

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.

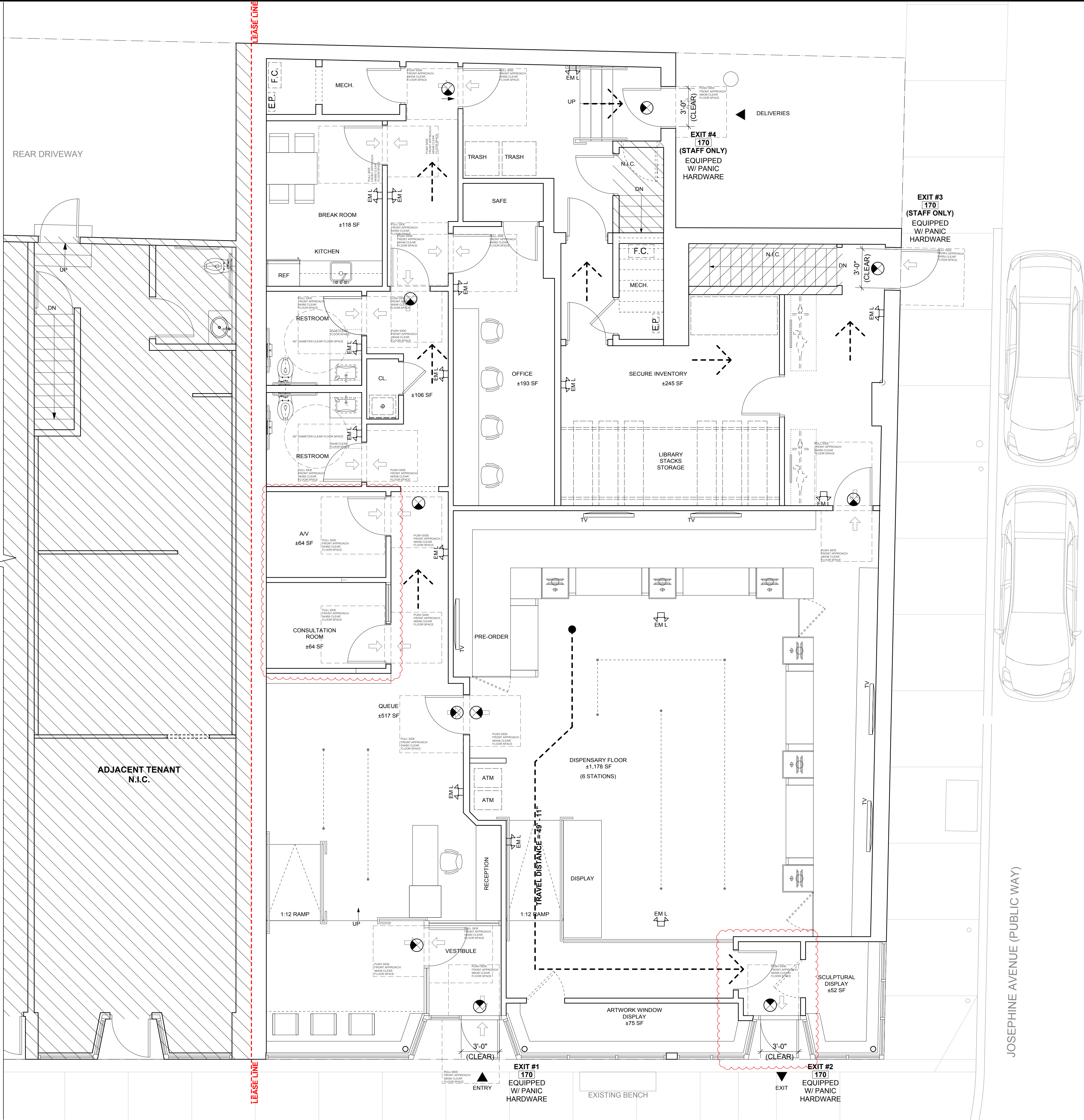
LIFE SAFETY LEGEND

- 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 REQUIRED
1/10,000 SF = 1 LONG TERM (2 PROVIDED)



