

PROJECT NAME

**CAMBRIDGE  
DISPENSARY**

PROJECT ADDRESS

45-51 New St,  
Cambridge, MA

CLIENT

**BHARI INC.**

ARCHITECT



**KHALSA**

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

CONSULTANTS:

# PROJECT: New Street Dispensary

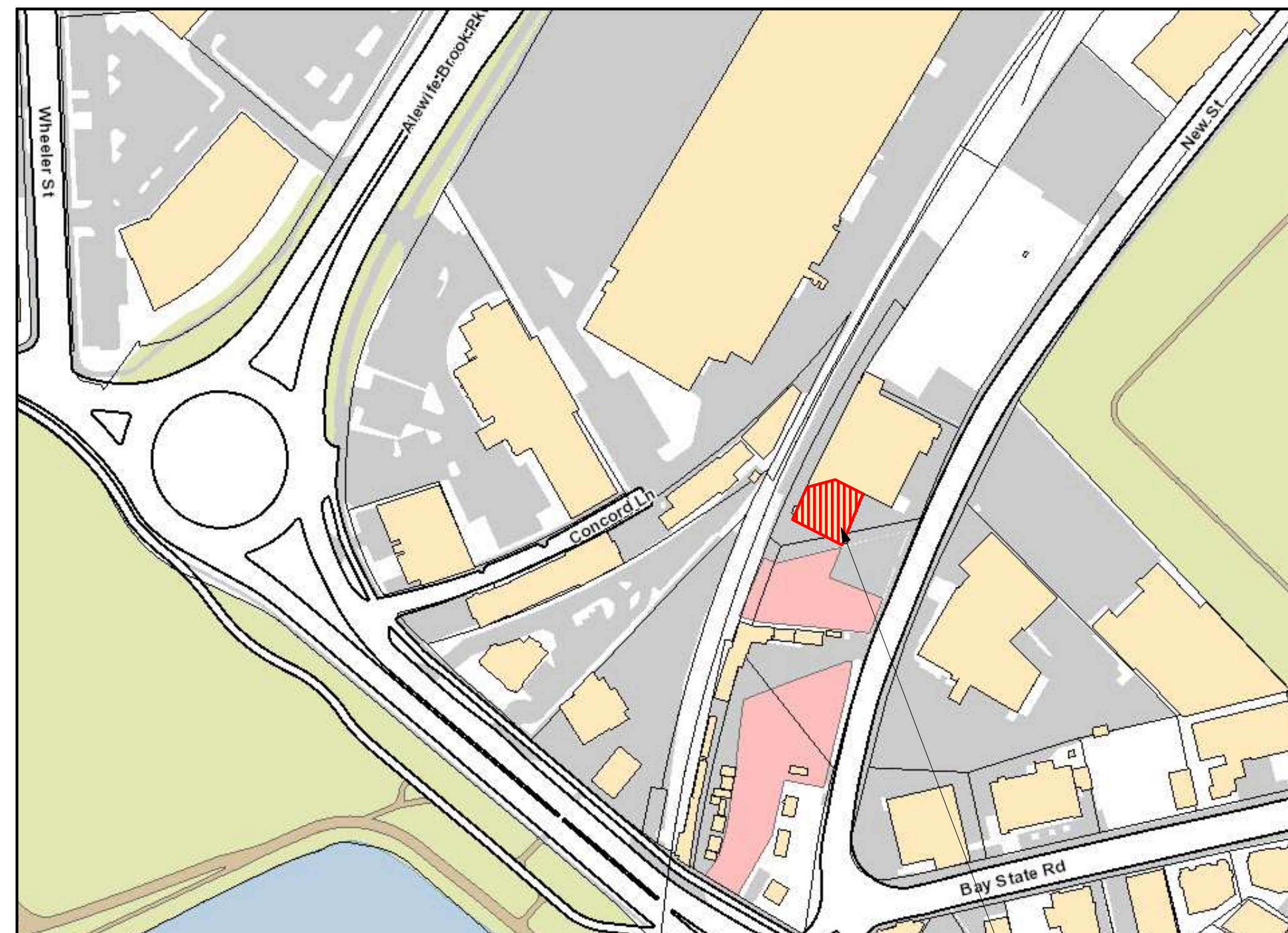
PROJECT ADDRESS:  
45-51 NEW STREET  
CAMBRIDGE MASSACHUSETTS

ARCHITECT:  
**KHALSA DESIGN INC.**  
ADDRESS:

CLIENT:  
**BHARI INC.**

17 IVALOO STREET, SUITE 400  
SOMERVILLE, MA 02143

## SUBMISSION TO CITY OF CAMBRIDGE 06-12-2019



PROJECT LOCUS

Architectural Drawing List

Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	06/12/19
A-020	Locus Plan	06/12/19
A-021	Expanded Locus Plan	06/12/19
A-022	Illustrative Site Plan	06/12/19
A-023	Site Plan / Logistics	06/12/19
A-100	Proposed Floor Plan	06/12/19
A-101	Enlarged Bike Areas	06/12/19
A-300	Proposed Elevation	06/12/19

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REGISTRATION



Project number 19029  
Date 06/10/2019  
Drawn by WC  
Checked by JSK  
Scale

REVISIONS

No.	Description	Date

Cover Sheet

**A-000**

CAMBRIDGE DISPENSARY



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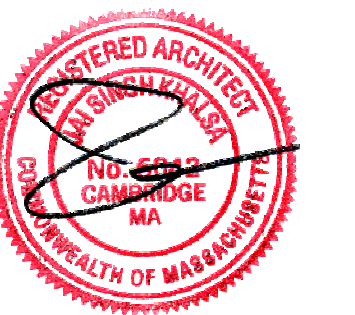
ARCHITECT  
**DESIGN  
KHALSA**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682 FAX:  
617-591-2086

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Date 06/10/2019  
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Scale 12" = 1'-0"

