

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 1187981

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: X

Variance:

Appeal:

PETITIONER: BCSP 9 OBS Property LLC C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 1 Brattle Sq., Unit 2C, Cambridge, MA

TYPE OF OCCUPANCY: Bank

ZONING DISTRICT: Business B Zone/Harvard Square Overlay

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to operate a quick-service food establishment in the Harvard Square Overlay District.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 11.000	Section: 11.30 (Quick-Service Food Establishment).
Article: 4.00	Section: 4.35 (Quick-Service Food Establishment).
Article: 20.000	Section: 20.54.10 (Quick Service Food Formula Business).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

(Print Name)

Address: _____

Tel. No. 617.492.4100

E-Mail Address: jrafferty@adamsrafferty.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: BCSP 9 OBS Property LLC

Present Use/Occupancy: Bank

Location: 1 Brattle Sq., Unit 2C., Cambridge, MA

Zone: Business B Zone/Harvard Square Overlay.

Phone: 617.492.4100

Requested Use/Occupancy: Quick Service Food Establishment

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>		
<u>TOTAL GROSS FLOOR AREA:</u>		1,225 sf	no change	N/A	(max.)	
<u>LOT AREA:</u>		N/A	N/A	N/A	(min.)	
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		N/A	N/A	N/A		
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	N/A		
<u>SIZE OF LOT:</u>	WIDTH	N/A	N/A	N/A		
	DEPTH	N/A	N/A	N/A		
<u>SETBACKS IN FEET:</u>	FRONT	N/A	N/A	N/A		
	REAR	N/A	N/A	N/A		
	LEFT SIDE	N/A	N/A	N/A		
	RIGHT SIDE	N/A	N/A	N/A		
<u>SIZE OF BUILDING:</u>	HEIGHT	N/A	N/A	N/A		
	WIDTH	N/A	N/A	N/A		
	LENGTH	N/A	N/A	N/A		
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		N/A	N/A	N/A		
<u>NO. OF DWELLING UNITS:</u>		N/A	N/A	N/A		
<u>NO. OF PARKING SPACES:</u>		N/A	N/A	N/A		
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A		
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A		

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.:

N/A

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'.

BZA Application Form

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 1 Brattle Sq., Unit 2C, 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:

Section 20.54.10 permits the operation of a Quick Service Food use in the Harvard Square overlay District by right, provided that the Establishment is not a Formula Business. In cases such as this, where the establishment meets the definition of a Formula Business in Section 2.000, a Quick Service Food Special Permit is required per Section 11.30.

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:

Traffic volumes and patterns of access and egress will be unchanged by operation of a tea house serving freshly brewed tea at this location. The tea house will primarily serve walk-in customers living and working nearby.

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 continued operation of, or the development of adjacent uses, will not be adversely affected by the operation of this tea house, where patrons can enjoy tea on or off the premises.

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 operator will adhere to all health, sanitary and safety requirements.

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 Establishment will attract primarily walk-in trade due to its exclusive focus on tea, brewed to order. The applicant will comply with all biodegradable requirements and waste guidelines of section 11.31.

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

CH. 34/IEBC CODE REVIEW

NOTE: THE FOLLOWING NARRATIVE IS BASED ON BKA'S ON-SITE INVESTIGATION AND EVALUATION AS REQUIRED BY THE 2018 IEBC TO THE BEST OF BKA'S KNOWLEDGE AND BELIEF. THE EXISTING BUILDING AND ANY RECENT CHANGES OR UPGRADES HAVE BEEN REVIEWED BY THE LOCAL AUTHORITY HAVING JURISDICTION. AS PER IEBC 2018 SECTION 101.4.7, BKA PRESUMES THE BUILDING MEETS THE PROVISIONS OF THE APPLICABLE LAWS, CODES, RULES, OR REGULATIONS, BYLAWS OR ORDINANCES IN EFFECT AT THE TIME THE BUILDING WAS CONSTRUCTED OR ALTERED AND SHALL BE ALLOWED TO CONTINUE TO BE OCCUPIED PURSUANT TO ITS USE AND OCCUPANCY. THE BUILDING OWNER SHALL MAINTAIN THE BUILDING IN ACCORDANCE WITH IEBC 2018 SECTION 102.6.2.

