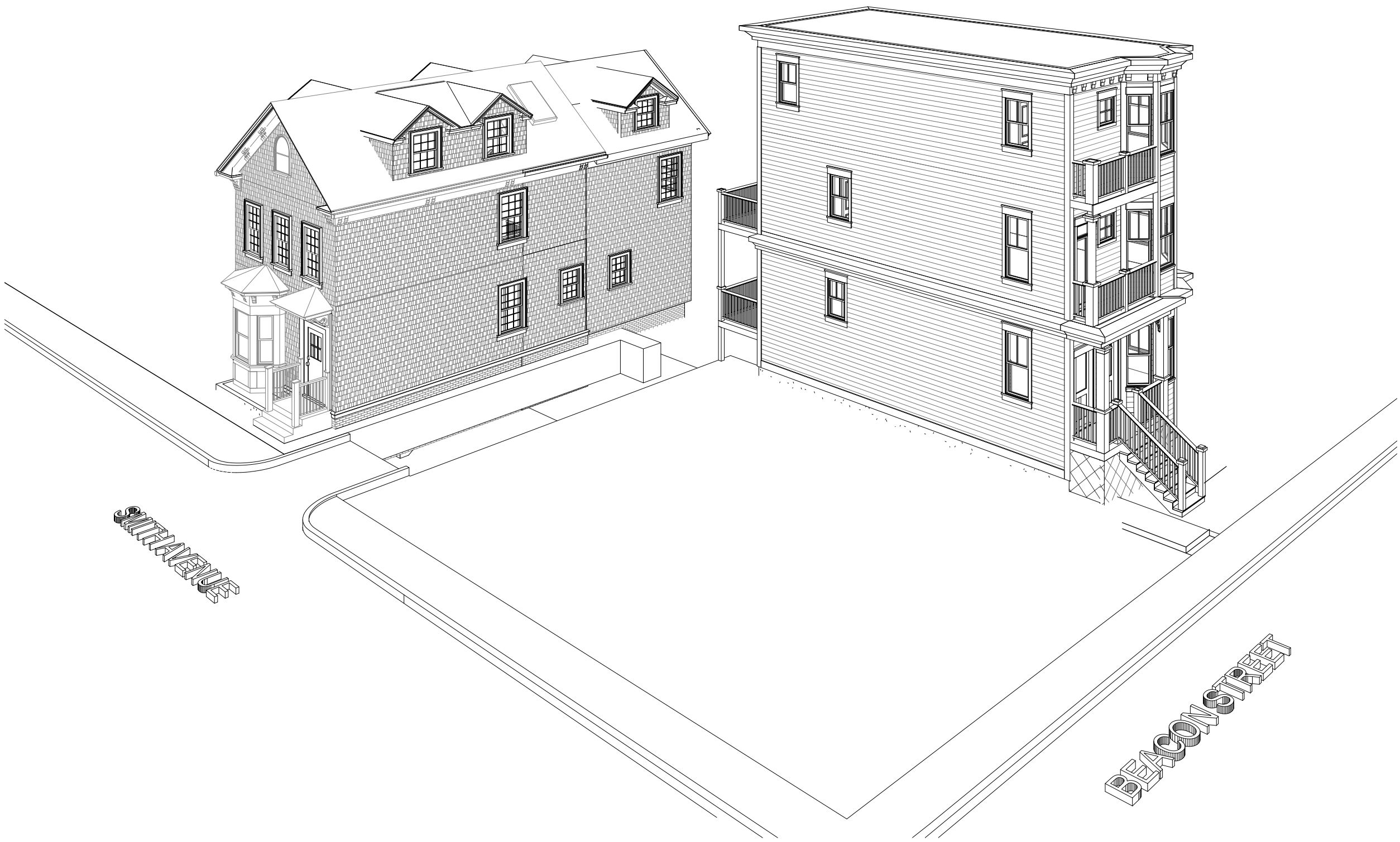
