

RENEY, MORAN & TIVNAN
 REGISTERED LAND SURVEYORS
 75 HAMMOND STREET - FLOOR 2
 WORCESTER, MA 01610-1723
 PHONE: 508-752-8885
 FAX: 508-752-8895
 RMT@HSTGROUP.NET
 A Division of H. S. & T. Group, Inc.

MORTGAGE INSPECTION PLAN
 NAME ELM CHESTER, LLC
 LOCATION 238-244 ELM STREET & 54-56 CHESTER STREET
SOMERVILLE, MA
 SCALE 1" = 30' DATE 11-24-10

JOB # 11-249-10

REGISTRY MIDDLESEX SOUTH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN, NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



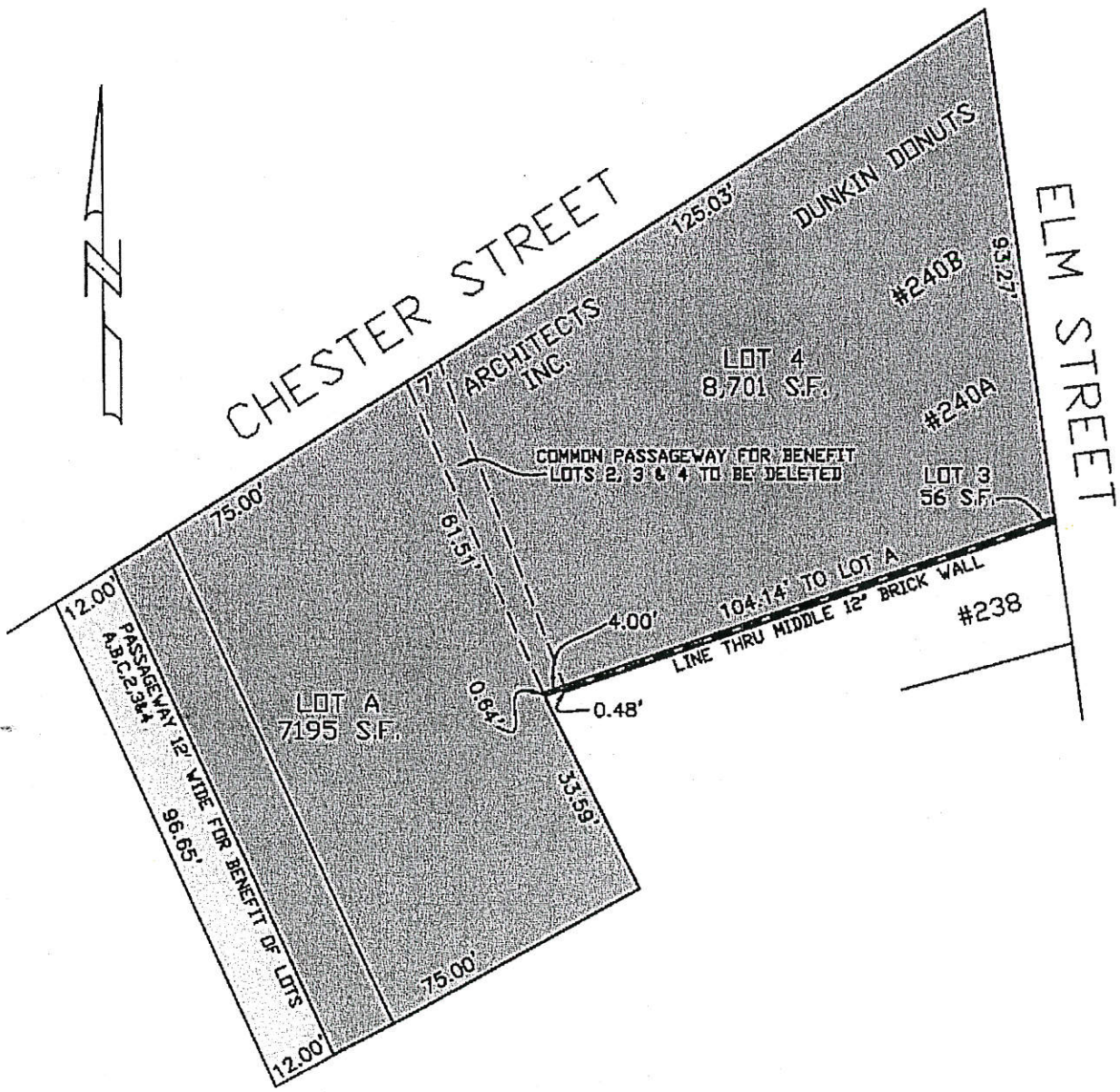
DEED BOOK/PAGE 54445/120

PLAN BOOK/PLAN _____

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE HUD MAP:

38 E DTD 06-04-2010

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTING OFFICE: RANDY KASTON, ESQ.
 REQUESTED BY: RANDY

DRAWN BY: JM
 CHECKED BY:

SPECIAL PERMIT SUBMISSION

CRUNCH FITNESS - 240 ELM STREET

SOMERVILLE, MA

DRAWING LIST

- COVER
- PLOT PLAN

- A100 EXISTING CONDITIONS BASEMENT FLOOR PLAN
- A101 EXISTING CONDITIONS FIRST FLOOR PLAN
- A102 EXISTING CONDITIONS SECOND FLOOR PLAN
- A103 EXISTING CONDITIONS THIRD FLOOR PLAN
- A200 ELM AND CHESTER STREET ELEVATIONS
- A201 PASSAGEWAY AND PARKING ELEVATIONS
- A-01 240 ELM STREET, SOMERVILLE, MA - PROPOSED LAYOUT (FIRST FLOOR)
- A-02 240 ELM STREET, SOMERVILLE, MA - PROPOSED LAYOUT (SECOND FLOOR)
- A300 ZONING MAP, COMPARISON CHART AND PARKING CALCULATIONS
- A400 AREA CALCULATIONS FLOOR PLANS
- TENANT SIGNAGE - SHEET ONE
- TENANT SIGNAGE - SHEET TWO
- TENANT SIGNAGE - SHEET THREE
- TENANT SIGNAGE - SHEET FOUR
- TENANT SIGNAGE - SHEET FIVE
- A500 EXISTING CONDITIONS: PHOTOGRAPHS

OWNER:

CHARLES RIVER REALTY GROUP
1461 VFW Parkway, West Roxbury, MA 02132
617.327.8100
Michael Argiros

ATTORNEY:

DIGIROLAMO LAW OFFICES
424 Broadway, Somerville, MA 02145
617.666.8200
Richard Digirolamo

Architect:

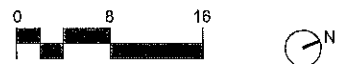
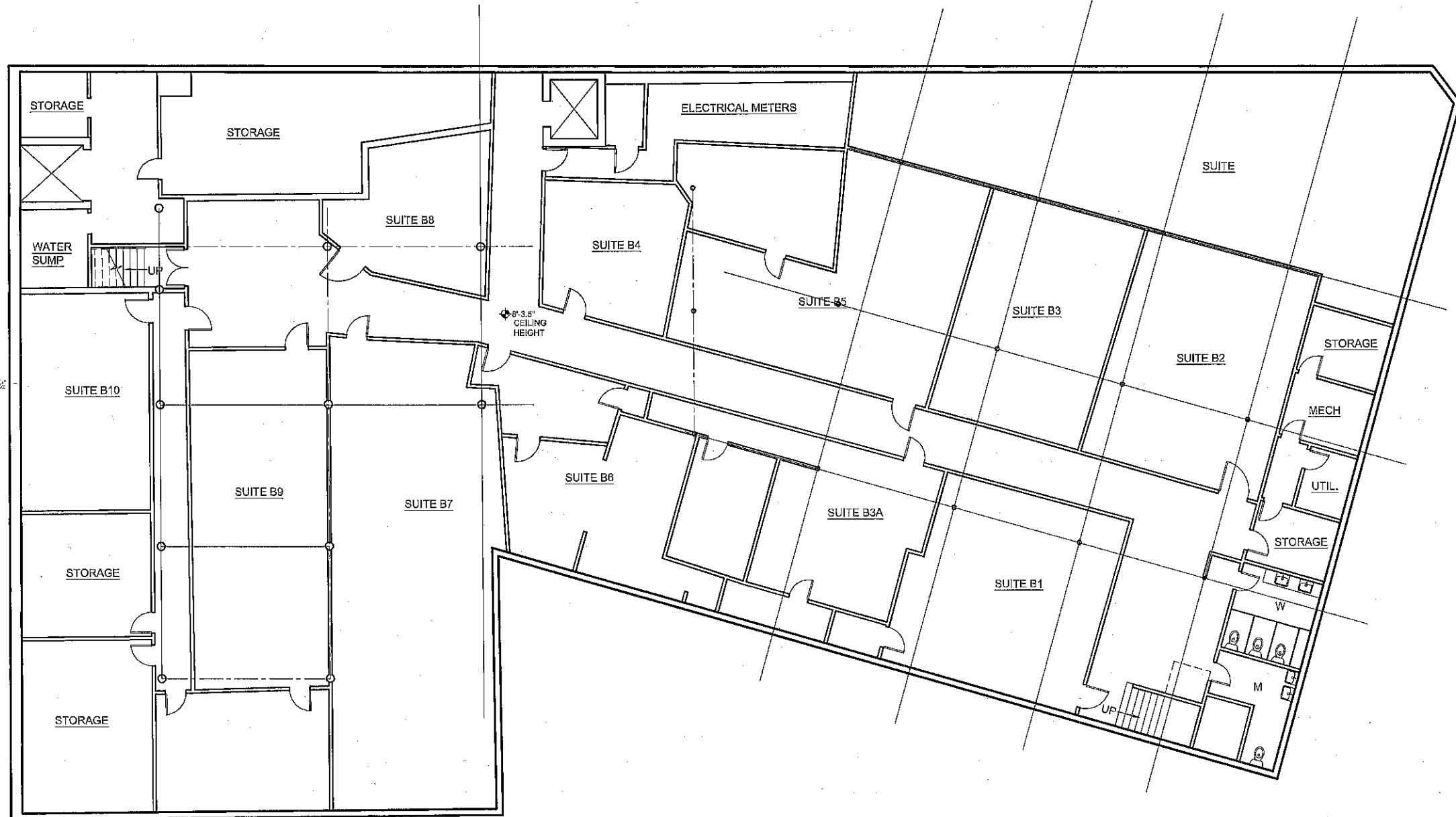
DAVIS SQUARE ARCHITECTS
240A Elm Street, Somerville, MA 02144
617.628.5700
Ross Speer