SCOPE OF WORK - PROJECT DESCRIPTION

CH. 34 BLDG. CODE REVIEW BASED ON THE INTERNATIONAL EXISTING BLDG. CODE 2015 (IEBC 2015) AS AMENDED BY MSBC 780 CMR - 9TH ED.

CHAPTER 3 - PROVISIONS FOR ALL COMPLIANCE METHODS (AS AMENDED BY 780 CMR - 9TH ED.)

301.1 - COMPLIANCE METHOD - THE PROJECT QUALIFIES FOR THE WORK AREA COMPLIANCE METHOD DEFINED IN SECTION 301.2 AND AS FURTHER DEFINED IN CHAPTERS 7 & 8 OF THE 2015 IEBC. THEREFORE, THE REQUIREMENTS OF THIS CHAPTER APPLY, UNLESS REQUIRED ELSEWHERE IN 780 CMR - 9TH EDITION AND THE MAAB.

CHAPTER 5 - CLASSIFICATION OF WORK

SECTION 504 - ALTERATIONS - LEVEL 2 - THE SCOPE OF WORK INCLUDES NEW WALLS AND EXTENSION OF EXISTING SYSTEMS. THEREFORE, THE WORKS SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 & 8 OF THE 2015 IEBC.

CHAPTER 7 - ALTERATIONS - LEVEL 1 (AS AMENDED BY 780 CMR - 9TH ED.)

SECTION 701 - GENERAL - THE PROJECT QUALIFIES FOR ALTERATIONS - LEVEL 1 BASED ON 503.1 AND THE EXISTING BUILDING WILL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION.

SECTION 702 - BUILDING ELEMENTS AND MATERIALS - INTERIOR FINISHES AND TRIM SHALL COMPLY WITH CHAPTER 8 OF THE INTERNATIONAL BUILDING CODE. ALL NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHOD REQUIREMENTS OF THE IEBC, IECC, IMC AND IPC, AS APPLICABLE, THAT SPECIFY MATERIAL, STANDARDS, DETAIL OF INSTALLATION AND CONNECTIONS, JOINTS, PENETRATIONS, AND CONTINUITY OF ANY ELEMENT, COMPONENT OR SYSTEM IN THE BUILDING.

SECTION 703 AS AMENDED - FIRE PROTECTION - THE BUILDING ALTERATION SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION.

SECTION 704 - MEANS OF EGRESS - THE BUILDING ALTERATION SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.

SECTION 705 - ACCESSIBILITY - ACCESSIBILITY ALTERATIONS WILL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

SECTION 706 AS AMENDED - ROOFING - NOT APPLICABLE.

SECTION 707 - STRUCTURAL - NOT APPLICABLE.

SECTION 708 - ENERGY CONSERVATION - ALL NEW CONSTRUCTION SHALL CONFORM TO THE 2021 IECC.

CHAPTER 8 - ALTERATIONS - LEVEL 2 (AS AMENDED BY 780 CMR - 9TH ED.)

SECTION 801 - GENERAL - THE PROJECT QUALIFIES FOR ALTERATIONS - LEVEL 2 BASED ON 504 AND THE EXISTING BUILDING WILL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION. COMPLIANCE WITH ALTERATIONS - LEVEL 1 IS ALSO REQUIRED.

SECTION 801.3 - COMPLIANCE - ALL NEW CONSTRUCTION TO COMPLY WITH THE IEBC - LATEST EDITION. EXCEPTION 1: WINDOWS MAY BE ADDED WITHOUT COMPLYING WITH LIGHT & VENTILATION REQUIREMENTS OF IEBC. EXCEPTION 2: NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH SECTION 808. EXCEPTION 3: DEAD END CORRIDORS IN NEWLY CONSTRUCTED SPACES NEED ONLY COMPLY WITH SECTION 805.6. EXCEPTION 4: MINIMUM CEILING HEIGHTS IN OCCUPABLE SPACES AND CORRIDORS SHALL BE 7 FEET.

