



KHALSA DESIGN INCORPORATED
Architecture & Urban Planning

17 Ivaloo Street, Suite 400, Somerville, MA 02143
p.617-591-8682 / f. 617-591-2086

TO: Swaathi Joseph
City of Cambridge

DATE: 05-05-2023

FROM: Will Chalfant
Khalsa Design, Inc.
17 Ivaloo Street
Somerville, MA 02143
(617)-591-8682

RE: 759 Mass Ave – Green Soul Cannabis Dispensary

Dear Swaathi,

The proposed Green Soul Cannabis Dispensary located at 759 Massachusetts Avenue was approved by the Planning Board on August 18th, 2020, PB Case#365.

Since that approval some things have changed on the project, this memo outlines those changes.

- 1) The intention all along for Green Soul was to have a dedicated “In” door and a dedicated “out” door to the dispensary. This was to alleviate the congestion of customers waiting to enter with those exiting. This remains the intention of Green Soul, but with some revisions. The existing slope of the sidewalk at the proposed entrance door cannot meet ADA requirements. Removal of this sidewalk to re-grade the entrance is not feasible both economically and practically. The proposed revision is to provide a handicapped button for entrance through the exit door of the dispensary. Green Soul staff will be both at the security check desk with clear vision to the street if a disabled person needs assistance. A Green Soul employee will then open the exit door and escort them into ID check. (See sheet A-1 & A-2)
- 2) The previous layout within the store has been revised to coincide with Green Soul’s marketing plan to create a unique experience within the store unlike other local dispensaries. The entire space is intended to be broken up into different areas,

CC: File



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recreating a city within the store. As noted on the plans, the entry mimics an MBTA Green line car, a bodega style market, pizza shop and laundromat are other “locations” within the dispensary, each carrying a unique product or accessory. This design is shown on the proposed interior renderings on Sheet A-3. ADA clearances are maintained with this approach and will help Green Soul stand out from the competition.

- 3) Employee bicycle parking was previously located within the back of house area of the dispensary, with 2 bike racks providing the required 3 employee bike parking spaces. The sales floor and upstairs employee space has become too tight to accommodate bike racks. This space needs to be utilized for other uses while maintaining a clear and safe entry and egress to the store from the rear alley. The proposed revision to this provides weatherproof, lockable bicycle lockers that do not detract from interior space while providing safe sheltered storage options for employees looking to bike to work. See sheet A-4 for dimensions and specifications on lockers.

We appreciate your review of the materials and hope to work with the City to resolve previously mentioned issues and to open for business as soon as possible. Please let me know if you have additional questions or require additional materials.

Thank you,

Will Chalfant
Khalsa Design Inc.

PROJECT: GREEN SOUL ORGANICS



PROJECT ADDRESS:
759 MASSACHUSETTS AVE
CAMBRIDGE MASSACHUSETTS

ARCHITECT:
KHALSA DESIGN INC.

CLIENT:
GREEN SOUL ORGANICS

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

PLANNING BOARD SET 5/05/2023

| Architectural Drawing List | | |
|----------------------------|----------------------------|------------------|
| Sheet Number | Sheet Name | Sheet Issue Date |
| A-000 | Cover Sheet | 02/27/23 |
| A-0 | Basement Plan Comparison | 05/04/23 |
| A-1 | 1st Floor Plan Comparison | 05/04/23 |
| A-2 | Front Elevation Comparison | 05/04/23 |
| A-3 | Interior Images | 05/04/23 |
| A-4 | Employee Bike Comparison | 05/05/23 |



PROJECT LOCUS

CODE ANALYSIS FOR GREEN SOUL DISPENSARY

Egress Features - Occupant Load, Exit Number & Exit Capacity

The occupant loads for each space within the Building are calculated using the maximum floor area allowances per occupant identified in 780 CMR Table 1004.1.1 Allowed areas are as follows:

Basement Level

-Storage (Mercantile) - 980 SF / 300 = 3 Occupants

Total Occupant Load for Basement = 3 Occupants

Ground Floor Level

-Sales Floor (Mercantile) - 945 SF / 60 = 15 Occupants

-Storage (Mercantile) - 378 SF / 300 = 1 Occupants

Total Occupant Load for Ground Floor = 16 Occupants

Facilities for Building Occupants

19 Occupants Total (9 men / 10 Women)

| | | |
|---------------------------------------|------------|--------------|
| Mercantile (M) Require the following: | <u>MEN</u> | <u>WOMEN</u> |
| Toilet: | 1 per 500 | 1 per 500 |
| Urinal: | 33% | - |
| Lavatories: | 1 per 500 | 1 per 500 |
| Drinking Fountain: | 1 per 1000 | |

*ONE ADA COMPLIANT TOILET PROVIDED FOR EMPLOYEES.
-BUBBLER PROVIDED FOR EMPLOYEES IN BREAK ROOM

PROJECT NAME

GREEN SOUL ORGANICS

PROJECT ADDRESS

759 Massachusetts Avenue Cambridge, MA

CLIENT

GREEN SOUL ORGANICS LLC

ARCHITECT



KHALSA

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

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REGISTRATION



| | |
|----------------|--------|
| Project number | 19112 |
| Date | 5.4.23 |
| Drawn by | WC |
| Checked by | TC |
| Scale | |

