

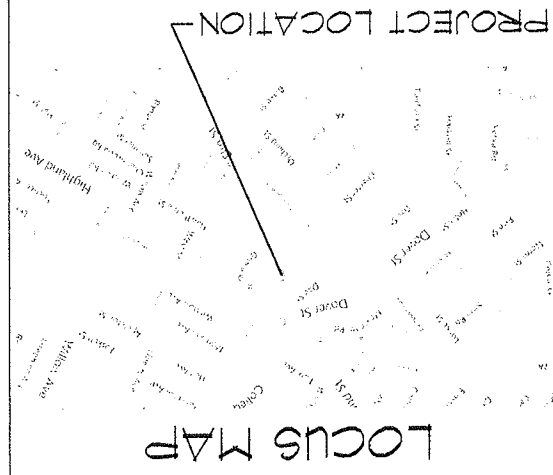
# ZONING PACKAGE

# PINKBERRY

## FIT-OUT

263 ELM STREET  
SOMERVILLE, MA

SEPTEMBER 17, 2012



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

**PITMAN &  
WARDLEY**  
ARCHITECTS LLC

32 CHURCH ST.  
SALEM, MA 01970  
978-744-8982

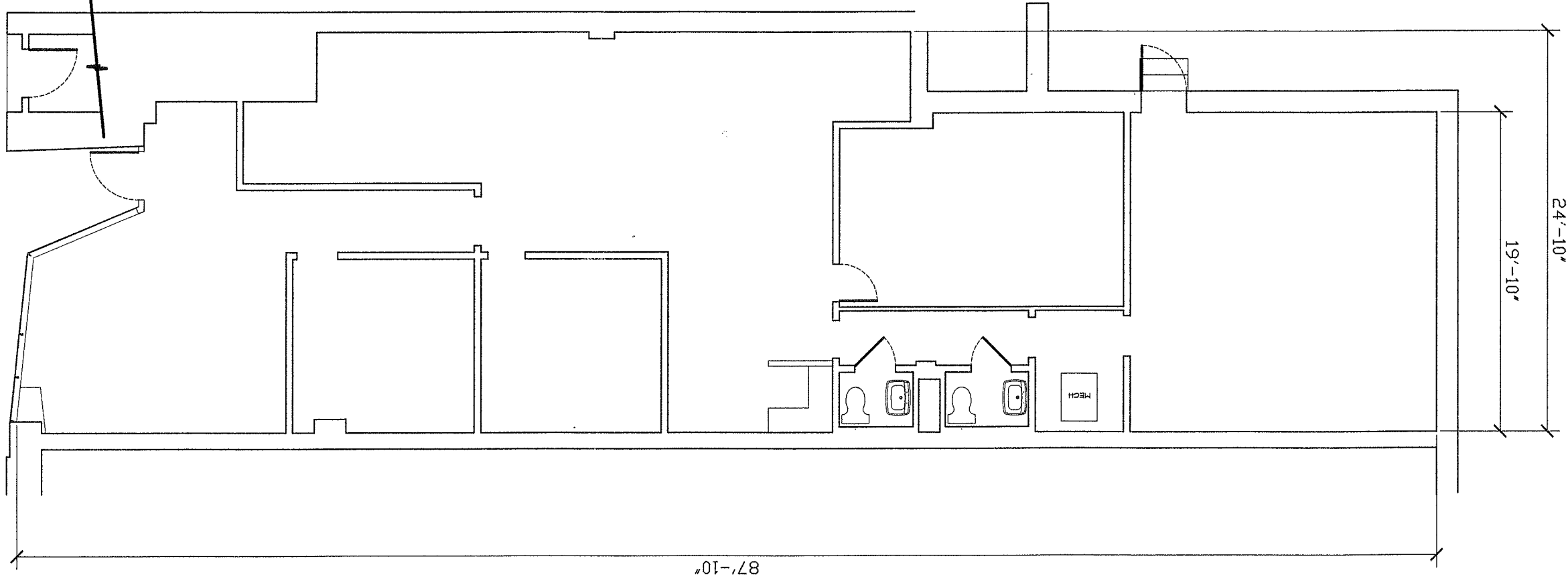
A-1

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WARDLEY  
ARCHITECTS LLC  
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978 - 744 - 8982

SEPTEMBER 17, 2012

DINK  
V  
M  
R  
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Y  
FIT OUT  
263 ELM STREET  
SOMERVILLE, MA

