



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: March 26, 2015
Subject: Establish a Registered Marijuana Dispensary (RMD) in existing building
Location: **160 Washington Street**

Atlas Sheet:	37B	Case #:	2015-0002
Block:	185	Zoning:	G-2.0
Lot(s):	01, 02, 03	Lot Area (s.f.):	±9,663 (lots 01 & 02); 4,161 (lot 03)

Board of Appeals Hearing: **April 23, 2015, at 7:00 p.m.**

BACKGROUND

Fall 2013 – Town Meeting adopted zoning that enables the Board of Appeals to grant a special permit to establish Registered Marijuana Dispensaries (RMDs). A buffer zone of 500 feet around all K-12 schools was established.

Fall 2014 – Town Meeting rejected a citizen petition to enlarge the buffer zone around schools and parks beyond 500 feet.

November 2014 through March 2015 – The Selectmen's Licensing Subcommittee met regularly to discuss establishing a RMD licensing process for the Board of Selectmen.

SITE AND NEIGHBORHOOD

160 Washington Street is located at the northwest corner of the intersection of Washington Street, Route 9/Boylston Street and High Street in Brookline Village. The two-story classical revival building has a main entrance that faces the intersection and an ATM vestibule on its side façade near the vehicular entrance off of Route 9. A parking lot is at the rear, which is bounded by MBTA tracks to the north. The property slopes down towards the parking lot and MBTA tracks. Immediately to the west of the property is a lot owned by Boston Edison Co. used for parking and utility purposes and equipment, which are screened with a chain link fence.

Surrounding properties are primarily commercial, though the White Place residential neighborhood is nearby on the north side of the MBTA tracks. The property is located within the Brookline Village National Register District.

APPLICANT'S PROPOSAL

The applicant, New England Treatment Access Inc., is proposing to establish a registered marijuana dispensary (RMD) within the existing building. The building's exterior will not be modified with the proposal; the main building entrance facing the intersection of Washington and Boylston Streets will be retained but locked and not used by the public, while the ATM vestibule at the side will become the building's main entrance. The changes needed to make this entrance accessible will be made within the building envelope.

Modifications to the site include locating trash and recycling containers at the rear of the building, installation of a bicycle rack for 10 bicycles behind the main entrance/ATM vestibule, and striping changes to the parking lot, including the abutting utility lot, which will be used for parking by the RMD facility. In addition to two handicap spaces on the utility lot, the rear lot will have 11 parking spaces. The parking area will be striped to have separated ingress and egress on Boylston Street. Parking for delivery vehicles will be near the rear entrance.

CURRENT ZONING

Since this is Brookline's first application for a Registered Marijuana Dispensary (RMD) subsequent to Town Meeting adopting zoning to allow such facilities, and *Section 4.12* lists extensive restrictions and submittal requirements, the language of *Section 4.12* has been copied below for easy reference.

§4.12 - Registered Marijuana Dispensary (RMD)

1. Purpose

The intent of this section is to establish RMDs in appropriate locations and under strict safeguards to mitigate any possible adverse public health and safety consequences related to the establishment of RMDs in the Town of Brookline, in conformity with Chapter 369 of the Acts of 2012 (Question # 3 on the November 6, 2012 ballot).

If any provisions of this section shall be held to be invalid, those provisions shall be severable and the remaining sections shall be valid.

2. General Restrictions

An RMD shall:

- a. Have a valid license or permit as may be required by law, including 105 CMR 725 and the Town By-Law, and comply with all state provisions.
- b. Be located more than 500 feet from an elementary or secondary school, public or private, as measured from lot boundary to lot boundary.
- c. Not be located in a building that contains a day care center.
- d. Not have direct access from a public way to the portion of the RMD where marijuana or related products or supplies are dispensed.

- e. Have signage that conforms to the state regulations, is not internally illuminated, and is approved by the Brookline Planning Board under Article VII of the Brookline Zoning By-Law.
- f. Require that if an RMD cultivates marijuana in Brookline, it shall be in an entirely enclosed building for security purposes.
- g. Submit a detailed description of security measures for the RMD, such as lighting, fencing, gates, and alarms, etc., that comply with the requirements of 105 CMR 725, to ensure the safety of persons and protect the premises from theft.

3. *Submittal Requirements prior to issuance of a Building Permit for an RMD*

The following information shall be provided to the Building Department:

- a. The name and address of each owner of the RMD.
- b. Copies of any required licenses and permits relating to the operation of the RMD, or, if an application for a required license or permit is pending, a copy of the application.
- c. Evidence of the Applicant's right to use the proposed site as an RMD, such as a deed or lease.
- d. If the Applicant is a business organization, a statement disclosing all of its owners, shareholders, partners, members, managers, directors, officers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of the owners/trustees of such entities by listing the individuals' names and addresses.

4. *Submittal Requirements prior to issuance of a Certificate of Occupancy for an RMD*

The following information shall be provided to the Building Department:

- a. Proof that the Brookline Police Department has been provided with the name, phone numbers and email addresses of all management staff, and persons with access to the facility when it is closed, to enable contact if operating problems should arise.
- b. Proof that the Brookline Police Department has approved the proposed security measures and that all security measures have been installed or implemented.

FINDINGS

Section 4.07, Table of Use Regulations, Use #20B – Registered Marijuana Dispensary (RMD): Registered marijuana dispensaries are allowed by special permit in a G District, and all of the requirements under Section 4.12 must be met to be eligible. *Special permit required.*

Section 4.12 – Registered Marijuana Dispensary (RMD): To be eligible for a special permit under Section 4.12 to establish a RMD, the application must meet the general restrictions listed under Section 4.12, paragraph 2. The restrictions, as applicable to this proposal, are as follows:

- a. Have a valid license or permit as may be required by law and the Town By-law, and comply with all state provisions.

The applicant is working with the Massachusetts Department of Public Health and the Brookline Board of Selectmen to obtain the necessary licenses and permits to operate a RMD.

- b. Be located more than 500 feet from an elementary or secondary school, public or private.
The subject property is located at least 500 feet from an elementary or secondary school.
- c. Not be located in a building that contains a day care center.
There will be no day care center on site.
- d. Not have direct access from a public way to the portion of the RMD where marijuana or related products or supplies are dispensed.
The proposed floor plan indicates patrons will enter a secure vestibule area prior to entering the main waiting/queuing and sales areas.
- e. Have signage that conforms to the state regulations, is not internally illuminated, and is approved by the Brookline Planning Board.
The applicant has not finalized signage plans, and any signage will need to be approved by the Planning Board prior to installation.
- f. If an RMD cultivates marijuana in Brookline, it shall be in an entirely enclosed building.
The proposal does not involve cultivating marijuana at the subject property.
- g. Submit a detailed description of security measures for the RMD, such as lighting, fencing, gates, and alarms, that comply with the requirements of 105 CMR 725.
The applicant has submitted an overview of security measures to be implemented on site, and has indicated an intention to seek the approval of all security measures by the Brookline Police Department.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to establish a Registered Marijuana Dispensary within the existing building at 160 Washington Street. The proposal will retain an historically-significant building with very few, if any, exterior modifications. The applicant has worked with the Town's Transportation Division to develop a Transportation Demand Management (TDM) plan to ensure traffic impacts from the new RMD are limited and employees are encouraged to arrive by means other than single-occupancy vehicles. Additionally, the applicant has developed a broad list of security measures to be implemented on site, and has committed to working with the Brookline Police Department to ensure all security measures are appropriate and effective.

The operator of the RMD will also need to obtain a license from the Board of Selectmen, and the Selectmen will review that license annually. The license renewal process will include a review of traffic impacts and security concerns, if any. The Planning Board is confident that the license renewal process by the Board of Selectmen is the most responsive and effective way for the Town to address any concerns that arise from the RMD's operation; a draft list of conditions to be attached to an RMD license by the Selectmen follows this recommendation.

The Planning Board did raise a concern about the configuration of the parking spaces, and whether modifications could create a better and more easily accessible plan. Therefore, the Planning Board recommended a condition that required further evaluation by the applicant and approval by the Planning Board of a final parking layout plan.

Therefore, the Planning Board recommends approval of the site plan by Joe Casali Engineering and dated 4/10/15, and the floor plans and interior elevations prepared by Vision 3 Architects and dated 08/01/14, subject to the following conditions:

1. Prior to issuance of a building permit, a final site plan, prepared by a registered engineer or land surveyor, and indicating all parking spaces, bicycle spaces, fencing, landscaping, trash and recycling, and utilities, shall be submitted to the Planning Board for review and approval.
2. Prior to issuance of a building permit, if exterior building modifications are proposed, final elevations, prepared by a registered architect, shall be submitted to the Planning Board for review and approval.
3. Prior to issuance of a building permit, plans for any alterations to the building's interior or exterior features shall be submitted to Preservation Commission staff for determination of applicability under the Town's Demolition Delay By-law.
4. Prior to issuance of a certificate of occupancy, the applicant shall submit a Transportation Demand Management Plan, subject to the review and approval of the Director of Transportation/Engineering and the Assistant Director for Regulatory Planning. The effectiveness of the TDM plan will be reviewed during the annual RMD licensing process by the Board of Selectmen.
5. All signage for the RMD shall be approved by the Planning Board prior to installation and shall be removed in the event the RMD ceases operations.
6. Prior to issuance of a certificate of occupancy, evidence of a valid license from the Board of Selectmen for a Registered Marijuana Dispensary shall be provided to the Building Commissioner.
7. The special permit is conditional upon the applicant maintaining a valid and current license from the Board of Selectmen and a Certificate of Registration from the Massachusetts Department of Public Health.
8. Prior to issuance of a building permit, the applicant shall submit to the Building Commissioner to ensure conformance to the Board of Appeals decision: 1) a final site plan, stamped and signed by a registered land surveyor or engineer; 2) final floor plans and building elevations, stamped and signed by a registered architect, if there are any exterior changes; and 3) evidence the Board of Appeals decision has been recorded at the Registry of Deeds.

Lkch/pss



Above: Aerial view of 160 Washington Street

Below: View of 160 Washington Street from High Street/Boylston Street intersection.

