

The Sydney Hotel

22 Winter Street



August 2, 2016

PATRICK AHEARN
— ARCHITECT —



Existing Site Imagery
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The Sydney Hotel

22 Winter Street
Edgartown • Massachusetts

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North Water Street (public - variable width)

edge of asphalt

wood fence

brick sidewalk

concrete walkway

porch

slate patio

"Tuscanny Inn"

concrete patio

wood fence

shed

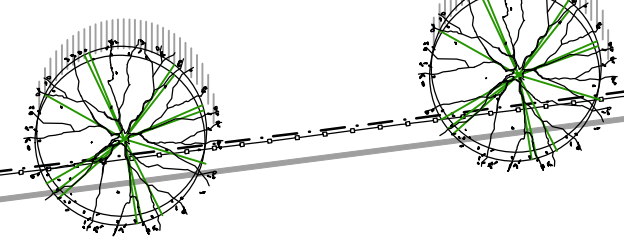
wood fence

peastone

peastone

edge of asphalt

Winter Street (public - variable width)



Existing Site Plan
Scale 1/4" = 10'

The Sydney Hotel
22 Winter Street
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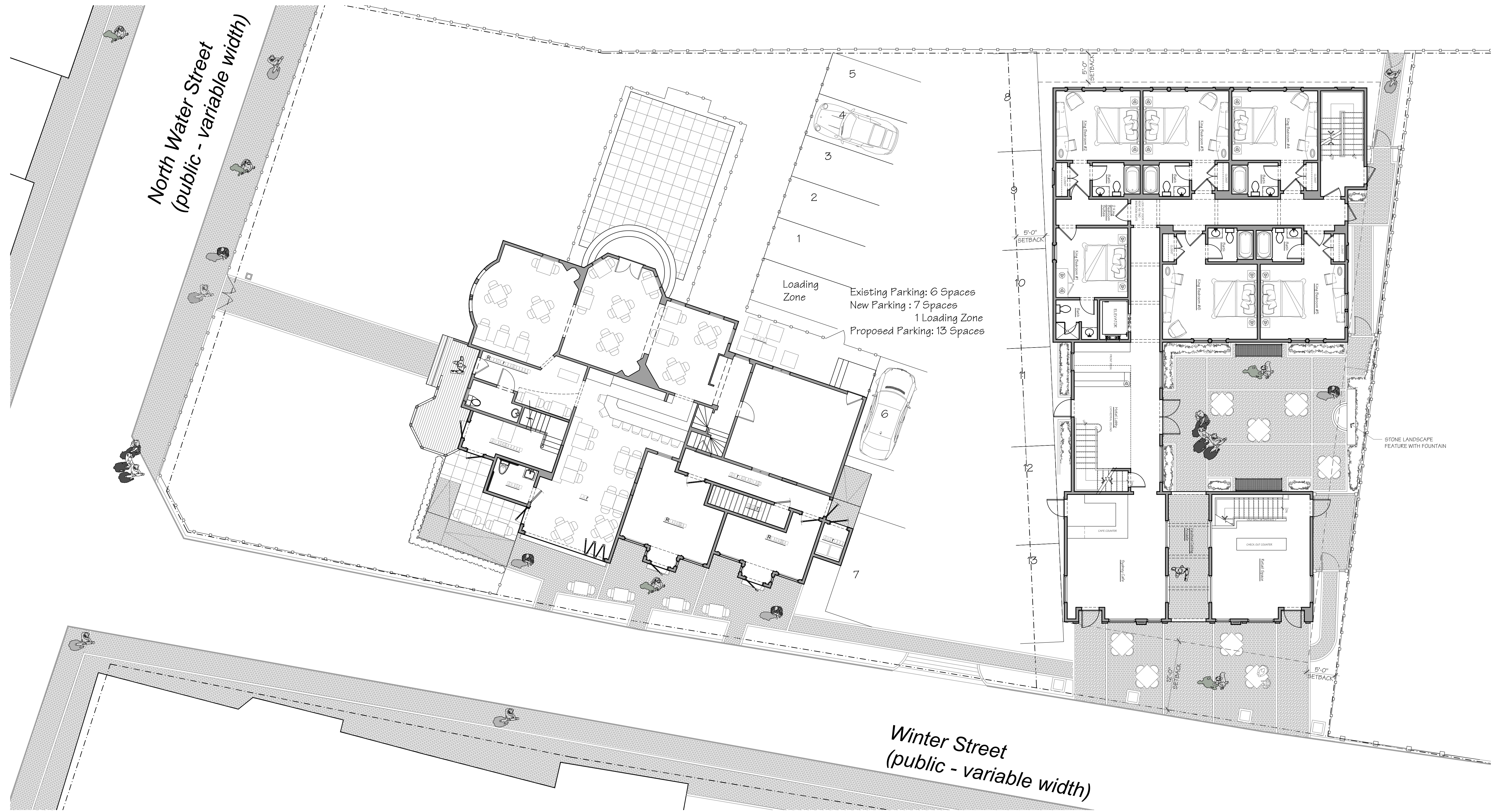


