



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017046-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : _____ Appeal : _____

PETITIONER : Russell L. Chin, Esq. C/O Ganko Group Cambridge, LLC

PETITIONER'S ADDRESS : 400 Hancock Street Quincy, MA 02171

LOCATION OF PROPERTY : 57 JFK St Cambridge, MA 02138

TYPE OF OCCUPANCY : Business B Zone ZONING DISTRICT : Business B Zone -HSQ

REASON FOR PETITION :

Other: Fast Order Food Establishment

DESCRIPTION OF PETITIONER'S PROPOSAL :

 To operate a fast order food establishment.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.35.0 (Fast Order Food Establishment).

Article 11.000 Section 11.30 (Fast Order Food Establishment).

Original Signature(s) : _____
(Petitioner(s) / Owner)

 Russell L Chin
(Print Name)

Address : 400 Hancock St.

 Quincy, MA 02171

Tel. No. : 617-471-3460

E-Mail Address : RChin@chinfirm.com

Date : 12/11/2018

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Crimson Galeria Limited Partnership
(OWNER)

Address: 166 Harvard Street, Brookline MA 02446

State that I/We own the property located at 57 John F. Kennedy St.
which is the subject of this zoning application. Cambridge, MA 02138

The record title of this property is in the name of Crimson
Galeria Limited Partnership

*Pursuant to a deed of duly recorded in the date July 10, 1998 Middlesex South
County Registry of Deeds at Book 28824, Page 0484; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

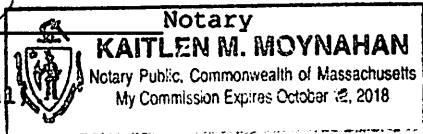
[Signature]
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name RAJ Dhandu personally appeared before me,
this 10th of October 2018, and made oath that the above statement is true.

My commission expires 10/12/2019 (Notary Seal)



• If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

UNITED STATES DEPARTMENT OF JUSTICE

IN RE: [Illegible Name] Defendant

[Illegible text, possibly a return or receipt]

[Illegible text]

[Illegible text]

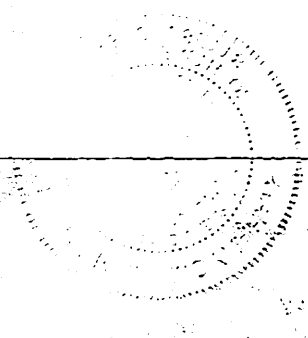
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CHIN LAW FIRM



To: City of Cambridge Board of Zoning Appeals

From: Ganko Group Cambridge, LLC

Date: November 28, 2018

Re: Application For Fast Order Food Establishments Special Permit Pursuant to Article 11,
§30 For Use at 57 JFK Street

SUPPORTING STATEMENT

The Applicant, Ganko Group Cambridge, LLC, a Massachusetts limited liability company, seeks approval of its application for a Fast Order Food Establishments Special Permit to operate a Japanese ramen noodle style restaurant at the premises known as the Cambridge Galleria building located at 57 JFK Street. The Applicant intends to occupy a part of the space formerly occupied by Wagamama which was also a Fast Order Food Establishments (Category 435- O). Total assembly occupancy would be for approximately fifty three (53) people. The commercial kitchen would accommodate five (5) people and the restaurant proposes total seating of 51 which includes 11 counter stools, or 22% of the total seating.

For historical reference, Wagamama occupied 4,000 square feet, provided 136 seats and was granted a Fast Order Food Special Permit. Following the departure of that restaurant in July of 2018, the landlord divided it into two areas for new tenants. The Applicant intends to rent 1,636 square feet or about 41% of the former Wagamama space. Because it is a much smaller operation than the previously-approved Fast Order Food Establishments, the Applicant is requesting that the Board of Zoning Appeals grant it a Fast Order Food Establishments Special Permit.

Compliance with Fast Order Food Establishments Special Permit Criteria

The Applicant intends to occupy about 40% of the former Wagamama space, to use as a Japanese ramen noodle Fast Order restaurant/take-out, which is similar in nature to the prior use. The proposed use does not detract from the neighborhood or represent a nuisance as the prior use did not. The intended use will attract patrons who will either walk or want to use the City's mass transit facilities, bicycle, and pedestrian amenities due to its central location.

The proposed fast order food restaurant/take-out operation is a relatively low-impact use with a low density of occupancy. With approximately 11 counter stools, the applicant expects a reasonably high turnover rate consistent with patronage by non-parking customers. Further, the nature of the menu is likely to attract patrons on foot, surrounding area workers on lunch or dinner break, and neighborhood residents. The applicant's menu should complement other types of fare offered in the district.



Where the proposed use is a continuation of a similar use previously approved by the BZA as a Fast Order Food Establishments, the Applicant respectfully requests that a Special Permit be approved. The building at 57 JFK Street is professionally-managed. Trash collection and removal protocol is strictly monitored and tenants use well-marked receptacles placed to encourage their patrons to dispose of waste properly. The applicant will be compliant with all applicable state and local laws, regulations and requirements. The applicant expects to be in full compliance with all of the requirements set forth in Zoning Code 435-O, Article 11, §31 (a)-(g).

GANKO GROUP CAMBRIDGE, LLC

By: 
Russell L. Chin, Esq.

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 57 Jfk St Cambridge, MA 02138 (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:
Petitioner shall meet all of the requirements set forth in Article 11.30 due to its size, operations and by examining prior uses at the same location.
- 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:
The business operations are significantly smaller than that of prior users at the same location with fast order food special permits. See also: Harvard Square Advisory Committee Report to BZA in this matter.
- 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:
Based upon the historical data of uses at 57 JFK Street, the petitioner's use is entirely consistent with past practices and its operation will be smaller than those of prior users.
- 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:
Petitioner's proposed use is consistent with prior uses. Petitioner is an experienced restaurant operator with multi-state operations.
- 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 highly likely to attract foot traffic patrons and local residents seeking fast order foods.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Russell Chin **PRESENT USE/OCCUPANCY:** Restaurant/Take Out
LOCATION: 57 Jfk St Cambridge, MA 02138 **ZONE:** Business B Zone -HSQ
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Restaurant/Take Out

