

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Petitioner: Cava Mezze Grill, LLC d/b/a Cava
Owner: Harvard Collection, LLC

Present Use/Occupancy: Retail

Location: 18 Brattle St., Cambridge, MA

Zone: Business B/Harvard Square
Overlay

Phone: 617.492.4100

Requested Use/Occupancy: Fast Order Food/Formula
Business

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,995 sf	no change	N/A	(max.)
<u>LOT AREA:</u>		see special permit	see special permit	see special permit	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		see special permit	see special permit	see special permit	
<u>LOT AREA OF EACH DWELLING UNIT</u>		see special permit	see special permit	see special permit	
<u>SIZE OF LOT:</u>	WIDTH	see special permit	see special permit	see special permit	
	DEPTH	see special permit	see special permit	see special permit	
<u>SETBACKS IN FEET:</u>	FRONT	see special permit	see special permit	see special permit	
	REAR	see special permit	see special permit	see special permit	
	LEFT SIDE	see special permit	see special permit	see special permit	
	RIGHT SIDE	see special permit	see special permit	see special permit	
<u>SIZE OF BUILDING:</u>	HEIGHT	see special permit	see special permit	see special permit	
	WIDTH	see special permit	see special permit	see special permit	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		see special permit	see special permit	see special permit	
<u>NO. OF DWELLING UNITS:</u>		see special permit	see special permit	see special permit	
<u>NO. OF PARKING SPACES:</u>		see special permit	see special permit	see special permit	
<u>NO. OF LOADING AREAS:</u>		see special permit	see special permit	see special permit	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		see special permit	see special permit	see special permit	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

see special permit

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

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SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 18 Brattle St , Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The petitioner's restaurant will meet all of the criteria of Article 11.31, including attracting primarily walk-in trade and fulfilling a neighborhood need for a casual restaurant serving healthy Mediterranean cuisine.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

Existing traffic patterns will not be affected by this use since the majority of prospective customers will be pedestrians.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The use is entirely consistent with the retail character of this section of Harvard Square and will not have any adverse effect upon surrounding uses.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

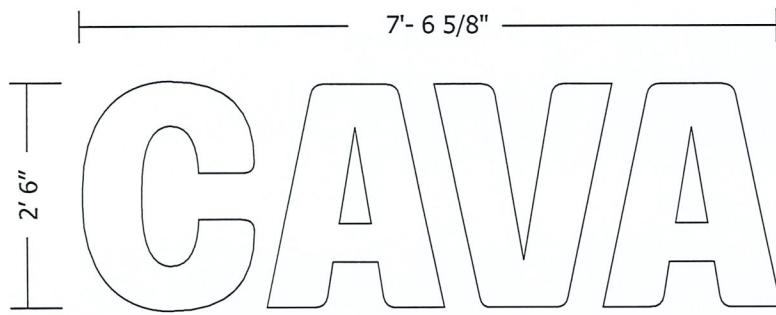
The restaurant will be operated in conformity with the health, safety and licensing requirements of the City of Cambridge.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

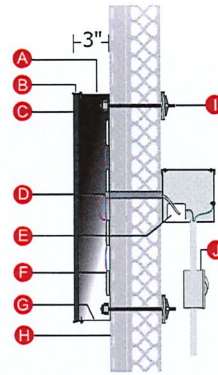
The proposed use is consistent with the goal of the Harvard Square Overlay District to enhance the viability of the District for residents and visitors.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

SIGN 1



FRONT ELEVATION



END SECTION

CAVA 18 BRATTLE SQUARE - Cambridge MA

FACE-LIT CHANNEL LETTERS

- A** 3" ALUMINUM RETURNS PAINTED BLACK
- B** 1" BLACK TRIM-CAP
- C** 1/8" WHITE ACRYLIC FACE
- D** WIRING IN LIQUA-TITE TO ELECTRIC CIRCUIT
- E** REMOTE POWER SOURCE IN METAL BOX
- F** WHITE LX-EC63S NC LED'S
- G** WEEP HOLES AS REQUIRED
- H** EXISTING BUILDING FACADE (VARIES)
- I** TOGGLE BOLT / ANCHORING HARDWARE VARIES ACCORDING TO ENGINEERING REQ. PER FASCIA
- J** U.L. LISTED DISCONNECT SWITCH

* THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE CURRENT NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

MANUFACTURE AND INSTALL NEW FACELIT CHANNEL LETTERS

SIGN AREA: 18.9 SF

QTY: 1

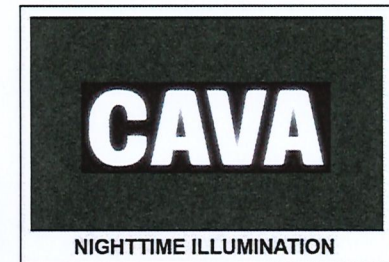
SCALE: 1/2" = 1' 0"



