City of Boston
INSPECTIONAL SERVICES DEPARTMENT

REVIEWED FOR ZBA

Reviewed By: JS
PLAN EXAMINER

Reviewed Date: 06/26/2025

Tatte

BAKERY & CAFÉ

INTERIOR ALTERATION / EXPANSION
CHARLES STREET MEETING HOUSE
70 CHARLES STREET
BOSTON MA 02114

PROJECT DESCRIPTION

PROJECT CONTEXT:
THE BAKERY & CAFE WAS ORIGINALLY DESIGNED IN 2014 AND COMPLETED A COMMERCIAL KITCHEN EXPANSION IN 2022 AS PART OF A CONDITIONAL USE.

THIS SUBMITTAL INCLUDES A LIFE SAFETY SUMMARY AND FURNITURE PLAN FOR THE RENOVATION AND EXPANSION OF AN EXISTING TATTE BAKERY & CAFÉ WITHIN THE FIRST FLOOR OF AN EXISTING BUILDING. THE AREA BREAK DOWN IS:

1,320 SF EXISTING
2,095 SF EXPANSION
3,415 SF TOTAL

AREAS WITHIN THE LEASE SPACE INCLUDE DINING, PASTRY COUNTER AREA, BARISTA BAR, RESTROOMS, AND COMMERCIAL KITCHEN, & AUXILIARY SPACES. THE INTERIOR WORK WILL CONSIST OF NEW INTERIOR NON-LOAD BEARING PARTITIONS, FINISHES, AND MEP THROUGHOUT CONNECTED TO BUILDING-PROVIDED SERVICES.

EXTERIOR WORK WILL INCLUDE REPLACEMENT OF THE EXISTING TENANT SIGNAGE (SUBMITTED UNDER SEPARATE COVER).

THE EXISTING SUMMER GARDEN PATIO WILL RECEIVE NEW FURNITURE AND PLANTERS.

DRAWING LIST

	SHEET TITLE
G000	COVER SHEET
G031	CODE ANALYSIS & LIFE SAFETY / EGRESS PLAN
A411	EXISTING FURNITURE & EQUIPMENT PLAN
A412	PROPOSED FURNITURE & EQUIPMENT PLAN

PROJECT DIRECTORY

CLIENT:
TATTE BAKERY & CAFE
320 CONGRESS ST
BOSTON, MA 02210

BRENDAN BOYLE
(617) 653-3385 MOBILE
brendan@tattebakery.com

DIANNA POZDNIAKOV
(917) 287-3531 MOBILE
dianna.pozdniakov@tattebakery.com

ARCHITECT:
RYAN FRONICK
5862 WYCLIFFE DR,
WELDON SPRING, MISSOURI 63304
(314) 283-7351
ryan.fronick@gmail.com

KITCHEN EQUIPMENT CONTRACTOR:
TRIMARK
9 HAMPSHIRE ST,
MANSFIELD, MA 02048
(800) 556-7338

PROPERTY OWNER / LANDLORD:
J.M.FORBES & CO. LLP
121 MOUNT VERNON STREET
BOSTON MA 02108
(508) 399-2328

AUTHORITY HAVING JURISDICTION:
CITY OF BOSTON
INSPECTION SERVICES
1010 MASSACHUSETTS AVENUE
5TH FLOOR
BOSTON MA 02118
(617) 635-5300

CITY OF BOSTON
FIRE PREVENTION
1010 MASSACHUSETTS AVENUE
4TH FLOOR
BOSTON MA 02118
(617) 343-3628

CITY OF BOSTON
HEALTH DIVISION
1010 MASSACHUSETTS AVENUE
4TH FLOOR
BOSTON MA 02118
(617) 635-5326

SITE AND OCCUPANCY

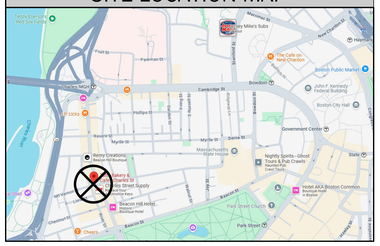
AUTHORITY HAVING JURISDICTION: CITY OF BOSTON, MASSACHUSETTS

MASSACHUSETTS STATE BUILDING CODE - CMR 780, 10TH EDITION CONSISTING OF :

AUTOMATIC SPRINKLER SYSTEM:	FULLY SPRINKLERED
ZONING:	L-2-65 ZONING DISTRICT (ARTICLE 8, SECTION 3-1)
TYPE OF USE:	RESTAURANT
TYPE OF OCCUPANCY:	A-2 ASSEMBLY
TYPE OF CONSTRUCTION:	2B
NUMBER OF STORIES:	2 (EXISTING BUILDING)
EXISTING AREA:	1,320 SF
EXPANSION AREA:	2,095 SF
TOTAL AREA:	3,415 SF
INTERIOR MAX SEATING CAPACITY:	81 SEATS
PATIO SEATING CAPACITY:	12 SEATS
TOTAL OCCUPANCY:	93 OCCUPANTS

