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C-003	Civil Details	03/07/14
L-001	Landscape Plan	03/07/14
L-002	Landscape Material Board	03/07/14
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PROPOSED 318 BEACON STREET
RESIDENCES

08-25-2014 SUBMISSION

CLIENT
Beacon Street Partners LLC

ARCHITECT
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
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Design Consultants Inc,
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PROJECT NAME
BEACON RESIDENCES
PROJECT ADDRESS
318 BEACON STREET SOMERVILLE MA
CLIENT
Beacon Street Partners LLC

ARCHITECT
KHALSA DESIGN INC.

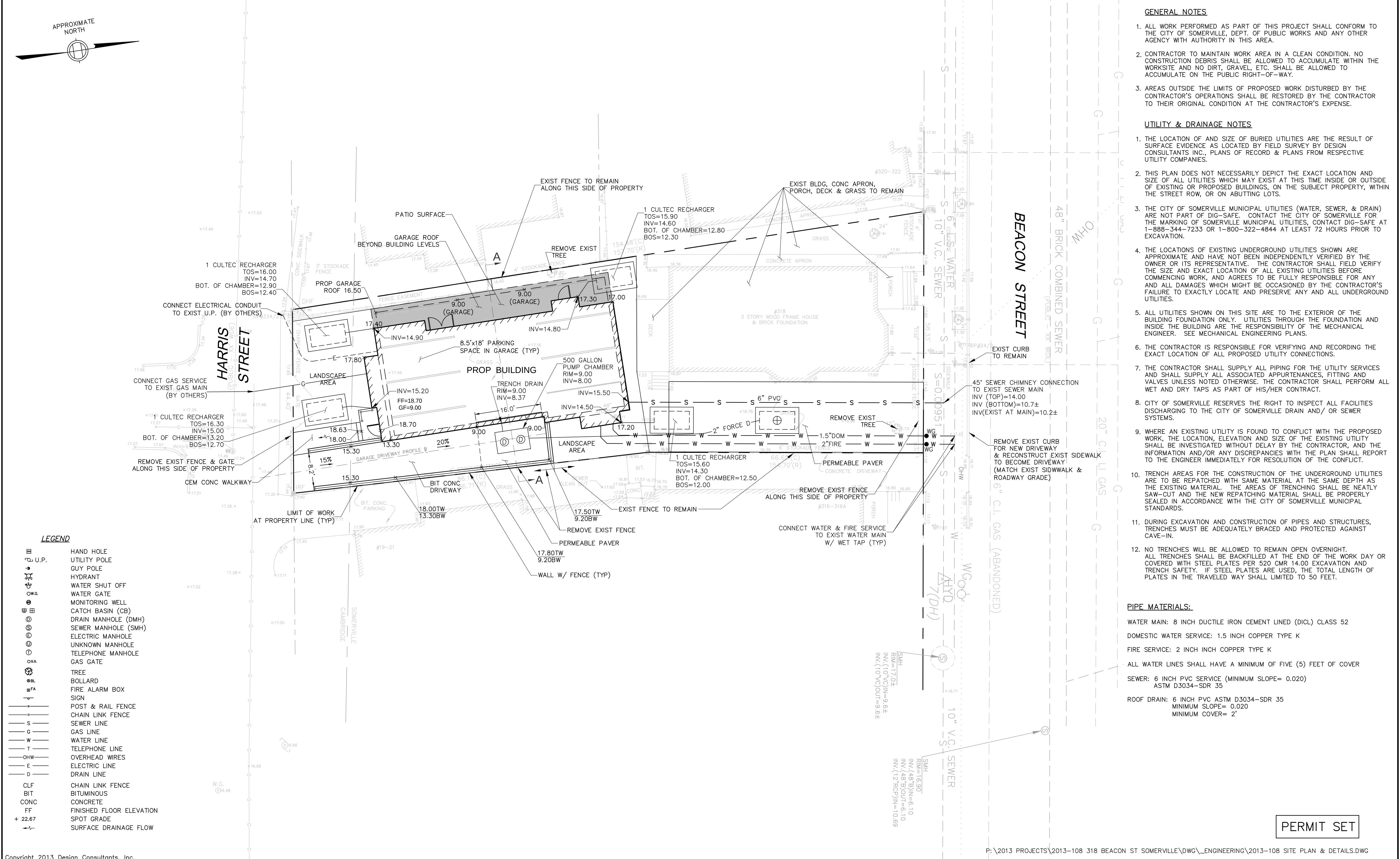
17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number	13020	
Date	04/02/14	
Drawn by	MT	
Checked by	KDI	
Scale		
REVISIONS		
No.	Description	Date

Title Sheet
A-000
BEACON RESIDENCES



GENERAL NOTES

- ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE CITY OF SOMERVILLE, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.
- CONTRACTOR TO MAINTAIN WORK AREA IN A CLEAN CONDITION. NO CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ACCUMULATE WITHIN THE WORKSITE AND NO DIRT, GRAVEL, ETC. SHALL BE ALLOWED TO ACCUMULATE ON THE PUBLIC RIGHT-OF-WAY.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

