RESIDENCE INN - CAMBRIDGE, MA
Outdoor Experience - Presentation for CRA Submittal

10/08/2021

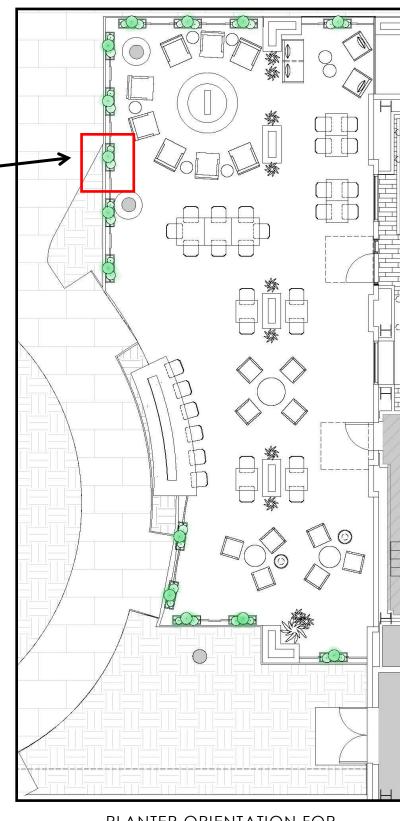






<u>Slat Box Planter + Faux Greenery</u>

- Planter Box Size (incl Legs): 38"L x 11"D x 20"H
- Faux Greenery Height: 12"
- Overall Planter + Greenery Dimensions: 38"L x 18"D x 32"H
- 36" spacing in-between planters.
- Teak Slats with Aluminum Stand, Zinc Liner
- Fade resistant artificial foliage, UV/ Outdoor rated.
- Black metal hooks within the Planter Boxes will have a removable decorative black chain.
- Daytime setup; Ops to remove the chains from the planter posts to allow guest access from the Park.
- Evening Setup; Ops or the Patio Tenant, would hook the chains back to the wood planter posts, "closing" access from the Park guests.



