TATTE BAKERY EXPANSION 70 CHARLES ST | BOSTON, MA 02114 **PROJECT DESCRIPTION**

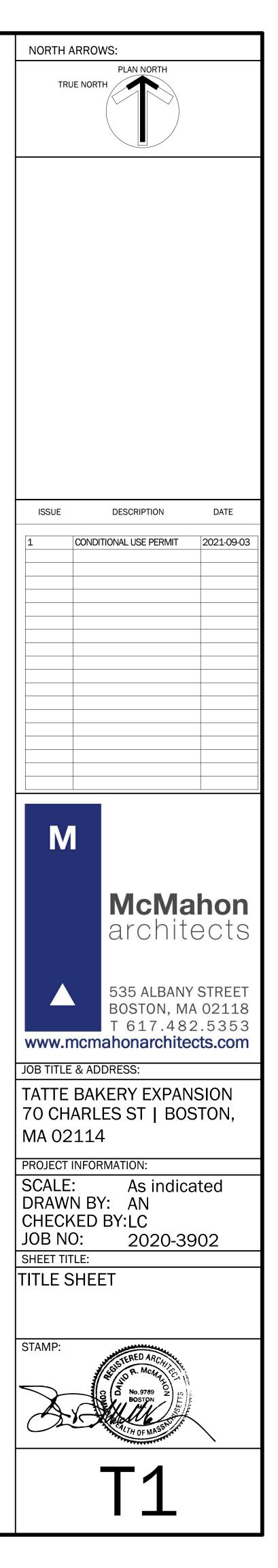
COMMERCIAL KITCHEN EXPANSION OF AN EXISTING TATTE BAKERY. 837 +/- SF OF BACK OF HOUSE SPACE, ADJACENT TO EXISTING TENANT KITCHEN WITHIN EXISTING CORE AND SHELL SPACE. THE WORK WILL CONSIST OF NEW FINISHES, EQUIPMENT, AND MEP THROUGHOUT TO CONNECT TO BUILDING SERVICES PROVIDED



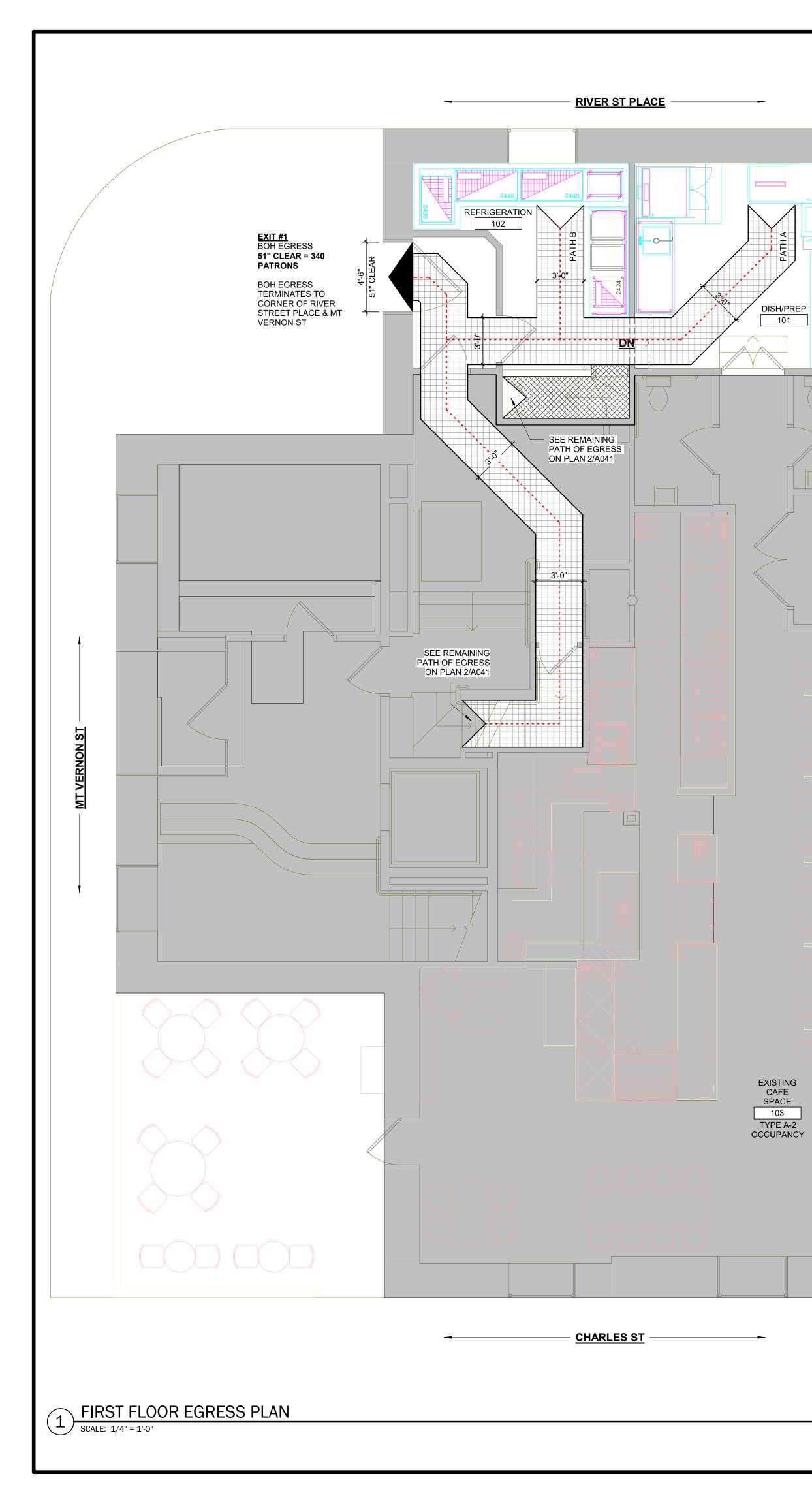
LOCUS MAP
Pigfellow Bridge Pigfellow Br
Boylston St O

