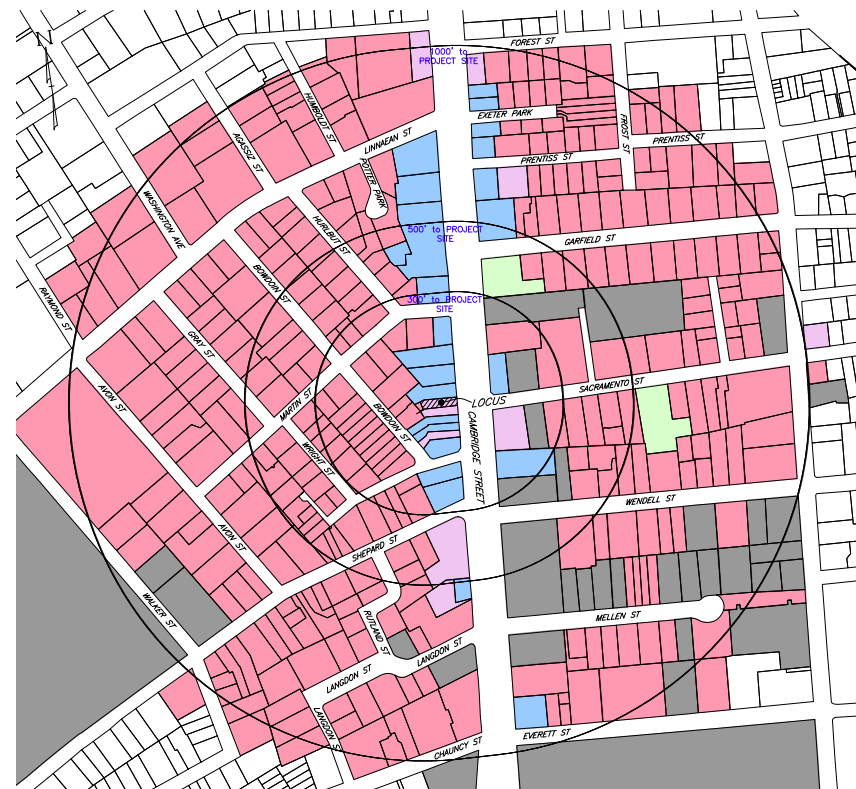


Budega, Inc.  
1686 Massachusetts Ave  
Cambridge, MA 02138

Project Plans and Illustrations  
Revised as of 1/27/20

**SITE PLAN**  
in  
**CAMBRIDGE, MASSACHUSETTS**  
PROPOSED RETAIL MARIJUANA ESTABLISHMENT



**LOCUS & CONTEXT MAP**  
SCALE: 1"=150' ±

**LEGEND:**

<span style="display: inline-block; width: 15px; height: 10px; background-color: #f08080; border: 1px solid black;"></span> RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black;"></span> INDUSTRIAL
<span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black;"></span> COMMERCIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black;"></span> MUNICIPAL
<span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black;"></span> INSTITUTIONAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #9370db; border: 1px solid black;"></span> MIXED USE