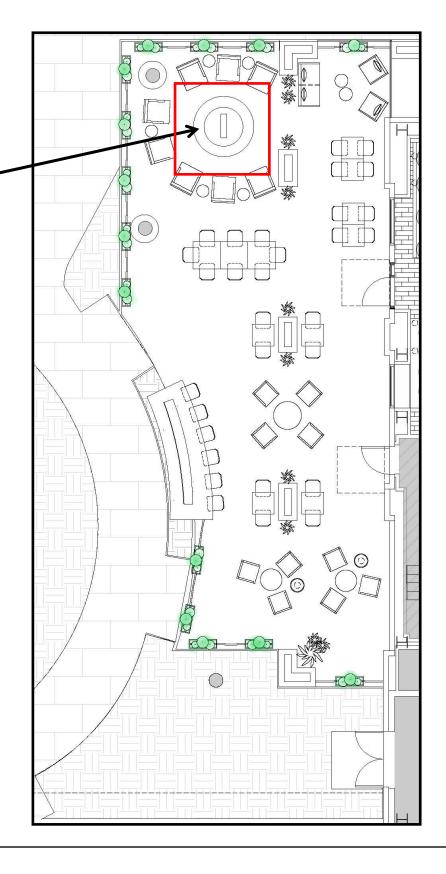
 PLANTER ORIENTATION FOR EVENING/ CLOSED & DAYTIME/ OPEN PATIO

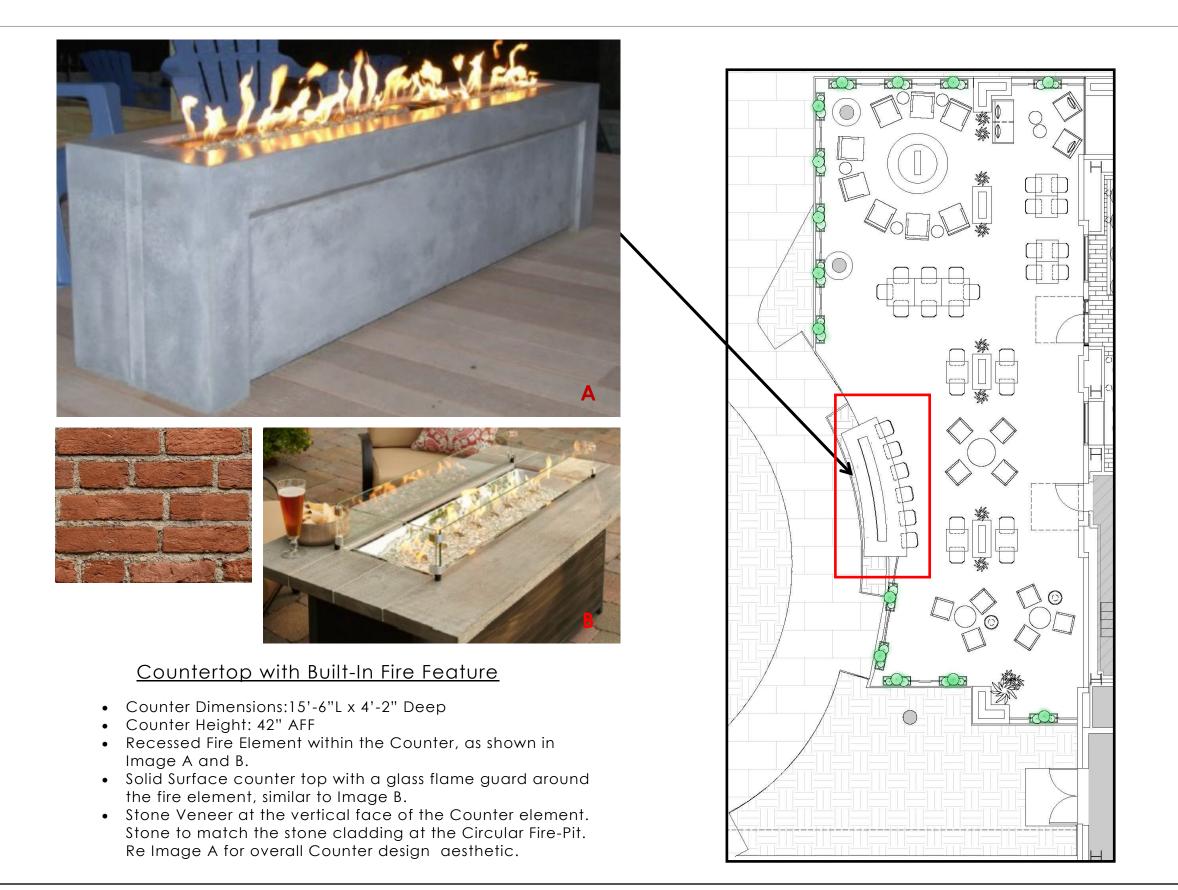


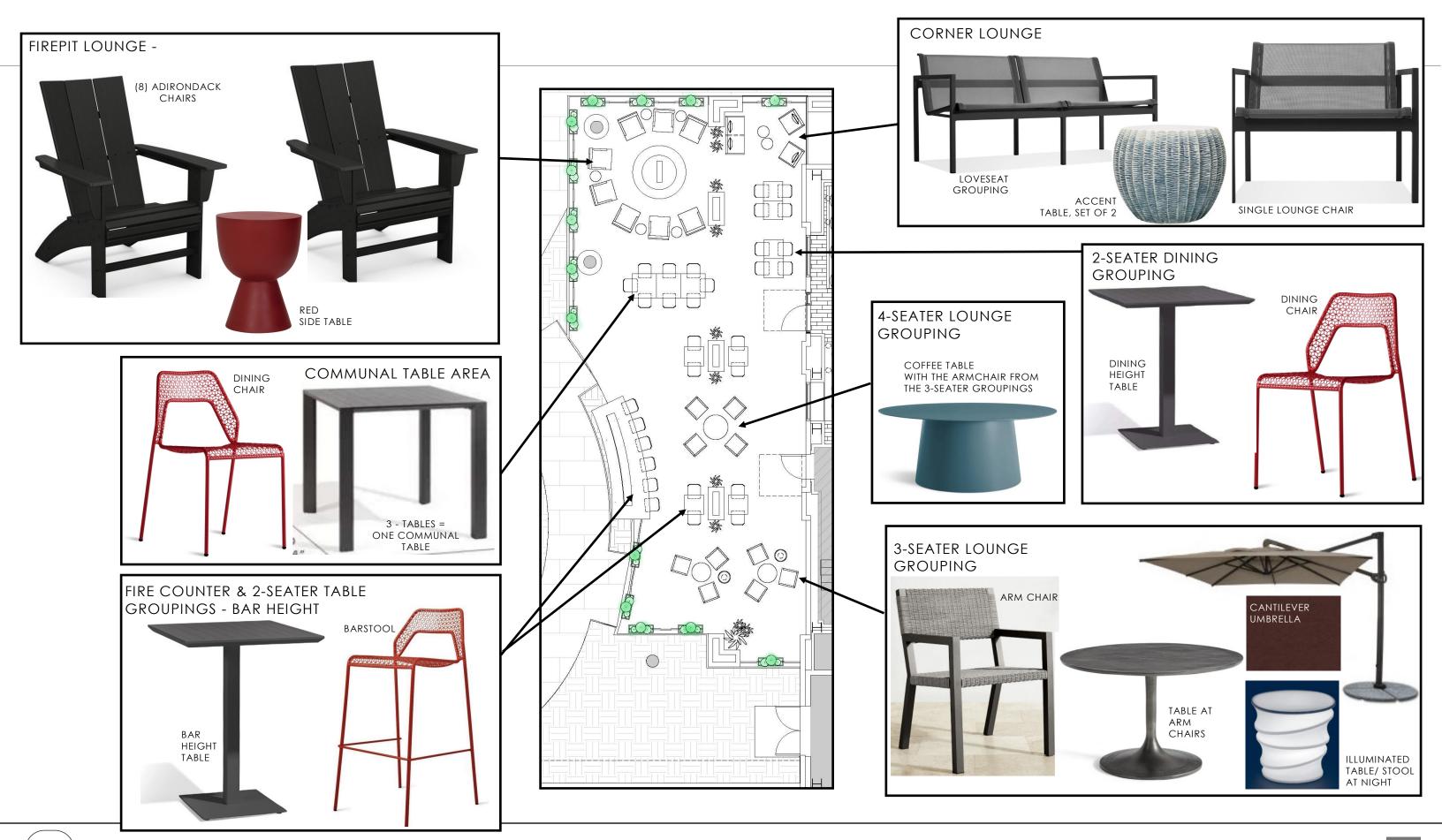


<u>Communal Circular Fire-Pit Feature</u>

- Overall Fire-Pit Diameter: 6'-6"
- Overall Fire-Pit Height: 2'-0"
- Solid Surface Surround: 14" Deep
- Stone Veneer at the vertical face of the Fire-Pit, similar to the existing building brick façade.