NOTE: SEE SHEET G031 FOR LIFE SAFETY / CODE ANALYSIS

SITE LOCATION MAP


Tatte Bakery & Cafe | Charles St
Tatte Bakery & Cafe | Charles St
Tatte Bakery & Cafe | Boylston St
Tatte Bakery & Cafe | Newbury St
Tatte Bakery & Cafe | Seaport
Tatte Bakery & Cafe | Kendall Square
Tatte Bakery & Cafe | Fenway
Tatte Bakery & Cafe | Brookline
Tatte Bakery & Cafe | Lexington
Tatte Bakery & Cafe | Belmont
Tatte Bakery & Cafe | Arlington
Tatte Bakery & Cafe | Cambridge
Tatte Bakery & Cafe | Harvard Square
Tatte Bakery & Cafe | Porter Square
Tatte Bakery & Cafe | Davis Square
Tatte Bakery & Cafe | Somerville
Tatte Bakery & Cafe | Assembly Row
Tatte Bakery & Cafe | Wellesley
Tatte Bakery & Cafe | Needham
Tatte Bakery & Cafe | Natick
Tatte Bakery & Cafe | Framingham
Tatte Bakery & Cafe | Worcester
Tatte Bakery & Cafe | Providence
Tatte Bakery & Cafe | Hartford
Tatte Bakery & Cafe | New Haven
Tatte Bakery & Cafe | Stamford
Tatte Bakery & Cafe | Greenwich
Tatte Bakery & Cafe | Westport
Tatte Bakery & Cafe | Fairfield
Tatte Bakery & Cafe | Darien
Tatte Bakery & Cafe | New Canaan
Tatte Bakery & Cafe | Rye
Tatte Bakery & Cafe | Scarsdale
Tatte Bakery & Cafe | White Plains
Tatte Bakery & Cafe | Bronxville
Tatte Bakery & Cafe | Mount Kisco
Tatte Bakery & Cafe | Pound Ridge
Tatte Bakery & Cafe | Bedford
Tatte Bakery & Cafe | Katonah
Tatte Bakery & Cafe | Chappaqua
Tatte Bakery & Cafe | Pleasantville
Tatte Bakery & Cafe | Mount Pleasant
Tatte Bakery & Cafe | Hastings-on-Hudson
Tatte Bakery & Cafe | Dobbs Ferry
Tatte Bakery & Cafe | Irvington
Tatte Bakery & Cafe | Tarrytown
Tatte Bakery & Cafe | Sleepy Hollow
Tatte Bakery & Cafe | Nyack
Tatte Bakery & Cafe | Piermont
Tatte Bakery & Cafe | Grand View-on-Hudson
Tatte Bakery & Cafe | Haverstraw
Tatte Bakery & Cafe | Stony Point
Tatte Bakery & Cafe | Peekskill
Tatte Bakery & Cafe | Cold Spring
Tatte Bakery & Cafe | Beacon
Tatte Bakery & Cafe | Poughkeepsie
Tatte Bakery & Cafe | Hyde Park
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Tatte Bakery & Cafe | Tivoli
Tatte Bakery & Cafe | Kingston
Tatte Bakery & Cafe | Saugerties
Tatte Bakery & Cafe | Woodstock
Tatte Bakery & Cafe | Phoenicia
Tatte Bakery & Cafe | Margaretville
Tatte Bakery & Cafe | Delhi
Tatte Bakery & Cafe | Oneonta
Tatte Bakery & Cafe | Cooperstown
Tatte Bakery & Cafe | Sharon Springs
Tatte Bakery & Cafe | Canajoharie
Tatte Bakery & Cafe | Fonda
Tatte Bakery & Cafe | Amsterdam
Tatte Bakery & Cafe | Schenectady
Tatte Bakery & Cafe | Saratoga Springs
Tatte Bakery & Cafe | Glens Falls
Tatte Bakery & Cafe | Lake George
Tatte Bakery & Cafe | Ticonderoga
Tatte Bakery & Cafe | Plattsburgh
Tatte Bakery & Cafe | Burlington
Tatte Bakery & Cafe | Stowe
Tatte Bakery & Cafe | Waterbury
Tatte Bakery & Cafe | Montpelier
Tatte Bakery & Cafe | Barre
Tatte Bakery & Cafe | Woodstock