ADVESA MA

690-694 BROADWAY,
SOMERVILLE, MA 02144

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ISSUED FOR:
ZONING REVIEW (NOT FOR CONSTRUCTION)
12.09.2021

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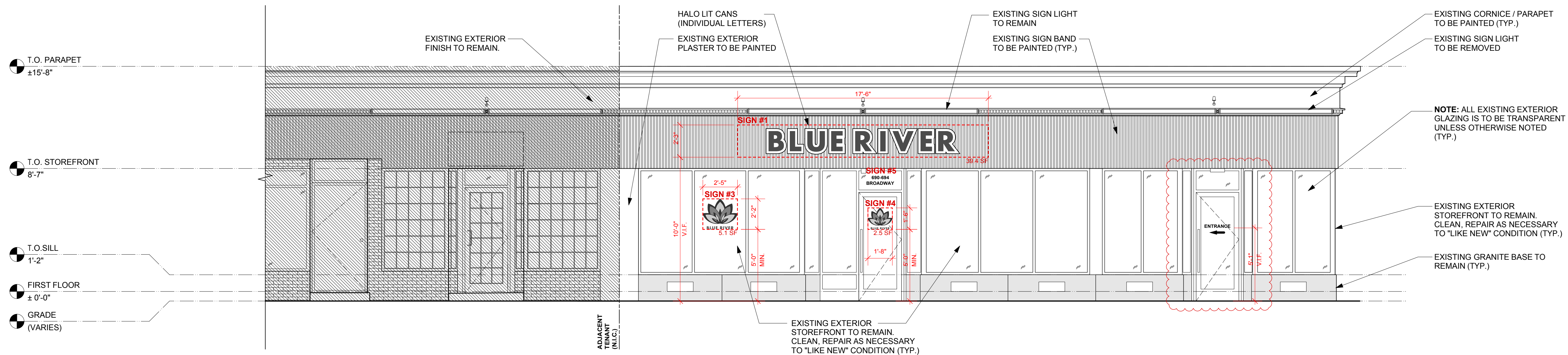
Date 12.09.21

Revisions

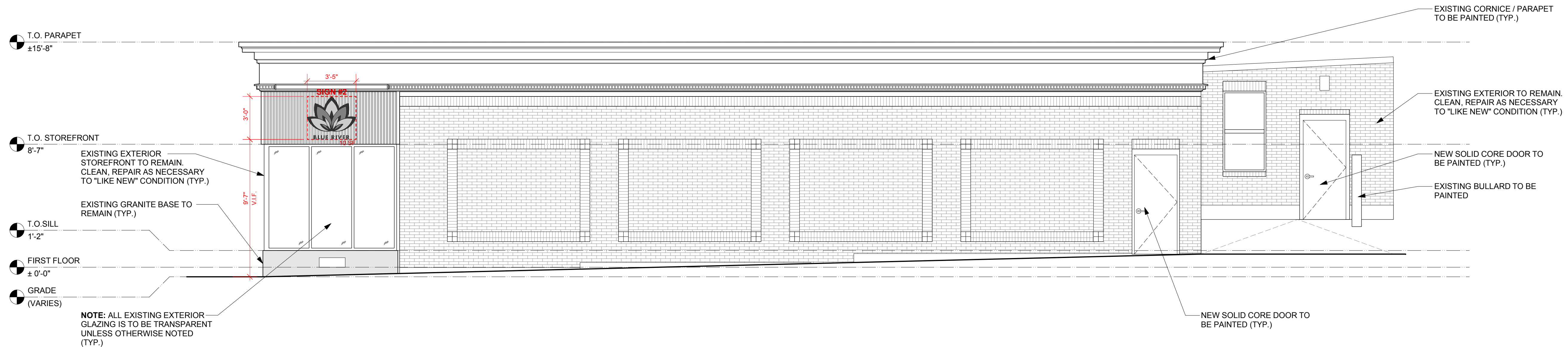
01	REVISED LAYOUT	08/19/2021
02	REVISED LAYOUT	12/09/2021