| | <u>EXISTING CONDITIONS</u> | <u>REQUESTED CONDITIONS</u> | <u>ORDINANCE REQUIREMENTS</u> ¹ | |
|--|--------------------------------|---------------------------------|--|------------|
| <u>TOTAL GROSS FLOOR AREA:</u> | 1636 sf | 1636 sf | N/A | (max.) |
| <u>LOT AREA:</u> | 17357 sf | N/A | N/A | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ² | N/A | 9.4 | N/A | (max.) |
| <u>LOT AREA FOR EACH DWELLING UNIT:</u> | N/A | N/A | N/A | (min.) |
| <u>SIZE OF LOT:</u> | | | | |
| WIDTH | 111.96' | N/A | N/A | (min.) |
| DEPTH | 137.39' | N/A | N/A | |
| <u>SETBACKS IN FEET:</u> | | | | |
| FRONT | 0.1 OVER | 0.1 | N/A | (min.) |
| REAR | 4.3' | 4.3' | N/A | (min.) |
| LEFT SIDE | 0 | 0 | N/A | (min.) |
| RIGHT SIDE | 2.5' | 2.5' | N/A | (min.) |
| <u>SIZE OF BLDG.:</u> | | | | |
| HEIGHT | 26.0 | 60 | 60 BY RIGHT | (max.) |
| LENGTH | N/A | N/A | N/A | |
| WIDTH | N/A | N/A | N/A | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | 0 | N/A | 0 | (min.) |
| <u>NO. OF DWELLING UNITS:</u> | 0 | 0 | 57 | (max.) |
| <u>NO. OF PARKING SPACES:</u> | 0 | 0 | 5 | (min./max) |
| <u>NO. OF LOADING AREAS:</u> | 0 | 0 | 0 | (min.) |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u> | N/A | N/A | N/A | (min.) |

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

Harvard Galleria Building - existing subdivided restaurant interior space

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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2018 DEC 12 PM 3:17

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-017046-2018

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : V Variance : Appeal :

PETITIONER : Russell L. Chin, Esq. C/O Ganko Group Cambridge, LLC

PETITIONER'S ADDRESS : 400 Hancock Street Quincy, MA 02171

LOCATION OF PROPERTY : 57 JFK St Cambridge, MA 02138

TYPE OF OCCUPANCY : Business B Zone ZONING DISTRICT : Business B Zone -HSQ

REASON FOR PETITION :
Other: Fast Order Food Establishment

DESCRIPTION OF PETITIONER'S PROPOSAL :
To operate a fast order food establishment.

SECTIONS OF ZONING ORDINANCE CITED :
 Article 4.000 Section 4.35.0 (Fast Order Food Establishment).
 Article 11.000 Section 11.30 (Fast Order Food Establishment).

Original Signature(s) : *Russell L. Chin*
 (Petitioner(s) / Owner)

Russell L Chin
 (Print Name)

Address : 400 Hancock St.

