

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 261307

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Dave Tinnery C/O Nicholas Moshopoulos

PETITIONER'S ADDRESS: 200 State Street 5th Floor , Boston, MA 02109

LOCATION OF PROPERTY: 1 Brattle Sq., Cambridge, MA

TYPE OF OCCUPANCY: Bakery

ZONING DISTRICT: Business B Zone /HSOD

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

The district of 1 Brattle Sq is Business B and Harvard Square overlay. It would fall under a Special Permit if you would like to sell the other items that Chip City provides because that would make us a formula business quick service food establishment, under article 11.30

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).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

(Print Name)

Address: _____

Tel. No. 617 457 0408

E-Mail Address: DTinory@beaconcapital.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Dave Tinnery
Location: 1 Brattle Sq., Cambridge, MA
Phone: 617 457 0408

Present Use/Occupancy: Bakery
Zone: Business B Zone /HSOD
Requested Use/Occupancy: quick service food establishment

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		715		715		715	(max.)
<u>LOT AREA:</u>		N/A		N/A		N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		N/A		N/A		N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A		N/A		N/A	
<u>SIZE OF LOT:</u>	WIDTH	N/A		N/A		N/A	
	DEPTH	N/A		N/A		N/A	
<u>SETBACKS IN FEET:</u>	FRONT	N/A		N/A		N/A	
	REAR	N/A		N/A		N/A	
	LEFT SIDE	N/A		N/A		N/A	
	RIGHT SIDE	N/A		N/A		N/A	
<u>SIZE OF BUILDING:</u>	HEIGHT	N/A		N/A		N/A	
	WIDTH	N/A		N/A		N/A	
	LENGTH	N/A		N/A		N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		N/A		N/A		N/A	
<u>NO. OF DWELLING UNITS:</u>		N/A		N/A		N/A	
<u>NO. OF PARKING SPACES:</u>		N/A		N/A		N/A	
<u>NO. OF LOADING AREAS:</u>		N/A		N/A		N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A		N/A		N/A	

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

N/A

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 1 Brattle Sq., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

zoning compicance, building code adherence, health and safety regulations, environmental considerations, and accessibility standards.

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 cookie store is located in an area with ample parking space and efficient traffic flow. Moreover, as a cookie store, the traffic generated would be intermittent and distributed throughout the day, preventing any sudden spikes in congestion. The design of the store is oriented around a "take-away" concept to facilitate smooth traffic flow, further mitigating any potential congestion hazards.

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:

This area is predominantly commercial establishments, including restaurants, cafes, and retail stores. The operation of a cookie store would complement these existing uses and contribute positively to the vibrancy of the area.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

 The operation of a cookie store poses minimal risk to the health, safety, and welfare of occupants and citizens. The store will adhere to all health and safety regulations, maintaining cleanliness and hygiene standards in food preparation and service. Additionally, the store will implement appropriate safety measures to prevent accidents or hazards, such as proper equipment maintenance and staff training.

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 cookie store aligns with the intent and purpose of the zoning ordinance, which aims to promote diverse commercial activities while safeguarding the well-being of the community.

Cookies are a popular and culturally accepted food item, and the store would contribute positively to the diversity of offerings within the district. As we already have approval to operate as a bakery, it would not change the situation by simply adding other potential items such as milk, icecream or bottled beverages.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We BCSP 9 OBS Property LLC
(OWNER)


Address: c/o Beacon Capital Partners, LLC, 200 State Street, 5th Floor, Boston, MA 02109

State that I/We own the property located at One Brattle Square,
which is the subject of this zoning application.

The record title of this property is in the name of BCSP 9 OBS Property LLC

*Pursuant to a deed of duly recorded in the date December 14, 2022, Middlesex South
County Registry of Deeds at Book 81056, Page 381; ~~or~~ and
~~Middlesex Registry District of Land Court, Certificate No. _____~~
Book 81056 Page 390.

BCSP 9 OBS Property LLC

By:  Matthew Stegall
Managing Director
**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 Matthew Stegall, Managing Director of BCSP 9OBS Property LLC personally appeared before me,
this 8 of March, 2024, and made oath that the above statements are true.

My commission expires August 10, 2029 (Notary Seal)




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

PROJECT INFORMATION

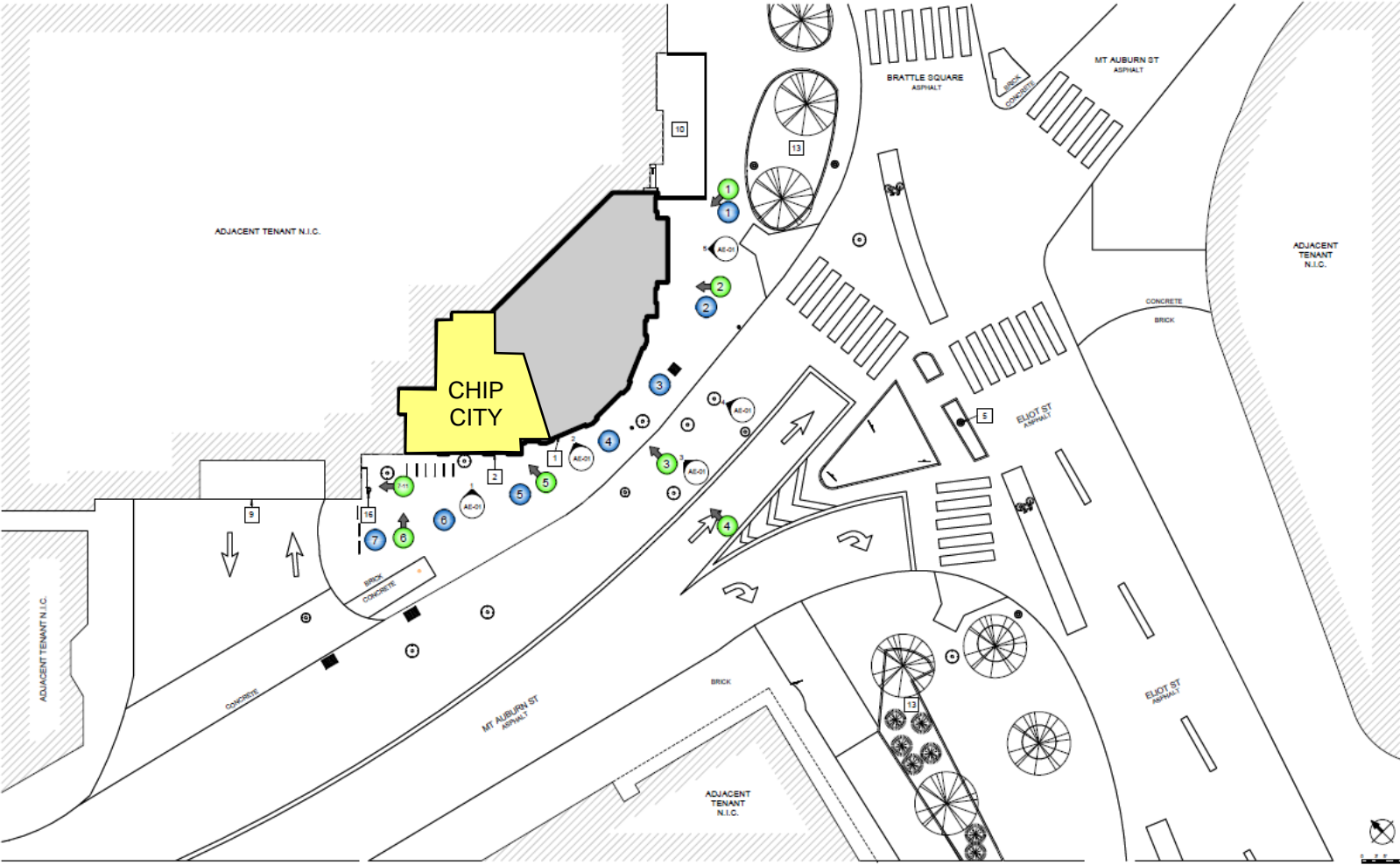
ARCHITECTURAL PLANS

360 BUBBLE PHOTO BUBBLE



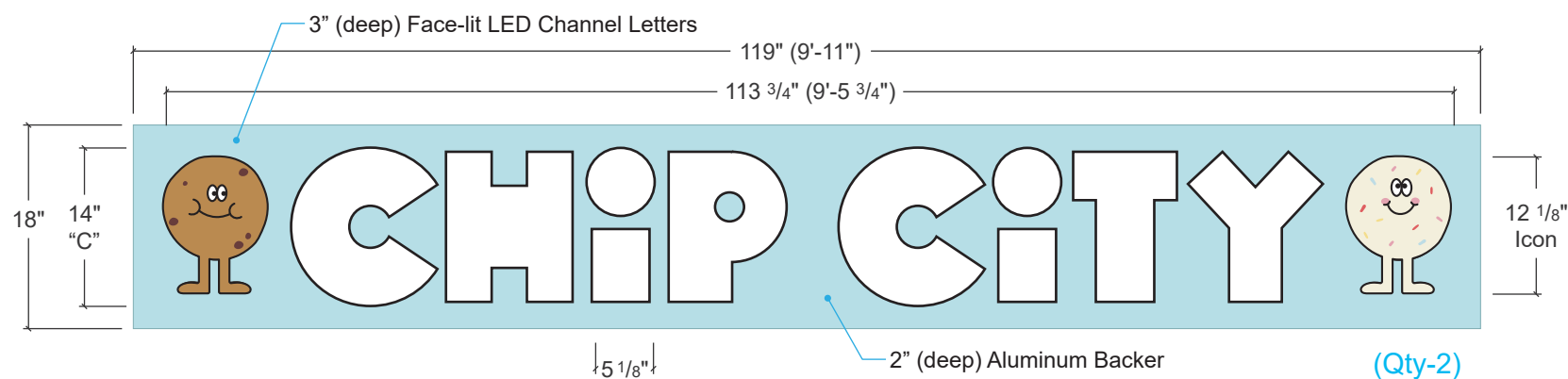
The legend shows two types of bubbles: a blue bubble with the number '1' and a green bubble with the number '1'. A hand icon with a pointing finger is positioned between them, indicating that clicking on these symbols will open a 360-degree image or an HD photo.

YOU MAY CLICK ON THESE SYMBOLS AND THE 360 DEGREE IMAGE, OR HD PHOTO WILL OPEN THROUGH YOUR WEB BROWSER

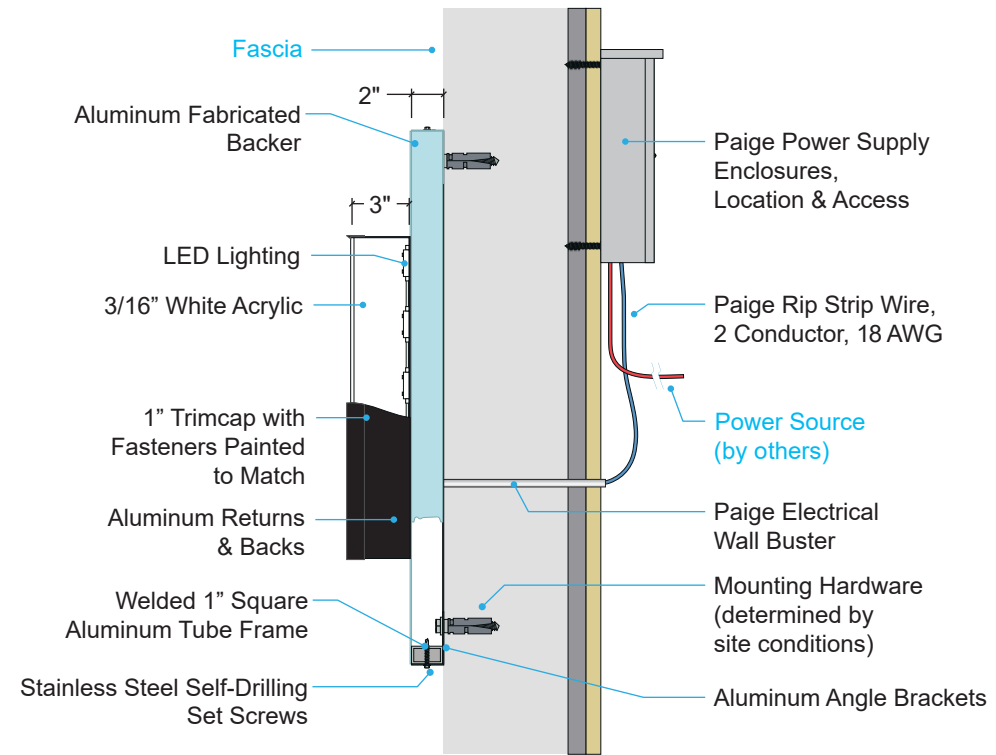


SITE PLAN

Channel Letters Mounted to Aluminum Backer



E1 Elevation: (Qty-2) #14109.1 Wall Sign
 Scale: 1 1/2"=1' Square Footage: 18" x 119" = 14.87 sf.



SE Side Elevation: Typical
 Scale: NTS

Description:

(Qty-1) Face-lit LED channel letters mounted to backer.

Backer Panel:

- Welded 2"x1" aluminum square tube framing.
- Painted aluminum face and returns.
- Remote LED power supplies.

Channel Letters (3" deep):

- Stock aluminum returns.
- Acrylic faces with translucent vinyl and stock trimcap.
- LED illumination.
- Surface applied vinyl "R" graphics.

Logo/Typeface:

Supplied by customer.

Colors:

- Backer (face & returns): - Painted PMS Blue (TBD)
- Channel Returns - Stock Black
- Channel Faces - 3/16" White Acrylic
- Logo Face Graphics: - Digitally Printed on Oracal 3850 White trans. vinyl (flooded)
- Laminated with 3M 8518 gloss clear
- PMS Blue (TBD)
- Remaining colors Per supplied CMYK
- Trimcap - Stock Black
- Vinyl Graphics - Dig
- LEDs - White

Installation:

By ViewPoint/ Power (by others)
 See location proof for location view.
 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC).
 This includes proper grounding and bonding of the sign.

Job: Chip City
 Location: 1 Brattle Sq Cambridge, MA
 Account Manager: JK/AR
 File: ChipCity_CambridgeMA-1BrattleSq_WallSign_1.a.i
 Date: 03.25.24 1.25
 Designer: Steven Manetta

Revisions:
 Revisions:

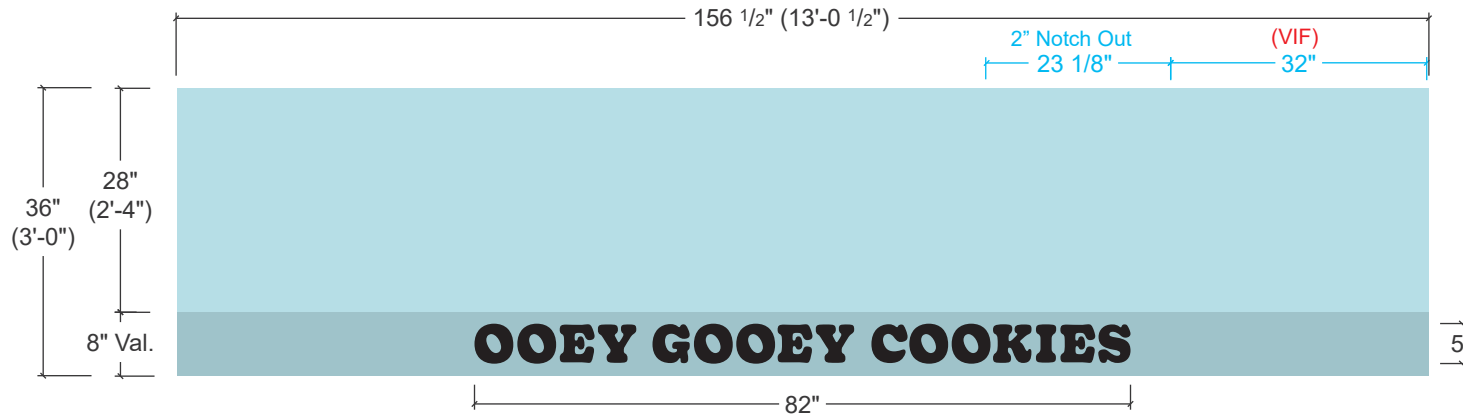
THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS
 CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED.
 UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

ViewPoint SIGN AND AWNING
 1.508.393.8200
 FAX 1.508.393.4244

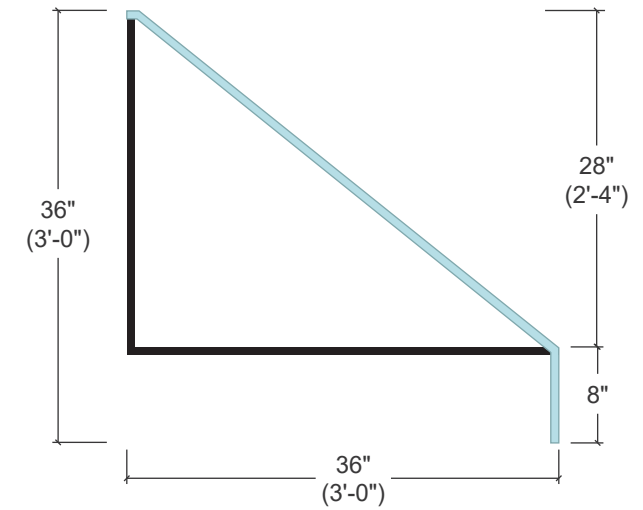
Customer Approval
 Acct. Manager Approval
 Production Approval

Left Side Awning #1

Mounted to Mullions in Window Area - See Photo Location Page



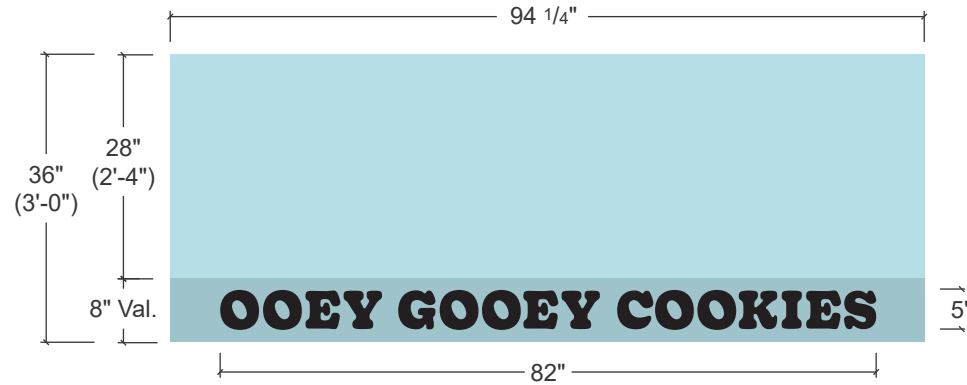
Exact Mounting & Kickers Back to Mullions (VIF)



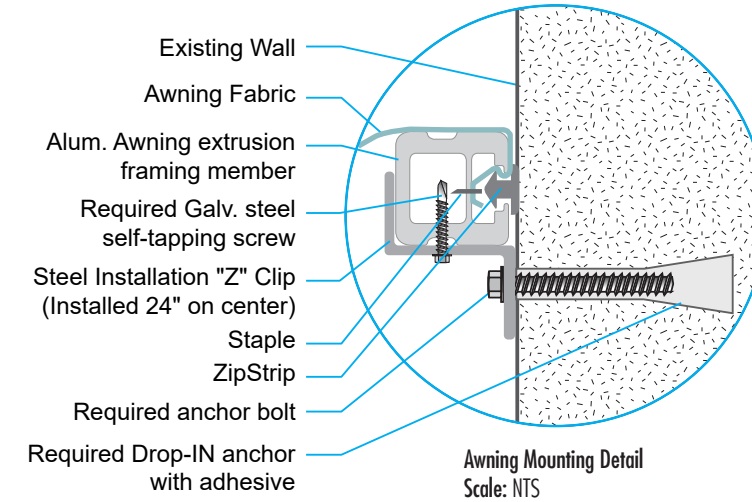
SE Side Elevation
Scale: 3/4"=1'

Right Side Awning #2

Mounted to Mullions In Window Area - See Photo Location Page



E1 Elevation: (Qty-2) #14109.1 Shed Awnings
Scale: 1/2"=1'



Description:

- (Qty-2) open ended shed style awnings.
- Digitally printed awning fabric with SGS (heat-sealed) graphics.
- 1" aluminum staple extrusion framing.

Colors:

- Fabric: - Trivantage Print Craft to match PMS Blue (TBD)
- Graphics: - Printed Black or SGS Heat Sealed Black Vinyl
- Framing: - Powder Coated Black (TBD)

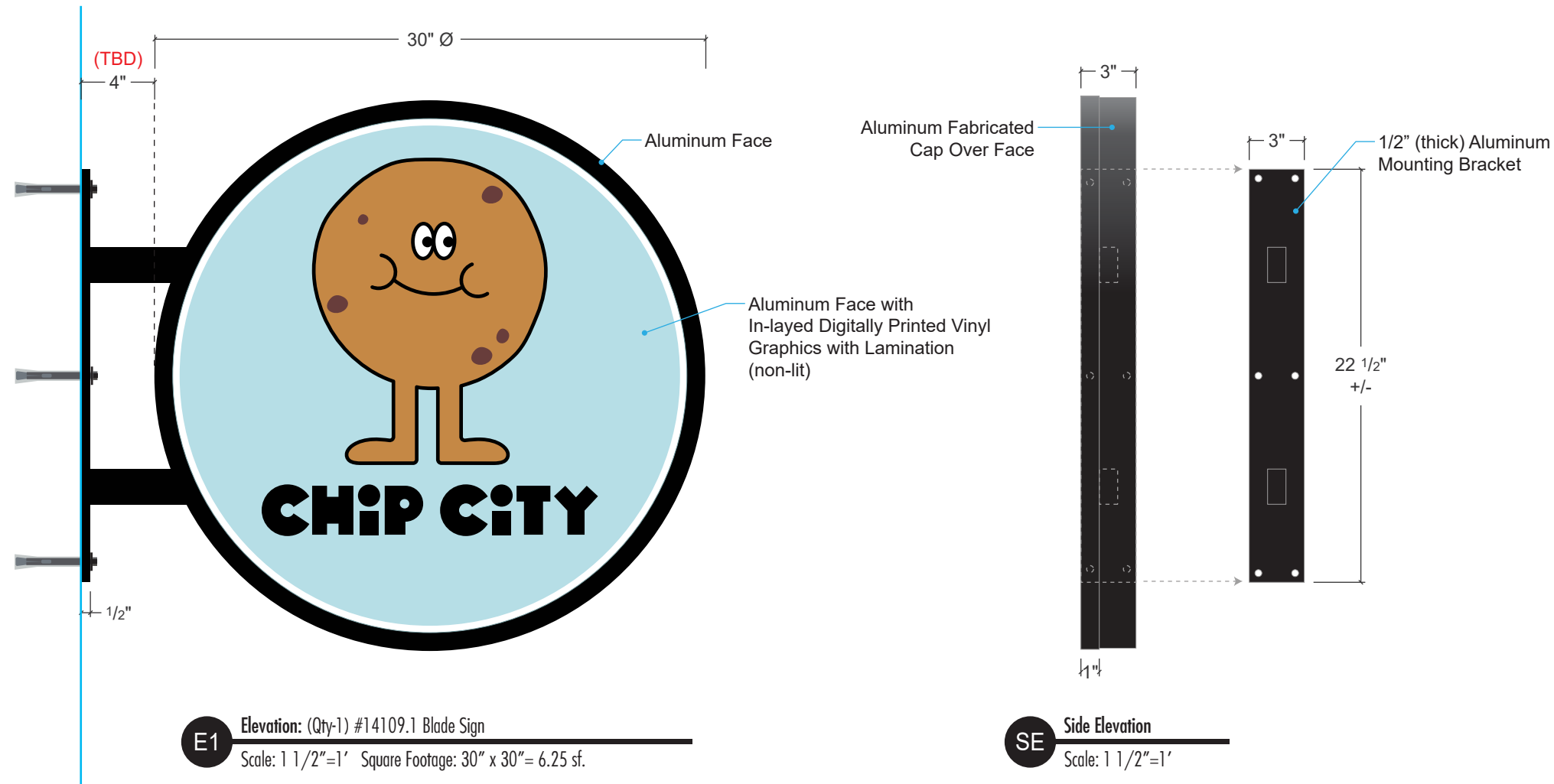
Logo/Typeface:

Supplied by customer.

