



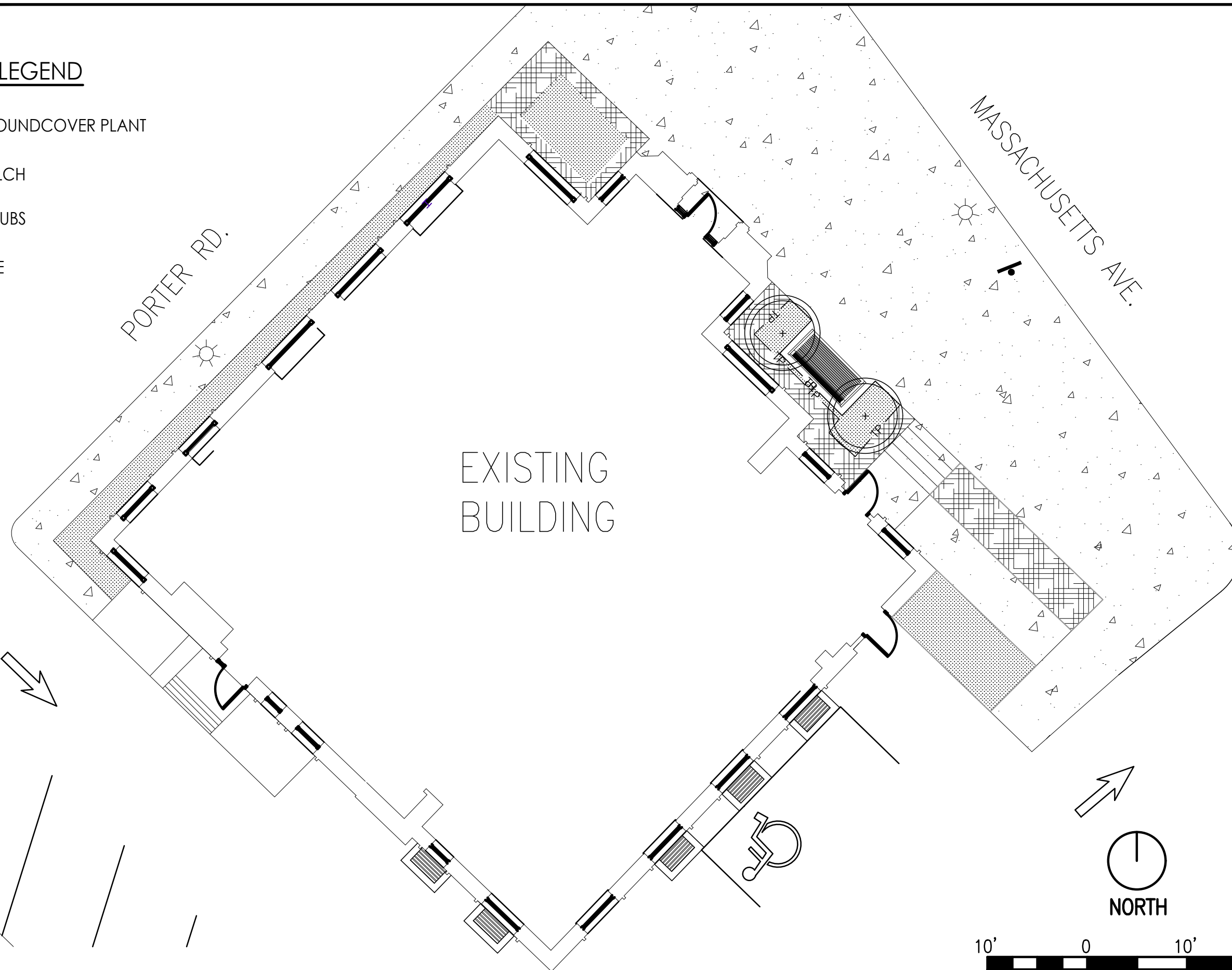


PLANT LEGEND

-  GROUNDCOVER PLANT
-  MULCH
-  SHRUBS
-  TREE



EXISTING LANDSCAPE LAYOUT PLAN 1"=10'

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 KIMBERLY PAVLIK, ARCHITECT

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NO	DATE	REMARKS

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 CAMBRIDGE, MA





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 DATE: 2/25/2022

L1.0

EXISTING LANDSCAPE PLAN
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PLANT LEGEND

-  GROUNDCOVER PLANT
-  MULCH
-  SHRUBS
-  TREE

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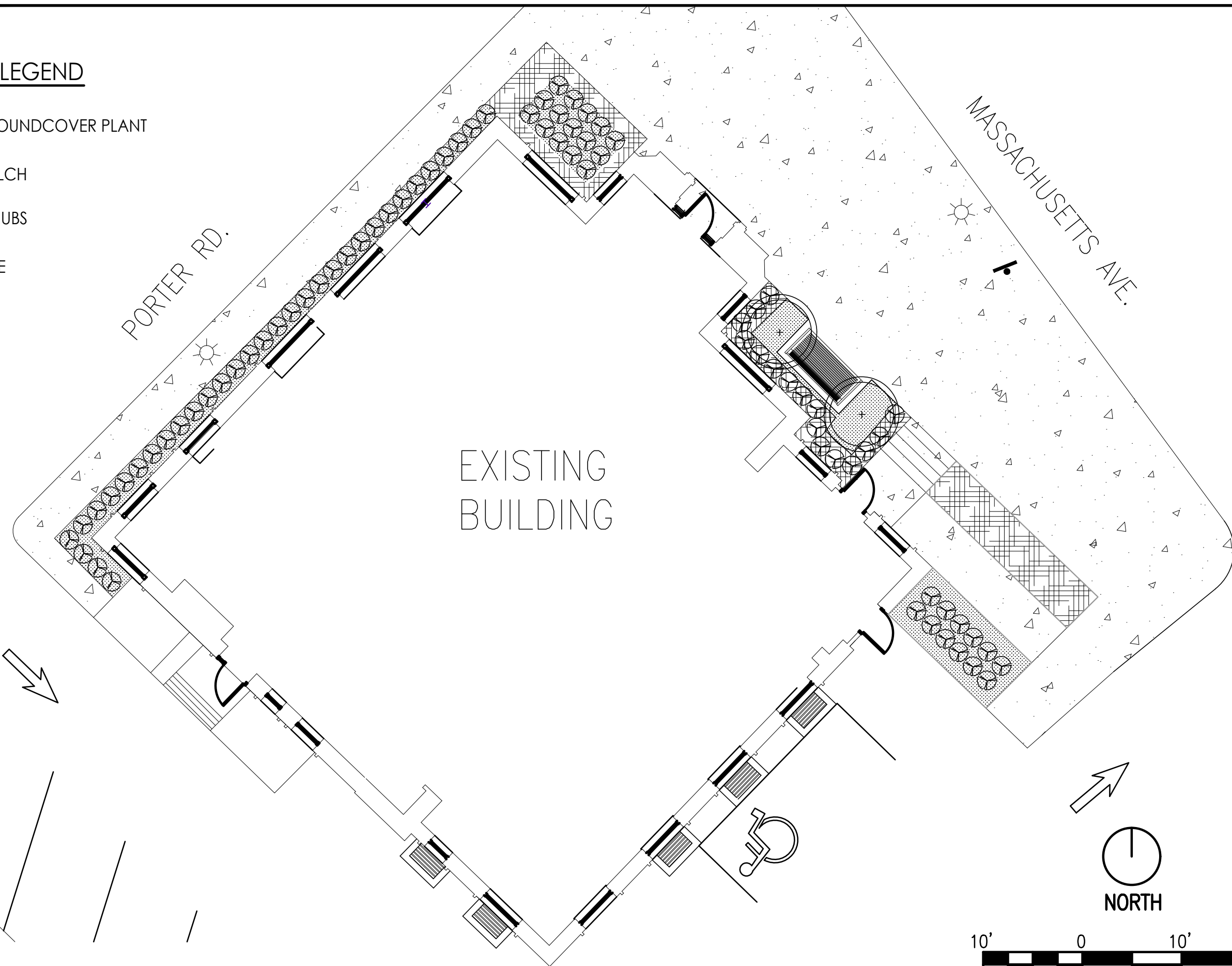
GREENESTREET

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L1.1

PROPOSED LANDSCAPE PLAN
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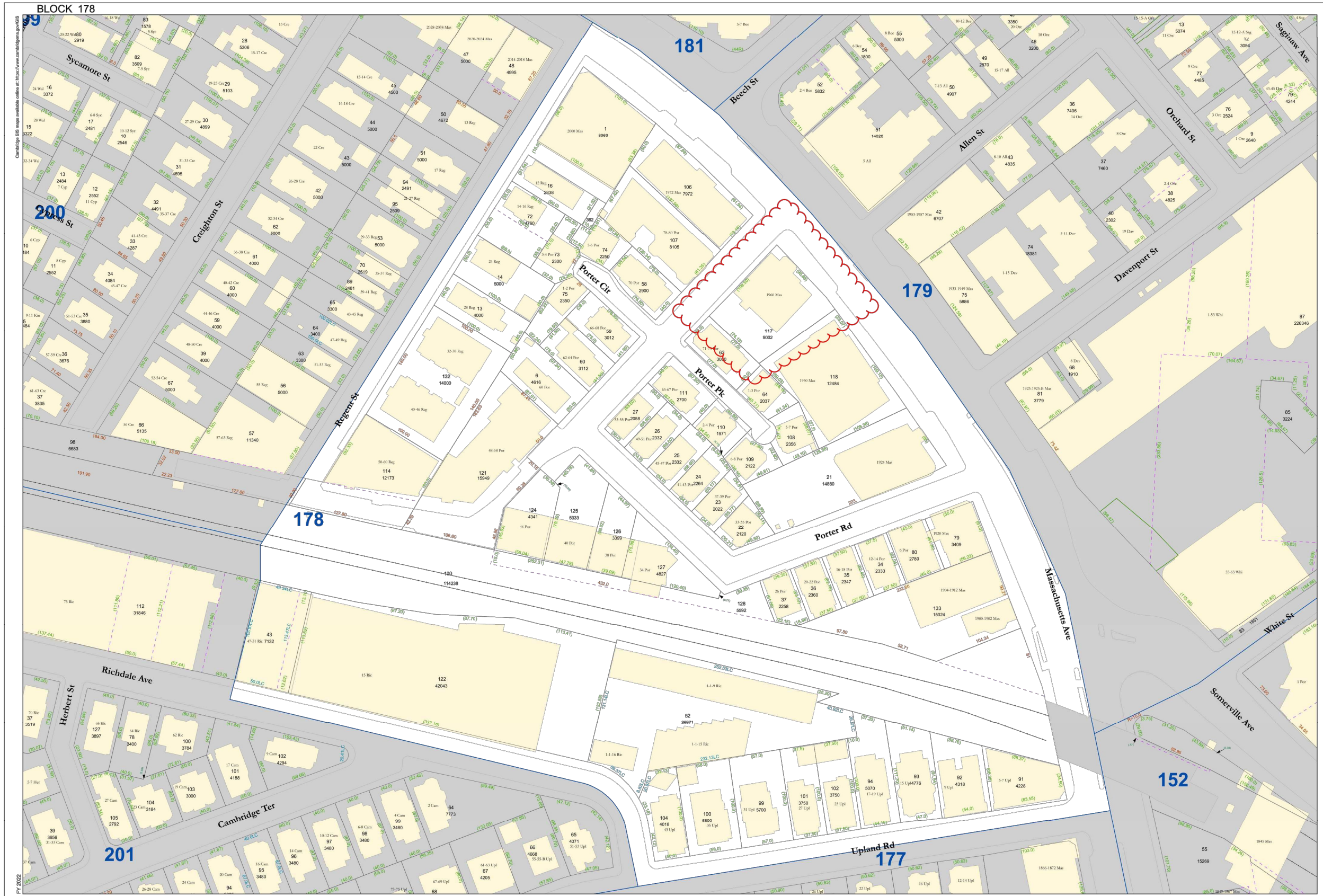


