

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

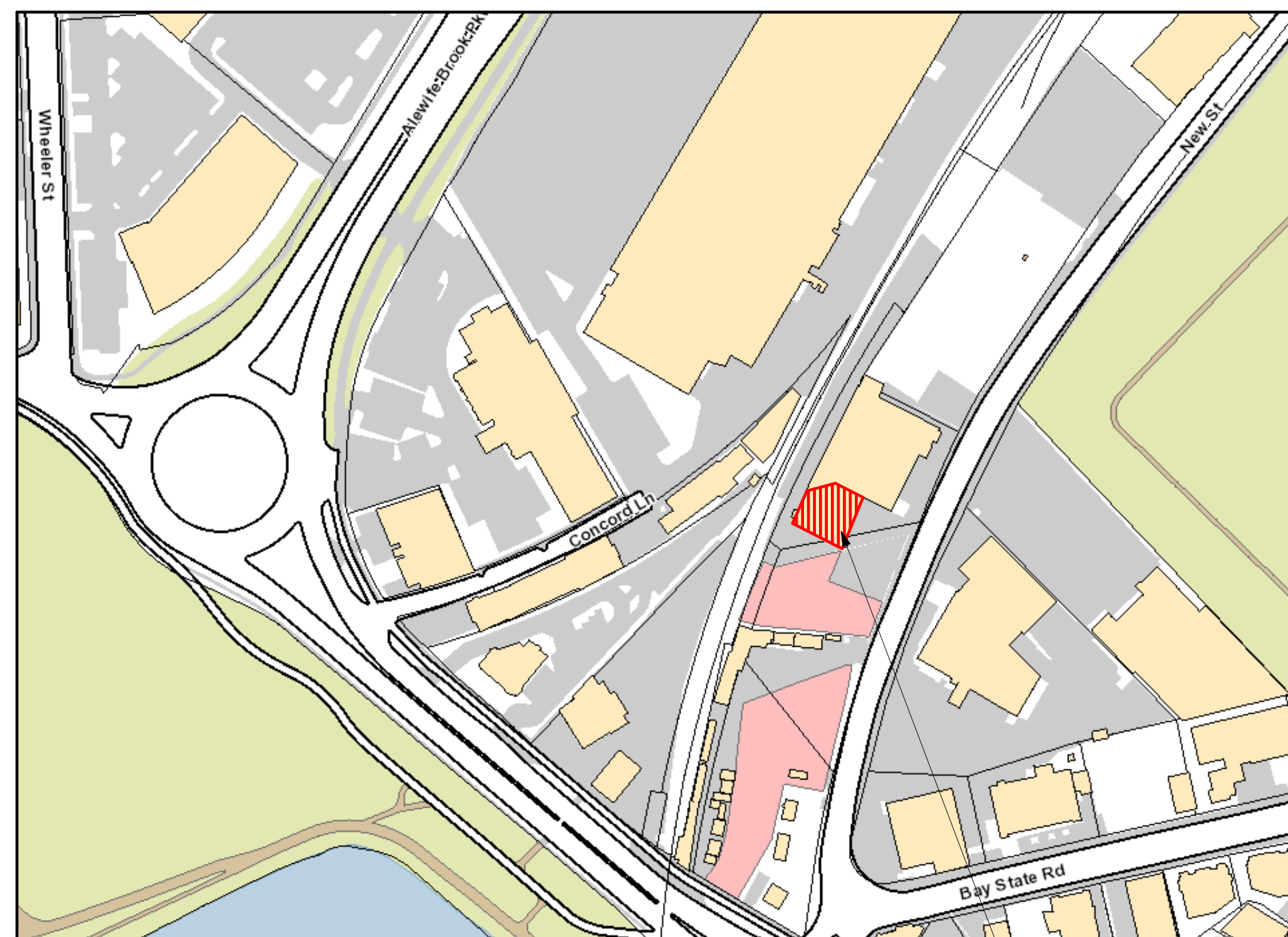
PROJECT ADDRESS:
45-51 NEW STREET
CAMBRIDGE MASSACHUSETTS

ARCHITECT:
KHALSA DESIGN INC.

CLIENT:
BHARI INC.

ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

REVISED SUBMISSION TO CITY OF CAMBRIDGE 08-03-2021



PROJECT LOCUS

Architectural Drawing List

Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	07/30/21
A-020	Locus Plan	07/30/21
A-021	Expanded Locus Plan	07/30/21
A-022	Illustrative Site Plan	07/30/21
A-023	Site Plan / Logistics	07/30/21
A-024	Proposed Parking Plan	07/30/21
A-100	Proposed Floor Plan	07/30/21
A-101	Enlarged Bike Areas	07/30/21
A-102	Site Lighting Plan	07/30/21
A-300	Proposed Elevation	07/30/21

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REGISTRATION



Project number 19029
Date 07/30/21
Drawn by WC
Checked by JSK
Scale

REVISIONS

No.	Description	Date

Cover Sheet

A-000

CAMBRIDGE DISPENSARY

PROJECT NAME
CAMBRIDGE DISPENSARY

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45-51 New St,
Cambridge, MA

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ARCHITECT
DESIGN
KHALSA

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX:
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Project number 19029
Date 07/30/21
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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

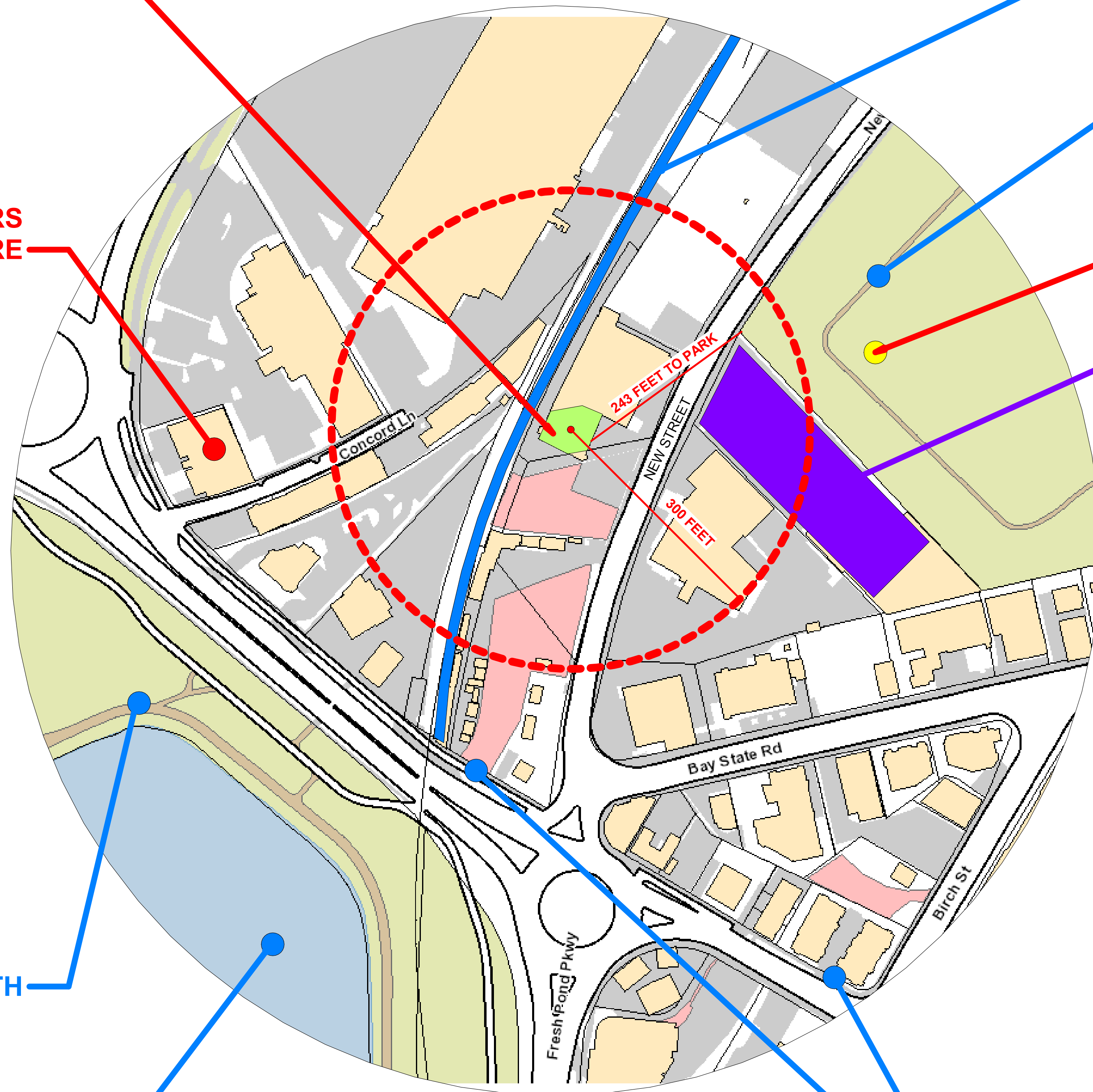
FUTURE GRAND JUNCTION
MULTI-USE PATH

COMMUNITY BIKE PATH

DANEHY FIELDS

FUTURE JUST-A-START HOUSING

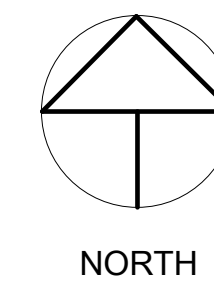
MBTA BUS STOPS



LOCUS PLAN
1" = 100'

LEGEND

	45 NEW STREET
	ELDERLY HOUSING
	TRANSIT OPTIONS
	ZIPCAR LOCATIONS
	APPROVED RMD
	CHILDRENS PARKS, PLAYGROUNDS & ATHLETIC FIELDS
	JUST-A-START HOUSING



