



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

BZA APPLICATION FORM

Plan No: BZA-017031-2018

GENERAL INFORMATION

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

Special Permit :   ✓   Variance :            Appeal :           

PETITIONER : Ganko Group Cambridge, LLC - C/O Russell Chin, ESQ.

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

LOCATION OF PROPERTY : 57 Jfk St Cambridge, MA 02138

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

REASON FOR PETITION :  
Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :  
Reduction of parking requirement as a fast food/take out establishment.

SECTIONS OF ZONING ORDINANCE CITED :  
 Article 6.000 Section 6.35 (Reduction of Parking).

Original Signature(s) : *Russell L. Chin, Attorney in*  
*Banko Group Cambridge LLC* (Petitioner(s) / Owner)  
*RUSSELL L. CHIN, ESQ.*  
 (Print Name)

Address : 400 HANCOCK ST.  
QUINCY, MA 02171  
 Tel. No. : 617-471-3460  
 E-Mail Address : Rchin@chinfirm.com

Date : 10/17/2013

**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 \_\_\_\_\_

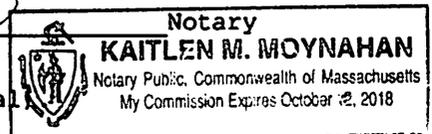
Raj Dhandu  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

\*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 10<sup>th</sup> of October 2018, and made oath that the above statement is true.

My commission expires 10/12/2018 (Notary Seal)



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

**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:  
The proposed use is a continuance of the previous use.
- 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 proposed use is a continuance of the previous use.
- 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:
- 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:
- 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:



## 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.

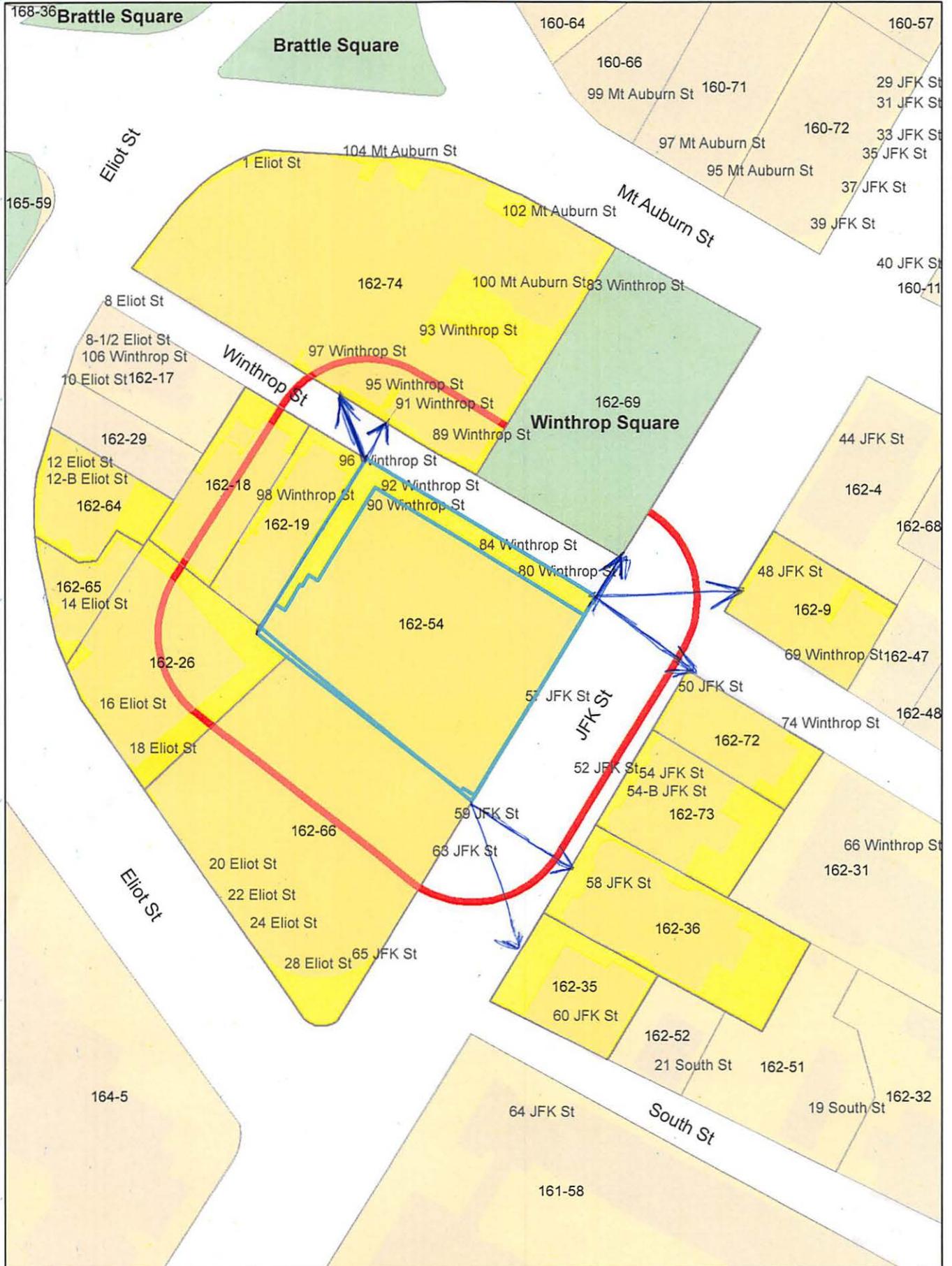
Where the proposed use is a continuation of a similar business previously approved by the BZA as a Fast Order Food Establishment under Category O without mandating additional parking, and for the foregoing reasons, the Applicant respectfully requests that a Special Permit be approved and issued.

