

Exhibit A
Site Plans

Schematic Site Plan in WEST TISBURY, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
601 Salem Street
Holliston, MA 01980

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Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 20'

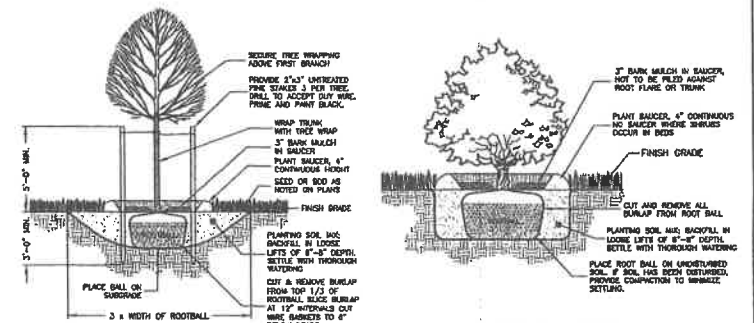
0' 10' 20' 40' 60'

June 29, 2020
Revised July 21, 2020
Oct. 14, 2020

Sheet 2 of 4 - Landscaping Plan

GENERAL NOTES:

- PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS A COMPILATION OF RECORD PLAN AND DEED INFORMATION AND A NON-RECORD PLAN TITLED, "SKETCH SURVEY PLAN OF WINEYARD LAND SURVEYING & ENGINEERING, INC. DATED OCTOBER 10, 2019 AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. BOUNDARY INFORMATION DEPICTED HEREIN IS APPROXIMATE ONLY.
- BUILDING LOCATIONS DEPICTED ON THIS PLAN TAKEN FROM THE ABOVE RECORD PLANS AND MASSDOT 2-D LUMBER BUILDING LOCATIONS AND ARE NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
- THE PURPOSE OF THIS PLAN IS TO IDENTIFY THE EXTENTS OF THE PROPOSED PARKING, LANDSCAPING AND LIGHTING FOR THE PROPERTY.
- THE PERMANENT STRUCTURES DEPICTED HEREIN ARE APPROXIMATELY LOCATED ON THE GROUND AS SHOWN. THEY EITHER CONFORMED TO THE SETBACK REQUIREMENTS OF THE LOCAL ZONING ORDINANCES AT THE TIME OF CONSTRUCTION OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER M.G.L., TITLE 9A, CHAPTER 40A, SECTION 7.
- THE WAY CROSSING THE PARCEL IS TO THE BENEFIT OF THE LOTUS PARCEL ONLY PER A LEGAL OPINION PROVIDED BY THE PROPERTY OWNER'S COUNSEL STATING THAT NO OTHER PARTY OF RECORD HAS RIGHTS IN THE WAY.



DECIDUOUS TREE PLANTING NOT TO SCALE

NOTE:
TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DO TO NURSERY OR FIELD GRADE.

SHRUB PLANTING NOT TO SCALE

NOTE:
1. SHRUBS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DO TO NURSERY OR FIELD GRADE.
2. WHERE SHRUBS OCCUR IN PLANT BED GROUPINGS, PROVIDE A 12\"/>

PLANT SCHEDULE

QTY.	KEY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
16	DU		BETULA OCCIDENTALIS 'SAMBARD'	EMERALD GREEN PICEVINE	5 cal
64	DK		BETULA 'GREEN VELVET'	GREEN VELVET PICEVINE	3 cal
0	DF		BETULA PAPPYRIFERA	PAPER BARK	1-1/2"

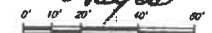
Schematic Site Plan in WEST TISBURY, MASS.

