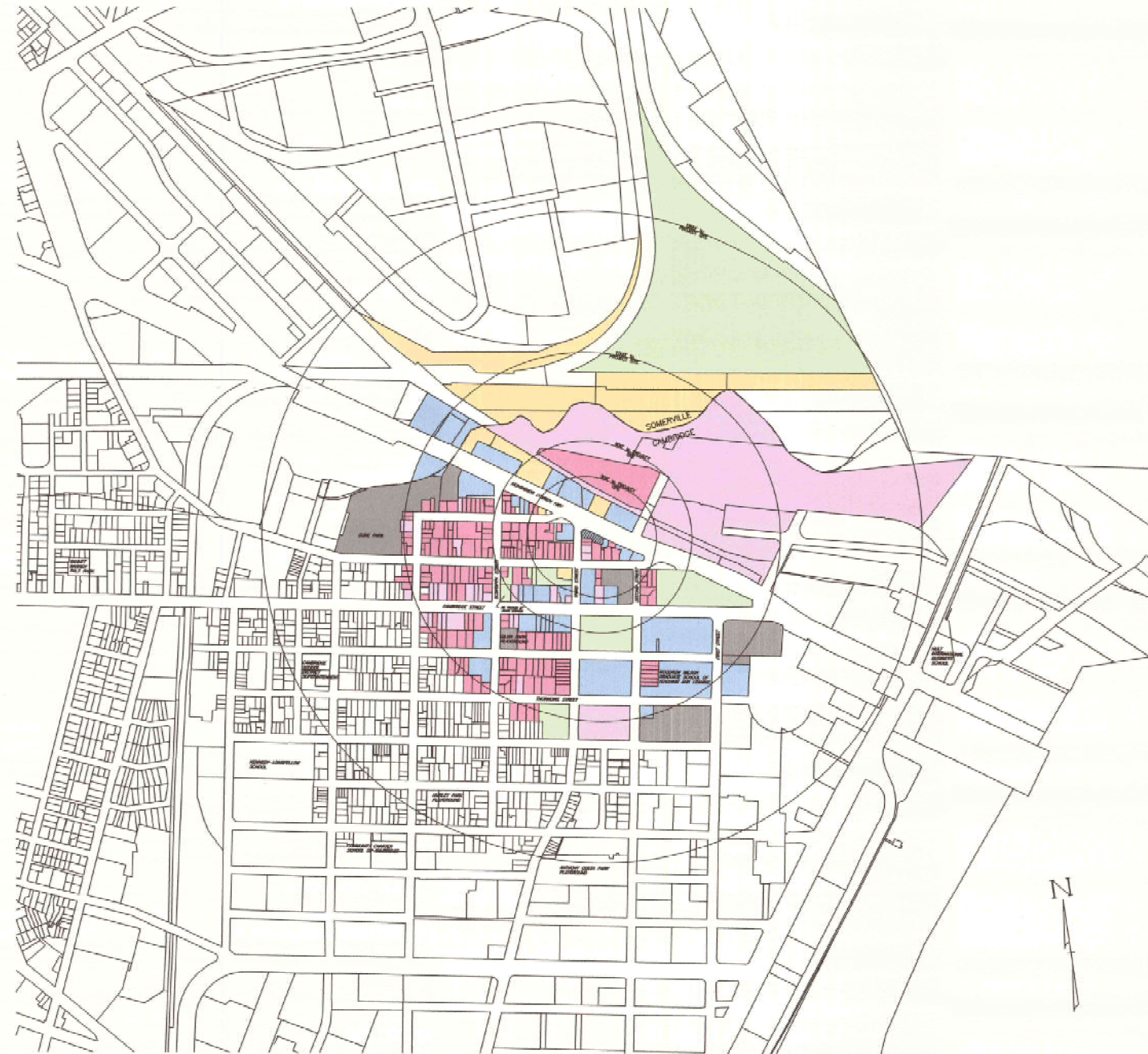




Exhibit A: Site Plans

SITE PLAN

in
CAMBRIDGE, MASSACHUSETTS
PROPOSED CANNABIS RETAIL STORE



ZONE: BUSINESS A (BA)
 MINIMUM SETBACKS:
 FRONT = NO MIN.
 SIDE = NO MIN.
 REAR = (H+L) + 5' at least
 MAX BUILDING HEIGHT = 35 FT.
 MIN. LOT AREA = NO MIN.

PARCEL INFORMATION:
 #200 MONSIGNOR O'BRIEN HIGHWAY
 DEED REFERENCE:
 MIDDLESEX SOUTH REGISTRY OF DEEDS
 BOOK 14601 PAGE 122

PARKING SUMMARY:

VEHICLE PARKING:

ZONE BUSINESS A - CANNABIS RETAIL STORE: 1 SPACE PER 1,000 SF
 REQUIRED PARKING - 1 SPACE/1,000 SF. x 5,100 SF. = 5.1 SPACES
 PROVIDED PARKING - 4 SPACES + 1 HP SPACE = 5 SPACES

BICYCLE PARKING:

ZONE BUSINESS A - N4: RETAIL STORES (LONG TERM) : 0.1 SPACE PER 1,000 SF.
 REQUIRED LONG TERM BICYCLE PARKING - 0.1 SPACE/1,000 SF x 5,100 SF = 0.51 SPACES
 PROVIDED LONG TERM BICYCLE PARKING - 2 SPACES
 ZONE BUSINESS A - N2: RETAIL STORES (SHORT TERM) : 0.6 SPACES PER 1,000 SF.
 REQUIRED SHORT TERM BICYCLE PARKING - 0.6 SPACE/1,000 SF x 5,100 SF = 3.6 SPACES
 PROVIDED SHORT TERM BICYCLE PARKING - 5 SPACES

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 JUNE 21, 2018.

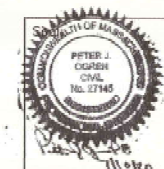
LEGEND:

	RESIDENTIAL		INDUSTRIAL
	COMMERCIAL		MUNICIPAL
	INSTITUTIONAL		MIXED USE

LOCUS & CONTEXT MAP

SCALE: 1"=150'±

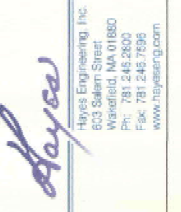
SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
INDEX	C1
EXISTING CONDITIONS	C2
PROPOSED CONDITIONS	C3
LIGHTING	C4



Prepared For:

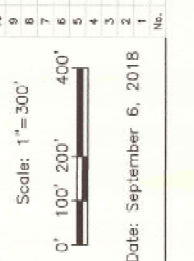
Owner / Applicant
 Nuestro, LLC
 198 Tremont Street
 Suite 228
 Boston, MA 02115

Prepared By:



Design By: TC
 Drawn By: TC
 Checked By: PJO
 Project File: CAM-0043
 Comp. No: CAM34
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
1	Pre-Submittal Comments	10/4/2018
2	Revised for Metric Application	8/1/20
3	Planning Comments	7/10/20



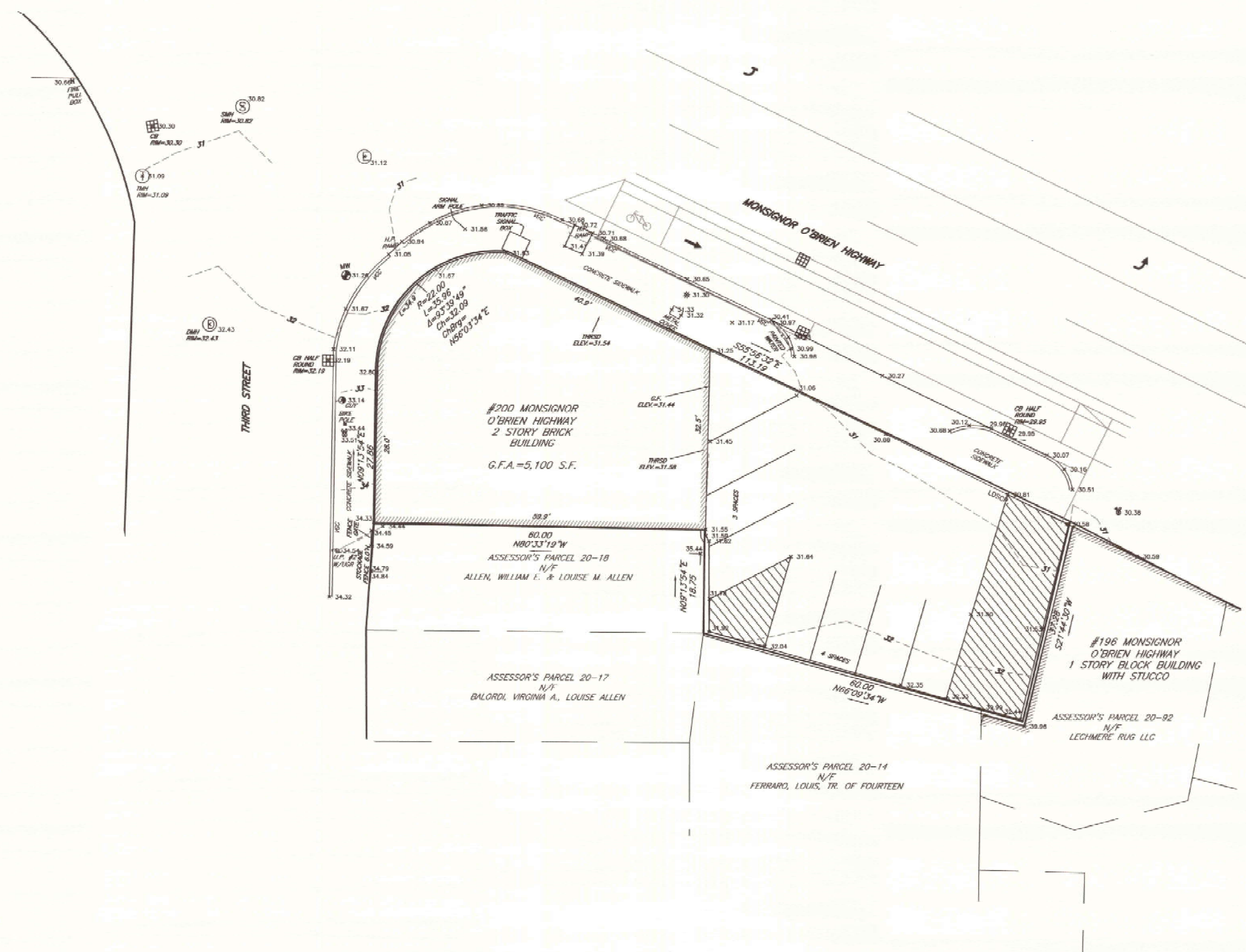
Drawing Title:

SITE PLAN
 PROPOSED CANNABIS RETAIL STORE
 #200 MONSIGNOR O'BRIEN HWY.
 CAMBRIDGE, MASS.

Drawing No.:

C1

INDEX
SHEET 1 OF 4



Prepared For:
 Owner / Applicant:
 Nuseira, LLC
 198 Tremont Street
 Suite 22B
 Boston, MA 02116

Prepared By:

 Hayes Engineering, Inc.
 100 Westfield Ave.
 Westfield, MA 01080
 Ph: 751 246 2800
 Fax: 751 246 7596
 www.hayeseng.com

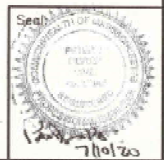
Design By: TC
 Drawn By: TC
 Checked By: PJO
 Project File: CAM-0043
 Comp. No: CAM34
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
1	Pre-Submittal Comments	10/4/2018
2	New Applicant: Nuseira, LLC	5/11/2020
3	Revised for Nuseira Application	8/17/2020
4	Planning Comments	7/10/20

Scale: 1" = 10'

 Date: September 6, 2018

Drawing Title:
SITE PLAN
 PROPOSED CANNABIS RETAIL STORE
#200 MONSIGNOR O'BRIEN HWY.
 CAMBRIDGE, MASS.

