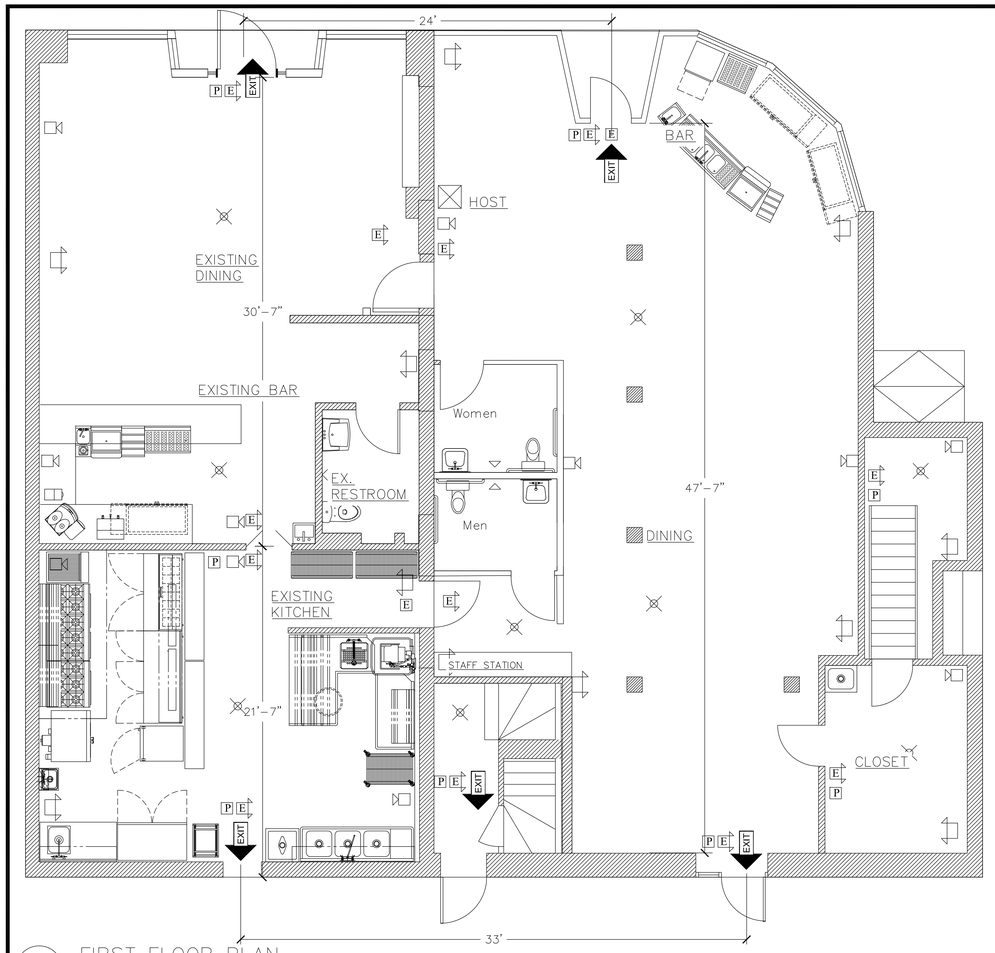
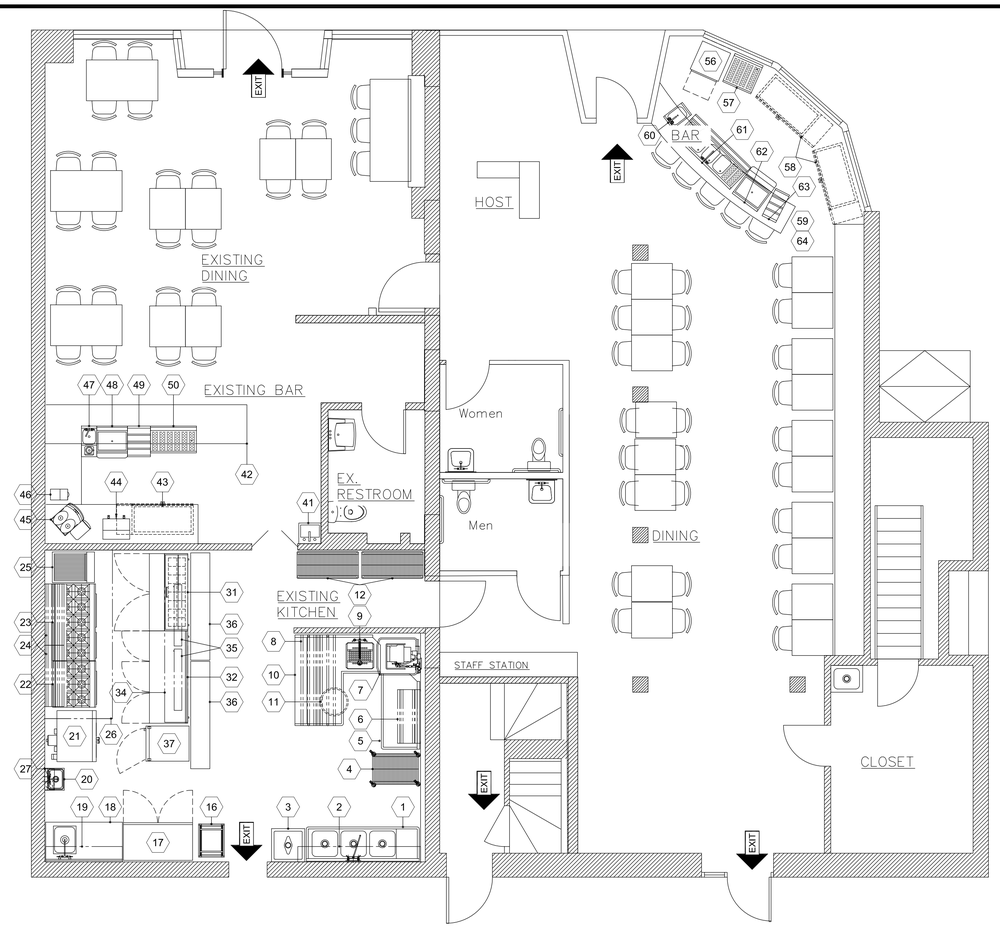