GANKO GROUP CAMBRIDGE, LLC

By:   
Russell L. Chin, Esq.



59 JFK St.



59 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

# **Harvard Square Advisory Committee**

**c/o Cambridge Community Development Department**

**344 Broadway**

**Cambridge, MA 02139**

**617/349-4647**

**Case:** 84 Winthrop Street/57 JFK Street – BZA-017013-2018

**Applicant:** Jeff Russell, Director of Development, Veggie Grill

**Proposal and Zoning Issues:** The Board of Zoning Appeal Special Permit application is for a Fast Order Food Establishment (Sections 4.35.o and 11.30) to operate a fast order food establishment.

**Harvard Square Advisory Committee:** 10/9/18

**Summary:** Andrew Upton of DiNocola, Deligason & Upton, LLP, along with Jeff Russell who was on speaker phone, presented the application for the special permit. The proposal is to convert two-thirds of the Wagamama Restaurant space into a vegan concept restaurant. This will be approximately 2,300 square feet, offering both sit down dining and take out. The use will be similar to the previous restaurant use. The typical hours of operation are Sunday to Thursday from 11 am to 9:30 pm, Friday and Saturday from 11am to 10 pm, with the option to be open later in Harvard Square. Deliveries will be made by night drops through the existing basement, with recycling and composting done through the building management.

The applicant will apply for a beer and wine license, but this is not a significant part of the sales.

All food will be prepared on site, ordered at a counter with eat in meals will be served on plates with cutlery delivered to customers at the tables. The takeout meals will be in compostable containers.

This will be the first East Coast location. The only exterior changes will be face replacement signage.

**HSAC comments:** A motion was made and seconded to support the application for the Fast Order Food Establishment, that the proposal meets the guidelines of the Harvard Square Overlay District. This use is replacing a previous restaurant use at this location. The committee sees this as a well thought out concept that fits the space, and that concept of healthy food choices is encouraged.

The Committee has the following comments and suggestions:

- The windows should remain as open as possible. It is important to see as much activity and light as possible from the outside and to have lights on after hours to enliven the space.
- The Committee also suggests that the evening hours be expanded at least on the weekends.
- The applicant is encouraged to join the Winthrop Park Association/Trust and actively engage in the care of the abutting open space.
- Recycling and composting should be facilitated with clear and precise directions using photographs of the actual materials.
- The applicant is encouraged to continue to develop a breakfast menu to increase the offerings and the hours of operation.

All members in attendance supported the Fast Order Food Special Permit and find it in conformance with the Harvard Square Overlay District guidelines.

