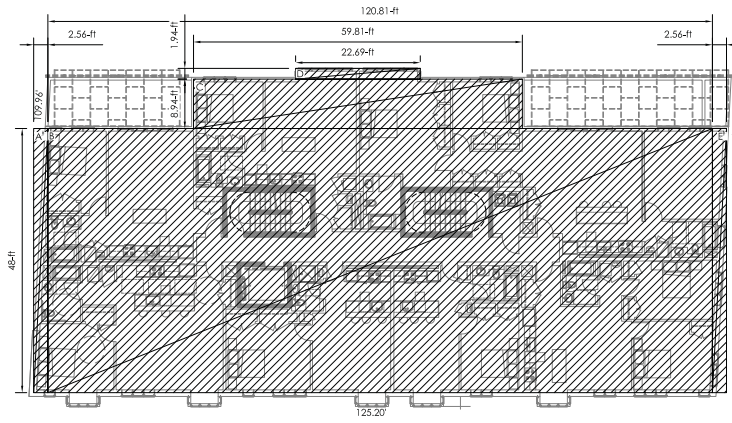


PORTER LOFTS 1868 MASS. AVE Cambridge, Massachusetts 02140



125.01'

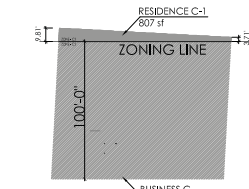


LOT AREA:
13,325 sf

3 | SECOND FLOOR ZONING PLAN
SCALE: 1/16" = 1'-0"

BLOCK NAME	AREA (SF)	DIMENSIONS
A	61.4	48.00 x 2.56
B	5,798.9	48.00 x 120.81
C	534.7	8.94 x 59.81
D	44.0	1.94 x 22.69
E	61.4	48.00 x 2.56
TOTAL: 6,500.4 SF		

TRIANGULAR DIMENSION, $\frac{1}{2}$ AREA OF RECTANGULAR DIMENSION



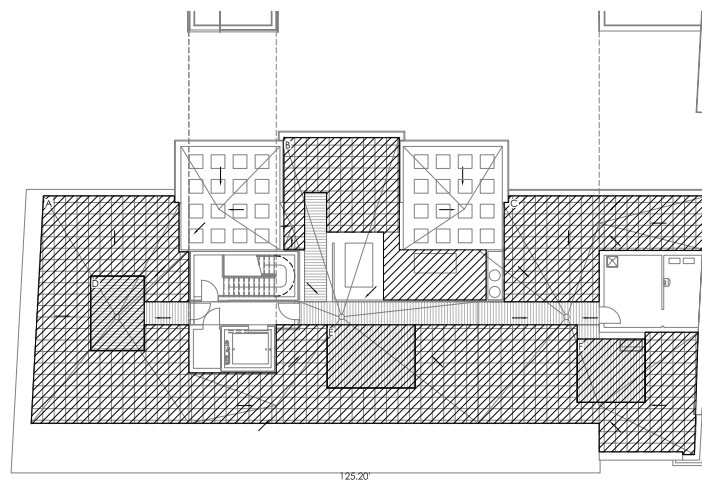
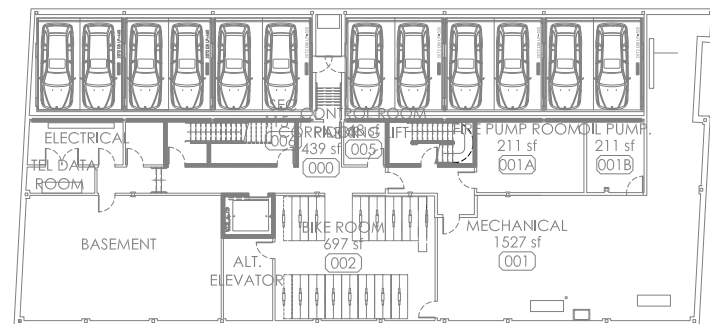
2 | FIRST FLOOR ZONING PLAN
SCALE: 1/16" = 1'-0"

2 | FIRST FLOOR ZONING PLAN
SCALE: 1/16" = 1'-0"

BLOCK NAME	AREA (SF)	DIMENSIONS
A	9.2 sf	18.38 x 1.00
B	962.8 sf	18.38 x 52.38
C	19.3 sf	18.75 x 1.00
D	678.5 sf	18.75 x 36.19
E	322.3 sf	18.75 x 17.19
F	114.1 sf	20.06 x 5.69
G	654.3 sf	13.56 x 48.25
H	1,235.6 sf	23.56 x 69.00
J	60.0 sf	5.19 x 11.56
K	173.9 sf	8.38 x 20.75
L	27.0 sf	13.94 x 1.69
TOTAL: 4,637.0 SF		

TRIANGULAR DIMENSION, $\frac{1}{2}$ AREA OF RECTANGULAR DIMENSION
*NON-RESIDENTIAL OR ACCESSORY TO RESIDENTIAL USES

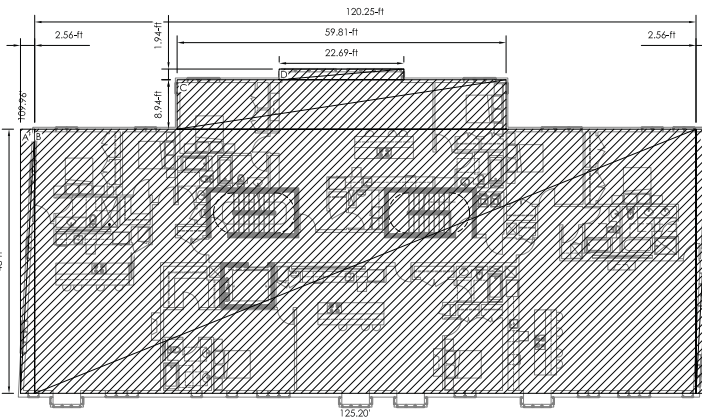
1 | BASEMENT ZONING PLAN
SCALE: 1/16" = 1'-0"