EGRESS PLAN

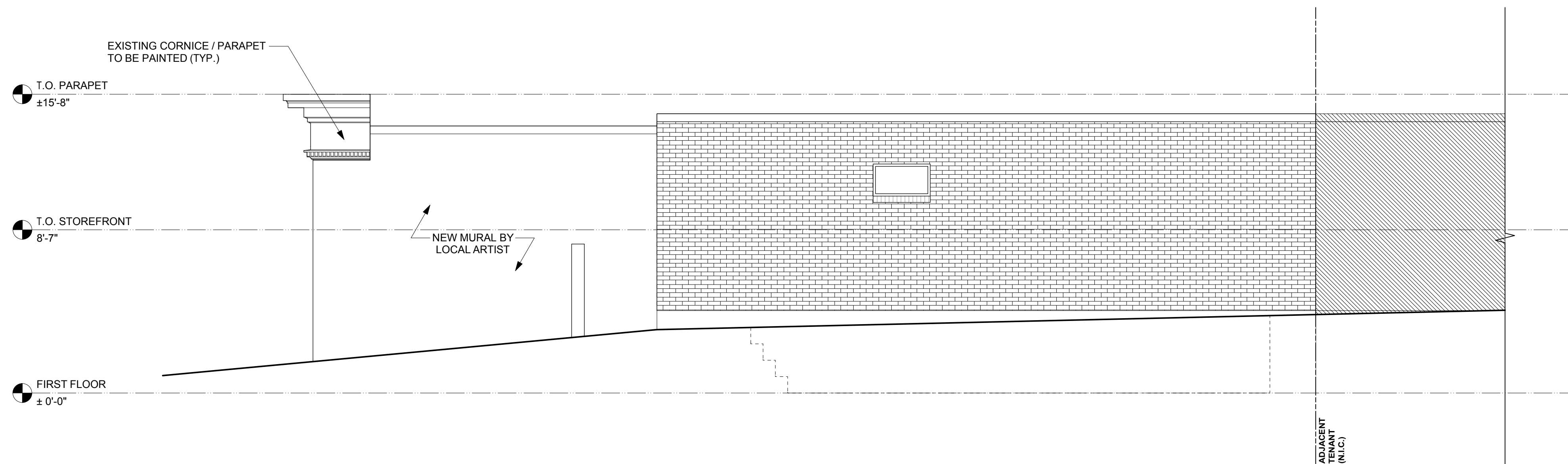
AE-100



1 FRONT EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



2 SIDE EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



3 BACK EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A-300



FOR REFERENCE ONLY

LEGEND

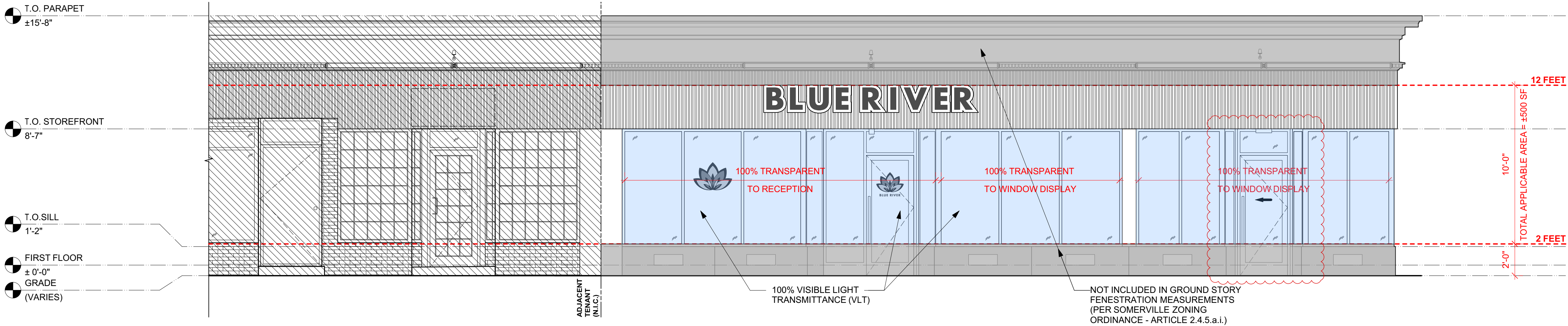
- INDICATES ADJACENT TENANT (N.I.C.)
- NOT WITHIN EXTENTS OF FENESTRATION MEASUREMENTS
- INDICATES GROUND STORY FENESTRATION PERCENTAGE
- NOT INCLUDED IN FENESTRATION PERCENTAGE CALCULATION
- INDICATES EXTENTS OF FENESTRATION MEASUREMENTS

