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29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

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Howard Stein Hudson
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617-482-7080

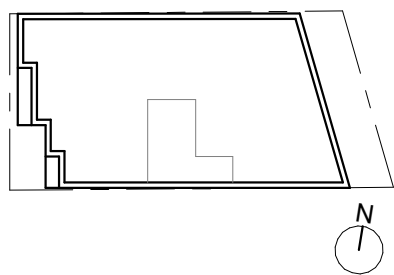
Sustainability Consultant

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617-898-8995
agnes@ava-greenconsultant.com

5	06.09.25	Elevator Rev.
4	03.12.25	Site Plan App.
3	01.16.25	Survey Int.
2	11.26.24	Concept Opt.
1	10.17.24	Test Fit
No.	Date	Description



199 Elm St



Somerville, MA 02144

Plan - Lower Level

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

A-100

NEIGHBOR

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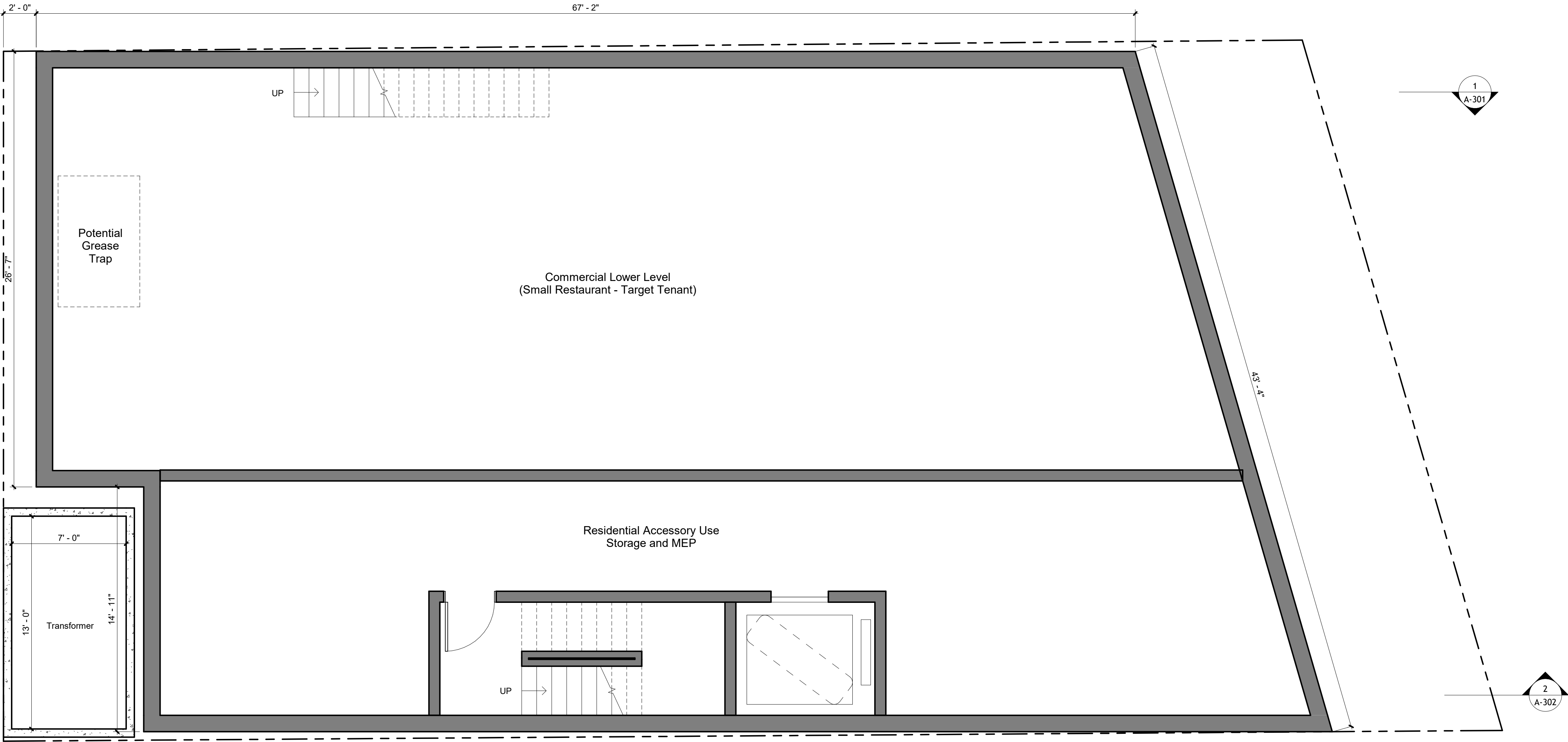
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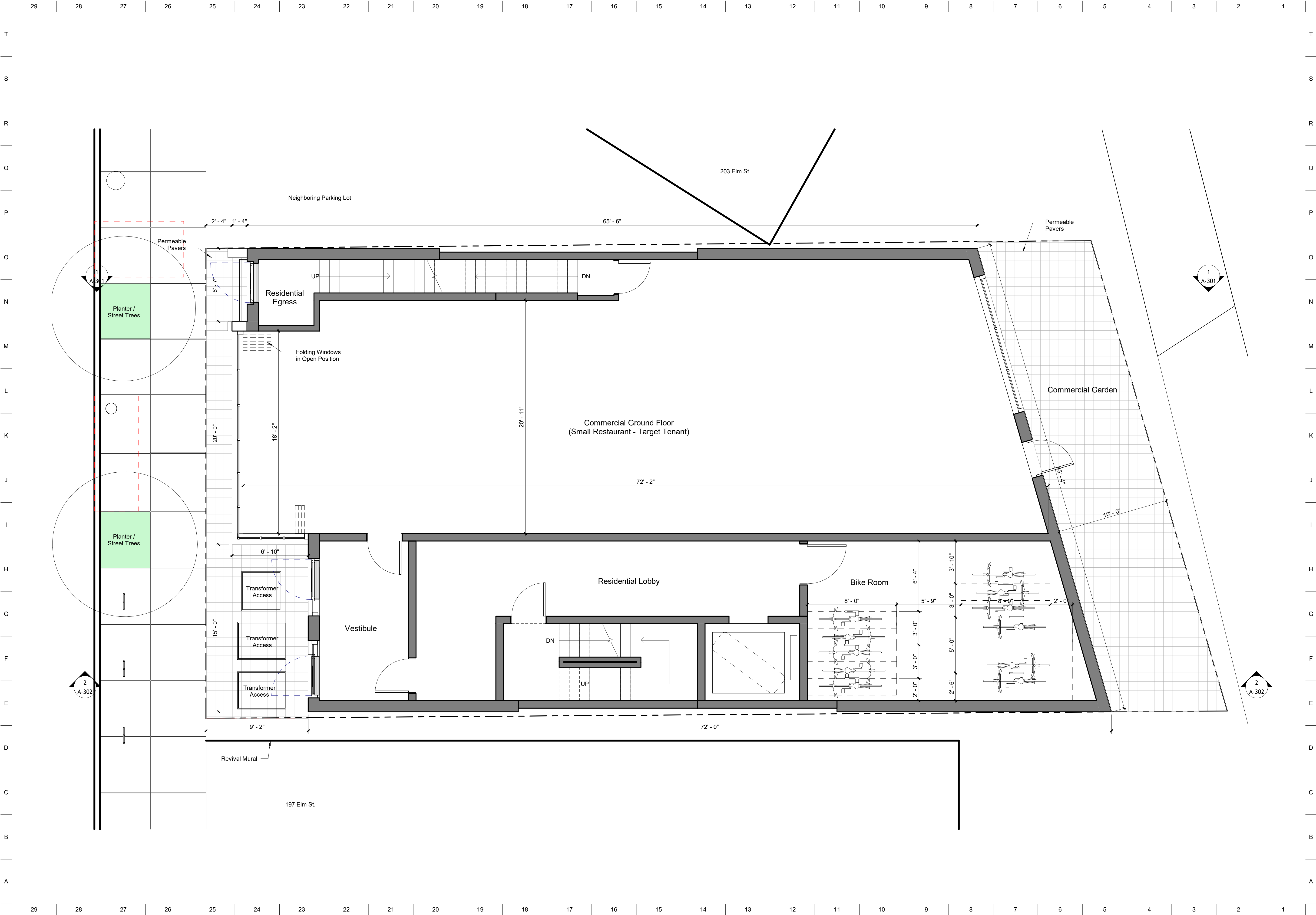
D

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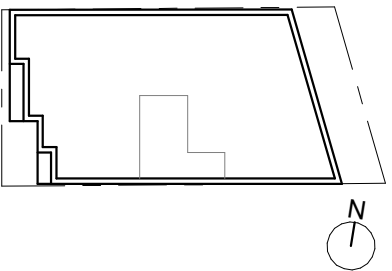
Sustainability Consultant

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6	06.09.25	Elevator Rev.
5	03.24.25	Bike Parking
4	03.12.25	Site Plan App.
3	01.16.25	Survey Int.
2	11.26.24	Concept Opt
1	10.17.24	Test Fit
No.	Date	Description



199 Elm St



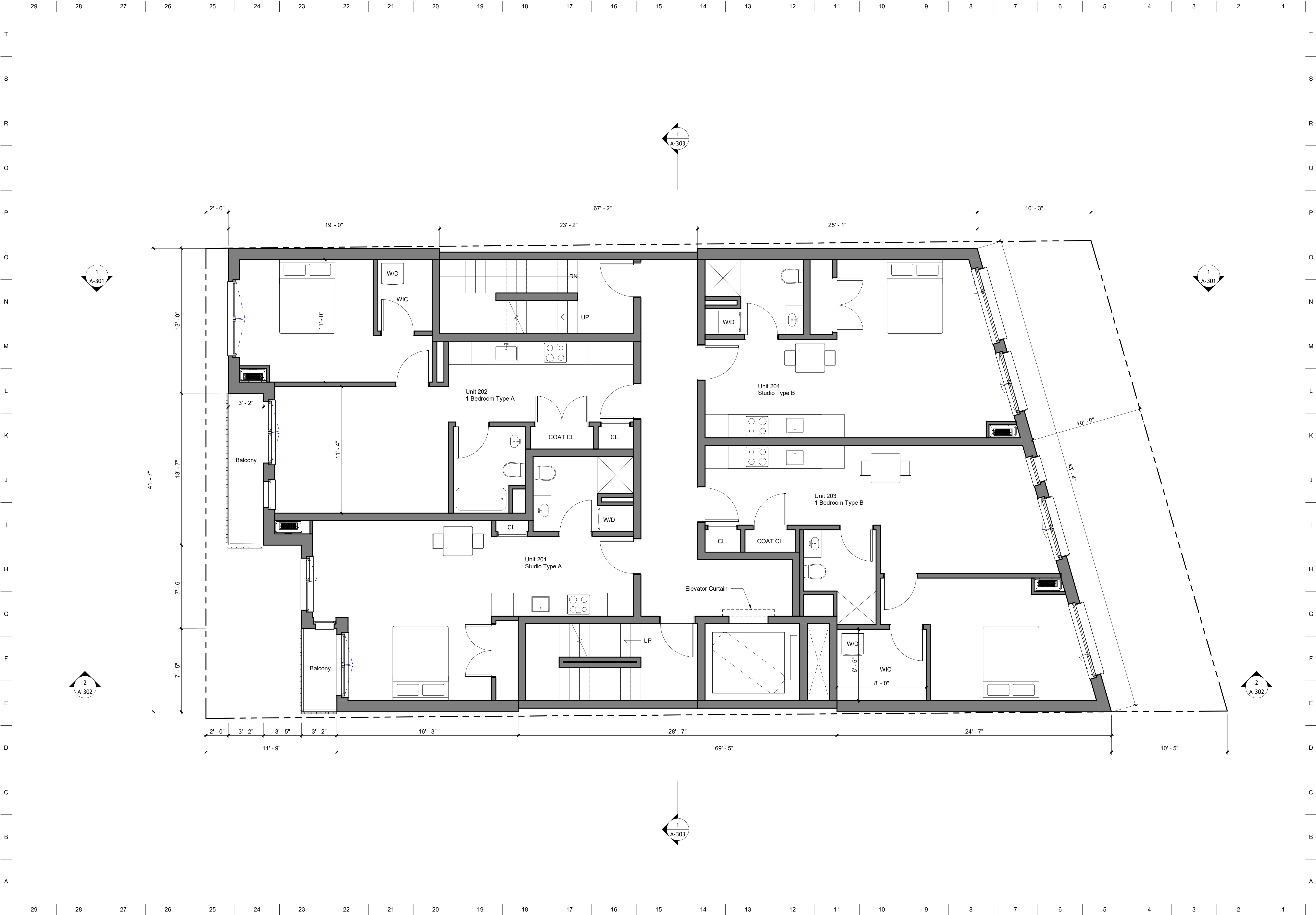
Somerville, MA 02144

Plan - Floor 1

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

A-101

NEIGHBOR



NEIGHBOR

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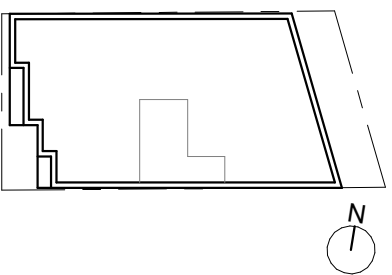
Sustainability Consultant

