



GREENE STREET

1960 MASSACHUSETTS AVE CAMBRIDGE, MA 02140



INTERPLAN ARCHITECTS LLC
 DAVID BOYCE, ARCHITECT
 LOUISE CRAVER, ARCHITECT
 LAUREL MARTIN, ARCHITECT
 KIMBERLY PAVLIK, ARCHITECT

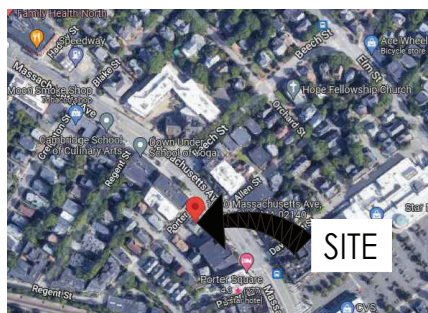
**ARCHITECTURE
 ENGINEERING
 PERMITTING**

220 E. CENTRAL PKWY, STE 4000
 ALTAMONTE SPRINGS, FL 32701
 407.645.5008

SEAL:



VICINITY MAP



REVISION ISSUE LOG

| REV # | DATE | DESCRIPTION | AFFECTED SHEETS | REMARKS | BY |
|-------|----------|--------------|---|---------|----|
| 1 | 04/18/22 | CDD COMMENTS | CS, L1.0, L1.1, EX0.0, EX0.1, EX1, EX2, EX3, A0.0, A0.3, A1.0, A1.3, A1.3.1, A1.4 | | |
| 2 | 08/04/22 | COMMENTS | A1.0, A1.3, A1.3.1, A1.3.2, A1.4 | | |
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SHEET INDEX

| SHT. NO. | DESCRIPTION |
|-------------------------------|---|
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| CIVIL DRAWINGS | |
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| A1.4 | CUSTOMER QUEUING PLAN |

LOCATION MAP



OWNER & CONSULTANTS

OWNER
 DREAM GREENE MASSACHUSETTS LLC
 1960 MASSACHUSETTS AVE.
 CAMBRIDGE, MA 02138
 CONTACT: JAMIL MYRIE
 EMAIL: JAMIL@DREAMGREENE.COM

ARCHITECT
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 ARCHITECT OF RECORD: LAUREL MARTIN
 CONTACT: ROB WEISS
 PH: (407) 645-5008

CIVIL ENGINEER
 INTERPLAN LLC
 220 E CENTRAL PKWY., STE 4000
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 CONTACT: STUART ANDERSON
 PH: (407) 645-5008

GREEN STREET





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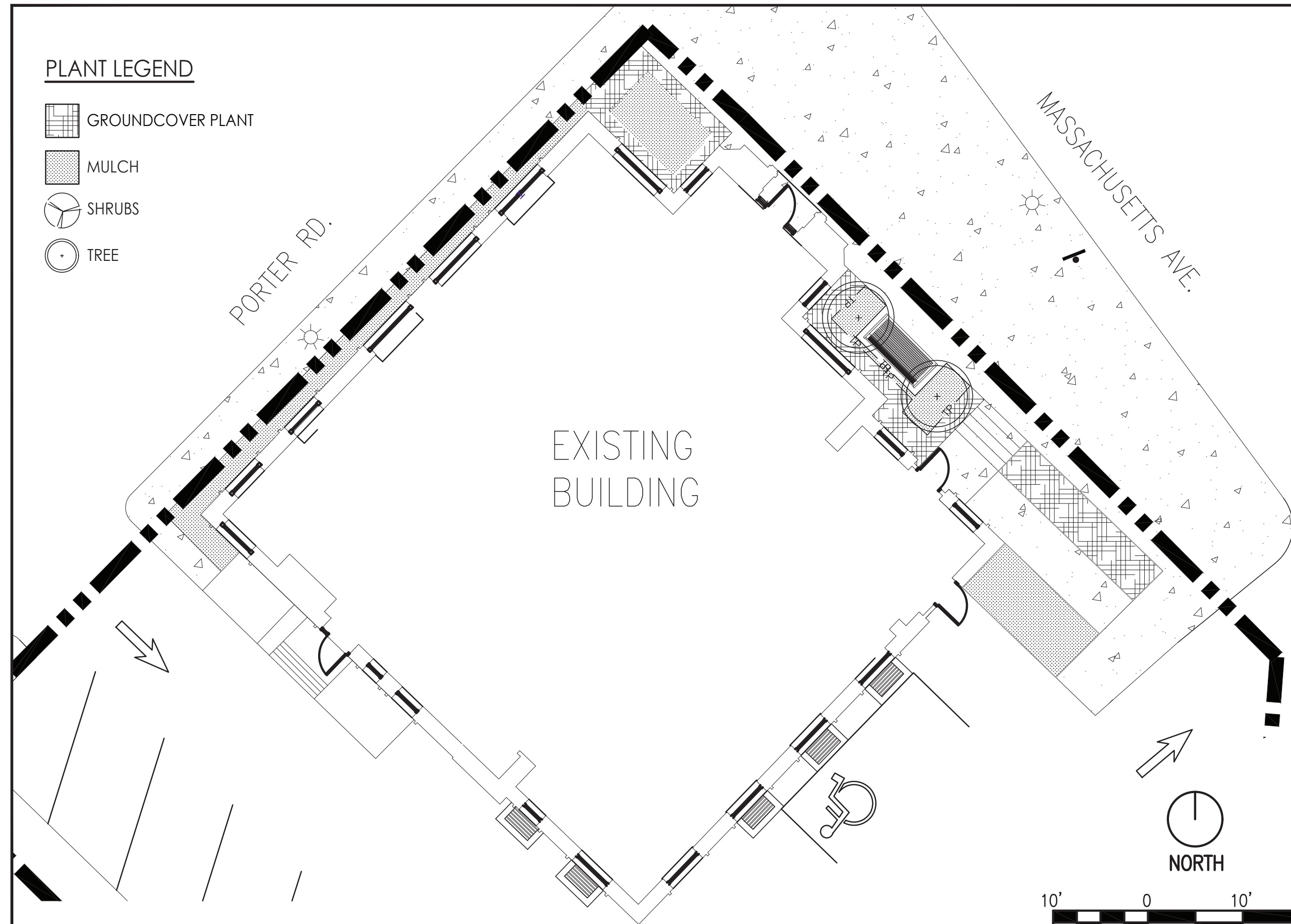
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CS
 COVER SHEET
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PLANT LEGEND

-  GROUNDCOVER PLANT
-  MULCH
-  SHRUBS
-  TREE



EXISTING LANDSCAPE LAYOUT PLAN

1"=10'



GRAPHIC SCALE

INTERPLAN

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



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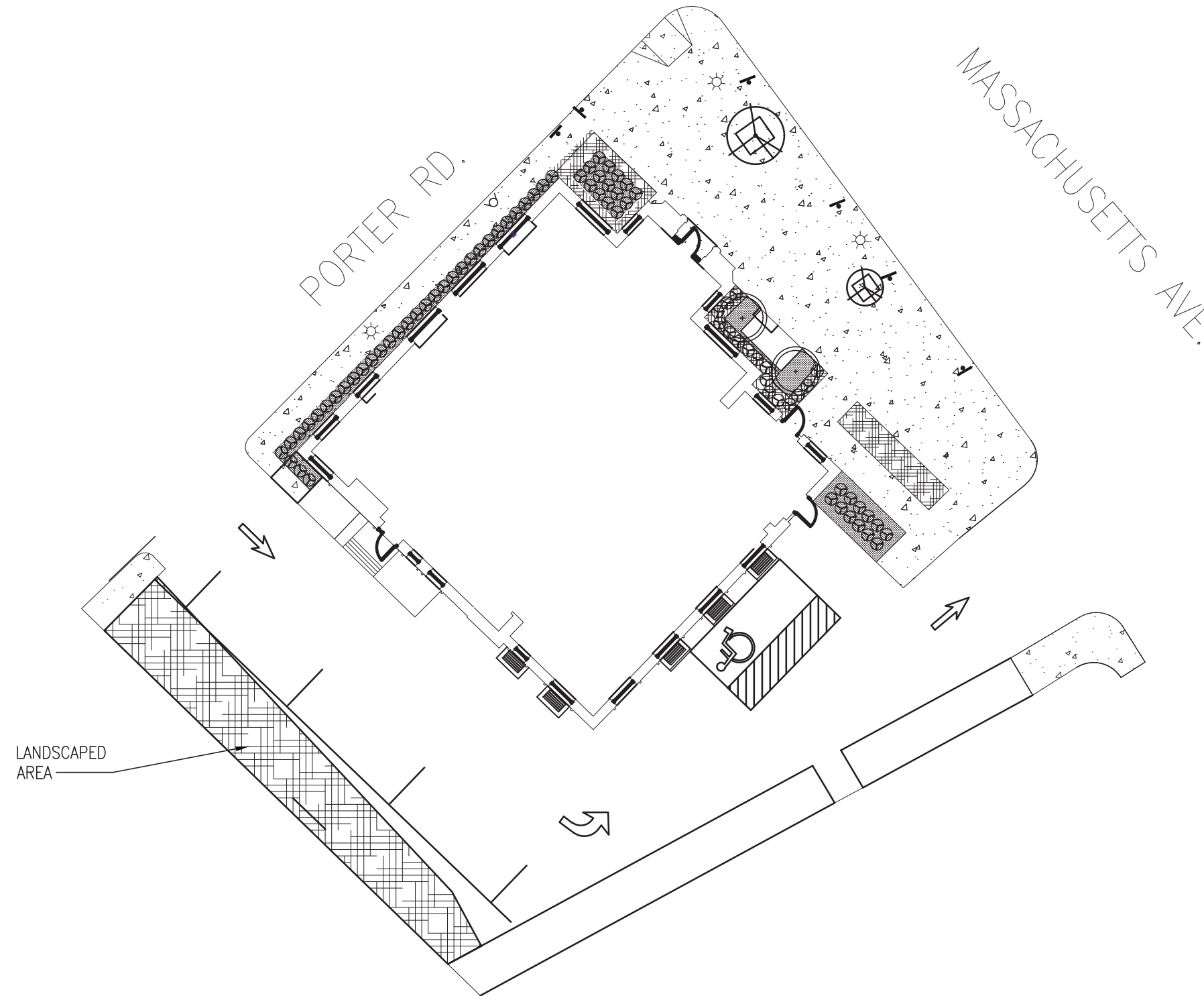
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L1.0

EXISTING LANDSCAPE PLAN
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PLANT LEGEND

-  GROWDCOVER PLANT
-  MULCH
-  SHRUBS
-  TREE



LANDSCAPED AREA



NORTH



GRAPHIC SCALE

PROPOSED LANDSCAPE LAYOUT PLAN

1"=20'

