

Mid-Nite Convenient  
15 Union Square, Somerville  
Facade Renovation



SPECIAL PERMIT REVIEW SET  
8/26/11 Rev 1



PROJECT DIRECTORY

|                                                                                                                                                                         |                                                                                                                                                                                                           |                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OWNER:</b><br>Mid-Nite Convenient<br>15 Union Square<br>Somerville, MA 02143<br>CONTACT: Frank Golden<br>MOBILE: (978) 741-8128<br>EMAIL:<br>MidNiteNews@hotmail.com | <b>ARCHITECT:</b><br>Derek Rubinoff, Architect<br>11 Sherwood St. #2<br>Roslindale, MA 02131-3729<br>CONTACT: Derek Rubinoff, AIA, LEED AP<br>MOBILE: (617) 504-2599<br>EMAIL: drubinoff@derekubinoff.com | <b>FACILITATOR:</b><br>Mayor's Office of Strategic Planning<br>& Community Development<br>City of Somerville<br>93 Highland Avenue<br>Somerville, MA 02143<br>CONTACT: David Guzman<br>PHONE: (617) 625-6600 x 2546<br>EMAIL: DGuzman@somervillema.gov |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

CODE SUMMARY

APPLICABLE  
CODES

BUILDING: 780 CMR:  
MASSACHUSETTS STATE  
BUILDING CODE, 8TH EDITION

LOCATION MAP



PROJECT  
SITE

PROJECT SCOPE:

The scope of this project is a facade renovation includes replacing signage and awnings awnings, adding wood trim and clapboards, and adding sign lights.

Option 2 includes the above (Option 1), but also replaces the storefront system. It is our intent to price both options and buy the maximum scope affordable.

No changes are proposed to the store interior, and there are no changes to existing egress conditions.

Drawing List

| Sheet Number | Sheet Name                          |
|--------------|-------------------------------------|
| A0           | Cover                               |
| A1.0.1       | Option 1 North Demolition Elevation |
| A1.1         | Option 1 First Floor                |
| A1.2         | Option 1 RCP                        |
| A1.3         | Option 1 Proposed Elevation         |
| A2.0.1       | Option 2 North Demolition Elevation |
| A2.1         | Option 2 First Floor                |
| A2.2         | Option 3 RCP                        |
| A2.3         | Option 2 Proposed Elevation         |

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DEREK RUBINOFF ARCHITECT  
11 Sherwood Street #2, Roslindale, MA 02131-3729 617-504-2599 drubinoff@derekubinoff.com