**Committee Members in Attendance:** Matt Simitis, Lauren Curry, Alexandra Offiong, Pebble Gifford, and Frank Kramer.

Respectfully submitted for the Committee,



Liza Paden

Community Development Department

One member who could not attend the meeting sent the following email:

I support the encouragement of longer, later hours, visibility of the interior from the street, engagement with the Winthrop Park Trust, and recycling and composting program. I agree that the use conforms to the district guidelines and replaces a similar operation.

I would only add that the applicant should be aware of the vehicle restrictions on Winthrop Street and agree to inform contractors' employees and vendors that the street is closed and has no parking after 11 am.

Kari Kuelzer

Grendel's Den Restaurant & Bar



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

2018 OCT 19 AM 10:09  
 OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017031-2018

GENERAL INFORMATION

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

Special Permit :   √   Variance :            Appeal :           

PETITIONER : Ganko Group Cambridge, LLC - C/O Russell Chin, ESQ.

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

LOCATION OF PROPERTY : 57 JFK St Cambridge, MA 02138

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

REASON FOR PETITION :

Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

Reduction of parking requirement as a fast food/take out establishment.

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.35 (Reduction of Parking).

Original Signature(s) :

*Russell Chin Attorney in*  
 (Petitioner(s) / Owner)  
Ganko Group Cambridge LLC  
RUSSELL L. CHIN, ESQ.  
 (Print Name)

Address : 400 HANCOCK ST.

QUINCY, MA 02171

Tel. No. : 617-471-3460

E-Mail Address : Rchin@chinfirm.com

Date : 10/17/2018



City of Cambridge  
Assessing Department  
795 Massachusetts Ave.  
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railroads

- 10 Lot Number
- 100 Parcel size in Sq. Ft.
- 162 Block Number
- 44 DL/C Land Court Dimensions
- 10' Cam. Street Number
- 65' 0" Survey Dimensions
- 4125' 0" Parcel Dimension
- 1000' Dimension

**2003 Update:**  
This map was prepared using data from the City of Cambridge's GIS system. The data was last updated in 2003. The City of Cambridge is not responsible for any errors or omissions on this map. The City of Cambridge is not responsible for any errors or omissions on this map. The City of Cambridge is not responsible for any errors or omissions on this map.



Parcel Block Map  
**162**

# GANKO ITTETSU RAMEN

57 JOHN F. KENNEDY ST.  
CAMBRIDGE, MA 02138

PERMIT SET - SEPTEMBER 2018

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

**CLIENT/OWNER:**  
KEN IWAOKA  
215 THAYER STREET  
Providence, RI 02906  
Tel: (617)  
Email: keniwaoka@gmail.com  
Contact: Ken Iwaoka

**CONTRACTOR:**  
T.B.D.

**DRAWING INDEX:**

- T1.0 PROJECT INFORMATION & ZONING
- A1.0 RENOVATION PLANS
- A2.0 REFLECTED CEILING PLANS
- A3.0 LIFE SAFETY PLANS

**GENERAL NOTES:**

1. 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.
  2. ALL WORK SHALL BE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES INCLUDING THE RESIDENTIAL CODE OF MASSACHUSETTS STATE, SBC-1-2013, 2012 IBC W/ MASSACHUSETTS AMENDMENTS, MA FIRE SAFETY CODE/MFPA 101 (2012 EDITION) AND ALL APPLICABLE SUB CODES AND RELATED REGULATIONS.
  3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE WORK BEFORE WORK COMMENCES.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
  5. 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.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES AND DEVIATIONS FROM APPROVED PLANS.
  7. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH REQUIREMENTS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT OR BOARD OF DIRECTORS.
  8. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO WILL ARRANGE FOR INSPECTIONS AND REQUIRED SIGN-OFFS.
  9. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND SAFETY PROCEDURES DURING PROGRESS OF THE WORK.
  10. 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.
  11. 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.
  12. 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.
  13. UPON COMPLETION, THE CONTRACTOR SHALL ARRANGE FOR REQUIRED INSPECTIONS AND SIGN-OFFS.
  14. CONTRACTOR SHALL PROVIDE ARCHITECT WITH SHOP DRAWINGS OF CABINETRY AND SUBMITTALS FOR APPROVAL OF ALL PRODUCTS NOT SPECIFIED IN THE DRAWINGS AND CHOSEN BY THE CONTRACTOR.
  15. CONTRACTOR SHALL ASSURE THAT ALL EMPLOYEES AND SUB-CONTRACTORS ARE PROPERLY INSURED AND EDUCATED ON SAFETY PROCEDURES ON A WORKSITE.
- STRUCTURAL NOTES**
1. 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/fast food stools)  
COMMERCIAL KITCHENS - 5 people  
TOTAL ASSEMBLY OCCUPANCY - 56 People