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




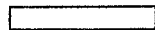
EXISTING

A-1A

PITMAN & WARDLEY ARCHITECTS LLC  
32 CHURCH ST.  
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978-744-8982

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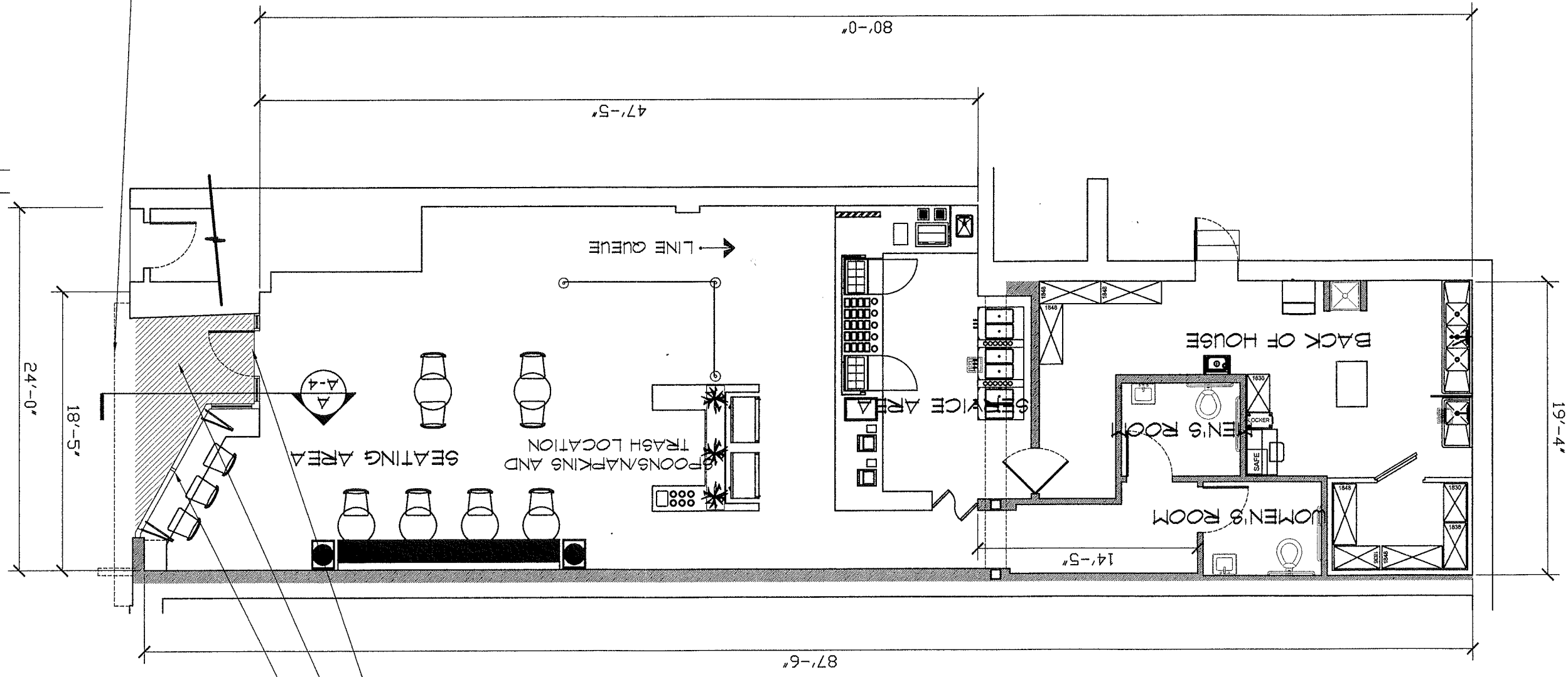
**LINKBERRY**  
FIT OUT  
263 ELM STREET  
SOMERVILLE, MA

