

Yamba Boutique

31 Church Street

PB# 352

Revised & Approved
Drawings

I. Revised Drawings

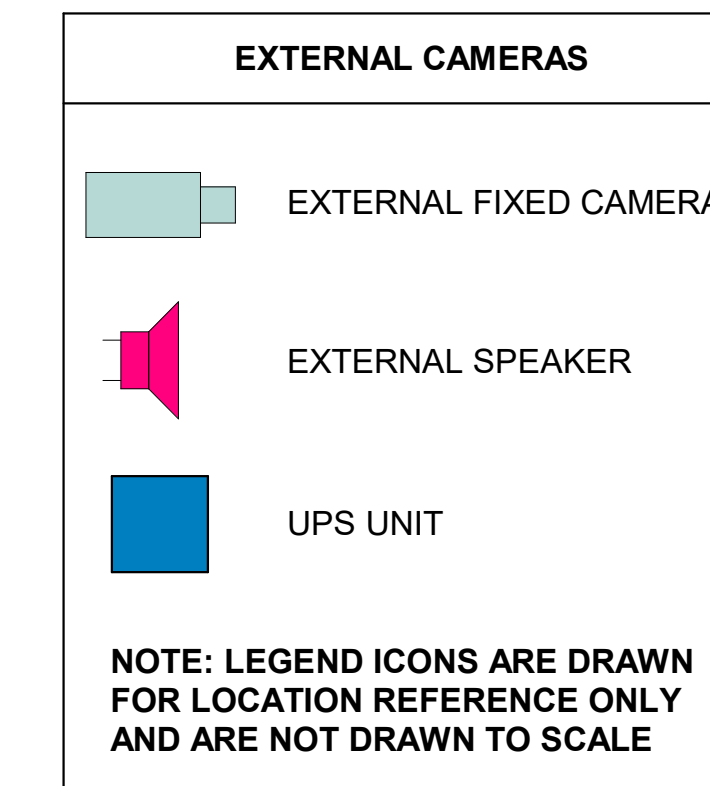
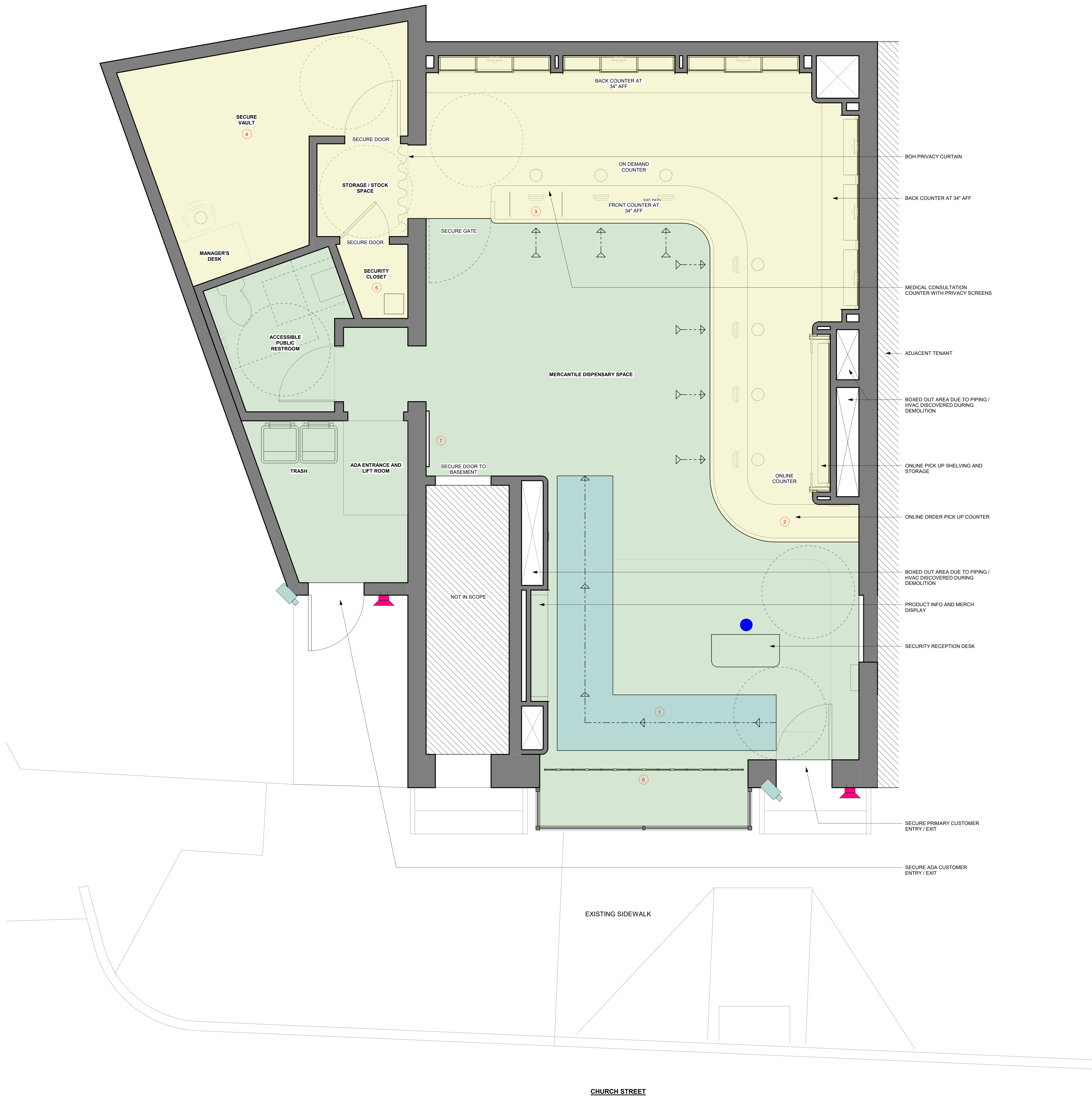
SITE PLAN ANNOTATION NOTES

1. QUEUE RELOCATED TO REDUCE CONGESTION AT THE PRIMARY ENTRANCE. RELOCATED QUEUE SUPPORTS THE SAME NUMBER OF CUSTOMERS AND HAS NOT BEEN CHANGED OR REDUCED.
2. NEW ONLINE PICK UP LOCATION WITH DIRECT LINE OF SIGHT AND ACCESS.
3. MEDICAL CONSULTATION STATION WITH PRIVACY SCREEN RELOCATED TO ALLOW ACCESS / ENTRY TO EMPLOYEE COUNTER AREA.
4. SECURE VAULT STORAGE EXPANDED FOR ADDITIONAL STORAGE CAPACITY.
5. SECURITY ROOM RELOCATED.
6. REEDED GLASS PANELS PREVENT VIEWS INTO DISPENSARY SPACE. SEE ATTACHED DESIGN FOR REVIEW.
7. TRANSPORTATION DISPLAY SCREEN RELOCATED AWAY FROM CENTER OF STORE TO PREVENT THE DISPLAY FROM BEING OBTSCURED BY QUEUING CUSTOMERS.

