

11/7/2016 12:27:43 PM

# 907 MAIN STREET



No.	Description	Date

stamp

client  
Client Name

title  
**COVER SHEET**

project  
**907 MAIN STREET**



job number 19200

scale

date issued 11-06-16

SPECIAL PERMIT APPLICATION

sheet no.  
**SP 001**





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

No.	Description	Date

stamp

client  
Client Name

file  
PROJECT  
907 MAIN STREET

**BOYES WATSON ARCHITECT**

thirty bow street  
somerville, ma 02143  
phone (617) 258-8300  
fax (617) 258-8301

job number 19200

scale

date issued 11-06-16

SPECIAL PERMIT APPLICATION

sheet no.

SP 003

11/20/16 12:27:46 PM



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

No	Description	Date

stamp

client  
Client Name

title  
HISTORIC PHOTOS  
project  
907 MAIN STREET



job number 19200

scale

date issued 11-06-16

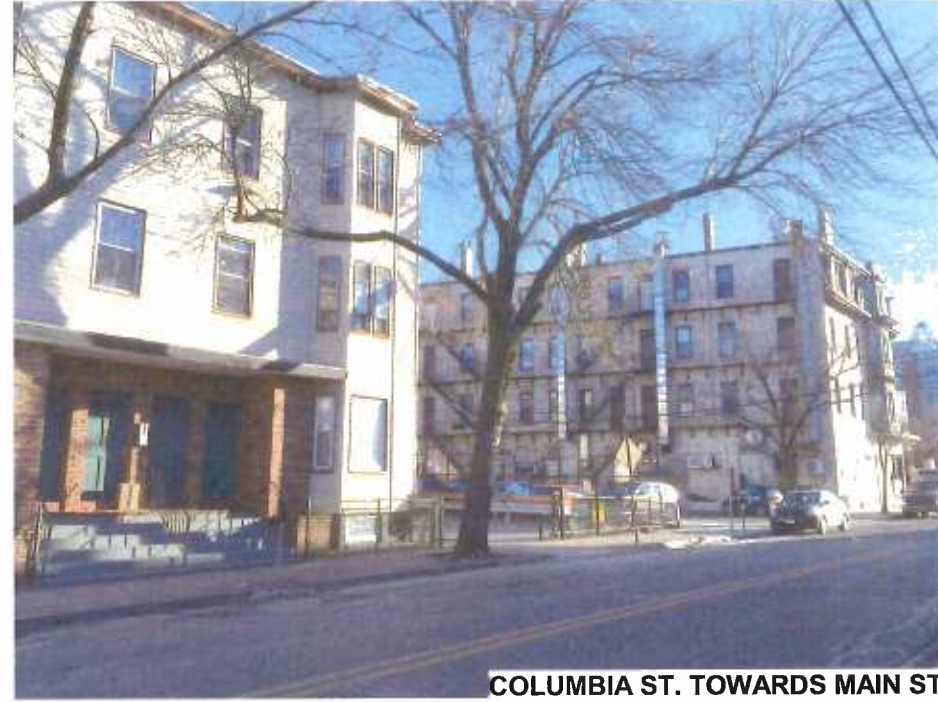
SPECIAL PERMIT APPLICATION

sheet no.

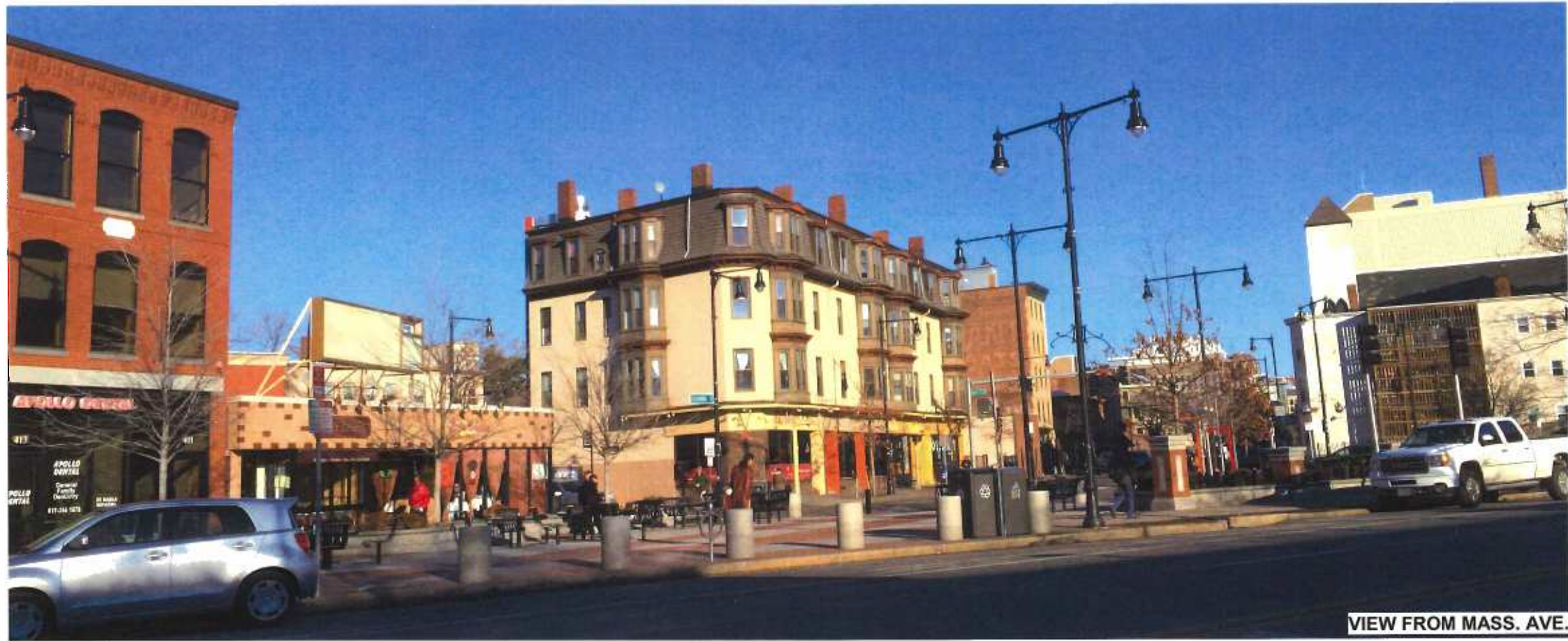
SP 004



MAIN ST. FACADE



COLUMBIA ST. TOWARDS MAIN ST.



VIEW FROM MASS. AVE.

No.	Description	Date

stamp

client  
Client Name

title  
CONTEXT PHOTOS  
project  
907 MAIN STREET

**BOYES, WATSON**  
ARCHITECTS

thirty bow street  
somerville, ma  
02143  
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phone (617) 429-8200  
fax (617) 429-8201

job number 19200

scale

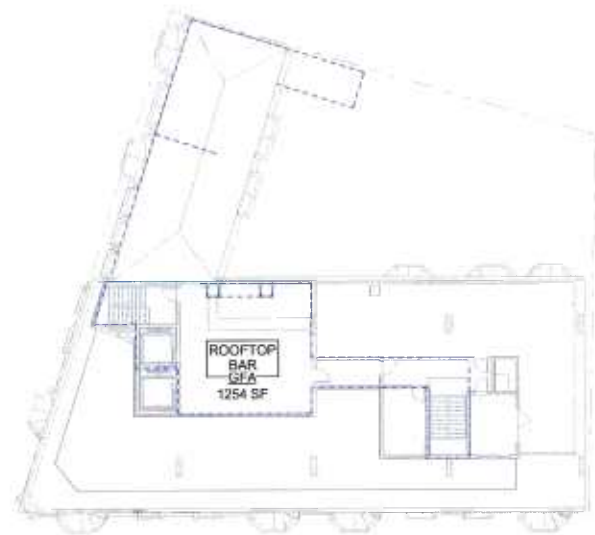
date issued 11-06-16

SPECIAL PERMIT  
APPLICATION

sheet no.