WALL TYPE	
	NEW WALL
	EXISTING WALL

### PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

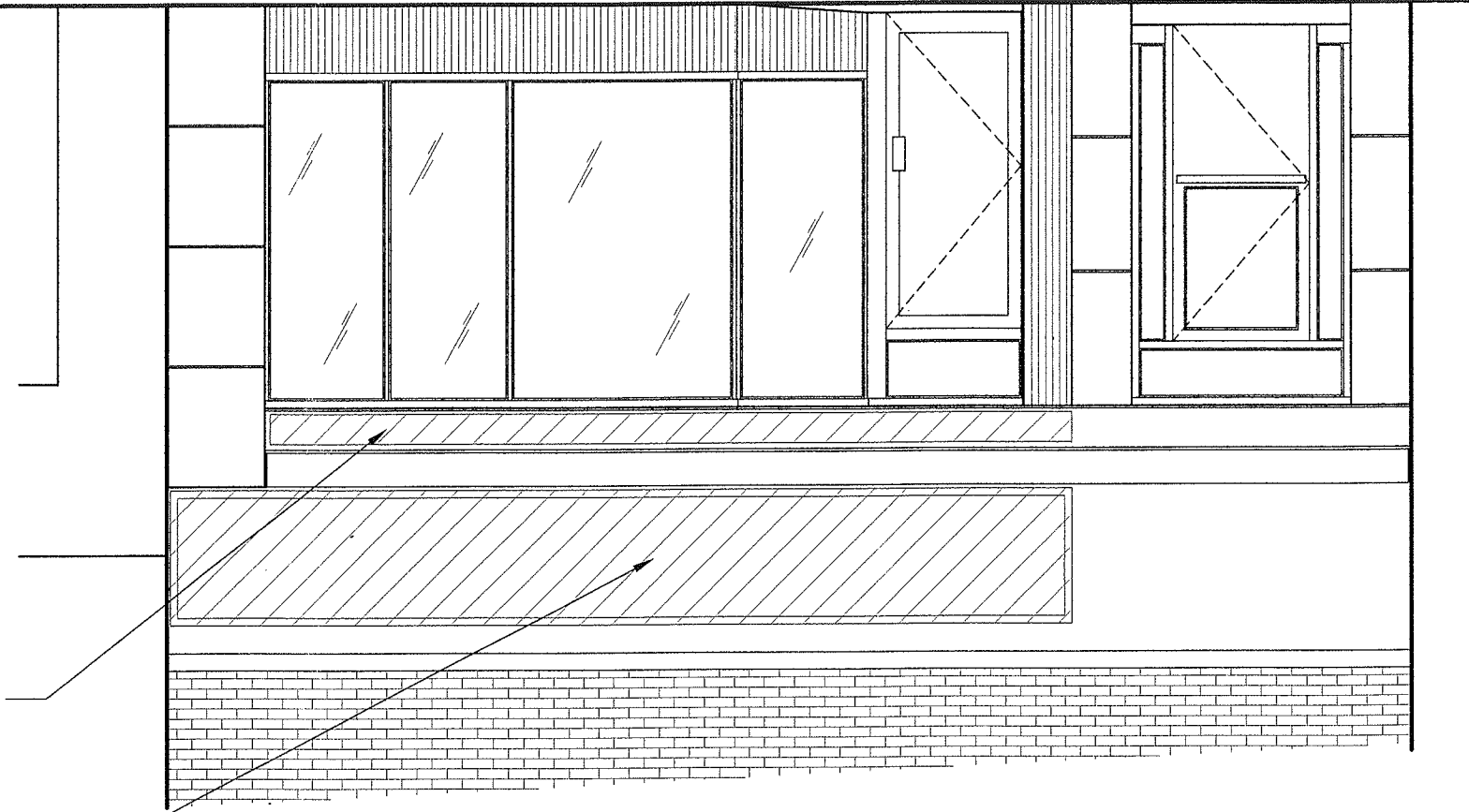
DASHED LINES INDICATE EXTENTS OF BUILDING COMPONENTS PROTRUDING FROM FACE OF BUILDING. SEE ELEVATION AND SECTION FOR MORE INFO



OPERABLE CAFE WINDOWS W/ BAR SEATING  
 HATCHED AREA INDICATES OUTDOOR SPACE  
 (NOTE OUTDOOR SPACE IS NOT PATIO AND DOES NOT HAVE PROPOSED SEATING)  
 ADA COMPLIANT ENTRY