Proposed Site Plan
 Scale: 1/8" = 1'-0"

The Sydney Hotel
 22 Winter Street
 Edgartown • Massachusetts



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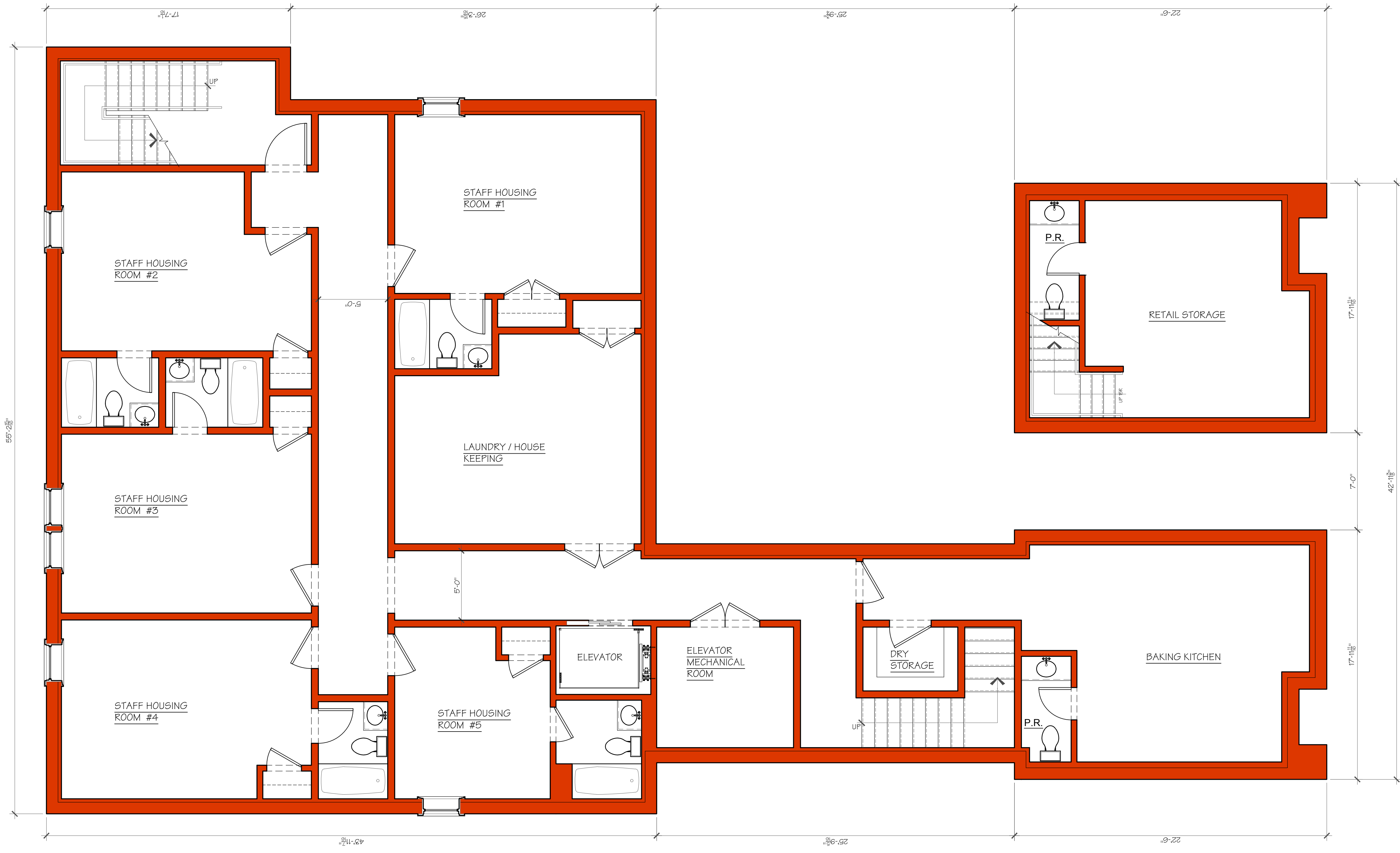