Tatte Bakery & Cafe | White River Junction
Tatte Bakery & Cafe | Hanover
Tatte Bakery & Cafe | Lebanon
Tatte Bakery & Cafe | Claremont
Tatte Bakery & Cafe | Keene
Tatte Bakery & Cafe | Brattleboro
Tatte Bakery & Cafe | Bennington
Tatte Bakery & Cafe | Manchester
Tatte Bakery & Cafe | Nashua
Tatte Bakery & Cafe | Concord
Tatte Bakery & Cafe | Portsmouth
Tatte Bakery & Cafe | Kittery
Tatte Bakery & Cafe | York
Tatte Bakery & Cafe | Ogunquit
Tatte Bakery & Cafe | Wells
Tatte Bakery & Cafe | Kennebunk
Tatte Bakery & Cafe | Kennebunkport
Tatte Bakery & Cafe | Biddeford
Tatte Bakery & Cafe | Saco
Tatte Bakery & Cafe | Old Orchard Beach
Tatte Bakery & Cafe | Portland
Tatte Bakery & Cafe | Freeport
Tatte Bakery & Cafe | Brunswick
Tatte Bakery & Cafe | Bath
Tatte Bakery & Cafe | Wiscasset
Tatte Bakery & Cafe | Damariscotta
Tatte Bakery & Cafe | Rockland
Tatte Bakery & Cafe | Camden
Tatte Bakery & Cafe | Belfast
Tatte Bakery & Cafe | Searsport
Tatte Bakery & Cafe | Bucksport
Tatte Bakery & Cafe | Ellsworth
Tatte Bakery & Cafe | Bar Harbor
Tatte Bakery & Cafe | Southwest Harbor
Tatte Bakery & Cafe | Mount Desert
Tatte Bakery & Cafe | Acadia National Park
Tatte Bakery & Cafe | Machias
Tatte Bakery & Cafe | Eastport
Tatte Bakery & Cafe | Calais
Tatte Bakery & Cafe | Houlton
Tatte Bakery & Cafe | Presque Isle
Tatte Bakery & Cafe | Caribou
Tatte Bakery & Cafe | Fort Kent
Tatte Bakery & Cafe | Madawaska
Tatte Bakery & Cafe | Van Buren
Tatte Bakery & Cafe | Grand Isle
Tatte Bakery & Cafe | Alburgh
Tatte Bakery & Cafe | Rouses Point
Tatte Bakery & Cafe | Champlain
Tatte Bakery & Cafe | Malone
Tatte Bakery & Cafe | Massena
Tatte Bakery & Cafe | Ogdensburg
Tatte Bakery & Cafe | Potsdam
Tatte Bakery & Cafe | Canton
Tatte Bakery & Cafe | Gouverneur
Tatte Bakery & Cafe | Watertown
Tatte Bakery & Cafe | Lowville
Tatte Bakery & Cafe | Boonville
Tatte Bakery & Cafe | Rome
Tatte Bakery & Cafe | Utica
Tatte Bakery & Cafe | Oneida
Tatte Bakery & Cafe | Syracuse
Tatte Bakery & Cafe | Auburn
Tatte Bakery & Cafe | Cayuga
Tatte Bakery & Cafe | Seneca Falls
Tatte Bakery & Cafe | Waterloo
Tatte Bakery & Cafe | Geneva
Tatte Bakery & Cafe | Canandaigua
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Tatte Bakery & Cafe | Angola
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Tatte Bakery & Cafe | Fredonia
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Tatte Bakery & Cafe | Allegany
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Tatte Bakery & Cafe | Wellsville
Tatte Bakery & Cafe | Alfred
Tatte Bakery & Cafe | Hornell
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Tatte Bakery & Cafe | Mount Vernon
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Tatte Bakery & Cafe | Port Chester
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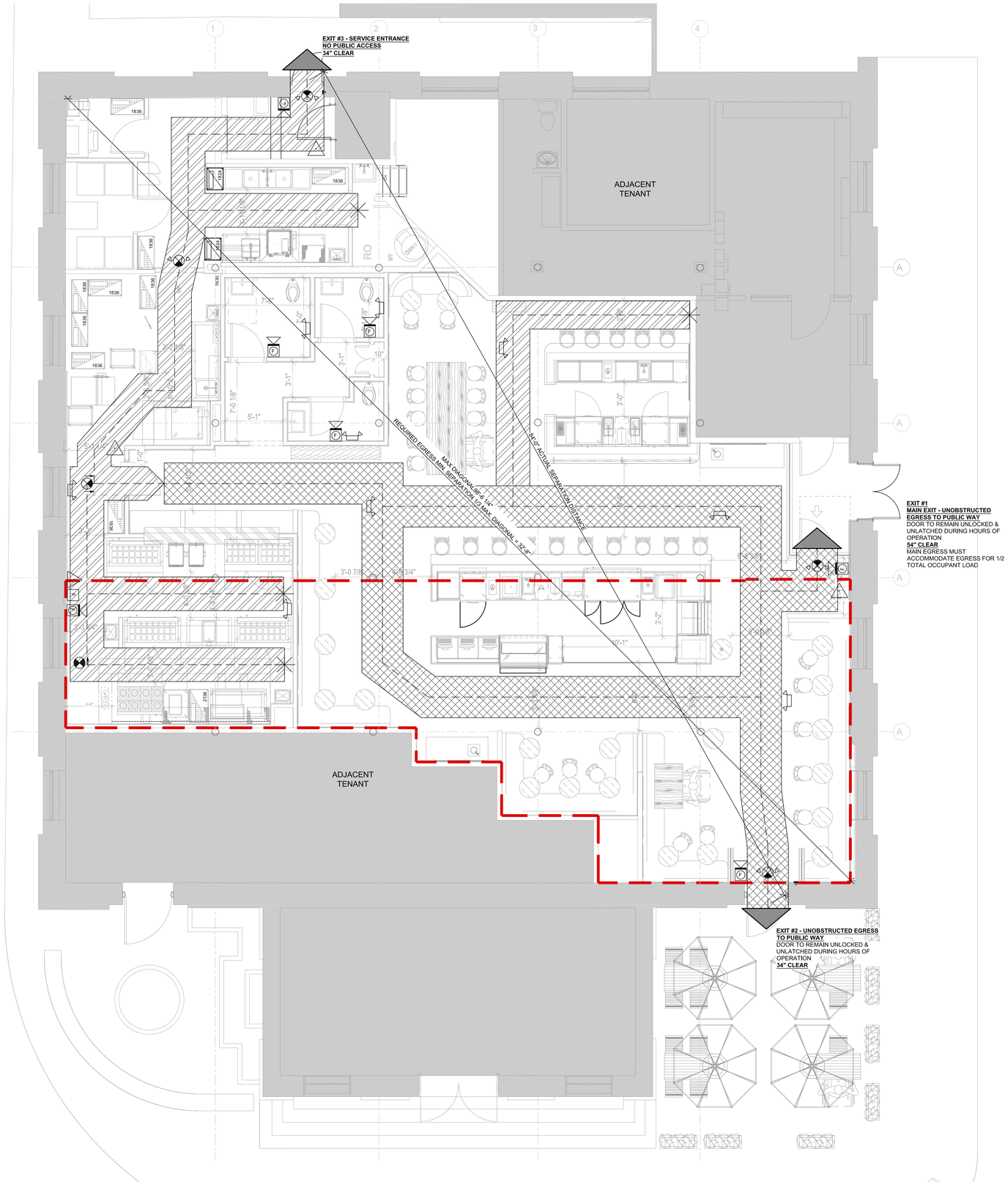


