

SPECIAL PERMIT SUBMISSION

# BROTHERS MARKETPLACE AND CRUNCH FITNESS

240 ELM STREET, SOMERVILLE, MA

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DRAWING LIST

	COVER	
---	PLOT PLAN	
X100	EXISTING CONDITIONS BASEMENT FLOOR PLAN	
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X102	EXISTING CONDITIONS SECOND FLOOR PLAN	
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---	TENANT SIGNAGE - SHEET THREE	
---	TENANT SIGNAGE - SHEET FOUR	
---	TENANT SIGNAGE - SHEET FIVE	

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SUPPLEMENTAL SHEETS - 10/15/14

FP.2	BASEMENT FIXTURE PLAN	
FP.1	FIXTURE PLAN	
---	AREA/PARKING CALCULATIONS	
---	SPECIAL PERMIT CHECKLIST	

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OWNER:

CHARLES RIVER REALTY GROUP

1461 VFW Parkway, West Roxbury, MA 02132

617.327.8100

Michael Argiros

ATTORNEY:

DIGIROLAMO LAW OFFICES

424 Broadway, Somerville, MA 02145

617.666.8200

Richard Digirolamo

Architect:

DAVIS SQUARE ARCHITECTS

240A Elm Street, Somerville, MA 02144

617.628.5700

Ross Speer

---

SPECIAL PERMIT SET

JULY 21, 2014

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SUPPLEMENTAL SHEETS

OCTOBER 15, 2014



DAVIS  
SQUARE  
ARCHITECTS

PROJECT NO.

11031.03

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JOB # 11-249-10

MORTGAGE INSPECTION PLAN  
NAME ELM CHESTER, LLC

RENEY, MORAN & TIVNAN  
REGISTERED LAND SURVEYORS  
75 HAMMOND STREET - FLOOR 2  
WORCESTER, MA 01610-1723

LOCATION 238-244 ELM STREET & 54-56 CHESTER STREET

SOMERVILLE, MA

PHONE: 508-752-8885  
FAX: 508-752-8885

RMTHSTGROUP.NET

A Division of H. S. & T. Group, Inc.

SCALE 1" = 30' DATE 11-24-10

REGISTRY MIDDLESEX SOUTH

DEED BOOK/PAGE 54445/120



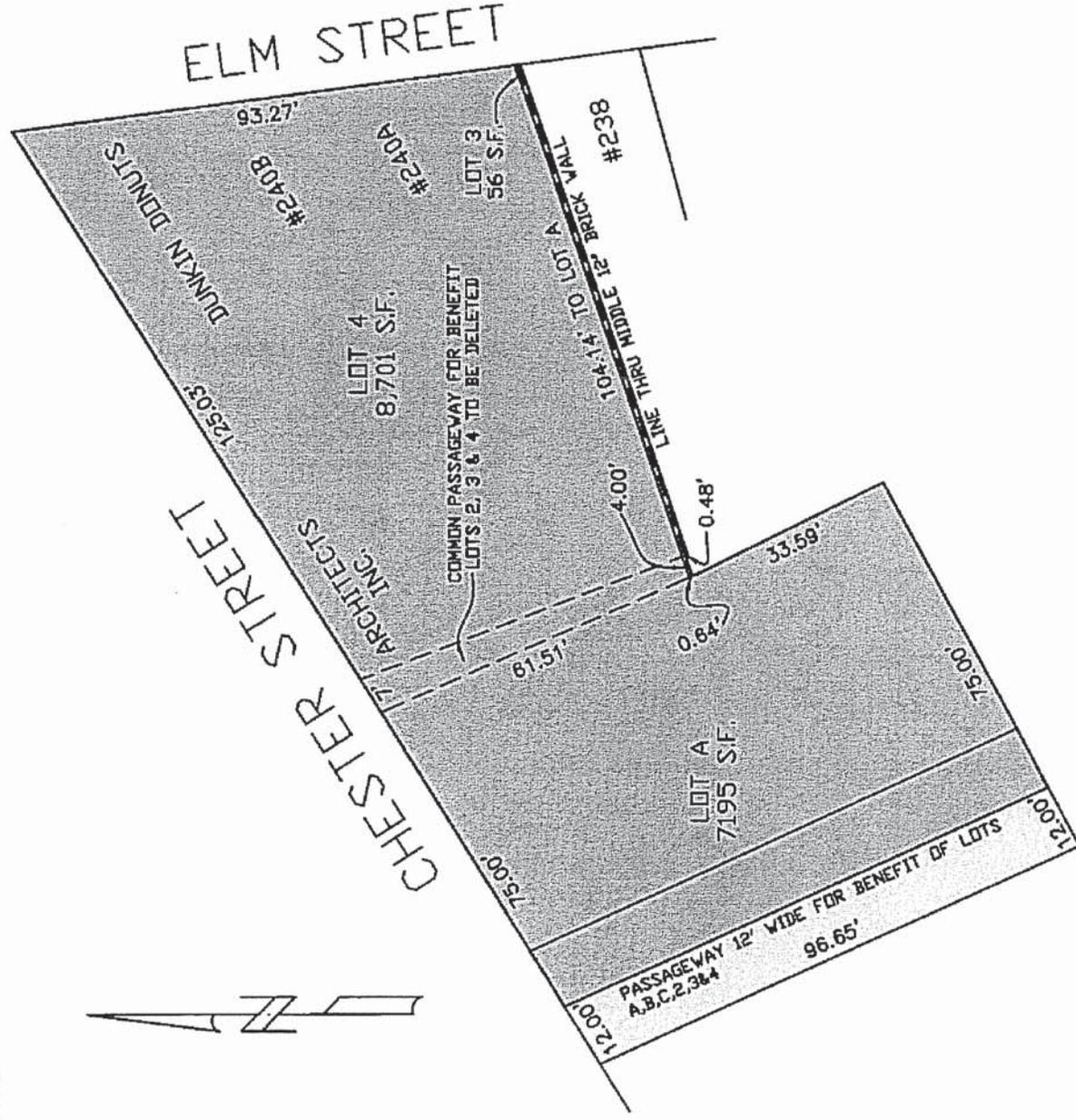
PLAN BOOK/PLAN

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO CHANGES OF ZONING REQUIREMENTS REGARDING STRIPS IN DRAWING BELOW. LINE OFFSETS (UNLESS OTHERWISE NOTED) ARE DRAWING OFFSETS OR WIDE OPEN AREAS. THIS IS A MORTGAGE INSPECTION PLAN, NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE 80A, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED WERE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE HUD MAP:

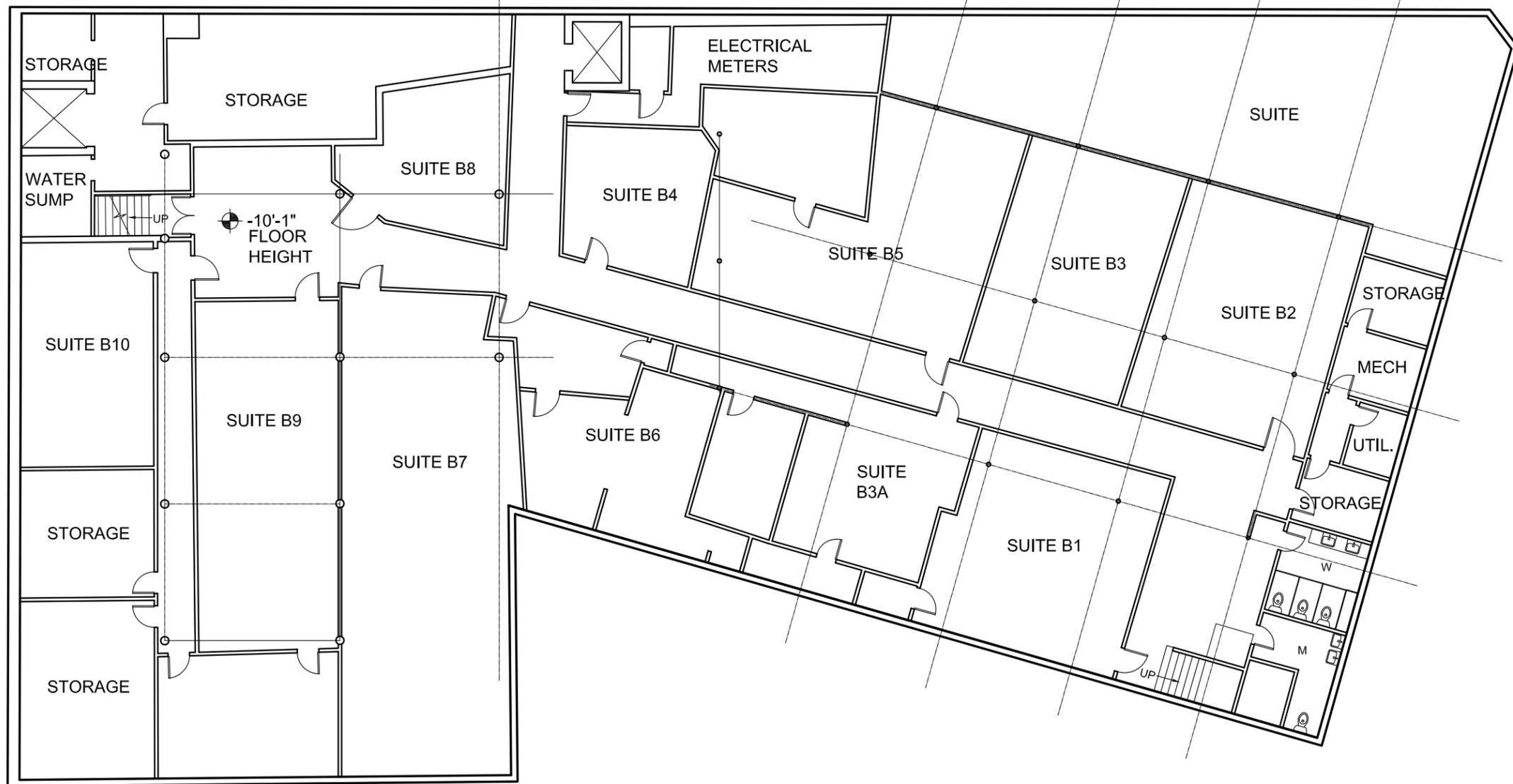
38 E DTD 06-04-2010

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTING OFFICE: RANDY KASTON, ESQ.  
REQUESTED BY: RANDY

DRAWN BY: JM  
CHECKED BY:



Project  
 SPECIAL PERMIT SUBMISSION  
**BROTHERS MRKTPPLACE & CRUNCH**  
 240 ELM STREET, SOMERVILLE, MA

Title  
**EXISTING CONDITIONS**  
**BASEMENT FLOOR PLAN**

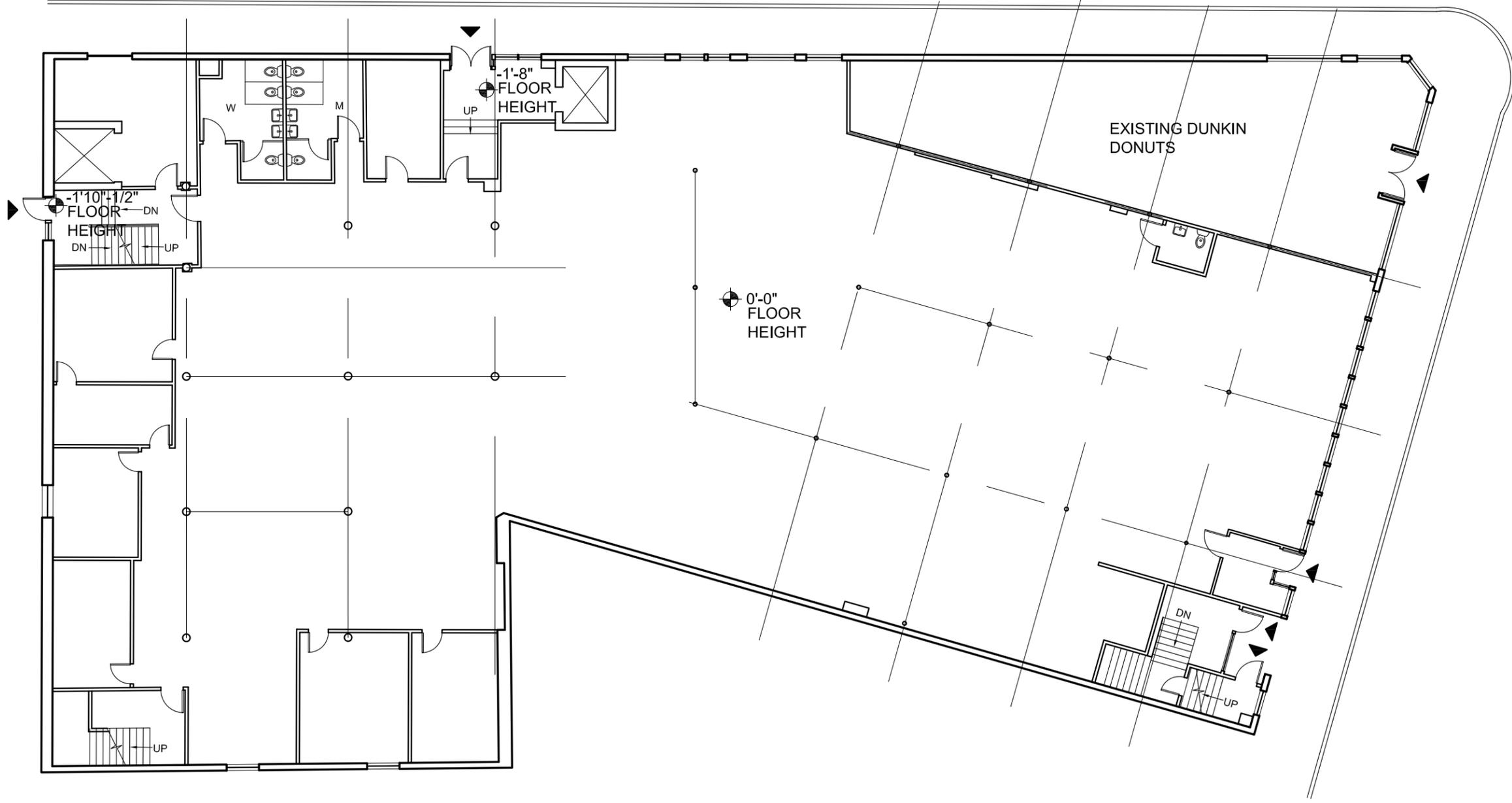


**DAVIS**  
**SQUARE**  
 ARCHITECTS

240A Elm St, Somerville, MA 02144  
 617 628 5700  
 www.davis\_squarearchitect.com