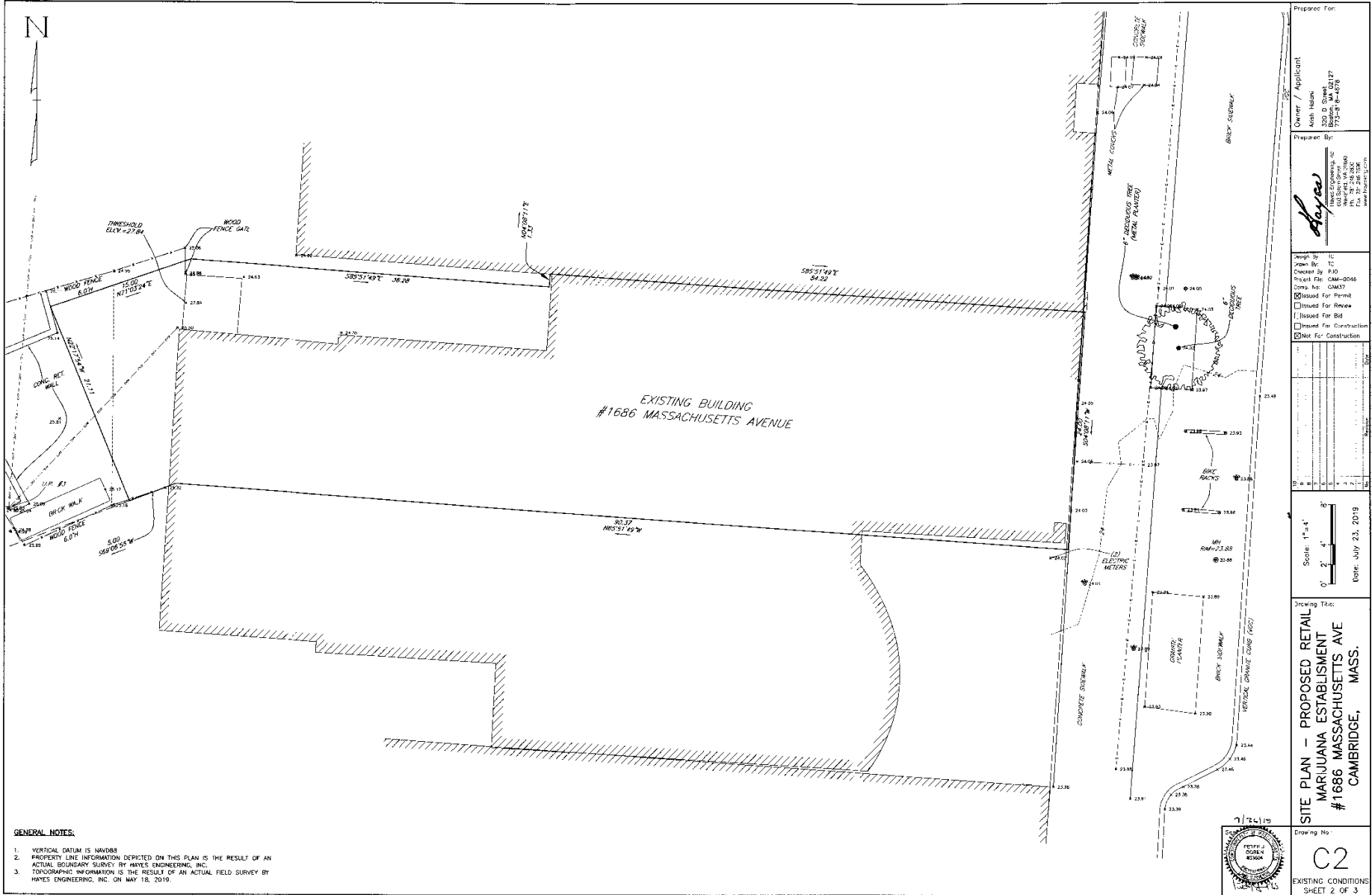
**ZONE: BUSINESS A-2 (BA-2)**  
MINIMUM SETBACKS:  
FRONT = 5 FT.  
SIDE = 10 FT.  
REAR = 20 FT.  
MAX BUILDING HEIGHT = 45 FT.  
MIN. LOT SIZE = NO MIN.  
MIN. LOT AREA PER DWELLING UNIT = 600 S.F.  
LOT WIDTH = NO MIN.

**PARCEL INFORMATION:**  
#1686 MASSACHUSETTS AVENUE  
PARCEL ID: 1396-14  
RECORD OWNER:  
STAMATAKIS, MICHAEL TRUST  
THE CRETE REALTY TRUST  
1706 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138  
DEED REFERENCE:  
MIDDLESEX SOUTH REGISTRY OF DEEDS  
BOOK 31488 PAGE 16

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.

<p>Owner / Applicant: Asha Hooch 320 G Street Boston, MA 02127 773-261-4670</p> <p>Prepared By:  Hayes Engineering, Inc. 100 State Street Waltham, MA 01938 781-246-2500 www.hayeseng.com</p> <p>Design By: TC Drawn By: TC Checked By: PLO Project File: CAM-0046 Comp. No.: 04637 <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"=150' 0' 75' 150' 300'</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.: <b>C1</b> INDEX SHEET 1 OF 3</p>
--	---





**BUDEGA, INC.**

**CANNABIS DISPENSARY**

**project**  
 1686 MASSACHUSETTS AVE.  
 CAMBRIDGE, MA 02138

**CAD FILE:**  
**client**

**contractor**  
 BUDEGA, INC.  
 320 D ST.  
 BOSTON, MA 02127

**structural**  
 CONTRACTOR (TBD)  
 ADDRESS  
 CITY, STATE ZIP

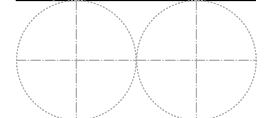
**MEP**  
 STRUCTURAL ENGINEER  
 ADDRESS  
 CITY, STATE ZIP

**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
	12.26.19	V5 OWNER REVS
	01.03.20	V6 OWNER REVS
	01.17.20	V7 REG. COORD.