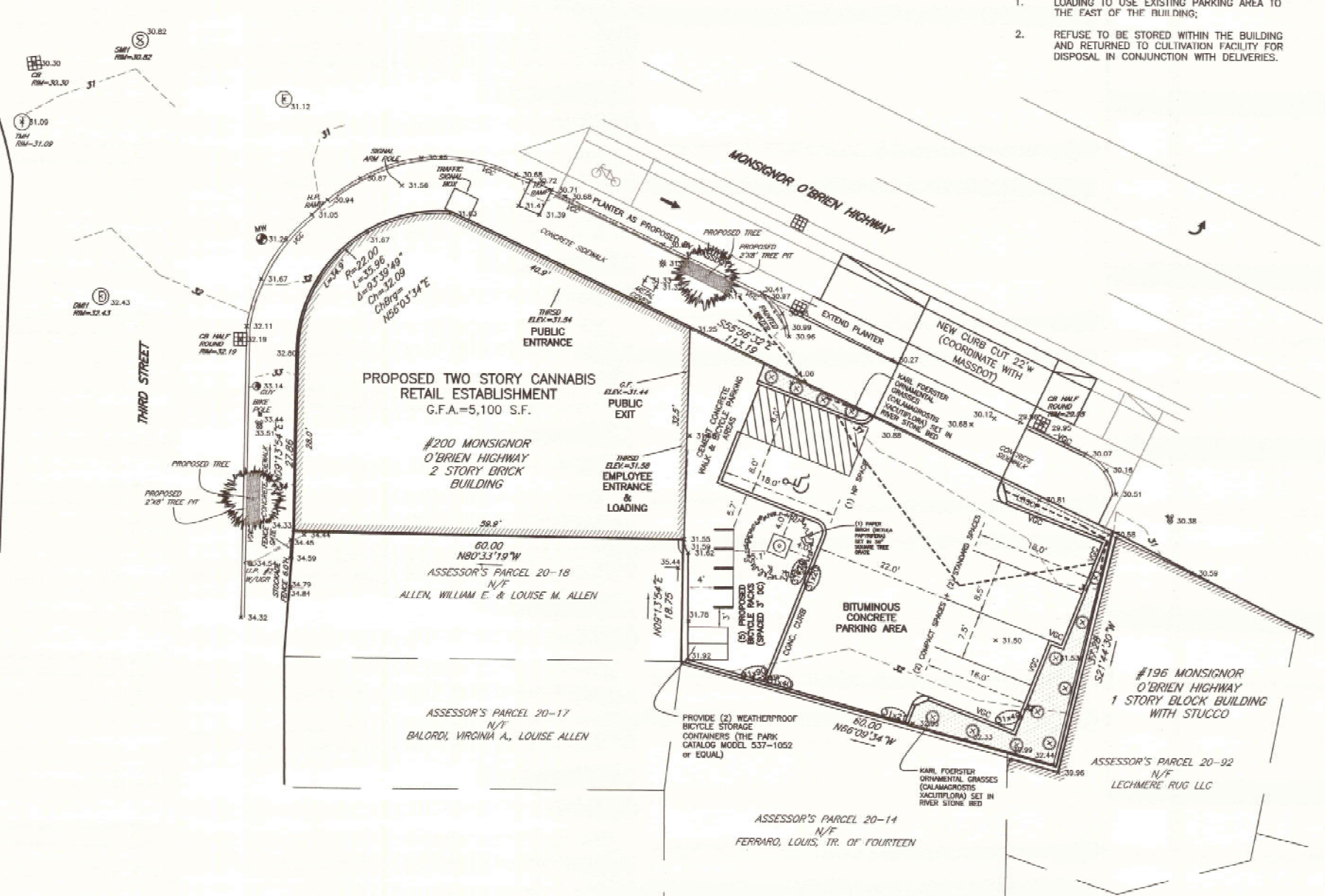
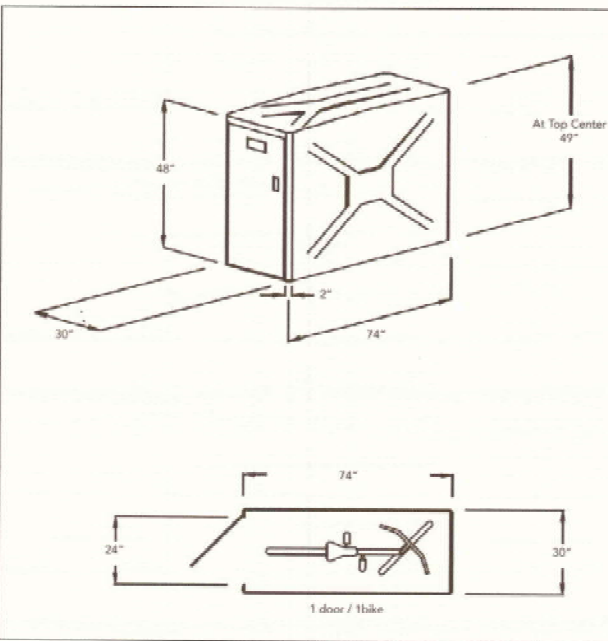
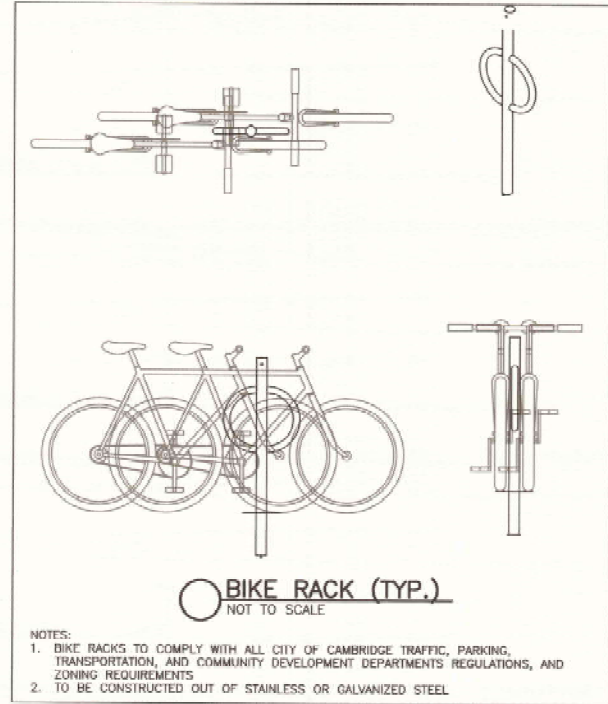


Drawing No.:
C2
 EXISTING
 SHEET 2 OF 4



OPERATING NOTES:

- LOADING TO USE EXISTING PARKING AREA TO THE EAST OF THE BUILDING;
- REFUSE TO BE STORED WITHIN THE BUILDING AND RETURNED TO CULTIVATION FACILITY FOR DISPOSAL IN CONJUNCTION WITH DELIVERIES.



Prepared For:

Owner / Applicant
Nuestro, LLC
228 South Street
Boston, MA 02116

Prepared By:
Hayes
Hayes Engineering, Inc.
603 Salem Street
Waltham, MA 01880
Ph: 781.246.2800
Fax: 781.246.7696
www.hayeseng.com

Design By: TC
Drawn By: TC
Checked By: PJO
Project File: CAM-0043
Comp. No: CAM34

Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3	Planning Comments	7/10/20
2	Revised for Nuestro Application	6/17/20
1	Pre-Submittal Comments	10/4/2018

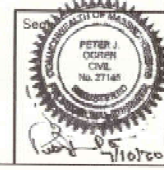
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0' 5' 10' 20'

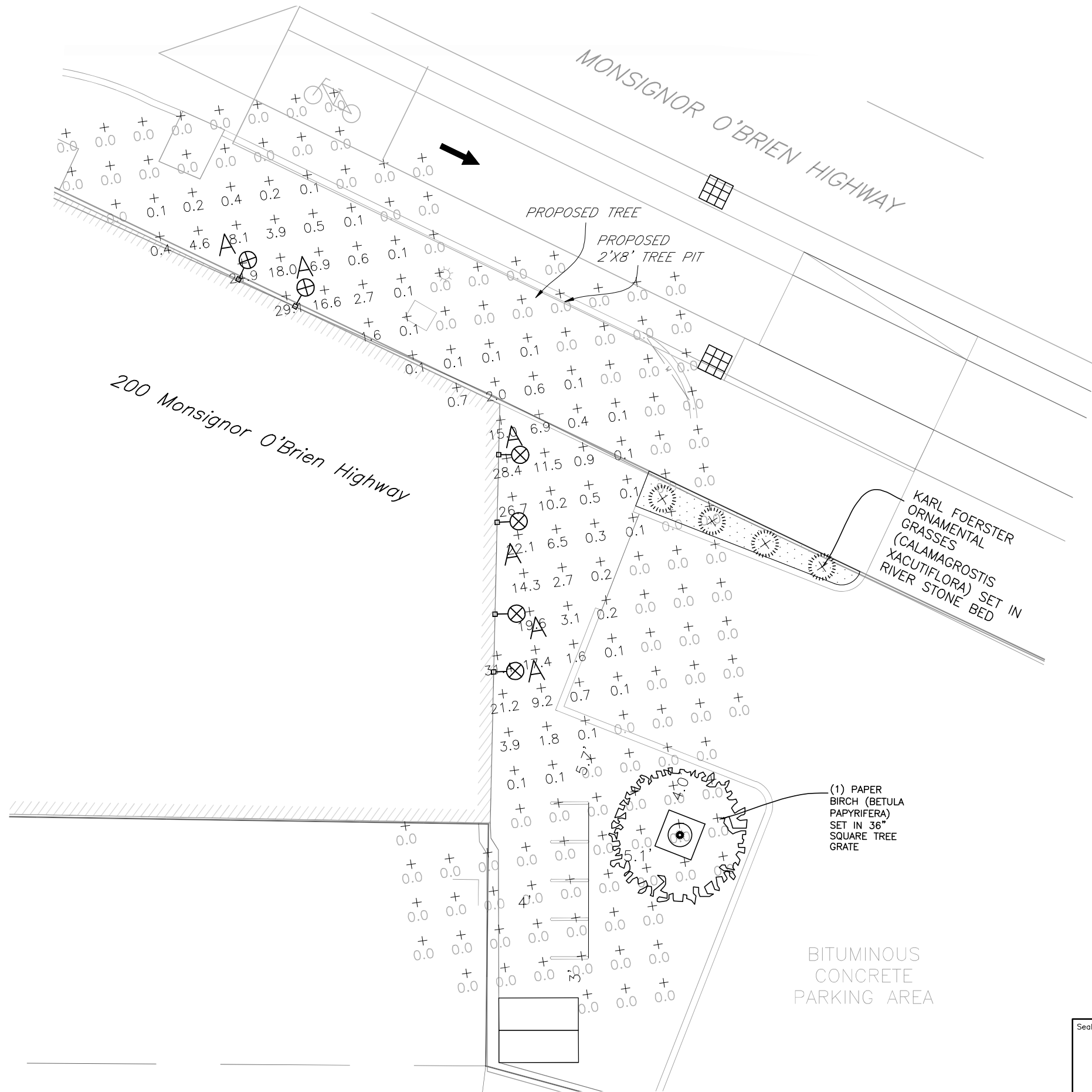
Date: September 6, 2018

Drawing Title:

SITE PLAN
PROPOSED CANNABIS RETAIL STORE
#200 MONSIGNOR O'BRIEN HWY.
CAMBRIDGE, MASS.