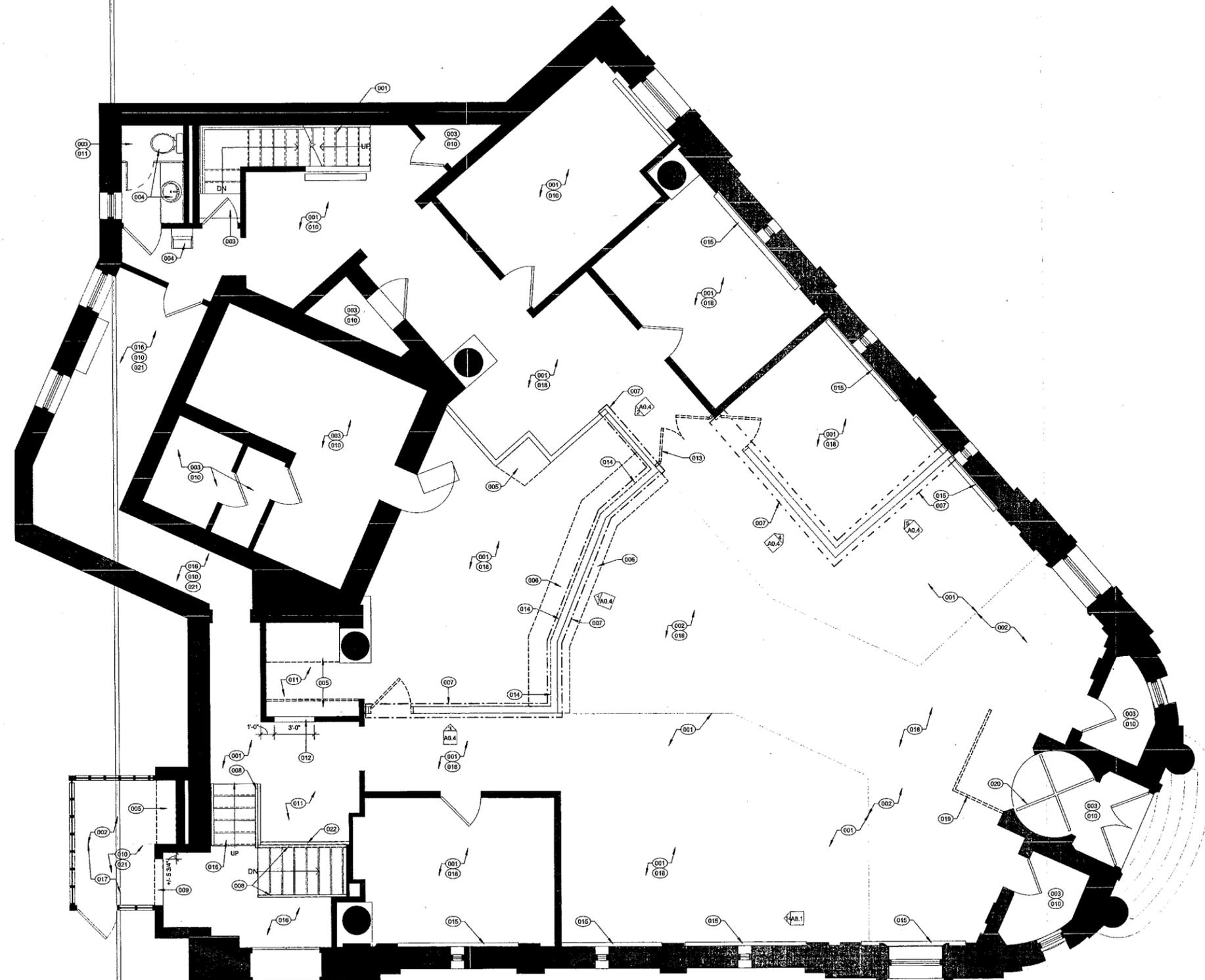




Above: West elevation of 160 Washington Street

Below: Rear parking area for 160 Washington Street





1 FIRST FLOOR DEMOLITION PLAN
 1/4" = 1'-0"

KEYNOTES - DEMOLITION

- 001 REMOVE AND DISPOSE OF EXISTING CARPET FLOORING. CLEAN AND PREPARE ALL SURFACES TO RECEIVE NEW FINISHES AS SPECIFIED. IF SURFACES ARE DAMAGED, REPLACEREPAIR AS NECESSARY TO MATCH EXISTING.
- 002 STONE TILE FLOORING IN THIS AREA TO REMAIN.
- 003 FLOORING FINISH IN THIS AREA TO REMAIN.
- 004 EXISTING PLUMBING FIXTURES TO REMAIN.
- 005 REMOVE AND DISPOSE OF EXISTING BUILT-IN MILLWORK. PATCH/REPAIR EXISTING SUBSTRATES AS REQUIRED.
- 006 CAREFULLY REMOVE EXISTING BUILT-IN COUNTERTOP AND ALL BUILT-IN MILLWORK AROUND EXISTING TELLER LINE TO KEEP STRUCTURAL INTEGRITY OF WALL INTACT. REFER TO DWG. A0.4 FOR MORE INFORMATION.
- 007 DASHED-DOT LINES REPRESENT EXTENTS OF PARTIAL DEMOLITION AT EXISTING TELLER LINE MILLWORK. REFER TO INTERIOR DEMOLITION ELEVATIONS ON DWG. A0.4 FOR ADDITIONAL INFORMATION.
- 008 REMOVE EXISTING GUARDRAILS AND HANDRAILS IN PREPARATION FOR STRUCTURAL INFILL FOR NEW ADA WHEELCHAIR LIFT. SEE FLOOR PLANS.
- 009 PROVIDE NEW MASONRY OPENING. EXTENTS OF OPENING TO TERMINATE AT EXISTING MASONRY JOINT. HEIGHT OF OPENING SHALL BE A MINIMUM OF 6'-6". SEE STRUCTURAL DWGS. FOR STEEL LINTEL HEAD DETAIL.
- 010 EXISTING CEILING IN THIS AREA TO REMAIN.
- 011 REMOVE AND DISPOSE OF EXISTING CEILING AND LIGHT FIXTURES.
- 012 REMOVE PORTION OF THIS WALL FOR NEW WINDOW ASSEMBLY. REFER TO INTERIOR ELEVATIONS AS SCHEDULED.
- 013 REMOVE SWING DOORS. PATCH AND REPAIR ADJACENT WOOD WALLS AS REQUIRED. SALVAGE AND CONFIRM STORAGE W/ TENANT/BUILDING OWNER.
- 014 REMOVE EXISTING WOOD PANELING AND PLYWOOD SUBSTRATE ON TELLER SIDE. EXISTING WOOD STUDS TO REMAIN. EXTENTS SHOWN DASHED.
- 015 PROVIDE ALTERNATE COST TO REMOVE EXISTING HEATER COVERS IN PREPARATION FOR NEW. REFER TO BID ALTERNATES ON DWG. A0.1.
- 016 EXISTING TERRAZZO FLOOR FINISH MATERIAL TO REMAIN. PREPARE SURFACE FOR INSTALLATION OF NEW FLOORING WHERE SPECIFIED ON NEW WORK DWGS.
- 017 CAREFULLY REMOVE PORTION OF EXISTING TILE FLOORING FOR INSTALLATION OF NEW WALK-OFF CARPET. NEATLY SAW-CUT TILE @ NEAREST EXISTING GROUT JOINT.
- 018 EXISTING ORNATE CEILING TO REMAIN.
- 019 CAREFULLY REMOVE EXISTING WOODGLASS PARTITION. PATCH/REPAIR ADJACENT SUBSTRATES & FINISHES SCHEDULED TO REMAIN. SALVAGE AND CONFIRM STORAGE W/ TENANT/BUILDING OWNER.
- 020 EXISTING REVOLVING DOOR ASSEMBLY TO REMAIN.
- 021 REMOVE EXISTING LIGHT FIXTURES IN THIS ROOM.
- 022 REMOVE EXISTING LOW WALL IN PREPARATION FOR INSTALLATION OF NEW WHEELCHAIR LIFT. LIMIT OF DEMOLITION NOT TO EXTEND BELOW FIRST FLOOR SLAB.

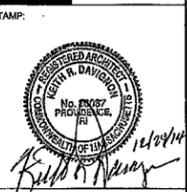
GENERAL DEMOLITION NOTES

1. IN ACCORDANCE WITH FEDERAL REGULATIONS PROMULGATED UNDER THE CLEAN AIR ACT, AND COMMONLY REFERRED TO AS ASBESTOS NESHAP, MORE SPECIFICALLY, 40 CFR PART 61, SUBPART M, SECTION 61.145, THE CONTRACTOR SHALL VERIFY THAT AN ASBESTOS SURVEY HAS BEEN CONDUCTED PRIOR TO THE COMMENCEMENT OF DEMOLITION OR RENOVATION WORK WHICH IS PART OF THIS CONTRACT.
2. IN ACCORDANCE WITH ABOVE REGULATION REQUIREMENTS, THE CONTRACTOR SHALL FILE WRITTEN NOTIFICATION WITH THE EPA PRIOR TO ANY DEMOLITION WORK BEING PERFORMED REGARDLESS OF THE AMOUNT OF ASBESTOS, INCLUDING ZERO.
3. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. SECURE REQUIRED PERMITS. ARRANGE WITH BUILDING MANAGER AND/OR APPROPRIATE UTILITY COMPANIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS.
4. IDENTIFY AND PROTECT ANY AREAS WHERE DEMOLITION IS TO TAKE PLACE WHERE THE DEMOLITION CREATES A PHYSICAL SAFETY HAZARD. THE CONTRACTOR SHALL KEEP THE CORRIDORS AND EXITS CLEAR OF DEBRIS, STORED MATERIALS, ETC., AT ALL TIMES TO PROVIDE REQUIRED FIRE EGRESS FROM THE BUILDING.
5. IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. PLUMBING, ELECTRICAL AND OTHER WORK RELATED TO A WALL OR AREA SCHEDULED FOR DEMOLITION AND REMOVAL SHALL BE IDENTIFIED WHETHER SPECIFICALLY IDENTIFIED OR NOT. TERMINATE, CAP AND REMOVE ALL ABANDONED ELECTRICAL CONDUIT, WIRING BOXES, SWITCHES, ETC; PLUMBING, PIPING, AND PLUMBING FIXTURES, ETC; HVAC DUCTWORK, CONTROLS, PIPING, ETC; AS REQUIRED.
6. WHEN WALLS, COLUMNS, OR OTHER SUPPORTING AND/OR BRACING ELEMENTS ARE SCHEDULED FOR DEMOLITION, TEMPORARY STRUCTURAL SUPPORTS AND BRACING FOR THE ADJACENT CONSTRUCTION SHALL BE PROVIDED AND MAINTAINED UNTIL THE PERMANENT SUPPORTING STRUCTURES ARE IN PLACE AND ABLE TO SUPPORT IMPOSED LOADS. ANY STRUCTURAL BRACING DISCOVERED DURING DEMOLITION IS NOT TO BE REMOVED - NOTIFY ARCHITECT OF ANY AND ALL SUCH DISCOVERIES IMMEDIATELY.
7. WHERE EXISTING WALL SUBSTRATE REMAINS AS BASE MATERIAL SURFACES FOR INSTALLATION OF NEW FINISHES, REMOVE PROJECTIONS, FILL VOIDS, OR REMOVE AND REPLACE ANY EXISTING LOOSE OR OTHERWISE UNSUITABLE SUBSTRATE MATERIALS AND ADD BLOCKING OR STRAPPING TO RECEIVE NEW MATERIALS AND FINISHES. STRIP EXISTING WALL FINISH MATERIAL TO EXPOSE SUBSTRATE WHERE NEEDED.
8. REMOVE ALL FINISH FLOORING MATERIALS INCLUDING WALL BASE FROM EXISTING FLOORS SCHEDULED TO RECEIVE NEW FLOORING. GRIND, SCRAPE, SAND, CLEAN AND OTHERWISE PREPARE SUBSTRATE PRIOR TO INSTALLATION OF NEW FINISH FLOORING. PREPARE SUBSTRATE IN ACCORDANCE WITH FLOORING MANUFACTURER'S WRITTEN SPECIFICATIONS. PROVIDE LEVELING MASTICS AND GROUTS AS REQUIRED TO RENDER SUBSTRATES LEVEL AND TRUE TO 1/8" IN 10', AND AS REQUIRED TO BLEND ADJACENT DISSIMILAR FLOORING MATERIALS.
9. REMOVE EXISTING CEILING FINISH MATERIAL, FRAMING/SUSPENSION SYSTEMS, INCLUDING LIGHT AND CEILING FIXTURES, AS REQUIRED TO ACCOMMODATE NEW WORK. IN ROOMS WHERE CEILING ARE TO REMAIN AND SECTIONS OF PARTITIONS ARE TO BE REMOVED/RELOCATED, CEILING SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING.
10. NEATLY CORE DRILL SLAB FOR NEW PLUMBING OR ELECTRICAL WORK AS SHOWN OR REQUIRED ON PLUMBING AND ELECTRICAL DRAWINGS.
11. PATCH, REPAIR AND REFINISH ALL SURFACES TO MATCH AND ALIGN WITH EXISTING ADJACENT SURFACES SCHEDULED TO REMAIN, AND PREPARE TO RECEIVE NEW FINISHES SPECIFIED. WORK SHALL INCLUDE ALL LABOR AND MATERIALS ON ALL SURFACES REQUIRED TO RENDER SUBSTRATES ACCEPTABLE TO RECEIVE NEW FINISHES SPECIFIED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
12. PROTECT FROM LOSS OR DAMAGE ALL ITEMS INTENDED FOR SALVAGE AND REUSE, OR SCHEDULED TO REMAIN.
13. REPLACE IN KIND ANY EXISTING CONSTRUCTION, OR ITEM INTENDED TO REMAIN, OR BE SALVAGED FOR REUSE, BUT DAMAGED OR LOST AS A RESULT OF THE WORK OF THIS CONTRACT.
14. REUSE OF SALVAGED MATERIALS NOT SPECIFICALLY SCHEDULED FOR REUSE, WILL BE AT THE SOLE DISCRETION OF THE TENANT. IN NO CASE SHALL SALVAGED MATERIAL BE INCORPORATED IN THE WORK THAT DOES NOT MEET MINIMUM REQUIREMENTS OF STATE AND LOCAL CODES AND REGULATIONS.
15. SCHEDULES OF ADDITIONAL ITEMS TO BE SALVAGED (IF ANY) ARE TO BE PROVIDED BY THE TENANT UPON REQUEST OF THE CONTRACTOR.
16. ITEMS TO BE SALVAGED BUT NOT SO SCHEDULED ON THE DEMOLITION PLAN SHALL BE CONFIRMED BY THE CONTRACTOR WITH THE TENANT. ALL ITEMS TO BE TURNED OVER TO THE TENANT, SHALL BE PROTECTED DURING DEMOLITION AND REMOVAL AND SHALL BE DELIVERED IN AN UNDAMAGED CONDITION.
17. REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR SALVAGE AND REUSE, OR THOSE TO BECOME PROPERTY OF THE OWNER, FROM THE SITE AND DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
18. TAKE CARE TO DISCONNECT ALL ELECTRICAL POWER TO PARTITIONS AND OTHER ITEMS, AREAS, ELEMENTS INVOLVED IN THE DEMOLITION PRIOR TO DEMOLITION.
19. CONFINE TOOLS AND EQUIPMENT, STORAGE OF MATERIALS AND OPERATIONS TO LIMITS DESIGNATED BY THE TENANT. THE PREMISES SHALL BE MAINTAINED IN SAFE, ORDERLY CONDITION AT ALL TIMES. REMOVE DEBRIS DAILY. COVER DUMPSTERS WITH FIRE RESISTANT TAPPS SECURELY FASTENED TO PREVENT VANDALISM.
20. IN THE EVENT THAT SUSPECTED HAZARDOUS MATERIALS ARE DISCOVERED DURING THE COURSE OF DEMOLITION, CEASE WORK IMMEDIATELY AND NOTIFY THE TENANT OF ANY SUCH DISCOVERIES.
21. FOR ADDITIONAL DEMOLITION NOTES, REFER TO ELECTRICAL DEMOLITION DRAWINGS, IF ANY.
22. DEMOLITION PLANS SHALL BE USED IN CONJUNCTION WITH DRAWINGS FOR NEW CONSTRUCTION (INTERIOR ELEVATIONS, DETAILS, ETC) SO THAT EXACT LIMIT AND BOUNDARIES OF SPECIFIC DEMOLITION MAY BE DETERMINED.