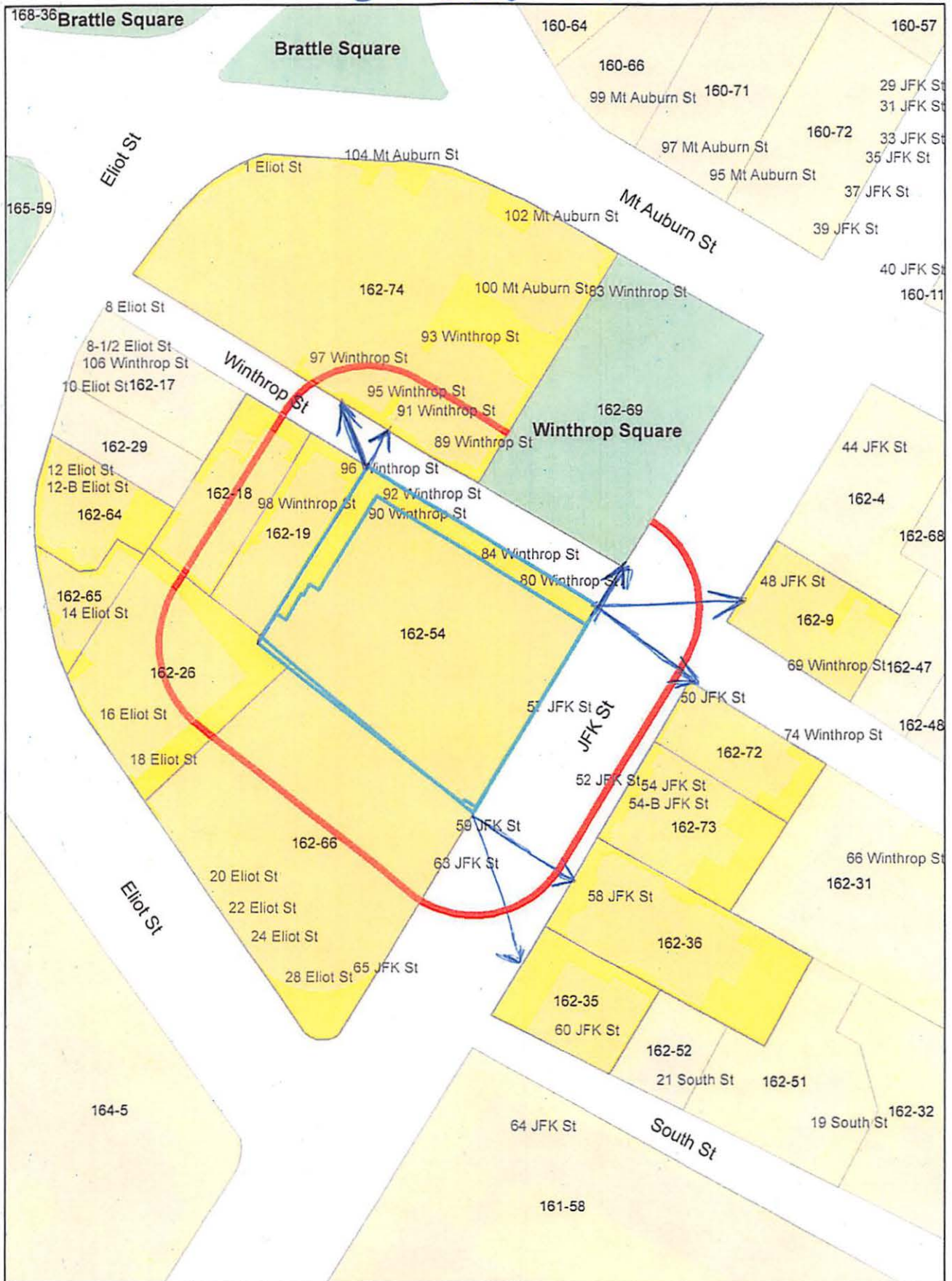
Quincy, MA 02171

Tel. No. : 617 471-3460

E-Mail Address : Rchin@chinfirm.com

Date : 12/11/2018

59 JFK St.



57 JFK St.

Petitioner

162-9
TARTARIAN, LLC
1188 CENTRE ST.
NEWTON, MA 02459

162-18
TIMBUKTU REAL ESTATE LLC
10 ELIOT ST
CAMBRIDGE, MA 02138

GANKO GROUP CAMBRIDGE, LLC
C/O RUSSELL CHIN, ESQ.
400 HANCOCK ST.
QUINCY, MA 02171

162-26
CHARLES RIVER HOLDINGS LLC,
1299 BEACON ST
BROOKLINE, MA 02446

162-35
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

162-36
MCMILLAN, GENEVIEVE,
TRUSTEE OF MC MILLAN REALTY TRUST
P.O. BOX 380209
CAMBRIDGE, MA 02238

162-54
CRIMSON GALERIA LIMITED PARTNERSHIP
C/O RAJ DHANDA
1299 BEACON STREET
BROOKLINE, MA 02446

162-64-65
THE R B FAMILY LIMITED PARTNERSHIP
C/O THE BANKER REAL ESTATE COMPANY
14A ELIOT ST
CAMBRIDGE, MA 02138

162-72
JANES, ROGER V.,
TRUSTEE THE 50 JFK STREET REALTY TRUST
351 SHOREWOOD DR
EAST FALMOUTH, MA 02536

162-66
DI GIOVANNI, LOUIS F.
TRUSTEE OF KENNEDY AND ELIOT REALTY TRUST
P.O. BOX 380212
CAMBRIDGE, MA 02238

162-69
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

162-69
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

162-69
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

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

162-19
RAJ & RAJ LLC, NEENA'S DESIGN LIGHTING, LTD
C/O RAJ DHANDA
1299 BEACON ST
BROOKLINE, MA 02446

162-73
HARVARD SQUARE HOLDINGS LLC.
1299 BEACON ST
BROOKLINE, MA 02446

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

162-74
THOMPSON, JANE McC,
TR. OF WINTHROP STREET 93 REALTY TR.
93 WINTHROP ST. UNIT#WSR6
CAMBRIDGE, MA 02138

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

162-74
LEVITAN, SHARI A.,
TRUSTEE OF 93 WINTHROP NOMINEE TRUST
C/O HOLLAND & KNIGHT LLP
10 ST. JAMES AVE
BOSTON, MA 02116

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

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

162-74
OSMENA, MARIA VICTORIA R.
465 PARK AVE. APT 33W
NEW YORK, NY 10022



CHIN LAW FIRM



57 JFK ST - PROPOSED USE/OCCUPANCY AS A RESTAURANT./TAKE-OUT FOOD ESTABLISHMENT IN EXISTING COMMERCIAL BUILDING – NARRATIVE FOR SP APPLICATION (10/ /18)

The Applicant, Ganko Group Cambridge, LLC, seeks approval of a Special Permit to operate a Fast Order Food Establishment at 57 J.F.K Street known as the Cambridge Galleria building. The Applicant intends to occupy a part of the space formerly occupied by Wagamama which was also a Fast Order Food Establishment (Category O). Total assembly occupancy would be for fifty three (53) people. The commercial kitchen would accommodate five (5) people and the restaurant proposes total seating of 51 which includes 11 counter stools, or 22% of the total seating.

For reference, Wagamama previously occupied 4,000 square feet and had 136 seats. Following the departure of that restaurant in July of 2018, the landlord divided it into two areas for new tenants. The Applicant intends to rent 1,636 square feet or about 40.9% of the former Wagamama space. Because it is a much smaller operation than the previously-approved Fast Order Food Establishment, the Applicant is requesting that the Board of Zoning Appeals grant a Special Permit to operate without additional parking.

Compliance with General Special Permit Criteria

With regard to the Special Permit criteria listed in Article 10.43 wherein a Special Permit will normally be granted except where granting of such permit [is determined] to be to the detriment of the public interest because:

- (a) It appears that requirements of this Ordinance cannot or will not be met...

Response – A Special Permit approval process is required for any project seeking the relief from the Parking and Loading Requirements, as indicated in §20.54.4.2. A by-right project is not feasible, nor is a fully compliant parking and loading scenario. In the latter case, it is not technically feasible to comply given the constraint of the existing buildings and uses.

- (b) Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character...

Response – The Applicant intends to occupy about 40% of the former Wagamama space, to use as a Japanese ramen noodle Fast Order restaurant/take-out, which is very similar in nature to the former occupant. This use does not detract from the neighborhood or represent a substantial change in neighborhood patterns. The intended restaurant use will attract patrons who will either walk or want to use the City's mass transit facilities, bicycle, and pedestrian amenities due to its central location.



(c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use...

Response – The adjacent uses are fully developed commercial uses, limited residential and Winthrop Park. All of these uses have worked compatibly as the area has been developed. The proposed restaurant/take-out use is a relatively low-impact use with a low density of occupancy. Therefore, we expect the impact of the use to be both minimal and generally compatible.

(d) Nuisance or hazard would 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...

Response – The proposed restaurant is in a newly-designed space and will be constructed to meet or exceed current codes. It is intended to comply with all of the City's regulations with regard to noise, health and safety. Trash will be contained on site at the previously-established designated trash area assigned to the building's tenants. The interior layout of the building is intended to comply with the latest addition of the MA Building Code and other applicable building codes and regulations, thereby providing for the health and safety of the residents. The roof mounted mechanical equipment is intended to comply with the City's Noise Ordinance with the use of screen enclosures and, if necessary, soundproofing material suitable for exterior use.

(e) For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance

Response – The proposed restaurant/take-out is compatible with the district and overlay in which it is located. The proposed use is allowed as of right in the district and overlay and many of the nearby buildings have similar or compatible uses on the ground floor and upper levels. There are no immediate residential abutters, the nearest being the condominium building on the west side of Winthrop Park. The Applicant believes that given the distance and buffer provided by the adjacent lot, the proposed development will have minimal impact on the adjoining residential use.

Grounds for Granting Special Permits Article 20.54.5.2

The Parking and Loading Requirements found in Article 6.36 for the base zoning district may be exempt under the regulation of this Article upon the granting of a Special Permit from the Planning Board. 20.54.4 Parking and Loading Requirements. The Applicant's use in the Harvard Square Overlay District does not fully meet all of the requirements to be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements. Therefore the Applicant must either provide the required parking or meet the requirements for a Special Permit.

