

PROJECT NAME

**Home Grown 617**

PROJECT ADDRESS

580 Massachusetts Avenue Cambridge, MA

CLIENT

**Home Grown 617 LLC**

ARCHITECT



**KHALSA**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682

CONSULTANTS:

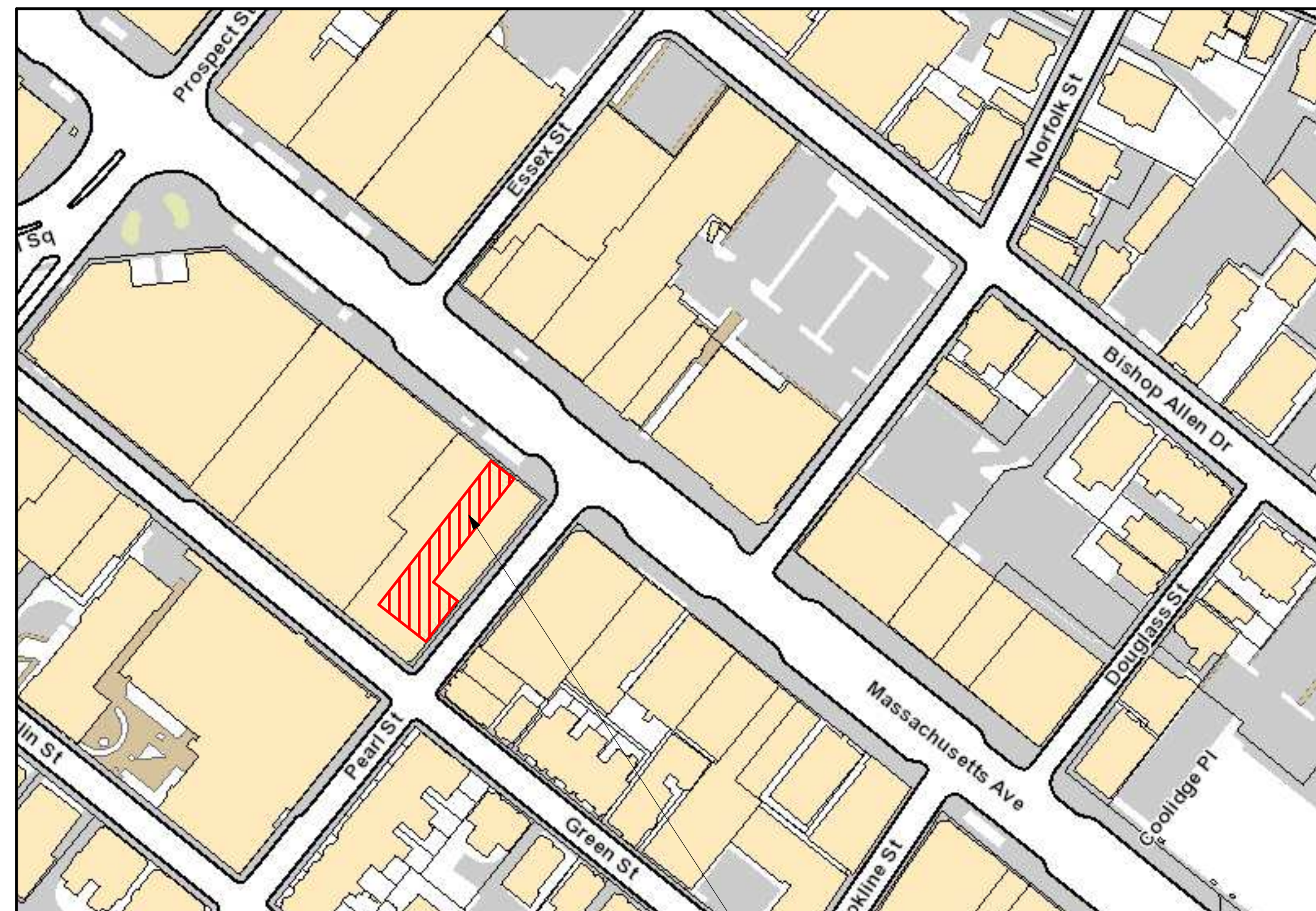
# PROJECT: Home Grown 617 Dispensary

PROJECT ADDRESS:  
580 MASSACHUSETTS AVE  
CAMBRIDGE MASSACHUSETTS

ARCHITECT:  
**KHALSA DESIGN INC.**  
ADDRESS:  
17 IVALOO STREET, SUITE 400  
SOMERVILLE, MA 02143

CLIENT:  
**HomeGrown 617 LLC**

## SUBMISSION TO CITY OF CAMBRIDGE 06-10-2019



PROJECT LOCUS

### Architectural Drawing List

Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	06/10/19
A-020	Locus/ Context Plan	06/10/19
A-021	Expanded Locus Plan	06/11/19
A-022	Site Plan / Logistics	06/10/19
A-101	Proposed Dispensary Floor Plan	06/10/19
A-102	Bike Room Plans	06/10/19
A-300	Exterior Elevations	06/10/19