PROPOSED

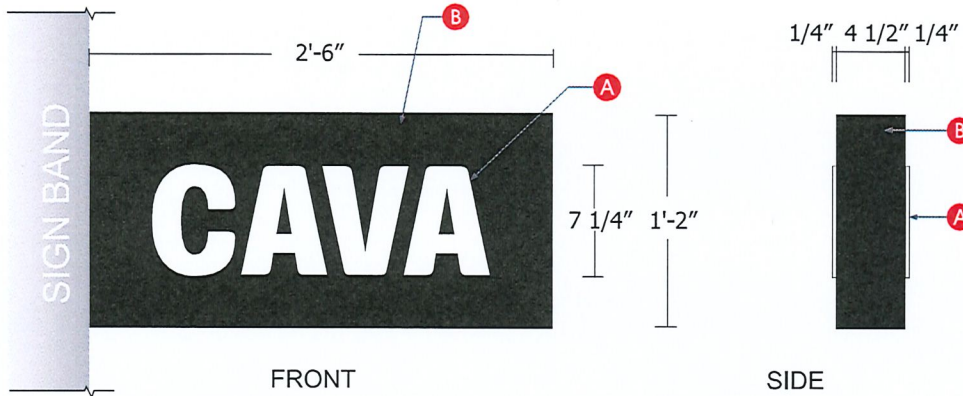


EXISTING ELEVATION



NIGHTTIME ILLUMINATION

SIGN 2



CAVA 18 BRATTLE SQUARE - Cambridge MA

NON-LIT BLADE SIGN

- A** 1/4" THK. ACRYLIC LOGO PTD. WHITE; STUD-MOUNT TO CABINET FACE
- B** .080 ROUTED ALUM. SHOEBOX FACE PTD. BLACK

ONE (1) D/F NON-LIT BLADE

SCALE 1" = 1'-0"