Designed	Checked	Project No. 11031.03	Scale 1/16" = 1'-0"	Date 07.21.14
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Drawing No.  
**X100**



Project  
 SPECIAL PERMIT SUBMISSION  
**BROTHERS MRKTPPLACE & CRUNCH**  
 240 ELM STREET, SOMERVILLE, MA

Title  
**EXISTING CONDITIONS**  
**FIRST FLOOR PLAN**

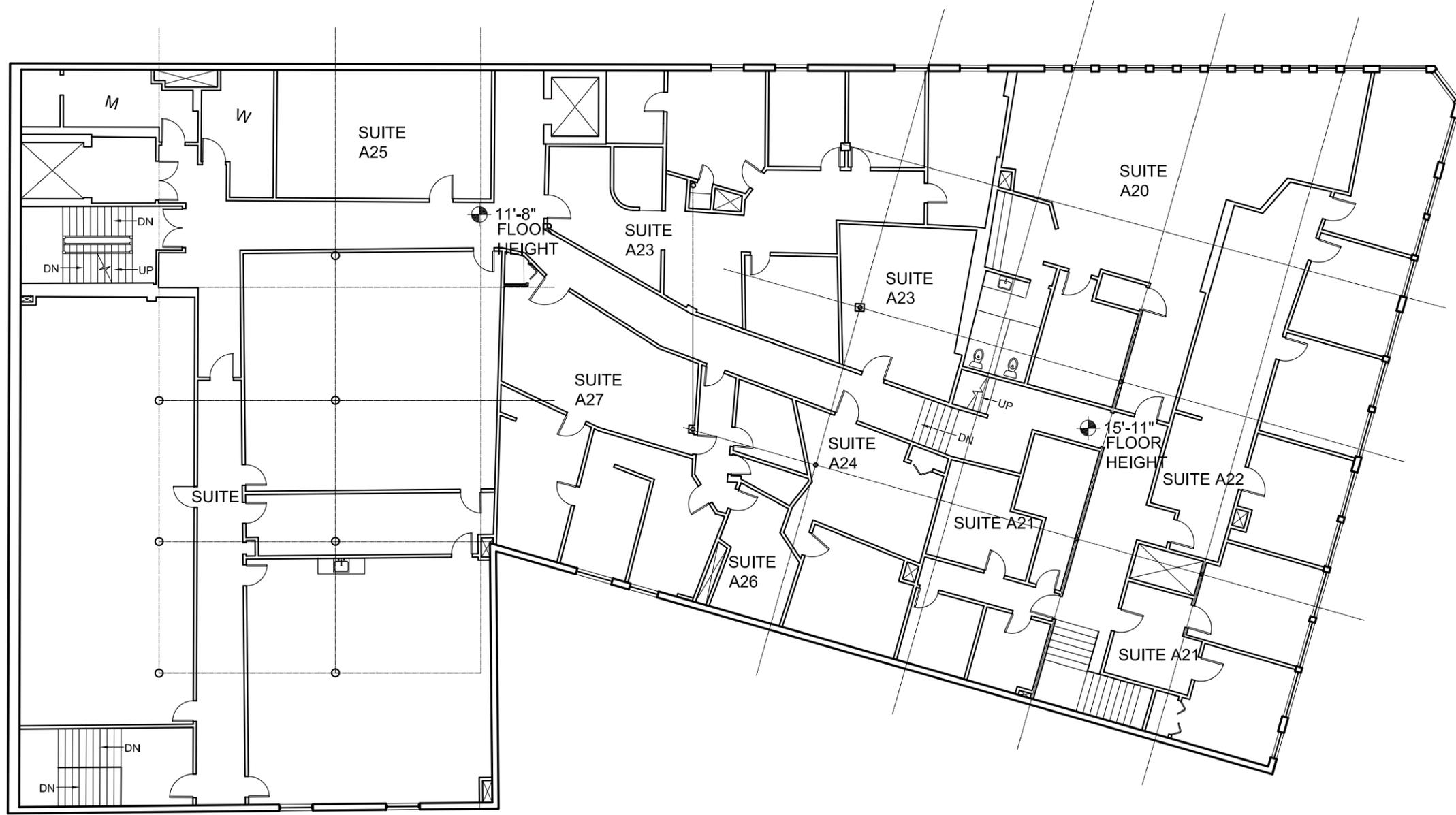


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Designed	
Checked	
Project No.	11031.03
Scale	1/16" = 1'-0"
Date	07.21.14

Drawing No.  
**X101**



Project  
 SPECIAL PERMIT SUBMISSION  
**BROTHERS MRKTPLACE & CRUNCH**  
 240 ELM STREET, SOMERVILLE, MA

Title  
**EXISTING CONDITIONS**  
**SECOND FLOOR PLAN**



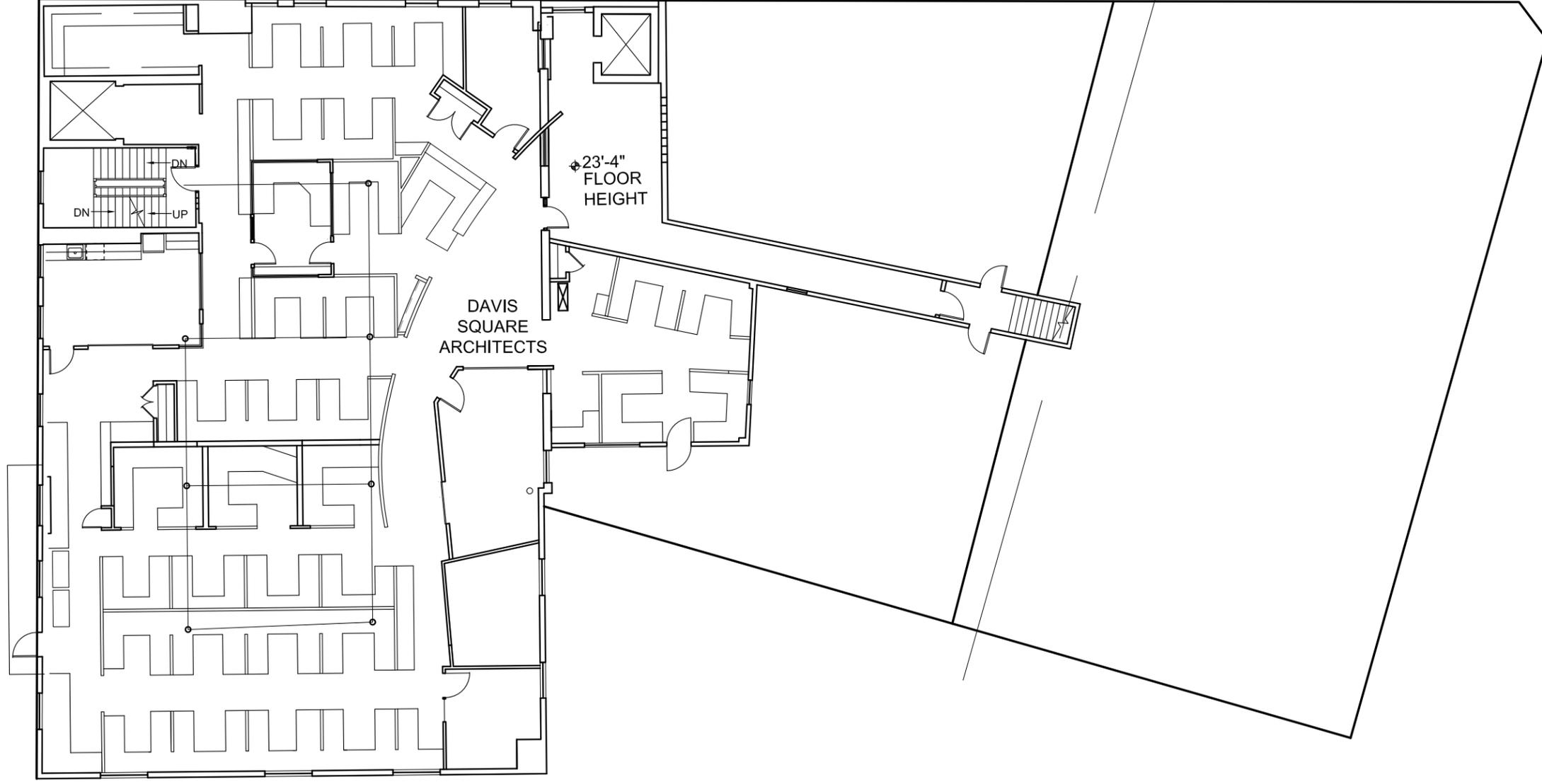
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G:\1111031 - 240 Elm St. - Charles River\240A Crunch and Roche Bros\Drawings\2014\_07\11\_240 ELM ST BASE.dwg

Designed	
Checked	
Project No.	11031.03
Scale	1/16" = 1'-0"
Date	07.21.14

Drawing No. **X102**



Designed  
Checked  
Project No.  
11031.03  
Scale  
1/16 = 1'-0"  
Date  
07.21.14

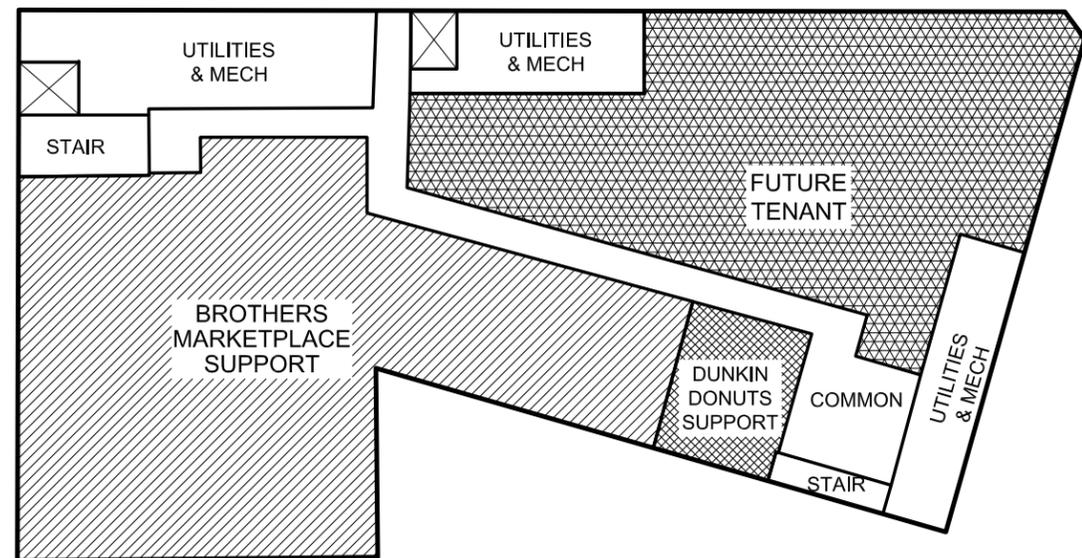
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**X103**