ARCHITECT OF RECORD
David Barsky Architect
320 Nevada Street, Suite 301
Newton, MA 02458
617.448.5872

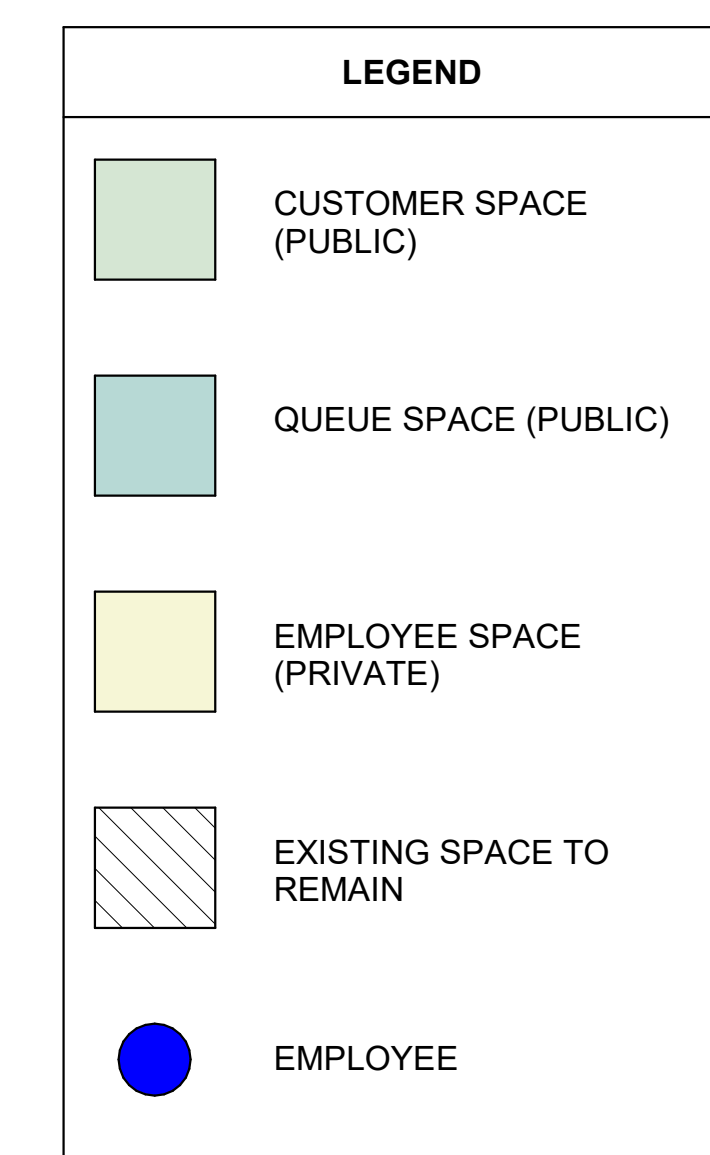
GENERAL CONTRACTOR
Buildout Construction, Corp.
1020 Turnpike Street, unit 5
Canton, MA 02021
781.828.5900

DESIGNER
Proportion Design
95A Commercial Street
Malden, MA 02148
617.449.1072



DISPENSARY SF BEAKDOWN

PUBLIC CUSTOMER SPACE	2,413 SF
PRIVATE EMPLOYEE SPACE	2,855 SF
FLEX / OFFICE SPACE	689 SF



ARCHITECT OF RECORD

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

No.	Description	Date

**YAMBA
YAMBA
BOUTIQUE
SITE PLAN**

Project Number	1110
Date	05.06.2022
Drawn By	Author
Checked By	Checker
A-001	
Scale	As indicated

