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June 19, 2015

BY HAND

Ms. Linda Finucane
Chief Committee Clerk
Newton Board of Aldermen
1000 Commonwealth Avenue
Newton, MA 02459-1449

RECEIVED
Newton City Clerk
2015 JUN 19 AM 11:13
David A. Olson, CMC
Newton, MA 02459

Re: The Neighborhood Hardware Group/Petition #121-15/2-12 Windsor Road a/k/a 1641 Beacon Street

Dear Linda,

I am enclosing a proposed conditions floor plan dated May 28, 2015, revised June 18, 2015, prepared by Donald Lang Architects relative to the above matter which show the accessibility improvements to the site, including the front entrance ramp.

Please let me know if you have any questions respecting the same. Best wishes.

Sincerely,



Stephen J. Buchbinder

SJB/mer
enclosure

cc: (By Hand, w/enclosure)
Alderman Marc C. Laredo
Alderman Gregory R. Schwartz
Alderman Scott F. Lennon
Alderman Susan S. Albright
Alderman James R. Cote
Alderman John W. Harney
Alderman Deborah Crossley
Alderman Richard A. Lipof
Mr. Daniel Sexton
(By First Class Mail, w/enclosure)
Mrs. Tricia Marshall

RECEIVED
 NEWTON DIVISION
 2015 JUN 19 AM
 DEBRA A. OLSON, CLERK
 NEWTON, MASS 02459
 Waban Hardware
 TrueValue
 1041 Beacon Street
 Woburn, MA 02458

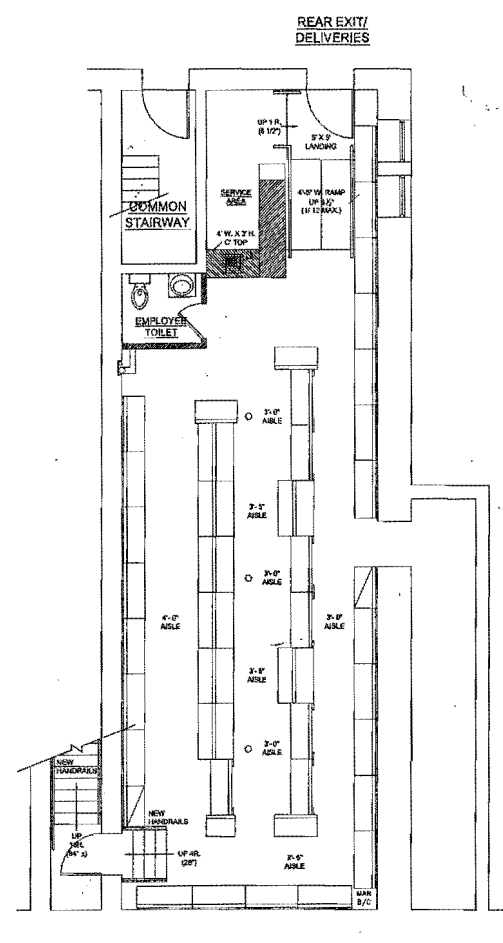
Scale: 1/8" = 1'-0"
 Date: 05-29-15
 15-10-15 AND APPROVED



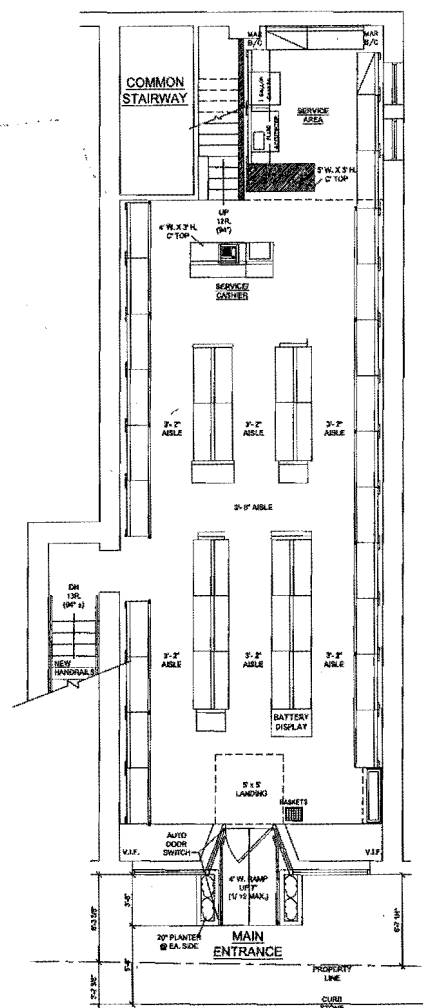
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 Project No. 15041
 File: 151410401.dwg, Prop Plan
 X-ref:
 Date Issued: 05-29-15
 Drawn By: JH
 Checked By: OL

PROPOSED FLOOR PLANS

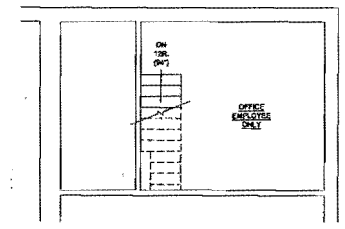
A1.0



1 PROPOSED BASEMENT FLOOR PLAN- 1525 S.F.
 SCALE: 1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN- 1262 S.F.
 SCALE: 1/8" = 1'-0"



3 PROPOSED LOFT LEVEL PLAN- 194 S.F.
 SCALE: 1/8" = 1'-0"

PROPOSED ACCESSIBILITY
 THE EXISTING STEP AT THE FRONT ENTRANCE WILL BE REMOVED TO ENABLE THE CREATION OF AN ACCESSIBLE ENTRANCE INCLUDING A NEW 1/4" MAX. SLOPE RAMP, COMPLIANT STAIR HANDRAILS, 3'-0" INTERIOR AND EXTERIOR LANDINGS AND A 2'-0" WIDE ACCESSIBLE DOOR EQUIPPED WITH AN AUTOMATIC DOOR OPENER.

