

THE THALIA

Classification of Places of Assembly. From 780 CMR– 8th Edition

1. Assembly (General).

a. All places in which alcoholic or non-alcoholic beverages are sold, or offered for sale, to be consumed on the premises; any room or space used for public or private banquets, feasts, dances, socials, card parties, weddings or for lodge or meeting halls or rooms; skating rinks, gymnastics, public swimming pools, billiard, pool, bowling, and table tennis rooms; halls or rooms used for public or private catering purposes, funeral parlors, recreation rooms; broadcasting studios; private clubs and all other places of similar occupancy shall be classified as general places of assembly.

b. Toilet facilities for each sex shall be provided in the amount specified in 248 CMR 10.10(18): Table 1 for assembly.

2. Table 1: Minimum Facilities For Building Occupancy. from 248 CMR 10.00: Uniform State Plumbing Code

Building Clarification	Use Group	Toilets		Urinals Males	Lavatories Each Sex	Drinking Water Station, with drain	Bath/Shower	Other Fixtures	Pertinent Regulations 248 CMR 10.10(19)
		Females	Males						
Theaters	A-1	1 per 30	1 per 60	50%	1 per 100	1 per 1000		1 service sink per floor	(b), (i)1., (m), (n), (p)

OCCUPANCY LOAD CALCULATION

FOR USE GROUP **A-1** MINIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN ACCORDANCE WITH 8-TH EDITION 780 CMR 1004 AND TABLE 1004.1.1 IS:

- A) UNCONCENTRATED 15 SQUARE FEET PER OCCUPANT
- B) CONCENTRATED 7 SQUARE FEET PER OCCUPANT.
- C) STANDING SPACE 5 SQUARE FEET PER OCCUPANT

THE USABLE FLOOR AREA IN ACCORDANCE WITH 780 CMR 1004 IS 3103.6 SF (EXCLUDED BATHROOMS, UTILITY ROOMS, HALLWAY ETC.).

OCCUPANCY CAPACITY BY AREA = 300 :

THEATER= 90 (FIXED SPACES)
 LOUNGE = 40 SEATS
 BAR = 5 SEATS
 STANDING SPACES = 81
 REHEARSAL HALL = 84

OCCUPANCY CAPACITY BY NUMBER OF TOILETS:

ACCORDING TO 248 CMR NUMBER OF TOILETS FOR MALES AND FEMALES SHOULD BE ASSIGNED EQUALLY: $300/2 = 150$
 ACCORDING TO THE 248 CMR 10.00 TABLE 1: 1 TOILET REQUIRED PER 30 FEMALES AND 1 TOILET PER 60 MALES.
 TOTAL OCCUPANCY LOAD CALCULATED : $150/30 = 5 = 5$ TOILETS FOR FEMALES (PROVIDED 2 TOILETS + 1 HC BATHROOM)
 $150/60 = 2.5 = 3$ TOILETS FOR MALES (PROVIDED 1 TOILET + 1 HC BATHROOM)

DESIGNED OCCUPANCY LOAD IS 210

MEANS OF EGRESS

IBC Section 1005.3.1 ...The capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairway by a means of egress capacity factor of 0.2 inch per occupant in buildings equipped throughout with an automatic sprinkler system installed... and an emergency voice/alarm communication system..."

Width of stairs calculated as follows: $367 \times 0.2 = 73.4" / 2 = 36.7"$

Width of doors and corridors calculated as follows: $367 \times .15 = 55.05" / 2 = 27.5"$ (note, this is too small, min door width must be 36" and corridor width 44")

According to IBC Section 1015 EXIST AND EXIT ACCESS DOORWAYS

2 means of egress are required for occupancy group A when the maximum occupant load exceeds 49.

According to IBC Section 1015.2.1 Exception 2 Where the building is equipped throughout with an automatic sprinkler... the separation distance of the exit doors or exit access doorways shall not be less than one-third the length of the maximum overall diagonal dimensions of the area served.

The max. overall diagonal is 109'-4" therefore, the min distance between doors is 36'-2".

According to IBC Section 1016 EXIST ACCESS TRAVEL DISTANCE for occupancy category A, the maximum travel distance for a building w/out automatic sprinklers is 200'-0", with automatic sprinklers, the maximum travel distance is 250'.

DATE	REVISION

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CALCULATIONS

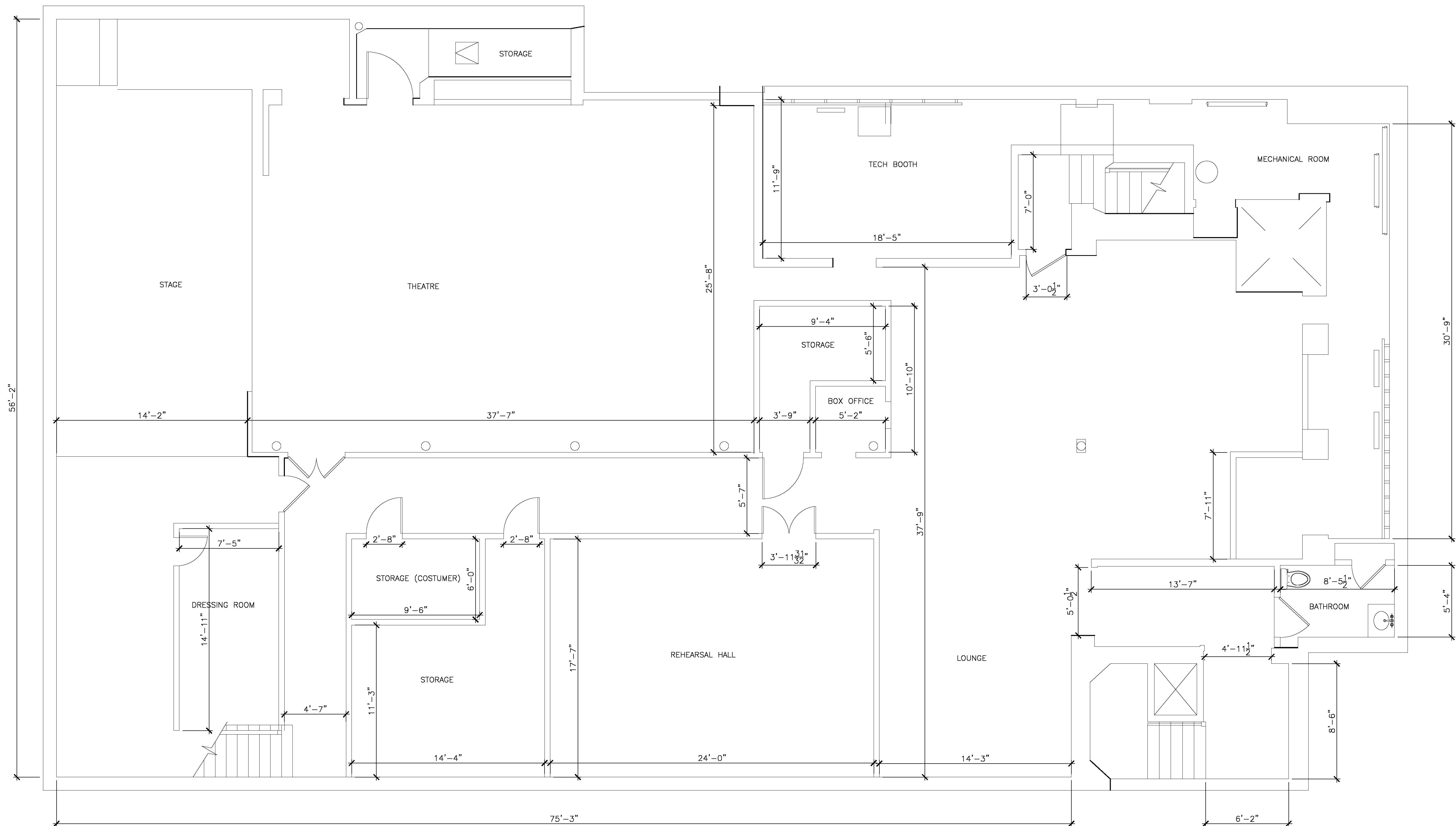
288 GREEN ST.,
 CAMBRIDGE, MASSACHUSETTS

RAV & Assoc., Inc.

21 HIGHLAND AVENUE
 NEEDHAM, MASSACHUSETTS 02494
 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'-0"	DESIGNED BY: R.A.V.	DRAWING No. A-000
APPROVED: R.A.V.	DRAWN BY: I.K.	
DATE: 01/15/2019	CHECKED BY: R.A.V.	

