

286 Broadway, Somerville  
Facade Renovation

Review Set 4/30/2015



PROJECT SCOPE:

The scope of this project is a facade renovation of a commercial retail block and includes replacing signage, adding awnings, adding lighting, facade repairs, and painting.

Zoning District: CCD 55



existing



proposed

PROJECT DIRECTORY

**TENANT 284 BROADWAY:**  
Alfredo's Italian Kitchen  
284 Broadway  
Somerville, MA 02145-2934  
**CONTACT:**  
**MOBILE:**  
**EMAIL:**

**TENANT 286 BROADWAY:**  
Goodfellas Barber Shop  
286 Broadway  
Somerville, MA 02145  
**CONTACT:** Claudia Baurrous  
**MOBILE:** (617) 756-3152  
**EMAIL:** cbarruos@gmail.com

**TENANT 286A BROADWAY:**  
Pikliz

**TENANT 288 BROADWAY:**  
DT Brazil  
288 Broadway  
Somerville, MA 02145  
**CONTACT:** Margarita  
**PHONE:** (617) 623-5959

**LANDLORD:**  
Belmont Hill Corporation,  
c/o Tribeca Management  
P.O. Box 187  
Somerville, MA 02143  
**CONTACT:** Malitta Knaut  
**PHONE:** (617) 492-2668  
**EMAIL:** wazrane@aol.com

**ARCHITECT:**  
Derek Rubinoff, Architect  
101 Laselle Street  
West Roxbury, MA 02132-3135  
**CONTACT:** Derek Rubinoff, AIA, LEED AP  
**MOBILE:** (617) 504-2599  
**EMAIL:** drubinoff@derek Rubinoff.com

**FACILITATOR:**  
Mayor's Office of Strategic Planning &  
Community Development  
City of Somerville  
93 Highland Avenue  
Somerville, MA 02143  
**CONTACT:** Maxwell MacCarthy  
**PHONE:** (617) 625-6600 x 2515  
**EMAIL:** mmacCarthy@somervillema.gov

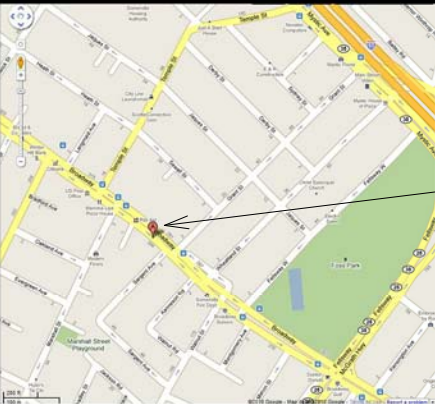
CODE SUMMARY

APPLICABLE  
CODES

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

MAAB 521 CMR

LOCATION MAP



PROJECT  
SITE

Drawing List

Sheet Number	Sheet Name
A0	Cover Sheet
A0.1	Demolition Plan
A0.2	Demolition Elevations
A1	First Floor
A3	First Floor Reflected Ceiling Plan
A4	Front Elevation
A5	Enlarged Elevations
A5.1	Enlarged Elevations
A5.2	Enlarged Elevations
A6	Wall Sections
A6.1	Wall Details
A6.2	Section Thru Wall Base
A7	Signage Elevations
A7.1	Signage Elevations
A7.2	Signage--Blade Signs
A8	Schedules

NOTE:

Refer to the Project Specification booklet to which these construction documents are companioned. The contract documents include both these construction documents and the Project Specification booklet.

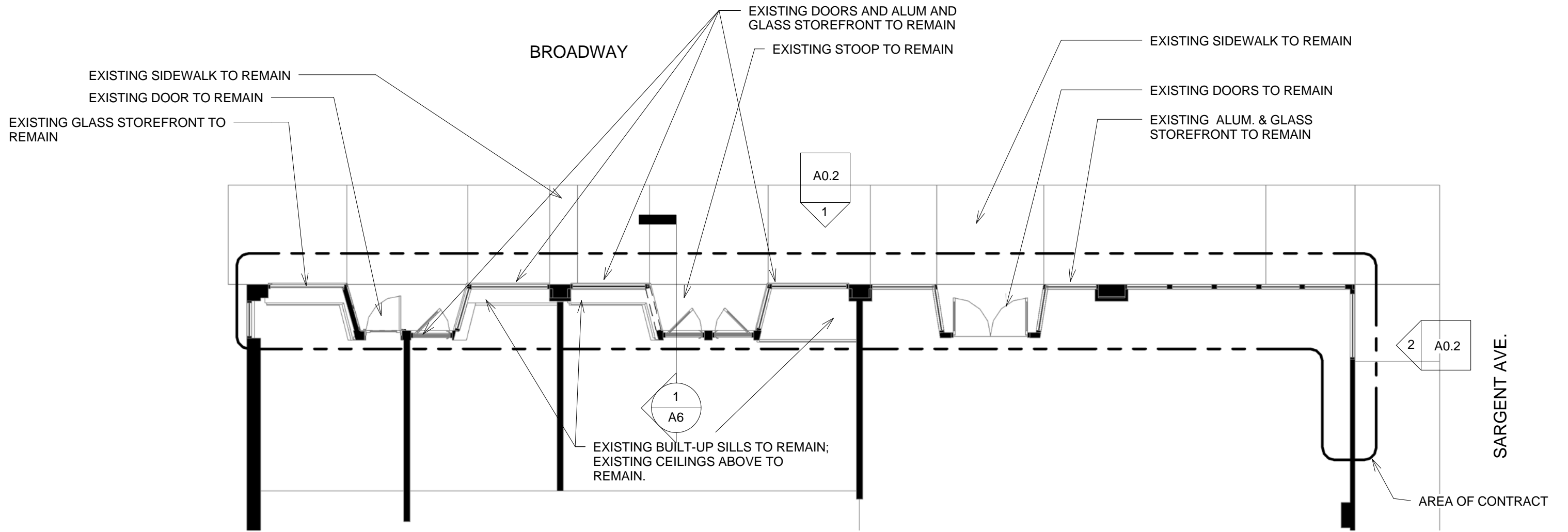
**DEREK RUBINOFF ARCHITECT**  
101 Laselle Street, West Roxbury, MA 02132-3135 617-504-2599 drubinoff@derek Rubinoff.com

Cover Sheet

286 Broadway  
286 Broadway  
Somerville, MA 02145-2934

JOB #: 1005  
SCALE: 1/4" = 1'-0"  
DATE: 4/30/2015  
DWN BY: Author  
CROSS REF:

A0



① Level 1 Demolition Plan  
1/8" = 1'-0"

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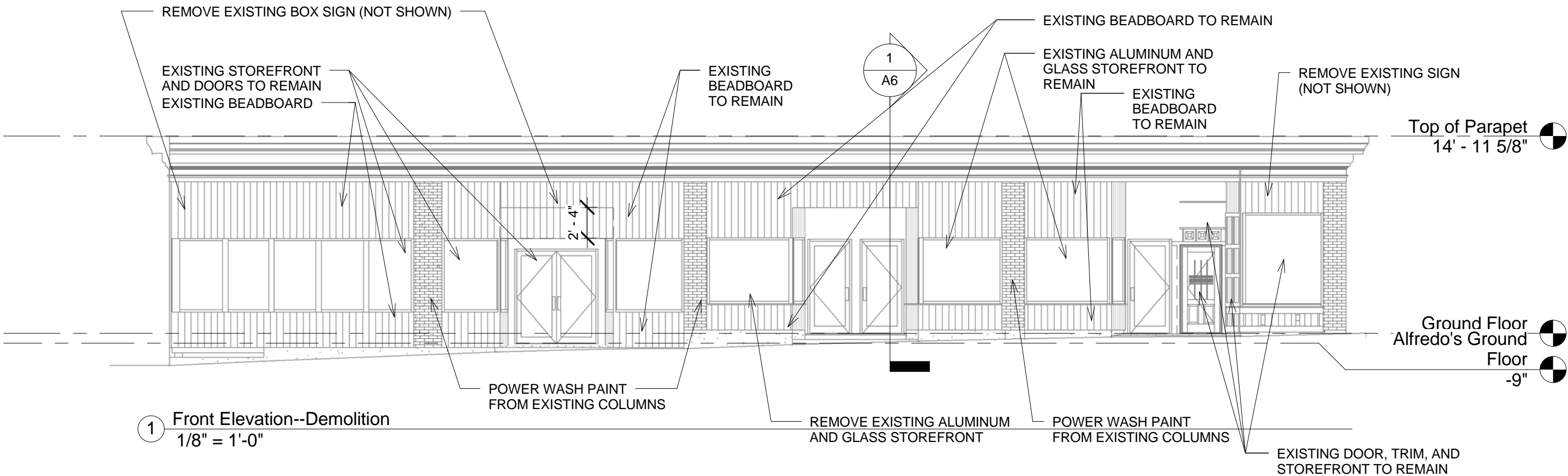
## Demolition Plan