SPECIAL PERMIT SET
JANUARY 13, 2014



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PROJECT NO.
11031.03



Project
 SPECIAL PERMIT SUBMISSION
 CRUNCH FITNESS - 240 ELM STREET
 SOMERVILLE, MA

Title
 EXISTING CONDITIONS
 BASEMENT FLOOR PLAN



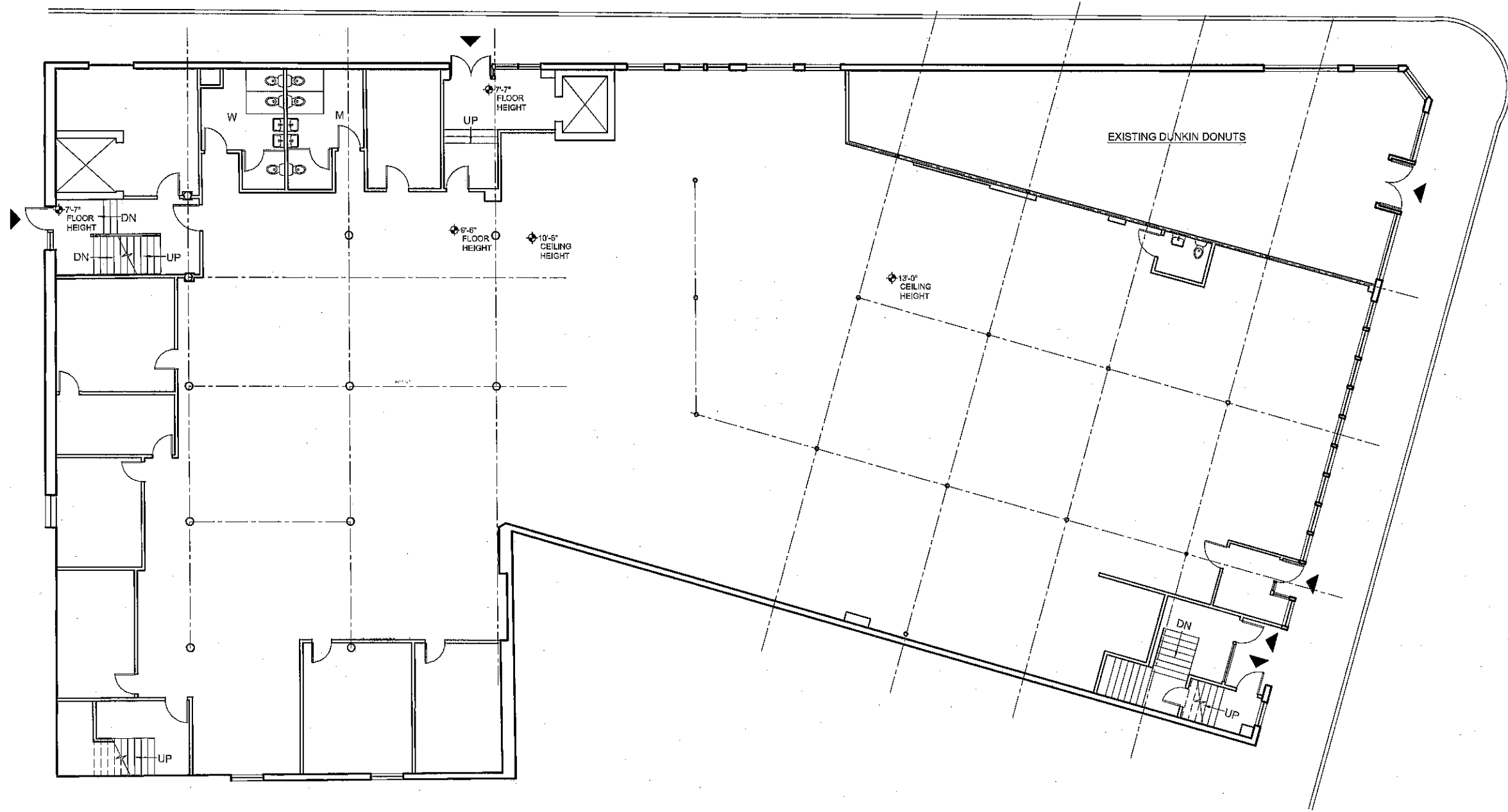
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240A Elm St, Somerville, MA 02144
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 www.davisquarearchitect.com

Designed	
Checked	
Project No.	11031.03
Scale	1/16" = 1'-0"
Date	01.13.14

Drawing No.