DEMOLITION FLOOR PLAN SYMBOLS

- DEMO DRAWING KEYNOTE
- INTERIOR DEMOLITION ELEVATION; SEE DWG. A0.4 FOR MORE DETAILED DEMOLITION INFORMATION.
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

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**NEW ENGLAND TREATMENT
 ACCESS DISPENSARY -
 BROOKLINE BANK BUILDING
 160 WASHINGTON STREET
 BROOKLINE, MA 02445**

PROJECT STATUS:
**ISSUED FOR
 CONSTRUCTION**

DATE: 08.01.14
 PROJECT NO: 140198
 DRAWN BY: RM

CHECKED BY: PMH, KD
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REVISIONS:

DRAWING TITLE:
**DEMOLITION
 PLAN**

DRAWING NO.:
A0.3

KEYNOTES - DEMOLITION ELEVATIONS

- 050 DASHED LINES REPRESENT EXTENTS OF EXISTING TELLER MILLWORK AND GLASS TO BE CAREFULLY REMOVED. REFER TO INTERIOR ELEVATIONS FOR SPECIFIC LOCATIONS WHERE SALVAGED MATERIAL IS SCHEDULED FOR RE-USE.
- 051 REMOVE PORTION OF WOOD WALL AND ASSOCIATED TRIM FOR NEW TRANSACTION COUNTER. SEE NEW WORK INTERIOR ELEVATIONS ON DWG. A0.1
- 052 REMOVE PORTION OF WALL FOR INSTALLATION OF NEW GLASS DISPLAY. EXTENTS OF REMOVAL SHALL BE THE LIMITS OF THE EXISTING RAISED PANEL DETAIL. VERIFY EXACT DIMENSIONS IN FIELD. MODIFY EXISTING 2X WOOD FRAMING AS NECESSARY; SEE NEW WORK INTERIOR ELEVATIONS ON DWG. A0.1
- 053 EXTENTS OF DEMOLITION TO END AT JUNCTION OF EXISTING TRIM JOINT.
- 054 EXTENTS OF DEMOLITION TO END AT MITERED CORNER (T.B.D. AT THIS CONDITION)
- 055 ALIGN
- 057 CAREFULLY REMOVE EXISTING DOOR. CUT-OUTS FOR DOOR HINGES @ THE EXISTING FRAME TO BE RE-USED ON THE LOWER TWO HINGES. PATCH/REPAIR CUT-OUT AT TOP HINGE LOCATION AS REQUIRED.
- 058 REMOVE EXISTING PARTIAL HEIGHT SWING DOORS; PATCH/REPAIR ADJACENT WOOD WALLS AS REQUIRED.
- 059 ALL MILLWORK NOT DASHED TO REMAIN.
- 060 CAREFULLY REMOVE EXISTING WOOD CAP; PREPARE FOR INSTALLATION OF NEW CAP. REMOVE PLASTIC SIGNAGE COVERS; PATCH/REPAIR WOOD WALL AS REQUIRED.
- 062 REMOVE EXISTING SOLID SURFACE TRANSACTION COUNTER.
- 063 CAREFULLY REMOVE EXISTING WOOD COUNTERTOP; PREP WOOD SURFACE @ WALL FOR INSTALLATION OF NEW WOOD TRIM.
- 064 CAREFULLY REMOVE AND SALVAGE CROWN MOLDING FOR RE-USE AT NEW FREESTANDING DISPLAY CASE MILLWORK.

NOTE:
PRIOR TO MODIFYING ANY OF THE EXISTING MILLWORK AS DESCRIBED ON THIS DRAWING, COORDINATE WITH THE DESIGN INTENT OF THE NEW MODIFICATIONS AS DESCRIBED ON THE NEW WORK INTERIOR ELEVATIONS AND DETAILS.

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Nadeau Corporation
 Construction Development & Engineering



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PROJECT STATUS:
ISSUED FOR CONSTRUCTION

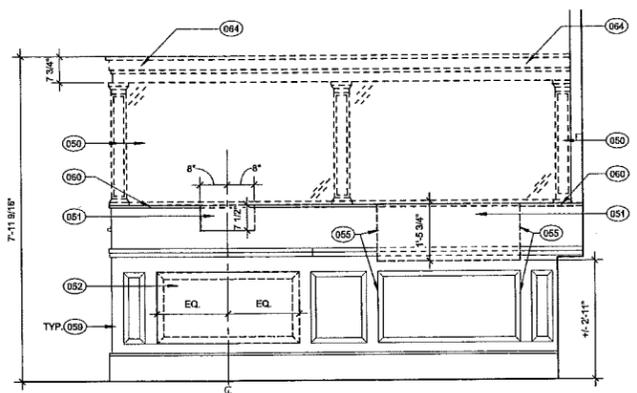
DATE: 08.01.14
 PROJECT NO: 14018b
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 CHECKED BY: FMH, KD

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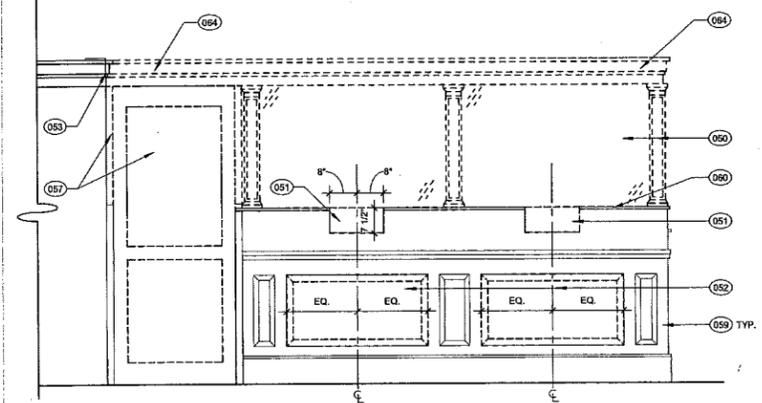
REVISIONS:

DRAWING TITLE:
DEMOLITION INTERIOR ELEVATIONS

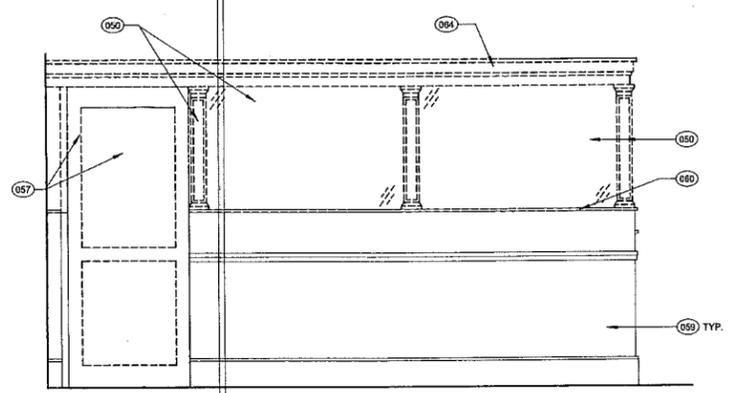
DRAWING NO.:
A0.4



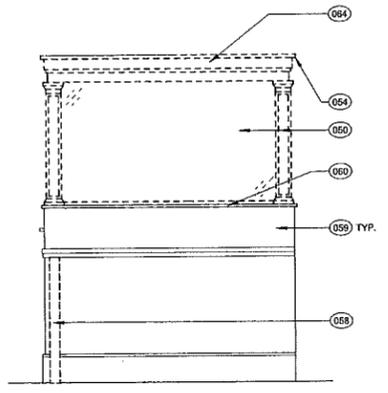
5 DEMO ELEVATION - SALES COUNTER
 1/2" = 1'-0"



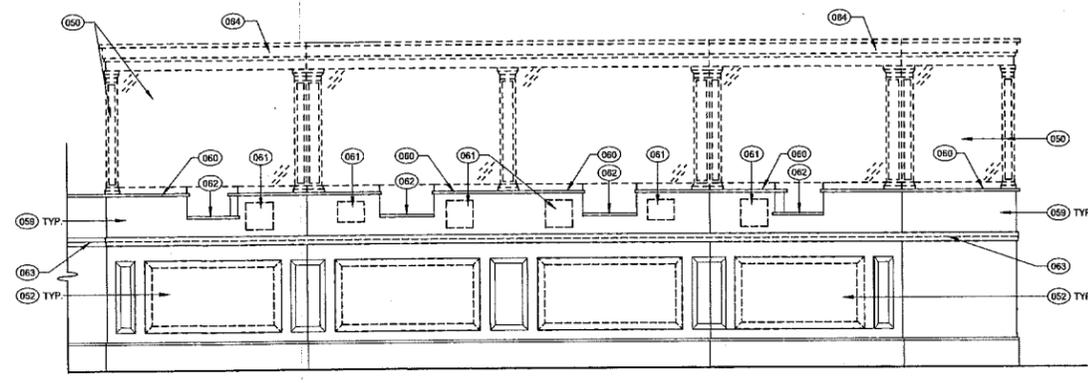
4 DEMO ELEVATION - SALES COUNTER
 1/2" = 1'-0"



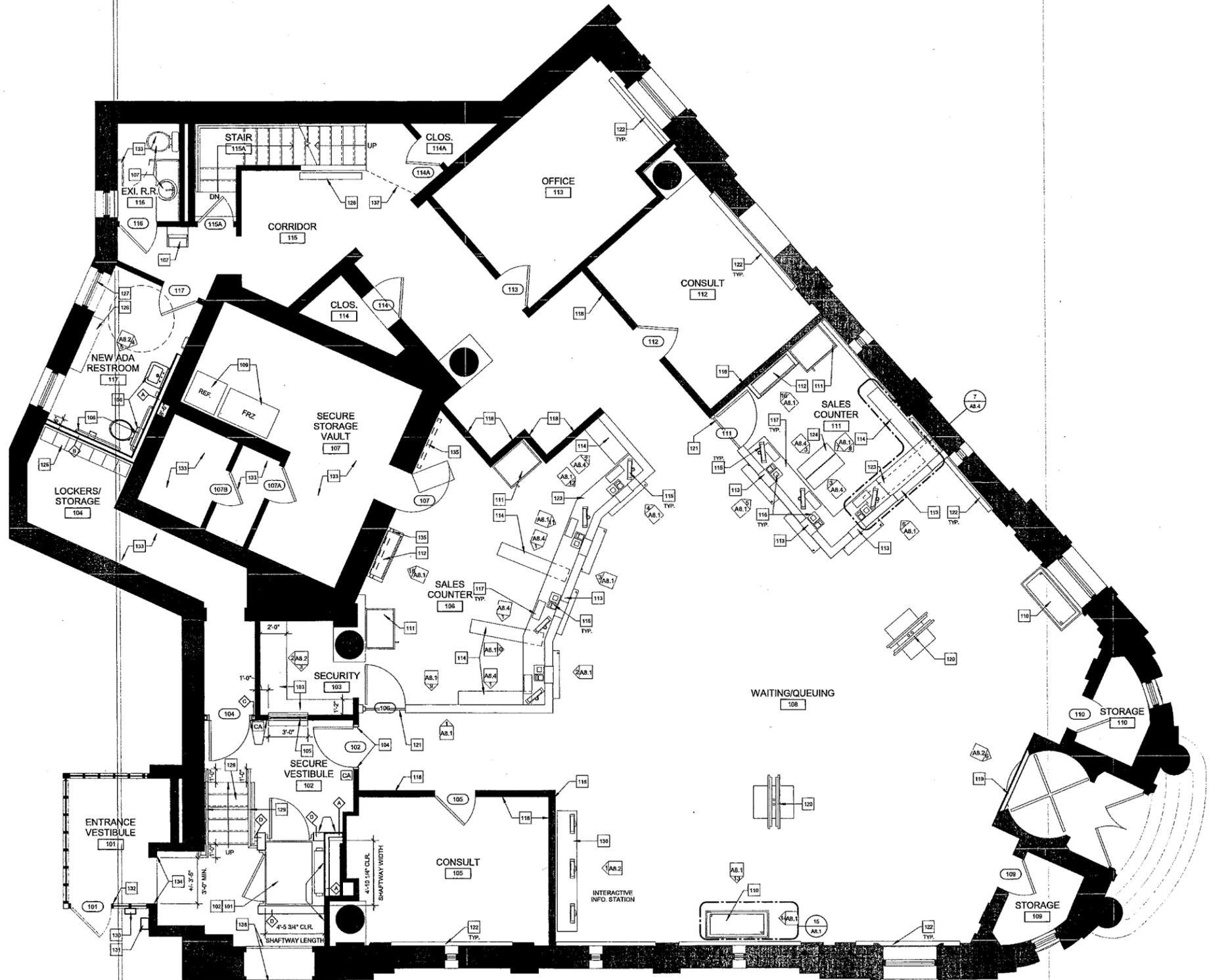
3 DEMO ELEVATION - SALES COUNTER
 1/2" = 1'-0"