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617-898-8995
agnes@ava-greenconsultant.com

5	06.09.25	Elevator Rev.
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2	11.26.24	Concept Opt.
1	10.17.24	Test Fit
No.	Date	Description



199 Elm St



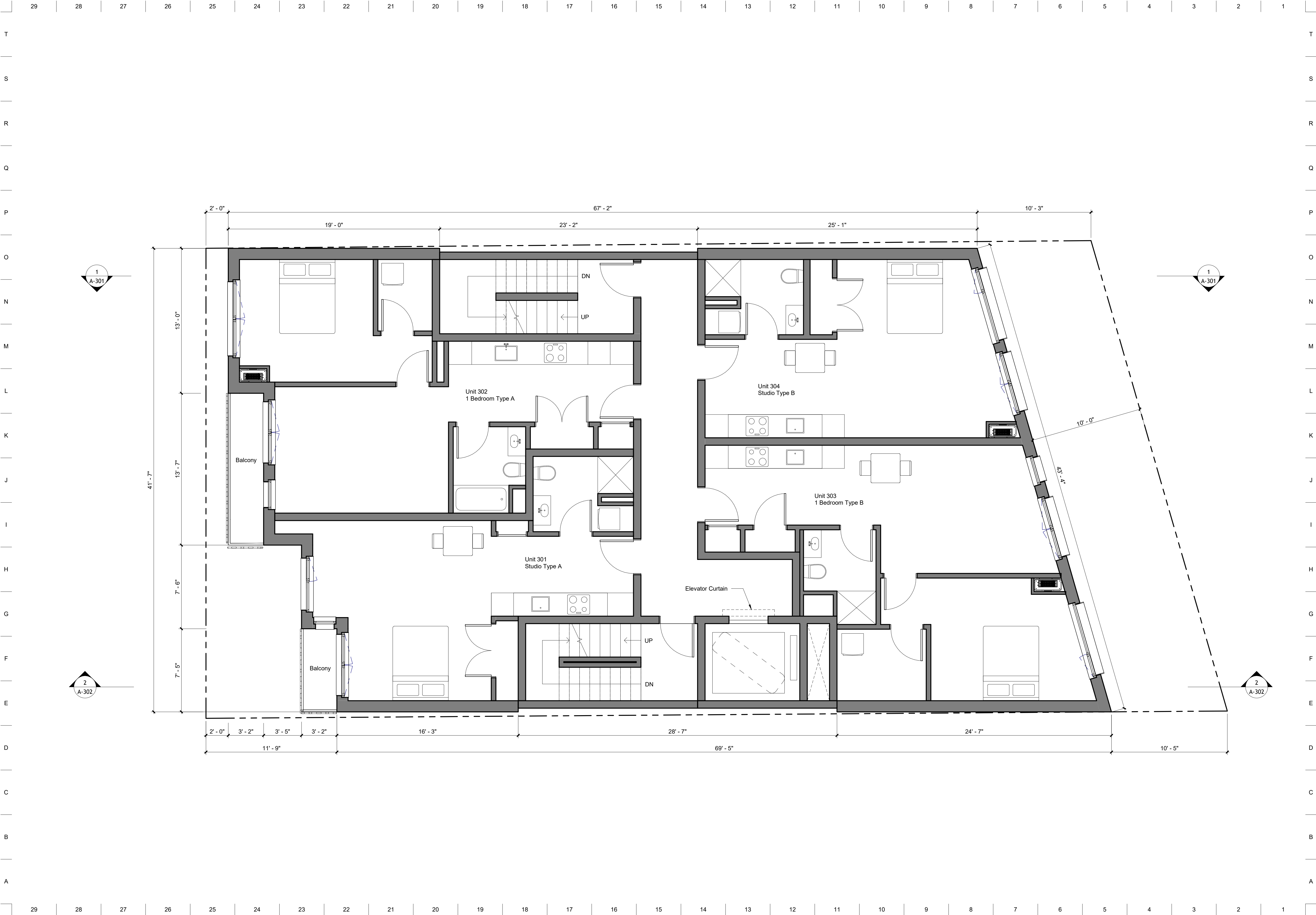
Somerville, MA 02144

Plan - Floor 2

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

A-102

NEIGHBOR



NEIGHBOR

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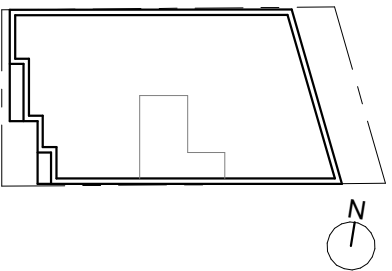
Sustainability Consultant

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617-898-8995
agnes@ava-greenconsultant.com

5	06.09.25	Elevator Rev.
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2	11.26.24	Concept Opt.
1	10.17.24	Test Fit
No.	Date	Description



199 Elm St



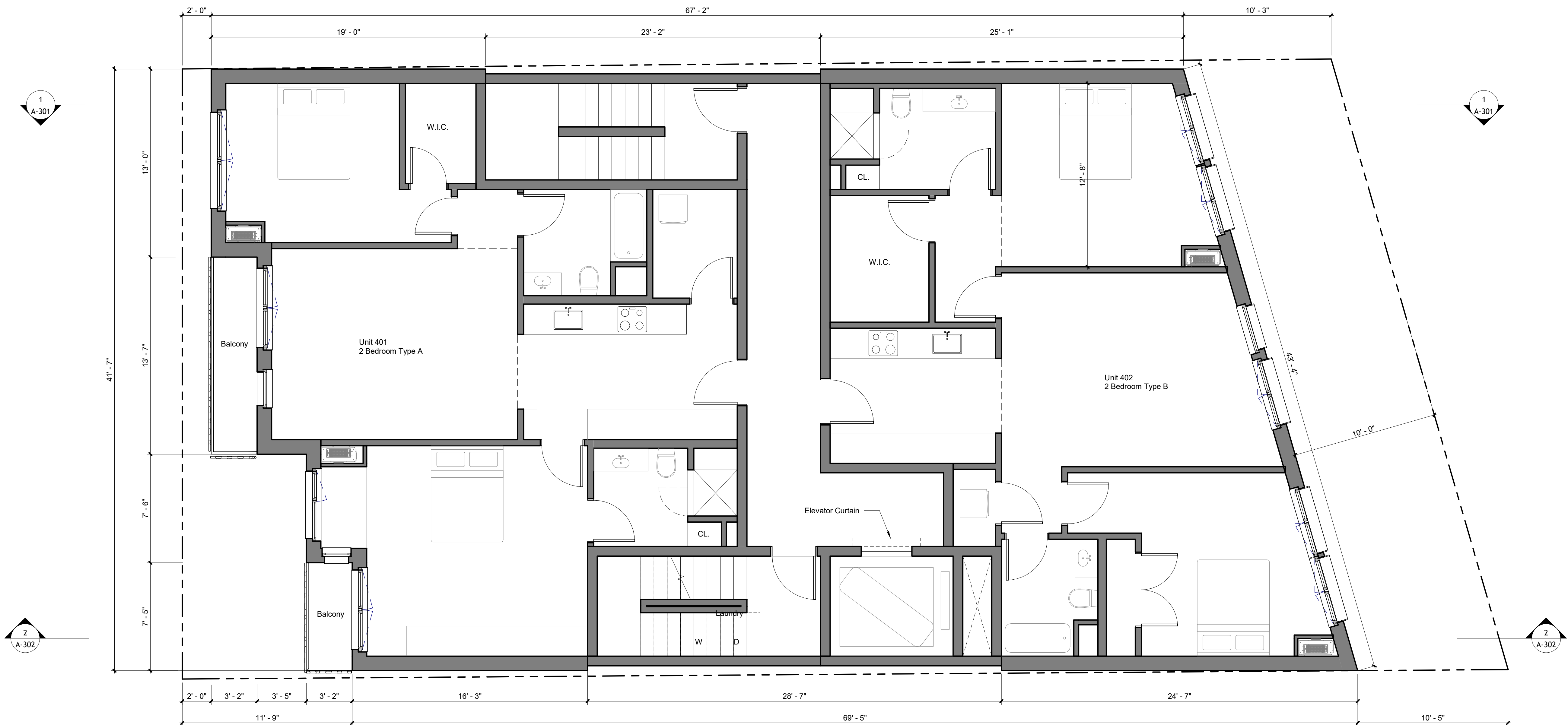
Somerville, MA 02144

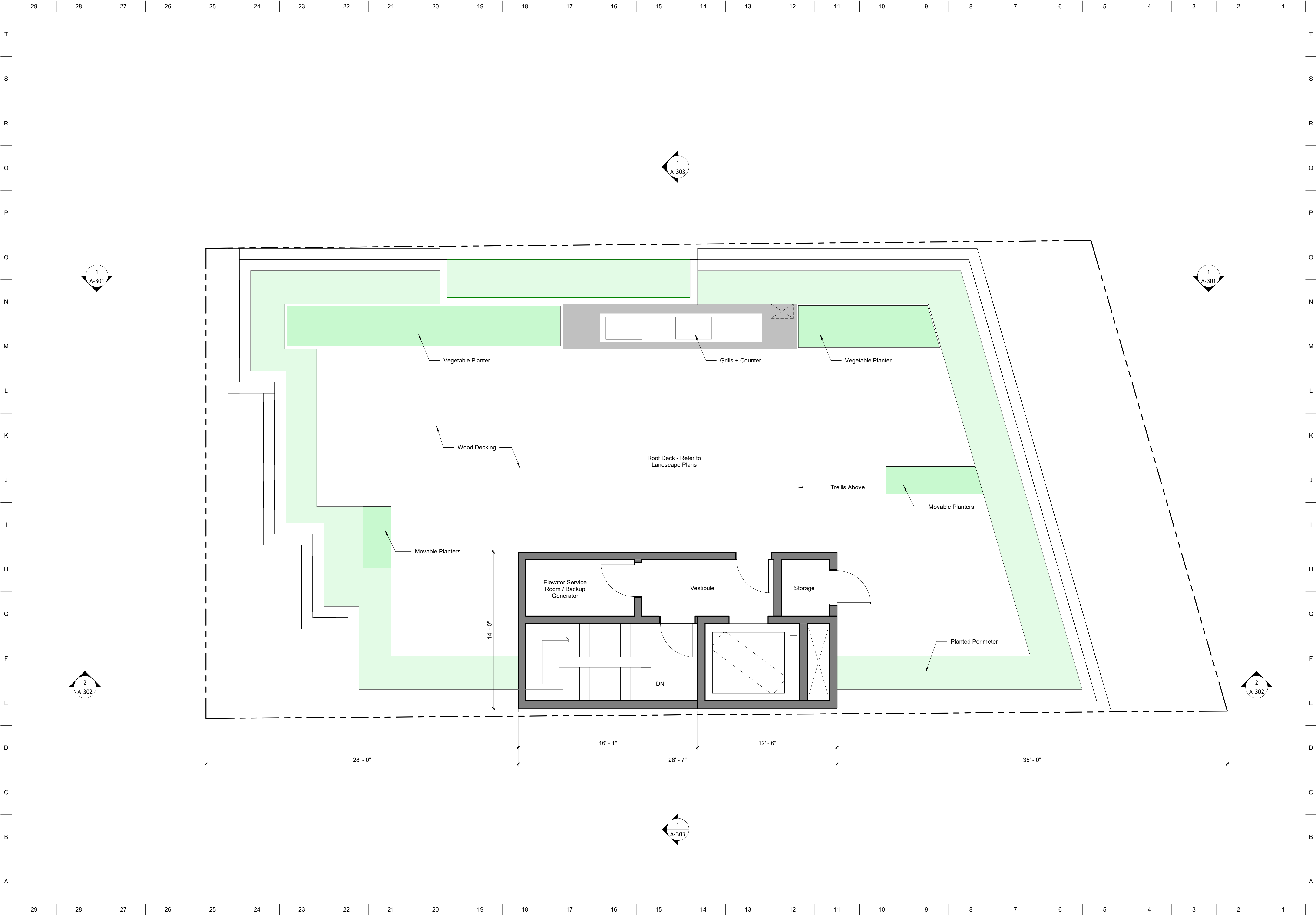
Plan - Floor 3

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

A-103

NEIGHBOR





NEIGHBOR

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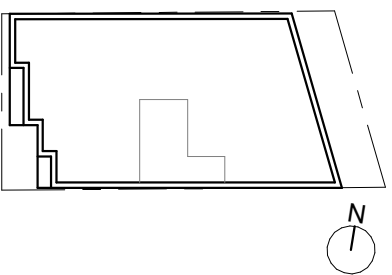
Sustainability Consultant

