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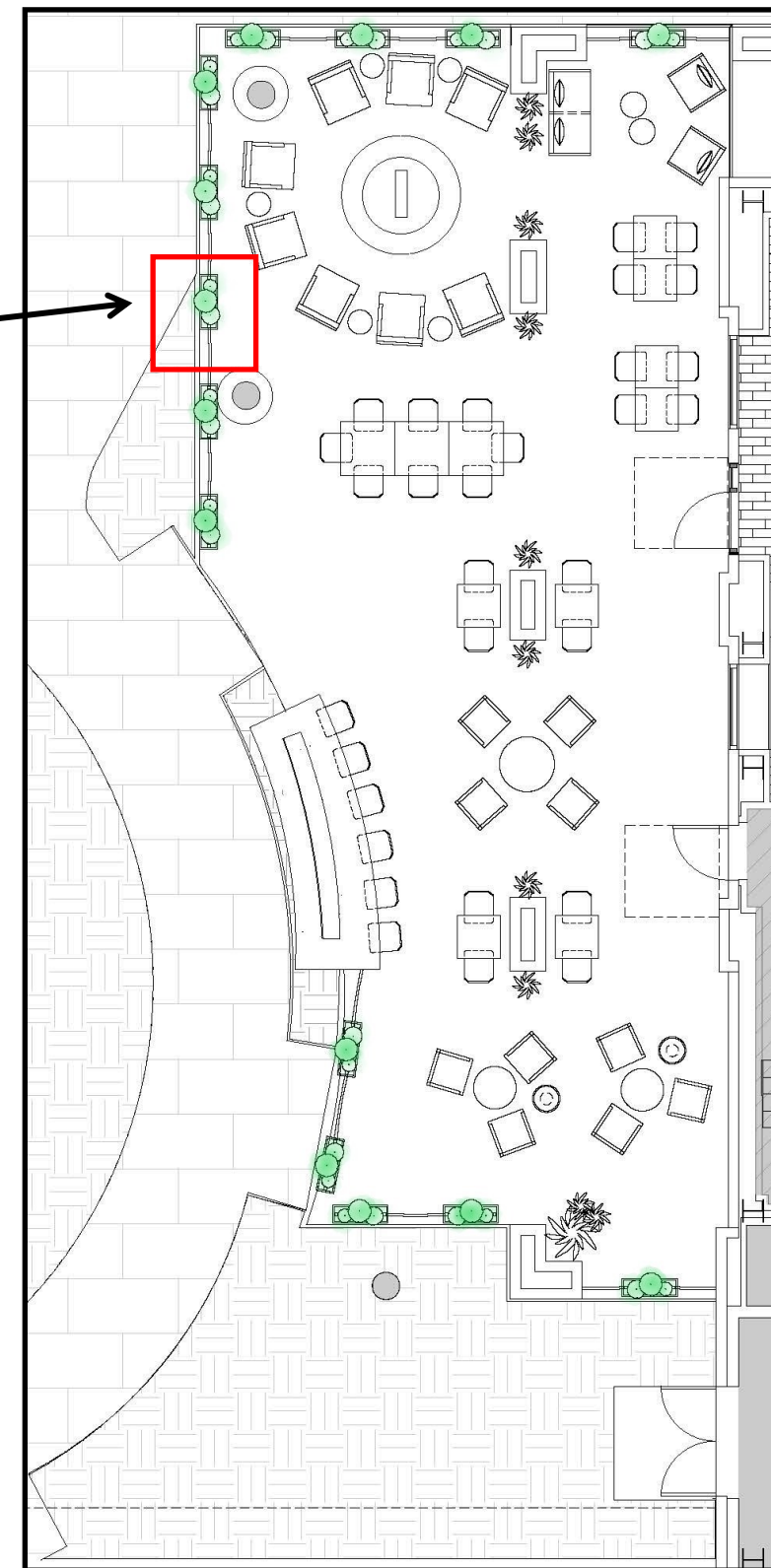
RESIDENCE INN - CAMBRIDGE, MA  
Outdoor Experience - Presentation for CRA Submittal  
10/08/2021

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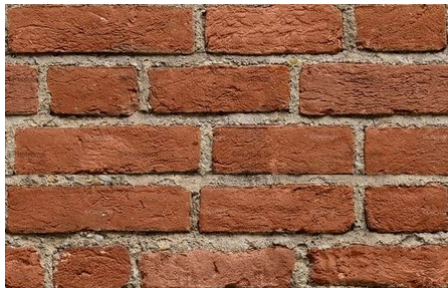


### Slat Box Planter + Faux Greenery

- 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.

