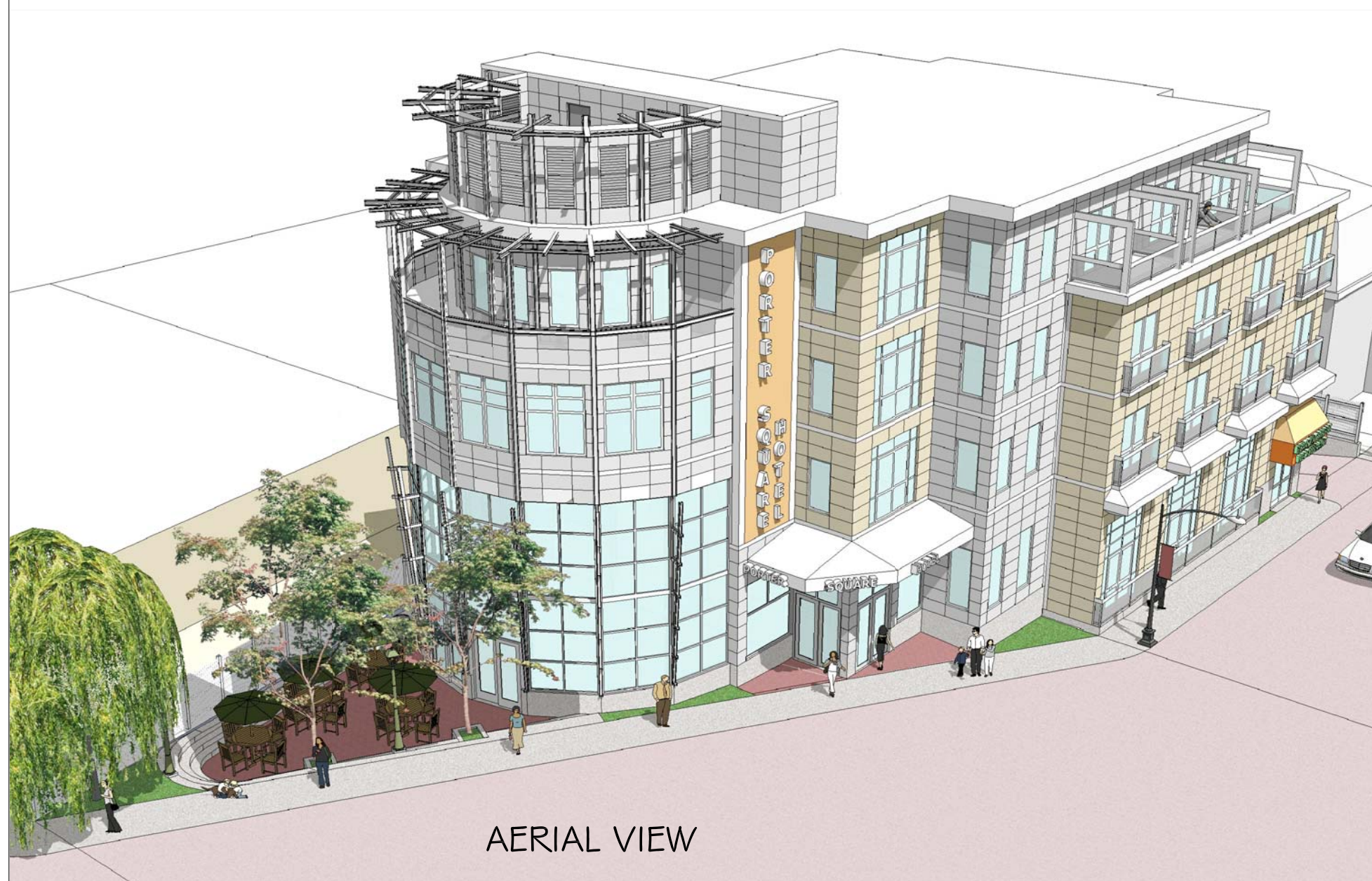
DATE: 02-10-2009



WEST ELEVATION

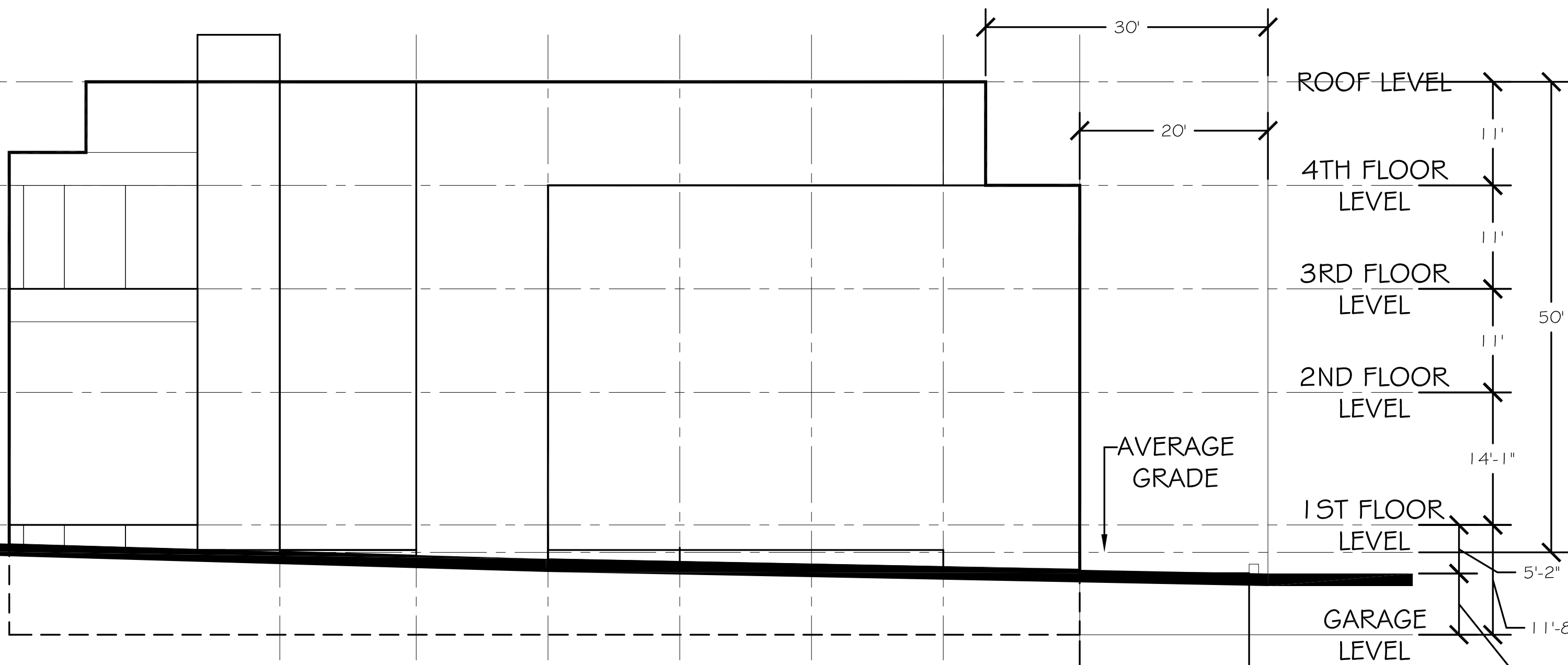


EAST ELEVATION WITHOUT THE ABUTTER'S HOUSE



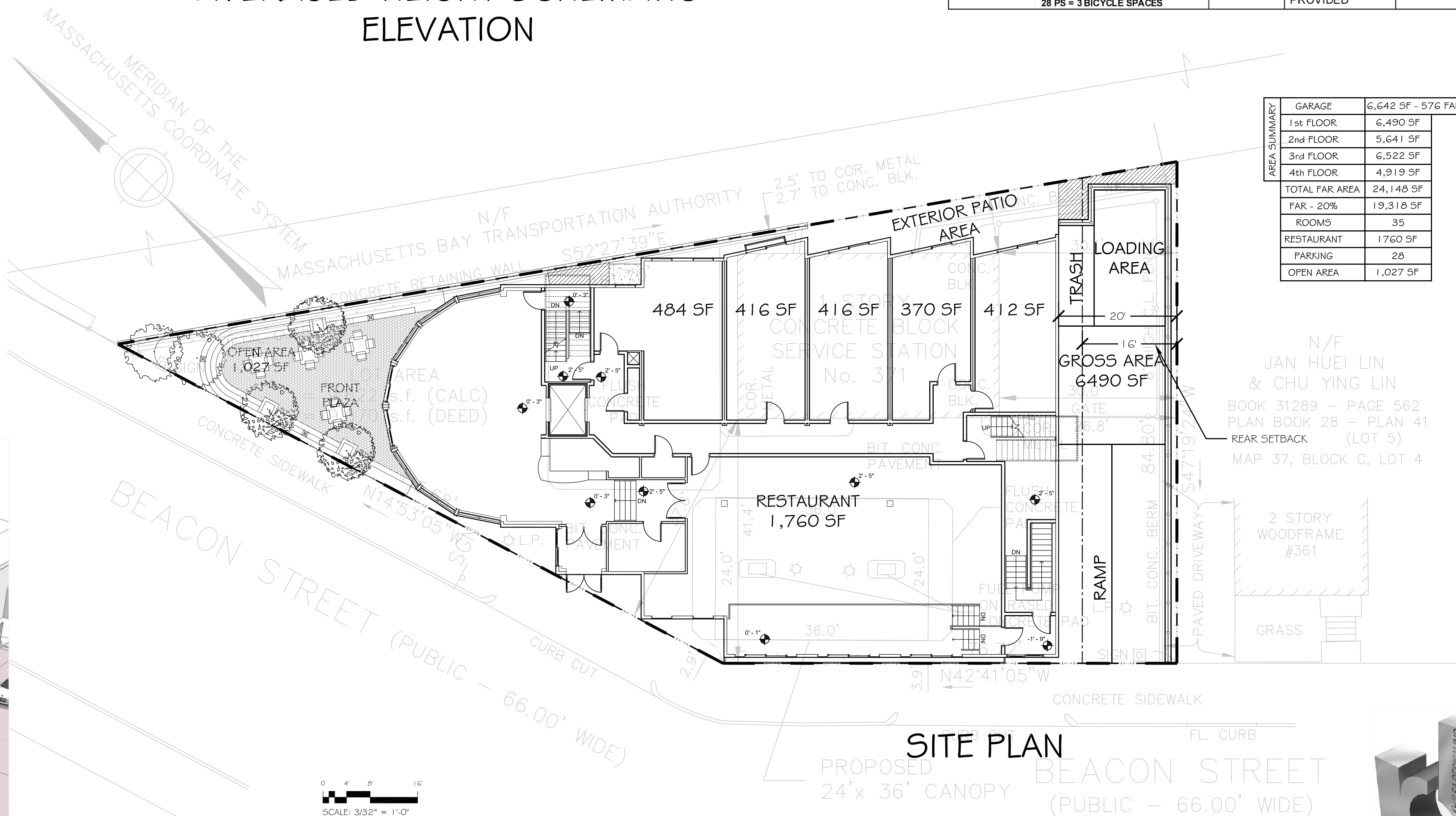
AERIAL VIEW

scale: 3/32"=1'-0"



