Exhibit A
Site Plans

Schematic Site Plan in
WEST TISBURY, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

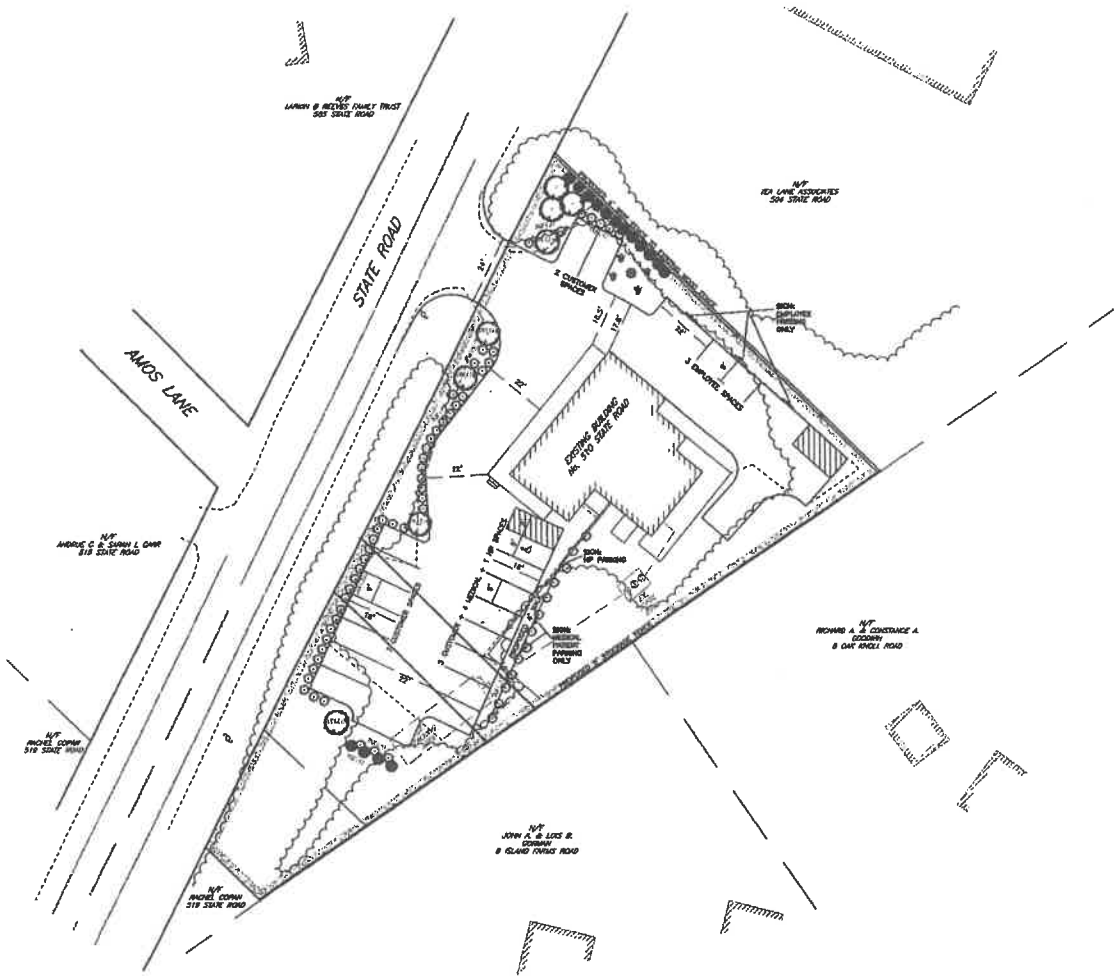
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

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:

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.
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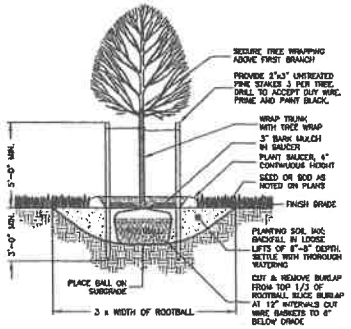
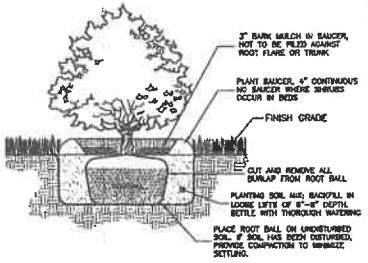


DECIDUOUS TREE PLANTING
NOT TO SCALE

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



SHRUB PLANTING
NOT TO SCALE

NOTES:
1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.
2. WHERE SHRUBS OCCUR IN PLANT BED GROUPINGS, PROVIDE A 12" DEEP MINIMUM CONTINUOUS LOAM BED.

PLANT SCHEDULE

QTY.	KEY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
16	EVG		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5 gal
64	PVB		BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 gal
8	BPU		BETULA PAPYRIFERA	PAPER BIRCH	1-1½"

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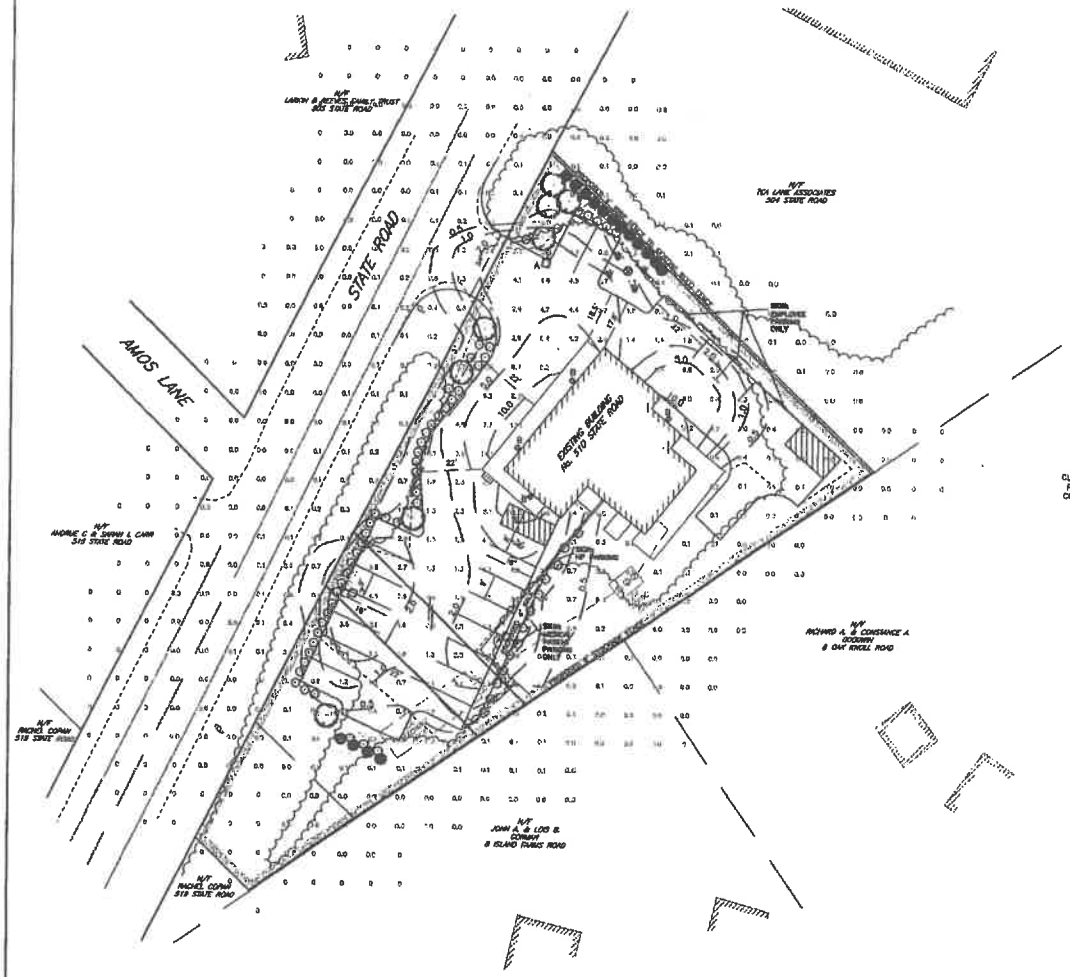
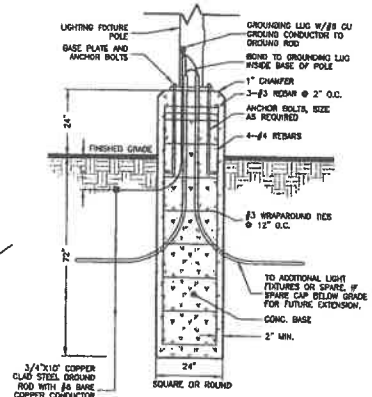
Sheet 3 of 4 – Lighting Plan