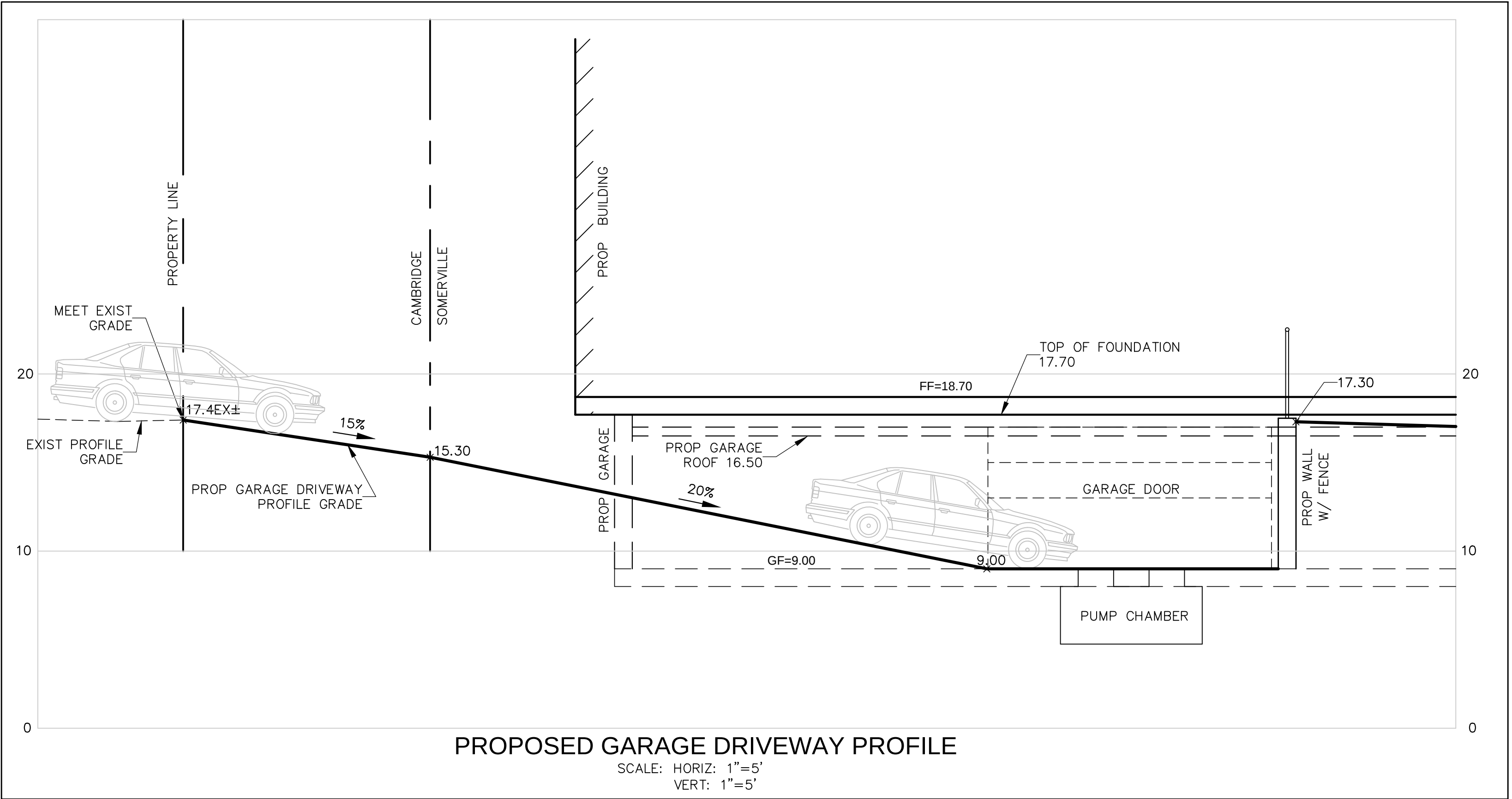
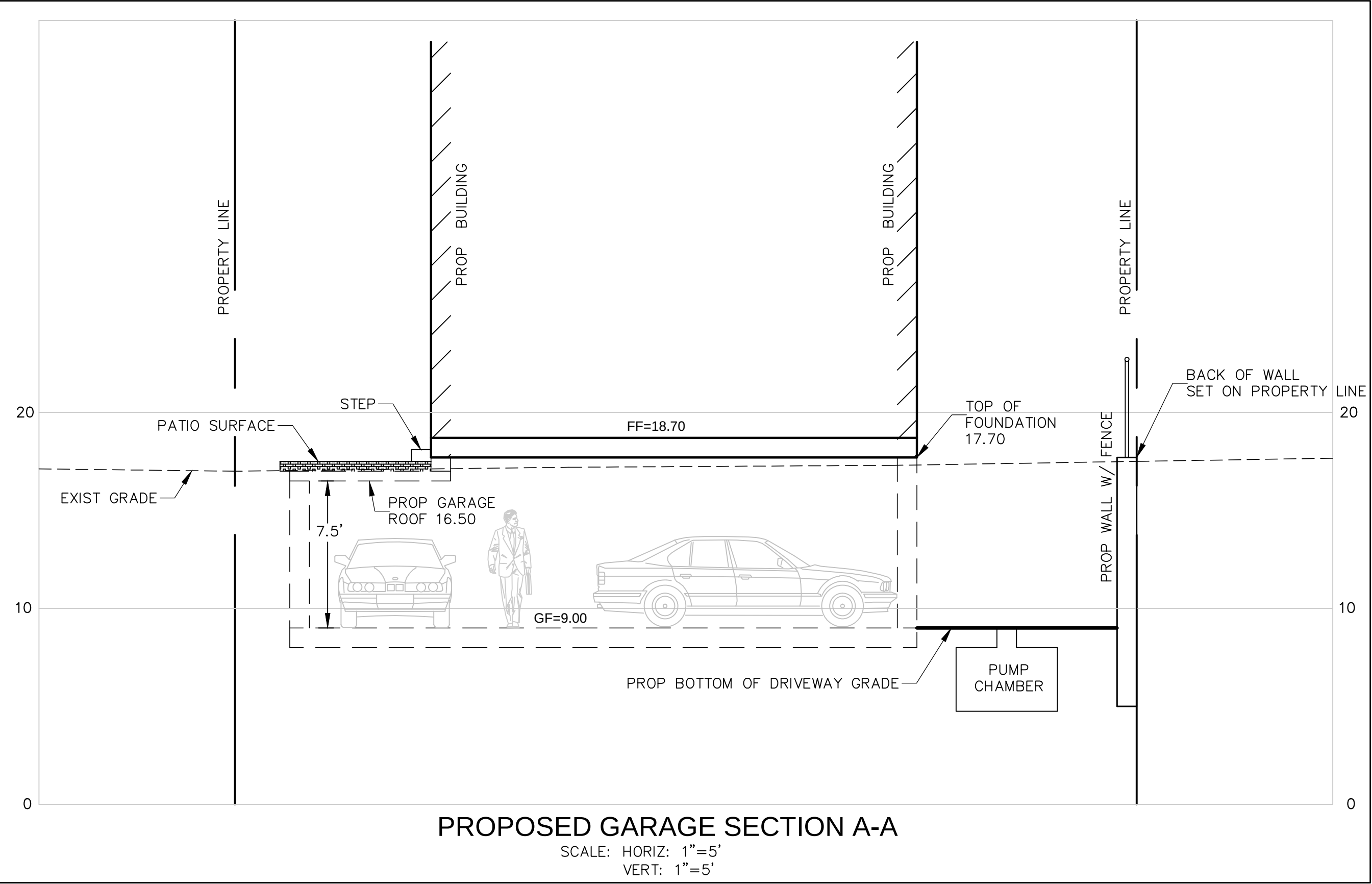
UTILITY & DRAINAGE NOTES

- THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DESIGN CONSULTANTS INC., PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
- THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET ROW, OR ON ABUTTING LOTS.
- THE CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER, & DRAIN) ARE NOT PART OF DIG-SAFE. CONTACT THE CITY OF SOMERVILLE FOR THE MARKING OF SOMERVILLE MUNICIPAL UTILITIES, CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEERING PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
- THE CONTRACTOR SHALL SUPPLY ALL PIPING FOR THE UTILITY SERVICES AND SHALL SUPPLY ALL ASSOCIATED APPURTENANCES, FITTING AND VALVES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PERFORM ALL WET AND DRY TAPS AS PART OF HIS/HER CONTRACT.
- CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND/ OR SEWER SYSTEMS.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE EXISTING UTILITY SHALL BE INVESTIGATED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION AND/OR ANY DISCREPANCIES WITH THE PLAN SHALL REPORT TO THE ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT.
- TRENCH AREAS FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE REPATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW REPATCHING MATERIAL SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
- DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
- NO TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF THE WORK DAY OR COVERED WITH STEEL PLATES PER 520 CMR 14.00 EXCAVATION AND TRENCH SAFETY. IF STEEL PLATES ARE USED, THE TOTAL LENGTH OF PLATES IN THE TRAVELED WAY SHALL LIMITED TO 50 FEET.

PIPE MATERIALS:

WATER MAIN: 8 INCH DUCTILE IRON CEMENT LINED (DCL) CLASS 52
DOMESTIC WATER SERVICE: 1.5 INCH COPPER TYPE K
FIRE SERVICE: 2 INCH INCH COPPER TYPE K
ALL WATER LINES SHALL HAVE A MINIMUM OF FIVE (5) FEET OF COVER
SEWER: 6 INCH PVC SERVICE (MINIMUM SLOPE= 0.020)
ASTM D3034-SDR 35
ROOF DRAIN: 6 INCH PVC ASTM D3034-SDR 35
MINIMUM SLOPE= 0.020
MINIMUM COVER= 2'

PERMIT SET



PERMIT SET

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P:\2013 PROJECTS\2013-108 318 BEACON ST SOMERVILLE\DWG_ENGINEERING\2013-108 SITE PLAN & DETAILS.DWG

Design Consultants, Inc.
Consulting Engineers and Surveyors
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350
68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1"= 5'
VERT: 1"= 5'