SP 005





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



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



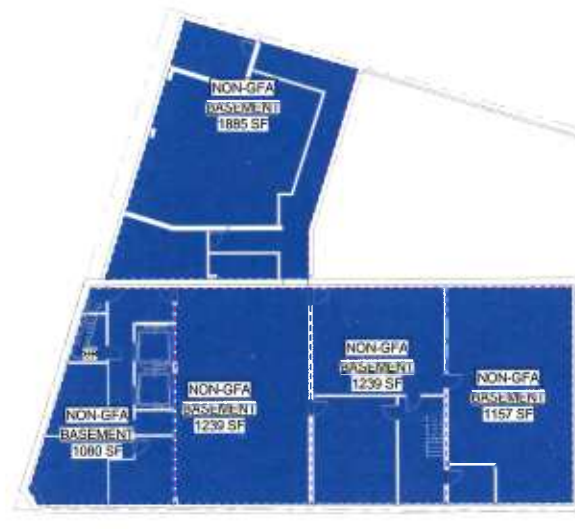
4 AREA PLAN - 3RD  
1/16" = 1'-0"



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

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

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

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

ROOFTOP BAR	1254 SF	ROOF LEVEL
GFA	1254 SF	
ROOFTOP BAR	1254 SF	
Grand total	26125 SF	

SITE AREA	9,506 S.F.
ALLOWABLE GFA	26,138.6 S.F.

client	Client Name
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client	Client Name
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client	Client Name
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client	Client Name
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client	Client Name
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client	Client Name
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client	Client Name
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client	Client Name
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client	Client Name
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client	Client Name
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No.	Description	Date

stamp

client  
Client Name

title  
**ZONING COMPLIANCE**  
 project  
**907 MAIN STREET**



job number 19200

scale 1/16" = 1'-0"

date issued 11-06-16

SPECIAL PERMIT APPLICATION

sheet no.

SP 010

11/7/2016 12:28:08 PM

OPEN SPACE  
 POS  
 UOS



① PROPOSED OPEN SPACE  
 3/32" = 1'-0"

**DIMENSIONAL FORM**

Project Address: 907 MAIN STREET

Application Date: 11-03-16

	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%	15%	
Private Open Space	0%	0%	15%	
Permeable Open Space	0%	0%	15%	
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 0.5% 51 SF  
 TOT. OPEN SPACE 20.5% 1,937 SF

No.	Description	Date

stamp

client  
 Client Name

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



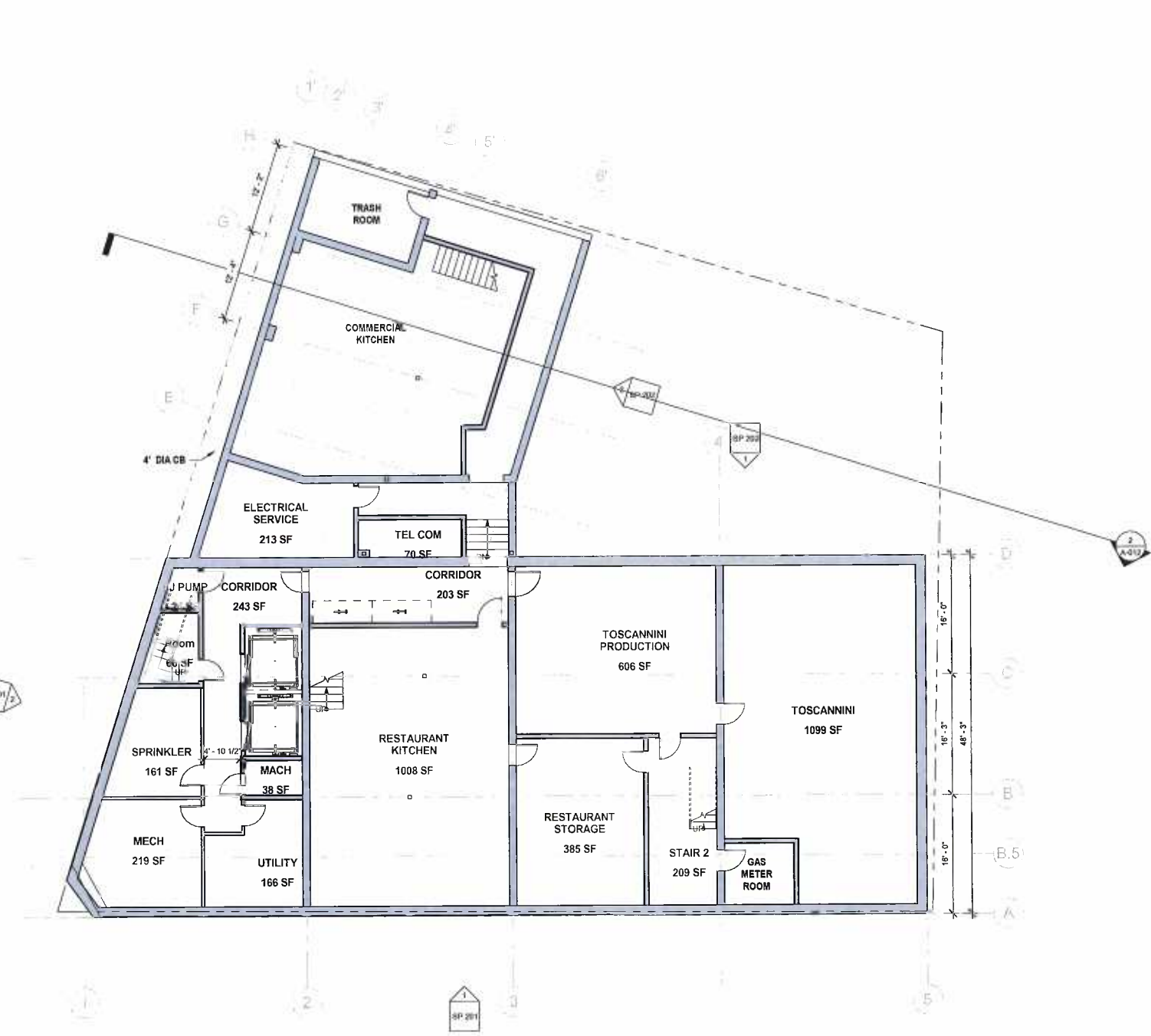
job number 19200  
 scale 3/32" = 1'-0"

date issued 11-06-16  
 SPECIAL PERMIT APPLICATION

sheet no.  
 SP 011



11/20/16 12:28:13 PM



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

No.	Description	Date

stamp

client  
Client Name

title  
**BASEMENT**

project  
**907 MAIN STREET**



job number 19200

scale 1/8" = 1'-0"

date issued 11-06-16

SPECIAL PERMIT APPLICATION

sheet no.