REVISIONS

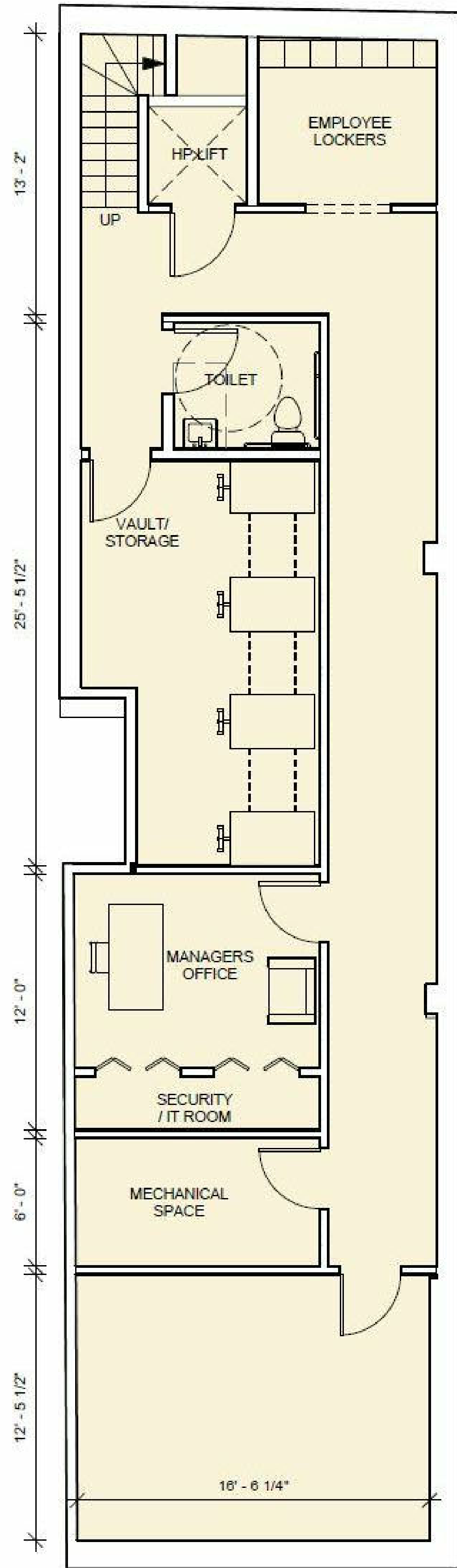
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Cover Sheet

A-000

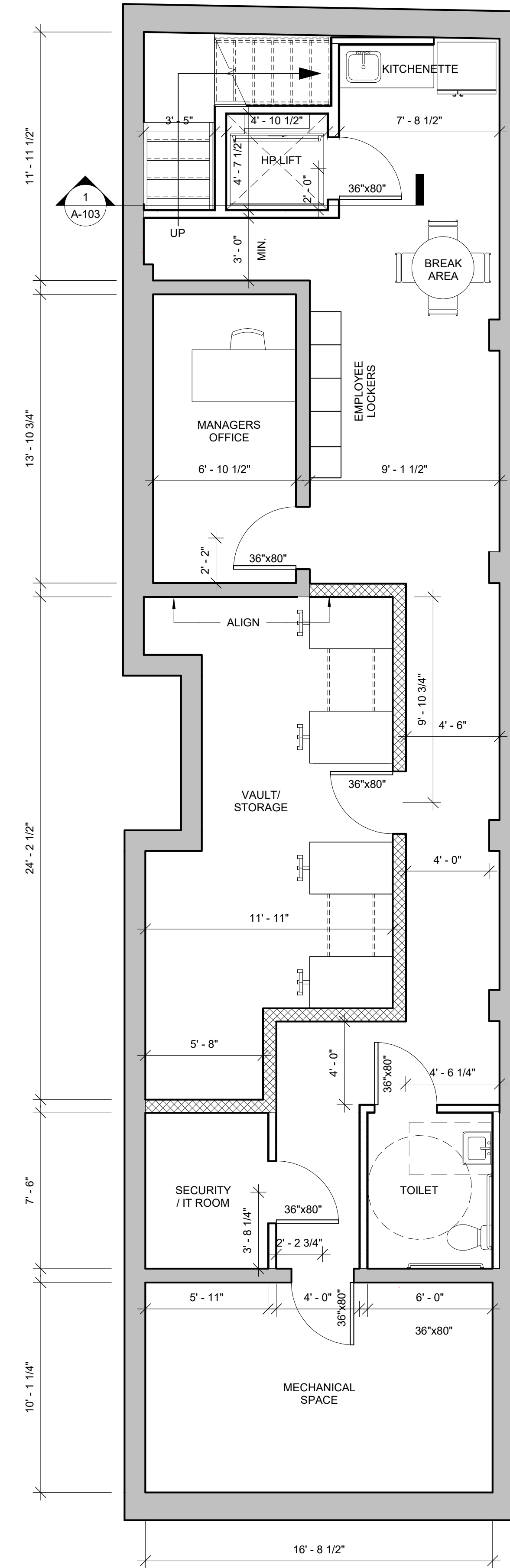
GREEN SOUL ORGANICS

PREVIOUSLY SUBMITTED



② Basement Level
3/16" = 1'-0"

CURRENT SUBMISSION



① Basement Level Update
1/4" = 1'-0"