AVERAGED HEIGHT SCHEMATIC
ELEVATION

BA ZONE	REQUIRED	EXISTING	PROPOSED	RELIEF
MINIMUM LOT SIZE	NA	9,670 S.F.	9,670 S.F.	NONE
LOT AREA PER DWELLING UNIT	1 - 9 UNITS, 875 S.F. PER UNIT 10+ 1000 sf/du (a) 9,670 = 11 875 (b) 9,670 = 9.6 1000	GAS STATION	HOTEL /RESTAURANT 35 ROOMS	NONE
GROUND COVER LANDSCAPE	MAXIMUM 80% Ground Coverage = 7,736 sf MINIMUM 10% OF LOT AREA = 967 sf	21% =2,101 sf 0	67% =6,490 sf 10.6% =1,027 SF	NONE NONE
F.A.R.	F.A.R. 2.0 = 19,340SF	FAR - 0.125 =1,214 sf	FAR - 1.997 =19,318 SF	NONE
MAX. HEIGHT	4 Story, 50 feet [20.21] Abutting [R] within 30 feet 3 stories 40 ft	1 STORY 15 FEET	4 STORY 50 FEET 3 STORY, 40FEET WITHIN 30' OF [R]	NONE
FRONT YARD SETBACK	0	30	0	NONE
SIDE YARD SETBACK	NA [12] 1/3h OR 15 Ft	VARIES	VARIES	NONE
REAR YARD SETBACK	10 Ft + 2 Ft/ story above ground floor	30 FEET	16 FEET	NONE
MIN. FRONTAGE	0	90+- FEET	90+- FEET	NONE
PARKING	.8/ROOM+1/110SF OF RESTAURANT + 0.5 per HOTEL EMPLOYEE AT PEAK TIME. 35RMx.8=28PS; 6 EMPLOYEES=3PS RESTAURANT 1,760SF/110SF=16PS ACCESSORY USE TO HOTEL 16PS x .25 = 4PS TOTAL REQ.=35PS REDUCE BY 20% DUE TO PROXIMITY TO PUBLIC "T" 28 TOTAL PS REQUIRED SECTION 9.15: 15-200 PS = 1 BIKE SPACE FOR EVERY 10 PS. 28 PS = 3 BICYCLE SPACES		28 PARKING SPACES 3 BICYCLE SPACES PROVIDED	NONE NONE



AREA SUMMARY	GARAGE	6,642 SF - 576 FAR
	1st FLOOR	6,490 SF
	2nd FLOOR	5,641 SF
	3rd FLOOR	6,522 SF
	4th FLOOR	4,919 SF
	TOTAL FAR AREA	24,148 SF
	FAR - 20%	19,318 SF
	ROOMS	35
	RESTAURANT	1,760 SF
	PARKING	28
	OPEN AREA	1,027 SF

SITE PLAN

PROPOSED 24'x 36' CANOPY
BEACON STREET (PUBLIC - 66.00' WIDE)