PROJEC	T DIRECTORY			
<u>CLIENT:</u>	TZURIT OR TATTE BAKERY 101 MAIN STREET CAMBRIDGE, MA 02142 617.577.1111			
ARCHITECT:	MCMAHON ARCHITECTS, INC. 535 ALBANY STREET BOSTON, MA 02118 617.482.5353			
<u>MEP ENGINEER:</u>	K2 ENGINEERING, INC. 43995 FALMOUTH COURT ASHBURN, VA 20147 703.675.6440			
<u>KITCHEN EQUIPMENT</u> CONTRACTOR:	TRIMARK UNITED EAST 505 COLLINS STREET SOUTH ATTLEBORO, MA 02703 508.399.2328			
GENERAL CONTRACTOR: TBD				
LANDLORD:	J.M. FORBES & CO. LLP 121 MOUNT VERNON STREET			
	BOSTON, MA 02108 617.423.5705			

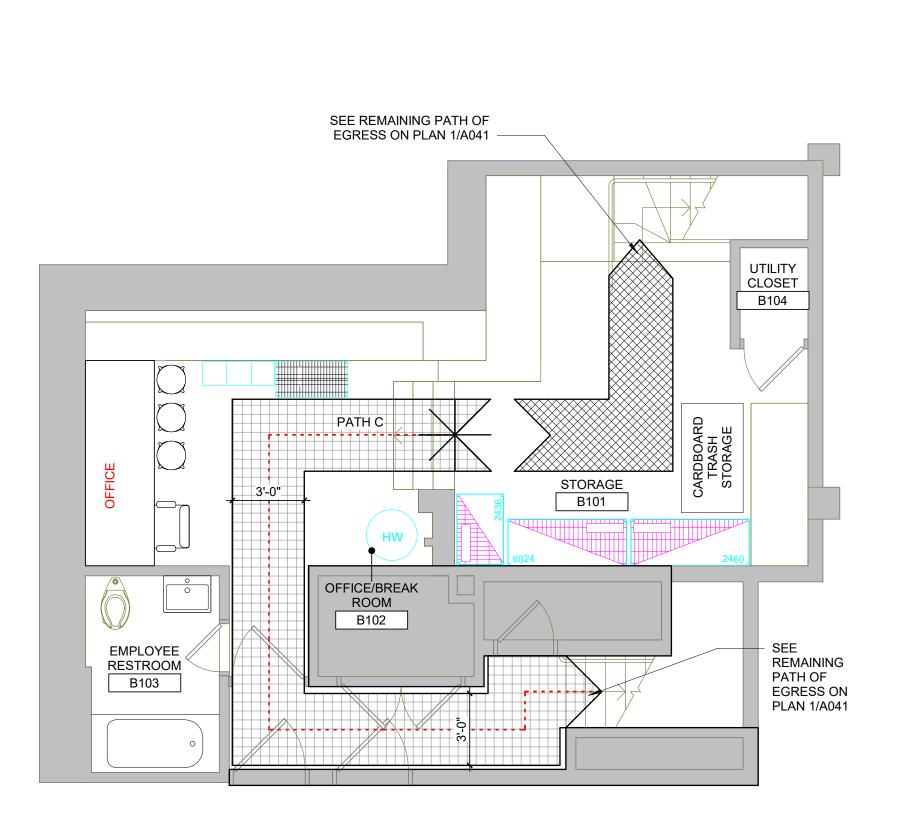
	SHEET TITLE
HILECTORA	AL DRAWINGS
	TITLE SHEET
1	EGRESS PLA



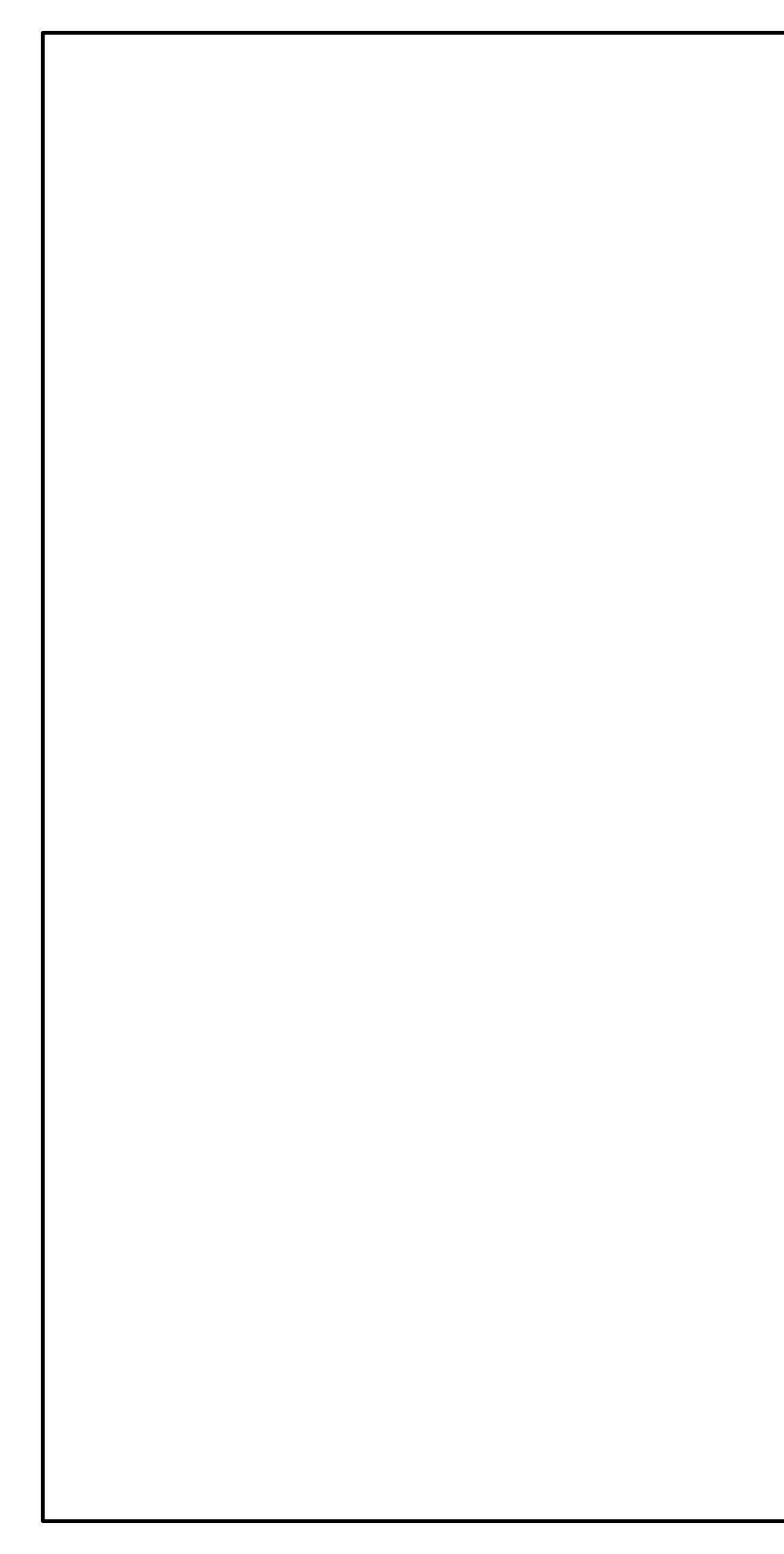
	DRAWING LIST				
	SHEET TITLE	CONDITIONAL USE PERMIT 2021-09-03			
JR/	AL DRAWINGS				
	TITLE SHEET	*			
	EGRESS PLAN & CODE ANALYSIS	*			
	FURNITURE & EQUIPMENT PLAN	*			