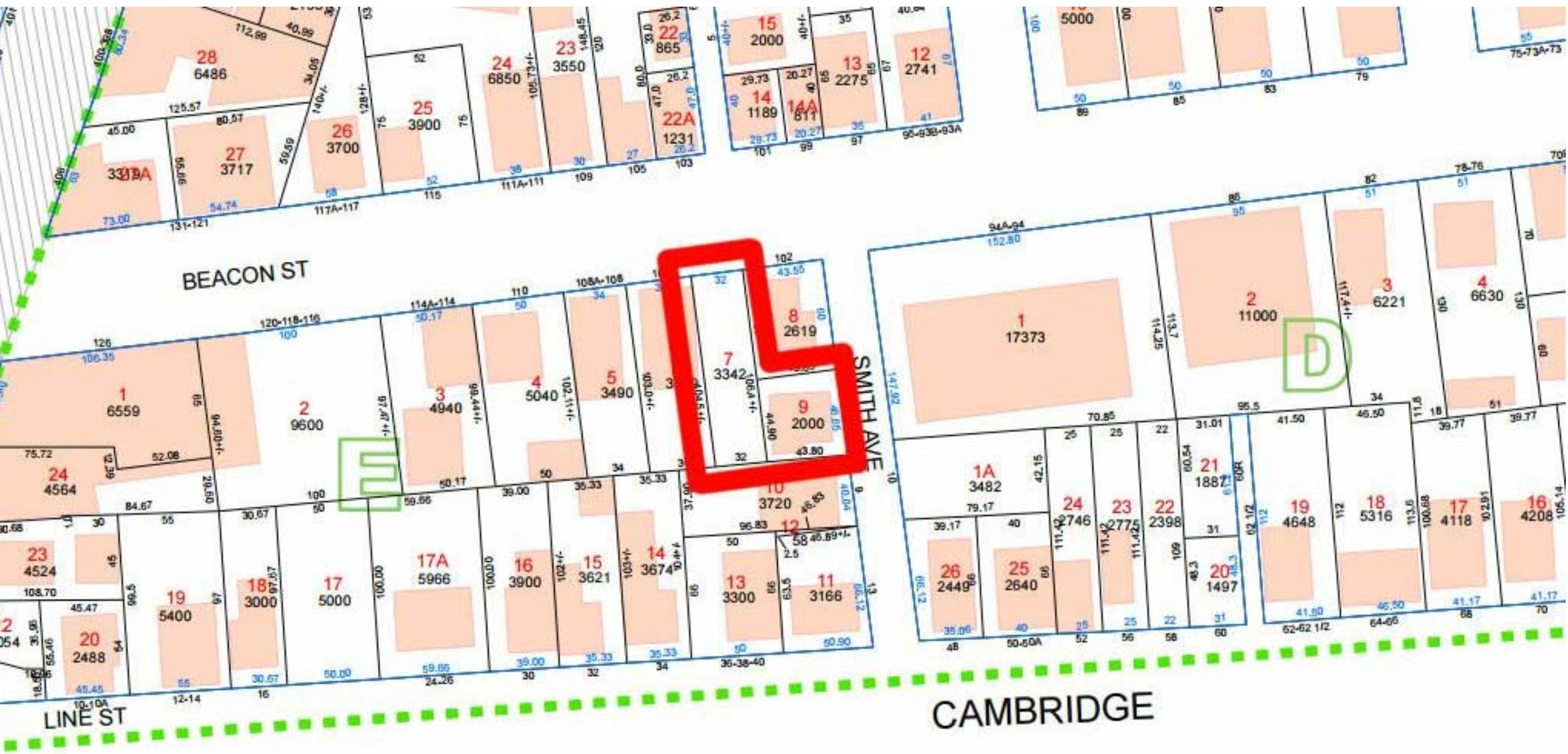