PROPOSED LANDSCAPE LAYOUT PLAN 1"=10'



GRAPHIC SCALE

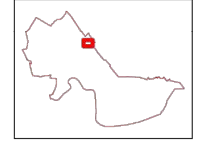
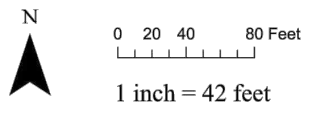
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**City of Cambridge
Assessing Department**
795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway
- 10** Lot Number
- 178** Block Number
- 10 Cam** Street Number
- (125.0)** Deed Dimension
- 100** Parcel size in Sq. Ft.
- 44.0LC** Land Court Dimension
- 65.0** Survey Dimensions

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2021 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
178

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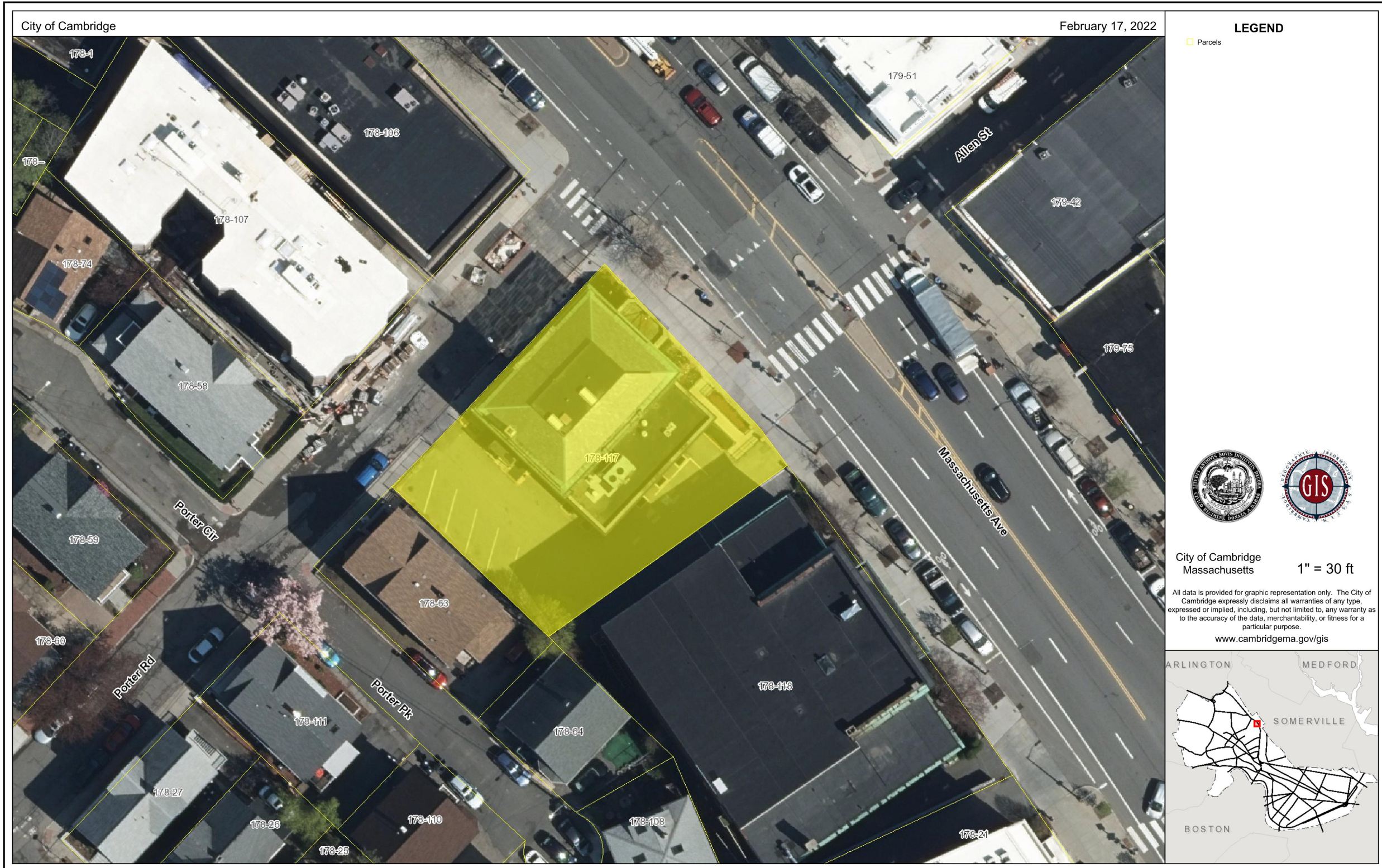
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DATE: 2/25/2022

EX0.0
AERIAL PARCEL MAP
CHECKED: RW DRAWN: LS

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City of Cambridge
 Massachusetts 1" = 30 ft

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www.cambridgema.gov/gis



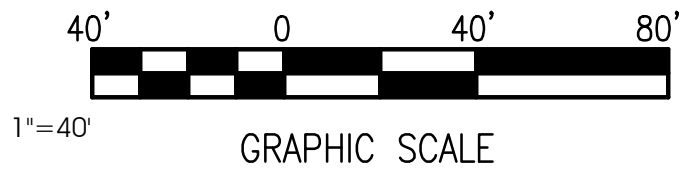
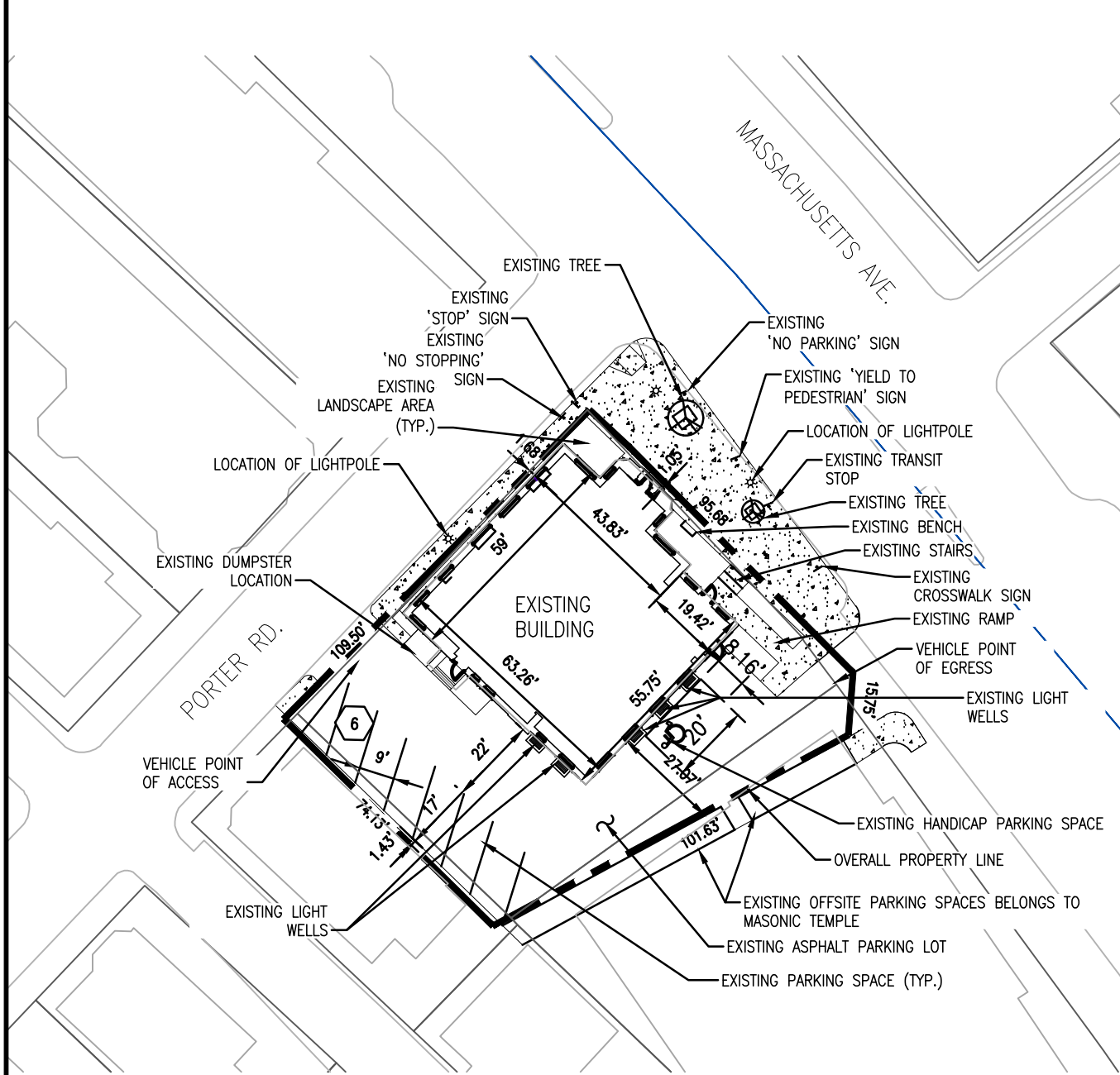
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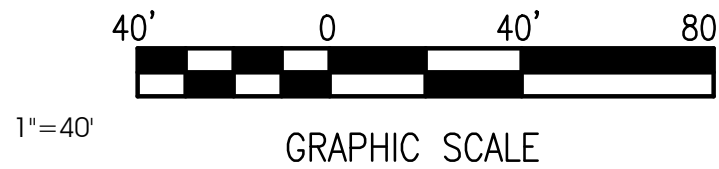
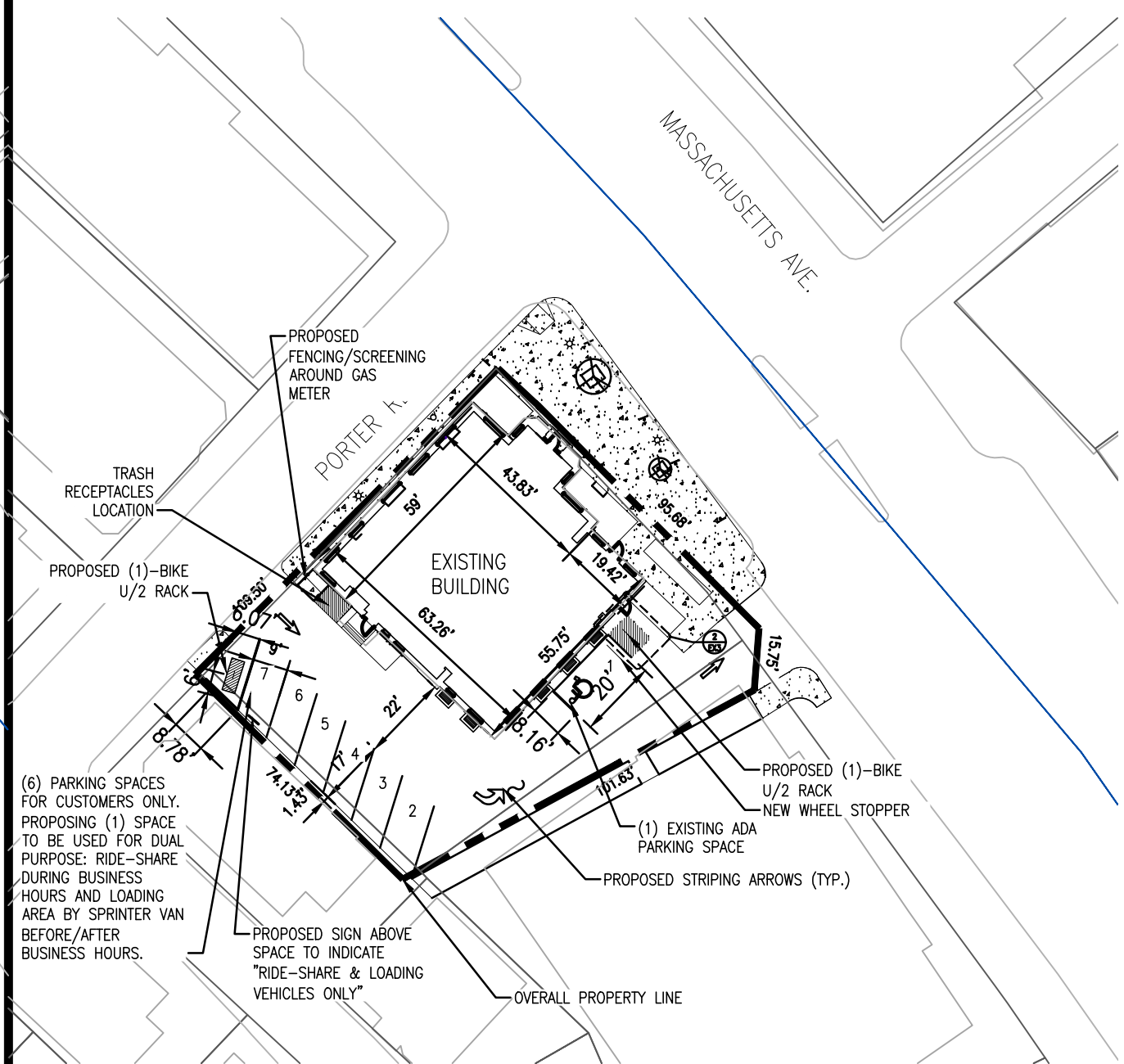
PROJECT NO: 2021.1214
 DATE: 2/25/2022