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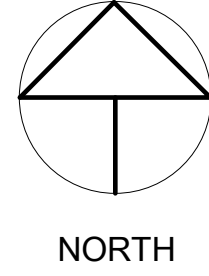
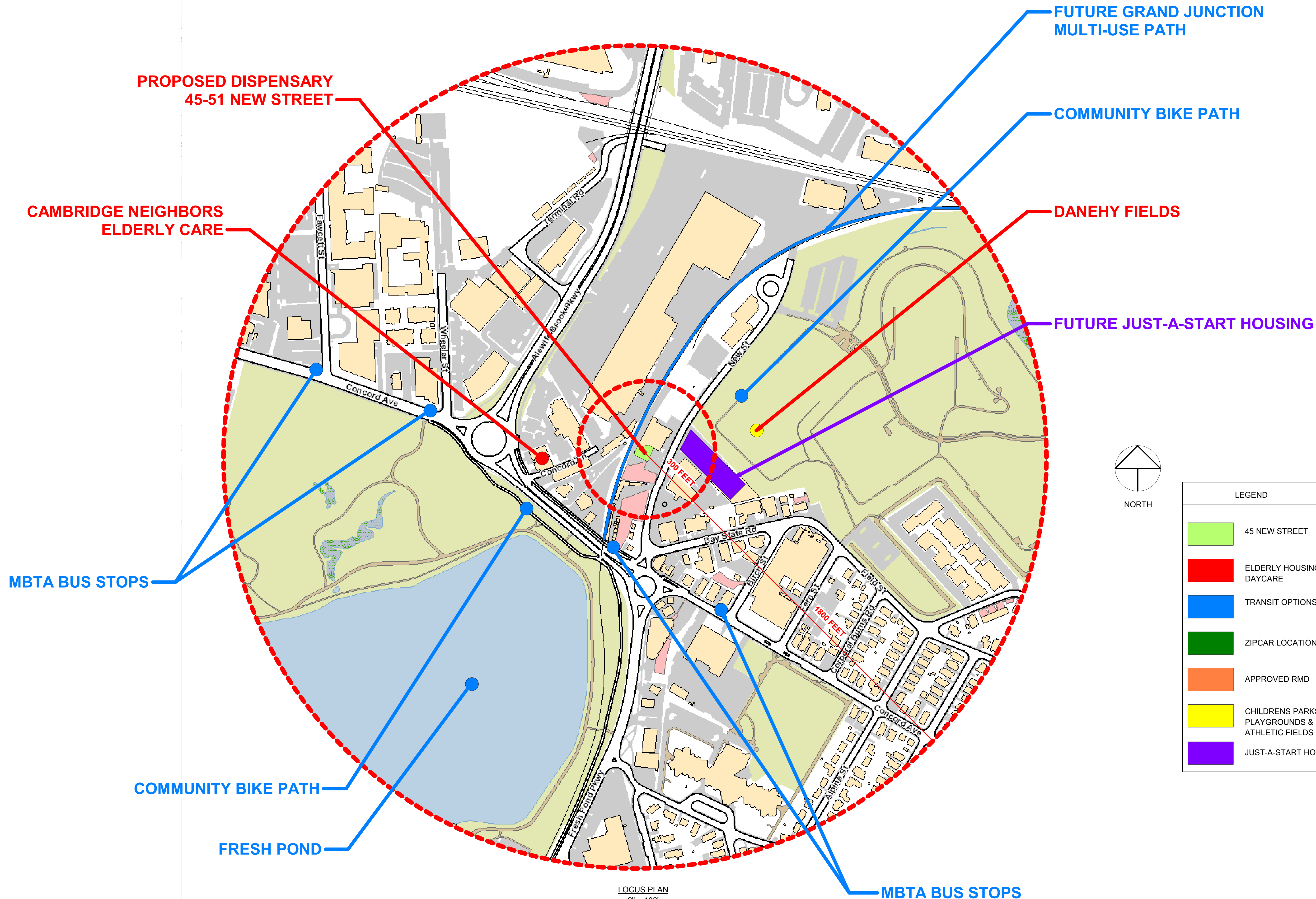
REVISIONS

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
- JUST-A-START HOUSING

LOCUS PLAN
2" = 100'

I:\TKG-SERVER\DATA\1919029_45 New Street_Bldg\Prdham\03 Drawings\00_ARCH_SD_DDI19029_51 New Street_DISPENSARY.rvt 8/3/2021 4:26:32 PM

FUTURE GRAND JUNCTION MULTI-USE PATH

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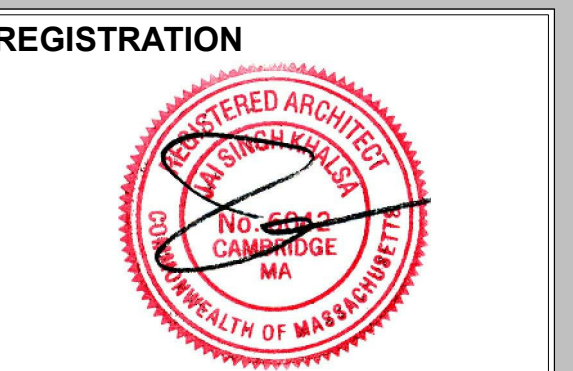
ARCHITECT



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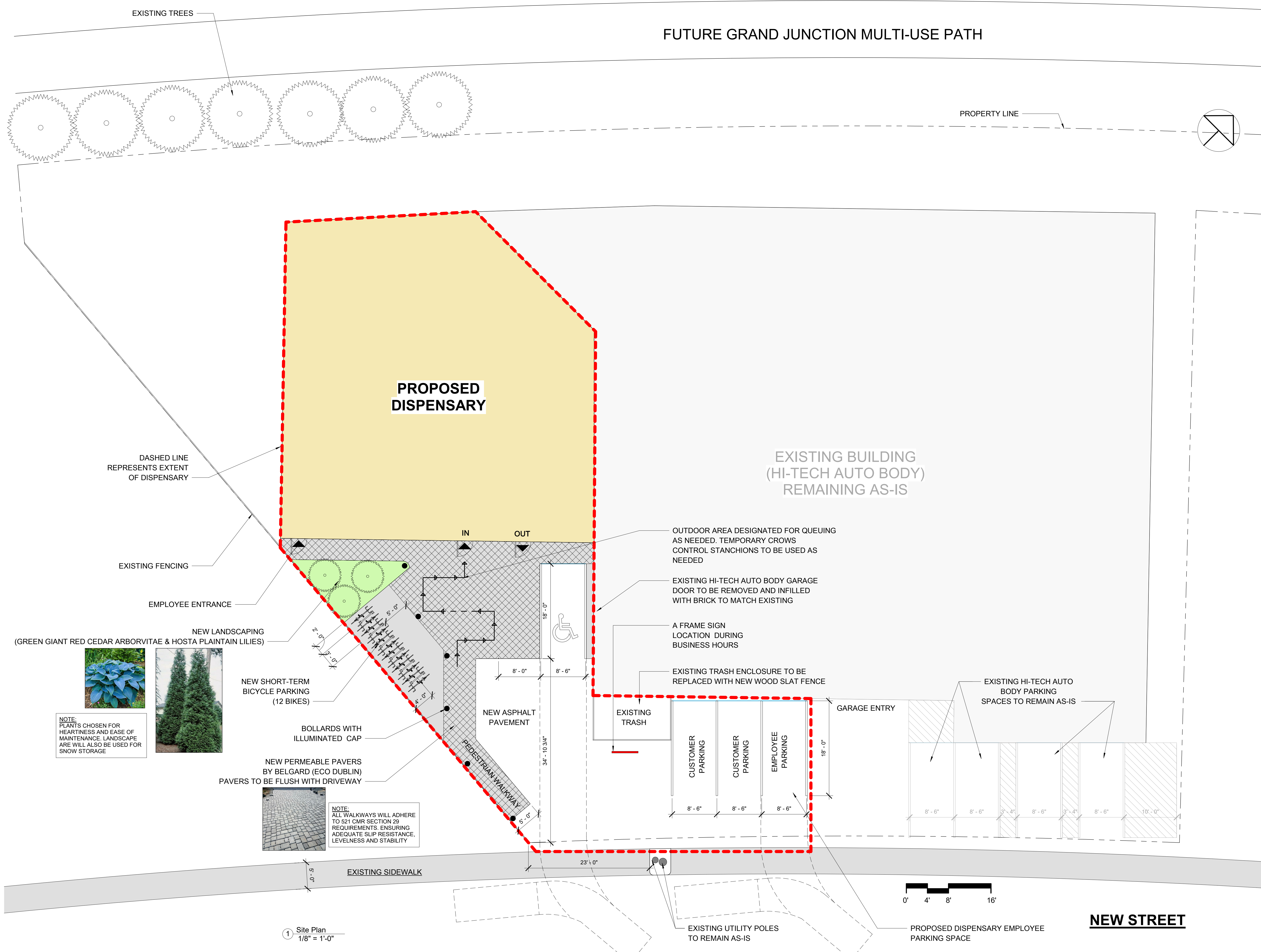
Project number	19029
Date	07/30/21
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Scale	1/8" = 1'-0"

REVISIONS		
No.	Description	Date

Illustrative Site Plan

A-022

CAMBRIDGE DISPENSARY



NOTE:
 PLANTS CHOSEN FOR
 HEARTINESS AND EASE OF
 MAINTENANCE. LANDSCAPE
 ARE WILL ALSO BE USED FOR
 SNOW STORAGE



NOTE:
 ALL WALKWAYS WILL ADHERE
 TO 521 CMR SECTION 29
 REQUIREMENTS. ENSURING
 ADEQUATE SLIP RESISTANCE,
 LEVELNESS AND STABILITY