SP 101

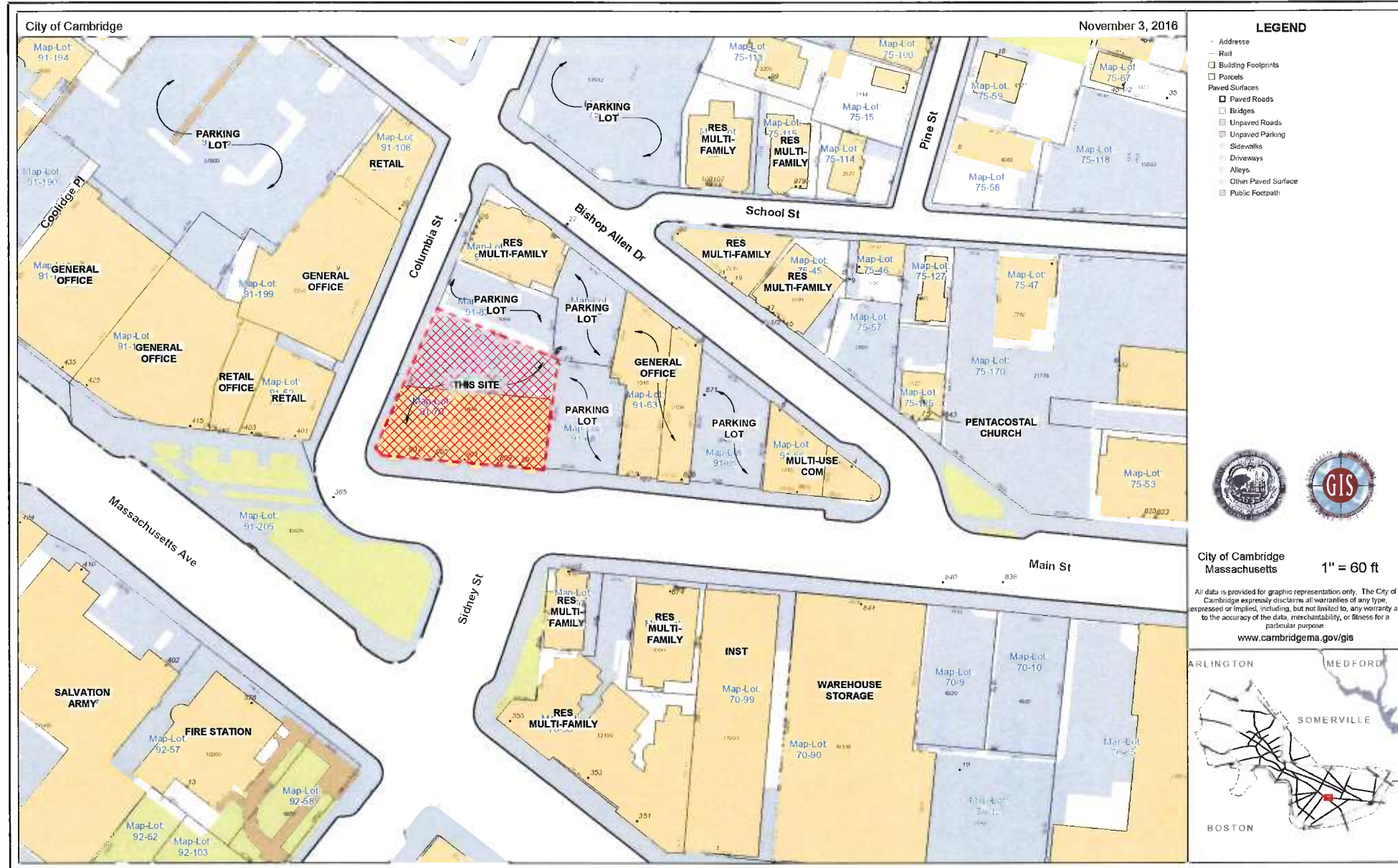












No.	Description	Date

stamp

client  
Client Name

ASSESSOR'S MAP  
PROJECT  
907 MAIN STREET

**BOYES-WATSON ARCHITECTS**  
  
 100 Main Street  
 Somerville, MA 02143  
 www.bwarchitects.com  
 Phone: (617) 629-8200  
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job number 19200

scale 3/8" = 1'-0"

date issued 11-06-16

SPECIAL PERMIT APPLICATION

sheet no.

SP 002

11/7/2016 12:27:44 PM



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

No.	Description	Data

stamp

client  
Client Name

HISTORIC PHOTOS  
907 MAIN STREET

BOYES-WATSON  
ARCHITECT

Charly Boyes-Watson  
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job number 19200

scale

date issued 11-06-16

SPECIAL PERMIT  
APPLICATION

sheet no.

SP 003

11/07/2016 12:27:45 PM





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

No.	Description	Date

stamp

client  
Client Name

file  
project  
HISTORIC PHOTOS  
907 MAIN STREET

BOYES-WATSON  
ARCHITECTS

thirty low street  
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architects@boyes-watson.com  
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fax (617) 625-4201

job number 19200

scale

date issued 11-06-16

SPECIAL PERMIT  
APPLICATION

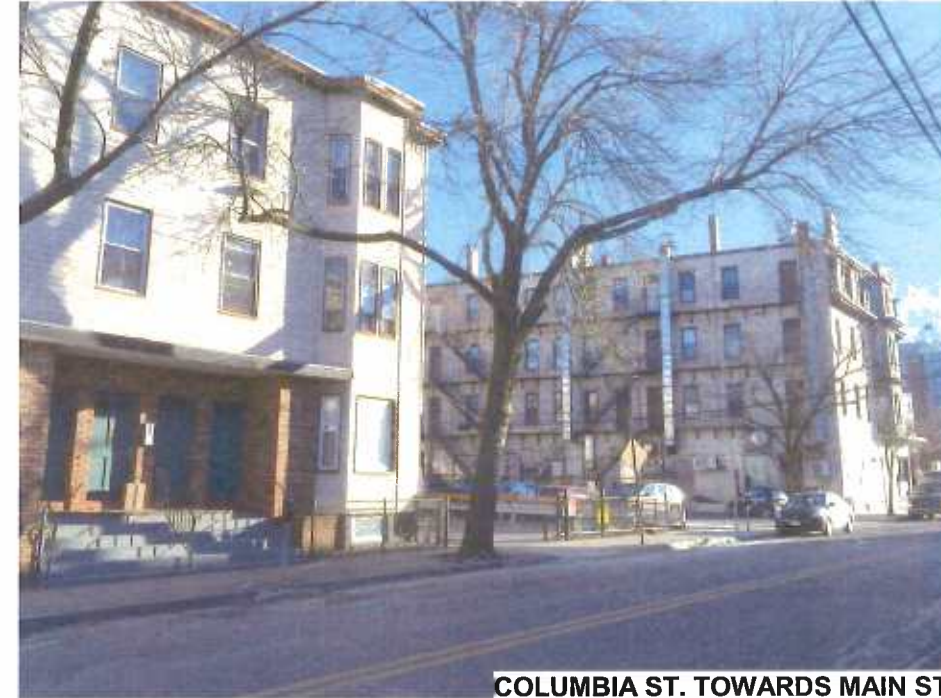
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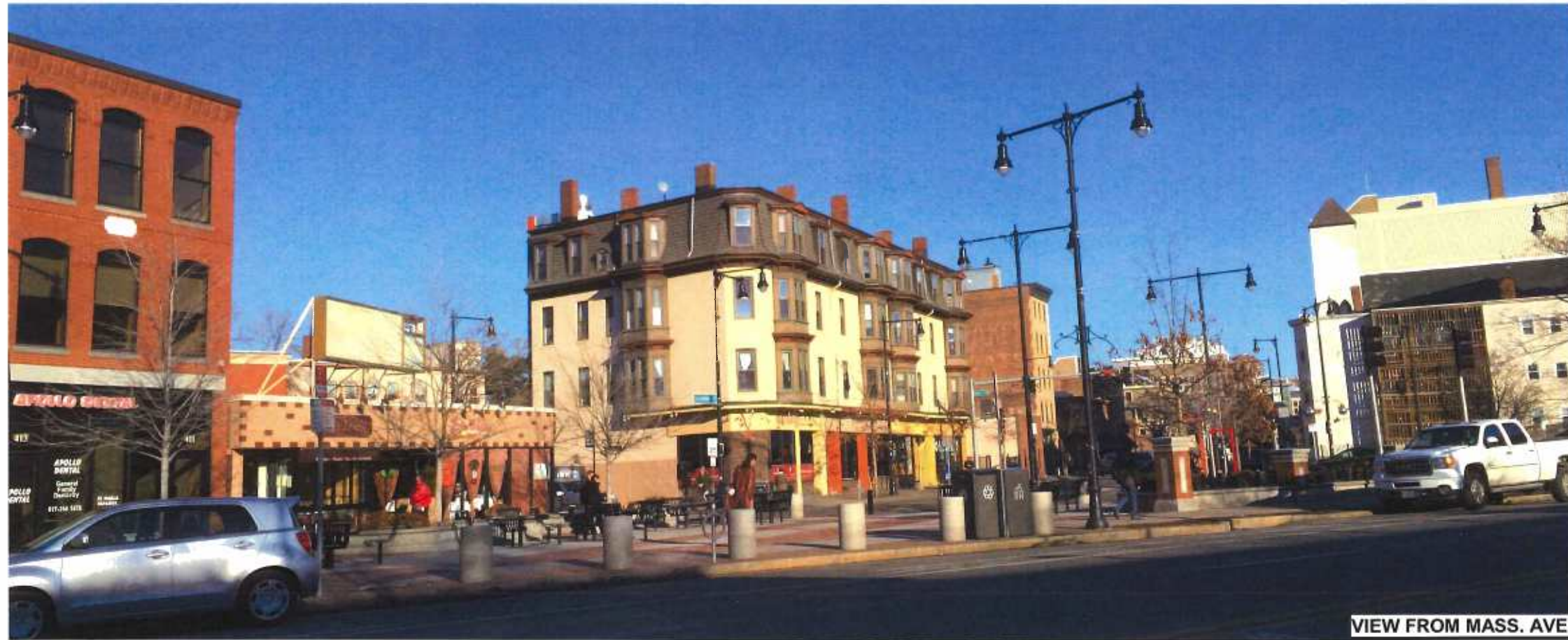
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MAIN ST. FACADE



COLUMBIA ST. TOWARDS MAIN ST.



VIEW FROM MASS. AVE.

No.	Description	Date

stamp

client  
Client Name

title  
CONTEXT PHOTOS  
project  
907 MAIN STREET

**BOYES-WATSON ARCHITECTS**  
  
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job number 19200

scale

date issued 11-06-16

SPECIAL PERMIT APPLICATION

sheet no.