PROPOSED

DELLARIA'S SALON



DRAGON GARDEN

HATCH INDICATES EXISTING SIGN BAND  
HATCH INDICATES EXISTING AWNING

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

EXISTING

A-2

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SEPTEMBER 17, 2012

LINKBERRY  
FIT OUT  
263 ELM STREET  
SOMERVILLE, MA

A-2A

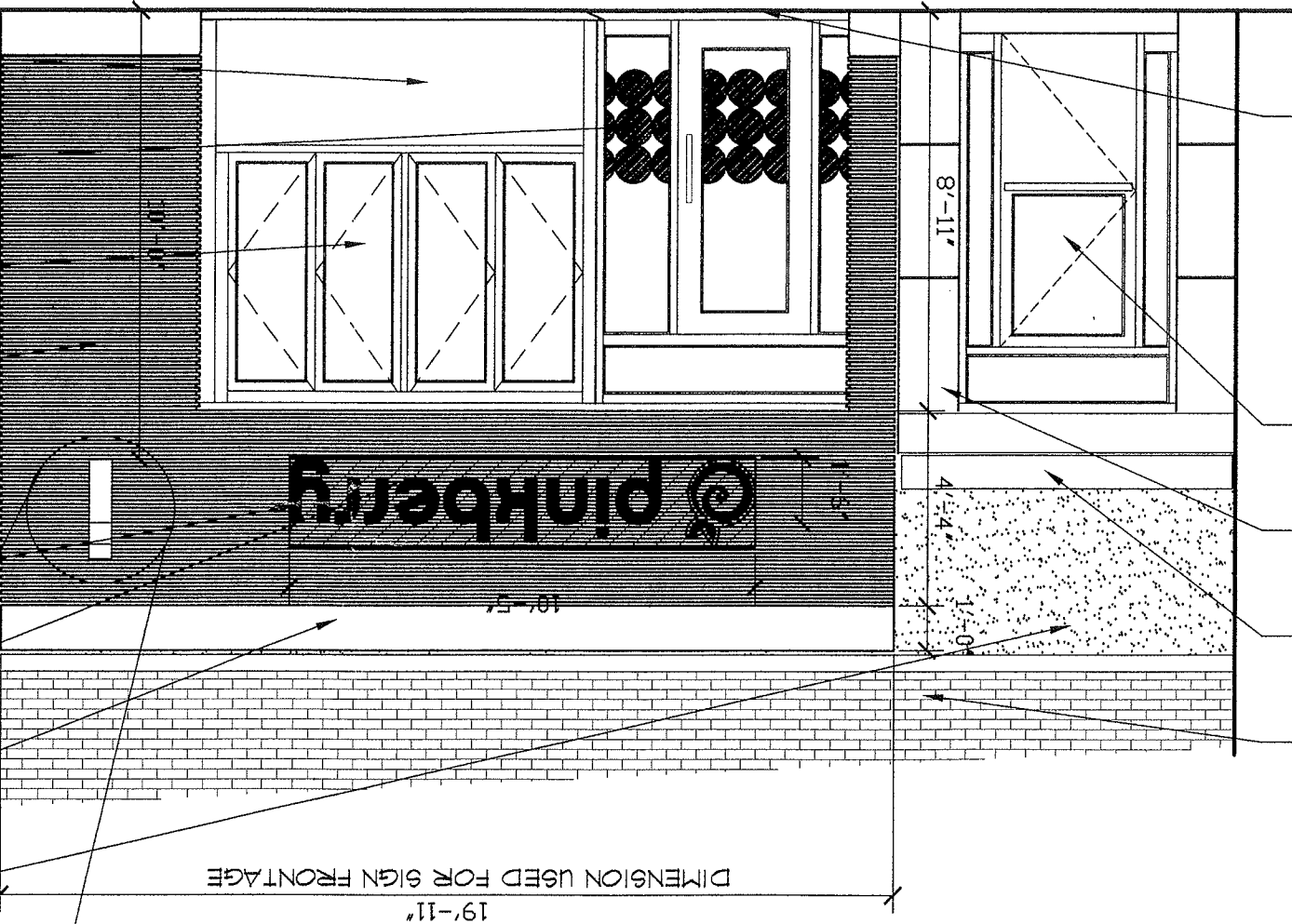
PROPOSED ELEVATION  
A-2A SCALE: 1/8" = 1'-0"

PITMAN &  
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SEPTEMBER 17, 2012

