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client
Client Name

title
COVER SHEET

project
907 MAIN STREET



job number 19200

scale

date issued 11-06-16

SPECIAL PERMIT
APPLICATION
REVISED 01-05-17

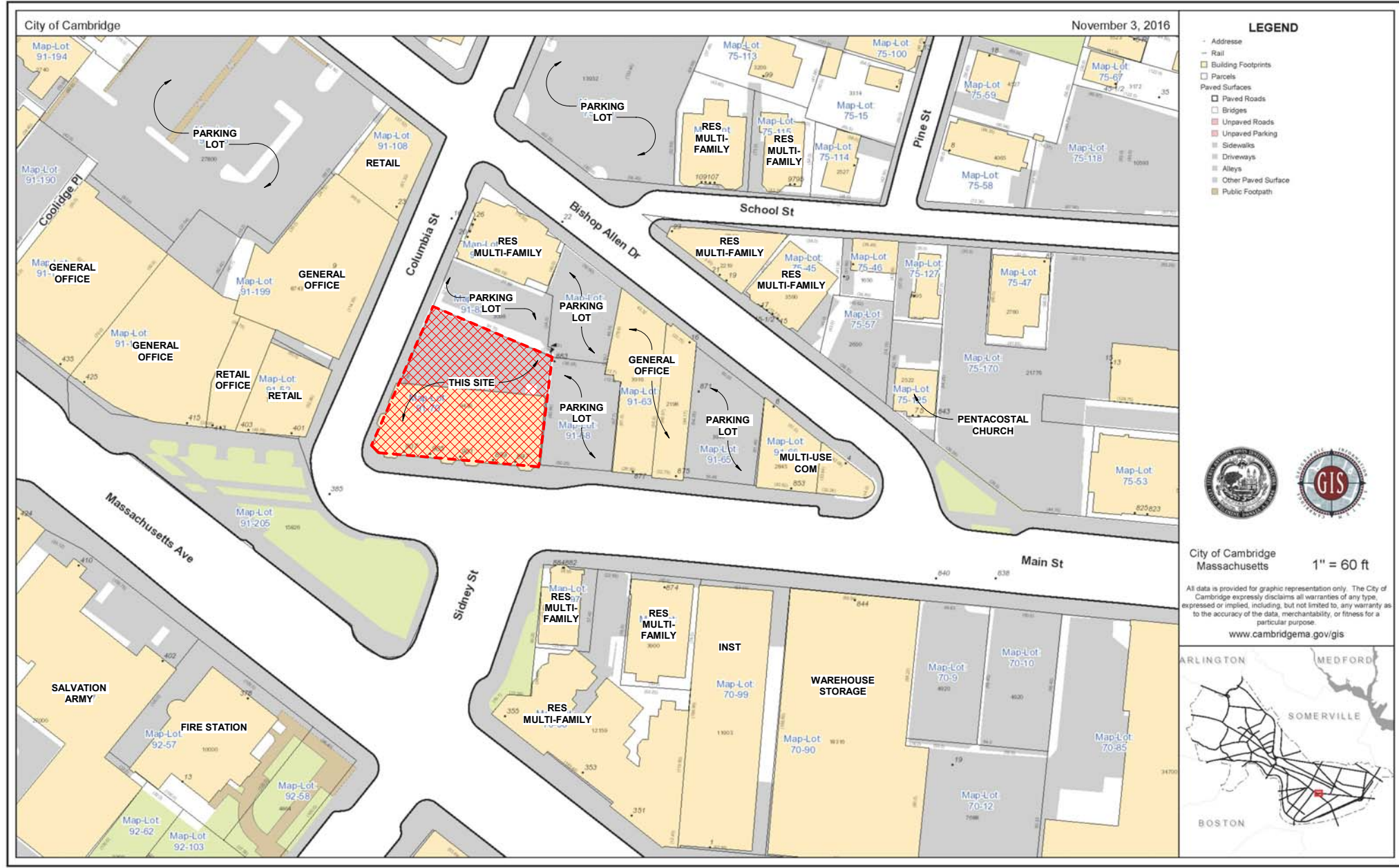
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SP 001



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stamp

client
Client Name



title
ASSESSOR'S MAP

project
907 MAIN STREET

BOYES-WATSON ARCHITECTS

thirty bow street
somerville, ma
02143
architect@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201

job number **19200**

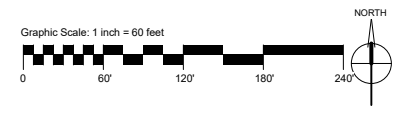
scale **3/8" = 1'-0"**

date issued **11-06-16**

SPECIAL PERMIT APPLICATION
REVISED 01-05-17

sheet no.

SP 002



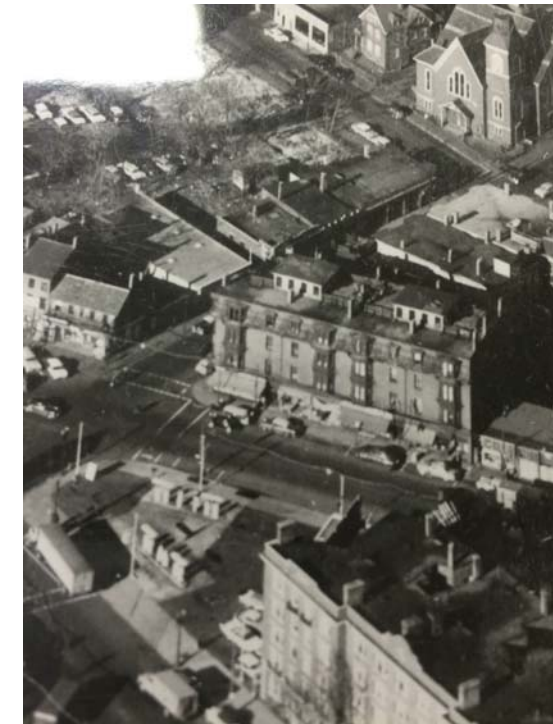
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ARIAL VIEW DOWN MAIN - C.1935



STREET VIEW OF 907 MAIN - C.1915



ARIAL VIEW OF 907 MAIN - C.1950



907 MAIN STREET - C.1965



ARIAL VIEW OF MAIN AND MASS - C.1950

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client
Client Name

title
HISTORIC PHOTOS
project
907 MAIN STREET

BOYES-WATSON
ARCHITECTS
thirty bow street
somerville, ma
02143
architect@boyeswatson.com
phone: (617) 629-8200
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job number 19200

scale

date issued 11-06-16

SPECIAL PERMIT
APPLICATION
REVISED 01-05-17

sheet no.

SP 003



VIEW DOWN MAIN STREET - C. 1910



VIEW DOWN MASS AVE - C. 1910



VIEW FROM MASS AVE - COOLIDGE PARADE C. 1925



VIEW DOWN COLUMBIA STREET - C. 1935

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client
Client Name

title
HISTORIC PHOTOS
project
907 MAIN STREET

BOYES-WATSON
ARCHITECTS
thirty bow street
somerville, ma
02143
architect@boyeswatson.com
phone: (617) 629-8200
fax: (617) 629-8201

job number 19200

scale

date issued 11-06-16

SPECIAL PERMIT
APPLICATION
REVISED 01-05-17

sheet no.
SP 004



MAIN ST. FACADE



COLUMBIA ST. TOWARDS MAIN ST.



VIEW FROM MASS. AVE.

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client
Client Name

title
CONTEXT PHOTOS
Project
907 MAIN STREET

BOYES-WATSON ARCHITECTS

 thirty bow street
 somerville, ma 02143
 architect@boyeswatson.com phone: (617) 629-8200 fax: (617) 629-8201