SP 005

11/7/2016 12:27:47 PM

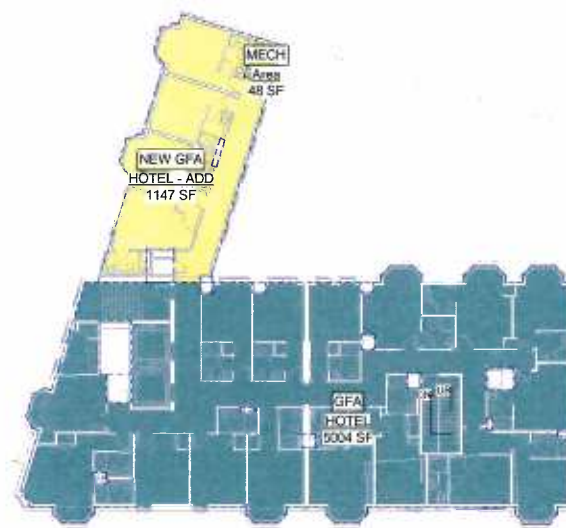




⑥ AREA PLAN ROOF LEVEL  
1/16" = 1'-0"



⑤ AREA PLAN - 4TH  
1/16" = 1'-0"



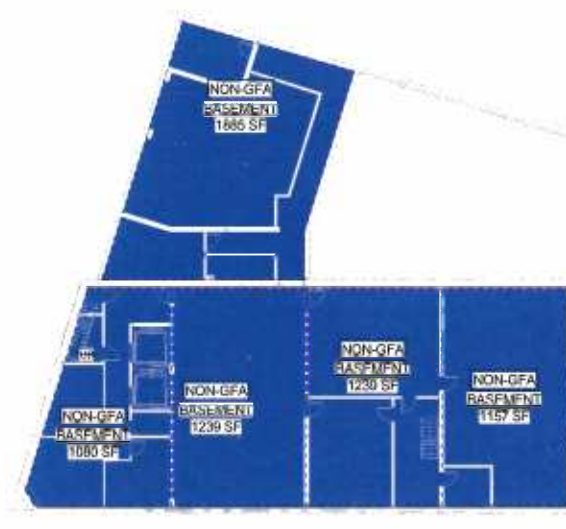
④ AREA PLAN - 3RD  
1/16" = 1'-0"



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
	1952 SF	
EX GFA - 1	1952 SF	

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

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	

ROOFTOP BAR		
GFA	1254 SF	ROOF LEVEL
	1254 SF	

ROOFTOP BAR	1254 SF	
Grand total	26125 SF	

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

No.	Description	Date

stamp

client  
Client Name

ZONING COMPLIANCE  
 907 MAIN STREET  
 Project

BOYES-WATSON  
ARCHITECTS

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somerville, ma  
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fax: (617) 829-8201

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

date issued 11-06-16  
SPECIAL PERMIT APPLICATION

sheet no.

SP 010

11/7/2016 12:28:09 PM

No	Description	Date

**DIMENSIONAL FORM**  
**Project Address: 907 MAIN STREET**      **Application Date: 11-03-16**

	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%	15%	
Private Open Space	0%	0%	15%	
Permeable Open Space	0%	0%	15%	
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:

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OPEN SPACE  
 POS  
 UOS



① PROPOSED OPEN SPACE  
 3/32" = 1'-0"

**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      0.5%      51 SF  
 TOT. OPEN SPACE      20.5%      1,937 SF

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



job number 19200  
 3/32" =  
 scale 1'-0"

date issued 11-06-16  
 SPECIAL PERMIT APPLICATION

sheet no.  
 SP 011

11/7/2016 12:28:13 PM



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

No.	Description	Date

stamp

client  
Client Name

title  
**BASEMENT**

project  
**907 MAIN STREET**



job number 19200

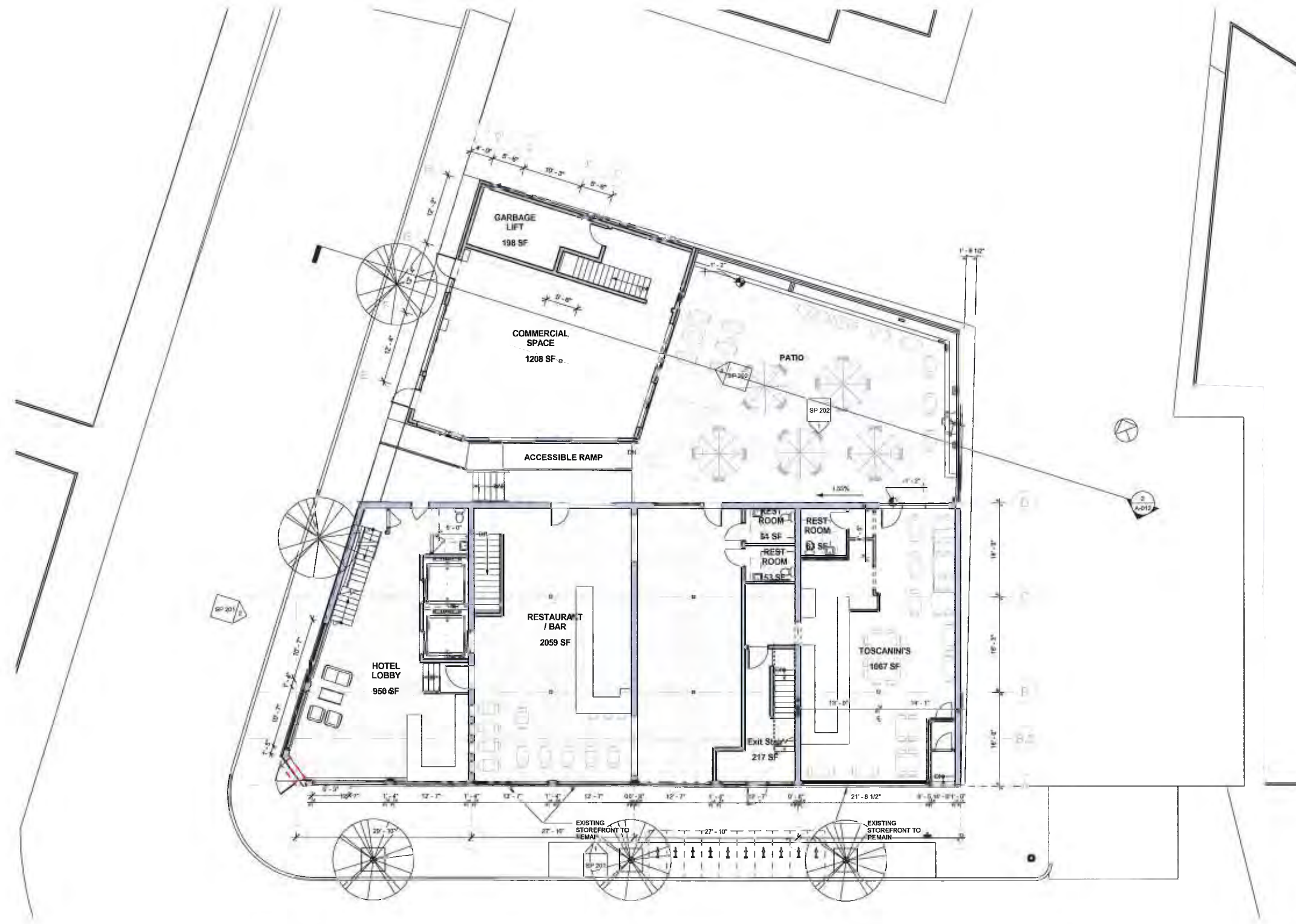
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date issued 11-06-16

