

ISSUED FOR:
ZONING REVIEW (NOT FOR CONSTRUCTION) - 08.19.2021

PROJECT DIRECTORY		GENERAL NOTES		CODE		LOCUS MAP			
<div>ARCHITECT:</div> <div><div><div><div>SOUSA design</div><div>81 Boylston St, 2nd Floor</div><div>Brookline, MA 02445</div></div><div>Attn: Stephen A. Sousa</div><div>617-879-9100</div></div></div> <div>CLIENT:</div> <div><div><div><div>Advesa Wellness</div><div>dba Advesa Massachusetts</div><div>1300 Clay Street #600</div><div>Clay Street, CA 94612</div></div><div>Attn: Jessica Pelletier</div></div></div>		<div>1. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS.</div> <div>2. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT MAY APPLY TO THE CONSTRUCTION OF THE PROJECT.</div> <div>3. ALL WORK OF THIS PROJECT SHALL COMPLY WITH ACCEPTED BUILDING PRACTICES AND ALL CODES HAVING JURISDICTION OVER THIS PROJECT.</div> <div>4. REFER TO LIMITS OF WORK DRAWINGS FOR OVERALL DESCRIPTION OF WORK AREAS.</div> <div>5. THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE AND ALL SURROUNDING AREAS IN FINAL CLEAR CONDITION INCLUDING THE REMOVAL OF ALL DEBRIS RESULTING FROM CONSTRUCTION.</div> <div>6. THE CONTRACTOR SHALL AT ALL TIMES DURING THE PROGRESS OF THE WORK REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A DUST FREE ENVIRONMENT FOR ALL ADJACENT AREAS.</div> <div>7. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY THAT ALL CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IS PROPERLY EXECUTED.</div> <div>8. THE CONTRACTOR SHALL UTILIZE THE AREAS WITHIN THE SCOPE OF WORK FOR STORAGE OF MATERIALS AND TOOLS.</div> <div>9. ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHERS. DO NOT SCALE DRAWINGS. IF THERE IS A QUESTION OR CONFLICT IN DIMENSIONS, NOTIFY THE ARCHITECT FOR CLARIFICATION.</div> <div>10. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACT DRAWINGS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK.</div>		<div>11. DIMENSIONS ARE TO CENTER LINES, EXISTING BUILDING GRID LINES OR TO FACE OF FINISHED SURFACE UNLESS OTHERWISE NOTED.</div> <div>12. ALL GYPSUM WALL BOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS, PRACTICES, STANDARDS AND INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY IN THE GYPSUM CONSTRUCTION HANDBOOK.</div> <div>13. ALL FINISHED WORK SHALL BE FREE OF DEFECTS. THE OWNER RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WHICH ARE NOT CONSIDERED TO BE AT THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED.</div> <div>14. NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE ARCHITECT.</div> <div>15. ANY MODIFICATION OF THESE CONSTRUCTION DOCUMENTS MUST BE APPROVED BY SOUSA DESIGN IN WRITING.</div> <div>16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES AND SUBMITTALS FOR ALL ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE PROJECT.</div> <div>17. IN ALL CASES OF CONFLICT, THE ARCHITECTURAL DRAWINGS GOVERN. FOR LAYOUT, ALL CONFLICTS ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT.</div> <div>18. ALL MATERIALS REQUIRE A SUBMITTAL TO THE ARCHITECT FOR APPROVAL.</div>		<div>TENANT SPACE SUMMARY:</div> <div>PARCEL # : PID 286</div> <div>MR4 District - Cannabis Retail - Special Permit</div> <div>AREA SUMMARY</div> <div>Total First Floor Area: ± 3,736 SF</div> <div>Total Lot Area: ± 12,942 SF</div> <div>EXISTING SETBACKS TO REMAIN</div> <div>Existing Front Yard ±0'</div> <div>Existing Rear Yard ±0'</div> <div>Existing Right Side ±0'</div> <div>Existing Left Side ±1.5'</div> <div>USE CATEGORY:</div> <div>Business (Medical Offices)</div> <div>Mercantile (Retail)</div> <div>BUILDING CODE:</div> <div>WORK TO BE COMPLETED IN ACCORDANCE TO:</div> <div>IBC - International Building Code 2015 (TYP.)</div> <div>IEBC - International Existing Building Code 2015 (TYP.)</div> <div>IECC - International Energy Conservation Code 2018</div> <div>IMC - International Mechanical Code 2015 (TYP.)</div> <div>IFC - International Fire Code 2015 (TYP.)</div> <div>780 CMR - MA Amendments to the IBC</div> <div>527 CMR - MA fire prevention and electrical regulations</div> <div>521 CMR - MA accessibility regulations</div> <div>248 CMR - MA plumbing regulations</div> <div>524 CMR - MA elevator regulations</div> <div>CONSTRUCTION TYPE:</div> <div>TYPE 5B</div> <div>**BUILDING IS NOT SPRINKLERED**</div>			
DOCUMENT LIST		GRAPHIC & MATERIAL SYMBOLS		ABBREVIATIONS					