Drawing No.:
C3
PROPOSED
SHEET 3 OF 4





A
 LSI INDUSTRIES, INC WCYL3-D-M-11-LED-30
 ISM test report no. WCED3-15W-830-M
 lamp(s): XXX
 candela file 'WCYL3-D-M-11-LED-30.IES'
 1 lamp(s) per luminaire, photometry is absolute
 Light Loss Factor = 0.850, watts per luminaire = 15
 Outreach (from mounting axis to photometric center) = 5 in
 mounting height = 9 ft
 number locations = 6, number luminaires = 6
 kw all locations = 0.1

Target Point Set
 4290 points at z=0, sp 3ft by 3ft
 HORIZONTAL FOOTCANDLES
 Average 0.2
 Maximum 32.1
 Minimum 0.0
 Avg:Min N/A
 Max:Min N/A
 Coef Var 10.88
 UnifGrad N/A

Prepared For:

Owner / Applicant
 Nuestra, LLC
 198 Tremont Street
 Suite 228
 Boston, MA 02116

Prepared By:

Hayes Engineering, Inc.
 603 Salem Street
 Portland, ME 04106
 Phone: 781.248.7966
 Fax: 781.248.7966
 www.hayeseng.com

Design By: TC
 Drawn By: TC
 Checked By: PJO
 Project File: CAM-0043
 Comp. No: CAM34
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4	Revised for Nuestra Application	6/7/20
3	Planning Comments	7/10/20
2	Pre-Submittal Comments	10/4/2018
1		

Scale: 1"=4'

 Date: September 6, 2018

Drawing Title:
 SITE PLAN
 PROPOSED CANNABIS RETAIL STORE
 #200 MONSIGNOR O'BRIEN HWY.
 CAMBRIDGE, MASS.

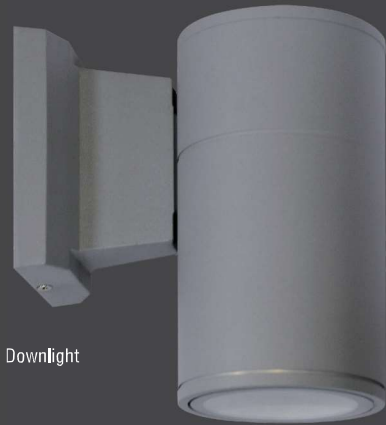
Seal:
 Drawing No.:
C4
 LIGHTING
 SHEET 4 OF 4



IP65

3" LED Wall Mount Cylinder Light

CYLINDER & TRACK



Downlight

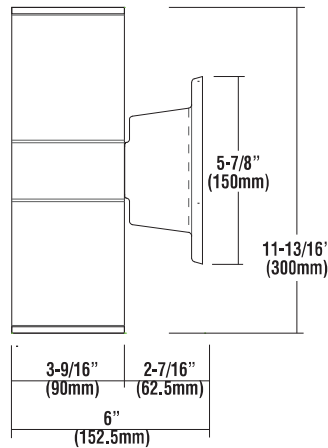


Up/Downlight

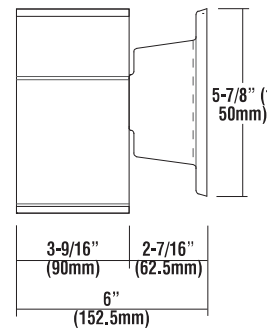
WCYL3 DESCRIPTION

3" cylinder is rated for wet location (IP65) wall mounting with either down light or up and down light. Low heat, DOB technology.

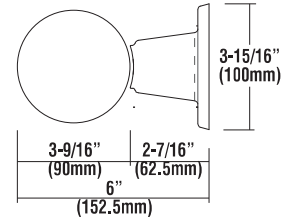
LED Quantity	1EA (DOB)	
Input Voltage	120V AC	
Wattage	15W	20W
Lumen	1145	1375
Beam Angle°	40°, 62°	
Color	3000K & 4000K	
CRI	80 (standard)	
Dimming	Triac	
Lamp Life	Rated for 50,000 hrs at 70% lumen maintenance	
IP Rating	IP65 (Wet location)	
Operating Temperature	(-30°C - +40°C) (-22°F - 104°F)	



Up/Downlight



Downlight



Ordering Information

Luminaire	Distribution	Beam Spread	Lumens	Source	Color Temp	Housing Finish	Reflector Finish
WCYL3 - 3" Wall Mount Cylinder Light	D - Down Only	M - Medium 40°	11	LED	30 - 3000K	WH - White	HAZ - Semi-Diffused/Satin
	UD - Up/Down	W - Wide 62°	13		40 - 4000K	BK - Black SLV - Silver	

SELECTION:

WCYL3 **D** **M** **11** **LED** **30** **BK** **HAZ**

Example: WCYL3 - D - M - 11 - LED - 30 - BK - HAZ



Project Name _____ | Fixture Type **Wall Sconce** | Cat# **WCYL3-D-M-11-LED-30-BK-HAZ**

www.lsi-industries.com

© LSI INDUSTRIES INC. 11/28/11



IP65

3" LED Wall Mount Cylinder Light

WCYL3 Features & Benefits

Housing

- Main body by weather proof aluminum powder coated white, black and silver finish for outdoor/indoor applications
- 15W, 20W 120V DOB modules with integrated circuit on board with customized chips (No driver needed)
- 80 CRI, 3000K and 4000K
- Uniform color temperature to 3SDCM.
- Wet location (IP65 Rated).

Mounting

- Mount completely assembled fixture on the wall directly to surface using anchors or screws. (not supplied in the package)

Warranty

- LSI LED Fixtures carry a limited 5-year warranty.

Listing

- cCSA-us certified

Approved Dimmers

- Lutron: Skylark S-600
: MRF2-6DN-120
: MACL-153M
: DVLV-600P
: SELV-300P
: CTCL-153P
: DVELV-303P
: DVCL-153P
- Leviton: D600R, Acenti: Ate06, Trimatron #705W
- Cooper Devine incandescent dimmer 600W
- Pass & Seymour Harmony incandescent 600W

Consult factory for additional dimmers

Lutron, Nova and Diva are trademarks of Lutron Electronics Co., Inc. Leviton, Acenti, Trimatron and Decora are trademarks of Leviton Manufacturing Co., Inc. Eaton Corporation Plc is the parent organization for Cooper Lighting. Pass & Seymour is a trademark of Legrand®



Project Name

Fixture Type **Wall Sconce**

Cat# **WCYL3-D-M-11-LED-30-BK-HAZ**

www.lsi-industries.com

© LSI INDUSTRIES INC.

11/28/17



Product Details:

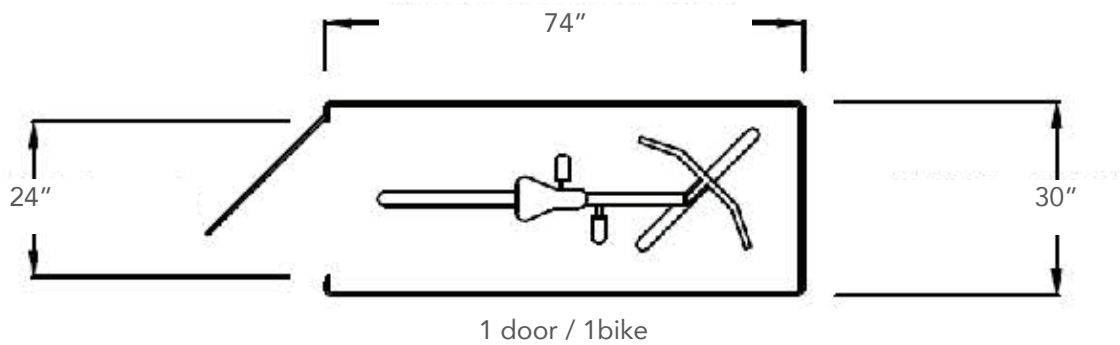
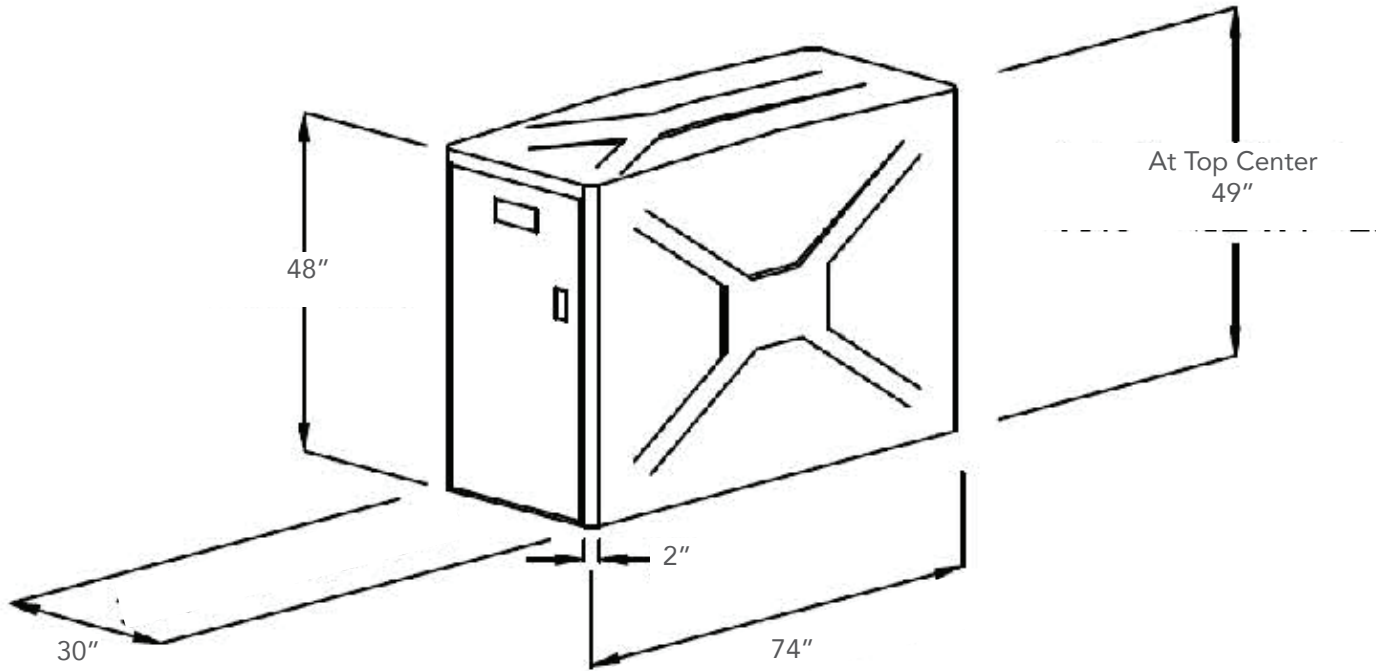
Capacity	1 door/1 Bike
Materials	<ul style="list-style-type: none"> Locker shall be manufactured of molded fiberglass reinforced plastic composite with a smooth "X" and "Y" pattern on stippled walls and top, with smooth door frame and stippled door. Material shall be E-glass and polyester resin at 35% ratio. Tensile Strength, 18,000 psi. Locker shall be one piece with no external or internal frame and no seams or joints on tops or side walls. Material shall withstand over 300 lb/sqft on roof and 200 lb/sqft on walls/doors. <p>No On Site Assembly Required.</p> <ul style="list-style-type: none"> Roof shall be crowned for water run-off and all corners shall have a smooth radiused finish. Finish of UV stabilized gelcoat does not need painting, allows solvent removal of graffiti and is resistant to impact and UV damage.
Setback:	Please allow 5ft clearance for door
Hardware:	High quality custom continuous door hinge will not rust. All fasteners on locking system shall be zinc plated or better. Locker shall anchor in all four corners through base flanges using expansion anchors. See last page for anchoring details.
Locks:	<p>2 Standard Lock Options (No Charge)</p> <ul style="list-style-type: none"> Fort Lock 7 pin tumbler Pop Out "T" handle locks with three keys and removable lock cylinders. Internal locking hardware consists of three plated hardened steel cams controlling an extruded aluminum locking bar which engages the door frame over three foot span. Heavy duty stainless steel Padlock/U-Lock handle will accommodate high security Padlocks and U-Locks. For U-Locks from 1/2" to 3/4" Diameter. Padlocks and U-Locks not included.