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GREEN STREET

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L1.1

PROPOSED LANDSCAPE PLAN
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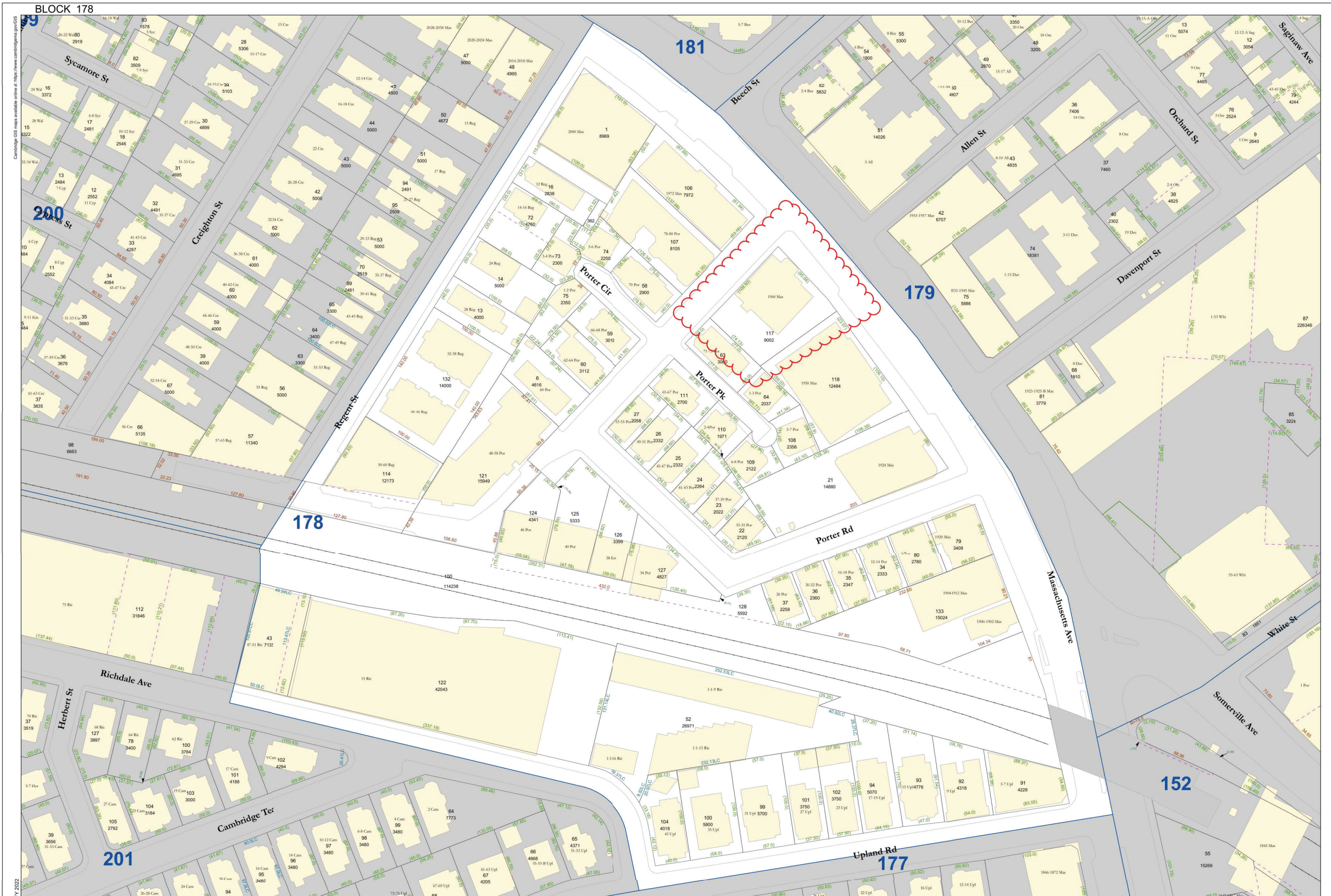
1 04/18/22 CDD COMMENTS
 NO DATE REMARKS
 REVISIONS

GREEN
 STREET

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 CAMBRIDGE, MA
 02140

PROJECT NO: 2021.1214
 DATE: 02.25.22

EX0.0
 BLOCK PARCEL MAP



City of Cambridge
 Assessing Department

795 Massachusetts Ave.
 Cambridge, MA 02139

- Buildings
- Lot Line
- Sub-Parcel Line
- Block Line
- City Boundary
- Water
- 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 1993 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 maps is suitable for assessing purposes only.
 The City of Cambridge assumes no legal responsibility for information shown on this map.