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DESIGN

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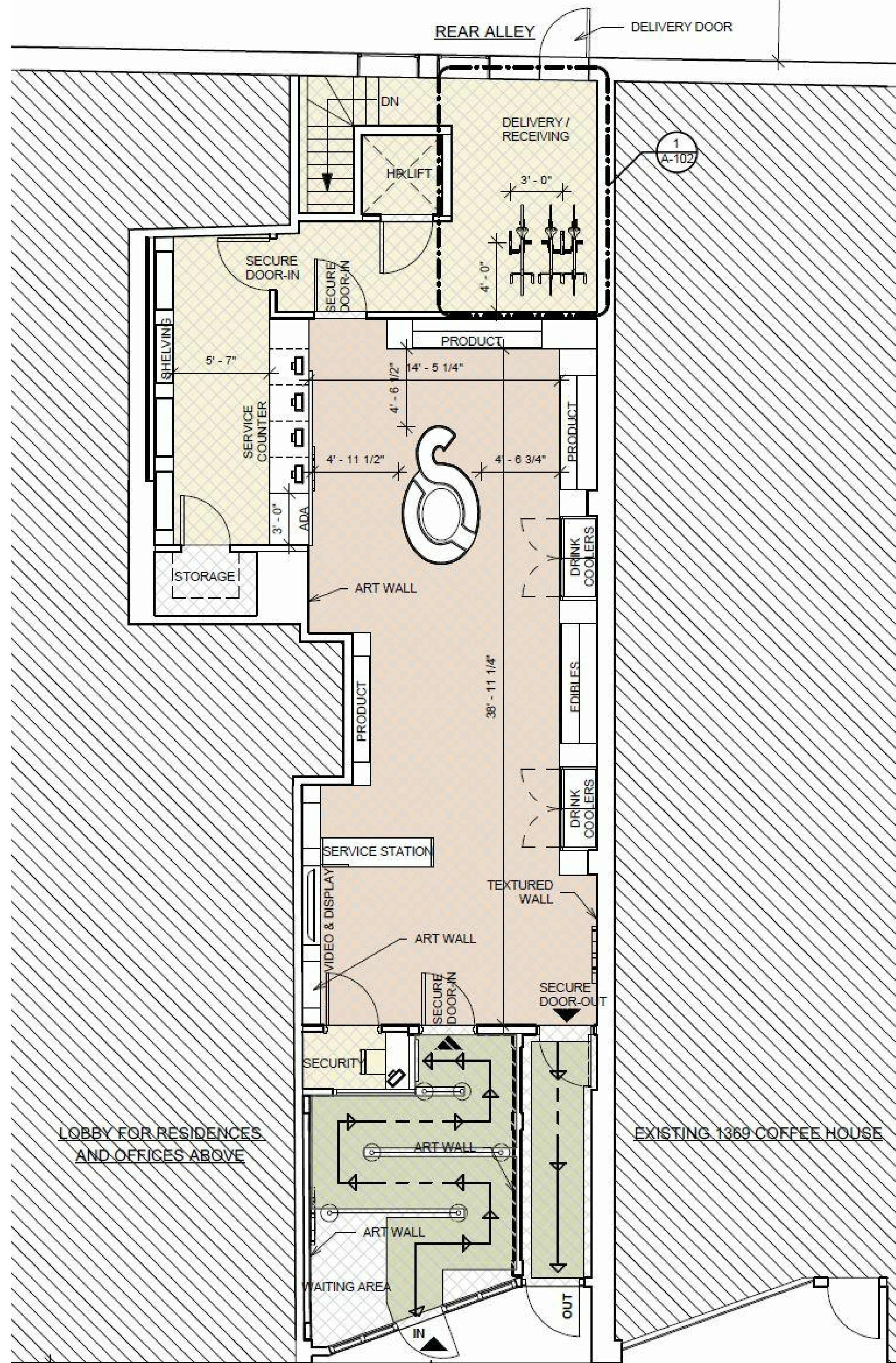
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Basement Plan Comparison

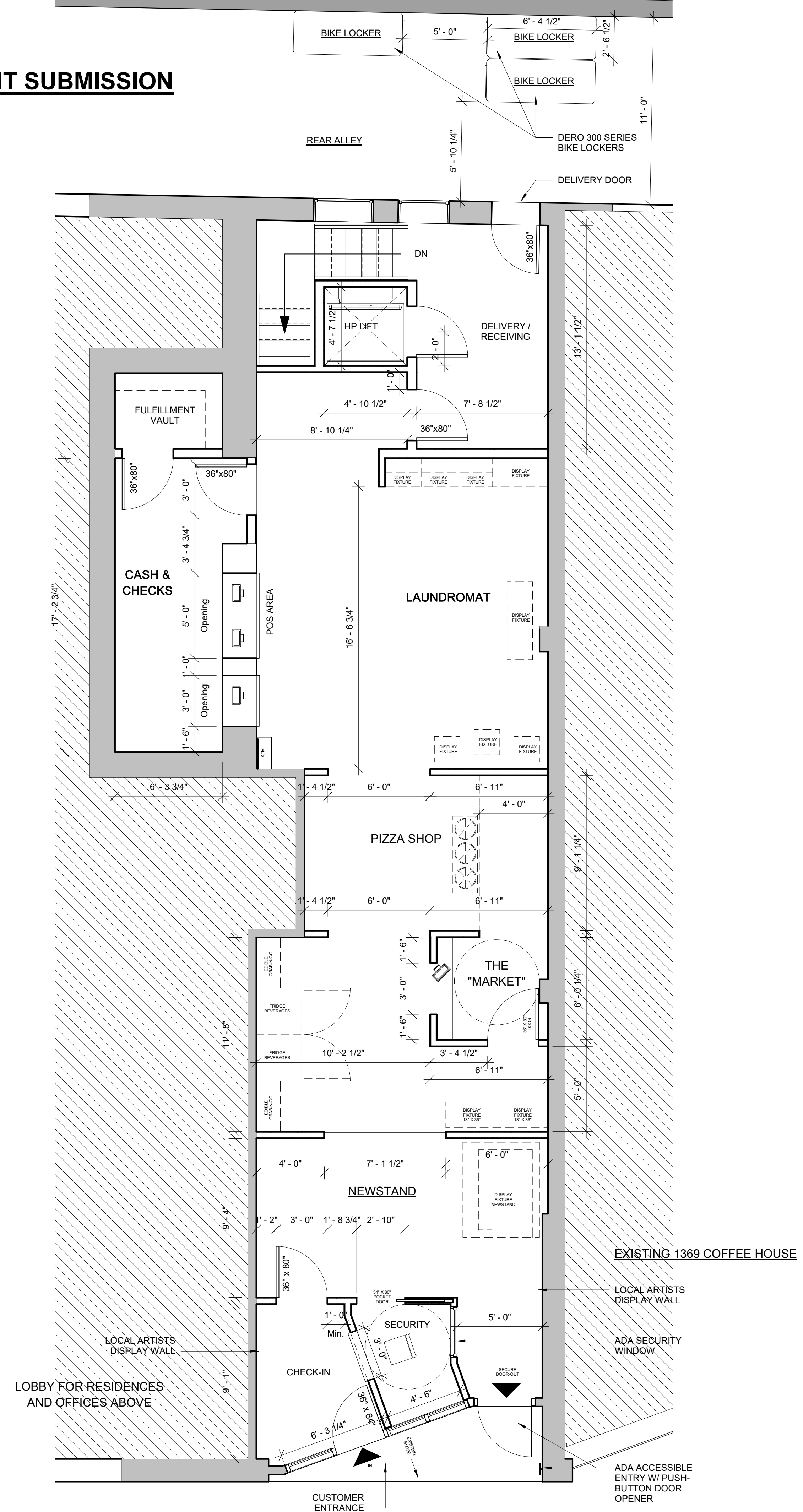
A-0

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CURRENT SUBMISSION



1st Floor Level Update
1/4" = 1'-0"