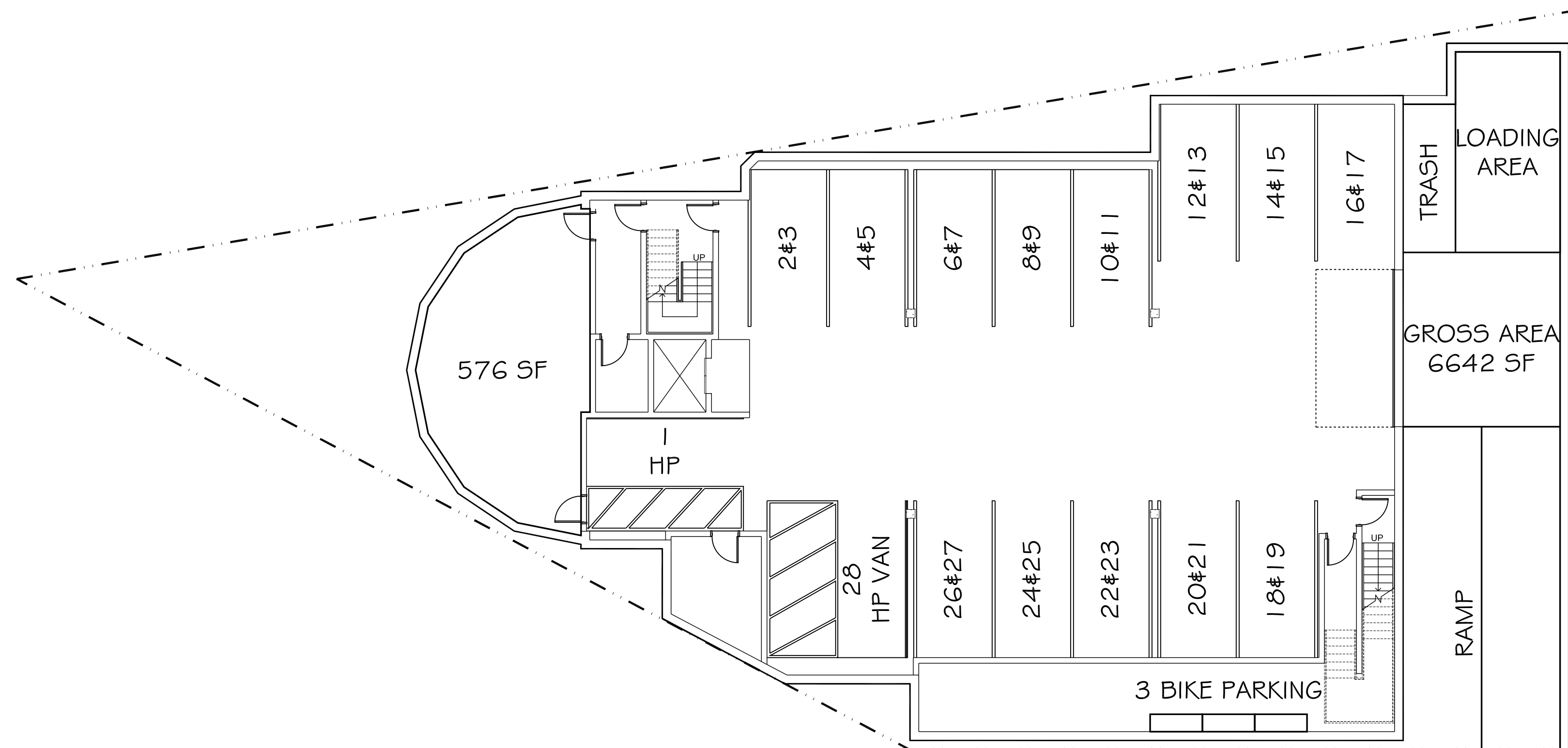
A-0 SITE PLAN & ZONING COMPLIANCE

DATE: 02-10-2009

BEACON STREET HOTEL

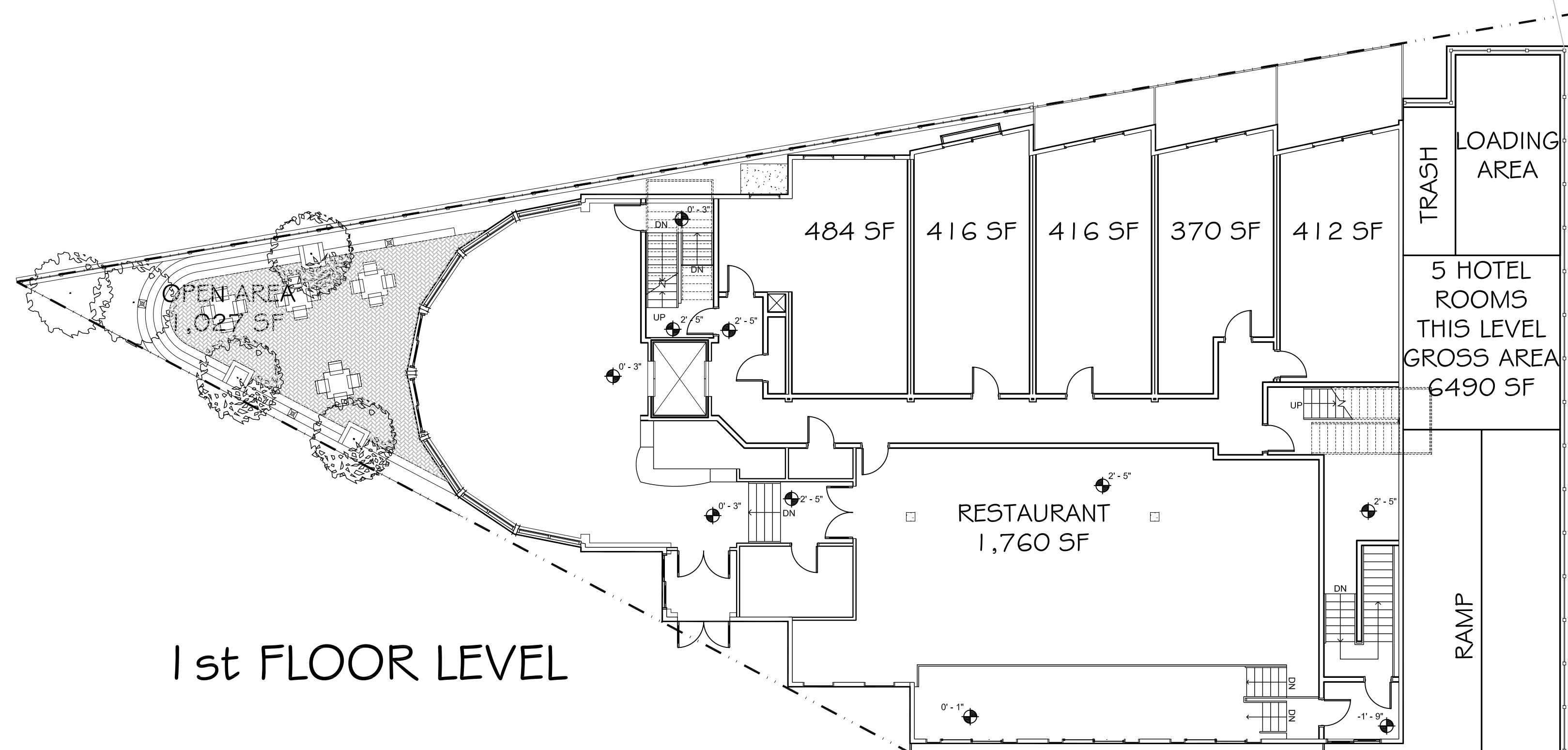


17 WALDO STREET, SUITE 400
SOMERVILLE, MA 02143



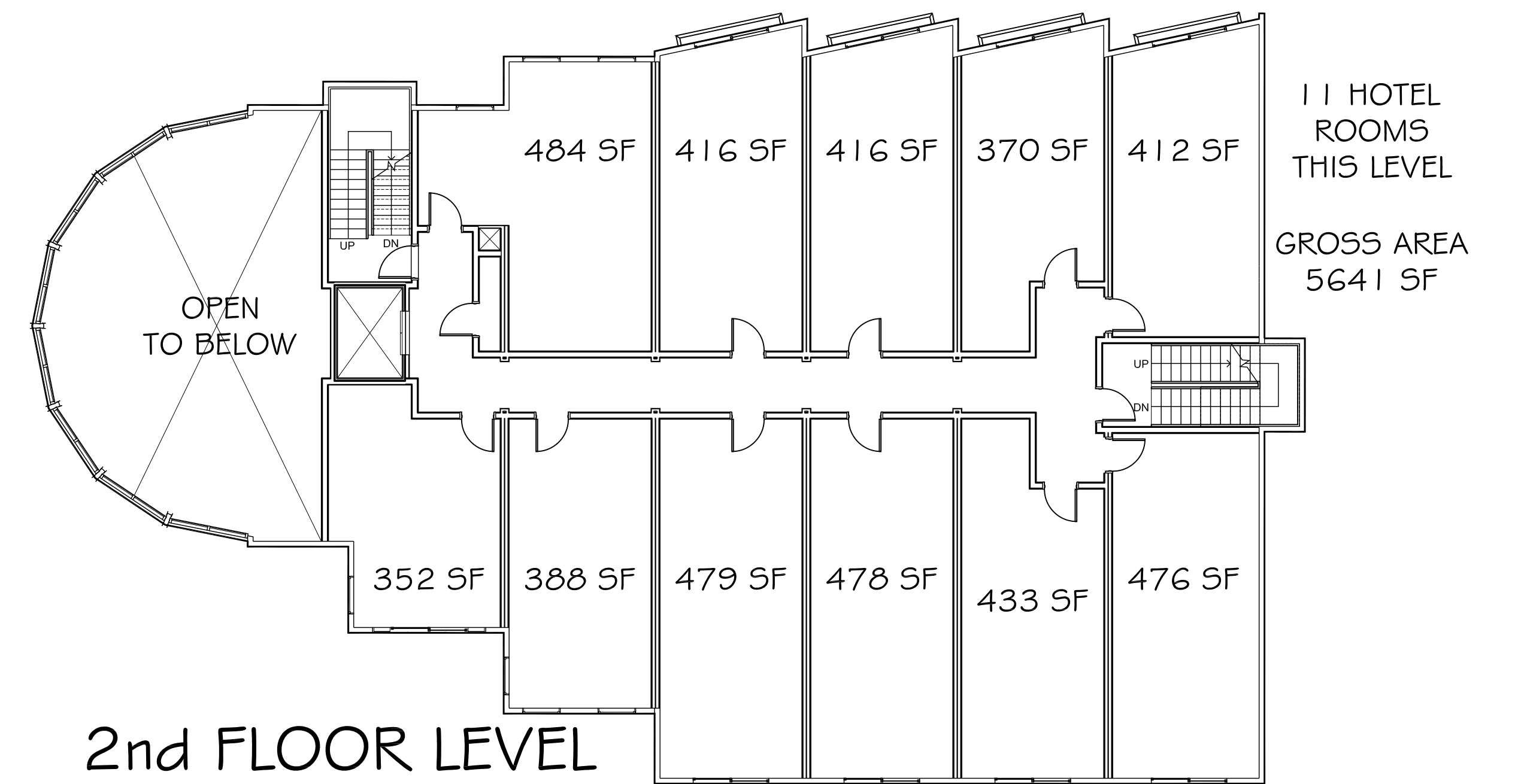
GARAGE LEVEL

PARKING SUMMARY
 0.8/ROOM+1/110SF OF RESTAURANT
 35RMx.8=28 PS
 1,760SF/110SF=16PS
 ACCESSORY USE TO HOTEL: 16x.25=4
 .5PS / Employee @ Peak Time =3PS
 TOTAL REQ.=28 + 4 + 3 = 35PS
 REDUCE BY 20% DUE TO PROXIMITY TO PUBLIC "T"
 28 TOTAL PS REQUIRED

