

OPA GREEK YEEROS

378 HIGHLAND AVENUE

PREPARED BY:

archspaces ■

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SOMERVILLE MA

PERMIT SET

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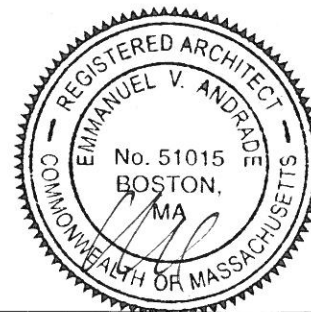
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OWNERS:
SOPHIA GEORGIOULOPOULOS
GEORGE GEORGIOULOPOULOS
378 HIGHLAND AVENUE
SOMERVILLE, MA 02144
TEL: (617) 718-2900

ARCHITECT:
EMMANUEL ANDRADE, RA
136 FLORENCE STREET # 2
MELROSE, MA 02176
TEL: (617) 869-3784
MA LICENSE #: 51015

CONTRACTOR:
MAXIMOS HATZILIADIS
71 ARLINGTON STREET
WATERTOWN MA 02472
TEL:(617) 331-8209

APPLICABLE CODES AND STANDARDS:
MA STATE BUILDING CODE, 780 CMR, 9TH EDITION
MA ARCHITECTURAL ACCESS BOARD (MAAB), 521 CMR
MA FIRE PROTECTION REGULATIONS (MFPR), 527 CMR
MA FUEL, GAS & PLUMBING CODES, 248 CMR
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS
2010 AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS

SITE AND BUILDING INFORMATION:
PROPERTY ADDRESS: 378 HIGHLAND AVENUE, SOMERVILLE, MA
USE CODE: 3220
ZONE: NB
CONSTRUCTION TYPE: 5B
USE GROUP: M-MERCANTILE
TENANT AREA (NET): APPROX. 1,300 SQ. FT.

GENERAL NOTES:

- 1) GENERAL CONTRACTOR MUST OBTAIN AND PAY FOR ALL PERMITS AS REQUIRED AND MUST PERFORM AND OVERSEE ALL WORK TO CONFORM WITH LOCAL AND STATE GOVERNING CODES AND REGULATIONS.
- 2) GENERAL CONTRACTOR MUST PROVIDE LABOR, MATERIAL AND EQUIPMENT AS REQUIRED.
- 3) GENERAL CONTRACTOR MUST PROVIDE ALL NECESSARY AND REQUIRED INSURANCE.
- 4) GENERAL CONTRACTOR MUST VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS IN THE FIELD.
- 5) GENERAL CONTRACTOR MUST NOTIFY ARCHITECT IF ACTUAL CONDITIONS DIFFER.
- 6) GENERAL CONTRACTOR MUST DESIGN AND INSTALL COMPLIANT MECHANICAL SYSTEM. GENERAL CONTRACTOR MUST INSPECT AND REPAIR EXISTING AIR HANDLING UNITS AS NECESSARY. GENERAL CONTRACTOR MUST SUBMIT DESIGN TO ARCHITECT FOR REVIEW.

EGRESS (TABLE 1010.2):
MERCANTILE: OCCUPANT LOAD 500 AND LESS
REQUIRED NUMBER OF EXITS: 2 EXITS
PROVIDED NUMBER OF EXITS: 4 EXITS

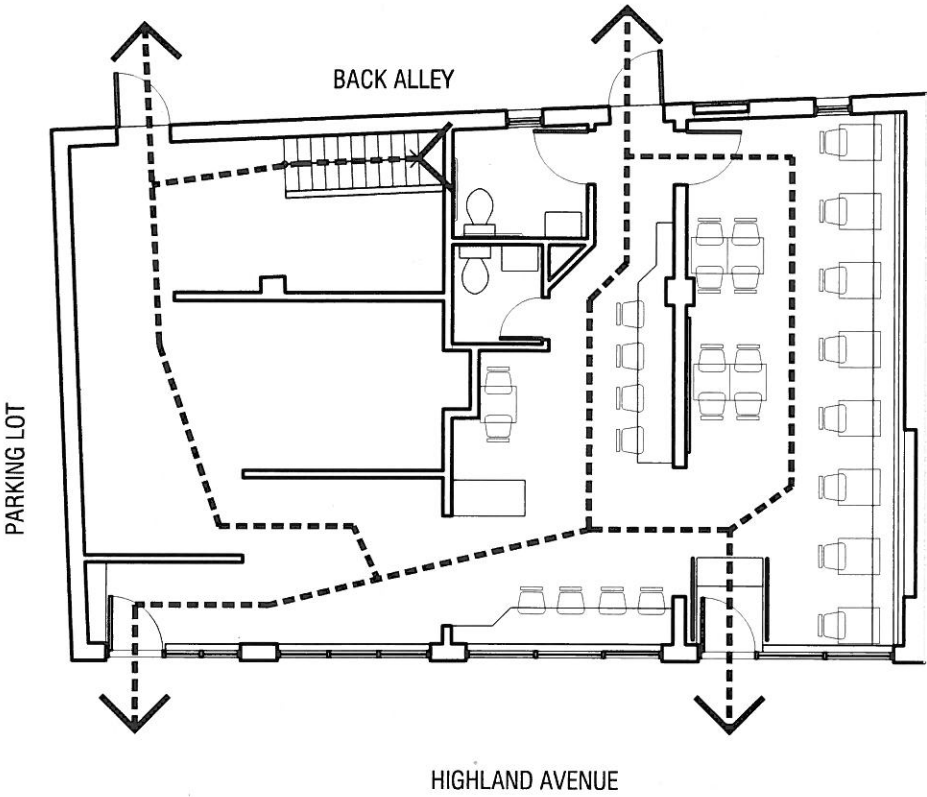
EGRESS WIDTH PER OCCUPANT LOAD (TABLE 1009.2):
1.44 INCHES / 0.20 INCHES PER PERSON = 720 PERSON
EGRESS 32" CLR. (EACH DOOR)