286 Broadway  
286 Broadway  
Somerville, MA 02145-2934

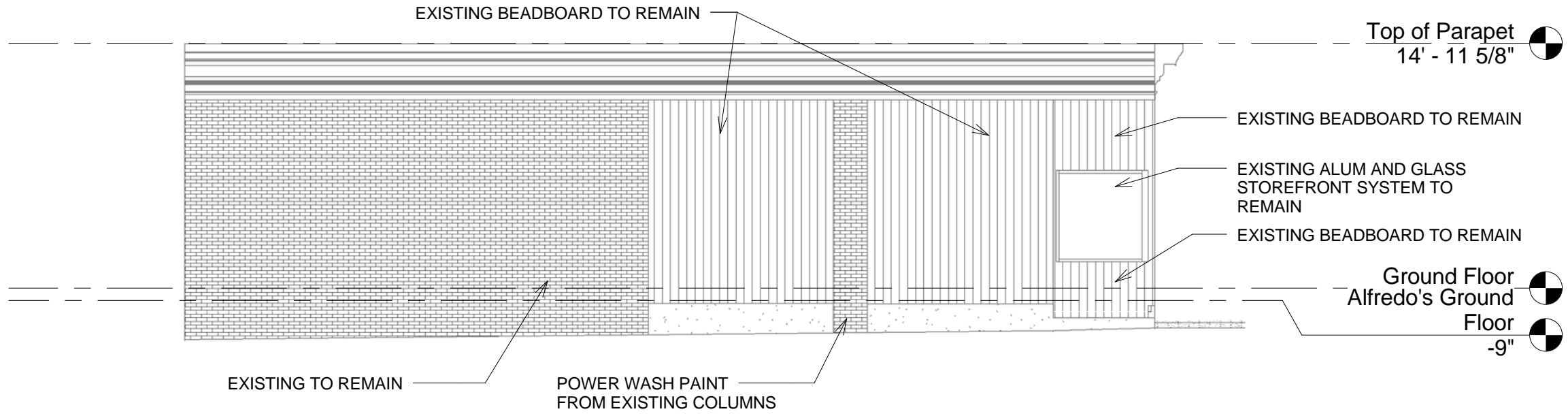
JOB #:	1005
SCALE:	1/8" = 1'-0"
DATE:	4/30/2015
DWN BY:	Author
CROSS REF:	

A0.1

NOTE: REMOVE ALL EXISTING SIGNAGE. CAP POWER FOR REUSE. REMOVE DAMAGED SECTIONS OF T1-11 SIDING.



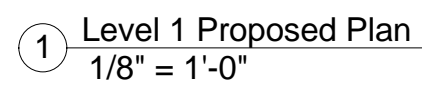
1 Front Elevation--Demolition  
1/8" = 1'-0"

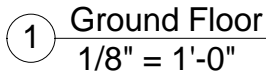


2 East Elevation--Demolition  
1/8" = 1'-0"

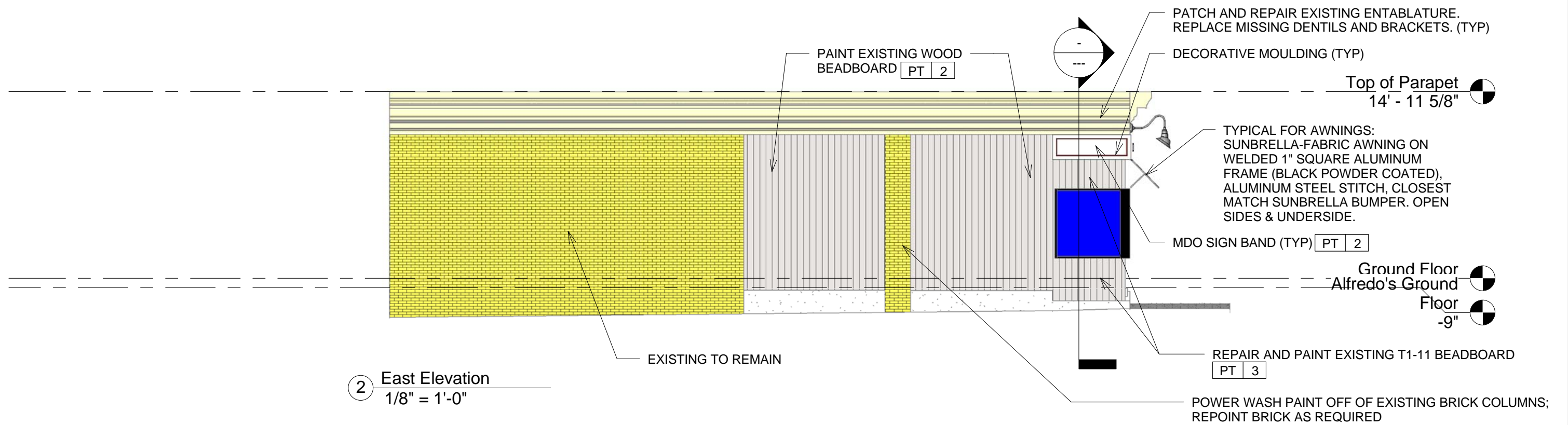
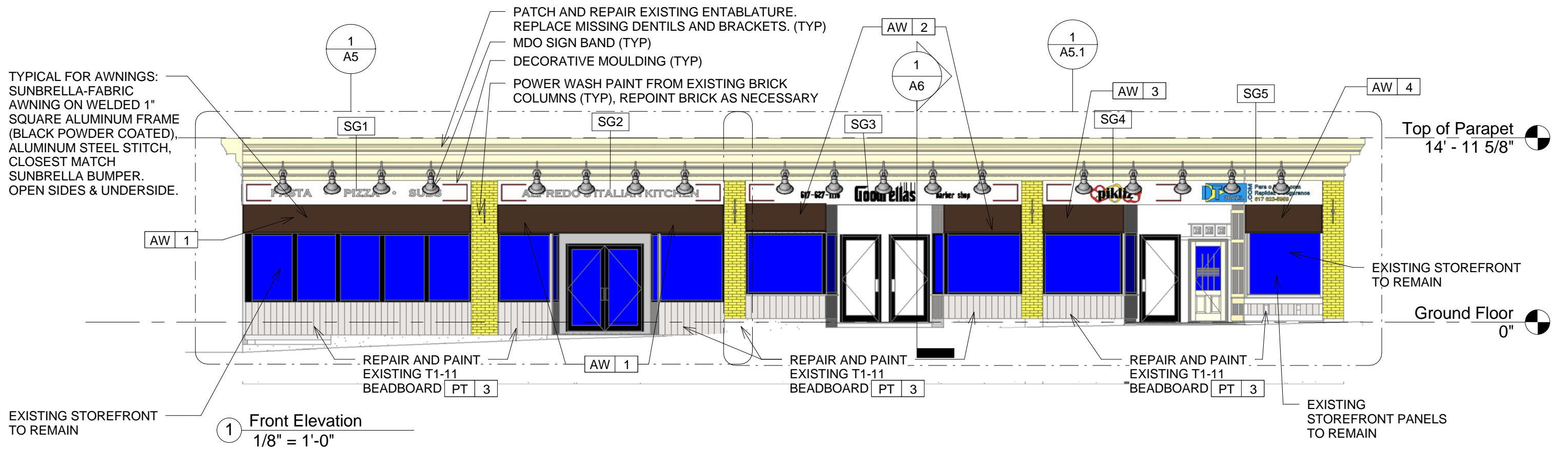
<b>DEREK RUBINOFF ARCHITECT</b> <small>101 Lasell Street, West Roxbury, MA 02132-3135 617-504-2599 drubinoff@derekubinoff.com</small>	<b>Demolition Elevations</b>		<b>A0.2</b>
	286 Broadway		
	286 Broadway Somerville, MA 02145-2934		
	JOB #:	1005	
	SCALE:	1/8" = 1'-0"	
		DATE:	4/30/2015
		DWN BY:	Author
		CROSS REF:	