Installation:

By ViewPoint.
See location proof for location view.

2-Sided Blade Sign (non-illuminated)



Description:

- (Qty-1) Single sided non illuminated aluminum blade sign.
- Aluminum fabricated round blade sign.
 - Digitally printed vinyl graphics.
 - Welded aluminum bracket arms and mounting plate.

Logo/ Typeface:

Supplied by customer.

Colors:

- Sign Face: - Aluminum
- Sign Face Graphics: - Digitally Printed on 3M ControlTac cast vinyl
 - Laminated with 3M 8518 gloss clear
 - PMS Blue (TBD)
 - Remaining colors Per supplied CMYK
- Sign (face & returns): - Aluminum Painted Black (stock)
- Retainer/Bracket (face & returns): - Aluminum Painted Black (stock)

Installation:

By ViewPoint
 See location proof for location view.

E1 Elevation: (Qty-1) #14109.1 Blade Sign
 Scale: 1 1/2"=1' Square Footage: 30" x 30"= 6.25 sf.

SE Side Elevation
 Scale: 1 1/2"=1'

Job: Chip City
 Location: 1 Brattle Sq Cambridge, MA
 Account Manager: JK/AR
 File: ChipCity_CambridgeMA-1BrattleSq_Blade_1b.ai
 Date: 02.07.24 1.25
 Designer: Steven Manna

Revisions: 04.03.24 .25
 Revisions:

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS
 CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED.
 UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

ViewPoint SIGN AND AWNING
 1.508.393.8200
 FAX 1.508.393.4244

Customer Approval
 Acct. Manager Approval
 Production Approval
 TBD

Proposed



PE Photo Elevation: #14109.1
Scale: NTS

Existing



Job: Chip City
Location: 1 Brattle Sq Cambridge, MA
Account Manager: JK/AR
File: ChipCity_CambridgeMA-1BrattleSq_PhotoLocPg_1b.ai
Date: 03.25.24 .75
Designer: Steven Manetta

Revisions: 04.03.24 .5
Revisions:

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

ViewPoint SIGN AND AWNING
1.508.393.8200
FAX 1.508.393.4244

Customer Approval
Acct. Manager Approval
Production Approval

FINISH NOTES:

- ALL SURFACES THAT ARE SCHEDULED FOR PAINTING SHALL BE PROPERLY PREPARED (SEALED, SPACKLED, SANDED, ETC.) AS REQUIRED BEFORE PRIMING AND PAINTING WORK COMMENCES. CONTRACTOR SHALL PROVIDE MANUFACTURE REQUIRED SUBSTRATE UNDER ALL FINISHED SURFACES.
- ALL WALLS SHALL BE PROPERLY PREPARED, SPACKLED, SANDED, ETC. TO PROVIDE A SMOOTH FINISH. ALL EXISTING SURFACES SHALL BE REFINISHED WHERE NEW PARTITIONS, CEILINGS, ETC. ARE INSTALLED.
- CONTRACTOR SHALL INSURE THAT ALL SURFACE TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES - DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. STARTING WORK SHALL INDICATE APPLICATORS ACCEPTANCE OF SUBSTRATE.
- PRIOR TO PAINTING ANY AND ALL DETAILS, CORNER BEADS, JOINTS & IRREGULARITIES ON PARTITIONS, CEILINGS, DOORS, FRAMES, ETC. SHALL BE FILLED WITH AN APPROPRIATE FILLER SUITABLE FOR THE MATERIAL BY CONTRACTOR.
- ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE. PAINTS SHALL BE OF TYPE SPECIFICALLY MANUFACTURED FOR APPLICATION TO THE SURFACE TO WHICH IT IS TO BE APPLIED.
- ALL SURFACES THAT ARE TO BE PAINTED SHALL RECEIVE (1) ONE COAT OF PRIMER AND (2) COATS OF FINISH PAINT FOR A TOTAL OF (3) THREE COATS U.O.N.
- PRIOR TO PAINTING, CONTRACTOR SHALL REMOVE OR PROTECT ALL FINISHED SURFACES, HARDWARE, SWITCH OR OUTLET PLATES, ETC. THEN REPLACE OR UNCOVER SAME WHEN PAINTING WORK HAS BEEN COMPLETED. ALL WORK BY OTHERS SHALL BE ADEQUATELY PROTECTED BY SUB-CONTRACTOR AGAINST DAMAGE FROM ANY FINISH MATERIAL INSTALLATION.
- UPON COMPLETION OF THE PAINTING WORK, CONTRACTOR SHALL REMOVE ALL ADHESIVE AND PAINT SPILLS, SPLASHES AND SPATTERS ON ALL SURFACES INCLUDING LIGHT FIXTURES, DIFFUSERS, REGISTERS, SLAB FITTINGS, ETC. AND SHALL LEAVE ALL SURFACES FREE OF DAUBS AND SPOTS. ANY WORK THAT CANNOT BE CLEANED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL INTERIOR OFFICE WALLS TO BE PAINTED WITH EGGSHELL FINISH, COLOR AS SCHEDULED U.O.N..
- ALL EXISTING CORE DOORS & FRAMES TO BE SANDED, PATCHED AND PREPPED AS REQUIRED AND PAINTED SEMI GLOSS FINISH. ALL DOORS & FRAMES TO BE PAINTED AS SPECIFIED IN FINISH AND DOOR SCHEDULES. WHERE SPECIFIC DESIGNATION IS NOT PROVIDED DOORS & FRAMES TO BE PAINTED THE COLOR OF THE ADJACENT WALL IN SEMI-GLOSS U.O.N. PROVIDE SPLIT FINISH PAINT (ON DOOR AND FRAME) IN CASES WHERE (2) ROOMS, OF DIFFERENT PAINT COLOR, ARE JOINED BY A DOOR OPENING.
- ALL CONVECTOR COVERS TO BE PAINTED ON HORIZONTAL AND VERTICAL SURFACES SEMI-GLOSS FINISH, COLOR AS SCHEDULED.
- PAINTING CONTRACTOR SHALL PAINT ALL GYPSUM BOARD CEILINGS, FASCIAS, AND SOFFITS. CEILING WHITE FLAT FINISH U.O.N.
- CONTRACTOR SHALL INSPECT THE FLOOR PRIOR TO ANY FINISHED FLOOR MATERIAL INSTALLATION AND SHALL NOTIFY MANCINI DUFFY IN WRITING OF ANY CONDITIONS THAT WILL PREVENT THE PROPER INSTALLATION OF ANY FLOOR FINISH MATERIAL. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY UNACCEPTABLE FLOOR FINISH WORK DUE TO SUB FLOOR CONDITIONS.
- CONTRACTOR SHALL ENSURE THAT ALL FLOOR SLABS ARE FREE OF DUST, OIL, AND ALL FOREIGN MATTER PRIOR TO COMMENCEMENT OF WORK. ALL ITEMS PROJECTING FROM THE FLOOR (FASTENERS, PLATES, ETC.) SHALL BE EITHER REMOVED OR FLASH PATCHED FLUSH WITH THE FLOOR AS REQUIRED FOR SPECIFIED FLOOR FINISH AND AS REQUIRED FOR A SMOOTH, CONTINUOUS FINISH. PREP SUB FLOOR AND FLASH PATCH AS REQUIRED TO MAINTAIN LEVEL TRANSITIONS FROM ONE FLOOR MATERIAL TO ANOTHER.
- CONTRACTOR SHALL COORDINATE FLOORING WORK WITH ALL TRADES REGARDING ITEMS TO REMAIN PROJECTING FROM FLOOR (OUTLETS, EQUIPMENT SUPPORTS, ETC.). ALL CUTTING OF FLOORING MATERIALS SHALL BE THE RESPONSIBILITY OF THE FLOORING CONTRACTOR.
- SUBMIT SEAMING DRAWINGS TO ARCHITECT FOR APPROVAL OF ALL FLOORING PRIOR TO ORDER OF MATERIAL.
- CONTRACTOR SHALL PROVIDE TRANSITION STRIPS AT ALL CHANGES TO FLOORING MATERIALS. WHEN CHANGE OCCURS AT A DOOR, THE LINE OF TRANSITION SHALL BE LOCATED UNDER THE CENTERLINE OF THE DOOR IN A CLOSED POSITION. FLOORING CONTRACTOR SHALL PROVIDE 1/8" THICK ALUMINUM METAL STRIP TRANSITION BETWEEN STONE FLOORING AND CARPET, U.O.N.. METAL STRIP ALSO TO BE PROVIDED BETWEEN STONE AND WOOD FLOORING, U.O.N.. SEE FLOOR TRANSITION DETAILS FOR ADDITIONAL INFORMATION.
- MAXIMUM HEIGHT DIFFERENCE BETWEEN FLOOR COVERING SURFACE SHALL BE 1/4".
- CONTRACTOR SHALL INSTALL NEW RESILIENT BASE ON ALL WALLS, COLUMNS, ETC. IN ALL INTERIOR ROOMS OR SPACES EXCEPT AS NOTED OTHERWISE.
- BASE SHALL BE INSTALLED STRAIGHT AND TRUE ON SURFACES THAT ARE PROPERLY CLEANED, DRY AND FREE FROM ALL FOREIGN MATTER. BASE SHALL NOT BE INSTALLED UNTIL ALL PAINTING WORK IS COMPLETE.
- BASE SHALL BE CONTINUOUS ROLL TYPE WITH SEAMING TO OCCUR ONLY AT INSIDE CORNERS OR AT LEAST 12" AWAY FROM OUTSIDE CORNERS. BASE CORNER SECTIONS SHALL BE PROVIDED IN LENGTHS NOT LESS THAN 6'-0" AS MEASURED FROM THE CORNER PROPER. RESILIENT BASE TO BE SUPPLIED IN 100'-0" CONTINUOUS LENGTHS.
- VINYL BASE TO BE STRAIGHT AT CARPET, COVE AT VINYL FLOORING. ALL VINYL BASE TO BE 4" MIN.
- CONTRACTOR SHALL PERFORM ALL FINISH MATERIAL INSTALLATION AS TO AVOID DAMAGE TO OTHER SURFACES. ALL DAMAGE TO ADJACENT SURFACES SHALL BE REPAIRED IN A MANNER SATISFACTORY TO THE OWNER AND MANCINI DUFFY.
- CONTRACTOR SHALL INSTALL FLOOR, WALLS AND BASE FINISHES IN ALL CLOSETS, ALCOVES, ETC. ACCORDING TO THE ROOM FINISHES SCHEDULE.
- ALL CLOSETS SHALL RECEIVE SAME FINISHES AS ADJACENT AREA, UNLESS OTHERWISE NOTED. ALL CLOSETS TO RECEIVE CLEAR LACQUERED BIRCH PLYWOOD SHELVES AND CHROME PLATED BRACKETS, STANDARDS AND COAT POLE, U.O.N.
- ALL TRANSITIONS BETWEEN MATERIALS SHALL BE SMOOTH.
- G.C. TO SUBMIT 3 SAMPLES OF EACH FINISH ON SCHEDULE FOR APPROVAL TO MANCINI DUFFY PRIOR TO ORDERING.
- G.C. TO REFER TO FINISH SCHEDULE AND PROJECT MANUAL FOR ALL ATTIC STOCK REQUIREMENTS PRIOR TO ORDER OF MATERIAL.
- THE CONTRACTOR AND MANCINI DUFFY SHALL EXAMINE THE AREAS OF CONSTRUCTION AFTER COMPLETION OR WORK BY ALL TRADES (INCLUDING TELEPHONE INSTALLATION, FLOORING, ETC.) AND INDICATE ALL NECESSARY "TOUCH-UP" PAINTING AND/OR PATCHING.
- FOR ALL SCHEDULED FINISHES REFER TO SCHEDULE ON THIS SHEET. SEE PROJECT MANUAL FOR ADDITIONAL INSTRUCTION.
- CARPET INSTALLER TO MAINTAIN PATTERN ALIGNMENT FROM WIDTH TO WIDTH. A POWER STRETCHER MAY BE REQUIRED.
- CARPET INSTALLER TO PROVIDE ALL ADHESIVES AND SEAM SEALERS IN ACCORDANCE TO MANUFACTURER'S INSTRUCTION. ALL CARPET, CARPET TILE SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATION APPLICATION.
- FLOORING CONTRACTOR TO INSTALL ALL CARPET IN SAME DIRECTION, U.O.N.
- ALL ADHESIVES MUST BE LOW VOC.
- COORDINATE ALL INTERIOR FINISHES WHERE THEY MEET/TRANSITION WITH EXTERIOR WALL AND BASE BUILDING FINISHES. VERIFY SCOPE PRIOR TO INSTALLATION.
- G.C. TO PROVIDE SHOP DRAWINGS SHOWING STONE AND TILE LAYOUT PRIOR TO INSTALLATION, FOR ARCHITECT'S APPROVAL.
- DRAPERY CONTRACTOR TO PROVIDE ANTI FLAME TREATMENT IN ACCORDANCE WITH ALL APPLICABLE JURISDICTIONS FOR ALL DRAPERY LOCATIONS. GC TO COORDINATE.
- ALL WET LOCATIONS (BATHROOMS, PANTRIES) TO RECEIVE FULL WATERPROOFING AT FLOOR (TURN UP 6" AT WALLS); ALL SHOWERS TO RECEIVE CONTINUOUS VINYL SHOWER PAN INTEGRATED WITH SHOWER DRAIN AND WATERPROOFING UP ENTIRE HEIGHT OF SHOWER WALL. ALL SHOWER STALLS TO RECEIVE CONTINUOUS WATERPROOFING ON FLOORS AND FOR FULL HEIGHT OF TILED WALLS.
- ALL RECESSED/FLUSH BASE TO HAVE 20GA FLAT STOCK BLOCKING SECURED TO STUDS FOR BASE SUPPORT.
- SEE ELEVATIONS AND DETAIL DRAWINGS FOR ADDITIONAL INFORMATION. IF THERE ARE ANY CONFLICTS, CONTRACTOR MUST CONTACT ARCHITECT FOR CONFIRMATION BEFORE PROCEEDING.
- FLOORING SUB-CONTRACTOR IS RESPONSIBLE FOR FLOOR PREPARATION AND CONCRETE FLOOR RESTORATION. REFER TO PROJECT MANUAL AND MANDATORY WALK-THROUGH FOR FURTHER INFORMATION.
- ALL WALLS WITH VINYL OR FABRIC WALL COVERING SHALL BEGIN WITH FULL WIDTH PANEL IN CENTER OF EACH ELEVATION, U.O.N.
- ALL FINISHED MATERIALS SHALL MEET AND COMPLY WITH LOCAL AND FEDERAL FLAME SPREAD AND TOXICITY REGULATIONS.

FINISH SCHEDULE							
FINISH TYPE	MATERIAL #	MANUFACTURER	NAME/COLOR	SIZE	CONTACT	DESCRIPTION	NOTES
FIBERGLASS REINFORCED PANEL							
FRP	01	STABILIT OR EQ.	GLASLINER WHITE	4'X8'	TBD	TYPICAL CEILINGS THROUGHOUT	
FLOOR							
FL	01	KAREN PEARSE	PORTAL IVORY	24"		FOH TILE	ALMOND GROUT
FL	02	DALTILE	QUARRY TILE ARID GRAY	6"		BOH TILE	FROSTY GROUT
MILLWORK							
LT	02	FORMICA	WHITE 949-58			LAMINATE	
LT	03	FORMICA	NATURAL MAPLE 756-58			LAMINATE	
MW	01	OUTWATER INDUSTRIES	PROFILE 383			TAMBOUR	MAPLE MAPLE STAIN TO MATCH LT-03
PAINT							
P	01	BENJAMIN MOORE	SERENITY 2055-60/EGGSHELL		TBD	TYPICAL WALLS THROUGHOUT	
P	02	BENJAMIN MOORE	INNOCENCE 2055-70/EGGSHELL		TBD	ACCENT PAINT	
P	03	BENJAMIN MOORE	WHITE DOVE/EGGSHELL		TBD	BOH PAINT	
P	04	BENJAMIN MOORE	WHITE/MATTE		TBD	TYPICAL CEILINGS THROUGHOUT	
SOLID SURFACE							
SS	01	CITI QUARTZ	HAMPTON			TBD	
UPHOLSTERY							
UPH	01	DESIGNTEX	PALE AQUA 3403-408			VINYL FABRIC	
WALL BASE							
WB	01	TBD	MATCH WALL/ SEMIGLOSS			4" MDF WALL BASE	
WB	02	TBD	GREY OR WHITE			4" VINYL WALL BASE	
WALL TILE							
WT	01	C TO C TILE	WHITE GLOSS/LA GRAZIA	3"X12" ROUNDED		VERTICAL BRICK	MATCH P-2 COLOR GROUT 360 SANDED

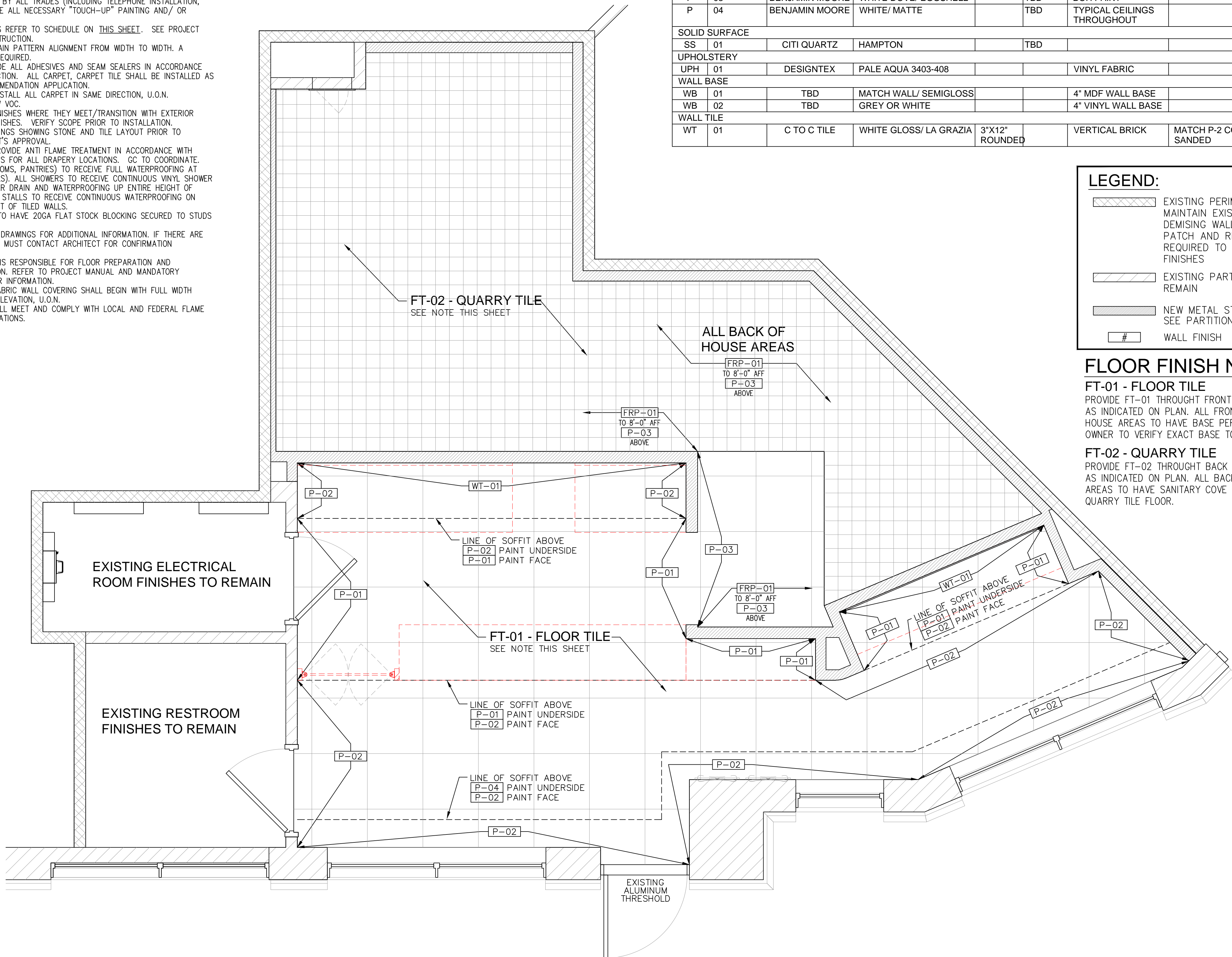
LEGEND:

- EXISTING PERIMETER WALLS MAINTAIN EXISTING 1 HOUR DEMISING WALL RATING PATCH AND REPAIR AS REQUIRED TO RECEIVE NEW FINISHES
- EXISTING PARTITIONS TO REMAIN
- NEW METAL STUD PARTITION SEE PARTITION TYPES
- WALL FINISH

FLOOR FINISH NOTES:

FT-01 - FLOOR TILE
PROVIDE FT-01 THROUGH FRONT OF THE HOUSE AS INDICATED ON PLAN. ALL FRONT OF THE HOUSE AREAS TO HAVE BASE PER FINISH LEGEND. OWNER TO VERIFY EXACT BASE TO BE USED

FT-02 - QUARRY TILE
PROVIDE FT-02 THROUGH BACK OF THE HOUSE AS INDICATED ON PLAN. ALL BACK OF THE HOUSE AREAS TO HAVE SANITARY COVE BASE TO MATCH QUARRY TILE FLOOR.



