



**CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100**

2017 FEB 21 PM 2:34
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-012619-2017

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : v Variance : Appeal :

PETITIONER : Somerbridge Hotel LLC - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 263 Monsignor Obrien Hwy Cambridge, MA

TYPE OF OCCUPANCY : ZONING DISTRICT : Special District 1

REASON FOR PETITION :
New Structure


DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks a Special Permit for a hotel use containing 120 guest rooms with accessory parking.

SECTIONS OF ZONING ORDINANCE CITED :

Article 10.000 Section 10.40 (Special Permit).
Article 17.000 Section 17.12.1.A (Hotel Use).

Original Signature(s) :



(Petitioner(s) / Owner)
James J. Rafferty

(Print Name)

Address : 675 Massachusetts Avenue
Cambridge, MA 02139
Tel. No. : (617) 492-4100
E-Mail Address : jrafferty@adamsrafferty.com

Date : February 17, 2017

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 263 Monsignor Obrien Hwy Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
According to provisions of Section 17.12, a hotel use is permitted in Special District 1 upon the issuance of a Special Permit from the Board of Zoning Appeal.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
The proposed use will be located on a highway and will only be accessed from the highway.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
There are two hotel uses in close proximity to the site. The site is abutted by a manufacturing and retail use. None of these uses will be adversely affected by a hotel use.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
The hotel will be operated in accordance with all applicable health, safety and licensing requirements.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
This use will replace a former car wash and warehouse with a well designed building that will provide much needed accommodations for people visiting Cambridge in this section of the City that is in the midst of being transformed from industrial to a mixed use residential.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: James Rafferty, Esq. **PRESENT USE/OCCUPANCY:** office
LOCATION: 263 Monsignor Obrien Hwy Cambridge, MA **ZONE:** Special District 1
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Hotel

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>6,480</u>	<u>23,221</u>	<u>22,235</u>	(max.)
<u>LOT AREA:</u>	<u>15,490</u>	<u>no change</u>	<u>n/a</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>	<u>.4</u>	<u>1.5</u>	<u>1.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>-/-70' (varies)</u>	<u>no change</u>	<u>n/a</u>	(min.)
DEPTH	<u>/-160' (varies)</u>	<u>no change</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>3.7'</u>	<u>3'</u>	<u>3'</u>	(min.)
REAR	<u>6.3'</u>	<u>113.8'</u>	<u>n/a</u>	(min.)
LEFT SIDE	<u>3.3'</u>	<u>15.4'</u>	<u>n/a</u>	(min.)
RIGHT SIDE	<u>3.3</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>1 story</u>	<u>64'</u>	<u>85'</u>	(max.)
LENGTH	<u>74'/71'</u>	<u>47'/107'</u>	<u>n/a</u>	
WIDTH	<u>41'/64'</u>	<u>47'/107'</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>9.3</u>	<u>15.7</u>	<u>n/a</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>23</u>	<u>23</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

263 Monsignor O'Brien Hwy

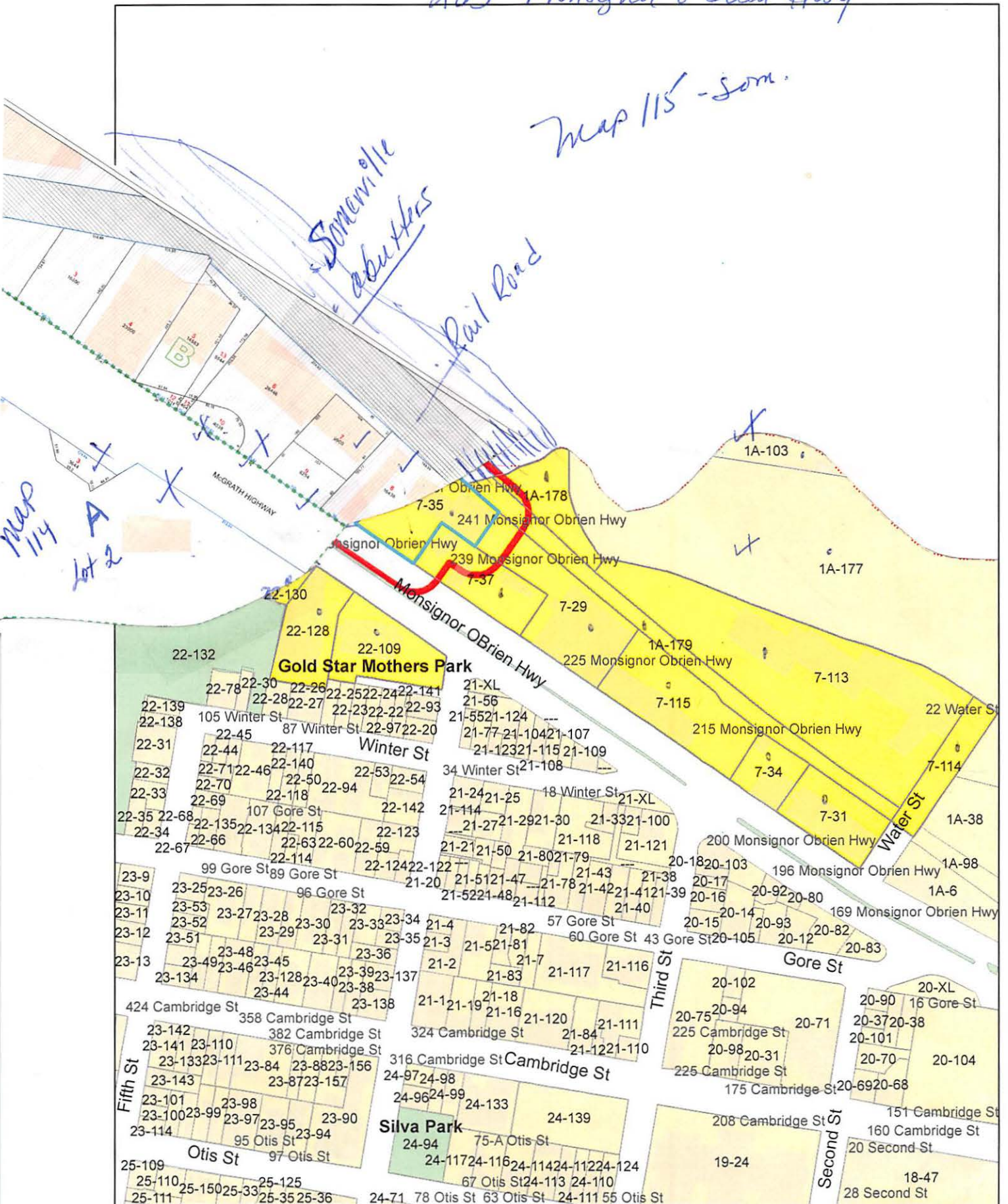
Map 115 - Som.