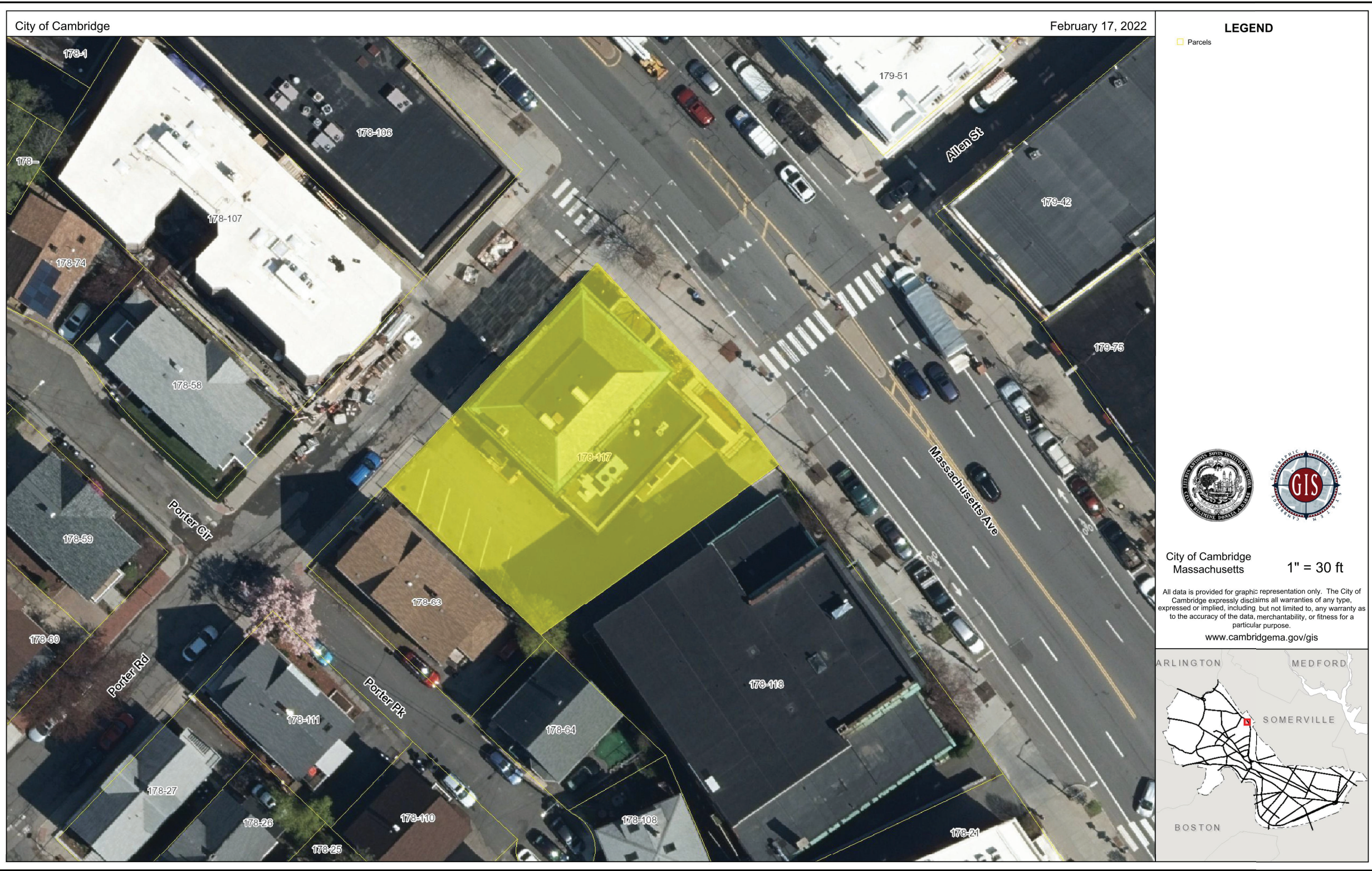
0 20 40 80 Feet
 1 inch = 42 feet



Parcel Block Map
178

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City of Cambridge

February 17, 2022

LEGEND

□ Parcels



City of Cambridge
 Massachusetts 1" = 30 ft

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www.cambridgema.gov/gis



| NO | DATE | REMARKS |
|----|-----------|--------------|
| 1 | 4/18/2022 | CDD COMMENTS |

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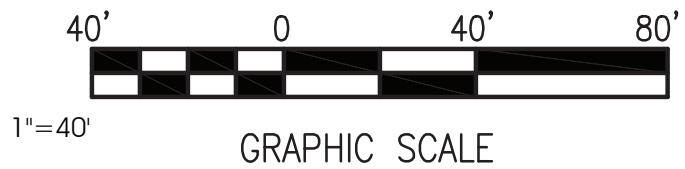
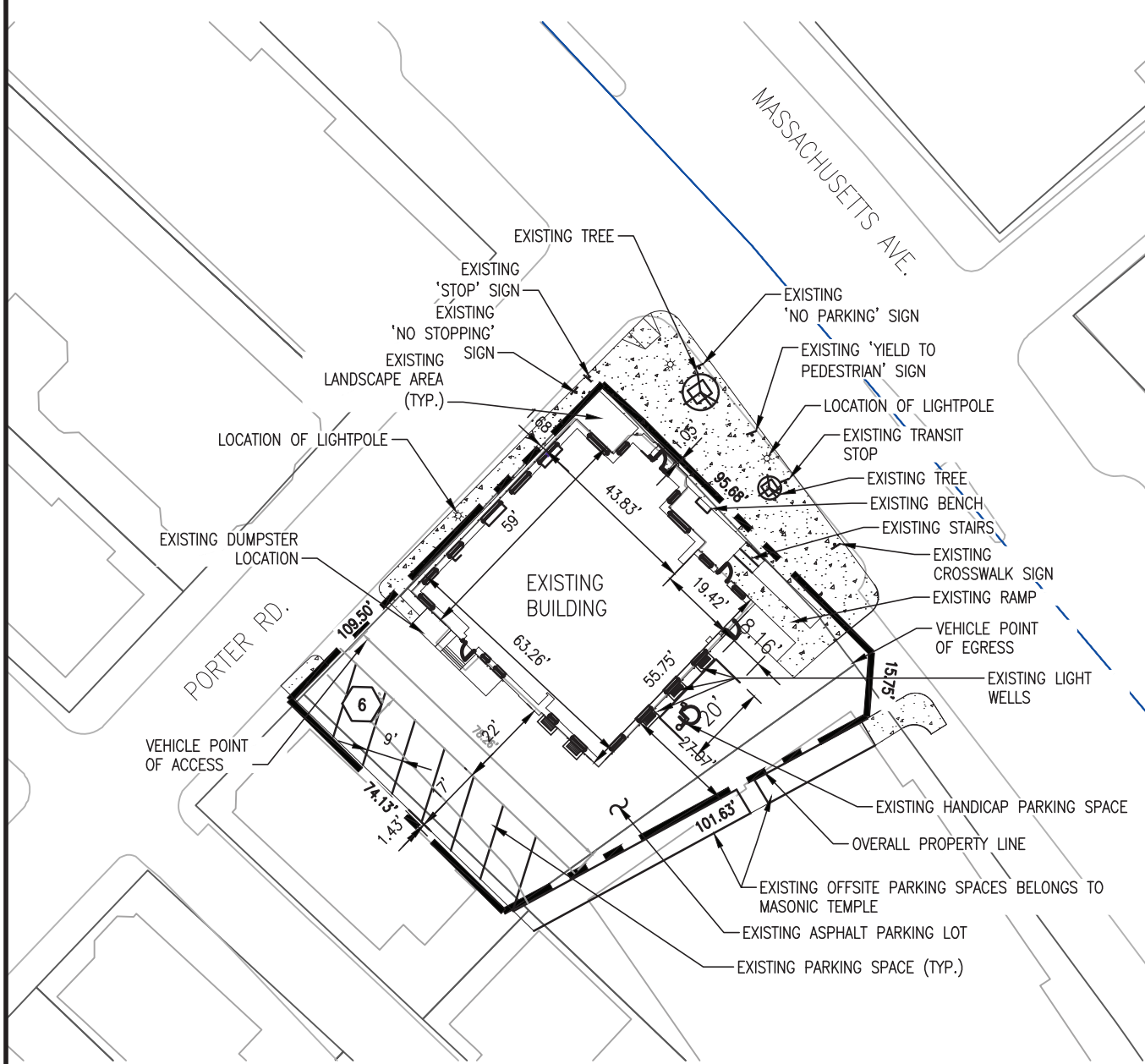
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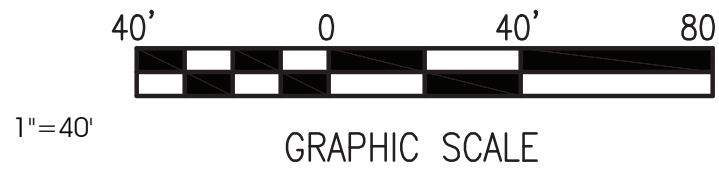
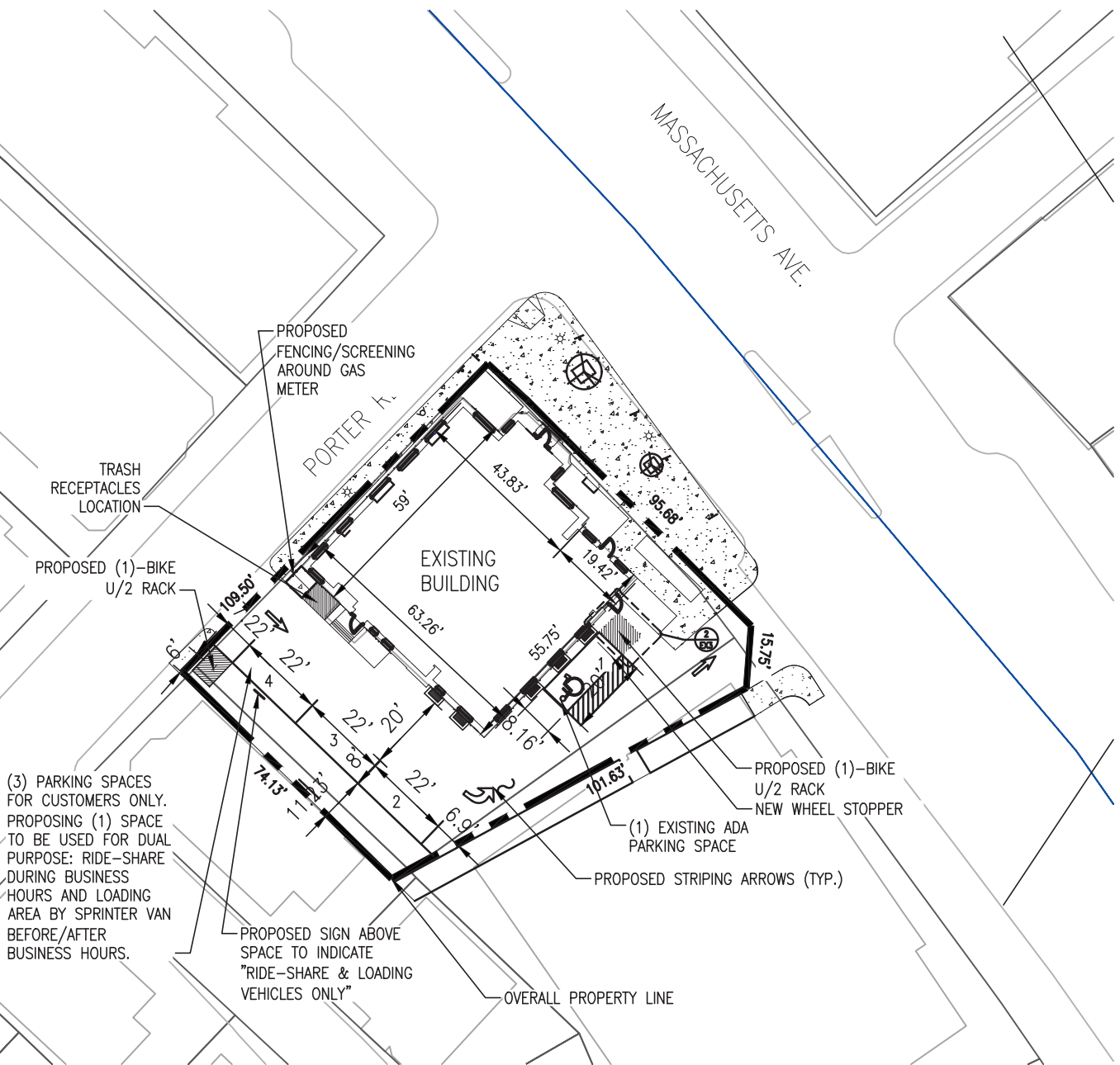
EX0.1

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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 LAUREL MARTIN, ARCHITECT
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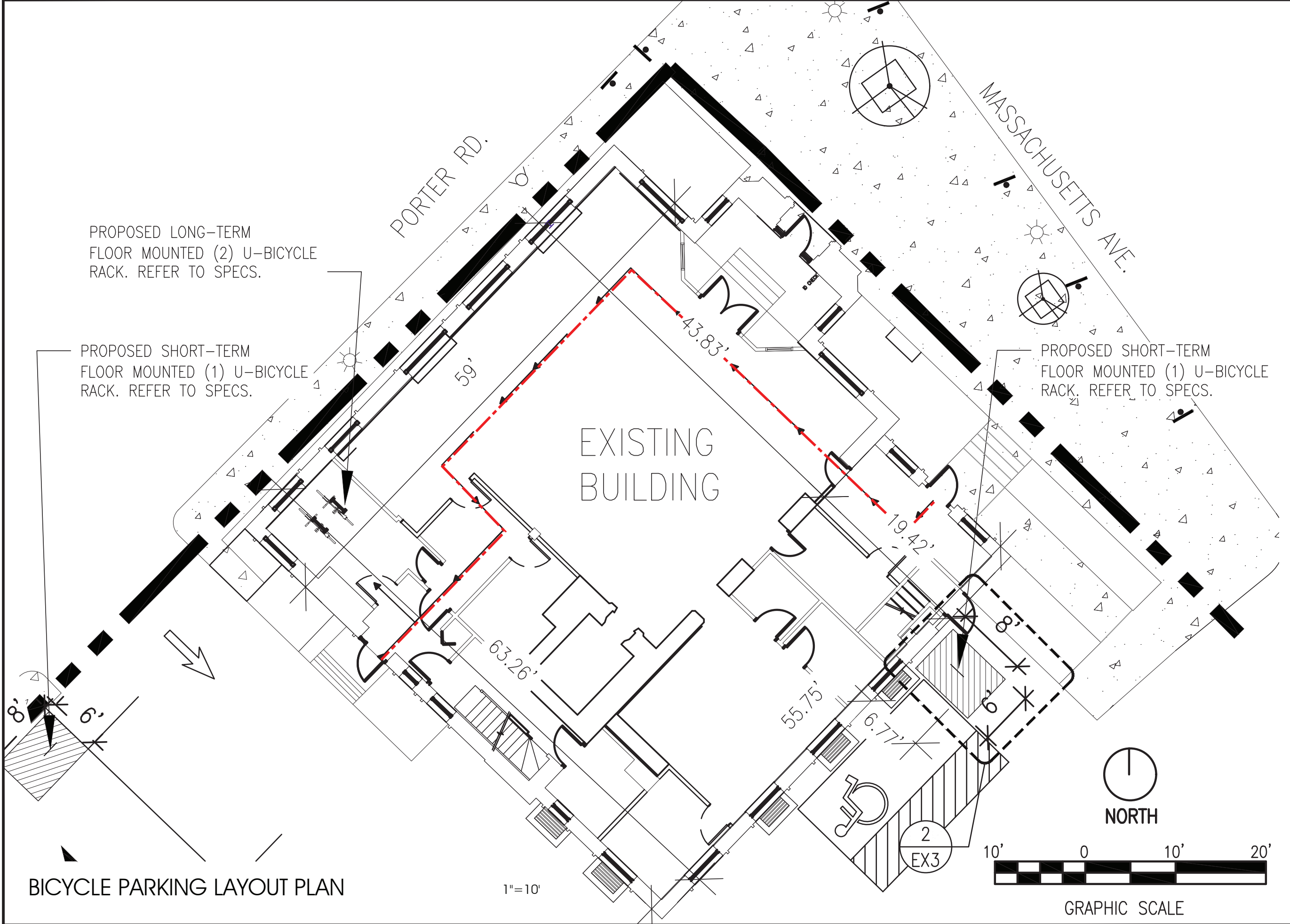
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EX1

EXISTING/PROPOSED SITE PLAN
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SEAL:



PROPOSED LONG-TERM
 FLOOR MOUNTED (2) U-BICYCLE
 RACK. REFER TO SPECS.

PROPOSED SHORT-TERM
 FLOOR MOUNTED (1) U-BICYCLE
 RACK. REFER TO SPECS.

PROPOSED SHORT-TERM
 FLOOR MOUNTED (1) U-BICYCLE
 RACK. REFER TO SPECS.