NUMBER OF EMPLOYEES: 3
NUMBER OF SEATS: 37

RESTROOM PLUMBING FIXTURE CALCULATIONS:
* CODE REQUIREMENT FOR 40 OCCUPANTS

FIXTURES:
WC- FEMALE 1:30=1 REQUIRED, 1 PROVIDED
WC- MALE 1:50=1 REQUIRED, 1 PROVIDED
LAV-FEMALE 1:75=1 REQUIRED, 1 PROVIDED
LAV-MALE 1:75=1 REQUIRED, 1 PROVIDED

* CALCULATIONS BASED ON 40 OCCUPANTS (20 MALES + 20 FEMALES)
** CODE REQUIREMENTS BASED ON SECTION 2.10 TABLE 1 FOR
ASSEMBLY OF MA FUEL, GAS & PLUMBING CODE (248 CMR)

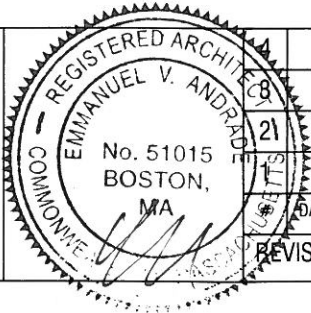


1 EGRESS ROUTES
N.T.S.

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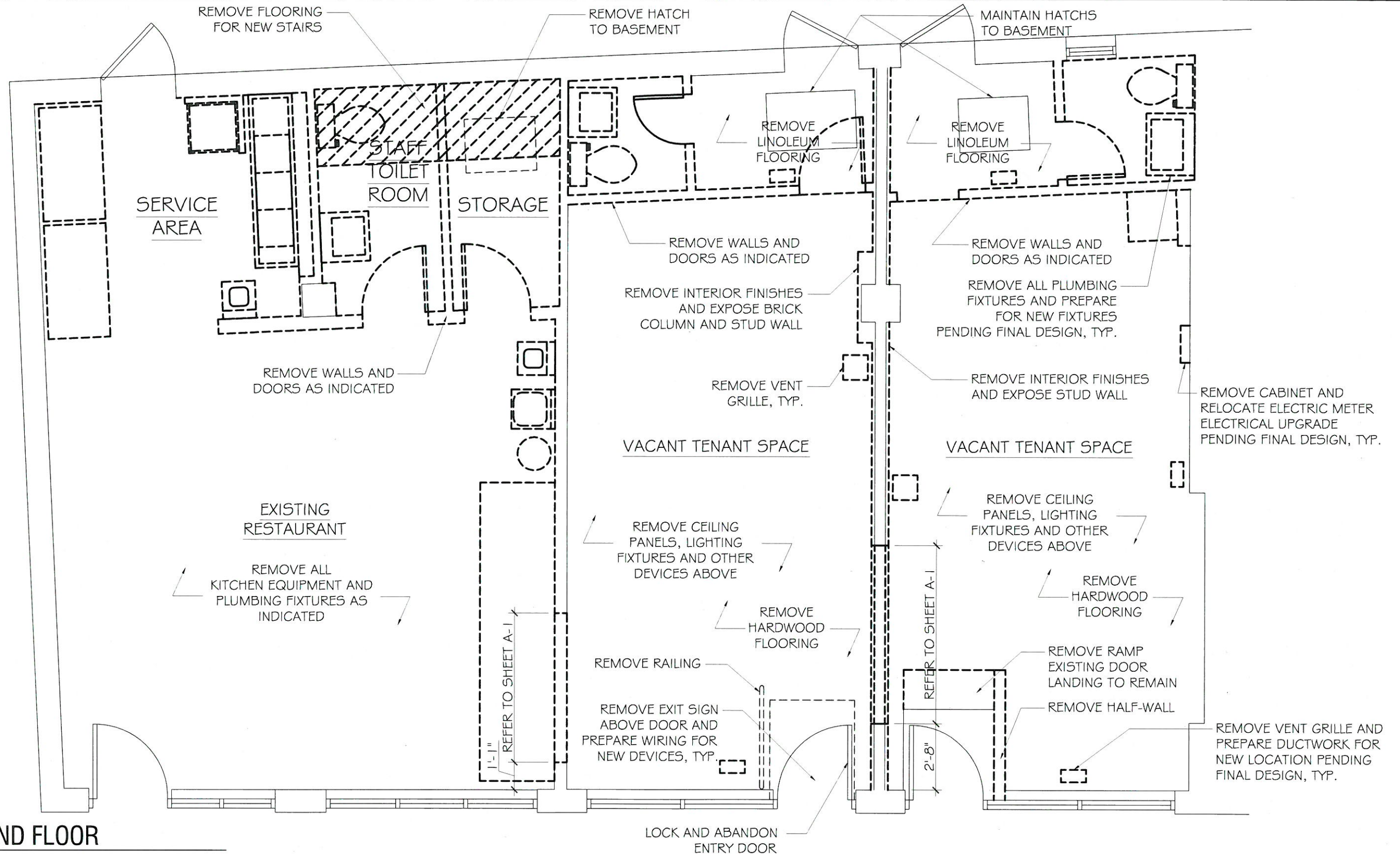
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Date Issued 6-6-2018

Drawing Scale 1/4" = 1'-0"