Somerville
Abutters

Rail Road

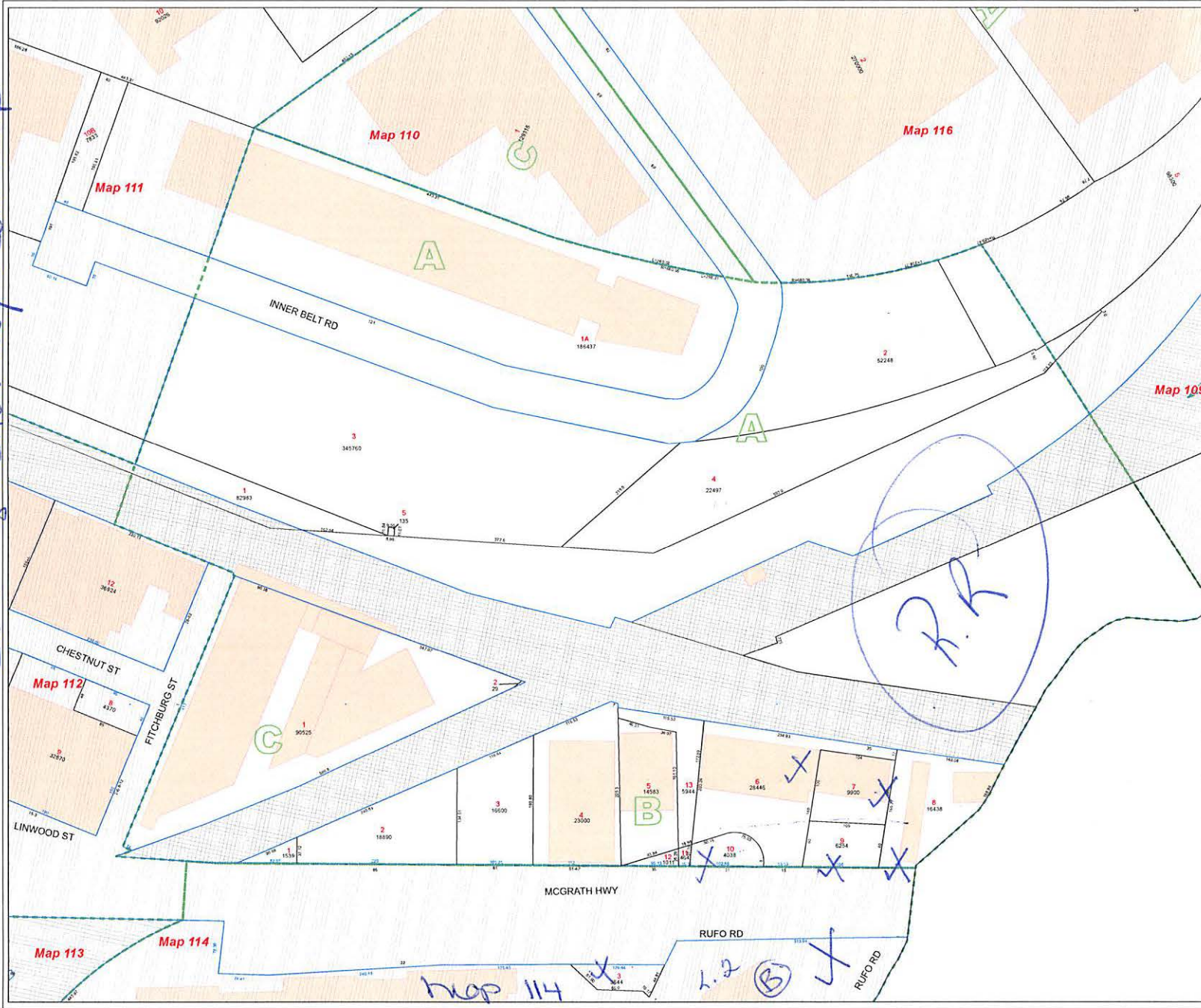
Map
114

Lot A
Lot 2



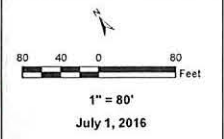
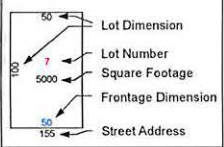


263 msgr. o'Brien ctwy - Som. map



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- - - Other ROW Boundary
- - - Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1996 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CCM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



115

263 Msgr. O'Brien Hwy

Petitioner

7-115
MONSIGNOR HOTEL, LLC
1359 HOOKSETT RD.
HOOKSETT, NH 03106

7-29
EASTMAN BROOK LLC,
225 MONSIGNOR OBRIEN HWY
CAMBRIDGE, MA 02141

JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

7-34
FAHIMIAN, EDWARD J.,
TR. OF EJF TR
P.O. BOX#19
CAMBRIDGE, MA 02141

7-35 & 115-B-8
PREVITE, ANTHONY D., JOSEPH D., DOMENIC A.,
JR., HIGHWAY REALTY TRUST
6 HENCHMAN STREET
BOSTON, MA 02113

7-37
PECTEN PROPERTIES, LLC.
261 LEDYARD ST.
NEW LONDON, CT 06320

7-114 – 1A-178-179-103
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

7-113
BEHRINGER HARVARD 22 WATER STREET
C/O MONOGRAM RESIDENTIAL TRUST
5800 GRANITE PARKWAY, SUITE 1000
ADDISON, TX 75001