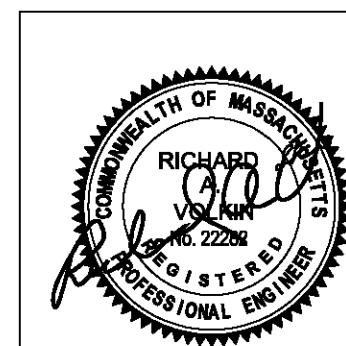


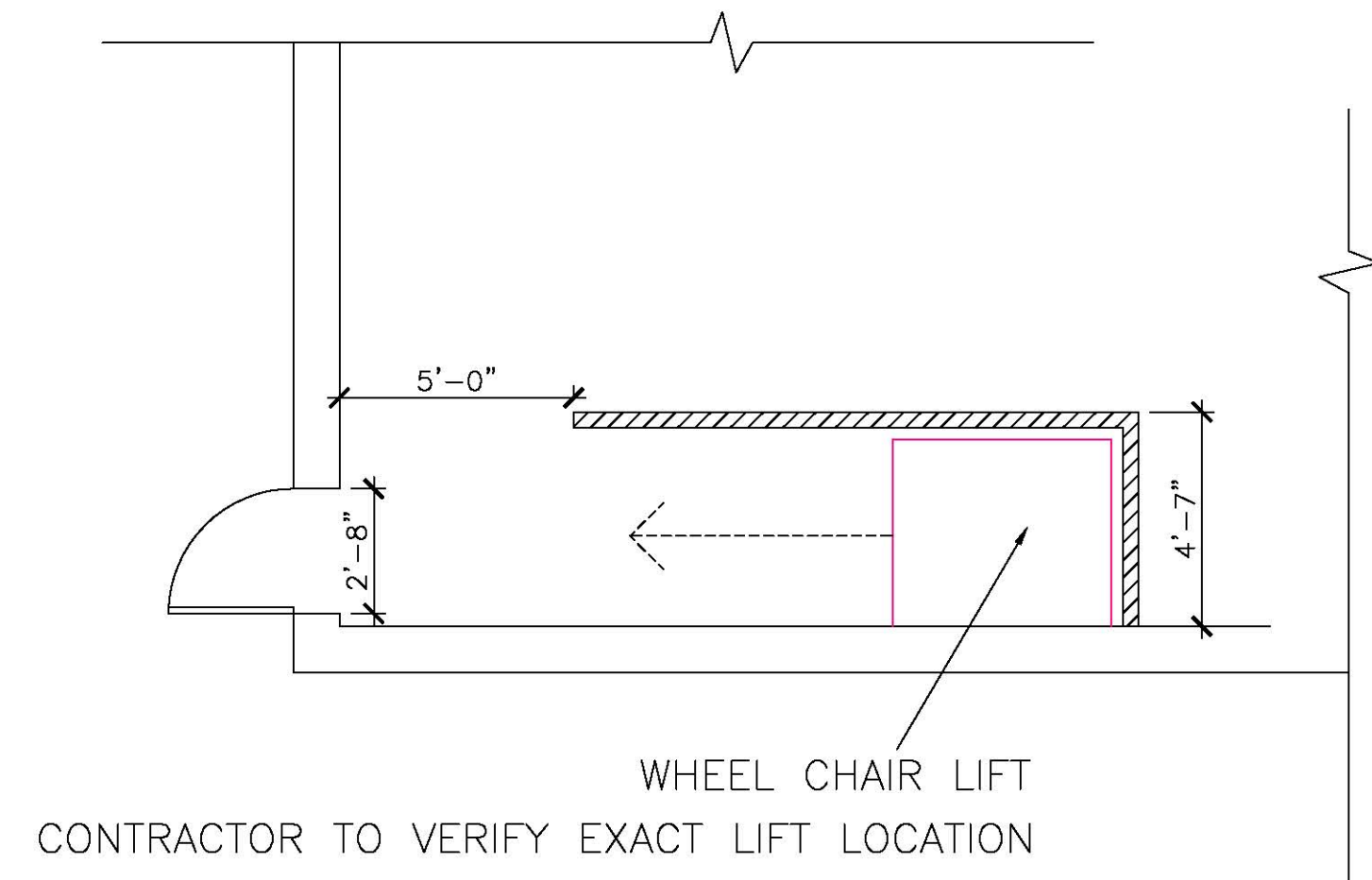


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DATE	REVISION

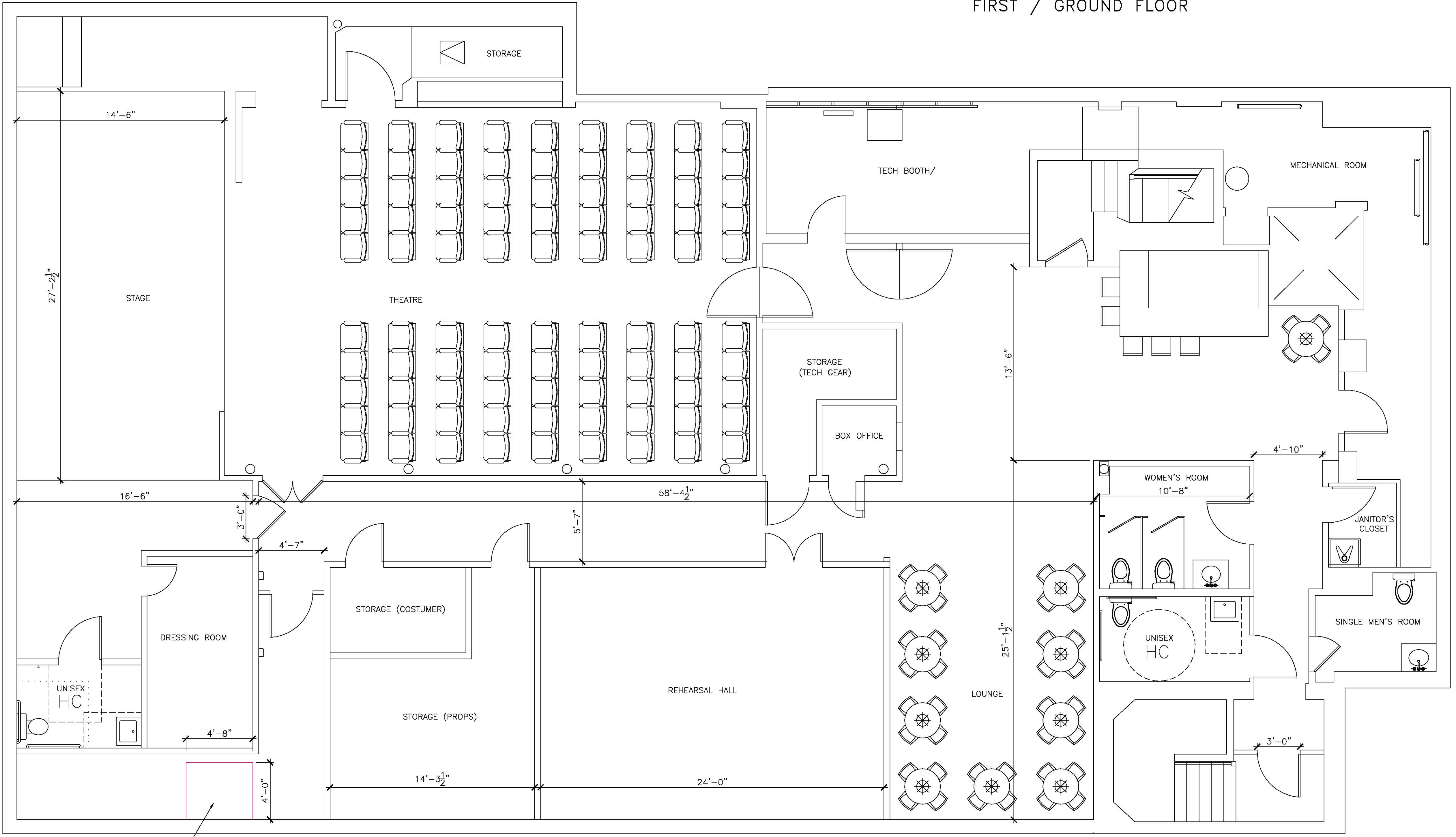
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EXISTING FLOOR PLAN		
288 GREEN ST., CAMBRIDGE, MASSACHUSETTS		
RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205		
SCALE: 1/4"=1'-0"		
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	CHECKED BY: R.A.V.	





FIRST / GROUND FLOOR



WHEEL CHAIR LIFT
CONTRACTOR TO VERIFY EXACT LIFT LOCATION

BASEMENT PLAN

01/22/19	PAGE ADDED PER CITY REQUEST
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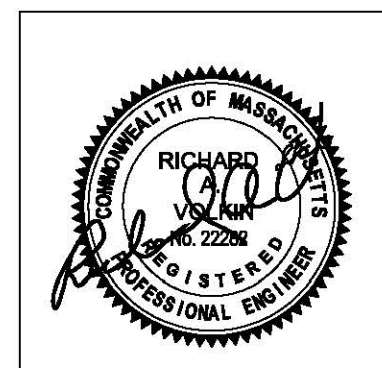
PROPOSED FLOOR PLAN

**288 GREEN ST.,
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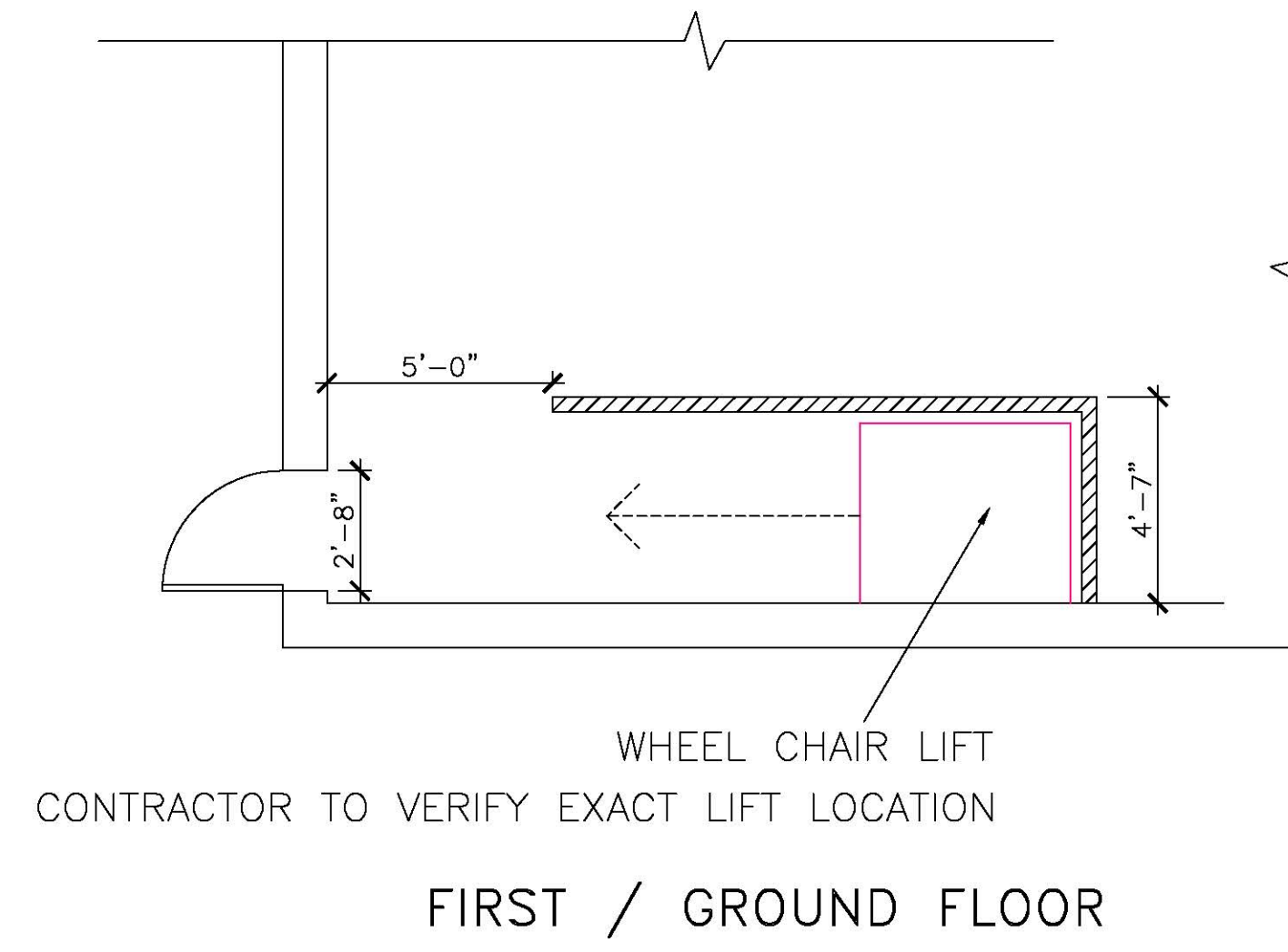
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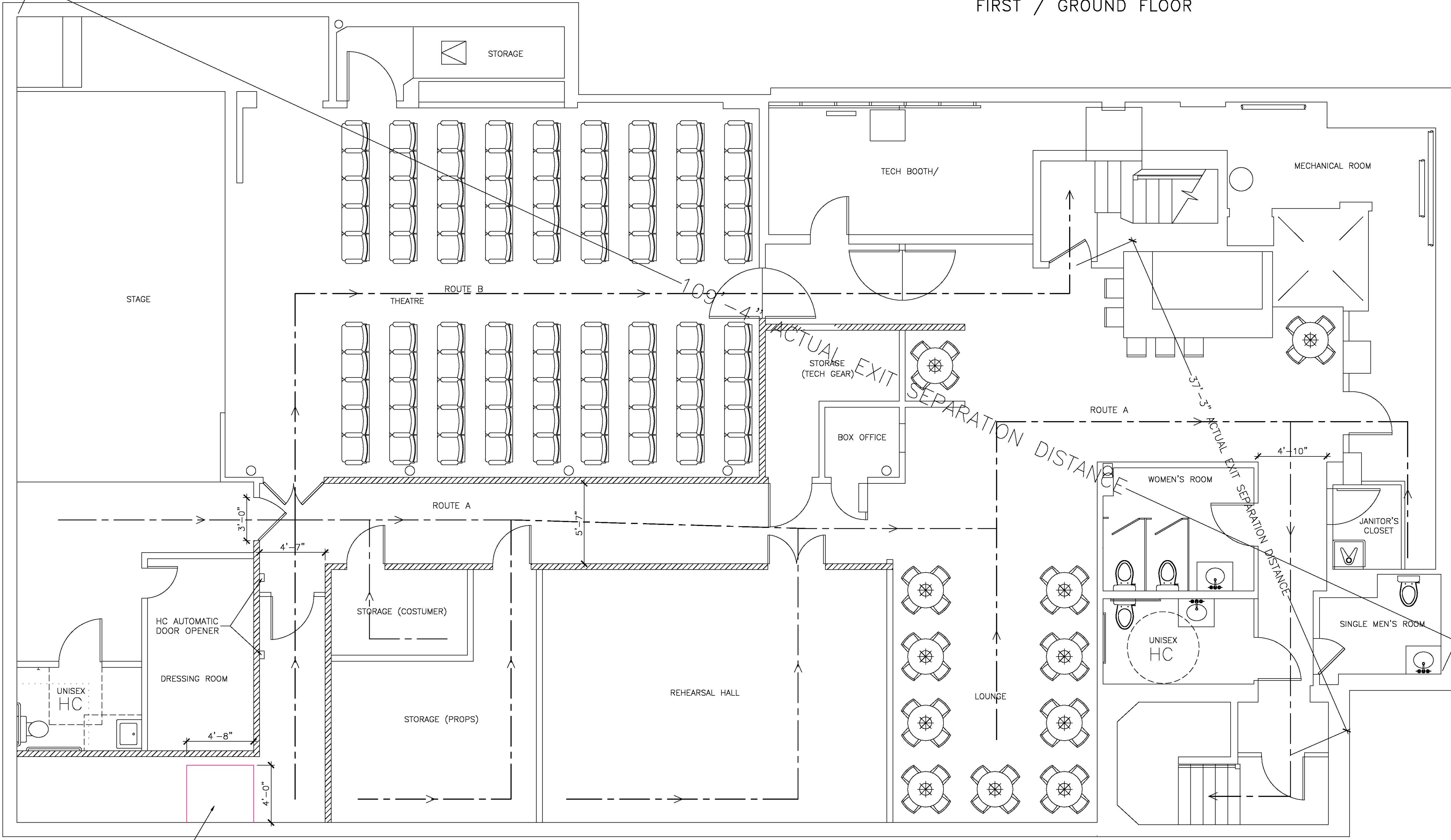


GENERAL NOTES

1. ALL WORK SHALL CONFORM TO MASSACHUSETTS BUILDING CODE AND ALL FEDERAL, STATE AND CITY OF CAMBRIDGE LAWS, CODES AND REGULATIONS AS EACH MAY APPLY.
2. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF SUCH WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING AND SHORING.
5. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS AND WORKMANLIKE MANNER IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS, AND SHALL BE IN GOOD USABLE CONDITION AT THE COMPLETION OF THE PROJECT.
7. ALL INFORMATION RELATIVE TO EXISTING CONDITIONS IS GIVEN TO THE BEST OF PRESENT KNOWLEDGE, BUT WITHOUT GUARANTY OF ACCURACY. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND STRUCTURE PLACEMENT, PRIOR TO START OF THE WORK. ANY DEVIATION FROM THE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF THE WORK, SO THE PROPER REVISION COULD BE MADE. THE CONTRACTOR WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO EXISTING STRUCTURES. ANY DAMAGE TO EXISTING STRUCTURES AND UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWINGS, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. PRIOR TO BIDDING THE WORK THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND QUANTITIES, IF ANY. NO CLAIM AGAINST THE OWNER OR ENGINEER WILL BE ALLOWED FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
9. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RELOCATION WORKS, IF ANY.