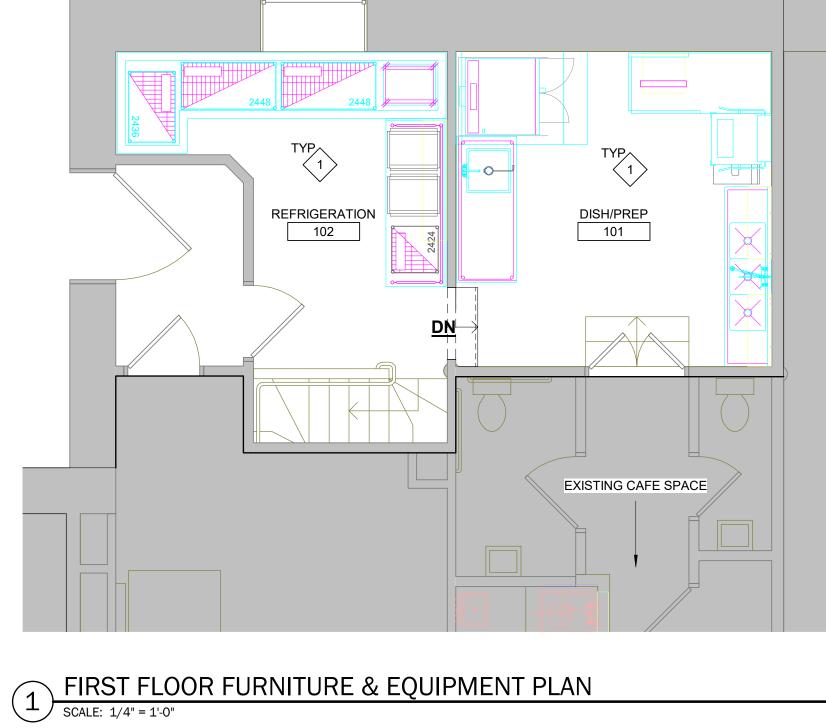
2 BASEMENT EGRESS PLAN SCALE: 1/4" = 1'-0"