GREEN ROOF AREA BREAK DOWN

BLOCK NAME	AREA (SF)
A	2,202.3
B	545.2
C	505.5
D	131.6
E	184.0
F	141.8
GREEN ROOF TOTAL: 3,224.3 SF	
DECK TOTAL: 457.4 SF	

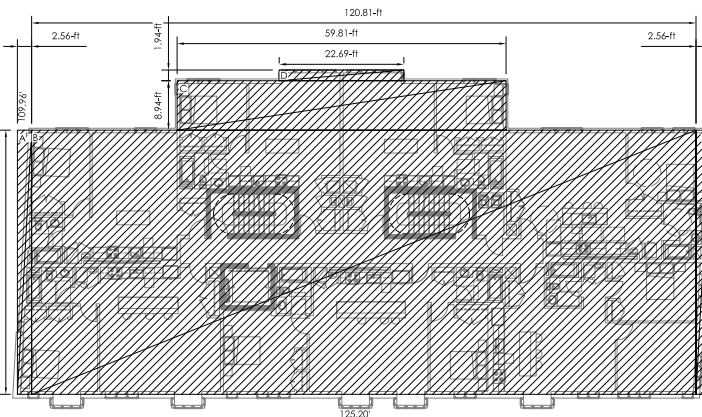
5 | FIFTH FLOOR ZONING PLAN
SCALE: 1/16" = 1'-0"



6 | FIFTH FLOOR ZONING PLAN
SCALE: 1/16" = 1'-0"

BLOCK NAME	AREA (SF)	DIMENSIONS
A	61.4	48.00 x 2.56
B	5,772.0	48.00 x 120.25
C	534.7	8.94 x 59.81
D	44.0	1.94 x 22.69
E	61.4	48.00 x 2.56
TOTAL: 6,473.5 SF		

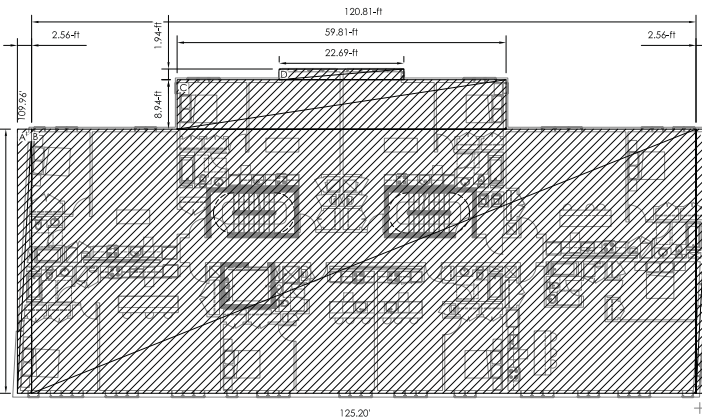
TRIANGULAR DIMENSION, $\frac{1}{2}$ AREA OF RECTANGULAR DIMENSION



5 | FOURTH FLOOR ZONING PLAN
SCALE: 1/16" = 1'-0"

BLOCK NAME	AREA (SF)	DIMENSIONS
A	61.4	48.00 x 2.56
B	5,798.9	48.00 x 120.81
C	534.7	8.94 x 59.81
D	44.0	1.94 x 22.69
E	61.4	48.00 x 2.56
TOTAL: 6,500.4 SF		

TRIANGULAR DIMENSION, $\frac{1}{2}$ AREA OF RECTANGULAR DIMENSION



4 | THIRD FLOOR ZONING PLAN
SCALE: 1/16" = 1'-0"

BLOCK NAME	AREA (SF)	DIMENSIONS
A	61.4	48.00 x 2.56
B	5,798.9	48.00 x 120.81
C	534.7	8.94 x 59.81
D	44.0	1.94 x 22.69
E	61.4	48.00 x 2.56
TOTAL: 6,500.4 SF		

TRIANGULAR DIMENSION, $\frac{1}{2}$ AREA OF RECTANGULAR DIMENSION

WHOLE BUILDING FAR TABLE

FLOOR	RESIDENTIAL	RETAIL	GFA NOT INCLUDED
BASEMENT	0.0 sf	0.0 sf	4,264.4 sf
FIRST	2,148.8 sf	2,503.1 sf	0.0 sf
SECOND	6,496.4 sf		
THIRD	6,496.4 sf		
FOURTH	6,496.4 sf		
FIFTH	6,464.6 sf		421.0 sf
ROOF			
TOTAL	28,102.6 sf	2,503.1 sf	5,185.4 sf

PORTER LOFTS

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Cambridge, MA 02140

Developer
PETER WASSERMAN



Architect

- GENERAL NOTES:
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James H. Platt

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 Drawn By: NP, AL
 Checked By: JP
 Date: 12.06.2013

