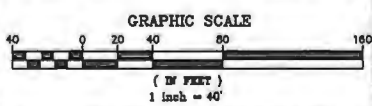
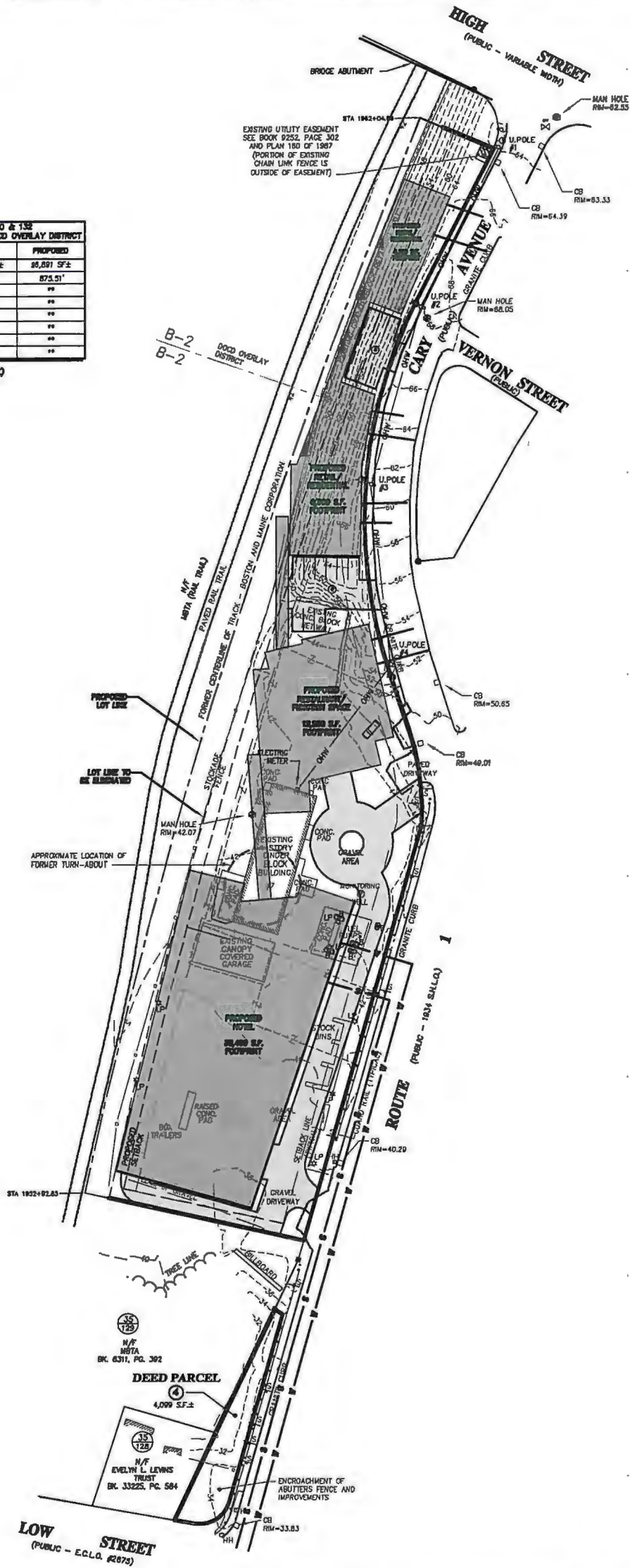


ZONING TABLE			
ASSESSORS MAP 35 LOTS 127, 130 & 132			
ZONING DISTRICT B-2 (RESIDENTIAL USE) DODD OVERLAY DISTRICT			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	20,000 SF	96,891 SF±	96,891 SF±
LOT FRONTAGE:	120 FT	873.51'	873.51'
FRONT SETBACK:	20 FT	83.0'	**
SIDE SETBACK:	10 FT	238.6'	**
REAR SETBACK:	10 FT	37.3'	**
LOT COVERAGE:	40%	8.7%	**
OPEN SPACE:	40%	9.4%	**
BUDG HEIGHT:	35 FT	16.5 FT	**

(FOR RESIDENTIAL USE)



PREPARED FOR  
**BRUDAC, LLC**  
79 PARKER STREET  
NEWBURYPORT, MA

**PLAN OF LAND**  
IN  
**NEWBURYPORT, MA**  
SHOWING  
**PROPOSED SITE PLAN**  
AT  
**10 CARY AVE, 7 RAILROAD STREET**  
**& 12 LOW STREET**

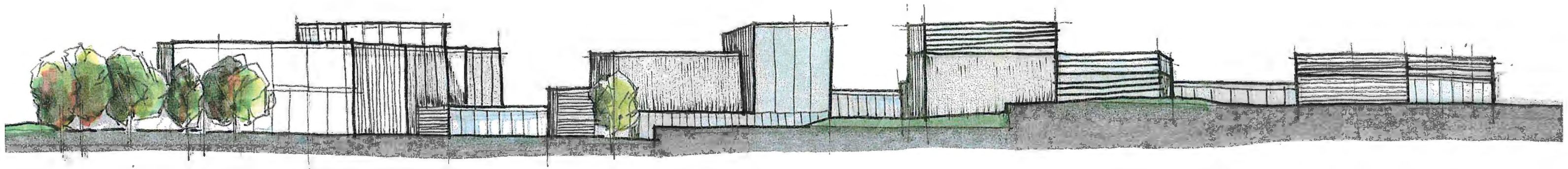
**MEI** **MILLENNIUM ENGINEERING, INC.**  
ENGINEERING AND LAND SURVEYING  
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980  
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528  
SCALE: 1"=40'  
DATE: DEC. 28, 2018  
CALC. BY: H.H.B.  
CHKD. BY: E.W.B.  
PROJECT: N173273

**PROPOSED  
SITE PLAN**

SHEET: 1 OF 1

# CARY AVE / HOTEL NEWBURYPORT

Feasibility & Concept - October 2018



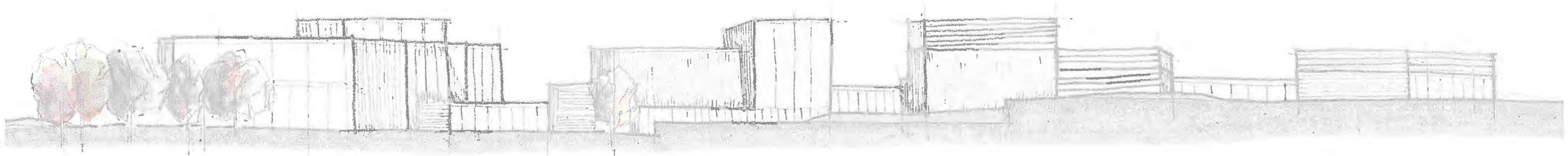


# overview

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The Hotel Newburyport is a unique seacoast destination, offering visitors close proximity to historic Newburyport's many attractions while also providing an elevated level of hospitality and amenities travelers have come to expect. As part of the revitalization of an underutilized parcel of land - once a railroad hub - the hotel is uniquely situated along the scenic Clipper Rail Trail, just minutes from Newburyport's waterfront, downtown and the local MBTA station, allowing easy access to Boston and surrounding areas.