SECTION 802 - OFFICIAL, UDC AND OCCUPANCY - NOT APPLICABLE.

SECTION 803 - BUILDING ELEMENTS AND MATERIALS - ALL NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHOD REQUIREMENTS OF THE IEBC, IECC, IMC AND IPC, AS APPLICABLE, THAT SPECIFY MATERIAL, STANDARDS, DETAIL OF INSTALLATION AND CONNECTIONS, JOINTS, PENETRATIONS, AND CONTINUITY OF ANY ELEMENT, COMPONENT OR SYSTEM IN THE BUILDING.

803.2.2 - SUPPLEMENTAL SHAFT AND FLOOR OPENING ENCLOSURE REQUIREMENTS - WORK AREA ON EACH FLOOR EXCEEDS 50 PERCENT OF THAT FLOOR. THEREFORE ENCLOSURE REQUIREMENTS OF SECTION 803.2.2 SHALL APPLY TO VERTICAL OPENINGS OTHER THAN STAIRWAYS THROUGHOUT THE FLOOR.

803.2.3 - SUPPLEMENTAL STAIRWAY ENCLOSURE REQUIREMENTS - WORK AREA ON EACH FLOOR EXCEEDS 50 PERCENT OF THAT FLOOR. THEREFORE STAIRWAY SERVING MEANS OF EGRESS SHALL BE INSTALLED WITH SMOKE TIGHT CONSTRUCTION ON HIGHEST WORK AREA FLOOR AND ALL FLOORS BELOW. EXCEPTION: WHERE STAIRWAY ENCLOSURE NOT REQUIRED PER IEBC.

803.4 INTERIOR FINISH - INTERIOR FINISHES SHALL COMPLY WITH THE REQUIREMENTS OF THE IEBC.

SECTION 804 AS AMENDED - FIRE PROTECTION - THE FIRE PROTECTION SCOPE OF WORK WILL COMPLY WITH THIS SECTION.

SECTION 805 AS AMENDED - MEANS OF EGRESS - THE MEANS OF EGRESS WITHIN THE WORK AREA WILL COMPLY WITH THIS SECTION.

805.6 - DEAD END CORRIDORS - DEAD END CORRIDORS SHALL NOT EXCEED 30'.

805.7.1 - MEANS OF EGRESS LIGHTING - MEANS OF EGRESS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING IN ACCORDANCE WITH IEBC.

805.8 - EXIT SIGNS - MEANS OF EGRESS IN ALL WORK AREAS TO BE SUPPLIED WITH EXIT SIGNAGE THROUGHOUT THE FLOOR IN ACCORDANCE WITH IEBC.

805.9 - HANDRAILS - EXIT STAIRWAYS TO BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE WITH DESIGN COMPLIANT WITH IEBC.

805.10 REFUGE AREAS - NOT APPLICABLE.

805.11 GUARDS - EVERY OPEN PORTION OF A STAIR OR LANDING OVER 30" ABOVE FLOOR OR GRADE BELOW TO BE PROVIDED WITH GUARDRAIL COMPLIANT WITH IEBC.

SECTION 806 - ACCESSIBILITY - ELEMENTS BEING ALTERED SHALL COMPLY WITH THIS SECTION AND SECTION 705. WHERE A NEW STAIRWAY IS ADDED WHERE NONE EXISTED PREVIOUSLY, AN ACCESSIBLE ROUTE SHALL BE PROVIDED IN ACCORDANCE WITH IEBC SECTIONS 104.4 AND 1104.5.

SECTION 807 - STRUCTURAL - THE STRUCTURAL SCOPE OF WORK WILL COMPLY WITH THIS SECTION. REFER TO DB STRUCTURAL DRAWINGS.