Revisions

No.	Description

Project No. 102013.001
 File Name: _____
 Drawing Title: _____

ZONING ANALYSIS FAR BREAKDOWN

PROGRESS SET BID SET PERMIT SET CONSTRUCTION SET

Sheet No. **A0.05**
 Scale: AS NOTED

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Developer
PETER WASSERMAN

Architect

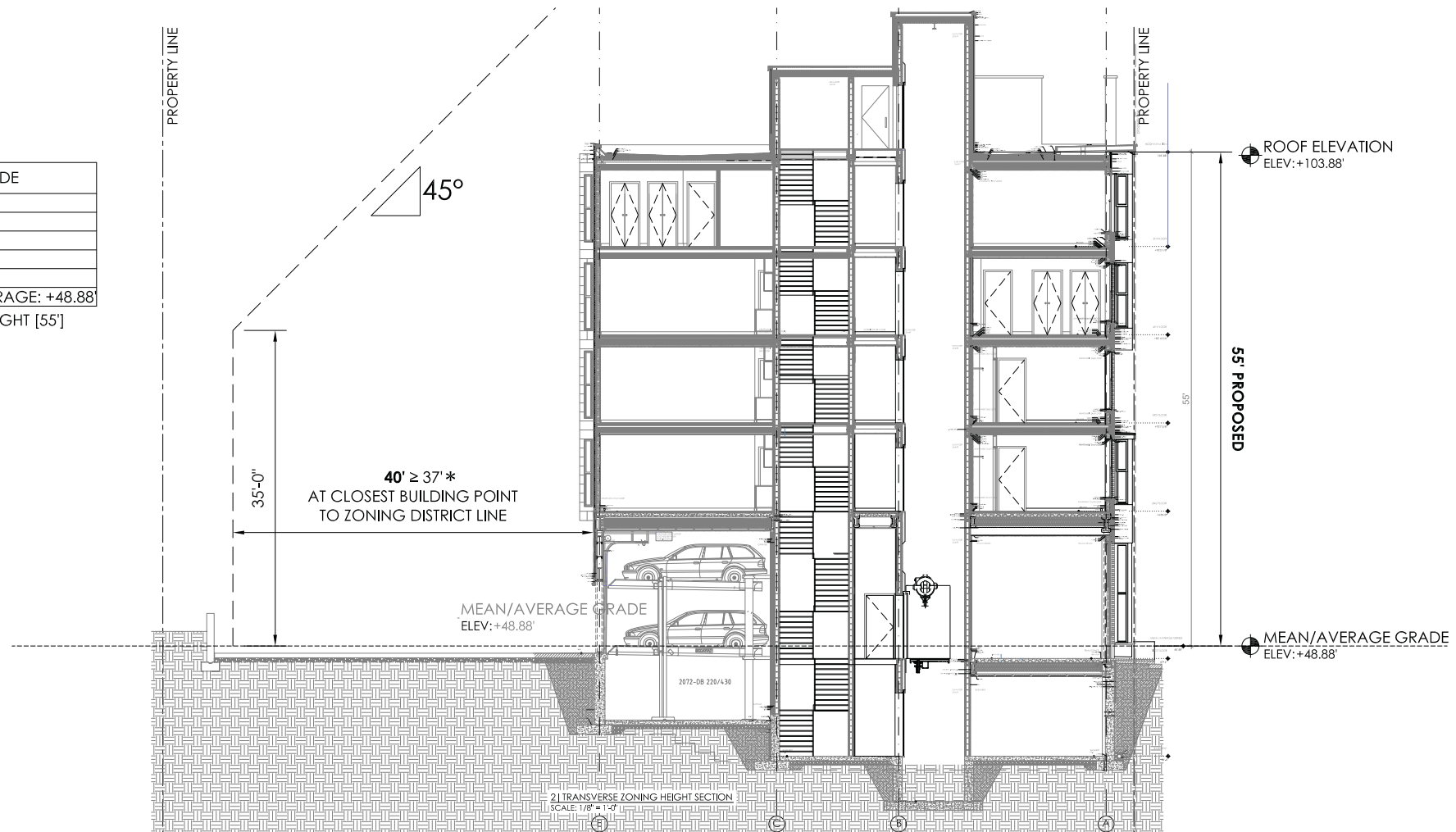


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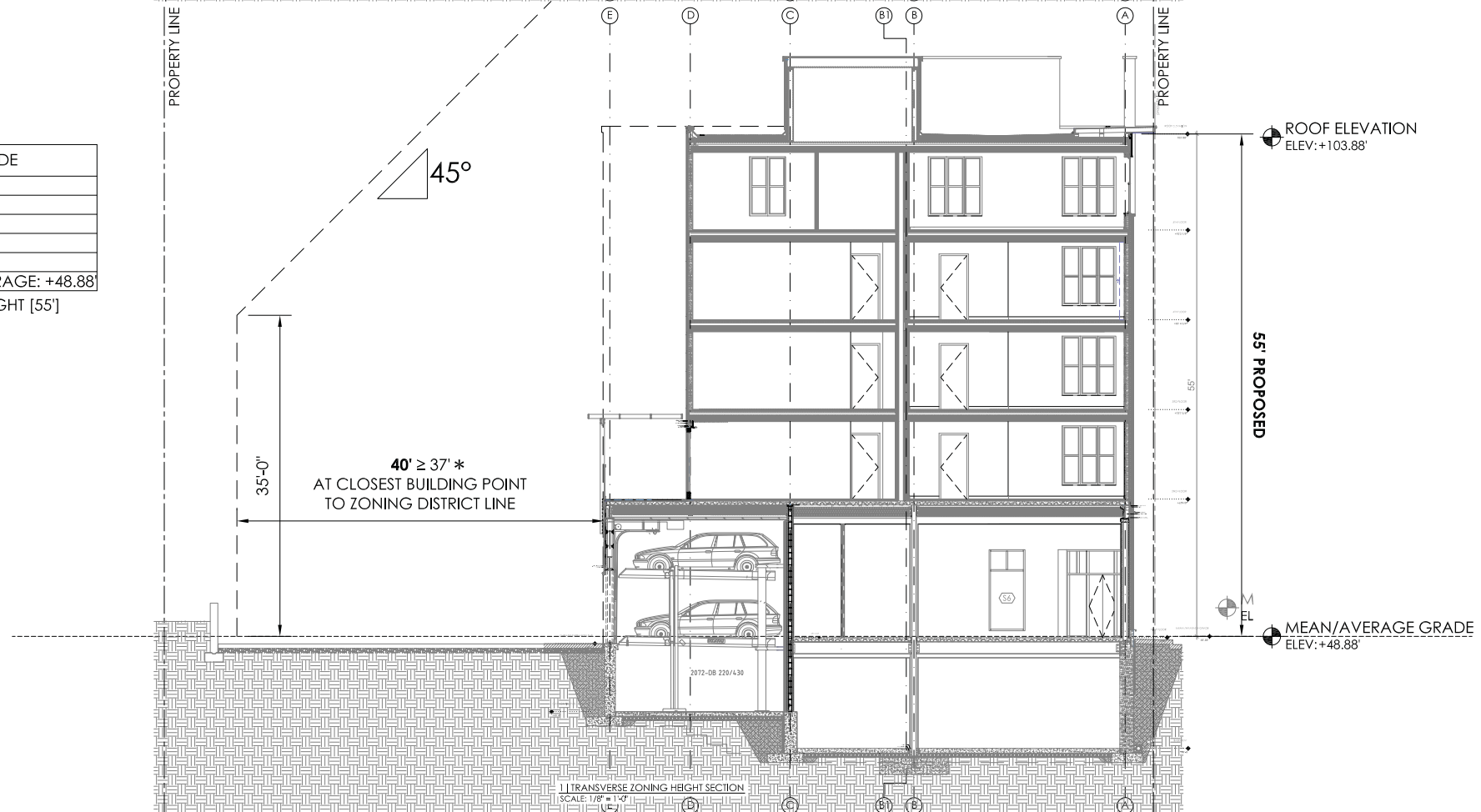
BUILDING MEAN/AVERAGE GRADE	
BLOCK NAME	AREA [sf]
NW	48.75
NE	48.66
SE	46.71
SW	51.40
AVERAGE: +48.88'	

* DIMENSION $\frac{2}{3}$ OF BUILDING HEIGHT [55']