REVISIONS

No.	Description	Date

Locus Plan  
**A-020**  
CAMBRIDGE DISPENSARY

**PROPOSED DISPENSARY  
45-51 NEW STREET**

**CAMBRIDGE NEIGHBORS  
ELDERLY CARE**

**COMMUNITY BIKE PATH**

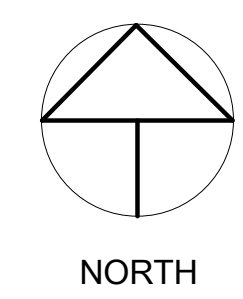
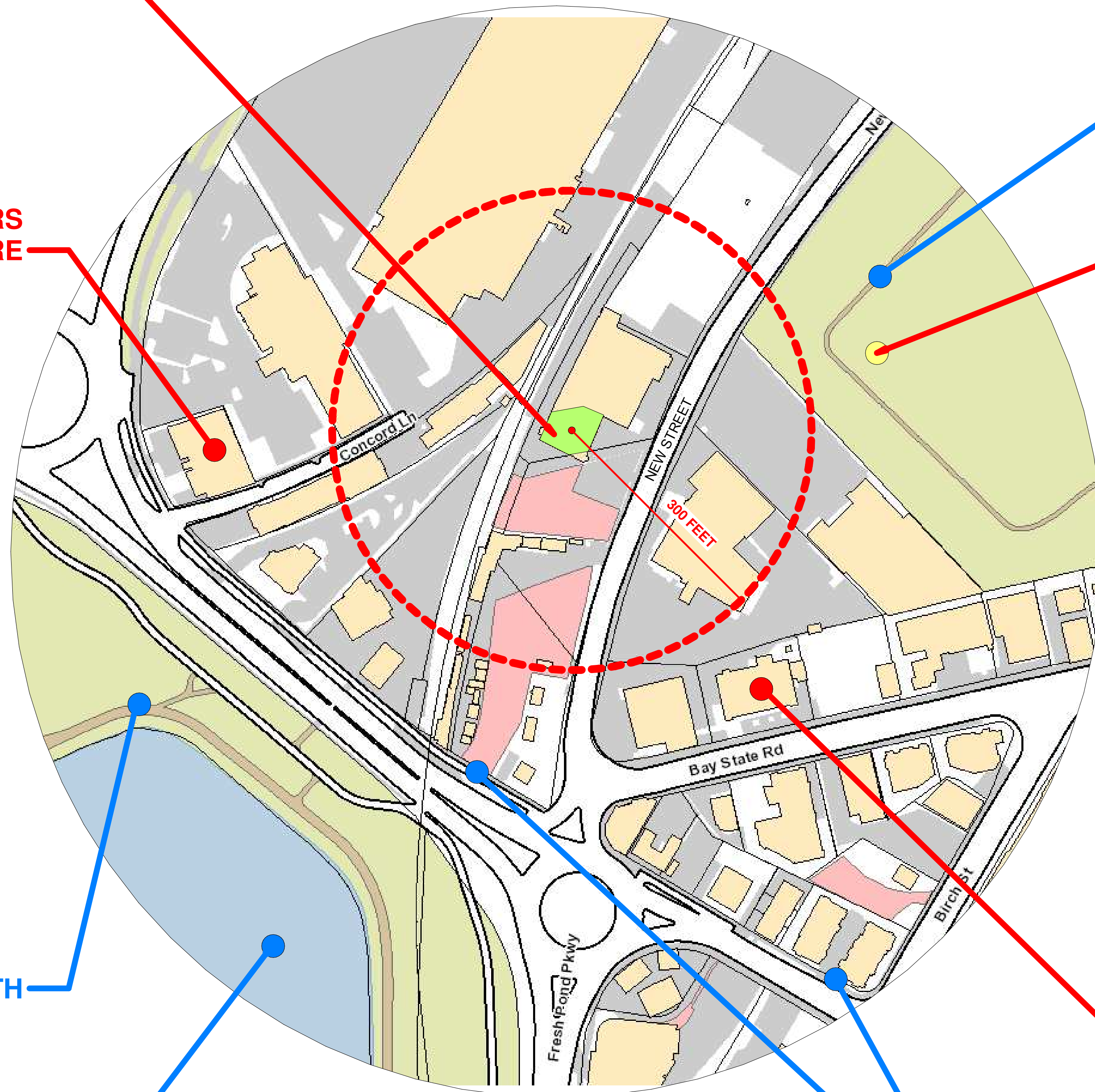
**FRESH POND**

**COMMUNITY BIKE PATH**

**DANEHY FIELDS**

**IMAGINE PLAYSPACE**

**MBTA BUS STOPS**



LEGEND

<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	45 NEW STREET
<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span>	ELDERLY HOUSING / DAYCARE
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	TRANSIT OPTIONS
<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span>	ZIPCAR LOCATIONS
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	APPROVED RMD
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	CHILDRENS PARKS, PLAYGROUNDS & ATHLETIC FIELDS

LOCUS PLAN  
1" = 100'

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Cambridge, MA

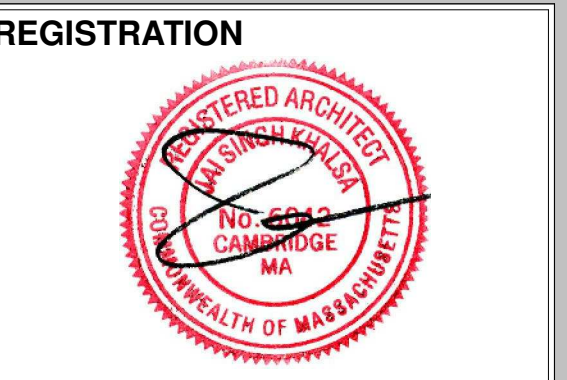
CLIENT  
**BHARI INC.**

ARCHITECT  
**DESIGN**  
**KHALSA**

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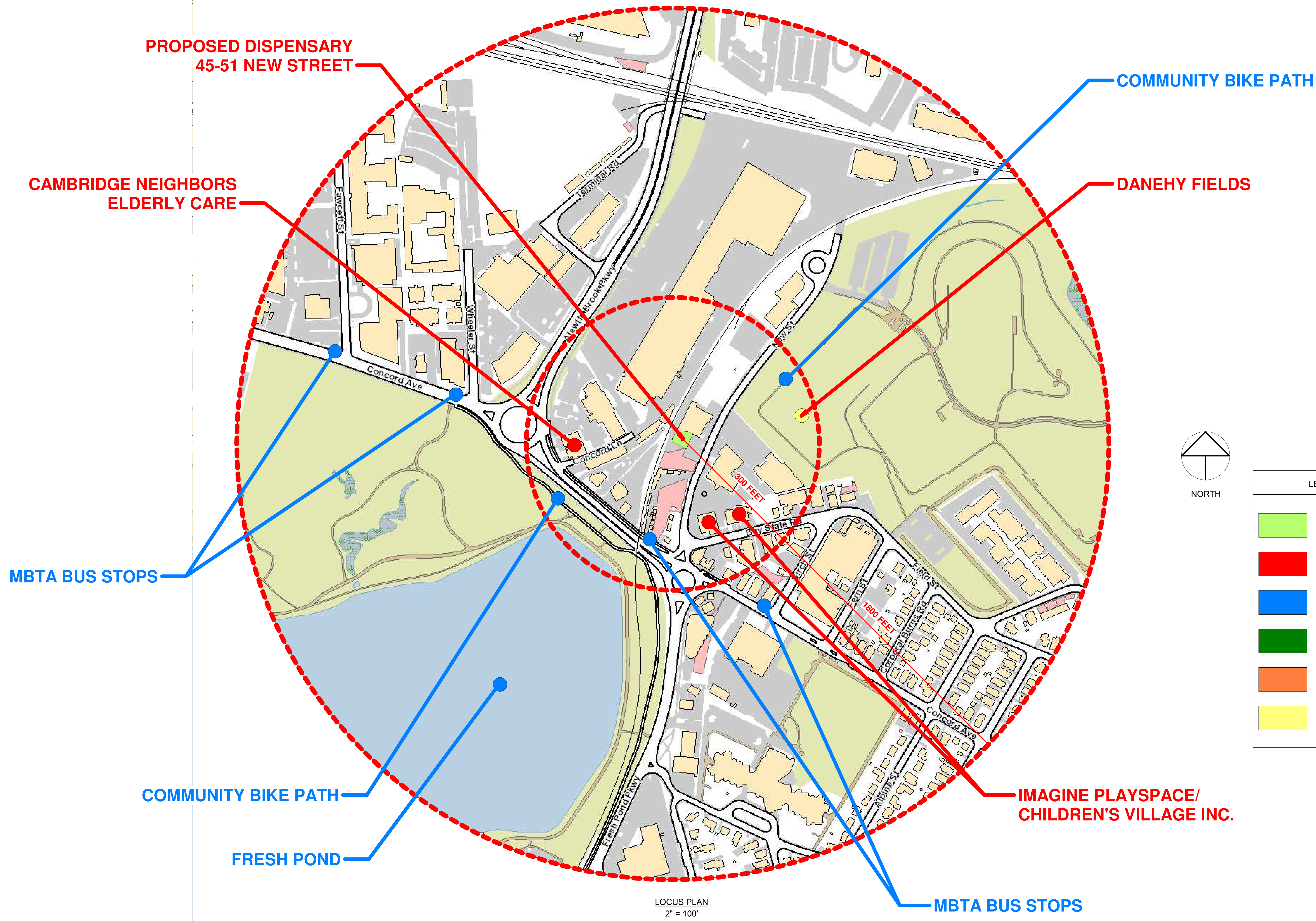
REGISTRATION  
Project number 19029  
Date 06/10/2019  
Drawn by WC  
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REVISIONS