PINKBERRY  
FIT OUT  
263 ELM STREET  
SOMERVILLE, MA

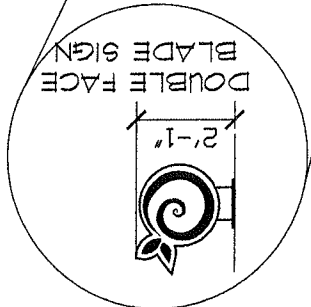
REPLACE EXISTING OPAQUE  
GLASS FINISH WITH PAINTED  
MDO ON EXISTING SUBSTRATE  
1'-0" DEEP x 1'-0" TALL  
STAINLESS STEEL LIGHT BOX  
STANDARD 24" PINKBERRY  
SIGN/LOGO  
INTERNALLY ILLUMINATED  
HATCHED AREA INDICATES  
EXTENT OF PROPOSED  
SIGN. ALL OTHER  
COMPONENTS ARE EXTERIOR  
FAÇADE FINISHES (TOTAL  
SF = 212 SF)  
1" x 1" ALUMINUM TRELLIS  
MOUNTED OVER NEW EIFS  
OPERABLE CAFÉ WINDOWS



EXISTING TO REMAIN BRICK  
FINISH ABOVE  
EXISTING TO REMAIN  
ALUMINUM LIGHT BOX  
EXISTING TO REMAIN  
METAL  
SIDING  
EXISTING TO REMAIN  
HOLLOW METAL  
STOREFRONT FOR TENANT  
APARTMENTS ABOVE  
EXISTING ADA  
ACCESSIBLE APPROACH  
MAINTAIN AND REFURBISH

ALLOWED SIGN SQUARE FOOTAGE = 39.8 SF

19'-11"  
DIMENSION USED FOR SIGN FRONTAGE



PROPOSED

A-3

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SEPTEMBER 17, 2012

MINYBERRY  
FIT OUT  
263 ELM STREET  
SOMERVILLE, MA

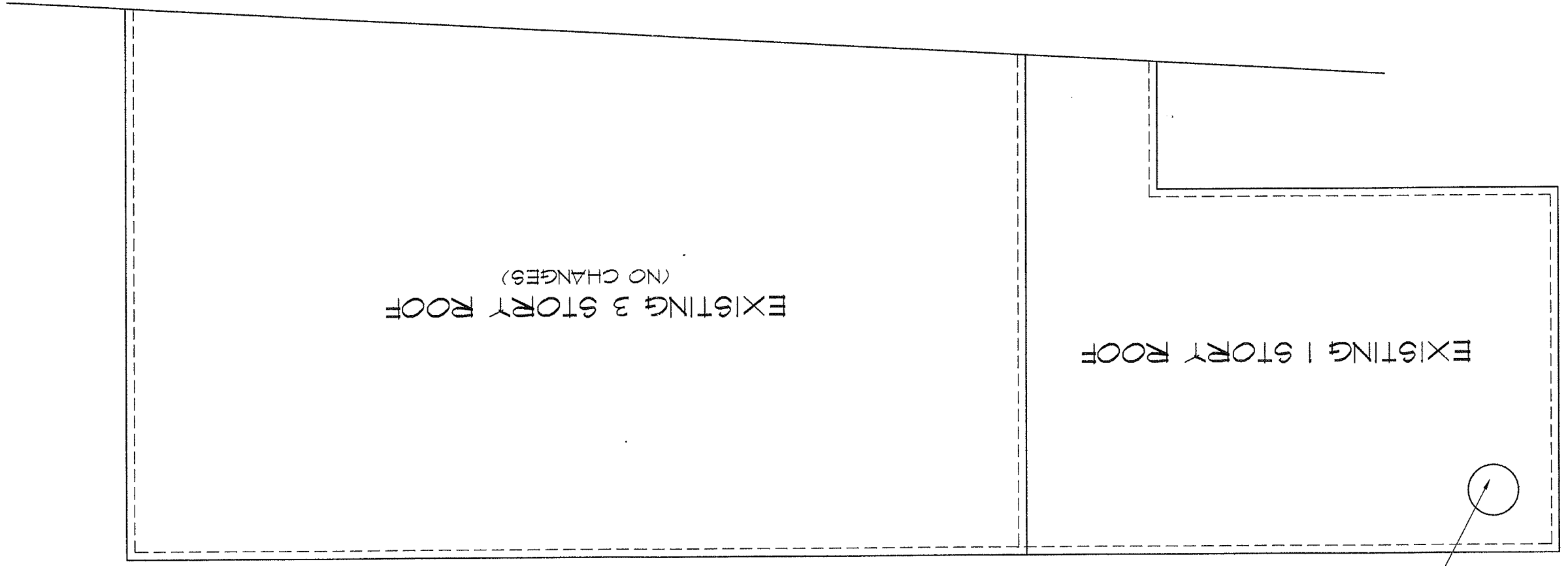
EXISTING ROOF PLAN  
SCALE: 1/8" = 1'-0"  
A-3

