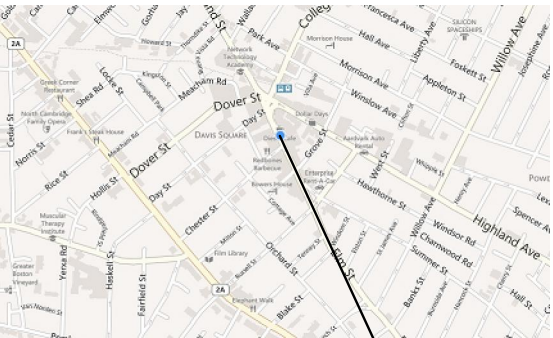


ZONING PACKAGE

PINKBERRY FIT-OUT

263 ELM STREET
SOMERVILLE, MA
OCTOBER 4, 2012

LOCUS MAP



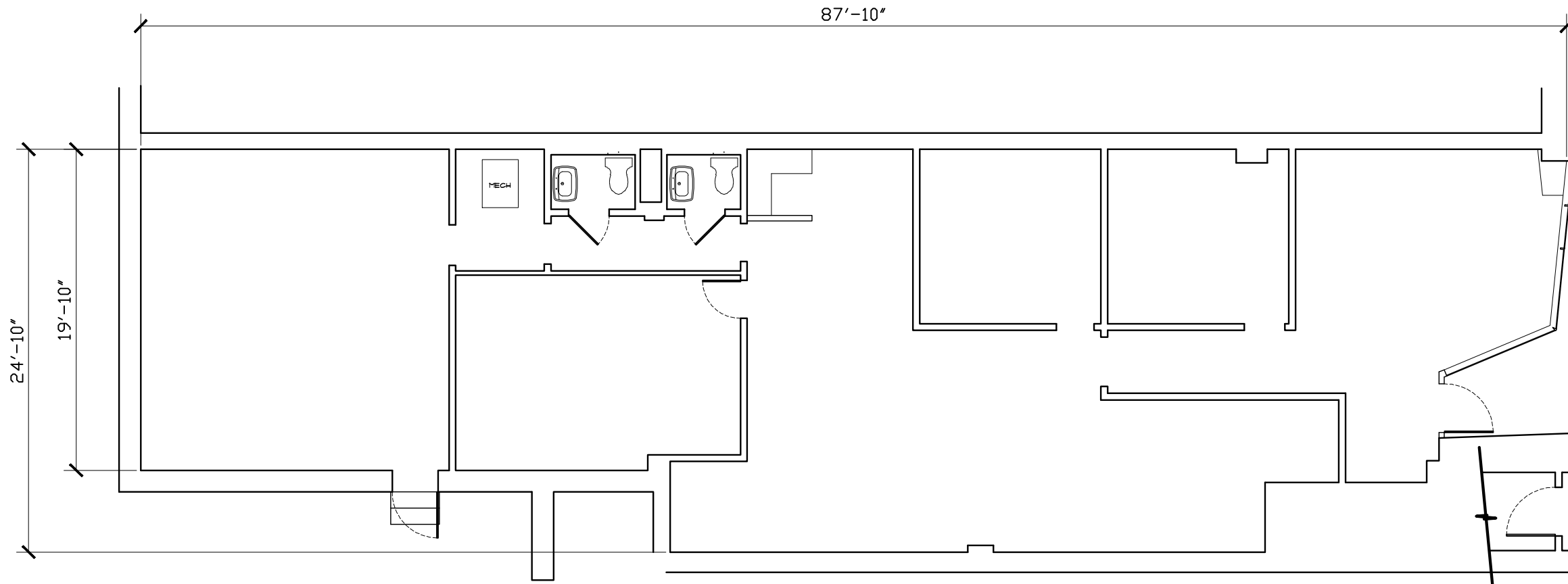
PROJECT LOCATION →

CODE STUDY

SQUARE FOOT	
GROSS	2078 SF
NET	1780 SF
OCCUPANCY	
CUSTOMERS	15
EMPLOYEES	4
TOTAL	19

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EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXISTING

PINKBERRY
FIT OUT
263 ELM STREET
SOMERVILLE, MA

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A-1

OPERABLE CAFE WINDOWS W/ BAR SEATING

PROPOSED

HATCHED AREA INDICATES OUTDOOR SPACE
(NOTE OUTDOOR SPACE IS NOT PATIO AND
DOES NOT HAVE PROPOSED SEATING)

ADA COMPLIANT ENTRY

87'-6"

14'-5"