SECTION 808 - ELECTRICAL - THE ELEC. SCOPE OF WORK WILL COMPLY WITH THIS SECTION. REFER TO DB ELECTRICAL DRAWINGS.

SECTION 809 - MECHANICAL - THE MECHANICAL SCOPE OF WORK WILL COMPLY WITH THIS SECTION. REFER TO DB MECHANICAL DRAWINGS.

SECTION 810 - PLUMBING - THE PLUMBING SCOPE OF WORK WILL COMPLY WITH THIS SECTION. REFER TO DB PLUMBING DRAWINGS.

SECTION 811 - ENERGY CONSERVATION - NEW CONSTRUCTION WILL COMPLY WITH ENERGY REQUIREMENTS OF THE 2021 IECC.

CODE COMPLIANCE REVIEW

CH. ITEM	BUILDING
3	USE GROUP FOR OCCUPANCY CLASSIFICATION SECTION - 304
6	TYPE OF CONSTRUCTION SECTION - 602
7	FIRE RESISTANCE RATING TABLE 602 - EXTERIOR WALLS
7	FIRE AND SMOKE PROTECTION FEATURES
8	FINISHES WALL + CEILING - TABLE 803.11 FLOOR - SECTION 804.4
9	FIRE PROTECTION SECTION - 903
9	FIRE EXTINGUISHERS SECTION - 906
9	FIRE ALARM SYSTEM SECTION - 907.2.2
10	DESIGN OCCUPANT LOAD: (EGRESS) SECTION - 1004 TABLE 1004.1.2
10	COMMON PATH OF TRAVEL TABLE - 1006.2.1
10	EGRESS ILLUMINATION SECTION - 1008
10	EXIT SIGNS SECTION - 1013
10	EXIT ACCESS TRAVEL DISTANCE TABLE - 1017.2
11	ACCESSIBILITY SECTION - 1102 COMPLIANCE
29	PLUMBING SYSTEM

3	BUSINESS (B) USE (A) USE WITH UNDER 50 OCCUPANTS)
6	ASSUMED TYPE - I
7	NO CHANGE PROPOSED
7	THE GENERAL CONTRACTOR, FIRE PROTECTION SUBCONTRACTOR, AND ELECTRICAL SUBCONTRACTOR SHALL CONFORM TO IEBC AND COORDINATE WITH THE LOCAL MUNICIPALITY FIRE DEPARTMENT. OWNERS IS O. AND NFPA 11 FOR ALL FIRE ALARM FIRE PROTECTION SYSTEM REQUIREMENTS PRIOR TO COMMENCING WORK.
8	ALL PENETRATIONS OF A FLOOR/CEILING ASSEMBLY OR THE CEILING MEMBRANE OF A ROOF/CEILING ASSEMBLY SHALL BE PROTECTED BY A SHAFT ENCLOSURE.
8	STAIRS/EXIT PASSAGEWAY EXIT ENCLOSURE CORRIDORS ROOMS
9	EXISTING BUILDING IS SPRINKLERED. REFER TO PP DRAWINGS FOR NEW LAYOUT AND COVERAGE.
9	PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED PER, AND CONFORM TO IEBC SECTION 906 AND NFPA 10. GENERAL CONTRACTOR TO COORDINATE WITH AND SUBMIT LOCATIONS TO LOCAL FIRE DEPARTMENT DURING CONSTRUCTION. ALL LOCATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO SUBMISSION TO THE BUILDING OR FIRE DEPARTMENTS.
9	THE FIRE ALARM SYSTEM SHALL BE PROVIDED PER, AND CONFORM TO IEBC 907.0 AND NFPA 72. FIRE ALARM SUB TO COORDINATE WITH, AND SUBMIT FA PLANS TO THE LOCAL FIRE DEPARTMENT AND LOCAL BUILDING DEPARTMENTS PRIOR TO ALL WORK.
10	FIRST FLOOR - TENANT NAME - 1,225SF
10	SPACE
10	GROSS SF
10	OCC / SF
10	SEATING COUNTS
10	PROPOSED OCCUPANTS
10	KITCHEN
10	DINING - UNCONCENTRATED SEATING
10	DINING - STANDING
10	DINING - CONCENTRATED CHAIR ONLY NOT FIXED
10	DRINK
10	BUILDING TOTAL
10	EGRESS SIZING
10	SECTION - 1005
10	NUMBER OF EXITS
10	COMMON PATH OF TRAVEL
10	EXIT SIGNS
10	EXIT ACCESS TRAVEL DISTANCE
10	ACCESSIBILITY
10	PLUMBING SYSTEM