<div>ARCHITECTURAL:</div> <div>A-000 COVER PAGE</div> <div>SP-000 EXISTING CONDITIONS & SITE CONTEXT</div> <div>SP-100 EXISTING SITE PLAN</div> <div>AE-100 EGRESS PLAN</div> <div>A-100 FIRST FLOOR PLAN</div> <div>A-101 BASEMENT AND ROOF PLANS</div> <div>A-300 EXTERIOR ELEVATIONS</div> <div>A-301 PROPOSED EXTERIOR RENDERING</div>		<div><div><div><div><div>1</div><div>A-2.1</div></div><div>ELEVATION REFERENCE</div></div><div><div><div>1</div><div>A-3.1</div></div><div>BUILDING CROSS SECTION</div></div><div><div><div>○</div></div><div>DOOR NUMBER</div></div><div><div><div>102</div></div><div>ROOM NUMBER</div></div><div><div><div>⬡</div></div><div>WINDOW NUMBER</div></div><div><div><div><div><div>◐</div><div>◑</div></div></div><div>ELEVATION DESIGNATION</div></div><div><div><div><div>1</div><div>A-3.1</div></div><div>SECTION REFERENCE</div></div><div><div><div><div>┌</div></div></div><div>NEW DOOR TO BE INSTALLED</div></div><div><div><div><div>└</div></div></div><div>EXISTING DOOR TO REMAIN</div></div><div><div><div><div>└</div></div></div><div>PARTITION TYPE</div></div><div><div><div><div>—</div><div>—</div></div></div><div>EXISTING CONSTRUCTION</div></div><div><div><div><div>■</div></div></div><div>NEW CONSTRUCTION</div></div></div><div><div><div><div><div>⊠</div></div></div><div>BLOCKING</div></div><div><div><div><div>■</div></div></div><div>CONCRETE</div></div><div><div><div><div>■</div></div></div><div>EARTH</div></div><div><div><div><div>●</div></div></div><div>BATT INSULATION</div></div><div><div><div><div>○</div></div></div><div>GRAVEL</div></div><div><div><div><div>■</div></div></div><div>WOOD</div></div><div><div><div><div>■</div></div></div><div>DRYWALL</div></div><div><div><div><div>■</div></div></div><div>TILE</div></div><div><div><div><div>■</div></div></div><div>STEEL</div></div></div></div></div></div>		<div>@ AFF AT ABOVE FINISH FLOOR</div> <div>ATTEN ATTENUATING</div> <div>BLDG BUILDING</div> <div>CH CEILING HEIGHT</div> <div>CL CENTER LINE</div> <div>CLR CLEAR</div> <div>COL COLUMN</div> <div>CONC CONCRETE</div> <div>CONT CONTINUOUS</div> <div>CPT CARPET</div> <div>CT CERAMIC TILE</div> <div>DIM DIMENSION</div> <div>DWG(S) DRAWING(S)</div> <div>EA EACH</div> <div>EIFS EXT INSUL. FINISH SYSTEM</div> <div>ELEC ELECTRICAL</div> <div>ELEV ELEVATION</div> <div>EQ EQUAL</div> <div>EWC ELECTRICAL WATER COOLER</div> <div>EXT EXTERIOR</div> <div>FC FIRE CODE / FIRE CORE</div> <div>FD FLOOR DRAIN</div> <div>FEC FIRE EXTINGUISHER CABINET</div> <div>FF FINISHED FLOOR</div> <div>FFE FINISHED FLOOR ELEVATION</div> <div>FIN FINISH</div> <div>FFL FLUORESCENT LIGHTING</div> <div>FOF FACE OF FINISH</div> <div>FOC FACE OF CONCRETE</div> <div>FOS FACE OF STUD</div> <div>FRT FIRE RETARDANT TREATED</div> <div>GC GENERAL CONTRACTOR</div> <div>GL GLASS OR GLAZING</div> <div>GWB GYPSUM WALL BOARD</div> <div>HC HOLLOW CORE</div> <div>HDWR HARDWARE</div> <div>HM HOLLOW METAL</div> <div>HOR HORIZONTAL</div> <div>HT HEIGHT</div> <div>HVAC HEATING, VENT, A/C</div> <div>HWH HOT WATER HEATER</div> <div>INSUL INSULATION</div> <div>INT INTERIOR</div> <div>L LENGTH</div> <div>LAV LAVATORY</div> <div>LH LEFT HAND(ED)</div> <div>MAX MAXIMUM</div> <div>MECH MECHANICAL</div> <div>MFR MANUFACTURER</div> <div>MD MEDIUM DENSITY</div> <div>MIN MINIMUM</div> <div>MO MASONARY OPENING</div> <div>MTL METAL</div> <div>NIC NOT IN CONTRACT</div> <div>NL NIGHT LIGHT</div> <div>NOM NOMINAL</div> <div>NTS NOT TO SCALE</div> <div>OC ON CENTER</div> <div>OD OUTSIDE DIAMETER</div> <div>OH OPPOSITE HANDED</div> <div>P LAM PLASTIC LAMINATE</div> <div>PLYWVD PLYWOOD</div> <div>PT PRESSURE TREATED</div> <div>PAIR PAIR</div> <div>PT PAINTED</div> <div>QT QUARRY TILE</div> <div>R RISER</div> <div>RAD RADIUS</div> <div>REQ REQUIRED</div> <div>REF REFERENCE</div> <div>REV REVISION(S)</div> <div>RH RIGHT HAND(ED)</div> <div>RO ROUGH OPENING</div> <div>RTU ROOF TOP UNIT</div> <div>SA SOUND ATTENTION BATTS</div> <div>SD SMOKE DETECTORS</div> <div>SIM SIMILAR</div> <div>SPEC SPECIFICATION</div> <div>SQ SQUARE</div> <div>SQ FT SQUARE FEET</div> <div>SS STAINLESS STEEL</div> <div>STL STEEL</div> <div>STN STAIN</div> <div>SV SHEET VINYL</div> <div>T TREAD</div> <div>THK THICKNESS</div> <div>TP TOILET PAPER DISPENSER</div> <div>TYP TYPICAL</div> <div>UNO UNLESS NOTED OTHERWISE</div> <div>VCT VINYL COMPOSITION TILE</div> <div>VIF VERIFY IN FIELD</div> <div>VTR VENT THROUGH ROOF</div> <div>W/ WITH</div> <div>WC WATER CLOSET</div> <div>WD WOOD</div> <div>X-REF CROSS REFERENCE</div>					