SPECIAL PERMIT APPLICATION

sheet no.  
**SP 101**

11/7/2016 12:28:27 PM



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

No.	Description	Date

stamp

client  
 Client Name

title  
**1ST FLOOR PLAN**

project  
**907 MAIN STREET**



job number 19200

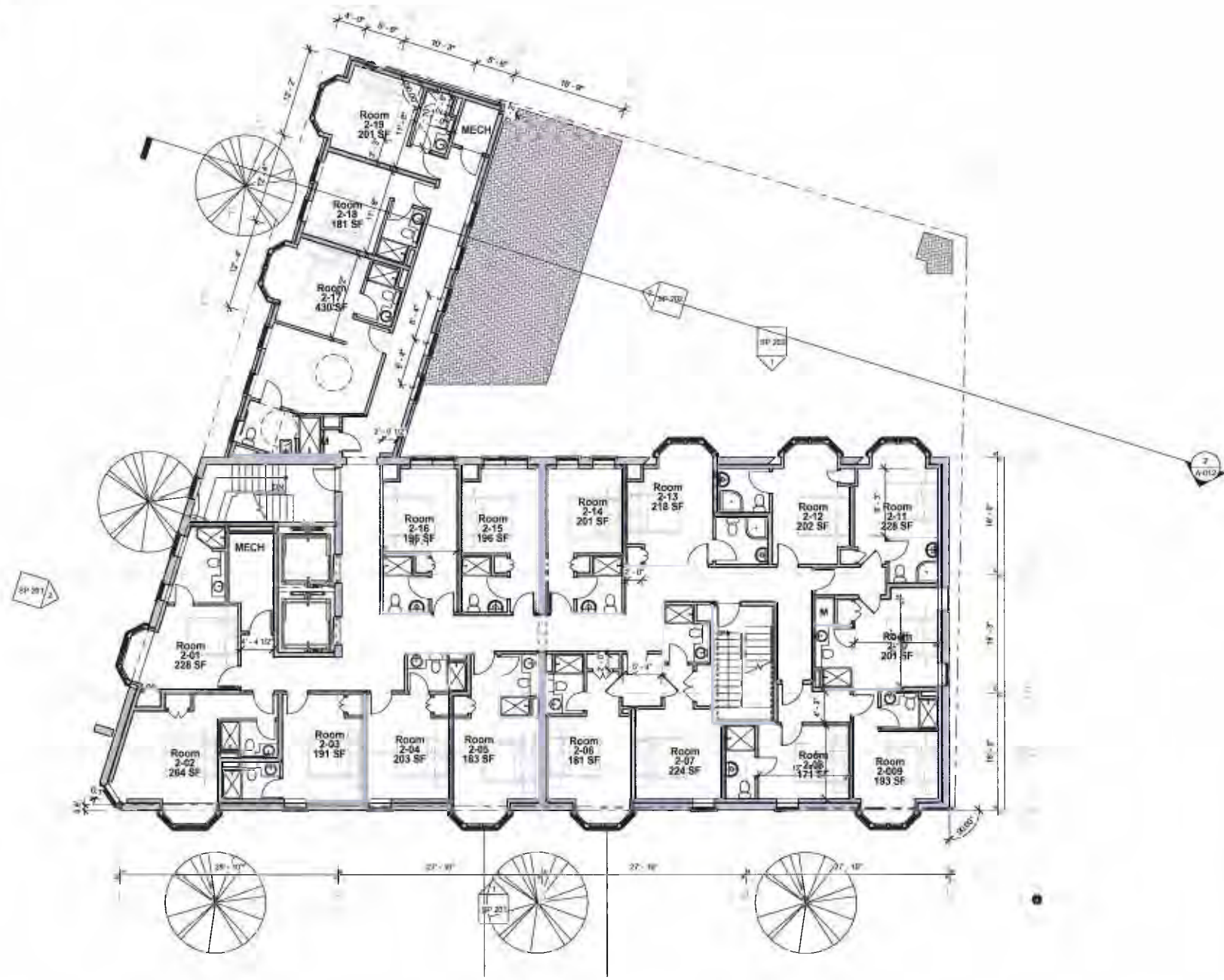
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date issued 11-06-16

SPECIAL PERMIT APPLICATION

sheet no.

SP 102



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

No.	Description	Date

stamp

client  
Client Name

title  
**2ND FLOOR PLAN**

project  
**907 MAIN STREET**



job number 19200

scale 1/8" = 1'-0"