No.	Description	Date

Expanded Locus  
Plan

**A-021**  
CAMBRIDGE DISPENSARY

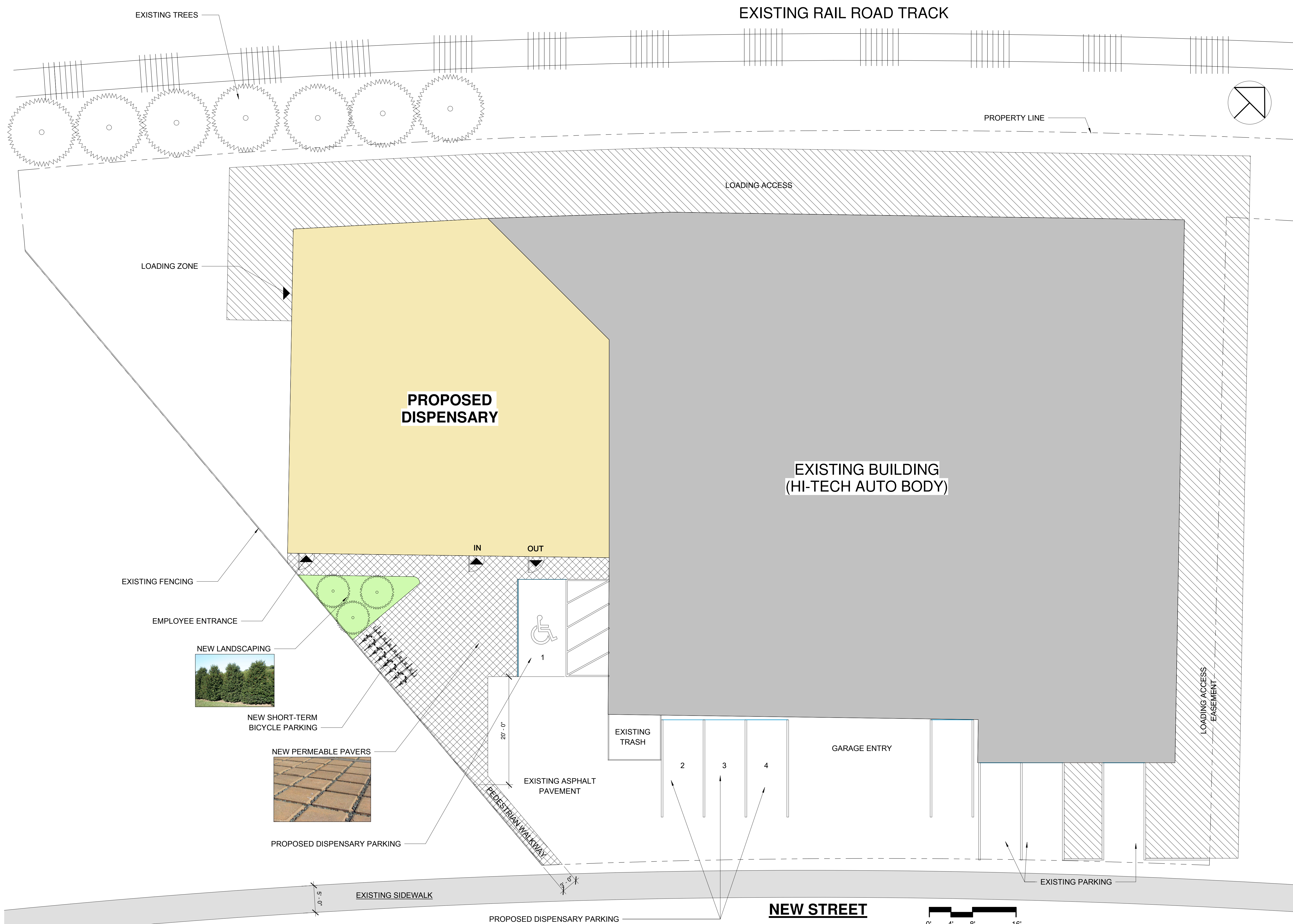


LEGEND

	45 NEW STREET
	ELDERLY HOUSING / DAYCARE
	TRANSIT OPTIONS
	ZIPCAR LOCATIONS
	APPROVED RMD
	CHILDRENS PARKS, PLAYGROUNDS & ATHLETIC FIELDS

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1 Site Plan  
1/8" = 1'-0"

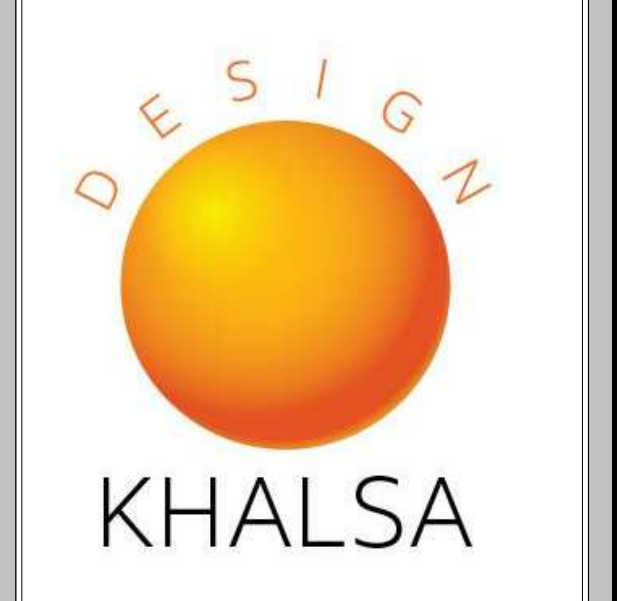
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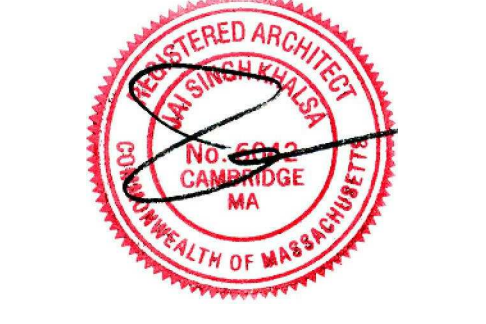


