

ZONING NOTES:

C FAR COMMERCIAL C ZONE = 1.25
 FAR RESIDENTIAL BC ZONE = 2.0
 FAR HOTEL R-2 BC ZONE = 1.25 (Table 5.3 Pg. 5-20)

AREA SUMMARY

TOTAL LOT AREA 13,325 SF

C-1 ZONE 807 SF (Use FAR for RESIDENTIAL use i.e. .75 = 605.25 + 30% Bonus = 786.83 SF)

BC ZONE 12,518 x 1.25 for 1 FLOOR HOTEL USE

TOTAL ALLOWABLE FAR = 13325 x 1.25 = 16656.25 SF.

FAR RETAIL 1st. LEVEL 10+722+1335+56+233+7= 2363 SF.

FAR HOTEL 1st. LEVEL = 326+228+154+154+26= 888 SF.

FAR HOTEL 2nd. LEVEL = 58+4460+516+56+91+71= 5252 SF.

FAR HOTEL 3rd. LEVEL = 58+4460+516+56+91+71= 5252 SF..

FAR HOTEL 4th. LEVEL = 197+147+10+147+207+96+1819+137= 2760 SF.

FAR AREA TOTAL = 16,515 SF.

PARKING SUMMARY (NO CHANGE)

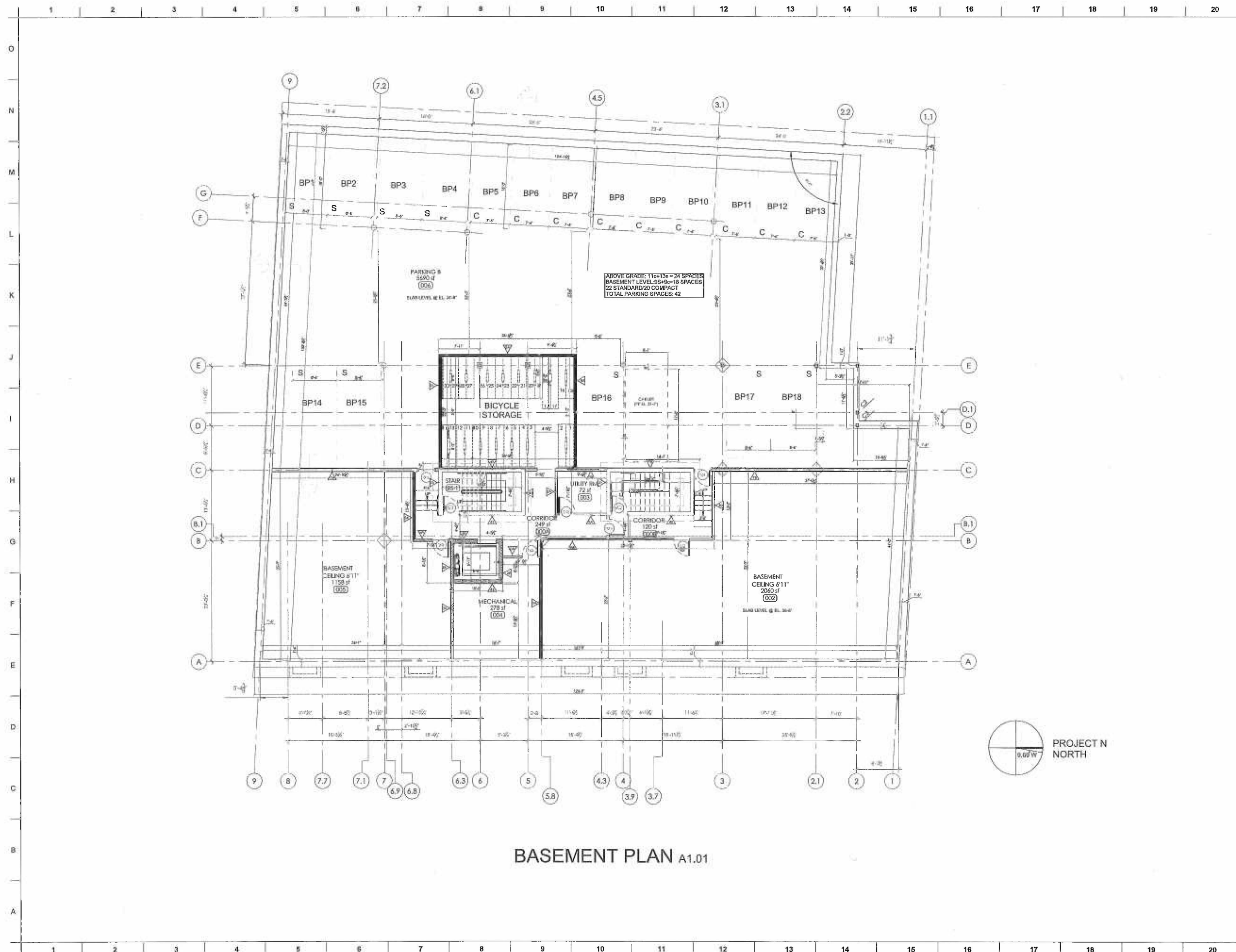
GRADE LEVEL - 24 SPACES

11 Compact Spaces + 13 Standard Spaces
 15 OUTDOOR SPACES (Dedicated to Leslie College)
 9 COVERED SPACES (Exclusive Hotel Use- Self Serve access)