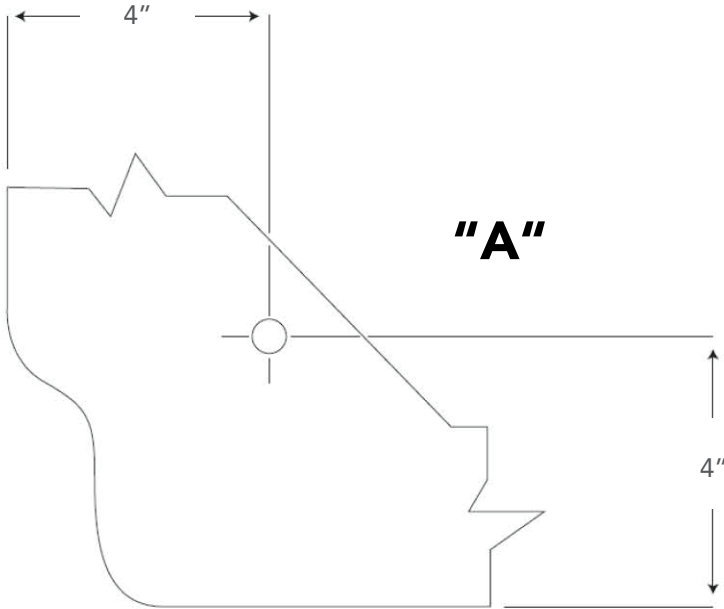
Standard

Model: 537-1052

Specifications



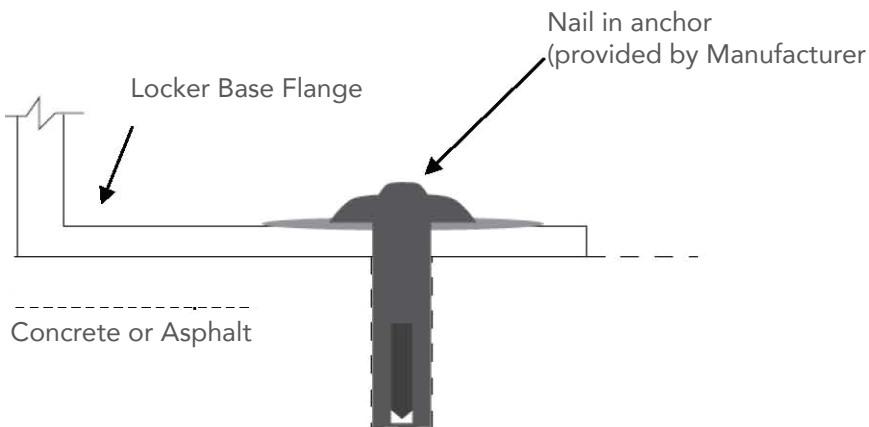
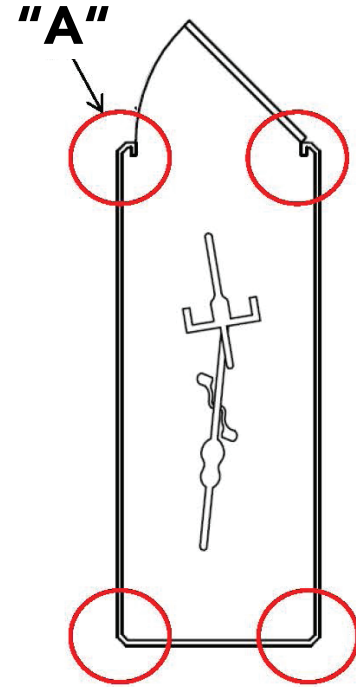
**Subject to change without notice*



Top View Anchoring Flange Inside Locker

NOTE:

Hole position is only approximate and not critical





Product Details:

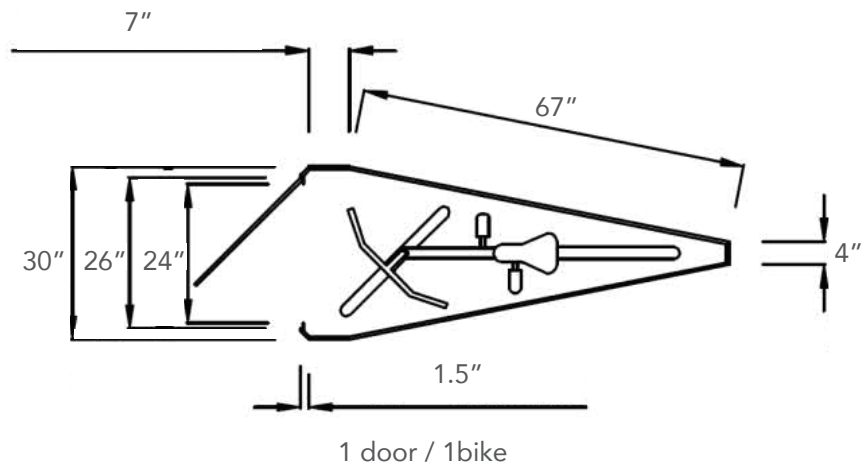
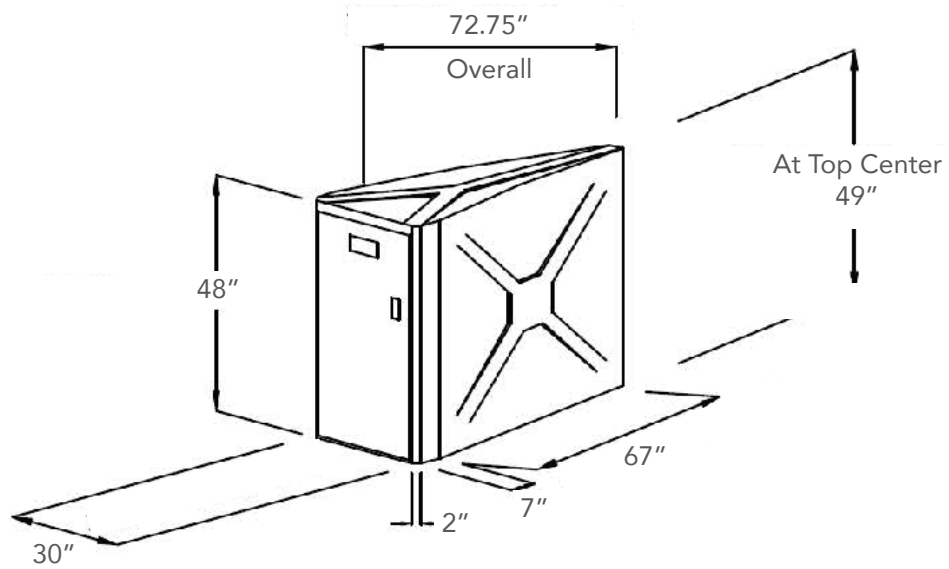
Capacity	1 door/1 Bike
Materials	<ul style="list-style-type: none"> Locker shall be manufactured of molded fiberglass reinforced plastic composite with a smooth "X" and "Y" pattern on stippled walls and top, with smooth door frame and stippled door. Material shall be E-glass and polyester resin at 35% ratio. Tensile Strength, 18,000 psi. Locker shall be one piece with no external or internal frame and no seams or joints on tops or side walls. Material shall withstand over 300 lb/sqft on roof and 200 lb/sqft on walls/doors. <p>No On Site Assembly Required.</p> <ul style="list-style-type: none"> Roof shall be crowned for water run-off and all corners shall have a smooth radiused finish. Finish of UV stabilized gelcoat does not need painting, allows solvent removal of graffiti and is resistant to impact and UV damage.
Setback:	Please allow 5ft clearance for door
Hardware:	High quality custom continuous door hinge will not rust. All fasteners on locking system shall be zinc plated or better. Locker shall anchor in all four corners through base flanges using expansion anchors. See last page for anchoring details.
Locks:	<p>2 Standard Lock Options (No Charge)</p> <ul style="list-style-type: none"> Fort Lock 7 pin tumbler Pop Out "T" handle locks with three keys and removable lock cylinders. Internal locking hardware consists of three plated hardened steel cams controlling an extruded aluminum locking bar which engages the door frame over three foot span. Heavy duty stainless steel Padlock/U-Lock handle will accommodate high security Padlocks and U-Locks. For U-Locks from 1/2" to 3/4" Diameter. Padlocks and U-Locks not included.