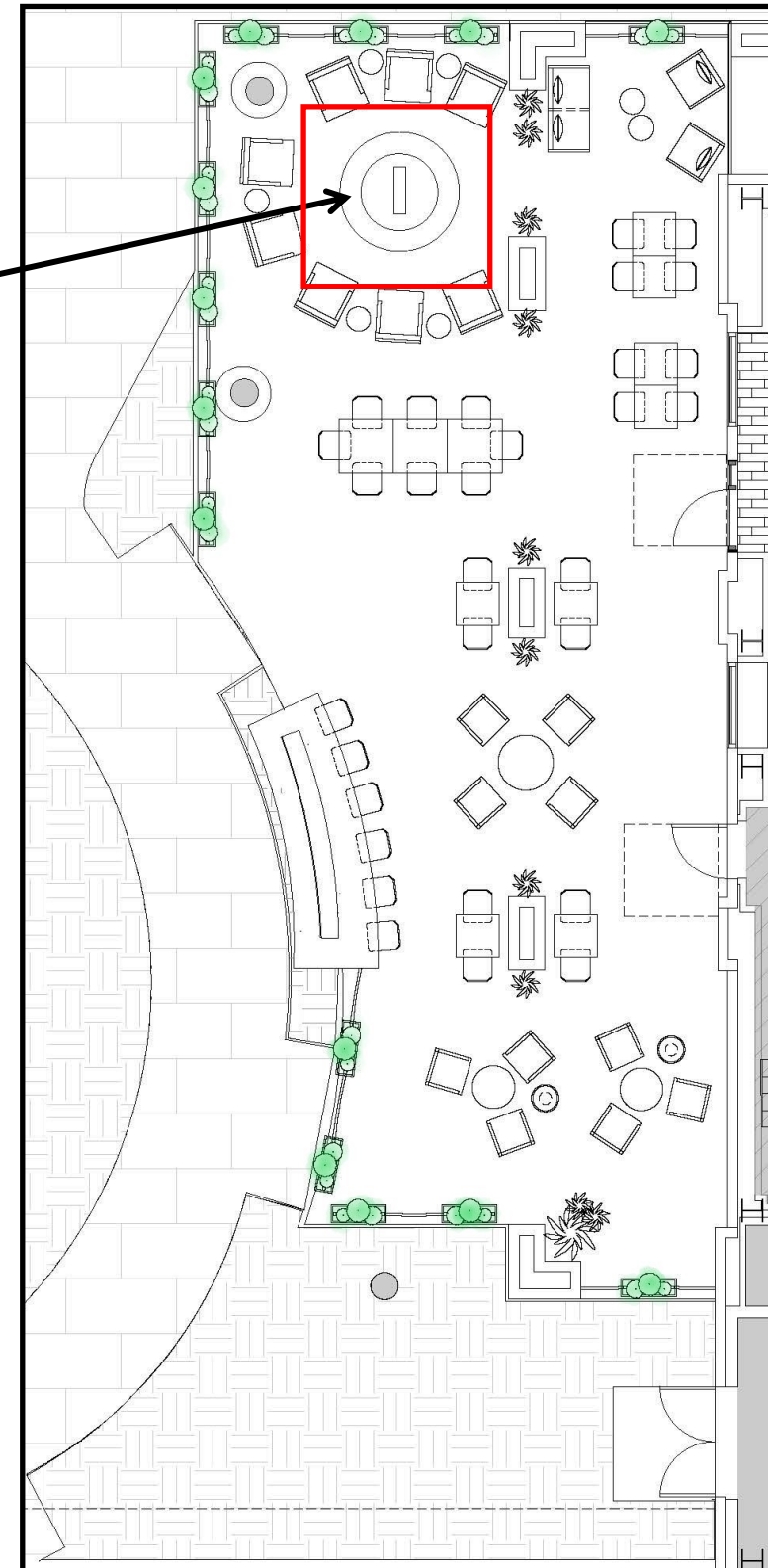


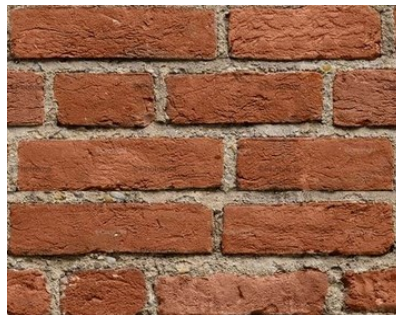
• PLANTER ORIENTATION FOR EVENING/ CLOSED & DAYTIME/ OPEN PATIO



### Communal Circular Fire-Pit Feature

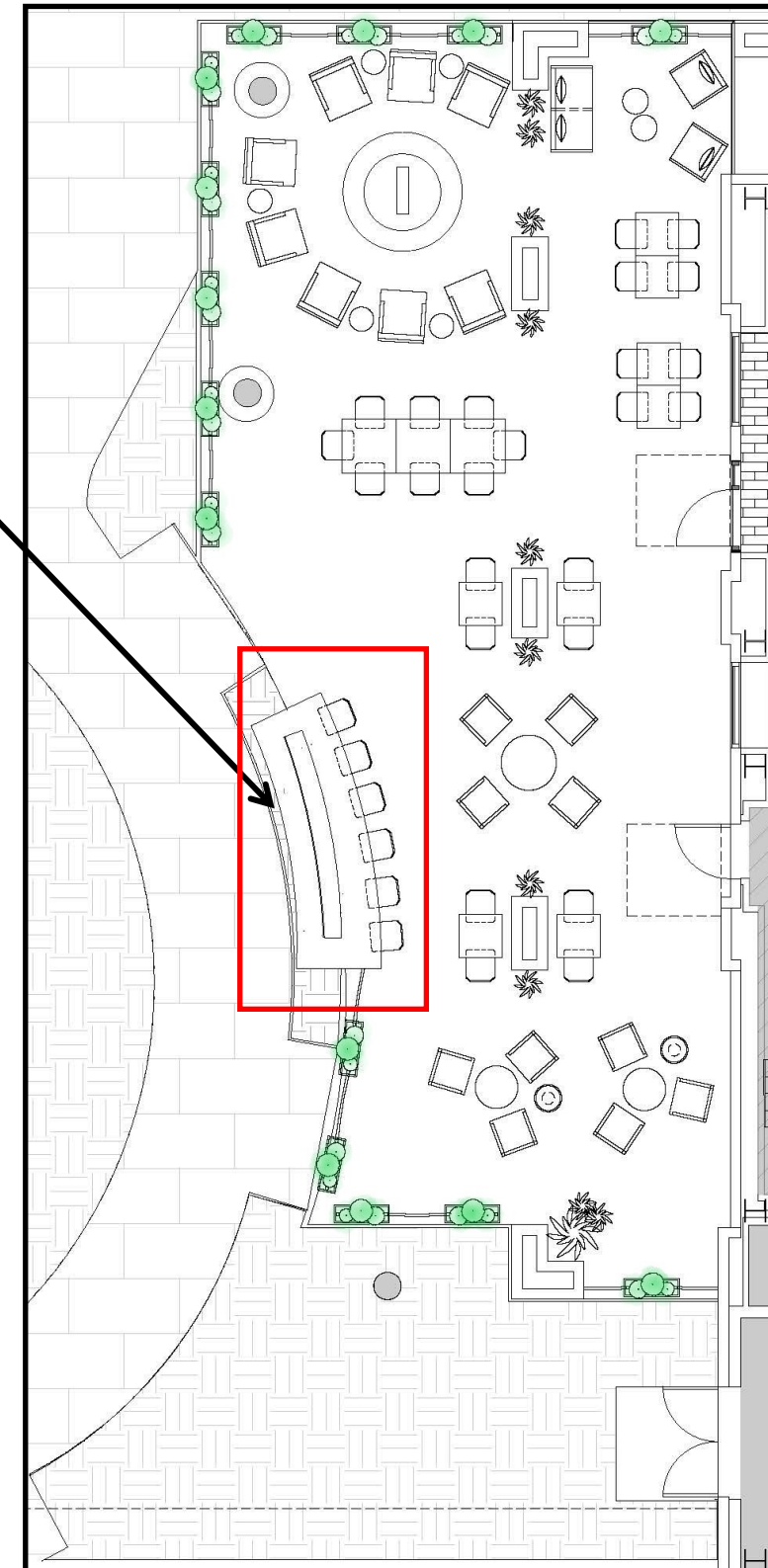
- Overall Fire-Pit Diameter: 6'-6"
- Overall Fire-Pit Height: 2'-0"
- Solid Surface Surround: 14" Deep
- Stone Veneer at the vertical face of the Fire-Pit, similar to the existing building brick façade.