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REGISTRATION



Project number 19029  
Date 05/10/2019  
Drawn by WC  
Checked by JSK  
Scale

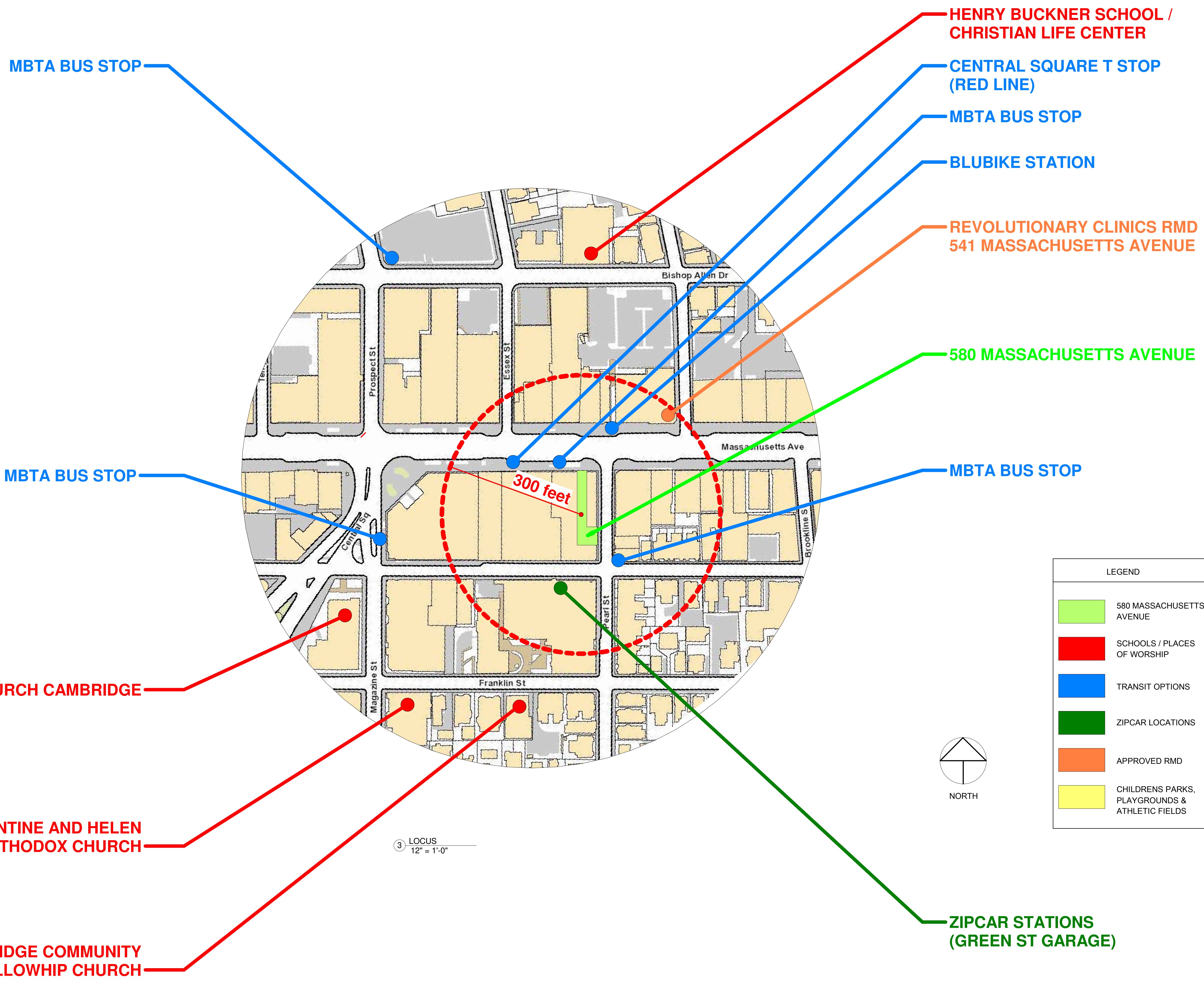
REVISIONS

No.	Description	Date

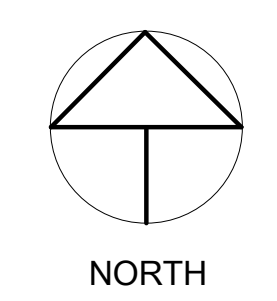
Cover Sheet

# A-000

Home Grown 617



③ LOCUS  
12" = 1'-0"



LEGEND	
	580 MASSACHUSETTS AVENUE
	SCHOOLS / PLACES OF WORSHIP
	TRANSIT OPTIONS
	ZIPCAR LOCATIONS
	APPROVED RMD
	CHILDRENS PARKS, PLAYGROUNDS & ATHLETIC FIELDS

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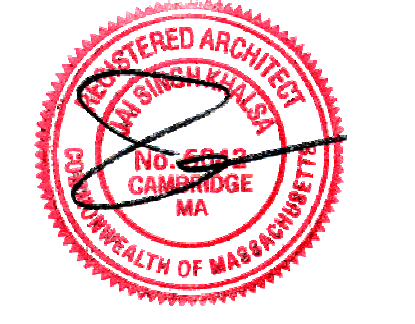


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Date	05/10/2019
Drawn by	WC
Checked by	JSK
Scale	12" = 1'-0"

REVISIONS

No.	Description	Date

Locus/ Context Plan

**A-020**  
Home Grown 617

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PROJECT NAME

### Home Grown 617

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580 Massachusetts Avenue Cambridge, MA

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**Home Grown 617 LLC**

ARCHITECT



**DESIGN KHALSA**

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Scale	12" = 1'-0"

