



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 OCT 31 AM 9:53
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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)

James Rafferty, Attorney for Petitioner

(Print Name)

907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Address:

Tel. No.

617.492.4100

E-Mail Address:

jrafferty@adamsrafferty.com

Date: October 28, 2025

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

CHICHA San Chen
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 5 Cambridge Center (aka 355 Main St)

the record title standing in the name of BCSP 9 OBS PROPERTY LLC

whose address is 200 State Street, Boston MA 02109
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 81056 Page 390 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

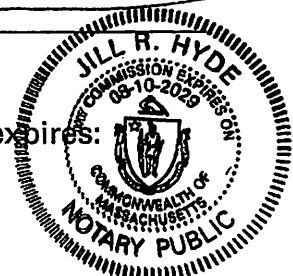
BCSP 9 OBS PROPERTY LLC
By: [Signature]

Matthew (Owner)
Managing Director

On this 3rd day October, 2025, before me, the undersigned notary public, personally appeared Matthew Stojell, Managing Director proved to me through satisfactory evidence of identification, which were shown to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public

My commission expires:



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.**

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: ²</u>		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>	<u>WIDTH</u>	N/A	N/A	N/A	
	<u>DEPTH</u>	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	N/A	N/A	N/A	
	<u>REAR</u>	N/A	N/A	N/A	
	<u>LEFT SIDE</u>	N/A	N/A	N/A	
	<u>RIGHT SIDE</u>	N/A	N/A	N/A	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	N/A	N/A	N/A	
	<u>WIDTH</u>	N/A	N/A	N/A	
	<u>LENGTH</u>	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'.

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.

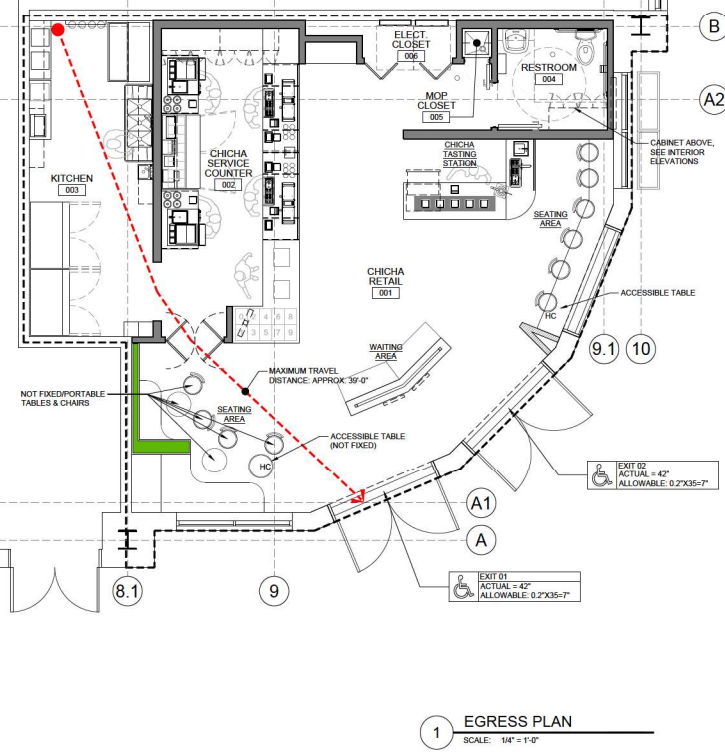
SECTION 811 - ENERGY CONSERVATION - NEW CONSTRUCTION WILL COMPLY WITH ENERGY REQUIREMENTS OF THE 2021 IECC.