A100



Project
SPECIAL PERMIT SUBMISSION
CRUNCH FITNESS - 240 ELM STREET
SOMERVILLE, MA

Title
EXISTING CONDITIONS
FIRST FLOOR PLAN

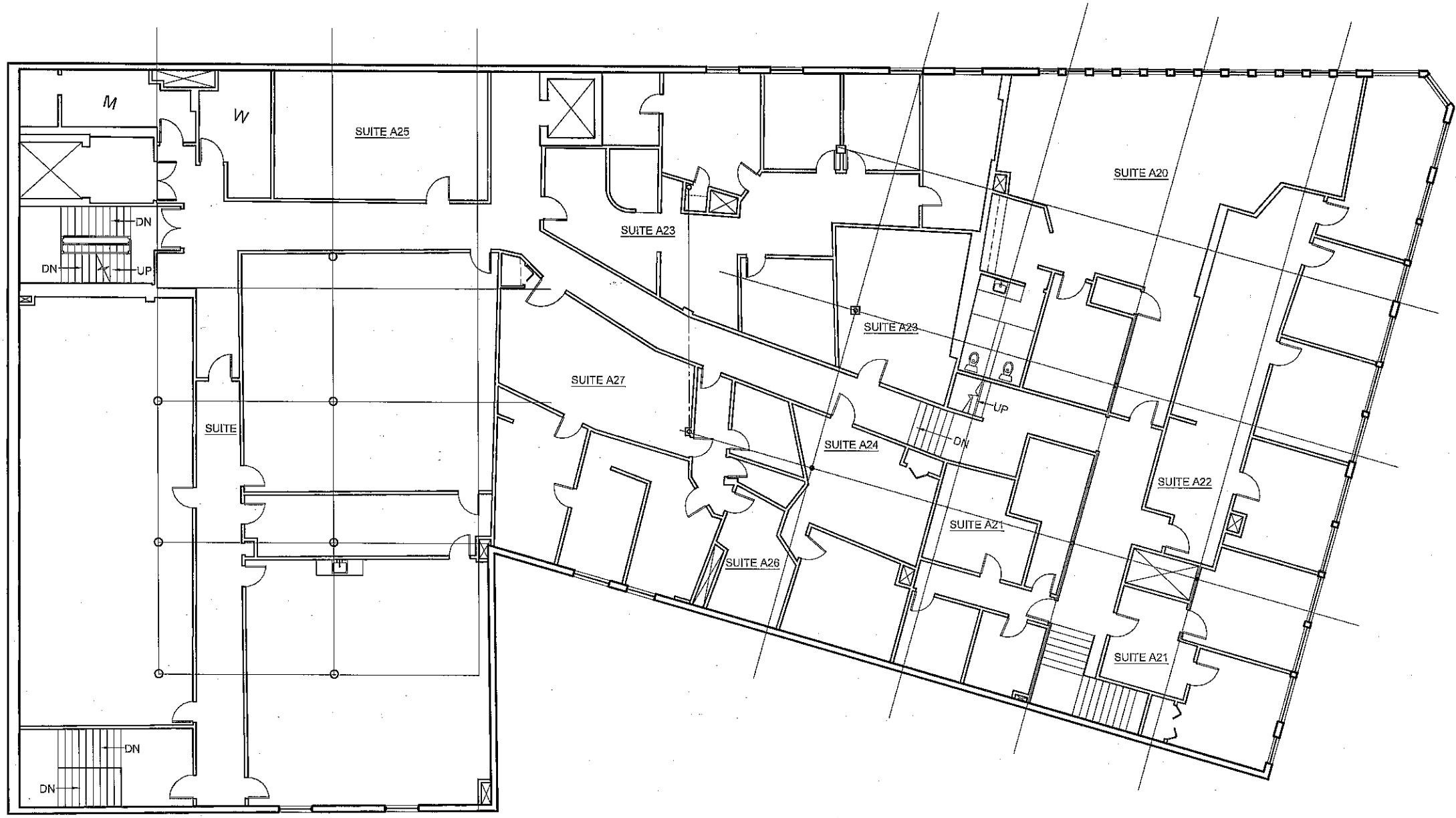


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Drawing No.
A101



Project
SPECIAL PERMIT SUBMISSION
CRUNCH FITNESS - 240 ELM STREET
SOMERVILLE, MA

Title
EXISTING CONDITIONS
SECOND FLOOR PLAN

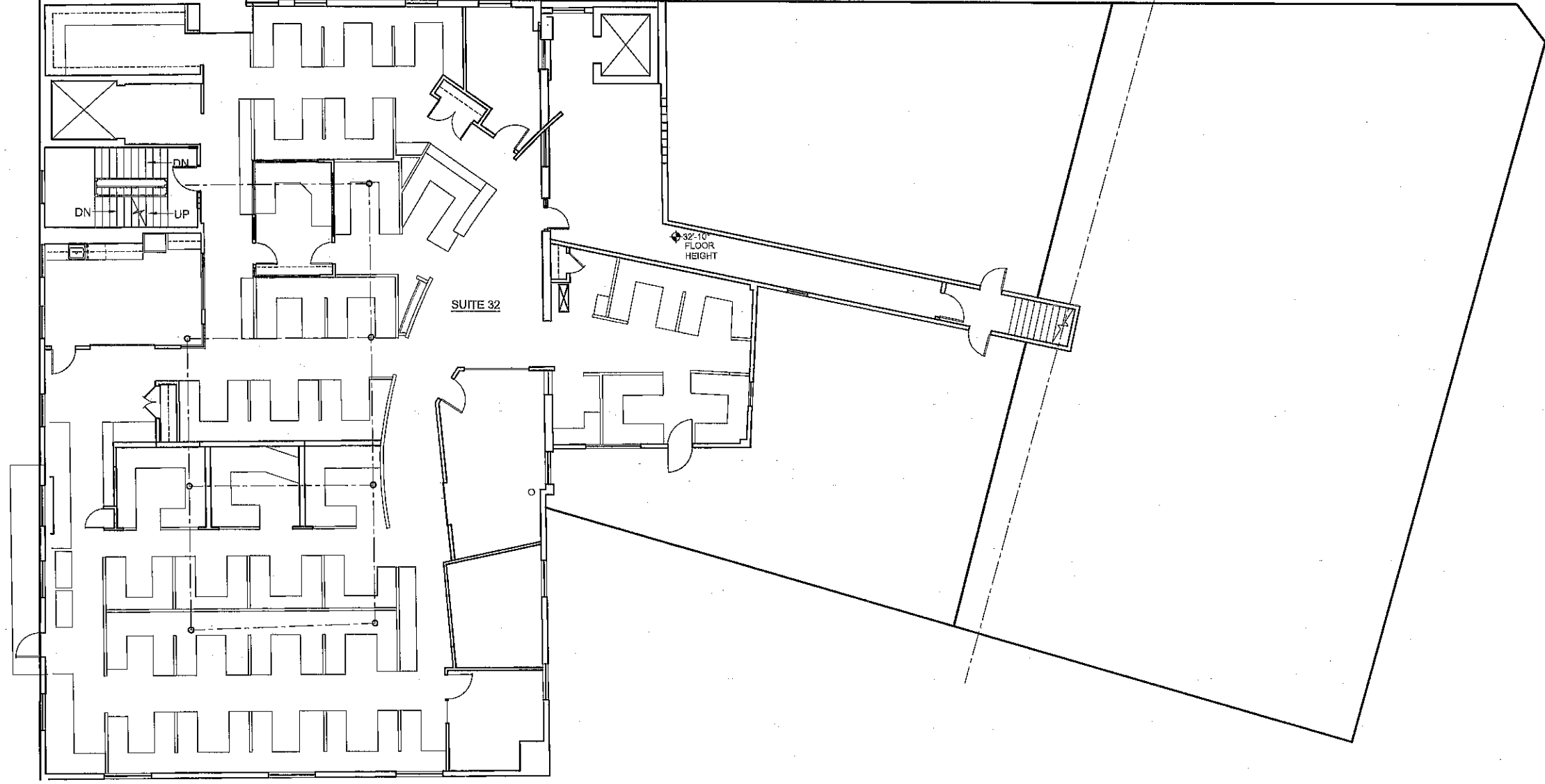


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Project No.	11031.03
Scale	1/16" = 1'-0"
Date	01.13.14

Drawing No.
A102



Designed

Checked

Project No.
11031.03

Scale
1/16" = 1'-0"

Date
01.13.14

Drawing No.

A103



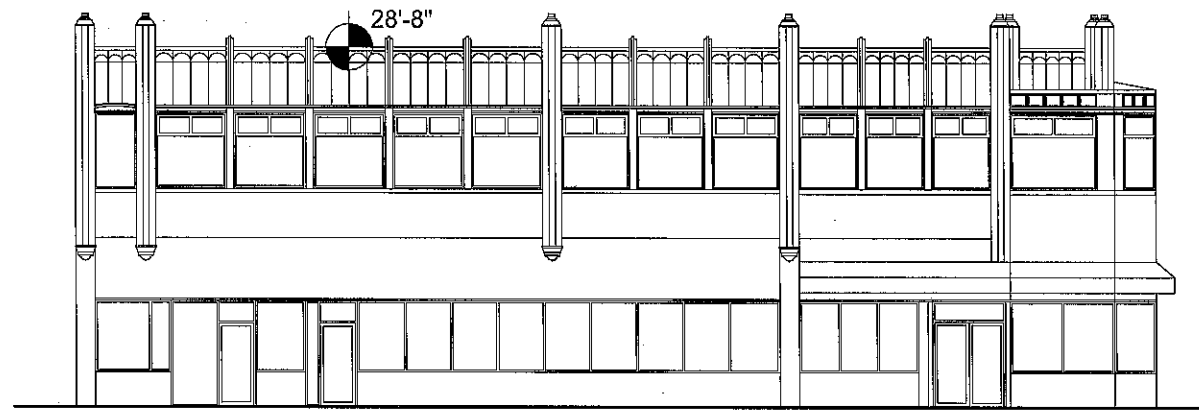
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Project