BUILDING DATA

G-1

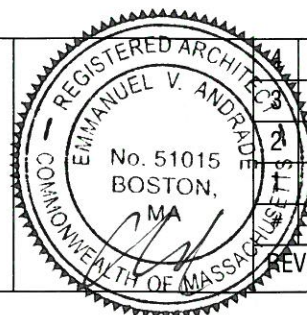


1 GROUND FLOOR
1/4"=1'-0"

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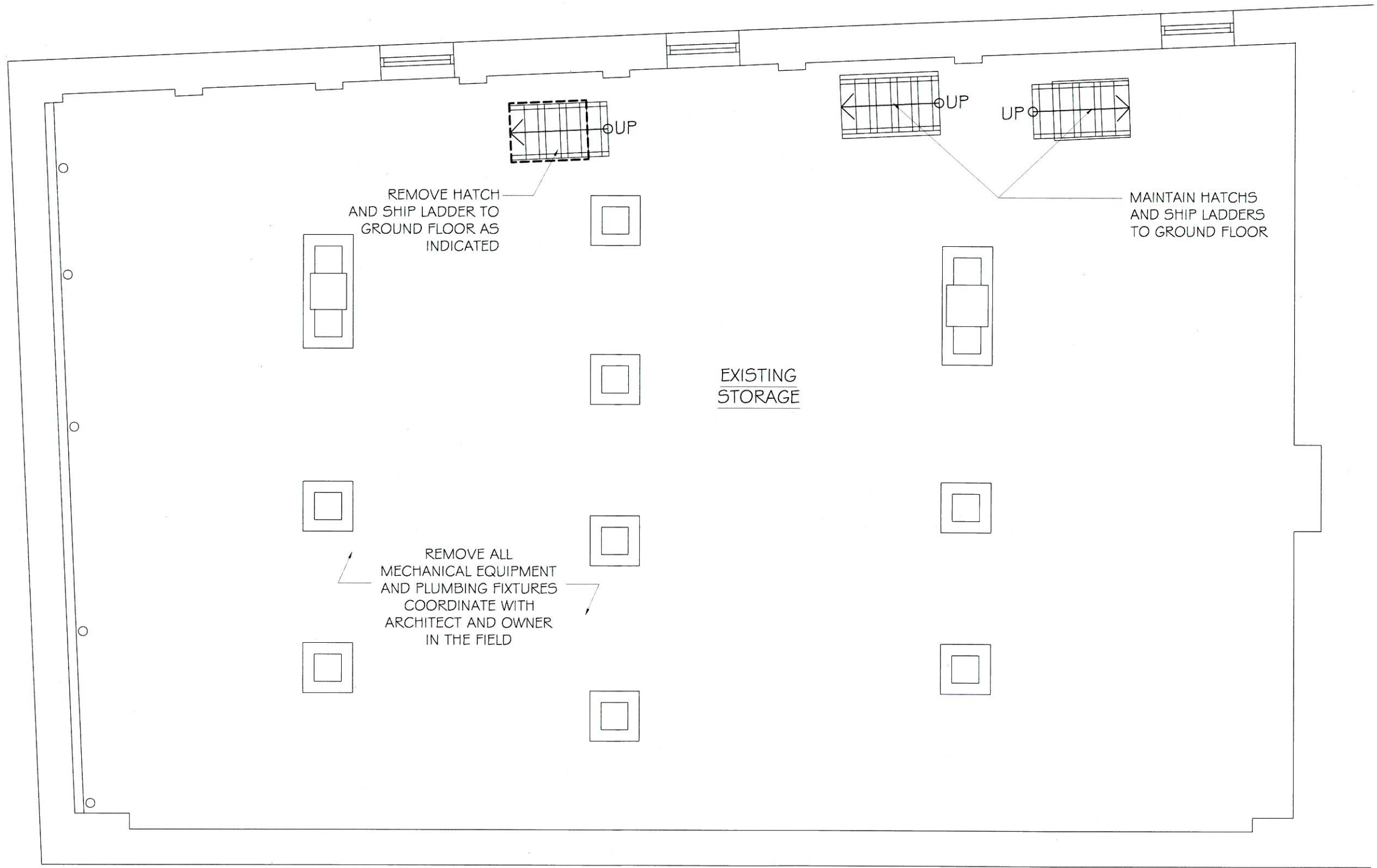
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Date Issued 6-6-2018

Drawing Scale 1/4" = 1'-0"

DEMOLITION PLAN

D-1

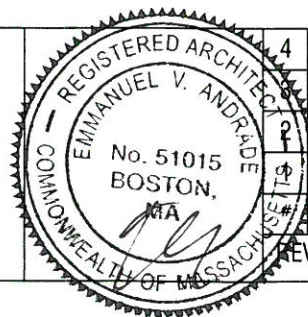


1 BASEMENT
1/4" = 1'-0"

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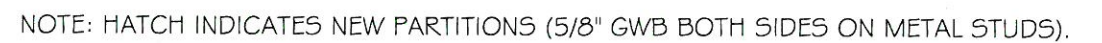


