

NO.	1	DATE	7/1/19
REVISION			
EXISTING LOADING SPACES IN MUNICIPAL LOT			

Record Owner:
 HARRY & VICTORIA KATIS
 TRUSTEE OF POTAMIA REALTY TRUST
 720 MASSACHUSETTS AVE
 CAMBRIDGE, MA 02139
 BK:1260 / PG:20

Location:
 MAP 90 LOT 125
 567 MASSACHUSETTS AVE
 CAMBRIDGE, MA

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
 PHONE: 781.279.0180 RJCONNELL.COM

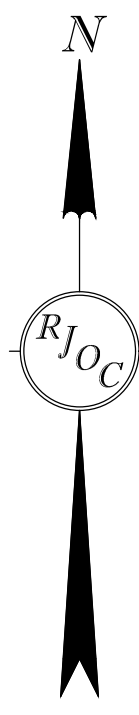
PREPARED FOR:
THE WESTERN FRONT, LLC.
 699 BOYLSTON ST, 12TH FLOOR
 BOSTON, MA 02116

PROJECT NAME:
567 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA

DESIGNED BY: BWT
 DRAWN BY: MSM
 REVIEWED BY: BWT
 SCALE: 1"=60'
 DATE: 06/19/2019
 DRAWING NAME:

CONTEXT MAP
 (500' RADIUS)

DRAWING NUMBER:
CONTEXT-1
 PROJECT NUMBER:
 19038

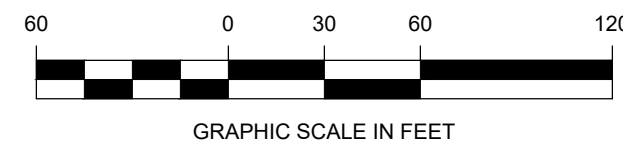


RESIDENT PERMIT ONLY PARKING	
LOADING ZONE	
1 HOUR METER PARKING	
2 HOUR METER PARKING	
HANDICAP PARKING	
TAXI STAND/LANE	
RIDE SHARE	
TRAIN STATION	
BUS STOP	
BLUEBIKE BIKE SHARE STATION	

BUS STOP ID	ROUTES SERVED
1	1
2	47,64,70,70A
3	64,70,70A
4	64,CT1,84,91
5	1,47,CT1,64,70,70A

NOTE

ALL TRANSIT SERVICE STATIONS DEPICTED ON THIS PLAN ARE ACCESSIBLE WITHIN A 3 TO 5 MINUTE WALK TO/FROM THE PROPOSED MAIN ENTRANCE OF THE FACILITY.



DATE	
REVISION	
NO.	

Record Owner:
 HARRY & VICTORIA KATIS
 TRUSTEE OF POTAMIA REALTY TRUST
 720 MASSACHUSETTS AVE
 CAMBRIDGE, MA 02139
 BK:1260 / PG:20

Location:
 MAP 90 LOT 125
 567 MASSACHUSETTS AVE
 CAMBRIDGE, MA

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
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 80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
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 699 BOYLSTON ST, 12TH FLOOR
 BOSTON, MA 02116

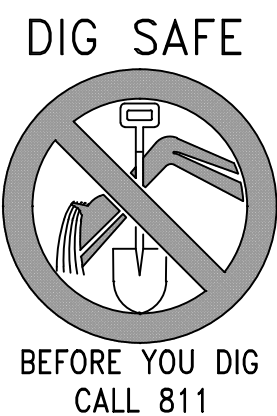
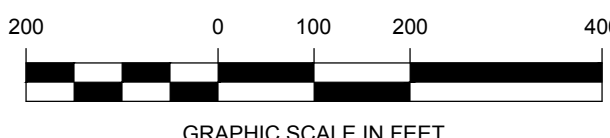
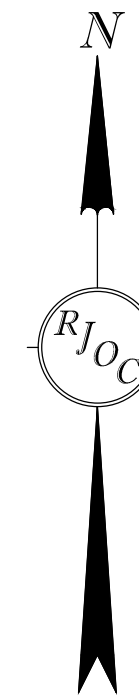
PROJECT NAME:
567 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA

DESIGNED BY: BWT
 DRAWN BY: MSM
 REVIEWED BY: BWT
 SCALE: 1"=200'
 DATE: 06/19/2019
 DRAWING NAME:

CONTEXT PLAN
 (1,800' RADIUS)

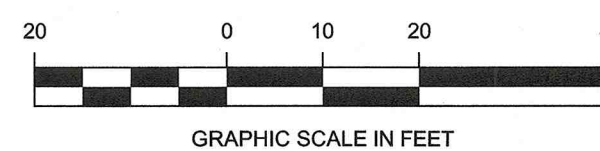
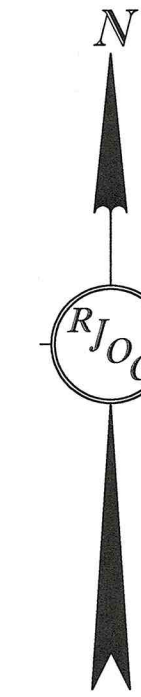
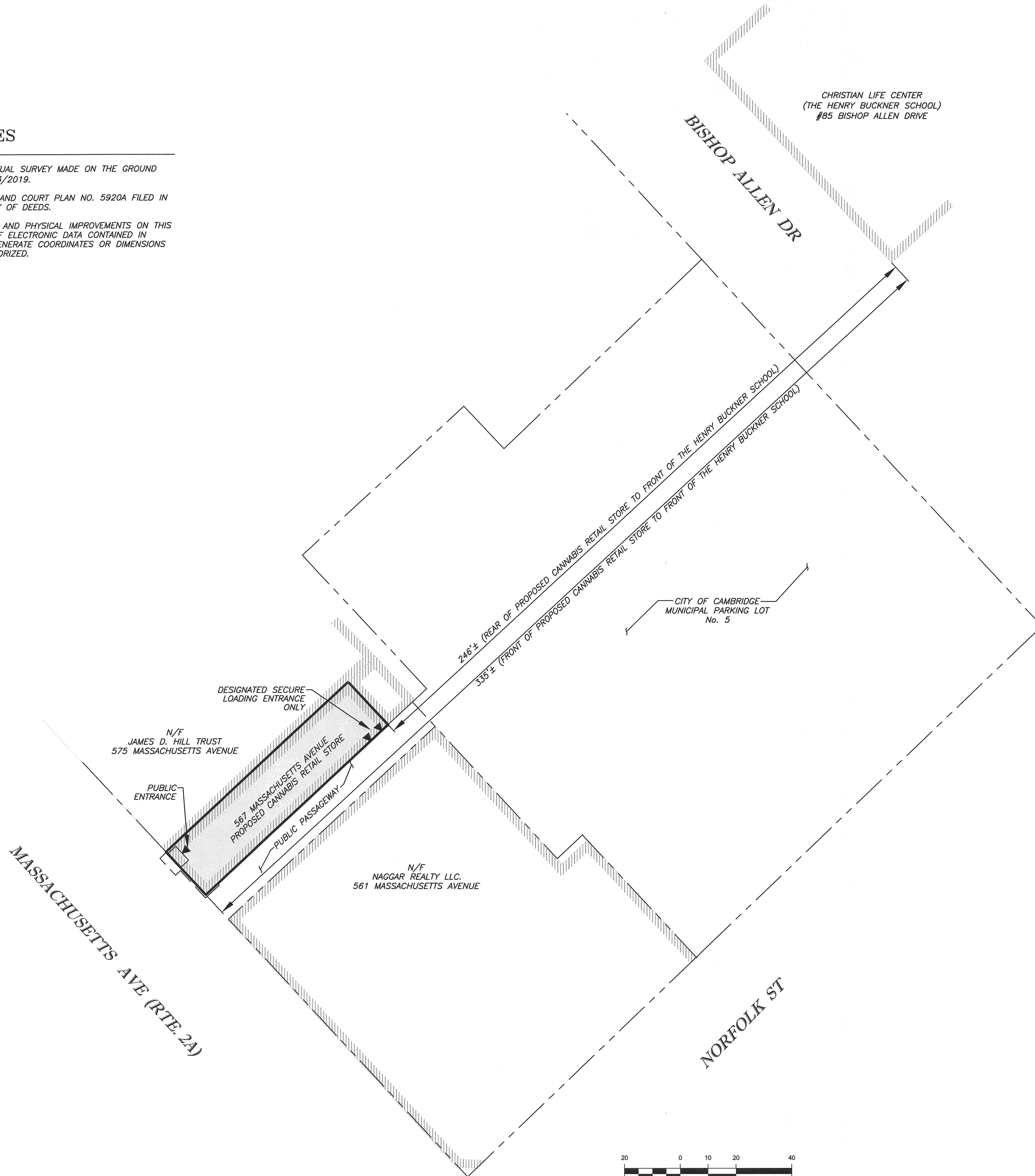
DRAWING NUMBER:
CONTEXT-1

