



UPDATED AND SUBMITTED ON
FEBRUARY 9, 2017

Bergmeyer



“To satisfy our patients’ needs for the best quality MMJ products, in the most readily available supply, with compassionate service and at the best prices.”

- Dr. Karen Munkacy



GARDEN REMEDIES' PLANS

- RECEIVED LETTER OF CONDITIONAL SUPPORT FROM THE PLANNING DEPARTMENT ON JANUARY 26, 2017.
- SPECIAL PERMIT SUBMISSION IS CONSISTENT WITH THE INTENT OF THE ORIGINAL PLANS SUBMITTED IN ITS APPLICATION AND SELECTED BY CITY OF SOMERVILLE. GRI WAS RANKED #1, OUT OF THE TEN GROUPS VETTED.
- WILL BE FULLY COMPLIANT WITH STATE DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS FOR NEUTRAL SIGNAGE WITHOUT ANY PRODUCT OR GRAPHIC IMAGES VISIBLE FROM THE STREET.
- INCLUDES A STATE OF THE ART SECURITY SYSTEM THAT IS CURRENTLY OPERATIONAL AT GRI'S NEWTON DISPENSARY WITH POLICE DEPARTMENT APPROVAL AND COORDINATION.

GARDEN REMEDIES' LOCATION

- LOCATED ENTIRELY IN THE DAVIS SQUARE RETAIL DISTRICT. THE NEW RETAIL STOREFRONT ENHANCES, CONTRIBUTES, COMPLEMENTS AND FITS IN WITH THE ELM ST COMMERCIAL AREA.
- ENTIRE PATIENT SALES AREA IN THE DISPENSARY IS LOCATED ON GROUND LEVEL WITH UNDERSTATED SINGLE ENTRANCE AND EXIT ON ELM STREET.
- THE FINAL DESIGN OF THE SPACE WILL BE FULLY COMPLIANT WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REQUIREMENTS FOR ACCESSIBILITY.
- PROVIDES DESTINATION-ORIENTED HEALTH CARE USE THAT BRINGS IN NEW CUSTOMERS TO THE ELM STREET SHOPPING DISTRICT; COMPLEMENTS OTHER DAVIS SQUARE MERCHANTS.

GARDEN REMEDIES INC.

- GRI IS THE ONLY DOCTOR FOUNDED/MANAGED DISPENSARY, PROVIDING IT WITH A UNIQUE MEDICAL, PATIENT AND COMMUNITY HEALTH-ORIENTED MISSION.
- GRI HAS A FULLY OPERATIONAL NEWTON DISPENSARY CURRENTLY SERVING ITS PATIENT COMMUNITY.
- GRI'S FITCHBURG CULTIVATION FACILITY IS NOW PRODUCING HARVESTS AND MEDICINE ON A CONSTANT CYCLE.



DECEMBER 27, 2016

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AERIAL OF EXISTING SITE

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PROJECT DESCRIPTION

PROPOSED NEW STOREFRONTS AND TENANT IMPROVEMENTS AT EXISTING 2-STORY MIXED-USE BUILDING. FIRST FLOOR TO HAVE STOREFRONT AND SINGLE DOOR ENTRY FOR RETAIL/FITNESS TENANT AND DOUBLE DOOR ENTRY FOR GARDEN REMEDIES. THE SECOND FLOOR INTERIOR AND FACADE PORTION IS EXISTING TO REMAIN. THE BASEMENT PROGRAM WILL INCLUDE UTILITIES AND STORAGE.

FIRST FLOOR FACADE - EXISTING MASONRY TO REMAIN. NEW PANELS WITH STOREFRONT WINDOWS GLAZED WOOD DOORS AND TRIM. MATERIALS WILL BE WOOD AND METAL, DARK BRONZE IN COLOR.

MECHANICAL - THE EXISTING RETAIL STORE IS CURRENTLY SERVICED BY ONE ROOFTOP MECHANICAL UNIT THAT WILL BE UPGRADED TO CURRENT CODE STANDARDS. TWO NEW ROOFTOP UNITS WILL BE PROVIDED – ONE FOR EACH TENANCY.

EXTERIOR SIGNAGE – EXTERIOR SIGNAGE MOUNTED TO SIGNAGE BANDS INCORPORATED INTO THE NEW STOREFRONT, ILLUMINATION, SIZE, AND PROJECTION PER APPLICABLE BY-LAWS.

LIGHTING – EXTERIOR LIGHTING AT THE STOREFRONT AND ENTRIES PER APPLICABLE BY-LAWS.

ACCESS - ACCESSIBLE ENTRIES ON ELM STREET FOR BOTH NOW THE SUB-TENANT AND GARDEN REMEDIES. EXISTING SECONDARY EMPLOYEE-ONLY ENTRY FOR GARDEN REMEDIES FROM PARKING LOT AT SIDE OF BUILDING (NOT ACCESSIBLE DUE TO PARKING LOT GRADE/FINISH FLOOR DIFFERENTIAL). NEW, ACCESSIBLE SECONDARY EGRESS TO BE PROVIDED VIA A DEDICATED EGRESS CORRIDOR.

LOT AREA (PAGE 6)

LOT A (2-STORY) 4,140 SF
LOT B (1-STORY) 17,507 SF
LOT C (PARKING) 4,714 SF
TOTAL AREA 26,361 SF

GROSS SQUARE FOOTAGE OVERALL (PAGE 9 & 10)

BASEMENT 4,171 SF
FIRST FLOOR 6,044 SF
TOTAL AREA 10,215 SF

GROSS SQUARE FOOTAGE GRI (PAGE 9 & 10)

BASEMENT (BACK OF HOUSE) 4,171 SF
FIRST FLOOR 4,816 SF
TOTAL AREA 8,987 SF

GROSS SQUARE FOOTAGE SUB-TENANT (PAGE 9 & 10)

BASEMENT 0 SF
FIRST FLOOR 1,228 SF
TOTAL AREA 1,228 SF

STREET FOOTAGE OVERALL (PAGE 16)

36'-6"

STREET FOOTAGE GRI (PAGE 16)

7'-10"

STREET FOOTAGE SUB-TENANT (PAGE 16)

28'-8"



SUSTAINABLE DESIGN CONSIDERATION

DURING CONCEPTUAL DESIGN BERGMAYER WILL FACILITATE A SUSTAINABILITY CHARRETTE WITH KEY AND ACTIVE PROJECT STAKEHOLDERS IN ATTENDANCE.