The design concept for the hotel and site at large has developed from the notions of transportation and connectivity, both at the site and city levels. Incorporating materials and themes inspired by the industrial past of Newburyport, the playful massing of buildings and pedestrian ways along the rail trail offer a unique experience to all visitors who arrive by car, bike or foot. **The Hotel Newburyport, with its sophisticated amenities, shops, and restaurant, will provide a new destination point in the town for both locals and travelers alike.**





# existing site



VIEW LOOKING SOUTH



VIEW LOOKING NORTH



VIEW LOOKING NORTH



# existing site context



VIEW LOOKING EAST



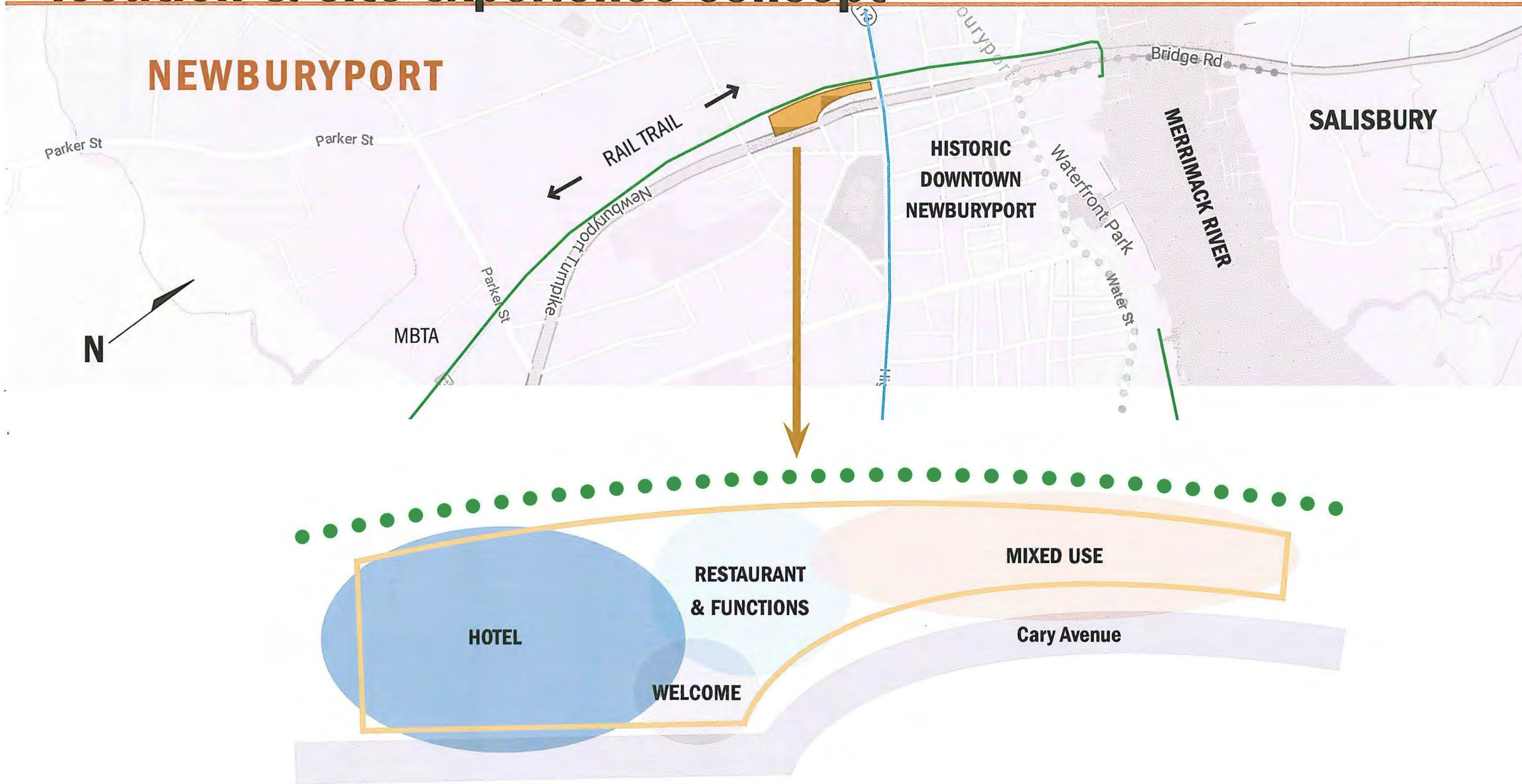
VIEW LOOKING NORTH



VIEW LOOKING WEST

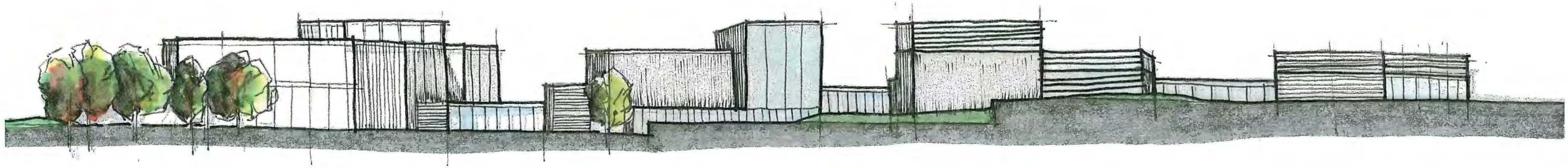