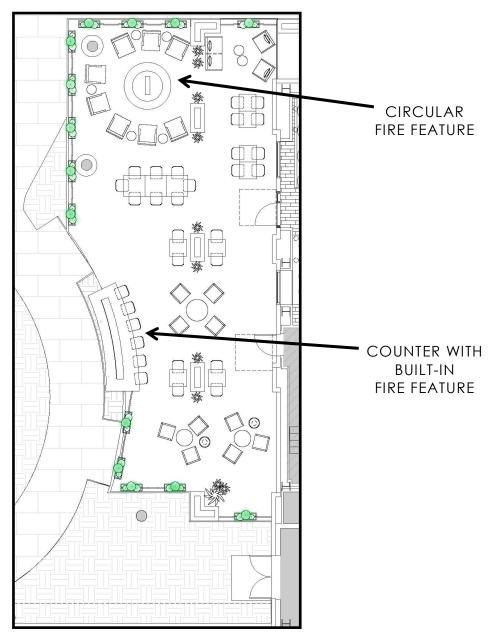




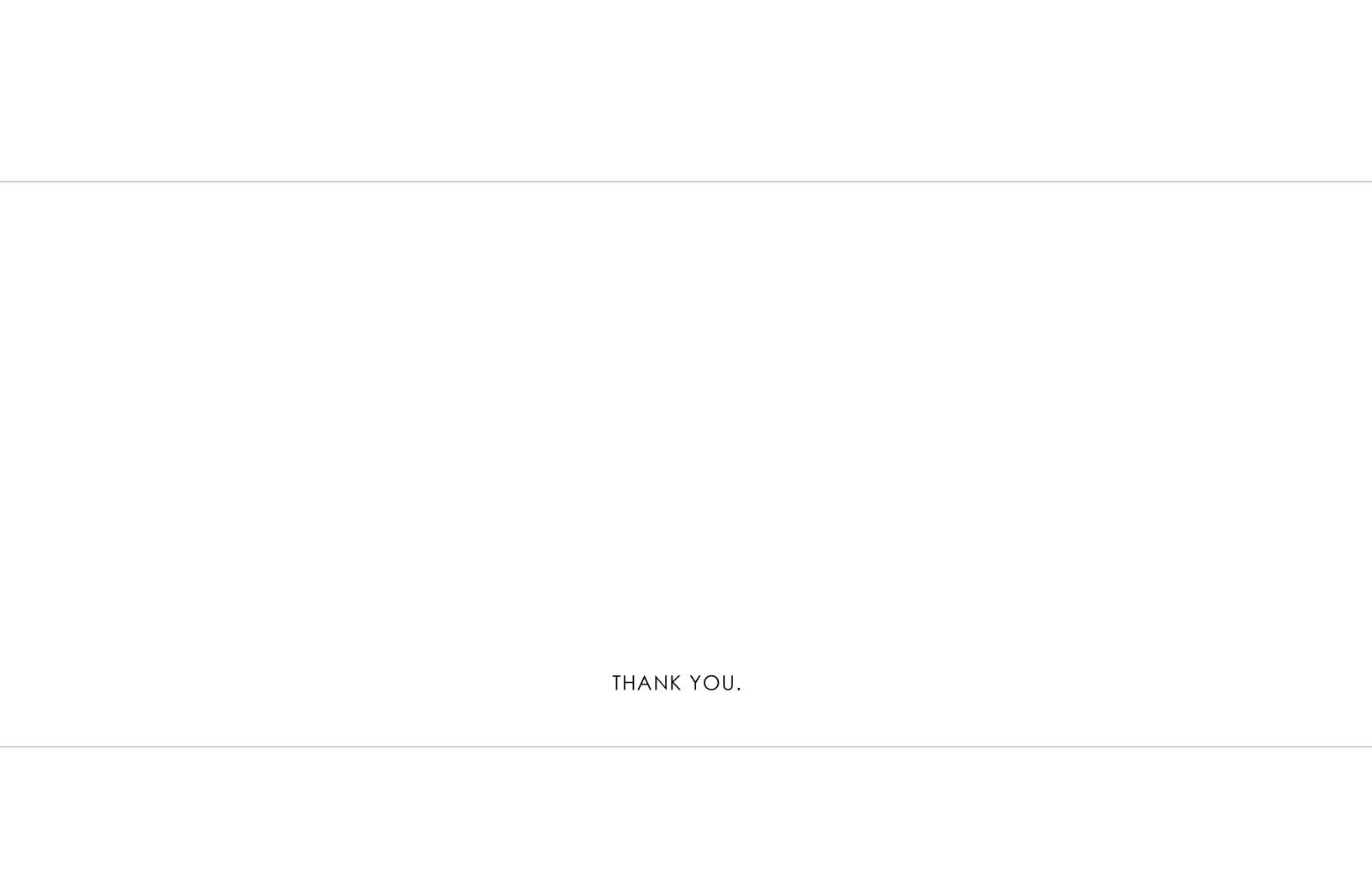




- OVERALL VIEW OF THE NEW OUTDOOR EXPERIENCE.
- (STANDING WITHIN THE PARK, LOOKING STRAIGHT ON.)