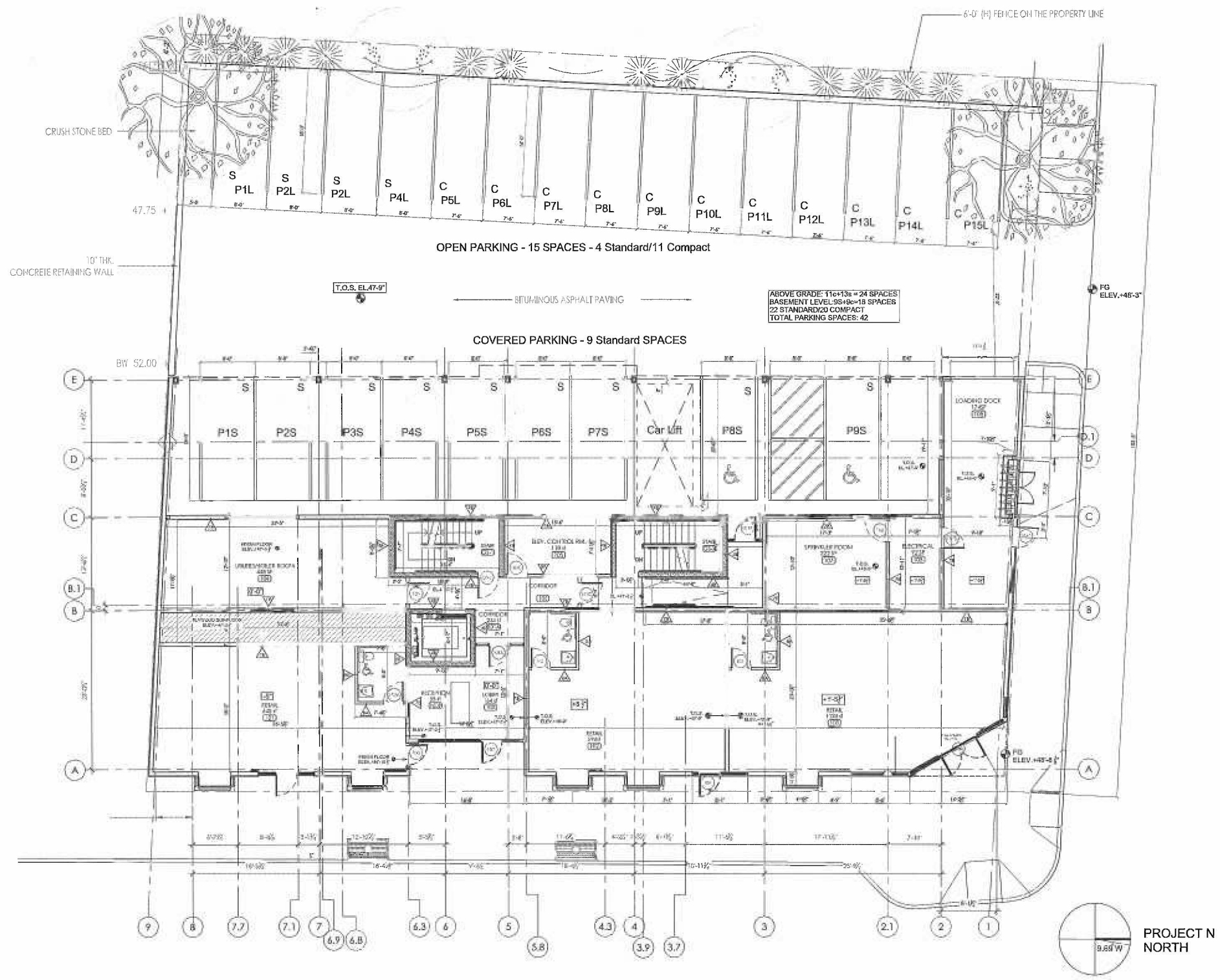
BASEMENT LEVEL:

9S+9c=18 SPACES
 24 STANDARD/20 COMPACT SPACES (Exclusive Hotel Use-Valet Only)
TOTAL PARKING SPACES: 42