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

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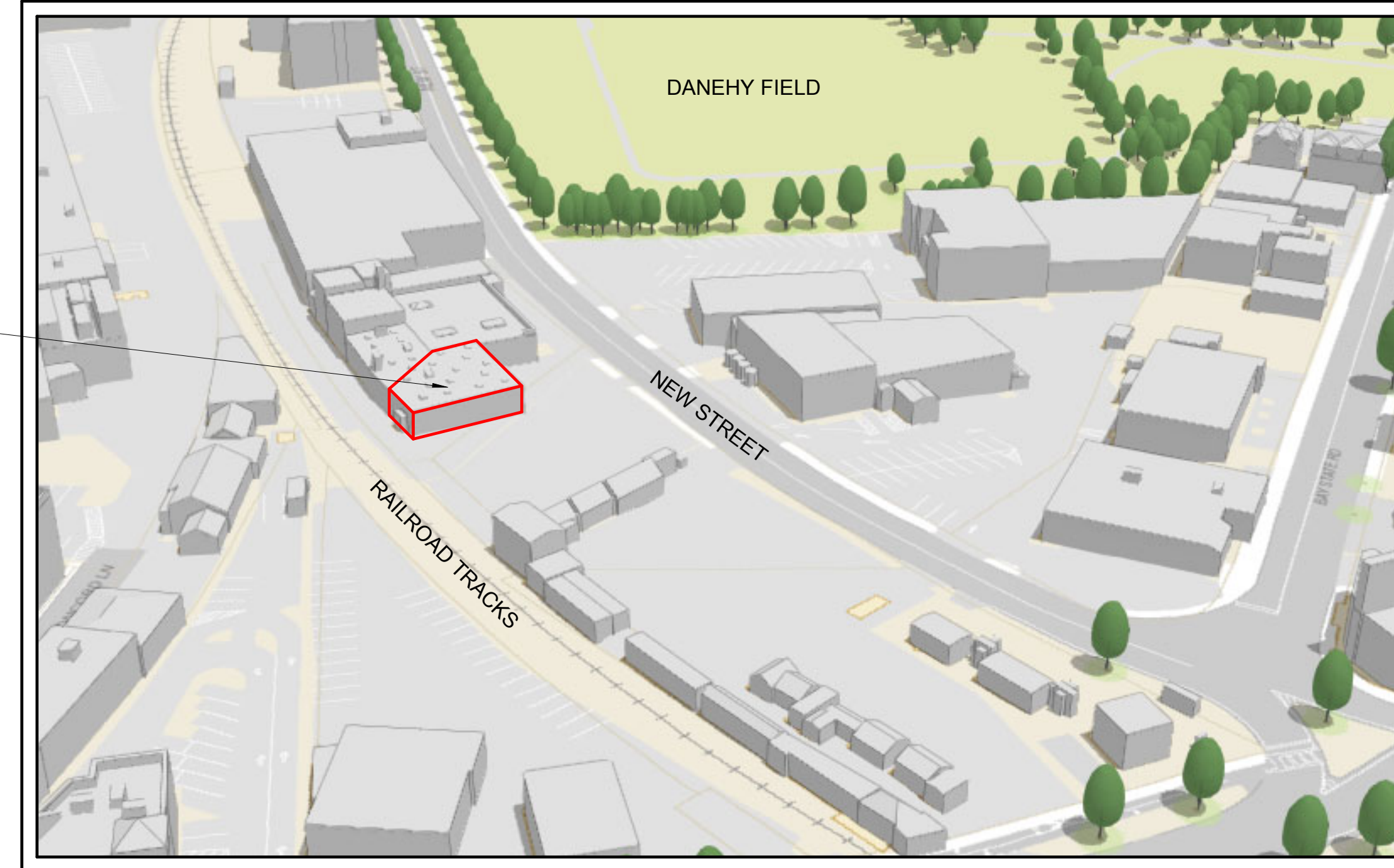
AERIAL FRONT VIEW