NO.	DATE	BY	REVISIONS

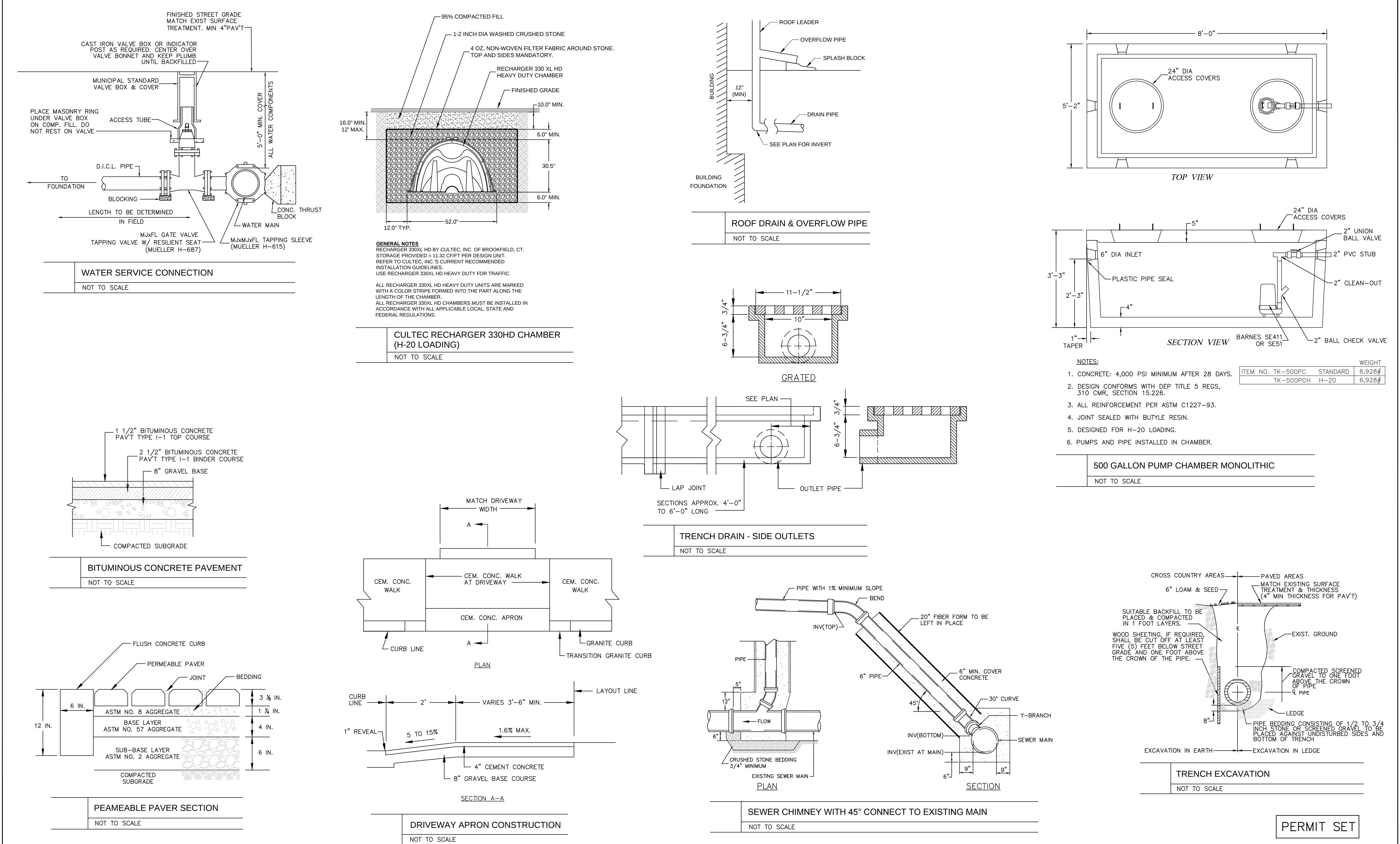
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DRAFTING: SSW
CHECKED: DG
APPROVED: SBS