EXISTING
 BUILDING



GRAPHIC SCALE

BICYCLE PARKING LAYOUT PLAN

1"=10'

| NO | DATE | REMARKS |
|----|------|---------|
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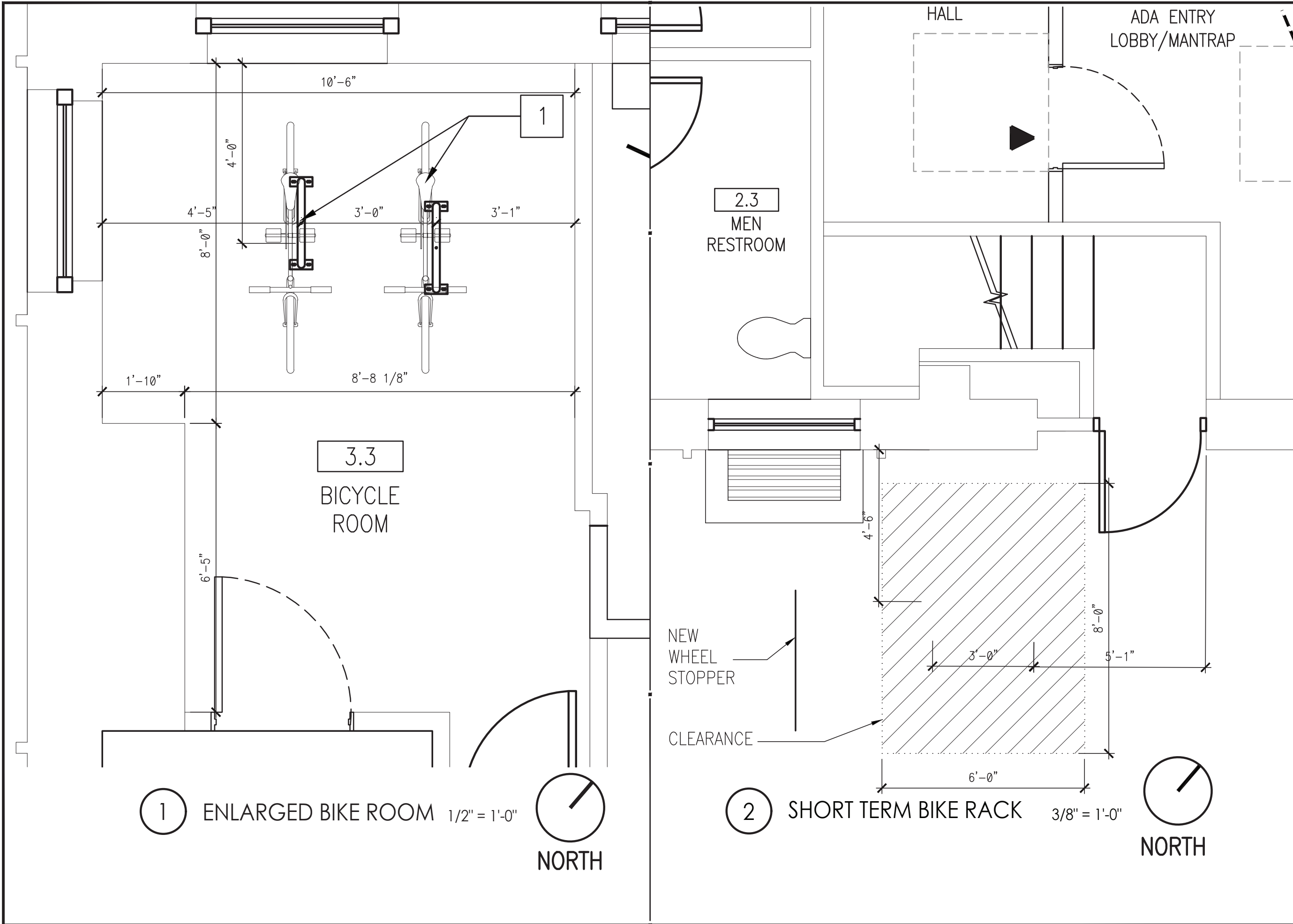
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EX2
 BICYCLE PARKING LAYOUT
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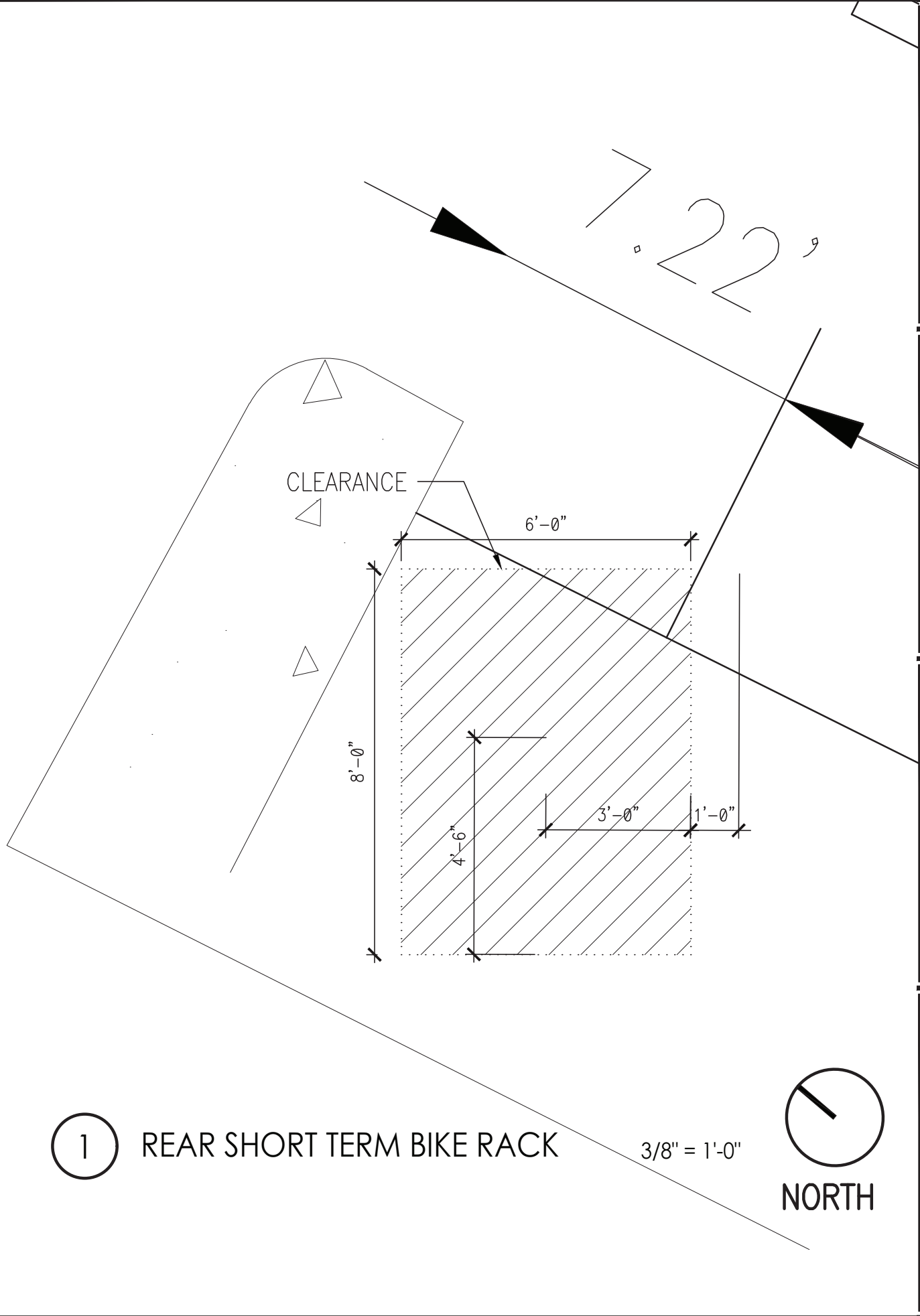
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EX3

ENLARGED BICYCLE PARKING LAYOUT
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1 REAR SHORT TERM BIKE RACK

3/8" = 1'-0"



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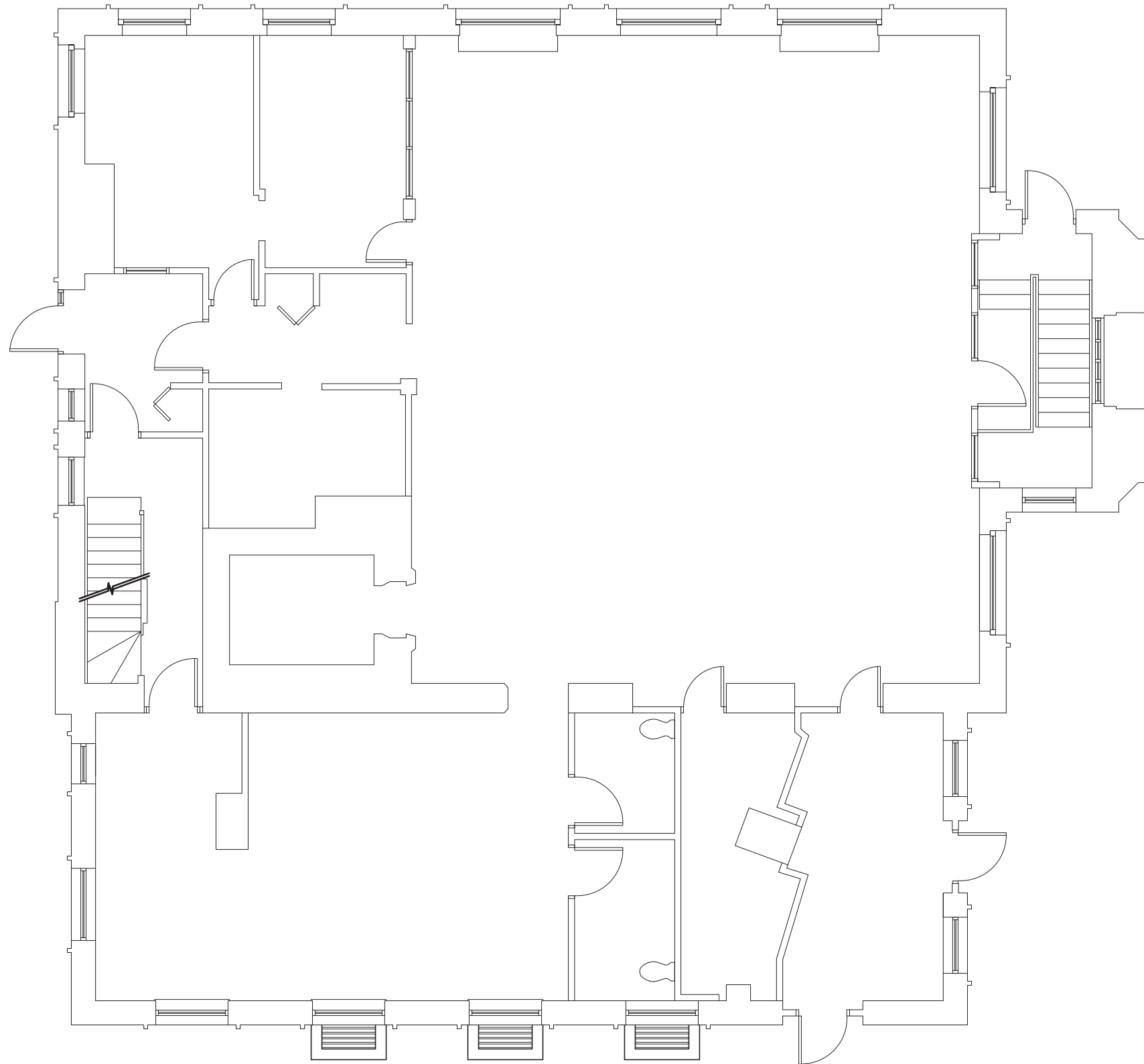
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EX4
 ENLARGED BICYCLE PARKING LAYOUT
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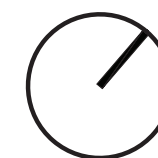
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1