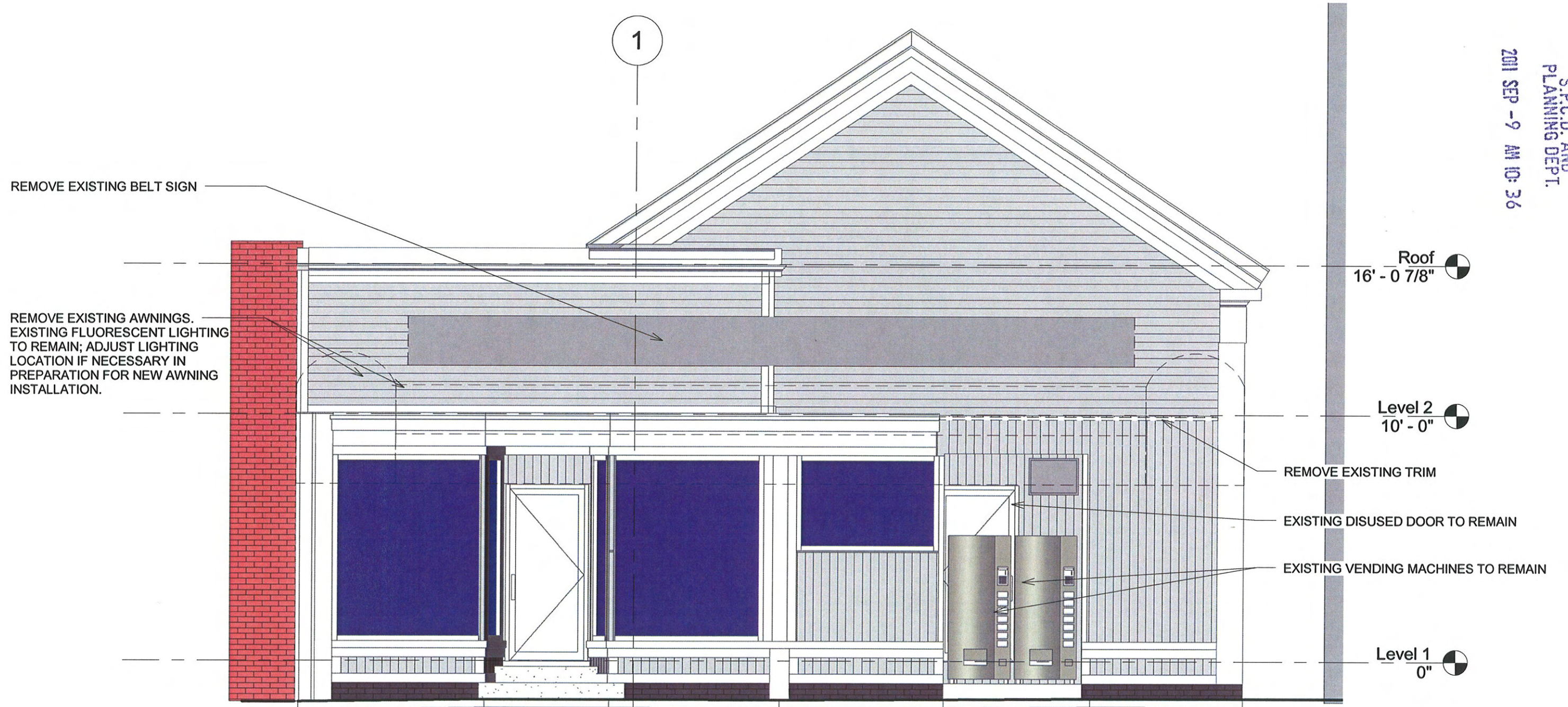
Cover

Mid-Nite Convenient Facade Renovation  
15 Union Square  
Somerville, MA 02143

JOB #: 1114  
SCALE: 1/4" = 1'-0"  
DATE: 8/26/2011  
DWN BY: Author  
CROSS REF:

A0

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① Option 1 North Demolition  
1/4" = 1'-0"

**DEREK RUBINOFF ARCHITECT**

11 Sherwood Street #2, Roskilde, MA 02131-3729 617-504-2599 [drubinoff@derekubinoff.com](mailto:drubinoff@derekubinoff.com)

