

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

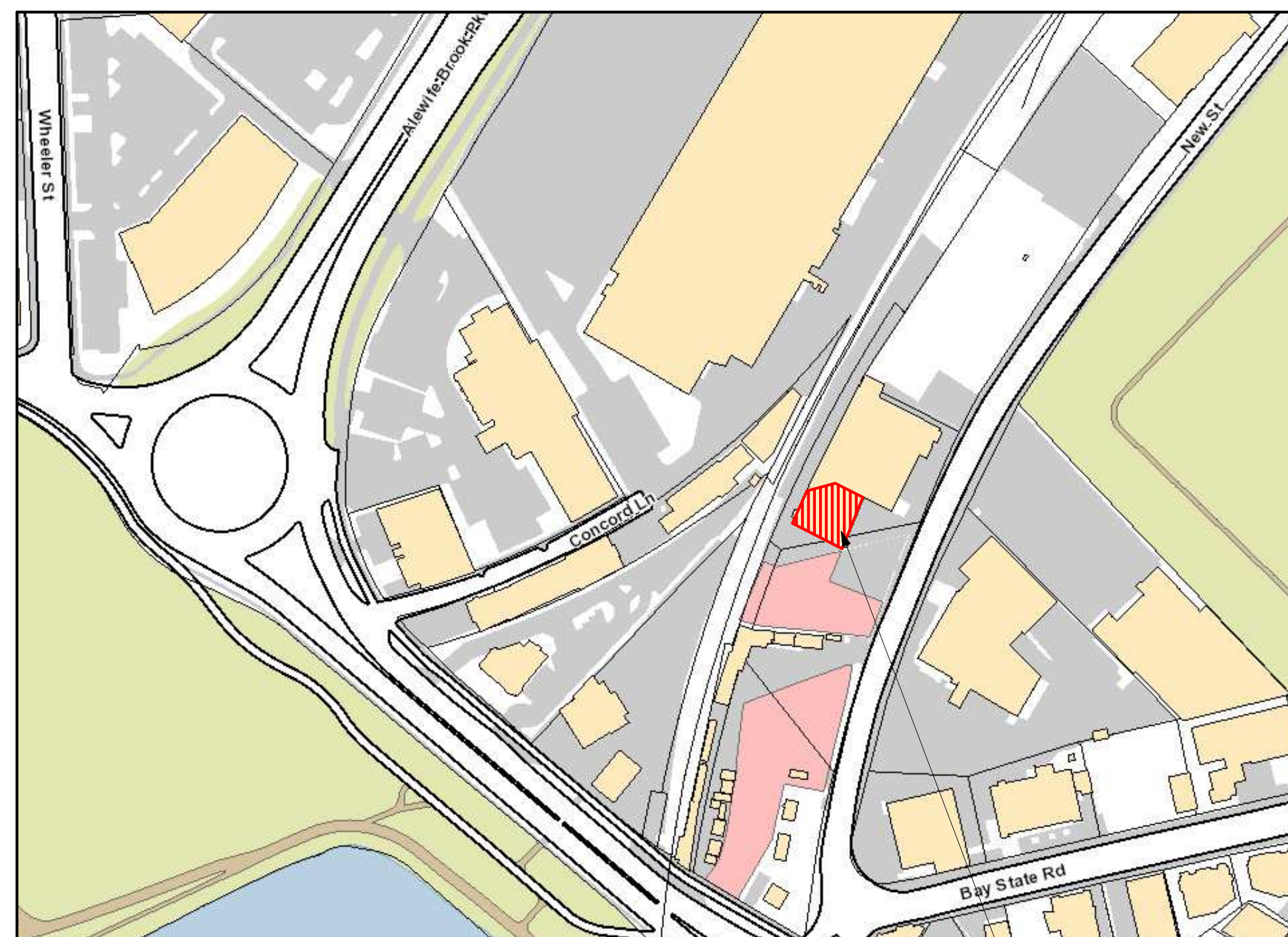
PROJECT ADDRESS:
45 NEW STREET
CAMBRIDGE MASSACHUSETTS

ARCHITECT:
KHALSA DESIGN INC.
ADDRESS:

CLIENT:
BHARI INC.

17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

SUBMISSION TO CITY OF CAMBRIDGE 10-22-2019



PROJECT LOCUS

Architectural Drawing List

Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	10/22/19
A-020	Locus Plan	10/22/19
A-021	Expanded Locus Plan	10/22/19
A-022	Illustrative Site Plan	10/22/19
A-023	Site Plan / Logistics	10/22/19
A-024	Proposed Parking Plan	10/22/19
A-100	Proposed Floor Plan	10/22/19
A-101	Enlarged Bike Areas	10/22/19
A-300	Proposed Elevation	10/22/19

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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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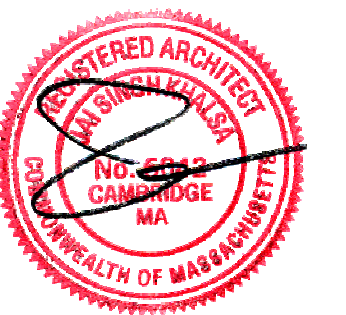
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**DESIGN
KHALSA**