EX0.1
 AERIAL PARCEL MAP
 CHECKED: RW DRAWN: LS

TOTAL SITE AREA: .23 AC. +/-
 OPEN SPACE AREA: .01 AC. +/-



EXISTING SITE PLAN



PROPOSED SITE PLAN

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EX1
 EXISTING/PROPOSED SITE PLAN
 CHECKED: CB DRAWN: KC

P:\G\GreeneStreet\2021.1214 - 1960 Massachusetts Ave., Cambridge, MA\3 CAD & Drawings\1 Preliminaries\3 Civil\2021.1214 EX1 11x17.dwg, EX1 EXISTING - PROPOSED SITE PLAN, 6/28/2022 4:58:16 PM, lausan, DWG To PDF.pc3, ANSI full bleed B (11.00 x 17.00 inches), 1:1

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P:\G\GreeneStreet\2021.1214 - 1960 Massachusetts Ave., Cambridge, MA\3 CAD & Drawings\1 Preliminaries\3 Civil\2021.1214 EX2 11x17.dwg, EX2 BICYCLE PARKING LAYOUT, 6/28/2022 5:33:21 PM, lausan, DWG To PDF.pc3, ANSI full bleed B (11.00 x 17.00 inches), 1:1

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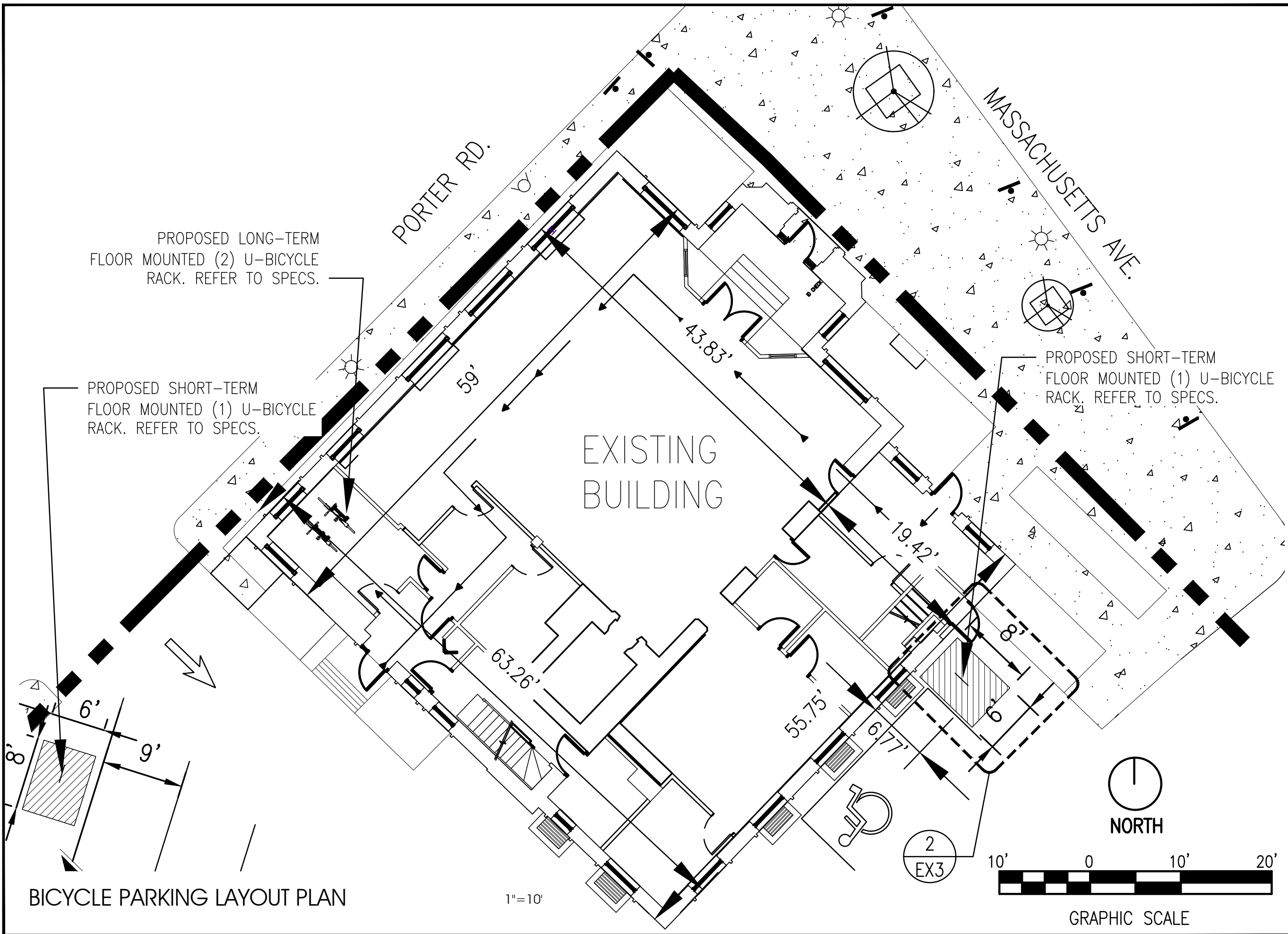
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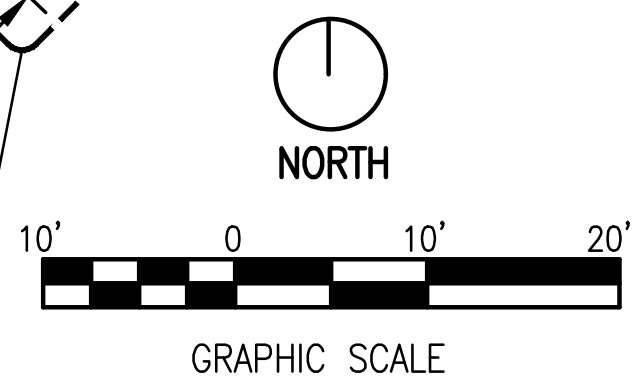
PROJECT NO: 2021.1214
DATE: 2/25/2022

EX2
BICYCLE PARKING LAYOUT
CHECKED: CB DRAWN: KC

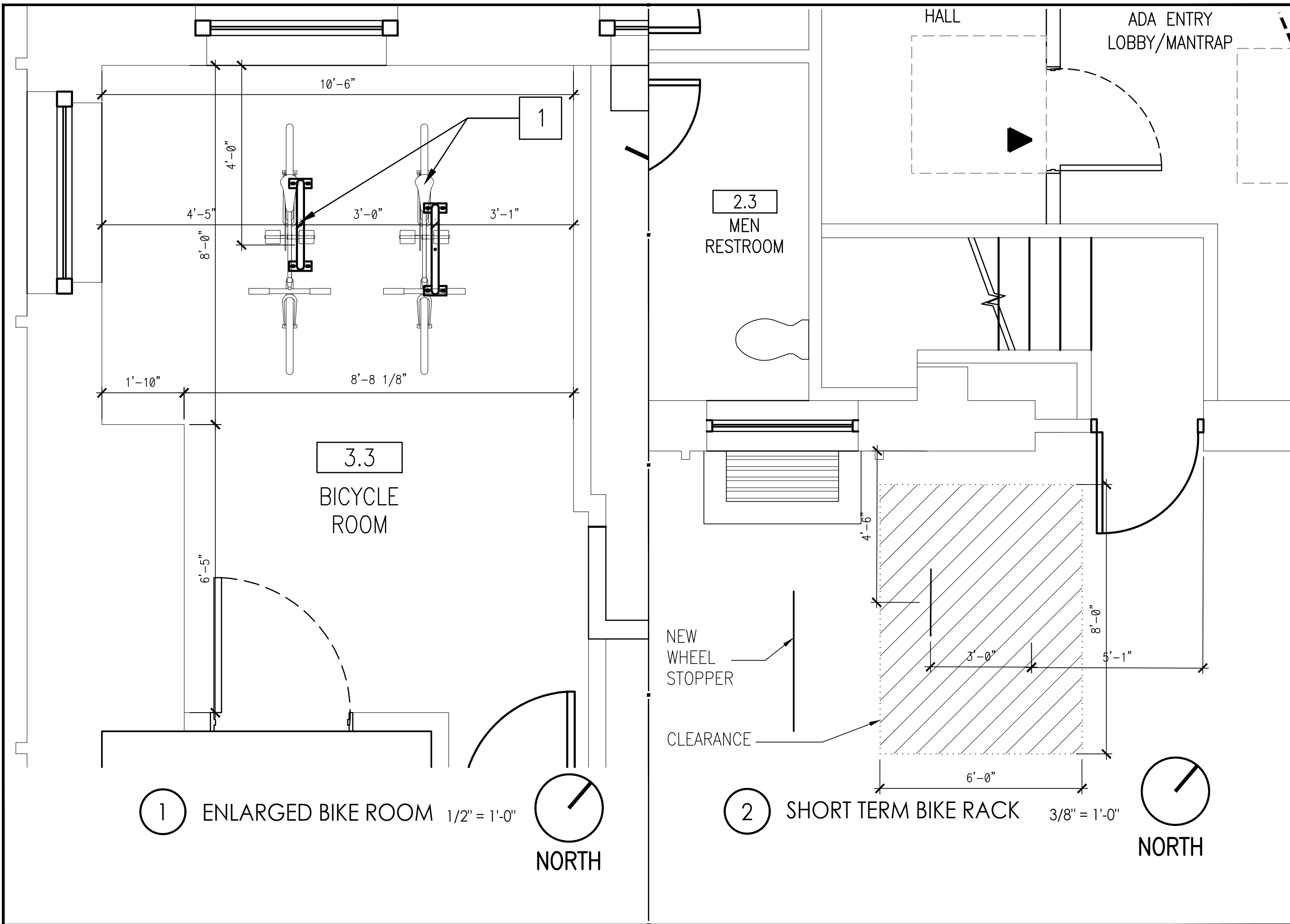


BICYCLE PARKING LAYOUT PLAN

1"=10'