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DEMOLITION PLAN

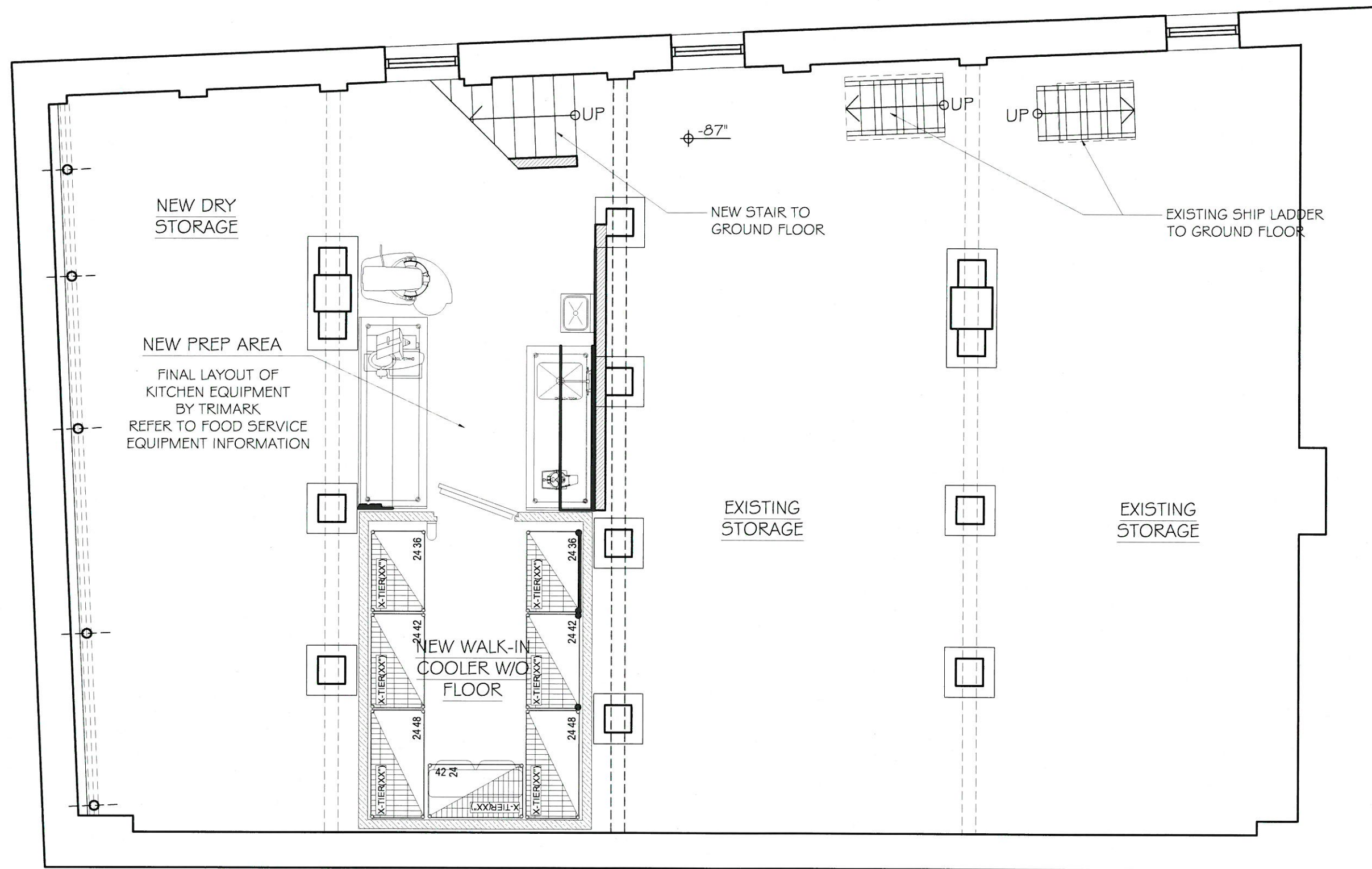
D-2


$$1/4'' = 1' - 0''$$

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FLOOR PLAN

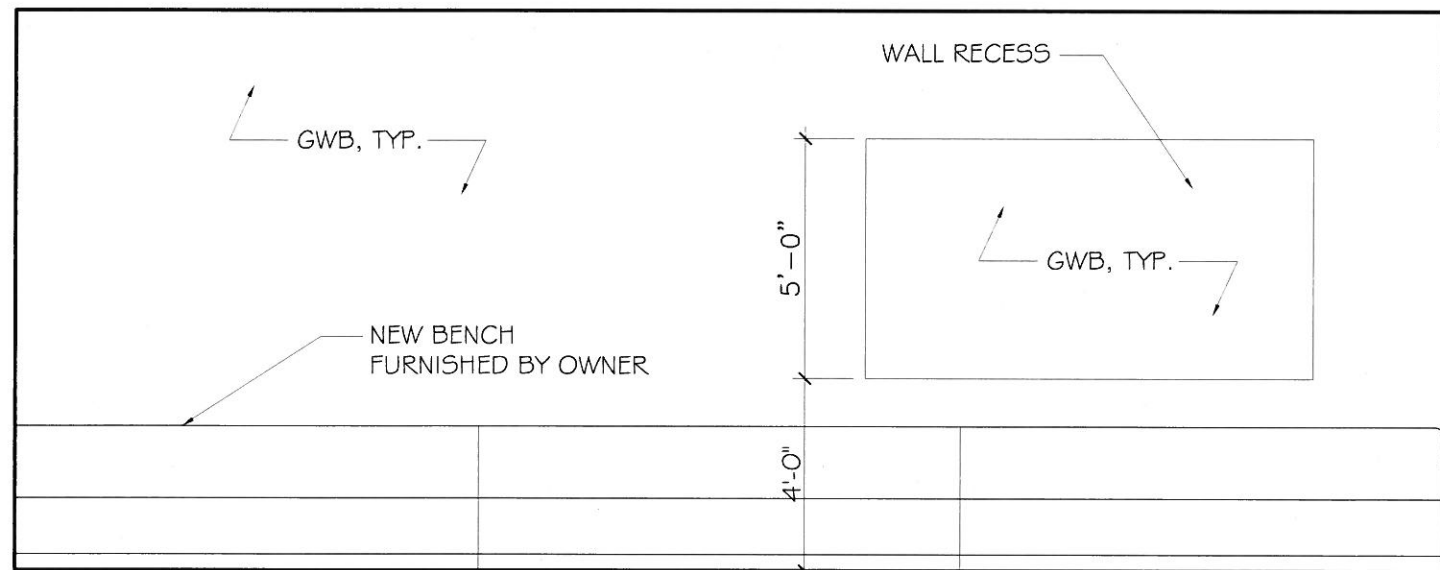
A-1



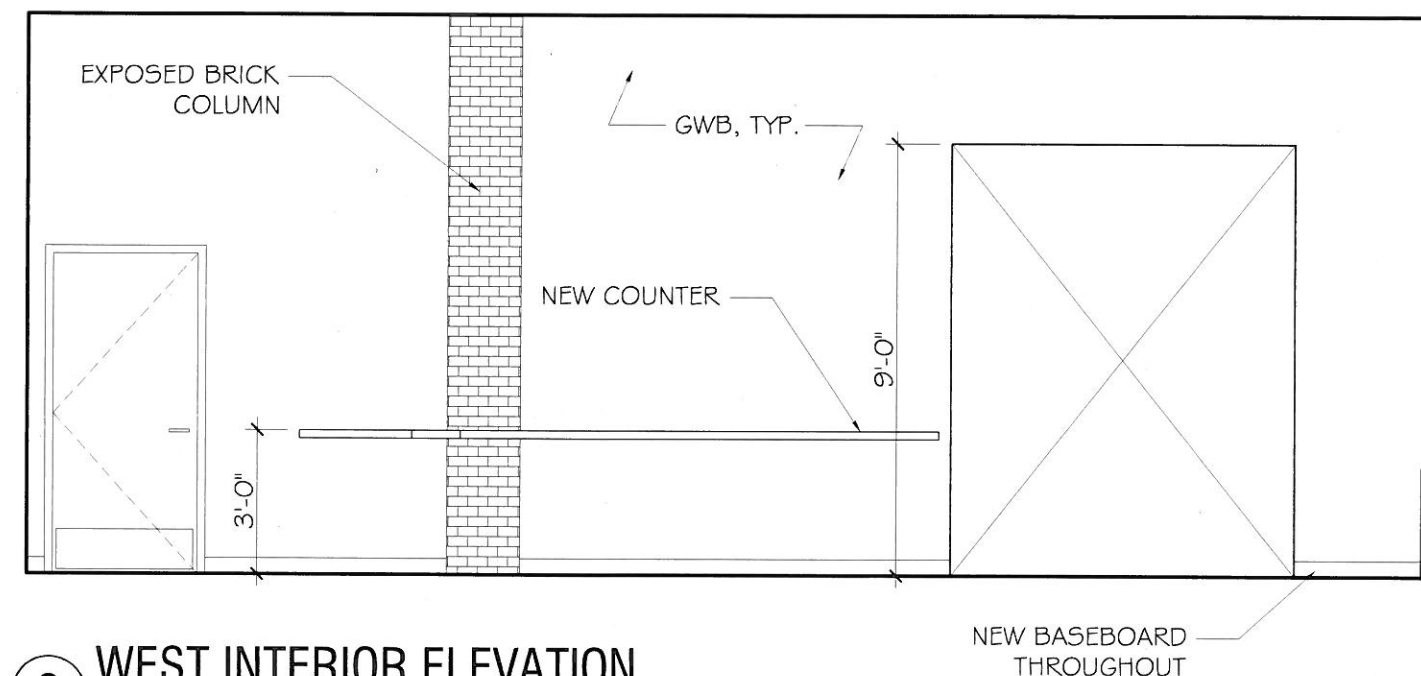
