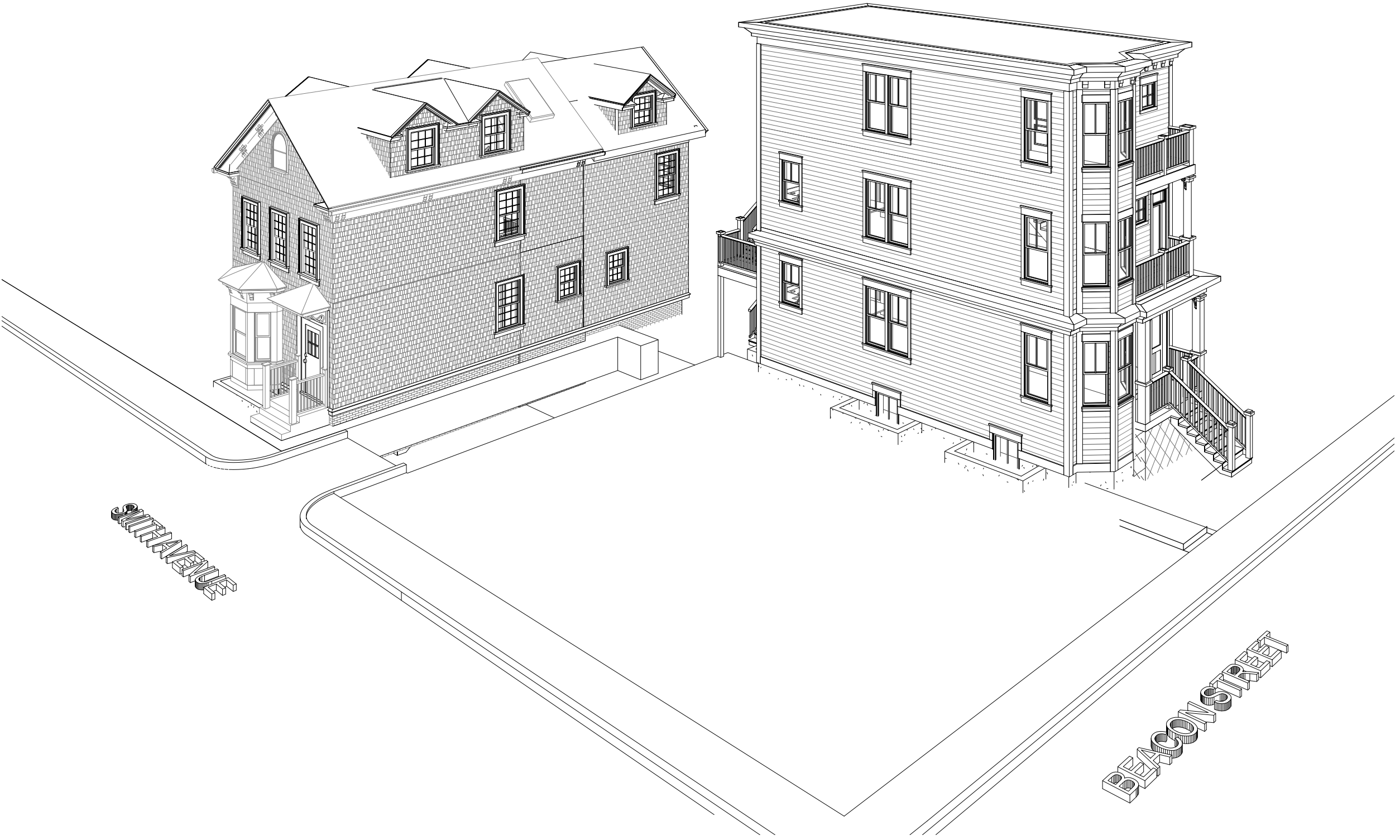
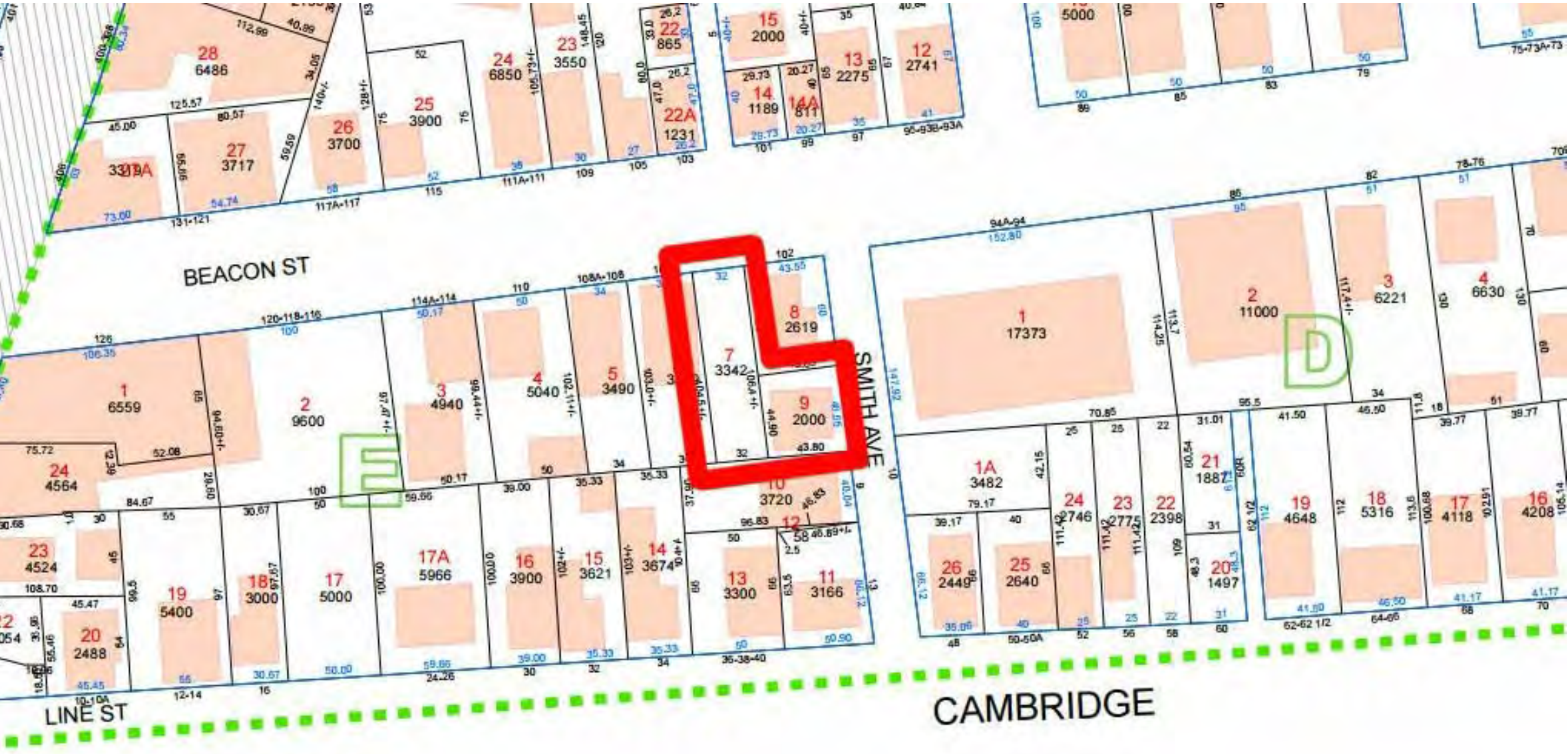


ARCHITECTURAL DRAWING LIST	
A-000	COVER SHEET
A-001	CERTIFIED PLOT PLAN
A-002	NEIGHBORHOOD PHOTOS
A-011	ZONING CODE REVIEW
A-AD-100	5 SMITH AVENUE DEMOLITION PLANS
A-AD-300	5 SMITH AVENUE DEMOLITION ELEVATIONS
A-A-100	5 SMITH AVENUE PROPOSED BASEMENT & FIRST FLOOR PLANS
A-A-101	5 SMITH AVENUE 2ND FLOOR, ATTIC, & ROOF PLANS
A-A-300	5 SMITH AVENUE PROPOSED ELEVATIONS
B-A-100	104 BEACON STREET PROPOSED FLOOR PLANS
B-A-300	104 BEACON STREET NORTH AND WEST ELEVATIONS
B-A-301	104 BEACON STREET SOUTH AND EAST ELEVATIONS
AV-1	PERSPECTIVES



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
01-11-2017

PROJECT NAME

BEACON SMITH

PROJECT ADDRESS

5 SMITH AVENUE &
104 BEACON STREET,
SOMERVILLE, MA

CLIENT

MOONS REALTY
TRUST

ARCHITECT

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

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REGISTRATION

Project number	15057
Date	12/20/2016
Drawn by	MCB
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS		
No.	Description	Date

Cover Sheet

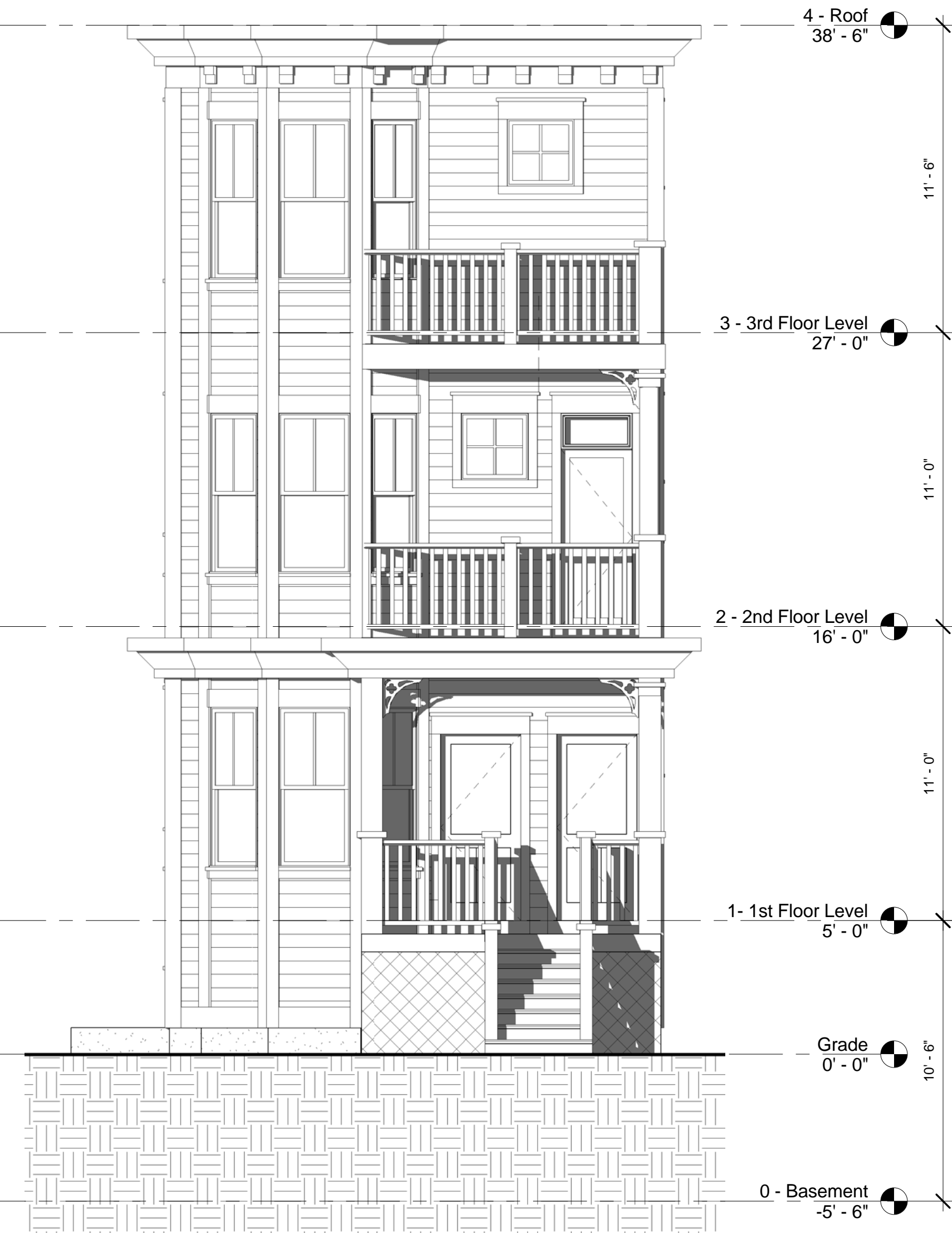
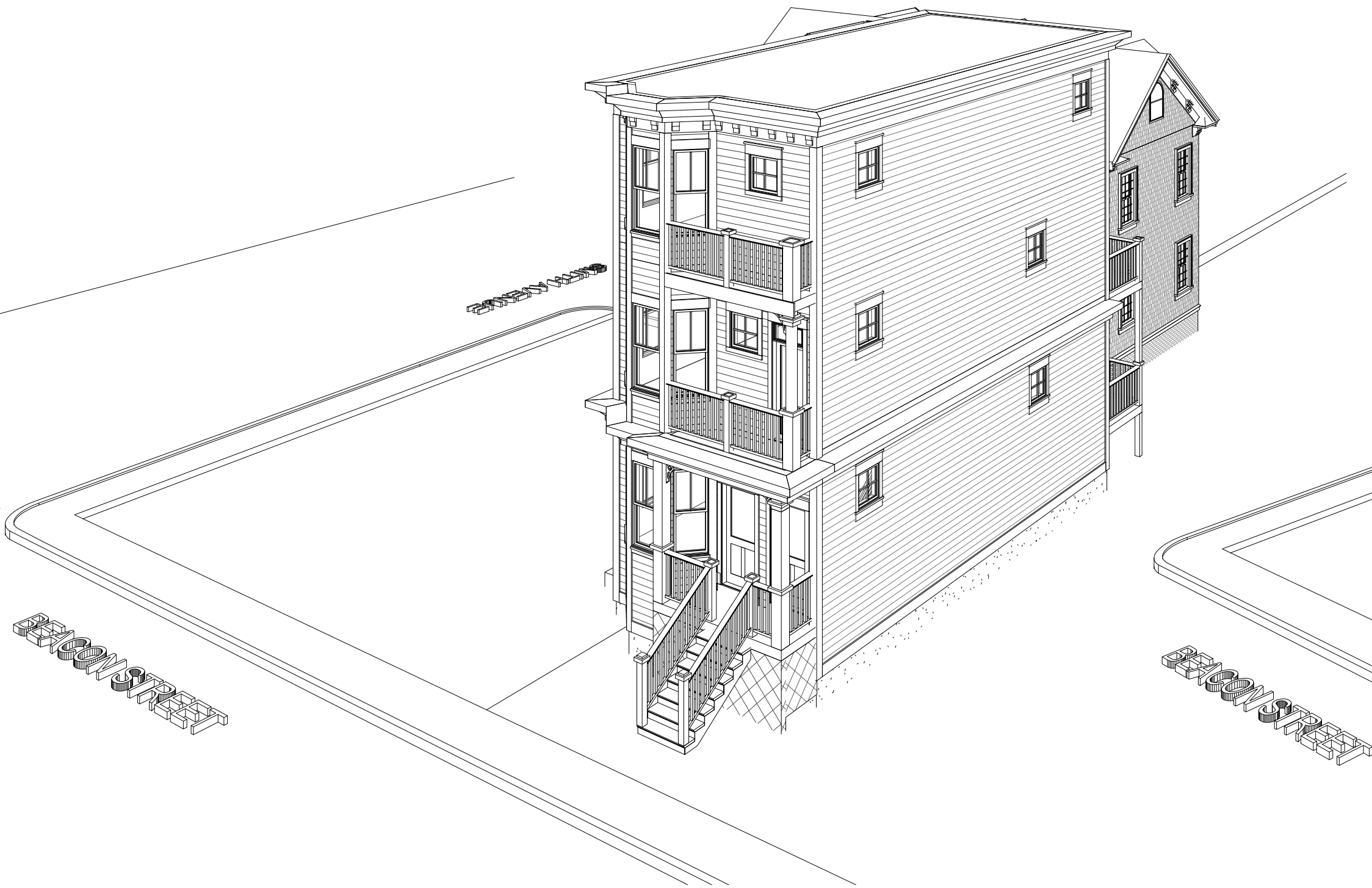
A-000

