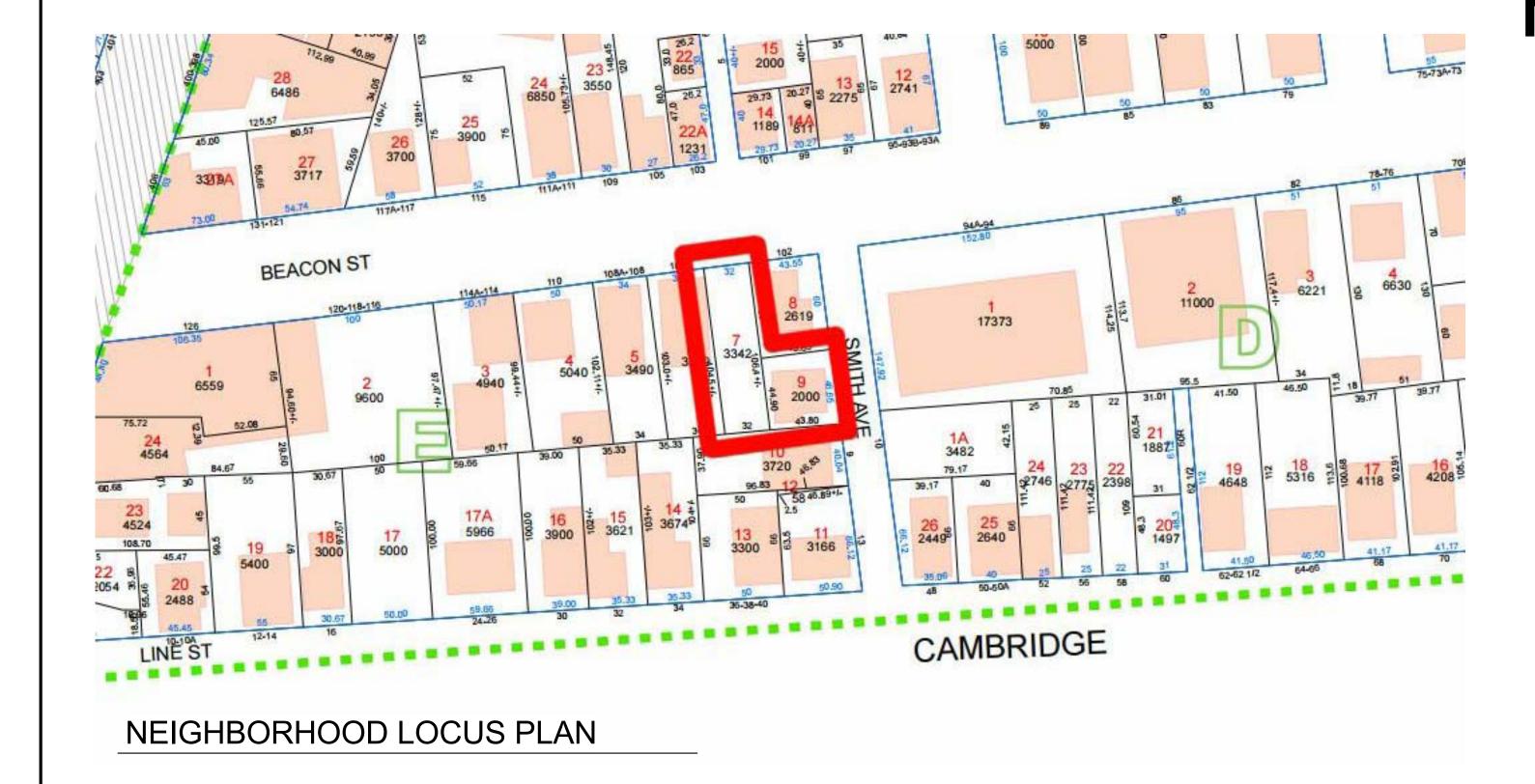


PROJECT: **NEW RESIDENCES AT 104 BEACON STREET** AND RENOVATION OF 5 SMITH AVENUE, SOMERVILLE, MA

ARCHITECT KHALSA DESIGN INC. 17 IVALOO STREET, SUITE 400 SOMERVILLE, MA 02143



SPECIAL PERMIT SET 07-01-2016

PROJECT NAME

BEACON SMITH

PROJECT ADDRESS
5 SMITH AVENUE & **104 BEACON STREET** SOMERVILLE, MA

CLIENT

MOONS REALTY TRUST

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

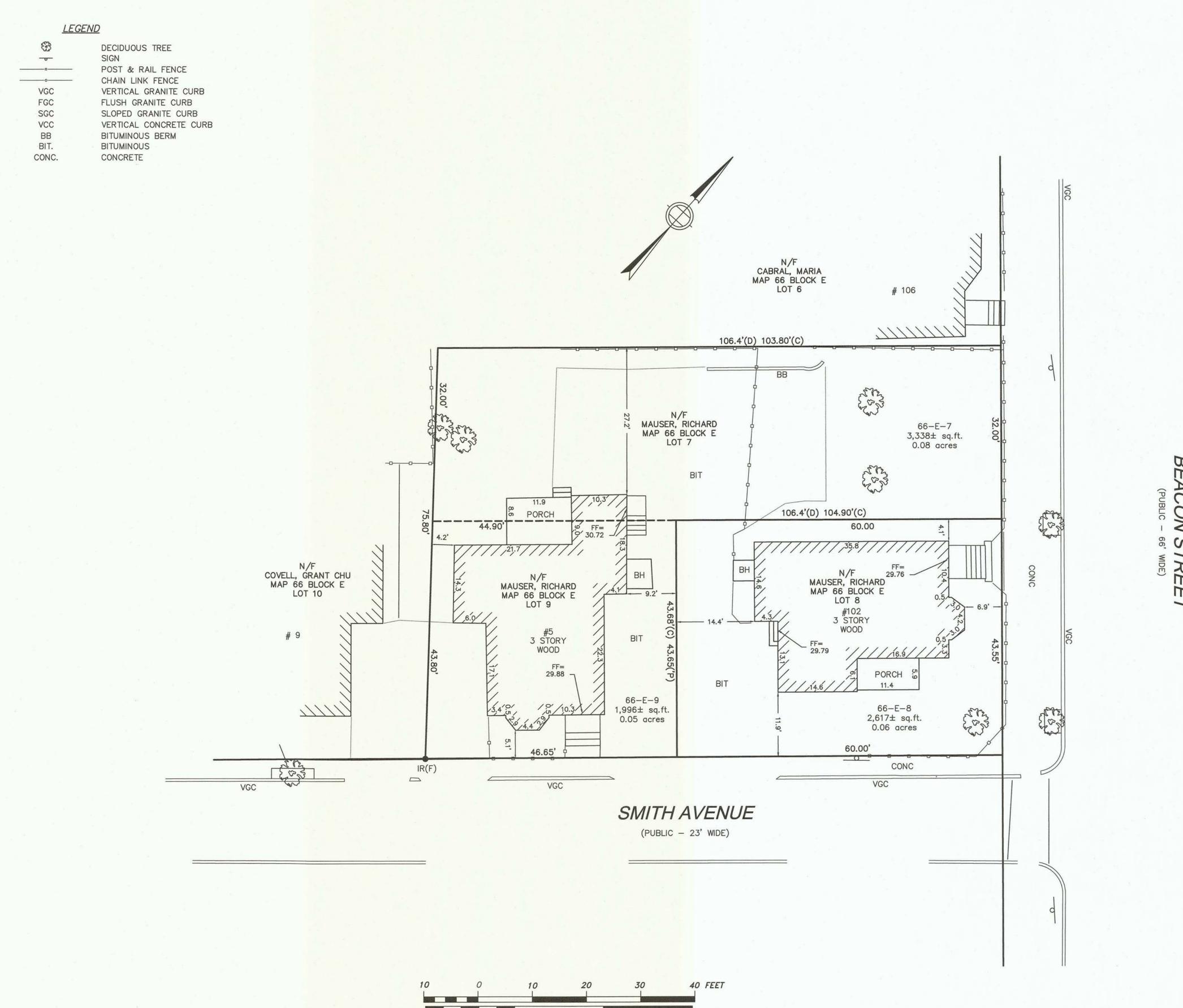
CONSULTANTS:



Project nu	mber		150
Date	Date		
Drawn by			MC
Checked I	у		JS
Scale		1/	4" = 1'-
REVISION	ONS		
No.	Description		Date

Cover Sheet

A-000 BEACON SMITH



BEAC

<u>NOTES</u>

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDINGS ON THE LOCUS PROPERTIES. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON JULY 16-23, 2015 BY DESIGN CONSULTANTS, INC.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF SOMERVILLE ASSESSOR'S OFFICES.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



B_ B. Da

BRIAN B. DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592

DATE July 23, 2615

LOCUS TITLE INFORMATION

102 BEACON STREET & 5 SMITH AVENUE

OWNER:

RICHARD MAUSER

DEED REFERENCE: BK. 26337 PG. 326 5 SMITH AVE BK. 27807 PG. 490 102 BEACON ST

PLAN REFERENCE: PLAN BK. 24 PG. 42 PLAN BK. 24 PG. 42

ASSESSORS:

MAP 66 BLOCK E LOT 7+9 5 SMITH AVE MAP 66 BLOCK E LOT 8 102 BEACON ST

Copyright 2015 Design Consultants, Inc.

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"= 10'
VERT: ______
NO. DATE BY REVISIONS

FIELD: LG

CALCS: EAC

CHECKED: BBD

APPROVED: BBD

CERTIFIED PLOT PLAN

102 BEACON STREET 5 SMITH AVENUE PLAN OF LAND IN

2015-034 102 BEACON ST & 5 SMITH AVE SOMERVILLE DWG _SURVEY\ 15-034 102 Beacon St & 5 Smith Ave SOM EC.dwg

SOMERVILLE, MASSACHUSETTS

SURVEYED FOR

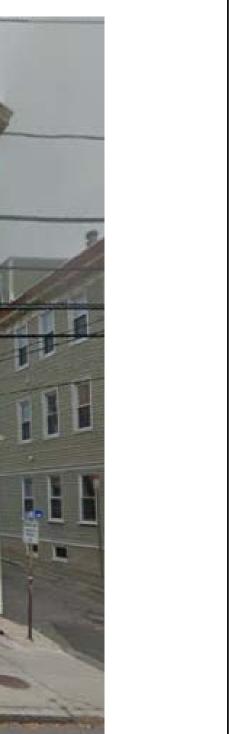
CRM PROPERTY MANAGMENT

PROJECT NO. 2015-034 DATE: <u>JULY 23, 2015</u>

SHEET NO.