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617-591-2086

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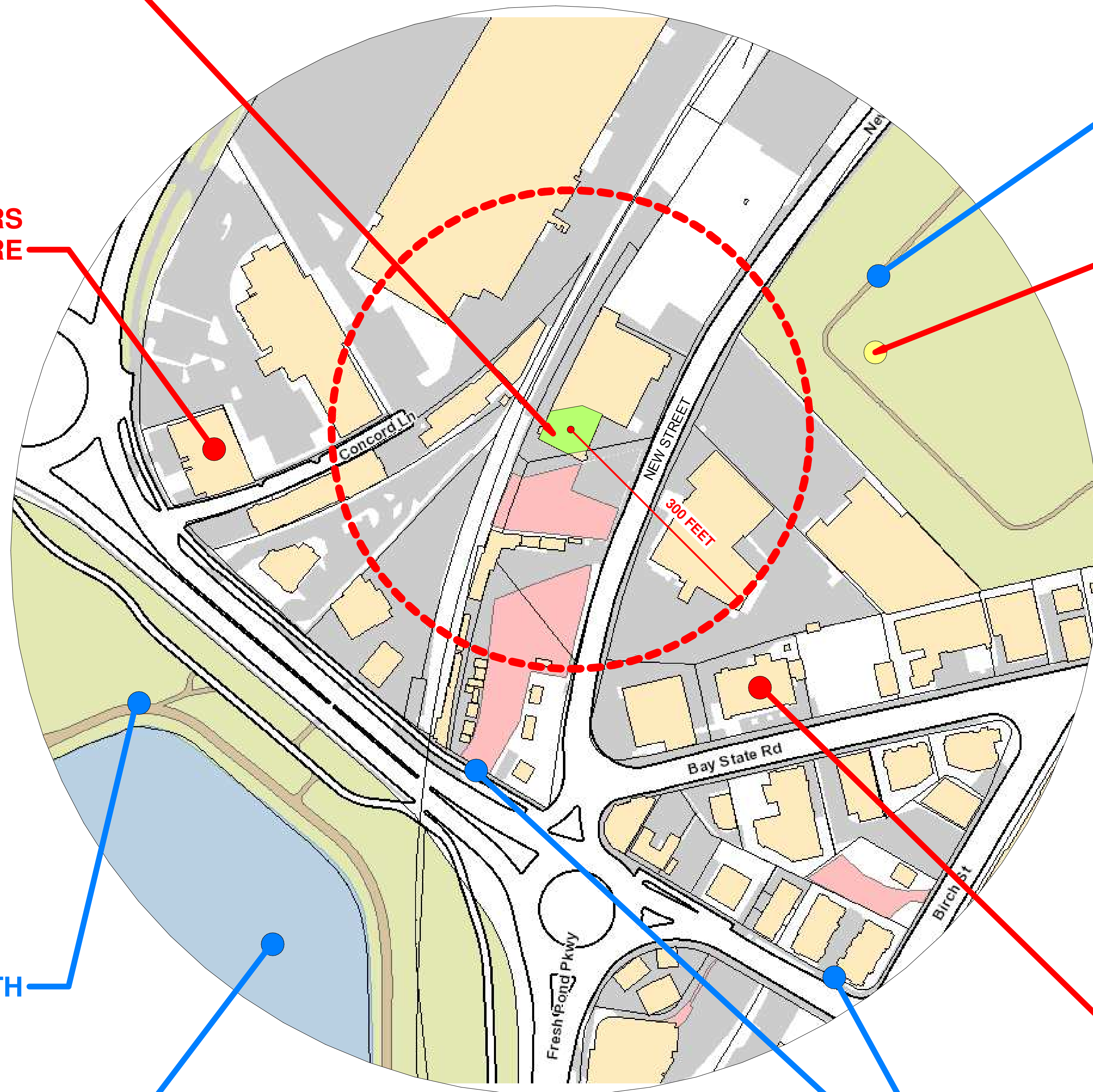
Locus Plan
A-020
CAMBRIDGE DISPENSARY

**PROPOSED DISPENSARY
45-51 NEW STREET**

**CAMBRIDGE NEIGHBORS
ELDERLY CARE**

COMMUNITY BIKE PATH

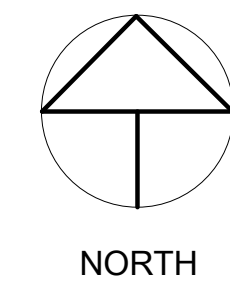
FRESH POND



LOCUS PLAN
1" = 100'

COMMUNITY BIKE PATH

DANEHY FIELDS



NORTH

LEGEND

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

IMAGINE PLAYSPACE

MBTA BUS STOPS

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Scale	12" = 1'-0"

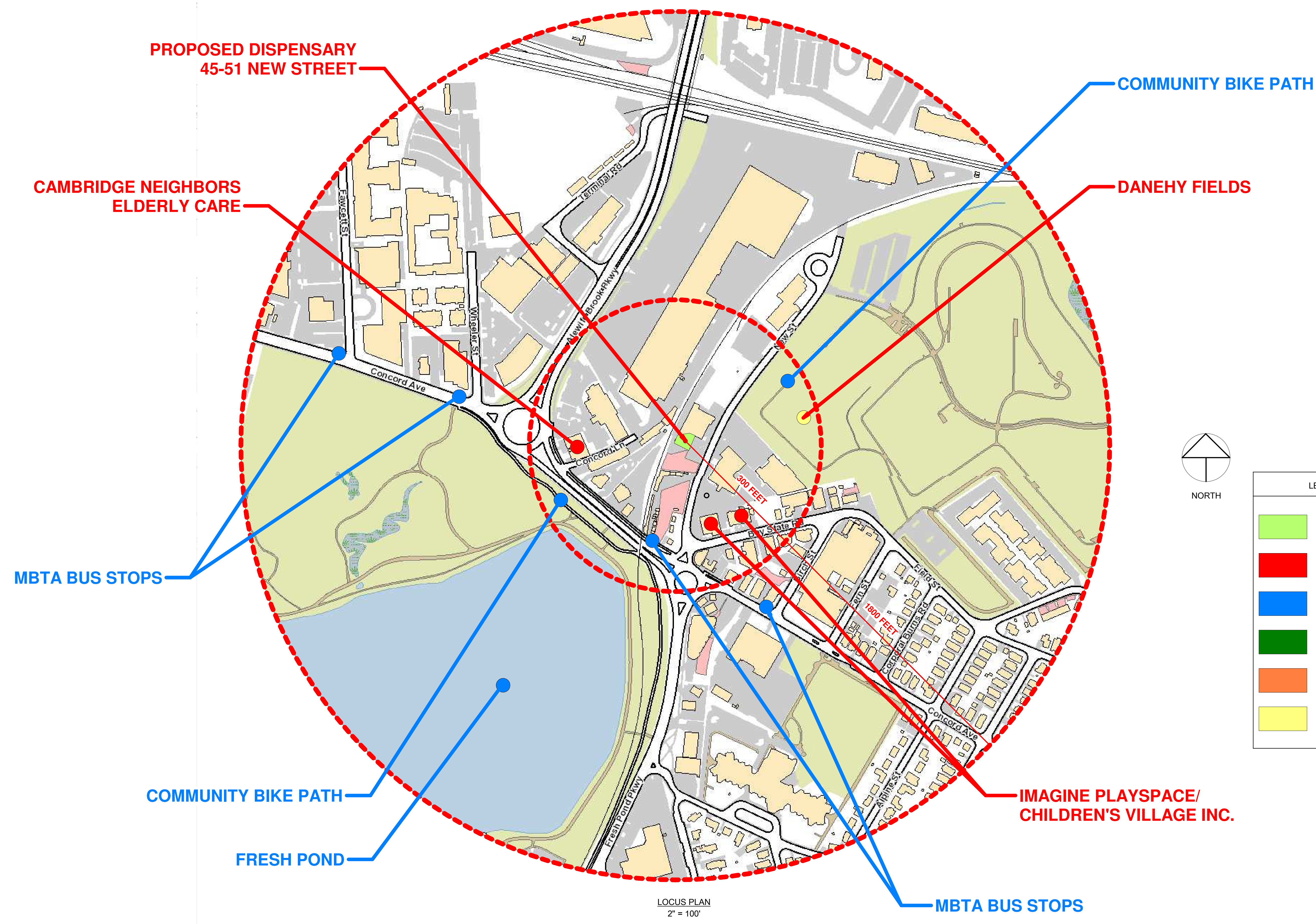
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No.	Description	Date