Response: The parking requirement for the intended commercial use is calculated at one (1) parking space per ten (10) seats. The Applicant seeks relief for the five (5) parking spaces required under the regulations. The Applicant will have 11 counter seats, or 22% of the restaurant occupancy. The restaurant will have 40 other seats for a total of 51. With such a high



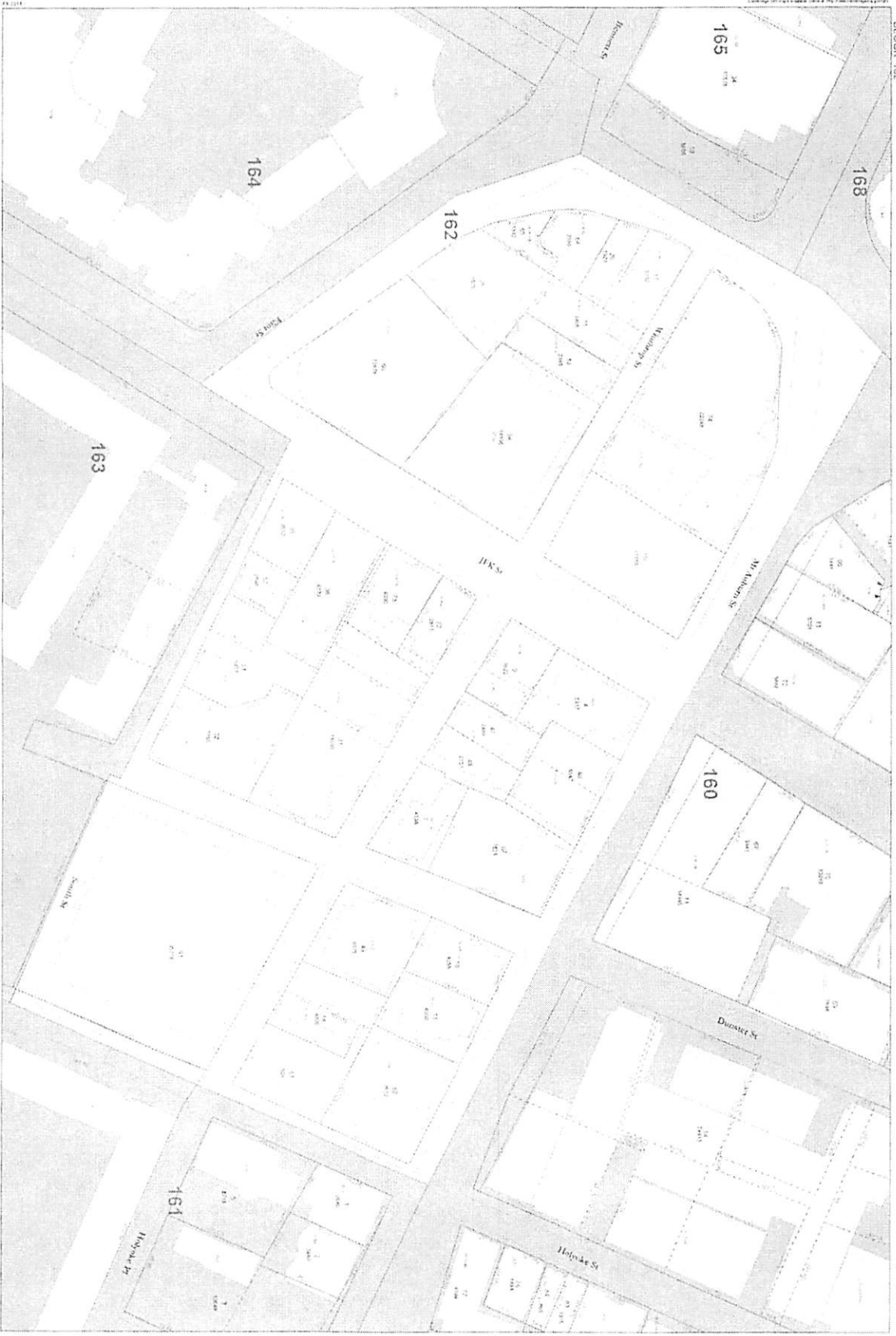
concentration of counter seats, the restaurant expects a substantial percentage of patrons will be single party or fast order diners. Therefore, the Applicant seeks relief for five (5) parking spaces. The Applicant believes that the typical patterns of loading and removals are consistent with the current building area and would not be interrupted or made worse by its presence or use. The parking is likewise accommodated in existing short term and commercial garage parking. The Applicant is a small business, owned and operated by a couple with two small children. To meet the parking requirement regulation would represent an economic hardship and significant financial burden.


Where the proposed use is a continuation of a similar business previously approved by the BZA as a Fast Order Food Establishment under Category O without mandating additional parking, and for the foregoing reasons, the Applicant respectfully requests that a Special Permit be approved and issued.

GANKO GROUP CAMBRIDGE, LLC

By:

Russell L. Chin, Esq.





City of Cambridge
Assessing Department
 755 Massachusetts Ave
 Cambridge MA 02138

10 1st Symbols
 102 Block Number
 44 44.27 Land Court Reference
 117.000 1st Symbol
 117.000 1st Symbol

100 Parcel Area in Sq Ft
 102 Block Number
 44 44.27 Land Court Reference
 65.0 65.000 1st Symbol
 117.000 1st Symbol

100 Parcel Area in Sq Ft
 102 Block Number
 44 44.27 Land Court Reference
 65.0 65.000 1st Symbol
 117.000 1st Symbol

N
 0 10 20 40 Feet
 1 inch = 33 feet



Parcel Block Map
162

GANKO ITTETSU RAMEN

57 JOHN F. KENNEDY ST.
CAMBRIDGE, MA 02138

PERMIT DAY - SEPTEMBER 2010

ARCHITECT OF RECORD:
MICHAEL KIM ASSOCIATES
1 Holden Street # 3
Brookline, MA 02445
Tel: (617) 739-6925
Email: mkim@mikimarchitect.com
CONTACT: Michael Kim

CLIENT/OWNER:
KENT IWAOKA
215 THAYER STREET
Providence, RI 02905
Tel: (617)
Email: keniwoka@gmail.com
Contact: Ken Iwoka

DRAWING INDEX:

11.0 PROJECT INFORMATION & ZONING
A1.0 INNOVATION PLANS
A2.0 REFLECTED CEILING PLANS
A3.0 LIFE SAFETY PLANS

CONTRACTOR:
T.B.D.

GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE OF MASSACHUSETTS, THE CITY OF CAMBRIDGE BUILDING DEPARTMENT AND OTHER MUNICIPAL AGENCIES HAVING JURISDICTION.
 - ALL WORK SHALL BE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES INCLUDING THE RESIDENTIAL CODE OF MASSACHUSETTS STATE, SRC-1-2013, 2012 IBC W/ MASSACHUSETTS AMENDMENTS, MA FIRE SAFETY CODE, MFA 101 (2012 EDITION) AND ALL APPLICABLE SUB CODES AND RELATED REGULATIONS.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE WORK BEFORE WORK COMMENCES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
 - THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR CORRECTNESS OR FITNESS OF NEW CONSTRUCTION, AND NOTIFY THE ARCHITECT IF ANY DESIGN FEATURES CONFLICT WITH ACTUAL FIELD CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES AND DEVIATIONS FROM APPROVED PLANS.
 - THE CONTRACTOR SHALL COORDINATE ALL WORK WITH REQUIREMENTS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT OR BOARD OF DIRECTORS.
 - PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES. WHO WILL ARRANGE FOR INSPECTIONS AND REQUIRED SIGN-OFFS.
 - THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND SAFETY PROCEDURES DURING PROGRESS OF THE WORK.
 - ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE DUE TO CONSTRUCTION ACTIVITY AND SHALL MAKE REPAIRS WITHOUT ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL REMOVE OR RELOCATE ALL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. PIPES AND LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.
 - MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY ARE PART OF THE SCOPE OF THE WORK.
 - UPON COMPLETION, THE CONTRACTOR SHALL ARRANGE FOR REQUIRED INSPECTIONS AND SIGN-OFFS.
 - CONTRACTOR SHALL PROVIDE ARCHITECT WITH SHOP DRAWINGS OF CABINERY AND SUBMITTALS FOR APPROVAL OF ALL PRODUCTS NOT SPECIFIED IN THE DRAWINGS AND CHOSEN BY THE CONTRACTOR.
 - CONTRACTOR SHALL ASSURE THAT ALL EMPLOYEES AND SUB-CONTRACTORS ARE PROPERLY INSURED AND EDUCATED ON SAFETY PROCEDURES ON A WORKSITE.
- STRUCTURAL NOTES:**
- CONTRACTOR SHALL CALL FOR A SITE MEETING AT THE COMPLETION OF DEMOLITION SO ARCHITECT MAY REVIEW EXISTING FRAMING AS IT PERTAINS TO DESIGNED STRUCTURE.

BUILDING CODE DATA

USE GROUP:
A-2 - ASSEMBLY SPACE - RESTAURANT

CONSTRUCTION TYPE:
TYPE II-B, SPRINKLERED

NOTES:
THE BUILDING IS PROTECTED BY AN AUDIBLE AND VISUAL FIRE ALARM SYSTEM

OCCUPANCY:
ASSEMBLY SPACES, UNCONCENTRATED - 51 People (11 counter/food stock)
COMMERCIAL KITCHENS - 5 people
TOTAL ASSEMBLY OCCUPANCY - 56 People

EXIT ACCESS TRAVEL DISTANCE:
OCCUPANCY WITH SPRINKLER SYSTEM - MAX. 75ft. (40' EXISTING - CONFORMS)

| LEVEL | OCCUPANT LOAD | NUMBER OF EXITS |
|----------------|---------------|-------------------------------------|
| GROUND LEVEL - | 1 - 500 | 2 EXITS NEEDED (2 EXIST - CONFORMS) |

RESTROOM PLUMBING FIXTURE CALCULATIONS

| | |
|------------|---------------------------------------|
| WC-FEMALE | 1.30 = 1 req. (1 provided - CONFORMS) |
| WC-MALE | 1.50 = 1 req. (1 provided - CONFORMS) |
| LAV-FEMALE | 1.75 = 1 req. (1 provided - CONFORMS) |
| LAV-MALE | 1.75 = 1 req. (1 provided - CONFORMS) |

1 LOCUS MAP
1/8" = 1'-0"



GANKO ITTETSU RAMEN

57 JFK STREET
Cambridge, MA 02138

10/1/2010 11:00 AM
10/1/2010 11:00 AM
10/1/2010 11:00 AM

| # | DATE | DESCRIPTION |
|-----------|------|-------------|
| REVISIONS | | |

| |
|----------------------------|
| Date Issued: - |
| Drawing Scale: As noted |
| PROJECT INFORMATION |