Pie Shaped

Model: 537-1052

Specifications

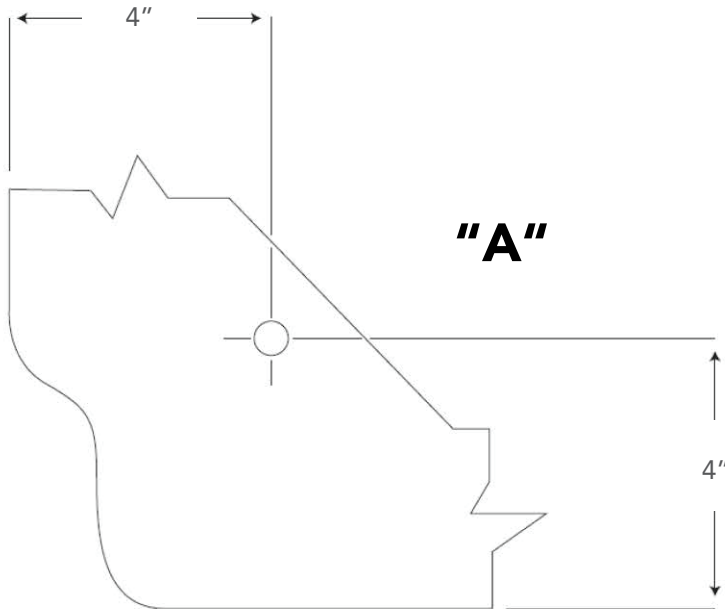


**Subject to change without notice*

Pie Shaped

Model: 537-1052

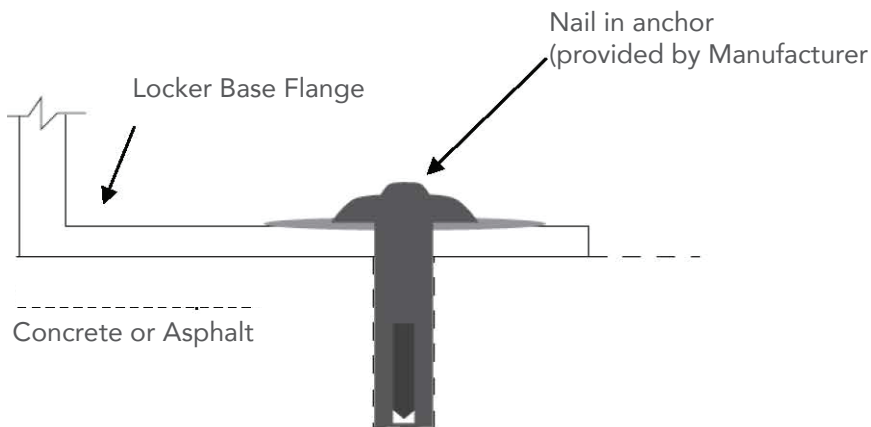
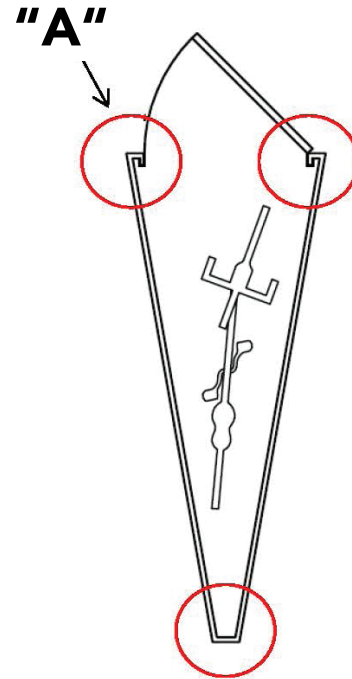
Anchoring Information



Top View Anchoring Flange Inside Locker

NOTE:

Hole position is only approximate and not critical





Product Details:

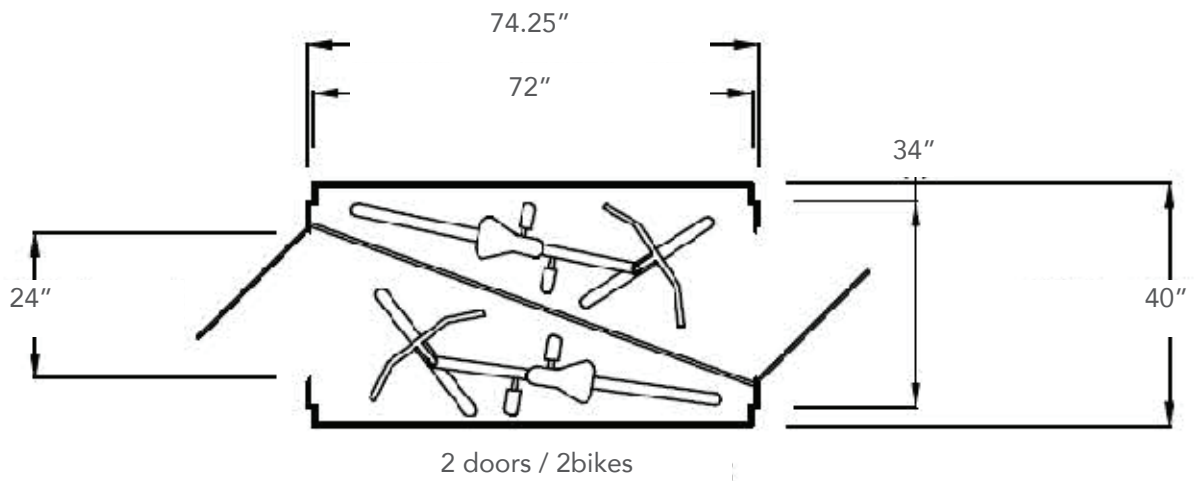
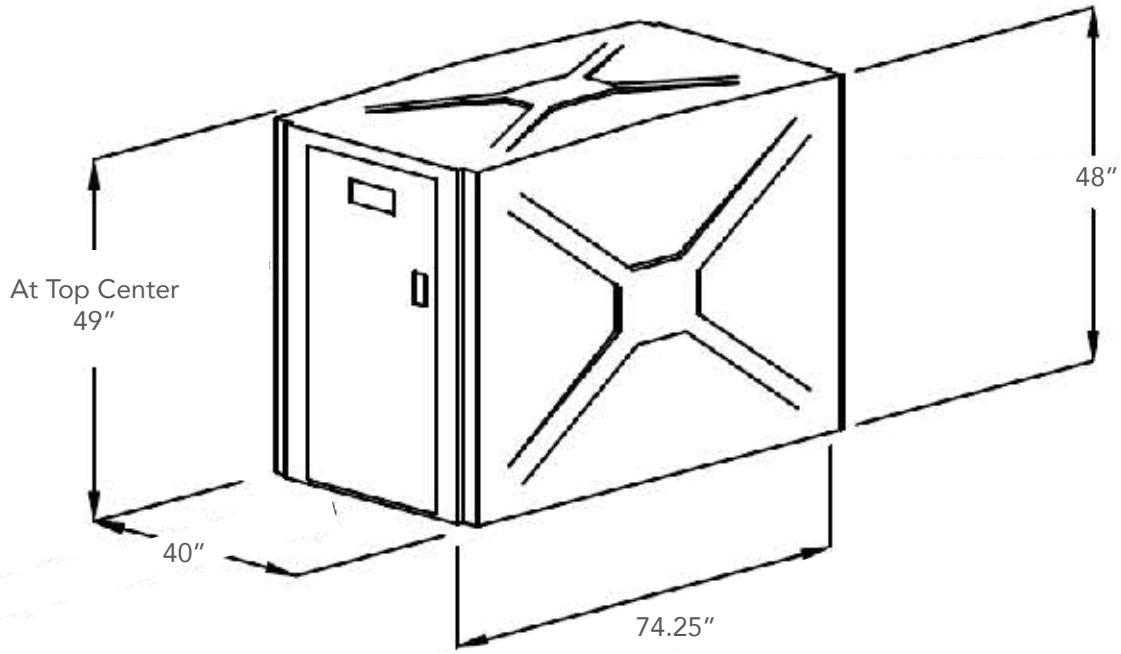
Capacity	2 door/2 Bike
Materials	<ul style="list-style-type: none"> Locker shall be manufactured of molded fiberglass reinforced plastic composite with a smooth "X" pattern on stippled walls and top, with smooth door frame and stippled door. Material shall be E-glass and polyester resin at 35% ratio. Tensile Strength, 18,000 psi. Locker shall be one piece with no external or internal frame and no seams or joints on tops or side walls. Material shall withstand over 300 lb/sqft on roof and 200 lb/sqft on walls/doors. <p>No On Site Assembly Required.</p> <ul style="list-style-type: none"> Roof shall be crowned for water run-off and all corners shall have a smooth radiused finish. Finish of UV stabilized gelcoat does not need painting, allows solvent removal of graffiti and is resistant to impact and UV damage. Interior divider wall on model 302 shall be sealed OSB exterior board and bottom edge shall be a minimum of 1" above ground level.
Setback:	Please allow 5ft clearance for door
Hardware:	High quality custom continuous door hinge will not rust. All fasteners on locking system shall be zinc plated or better. Locker shall anchor in all four corners through base flanges using expansion anchors. See last page for anchoring details.
Locks:	<p>2 Standard Lock Options (No Charge)</p> <ul style="list-style-type: none"> Fort Lock 7 pin tumbler Pop Out "T" handle locks with three keys and removable lock cylinders. Internal locking hardware consists of three plated hardened steel cams controlling an extruded aluminum locking bar which engages the door frame over three foot span. Heavy duty stainless steel Padlock/U-Lock handle will accommodate high security Padlocks and U-Locks. For U-Locks from 1/2" to 3/4" Diameter. Padlocks and U-Locks not included.
Colors:	<p>2 Standard Color Options (No Charge)</p> <ul style="list-style-type: none"> Tan & Medium Grey Please call for custom color, or color match information



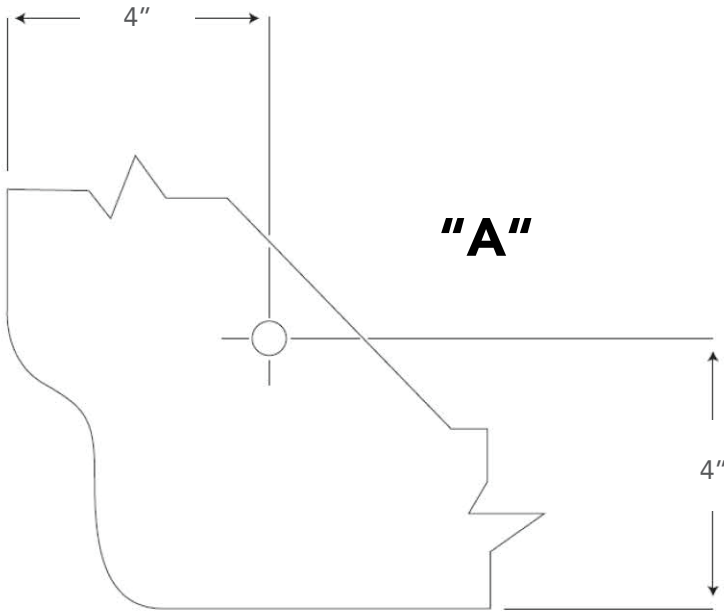
Double Bike

Model: 537-1052

Specifications



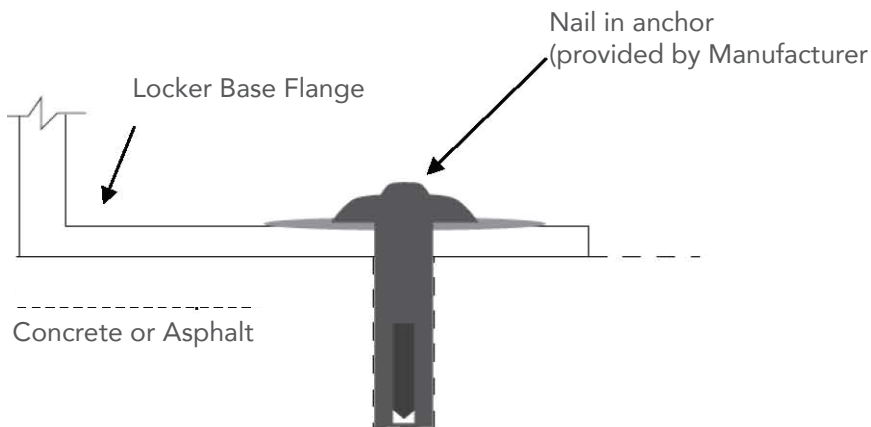
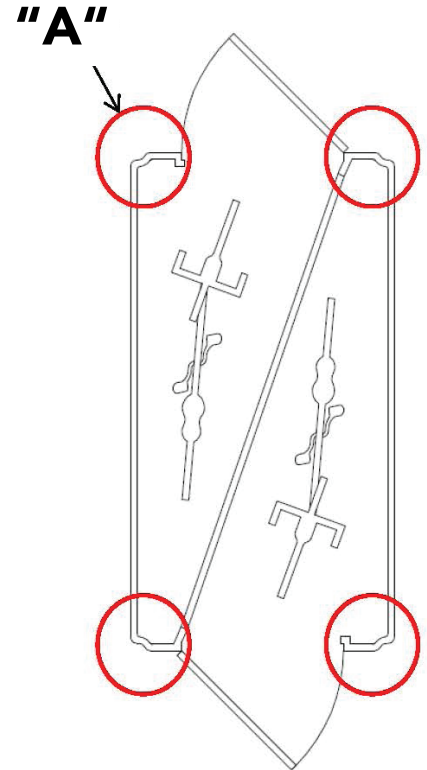
**Subject to change without notice*