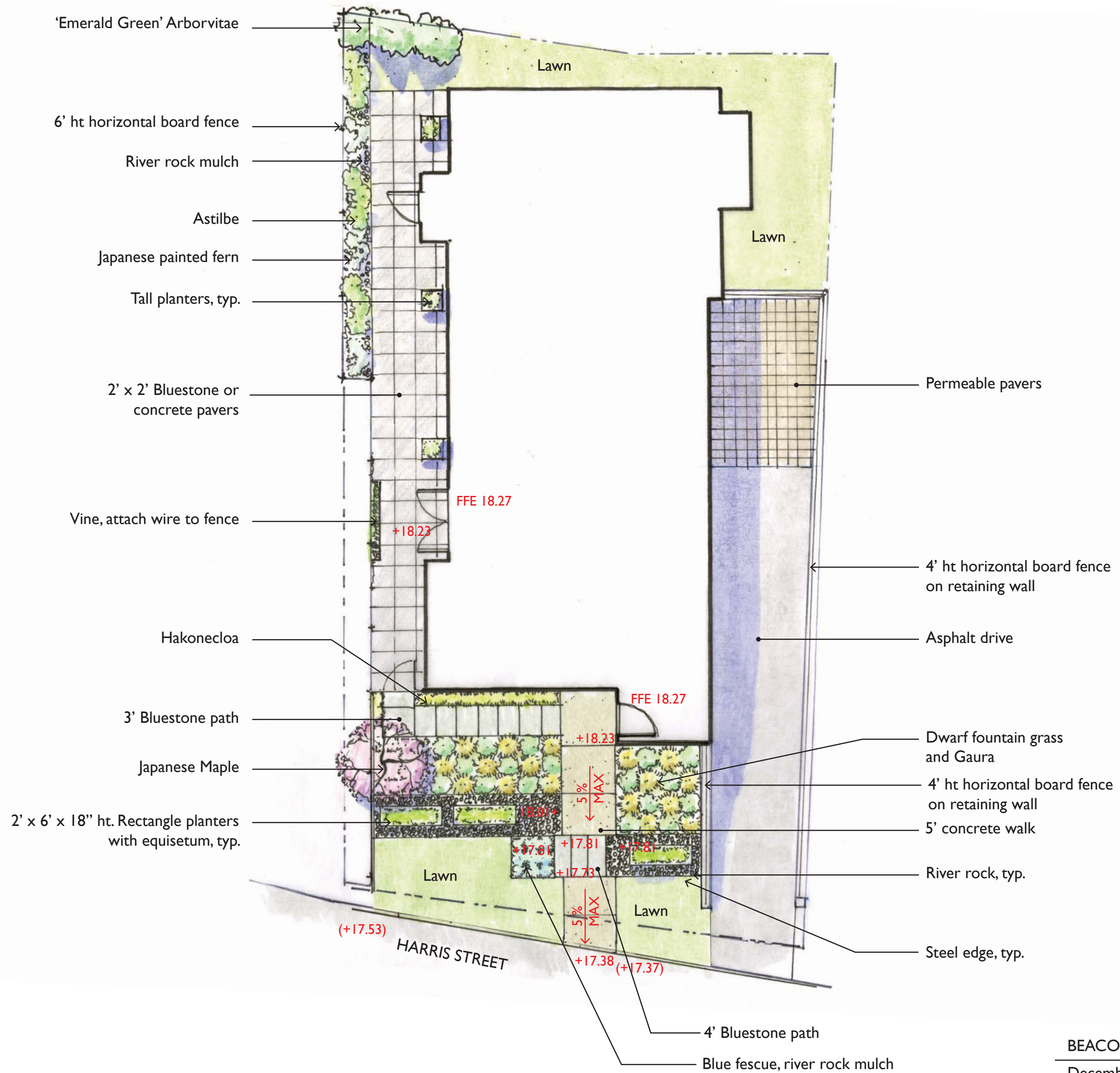
PROFILE & SECTION

318 BEACON STREET

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
PREPARED FOR
GFC DEVELOPMENT, INC.