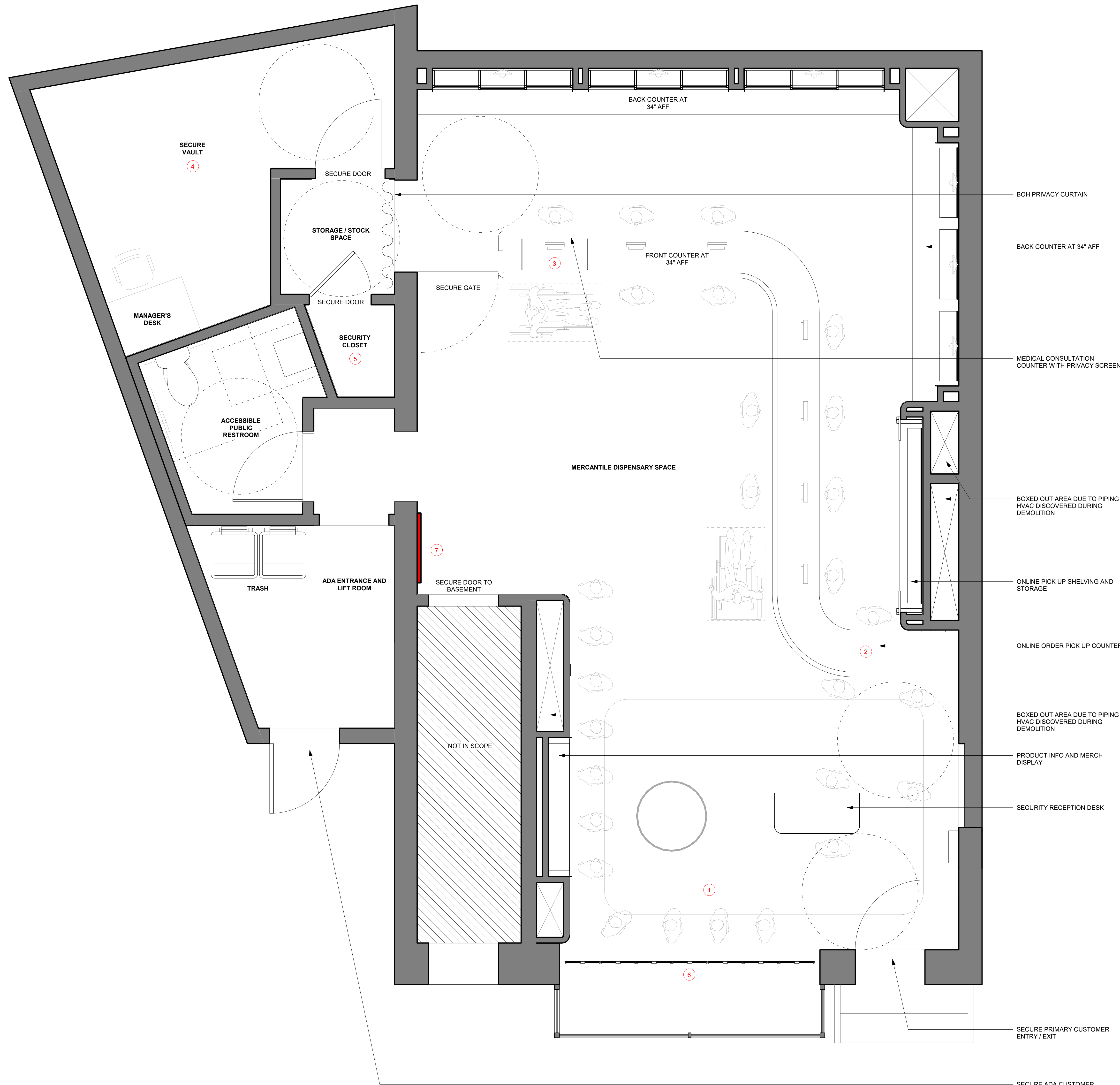
FLOOR PLAN ANNOTATION NOTES

1. QUEUE RELOCATED TO REDUCE CONGESTION AT THE PRIMARY ENTRANCE. RELOCATED QUEUE SUPPORTS THE SAME NUMBER OF CUSTOMERS AND HAS NOT BEEN CHANGED OR REDUCED.
2. NEW ONLINE PICK UP LOCATION WITH DIRECT LINE OF SIGHT AND ACCESS.
3. MEDICAL CONSULTATION STATION WITH PRIVACY SCREEN RELOCATED TO ALLOW ACCESS / ENTRY TO EMPLOYEE COUNTER AREA.
4. SECURE VAULT STORAGE EXPANDED FOR ADDITIONAL STORAGE CAPACITY.
5. SECURITY ROOM RELOCATED.
6. REEDED GLASS PIVOT PANELS PREVENT VIEWS INTO DISPENSARY SPACE. SEE ATTACHED DESIGN SPECS FOR REVIEW.
7. TRANSPORTATION DISPLAY SCREEN RELOCATED AWAY FROM CENTER OF STORE TO PREVENT THE DISPLAY FROM BEING OBSCURED BY QUEUEING CUSTOMERS.

ARCHITECT OF RECORD
David Barsky Architect
320 Nevada Street, Suite 301
Newton, MA 02458
617.448.5872

GENERAL CONTRACTOR
Buildout Construction, Corp.
1020 Turnpike Street, unit 5
Canton, MA 02021
781.828.5900

DESIGNER
Proportion Design
65A Commercial Street
Malden, MA 02148
617.449.1072



DISPENSARY SF BEAKDOWN	
PUBLIC CUSTOMER SPACE	720 SF
PRIVATE EMPLOYEE SPACE	355 SF

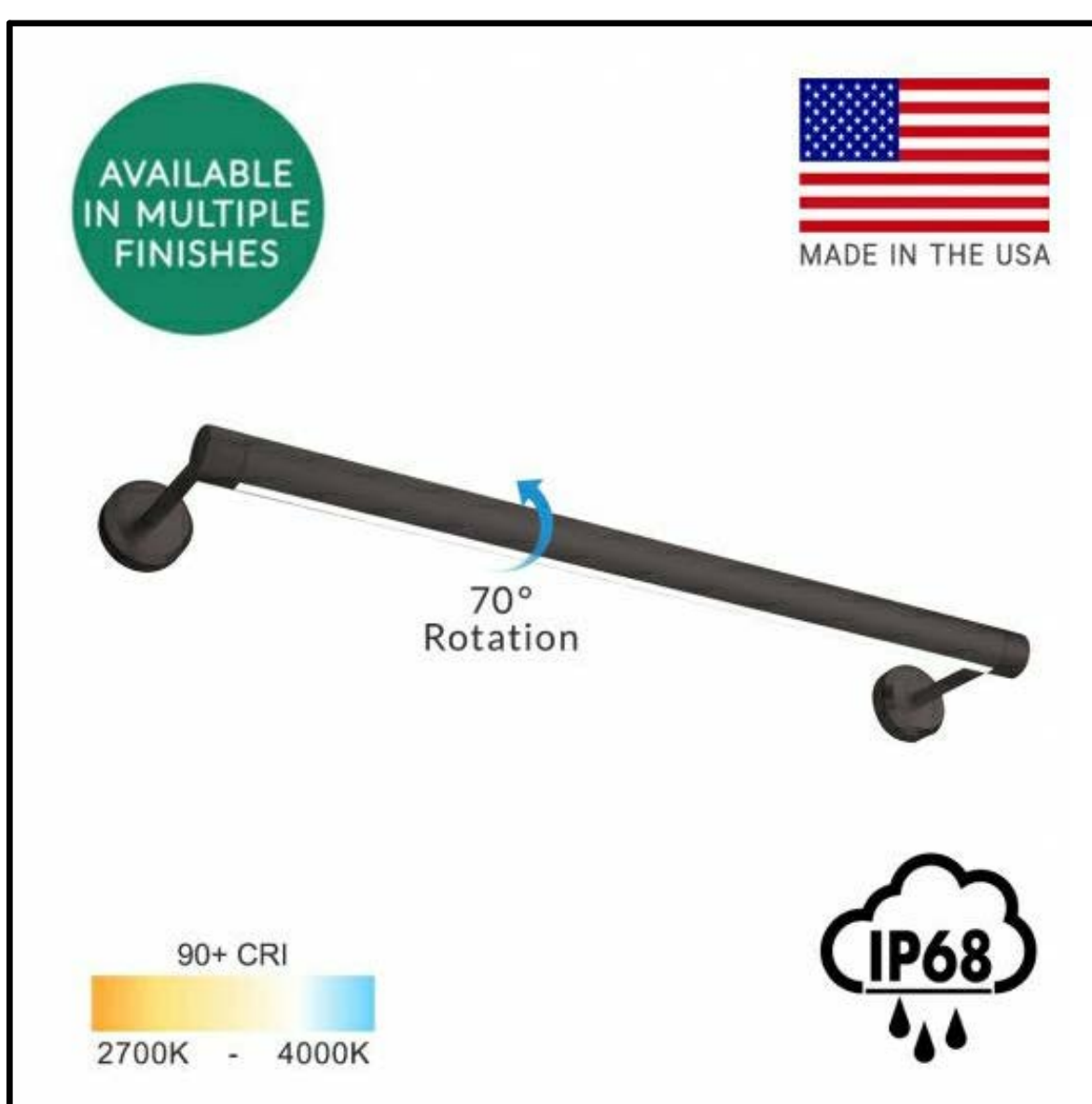
ARCHITECT OF RECORD

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

No.	Description	Date

**YAMBA
YAMBA
BOUTIQUE
DISPENSARY
FLOOR PLAN**

Project Number	1110
Date	05.06.2022
Drawn By	Author
Checked By	Checker
A-002	
Scale	As indicated



8" ALCON 11704 ROTATIONAL LED OUTDOOR WALL LIGHT SKU 11704, 2700K, BLACK

3 EXTERIOR LIGHTING SCONCE SPECIFICATIONS
6" = 1'-0"



8" STEEL LIGHTING CO. HAWTHORNE OUTDOOR WALL LIGHT, STRAIGHT ARM, 2700K, MATTE BLACK INTERIOR & EXTERIOR



SOLID AGED BRASS EXTERIOR DOOR PULL

4 EXTERIOR DOOR HANDLE
6" = 1'-0"

SIGNAGE	DIMENSIONS	AREA	HEIGHT	NOTES
A PRIMARY WORDMARK WALL SIGN	7' - 7" W x 0' - 6" H	3.8 SF	8' - 11"	AGED BRASS LOCK METAL, FLUSH-MOUNTED, EXTERNALLY ILLUMINATED FROM ABOVE VIA LINEAR BLACK FIXTURE
B CUSTOM GLOBE SCONCE LIGHT	0' - 10" W x 1' - 4" H	1.1 SF	6' - 6"	AGED BRASS, TRANSLUCENT GLASS GLOBE, INTERNALLY ILLUMINATED