VvS Architects & Consultants
617-898-8995
agnes@ava-greenconsultant.com

5	06.09.25	Elevator Rev.
4	03.12.25	Site Plan App.
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2	11.26.24	Concept Opt.
1	10.17.24	Test Fit
No.	Date	Description



199 Elm St



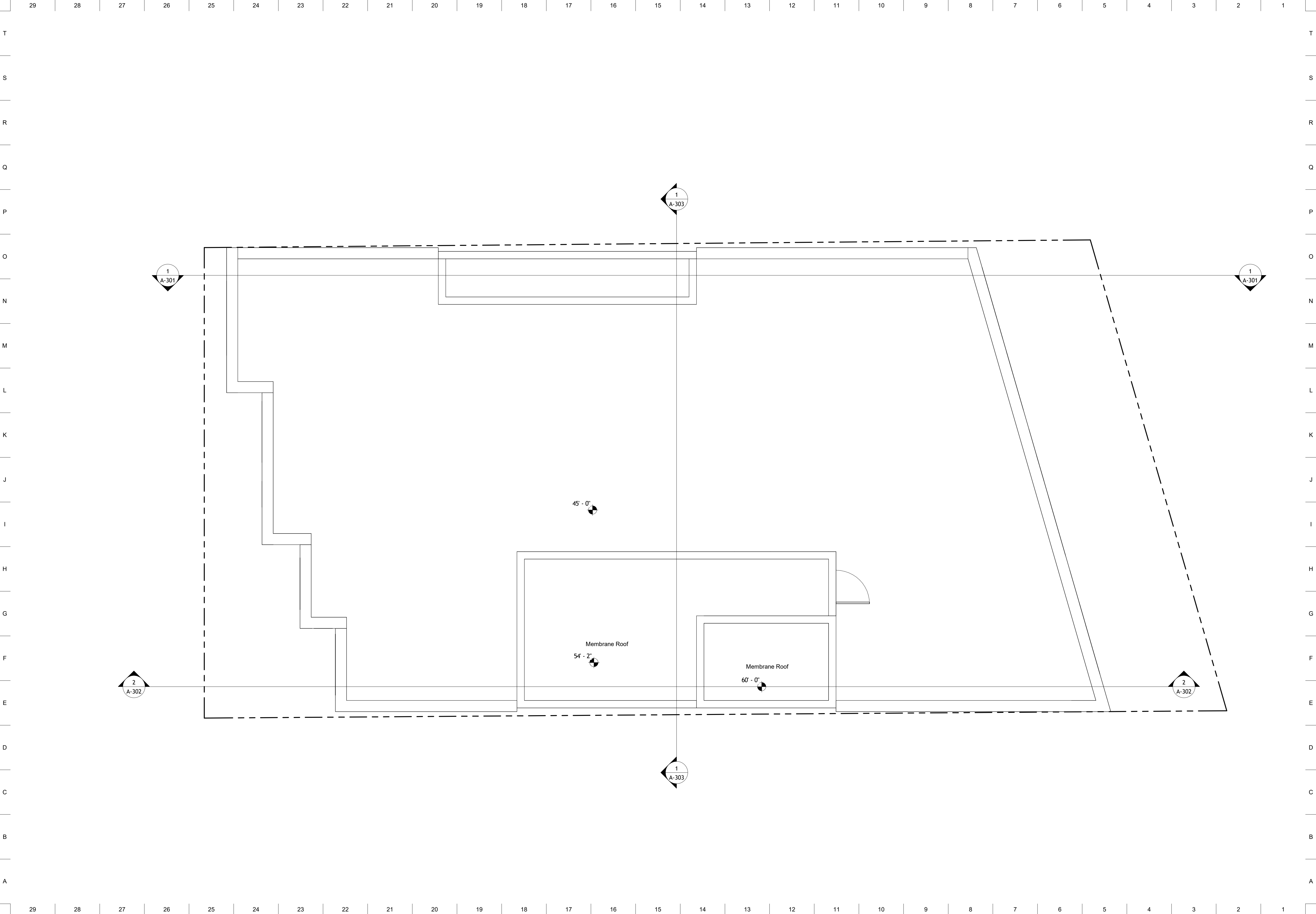
Somerville, MA 02144

Plan - Roof

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

A-105

NEIGHBOR



NEIGHBOR

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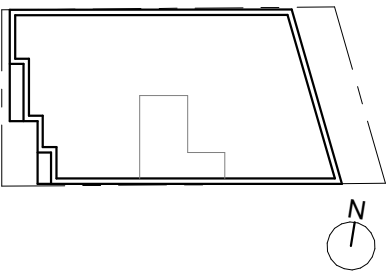
Sustainability Consultant

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5	06.09.25	Elevator Rev.
4	03.12.25	Site Plan App.
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2	11.26.24	Concept Opt.
1	10.17.24	Test Fit
No.	Date	Description



199 Elm St



Somerville, MA 02144

Plan - Bulkhead Roof

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

A-106

NEIGHBOR

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1 ELM STREET ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"

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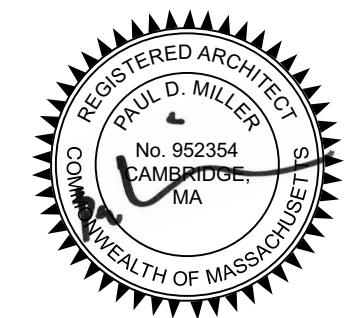
Transportation Engineer

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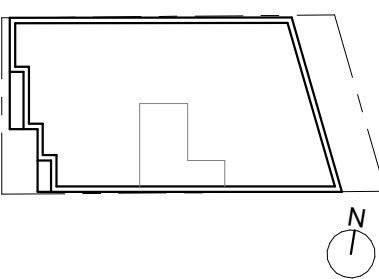
Sustainability Consultant

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5	06.09.25	Elevator Rev.
4	03.12.25	Site Plan App.
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2	11.26.24	Concept Opt
1	10.17.24	Test Fit
No.	Date	Description



199 Elm St



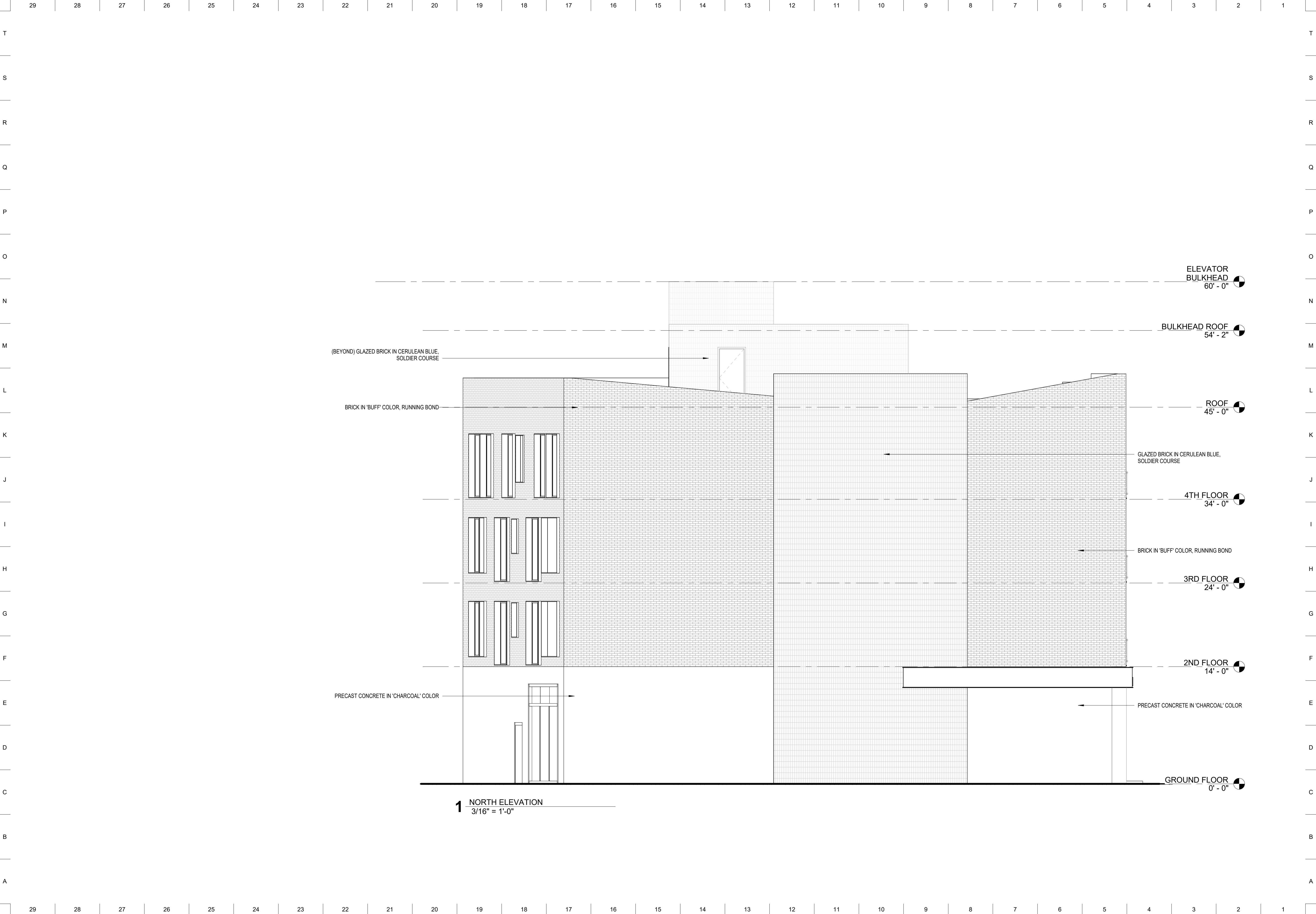
Somerville, MA 02144

Exterior Elevations

Scale: 3/16" = 1'-0"

A-201

NEIGHBOR



NEIGHBOR

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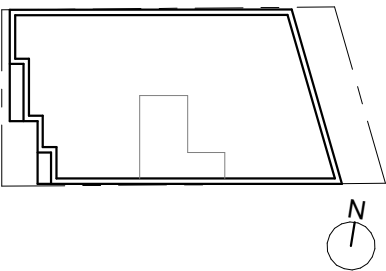
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agnes@ava-greenconsultant.com

5	06.09.25	Elevator Rev.
4	03.12.25	Site Plan App.
3	01.16.25	Survey Int.
2	11.26.24	Concept Opt.
1	10.17.24	Test Fit
No.	Date	Description



199 Elm St



Somerville, MA 02144

Exterior Elevations

Scale: 3/16" = 1'-0"

A-202

NEIGHBOR

29 | 28 | 27 | 26 | 25 | 24 | 23 | 22 | 21 | 20 | 19 | 18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

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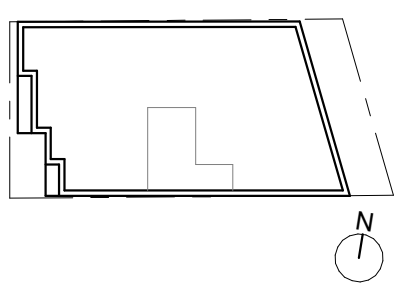
Sustainability Consultant

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617-898-8995
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5	06.09.25	Elevator Rev.
4	03.12.25	Site Plan App.
3	01.16.25	Survey Int.
2	11.26.24	Concept Opt.
1	10.17.24	Test Fit
No.	Date	Description