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**DEREK RUBINOFF ARCHITECT**

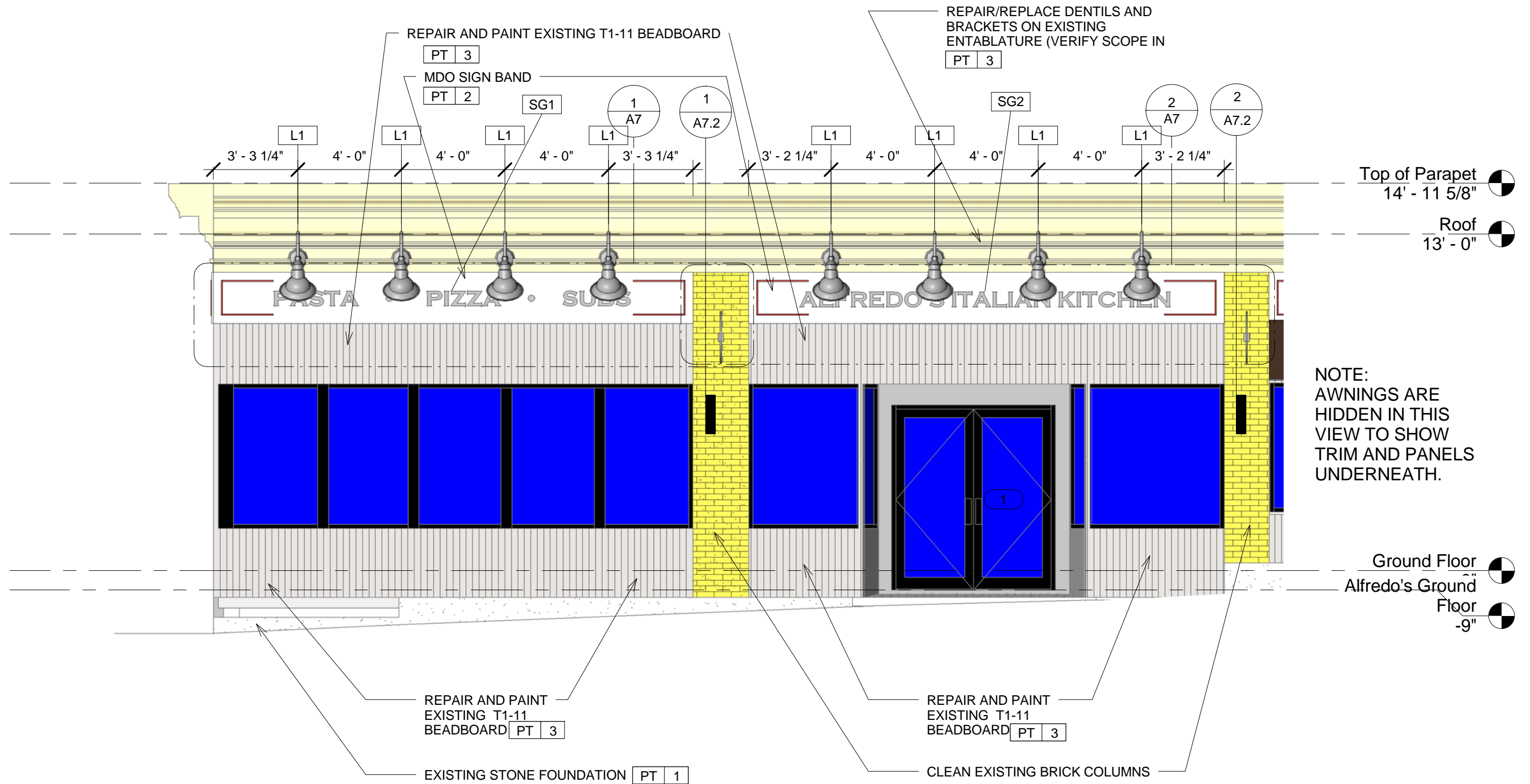
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Front Elevation

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1 Alfredo's Elevation  
1/4" = 1'-0"

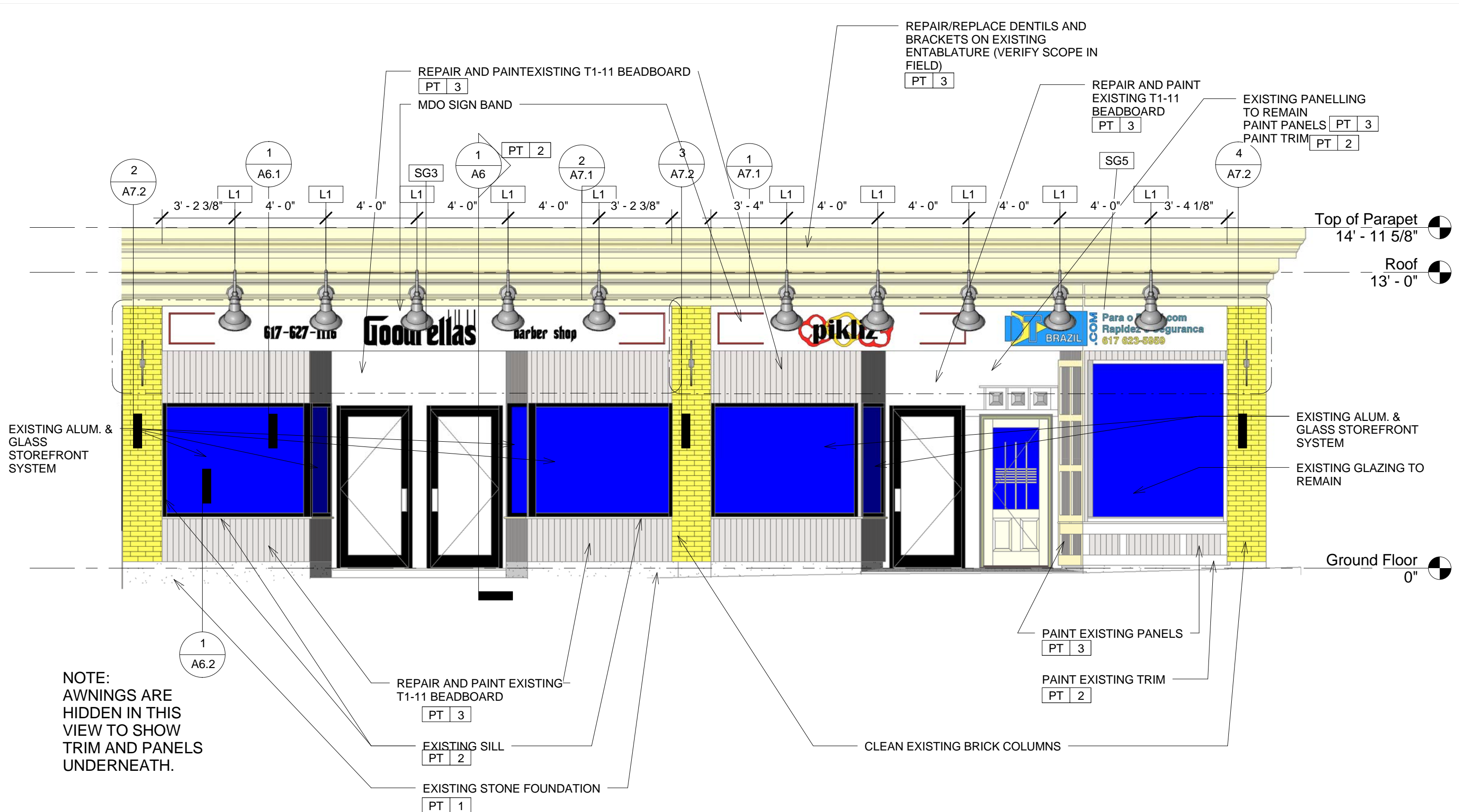
**DEREK RUBINOFF ARCHITECT**  
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## Enlarged Elevations