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Hayes

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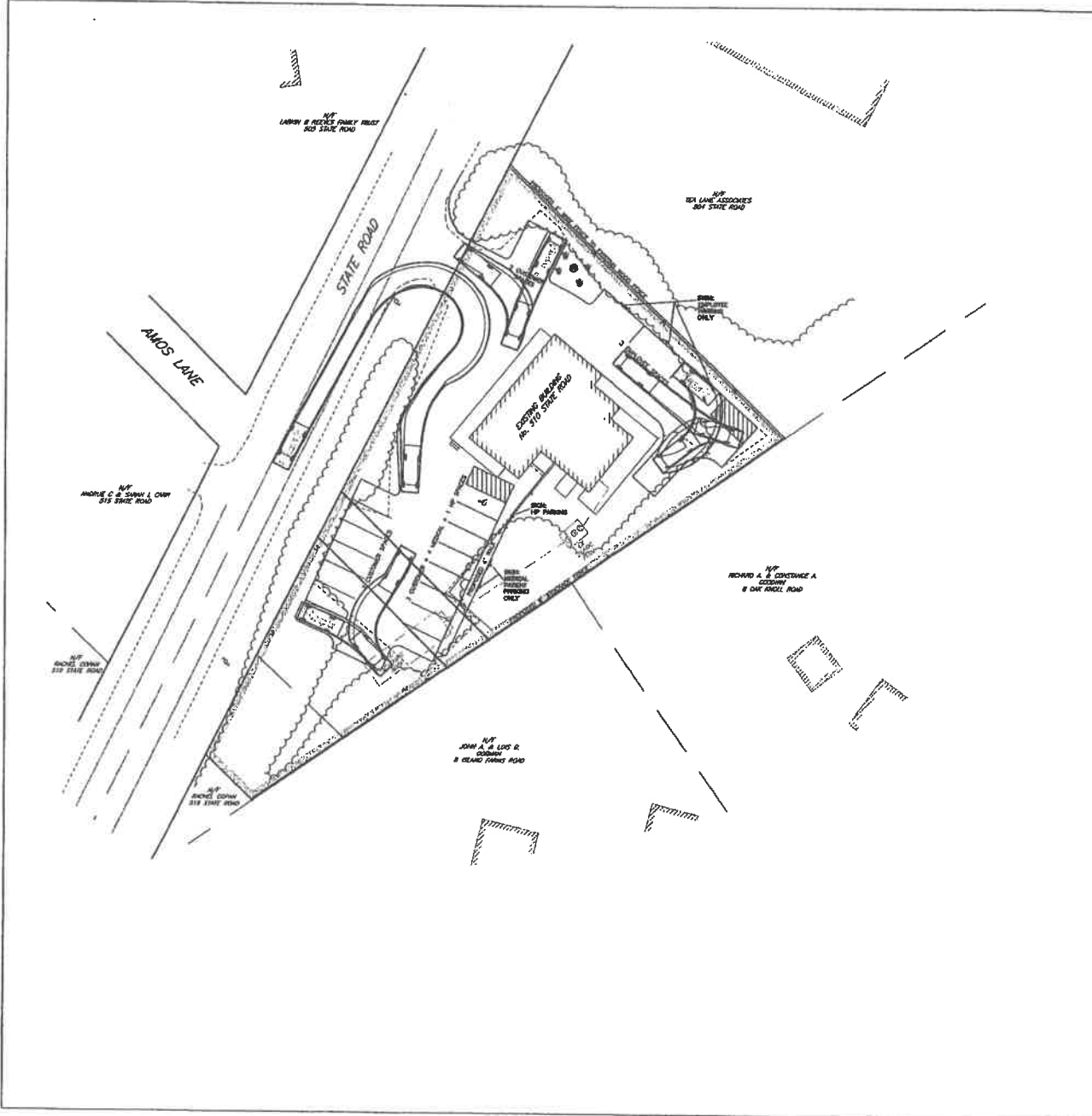


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Sheet 4 of 4 - Vehicle Turning Paths