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Date	06/10/2019
Drawn by	WC
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

Illustrative Site Plan

**A-022**  
CAMBRIDGE DISPENSARY

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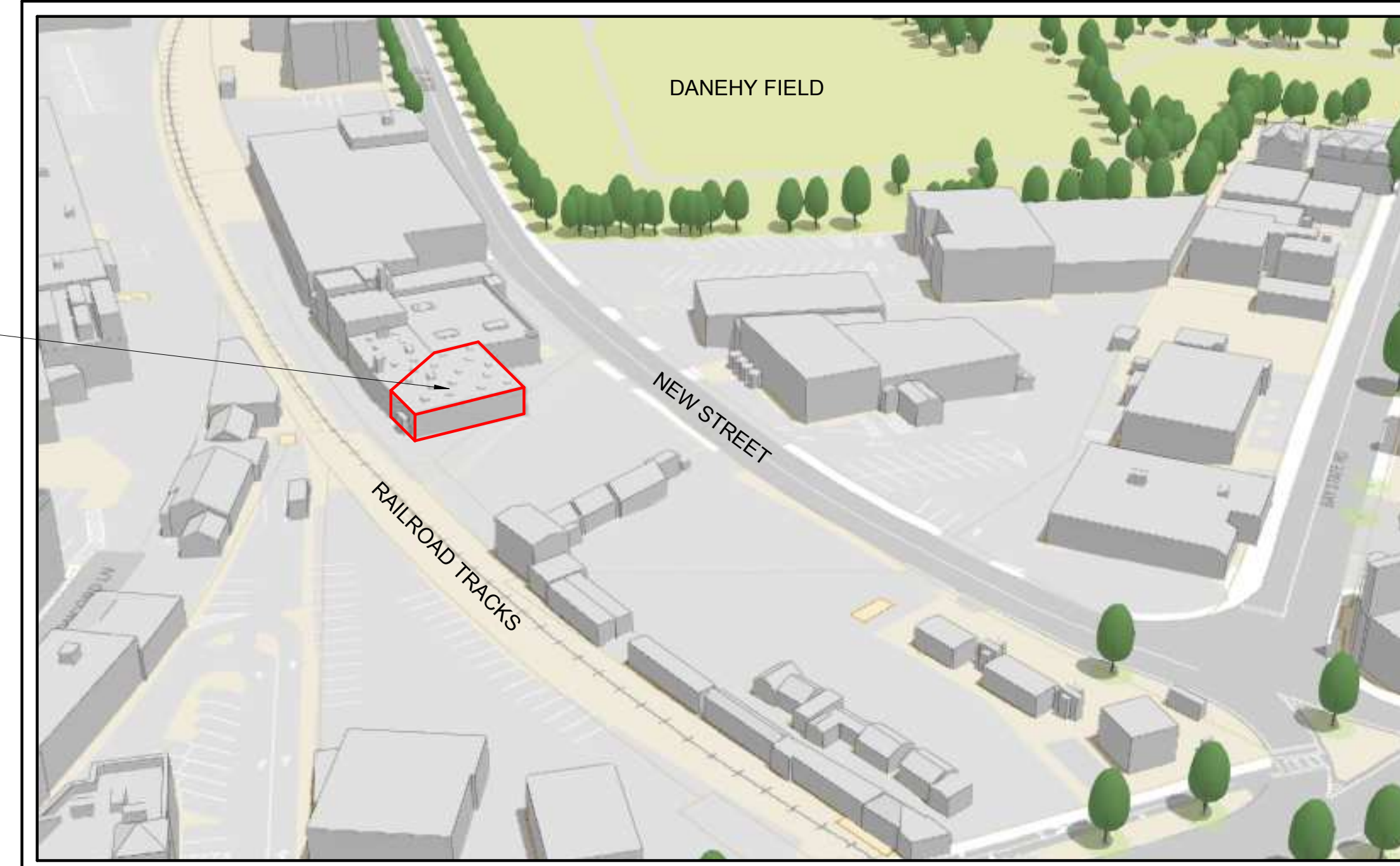