Expanded Locus
 Plan

A-021

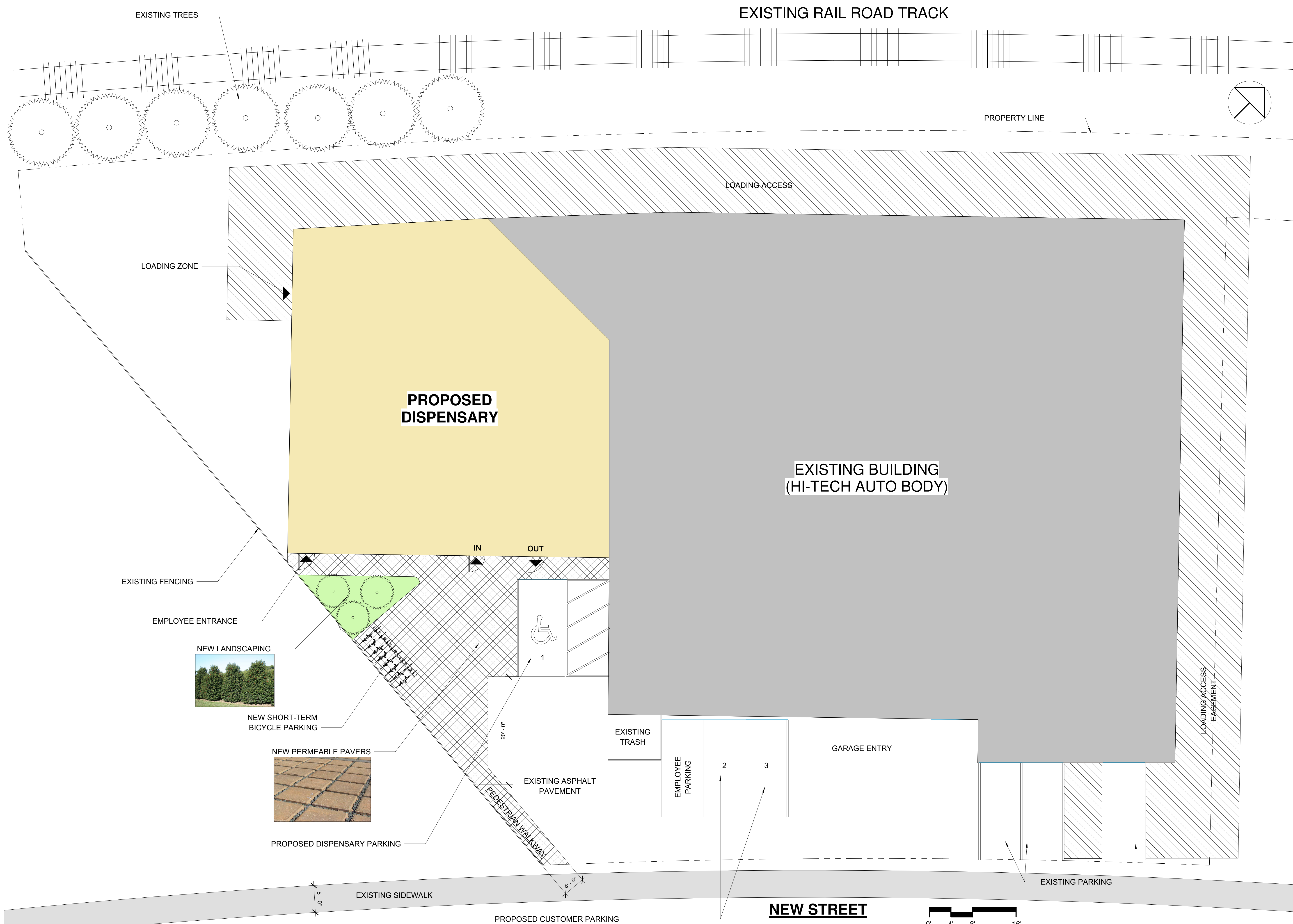
CAMBRIDGE DISPENSARY



LEGEND

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

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REVISIONS

No.	Description	Date

Illustrative Site Plan

A-022

CAMBRIDGE DISPENSARY

① Site Plan
1/8" = 1'-0"

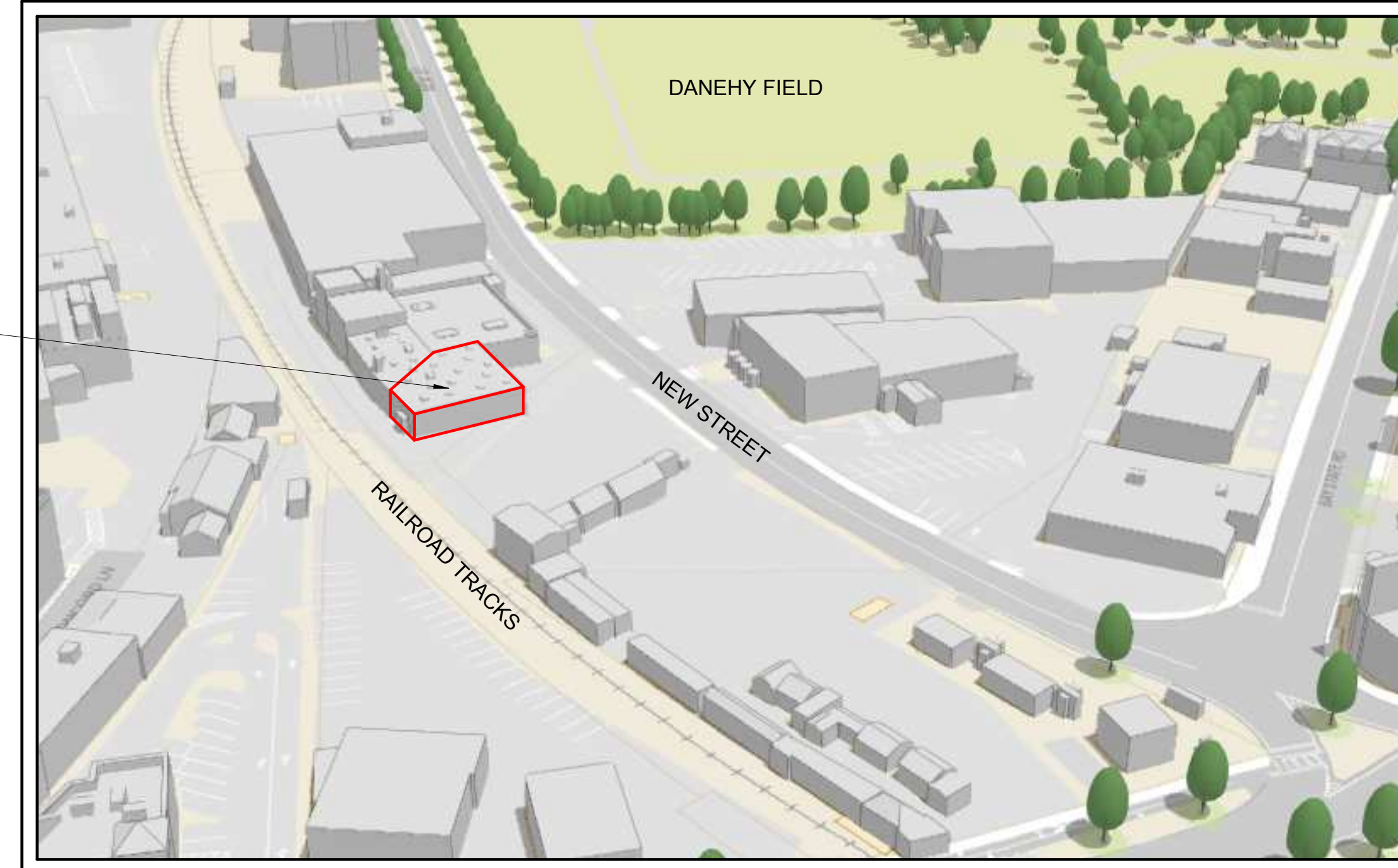
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AERIAL FRONT VIEW