BEACON SMITH

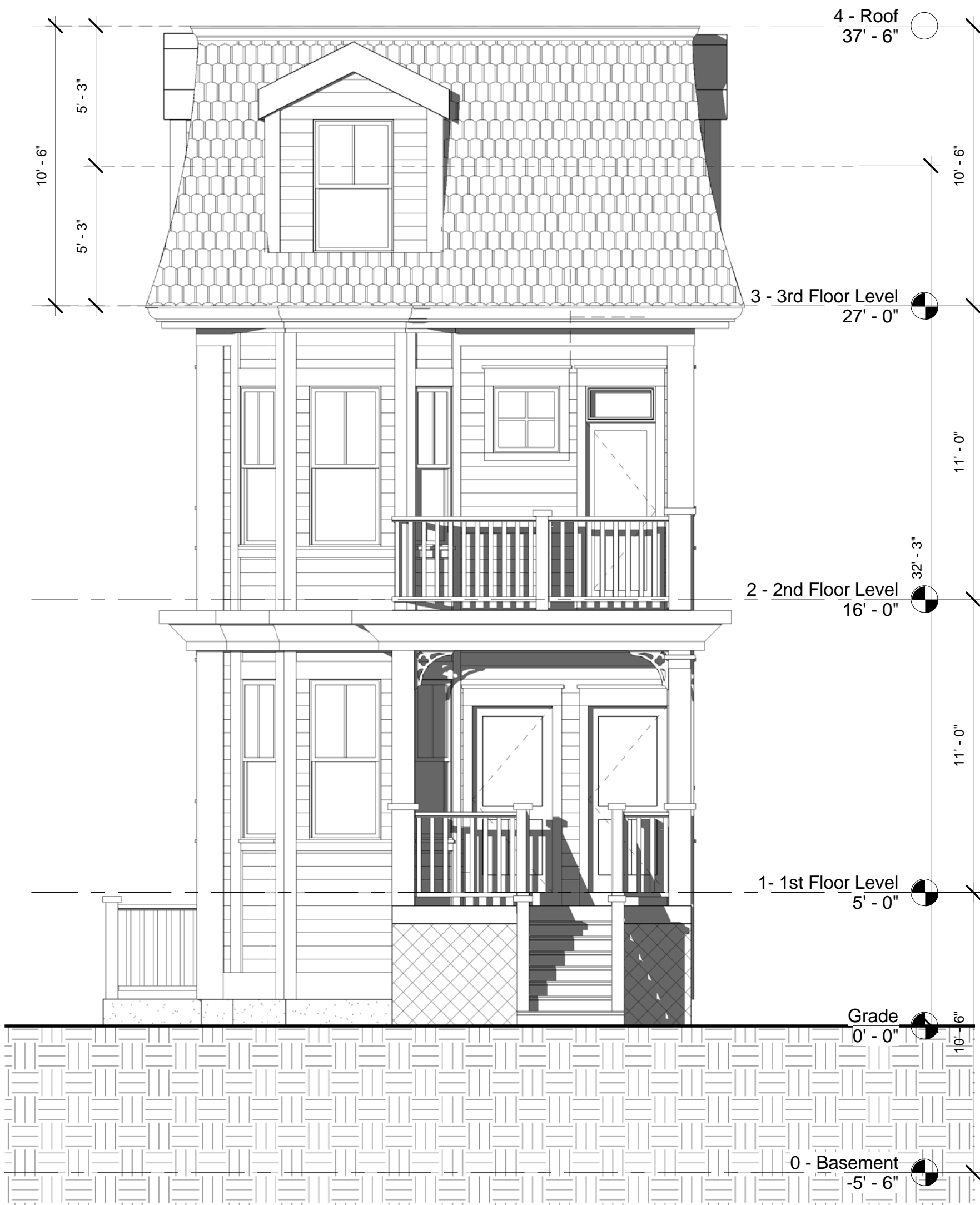
SCHEME A: TRIPLE DECKER

SCHEME B: MANSARD ROOF

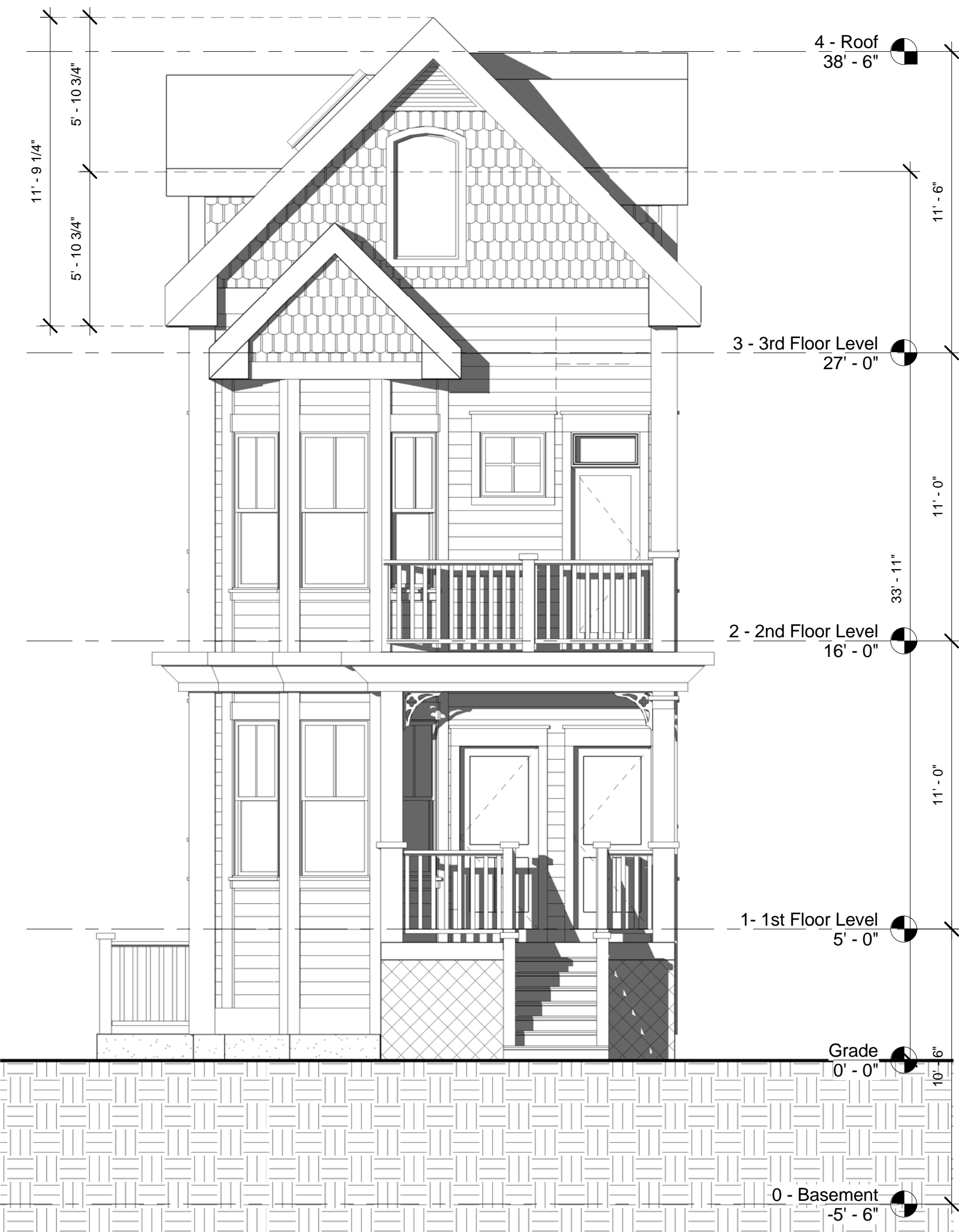
SCHEME C: GABLE ROOF



② East Elevation
1/4" = 1'-0"



② East (Front) Elevation
1/4" = 1'-0"



② East (Front) 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.

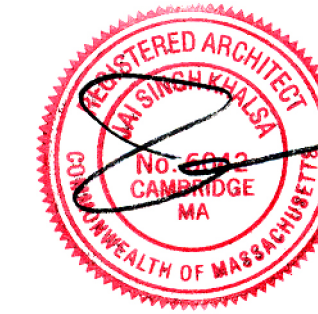


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

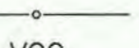
No.	Description	Date

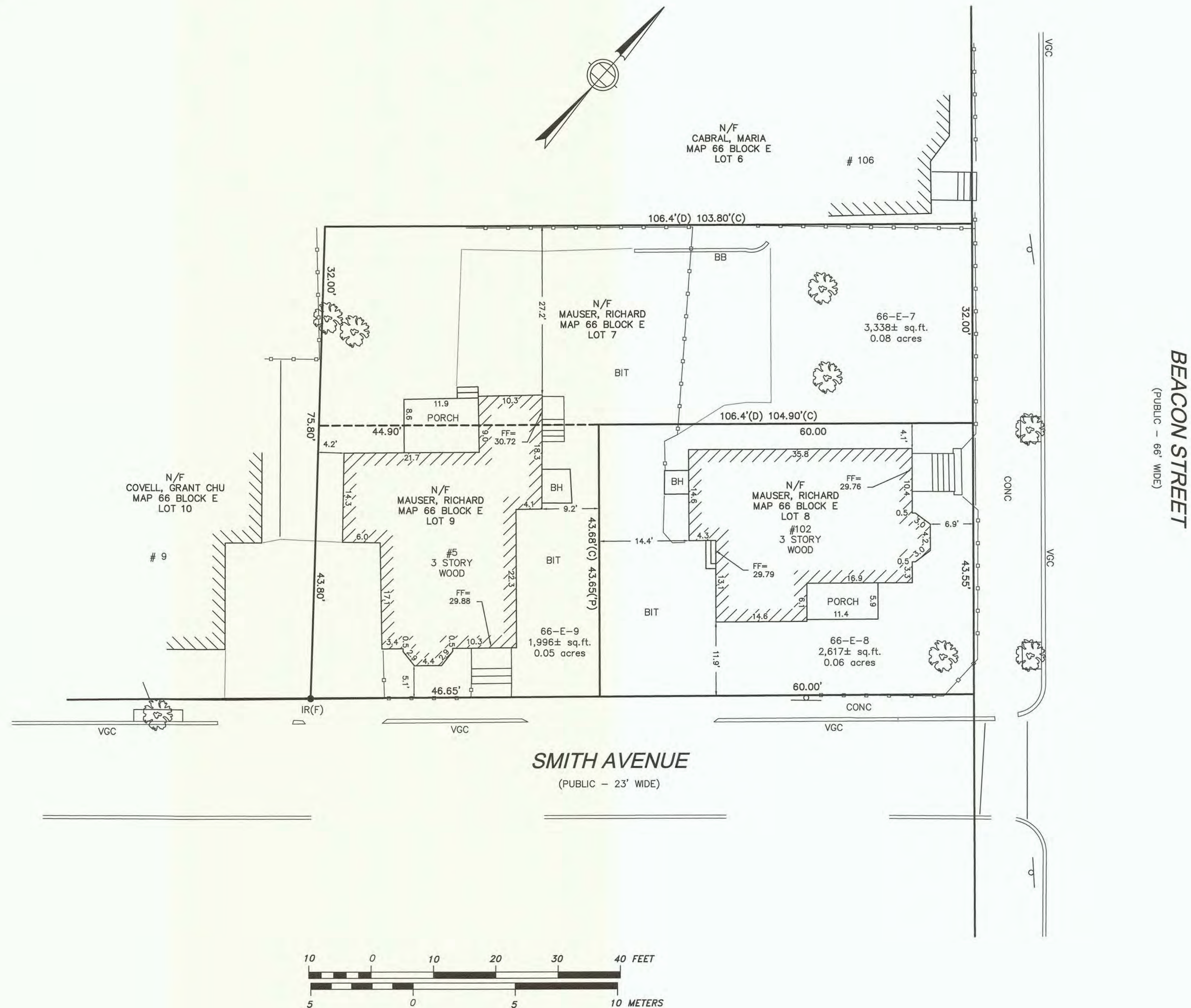
104 Beacon Street
South & East
Elevations

B-A-300

BEACON & SMITH RESIDENCES

LEGEND

	DECIDUOUS TREE
	SIGN
	POST & RAIL FENCE
	CHAIN LINK FENCE
VGC	VERTICAL GRANITE CURB
FGC	FLUSH GRANITE CURB
SGC	SLOPED GRANITE CURB
VCC	VERTICAL CONCRETE CURB
BB	BITUMINOUS BERM
BIT.	BITUMINOUS
CONC.	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

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

CONSULTANTS:

REGISTRATION



Project number 15057
Date 12/20/2016
Drawn by Author
Checked by Checker
Scale

REVISIONS

No.	Description	Date

Neighborhood
Photos

A-002

BEACON SMITH

BUILDING CODE REVIEW
MASSACHUSETTS STATE BUILDING CODE-6TH EDITION

TABLE 503:

NO	FLOOR	USE GROUP	TYPE OF CONSTRUCTION	ALLOWED		INCREASE		TOTAL ALLOWED (PER BLDG.)	PROVIDED		REMARKS	
				AREA S.F.	STORIES/ HEIGHT	AREA S.F.	STORIES		AREA S.F.	STORIES/ HEIGHT		
1	FIRST	"R2"	RESIDENTIAL MULTIFAMILY	"5A"	COMBUSTIBLE PROTECTED	10,200	3/40'	NOT USED	10,200	3,284	1	
2	SECOND	"R2"	RESIDENTIAL MULTIFAMILY	"5A"	COMBUSTIBLE PROTECTED	10,200	3/40'	NOT USED	10,200	3,085	1	
3	THIRD	"R2"	RESIDENTIAL MULTIFAMILY	"5A"	COMBUSTIBLE PROTECTED	10,200	3/40'	NOT USED	10,200	2,760	1	
RESIDENTIAL AREA = 9,129 S.F.												
TOTAL BUILDING = 9,129 S.F.												

FIRE RESISTANCE OF
STRUCTURAL ELEMENTS:

TABLE 602:

STRUCTURAL ELEMENTS	CONSTRUCTION TYPE		FIRE RATING FILE #
	2B	5A	
1. EXTERIOR WALLS: BEARING NONBEARING	1HR 0HR	1HR 0HR	
2. FIRE / PARTY WALLS	2HR	2HR	
3. FIRE SEPARATION ASSEMBLIES: EXIT PATHS SHAFTS MIXED USE SEPARATION OTHER SEPARATIONS	2HR 2HR 2HR 1HR	2HR 1HR 2HR 1HR	
4. FIRE PARTITIONS: EXIT ACCESS CORRIDORS TENANT SEPARATIONS	1HR 1HR 1HR	1HR 1HR 1HR	
5. DWELLING UNIT SEPARATIONS	1HR	1HR	
6. SMOKE BARRIERS	1HR	1HR	
7. NON-LOADING PARTITIONS	0HR	0HR	
8. INTERIOR STRUCTURAL ELEMENTS: SUPPORTING MORE THAN ONE FLOOR SUPPORTING ONE FLOOR OR A ROOF ONLY	1HR 1HR	1HR 1HR	
9. STRUCTURAL MEMBERS SUPPORTING WALL	1HR	1HR	
10. FLOOR CONSTRUCTION INCLUDING BEAMS	1HR	1HR	
11. ROOF CONSTRUCTION: 15' TO LOWEST MEMBER MORE THAN 15' LESS THAN 20' MORE THAN 20'	1HR 0HR 0HR	1HR 1HR 0HR	

EGRESS CALCULATIONS:

TABLE 1008.1.2, MULTI-FAMILY RESIDENTIAL USE:

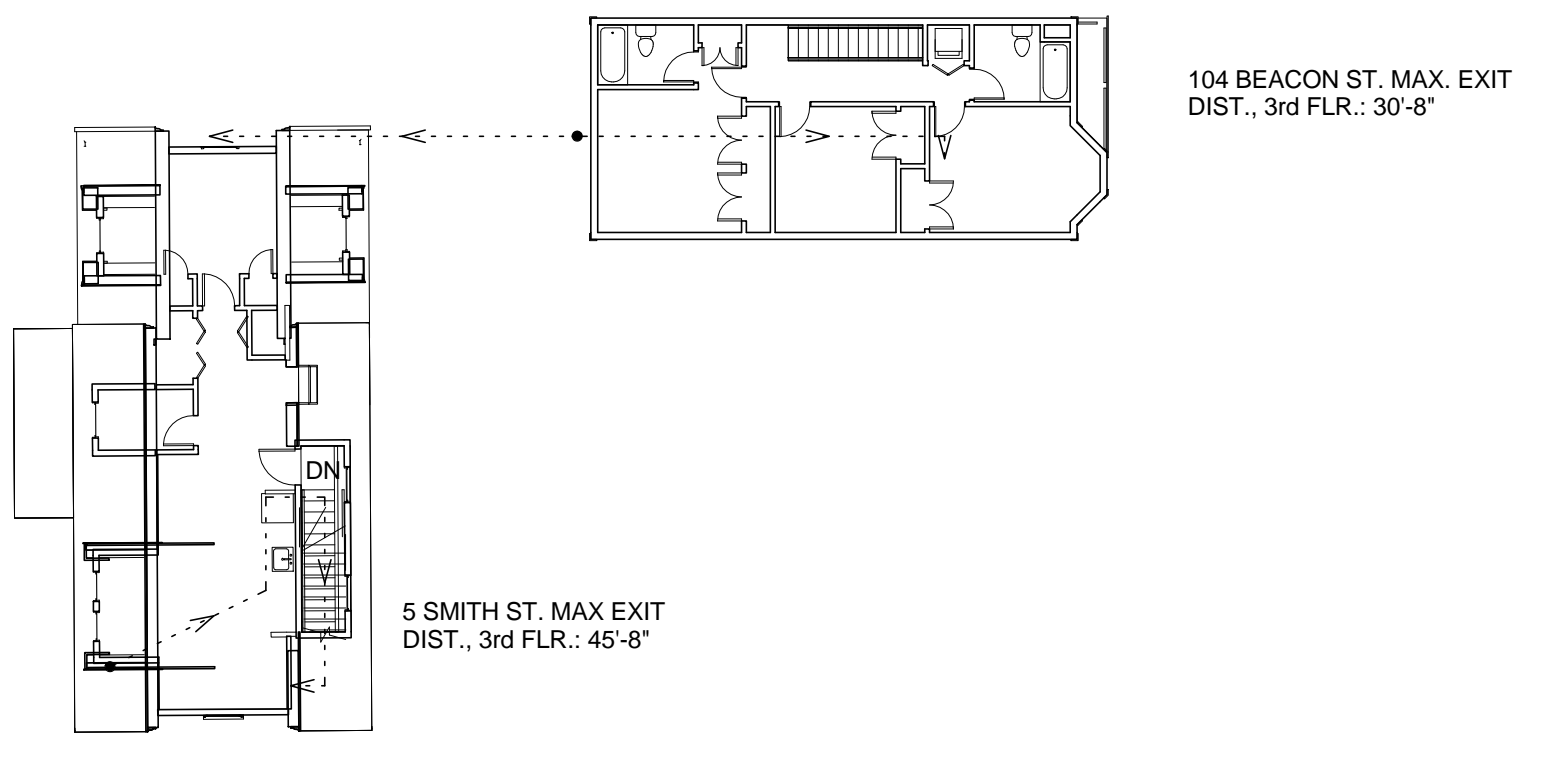
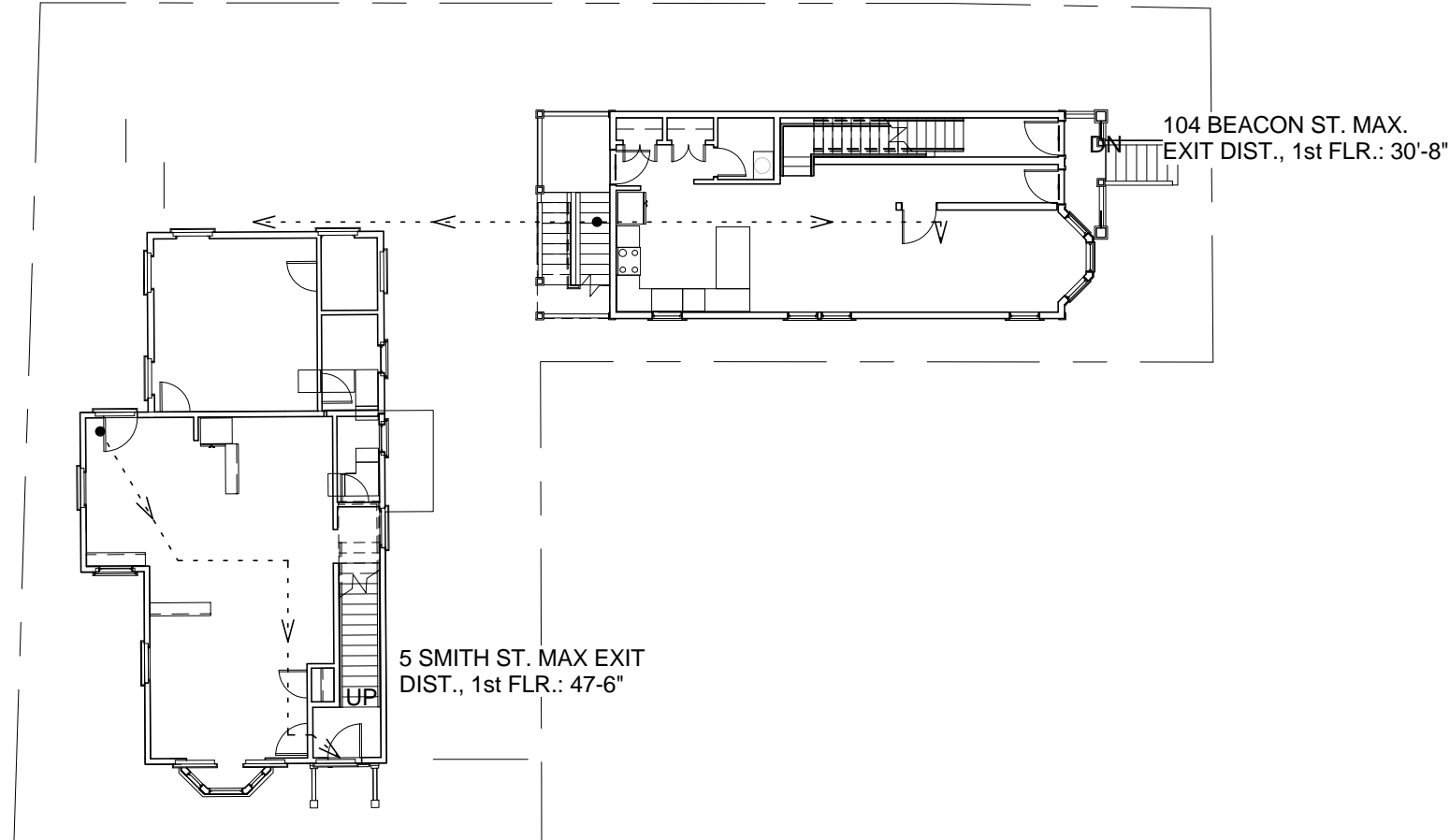
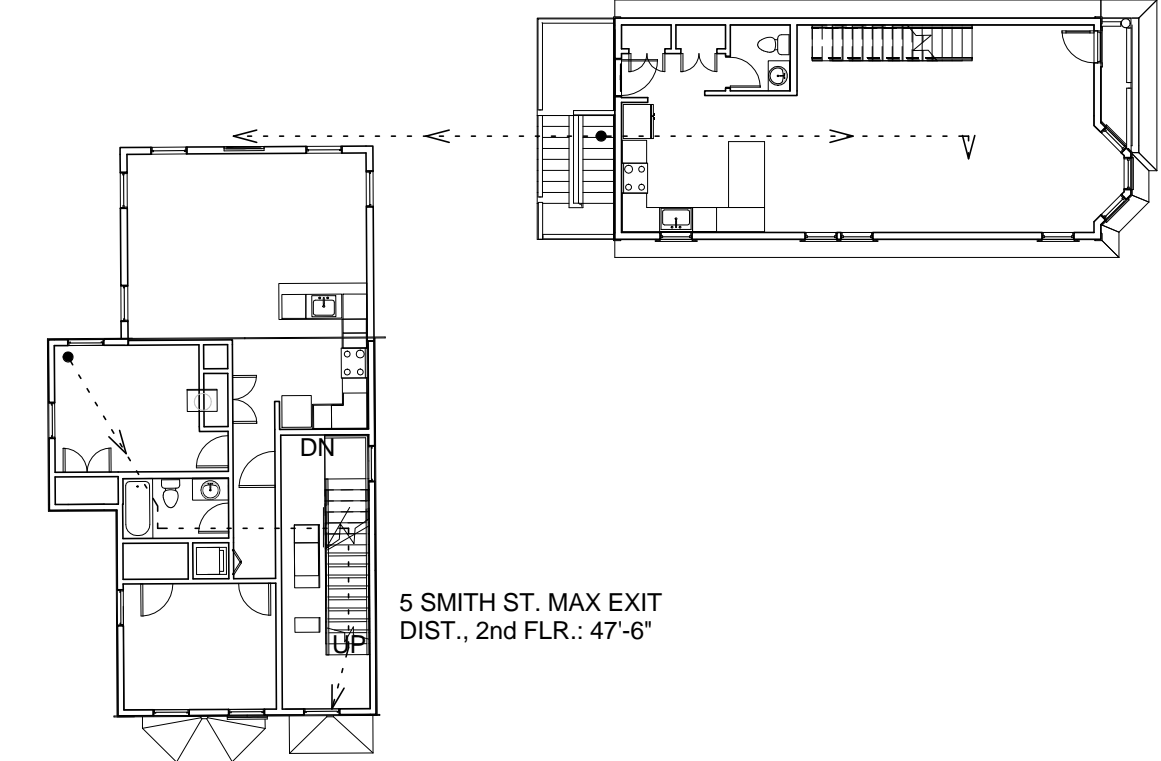
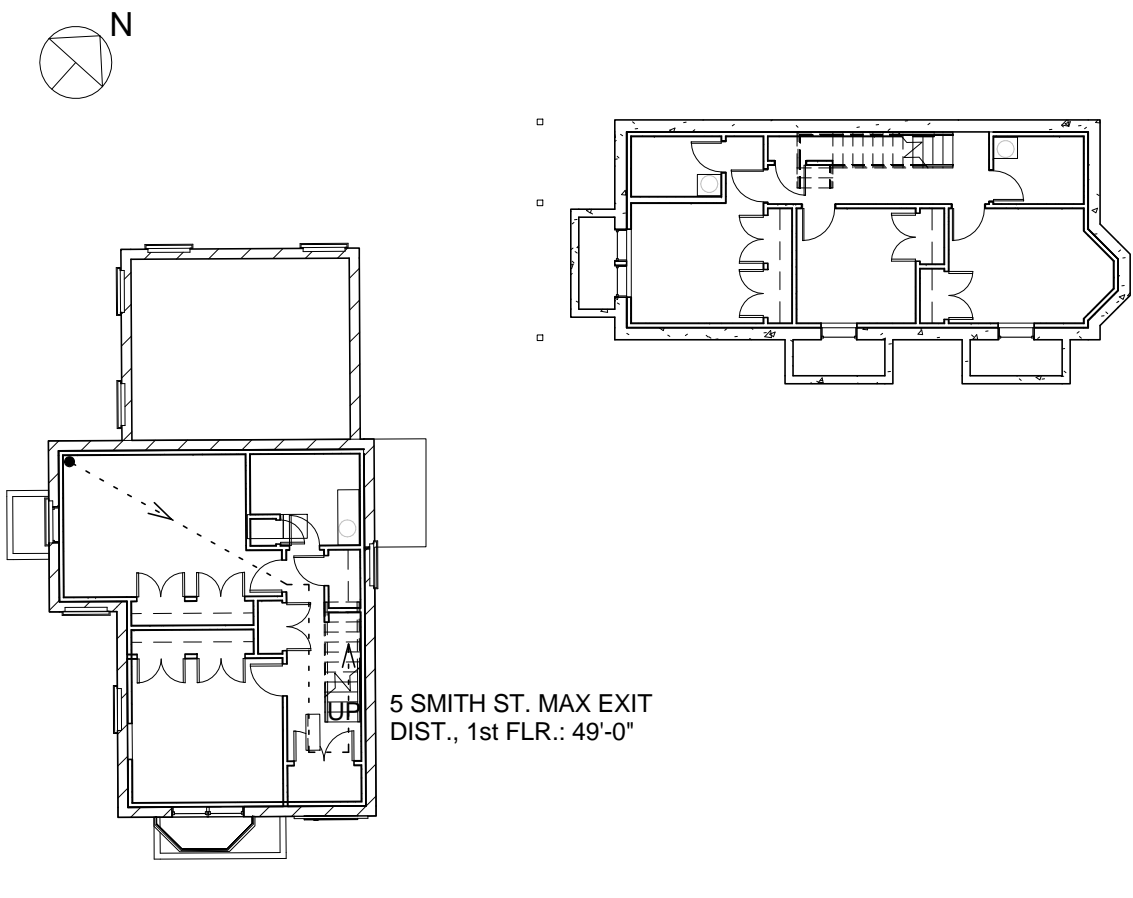
#	FLOOR	AREA (G.S.F.)/200	OCCUPANT/ FLOOR
0	BASEMENT	795/200	3
1	FIRST FLOOR	769/200	3
2	SECOND FLOOR	737/200	3
3	THIRD FLOOR	382/200	1

104 BEACON STREET			
1	FIRST FLOOR	1,597/200	7
2	SECOND FLOOR	1,597/200	7
3	THIRD FLOOR	1,597/200	7

TABLE 1009.2

STAIR WIDTH IN INCHES			
STAIR	EGRESS CAPACITY 0.2 * OCCUPANTS	WIDTH ALLOWED	WIDTH PROVIDED
5 SMITH STREET	2'	36"	39"
104 BEACON STREET	4'	36"	48"

DOOR WIDTH IN INCHES						
DOOR	CORRIDOR	EGRESS CAPACITY 0.15 * OCCPNTS.	WIDTH ALLOWED	WIDTH PROVIDED		
5 SMITH STREET	2'	2'	32"	44"	36"	39"
104 BEACON STREET	4'	4'	32"	44"	36"	48"



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 12/20/2016
Drawn by MCB
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date

Building Code
Review & Egress
Calculations

A-010

BEACON SMITH

ZONING CODE REVIEW:

	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 (3-FAMILY STRUCTURE + 2-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%/ 3,733 SF	1,030 S.F. / 5,334 S.F. = 19%	1,990 S.F. / 37%	COMPLIES
MIN. LANDSCAPE AREA	25% / 1,334 SF	2,497 S.F. / 5,334 S.F. = 47%	1,401 S.F. / 26%	COMPLIES
MIN. PERVIOUS AREA	30% / 1,600 SF	2,497 S.F. / 5,334 S.F. = 47%	1,665 S.F. / 31%	COMPLIES
MAX. FLOOR AREA RATIO (FAR)	2.0/ 10,668 SF	2,058 S.F. / 5,334 S.F. = 0.39	6,633 S.F. / 5,334 S.F.=1.2	COMPLIES
MAX. BUILDING HEIGHT	40' - 0" AND 3 STORIES	26'-7" AND 2 1/2 STORIES	35' - 7" AND 3 STORIES	COMPLIES
MIN. YARD SETBACKS FRONT	15'-0" OR EXISTING BUILDING ALIGNMENT, MIN. 10'-0"	7'-10" (SMITH AVENUE)	7'-10" SMITH AVENUE	PRE-EXIST. / NO CHANGE
SIDE	10'-0" SUM 20'-0" (LEFT)	4'-6 1/4" +/-	4'-6 1/4" +/-	PRE-EXIST. / NO CHANGE
REAR	10'-0" SUM 20'-0" (RIGHT)	13'-5 3/4" +/-	10'-0" (BEACON STREET)	COMPLIES
	20'-0"	36'-6 3/4" +/-	10'-3 3/4"	DOES NOT COMPLY
MIN. FRONTAGE	50' - 0"	46.65'	46.65'	PRE-EXIST./ NO CHANGE
MIN. OFF-STREET PARKING	1.5 PER DWELLING UNIT WITH 1-2 BEDROOMS 2.0 PER DWELLING UNIT WITH 3+ BEDROOMS	4 REQUIRED 3 PROVIDED	9 REQUIRED 4 PROVIDED	DOES NOT COMPLY
BICYCLE PARKING	1 SPACE FOR EVERY 7 DWELLING UNITS = 0 SPACE	0 SPACES	0 SPACES	COMPLIES

EXISTING FLOOR AREAS
(GROSS)

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

PROPOSED FLOOR AREAS
(GROSS)

BASEMENT	1,513 S.F.
FIRST FLOOR	1,817 S.F.
SECOND FLOOR	1,856 S.F.
THIRD FLOOR	1,548 S.F.
TOTAL	6,734 S.F.

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

BASEMENT	1,419 S.F.
FIRST FLOOR	1,739 S.F.
SECOND FLOOR	1,738 S.F.
THIRD FLOOR	1,437 S.F.
TOTAL	6,333 S.F.

PROPOSED UNIT AREAS
(USEABLE):

104 BEACON - UNIT #1	1,527 S.F.
104 BEACON - UNIT #2	1,527 S.F.
5 SMITH- UNIT #1 BASEMENT	1,798 S.F.
FIRST FLOOR	757 S.F.
1,041 S.F.	
5 SMITH- UNIT #2	895 S.F.
5 SMITH - UNIT #3	715 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 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.

(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.