NOTE: HATCH INDICATES NEW PARTITIONS (5/8" GWB BOTH SIDES ON METAL STUDS).

1 BASEMENT
1/4" = 1'-0"

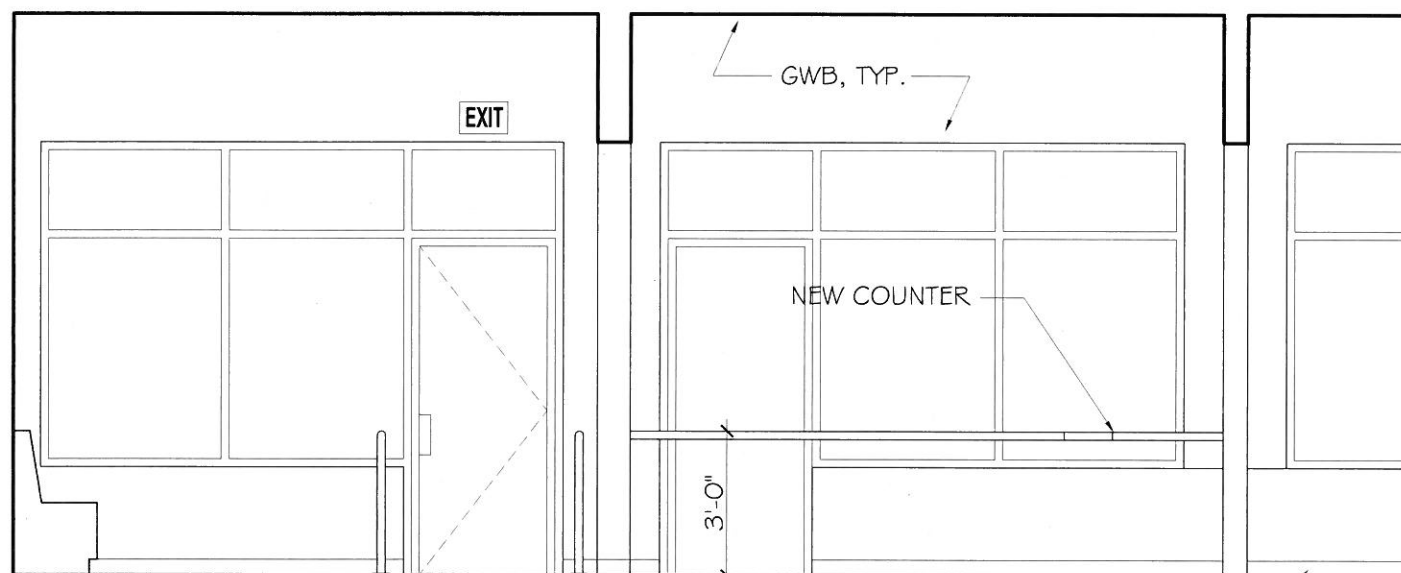
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						Drawing Scale 1/4" = 1'-0"	
			FLOOR PLAN				
			DATE	DESCRIPTION			
			REVISIONS				