2 DEMO ELEVATION - SALES COUNTER
 1/2" = 1'-0"



1 DEMO ELEVATION - SALES COUNTER
 1/2" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"
PROJECT NORTH

KEYNOTES - FLOOR PLAN

- 101 NEW ADA PLATFORM LIFT BY GARAVENTA LIFT OR APPROVED EQUAL MODEL: GENESIS ENCL. COURSE MODEL, 90 DEGREE ENTRY/EXIT CONFIGURATION; MASS SPECIAL PLATFORM SIZE: 40" X 54"; LEADSCREW DRIVE SYSTEM. LIFT MUST MEET ALL MASSACHUSETTS CODE REQUIREMENTS. A 3" RECESS WILL BE PROVIDED AT THE EXISTING LANDING TO AVOID THE NEED FOR A RAMP. APPROXIMATE LIFT HEIGHT IS 42". LIFT INSTALLER SHALL VISIT THE SITE TO CONFIRM IF THE MAST SIZE SHALL BE MODEL #GVL-42 OR #GVL-60. PROVIDE 42" WIDE DOOR ON THE LONG SIDE OF THE PLATFORM & GATE AT THE UPPER LANDING.
- 102 NEW FLOOR INFILL AT EXISTING STAIR & SUBSTRATE FOR PLATFORM LIFT; SEE STRUCTURAL DWGS.
- 103 NEW COUNTERTOP; SEE FLOOR PLAN FOR WIDTH & SEE ALSO REFERENCED INTERIOR ELEVATIONS
- 104 MODIFY EXISTING CASERD WOOD OPENING TO RECEIVE A NEW DOOR. PROVIDE NEW CUT-OUTS FOR HINGES AND STRIKE AND DOOR STOPS AROUND JAMBS AND HEAD, THE MINIMUM CLEAR DIMENSION WHEN THE DOOR IS OPEN MUST BE AT LEAST 32" CLEAR.
- 105 NEW INTERIOR GLAZING IN HOLLOW METAL FRAME WITHIN EXISTING WALL. PROVIDE NEW WALL OPENING FOR INSTALLATION OF FRAME; SEE INTERIOR ELEVATION.
- 106 NEW PLUMBING FIXTURES; SEE PLUMBING DRAWINGS.
- 107 EXISTING PLUMBING FIXTURES TO REMAIN.
- 108 NEW GRAB BARS; SEE ELEVATIONS ON DWG. A8.2
- 109 REFRIGERATOR AND CHEST COOLER; FURNISHED AND INSTALLED BY TENANT. SEE ELECTRICAL DWGS. FOR ELECTRICAL REQUIREMENTS.
- 110 NEW CUSTOM FREE-STANDING DISPLAY CABINET; SEE INTERIOR ELEVATION ON DWG. A8.1
- 111 38" COMMERCIAL BEVERAGE COOLER. FURNISHED AND INSTALLED BY TENANT. SEE ELECTRICAL DWGS.
- 112 NEW CUSTOM FREE-STANDING DISPLAY CABINET; SEE INTERIOR ELEVATION ON DWG. A8.1
- 113 REFER TO THE REFERENCED INTERIOR ELEVATIONS FOR INSTRUCTION RELATED TO THE SALES COUNTER SCOPE OF WORK.
- 114 CUSTOM SALES STORAGE SHELVING. SEE REFERENCED INTERIOR ELEVATIONS.
- 115 MONITOR AND MONITOR POST; FURNISHED AND INSTALLED BY TENANT. COORDINATE CUT OUT IN COUNTER FOR WIRE MANAGEMENT POST.
- 116 LABEL RECEIPT PRINTERS; FURNISHED AND INSTALLED BY TENANT. COORDINATE GROMMET LOCATIONS IN COUNTER IN THE FIELD.
- 117 KEYBOARD; FURNISHED AND INSTALLED BY TENANT.
- 118 EXISTING WOOD AND GLASS WALLS TO REMAIN. MILLWORKER SHALL VISIT THE SITE, REVIEW THE EXISTING CONDITION OF THE WOOD WALLS AND PROVIDE A PROPOSAL TO SELECTIVELY TOUCH-UP ANY SCRATCHES, DINGS AND OTHER SIGNS OF WEAR.
- 119 NEW WOOD VENEER WALL TO ENCLOSE REVOLVING DOOR ENTRANCE. PROVIDE 3 5/8" METAL STUD BACK-UP w/ 1/2" FIRE TREATED PLYWOOD SUBSTRATE FOR ATTACHMENT. SEE REFERENCED INTERIOR ELEVATION.
- 120 NEW POLE MOUNTED TVs AND FLOOR BRACKET, FURNISHED AND INSTALLED BY TENANT. SEE ELECTRICAL DWGS FOR POWER REQUIREMENTS.
- 121 NEW PARTIAL HEIGHT LOW DOORS TO BE INSTALLED AT EXISTING FULL DOOR OPENINGS. SEE DOOR SCHEDULE ON DWG. A7.1.
- 122 AS PART OF THE BASE BID, THOROUGHLY CLEAN ALL DIRT FROM EXISTING PERIMETER HEATER COVERS. PROVIDE ADD-ALTERNATE COST TO EITHER CLEAN AND PAINT EXISTING FAN COIL HEATER COVERS, OR TO PROVIDE NEW COVERS. SEE BID ALTERNATE ON DWG. A0.1 FOR ADDITIONAL INFORMATION.
- 123 INSTALL NEW SOLID SURFACE SALES COUNTER; SEE REFERENCED INTERIOR ELEVATIONS
- 124 NEW MOVABLE SALES STORAGE SHELVING. SEE INTERIOR ELEVATIONS ON DWG. A8.4
- 125 NEW LOCKERS BY TENANT'S EQUIPMENT VENDOR.
- 126 EXISTING RADIATOR TO REMAIN.
- 127 UPPER PANEL OF GLAZING AT EXISTING WINDOW SHALL BE CAREFULLY REMOVED AND NEW INFILL PANEL W/ EXHAUST FAN TO BE INSTALLED AT EXISTING WINDOW FRAME. DETAIL TO MATCH EXISTING RESTROOM #116. SEE PLUMBING DWGS. FOR EXHAUST FAN SPECIFICATION.
- 128 EXISTING STAIR TO REMAIN.
- 129 NEW STEEL HANDRAILS; SEE DETAIL 10/A8.4.
- 130 PROVIDE NEW INTERCOM TO BE TIED INTO A RECEIVER DEVICE AT THE SECURITY DESK. MOUNT TO VERTICAL WINDOW MULLION.
- 131 NEW SURFACE MOUNTED, FIRE DEPARTMENT KNOX BOX. COORDINATE EXACT LOCATION WITH FIRE DEPARTMENT.
- 132 EXISTING DOORFRAME TO MODIFIED AS NECESSARY TO ACCOMMODATE INSTALLATION OF NEW ELECTRIFIED LOCKSET TO BE TIED INTO DEVICE AT SECURITY DESK.
- 133 EXISTING FINISHES IN THIS ROOM TO REMAIN AS IS.
- 134 NEW CMU WALL OPENING; PROVIDE MATCHING PLASTER FINISH AT THE JAMBS AND HEAD TO MATCH ADJACENT WALLS.
- 135 WALL MOUNTED TVs TO BE INSTALLED HIGH ON EXISTING WALL. COORDINATE FINAL LOCATION IN FIELD W/ TENANT. G.C. TO CONFIRM FEASIBILITY OF INSTALLING ELECTRICAL WIRING & DATA CABLING WITHIN EXISTING WALL.
- 136 NEW FREESTANDING DESK; SEE REFERENCED ELEVATION.
- 137 ACCESS TO MEZZANINE TO BE BLOCKED W/ ROPE & SIGNAGE BY TENANT. SIGNAGE SHALL READ: "EMPLOYEE ACCESS ONLY, NOT AN EXIT."
- 138 EXISTING STEEL DOORS TO REMAIN IN DEADBOLTED, LOCKED POSITION. RE-PAINT DOORS (P-2) ON INTERIOR.

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STAMP:

 Keith R. Filson

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PROJECT STATUS:
**ISSUED FOR
CONSTRUCTION**

DATE: 08.01.14
 PROJECT NO: 140189
 DRAWN BY: RM
 CHECKED BY: PMH/KD

FLOOR PLAN SYMBOLS

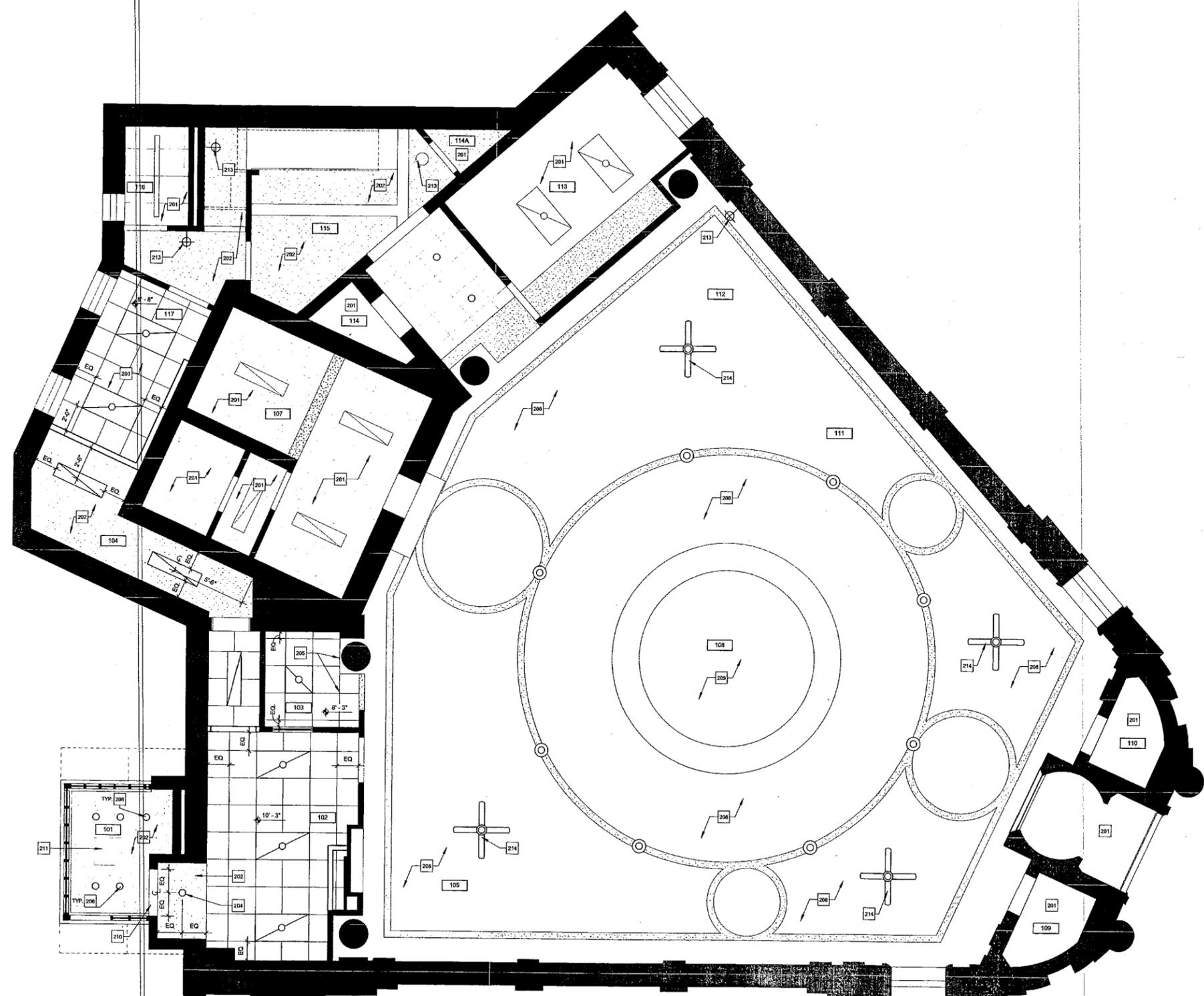
ROOM NAME	ROOM TAG; SEE ROOM FINISH SCHEDULE ON DWG. A7.1
101	ROOM TAG; SEE ROOM FINISH SCHEDULE ON DWG. A7.1
101A	DOOR TAG; SEE DOOR SCHEDULE ON DWG. A7.1
A	DRAWING KEYNOTE
CA	CARD ACCESS CONTROL; REFER TO ELECTRICAL DWGS.; COORDINATE W/ TENANT'S SECURITY VENDOR
	EXISTING DOOR TO REMAIN
	EXISTING WALL TO REMAIN
	NEW DOOR. SEE DOOR SCHEDULE ON DWG. A7.1
	NEW WALL CONSTRUCTION. SEE WALL TYPES ON DWG. A0.1