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THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL CITY OF SOMERVILLE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:
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08.19.2021



Job # 202118

Drawn by Ckd by

Date 05.06.21

Revisions

01 REVISED LAYOUT 08/19/2021



FOR REFERENCE ONLY (SEE TRAFFIC CONSULTANT DRAWINGS FOR DETAILS)

1 SITE AERIAL VIEW
Scale: 1/4" = 1'-0"



2 EXTERIOR ELEVATION (BROADWAY ST)
Scale: 1/4" = 1'-0"



3 FRONT EXTERIOR ELEVATION (BROADWAY ST)
Scale: 1/4" = 1'-0"



4 SIDE EXTERIOR ELEVATION (JOSEPHINE AVE)
Scale: 1/4" = 1'-0"



5 BACK EXTERIOR ELEVATION (JOSEPHINE AVE)
Scale: 1/4" = 1'-0"

ADVESA MA

690-694 BROADWAY,
SOMERVILLE, MA 02144

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01	REVISED LAYOUT	08/19/2021

EXISTING CONDITIONS
& SITE CONTEXT

SP-000

DEED REFERENCE: BOOK 13585, PAGE 158

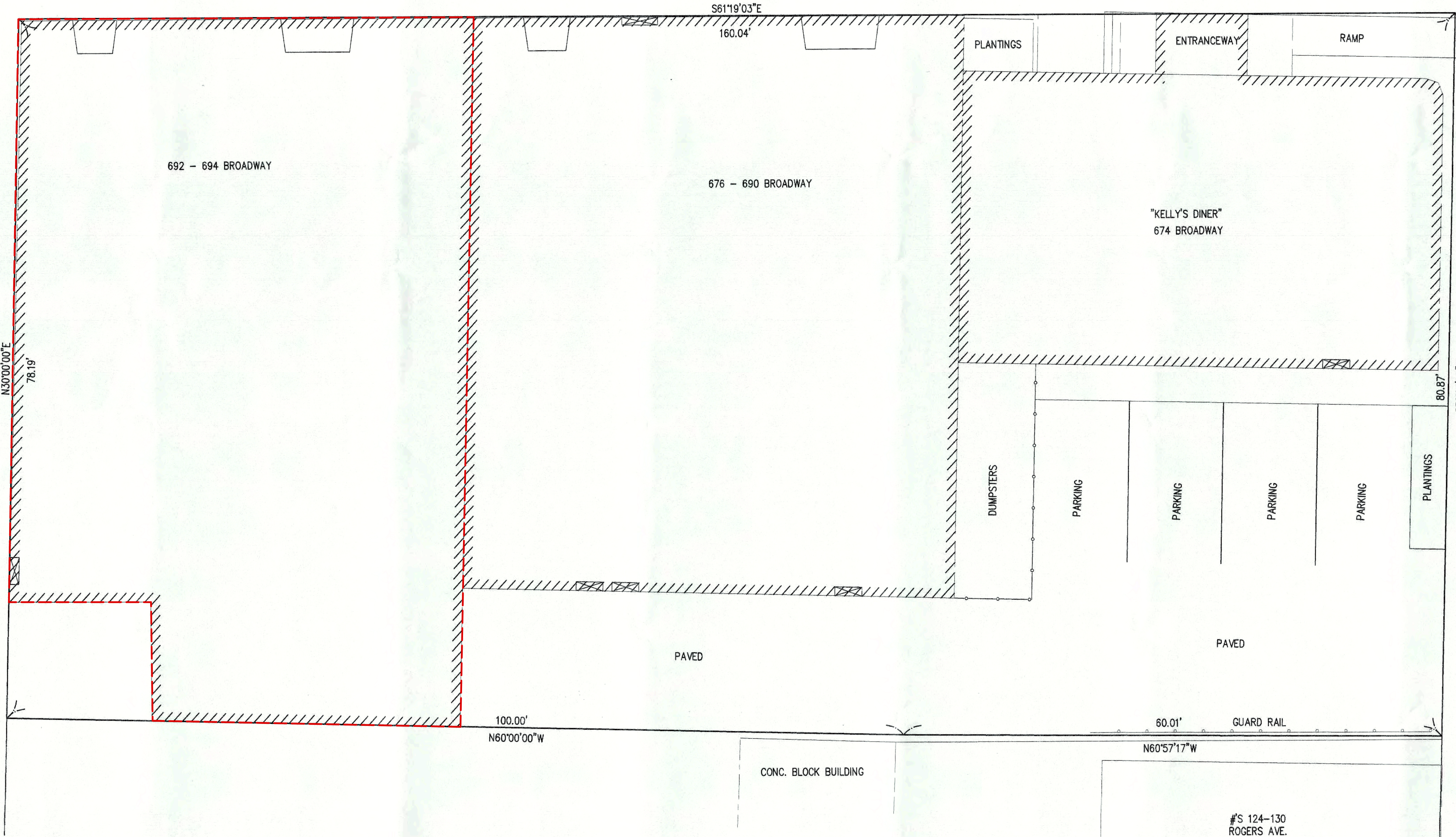
PLAN REFERENCES:
* BOOK 5586, PAGE 159
* REGISTERED LAND PLAN 14807A

ZONE: NB
LOT AREA:
12,775 S.F.

JOSEPHINE AVE.

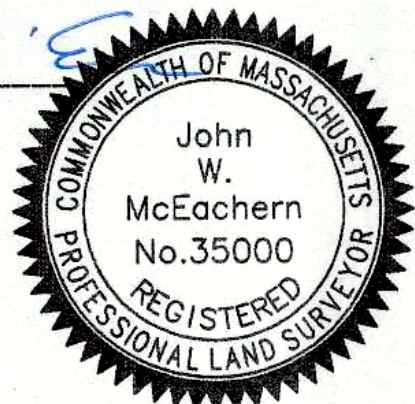
BROADWAY

