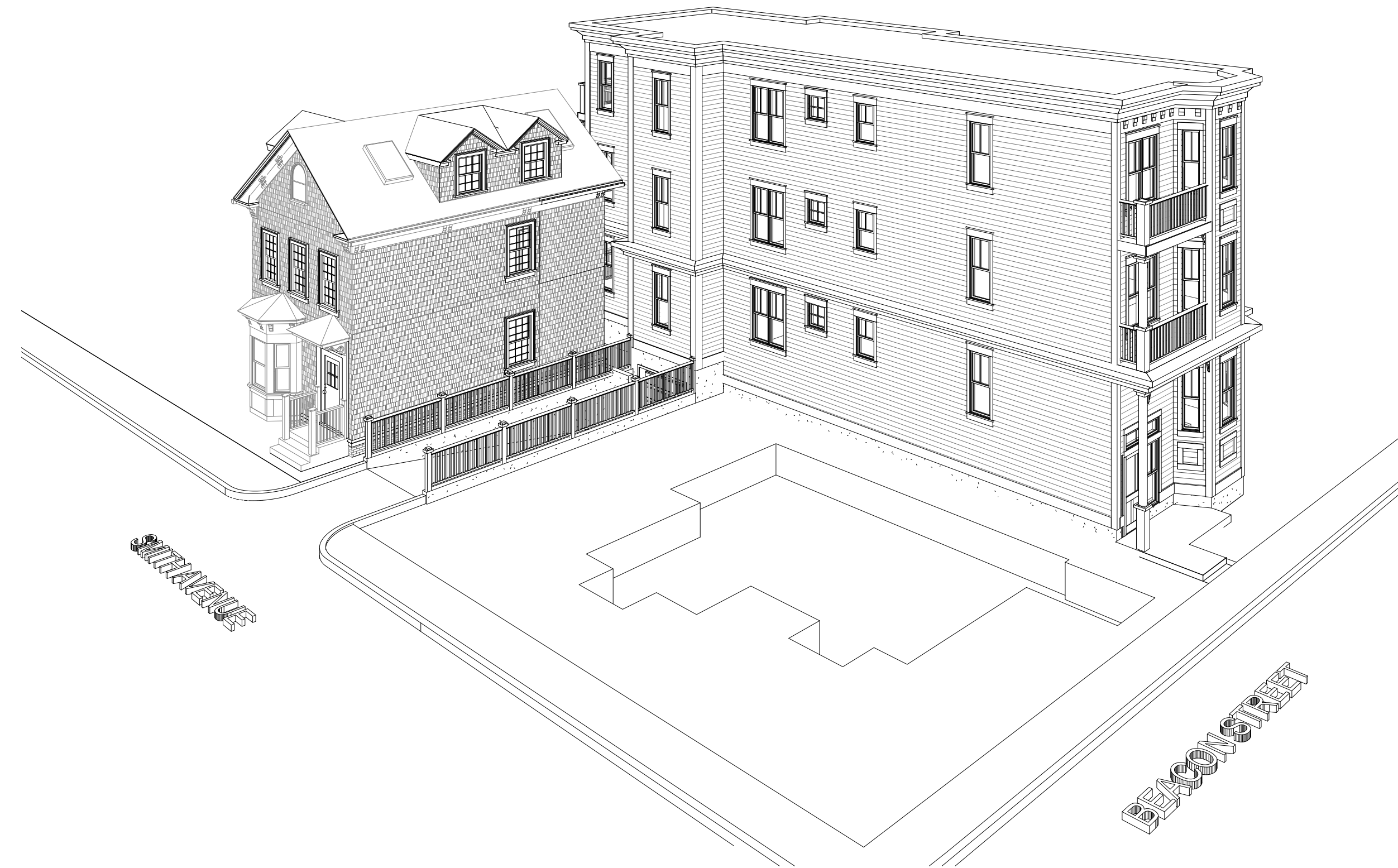
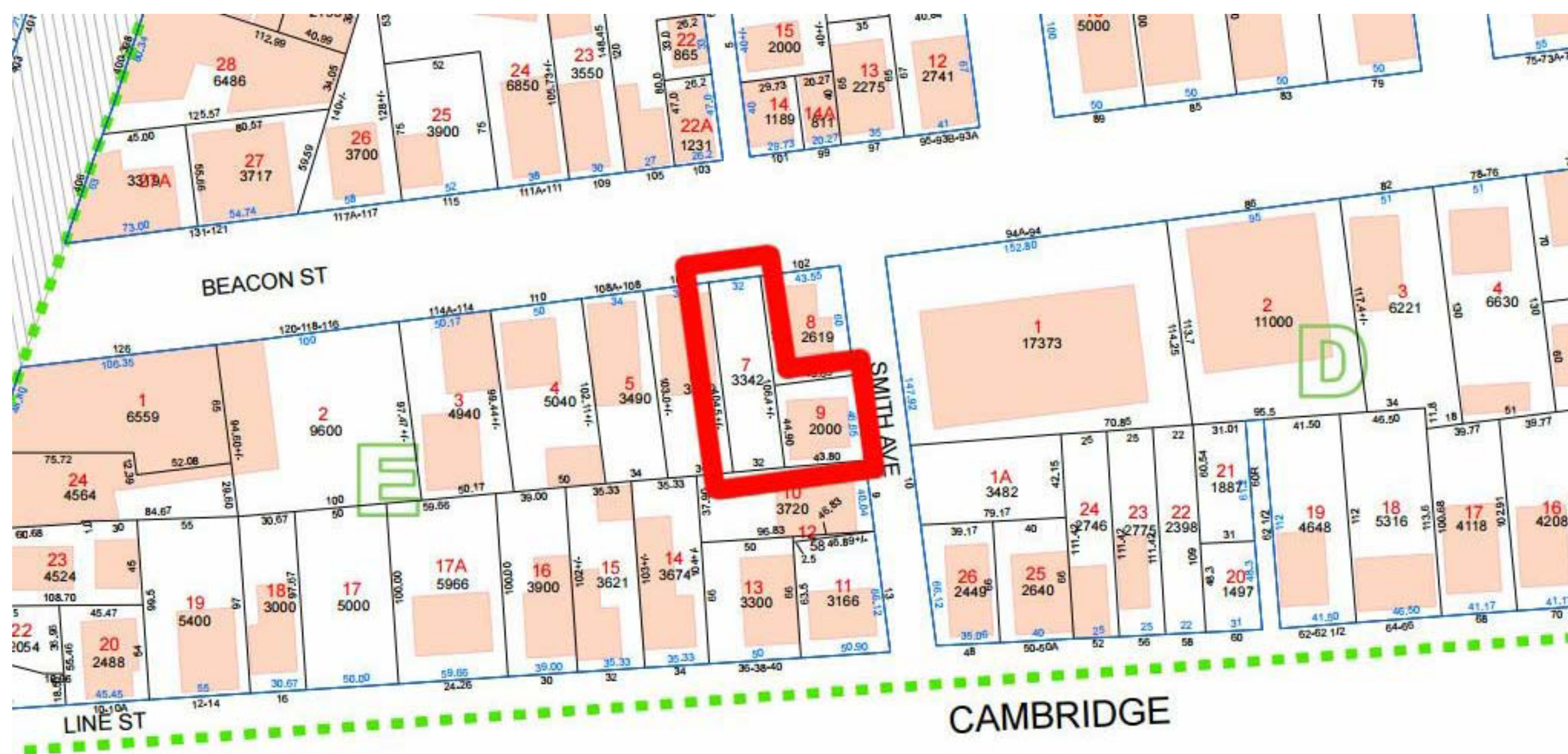


A-000	COVER SHEET
A-001	CERTIFIED PLOT PLAN
A-002	NEIGHBORHOOD PHOTOS
A-010	BUILDING CODE REVIEW AND EGRESS CALCULATIONS
A-011	ZONING CODE REVIEW
L-1	ILLUSTRATIVE LANDSCAPE PLAN
A-AD-100	5 SMITH AVENUE DEMOLITION PLANS
A-A-100	5 SMITH AVENUE PROPOSED FLOOR PLANS
A-AD-300	5 SMITH AVENUE DEMOLITION ELEVATIONS
A-A-300	5 SMITH AVENUE PROPOSED ELEVATIONS
B-A-100	104 BEACON STREET BASEMENT PLAN
B-A-101	104 BEACON STREET FIRST AND SECOND FLOOR PLAN
B-A-102	104 BEACON STREET THIRD FLOOR AND ROOF PLANS
B-A-300	104 BEACON STREET SOUTH AND EAST ELEVATIONS
B-A-301	104 BEACON STREET NORTH AND WEST ELEVATIONS
B-A-400	104 BEACON STREET BUILDING SECTION
AV-1	PERSPECTIVES
AV-2	RENDERING



**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



NEIGHBORHOOD LOCUS PLAN

SPECIAL PERMIT SET
07-01-2016

CONSULTANTS:

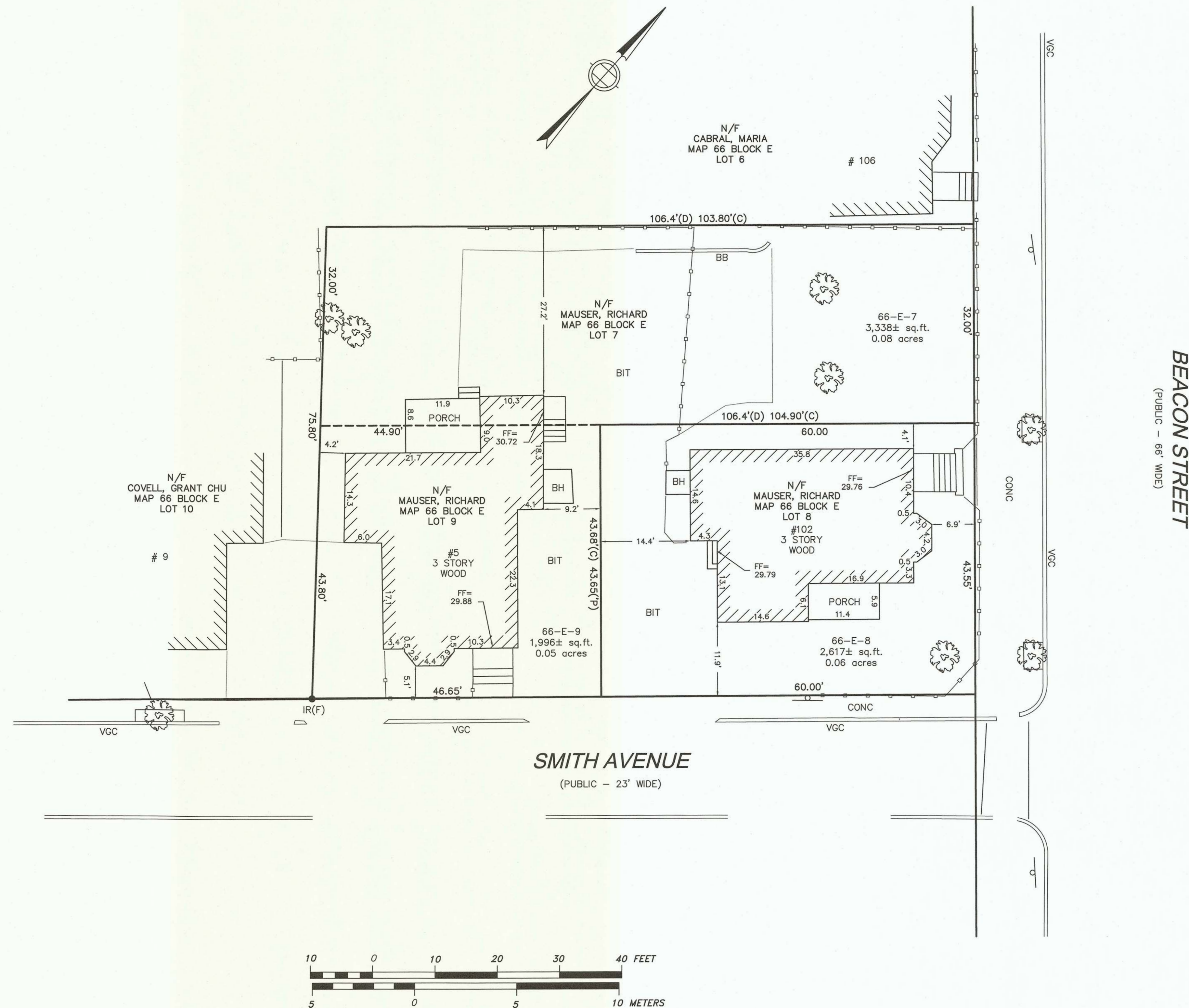
[illegible]

A-000

BEACON SMITH

LEGEND

	DECIDUOUS TREE
	SIGN
	POST & RAIL FENCE
	CHAIN LINK FENCE
	VERTICAL GRANITE CURB
	FLUSH GRANITE CURB
	SLOPED GRANITE CURB
	VERTICAL CONCRETE CURB
	BITUMINOUS BERM
	BITUMINOUS
	CONCRETE



NOTES

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.



P.L.S. B. B. Donegan
BRIAN B. DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592
DATE July 23, 2015

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

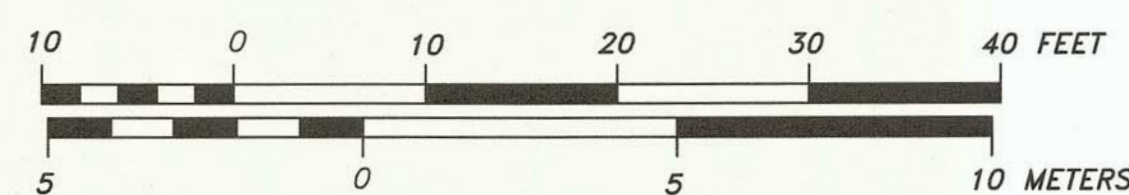
Copyright 2015 Design Consultants, Inc.

2015-034 102 BEACON ST & 5 SMITH AVE SOMERVILLE\DWG\...SURVEY\ 15-034 102 Beacon St & 5 Smith Ave SOM EC.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" = 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
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
CRM PROPERTY MANAGMENT

PROJECT NO.
2015-034
DATE: JULY 23, 2015
SHEET NO.
1 OF 1



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:

REGISTRATION



Project number 15057
Date 07-01-2016
Drawn by Author
Checked by Checker
Scale

REVISIONS

No.	Description	Date

Neighborhood
Photos

A-002

BEACON SMITH

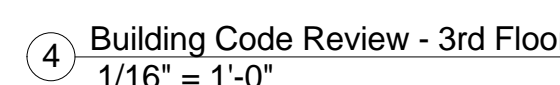
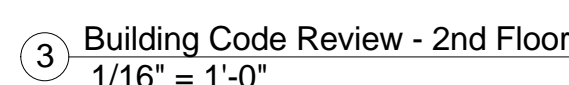
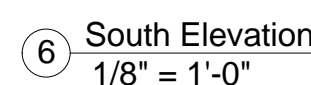
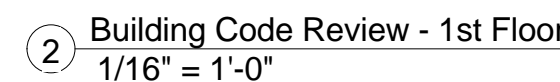
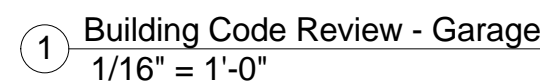
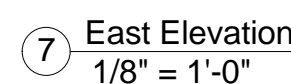
TABLE 503:

TOTAL BUILDING = 9,129 S.F.

TABLE 602

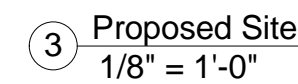
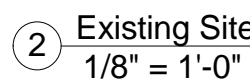
OHR	OHR	
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TABLE 1008.1.2 MULTI-FAMILY RESIDENTIAL USE

7TABLE 1009.24.

BEACON SMITH

	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) <i>EXISTING NON-COMPLYING</i>	5.25' (BEACON STREET) (7.83' AT SMITH AVENUE)	DOES NOT COMPLY
SIDE	10'-0" SUM 20'-0"	4.5' (WEST SIDE) <i>EXISTING NON-COMPLYING</i> 9.25' (EAST SIDE) <i>EXISTING NON-COMPLYING</i>	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 <i>EXISTING NON-COMPLYING</i> 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





Meserve Holly

Annabelle Hydrangea

Little Henry Sweetspire

Meyer Lilac

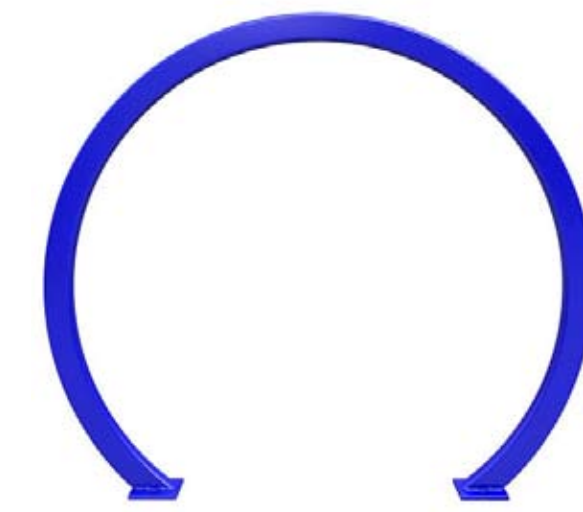
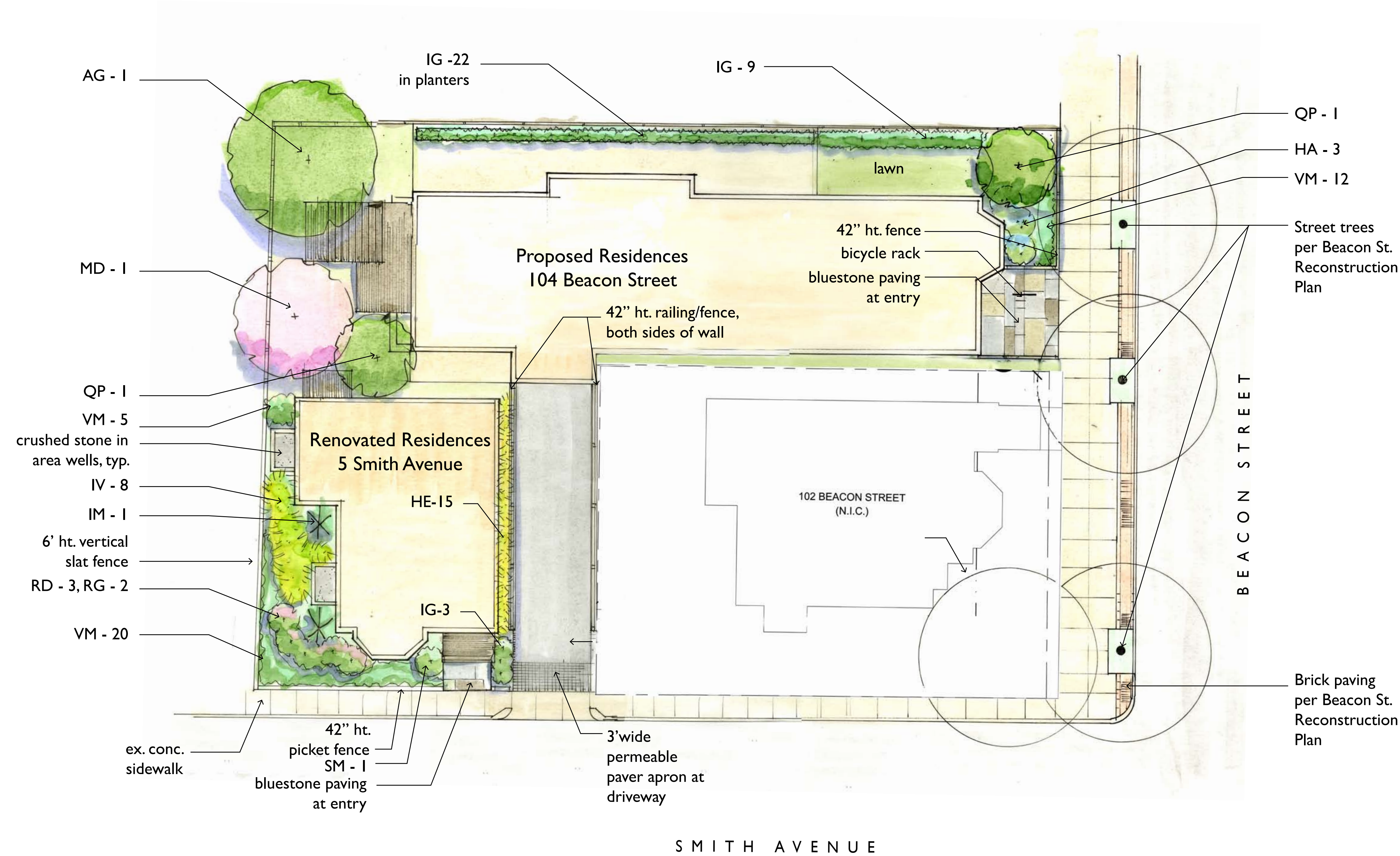
Azalea Delaware Valley White

