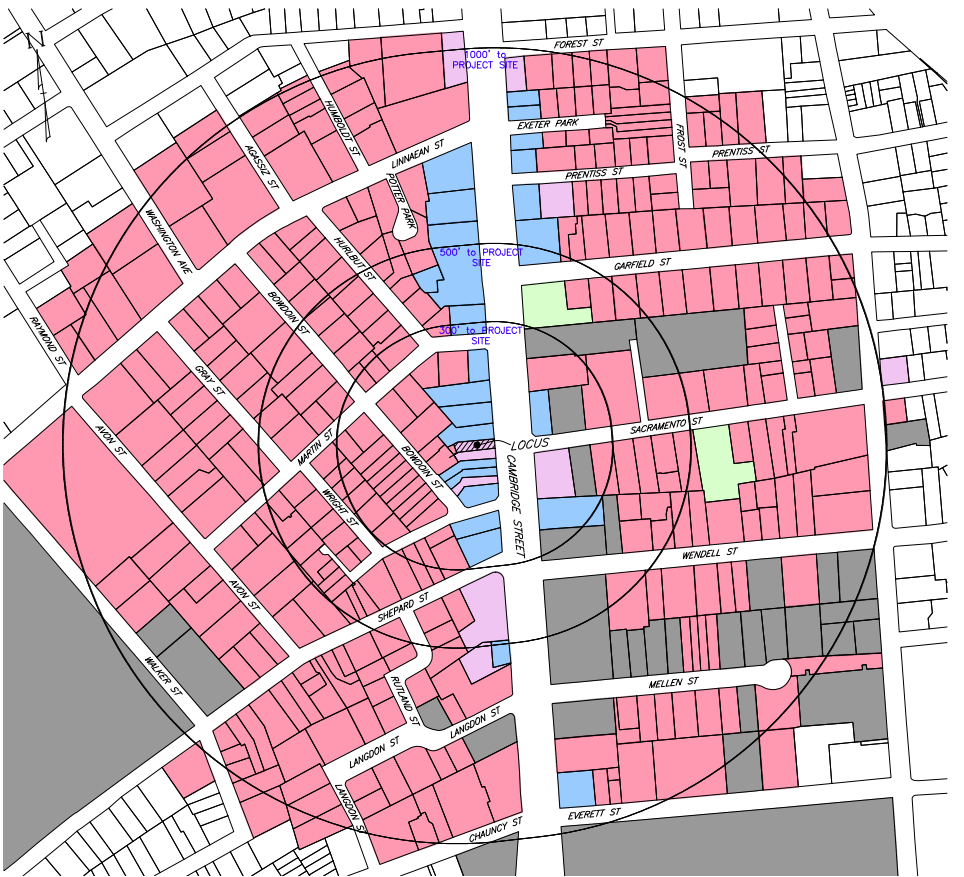


Budega, Inc.
1686 Massachusetts Ave
Cambridge, MA 02138

Project Plans and Illustrations

SITE PLAN
in
CAMBRIDGE, MASSACHUSETTS
PROPOSED RETAIL MARIJUANA ESTABLISHMENT



ZONE: BUSINESS A-2 (BA-2)
MINIMUM SETBACKS:
FRONT = 5 FT.
SIDE = 10 FT.
REAR = 20 FT.
MAX. BUILDING HEIGHT = 45 FT.
MIN. LOT SIZE = NO MIN.
MIN. LOT AREA PER DWELLING UNIT = 600 S.F.
LOT WIDTH = NO MIN.

PARCEL INFORMATION:
#1686 MASSACHUSETTS AVENUE
PARCEL ID: 196-14
RECORD OWNER:
STAMATAKIS, MICHAEL TRUST
THE CRETE REALTY TRUST
1708 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138
DEED REFERENCE:
MIDDLESEX SOUTH REGISTRY OF DEEDS
BOOK 31488 PAGE 16

LEGEND:
RESIDENTIAL (Pink)
COMMERCIAL (Blue)
INSTITUTIONAL (Green)
INDUSTRIAL (Yellow)
MUNICIPAL (Grey)
MIXED USE (Purple)

LOCUS & CONEIXT MAP
SCALE: 1"=150'±

SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
INDEX	C1
EXISTING CONDITIONS	C2
PROPOSED CONDITIONS	C3

- GENERAL NOTES:
1. VERTICAL DATUM IS NAVD83
 2. PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL BOUNDARY SURVEY BY HAYES ENGINEERING, INC.
 3. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. ON MAY 18, 2019.

Prepared For:
Owner / Applicant
Arish Haidari
320 D Street
Cambridge, MA 02142
773-381-4078

Prepared By:
Hayes Engineering, Inc.
100 Park Street
Waltham, MA 01981
Tel: 781-345-7596
www.hayeseng.com