22-109
44 CAMBRIDGE ASSOCIATES, LLC.
44 HERSHA DRIVE
HARRISBURG, PA 17102

22-128
CAMBRIDGE CAPITAL GROUP LLC,
231 SUTTON ST. SUITE 1B
NORTH ANDOVER, MA 01845

22-130 / 114-A-2 & 3
TWIN CITY MALL ASSOCIATES
C/O PROPERTY TAX DEPT
P.O BX 790830
SAN ANTONIO, TX 78279

7-31
PATEL, KISHOR N. &
KIRAN M. PATEL TRS. NATRAJ REALTY TRUST
14 HILL STREET
WOBURN, MA 01801

1A-177
DW NP PROPERTY, LLC.
C/O DIVCO WEST REAL ESTATE SERVICES, LLC
575 MARKET ST., 35TH FL.
SAN FRANCISCO, CA 94105

115-B-6,7,9 & 10
LABEN REALTY LLC
15 MCGRATH HWY
SOMERVILLE, MA 02143



22 MCGRATH HWY

Location 22 MCGRATH HWY

Mblu 114/ A/ 2/4/3

Acct# 20682089

Owner TWIN CITY PLAZA LLC

Assessment \$51,025,000

PID 1818

Building Count 4

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$21,051,200	\$29,973,800	\$51,025,000

Owner of Record

Owner TWIN CITY PLAZA LLC
Co-Owner
Address PO BOX 790830
 SAN ANTONIO, TX 78279

Sale Price \$63,100,000
Certificate
Book & Page 47267/ 299
Sale Date 04/12/2006
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TWIN CITY PLAZA LLC	\$63,100,000		47267/ 299	00	04/12/2006
CHARTER TWIN CITY LLC	\$26,575,000		44866/ 368	1B	03/24/2005
CAMBRIDGE CHARTER REALTY I LLC	\$23,000,000		35867/ 361	00	07/10/2002
TWIN CITY MALL ASSOC	\$107,500		14630/ 434	N	06/08/1982

Building Information

Building 1 : Section 1

Year Built: 1980
Living Area: 90,100
Replacement Cost: \$11,443,260
Building Percent 70
Good:
Replacement Cost
Less Depreciation: \$8,010,300

Building Photo

Building Attributes	
Field	Description
STYLE	Supermarkets
MODEL	Commercial



17-21 MCGRATH HWY

Location 17-21 MCGRATH HWY

Mblu 115/ B/ 6/ ~~9~~ 10

Acct# 01005190

Owner LABEN REALTY LLC

Assessment \$3,229,900

PID 1826

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$1,703,200	\$1,526,700	\$3,229,900

Owner of Record

Owner LABEN REALTY LLC
Co-Owner
Address 15 MCGRATH HWY
 SOMERVILLE, MA 02143

Sale Price \$4,150,000
Certificate
Book & Page 50626/ 97
Sale Date 01/23/2008
Instrument 1C

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LABEN REALTY LLC	\$4,150,000		50626/ 97	1C	01/23/2008
PAINO ASSOC II LTD PARTNERSHIP	\$1,773,300		29622/ 299	1G	01/05/1999
TRUST PREVITE REALTY	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 21,280
Replacement Cost: \$2,111,735
Building Percent 74
Good:
Replacement Cost
Less Depreciation: \$1,562,700

Building Photo

Building Attributes	
Field	Description
STYLE	Retail/Offices
MODEL	Commercial
Grade	Average



13-15 MCGRATH HWY

Location 13-15 MCGRATH HWY

Mblu 115/ B/ 7/19

Acct# 01005180

Owner LABEN REALTY LLC

Assessment \$1,779,300

PID 109297

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$491,500	\$1,287,800	\$1,779,300

Owner of Record

Owner LABEN REALTY LLC
Co-Owner
Address 15 MCGRATH HWY
 SOMERVILLE, MA 02143

Sale Price \$4,150,000
Certificate
Book & Page 50626/ 097
Sale Date 01/23/2008
Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LABEN REALTY LLC	\$4,150,000		50626/ 097	1G	01/23/2008
PAINO ASSOC II LTD PTNERSHIP	\$1,076,700		29622/ 299	00	01/05/1999
PREVITE REALTY TRUST	\$100		24437/ 579	1A	04/07/1994

Building Information

Building 1 : Section 1

Year Built: 1930
Living Area: 12,736
Replacement Cost: \$952,596
Building Percent 44
Good:
Replacement Cost
Less Depreciation: \$419,100

Building Photo

Building Attributes	
Field	Description
STYLE	Store
MODEL	Commercial
Grade	Average



1 MCGRATH HWY

Location 1 MCGRATH HWY

Mblu 115/ B/ 8/ /

Acct# 01009020

Owner PREVITE ANTHONY D TRUSTEE

Assessment \$1,368,000

PID 1828

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$71,700	\$1,296,300	\$1,368,000

Owner of Record

Owner PREVITE ANTHONY D TRUSTEE
Co-Owner MONSIGNOR OBRIEN HWY TRUST
Address 6 HENCHMAN ST
 BOSTON, MA 02113

Sale Price \$100
Certificate
Book & Page 20124/ 348
Sale Date 10/06/1989
Instrument A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PREVITE ANTHONY D TRUSTEE	\$100		20124/ 348	A	10/06/1989
ANTHONY D. PREVITE	\$0				

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 2,160
Replacement Cost: \$109,642
Building Percent 58
Good:
Replacement Cost
Less Depreciation: \$63,600

Building Photo

Building Attributes	
Field	Description
STYLE	Coin-op CarWsh
MODEL	Commercial
Grade	Average



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2017 MAR 15 PM 2:29
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-012619-2017

Address: 263 Msgr. O'Brien Hwy

Owner: Somerbridge Hotel LLC

I _____, Owner, _____
(Print Owner Name) (Print Petitioner Name)

Petitioner or James Rafferty, Esq., Petitioner's and/or Owner's
(Print Agent/Representative Name)

Agent or Representative, hereby waives the Petitioner's and/or Owner's right to a
Decision by the Board of Zoning Appeal on the above referenced

Case # BZA-012619-2017 within the time period as required by Section 9 or Section
15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General
Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job
Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or
federal regulation or law, as applicable, until April 27, 2017.