LIGHT POLE BASE
NOT TO SCALE

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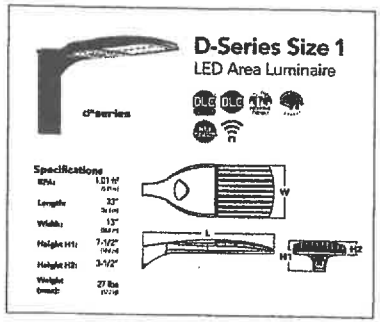
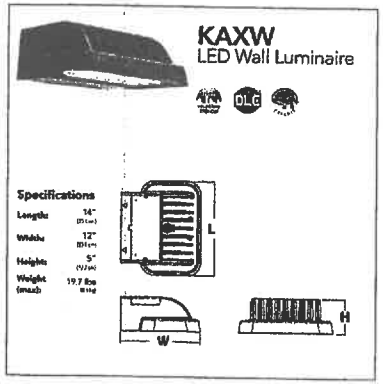


A LITHONIA DSX1-LED LIGHT FIXTURE
NOT TO SCALE



B LITHONIA KAXW-LED WALL PACK
NOT TO SCALE

PHOTOMETRIC LEGEND:

DENOTES ISOFOOTCANDLE LEVEL 1.0

DENOTES ISOFOOTCANDLE LINE

GENERAL LIGHTING NOTES:

ILLUMINANCE VALUES SHOWN ARE PROPOSED MAINTAINED HORIZONTAL FOOTCANDLES ON LEVEL GRADE.

PHOTOMETRIC ANALYSIS DOES NOT CONSIDER ANY EXISTING ILLUMINANCE, SHADOW OR REFLECTED LIGHT FROM EXISTING OR PROPOSED OBJECTS AND GRADE DIFFERENCES.