BUILDING MEAN/AVERAGE GRADE	
BLOCK NAME	AREA [sf]
NW	48.75
NE	48.66
SE	46.71
SW	51.40
AVERAGE: +48.88'	

* DIMENSION $\frac{2}{3}$ OF BUILDING HEIGHT [55']



James H. Pratt

Stamped By:

Drawn By: NP, AL

Checked By: JP

Date: 12.06.2013

Revisions

No.	Description

Project No. 102013.001

File Name:

Drawing Title:

ZONING ANALYSIS BUILDING HEIGHT

PROGRESS SET BID SET PERMIT SET CONSTRUCTION SET

Sheet No. **A0.06**

Scale: AS NOTED

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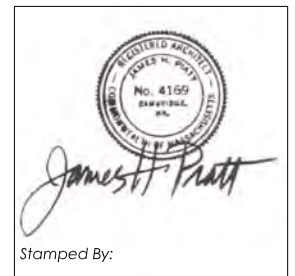
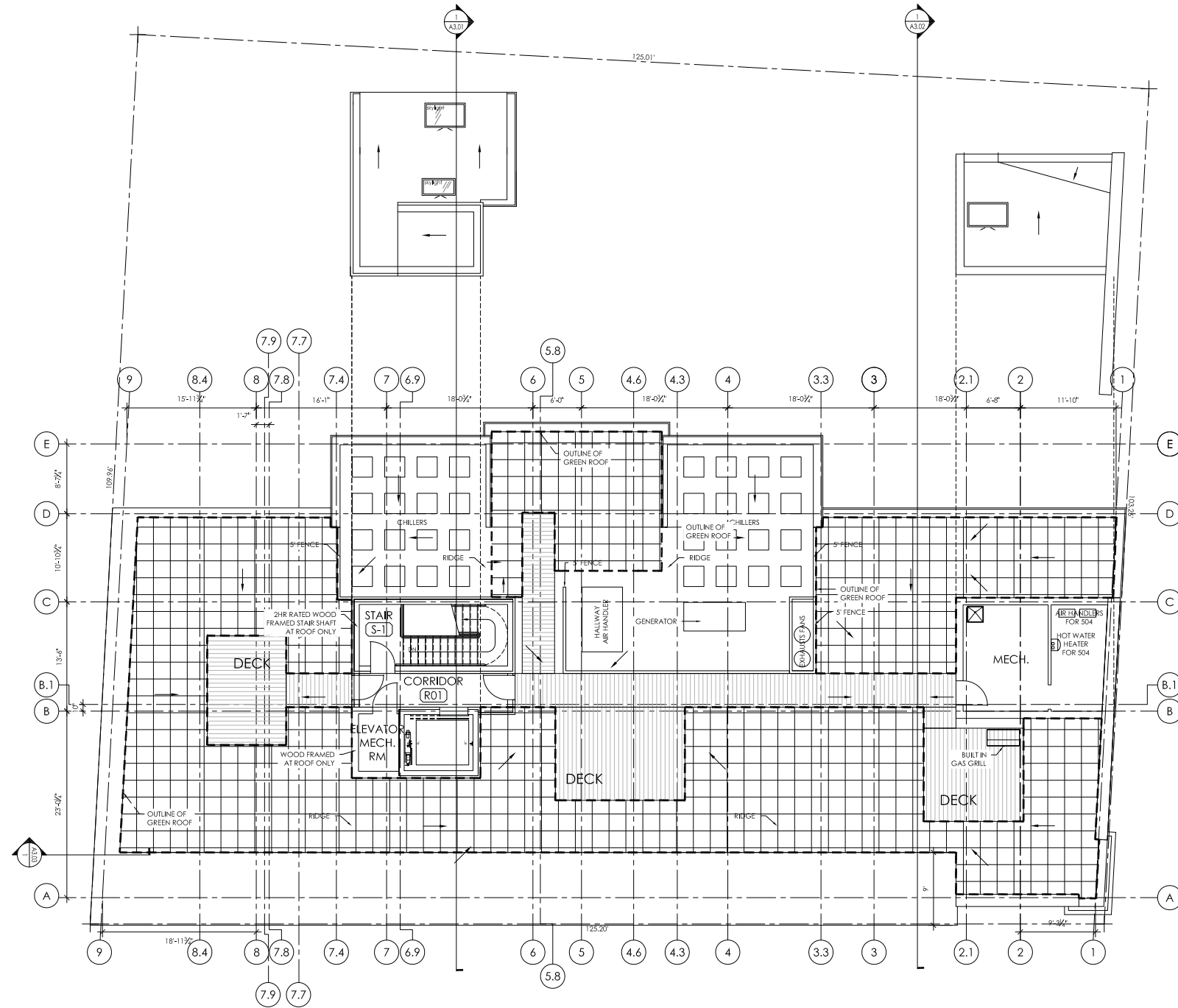
Developer
PETER WASSERMAN