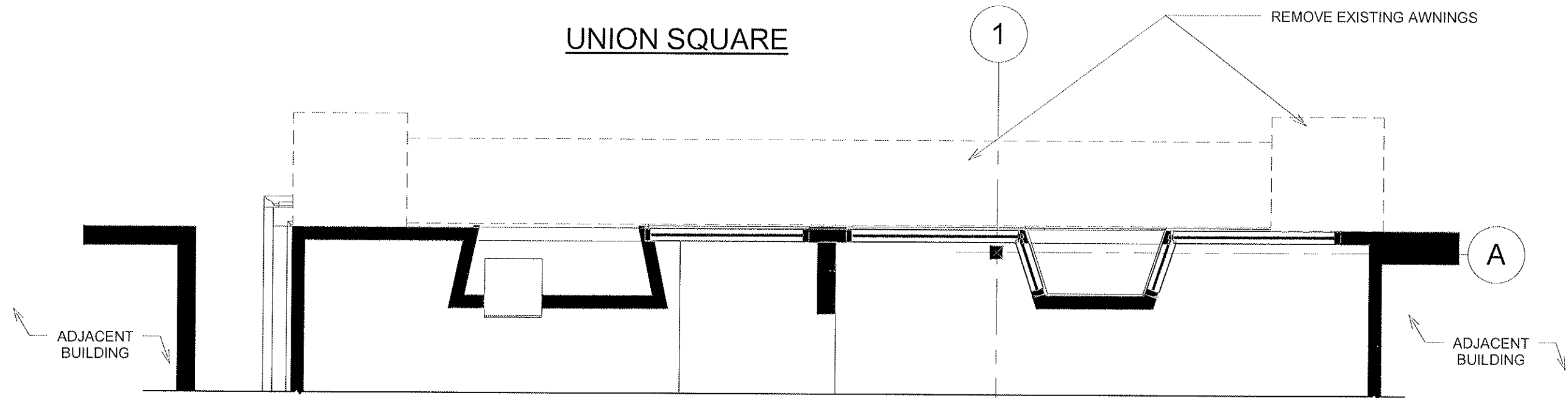
**Option 1 North Demolition Elevation**

Mid-Nite Convenient Facade Renovation  
15 Union Square  
Somerville, MA 02143

JOB #: 1114  
SCALE: 1/4" = 1'-0"  
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CROSS REF:

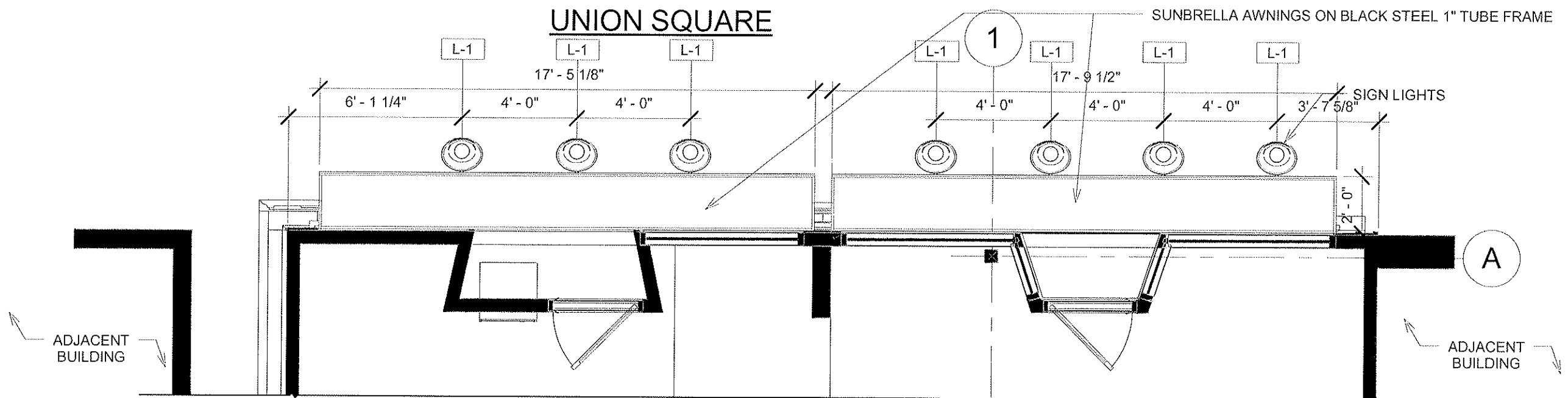
**A1.0.1**





① Option 1 Level 1 Demo RCP  
1/4" = 1'-0"

| Lighting Fixture Schedule |       |             |              |                                             |      |         |                           |          |  |
|---------------------------|-------|-------------|--------------|---------------------------------------------|------|---------|---------------------------|----------|--|
| Type Mark                 | Count | Description | Manufacturer | Model                                       | Lamp | Wattage | Initial Color Temperature | Comments |  |
| L-1                       | 7     | Sign Light  | ANP          | M712-XX RTC-42WPL-XX 120/277V E6-MOD-20"-XX | CFL  | 42 W    | 3000 K                    |          |  |



② Option 1 Level 1 RCP  
1/4" = 1'-0"

**DEREK RUBINOFF ARCHITECT**

11 Sherwood Street #2, Holliston, MA 02131-3729 617-504-2599 d@drub.com drub@drub.com

#### Option 1 RCP

Mid-Nite Convenient Facade Renovation  
15 Union Square  
Somerville, MA 02143

JOB #: 1114  
SCALE: 1/4" = 1'-0"  
DATE: 8/26/2011  
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CROSS REF:

A1.2

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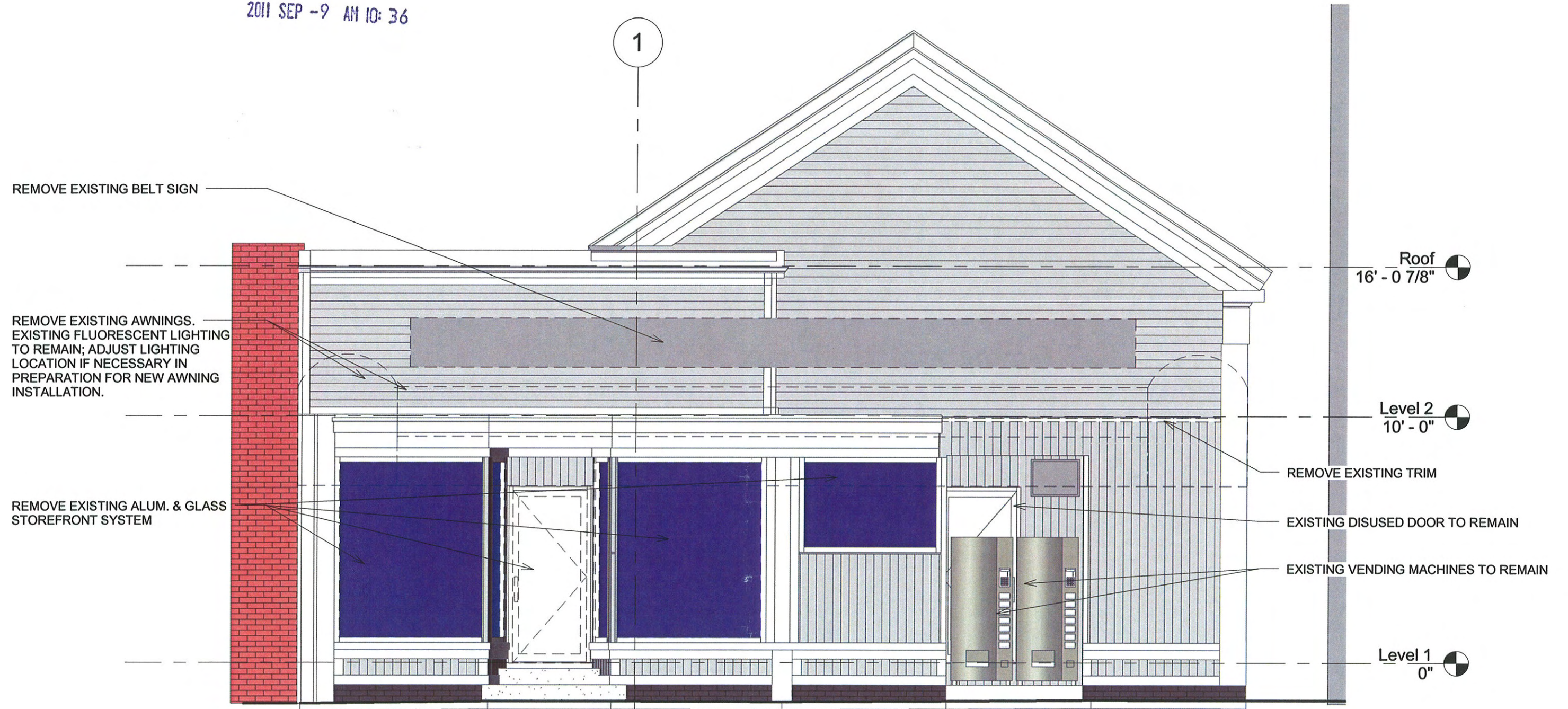
**Mid-Nite Convenient Facade Renovation**  
15 Union Square  
Somerville, MA 02143

|            |              |
|------------|--------------|
| JOB #:     | 1114         |
| SCALE:     | 1/4" = 1'-0" |
| DATE:      | 8/26/2011    |
| DWN BY:    | Author       |
| CROSS REF: |              |