PROJECT NUMBER:
 19038



NOTES

1. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 05/3/2019.
2. THE HORIZONTAL DATUM IS BASED OFF LAND COURT PLAN NO. 5920A FILED IN THE SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS.
3. THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.



NO.	REVISION	DATE

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
 PHONE: 781.279.0180 RJOCNNELL.COM

PREPARED FOR:
THE WESTERN FRONT, LLC.
 699 BOYLSTON ST, 12TH FLOOR
 BOSTON, MA 02116

PROJECT NAME:
567 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA

SEAL:

DESIGNED BY: BWT
 DRAWN BY: MSM
 REVIEWED BY: BWT
 SCALE: 1" = 20'
 DATE: 06/19/2019
 DRAWING NAME:

DISTANCE EXHIBIT

DRAWING NUMBER:
EXH-1

PROJECT NUMBER:
 19038

Drawing notes: C:\MA\Cambridge\The Western Front, LLC\567 Massachusetts Avenue\Exhibits\19038_EXHIBIT-1.dwg
 Jun 19, 2019 1:33:39pm



Professional seal for Brian W. Timm, Registered Professional Engineer, No. 48120.

DATE	
REVISION	
NO.	

Record Owner:
 HARRY & VICTORIA KATIS
 TRUSTEE OF POTAMA REALTY TRUST
 720 MASSACHUSETTS AVE
 CAMBRIDGE, MA 02139
 BK-1260 / PG.20

Location:
 MAP 90 LOT 125
 567 MASSACHUSETTS AVE
 CAMBRIDGE, MA

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 60 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
 PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
THE WESTERN FRONT, LLC.
 699 BOYLSTON ST, 12TH FLOOR
 BOSTON, MA 02116

PROJECT NAME:
567 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED ON 05/03/2019.



DATE: 5/8/19
 PROFESSIONAL LAND SURVEYOR FOR
 RJO'CONNELL & ASSOCIATES, INC.