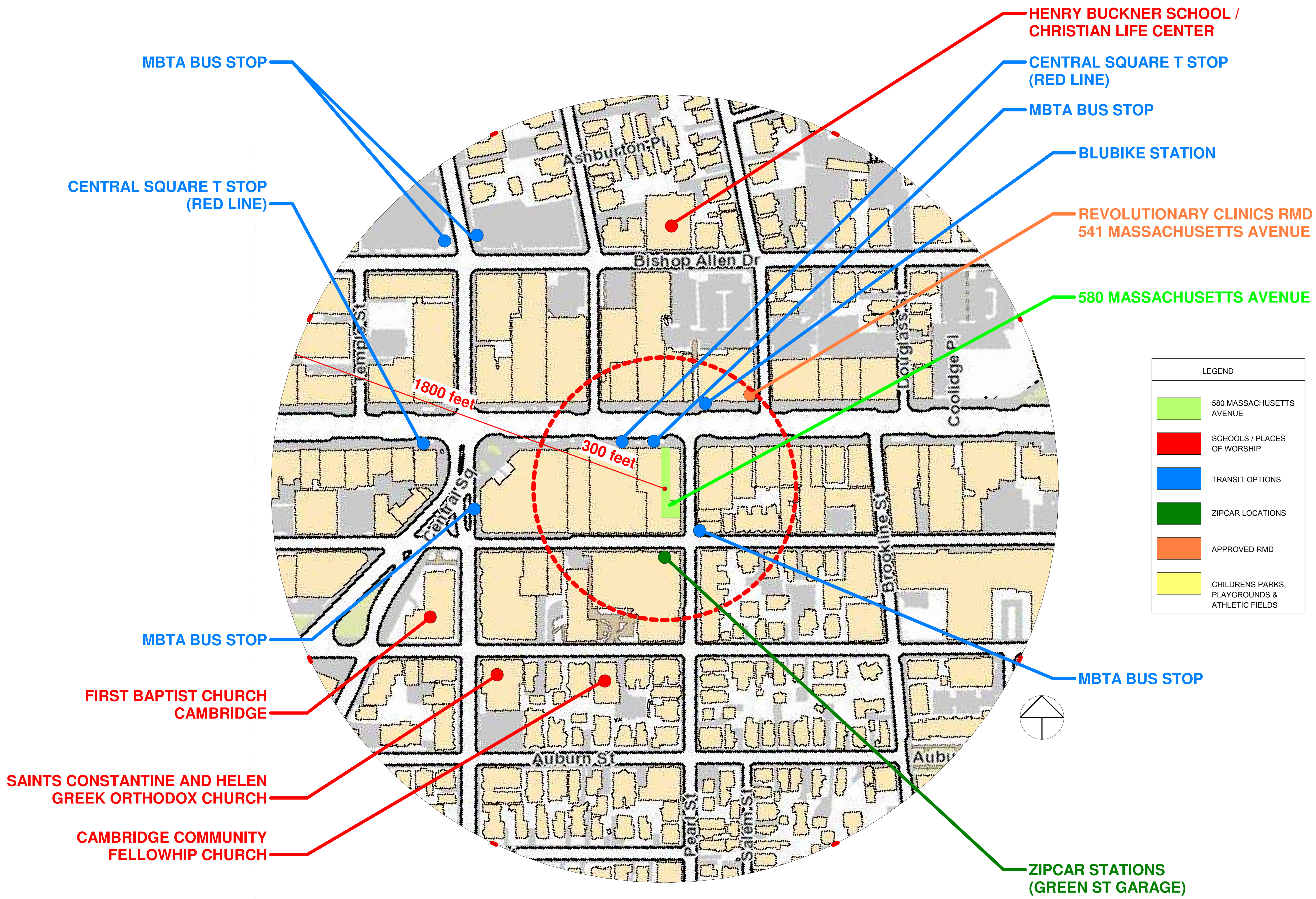
REVISIONS

No.	Description	Date

### Expanded Locus Plan

# A-021

Home Grown 617

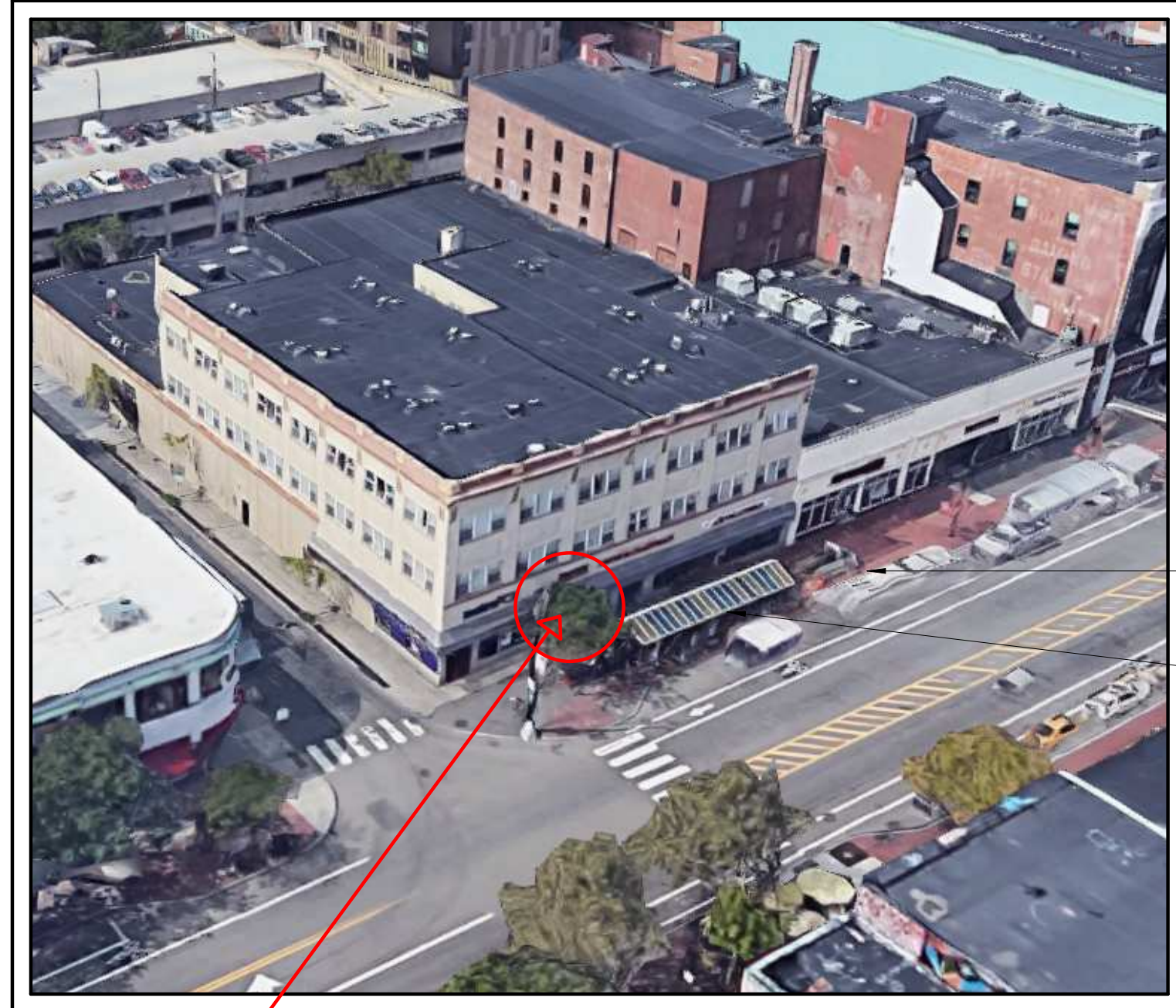


LEGEND

- 580 MASSACHUSETTS AVENUE
- SCHOOLS / PLACES OF WORSHIP
- TRANSIT OPTIONS