Azalea Girard Crimson

Inkberry

Daylily

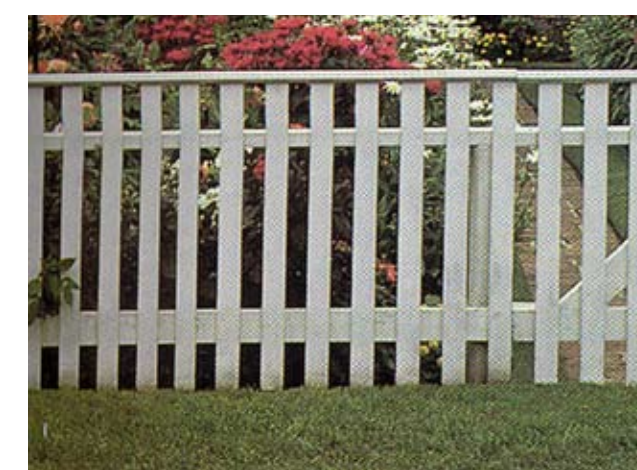
Donald Wyman Cherry



bicycle rack



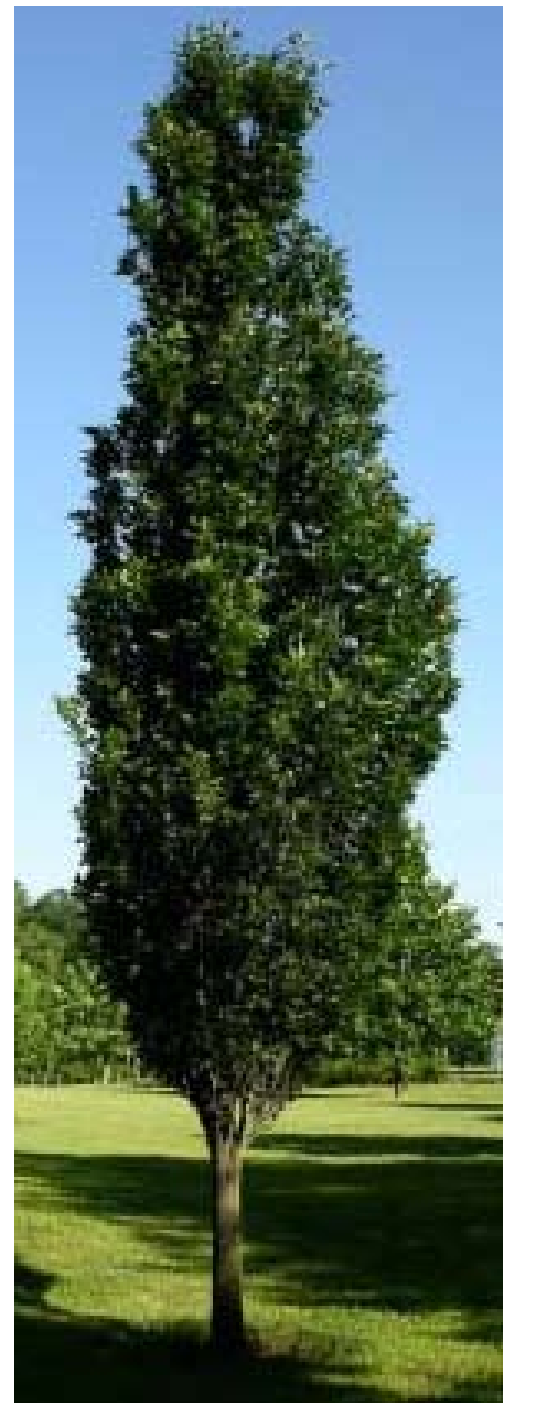
Amur Maple



42" ht. picket fence



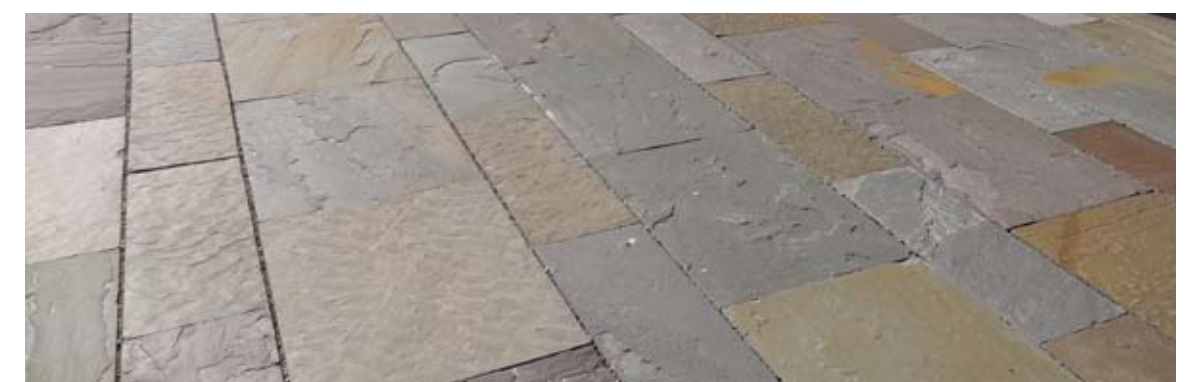
6' ht. vertical slat fence



Green Pillar Oak



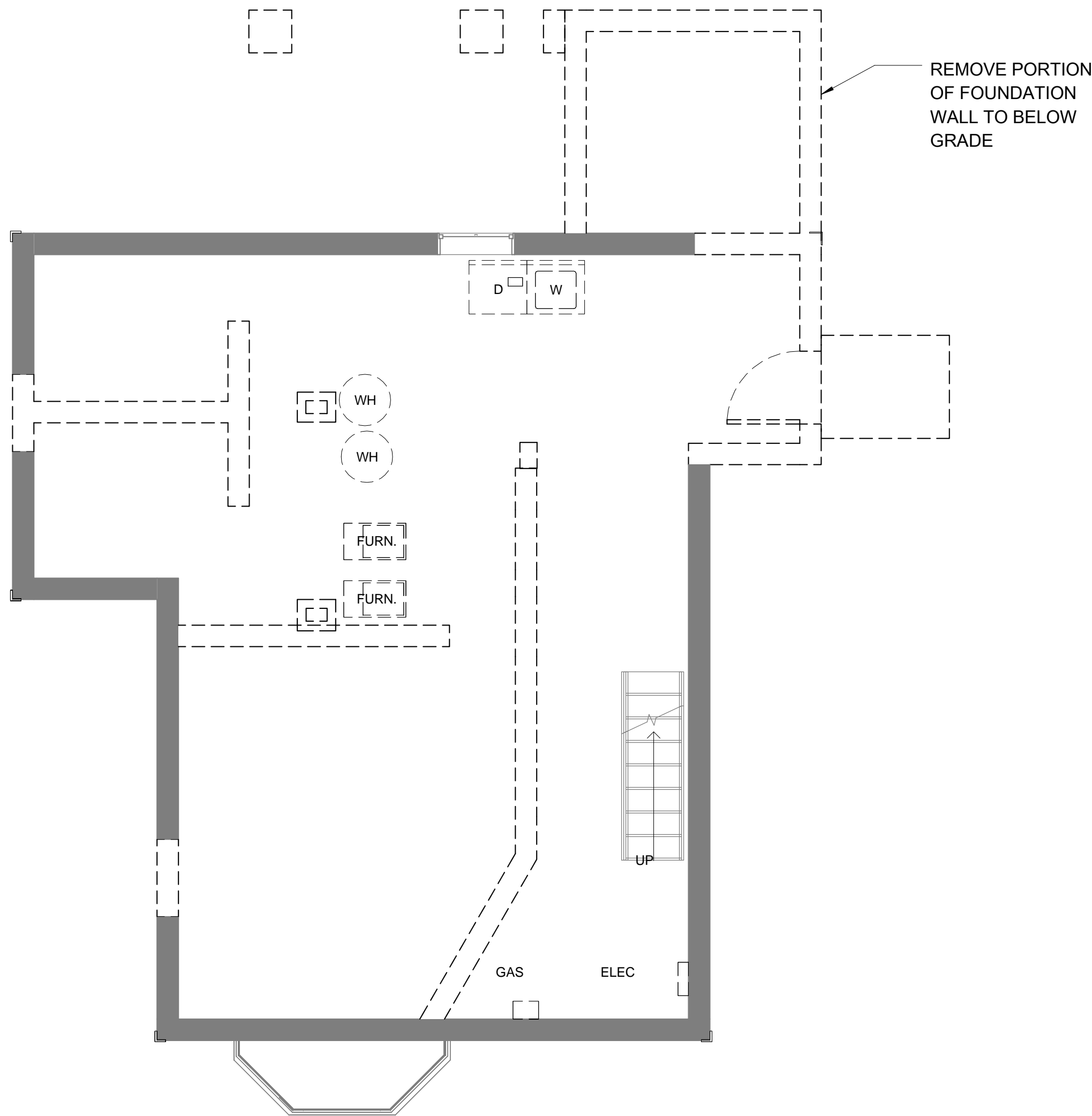
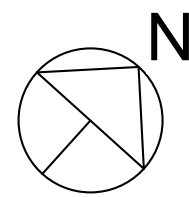
driveway paving apron