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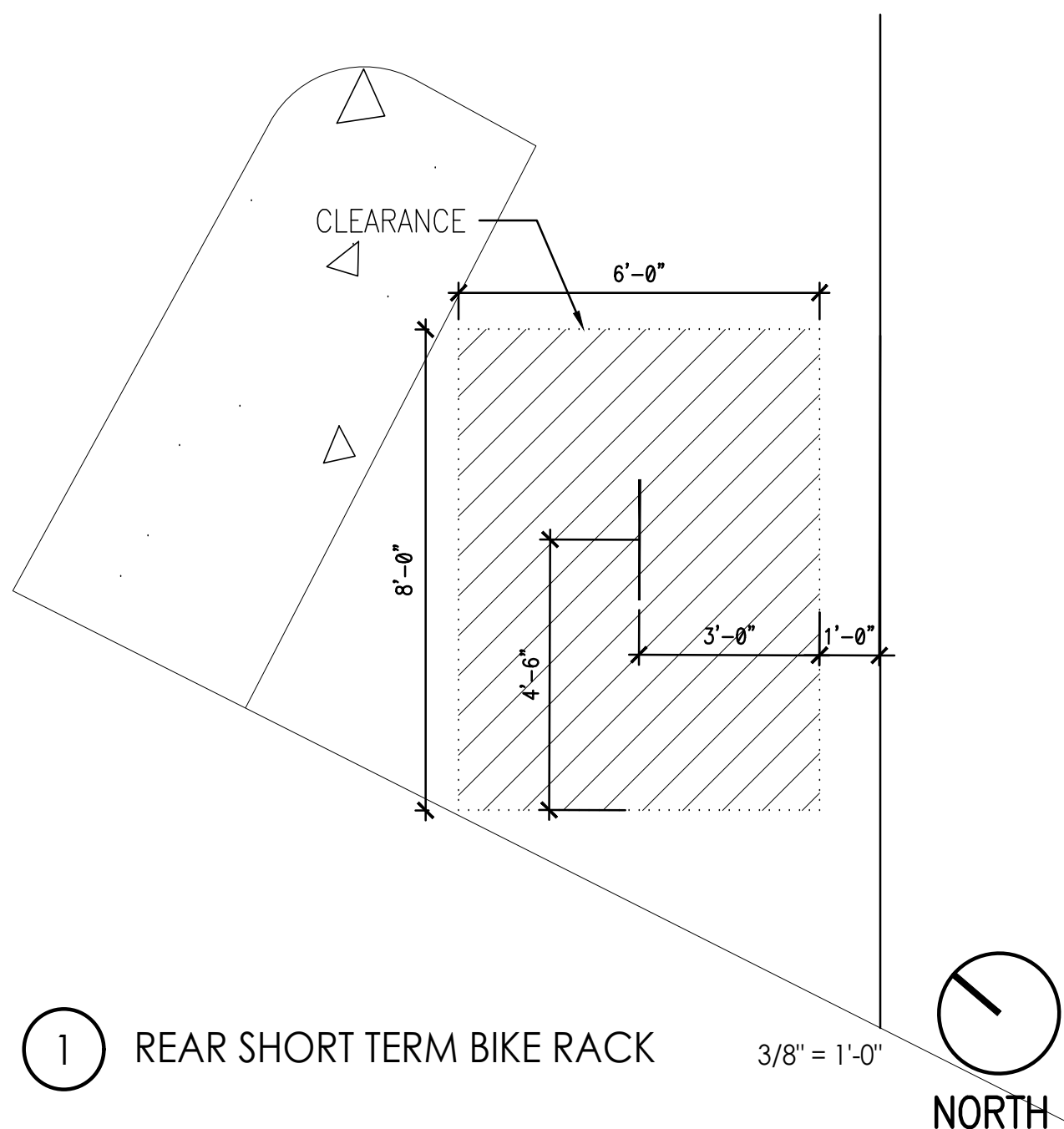
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 CAMBRIDGE, MA

PROJECT NO: 2021.1214
 DATE: 2/25/2022

EX3
 ENLARGED BICYCLE PARKING LAYOUT
 CHECKED: RW DRAWN: LS

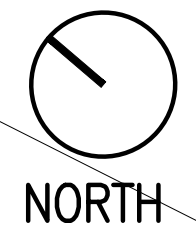
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1 REAR SHORT TERM BIKE RACK

3/8" = 1'-0"



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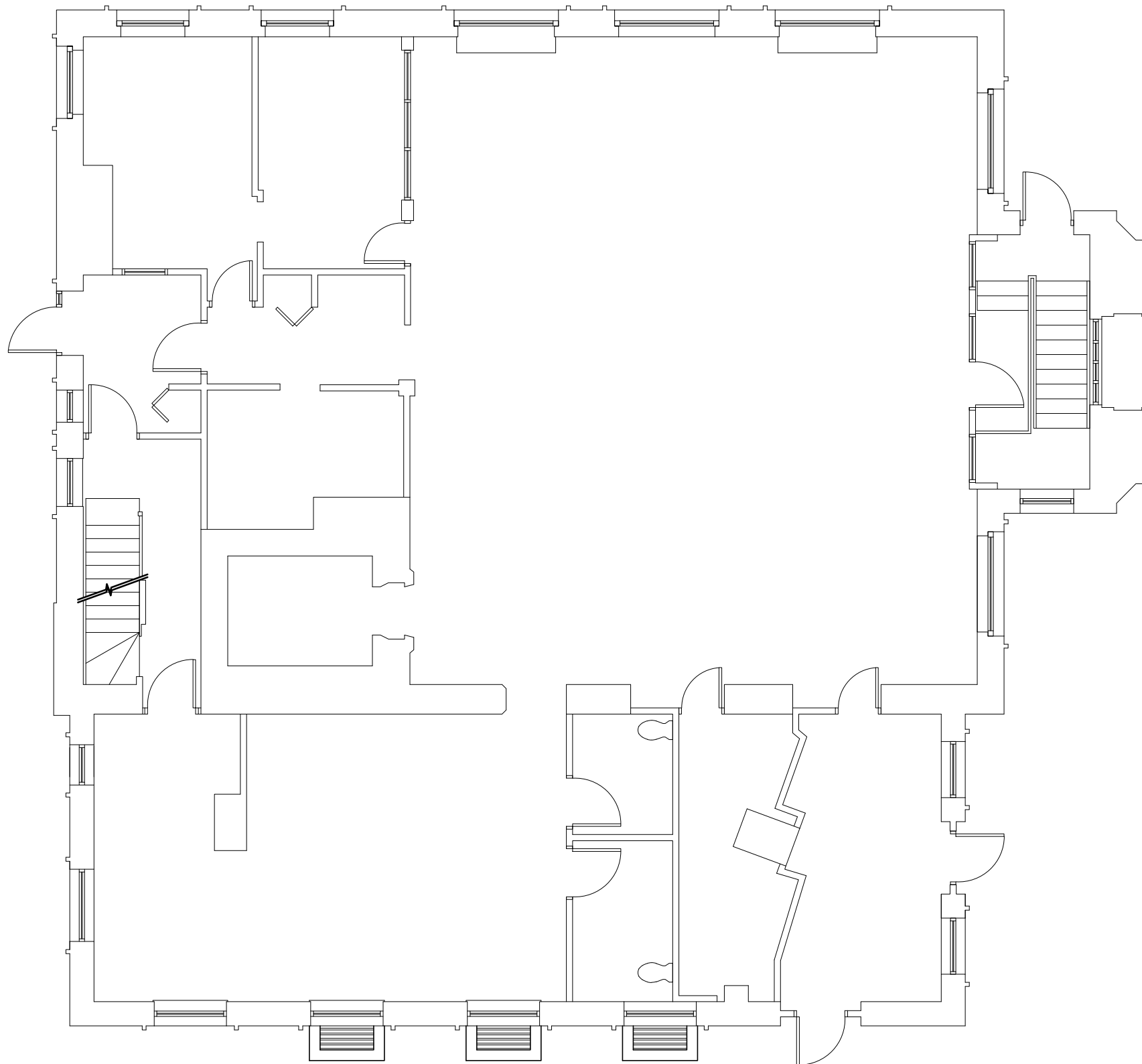
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 CAMBRIDGE, MA

PROJECT NO: 2021.1214
 DATE: 2/25/2022

EX4

ENLARGED BICYCLE PARKING LAYOUT
 CHECKED: RW DRAWN: LS

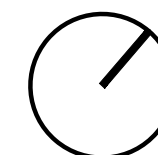
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1

EXISTING FIRST PLAN

1/8" = 1'-0"



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GREENE STREET

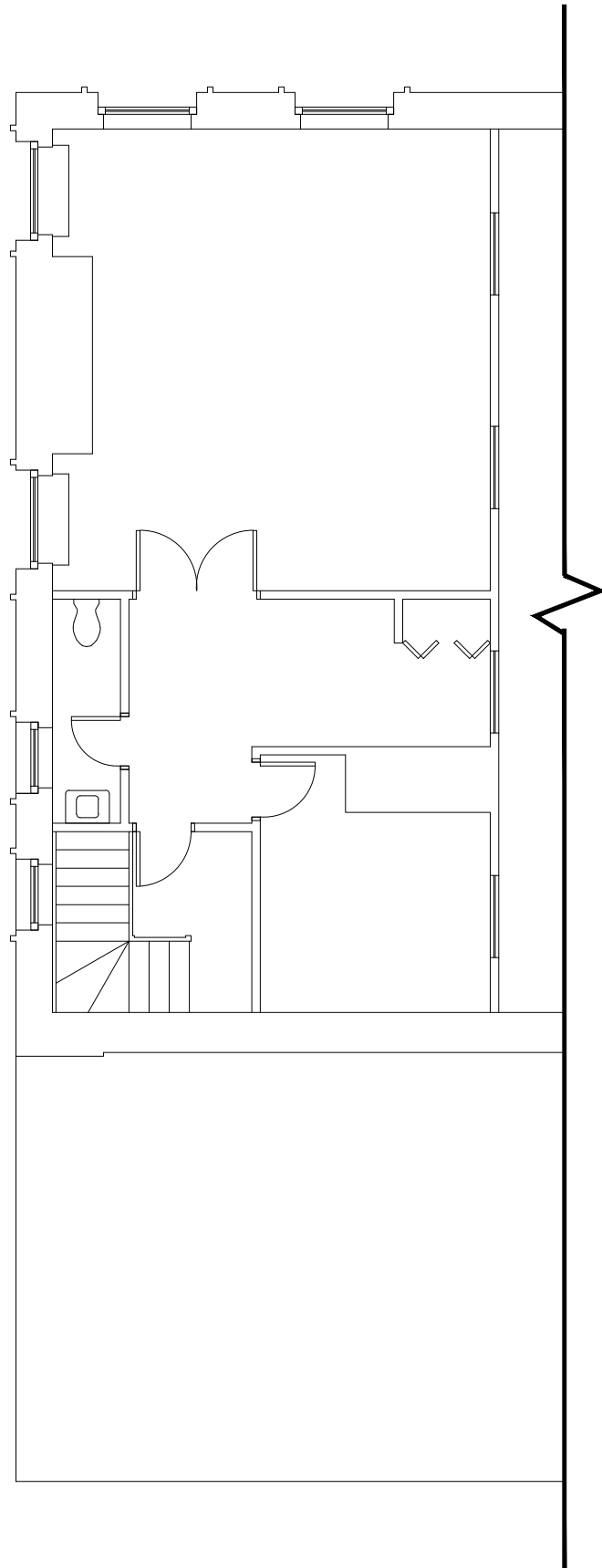
1960 MASSACHUSETTS AV.
CAMBRIDGE, MA 02140

PROJECT NO: 2021.1214
DATE: 02/25/22

A0.0

EXISTING FIRST FLOOR PLAN
CHECKED: RW DRAWN: LS

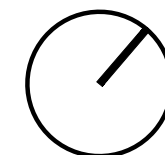
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1

EXISTING MEZZANINE PLAN

1/8" = 1'-0"