date issued 11-08-16

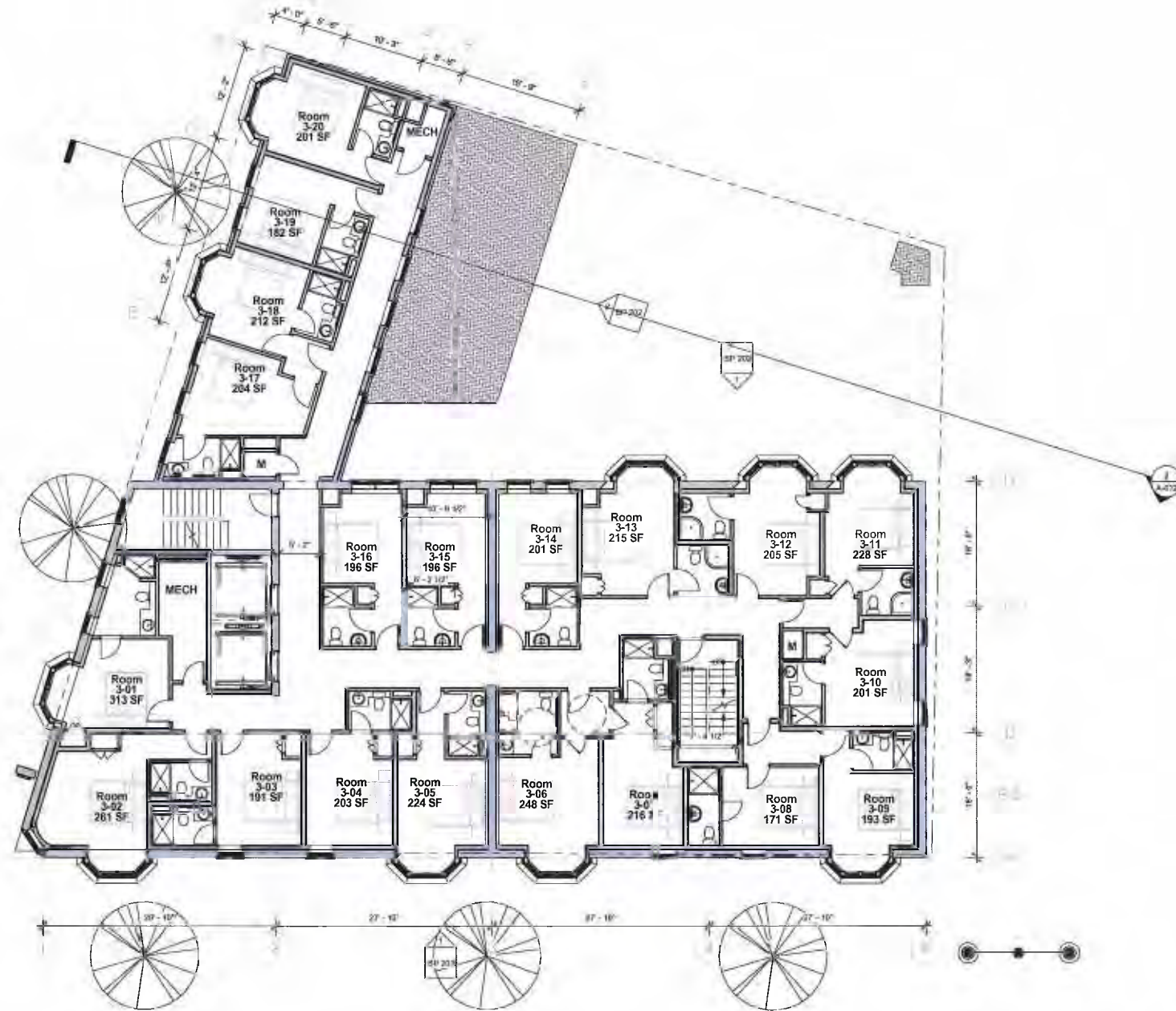
SPECIAL PERMIT APPLICATION

sheet no.  
**SP 103**

11/7/2016 12:28:31 PM



11/7/2016 12:28:37 PM



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

No.	Description	Date

stamp

client  
 Client Name

title  
**3RD FLOOR PLAN**

project  
**907 MAIN STREET**



job number 19200

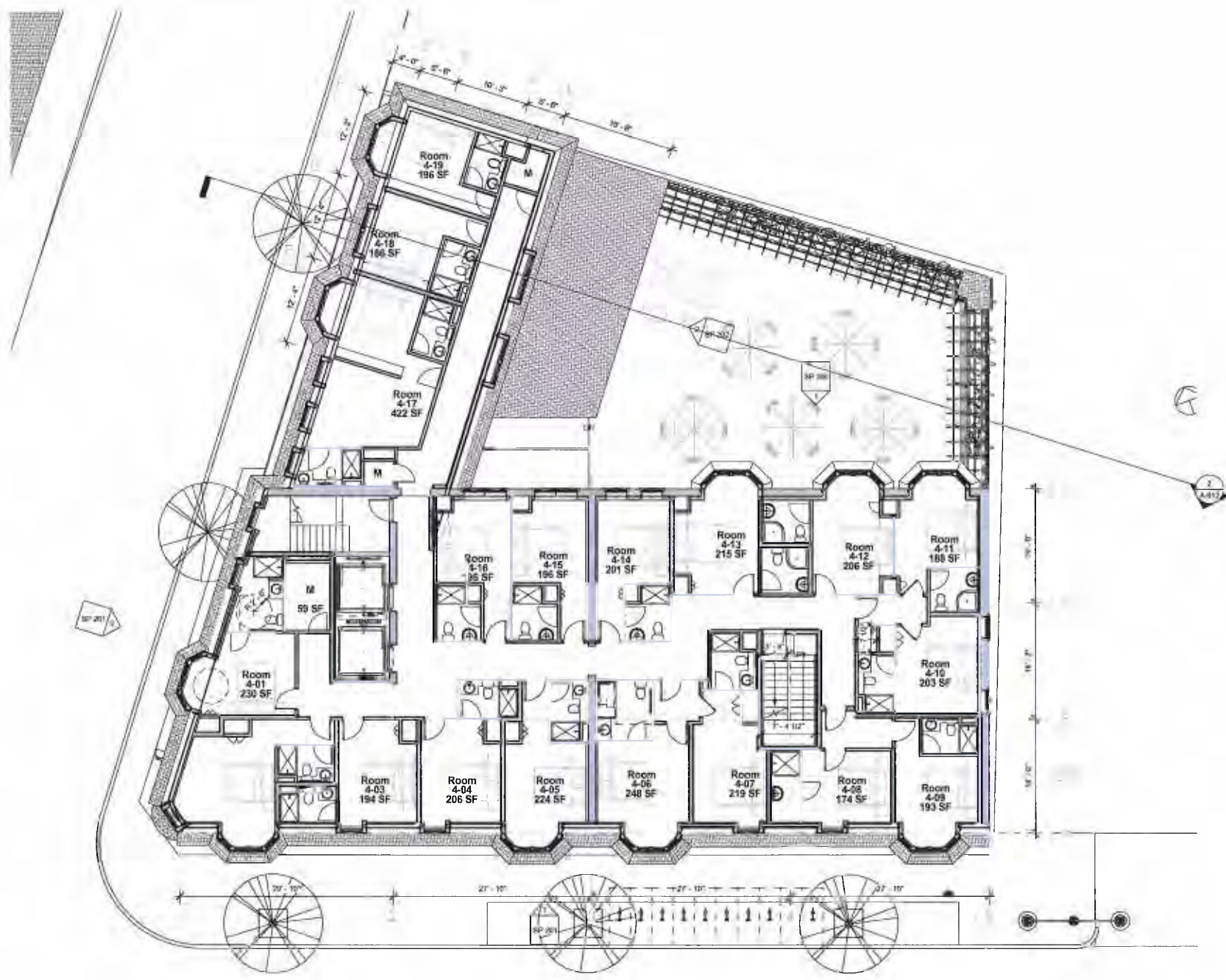
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date issued 11-06-16

SPECIAL PERMIT APPLICATION

sheet no.

SP 104



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

No.	Description	Date

stamp

client  
Client Name

title  
**4TH FLOOR PLAN**

project  
**907 MAIN STREET**



job number 19200

scale 1/8" = 1'-0"

date issued 11-06-16

SPECIAL PERMIT APPLICATION

sheet no.  
**SP 105**

11/7/2016 12:28:54 PM

No.	Description	Date

stamp

client  
Client Name

title  
**PENTHOUSE FLOOR PLAN**

project  
**907 MAIN STREET**



job number 19200

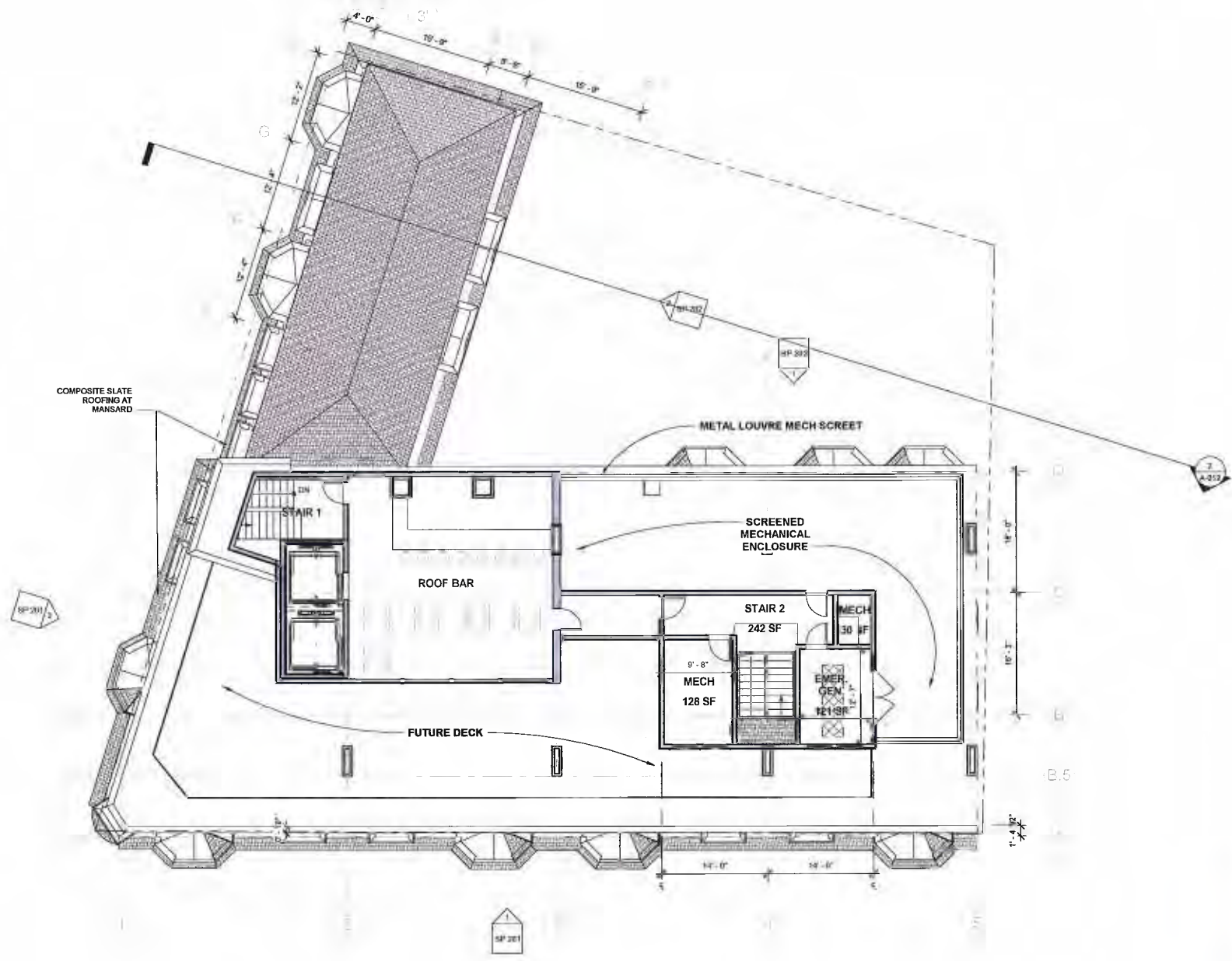
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date issued 11-06-16