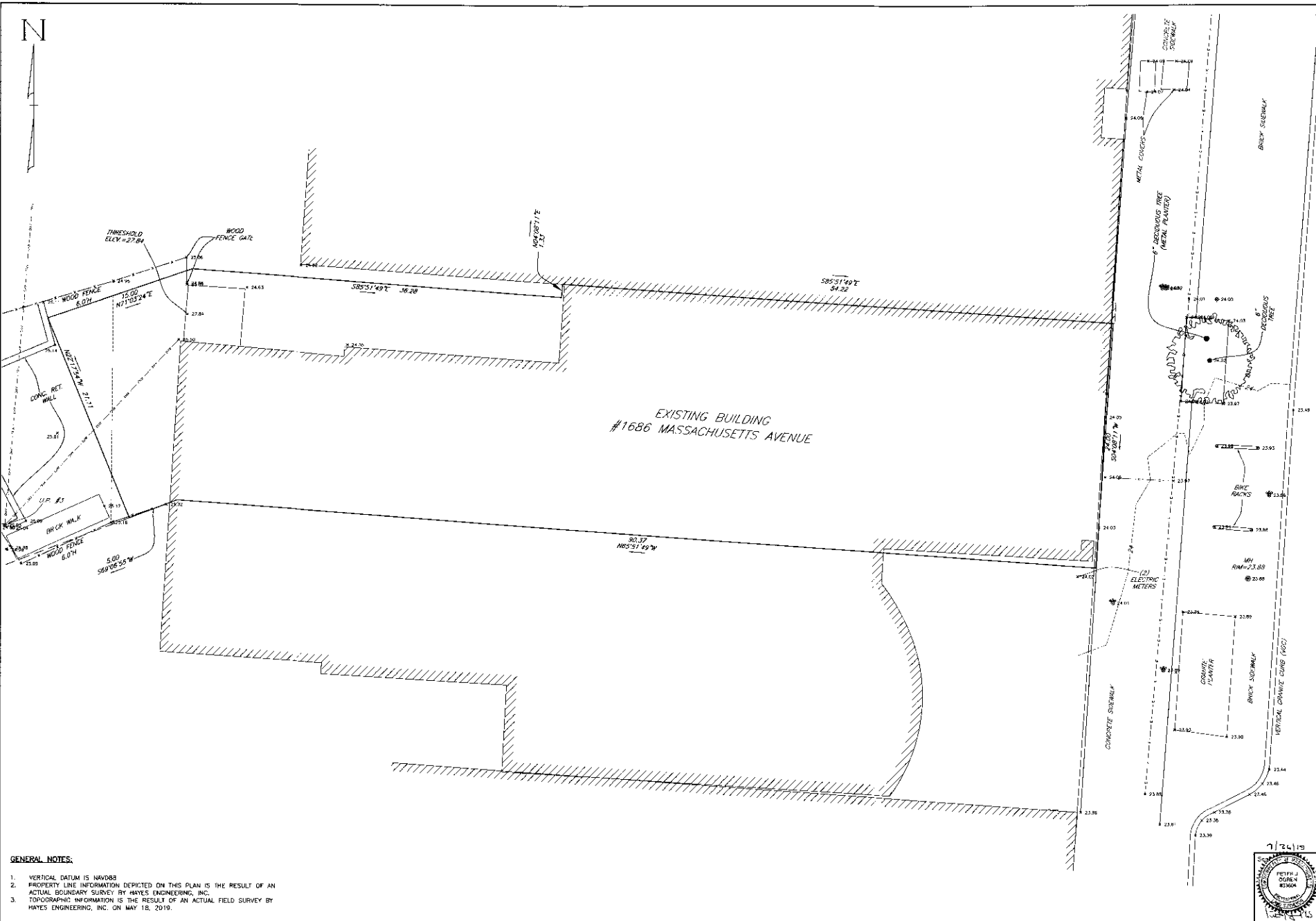
Design By: TC
Drawn By: TC
Checked By: PJO
Project File: CAM-0046
Comp. No.: CAM37
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revisions	Date

Scale: 1"=150'
0' 75' 150' 300'
Date: July 23, 2019

Drawing Title:
SITE PLAN - PROPOSED RETAIL MARIJUANA ESTABLISHMENT #1686 MASSACHUSETTS AVE CAMBRIDGE, MASS.

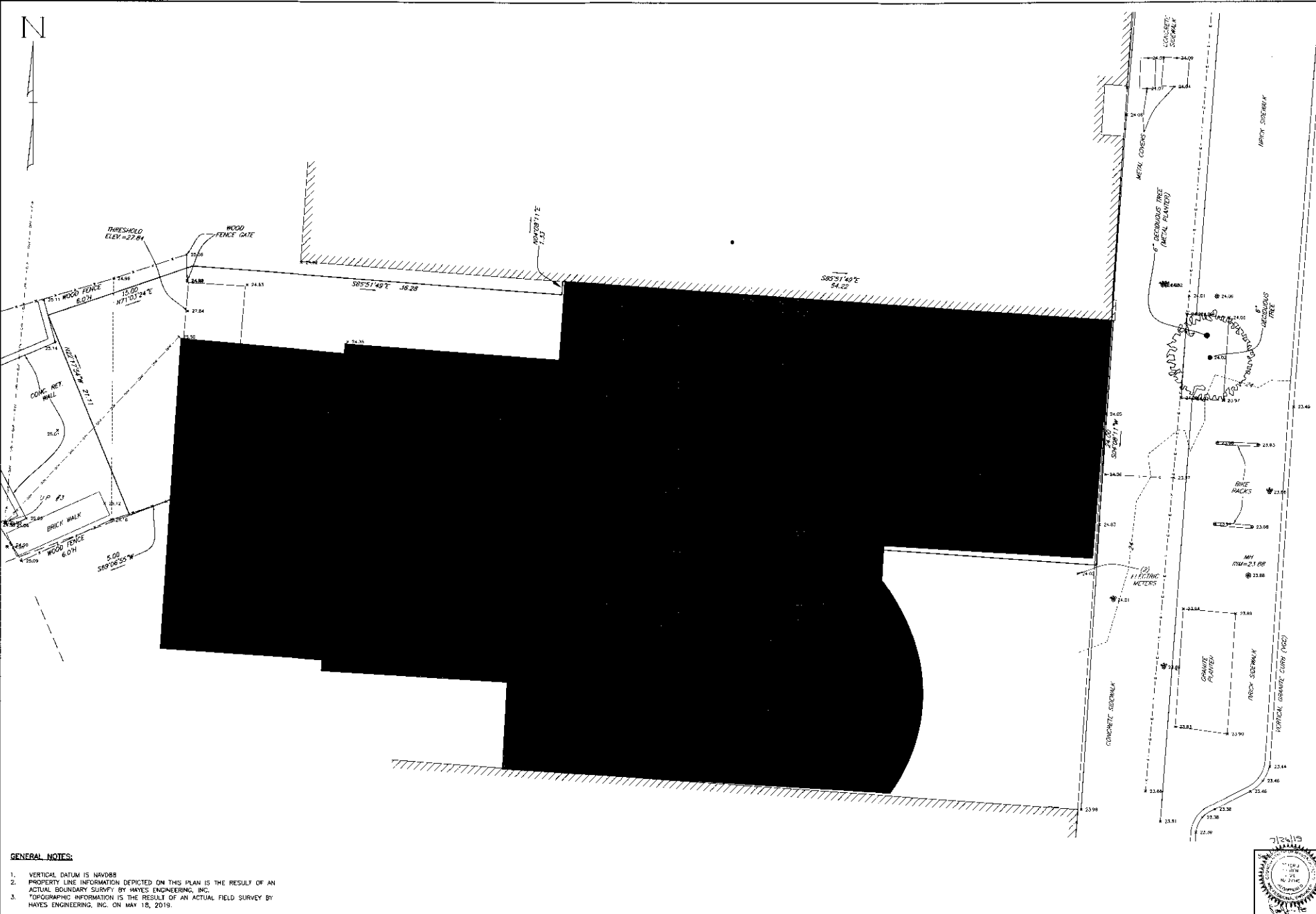
Seat: Drawing No.: C1 INDEX SHEET 1 OF 3



GENERAL NOTES:

1. VERTICAL DATUM IS NAVD83
2. PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL BOUNDARY SURVEY BY HAYES ENGINEERING, INC.
3. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. ON MAY 18, 2019.