AERIAL FRONT VIEW



PROPOSED BIKE PARKING AREA



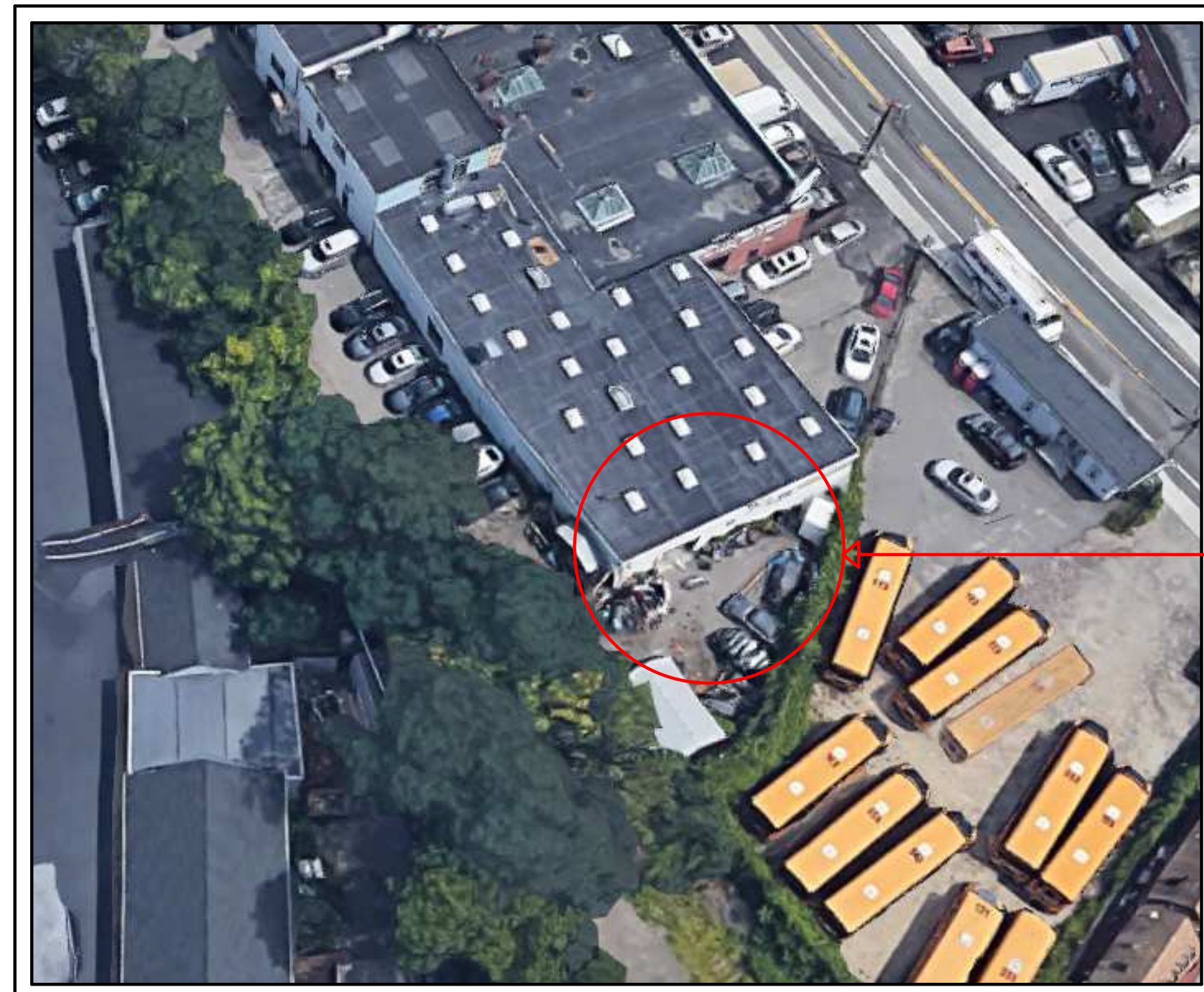
AERIAL SITE PLAN



EXISTING ENTRANCE



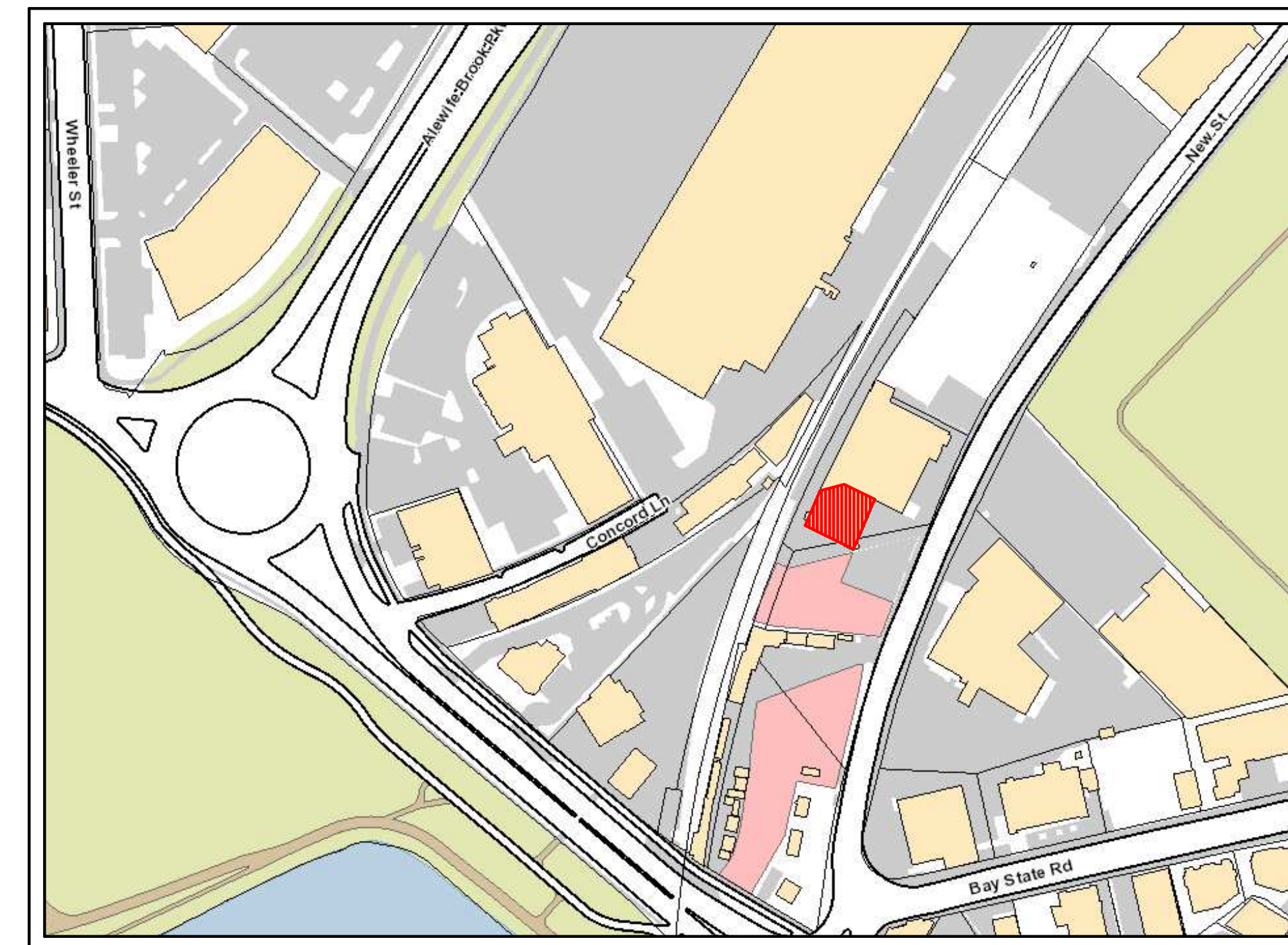
EXISTING SIGNAGE



AERIAL REAR VIEW



LOADING LOCATION



CAMBRIDGE GIS MAP

- 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 LOADING ZONES.
  4. EXISTING SIDEALKS FOR PEDESTRIAN ACCESS.
  5. ALL SITE LIGHTING IS EXISTING TO REMAIN.

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**ARCHITECT**  
**DESIGN**  
**KHALSA**