# location & site experience concept





# site concept



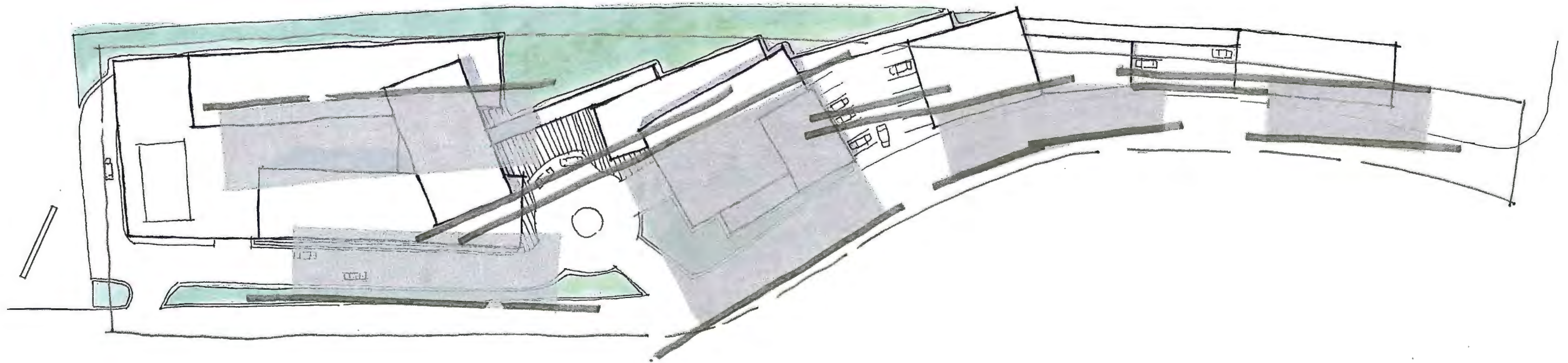
HOTEL



RESTAURANT & FUNCTION HALL

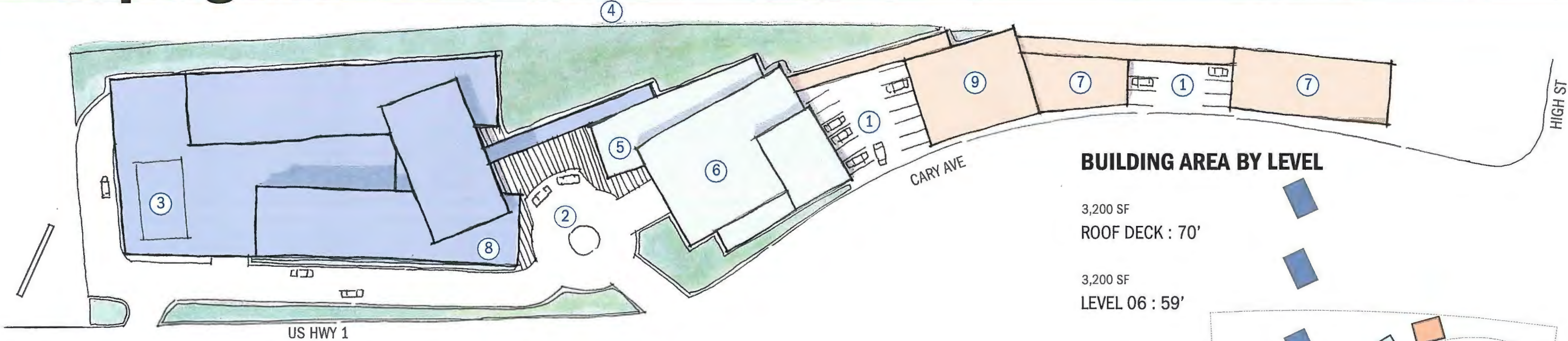


MIXED USE





# site program



## PLAN LEGEND

- 1 At-Grade Parking
- 2 Hotel Drop-off
- 3 Pool Area
- 4 Rail Trail
- 5 Restaurant
- 6 Event/Function Space
- 7 Retail Space
- 8 Hotel
- 9 Spa

## BUILDING FOOTPRINTS

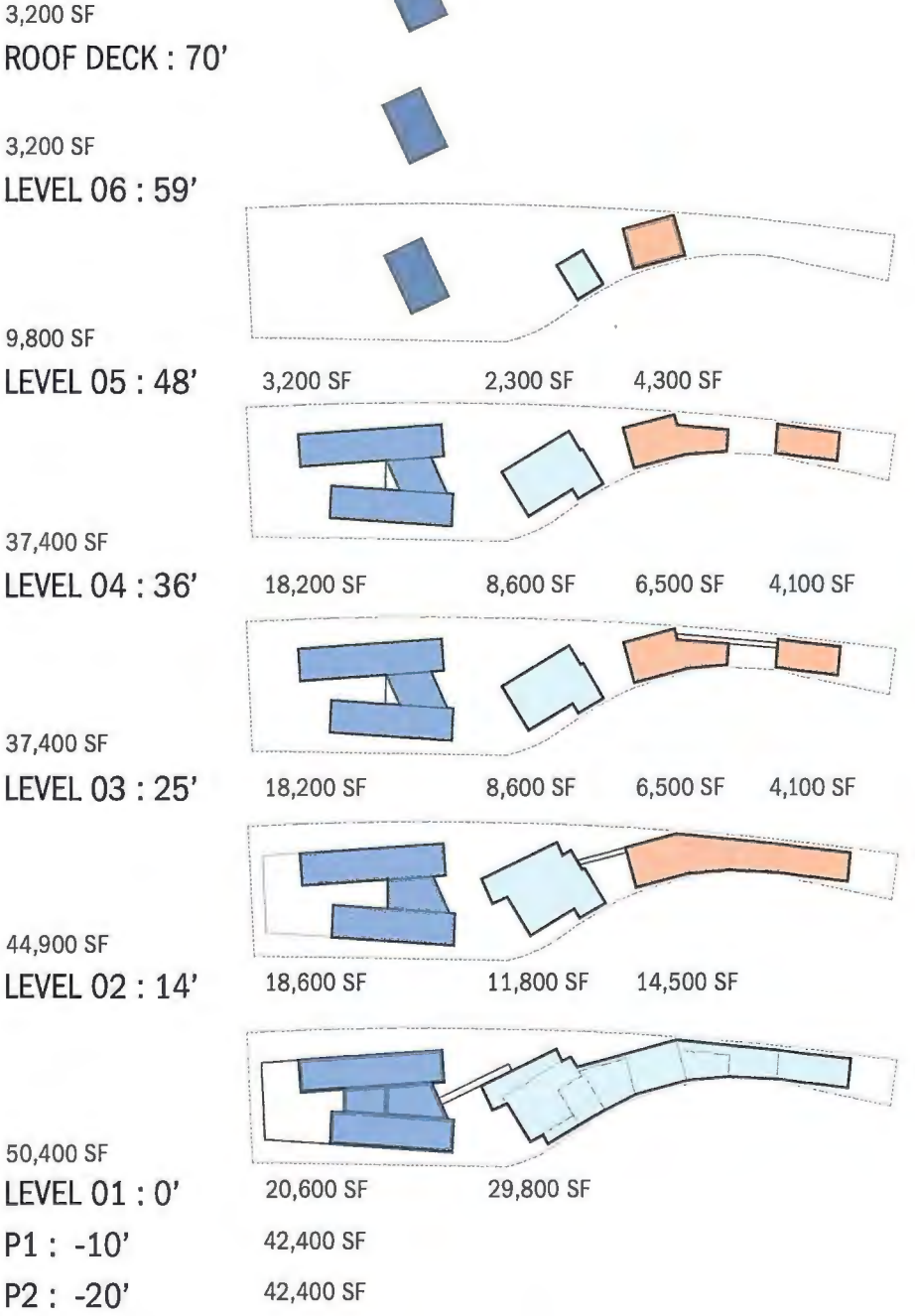
<b>HOTEL - BUILDING A</b>	
building footprint:	30,400 sf
building area:	88,200 sf
<b>Restaurant/Function Space - Building B</b>	
building footprint:	12,500 sf
building area:	44,000 sf
<b>Retail/Residential - BUILDING C</b>	
building footprint:	6,500 sf
building area:	30,300 sf
<b>BUILDING D</b>	
building footprint:	4,100 sf
building area:	16,400 sf