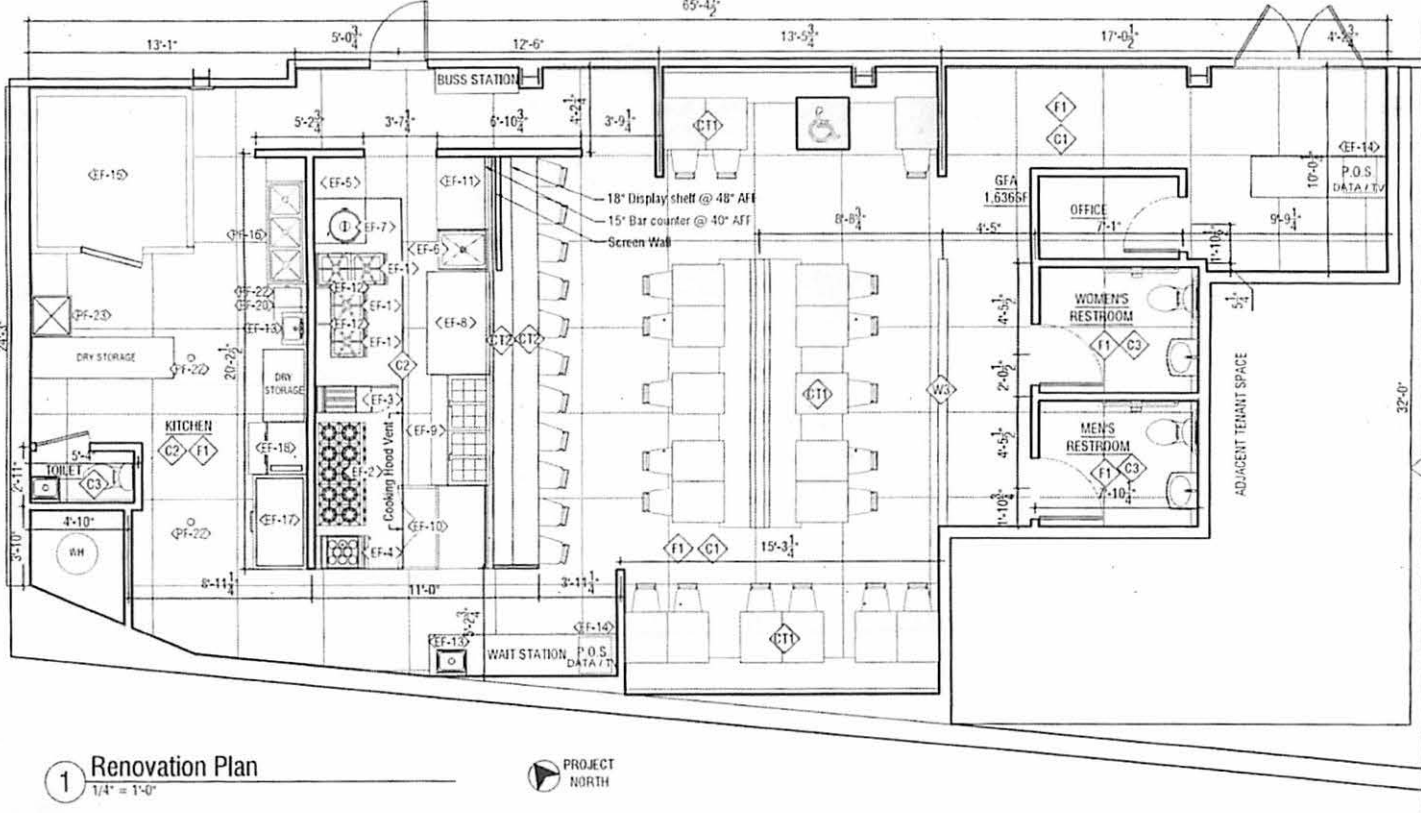
T1.0



PLAN KEY:
 ——— EXISTING WALL
 ——— NEW WALL

NOTE: ALL DIMENSIONS REFER TO ROUGH FRAMING & DO NOT INCLUDE FINISHES U.N.D.

| FOODSERVICE EQUIPMENT/PLUMBING SCHEDULE | | ELECTRICAL | | | | | PLUMBING | MANUFACTURER | MODEL | PROVIDED BY / INSTALLED BY | NOTES | | |
|---|-----|---|--------------------|----|-----|---------|----------|---------------------|--|----------------------------|------------------|---------------|--------------------------------------|
| MK | QTY | DESCRIPTION | FL AMPS (THRU 15A) | KW | HP | VOLTS | LOCATION | ACQ'D. REVISIONS | | | | | |
| <EF-1> | 3 | STOCK POT RANGE, ARSP-18, ARSP-18-2, ARSP- | - | 26 | - | - | WALL | SEE ENG. | 10-182 000 BTU 12-1-900 BTU 12-1-900 BTU | AMERICAN RANGE | ARSP-18, 18-2, J | OWNER / G.C. | |
| <EF-2> | 1 | 60" RESTAURANT RANGE | - | 67 | - | - | WALL | - | 12-1-900 BTU 12-1-900 BTU | IMPERIAL | IR-C | OWNER / G.C. | |
| <EF-3> | 1 | FREE STANDING ENTRY LEVEL GAS FRYER | - | - | - | - | - | SEE ENG. | 12-1-900 BTU 12-1-900 BTU | PITCO | GG14 | OWNER / G.C. | |
| <EF-4> | 1 | NOODLE COOKING UNIT | - | - | - | - | - | SEE ENG. | 12-1-900 BTU 12-1-900 BTU | ROYAL | RF175 | OWNER / G.C. | |
| <EF-5> | 1 | UP-RIGHT FREEZER | 14.4 | - | - | 115V/60 | WALL | PLUMB | 12-1-900 BTU 12-1-900 BTU | AVANTAGE SERIES | 178&120HC | OWNER / G.C. | |
| <EF-6> | 1 | S.S. FABRICATED ECONOMY PREP SINK, 24" | - | - | - | - | - | - | 1-2" IPS | ADVANCE TABCO | FC-1-2424 | OWNER / G.C. | |
| <EF-7> | 1 | COMMERCIAL GAS RICE COOKER | - | - | - | - | WALL | SEE ENG. | 12-1-900 BTU 12-1-900 BTU | RINNAM | RER-554S | OWNER / G.C. | |
| <EF-8> | 1 | S.S. KITCHEN WORK COUNTER, 5' LONG | - | - | - | - | WALL | - | - | - | - | OWNER / G.C. | |
| <EF-9> | 1 | FOOD PREP TABLE | 4.8 | - | 1/3 | 115V/60 | WALL | PLUMB NEMA 5-15P | - | TRUE | TFP-64-24M | OWNER / G.C. | |
| <EF-10> | 1 | WORKTOP REFRIG., 48" WIDE | 3.0 | - | 1/5 | 115V/60 | WALL | PLUMB NEMA 5-15P | - | TRUE | TWT-48-HC | OWNER / G.C. | |
| <EF-11> | 1 | UNDER-COUNTER DISHWASHER | - | - | - | - | WALL | - | - | - | - | OWNER / G.C. | |
| <EF-12> | 2 | SWING-ARM POT FILLER, FILTERED WATER SYSTEM | - | - | - | - | - | SEE ENG. | - | T.B.D. | - | OWNER / G.C. | |
| <EF-13> | 2 | HAND SINK | - | - | - | - | - | - | - | - | - | OWNER / G.C. | ADD TO CARTRIDGE FILTRATION SYSTEM |
| <EF-14> | 1 | P.O.S./CASH REGISTER | - | - | - | - | TABLE | - | - | T.B.D. | - | OWNER / OWNER | G.C. TO INSTALL CABLE CONDUIT SERVER |



- FINISH SCHEDULE** - Prior to the purchase and/or installation of all finish material, contractor is to provide samples to owner for approval
- F. Floor coverings
- F1 Stained Concrete - T.B.D.
Manuf. T.B.D.
Note: New concrete slab to be grinded to a smooth finish. Follow manufacturer installation requirements.
- B. Base
- B1 Standard vinyl 4" flat floor base, black
Manuf. GC
Note: Provided by GC, installed by GC
- C. Ceiling
- C1 Expose ceiling if possible, otherwise:
Suspended ceiling-2' x 4' x 1/2" optima open plan square lay-in with prelude 1/2" exposed tee grid, black Manuf. Armstrong
Note: Follow manufacturer installation requirements
 - C2 Suspended ceiling-2'x4'x 1/2" square lay-in 1/2", white Manuf. Armstrong - Kitchen Zone
Note: Follow manufacturer installation requirements
 - C3 Gypsum Board ceiling, paint TBD
Manuf. GC
Note: Provided by GC, installed by GC
- CT. Countertop
- CT1 Salvaged wood
Stain: Walnut, installed by GC
 - CT2 Black steel, 1/2" weld and grind smooth
Installed by GC
- W. Wall
- W1 Stainless Steel Wall Panel
Manuf. GC
Note: Provided by GC, installed by GC
 - W2 Salvaged Wood 2x6 boards
Stain: Walnut
Note: Provided by GC, installed by GC
 - W3 Partition wall: Strung beads 1" o.c. attach to partition wall
Note: Beads provided by owner, installed by GC