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1st Floor Plan
Comparison

A-1

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CURRENT SUBMISSION



PROPOSED FRONT ELEVATION

PROJECT NAME

**GREEN SOUL
ORGANICS**

PROJECT ADDRESS

759 Massachusetts
Avenue Cambridge, MA

CLIENT

**GREEN SOUL
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ARCHITECT



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Project number 19112
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Scale

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Front Elevation
Comparison

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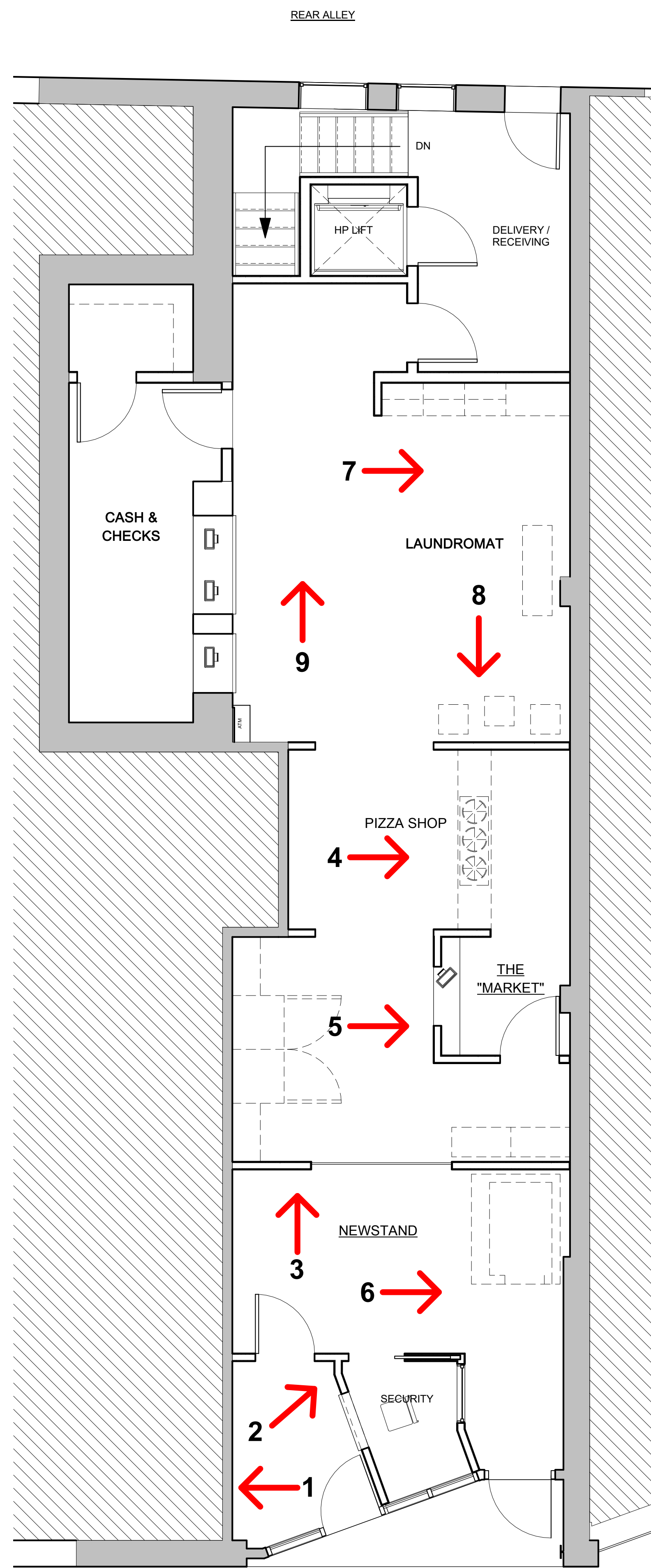
3 NEWSTAND ENTRY