202	300 GROSS	1	4
318	15 NET	5	5
318	5 NET	63	18
175	7 NET	25	6
453	26 GROSS	16	16
1225		109	48

0.2' PER OCCUPANT	0.2' OCCUPANT * 48 OCCUPANTS = 9.6' REQUIRED	173' PROVIDED (173' > 9.6' COMPLIES)
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1	EXIT IS REQUIRED FOR CONSIDERED BUSINESS (A) WITH UNDER 50 OCCUPANTS) OCCUPANCY WITH AN OCCUPANT LOAD BETWEEN 1 - 500 AND A COMMON PATH OF TRAVEL LESS THAN 75' - (2 EXITS PROVIDED)
1	WITH SPRINKLER SYSTEM
1	COMPLIES - REFER TO EGRESS PLAN

1	THE GENERAL CONTRACTOR AND THE ELECTRICAL SUBCONTRACTOR SHALL CONFORM TO THE MSBC AND COORDINATE WITH THE LOCAL FIRE DEPARTMENT FOR FINAL LOCATIONS AND QUANTITIES OF CONTROL, EXIT SIGNS, LIGHTING, EMERGENCY LIGHTS, ETC.
1	EXIT SIGNS SHALL COMPLY WITH SECTION 1013, IEBC, AND NEC. EGRESS ILLUMINATION AND EMERGENCY LIGHTING SHALL COMPLY WITH SECTION 1008, IEBC, AND NEC. (G.C. TO COORD. EMERGENCY LIGHTING WITH DB SUBCONTRACTOR)

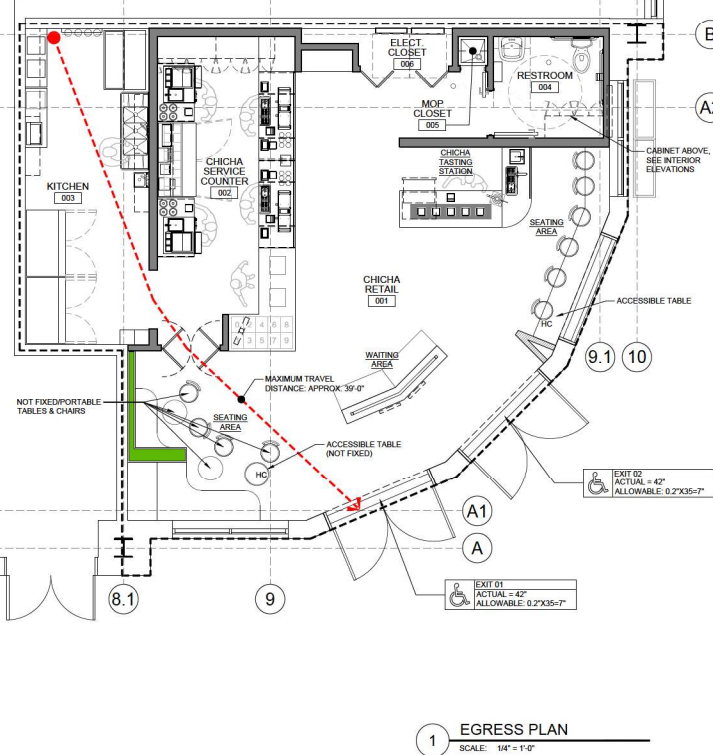
250' WITH SPRINKLER SYSTEM BUSINESS (B) (ASSEMBLY, A,2, WITH UNDER 50 OCCUPANTS)	COMPLIES - REFER TO EGRESS PLAN
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1	HANDICAP ACCESSIBILITY SHALL CONFORM TO IEBC & ICC A117.1
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1	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50.
1	PROPOSED:
1	1 LAVATORY
1	1 WATER CLOSET
1	1 SERVICE SINK