1. THE FULL-DAY SESSION WILL BE DESIGNED TO BRAINSTORM GOALS, STRATEGIES, AND OPPORTUNITIES IN AN INTEGRATED, WHOLE-SYSTEMS MANNER IN ORDER TO REALIZE ENHANCED ENVIRONMENTAL AND ECONOMIC PERFORMANCE FOR THE PROJECT. THE CHARRETTE WILL INCLUDE THE OWNER, BERGMAYER AND ITS CONSULTANT TEAM. CONTENT OF THE SUSTAINABILITY CHARRETTE SHALL INCLUDE CONSIDERATION OF:

- ENERGY EFFICIENCY
- CARBON REDUCTION
- LIGHTING (EXTERIOR + INTERIOR)
- MATERIAL AND PRODUCT SELECTION
- INDOOR AIR QUALITY
- VENTILATION
- WATER EFFICIENCY
- WASTE MANAGEMENT (CONSTRUCTION + OPERATIONAL)
- OPERATIONS AND MAINTENANCE
- INCENTIVE OPPORTUNITIES

2. DURING SCHEMATIC DESIGN WE WILL REVIEW THE FEASIBILITY OF COMMITTING THE PROJECT TO NOT USING ANY PRODUCTS CONTAINING TOXIC MATERIALS OR CHEMICALS.

3. IN ADVANCE OF THIS, BERGMAYER WILL BENCHMARK RELATED CASE STUDIES AND COLLECT RELEVANT RESEARCH AND DATA TO INFORM THE DISCUSSION ON WHAT IS “BEST PRACTICE” IN MEDICAL MARIJUANA DISPENSARIES AND WHAT INNOVATIVE, CUTTING-EDGE STRATEGIES AND TECHNOLOGIES ARE COMING TO THE FOREFRONT.

4. DELIVERABLES:





- TEAM MEMBERS FROM BERGMAYER WILL FACILITATE THE CHARRETTE.
- ADDITIONAL OUTSIDE TECHNICAL CONSULTANTS (MEP/FP, MILLWORKERS, ET AL) WILL ALSO BE INVITED AS PART OF THE BERGMAYER TEAM.
- A WRITTEN SUMMARY OF THE CHARRETTE (MINUTES) INCLUDING VISION, GOALS, STRATEGIES, FRAMEWORK, NEXT STEPS AND RESPONSIBILITIES FOR THE PROJECT.
- FOLLOWING THE SUSTAINABILITY CHARRETTE, BERGMAYER WILL PREPARE A PRELIMINARY SUSTAINABILITY CHECKLIST BASED ON KNOWN PROJECT PARAMETERS.
- A GREEN BUILDING PROCESS TIMELINE THAT MAPS OUT SUSTAINABILITY-RELATED TASKS AS PART OF THE PROJECT.

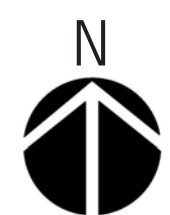
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PROJECT INFORMATION



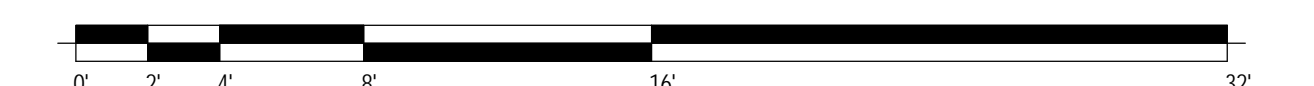
-  245 ELM ST.
-  MBTA TRAIN STOP
-  PARKING LOT
METERED PARKING
THROUGHOUT
-  PROJECT PERIMETER



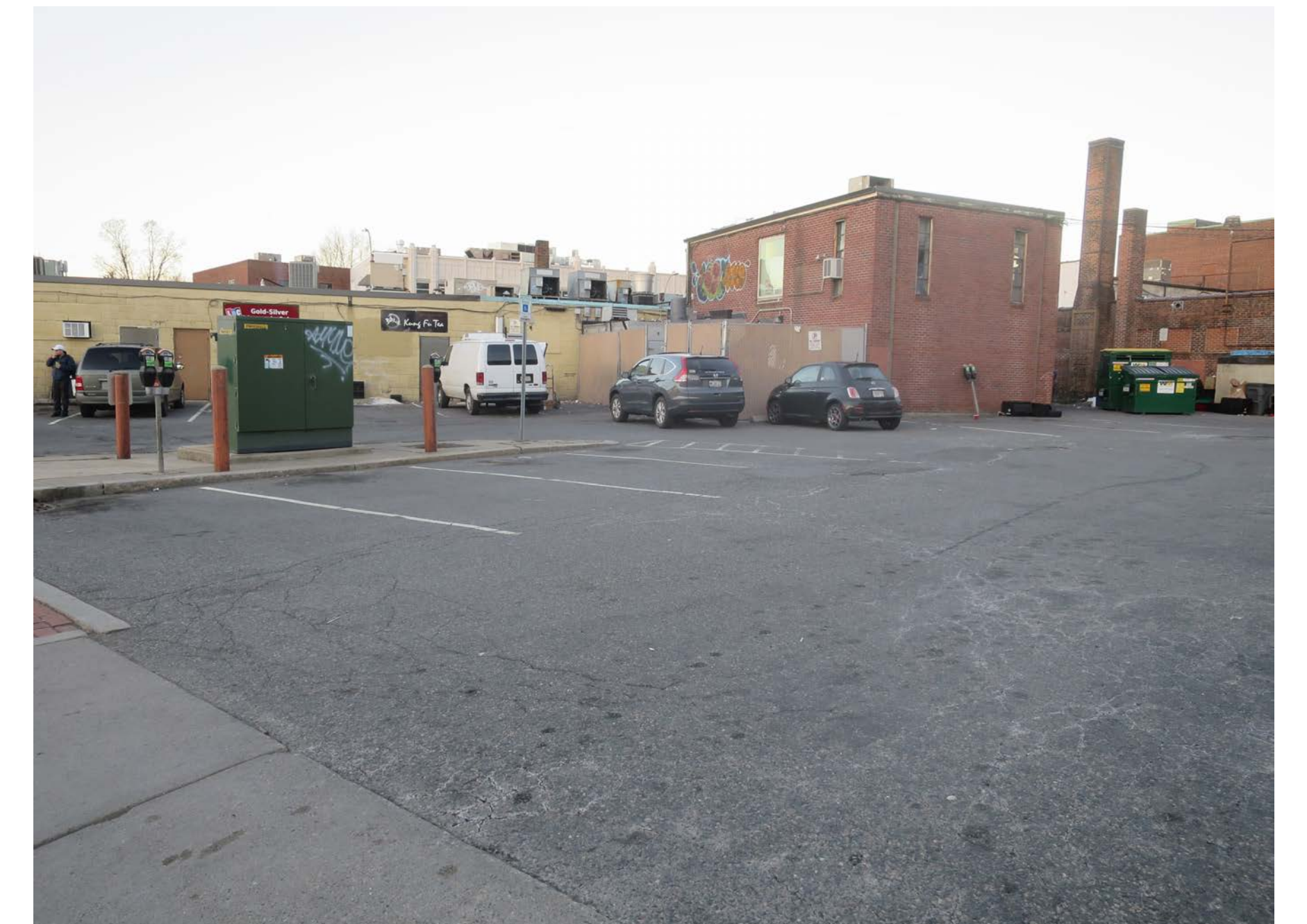
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NEIGHBORHOOD CONTEXT MAP