### Countertop with Built-In Fire Feature

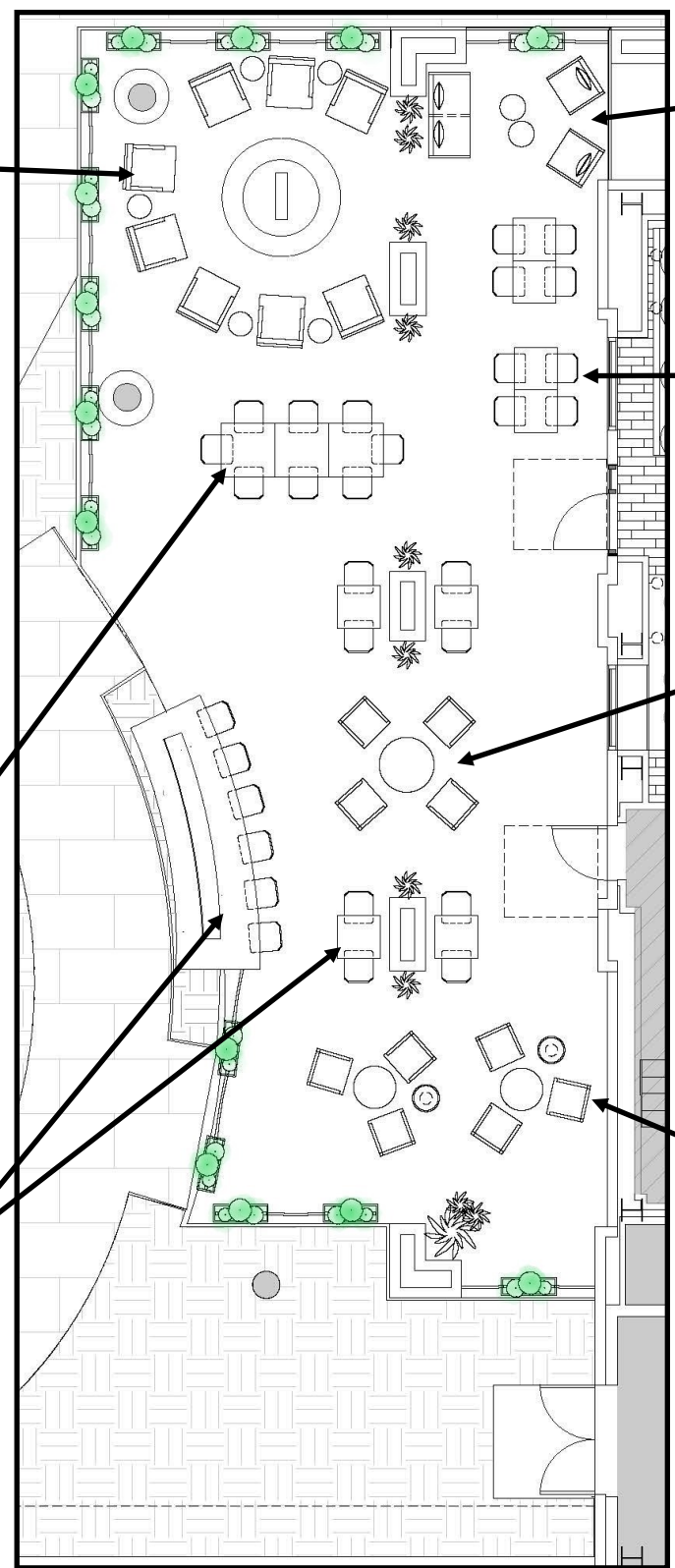
- Counter Dimensions: 15'-6" L x 4'-2" Deep
- Counter Height: 42" AFF
- Recessed Fire Element within the Counter, as shown in Image A and B.
- Solid Surface counter top with a glass flame guard around the fire element, similar to Image B.
- Stone Veneer at the vertical face of the Counter element. Stone to match the stone cladding at the Circular Fire-Pit. Re Image A for overall Counter design aesthetic.