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



CLIENT INFORMATION:
CHIP CITY
 278 7TH AVE, NEW YORK, NY 10001
CLIENT CONTACT:
 NICHOLAOS MOSHOPOULOS
 10-15 MALBA DRIVE
 WHITESTONE, NY 11357
 EMAIL: niko@chipcitycookies.com
 TEL: 646-529-8885

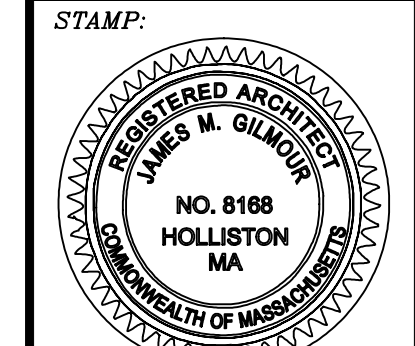
DESIGN CONSULTANT:
dpb
 DESIGN SERVICES
 100 SOUTH ROAD
 ANDOVER, MA 01810
 508-880-8460
 DPB@ADD9A01.COM

ARCHITECT:
JGA
 JAMES GILMOUR
 ARCHITECTURE
 200 WINTER STREET
 HOLLISTON, MA 01746
 (7508.380.3105)

MEP ENGINEER:
MGE
 MG Engineering D.P.C. /
 we engineer success
 116 West 32nd Street, 12th Floor,
 New York, N.Y. 10001
 P 212.642.9055 www.mgedpc.net

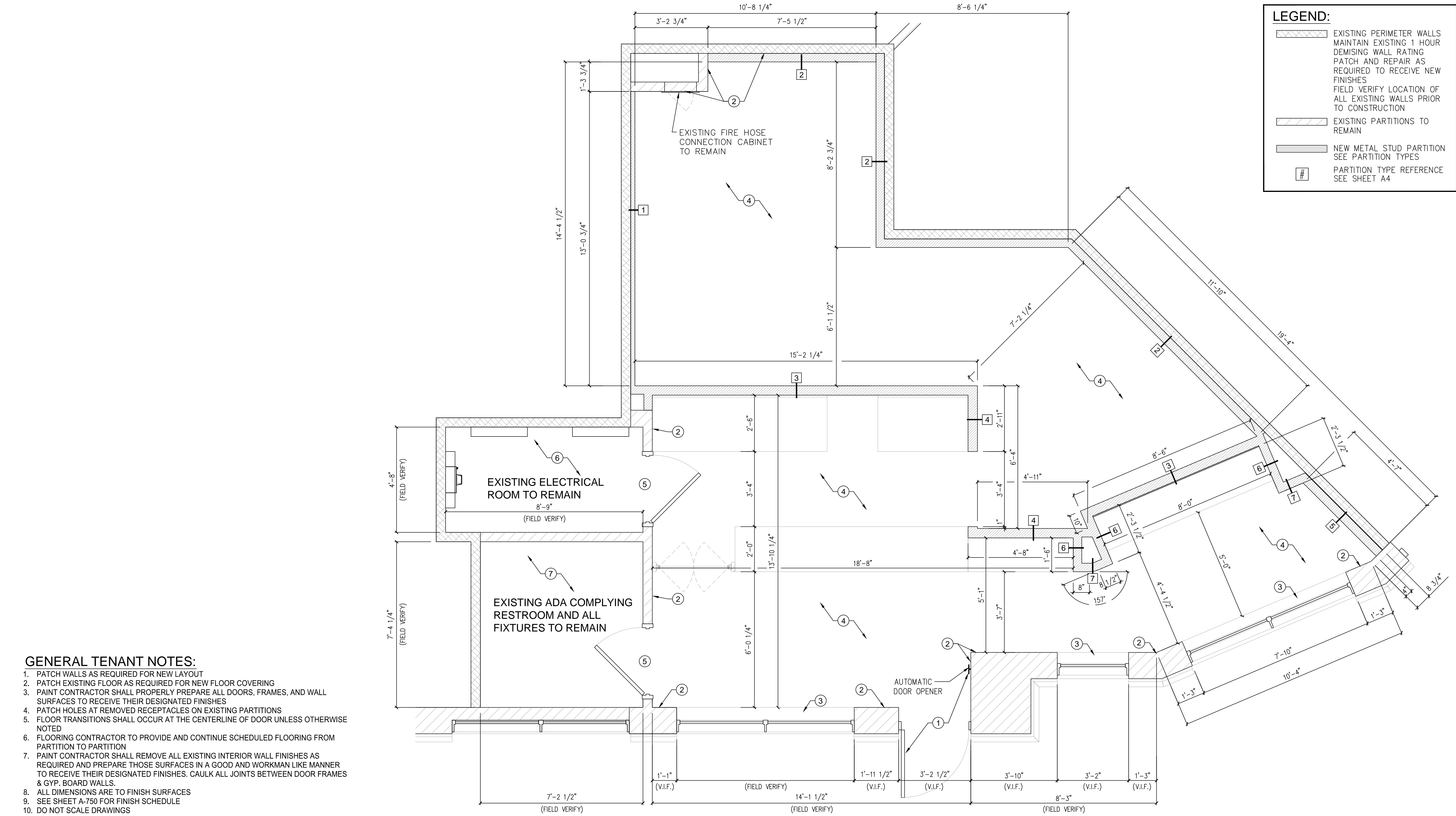
PROJECT NAME:
CHIP CITY
TENANT FIT-UP

PROJECT LOCATION:
 HARVARD SQUARE
 ONE BRATTLE SQUARE
 SUITE 104, SPACE 3A
 CAMBRIDGE, MA 02138



James M. Gilmour

Drawn by:	M.C.	Date:	12-08-23
Checked by:	DPB	Revision:	
SHEET TITLE:	FINISH FLOOR PLAN		
SHEET NO.	3 of 9		
SHEET NO.	A1A		
CHIP CITY CAMBRIDGE, MA			



LEGEND:

- EXISTING PERIMETER WALLS MAINTAIN EXISTING 1 HOUR DEMISING WALL RATING PATCH AND REPAIR AS REQUIRED TO RECEIVE NEW FINISHES FIELD VERIFY LOCATION OF ALL EXISTING WALLS PRIOR TO CONSTRUCTION
- EXISTING PARTITIONS TO REMAIN
- NEW METAL STUD PARTITION SEE PARTITION TYPES
- PARTITION TYPE REFERENCE SEE SHEET A4

- GENERAL TENANT NOTES:**
1. PATCH WALLS AS REQUIRED FOR NEW LAYOUT
 2. PATCH EXISTING FLOOR AS REQUIRED FOR NEW FLOOR COVERING
 3. PAINT CONTRACTOR SHALL PROPERLY PREPARE ALL DOORS, FRAMES, AND WALL SURFACES TO RECEIVE THEIR DESIGNATED FINISHES
 4. PATCH HOLES AT REMOVED RECEPTACLES ON EXISTING PARTITIONS
 5. FLOOR TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF DOOR UNLESS OTHERWISE NOTED
 6. FLOORING CONTRACTOR TO PROVIDE AND CONTINUE SCHEDULED FLOORING FROM PARTITION TO PARTITION
 7. PAINT CONTRACTOR SHALL REMOVE ALL EXISTING INTERIOR WALL FINISHES AS REQUIRED AND PREPARE THOSE SURFACES IN A GOOD AND WORKMAN LIKE MANNER TO RECEIVE THEIR DESIGNATED FINISHES. CAULK ALL JOINTS BETWEEN DOOR FRAMES & GYP. BOARD WALLS.
 8. ALL DIMENSIONS ARE TO FINISH SURFACES
 9. SEE SHEET A-750 FOR FINISH SCHEDULE
 10. DO NOT SCALE DRAWINGS

- GENERAL NOTES**
- | | |
|--|---|
| <ul style="list-style-type: none"> A. REFER TO ENGINEERING DRAWINGS FOR ALL HVAC, PLUMBING, FIRE PROTECTION AND ELECTRICAL INFORMATION. B. DIMENSIONS ARE FROM FINISH FACE OF CONSTRUCTION C. FIREPROOF DOORS SHALL BEAR THE LABEL OF BOARD OF STANDARDS & APPEALS D. ALL INTERIOR WOOD TO BE USED AS PERMITTED BY FEDERAL, STATE AND LOCAL BUILDING CODES E. ALL INTERIOR FINISH MATERIAL TO BE INSTALLED AS PER FEDERAL, STATE AND LOCAL BUILDING CODES. F. ALL RATED PARTITIONS SHALL EXTEND TO DECK ABOVE. CEILING HIGH PARTITIONS SHALL BE BRACED TO DECK ABOVE G. ALL PENETRATIONS OF RATED CONSTRUCTION SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES H. ALL PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES J. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES. K. NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN OBTAINED L. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING BUILDING CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVAL OF ALL INSTALLED MATERIALS. | <ul style="list-style-type: none"> M. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK. SHOULD A DISCREPANCY OCCUR THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK N. THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRING AND/OR REPLACING HIS OWN DEFECTIVE WORK AS WELL AS PAY ALL COST INCIDENTAL THERETO INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS AND/OR EQUIPMENT DUE TO THE REPAIR WORK. P. DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS. ANY DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. ALL DEVIATIONS SHALL BE CORRECTED BY THE CONTRACTOR BEFORE HE BEGINS HIS PORTION OF THE WORK. Q. CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO PROTECT WORKMAN AND GENERAL PUBLIC FROM INJURY AND ADJACENT PROPERTY FROM DAMAGE. R. THE GENERAL CONTRACTOR SHALL RECEIVE, STORE, AND PROTECT ALL EQUIPMENT, MATERIALS AND CASEWORK DELIVERED TO THE SITE. S. THE GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES AT AREAS WHERE DEMOLITION & NEW WORK INTERFACES W/EXISTING CONDITIONS T. PROVIDE FIRE RETARDANT SOLID WOOD BLOCK AT ALL WALL MOUNTED ACCESSORIES |
|--|---|

ADDITIONAL NOTES:

ALL METAL STUDS TO BE 20 GAUGE (UNLESS OTHERWISE NOTED)

ALL PARTITIONS TO BE BRACED TO DECK ABOVE AS REQUIRED.

PROVIDE 5/8" FIRE RETARDANT PLYWOOD IN ALL BACKROOM AREAS WHERE FRP IS TO BE INSTALLED TO BE USED AS SOLID WOOD BLOCKING FOR WALL MOUNTED EQUIPMENT

INSTALL DUROCK CEMENT BOARD TO 24" IN ALL BACKROOM AND KITCHEN AREAS

SEE SHEETS A3 (ELEVATIONS) AND SHEET A1A FOR ALL FINISHES.

SEE SHEET A4 FOR PARTITION TYPES

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



- KEYED NOTES:**
1. ENTRANCE DOOR IS SHOWN IN REVERSE SWING FROM EXISTING. THIS WORK TO BE COMPLETED BY LANDLORD ALONG WITH ANY ADA ENTRANCE COMPLIANCE'S. PROVIDE AUTO DOOR OPENER AT INTERIOR SIDE OF ENTRANCE DOOR AS INDICATED
 2. PATCH AND REPAIR ALL EXISTING DEMISING AND INTERIOR SIDE OF EXTERIOR WALLS EXPOSED TO TENANT SPACE TO RECEIVE NEW FINISHES AS INDICATED ON SHEET A1A
 3. PATCH AND REPAIR ALL EXISTING GYP BD SILLS TO RECEIVE NEW FINISHES AS INDICATED ON SHEET A1A
 4. PATCH AND REPAIR EXISTING CONCRETE SLAB TO RECEIVE NEW FINISHES AS INDICATED ON SHEET A1A
 5. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN. SURVEY EXISTING HARDWARE TO ENSURE PROPER WORKING ORDER AND REPLACE AS REQUIRED. PREP DOOR AND FRAME TO RECEIVE NEW FINISHES
 6. EXISTING ELECTRICAL ROOM TO REMAIN IN ITS ENTIRETY. REPAIR ANY DAMAGE CEILING TILES, LIGHT FIXTURES AND EQUIPMENT AS REQUIRED
 7. EXISTING REST ROOM TO REMAIN IN ITS ENTIRETY. REPAIR ANY DAMAGE CEILING TILES, LIGHT FIXTURES AND EQUIPMENT AS REQUIRED. SURVEY EXISTING FIXTURES AND EQUIPMENT TO ENSURE COMPLIANCE WITH ADA. SEE SHEET A4 FOR COMPLIANCE DETAILS



CLIENT INFORMATION:
CHIP CITY
 278 7TH AVE, NEW YORK, NY 10001
CLIENT CONTACT:
 NICHOLAOS MOSHOPOULOS
 10-15 MALBA DRIVE
 WHITESTONE, NY 11357
 EMAIL: niko@chipcitycookies.com
 TEL: 646-529-8885

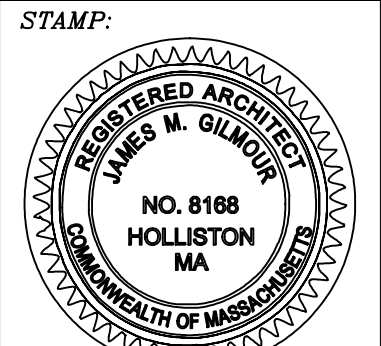
DESIGN CONSULTANT:
dpb
 DESIGN SERVICES
 100 SOUTH ROAD
 ANDOVER, MA 01810
 508-886-8460
 DPBCADD@AOL.COM

ARCHITECT:
JGA
 JAMES GILMOUR
 ARCHITECTURE
 200 WINTER STREET
 HOLLISTON, MA 01746
 (1)508.380.3105

M/E/P ENGINEER:
MGE
 MG Engineering D.P.C. /
 we engineer success
 116 West 32nd Street, 12th Floor,
 New York, N.Y. 10001
 P 212.643.9055 www.mgedpc.net

PROJECT NAME:
**CHIP CITY
 TENANT FIT-UP**

PROJECT LOCATION:
 HARVARD SQUARE
 ONE BRATTLE SQUARE
 SUITE 104, SPACE 3A
 CAMBRIDGE, MA 02138



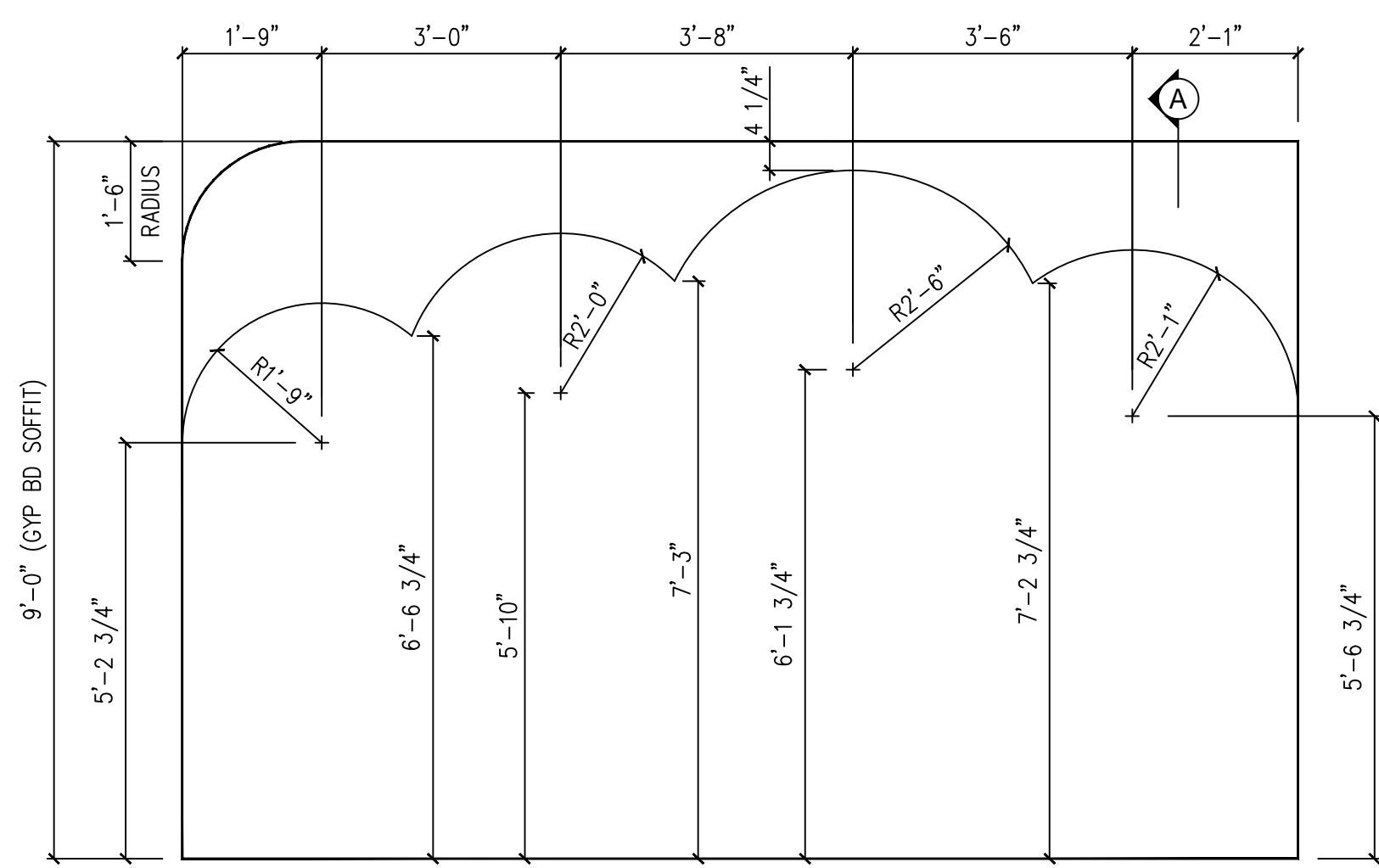
James M. Gilmour

Drawn by:	Date:
MJC	12-08-23
Checked by:	Revision:
DPB	
No.:	Date:
12-08-23	PERMIT DOCUMENTS
11-08-23	ARCHITECTURAL COMPLETED
10-24-23	DRAWINGS TO ENGINEER

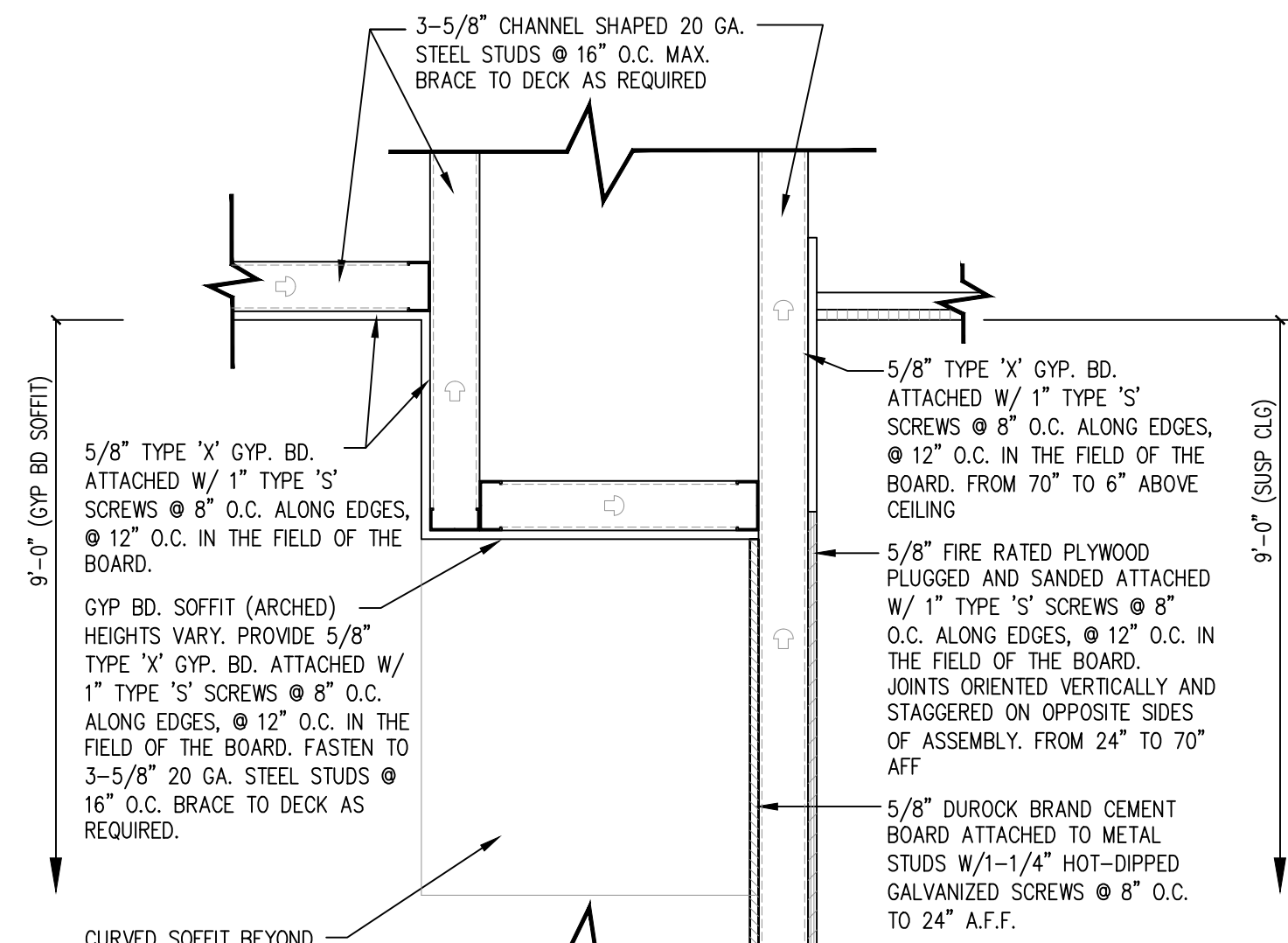
SHEET TITLE:
**CONSTRUCTION
 FLOOR PLAN**