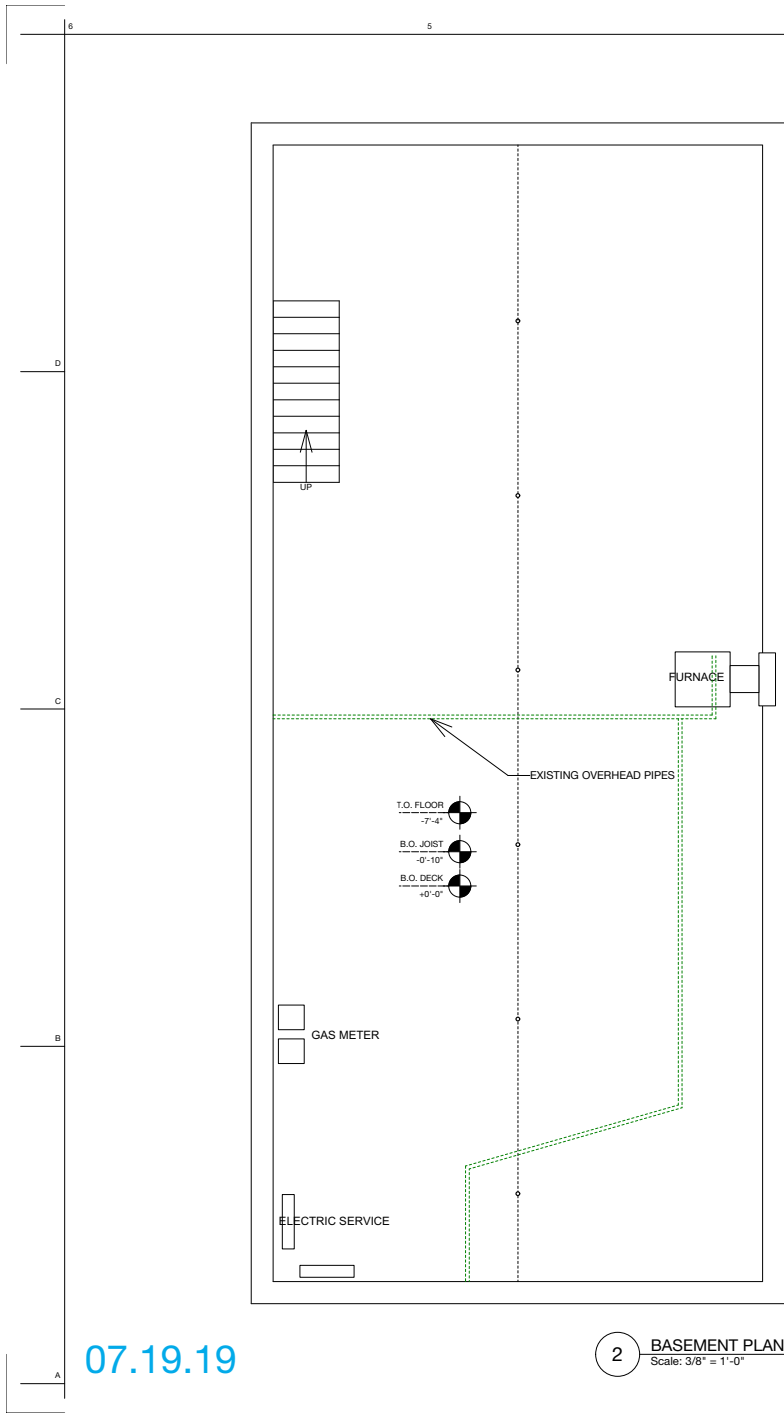
<p>Owner / Applicant Josh Nelson 1686 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02127 773-878-4678</p>	<p>Prepared By: Hayes Engineering, Inc. 650 State Street, 2nd Floor Cambridge, MA 02142 PH: 781-248-2800 www.hayeseng.com</p>
<p>Drawn By: TC Check By: PJO Project File: CAM-0046 Comp. No: CAM37</p> <p> <input checked="" type="checkbox"/> Issued For Permit <input type="checkbox"/> Issued For Review <input type="checkbox"/> Issued For Bid <input type="checkbox"/> Issued For Construction <input checked="" type="checkbox"/> Not For Construction </p>	<p>Scale: 1"=4' </p> <p>Date: July 23, 2019</p>
<p>Drawing Title: SITE PLAN - PROPOSED RETAIL MARIJUANA ESTABLISHMENT #1686 MASSACHUSETTS AVE CAMBRIDGE, MASS.</p>	
<p>Drawing No: </p>	<p>C2 EXISTING CONDITIONS SHEET 2 OF 3</p>



GENERAL NOTES:

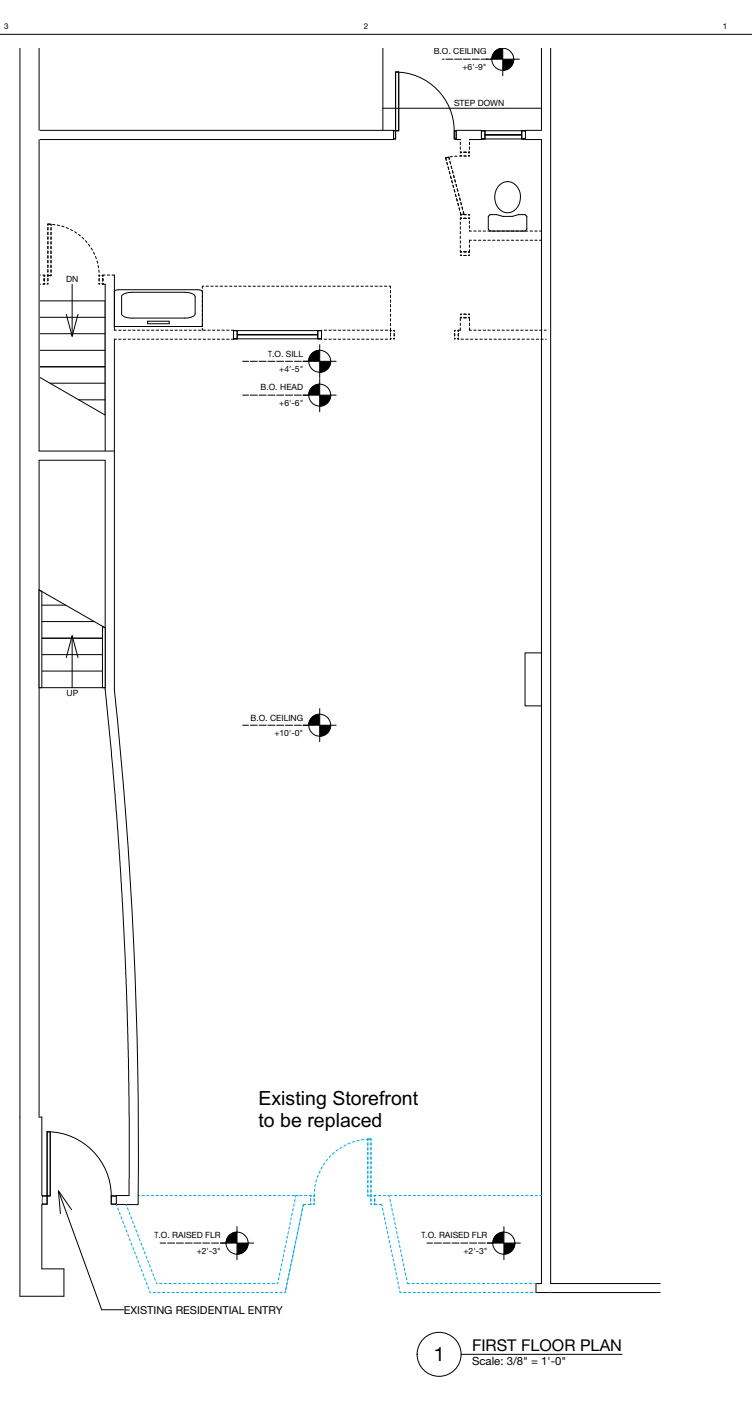
1. VERTICAL DATUM IS NAVD83
2. PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL BOUNDARY SURVEY BY HAYES ENGINEERING, INC.
3. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. ON MAY 18, 2019.

<p>Owner / Applicant Josh Hahn 188 Main Street Boston, MA 02127 715-618-4678</p>	<p>Prepared By: Hayes Engineering, Inc. 602 Main Street Boston, MA 02127 Ph: 715-642-2820 www.hayeseng.com</p>
<p>Design By: TC Drawn By: TC Checked By: TLO Project File: CAM-0045 Comp. No: CAM37</p> <p> <input type="checkbox"/> Issued For Permit <input type="checkbox"/> Issued For Review <input type="checkbox"/> Issued For Bc <input type="checkbox"/> Issued For Construction <input checked="" type="checkbox"/> Not for Construction </p>	<p>Scale: 1"=4' Date: July 23, 2019</p>
<p>SITE PLAN - PROPOSED RETAIL MARIJUANA ESTABLISHMENT #1686 MASSACHUSETTS AVE CAMBRIDGE, MASS.</p>	
<p>Drawing No. C3</p> <p>SITE PLAN SHEET 5 OF 3</p>	



2 BASEMENT PLAN
Scale: 3/8" = 1'-0"

07.19.19



1 FIRST FLOOR PLAN
Scale: 3/8" = 1'-0"



BUDEGA, INC.
CANNABIS DISPENSARY
1686 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02138

client: BUDEGA, INC. 300 D ST. BOSTON, MA 02127
contractor: BUDEGA, INC. 300 D ST. BOSTON, MA 02127
structural: [blank]
MEP: [blank]