PROJECT NAME

BEACON SMITH

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

CLIENT

MOONS REALTY
TRUST

ARCHITECT



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

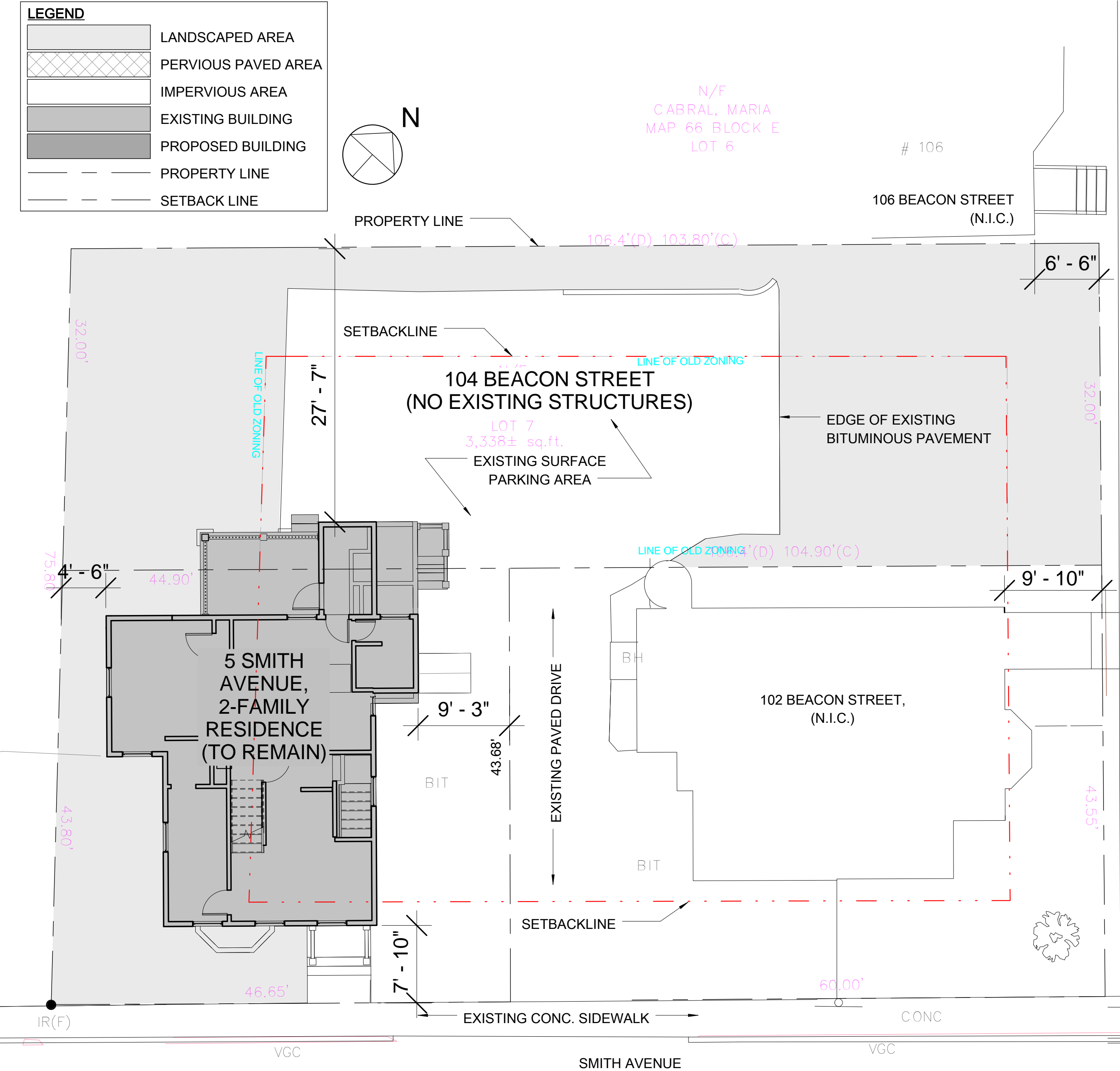
REVISIONS

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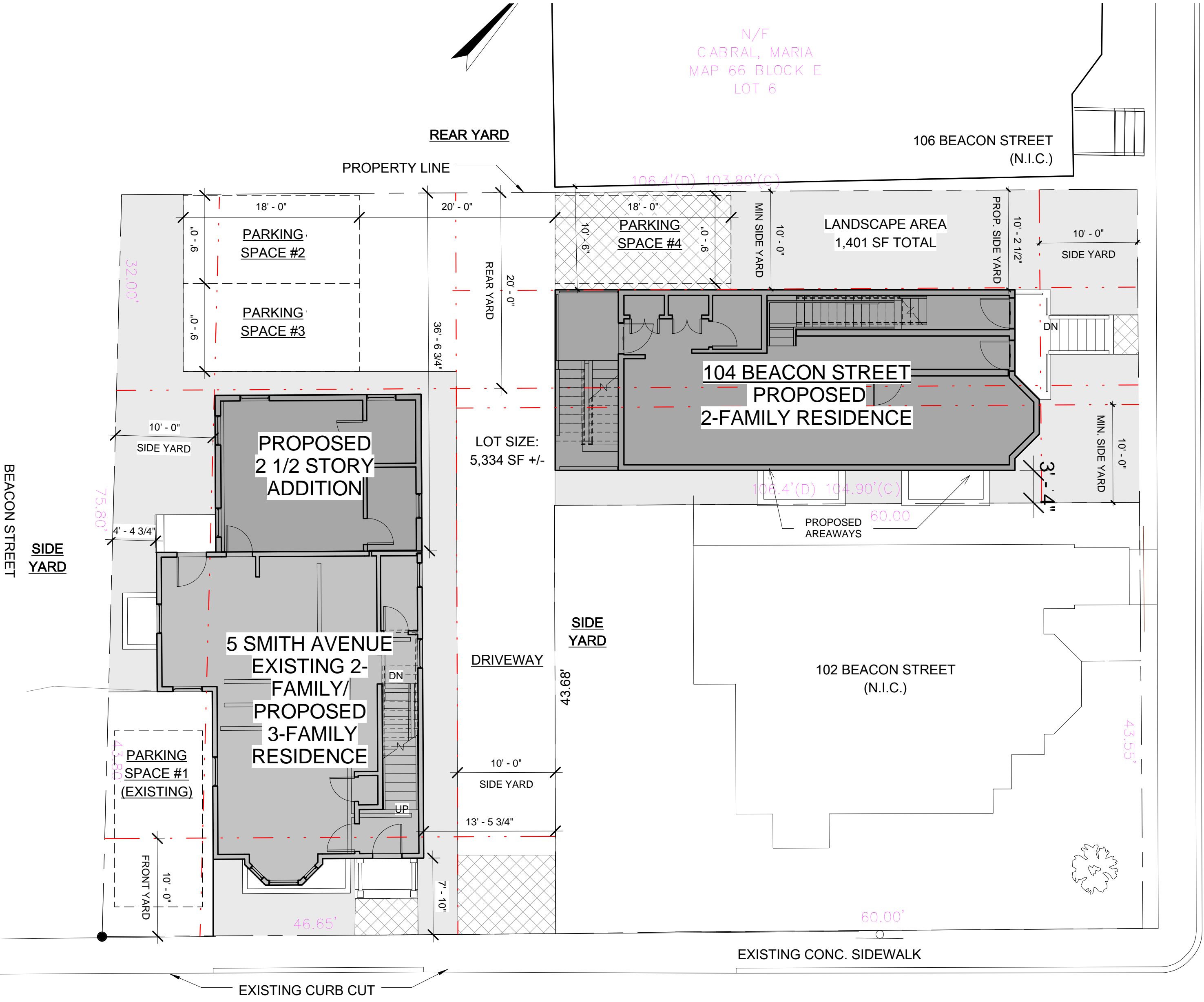
Zoning Code
Review

A-011

BEACON SMITH

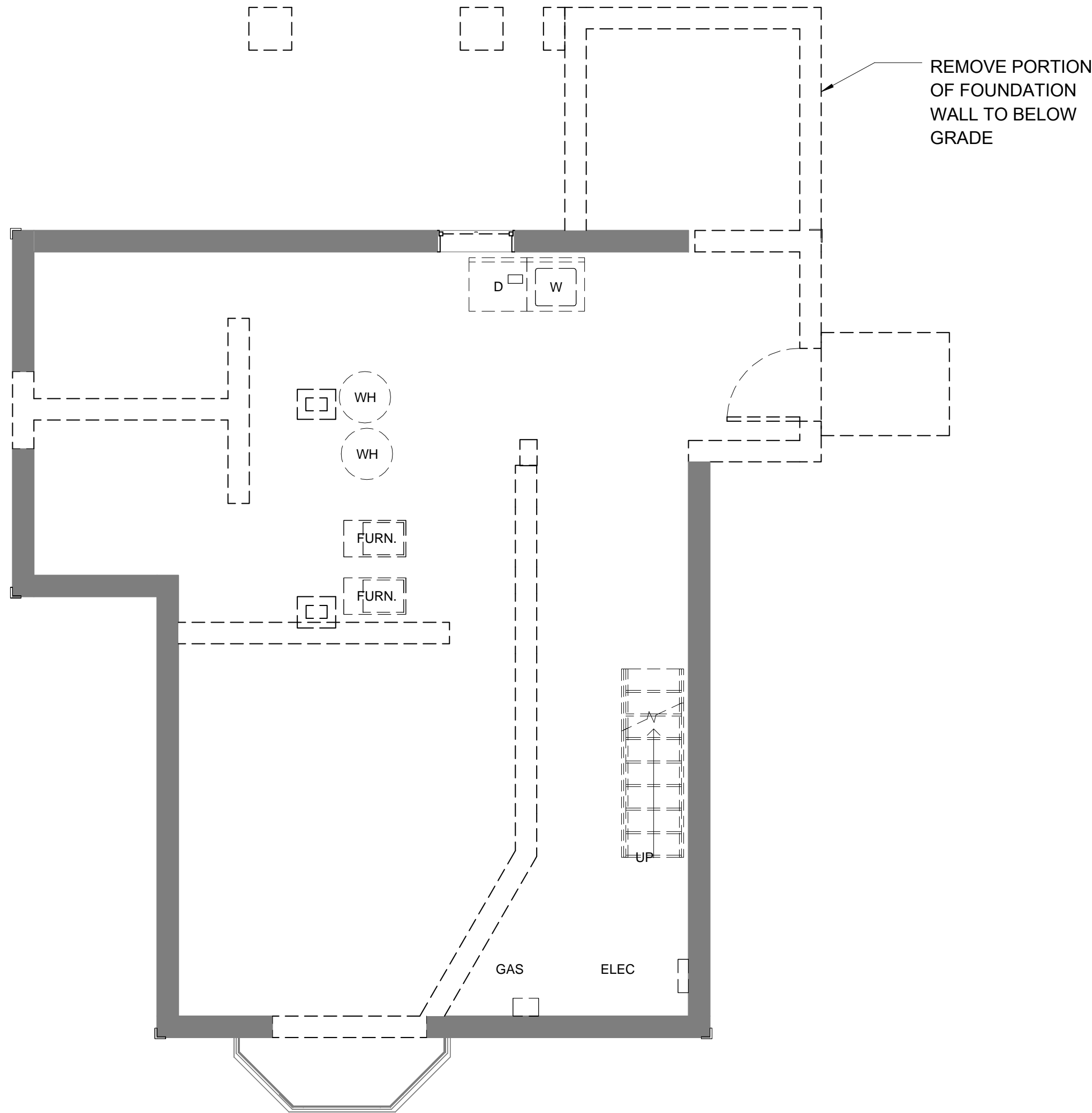
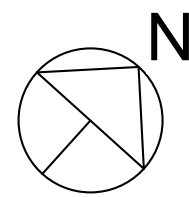


Existing Site
1/8" = 1'-0"

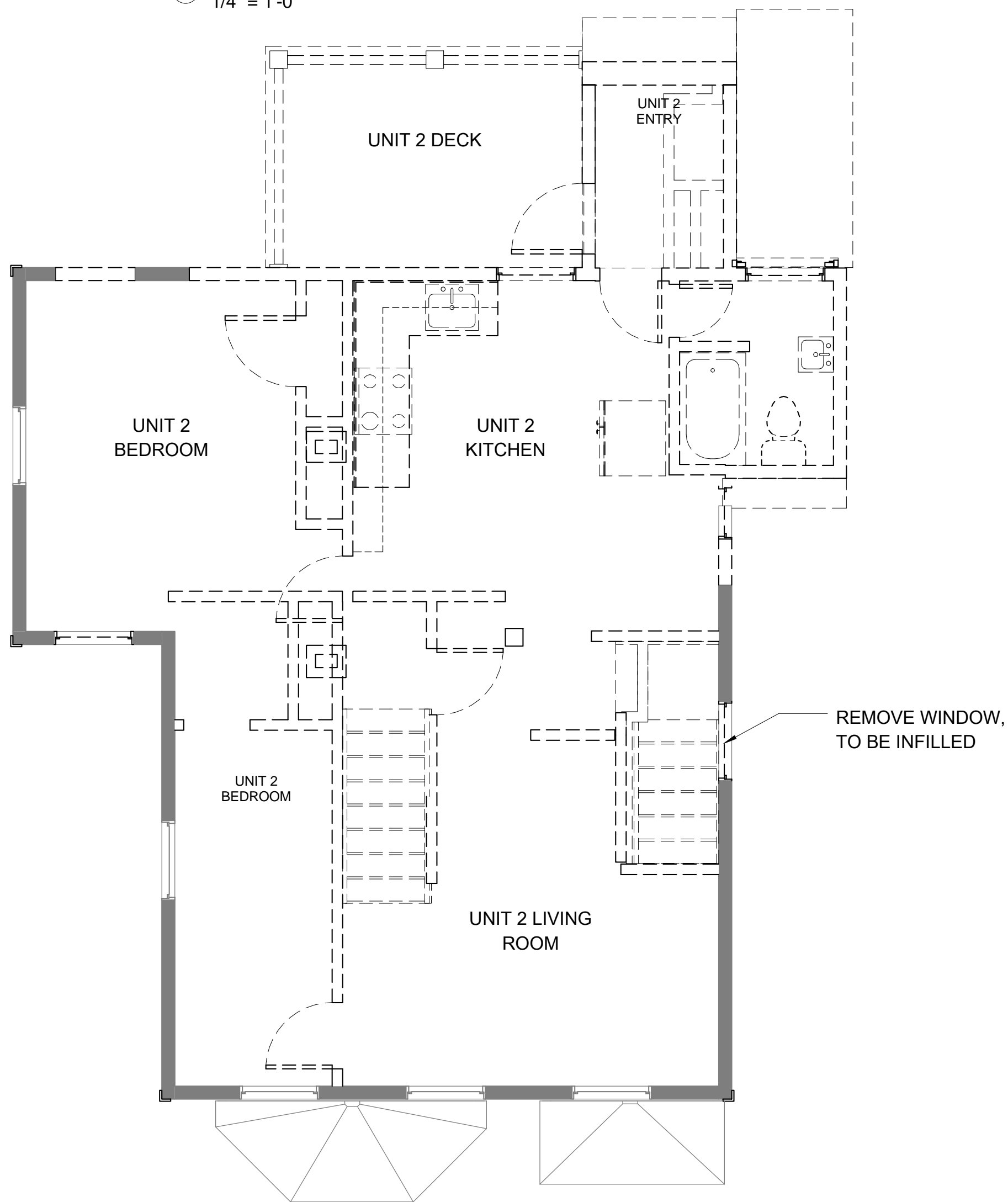


Proposed Site
1/8" = 1'-0"