Date: 3/13/17

[Signature]
Signature
James J. Rafferty
Print Name

- Owner
- Petitioner
- Petitioner's and/or Owner's Agent or Representative



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*;

Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 263 Monsignor O'Brien Hwy

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
 - Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
 - Avon Hill Neighborhood Conservation District
 - Half Crown – Marsh Neighborhood Conservation District
 - Harvard Square Conservation District
 - Mid Cambridge Neighborhood Conservation District
 - Designated Landmark
 - Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
 - Preservation Restriction or Easement (as recorded)
 - Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
 - No jurisdiction: not a designated historic property and the structure is less than fifty years old.
 - No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
- Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date February 27, 2017

Received by Uploaded to Energov

Date February 27, 2017

Relationship to project BZA 12619-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>



RENDERING - CAMBRIDGE VIEW
STAYBRIDGE SUITES - CAMBRIDGE-SOMERVILLE, MA

10
JANUARY
2017





RENDERING - SOMERVILLE VIEW
STAYBRIDGE SUITES - CAMBRIDGE-SOMERVILLE, MA

10
JANUARY
2017





RENDERING - PEDESTRIAN VIEW
STAYBRIDGE SUITES - CAMBRIDGE-SOMERVILLE, MA

10
JANUARY
2017





STAYBRIDGE SUITES - 120 KEYS				
FLOOR	KING	ACC	FLOOR AREA	TOTAL
FIRST	0	0	8,176	0
SECOND	28	2	12,868	30
THIRD	28	2	12,868	30
FOURTH	28	2	12,868	30
FIFTH	29	1	12,868	30
TOTAL	113	7	59,648	120
	94.16%	5.84%		100%

CAMBRIDGE:
SITE AREA = 15,486.9 SQ.FT.
ALLOWABLE BUILDING AREA = 23,230.35 SQ.FT.
ACTUAL BUILDING AREA = 23,221.48 SQ.FT.

SOMERVILLE:
SITE AREA = 17,316.04 SQ.FT.
ALLOWABLE BUILDING AREA = 34,632.08 SQ.FT.
ACTUAL BUILDING AREA = 32,977.85 SQ.FT.

PARKING:
44 SPACES TOTAL (40%)

DESIGN DOCUMENT
NOT FOR CONSTRUCTION
2017_0110

STAYBRIDGE SUITES

SOMERVILLE / CAMBRIDGE, MA

Issue Description
2017_0110 - CITY OF CAMBRIDGE ZONING BOARD APPLICATION DOCUMENTS

Architect: JAL
Drawn By: JTD
Project No.: 301459
Copyright: 2015 JAL Hospitality Design LLC

Overall Sheet Title:
OVERALL FIRST FLOOR PLAN

Drawing Sheet Number:
A1.1

01 - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



STAYBRIDGE SUITES - 120 KEYS				
FLOOR	KING	ACC	FLOOR AREA	TOTAL
FIRST	0	0	8,176	0
SECOND	28	2	12,868	30
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DESIGN DOCUMENT
NOT FOR CONSTRUCTION
2017_0110

STAYBRIDGE SUITES

SOMERVILLE / CAMBRIDGE, MA

Issue Description
2017_0110 - CITY OF CAMBRIDGE ZONING BOARD APPLICATION DOCUMENTS

Architect: JAL
Drawn By: Author
Project No.: 301459
Copyright: 2015 JAL Hospitality Design LLC

Drawing Sheet Title:
TYPICAL UPPER FLOOR PLAN

Drawing Sheet Number:
A1.2

02 - TYPICAL UPPER FLOOR PLAN
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

DESIGN DOCUMENT
NOT FOR CONSTRUCTION
2017_0110

**STAYBRIDGE
SUITES**

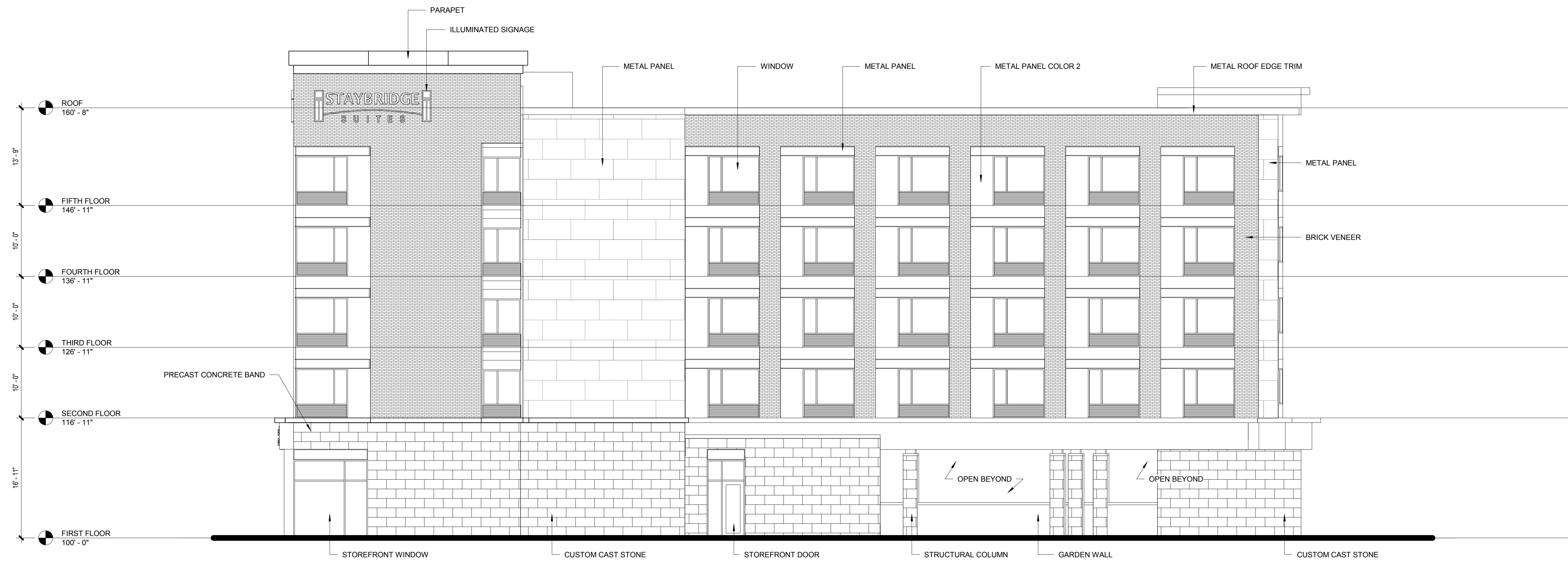
SOMERVILLE / CAMBRIDGE, MA

Issue Description
2017_0110 - CITY OF CAMBRIDGE
ZONING BOARD APPLICATION DOCUMENTS