Issue / revisions

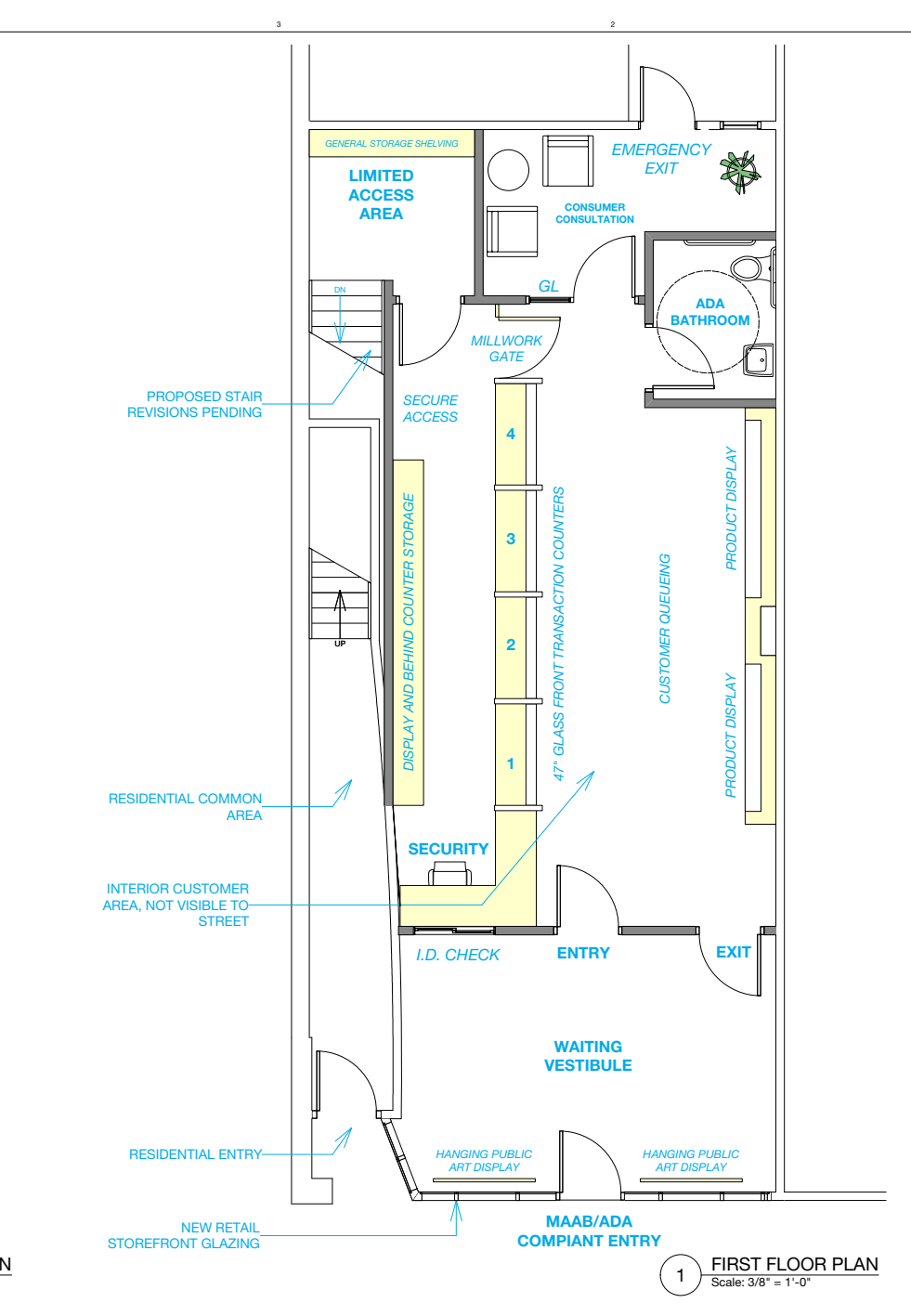
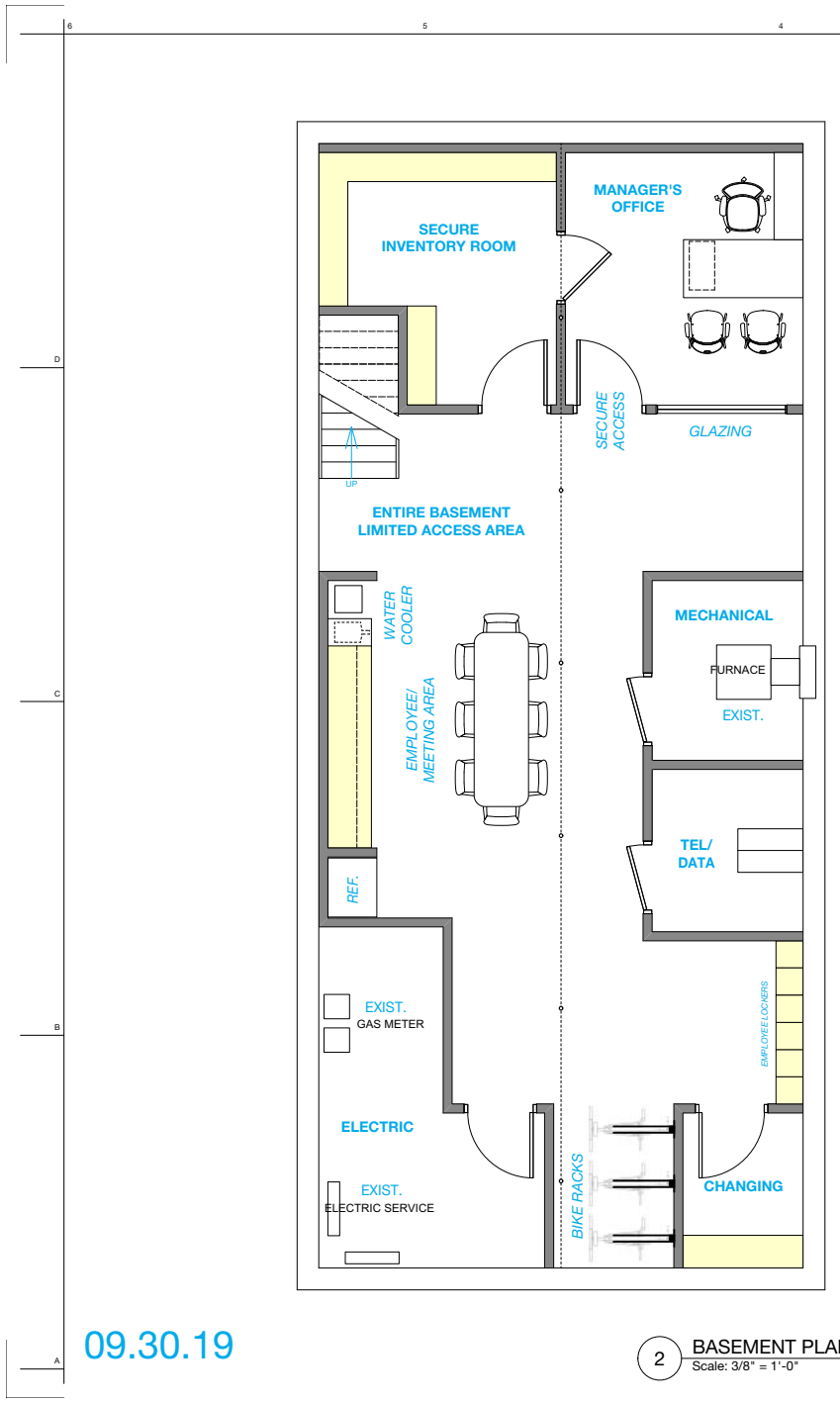
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	07.19.19	V2
	09.26.19	V3 OWNER REVS
	09.30.19	V4 OWNER REVS

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north: [N arrow]

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DRAWN / CHECKED: [blank]
sheet number: [blank]

XB.101

scale: AS NOTED



BUDEGA, INC.
CANNABIS DISPENSARY
project
1686 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02138