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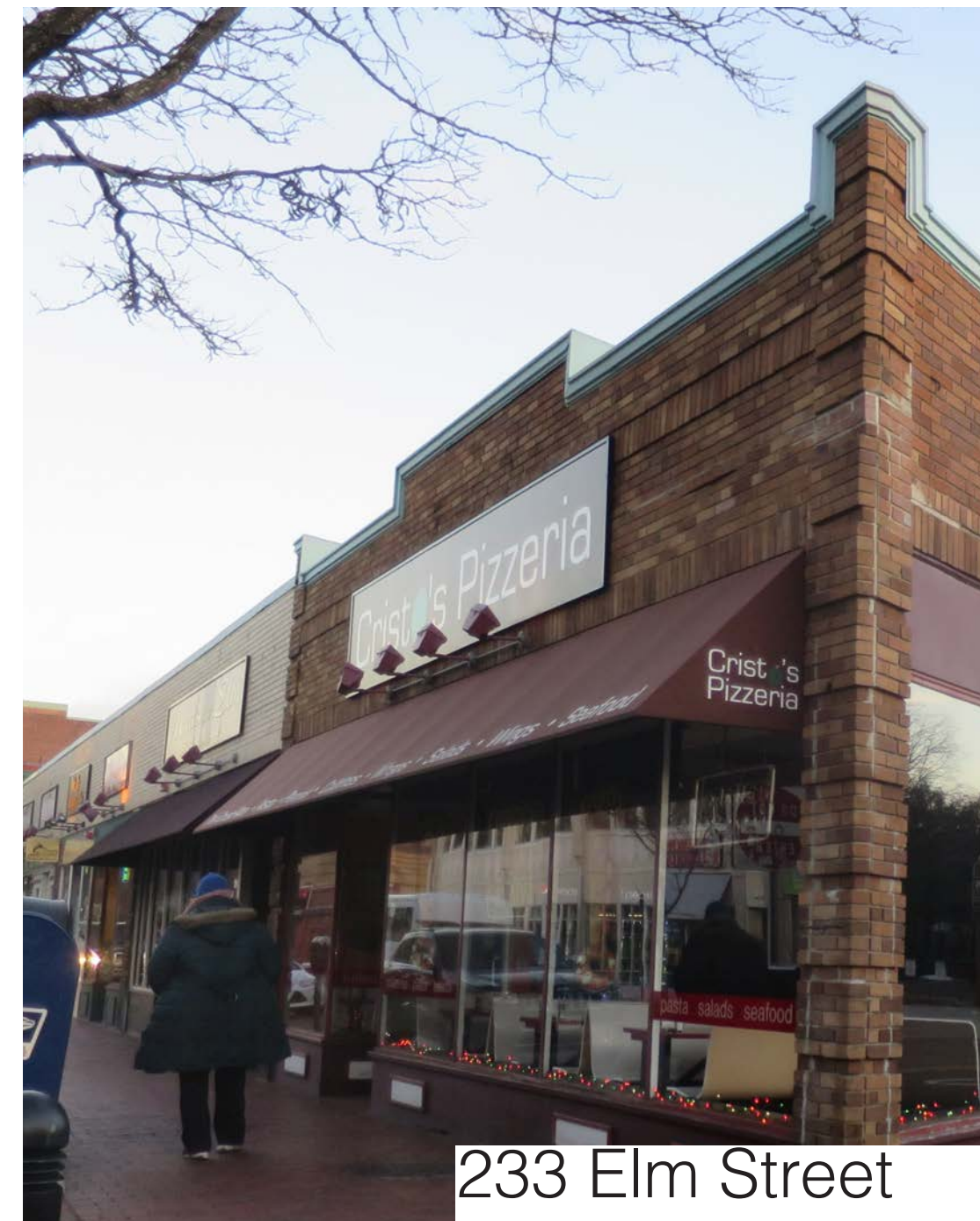
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EXISTING CONDITIONS