Architect: JAL
Drawn By: JTD
Project No.: 301459
Copyright: 2015 JAL Hospitality Design LLC

Drawing Sheet Title:
**EXTERIOR
ELEVATIONS**

Drawing Sheet Number:
A3.1



2 EAST ELEVATION
1/8" = 1'-0"



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

DESIGN DOCUMENT
NOT FOR CONSTRUCTION
2017_0110

**STAYBRIDGE
SUITES**

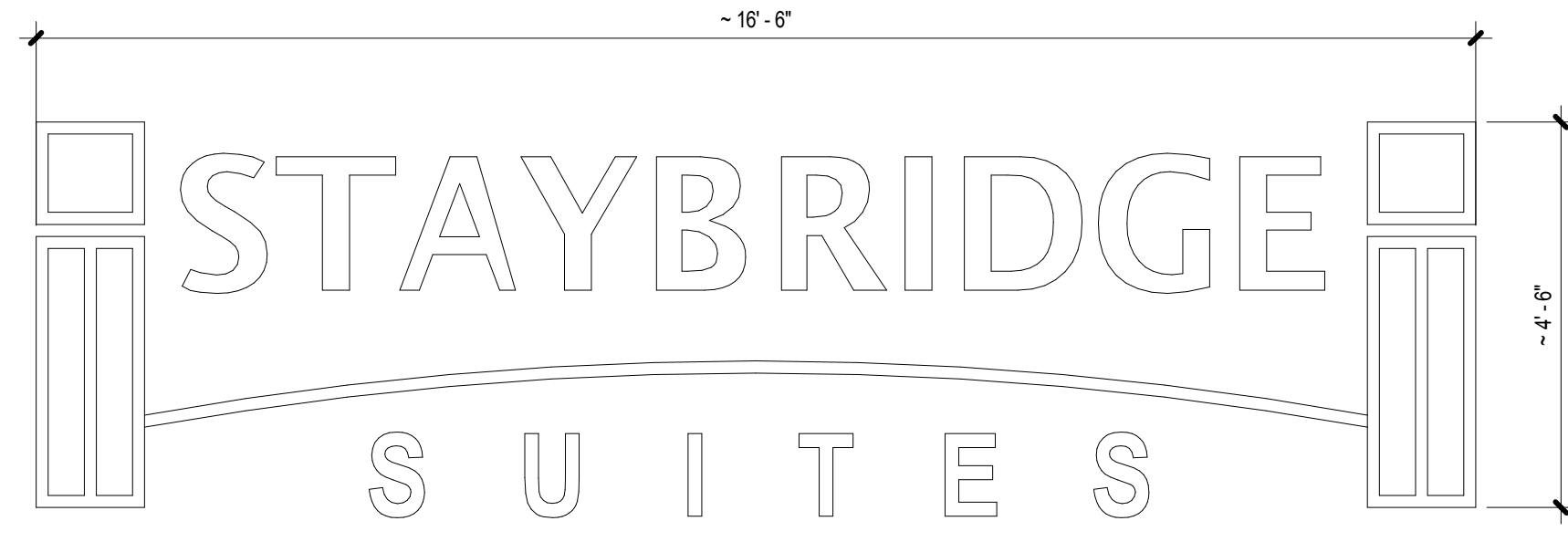
SOMERVILLE / CAMBRIDGE, MA

Issue Description
2017_0110 - CITY OF CAMBRIDGE
ZONING BOARD APPLICATION DOCUMENTS

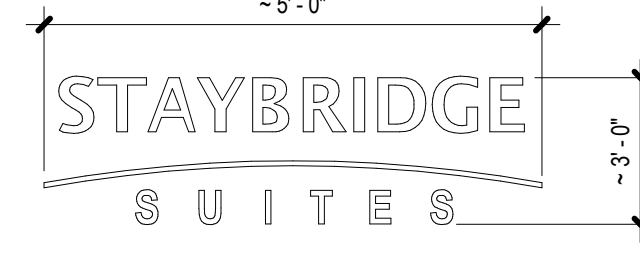
Architect: JAL
Drawn By: JTD
Project No.: 301459
Copyright: 2015 JAL Hospitality Design LLC

Drawing Sheet Title:
**EXTERIOR
ELEVATIONS**

Drawing Sheet Number:
A3.2



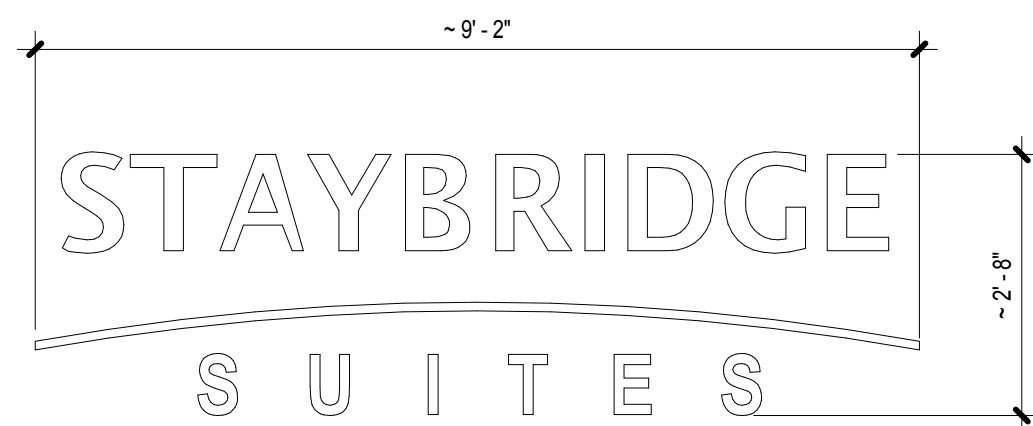
2A SOMERVILLE GATEWAY SIGN
1/2" = 1'-0"