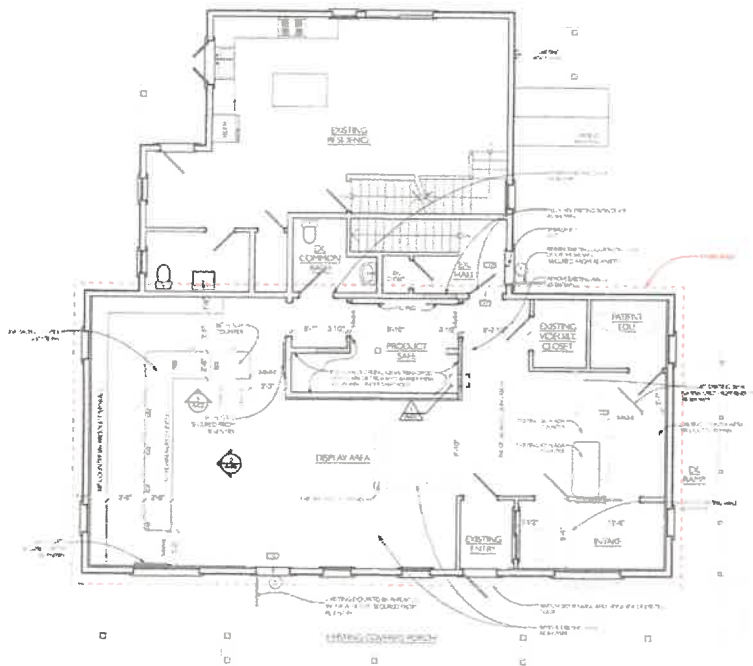


10-14-2020



GENERAL NOTES:

1. PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS A COMPILATION OF RECORD PLAN AND DEED INFORMATION AND A NON-RECORD PLAN TITLED, "SKETCH PARKING PLAN" BY VINEYARD LAND SURVEYING & ENGINEERING, INC. DATED OCTOBER 10, 2019 AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. BOUNDARY INFORMATION DEPICTED HEREIN IS APPROXIMATE ONLY.
2. BUILDING LOCATIONS DEPICTED ON THIS PLAN TAKEN FROM THE ABOVE RECORD PLANS AND MASSGIS 2-D LEGAL BUILDING LOCATIONS AND ARE NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
3. THE PURPOSE OF THIS PLAN IS TO IDENTIFY THE EXTENTS OF THE PROPOSED PARKING, LANDSCAPING AND LIGHTING FOR THE PROPERTY.
4. THE PERMANENT STRUCTURES DEPICTED HEREIN ARE APPROXIMATELY LOCATED ON THE GROUND AS SHOWN. THEY EITHER CONFORMED TO THE SETBACK REQUIREMENTS OF THE LOCAL ZONING ORDINANCES AT THE TIME OF CONSTRUCTION, OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER M.G.L., TITLE 90A, CHAPTER 40A, SECTION 7.
5. THE WAY INTERSECTING THE PARCEL IS TO THE BENEFIT OF THE LOCUS PARCEL ONLY PER A LEGAL OPINION PROVIDED BY THE PROPERTY OWNER'S COUNSEL STATING THAT NO OTHER PARTY OF RECORD HAS RIGHTS IN THE WAY.



PROPOSED FLOOR PLAN

SCALE 1/8" = 1'-0"

CODE REVIEW

EXISTING CONDITIONS:

The existing building is a one and a half story wood framed structure with a concrete foundation and full basement, constructed in 2010 and consisting of +/- 2,312 Net Square Feet (NSF). It is a Mixed Use building with a first floor business (B) use of +/- 1,410 NSF accessed off State Road and one two story residential (R3) apartment of +/- 1,502 NSF accessed from the rear. The building has a basement footprint of +/- 1,895 Gross Square Feet (GSF), a first floor of +/- 1,895 GSF occupied by both the B and R3 uses, and a second floor of +/- 999 GSF which is the upper level of the R3 use. The original plans show both vertical and horizontal fire separation, noted as "SB" throughout, at all of the areas where the B use and the R3 use abut. Approximately one half (705 NSF) of the B use was demised and bulked out as a marijuana dispensary in 2019. The remaining half of the B use is currently vacant. The building has a compliant sized handicapped accessible restroom for the B use. There is a conforming 1:12 wood ramp with handrails for access from the parking area to the building. The ramp is accessible by a concrete walkway that is 5 feet by 5 feet, connected to a designated handicapped parking space that is 13 feet wide by 20 feet long, and has a stone dust surface and a permanent sign.

Construction Type: SB

Fire Sprinklers: None. Fire sprinklers were required when the building was constructed but were not installed. The existing first floor tenant received a waiver to the sprinkler requirement at a hearing of the Building Code Appeals Board on 3/19/2019.
 Use Groups: B - Business + R3 Residential (IBC 2015 - 3105.1)
 Hazard Index: 4 for both uses (IBC 2015 - Table 1012.4)
 Accessibility: Compliant

SCOPE OF WORK:

The first floor business space is currently demised into two equal spaces. These spaces will be combined into a single open sales space of +/- 1,410 GSF. The Level 2 Work Area is approximately 705 SF, and there is no change to the building envelope or footprint. The proposed work involves the removal of several non-bearing GWSB partitions, the relocation of a door, the extension of the existing security and fire protection systems, the installation of millwork, and new interior finishes as needed. There is no proposed work in the existing residential unit on the basement.