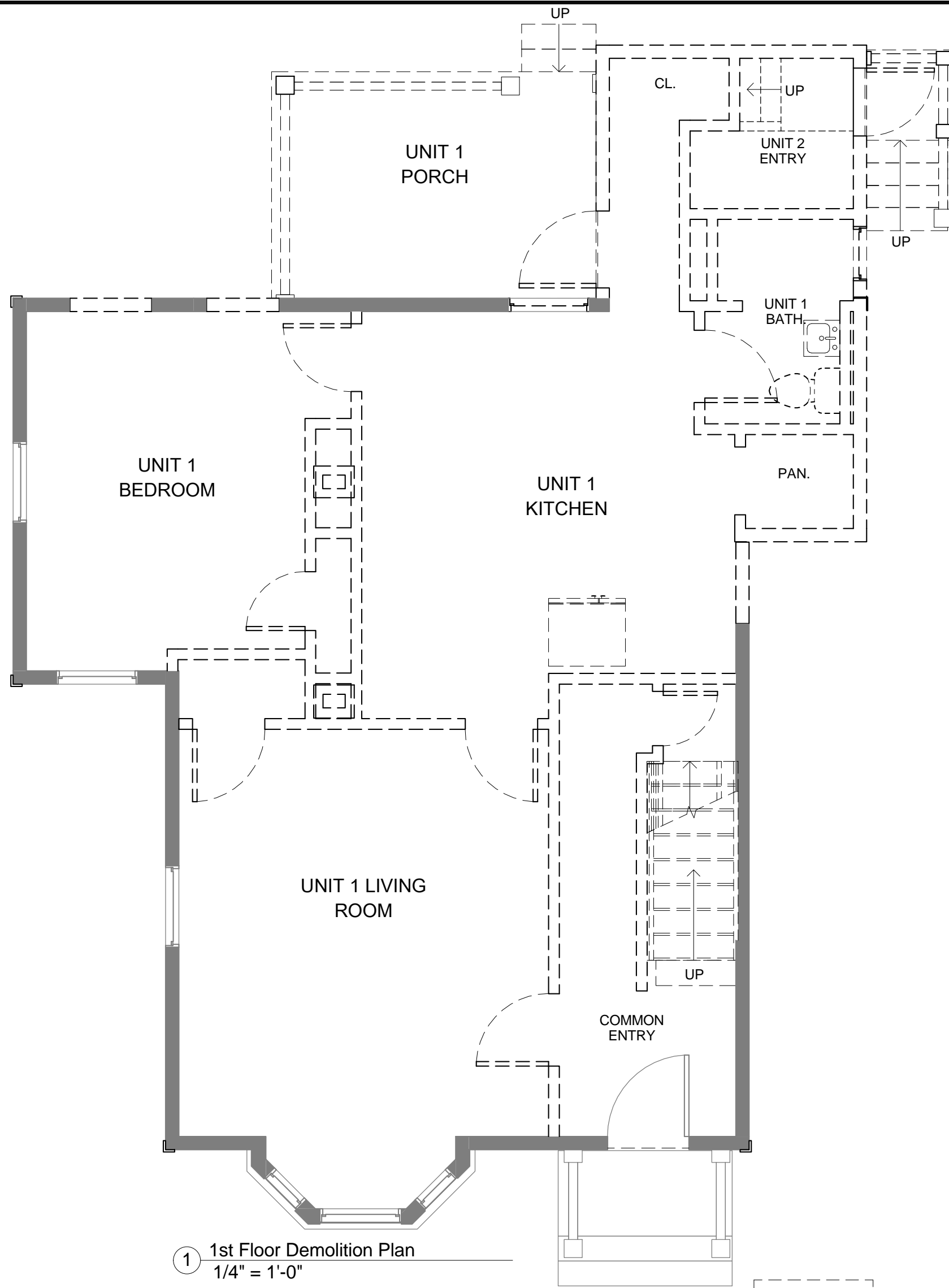
SMITH AVENUE



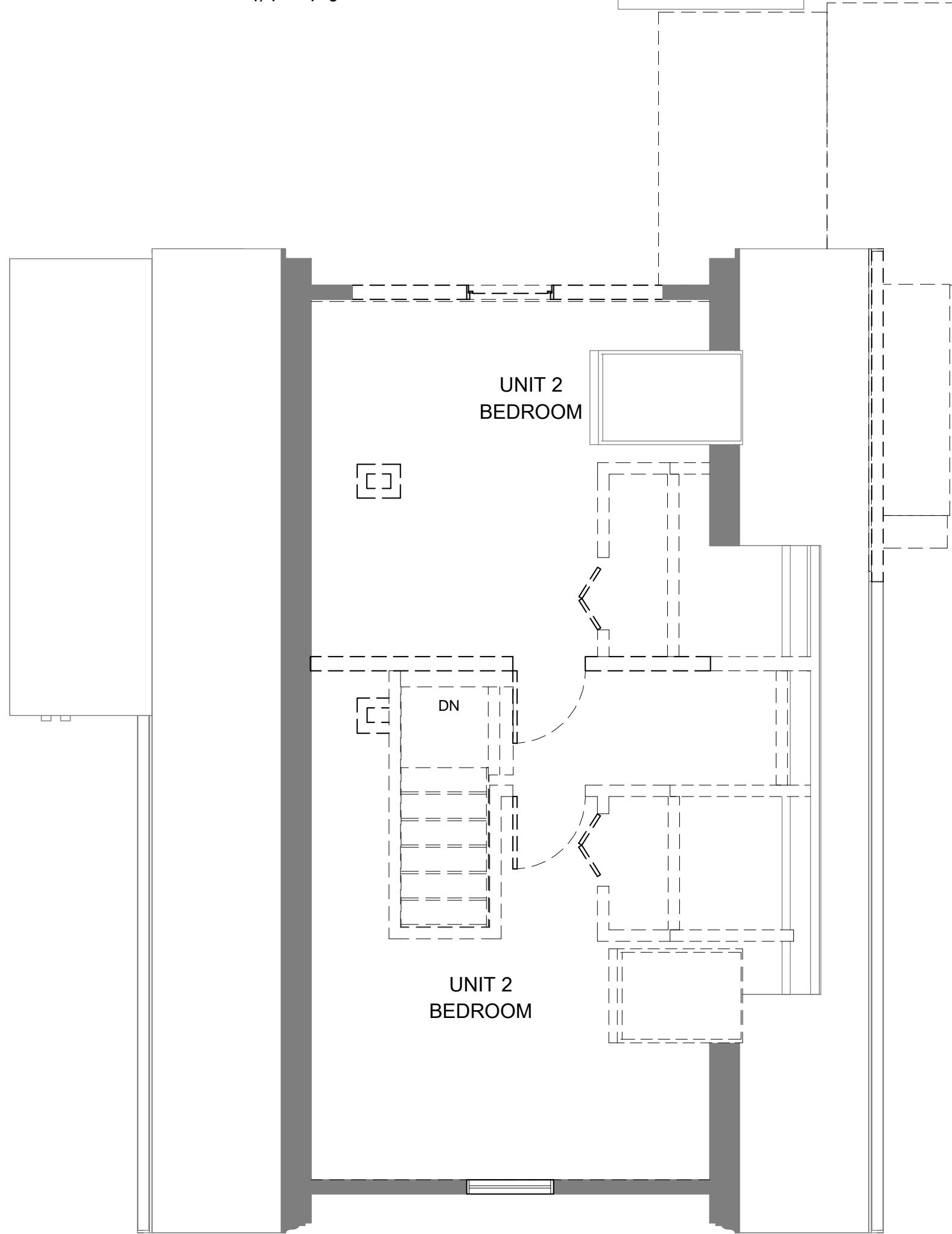
④ Basement Demolition Plan
1/4" = 1'-0"



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**

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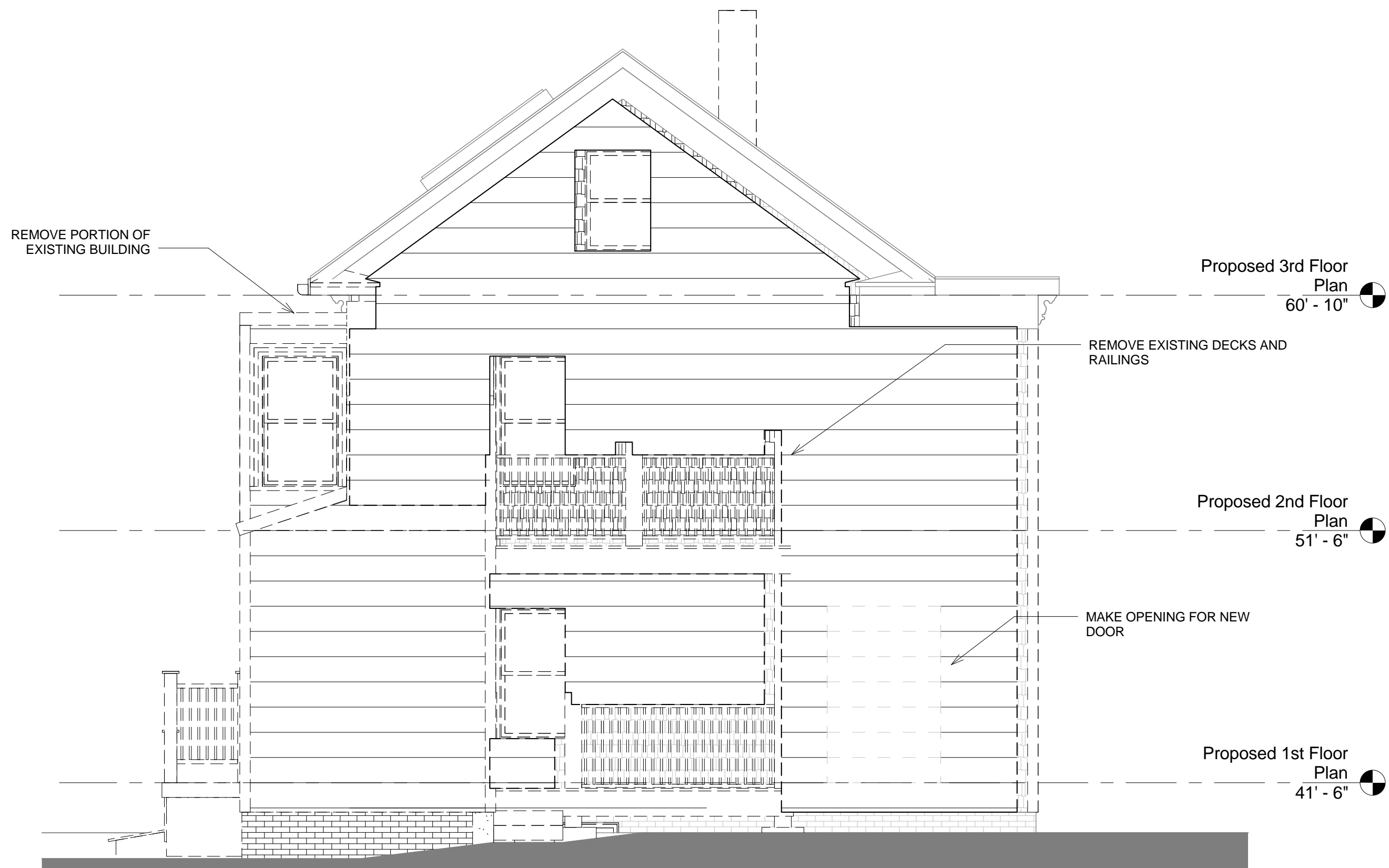
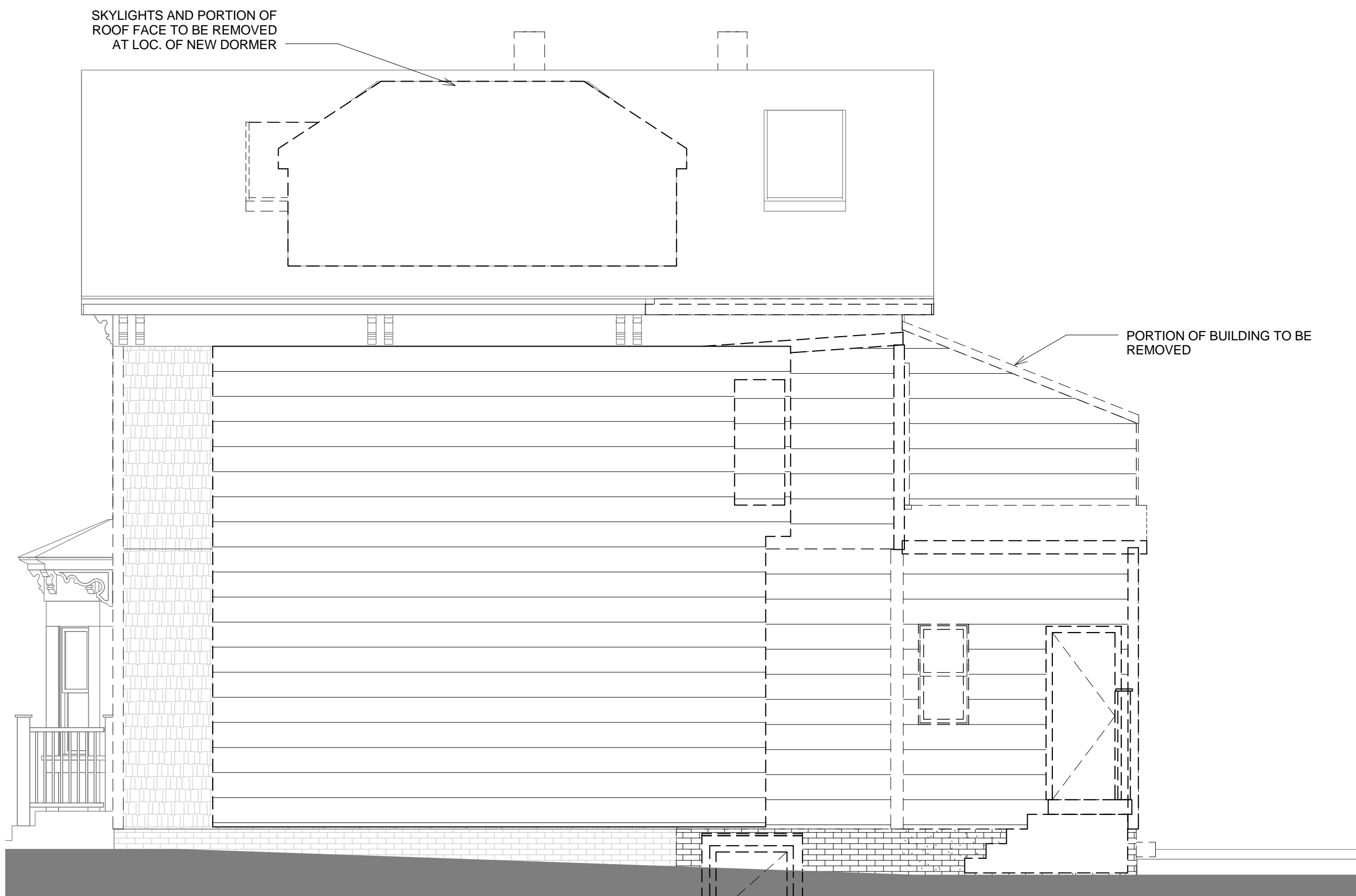
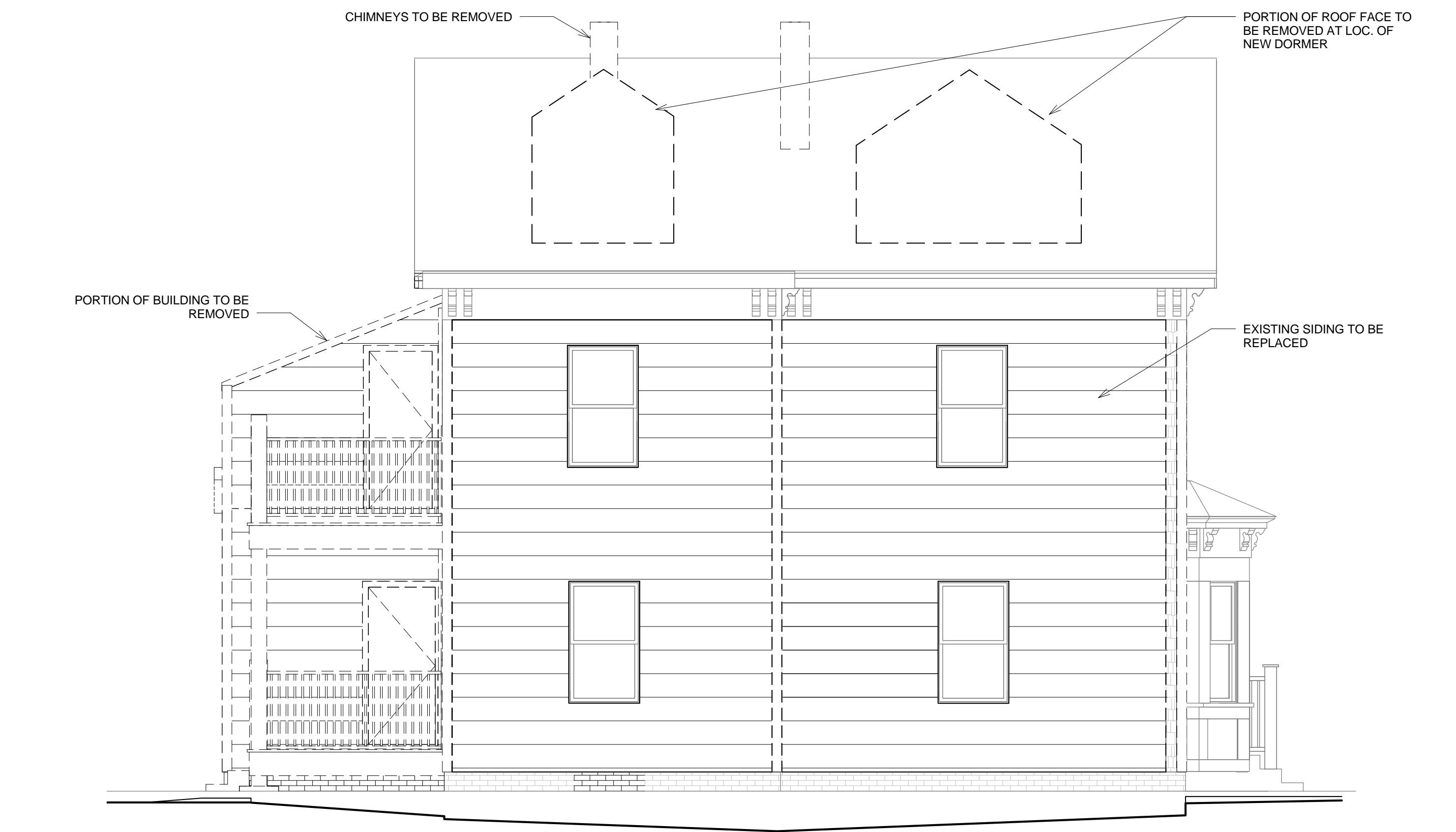
REVISIONS

No.	Description	Date

5 Smith Avenue
Demolition Plans

A-AD-100

BEACON SMITH



PROJECT NAME

BEACON SMITH

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

CLIENT

**MOONS REALTY
TRUST**

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Project number 15057
Date 10--05-2016
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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

**5 Smith Avenue
Demolition
Elevations**

A-AD-300

BEACON SMITH

\\ITKG-Server\\Data\\1515057_Beacon-Smith_\\Fred Starkov\\03 Drawings\\00_ARCH_SD_DD15057_5 Smith.rvt