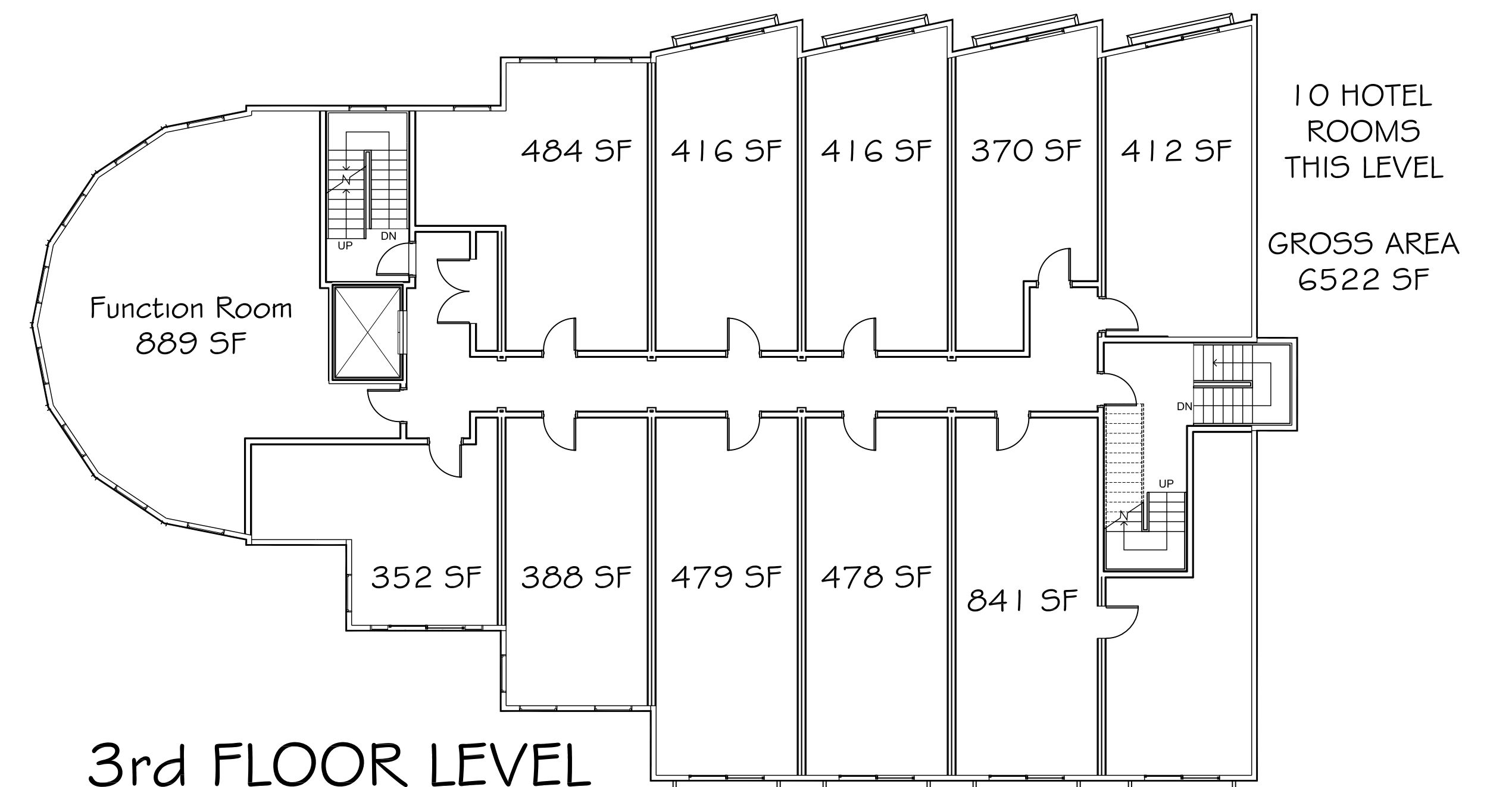


1st FLOOR LEVEL

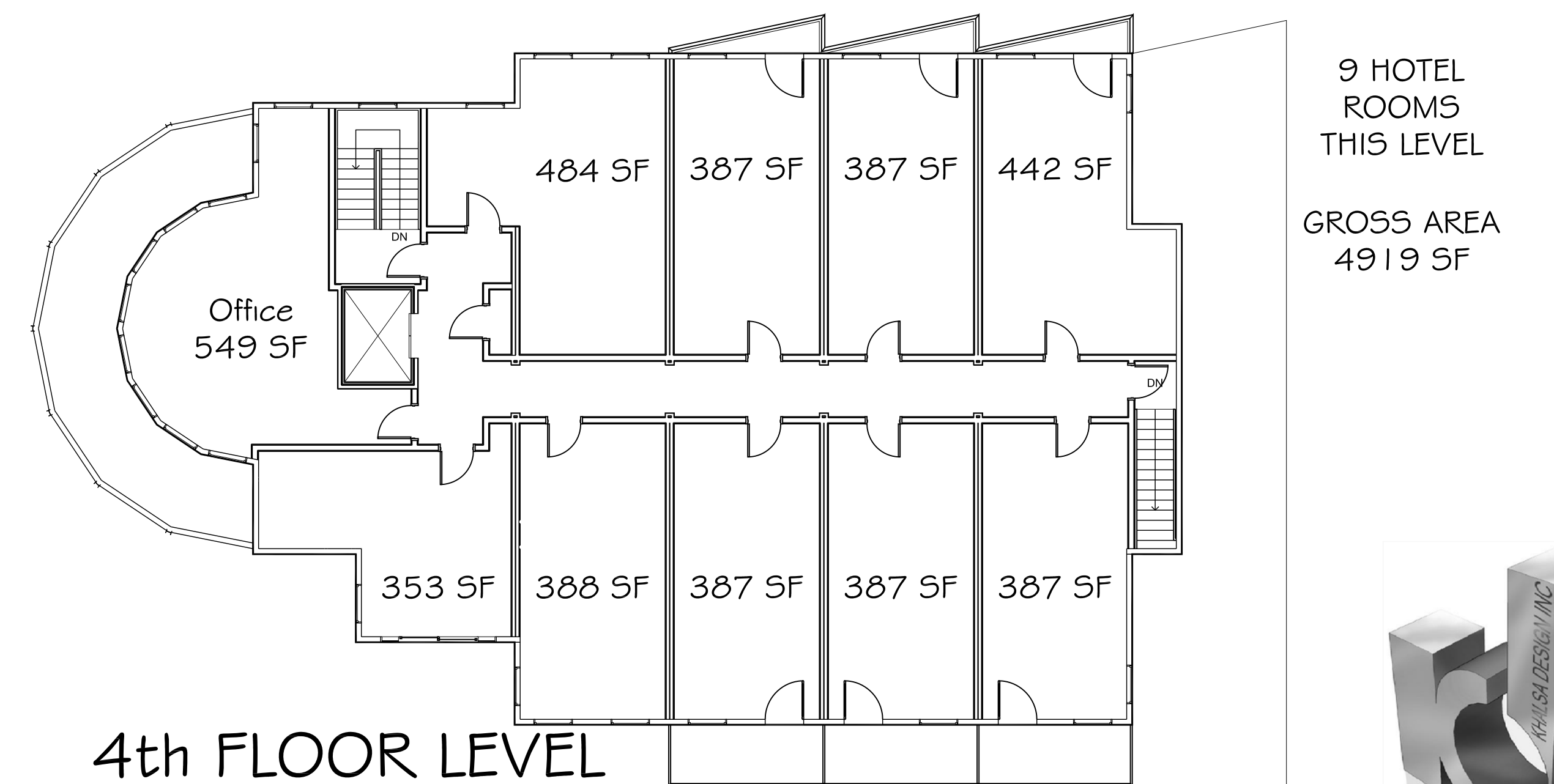
0 4 8 16'
 SCALE: 3/32" = 1'-0"



2nd FLOOR LEVEL



3rd FLOOR LEVEL



4th FLOOR LEVEL

scale: 3/32"=1'-0"