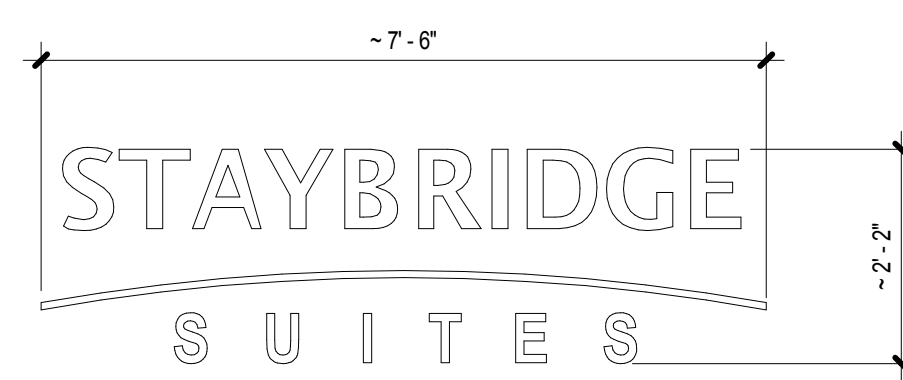
2B SOMERVILLE PEDESTRIAN ENTRANCE SIGN
1/2" = 1'-0"



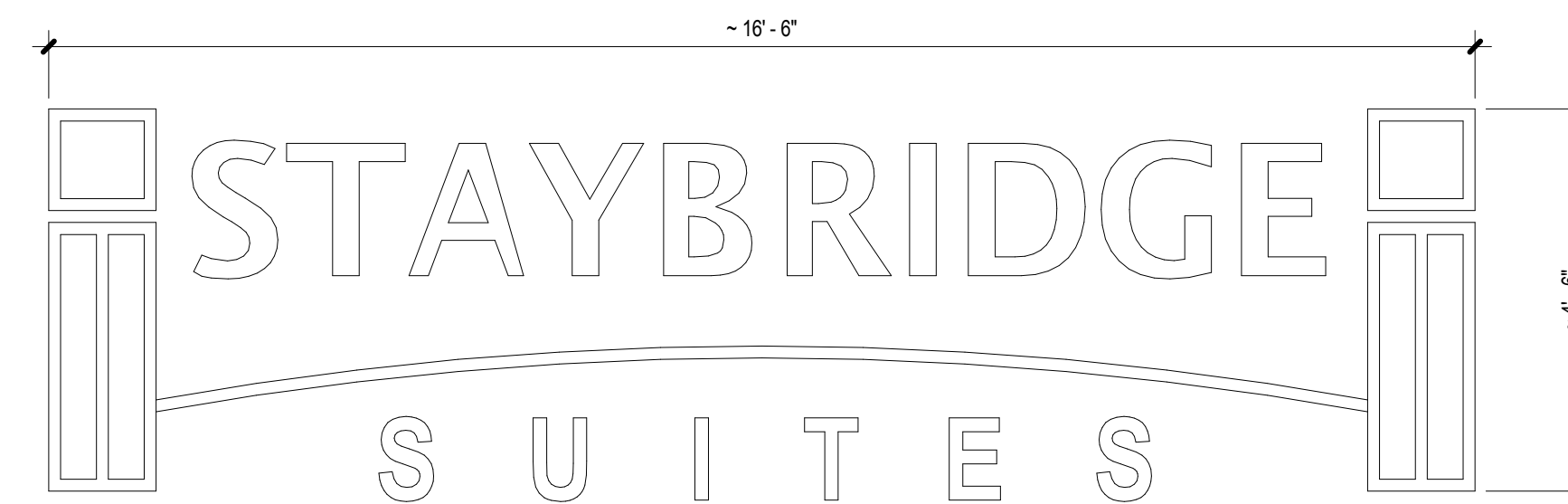
2 SOMERVILLE (WEST) ELEVATION
1/8" = 1'-0"



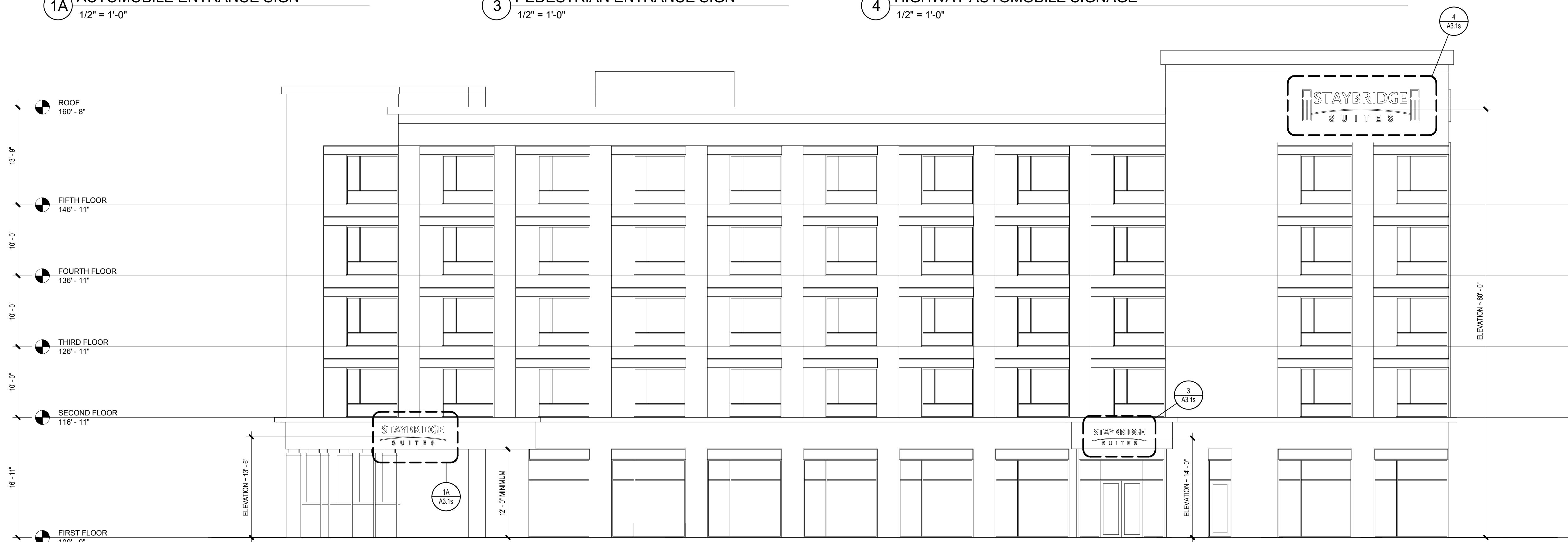
1A AUTOMOBILE ENTRANCE SIGN
1/2" = 1'-0"