FIRST / GROUND FLOOR



LEGEND:

	THREE HOUR FIRE SEPARATION WALL
ROUTE A	122.3 FT
ROUTE B	92.5 FT

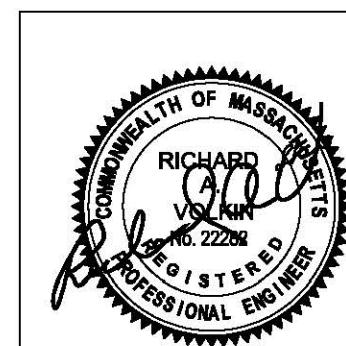
DATE	REVISION
12/31/18	REVISED BATHROOM, DOORS
12/22/18	ADDED WHEEL CHAIR LIFT
12/22/18	REVISED HC BATHROOM, FIRE PROTECTION
12/10/18	REVISED HC BATHROOM

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TRAVEL PATH / TRAVEL DISTANCE

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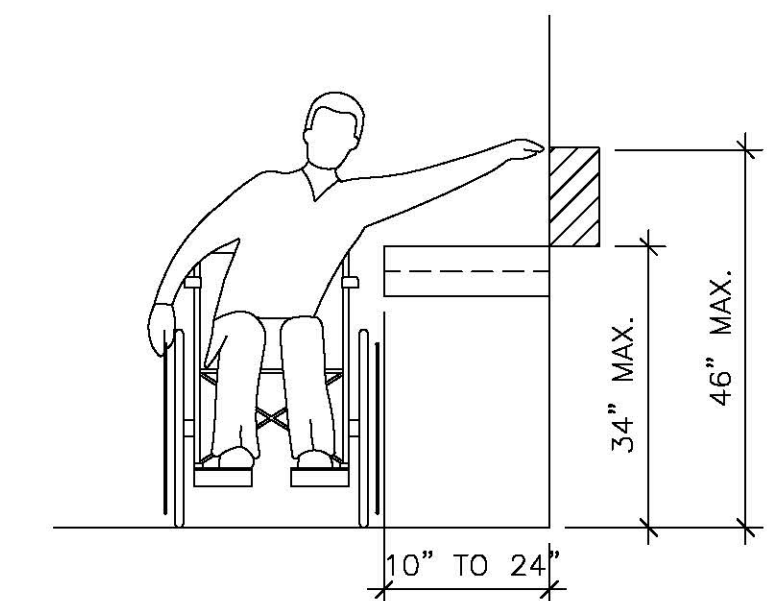
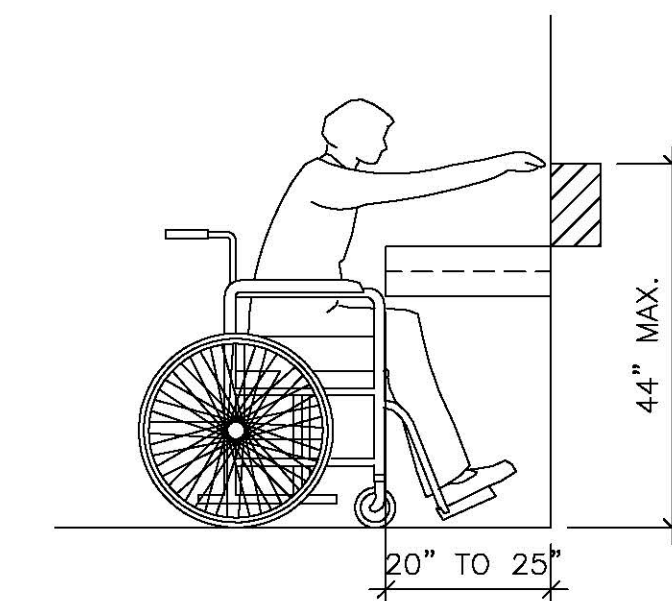
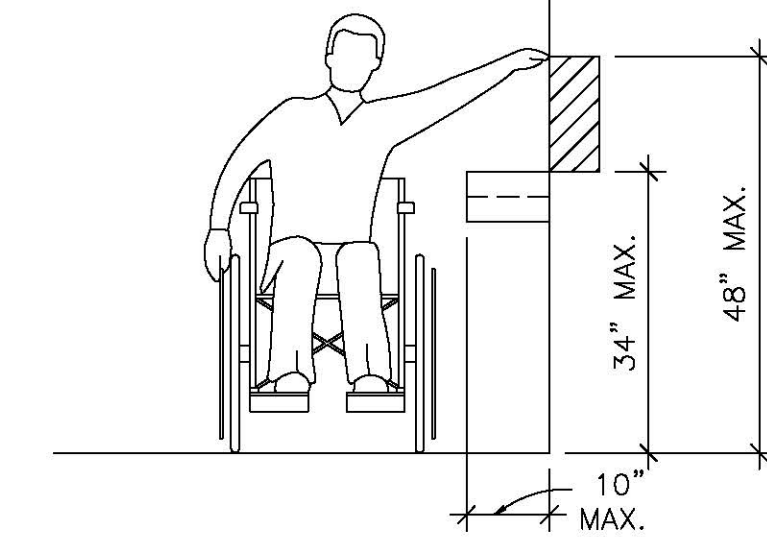
