

Here's a brief narrative outlining the proposed changes:

The outdoor seasonal patio is proposed on the Somerville Ave side, aligning with the approved location for the base building at 10 Prospect St., and will be exclusively for the Ebi Sushi restaurant. The patio design maintains the required 6-foot minimum sidewalk clearance for pedestrian traffic and will accommodate seating for 14 people. As it is a seasonal patio, the indoor dining occupancy will be reduced by 14 people to ensure the maximum allowable occupancy of 175, as per plumbing fixture requirements, is maintained. Planters will be used to enclose the patio area, enhancing the dining experience during the outdoor seating season.

Signage for each of the establishments (Ebi Sushi and Dashizen) will be located above each of the doors parallel to the storefront and three blade signs perpendicular to the building for pedestrian visibility and orientation, in locations approved by the landlord and base building team. Please see the attached drawings for more information.

Do not hesitate to contact me if any questions may arise.

Thank you

Estefania Ladner

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Ebi Sushi

290 Somerville Ave

Somerville MA 02143

617-599-4135

Estefania.Ladner001@hotmail.com