- ZIPCAR LOCATIONS
- APPROVED RMD
- CHILDRENS PARKS, PLAYGROUNDS & ATHLETIC FIELDS

2 EXPANDED LOCUS PLAN  
12" = 1'-0"

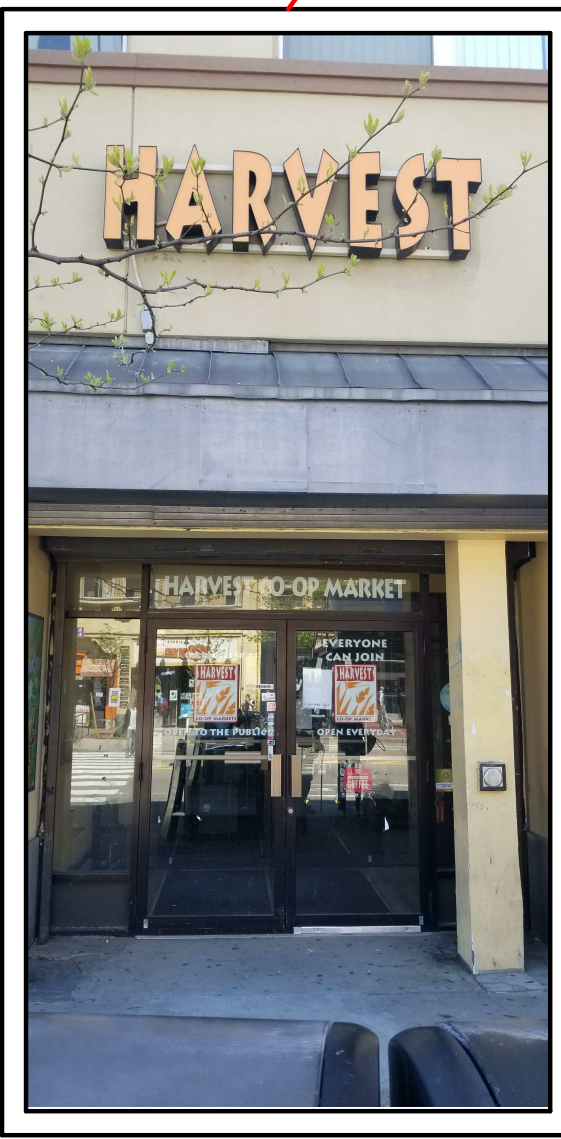
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**AERIAL FRONT VIEW**