DRAWN BY:	TDB
REVIEWED BY:	SML
SCALE:	1"=20'
FIELD CREW:	TDB/JJ
FIELD BOOK:	FIELD BOOK 31 / PG 43
DATE:	05/08/2019

DRAWING NAME:
EXISTING PLOT PLAN

DRAWING NUMBER:
EX-1

PROJECT NUMBER:
 19038

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NOTES

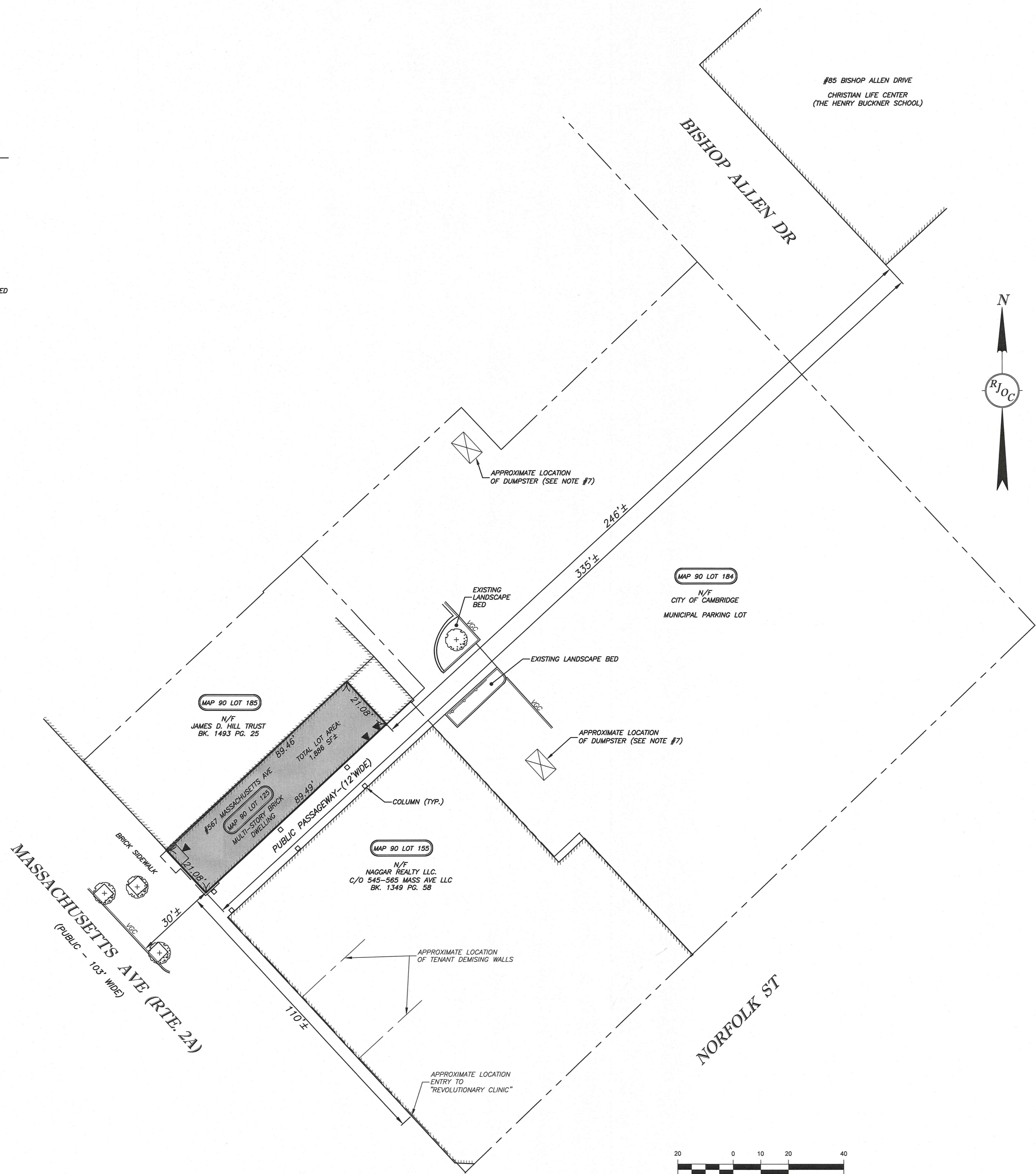
- UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 05/3/2019.
- THE HORIZONTAL DATUM IS BASED OFF LAND COURT PLAN NO. 5920A FILED IN THE SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS.
- THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
- THE PARCEL IS LOCATED IN THE BUSINESS B ZONE, CENTRAL SQUARE OVERLAY DISTRICT REFERENCED FROM THE CITY OF CAMBRIDGE COMMUNITY DEVELOPMENT DEPARTMENT.
- THE PARCEL SHOWN IS LOCATED IN ZONE X, AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS," PANEL 576 OF 656, MAP NUMBER 25017C0576E, EFFECTIVE DATE JUNE 04, 2010.
- DUMPSTER LOCATIONS COMPILED FROM GOOGLE AERIAL, DUMPSTERS WERE NOT FIELD LOCATED.