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

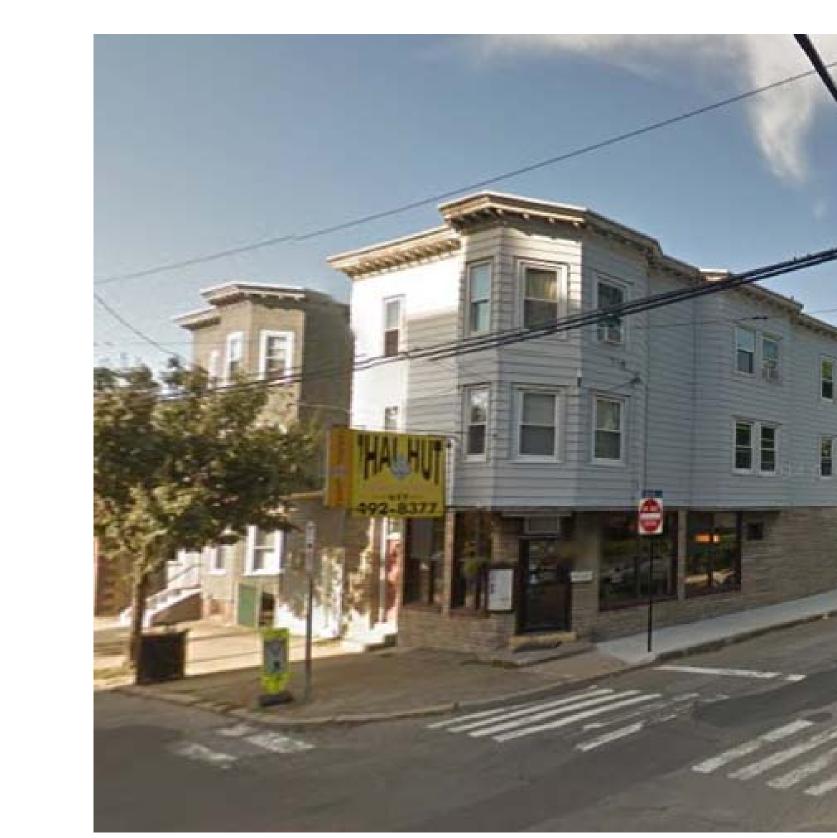


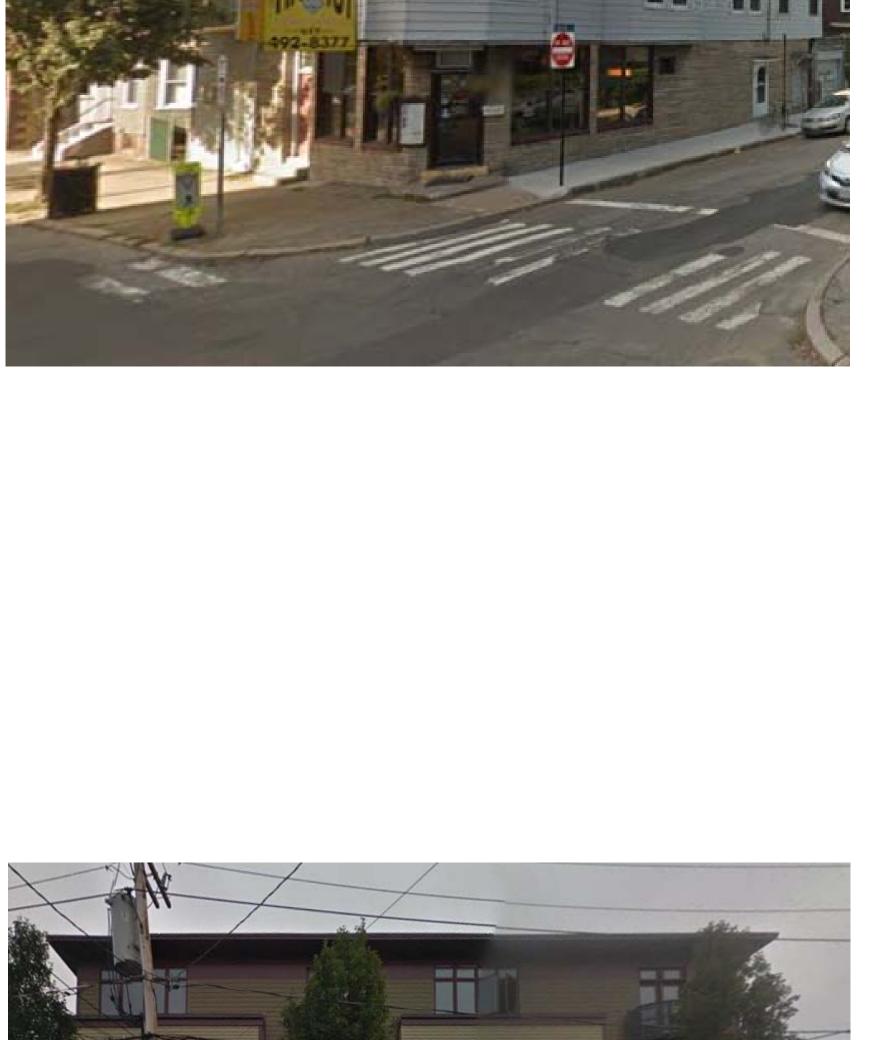


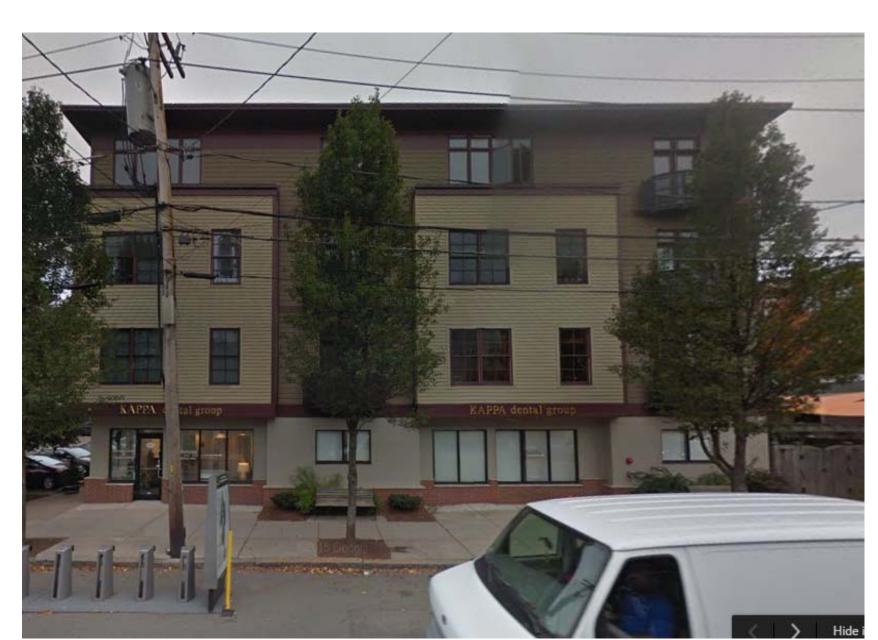
Project nu	mber	15057
Date		07-01-2016
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REVISIO	ONS	
No.	Description	Date

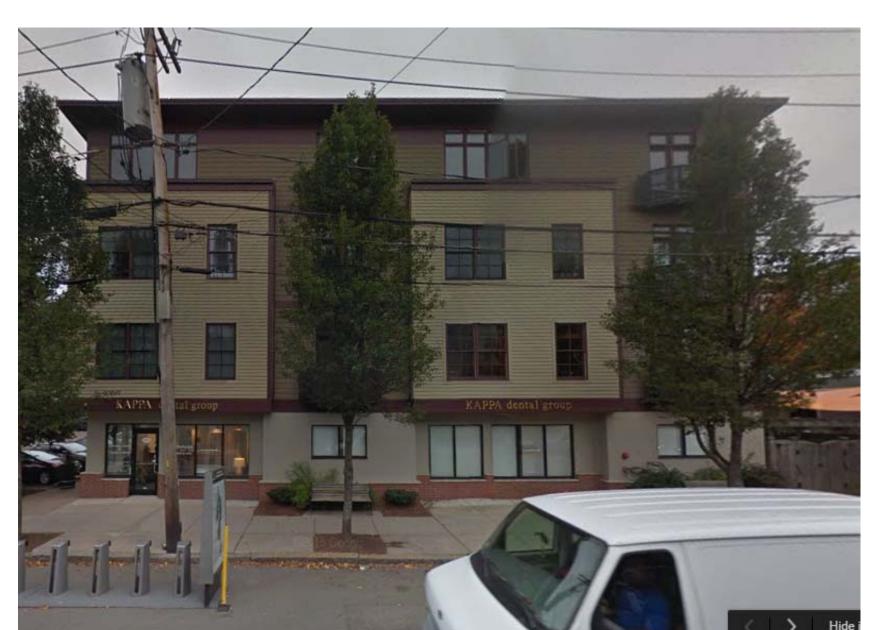
Neighborhood Photos

A-002 BEACON SMITH











MASSACHUSETTS	STATE	BUILDING	CODE
ABLE 503:			

_														
		FLOOD		E 000110	To d		ALLC	OWED	INC	REASE	TOTAL	PRO\	/IDED	DENAADVC
	NO	FLOOR	05	E GROUP	IYI	PE OF CONSTRUCTION	AREA	STORIES/	AREA	0700150	ALLOWED	AREA	STORIES/	REMARKS
							S.F.	HEIGHT	S.F.	STORIES	(PER BLDG.)	S.F.	HEIGHT	
	ı	FIRST	"R2"	RESIDENTIAL, MULTIFAMILY	"5A"	COMBUSTIBLE PROTECTED	10,200	3/40'	NOT	USED	10,200	3,284	I	
	2	SECOND	"R2"	RESIDENTIAL, MULTIFAMILY	"5A"	COMBUSTIBLE PROTECTED	10,200	3/40'	NOT	USED	10,200	3,085	I	
	3	THIRD	"R2"	RESIDENTIAL, MULTIFAMILY	"5A"	COMBUSTIBLE PROTECTED	10,200	3/40'	NOT	USED	10,200	2,760	I	
			RESID	ENTIAL AREA	A = 9,	129 S.F.								