EXISTING FIRST PLAN

1/8" = 1'-0"



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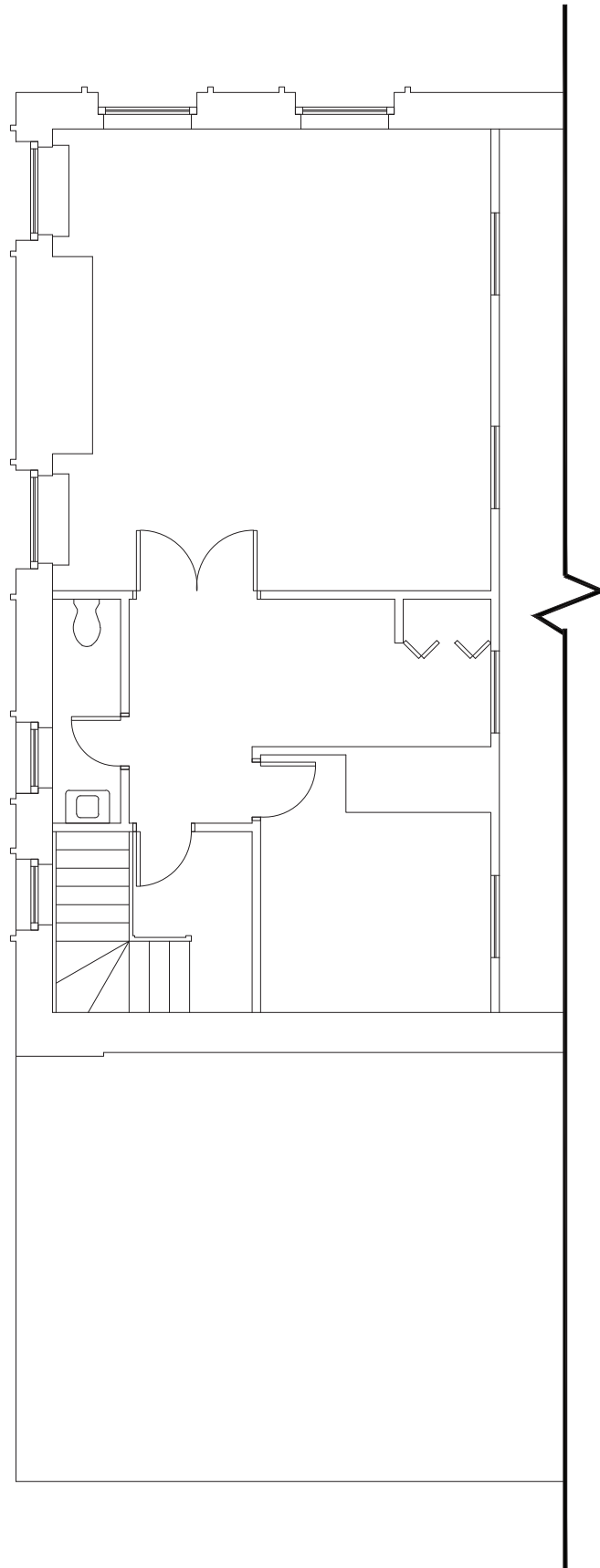
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A0.0

EXISTING FIRST FLOOR PLAN
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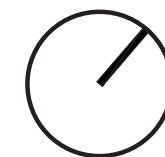
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1

EXISTING MEZZANINE PLAN

1/8" = 1'-0"



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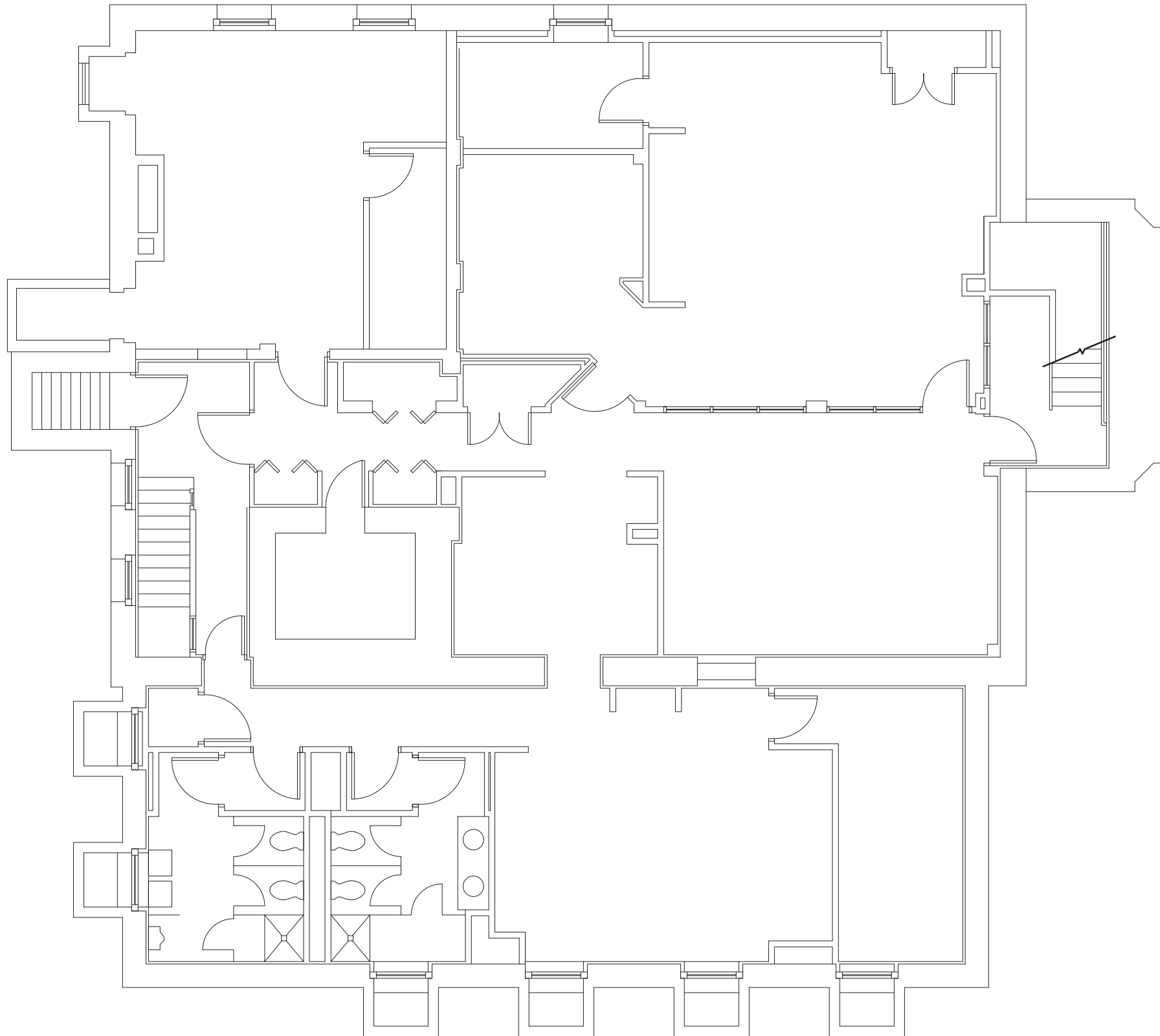
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A0.1

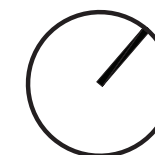
EXISTING MEZZANINE FLOOR PLAN
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1

EXISTING BASEMENT PLAN

1/8" = 1'-0"



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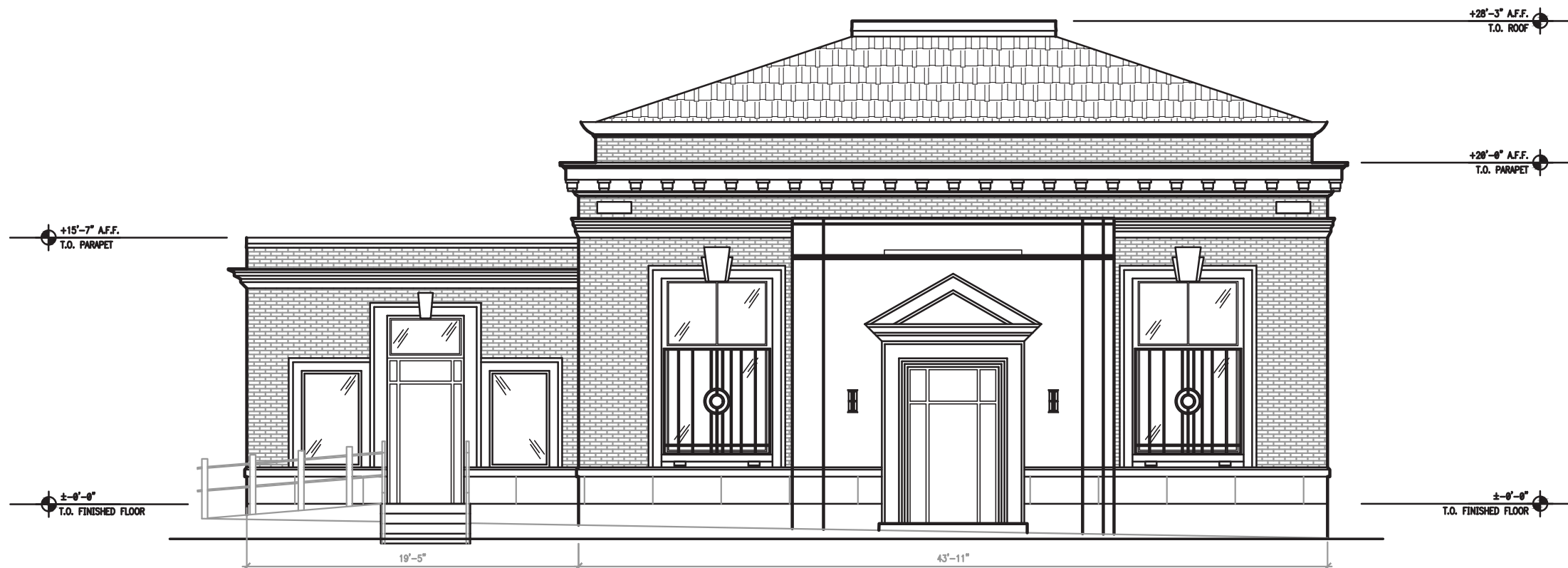
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EXISTING BASEMENT PLAN
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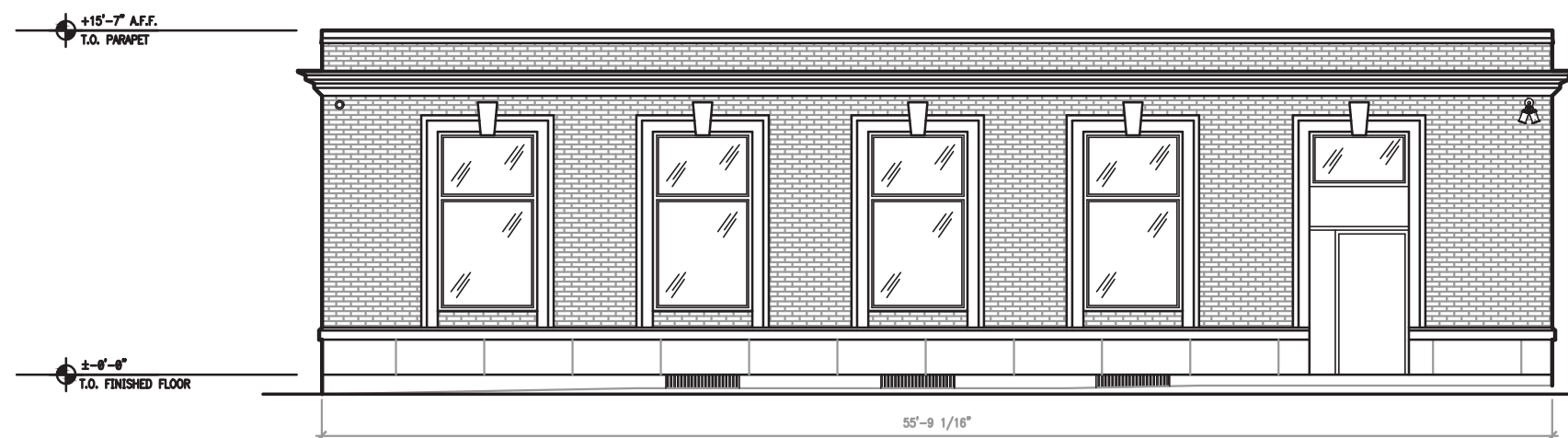
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1 EXISTING EXTERIOR ELEVATION - FRONT 1/8" = 1'-0"