**stamp**



**date**  
 01.03.2020

**phase**  
 SCHEMATIC DESIGN

**north**

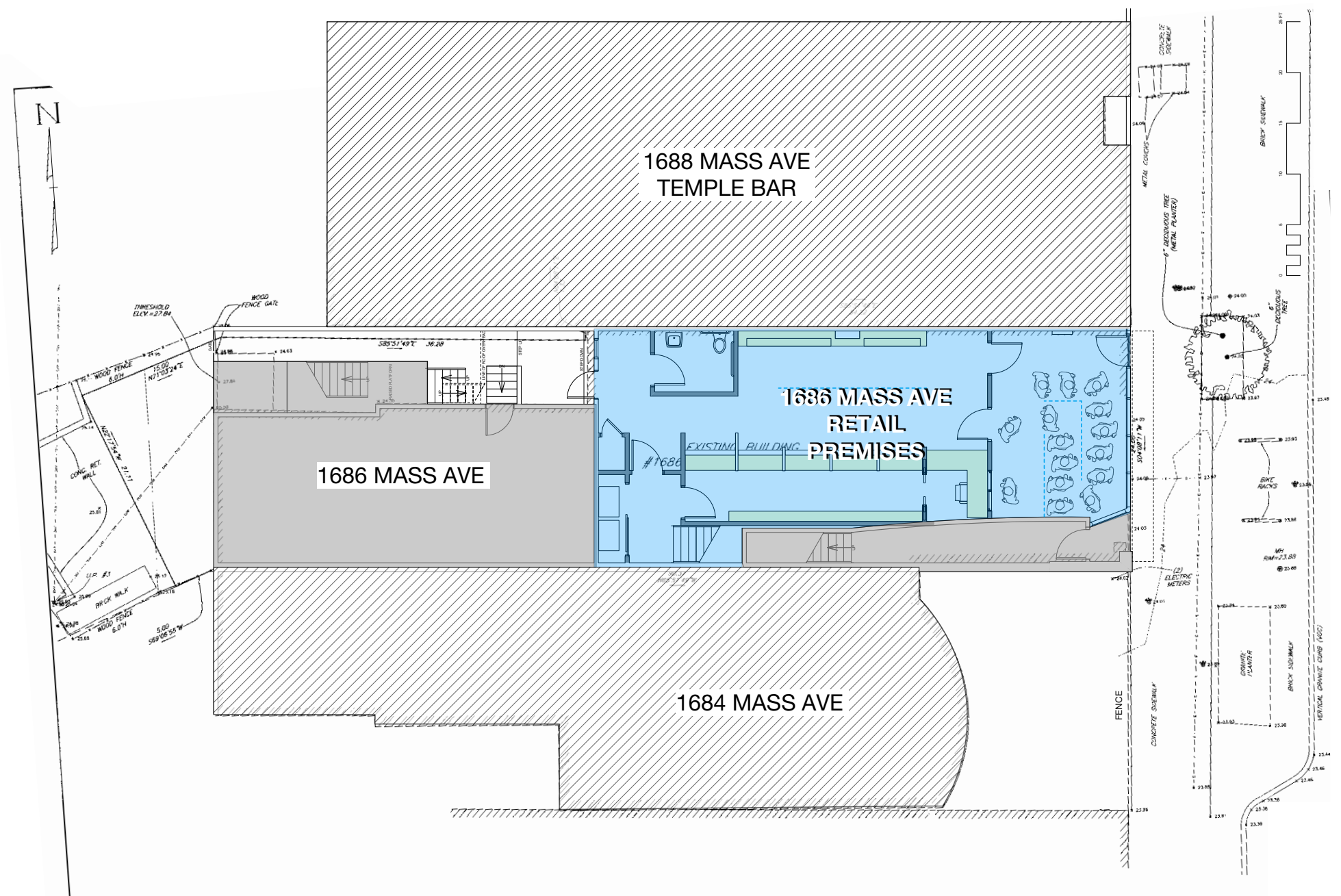


**sheet title**  
 SITE PLAN  
 W/ CONSTRUCTION PLAN  
 OVERLAY

**DRAWN / CHECKED**  
**sheet number**

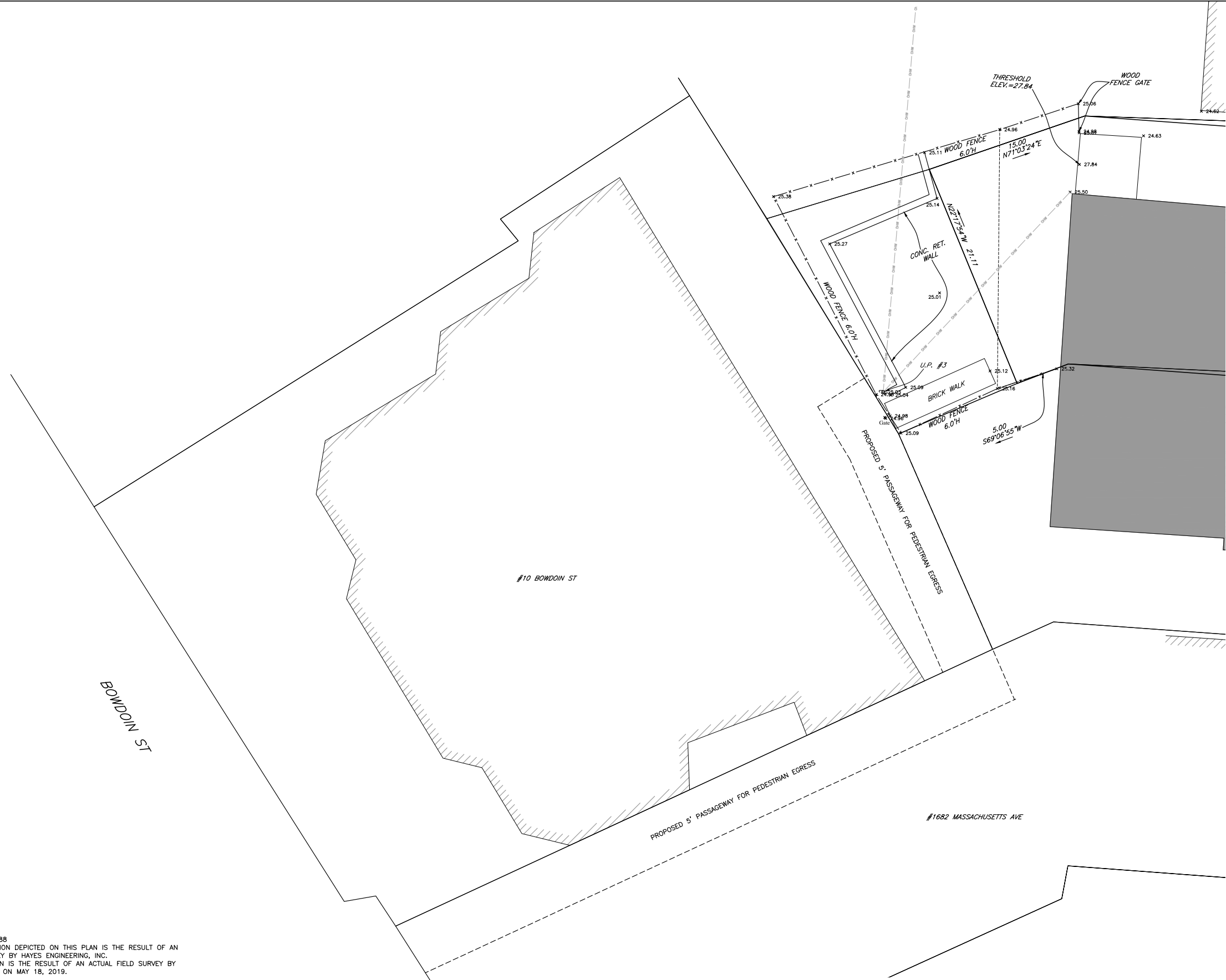
**A.001**

**scale**  
 AS NOTED



01.17.2020


1 SITE PLAN  
 Scale: 3/16" = 1'-0"



**GENERAL NOTES:**

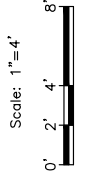
1. VERTICAL DATUM IS NAVD88
2. PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL BOUNDARY SURVEY BY HAYES ENGINEERING, INC.
3. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. ON MAY 18, 2019.

Prepared For:  
 Owner / Applicant  
 Arish Halani  
 320 D Street  
 Boston, MA 02127  
 773-818-4678

Prepared By:  
  
 Hayes Engineering, Inc.  
 60 Salem Street  
 Woburn, MA 01880  
 Fax: 781.266.7596  
 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.	Revised	Date
1		1/21/20
2		
3		
4		
5		
6		
7		
8		
9		
10		

Scale: 1"=4'  
  
 Date: July 23, 2019

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

Seal:

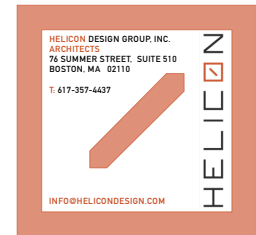
Drawing No.:  
**C4**  
 SITE PLAN  
 SHEET 4 OF 4