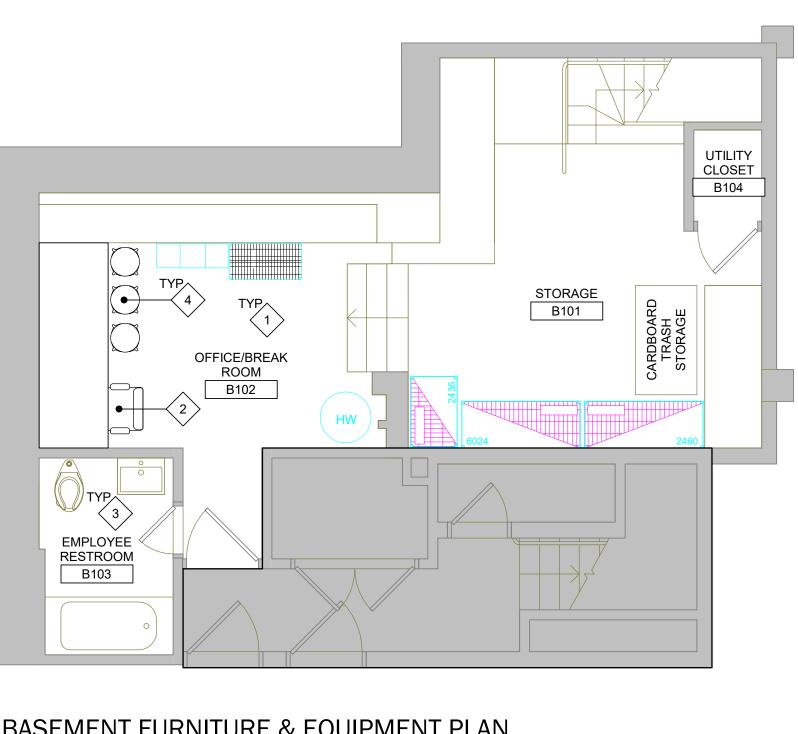


	CODE INFO	RMATION			NORTH ARRO		
1. APPLICABL EDITION	E CODE: MASSACHUSETTS STATE BU	JILDING CODE/IBC/IEB	3C 2015 780 CMR 9	TH	TRUE NOR	PLAN NORTH	
STANDARE 3. FIRE RESIS	ILITY CODE: MASSACHUSETTS ARCHI OS FOR ACCESSIBLE DESIGN 2010 STANCE RATINGS (TABLE 601) CTION CLASSIFICATION: TYPE 2B	TECTURAL ACCESS B	OARD (MAAB) 200	6 & ADA			
	CODE AN	IALYSIS					
CO	DE ANALYSIS PER 2015 INTERNATION MASSACHUSETTS E		ND 9TH EDITION				
CHAPTER	DESCRIPTION			SECTION			
CHAPTER 3 USE GROUP	BUILDING USE GROUP: MIXED USE TENANT IS USE GROUP B (BUSINES			303.3			
	*A BUILDING OR TENANT SPACE US AN OCCUPANT LOAD LESS THAN 50 GROUP B OCCUPANCY.			303.1.1			
CHAPTER 9	AUTOMATIC FIRE SUPRESSION SYS	STEM INSTALLED: NO		903.1			
FIRE PROTECTION	EMERGENCY LIGHT, EXIT SIGNS AN DESIGNED PER MASSACHUSETTS E FIRE ALARM SYSTEM PROVIDED PE CHAPTER 24.00 <u>FIRE WARNING SYS</u> <u>THE COMMONWEALTH OF MASSAC</u> FIRE ALARM DRAWINGS FOR MORE	BUILDING CODE R REQUIREMENTS IN TEMS INSTALLED IN B HUSETTS. REFER TO	527 CMR VIA BUILDING WITH				
CHAPTER 10 MEANS OF EGRESS	RESTAURANT GROSS AREA ALLOWABLE KITCHEN 837 GROSS SF @ 200 SF = 4.19 = 4 /			1004.1.2			
	TOTAL ALLOWABLE OCCUPANCY LO 4 EMPLOYEES = 4 ALLOWED OCCUP TOTAL ACTUAL OCCUPANT LOAD 4 EMPLOYEES = 4 ACTUAL OCCUPA MAXIMUM COMMOM PATH OF EGR TRAVEL	PANTS NTS ESS <u>REQ'D</u>	PROVIDED	1017.2	ISSUE	DESCRIPTION	DATE
	EGRESS WIDTH (UNDER 50 = 36", OVER 50 = 44") PIVOT OR SIDE-HINGED DOORS NE		E DIRECTION OF	1010.1.2.1		TIONAL USE PERMIT	2021-09-03
	EGRESS TRAVEL WHERE SERVING OCCUPANT LOAD OF 49 OR LESS F TABLE 1003.2.1 NOTES SPACES WI DOORWAYS. ASSEMBLY OCCUPAN LOAD OF 49 WITHIN SPACE. MINIMUM NUMBER OF EXITS FOR C	PERSONS. TH ONE EXIT OR EXIT ICY TO HAVE MAXIMUI	ACCESS	1006.2.1 1006.3.2			