PROJECT NO.
2013-108
DATE: OCT. 10, 2013
SHEET NO.
2 OF 3







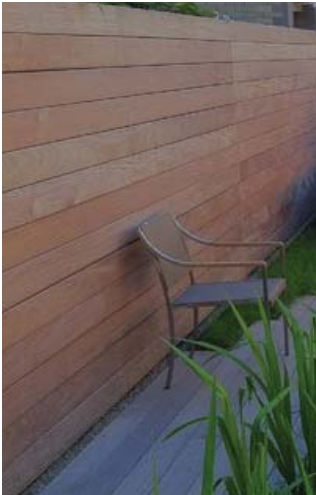
Bluestone Paving or concrete pavers



Permeable paver



Horizontal board fence



Vine with wire



Tall Pots - color options



Rectangular Planter



Metal Railing





Equisetum



Hakonecloa



Dwarf Fountain Grass



River Rock



Steel edge



Gaura

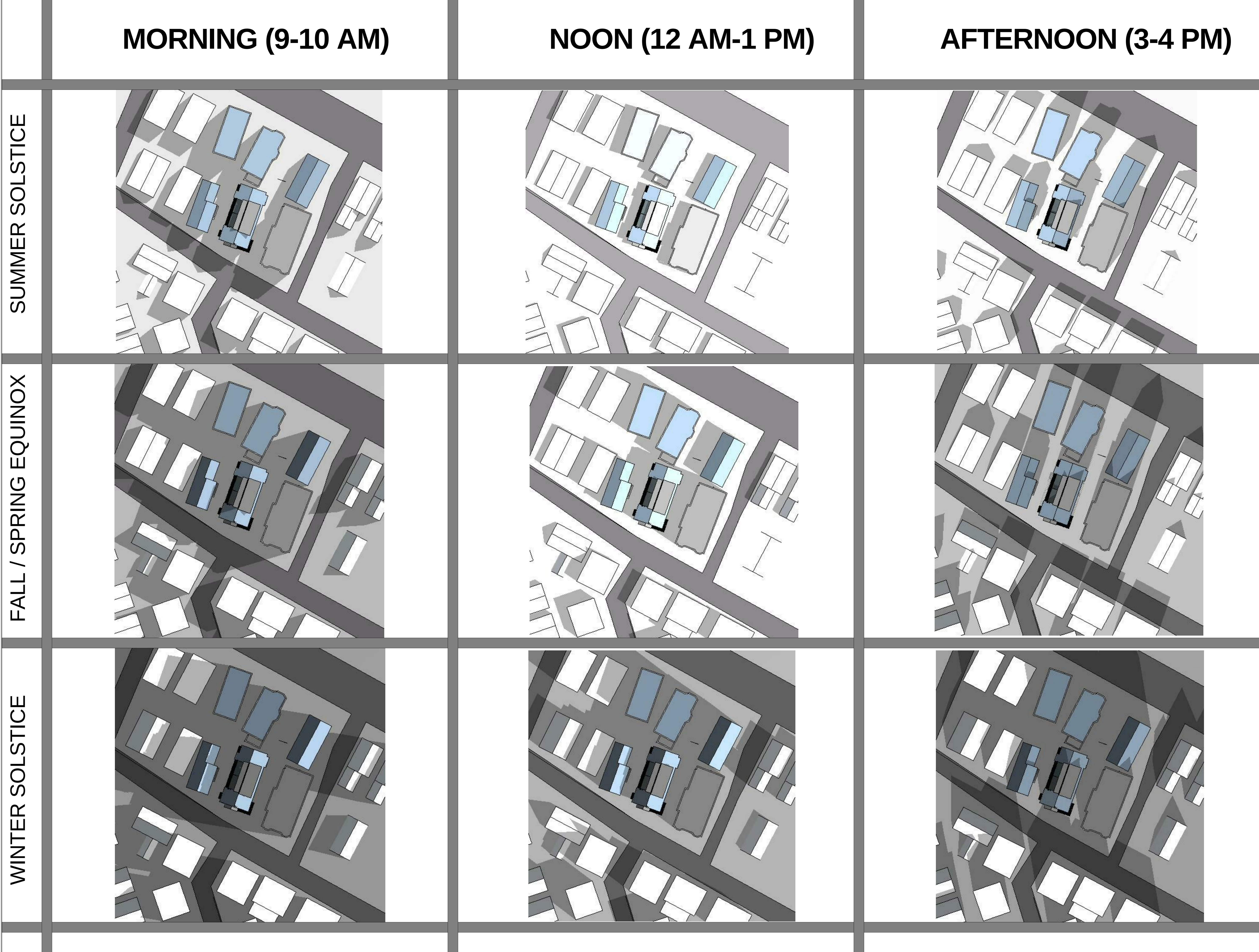


Japanese painted fern



Astilbe





PROJECT NAME

BEACON RESIDENCES

PROJECT ADDRESS

318 BEACON STREET
SOMERVILLE MA

CLIENT

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ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

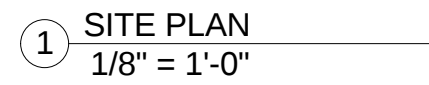
Project number	13020
Date	04-14-2014
Drawn by	CC
Checked by	JSK
Scale	12" = 1'-0"

REVISIONS		
No.	Description	Date

SHADOW STUDY

SHD

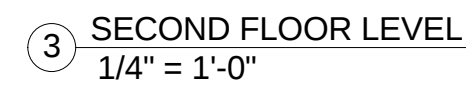
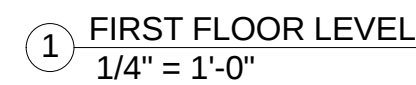
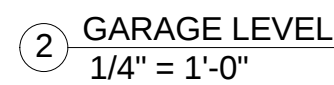
BEACON RESIDENCES



PROJECT NAME BEACON RESIDENCES
PROJECT ADDRESS 318 BEACON STREET SOMERVILLE MA
CLIENT Beacon Street Partners LLC
ARCHITECT KHALSA DESIGN INC.

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BEACON RESIDENCES



BEACON RESIDENCES

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BEACON RESIDENCES

318 BEACON STREET
SOMERVILLE MA

**Beacon Street
Partners LLC**

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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CONSULTANTS:

REGISTRATION

Project number	13020
Date	04/02/14
Drawn by	MT
Checked by	KD
Scale	1/4" = 1'-0"