**BUDEGA, INC.**

**CANNABIS DISPENSARY**

project  
 1686 MASSACHUSETTS AVE.  
 CAMBRIDGE, MA 02138

CAD FILE:  
 client

contractor  
 BUDEGA, INC.  
 320 D ST.  
 BOSTON, MA 02127

structural  
 CONTRACTOR (TBD)  
 ADDRESS  
 CITY, STATE ZIP

MEP  
 STRUCTURAL ENGINEER  
 ADDRESS  
 CITY, STATE ZIP

MEP  
 MEP ENGINEER  
 ADDRESS  
 CITY, STATE ZIP

issue / revisions

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	01.03.20	V6 OWNER REVS
	01.17.20	V7 REG. COORD.

stamp



date  
 01.03.2020

phase  
 SCHEMATIC DESIGN

north  
 N

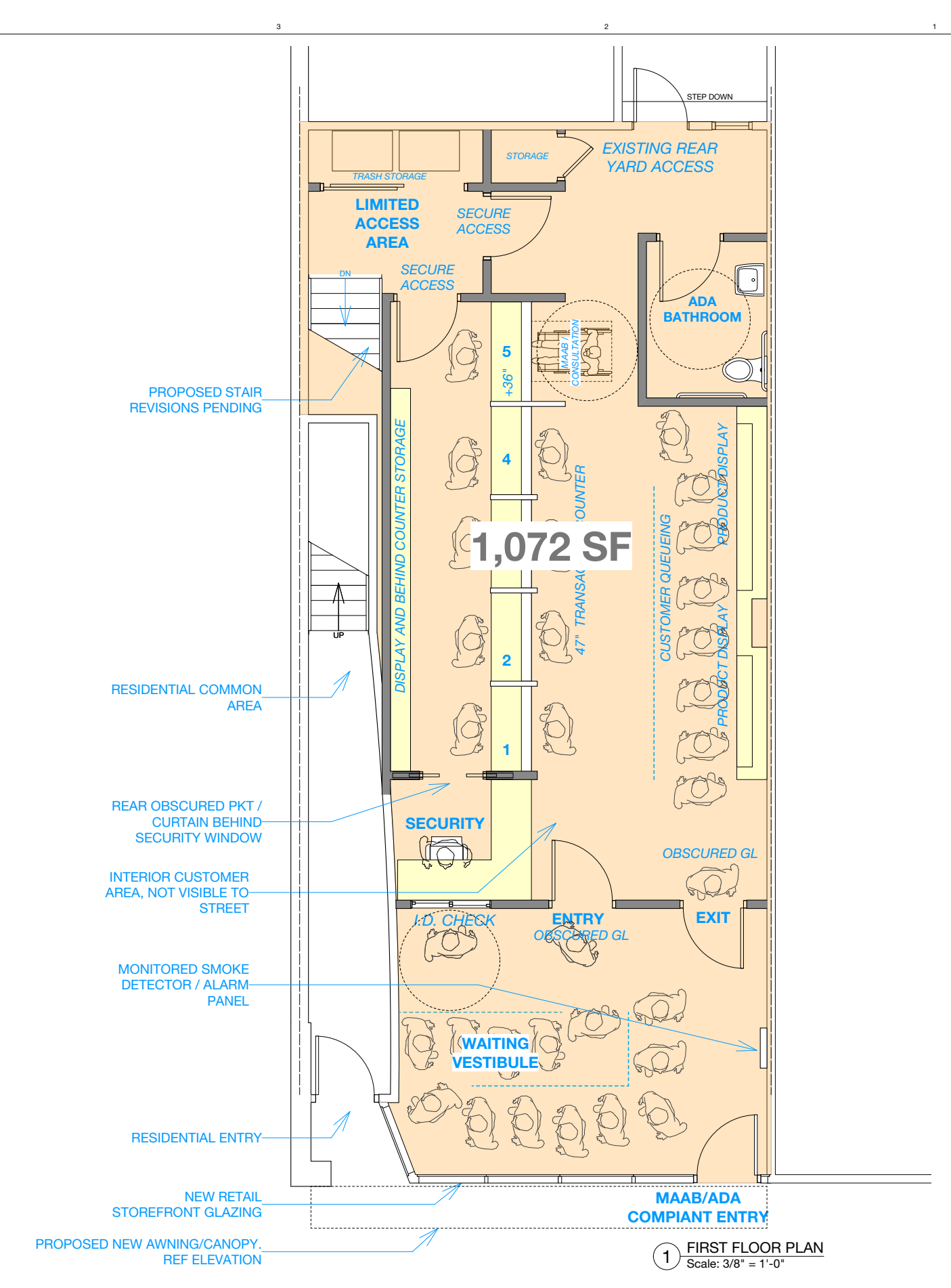
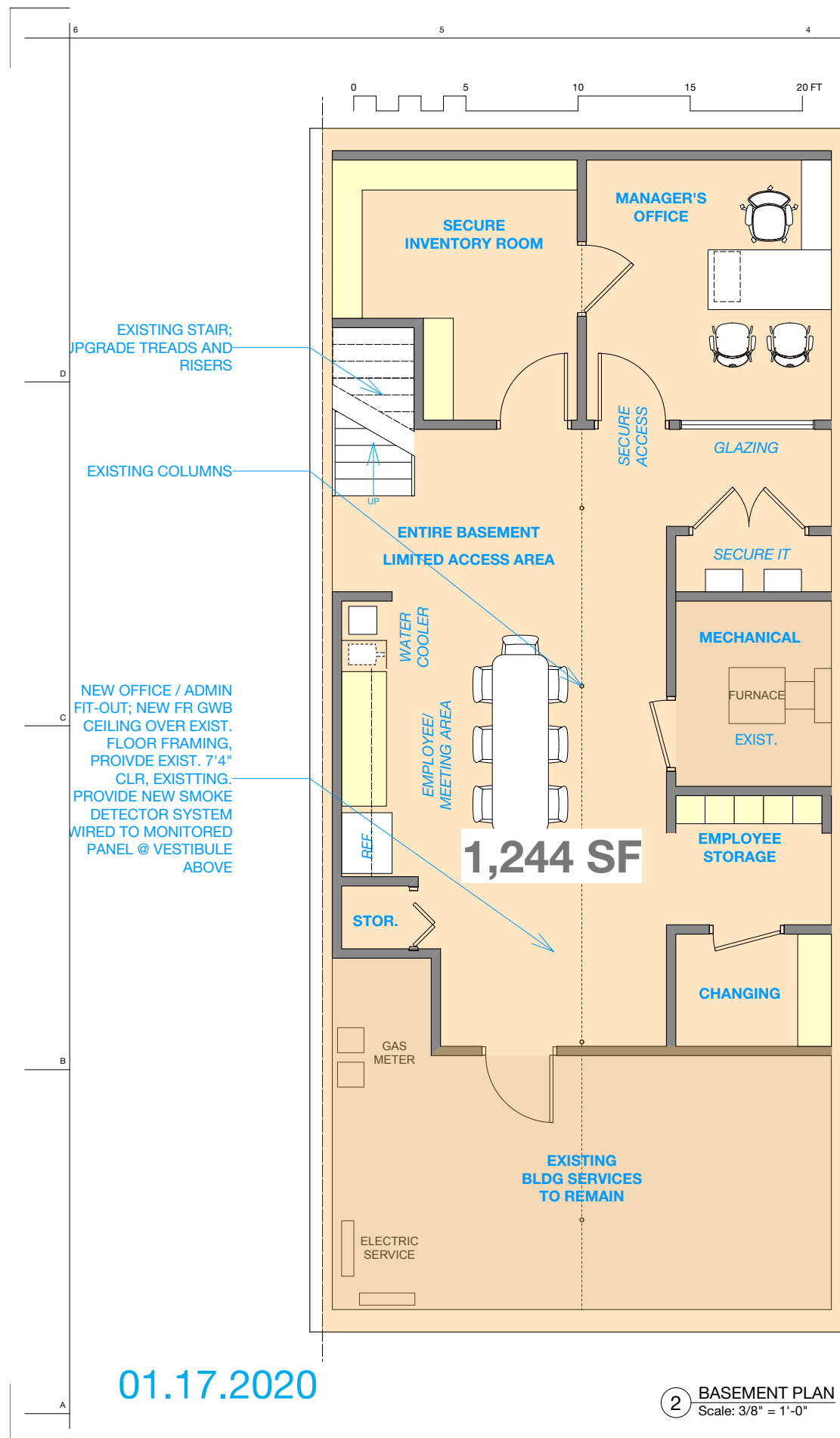