THE BUILDING SHALL BE IN COMPLIANCE WITH THE FOLLOWING:

- 780 CMR MASS. STATE BUILDING CODE, 9TH EDITION, AS AMENDED.
- 107/08 AMB. ARCH. ACCESS BOARD, 521 CMR W. LATEST REV.
- TITLE II OF THE ADA, 28 CFR PART 36 REV. 8/15/10 ED. WHERE MORE RESTRICTIVE THAN THE AMB FOR SPECIFIC APPLICABLE ASPECTS.
- 527 CMR 1.00, THE MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE, AS AMENDED
- 245 CMR 10.00, UNIFORM STATE PLUMBING CODE, AS AMENDED
- 527 CMR 12.00, THE MASSACHUSETTS ELECTRICAL CODE, AS AMENDED
- NFPA LIFE SAFETY CODE 101-06, WHERE DIRECTLY REFERENCED BY MSBC SECTION, LATEST EDITION.
- THE MASS FUEL & GAS PLUMBING CODE, AS AMENDED AND NFPA 54 NATIONAL FUEL GAS CODE LATEST EDITION AND AMENDMENTS
- NFPA 13.2007 EDITION
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE, AS AMENDED.



EGRESS PLAN LEGEND

FE WALL MTD. SEMI RECESSED	FIRE EXTINGUISHER - REFER TO NOTE 1 BELOW	CEILING MTD. WALL MTD.	ILLUMINATED EMERGENCY EXIT SIGN - REFER TO ELECTRICAL DRAWINGS
CEILING MTD. WALL MTD.	ILLUMINATED EMERGENCY EXIT SIGN LIGHT COMBO WITH EM LIGHT - REFER TO ELECTRICAL DRAWINGS	WALL MOUNTED EMERGENCY LIGHT WALL PACK - REFER TO ELECTRICAL DRAWINGS	
MAXIMUM TRAVEL DISTANCE		EXISTING PARTITION - REFER TO PARTITION TYPES AND CONSTRUCTION PLANS	
COMMON PATH OF EGRESS TRAVEL		NEW PARTITION - REFER TO PARTITION TYPES AND CONSTRUCTION PLANS	
NEW 2 HR FIRE RATED PARTITION - REFER TO PARTITION TYPES AND CONSTRUCTION PLANS		NEW 1 HR FIRE RATED PARTITION - REFER TO PARTITION TYPES AND CONSTRUCTION PLANS	
EXIT # XX ACTUAL = XX ALLOWABLE = XX (XXX'X)		ACCESSIBLE EGRESS DOOR WITH EGRESS CAPACITY	
EXIT # XX ACTUAL = XX ALLOWABLE = XX (XXX'X)		EGRESS DOOR WITH EGRESS CAPACITY	

NOTES:

- G.C. SHALL PROVIDE FIRE EXTINGUISHERS AND SIGNAGE AS REQUIRED BY LOCAL CODE AND PER THE FIRE DEPARTMENT REQUEST.
- REFER TO ELECTRICAL DWGS FOR NEW REQUIRED EMERGENCY LIGHTING & FA DEVICES, TYP.
- G.C. TO COORDINATE LOCATIONS OF ALL FA EQUIPMENT WITH ARCHITECTURAL & FA DWGS, AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING WITH THE WORK.
- G.C. TO COORDINATE ALL FIRE RATED PARTITIONS WITH SHEET A-000 AND CONSTRUCTION PLANS.