job number 19200

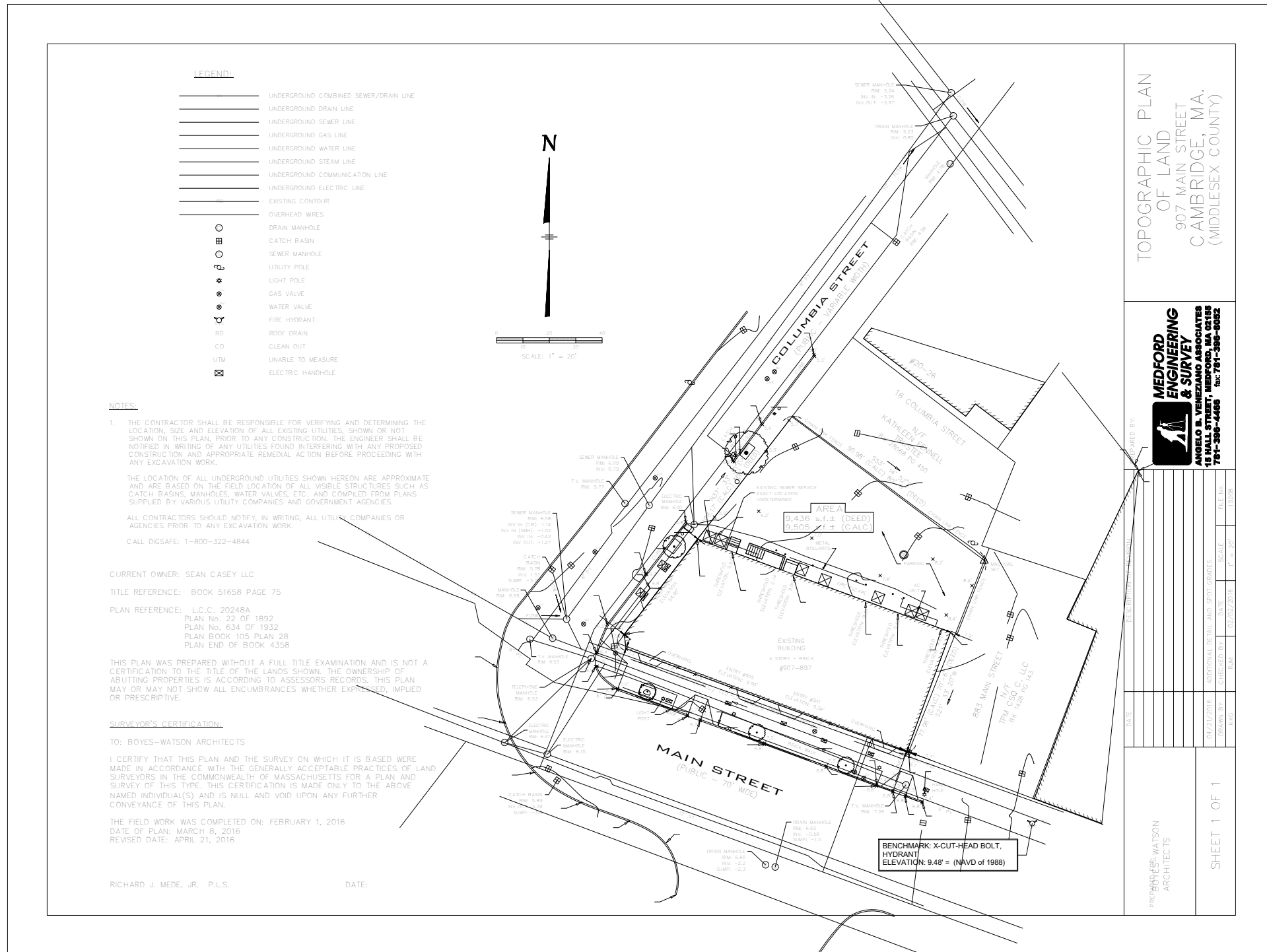
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date issued 11-06-16









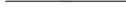






SPECIAL PERMIT APPLICATION
 REVISED 01-05-17

sheet no.
SP 005

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LEGEND:

-  UNDERGROUND COMBINED SEWER/RAIN LINE
-  UNDERGROUND DRAIN LINE
-  UNDERGROUND SEWER LINE
-  UNDERGROUND GAS LINE
-  UNDERGROUND WATER LINE
-  UNDERGROUND STEAM LINE
-  UNDERGROUND COMMUNICATION LINE
-  UNDERGROUND ELECTRIC LINE
-  EXISTING CONTOUR
-  OVERHEAD WRES
-  DRAIN MANHOLE
-  CATCH BASIN
-  SEWER MANHOLE
-  UTILITY POLE
-  LIGHT POLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- ROOF DRAIN
- CLEAN OUT
- UTM
- ELECTRIC HANDHOLE

NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH ANY PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH ANY EXCAVATION WORK.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES.

ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITIES COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK.

CALL DIGSAFE: 1-800-322-4844

CURRENT OWNER: SEAN CASEY LLC
 TITLE REFERENCE: BOOK 51658 PAGE 75
 PLAN REFERENCE: L.C.C. 20248A
 PLAN No. 22 OF 1892
 PLAN No. 634 OF 1932
 PLAN BOOK 105 PLAN 28
 PLAN END OF BOOK 4358

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ADJUTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: BOYES-WATSON ARCHITECTS
 I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: FEBRUARY 1, 2016
 DATE OF PLAN: MARCH 8, 2016
 REVISED DATE: APRIL 21, 2016

RICHARD J. MEDE, JR. P.L.S. DATE:

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stamp

client
Client Name

PROPERTY SURVEY
907 MAIN STREET



BOYES-WATSON ARCHITECTS
 thirty bow street
 Somerville, MA
 02143
 architects@boyes-watson.com
 phone: (617) 629.8200
 fax: (617) 629.8201

job number 19200

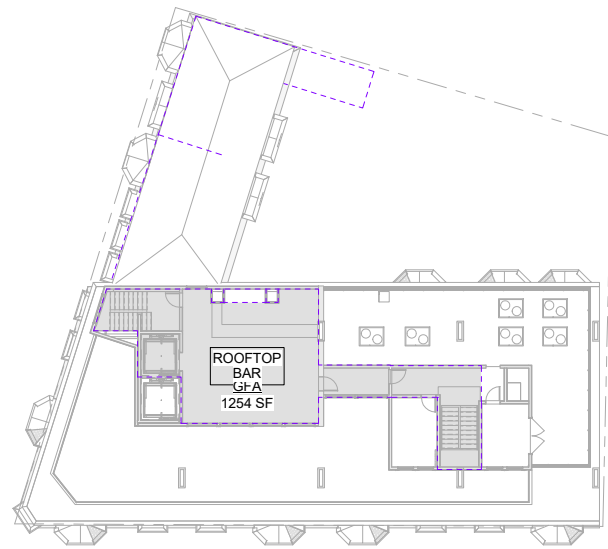
scale

date issued 11-06-16

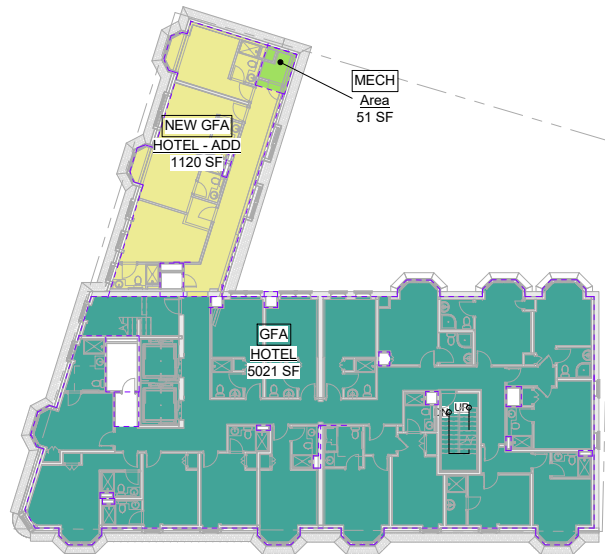
SPECIAL PERMIT APPLICATION REVISED 01-05-17

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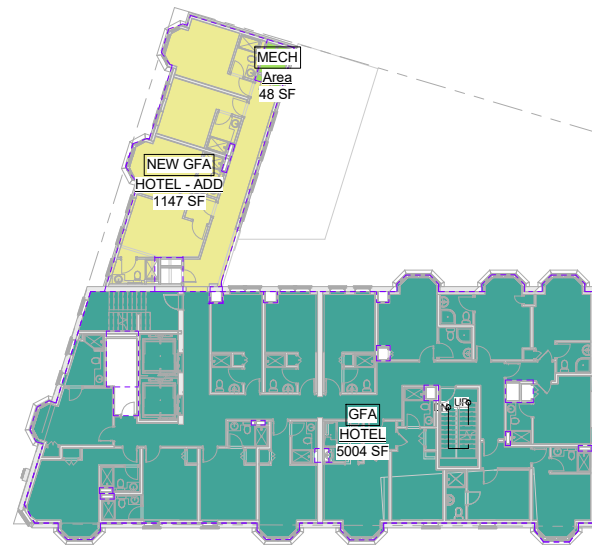
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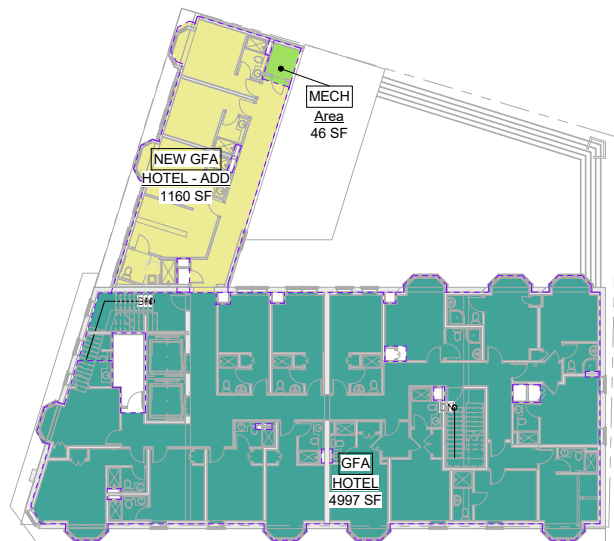
6 AREA PLAN ROOF LEVEL
1/16" = 1'-0"