EXISTING

EXISTING 3 STORY ROOF  
(NO CHANGES)

EXISTING 1 STORY ROOF

DEMOLISH EXISTING ROOF  
TOP CONDENSING UNIT



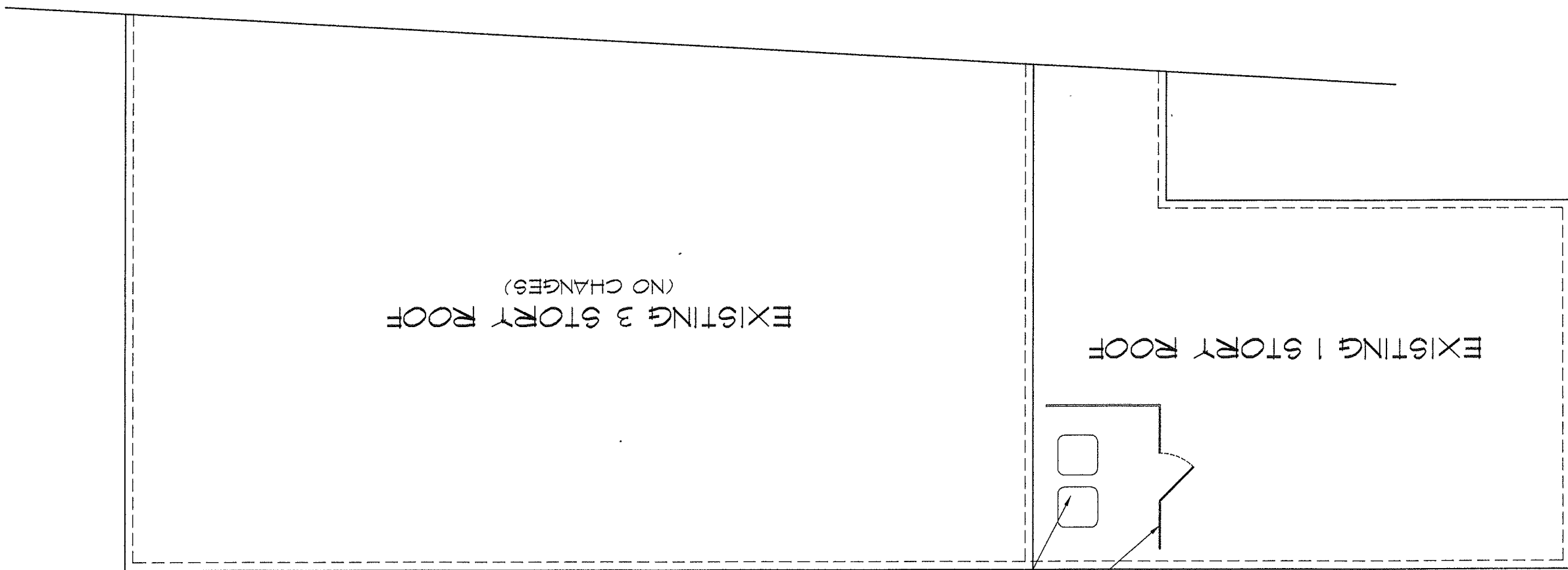
A-3A

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WARDLEY  
ARCHITECTS LLC  
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SEPTEMBER 17, 2012