WOMEN'S ROOM

MEN'S ROOM

BACK OF HOUSE

SERVICE AREA

SPOONS/NAPKINS AND
TRASH LOCATION

SEATING AREA

← LINE QUEUE

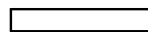
18'-5"

24'-0"

47'-5"

80'-0"

PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL TYPE	
EXISTING WALL	
NEW WALL	

DASHED LINES INDICATE EXTENTS OF
BUILDING COMPONENTS PROTRUDING FROM
FACE OF BUILDING. SEE ELEVATION AND
SECTION FOR MORE INFO

PINKBERRY

FIT OUT

263 ELM STREET
SOMERVILLE, MA

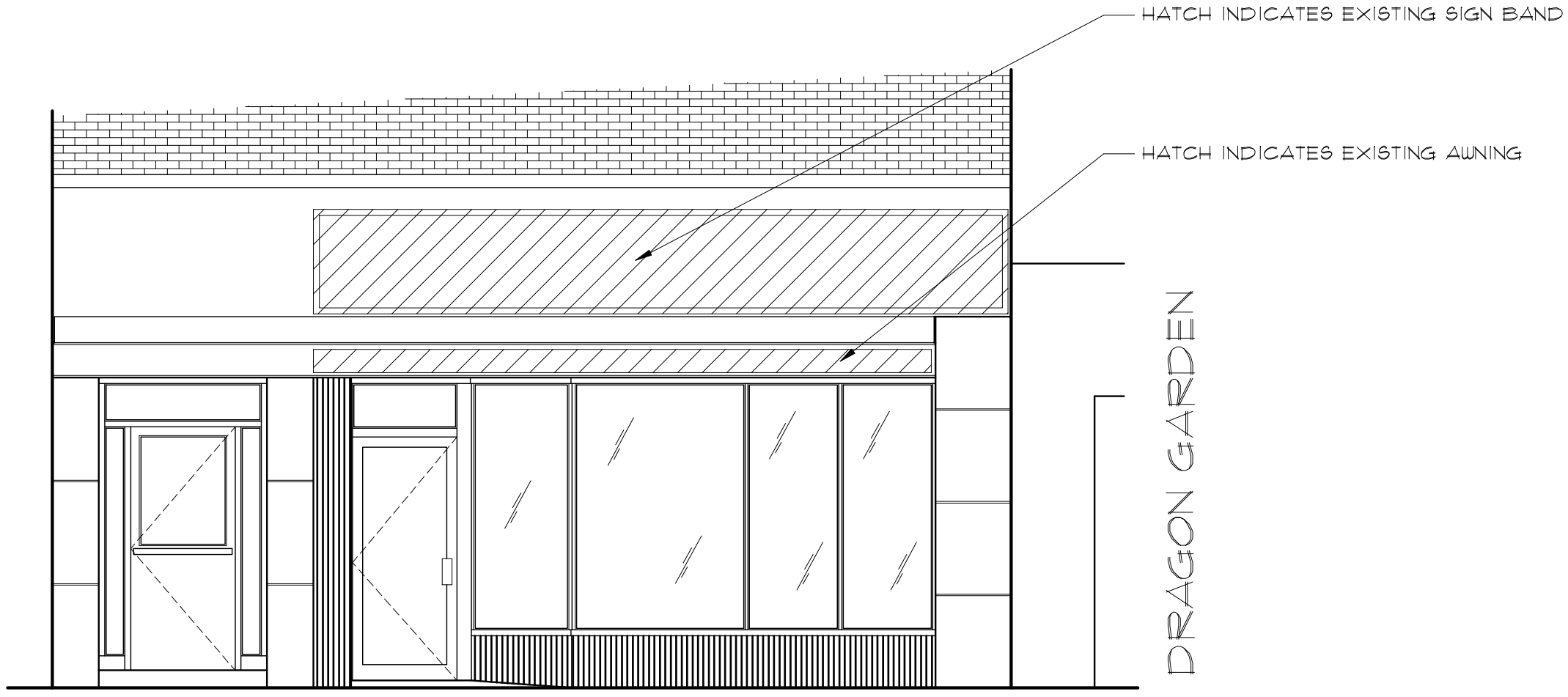
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A-1A

DELLARIA'S SALON



A EXISTING ELEVATION
A-2 SCALE: 1/8" = 1'-0"

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A-2

NOTE:
HATCHED AREA = 44 SF
BLADE SIGN = 5 SF (2.5 SF/SIDE).
TOTAL SIGNAGE IS 49 SF



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A-2A

A-2A PROPOSED ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING

DEMOLISH EXISTING ROOF
TOP CONDENSING UNIT



EXISTING 1 STORY ROOF

EXISTING 3 STORY ROOF
(NO CHANGES)

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A
A-3 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

A-3

PROPOSED

PROVIDE CONDENSING UNITS FOR WALK IN REFRIGERATOR AND HVAC SYSTEMS. SCREENING TO BE PAINTED VERTICAL WOOD SLATS NO GREATER THAN 3" APART.