## ADDITIONAL CAPACITY INFO

EST. HOTEL ROOM COUNT : 117  
EST. RESTAURANT CAPACITY : 150 SEATS  
EST. FUNCTION HALL CAPACITY : 250 SEATS

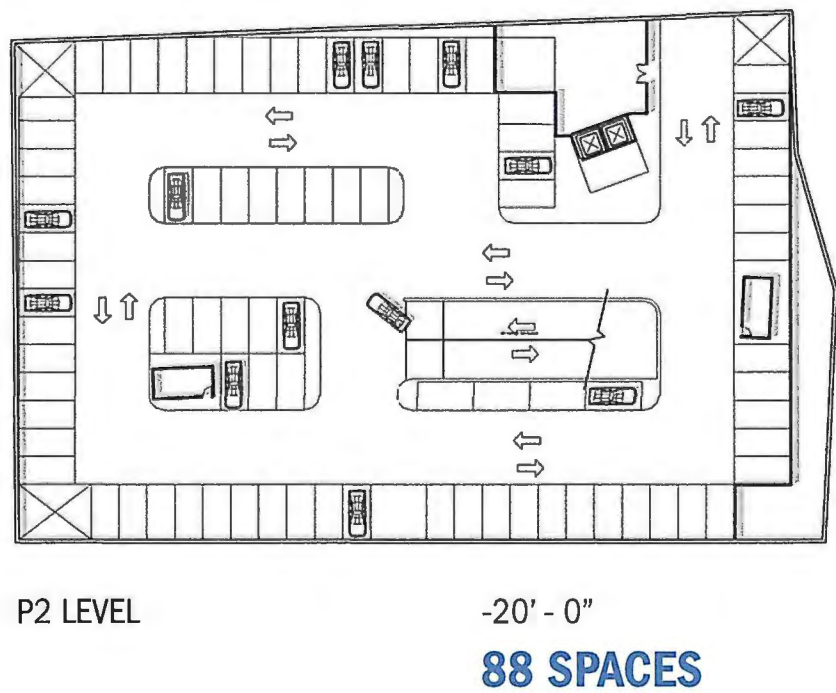
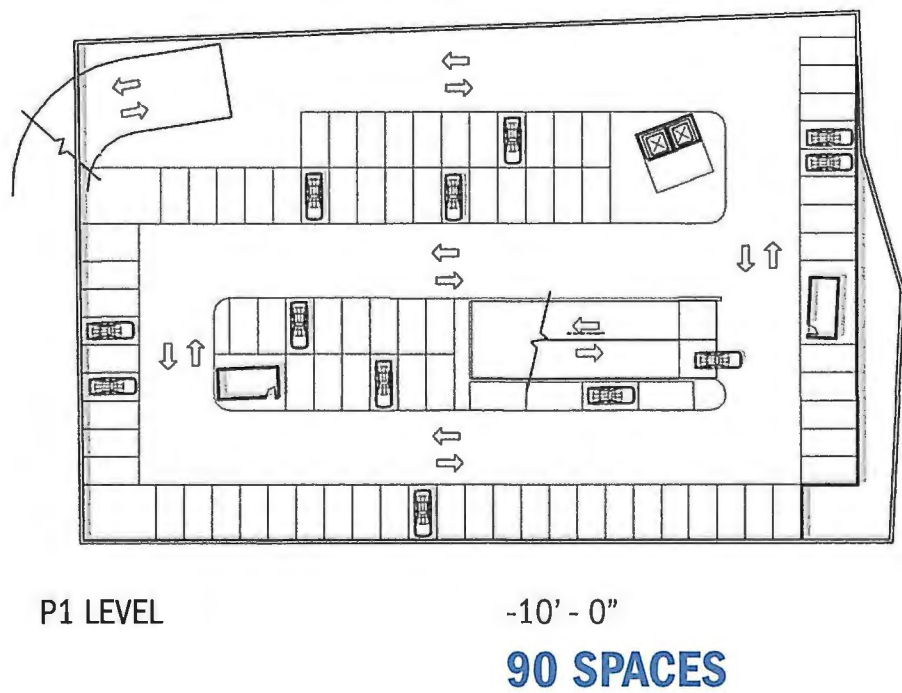
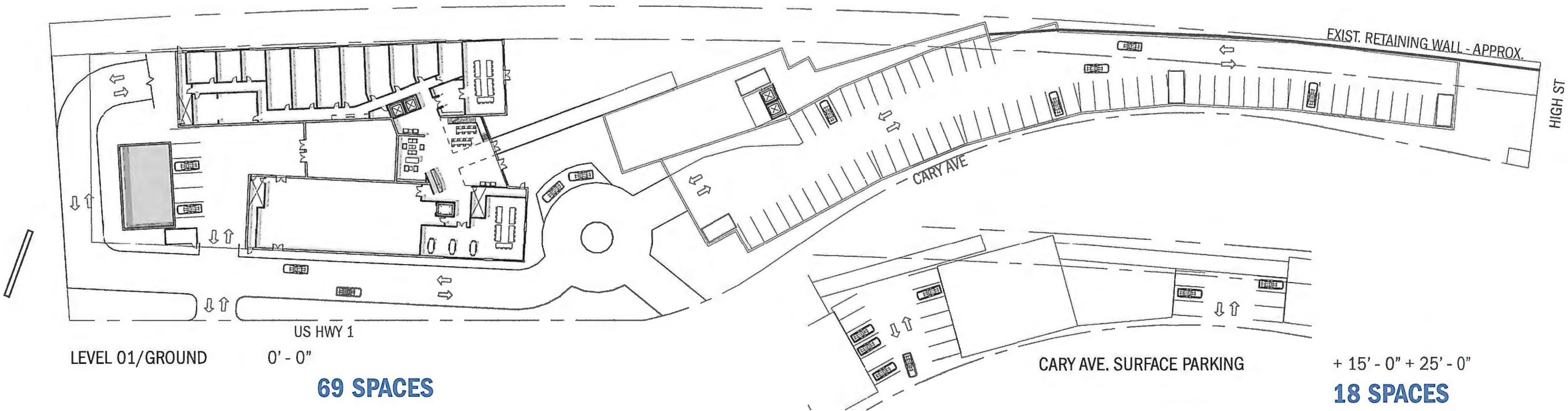
**TOTAL BUILDING FOOTPRINT :** 53,500 SF  
**TOTAL BUILDING AREA :** 186,300 SF (L01 - ROOF DECK)  
**TOTAL PARKING AREA :** 84,800 SF (P1 - P2)  
**TOTAL COMBINED AREA:** 271,100 SF