1 EGRESS PLAN
SCALE: 1/4" = 1'-0"

CODE INFORMATION

AUTHORITY HAVING JURISDICTION: CITY OF BOSTON, MASSACHUSETTS

MASSACHUSETTS STATE BUILDING CODE - CMR 780, 10TH EDITION CONSISTING OF :

BUILDING CODE:	2021 INTERNATIONAL BUILDING CODE W/ MASSACHUSETTS AMENDMENTS 2021 INTERNATIONAL EXISTING BUILDING CODE W/ MASSACHUSETTS AMENDMENTS
ELECTRICAL CODE:	2023 NATIONAL ELECTRIC CODE (NFPA 70) W/ MASSACHUSETTS AMENDMENTS
MECHANICAL CODE:	2021 INTERNATIONAL MECHANICAL CODE W/ MASSACHUSETTS AMENDMENTS
PLUMBING CODE:	2021 INTERNATIONAL PLUMBING CODE W/ MASSACHUSETTS AMENDMENTS
FIRE PREVENTION CODE:	2021 INTERNATIONAL FIRE CODE W/ MASSACHUSETTS AMENDMENTS
ENERGY CODE:	2021 INTERNATIONAL ENERGY CONSERVATION CODE W/ MASSACHUSETTS AMENDMENTS
ACCESSIBILITY:	2006 MA ARCHITECTURAL ACCESS BOARD (MAAB) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

AUTOMATIC SPRINKLER SYSTEM:	FULLY SPRINKLERED
ZONING:	L-2-65 ZONING DISTRICT (ARTICLE 8, SECTION 3-1)
TYPE OF USE:	RESTAURANT
TYPE OF OCCUPANCY:	A-2 ASSEMBLY
TYPE OF CONSTRUCTION:	2B
NUMBER OF STORIES:	2 (EXISTING BUILDING)
EXISTING AREA:	1,320 SF
EXPANSION AREA:	2,095 SF
TOTAL AREA:	3,415 SF
INTERIOR MAX SEATING CAPACITY:	81 SEATS
PATIO SEATING CAPACITY:	12 SEATS
TOTAL OCCUPANCY:	93 OCCUPANTS

NOTE: SEE SHEET G031 FOR LIFE SAFETY / CODE ANALYSIS

EGRESS LEGEND

44"	44" EGRESS PATH - PRIMARY FRONT OF HOUSE	PS	PULL STATION		EXIT SIGN
		S	STROBE		EXIT SIGN WITH DIRECTIONAL
36"	36" EGRESS PATH - SECONDARY FRONT OF HOUSE	HS	HORN STROBE		EMERGENCY LIGHTING
		PS	HOOD PULL STATION		EMERGENCY LIGHTING - CEILING MOUNTED
36"	36" EGRESS PATH - BACK OF HOUSE	HS	HOOD HORN STROBE		
48" 30" 19"	5% OF TABLES TO BE ACCESSIBLE (NOT INCLUDING EMPLOYEES)		EXIT DOORWAY / EXIT		PROPOSED FIRE EXTINGUISHER LOCATIONS: EVERY 75'
	MAXIMUM LENGTH OF TRAVEL		LONGEST PATH OF EGRESS TRAVEL		