SPECIAL PERMIT APPLICATION

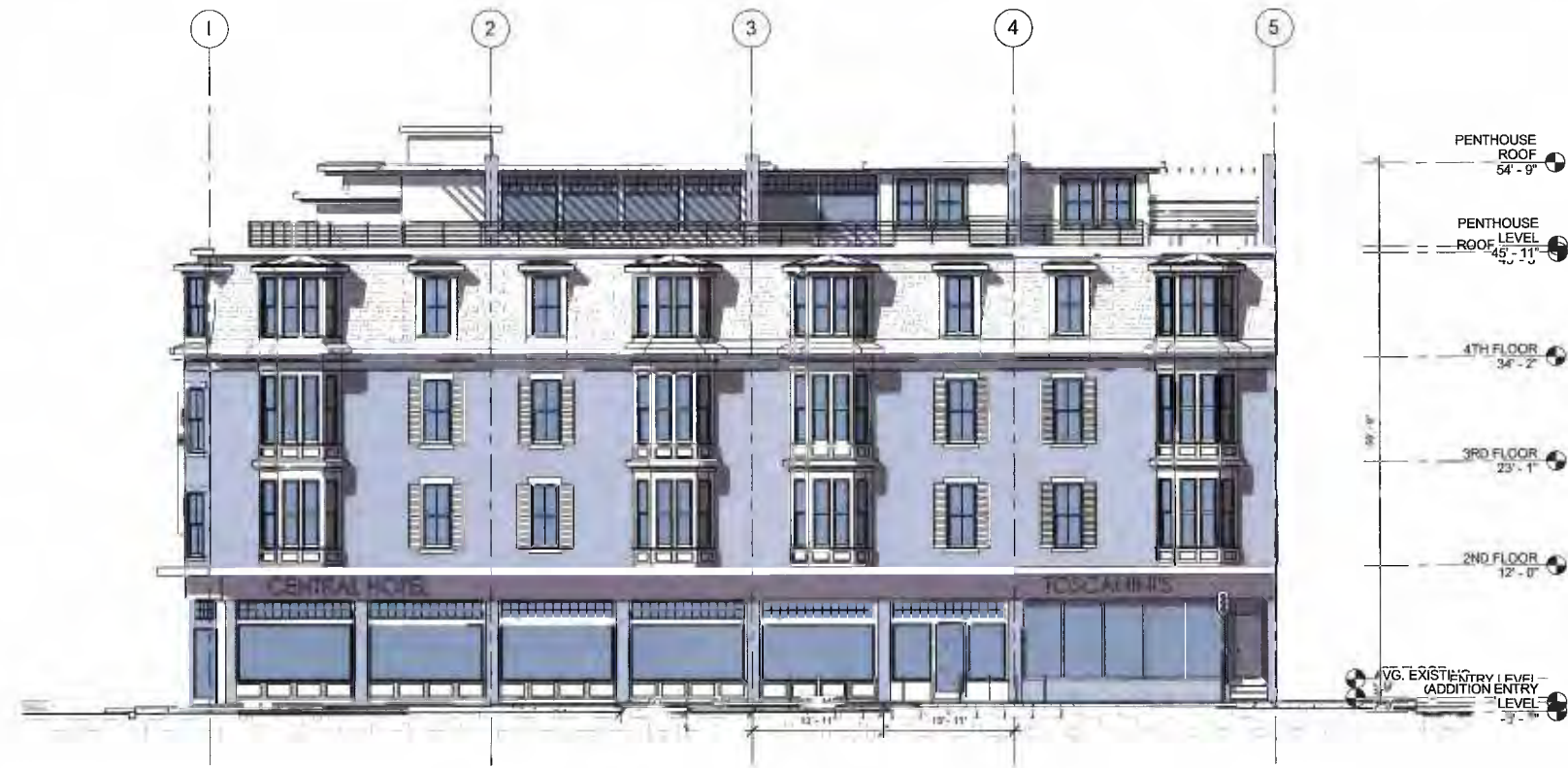
sheet no.

SP 106



① PENTHOUSE FLOOR PLAN  
1/8" = 1'-0"

11/7/2016 12:26:57 PM



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



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

No.	Description	Date

stamp

client  
Client Name

title  
**ELEVATIONS**  
 project  
**907 MAIN STREET**



job number 19200

scale 1/8" = 1'-0"

date issued 11-06-16

SPECIAL PERMIT APPLICATION

sheet no.

SP 201

11/7/2016 12:26:14 PM



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



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

No.	Description	Date

stamp

client  
Client Name

title  
**ELEVATIONS**

project  
**907 MAIN STREET**

**BOYES-WATSON ARCHITECTS**

thirty bow street  
sommerville, ma 02143  
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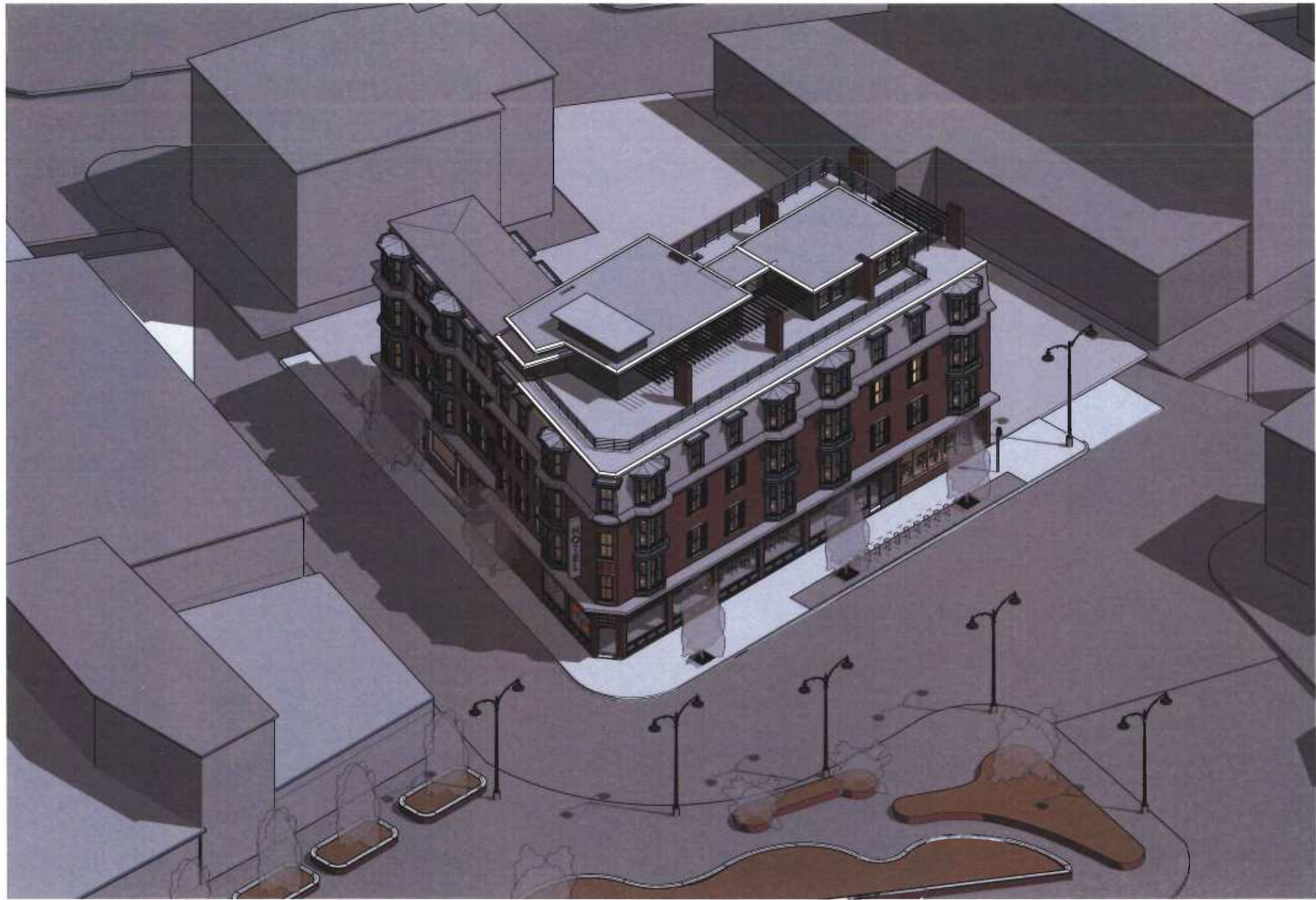
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scale 1/8" = 1'-0"