199 Elm St



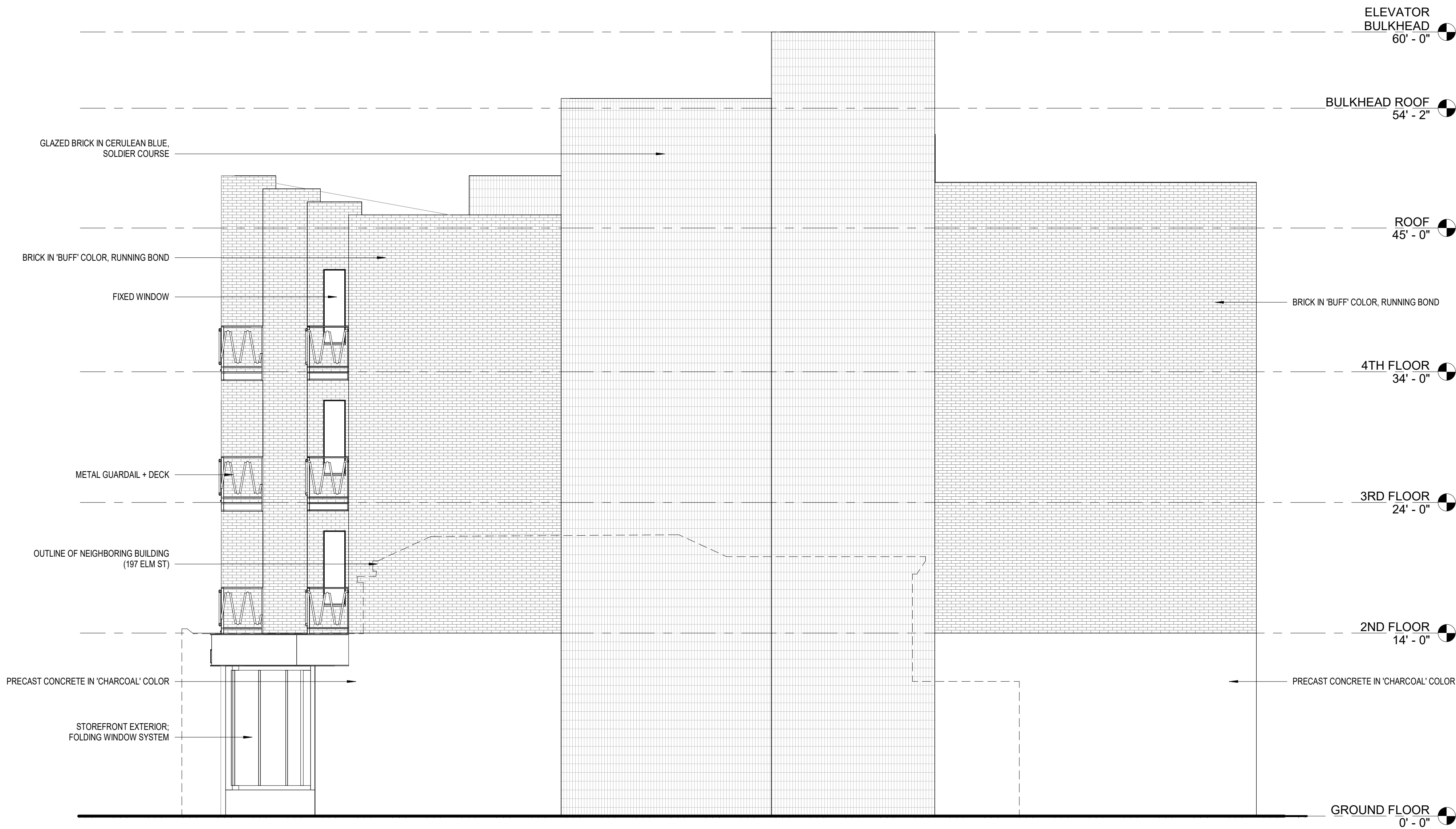
Somerville, MA 02144

Exterior Elevations

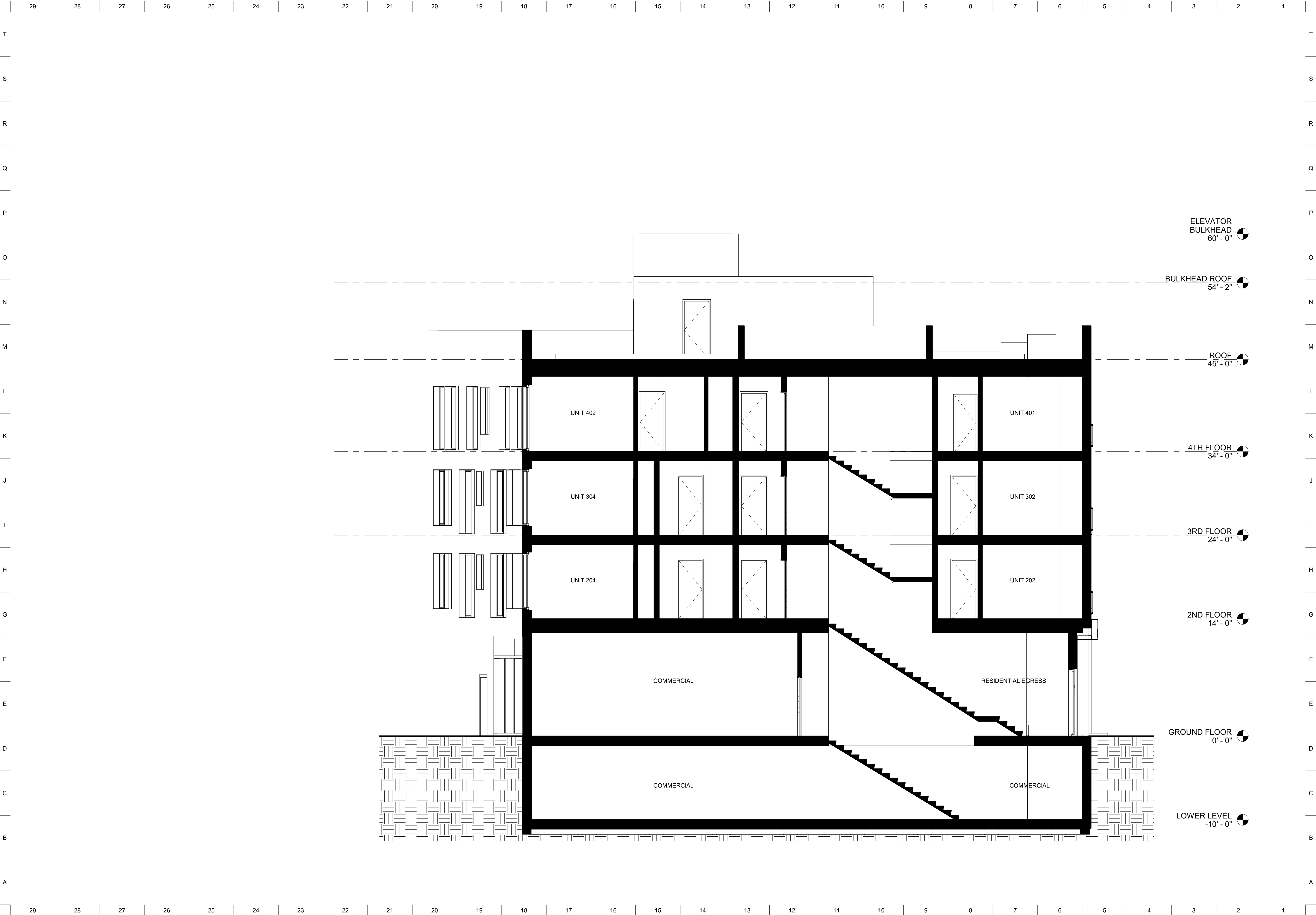
Scale: 3/16" = 1'-0"

A-203

NEIGHBOR



1 SOUTH ELEVATION
3/16" = 1'-0"



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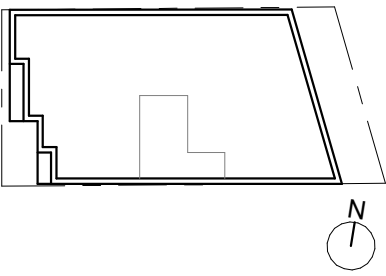
Sustainability Consultant

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5	06.09.25	Elevator Rev.
4	03.12.25	Site Plan App.
3	01.16.25	Survey Int.
2	11.26.24	Concept Opt
1	10.17.24	Test Fit
No.	Date	Description



199 Elm St



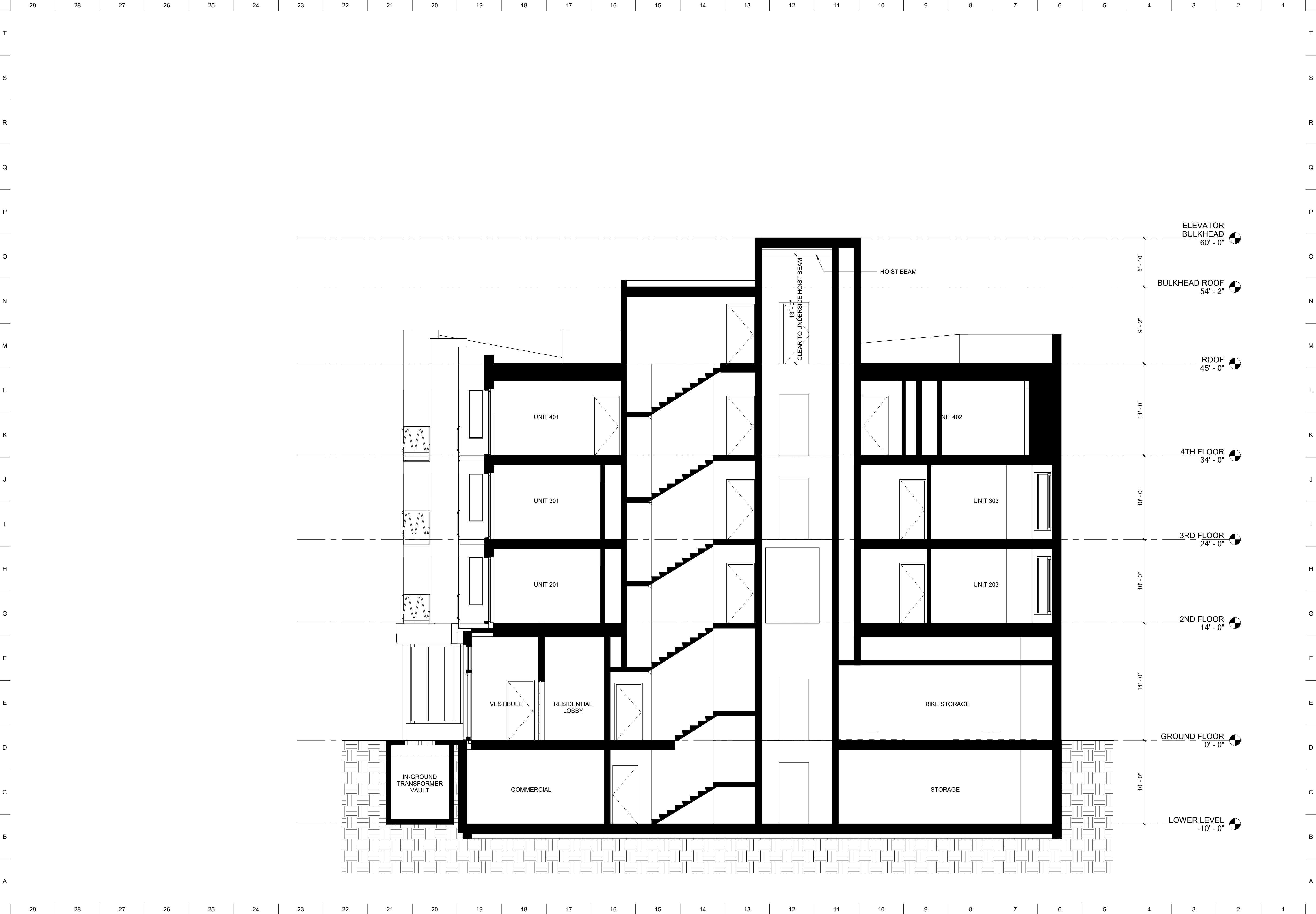
Somerville, MA 02144

Building Section
- North Stair

Scale: 3/16" = 1'-0"

A-301

NEIGHBOR



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Sustainability Consultant

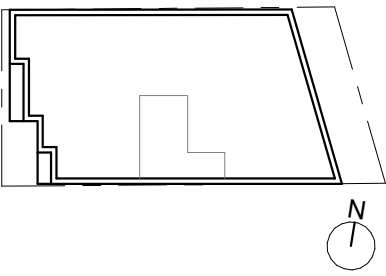
VyS Architects & Consultants
617-898-8995
agnes@ava-greenconsultant.com

5	06.09.25	Elevator Rev.
4	03.12.25	Site Plan App.
3	01.16.25	Survey Int.
2	11.26.24	Concept Opt.
1	10.17.24	Test Fit

No.	Date	Description
5	06.09.25	Elevator Rev.
4	03.12.25	Site Plan App.
3	01.16.25	Survey Int.
2	11.26.24	Concept Opt.
1	10.17.24	Test Fit