EXISTING HI-TECH AUTO BODY GARAGE DOOR TO BE REMOVED AND INFILLED WITH BRICK TO MATCH EXISTING

PROPOSED LOCATION
45 NEW STREET



PROPOSED BIKE PARKING AREA



AERIAL SITE PLAN



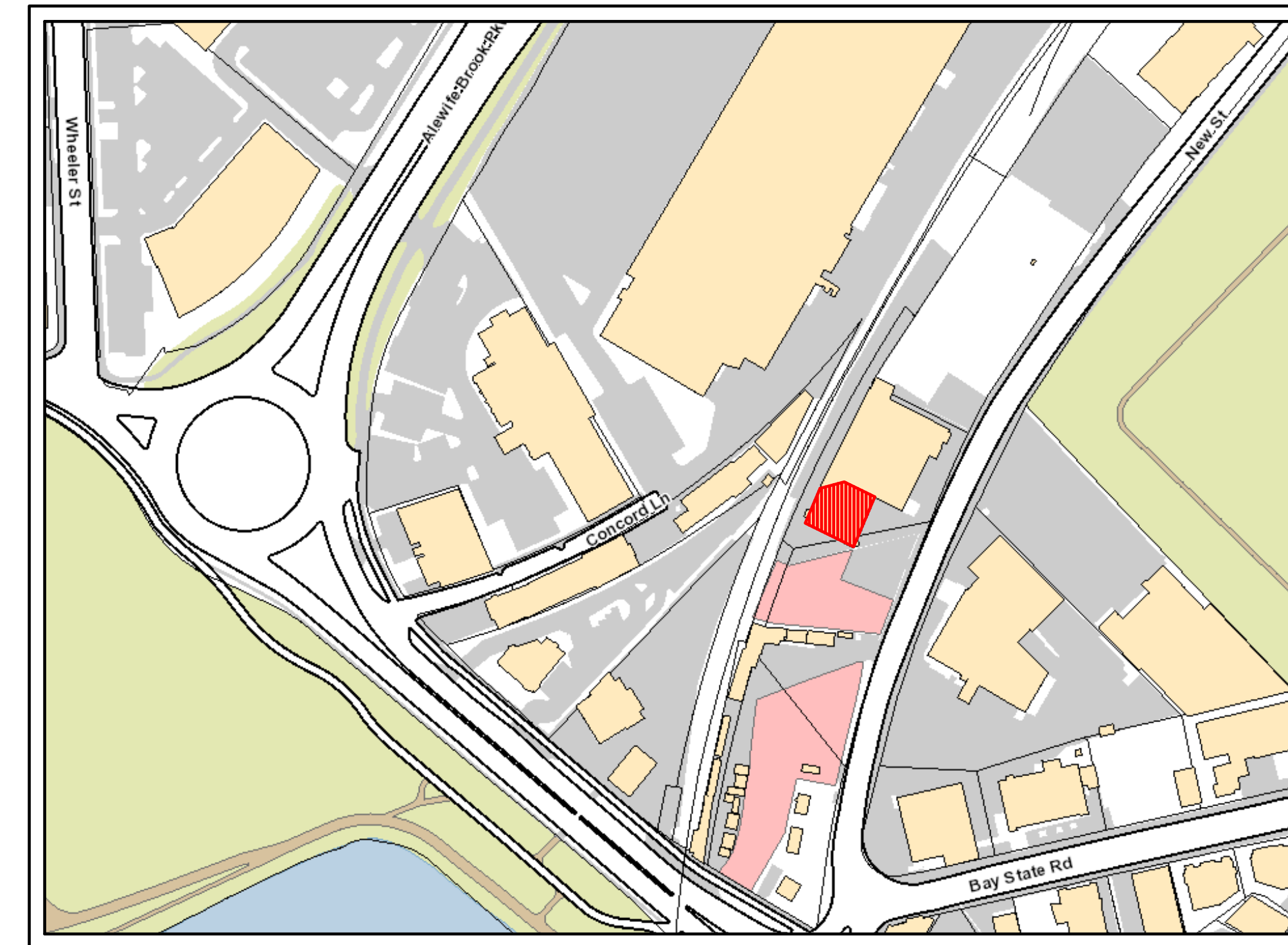
EXISTING ENTRANCE



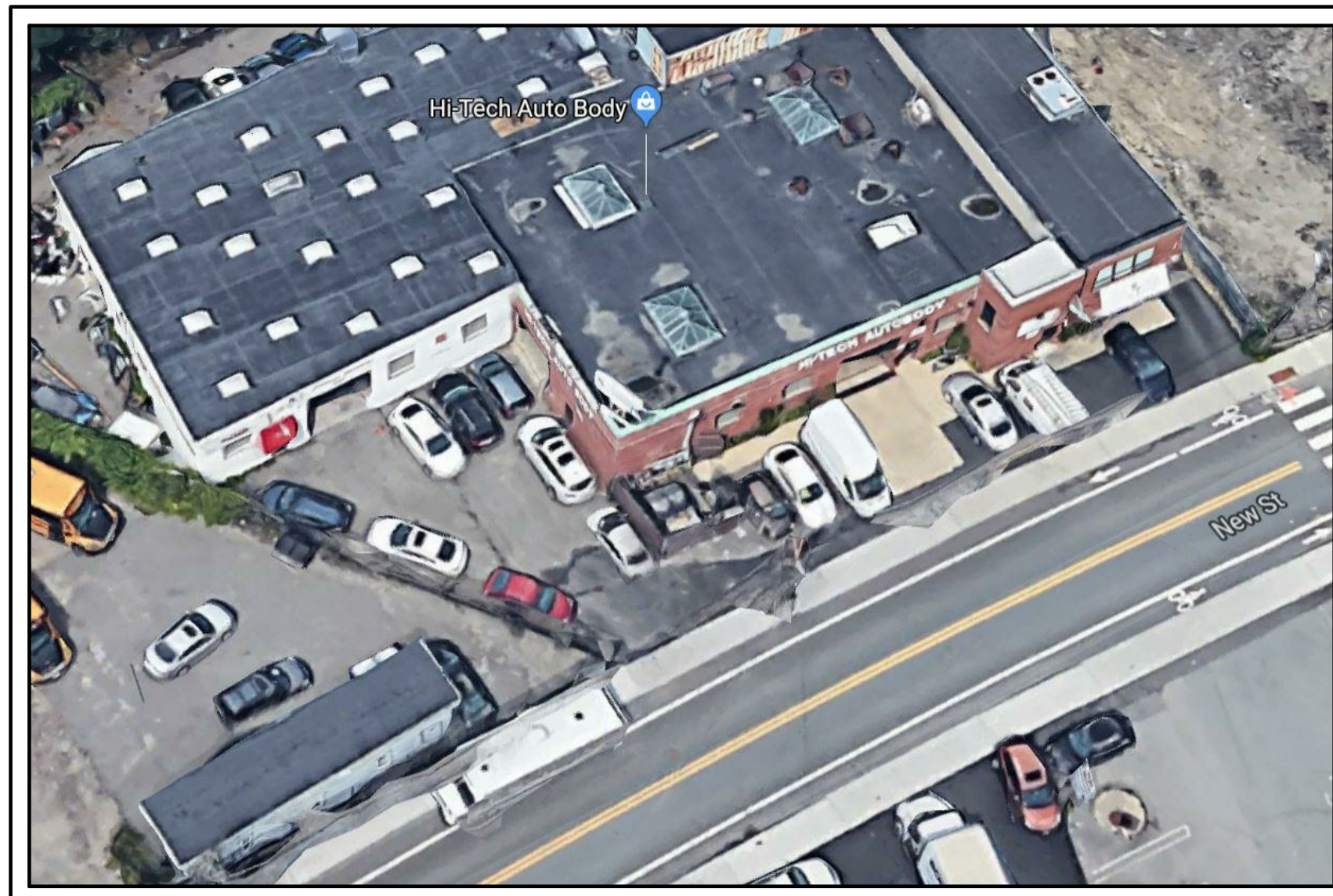
EXISTING SIGNAGE

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.



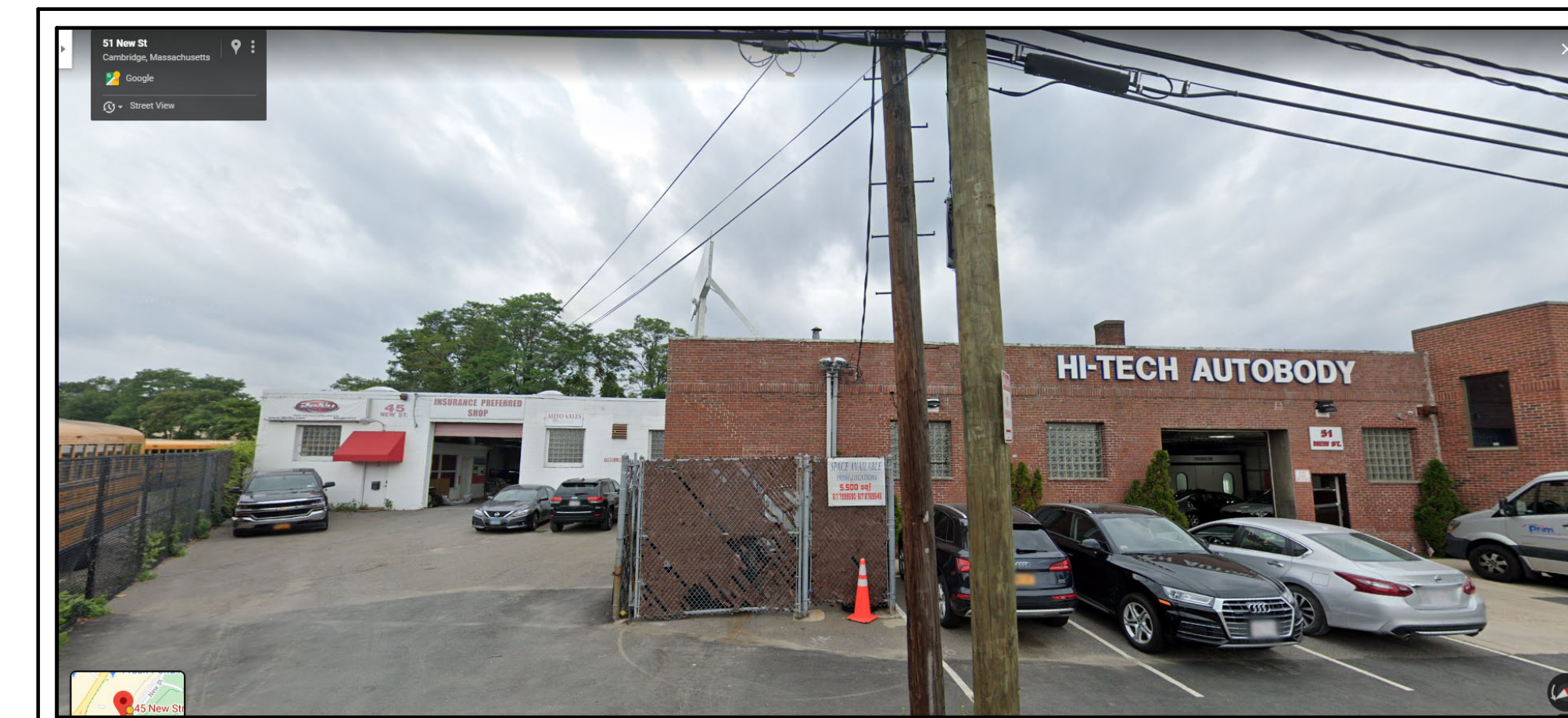
CAMBRIDGE GIS MAP



AERIAL STREET VIEW



EXISTING HI-TECH PARKING SPACES



EXISTING HI-TECH PARKING SPACES

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Scale	

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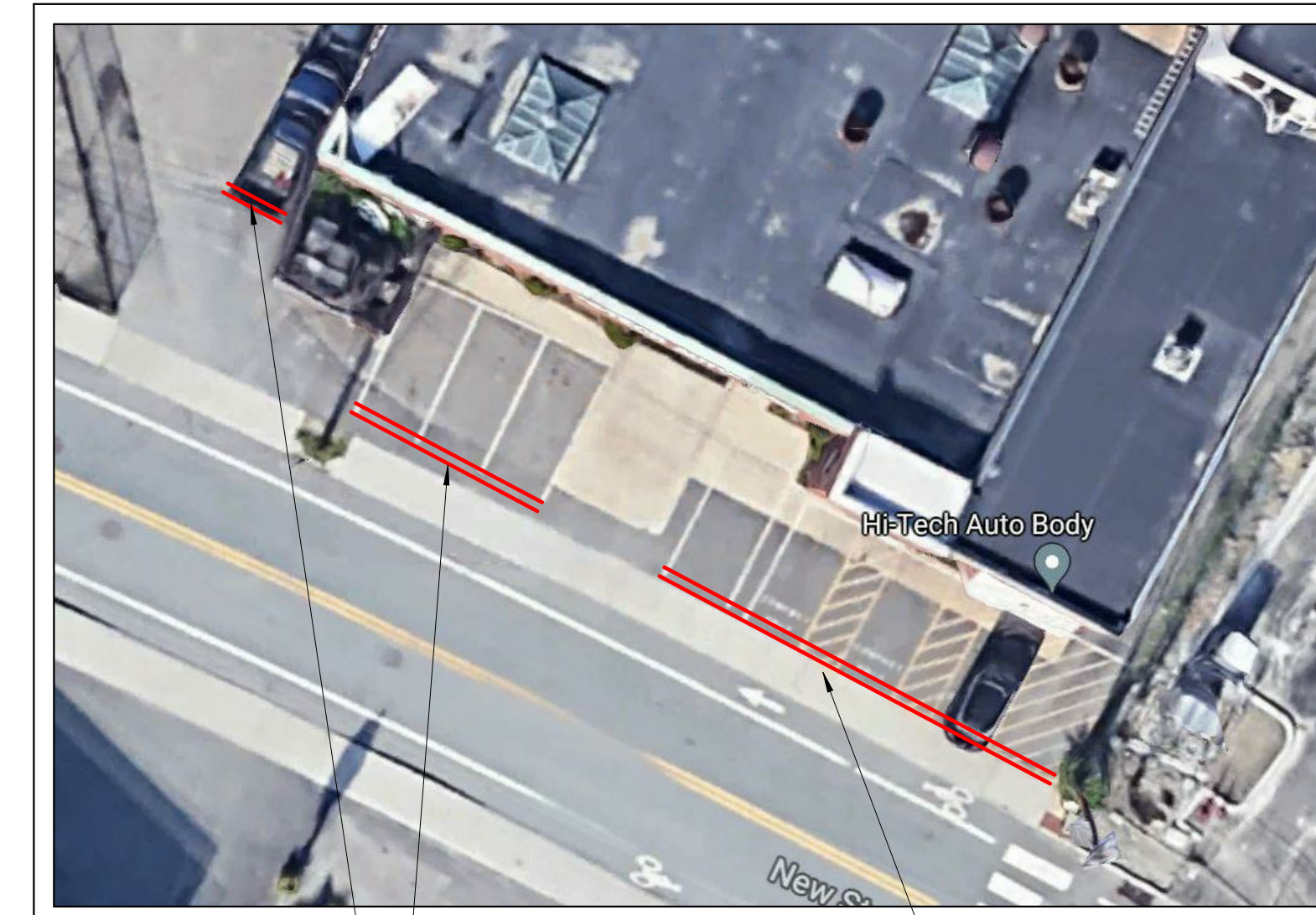
**Site Plan /
Logistics**