5 AREA PLAN - 4TH
1/16" = 1'-0"



4 AREA PLAN - 3RD
1/16" = 1'-0"



2 AREA PLAN - 2ND
1/16" = 1'-0"



1 AREA PLAN - 1ST
1/16" = 1'-0"



3 AREA PLAN - BASEMENT
1/16" = 1'-0"

| ZONING AREA | | |
|-------------|------|-------|
| Name | Area | Level |

| | | |
|------------|---------|-----------|
| EX GFA - 1 | | |
| BUS-3 | 1952 SF | 1ST FLOOR |
| EX GFA - 1 | 1952 SF | |

| | | |
|------------|---------|-----------|
| EX GFA - 2 | | |
| BUS-2 | 1962 SF | 1ST FLOOR |
| EX GFA - 2 | 1962 SF | |

| | | |
|-------------|----------|-----------|
| GFA | | |
| HOTEL LOBBY | 1205 SF | 1ST FLOOR |
| HOTEL | 4997 SF | 2ND FLOOR |
| HOTEL | 5004 SF | 3RD FLOOR |
| HOTEL | 5021 SF | 4TH FLOOR |
| | 16226 SF | |
| GFA | 16226 SF | |

| | | |
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| NEW GFA | | |
| BUS-3 | 1165 SF | 1ST FLOOR |
| COV. EXT | 138 SF | 1ST FLOOR |
| HOTEL - ADD | 1160 SF | 2ND FLOOR |
| HOTEL - ADD | 1147 SF | 3RD FLOOR |
| HOTEL - ADD | 1120 SF | 4TH FLOOR |
| | 4730 SF | |
| NEW GFA | 4730 SF | |

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| ROOFTOP BAR | | |
| GFA | 1254 SF | ROOF LEVEL |
| | 1254 SF | |

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| ROOFTOP BAR | 1254 SF | |
| Grand total | 26125 SF | |

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| SITE AREA | 9,505 S.F. |
| ALLOWABLE GFA | 26,138.8 S.F. |

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client
Client Name

title
ZONING COMPLIANCE
Project
907 MAIN STREET

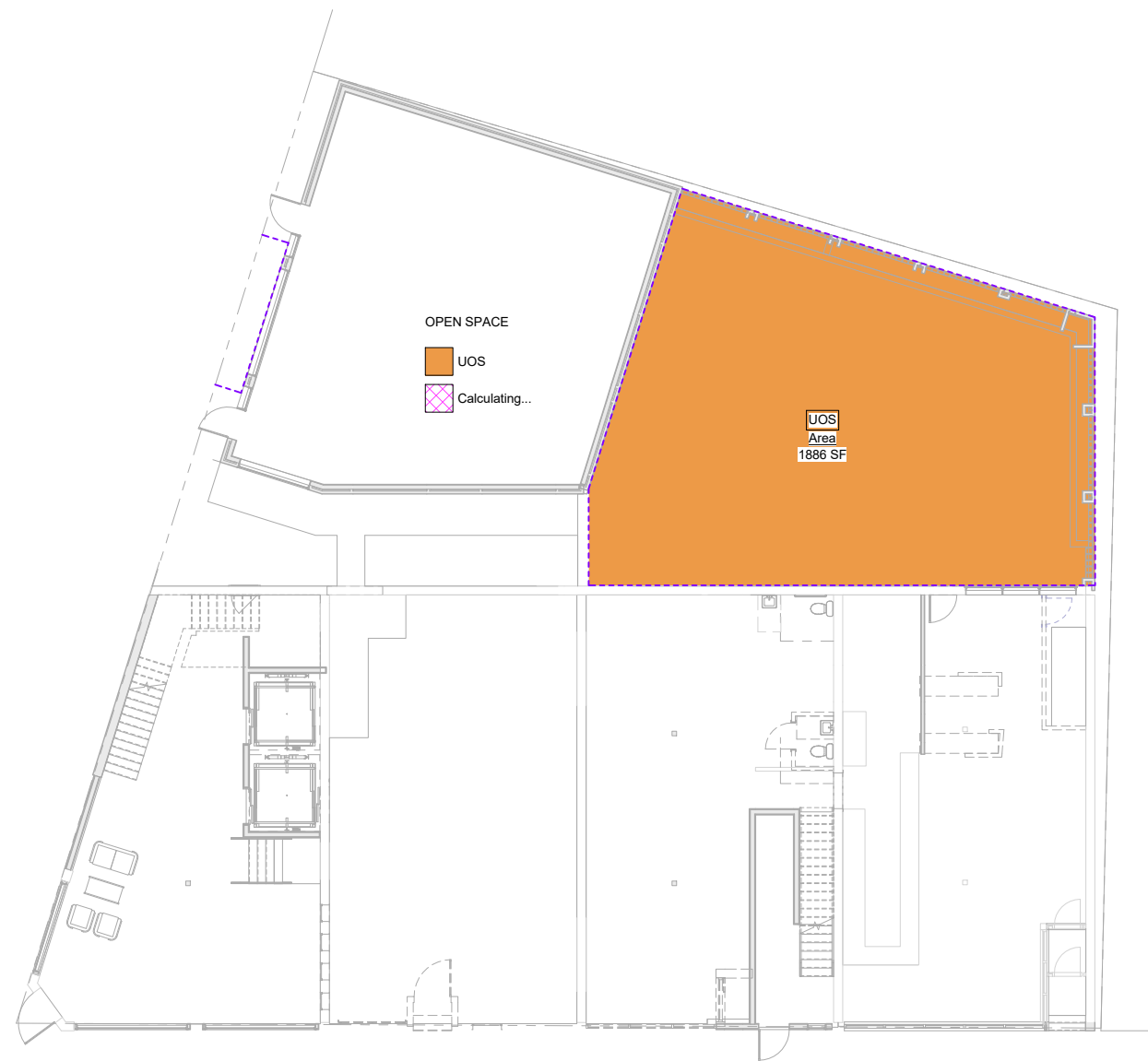
BOYES-WATSON ARCHITECTS
thirty bow street
somererville, ma 02143
architect@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201

job number 19200
scale 1/16" = 1'-0"

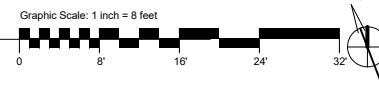
date issued 11-06-16

SPECIAL PERMIT APPLICATION
REVISED 01-05-17

sheet no.
SP 010



① PROPOSED OPEN SPACE
1/8" = 1'-0"



DIMENSIONAL FORM

Project Address: 907 MAIN STREET Application Date: 11-03-16 REV 01-05-17

| | Existing | Allowed or Required (max/min) | Proposed | Permitted |
|--------------------------------|----------|-------------------------------|-----------|-----------|
| Lot Area (sq ft) | 9,505 | n/a | No Change | |
| Lot Width (ft) | 115.25' | n/a | No Change | |
| Total Gross Floor Area (sq ft) | 20,874 | 26,138 | 26,138 | |
| Residential Base | n/a | n/a | n/a | |
| Non-Residential Base | n/a | n/a | n/a | |
| Inclusionary Housing Bonus | n/a | n/a | n/a | |
| Total Floor Area Ratio | 2.21 | 2.75 | 2.75 | |
| Residential Base | n/a | n/a | n/a | |
| Non-Residential Base | n/a | n/a | n/a | |
| Inclusionary Housing Bonus | n/a | n/a | n/a | |
| Total Dwelling Units | 12 | 32 | n/a | |
| Base Units | n/a | n/a | n/a | |
| Inclusionary Bonus Units | n/a | n/a | n/a | |
| Base Lot Area / Unit (sq ft) | n/a | n/a | n/a | |
| Total Lot Area / Unit (sq ft) | n/a | n/a | n/a | |
| Building Height(s) (ft) | 45' | 55' | 55' | |
| Front Yard Setback (ft) | 0' | 0' | No Change | |
| Side Yard Setback (ft) | 29.5' | 0' | 0' | |
| Side Yard Setback (ft) | 0' | 0' | No Change | |
| Rear Yard Setback (ft) | 0' | 0' | No Change | |
| Open Space (% of Lot Area) | 0% | 0% | 20% | |
| Private Open Space | 0% | 0% | 20% | |
| Permeable Open Space | 0% | 0% | 0% | |
| Other Open Space (Specify) | 0% | 0% | 0% | |
| Off-Street Parking Spaces | 0 | 5 | 0* | |
| Long-Term Bicycle Parking | 0 | 2 | 2 | |
| Short-Term Bicycle Parking | 0 | 1 | 6 | |
| Loading Bays | 0 | 1 | 0* | |

Use space below and/or attached pages for additional notes:

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

SITE AREA
BUS B **TOTAL 9,436 SF**

REQUIRED **SITE AREA**
USABLE 0% 0 SF
PERMEABLE 0% 0 SF
TOT. OPEN SPACE 0% 0 SF

PROVIDED **SITE AREA**
USABLE 20.0% 1,886SF
PERMEABLE 0.0% 0 SF
TOT. OPEN SPACE 20.0% 1,886 SF

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stamp

client
Client Name

title
ZONING OPEN SPACE PLAN & ARCH. SITE PLAN
project
907 MAIN STREET



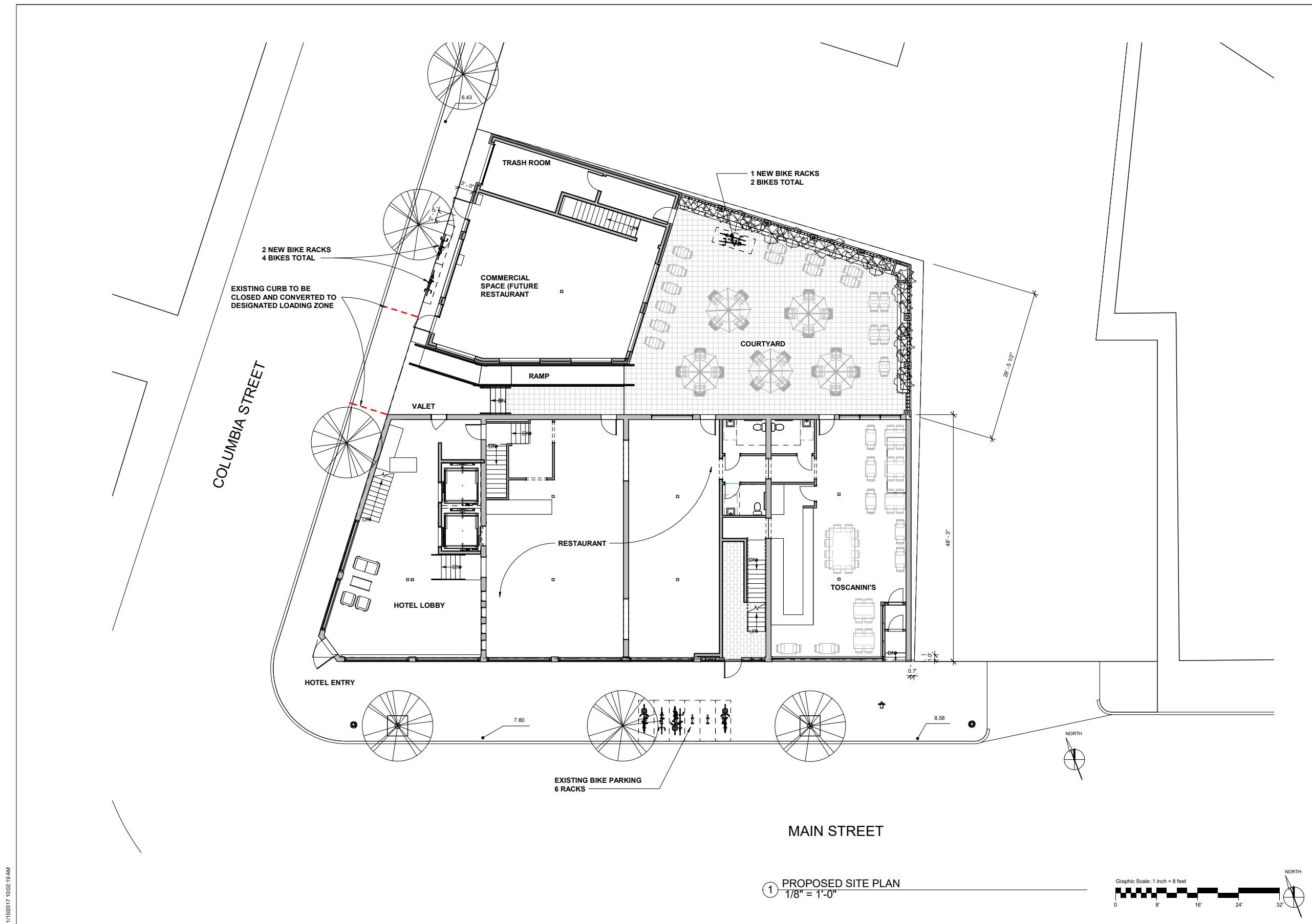
job number 19200

scale 1/8" = 1'-0"

date issued 11-06-16

SPECIAL PERMIT APPLICATION
REVISED 01-05-17

sheet no.
SP 011



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stamp

client
Client Name

title
SITE PLAN

project
907 MAIN STREET

BOYES-WATSON ARCHITECTS

thirty bow street
somerville, ma
02143
architect@boyeswatson.com
phone: (617) 629-8200
fax: (617) 629-8201

job number 19200

scale 1/8" = 1'-0"

date issued 11-06-16

SPECIAL PERMIT APPLICATION
REVISED 01-05-17

sheet no.

SP 012

1 PROPOSED SITE PLAN
1/8" = 1'-0"



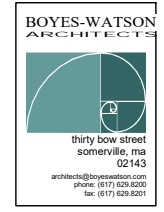
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client
Client Name

title
BASEMENT
Project
907 MAIN STREET



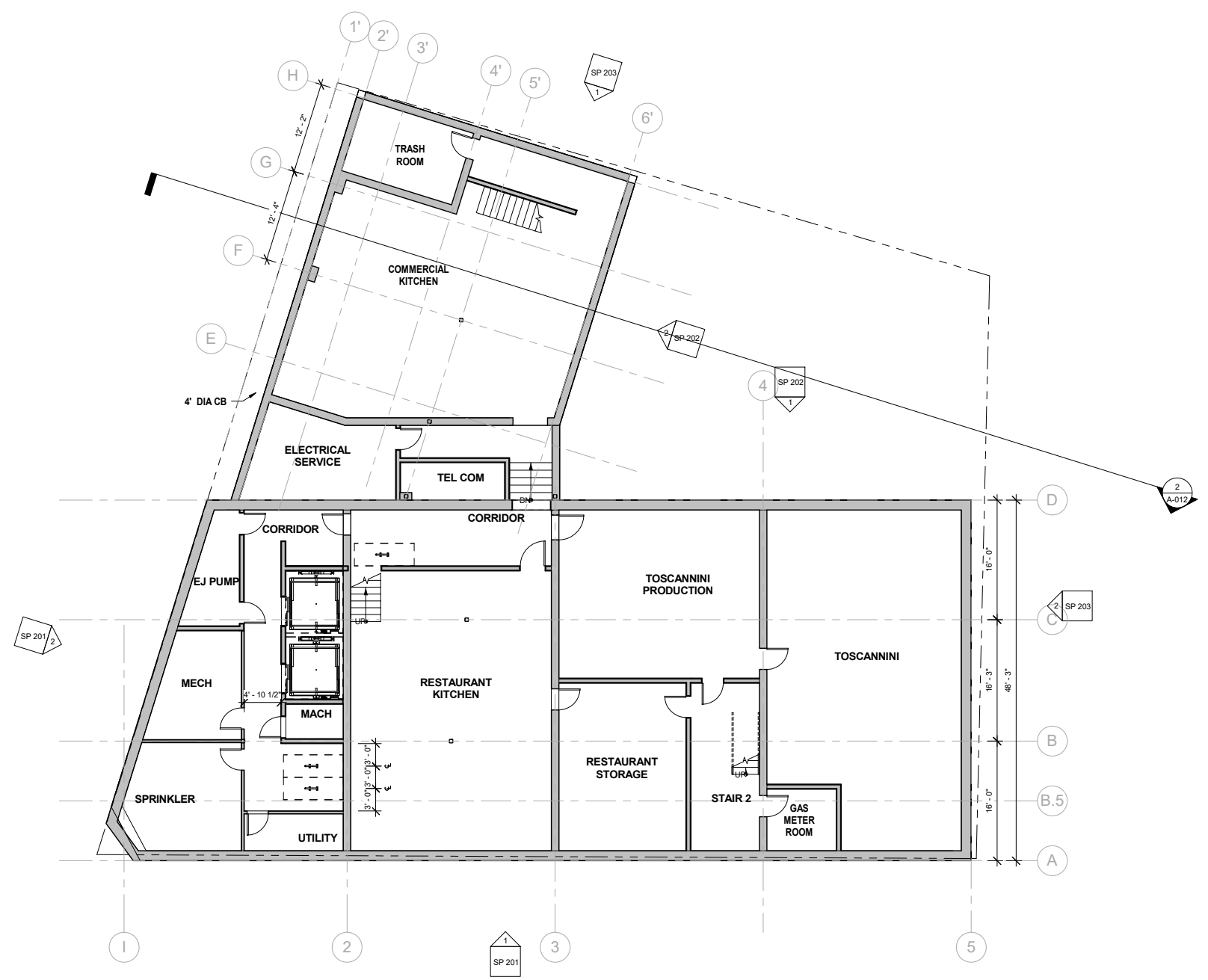
job number 19200

scale 1/8" = 1'-0"

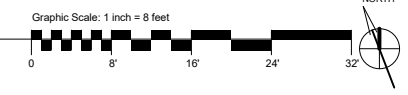
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SPECIAL PERMIT
APPLICATION
REVISED 01-05-17