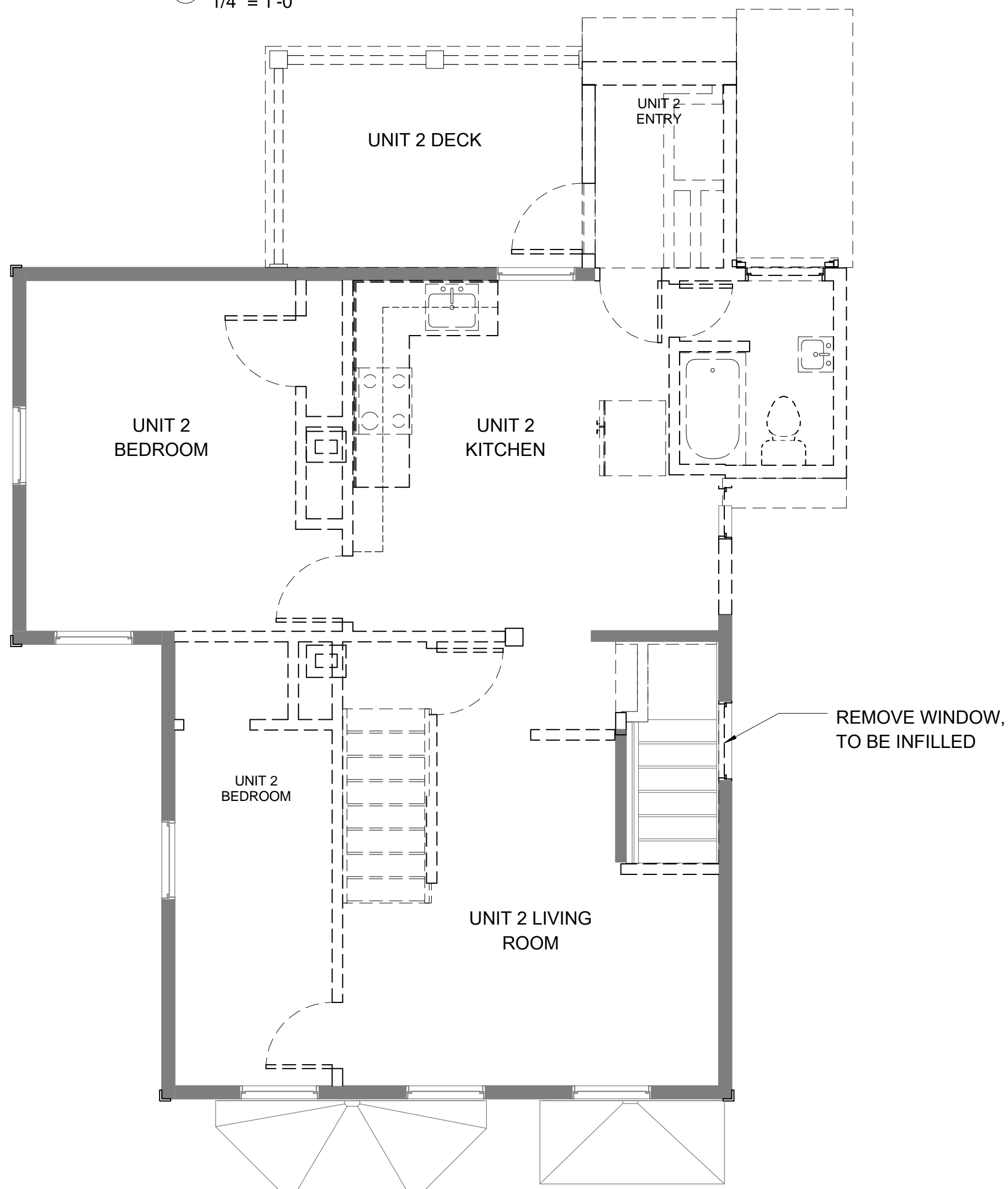
bluestone paving

PROPOSED PLANT LIST

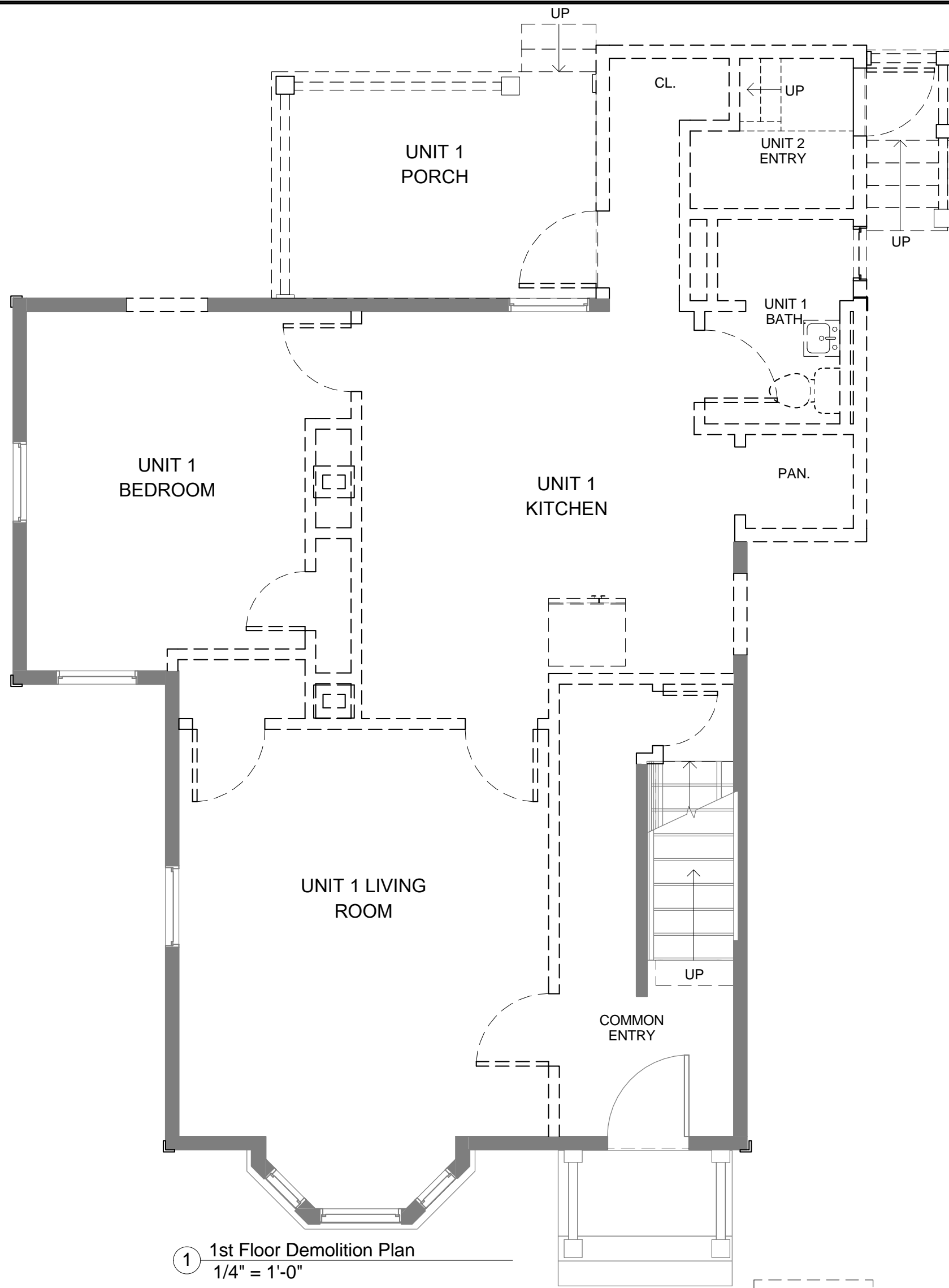
Trees:					
1	AG	Acer Ginnala	Amur Maple	2.5-3" cal.	B&B
1	MD	Malus 'Donald Wyman'	Donald Wyman Cherry	2.5-3" cal.	B&B
2	QP	Quercus palustris 'Green Pillar'	Green Pillar Oak	2.5-3" cal.	B&B
Shrubs:					
3	HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 yr.	Pots
34	IG	Ilex glabra	Inkberry	18-24" ht.	
1	IM	Ilex meserveae 'Blue Princess'	Blue Holly	3-3.5' ht.	Provide 1 male
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	
1	SM	Syringa x meyeri 'Palibin'	Meyer Lilac	30-36"	B&B
Perennials:					
15	HE	Hemerocallis 'Ruby Red' or 'Stella de Oro'	Daylily	1 gal	
37	VM	Vinca minor 'Ralph Shubgart'	White variegated Myrtle	1 qt.	



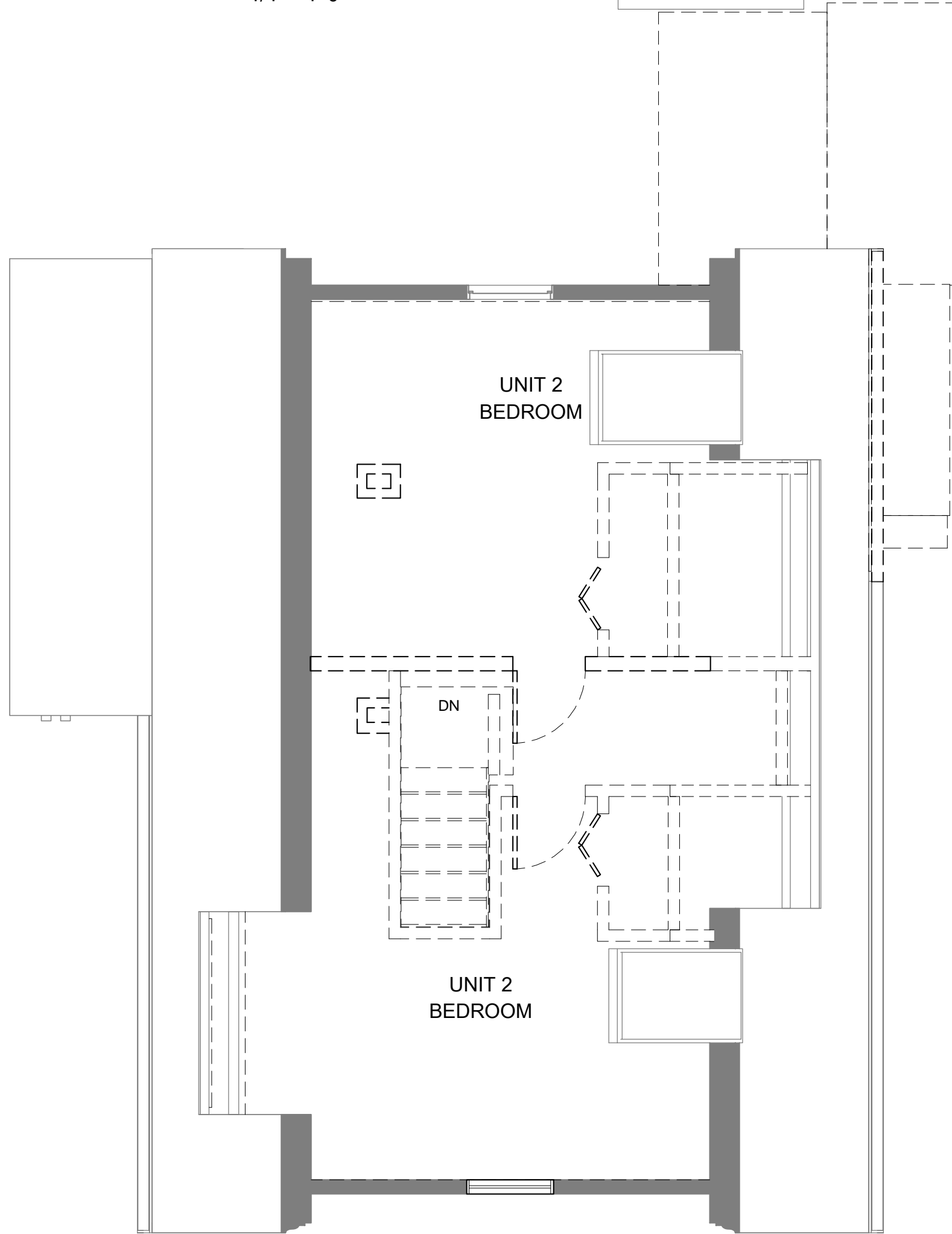
④ Basement Demolition Plan
1/4" = 1'-0"