1 FIRST FLOOR PLAN
SCALE: 1/4"= 1'-0"



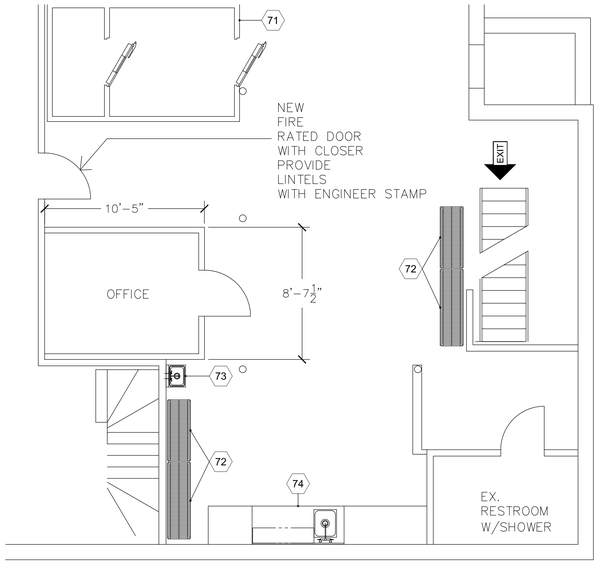
3 FIRST FLOOR PLAN – FURNITURE AND EQUIPMENT
SCALE: 1/4"= 1'-0"