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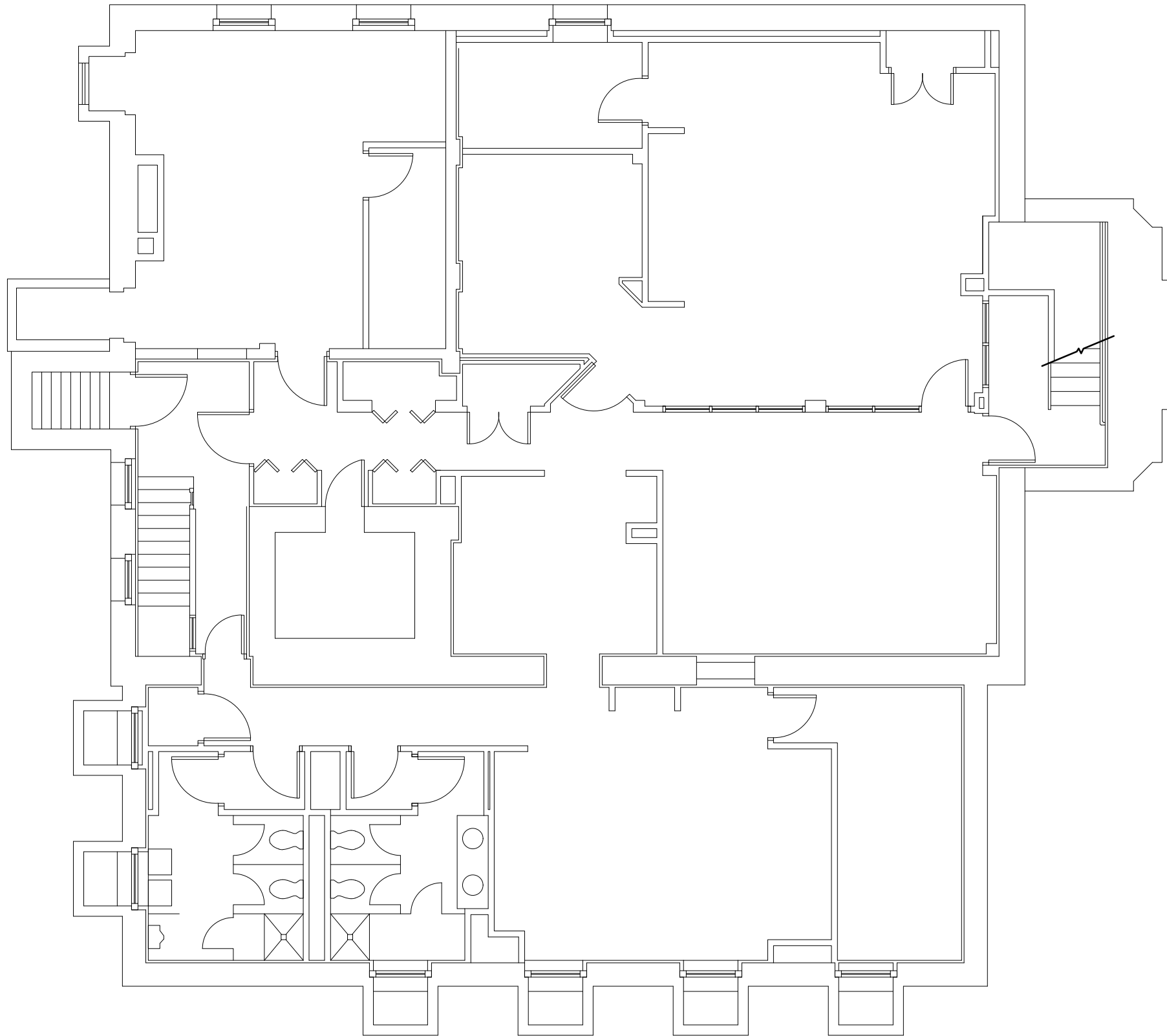
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EXISTING MEZZANINE FLOOR PLAN
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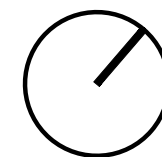
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1

EXISTING BASEMENT PLAN

1/8" = 1'-0"



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A0.2

EXISTING BASEMENT PLAN
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DATE: 02/25/22

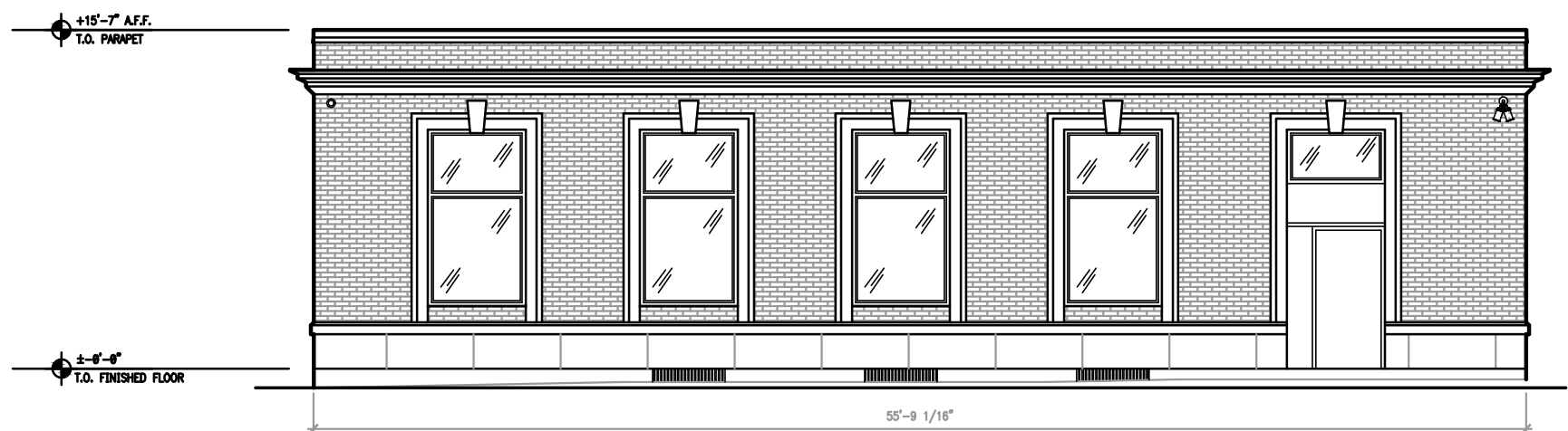
A0.3

EXISTING ELEVATIONS
CHECKED: RW DRAWN: LS

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1 EXISTING EXTERIOR ELEVATION - FRONT 1/8" = 1'-0"



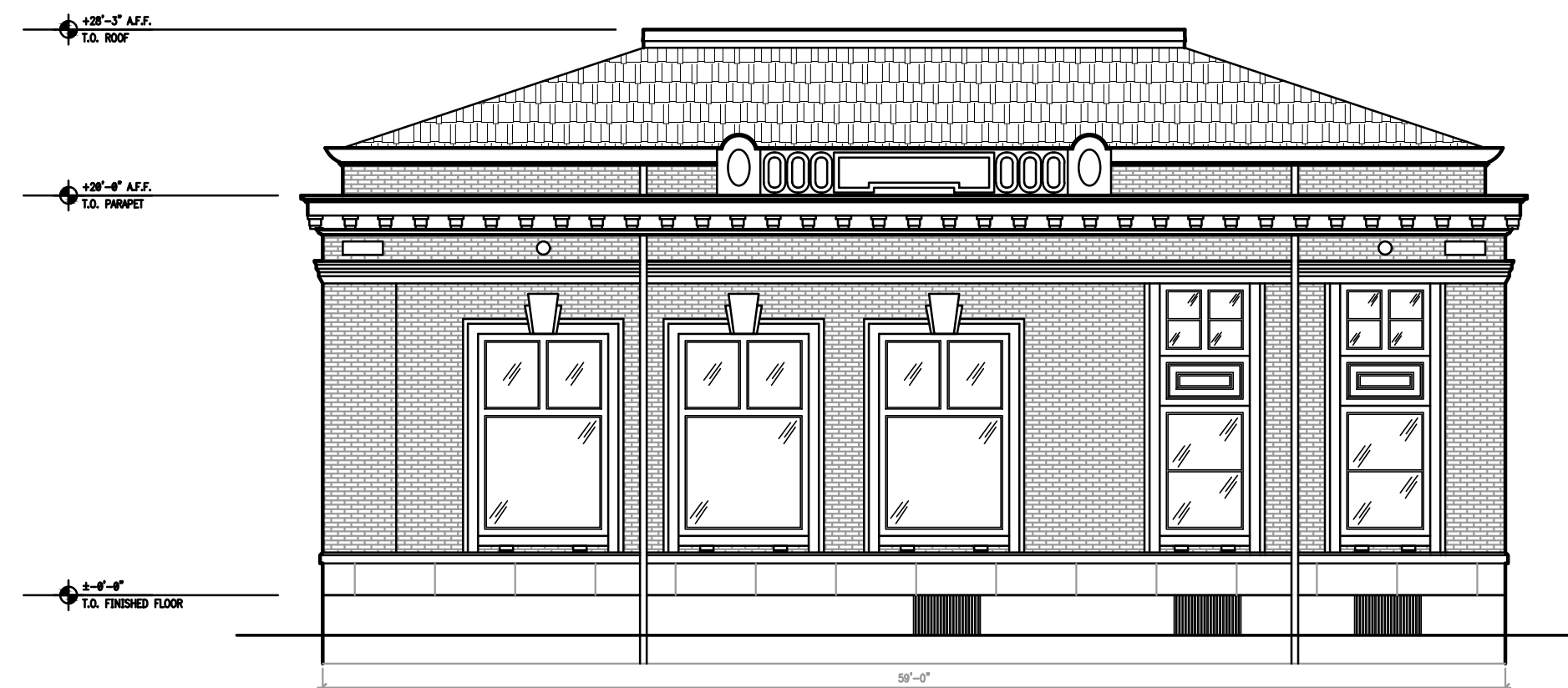
2 EXISTING EXTERIOR ELEVATION - LEFT SIDE 1/8" = 1'-0"

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1 EXISTING EXTERIOR ELEVATION - REAR 1/8" = 1'-0"



2 EXISTING EXTERIOR ELEVATION - RIGHT SIDE 1/8" = 1'-0"

GREENE STREET
1960 MASSACHUSETTS AV.
CAMBRIDGE, MA 02140

PROJECT NO: 2021.1214
DATE: 02/25/22

A0.4
EXISTING ELEVATIONS
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WILD ROSE
MONTESSORI SCHOOL

ST. JOHN THE
EVANGELIST CHURCH

CAPUCINE MONTESSORI
SCHOOL

PEABODY ELEMENTARY
SCHOOL

RINDGE FIELD

GREENE STREET
1960 MASSACHUSETTS AV.