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212 Elm Street



233 Elm Street



234 Elm Street



243 Elm Street



241 Elm Street



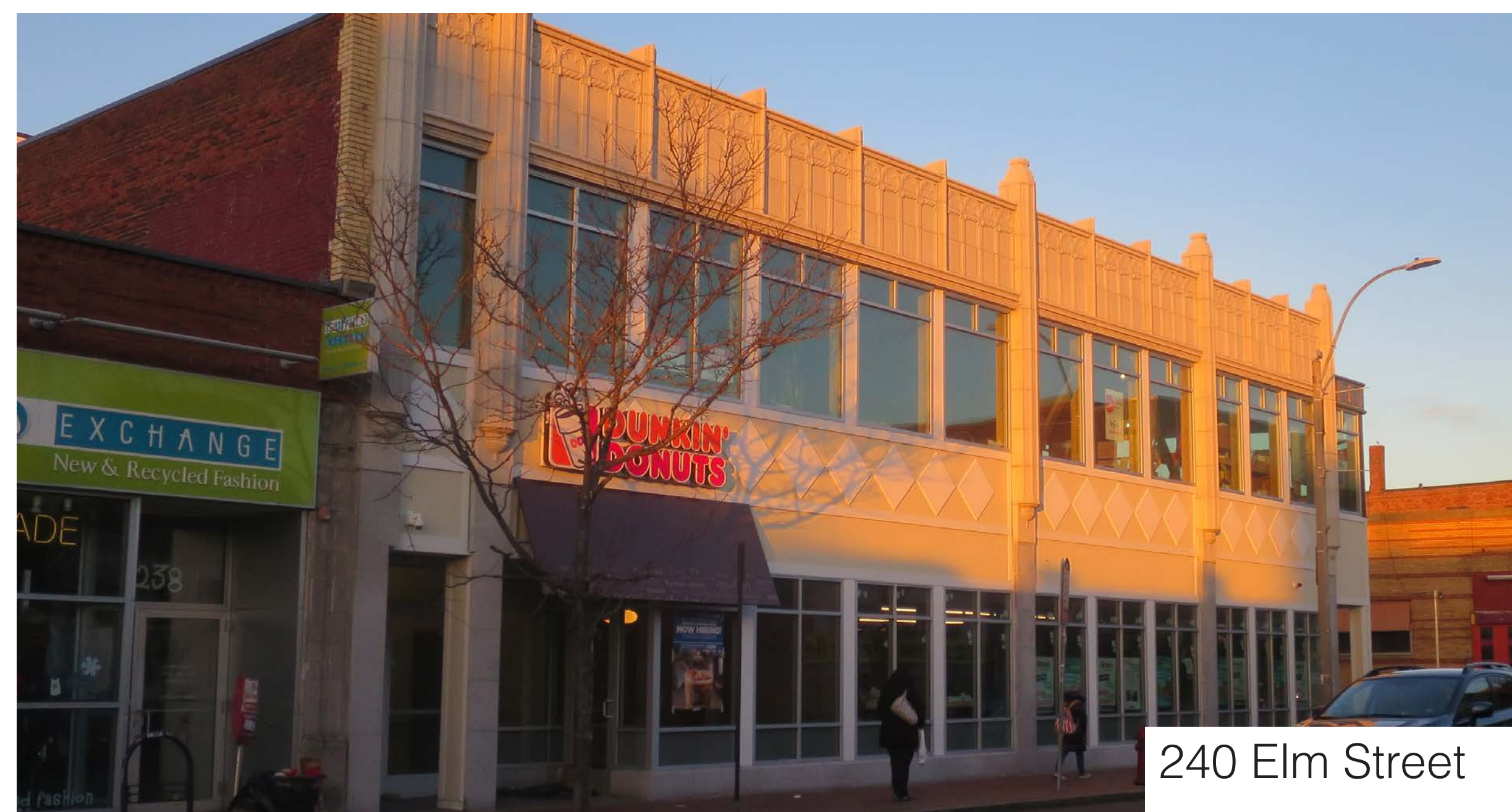
245 Elm Street



255 Elm Street



225 Elm Street



240 Elm Street



257 Elm Street

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EXISTING SURROUNDING





EXISTING ELM STREET FRONTAGE

EXISTING



CONCEPTUAL 245 ELM STREET FRONTAGE

CONCEPTUAL

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CONCEPTUAL STREET ELEVATIONS



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*EXISTING TREE TO REMAIN; TREE NOT SHOWN FOR RENDERING PURPOSES

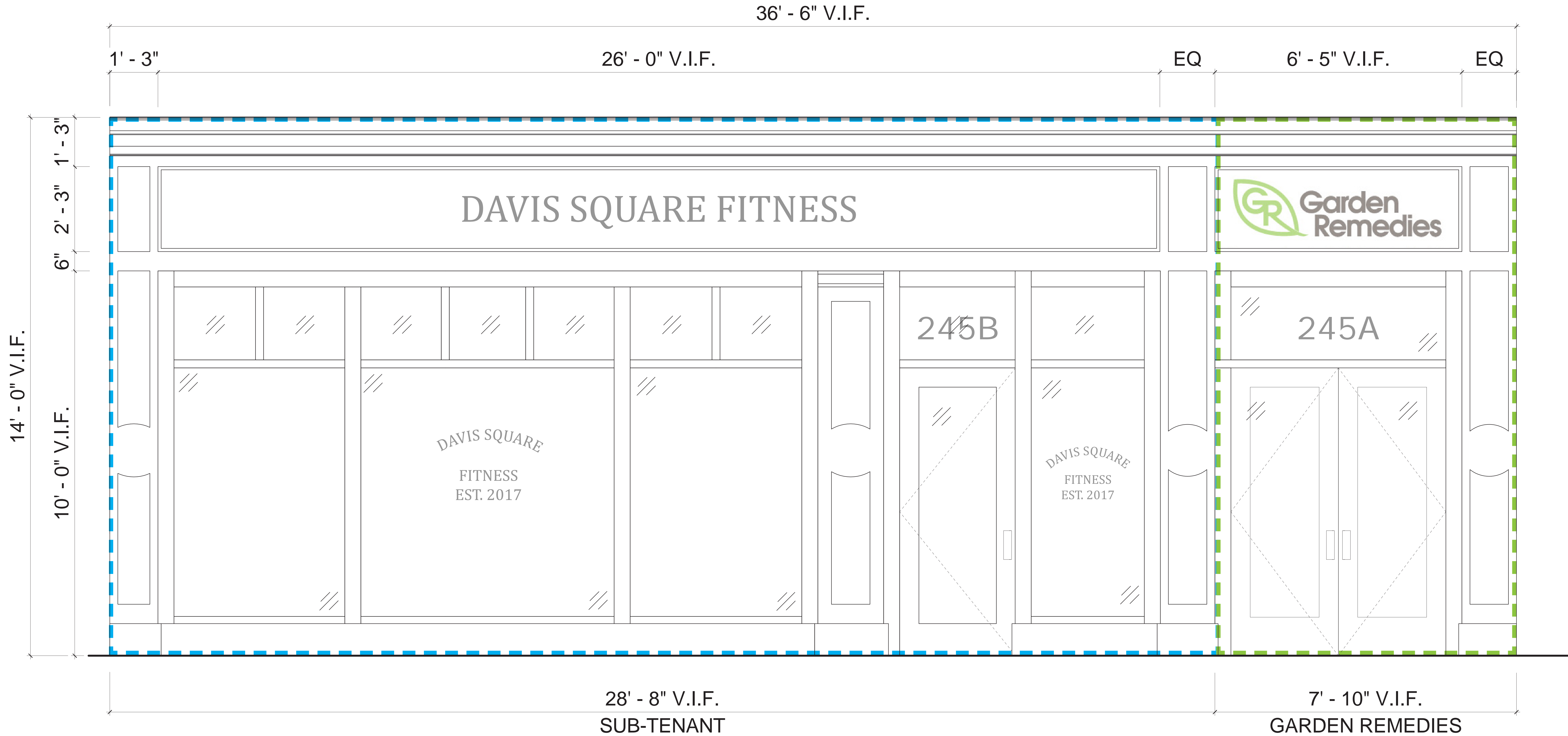
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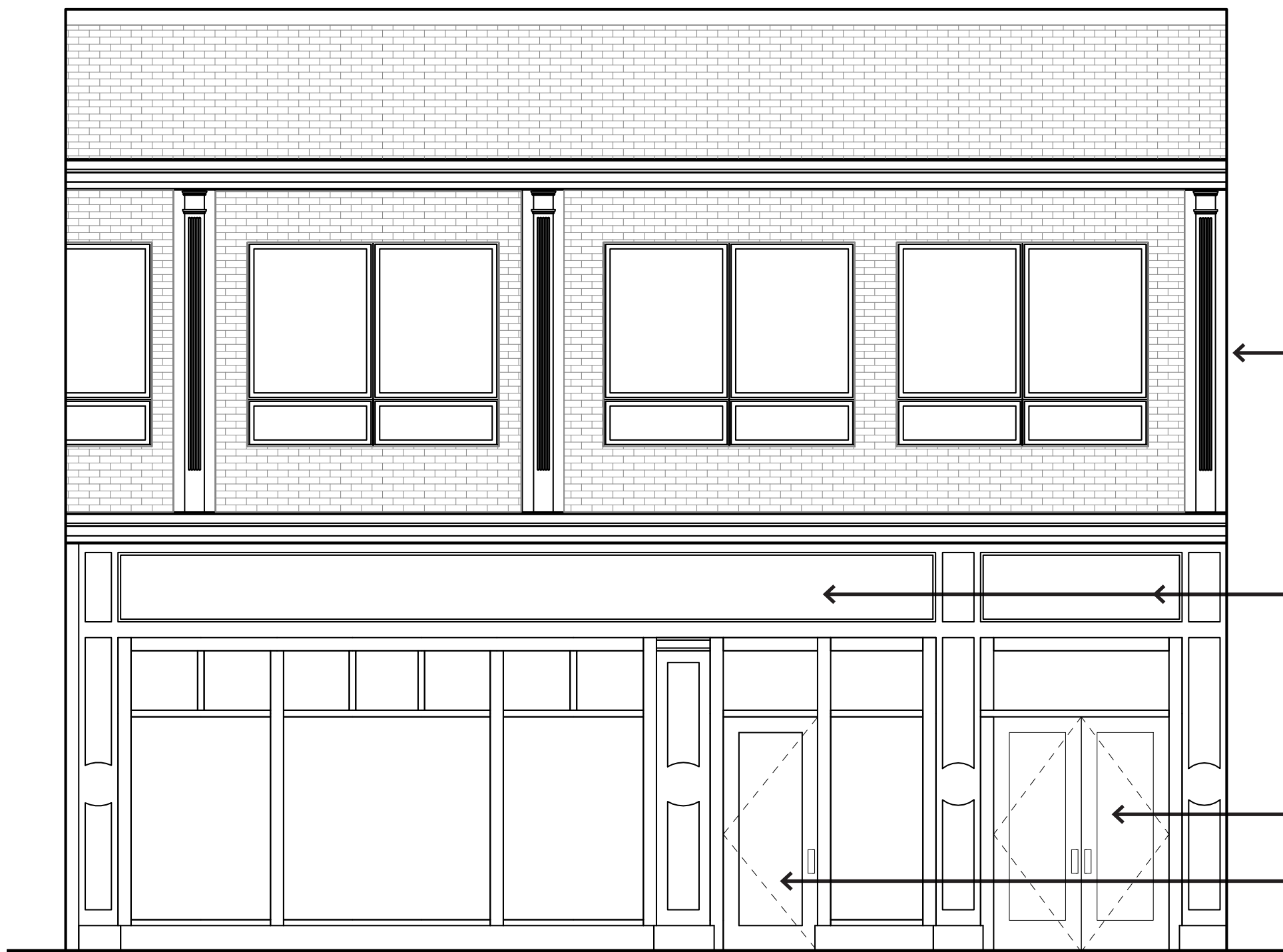
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ELM STREET FACADE RENDERING