PLAN REFERENCES

- PLAN BOOK AND PAGES REFERENCE THE SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS
- LAND COURT PLAN NO. 5920A
 - LAND COURT PLAN NO. 6442B

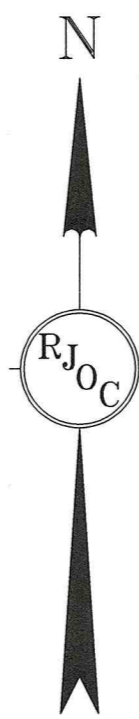
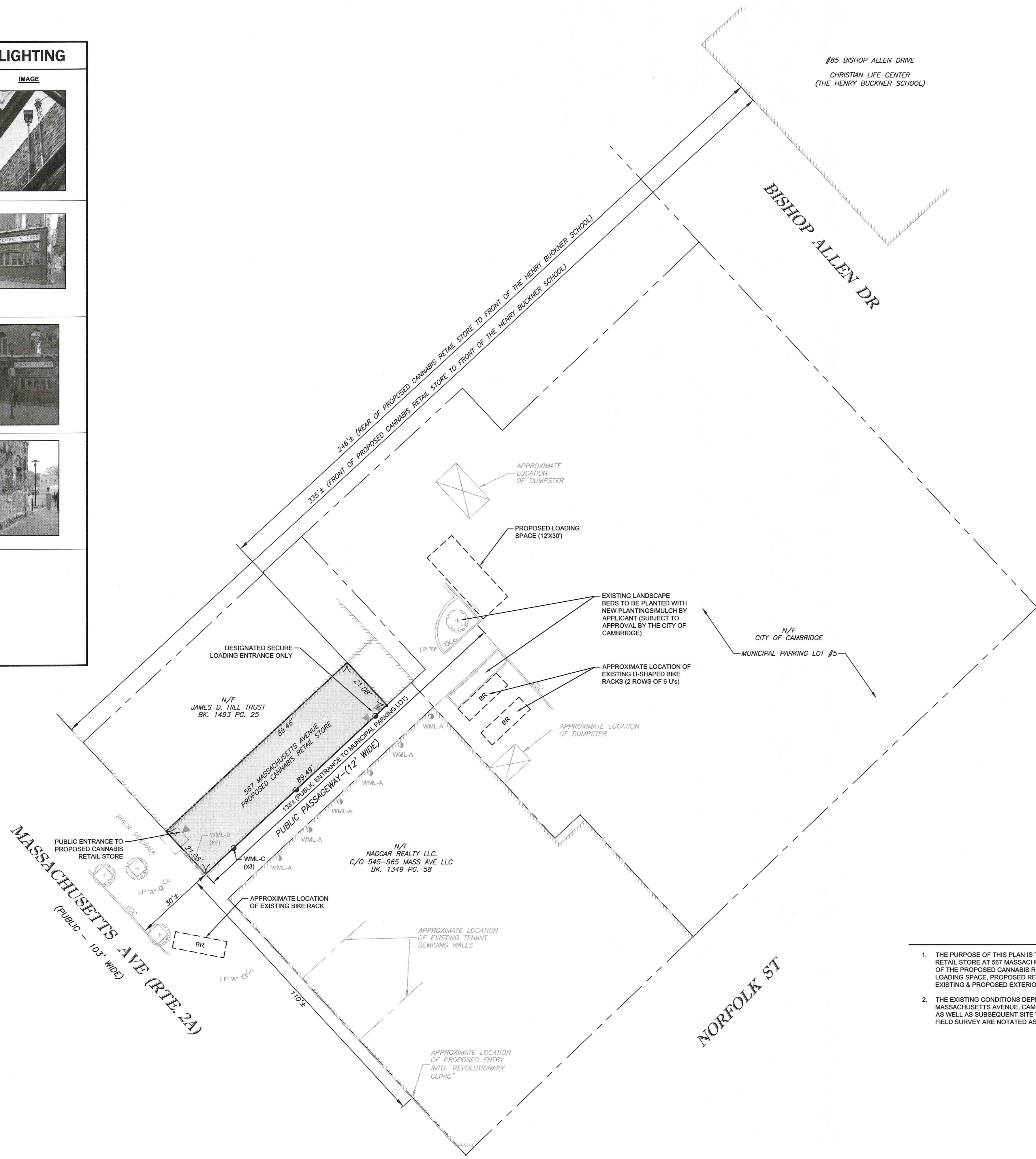
LEGEND