## BUILDING AREA BY LEVEL





# parking study



265 TOTAL SPACES ON SITE	
PARKING SPACE REQUIREMENTS	
117	HOTEL
38	RESTAURANT
50	FUNCTION SPACE
27	OFFICE / BUSINESS
35	RESIDENTIAL
53	RETAIL
320	TOTAL PARKING REQUIREMENT PER ZONING



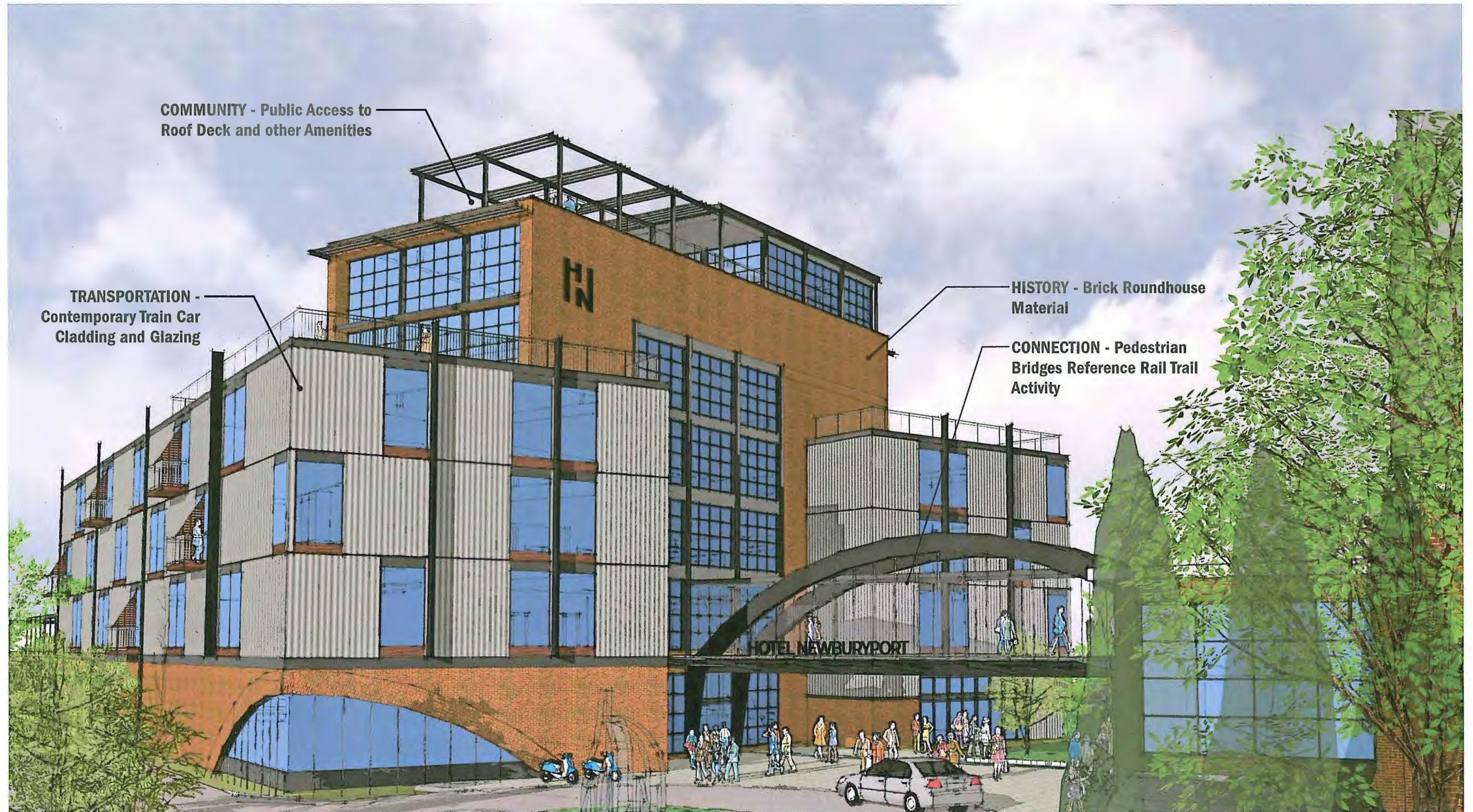
# hotel design inspiration



**HN**  
HOTEL NEWBURYPORT



# preliminary design - entrance view





# preliminary design - exterior views



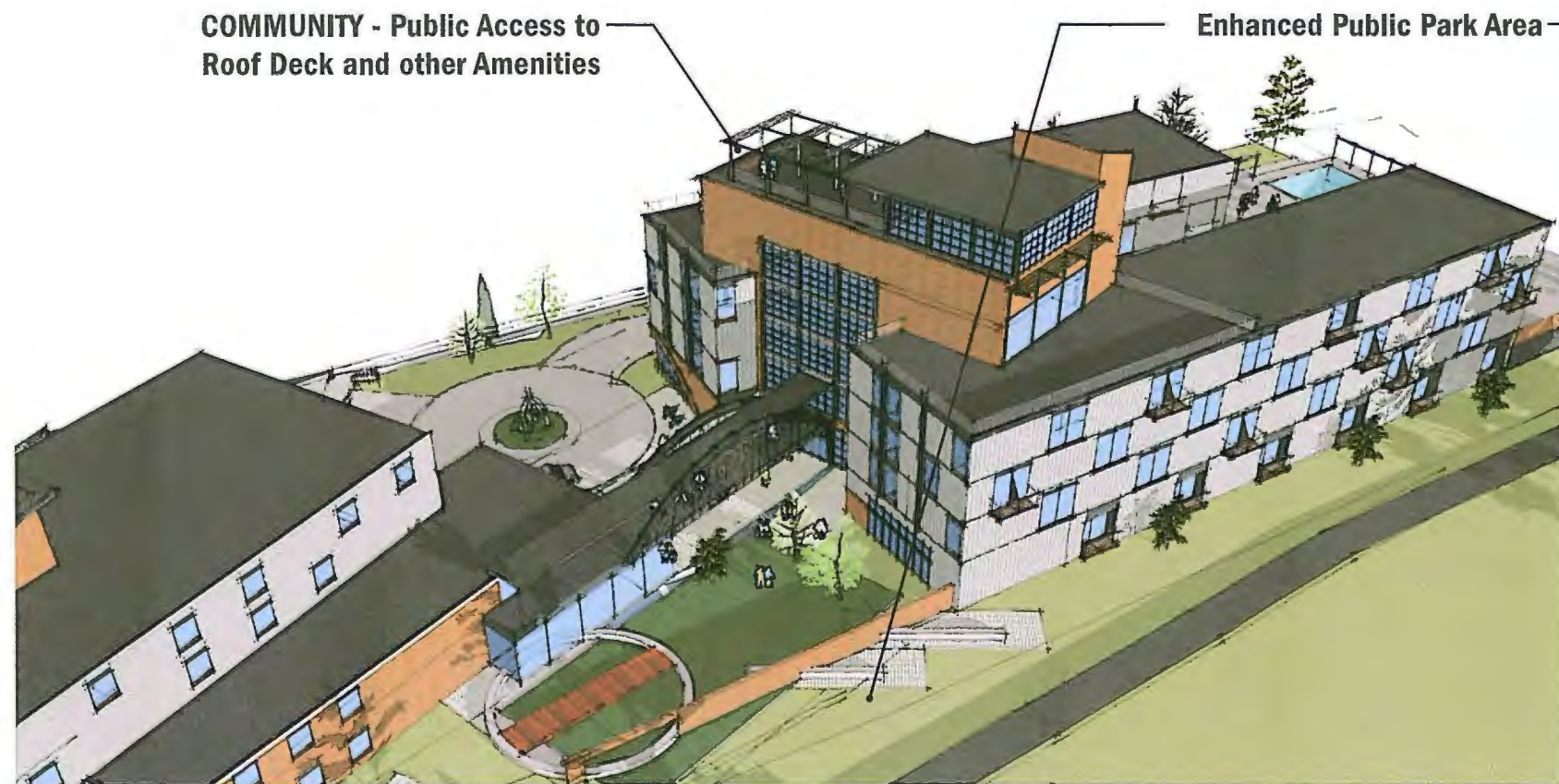
**AERIAL VIEW LOOKING NORTH**



**VIEW SOUTH FROM TOP OF CARY AVE**



# preliminary design - exterior views



AERIAL VIEW LOOKING SOUTH



VIEW FROM RAIL TRAIL LOOKING NORTH



# preliminary design - exterior views



VIEW FROM POND STREET LOOKING NORTH