DINWIDDIE  
FIT OUT  
263 ELM STREET  
SOMERVILLE, MA

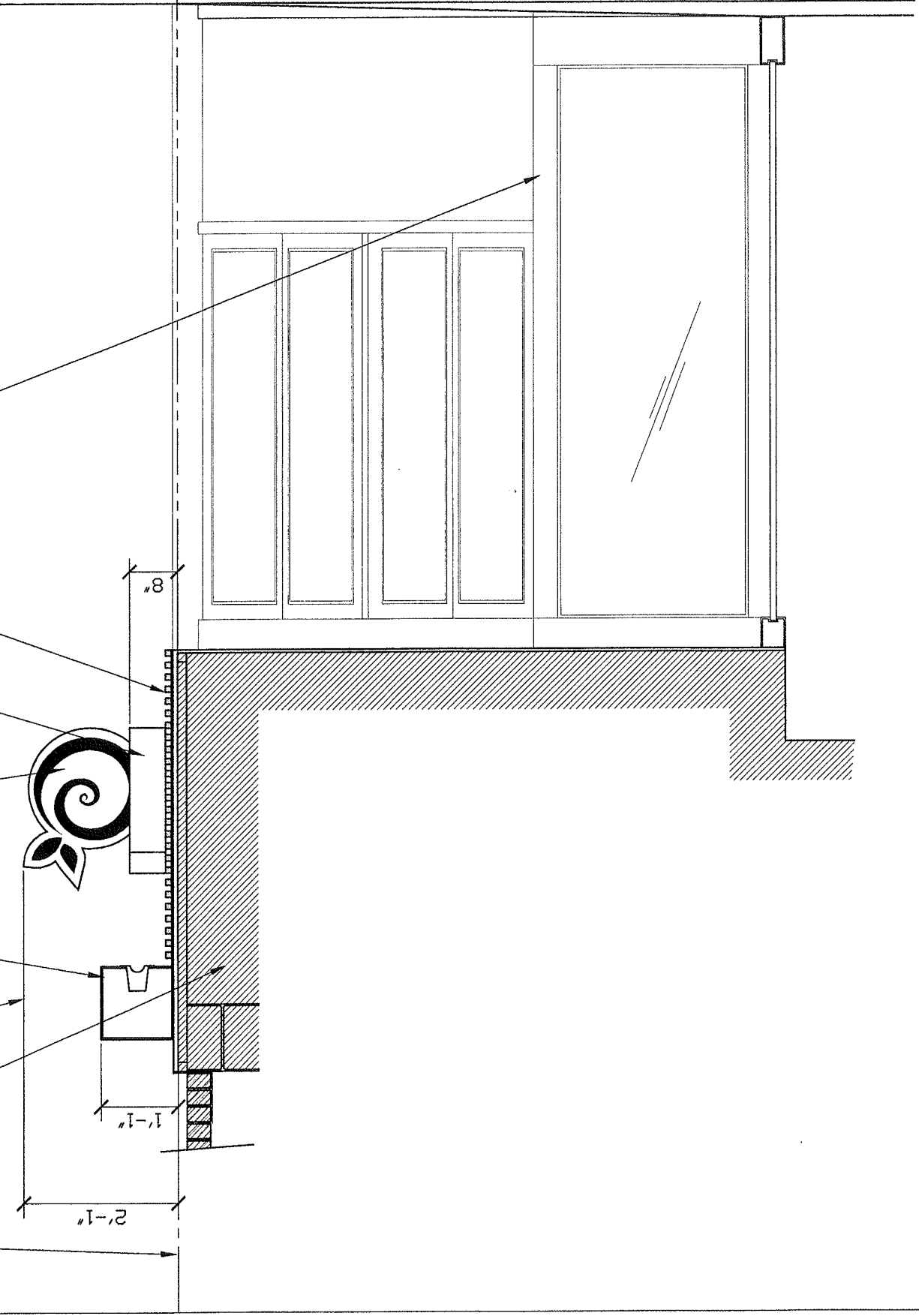
PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
A-3A



PROPOSED

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

- LINE INDICATES FACE OF EXISTING SIGNAGE
- HATCH INDICATES EXTENT OF EXISTING BUILDING TO REMAIN
- DIMENSION OF NEW COMPONENTS GIVEN FROM FACE OF EXISTING SIGNAGE
- 1'-0" x 1'-0" STAINLESS STEEL LIGHT BOX. SEE PLAN AND ELEVATION FOR EXTENTS OF LIGHT BOX
- BLADE SIGN BEYOND. ALL SIGNAGE PIECES ARE INTERNALLY ILLUMINATED CHANNEL LIT LIGHTING WITH LED LAMPS
- PINKBERRY SIGN AND LOGO
- 1" x 1" ALUMINUM TRELLIS (PAINTED GREEN AND BLUE) ATTACHED DIRECTLY TO FACE OF NEW MDO.
- NEW HOLLOW METAL STORE FRONT AS SHOWN



A-4

PITMAN &  
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SEPTEMBER 11, 2012

PINKBERRY  
 FIT OUT  
 263 ELM STREET  
 SOMERVILLE, MA