**EXIT ACCESS TRAVEL DISTANCE :**  
OCCUPANCY WITH SPRINKLER SYSTEM - MAX. 75ft. (49ft EXISTING - CONFORMS)

**EXITS REQUIRED:**

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)

3"=1'  
SCALE  
1/12"=1'  
SCALE  
1/2"=1'  
SCALE  
1/4"=1'  
SCALE  
1/8"=1'  
SCALE

1 LOCUS MAP  
1/64" = 1'-0" 



**GANKO ITTETSU RAMEN**  
57 JFK STREET  
Cambridge, MA 02138

michaelkim | associates  
1 Holden Street #3, Brookline, MA 02445 T 617.739.6925  
mkim@mkimarchitecture.com www.mkimarchitecture.com

#	DATE	DESCRIPTION
REVISIONS		

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

T1.0

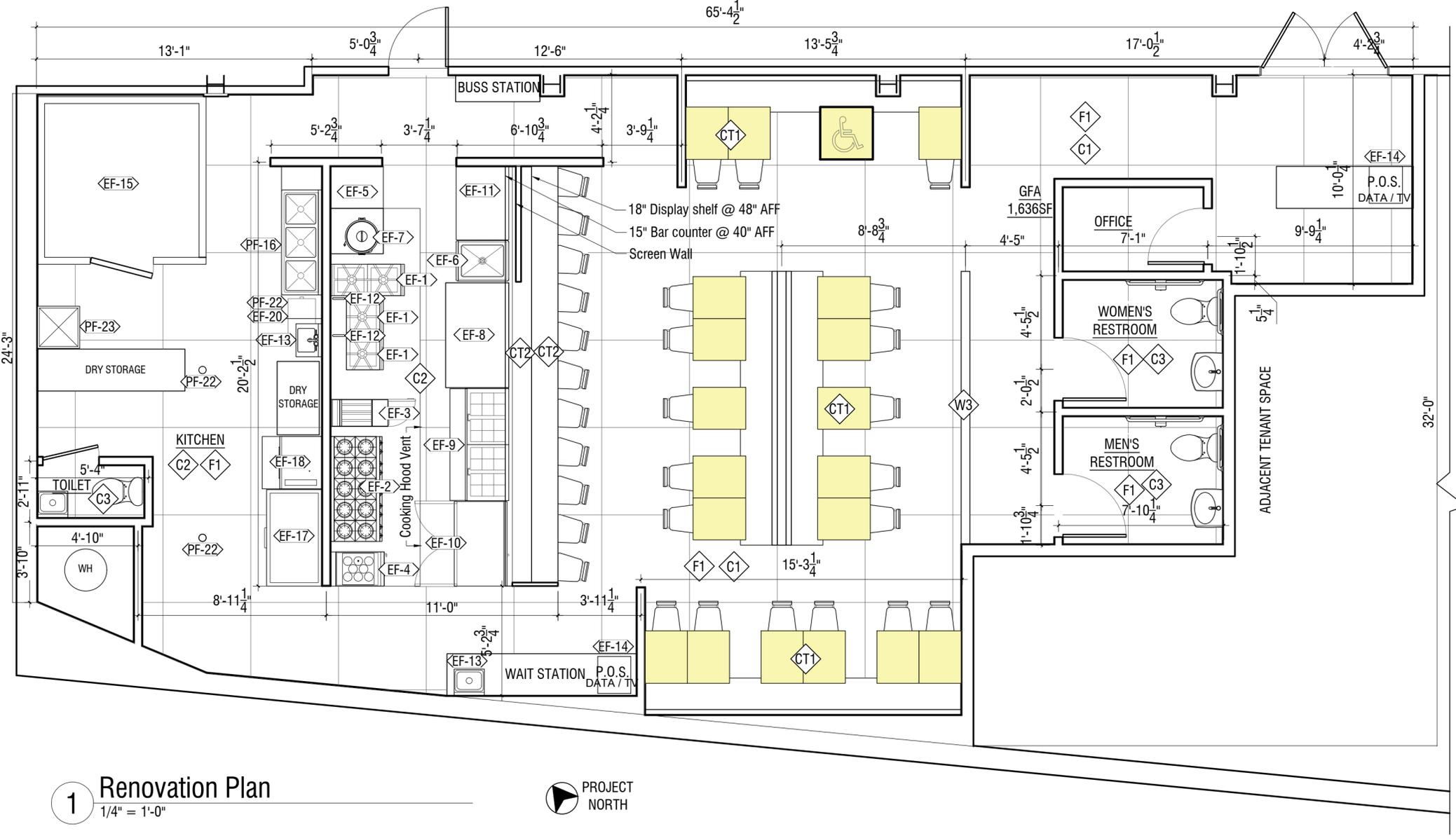
3"=1'  
1/12"=1'  
1/2"=1'  
1/2"=1'  
1/4"=1'  
1/8"=1'