Project  
SPECIAL PERMIT SUBMISSION  
BROTHERS MRKTPLACE & CRUNCH  
240 ELM STREET, SOMERVILLE, MA

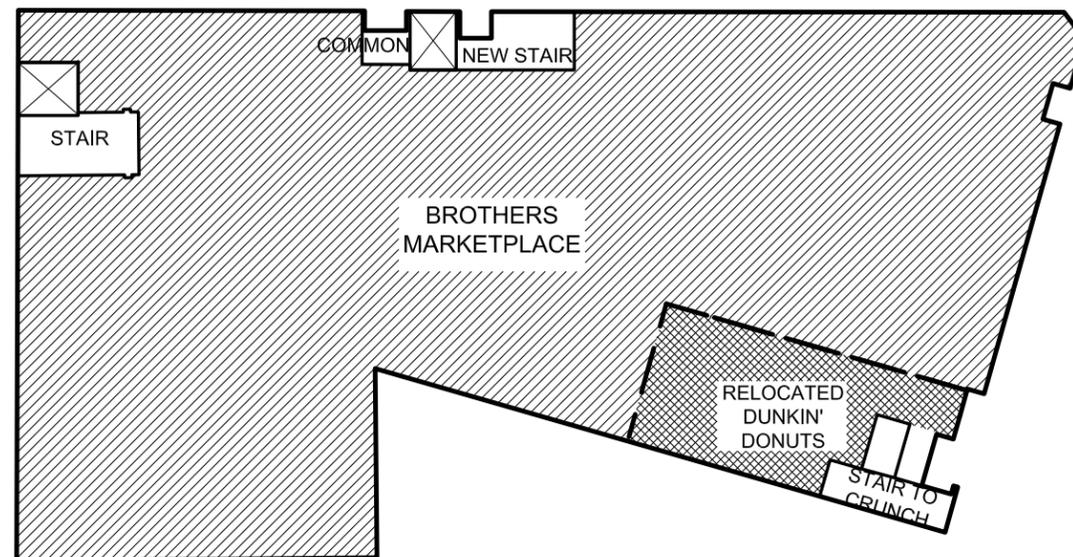


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ARCHITECTS**  
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617.628.5700  
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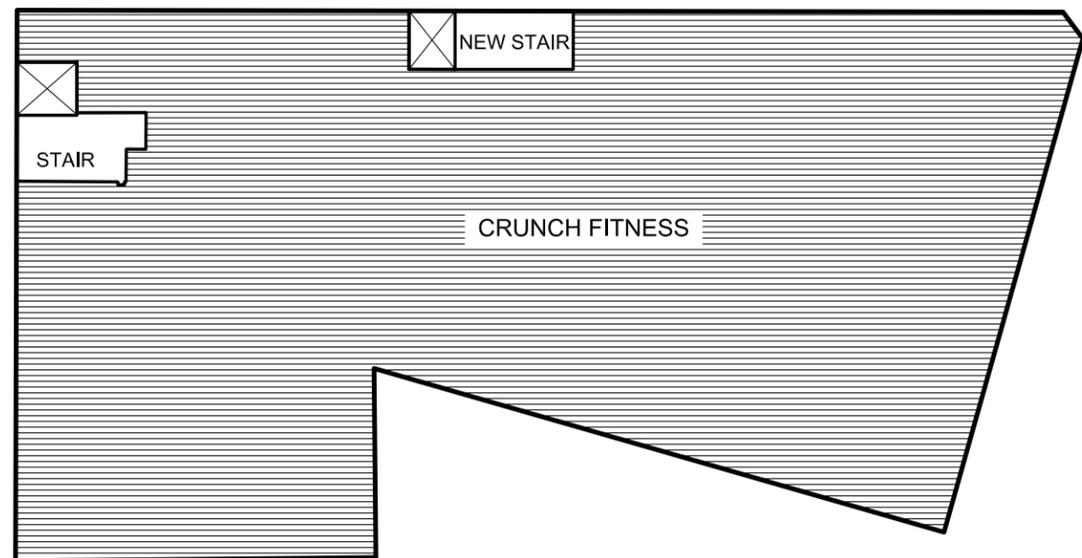
Title  
EXISTING CONDITIONS  
THIRD FLOOR PLAN



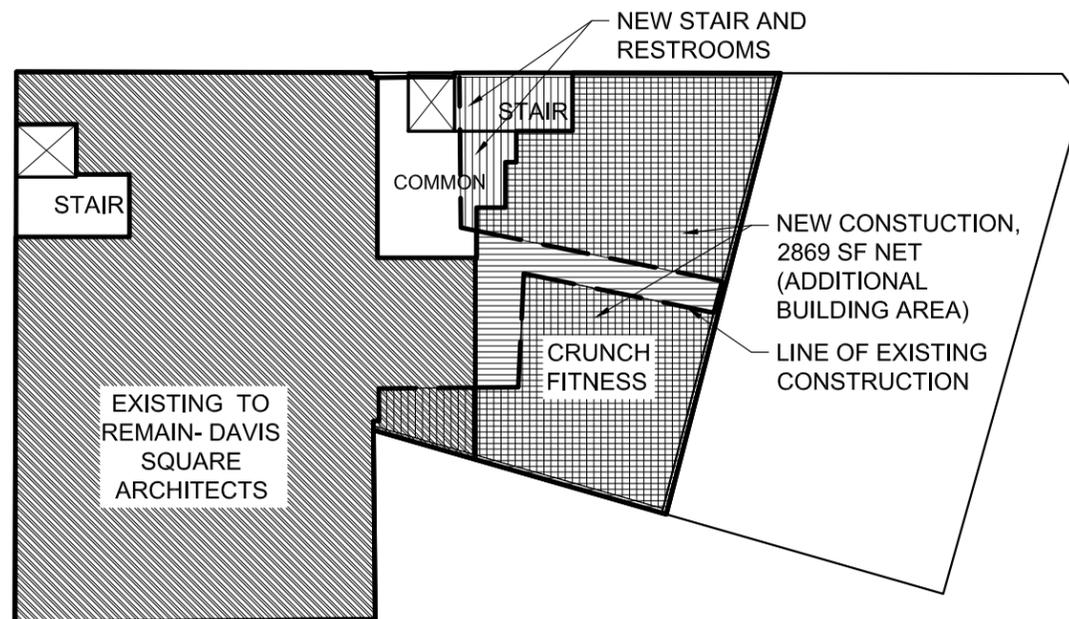
BASEMENT



1ST FLOOR



2ND FLOOR



3RD FLOOR

Project  
SPECIAL PERMIT SUBMISSION  
**BROTHERS MRKTPLACE & CRUNCH**  
240 ELM STREET, SOMERVILLE, MA

Title  
**BUILDING AREA DIAGRAM**



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Designed

Checked

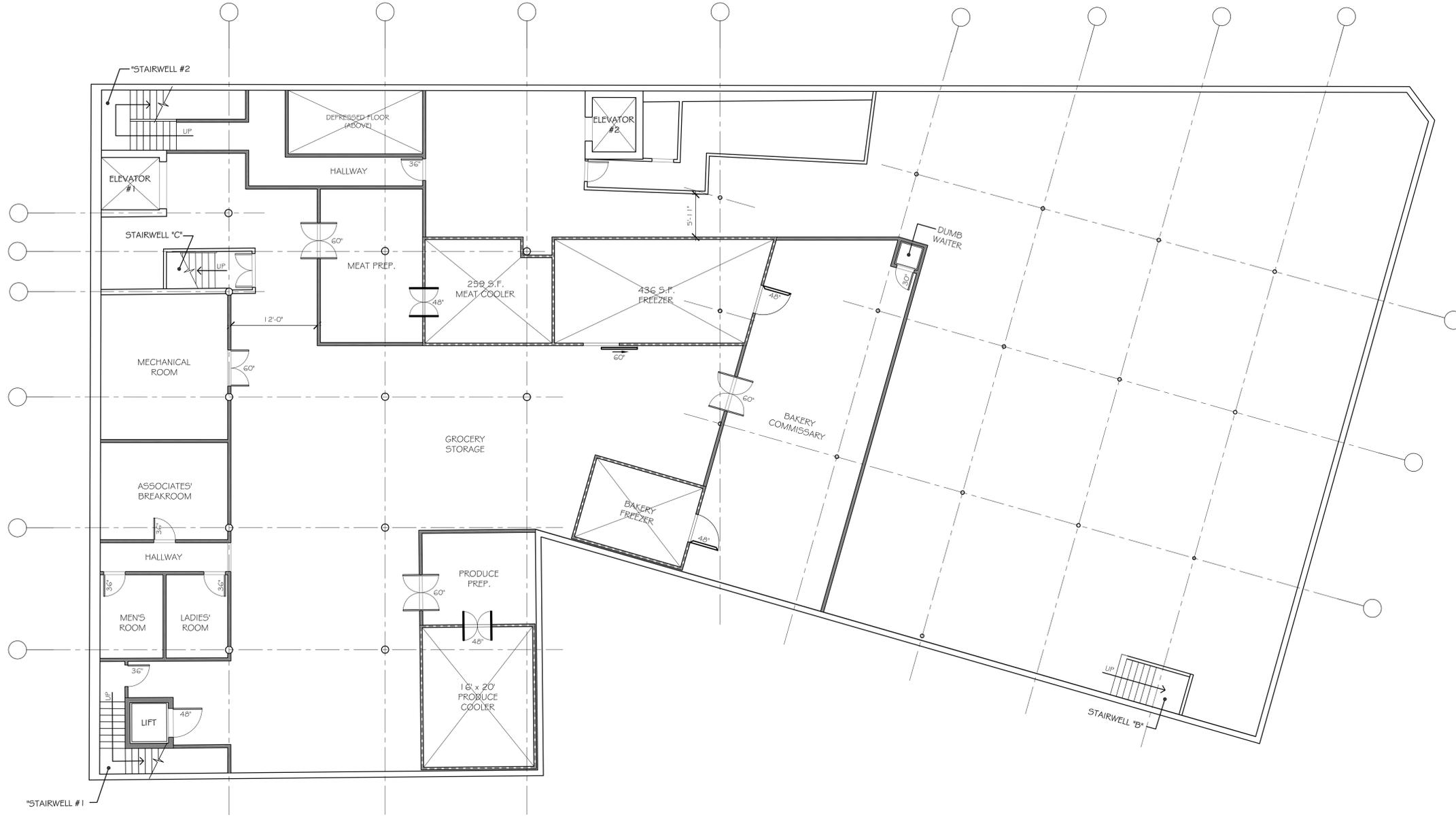
Project No.  
11031.03

Scale  
1/16" = 1'-0"

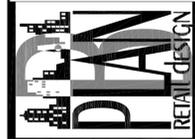
Date  
07.21.14

Drawing No.  
**A001**

G:\1\1\1031 - 240 Elm St. - Charles River\240A Crunch and Roastie Bros\Drawings\hbox\2014\_1006 Updated Plans from PlanB\1407-FP.dwg - Plotted on: Oct 07, 2014 - 10:29am by\jshelton\jshelton: 1407-TD.dwg; 1407-FFA.dwg; 1407-COL.dwg; 1407-FFZ.dwg; 1407-RCT.dwg



1 BASEMENT FIXTURE PLAN  
FP.2 SCALE: 1/8" = 1'-0"



**PLAN B Retail Design  
& PROJECT MANAGEMENT, LLC**  
12 Goose Lane, Tolland, CT 06084  
Tel: 860.870.5380 Fax: 860.870.5382  
e-mail: cbomely@planbretail.com

DRAWING TITLE:  
**BASEMENT  
FIXTURE PLAN**

PROJECT NAME:  
**BROTHERS  
MARKETPLACE**  
240 Elm Street  
Somerville, MA

REVISIONS:

SEAL:

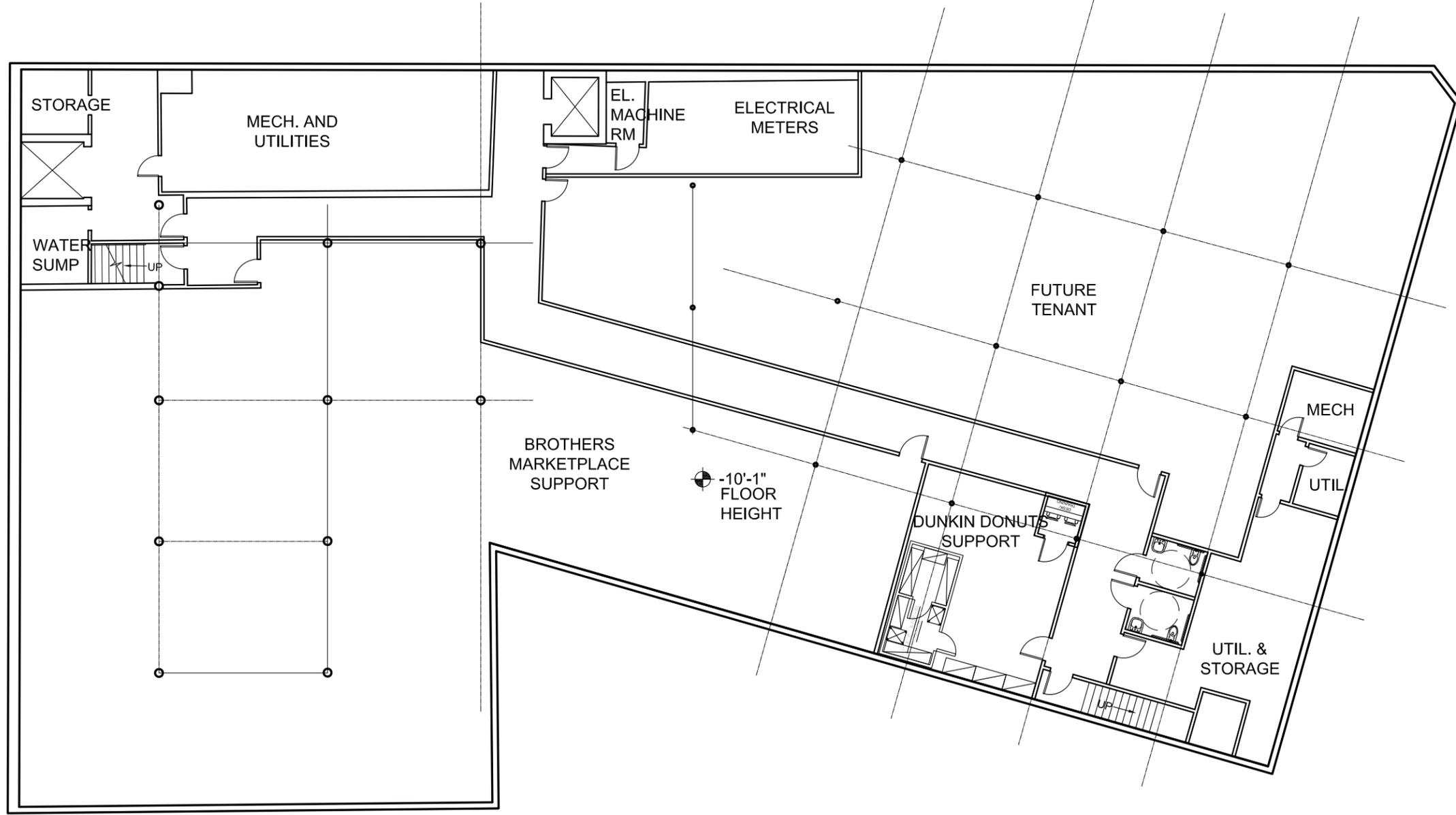
SCALE: 1/8" = 1'-0"  
DRAWN BY: GCL  
CHECKED BY: CAB