EQUIPMENT SCHEDULE

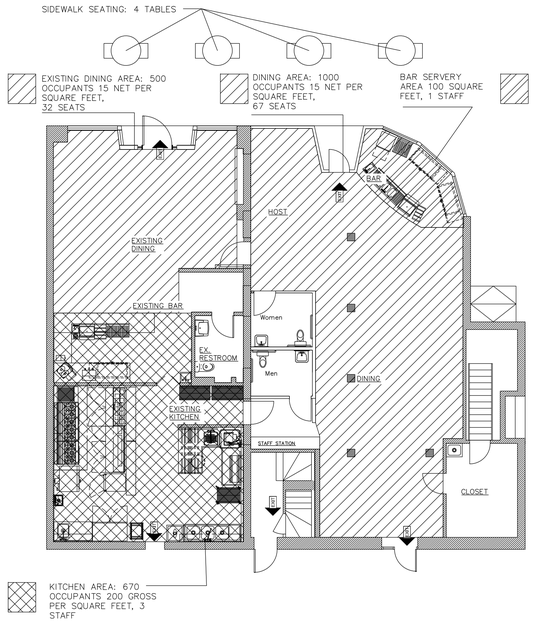
ITEM NO	QTY	EQUIPMENT CATEGORY
1	1	3 COMPARTMENT SINK (NIC)
2	1	WALL SHELF
3	1	SOAK SINK
4	1	SHELVING
5	1	CLEAN DISHTABLE
6	1	SORTING SHELF
7	1	DISHWASHER
8	1	SORTING SHELF
9	1	PRE RINSE
10	1	SOILED DISHTABLE
11	1	TRASH BIN
12	2	SHELVING
13–15	1	SPARE NO.
16	1	PAN RACK
17	1	REACH–IN REFRIGERATOR
18	1	PREP TABLE
19	1	WALL SHELF
20	1	HAND SINK
21	1	CONVECTION OVEN (NIC)
22	1	6 BURNER RANGE
23	1	10 BURNER RANGE (NIC)
24	2	WALL SHELF
25	1	CHARBROILER (NIC)
26	1	HOOD (NIC)
27	1	FIRE SUPRESSION SYSTEM (NIC)
28–30	1	SPARE NO.
31	1	SANDWICH/SALAD PREP
32	1	WORKTOP REFRIGERATOR
33	1	SPARE NO.
34	1	OVERSHELF
35	2	HEAT LAMP
36	2	DISH CABINET
37	1	REACH–IN FREEZER
38–40	1	SPARE NO.
41	1	HAND SINK (NIC)
42	1	MILLWORK COUNTER (NIC)
43	1	BACK BAR COOLER
44	1	COFFEE MACHINE (NIC)
45	1	ESPRESSO/CAPPUCCINO MACHINE (NIC)
46	1	COFFEE GRINDER (NIC)
47	1	BLENDER STATION
48	1	ICE BIN
49	1	LIQUOR DISPLAY
50	1	DRAINBOARD
51–55	1	SPARE NO.
56	1	UNDERCOUNTER DISHWASHER (NIC)
57	1	UNDERBAR GLASS RACK
58	2	BACK BAR COOLER
59	1	MILLWORK BAR TOP (NIC)
60	1	HANDSINK
61	1	UNDERBAR SINK
62	1	ICE BIN
63	1	LIQUOR DISPLAY
64	1	MILLWORK BAR (NIC)
65–70	1	SPARE NO.
71	1	WALK–IN COOLER/FREEZER
72	4	SHELVING
73	1	HAND SINK
74	1	PREP TABLE (NIC)

LEGEND

- FIRE ALARM PANEL
- HORN / STROBE
- STROBE
- EXIT SIGN
- EXIT SIGN / LIGHTS
- EMERGENCY LIGHT
- SMOKE DETECTOR
- PULL STATION



2 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4"= 1'-0"



4 OCCUPANCY ANALYSIS PLAN
SCALE: 1/8"= 1'-0"

CODE EVALUATION:

APPLICABLE BUILDING CODE: 9TH EDITION OF THE MASSACHUSETTS BUILDING CODE (IBC 2015 WITH AMENDMENTS); IEBC 2009; 248 CMR STATE PLUMBING CODE; 521 CMR ARCHITECTURAL ACCESS BOARD.

GENERAL DESCRIPTION OF EXISTING FACILITY: MIXED USE WITH RETAIL GROUND FLOOR, LEASED TO RESTAURANT

IBC 2015 303.3 ASSEMBLY USE GROUP A2

IBC 2015 TABLE 1004.1.2: ASSEMBLY UNCONCENTRATED

1500 SQUARE FEET SEATING AREA: 71 SEATS

CODE SUMMARY

Massachusetts Building Code 9th edition: International Building Code 2015 with MA amendments; 2015 IEBC with MA amendments; 248 CMR State Plumbing Code; 521 CMR Architectural Access Board: The following Building Code Summary is not intended to provide a complete description of all applicable provisions of the Code, but it is meant to high-light provisions of the Code that relate most directly to the renovations proposed.

Area of Work: 1500 approx. square area, first floor.

Total area of first floor: 3200 approx. square area

Existing Condition: Contractor to verify fire resistance rating of All Building Components and report to Architect for final determination of construction type, height and area limitation, use group separation requirements, and other requirements based on Chapter 34 Work Area Compliance method.

Note: All fire protection system for the building had been designed and installed prior to the publication of this code summary. Any deviation from current code shall be reported and corrected prior to issuing certificate of occupancy.

Chapter 3 Use and Occupancy Classification.

- **A-2** Assembly uses intended for food and/or drink consumption including, but not limited to: Restaurants
- **Business Group B.** Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts.