A-023
CAMBRIDGE DISPENSARY



PARKING PLAN FOR PROPOSED DISPENSARY

-DISPENSARY WILL HAVE 4 PARKING SPACES AT ALL TIMES ON SITE. (3) CUSTOMER SPACES & (1) EMPLOYEE PARKING SPACE



PARKING SPACES FOR BHARI INC

PARKING SPACES FOR HI-TECH AUTO

PROJECT NAME

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KHALSA

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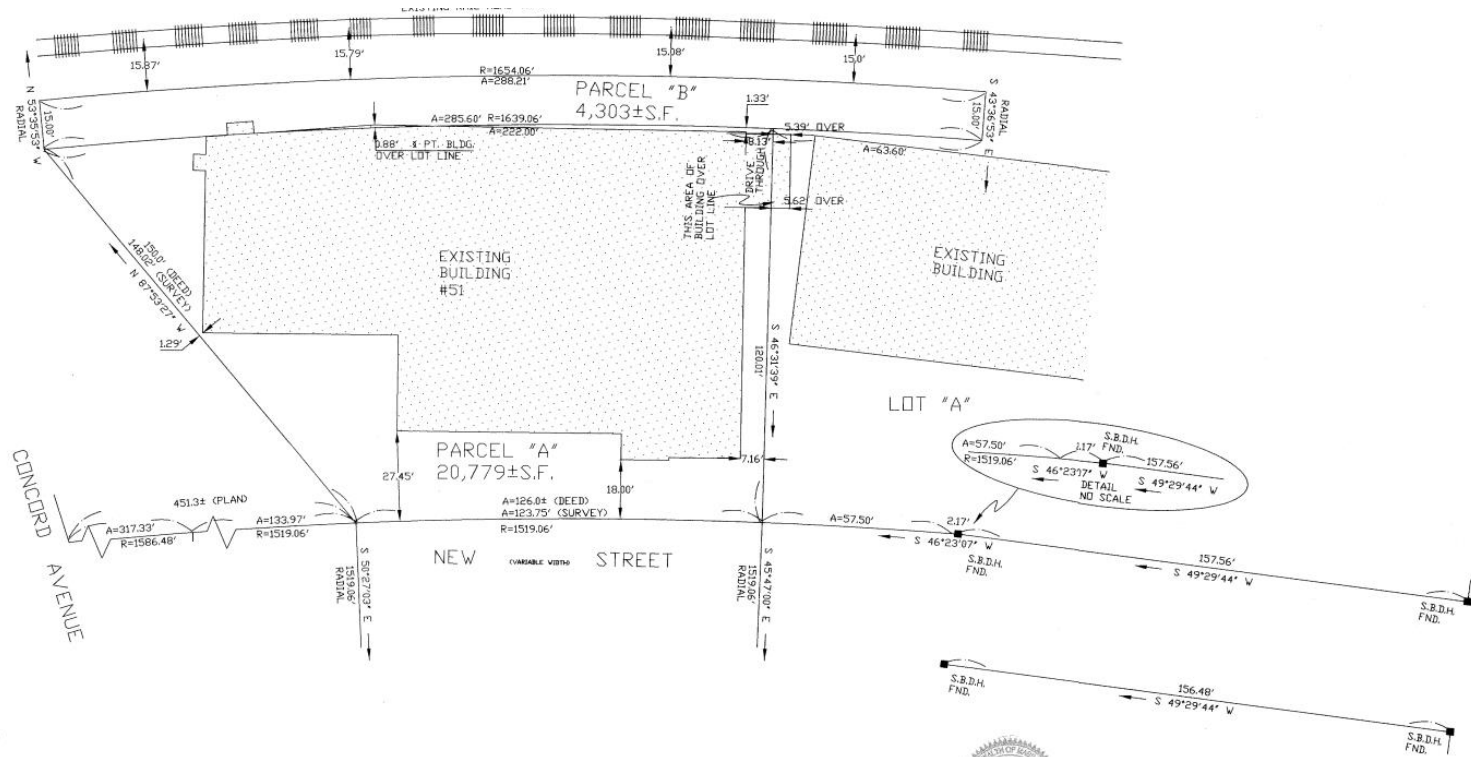
REVISIONS

No.	Description	Date

Proposed Parking
Plan

A-024

CAMBRIDGE DISPENSARY



PLAN REF: STREET LAYOUT OF NEW ST. MAY 11, 1991
 RECORDED BOOK 13376 PAGE 285
 RECORDED BOOK 11795 PAGE 613
 RECORDED BOOK 11567 PAGE 368
 RECORDED BOOK 9286 PAGE 153
 RECORDED BOOK 8146 PAGE 115
 RIGHT OF WAY & TRACK MAP
 BOSTON & MAINE R.R. V362/1

FIELD CHIEF	DESIGN
CALCULATIONS	CHECKED
TOPOGRAPHY	APPROVED

Middlesex Registry of Deeds,
 Southern District
 Cambridge, Massachusetts
 Plan No. 88 of 19 99
 Rec'd 1-28 19 99
 at 2:34 P.M. Doc No. 843
 Rec'd, Bk 29722 Page 117
 Attest _____

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW BY THE BOARD OF SURVEY AND PLANNING.

DATE: _____

BOARD OF SURVEY AND PLANNING
 CITY OF CAMBRIDGE, MA.

NOT SUBJECT TO _____

CLERK

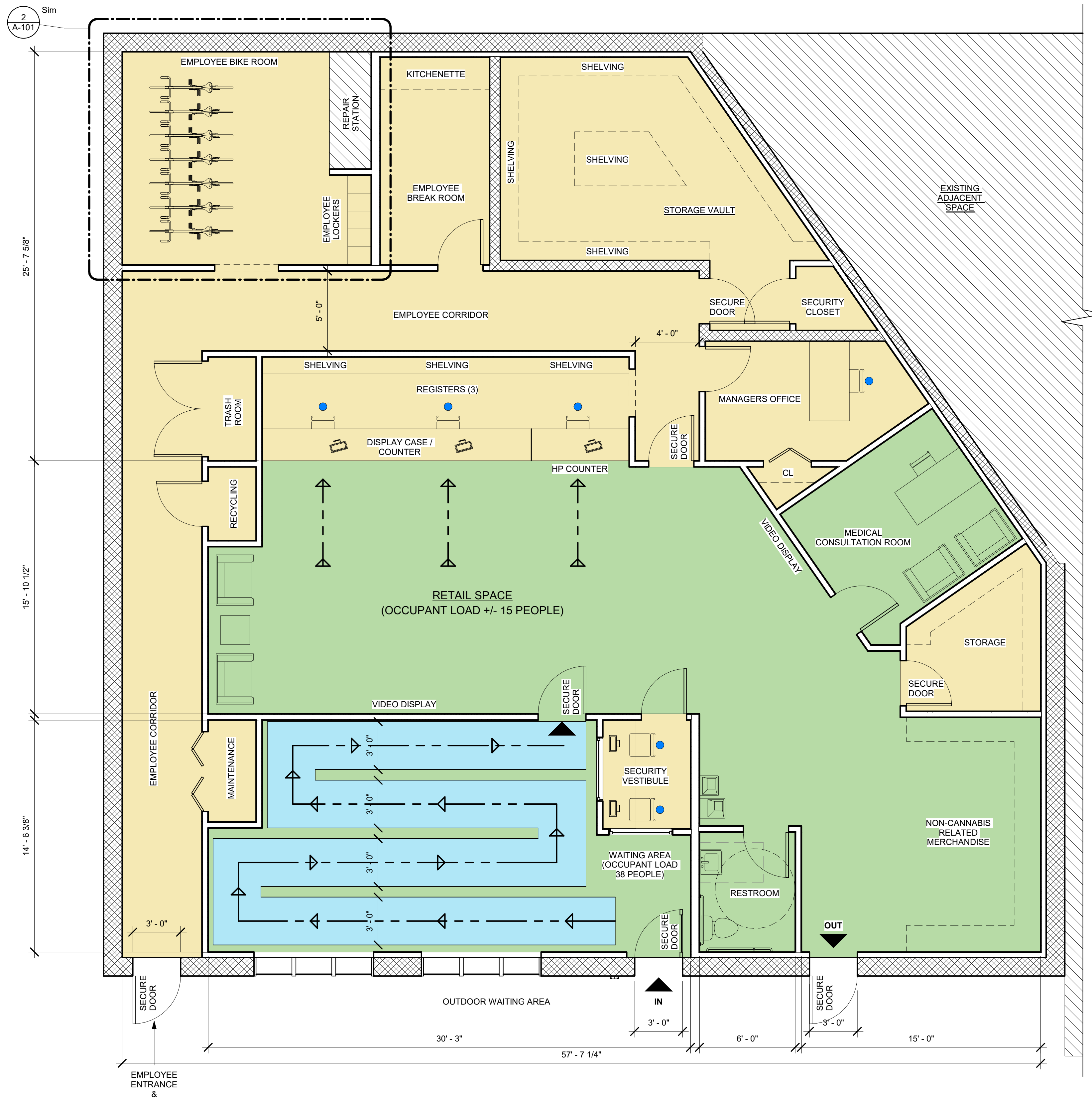


I HEREBY CERTIFY THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MA.

Ralph J. Bibbo
 P.R.L.S.