199 Elm St



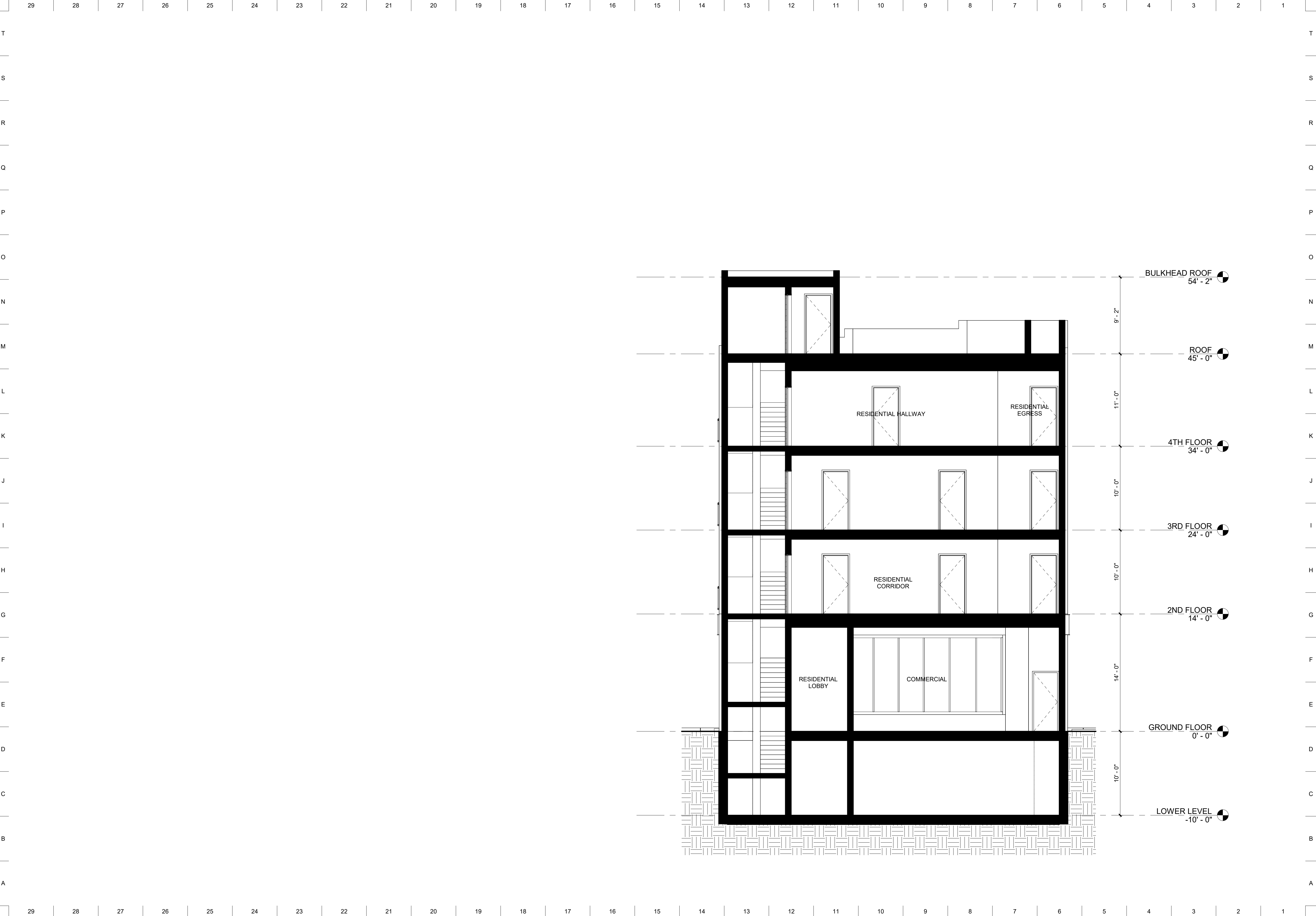
Somerville, MA 02144

Building Section
- South Stair

Scale: 3/16" = 1'-0"

A-302

NEIGHBOR



NEIGHBOR

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Sustainability Consultant

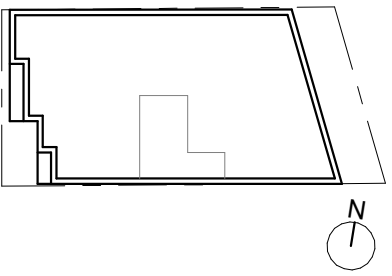
VyS Architects & Consultants
617-898-8995
agnes@ava-greenconsultant.com

5	06.09.25	Elevator Rev.
4	03.12.25	Site Plan App.
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2	11.26.24	Concept Opt.
1	10.17.24	Test Fit

No.	Date	Description
5	06.09.25	Elevator Rev.
4	03.12.25	Site Plan App.
3	01.16.25	Survey Int.
2	11.26.24	Concept Opt.
1	10.17.24	Test Fit



199 Elm St



Somerville, MA 02144

Building Section - East West

Scale: 3/16" = 1'-0"

A-303

NEIGHBOR

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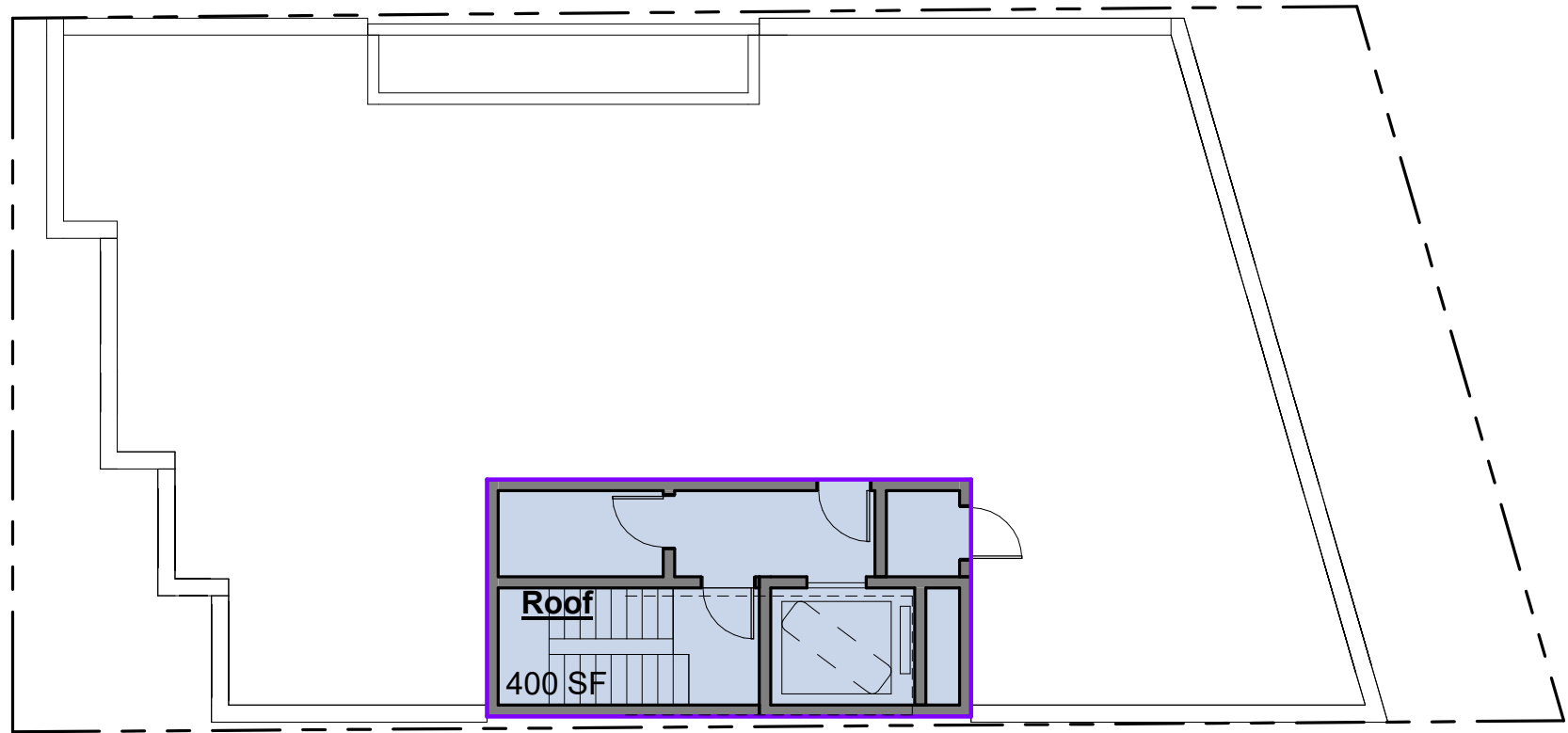
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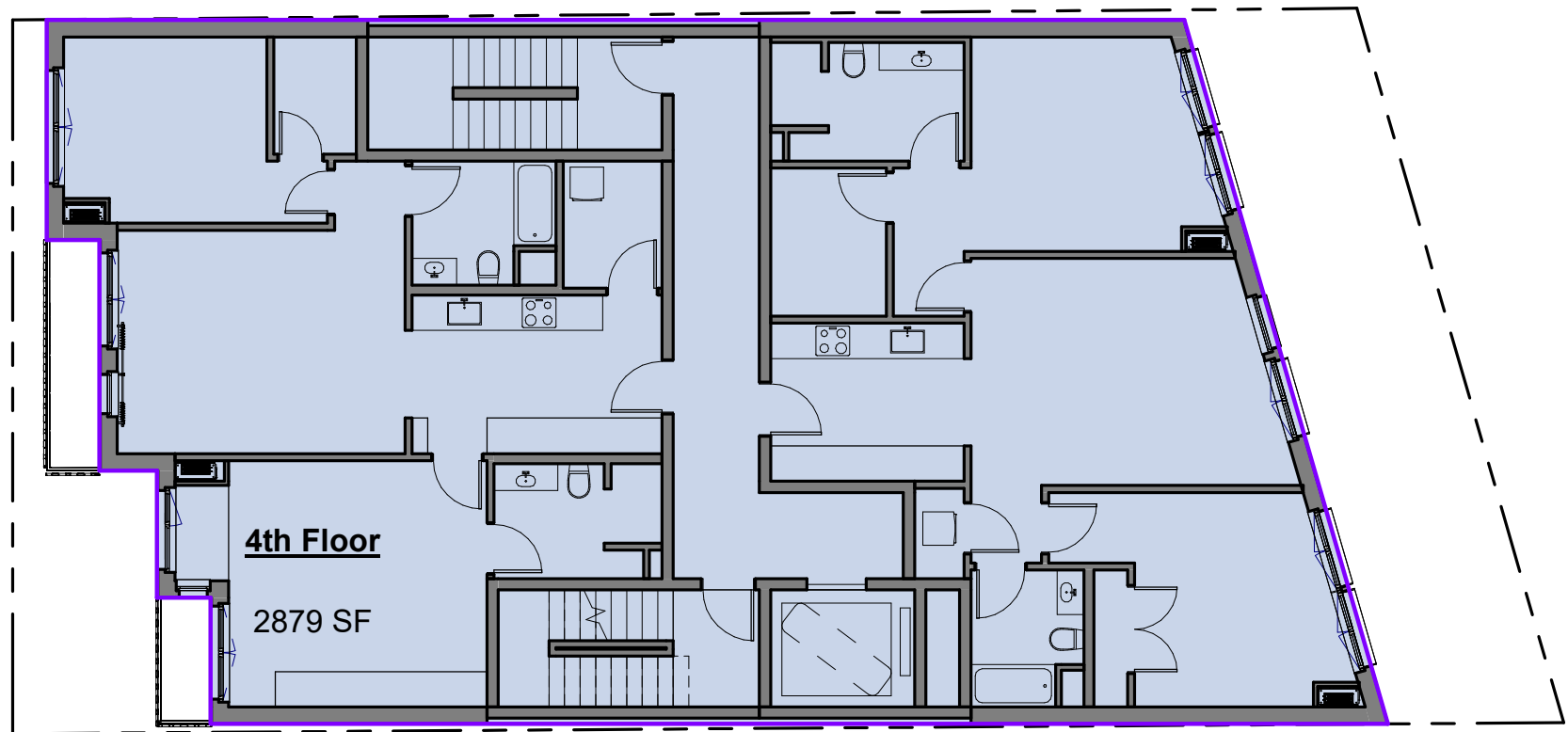
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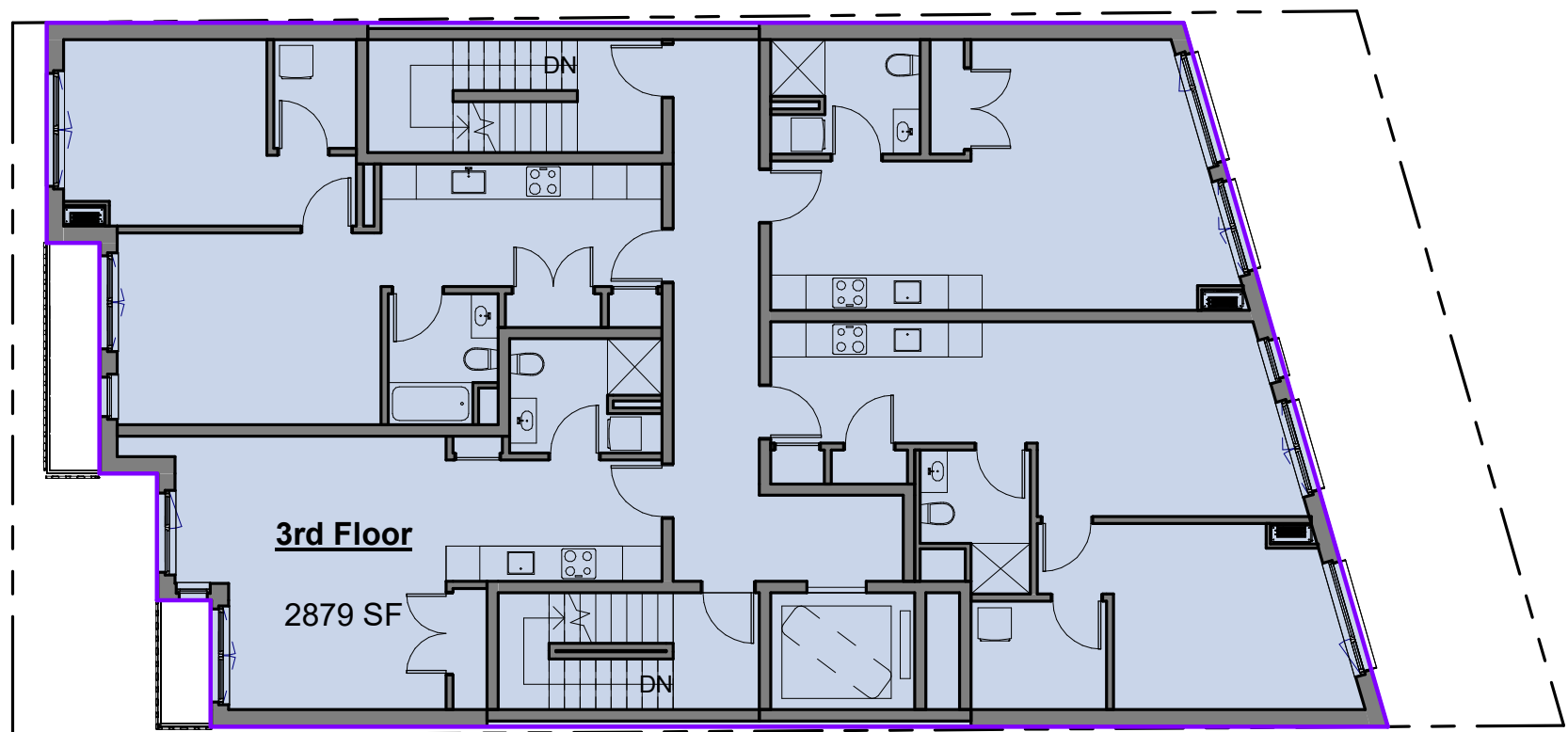
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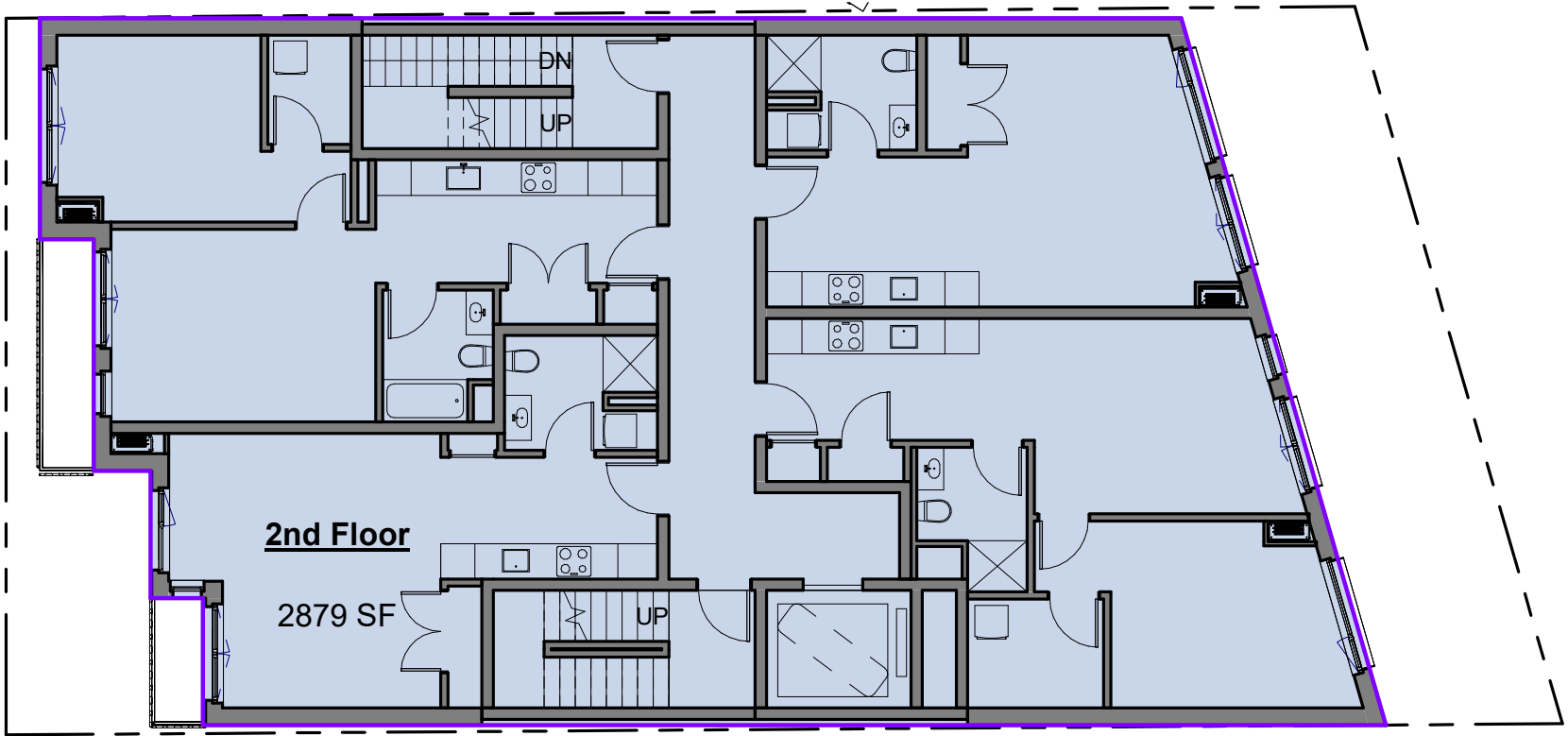
5 ROOF
3/32" = 1'-0"