**AERIAL SITE PLAN**



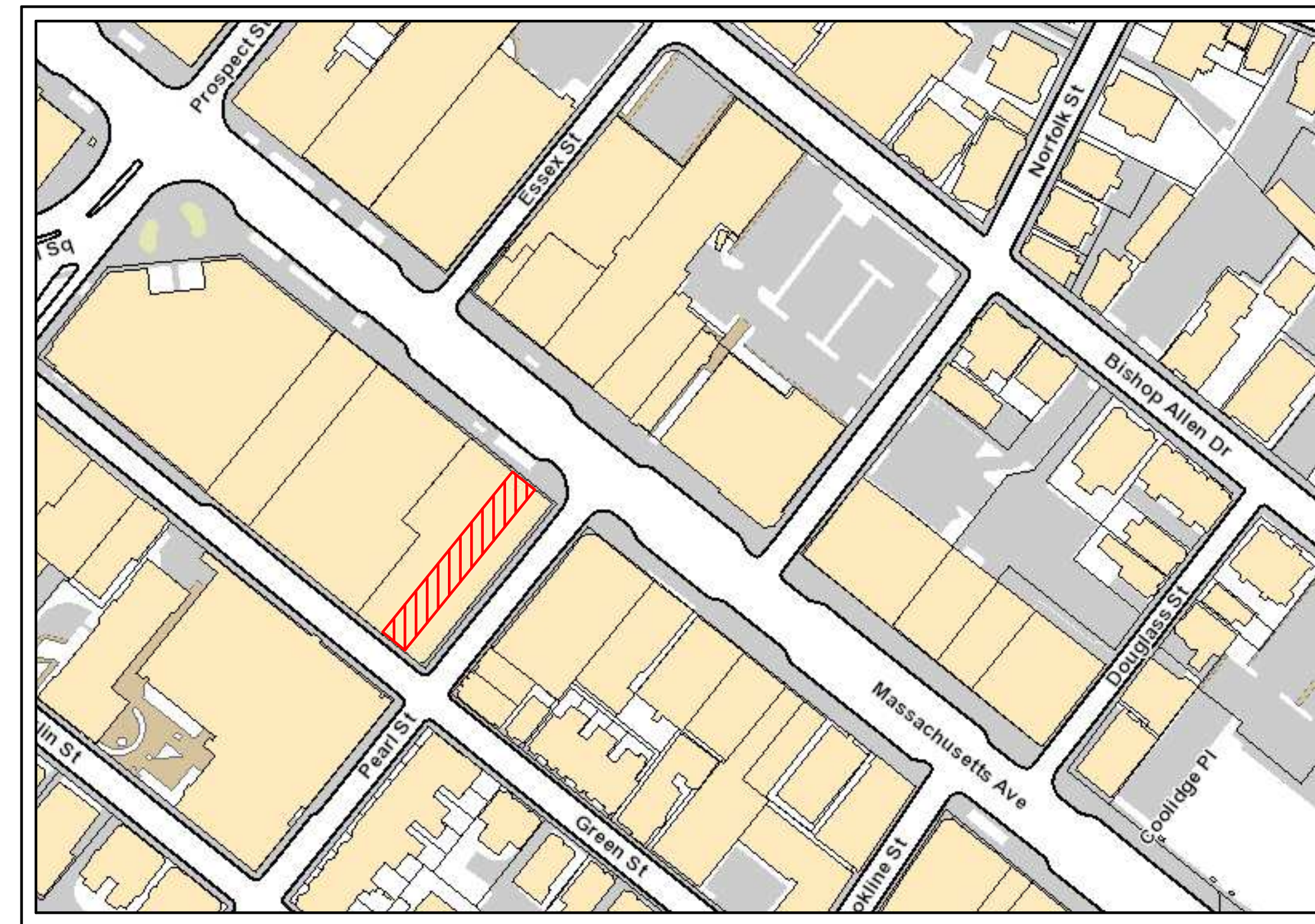
**EXISTING ENTRANCE**



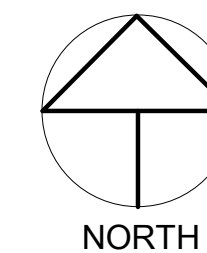
**EXISTING SIGNAGE**



**LOADING LOCATION**



**CAMBRIDGE GIS MAP**



**NEW DOOR ON PEARL ST**



**AERIAL REAR VIEW**



**EXIT LOCATION**

**NOTES:**

1. THE BUILDING AND ALL COMMERCIAL/ RETAIL SPACES ARE EXISTING
2. ALL DIMENSIONS AND SQUARE FOOTAGE INDICATED ARE PROVIDED BY ASSESSORS DATA BASE INFORMATION.
3. EXISTING STREET SIDE HANDICAP PARKING AND METERED PARKING.
4. EXISTING BICYCLE RACKS ALONG SIDEWALK.
5. EXISTING STREET SIDE LOADING ZONES.
6. EXISTING SIDEALKS FOR PEDESTRIAN ACCESS.
7. ALL SITE LIGHTING IS EXISTING TO REMAIN.

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Scale	

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No.	Description	Date

Site Plan /  
Logistics

**A-022**

Home Grown 617

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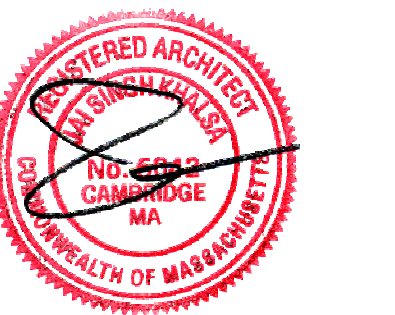