ROGERS AVE.



I CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS BASED ON RECORD INFORMATION AND ON AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

JOHN W. McEACHERN



9-21-2010

0 10
Scale in Feet

54 Mystic St.
Arlington, Ma. 02474

1-781-641-9600

1-781-641-9601 (fax)

PLOT PLAN
BROADWAY
SOMERVILLE, MA.

FIELD SURVEY: 9-9-2010

ADVESA MA

690-694 BROADWAY,
SOMERVILLE, MA 02144

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Revisions

01 REVISED LAYOUT 08/19/2021

EXISTING SITE PLAN

SP-100

EXIT CAPACITY CALCULATIONS

EXIT #1 = 34 1/2 = 170
EXIT #2 = 34 1/2 = 170
EXIT #3 (STAFF ONLY) = 34 1/2 = 170
EXIT #4 (STAFF ONLY) = 34 1/2 = 170

TOTAL EXIT CAPACITY = 680

ALL EXITS EQUIPPED WITH PANIC HARDWARE.

** BUILDING IS NOT SPRINKLERED

SF SUMMARY

USE: MERCANTILE

TOTAL = 3,738 SF

OCCUPANCY SUMMARY

RECEPTION/ QUEUE = 74 OCCUPANTS
DISPENSARY FLOOR = 168 OCCUPANTS

*6 SALES STATIONS

TOTAL = 242 OCCUPANTS ALLOWABLE

SECTION 1009.1: ACCESSIBLE MEANS OF EGRESS REQUIRED

International Building Code 2015 (9th Edition)

EXCEPTION #1: ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS.