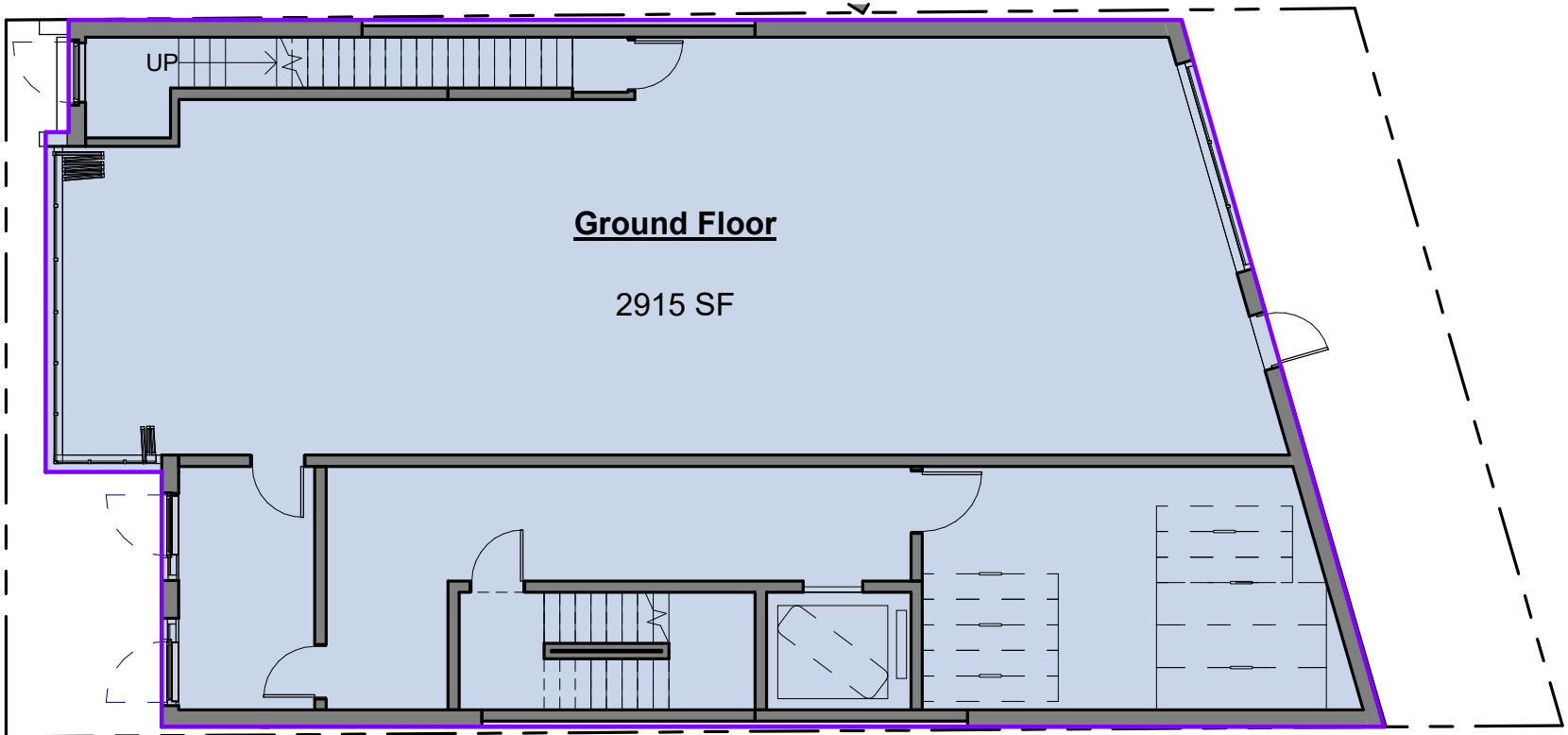
4 4TH FLOOR
3/32" = 1'-0"



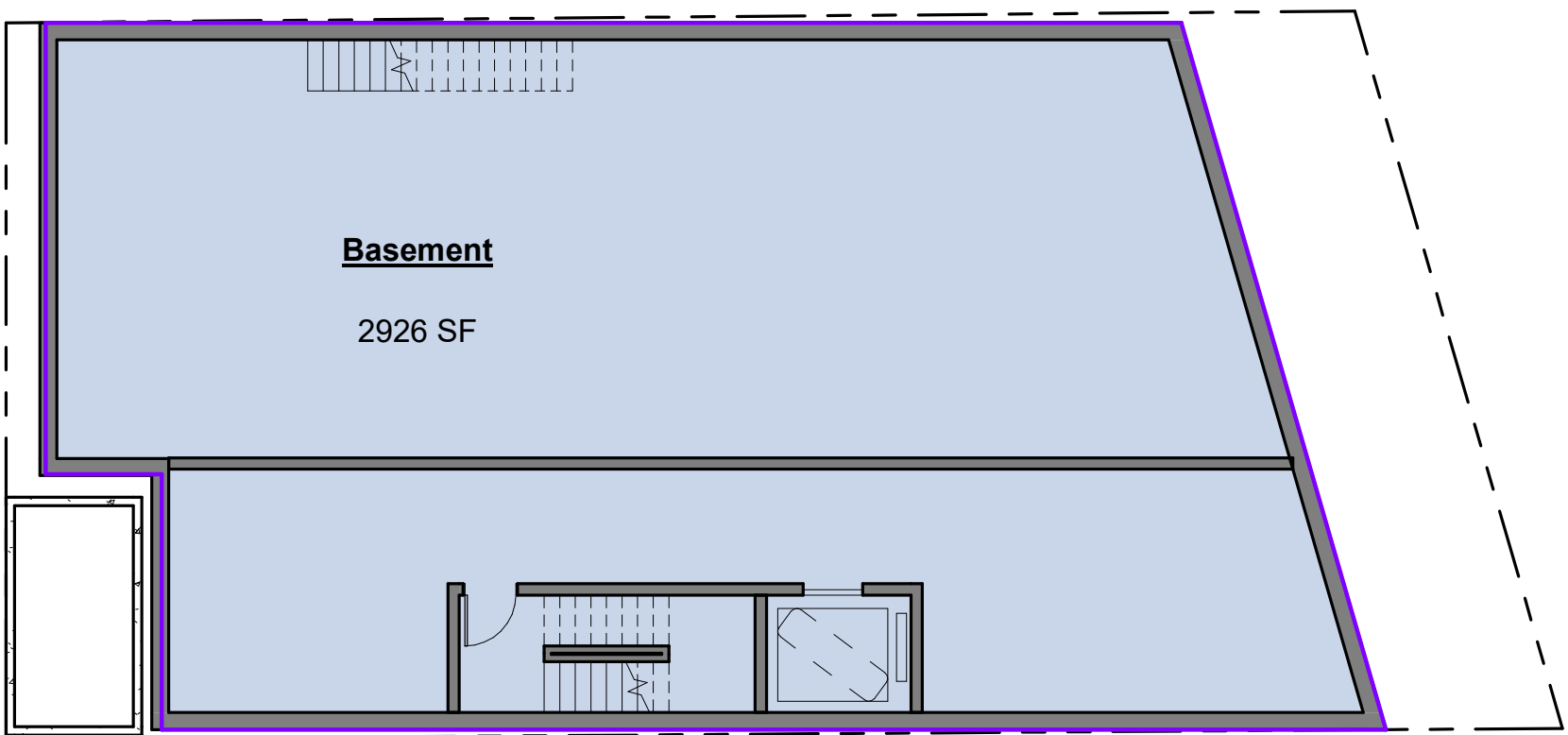
3 3RD FLOOR
3/32" = 1'-0"