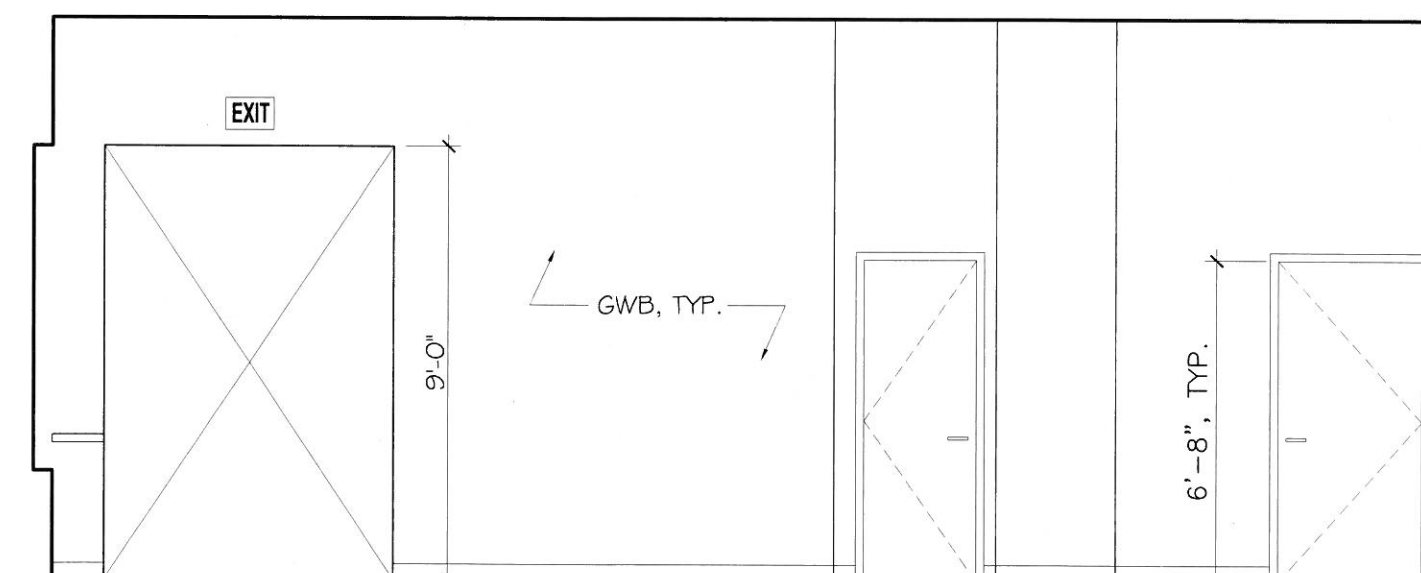
1 WEST INTERIOR ELEVATION
1/4" = 1'-0"



2 WEST INTERIOR ELEVATION
1/4" = 1'-0"



3 NORTH INTERIOR ELEVATION
1/4" = 1'-0"

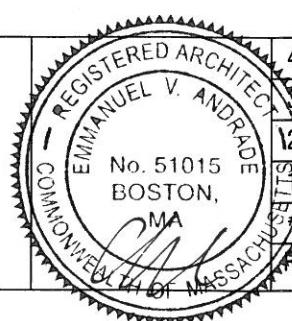


4 EAST INTERIOR ELEVATION
1/4" = 1'-0"

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STAIRS

REVISIONS

DATE

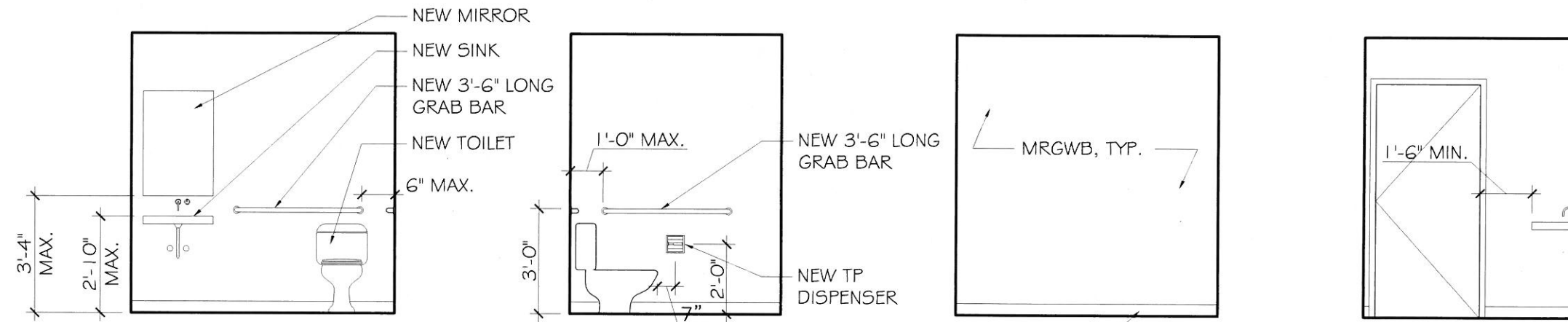
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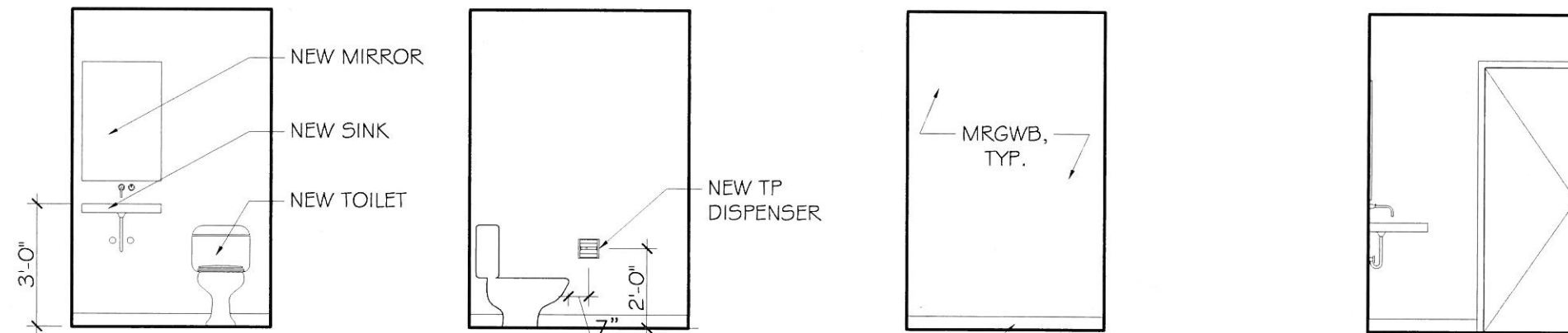
Drawing Scale 1/4" = 1'-0"