FIRE RESISTANCE OF STRUCTURAL ELEMENTS:

CTDUCTURAL FLENTS	CONSTRU	CTION TYPE	FIDE DATING FILE #
STRUCTURAL ELEMENTS	2B	5A	FIRE RATING FILE #
I . EXTERIOR WALLS:			
BEARING	IHR	IHR	
NONBEARING	OHR	OHR	
2. FIRE / PARTY WALLS	2HR	2HR	
3. FIRE SEPARATION ASSEMBLIES:			
EXIT PATHS	2HR	2HR	
SHAFTS	2HR	IHR	
MIXED USE SEPARATION	2HR	2HR	
OTHER SEPARATIONS	IHR	IHR	
4. FIRE PARTITIONS:			
EXIT ACCESS CORRIDORS	IHR	IHR	
TENANT SEPARATIONS	IHR	IHR	
5. DWELLING UNIT SEPARATIONS	IHR	IHR	
6. SMOKE BARRIERS	IHR	IHR	
7. NON-LOADING PARTITIONS	OHR	OHR	
8. INTERIOR STRUCTURAL ELEMENTS:			
SUPPORTING MORE THAN ONE FLOOR	IHR	IHR	
SUPPORTING ONE FLOOR OR A ROOF ONLY	IHR	IHR	
9. STRUCTURAL MEMBERS SUPPORTING WALL	IHR	IHR	
10. FLOOR CONSTRUCTION INCLUDING BEAMS	IHR	IHR	
II. ROOF CONSTRUCTION:			
15' TO LOWEST MEMBER	IHR	IHR	
MORE THAN 15' LESS THAN 20'	OHR	IHR	
MORE THAN 20'	OHR	OHR	

EGRESS CALCULATIONS:

TABLE 1008.1.2, MULTI-FAMILY RESIDENTIAL USE:

	MITH STREET	APEA (C. G. E. V2000	OCCUPANT/
#	FLOOR	AREA (G.S.F.)/200	FLOOR
0	BASEMENT	795/200	3
I	FIRST FLOOR	769/200	3
2	SECOND FLOOR	737/200	3
3	THIRD FLOOR	382/200	1
104	4 BEACON STREET		
102	4 BEACON STREET FIRST FLOOR	1,597/200	7
104		I,597/200 I,597/200	7 7

TABLE 1009.2

CTAID	EGRESS CAPACITY	WIDTH	WIDTH
STAIR	0.2 * OCCUPANTS	ALLOWED	PROVIDED
5 SMITH STREET	2"	38"	39"
104 BEACON STREET	4"	38"	48"
DOOR WIDTH IN INCHES	î		
DOOR WIDTH IN INCHES	EGRESS CAPACITY	WIDTH	WIDTH
	EGRESS CAPACITY	WIDTH ALLOWED	WIDTH PROVIDED
DOOR	EGRESS CAPACITY	ALLOWED	PROVIDED
DOOR	EGRESS CAPACITY 0.15 * OCCPNTS.	ALLOWED	PROVIDED

PROJECT NAME

BEACON SMITH

PROJECT ADDRESS
5 SMITH AVENUE & 104 BEACON STREET, SOMERVILLE, MA

CLIENT

MOONS REALTY TRUST

ARCHITECT KHALSA DESIGN INC.



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

CONSULTANTS:



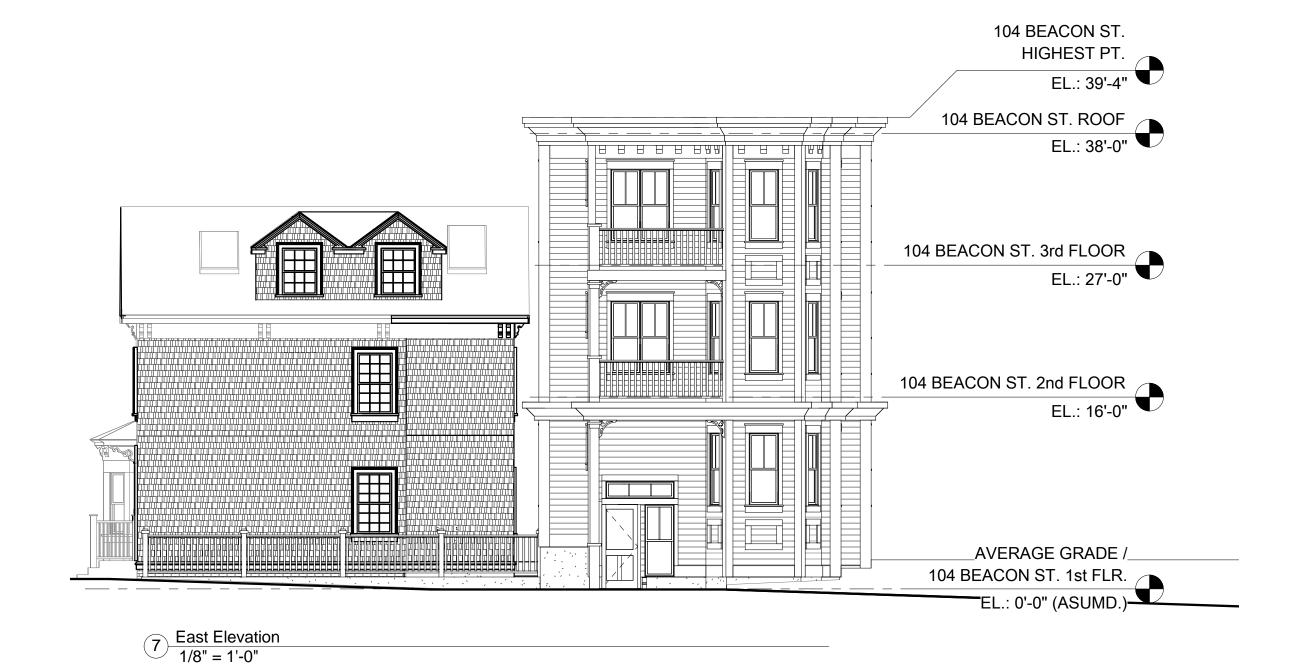
104 BEACON ST. MAX. EXIT DIST., 1st FLR.: 30'-8"



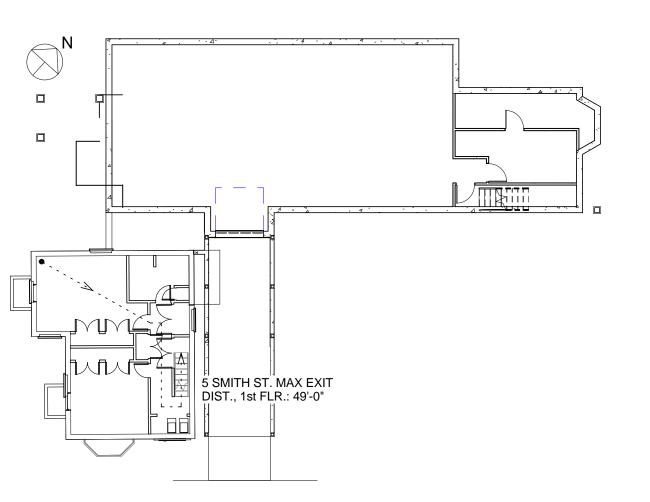
Project	number	15057		
Date	07	7-01-2016		
Drawn	by	MCB		
Checked by		JSK		
Scale	-			
REVISIONS				
No.	Description	Date		

Building Code Review & Egress Calculations

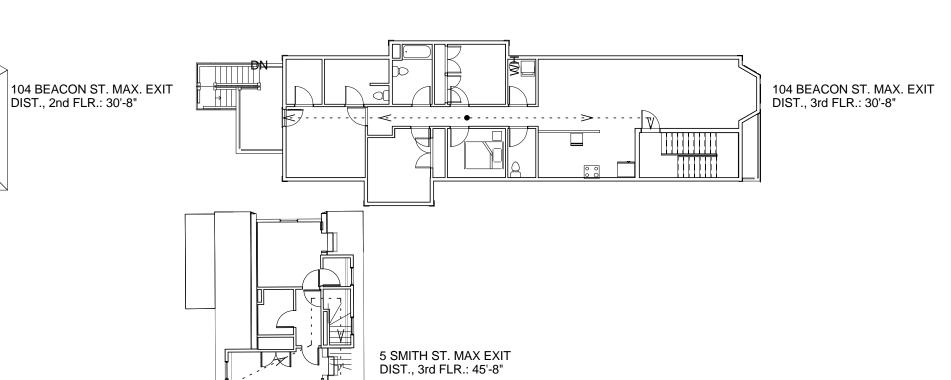
> A-010 BEACON SMITH



TOTAL BUILDING = 9,129 S.F.