SPECIAL PERMIT SUBMISSION
CRUNCH FITNESS - 240 ELM STREET
SOMERVILLE, MA

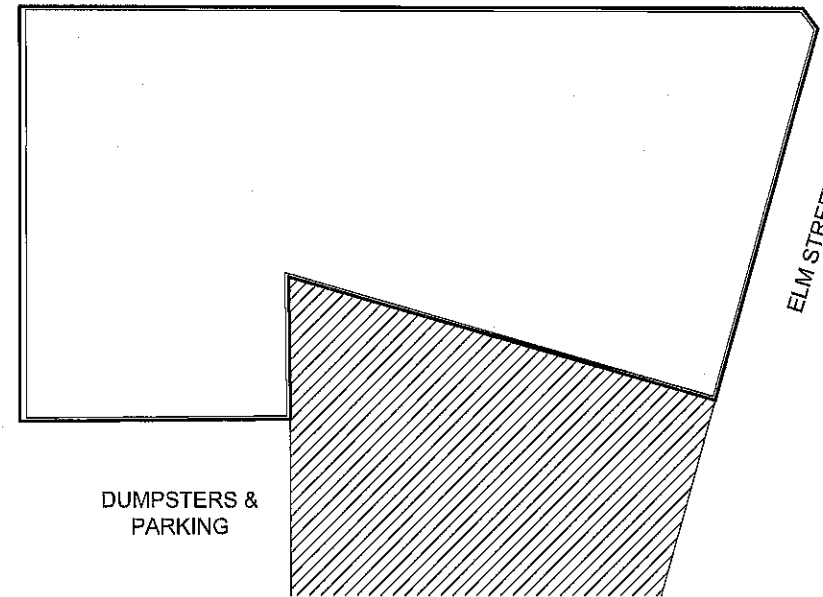
Title

EXISTING CONDITIONS
THIRD FLOOR PLAN

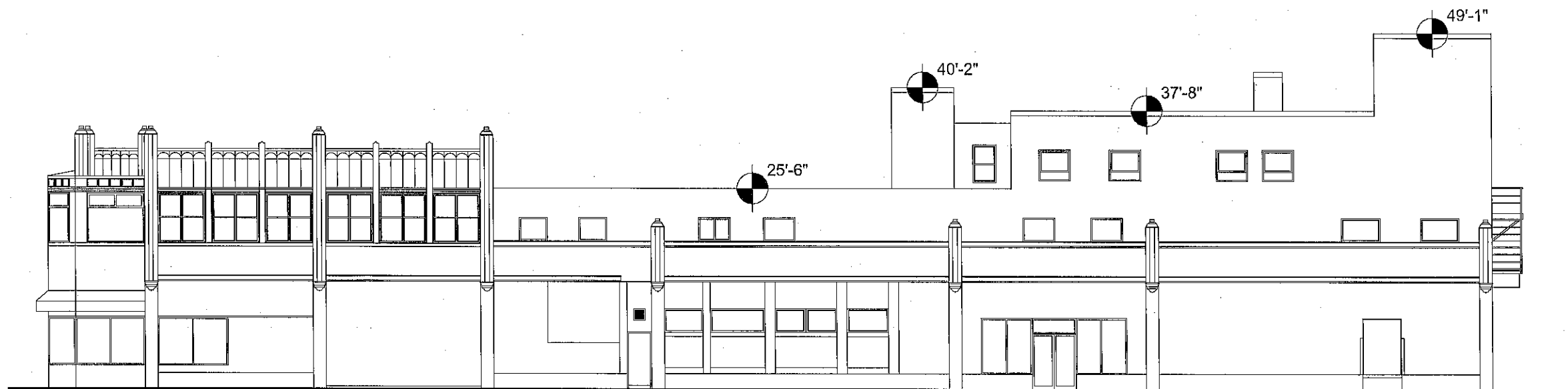


ELM STREET ELEVATION

PASSAGEWAY & LOADING



SITE PLAN



CHESTER STREET ELEVATION

Project
SPECIAL PERMIT SUBMISSION
CRUNCH FITNESS - 240 ELM STREET
SOMERVILLE, MA

Title
ELM AND CHESTER STREET
ELEVATIONS

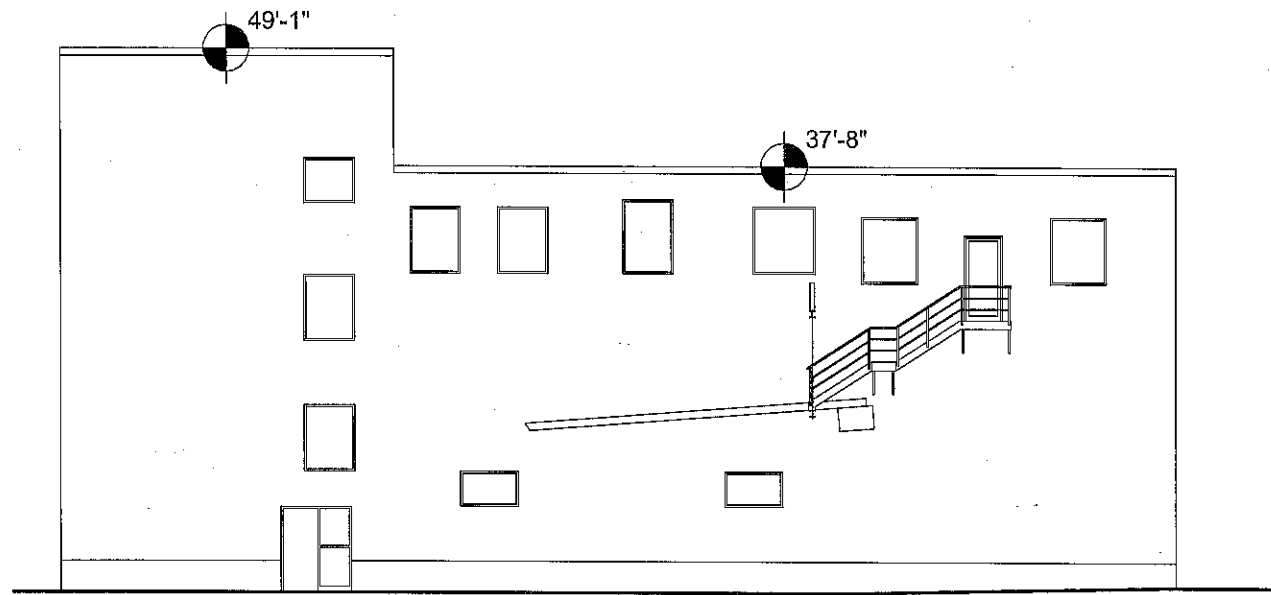


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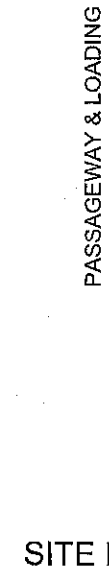
240A Elm St, Somerville, MA 02144
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www.davisquarearchitect.com

Designed	Checked	Project No. 11031.03	Scale 1/16" = 1'	Date 01.13.14
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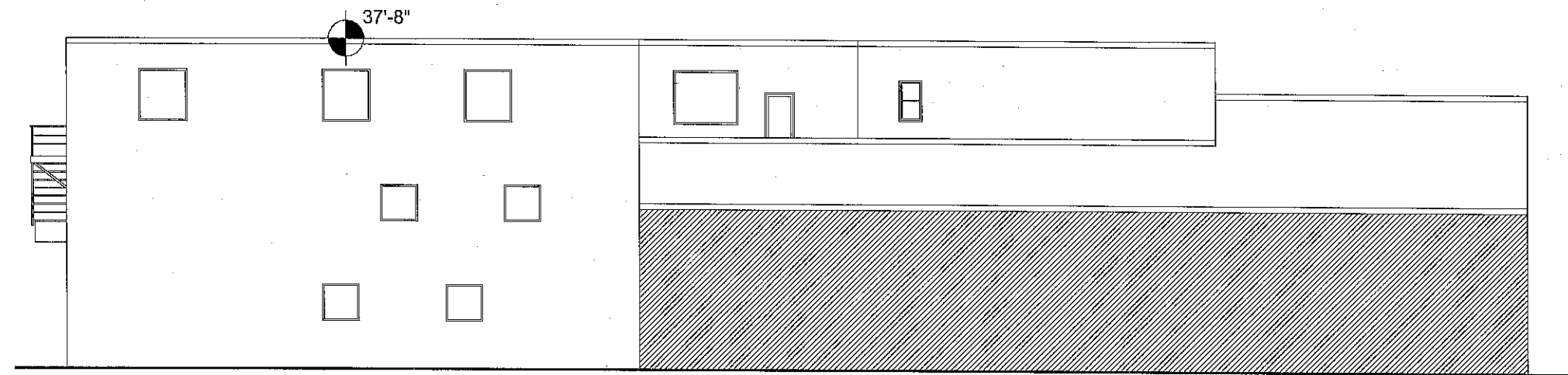
Drawing No.
A200