FIREPIT LOUNGE -



CORNER LOUNGE



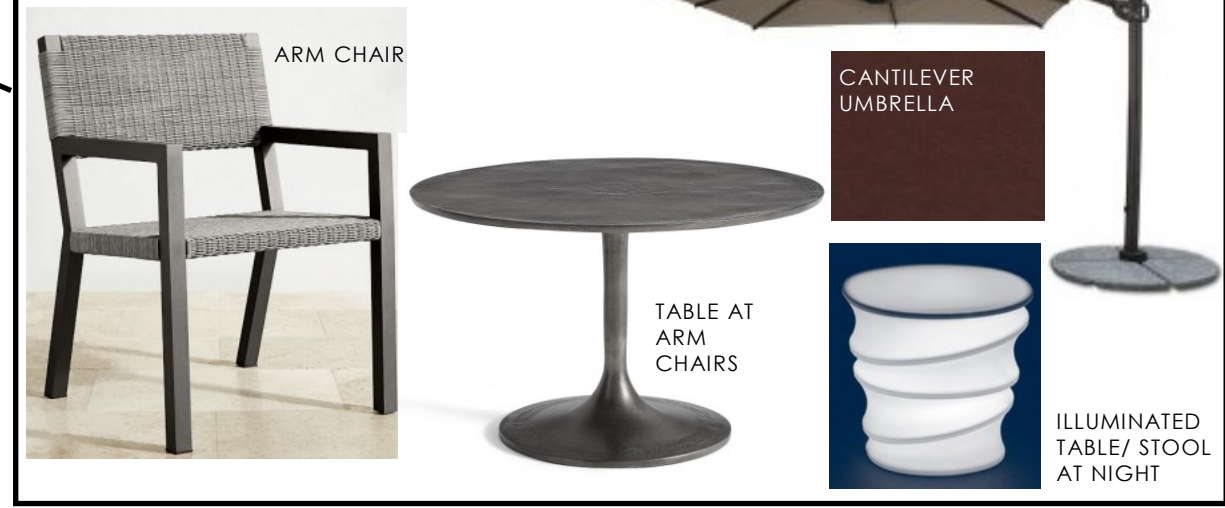
2-SEATER DINING GROUPING



4-SEATER LOUNGE GROUPING



3-SEATER LOUNGE GROUPING



COMMUNAL TABLE AREA

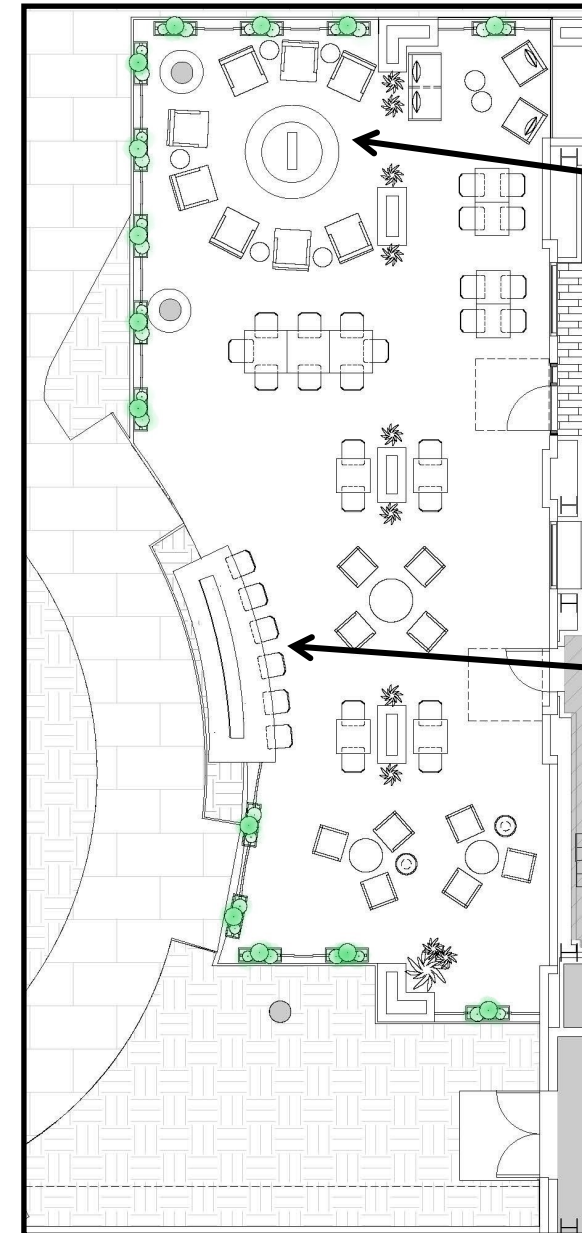


FIRE COUNTER & 2-SEATER TABLE GROUPINGS - BAR HEIGHT





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



CIRCULAR  
FIRE FEATURE

COUNTER WITH  
BUILT-IN  
FIRE FEATURE



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

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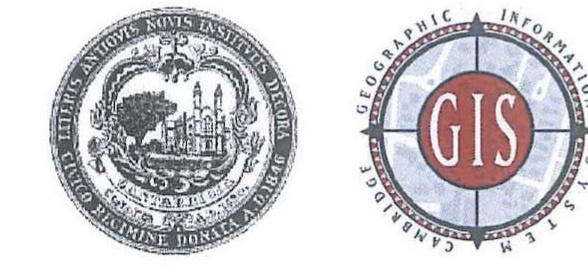
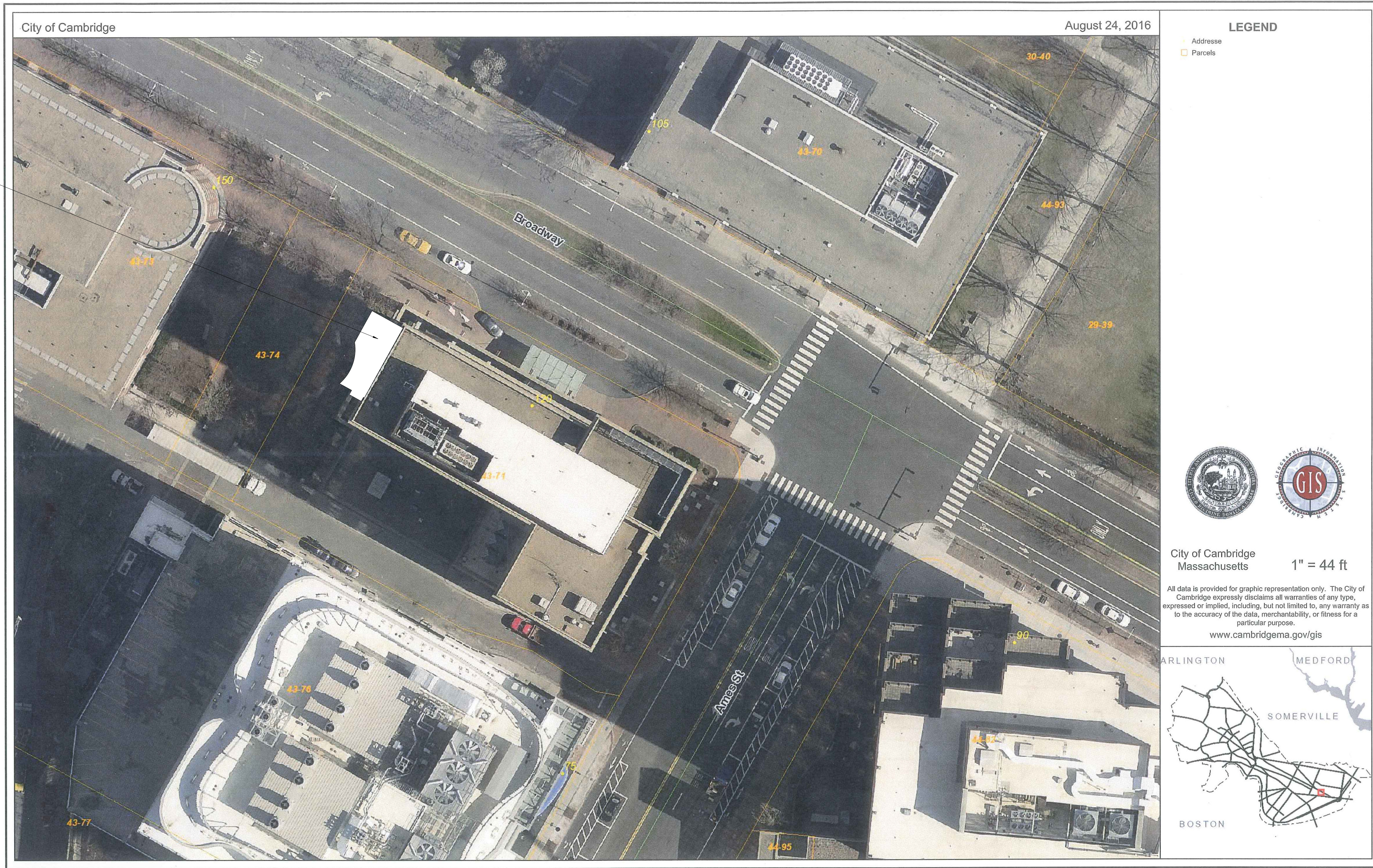
THANK YOU.