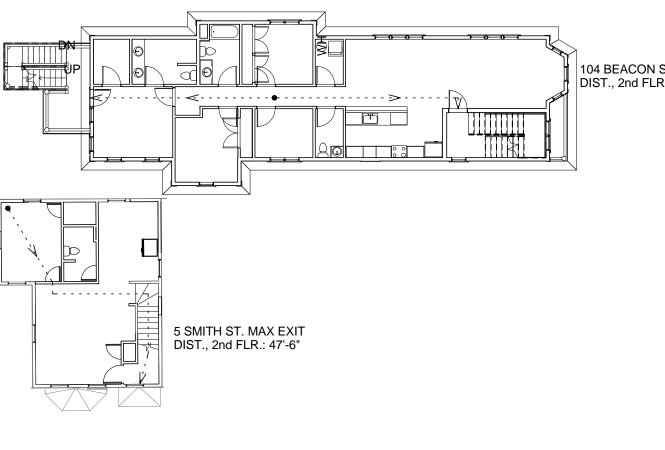




5 SMITH ST. MAX EXIT DIST., 1st FLR.: 47-6"

Building Code Review - 1st Floor
1/16" = 1'-0"

3 Building Code Review - 2nd Floor 1/16" = 1'-0"



6 South Elevation 1/8" = 1'-0"

Building Code Review - 3rd Floor
1/16" = 1'-0"

LEGEND

LANDSCAPED AREA

IMPERVIOUS AREA

EXISTING BUILDING

PROPERTY LINE

SETBACK LINE

__ 15'-<u>6</u><u></u>

PROPOSED BUILDING

2 Existing Site 1/8" = 1'-0"

PROPERTY LINE

SETBACKLINE

104 BEACON STREET

(NO EXISTING STRUCTURES)

EXISTING SURFACE

PARKING AREA

PERVIOUS PAVED AREA

	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE: "RC"	RC	RC	RC	•
USE	RESIDENTIAL 1,2,&3-FAMILY STRUCTURES ALLOWED BY RIGHT 4,5,&6-FAMILY STRUCTURES ALLOWED BY SPECIAL PERMIT	(1) 2-FAMILY STRUCTURE (TO REMAIN)	5 DWELLING UNITS (EXISTING 2-FAMILY STRUCTURE PLUS NEW 3-FAMILY STRUCTURE)	DOES NOT COMPLY / SPECIAL PERMIT REQUIRED
MIN. LOT SIZE	7,500 S.F.	5,334 +/- S.F.	5,334 +/- S.F.	DOES NOT COMPLY
MIN. LOT PER UNIT, 1-9 UNITS	875 S.F.; 5,342 S.F. / 1,000 S.F. = 6 UNITS ALLOWED	2 UNITS	5 UNITS	COMPLIES
MAX. GROUND COVERAGE	70%	1,030 S.F. / 5,334 S.F. = 19%	3,101 S.F. / 5,334 S.F. = 58%	COMPLIES
MIN. LANDSCAPE AREA	25%	2,497 S.F. / 5,334 S.F. = 47%	1,697 S.F. / 5,334 S.F.= 32%	COMPLIES
MIN. PERVIOUS AREA	30%	2,497 S.F. / 5,334 S.F. = 47%	1,805 S.F. / 5,334 S.F. = 33%	COMPLIES
MAX. FLOOR AREA RATIO (FAR)	2.0	2,058 S.F. / 5,334 S.F. = 0.39	6,635 S.F. / 5,334 S.F.=1.24 (31% INCREASE)	COMPLIES
MAX. BUILDING HEIGHT	40' - 0" AND 3 STORIES	26'-7" AND 2 1/2 STORIES	39' - 4" AND 3 STORIES	COMPLIES
MIN. YARD SETBACKS FRONT	15'-0" OR EXISTING BUILDING ALIGNMENT, MIN. 10'-0" EXISTING BUILDING AVERAGE ALIGNMENT: 8'-3"	7.83' (SMITH AVENUE) EXISTING NON-COMPLYING	5.25' (BEACON STREET) (7.83' AT SMITH AVENUE)	DOES NOT COMPLY
SIDE	10'-0" SUM 20'-0"	4.5' (WEST SIDE) EXISTING NON-COMPLYING 9.25' (EAST SIDE) EXISTING NON-COMPLYING	9.30' (NORTH SIDE) 1.25' (SOUTH SIDE)	DOES NOT COMPLY DOES NOT COMPLY
REAR	20'-0"	27.58'	4.77'	DOES NOT COMPLY
MIN. FRONTAGE	50' - 0"	78.65'	78.65'	COMPLIES
MIN. OFF-STREET PARKING	1.5 PER DWELLING UNIT WITH 1-2 BEDROOMS 2.0 PER DWELLING UNIT WITH 3+ BEDROOMS	4 REQUIRED EXISTING NON-COMPLYING 3 PROVIDED	10 REQUIRED 5 PROVIDED	DOES NOT COMPLY
BICYCLE PARKING	1 SPACE FOR EVERY 7 DWELLING UNITS = 1 SPACE	0 SPACES	2 SPACES	COMPLIES

MAP 66 BLOCK E

106

EDGE OF EXISTING

BITUMINOUS PAVEMENT

106 BEACON STREET

(N.I.C.)

y 9' - 10"

EXISTING FLOOR AREAS

(GROSS)

BASEMENT 795 S.F. FIRST FLOOR 812 S.F. 795 S.F. SECOND FLOOR THIRD FLOOR 468 S.F. 2,870 S.F. TOTAL

PROPOSED FLOOR AREAS (GR055)

<u>(GROSS)</u>	
BASEMENT	3,124 S.F.
FIRST FLOOR	2,537 S.F.
SECOND FLOOR	2,520 S.F.
THIRD FLOOR	2,193 S.F.
TOTAL	10,374 S.F.

PROPOSED FLOOR AREAS (F.A.R. CALC.)

(1 ./ \\\. O/\LO.)	
BASEMENT	0 S.F.
FIRST FLOOR	2,332 S.F.
SECOND FLOOR	2,315 S.F.
THIRD FLOOR	1,988 S.F.
TOTAL	6,635 S.F.

PROPOSED UNIT AREAS

1,575 S.F.
1,575 S.F.
1,575 S.F.
1,543 S.F. 795 S.F. 748 S.F.
1,276 S.F. 21 S.F. 795 S.F. 460 S.F.

City of Somerville, Zoning Ordinance

§4.4.1. Alteration, Reconstruction, Extension, or Structural Change to a Nonconforming Structure:

As provided in M.G.L. c.40A, §6, as amended, the alteration, reconstruction, extension or structural change to a nonconforming single or two-family residential structure shall not be considered an increase in the nonconforming nature of the structure and shall be permitted as a matter of right upon a determination by the building inspector or the Zoning Administrator under the following circumstances:

(i) Alteration, reconstruction, extension, or structural change to a one- or two-family structure that complies with the dimensional requirements of the zoning ordinance in effect at the time of the application, but is located on a lot with insufficient area, and provided any such alteration, reconstruction, extension or structural change remains in compliance with all current dimensional requirements and does not increase the Gross Floor Area (GFA) of the dwelling by more than twentyfive percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance.

(ii) Alteration, reconstruction, extension or structural change to a nonconforming one- or two-family structure not affecting the nonconforming aspect of the one- or two-family structure and where the alteration, reconstruction, extension, or structural change will comply with all current dimensional requirements of the zoning ordinance, and provided any such alteration, reconstruction, extension or structural change does not increase the Gross Floor Area of the dwelling by more than twenty-five percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance.

Lawfully existing one- and two-family dwellings which are used only as residences, which are nonconforming with respect to dimensional requirements, may be enlarged, expanded, renovated, or altered by special permit granted by the SPGA in accordance with the procedures of Article 5, when any such enlargement, extension, renovation or alteration increases the nonconforming nature of the structure or the Gross Floor Area of the dwelling is increased by more than twenty-five percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance. The SPGA, as a condition of granting a special permit under this Section must find that such extension, enlargement, renovation or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming structure.

CONSULTANTS: CABRAL. MARIA MAP 66 BLOCK E 10T 6 106 BEACON STREET (N.I.C.) OUTDOOR PATIO 102 BEACON STREET (N.I.C.)

EXISTING CONC. SIDEWALK

REGISTRATION

PROJECT NAME

PROJECT ADDRESS

CLIENT

ARCHITECT

BEACON SMITH

5 SMITH AVENUE &

104 BEACON STREET,

SOMERVILLE, MA

MOONS REALTY

TRUST

KHALSA DESIGN INC.

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



15057 07-01-2016 MCB JSK As indicated

Drawn by Checked by

Project number REVISIONS

> Zoning Code Review

> > **BEACON SMITH**

5 SMITH AVĖNUE, 102 BEACON STREET, 2-FAMILY (N.I.C.) **RESIDENCE** (TO REMAIN) SETBACKLINE EXISTING CONC. SIDEWALK ——— CONC

SMITH AVENUE

NEW CURB CUT

104 BEACON STREET, PROPOSED 3-FAMILY RESIDENCE

PROPERTY LINE

(USEABLE):