VIEW FROM HIGH STREET BRIDGE LOOKING SOUTH



VIEW FROM RAIL TRAIL LOOKING SOUTH



# proposed hotel views



VIEW FROM 75' - 0"



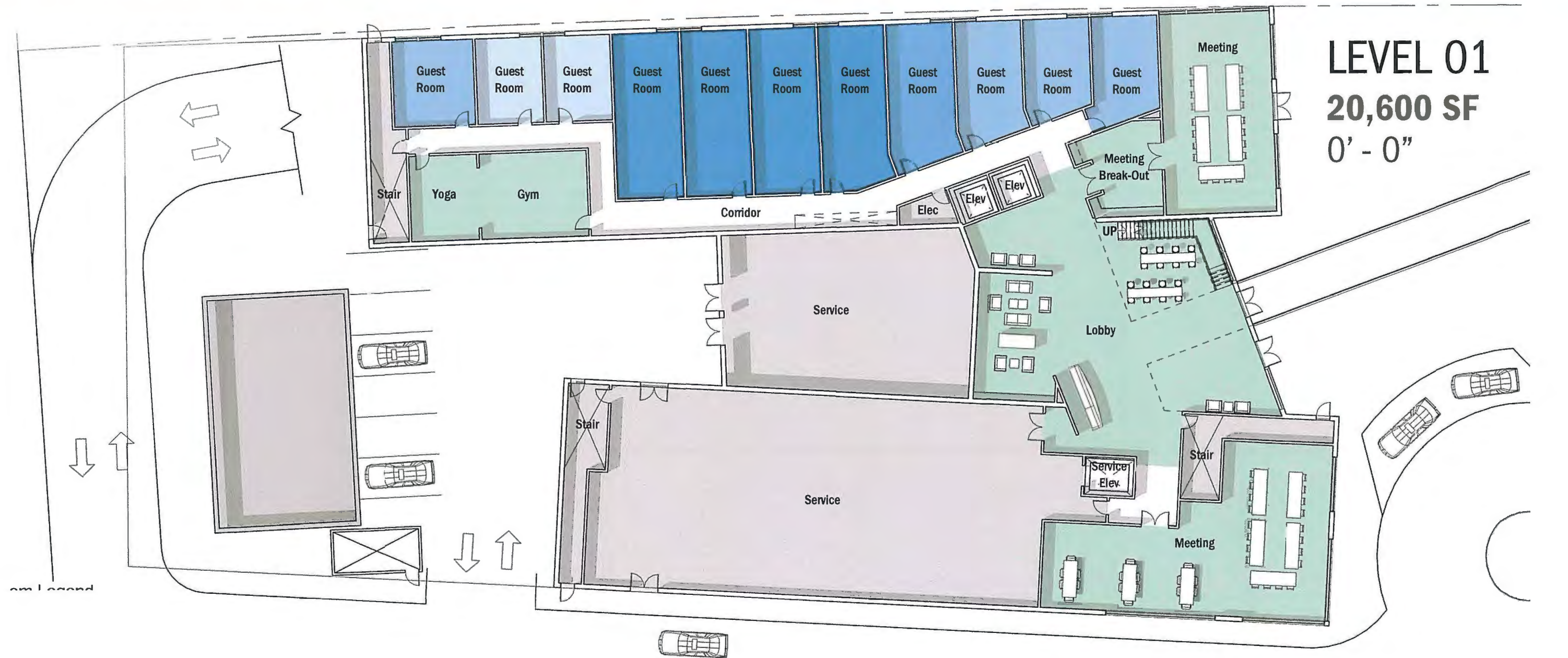
VIEW FROM 65' - 0"



VIEW FROM 48' - 0"



# preliminary design - interior plans



LEVEL 01  
20,600 SF  
0' - 0"

Room Legend

- Amenity
- Standard Room
- Superior Room
- Delux Room
- Delux Suite
- Service

Level 1 - Guest Rooms		
Room Type	Room Size	Count
Standard Room	250 SF - 300 SF	2
Superior Room	300 SF - 400 SF	4
Delux Room	400 SF - 500 SF	1
Delux Suite	500 SF +	4
Total Room Count - 1st Floor: 11		



# preliminary design - interior plans



LEVEL 02  
18,600 SF  
14' - 0"