- ALCON ROTATIONAL LINEAR WALL LIGHT ILLUMINATING SIGNAGE, BLACK FINISH
- A FLUSH-MOUNTED, ANTIQUE BRASS WORDMARK
- B NEW CUSTOM GLOBE SCONCE LIGHT FIXTURE - ANTIQUE BRASS AND TRANSLUCENT GLASS
- NEW OAK WOOD STILE AND RAIL, CARRIAGE STYLE DOOR WITH TRANSLUCENT GLAZING PANELS ABOVE AND OAK WOOD "Y" OVERLAY
- TRANSPARENT GLAZING WITH PANELS ON INTERIOR SIDE OF GLASS TO PREVENT VIEWS INTO SPACE
- AGED BRASS DOOR HANDLE
- EXTERIOR MATTE BLACK METAL STEEL LIGHTING CO. SCONCE
- EXISTING ADA ENTRY WITH EXISTING DOOR

NOTE: ENTRANCE DOOR TO 33 CHURCH STREET AND UPPER WINDOWS ARE NOT INCLUDED IN THE DESIGN SCOPE AND WILL REMAIN UNCHANGED.

1 EXTERIOR ELEVATION
1" = 1'-0"

ARCHITECT OF RECORD
David Barsky Architect
320 Nevada Street, Suite 301
Newton, MA 02458
617.448.5872

GENERAL CONTRACTOR
Buildout Construction, Corp.
1020 Turnpike Street, unit 5
Canton, MA 02021
781.828.5900