A-1 BUILDING FLOOR PLANS

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BEACON STREET HOTEL





SOUTH ELEVATION



NORTH ELEVATION



FRONT PLAZA AERIAL VIEW



VIEW FROM BRIDGE



FRONTAL VIEW FROM BEACON STREET



REAR VIEW FROM BEACON STREET



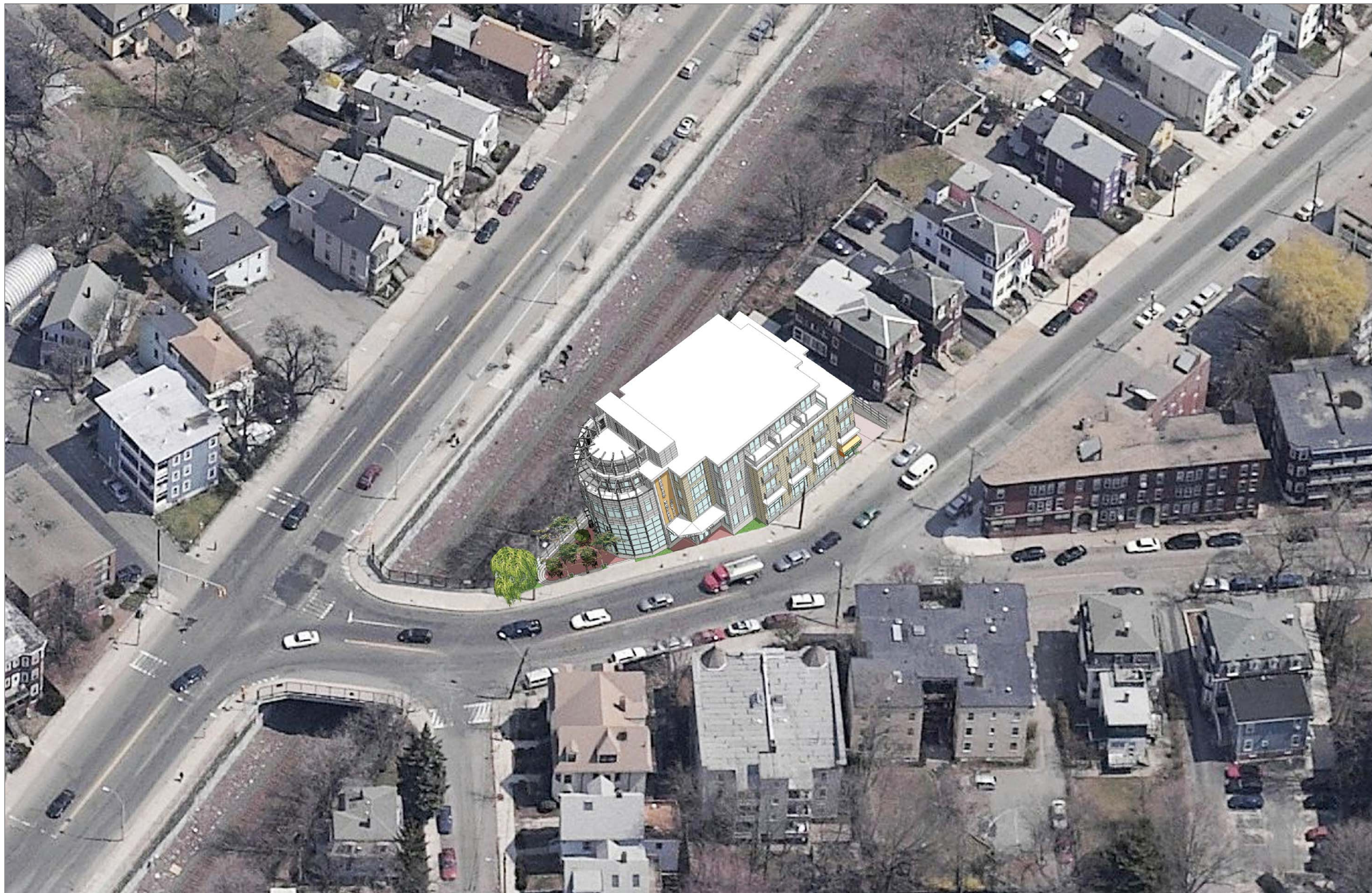
VIEW FROM MBTA TRACKS

scale:NTS

A-2 BUILDING ELEVATIONS AND PERSPECTIVE VIEWS

DATE: 02-10-2009

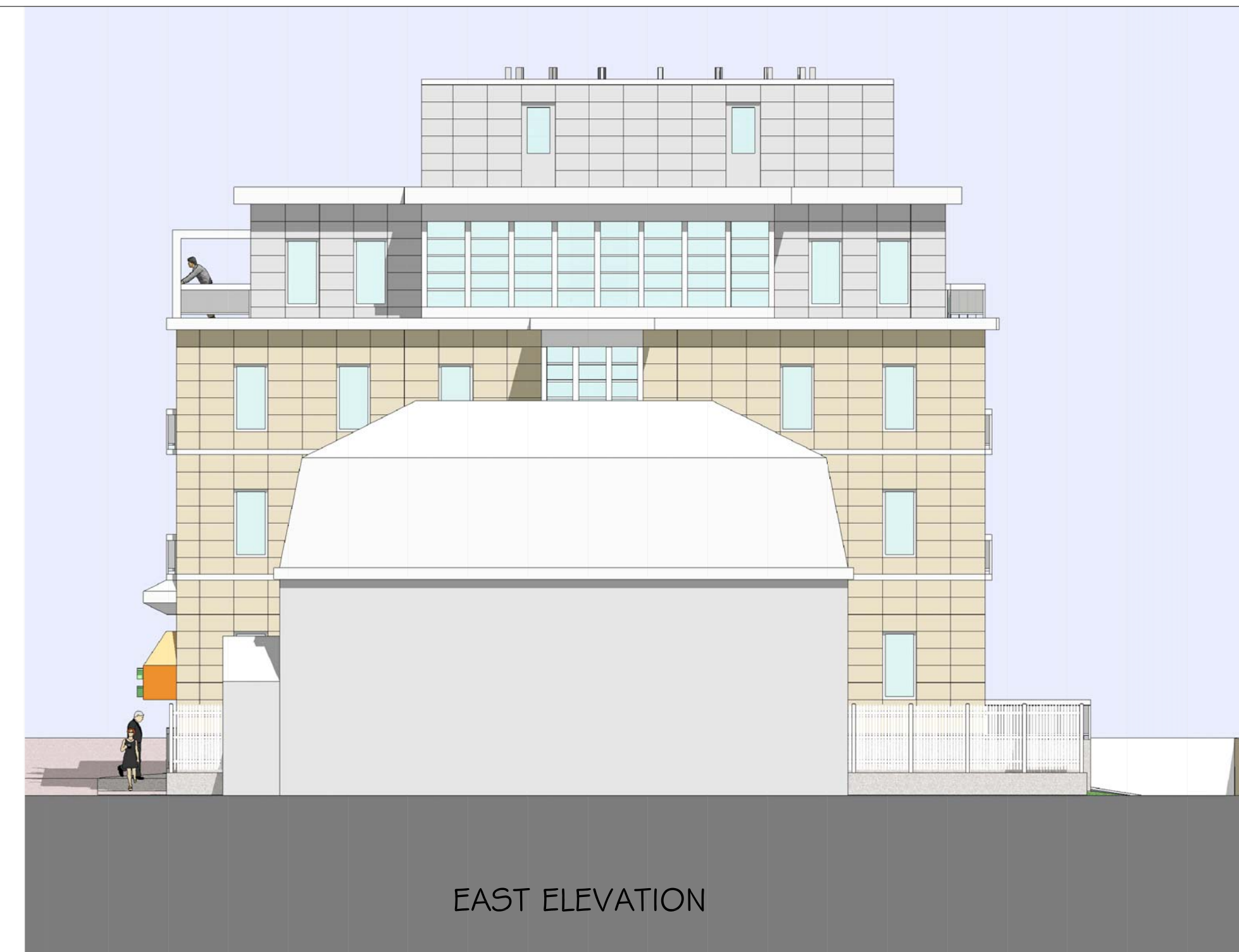
BEACON STREET HOTEL



AERIAL VIEW OF NEIGHBORHOOD CONTEXT



STREET SCAPE VIEW FROM CORNER OF BEACON AND OXFORD STREETS



EAST ELEVATION



AERIAL VIEW

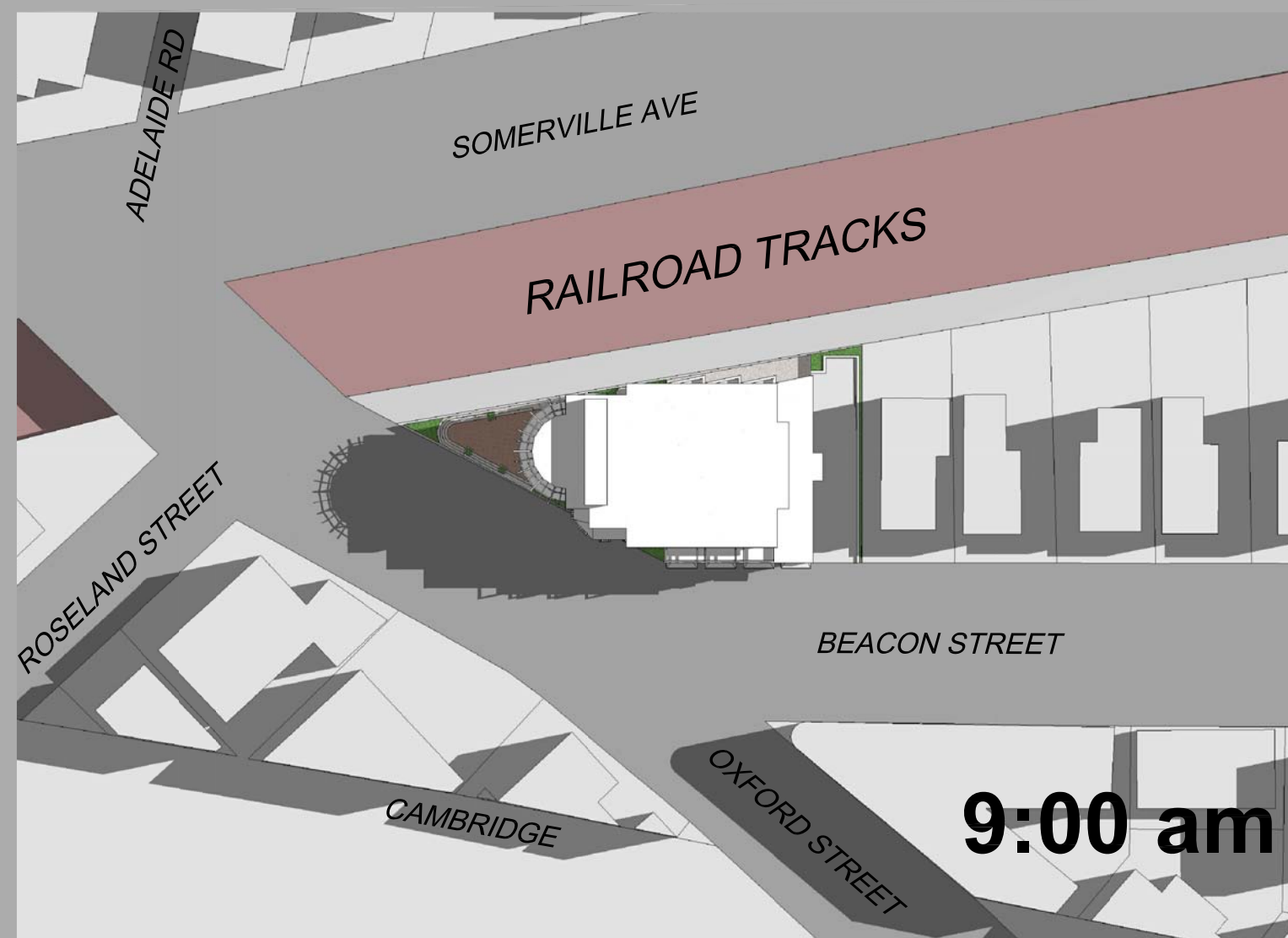


AERIAL VIEW

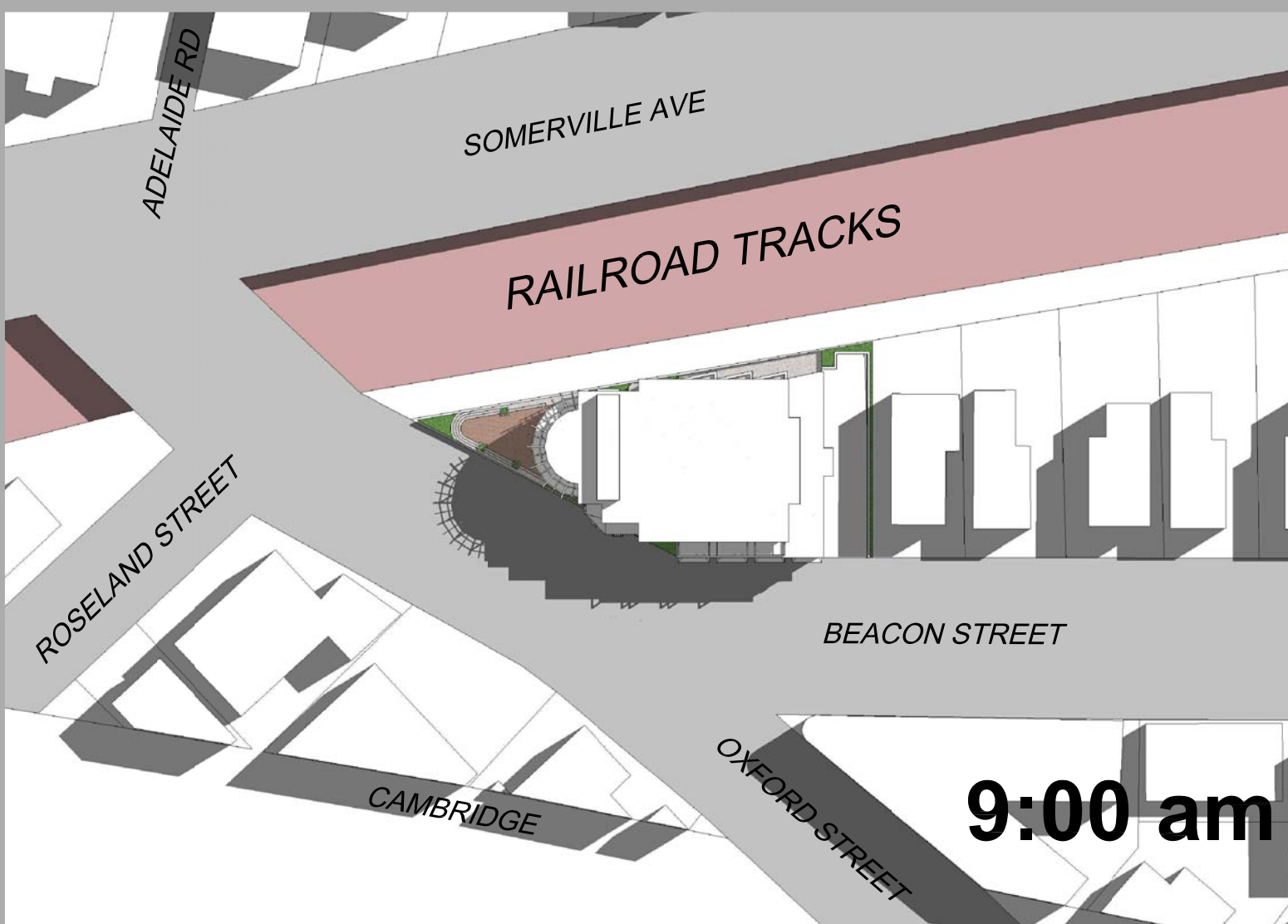
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A-3 BUILDING AERIAL & STREET SCAPE VIEWS