LIFE SAFETY LEGEND

CEILING MOUNTED ILLUMINATED EXIT SIGN,
SHADED REGION INDICATES FACE

WALL MOUNTED EMERGENCY BATTERY UNIT

ZONING SUMMARY

MR4 DISTRICT (ARTICLE 4)

BIKE PARKING:

1/2,500 SF = 2 SHORT TERM (2 PROVIDED)
1/10,000 SF = 1 LONG TERM (2 PROVIDED)

TOTAL 3 REQUIRED BIKE PARKING (4 TOTAL PROVIDED)

VEHICULAR PARKING:

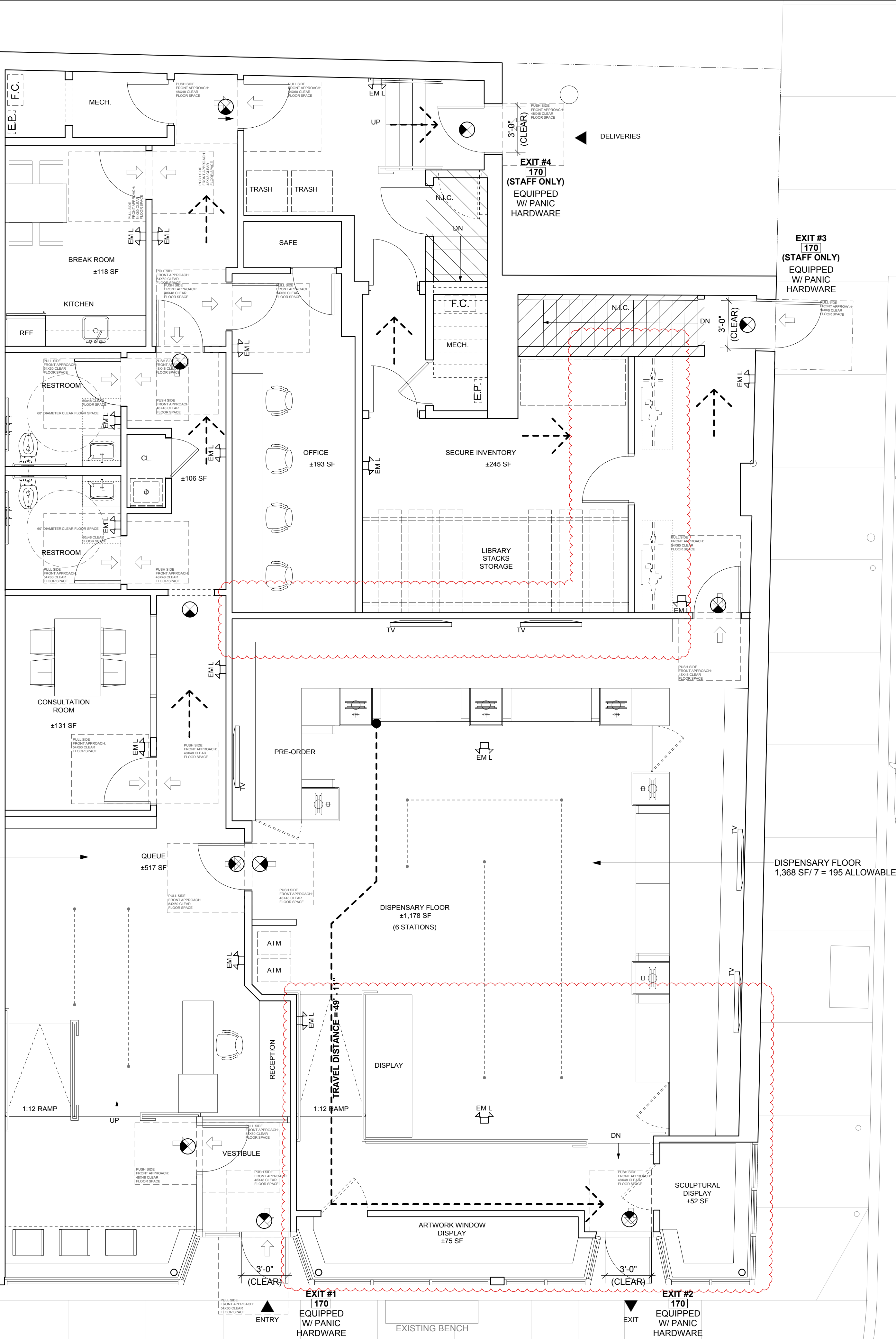