DRIVEWAY ELEVATION



SITE PLAN



PARKING LOT ELEVATION

Project
SPECIAL PERMIT SUBMISSION
CRUNCH FITNESS - 240 ELM STREET
SOMERVILLE, MA

Title
DRIVEWAY AND PARKING
ELEVATIONS

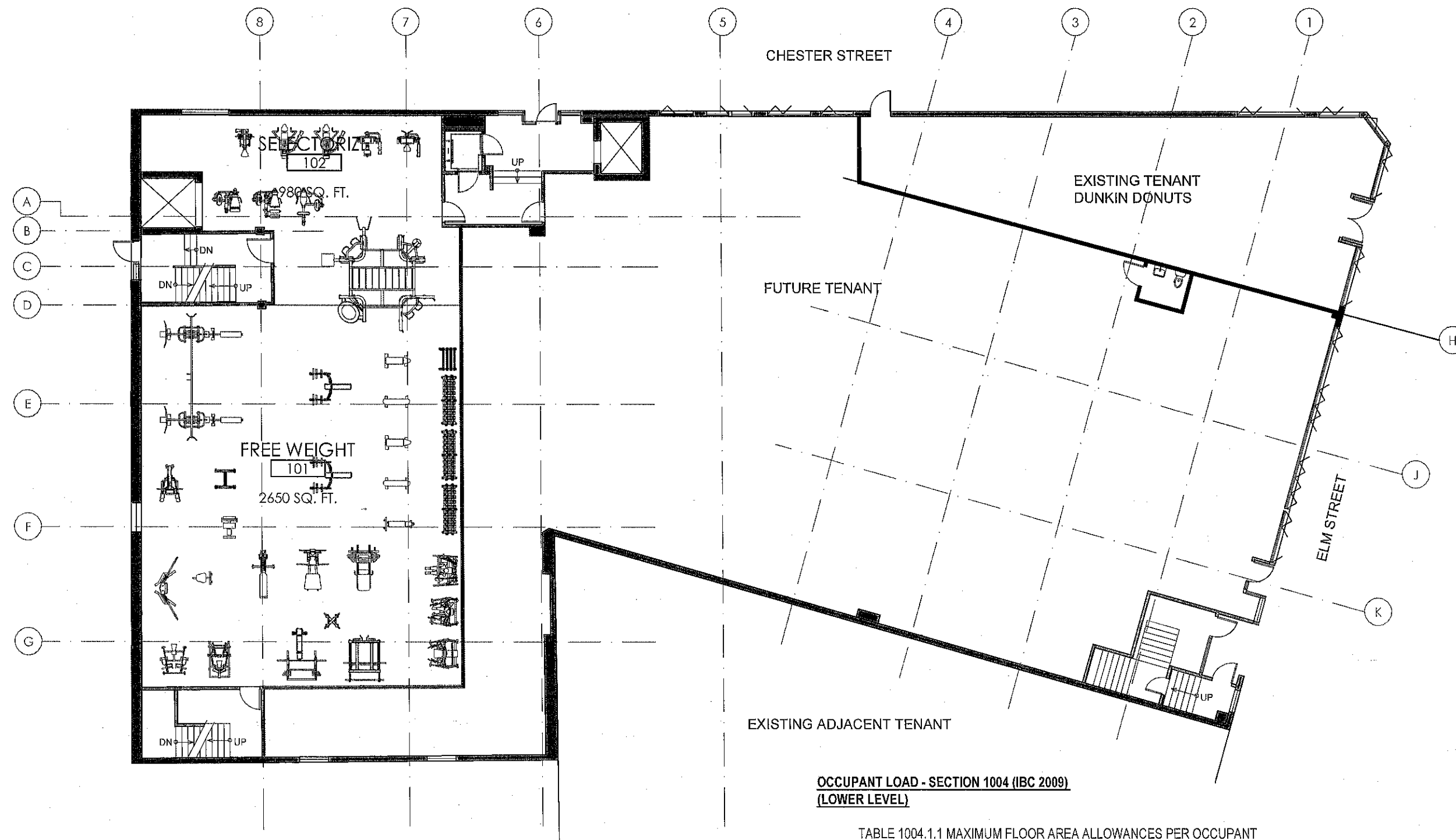


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Checked	
Project No.	11031.03
Scale	SOMERVILLE, MA
Date	01.13.14

Drawing No.
A201



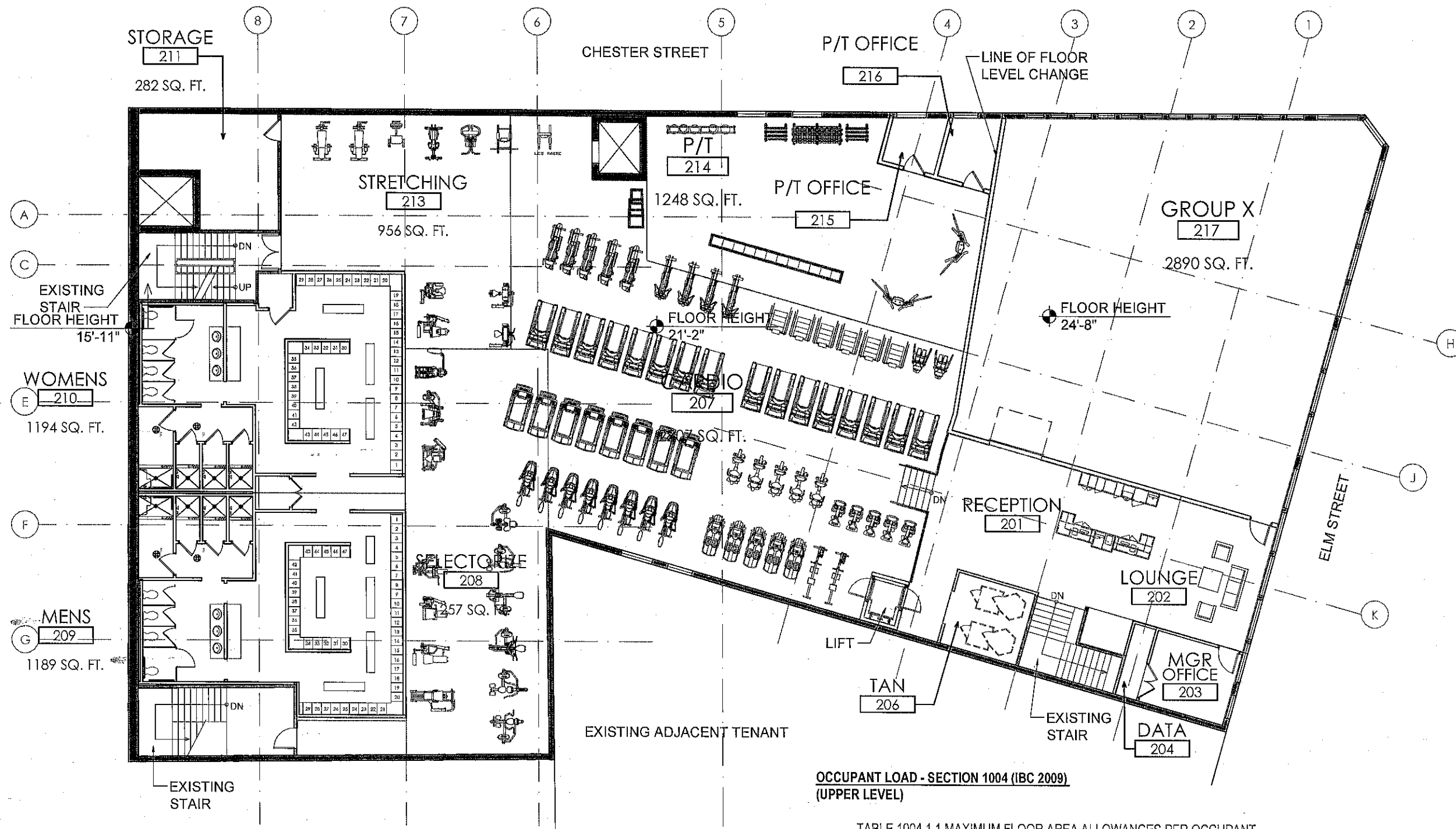
FIRST FLOOR

**OCCUPANT LOAD - SECTION 1004 (IBC 2009)
(LOWER LEVEL)**

TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	AREA	FLOOR AREA	
		PER OCCUPANT	OCCUPANTS
EXERCISE ROOM	3,944 S.F.	50 S.F. GROSS	78.8
	3,944 S.F.		79






SECOND FLOOR

**OCCUPANT LOAD - SECTION 1004 (IBC 2009)
(UPPER LEVEL)**

TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	FLOOR AREA		OCCUPANTS
	AREA	PER OCCUPANT	
EXERCISE ROOM	11,237 S.F.	50 S.F. GROSS	224.7
LOCKERROOMS	2,383 S.F.	50 S.F. GROSS	47.7
BUSINESS	355 S.F.	100 S.F. GROSS	3.6
STORAGE	282 S.F.	300 S.F. GROSS	0.9
	14,257 S.F.		278

CRUNCH - SOMERVILLE, MA
 240 ELM STREET SOMERVILLE, MA - PROPOSED LAYOUT
 SCALE: 1/16" = 1'-0"

 237 Mamaroneck Ave, fl. 4
 White Plains, NY 10605
 914.949.4272 t.
 914.949.4278 f.

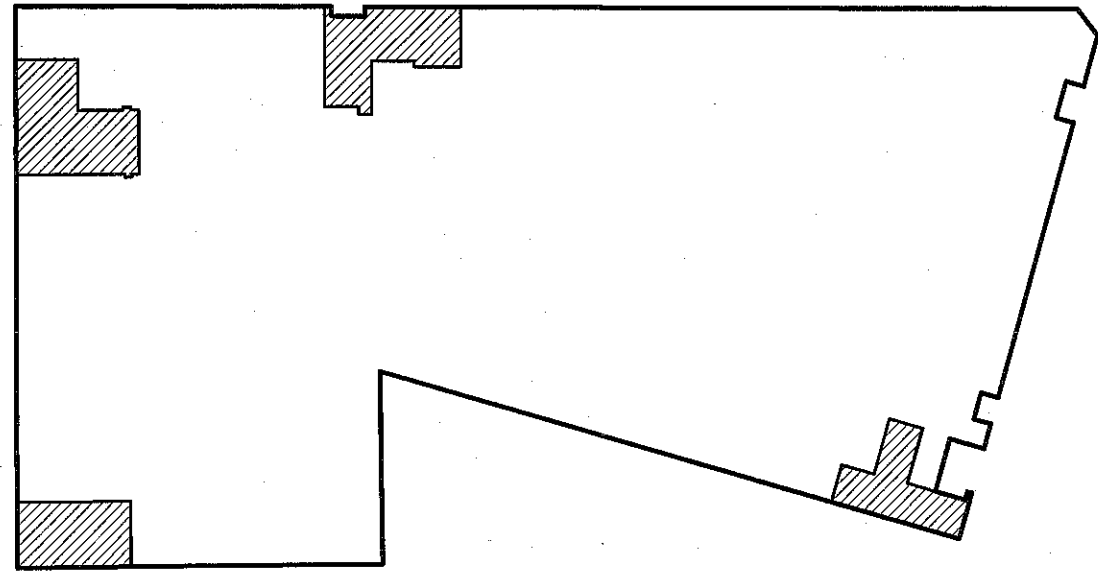
SHEET NO.