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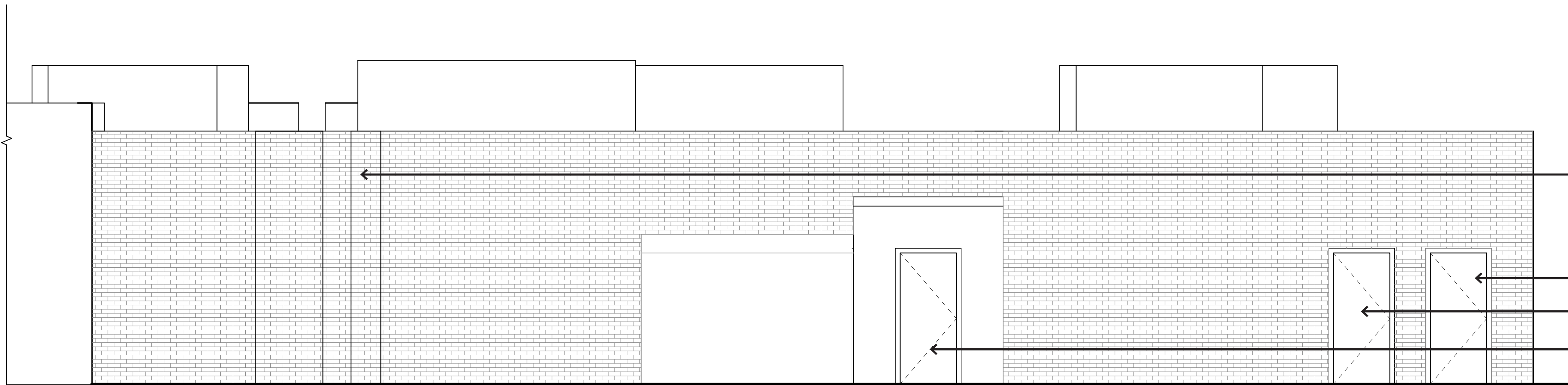
 SUB-TENANT
 GARDEN REMEDIES





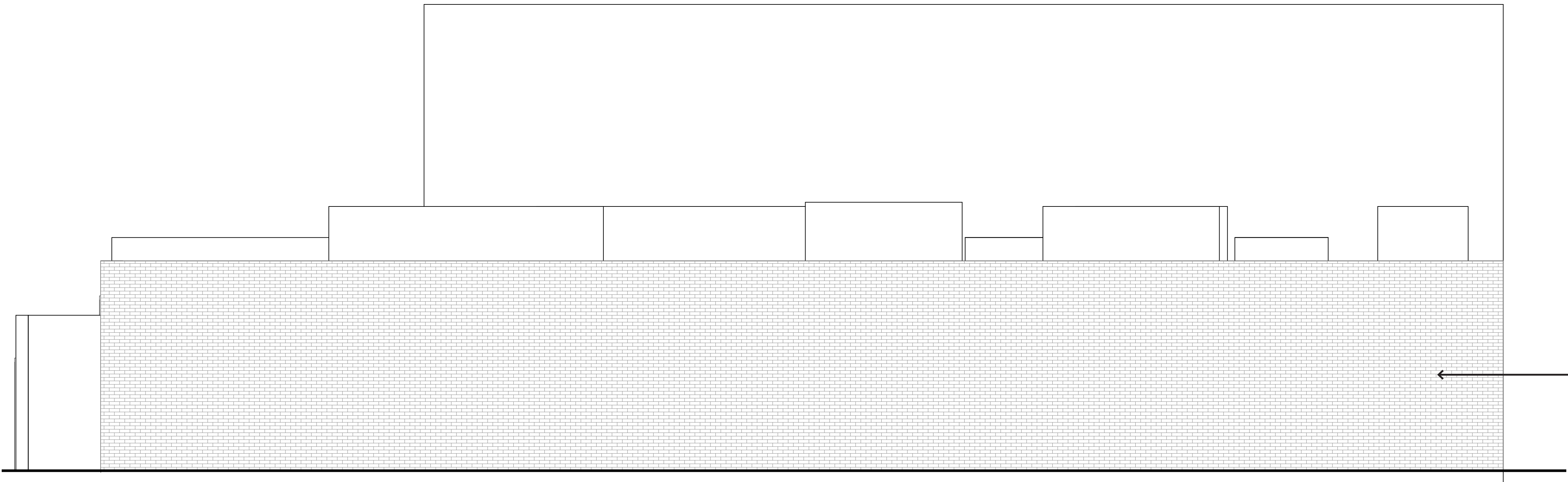
- EXISTING SECOND STORY STOREFRONT TO REMAIN
- NEW SIGNAGE FOR GARDEN REMEDIES AND SUB-TENANT
- GARDEN REMEDIES ENTRY
- SUB-TENANT ENTRY