THE FRONT ENTRANCE RAMP WILL BE CONSTRUCTED ON PRIVATE PROPERTY AS THE MAIN FRONT FACADE IS SET BACK FROM THE PROPERTY LINE APPROXIMATELY 8'-0" O.C. PLANTERS LOCATED ON EITHER SIDE OF THE RAMP WILL AT LEAST PENETRATE TO ITS PRESENCE. REFER TO THE SITE PLAN AND DLA DRAWING A1.0.

ACCESSIBLE AISLES NOT LESS THAN 36" WILL BE PROVIDED ON BOTH UPPER AND LOWER LEVELS.

ACCESSIBLE CASHIER AREAS WITH 36" HIGH COUNTERTOPS WILL BE PROVIDED ON BOTH UPPER AND LOWER LEVELS.

COMPLIANT LEVER HANDLE DOOR HARDWARE WILL BE PROVIDED ON ALL SWINGING DOORS IN PUBLIC AREAS.

TWO COMPLIANT WALL SIDE HANDRAILS AND COMPLIANT STAIR HANDRAILS WILL BE PROVIDED ON THE EXISTING STAIRWAY.

THE EXISTING ADDRESSABLE FIRE-ALARM SYSTEM WILL BE MODIFIED AND INCLUDE ADDITIONAL COMPLIANT NOTIFICATION DEVICES.

THE MISSING BULLET SIGN FOR THE 3rd FLOOR SIGNIFICANCE IN THE PARKING LOT WILL BE INSTALLED.

ALL OF THE MOST POPULAR HARDWARE ITEMS FOR PARKING OF A SMALL NEIGHBORHOOD HARDWARE STORE WILL BE DISPLAYED AND STOCKED ON THE UPPER ACCESSIBLE LEVEL. THESE ITEMS WILL INCLUDE FASTENERS, CLEANING SUPPLIES, AUTO-THE-HOUSEHOLDERS, ELECTRICAL SUPPLIES, SEASONAL CHARGING ITEMS AND PAINT. PRODUCTS THAT INCLUDE BE MORE INTERESTING TO TRADESMEN OR CONTRACTORS WILL BE AVAILABLE ON THE LOWER LEVEL. THESE ITEMS WILL INCLUDE CONSTRUCTION TOOLS, LADDERS AND CONSTRUCTION RAW MATERIALS SUCH AS PIPE, PLUMBING SUPPLIES, WIRE, AND OTHER COMMERCIAL PRODUCTS.

BASEMENT EXIT DOOR
 A SINGLE EXIT IS REQUIRED FROM THE NEW BASEMENT REAR SPACE. THEREFORE, AN ACCESSIBLE BASEMENT EXIT WILL BE PROVIDED FOR EMERGENCY USE THAT WILL INCLUDE A 48" WIDE RAMP, COMPLIANT HANDRAILS AND COMPLIANT LANDINGS AT TOP AND BOTTOM. THE EXISTING DOOR OCCUPIES AT GRADE WITH NO STEPS AT THE EXTERIOR. THERE IS ONE EXISTING STEP AT THE INTERIOR WHICH THE RAMP WILL REPLACE.

THE USE OF THIS DOOR WAS CONSIDERED AS AN ACCESSIBLE LOWER LEVEL ENTRANCE BUT THE ACCESSIBLE ROUTE FROM THE ACCESSIBLE PARKING WOULD REQUIRE TRAVELING OVER AN EXISTING SLOPE USED DRIVEWAY WITH AN 11.8% SLOPE. THE OWNER INDICATES THAT THIS DRIVEWAY WOULD BE A SAFE ROUTE FOR OTHER AISLE BOUND OR PATRONS WITH DISABILITIES.

ASSISTED SHOPPING ACCOMMODATION POLICY
 TO HAVE A WELL-POPULATED WEB SITE DISPLAYING ALL OF THE IN-MECHANIC HOUSE (WWW.TRUEVALUE.COM). THIS EXISTING COMPUTERS/INVENTORY SYSTEM WILL BECOME THE BASIS FOR CREATING A SIMPLE ACCOMMODATION PROJECT FOR ASSISTING SHOPPERS WHO ARE EITHER UNCOMFORTABLE OR UNABLE TO USE THE STAIRS TO ENTER THE BASEMENT LEVEL. A COPY OF THE INTERNET HOME PAGE IS ATTACHED.

THE WEB CATALOG WILL BE AVAILABLE ON AN IPAD OR OTHER TABLET COMPUTER ON THE ACCESSIBLE MAIN LEVEL ALLOWING ANYONE TO BROWSE FOR GOODS THAT ARE LOCATED ON THE BASEMENT LEVEL.

WHEN A CUSTOMER FINDS AN ITEM ON THE PAD CATALOG THAT THEY WOULD LIKE TO SEE, A MAIN STAFF MEMBER WILL RETRIEVE THE ITEM FROM THE BASEMENT AND BRING IT TO THE SHOPPER ON THE UPPER LEVEL.