19' - 2" ნ

_11' - 8 3/4" DECK SETBACK LINE

5 SMITH AVENUE, **EXISTING**

2-FAMILY RESIDENCE

> 10' - 3" SETBACK LINE

> > **NEW RETAINING** WALLS AND RAILS

SMITH AVENUE

3 Proposed Site 1/8" = 1'-0"



Meserve Holly



Annabelle Hydrangea



Little Henry Sweetspire



Meyer Lilac



Azalea Delaware Valley

White



Azalea Girard Crimson

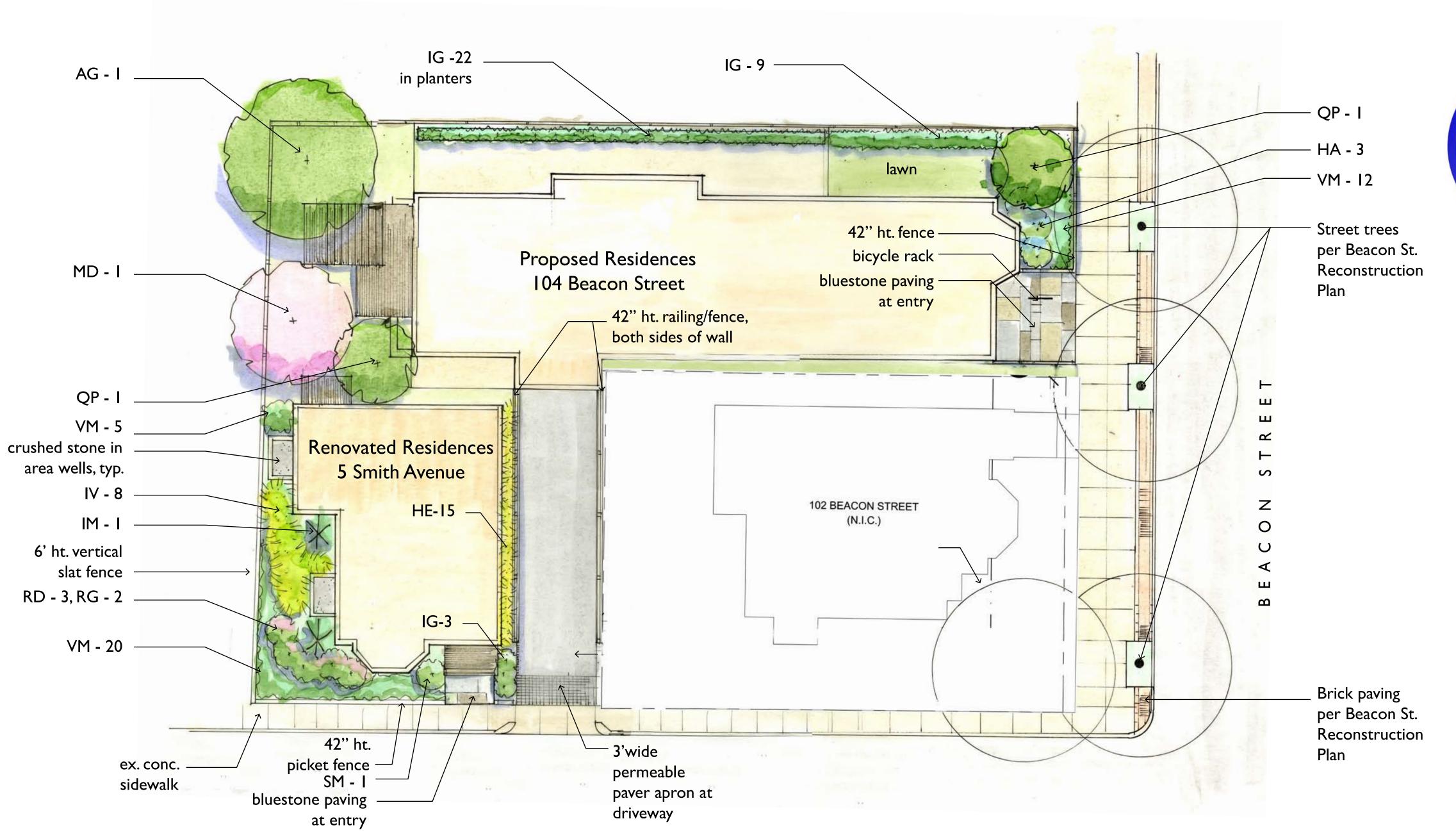


Inkberry

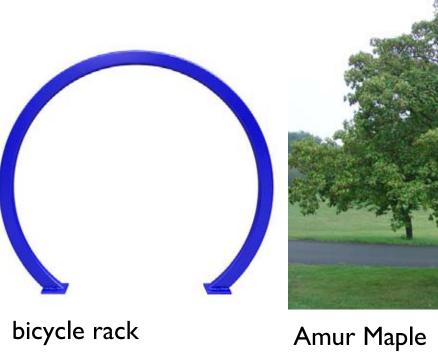




Donald Wyman Cherry



SMITH AVENUE











42" ht. picket fence

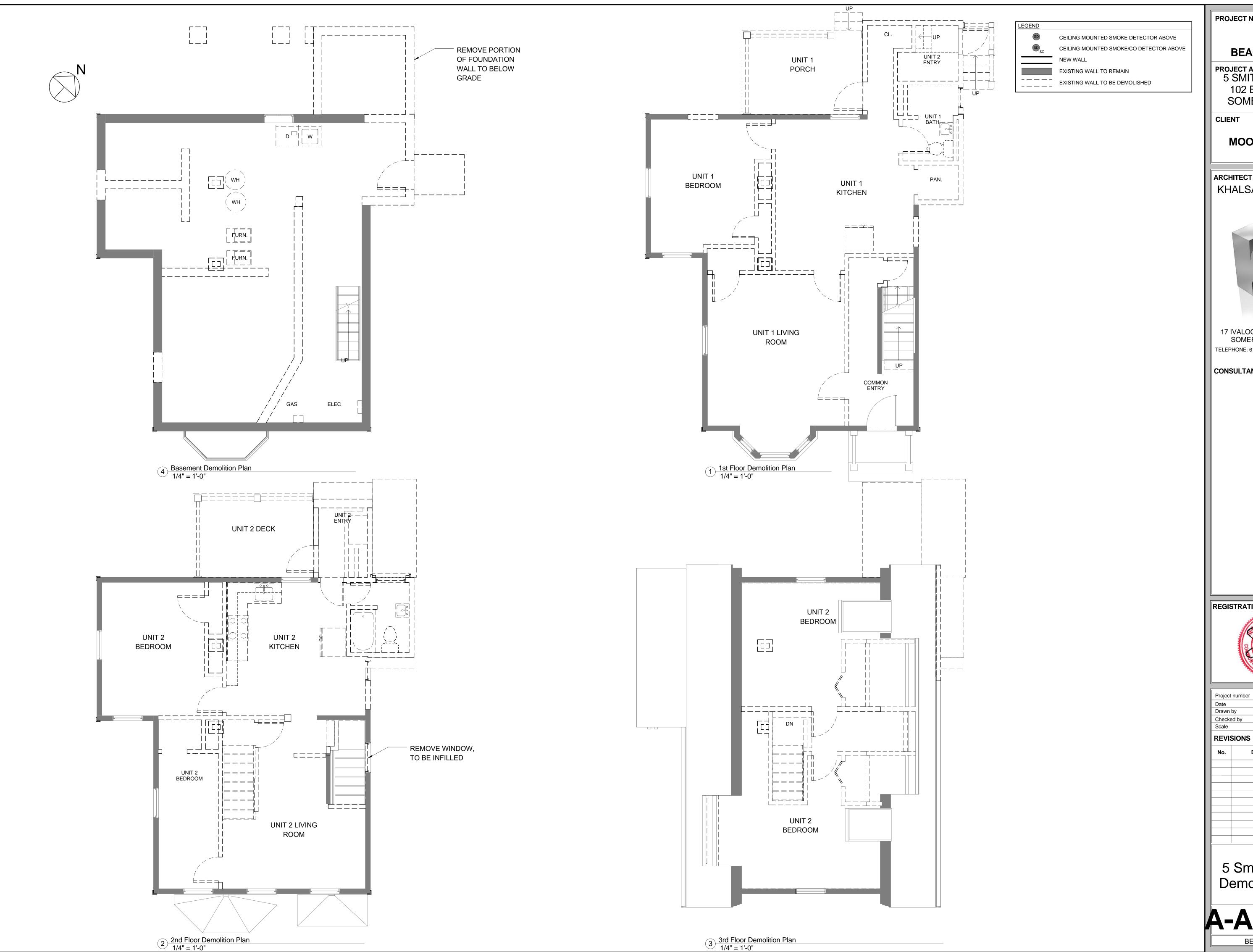


driveway paving apron

bluestone paving

PROPOSED PLANT LIST

I	AG	Acer Ginnala	Amur Maple	2.5-3" cal.	B&B
I	MD	Malus 'Donald Wyman'	Donald Wyman Cherry	2.5-3" cal.	B&B
2	QP	Quercus palustris 'Green Pillar'	Green Pillar Oak	2.5-3" cal.	B&B
Shrul	os:				
3	HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 yr.	Pots
34	IG	llex glabra	Inkberry	18-2 4 " ht.	
l	IM	Ilex meservea 'Blue Princess'	Blue Holly	3-3.5' ht.	Provide I n
8	IV	Itea virginiana 'Sprich'	Little Henry Virginia Sweetspire	12" ht.	
3	RD	Rhododendron 'Delaware Valley'	Delaware Valley Rhododendron	3-3.5' ht.	B&B
2	RG	Rhododendron 'Girard's Crimson'	Crimson Evergreen Azalea	#3	
I	SM	Syringa x meyeri 'Palibin'	Meyer Lilac	30-36"	B&B
<u>Perei</u>	nnials:				
15	HE	Hemerocallis 'Ruby Red' or 'Stella de Oro'	Daylily	l gal	
37	VM	Vinca minor 'Ralph Shubgart'	White variegated Myrtle	l qt.	



BEACON SMITH

PROJECT ADDRESS
5 SMITH AVENUE & 102 BEACON ST., SOMERVILLE, MA

CLIENT

MOONS REALTY TRUST

ARCHITECT KHALSA DESIGN INC.