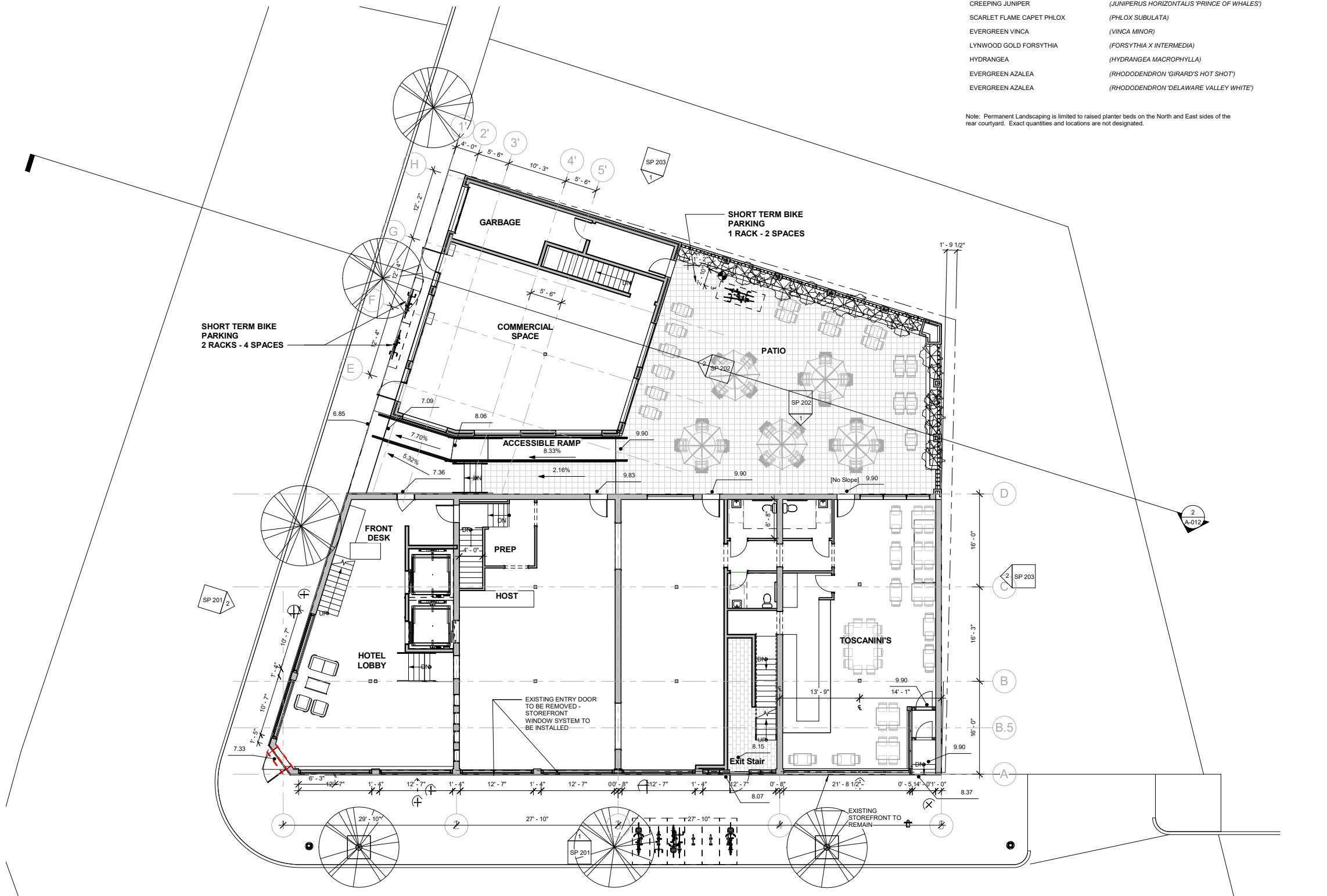
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1 PROPOSED BASEMENT
1/8" = 1'-0"



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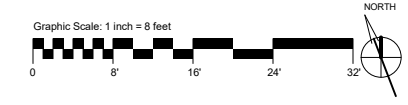


PLANTING SCHEDULE

| | |
|---------------------------|---|
| CREeping JUNIPER | (JUNIPERUS HORIZONTALIS 'PRINCE OF WHALES') |
| SCARLET FLAME CAPET PHLOX | (PHLOX SUBULATA) |
| EVERGREEN VINCA | (VINCA MINOR) |
| LYNWOOD GOLD FORSYTHIA | (FORSYTHIA X INTERMEDIA) |
| HYDRANGEA | (HYDRANGEA MACROPHYLLA) |
| EVERGREEN AZALEA | (RHODODENDRON 'GIRARD'S HOT SHOT') |
| EVERGREEN AZALEA | (RHODODENDRON 'DELAWARE VALLEY WHITE') |

Note: Permanent Landscaping is limited to raised planter beds on the North and East sides of the rear courtyard. Exact quantities and locations are not designated.

1 PROPOSED 1ST FLOOR / LANDSCAPE PLAN
1/8" = 1'-0"



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stamp

client
Client Name

title
1ST FLOOR PLAN
Project
907 MAIN STREET

BOYES-WATSON ARCHITECTS
 thirty bow street
 somerville, ma
 02143
 architects@boyeswatson.com
 phone: (617) 629.8200
 fax: (617) 629.8201

job number 19200

scale As indicated

date issued 11-06-16

SPECIAL PERMIT APPLICATION
REVISED 01-05-17

sheet no.

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client
Client Name

title
2ND FLOOR PLAN

project
907 MAIN STREET



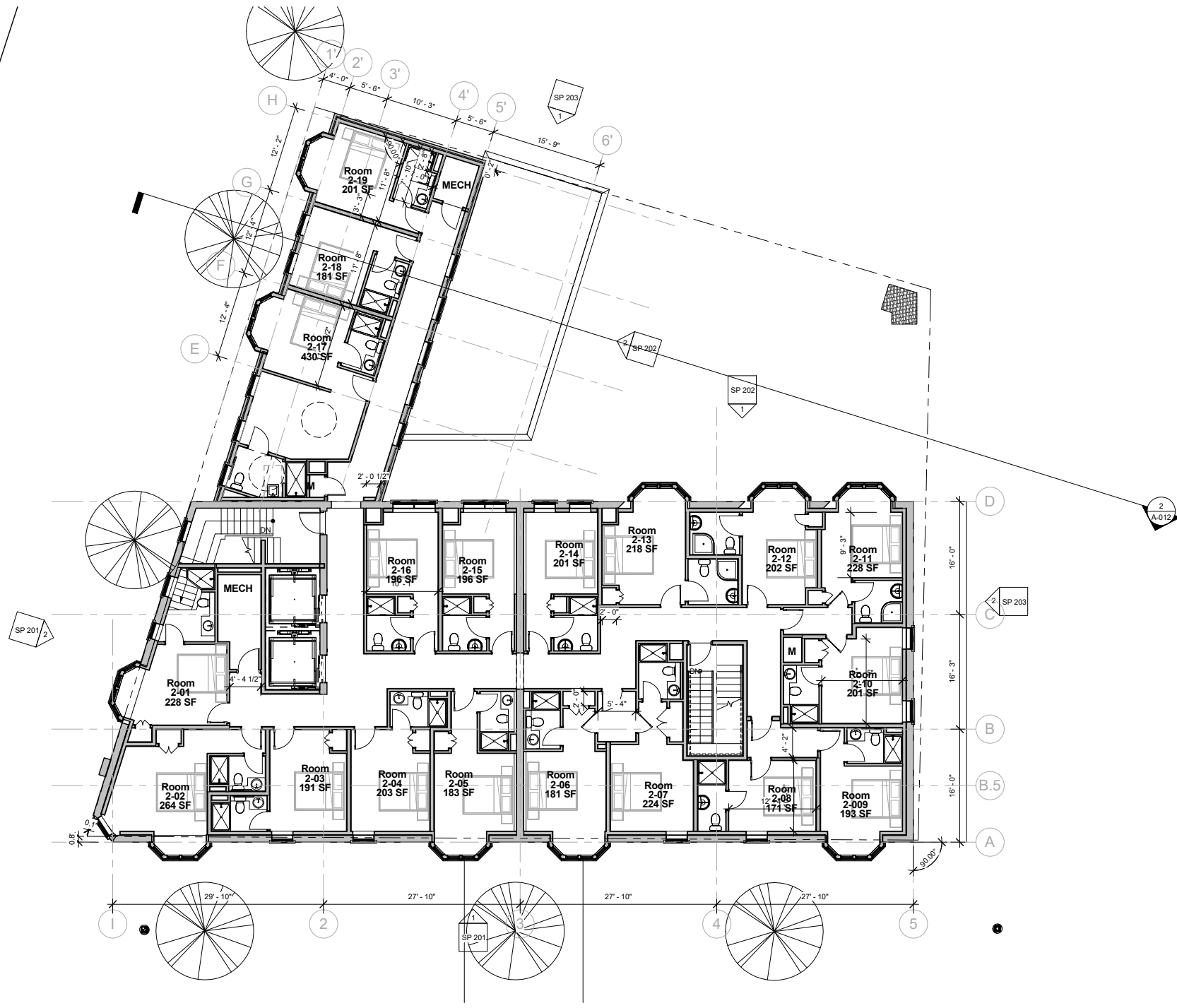
job number 19200

scale 1/8" = 1'-0"

date issued 11-06-16

SPECIAL PERMIT APPLICATION
REVISED 01-05-17

sheet no.
SP 103



1 PROPOSED 2ND FLOOR
1/8" = 1'-0"



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client
Client Name

title
3RD FLOOR PLAN

project
907 MAIN STREET



BOYES-WATSON
ARCHITECTS

thirty bow street
somerville, ma
02143
architect@boyeswatson.com
phone: (617) 629-8200
fax: (617) 629-8201