ELM STREET ELEVATION



- CHIMNEYS DEMOLISHED TO PARAPET (WORK BY LANDLORD)
- EXISTING BURREN EXIT
- NEW HOLLOW METAL DOOR
- NEW HOLLOW METAL DOOR & SECURE CONCRETE ENTRY

PARKING LOT ELEVATION



- NO CHANGE TO EXISTING BRICK FACADE

BACK ELEVATION



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CONCEPTUAL ELEVATIONS



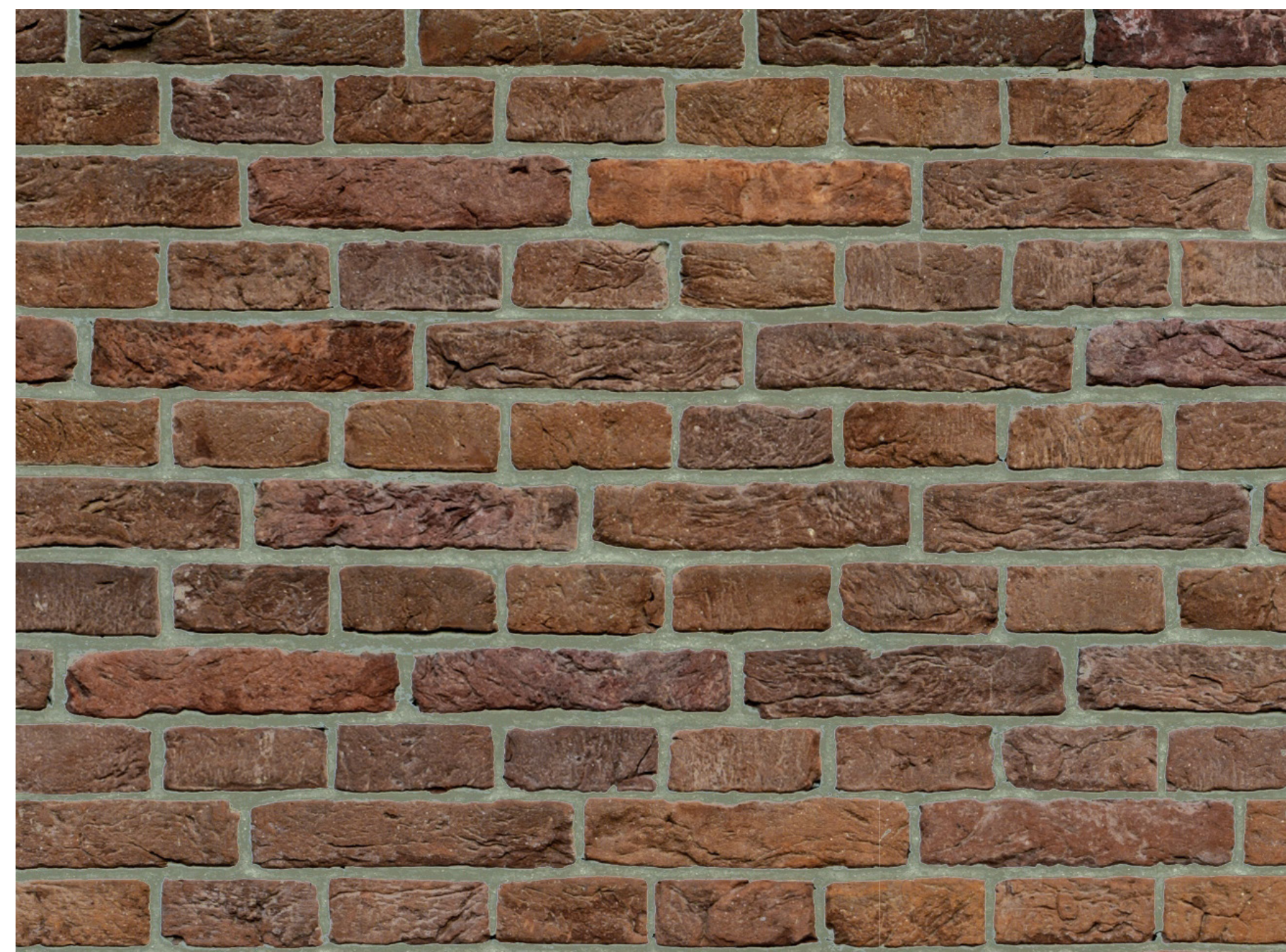
*EXISTING TREE
TO REMAIN; TREE
NOT SHOWN FOR
RENDERING PURPOSES



STOREFRONT EXAMPLES