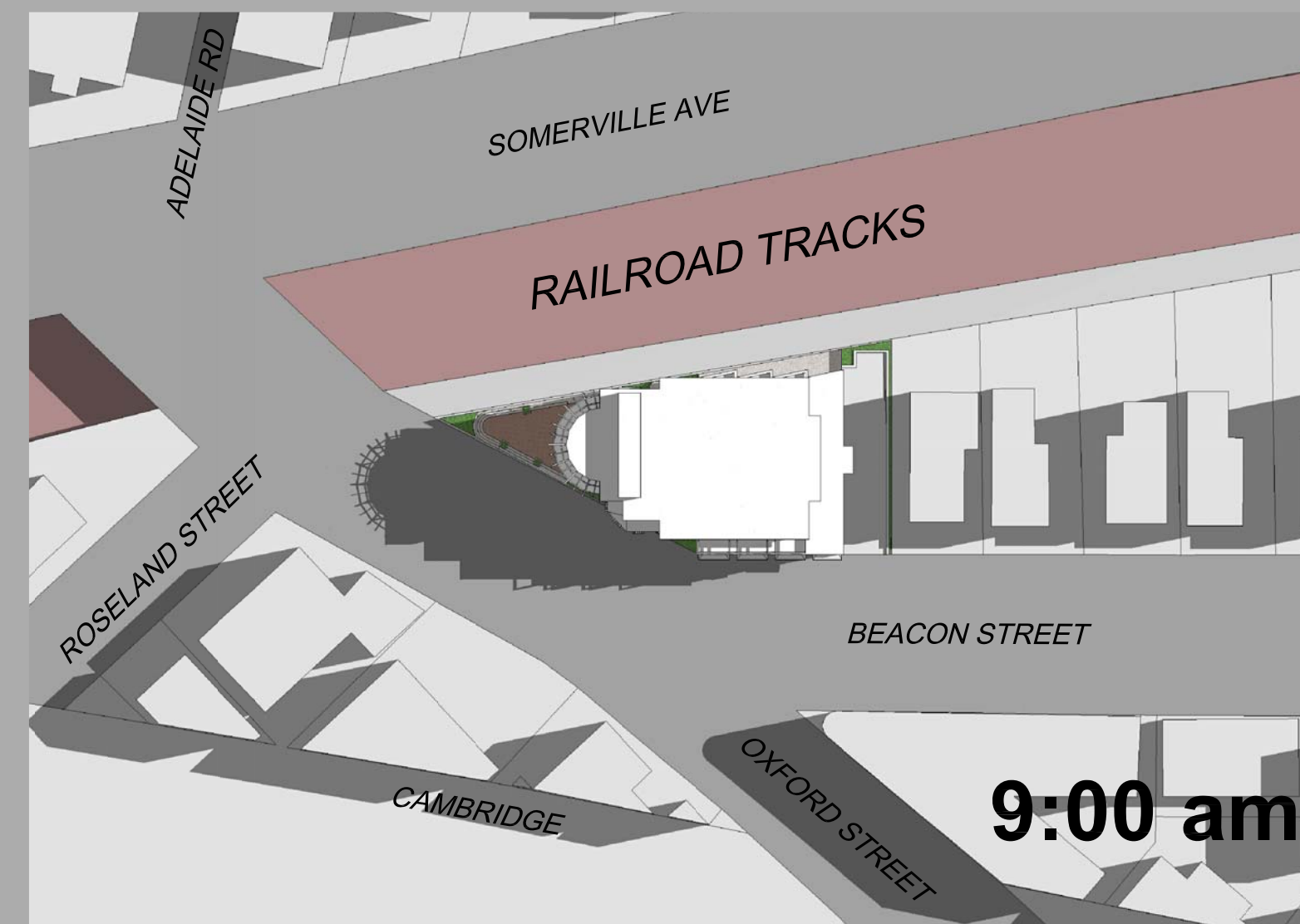
SPRING EQUINOX_03-22-2009



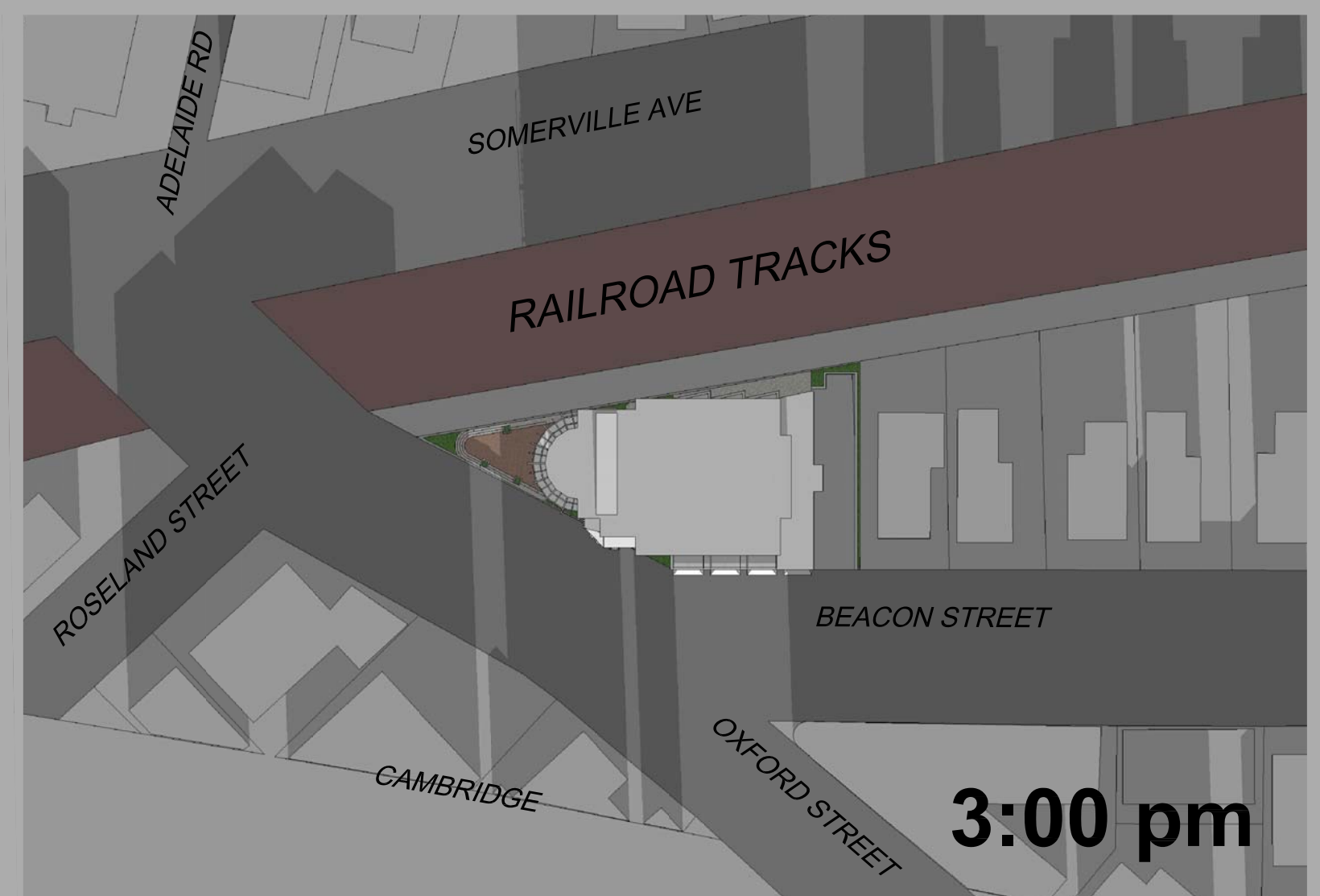
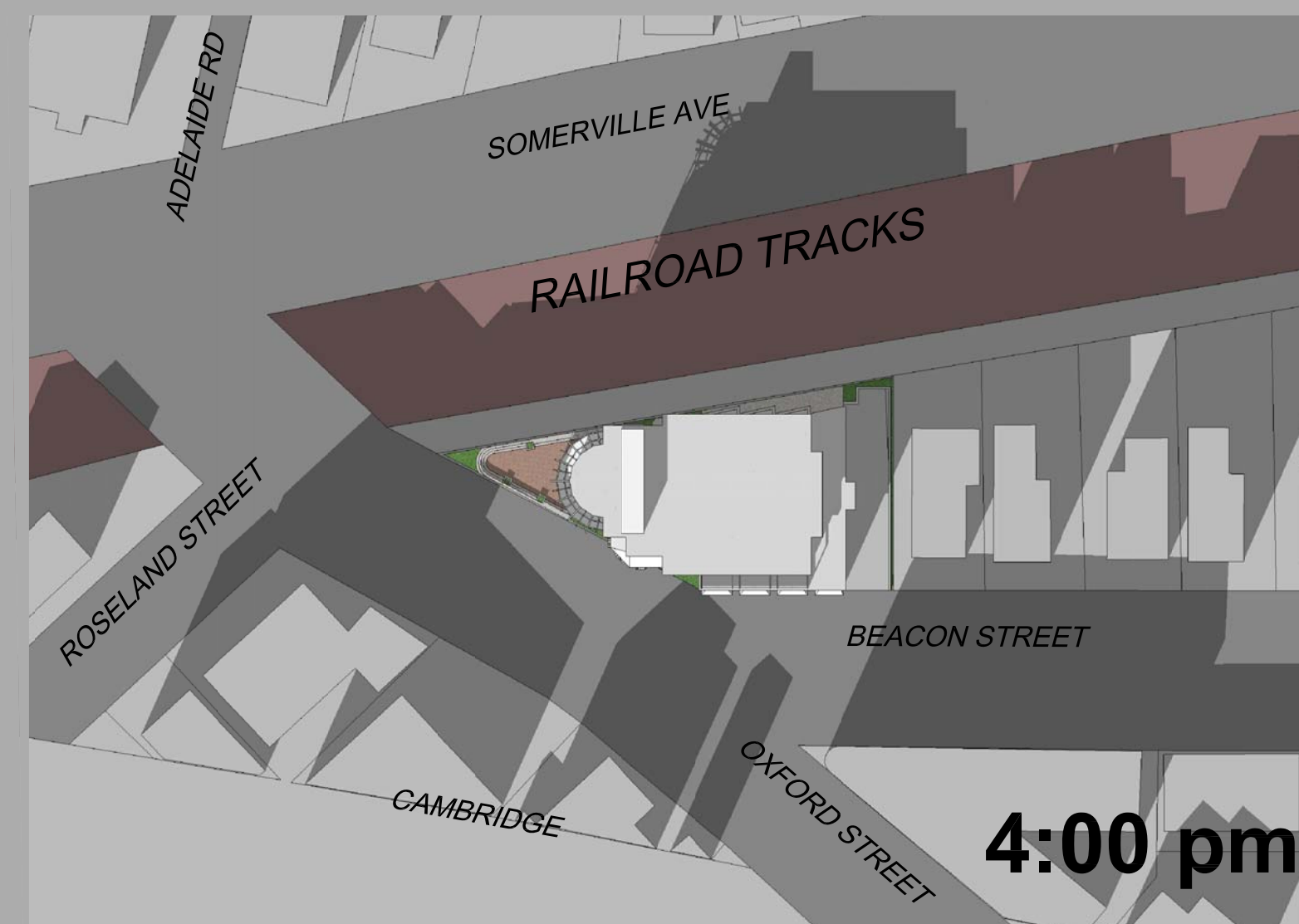
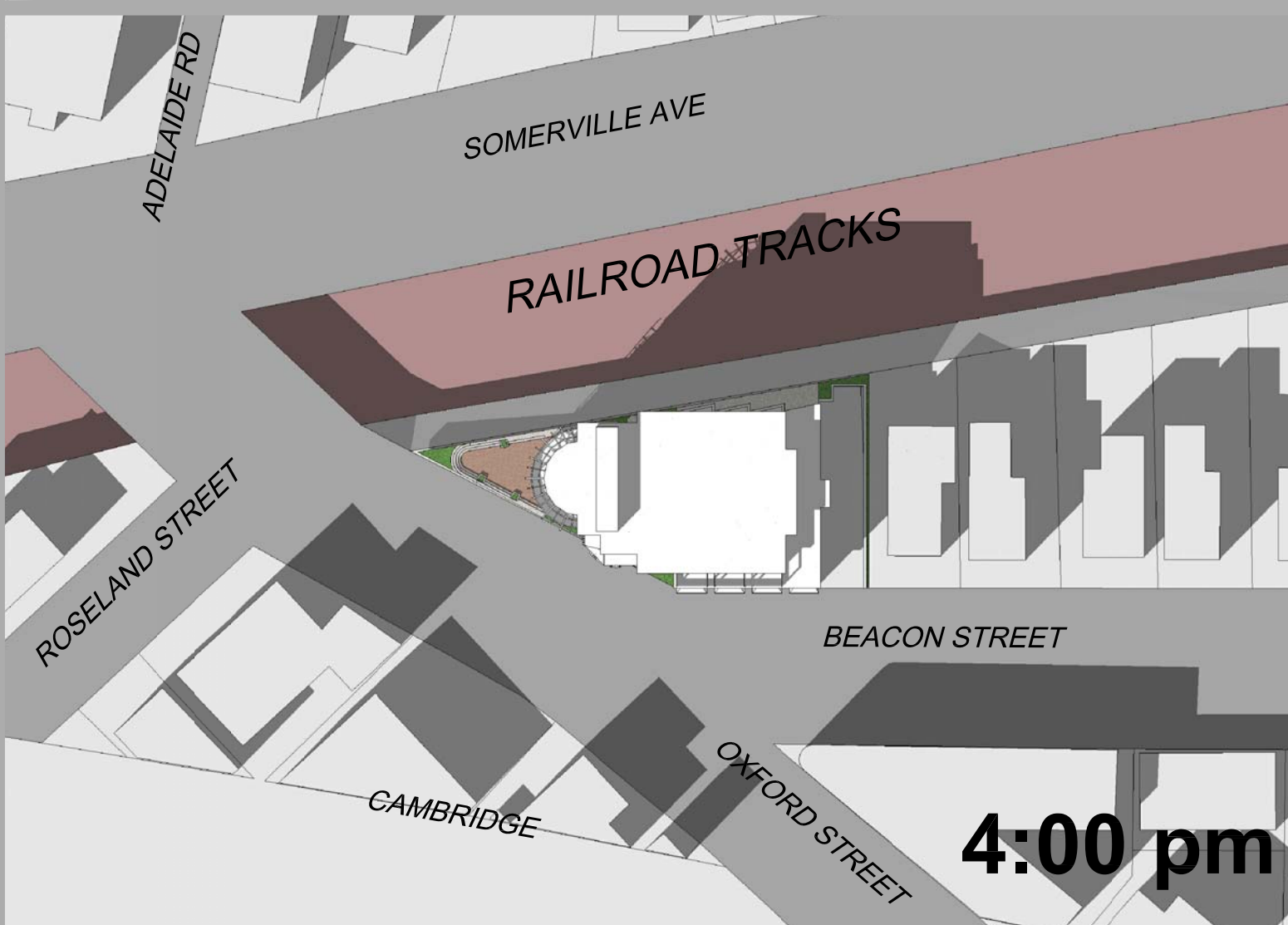