PLUMBING CHART

QUANTITY	TOTAL
REQUIRED EGRESS OCCUPANCY	98
REQUIRED PLUMBING OCCUPANCY	98
50/50 SPLIT	49
FIXTURES REQUIRED	3
WOMEN'S 49/25	2
MEN'S 49/50	1
FIXTURES PROVIDED	3
LAVATORIES REQUIRED (1/50)	2
LAVATORIES PROVIDED	3

OCCUPANCY CHART

AREA & QUANTITY	TOTAL
FIXED 1,322" @ 24" PER OCC	55
UNCONCENTRATED 450 SF @ 15 SF/OCC	29
COUNTER 62 SF @ 7 SF/OCC	9
EMPLOYEES 940 SF @ 200 SF/OCC	05
MAXIMUM INTERIOR OCCUPANCY	**98**

SEAT CHART

AREA & QUANTITY	TOTAL
BANQUETTE - BOOTH	41
BANQUETTE - CHAIRS	15
COMMUNAL	08
COUNTER (BARISTA)	05
COUNTER (MAIN)	10
4 TOPS	--
DRINK RAIL	--
ADA	02
MAXIMUM INDOOR SEATING CAPACITY	**81**
PATIO (SEASONAL)	12
MAXIMUM SEATING CAPACITY	**93**

PROJECT APPROVALS:

PROJECT ADDRESS:

Tatte
BAKERY & CAFÉ
INTERIOR ALTERATION / EXPANSION
70 CHARLES STREET
BOSTON MA 02114

PROJECT TEAM:

PROPERTY OWNER / LANDLORD
J.M. FORBES & CO. LLP
121 MOUNT VERNON STREET
BOSTON MA 02108
(617) 423-5705

TENANT
TATTE BAKERY & CAFÉ
320 CONGRESS ST
BOSTON, MA 02210

ARCHITECT OF RECORD
RYAN FRONICK
5962 WYCLIFFE DR
WELDON SPRING, MO 63304
(314) 283-7351

CAFÉ INFO:

MARKET: BOS CAFÉ #: 639994
CAFÉ NAME: CHARLES STREET

DESIGN MILESTONES:

ZBA SUBMITTAL	05/30/2025
ID RELEASE	-
SHELL PACKAGE	-
90% AOR REVIEW	-
ENGINEERING COORD.	-
PERMIT SET	-

PROJECT REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT SEAL:

REGISTERED ARCHITECT - RYAN FRONICK - No. 953772 - WELDON SPRING - MO - COMMONWEALTH OF MASSACHUSETTS

LICENSE #: 953772-AR-R
EXPIRATION DATE: 08/31/2025

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MASSACHUSETTS

PROJECT INFORMATION:

ARCHITECT PROJECT #:	25-3506
ASSIST. PROJECT #:	-
DRAWN BY:	RCF
CHECKED BY:	RCF
PROJECT MANAGER:	RCF

SHEET TITLE:

CODE ANALYSIS &
LIFE SAFETY / EGRESS PLAN

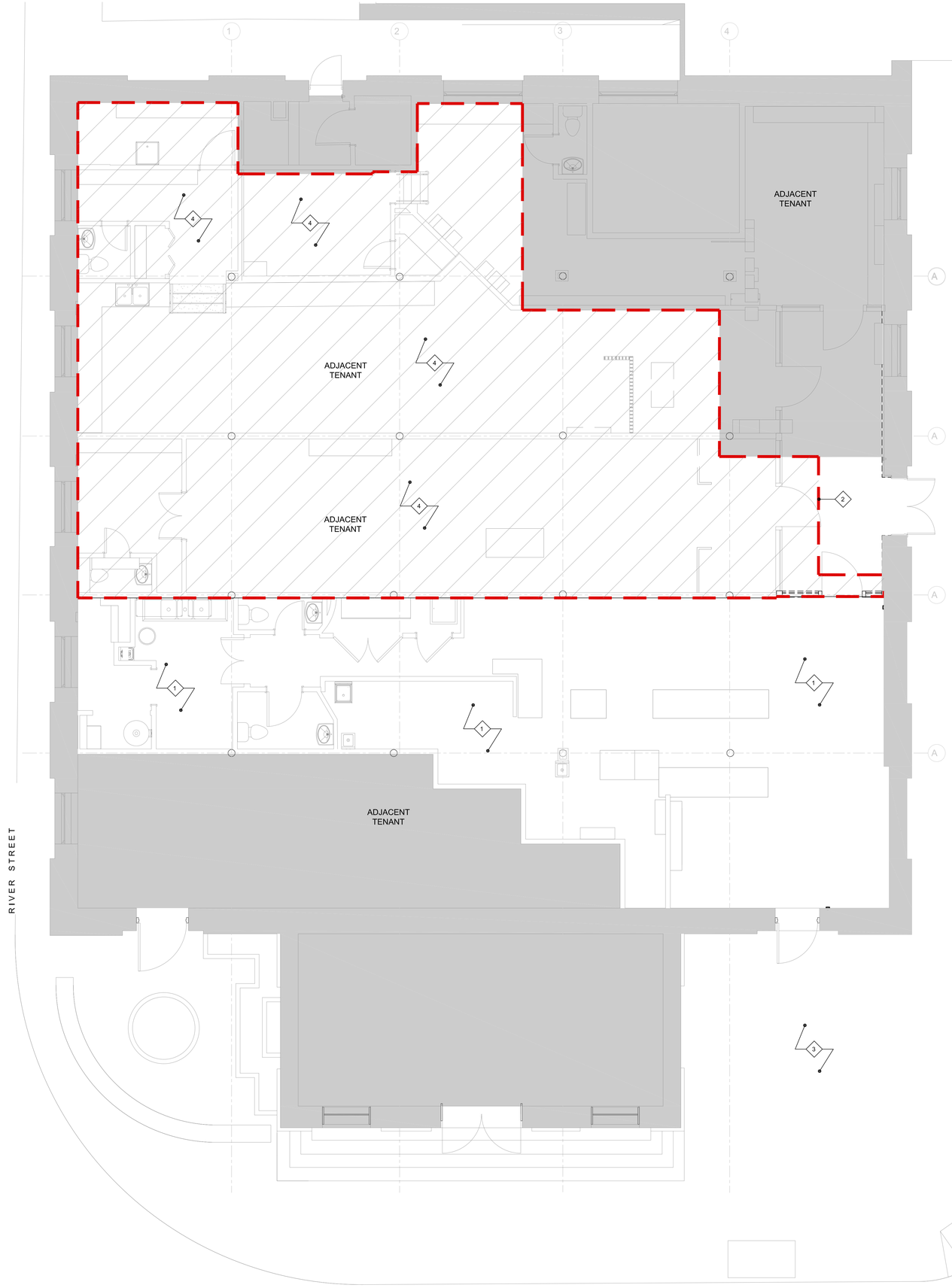
SHEET NUMBER:

G031

FILE NAME: 25-3506 G031.DWG

KEYNOTES

1. REMOVE MILLWORK, KITCHEN EQUIPMENT, FURNITURE, FLOOR/CEILING/WALL FINISHES, DEMISING WALLS, ETC WITHIN EXISTING LEASE SPACE.
2. RED DASHED LINE DENOTES ARE OF PROPOSED EXPANSION.
3. EXISTING GARDEN PATIO.
4. REMOVE MILLWORK, FURNITURE, FLOOR/CEILING/WALL FINISHES, DEMISING WALLS, ETC WITHIN ADJACENT TENANTS.



1 FURNITURE & EQUIPMENT PLAN - EXISTING CONDITIONS
SCALE: 1/4" = 1'-0"

PROJECT APPROVALS:

PROJECT ADDRESS:

Tatte
BAKERY & CAFÉ
INTERIOR ALTERATION / EXPANSION
70 CHARLES STREET
BOSTON MA 02114

PROJECT TEAM:

PROPERTY OWNER / LANDLORD
J.M. FORBES & CO. LLP
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TENANT
TATTE BAKERY & CAFÉ
320 CONGRESS ST
BOSTON, MA 02210

ARCHITECT OF RECORD
RYAN FRONICK
5862 WYCLIFFE DR
WELDON SPRING, MO 63304
(314) 283-7351

CAFÉ INFO:

MARKET: BOS CAFÉ #: 639994

CAFÉ NAME: CHARLES STREET

DESIGN MILESTONES:

ZBA SUBMITTAL	05/30/2025
ID RELEASE	-
SHELL PACKAGE	-
90% AOR REVIEW	-
ENGINEERING COORD.	-
PERMIT SET	-

PROJECT REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT SEAL:

REGISTERED ARCHITECT - RYAN FRONICK - No. 953772 WELDON SPRING MO - COMMONWEALTH OF MASSACHUSETTS

LICENSE #: 953772-ARR
EXPIRATION DATE: 08/31/2025

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MASSACHUSETTS

PROJECT INFORMATION:

ARCHITECT PROJECT #:	25-3506
ASSIST. PROJECT #:	-
DRAWN BY:	RCF
CHECKED BY:	RCF
PROJECT MANAGER:	RCF

SHEET TITLE:

FURNITURE & EQUIPMENT PLAN
EXISTING CONDITIONS

SHEET NUMBER:

A411

FILE NAME: 25-3506 A411.DWG

KEYNOTES

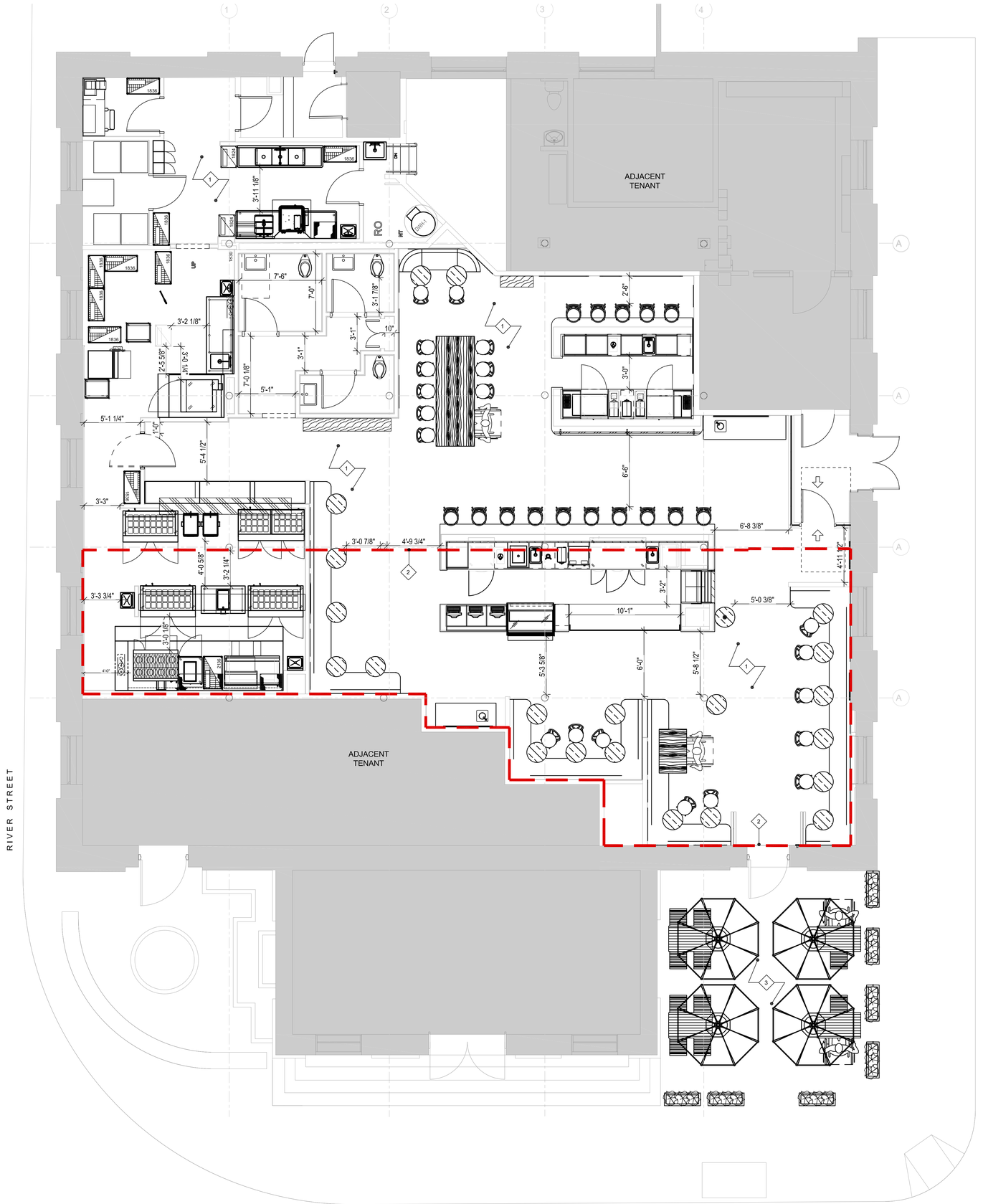
1. PROPOSED MILLWORK, KITCHEN EQUIPMENT, FURNITURE, FLOOR/CEILING/WALL FINISHES, DEMISING WALLS, ETC.
2. RED DASHED LINE DENOTES ARE OF EXISTING LEASE SPACE.
3. EXISTING GARDEN PATIO W/ NEW FURNITURE.