SHEET NO.
 2 of 9

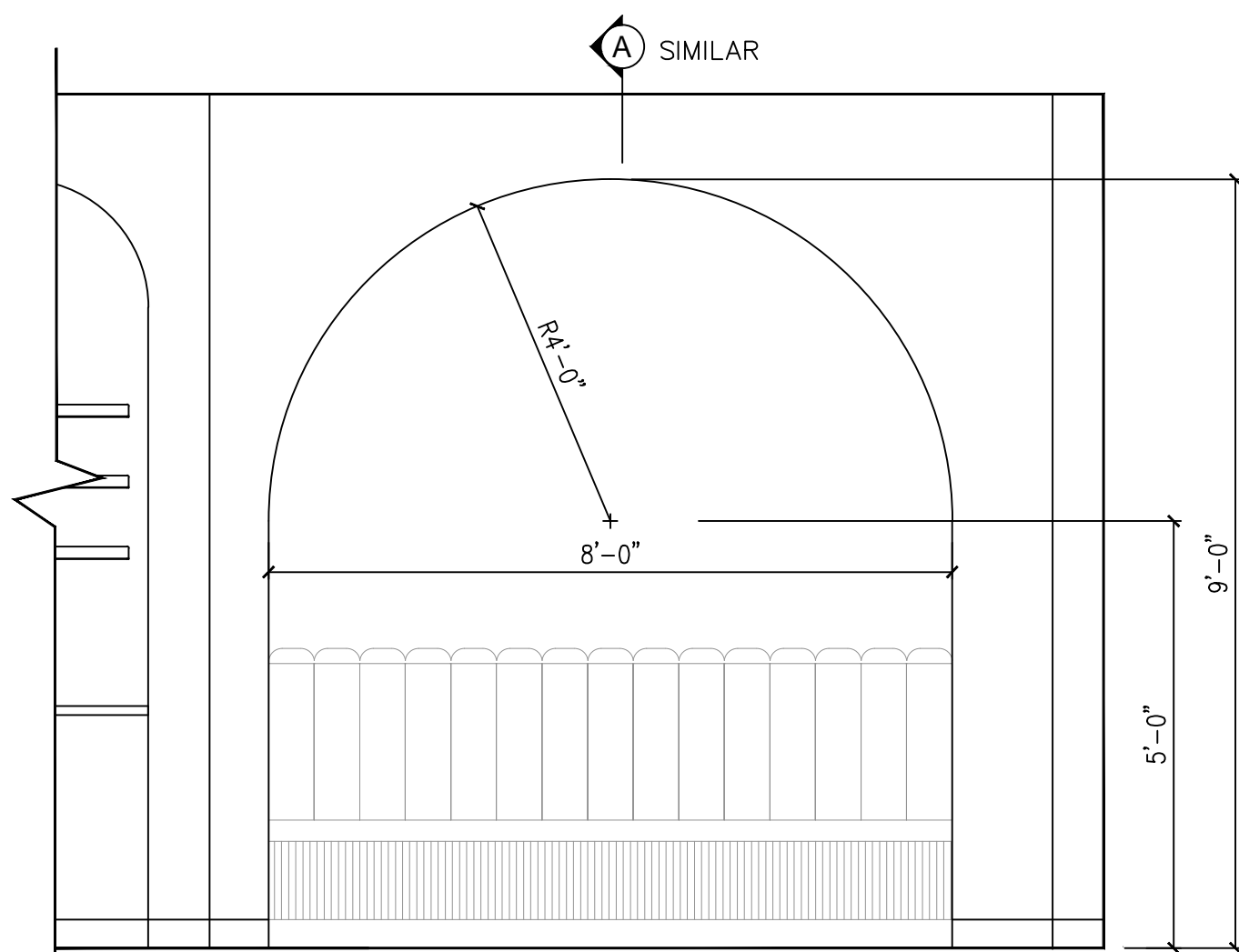
SHEET NO.
A1
 CHIP CITY
 CAMBRIDGE, MA



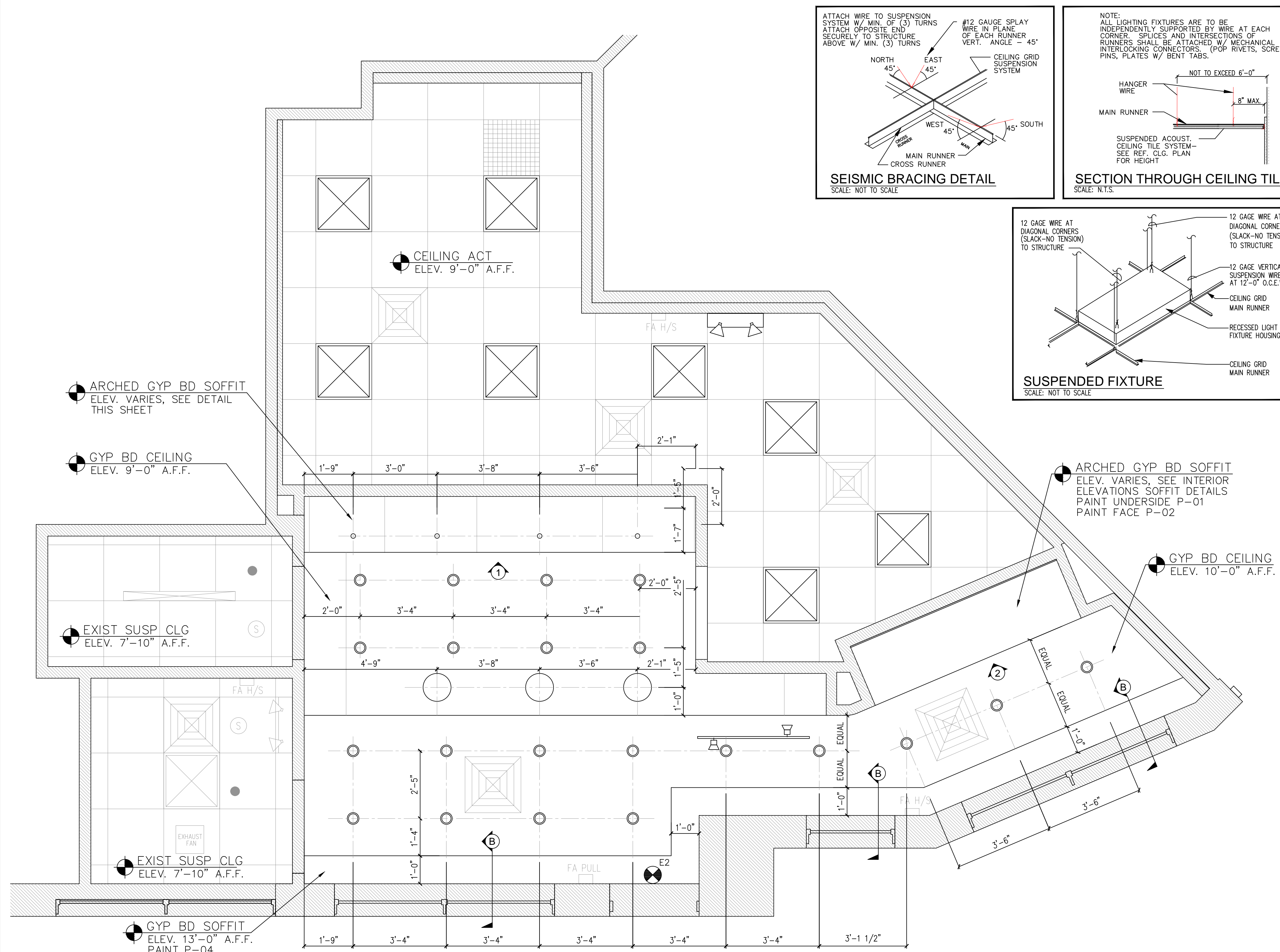
ELEVATION 1
SCALE: 1/2" = 1'-0"



SECTION A
SCALE: 1" = 1'-0"



ELEVATION 2
SCALE: 1/2" = 1'-0"
CURVED SOFFIT DETAILS
SCALE: AS NOTED

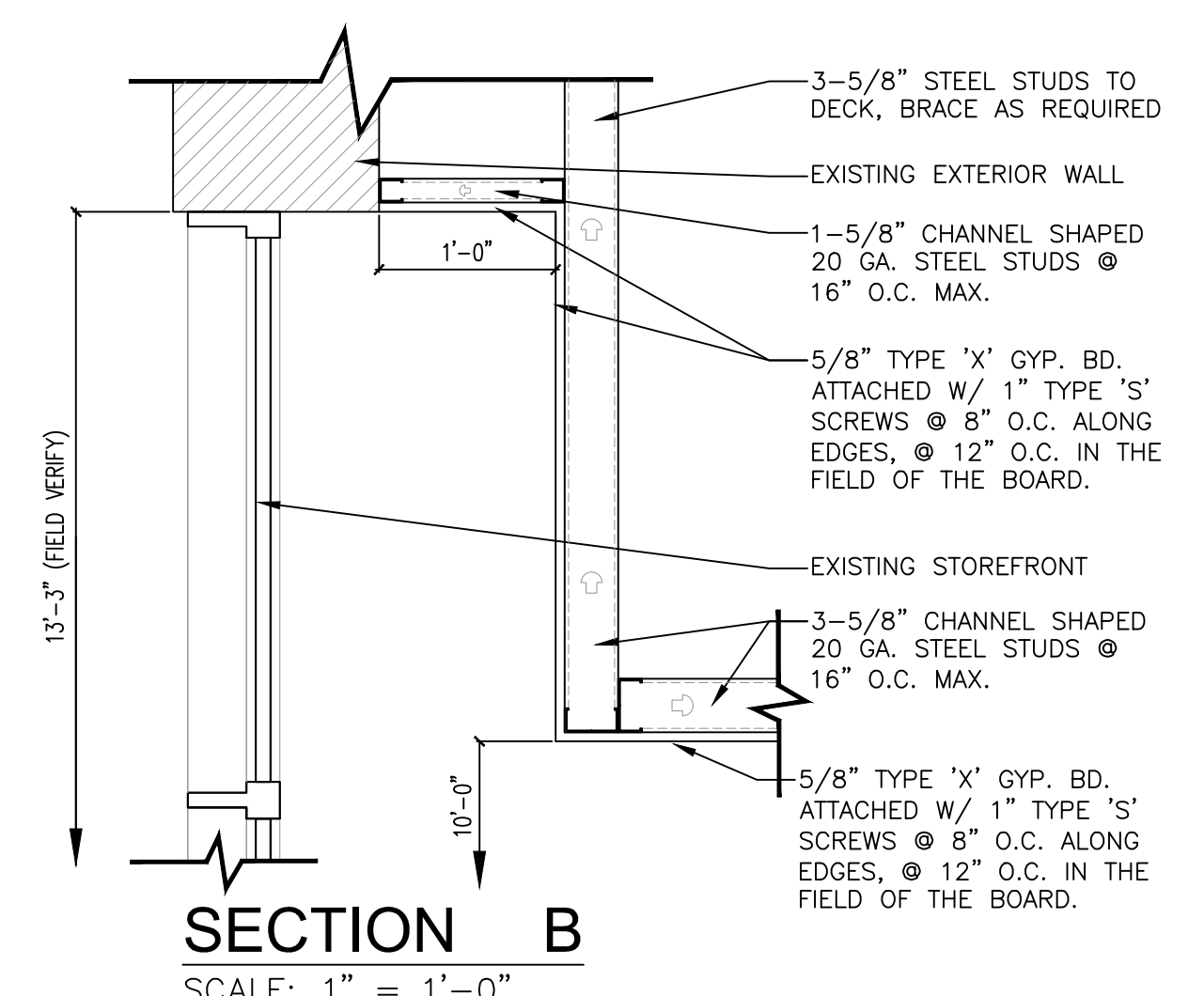
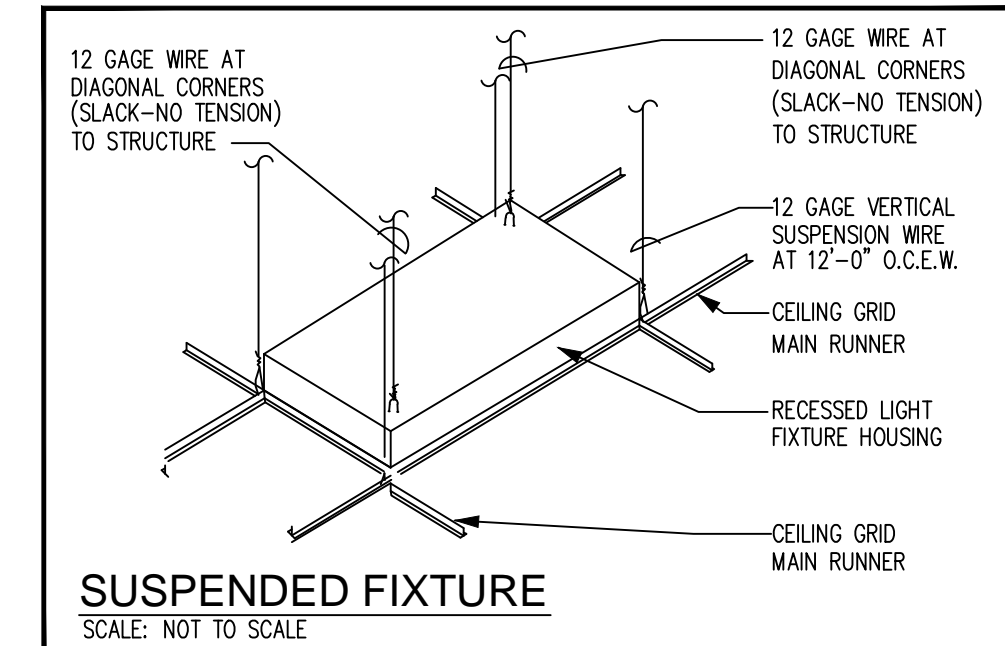
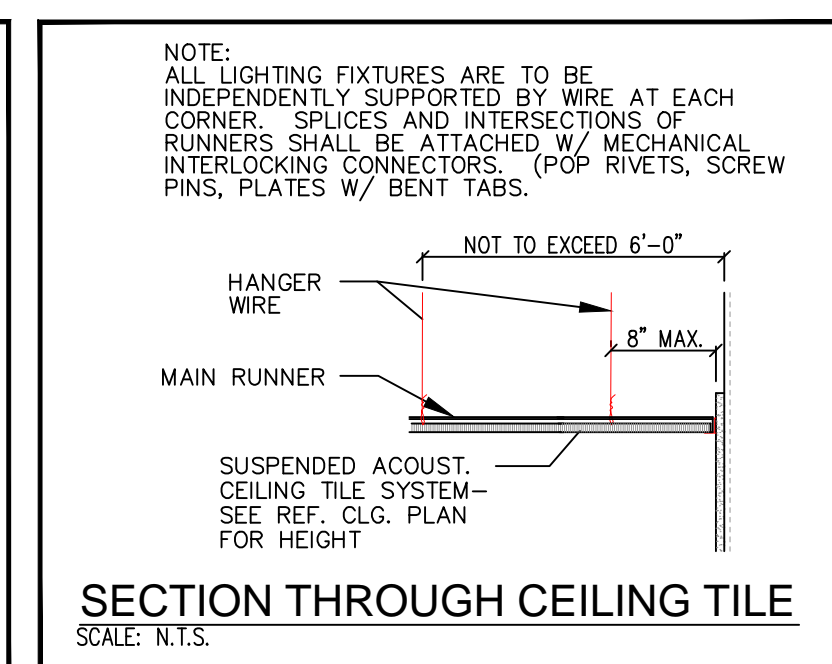
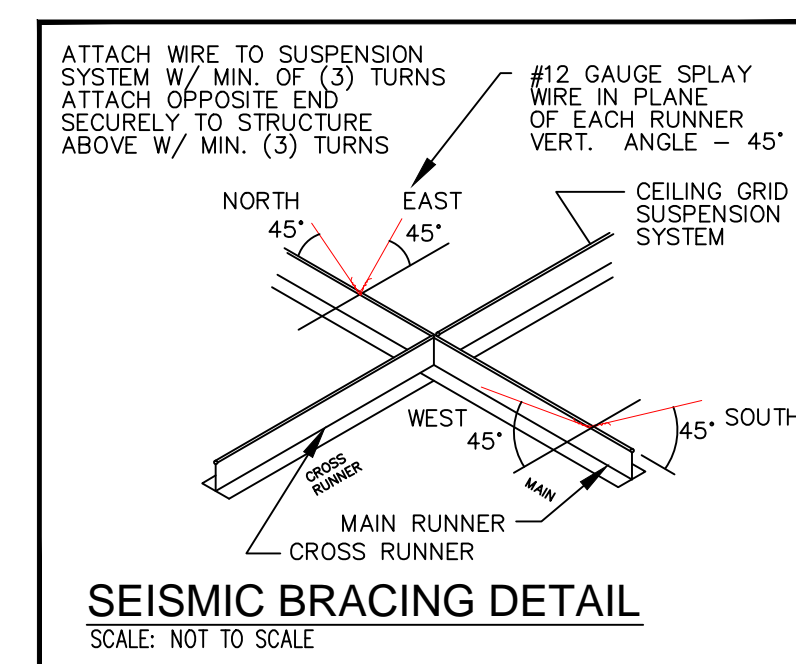


LIGHTING LOCATION CEILING PLAN

SCALE: 1/2" = 1'-0"



ALL CEILING CONDITIONS
IN ELECTRICAL CLOSET
AND EXISTING TOILET
ROOM TO REMAIN AS
INDICATED



CLIENT INFORMATION:
CHIP CITY
278 7TH AVE, NEW YORK, NY 10001
CLIENT CONTACT:
NICHOLAOS MOSHOPOULOS
10-15 MALBA DRIVE
WHITESTONE, NY 11357
EMAIL: nmk@chipcitybooks.com
TEL: 646-529-8888

DESIGN CONSULTANT:
dpb
DESIGN SERVICES
50 HOLT ROAD
ANDOVER, MA 01810
508-380-8460
DPBCAD@AOL.COM

ARCHITECT:
JGA
JAMES GILMOUR
ARCHITECTURE
200 WINTER STREET
HOLLISTON, MA 01746
(719) 508.380.3105

MEP ENGINEER:
MGE
MG Engineering D.P.C.
we engineer success
116 West 32nd Street, 12th Floor,
New York, N.Y. 10001
P 212.643.9055 www.mgepc.net

PROJECT NAME:
**CHIP CITY
TENANT FIT-UP**

PROJECT LOCATION:
HARVARD SQUARE
ONE BRATTLE SQUARE
SUITE 104, SPACE 3A
CAMBRIDGE, MA 02138



Checked by:	Date:	Revision:
DPB	12-08-23	
Drawn by:	Date:	
MJC	12-08-23	
No.	Date:	
	11-08-23	PERMIT DOCUMENTS
	10-24-23	ARCHITECTURAL COMPLETED
		DRAWINGS TO ENGINEER

SHEET TITLE:
**REFLECTED
CEILING PLAN**

SHEET NO.
5 of 9

SHEET NO.
A2A

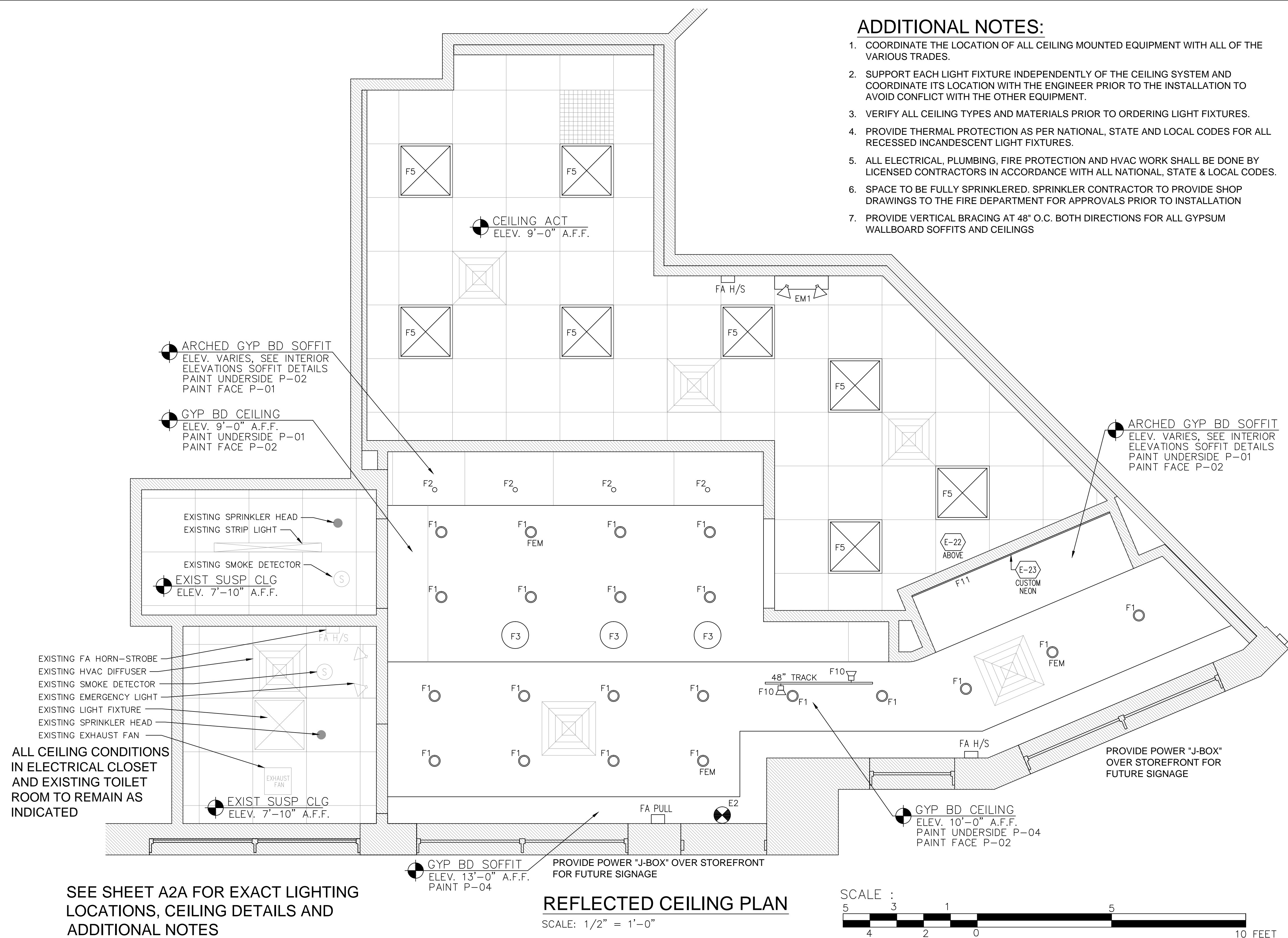
CHIP CITY
CAMBRIDGE, MA

GENERAL NOTES:

- GENERAL CONTRACTOR SHALL REFER TO CHIP CITY COOKIES DWGS FOR FIXTURE LOCATIONS AND TYPES ONLY. SEE ENGINEERING DRAWINGS FOR ALL LIGHT FIXTURE CIRCUITING, SWITCHING AND RELATED WORK AND FOR QUANTITIES OF ALL CEILING DIFFUSERS, DUCTWORK LAYOUTS.
- GENERAL CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR SPECIFICATIONS OF EXIT SIGNS, LIFE SAFETY DEVICES AND EMERGENCY LIGHTING. GENERAL CONTRACTOR SHALL REFER TO ARCHITECTURAL DWGS FOR LOCATION.
- CEILING HEIGHT SHALL BE AS SPECIFIED ON REFLECTED CEILING PLAN. CEILING HEIGHT SHOWN IS ABOVE FINISHED FLOOR, U.O.N.
- GENERAL CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR LAMP SPECIFICATIONS AND BALLAST REQUIREMENTS. PROVIDE AND INSTALL APPROPRIATE LAMPS AS REQ'D BY SPECIFIED LIGHT FIXTURES.
- TEMPORARY LIGHTING TO BE PROVIDED DURING ALL PHASES OF PROJECT.
- ELECTRICAL CONTRACTOR TO VERIFY FIXTURE CLEARANCES AT DUCTWORK AND MUST INFORM CEILING CONTRACTOR & ARCHITECT OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
- SEE ENGINEERING DRAWINGS FOR THERMOSTAT SPECIFICATIONS. GENERAL CONTRACTOR SHALL REFER TO ARCHITECTURAL DWGS FOR LOCATION.
- ALL CEILING DEVICES INCLUDING LIGHT FIXTURES, SPEAKERS, SPRINKLERS, EXIT SIGNS, SMOKE DETECTORS, AND FIRE ALARM DEVICES ARE TO BE CENTERED IN CEILING TILE U.O.N. SPRINKLER HEAD LAYOUT SHALL FOLLOW THE GRID OF THE CEILING. ALL DEVICES SHOWN ON ARCH. DWGS. ARE FOR REFERENCE AND LOCATION ONLY. REFER TO MEP DRAWINGS FOR QUANTITIES AND TECHNICAL INFORMATION.
- THE LOCATIONS OF ANY ACCESS PANELS IN THE GYP. BD. CLGS. ARE TO BE COORDINATED WITH THE ARCHITECT IN THE FIELD. IF REQUIRED, ACCESS PANELS ARE TO BE RECESSED, FLUSH LAY-IN PANELS, NOT HINGED DOORS. SEE PROJECT MANUAL FOR MORE INFORMATION.
- REFER TO REFLECTED CEILING PLANS & POWER/COMMUNICATION PLANS FOR LIGHT FIXTURES UNDER OVERHEAD CABINETS AT MILLWORK AND CUSTOM FURNITURE.
- ALL EXPOSED CONCRETE CEILINGS TO BE PATCHED AND REPAIRED WHERE DAMAGED, CHIPPED OR WHERE CONCRETE COVER OF STRUCTURAL STEEL IS OTHERWISE COMPROMISED. EXPOSED CONCRETE CEILINGS TO BE PREPARED TO RECEIVE SCHEDULED FINISH.
- SWITCHES/DEVICES SHOWN ADJACENT TO DOORS SHALL BE INSTALLED 6" FROM THE EDGE OF THE ADJACENT DOOR OPENING TO THE CENTERLINE OF THE SWITCH OR DEVICE U.O.N.
- SEE DEVICE MOUNTING DIAGRAM FOR SWITCH MOUNTING HEIGHT. MULTIPLE SWITCHES/DIMMERS TO BE GANGED & PROVIDED WITH SINGLE GANG PLATE.
- REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- CEILING MOUNTED LIGHT FIXTURES, SMOKE DETECTORS, AND DIFFUSERS IN HALLWAYS SHALL BE CENTERED IN THE SHORT DIMENSION OF THE HALLWAY U.O.N.
- REFER TO FINISH SCHEDULE FOR CEILING MATERIAL.
- ALL EXPOSED NEW AND EXISTING CONDUIT, DUCTWORK, VALVES, ETC TO BE PAINTED TO MATCH STRUCTURE, U.O.N.
- DIMENSIONS ARE TO THE CENTERLINE OF FIXTURE U.O.N.
- CEILING GRID SHALL BE CENTERED ON ROOM OR SPACES U.O.N.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL CEILING HEIGHTS AND CONDITIONS FOR CLEARANCE OF MECHANICAL UNITS, DUCTWORK, PIPING, LIGHT FIXTURES, ETC. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY COMPLICATIONS WITH HEIGHT PRIOR TO START OF CONSTRUCTION.
- APPROVAL FOR THE SPRINKLER SYSTEM SHALL BE FILED AND OBTAINED BY THE SPRINKLER CONTRACTOR USING HIS OWN SHOP DRAWINGS, SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER IN APPLICABLE JURISDICTION. SPRINKLER CONTRACTOR SHALL SUBMIT SHOP DRAWING TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FILING WITH THE BUILDING DEPARTMENT.
- THE ARCHITECTURAL REFLECTED CEILING PLANS INDICATE THE PROPER LOCATIONS OF LIGHTING FIXTURES. DO NOT SCALE ELECTRICAL DRAWINGS FOR EXACT LOCATION OF THE LIGHTING FIXTURES. VERIFY DIMENSIONS IN FIELD.
- INSTALL EACH FIXTURE PROPERLY, PLUMB, TRUE, IN ALIGNMENT AND FREE OF DISTORTION. G.C. TO PROVIDE HANGERS, RODS, MOUNTING BRACKETS, MISCELLANEOUS FRAMING, SUPPORTING OR ATTACHING DEVICES, FRAMES AND OTHER COMPONENTS OR EQUIPMENT AS REQUIRED FOR A COMPLETE INSTALLATION, AND AS REQUIRED TO PROPERLY SUPPORT IMPOSED LOADS INCLUDING FIXTURE WEIGHT. SECURE LIGHTING FIXTURES TO SUPPORTS. SUPPORT ALL LIGHTING FIXTURES INDEPENDENTLY OF DUCT WORK, PIPING, CEILING SUPPORTS OR OTHER ITEMS OCCURRING WITHIN THE CEILING.
- G.C. TO COORDINATE WITH A/V AND SECURITY DRAWINGS FOR ALL RELATED WORK.

ADDITIONAL NOTES:

- COORDINATE THE LOCATION OF ALL CEILING MOUNTED EQUIPMENT WITH ALL OF THE VARIOUS TRADES.
- SUPPORT EACH LIGHT FIXTURE INDEPENDENTLY OF THE CEILING SYSTEM AND COORDINATE ITS LOCATION WITH THE ENGINEER PRIOR TO THE INSTALLATION TO AVOID CONFLICT WITH THE OTHER EQUIPMENT.
- VERIFY ALL CEILING TYPES AND MATERIALS PRIOR TO ORDERING LIGHT FIXTURES.
- PROVIDE THERMAL PROTECTION AS PER NATIONAL, STATE AND LOCAL CODES FOR ALL RECESSED INCANDESCENT LIGHT FIXTURES.
- ALL ELECTRICAL, PLUMBING, FIRE PROTECTION AND HVAC WORK SHALL BE DONE BY LICENSED CONTRACTORS IN ACCORDANCE WITH ALL NATIONAL, STATE & LOCAL CODES.
- SPACE TO BE FULLY SPRINKLERED. SPRINKLER CONTRACTOR TO PROVIDE SHOP DRAWINGS TO THE FIRE DEPARTMENT FOR APPROVALS PRIOR TO INSTALLATION
- PROVIDE VERTICAL BRACING AT 48" O.C. BOTH DIRECTIONS FOR ALL GYPSUM WALLBOARD SOFFITS AND CEILINGS



ALL CEILING CONDITIONS IN ELECTRICAL CLOSET AND EXISTING TOILET ROOM TO REMAIN AS INDICATED

SEE SHEET A2A FOR EXACT LIGHTING LOCATIONS, CEILING DETAILS AND ADDITIONAL NOTES

REFLECTED CEILING PLAN

SCALE: 1/2" = 1'-0"



CEILING TYPE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	TILE/ COLOR	GRID	REMARKS
ACT- 24x24	ACOUSTICAL CEILING TILE	USG	24" X 24" X 3/4"	9/16" SUPRAFINE XL GRID WHITE	
GWB CLG	GYP. BD. CEILING	-	PT # (FLAT) AS SCHEDULED	-	

LIGHT FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL NUMBER	COLOR TEMPERATURE	FINISH	MOUNTING TYPE / HEIGHT	REMARKS
F-1	4" DOWNLIGHT	RAB LIGHTING	4" Edge-Lit Wafer - Field Adjustable	4000 K		RECESSED	@ FOH
F-2	2" DOWNLIGHT	ASPECT LED	2.25" LED Recessed Light, Flood, White Trim	4000 K		RECESSED	UNDER ARCHES
F-3	12" COLOR CAP PENDANT	DUTTON BROWN	Pendant Globe Light	4000 K	WHITE CAP, BRASS FINISH, FROSTED GLASS	PENDANT	28" DROP + 8" EXTENSION RODS - VIF CEILING HEIGHT
F-5	2X2 LED LIGHT FIXTURE	RAB LIGHTING	2 X 2 Edge-Lit Field Adjustable Panels - EZPAN® FA	4000 K		RECESSED	@ BOH
F-10	TRACK LIGHT KIT	JUNO	TRAC KIT R463600L-40K-97CRI-PDIM-UN-WH		WHITE	TRACK MOUNT	4000 K, @FOH
F-11	FLEX LIGHT		CONTINUOUS COB LIGHT WITH FLEX CHANNEL			SURFACE MOUNTED	4000K, UDER ARCHED SOFFIT

EMERGENCY LIGHTING NOTES:

"FEM" EQUALS PROVIDE EMERGENCY LIGHT BATTERY BACKUP BALLAST

EM1 EMERGENCY LIGHT
MANUF: EMERGI-LITE
MODEL #: DLM2
2-HEAD EMERGENCY BATTERY UNIT; WHITE

E1 ILLUMINATED EXIT SIGN
MANUF: T.B.D.

EMERGENCY LIGHT AND EXIT SIGN SPECS TO BE CONFIRMED BY OWNER



CLIENT INFORMATION:
CHIP CITY
278 7TH AVE, NEW YORK, NY 10001
CLIENT CONTACT:
NICHOLAOS MOSHOPOULOS
10-15 MALBA DRIVE
WHITESTONE, NY 11357
EMAIL: niko@chipcitycookies.com
TEL: 646-529-8885

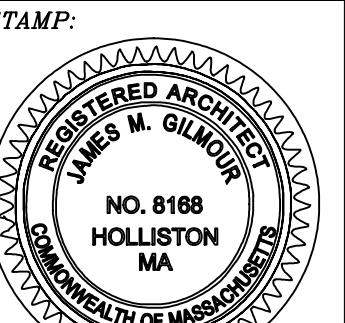
DESIGN CONSULTANT:
dpb
DESIGN SERVICES
100 SOUTH ROAD
ANDY ROAD
508-380-8480
DPBCADD@AOL.COM

ARCHITECT:
JGA
JAMES GILMOUR
ARCHITECTURE
200 WINTER STREET
HOLLISTON, MA 01746
(7508.380.3105)

MEP ENGINEER:
MGE
MG Engineering D.P.C. /
we engineer success
116 West 32nd Street, 12th Floor,
New York, N.Y. 10001
P 212.643.9055 www.mgedpc.net

PROJECT NAME:
**CHIP CITY
TENANT FIT-UP**

PROJECT LOCATION:
HARVARD SQUARE
ONE BRATTLE SQUARE
SUITE 104, SPACE 3A
CAMBRIDGE, MA 02138



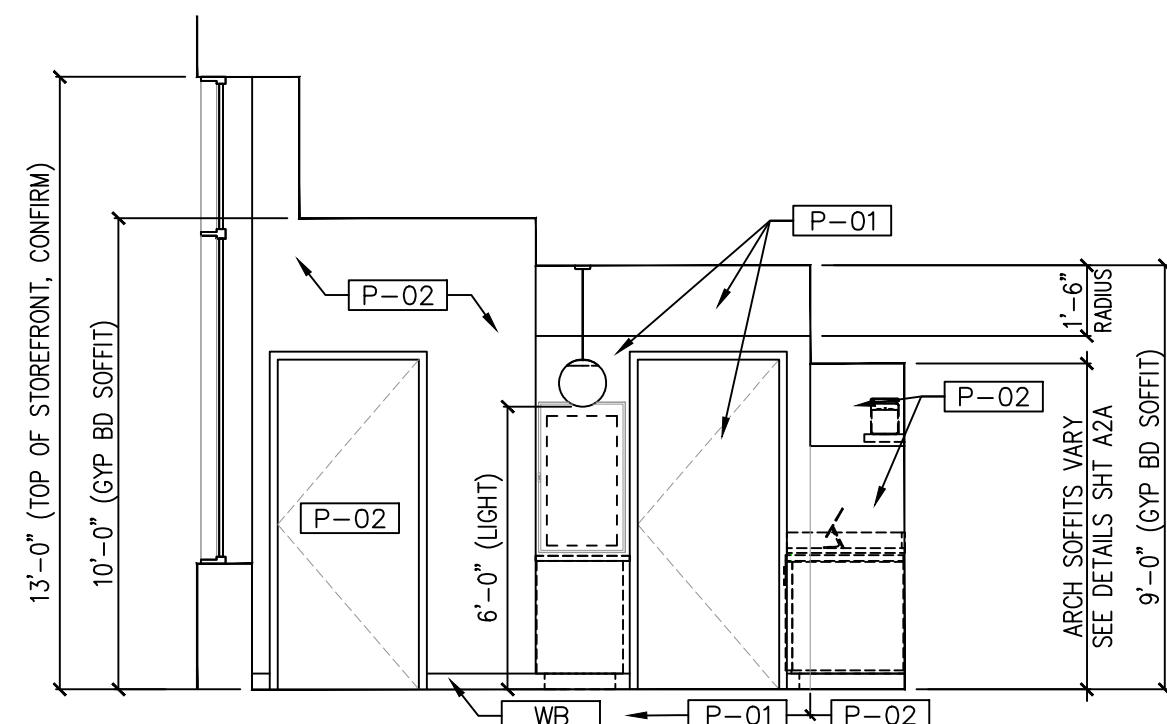
James M. Gilmour

Drawn by:	MJC	Date:	12-08-23
Checked by:	DPB	Revision:	
No.:		12-08-23	PERMIT DOCUMENTS
		11-08-23	ARCHITECTURAL COMPLETED
		10-24-23	DRAWINGS TO ENGINEER

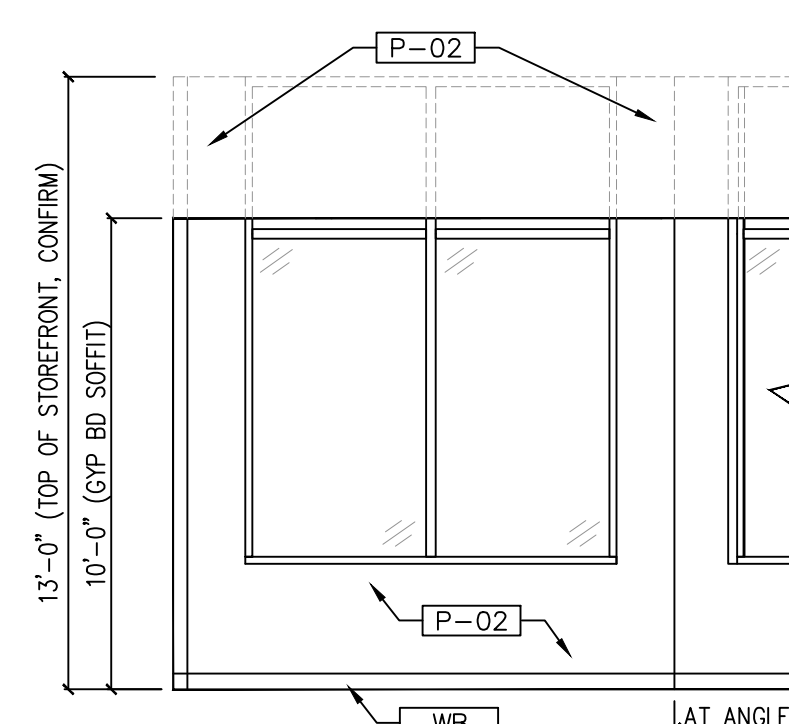
SHEET TITLE:
**REFLECTED
CEILING PLAN**

SHEET NO.
4 of 9

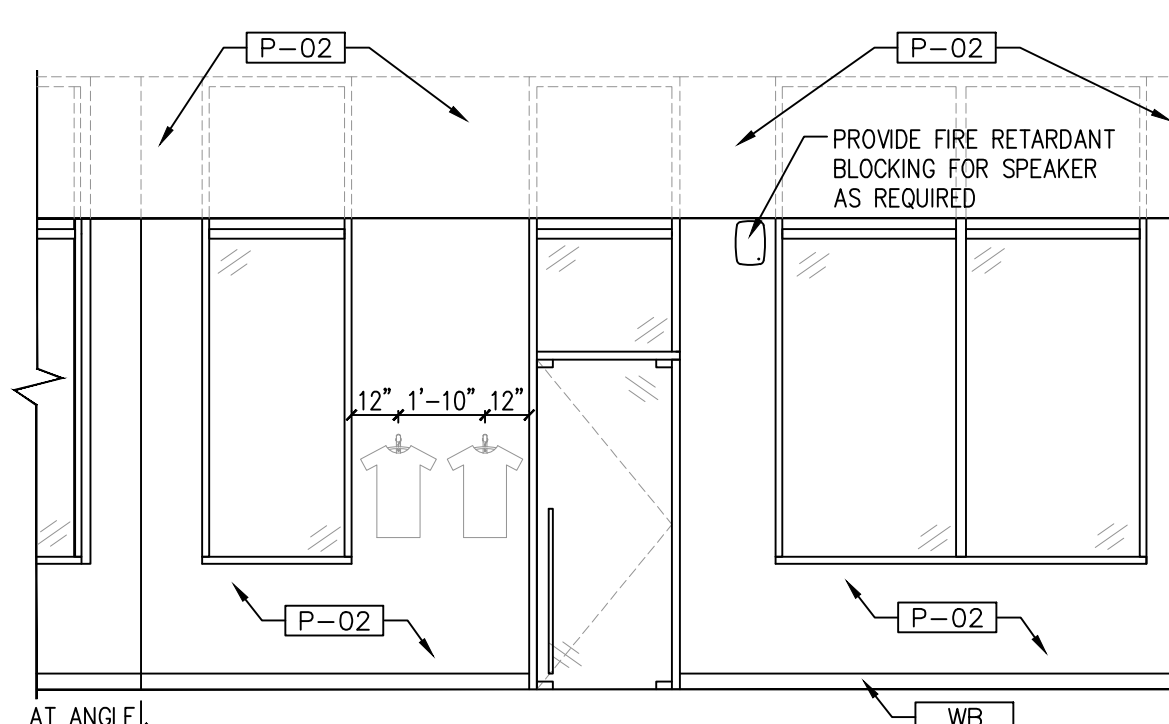
SHEET NO.
A2
CHIP CITY
CAMBRIDGE, MA



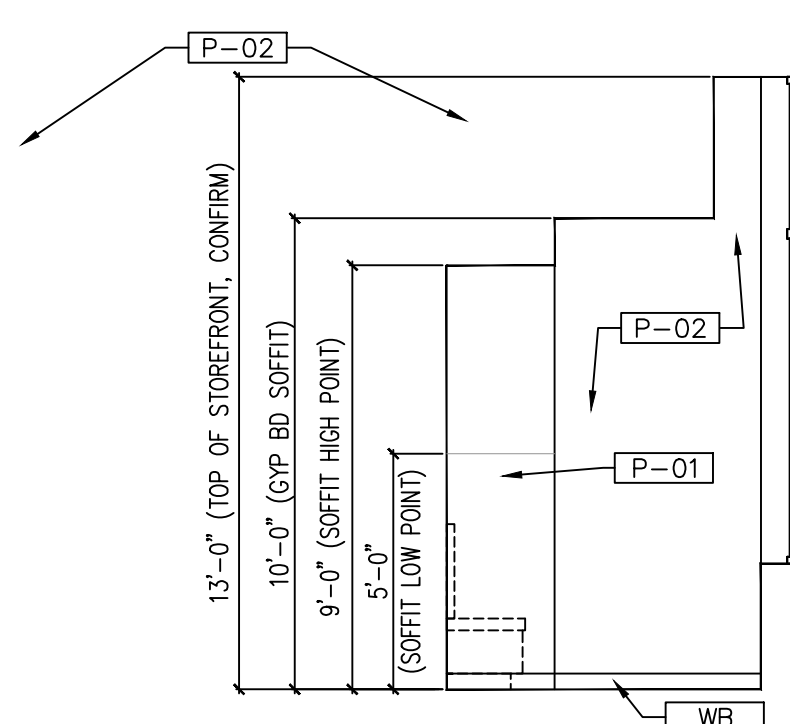
ELEVATION 1



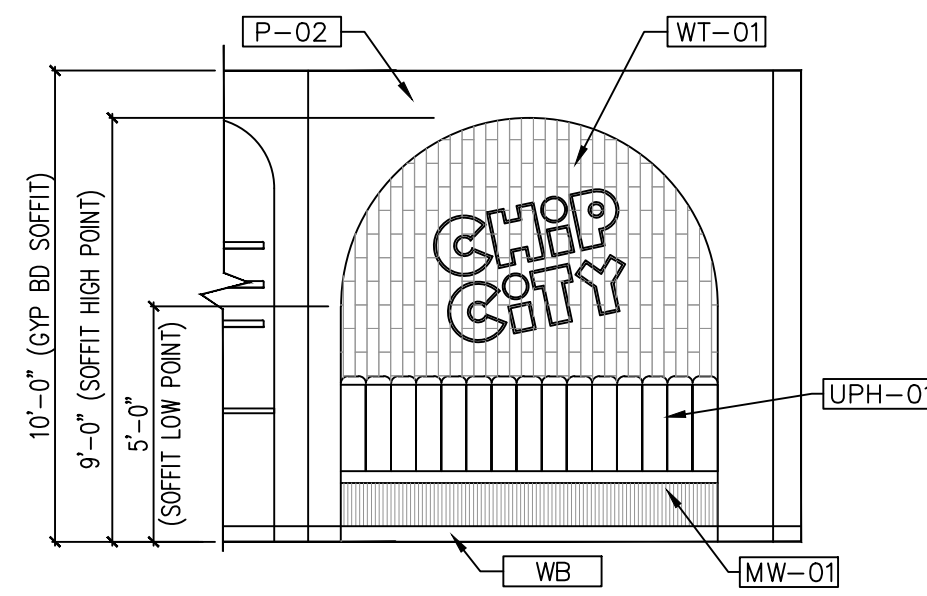
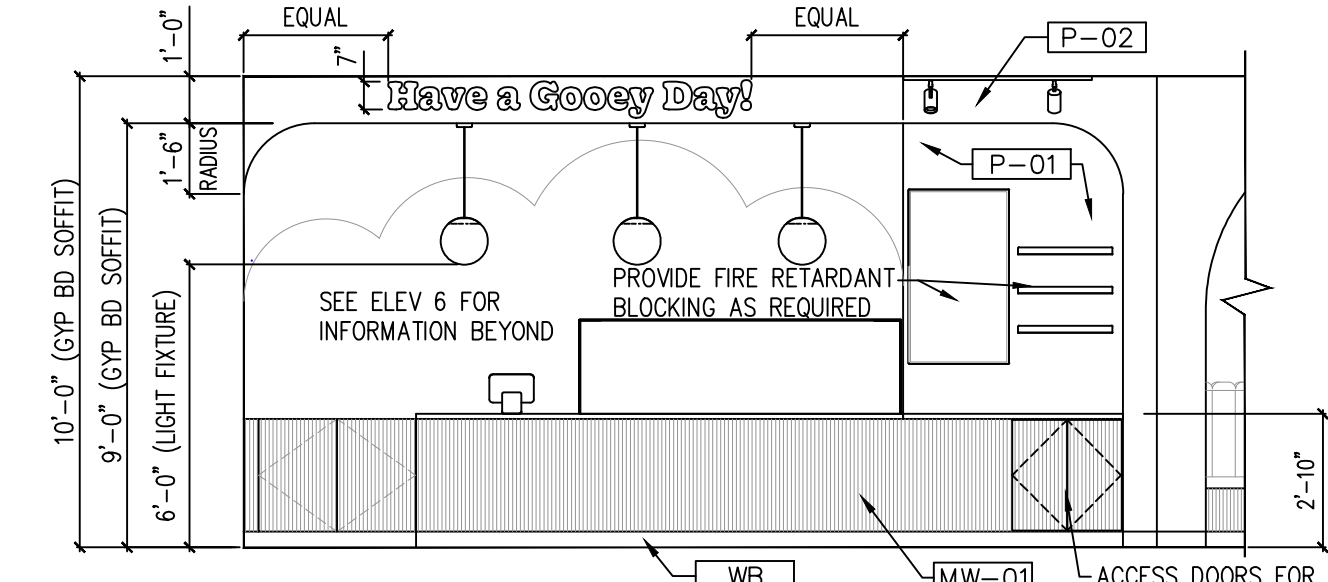
ELEVATION 2