2 CHECK-IN VIEW 2



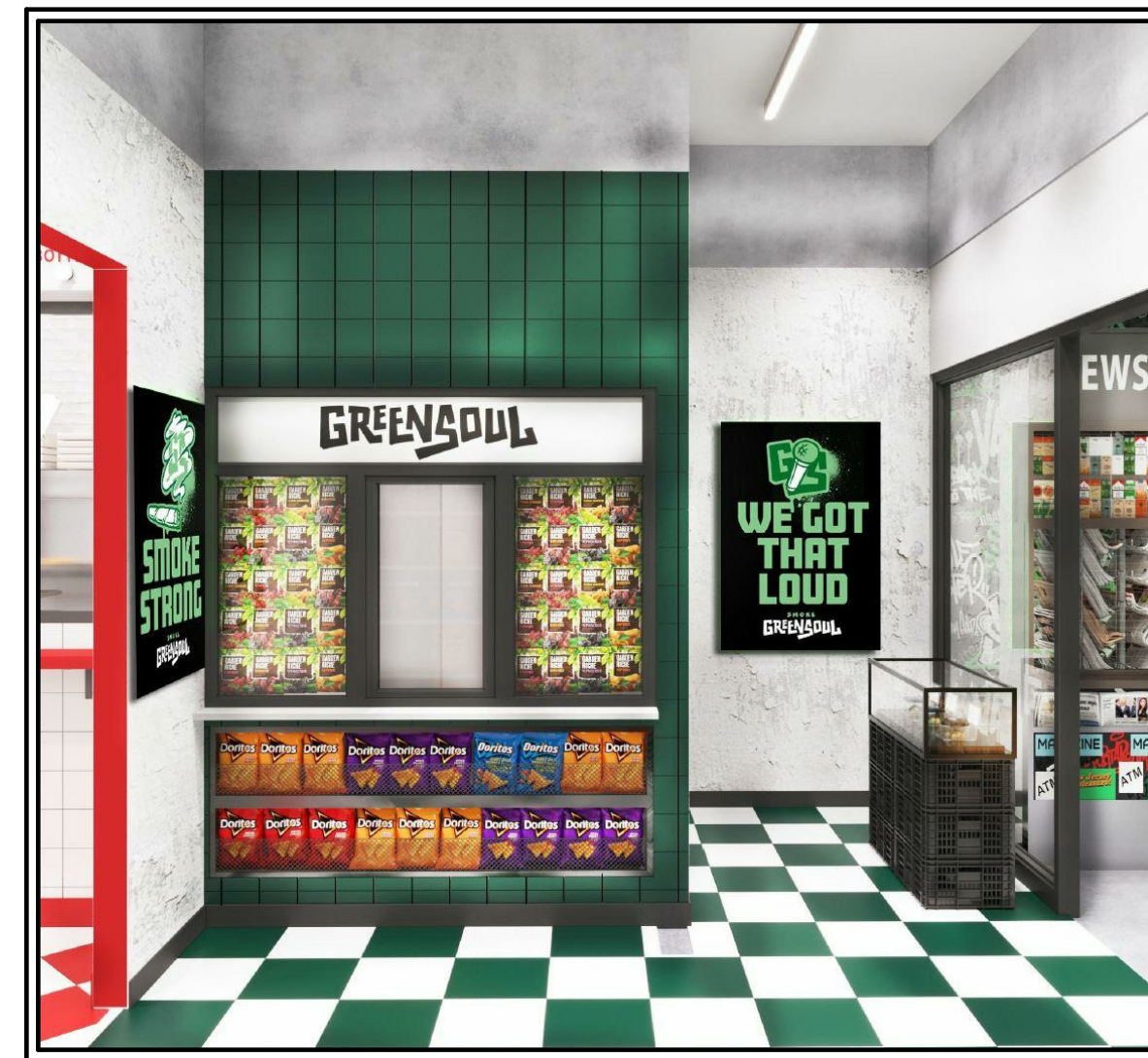
1 CHECK-IN VIEW 1



1 1st Floor Level Rendering Key Plan
1/4" = 1'-0"