PLAN OF LAND
 CAMBRIDGE, MA
 SHOWING DIVISION OF LAND
 FROM BOSTON & MAINE R.R. CORP
 BEING CALLED PARCEL "B" WH
 TO BE CONVEYED TO PARCE
 KNOWN AS #51 NEW STRE
 RALPH J. BIBBO REG. LAND SUR
 10 HAMMER STREET WALTHAM
 SCALE: 1" = 20' JAN. 5

Site Survey
 PLAN A-025



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

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 REVISIONS SINCE LAST REVIEW
 -WAITING AREA INSIDE INCREASED OCCUPANCY FROM 22 TO 38
 -TRANSPARENT WINDOWS ADDED ADJACENT TO WAITING AREA
 -SALES FLOOR AREA REDUCED BY +/- 400 SF
 -REGISTERS HAVE BEEN REDUCED FROM 9 TO 3

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

LEGEND

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

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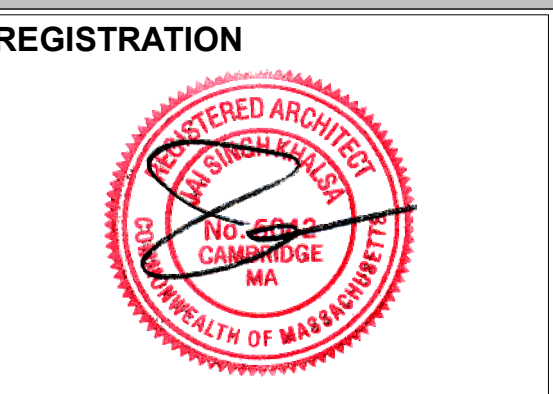
DESIGN

KHALSA

17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
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Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date

Proposed Floor Plan

A-100

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**DESIGN
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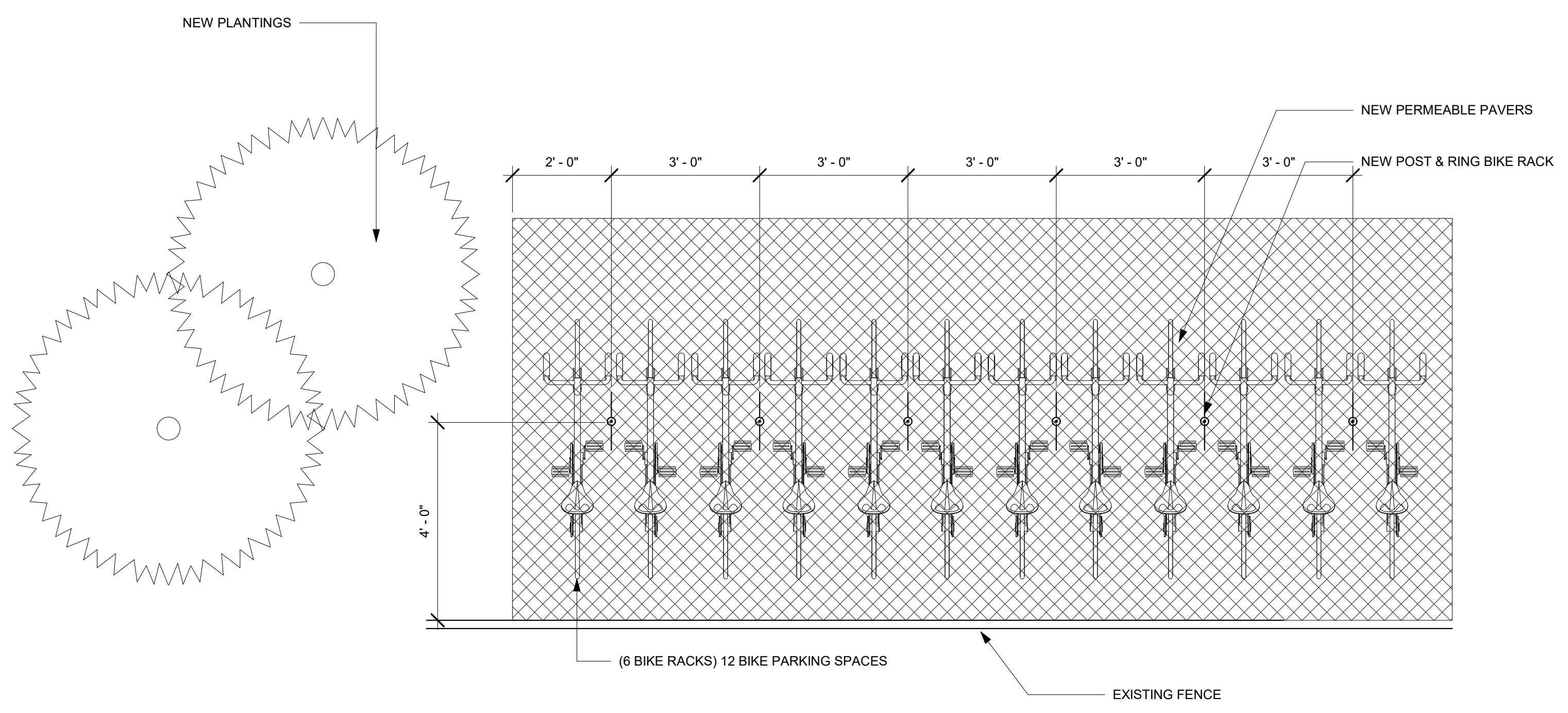
Project number 19029
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REVISIONS

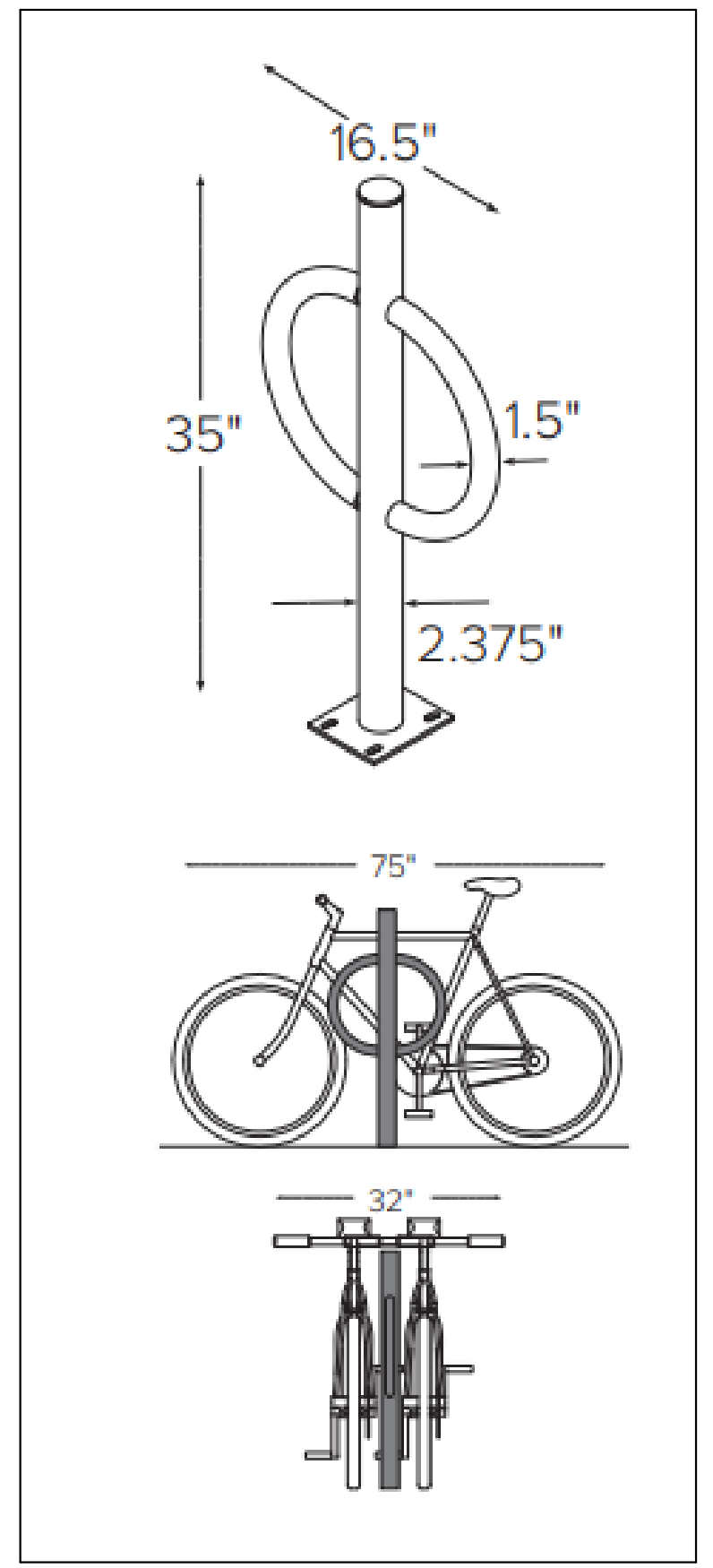
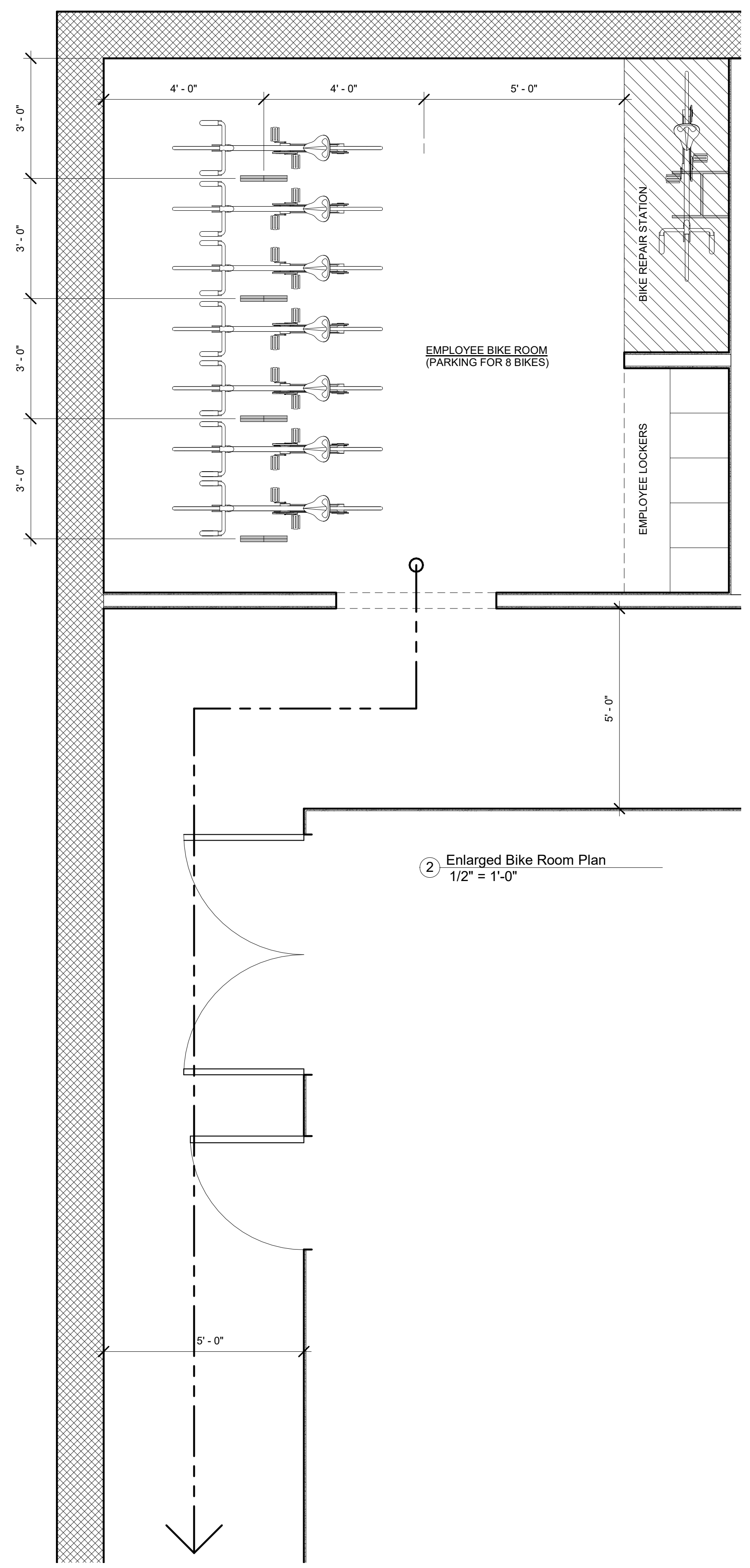
No.	Description	Date