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

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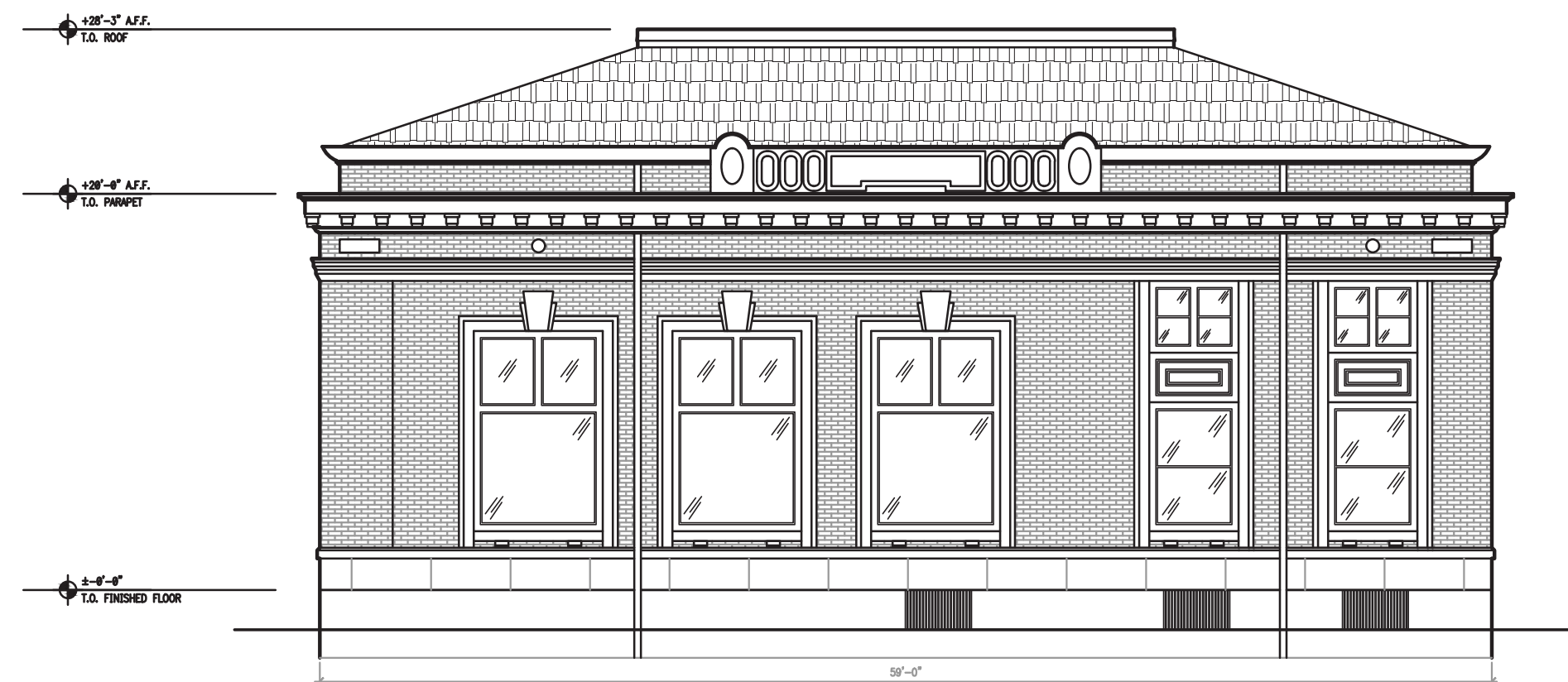
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A0.3

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



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

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A0.4

EXISTING ELEVATIONS
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SEAL:

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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



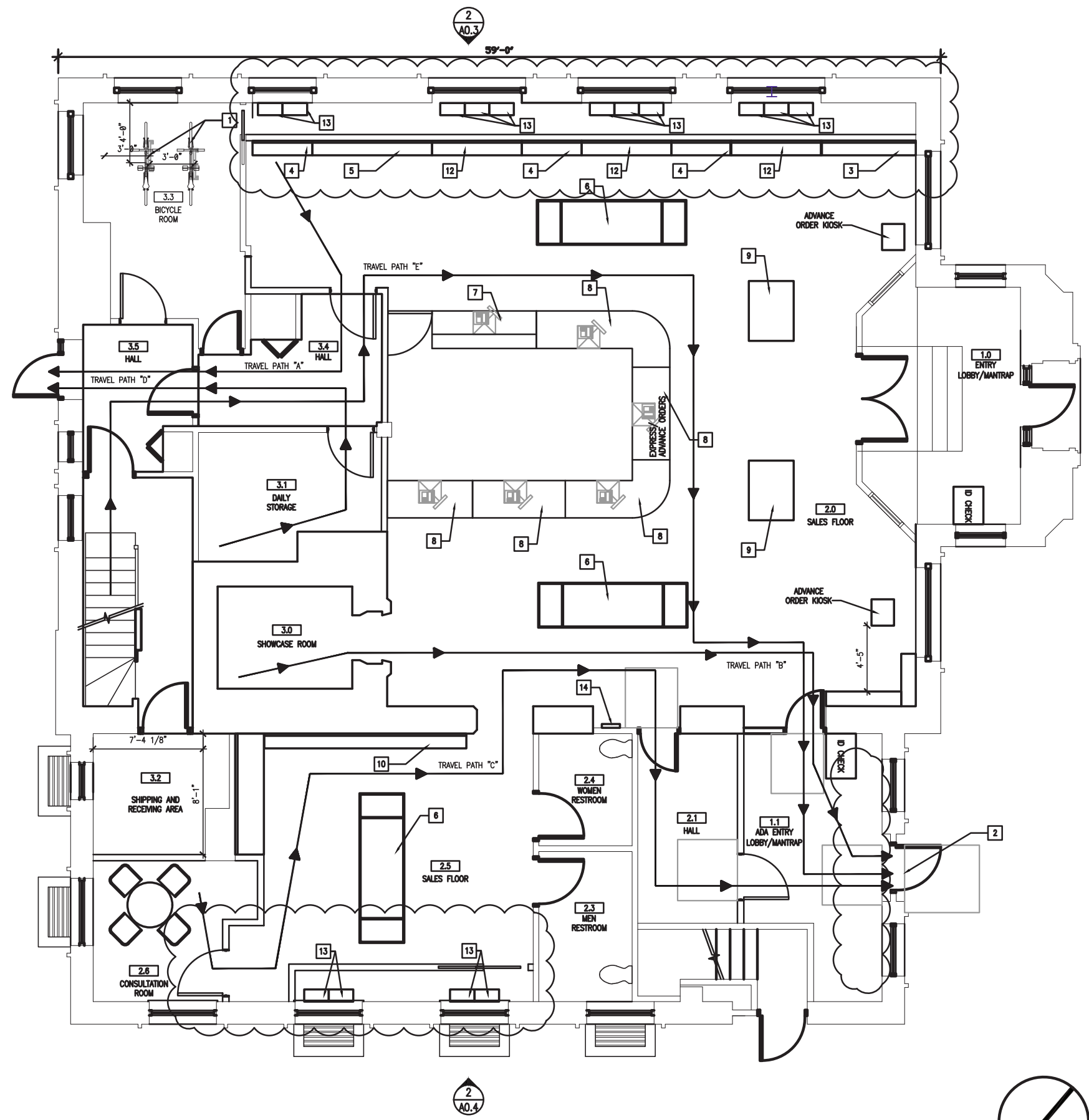
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A0.5
 LOCUS CONTEXT MAP
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1 PROPOSED SCHEMATIC FIRST FLOOR PLAN 1/8" = 1'-0"



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" = 36'-6"
- TRAVEL PATH "B" = 54'-8"
- TRAVEL PATH "C" = 81'-6"
- TRAVEL PATH "D" = 36'-0"
- TRAVEL PATH "E" = 113'-0"

KEY NOTES

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

| KEYNOTE # | CASEWORK TYPE | WIDTH | HEIGHT | LENGTH |
|-----------|----------------------|-------|--------|--------|
| 3 | WALL DISPLAY FIXTURE | 22 | 24 | 76 |
| 4 | WALL DISPLAY FIXTURE | 22 | 24 | 48 |
| 5 | WALL DISPLAY FIXTURE | 22 | 24 | 96 |
| 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 | WALL DISPLAY FIXTURE | 22 | 24 | 72 |
| 13 | DISPLAY CASE | 9.8 | 20.1 | 19.7 |