PROPOSED BIKE PARKING AREA



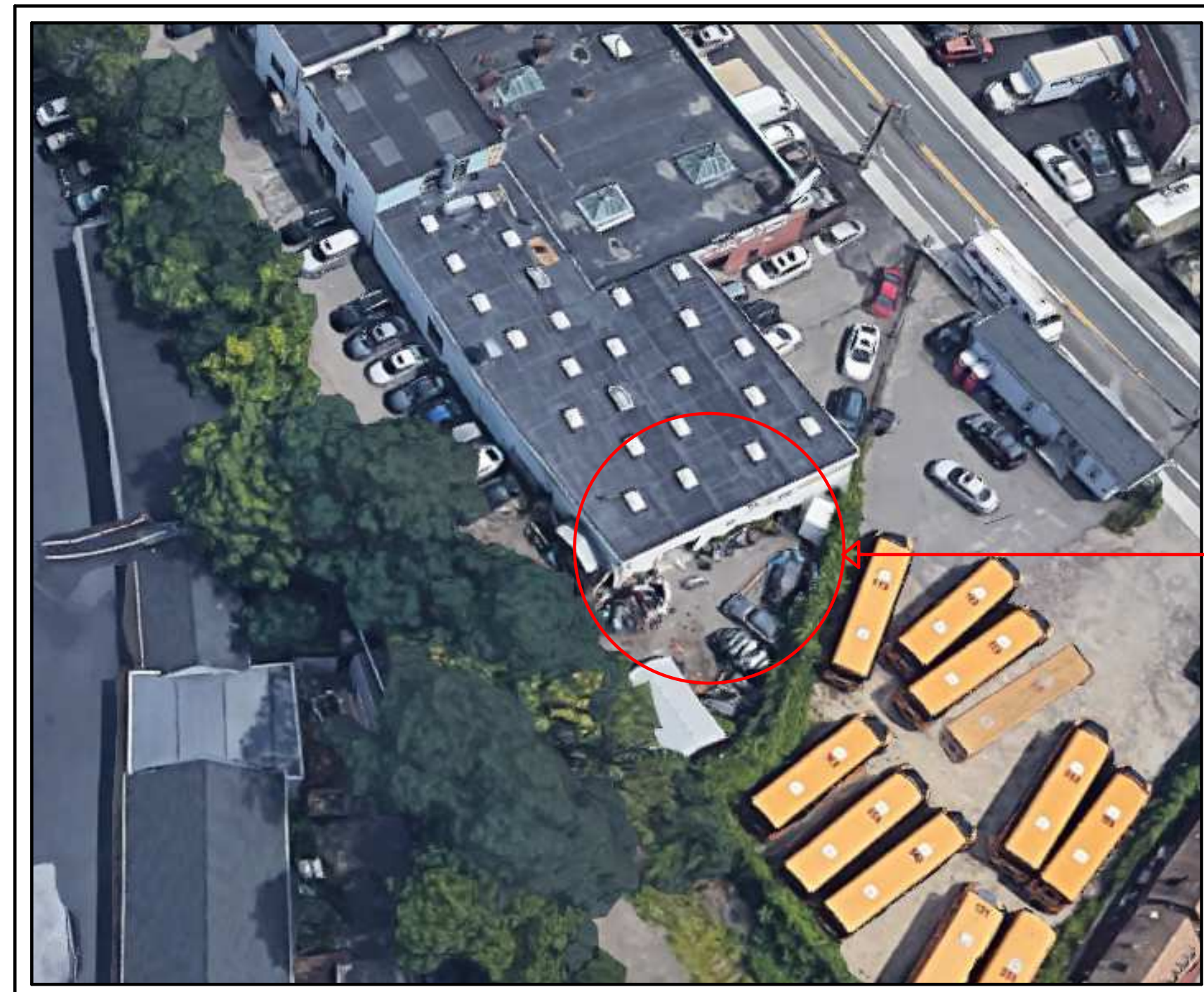
AERIAL SITE PLAN



EXISTING ENTRANCE



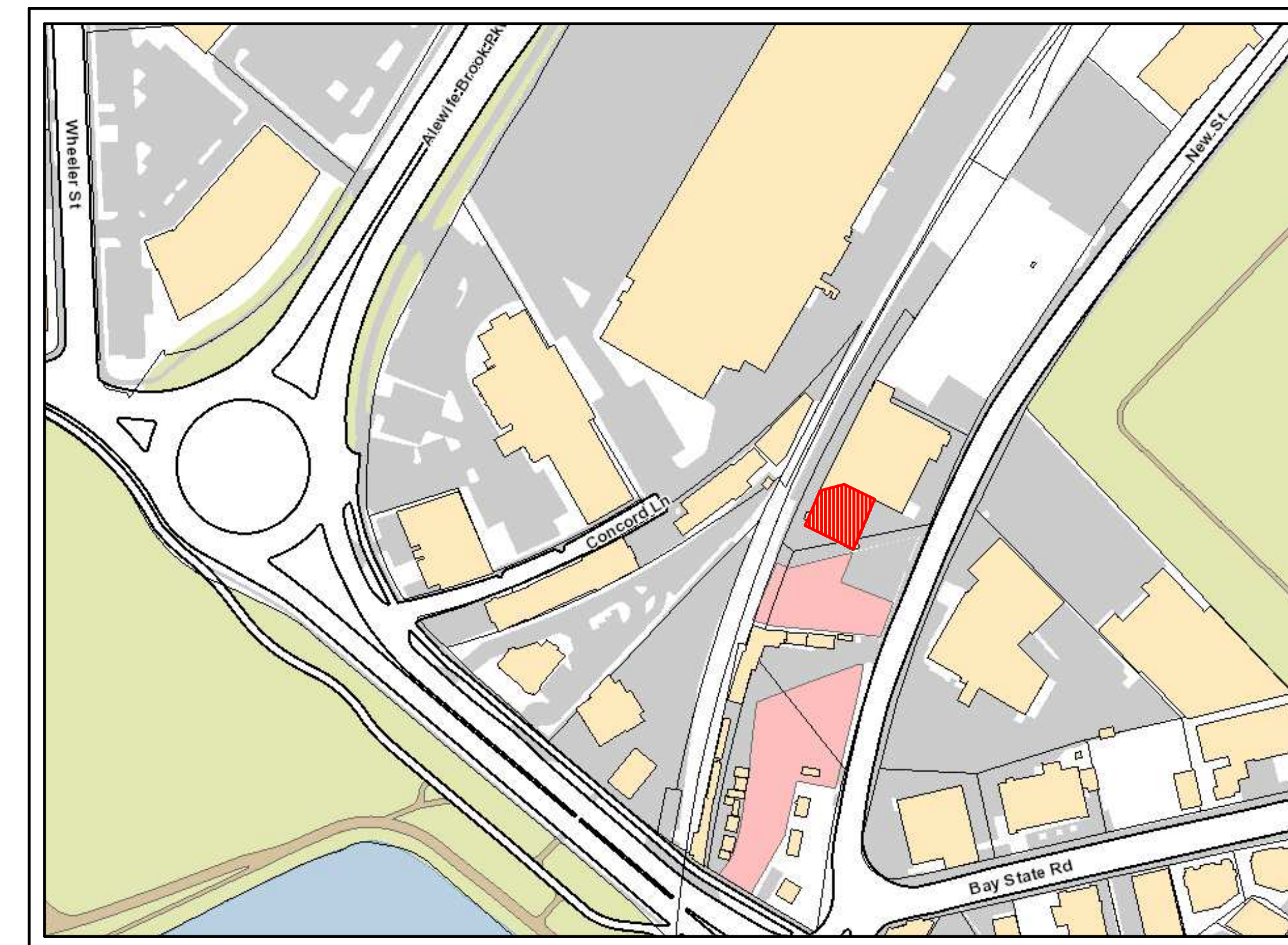
EXISTING SIGNAGE



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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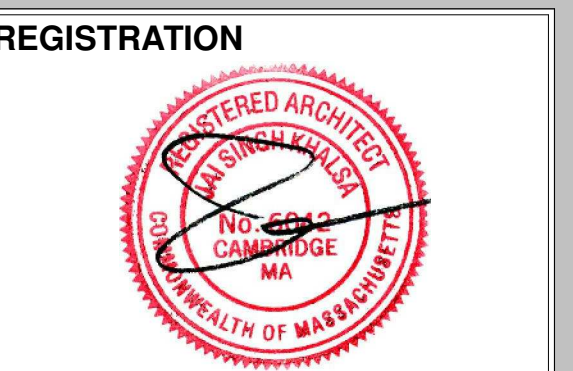
DESIGN

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Scale	

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No.	Description	Date

Site Plan / Logistics

A-023

CAMBRIDGE DISPENSARY



PARKING PLAN FOR PROPOSED DISPENSARY

-DISPENSARY WILL HAVE 4 PARKING SPACES AT ALL TIMES ALONG NEW STREET. (1) EMPLOYEE SPACE (1) HANDICAPPED SPACE & (2) VISITOR SPACES

-EXCLUSIVE PARKING SPACES (5) FOR DISPENSARY LOCATED AT 26 NEW STREET.

-DEDICATED RIDESHARE DROP OFF AREA IN FRONT

-EXISTING PARKING LOT LOCATED AT 22-48 NEW STREET WILL BE UTILIZED FOR DISPENSARY PARKING.

-15 SPACES (TO BE SHARED) AVAILABLE AT ALL TIMES (first come / first serve)

-THE PROPOSED LOCATION WILL BE VISITED MOSTLY BY CUSTOMERS DRIVING CARS. THEREFORE, THE DISPENSARY HOURS WILL BE FROM 2PM - 10PM. FROM 2PM - 5PM WILL BE APPOINTMENT ONLY. FROM 5PM - 11PM IT WILL BE UNRESTRICTED.

