



EXISTING SECOND FLOOR PARTIAL PLAN

EXISTING AND PROPOSED GROUND FLOOR PLAN

OCCUPANCY LOAD CALCULATION

FOR USE GROUP A-2nc 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 8259 SF (EXCLUDED KITCHEN, BATHROOMS, UTILITY ROOMS, FOYER ETC.).
 THE MAXIMUM OCCUPANT LOAD AS UNCONCENTRATED IS CALCULATED TO 550.
 THE MAXIMUM OCCUPANT LOAD AS CONCENTRATED IS CALCULATED TO 1179.
 THE MAXIMUM OCCUPANT LOAD AS STANDING SPACE IS CALCULATED TO 1651.

OCCUPANCY CAPACITY BY AREA = 440 :

RESTAURANT = 180 (UNCONCENTRATED WITH FIXED SEATS)
 + 3 SEATS AT THE BAR
 183 TOTAL RESTAURANT
 SEASONAL PATCH= 80 (UNCONCENTRATED WITH FIXED SEATS)

LOUNGE = 46 (UNCONCENTRATED WITH FIXED SEATS AT THE COUCHES ALONG WALL)
 + 13 SEATS AT THE BAR
 102+16=118 STANDING SPACES
 177 TOTAL LOUNGE

OCCUPANCY CAPACITY BY NUMBER OF TOILETS:

ACCORDING TO 248 CMR NUMBER OF TOILETS FOR MALES AND FEMALES SHOULD BE ASSIGNED EQUALLY: 440/2 = 220
 ACCORDING TO THE 248 CMR 10.00 TABLE 1: 1 TOILET REQUIRED PER 30 FEMALES AND 1 TOILET PER 50 MALES.
 TOTAL OCCUPANCY LOAD CALCULATED : 220/50=7.3 = 8 TOILETS FOR FEMALES
 220/50=4.4 = 5 TOILETS FOR MALES
 DESIGNED OCCUPANCY LOAD IS 440 (INCLUDING STUFF = 20 PEOPLE)

FOR MAXIMUM OCCUPANT LOADING 440 THE NUMBER OF MEANS OF EGRESS IS 2 (TWO). WIDTH OF THE EGRESSES CALCULATED 0.2 IN PER PERSON.
 0.2in x 440 =220.0in, < 252in PROVIDED:
 72in MAIN EGRESS#1
 +72in MAIN EGRESS#2
 +36in EGRESS#3
 +36in EGRESS#4
 +36in EGRESS#5
 =252in

NOTES:

1. BUILDING IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM AND FIRE ALARM SYSTEM- WITHOUT EVAC CAPABILITIES
2. A VOICE ALARM SYSTEM SHALL BE INSTALLED AND SHUT TRIP DEVICES HAS BEEN INSTALLED FOR SHUTTING OFF THE AUDIO OF THE ENTERTAINMENT SYSTEMS AND FOR BRINGING UP ANY DIMMED LIGHTS UPON A FIRE ALARM EVENT
3. KITCHEN COMMERCIAL COOKING HOODS, DUCTS AND EQUIPMENT SHALL BE PROTECTED BY WET CHEMICAL FIRE SUPPRESSION SYSTEM

LEGEND

- EXISTING WALL
- NEW WALL
- WALL TO BE REMOVED
- EXHAUST FAN TO BE VENTED DIRECTLY TO OUTSIDE
- 3 FEET WIDE PASSAGE WAY
- PULL STATION
- HORN + STROBE
- STROBE ONLY
- FIRE ALARM CONTROL PANEL

9/8/13	FIRE DEPARTMENT COMMENTS
DATE	REVISION
RUSSIAN BENEVOLENT SOCIETY/DBA GARAGE LOUNGE	
PROPOSED FLOOR PLAN.	
20 LINDEN STREET	
ALLSTON, MASSACHUSETTS	
RAV & Assoc., Inc.	
21 HIGHLAND AVENUE	
NEEDHAM, MASSACHUSETTS 02494	
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205	
SCALE: 1/8"=1'	
APPROVED: R.A.V.	DESIGNED BY: A.A.
DATE: 9/8/13	DRAWN BY: A.A.
CHECKED BY: R.A.V.	DRAWING No. 2 OF 4