

Oliveira's Steak House
120 Washington Street
Somerville - MA - 02143

Proposed Outdoor Patio



To the Code Officer:

This proposed plan is designed to comply with the requirements of the IBC 2015, Massachusetts Ninth Edition amendments and all the local ordinances and zoning laws.

Zoning IA (Industrial District)
Front setback = 0' required / 20' provided
Side setback = 0' required / 20' provided

Scope of Work:
The proposed work will include the building of an exterior, uncovered patio, intended to be used as additional seating area during the warm weather.

Calculations for number of occupants allowed per code:

Existing:
Total dining area= 2,266 sf
Occupants at tables = 15 sf/1 = 145 seats.
Occupants at bar = 7sf/1 = 11 seats
Maximum seats allowed indoors= 156 seats
Actual number of seats approved by city= 152

Proposed:
Outdoor Patio = 800 sf
Occupants at tables, Maximum allowed by area= 53 seats.

Total seatings proposed on this plans = 24 seats

Accessible seats per 521 CMR 17.2 at least 5% = 2 seats

Total number of occupants after patio addition = 176 seats

Minimum facilities for building occupancy to comply w/ CMR 248 10.10(18) table 1

1 toilet/60 males : 2 required / 3 provided (50% urinals)
1 toilet/30 females: 3 required / 3 provided

This proposed plan is in compliance with the requirements for seating.

Means of Egress:

Existing building provides three exit doors,
this plan provides a additional 36" x 80" exit door.

This proposed plan is in compliance with the requirements for means of egress.

SHEET TITLE:
Cover Sheet
Notes
Perspective Views

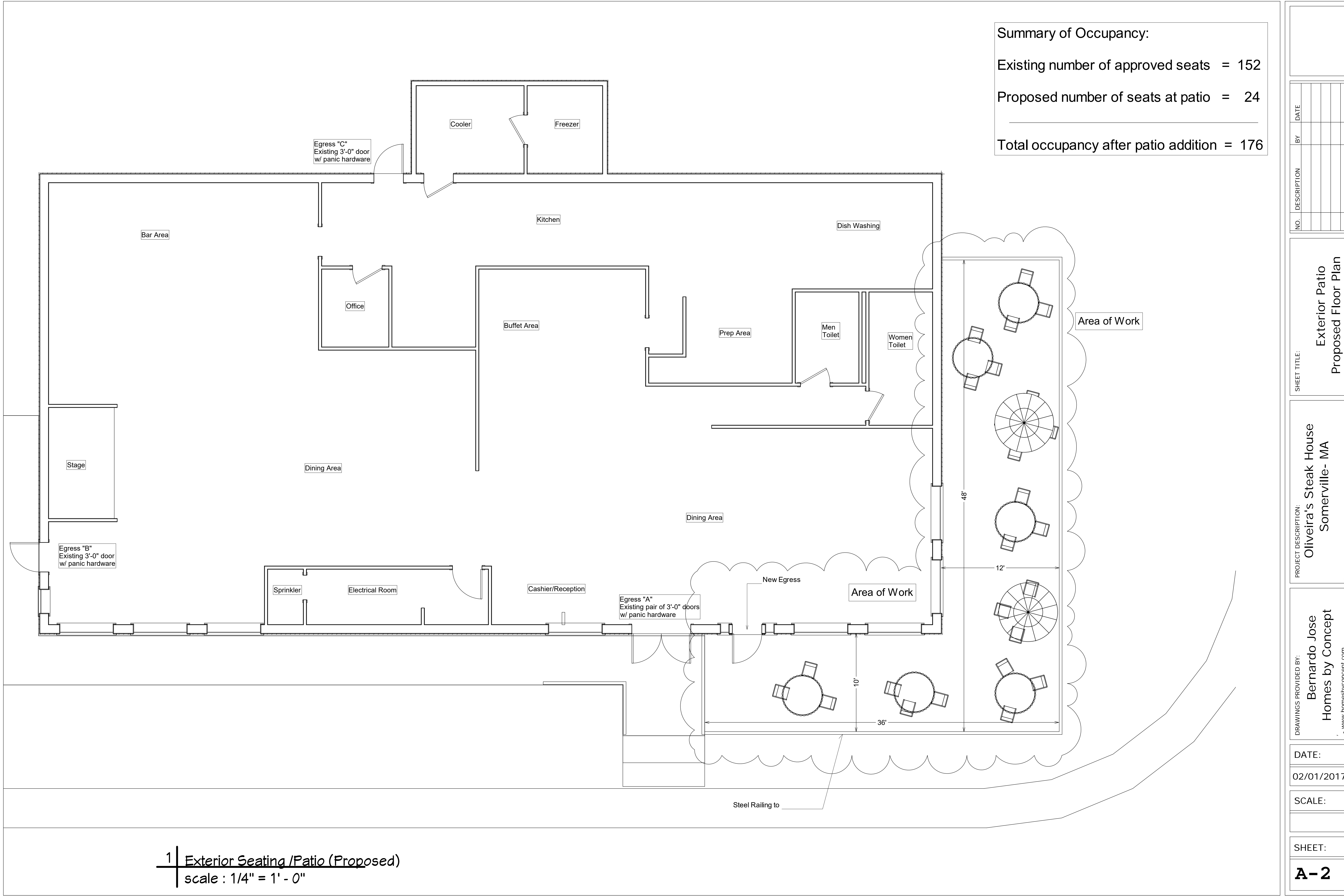
PROJECT DESCRIPTION:
Oliveira's Steak House
Somerville- MA