2 2ND FLOOR
3/32" = 1'-0"



1 GROUND FLOOR
3/32" = 1'-0"



6 LOWER LEVEL
3/32" = 1'-0"

Gross Floor Area		
Level		Area
ROOF		400 SF
4TH FLOOR		2879 SF
3RD FLOOR		2879 SF
2ND FLOOR		2879 SF
GROUND FLOOR		2915 SF
LOWER LEVEL		2926 SF
Total Gross Area		14877 SF

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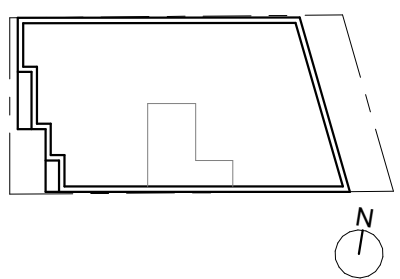
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A

5	06.09.25	Elevator Rev.
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2	11.26.24	Concept Opt.
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No.	Date	Description



199 Elm St



Somerville, MA 02144

Gross Area Plans

Scale: 3/32" = 1'-0"

A-902

NEIGHBOR

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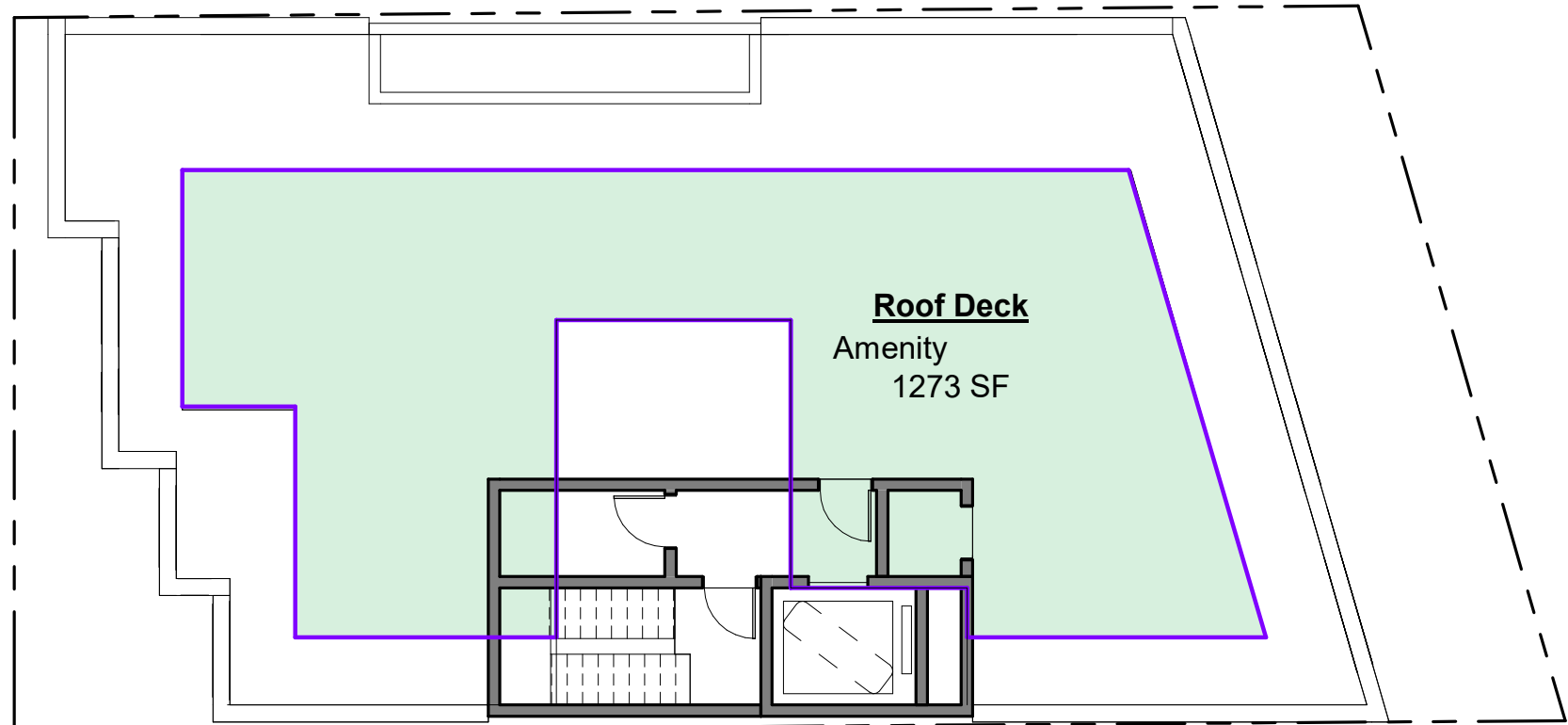
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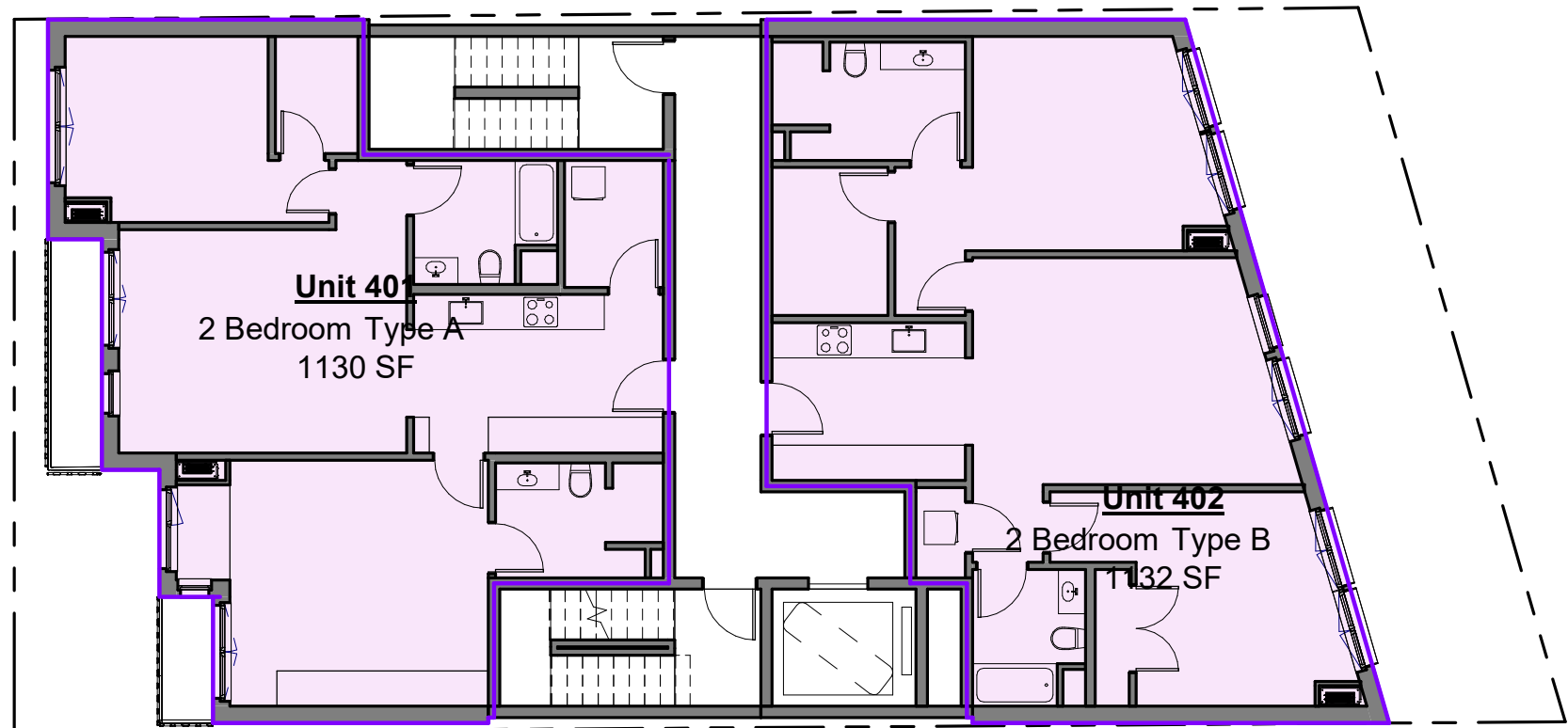
C

B

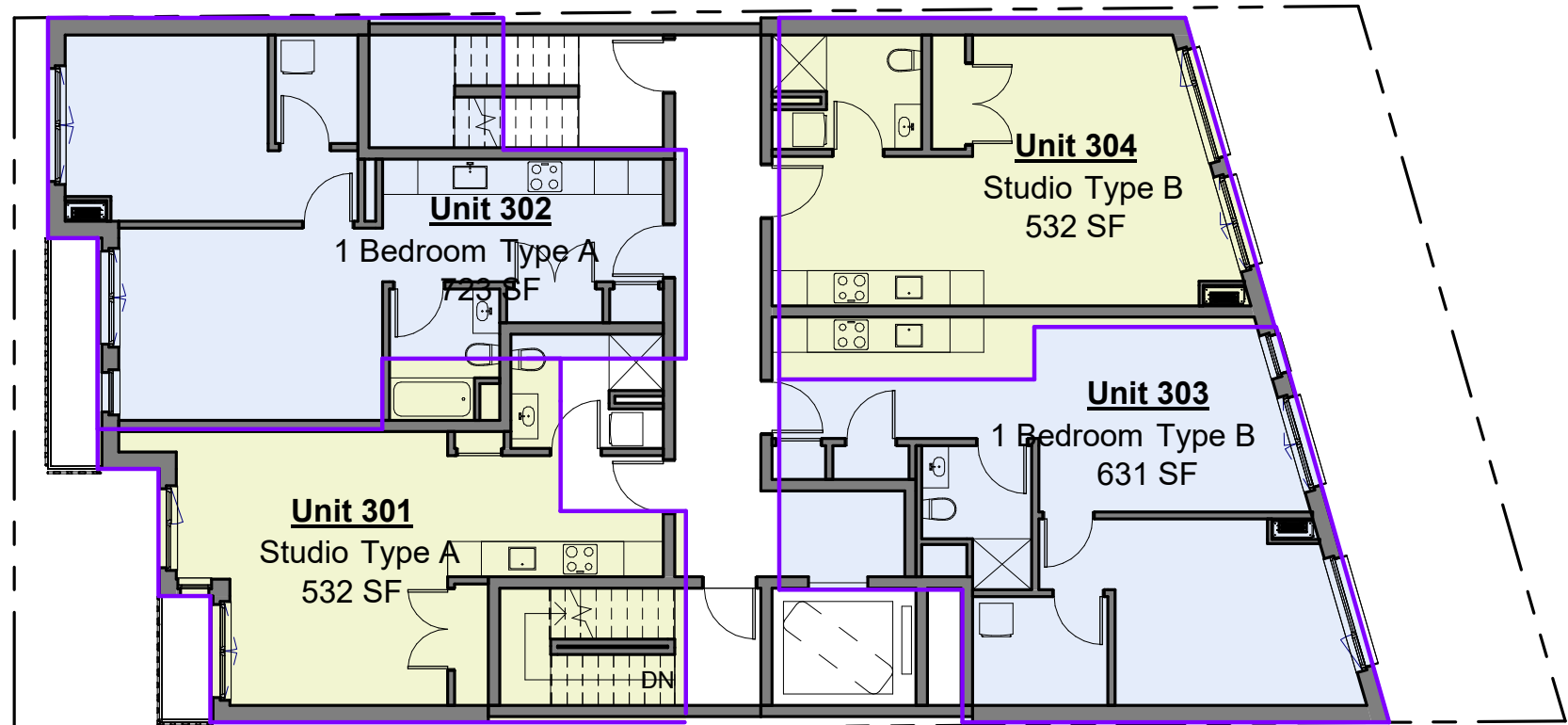
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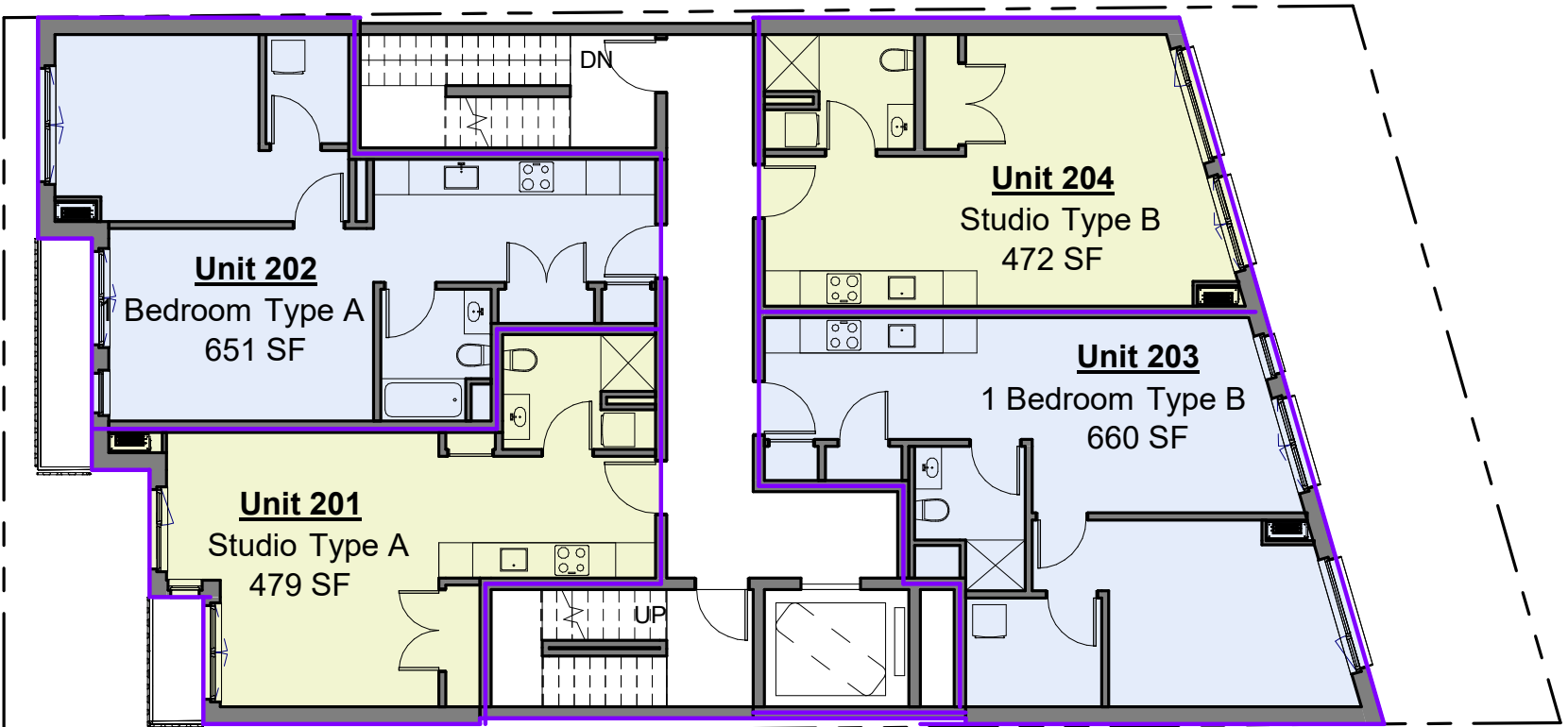
5 ROOF
3/32" = 1'-0"