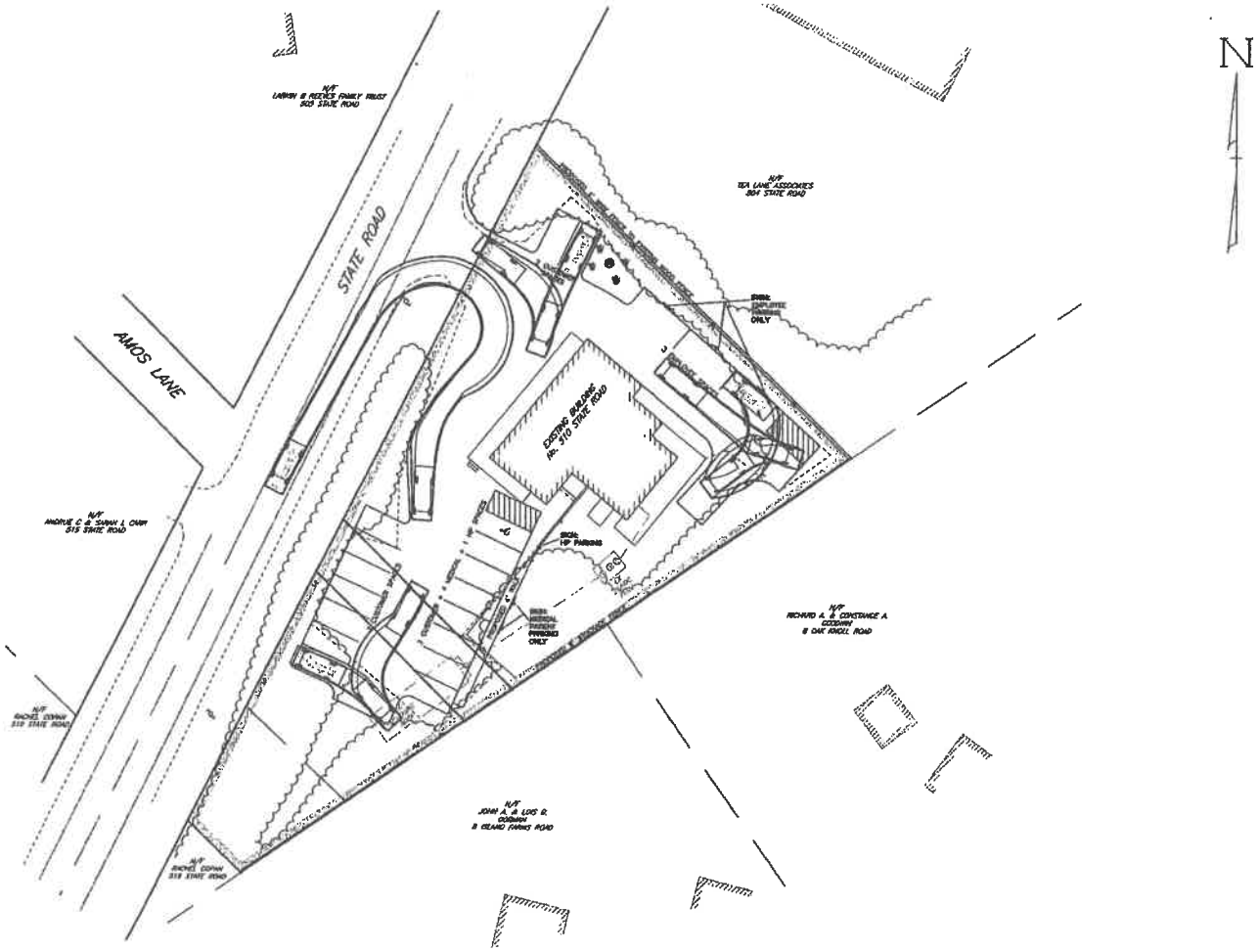
HORIZONTAL ILLUMINANCE LEVELS SHOWN ARE CALCULATED FROM DATA PROVIDED FROM MANUFACTURER IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO SEVERAL FACTORS SUCH AS LAMP LUMEN DEPRECIATION, LUMINAIRE DIRT DEPRECIATION, LUMINAIRE SURFACE DEPRECIATION, AND EQUIPMENT OPERATING FACTOR.

CONTRACTOR TO VERIFY ALL UTILITIES BEFORE CONSTRUCTION.