### A1.3

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① Option 2 North Demolition  
1/4" = 1'-0"

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11 Sherwood Street #2, Roslindale, MA 02131-3729 617-504-2599 [derek@derek-rubinoff.com](mailto:derek@derek-rubinoff.com)

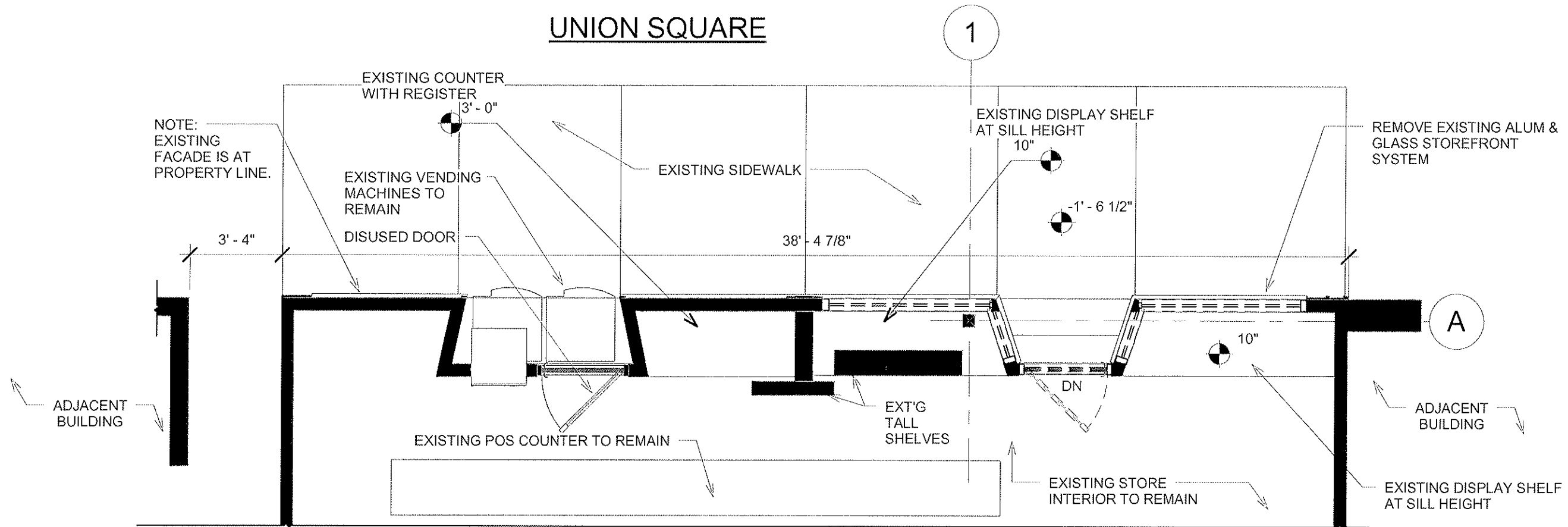
**Option 2 North Demolition Elevation**

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Somerville, MA 02143

JOB #: 1114  
SCALE: 1/4" = 1'-0"  
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DWN BY: Author  
CROSS REF:

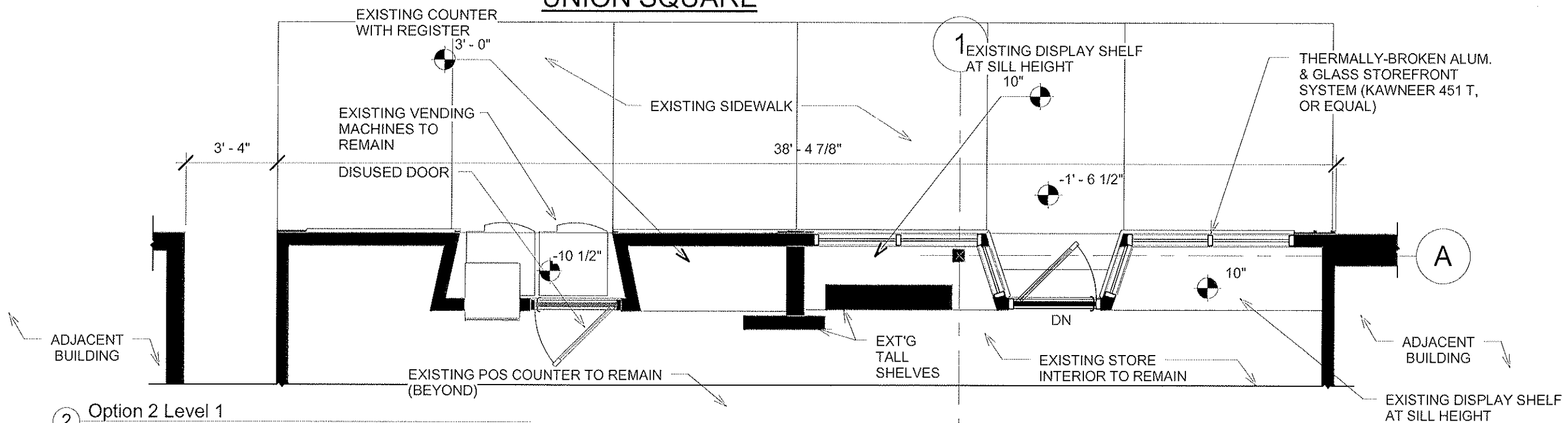
**A2.0.1**

# UNION SQUARE



① Option 2 Level 1 Demolition  
1/4" = 1'-0"

# UNION SQUARE



② Option 2 Level 1  
1/4" = 1'-0"

**DEREK RUBINOFF ARCHITECT**

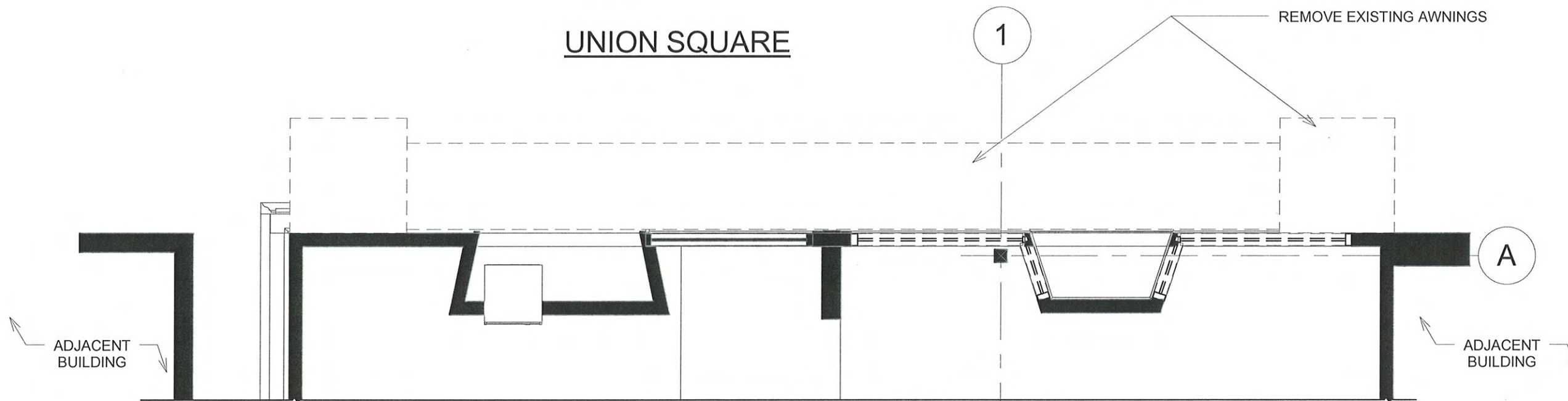
11 Sherwood Street #2, Roslindale, MA 02131-3729 617-504-2599 d.rubinoff@derek-rubinoff.com