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

CONSULTANTS:

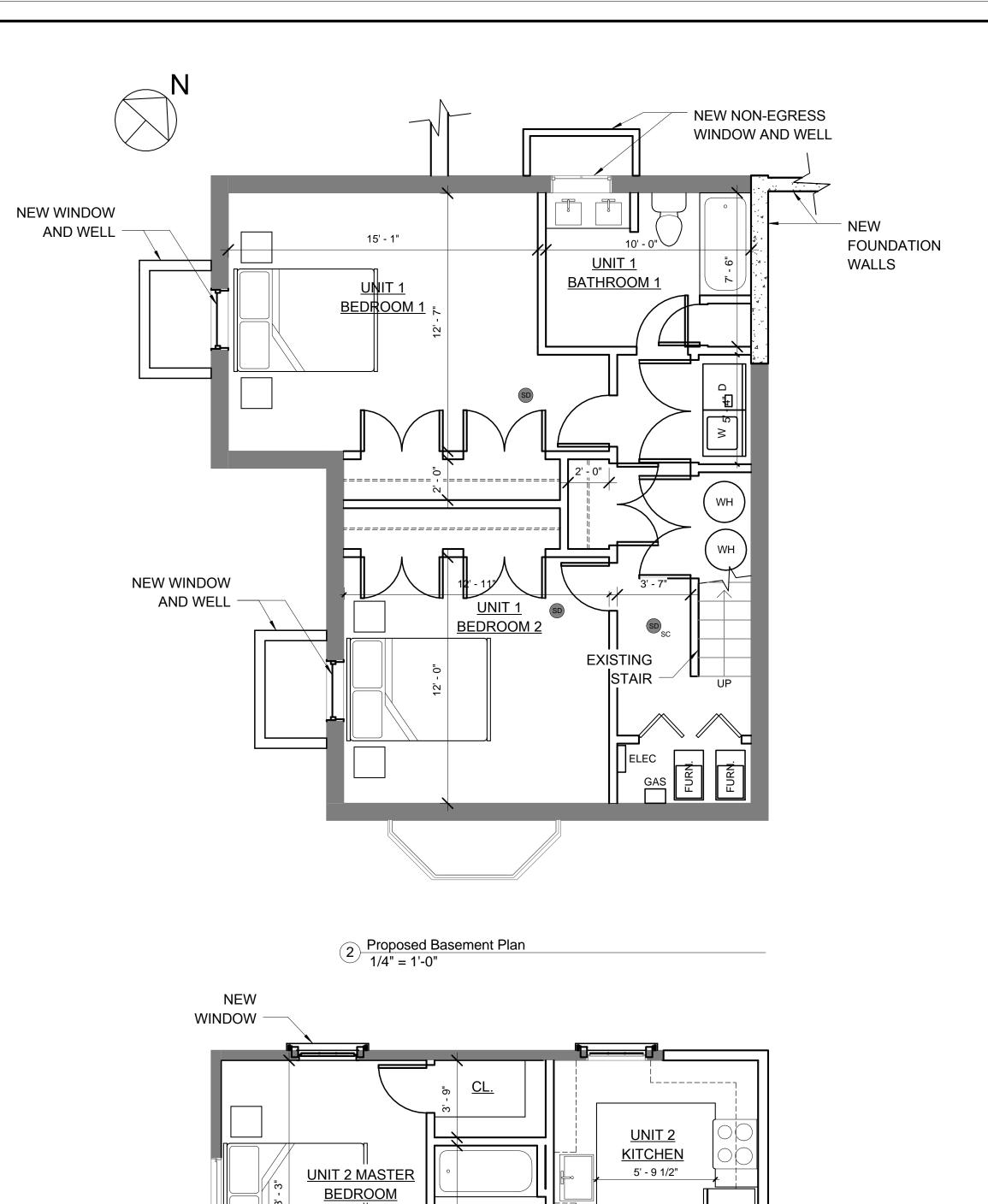
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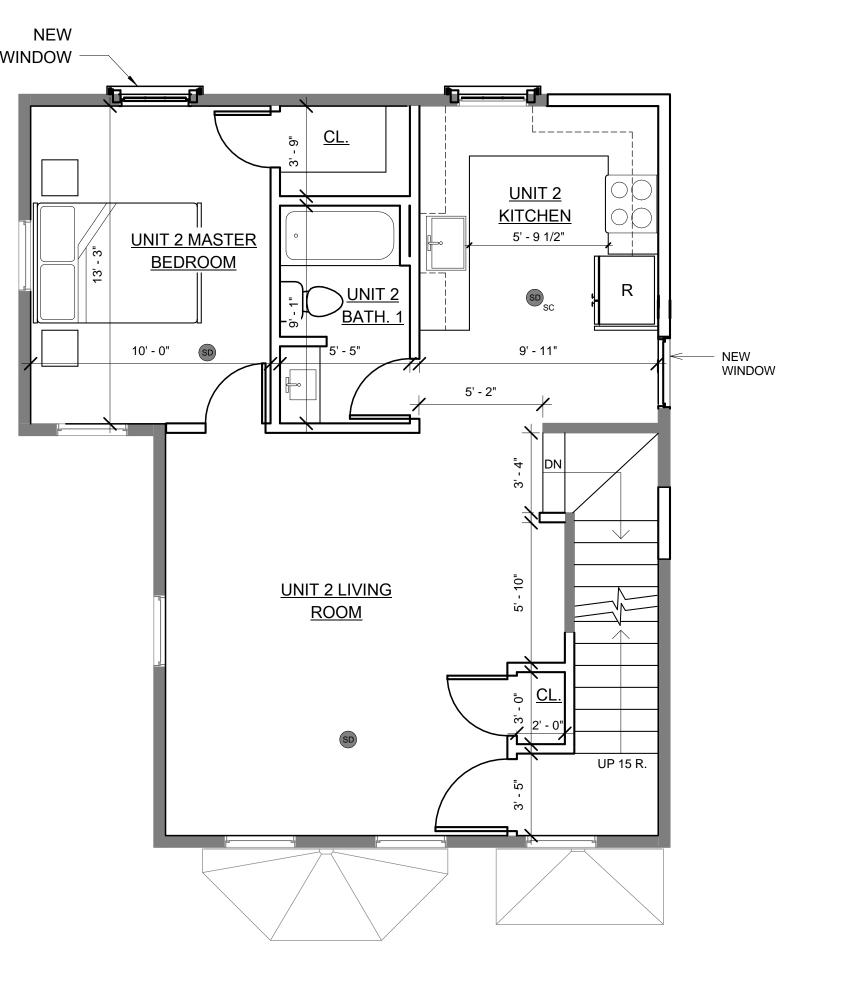


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Date	Date 07-01-201		6
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No.	Description	Date	_
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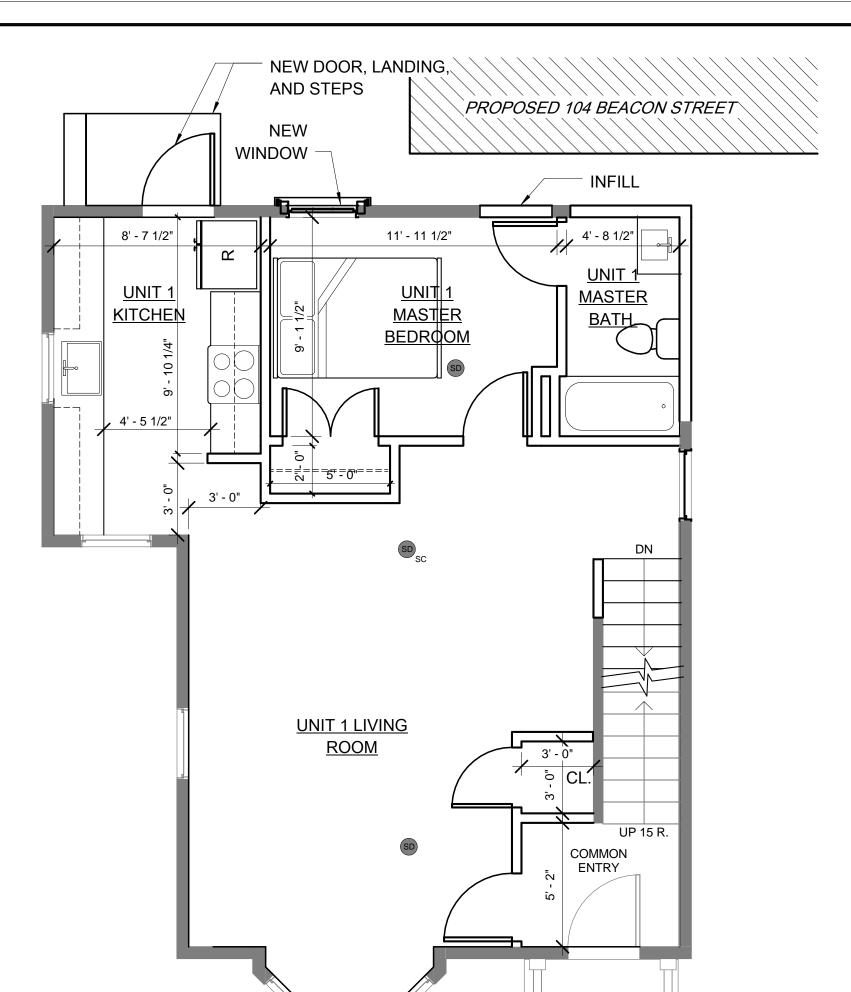
5 Smith Avenue Demolition Plans