Top View Anchoring Flange Inside Locker

NOTE:

Hole position is only approximate and not critical



Tools Needed:

Minimum requirements:

- 3/8" electric drill (*anchoring & installing diagonal divider wall*)
- 3/8" electric rotary hammer drill (*anchoring*)
- 1/4" drill bit (*anchoring & installing diagonal divider wall*)
- 1/4" hammer drill bit (*anchoring*)
- Hammer (*anchoring*)
- Tape measure - minimum 10' (*anchoring & installing diagonal divider wall*)
- Extension cord 25' (*anchoring & installing diagonal divider wall*)
- Generator or other source of power (*anchoring & installing diagonal divider wall*)
- Safety glasses and any other equipment specified by the tool manufacturer. (*All Steps*)

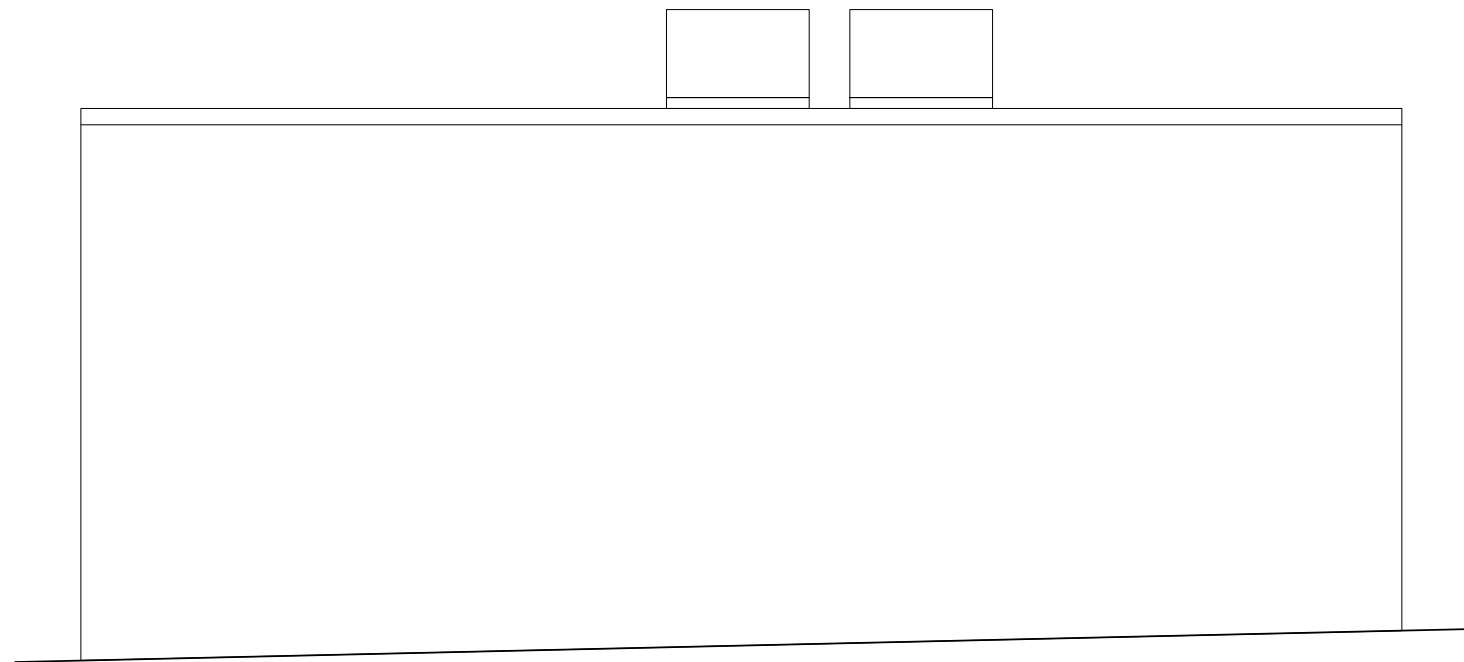
Choose location which allows a minimum 4' distance between door face and any obstruction to allow bicycle to maneuver into locker and the door to swing open without hitting high spots such as concrete or asphalt raised by roots. If desired, for grouping of units, chalk a line for straight edge with which to work. A preferred site would be concrete although asphalt can be used. Site should be flat although it does not necessarily have to be level.

Anchoring:

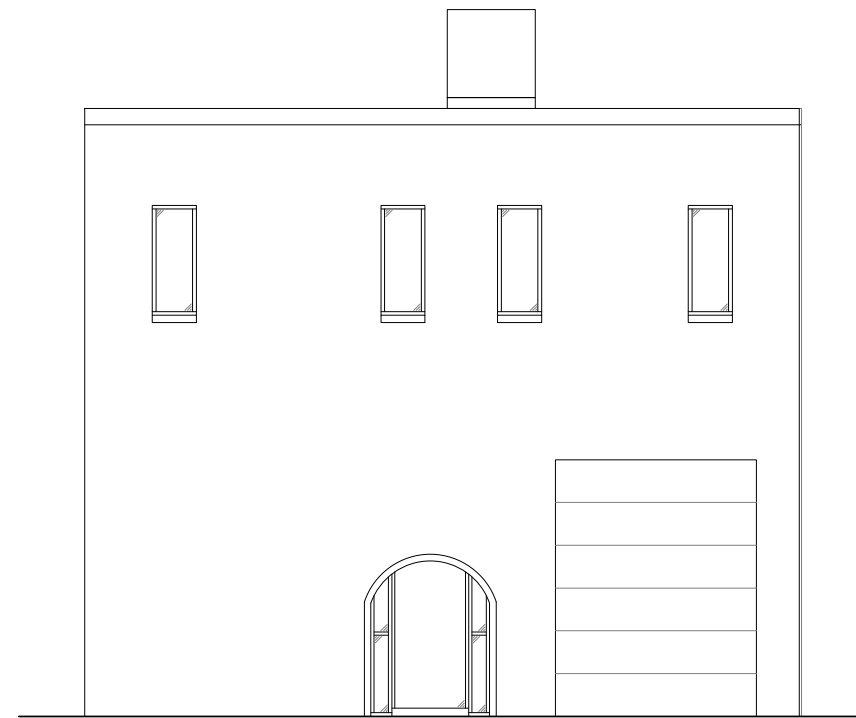
The lockers should be anchored to the ground for optimum longevity and proper operation of the locking system. Therefore, anchoring each unit to the ground is advisable. The Standard and Double Bike lockers are anchored in the 4 corners of the flange located around the inside of locker, the Pie Shaped are anchored in the front two corners of the locker and the rear. First square the doors in the frame. Out of square doors are due to the site being uneven. To square the door, using a flat bar, raise the corner of the locker to make the door in square. If any adjustment is necessary it should only be slight. Place a shim under the corner to retain the alignment and height. Shim should be placed in a location under the base flange very close to hole for the anchor. This allows the downward force of the anchor to be supported underneath and prevent cracking of the base flange at the anchor location. Drill through the base flange on the locker with 1/4" drill. With hammer drill and 1/4" masonry bit you can then drill into concrete surface. Drop the nail-in anchor through flange and into the hole, pound pin down flush with top of mushroom head of anchor. Do this at all four corners of door frame on Standard & Double Bike lockers. On Pie Shaped do this in the front two corners of the door frame and in center of rear wall.