PROPOSED CONDITIONS:

Construction type: SB (No Change)
 Use Groups: B - Business + R3 - Residential (No Change)
 Hazard Index: 4 - No Increase in Hazard Index. Full compliance with IBC 2015 not required.
 Accessibility: No Change

IBC 2015 COMPLIANCE METHOD: Alteration Level 2 Work Area Compliance

BUSINESS USE EGRESS: Occupancy Load Business Use - 100 S.F. Gross / 1,410 = 14
 Minimum Required Exits: 1 in each business space by occupancy load (IBC 2015 - Table 1006.3.1).
 Exits Provided: 2 in each business space.
 Minimum Egress Door Width: 32 inches clear (IBC 2015 - TABLE 1010.1).

BUSINESS USE Fire Protection Requirements:

Fire Extinguishers: 1 Required in each space / 1 Provided (IBC 2015 - 906.1.3)
 Exit Signs Required (IBC 2015 - 1013.1)
 Emergency lighting Required (IBC 2015 - 1002.2).

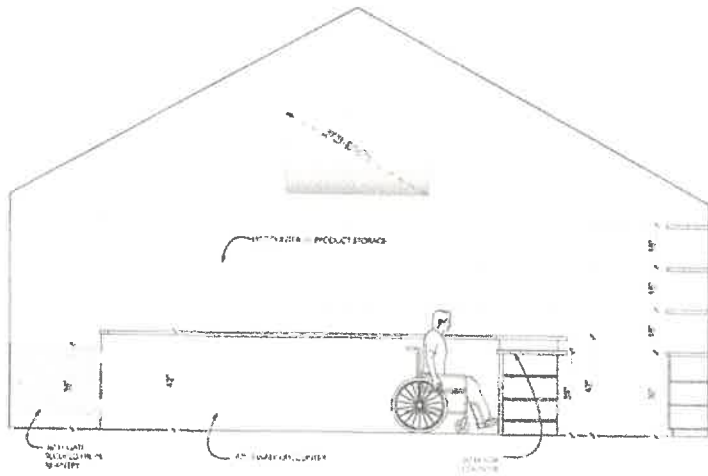
RESTROOM FEATURES (AS CBH):

There is an existing single restroom on the first floor which is not accessible to the public. There is no requirement for more than one restroom. The business space is under 20 occupants and 2,000 SF. (248 CFR - 101.01(a)(4)).

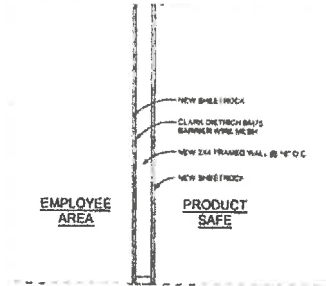
SHEEY INDEX	
NO.	REVISION
1	PROJECT TO BE A 1/8" = 1'-0"
2	DATE: 10/15/2024
3	BY: [Signature]



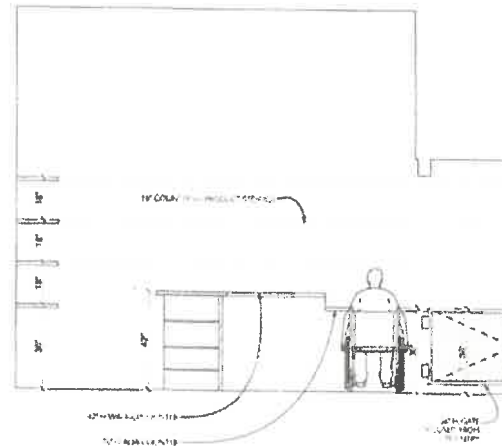
FOR PERMIT ONLY



2 COUNTER ELEVATION#1
SCALE 1/8" = 1'-0"



1 INTERIOR WALL DETAIL @ PRODUCT SAFE
SCALE 1/8" = 1'-0"



3 COUNTER ELEVATION#2
SCALE 1/8" = 1'-0"



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PATIENT CENTRIC OF MV
510 STATE ROAD, WEST TISBURY, MA 02575
INTERIOR ELEVATION & WALL DETAILS

DATE	10/11/2024
BY	SS
CHECKED	SS
SCALE	AS SHOWN