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Scale As indicated

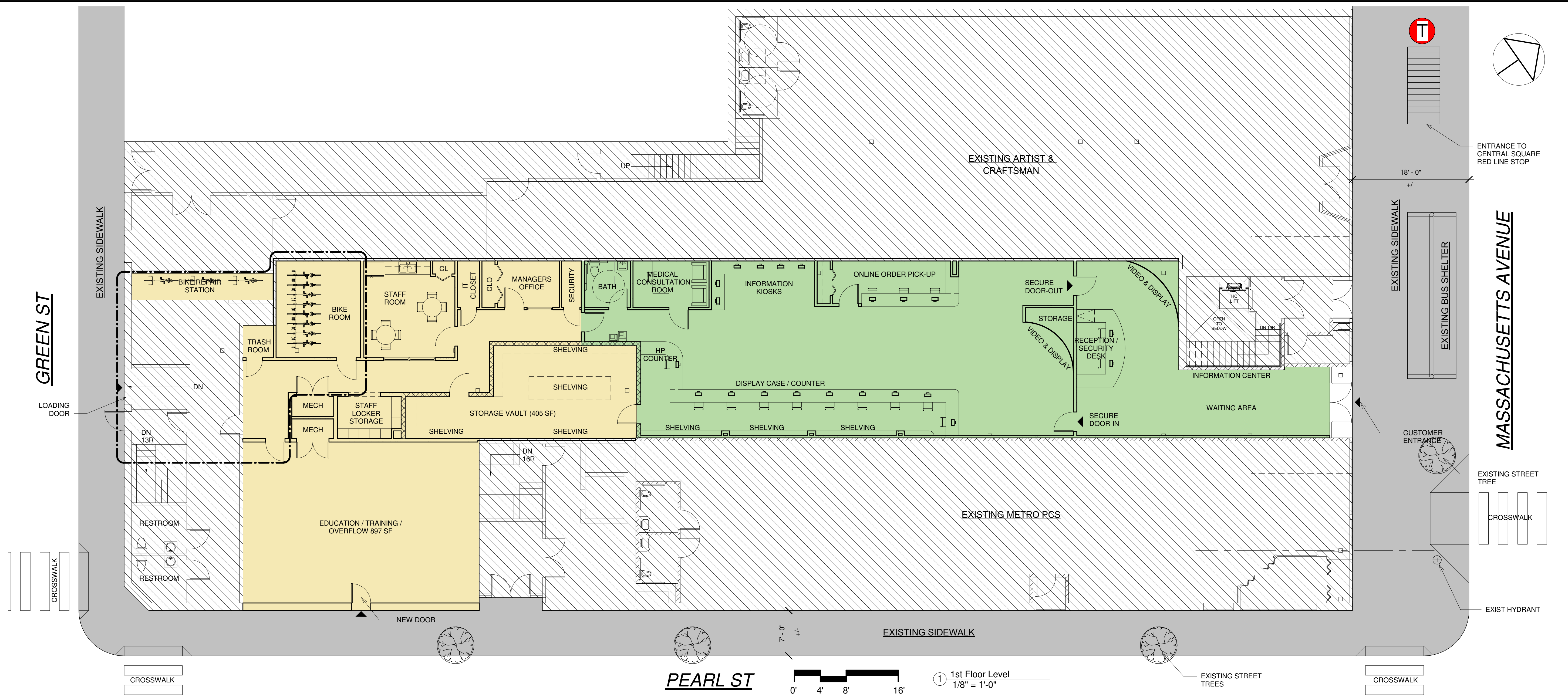
### REVISIONS

No.	Description	Date

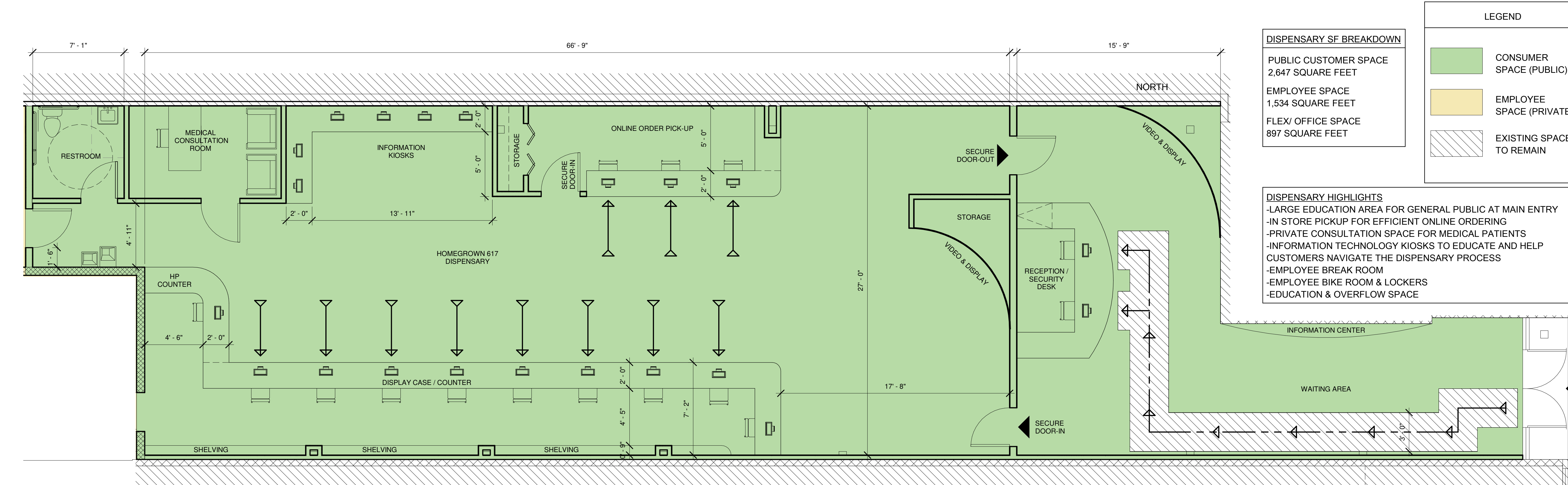
## Proposed Dispensary Floor Plan

# A-101

Home Grown 617



1st Floor Level  
1/8" = 1'-0"