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**AREA OF WORK**



City of Cambridge  
Massachusetts  
1" = 44 ft

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1 EXISTING SITE PLAN  
N.T.S.

**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 MODIFICATIONS TO THE EXISTING SITE.

Rev#	Date	Description
	10/08/2021	OUTDOOR PATIO DESIGN REVIEW SUBMITTAL

ISSUE DATE: 10/08/2021

**RESIDENCE INN BY MARRIOTT -  
BOSTON CAMBRIDGE, MA**  
OWNER: FULCRUM HOSPITALITY  
120 BROADWAY, CAMBRIDGE MA 02142  
PHONE: 617.349.0700

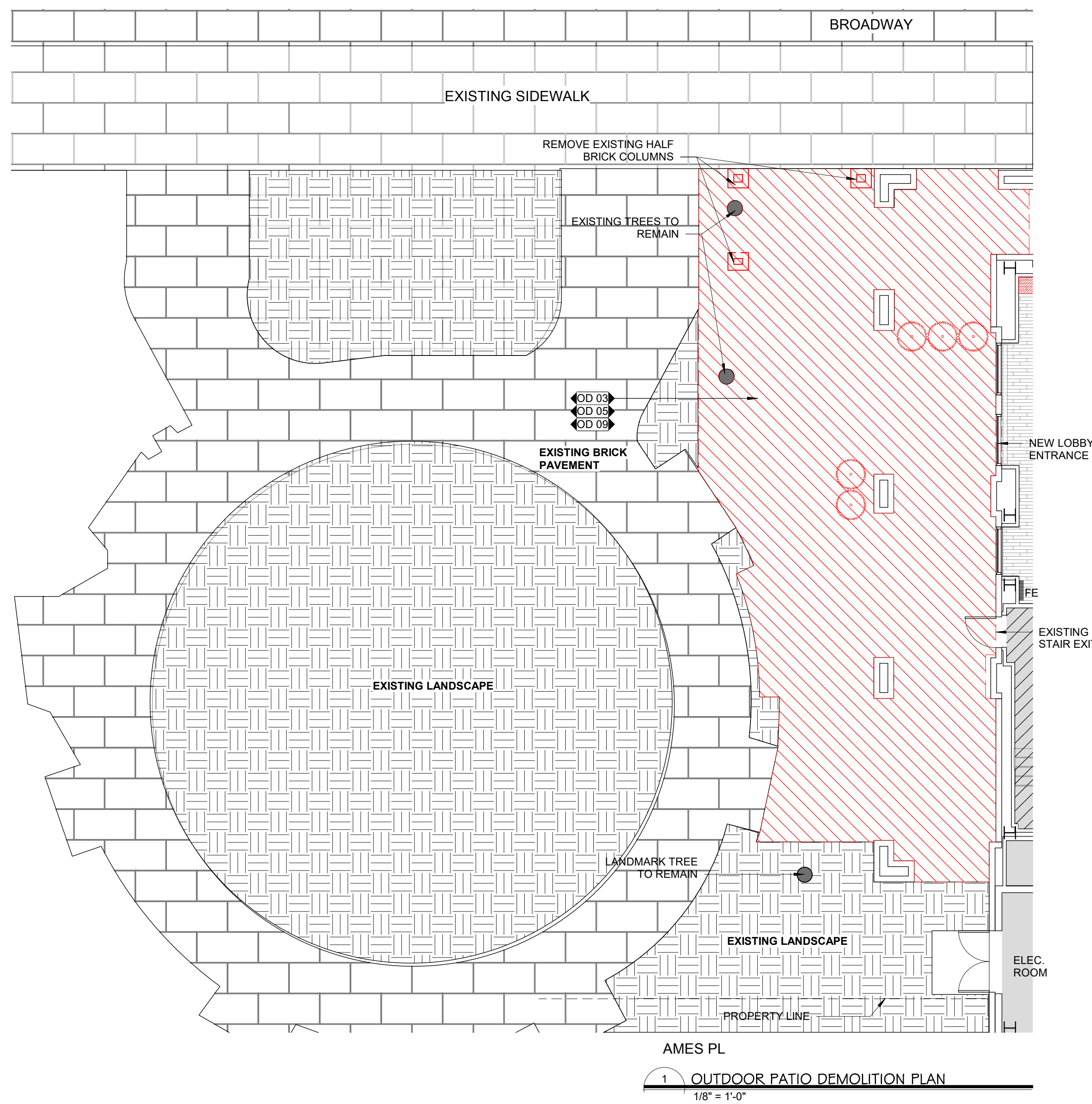
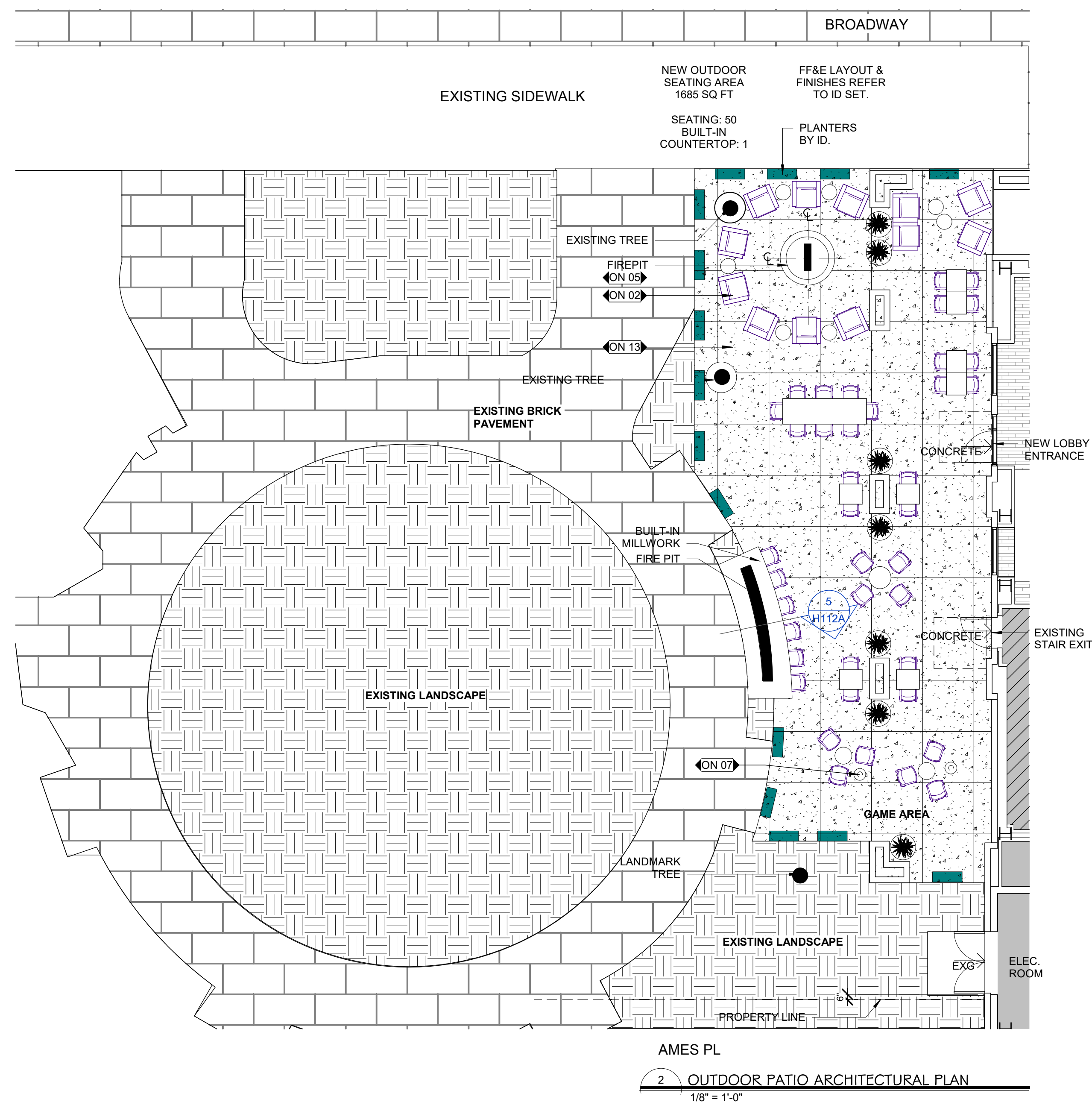
**Residence INN**  
BY MARRIOTT