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	VOLTS	QUANTITY
A		DSX1 LED P1 30K T3M MVOLT, 12' H	120V 1P 2W	3
B		KAXW LED, PERFORMANCE PACKAGE 3, 5000K, TYPE 4, 120-277V, 12' H	120V 1P 2W	4



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Sheet 4 of 4 – Vehicle Turning Paths

10-14-2020

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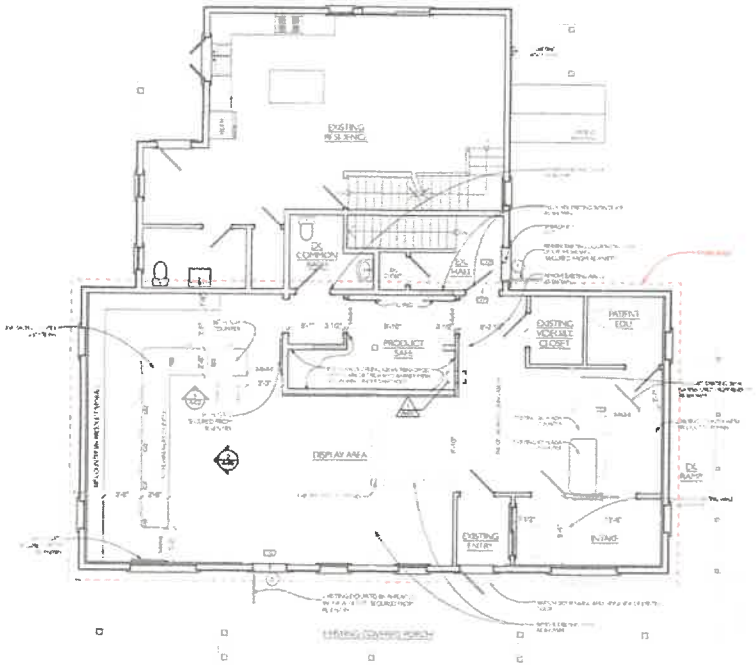


PROPOSED FLOOR PLAN

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 +/- 2,912 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 +/- 990 GSF which is the upper level of the R3 use. The original plans show both vertical and horizontal fire separation, noted as "5/8 sheetrock", at all of the areas where the B use and the R3 use abut. Approximately one half (705 NSF) of the B use was demoted and built out as a marijuana dispensary in 2019. The remaining half of the B use is currently vacant. The building has a compliant seed 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: 5B
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 – 310.5)
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 G.W.B. 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 or the basement.

PROPOSED CONDITIONS
Construction Type: 5B (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

IEBC 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 1006.2.1).
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 – 1008.2)

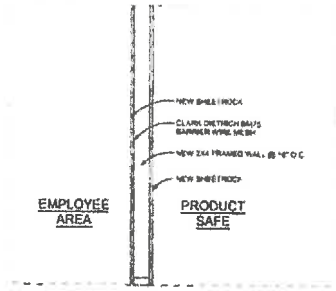
RESTROOM FIXTURES (248 CMR):
There is an existing, single user restroom on the first floor, which is not accessible to the public. There is no requirement for more than one restroom. The business space is under 20 occupants and 2,000 S.F. (248 CMR – 10.10.1(B)(4)).

SHEET INDEX	
ID	NAME
A-01	PROPOSED FLOOR PLAN
A-02	[illegible]
A-03	[illegible]