1 Renovation Plan
 1/4" = 1'-0"



GANKO ITTETSU RAMEN
 57 JFK STREET
 Cambridge, MA 02138

| # | DATE | DESCRIPTION |
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| REVISIONS | | |

| # | DATE | DESCRIPTION |
|-----------|------|-------------|
| REVISIONS | | |

Date Issued: -
 Drawing Scale: As noted
Renovation Plan

A1.0

| FOODSERVICE EQUIPMENT / PLUMBING SCHEDULE, CONTINUED | | | | | | | | | | | |
|--|-----|--------------------------------------|---------------------|------|-------|----------|----------------|------------------|--------------------------------------|--------------|----------------------------|
| MK | QTY | DESCRIPTION | ELECTRICAL | | | | | PLUMBING | MANUFACTURER | MODEL | PROVIDED BY / INSTALLED BY |
| | | | PLUMBING | AMP | VOLTS | LOCATION | ANNUAL REPAIRS | | | | |
| GF-1D | 1 | WALK-IN COOLER | - | - | - | WALL | SEE ENG. | 1" PPT BLET | CUSTOM MADE | - | OWNER / G.C. |
| GF-1G | 1 | THREE COMPARTMENT SINK W/ DRAINBOARD | ADVANCE TAB 34-3-51 | - | - | WALL | SEE ENG. | 1" PPT BLET | PROVIDE ALL ADD. REQUIRED COMPONENTS | G.C. / G.C. | |
| GF-1J | 1 | COMMERCIAL CHEST FREEZER | 28.6 | 1.16 | 1.8 | 115V/60 | WALL | SEE ENG. | GALAXY EQUIPMENT 760CF14 | OWNER / G.C. | |
| GF-1K | 1 | ICE MAKER, AIR-COOLED | 20 | 5.8 | - | 115V/60 | WALL | SEE ENG. | FRODOY PLUS 00530 B5309 | OWNER / G.C. | |
| GF-1L | 1 | DISHWASHER | - | - | - | WALL | SEE ENG. | SEE ENG. | - | OWNER / G.C. | |
| GF-5D | 1 | GREASE TRAP | - | - | - | 115V/60 | FLOOR | CONCRETE W/ SINK | 2 WASTE TBD | TBD | |
| GF-21A | 1 | BASIC FILTRATION SYSTEM | - | - | - | WALL | SEE ENG. | SEE ENG. | 1" HOT DRAN PENTAIR/FENEX 98FS-222 | OWNER / G.C. | |
| GF-2D | 6 | FLOOR DRAIN | 1.0 | - | - | - | - | - | PROVIDE ALL ADD. REQUIRED COMPONENTS | G.C. / G.C. | |
| GF-2D | 1 | MOP SINK | 1.0 | - | - | - | - | - | PROVIDE ALL ADD. REQUIRED COMPONENTS | G.C. / G.C. | |

RCP, POWER & LIGHTING PLAN KEY:

- ↔ LIGHT SWITCH
- ◀ LIGHT SWITCH (DIMMABLE)
- ☐ PANASONIC 80 CFM CEILING FAN
- ☐ PANASONIC 90 CFM WALL FAN

LIGHTING NOTES:

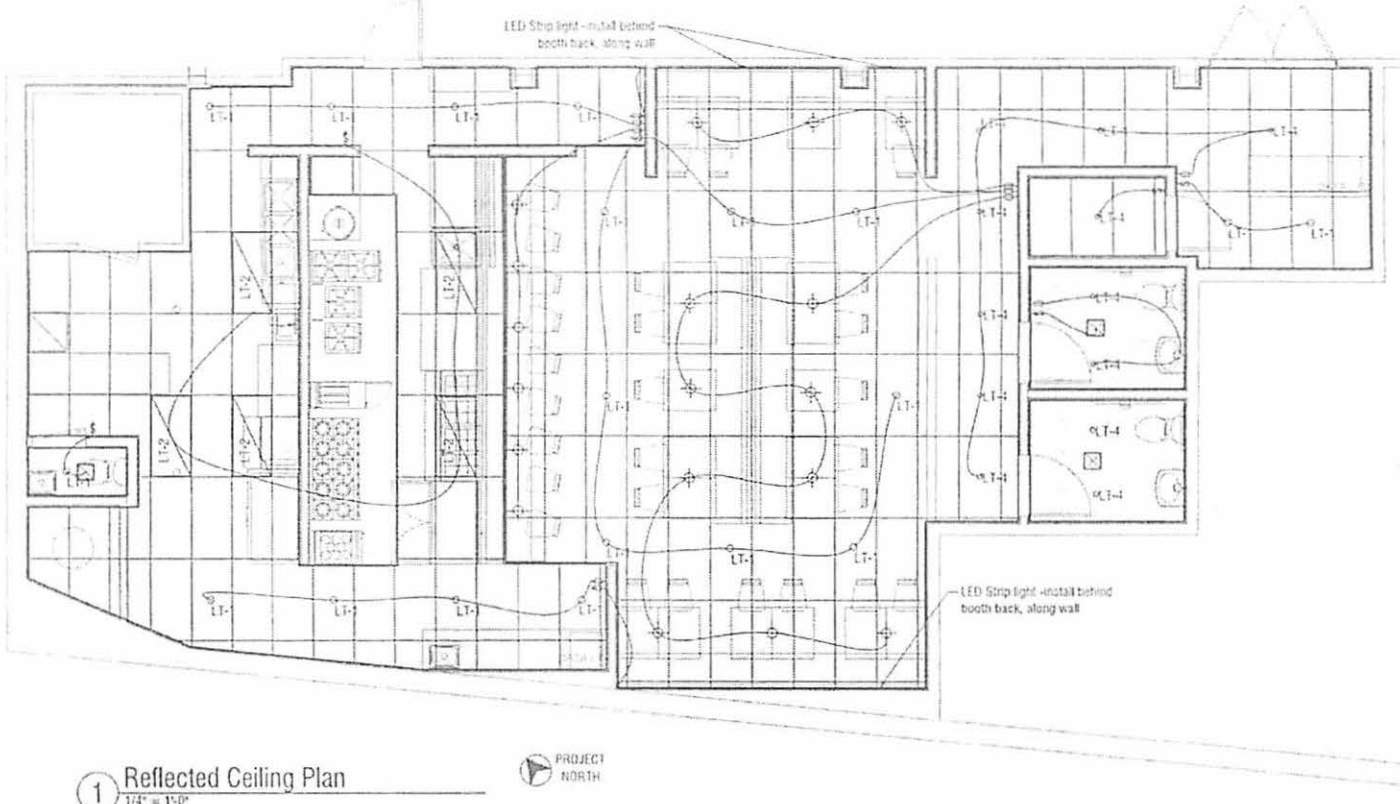
- LT-1 ○ 4" RECESSED DOWNLIGHT
- LT-1-w ○ 4" RECESSED DOWNLIGHT (WET LOCATION)
- LT-1 + 2" RECESSED DOWNLIGHT
- LT-2 ☐ 2x4 FLUORESCENT FLAT PANEL
- LT-3 — FLEXIBLE STRIP LIGHT, 2400-3000K