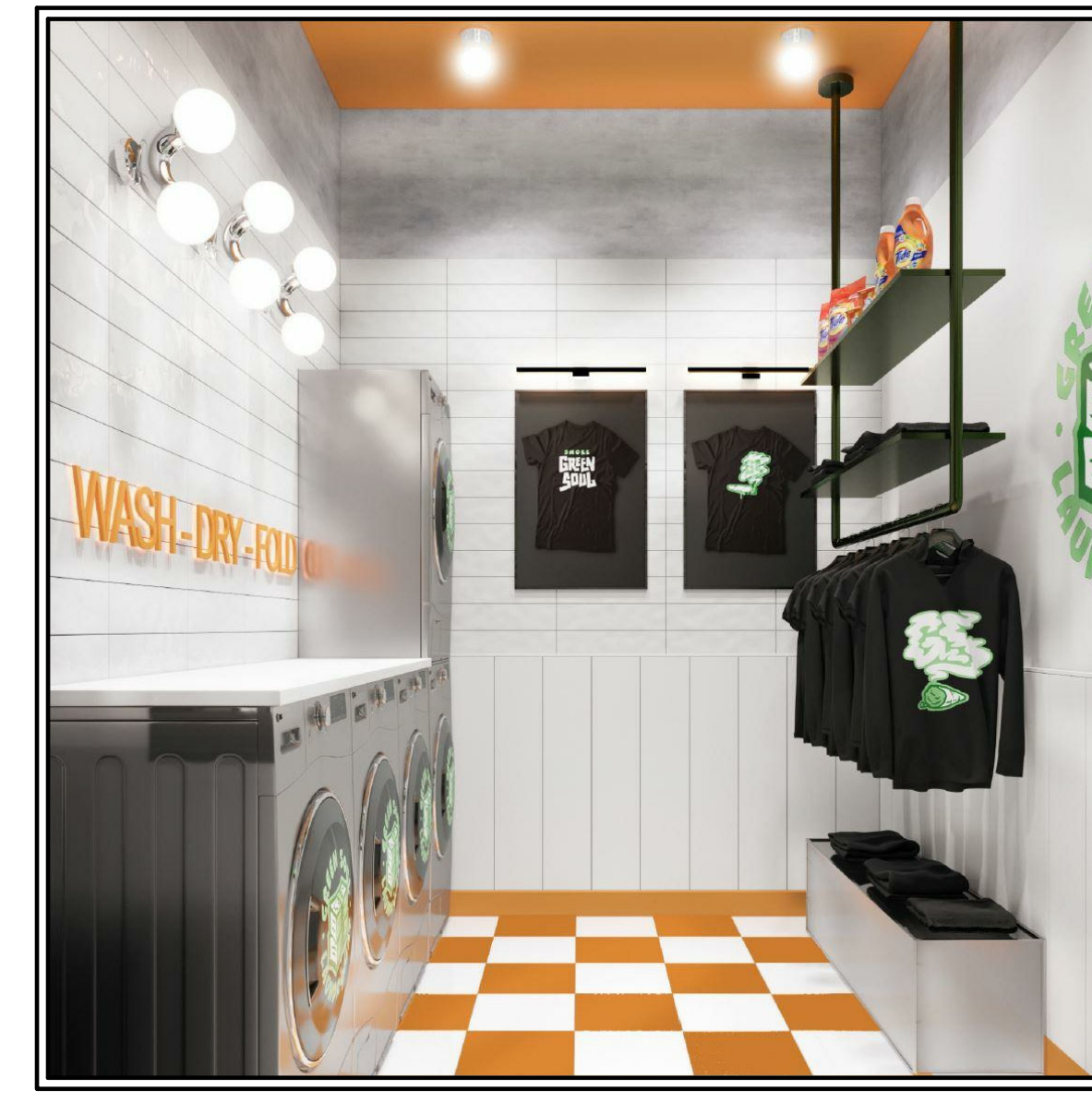
4 PIZZA SHOP VIEW



5 THE MARKET VIEW



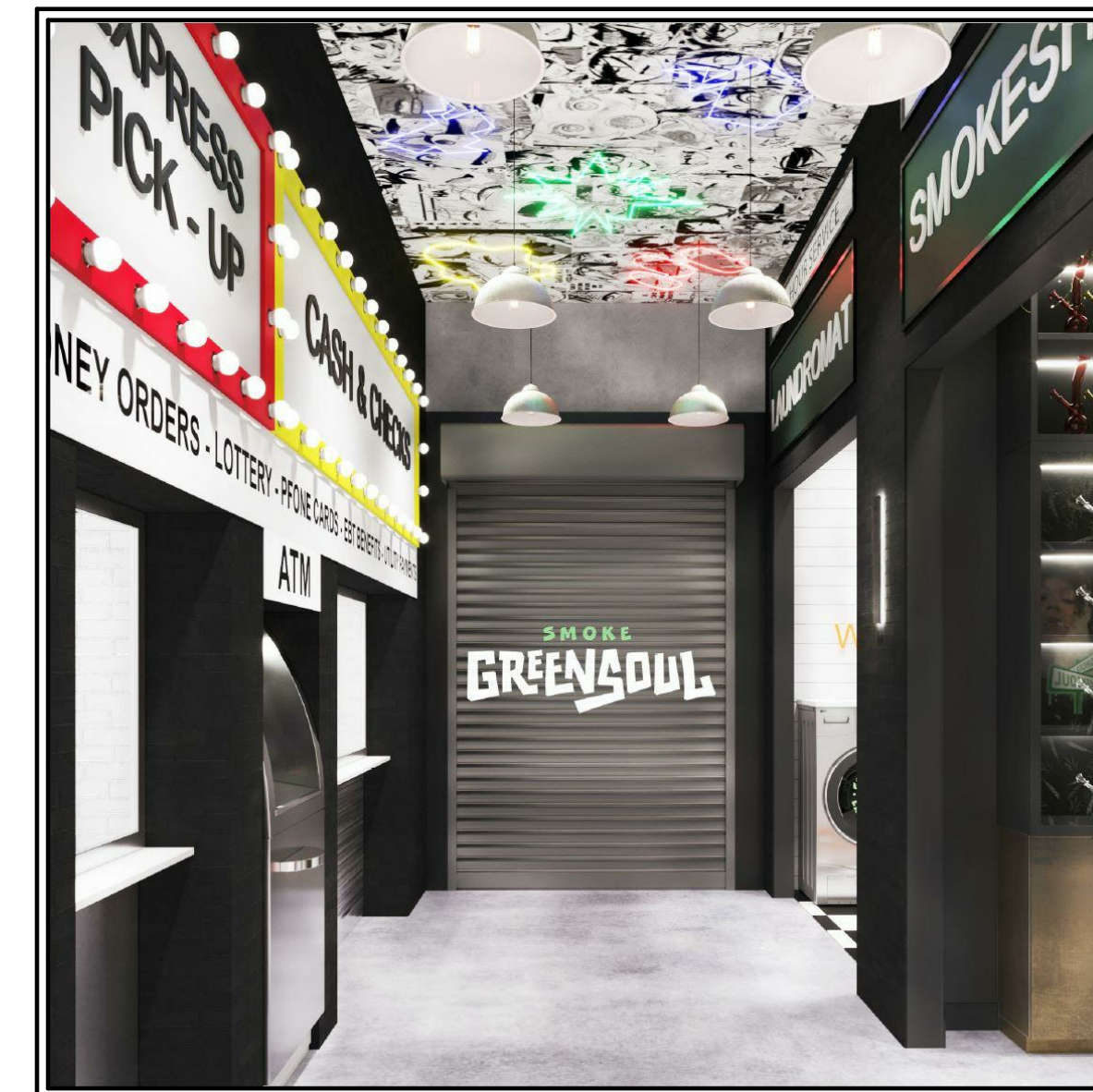
6 CHECK-IN VIEW 1



7 LAUNDROMAT VIEW



8 ACCESSORY CASES



9 ONLINE PICK-UP

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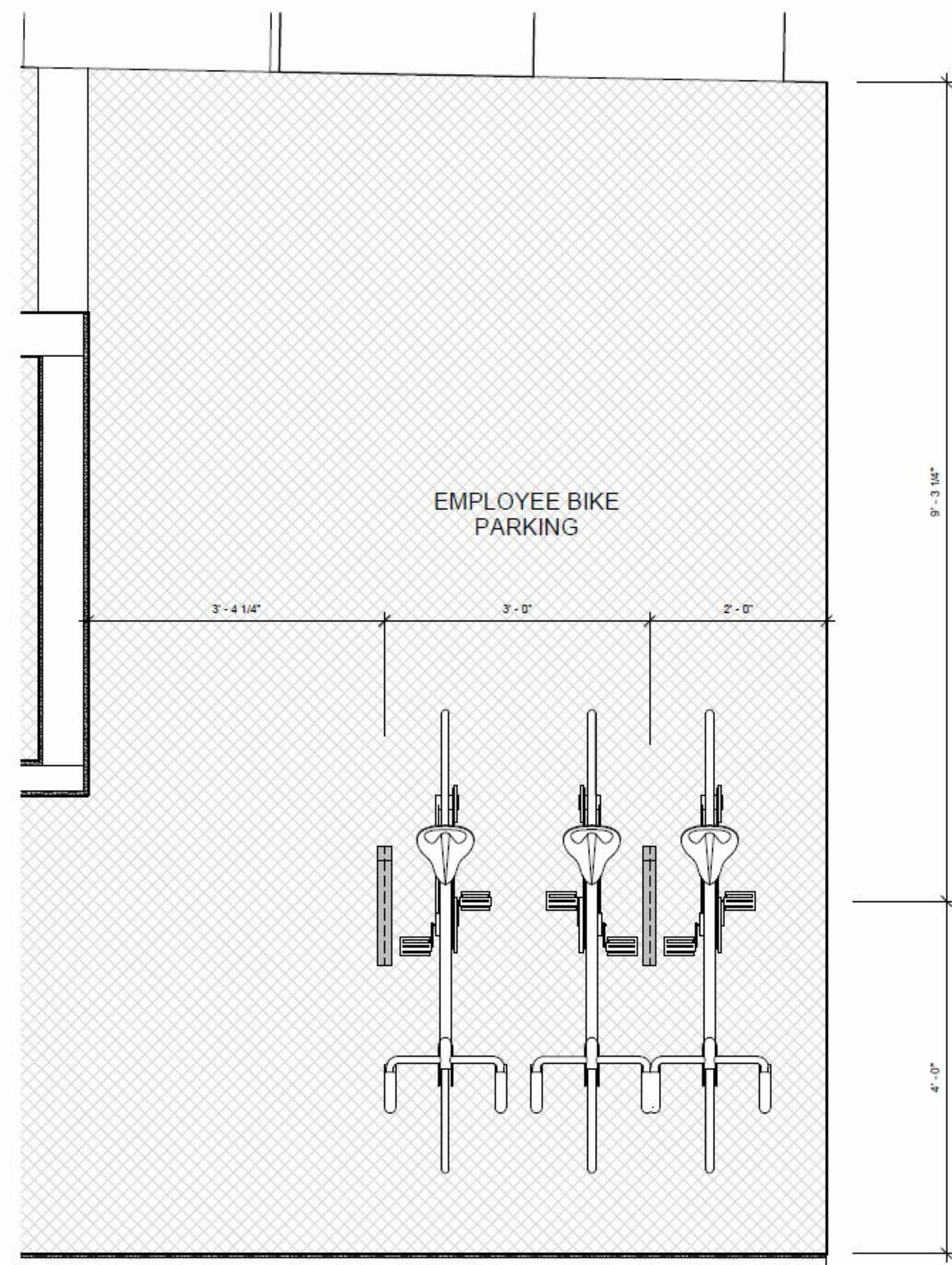
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Interior Images