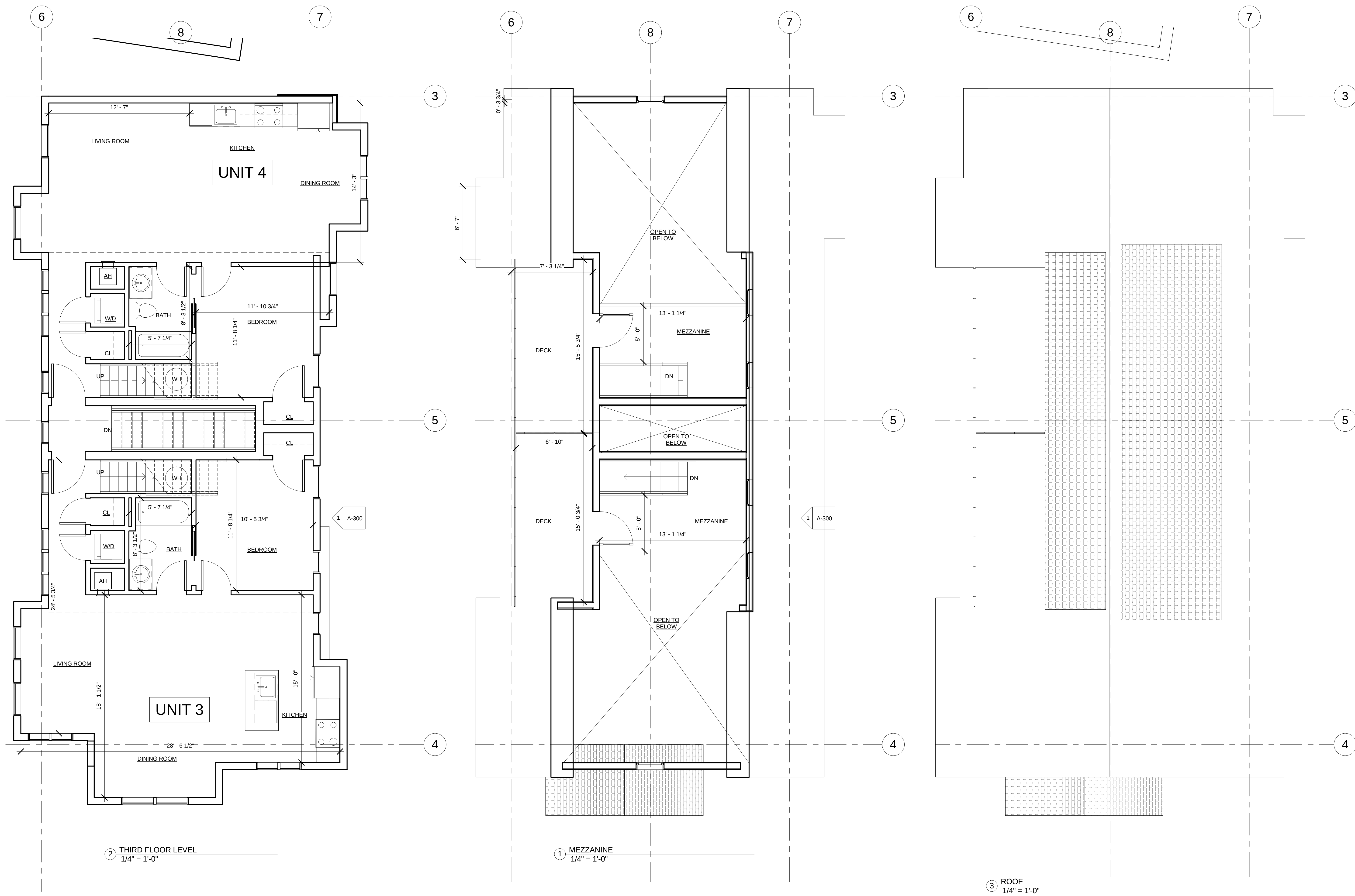
REVISIONS

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SECOND, MEZZANINE & ROOF LEVELS

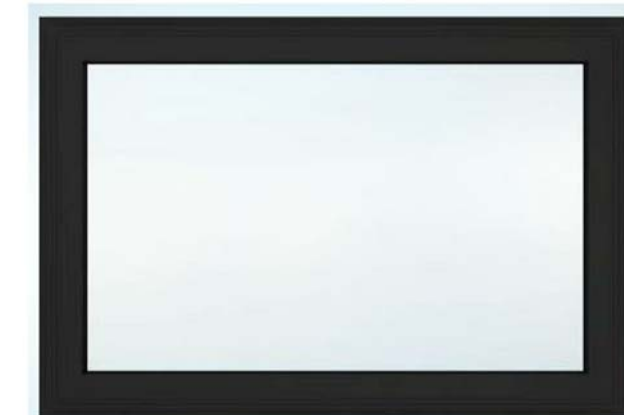
A-101

BEACON RESIDENCES

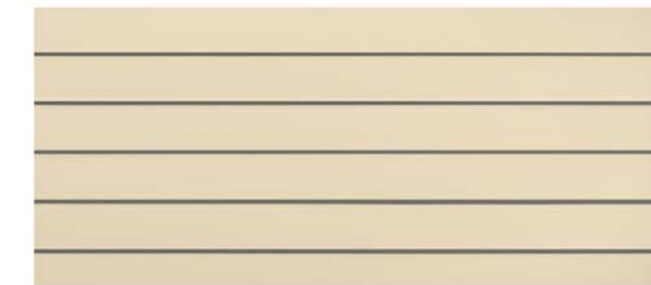




① Right Side Elevation
3/16" = 1'-0"



Dark Brown colored windows



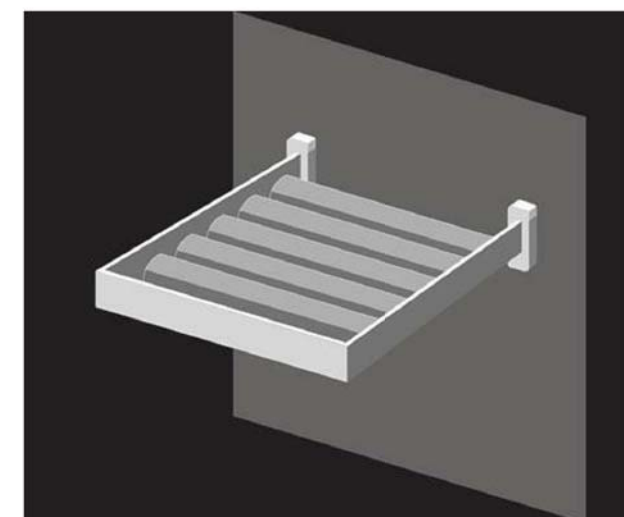
CertainTeed Fiber Cement Smooth Lap Siding in Light Maple @ 6" and 8" Exposure