	1-49, REQUIRED NUMBER OF EXITS ACTUAL NUMBER OF EXITS PROVID EXIT REQUIREMENTS: MINIMUM REQUIRED EGRESS PATH SYSTEM): TOTAL OCCUPANT LOAD MINIMUM REQUIRED EGRESS STAI	DED = 1 H WIDTH (WITHOUT SF 4 X 0.2" = 0.8"		1005.3.2.2			
	4 x 0.3" = 1.2" ACTUAL EXIT WIDTHS: 1 ACTUAL E EXIT ACCESS PASSAGEWAYS, AISL CORRIDORS :MINIMUM WIDTH REQ AN OCCUPANT LESSER THAN 50	_E ACCESSWAYS, AISI					
		REQ'D PROVIDED		1208.2			
<u>INTERIOR</u> ENVIRONMENT	*KITCHEN MINIMUM CEILING HEIGHT: HEADROOM - PROTRUDING OBJEC BELOW THE MINIMUM CEILING HEIG WHERE A MINIMUM HEADROOM OF CIRCULATION PATHS. NOT MORE T MEANS OF EGRESS SHALL BE RED OBJECTS.	GHT REQUIRED BY SE F 80 INCHES IS PROVIE THAN 50% OF THE CEIL	O EXTEND CTION 1003.2 DED OVER ANY LING AREA OF A	1003.3.1	Μ		_
	CODE 248 CMF	R - PLUMB	ING			McMa	
CHAPTER	DESCRIPTION			SECTION		archit	ects
CHAPTER 10 248 CMR <u>PLUMBING</u> SYSTEMS	EMPLOYEE TOILET FACILITIES <u>TOTAL REQUIRED:</u> FOR ESTABLISHMENTS WITH TOTAL TOTAL GROSS SPACE LESS THAN 2			10.10		535 ALBANY	ŚTREET
	# OF EMPLOYEES = 4 < 20 GROSS SPACE = 837 SF < 2000 SF TOTAL REQUIRED 1/20 : (1 / PER 20 E				www.mcm	BOSTON, MA T 617.482 ahonarchite	2.5353
	TOTAL ACTUAL 4/20 = 0.2 FIXTURES				JOB TITLE & AD	DRESS:	ISION
ARTICLE	DESCRIPTION			SECTION		ES ST BOS	STON,
ARTICLE 8	RTICLE 8 ZONING DISTRCIT: L-2-65 EXISTING USE: OFFICE (USE ITEM 39)		3-1 8-7 MA 02114				
	PROPOSED USE: RESTAURANT (USI	É ITEM 37)			PROJECT INFOR		ated
	36" EGRESS PATH BACK OF HOUSE		MAXIMUM LEN TRAVEL	GTH OF	DRAWN B CHECKED JOB NO:	Y: AN	
	SECONDARY EGRESS PATH BACK OF HOUSE		EXIT DOORWAY	/EXIT	SHEET TITLE:	LAN & CODE	
	TOTAL EGRESS P				ANALYSIS		
PATH A	PATH2	LENGTI 8'-11"	H OF TRAVEL		STAMP:		
PATH B PATH C	1.	8'-10" 2'-1"				No.9789 BOSTON NO.9789 BOSTON NO.9789 CALINA OF MASS	
					A	04 f	1