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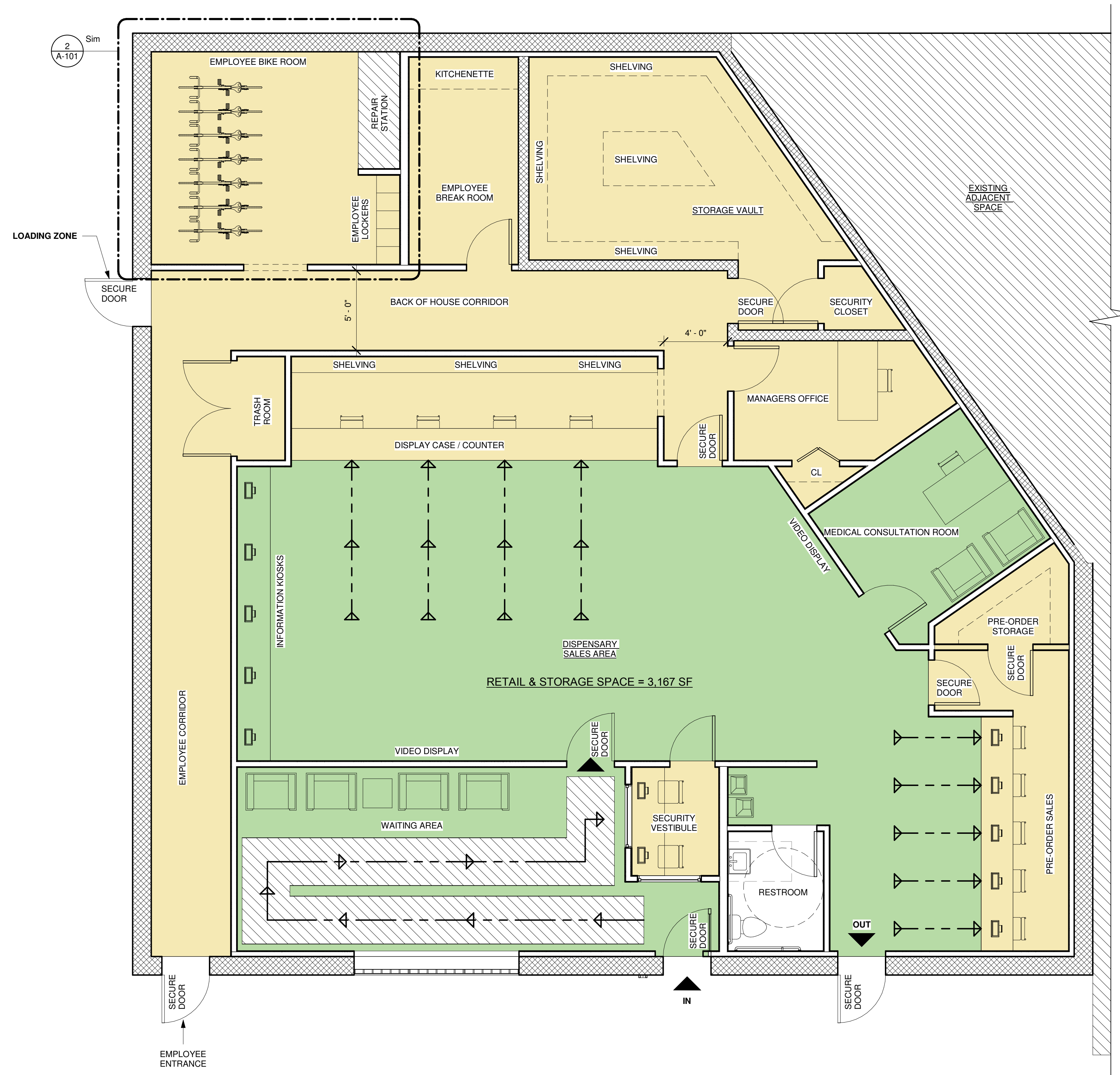
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No.	Description	Date

Proposed Parking
Plan

A-024

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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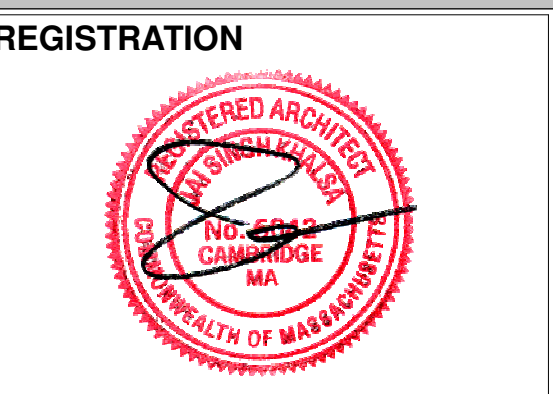
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Scale	As indicated