1	12-15-2016	ISSUED FOR PERMIT	0
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CLIENT INFORMATION			
1868 Mass. Ave., LLC 109 School Street, Watertown, MA 02172			
PROJECT			
LOFT HOTEL 1868 Mass Ave., Cambridge, MA			
DRAWING TITLE			
ZONING REVIEW			
SCALE	AS INDICATED	DATE	12/16/2016
PROJECT NO.	8-8-16	REVISION NO.	△
DRAWN BY		DRAWING NO.	A.020
VERIFIED BY			



1	12-15-2016	ISSUED FOR PERMIT	0
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ARCHITECT'S SEAL:			
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1868 Mass. Ave., LLC 109 School Street, Watertown, MA 02172			
PROJECT			
LOFT HOTEL 1868 Mass. Ave., Cambridge, MA			
DRAWING TITLE			
BASEMENT LEVEL PLAN			
SCALE	1/8" = 1'-0"	DATE	12/16/2016
PROJECT NO.	8-8-16	REVISION NO.	△
DRAWN BY		DRAWING NO.	A1.01
VERIFIED BY			



GROUND LEVEL PLAN A1.02

1	12-15-2016	ISSUED FOR PERMIT	0
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SUB NO. SUBMITTAL DATE DESCRIPTION REV. NO.

ARCHITECT'S SEAL:



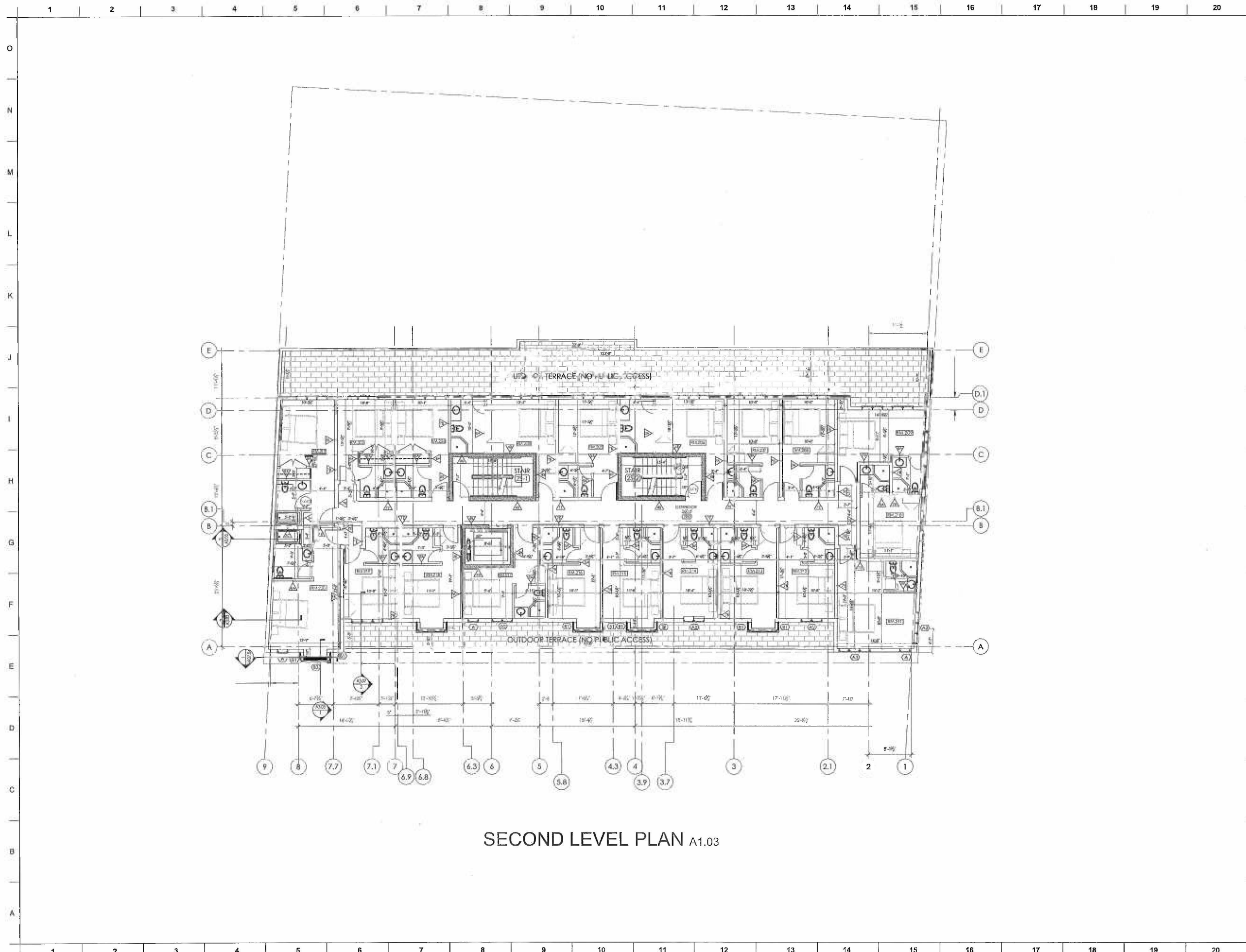
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 CHARLIE@BARSKYARCH.COM
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CLIENT INFORMATION
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 109 School Street,
 Watertown, MA 02172