STOREFRONT EXAMPLES



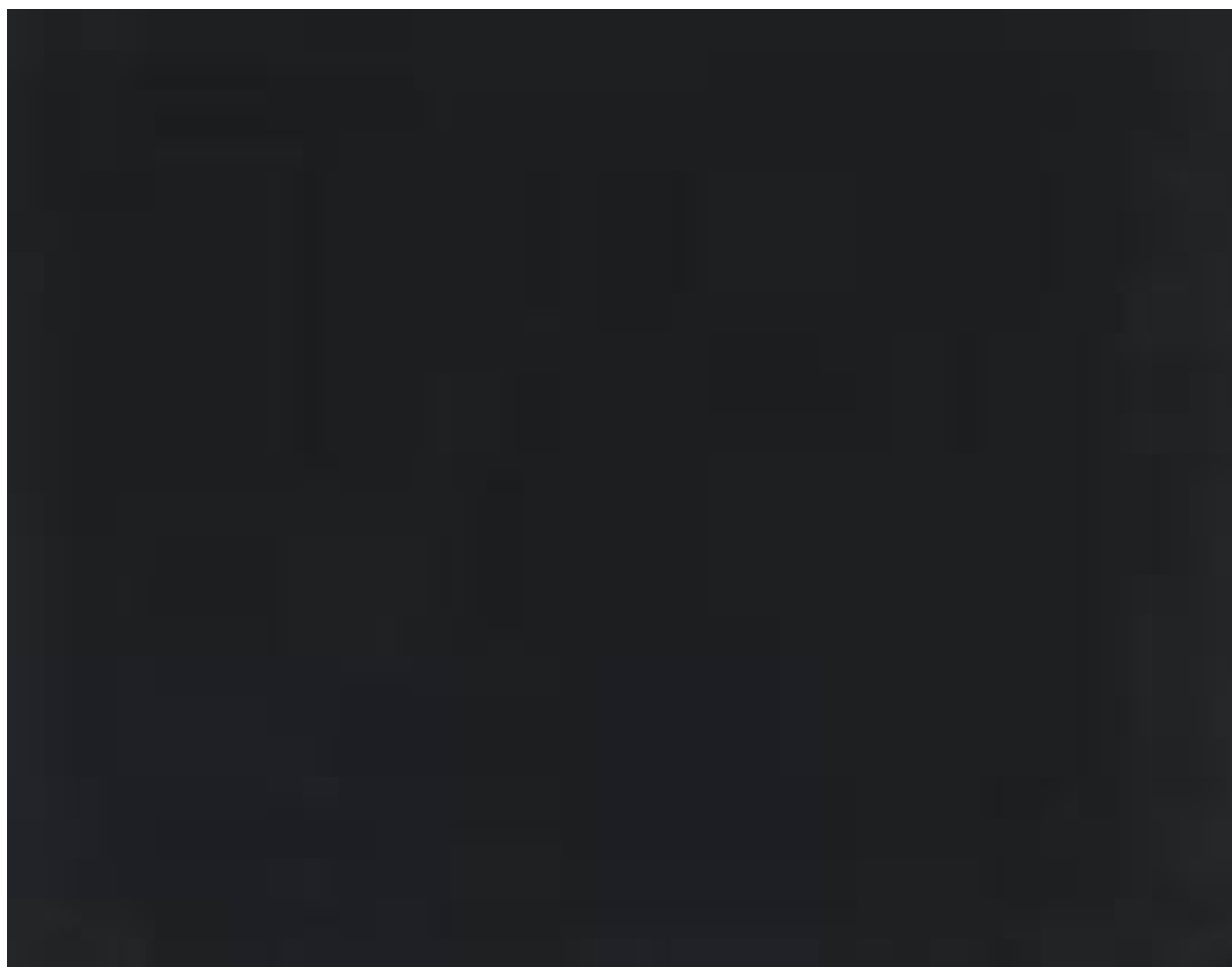
BRICK



DARK GREY STOREFRONT

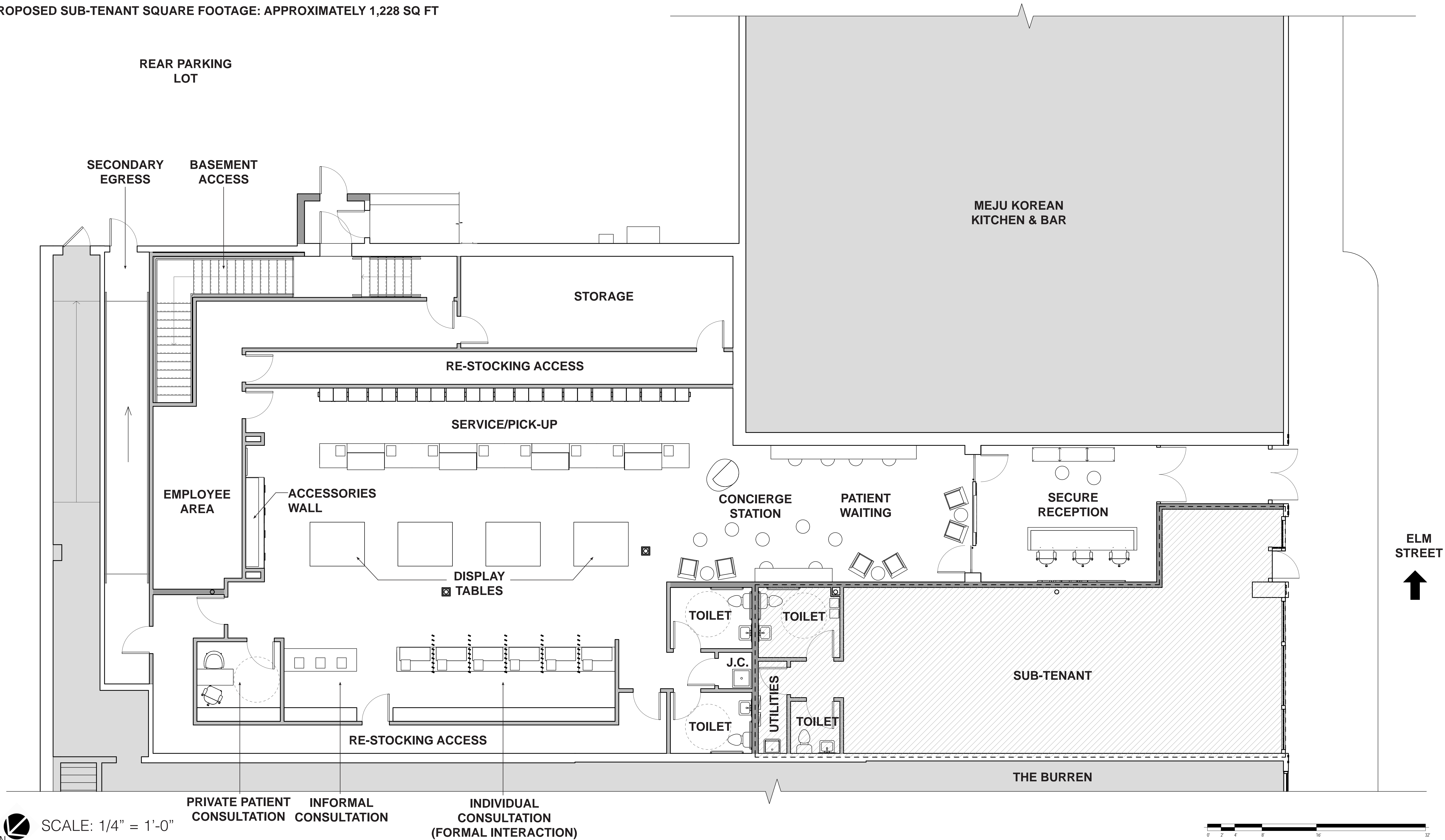


PAINT COLOR: BLACK BEAUTY



TRIM COLOR: BLACK

EXISTING BASEMENT SQUARE FOOTAGE: APPROXIMATELY 4,171 SQ FT
 EXISTING FIRST FLOOR SQUARE FOOTAGE: APPROXIMATELY 6,044 SQ FT
 PROPOSED GARDEN REMEDIES SQUARE FOOTAGE: APPROXIMATELY 4,816 SQ FT
 PROPOSED SUB-TENANT SQUARE FOOTAGE: APPROXIMATELY 1,228 SQ FT