Proposed Site Plan
Scale: 1/8" = 1'-0"

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Winter Street (public - variable width)

Proposed Basement Floor Plan
Scale: 1/4" = 1'-0"



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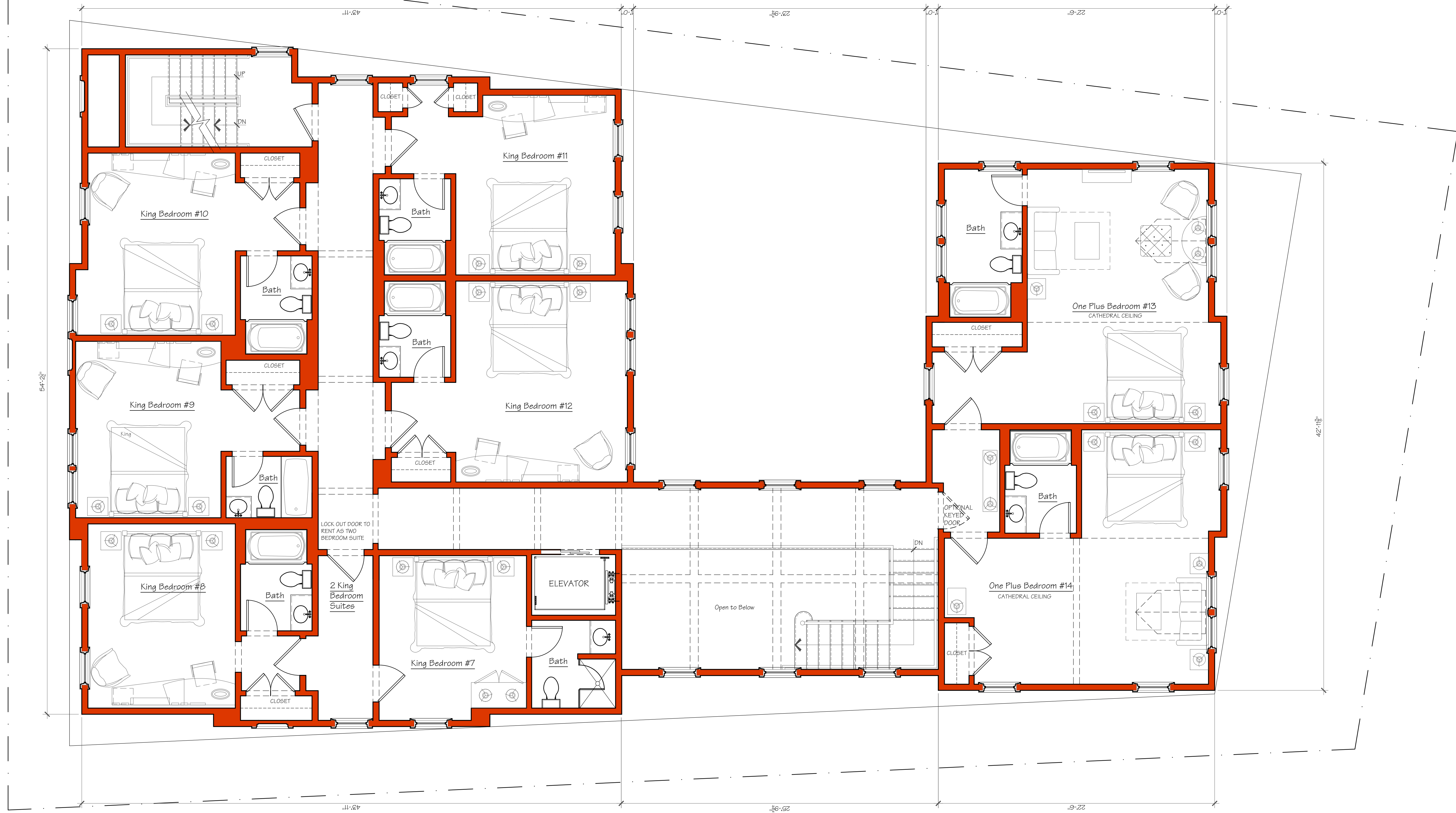
*Winter Street
(public - variable width)*