1/1,500 SF = 3 PROVIDED

REAR DRIVEWAY

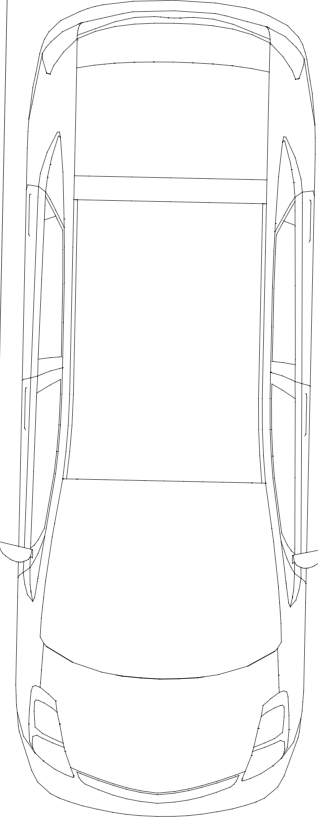
FRONT RECEPTION/ QUEUE
517 SF/ 7 = 74 ALLOWABLE

ADJACENT TENANT
N.I.C.

LEASE LINE



JOSEPHINE AVENUE (PUBLIC WAY)



ADVESA MA

690-694 BROADWAY,
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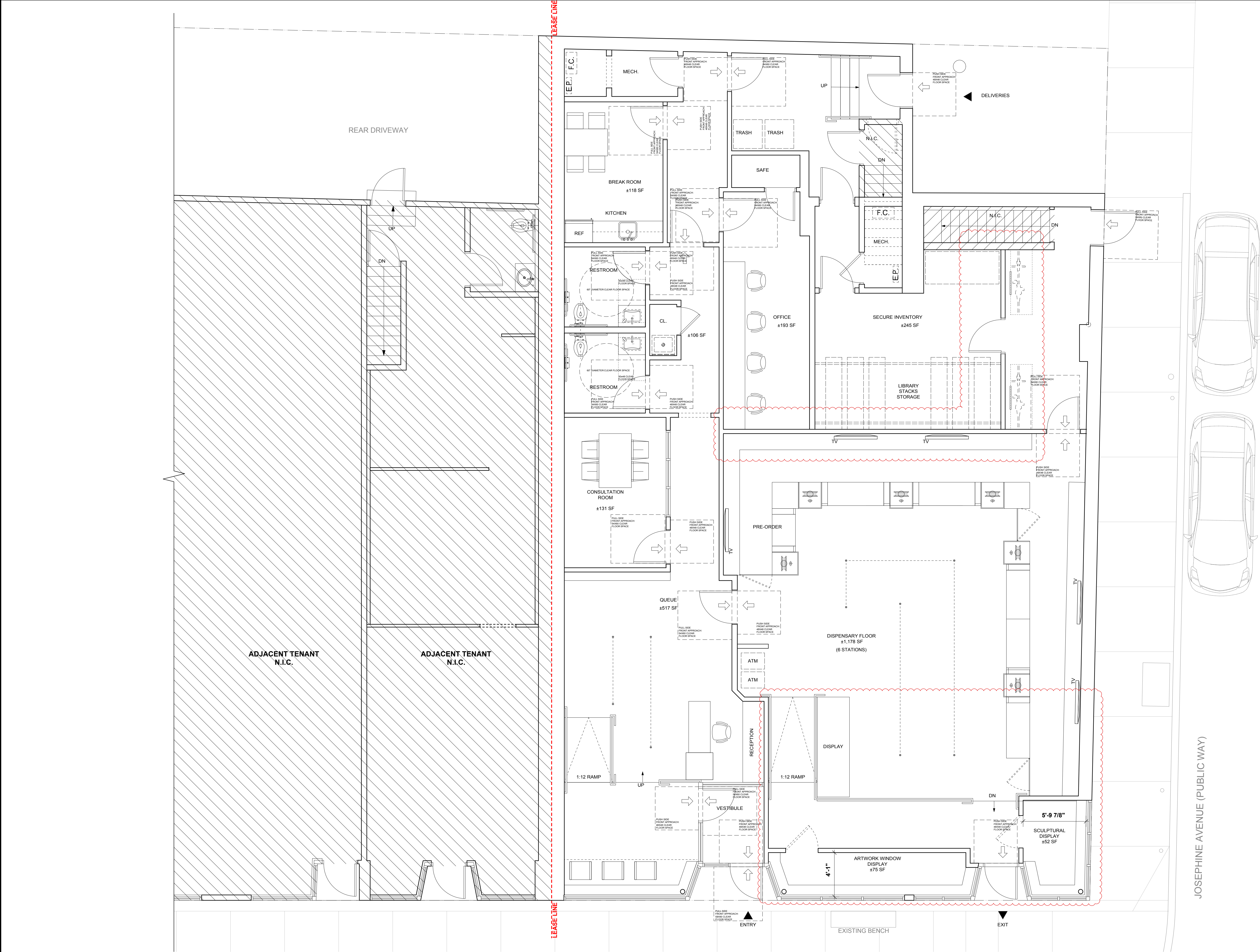
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EGRESS PLAN