sheet title  
 SCHEMATIC DESIGN  
 GROSS FLOOR AREA

DRAWN / CHECKED  
 sheet number

**A.104**

scale  
 AS NOTED



EXISTING STAIR;  
 UPGRADE TREADS AND  
 RISERS

EXISTING COLUMNS

NEW OFFICE / ADMIN  
 FIT-OUT; NEW FR GWB  
 CEILING OVER EXIST.  
 FLOOR FRAMING,  
 PROVIDE EXIST. 7'4"  
 CLR, EXISTING.  
 PROVIDE NEW SMOKE  
 DETECTOR SYSTEM  
 WIRED TO MONITORED  
 PANEL @ VESTIBULE  
 ABOVE

PROPOSED STAIR  
 REVISIONS PENDING

RESIDENTIAL COMMON  
 AREA

REAR OBSCURED PKT /  
 CURTAIN BEHIND  
 SECURITY WINDOW

INTERIOR CUSTOMER  
 AREA, NOT VISIBLE TO  
 STREET

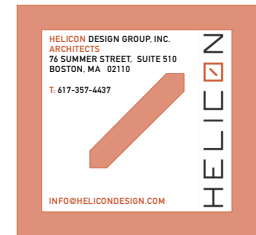
MONITORED SMOKE  
 DETECTOR / ALARM  
 PANEL

RESIDENTIAL ENTRY

NEW RETAIL  
 STOREFRONT GLAZING

PROPOSED NEW AWNING/CANOPY.  
 REF ELEVATION

MAAB/ADA  
 COMPLIANT ENTRY



**BUDEGA, INC.**

**CANNABIS DISPENSARY**

project  
1686 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02138

CAD FILE:  
client

contractor  
BUDEGA, INC.  
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BOSTON, MA 02127

CONTRACTOR (TBD)  
ADDRESS:  
CITY, STATE ZIP

structural  
STRUCTURAL ENGINEER  
ADDRESS:  
CITY, STATE ZIP

MEP  
MEP ENGINEER  
ADDRESS:  
CITY, STATE ZIP

issue / revisions

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	01.03.20	V6 OWNER REVS
	01.17.20	V7 REG. COORD.