NOTE :

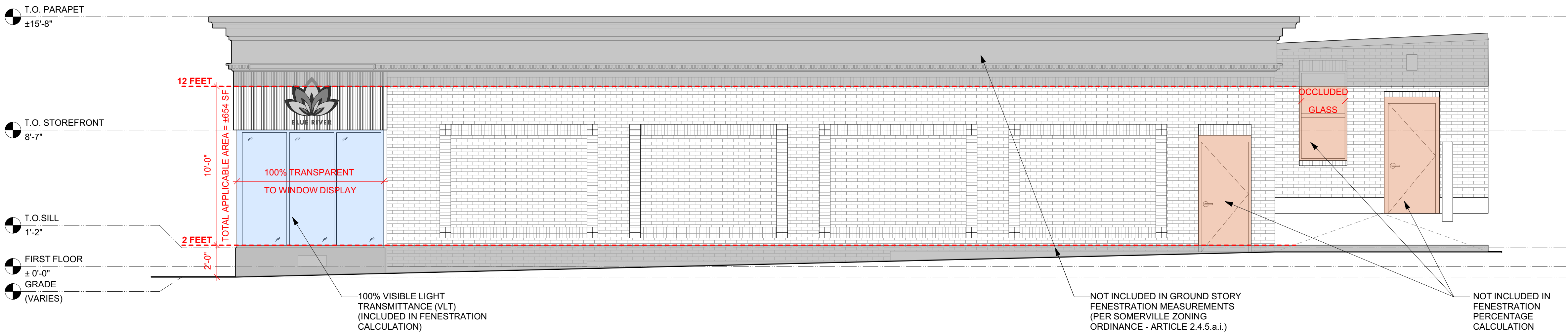
- . ALL EXTERIOR STOREFRONT TO BE 1" LOW E INSULATED GLASS. (PPG - SUNGATE 400 LOW-E)
- . VISIBLE LIGHT TRANSMITTANCE = 76%
- . VISIBLE LIGHT REFLECTANCE = 14%

	FACADE COMPOSITION	REQUIRED	EXISTING	PROPOSED
FRONT ELEVATION (BROADWAY)	GROUND STORY FENESTRATION (MIN)	70% (±350 SF)	25% (±125 SF)	70% (±352 SF)
	UPPER STORY FENESTRATION (MIN/MAX)	15% 50%	NA	NA
SIDE ELEVATION (JOSEPHINE AVE)	GROUND STORY FENESTRATION (MIN)	70% (±458 SF)	9% (±58 SF)	9% (±58 SF)
	UPPER STORY FENESTRATION (MIN/MAX)	15% 50%	NA	NA

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



1B PROPOSED FRONT EXTERIOR ELEVATION (BROADWAY) - FENESTRATION ONLY
Scale: 1/4" = 1'-0"