Chapter 6 Types of Construction

TYPE 3B - EXTERIOR MASONRY WALL CONSTRUCTION WITH INTERIOR WOOD FRAMING

Chapter 10 Means of Egress.

SECTION 1004-OCCUPANT LOAD

ASSEMBLY 2 USE, 15 NET SQUARE FEET PER PERSON, 1500 SF ALLOWS FOR 99 OCCUPANTS

1006.1 MEANS OF EGRESS ILLUMINATION *Exit sign illumination* all comply with this section.

1007.1 Accessible means of egress required. *Accessible means of egress* shall comply with this section.

1008.1 Doors. *Means of egress* doors shall meet the requirements of this section.

1011.1 *Exits* and *exit access* doors shall be marked by an *approved exit* sign readily visible from any direction of egress travel. The path of egress travel to *exits* and within *exits* shall be marked by readily visible *exit* signs to clearly indicate the direction of egress travel in cases where the *exit* or the path of egress travel is not immediately visible to the occupants. Intervening *means of egress* doors within *exits* shall be marked by *exit* signs.

1028.9.2 Aisle width. The *aisle* width shall provide sufficient egress capacity for the number of persons accommodated by the catchment area served by the *aisle*. The catchment area served by an *aisle* is that portion of the total space that is served by that section of the *aisle*. In establishing catchment areas, the assumption shall be made that there is a balanced use of all *means of egress*, with the number of persons in proportion to egress capacity.

Chapter 11 Accessbility

1101.1 Accessibility Scope. The provisions of this chapter shall control the design and construction of facilities for accessibility to physically disabled persons.

1101.2 Design. Buildings and facilities shall be designed and constructed to be *accessible* in accordance with this code and 521 CMR Massachusetts Access Board

Chapter 34 Existing Structures (IEBC 2015)

CHAPTER 4 - CLASSIFICATION OF WORK, SECTION 404 ALTERATION--LEVEL 2: 404.1: Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment. Level 2 alterations shall comply with the provisions of Chapter 6 for Level 1 alterations as well as the provisions of Chapter 7.Reconfigurations proposed Compliance with Chapter 7 required

CHAPTER 9 - CHANGE OF OCCUPANCY:

SECTION 908 ELECTRICAL: 908.1 Special occupancies. Where the occupancy of an existing building or part of an existing building is changed to one of the following special occupancies as described in NFPA 70, the electrical wiring and equipment of the building or portion thereof that contains the proposed occupancy shall comply with the applicable requirements of NFPA 70 whether or not a change of occupancy group is involved.

SECTION 909 MECHANICAL: 909.1 Mechanical requirements. Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to different kitchen exhaust requirements or to increased mechanical ventilation requirements in accordance with the International Mechanical Code, the new occupancy shall comply with the intent of the respective International Mechanical Code provisions.

SECTION 910 PLUMBING: 910.1 Increased demand. Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the International Plumbing Code, the new occupancy shall comply with the intent of the respective International Plumbing Code provisions.

SECTION 912 CHANGE OF OCCUPANCY CLASSIFICATION: 912.1 General. The provisions of this section shall apply to buildings or portions thereof undergoing a change of occupancy classification. This includes a change of occupancy classification within a group as well as a change of occupancy classification from one group to a different group. Such buildings shall also comply with Sections 902 through 911. The application of requirements for the change of occupancy shall be as set forth in Sections 912.1.1 through 912.1.4. A change of occupancy, as defined in Section 202, without a corresponding change of occupancy classification shall comply with Section 901.2.

NOTE: UTILITIES FOR ALL EQUIPMENT NOT PROVIDED BY KEC NEED TO BE VERIFIED BY CONTRACTOR.

NOTE: NOT FOR CONSTRUCTION, FOR REFERENCE ONLY.

GRAPHIC SCALES

1/4"=1'-0" 0 2' 4' 8' 12'

CHECK GRAPHIC SCALES BEFORE USING

ARCHITECT:

COMMONWEALTH OF MASSACHUSETTS DAVID D. CROTI No. 20179 BOSTON, MA REGISTERED ARCHITECT

PROJECT: MOLDOVA

Rev. No.	Date	Description

Title: RESTAURANT FLOOR PLAN LAYOUT & SCHEDULE

Date 5/8/18 | Scale 1/4"=1'-0" | Drawn DDC | Checked

JOB NUMBER:

DRAWING NUMBER: A–1

SHEET 1 of 1