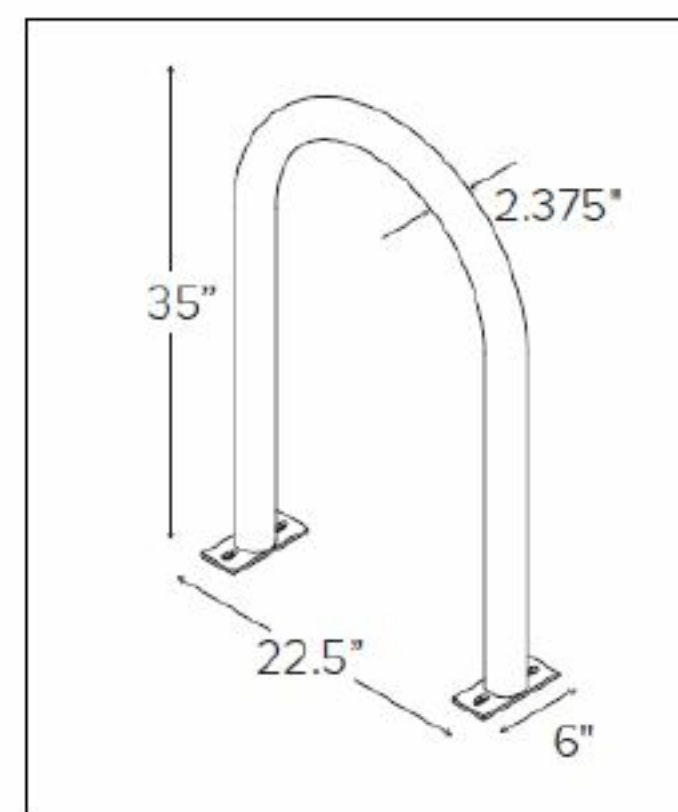
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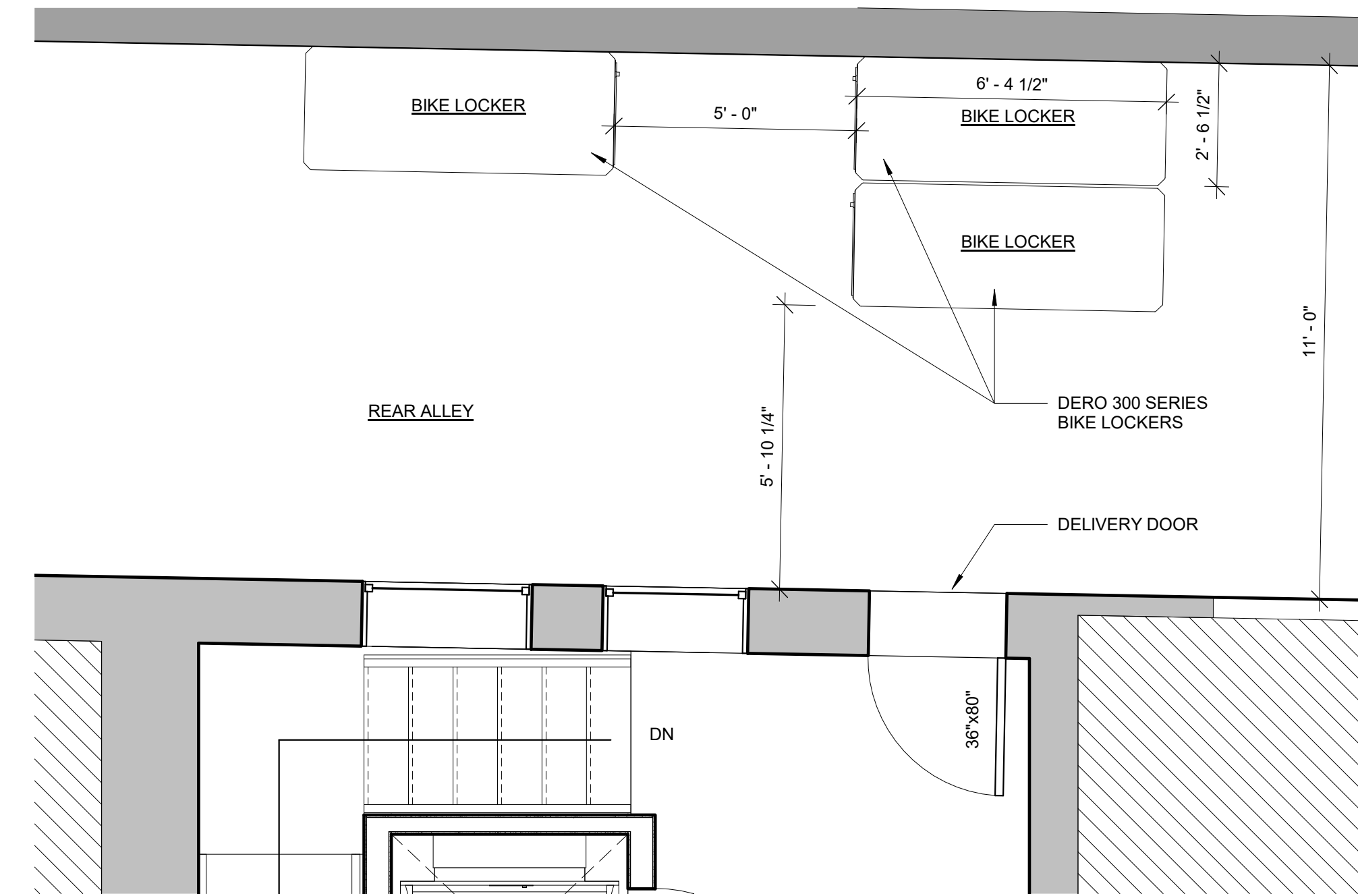