3 PEDESTRIAN ENTRANCE SIGN
1/2" = 1'-0"



4 HIGHWAY AUTOMOBILE SIGNAGE
1/2" = 1'-0"



1 FRONT (SOUTH) ELEVATION
1/8" = 1'-0"

DESIGN DOCUMENT
NOT FOR CONSTRUCTION
2017_0110

**STAYBRIDGE
SUITES**

SOMERVILLE / CAMBRIDGE, MA

Issue Description
2017_0110 - CITY OF CAMBRIDGE
ZONING BOARD APPLICATION DOCUMENTS

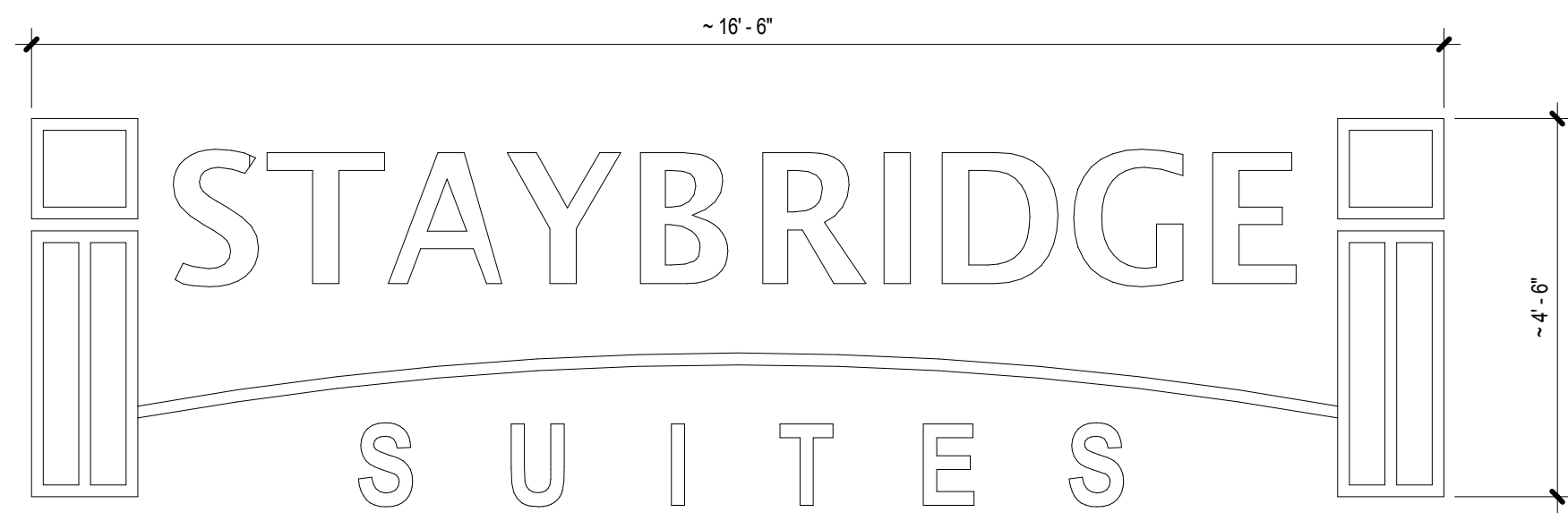
Architect: JAL
Drawn By: JTD
Project No.: 301459
Copyright: 2015 JAL Hospitality Design LLC

Drawing Sheet Title:
**EXTERIOR SIGNAGE
ELEVATIONS**

Drawing Sheet Number:
A3.1s

C:\Users\jtd\OneDrive\Documents\301459_ARCH\2017_signage.rvt

1/10/2017 4:14:23 PM



2A CAMBRIDGE GATEWAY SIGN
1/2" = 1'-0"