client
BUDEGA, INC.
300 D ST.
BOSTON, MA 02127

contractor
CONTRACTOR (FBI)
ADDRESS
CITY, STATE, ZIP

structural
STRUCTURAL ENGINEER
ADDRESS
CITY, STATE, ZIP

MEP
MEP ENGINEER
ADDRESS
CITY, STATE, ZIP

Issue / revisions

MARK	DATE	DESCRIPTION
	04.17.19	V1
	07.19.19	V2
	09.26.19	V3 OWNER REVS
	09.30.19	V4 OWNER REVS

stamp

date
04.XX.19

phase
SCHEMATIC DESIGN

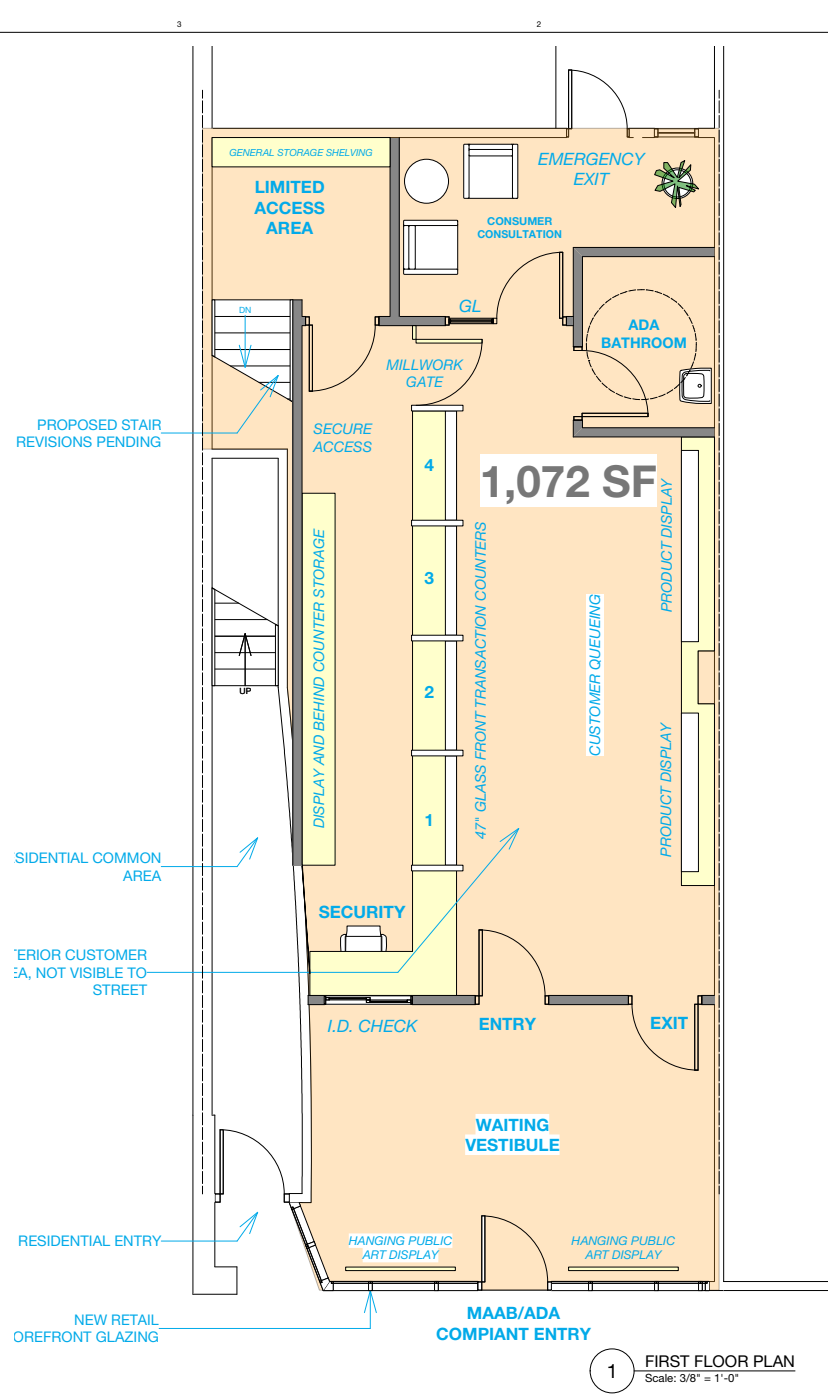
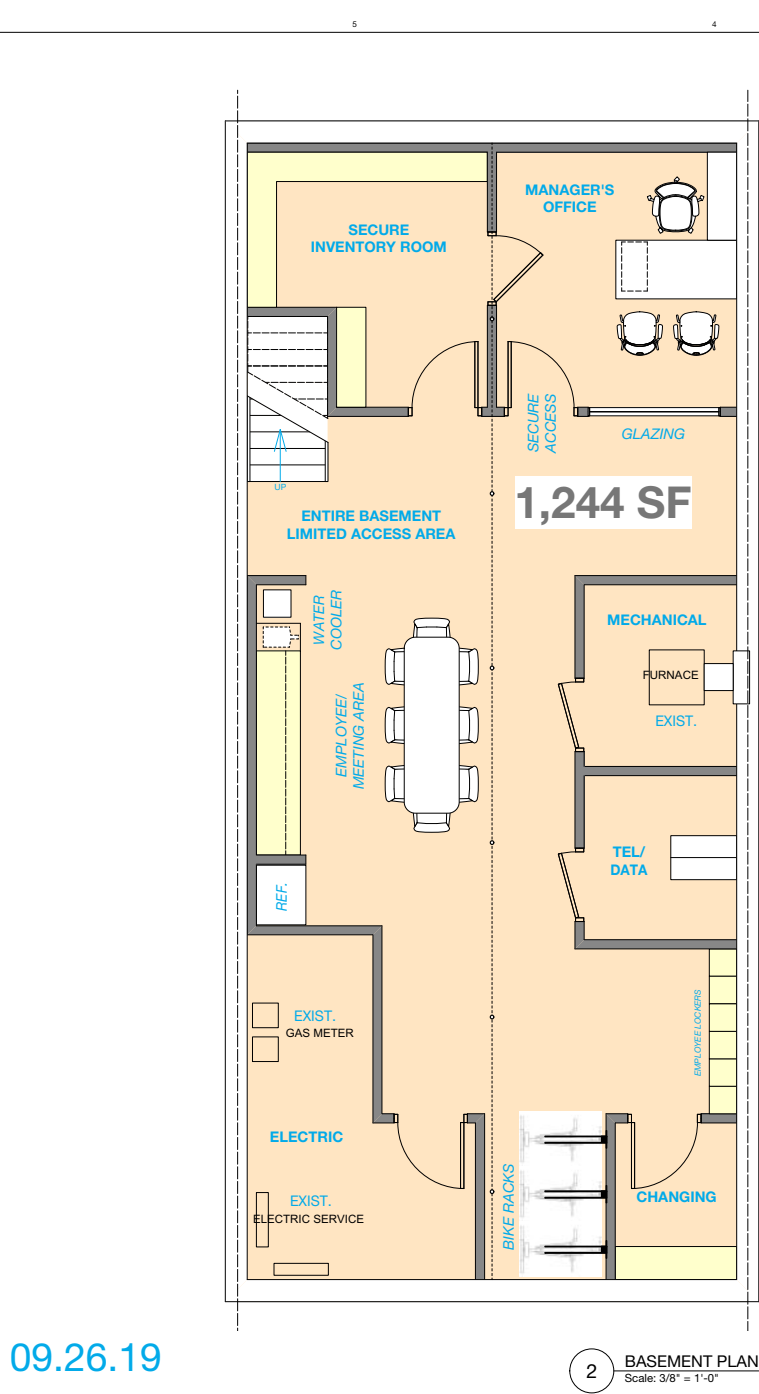
north
N
→

sheet title
SCHEMATIC DESIGN

DRAWN / CHECKED
sheet number

A.101

scale
AS NOTED



BUDEGA, INC.