CODE COMPLIANCE REVIEW

CH ITEM BUILDING	COMPLIANCE REVIEW
3 USE GROUP FOR OCCUPANCY CLASSIFICATION SECTION - 504	BUSINESS (B) USE (A) USE WITH UNDER 50 OCCUPANTS)
6 TYPE OF CONSTRUCTION SECTION - 602	ASSUMED TYPE - I
FIRE RESISTANCE RATING TABLE 602 - EXTERIOR WALLS	NO CHANGE PROPOSED
7 FIRE AND SMOKE PROTECTION FEATURES	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 113 FOR ALL FIRE ALARM FIRE PROTECTION SYSTEM REQUIREMENTS PRIOR TO COMMENCING WORK.
SHAFT ENCLOSURE FIRE RESISTANCE RATING SECTION 713.4	ALL PENETRATIONS OF A FLOOR/CILING ASSEMBLY OR THE CEILING MEMBRANE OF A ROOF/CILING ASSEMBLY SHALL BE PROTECTED BY A SHAFT ENCLOSURE.
8 FINISHES WALL + CEILING - TABLE 803.11 FLOOR - SECTION 804.4 CORRIDORS ROOMS	STAIRS/EXIT PASSAGEWAY B EXIT ENCLOSURE C CORRIDORS C ROOMS C FLOOR FINISHES: CLASS II REQUIRED.
9 FIRE PROTECTION SECTION - 903	EXISTING BUILDING IS SPRINKLERED. REFER TO PP DRAWINGS FOR NEW LAYOUT AND COVERAGE.
FIRE EXTINGUISHERS SECTION - 906	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.
FIRE ALARM SYSTEM SECTION - 907.2.2	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.
TENANT	
TENANT AREA	FIRST FLOOR - TENANT NAME - 1225SF
10 DESIGN OCCUPANT LOAD: (EGRESS) SECTION - 1004 TABLE 1004.1.2	SPACE GROSS SF OCC / SF SEATING COUNTS PROPOSED OCCUPANTS
KITCHEN	262 300 GROSS 1 4
DINING - UNCONCENTRATED SEATING	318 15 NET 5 5
DINING - STANDING	318 5 NET 63 18
DINING - CONCENTRATED CHAIR ONLY NOT FIXED	175 7 NET 25 6
DINING	453 26 GROSS 16 16
BUILDING TOTAL:	1225 109 48
EGRESS SIZING SECTION - 1005	0.2" PER OCCUPANT 0.2" OCCUPANT * 48 OCCUPANTS = 9.6" REQUIRED 173" PROVIDED (173" > 9.6") COMPLIES
NUMBER OF EXITS SECTION - 1006.2.1	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)
COMMON PATH OF TRAVEL TABLE - 1006.2.1	WITH SPRINKLER SYSTEM COMPLIES - REFER TO EGRESS PLAN
EGRESS ILLUMINATION SECTION - 1008	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.
EXIT SIGNS SECTION - 1013	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)
EXIT ACCESS TRAVEL DISTANCE TABLE - 1017.2	250' WITH SPRINKLER SYSTEM BUSINESS (B) (ASSEMBLY A, 2, WITH UNDER 50 OCCUPANTS) COMPLIES - REFER TO EGRESS PLAN
11 ACCESSIBILITY SECTION - 1102 COMPLIANCE	HANDICAP ACCESSIBILITY SHALL CONFORM TO IEBC & ICC A117.1
29 PLUMBING SYSTEM	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. PROPOSED: 1 LAVATORY 1 WATER CLOSET 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

FD 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 REPLY 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 & EGRESS PLAN

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

GC
200

1 Brattle Square Unit 2C



1 Brattle Square
Unit R

Petitioner

168-13
GOMATOS, JOHN T. & CHRISTINE GOMATOS
C/O BRATTLE SQ OFFICE BLDG CO
P.O. BOX 380828
CAMBRIDGE, MA 02238

162-17
BANKER, ROBERT TR. OF WINTHROP
C/O THE BANKER R. E. CO. INC.
14A ELLIOT ST
CAMBRIDGE, MA 02138

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - SUITE 300
CAMBRIDGE, MA 02139