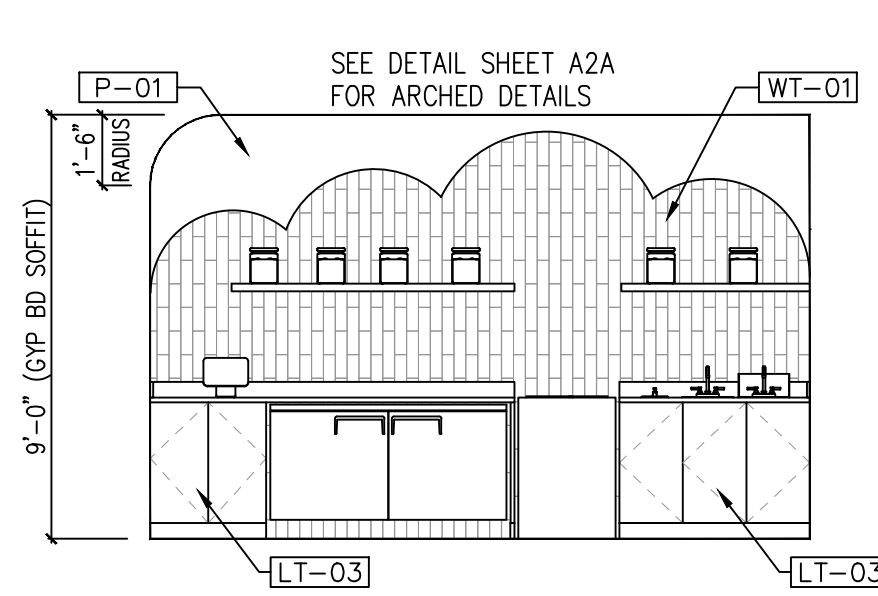
ELEVATION 3



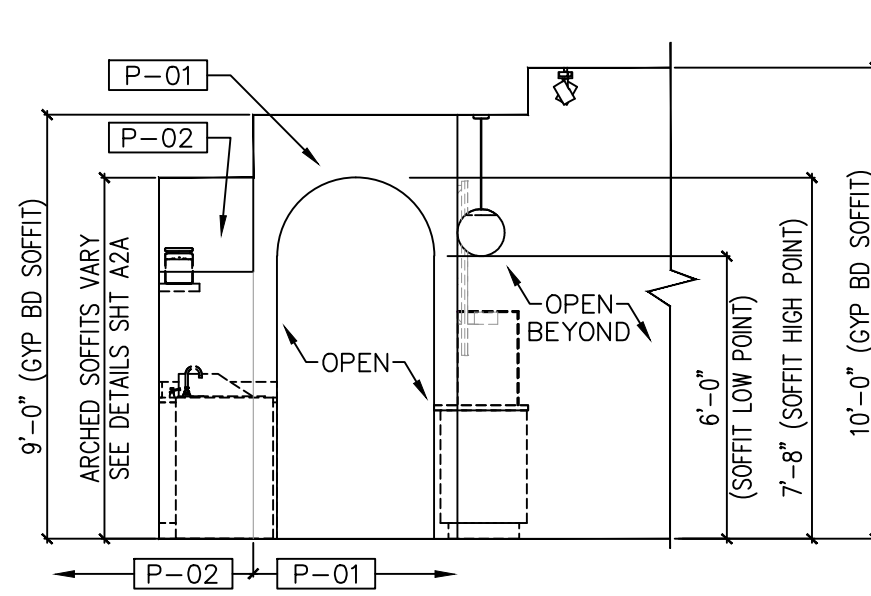
ELEVATION 4



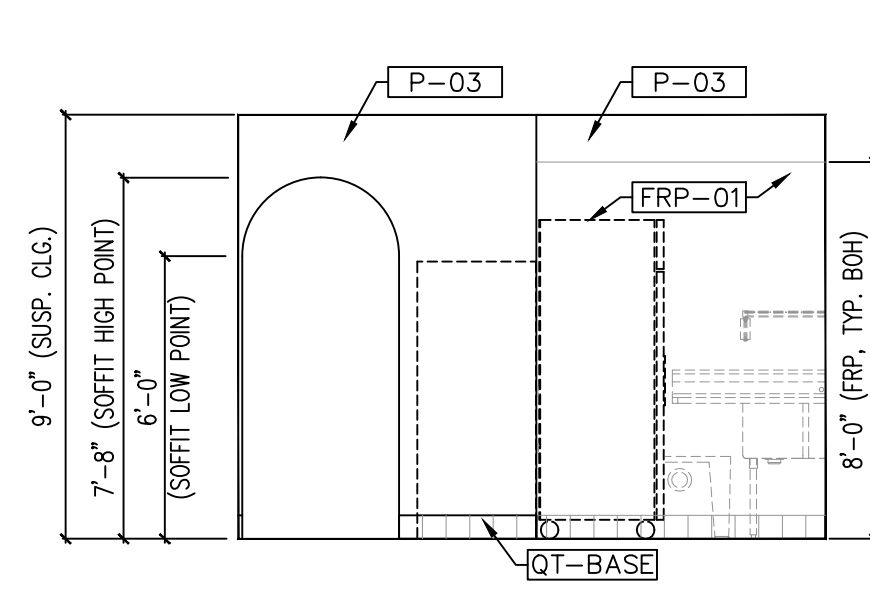
ELEVATION 6



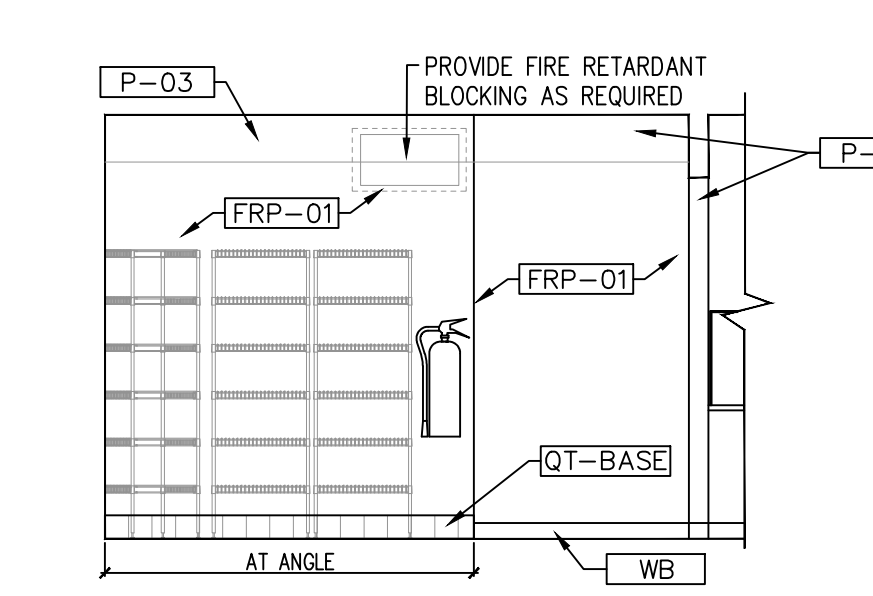
ELEVATION 7



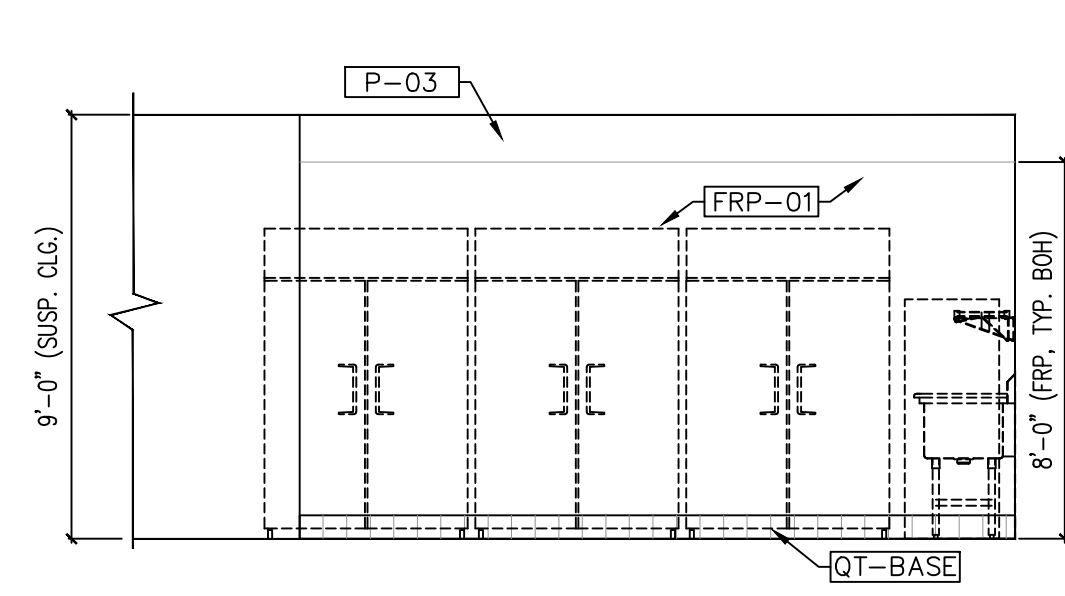
ELEVATION 8



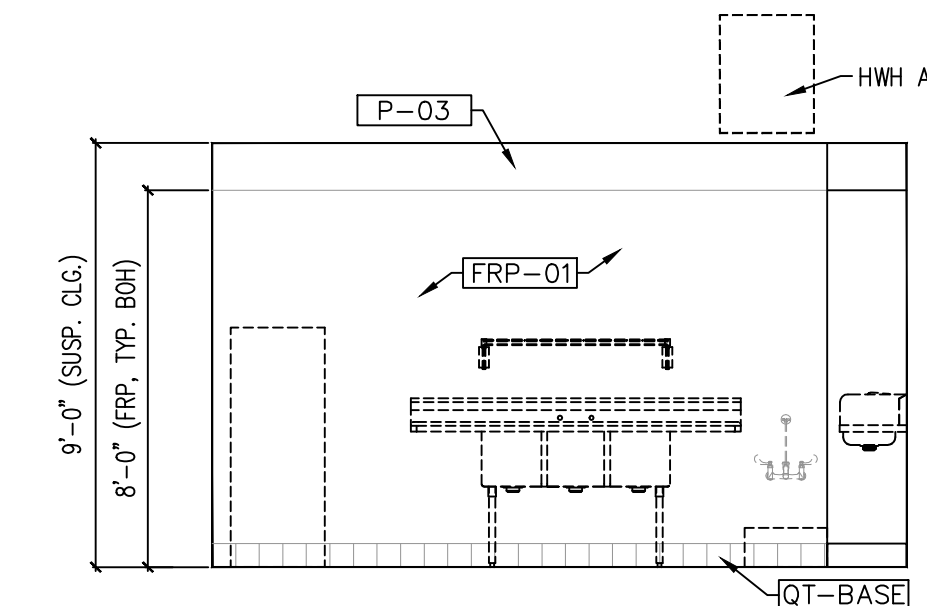
ELEVATION 9



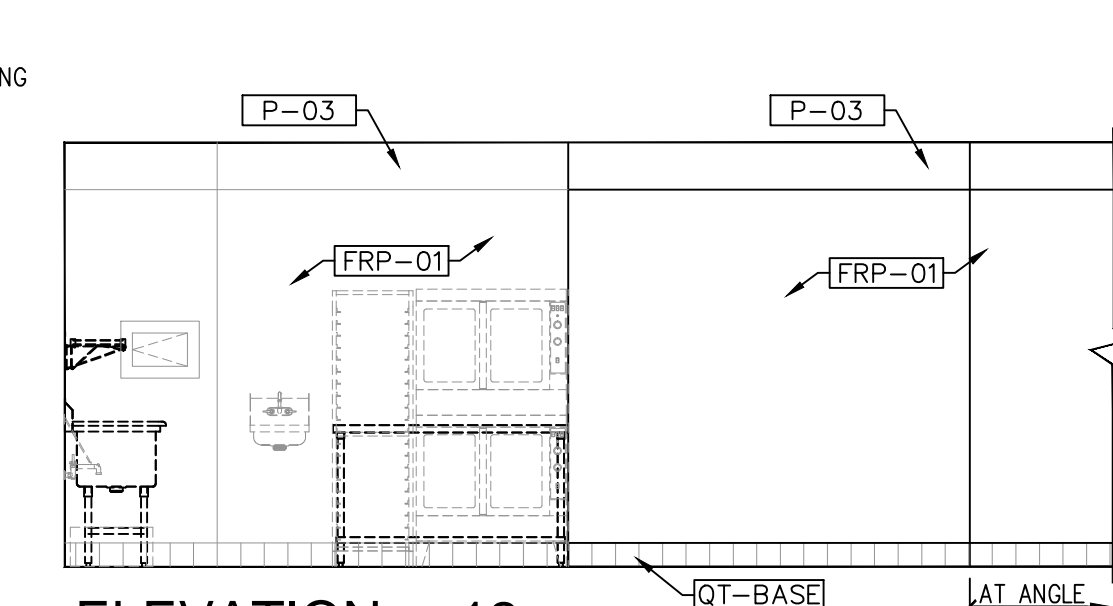
ELEVATION 10



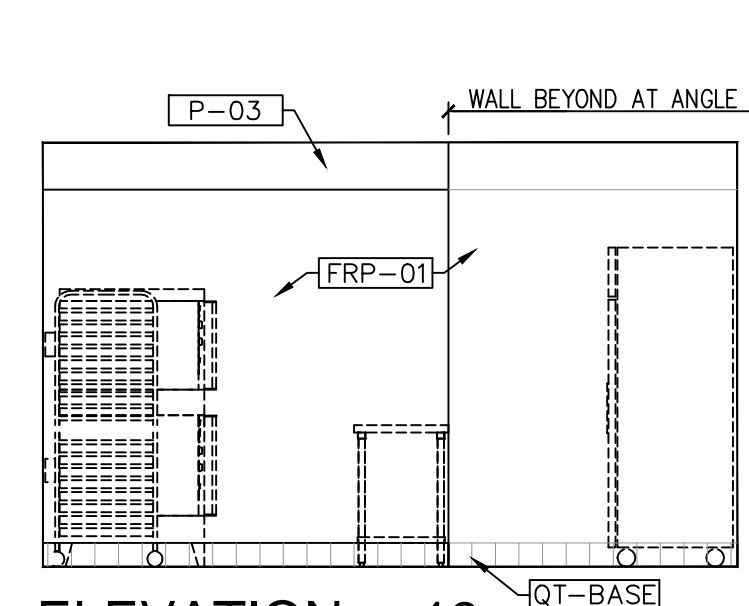
ELEVATION 11



ELEVATION 12

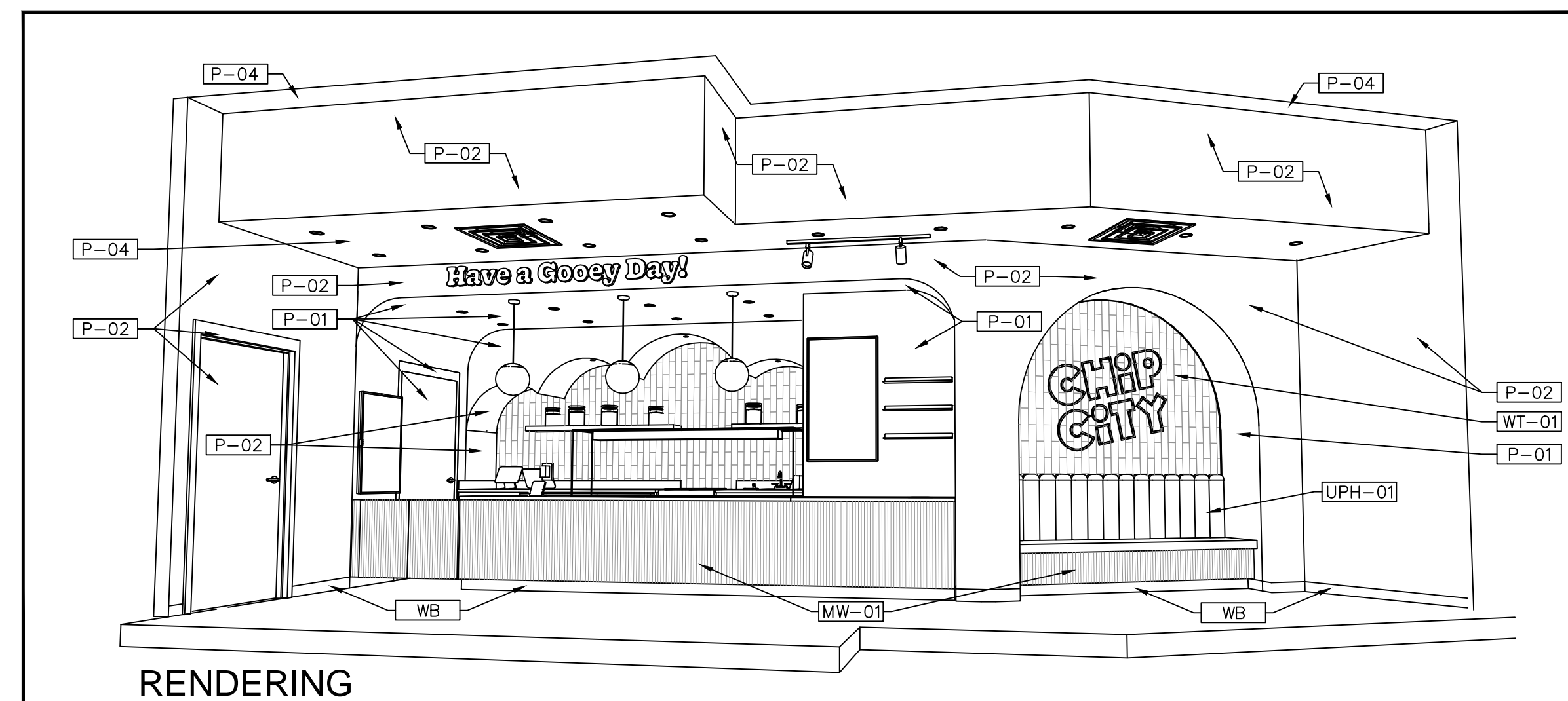


ELEVATION 13

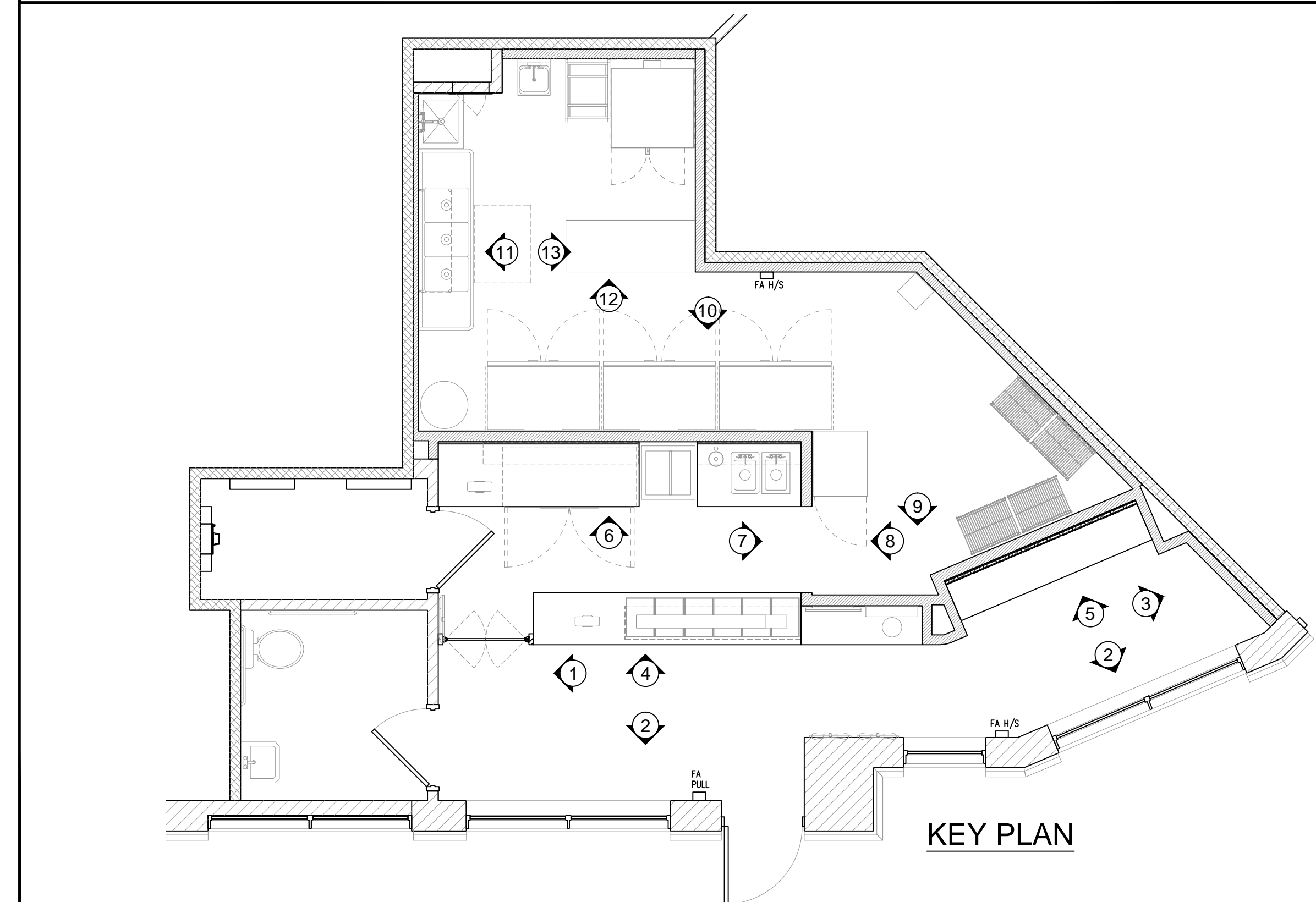


ELEVATION 14

SEE SHEET A2 FOR SOFFITS (FACE AND UNDERSIDE) PAINT COLORS



RENDERING



KEY PLAN

FINISH SCHEDULE							
FINISH TYPE	MATERIAL #	MANUFACTURER	NAME/COLOR	SIZE	CONTACT	DESCRIPTION	NOTES
FIBERGLASS REINFORCED PANEL							
FRP	01	STABILIT OR EQ.	GLASLINER WHITE	4'X8'	TBD	TYPICAL CEILINGS THROUGHOUT	
FLOOR							
FL	01	KAREN PEARSE	PORTAL IVORY	24"		FOH TILE	ALMOND GROUT
FL	02	DALTILE	QUARRY TILE ARID GRAY	6"		BOH TILE	FROSTY GROUT
MILLWORK							
LT	02	FORMICA	WHITE 949-58			LAMINATE	
LT	03	FORMICA	NATURAL MAPLE 756-58			LAMINATE	
MW	01	OUTWATER INDUSTRIES	PROFILE 383			TAMBOUR	MAPLE MAPLE STAIN TO MATCH LT-03
PAINT							
P	01	BENJAMIN MOORE	SERENITY 2055-60/EGGSHELL		TBD	TYPICAL WALLS THROUGHOUT	
P	02	BENJAMIN MOORE	INNOCENCE 2055-70/EGGSHELL		TBD	ACCENT PAINT	
P	03	BENJAMIN MOORE	WHITE DOVE/EGGSHELL		TBD	BOH PAINT	
P	04	BENJAMIN MOORE	WHITE/MATTE		TBD	TYPICAL CEILINGS THROUGHOUT	
SOLID SURFACE							
SS	01	CITI QUARTZ	HAMPTON		TBD		
UPHOLSTERY							
UPH	01	DESIGNTEX	PALE AQUA 3403-408			VINYL FABRIC	
WALL BASE							
WB	01	TBD	MATCH WALL/ SEMIGLOSS			4" MDF WALL BASE	
WB	02	TBD	GREY OR WHITE			4" VINYL WALL BASE	
WALL TILE							
WT	01	C TO C TILE	WHITE GLOSS/ LA GRAZIA	3"X12" ROUNDED		VERTICAL BRICK	MATCH P-2 COLOR GROUT 360 SANDED