PROPOSED



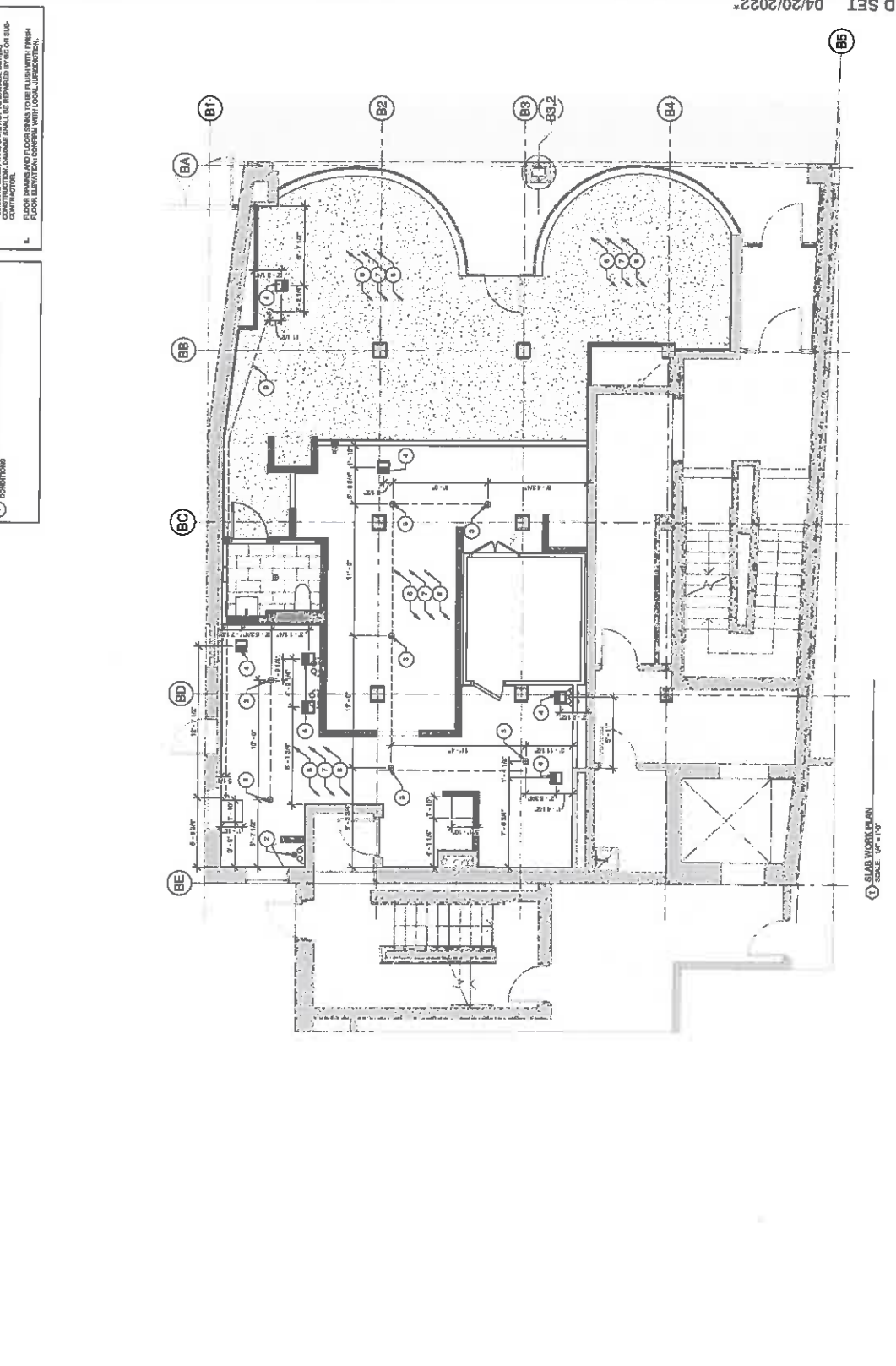
ENLARGED DETAIL non-lit

CODED NOTES

- POWER & DATA TO BE SUPPLIED TO POLE SYSTEMS THROUGH FLOOR IN ONE LOCATION, COORDINATE DIMENSIONS WITH MECHANICAL VERTICAL.
- DRAIN FOR NOT SINK.
- FLOOR TO MAINTAIN POSITIVE SLOPE TO ALL FLOOR DRAINS OF NOT GREATER THAN 2% FOR 4" x 4" x 4" SINKS.
- COORDINATE FLOOR FINISH WITH LOCAL JURISDICTION, TYPE, AND FINISH.
- WALK-OFF MAT: REFER TO FINISH PLAN.
- GO TO MECHANICAL ROOMS FOR FLOOR AND AIR PRESSURE FOR NEW FLOORING, AS WELL AS SCHEDULES, ANY OTHER FINISHES FOR FLOORING AND ARCHITECTURAL PLANS.
- EXISTING FLOOR TO BE RE-LEVELLED AND COORDINATED AS NEEDED FOR FLOORING AND ARCHITECTURAL PLANS.
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GENERAL NOTES

- VERIFY PER ALL EXISTING DIMENSIONS, INCLUDING WALL PLACEMENTS, AND EXISTING WALL PENETRATIONS IN FIELD AND AT INTERSECTIONS WITH OTHER WALLS. DIMENSIONS SHALL BE TO INTERIOR FACE OF EXISTING STUD WALLS.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF FEATURE UNLESS NOTED OTHERWISE.
- GO TO MECHANICAL ROOMS FOR FLOOR FINISHES, POWER AND DATA LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- GO TO MECHANICAL ROOMS FOR FLOOR FINISHES, POWER AND DATA LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- VERIFY VERIFY TYPE OF OPENINGS WITH FLOORING PLANS. SET AND CHECK ALL OPENINGS TO REMAIN FROM EXISTING TO NEW FLOORING. VERIFY TYPE OF OPENINGS WITH FLOORING PLANS. VERIFY VERIFY TYPE OF OPENINGS WITH FLOORING PLANS. VERIFY VERIFY TYPE OF OPENINGS WITH FLOORING PLANS.
- GO TO MECHANICAL ROOMS FOR FLOOR FINISHES, POWER AND DATA LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- FLOOR DRAINS AND FLOOR DRAINS TO BE FLUSH WITH FINISH FLOOR ELEVATION, COORDINATE WITH LOCAL JURISDICTION.



1. SLAB WORK PLAN
 SCALE: 1/8" = 1'-0"



DB SET 04/20/2022



'00 SET 04/20/2022'

BKA
ARCHITECTS

BRUCE J. BROWN
Principal
1000
1000

PROJECT NO.

DATE

11/11/2022
11/11/2022
11/11/2022
11/11/2022

PROJECT NO.