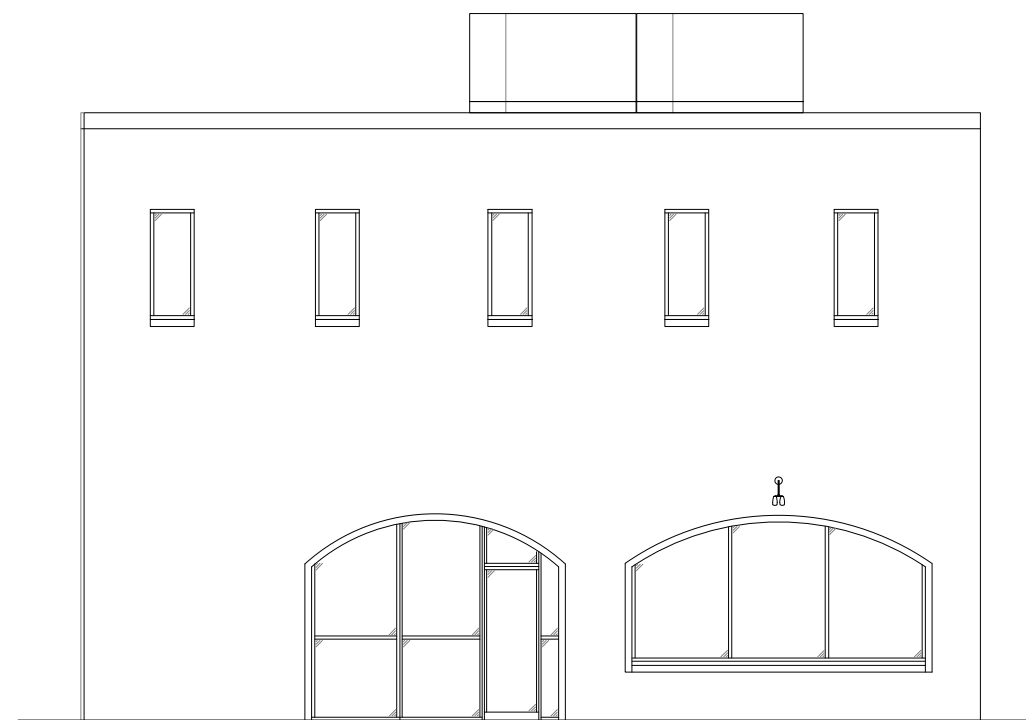
Exhibit C: Exterior Elevations



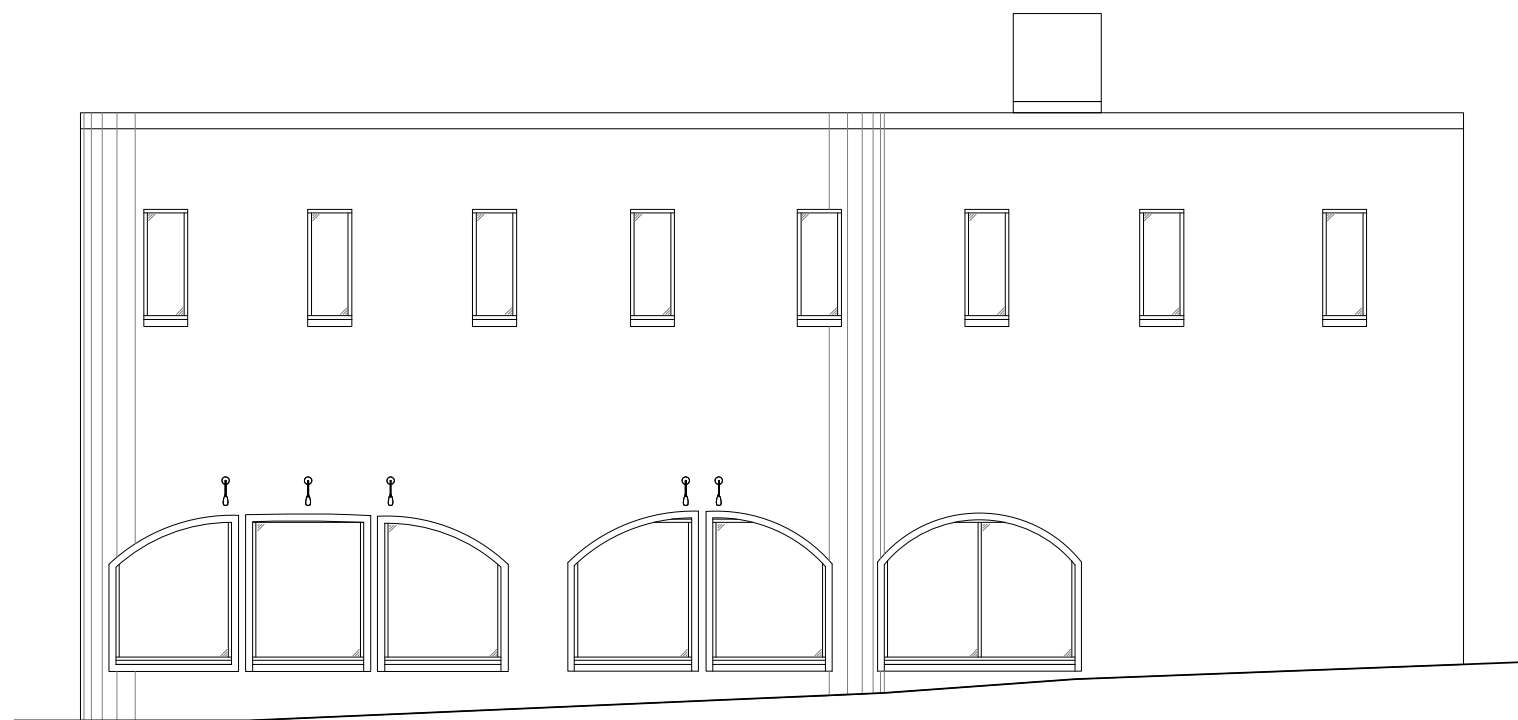
1 SOUTH EXTERIOR ELEVATION



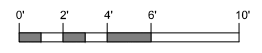
3 EAST EXTERIOR ELEVATION

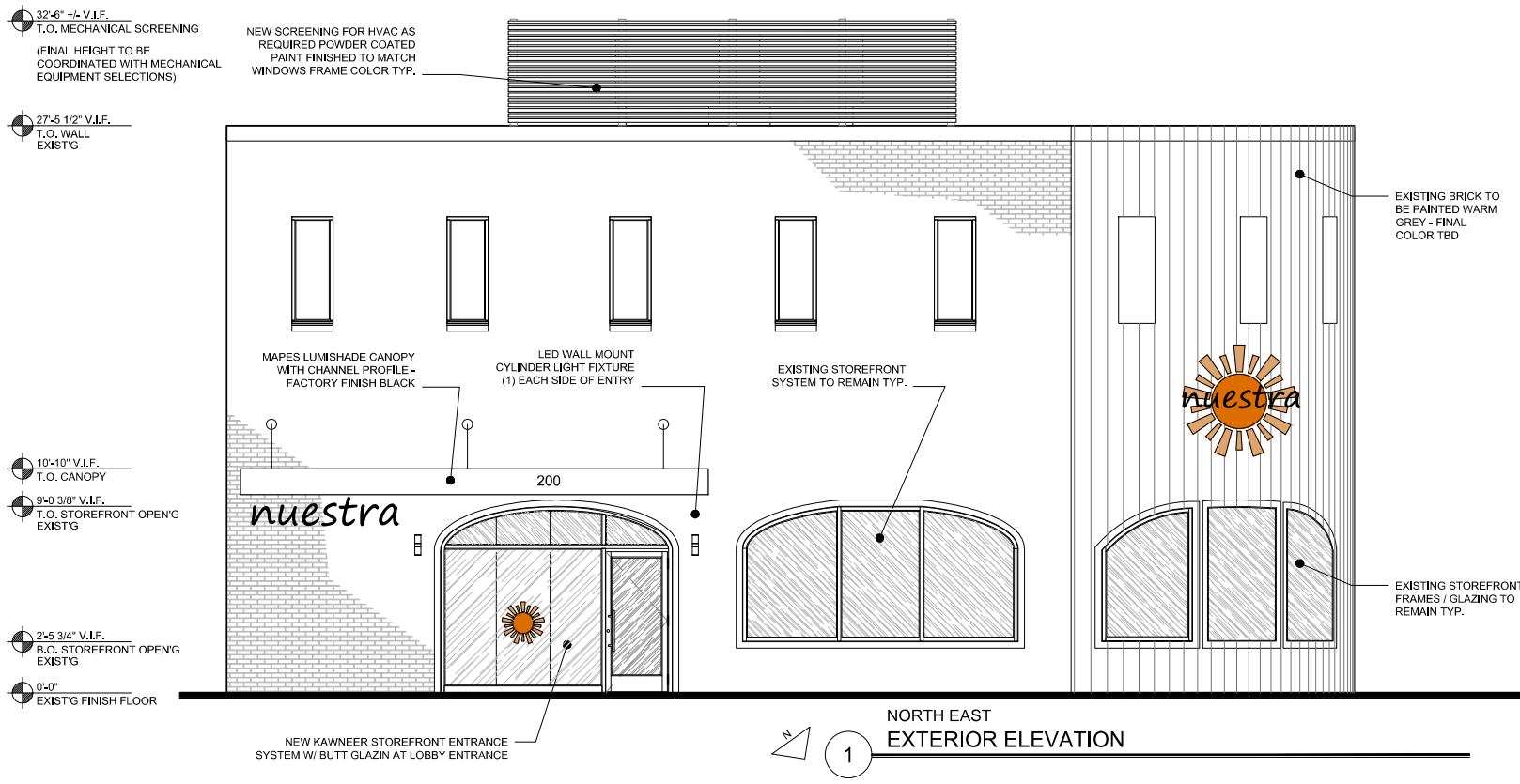


2 NORTH EXTERIOR ELEVATION

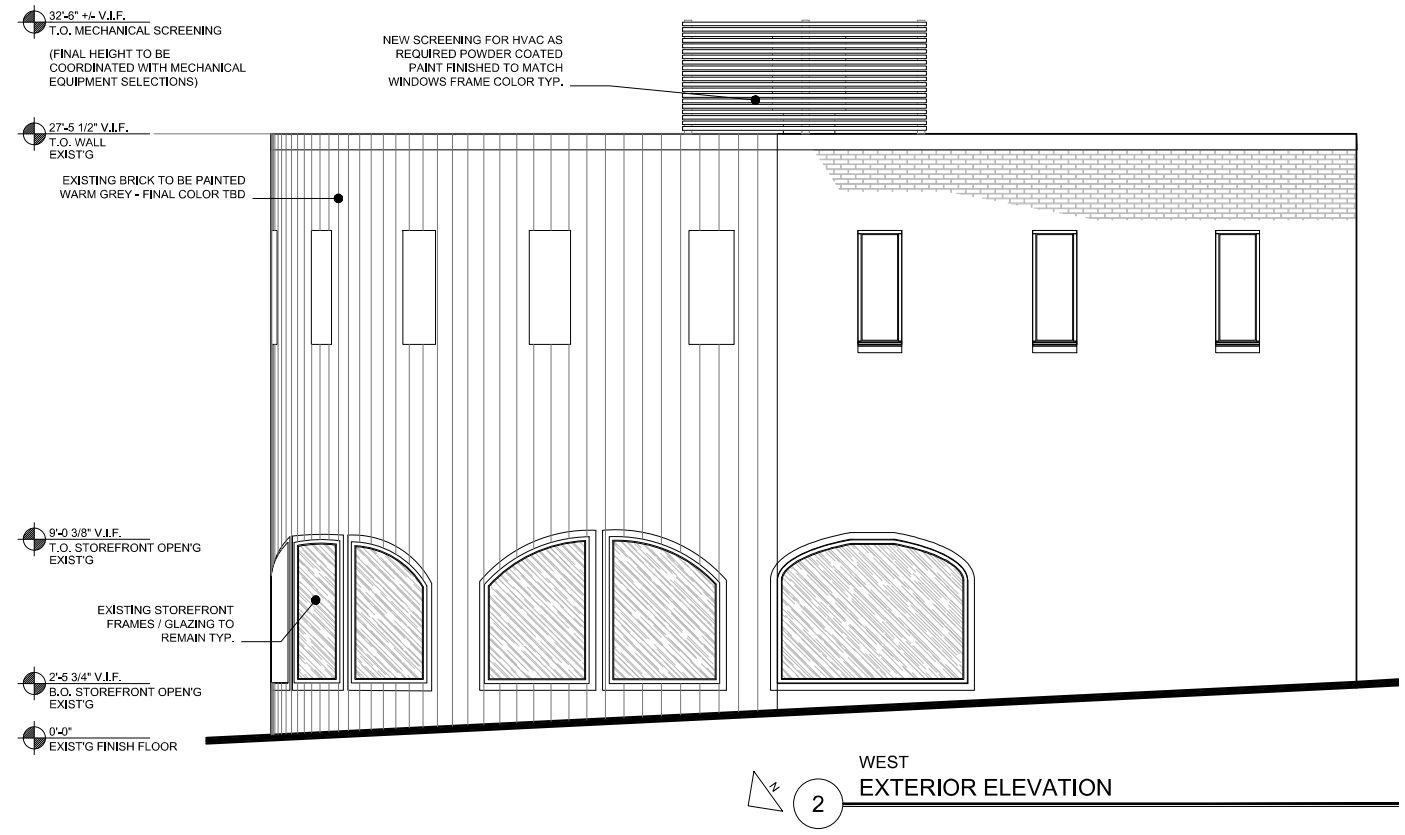


2 WEST EXTERIOR ELEVATION

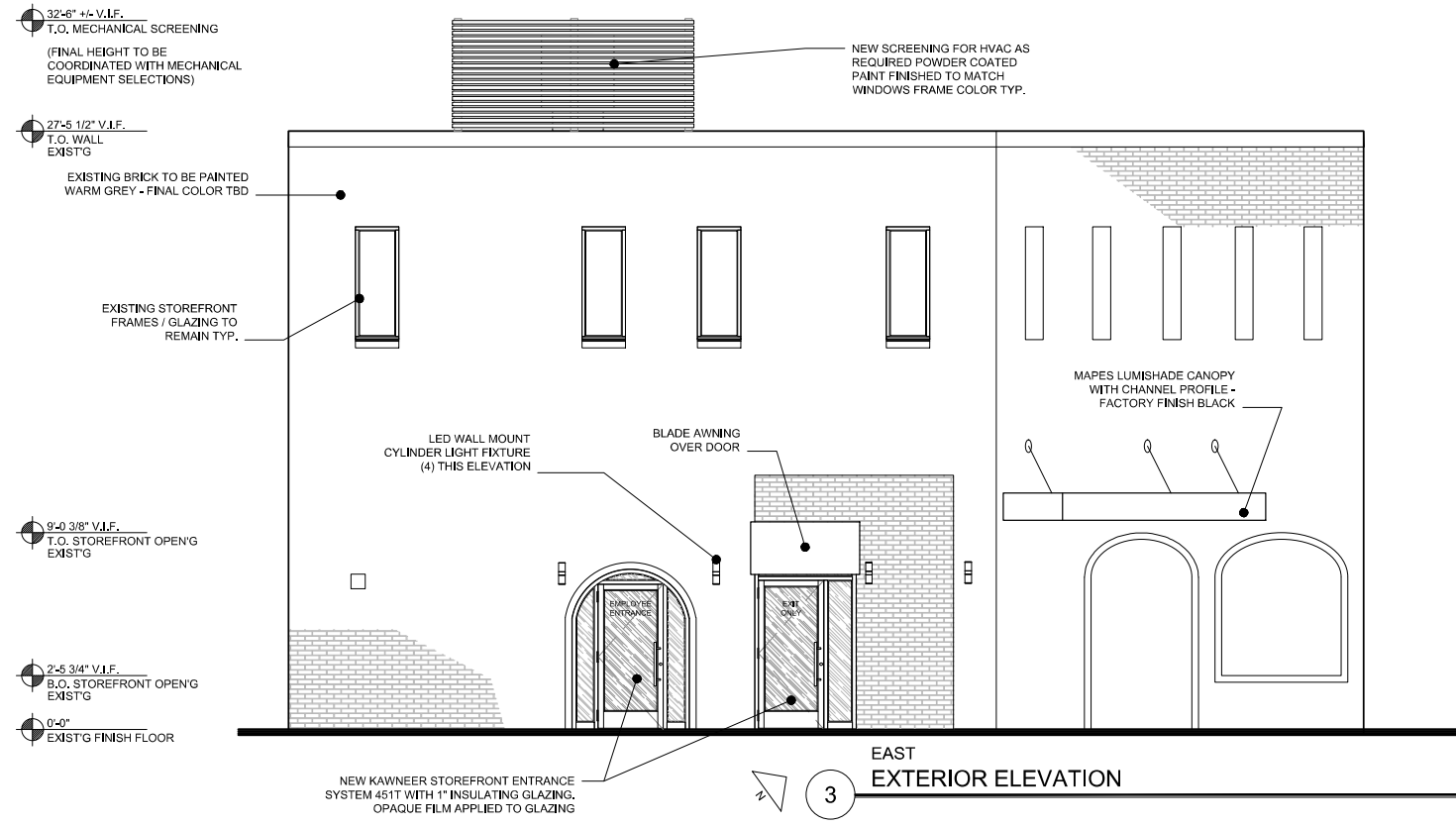




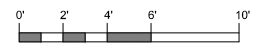
1 NORTH EAST EXTERIOR ELEVATION



2 WEST EXTERIOR ELEVATION

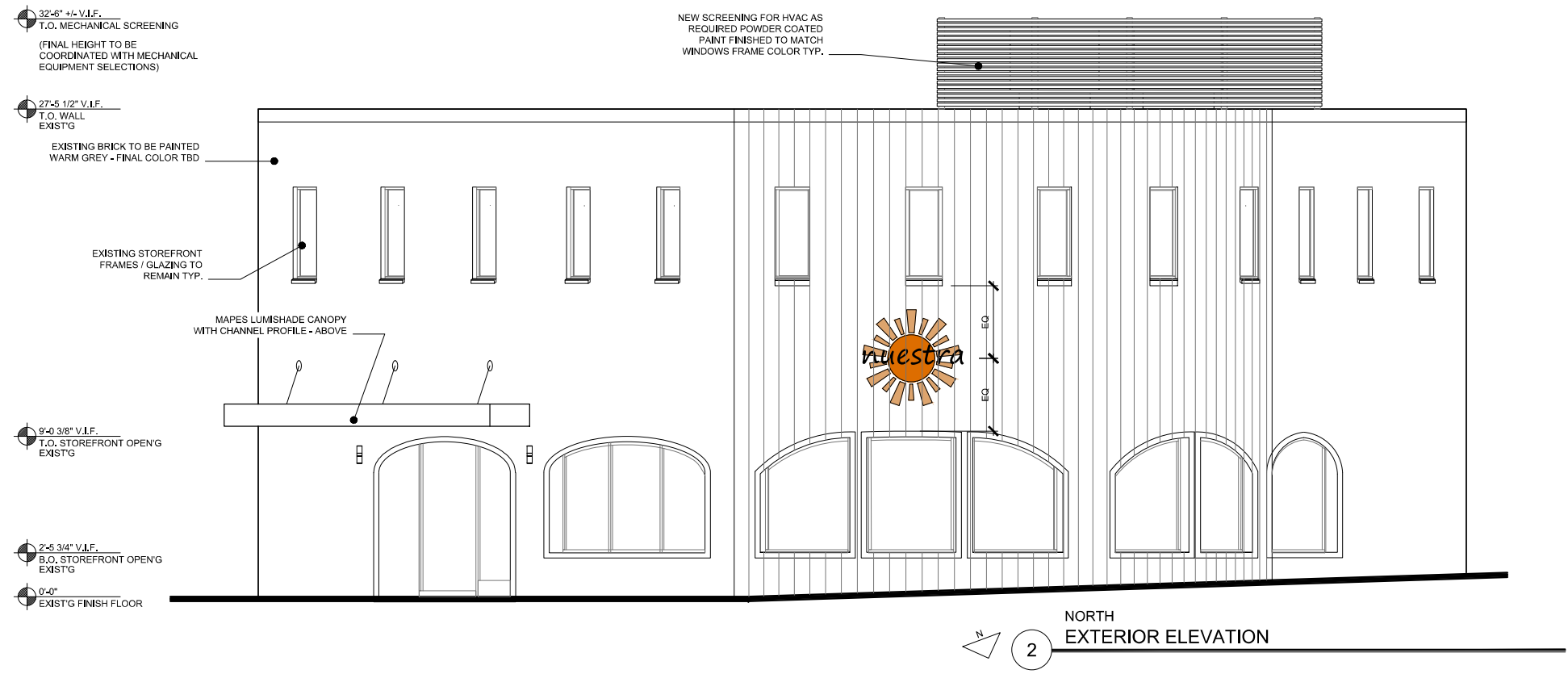


3 EAST EXTERIOR ELEVATION

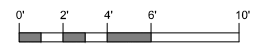




1 SOUTH EXTERIOR ELEVATION



2 NORTH EXTERIOR ELEVATION





RETAIL DISPENSARY