CAMBRIDGE FRIENDS
SCHOOL

RAYMOND PARK

CAMBRIDGE NURSERY
SCHOOL

SIRA NATURALS
MEDICAL MARIJUANA

KENNEY
PARK

NORTHEAST
SELECT HARVEST

STEPSTONE CHURCH

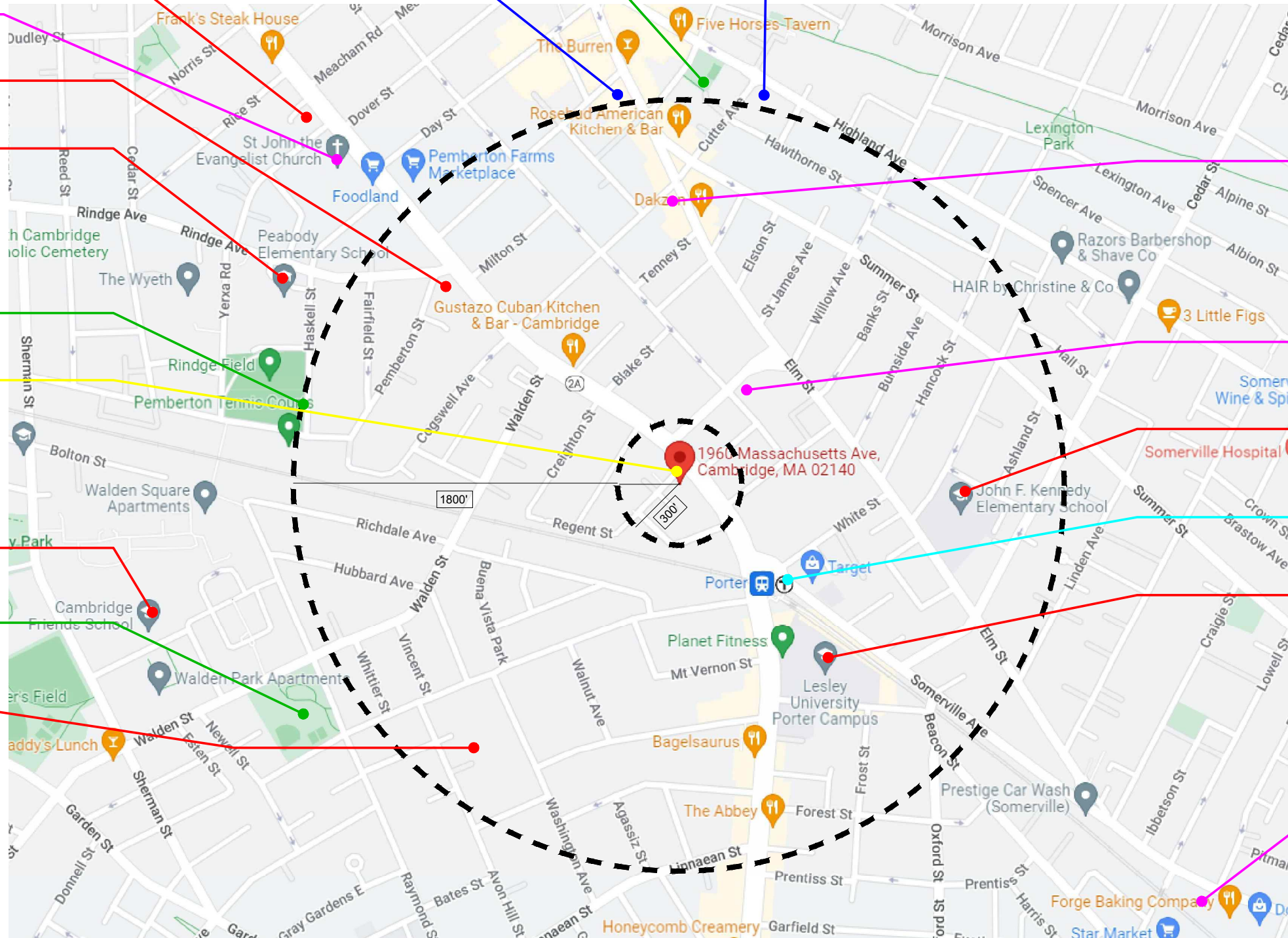
HOPE FELLOW CHURCH

JOHN F KENNEDY
ELEMENTARY SCHOOL

PORTER SQ. "T" STATION

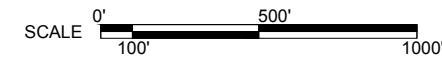
LESLEY UNIVERSITY
PORTER CAMPUS

CHRISTIAN FELLOWSHIP
OF BOSTON



LEGEND

- GREENE STREET
- SCHOOLS K-12
- MBTA TRAIN STATION
- PLACES OF WORSHIP
- PARK AND PLAYGROUNDS
- CANNABIS STORE



① LOCUS MAP

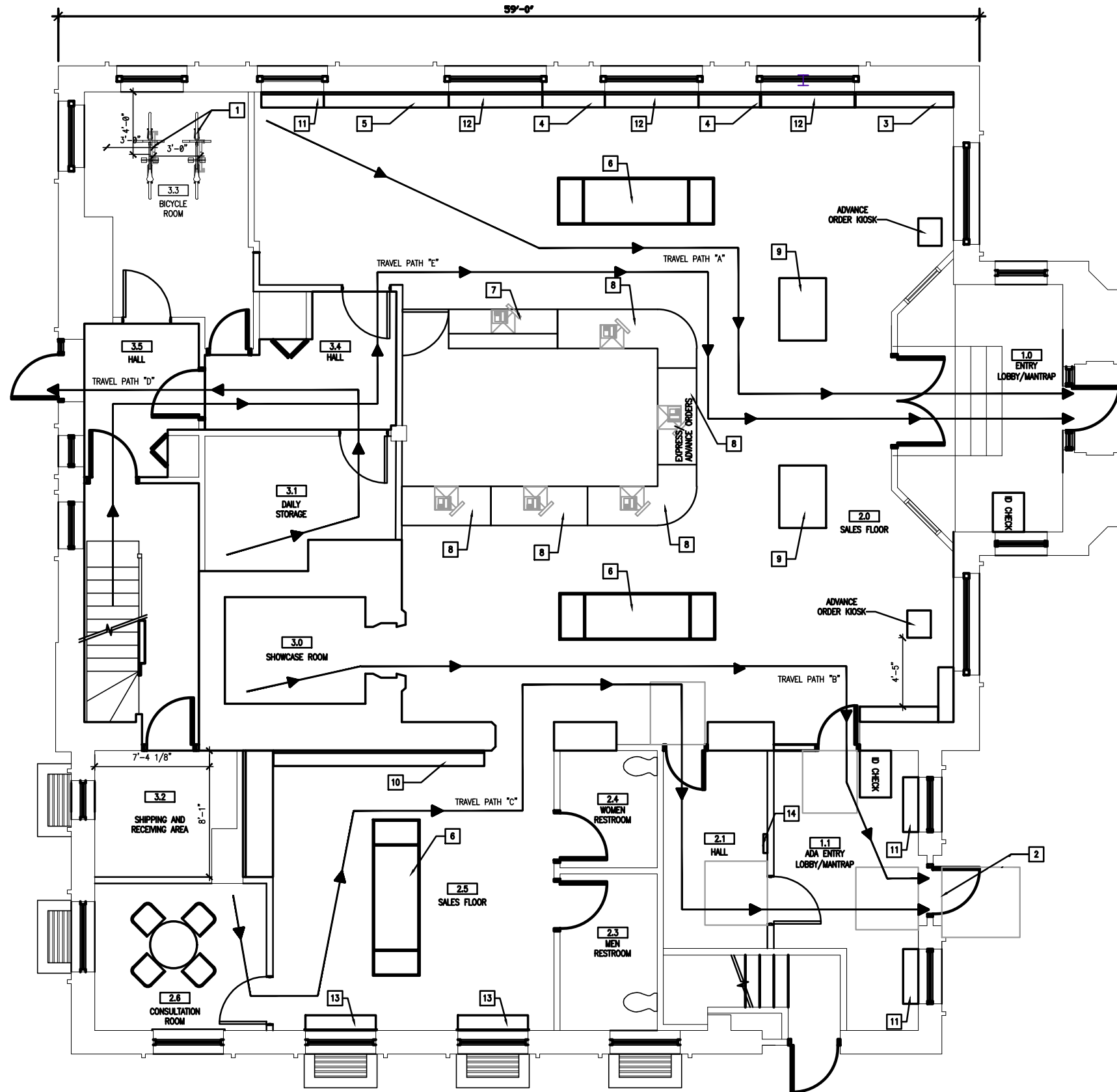


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PROJECT NO: 2021.1214
DATE: 02/25/22

A0.5
LOCUS CONTEXT MAP
CHECKED: RW DRAWN: LS



1 PROPOSED SCHEMATIC FIRST FLOOR PLAN 1/8" = 1'-0"



OCCUPANY LOAD

OCCUPANT LOAD ANALYSIS (CHAPTER 7 TABLE 7.3.1.2)
FIRE CODE NFPA 1 - 2015 EDITION WITH MASSACHUSETTS AMENDMENTS

#	ROOM	SF	OCC. FACT.	MAX. OCC. LOAD	PROPOSED OCC. LOAD
1.0	ENTRY LOBBY/MANTRAP	56 *	3	19	8
1.1	ADA LOBBY/MANTRAP	86*	3	30	9
2.0	SALES FLOOR	1,494	60	25	
2.1	HALL	84	60	1	
2.3	MEN RESTROOM	62	60	1	
2.4	WOMEN RESTROOM	47	60	1	
2.5	SALES FLOOR	345	60	5	
2.6	CONSULTATION ROOM	103	100	1	
3.0	SHOWCASE ROOM	70	60	1	
3.1	DAILY STORAGE	94	300	1	
3.2	SHIPPING/RECEIVING	69	300	1	
3.3	BICYCLE ROOM	147	300	1	
3.4	HALL	84	60	1	
3.5	HALL	187	60	3	
TOTAL OCCUPANT LOAD				91	
TOTAL FIRST FLOOR PLAN GROSS AREA = 3,365 SQ.FT.					
*NET SQUARE FOOTAGE					

TRAVEL DISTANCE

- TRAVEL PATH "A" = 62'-2"
- TRAVEL PATH "B" = 54'-8"
- TRAVEL PATH "C" = 81'-6"
- TRAVEL PATH "D" = 36'-0"
- TRAVEL PATH "E" = 91'-7"

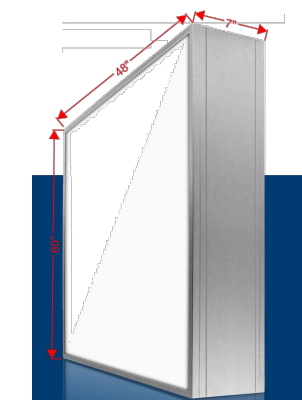
KEY NOTES

1. LONG TERM CYCLESAFE COMMERCIAL BIKE RACK. MODEL "1/2" BIKE RACK. REFER TO OUTSHEETS FOR SPECS.
2. ADA EGRESS ACCESS/EXIT.
14. FLAT SCREEN TO SHOW REAL-TIME SCHEDULES FOR PUBLIC TRANSPORTATION

KEYNOTE #	CASEWORK TYPE	WIDTH	HEIGHT	LENGTH
3	WALL DISPLAY FIXTURE	22	24	196
4	WALL DISPLAY FIXTURE	22	24	193
5	WALL DISPLAY FIXTURE	22	24	142
6	LARGE DISPLAY TABLE	36	30	120
7	ADA CASH WRAP	30	22	84
8	CASH WRAP	30	34	74
9	SMALL DISPLAY TABLE	36	30	48
10	WALL DISPLAY FIXTURE	22	24	162
11	LIGHTBOX FIXTURE	7	60	48
12	LIGHTBOX FIXTURE	7	60	72
13	LIGHTBOX FIXTURE	7	60	54