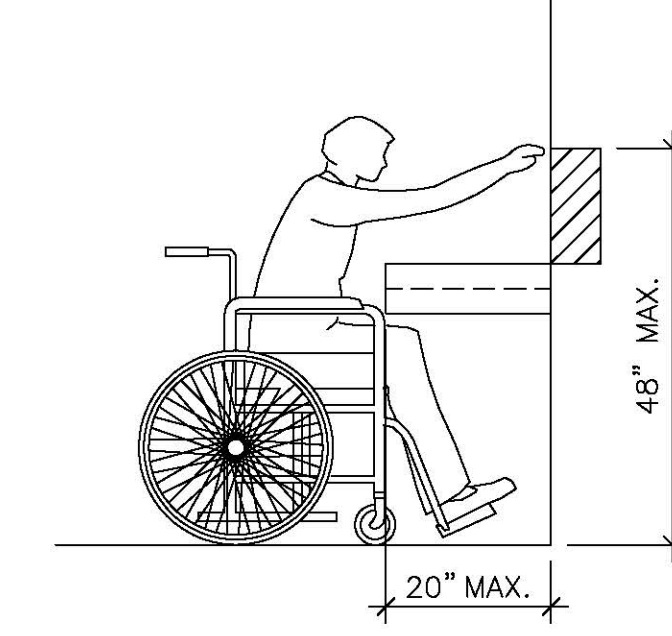
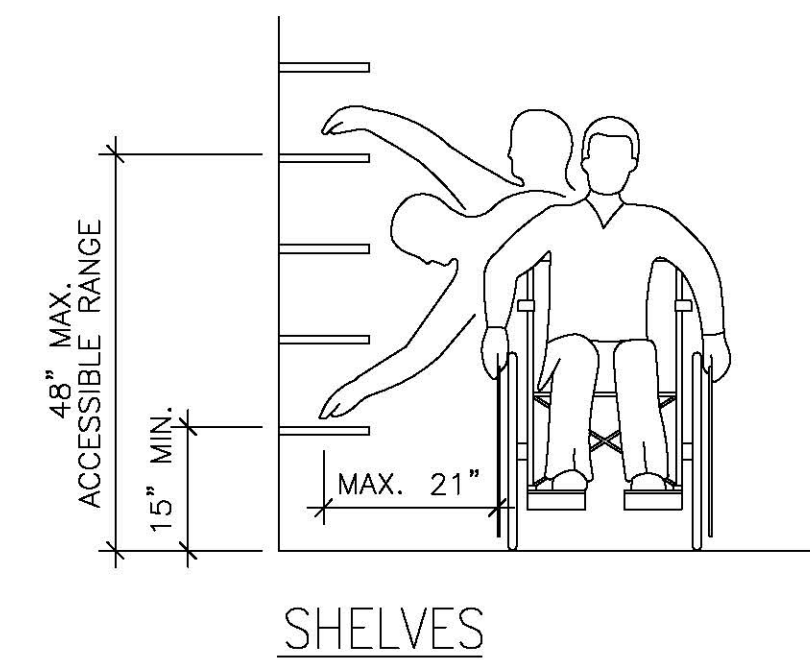
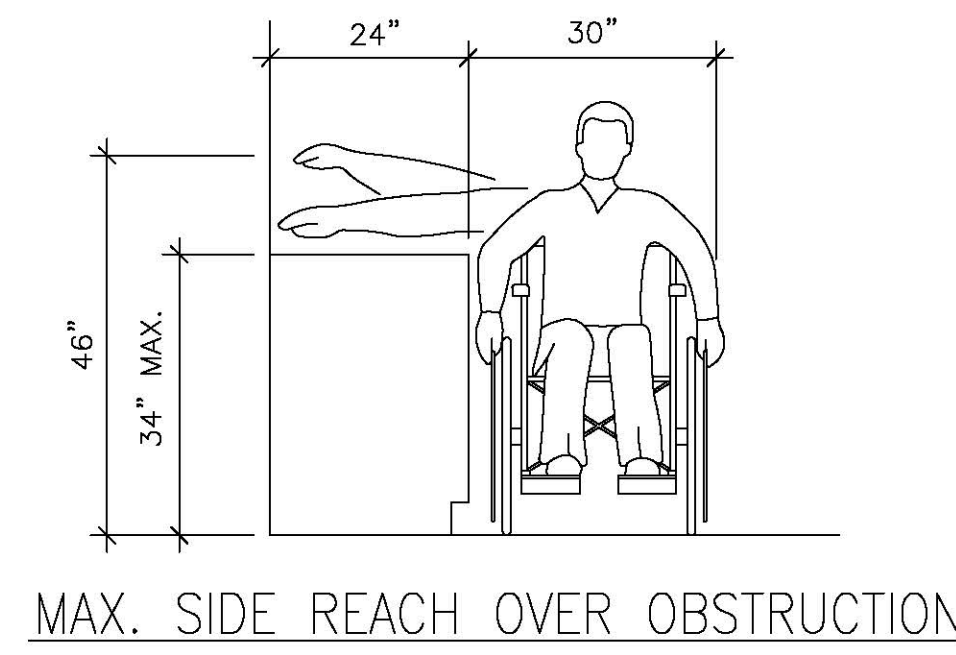
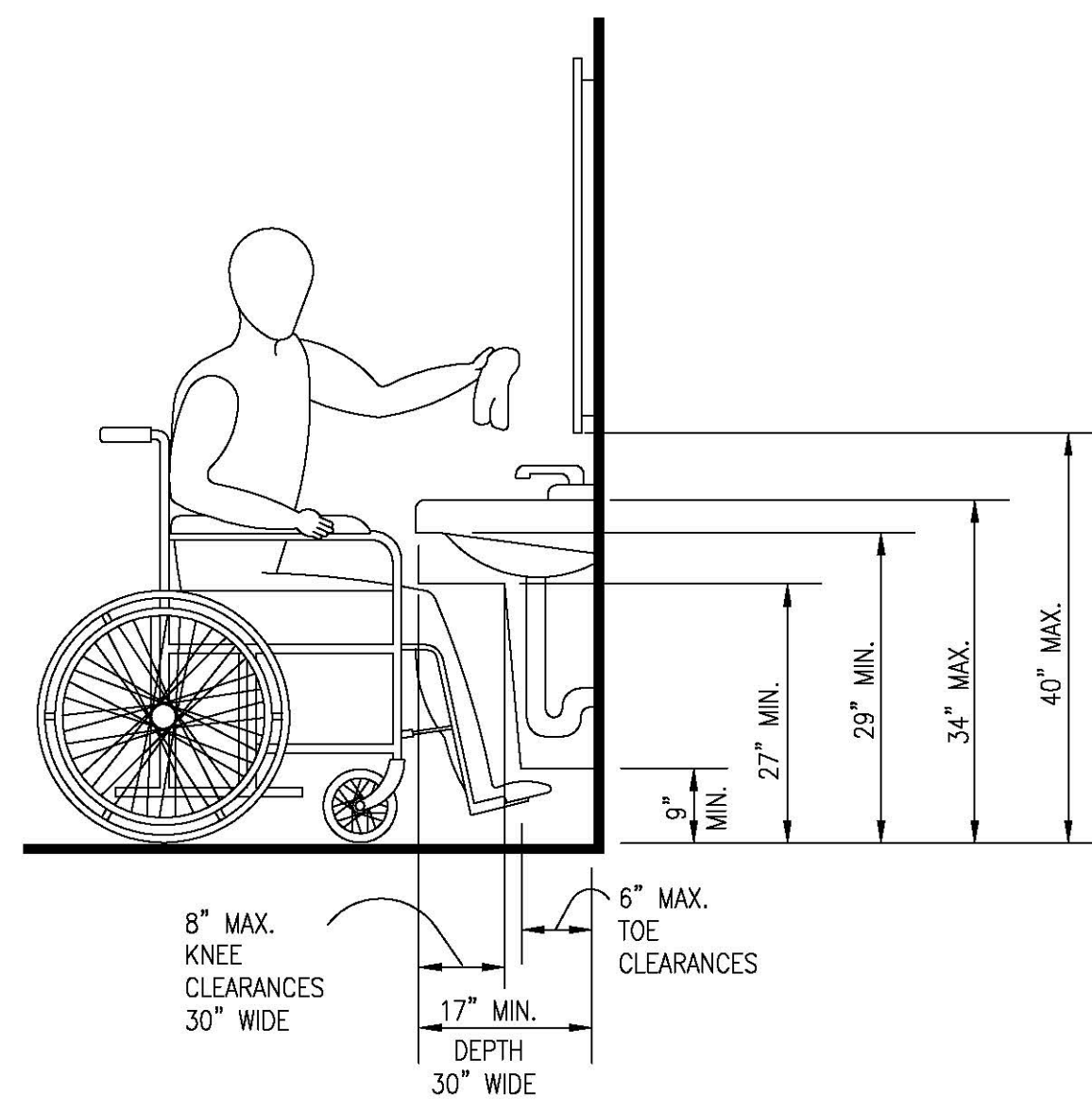
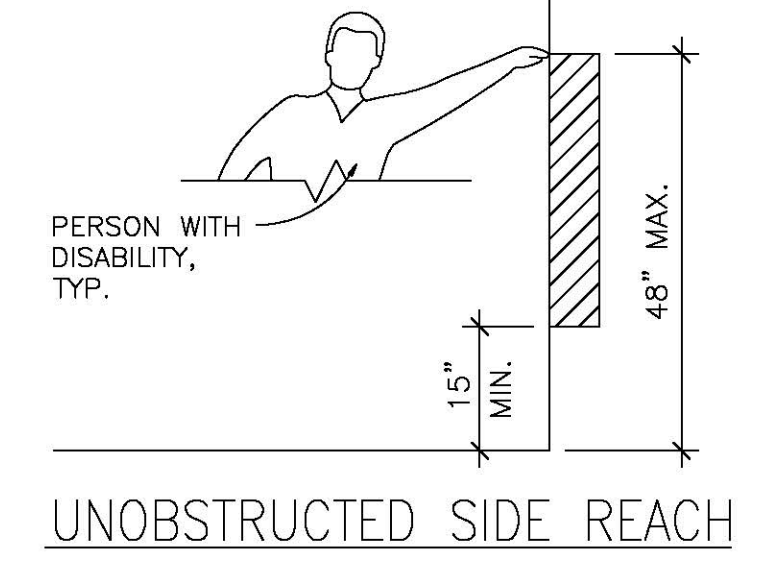
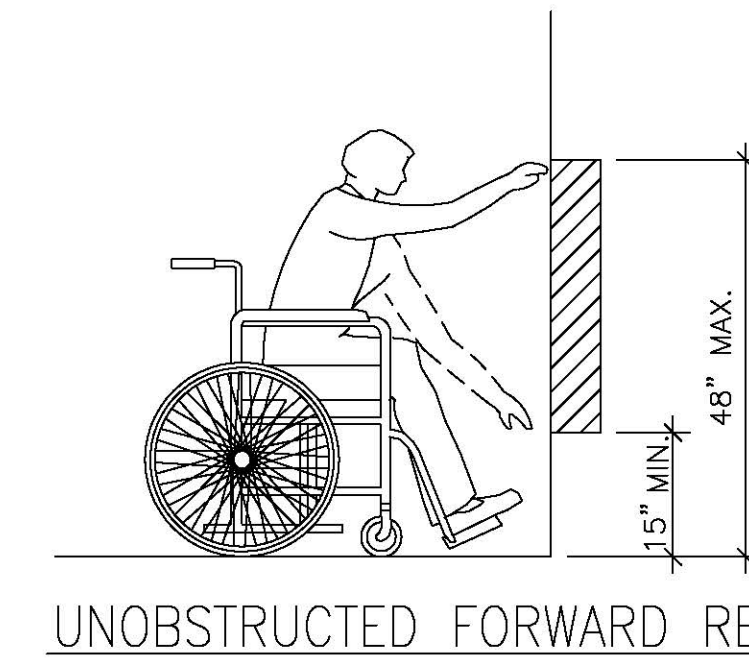
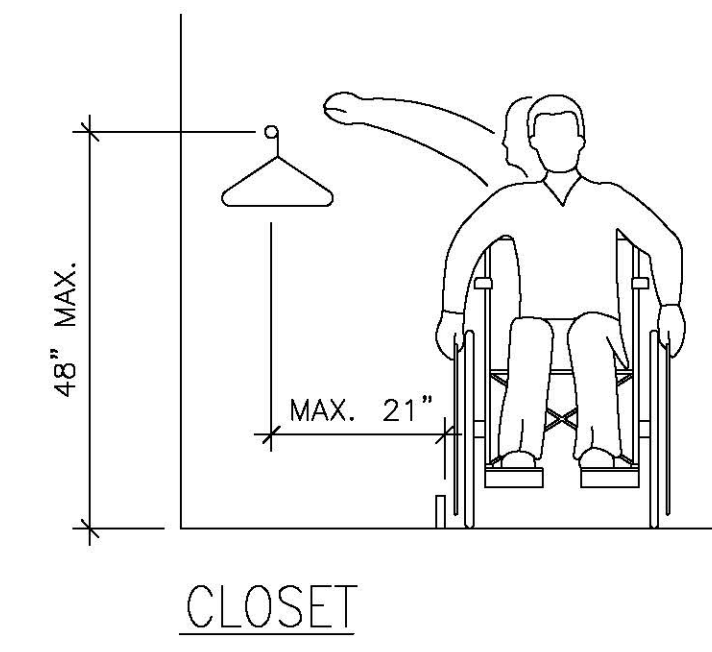
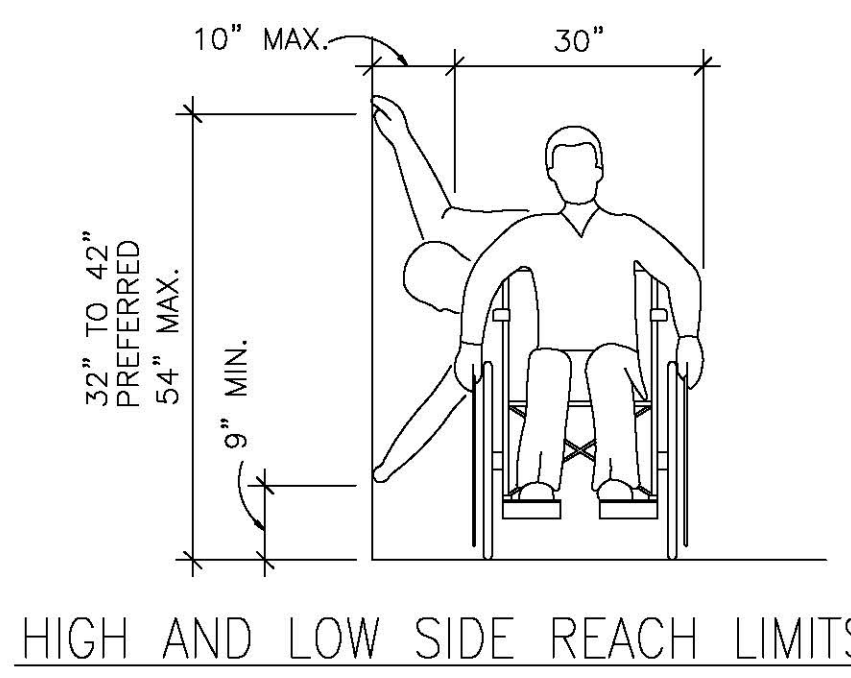
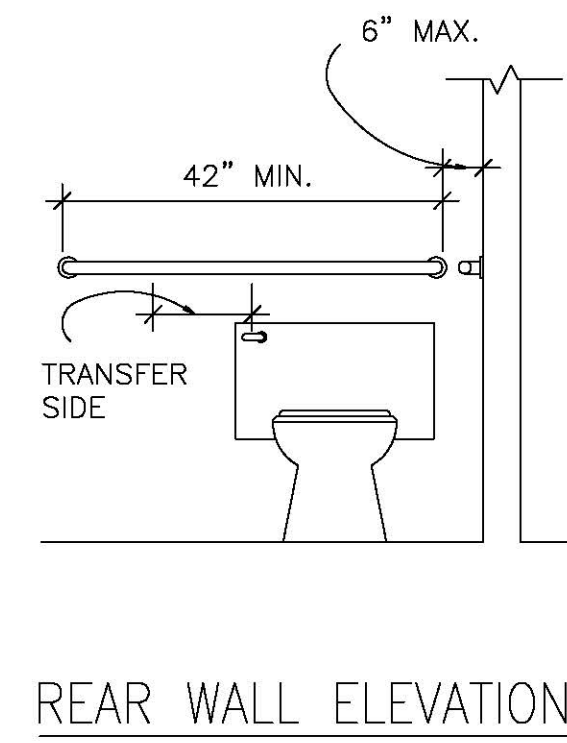
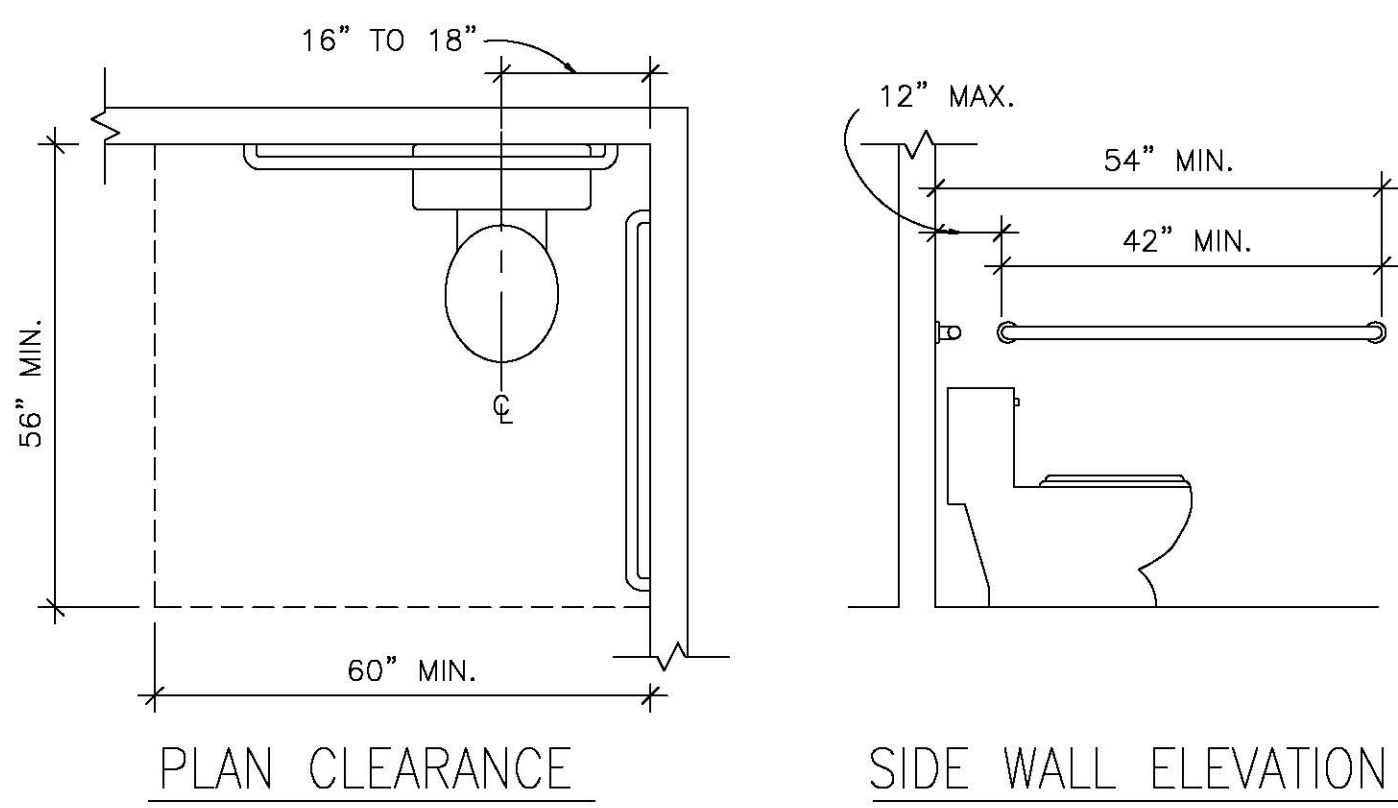
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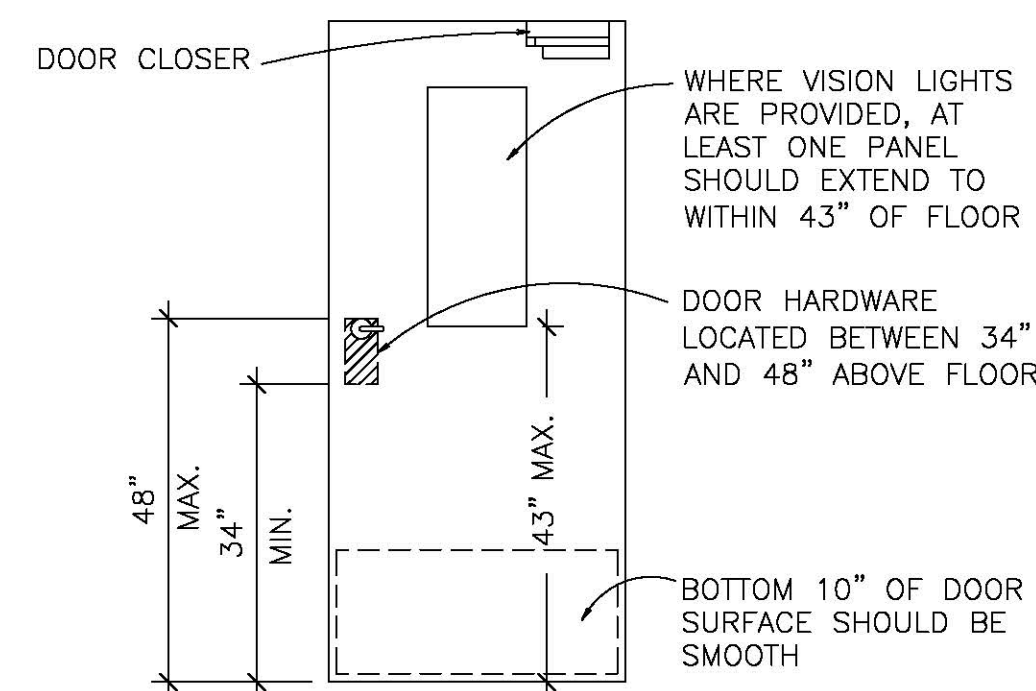
WHEEL CHAIR LIFT
CONTRACTOR TO VERIFY EXACT LIFT LOCATION