DRAWINGS PROVIDED BY:
Bernardo Jose
Homes by Concept
- www.homesbyconcept.com

DATE:
02/01/2017

SCALE:

SHEET:
A-1



1 | Exterior Seating /Patio (Proposed)
scale : 1/4" = 1' - 0"

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**Exterior Patio
Proposed Floor Plan**

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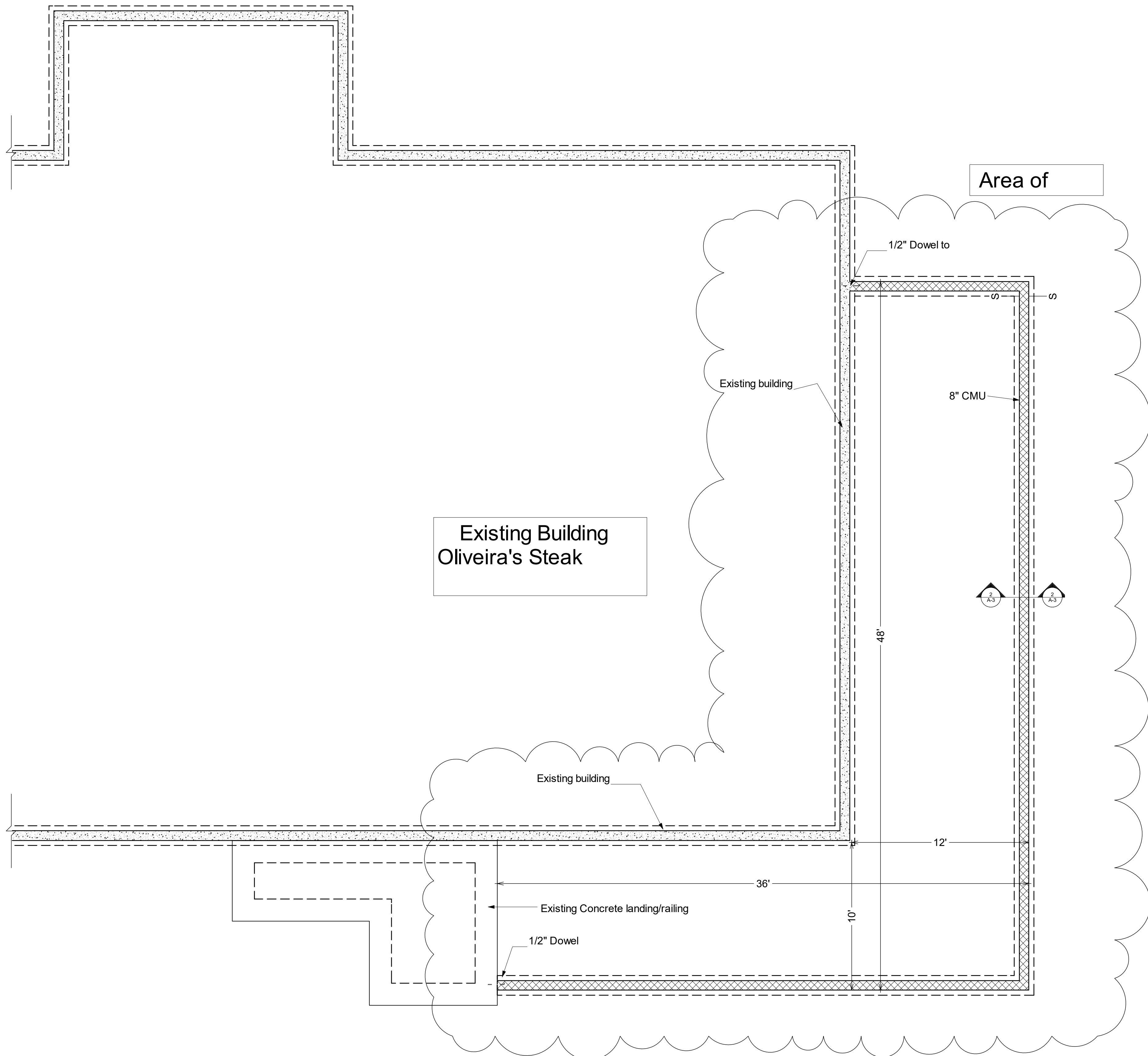
DATE:

02/01/2017

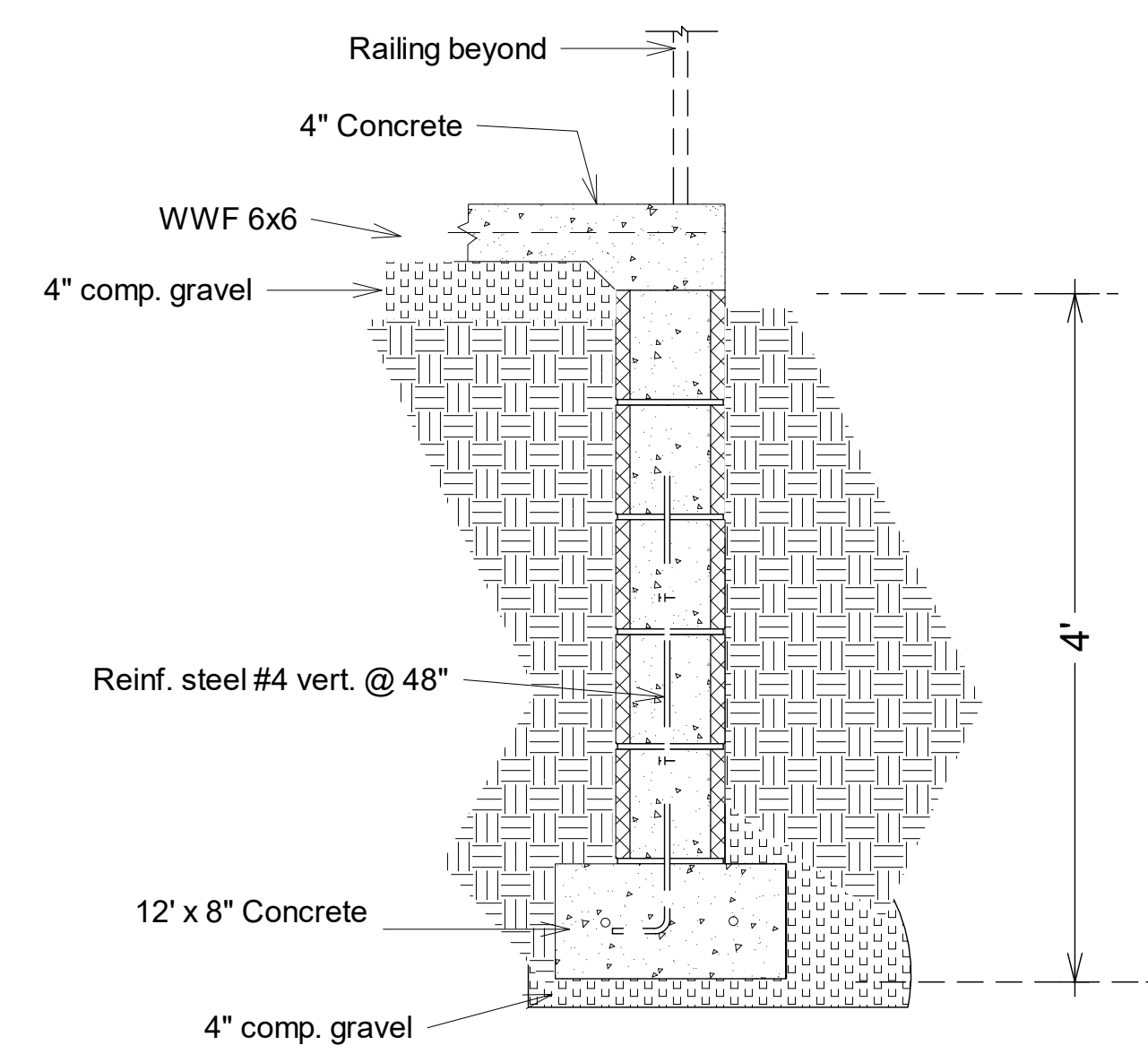
SCALE:

SHEET:

A-2



1 | Foundation Plan
scale : 1/4" = 1' - 0"



2 | Foundation Section/Detail
scale : 1" = 1' - 0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Foundation Plan/
Section

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DATE:

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SCALE:

SHEET:

A - 3