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Scale

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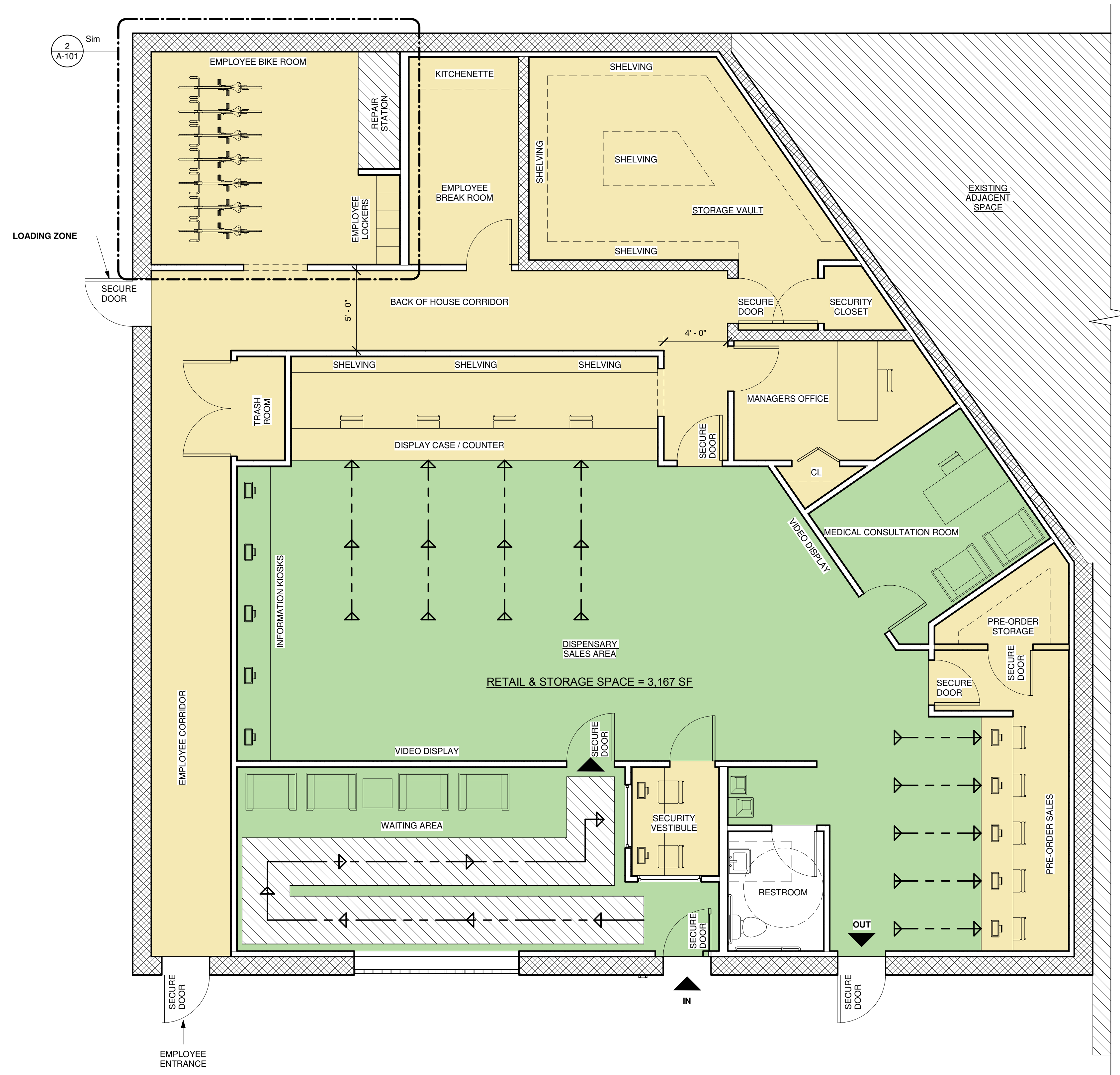
No.	Description	Date

Site Plan /  
Logistics

**A-023**

CAMBRIDGE DISPENSARY





1 Existing Main Level  
1/4" = 1'-0"

**NEW STREET**

**DISPENSARY HIGHLIGHTS**  
 -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 BIKE ROOM

DISPENSARY SF BREAKDOWN	
PUBLIC CUSTOMER SPACE	1,343 SQUARE FEET
EMPLOYEE SPACE	1,824 SQUARE FEET

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

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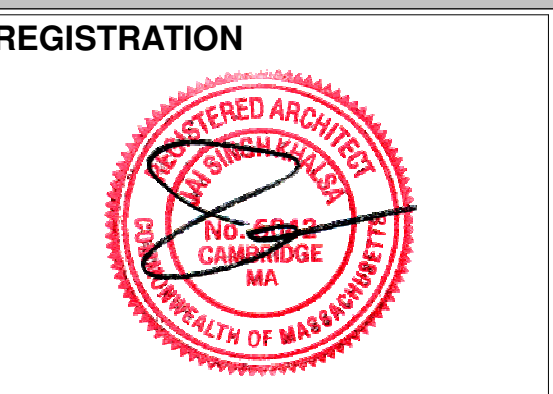
**ARCHITECT**

**KHALSA**

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Project number	19029
Date	06/10/2019
Drawn by	WC
Checked by	JSK
Scale	As indicated

REVISIONS		
No.	Description	Date

**Proposed Floor Plan**

**A-100**

CAMBRIDGE DISPENSARY



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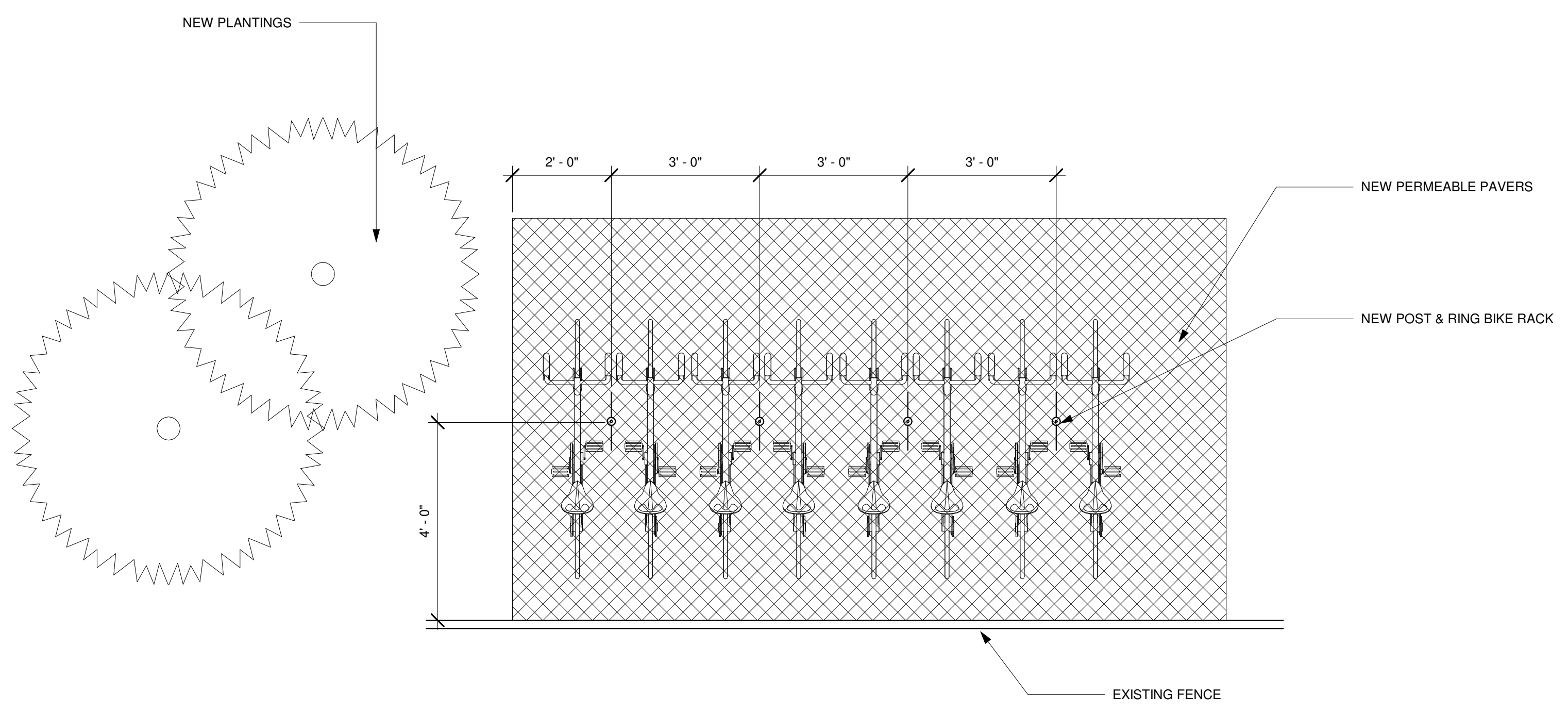
Project number 19029  
Date 06/10/2019  
Drawn by Author  
Checked by Checker  
Scale 1/2" = 1'-0"