286 Broadway  
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A5



① Good Fellas/DT Brazil Elevation  
1/4" = 1'-0"

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Enlarged Elevations

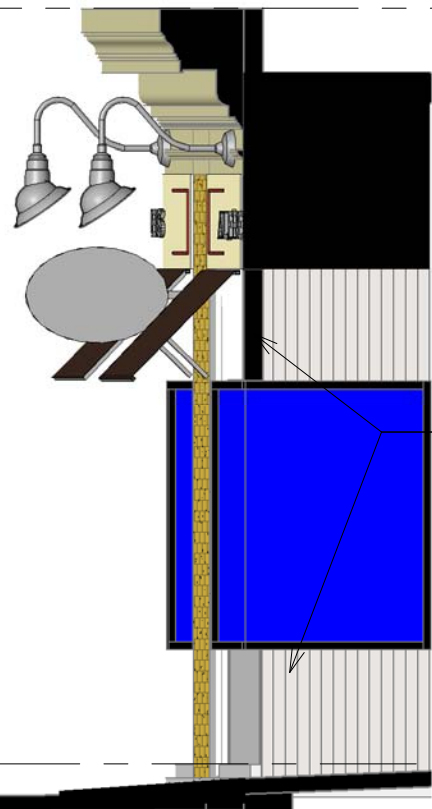
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SCALE: 1/4" = 1'-0"  
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A5.1



Top of Parapet  
14' - 11 5/8"

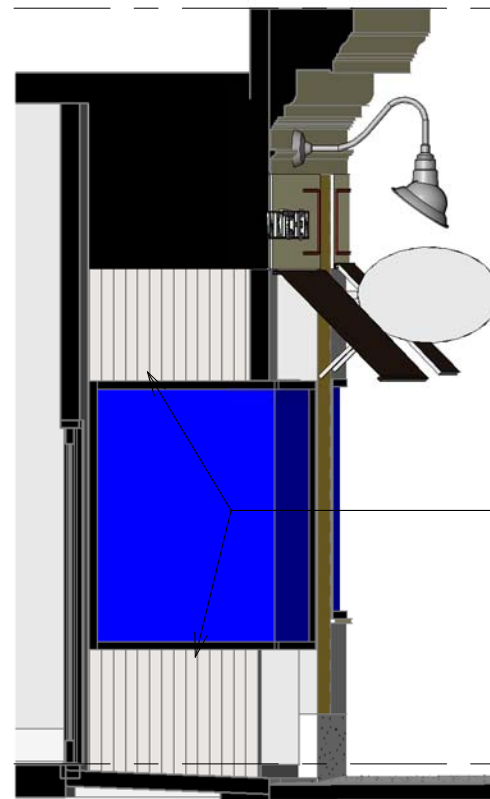


Alfredo's Ground Floor  
-9"

① Prima's Entry Left  
1/4" = 1'-0"

REPAIR AND PAINT  
EXISTING T1-11  
BEADBOARD  
PT 3

Top of Parapet  
14' - 11 5/8"

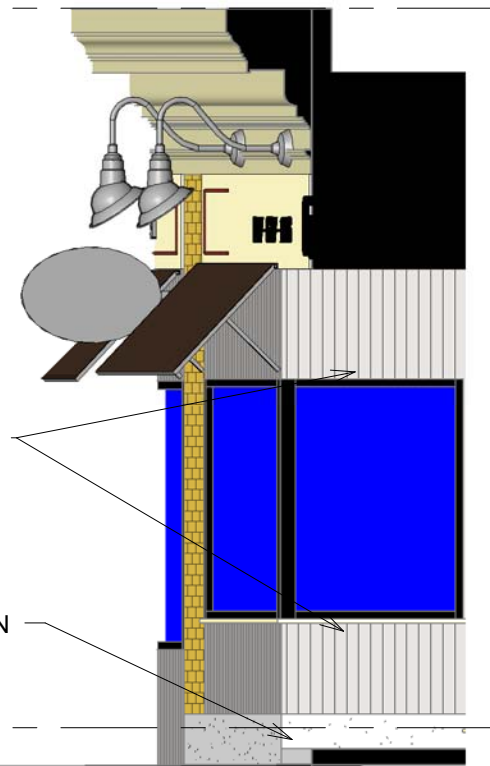


Alfredo's Ground Floor  
-9"

② Alfredo's Entry Right  
1/4" = 1'-0"

REPAIR AND PAINT EXISTING  
T1-11 BEADBOARD  
PT 3

Top of Parapet  
14' - 11 5/8"

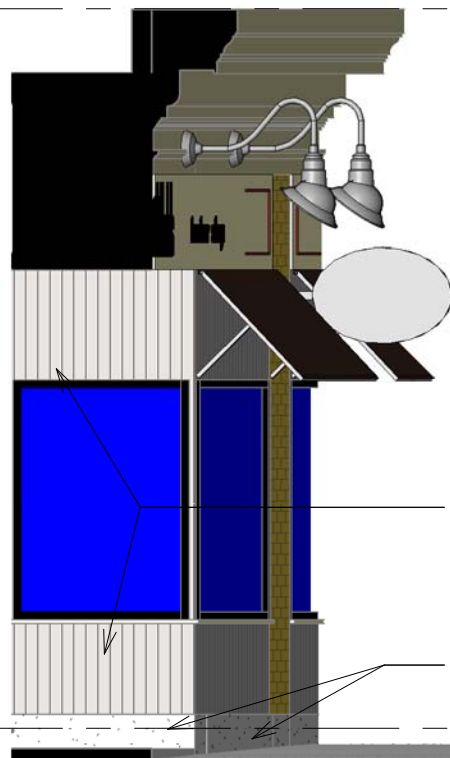


EXTG. FOUNDATION  
PT 1

Ground Floor  
0"

③ Goodfellas Entry Left  
1/4" = 1'-0"

Top of Parapet  
14' - 11 5/8"



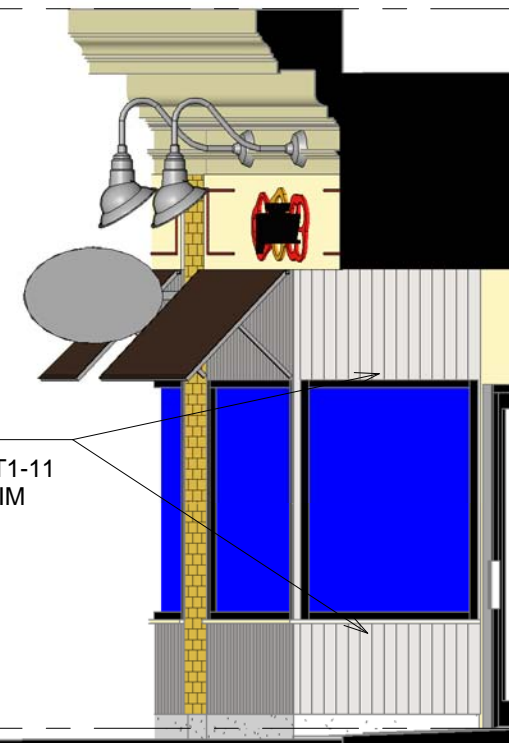
REPAIR AND PAINT EXISTING  
T1-11 BEADBOARD  
PT 3

EXTG FOUNDATION PT 1

Ground Floor  
0"

④ Goodfellas Entry Right  
1/4" = 1'-0"

Top of Parapet  
14' - 11 5/8"



5/4 REPAIR AND  
PAINT EXISTING T1-11  
BEADBOARD 6 TRIM  
PT 2

Ground Floor  
0"

⑤ Future Retail Entry Left  
1/4" = 1'-0"