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REVISIONS:

DRAWING TITLE:
**FIRST FLOOR
PLAN**

DRAWING NO.:
A1.1



1 FIRST FLOOR REFLECTED CEILING PLAN
 1/4" = 1'-0"
 PROJECT NORTH

- ### KEYNOTES - REFLECTED CEILING PLAN
- 201 EXISTING CEILING & LIGHT FIXTURES TO REMAIN.
 - 202 EXISTING GYP. BD. PLASTER CEILING TO REMAIN; PROVIDE NEW PAINT FINISH, P-4.
 - 203 NEW ACY. CEILING TO BE INSTALLED BELOW EXISTING GYP. BD. CEILING.
 - 204 CONTRACTOR SHALL CONFIRM AVAILABLE SPACE ABOVE EXISTING SOFFIT FOR INSTALLATION OF RECESSED DOWNLIGHT. FIXTURE REQUIRES ± 4 1/2" ABOVE THE CEILING FOR INSTALLATION.
 - 205 ALIGN.
 - 206 REPLACE EXISTING DOWNLIGHTS WITH NEW @ EXISTING LOCATIONS; SEE ELEC. DWGS.
 - 208 EXISTING DECORATIVE PLASTER CEILING TO REMAIN (SHOWN SCHEMATICALLY ON THIS CEILING PLAN). PAINTING CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE AMOUNT OF HISTORICAL DETAILING OF THE CEILING AND PROVIDE A PROPOSAL TO SELECTIVELY TOUCH-UP AND PATCH ANY CHIPPED, CRACKED AND/OR VISIBLY DAMAGED PORTIONS OF THE EXISTING CEILING FINISH. THE INTENT IS TO NOT RE-PAIN THE ENTIRE CEILING, JUST SELECTIVELY TOUCH-UP AS NECESSARY.
 - 209 EXISTING GLASS DOME SKYLIGHT TO REMAIN.
 - 210 NEW OPENING AT EXISTING CMU WALL; SEE STRUCTURAL DWGS. FOR STEEL LINTEL DETAIL.
 - 211 EXISTING RECESSED ELECTRICAL HEATER AT CEILING TO REMAIN.
 - 212 EXISTING SKYLIGHT TO REMAIN.
 - 213 EXISTING LIGHT FIXTURE TO REMAIN.
 - 214 NEW CEILING FAN; FURNISHED BY TENANT. INSTALLED BY CONTRACTOR. G.C. TO CONFIRM EXISTING CEILING FRAMING ABOVE PLASTER CEILING. REVIEW CONDITION WITH ARCHITECT PRIOR TO INSTALLATION AND ORDERING FAN FOR FINAL DIRECTION ON ATTACHMENT.

- ### GENERAL CEILING NOTES
1. THIS DRAWING INTENDED FOR FINISHES, FIXTURE LOCATIONS, AND COORDINATION. SEE ELECTRICAL DRAWINGS FOR COMPLETE SCHEDULE OF LIGHT FIXTURES.
 2. CEILING HEIGHTS ARE FROM FINISH FLOOR LEVEL.
 3. SUSPENDED CEILING GRID SHALL BE CENTERED IN BOTH DIRECTIONS OF A ROOM UNLESS OTHERWISE NOTED OR AS INDICATED BY WORKING POINTS AND/OR FULL TILE DESIGNATIONS.
 4. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS TO DETERMINE THAT ALL PROPOSED CEILING HEIGHTS ARE ACHIEVABLE. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.
 5. CENTER LIGHTS AND OTHER DEVICES ON ACOUSTIC TILE UNLESS NOTED OTHERWISE.
 6. DO NOT INSTALL ELECTRICAL OR PLUMBING DEVICES REQUIRING ACCESS ABOVE GYPSUM BOARD CEILINGS UNLESS ACCESS PANELS ARE PROVIDED, IN ALL CASES, LOCATE SUCH DEVICES ABOVE ACCESSIBLE CEILINGS OR ACCESS PANELS.

REFLECTED CEILING PLAN SYMBOLS

101	ROOM NUMBER DESIGNATION
	2 X 2 X 4 DIRECT/INDIRECT FLUORESCENT LIGHT FIXTURE. REFER TO ELEC. DWGS.
	1 X 4 ACRYLIC WRAP AROUND LIGHT FIXTURE. REFER TO ELEC. DWGS.
	NEW PENDANT CYLINDER LIGHT FIXTURE; SEE ELEC. DWGS.
	RECESSED DOWNLIGHT CAN FIXTURE. SEE ELEC. DWGS.
	GYP. BD. CEILING/SOFTT
	SUSPENDED ACOUSTIC TILE CEILING; SEE FINISH LEGEND ON DWG. A7.1

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Robert R. Davidson

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PROJECT STATUS: **ISSUED FOR CONSTRUCTION**

DATE: 08.01.14

PROJECT NO: 14018b

DRAWN BY: RM

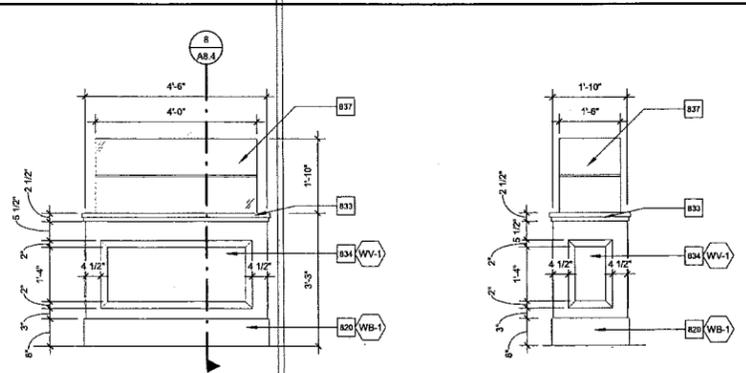
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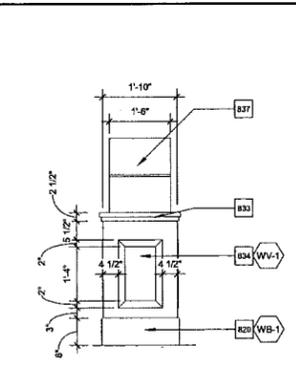
REVISIONS:

DRAWING TITLE: **FIRST FLR REFLECTED CEILING PLAN**

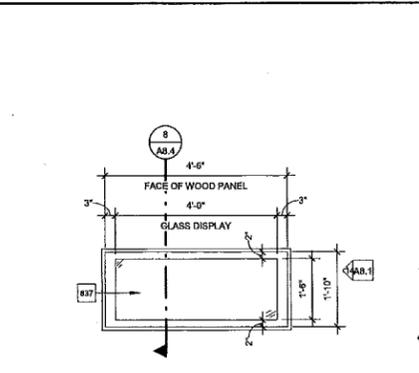
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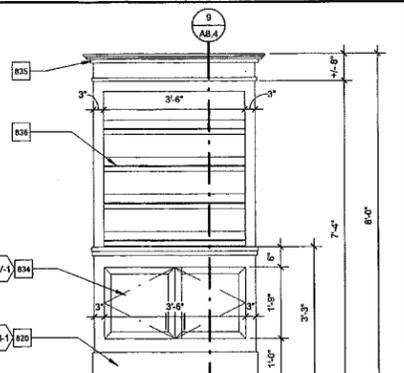
13 ELEVATION - FREESTANDING DISPLAY CASE
1/2" = 1'-0"



14 ELEVATION - FREESTANDING DISPLAY CASE
1/2" = 1'-0"



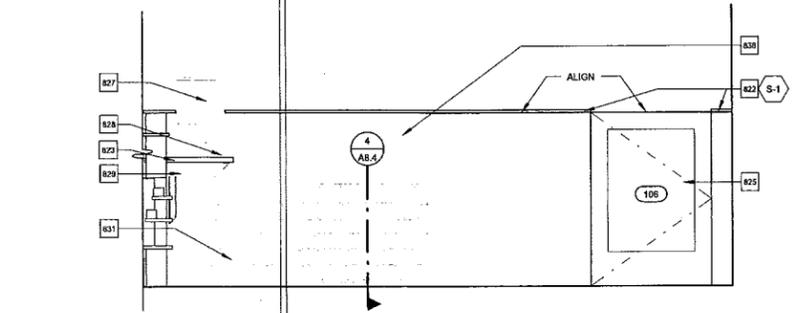
15 ENLARGED PLAN - FREE STANDING DISPLAY CASE
1/2" = 1'-0"



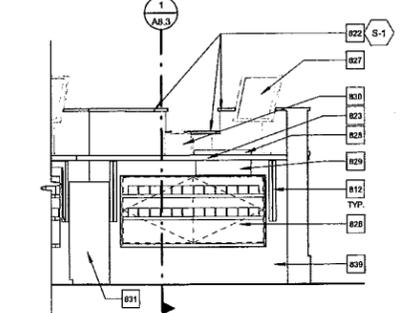
16 ELEVATION @ CUSTOM DISPLAY
1/2" = 1'-0"

- KEYNOTES - INTERIOR ELEVATIONS**
- 801 WALL MOUNTED MIRROR.
 - 802 WALL MOUNTED SINK FIXTURE. PROVIDE PIPE INSULATION UNDER SINK PER ADA REQUIREMENTS. SEE PLUMBING DWGS.
 - 803 LIQUID SOAP DISPENSER. INSTALL 44" A.F.F. TO PUMP; FURNISHED AND INSTALLED BY TENANT'S VENDOR.
 - 804 42" GRAB BARS; ELEVATIONS; BOBRIK B-277 CONTURA SERIES.
 - 805 WALL MOUNTED SINK FIXTURE; SEE PLUMBING DRAWINGS.
 - 806 SURFACE MOUNTED WASTE RECEPTACLE; BOBRIK B-277 CONTURA SERIES.
 - 807 SURFACE MOUNTED ROLL PAPER TOWEL DISPENSER, FURNISHED AND INSTALLED BY TENANT'S VENDOR.
 - 808 SURFACE MOUNTED TOILET TISSUE DISPENSER, FURNISHED AND INSTALLED BY TENANT'S VENDOR.
 - 809 3/4" WOOD MODESTY PANEL, STAIN FINISH, ST-1.
 - 810 ELECTRONIC DISPLAY; FURNISHED AND INSTALLED BY TENANT.
 - 811 WOOD COUNTERTOP WITH WOOD NOSING DETAIL TO MATCH EXISTING CHAIR RAIL PROFILE; STAIN FINISH, ST-1.
 - 812 MTL. COUNTERTOP BRACKET, ADA COMPLIANT "TRAKKS" HARDWARE OR APPROVED EQUAL; MOUNT 4" O.C. MAX. COLOR: BLACK.
 - 813 WOOD 1 1/2" COUNTER SUPPORT, STAIN FINISH, ST-1.
 - 814 PLASTIC LAMINATE COUNTERTOP.
 - 815 PLASTIC LAMINATE TRANSACTION COUNTER.
 - 816 HOLLOW METAL FRAME WITH PAINTED FINISH, P-2.
 - 817 CLEAR TEMPERED GLAZING; GLASS FABRICATOR TO SIZE THICKNESS OF GLASS AS REQUIRED.
 - 818 PROVIDE 5" DIA. VOID IN CLEAR TEMPERED GLASS PANEL FOR VERBAL COMMUNICATION. SMOOTH EDGES ALL AROUND.
 - 819 PASS-THRU TRANSACTION OPENING.
 - 820 PROVIDE NEW WOOD BASE. REFER TO FINISH SCHEDULE. ALIGN HEIGHT TO MATCH EXISTING MILLWORK BASE.
 - 821 EXISTING MILLWORK DETAILING AND FINISH TO REMAIN U.N.O. G.C. TO TOUCH UP ANY AREAS DAMAGED FROM THE DEMOLITION AND NEW CONSTRUCTION OF DISPLAY CABINETS.