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Proposed Floor Plan

A-100

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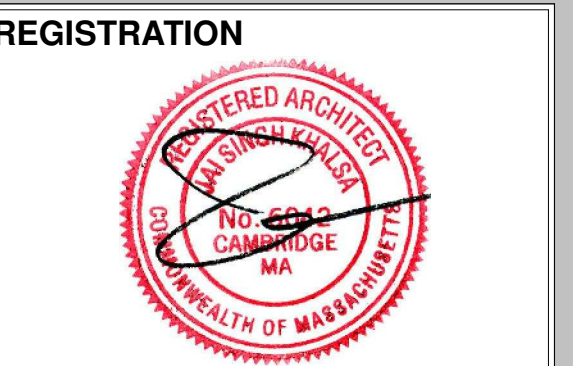
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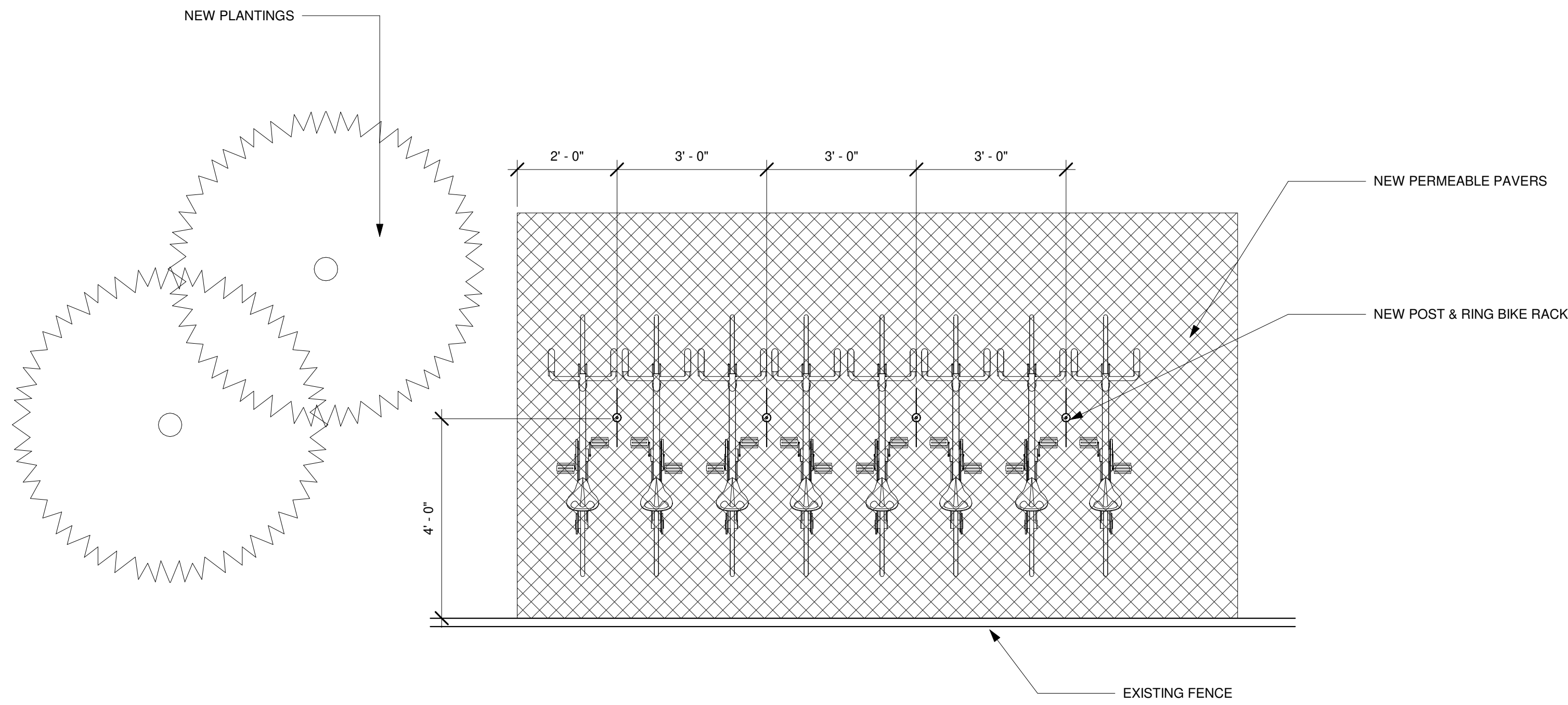
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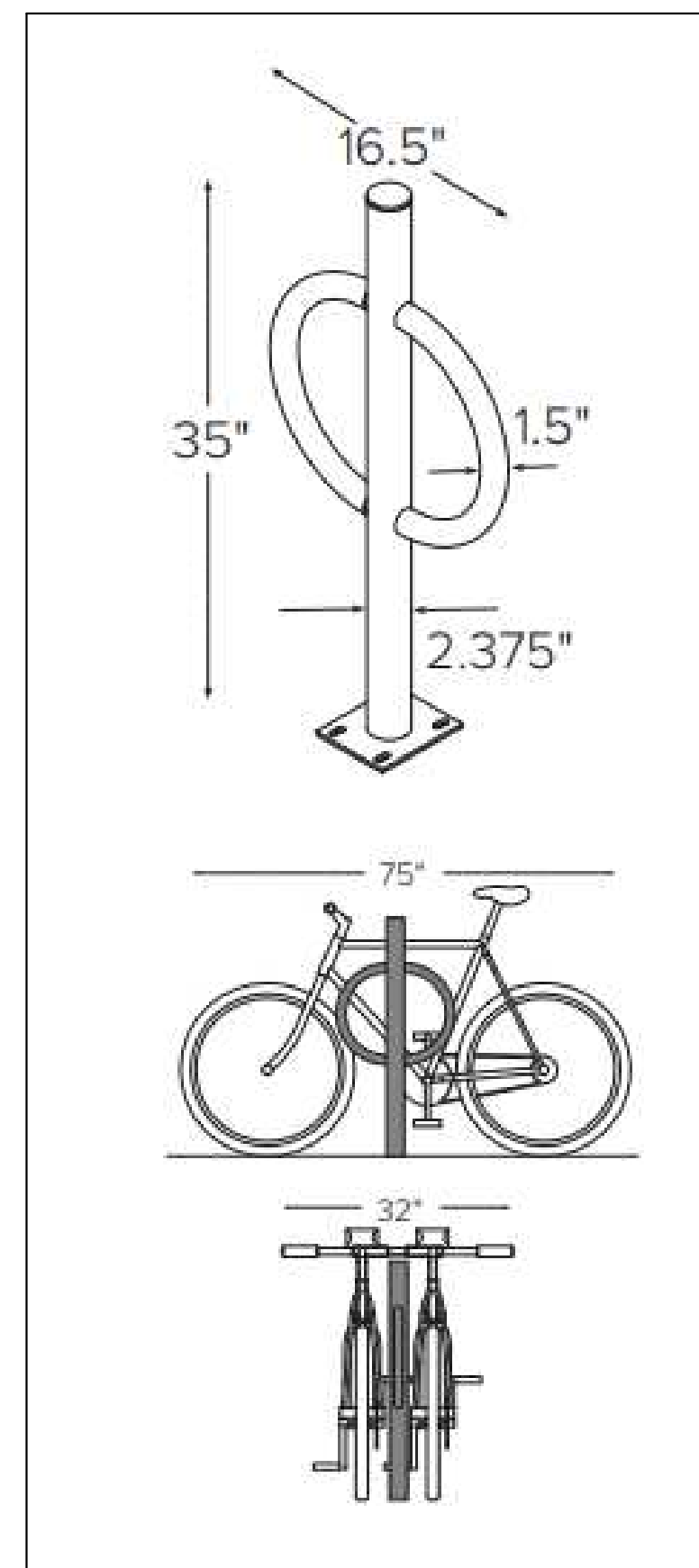
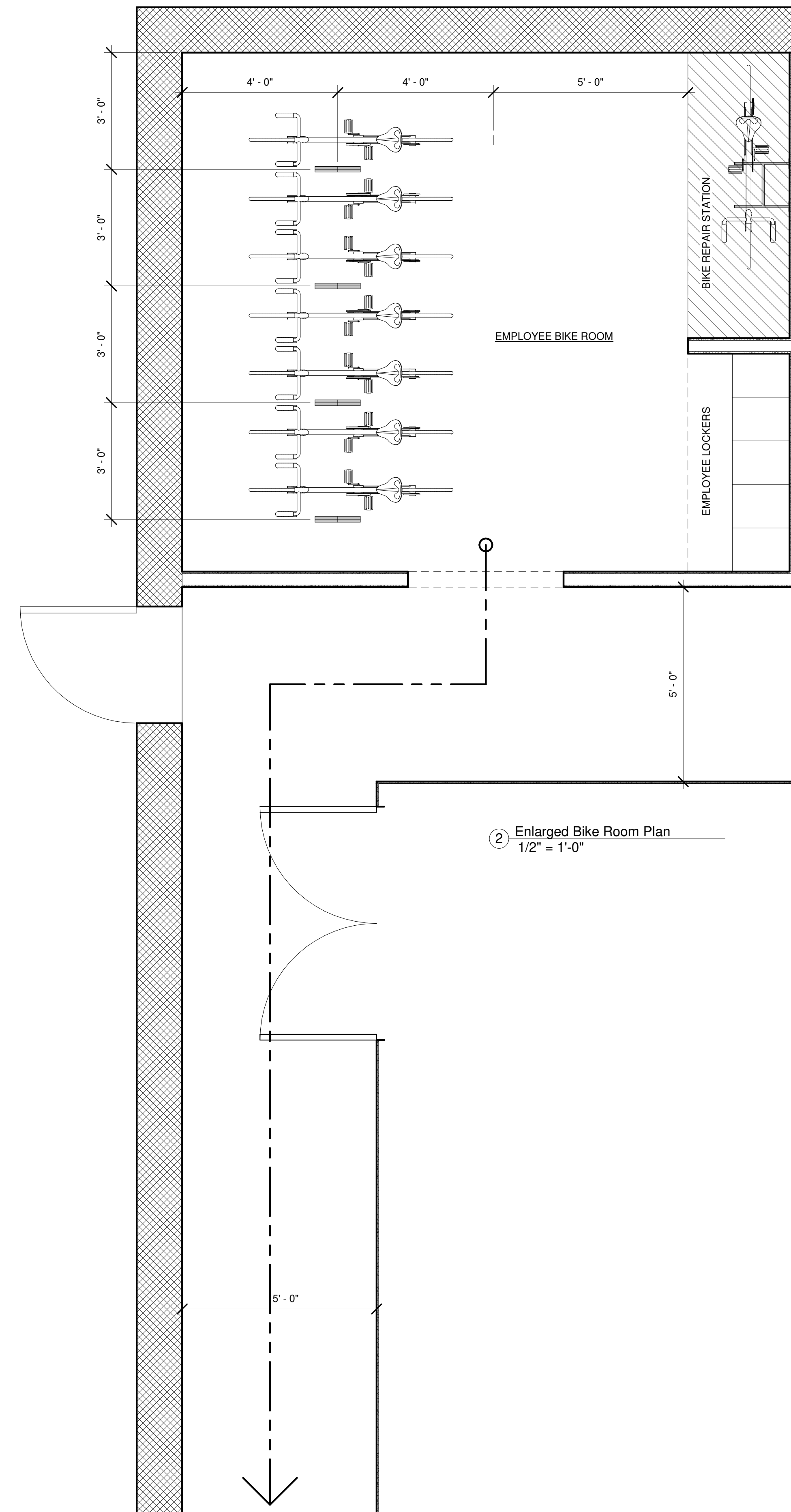
No.	Description	Date