**DEREK RUBINOFF ARCHITECT**

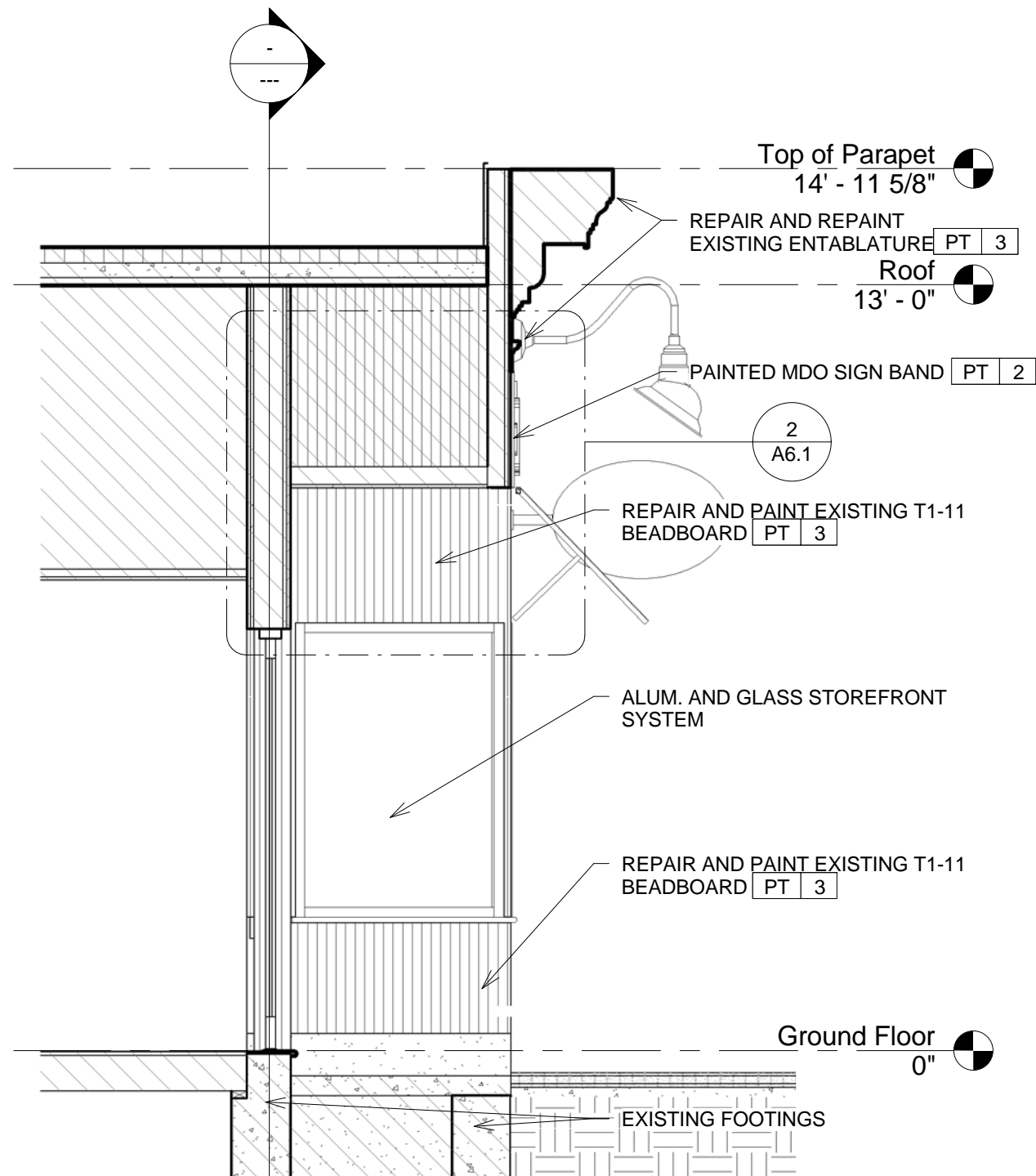
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Enlarged Elevations

286 Broadway  
286 Broadway  
Somerville, MA 02145-2934

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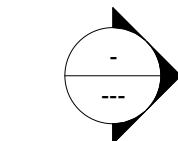
A5.2



1 Section Thru Goodfellas Entry  
3/8" = 1'-0"

AWNING  
ADD- ALTERNATE:  
IN LIEU OF FIXED AWNING USE RETRACTABLE  
AWNING NUIMAGE MODEL G150 WITH SUNBRELLA  
FABRIC PER FINISH SCHEDULE. G.C. TO PROVIDE  
POWER & P.T. BLOCKING AS REQUIRED WITHIN  
WALL ( NO EXPOSED BLOCKING OR CONDUIT).  
AWNING TO BE POWERED WITH REMOTE  
CONTROL & WIND SENSOR.

Top of Parapet  
14' - 11 5/8"



REPAIR AND PAINT EXISTING WOOD ENTABLATURE. REPLACE MISSING BRACKETS AND DENTILS TO MATCH EXISTING, AS NECESSARY. VERIFY SCOPE IN FIELD BEFORE SUBMISSION OF BID.

REVIEW FIELD CONDITION FOR SCOPE OF EXISTING GLAZING REPLACEMENT. TIE ANY NECESSARY ADDITIONAL FRAMING INTO EXISTING FRAMING

L1

1' - 10 1/4" +/-  
SIGN BAND

SG3

PTD 3/4" MDO SIGN BAND

PTD 5/4X6 TRIM WITH BEVELLED TOP EDGE

9' - 8"

PTD EXISTING BEADBOARD T1-11

SUNBRELLA-FABRIC AWNING ON WELDED 1" SQUARE ALUMINUM FRAME (BLACK POWDER COATED), ALUMINUM STEEL STICH, CLOSEST MATCH SUNBRELLA BUMPER. OPEN SIDES & UNDERSIDE.

7' - 5"