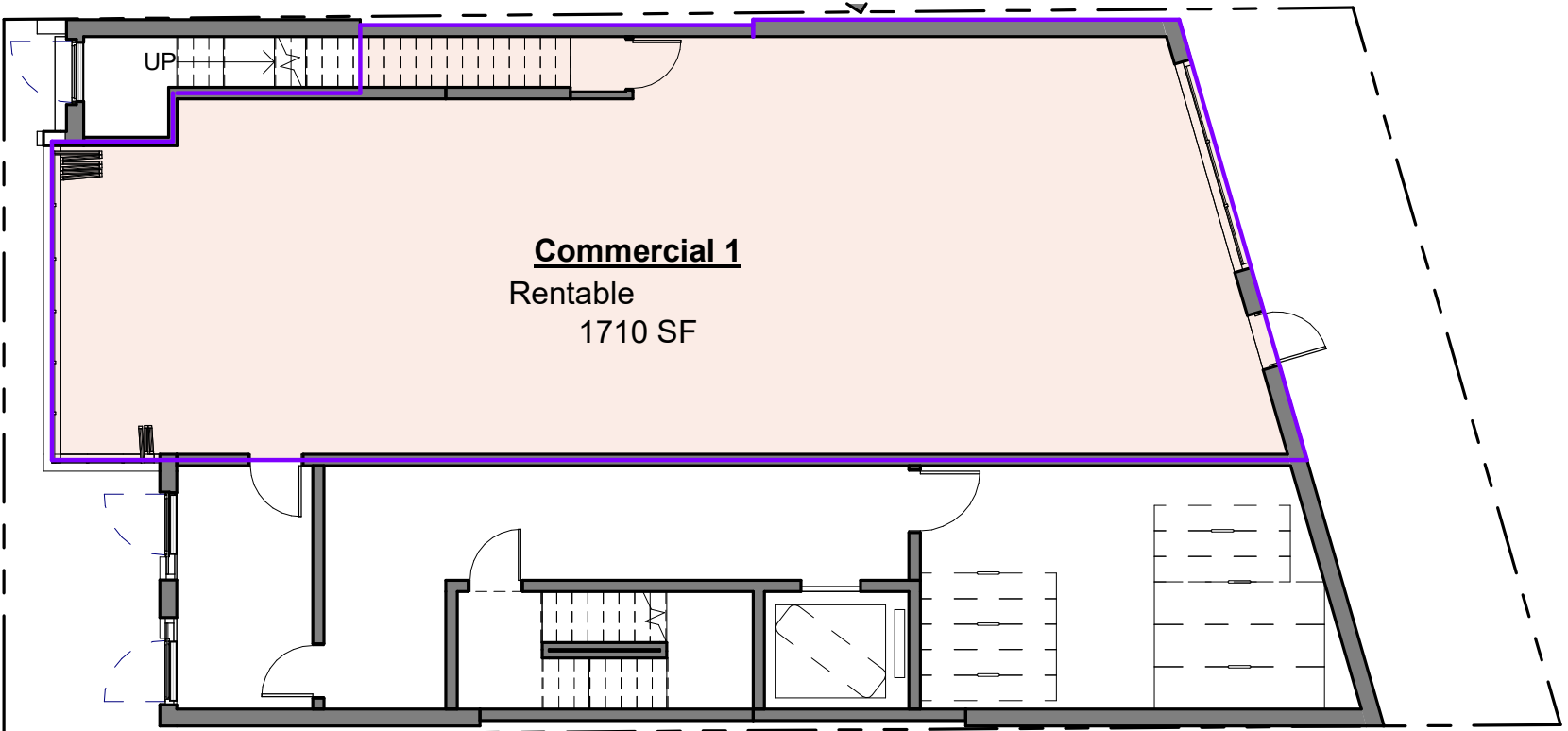
4 4TH FLOOR
3/32" = 1'-0"



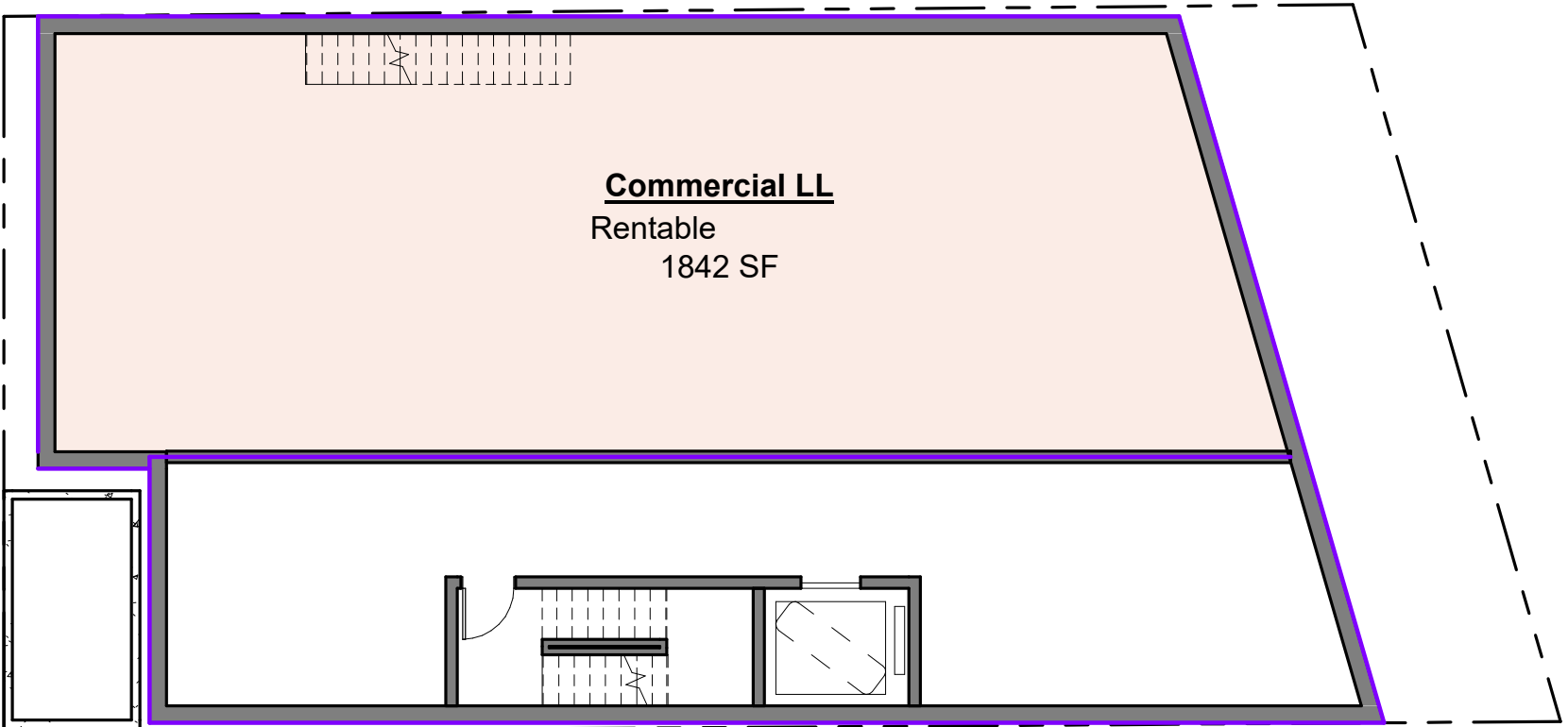
3 3rd Floor
3/32" = 1'-0"



2 2nd Floor
3/32" = 1'-0"



1 1st Floor
3/32" = 1'-0"



6 Lower Level
3/32" = 1'-0"

Net Area - Schedule				
Number	Name	Comments	Level	Area
Commercial 1	Rentable		GROUND FLOOR	1710 SF
Commercial LL	Rentable		LOWER LEVEL	1842 SF
Roof Deck	Amenity		ROOF	1273 SF
Unit 201	Studio	Type A	2ND FLOOR	479 SF
Unit 202	1 Bedroom	Type A	2ND FLOOR	651 SF
Unit 203	1 Bedroom	Type B	2ND FLOOR	660 SF
Unit 204	Studio	Type B	2ND FLOOR	472 SF
Unit 301	Studio	Type A	3RD FLOOR	532 SF
Unit 302	1 Bedroom	Type A	3RD FLOOR	723 SF
Unit 303	1 Bedroom	Type B	3RD FLOOR	631 SF
Unit 304	Studio	Type B	3RD FLOOR	532 SF
Unit 401	2 Bedroom	Type A	4TH FLOOR	1130 SF
Unit 402	2 Bedroom	Type B	4TH FLOOR	1132 SF

NEIGHBOR

Owner

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Architect

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Landscape Architect

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285 Washington St, Suite G
Somerville, MA 02143
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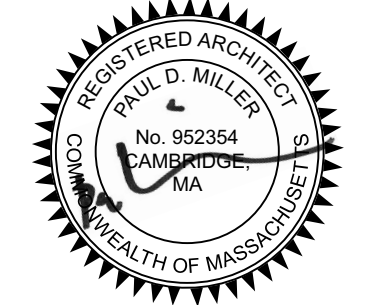
Transportation Engineer

Howard Stein Hudson
11 Beacon St, Suite 1010
Boston, MA 02108
617-482-7080

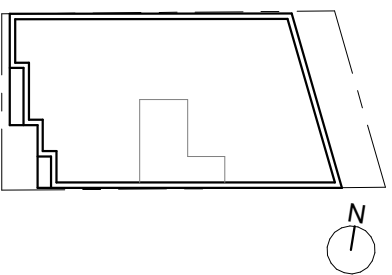
Sustainability Consultant

VyS Architects & Consultants
617-898-8995
agnes@ava-greenconsultant.com

5	06.09.25	Elevator Rev.
4	03.12.25	Site Plan App.
3	01.16.25	Survey Int.
2	11.26.24	Concept Opt.
1	10.17.24	Test Fit
No.	Date	Description



199 Elm St



Somerville, MA 02144

Net Area Plans

Scale: 3/32" = 1'-0"

A-903

NEIGHBOR