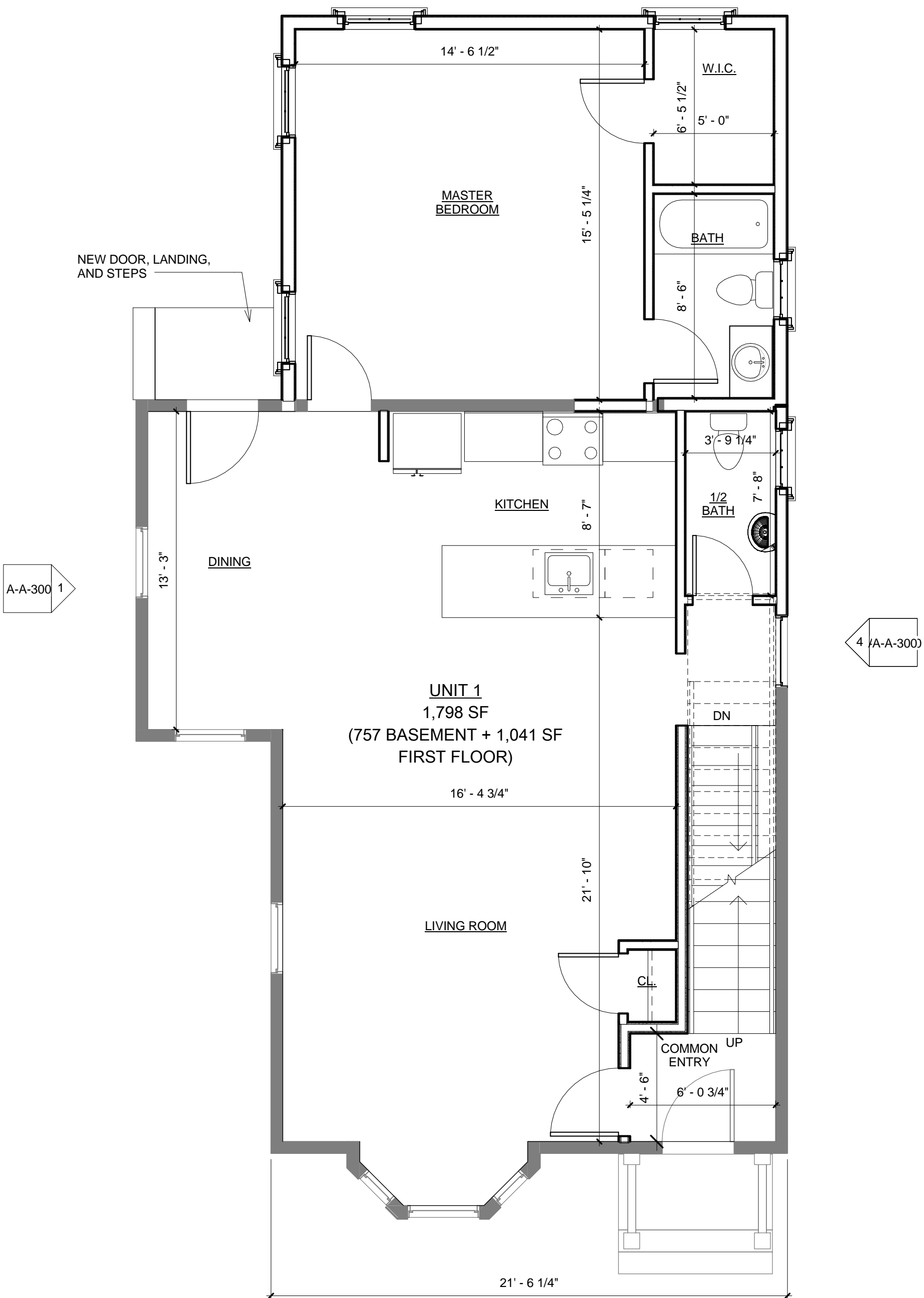
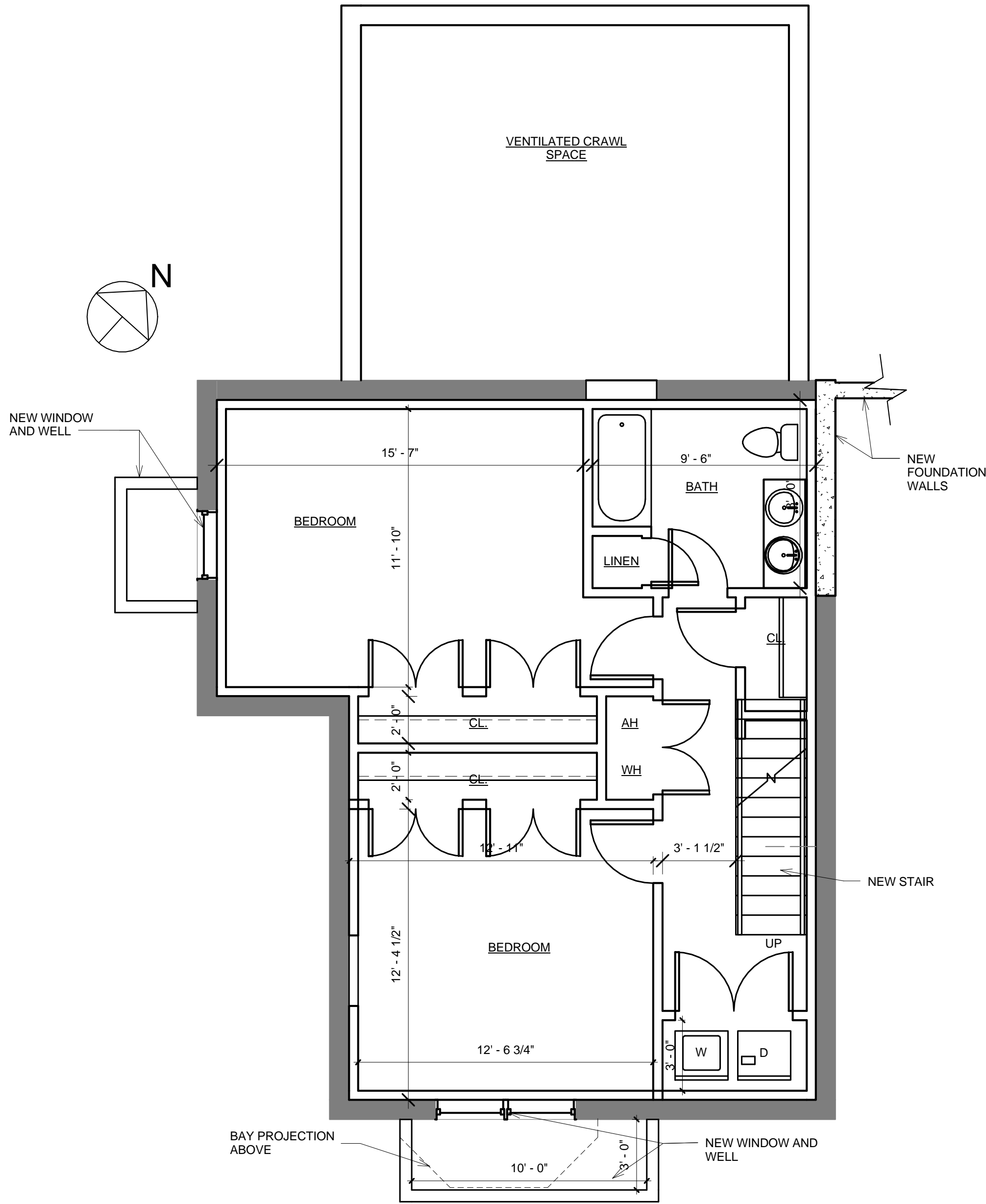
10/5/2016 9:56:02 AM

Area Schedule (FAR)	
Name	Area
0- Basement FAR	714 SF
1st Floor FAR	1053 SF
2nd Floor- FAR	1016 SF
3rd Floor- FAR	714 SF
Grand total	3497 SF

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-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

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



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

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REGISTRATION



Project number	15057
Date	10--05-2016
Drawn by	MCB
Checked by	JSK
Scale	1/4" = 1'-0"

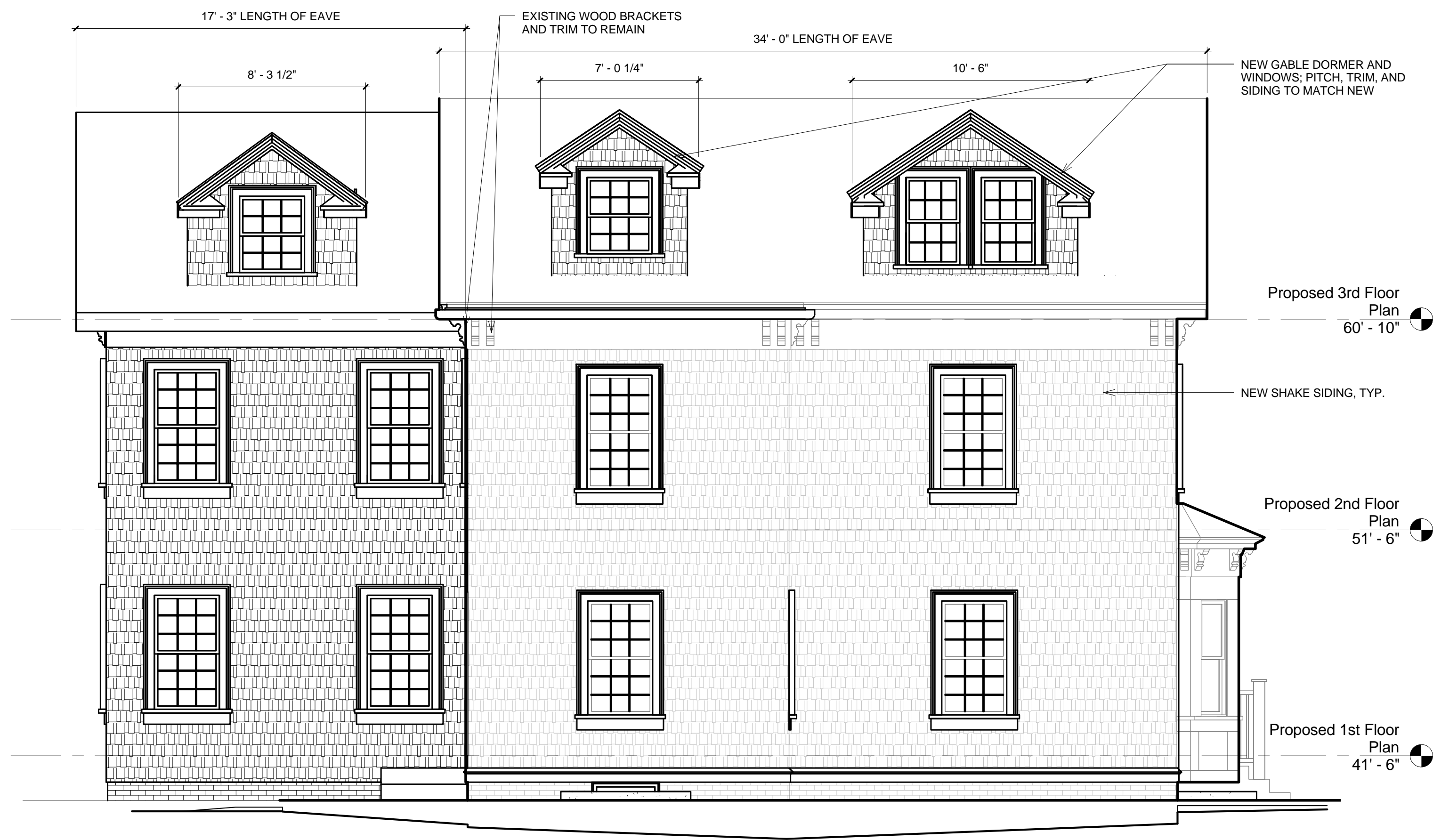
REVISIONS

No.	Description	Date

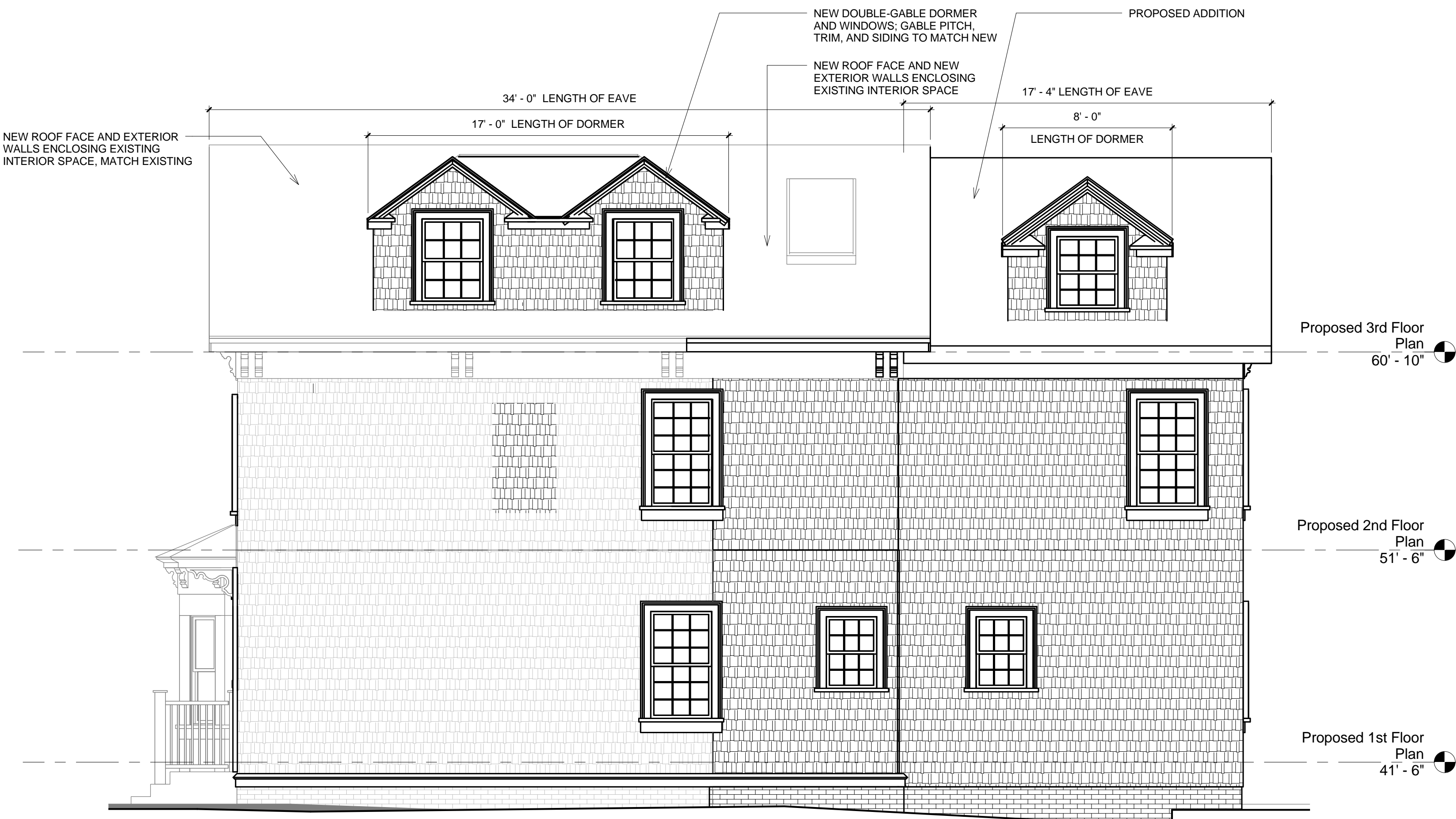
5 Smith Avenue
Basement & 1st
Floor Plans

A-A-100

BEACON SMITH



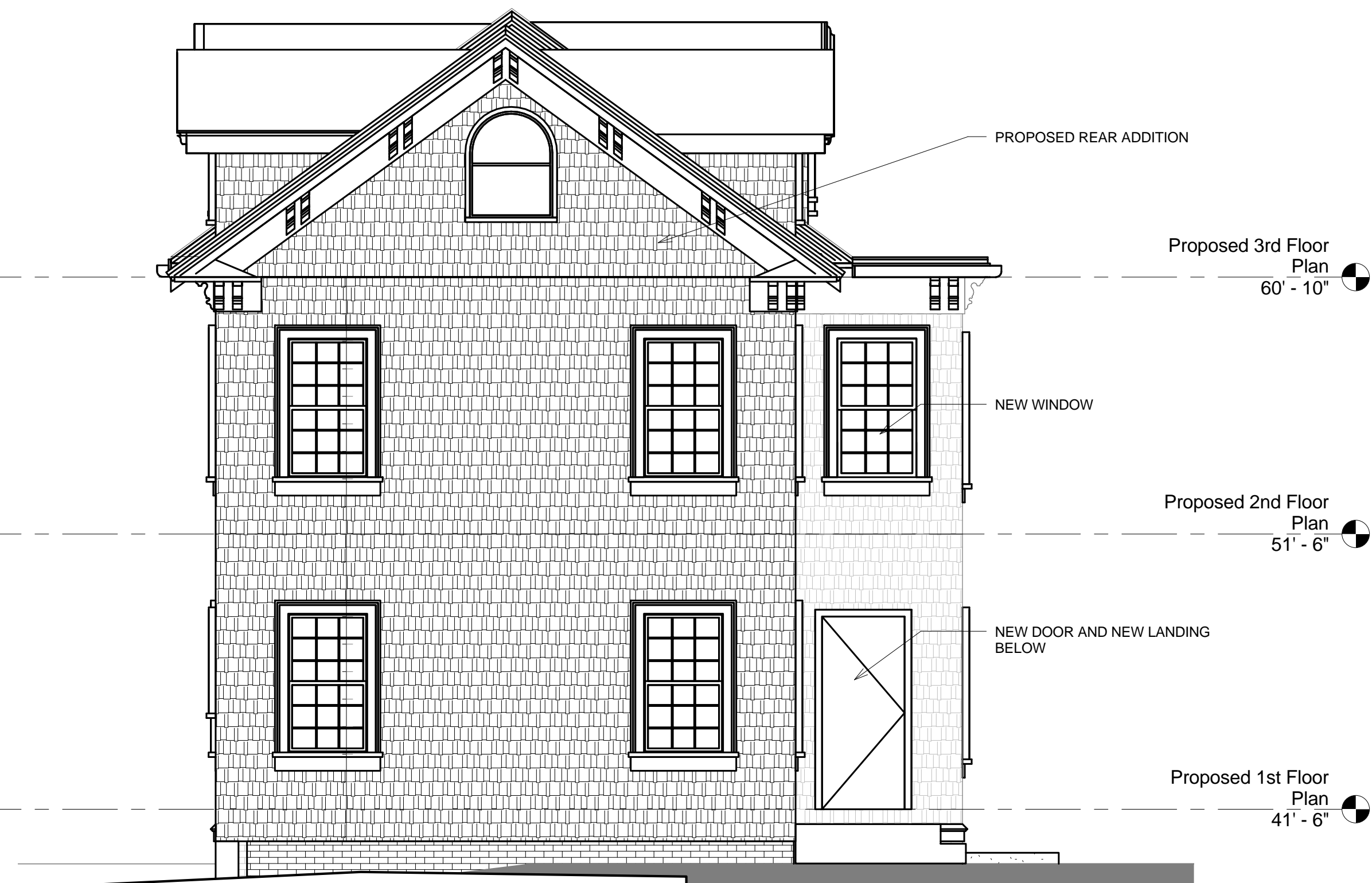
① East Elevation
1/4" = 1'-0"