CertainTeed Trim Board and Panel in Snow



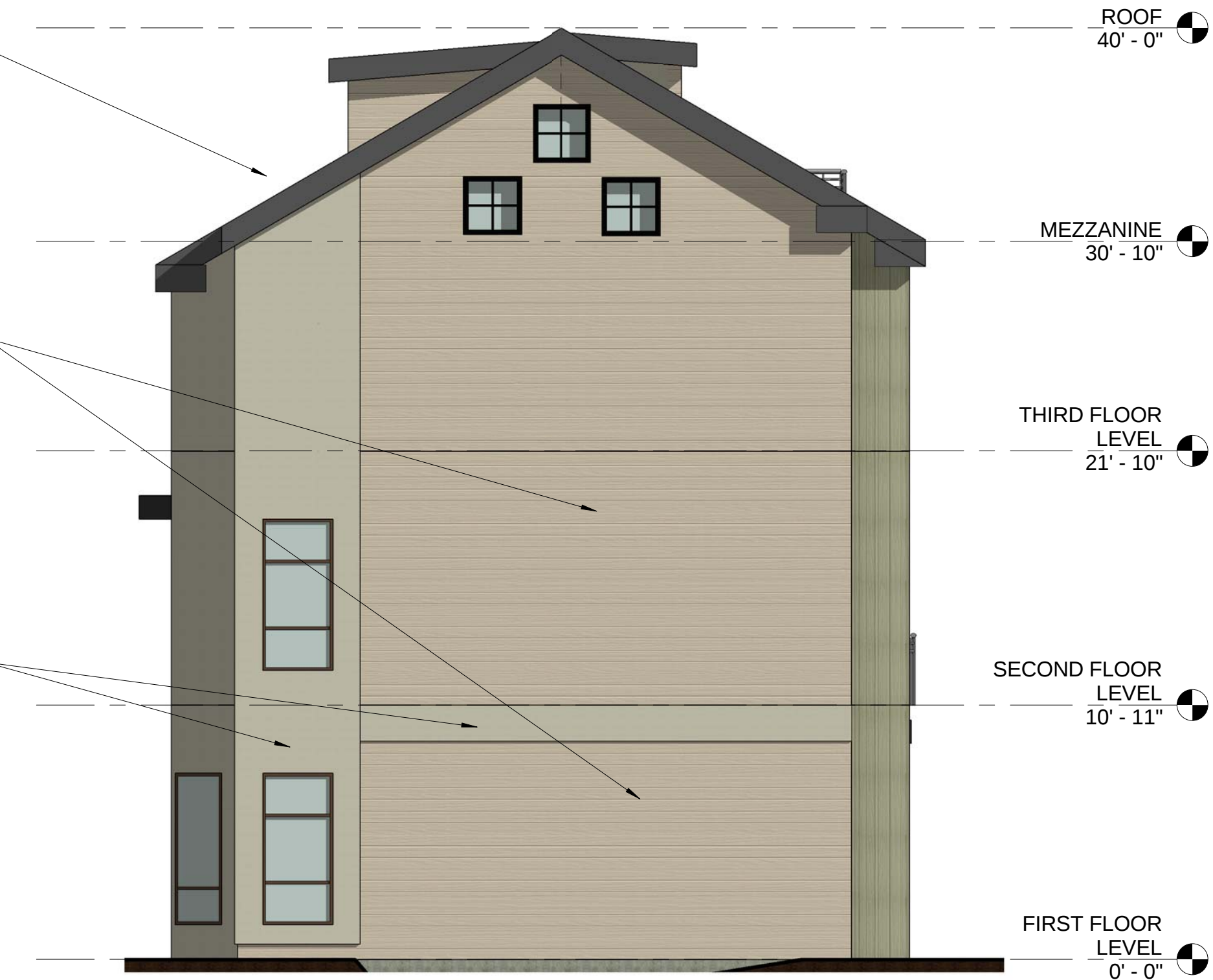
CertainTeed Fiber Cement Cedar 8" Grove Vertical Siding in Cypress Green



Centria Sunshades



Horizontal Cedar Wood Siding Clear Coat Finish



② Rear Elevation
3/16" = 1'-0"



③ Front Elevation
3/16" = 1'-0"



④ Left Side Elevation
3/16" = 1'-0"

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REGISTRATION

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Date	04/02/14
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Scale	3/16" = 1'-0"

REVISIONS

No.	Description	Date

EXTERIOR ELEVATIONS

A-300

BEACON RESIDENCES



PROJECT NAME

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318 BEACON STREET
SOMERVILLE MA

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**Beacon Street
Partners LLC**

ARCHITECT

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17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

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Date	04/02/14
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Scale	12" = 1'-0"

REVISIONS

[illegible]

PERSPECTIVE

A-301

BEACON RESIDENCES



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PROJECT NAME

BEACON
RESIDENCES

PROJECT ADDRESS

318 BEACON STREET
SOMERVILLE MA

CLIENT

Beacon Street
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ARCHITECT

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TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number	13020
Date	04/02/14
Drawn by	MT
Checked by	KDI
Scale	

REVISIONS

No.	Description	Date

Perspectives

A-301B

BEACON RESIDENCES



PROJECT NAME

BEACON
RESIDENCES

PROJECT ADDRESS

318 BEACON STREET
SOMERVILLE MA

CLIENT

Beacon Street
Partners LLC

ARCHITECT

KHALSA DESIGN INC.



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SOMERVILLE, MA 02143

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CONSULTANTS:

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Project number	13020
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Checked by	KDI
Scale	12" = 1'-0"

REVISIONS

No.	Description	Date

PERSPECTIVE

A-302

BEACON RESIDENCES



PROJECT NAME

BEACON
RESIDENCES

PROJECT ADDRESS

318 BEACON STREET
SOMERVILLE MA

CLIENT

Beacon Street
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ARCHITECT

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SOMERVILLE, MA 02143
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CONSULTANTS:

REGISTRATION

Project number	13020
Date	04/02/14
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

No.	Description	Date

Perspectives

A-302B

BEACON RESIDENCES