INSTALLATION NOTES:

- ⊕ CEILING-MOUNTED PENDANT (FBO)
- + CEILING-MOUNTED PENDANT (FBO)
- WALL-MOUNTED SCENE (FBO)

ADDITIONAL NOTES:

- ☐ LIGHT TOLERLY CASIER W/ L.E.D. LAMPS TRIM, BAFFLE, CONE T.B.D.



1 Reflected Ceiling Plan
1/4" = 1'-0"



GANKO ITTETSU RAMEN
57 JFK STREET
Cambridge, MA 02138

DATE: 08/14/2018 11:54 AM
DRAWING NO: 200-1002-001
PROJECT: GANKO ITTETSU RAMEN

| # | DATE | DESCRIPTION |
|---|------|-------------|
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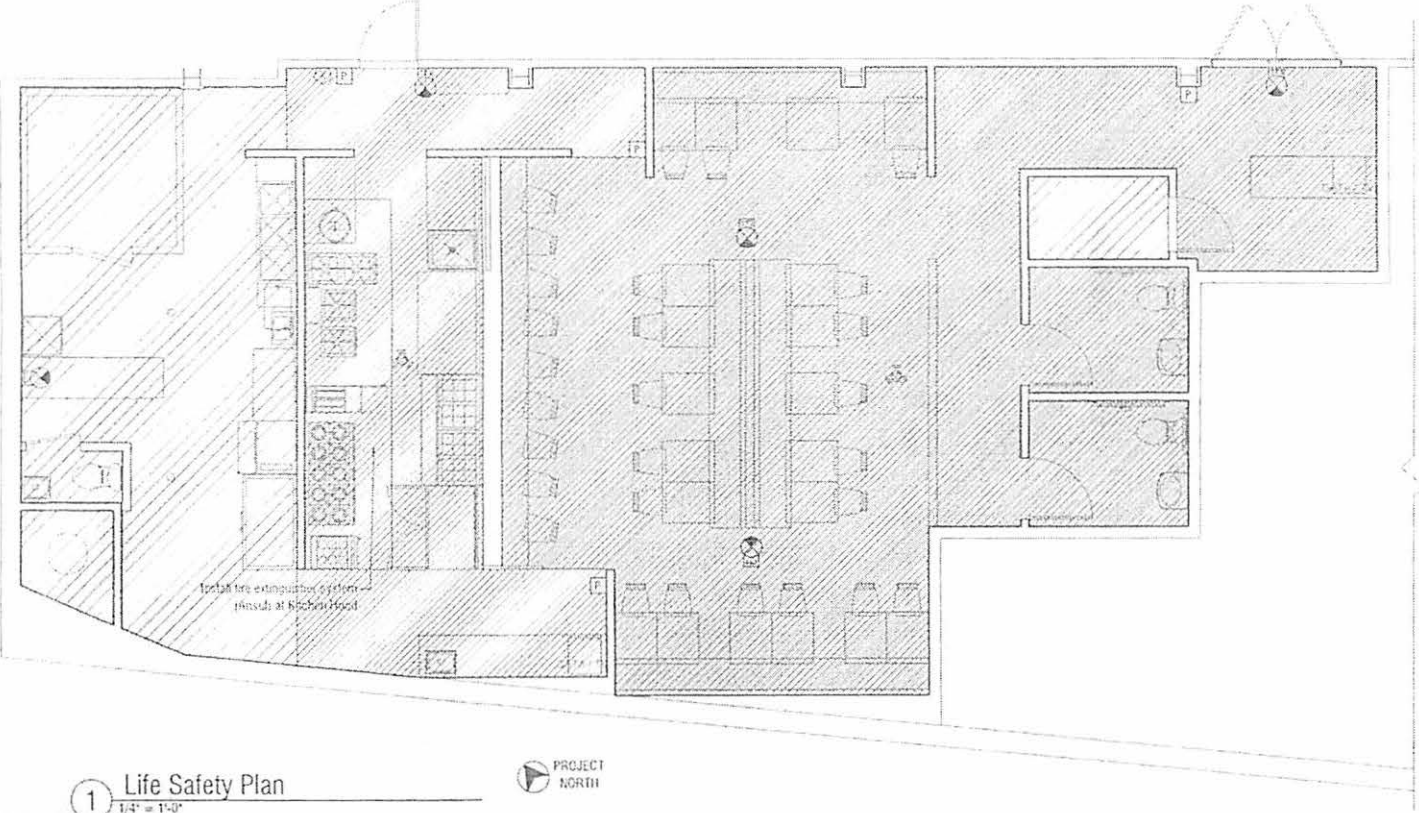
Date Issued: -
Drawing Scale: As noted
Reflected Ceiling Plan

A2.0

1" = 1'-0"
 SCALE
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 SCALE

FIRE PROTECTION LEGEND:

| | |
|--|--------------------------------------|
| | Smoke Detector |
| | Pull Station |
| | Auto / Visual Alarm (Speaker Strobe) |
| | Fire extinguisher |
| | Exit/Emerg. Lighting Control |
| | Emergency Lighting |
| | Assembly Space |
| | Commercial Kitchen |
| | Accessory Storage |



1 Life Safety Plan
 1/4" = 1'-0"



GANKO ITTETSU RAMEN
 57 JFK STREET
 Cambridge, MA 02138

Architect: [Faint text]
 Date: [Faint text]

| # | DATE | DESCRIPTION |
|---|------|-------------|
| | | |
| | | |
| | | |

Date Issued: -
 Drawing Scale: As noted
Life Safety Plan

A3.0