DESIGNER
Proportion Design
52A Commercial Street
Malden, MA 02148
617.449.1072

ARCHITECT OF RECORD

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

No.	Description	Date

**YAMBA
YAMBA
BOUTIQUE
EXTERIOR
ELEVATIONS**

Project Number 1110
Date 05.06.2022
Drawn By Author
Checked By Checker

A-003
Scale As indicated

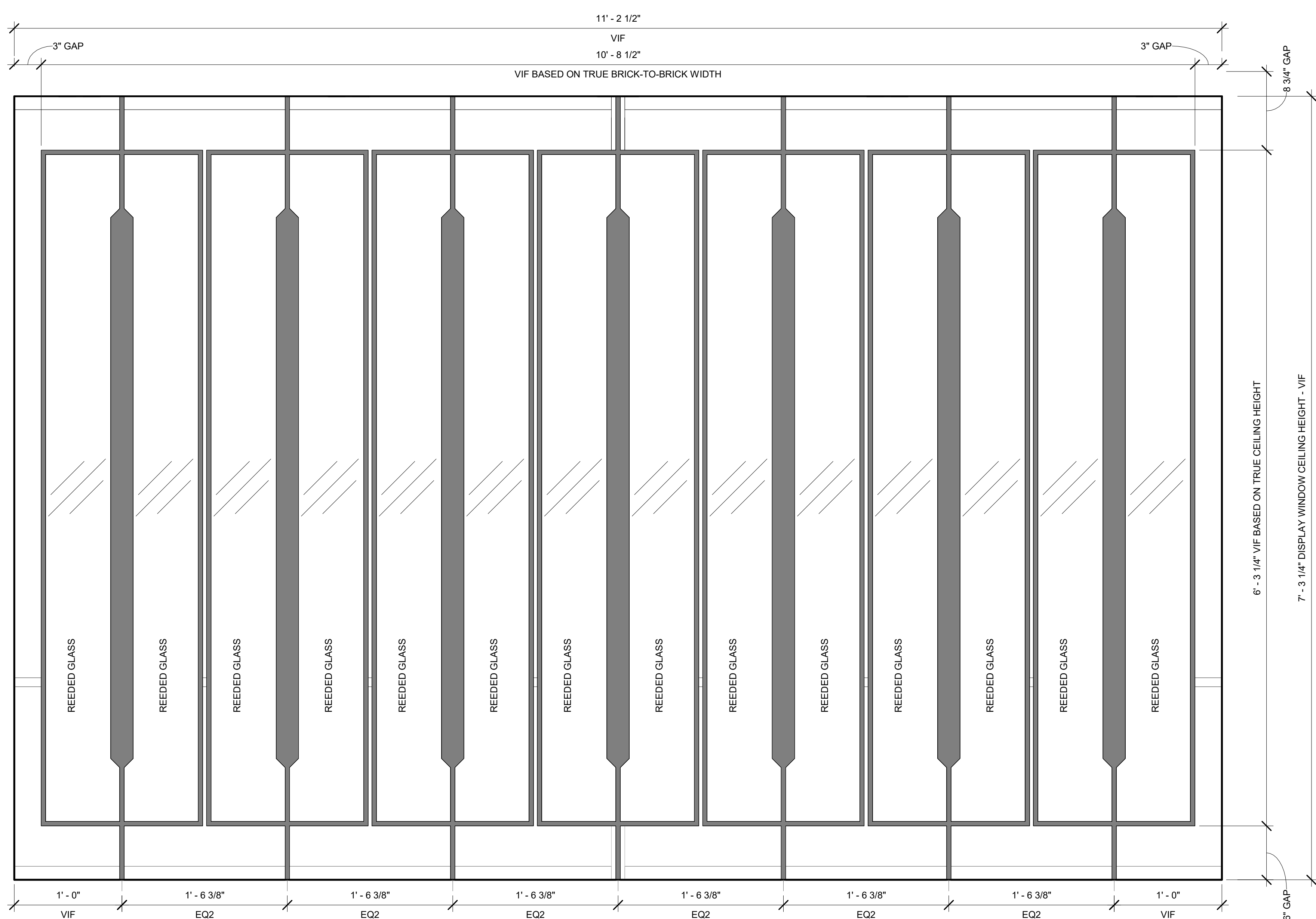
5/6/2022 11:57:33 AM



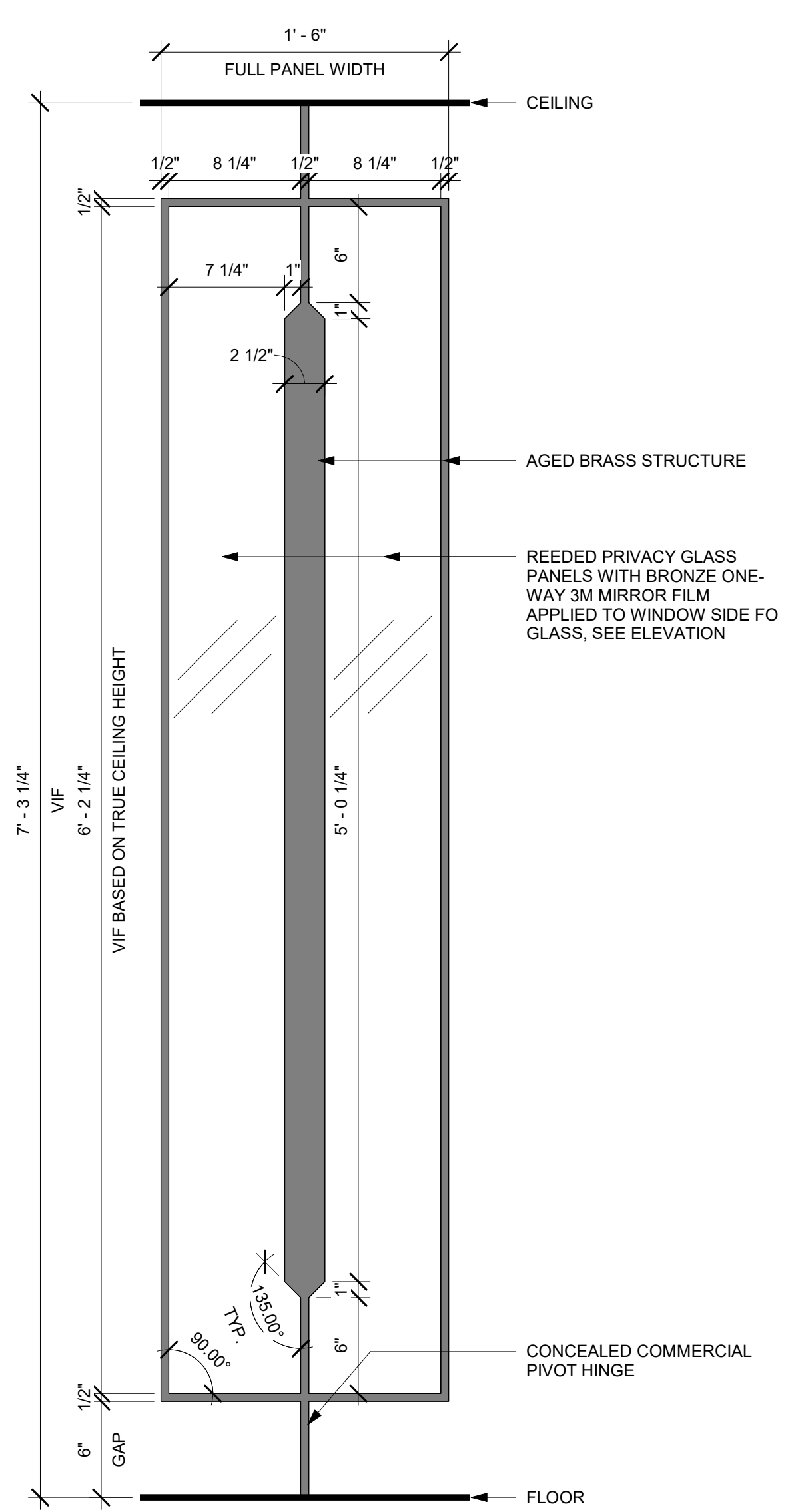
REEDED GLASS PANELS WITH MIRROR FILM INSTALLED BEHIND STOREFRONT GLAZING TO OBSCURE VIEWS INTO DISPENSARY WHILE ALLOWING NATURAL DAYLIGHT TO PASS THROUGH

ROTATING ART DISPLAY IN WINDOW

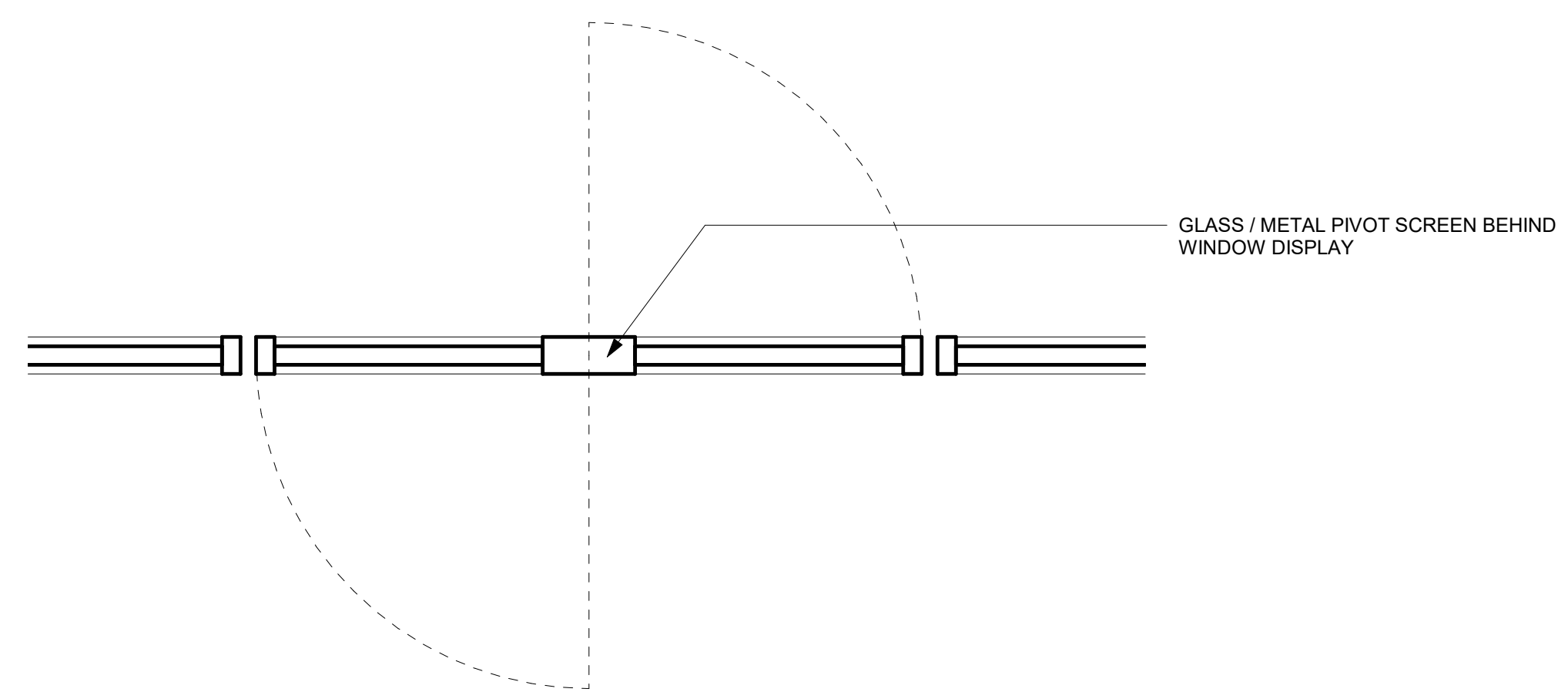
3 CHURCH STREET APPROACH
6" = 1'-0"



1 GLASS PIVOT PANELS ELEVATION - SET BEHIND CENTRAL BAY WINDOW
1 1/2" = 1'-0"



2 GLASS PIVOT PANELS - DETAIL
1 1/2" = 1'-0"



4 PIVOT PANEL DETAIL FLOOR PLAN
3" = 1'-0"

ARCHITECT OF RECORD
David Barsky Architect
320 Nevada Street, Suite 301
Newton, MA 02458
617.448.5872