Enlarged Bike Areas

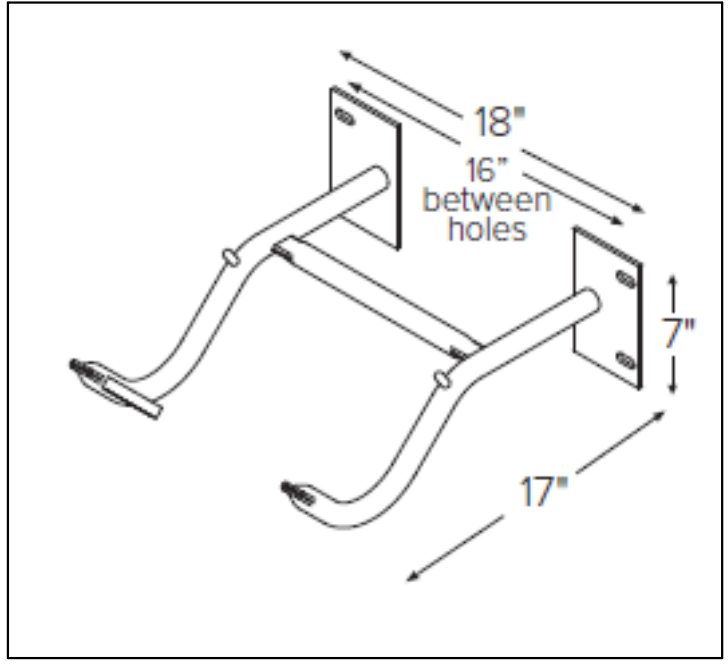
A-101
CAMBRIDGE DISPENSARY



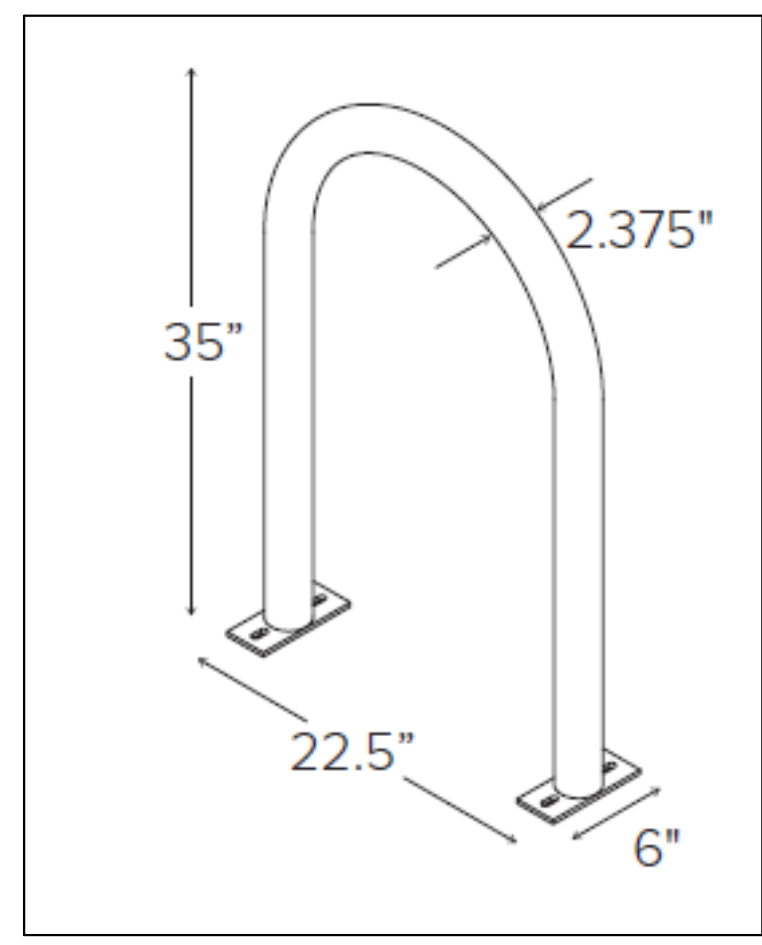
1 Exterior Bike Rack
1/2" = 1'-0"



PROPOSED EXTERIOR BIKE
HITCH RACK BY DERO



PROPOSED WALL BIKE RACK
FOR BIKE REPAIR STATION
RACK BY DERO



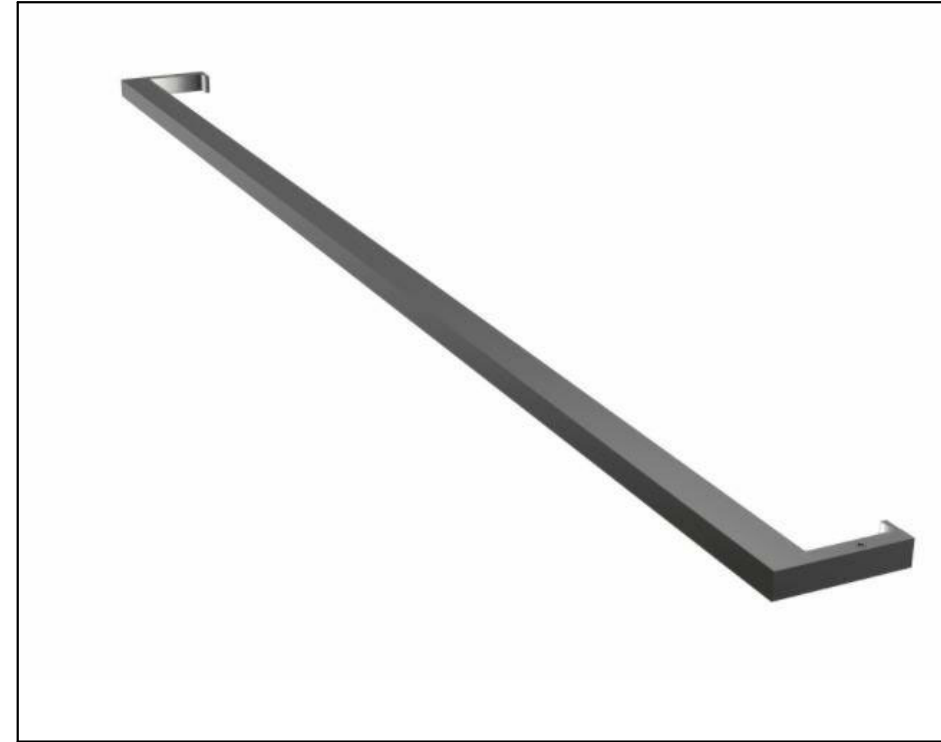
PROPOSED HEAVY DUTY HOOP
FLOOR RACK FOR BIKE ROOM
RACK BY DERO

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PROPOSED EXTERIOR LIGHT FIXTURES