- CLOSE-UP VIEW OF THE NEW OUTDOOR EXPERIENCE FIRE FEATURES.
- (STANDING WITHIN THE PARK, LOOKING TOWARDS THE STREET)



Residence IN BOSTON CAMBRIDGE, MA BY MARRIOTT OUTDOOR PATIO



PROJECT TEAM

OWNER: **FULCRUM HOSPITALITY, LLC** C/O AJAX CONSULTING SERVICES, LLC.

JEFFREY A. WILLIAMS, ARCHITECT

15200 52ND AVE SOUTH SEATTLE, WA 98188 PHONE: 206.766.8300 EMAIL: elit@iohnsonbraund.com KAREL STEINER

DIRECTOR: AJAX CONSULTING SERV. LLC 21 WORTHEN ROAD, SUITE 102 LEXINGTON, MA 02421 PHONE: 781.863.5070

ROBISON ENGINEERING INC. **ENGINEER:** 19401 40TH AVE W, SUITE 302 LYNNWOOD. WA 98036 PHONE: 206.364.3343

STRUCTURAL ENGINEER:

KITCHEN CONSULTANT

BUILDING

DEPARTMENT:

DEPARTMENT:

DEPARTMENT:

VICINITY MAP

PROJECT

INTERIOR WILD MUSE INTERIORS DESIGN:

PROJECT AGENCIES

6300 E HAMPDEN AVE C 304 **DENVER, CO 80222**

TYPICAL MATERIAL LEGEND

CODE INFORMATION

CITY OF CAMBRIDGE CITY HALL

248 CMR 10.00: UNIFORM STATE

NEC 2017/ MASSACHUSETTS

UNKNOWN. BUILT IN 1997.

795 MASSACHUSETTS AVE,

CAMBRIDGE, MA 02139 PHONE: 617.349.4000

PLUMBING CODE

BOARD

TYPE - 1A

181,700 SQ. FT

UNMODIFIED BY THE

CONSTRUCTION. OCCUPANT

EXITS IS UNCHANGED U.O.N.

LOADS, DIRECTION OF TRAVEL,

JURISDICTION:

CODE INFORMATION

BUILDING CODES:

PLUMBING CODE:

MECHANICAL CODE:

ELECTRICAL CODE:

ACCESSIBILITY CODE:

FIRE AND LIFE SAFETY:

BUILDING INFORMATION

ORIGINAL BUILDING

CURRENT BUILDING

MEANS OF EGRESS:

CONSTRUCTION TYPE:

BUILDING CODE:

USE GROUP:

TOTAL:

CAMBRIDGE INSPECTIONAL SERVICES DEPARTMENT 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 PHONE: 617.349.6100

PROJECT LOCATION

CAMBRIDGE PUBLIC HEALTH DEPARTMENT 119 WINDSOR STREET

CAMBRIDGE, MA 02139

PHONE: 617.349.4900

PHONE: 617.665.3826

CAMBRIDGE FIRE DEPARTMENT 491 BROADWAY CAMBRIDGE, MA 02138

BATT INSULATION WOOD

RIGID INSULATION CONCRETE STEEL EARTH MASONRY DIMENSIONAL LUMBER WOOD BLOCKING SAND PLYWOOD

FOAM IN PLACE INSULATION SPRAY ON FIRE PROOFING

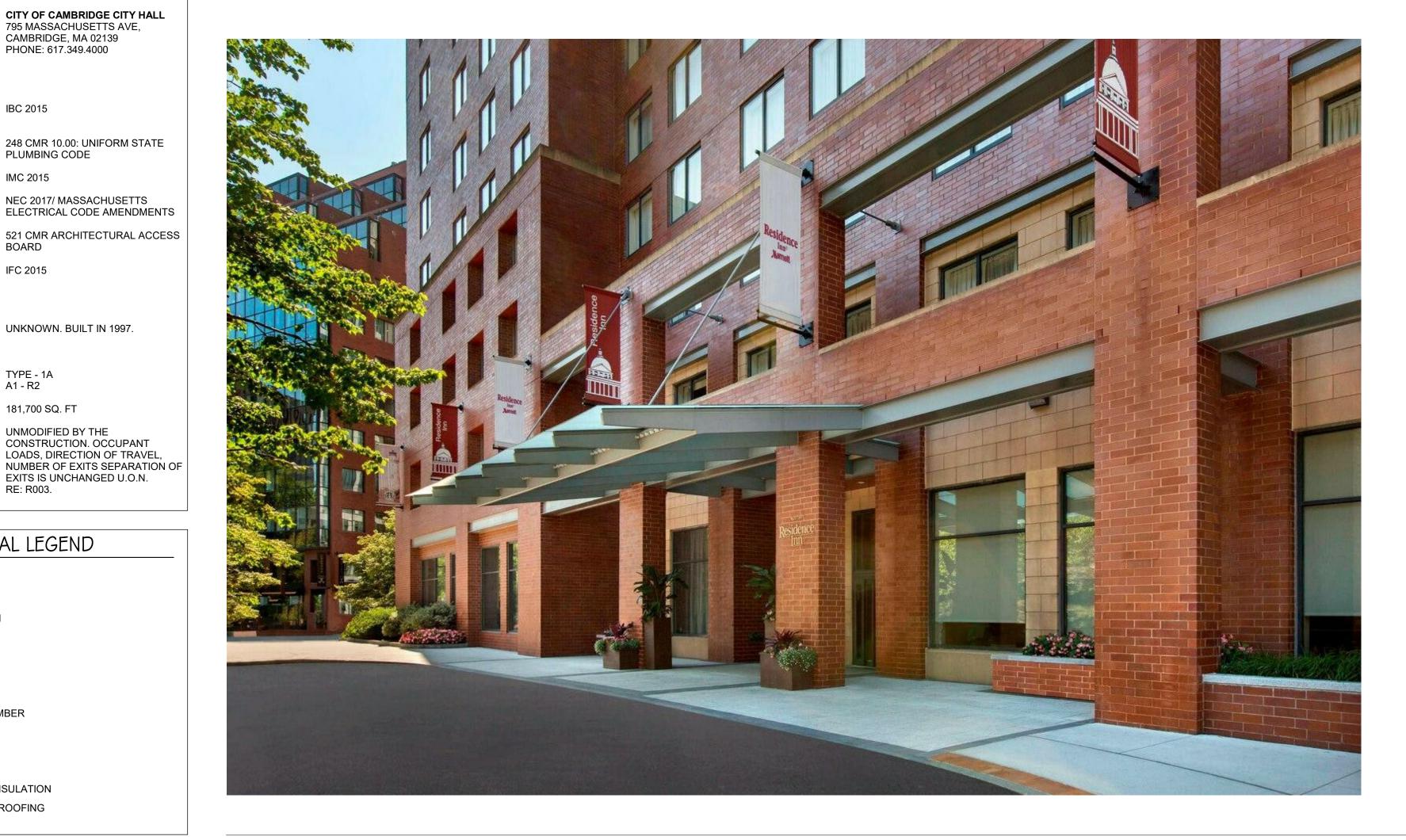
SUMMARY OF WORK

THIS BUILDING IS EXISTING. SCOPE OF WORK INCLUDES NEW CONCRETE PATIO FOR NEW OUTDOOR SPACE AND SEATING. NEW FIRE PIT AND BUILT-IN COUNTERTOP WITH FIRE ELEMENT IS INCLUDED WITHIN THE NEW OUTDOOR SEATING AREA.

MINOR ELECTRICAL MODIFICATIONS FOR OUTDOOR LIGHTING ARE REQUIRED. ELECTRICAL LOAD OF BUILDING WILL REMAIN AS

GAS LINES TO BE MODIFIED PER NEW SPACE PLAN.

PROJECT IMAGE



SHEET INDEX

Sheet #

A - Architectural Drawings Cover COVER SHEET

B - Architectural Drawings NEW OUTDOOR SEATING AREA

EXISTING SITE PLAN

H112A NEW OUTDOOR SEATING AREA DETAILS Grand total: 4

AERIAL VIEW

Current

ISSUE DATE: 10/08/2021

Residence INV

CHECKED BY:

COVER SHEET

GENERAL NOTES AND ABBREVIATIONS

1) ALL WORK TO BE DONE IN AN APPROVED WORKMANLIKE MANNER AND SHALL BE IN ACCORDANCE WITH GOVERNING CODES & REGULATORY AGENCIES.

2) OWNER TO OBTAIN ALL PERMITS & COMPLY WITH ALL REQUIREMENTS OF LICENSING AGENCIES. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

AREA TAKEOFFS AND DIMENSIONS BY MAKING HIS OWN FIELD MEASUREMENTS BEFORE STARTING WORK OR ORDERING MATERIALS. THE REMOVAL AND INSTALLATION OF MECHANICAL, ELECTRICAL PLUMBING AND ARCHITECTURAL ITEMS MAY REQUIRE THE PENETRATION OR REMOVAL OF FLOORS, CEILINGS AND WALLS OF ADJACENT ROOMS AND FLOORS. PATCH AND FINISH ALL EXISTING SURFACES THAT ARE DISTURBED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE.

4) CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. TAKE PRECAUTIONS AS NECESSARY TO PROTECT THEM. REPAIR ALL UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

5) ALL FINISHES AS SELECTED BY OWNER, AND SIMILAR TO THE MARRIOTT RESIDENCE INN RENOVATION PROTOTYPE FINISH SCHEDULE.

6) EXTEND CIRCUITS TO EXISTING FIXTURES TO REMAIN WHERE EXISTING WHERE EXISTING CIRCUITS

ARE INTERRUPTED BY REMODEL WORK. ACT ACOUSTICAL CEILING TILE ALUM ALUMINUM CFCI CONTRACTOR FURNISHED CONTRACTOR INSTALLED CLR CLEAR, CLEARANCE CARPET

ELEC ELECTRIC(AL)

METAL

NTS NOT TO SCALE

OC ON CENTER(S)

EQUAL FLOOR DRAIN FIRE EXTINGUISHER CABINET GENERAL CONTRACTOR GWB GYPSUM WALLBOARD GYP GYPSUM

HVAC HEATING/VENTILATION/AIR CONDITIONING MAX MAXIMUM MECHANICAL/ELECTRICAL/PLUMBING MARRIOTT INTERNATIONAL MINIMUM / MINUTE

RE REFER(ENCE) REF REFER(ENCE) REQ'D REQUIRED SC SOLID CORE SPEC SPECIFICATION SS STAINLESS STEEL TYP TYPICAL UNO UNLESS NOTED OTHERWISE UON UNLESS OTHERWISE NOTED V.I.F. VERIFY IN FIELD VWC VINYL WALLCOVERING