Enlarged Bike Areas

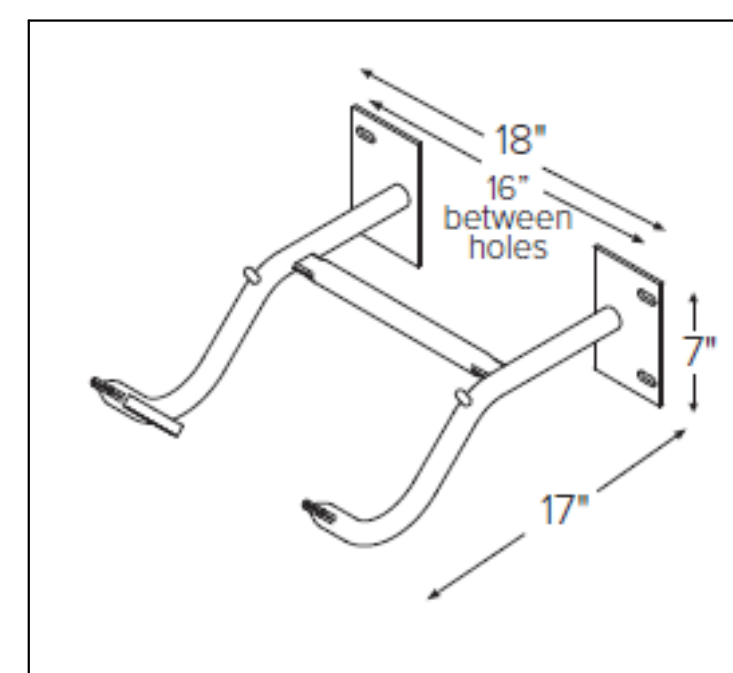
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CAMBRIDGE DISPENSARY



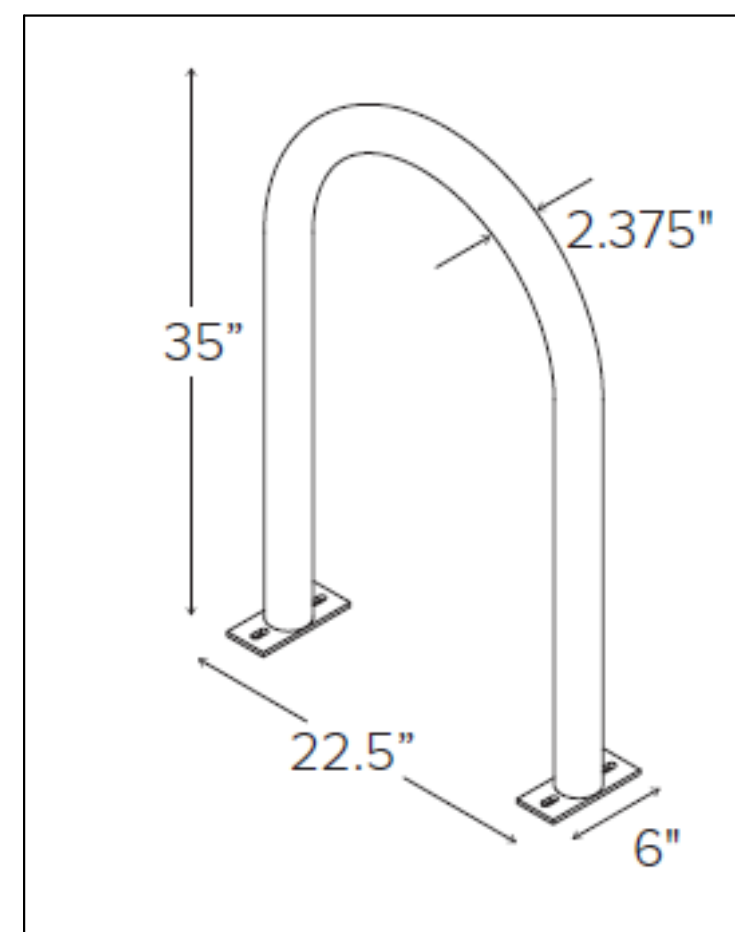
1 Exterior Bike Rack
1/2" = 1'-0"



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

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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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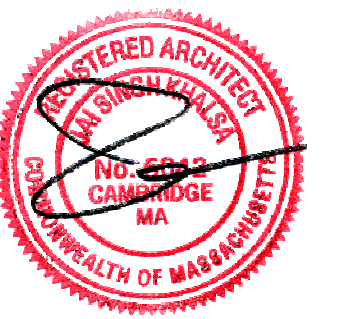
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Proposed
Elevation

A-300
CAMBRIDGE DISPENSARY