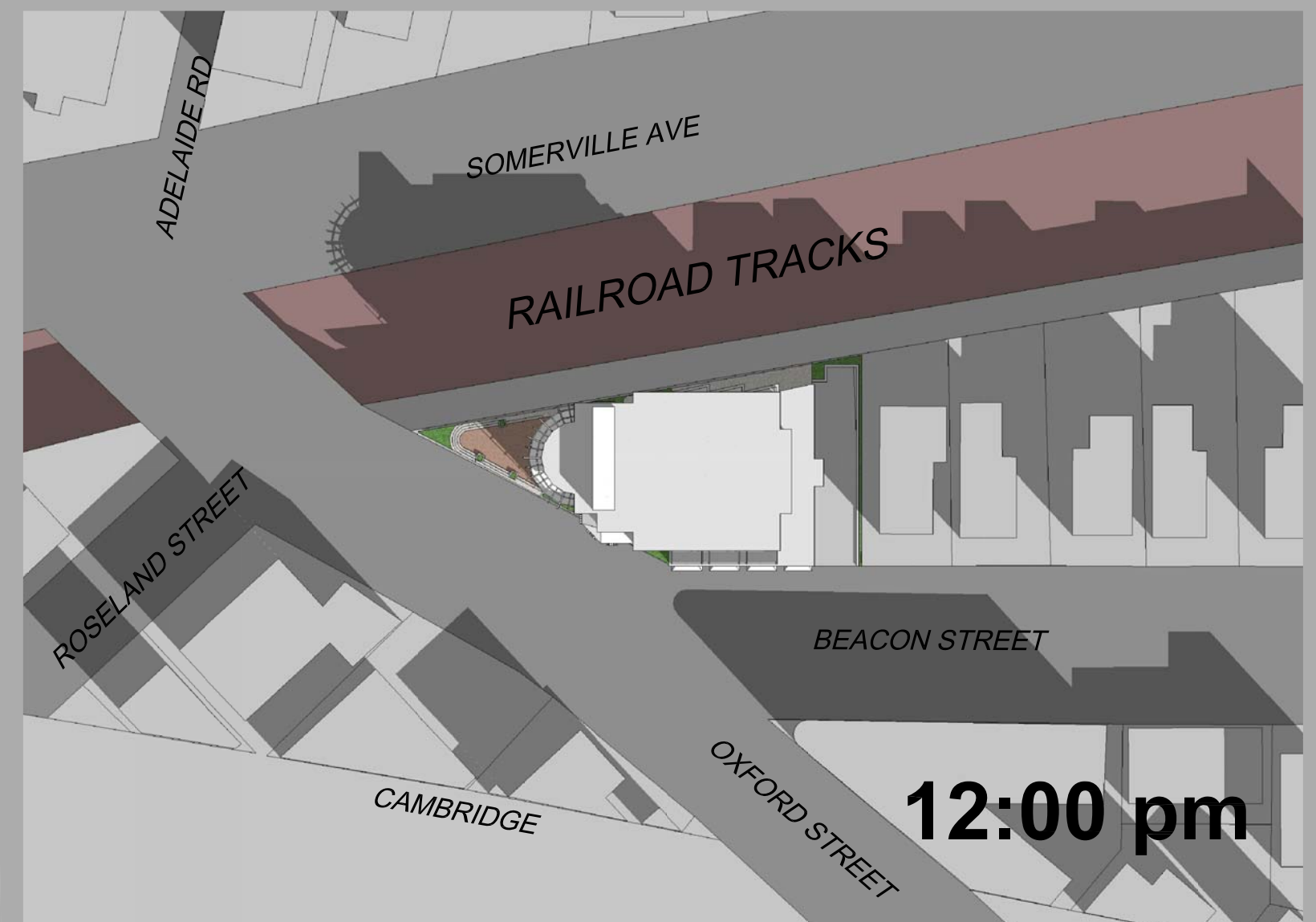
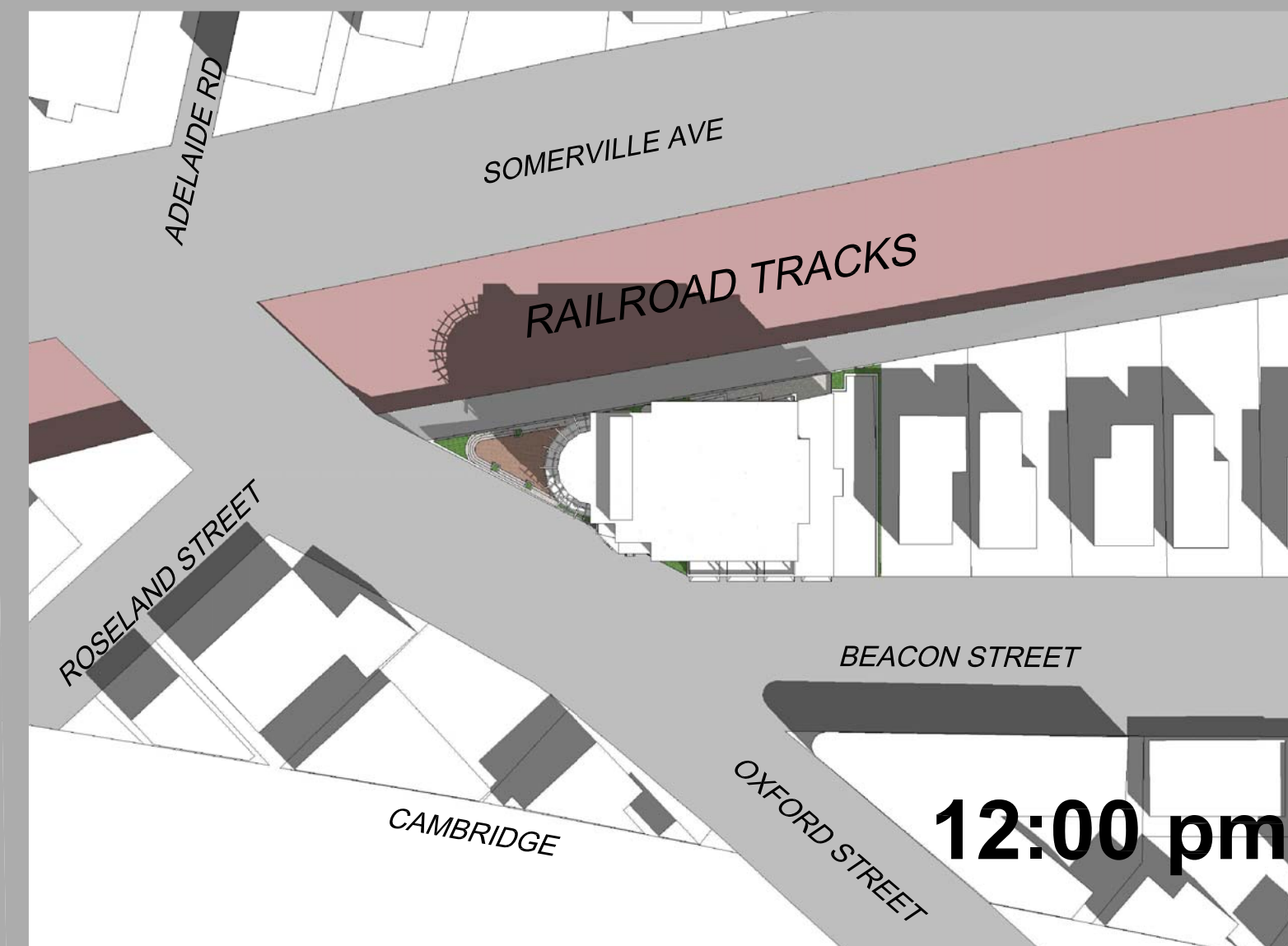
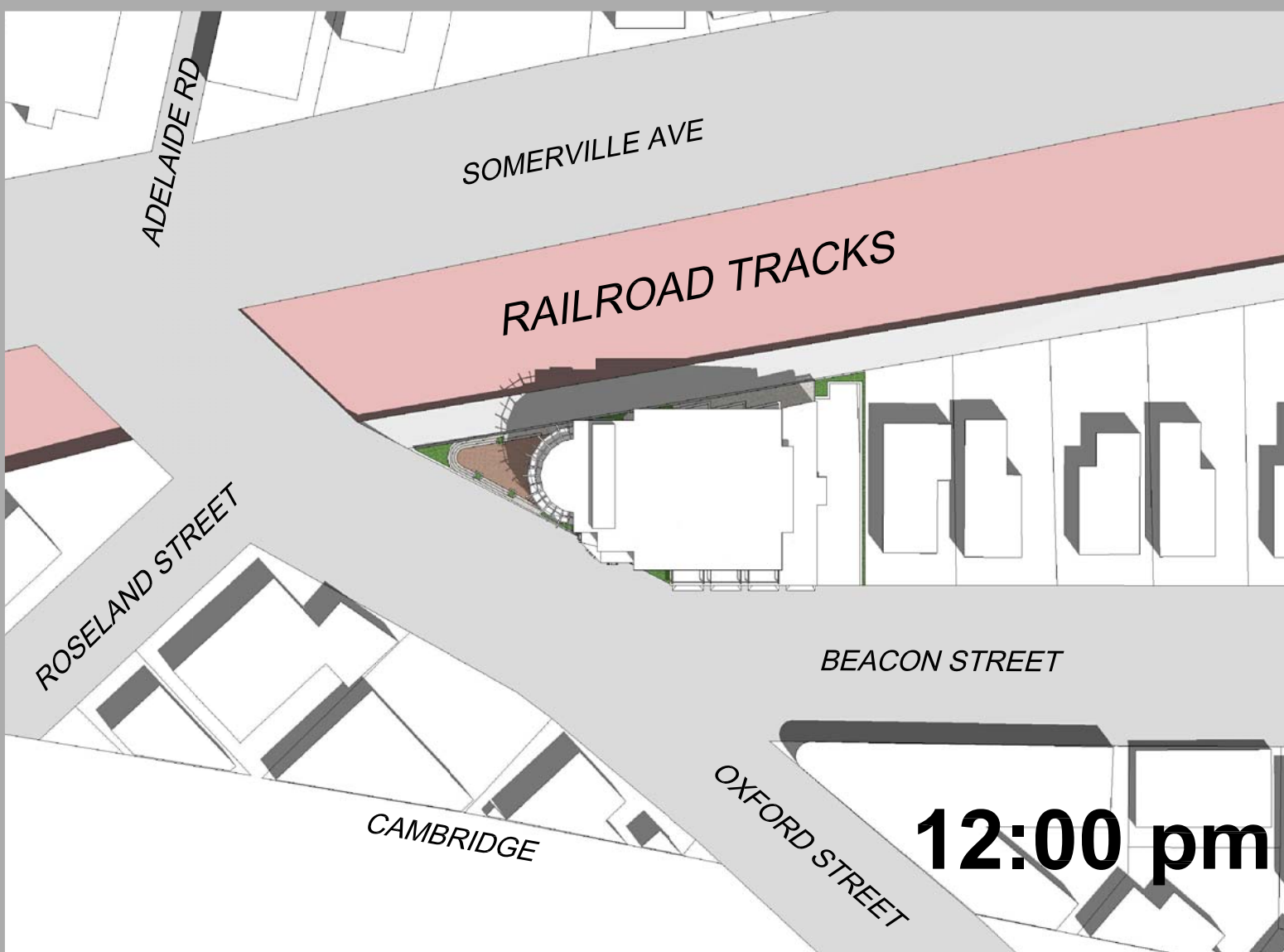
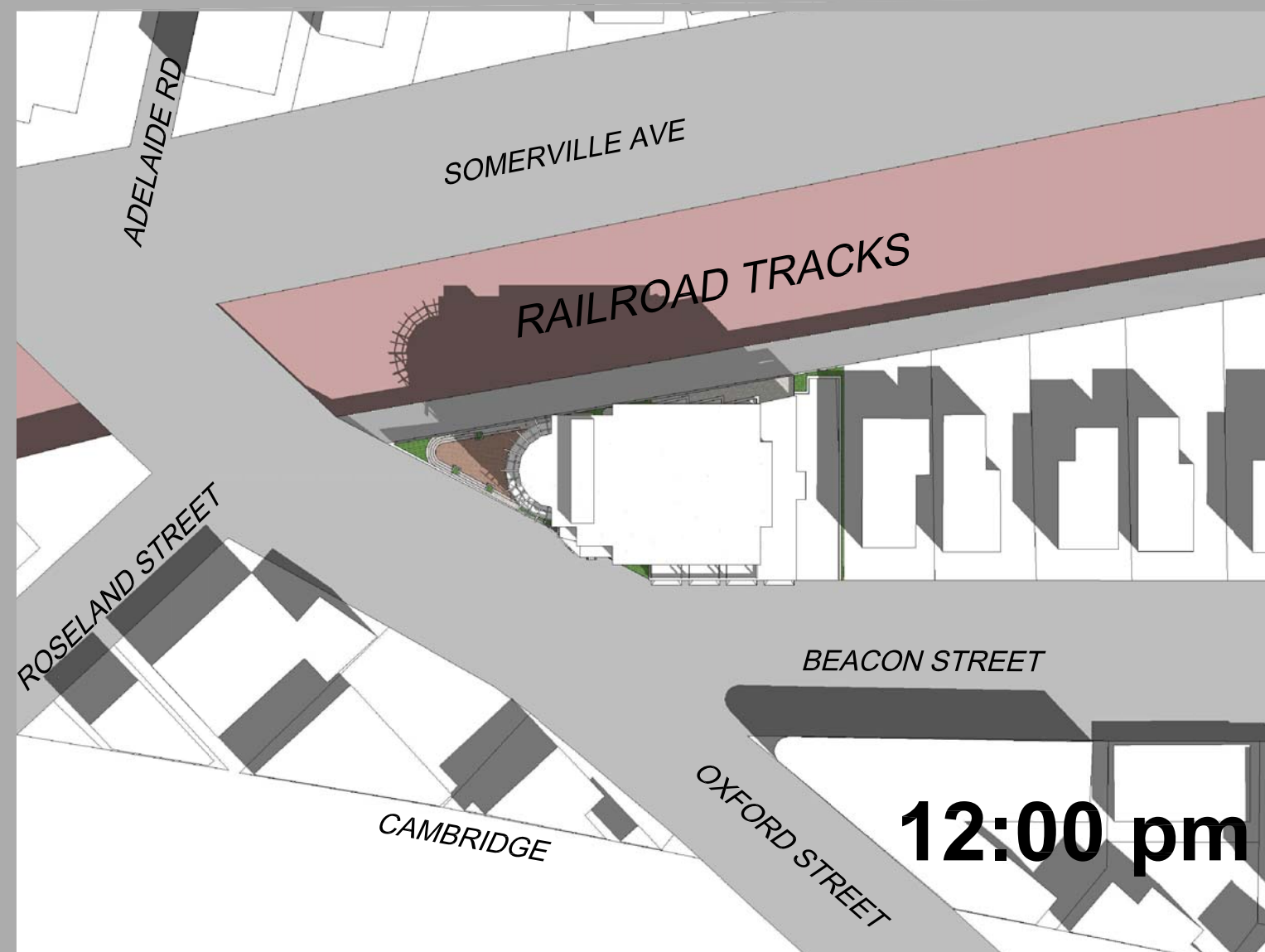