date issued 11-06-16

SPECIAL PERMIT APPLICATION

sheet no.  
**SP 202**



① WEST AXON - SP SCHEME

No.	Description	Date

stamp

client  
Client Name

site  
**SPECIAL PERMIT SCHEME**  
project  
**907 MAIN STREET**



job number 19200

scale

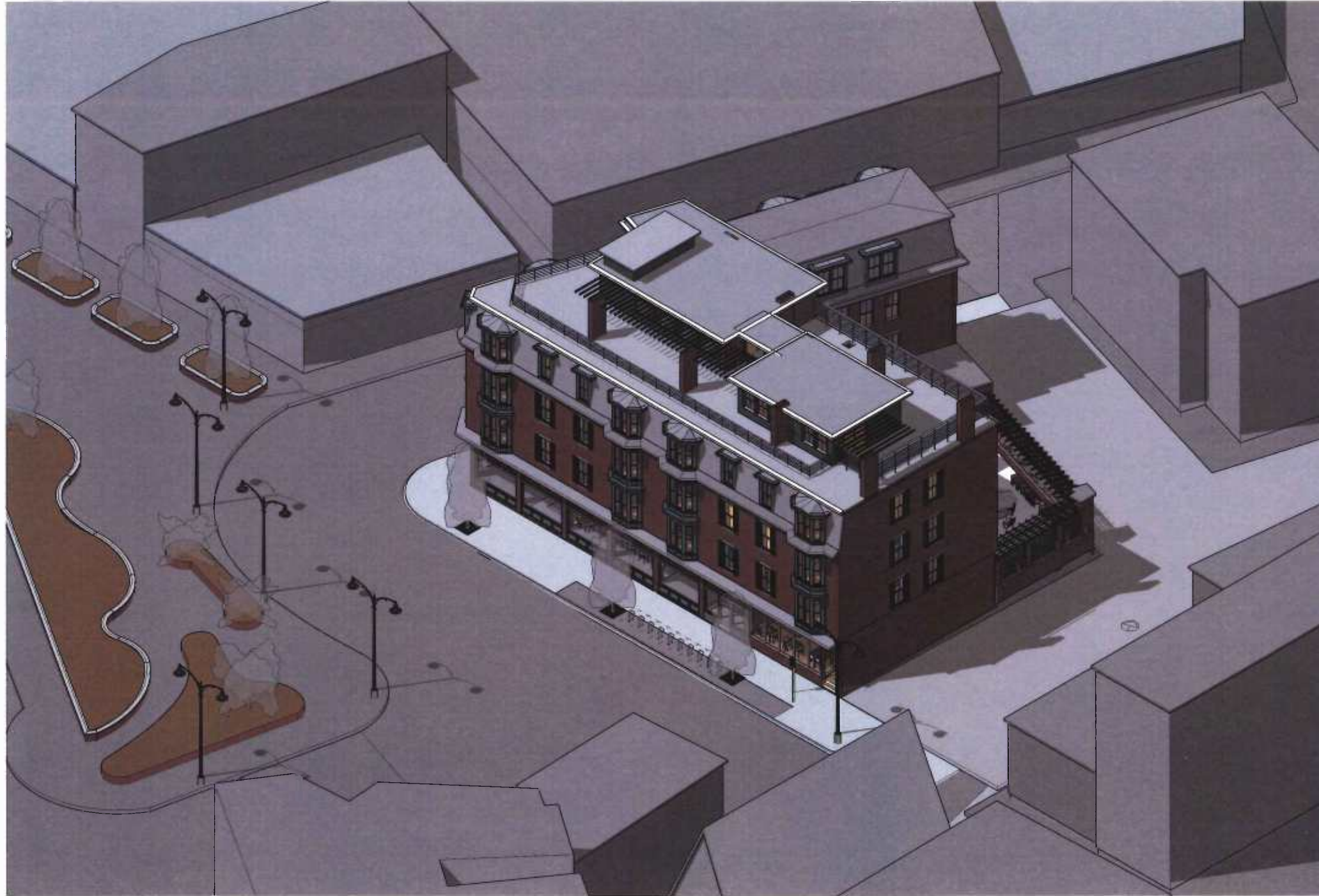
date issued 11-06-16

SPECIAL PERMIT  
APPLICATION

sheet no.

SP 901

11/7/2016 12:28:40 PM



① EAST AXON - SP SCHEME

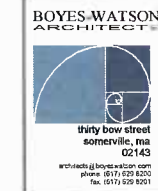
No.	Description	Date

stamp

client  
Client Name

title  
SPECIAL PERMIT SCHEME

project  
907 MAIN STREET



job number 19200

scale

date issued 11-06-16

SPECIAL PERMIT APPLICATION

sheet no.

SP 902

11/7/2016 12:29:54 PM



② COLUMBIA & MAIN



① VIEW FROM MAIN ST

No.	Description	Date

stamp

client  
Client Name

title  
3D VIEWS

project  
907 MAIN STREET

**BOYES-WATSON ARCHITECTS**

thirty bow street  
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job number 19200

scale

date issued 11-06-16

SPECIAL PERMIT APPLICATION

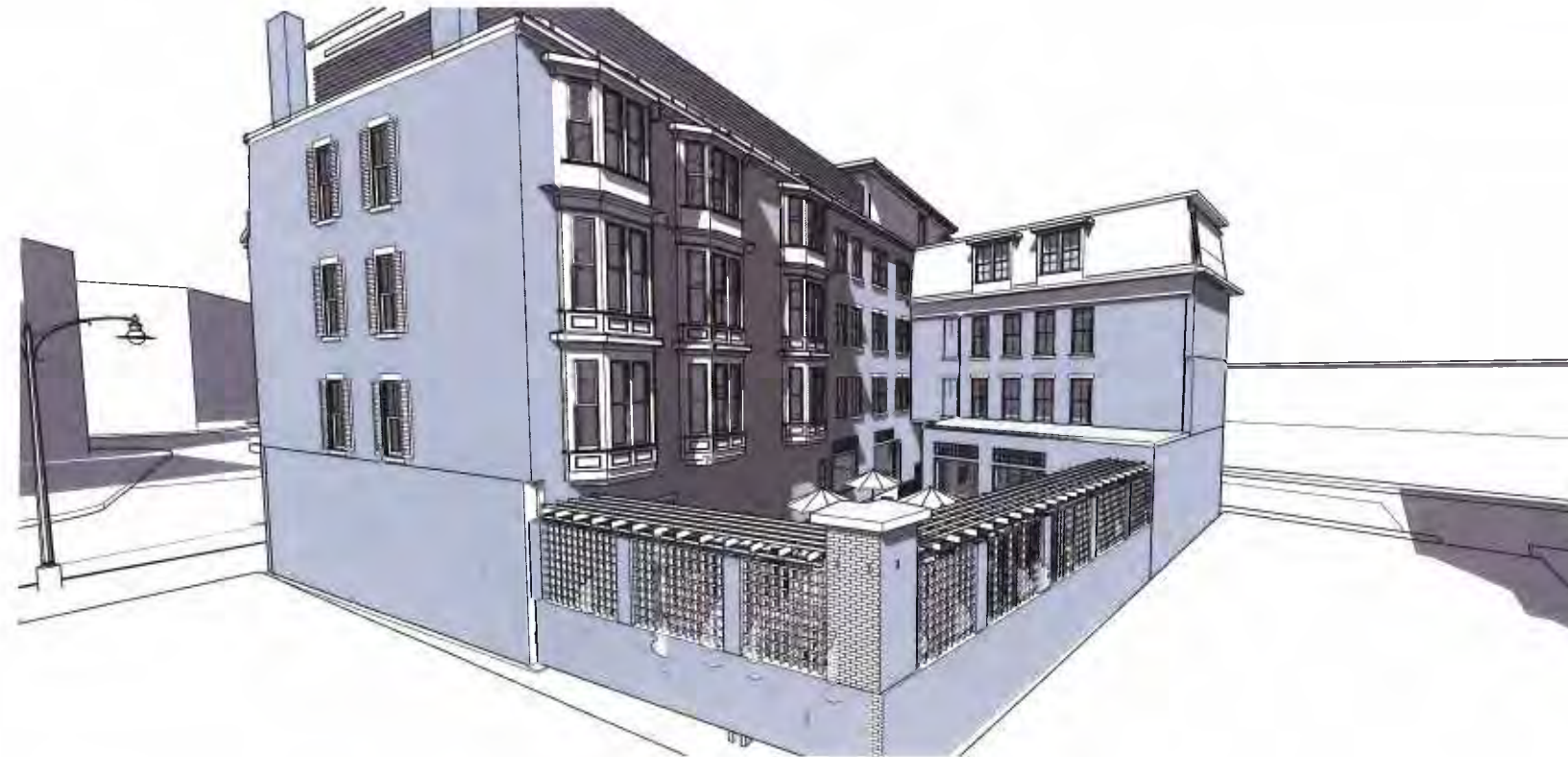
sheet no.

SP 903





① COLUMBIA ST VIEW



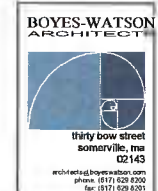
② COURTYARD VIEW

No.	Description	Date

stamp

Client Name

3D VIEWS  
907 MAIN STREET



job number 19200

scale

date issued 11-06-16

SPECIAL PERMIT APPLICATION

sheet no.

SP 904