PROJECT
LOFT HOTEL
 1868 Mass. Ave.,
 Cambridge, MA

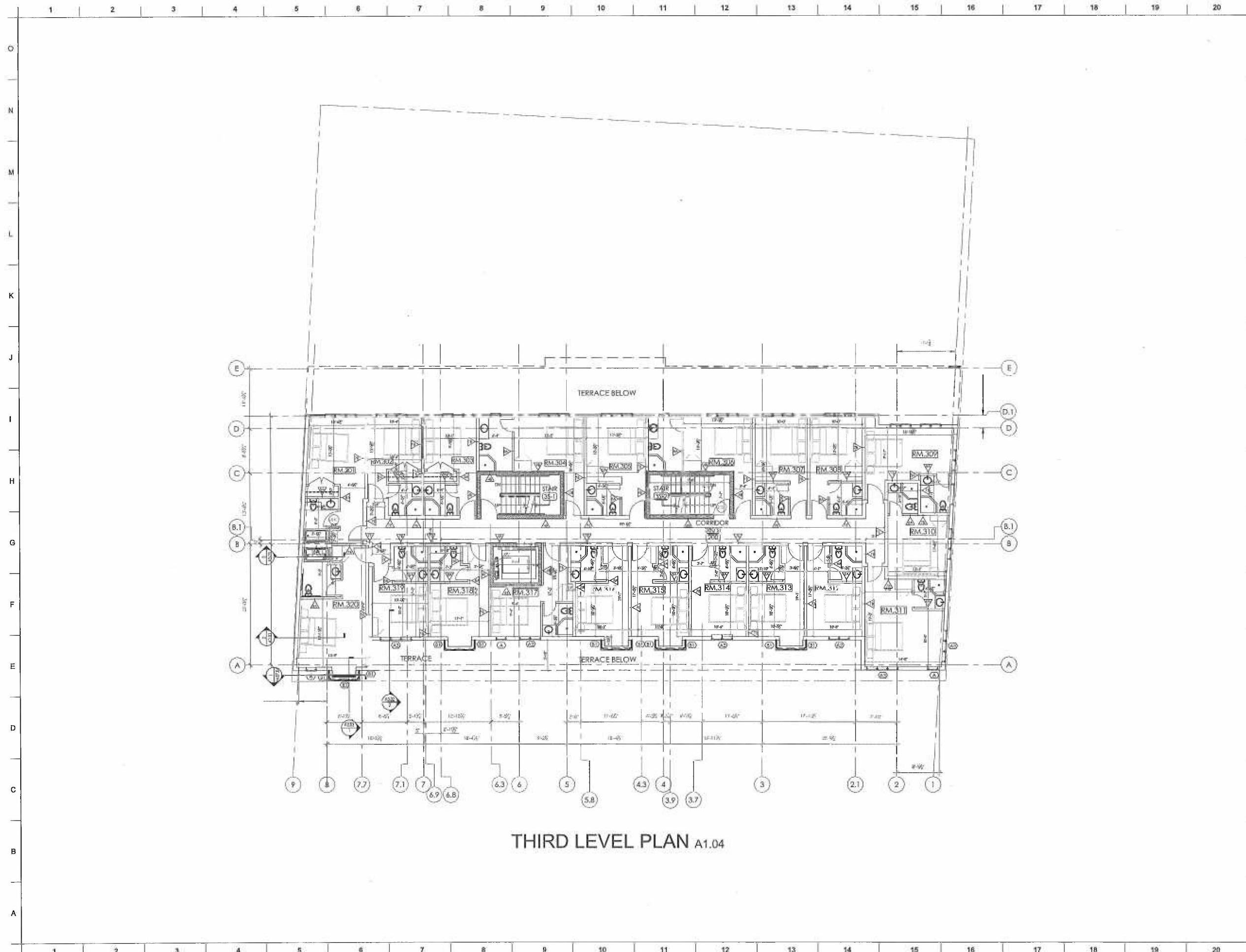
DRAWING TITLE
GROUND LEVEL PLAN

SCALE	1/8" = 1'-0"	DATE	12/16/2016
PROJECT NO.	8-8-16	REVISION NO.	0
DRAWN BY		DRAWING NO.	A1.02
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SECOND LEVEL PLAN A1.03

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ARCHITECT'S SEAL:			
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CLIENT INFORMATION			
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PROJECT			
LOFT HOTEL 1868 Mass Ave., Cambridge, MA			
DRAWING TITLE			
SECOND LEVEL PLAN			
SCALE	1/8" = 1'-0"	DATE	12/16/2016
PROJECT NO.	8-8-16	REVISION NO.	△
DRAWN BY		DRAWING NO.	A1.03
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THIRD LEVEL PLAN A1.04

1	12-15-2016	ISSUED FOR PERMIT	0
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SUB. NO. | SUBMITAL DATE | DESCRIPTION | REV. NO.