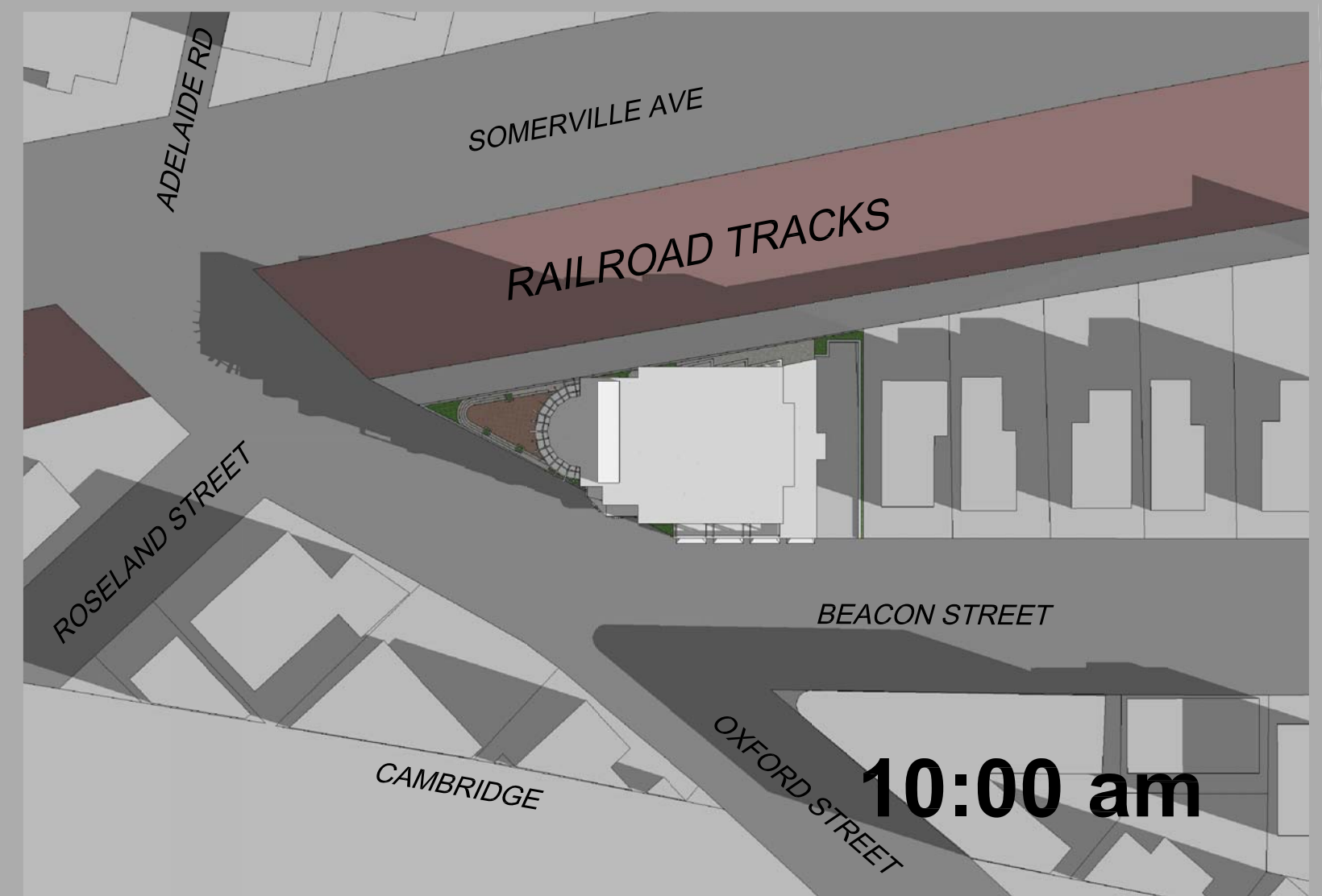
SUMMER SOLSTICE_6-20-2009



FALL EQUINOX_9-22-2009



WINTER SOLSTICE_12-21-2009



DATE: 01-22-2009

BEACON STREET HOTEL

scale: NTS

A-4 SHADOW STUDY