**PLAN KEY:**

EXISTING WALL  
NEW WALL

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

FOODSERVICE EQUIPMENT/PLUMBING SCHEDULE													
MK.	QTY	DESCRIPTION	ELECTRICAL					PLUMBING	MANUFACTURER	MODEL	PROVIDED BY / INSTALLED BY	NOTES	
			FL AMPS (min. 15A)	KW	HP	VOLTS	LOCATION						ADDL. REMARKS
<EF-1>	3	STOCK POT RANGE: ARSP-18, ARSP-18-2, ARSP-J	-	26	-	-	WALL	SEE ENG.	90-180,000 BTU 3/4" GAS NPT	AMERICAN RANGE	ARSP-18, 18-2, J	OWNER / G.C.	
<EF-2>	1	60" RESTAURANT RANGE	-	67	-	-	WALL	-	227,000 BTU 3/4" GAS NPT	IMPERIAL	IR-C	OWNER / G.C.	
<EF-3>	1	FREE STANDING ENTRY LEVEL GAS FRYER	-	-	-	-	-	SEE ENG.	110,000 BTU 3/4" GAS NPT	PITCO	SG14	OWNER / G.C.	
<EF-4>	1	NOODLE COOKING UNIT	-	-	-	-	-	SEE ENG.	152,000 BTU 3/4" GAS NPT	ROYAL	RFT75	OWNER / G.C.	
<EF-5>	1	UP-RIGHT FREEZER	11.1	-	1	115V/60/1	WALL	PLUG-IN NEMA 5-15P	-	AVANTCO-A SERIES	178A49FHC	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.	35,000 BTU 1/2" GAS NPT	RINNAI	RER-55AS	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/60/1	WALL	PLUG-IN NEMA 5-15P	-	TRUE	TFP-64-24M	OWNER / G.C.	
<EF-10>	1	WORKTOP REFRIG., 48" WIDE	3.0	-	1/6	115V/60/1	WALL	PLUG-IN NEMA 5-15P	-	TRUE	TWT-48-HC	OWNER / G.C.	
<PF-11>	1	UNDER-COUNTER DISHWASHER	-	-	-	-	WALL	-	-	-	-	OWNER / G.C.	
<PF-12>	2	SWING-ARM POT FILLER, FILTERED WATER SYST.	-	-	-	-	-	SEE ENG.	-	T.B.D.	-	OWNER / G.C.	
<PF-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  
Manu: GC  
Note: Provided by GC, installed by GC
  - C. Ceiling
    - C1 Expose ceiling if possible, otherwise,  
Suspended ceiling -2' x 4' x 3/4" optima open plan square lay-in with prelude 1/16" exposed tee grid; black  
Manu; Armstrong  
Note: Follow manufacturer installation requirements
    - C2 Suspended ceiling- 2'x4'x 5/8" square lay-in 1/16"; white  
Manu; Armstrong - Kitchen Zone  
Note: Follow manufacturer installation requirements
    - C3 Gypsum Board ceiling, paint TBD  
Manu:GC  
Note: Provided by GC, installed by GC
  - CT. Countertop
    - CT1 Salvaged wood  
Stain: Walnut; installed by GC
    - CT2 Black steel, 1/8" weld and grind smooth  
Installed by GC
  - W. Wall
    - W1 Stainless Steel Wall Panel  
Manu: 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