	PROPERTY LINE
	ABUTTING PROPERTY LINE
	ORNAMENTAL FENCE
	DOOR
	EXISTING TREE
	VERTICAL GRANITE CURB



Drawing name: C:\WA\Cambridge\The Western Front, LLC\567 Massachusetts Avenue\Survey\DWG\19038_Survey.dwg
 May 06, 2019 1: 8:06pm

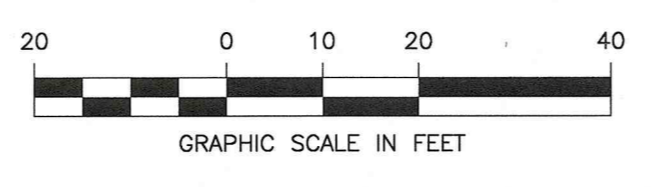
DESCRIPTION	QUANTITY	SYMBOL	IMAGE
EXISTING WALL MOUNTED LIGHTS ON TOP OF BUILDING AT 567 MASSACHUSETTS AVENUE (DIRECTED DOWN INTO PASSAGEWAY/ALLEY)	6	WML-A	
EXISTING WALL MOUNTED LIGHTS ON FRONT OF BUILDING AT 567 MASSACHUSETTS AVENUE	4	WML-B	
EXISTING POLE LIGHTS IN SIDEWALK IN FRONT OF BUILDING AT 567 MASSACHUSETTS AVENUE	2	LP "A"	
EXISTING POLE LIGHTS AT END OF PASSAGEWAY NEAR MUNICIPAL PARKING LOT	1	LP "B"	
PROPOSED WALL MOUNTED LIGHTS ON SIDE OF BUILDING AT 567 MASSACHUSETTS AVENUE	3	WML-C	



LEGEND	
	PROPERTY LINE
	ABUTTING PROPERTY LINE
	ORNAMENTAL FENCE
	DOOR
	EXISTING TREE
	VERTICAL GRANITE CURB
	LIGHT POLE
	BIKE RACK

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO ACCOMPANY AN APPLICATION TO PERMIT THE CONSTRUCTION OF A NEW CANNABIS RETAIL STORE AT 567 MASSACHUSETTS AVENUE. THIS PLAN HAS BEEN PREPARED TO DEPICT THE RELATIVE LOCATION OF THE PROPOSED CANNABIS RETAIL STORE TO: EXISTING PARKING LOTS, EXISTING BICYCLE PARKING, PROPOSED LOADING SPACE, PROPOSED REFUSE (DUMPSTER) STRUCTURES, PROPOSED LANDSCAPE IMPROVEMENTS, AND EXISTING & PROPOSED EXTERIOR LIGHTING.
2. THE EXISTING CONDITIONS DEPICTED ON THIS PLAN IS BASED UPON A PLAN ENTITLED "EXISTING PLOT PLAN, 567 MASSACHUSETTS AVENUE, CAMBRIDGE, MA" AS PREPARED BY R.J. O'CONNELL & ASSOCIATES, INC. DATED JUNE 19, 2019 AS WELL AS SUBSEQUENT SITE VISITS/OBSERVATIONS CONDUCTED BY RJOC. EXISTING ITEMS NOT LOCATED BY A FIELD SURVEY ARE NOTATED AS SUCH ON THIS PLAN.



NO.	DATE	REVISION

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 MONTALE AVENUE, SUITE 201 STONHAM, MA 02180
 PHONE: 781.279.0180 RJOCONELL.COM