INTERIOR ELEVATIONS

A-3



1 ACCESSIBLE GENDER-NEUTRAL TOILET ROOM
1/4" = 1'-0"

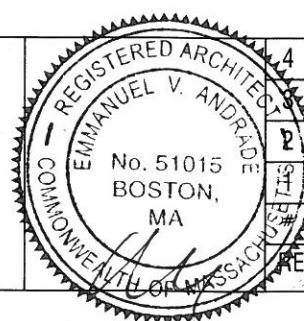


3 GENDER-NEUTRAL TOILET ROOM
1/4" = 1'-0"

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INTERIOR ELEVATIONS

A-4

ELECTRICAL NOTES:

- 1) GENERAL CONTRACTOR MUST VERIFY AND INSTALL ELECTRICAL SYSTEM COMPLIANT WITH ALL LOCAL AND STATE BUILDING CODES, LAWS, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR MUST COORDINATE WITH EXISTING ELECTRICAL SYSTEM AND COORDINATE ALL NEW LIGHTING AND NEW KITCHEN EQUIPMENT REQUIREMENTS.
- 2) SUGGESTED LOCATIONS ONLY. GENERAL CONTRACTOR MUST CONFIRM ALL SWITCHES, RECEPTACLES AND LIGHTING LOCATIONS WITH ARCHITECT AND OWNER IN THE FIELD, INCLUDING BUT NOT LIMITED TO PHONE & CABLE TV JACKS, INTERNET ACCESS, DATA WIRING.
- 3) GENERAL CONTRACTOR MUST PROVIDE ALL SWITCHES, DIMMERS, RECEPTACLES, FIXTURES, ETC. TO MEET THE MASSACHUSETTS STATE BUILDING CODE IN ADDITION TO THOSE SHOWN ON ELECTRICAL PLAN.

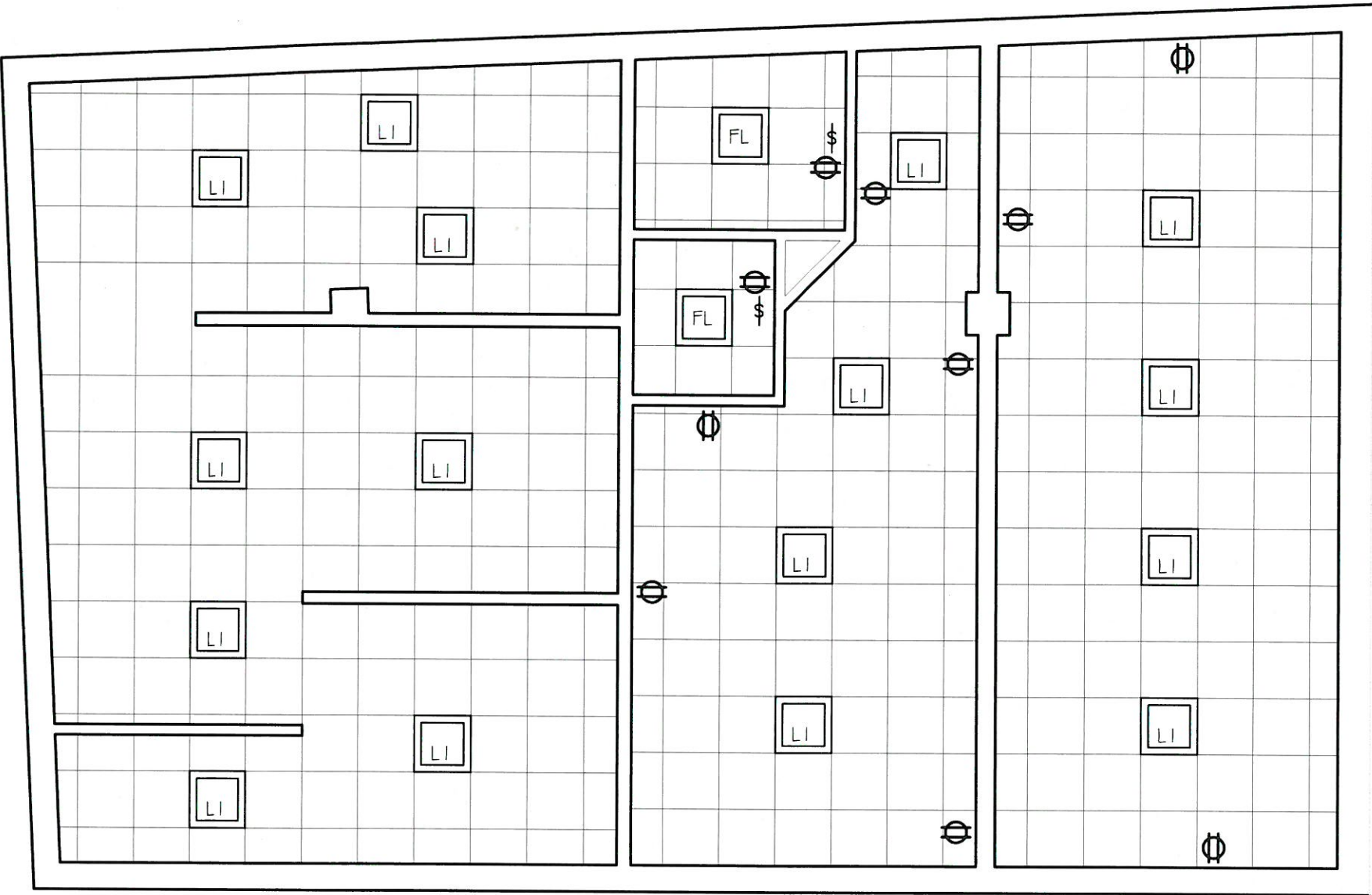
LIGHTING KEY:

LI 24X24 FLUORESCENT DOWNLIGHT FIXTURE
FL EXHAUST FAN / LIGHT

POWER KEY:

- SW SWITCH
D DIMMER
O DUPLEX OUTLET (GFCI IN BATHROOM)
TEL / DATA

LIGHTING NOTES:
REFLECTED CEILING PLAN INTENDED FOR GENERAL LIGHTING ONLY.