## Option 2 First Floor

Mid-Nite Convenient Facade Renovation  
15 Union Square  
Somerville, MA 02143

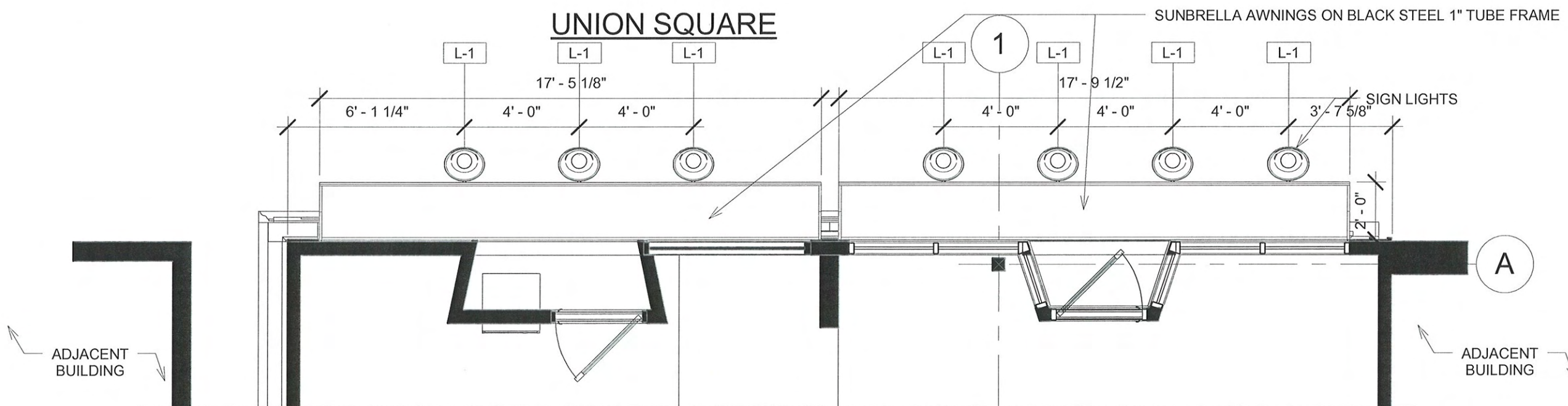
JOB #: 1114  
SCALE: 1/4" = 1'-0"  
DATE: 8/26/2011  
DWN BY: Author  
CROSS REF:

A2.1



① Option 2 Level 1 Demo RCP  
1/4" = 1'-0"

| Lighting Fixture Schedule |       |             |              |                                             |      |         |                           |          |  |
|---------------------------|-------|-------------|--------------|---------------------------------------------|------|---------|---------------------------|----------|--|
| Type Mark                 | Count | Description | Manufacturer | Model                                       | Lamp | Wattage | Initial Color Temperature | Comments |  |
| L-1                       | 7     | Sign Light  | ANP          | M712-XX RTC-42WPL-XX 120/277V E6-MOD-20"-XX | CFL  | 42 W    | 3000 K                    |          |  |



② Option 2 Level 1 RCP  
1/4" = 1'-0"