ALL CASEWORK DIMENSIONS ARE IN INCHES

DISPLAY DETAIL

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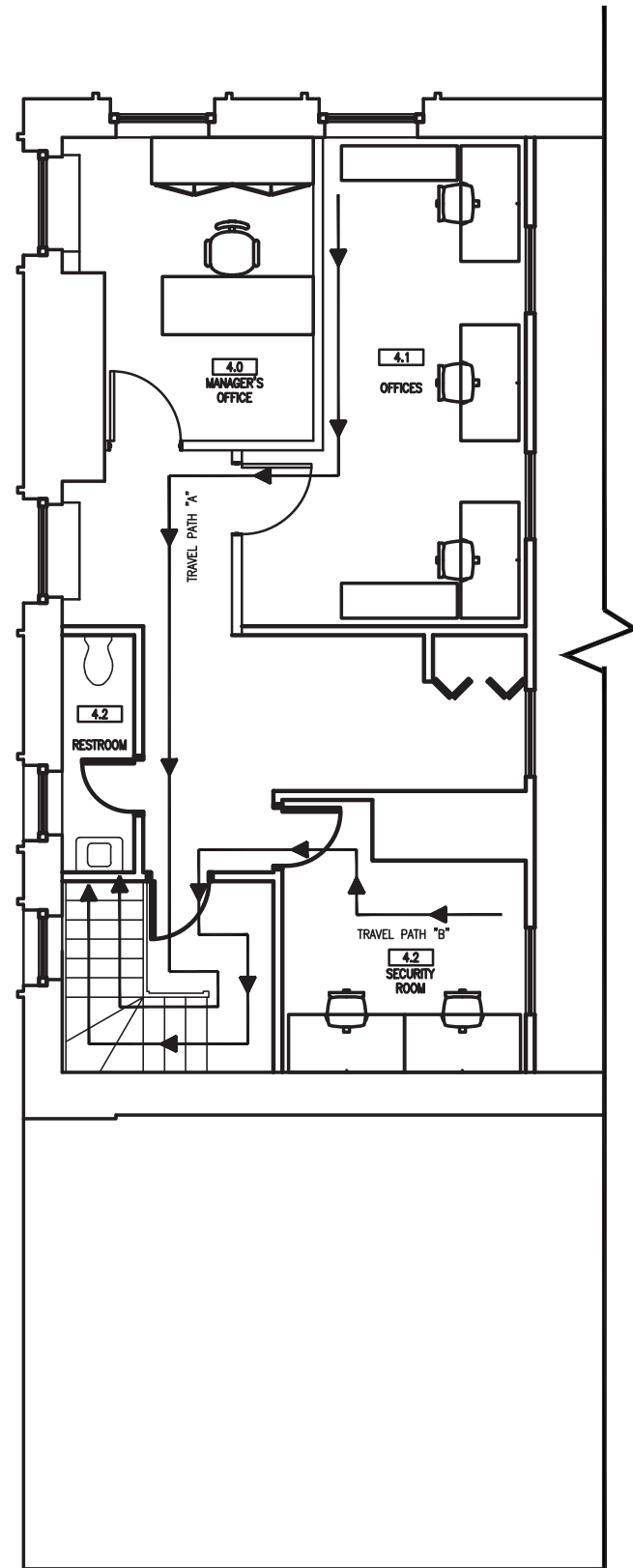


GREEN STREET
 1960 MASSACHUSETTS AV.
 CAMBRIDGE, MA 02140

PROJECT NO: 2021.1214
 DATE: 02/25/22

A1.0
 PROPOSED SCHEMATIC FIRST FLOOR PLAN
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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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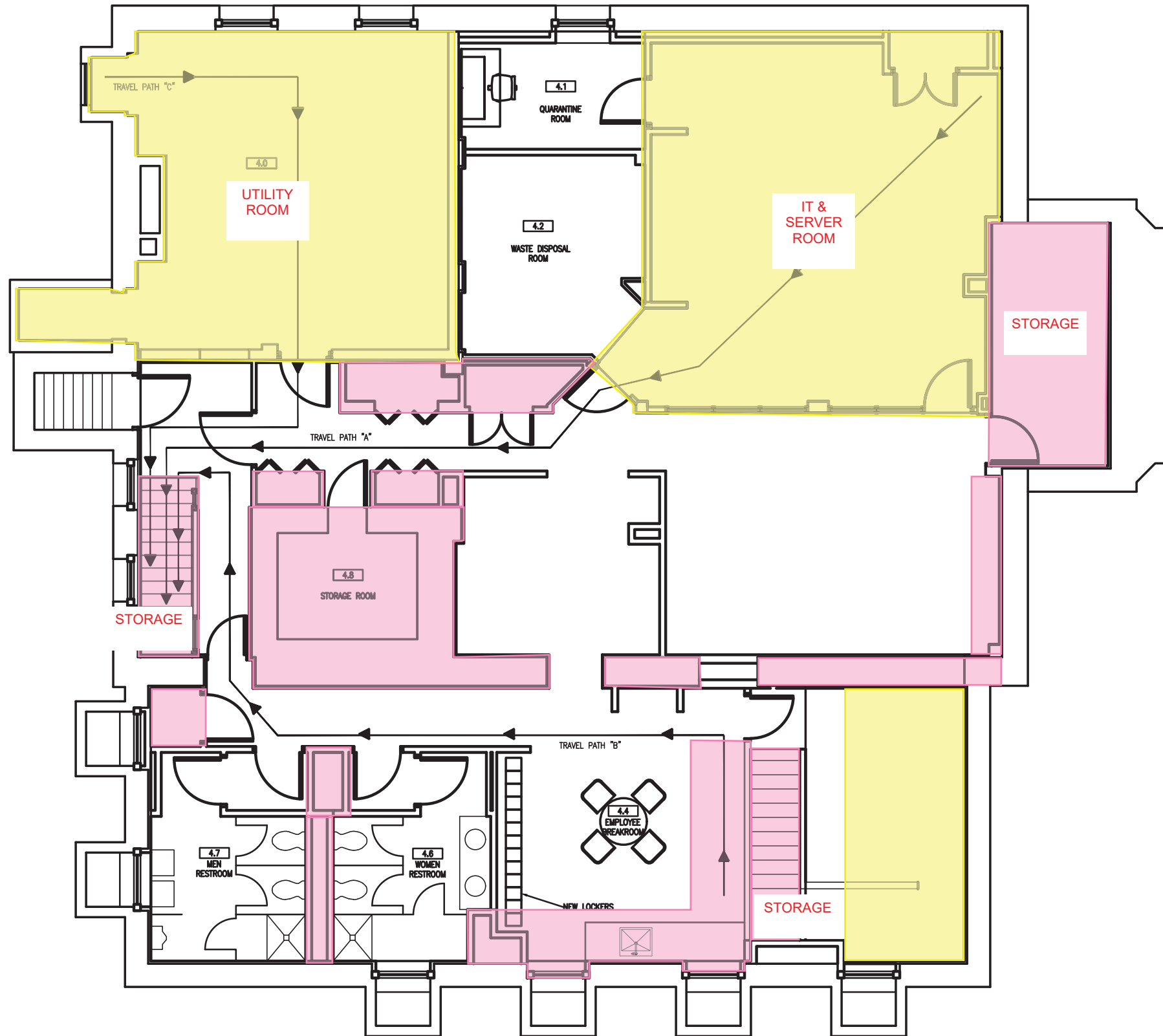
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A1.1
 PROPOSED SCHEMATIC MEZZANINE FLOOR PLAN
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1 PROPOSED SCHEMATIC MEZZANINE FLOOR PLAN 1/8" = 1'-0"



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| OCCUPANT 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"

Article 2 Gross Floor Area shall not include

- Art.2 exception 9
- Art. 2 exception 3

Basement Total Gross Area 3,371 SF
 Area not included by exception -1,926 SF
 Total 1,445 SF

Basement Area 1,445 SF
 First Floor Area 3,365 SF
 Mezzanine 790 SF

Total Gross Area 5,600 SF

Parking 1/1400 SF
 Total Parking spaces required 4.0 units

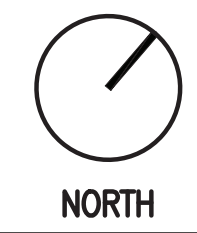
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1 PROPOSED SCHEMATIC BASEMENT FLOOR PLAN 1/8" = 1'-0"

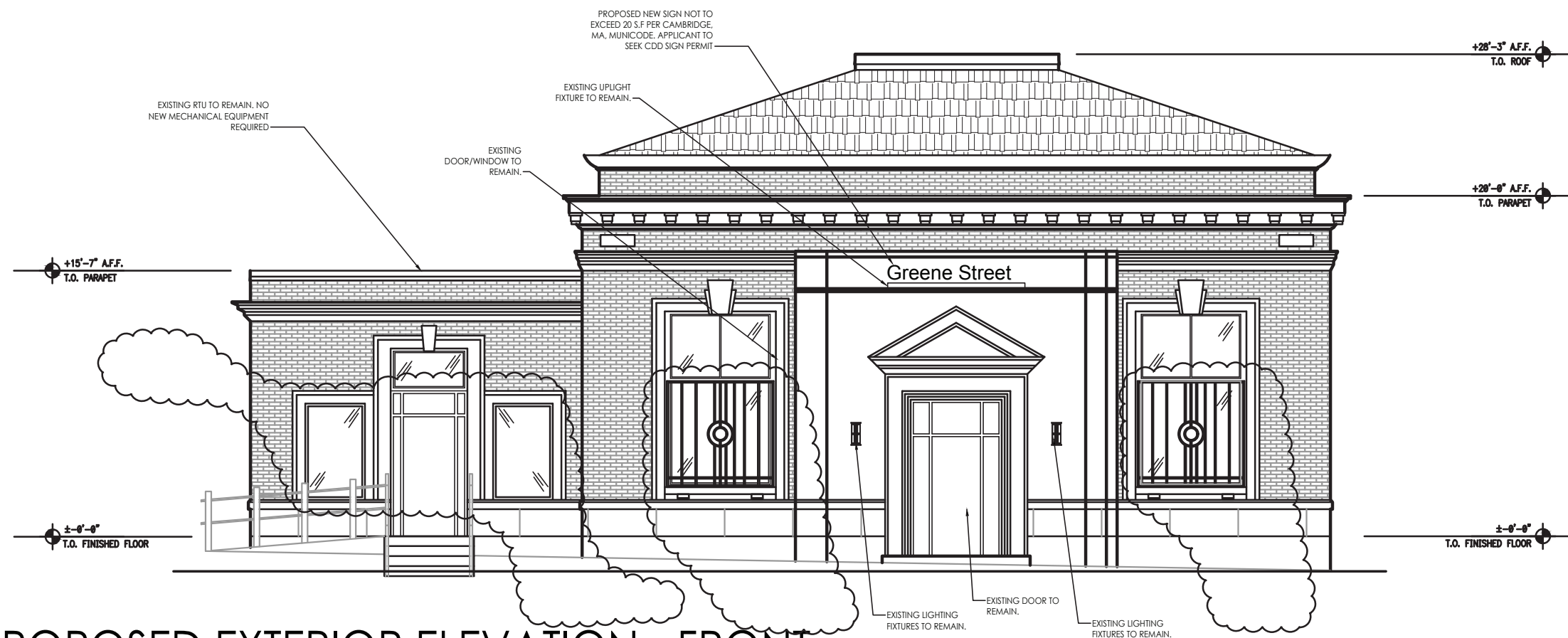


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 PROPOSED SCHEMATIC BASEMENT FLOOR PLAN
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SEAL:



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"

GREEN STREET

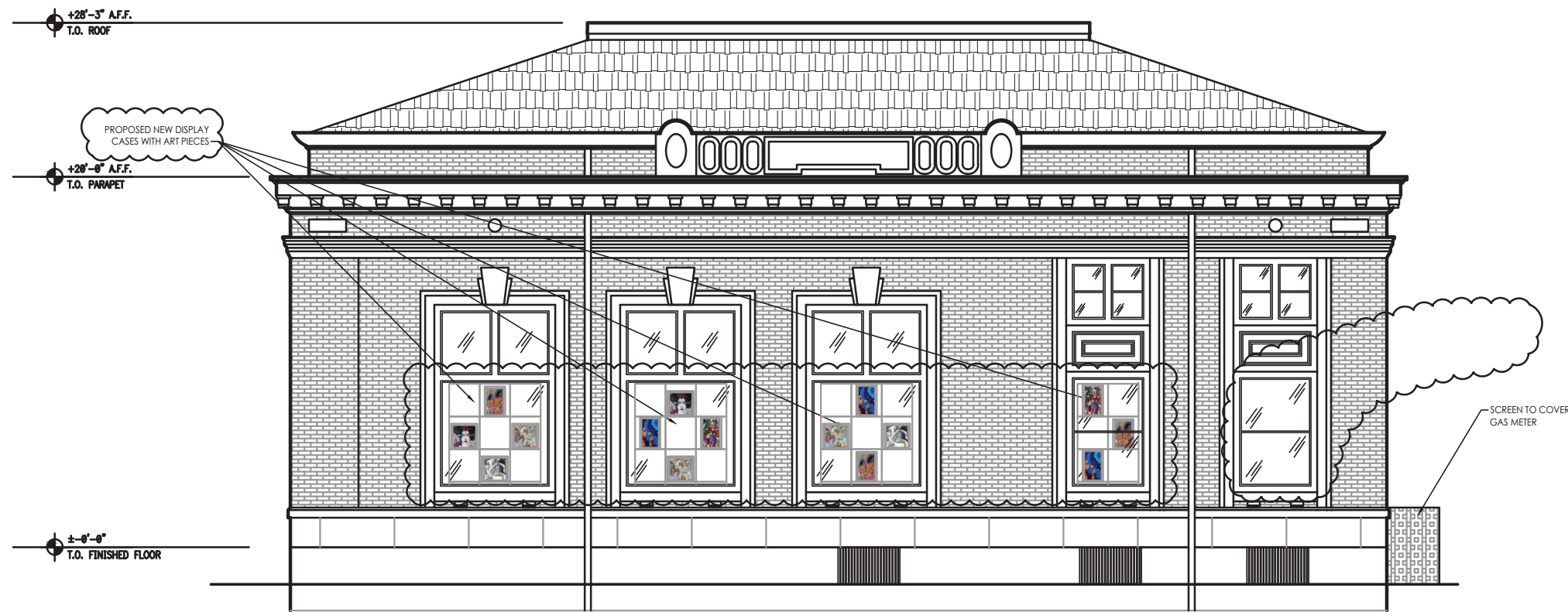
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PROJECT NO: 2021.1214

DATE: 02/25/22

A1.3

PROPOSED EXTERIOR ELEVATIONS
 CHECKED: RW DRAWN: LS



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



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

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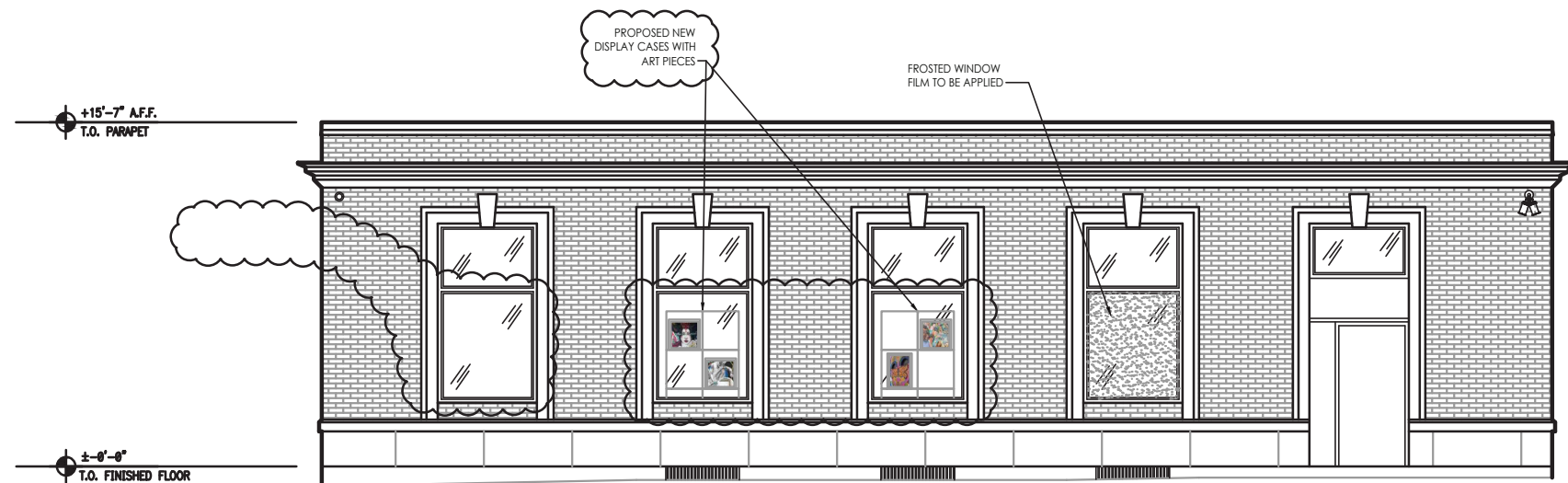
A1.3.1

PROPOSED EXTERIOR ELEVATIONS
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JENARS - 08/05/2022 10:00:54 AM

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SEAL:



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



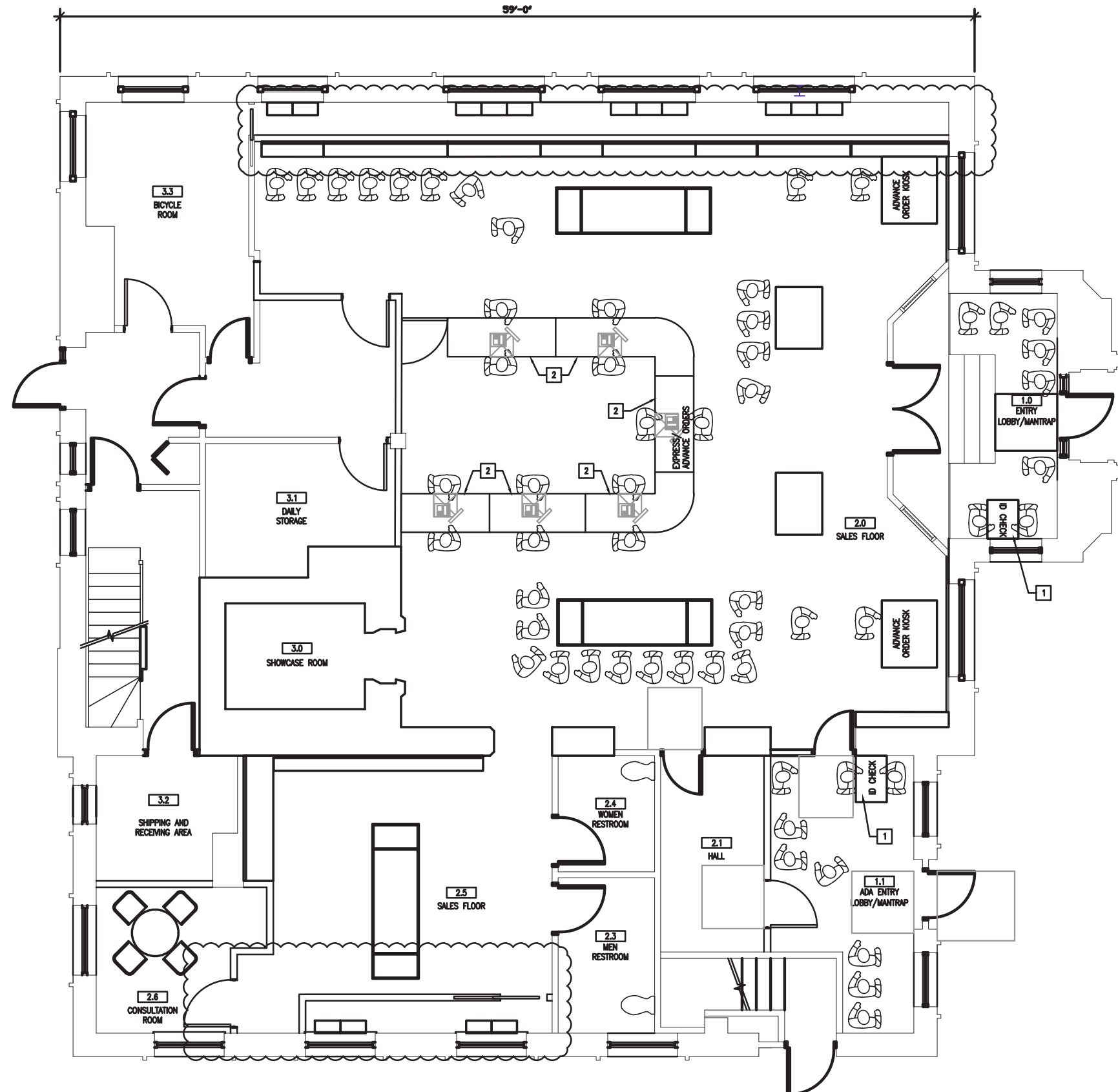
2 PROPOSED EXTERIOR ELEVATION - REAR 1/8" = 1'-0"

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PROJECT NO: 2021.1214
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A1.3.2
 PROPOSED EXTERIOR ELEVATIONS
 CHECKED: RW DRAWN: LS

SEAL:



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



GREEN STREET

1960 MASSACHUSETTS AV.
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PROJECT NO: 2021.1214
DATE: 02/25/22

A1.4
CUSTOMER QUEUING PLAN
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