ARCHITECT'S SEAL:

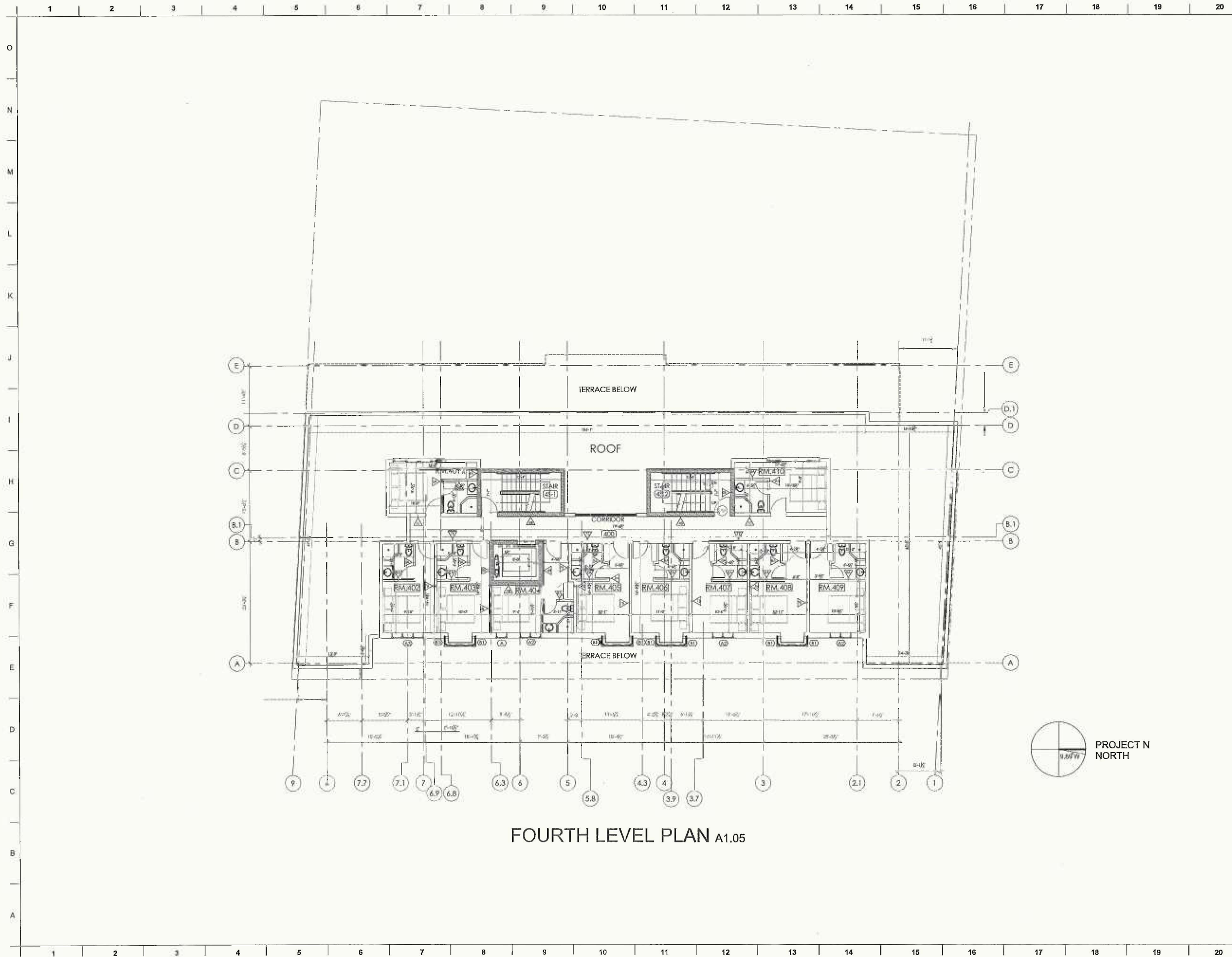
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CLIENT INFORMATION
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PROJECT
LOFT HOTEL
 1868 Mass. Ave.,
 Cambridge, MA