CANNABIS DISPENSARY

project
 1686 MASSACHUSETTS AVE.
 CAMBRIDGE, MA 02138

client
 BUDEGA, INC.
 300 D ST.
 BOSTON, MA 02127

contractor
 CONTRACTOR (FBI)
 ADDRESS
 CITY, STATE, ZIP

structural
 STRUCTURAL ENGINEER
 ADDRESS
 CITY, STATE, ZIP

MEP
 MEP ENGINEER
 ADDRESS
 CITY, STATE, ZIP

Issue / revisions		
MARK	DATE	DESCRIPTION
	04.17.19	V1
	07.19.19	V2
	09.26.19	V3 OWNER REVS
	09.30.19	V4 OWNER REVS



date
 04.XX.19

phase
 SCHEMATIC DESIGN

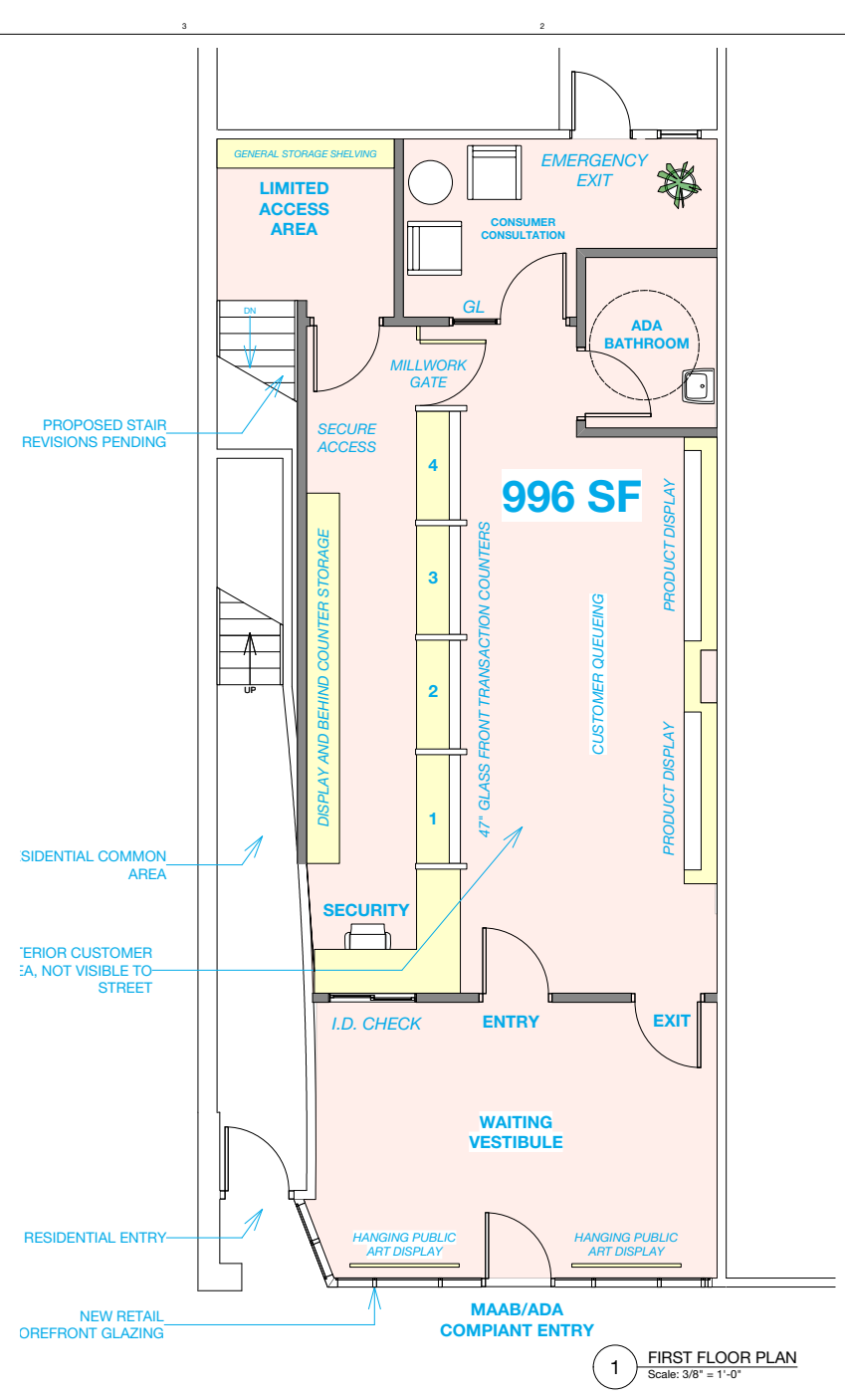
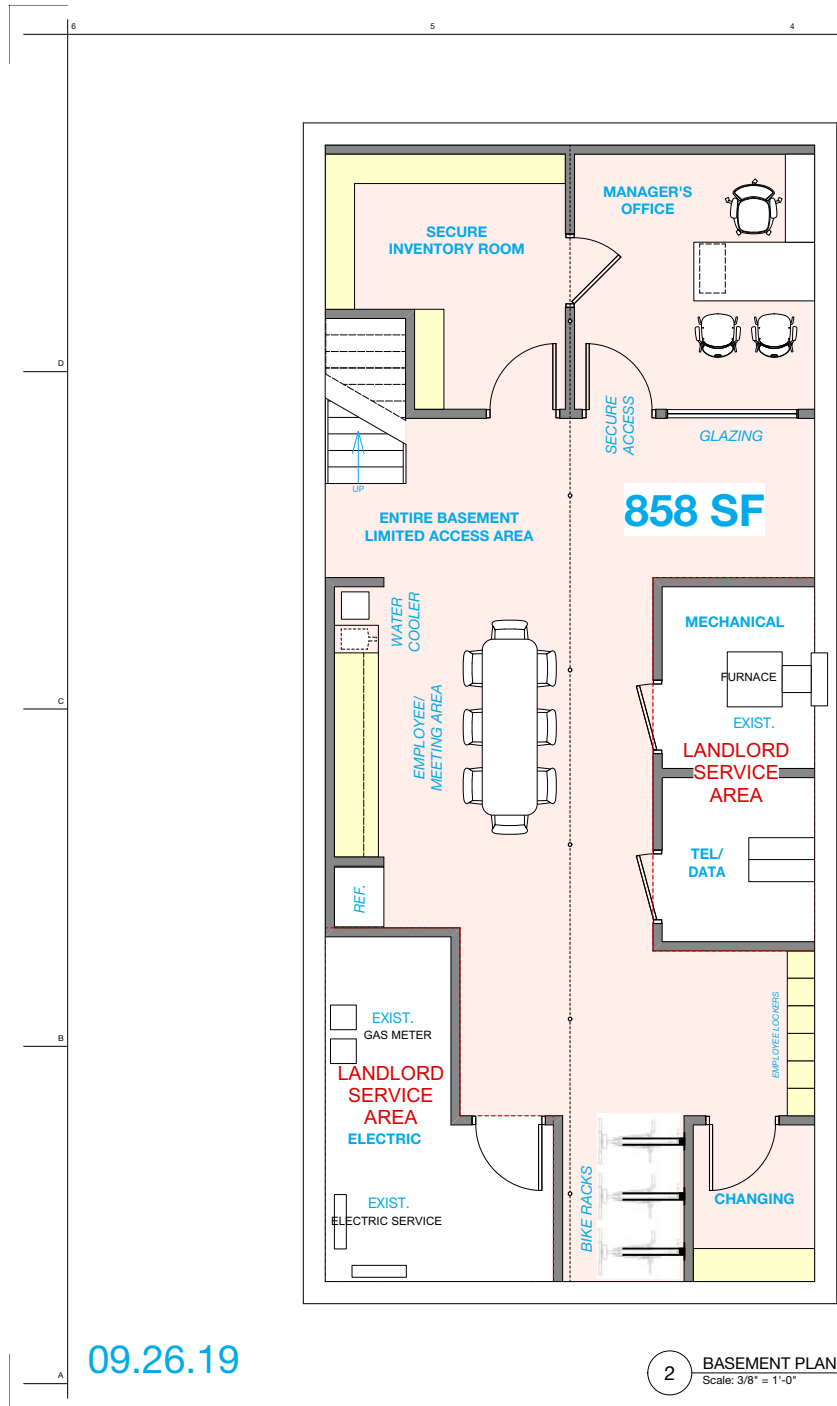
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sheet title
 SCHEMATIC DESIGN
 GROSS FLOOR AREA