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



① 1st Floor Demolition Plan
1/4" = 1'-0"



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

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

PROJECT NAME

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:

REGISTRATION



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

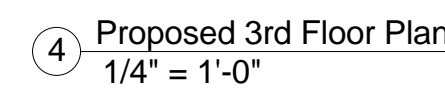
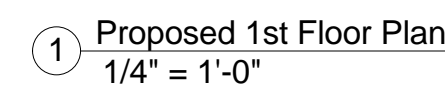
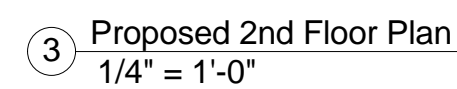
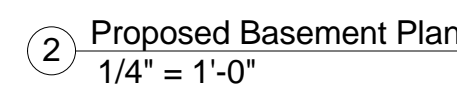
REVISIONS

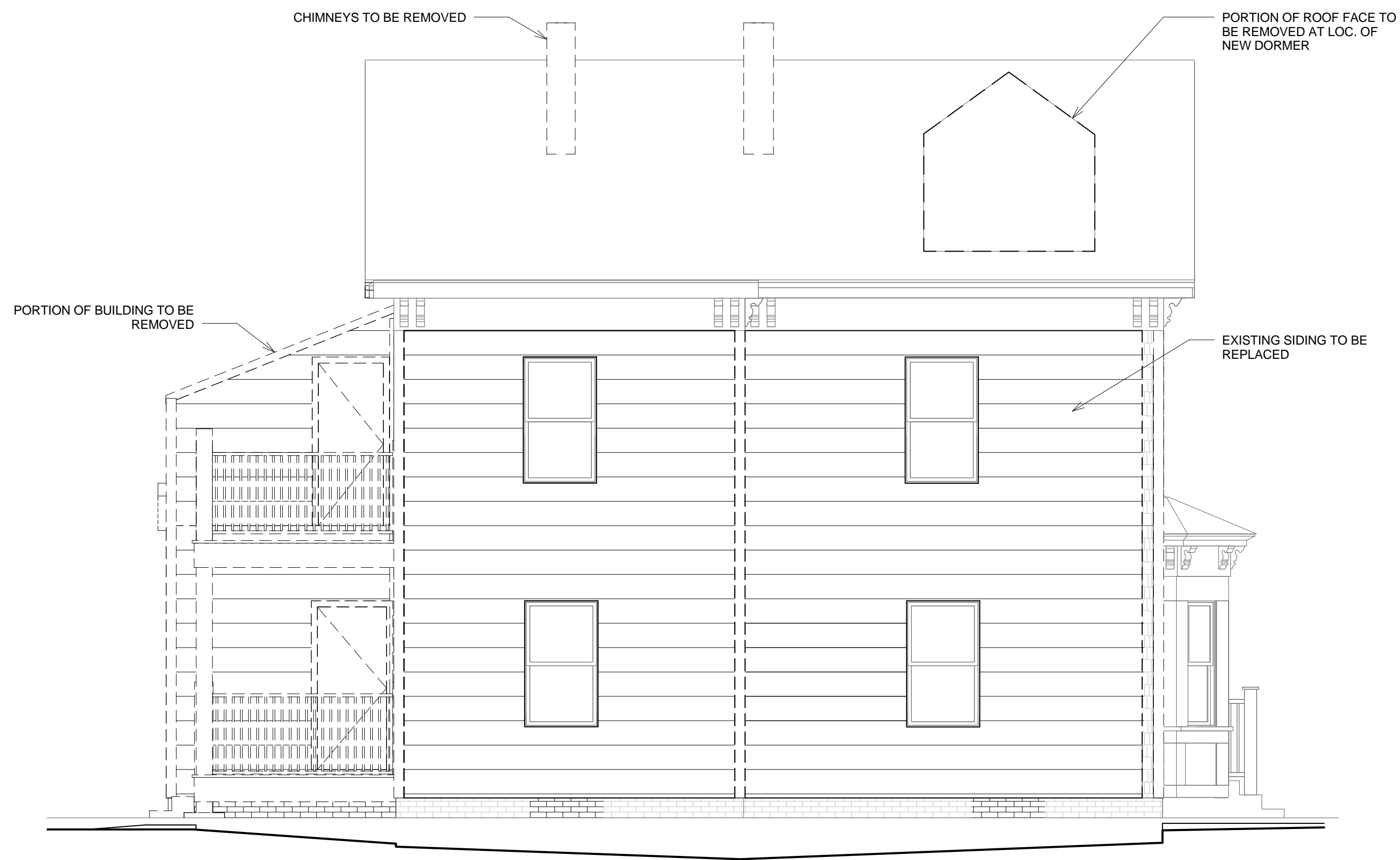
No.	Description	Date

5 Smith Avenue
Demolition Plans

A-AD-100

BEACON SMITH