DATE: Oct 07, 2014

PROJECT NO: 1407

SHEET NO:

**FP.2**



Project  
 SPECIAL PERMIT SUBMISSION  
**BROTHERS MRKTPPLACE & CRUNCH**  
 240 ELM STREET, SOMERVILLE, MA

Title  
**PROPOSED SCHEMATIC**  
**BASEMENT FLOOR PLAN**



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**SQUARE**  
 ARCHITECTS

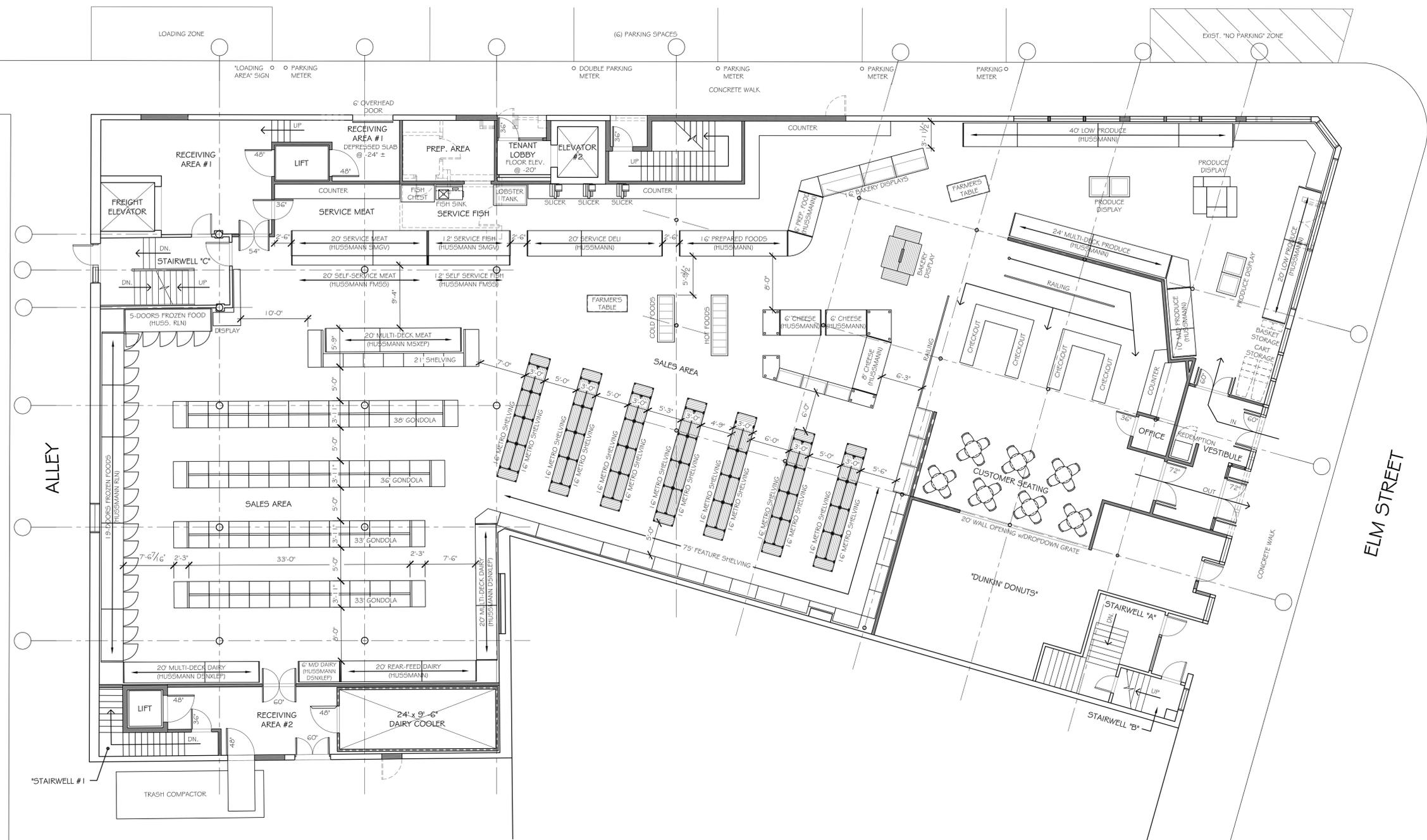
240A Elm St, Somerville, MA 02144  
 617 628 5700  
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Designed	
Checked	
Project No.	11031.03
Scale	1/16" = 1'-0"
Date	07.21.14

Drawing No.

# A100

CHESTER STREET  
← (ONE WAY) ←



1 FIXTURE PLAN  
FP, 1 SCALE: 1/8" = 1'-0"



DATE: Oct 07, 2014  
PROJECT NO: 1407  
SHEET NO: FP.1

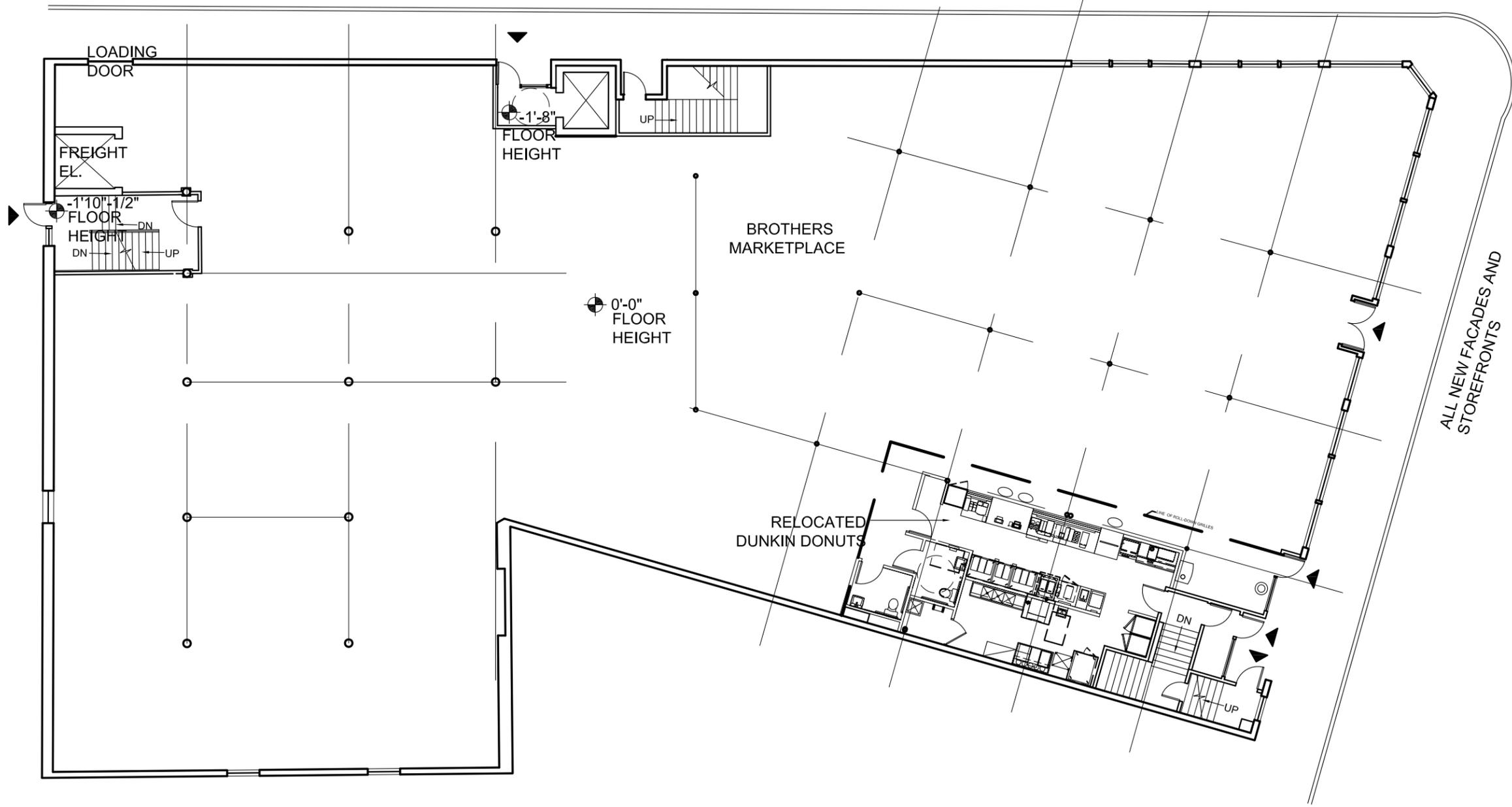
PLAN B Retail Design  
& PROJECT MANAGEMENT, LLC  
12 Goose Lane, Tolland, CT 06084  
Tel: 860.870.5380 Fax: 860.870.5382  
e-mail: cbomely@planbretail.com

**PLAN**  
RETAIL DESIGN

DRAWING TITLE: FIXTURE PLAN  
PROJECT NAME: BROTHERS MARKETPLACE  
240 Elm Street  
Somerville, MA

DRAWN BY: GGL  
CHECKED BY: CAB  
SCALE: 1/8" = 1'-0"

REVISIONS:



Project  
 SPECIAL PERMIT SUBMISSION  
**BROTHERS MRKTPLACE & CRUNCH**  
 240 ELM STREET, SOMERVILLE, MA

Title  
**PROPOSED SCHEMATIC**  
**FIRST FLOOR PLAN**



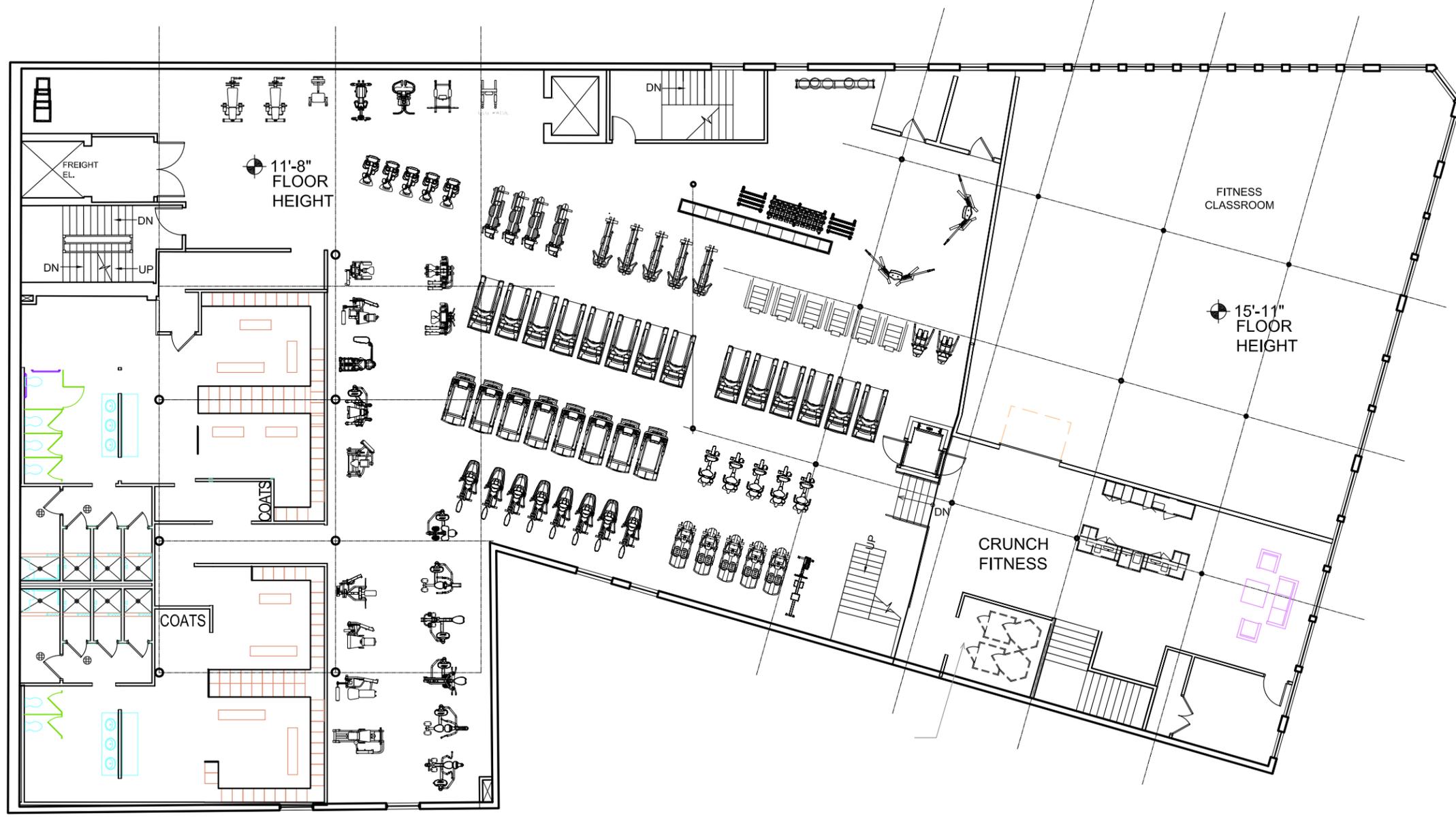
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**SQUARE**  
 ARCHITECTS

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Designed	
Checked	
Project No.	11031.03
Scale	1/16" = 1'-0"
Date	07.21.14

Drawing No.

# A101



Project  
 SPECIAL PERMIT SUBMISSION  
**BROTHERS MRKTPLACE & CRUNCH**  
 240 ELM STREET, SOMERVILLE, MA

Title  
**PROPOSED SCHEMATIC**  
**SECOND FLOOR PLAN**

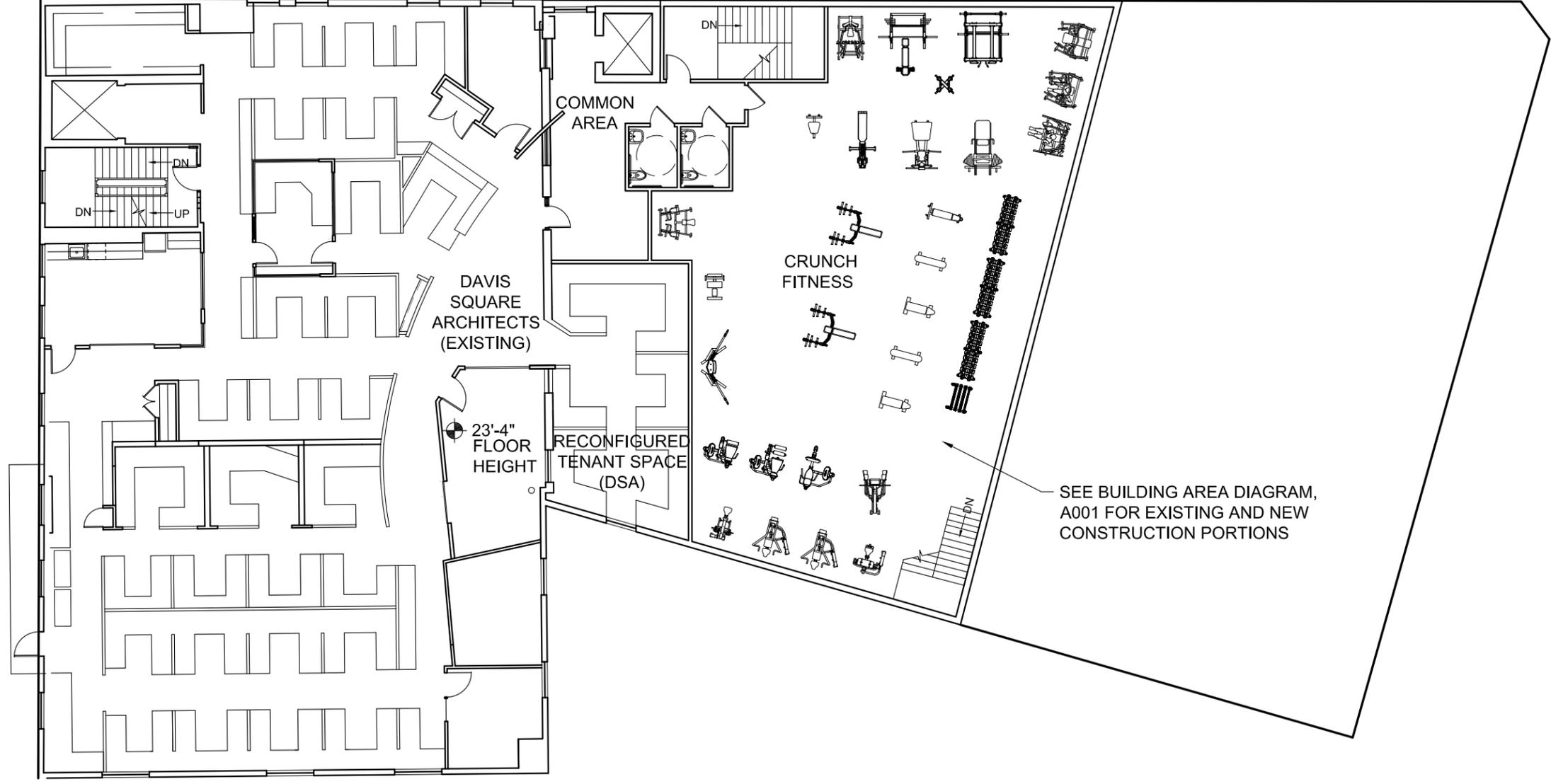


**DAVIS**  
**SQUARE**  
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Designed	
Checked	
Project No.	11031.03
Scale	1/16" = 1'-0"
Date	07.21.14

Drawing No.  
**A102**



Project  
 SPECIAL PERMIT SUBMISSION  
**BROTHERS MRKTPLACE & CRUNCH**  
 240 ELM STREET, SOMERVILLE, MA

Title  
**PROPOSED SCHEMATIC**  
**THIRD FLOOR PLAN**

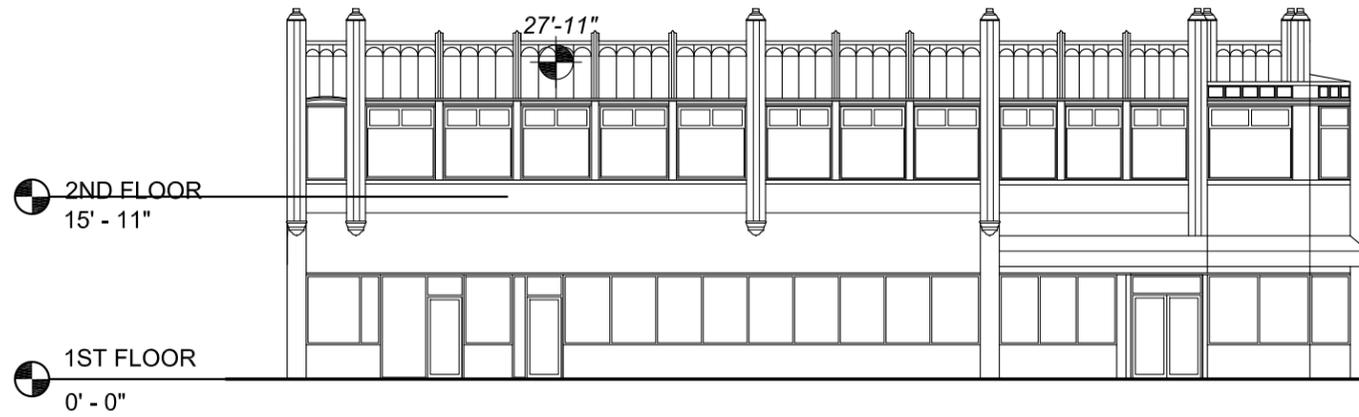


**DAVIS**  
**SQUARE**  
 ARCHITECTS

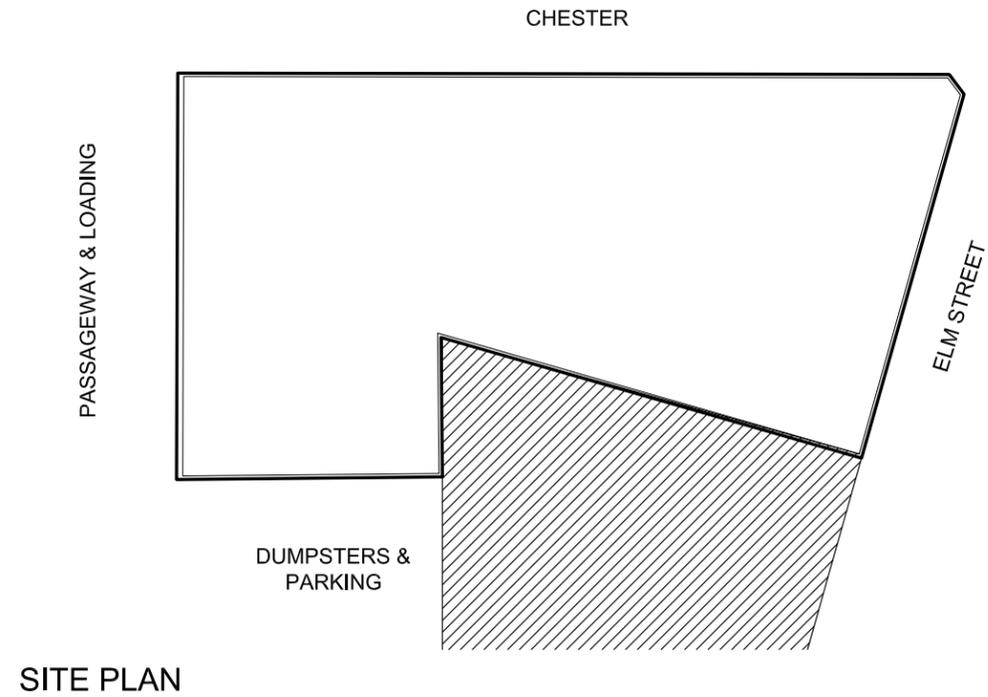
240A Elm St, Somerville, MA 02144  
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Designed	
Checked	
Project No.	11031.03
Scale	1/16" = 1'-0"
Date	07.21.14

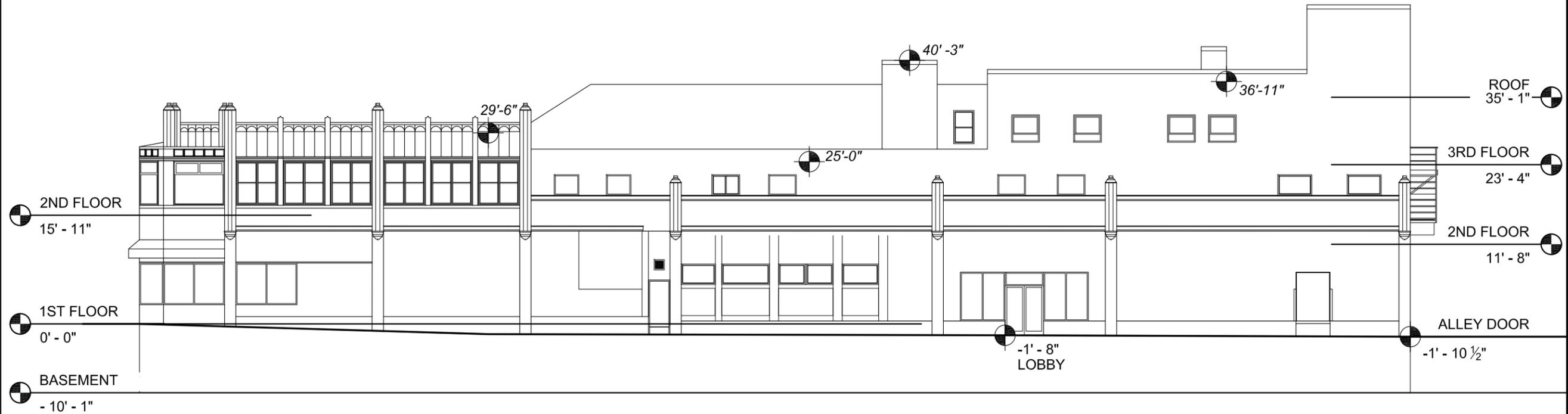
Drawing No.  
**A103**



ELM STREET ELEVATION



SITE PLAN



CHESTER STREET ELEVATION

NOTE: ITALICS TARGET ELEVATIONS ARE TO GRADE, TYPICAL.

Project  
SPECIAL PERMIT SUBMISSION  
**BROTHERS MRKTPPLACE & CRUNCH**  
240 ELM STREET, SOMERVILLE, MA

Title  
**ELM AND CHESTER STREET  
EXISTING ELEVATIONS**

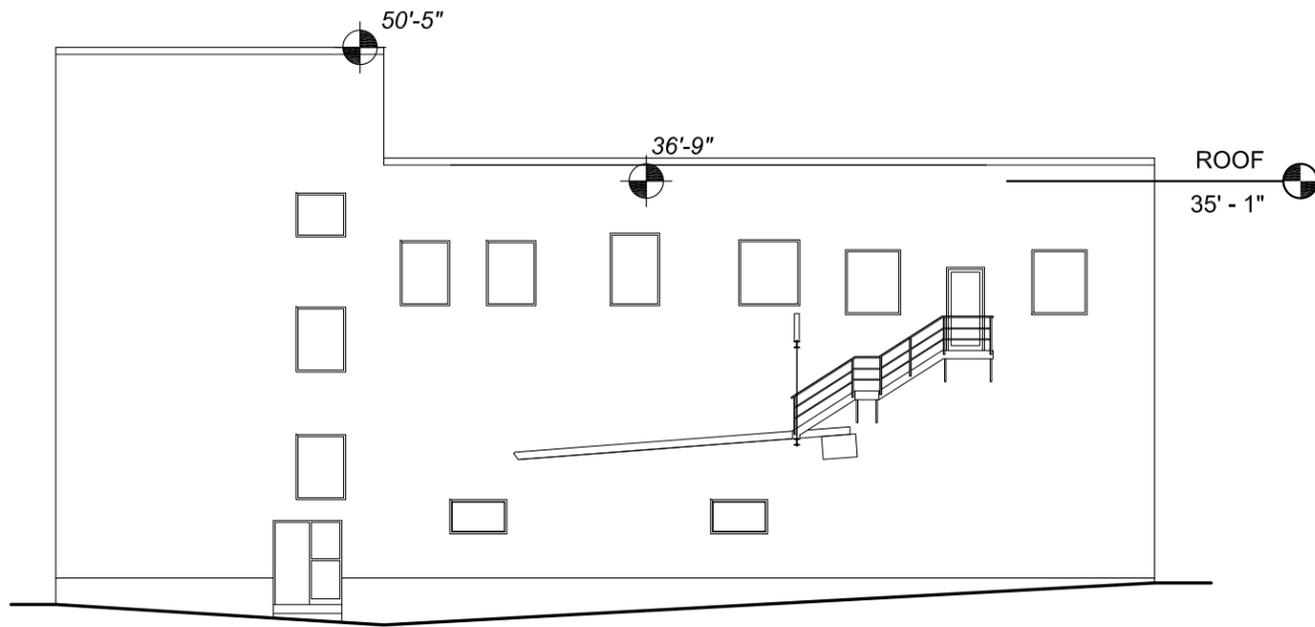


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ARCHITECTS

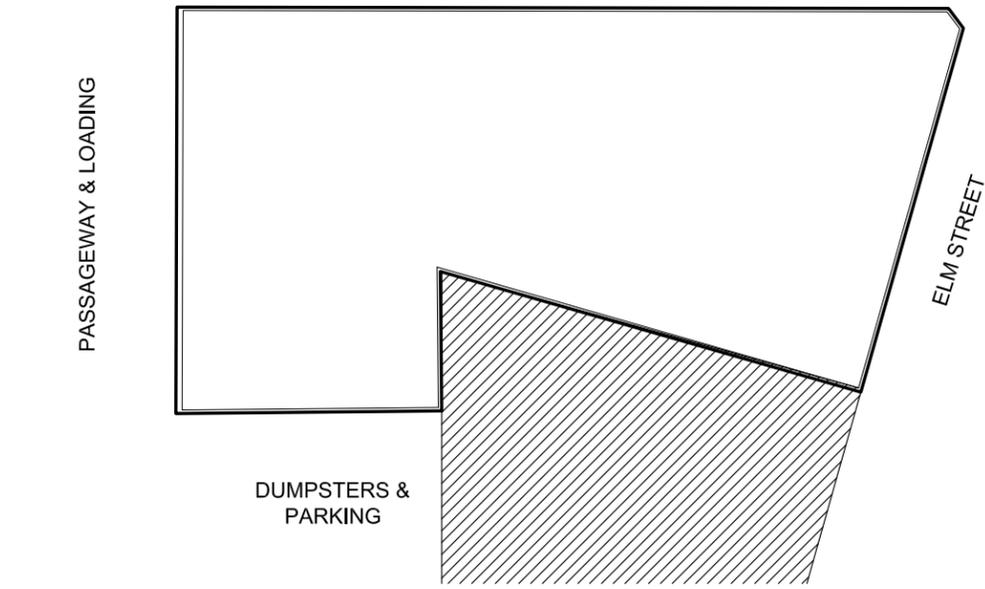
240A Elm St, Somerville, MA 02144  
617.628.5700  
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Designed  
Checked  
Project No. 11031.03  
Scale 1/16" = 1'  
Date 07.21.14

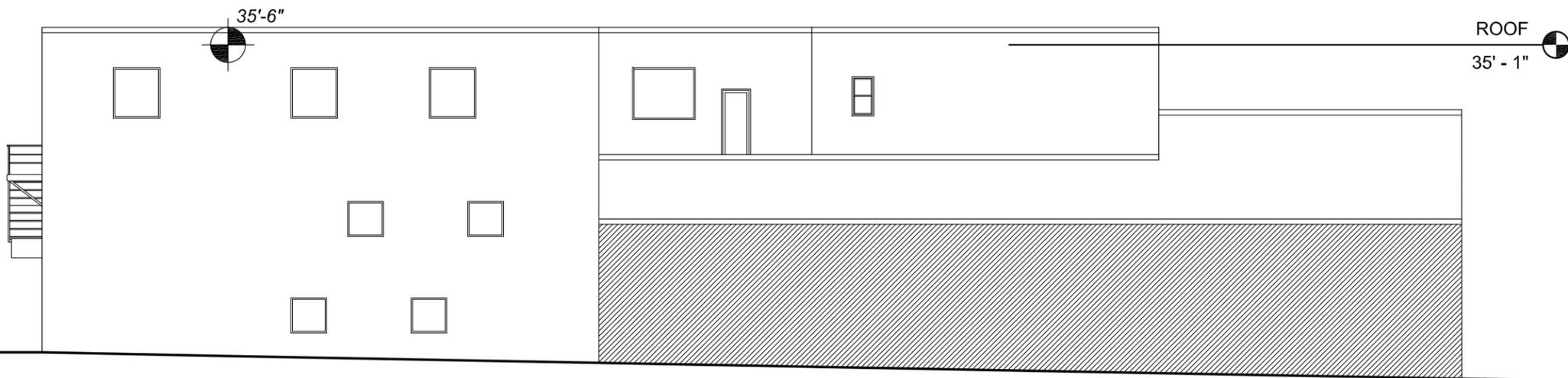
Drawing No. **X200**



DRIVEWAY ELEVATION



SITE PLAN



PARKING LOT ELEVATION

NOTE: ITALICS TARGET ELEVATIONS ARE TO GRADE, TYPICAL.

Project  
SPECIAL PERMIT SUBMISSION  
**BROTHERS MRKTPPLACE & CRUNCH**  
240 ELM STREET, SOMERVILLE, MA

Title  
**DRIVEWAY AND PARKING  
EXISTING ELEVATIONS**



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ARCHITECTS

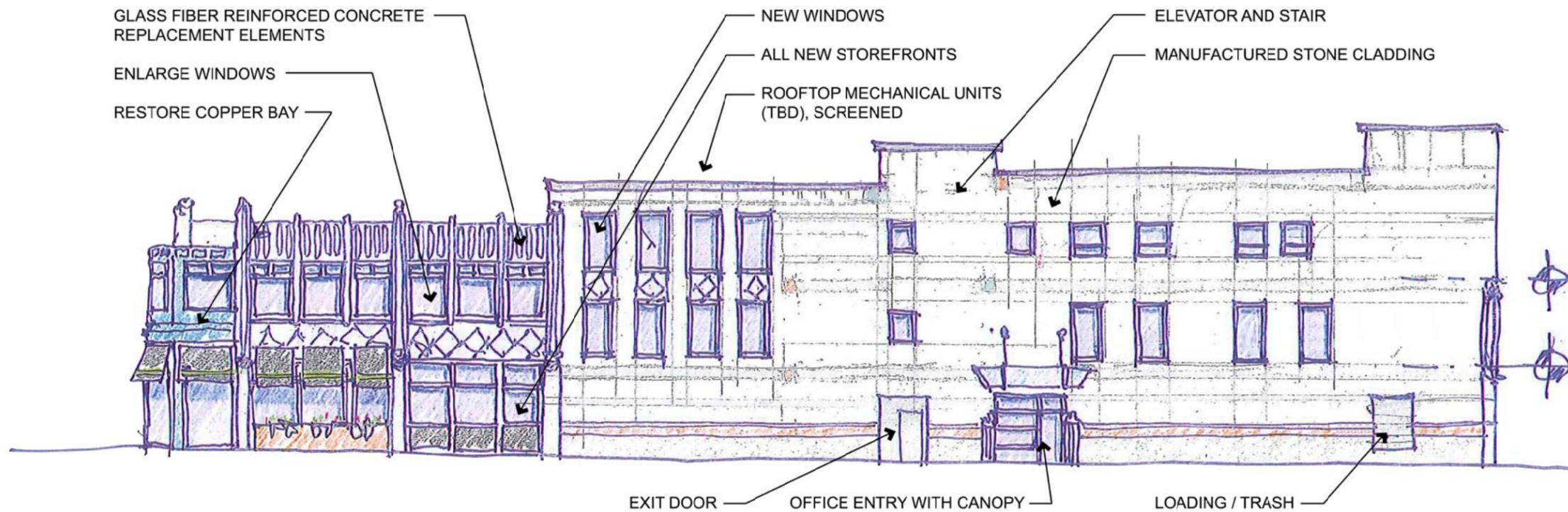
240A Elm St, Somerville, MA 02144  
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Designed	Checked	Project No. 11031.03	Scale SOMERVILLE, MA	Date 07.21.14
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Drawing No.  
**X201**



ELM STREET ELEVATION



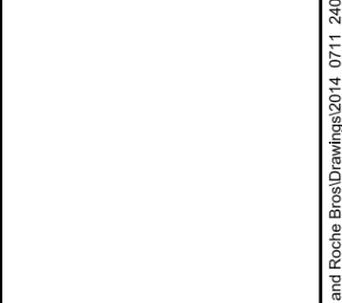
CHESTER STREET ELEVATION

Project  
 SPECIAL PERMIT SUBMISSION  
 BROTHERS MRKTPLACE & CRUNCH  
 240 ELM STREET, SOMERVILLE, MA

Title  
 CONCEPT  
 EXTERIOR ELEVATIONS

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**SQUARE**  
 ARCHITECTS



Designed	Checked	Project No. 11031.03	Scale 1/16" = 1'	Date 10.15.14
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Drawing No.  
**A200**



Project  
 SPECIAL PERMIT SUBMISSION  
**BROTHERS MRKTPPLACE & CRUNCH**  
 240 ELM STREET, SOMERVILLE, MA

Title  
**BROTHERS MARKETPLACE**  
**CONCEPT RENDERING**



**DAVIS** 240A Elm St., Somerville, MA 02144  
**SQUARE** 617 628 5700  
 ARCHITECTS www.davis-squarearchitect.com

Designed

Checked

Project No.  
 11031.03

Scale  
 1/16" = 1'

Date  
 10.15.2014

Drawing No.  
**A201**



Designed

Checked

Project No.  
11031.03

Scale  
1/16" = 1'

Date  
07.21.14

Drawing No.

**A202**



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**SQUARE** 617 628 5700  
**ARCHITECTS** www.davisquarearchitect.com

Project

SPECIAL PERMIT SUBMISSION  
**BROTHERS MRKTPPLACE & CRUNCH**  
240 ELM STREET, SOMERVILLE, MA

Title

**CONCEPT RENDERING**

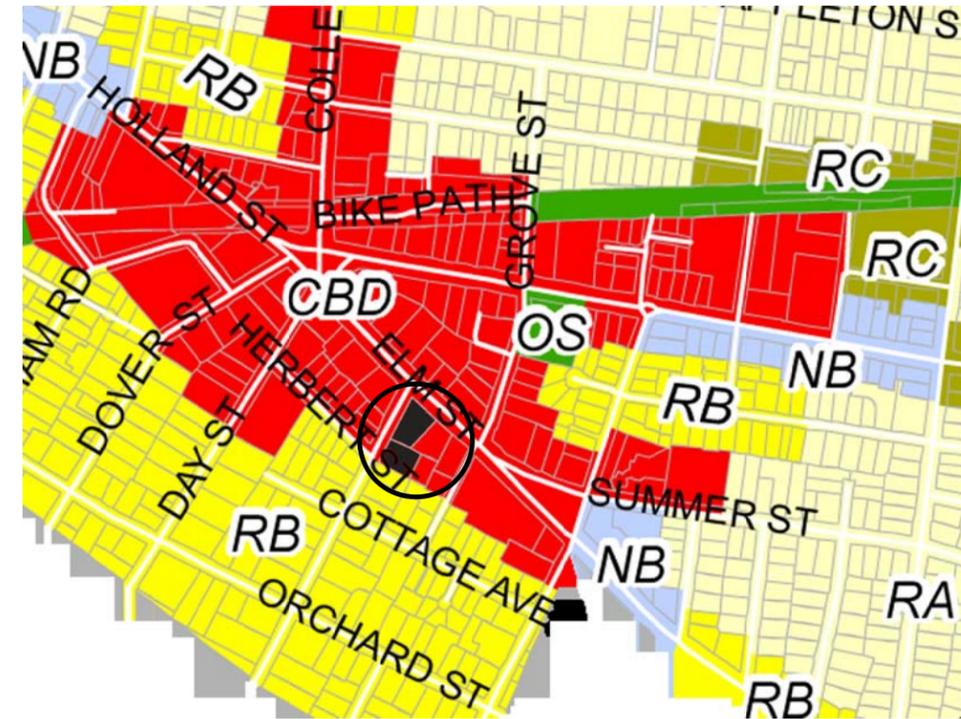
Roche Bros. + Crunch Fitness - 240 Elm St.

7-21-14

Zoning Comparison Central Business District - CBD

	Per ordinance	Required	Existing	Proposed	Notes
A Minimum Lot size	N/A	N/A	N/A	N/A	
B Minimum lot area/dwelling u	N/A	N/A	N/A	N/A	
C Maximum ground coverage	80%	80%	100%	no change	
D Landscaped area, minimum	10%	10%	0%	no change	
E Floor area ratio (FAR)	2.00	2.00	<b>2.60</b>	<b>2.75</b>	
F Maximum height - stories	4	4	3	no change	
F w/in 30 ft of RB district (20	3	3	3	no change	
F Maximum height - feet*	50	50	27'-11"	no change	At Elm St. facade
F Maximum height - feet*	50	50	29'-6"	no change	At Chester St. facade near Elm St.
F Maximum height - feet*	50	50	36'-11"	no change	At Chester St. facade (including new
F Maximum height - feet*	50	50	40'-3"	no change	Elevator PH along Chester St. facade
F Adjacent to RB zone (20)	40	40	50'-5"	no change	Stair/freight elevator PH along rear alleyway
F Adjacent to RB zone (20)	40	40	36'-9"	Changed	At rear alleyway
F Adjacent to RB zone (20)	40	40	35'-6"	no change	At rear parking lot
G Minimum front yard	N/A	N/A	N/A	N/A	
H Minimum side yards (12)	N/A (12)	15	0	no change	Assume alleyway is 'rear' yard. Side abuts another building.
I Minimum rear yards	10 ft. + 2 feet for each story	16 ft.	12'	no change	Per plot plan dated 11-24-2010
J Minimum frontage	N/A	N/A	N/A	N/A	
K Pervious area, minimum	N/A	N/A	N/A	N/A	

\* "height" is approximate grade to "roof beam" per Article 2.2.66 - does not include parapets. See elevation drawings



Building Areas				7/21/2014
Existing				
	GROSS FLOOR AREA	EDUCTIONS	ET FLOOR AREA	
BASEMENT	14,799.70	20%	11,839.76	
FIRST	14,695.90	20%	11,756.72	
SECOND	14,799.70	20%	11,839.76	
THIRD	7,360.70	20%	5,888.56	
TOTALS	51,656.00		41,324.80	
NET AREA TOTAL	41,324.80			
LOT AREA	15,896.00			
FAR	2.60			
Proposed				
	GROSS FLOOR AREA	EDUCTIONS	ET FLOOR AREA	
BASEMENT	14,799.70	20%	11,839.76	
FIRST	14,695.90	20%	11,756.72	
SECOND	14,799.70	20%	11,839.76	
RDFLOOR (WITH NEW)	10,335.00	20%	8,268.00	
TOTALS	54,630.30		43,704.24	
NET AREA TOTAL	43,704.24			
LOT AREA	15,896.00			
FAR	2.75			

Project  
SPECIAL PERMIT SUBMISSION  
BROTHERS MRKTPLACE & CRUNCH  
240 ELM STREET, SOMERVILLE, MA

Title  
ZONING MAP, BUILDING AREAS AND  
COMPARISON CHART



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**SQUARE**  
ARCHITECTS

Designed  
Checked  
Project No. 11031.03  
Scale NTS  
Date 10.15.14

Drawing No.  
**A300**



Designed

Checked

Project No.  
11031.03

Scale  
NTS

Date  
07.21.14

Drawing No.

**A500**



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SQUARE**  
ARCHITECTS

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Project

SPECIAL PERMIT SUBMISSION  
**BROTHERS MRKTPPLACE & CRUNCH**  
240 ELM STREET, SOMERVILLE, MA

Title

**EXISTING CONDITIONS  
PHOTOGRAPHS**



Project  
 SPECIAL PERMIT SUBMISSION  
**BROTHERS MRKTPACE & CRUNCH**  
 240 ELM STREET, SOMERVILLE, MA

Title  
**EXISTING CONDITIONS  
 PHOTOGRAPHS**

 **DAVIS  
 SQUARE**  
 ARCHITECTS

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 617.628.5700  
 www.davis-squarearchitect.com

Designed

Checked

Project No.  
 11031.03

Scale  
 NTS

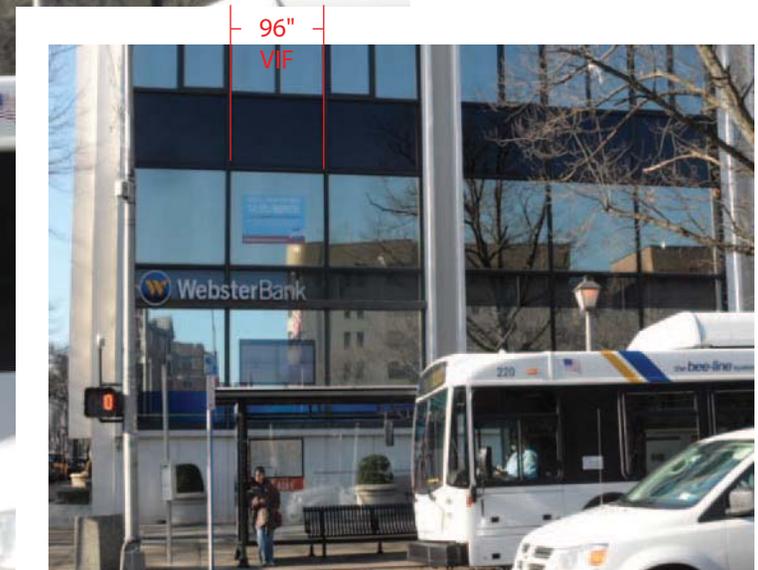
Date  
 07.21.14

Drawing No.  
**A501**

Note: For preliminary design purposes only. Accurate field survey and dimension verification required before beginning construction.



REF. LINE 2



Proposed - @ N. Broadway, Main St. similar

Existing

Print History	Date	Description	Title	Crunch Fitness	Sign Type	CF-WV-NB
2473BE	4/18/13		City/State	White Plains, NY	Location	N. Broadway & Main St.
2473BR-2	5/15/13		Customer	Crunch Fitness	Size	2' 7" x 4' 0.5" (10.4 sq ft)
			Acct Exec.	JR	Description	(11) digitally printed PSV logos
			Quote	27458		
			Line	<b>10</b>		

**LAURETANO**  
SIGN GROUP

1 Tremco Drive. Terryville, CT 06786  
phone: 860.582.0233 fax: 860.583.0949  
signs@lauretano.com www.lauretano.com



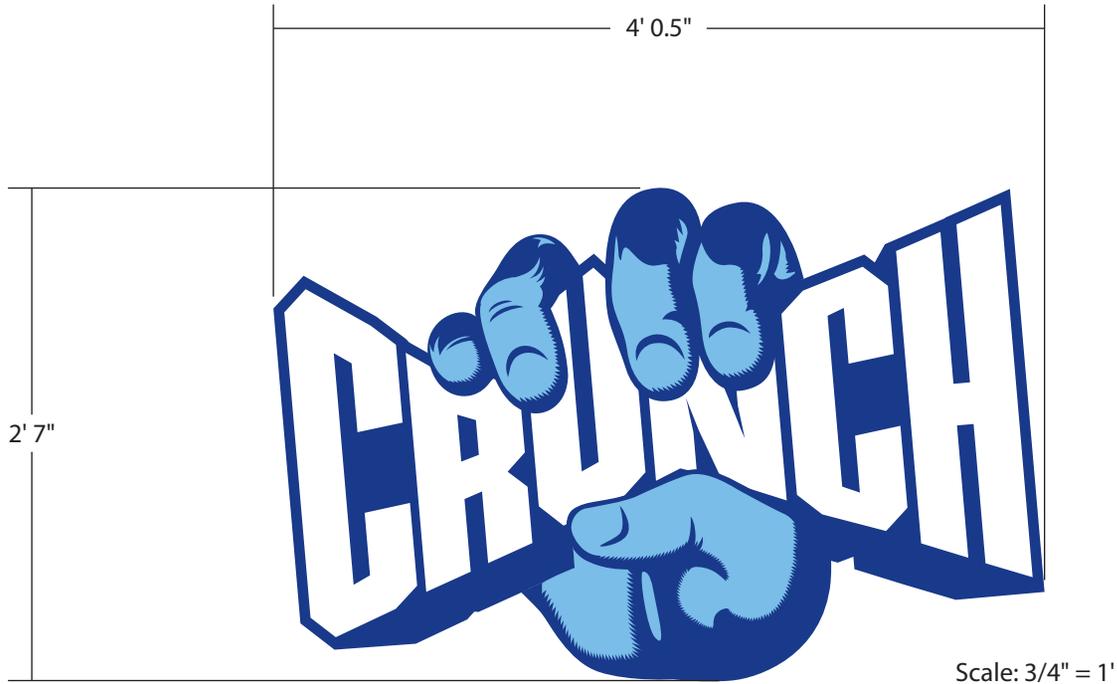
**NOTES**

Graphics applied to center windows only

**REAR WINDOW GRAPHICS**

Print	2473BR-2	Quote	27458		
Date	5/15/13	Line	10		

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signs@lauretano.com www.lauretano.com



Scale: 3/4" = 1'

**MATERIALS / COLORS**

Digitally printed PSV to match PMS 292c, PMS 2748c & white

CLIENT APPROVAL

\_\_\_\_\_  
 AUTHORIZED SIGNATURE DATE

PROCEED TO PRODUCTION

\_\_\_\_\_  
 AUTHORIZED SIGNATURE DATE



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 phone: 860.582.0233 fax: 860.583.0949  
 signs@lauretano.com www.lauretano.com

**TECHNICAL PAGE**

Print 2473BR-2	Quote 27458	Installation Method 1st surface
Date 5/15/13	Line 10	



Proposed



Existing

Note: For preliminary design purposes only. Accurate field survey and dimension verification required before beginning construction.

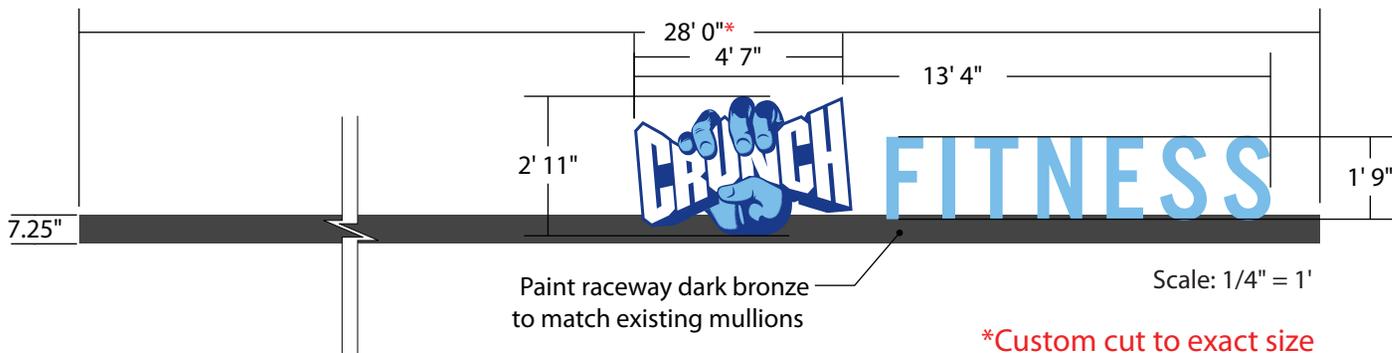
REF. LINE 9

312"  
VIF

Print History	Date	Description	Title	Crunch Fitness	Sign Type	CF-CL21-Rail Mounted
2470BE	4/18/13		City/State	White Plains, NY	Location	Rear Elevation / Courtyard
2470BR-2	5/15/13	remove logos	Customer	Crunch Fitness	Size	2' 11" x 13' 4" (39 sq ft)
2470BE-3	5/29/13	revise mounting	Acct Exec.	JR	Description	Rail mounted LED CLs
2470GG-4	8/2/13		Quote	27458		
2470BR-5	8/21/13	chnge raceway length	Line	1		

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SIGN GROUP

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signs@lauretano.com www.lauretano.com