DRAWING TITLE
THIRD LEVEL PLAN

SCALE	1/8" = 1'-0"	DATE	12/16/2016
PROJECT NO.	8-8-16	REVISION NO.	△
DRAWN BY		DRAWING NO.	A1.04
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FOURTH LEVEL PLAN A1.05

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CLIENT INFORMATION
 1868 Mass. Ave., LLC
 109 School Street,
 Watertown, MA 02172

PROJECT
LOFT HOTEL
 1868 Mass Ave.,
 Cambridge, MA

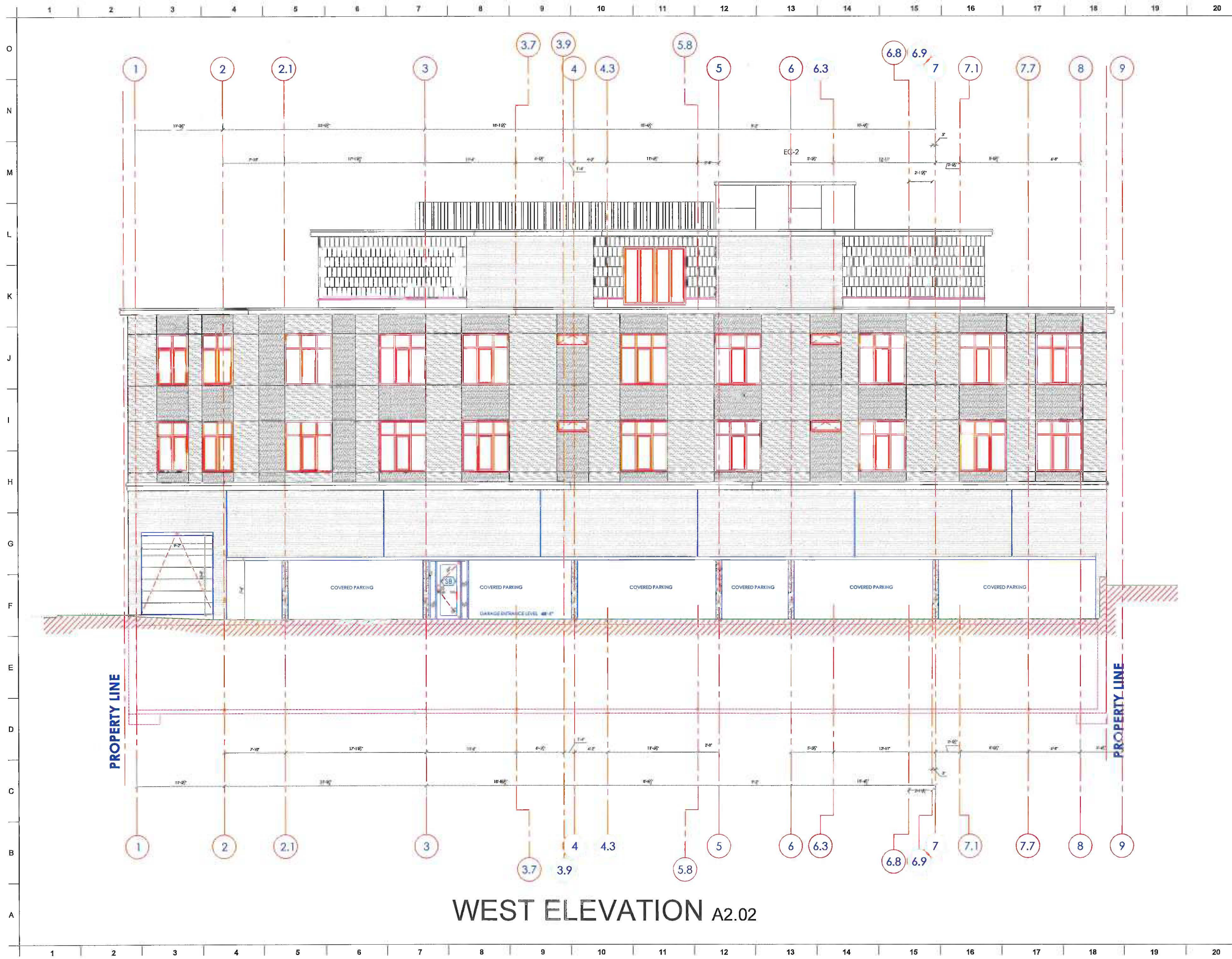
DRAWING TITLE
FOURTH LEVEL PLAN

SCALE	1/8" = 1'-0"	DATE	12/16/2016
PROJECT NO.	8-8-16	REVISION NO.	△
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VERIFIED BY			