AE-100



1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

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FIRST FLOOR PLAN

A-100

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Job # 202118

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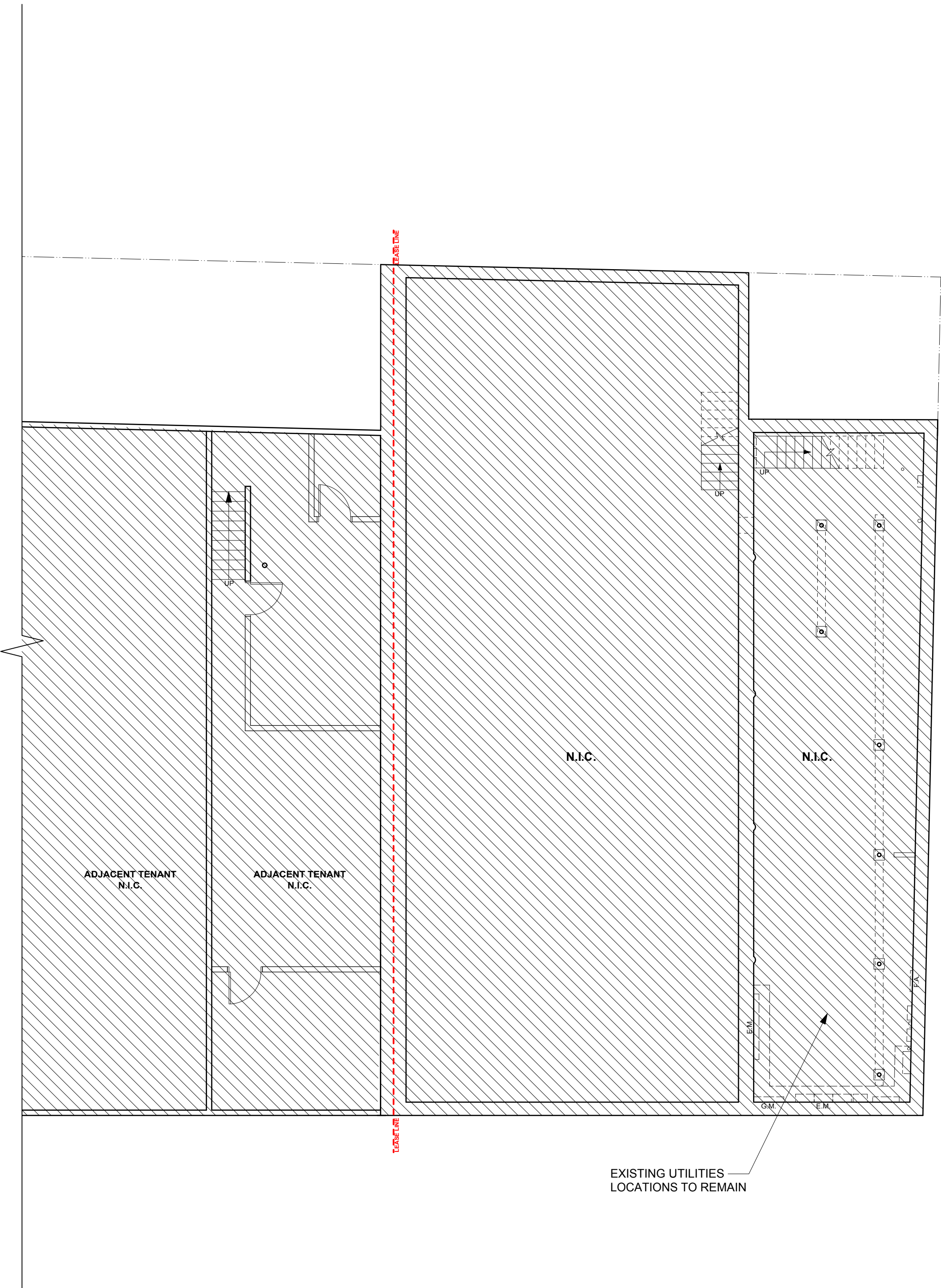
Date 05.06.21