|                                                                                                                                    |                                                                                                         |                                                                                       |             |
|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------|
| <b>DEREK RUBINOFF ARCHITECT</b><br><small>11 Sherwood Street #2, Roslindale, MA 02131-3729 617-504-2599 d@der rubinoff.com</small> | <b>Option 3 RCP</b><br>Mid-Nite Convenient Facade Renovation<br>15 Union Square<br>Somerville, MA 02143 | JOB #: 1114<br>SCALE: 1/4" = 1'-0"<br>DATE: 8/26/2011<br>DWN BY: Author<br>CROSS REF: | <b>A2.2</b> |
|                                                                                                                                    |                                                                                                         |                                                                                       |             |
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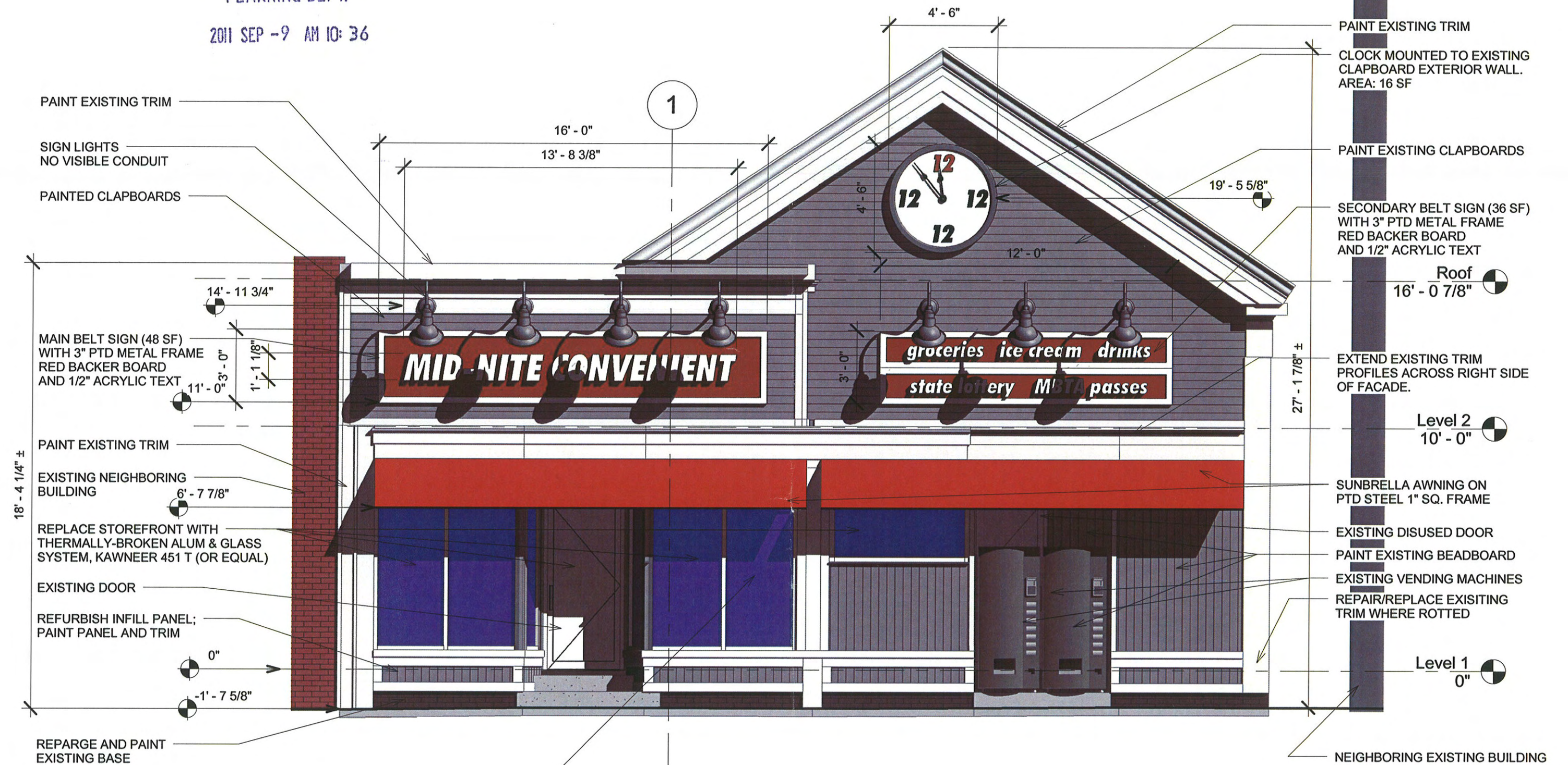
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① Option 2 North  
1/4" = 1'-0"

**DEREK RUBINOFF ARCHITECT**

11 Sherwood Street #2, Roslindale, MA 02131-3729 617-584-2599 d.rubinoff@derek-rubinoff.com

**Option 2 Proposed Elevation**

Mid-Nite Convenient Facade Renovation  
15 Union Square  
Somerville, MA 02143

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DWN BY: Author  
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**A2.3**

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