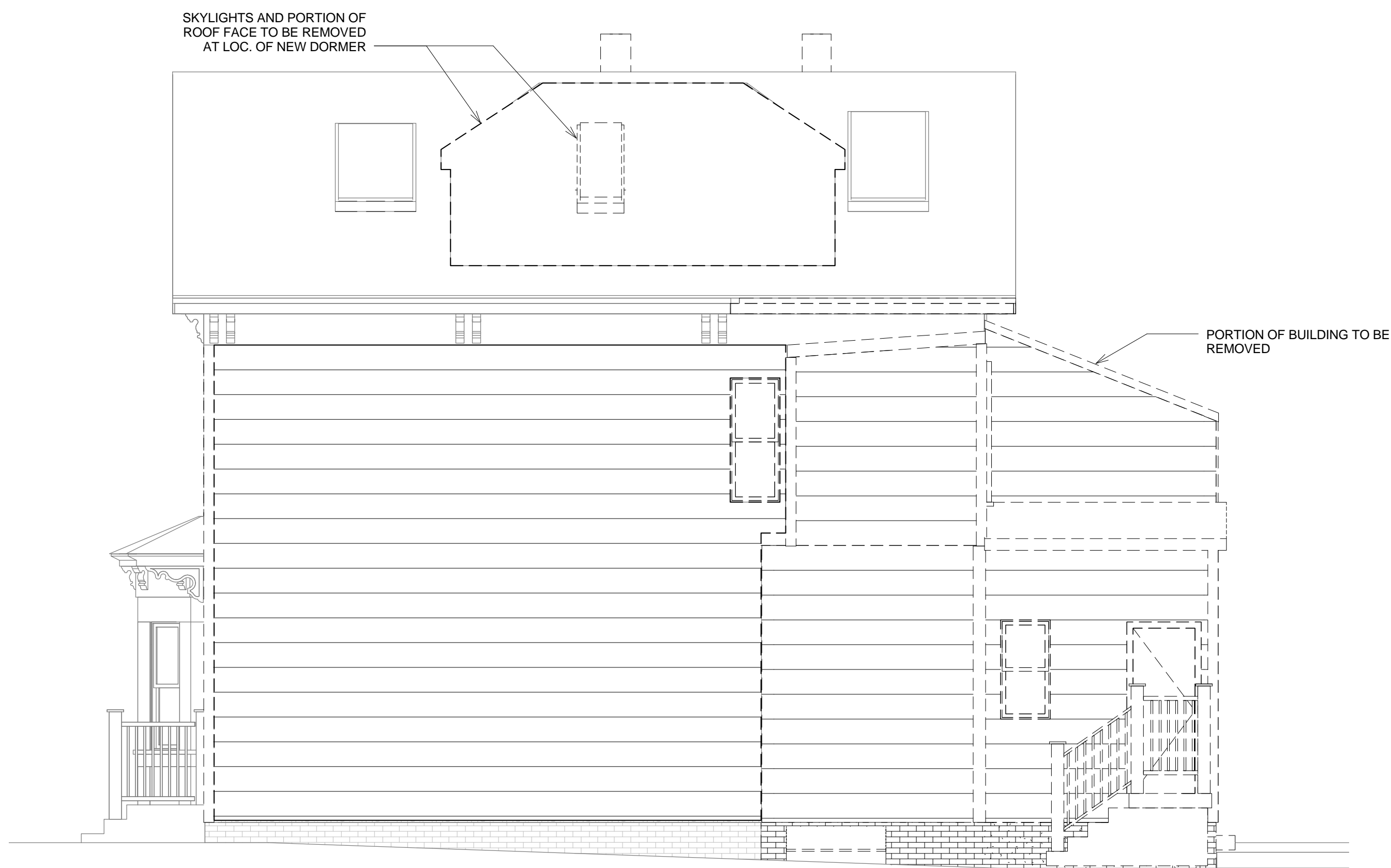




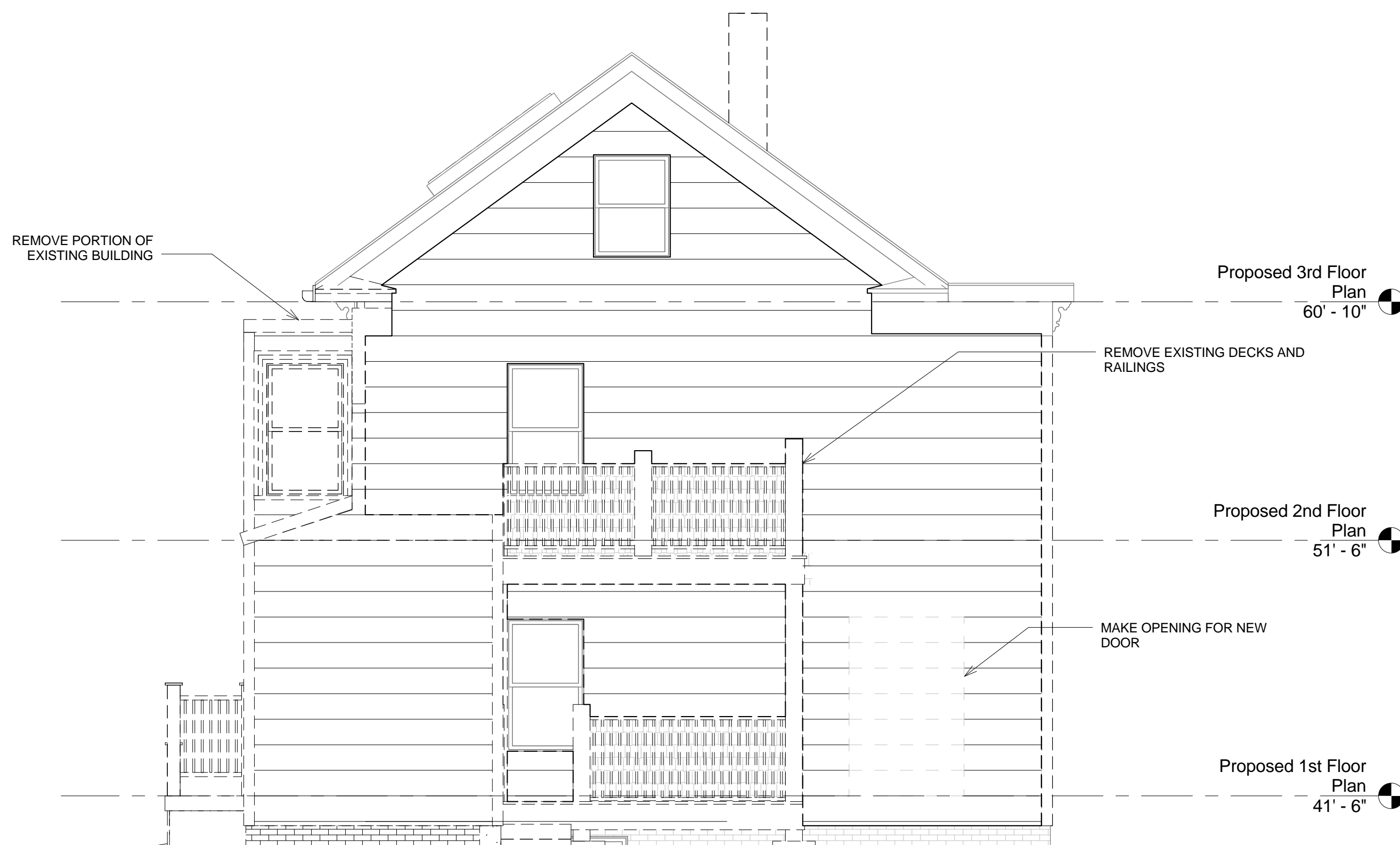
⑤ East Demolition Elevation
1/4" = 1'-0"



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



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



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

PROJECT NAME

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:

REGISTRATION



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

REVISIONS

No.	Description	Date

**5 Smith Avenue
Demolition
Elevations**

A-AD-300

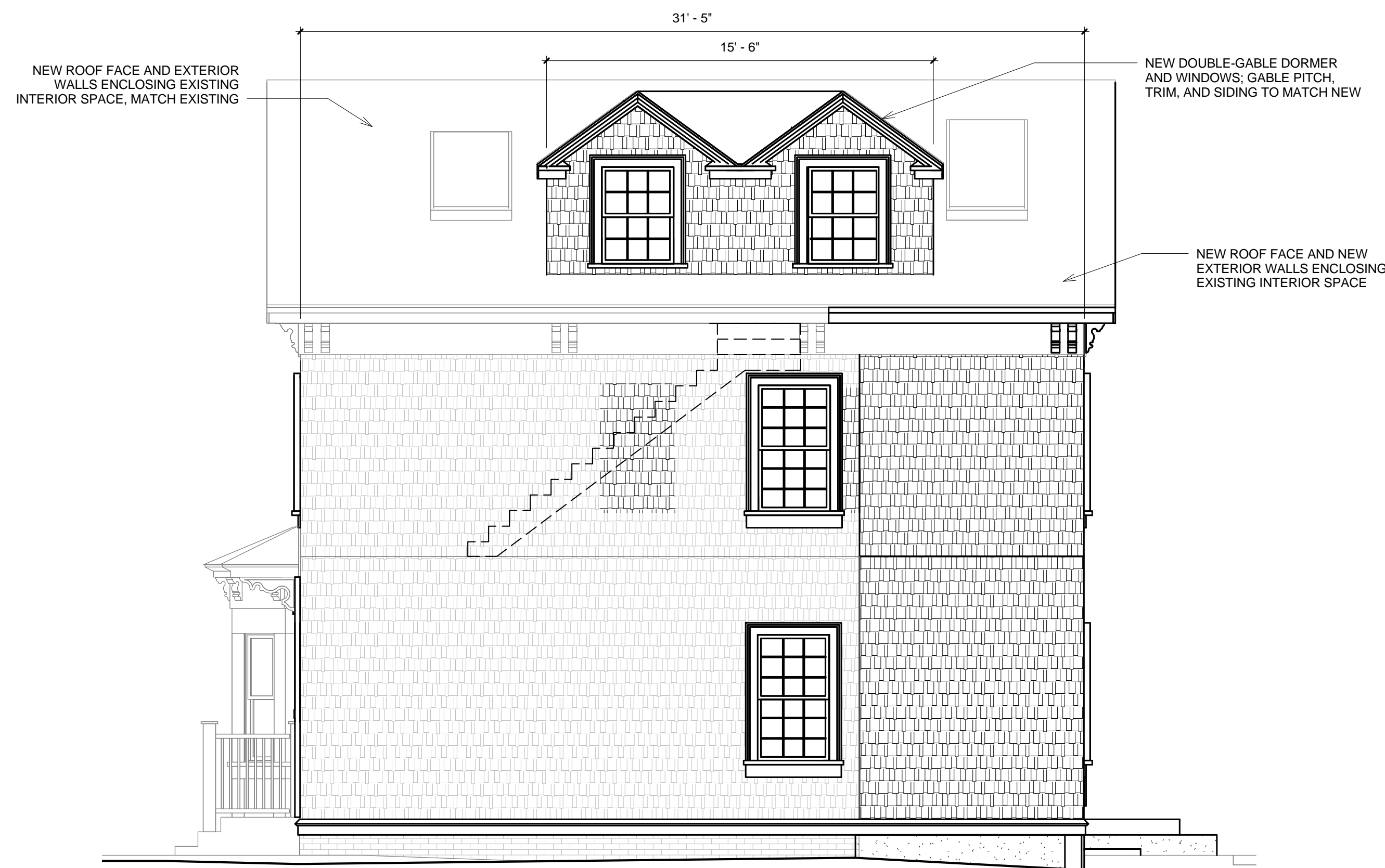
BEACON SMITH



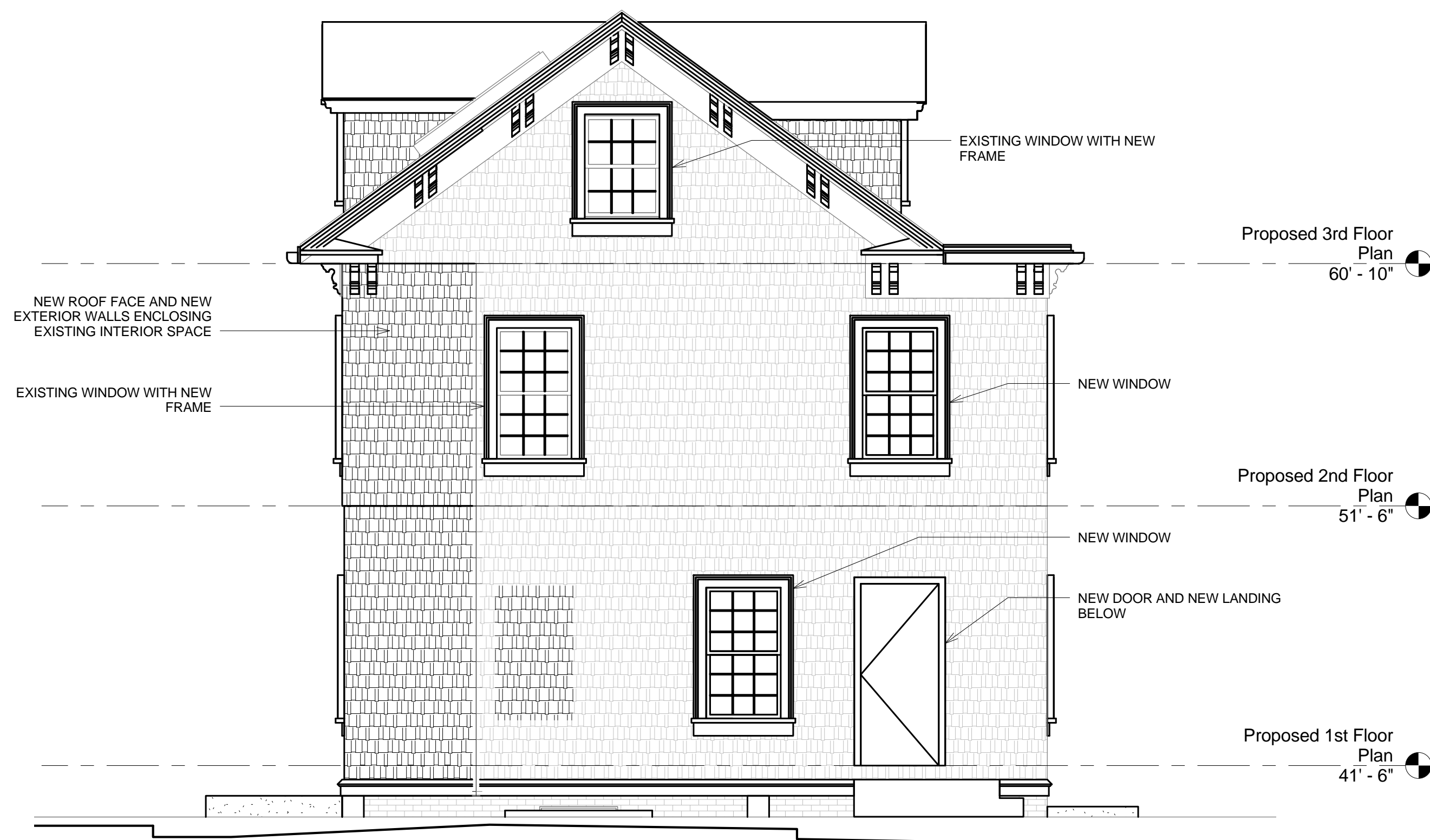
① East Elevation
1/4" = 1'-0"