ALL CASEWORK DIMENSIONS ARE IN INCHES

LIGHTBOX DETAIL



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GREENE STREET

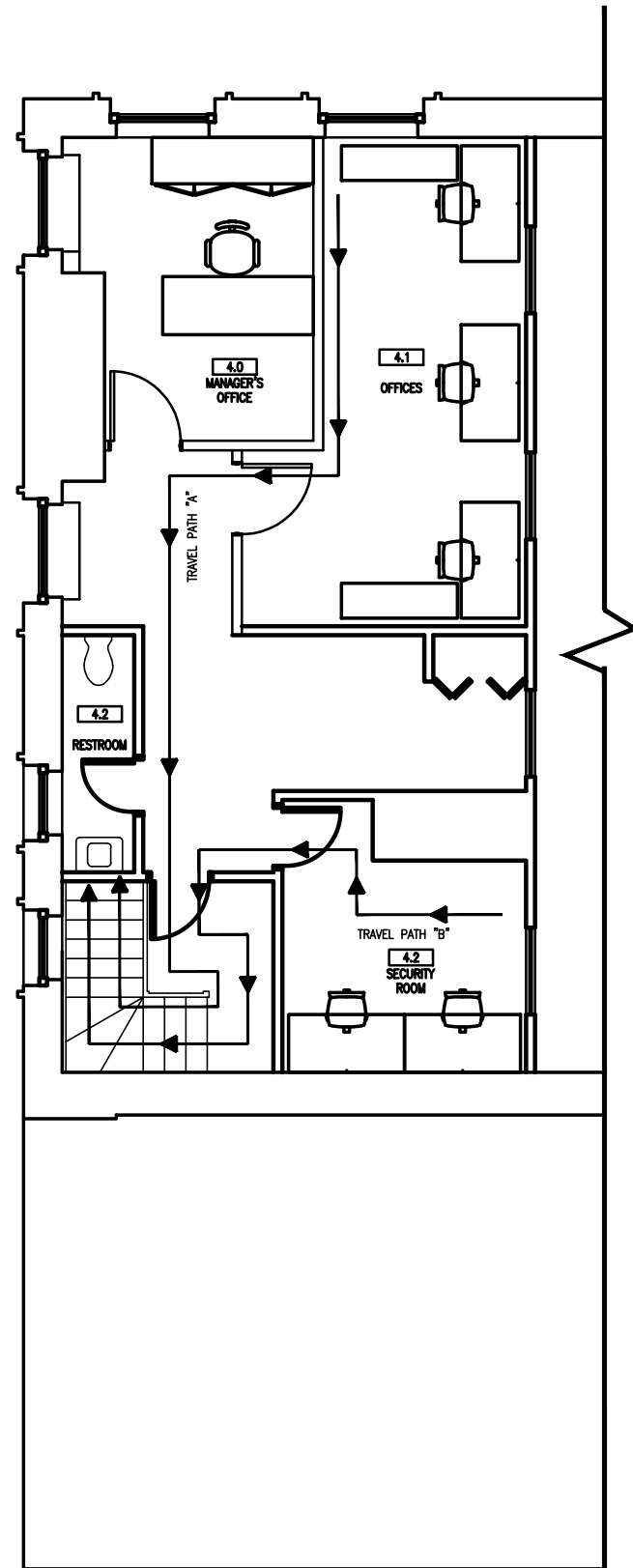
1960 MASSACHUSETTS AV.
CAMBRIDGE, MA 02140

PROJECT NO: 2021.1214
DATE: 02/25/22

A1.0

PROPOSED SCHEMATIC FIRST FLOOR PLAN
CHECKED: RW DRAWN: LS

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OCCUPANT LOAD				
#	ROOM	SF	OCC. FACT.	OCC. LOAD
4.0	MANAGER'S OFFICE	128	100	1
4.1	OFFICES	211	100	2
4.2	SECURITY ROOM	106	100	1
4.3	RESTROOM	32	100	1
TOTAL OCCUPANT LOAD				5
TOTAL MEZZANINE PLAN GROSS AREA = 790 SQ.FT.				

TRAVEL DISTANCE

—— TRAVEL PATH "A" = 53'-8"

—— TRAVEL PATH "B" = 39'-4"

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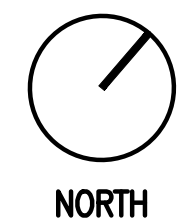
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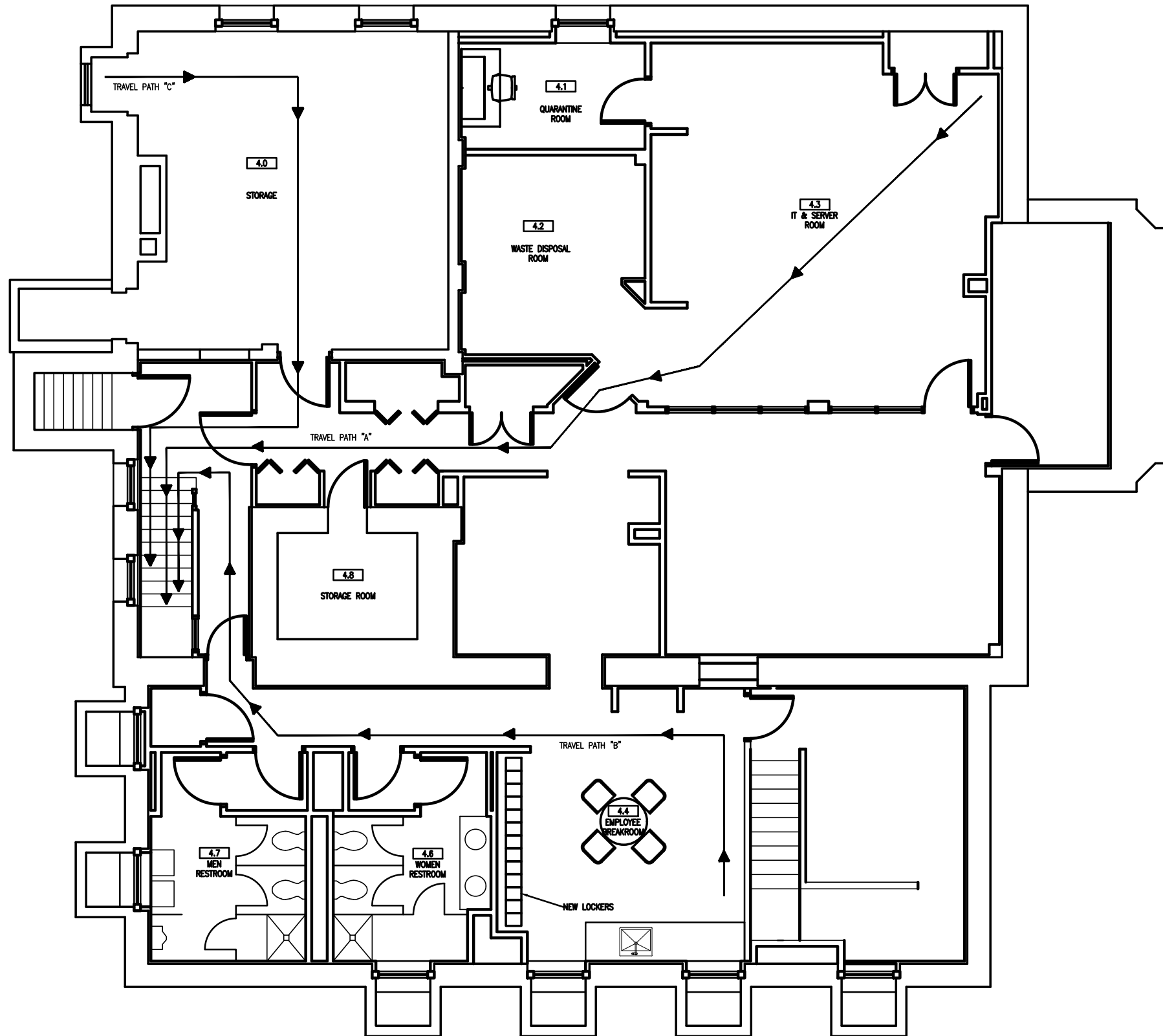
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A1.1
 PROPOSED SCHEMATIC MEZZANINE FLOOR PLAN
 CHECKED: RW DRAWN: LS

1 PROPOSED SCHEMATIC MEZZANINE FLOOR PLAN 1/8" = 1'-0"



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OCCUPANY LOAD				
#	ROOM	SF	OCC. FACT.	OCC. LOAD
4.0	STORAGE	433	300	1
4.1	QUARANTINE ROOM	81	100	1
4.2	WASTE DISPOSAL ROOM	147	300	1
4.3	IT & SERVER ROOM	507	100	5
4.4	EMPLOYEE BREAKROOM	267	100	2
4.6	WOMEN RESTROOM	124	100	1
4.7	MEN RESTROOM	130	100	1
4.8	STORAGE ROOM	66	300	1
TOTAL OCCUPANT LOAD				13
TOTAL BASEMENT PLAN GROSS AREA = 3,371 SQ.FT.				

TRAVEL DISTANCE

———— TRAVEL PATH "A" = 70'-10"

———— TRAVEL PATH "B" = 67'-6"

———— TRAVEL PATH "C" = 52'-9"

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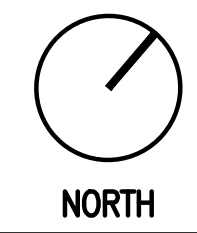
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A1.2
 PROPOSED SCHEMATIC BASEMENT FLOOR PLAN
 CHECKED: RW DRAWN: LS

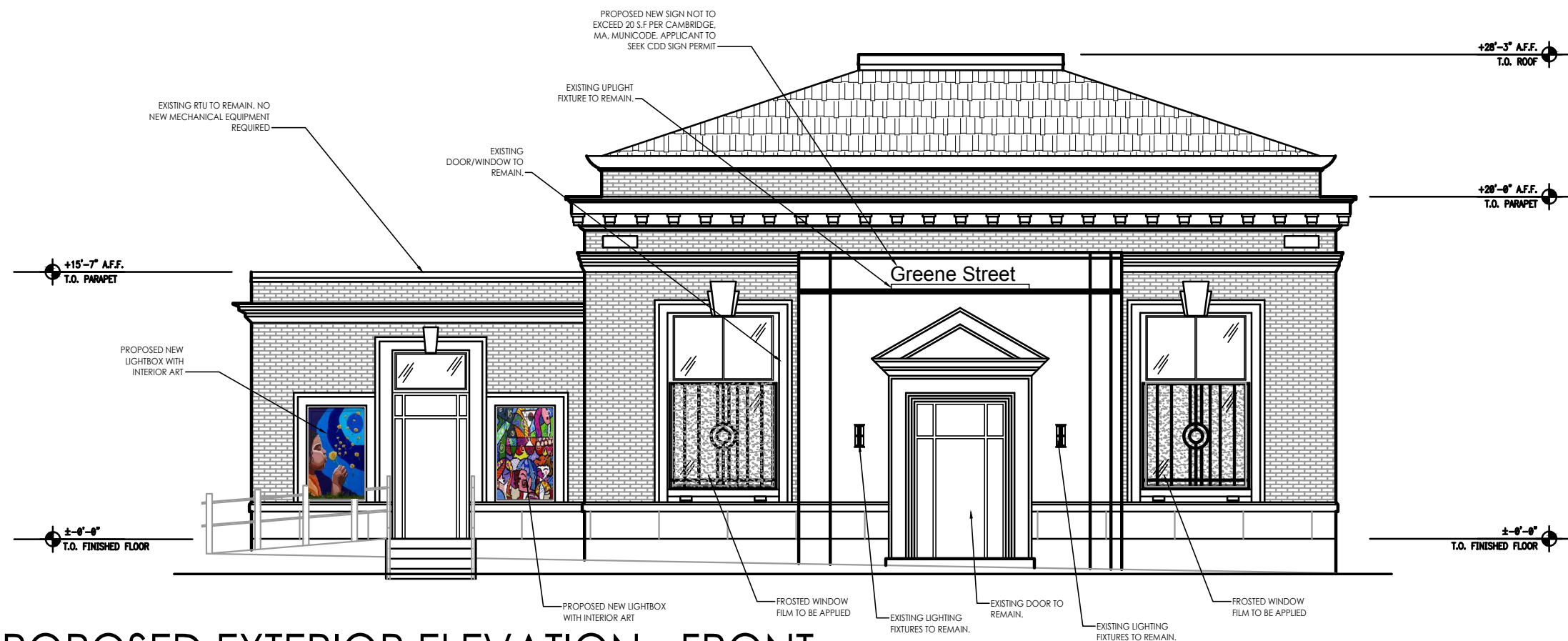
1 PROPOSED SCHEMATIC BASEMENT FLOOR PLAN 1/8" = 1'-0"