Proposed First Floor Plan
Scale: 1/4" = 1'-0"



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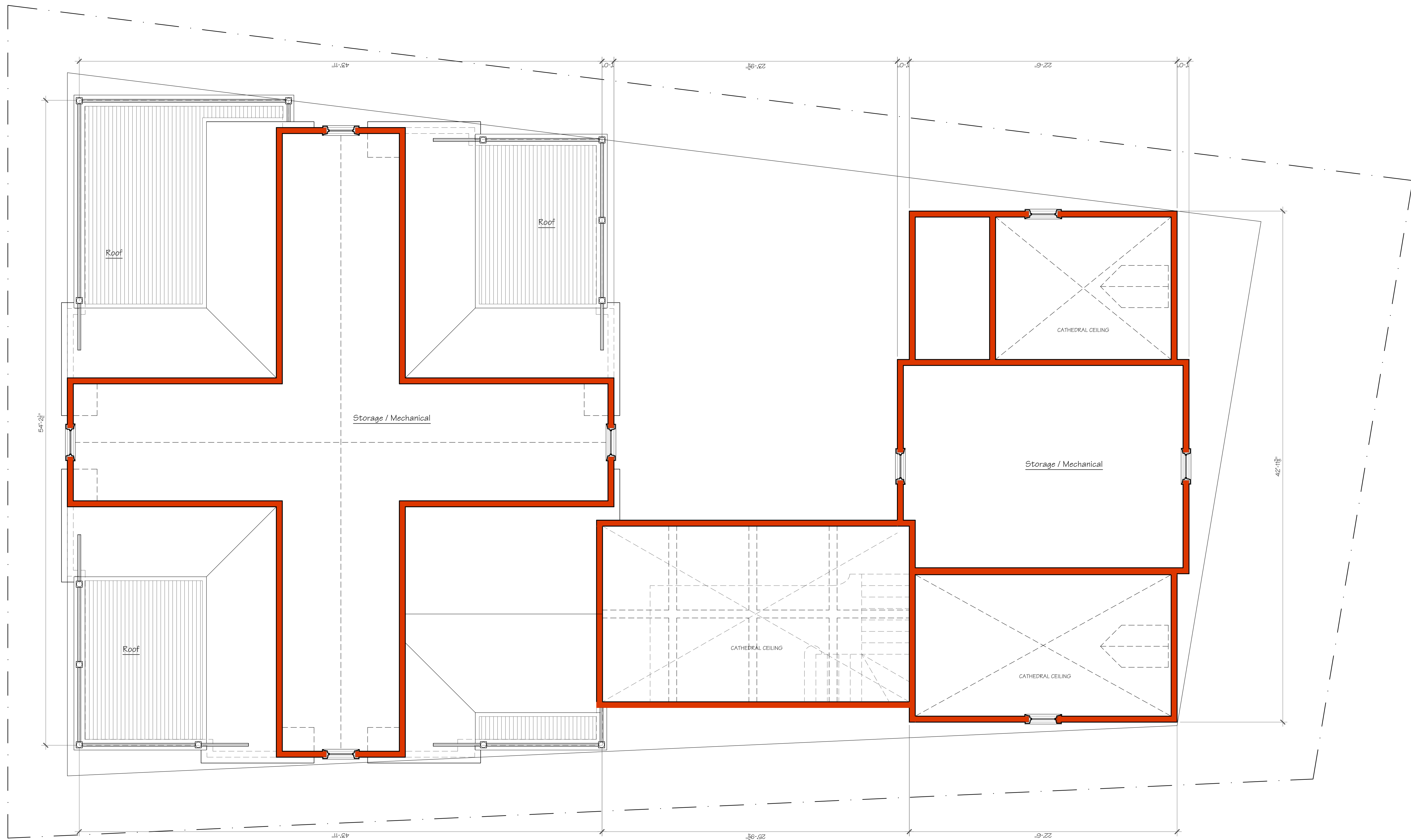


Proposed Second Floor Plan
 Scale: 1/4" = 1'-0"



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Proposed Third Floor Plan
 Scale: 1/4" = 1'-0"



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Proposed Winter Street Elevation
Scale: 1/4" = 1'-0"



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Proposed Front Elevation
 Scale: 1/8" = 1'-0"

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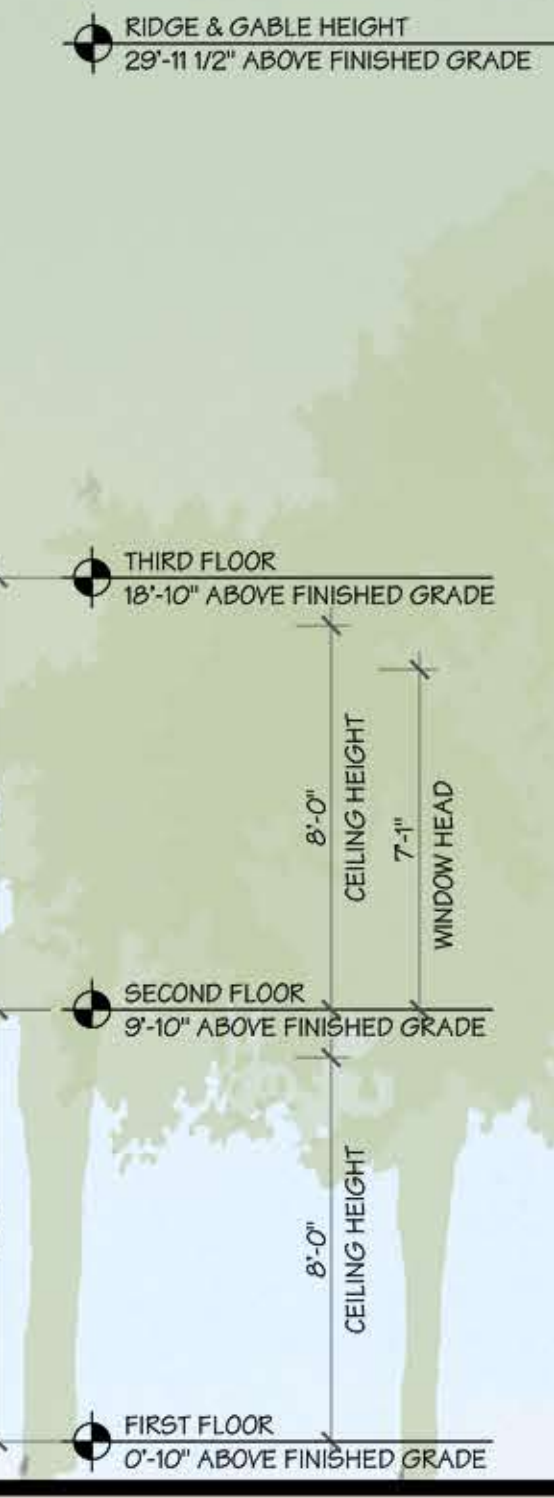