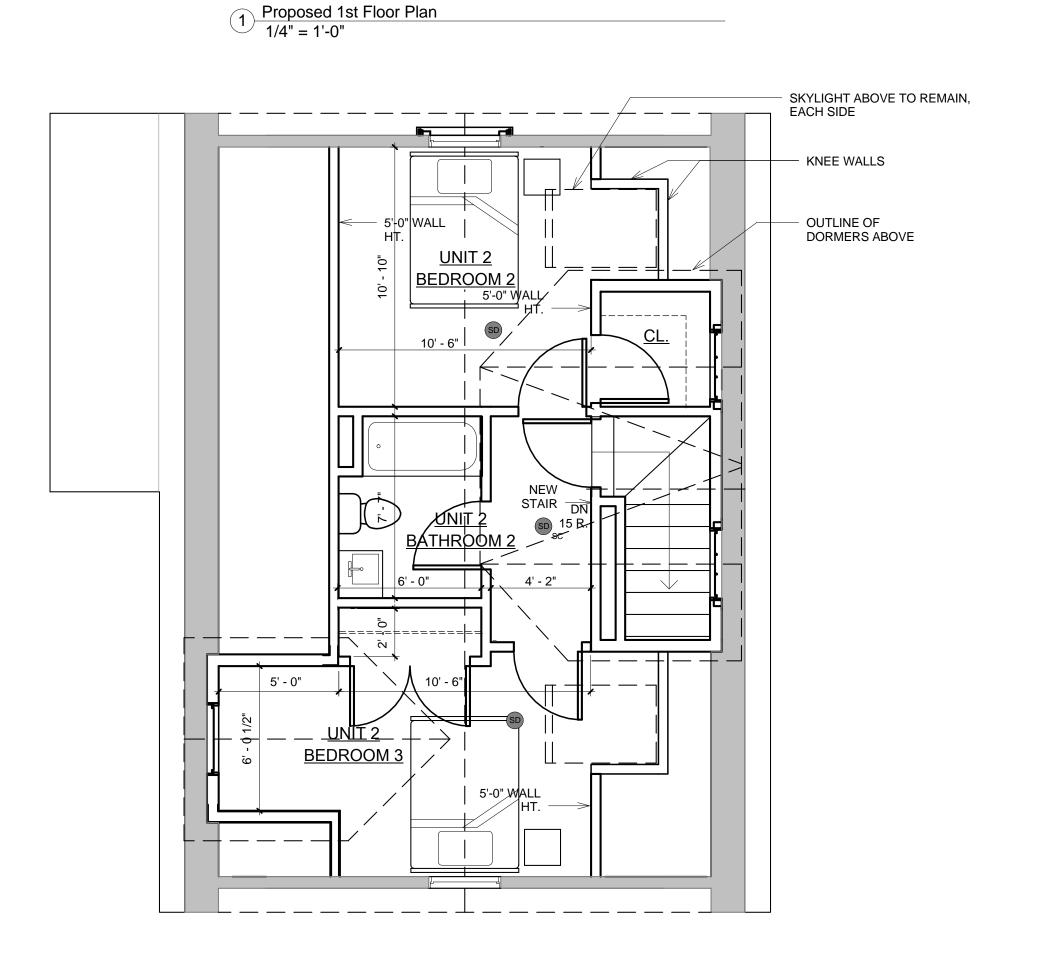
A-AD-100 BEACON SMITH





Proposed 2nd Floor Plan
1/4" = 1'-0"





Proposed 3rd Floor Plan
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES:

1.U.O.N ALL EXT WALLS ARE TYPE "X1" 2.U.O.N ALL INTERIOR WALLS ARE TYPE "1" 3. MOISTURE RESISTANT GWB. BOARD TO BE USED IN ALL

5. SEE A-800 FOR DOOR & WINDOW DETAILS
6. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
8. ALL EXTERIOR DIMENSIONS ARE FROM OUTSIDE FACE OF STUD TO
OUTSIDE FACE OF STUD

CEILING-MOUNTED SMOKE DETECTOR ABOVE CEILING-MOUNTED SMOKE/CO DETECTOR ABOVE EXISTING WALL TO REMAIN EXISTING WALL TO BE DEMOLISHED

BEACON SMITH BATHROOMS AND KITCHENS
4. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING PROJECT ADDRESS 5 SMITH AVENUE &

CLIENT

MOONS REALTY TRUST

102 BEACON ST.,

SOMERVILLE, MA

ARCHITECT

PROJECT NAME



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

CONSULTANTS:

REGISTRATION

Project number

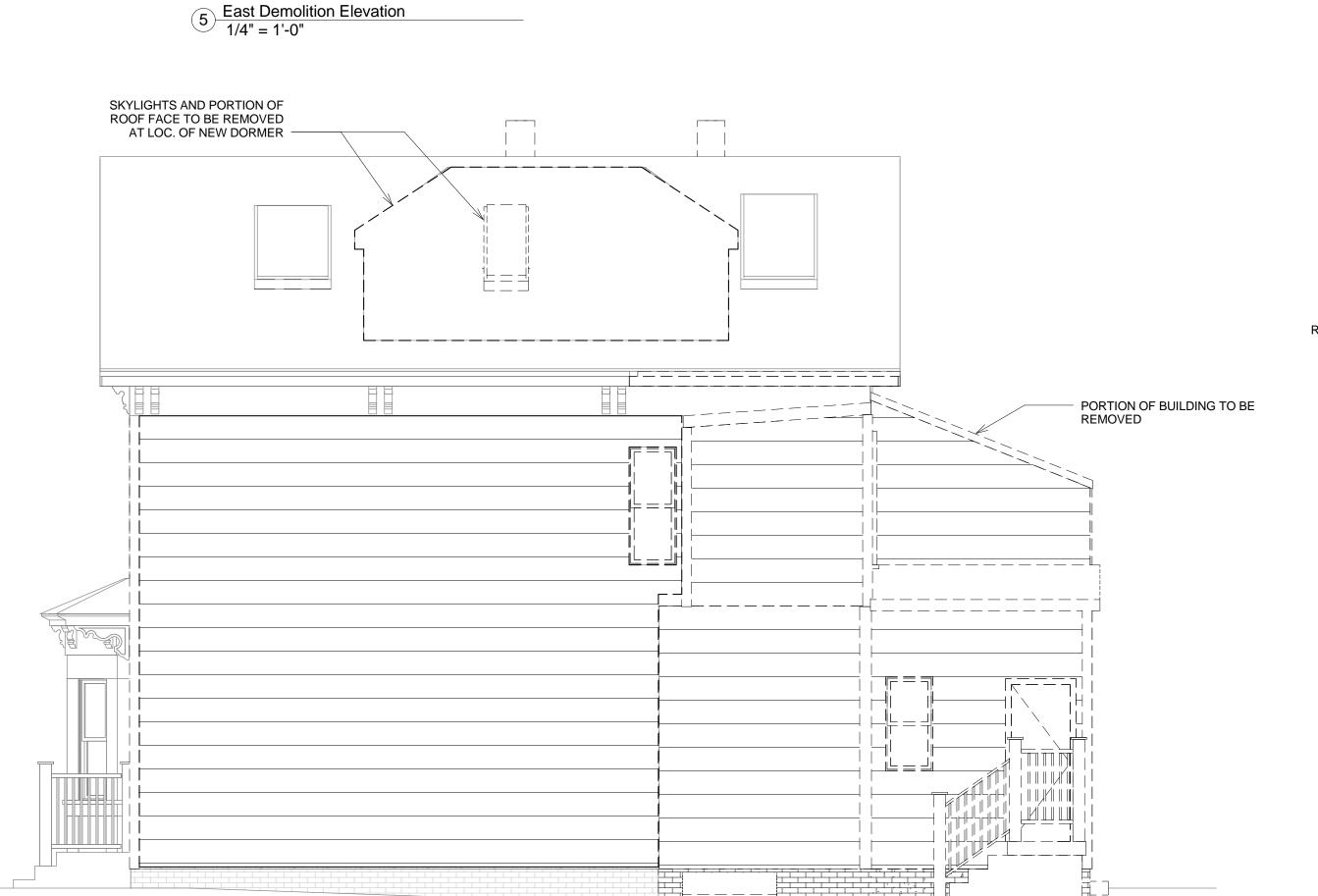


Date		07-	<u>01-20</u>
Drawn by			MC
Checked I	ру		JS
Scale		1/4	l" = 1'·
REVISION	ONS		
No.	Description		Date
I			

5 Smith Avenue Proposed Floor Plans

BEACON SMITH





PORTION OF ROOF FACE TO BE REMOVED AT LOC. OF NEW DORMER

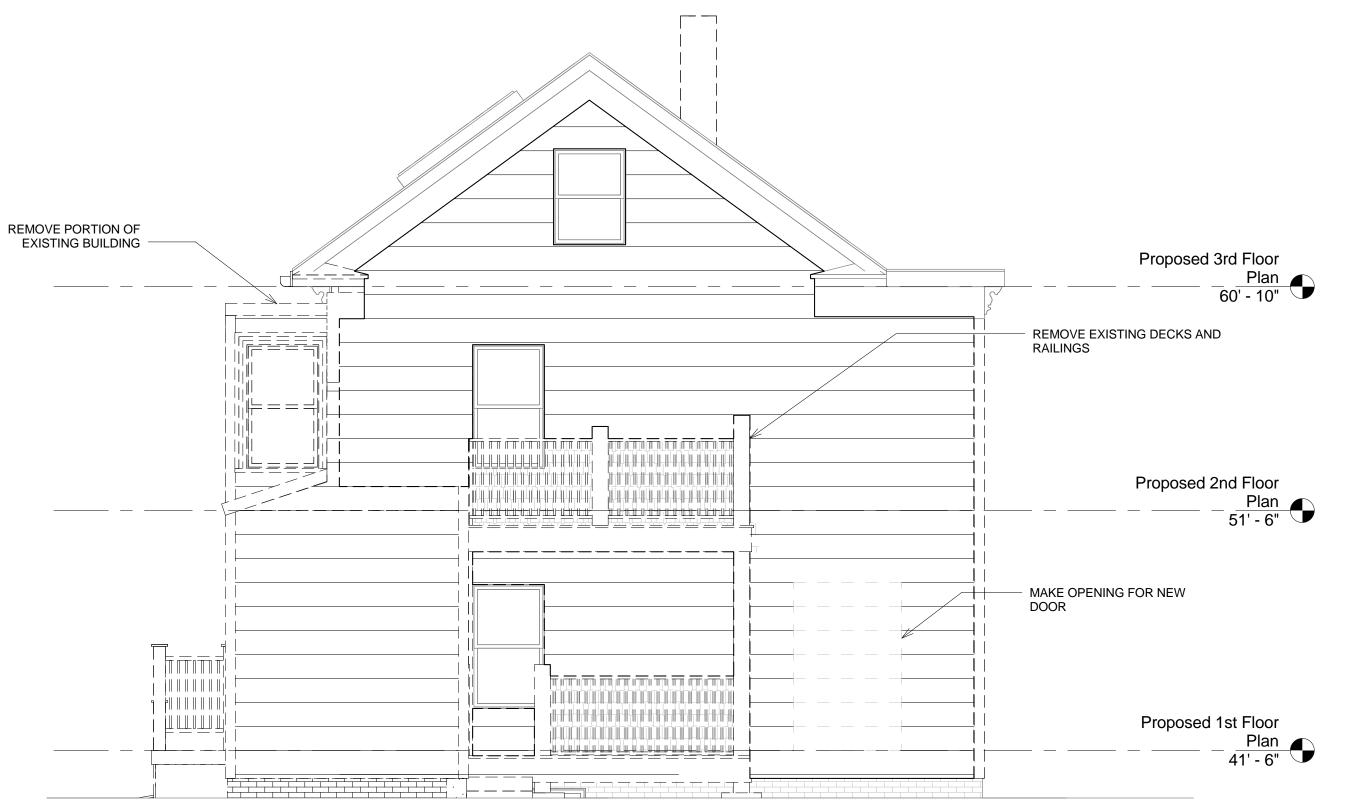
- EXISTING SIDING TO BE

REPLACED

8 West Demolition Elevation
1/4" = 1'-0"

CHIMNEYS TO BE REMOVED

PORTION OF BUILDING TO BE REMOVED



7 North Demolition Elevation
1/4" = 1'-0"

6 South Demolition Elevation 1/4" = 1'-0"

PROJECT NAME

Project number Date	15057 07-01-2016
Drawn by Checked by	Author Checker
Scale	1/4" = 1'-0"
REVISIONS	

No.	Description	Date

5 Smith Avenue Demolition Elevations

BEACON SMITH

NEW GABLE DORMER AND WINDOWS; PITCH, TRIM, AND SIDING TO MATCH NEW

- NEW SHAKE SIDING, TYP.