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1 PROPOSED EXTERIOR ELEVATION - FRONT 1/8" = 1'-0"



2 PROPOSED FRONT RENDERING 1/8" = 1'-0"



3 PROPOSED SIDE RENDERING 1/8" = 1'-0"

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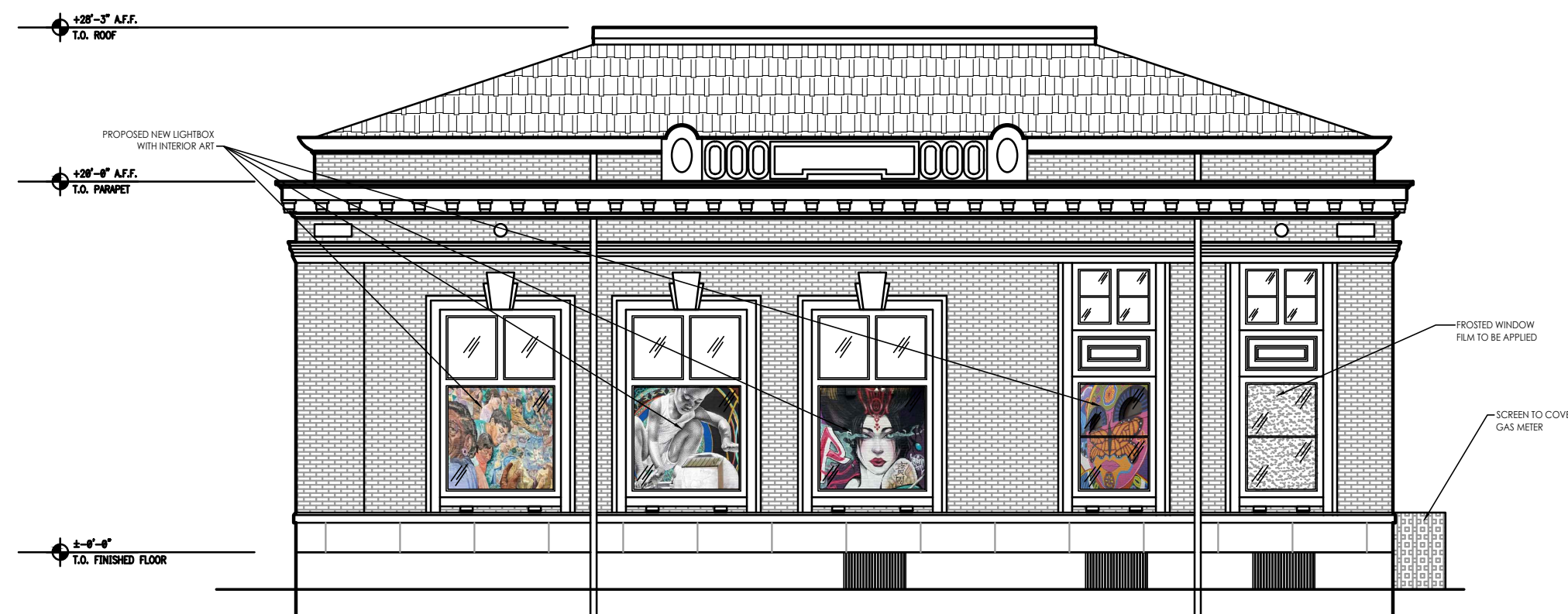
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A1.3
PROPOSED EXTERIOR ELEVATIONS
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1 PROPOSED EXTERIOR ELEVATION - SIDE 1/8" = 1'-0"



2 PROPOSED SIDE RENDERING 1/8" = 1'-0"

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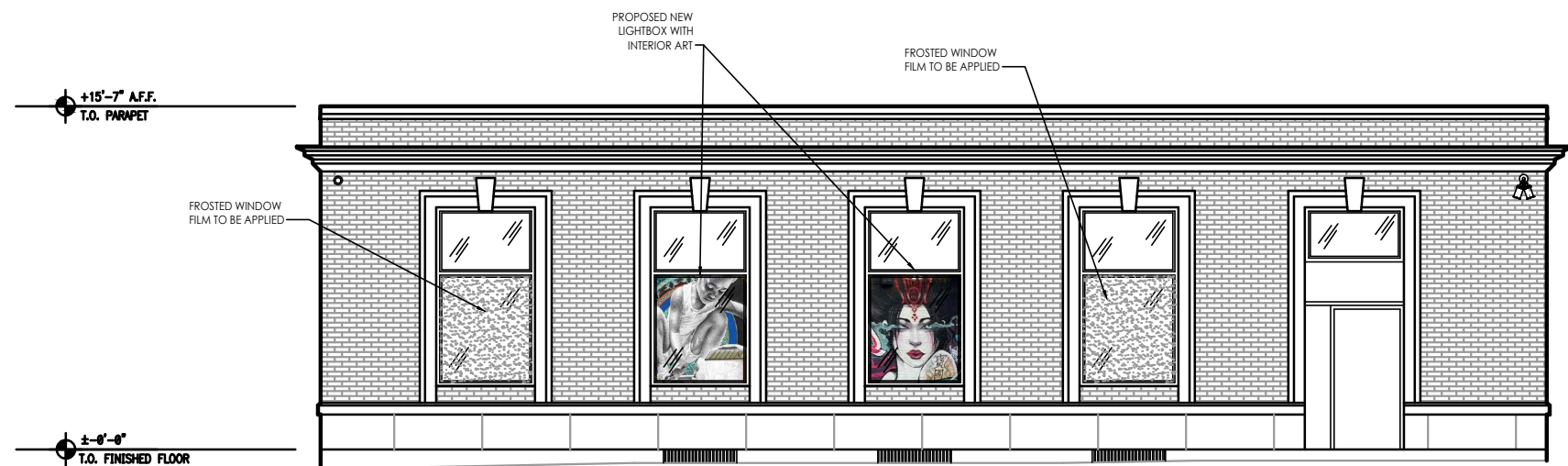
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A1.3.1
PROPOSED EXTERIOR ELEVATIONS
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1 PROPOSED EXTERIOR ELEVATION - SIDE 1/8" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION - REAR 1/8" = 1'-0"

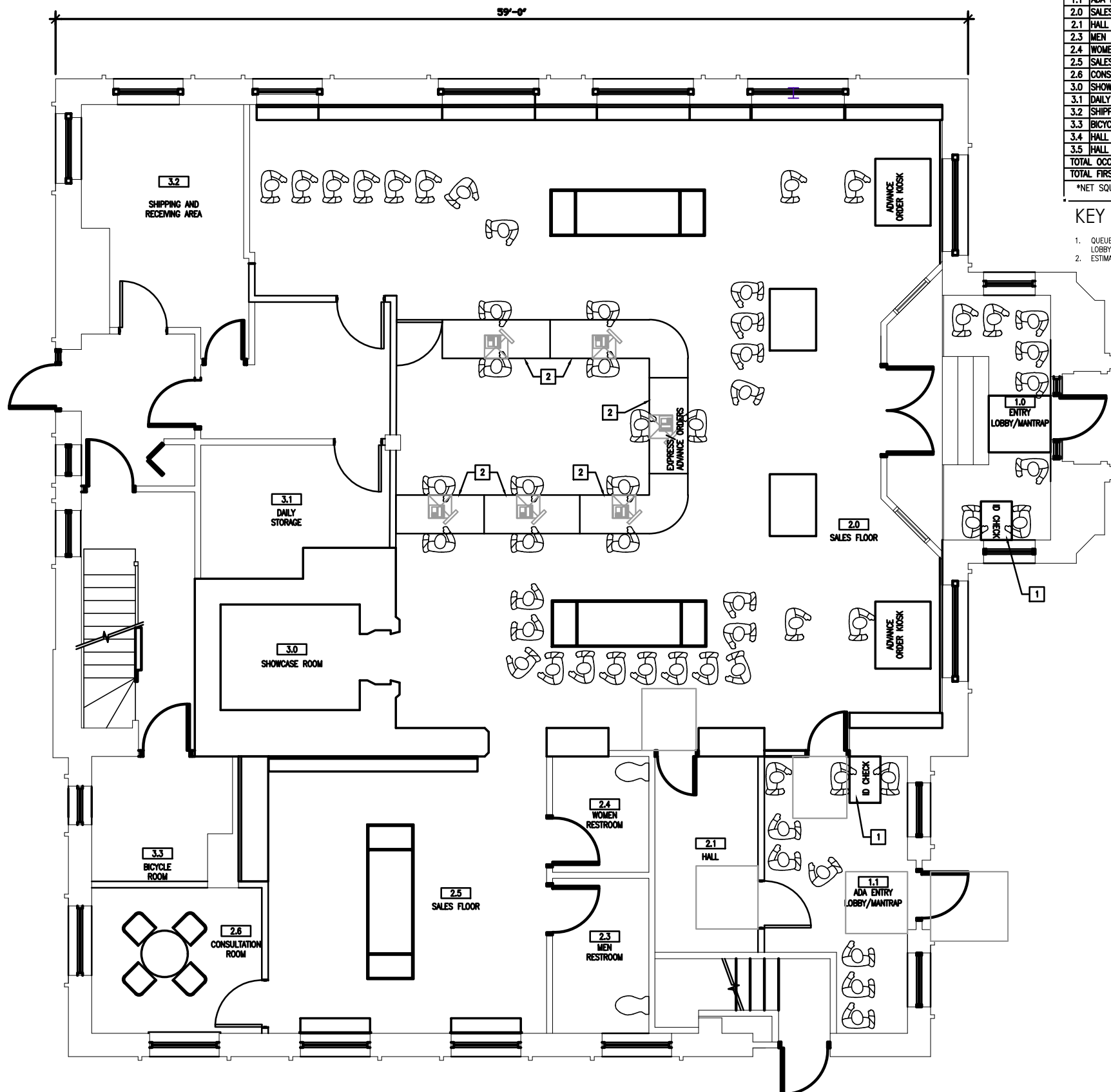
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A1.3.2
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OCCUPANY LOAD

OCCUPANT LOAD ANALYSIS (CHAPTER 7 TABLE 7.3.1.2)
FIRE CODE NFPA 1 - 2015 EDITION WITH MASSACHUSETTS AMENDMENTS

#	ROOM	SF	OCC. FACT.	MAX. OCC. LOAD	PROPOSED OCC. LOAD
1.0	ENTRY LOBBY/MANTRAP	56 *	3	19	8
1.1	ADA LOBBY/MANTRAP	86*	3	30	9
2.0	SALES FLOOR	1,494	60	25	
2.1	HALL	84	60	1	
2.3	MEN RESTROOM	62	60	1	
2.4	WOMEN RESTROOM	47	60	1	
2.5	SALES FLOOR	345	60	5	
2.6	CONSULTATION ROOM	103	100	1	
3.0	SHOWCASE ROOM	70	60	1	
3.1	DAILY STORAGE	94	300	1	
3.2	SHIPPING/RECEIVING	69	300	1	
3.3	BICYCLE ROOM	147	300	1	
3.4	HALL	84	60	1	
3.5	HALL	187	60	3	
TOTAL OCCUPANT LOAD				91	
TOTAL FIRST FLOOR PLAN GROSS AREA = 3,365 SQ.FT.					

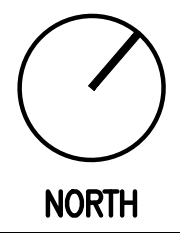
*NET SQUARE FOOTAGE

- KEY NOTES**
1. QUEUE MANAGER SYSTEM PROVIDED AT ENTRY LOBBY.
 2. ESTIMATED 5 CUSTOMER PER CASHWRAP

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1 CUSTOMER QUEUING PLAN 1/8" = 1'-0"



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A1.4
CUSTOMER QUEUING PLAN
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