2B PROPOSED SIDE EXTERIOR ELEVATION (JOSEPHINE AVE) - FENESTRATION ONLY
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**PROPOSED EXTERIOR
ELEVATIONS -
FENESTRATION ONLY**

A-300.1

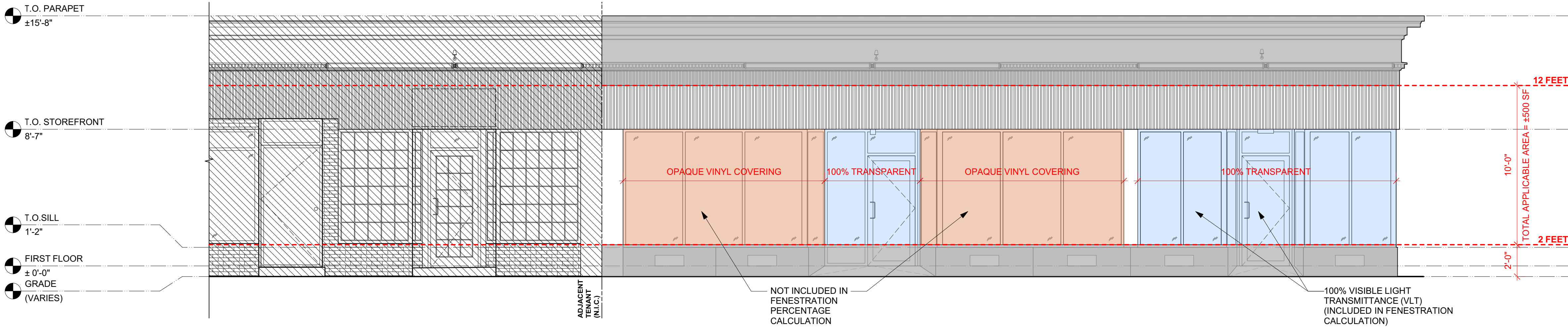


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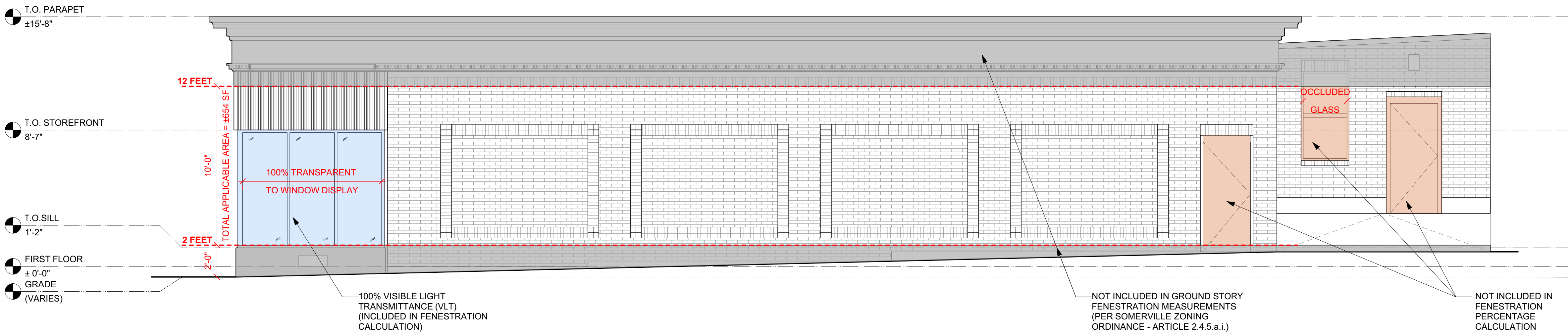
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A EXISTING FRONT EXTERIOR ELEVATION (BROADWAY)
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1A EXISTING FRONT EXTERIOR ELEVATION (BROADWAY) - FENESTRATION ONLY
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2A EXISTING SIDE EXTERIOR ELEVATION (JOSEPHINE AVE) - FENESTRATION ONLY
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**EXISTING EXTERIOR
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A-300.2