A-02

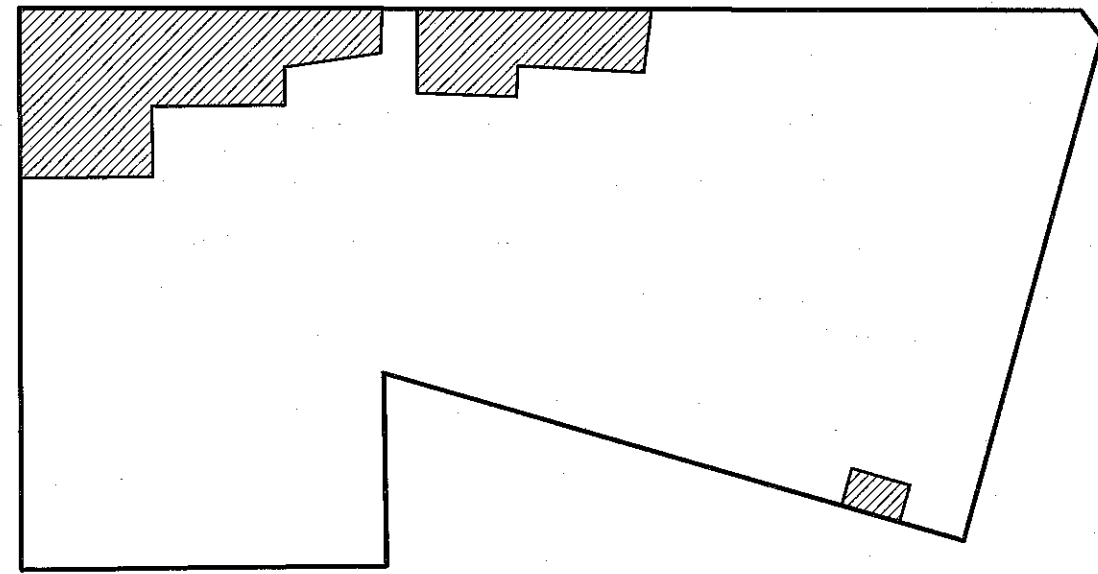
A DESIGN AND DEVELOPMENT
 CONSULTANCY

	GROSS FLOOR AREA	DEDUCTIONS	NET FLOOR AREA
BASEMENT	14,799.70	1,749.00	13,050.70
FIRST	14,695.90	1,038.20	13,657.70
SECOND	14,799.70	843.60	13,956.10
THIRD	7,360.70	444.50	6,916.20
TOTALS:	51,656.00	4,075.30	47,580.70

NET AREA TOTAL:	47,580.70
LOT AREA:	15,896.00
FAR:	2.99

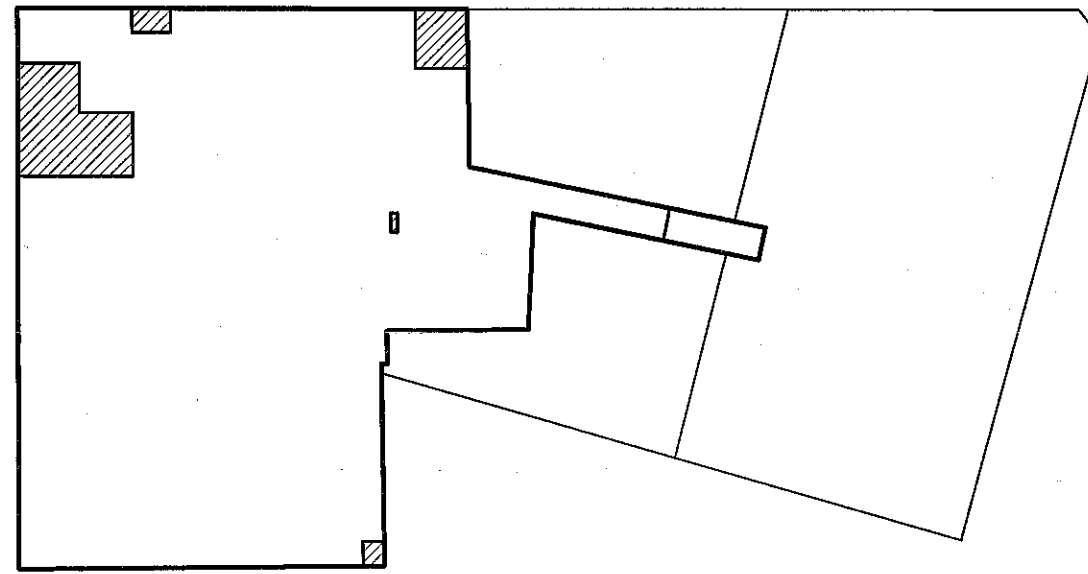


FIRST FLOOR

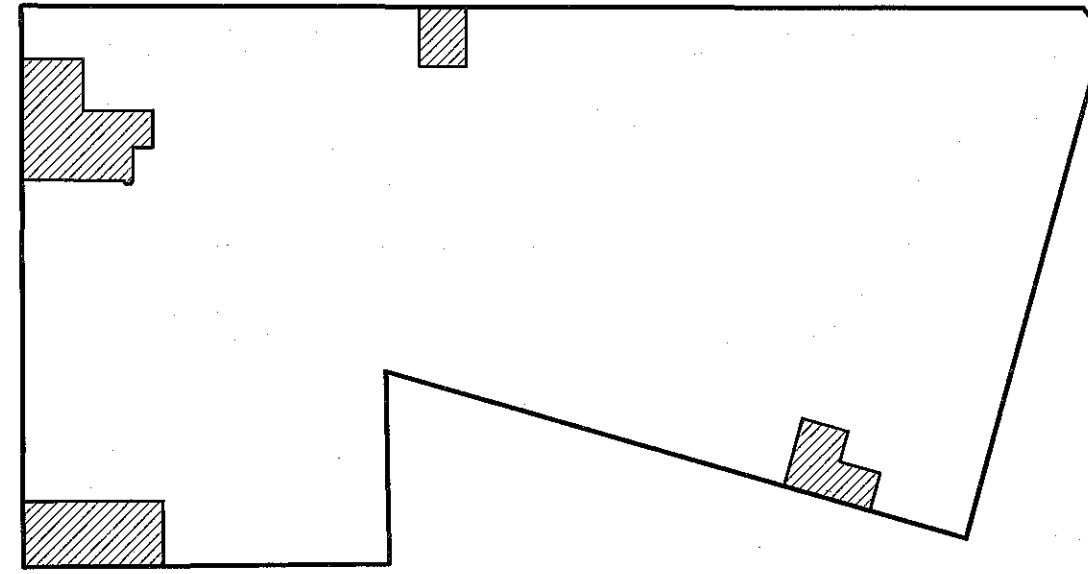


BASEMENT FLOOR

 = DEDUCTIONS



THIRD FLOOR



SECOND FLOOR

Project
SPECIAL PERMIT SUBMISSION
CRUNCH FITNESS - 240 ELM STREET
SOMERVILLE, MA

Title
AREA CALCULATIONS
FLOOR PLANS



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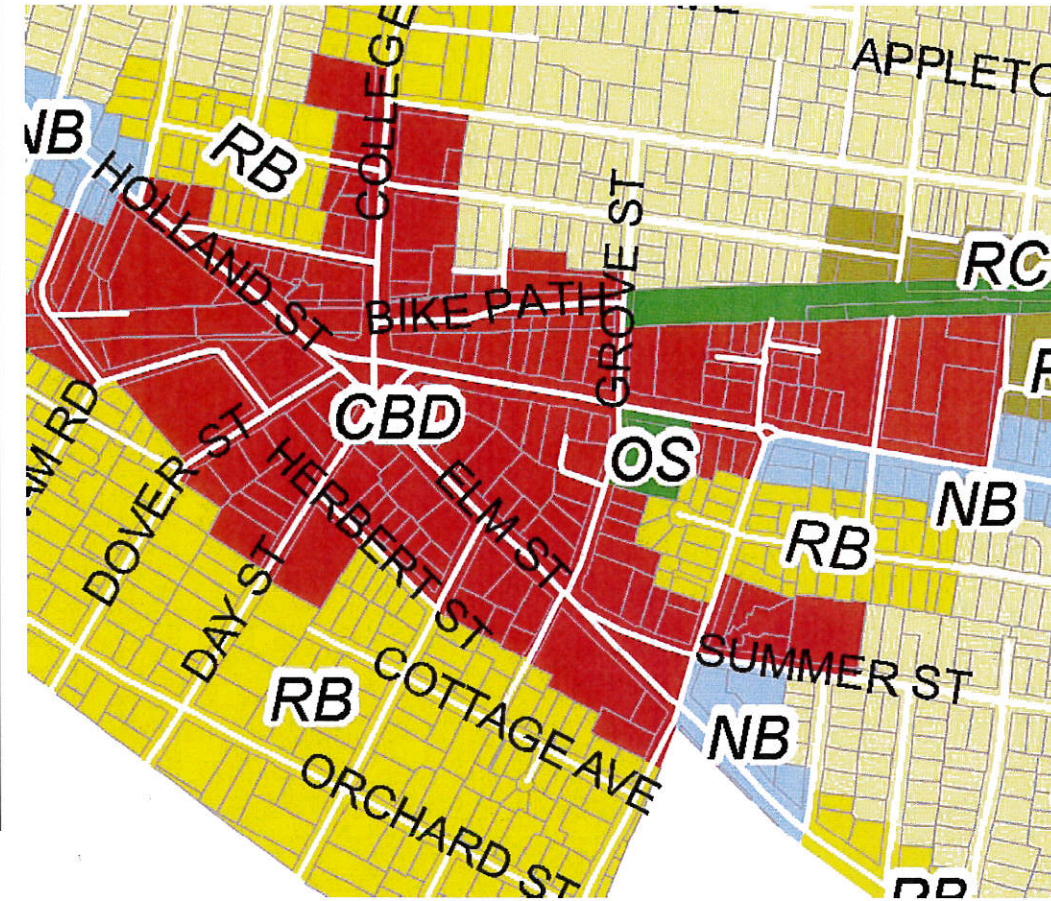
Designed	Checked	Project No. 11031.03	Scale 1/16" = 1'-0"	Date 01.13.13
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Drawing No.
A400

Crunch Fitness - 240 Elm St.
Zoning Comparison

Central Business District - CBD

	Per ordinance	Required	Existing	Proposed	Notes
A Minimum lot size	N/A	N/A	N/A	N/A	
B Minimum lot area/dwelling unit	N/A	N/A	N/A	N/A	
C Maximum ground coverage	80%	80%	100%	no change	
D Landscaped area, minimum	10%	10%	0%	no change	
E Floor area ratio (FAR)	2.00	2.00	2.99	no change	
F Maximum height - stories	4	4	3	no change	
F w/in 30 ft of RB district (20)	3	3	3	no change	
F Maximum height - feet	50	50	28'-8"	no change	At Elm St. facade
F Maximum height - feet	50	50	25'-6"	no change	At Chester St. facade
F Maximum height - feet	50	50	40'-2"	no change	Elevator PH along Chester St. facade
F Maximum height - feet	50	50		no change	
F Adjacent to RB zone (20)	40	40	37'-8"	no change	At rear alleyway (and rear facade of Chester St.)
F Adjacent to RB zone (20)	40	40	49'-1"	no change	Stair/freight elevator PH along rear alleyway
G Minimum front yard	N/A	N/A	N/A	N/A	
H Minimum side yards (12)	N/A (12)	15	0	no change	Assume alleyway is 'rear' yard. Side abuts another building.
I Minimum rear yards	10 ft. + 2 feet for each story	16 ft.	12'	no change	Per plot plan dated 11-24-10
J Minimum frontage	N/A	N/A	N/A	N/A	
K Pervious area, minimum	N/A	N/A	N/A	N/A	



Parking Calculations			
Existing Use - Assumed "Office"			Spaces Required
7)	Office Uses:		
a.	Office other than medical	1/575 s.f.	18,000 s.f overall area of tenant space
			31.30
Proposed Use - Fitness Center			
6)	Recreational Uses:		
9 d.	Recreational centers and health clubs	whichever is higher: 1 space/500 s.f. gross building area, or 1 space per 4 persons based on occupancy capacity of the largest assembly area	18,000 s.f overall area of tenant space
			36.00
		2,890 s.f./50 s.f. per code/4	14.45
		Parking Deficit	-4.70

Project
SPECIAL PERMIT SUBMISSION
CRUNCH FITNESS - 240 ELM STREET
SOMERVILLE, MA

Title
ZONING MAP, COMPARISON CHART
AND PARKING CALCULATIONS

 **DAVIS SQUARE ARCHITECTS**
240A Elm St., Somerville, MA 02144
617 628 5700
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Designed
Checked
Project No. 11031.03
Scale SOMERVILLE, MA
Date 01.13.14

Drawing No.
A300



Project
SPECIAL PERMIT SUBMISSION
CRUNCH FITNESS - 240 ELM STREET
SOMERVILLE, MA

Title
EXISTING CONDITIONS
PHOTOGRAPHS

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Designed	
Checked	
Project No.	11031.03
Scale	SOMERVILLE, MA
Date	01.13.14

Drawing No.
A500

Note: For preliminary design purposes only. Accurate field survey and dimension verification required before beginning construction.



REF. LINE 2



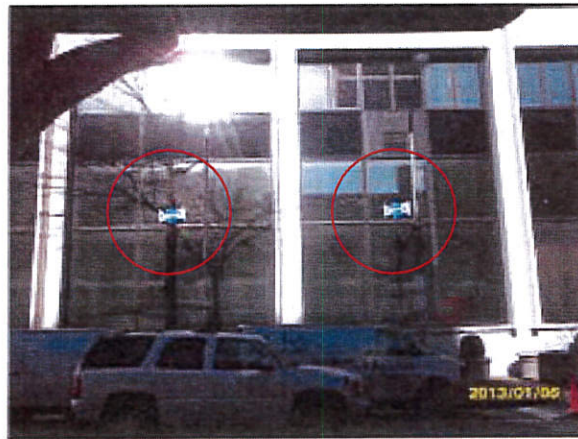
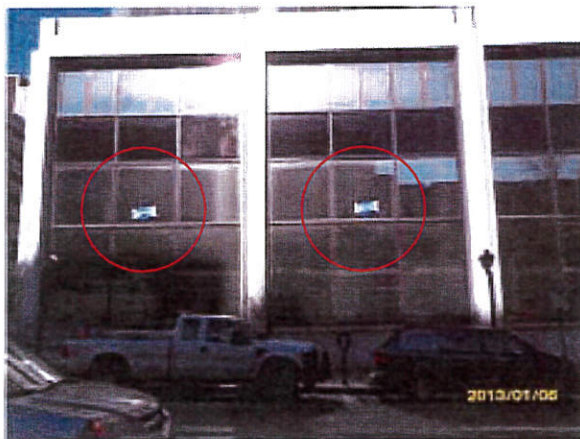
Proposed - @ N. Broadway, Main St. similar

Existing

Print History	Date	Description	Title	Crunch Fitness	Sign Type	CF-WV-NB
2473BE	4/18/13		City/State	White Plains, NY	Location	N. Broadway & Main St.
2473BR-2	5/15/13		Customer	Crunch Fitness	Size	2' 7" x 4' 0.5" (10.4 sq ft)
			Acct Exec.	JR	Description	(11) digitally printed PSV logos
			Quote	27458		
			Line	10		

LAURETANO
SIGN GROUP

1 Tremco Drive. Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com



NOTES

Graphics applied to
center windows only

REAR WINDOW GRAPHICS

Print 2473BR-2

Quote 27458

Date 5/15/13

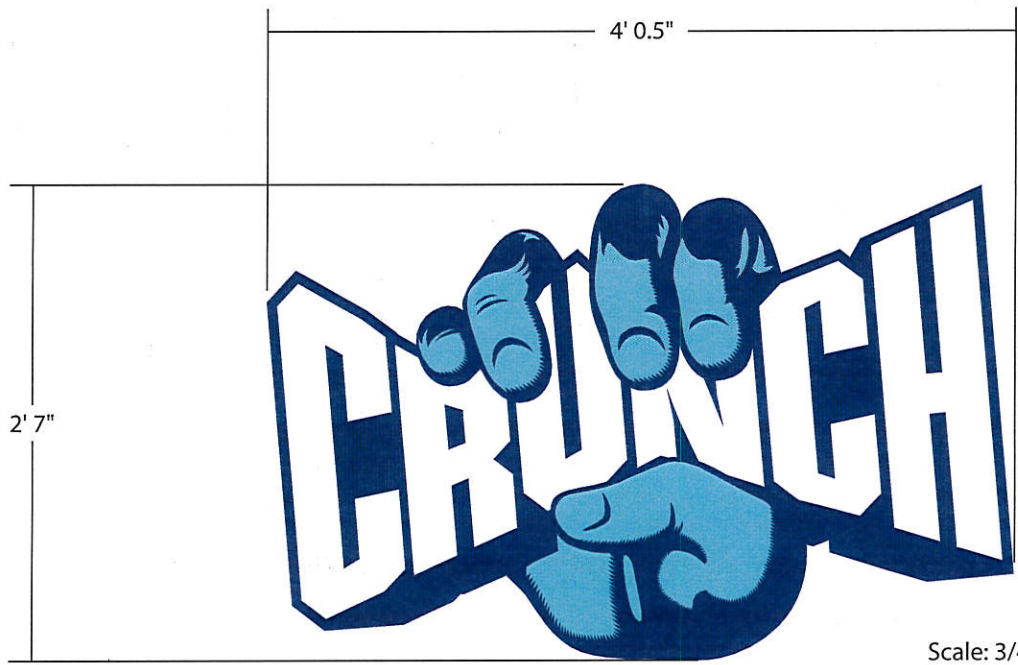
Line 10

2 of 3

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SIGN GROUP

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phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com