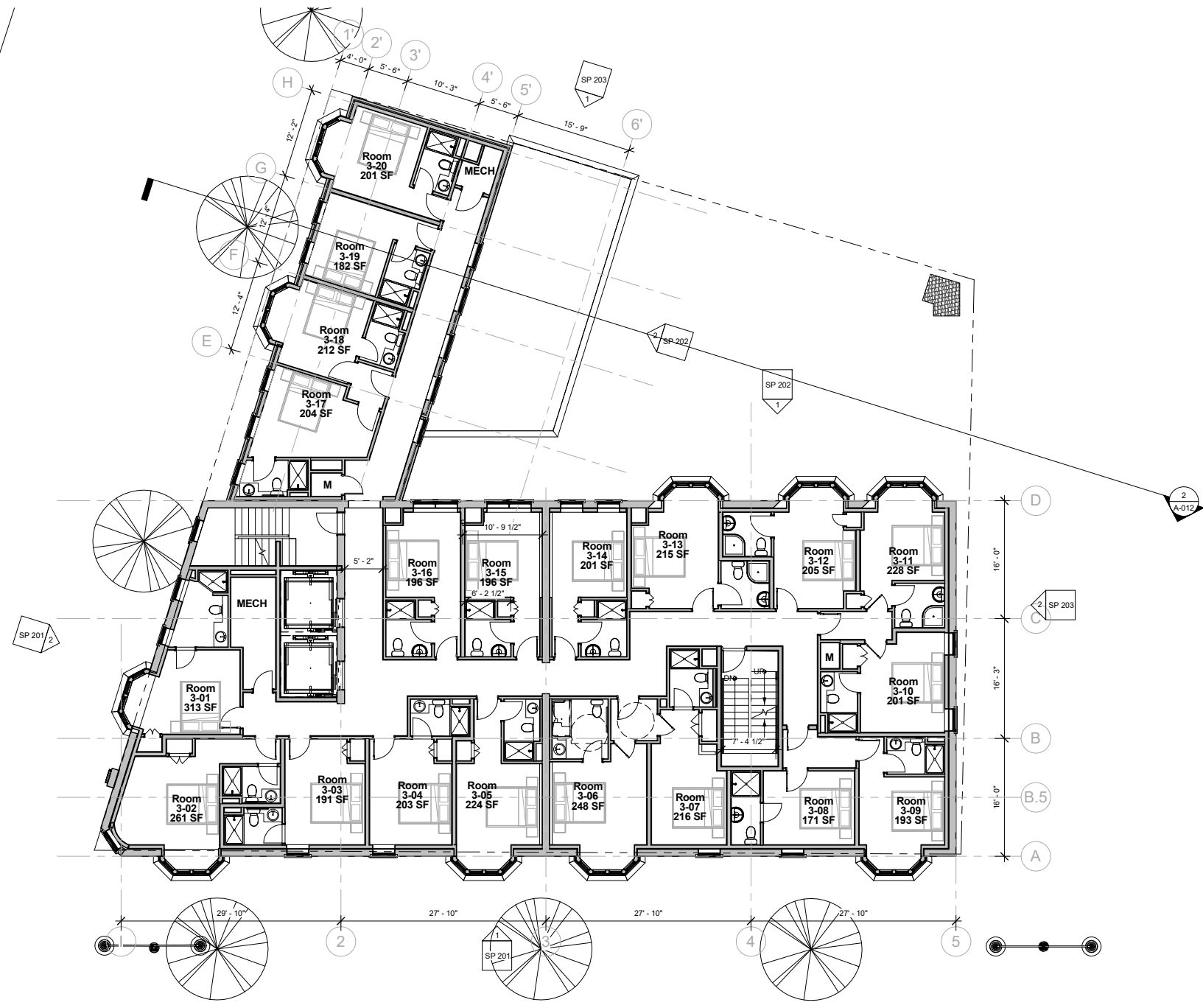
job number 19200

scale 1/8" = 1'-0"

date issued 11-06-16


SPECIAL PERMIT
APPLICATION
REVISED 01-05-17

sheet no.
SP 104




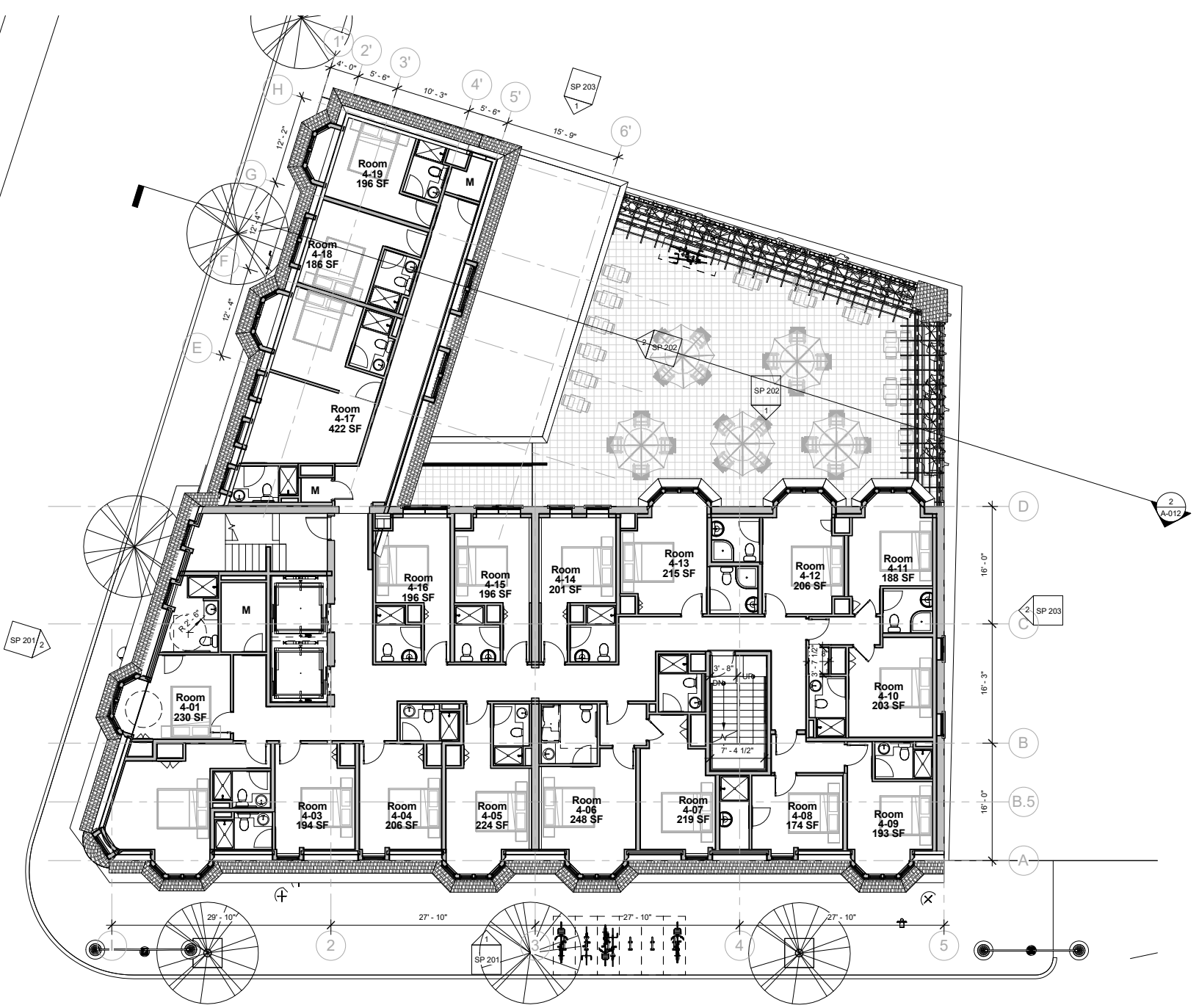
1 PROPOSED 3RD FLOOR
1/8" = 1'-0"

Graphic Scale: 1 inch = 8 feet

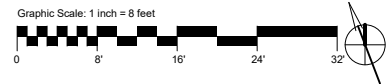


NORTH





1 PROPOSED 4TH FLOOR
1/8" = 1'-0"



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stamp

client
Client Name

title
4TH FLOOR PLAN

project
907 MAIN STREET

BOYES-WATSON
ARCHITECTS

thirty bow street
somerville, ma
02143
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fax: (617) 629.8201

job number 19200

scale 1/8" = 1'-0"

date issued 11-06-16

SPECIAL PERMIT
APPLICATION
REVISED 01-05-17

sheet no.
SP 105

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stamp

client
Client Name

title
PENTHOUSE FLOOR PLAN

project
907 MAIN STREET

BOYES-WATSON ARCHITECTS



thirty bow street
somerville, ma
02143
architect@boyeswatson.com
phone: (617) 629-8200
fax: (617) 629-8201