michaelkim | associates

1 Holden Street #3, Brookline, MA 02445 T 617.739.6925  
mkim@mkimarchitecture.com www.mkimarchitecture.com

#	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	
			FL AMPS (min. T5A)	KW	HP	VOLTS	LOCATION					ADD'L REMARKS
<EF-15>	1	WALK-IN COOLER	-	-	-	-	WALL	SEE ENG.	1/2" FPT INLET	CUSTOM MADE	-	OWNER / G.C.
<PF-16>	1	THREE COMPARTMENT SINK W/ DRAINBOARD	ADVANCE TAB. 94-3-54					C H D	PROVIDE ALL ADD. REQUIRED COMPONENTS			G.C. / G.C.
<EF-17>	1	COMMERCIAL CHEST FREEZER	8.6	1.16	1/6	115V/60/1	WALL	PLUG-IN NEMA 5-15P	-	GALAXY EQUIPMENT	360CF14	OWNER/ G.C.
<EF-18>	1	ICE MAKER, AIR-COOLED	20	5.8	-	115V/60/1	WALL	-	3/8" H2O INLET 3/4" FPT DRAIN	PRODIGY PLUS	C0530/B530S	OWNER / G.C.
<EF-19>	1	DISHWASHER	-	-	-	-	WALL	-	-	-	-	OWNER / G.C.
<EF-20>	1	GREASE TRAP	-	-	-	115V/60/1	FLOOR	CONFIRM W/ OWNER	2" WASTE	TBD	TBD	OWNER / G.C.
<EF-21>	1	BASIC FILTRATION SYSTEM	-	-	-	-	WALL	CONFIRM W/ OWNER	1" NPT DRAIN	PENTAIR-PENTEK	BBFS-222	OWNER / G.C.
<PF-22>	6	FLOOR DRAIN	T.B.D.					D	PROVIDE ALL ADD. REQUIRED COMPONENTS			G.C. / G.C.
<PF-23>	1	MOP SINK	T.B.D.					C H D	PROVIDE ALL ADD. REQUIRED COMPONENTS			G.C. / G.C.