FURNITURE SCHEDULE - INTERIOR

CODE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	SIZE	COMMENTS	IMAGE
B1	TYPICAL BANQUETTE	RESTAURANT SEATING CORP		SYMPHONY VINTAGE TOBACCO VINYL UPHOLSTERY, 8" BLACK LEGS	1'-11"D X 3'-0"H	UPHOLSTERED BACKS, SEE PLANS FOR SEGMENT LENGTHS	
B1A	TYPICAL BANQUETTE CORNER	RESTAURANT SEATING CORP		SYMPHONY VINTAGE TOBACCO VINYL UPHOLSTERY, 8" BLACK LEGS	1'-11"D X 3'-0"H	UPHOLSTERED BACKS, SEE PLANS FOR SEGMENT LENGTHS	
C1	TYPICAL BISTRO CHAIR	RESTAURANT SEATING CORP	C1 BENTWOOD SIDE CHAIR (WALNUT)	STAINED FINISH	1'-3"W X 1'-7"D	18" SEAT HEIGHT	
C2	TYPICAL BAR STOOL	RESTAURANT SEATING CORP	BENTWOOD BARSTOOL (WALNUT)	STAINED FINISH	1'-5"W x 1'-8.5"D	30" SEAT HEIGHT	
C3	TYPICAL COUNTER STOOL	RESTAURANT SEATING CORP	BENTWOOD COUNTER STOOL (WALNUT)	STAINED FINISH	1'-5"W x 1'-8.5"D	24" SEAT HEIGHT	
CS1	CONDIMENT STATION	RESTAURANT SEATING CORP	CUSTOM 20X46 CONDIMENT TABLE METAL FRAME	BLACK FINISH	3'-10"W X 1'-8"D X 2'-11"H		
CS2	CONDIMENT STATION 2.0	RESTAURANT SEATING CORP	CUSTOM 64X24 CONDIMENT STATION 2.1 FRAME (MACY)	MARBLE TOP W/ BLACK FINISH FRAME	5'-6"W X 2'-2"D X 3'-0"H		
T1	ROUND TABLE	RESTAURANT SEATING CORP	CARRARA MARBLE TOP W ANTIQUE TABLE BASE	MARBLE TOP W/ BLACK FINISH FRAME	1'-10" DIA. X 2'-6"H		
T3X	COMMUNAL TABLE			STAINED FINISH	10'-0"W X 3'-0"D X 2'-6"H		
TD1	3-TIER DISPLAY TABLE	RESTAURANT SEATING CORP	CUSTOM 3-TIER DISPLAY STAND	MARBLE TOP W/ BLACK FINISH FRAME	1'-10" DIA. X 4'-8"H		
TD2	MENU TABLE	RESTAURANT SEATING CORP	22" CARRARA MARBLE TOP W ANTIQUE TABLE BASE	MARBLE TOP W/ BLACK FINISH FRAME	1'-10" DIA. X 2'-6"H		

FURNITURE SCHEDULE - PATIO

CODE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	SIZE	COMMENTS	IMAGE
EC1	WOOD SLAT WITH POWDERCOATED METAL BASE	BEER GARDEN FURNITURE	BEER GARDEN BISTRO CHAIRS WITH 3 BACKREST SLATS	NUT BROWN WITH BLACK FRAMES	APPROX. 18"W X 20"D X 33"H		
EP1	ECOFRIENDLY COMPOSITE	VASE SOURCE	VERTICAL LINE MATTE BLACK RECTANGULAR	MATTE BLACK	39.4"W X 13.8"D X 29.5"H	PLANTING BY OTHERS. OVERALL HEIGHT NOT TO EXCEED 36"	
ET1	WOOD SLAT WITH POWDERCOATED METAL BASE	BEER GARDEN FURNITURE	RECTANGLE BEER GARDEN BISTRO TABLE	NUT BROWN WITH BLACK FRAMES	47.5"W X 27.6"D	ADA TABLE TO HAVE ADA CORNER MOUNT LEGS FOR PROPER CLEARANCE	
ET2	WOOD SLAT WITH POWDERCOATED METAL BASE	BEER GARDEN FURNITURE	SQUARE BEER GARDEN BISTRO TABLE	NUT BROWN WITH BLACK FRAMES	27.6"W X 27.6"D		
EU1	7'-0" DIAMETER, WHITE SUNBRELLA FABRIC.	IPATIO UMBRELLA	COMMERCIAL WOOD MARKET UMBRELLA SUNCRYLIC	LIGHT WOOD. FABRIC: NATURAL CANVAS WHITE FABRIC. BASE: CAST METAL WITH BRONZE FINISH	7'-0" DIAMETER	*NOTE: IMAGE FOR REFERENCE ONLY. NOT TO DEPICT FINISH COLOR. MIN 6'-8" CLEARANCE UNDER UMBRELLA.	



1 FURNITURE & EQUIPMENT PLAN - PROPOSED EXPANSION
SCALE: 1/4" = 1'-0"

PROJECT APPROVALS:

PROJECT ADDRESS:

Tatte BAKERY & CAFÉ
INTERIOR ALTERATION / EXPANSION
70 CHARLES STREET
BOSTON MA 02114

PROJECT TEAM:

PROPERTY OWNER / LANDLORD
J.M. FORBES & CO. LLP
121 MOUNT VERNON STREET
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TENANT
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320 CONGRESS ST
BOSTON, MA 02210

ARCHITECT OF RECORD
RYAN FRONICK
5862 WYCLIFFE DR
WELDON SPRING, MO 63304
(314) 283-7351

CAFÉ INFO:

MARKET: BOS CAFÉ #: 639994
CAFÉ NAME: CHARLES STREET

DESIGN MILESTONES:

ZBA SUBMITTAL	05/30/2025
ID RELEASE	-
SHELL PACKAGE	-
90% AOR REVIEW	-
ENGINEERING COORD.	-
PERMIT SET	-

PROJECT REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT SEAL:

LICENSE #: 953772-AR-R
EXPIRATION DATE: 08/31/2025

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MASSACHUSETTS.

PROJECT INFORMATION:

ARCHITECT PROJECT #:	25-3506
ASSIST. PROJECT #:	-
DRAWN BY:	RCF
CHECKED BY:	RCF
PROJECT MANAGER:	RCF

SHEET TITLE:

FURNITURE & EQUIPMENT PLAN
PROPOSED EXPANSION

SHEET NUMBER:

A412

FILE NAME: 25-3506 A412.DWG