DRAWN / CHECKED
 sheet number

A.102

scale
 AS NOTED



09.26.19

2 BASEMENT PLAN
Scale: 3/8" = 1'-0"

1 FIRST FLOOR PLAN
Scale: 3/8" = 1'-0"



BUDEGA, INC.

CANNABIS DISPENSARY

1686 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02138

client

BUDEGA, INC.
300 D ST.
BOSTON, MA 02127

contractor

CONTRACTOR (FBI)
ADDRESS
CITY, STATE, ZIP

structural

STRUCTURAL ENGINEER
ADDRESS
CITY, STATE, ZIP

MEP

MEP ENGINEER
ADDRESS
CITY, STATE, ZIP

Issue / revisions

MARK	DATE	DESCRIPTION
	04.17.19	V1
	07.19.19	V2
	09.26.19	V3 OWNER REVS
	09.30.19	V4 OWNER REVS

stamp

date

04.XX.19

phase

SCHEMATIC DESIGN

north

sheet title

SCHEMATIC DESIGN
NET FLOOR AREA

DRAWN / CHECKED

sheet number

A.102B

scale

AS NOTED



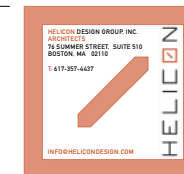
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2 EXISTING ELEVATION PHOTOGRAPH
Scale: NTS



1 EXISTING ELEVATION
Scale: 3/8" = 1'-0"

3 PROPOSED NEW ELEVATION
Scale: 3/8" = 1'-0"



BUDEGA, INC.
CANNABIS DISPENSARY
project
1686 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02138

client
BUDEGA, INC.
300 D ST.
BOSTON, MA 02127
contractor
CONTRACTOR (FBI)
ADDRESS
CITY, STATE, ZIP
structural
STRUCTURAL ENGINEER
ADDRESS
CITY, STATE, ZIP
MEP
MEP ENGINEER
ADDRESS
CITY, STATE, ZIP

issue / revisions

MARK	DATE	DESCRIPTION
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	07.19.19	V2
	09.26.19	V3 OWNER REVS
	09.30.19	V4 OWNER REVS

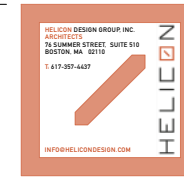
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date
04.XX.19
phase
SCHEMATIC DESIGN
north
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ELEVATIONS

sheet number
A.103
scale
AS NOTED



1 PROPOSED VIEW FM MASSACHUSETTS AVE

07.19.19



BUDEGA, INC.
CANNABIS DISPENSARY

project
1686 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02138

client
BUDEGA, INC.
300 D ST.
BOSTON, MA 02127

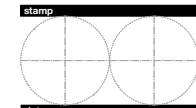
contractor
CONTRACTOR (TBD)
ADDRESS
CITY, STATE ZIP

structural
STRUCTURAL ENGINEER
ADDRESS
CITY, STATE ZIP

MEP
MEP ENGINEER
ADDRESS
CITY, STATE ZIP

issue / revisions

MARK	DATE	DESCRIPTION
	04.17.19	V1
	07.19.19	V2
	09.26.19	V3 OWNER REVS
	09.30.19	V4 OWNER REVS



date 04.XX.19

phase SCHEMATIC DESIGN



sheet title RENDERING

DRAWN / CHECKED
sheet number

A.104

scale AS NOTED