REVISIONS

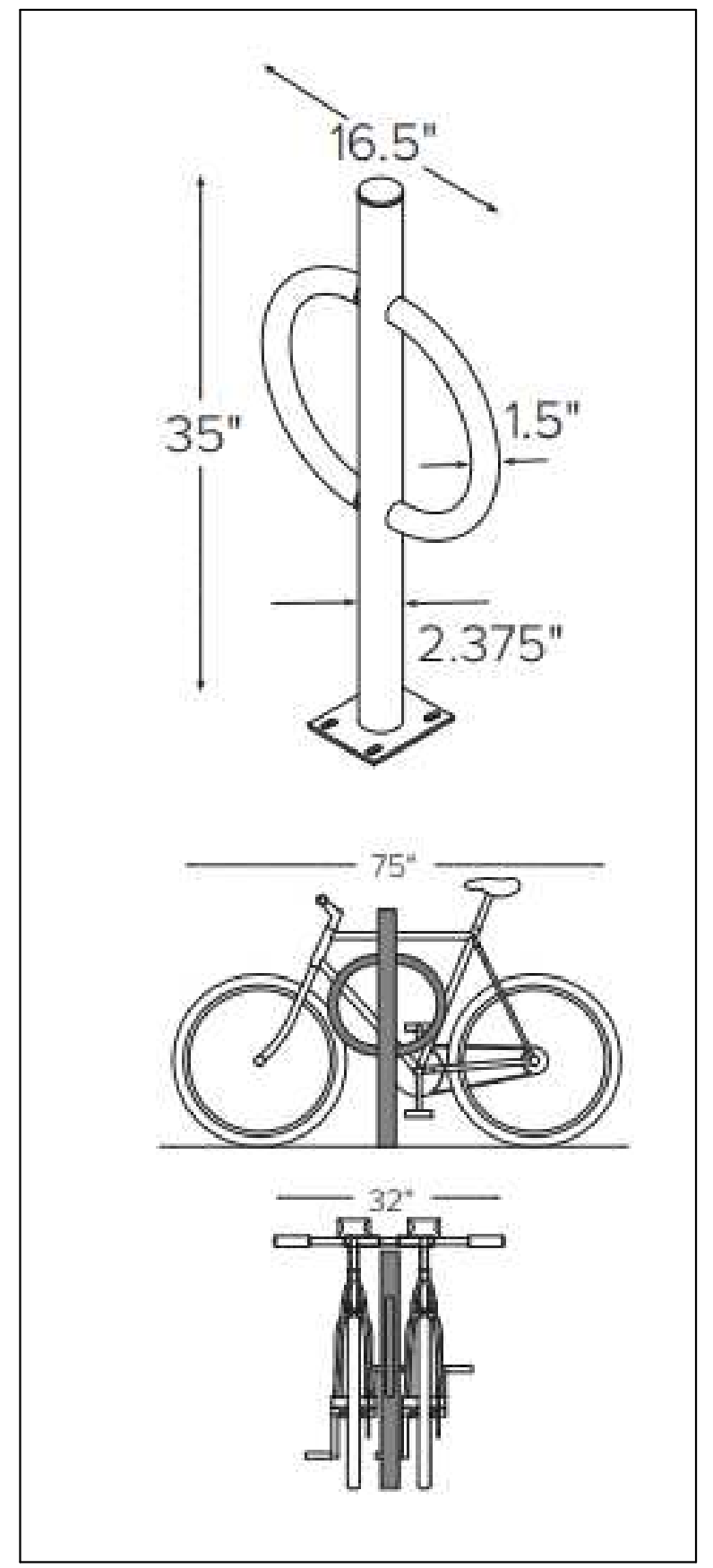
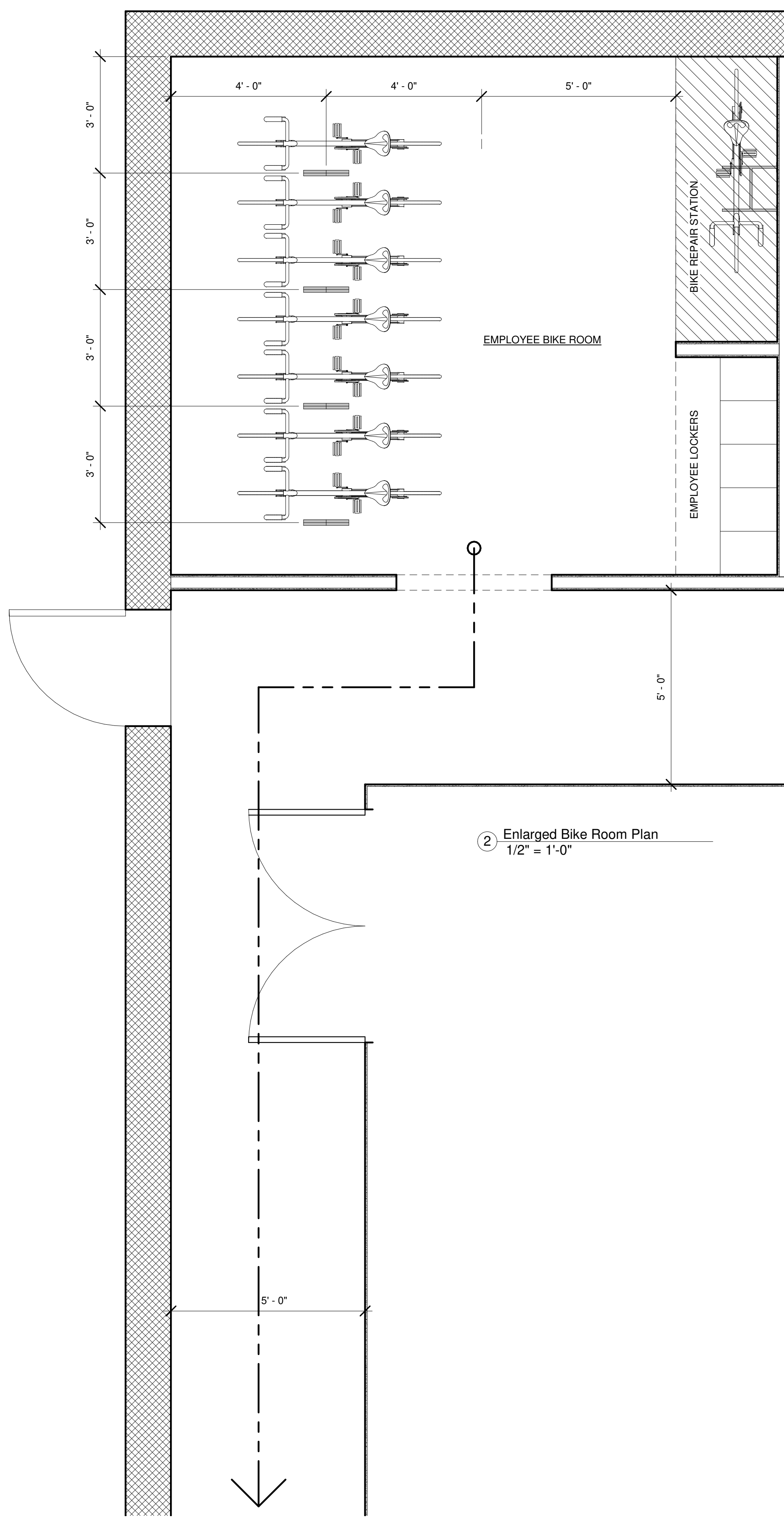
No.	Description	Date