GRAY AREA REPRESENTS EXISTING TO REMAIN

EXISTING CEILING

EXISTING ALUM. & GLASS STOREFRONT SYSTEM

1 Section Detail Thru Awning and Entablature  
1" = 1'-0"

L1

EXISTING WOOD ENTABLATURE

SG3

3/4" MDO SIGN BAND

REPAIR AND PAINT EXISTING BEADBOARD T1-11 PT 3

EXISTING DOOR

EXISTING ALUM & GLASS STOREFRONT

2 Section Detail Thru Storefront Above Entry  
1" = 1'-0"

**DEREK RUBINOFF ARCHITECT**

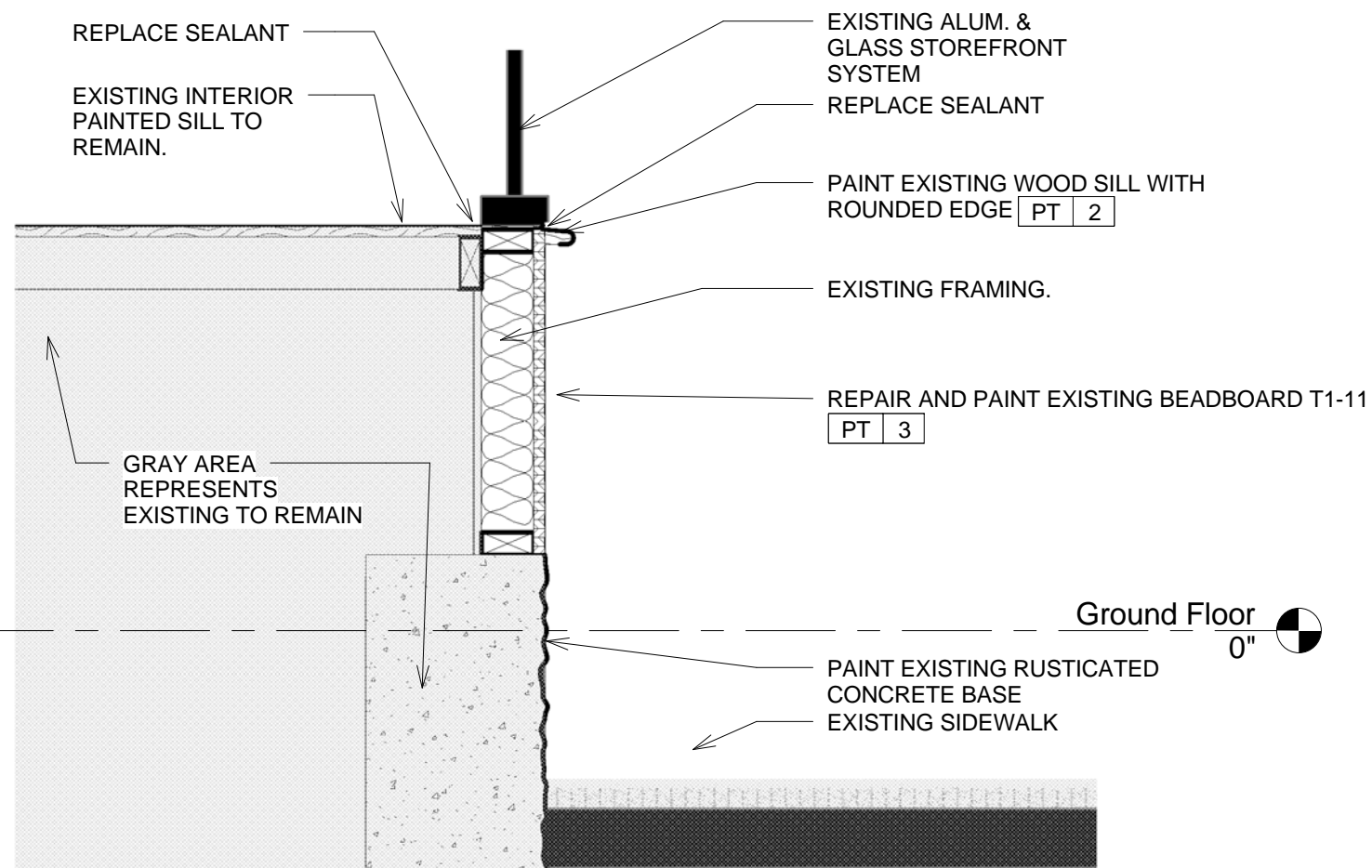
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Wall Details

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286 Broadway  
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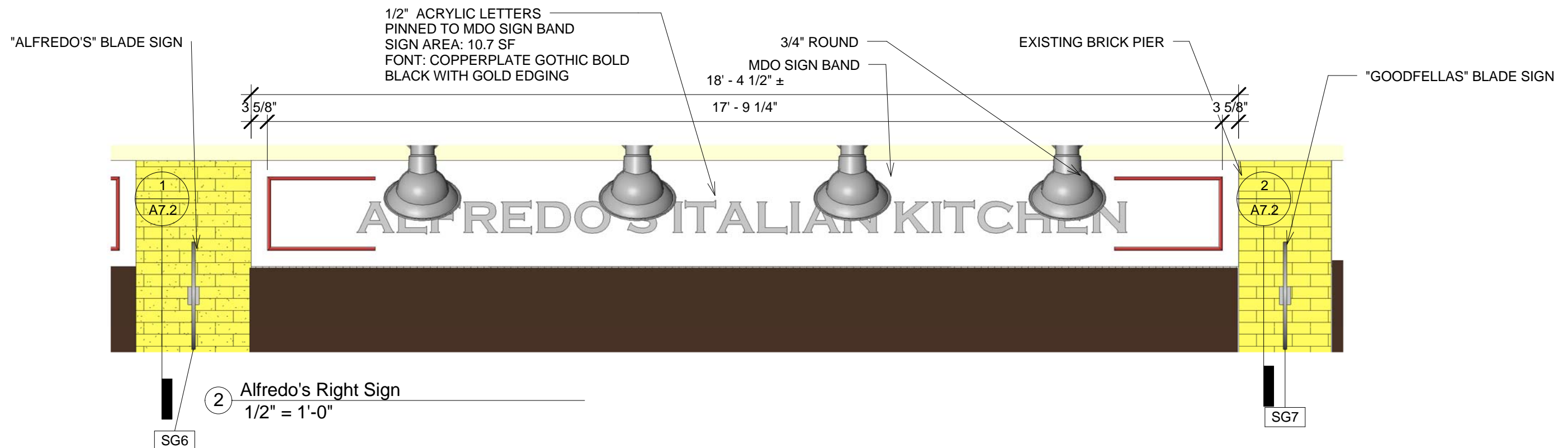
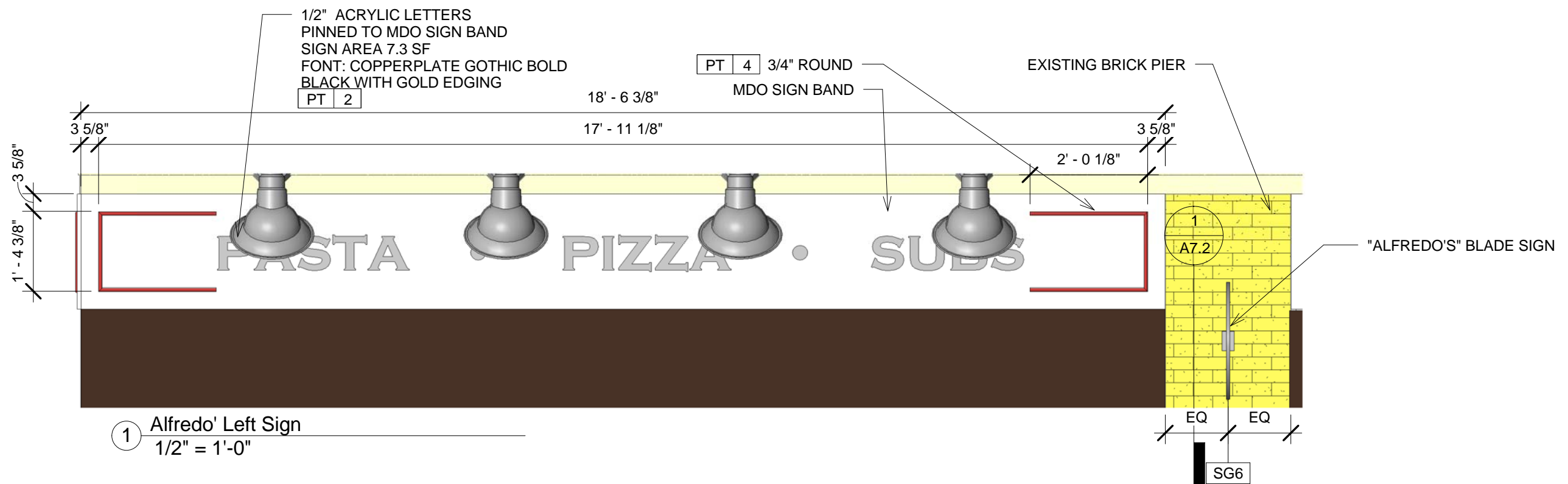
JOB #: 1005  
SCALE: 1" = 1'-0"  
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CROSS REF:

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① Section Detail Thru Storefront Base  
1" = 1'-0"