BASEMENT PLAN

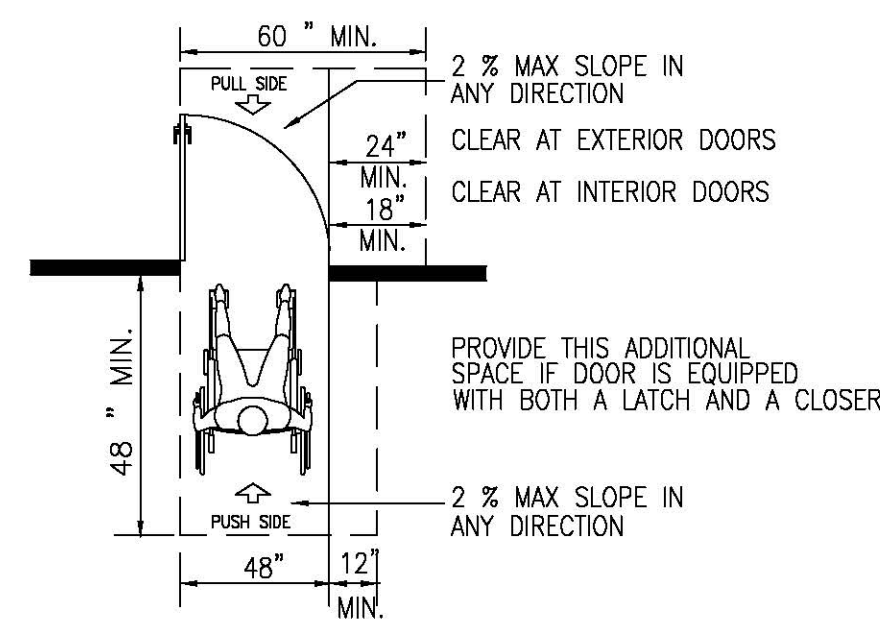


DOORS

- MINIMUM 3' IN WIDTH, 6'-8" IN HEIGHT.
- OPENS A MINIMUM OF 90 DEGREES.
- CLEAR WIDTH OF THE DOORWAY IS 32" MINIMUM.
- DOUBLE DOORS/ AUTOMATIC DOORS - AT LEAST ONE DOOR MUST COMPLY WITH 1, 2 AND 3 ABOVE.
- BOTTOM 10" OF DOOR HAS A SMOOTH, UNINTERRUPTED SURFACE (KICK PLATE).
- EFFORT TO OPERATE DOORS IS WITHIN PRESSURES ALLOWED.
 - INTERIOR DOORS - 5 POUNDS MAXIMUM PRESSURE TO OPERATE.
 - EXTERIOR DOORS - 8 1/2 POUNDS MAXIMUM PRESSURE TO OPERATE.
 - FIRE DOORS - 15 POUNDS MAXIMUM PRESSURE TO OPERATE.
- AUTOMATIC DOORS MUST PROVIDE A MINIMUM 32" CLEARANCE WHEN FULLY OPEN. DOORS HARDWARE EXIT DOORS ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - OPERABLE WITH A SINGLE EFFORT (EX. LEVER TYPE, PANIC BARS OR PUSH- PULL TYPE).
 - OPENING HARDWARE IS CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR.
 - DOOR CLOSERS, IF PRESENT, MUST BE SET SO THAT IT TAKES AT LEAST 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES TO WITHIN 3" OF THE LATCH.



DOOR AND DOOR HARDWARE

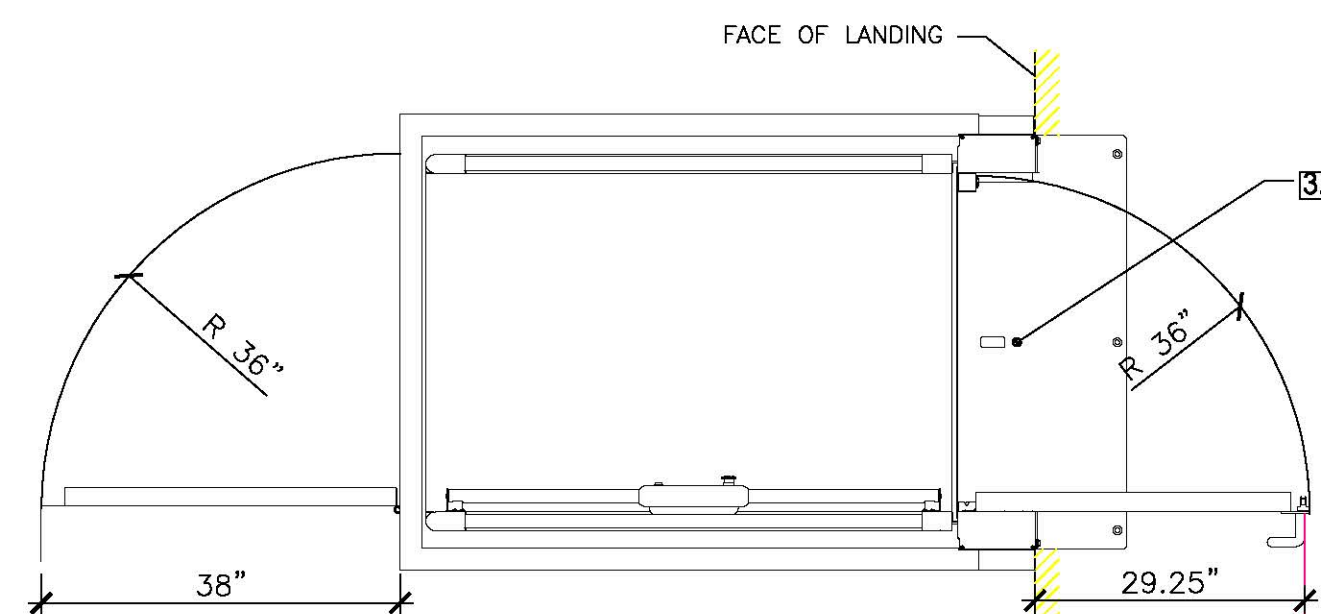


- GENERAL- REGARDLESS OF THE OCCUPANT LOAD, THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR.
- FLOOR OR LANDING ON EACH SIDE OF THE DOOR IS LEVEL AND CLEAR.
 - LEVEL AREA IN THE DIRECTION OF THE DOOR SWING IS MINIMUM OF 60" IN LENGTH.
 - LEVEL AREA OPPOSITE THE DIRECTION OF THE DOOR SWING IS MINIMUM OF 48" IN LENGTH.
 - SURFACE SLOPE OF THE EXTERIOR LANDING LEVEL AREA MAY SCOPE UP TO 1/4" /FT IN ANY DIRECTION FOR DRAINAGE.

CLEAR SPACES @ DOORS

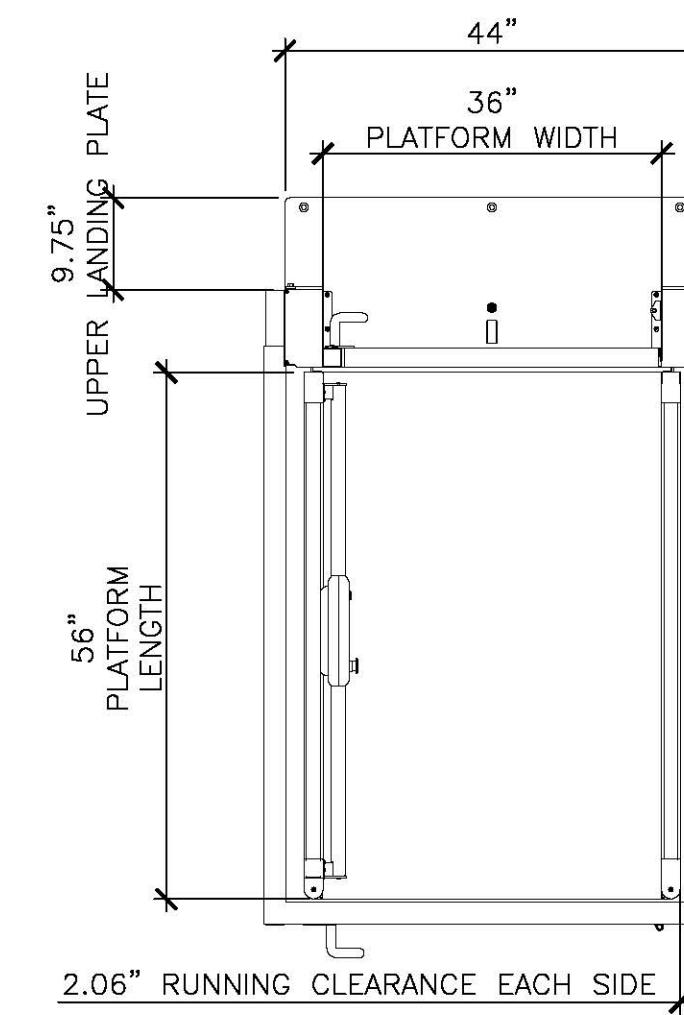
LAVATORY CLEARANCES

- NOTES:
- MINIMUM 30" X 48" CLEAR SPACE IS PROVIDED IN FRONT OF SINK THAT ALLOWS FORWARD APPROACH.
 - REQUIRED CLEAR SPACE ADJOINS OR OVERLAPS AN ACCESSIBLE ROUTE. AND EXTENDS 19" MAX. UNDER LAVATORY.
 - LAVATORIES ADJACENT TO SIDEWALL SHALL HAVE 18" MIN. FROM WALL TO COUNTER OF LAV.
 - SINK IS A MAXIMUM OF 6-1/2" DEEP.
 - KNEE CLEARANCE UNDER SINK IS A MINIMUM OF 27" HIGH AND 30" WIDE, AND PROVIDES AN ABSOLUTE DEPTH OF 19" UNDERNEATH THE SINK.
 - DRAIN AND HOT WATER PIPING IS INSULATED.
 - THERE ARE NO SHARP OR ABRASIVE ELEMENTS UNDER SINK.
 - FAUCETS ARE LEVER TYPE, ELECTRONICALLY ACTIVATED OR APPROVED SELF CLOSING VALVES (MIN. 10 SECOND OPEN FLOW).
 - FAUCETS ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING PINCHING OR TWISTING OF THE WRIST.
 - 5 LB. MAXIMUM FORCE REQUIRED TO ACTIVATE CONTROLS.
 - MIRROR SHALL BE MOUNTED SO BOTTOM EDGE IS NO HIGHER THAN 40" TO THE FLOOR.



GATE SWINGS

WHEEL CHAIR LIFT



TOP VIEW

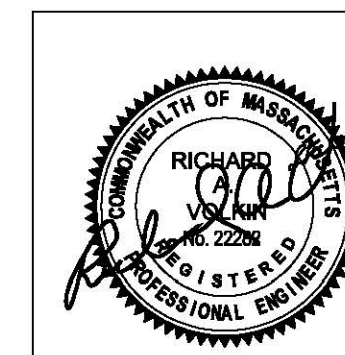
12/22/18	UPDATED DETAILS
DATE	REVISION
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HC DETAILS









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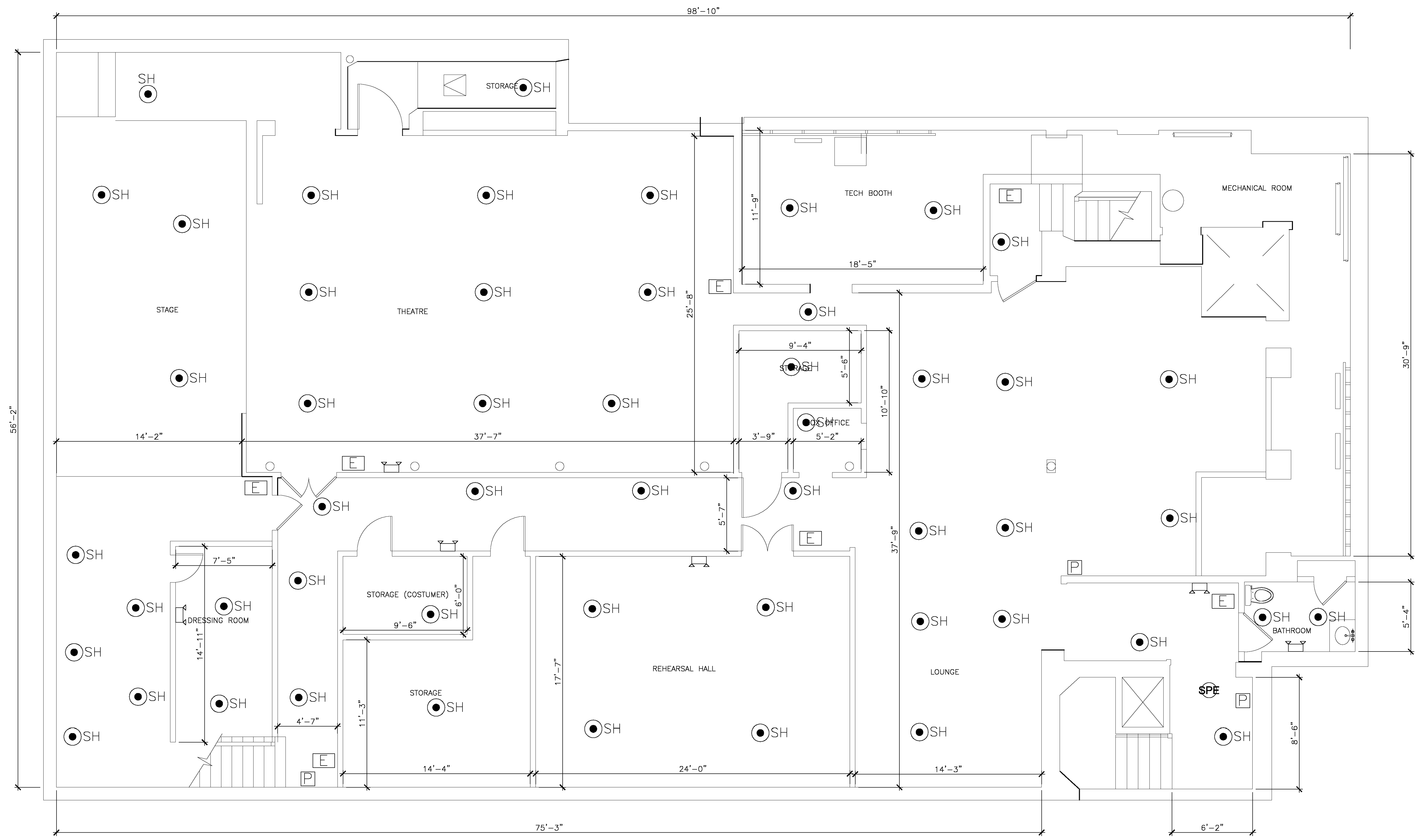
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LEGEND:

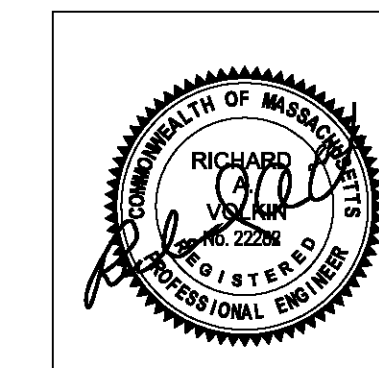
-  PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
-  CARBON MONOXIDE DETECTOR
-  FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
-  EMERGENCY LIGHT
-  PULL STATION
-  EXIT SIGN
-  HEAT DETECTOR
-  EXISTING SPRINKLER HEADS











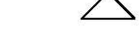
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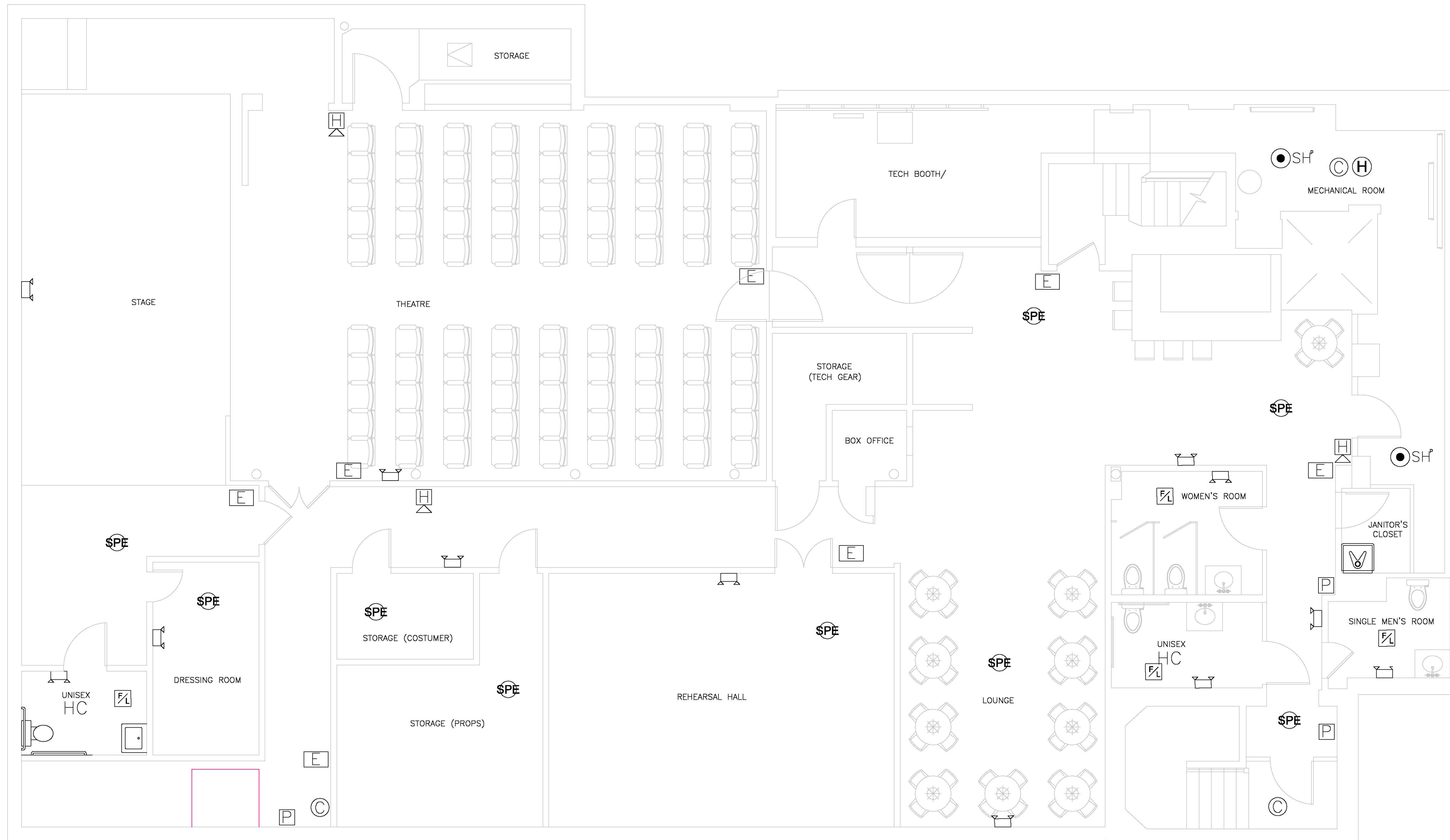
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EXISTING SPRINKLER'S PLAN		
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DATE: 10/24/2018	DRAWN BY: I.K.	A-3
	CHECKED BY: R.A.V.	



LEGEND:

-  PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
-  CARBON MONOXIDE DETECTOR
-  FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
-  EMERGENCY LIGHT
-  PULL STATION
-  EXIT SIGN
-  HEAT DETECTOR
-  SH^f
-  HORN W/FLASHING LIGHT WITH EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM



BASEMENT PLAN

02/05/19	SPRINKLER HEADS UPDATED
12/31/18	REVISED BATHROOM, DOORS
12/22/18	REVISED HC BATHROOM
12/10/18	REVISED HC BATHROOM
DATE	REVISION

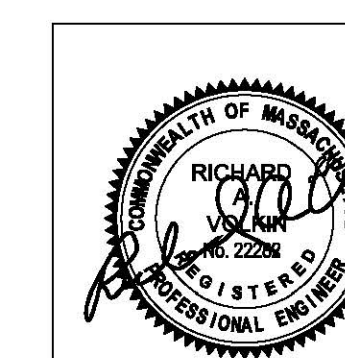
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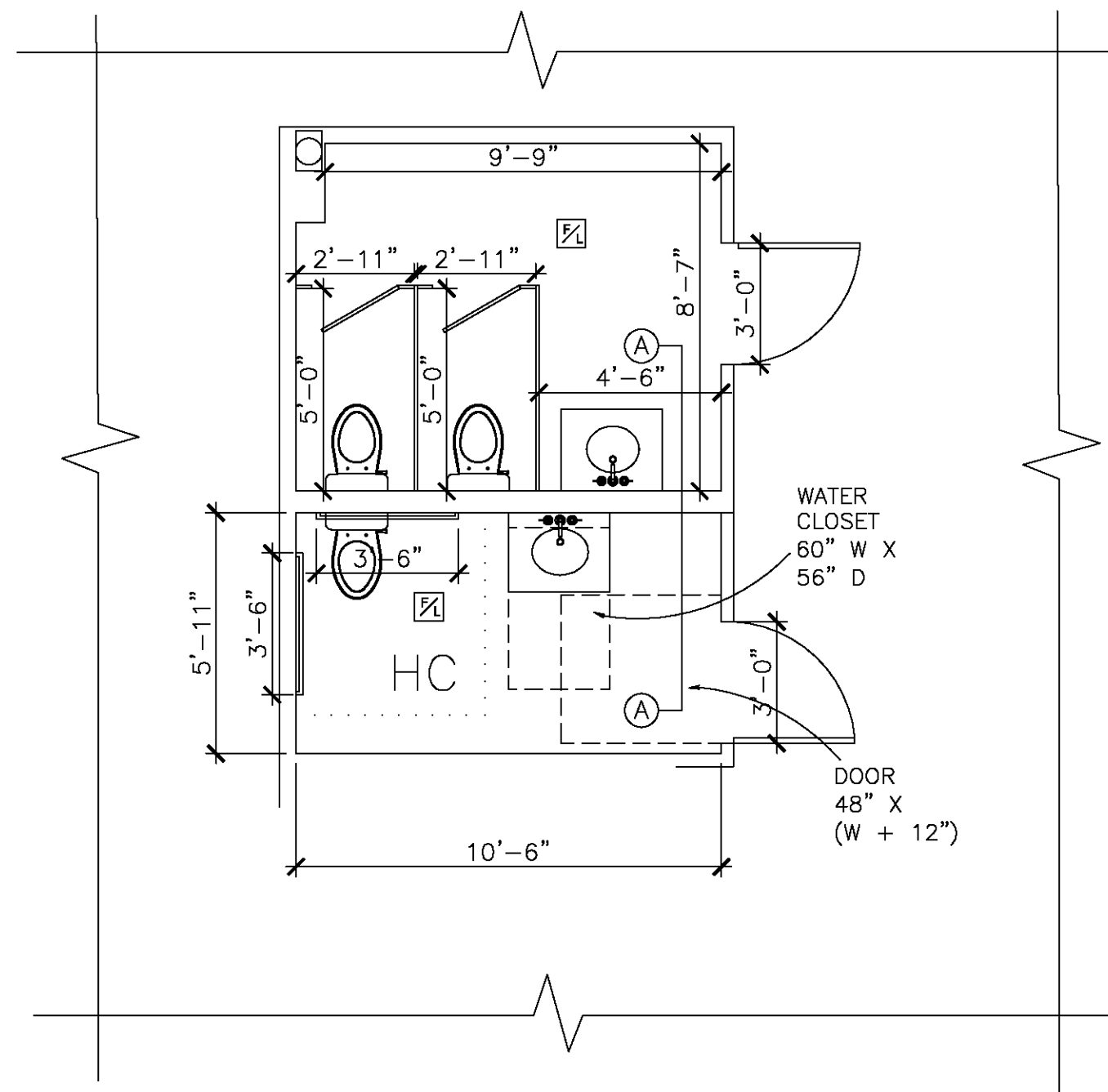
FIRE PROTECTION FLOOR PLAN

288 GREEN ST.,
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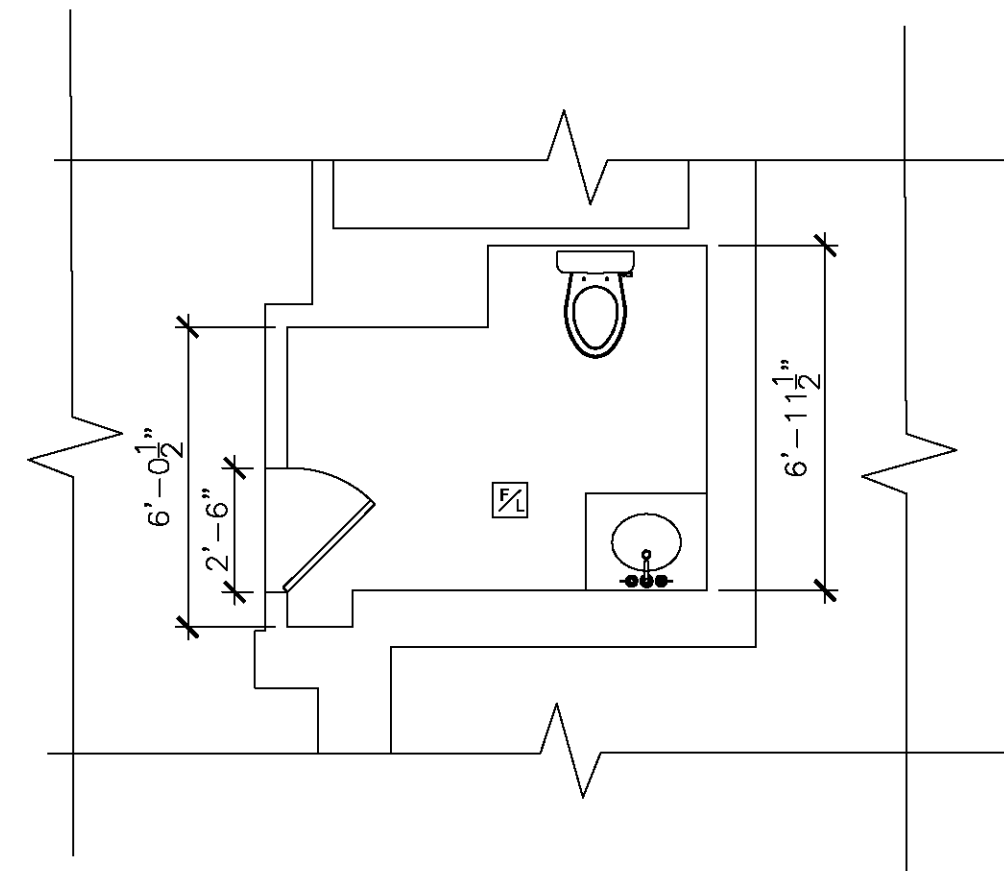
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SCALE: 1/4"=1'-0"		
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DATE: 10/24/2018	DRAWN BY: I.K. CHECKED BY: R.A.V.	A-4