1 Bike Parking Plan
1" = 1'-0"



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

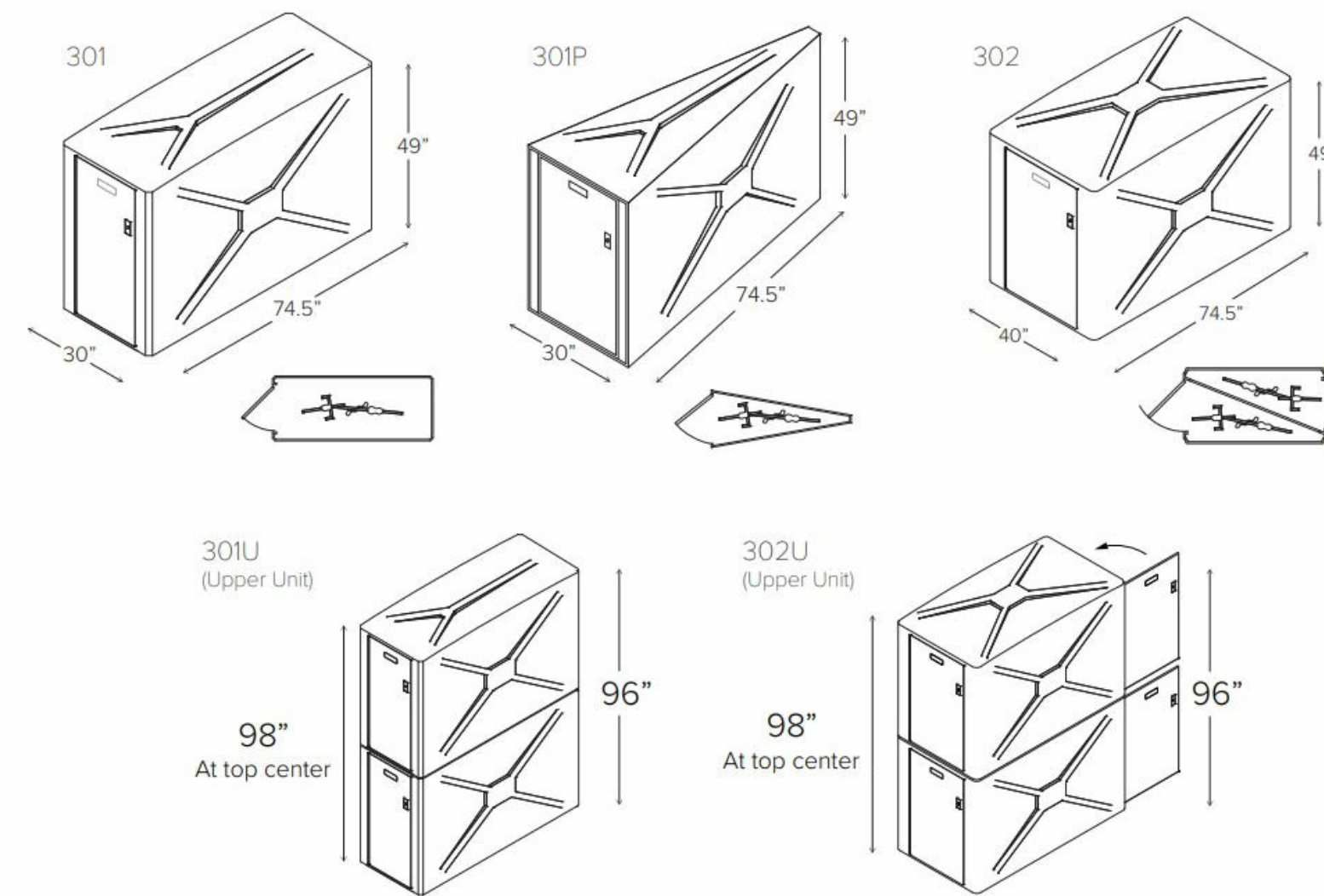
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1 Revised Bike Plan
3/8" = 1'-0"

DERO 300 Series Bike Locker Specifications

Models 301, 301P, 301U, 302, 302U



Structure and Finish

- 1 door, 1 bike capacity
- One piece molded fiberglass plastic composite, UV and graffiti resistant
- Comes in choice of two colors - medium grey or tan
- Comes standard with choice of T-handle lock with three keys or padlocking handle system
- Available in 1-2 bike capacity
- Rectangular or pie shaped
- Stackable option available for 301 and 302
- All lockers are shipped assembled and can stand alone or be grouped.
- No common walls - Lockers are easily relocated.
- Fiberglass reinforced plastic is highly resistant to impact and stains and will not corrode.
- High security with standard key locks recessed in door face and internal locking bar mechanism.



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Employee Bike Comparison

A-4

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