Architect



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 Checked By: JP
 Date: 12.06.2013

Revisions

No.	Description

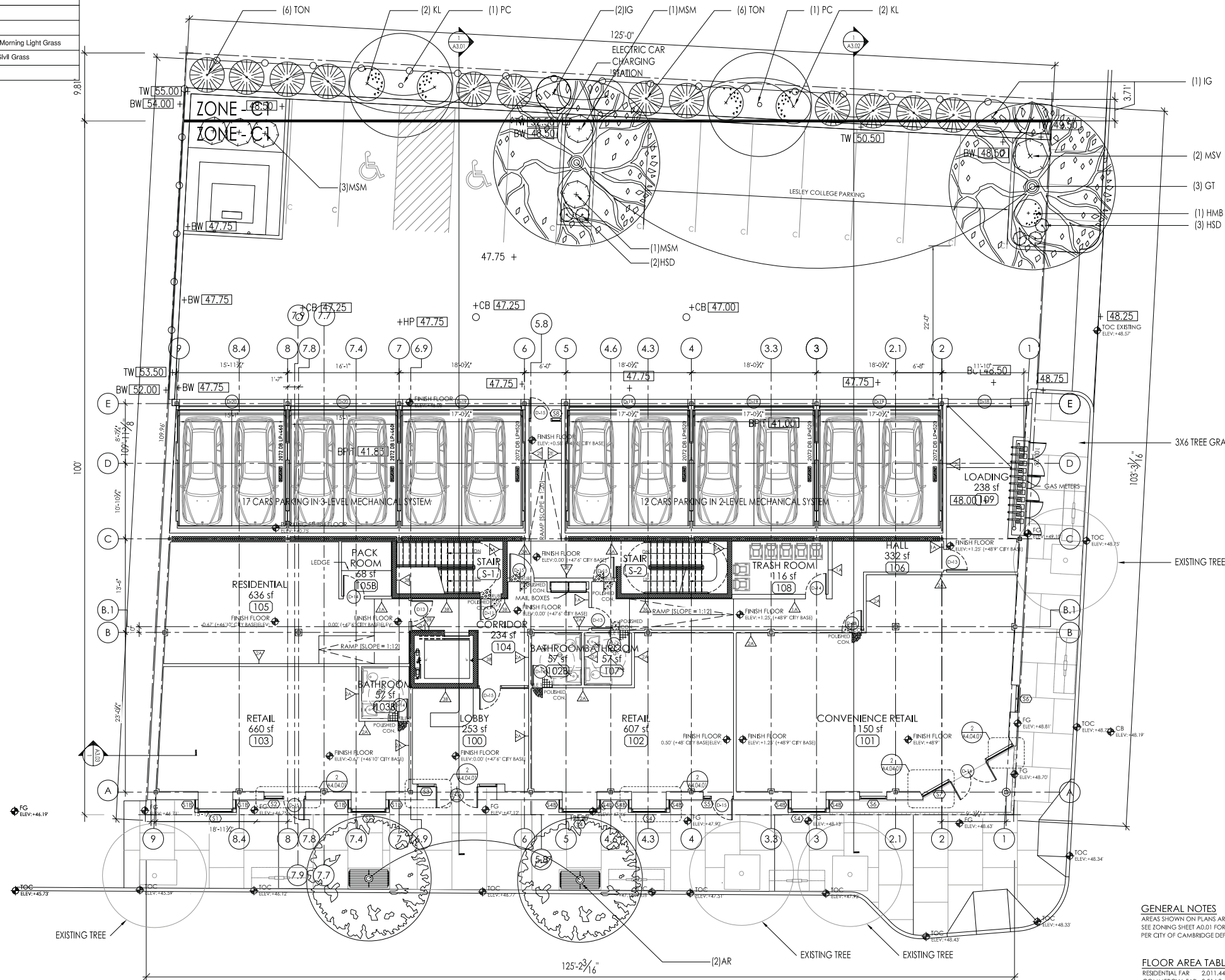
Project No. 102013.001
 File Name:
 Drawing Title:

GREEN ROOF PLAN

PROGRESS SET BID SET PERMIT SET CONSTRUCTION SET

Sheet No. **L-2**
 Scale: 1/8" = 1'-0"