ARCHITECTURAL DRAWING LIST	
A-000	COVER SHEET
A-001	CERTIFIED PLOT PLAN
A-002	NEIGHBORHOOD PHOTOS
A-011	ZONING CODE REVIEW
A-AD-100	5 SMITH AVENUE DEMOLITION PLANS
A-AD-300	5 SMITH AVENUE DEMOLITION ELEVATIONS
A-A-100	5 SMITH AVENUE PROPOSED BASEMENT & FIRST FLOOR PLANS
A-A-101	5 SMITH AVENUE 2ND FLOOR, 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



NEIGHBORHOOD LOCUS PLAN

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

SPECIAL PERMIT SET
10-05-2016

PROJECT NAME

BEACON SMITH

PROJECT ADDRESS

5 SMITH AVENUE &
104 BEACON STREET,
SOMERVILLE, MA

CLIENT

MOONS REALTY
TRUST

ARCHITECT

DESIGN

KHALSA

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

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Project number	15057
Date	10-5-2016
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Checked by	JSK
Scale	1/4" = 1'-0"

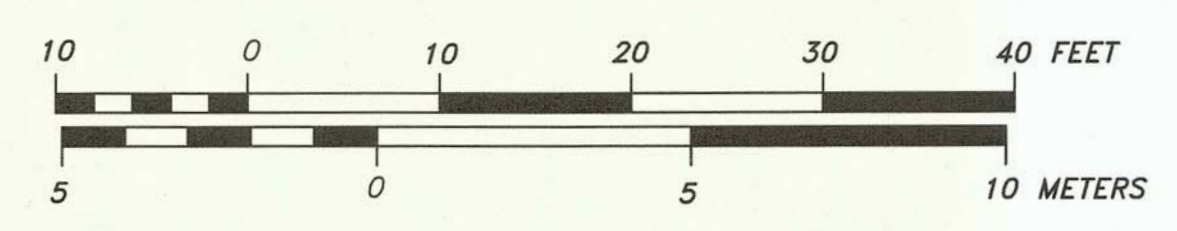
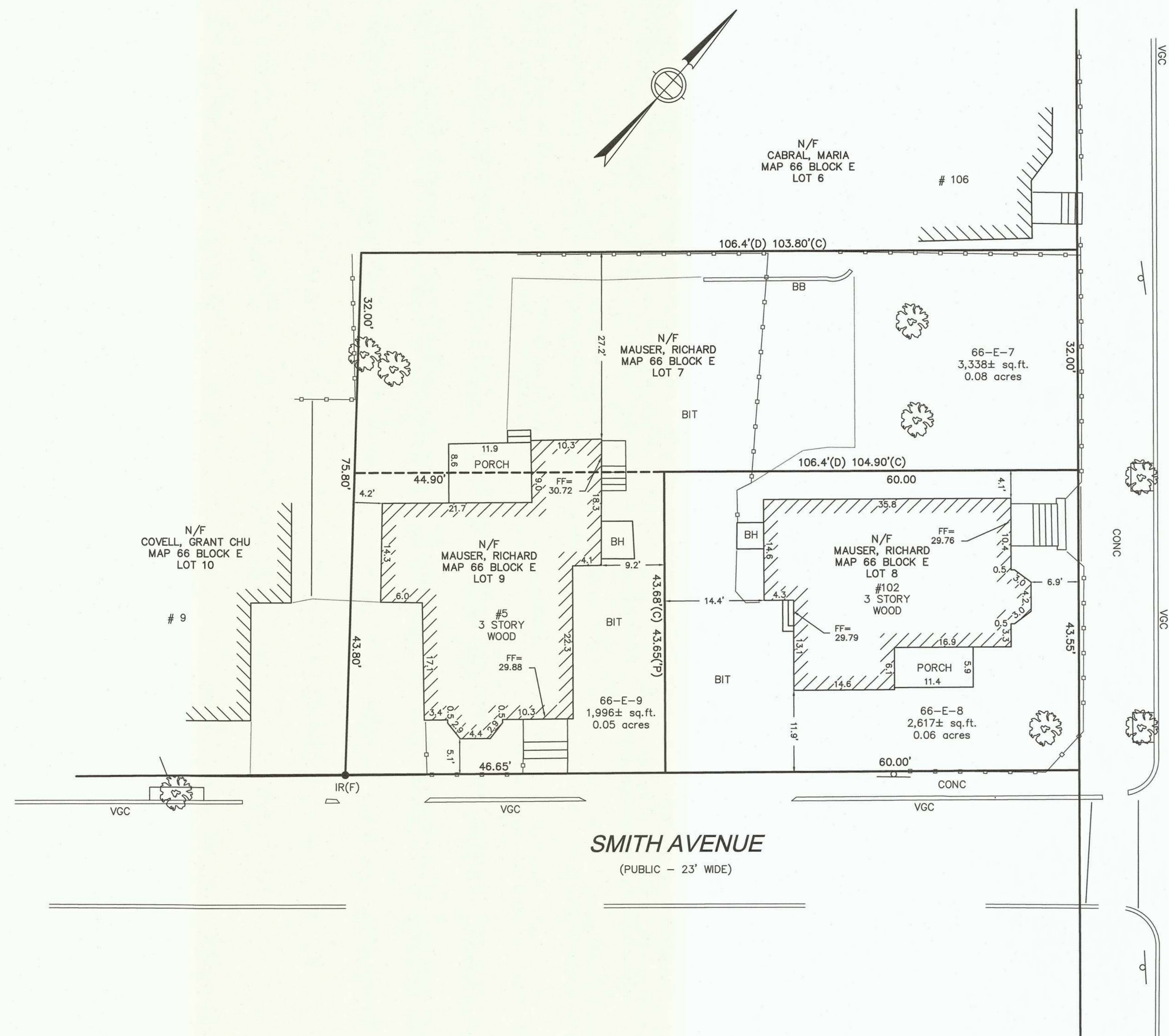
REVISIONS		
No.	Description	Date