2 CAMBRIDGE (EAST) ELEVATION
1/8" = 1'-0"



1 REAR (NORTH) ELEVATION
1/8" = 1'-0"

DESIGN DOCUMENT
NOT FOR CONSTRUCTION
2017_0110

**STAYBRIDGE
SUITES**

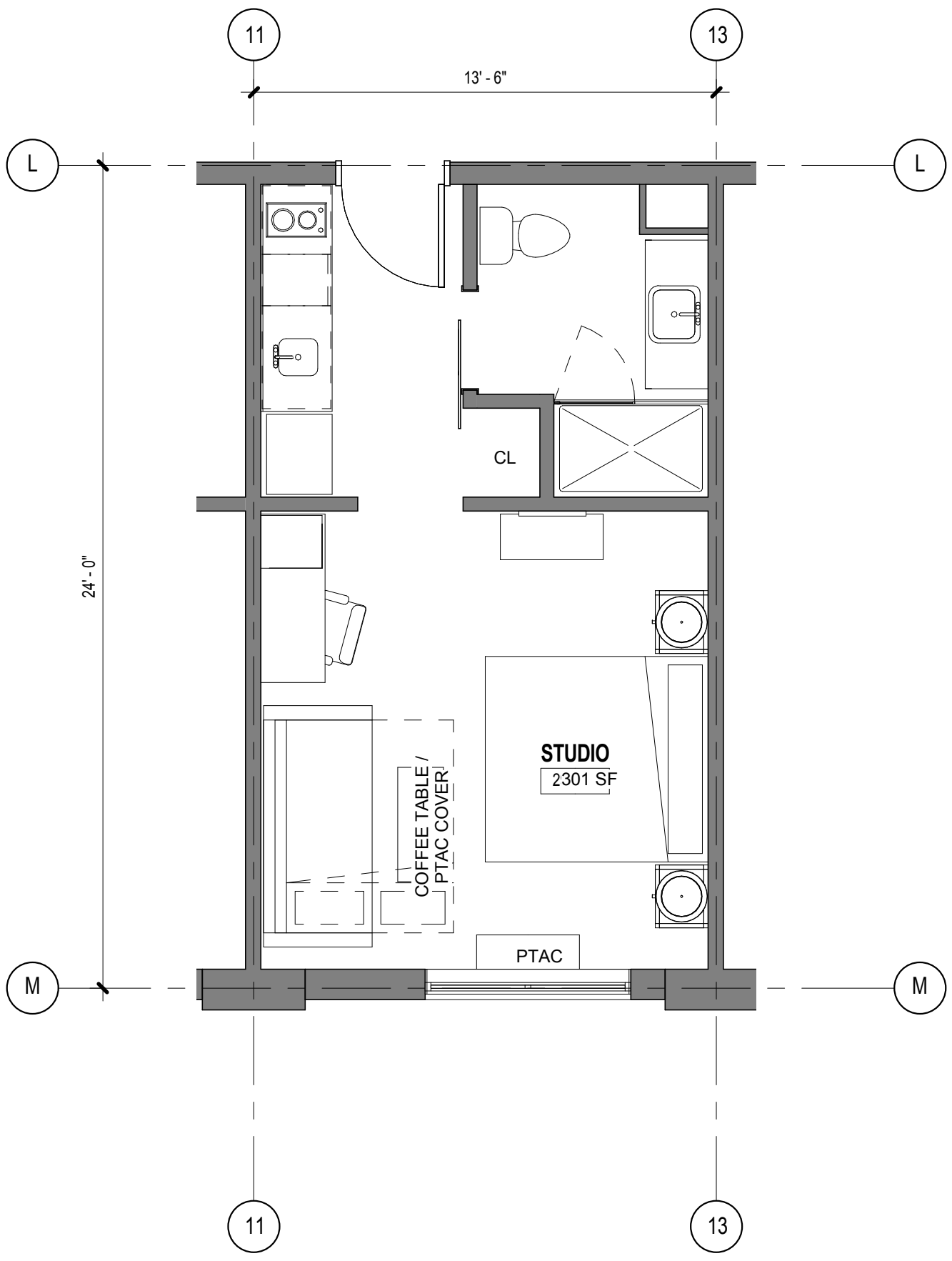
SOMERVILLE / CAMBRIDGE, MA

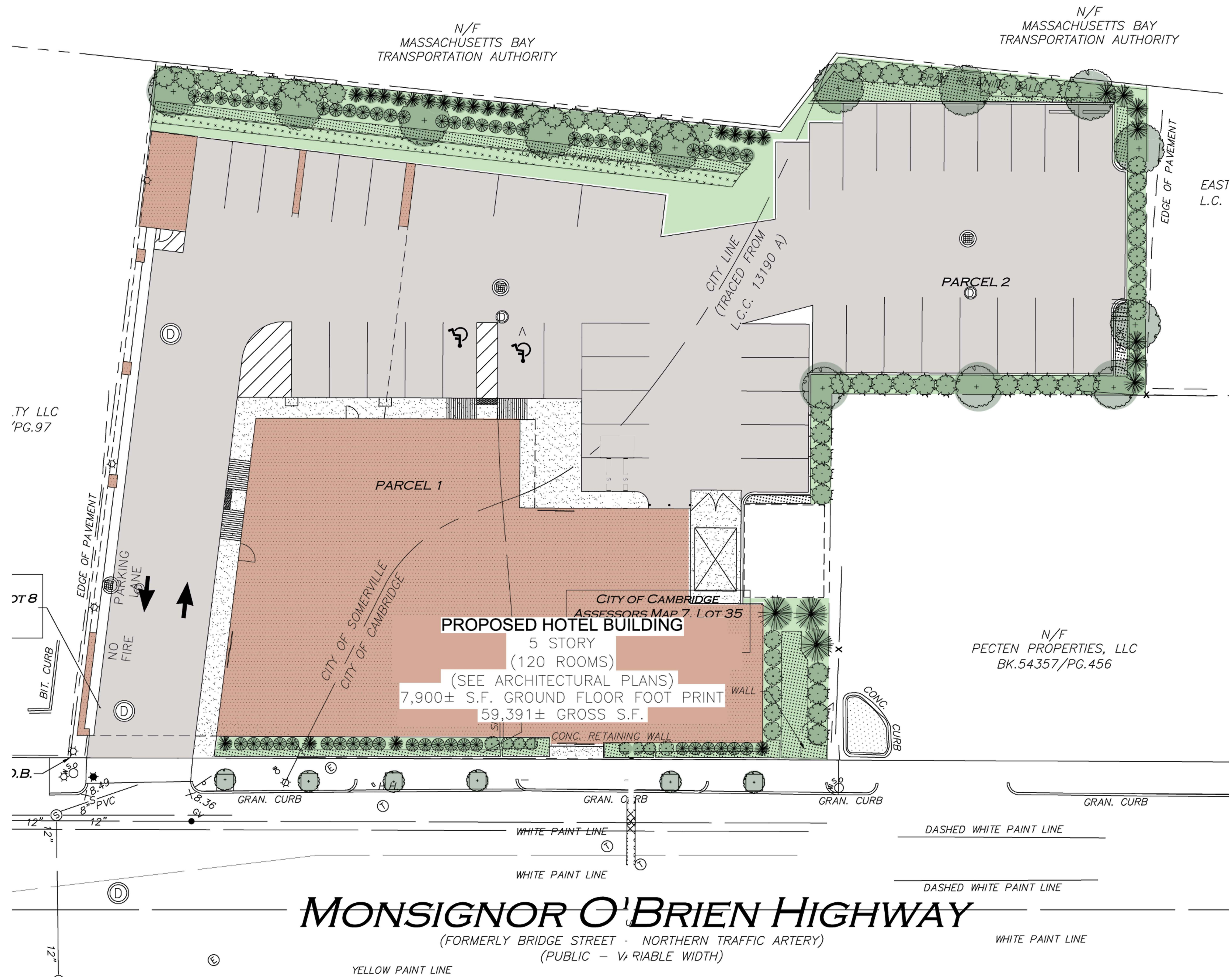
Issue Description
2017_0110 - CITY OF CAMBRIDGE
ZONING BOARD APPLICATION DOCUMENTS

Architect: JAL
Drawn By: JTD
Project No.: 301459
Copyright: 2015 JAL Hospitality Design LLC

Drawing Sheet Title:
**EXTERIOR SIGNAGE
ELEVATIONS**

Drawing Sheet Number:
A3.2s





MONSIGNOR O'BRIEN HIGHWAY

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

COLORED SITE PLAN STAYBRIDGE SUITES - CAMBRIDGE-SOMERVILLE, MA

10
JANUARY
2017