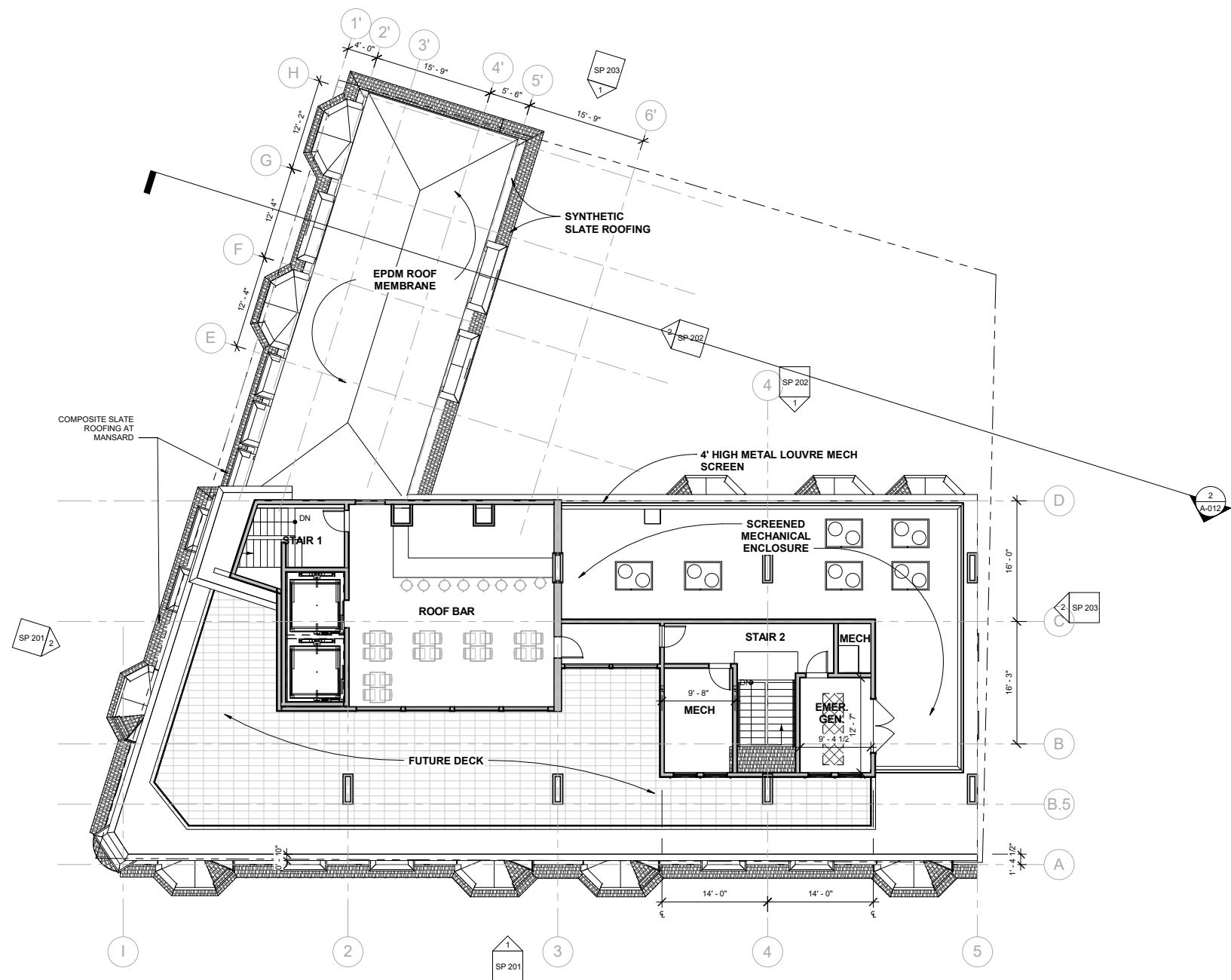
job number 19200

scale 1/8" = 1'-0"

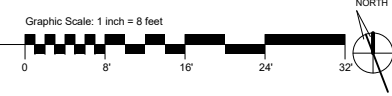
date issued 11-06-16

SPECIAL PERMIT APPLICATION
REVISED 01-05-17

sheet no.
SP 106



1 PENTHOUSE FLOOR PLAN
1/8" = 1'-0"



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stamp

client
Client Name

title
PENTHOUSE ROOF PLAN

project
907 MAIN STREET



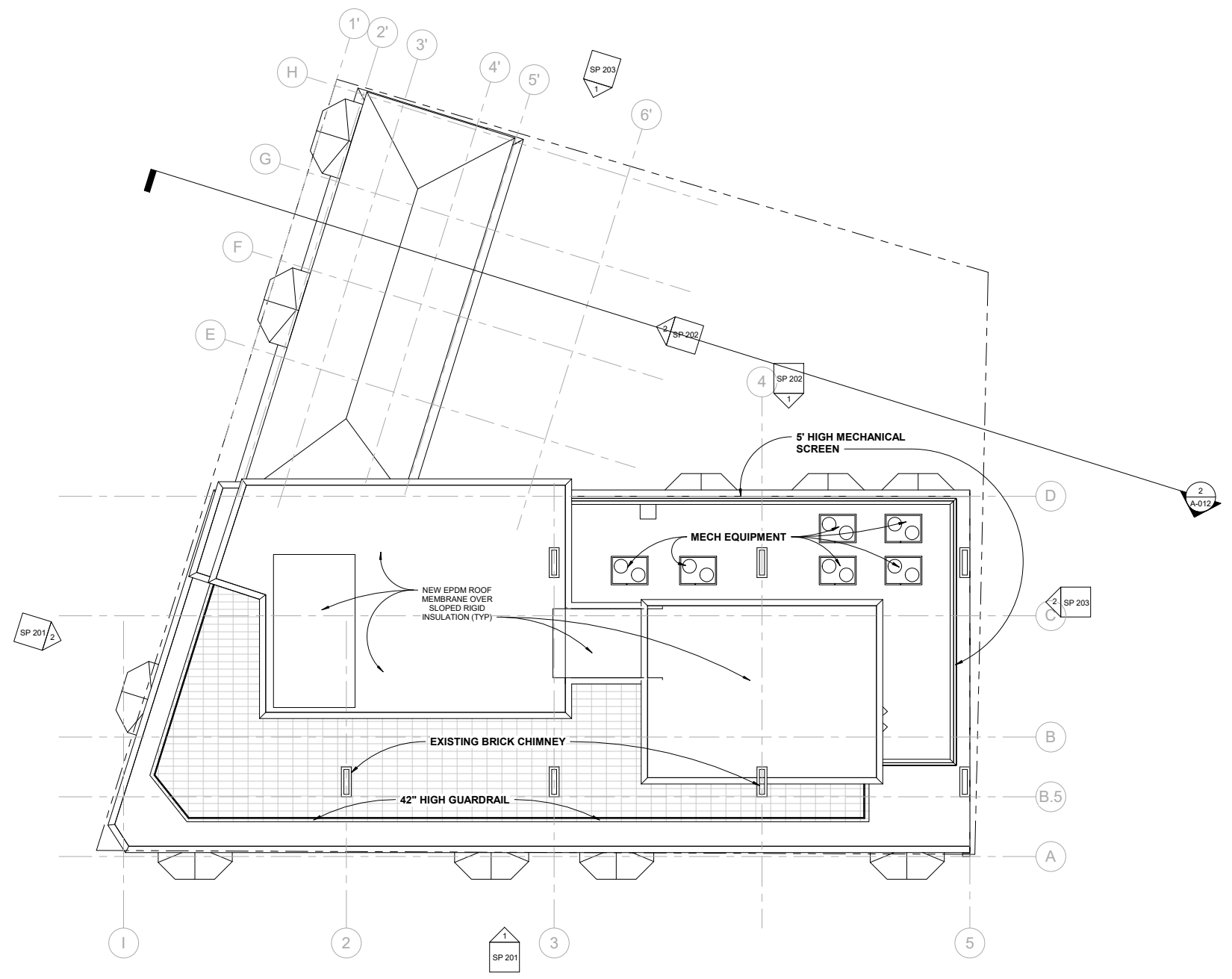
job number 19200

scale 1/8" = 1'-0"

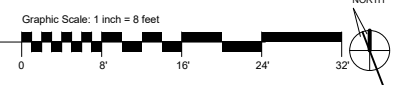
date issued 11-06-16

SPECIAL PERMIT
APPLICATION
REVISED 01-05-17

sheet no.
SP 107



① PENTHOUSE ROOF
1/8" = 1'-0"

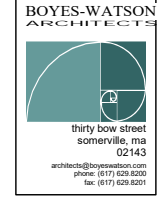


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stamp

client
Client Name

title
BUILDING ELEVATIONS
Project
907 MAIN STREET



job number 19200

scale 1/8" = 1'-0"

date issued 11-06-16

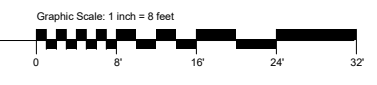
SPECIAL PERMIT APPLICATION
REVISED 01-05-17

sheet no.

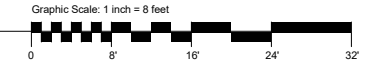
SP 201



① FRONT ELEVATION - MAIN STREET
1/8" = 1'-0"



② FRONT ELEVATION - COLUMBIA STREET
1/8" = 1'-0"



1/10/2017 10:03:46 AM

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stamp

client
Client Name

title
BUILDING ELEVATIONS
907 MAIN STREET

BOYES-WATSON ARCHITECTS

 thirty bow street
 somerville, ma
 02143
 architect@boyeswatson.com
 phone: (617) 629-8200
 fax: (617) 629-8201

job number 19200

scale 1/8" = 1'-0"

date issued 11-06-16

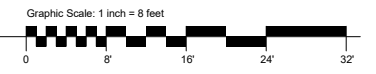
SPECIAL PERMIT
APPLICATION
REVISED 01-05-17

sheet no.