④ West Elevation
1/4" = 1'-0"



② South 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

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Scale	1/4" = 1'-0"

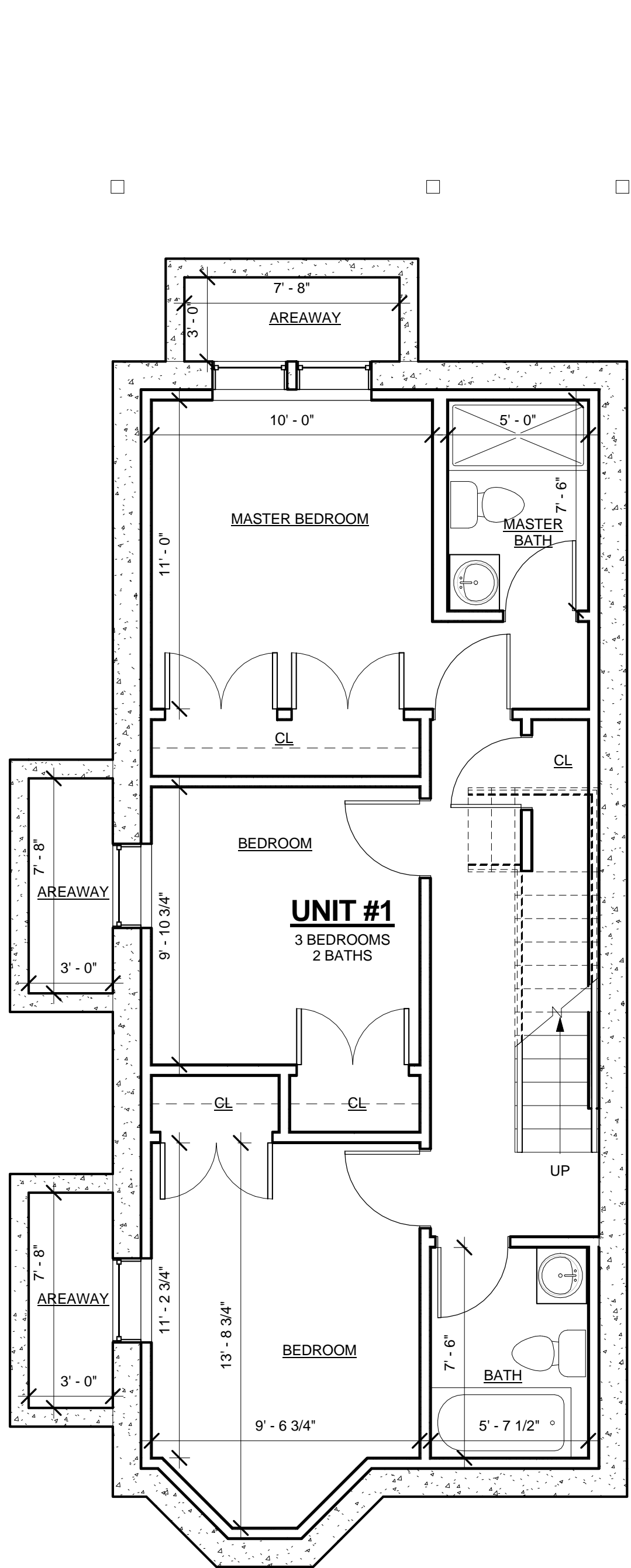
REVISIONS

No.	Description	Date

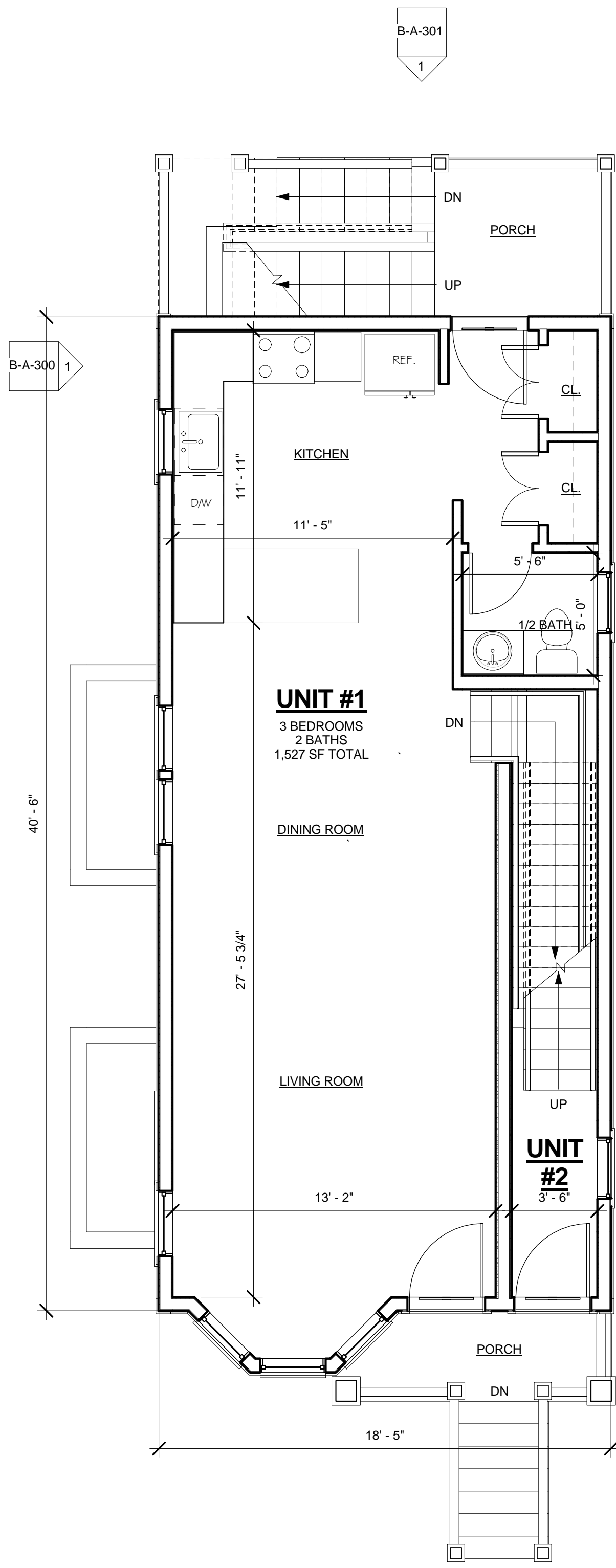
5 Smith Avenue
Proposed
Elevations

A-A-300

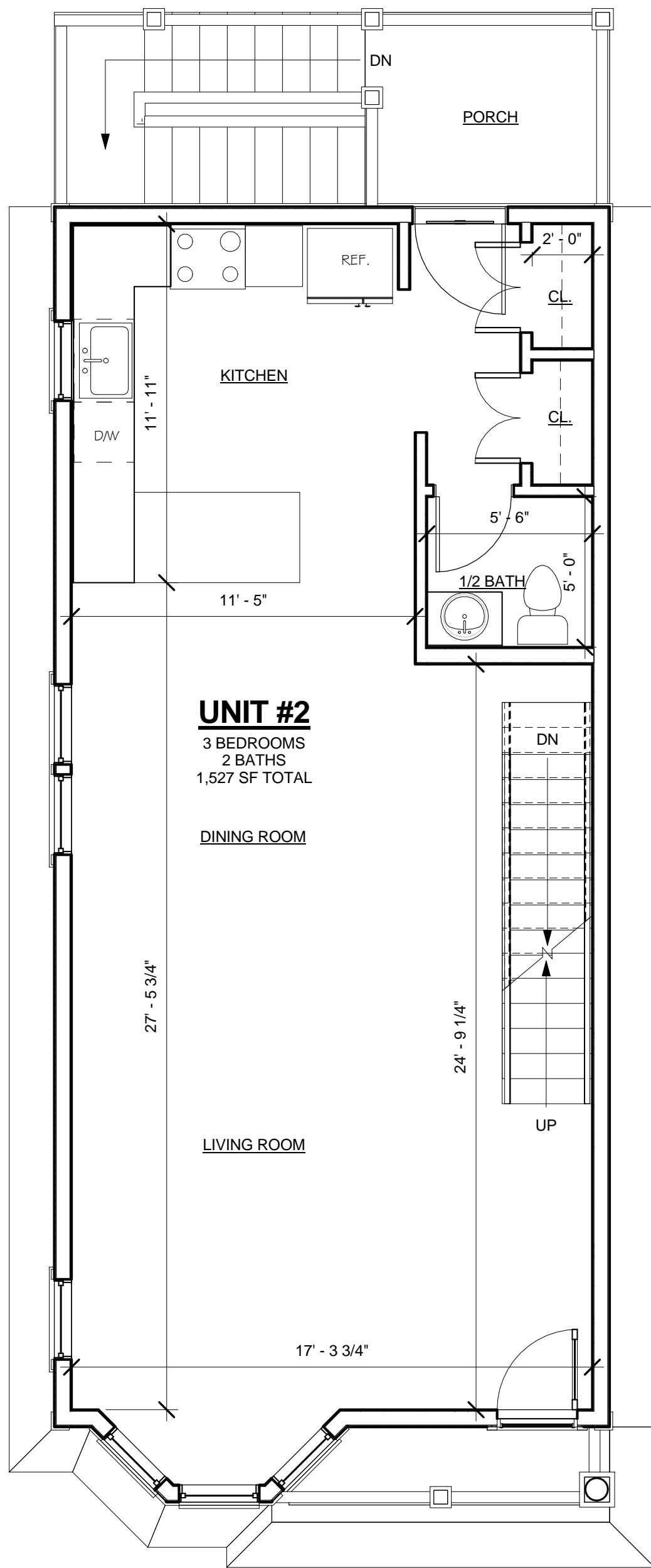
BEACON SMITH



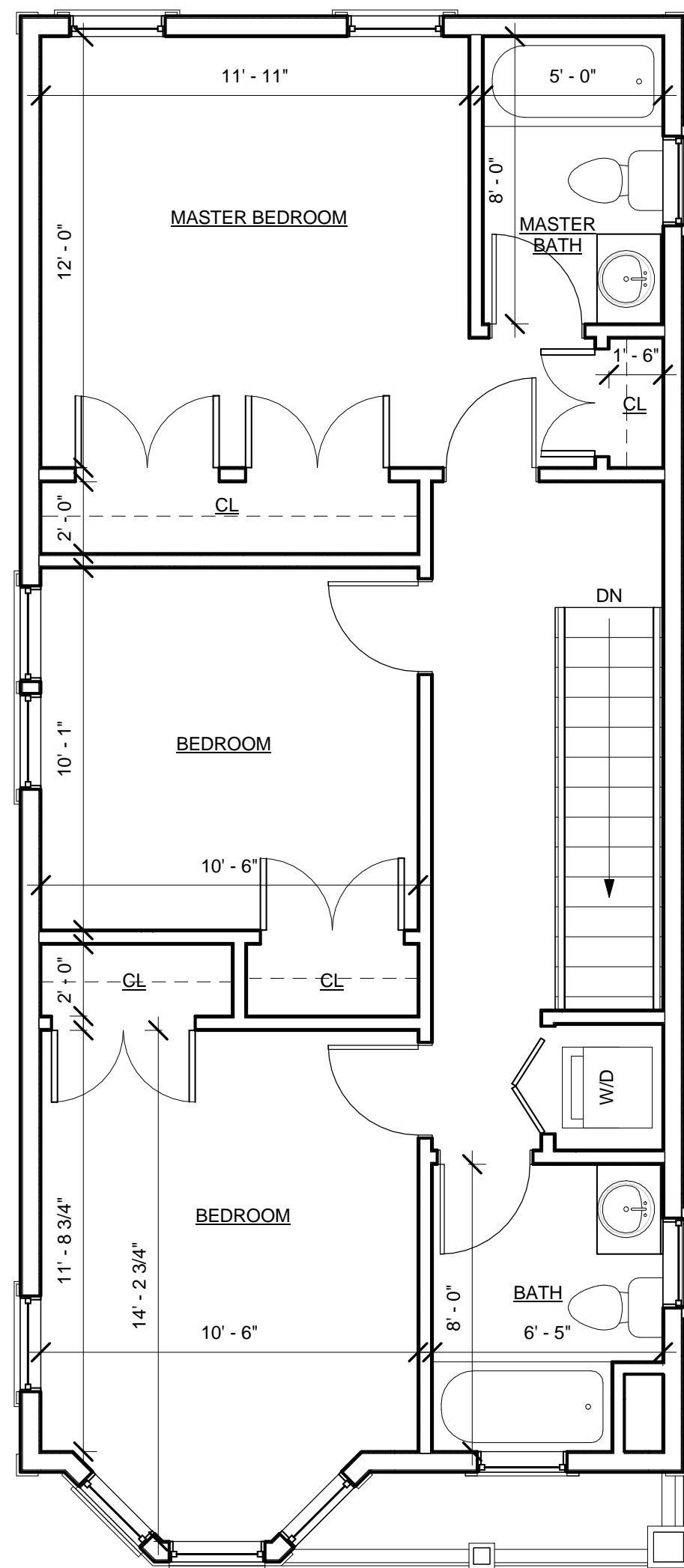
4 0 - Basement
1/4" = 1'-0"



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



2 2nd Floor Level
1/4" = 1'-0"



3 3rd Floor Level
1/4" = 1'-0"

Area Schedule (FAR)	
Name	Area
0- Basement FAR	705 SF
1st Floor- FAR	686 SF
2nd Floor- FAR	722 SF
3rd Floor- FAR	723 SF
Grand total	2836 SF

PROJ **BEACON & SMITH RESIDENCES**

PROJECT ADDRESS
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104 BEACON STREET,
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Project number 15057
Date 10-05-2016
Drawn by MCB
Checked by JSK
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

104 Beacon Street
Proposed Floor
Plans

B-A-100

BEACON & SMITH RESIDENCES



② East Elevation
1/4" = 1'-0"



① South Elevation
1/4" = 1'-0"

PROJ **BEACON & SMITH RESIDENCES**

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

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Date	10-05-2016
Drawn by	NA
Checked by	JSK
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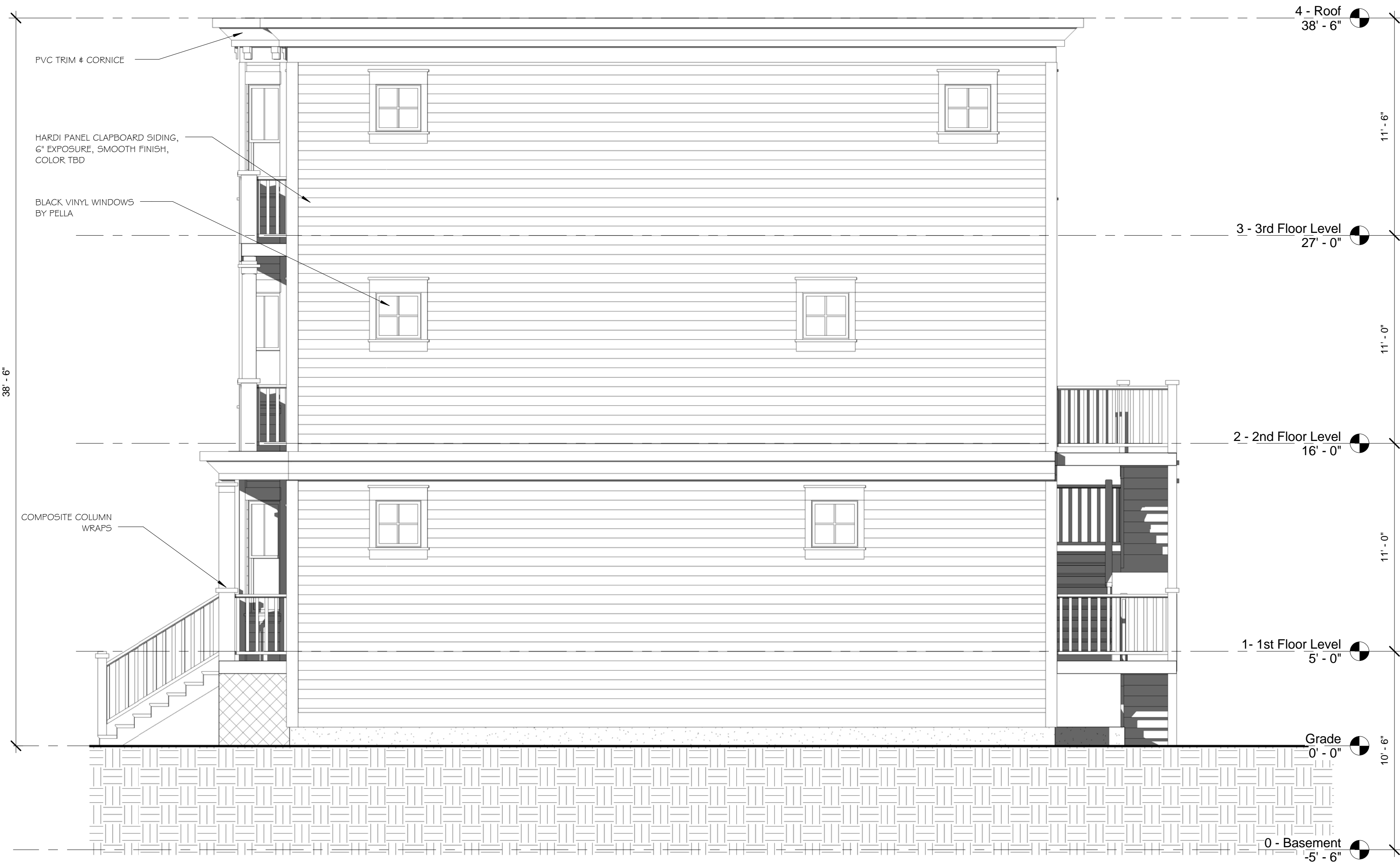
REVISIONS