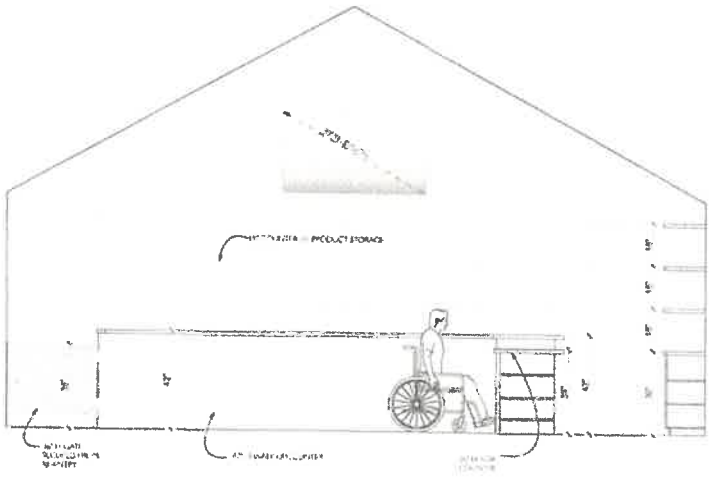
FOR PERMIT ONLY

PATIENT CENTRIC OF MV
510 STATE ROAD, WEST TISBURY, MA 02575
PROPOSED FLOOR PLAN

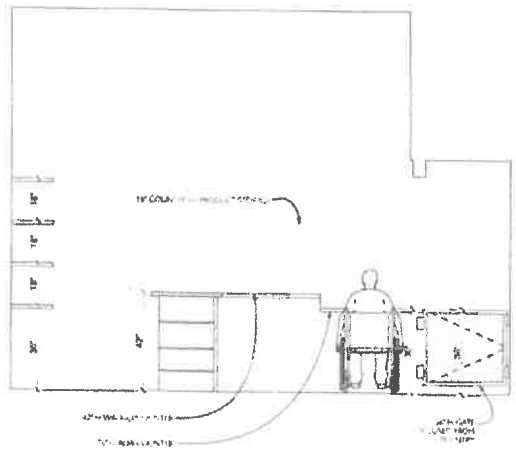
A-01



1 INTERIOR WALL DETAIL @ PRODUCT SAFE



2 COUNTER ELEVATION#1



3 COUNTER ELEVATION#2

FOR PERMIT ONLY

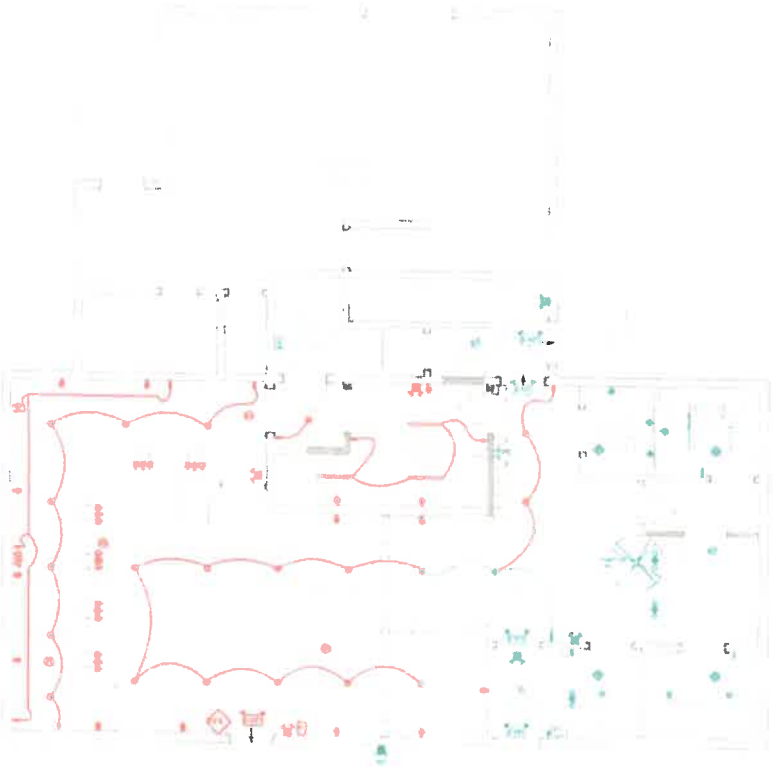
sullivan associates

PATIENT CENTRIC OF MV

510 STATE ROAD, WEST TISBURY, MA 02575

INTERIOR ELEVATION & WALL DETAILS

A-02



FIRST FLOOR ELECTRICAL

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

FOR PERMIT ONLY

sullivan associates

PATIENT CENTRIC OF MV

510 STATE ROAD WEST TISBURY, MA 02575

ELECTRICAL PLAN

E-01