GENERAL CONTRACTOR
Buildout Construction, Corp.
1020 Turnpike Street, unit 5
Canton, MA 02021
781.828.5900

DESIGNER
Proportion Design
52A Commercial Street
Malden, MA 02148
617.449.1072

ARCHITECT OF RECORD

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

No.	Description	Date

**YAMBA
YAMBA
BOUTIQUE
PIVOT PANEL
DESIGN**

Project Number 1110
Date 05.06.2022
Drawn By Author
Checked By Checker

A-004

Scale As indicated

5/6/2022 11:57:34 AM



ARCHITECT OF RECORD
 David Barsky Architect
 320 Nevada Street, Suite 301
 Newton, MA 02458
 617.448.5872

GENERAL CONTRACTOR
 Buildout Construction, Corp.
 1020 Turnpike Street, unit 5
 Canton, MA 02021
 781.828.5900

DESIGNER
 Proportion Design
 92A Commercial Street
 Malden, MA 02148
 617.449.1072

ARCHITECT OF RECORD

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

No.	Description	Date

**YAMBA
 YAMBA
 BOUTIQUE
 EXTERIOR
 RENDER
 ELEVATION**

Project Number 1110
 Date 05.06.2022
 Drawn By Author
 Checked By Checker
A-005
 Scale 6" = 1'-0"



ARCHITECT OF RECORD
 David Barsky Architect
 320 Nevada Street, Suite 301
 Newton, MA 02458
 617.448.5872

GENERAL CONTRACTOR
 Buildout Construction, Corp.
 1020 Turnpike Street, unit 5
 Canton, MA 02021
 781.828.5900

DESIGNER
 Proportion Design
 92A Commercial Street
 Malden, MA 02148
 617.449.1072

ARCHITECT OF RECORD

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

No.	Description	Date

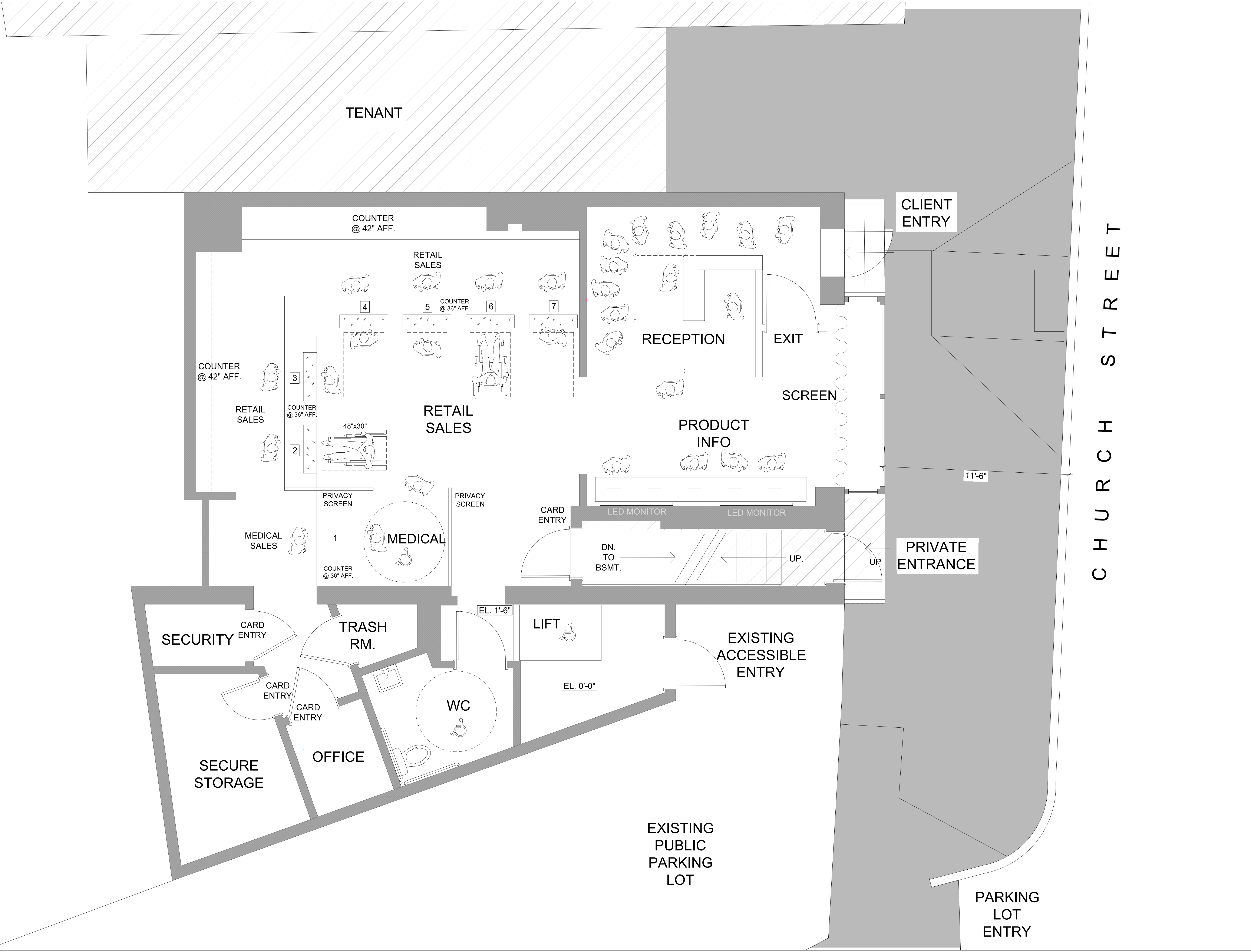
**YAMBA
 YAMBA
 BOUTIQUE
 EXTERIOR
 RENDER
 APPROACH**

Project Number	1110
Date	05.06.2022
Drawn By	Author
Checked By	Checker

A-006

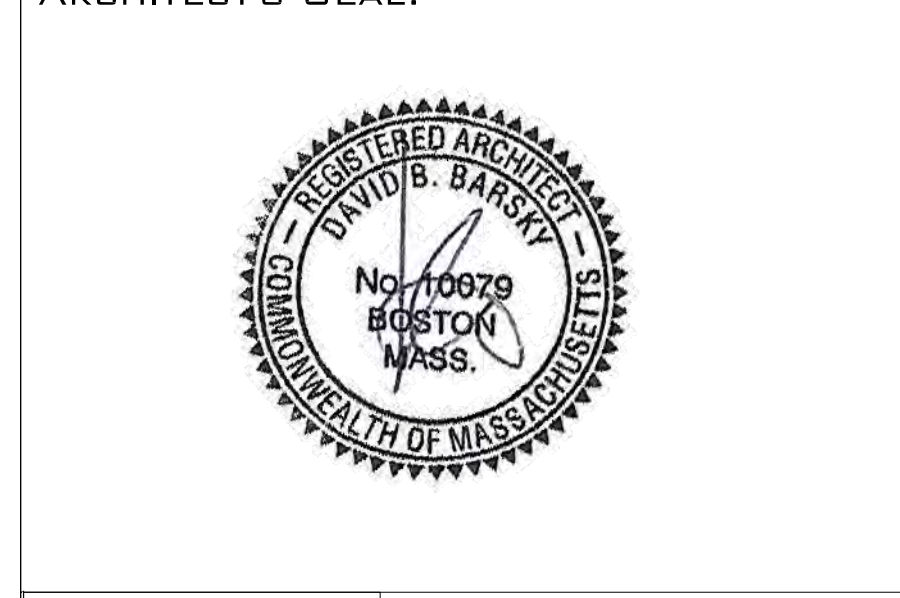
Scale 6" = 1'-0"

II. Approved Drawings



CHURCH STREET

1	10-25-2019	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.