Enlarged Bike Areas

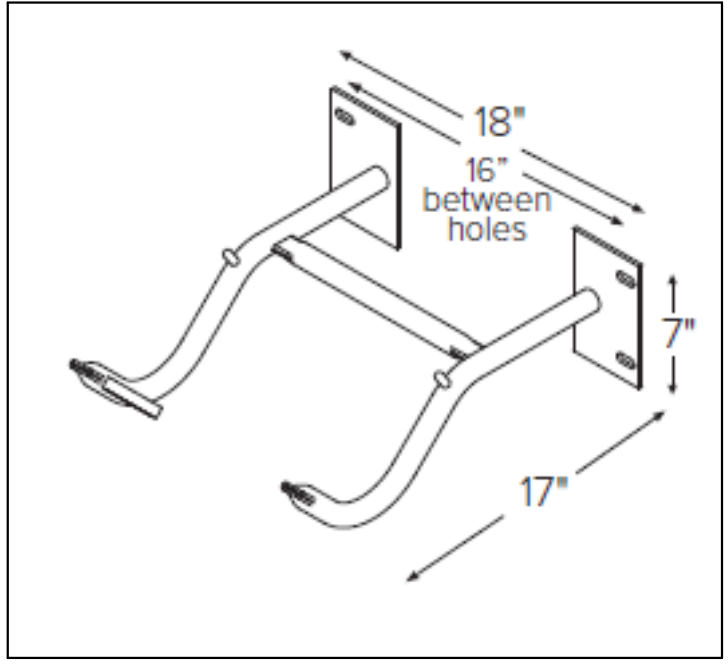
**A-101**  
CAMBRIDGE DISPENSARY



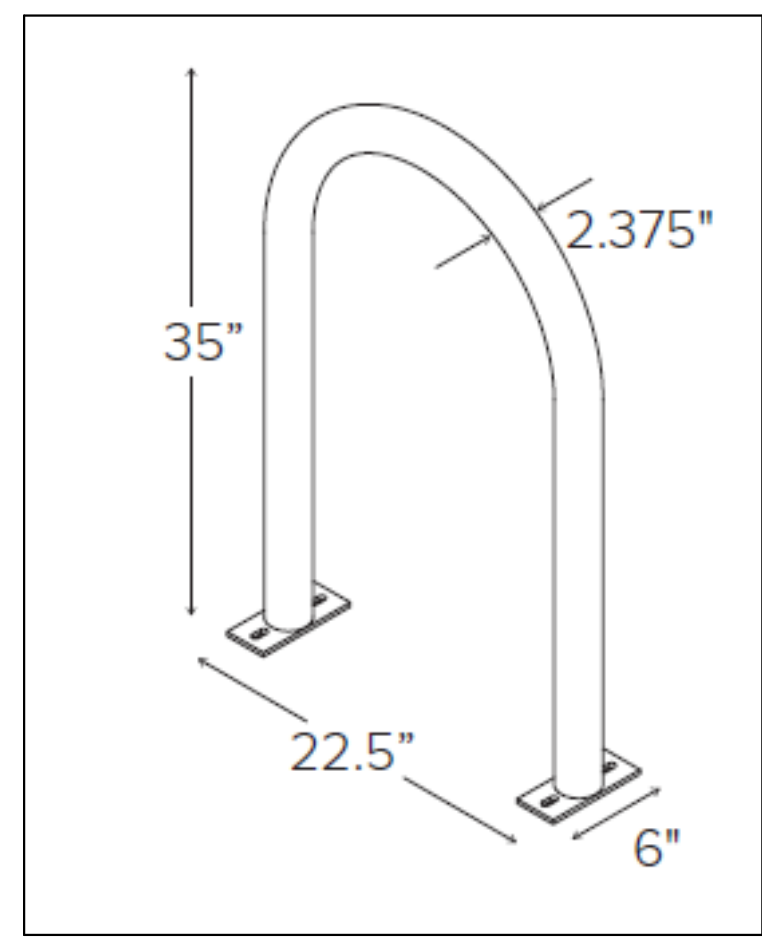
1 Exterior Bike Rack  
1/2" = 1'-0"



PROPOSED EXTERIOR BIKE  
HITCH RACK BY DERO



PROPOSED WALL BIKE RACK  
FOR BIKE REPAIR STATION  
RACK BY DERO



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





**EXISTING STREET VIEW**

**CAMBRIDGE ZONING ALLOWED SIGNAGE: (7.16.22. C) ALL BUSINESS, OFFICE, AND INDUSTRIAL DISTRICTS**

TOTAL AREA OF SIGNAGE PERMITTED PER LOT: ONE AND A HALF (1 1/2) SQ. FT. FOR EACH LINEAR FOOT OF SIGN FRONTAGE ON THE LOT FOR SIGN FRONTAGE LOCATED ONE HUNDRED (100) FEET OR LESS FROM THE STREET LINE; PROVIDED THAT THE TOTAL AREA OF ALL SIGNS ON THE EXTERIOR OF THE BUILDING, INCLUDING FREE STANDING SIGNS, SHALL NOT EXCEED ONE (1) SQUARE FOOT FOR EACH LINEAR FOOT OF SIGN FRONTAGE; OR TWO (2) SQ. FT. FOR EACH LINEAR FOOT OF SIGN FRONTAGE ON THE LOT FOR SIGN FRONTAGE LOCATED MORE THAN ONE HUNDRED FEET FROM ALL STREET LINES FROM WHICH THE SIGN FRONTAGE IS VISIBLE.

ILLUMINATION:  
NATURAL OR EXTERNAL LIGHTING

C. WALL SIGNS  
MAXIMUM PERMITTED  
AREA OF SIGN: NO INDIVIDUAL SIGN MAY EXCEED (60) SQ FT IN AREA.  
HOWEVER, FOR ANY BUILDING OR GROUND FLOOR ESTABLISHMENT HAVING A SIGN FRONTAGE LESS THAN SIXTY (60) FT., THE MAXIMUM AREA OF ANY INDIVIDUAL SIGN SHALL BE THE PRODUCT OF THE FORMULA: SIGN FRONTAGE x ONE (1) SQ. FT



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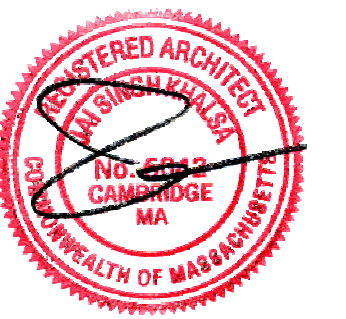
ARCHITECT  
**DESIGN KHALSA**

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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Proposed  
Elevation

**A-300**

CAMBRIDGE DISPENSARY