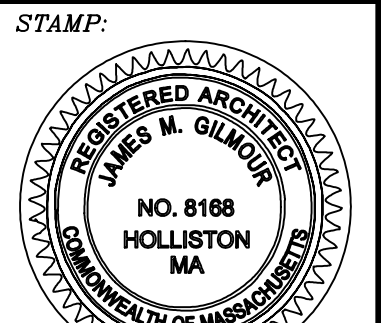
CLIENT INFORMATION:
CHIP CITY
 278 7TH AVE, NEW YORK, NY 10001
 CLIENT CONTACT:
 NICHOLAOS MOSHOPOULOS
 10-15 MALBA DRIVE
 WHITESTONE, NY 11557
 EMAIL: nik@chipycitybooks.com
 TEL: 646-529-8885

DESIGN CONSULTANT:
dpb
 DESIGN SERVICES
 50 HOLT ROAD
 ANDOVER, MA 01810
 508-380-8460
 DPBADD@AOL.COM

ARCHITECT:
JGA
 JAMES GILMOUR ARCHITECTURE
 200 WINTER STREET
 HOLLISTON, MA 01746
 (1)508.380.3105

MEP ENGINEER:
MGE
 MG Engineering D.P.C. / we engineer success
 116 West 32nd Street, 12th Floor,
 New York, N.Y. 10001
 P 212.643.9055 www.mgedpc.net

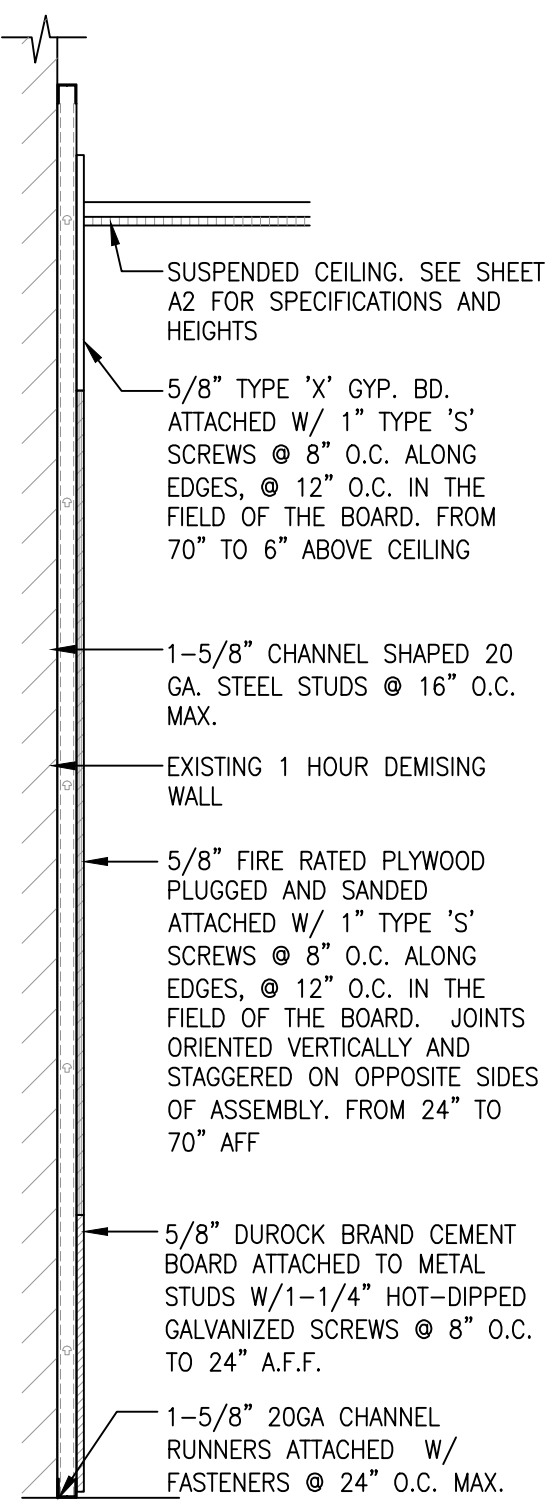
PROJECT NAME:
CHIP CITY TENANT FIT-UP
 PROJECT LOCATION:
 HARVARD SQUARE
 ONE BRATTLE SQUARE
 SUITE 104, SPACE 3A
 CAMBRIDGE, MA 02138



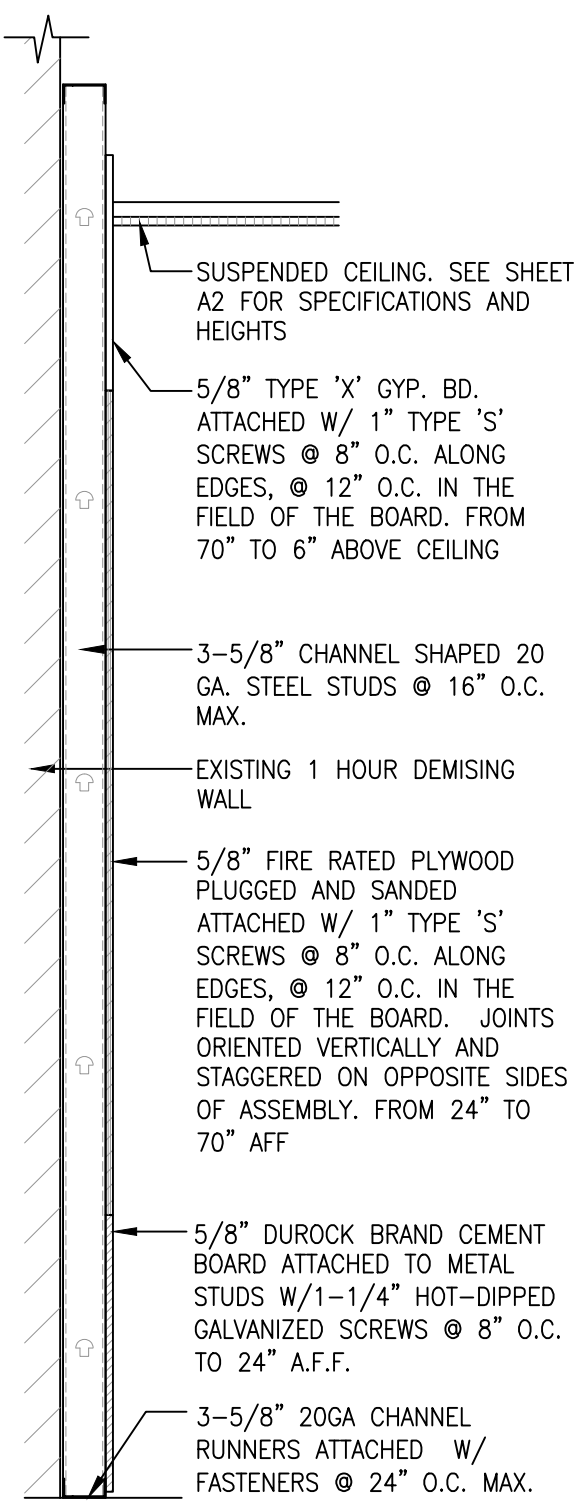
STAMP:
 [Signature]

Drawn by: [Blank]
 Checked by: [Blank]
 Date: 12-08-23
 Revisions: [Blank]
 12-08-23 PERMIT DOCUMENTS
 11-08-23 ARCHITECTURAL COMPLETED
 10-24-23 DRAWINGS TO ENGINEER

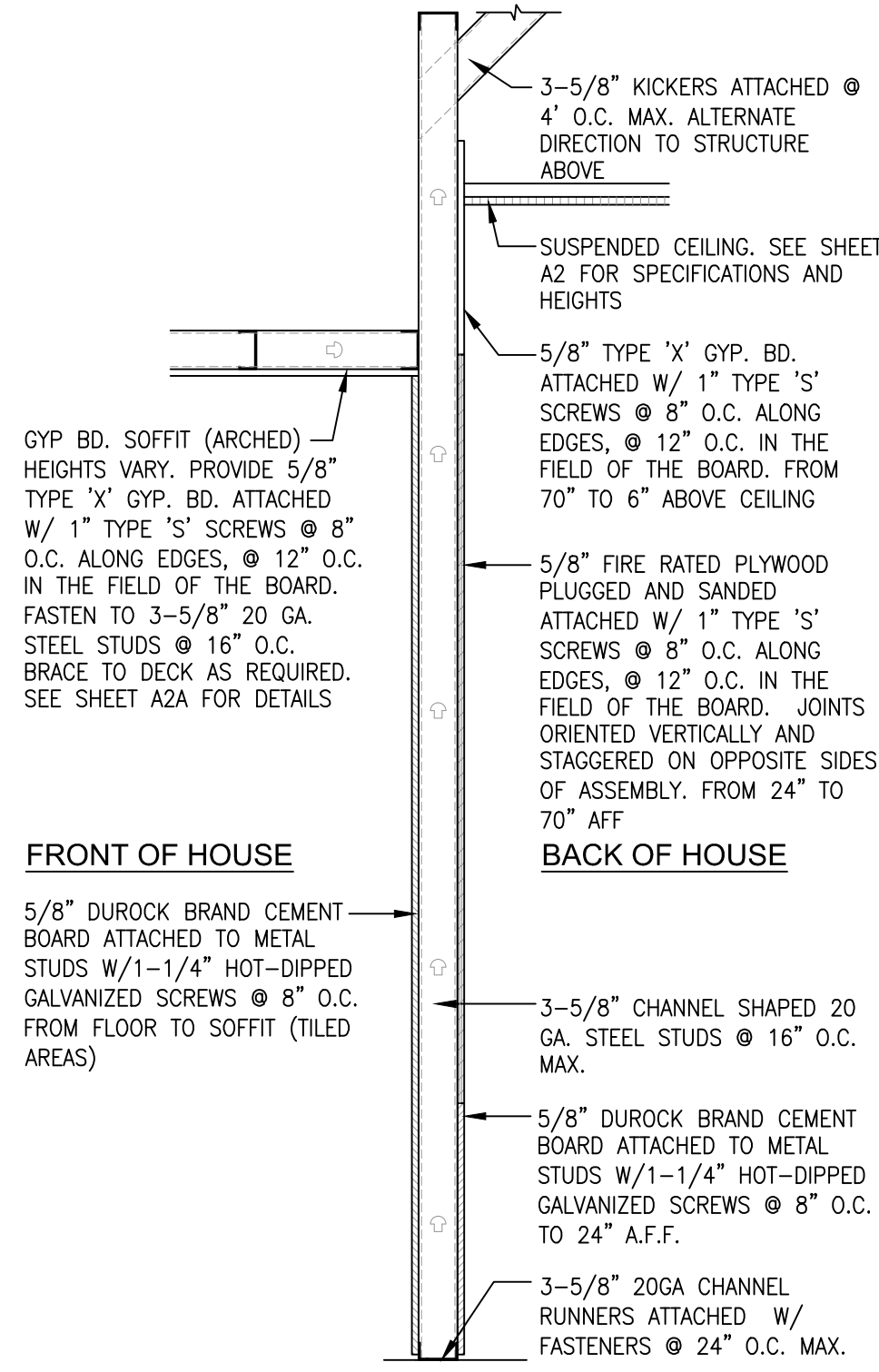
SHEET TITLE:
INTERIOR ELEVATIONS
 SHEET NO.
 6 OF 9
 SHEET NO.
A3
 CHIP CITY
 CAMBRIDGE, MA