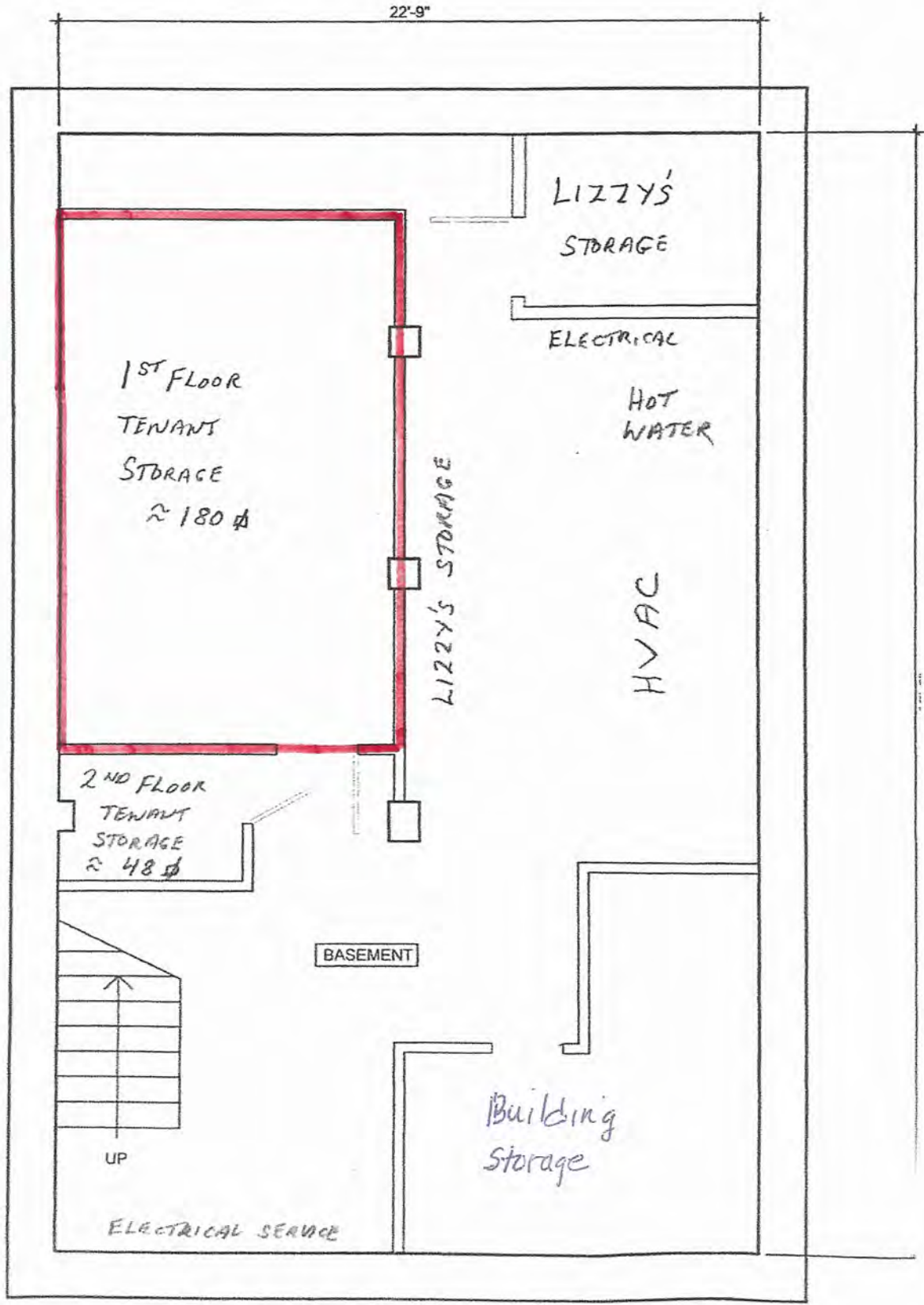
320 NEVADA STREET
NEWTON MA 02460
TEL: 617.448.5872
E-MAIL: DAVID.BARSKY@DAVIDBARSKYARCHITECT.COM

CLIENT INFORMATION
CHARLES RIVER REMEDIES LLC.

PROJECT LOCATION
31 Church Street,
Cambridge, MA 02138

DRAWING TITLE
PROPOSED FLOOR PLAN

SCALE 3/8" = 1'-0"	DATE 05-09-2019
PROJECT NO. N/A	REVISION NO. 0
DRAWN BY DB	DRAWING NO. A0.05
VERIFIED BY	



BASEMENT PLAN

CHARLES RIVER REMEDIES

CR



31
CHARLES
RIVER
REMEDIES

CHARLES RIVER REMEDIES

C.R.R.