WPT SIMULATED WOOD PORCELAIN TILE

OPP OPPOSITE HAND

PT PORCELAIN TILE

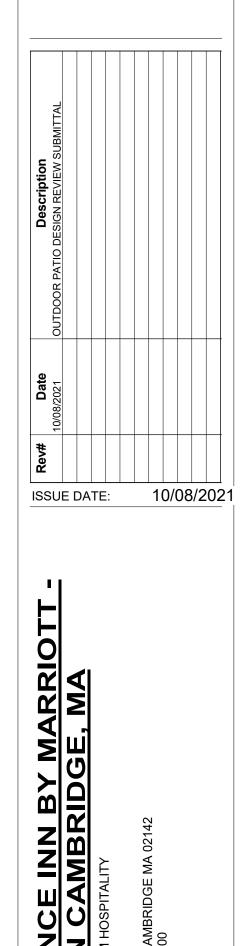
PLWD PLYWOOD

OFCI OWNER FURNISHED, CONTRACTOR INSTALLED CENTER LINE PD PROJECT DIRECTOR PLAM PLASTIC LAMINATE RCP REFLECTED CEILING PLAN

SYMBOLS LEGEND Room name **ROOM TAG** DATUM ELEVATION KEYNOTE / CRITERIA REFERENCE ELEVATION **CUSTOM KEYNOTE** CEILING ELEVATION **REVISION TAG BID ALTERNATE NOTE** FF&E REFERENCE TAG DOOR TAG FLOOR FINISH TRANSITION WINDOW TAG DIMENSION TO FACE **EQUIPMENT TAG** CLEAR DIMENSION FINISH / MATERIAL TAG DIMENSION TO CENTERLINE VIEW REFERENCE 1 / A101 **BUILDING ELEVATION** COMMUNICATION FEATURES INTERIOR ELEVATION ACCESSIBLE UNIT **BUILDING SECTION DETAIL REFERENCE DETAIL SECTION**

AREA OF WORK





Residence IN BY MARRIOTT

EXISTING SITE PLAN

H001

PROJECT #:

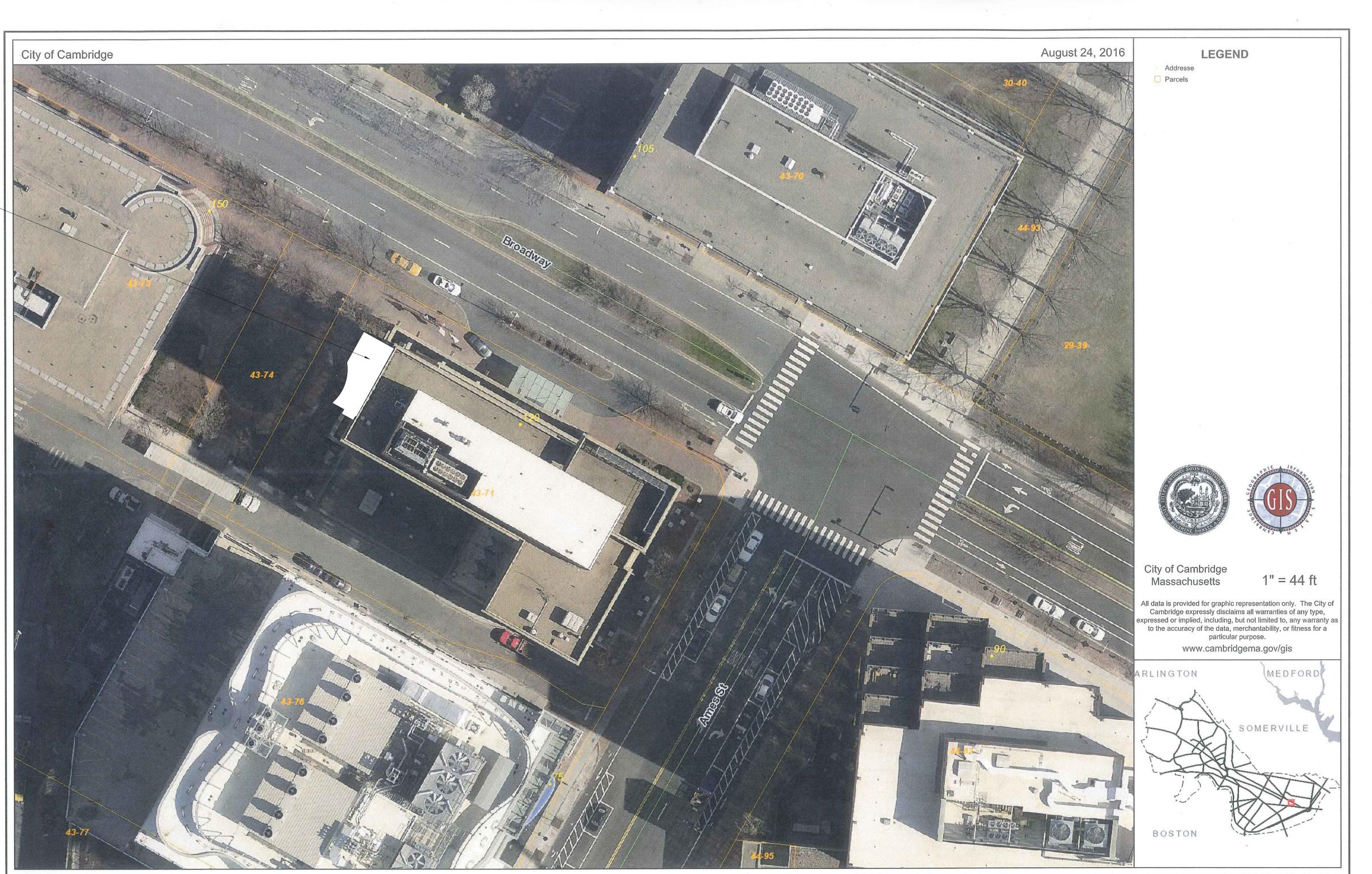
DRAWN BY:

CHECKED BY:

SITE NOTES

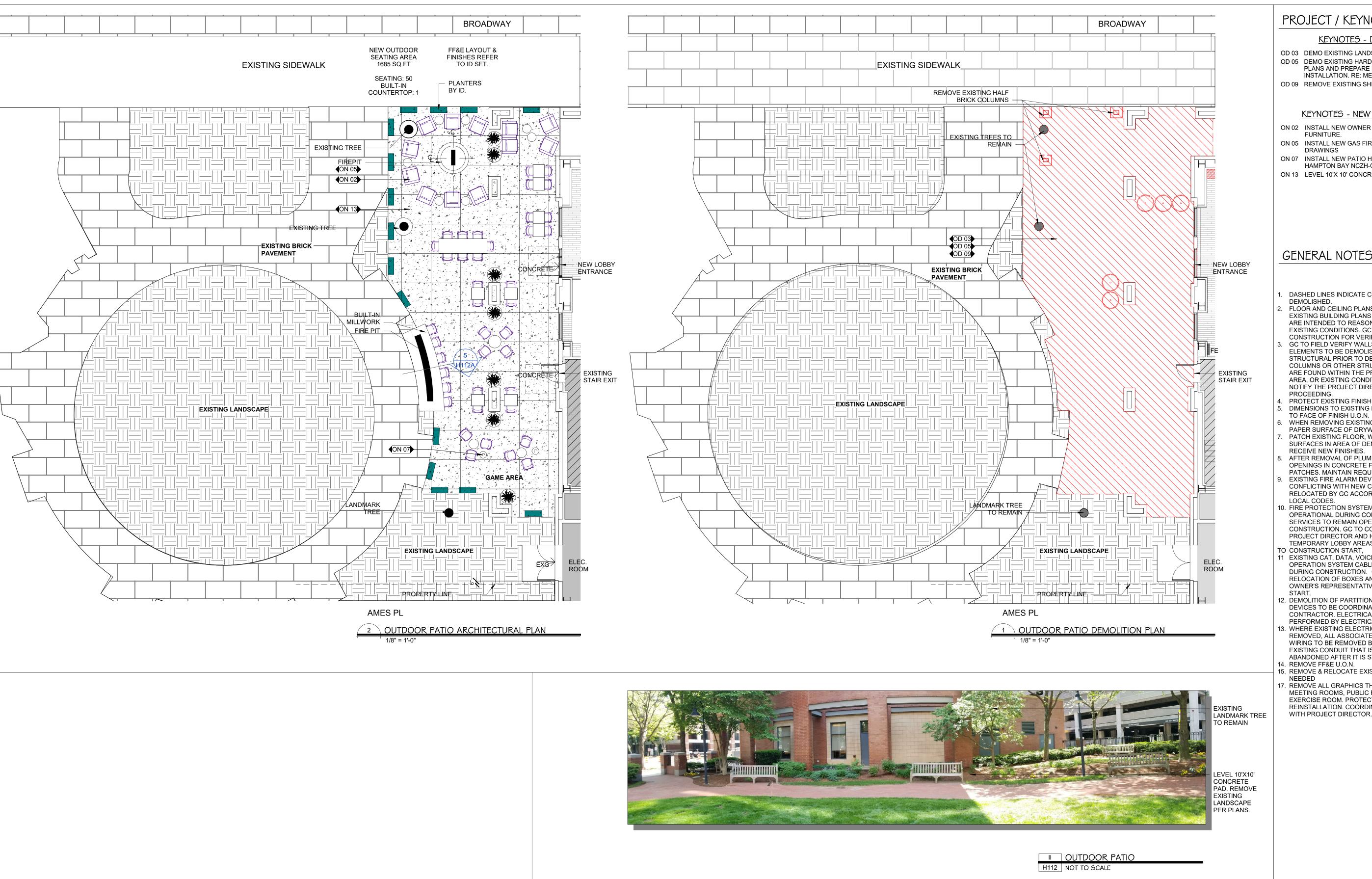
NO ON-SITE PARKING PROVIDED -PARKING AVAILABLE IN OFF-SITE PUBLIC GARAGE

NOTE:
THIS SITE PLAN IS FOR REFERENCE ONLY. SCOPE OF WORK IN THIS CONTRACT DOES NOT INCLUDE ANY



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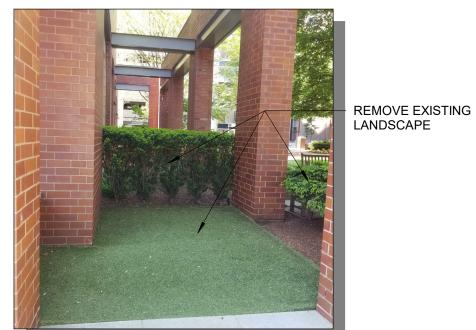
MODIFICATIONS TO THE EXISTING SITE.