**DEREK RUBINOFF ARCHITECT**

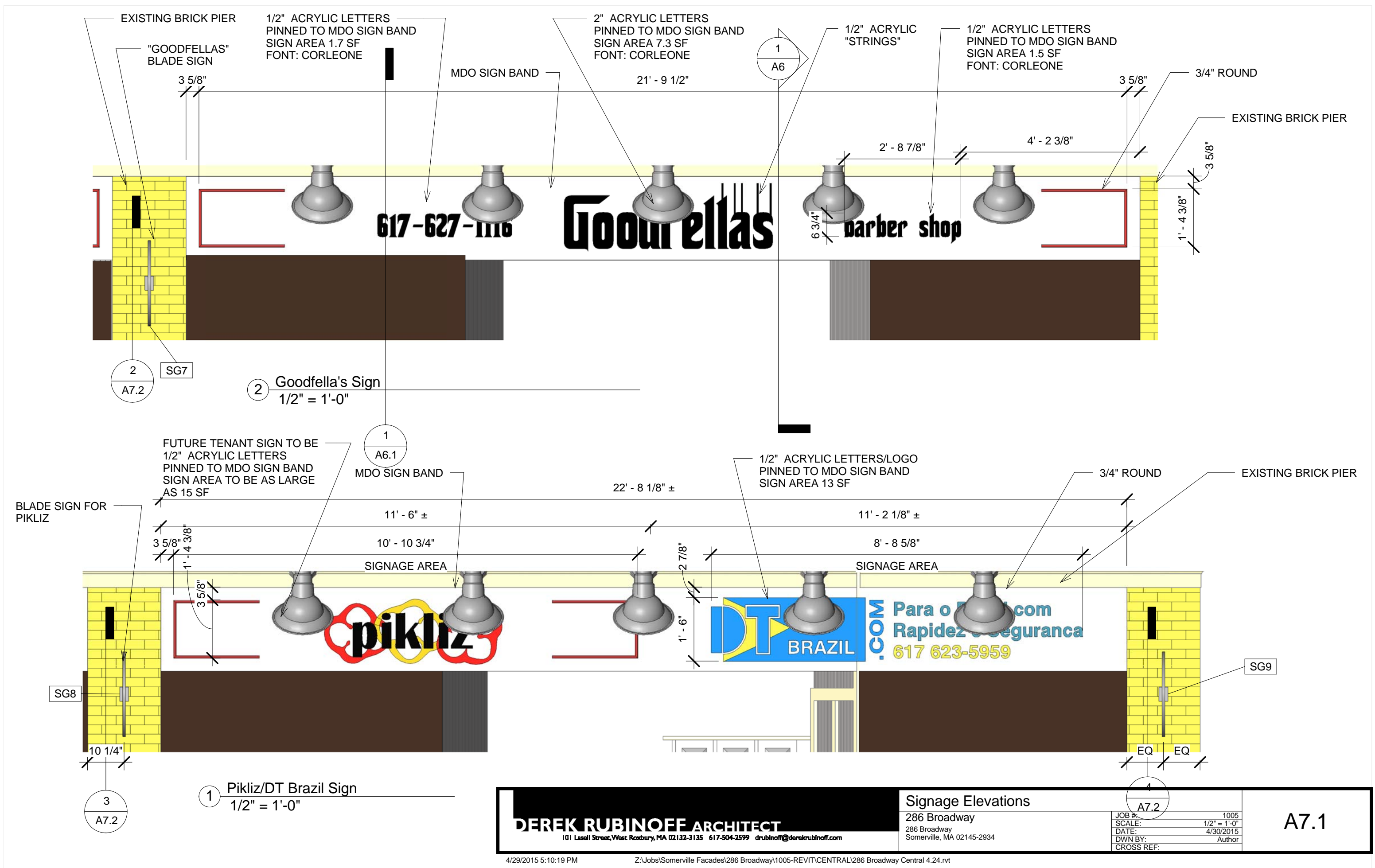
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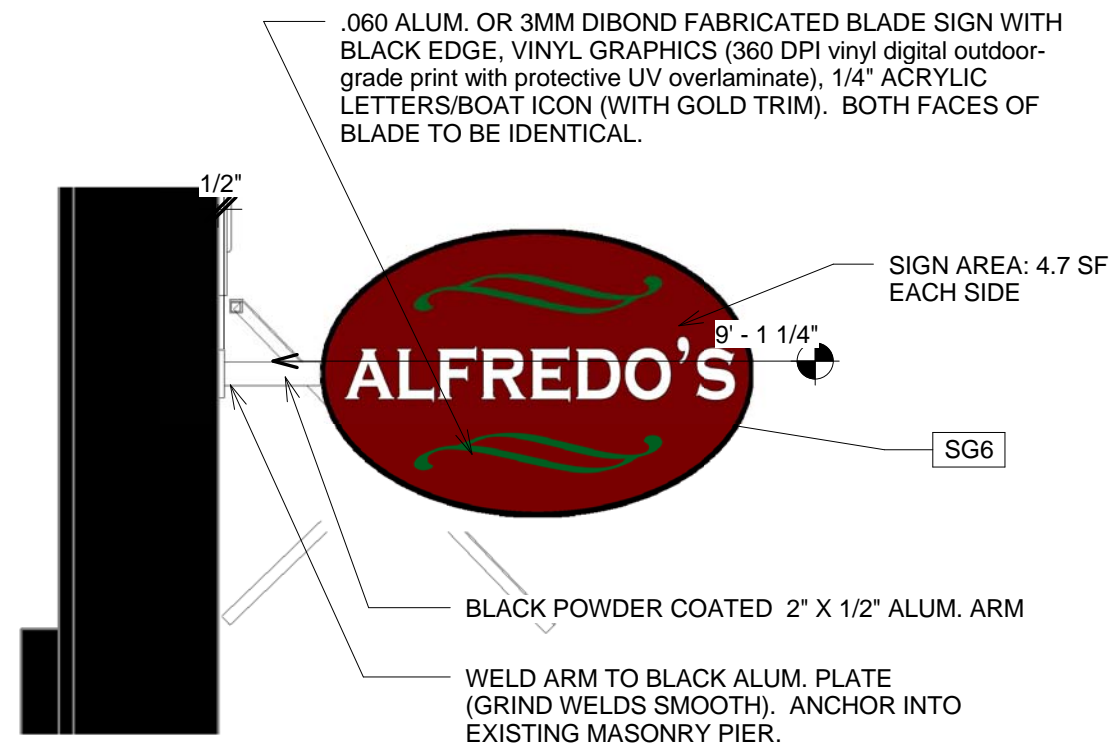
## Signage Elevations

286 Broadway  
Somerville, MA 02145-2934

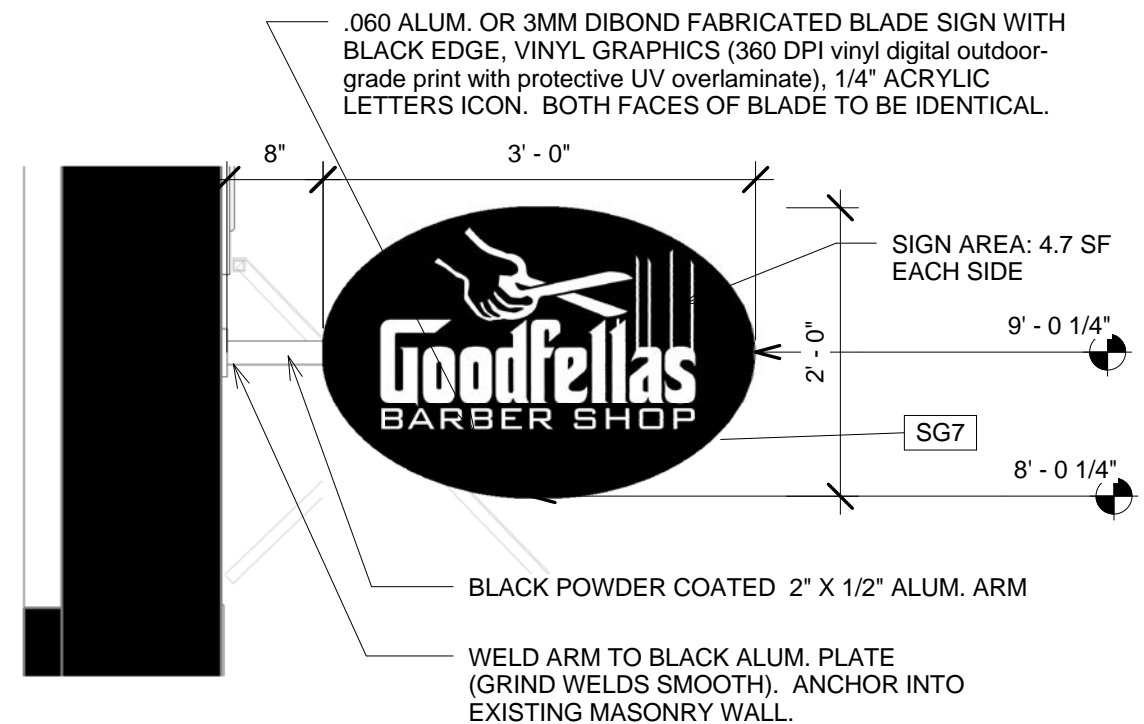
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DWN BY: Author  
CROSS REF:

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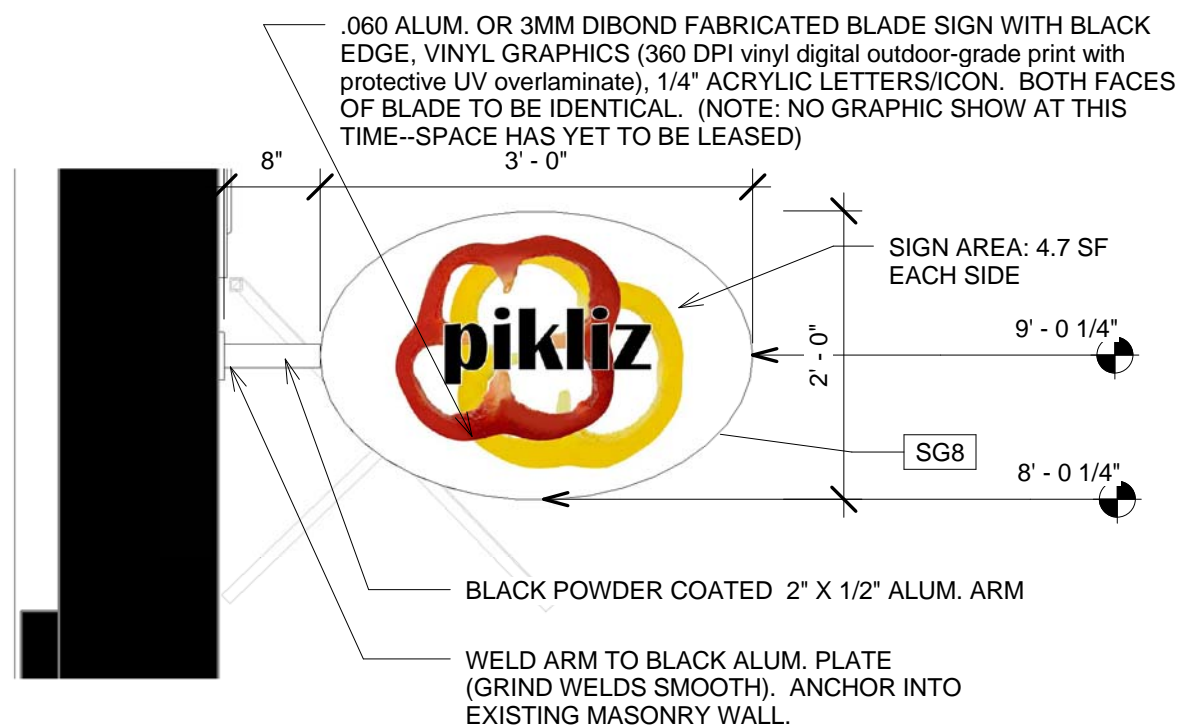




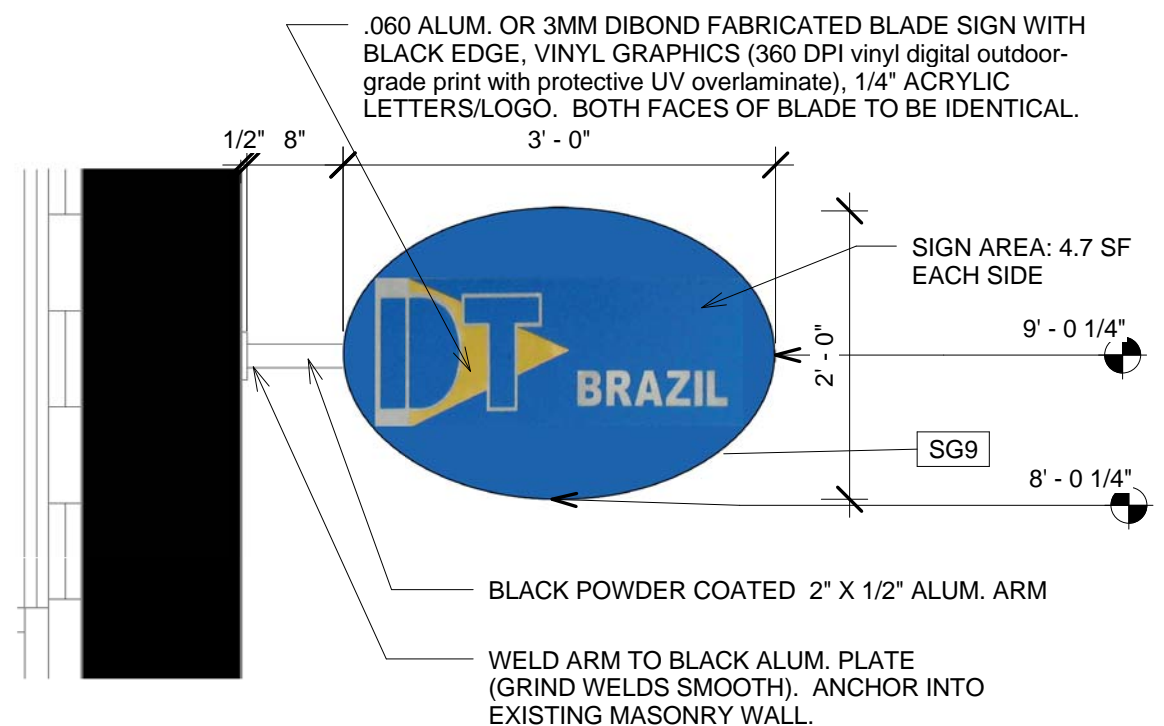
① Prima's Blade Sign  
3/4" = 1'-0"



② Goodfellas Blade Sign  
3/4" = 1'-0"



③ "New Retail" Blade Sign  
3/4" = 1'-0"



④ DT Brazil Blade Sign  
3/4" = 1'-0"

Finish Schedule							
Key Name	Material Type	Manufacturer	Model	Color	Material Finish	Location	Comments
AW-1	Awning	Sunbrella	4813-0000	Eastland Redwood		Alfredo's	
AW-2	Awning	Sunbrella	4813-0000	Jockey Red		Goodfellas	
AW-3	Awning	Sunbrella	4813-0000	Granite		(future retail)	
AW-4	Awning	Sunbrella	4813-0000	Capri		DT Brazil	
PT-1	Paint	Ben Moore			Gloss	Foundation	Exterior grade paint
PT-2	Paint	Ben Moore		Light Green		Trim/Sign Band	Exterior grade paint
PT-3	Paint	Ben Moore		Dark Green		Panels	Exterior grade paint
PT-4	Paint	Ben Moore		Red		Sign Band Mouldings	Exterior grade paint

Lighting Fixture Schedule									
Type Mark	Count	Description	Manufacturer	Model	Lamp	Wattage	Initial Color Temperature	Comments	
L1	18	Sign Light	ANP	M712-51-E6-51-42WPL-RTC-51	CFL	42 W	3000 K	COLOR 51 (ARCHITECTURAL BRONZE), include timer, conceal all conduit, provide power from panel	

Signage Fixture Schedule				
Type Mark	Count	Type	Description	Type Comments
SG1	1	Alfredo's tagline building sign 2	See Details	See Details
SG2	1	Alfredo's building sign	See Details	See Details
SG3	1	Goodfellas building sign	See Details	See Details
SG4	1	Pikliz Sign		
SG5	1	DT Brazil building sign	See Details	See Details
SG6	1	Alfredo's Blade Sign 2		
SG7	1	Goodfellas Blade Sign		
SG8	1	Pikliz Blade Sign		
SG9	1	DT Brazil Blade Sign		

DEREK RUBINOFF ARCHITECT

101 Lasell Street, West Roxbury, MA 02132-3135 617-504-2599 drubinoff@derekrubinoff.com

Schedules

286 Broadway

286 Broadway  
Somerville, MA 02145-2934

JOB #:

1005

SCALE:

DATE:

4/30/2015

DWN BY:

Author

CROSS REF:

A8