Cover Sheet

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.		SCALE: HORIZ: 1" = 10' VERT:		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	
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		NO. DATE BY REVISIONS							

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



PROJECT NAME

BEACON SMITH

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

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KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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REGISTRATION



Project number 15057
Date 10-5-2016
Drawn by Author
Checked by Checker
Scale

REVISIONS

No.	Description	Date

Neighborhood
Photos

A-002

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%	1,366 S.F. / 26%	COMPLIES
MIN. PERVIOUS AREA	30% / 1,600 SF	2,497 S.F. / 5,334 S.F. = 47%	1,667 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	38' - 6" 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
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION



Project number 15057
Date 10-5-2016
Drawn by MCB
Checked by JSK
Scale As indicated

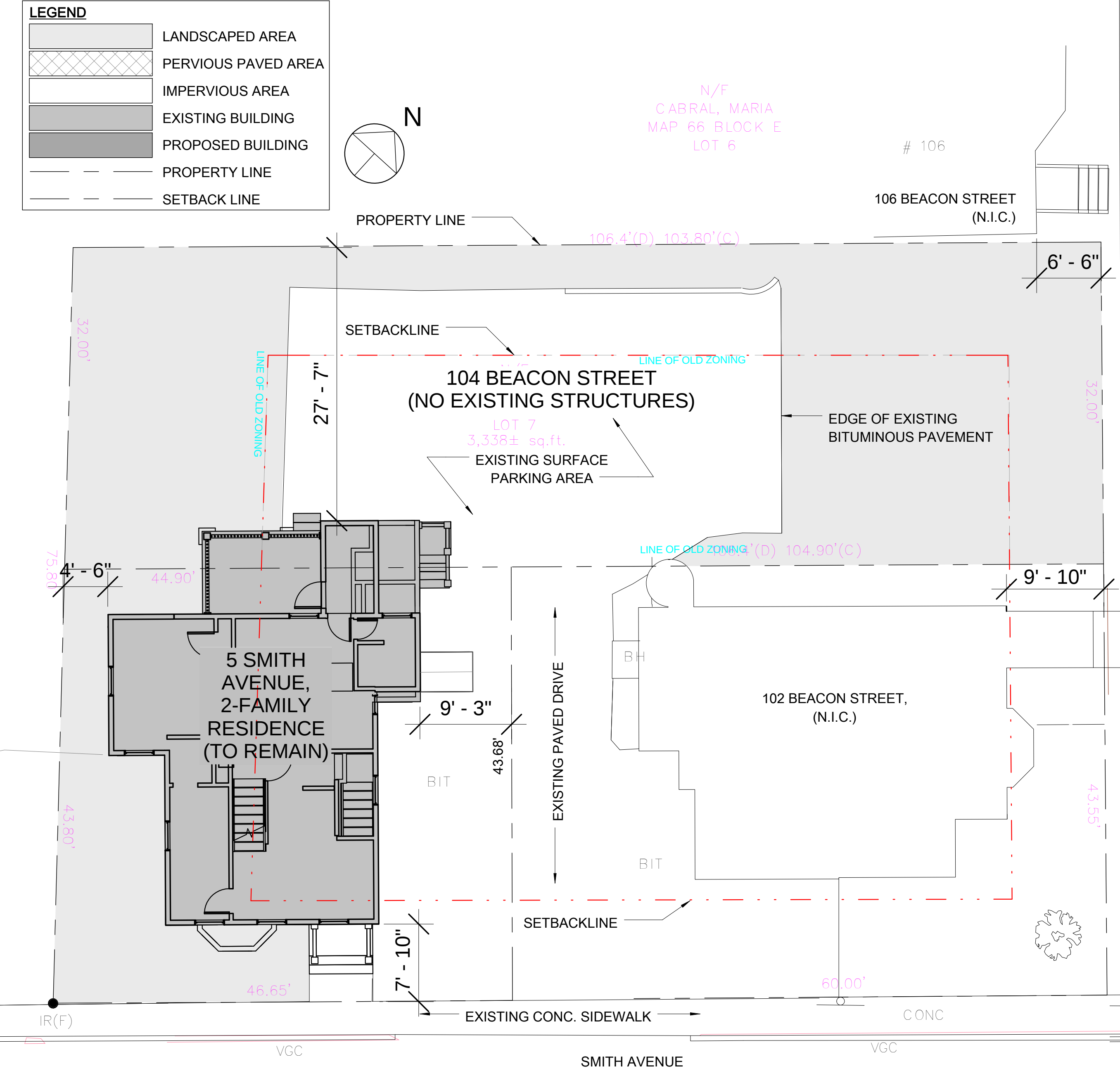
REVISIONS

No.	Description	Date

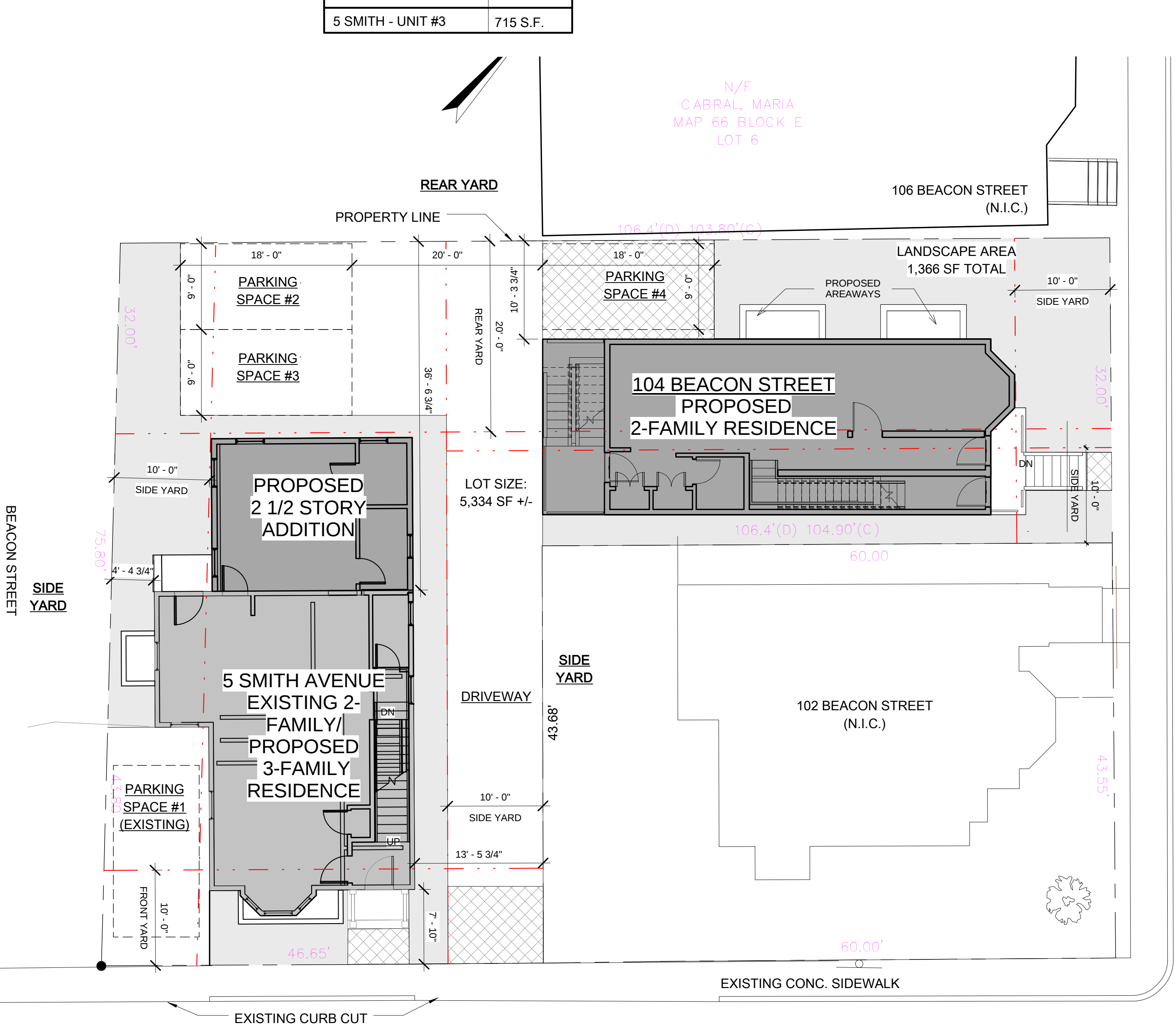
Zoning Code
Review

A-011

BEACON SMITH

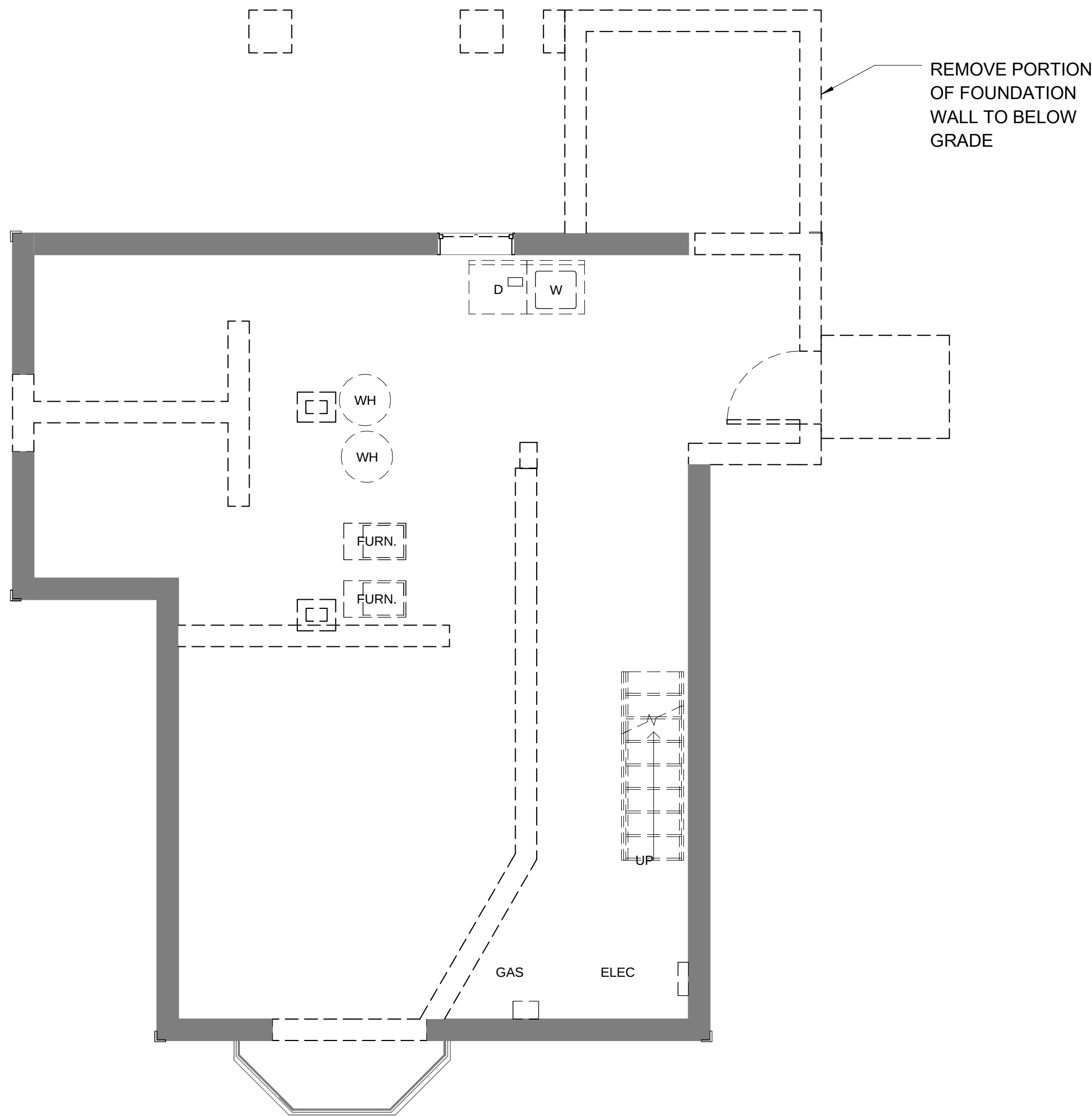
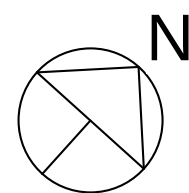