EXISTING TREES

TO REMAIN





OUTDOOR PATIO H112 NOT TO SCALE

PROJECT / KEYNOTE

KEYNOTES - DEMOLITION

- OD 03 DEMO EXISTING LANDSCAPING PER PLAN. OD 05 DEMO EXISTING HARDSCAPE/LANDSCAPE PER PLANS AND PREPARE FOR NEW GAS FIRE-PIT INSTALLATION. RE: MEP DRAWINGS
- OD 09 REMOVE EXISTING SHRUBS PER PLANS.

KEYNOTES - NEW CONSTRUCTION

- ON 02 INSTALL NEW OWNER PROVIDED OUTDOOR FURNITURE.
- ON 05 INSTALL NEW GAS FIRE-PIT PER PLANS. RE: MEP DRAWINGS
- ON 07 INSTALL NEW PATIO HEATERS PER PLANS. SPEC:
- HAMPTON BAY NCZH-G-SS. ON 13 LEVEL 10'X 10' CONCRETE PAD.

- DASHED LINES INDICATE CONSTRUCTION TO BE
- DEMOLISHED. FLOOR AND CEILING PLANS ARE BASED ON EXISTING BUILDING PLANS AND SITE SURVEY. THEY ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. GC TO VISIT SITE PRIOR TO CONSTRUCTION FOR VERIFICATION.
- GC TO FIELD VERIFY WALLS, COLUMNS AND ALL ELEMENTS TO BE DEMOLISHED ARE NON-STRUCTURAL PRIOR TO DEMOLITION. IF WALLS. COLUMNS OR OTHER STRUCTURAL ELEMENTS ARE FOUND WITHIN THE PROPOSED DEMOLITION AREA, OR EXISTING CONDITIONS VARY FROM PLANS, NOTIFY THE PROJECT DIRECTOR BEFORE PROCEEDING.
- PROTECT EXISTING FINISHES TO REMAIN. DIMENSIONS TO EXISTING MATERIALS SHOWN ARE TO FACE OF FINISH U.O.N.
- WHEN REMOVING EXISTING VWC DO NOT ALLOW PAPER SURFACE OF DRYWALL TO BE TORN. PATCH EXISTING FLOOR, WALL AND CEILING SURFACES IN AREA OF DEMOLITION AS NEEDED TO RECEIVE NEW FINISHES.
- AFTER REMOVAL OF PLUMBING LINES ETC. FILL ALL OPENINGS IN CONCRETE FLOOR WITH CONCRETE PATCHES. MAINTAIN REQUIRED FIRE RATING. EXISTING FIRE ALARM DEVICES AND SPRINKLERS CONFLICTING WITH NEW CONSTRUCTION TO BE RELOCATED BY GC ACCORDING TO GOVERNING
- LOCAL CODES. 10. FIRE PROTECTION SYSTEM TO REMAIN OPERATIONAL DURING CONSTRUCTION. ALL LOBBY SERVICES TO REMAIN OPERATIONAL DURING CONSTRUCTION. GC TO COORDINATE WITH PROJECT DIRECTOR AND HOTEL OPERATIONS TEMPORARY LOBBY AREAS OF SERVICE PRIOR
- TO CONSTRUCTION START. 11 EXISTING CAT, DATA, VOICE AND OTHER HOTEL OPERATION SYSTEM CABLES TO REMAIN INTACT DURING CONSTRUCTION. GC TO COORDINATE RELOCATION OF BOXES AND DATA PORTS WITH OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION
- DEVICES TO BE COORDINATED WITH ELECTRICAL CONTRACTOR. ELECTRICAL TERMINATIONS TO BE PERFORMED BY ELECTRICAL CONTRACTOR. 13. WHERE EXISTING ELECTRICAL IS PERMANENTLY REMOVED, ALL ASSOCIATED BOXES, DEVICES AND
- EXISTING CONDUIT THAT IS NOT ACCESSIBLE TO BE ABANDONED AFTER IT IS STRIPPED OF ALL WIRING. 14. REMOVE FF&E U.O.N.
- 15. REMOVE & RELOCATE EXISTING THERMOSTAT AS NEEDED
- 7. REMOVE ALL GRAPHICS THROUGHOUT LOBBY, MEETING ROOMS, PUBLIC RESTROOMS AND EXERCISE ROOM. PROTECT AND SAVE FOR REINSTALLATION. COORDINATE REINSTALLATION WITH PROJECT DIRECTOR.



JEFFREY A.WILLIAMSAIA

Suite 300

15200 52nd Ave. South

Seattle, WA 98188

Phone 206.766.8300

ARCHITECT

10/08/2021 ISSUE DATE:

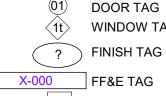
12. DEMOLITION OF PARTITIONS WITH ELECTRICAL

WIRING TO BE REMOVED BACK TO SOURCE.

Residence IN BY MARRIOTT

RESIDENCE INN BY MARRIOTT BOSTON CAMBRIDGE, MA

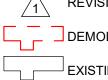
SYMBOL LEGEND



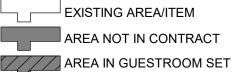
WINDOW TAG ? FINISH TAG

1i WALL TAG ? KEYNOTE TAG

?___ CUSTOM KEYNOTE TAG - ALTERNATE BID KEYNOTE TAG **REVISION TAG**



☐ DEMOLISHED AREA/ITEM



DEMOLITION AND ARCHITECTURAL **PLANS**

OUTDOOR PATIO

PROJECT #:

DRAWN BY:

CHECKED BY:

