

SPECIAL PERMIT SUBMISSION

BROTHERS MARKETPLACE AND CRUNCH FITNESS

240 ELM STREET, SOMERVILLE, MA

DRAWING LIST

	COVER	
---	PLOT PLAN	
X100	EXISTING CONDITIONS BASEMENT FLOOR PLAN	
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X102	EXISTING CONDITIONS SECOND FLOOR PLAN	
X103	EXISTING CONDITIONS THIRD FLOOR PLAN	
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SUPPLEMENTAL SHEETS - 10/15/14

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

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

SUPPLEMENTAL SHEETS

OCTOBER 15, 2014



PROJECT NO.

11031.03

JOB # 11-249-10

MORTGAGE INSPECTION PLAN
NAME ELM CHESTER, LLC

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

SOMERVILLE, MA

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

DEED BOOK/PAGE 54445/120

PLAN BOOK/PLAN

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.



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

PHONE: 508-752-8885

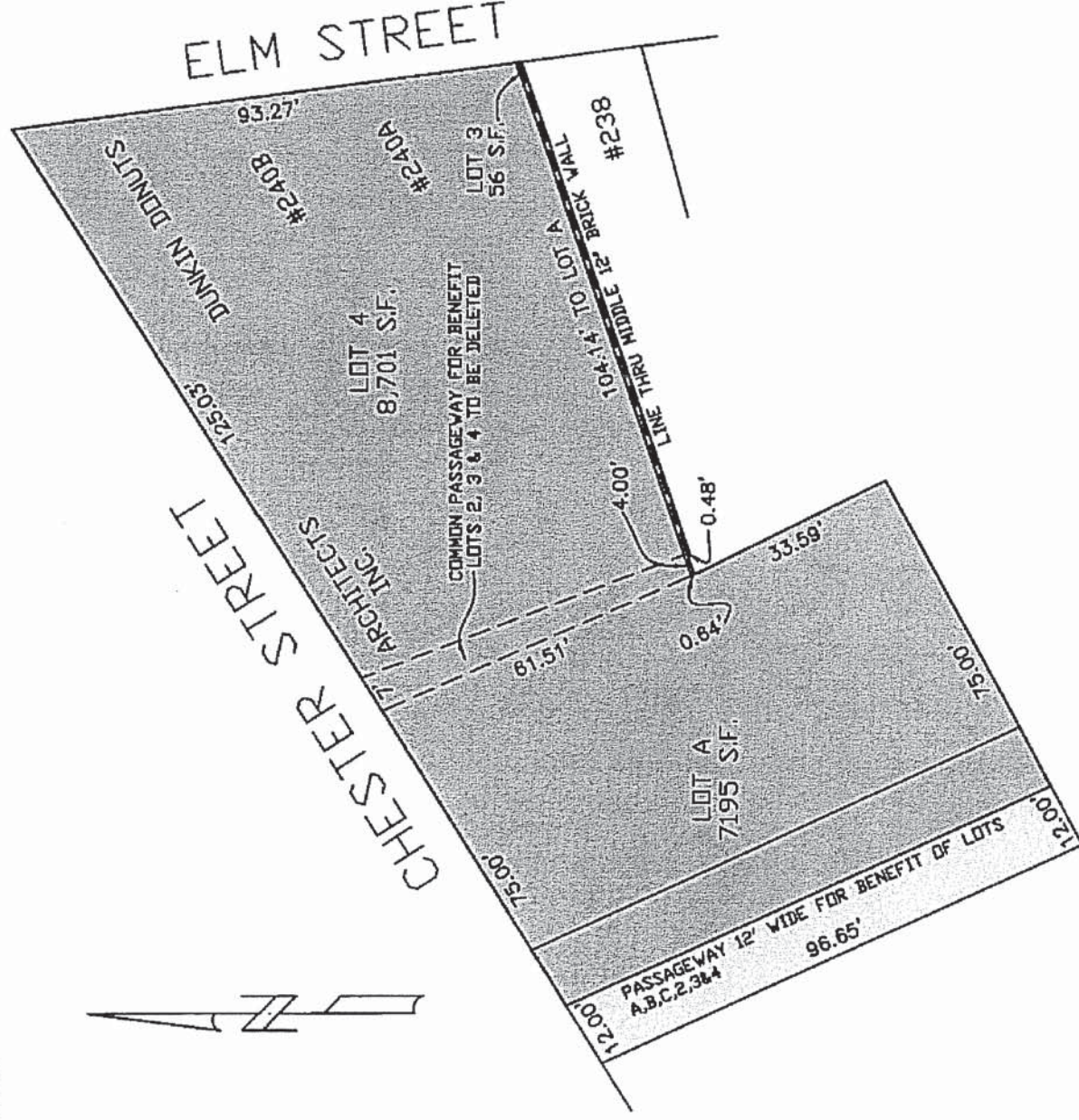
FAX: 508-752-8895

RMTHSTGROUP.NET

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

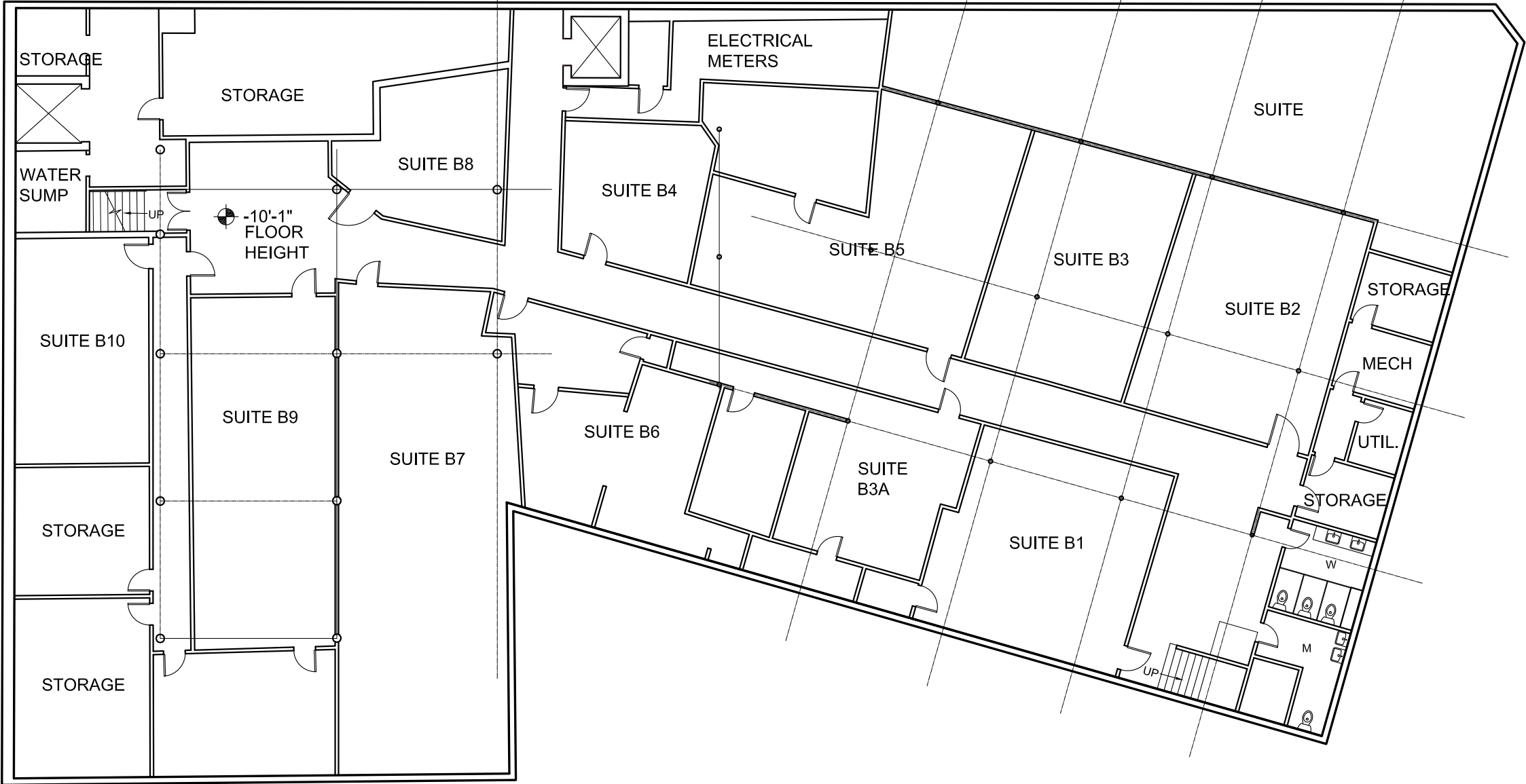
REGISTRY MIDDLESEX SOUTH

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 EVIDENCES OF ZONING REQUIREMENTS REGARDING STRUTTING OR PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW).
NOTE: THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT A MORTGAGE OR INSTRUMENT OF RECORD. 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.



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

DRAWN BY: JM
CHECKED BY:



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

Drawing No.

X100

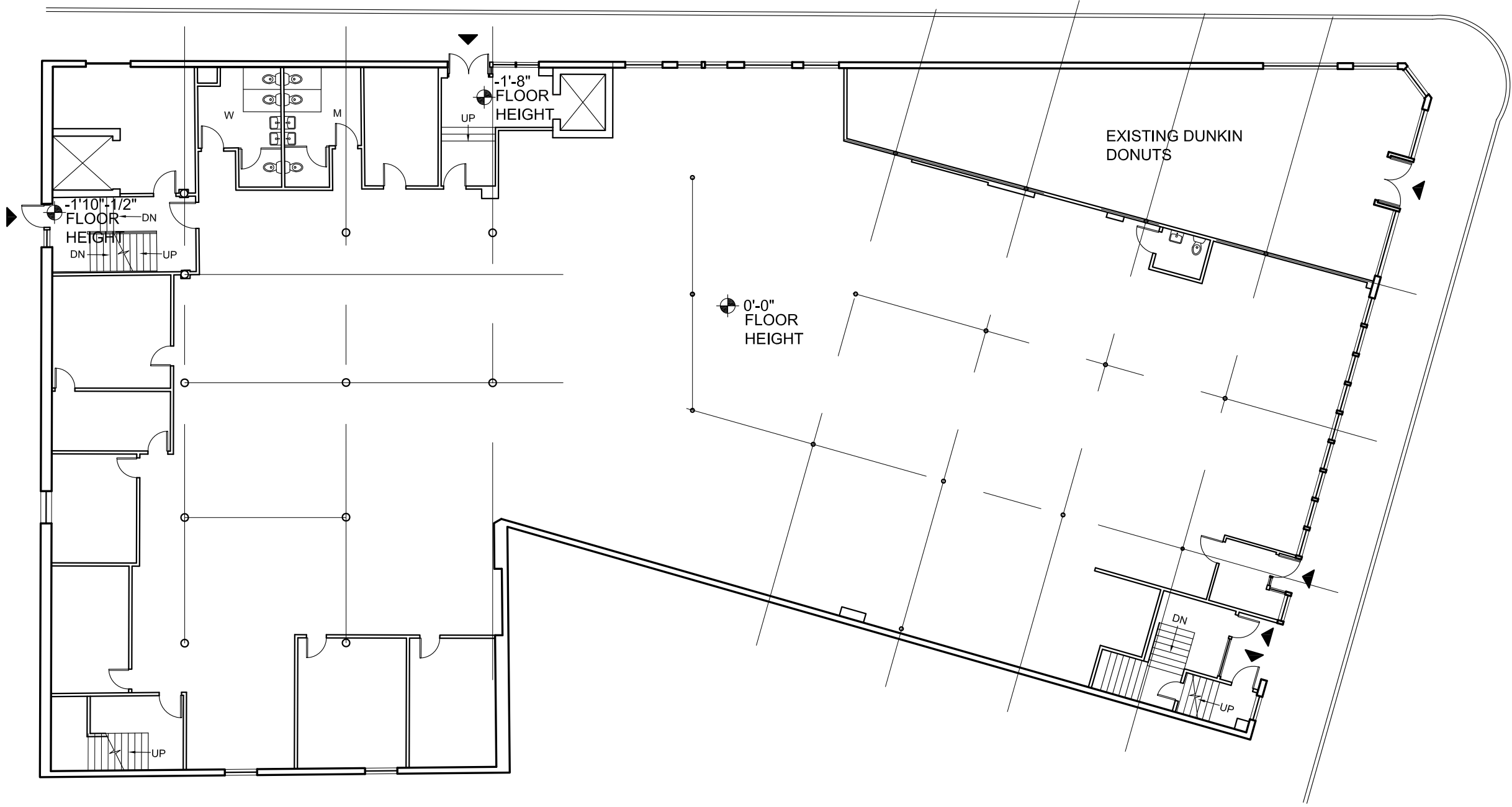


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Project
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 BROTHERS MRKTPLACE & CRUNCH
 240 ELM STREET, SOMERVILLE, MA

Title
 EXISTING CONDITIONS
 BASEMENT FLOOR PLAN



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Checked

Project No.

11031.03

Scale

1/16" = 1'-0"

Date

07.21.14

Drawing No.

X101



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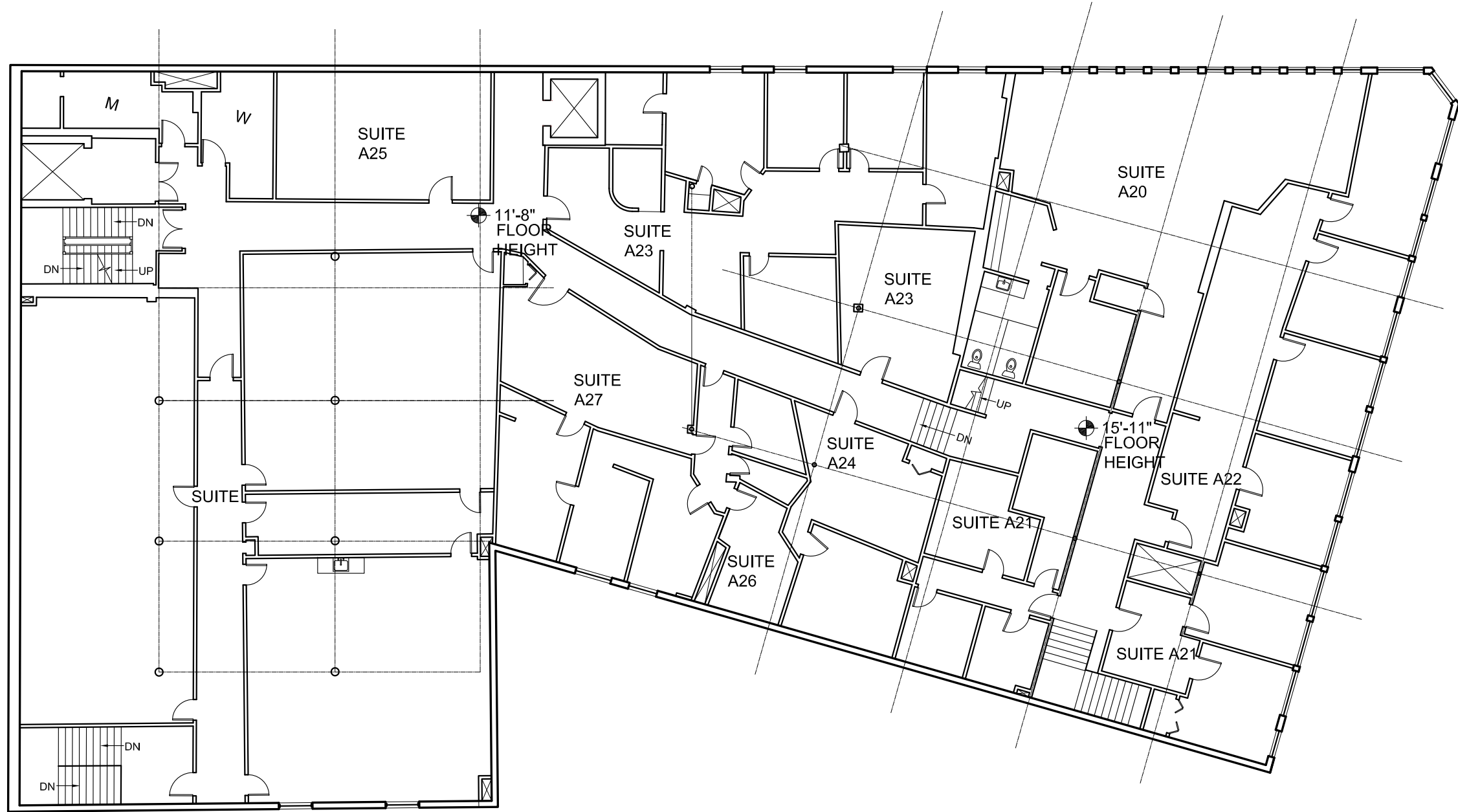
BROTHERS MRKTPLACE & CRUNCH

240 ELM STREET, SOMERVILLE, MA

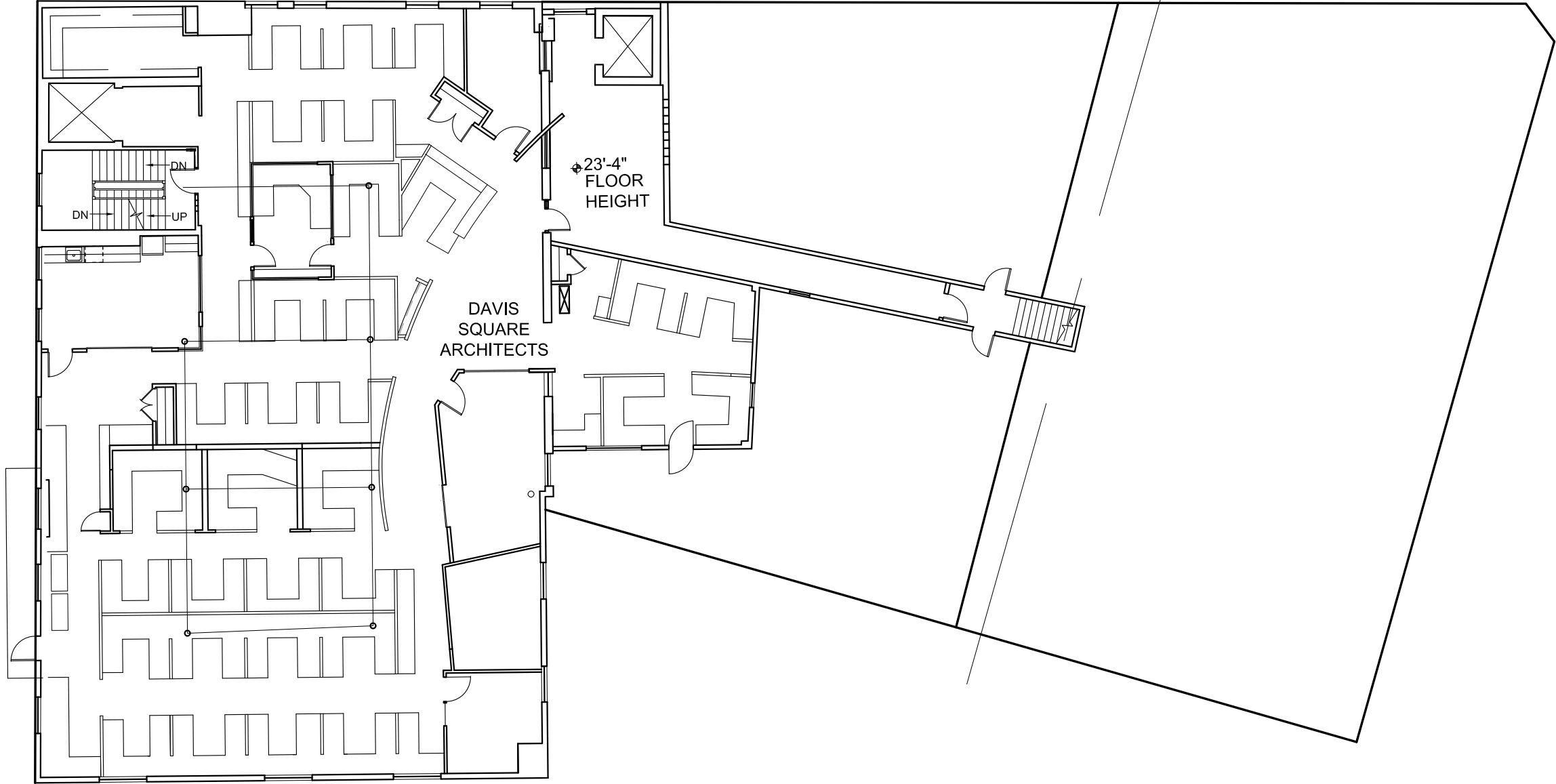
Title

EXISTING CONDITIONS

FIRST FLOOR PLAN



Project		SPECIAL PERMIT SUBMISSION BROTHERS MRKTPLACE & CRUNCH 240 ELM STREET, SOMERVILLE, MA	
Title		EXISTING CONDITIONS SECOND FLOOR PLAN	
		D A V I S S Q U A R E A R C H I T E C T S 240A Elm St, Somerville, MA 02144 617 628 5700 www.davisquarearchitect.com	
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

Drawing No.

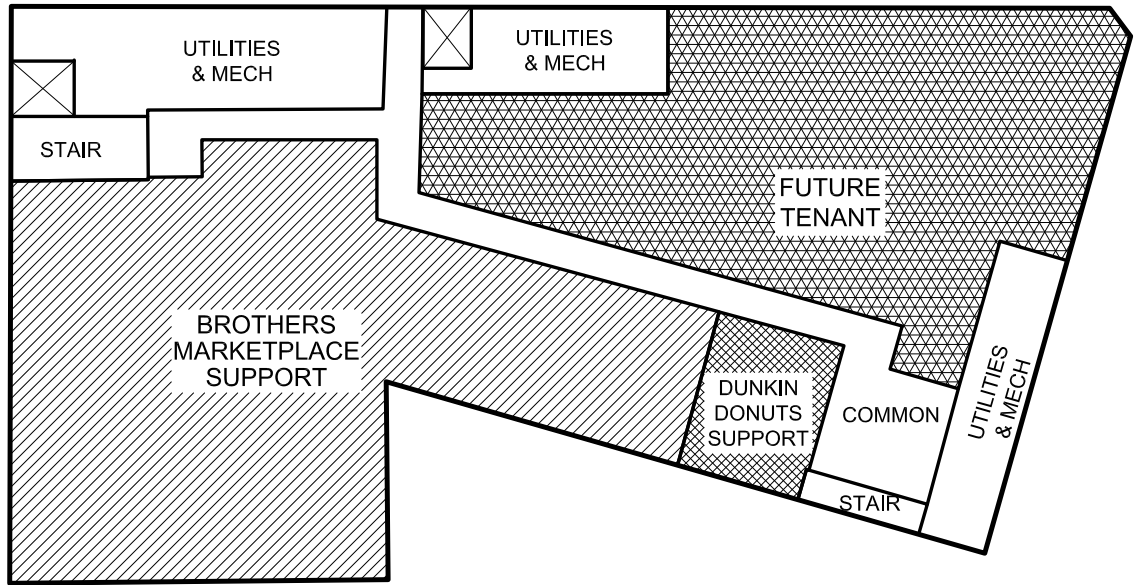
X103

Project
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BROTHERS MRKTPPLACE & CRUNCH
240 ELM STREET, SOMERVILLE, MA

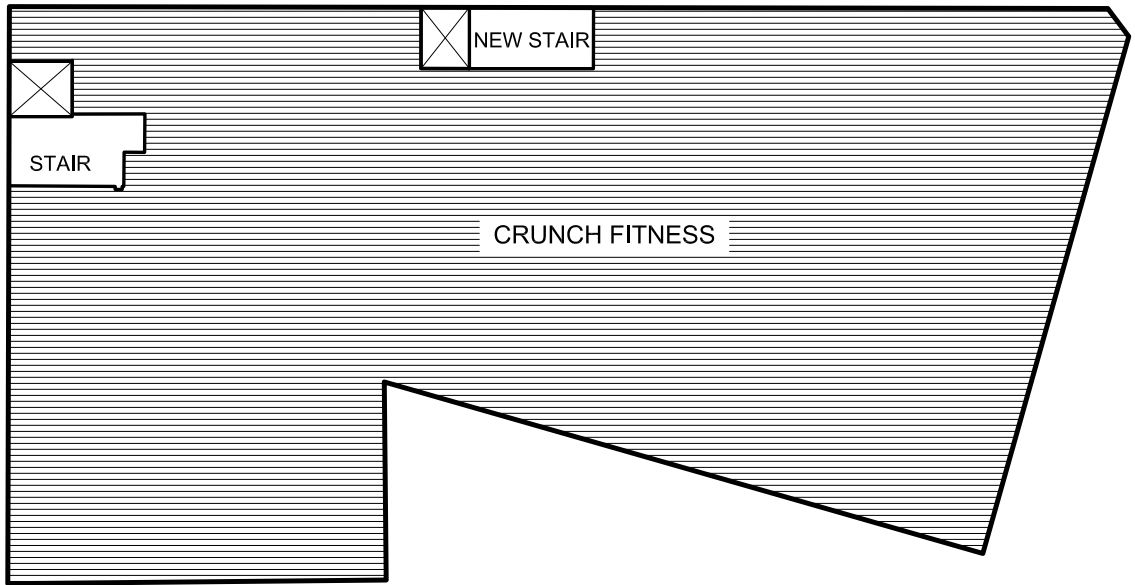


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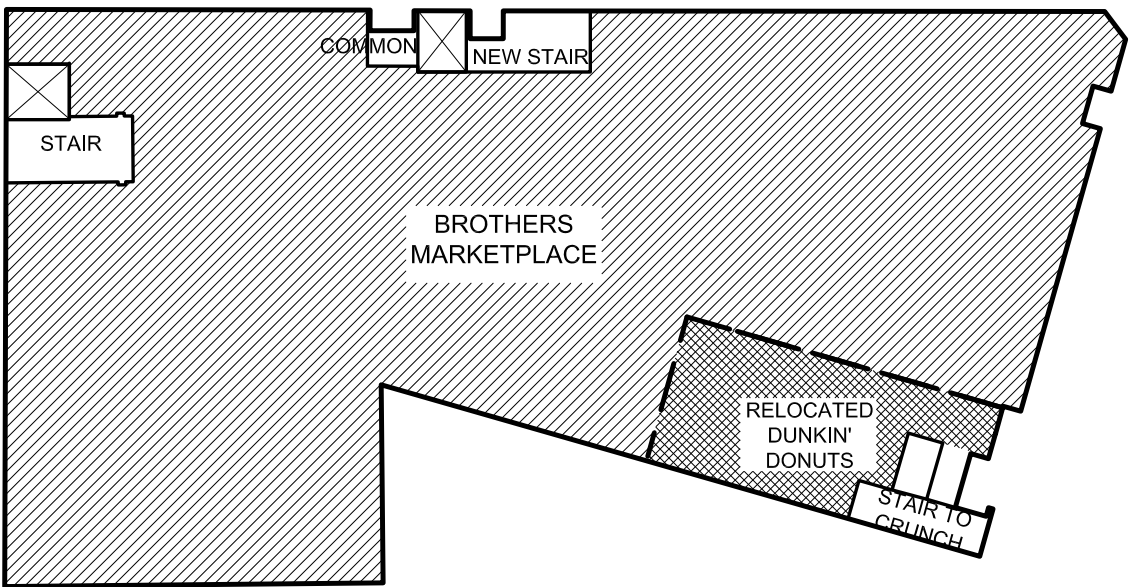
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EXISTING CONDITIONS
THIRD FLOOR PLAN



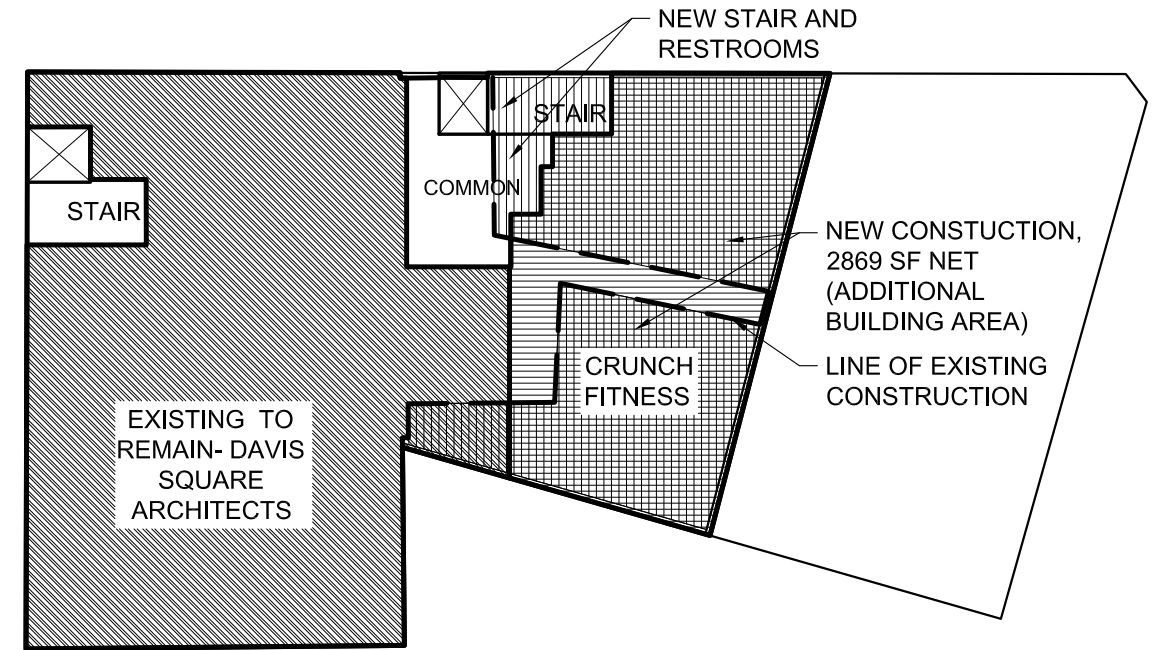
BASEMENT



2ND FLOOR



1ST FLOOR



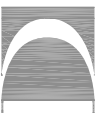
3RD FLOOR

Project

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Title

BUILDING AREA DIAGRAM



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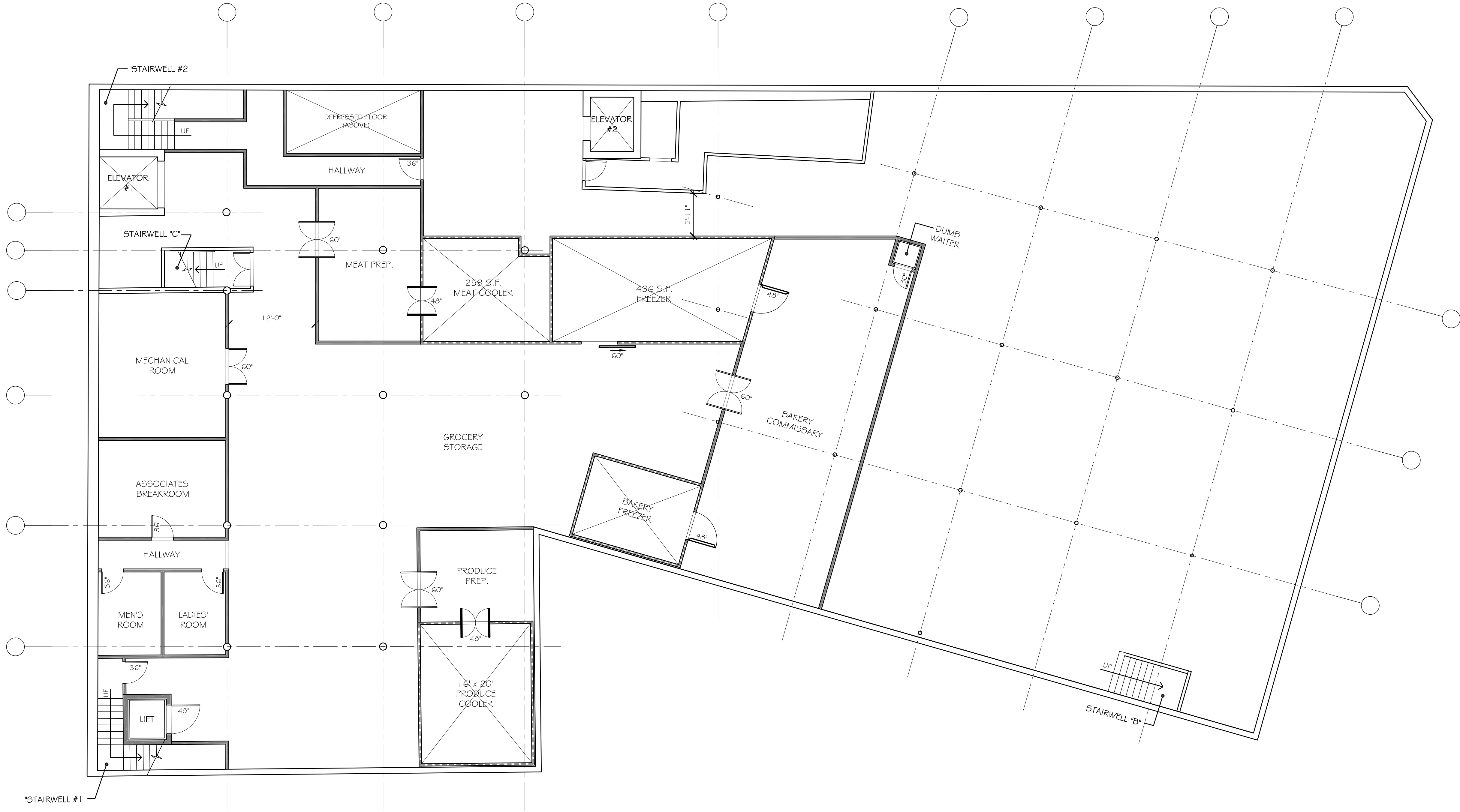
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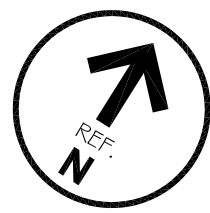
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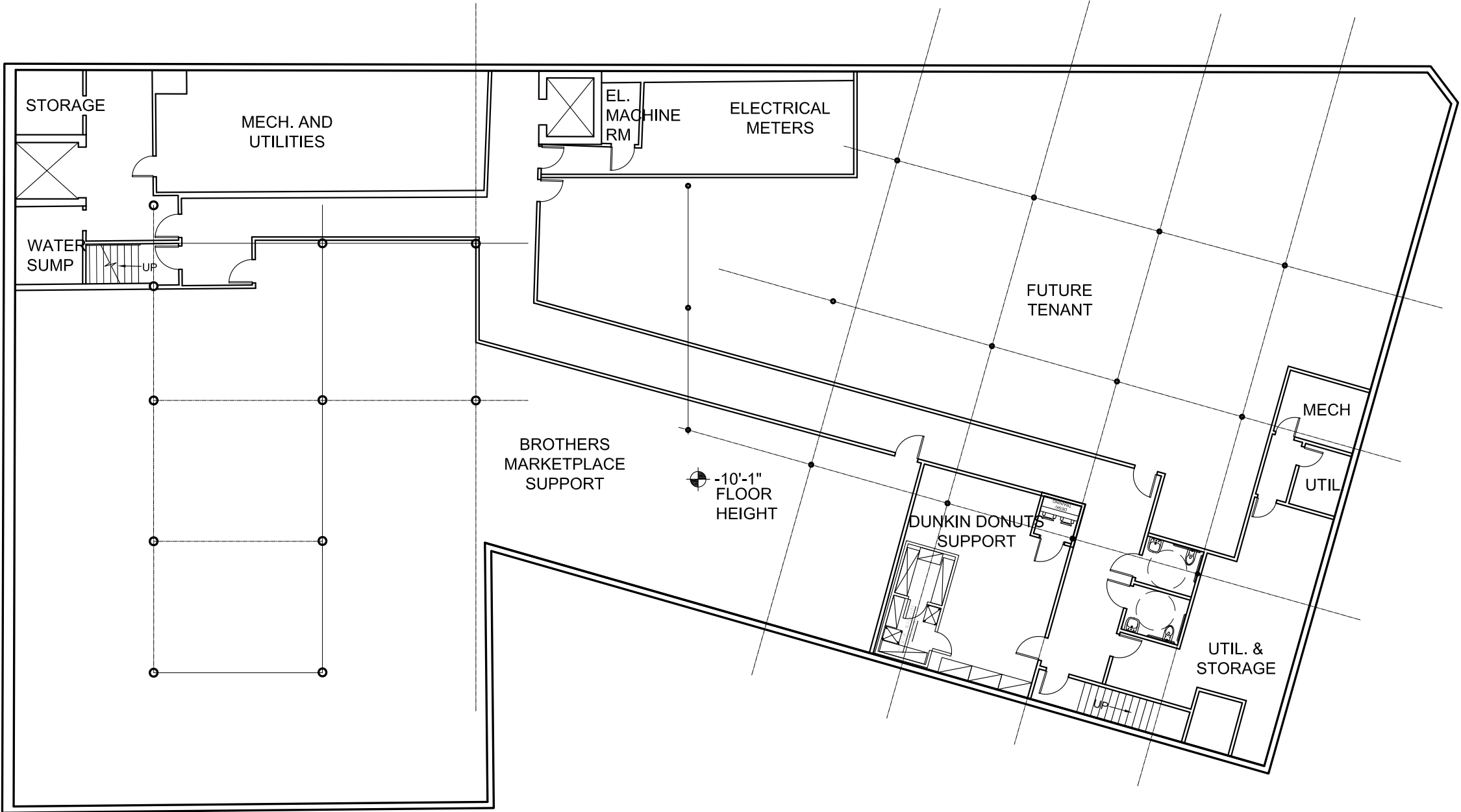
A001



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



DATE: Oct 07, 2014		PROJECT NO: 1407		SHEET NO: FP.2	
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		SEAL:	
SCALE: 1/8" = 1'-0"		DRAWN BY: GGL		CHECKED BY: CAB	
REVISIONS:					



Designed

Checked

Project No.

11031.03

Scale

1/16" = 1'-0"

Date

07.21.14

Drawing No.

A100

Project

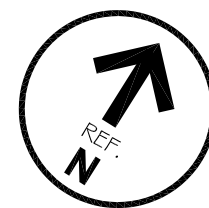
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240 ELM STREET, SOMERVILLE, MA

Title

PROPOSED SCHEMATIC
BASEMENT FLOOR PLAN



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1
FP.1

FIXTURE PLAN

SCALE: 1/8" = 1'-0"

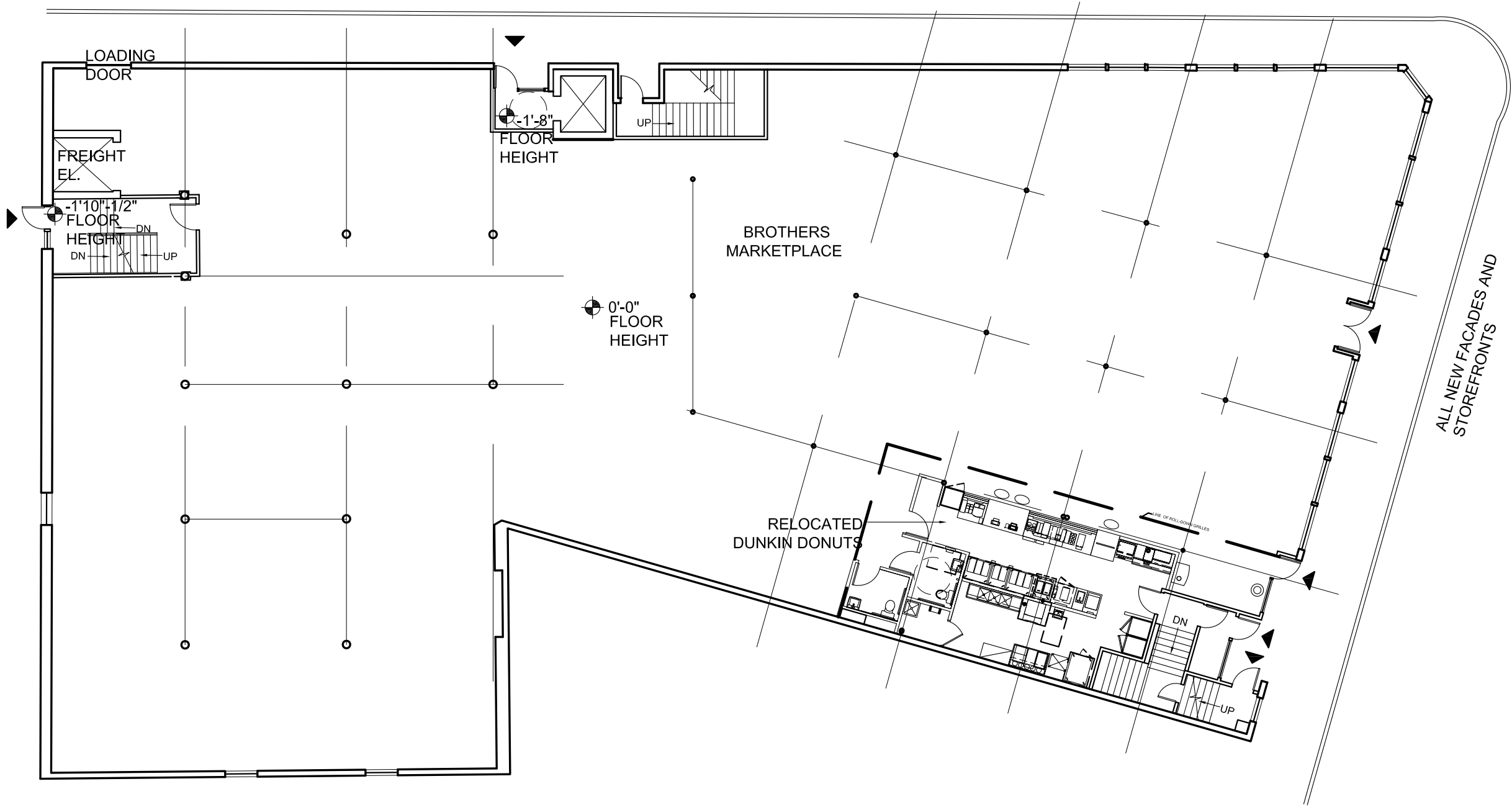
DATE: Oct 07, 2014
PROJECT NO: 1407
SHEET NO: FP.1

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

TITLE:	DRAWN BY:	CHECKED:

ME: **BROTHERS**
MARKETPLACE
2240 Elm Street
Somerville, MA

REVISIONS:



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

FIRST FLOOR PLAN



DAVIS

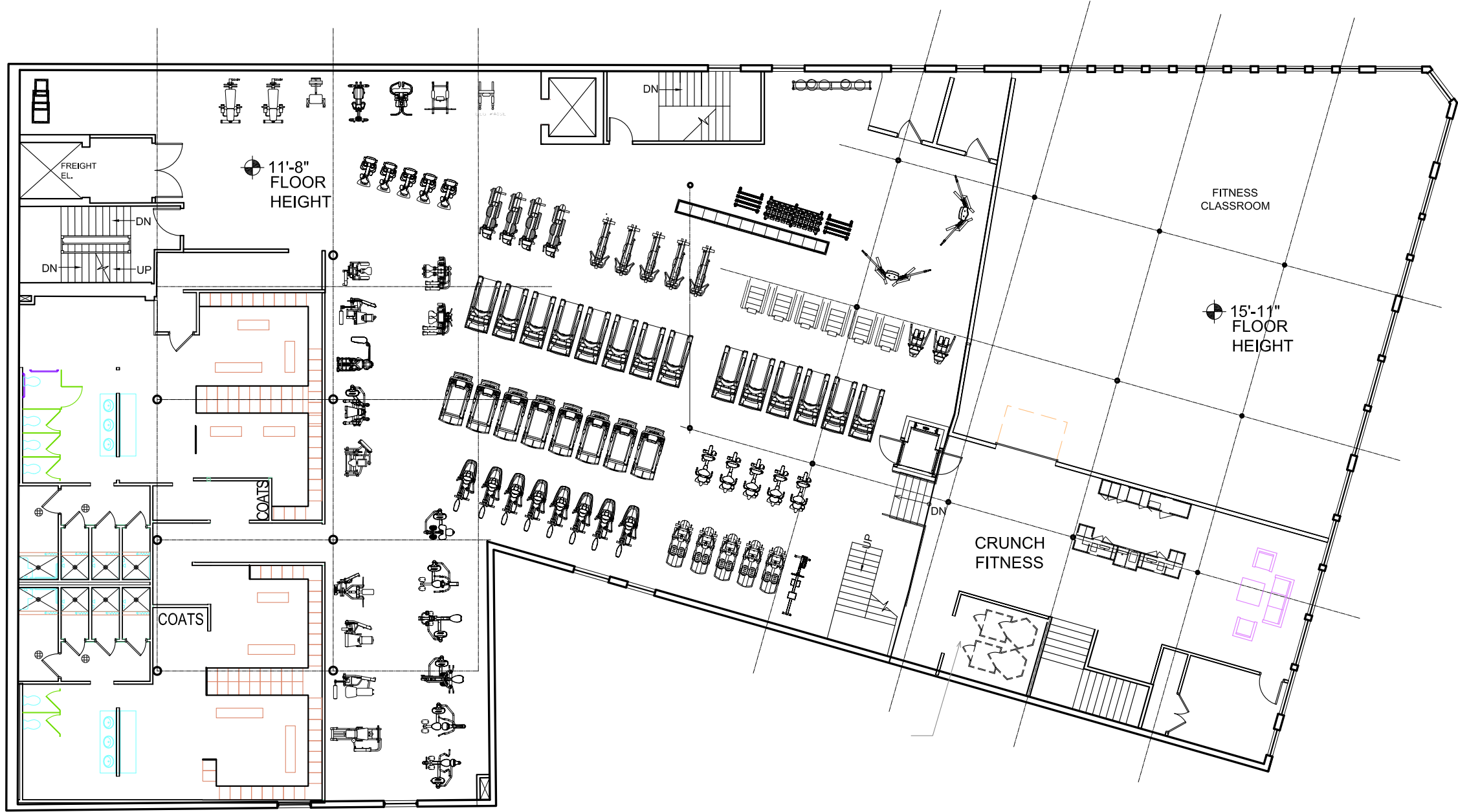
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Checked
Project No.
11031.03
Scale
1/16 = 1'-0"
Date
07.21.14

Drawing No.

A102

Project

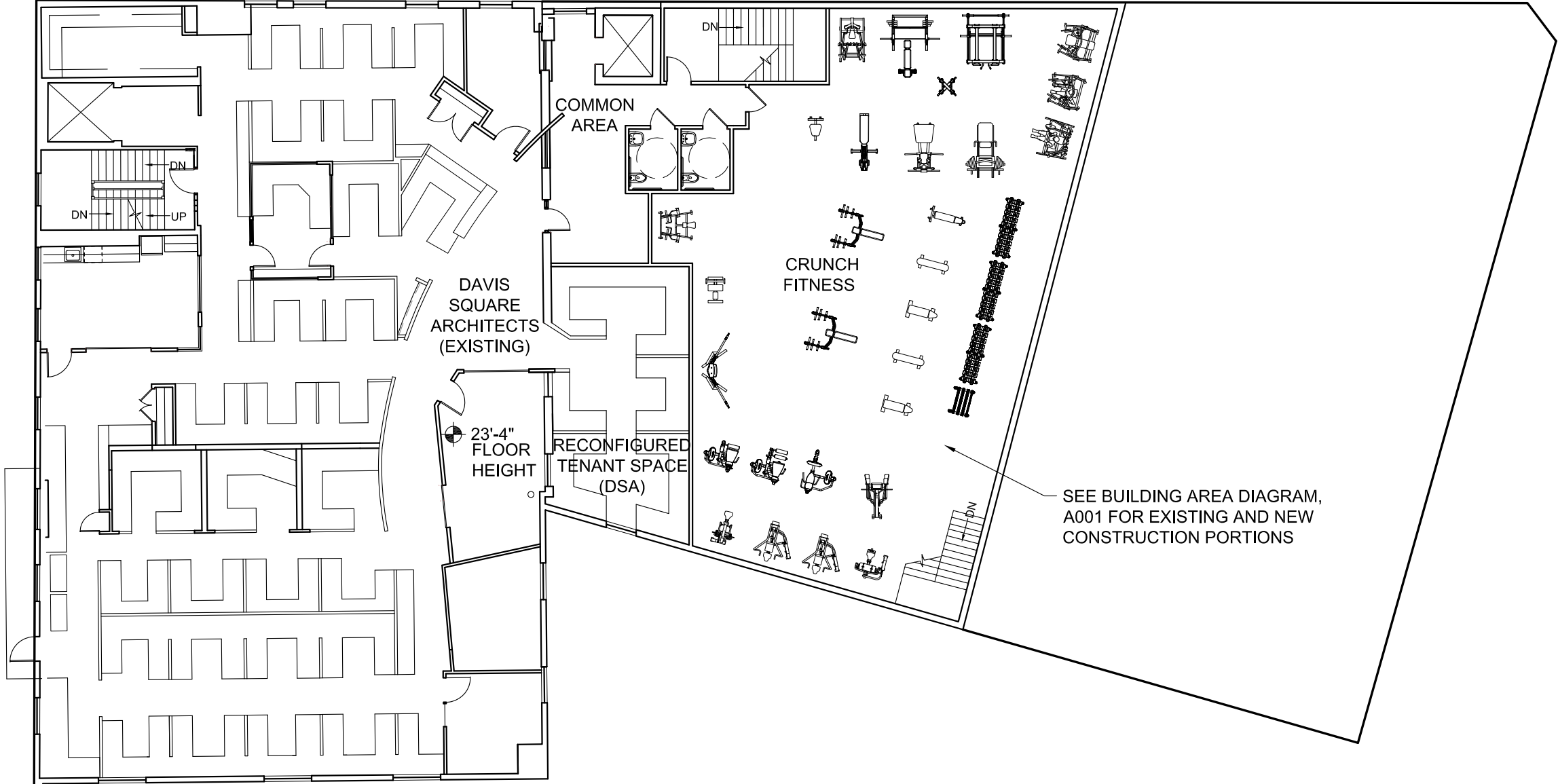
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BROTHERS MRKTPPLACE & CRUNCH
240 ELM STREET, SOMERVILLE, MA

Title

PROPOSED SCHEMATIC
SECOND FLOOR PLAN



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Project No.

11031.03

Scale

1/16" = 1'-0"

Date

07.21.14

Drawing No.

A103



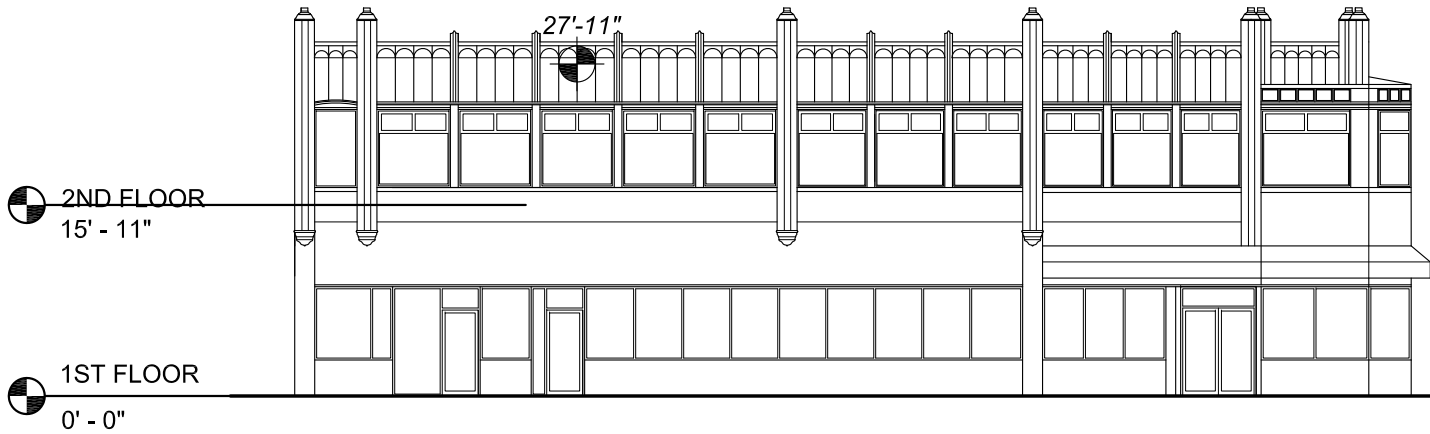
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Project

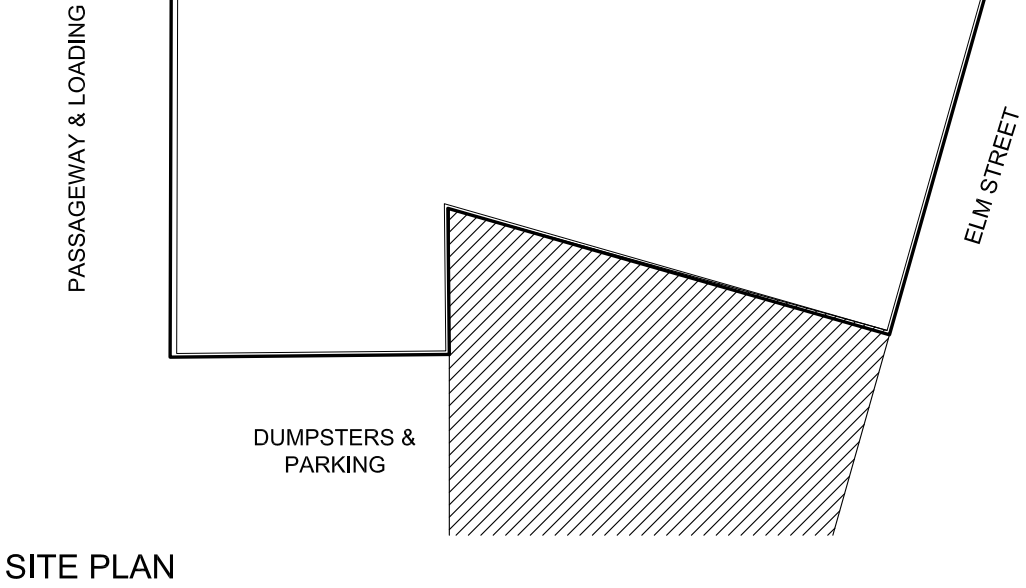
SPECIAL PERMIT SUBMISSION
BROTHERS MRKTPLACE & CRUNCH
240 ELM STREET, SOMERVILLE, MA

Title

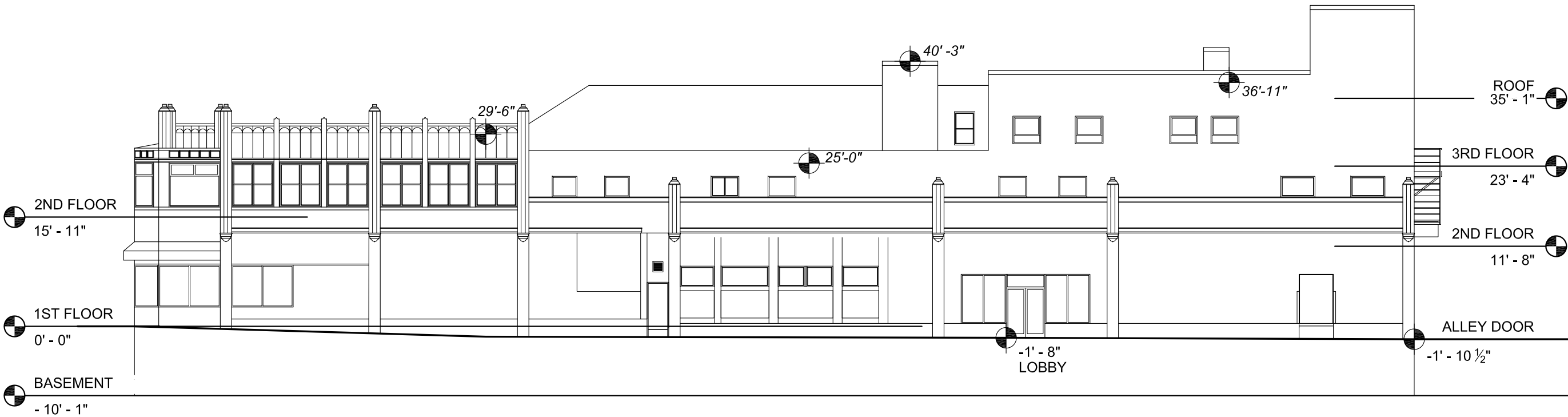
PROPOSED SCHEMATIC
THIRD FLOOR PLAN



ELM STREET ELEVATION



SITE PLAN



CHESTER STREET ELEVATION

NOTE: ITALICS TARGET ELEVATIONS ARE TO GRADE, TYPICAL.

Project
SPECIAL PERMIT SUBMISSION
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240 ELM STREET, SOMERVILLE, MA

Title
ELM AND CHESTER STREET
EXISTING ELEVATIONS



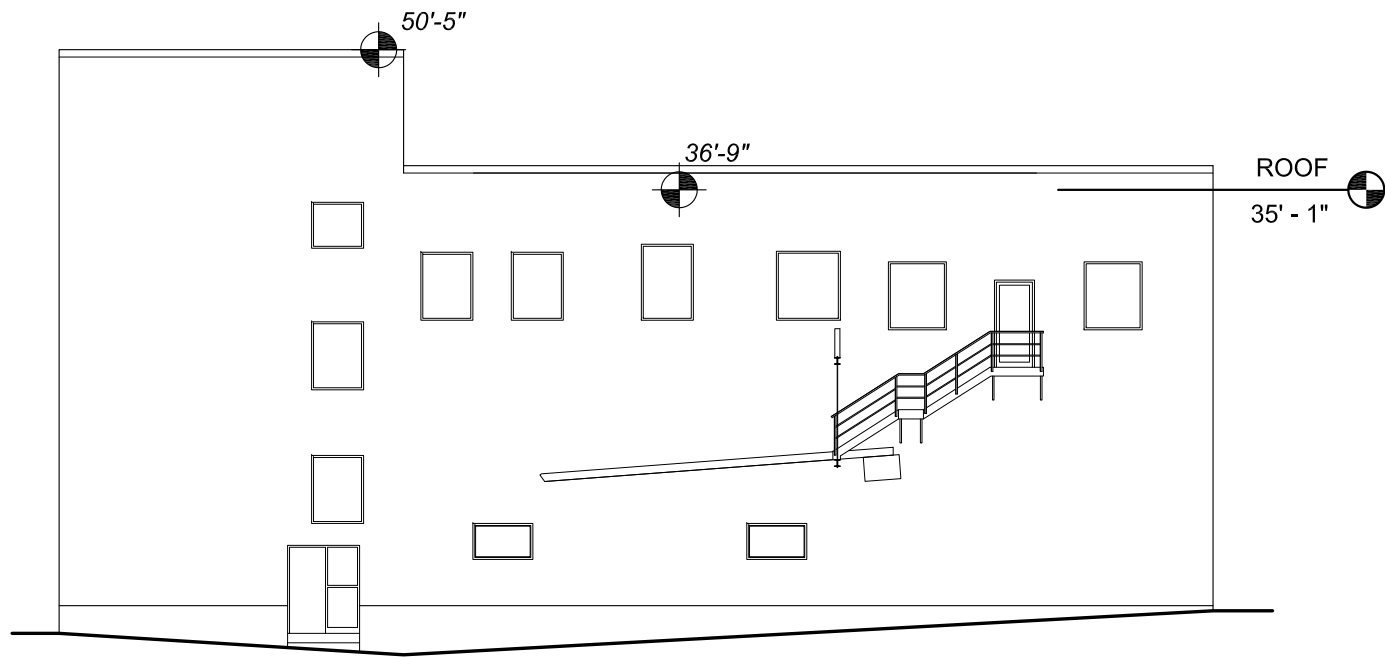
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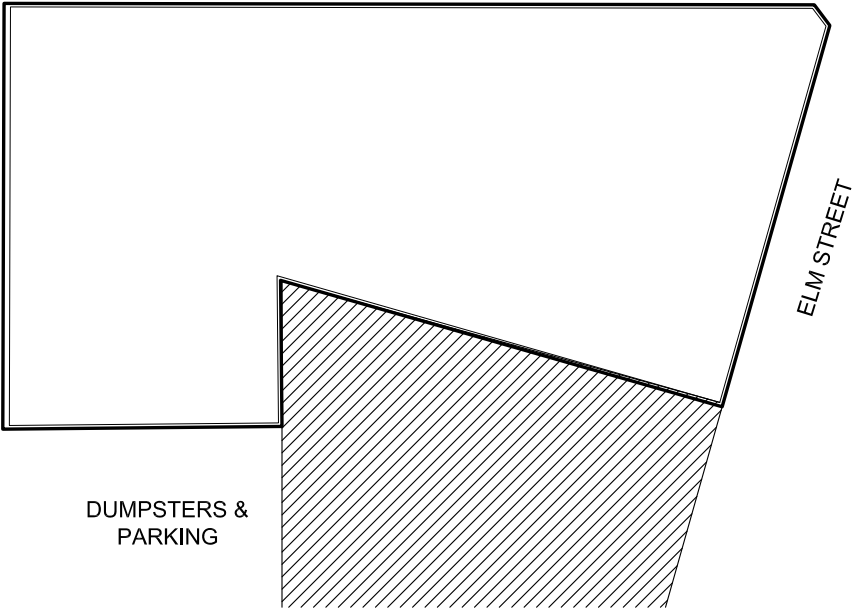
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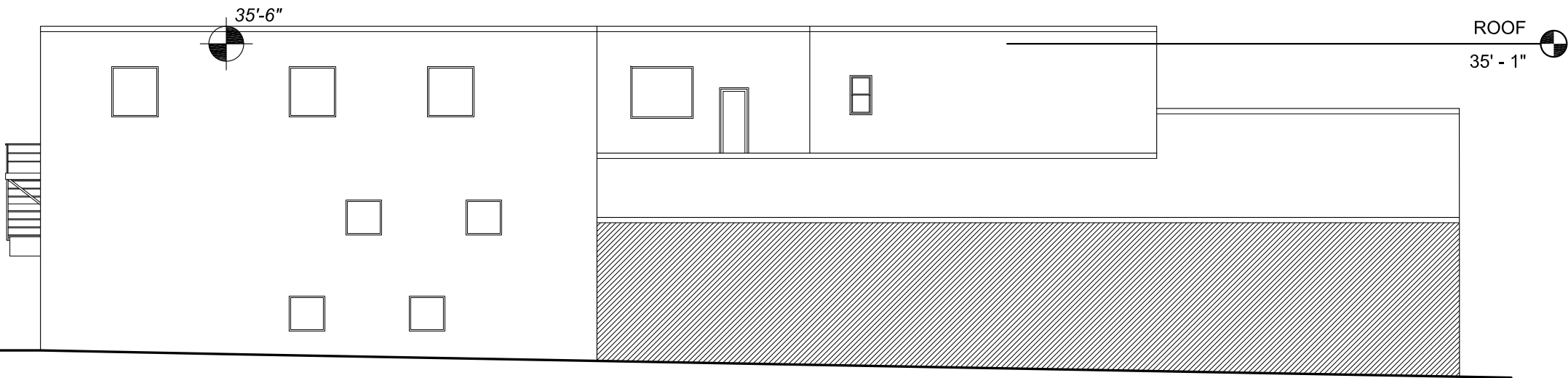


DRIVEWAY ELEVATION

PASSAGEWAY & LOADING



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			



DAVIS

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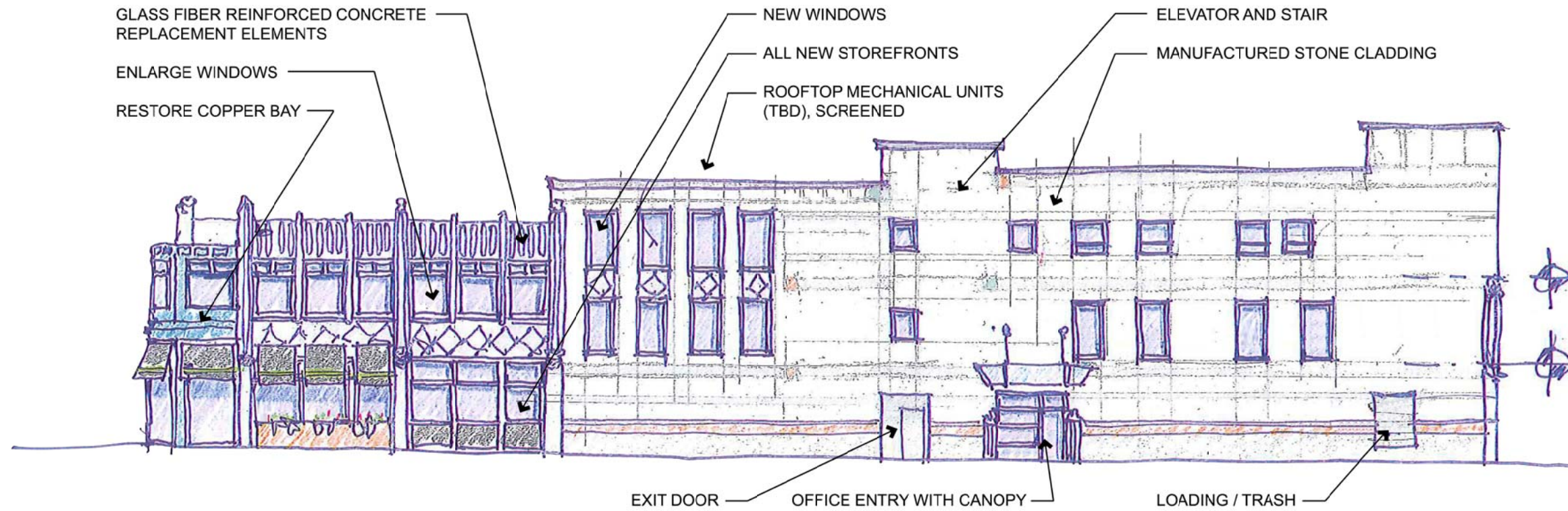
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Checked	
Project No. 11031.03	
Scale SOMERVILLE, MA	
Date 07.21.14	X201



ELM STREET ELEVATION



CHESTER STREET ELEVATION

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



Project
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Title
BROTHERS MARKETPLACE
CONCEPT RENDERING



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Designed	Checked	Project No. 11031.03	Scale 1/16" = 1'	Date 10.15.2014
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Drawing No.
A201



Designed

Checked

Project No.
11031.03

Scale
1/16" = 1'

Date
07.21.14

Drawing No.

A202



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Project

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BROTHERS MRKTPLACE & CRUNCH
240 ELM STREET, SOMERVILLE, MA

Title

CONCEPT RENDERING



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Title		EXISTING CONDITIONS		PHOTOGRAPHS			
Designed		Checked		Project No.		Scale	
				11031.03		NTS	
				Date		07.21.14	
Drawing No.		A500					



Designed
Checked
Project No.
11031.03
Scale
NTS
Date
07.21.14

Drawing No.

A501



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240 ELM STREET, SOMERVILLE, MA

Title
EXISTING CONDITIONS
PHOTOGRAPHS