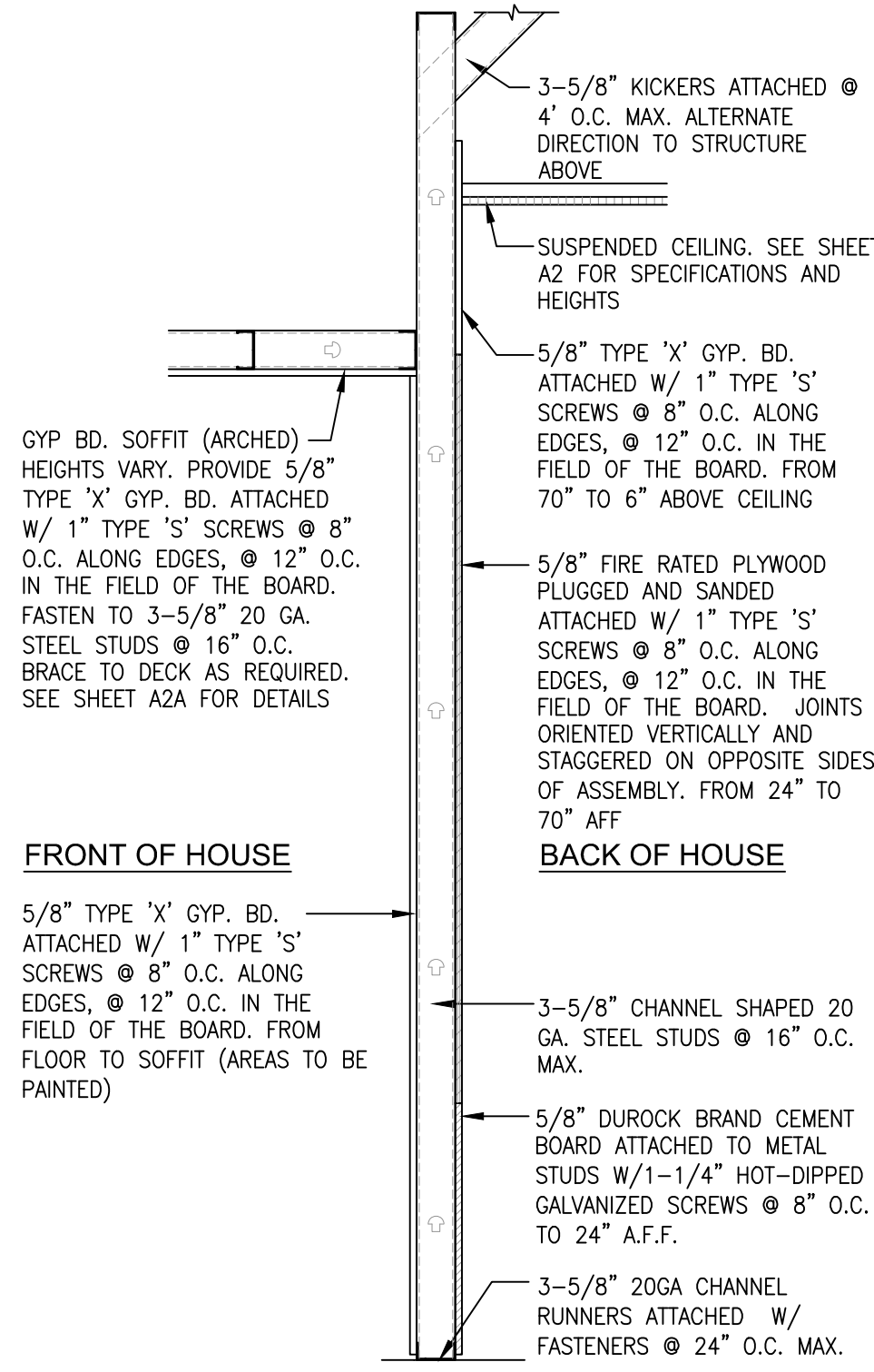
WALL TYPE 1



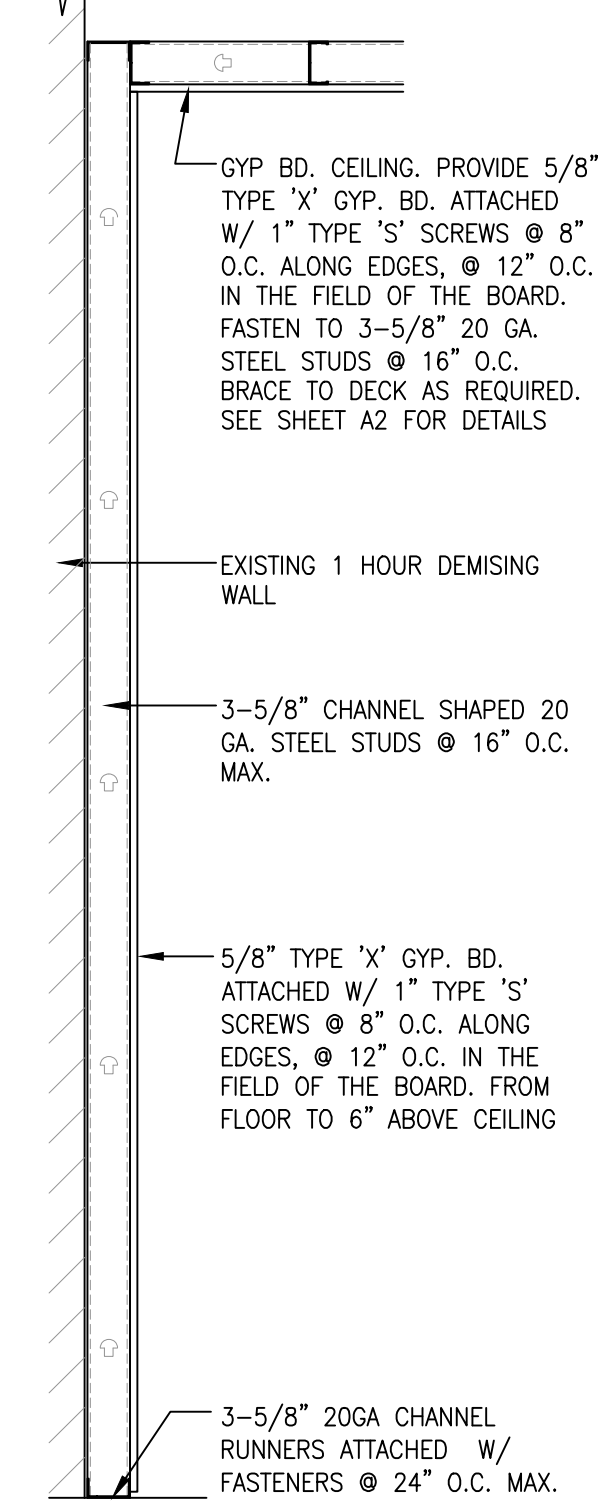
WALL TYPE 2



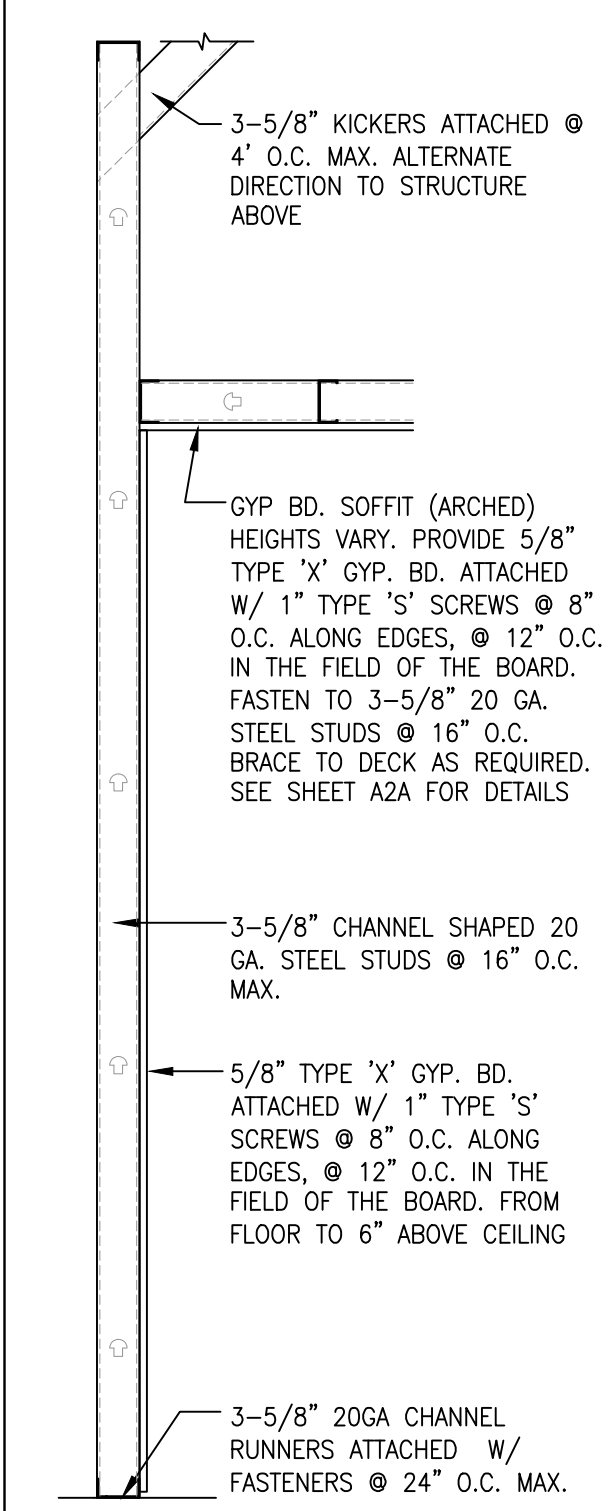
WALL TYPE 3



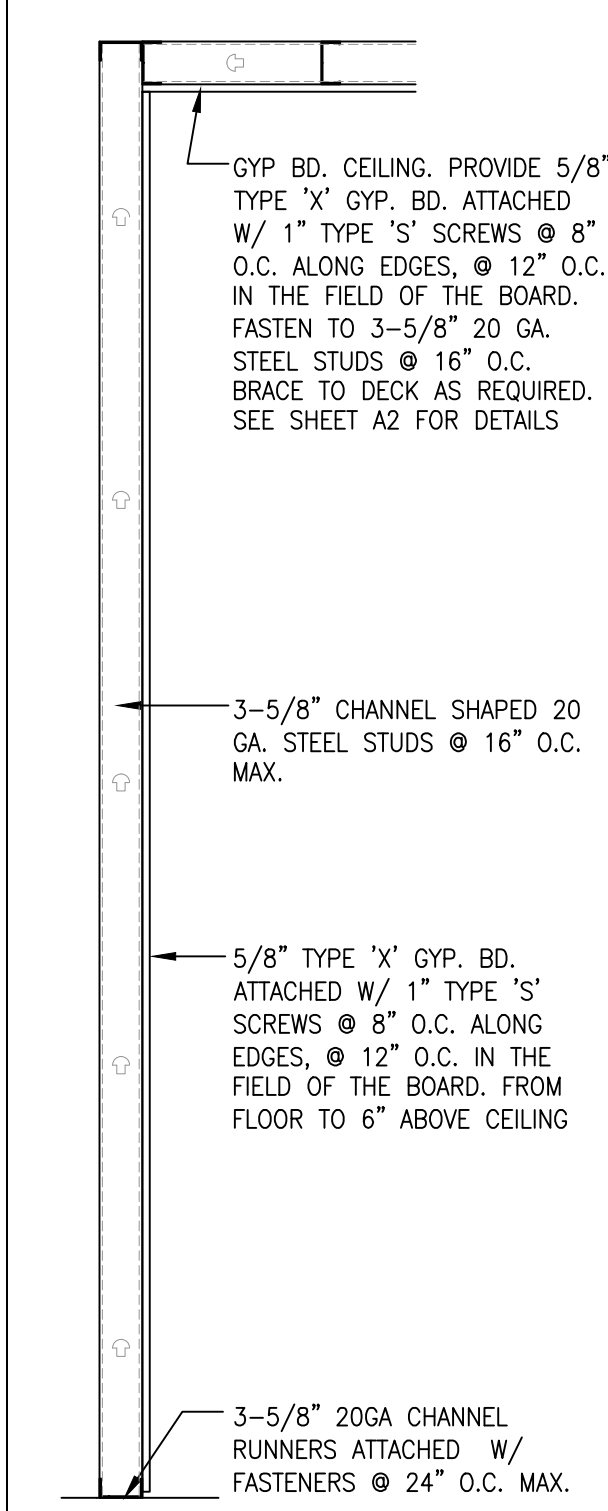
WALL TYPE 4



WALL TYPE 5



WALL TYPE 6



WALL TYPE 7

WALL TYPES 1 THRU 7 AT SCALE: 3/4" = 1'-0"

GENERAL WALL CONSTRUCTION NOTES:

ALL METAL STUDS TO BE 20 GAUGE (UNLESS OTHERWISE NOTED)

PROVIDE FIRE RETARDANT SOLID WOOD BLOCKING AT ALL WALL MOUNTED ACCESSORIES WHERE PLYWOOD IS NOT SHOWN AS SUBSTRATE

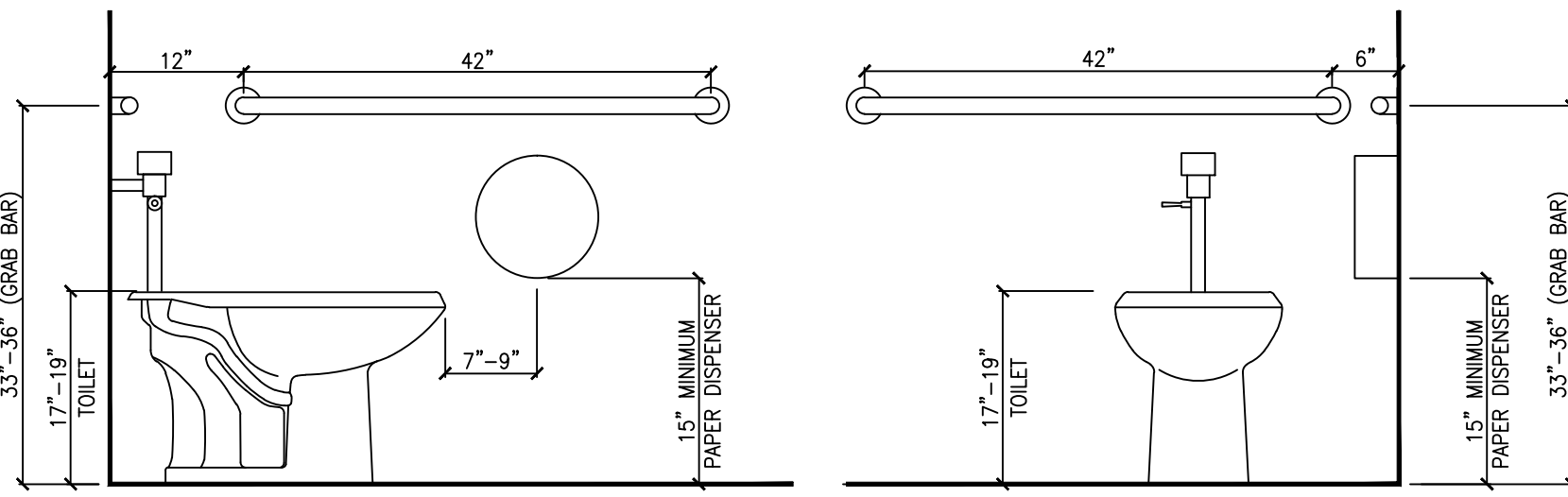
ALL PARTITIONS TO BE BRACED TO DECK ABOVE AS REQUIRED.

PROVIDE 5/8" FIRE RETARDANT PLYWOOD IN ALL BACKROOM AREAS WHERE FRP IS TO BE INSTALLED TO BE USED AS SOLID WOOD BLOCKING FOR WALL MOUNTED EQUIPMENT

INSTALL DUROCK CEMENT BOARD IN ALL BACKROOM AREAS TO 24" A.F.F.

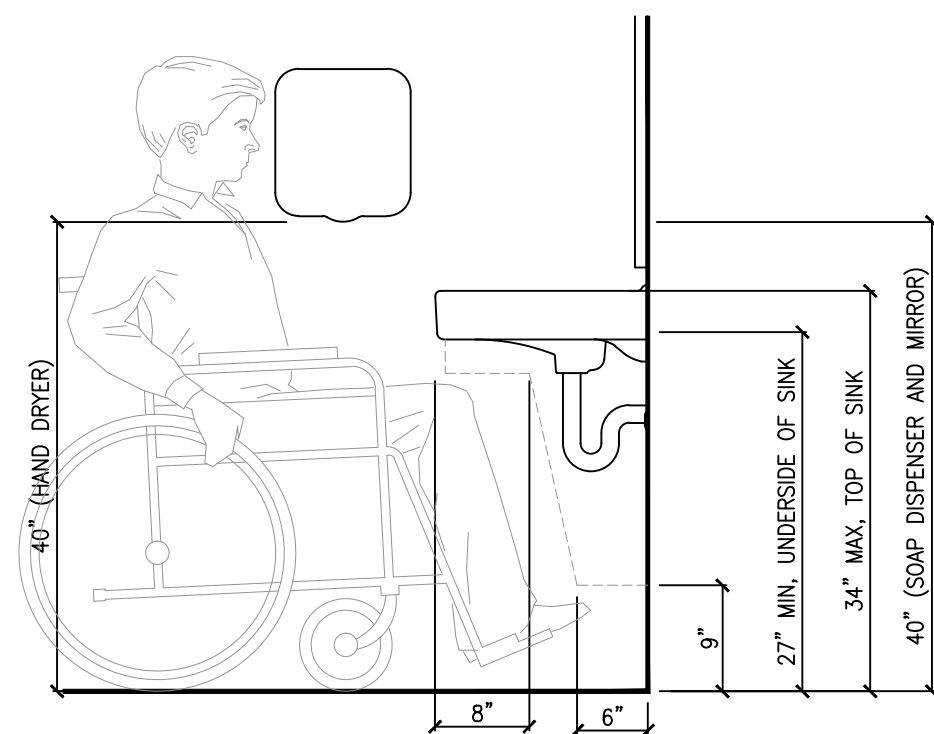
SEE SHEET A3 (ELEV.) AND SHEET A1A FOR ALL FINISHES.

SEE SHEET A2 AND A2A FOR SOFFIT AND CEILING DETAILS



ADA TOILET DETAILS

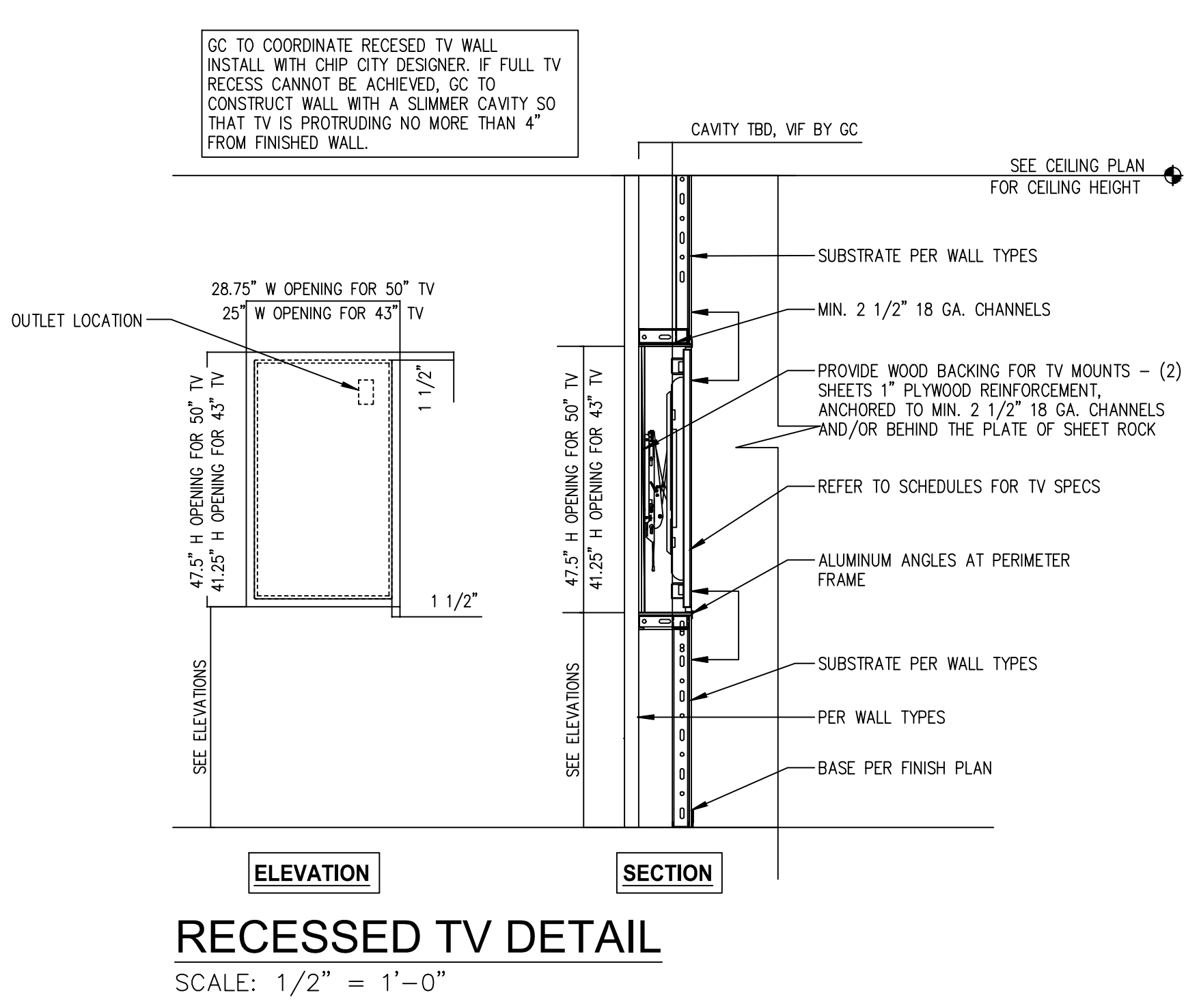
SCALE: 3/4" = 1'-0"



ADA LAVATORY DETAILS

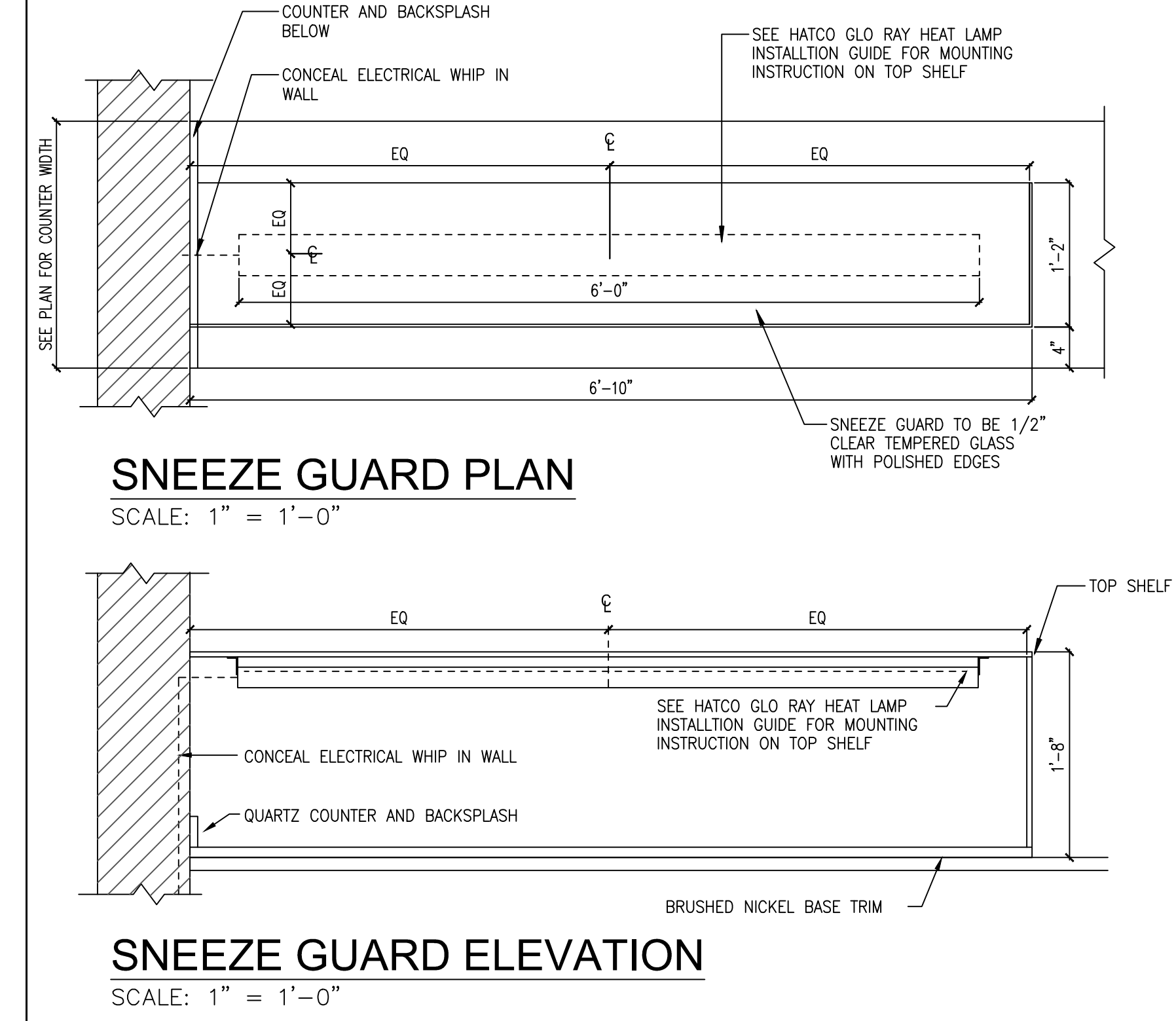
SCALE: 3/4" = 1'-0"

EXISTING REST ROOM TO REMAIN SURVEY EXISTING FIXTURES AND EQUIPMENT TO ENSURE COMPLIANCE WITH ADA. REFER TO THESE DETAILS FOR COMPLIANCE



RECESSED TV DETAIL

SCALE: 1/2" = 1'-0"

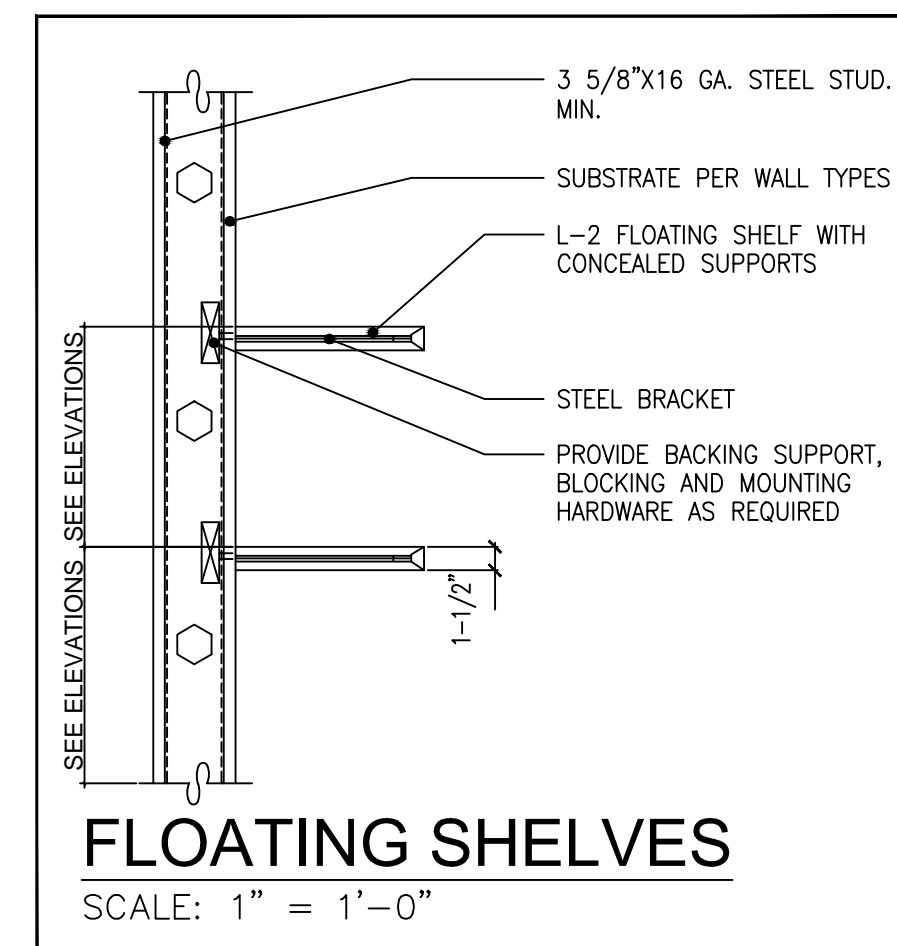


SNEEZE GUARD PLAN

SCALE: 1" = 1'-0"

SNEEZE GUARD ELEVATION

SCALE: 1" = 1'-0"



FLOATING SHELVES

SCALE: 1" = 1'-0"



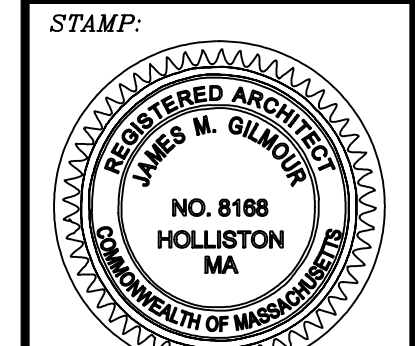
CLIENT INFORMATION:
CHIP CITY
 278 7TH AVE., NEW YORK, NY 10001
 CLIENT CONTACT:
NICHOLAOS MOSHOPOULOS
 10-15 MALBA DRIVE
 WHITESTONE, NY 11357
 EMAIL: nmk@chipcitybooks.com
 TEL: 646-529-8885

DESIGN CONSULTANT:
dpb
 DESIGN SERVICES
 50 HULL ROAD
 ANDOVER, MA 01810
 508-880-8460
 DPBCADD@AOL.COM

ARCHITECT:
JGA
JAMES GILMOUR ARCHITECTURE
 200 WINTER STREET
 HOLLISTON, MA 01746
 (7508.380.3105

MEP ENGINEER:
MGE
 MG Engineering D.P.C. / we engineer success
 116 West 32nd Street, 12th Floor,
 New York, N.Y. 10001
 P 212.643.9055 www.mgedpc.net

PROJECT NAME:
CHIP CITY TENANT FIT-UP
 PROJECT LOCATION:
 HARVARD SQUARE ONE BRATTLE SQUARE SUITE 104, SPACE 3A CAMBRIDGE, MA 02138



Stamp area with signature of James M. Gilmour.

Drawn by:	MC	Date:	12-08-23
Checked by:	DPB	Revised:	
Drawn by:	MC	Date:	12-08-23
Checked by:	DPB	Revised:	
Drawn by:	MC	Date:	11-08-23
Checked by:	DPB	Revised:	
Drawn by:	MC	Date:	10-24-23
Checked by:	DPB	Revised:	

SHEET TITLE:
PARTITION TYPES AND DETAILS
 SHEET NO.
 7 OF 9
 SHEET NO.
A4
 CHIP CITY CAMBRIDGE, MA