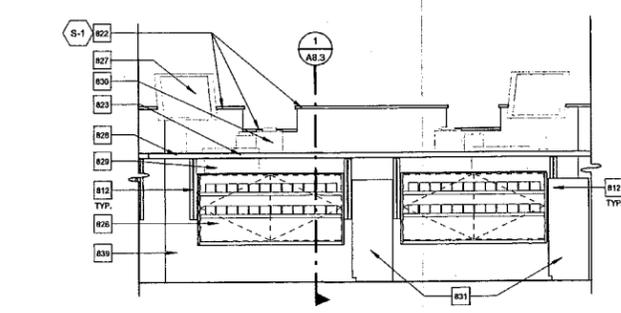
- KEYNOTES - INTERIOR ELEVATIONS**
- 822 PROVIDE NEW QUARTZ STONE WALL CAP AND TRANSACTION SURFACE. REFER TO FINISH SCHEDULE.
 - 823 NEW COUNTER TOP AT EXISTING TELLER AREA.
 - 824 NEW GLASS DISPLAY CABINETS TO BE INSERTED INTO EXTERNS OF RAISED PANEL DETAIL. SEE DEMO ELEVATIONS ON DWG. A8.4 FOR ADDITIONAL INFO.
 - 825 NEW PARTIAL HEIGHT WOOD DOOR, REFER TO DOOR SCHEDULE.
 - 826 NEW GLASS DISPLAY CABINETS. REFER TO MILLWORK DETAILS. SWING DOORS AT DISPLAY CASE SHOWN DASHED FOR CLARITY.
 - 827 MONITOR AND MONITOR POST; FURNISHED AND INSTALLED BY TENANT. COORDINATE CUT-OUT IN COUNTER FOR WIRE MANAGEMENT.
 - 828 COUNTERTOP KEYBOARD AND MOUSE, FURNISHED AND INSTALLED BY TENANT.
 - 829 UNDER COUNTER CASH DRAWER WITH UNDERCOUNTER MOUNTING BRACKET; FURNISHED AND INSTALLED BY TENANT.
 - 830 LABEL RECEIPT PRINTERS; FURNISHED AND INSTALLED BY TENANT. COORDINATE GROMMET LOCATIONS IN COUNTER IN THE FIELD.
 - 831 NEW MILLWORK SHELVING. REFER TO MILLWORK DETAILS: 4, 5, 6 AND 7/ A8.4.
 - 832 PROVIDE WOOD TRIM AT NEW DISPLAY CASE. STAIN FINISH AND PROFILE TO MATCH EXISTING. REFER TO FINISH SCHEDULE AND MILLWORK DETAILS.
 - 833 NEW MILLWORK DISPLAY CASE. MATCH WOOD RAISED PANEL DETAILS WITH EXISTING MILLWORK IN THE SPACE. STAIN FINISH TO MATCH EXISTING, ST-1.
 - 834 IF POSSIBLE RE-USE EXISTING SALVAGED CROWN MOLDING FROM MILLWORK DEMOLITION. IF NOT, PROVIDE NEW CROWN MOLDING. STAIN FINISH AND PROFILE TO MATCH EXISTING IN THE SPACE.
 - 835 PROVIDE DISPLAY SHELVING. REFER TO MILLWORK DETAILS.
 - 836 GLASS DISPLAY CASE; HALF VISION FRAMELESS SHOWCASE BY SUBSTRAN, INC.
 - 837 EXISTING WOOD PANEL FINISH ON INTERIOR OF SALES AREA TO REMAIN.
 - 838 NEW MDF W/ PLASTIC LAMINATE FINISH ON INTERIOR OF SALES AREA.
 - 839 EXISTING WOOD PROFILE CHAIR RAIL DETAIL TO BE RETURNED INTO JAMBS OF NEW VOID FOR ADA COUNTER.
 - 840 EXISTING WOOD PROFILE CHAIR RAIL AT THIS LOCATION.
 - 841 NEW WOOD PROFILE TO MATCH EXISTING CHAIR RAIL AT FACE OF SALES COUNTER 106.



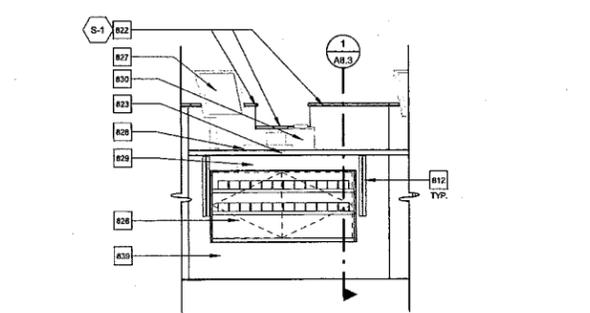
9 SALES COUNTER 106 ELEVATION - INTERIOR
1/2" = 1'-0"



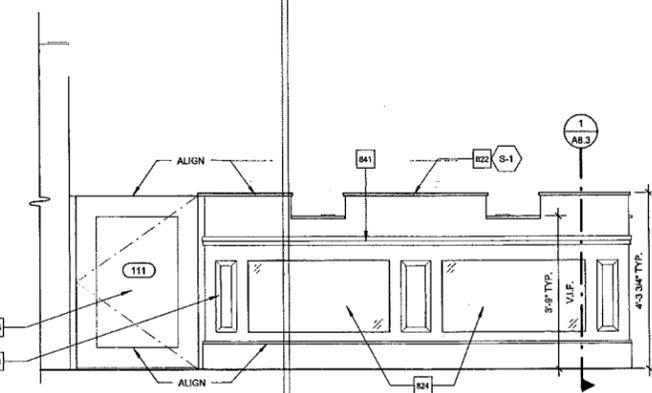
10 SALES COUNTER 106 ELEVATION - INTERIOR
1/2" = 1'-0"



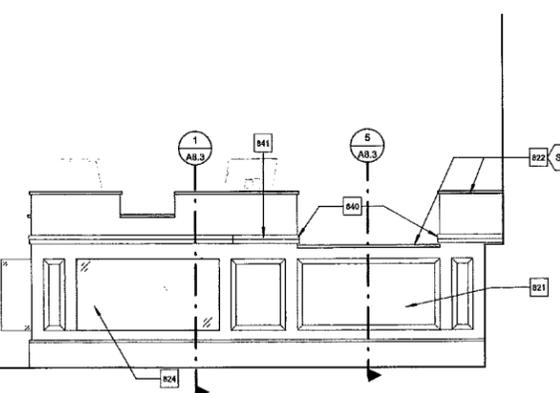
11 SALES COUNTER 106 ELEVATION - INTERIOR
1/2" = 1'-0"



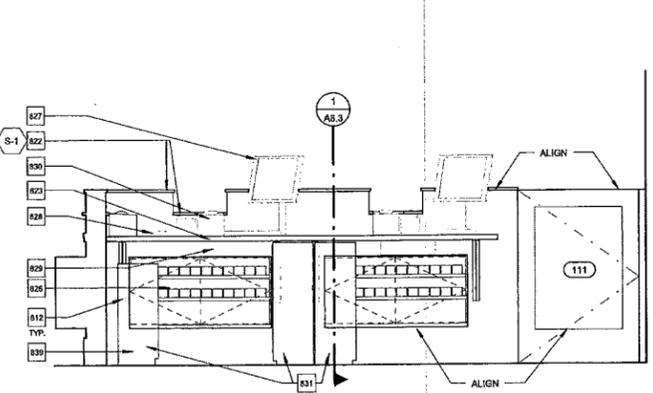
12 SALES COUNTER 106 ELEVATION - INTERIOR
1/2" = 1'-0"



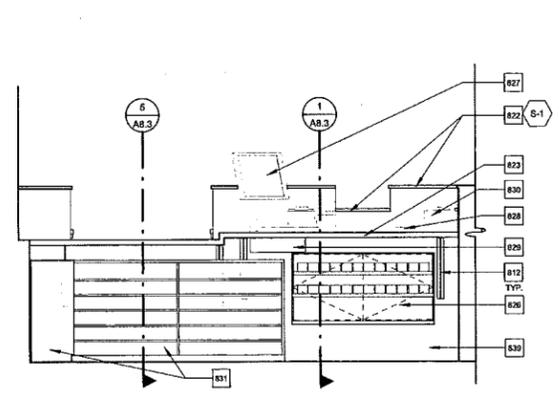
5 SALES COUNTER 111 ELEVATION - INTERIOR
1/2" = 1'-0"



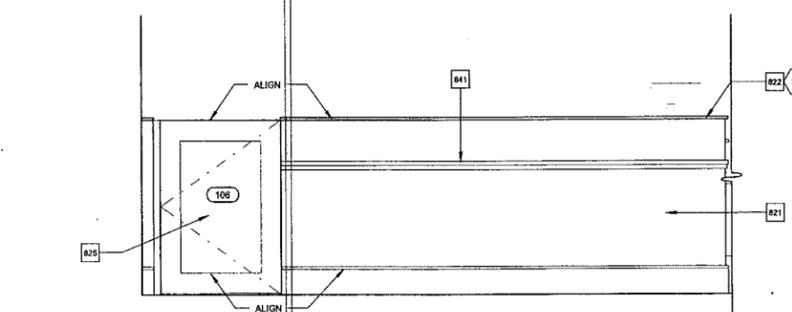
6 SALES COUNTER 111 ELEVATION - INTERIOR
1/2" = 1'-0"



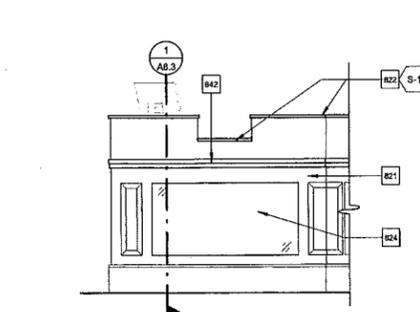
7 SALES COUNTER 111 ELEVATION - INTERIOR
1/2" = 1'-0"



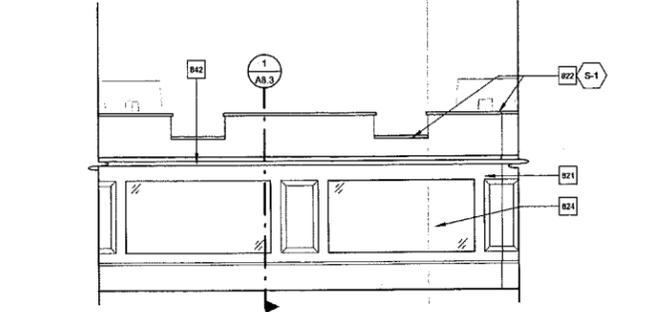
8 SALES COUNTER 111 ELEVATION - INTERIOR
1/2" = 1'-0"



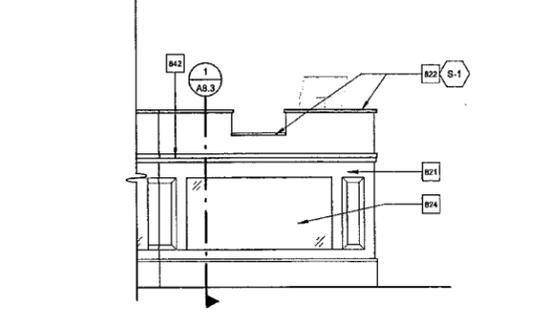
1 SALES COUNTER 106 ELEVATION - EXTERIOR
1/2" = 1'-0"



2 SALES COUNTER 106 ELEVATION - EXTERIOR
1/2" = 1'-0"



3 SALES COUNTER 106 ELEVATION - EXTERIOR
1/2" = 1'-0"

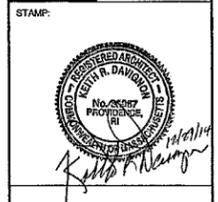


4 SALES COUNTER 106 ELEVATION - EXTERIOR
1/2" = 1'-0"

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Construction Development & Engineering



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PROJECT STATUS:
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DATE: 08.01.14
PROJECT NO: 14018B
DRAWN BY: RM, JK
CHECKED BY: PMH, KD

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REVISIONS:

DRAWING TITLE:
INTERIOR ELEVATIONS

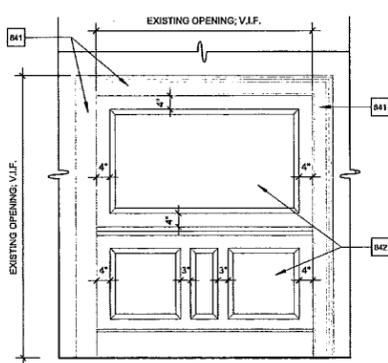
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KEYNOTES - INTERIOR ELEVATIONS