200 MONSIGNOR HIGHWAY | CAMBRIDGE, MA

NUESTRA

DAY RENDERING

Drawn by: LH

BKA # 220066

Date: 06/26/2020

DD-07 **BKA** ARCHITECTS

Boston + Brockton
142 Crescent Street
Brockton, MA 02302
508.583.5603
bkaarchitects.com



RETAIL DISPENSARY

200 MONSIGNOR HIGHWAY | CAMBRIDGE, MA

NUESTRA

NIGHT RENDERING

Drawn by: LH

BKA # 220066

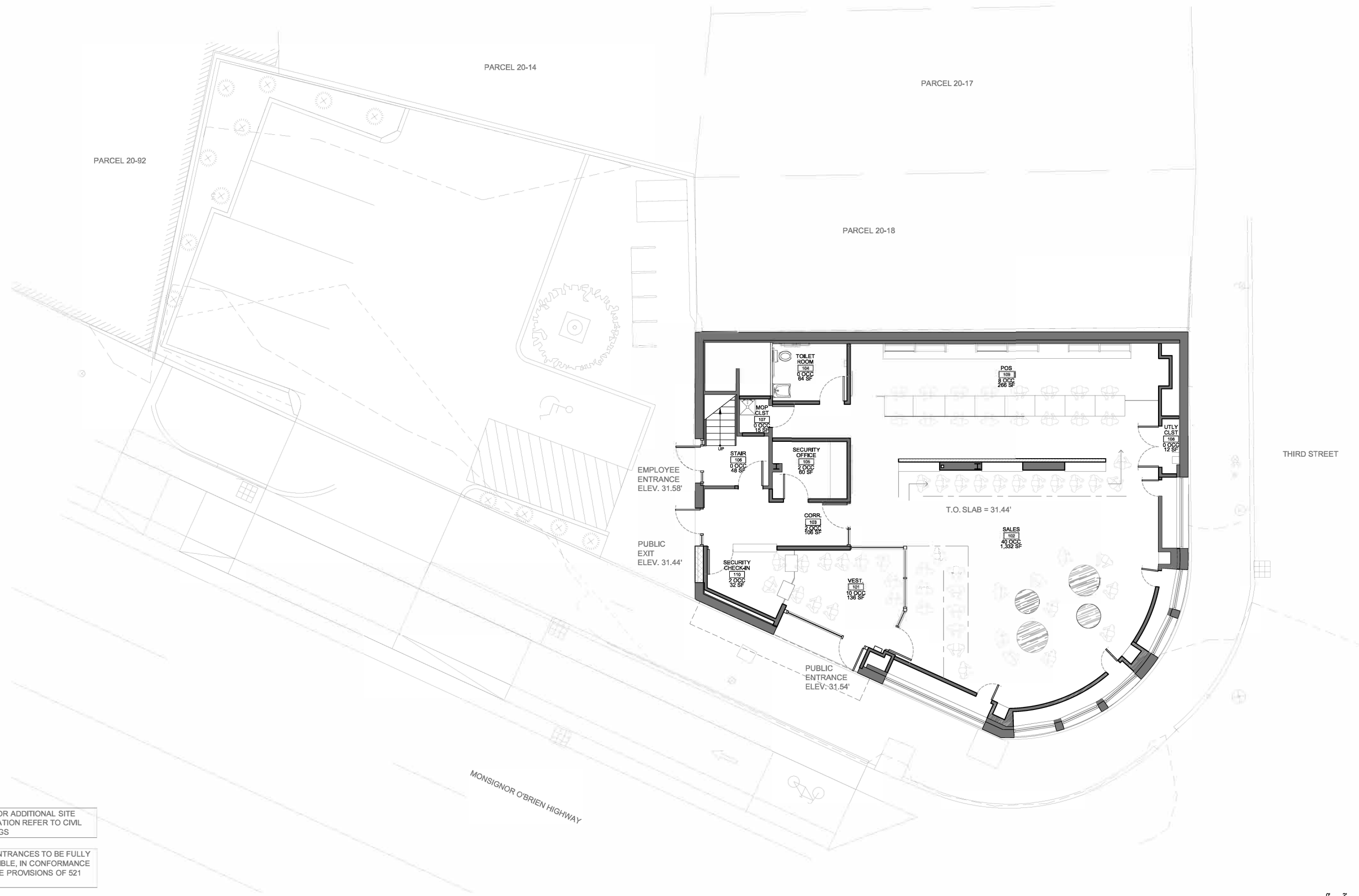
Date: 06/26/2020

DD-08 **BKA** ARCHITECTS

Boston + Brockton
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Brockton, MA 02302
508.583.5603
bkaarchitects.com



Exhibit D: Floor Plans



NOTE: FOR ADDITIONAL SITE INFORMATION REFER TO CIVIL DRAWINGS

NOTE: ENTRANCES TO BE FULLY ACCESSIBLE, IN CONFORMANCE WITH THE PROVISIONS OF 521 CMR