2 BASEMENT FURNITURE & EQUIPMENT PLAN SCALE: 1/4" = 1'-0"

FURNITURE & EQUIPMENT KEYNOTES

• FURNITURE AND EQUIPMENT LAYOUT FOR REFERENCE ONLY. REFER TO KITCHEN EQUIPMENT PLAN AND SCHEDULE FOR SPECIFIC EQUIPMENT POWER AND DIMENSIONAL INFORMATION. • FURNITURE TO BE PROVIDED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR UNLESS • G.C TO PROVIDE FIRE-RATED BLOCKING FOR BUILD-IN FURNITURE, ARTWORK AND EQUIPMENT. COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION. • G.C TO CONFIRM EQUIPMENT POWER AND TEL / DATA CONNECTION REQUIREMENTS PRIOR TO INSTALLATION. • REFER TO A011 FOR SCHEDULES

REFER TO LOW VOTAGE/AV CONSULTANT'S DRAWINGS FOR FINAL POS LOCATIONS
FREE STANDING FURNITURE THAT IS PLACED AT A WALL SHOULD BE SAFETY MOUNTED IF • ALL UPHOLSTERED FURNITURE TO MEET LOCAL JURISDICTION FIRE CODES

 $\langle 1 \rangle$ KITCHEN EQUIPMENT BY OTHERS. COORDINATE WITH KITCHEN VENDOR

2 OFFICE CHAIR BY OWNER- DESK AND SHELVING ABOVE BY G.C. G.C. TO REFER TO DETAILS FMI.

 $\langle 3 \rangle$ ALL RESTROOM FIXTURES EXISTING TO REMAIN.

4 STOOLS BY OWNER

NORTH ARROWS:				
TRU	PLAN NORTH			
ISSUE	DESCRIPTION	DATE		
1	CONDITIONAL USE PERMIT	2021-09-03		
Μ				
	МсМа	hon		
	archit			
	535 ALBANY			
	BOSTON, MA			
	ncmahonarchite	cts.com		
JOB TITLE & ADDRESS: TATTE BAKERY EXPANSION				
70 CHARLES ST BOSTON,				
MA 02114				
PROJECT INFORMATION: SCALE: As indicated				
DRAWN BY: AN				
CHECKED BY:LC JOB NO: 2020-3902				
SHEET TITLE: FURNITURE & EQUIPMENT				
PLAN				
STAMP:				
RESISTERED ARCHITEC				
	AND ALTHOUSE AND			
		1		
<i> </i>	JUC+			