Room Legend

- Amenity
- Standard Room
- Superior Room
- Delux Room
- Delux Suite
- Service

Level 2 - Guest Rooms		
Room Type	Room Size	Count
Standard Room	250 SF - 300 SF	23
Superior Room	300 SF - 400 SF	7
Delux Room	400 SF - 500 SF	4
Total Room Count - 2nd Floor: 34		



# preliminary design - interior plans



**LEVEL 03**  
**18,200 SF**  
**25' - 0"**

Room Legend

- Amenity
- Standard Room
- Superior Room
- Delux Room
- Delux Suite
- Service

Level 3 - Guest Rooms		
Room Type	Room Size	Count
Standard Room	250 SF - 300 SF	19
Superior Room	300 SF - 400 SF	7
Delux Room	400 SF - 500 SF	5
Delux Suite	500 SF +	5
Total Room Count - 3rd Floor: 36		



# preliminary design - interior plans



LEVEL 04  
18,200 SF  
36' - 0"

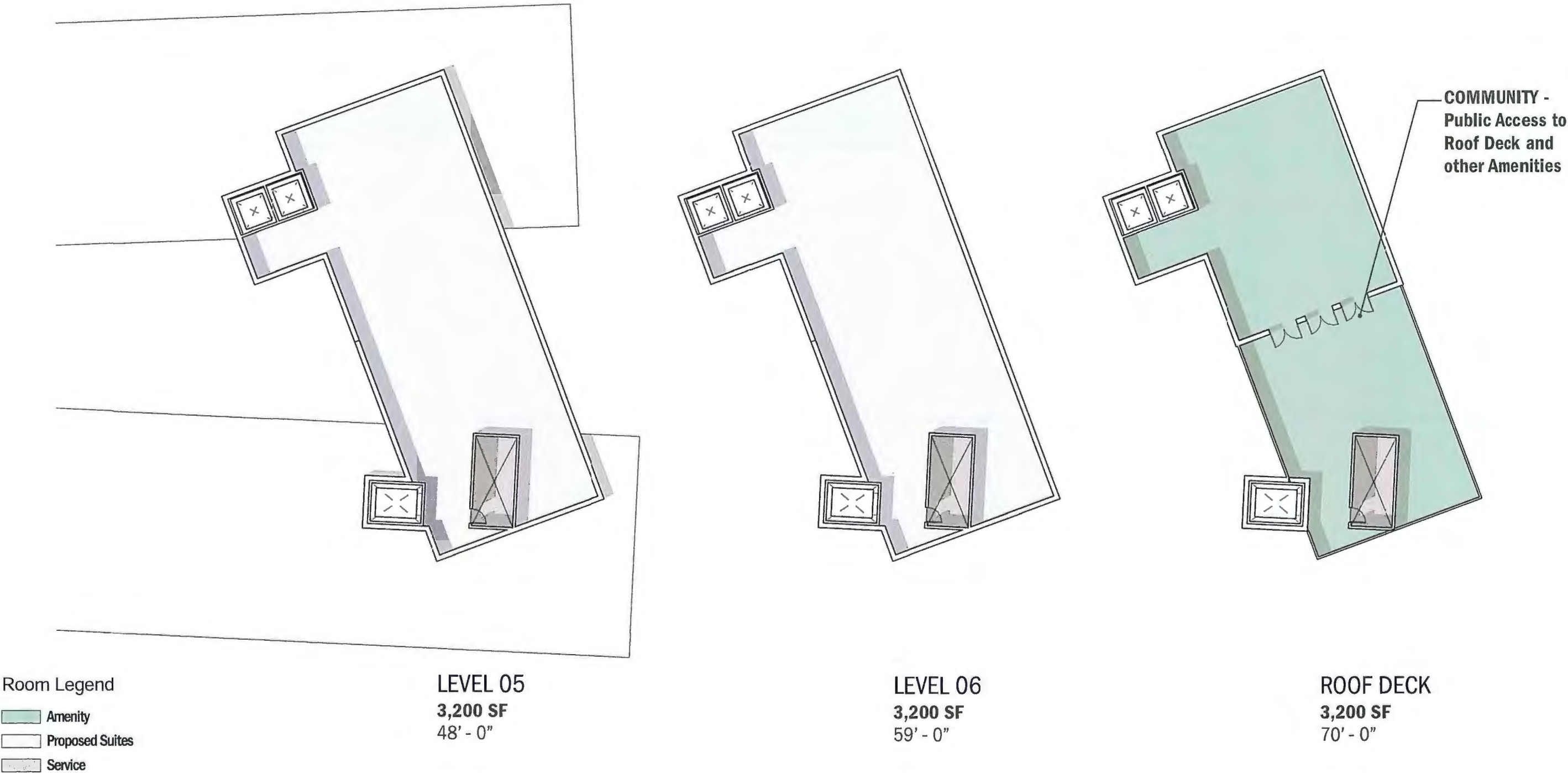
Room Legend

- Amenity
- Standard Room
- Superior Room
- Delux Room
- Delux Suite
- Service

Level 4 - Guest Rooms		
Room Type	Room Size	Count
Standard Room	250 SF - 300 SF	19
Superior Room	300 SF - 400 SF	7
Delux Room	400 SF - 500 SF	5
Delux Suite	500 SF +	5
Total Room Count - 4th Floor: 36		