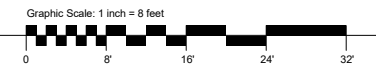
SP 202



② REAR ELEVATION - COLUMBIA STREET
1/8" = 1'-0"



① REAR ELEVATION - MAIN STREET
1/8" = 1'-0"



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stamp

client
Client Name

title
BUILDING ELEVATIONS

project
907 MAIN STREET



job number 19200

scale 1/8" = 1'-0"

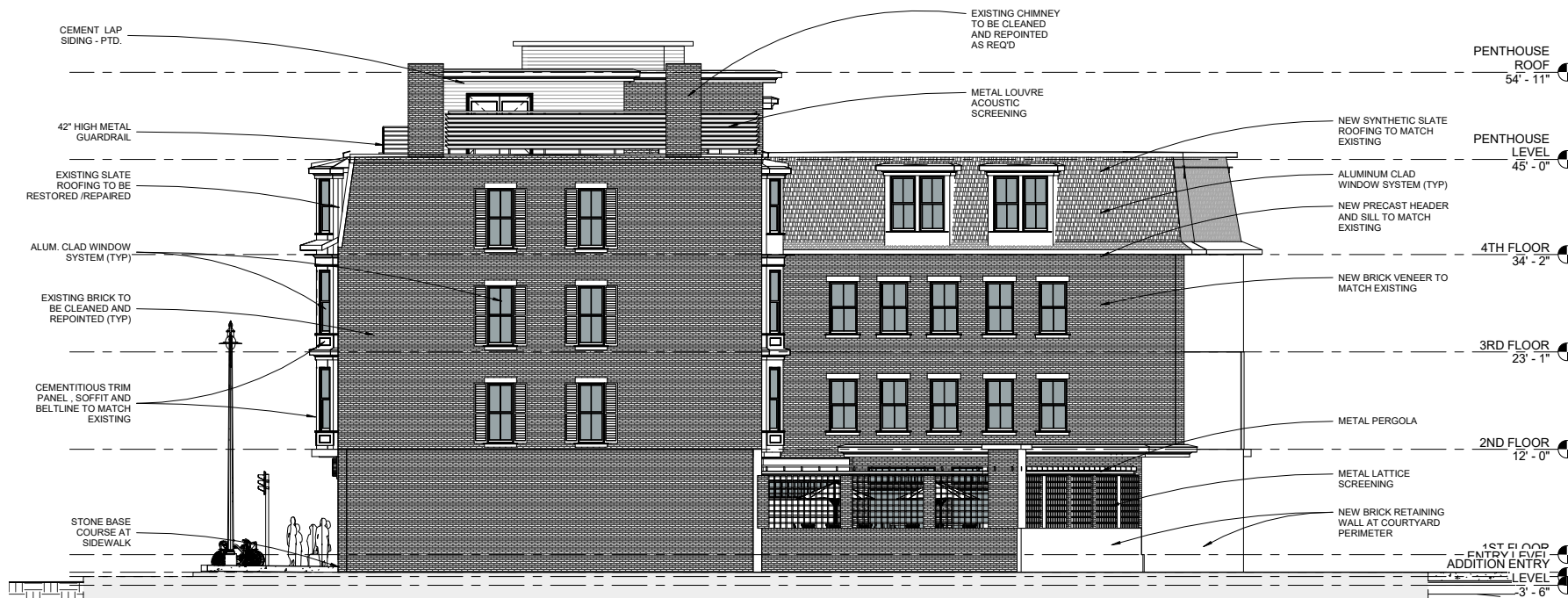
date issued 11-06-16

SPECIAL PERMIT APPLICATION
REVISED 01-05-17

sheet no.
SP 203

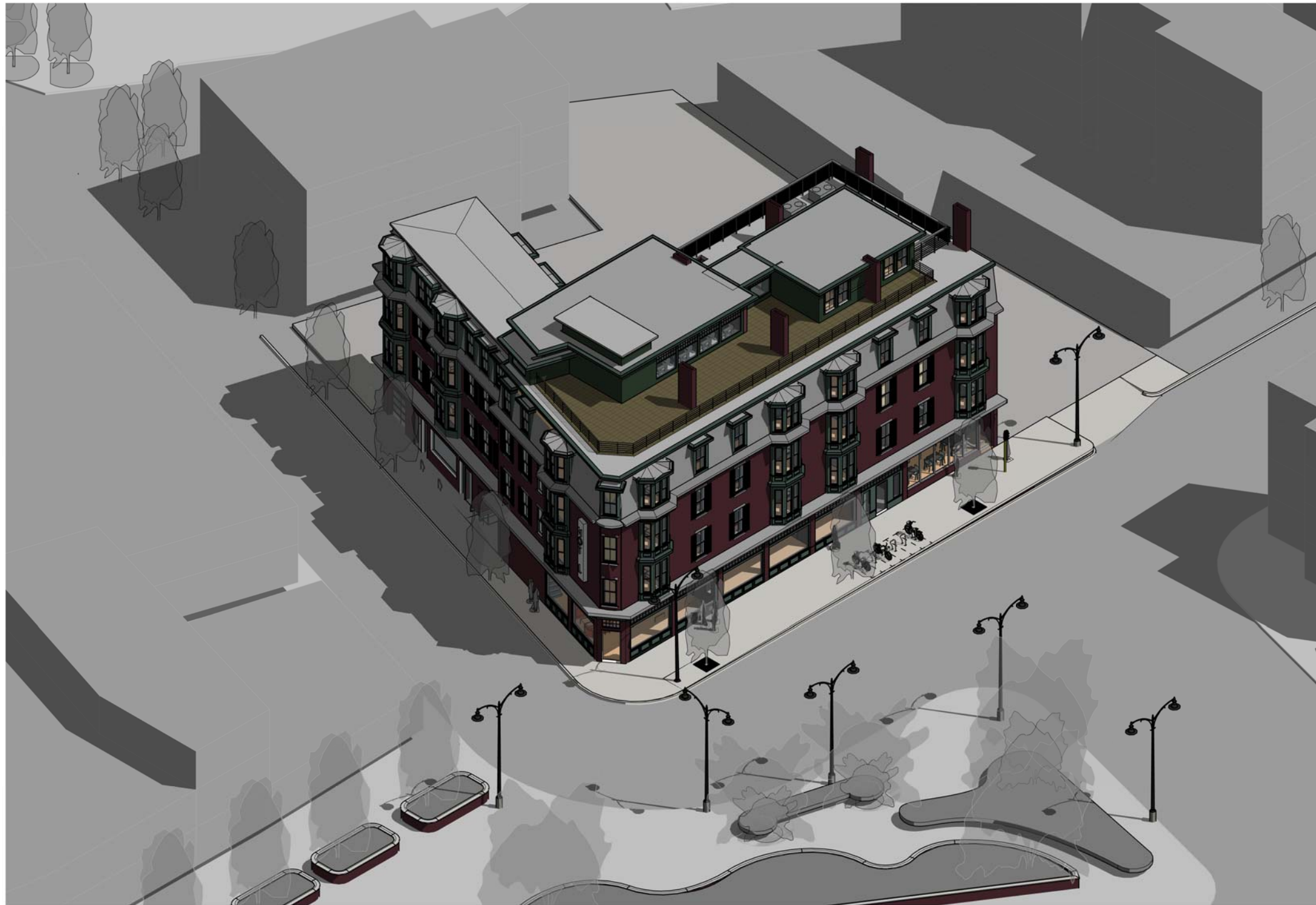


① LEFT SIDE ELEVATION - COLUMBIA STREET
1/8" = 1'-0"



② RIGHT SIDE ELEVATION - MAIN STREET
1/8" = 1'-0"





① WEST AXON - SP SCHEME

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stamp

client
Client Name

title
AXONOMETRIC VIEW
project
907 MAIN STREET

BOYES-WATSON
ARCHITECTS



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job number 19200

scale

date issued 11-06-16

SPECIAL PERMIT
APPLICATION
REVISED 01-05-17

sheet no.

SP 901



① EAST AXON - SP SCHEME

| No. | Description | Date |
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stamp

client
Client Name

title
AXONOMETRIC VIEW
project
907 MAIN STREET

BOYES-WATSON
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job number 19200

scale

date issued 11-06-16

SPECIAL PERMIT
APPLICATION
REVISED 01-05-17

sheet no.
SP 902



② COLUMBIA & MAIN



① VIEW FROM MAIN ST

| No. | Description | Date |
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stamp

client
Client Name

title
3D VIEWS
project
907 MAIN STREET

BOYES-WATSON
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job number 19200

scale

date issued 11-06-16

SPECIAL PERMIT
APPLICATION
REVISED 01-05-17

sheet no.

SP 903



① COLUMBIA ST VIEW



② COURTYARD VIEW

| No. | Description | Date |
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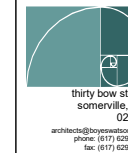
stamp

client
Client Name

title
3D VIEWS

project
907 MAIN STREET

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job number 19200

scale

date issued 11-06-16

SPECIAL PERMIT
APPLICATION
REVISED 01-05-17

sheet no.

SP 904