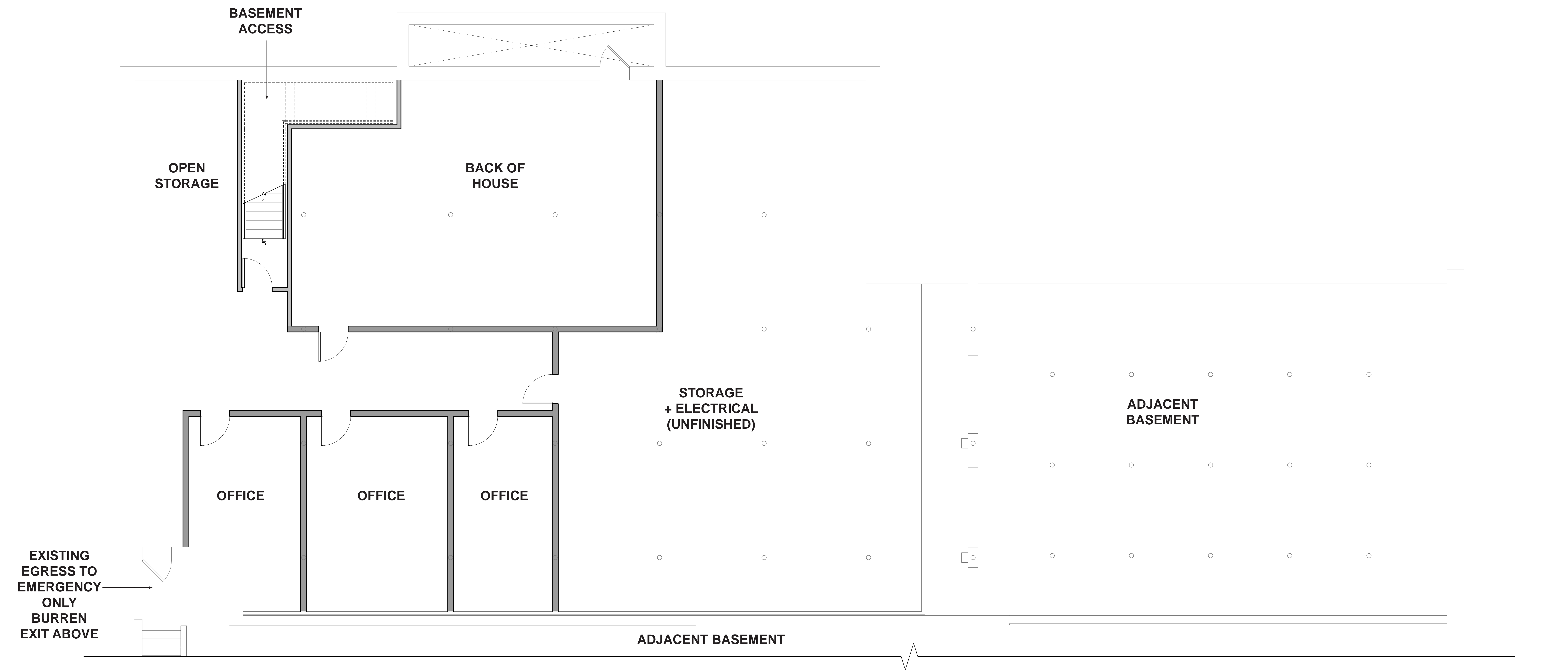


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GROUND FLOOR PLAN

EXISTING BASEMENT SQUARE FOOTAGE: APPROXIMATELY 4,171 SQ FT
 EXISTING FIRST FLOOR SQUARE FOOTAGE: APPROXIMATELY 6,044 SQ FT
 PROPOSED GARDEN REMEDIES SQUARE FOOTAGE: APPROXIMATELY 4,816 SQ FT
 PROPOSED SUB-TENANT SQUARE FOOTAGE: APPROXIMATELY 1,228 SQ FT



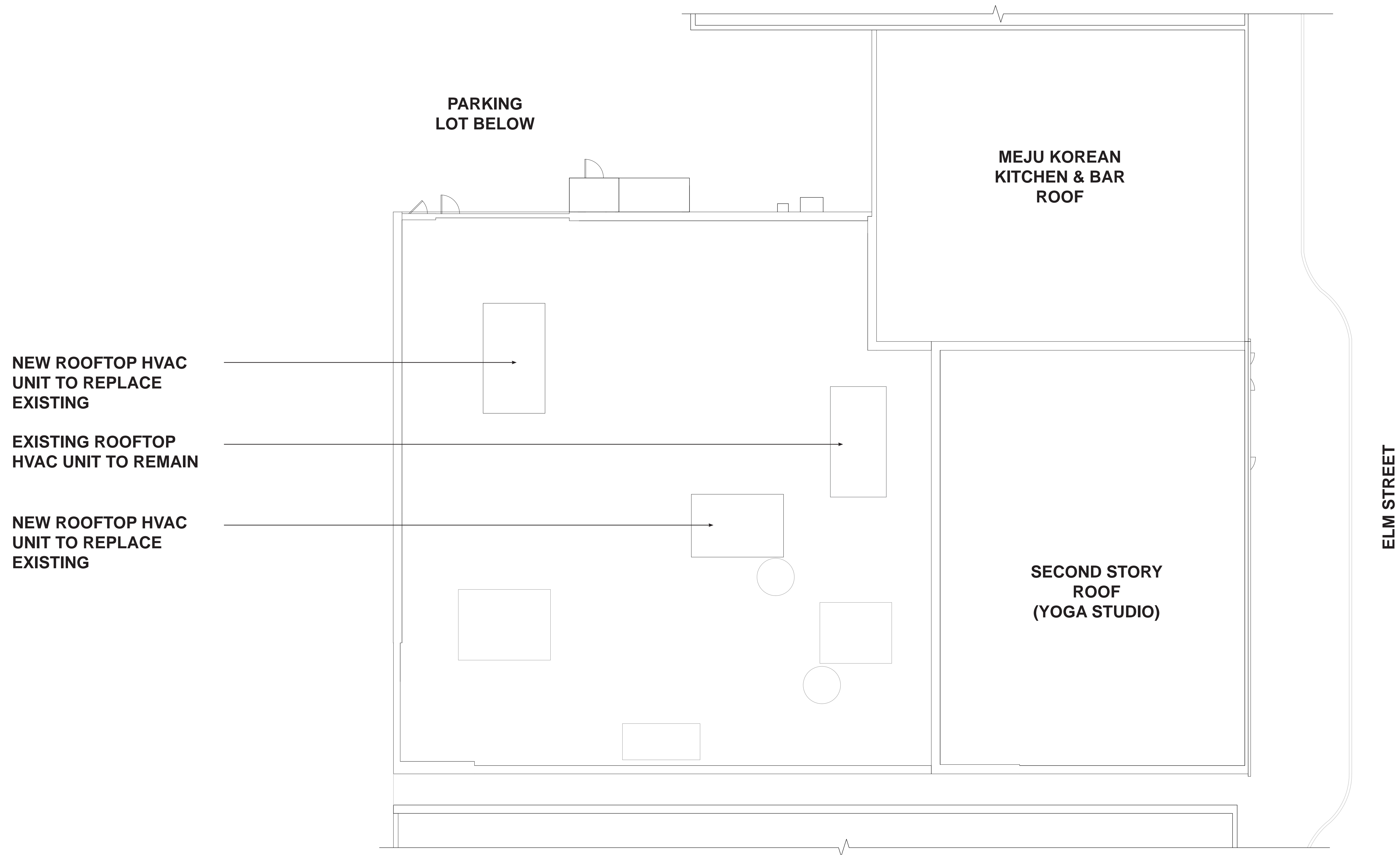
 SCALE: 1/4" = 1'-0"



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BASEMENT PLAN





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SECURE RECEPTION AREA RENDERING

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DISPENSARY SALES AREA RENDERING