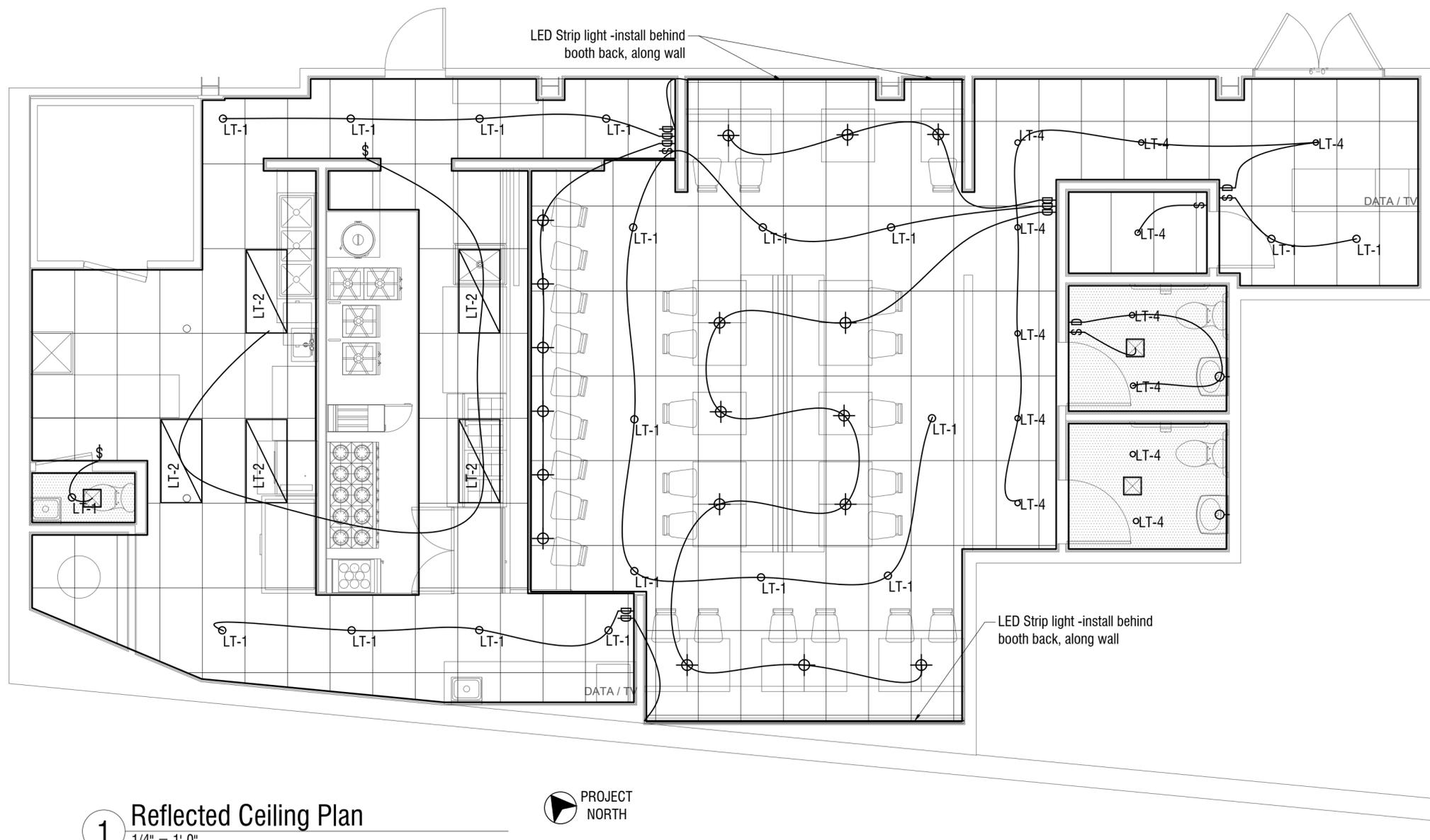
**RCP, POWER & LIGHTING PLAN KEY:**

- ⚡ LIGHT SWITCH
- ⚡ LIGHT SWITCH (DIMMABLE)
- ☒ PANASONIC 80 CFM CEILING FAN
- ☐ PANASONIC 80 CFM WALL FAN

**LIGHTOLIER LYTECASTER W/ L.E.D. LAMPS TRIM, BAFFLE, CONE T.B.D.**

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

- ⊕ CEILING-MOUNTED PENDANT (FBO)
- ⊕ CEILING-MOUNTED PENDANT (FBO)
- WALL-MOUNTED SCONCE (FBO)



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



**GANKO ITTETSU RAMEN**  
57 JFK STREET  
Cambridge, MA 02138

michaelkim | associates  
1 Holden Street #3, Brookline, MA 02445 T 617.739.6925  
mkim@mkimarchitecture.com www.mkimarchitecture.com