Y DECOR EL05231B LORA



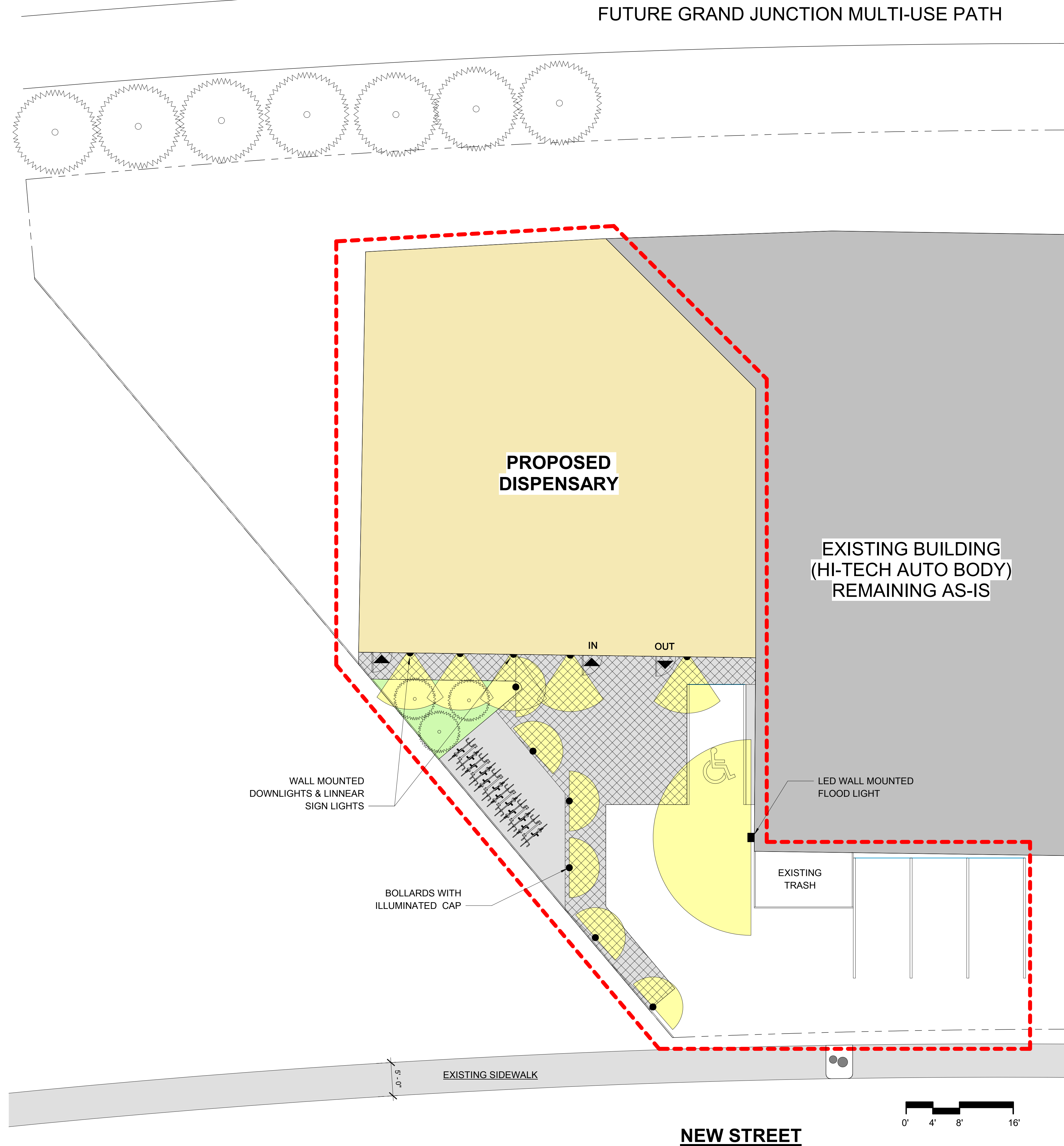
SONNEMAN 48" LINNEAR LED LIGHT WITH ADJUSTABLE SHADE



40" LED BOLLARD WITH ADJUSTABLE SHADE



LED WALL MOUNT FLOOD WITH ADJUSTABLE SHADE



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

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Checked by	JSK
Scale	1/8" = 1'-0"

No.	Description	Date

Site Lighting Plan

A-102

CAMBRIDGE DISPENSARY



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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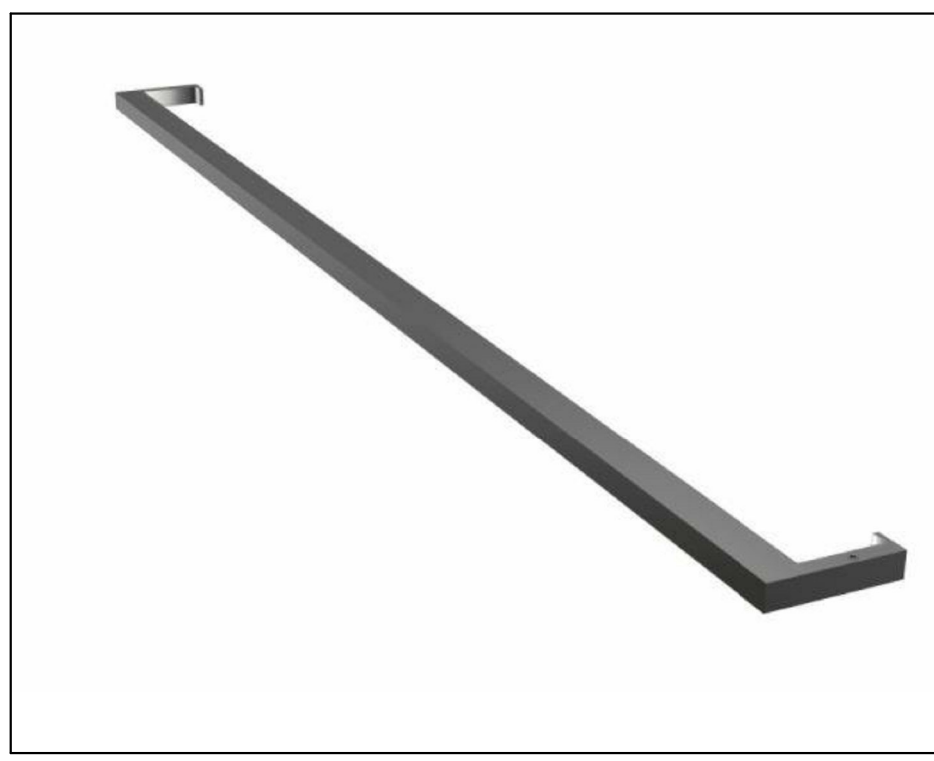
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CONSULTANTS:

PROPOSED EXTERIOR LIGHT FIXTURES



Y DECOR EL05231B LORA



SONNEMAN 48" LINNEAR LED LIGHT WITH ADJUSTABLE SHADE



NEW SIGNAGE ALLOWED TO BE UP TO 60 SF
25' - 0"

4'-0" LINEAR EXTERIOR LED LIGHT TO ILLUMINATE SIGNAGE

NEW SIGNAGE

NEW WINDOWS INTO WAITING AREA (FULLY TRANSPARENT)

1 New Street Elevation
1/4" = 1'-0"

Existing Main Level
0' - 0"

ALL EXISTING OPENINGS TO BE INFILLED WITH NEW BRICK TO MATCH EXISTING.

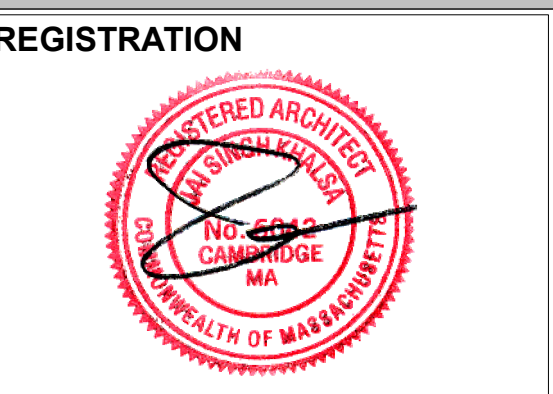
NEW STEEL & FABRIC AWNINGS

NEW EXTERIOR LIGHTING

EXISTING BUILDING TO BE PAINTED IN UNIFIED COLOR

EXTERIOR REVISIONS SINCE LAST REVIEW
-GLASS BLOCK REPLACED WITH TRANSPARENT WINDOWS
-EXTERIOR LIGHTING SIMPLIFIED. (4) DOWNLIGHTS AND 3 STRIP LED LIGHTS TO HIGHLIGHT SIGNAGE
-LIGHTING SPECS PROVIDED

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Proposed Elevation

A-300

CAMBRIDGE DISPENSARY

REVISION FOR DEVIATION

GHEVEAL 131 FLOOR PLAN FOR

10.551 NEW STREET CONDOMINIUM
CAMBRIDGE, MA

DATE: JULY 9, 1986

SCALE: 1/8" = 1'-0"



PLAN PREPARED BY:
CAROL J. DIMINICO - PE & PLD
21 SHAWEN EB. - MELROSE, MA.

I HEREBY CERTIFY:
THAT THIS PLAN WAS PREPARED
IN ACCORDANCE WITH THE RULES
REGULATIONS OF THE BOARD
OF BERS. PLAN FULLY AN
ACCURATELY REFLECTS THE LA
WORKS, UNIT NUMBERS AS
NUMBERED 1, 2 & 3 IN THE S
AS BUILT.



APPROVED *[Signature]*
CAMBRIDGE
FIRE DEPT. 10-2-86

DATE: JULY 25, 1986

[Signature]
CAROL J. DIMINICO, PE & PLD

NEW STREET

PLAN A-301