\*Custom cut to exact size in the field

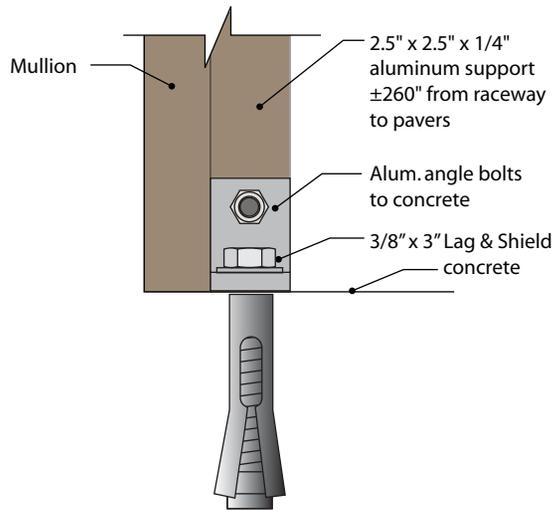
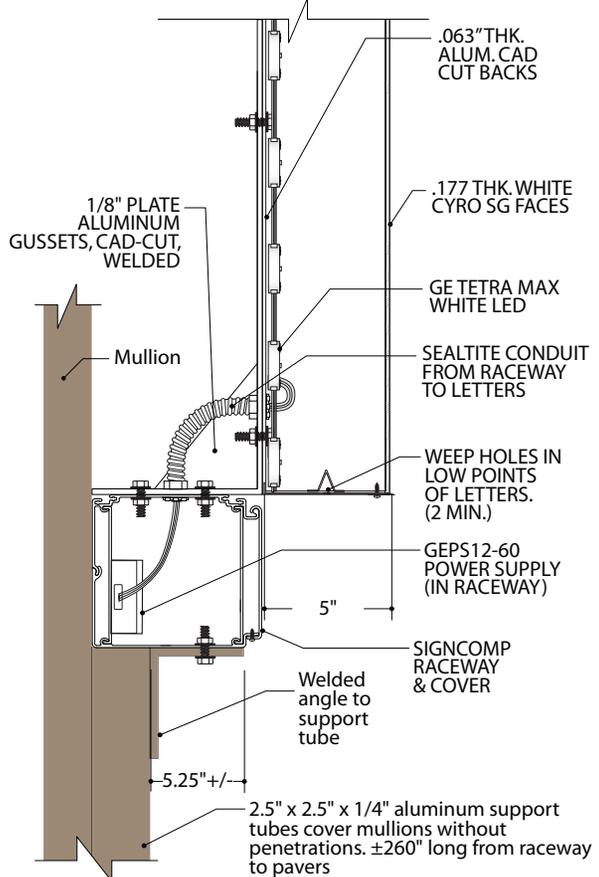
**MATERIALS / COLORS**

- FACES:**  
.177" thk. white acrylic faces w/ 1st surface trans PSV to match PMS 292c & PMS 2748c.
- TRIM CAPS:**  
1" Jewelite (white)
- RETURNS:**  
.040 aluminum coil (white)
- BACKS:**  
.063 aluminum CAD-cut
- LIGHTING/ELECTRICAL:**  
GE Tetra PowerMAX White LEDs (3 LEDs/module, 1.5 modules/ft.)  
Remote PS12-60 power supplies mounted in raceway

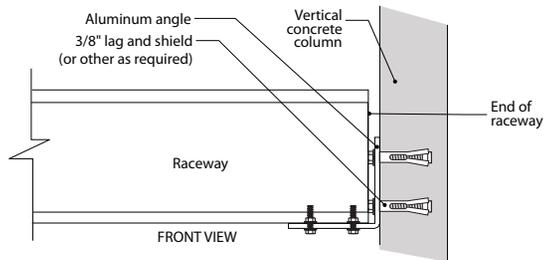
**NOTES**

1. Light-enhancement paint to be applied to CL interiors.
2. UL LABELS REQUIRED - Install in accordance with NEC
3. Primary Electrical by others.

Volt: 120 - Power is based off 120 volt. If signs use anything other than 120 volt, then a difference in price will apply or a step down transformer will need to be used.



SUPPORT TUBE FOOTING DETAIL  
Scale: NTS



END OF RACEWAY TO CONCRETE COLUMN ATTACHMENTS  
Scale: NTS

**TECHNICAL PAGE** **UL FILE NO. E70436**

Print 2470BR-5	Quote 27458	Installation Method Brackets lag into fascia w/ 2 support poles running along mullions.	Amps TBD
Date 8/21/13	Line 1		Volts 120

**CLIENT APPROVAL**

\_\_\_\_\_  
AUTHORIZED SIGNATURE DATE

**PROCEED TO PRODUCTION**

\_\_\_\_\_  
AUTHORIZED SIGNATURE DATE

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SQUARE  
ARCHITECTS

240A Elm Street  
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617.628.5700, tel  
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Brooks A. Mostue, AIA  
Clifford J. Boehmer, AIA  
Ross A. Speer, AIA  
Iric L. Rex, AIA

## 240 ELM STREET Area/Parking Calculations

As calculated on 9.23.2014 – with basement:

### Existing

- Basement: Office: 8,815 sf  
Retail: 1,497 sf (Dunkin' Donuts)
- 1<sup>st</sup> Floor: Office: 11,673 sf  
Retail: 1,444 sf (Dunkin' Donuts)
- 2<sup>nd</sup> Floor: Office: 13,307 sf
- 3<sup>rd</sup> Floor: Office: 6,610
- No Off-Street Parking Provided

### Parking (Existing)

- Office: 40,405 sf/575 = 70.27 required
- Retail @ Street Level: 1,444 sf/500 = 2.89 required
- Total Required: **73.16 spaces**

### Proposed

- Basement: Office: 4,770 sf  
Retail: 607 sf (Dunkin' Donuts)  
Retail: 6,220 (Brother's Marketplace)
- 1<sup>st</sup> Floor: Retail: 1,063 sf (Dunkin' Donuts)  
Retail: 12,218 sf (Brother's Marketplace)  
Health Club: 54 sf (Crunch Fitness – Dedicated Stairs to 2<sup>nd</sup> Floor)
- 2<sup>nd</sup> Floor: Health Club: 13,697 sf (Crunch Fitness)
- 3<sup>rd</sup> Floor: Health Club: 3,016 sf (Crunch Fitness)  
Office: 6,399 (Davis Square Architects)

### Parking (Proposed)

- Office: 11,169 sf/575 = 19.42 required
- Retail @ Street Level: 13,281/500 = 26.56 required
- Health Club: 16,767/500 = 33.53 required
- Total Required: **79.51 spaces**

NEXT

Parking (Comparison – Existing vs. New)

- Deficit: 6.35 spaces

Near Municipal Lot and Rapid Transit Reduction: 20%

Total Parking Requirement Deficit: 5.08 spaces

Allocation to Increased Uses (Retail and Health Club):

- Retail = 56%, 2.84 spaces

- Health Club = 44% 2.24 spaces

- Calculations

o Health Club: 16,767sf + Retail: 13,281sf = 30,048 sf

o Retail: 13,281sf / Total: 30,048sf = 0.44 x 100 = 44%

o Health Club: 16,767sf / Total: 30,048sf = 0.56 x 100 = 56%

Note:

Areas were calculated as follows:

- Calculations are Interior Net Areas (to inside face of exterior walls)
- Less shafts, stairs, penetrations, and building common spaces (lobbies, mechanical, utilities).
- Tenant areas include a proportionate share of common areas serving their spaces.
- Calculations provided to DCI for use in their report.



**DAVIS  
SQUARE**  
ARCHITECTS

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Iric L. Rex, AIA

## MEMORANDUM

DATE: October 5, 2014  
 FROM: Ross Speer  
 TO: Michael Argiros, Justin Ferris – CHARLES RIVER REALTY  
 CC: Richard DiGirolamo – DIGIROLAMO LAW OFFICES  
 RE: Special Permit Checklist/Submission – Base Architectural PAGES: 3  
 PROJECT: Roche Bros./Crunch Fitness /240 Elm Street PROJECT No.: 11031.03

The following is a summary review table addressing items listed in Somerville Zoning Ordinance Article 5.2.3, pertaining to special permit applications.

	Special Permit Requirement	Comments
1	names, addresses, and telephone numbers of the applicant, the owner if other than the applicant, and other agents for the applicant, such as the architect, engineer and/or attorney, and the name and address of the proposed project;	Provided by owner and attorney.
2	plot plan certified by land surveyor indicating total land area, boundaries, angles, and dimensions of the site and a north arrow;	See attached Mortgage Inspection Plan from November 2010.
3	scaled site plan(s) certified by a registered land surveyor, architect, landscape architect or engineer showing:	See above
a	present and proposed use of the land and existing buildings, if any;	Building contains three floors of office and retail, with no additional land. Proposed use includes reconfiguration of these uses (new tenants) plus an addition to the building's third floor. Additional info. by owner and attorney.
b	dimensions of existing and proposed building(s) or other structures including height, setback(s) from property lines and total square footage of all floors;	See attached "Existing conditions floor plans and elevations". See attached "Proposed schematic floor plans and elevations" See attached "building area" chart
c	locations and dimensions of any easements and public or private rights of way, or other burdens, existing or proposed; and	Provided by owner and attorney.
d	at grade parking and loading areas showing number, location, and dimensions of parking and loading spaces, driveways, access, and sidewalks;	Building has no parking. There is one city loading zone at the building's Chester St. loading dock., a 'passageway' (alley) at the rear of property, 12 ft. wide sidewalks along Elm St., 6 ft. wide sidewalks along Chester St.  Additional info. by owner and attorney.

4	a brief written description of the proposed project, such as proposed construction or demolition, all uses, who the project is intended to serve, expected number of employees, and/or occupants and methods and hours of operation, as applicable.	<p>Project scope includes rebuilding of the building's facades, construction of a new egress stair reconfiguration of office/retail uses on all three floors and an addition to 3rd floor. New tenants will now be Roche Bros. on the 1st floor (plus partial basement storage/staging), Crunch Fitness on the 2nd floor plus the newly constructed areas of the 3rd floor. Dunkin Donuts will remain but be relocated on the first floor (plus partial basement storage/staging). Davis Square Architects will remain in the existing rear portion of the 3rd floor.</p> <p>Additional info. by tenants, owner, and attorney.</p>
5	the total floor area and ground coverage ratio of each proposed building and structure;	See "Building Area Diagram", and "Building Areas" table in drawings..
6	front, side, and rear elevations;	See attached "Existing Elevations" plus "concept elevations and rendering in drawings.
7	existing and proposed contour elevations in two foot increments;	See attached Mortgage Inspection Plan from November 2010.
8	provisions for vehicular and pedestrian circulation;	See proposed plans and elevations for new entries. No changes to entry locations proposed currently. Additional info. by tenants, owner, and attorney.
9	color, materials, and exterior features of proposed structures;	See concept elevations and rendering.
10	landscaping and screening, including trees, stones, walls, fences, and other features to be retained and removed, as well as color, size, and type of landscaped surface materials;	Site has no landscaped areas. Urban location. N/A. No changes proposed currently.
11	measures taken to preserve and protect natural resources;	N/A
12	outdoor lighting, including location and intensity of lighting facilities;	Davis Square location. Outdoor lighting provided by City of Somerville.
13	dimensions and locations of signs, proposed and existing;	See "signage" sheets in drawings.
14	location and significance of historic structures;	N/A
15	method for handling solid waste disposal, and for screening of disposal facilities;	<p>Office and fitness tenants to retain waste internally then put out for pickup from existing entrance lobby on Chester St. on to sidewalk.</p> <p>Roche Bros to retain boxes and compost internally, disposed of per scheduled pickups. RB to have on enclosed trash compacter/container in rear area behind building.</p> <p>See drawings. Additional info. by tenant owner and attorney.</p>

16	description and location of all proposed mechanical and electrical system components, including exhaust and ventilation system, transformers, and satellite dishes;	In progress. No visible elements anticipated currently.  Additional info. by owner and attorney.
17	locations of and adequacy of existing and proposed on-site public utilities, facilities, and conditions (water, sewerage, and drainage), showing size and direction of flows;	In progress.  Additional info. by owner and attorney.
18	demolition and construction procedures including impact mitigation measures; an estimate of the time period required for completion of the development;	Information to be provided by owner and attorney.
19	a traffic study including estimated peak hour traffic volumes generated by the proposed use in relation to existing volumes and projected future conditions or, if the project is twenty-five thousand (25,000) square feet or more, a traffic impact analysis which is prepared by a professional traffic engineer;	Information to be provided by owner and attorney.
20	general summary of existing and proposed easements or other burdens now existing or to be placed on the property;	Information to be provided by owner and attorney.
21	wetlands, ponds, and surface water bodies, as defined under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, and rules promulgated thereunder, 310 CMR 10.00;	Information to be provided by owner and attorney.
22	photographs of at least eight (8) by ten (10) inches, showing the development site and surrounding parcels;	Included
23	names and addresses of all property owners within three hundred (300) feet of site boundaries; and	Information to be provided by owner and attorney.
24	such other information as will aid the SPGA in judging the application and in determining special conditions and safeguards, and as the SPGA should deem necessary, in its determination of completeness of said application as provided in Section 5.3.1 and the SPGA Rules and Regulations.	Information to be provided by owner and attorney.