② South Elevation
1/4" = 1'-0"



④ West Elevation
1/4" = 1'-0"



③ North Elevation
1/4" = 1'-0"

PROJECT NAME

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:

REGISTRATION



Project number 15057
Date 07-01-2016
Drawn by MCB
Checked by JSK
Scale 1/4" = 1'-0"

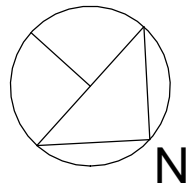
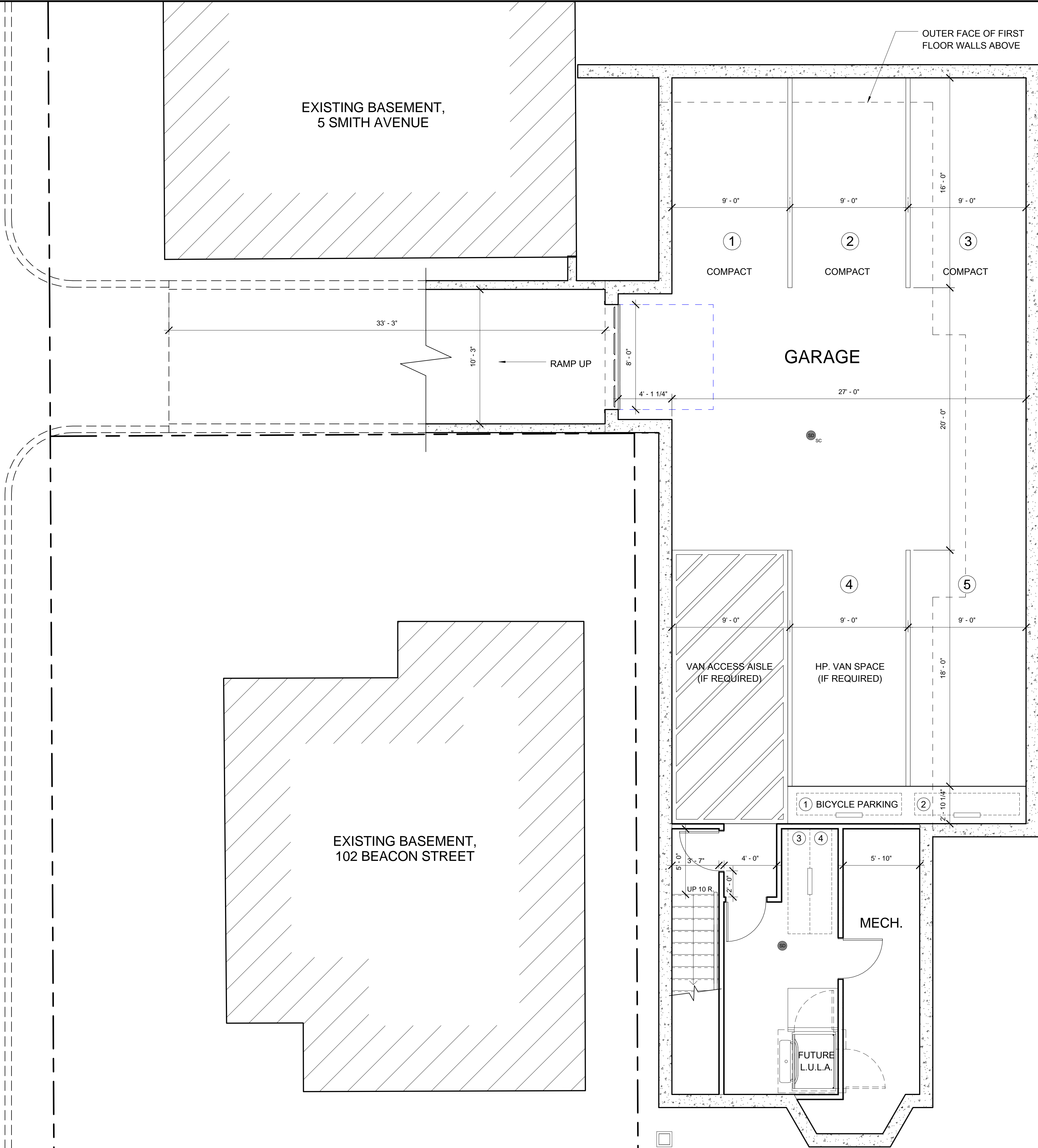
REVISIONS

No.	Description	Date

5 Smith Avenue
Proposed
Elevations

A-A-300

BEACON SMITH



- 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 BATHROOMS AND KITCHENS
 4. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
 5. SEE A-300 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

LEGEND	
	CEILING-MOUNTED SMOKE DETECTOR ABOVE
	CEILING-MOUNTED SMOKE/CO DETECTOR ABOVE
	NEW WALL
	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:

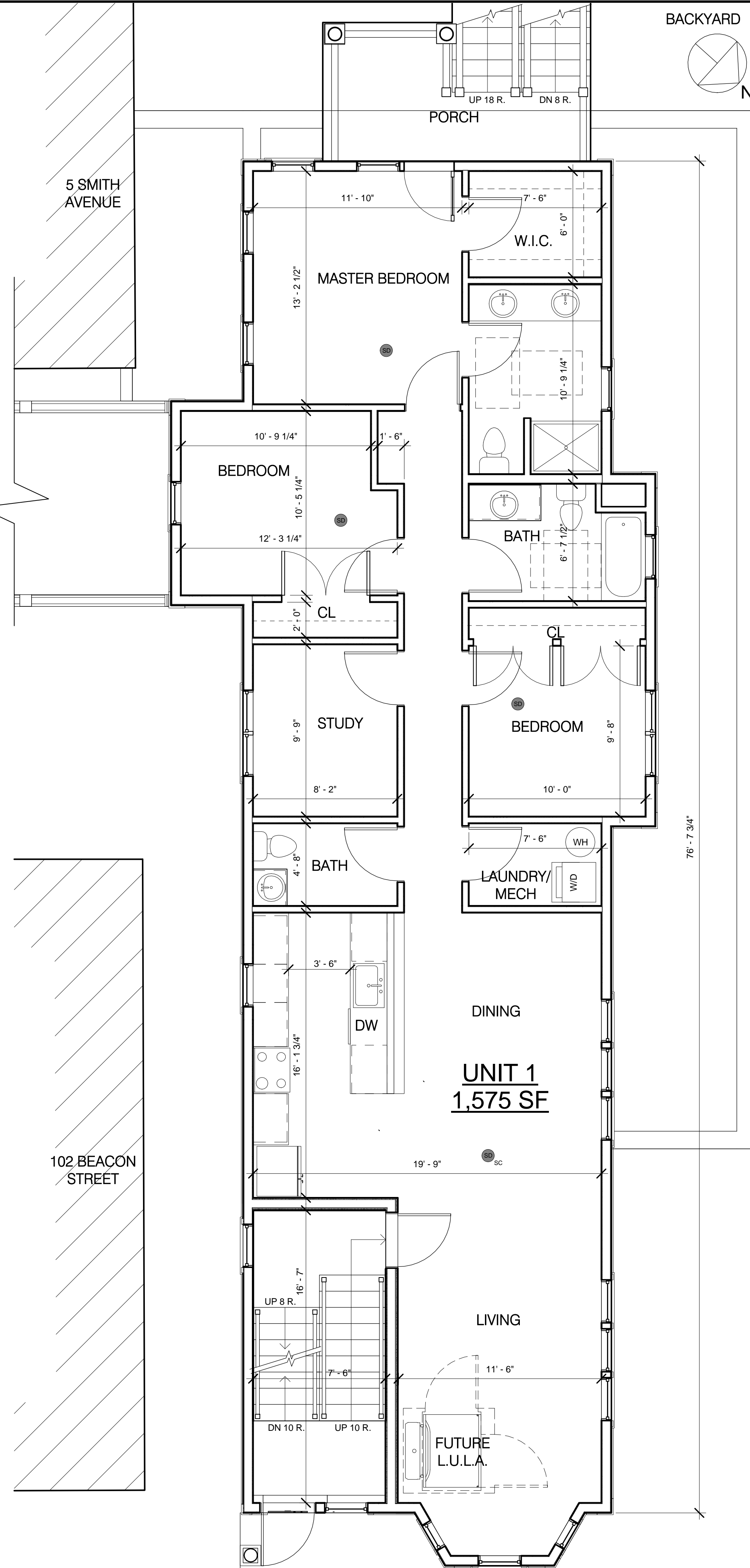
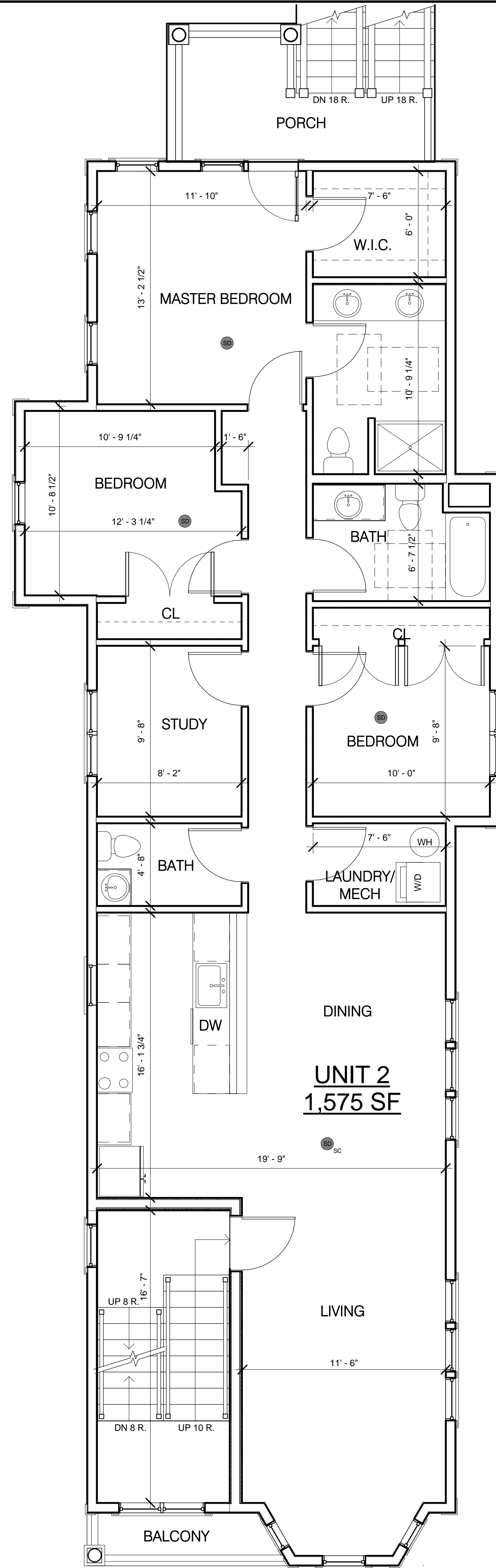
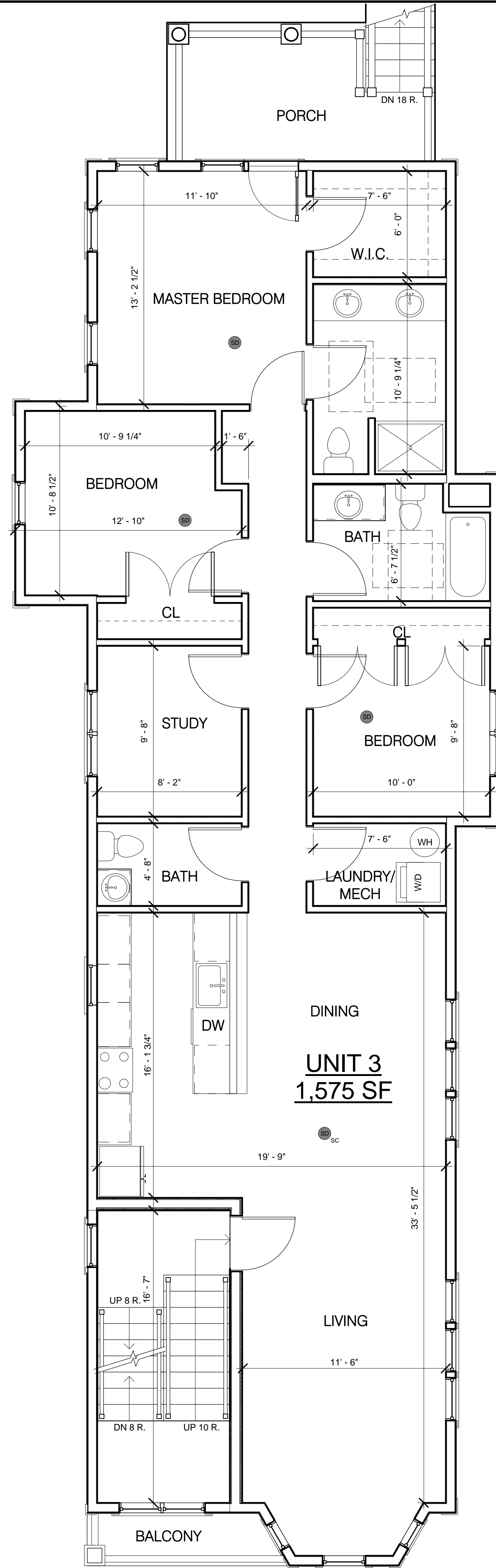


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Date	07-01-2016
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

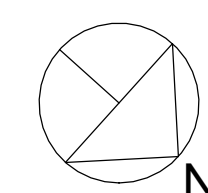
REVISIONS		
No.	Description	Date

104 Beacon Street
Basment Floor
Plan

B-A-100
BEACON & SMITH RESIDENCES



BACKYARD



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 number	15057
Date	07-01-2016
Drawn by	MCB
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

[illegible]

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

B-A-101

BEACON & SMITH RESIDENCES



① West Elevation
1/4" = 1'-0"



② North Elevation
1/4" = 1'-0"

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 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

B-A-300

BEACON & SMITH RESIDENCES



② East Elevation
1/4" = 1'-0"



① South Elevation
1/4" = 1'-0"

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

REVISIONS

No.	Description	Date

104 Beacon Street
South & East
Elevations

B-A-301

BEACON & SMITH RESIDENCES



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

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 number 15057
Date 06-24-2016
Drawn by MCB
Checked by JSK
Scale 1/4" = 1'-0"

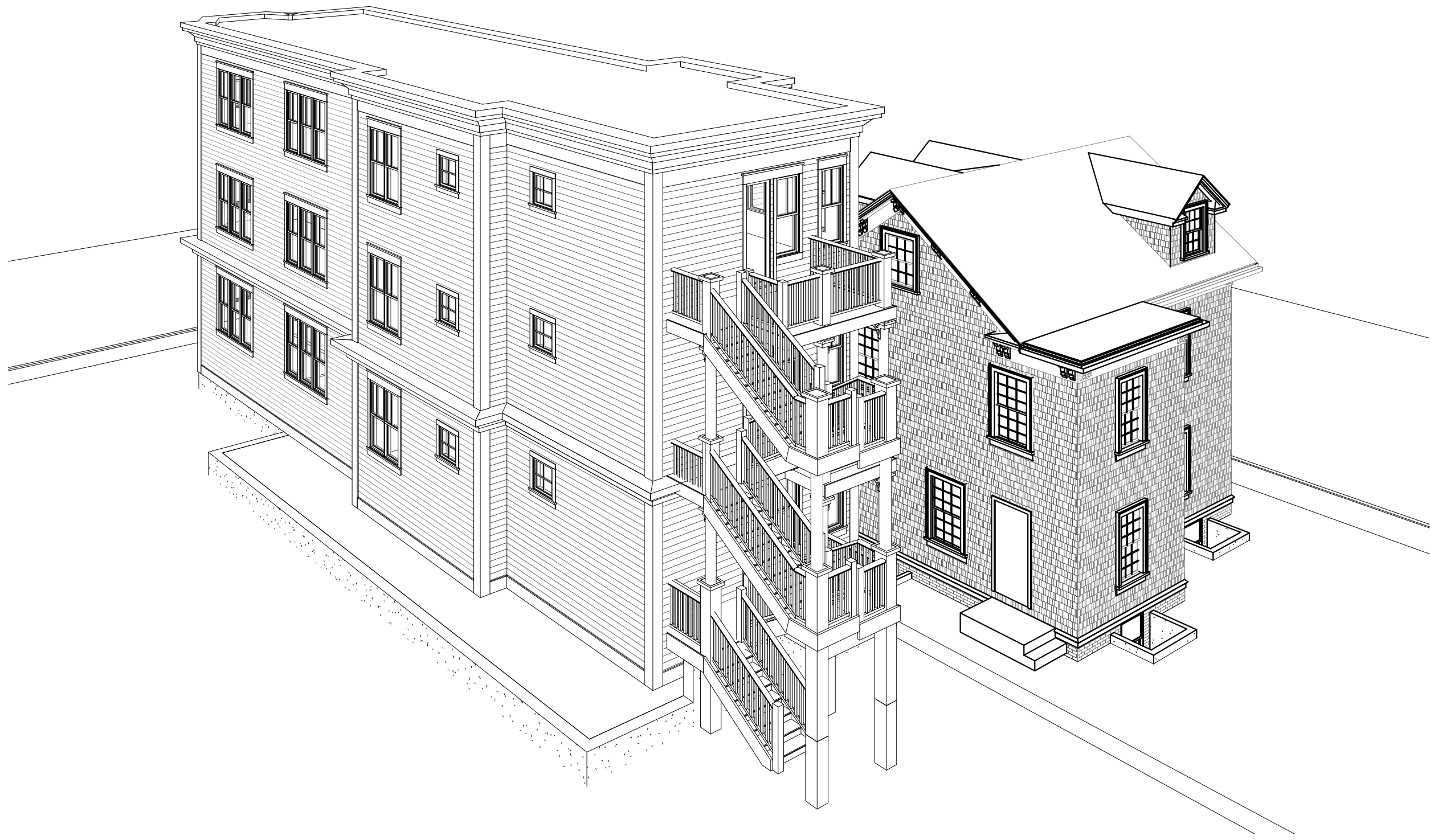
REVISIONS

No.	Description	Date

104 Beacon Street
Building Section

B-A-400

BEACON & SMITH RESIDENCES



PROJECT NAME

BEACON SMITH

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

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CONSULTANTS:

REGISTRATION



Project number 15057
Date 07-01-2016
Drawn by Author
Checked by Checker
Scale

REVISIONS

No.	Description	Date

Perspectives

AV-1

BEACON SMITH



PROJECT NAME

BEACON SMITH

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

CLIENT

**MOONS REALTY
TRUST**

ARCHITECT
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CONSULTANTS:

REGISTRATION



Project number	15057
Date	07-01-2016
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

[illegible]

Rendering

AV-2

BEACON SMITH