2 Sales Floor Plan  
1/4" = 1'-0"

**DISPENSARY SF BREAKDOWN**

PUBLIC CUSTOMER SPACE	2,647 SQUARE FEET
EMPLOYEE SPACE	1,534 SQUARE FEET
FLEX/ OFFICE SPACE	897 SQUARE FEET

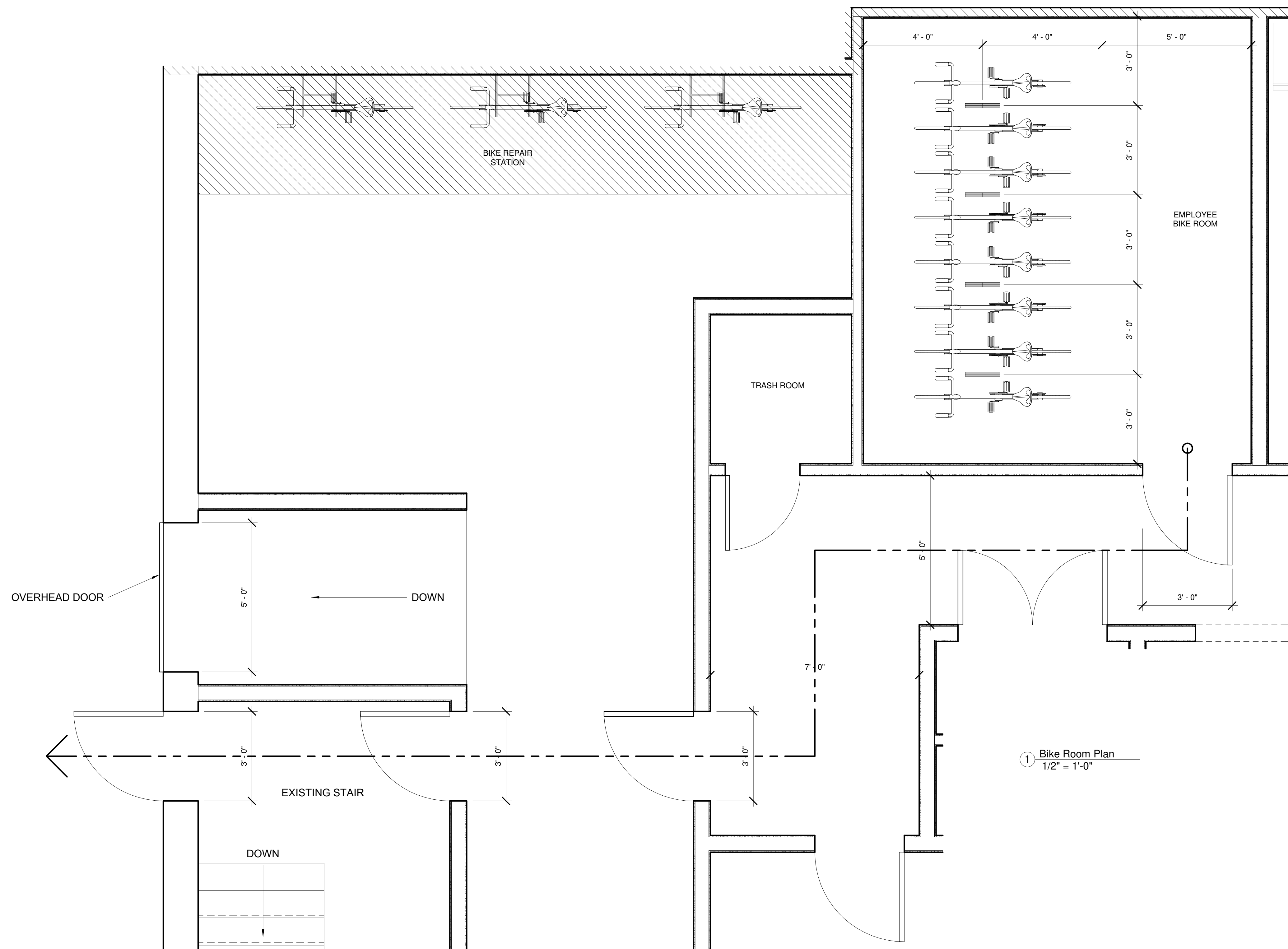
**LEGEND**

	CONSUMER SPACE (PUBLIC)
	EMPLOYEE SPACE (PRIVATE)
	EXISTING SPACE TO REMAIN

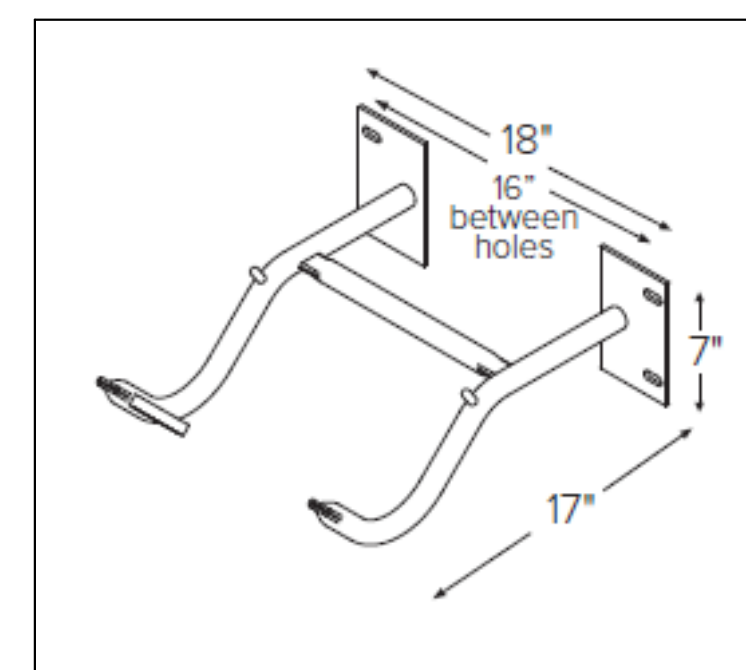
**DISPENSARY HIGHLIGHTS**

- LARGE EDUCATION AREA FOR GENERAL PUBLIC AT MAIN ENTRY
- IN STORE PICKUP FOR EFFICIENT ONLINE ORDERING
- PRIVATE CONSULTATION SPACE FOR MEDICAL PATIENTS
- INFORMATION TECHNOLOGY KIOSKS TO EDUCATE AND HELP CUSTOMERS NAVIGATE THE DISPENSARY PROCESS
- EMPLOYEE BREAK ROOM
- EMPLOYEE BIKE ROOM & LOCKERS
- EDUCATION & OVERFLOW SPACE