PREPARED FOR:
THE WESTERN FRONT, LLC.
 699 BOYLSTON ST, 12TH FLOOR
 BOSTON, MA 02116

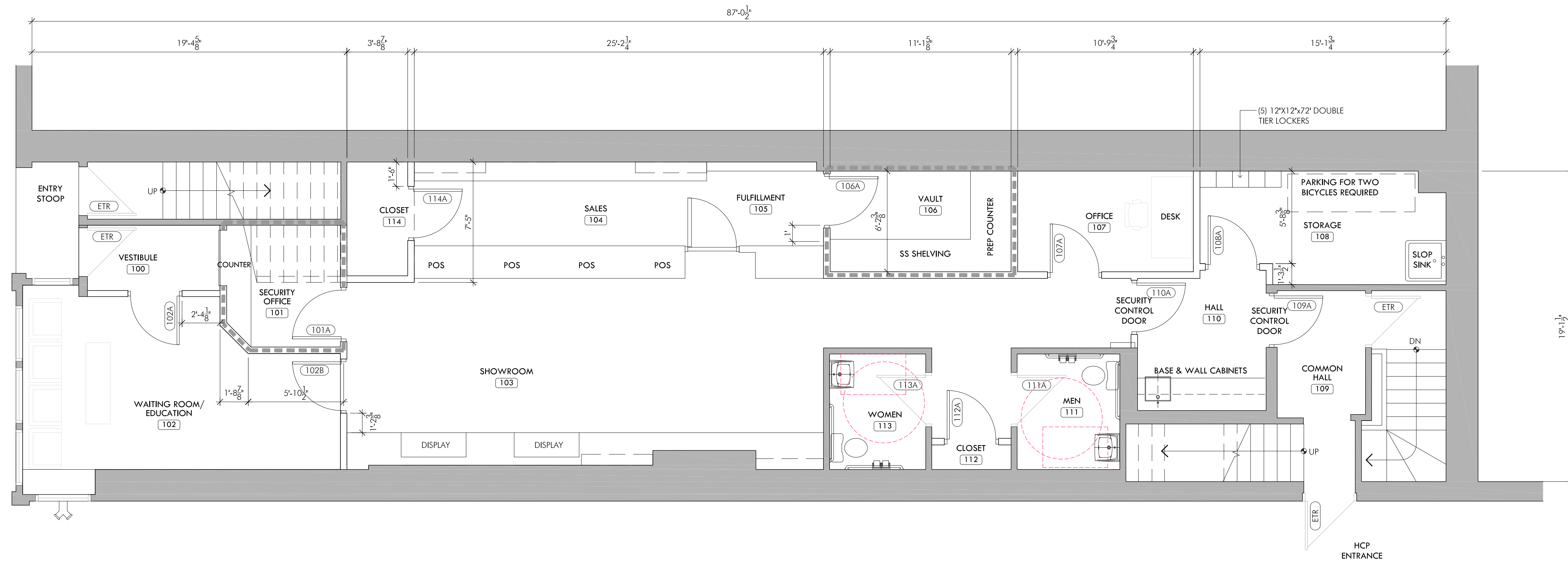
PROJECT NAME:
567 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA

SEAL:

 DESIGNED BY: BWT
 DRAWN BY: MSM
 REVIEWED BY: BWT
 SCALE: 1" = 20'
 DATE: 08/19/2019
 DRAWING NAME:

PROPOSED SITE PLAN

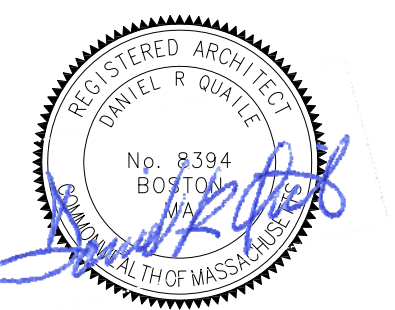
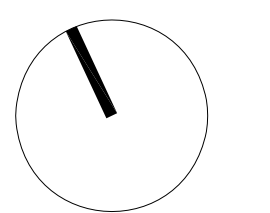
DRAWING NUMBER:
C-1
 PROJECT NUMBER: **19038**



Consultants

Revisions

WESTERN FRONT
567 Massachusetts Avenue
Cambridge MA 02139-4030



**FIRST FLOOR PLAN &
INTERIOR PERSPECTIVE VIEWS**

Project Number
2019.070
Drawing Scale
AS NOTED
Drawn By
DRQ
Checked By
GMC
Date Issued
7/15/2019

A1



Consultants

Revisions

WESTERN FRONT
567 Massachusetts Avenue
Cambridge MA 02139-4030

EXTERIOR ELEVATIONS

Project Number
2019.070

Drawing Scale
1/4" = 1'-0"