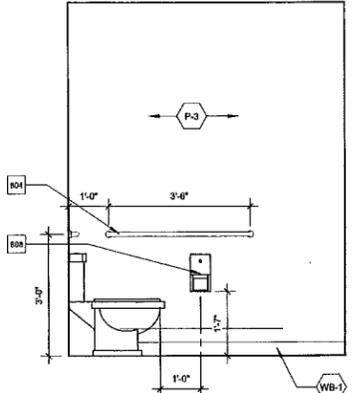
- 801 WALL MOUNTED MIRROR.
- 802 WALL MOUNTED SINK FIXTURE. PROVIDE PIPE INSULATION UNDER SINK PER ADA REQUIREMENTS. SEE PLUMBING DWGS.
- 803 LIQUID SOAP DISPENSER. INSTALL 44" A.F.F. TO PUMP; FURNISHED AND INSTALLED BY TENANT'S VENDOR.
- 804 42" GRAB BARS; SEE ELEVATIONS; BOBRICK B5606-89 X42, OR EQUAL.
- 805 WALL MOUNTED SINK FIXTURE; SEE PLUMBING DRAWINGS.
- 806 SURFACE MOUNTED WASTE RECEPTACLE; BOBRICK B-277 CONTURA SERIES.
- 807 SURFACE MOUNTED ROLL PAPER TOWEL DISPENSER, FURNISHED AND INSTALLED BY TENANT'S VENDOR.
- 808 SURFACE MOUNTED TOILET TISSUE DISPENSER, FURNISHED AND INSTALLED BY TENANT'S VENDOR.
- 809 3/4" WOOD MODESTY PANEL, STAIN FINISH, ST-1.
- 810 ELECTRONIC DISPLAYS; FURNISHED AND INSTALLED BY TENANT.
- 811 WOOD COUNTERTOP WITH WOOD NOSING DETAIL TO MATCH EXISTING CHAIR RAIL PROFILE; STAIN FINISH, ST-1.
- 812 MTL. COUNTERTOP BRACKET, ADA COMPLIANT BY "TRAKOS" HARDWARE OR APPROVED EQUAL; MOUNT 4'-0" O.C. MAX. COLOR: BLACK.
- 813 WOOD 1 1/2" COUNTERTOP SUPPORT, STAIN FINISH, ST-1.
- 814 PLASTIC LAMINATE COUNTERTOP.
- 815 HOLLOW METAL FRAME WITH PAINTED FINISH, P-2.
- 816 CLEAR TEMPERED GLAZING; GLASS FABRICATOR TO SIZE THICKNESS OF GLASS AS REQUIRED.
- 817 PROVIDE 5" DIA. VOID IN CLEAR TEMPERED GLASS PANEL FOR VERBAL COMMUNICATION, SMOOTH EDGES ALL AROUND.
- 818 PASS-THRU TRANSACTION OPENING.
- 820 PROVIDE NEW WOOD BASE, REFER TO FINISH SCHEDULE. ALIGN HEIGHT TO MATCH EXISTING MILLWORK BASE.
- 821 EXISTING MILLWORK DETAILING AND FINISH TO REMAIN U.N.D. G.C. TO TOUCH UP ANY AREAS DAMAGED FROM THE DEMOLITION AND NEW CONSTRUCTION OF DISPLAY CABINETS.

KEYNOTES - INTERIOR ELEVATIONS

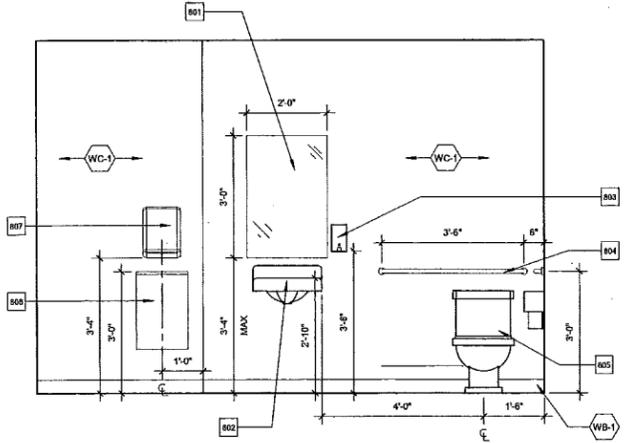
- 822 PROVIDE NEW QUARTZ STONE WALL CAP AND TRANSACTION SURFACE. REFER TO FINISH SCHEDULE.
- 823 NEW COUNTERTOP AT EXISTING TELLER AREA.
- 824 NEW GLASS DISPLAY CABINETS TO BE INSERTED INTO EXTENTS OF RAISED PANEL DETAIL; SEE DEMO ELEVATIONS ON DWG. A0.4 FOR ADDITIONAL INFO.
- 825 NEW PARTIAL HEIGHT WOOD DOOR. REFER TO DOOR SCHEDULE.
- 826 NEW GLASS DISPLAY CABINETS. REFER TO MILLWORK DETAILS. SWING DOORS AT DISPLAY CASE SHOWN DASHED FOR CLARITY.
- 827 MONITOR AND MONITOR POST, FURNISHED AND INSTALLED BY TENANT. COORDINATE CUT-OUT IN COUNTER FOR WIRE MANAGEMENT.
- 828 COUNTERTOP KEYBOARD AND MOUSE, FURNISHED AND INSTALLED BY TENANT.
- 829 UNDER-COUNTER CASH DRAWER WITH UNDERCOUNTER MOUNTING BRACKET; FURNISHED AND INSTALLED BY TENANT.
- 830 LABEL/RECEIPT PRINTERS; FURNISHED AND INSTALLED BY TENANT. COORDINATE GROMMET LOCATIONS IN COUNTER IN THE FIELD.
- 831 NEW MILLWORK SHELVEYS. REFER TO MILLWORK DETAILS: 4, 5, 6 AND 7/A&4.
- 832 PROVIDE WOOD TRIM AT NEW DISPLAY CASE. STAIN FINISH AND PROFILE TO MATCH EXISTING. REFER TO FINISH SCHEDULE AND MILLWORK DETAILS.
- 834 NEW MILLWORK DISPLAY CASE. MATCH WOOD RAISED PANEL DETAILS WITH EXISTING MILLWORK IN THE SPACE. STAIN FINISH TO MATCH EXISTING, ST-1. IF POSSIBLE RE-USE EXISTING SALVAGED CROWN MOLDING FROM MILLWORK DEMOLITION. IF NOT, PROVIDE NEW CROWN MOLDING, STAIN FINISH AND PROFILE TO MATCH EXISTING IN THE SPACE.
- 835 PROVIDE DISPLAY SHELVEYS. REFER TO MILLWORK DETAILS.
- 836 GLASS DISPLAY CASE; HALF VISION FRAMELESS SHOWCASE BY "SUBSTRAN, INC."
- 838 EXISTING WOOD PANEL FINISH ON INTERIOR OF SALES AREA TO REMAIN.
- 839 NEW 1/2" W/ PLASTIC LAMINATE FINISH ON INTERIOR OF SALES AREA.
- 840 EXISTING WOOD PROFILE CHAIR RAIL DETAIL TO BE RETURNED INTO JAMBS OF NEW VOID FOR ADA COUNTER.
- 841 EXISTING WOOD PROFILE CHAIR RAIL AT THIS LOCATION.
- 842 NEW WOOD PROFILE TO MATCH EXISTING CHAIR RAIL AT FACE OF SALES COUNTER 106.



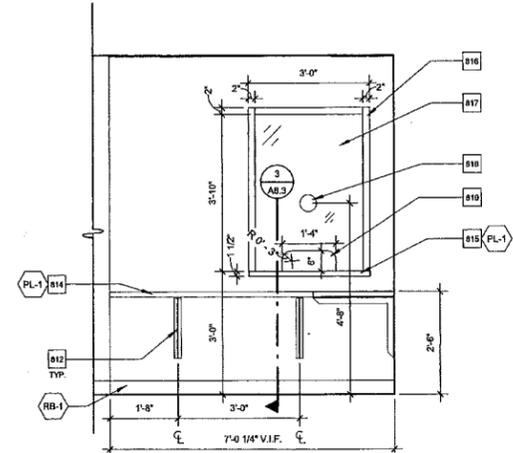
6 ELEVATION @ REVOLVING DOOR
1/2" = 1'-0"



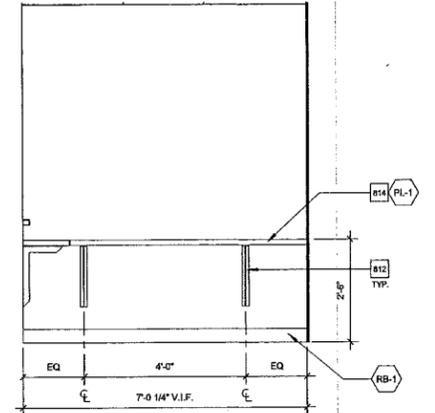
5 RESTROOM 117
1/2" = 1'-0"



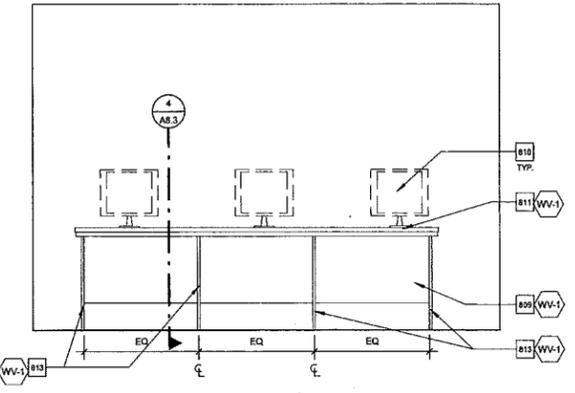
4 RESTROOM 117
1/2" = 1'-0"



3 SECURITY SOUTH 103
1/2" = 1'-0"



2 SECURITY WEST 103
1/2" = 1'-0"

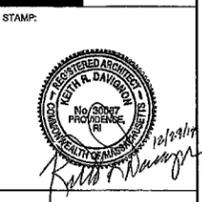


1 FREESTANDING INTERACTIVE INFO DESK
1/2" = 1'-0"

225 Chatham Street - Providence, RI 02905
Tel: (401) 339-4776 Fax: (401) 339-2270
www.vision3architects.com

VISION ARCHITECTS

Nadeau Corporation
Construction Development & Engineering



**NEW ENGLAND TREATMENT
ACCESS DISPENSARY -
BROOKLINE BANK BUILDING
160 WASHINGTON STREET
BROOKLINE, MA 02445**

PROJECT STATUS:
ISSUED FOR CONSTRUCTION

DATE: 08.01.14
PROJECT NO: 14018b
DRAWN BY: RM, JK
CHECKED BY: PMH, KD

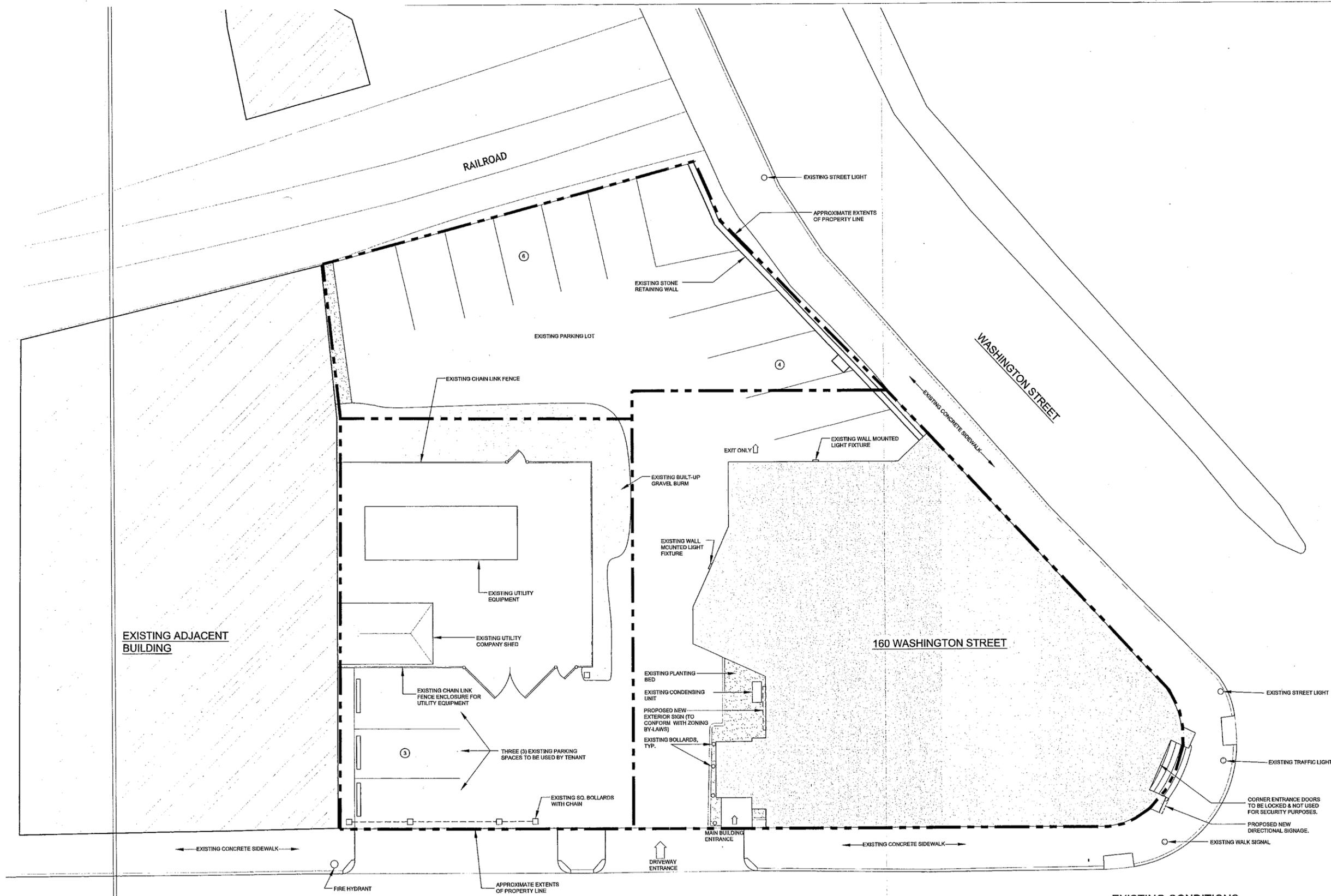
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THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT LISTED ABOVE. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT APPROVAL AND PARTICIPATION OF VISION 3 ARCHITECTS. REPRODUCTION IS PROHIBITED.