MATERIALS / COLORS

Digitally printed PSV to match PMS 292c, PMS 2748c & white

CLIENT APPROVAL	
AUTHORIZED SIGNATURE _____	DATE _____
PROCEED TO PRODUCTION	
AUTHORIZED SIGNATURE _____	DATE _____
LAURETANO SIGN GROUP 1 Tremco Drive. Terryville, CT 06786 phone: 860.582.0233 fax: 860.583.0949 signs@lauretano.com www.lauretano.com	

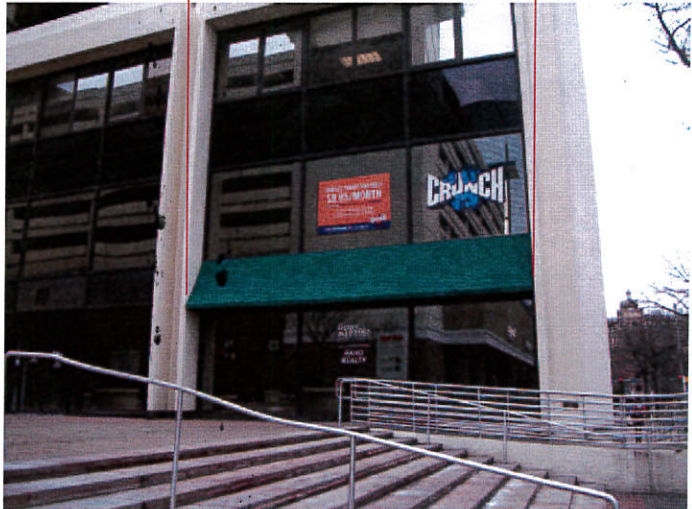
TECHNICAL PAGE

Print 2473BR-2	Quote 27458	Installation Method 1st surface
Date 5/15/13	Line 10	

Note: For preliminary design purposes only.
 Accurate field survey and dimension verification
 required before beginning construction.



Proposed



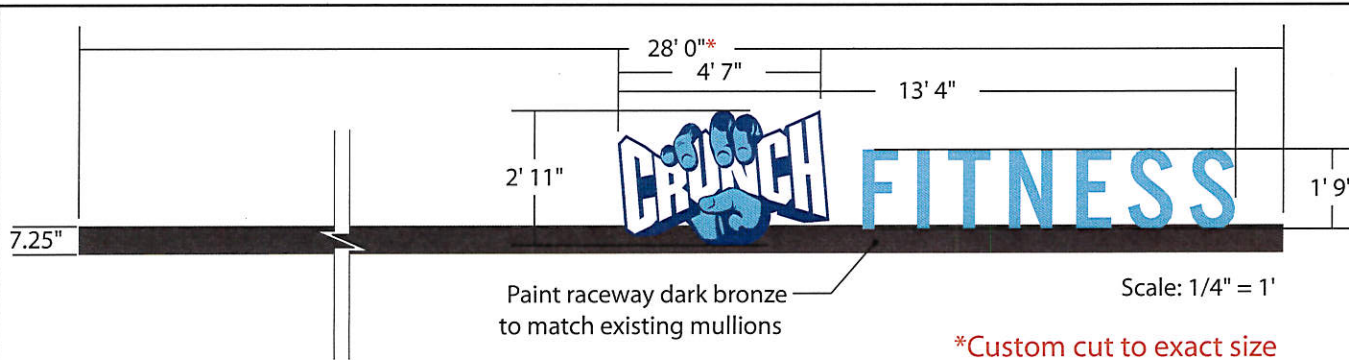
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312"
VIF

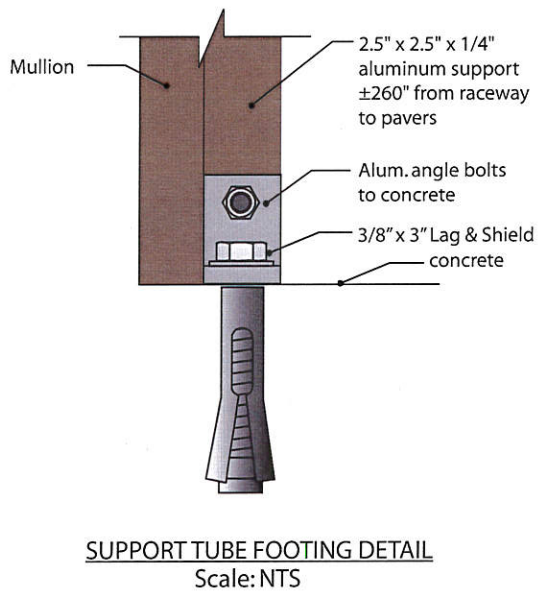
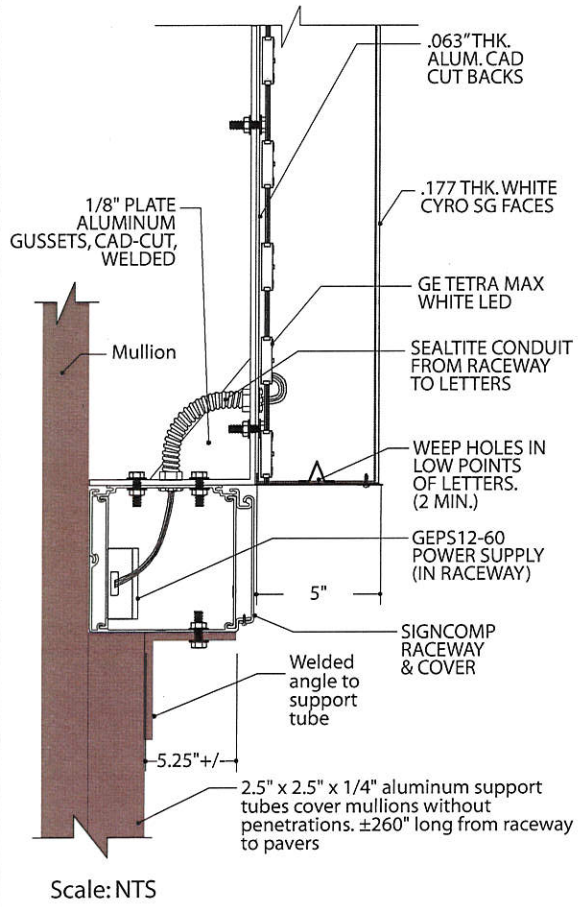
Existing

Print History	Date	Description	Title	Crunch Fitness	Sign Type	CF-CL21-Rail Mounted
2470BE	4/18/13		City/State	White Plains, NY	Location	Rear Elevation / Courtyard
2470BR-2	5/15/13	remove logos	Customer	Crunch Fitness	Size	2' 11" x 13' 4" (39 sq ft)
2470BE-3	5/29/13	revise mounting	Acct Exec.	JR	Description	Rail mounted LED CLS
2470GG-4	8/2/13		Quote	27458		
2470BR-5	8/21/13	chnge raceway length	Line	1		

LAURETANO
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 signs@lauretano.com www.lauretano.com



*Custom cut to exact size in the field



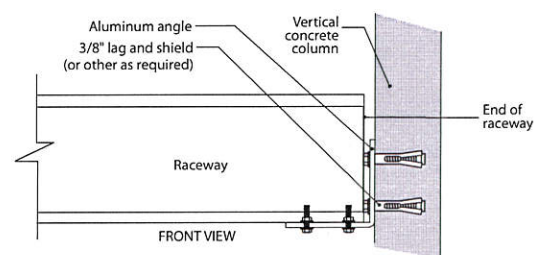
MATERIALS / COLORS

- FACES:**
.177" thk. white acrylic faces w/ 1st surface trans PSV to match PMS 292c & PMS 2748c.
- TRIM CAPS:**
1" Jewelite (white)
- RETURNS:**
.040 aluminum coil (white)
- BACKS:**
.063 aluminum CAD-cut
- LIGHTING/ELECTRICAL:**
GE Tetra PowerMAX White LEDs (3 LEDs/module, 1.5 modules/ft.)
Remote PS12-60 power supplies mounted in raceway

NOTES

1. Light-enhancement paint to be applied to CL interiors.
2. UL LABELS REQUIRED - Install in accordance with NEC
3. Primary Electrical by others.

Volt: 120 - Power is based off 120 volt. If signs use anything other than 120 volt, then a difference in price will apply or a step down transformer will need to be used.



END OF RACEWAY TO CONCRETE COLUMN ATTACHMENTS
Scale: NTS

CLIENT APPROVAL

AUTHORIZED SIGNATURE DATE

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE DATE

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SIGN GROUP

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phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

TECHNICAL PAGE **UL FILE NO. E70436**

Print 2470BR-5	Quote 27458	Installation Method Brackets lag into fascia w/ 2 support poles running along mullions.	Amps TBD
Date 8/21/13	Line 1		Volts 120