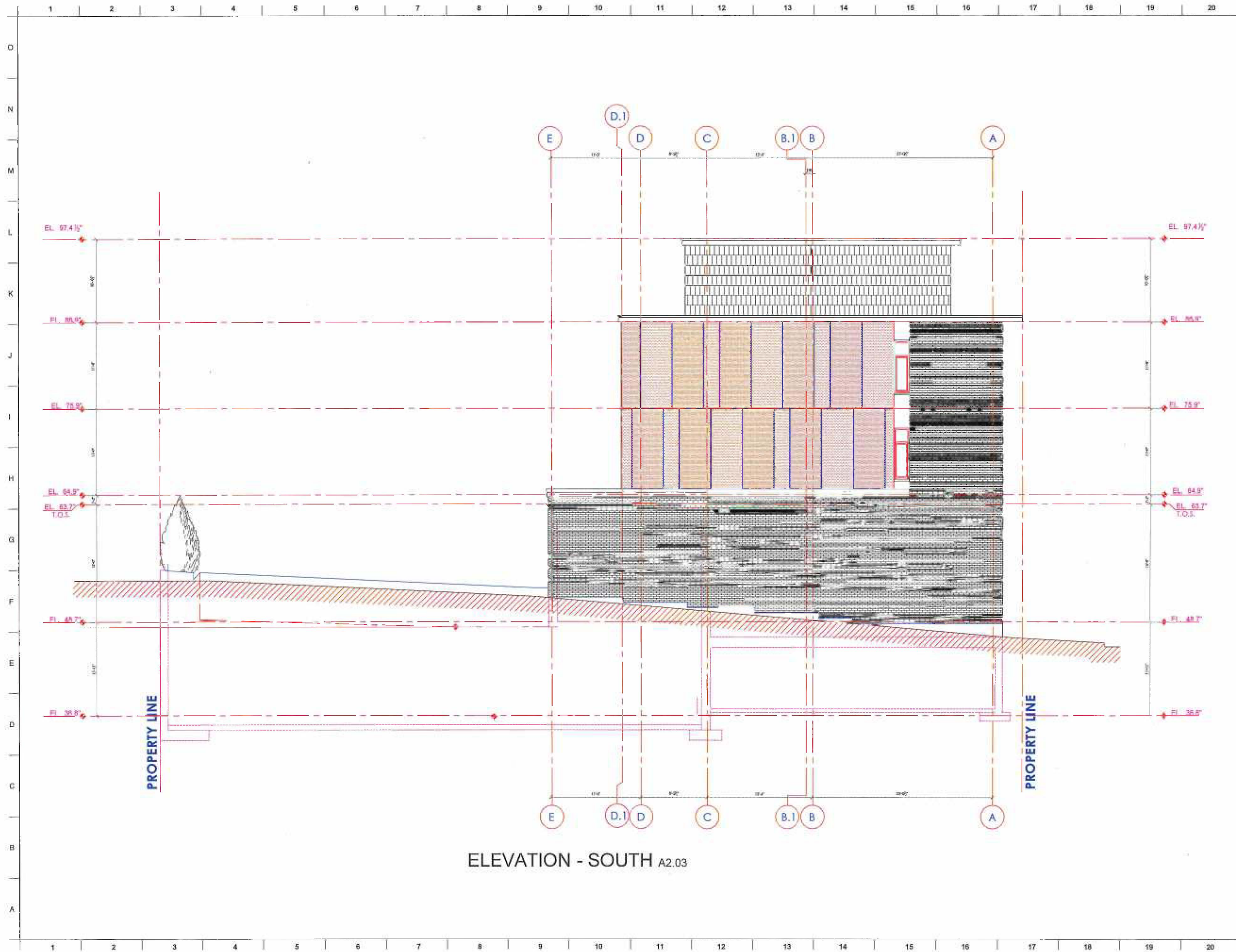


EAST ELEVATION A2.01

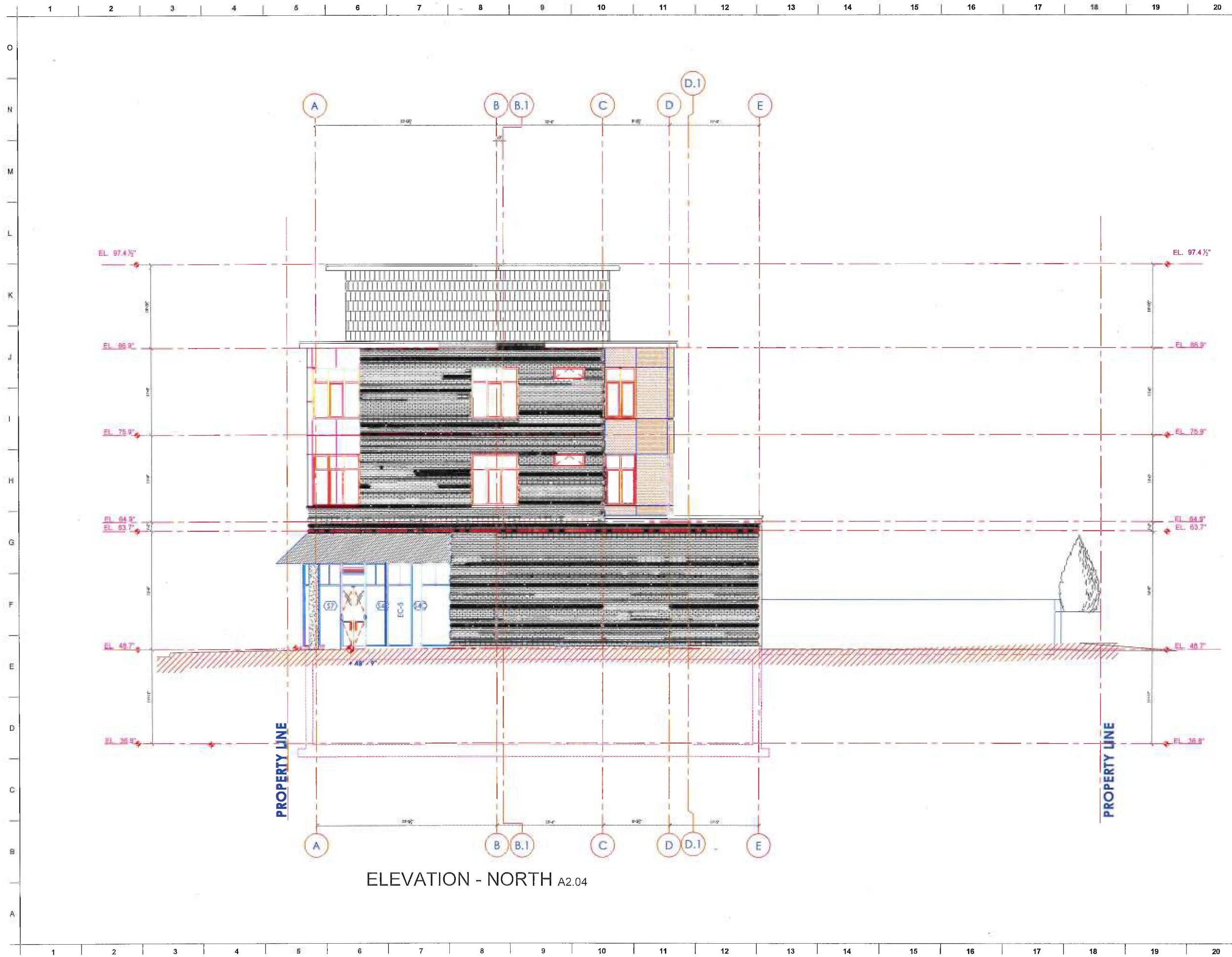
<p>1 12-15-2016 ISSUED FOR PERMIT 0</p>			
<p>ARCHITECT'S SEAL:</p>			
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<p>CLIENT INFORMATION 1868 Mass. Ave., LLC 109 School Street, Watertown, MA 02172</p>			
<p>PROJECT LOFT HOTEL 1868 Mass. Ave., Cambridge, MA</p>			
<p>DRAWING TITLE ELEVATION - EAST</p>			
SCALE	3/16" = 1'-0"	DATE	12/16/2016
PROJECT NO.	8-8-16	REVISION NO.	△
DRAWN BY		DRAWING NO.	A2.01
VERIFIED BY			



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CLIENT INFORMATION											
1868 Mass. Ave., LLC 109 School Street, Watertown, MA 02172											
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LOFT HOTEL 1868 Mass Ave., Cambridge, MA											
DRAWING TITLE											
ELEVATION - WEST											
SCALE	3/16" = 1'-0"	DATE	12/16/2016								
PROJECT NO.	8-8-16	REVISION NO.	△								
DRAWN BY		DRAWING NO.	A2.02								
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CLIENT INFORMATION				
1868 Mass. Ave., LLC 109 School Street, Watertown, MA 02172				
PROJECT				
LOFT HOTEL 1868 Mass Ave., Cambridge, MA				
DRAWING TITLE				
ELEVATION - SOUTH				
SCALE	3/16" = 1'-0"	DATE	12/16/2016	
PROJECT NO.	8-8-16	REVISION NO.	△	
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ELEVATION - NORTH A2.04

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CLIENT INFORMATION			
1868 Mass. Ave., LLC 109 School Street, Watertown, MA 02172			
PROJECT			
LOFT HOTEL 1868 Mass Ave., Cambridge, MA			
DRAWING TITLE			
ELEVATION - NORTH			
SCALE	3/16" = 1'-0"	DATE	12/16/2016
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