CAVA

PROJECT
CMAA - HARVARD

30 BOSTON AVENUE
CAMBRIDGE, MA 02138

FOR MORE INFO
INTERIOR VISUAL

PROJECT NO. 221125
DATE 04/20/2022
BY BKA

G

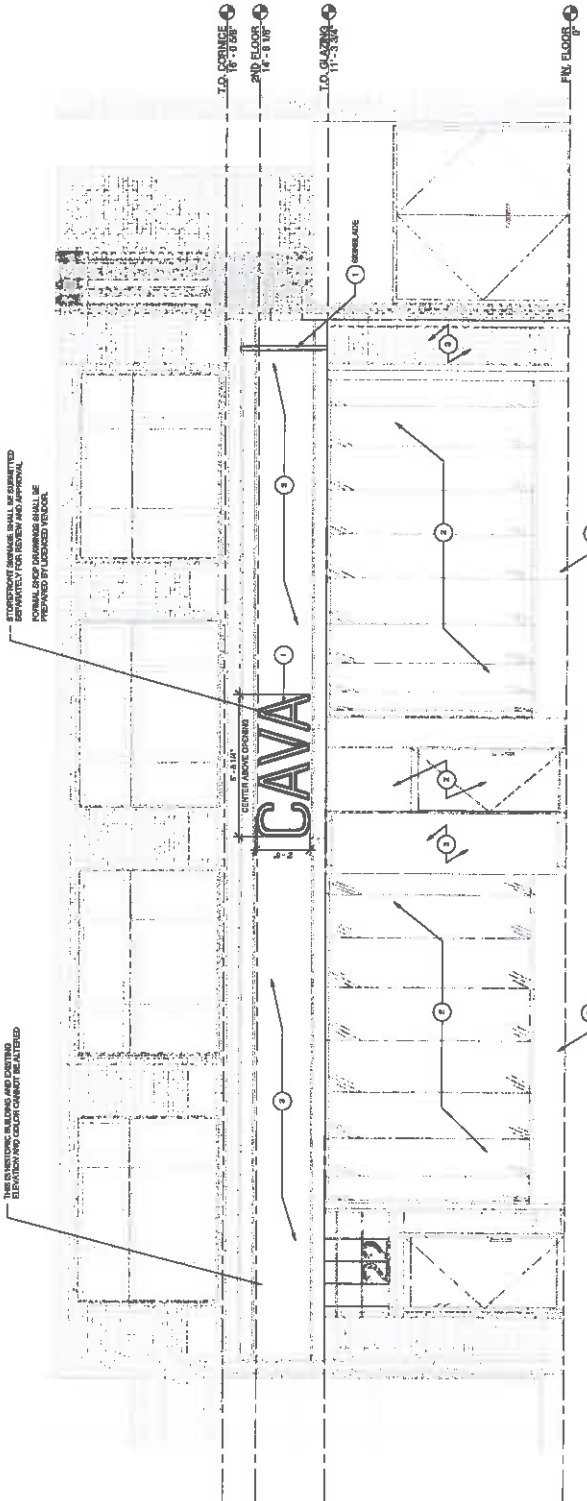
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GENERAL NOTES

- A. THIS DRAWING IS PART OF A COORDINATED SET OF DOCUMENTS. DO NOT SEPARATE.
- B. CHECK AND DIMENSIONS OF EXISTING CONDITIONS MUST BE VERIFIED FROM PROJECTIONS AND MEASUREMENTS. SEE ALSO ALL DIMENSIONAL CORRECTIONS, STRUCTURAL REVISIONS AND NOTES TO PROCEEDINGS.
- C. IN THE EVENT OF DISCREPANCIES BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, THE ARCHITECT'S DRAWINGS SHALL PREVAIL. REPORT DISCREPANCIES PRIOR TO PROCEEDING WITH AFFICATED WORK.
- D. DO NOT SCALE DRAWINGS FOR CONSTRUCTION DIMENSIONS OR TOLERANCES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DIMENSIONS. REVISIONS SHALL BE NOTED ON THE DRAWING.
- E. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- F. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS OF EXISTING CONDITIONS. REPORT DISCREPANCIES PRIOR TO PROCEEDING WITH AFFICATED ITEMS.
- G. COORDINATE DIMENSIONS ON PLANS AND FIELD VERIFY PRIOR TO CONSTRUCTION. REPORT DISCREPANCIES PRIOR TO PROCEEDING WITH AFFICATED WORK.
- H. EXISTING CONDITIONS ARE TO REMAIN AND TO BE PROTECTED IF PLACE FORMING THE COURSE OF CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE.

CODED NOTES

1. NEW FINISHES, MATERIALS, COLORS AND TRIM FROM BAKERS, S.C. TO CORRESPOND WITH EXISTING CONDITIONS AND FACILITY WITH BAKERS. OBTAIN THE BAKERS' APPROVAL PRIOR TO PROCEEDING WITH AFFICATED WORK.
2. EXISTING INTERIOR AND DOORS TO REMAIN.
3. EXISTING LAMPWORK FINISHES TO REMAIN.



1. STOREFRONT ELEVATION
22' - 0" x 10' - 0"