QTY	SYM	BOTANICAL NAME	COMMON NAME
TREES			
2	AR	Acer rubrum 'Franksred'	Red Sunset Maple
2	GT	Gleditsia tricanthos Inermis 'Shademaster'	Shademaster Honeylocust
2	PC	Pyrus calleryana 'Cleveland Select'	Cleveland Pear
12	TON	Thuja occidentalis 'nigra'	Dark American Arborvitae
SHRUBS			
1	HMB	Hydrangea macrophylla 'Ballmer'	Endless Summer Hydrangea
4	IG	Ilex glabra 'Densa'	Densa Inkberry
3	KL	Kalmia latifolia 'Olympic Fire'	Mountain Laurel
GRASSES / PERENNIALS			
5	HSD	Hemerocallis 'Stella D'Oro'	Daylily
5	MSM	Miscanthus sinensis 'Morning Light'	Miscanthus Morning Light Grass
2	MSV	Miscanthus sinensis 'Variegated'	Japanese Shilb Grass



GENERAL NOTES
 AREAS SHOWN ON PLANS ARE MARKET AREAS
 SEE ZONING SHEET A0.01 FOR FLOOR AREAS
 PER CITY OF CAMBRIDGE DEFINITION

FLOOR AREA TABLE

RESIDENTIAL FAR	2,011.44 sf
COMMERCIAL FAR	2,514.3 sf
GROSS LOT AREA	7,302 sf
	13,325 sf

PORTER LOFTS

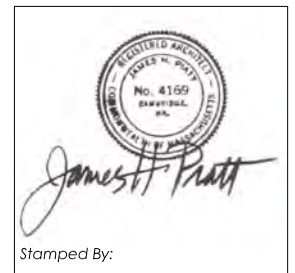
1868 Massachusetts Ave
 Cambridge, MA 02140

Developer
 PETER WASSERMAN

Architect



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 Date: 12.06.2013

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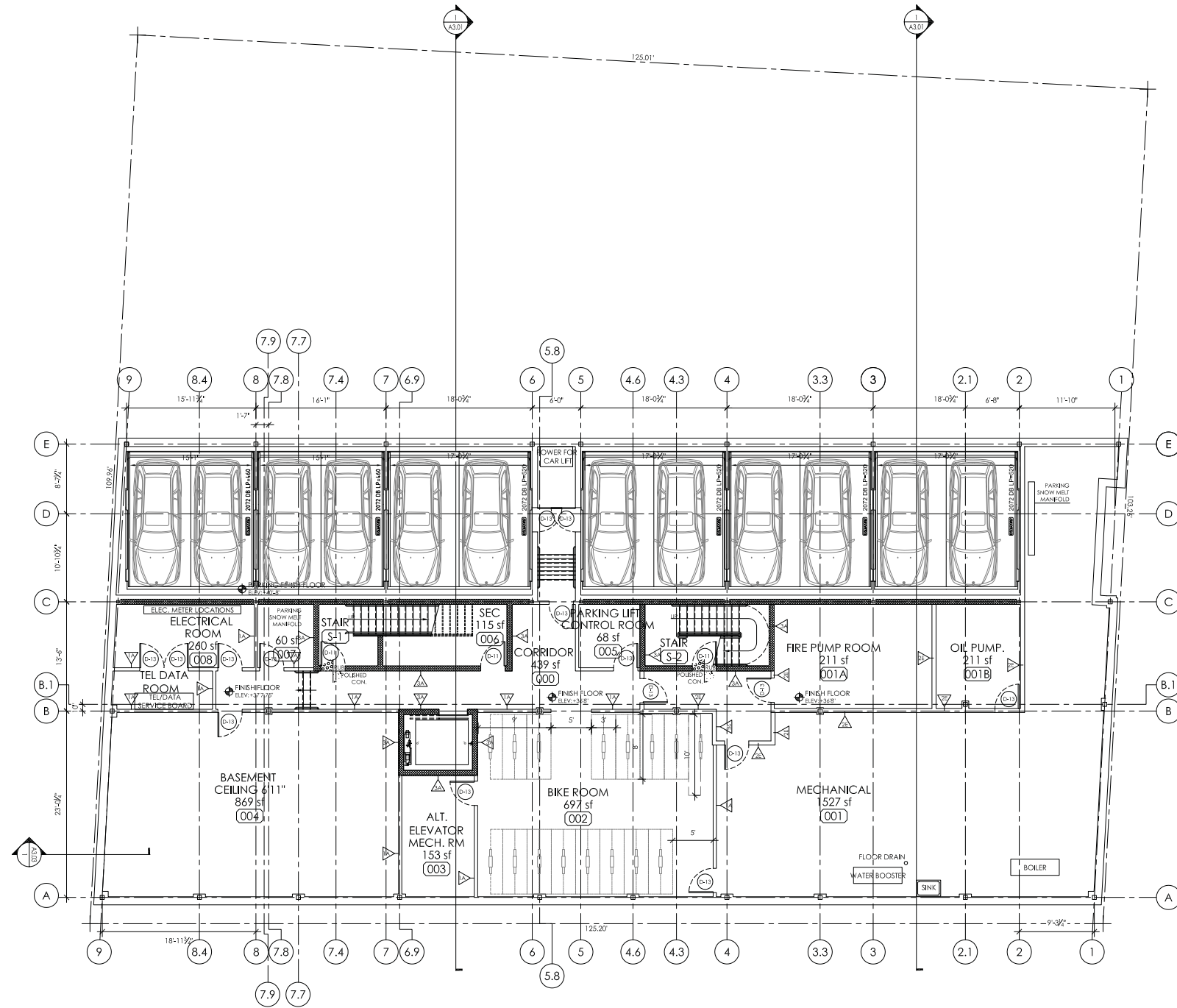
No.	Description