PROJECT #: 2021  
DRAWN BY: BA  
CHECKED BY: IO

EXISTING SITE PLAN

**H001**

FILE NAME: C:\Users\burcuai\Documents\RI Boston Cambridge\_MA\_Central\_1st floor 2021\_Outdoor Experience\_burcuai@johnsonbrand.com.rvt



**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.

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**GENERAL NOTES**

- 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.
- 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.
- 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 START.
- DEMOLITION OF PARTITIONS WITH ELECTRICAL DEVICES TO BE COORDINATED WITH ELECTRICAL CONTRACTOR. ELECTRICAL TERMINATIONS TO BE PERFORMED BY ELECTRICAL CONTRACTOR.
- WHERE EXISTING ELECTRICAL IS PERMANENTLY REMOVED, ALL ASSOCIATED BOXES, DEVICES AND WIRING TO BE REMOVED BACK TO SOURCE. EXISTING CONDUIT THAT IS NOT ACCESSIBLE TO BE ABANDONED AFTER IT IS STRIPPED OF ALL WIRING.
- REMOVE FF&E U.O.N.
- REMOVE & RELOCATE EXISTING THERMOSTAT AS NEEDED.
- REMOVE ALL GRAPHICS THROUGHOUT LOBBY, MEETING ROOMS, PUBLIC RESTROOMS AND EXERCISE ROOM. PROTECT AND SAVE FOR REINSTALLATION. COORDINATE REINSTALLATION WITH PROJECT DIRECTOR.

Description	Date	Rev#
OUTDOOR PATIO DESIGN REVIEW SUBMITTAL	10/08/2021	

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OWNER: FULCRUM HOSPITALITY  
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**Residence INN**  
BY MARRIOTT