NEW DOUBLE-GABLE DORMER
 AND WINDOWS; GABLE PITCH,
 TRIM, AND SIDING TO MATCH NEW

NEW ROOF FACE AND NEW
EXTERIOR WALLS ENCLOSING
EXISTING INTERIOR SPACE

EXISTING WOOD BRACKETS AND

TRIM TO REMAIN

NEW ROOF FACE AND EXTERIOR WALLS ENCLOSING EXISTING INTERIOR SPACE, MATCH EXISTING

1 East Elevation 1/4" = 1'-0"

West Elevation

1/4" = 1'-0"

31' - 5"

15' - 6"

BEACON SMITH

PROJECT ADDRESS 5 SMITH AVENUE & 102 BEACON ST., SOMERVILLE, MA

> **MOONS REALTY TRUST**

KHALSA DESIGN INC.



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



15057

Date		07	7-01-2016	
Drawn by		MCB		
Checked b	ру	MCB JSK 1/4" = 1'-0"		
Scale		1/4" = 1'-0'		
REVISIONS				
No.	Description		Date	

5 Smith Avenue Proposed Elevations

BEACON SMITH



1.U.O.N ALL EXT WALLS ARE TYPE "X1"
2.U.O.N ALL INTERIOR WALLS ARE TYPE "1"
3. MOISTURE RESISTANT GWB. BOARD TO BE USED IN ALL
BATHROOMS AND KITCHENS
4. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING

5. SEE A-800 FOR DOOR & WINDOW DETAILS
6. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
8. ALL EXTERIOR DIMENSIONS ARE FROM OUTSIDE FACE OF STUD TO
OUTSIDE FACE OF STUD

<u>LEGEND</u> **NEW WALL**

CEILING-MOUNTED SMOKE DETECTOR ABOVE CEILING-MOUNTED SMOKE/CO DETECTOR ABOVE

EXISTING WALL TO REMAIN

PROJECT NAME

BEACON & SMITH RESIDENCES

PROJECT ADDRESS
5 SMITH AVENUE & 104 BEACON STREET, SOMERVILLE, MA 02143

CLIENT

MOONS REALTY TRUST

ARCHITECT KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



Project no	umber		15057			
Date		07	7-01-2016			
Drawn by	,	Author				
Checked	Checked by Check		Checker			
Scale		1/4" = 1'-0"				
REVISI	REVISIONS					
No.	Description		Date			

104 Beacon Street Basment Floor Plan

B-A-100

BEACON & SMITH RESIDENCES



BEACON & SMITH RESIDENCES

PROJECT ADDRESS
5 SMITH AVENUE &
104 BEACON STREET,
SOMERVILLE, MA 02143

CLIENT

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CONSULTANTS:

REGISTRATION



mber	15057		
	07-01-2016		
	MCB		
ру	JSK 1/4" = 1'-0"		
ONS			
Description	Date		
	DNS		

104 Beacon Street 1st, 2nd, & 3rd Floor Plans

B-A-101

BEACON & SMITH RESIDENCES

7/4/2016 4:52:32 DM



Project number	15057
Date	06-24-2016
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
REVISIONS	

No.	Description	Date			

104 Beacon Street North & West Elevations

BEACON & SMITH RESIDENCES





BEACON & SMITH RESIDENCES

PROJECT ADDRESS
5 SMITH AVENUE & 104 BEACON STREET, SOMERVILLE, MA 02143

> **MOONS REALTY TRUST**

ARCHITECT KHALSA DESIGN INC.



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CONSULTANTS:



15057 06-24-2016 NA JSK 1/4" = 1'-0" Project number Checked by Scale REVISIONS

104 Beacon Street South & East Elevations

BEACON & SMITH RESIDENCES

BEACON & SMITH RESIDENCES

PROJECT ADDRESS
5 SMITH AVENUE &
104 BEACON STREET,
SOMERVILLE, MA 02143

CLIENT

4 - Roof 38' - 0" MOONS REALTY TRUST

	1/ 4 — 1 -C
ONS	
Description	Date

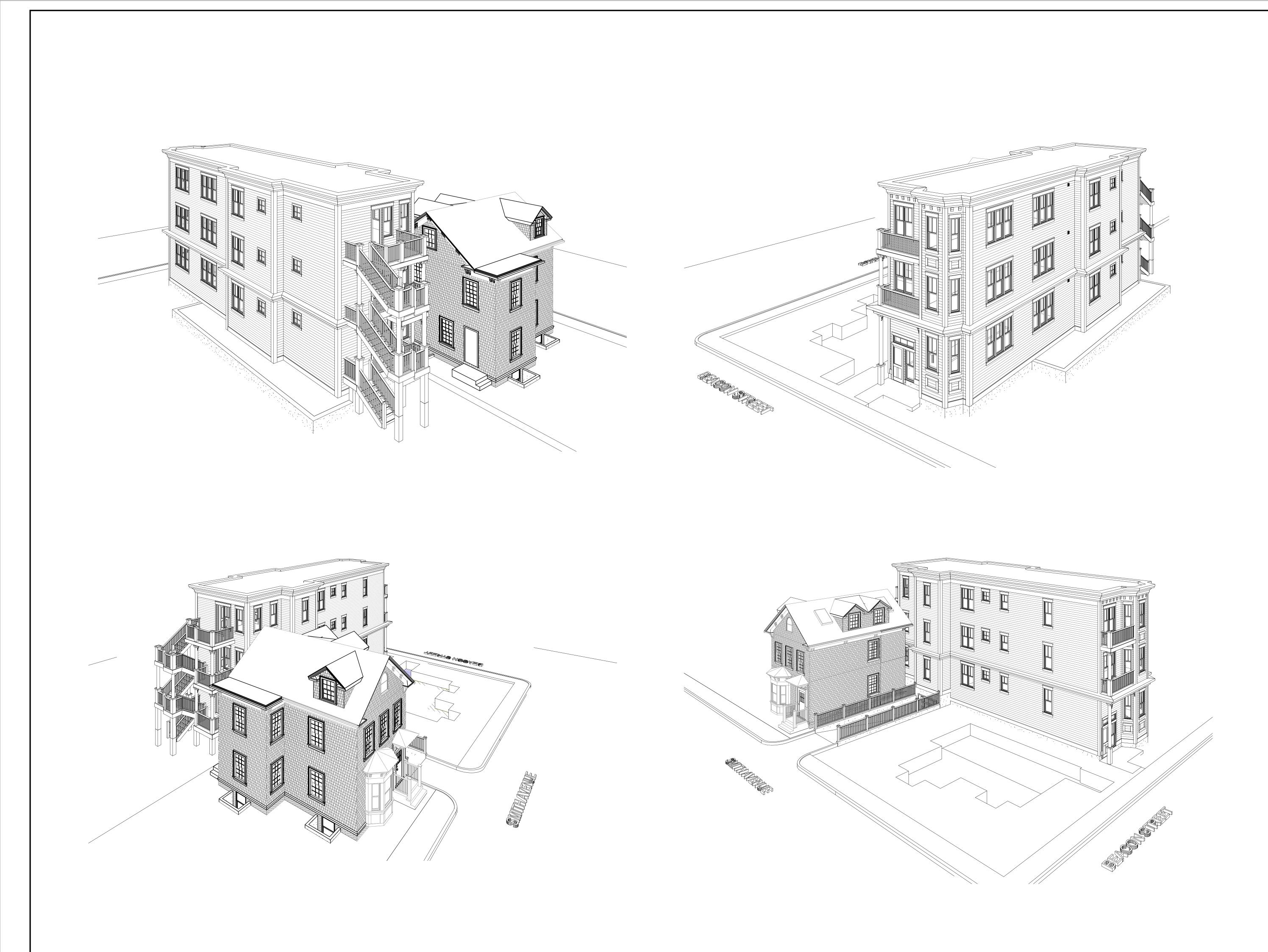
104 Beacon Street
Building Section

B-A-400

BEACON & SMITH RESIDENCES



Building Section
1/4" = 1'-0"



BEACON SMITH

PROJECT ADDRESS
5 SMITH AVENUE &
104 BEACON STREET,
SOMERVILLE, MA

CLIENT

MOONS REALTY TRUST

ARCHITECT KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



Project nu	mber	15057		
Date	Date 07-01-201			
Drawn by		Author		
Checked b	Checked by Checket			
Scale				
REVISIO	ONS			
No.	Description	Date		

Perspectives

AV-1 BEACON SMITH



BEACON SMITH

PROJECT ADDRESS
5 SMITH AVENUE &
104 BEACON STREET,
SOMERVILLE, MA

CLIENT

MOONS REALTY TRUST

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KHALSA DESIGN INC.



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CONSULTANTS:

REGISTRATION



Project number		15057	
Date Drawn by		07-01-2016	
		Author	
Checked by		Checke	
Scale			
REVISI	ONS		
No.	Description	Date	

Rendering

AV-2
BEACON SMITH