Project No. 102013.001
 File Name: _____
 Drawing Title: _____

Ground Level Plan

PROGRESS SET BID SET PERMIT SET CONSTRUCTION SET

Sheet No. **L-1**
 Scale: 1/8" = 1'-0"



FLOOR AREA TABLE

GROSS	7,302 sf
LOT AREA	13,325 sf

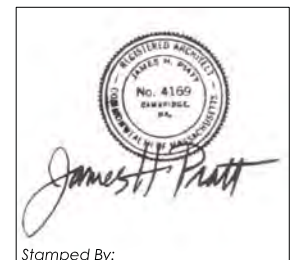
GENERAL NOTES
AREAS SHOWN ON PLANS ARE MARKET AREAS
SEE ZONING SHEET A0.01 FOR FLOOR AREAS
PER CITY OF CAMBRIDGE DEFINITION

Developer
PETER WASSERMAN

Architect



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Drawn By: NP, AL
Checked By: JP
Date: 12.06.2013

Revisions

No.	Description

Project No. 102013.001
File Name: _____
Drawing Title: _____

BASEMENT PLAN

PROGRESS SET BID SET PERMIT SET CONSTRUCTION SET

Sheet No. **A1.01**

Scale: 1/8" = 1'-0"

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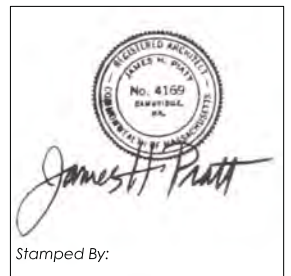
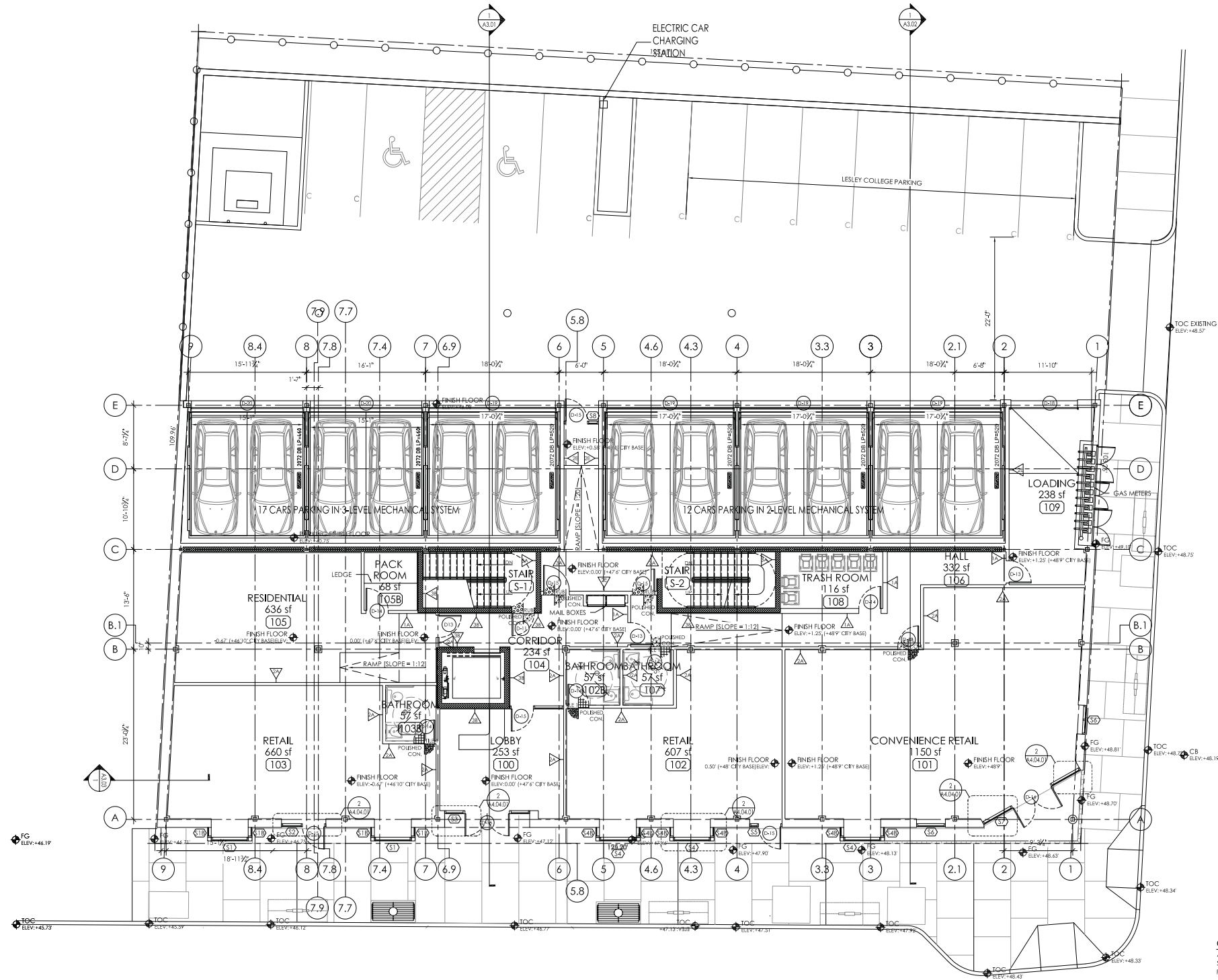
Developer
PETER WASSERMAN

Architect



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Checked By: JP
Date: 12.06.2013

Revisions

No.	Description

Project No. 102013.001
File Name:
Drawing Title:

FIRST FLOOR PLAN

GENERAL NOTES
AREAS SHOWN ON PLANS ARE MARKET AREAS
SEE ZONING SHEET A0.01 FOR FLOOR AREAS
PER CITY OF CAMBRIDGE DEFINITION

FLOOR AREA TABLE

RESIDENTIAL FAR	2,011.44 sf
COMMERCIAL FAR	2,514.3 sf

GROSS 7,302 sf
LOT AREA 13,325 sf

PROGRESS SET BID SET PERMIT SET CONSTRUCTION SET

Sheet No. **A1.02**

Scale: 1/8" = 1'-0"

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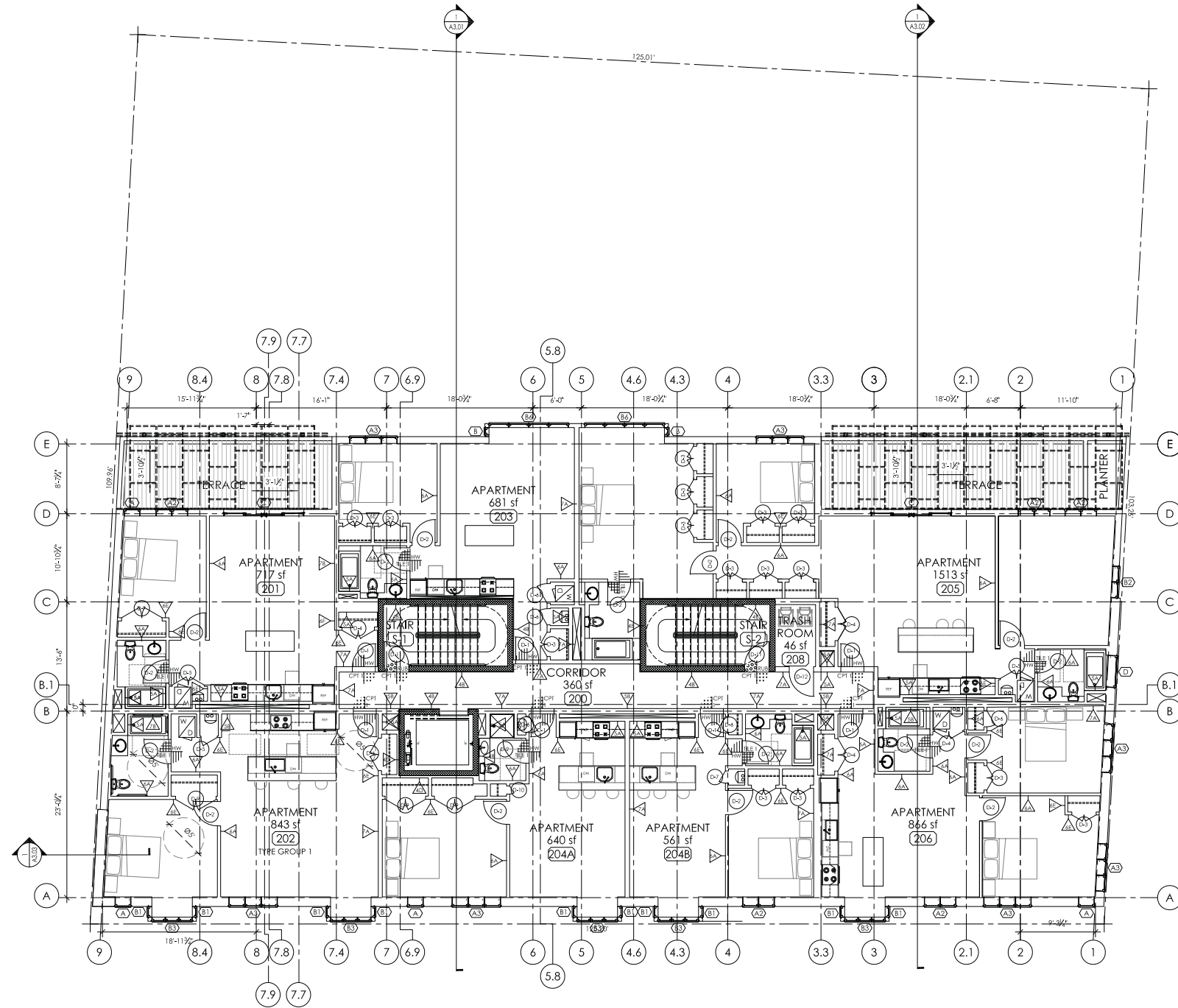
Developer
PETER WASSERMAN

Architect



GENERAL NOTES:

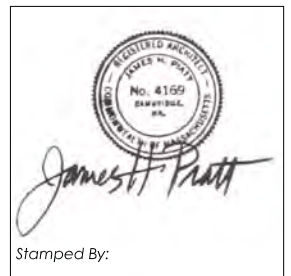
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FLOOR AREA TABLE

RESIDENTIAL	6,500.4 sf
CIRCULATION	761 sf
GROSS (NOT INCLUDING TERRACE)	
	6,761 sf
FLOOR AREA (ZONING, BAYS NOT INCLUDED)	
	6,496 sf

GENERAL NOTES
AREAS SHOWN ON PLANS ARE MARKET AREAS
SEE ZONING SHEET A0.01 FOR FLOOR AREAS
PER CITY OF CAMBRIDGE DEFINITION.



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Drawn By: NP, AL
Checked By: JP
Date: 12.06.2013

Revisions

No.	Description

Project No. 102013.001
File Name:
Drawing Title:

SECOND FLOOR PLAN

PROGRESS SET BID SET PERMIT SET CONSTRUCTION SET

Sheet No. **A1.03**
Scale: 1/8" = 1'-0"