Proposed Left Elevation
 Scale: 1/4" = 1'-0"

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Proposed Rear Elevation
Scale: 1/4" = 1'-0"

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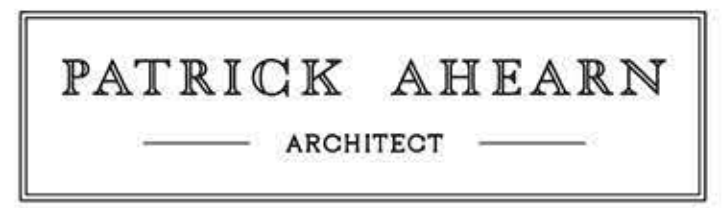


RIDGE & GABLE HEIGHT
 29'-11 1/2" ABOVE FINISHED GRADE
 CONNECTOR RIDGE HEIGHT
 26'-7 1/4" ABOVE FINISHED GRADE
 THIRD FLOOR
 18'-10" ABOVE FINISHED GRADE
 CEILING HEIGHT 8'-0"
 WINDOW HEAD 7'-1"
 SECOND FLOOR
 9'-10" ABOVE FINISHED GRADE
 CEILING HEIGHT 8'-0"
 FIRST FLOOR
 0'-10" ABOVE FINISHED GRADE

53'-10 1/2"
 15'-11 1/2" HOTEL LOBBY
 31'-11 1/2" WINTER STREET COMMONS
 51'-1" SYDNEY HOTEL
 5'-0" SETBACK
 5'-0" SETBACK
 PROPERTY LINE
 PROPERTY LINE

Proposed Courtyard Back Elevation
 Scale: 1/4" = 1'-0"

The Sydney Hotel
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 Edgartown • Massachusetts





Proposed Courtyard Front Elevation
 Scale: 1/4" = 1'-0"

The Sydney Hotel
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 Edgartown • Massachusetts



July 6, 2016

The Sydney Hotel
22 Winter Street
Edgartown, MA

Room Mix & Program

Type	Qty.	Location	Notes
King Bed Suites	6	First Floor	A
King Bed Suites	2	Second Floor	A
King Bed Suites	4	Second Floor	
Garreted 1 King + Pull Out Suite	2	Second Floor	B
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Hotel Room Type Total	14		
Sydney Café	1	First Floor	
Retail Shop	1	First Floor & Basement	
Staffing Housing	5	Basement	
Baking Kitchen	1	Basement	
Attic Storage	1	Third Floor	

Notes
A) 2 rooms can be locked out into a 2 bedroom suite
B) rooms can be locked out into one large suite

BOSTON OFFICE 160 Commonwealth Avenue, Suite L3 Boston, Massachusetts 02116 T 617 266 1710 F 617 266 2276	MARTHA'S VINEYARD OFFICE Nevin Square, 17 Winter Street Edgartown, Massachusetts 02539 T 508 939 9312 F 508 939 9083
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July 6, 2016

The Sydney Hotel
22 Winter Street
Edgartown, MA

Gross Square Footage Analysis

Hotel	3,131 s.f.
Retail	331 s.f.
First Floor Total	3,462 s.f.
Hotel	3,304 s.f.
Second Floor Total	3,304 s.f.
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Hotel & Retail Total	6,766 s.f.

Gross Square Footage Analysis

Existing Parking Spaces	6
New Parking Spaces	7
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Proposed Parking Total	13

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Program & Square Footage Analysis
Scale: N.T.S



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