ARCHITECT

BKA ARCHITECTS

BKA Architects, Inc.
Quincy + Tampa
www.bkaarchitects.com

CONSULTANT

SEAL



ISSUED

03.10.25 CLIENT DESIGN REVIEW

03.21.25 DD REVIEW

04.14.25 HQLL RECOMMENDATION REVIEW

05.23.25 PERMIT SET

REVISIONS

5.15.25 DESIGN REVISION 1

OWNER/CLIENT
Chicha Sanchen



PROJECT
Chicha Sanchen
Premium Teahouse

One Brattle Square, Tenant 2A
Cambridge MA 02138

DRAWING TITLE
CODE SUMMARY &
ENGRESS PLAN

DRAWING INFORMATION
Job Number: 225023
Checked By: KB
Drawn By: SJP

DRAWING NUMBER

GC
200



Dine- in Menu

Freshly Ground And Brewed Tea

鮮萃研磨茶

PREMIUM LISHAN OOLONG TEAS

DAWN 4.00

BRIGHT AND DELICATE WITH FLORAL NOTES, A REFRESHING WAY TO START YOUR DAY.

MORNING LIGHT 4.00

SMOOTH AND MELLOW, WITH HINTS OF HONEY AND A GENTLE ROASTED AROMA.

DAY LIGHT 4.00

BALANCED BODY WITH TOASTED GRAIN AND NUTTY UNDERTONES – WARM AND COMFORTING.

NIGHT 4.00

BOLD AND ROBUST WITH DEEP CARAMELIZED NOTES, PERFECT FOR A COZY EVENING.

DUSK 4.00

RICH AND SMOKY WITH LINGERING DEPTH – THE FULLEST EXPRESSION OF LISHAN OOLONG.

MILK-BREWED CLASSICS

GREEN TEA 8.00

CRISP AND REFRESHING WITH GRASSY, FLORAL NOTES – A LIGHTER MILK TEA BASE.

OSMANTHUS OOLONG 8.00

FRAGRANT OOLONG INFUSED WITH DELICATE OSMANTHUS BLOSSOMS, NATURALLY SWEET AND AROMATIC.

HIGH MOUNTAIN POUCHONG 8.00

A PREMIUM TAIWANESE TEA WITH A SOFT, FLORAL FRAGRANCE AND SILKY FINISH WHEN PAIRED WITH MILK.

BLACK TEA 8.00

FULL-BODIED AND MALTY WITH A RICH DEPTH – THE CLASSIC MILK TEA FOUNDATION.

CASSIA BLACK TES 8.00

ROASTED AND EARTHY WITH SUBTLE HERBAL NOTES, BALANCED BEAUTIFULLY BY CREAMY MILK.

DONG DING OOLONG 8.00

A TRADITIONAL ROASTED OOLONG, SMOOTH AND NUTTY WITH HINTS OF CARAMEL, MELLOWED BY MILK.

TEA TASTING FLIGHTS

LISHAN OOLONG TEA FLIGHT (5 ROAST LEVELS) 2.50

EXPERIENCE THE FULL SPECTRUM OF OUR SIGNATURE LISHAN OOLONG – FIVE DISTINCT ROAST LEVELS BREWED TO ORDER.

SIGNATURE CREATIONS

BUBBLE VOLCANO 13.00

FRESH MILK SWIRLED WITH SLOW-COOKED BROWN SUGAR SYRUP AND CHEWY KING PEARLS – SWEET, SMOKY, AND INDULGENT.

CREAMY LEMON TART 12.00

HIGH MOUNTAIN POUCHONG TEA BRIGHTENED WITH FRESH LEMON JUICE AND FINISHED WITH A SILKY MOUSSE, LIKE SIPPING A LEMON TART.

TARO BALL TEA LATTE 13.00

SMOOTH TEA WITH CREAMY MILK AND OUR SIGNATURE SLOW-COOKED TARO BALLS FOR A CHEWY, COMFORTING TREAT.

CLASSIC BUBBLE MILK TEA 12.00

A TIMELESS FAVORITE – ROBUST BLACK TEA WITH ROYAL CREAM AND KING PEARLS FOR THE PERFECT BALANCE OF RICHNESS AND CHEW.