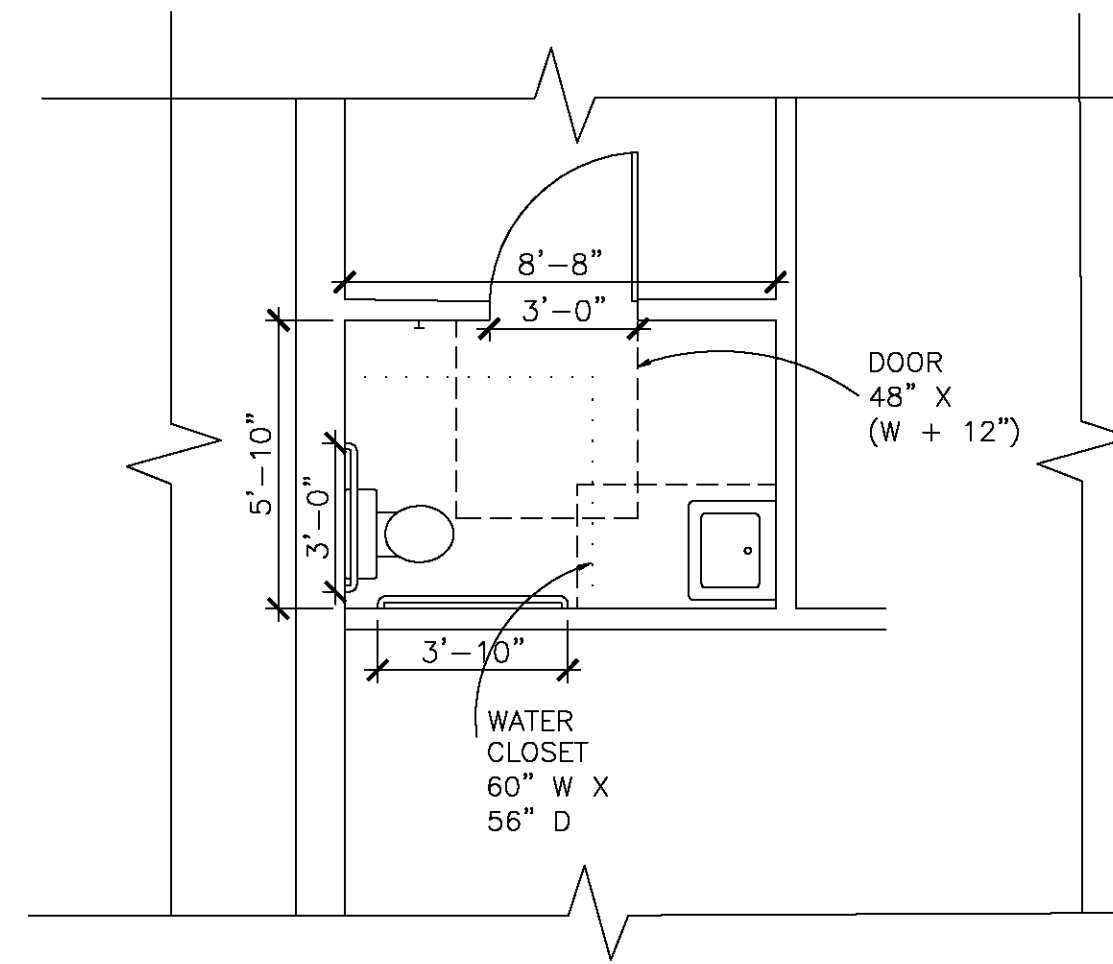




PROPOSED WOMEN'S BATHROOM AND HC BATHROOM



PROPOSED SINGLE MEN'S BATHROOM

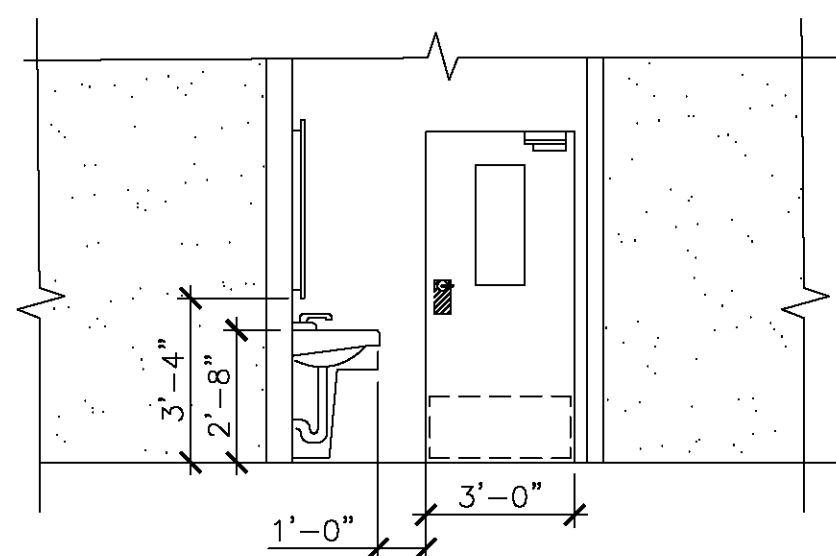


PROPOSED HC BATHROOM

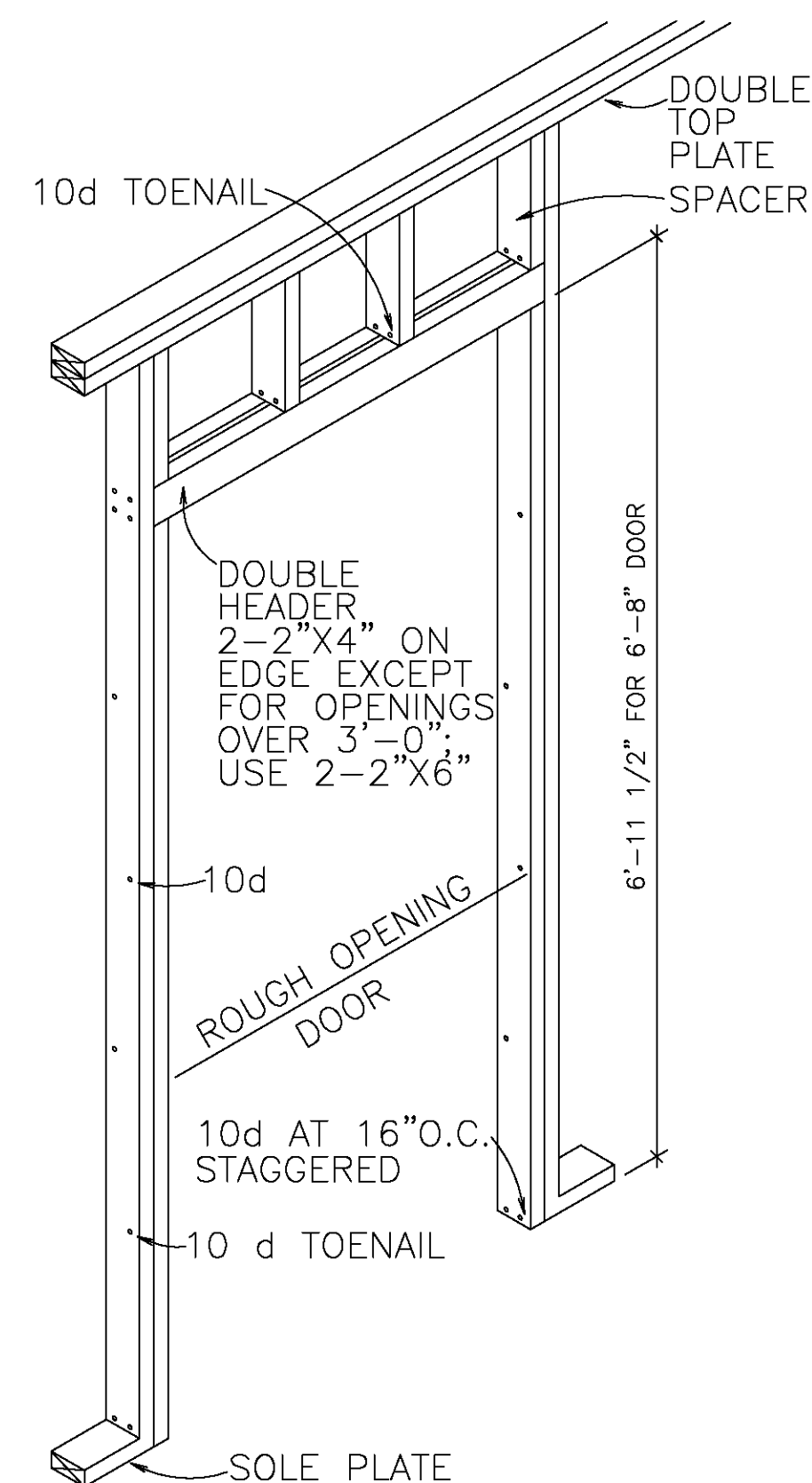
NOTES:

CARPENTRY:

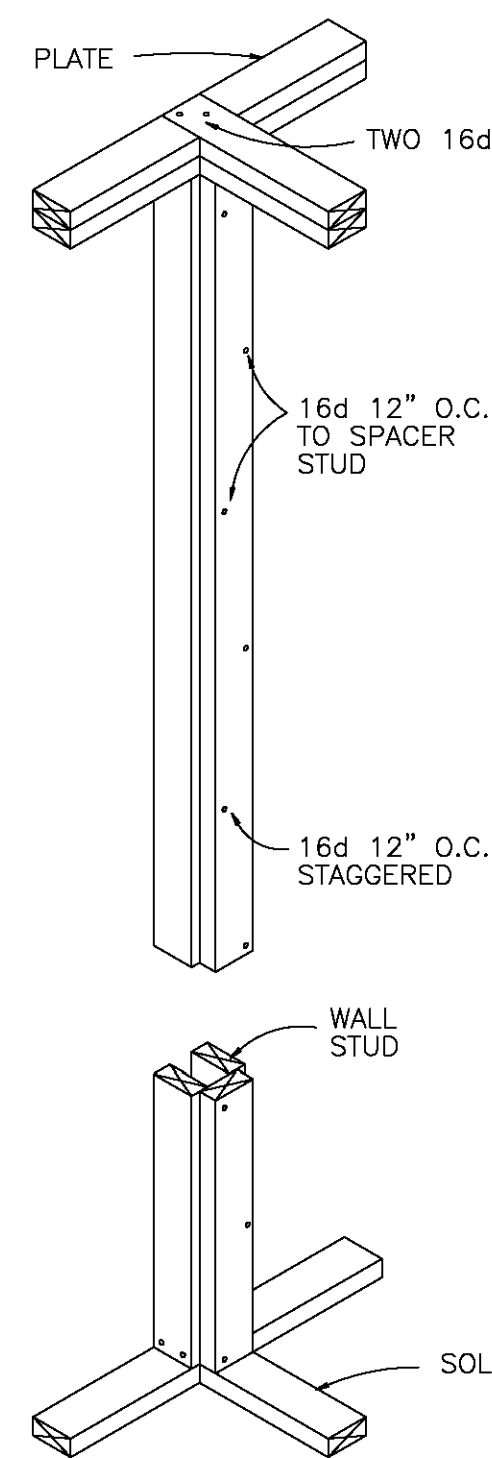
ALL ROUGH CARPENTRY SHALL PRODUCE JOINTS TRUE, TIGHT, WITH ALL MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS AND WITH ALL PERTINENT CODES AND REGULATIONS.
 CAREFULLY SELECT ALL MEMBERS. SELECT INDIVIDUAL PIECES SO THAT KNOTS AND DEFECTS WILL NOT INTERFERE WITH PLACING BOLTS OR PROPER NAILING OR MAKING CONNECTIONS.
 LUMBER MAY BE REJECTED BY THE ENGINEER, WHETHER OR NOT IT HAS BEEN INSTALLED, FOR EXCESSIVE WARP, TWIST, BOW, CROOK, MILDEW, FUNGUS, OR MOLD, AS WELL AS FOR IMPROPER CUTTING AND FITTING.
 DO NOT SHIM SILLS, JOISTS, SHORT STUDS, TRIMMERS, HEADERS, LINTELS, OR OTHER FRAMING COMPONENTS.
 USE ONLY TREATED LUMBER FOR ALL WOOD BUCKS AND NAILING GROUNDS IN, OR IN CONTACT WITH CONCRETE.
 TREAT ALL WOOD LESS THAN TWO FEET ABOVE FINISHED GRADE BY SPRAYING WITH THE PRESERVATIVE TO A MINIMUM DISTANCE OF SIX INCHES FROM THE ENDS. PERFORM ALL TREATMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 IN ADDITION TO ALL FRAMING OPERATIONS NORMAL TO FABRICATION AND ERECTION INDICATED ON THE DRAWINGS, INSTALL ALL BACKING REQUIRED FOR WORK OF OTHER TRADES.
 MAKE ALL BEARINGS FULL. FINISH ALL BEARING SURFACES ON WHICH STRUCTURAL MEMBERS ARE TO REST SO AS TO GIVE SURE AND EVEN SUPPORT.
 WHERE FRAMING MEMBERS SLOPE, CUT OR NOTCH THE ENDS AS REQUIRED TO GIVE UNIFORM BEARING SURFACE.
 INSTALL ALL BLOCKING REQUIRED TO SUPPORT ALL ITEMS OF FINISH AND TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, BETWEEN CEILING AND FLOOR AREAS.
 FIRE BLOCKS SHALL BE TWO INCHES IN THICKNESS (NOMINAL) BY THE FULL WIDTH OF THE OPENING BEING BLOCKED.
 FIRE-BLOCK IN THE FOLLOWING SPECIFIC LOCATIONS:
 (1) IN ALL STUD WALLS AT CEILING AND FLOOR LEVELS;
 (2) IN ALL STUD WALLS, INCLUDING FURRED SPACES, SO THAT THE MAXIMUM DIMENSION OF EACH CONCEALED SPACE IS NOT MORE THAN EIGHT FEET;
 (3) ALL OTHER LOCATIONS WHERE OPENINGS COULD AFFORD PASSAGE FOR RODENTS OR FLAMES.
 INSTALL WOOD CROSS BRIDGING OF NOT LESS THAN TWO INCHES BY THREE INCHES NOMINAL, METAL CROSS BRIDGING OF EQUAL STRENGTH, OR SOLID BLOCKING BETWEEN JOISTS WHERE THE SPAN EXCEEDS EIGHT FEET.
 INSTALL SOLID BLOCKING BETWEEN JOISTS AT ALL POINTS OF SUPPORT AND WHEREVER SHEATHING OR FLOORING IS DISCONTINUOUS.
 MAKE ALL STUDS SINGLE LENGTH, UNSPLICED, AND PLATFORM FRAMED. FRAME ALL CORNERS AND INTERSECTIONS WITH THREE OR MORE STUDS AND ALL REQUIRED BEARING FOR WALL FINISH.
 ON ALL FRAMING MEMBERS TO RECEIVE A FINISHED WALL OR CEILING, ALIGN THE FINISH SUBSURFACE TO VARY NOT MORE THAN 1/8" FROM THE PLANE OF SURFACES OF ADJACENT FRAMING AND FURRING MEMBERS.
 PLACE ALL PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND CONTINUOUSLY OVER AT LEAST TWO SUPPORTS.
 ALL DOORS AND WINDOWS MUST BE INSTALLED WITH ALL NECESSARY APPURTENANCES AND TRIMS.