PROJECT #: 2021  
DRAWN BY: BA  
CHECKED BY: EHT

OUTDOOR PATIO DEMOLITION AND ARCHITECTURAL PLANS

**H112**



**II OUTDOOR PATIO**  
H112 NOT TO SCALE

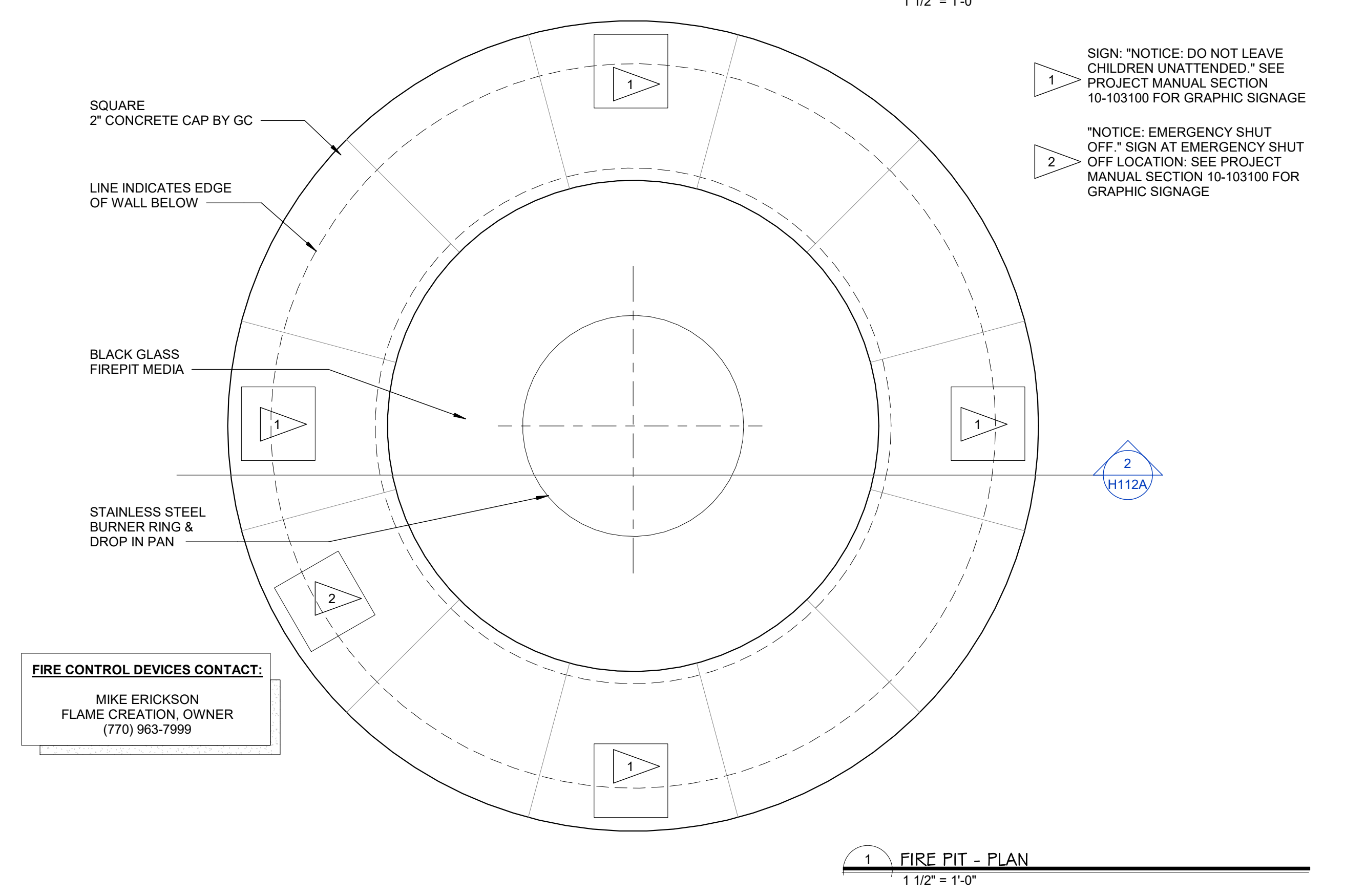
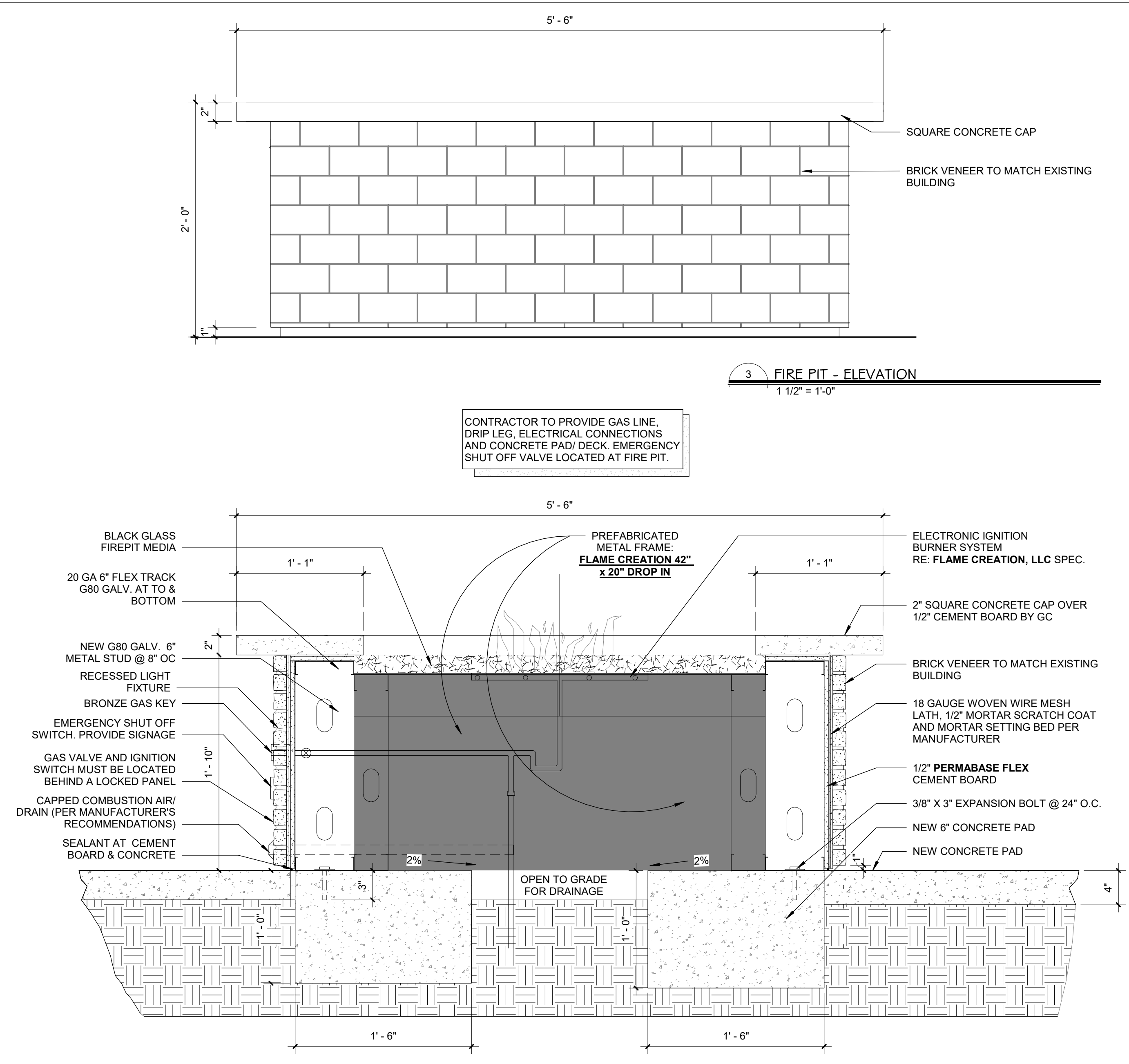
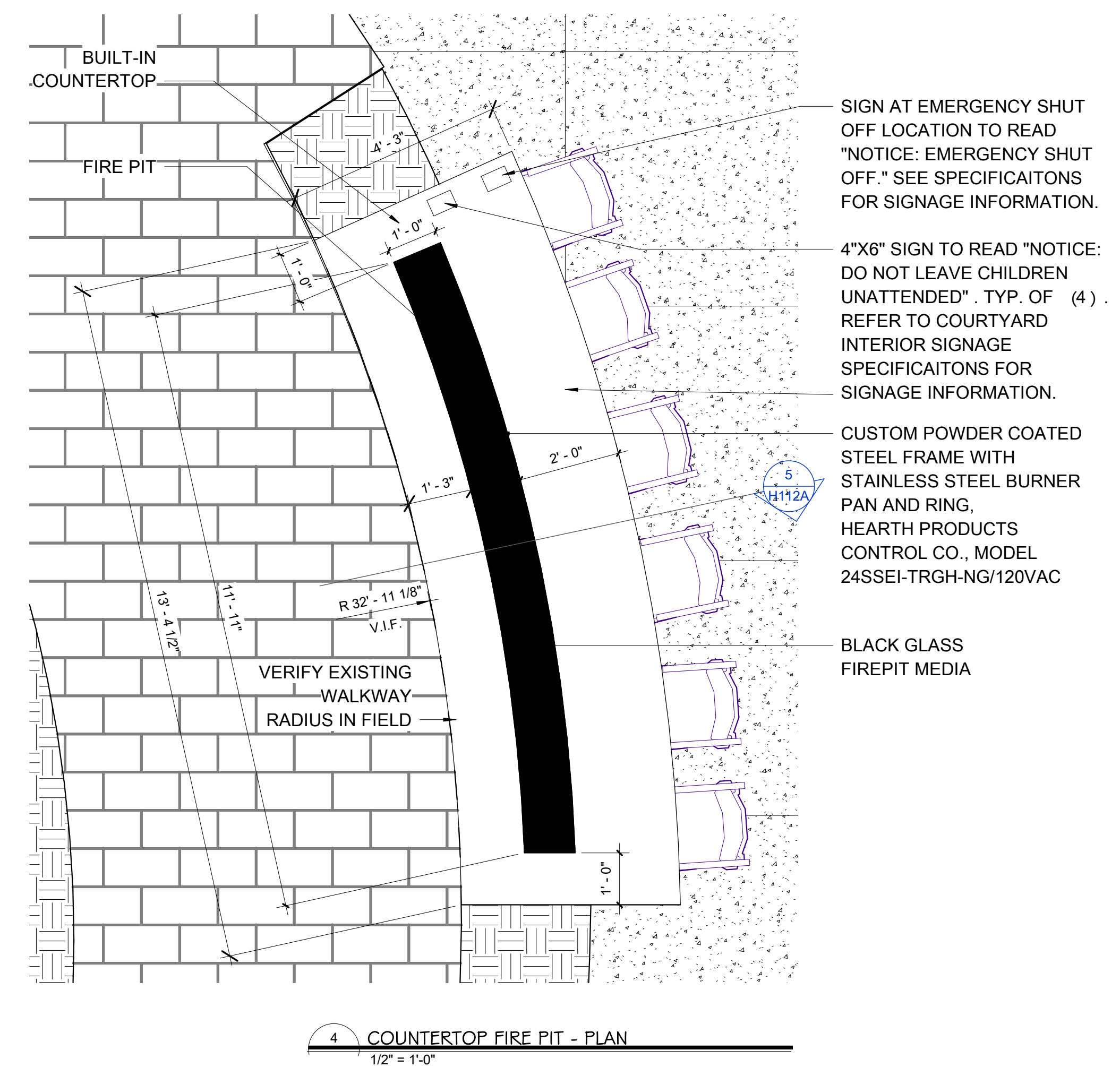
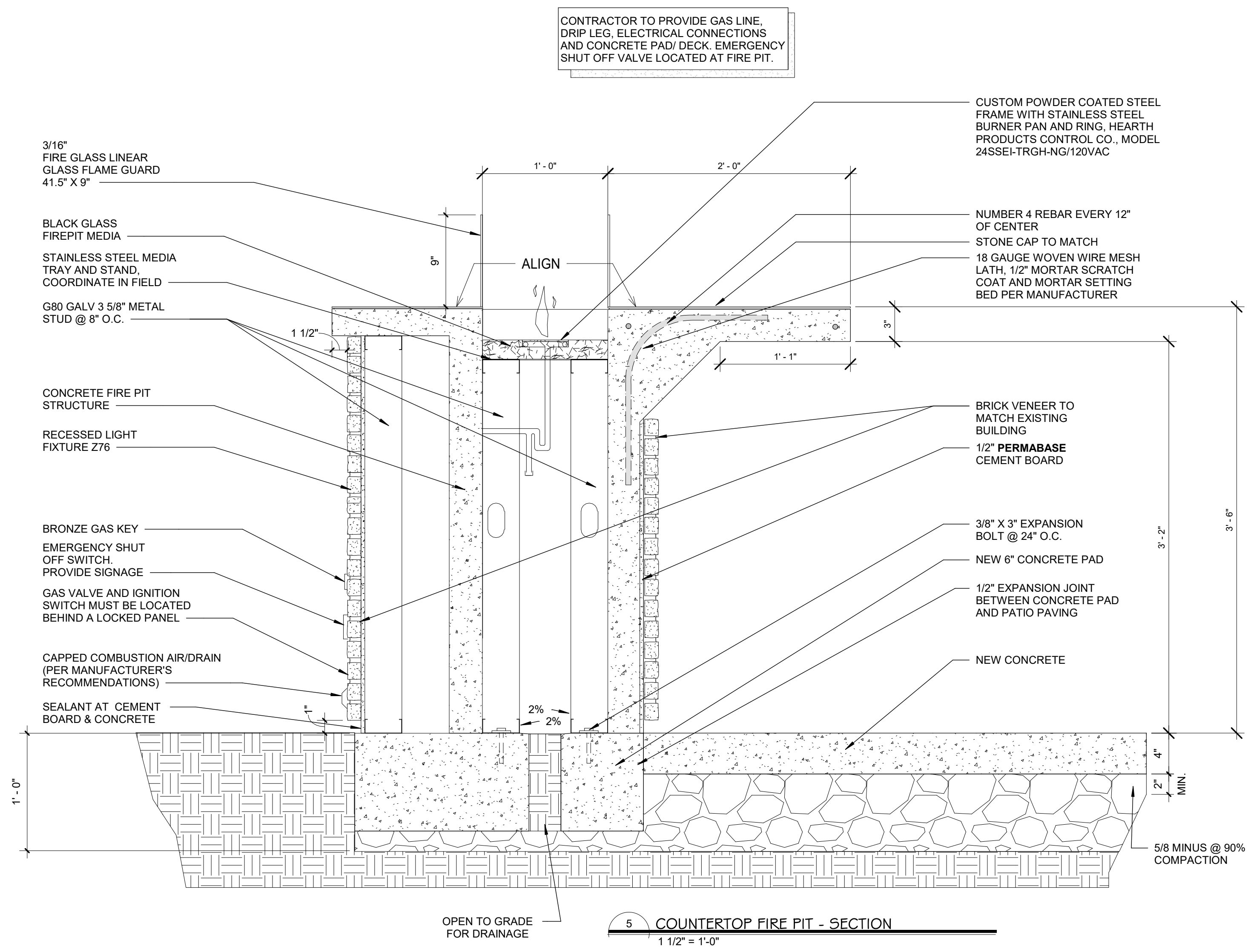


**I OUTDOOR PATIO**  
H112 NOT TO SCALE

**SYMBOL LEGEND**

	DOOR TAG
	WINDOW TAG
	FINISH TAG
	FF&E TAG
	WALL TAG
	KEYNOTE TAG
	CUSTOM KEYNOTE TAG
	ALTERNATE BID KEYNOTE TAG
	REVISION TAG
	DEMOLISHED AREA/ITEM
	EXISTING AREA/ITEM
	AREA NOT IN CONTRACT
	AREA IN GUESTROOM SET

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OUTDOOR PATIO  
DETAILS

**H112A**