31

CHARLES
RIVER
REMEDIES



CHARLES RIVER REMEDIES

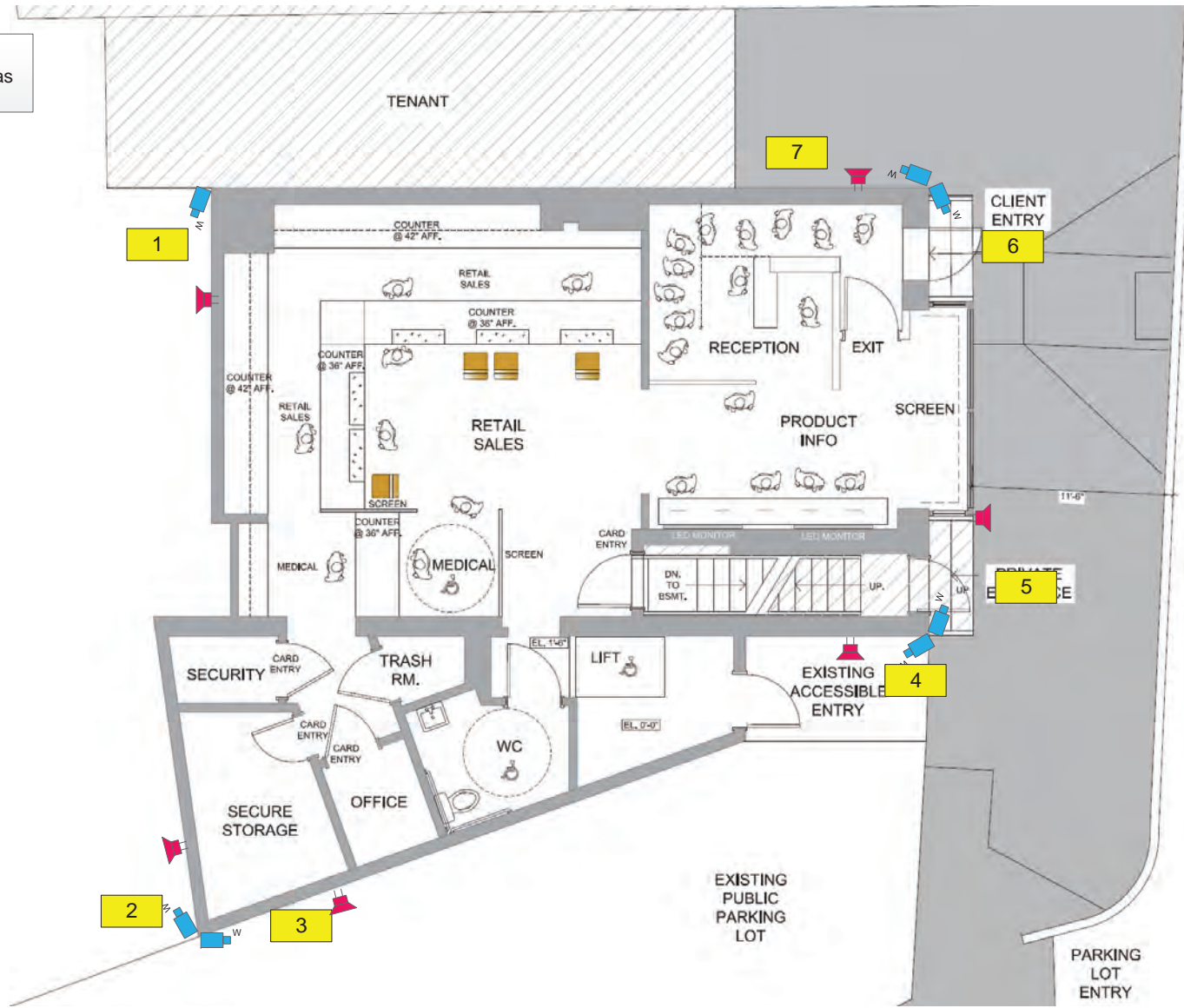
CR

31
CHARLES
RIVER
REMEDIES



Exterior cameras
 7 Fixed external cameras

EXTERNAL CAMERAS



Drawing for illustration purpose only. Equipment locations, specifications, etc. subject to change.

External Cameras		Rev. 1.0
Design Site Plan		
Scale:	NTS	
Drawn:	PR	10/23/2019
Client:	Charles River Remedies Dispensary	
Address:	31 Church Street, Cambridge, MA 02138	

Legend – External Cameras	
External fixed camera	Proposed pole location
External turret camera (roof and front entry mounted)	External speaker
Pan tilt zoom camera	Internal speaker
Thermal imaging camera	Audible Panic sounder
License plate viewing camera	Fixed audible panic button
Internal fixed camera with detection	Fixed silent hold up button
Internal fixed fisheye camera	Glass break sensor
	Vibration Sensor
	Arming keypad
	Recessed DPDT door contact
	Surface mounted DPDT door contact
	Overhead door contact
	Rack mounted Virtual Gateway Unit (VGU)
	Intermediate distribution frame
	Wireless bridge
	Security room PC with dual monitor
	Detection zone
	Viewing zone (no detection)

Ryan Built Construction Security Plans

781-333-9382

This document is the property of Ryan Built Construction. Distribution, copying and/or disclosure of contents to third parties by any means, without prior written consent of Ryan Built Construction is strictly prohibited.

PG.	N-1.0
------------	--------------

- Internal cameras**
- 14 Fixed internal cameras
 - 7 Fisheye Cameras
 - 1 (360) Internal Camera

INTERNAL CAMERAS



Drawing for illustration purpose only. Equipment locations, specifications, etc. subject to change.

Internal Cameras		Rev. 1.0
Design Site Plan		
Scale:	NTS	
Drawn:	PR	10/23/2019
Client:	Charles River Remedies Dispensary	
Address:	31 Church Street, Cambridge, MA 02138	

- Legend – External Cameras**
- External fixed camera
 - External turret camera (roof and front entry mounted)
 - 360 Internal Camera
 - Thermal imaging camera
 - License plate viewing camera
 - Internal fixed camera with detection
 - Internal fixed fisheye camera
 - Proposed pole location
 - External speaker
 - Internal speaker
 - Audible Panic sounder
 - Fixed audible panic button
 - Fixed silent hold up button
 - Glass break sensor
 - Vibration Sensor
 - Arming keypad
 - Recessed DPDT door contact
 - Surface mounted DPDT door contact
 - Overhead door contact
 - Rack mounted Virtual Gateway Unit (VGU)
 - Intermediate distribution frame
 - Wireless bridge
 - Security room PC with dual monitor
 - Detection zone
 - Viewing zone (no detection)

Ryan Built Construction Security Plans

781-333-9382

This document is the property of Ryan Built Construction. Distribution, copying and/or disclosure of contents to third parties by any means, without prior written consent of Ryan Built Construction is strictly prohibited.

PG.	N-2.0
------------	--------------

- Internal devices**
- 2 Recessed door contact
 - 5 surface mount door contact
 - 1 vibration sensors
 - 1 glass breaks
 - 2 audible panic button
 - 8 silent hold up buttons

INTRUSION DEVICES



Drawing for illustration purpose only. Equipment locations, specifications, etc. subject to change.

Intrusion Devices		Rev. 1.0
Design Site Plan		
Scale:	NTS	
Drawn:	PR	10/23/2019
Client:	Charles River Remedies Dispensary	
Address:	31 Church Street, Cambridge, MA 02138	

Legend – External Cameras			
	External fixed camera		Proposed pole location
	External turret camera (roof and front entry mounted)		External speaker
	Pan tilt zoom camera		Internal speaker
	Thermal imaging camera		Audible Panic sounder
	License plate viewing camera		Fixed audible panic button
	Internal fixed camera with detection		Fixed silent hold up button
	Internal fixed fisheye camera		Glass break sensor
			Vibration Sensor
			Arming keypad
			Recessed DPDT door contact
			Surface mounted DPDT door contact
			Overhead door contact
			Rack mounted Virtual Gateway Unit (VGU)
			Intermediate distribution frame
			Wireless bridge
			Security room PC with dual monitor
			Detection zone
			Viewing zone (no detection)

Ryan Built Construction Security Plans	
781-333-9382	
This document is the property of Ryan Built Construction. Distribution, copying and/or disclosure of contents to third parties by any means, without prior written consent of Ryan Built Construction is strictly prohibited.	
PG.	N-3.0



EXISTING LIGHTS



EXISTING LIGHTS



LOCATION OF CHARLES RIVER REMEDIES

LOCATION OF CHARLES RIVER REMEDIES

EXISTING LIGHTS



31 CHURCH STREET

REAR FACADE EXISTING CONDITIONS/LIGHTING