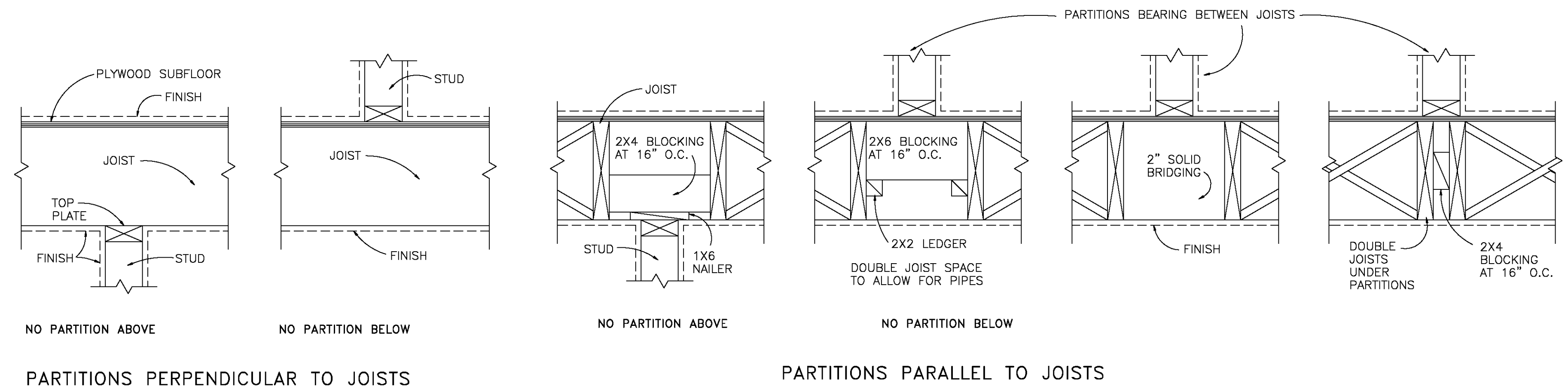
SECTION A-A



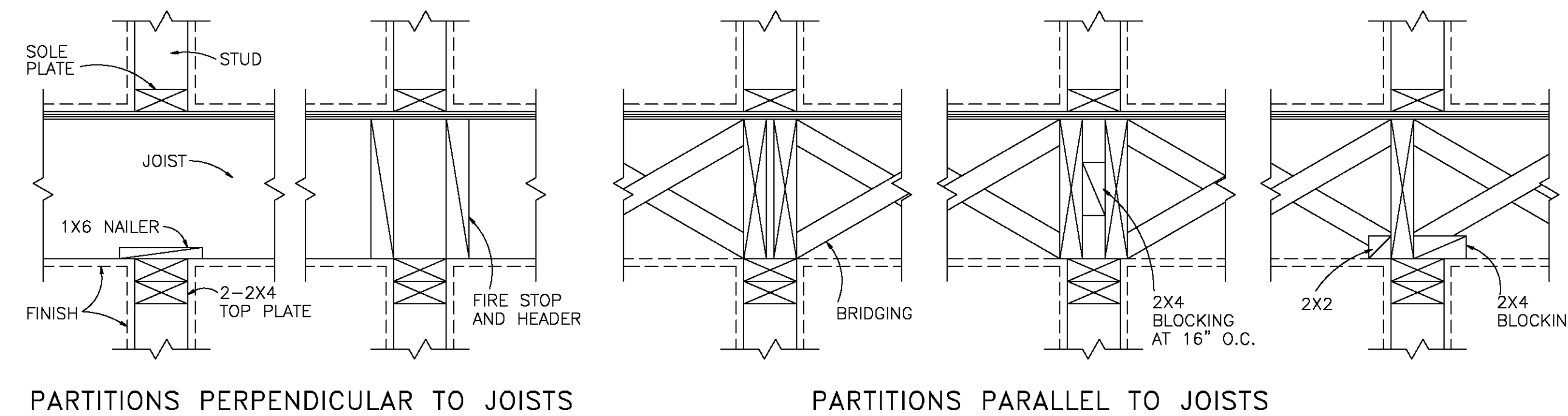
DOOR OPENING FRAMING



PARTITION TO WALL CONNECTION DETAIL



NONBEARING INTERIOR PARTITIONS TYPICAL DETAILS



BEARING INTERIOR PARTITIONS TYPICAL DETAILS

02/05/19	REVISED MEN'S BATHROOM
12/31/18	REVISED BATHROOM, DOORS
12/22/18	REVISED HC BATHROOM
12/10/18	REVISED HC BATHROOM
DATE	REVISION

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DETAILS

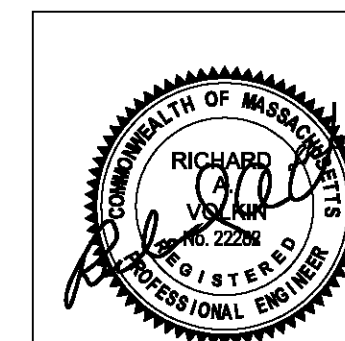
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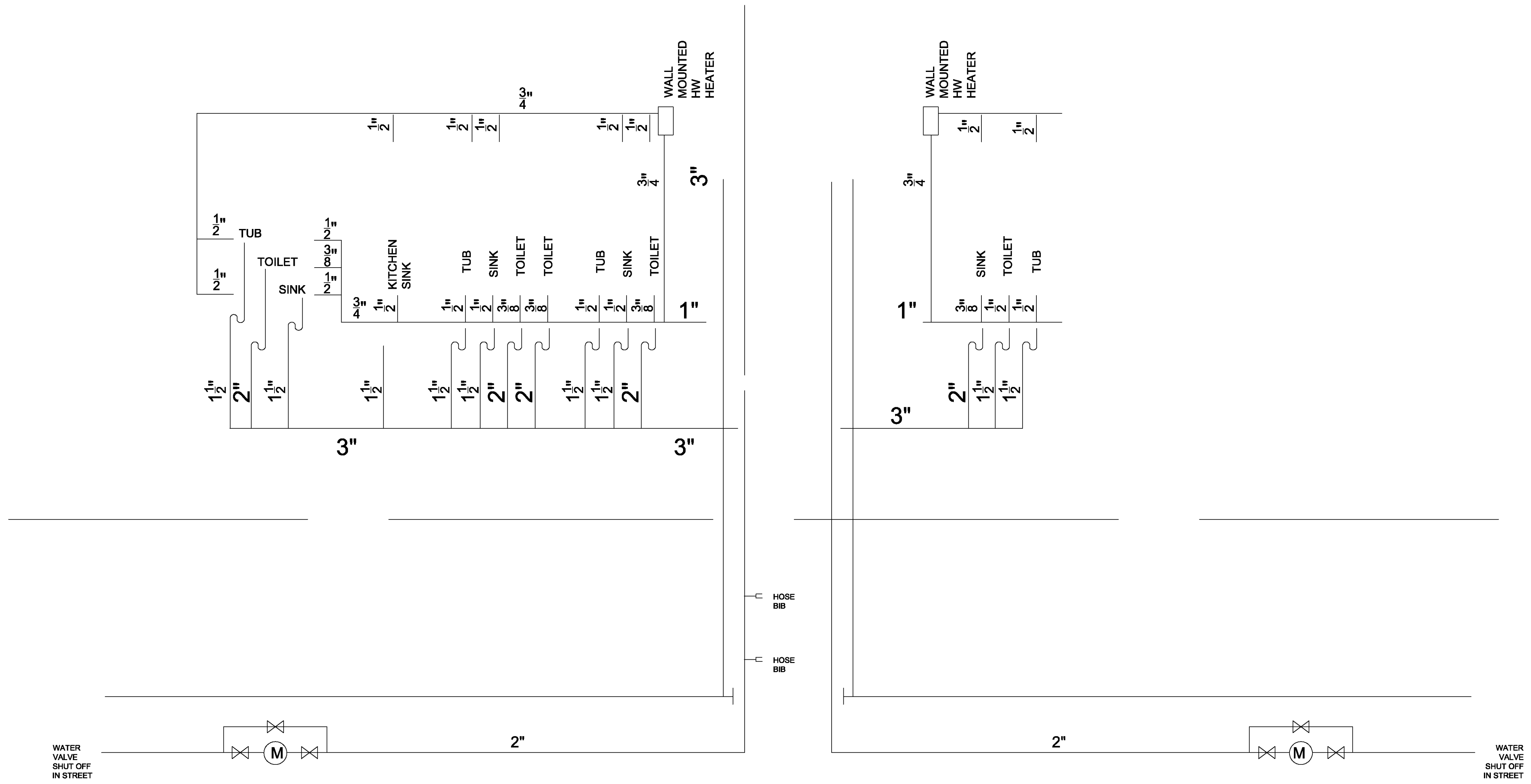
RAV & Assoc., Inc.

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DATE: 11/27/2018	DRAWN BY: I.K.	D-1
	CHECKED BY: R.A.V.	





DATE	REVISION

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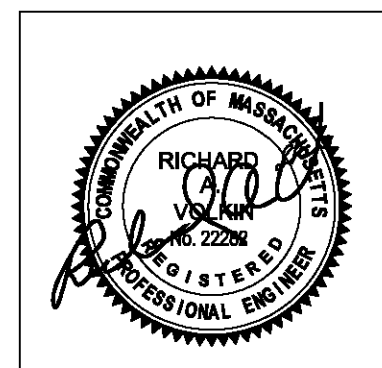
PLUMBING PLAN

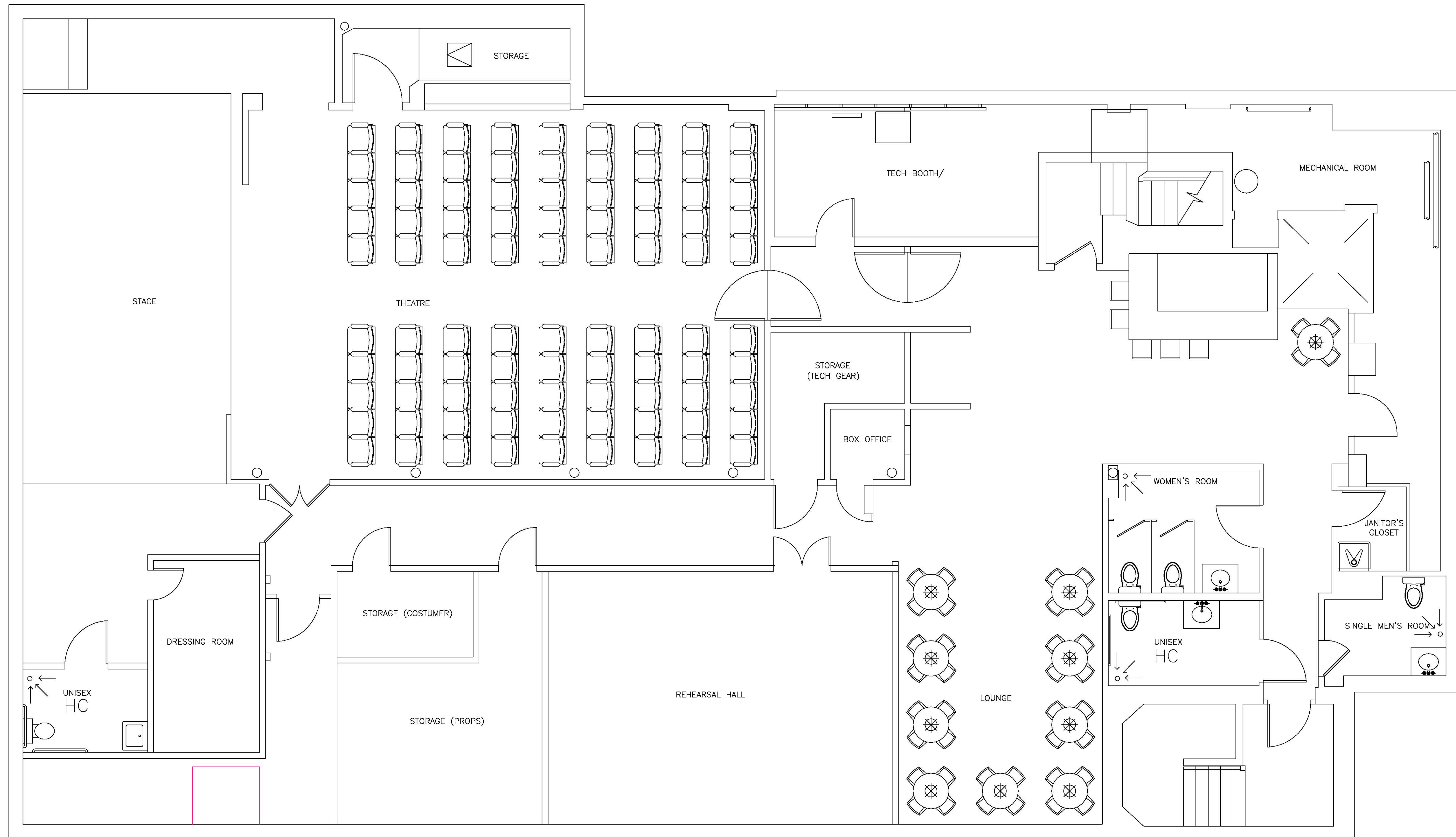
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DATE: 10/24/2018	DRAWN BY: I.K.	P-1
	CHECKED BY: R.A.V.	





LEGEND:
 O ← FLOOR DRAIN

BASEMENT PLAN

12/31/18	REVISED BATHROOM, DOORS
12/22/18	ADDED WHEEL CHAIR LIFT
12/22/18	REVISED HC BATHROOM, FIRE PROTECTION
12/10/18	REVISED HC BATHROOM
DATE	REVISION

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DRAIN PLAN

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APPROVED: R.A.V.	DESIGNED BY:	DRAWING No.
DATE: 07/10/2018	DRAWN BY: I.K. CHECKED BY: R.A.V.	P-2