#	DATE	DESCRIPTION
REVISIONS		

Date Issued: -  
Drawing Scale: As noted  
**Reflected Ceiling Plan**

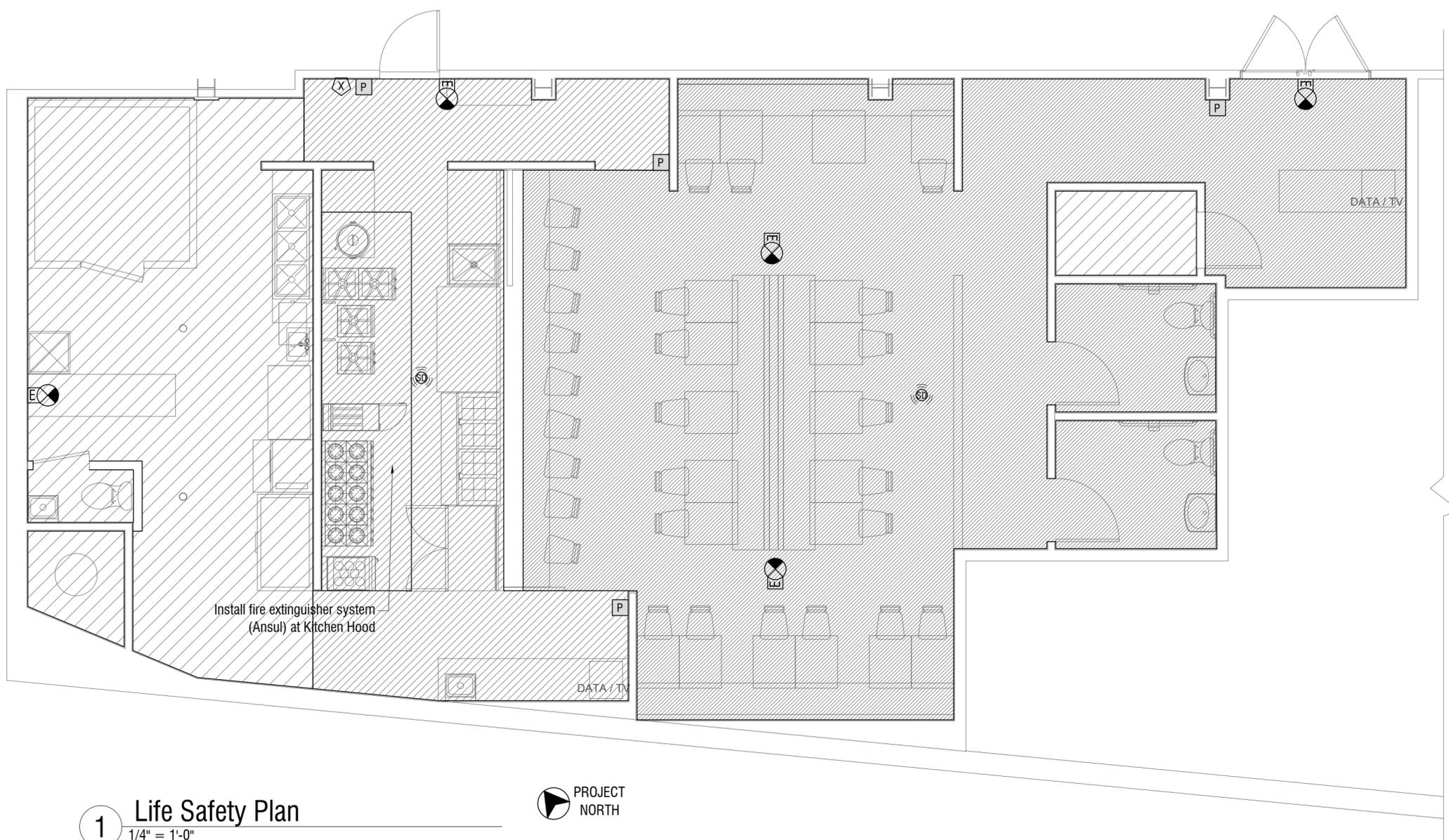
**A2.0**

3"=1'  
SCALE  
1/12"=1'  
SCALE  
1/2"=1'  
SCALE  
1/4"=1'  
SCALE  
1/8"=1'  
SCALE

SCALE 3"=1'  
SCALE 1-1/2"=1'  
SCALE 1/2"=1'  
SCALE 1/4"=1'  
SCALE 1/8"=1'

**FIRE PROTECTION LEGEND:**

	Smoke Detector
	Pull Station
	Auto / Visual Alarm (Speaker Strobe)
	Fire extinguisher
	Exit/Emer. Lighting Combo
	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

michaelkim | associates

1 Holden Street #3, Brookline, MA 02445 T 617.739.6925  
mkim@mkimarchitecture.com www.mkimarchitecture.com

#	DATE	DESCRIPTION
REVISIONS		

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

**A3.0**



57 JFK St