EXISTING 1 STORY ROOF

EXISTING 3 STORY ROOF
(NO CHANGES)

A
A-3A **PROPOSED FLOOR PLAN**
SCALE: 1/8" = 1'-0"

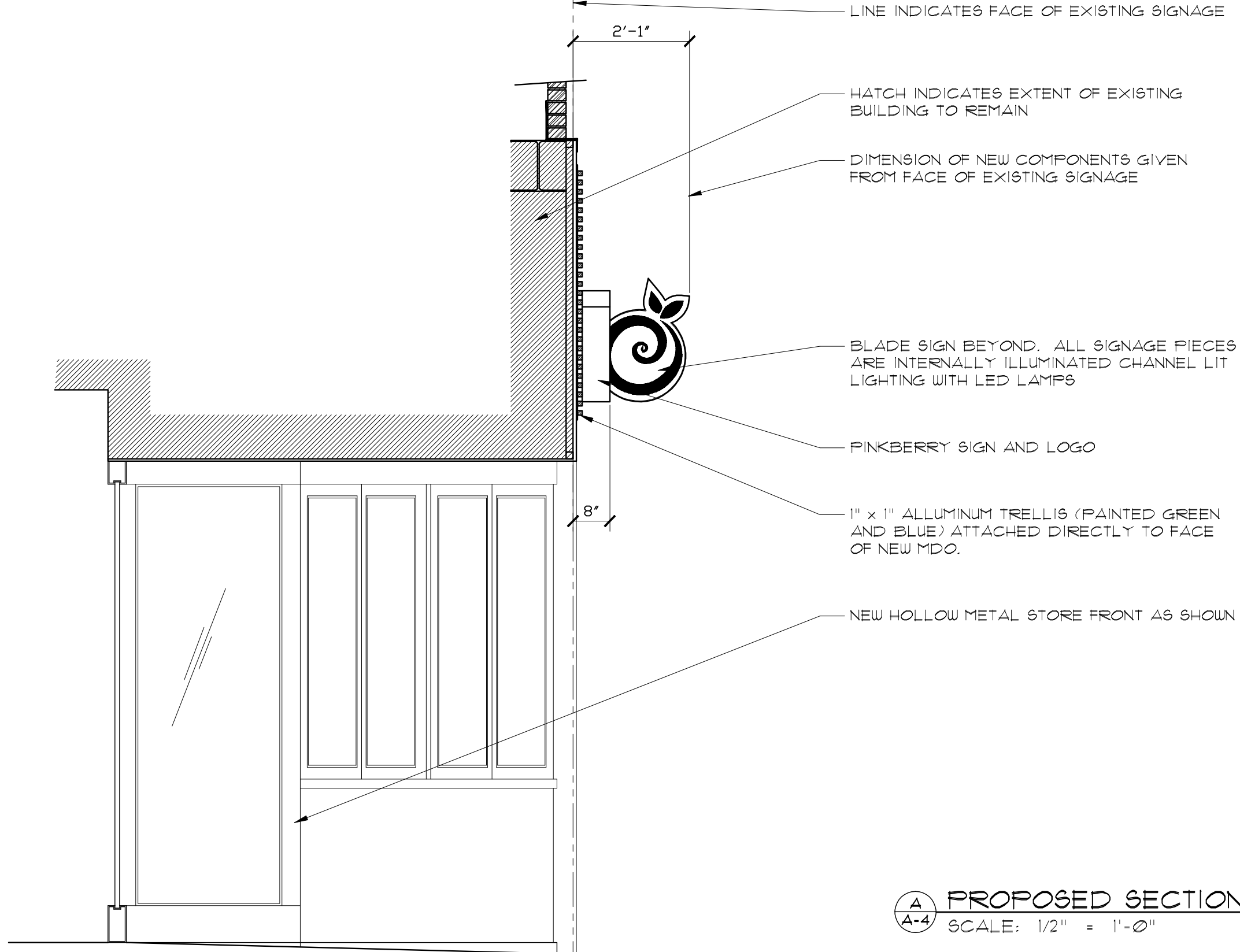
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A-3A



PROPOSED SECTION
SCALE: 1/2" = 1'-0"

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A - 4