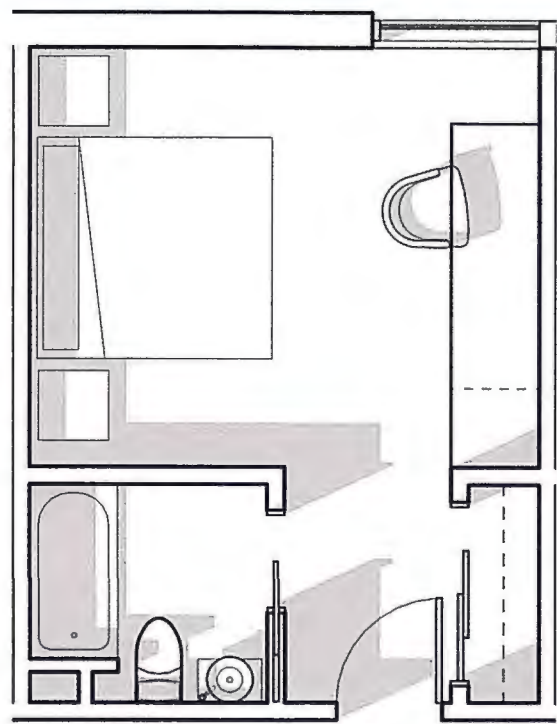


# preliminary design - penthouse levels

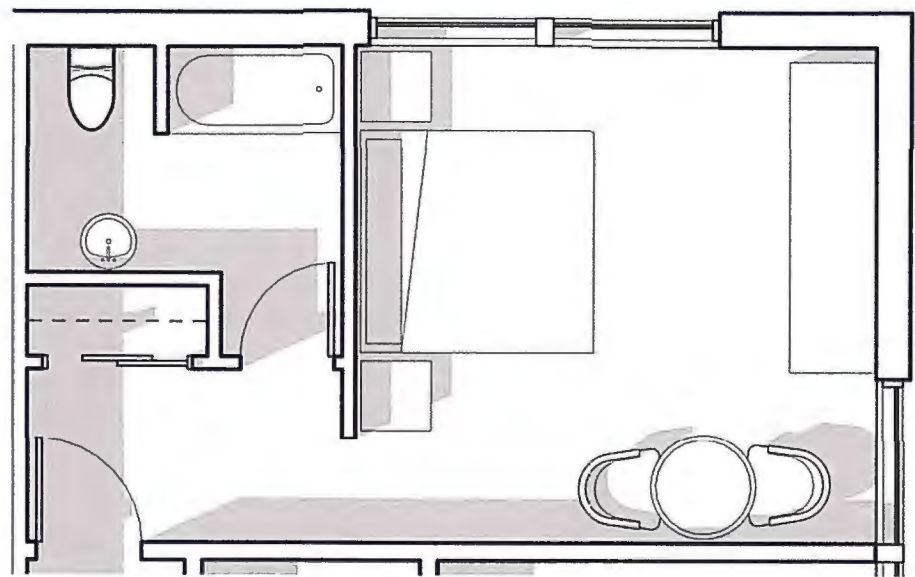




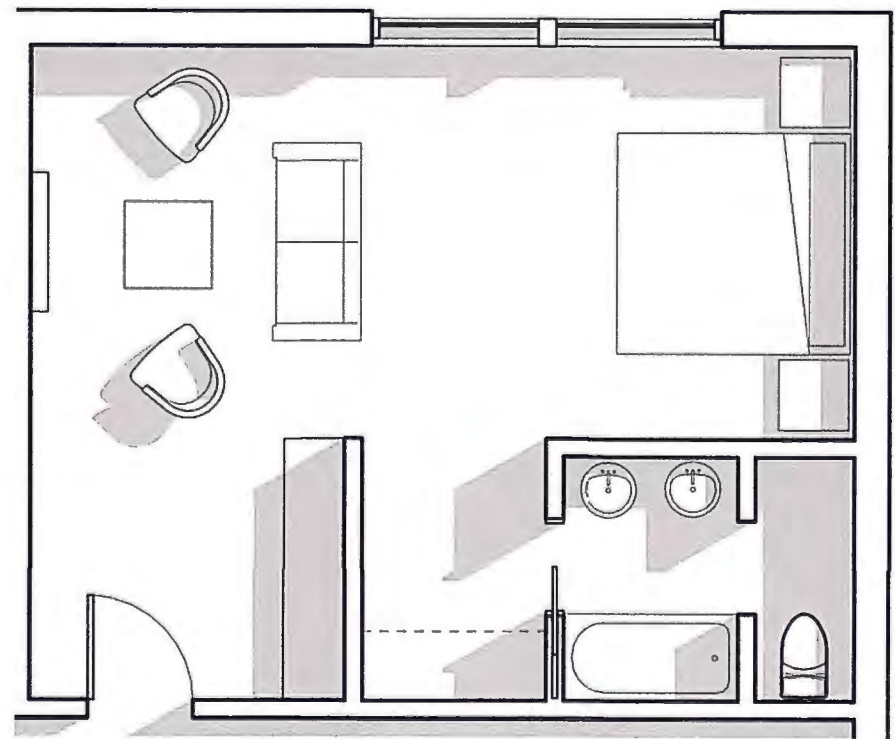
# preliminary design - typical room layouts



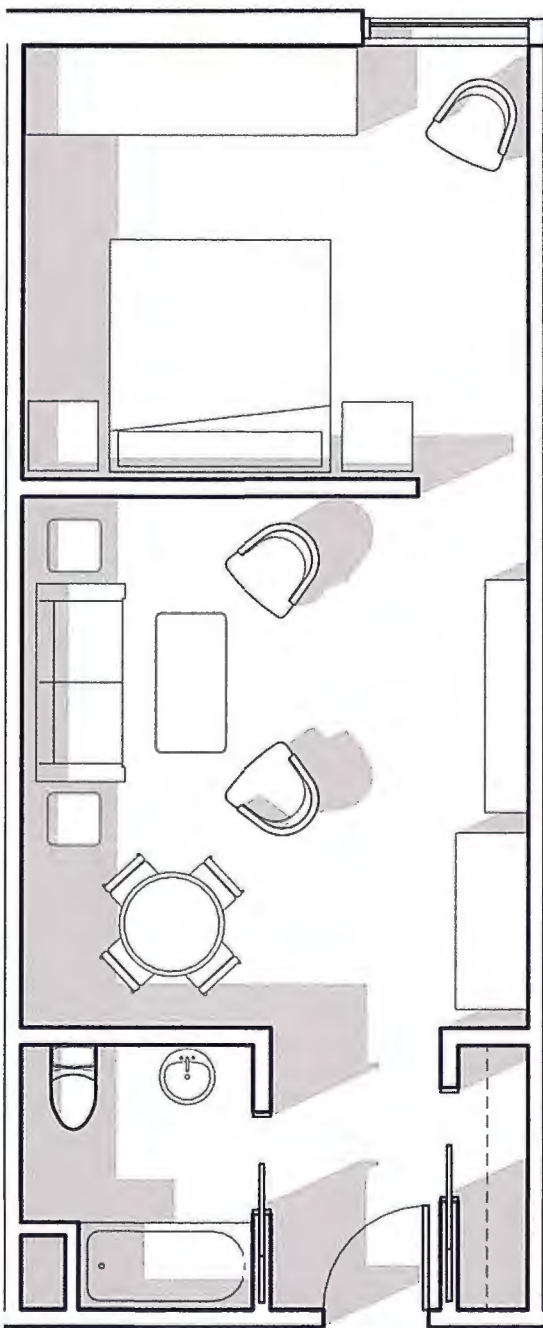
STANDARD ROOM 250 - 300 SF



SUPERIOR ROOM 300 - 400 SF



DELUXE ROOM 400 - 500 SF



DELUXE SUITE 500+ SF

Guest Rooms		
Room Type	Room Size	Count
Standard Room	250 SF - 300 SF	63
Superior Room	300 SF - 400 SF	25
Delux Room	400 SF - 500 SF	15
Delux Suite	500 SF +	14
Total Room Count: 117		