REVISIONS:

DRAWING TITLE:
INTERIOR ELEVATIONS

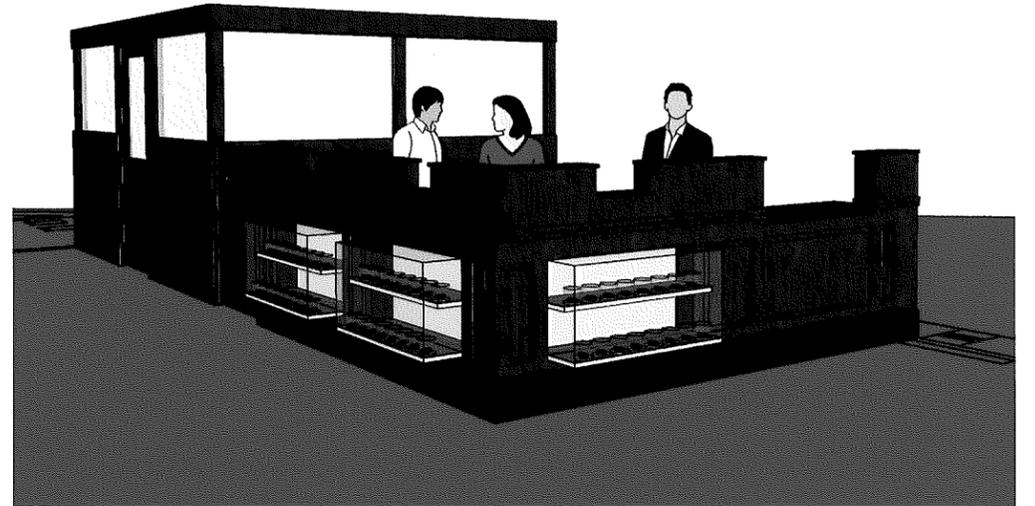
DRAWING NO.:
A8.2

REGISTERED ARCHITECT
No. 5297
PROVIDENCE, R.I.
Frank A. Langley
12/29/14

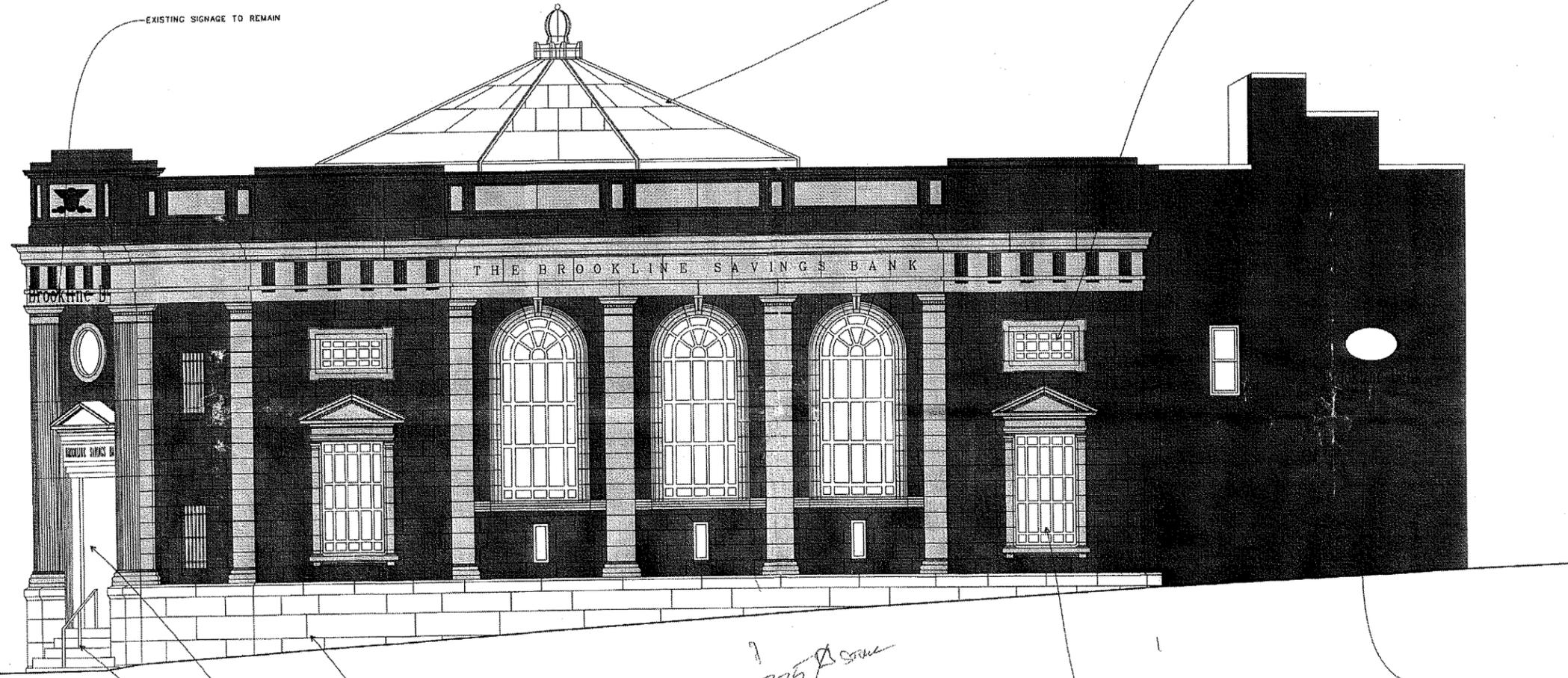


BOYLSTON STREET 1 EXISTING CONDITIONS ARCHITECTURAL SITE PLAN 1/8" = 1'-0"

1 EXISTING CONDITIONS ARCHITECTURAL SITE PLAN 1/8" = 1'-0"



NEW ENGLAND TREATMENT ACCESS DISPENSARY - BROOKLINE BANK BUILDING



- Notes**
3. A. CONCRETE SEE STRUCTURAL DRAWINGS.
 - B. CEMENT FINISH. TEST EXISTING FINISH & REMOVE ALL UNDESIRABLE FINISH. REPLACE WITH NEW COMPATIBLE FINISH.
 - C. NEW CONCRETE SIDEWALK TO MATCH CONSTRUCTION OF EXISTING SIDEWALK ON BOYLSTON STREET.
 4. MASONRY REPAIRS TO EXISTING MASONRY WILL BE DONE ON A DESIGN/BUILD BASIS. SUBMIT A PLAN FOR THE CLEANING & REPAIR OF EXISTING UNCOATED STONE.
 5. METALS
 - A. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL STEEL & MISC METAL REQUIREMENTS.
 - B. LIGHT GAGE METAL FRAMING SHALL BE DESIGNED AND INSTALLED ON A DESIGN/BUILD BASIS. SUBMIT SHOP DRAWINGS & CALCULATIONS PREPARED BY A STRUCTURAL ENGINEER REGISTERED IN MASSACHUSETTS DESIGNING ALL ROOF AND WALL FRAMING.
 - C. SCALLOPS SHALL BE #7589 ANTI-RUST TYPE DUCTILE IRON SECURED TO 8" O.D. CONC. FILLED GALV. STEEL PIPE W/ MASTIC APPLIED AT AREAS BELOW GRADE. SCALLOPS SHALL BE POLYESTER POWDER COATED (BLACK) BY RELIANCE FOUNDRY CO. LTD. OR EQUAL (888) 735-5680.
 - D. WOOD, PLASTICS & COMPOSITES
 - A. MILLWORK BY OWNER'S CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE.
 - B. ROUGH CARPENTRY. USE FIRE RATED LUMBER. USE PRESSURE TREATED LUMBER WHERE LUMBER WILL COME IN CONTACT WITH MOISTURE.
 7. THERMAL & MOISTURE PROTECTION
 - A. FOUNDATION WATERPROOFING. HOT FLUID-APPLIED RUBBERIZED ASPHALT WATERPROOFING WITH DRAINAGE PANELS.
 - B. INSULATION - FIBERGLASS SHALL BE UNFACED HIGH DENSITY TYPE. RIGID INSULATION SHALL BE SUITABLE FOR BELOW GRADE APPLICATION.
 - C. METAL ROOF PANELS SHALL BE FACTORY FORMED 1 3/4" SNAP BEAM TYPE WITH ALTERNATING 1 7/8" BATTENS BY ASP SPAN OR EQUAL. COLOR SHALL BE CHOSEN FROM MANUFACTURER'S COMPLETE RANGE OF STANDARD FINISHES. (R00) 527-2500. ATTACH PANELS PER MANUFACTURER'S REQUIREMENTS.
 - D. METAL SOFFITS & FASCIAS SHALL BE ALUMINUM COMPOSITE MATERIAL. (ACM) CLADDING. COLOR SHALL BE SELECTED FROM MANUFACTURER'S COMPLETE RANGE OF A SERIES FINISHES. PANELS BY ALUCOR/NO CR EQUAL. (800) 825-3365. PANELS PER MANUFACTURER'S REQUIREMENTS.

rf schmidt
 ARCHITECTS
 78 Wolcott Road
 Chestnut Hill, MA
 02467-3109
 617.731.7770

Alterations to
 Brookline Bank
 160 Washington Street
 Brookline, MA

Scale	Commission No.
1/4"=1'-0"	0805
Date	Issue
7/22/08	Bld Set

PAINT EXISTING WINDOWS (TYP).
 PREPARATION WORK INCLUDES:
 REPAIR OF EXIST'G SASHES. REPLACEMENT
 OF EXIST'G BROKEN GLASS.
 INSTALLATION OF NEW GLAZING COMPOUND.
 REMOVAL OF EXISTING INTERIOR STORM
 WINDOWS. INSTALLATION OF NEW OPERABLE INTERIOR STORM
 SASHES. PAINT AND PATCH ALL EXIST'G FINISHES
 ADJACENT TO WINDOWS.

TOWN OF BROOKLINE
 BUILDING DEPARTMENT

DATE: SEP 10 2008 PERMIT # _____

This permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel, or not take any provisions of the Massachusetts State Building Code or Town of Brookline By-Laws or any other law, except as specifically authorized by conditions or specially granted variance. All work shall conform to the referenced application and stamped plans for which this permit has been issued and any amendments thereto.

Sheet _____ of _____

EXTERIOR PAINT COLORS
 AREAS OF THE FACADE THAT ARE CURRENTLY PAINTED SHALL RECEIVE NEW PAINT. COLORS SHALL BE LIGHT AND MEDIUM GRAY AS INDICATED ON THE ELEVATIONS.
 THE MEDALLION AT THE CORNER OF WASHINGTON AND BOYLSTON STREETS SHALL BE DARK GRAY. THE WINDOWS SHALL BE BRONZE. THE ARCHITECT WILL PROVIDE COLOR SAMPLES FOR THE CONTRACTOR TO MATCH.

Title
 North Elevation
 Washington Street
A.2

EXISTING SIGNAGE TO REMAIN

REPAIR LEAKS IN EXIST'G SKYLIGHT & AT EXIST'G ROOF

REMOVE EXIST'G AIR CONDITIONER & FRAME, INSTALL NEW DOUBLE-GLAZED WINDOW TO MATCH EXIST'G SIGHT LINES AND MULLION DIMENSIONS.

THE BROOKLINE SAVINGS BANK

CLEAN EXIST'G STONE (TYP.)

CLEAN & RESTORE EXIST'G METALS & ENTRANCE

SECURE EXIST'G HAND RAIL. ALL NEW GROUT MUST MATCH EXIST'G STAIR COLOR.

225 A side

96

EXIST'G SIGNAGE TO REMAIN



160 Washington Street