Revisions

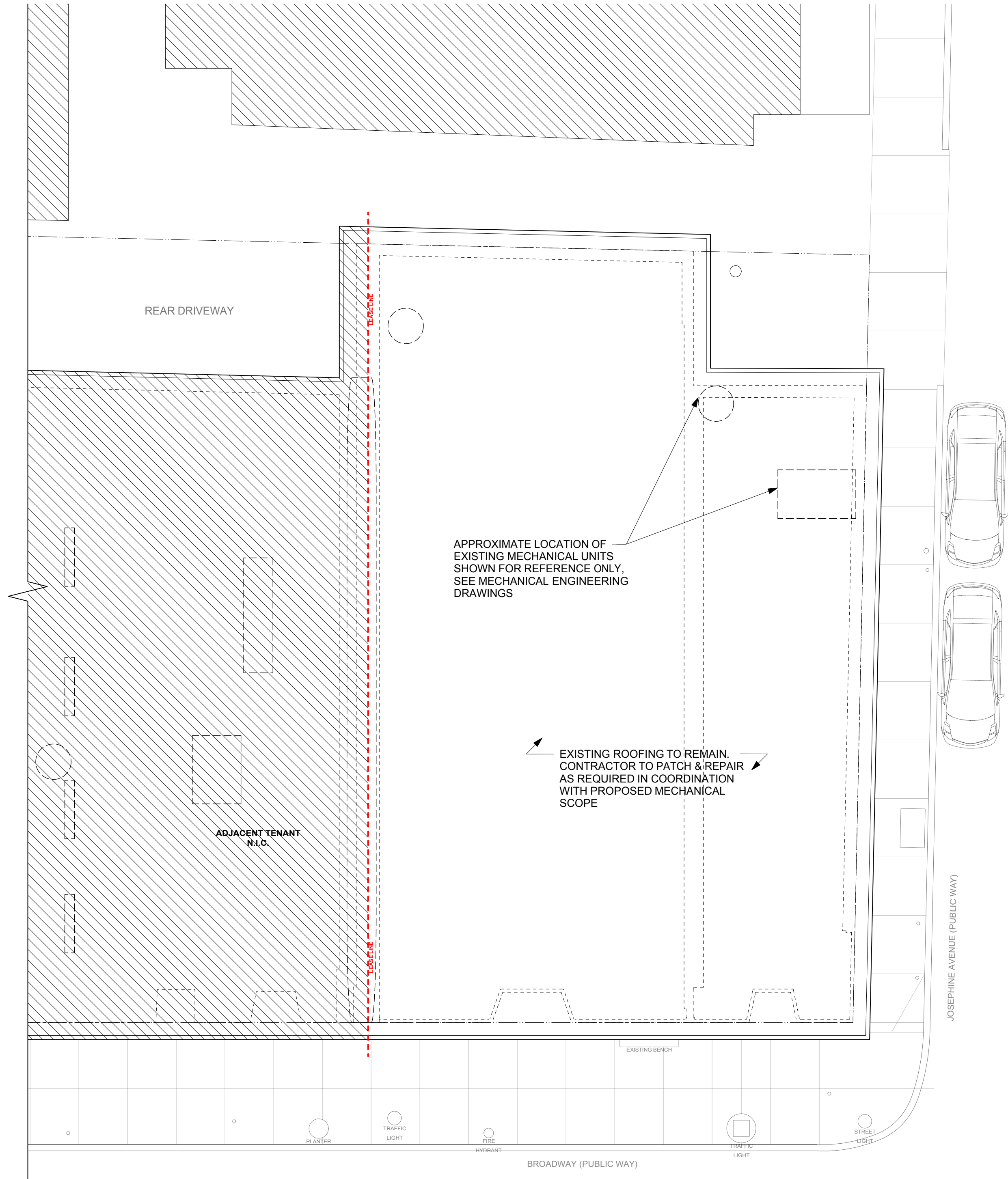
01	REVISED LAYOUT	08/19/2021

**BASEMENT & ROOF
PLANS**

A-101



1 BASEMENT PLAN
Scale: 1/8" = 1'-0"



2 ROOF PLAN
Scale: 1/8" = 1'-0"



PROVIDED FOR
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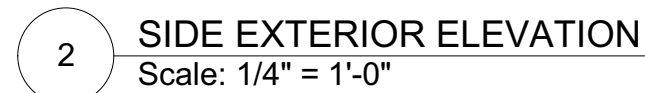
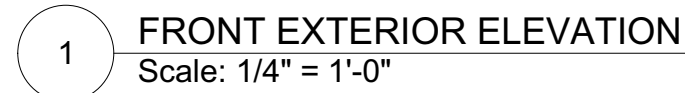
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO THE DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE RECALLED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL CITY OF SOMERVILLE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

SOUSA design
A r c h i t e c t s

Revisions		
01	REVISED LAYOUT	08/19/2021

A-300





1 PROPOSED FRONT RENDERING
Scale: 1/4" = 1'-0"

ADVESA MA

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EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE CITY OF SOMERVILLE AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL CITY OF SOMERVILLE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:
ZONING REVIEW (NOT FOR CONSTRUCTION)
08.19.2021

SOUSA design
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Date 05.06.21

Revisions

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PROPOSED EXTERIOR
RENDERING

A-301