stamp



date  
01.03.2020

phase  
SCHEMATIC DESIGN

north  
N

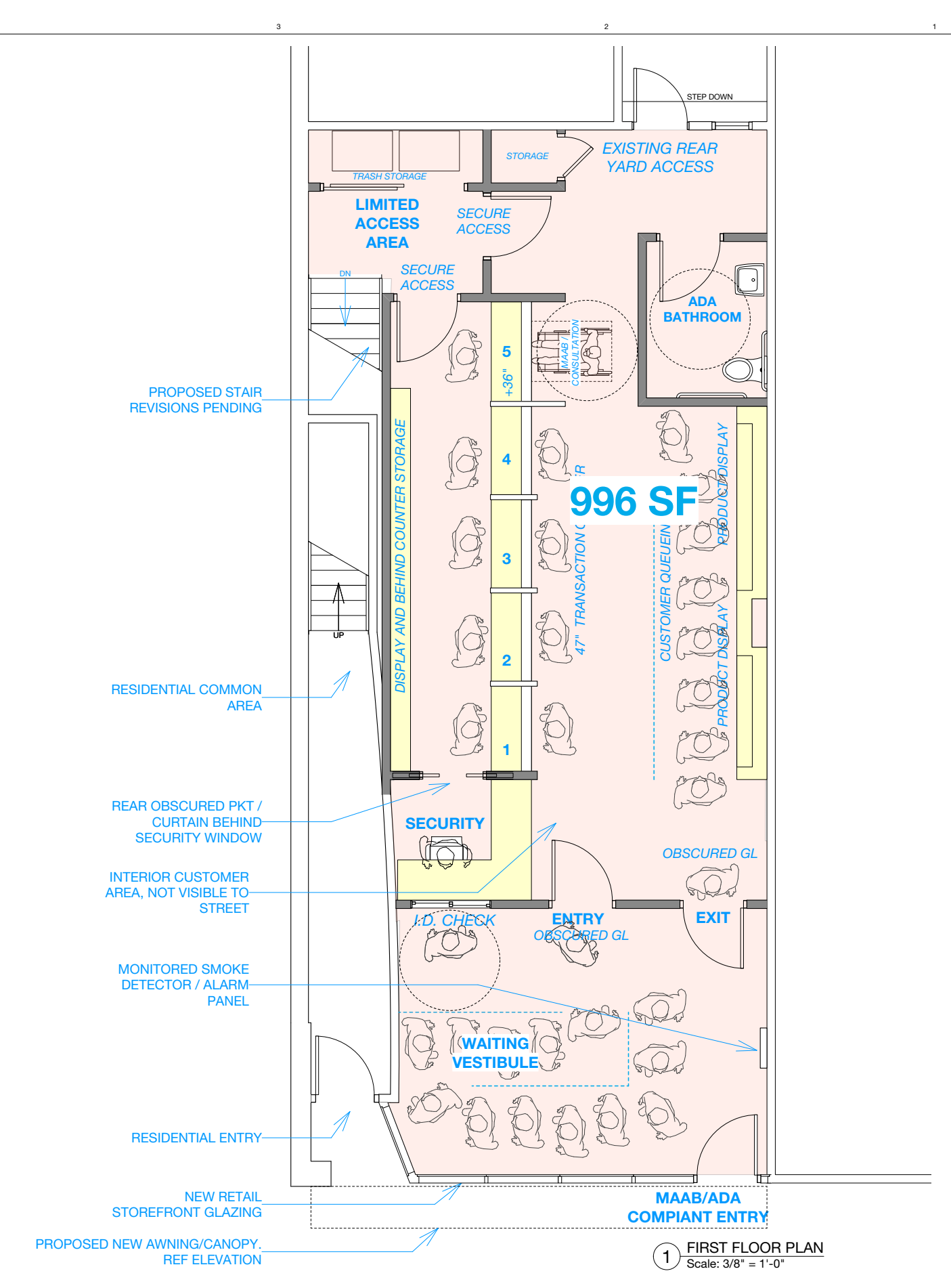
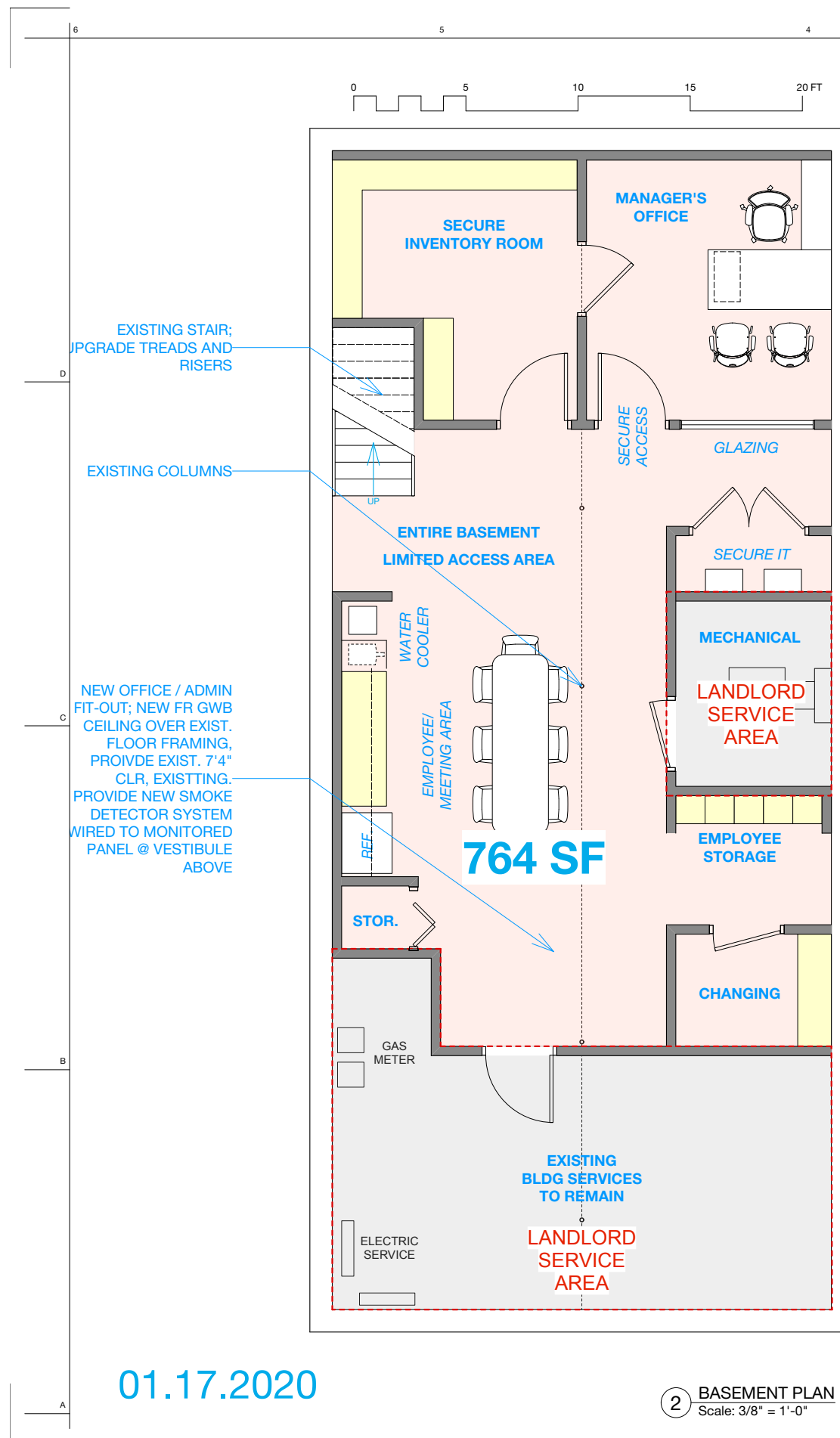


sheet title  
SCHEMATIC DESIGN  
NET FLOOR AREA

DRAWN / CHECKED  
sheet number

**A.104B**

scale  
AS NOTED



PROPOSED NEW AWNING/CANOPY.  
REF ELEVATION