Drawn By
DRQ

Checked By
GMC

Date Issued
7/15/2019

A2



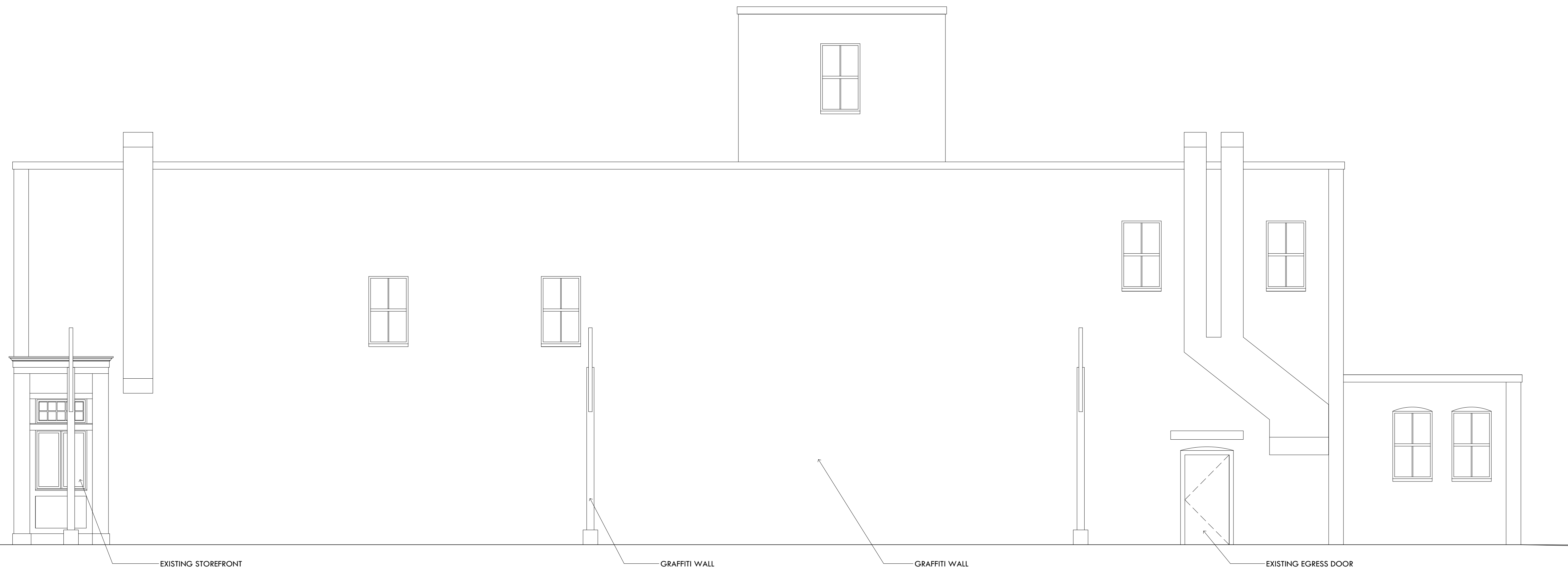
1 EXISTING MASS AVE. ELEVATION
A2 SCALE: 1/4"=1'-0"



- NEW WINDOW CORNICE TO BE RE-BUILT & CENTERED OVER EXISTING WINDOWS
- EXISTING BRICK TO BE RE-PAINTED BENJAMIN MOORE HC-51 AUDUBON RUSSET
- 6" PAINTED TRIM @ WINDOWS
- NEW CERAMIC TILE PANEL TO MATCH EXISTING WITH NEW ILLUMINATED SIGNAGE. FONT TO MATCH EXISTING
- EXISTING CLEAR GLASS TO REMAIN
- EXISTING WOOD TRIM AND PANELS TO BE PAINTED HC-27 MONTEREY WHITE

BM HC-51 AUDUBON RUSSET, BRICK
BM HC-27 MONTEREY WHITE, TRIM
BM HC-157 NARRAGANSET GREEN DOOR

2 PROPOSED MASS AVE. ELEVATION
A2 SCALE: 1/4"=1'-0"



3 MODICA WAY ELEVATION
A2 SCALE: 1/4"=1'-0"