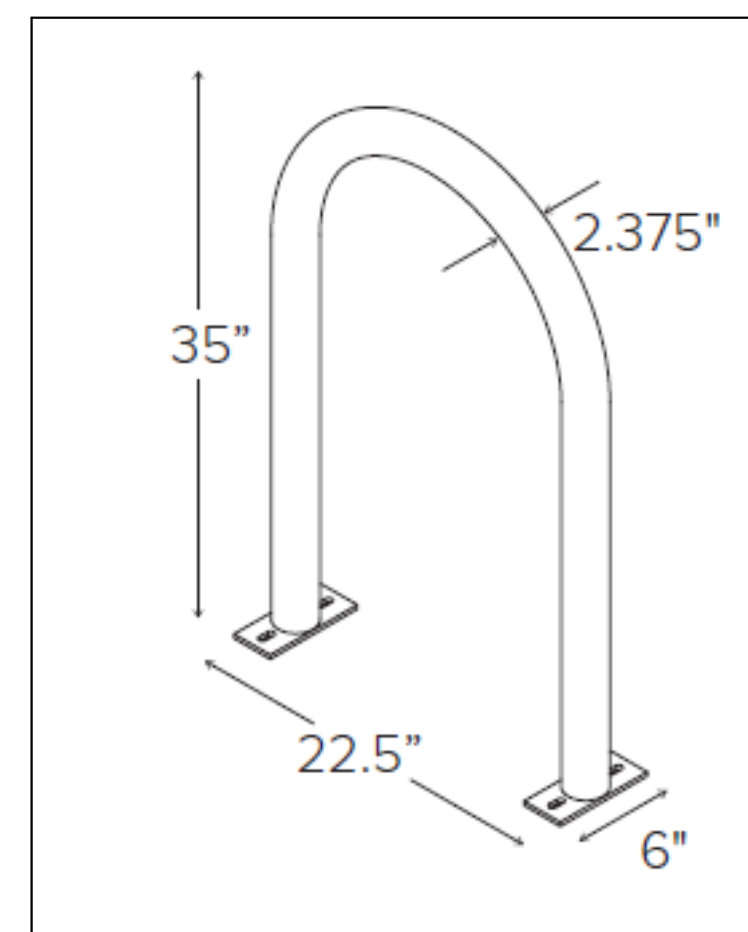
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1 Bike Room Plan  
1/2" = 1'-0"



PROPOSED WALL BIKE RACK  
FOR BIKE REPAIR STATION  
RACK BY DERO



PROPOSED HEAVY DUTY HOOP  
FLOOR RACK FOR BIKE ROOM  
RACK BY DERO

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No.	Description	Date

Bike Room Plans

**A-102**

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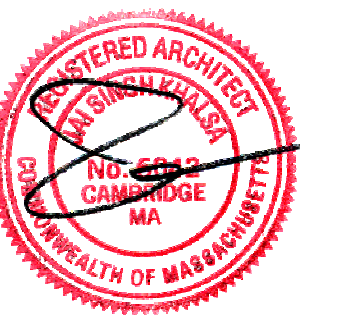
## KHALSA

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Date 05/10/2019  
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Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

### Exterior Elevations

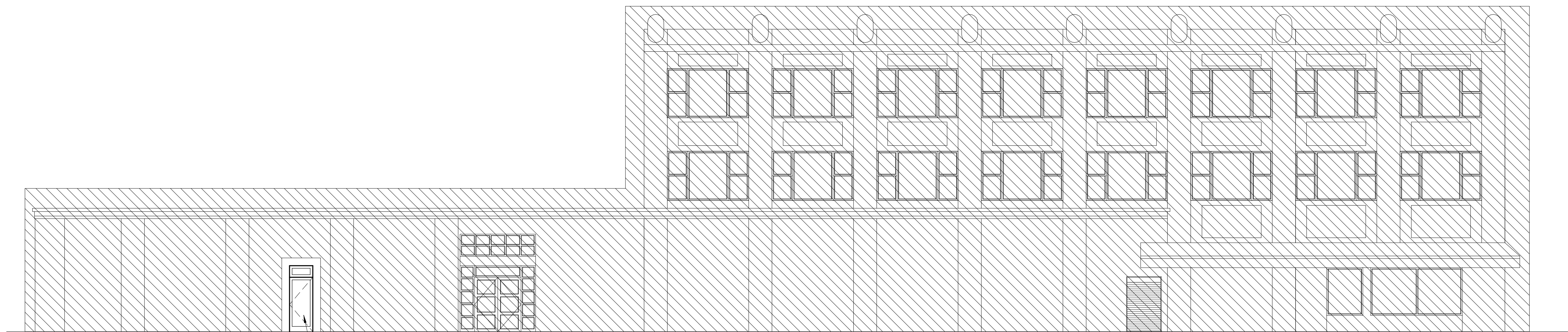
# A-300

Home Grown 617



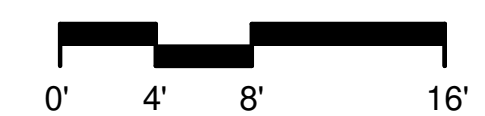
① Existing Mass Ave. Elevation  
1/8" = 1'-0"

EXISTING STOREFRONT WILL BE UPDATED.  
THE SIZE OF THE OPENING SHALL REMAIN  
UNCHANGED. EXISTING SIGNAGE WILL BE  
REPLACED WITH NEW SIGNAGE SAME SIZE.  
NEW DOUBLE DOOR



② Existing Pearl St Elevation  
1/8" = 1'-0"

NEW 3'-0" x 7'-0" DOOR TO EDUCATION SPACE





WINDOW OPTION 1 - SOLID DOOR/STOREFRONT



WINDOW OPTION 2 - DIGITAL SCREENS



WINDOW OPTION 3 - INTERIOR 3D ART



WINDOW TO BE SCREENED - NO VIEW ALLOWED INTO RETAIL INTERIOR

EXISTING SIGNAGE LOCATION TO REMAIN WITH NEW BRANDING

GLASS STOREFRONT TO BE SCREENED - NO VIEW ALLOWED INTO RETAIL INTERIOR

INTERIOR RAMP AT REAR ENTRANCE ON GREEN STREET FOR LOADING



LOADING ZONE ONLY / NO PARKING AT REAR ENTRANCE



WINDOW OPTION 4 - 3D DISPLAY



WINDOW OPTION 5 - TRANSLUCENT FILM



WINDOW OPTION 6 - GRAPHIC FILM