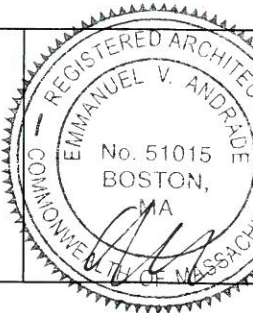


1 REFLECTED CEILING PLAN - GROUND FLOOR
3/16" = 1'-0"

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12		
1	DATE	DESCRIPTION
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Drawing Scale 1/4" = 1'-0"

ELECTRICAL / LIGHTING
PLAN

A-5

ELECTRICAL NOTES:

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LIGHTING KEY:

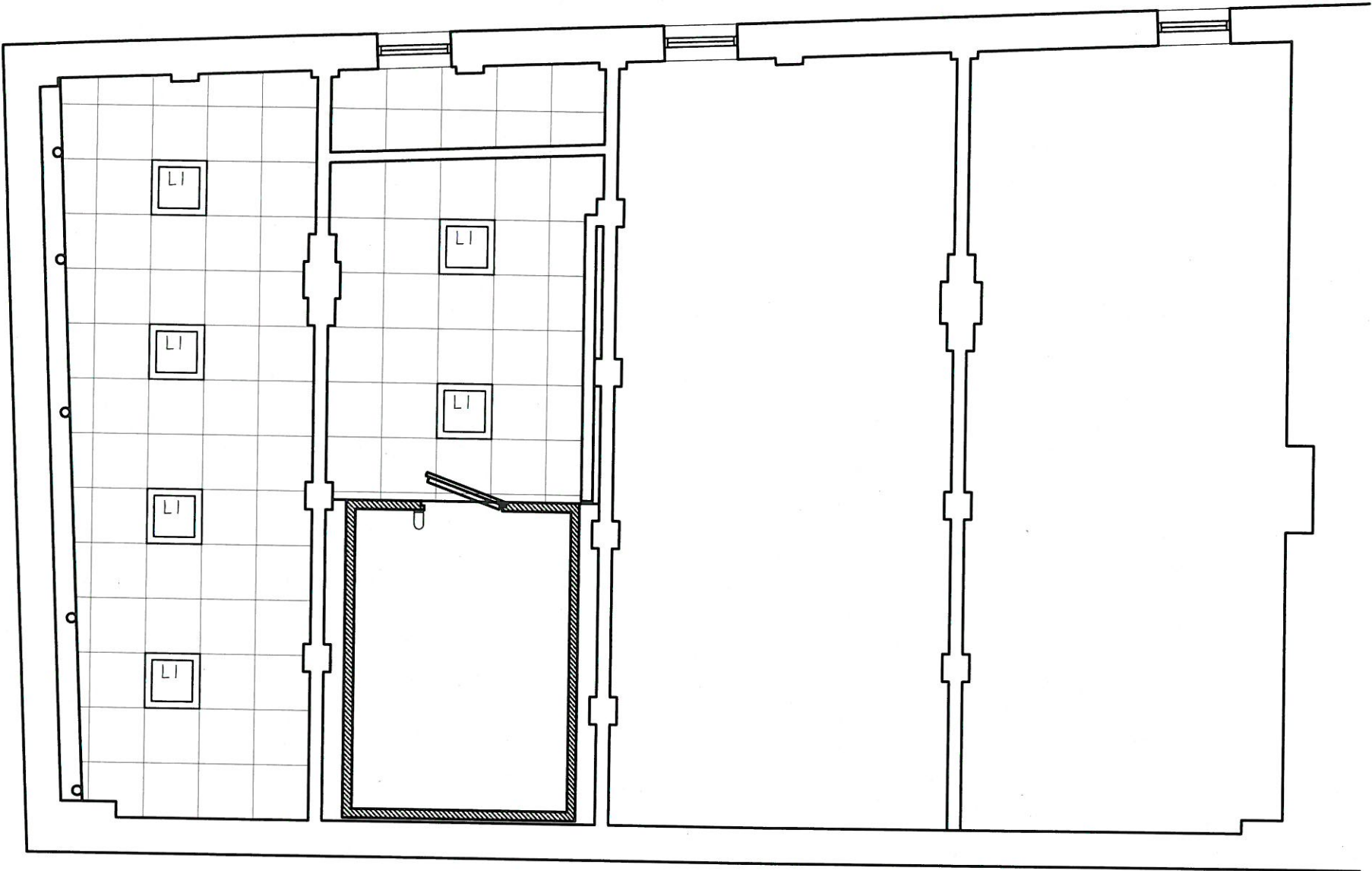
LI 24X24 FLUORESCENT DOWNLIGHT FIXTURE
FL EXHAUST FAN / LIGHT

POWER KEY:

S SWITCH
D DIMMER
O DUPLEX OUTLET (GFCI IN BATHROOM)
T TEL / DATA

LIGHTING NOTES:

REFLECTED CEILING PLAN INTENDED FOR GENERAL LIGHTING ONLY. REFER TO INTERIOR DESIGN DRAWINGS FOR FINAL LIGHTING LAYOUT.

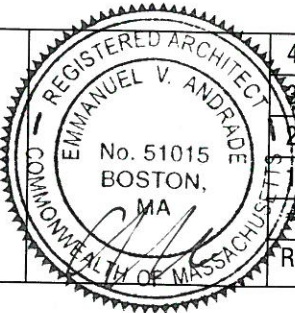


1 REFLECTED CEILING PLAN - BASEMENT
3/16" = 1'-0"

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2		
1		

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Drawing Scale 1/4" = 1'-0"

ELECTRICAL / LIGHTING
PLAN

A-6