169-46-47
AP BRATTLE SQUARE, LP
C/O ASANA PARTNERS, LP
1616 CAMDEN RD SUITE 210
CHARLOTTE, NC 28203

169-84
DIGIOVANNI, JOHN P.
TR. OF 45 BRATTLE STREET REALTY TRUST
P.O. BOX 380212
CAMBRIDGE, MA 02238

162-74
ELIOT SQUARE ENTERPRISES INC.,
TR. ELIOT SQUARE ENTERPRISES TRUST
1270 SOLDIERS FIELD RD
BRIGHTON, MA 02135

165-34
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE INC.
HOLYOKE CENTER ROOM 1017
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138-3895

162-74
HUEBNER, ALEXANDRA
93 WINTHROP ST UNIT 5A
CAMBRIDGE, MA 02138

165-40
PRESIDENT & FELLOWS OF HARVARD
COLLEGE - C/O CHAPMAN ARMS LLC
810 MEMORIAL DR. SUITE 102
CAMBRIDGE, MA 02139

168-33
CRESS, WILLIAM E.,
TR OF TWO BRATTLE SQUARE TR.
C/O BRATTLE WALK INC
HAMMOND PRP MGMT INC
TWO BRATTLE SQUARE
CAMBRIDGE, MA 02138

162-74
JUNIPER ENTERPRISES LIMITED
PARTNERSHIP
1270 SOLDIERS FIELD RD
BRIGHTON, MA 02135

162-74
LAURELWOOD, LLC
1188 CENTRE ST.
NEWTON, MA 02458

165-57
CONDUCTOR'S BUILDING LLC
20 UNIVERSITY RD.
CAMBRIDGE, MA 02138

168-36
BCSP 9 OBS PROPERTY LLC
200 STATE ST
BOSTON, MA 02109

162-74
BORDEN, PHILIP A. & CATHERINE J. TURCO
95 WINTHROP ST UNIT WSR7
CAMBRIDGE, MA 02138

162-74
BALL, VALERIE & ROBERT BRAUNS
93 WINTHROP ST - UNIT WSR 5B
CAMBRIDGE, MA 02138

168-33
BRATTLE SQUARE ASSOCIATES
C/O BRATTLE SQUARE MANAGEMENT CORP
P.O. BOX 380828
CAMBRIDGE, MA 02238

168-33
COHEN, SAUL B. & MARC E. GOLDBERG
TRS. OF HARVARD YEARBOOK REALTY TRUST
2 BRATTLE SQUARE
CAMBRIDGE, MA 02138

160-64-66
KNAPP, JEAN D. , FREDERICK G. HADLEY &
EVELYN V. MORENO
C/O THOMAS HADLEY TRUST
411 WALNUT ST. PMB 17806
GREEN COVE SPRINGS, FL 32014

168-33
UNION OF CONCERNED SCIENTISTS, INC.
2 BRATTLE SQUARE
CAMBRIDGE, MA 02138

168-33
UNION OF CONCERNED SCIENTISTS, INC.
40C BRATTLE STREET UNIT 1/4
CAMBRIDGE, MA 02138

168-16
TARRAGON, LLC
1188 CENTRE STREET
NEWTON, MA 02459

168-33
B & J BRATTLE REALTY, LLC.
2 BRATTLE SQ
CAMBRIDGE, MA 02138

162-74
KOAWOOD LLC
PO BOX 590179
NEWTON, MA 02459

168-32
CAMBRIDGE CENTER FOR ADULT
EDUCATION
P.O. BOX 9113
CAMBRIDGE, MA 02238-9113

162-74
BORDEN, PHILIP A. CATHERINE J. TURCO
93 WINTHROP STREET, UNIT WSR 5C
CAMBRIDGE, MA 02138

160-63
HAVENTREE LLC
15 ELMER ST
CAMBRIDGE, MA 02138

162-74
DF CAMBRIDGE HOLDINGS, LLC
55 HUDSON YARDS FL 29
NEW YORK, NY 10001