No.	Description	Date

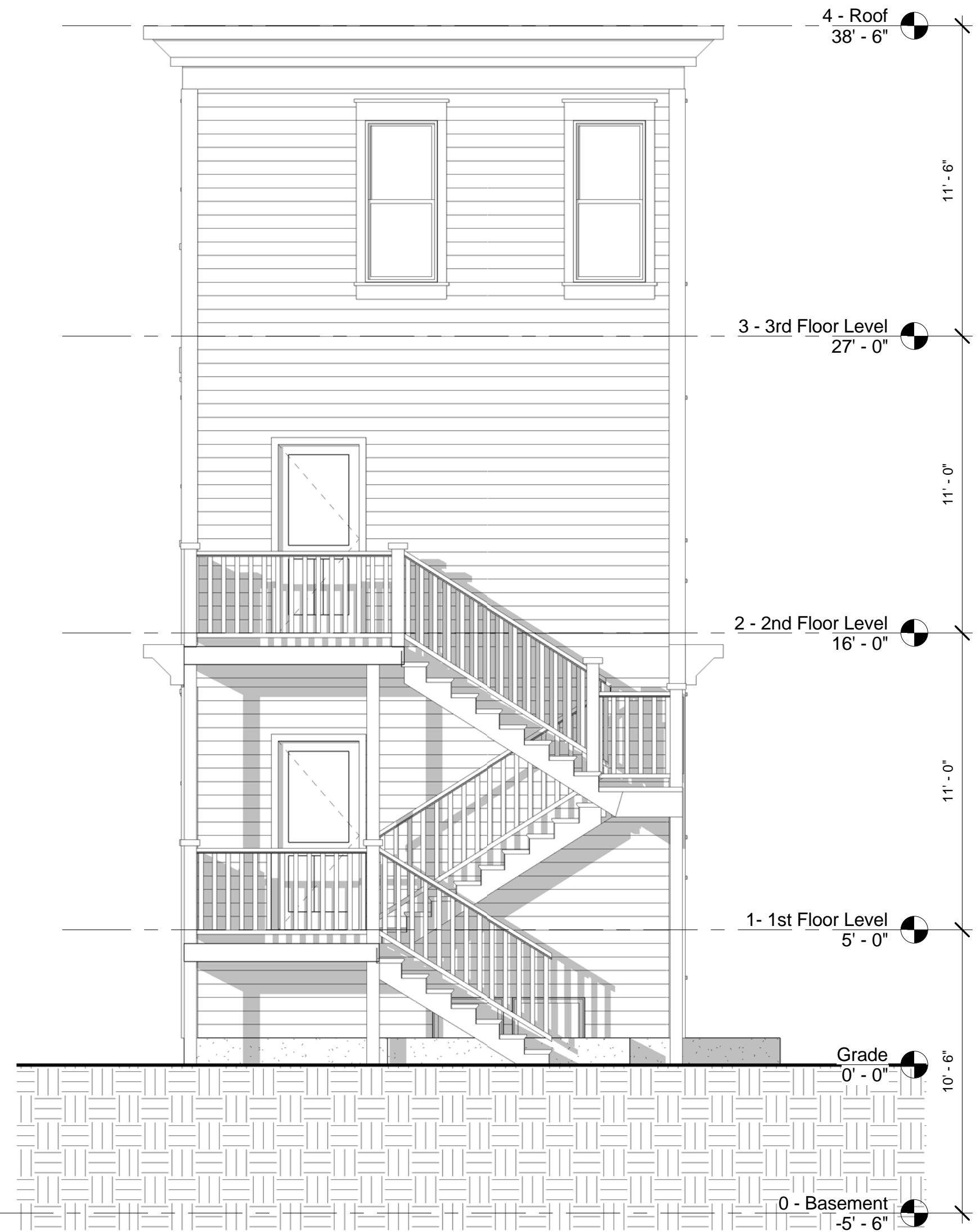
104 Beacon Street
South & East
Elevations

B-A-300

BEACON & SMITH RESIDENCES



② North Elevation
1/4" = 1'-0"



① West Elevation
1/4" = 1'-0"

PROJ **BEACON &
SMITH
RESIDENCES**

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Project number	15057
Date	10-05-2016
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

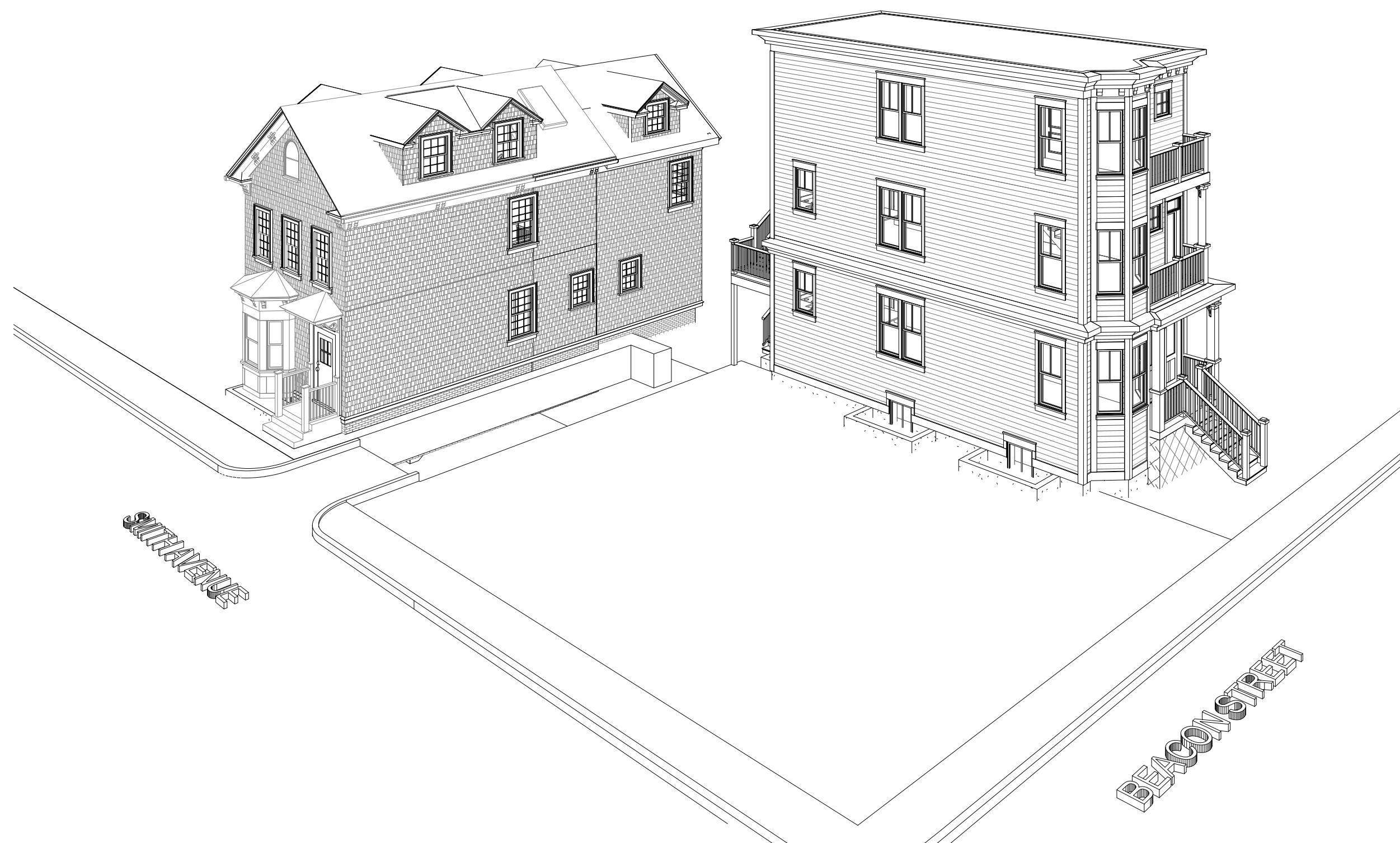
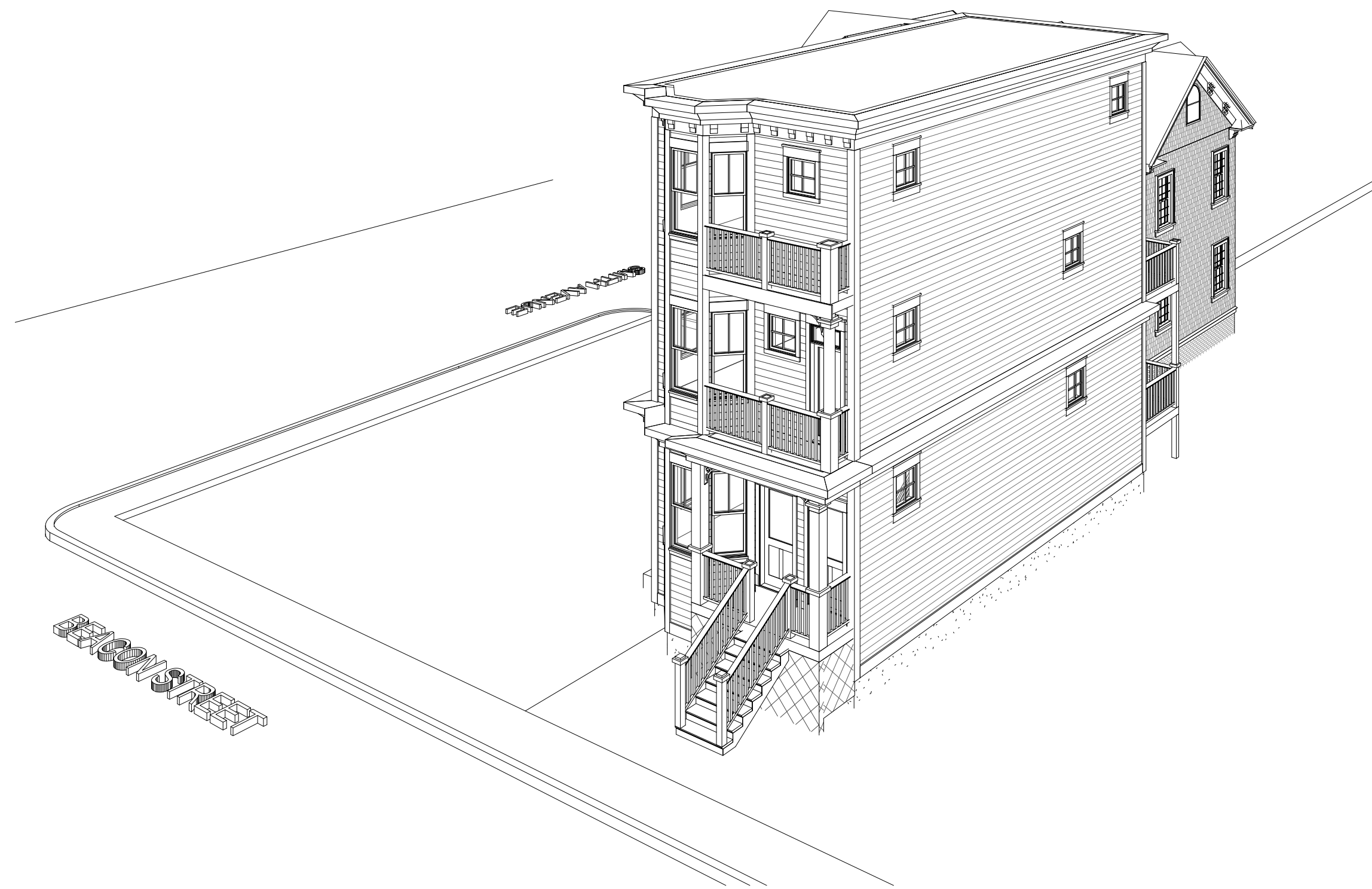
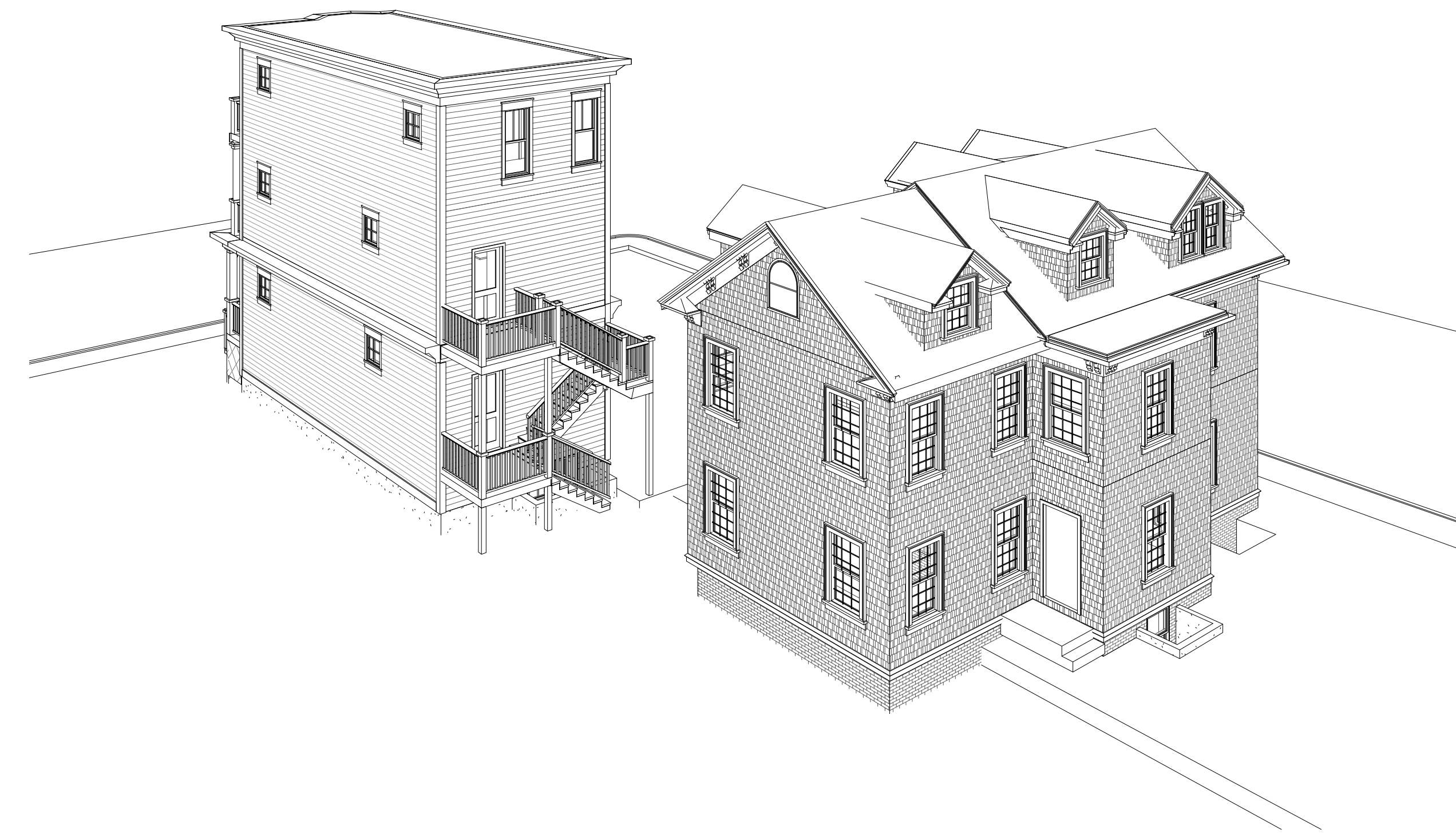
REVISIONS

No.	Description	Date

104 Beacon Street
North & West
Elevations

B-A-301

BEACON & SMITH RESIDENCES



PROJECT NAME

BEACON SMITH

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

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ARCHITECT



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Project number 15057
Date 12/20/2016
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Scale

REVISIONS

No.	Description	Date

Perspectives

AV-1

BEACON SMITH