② Existing Site
1/8" = 1'-0"

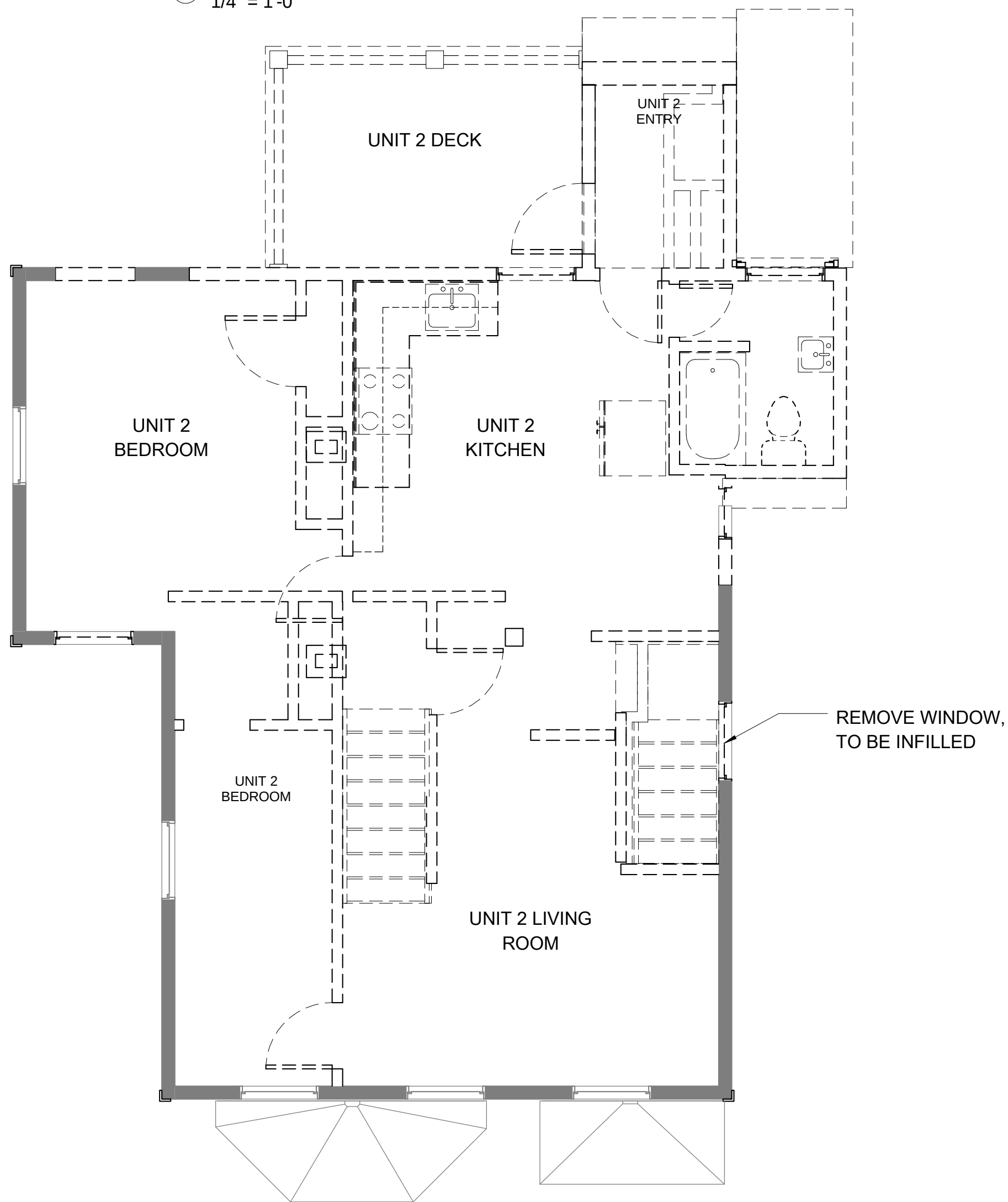


③ Proposed Site
1/8" = 1'-0"

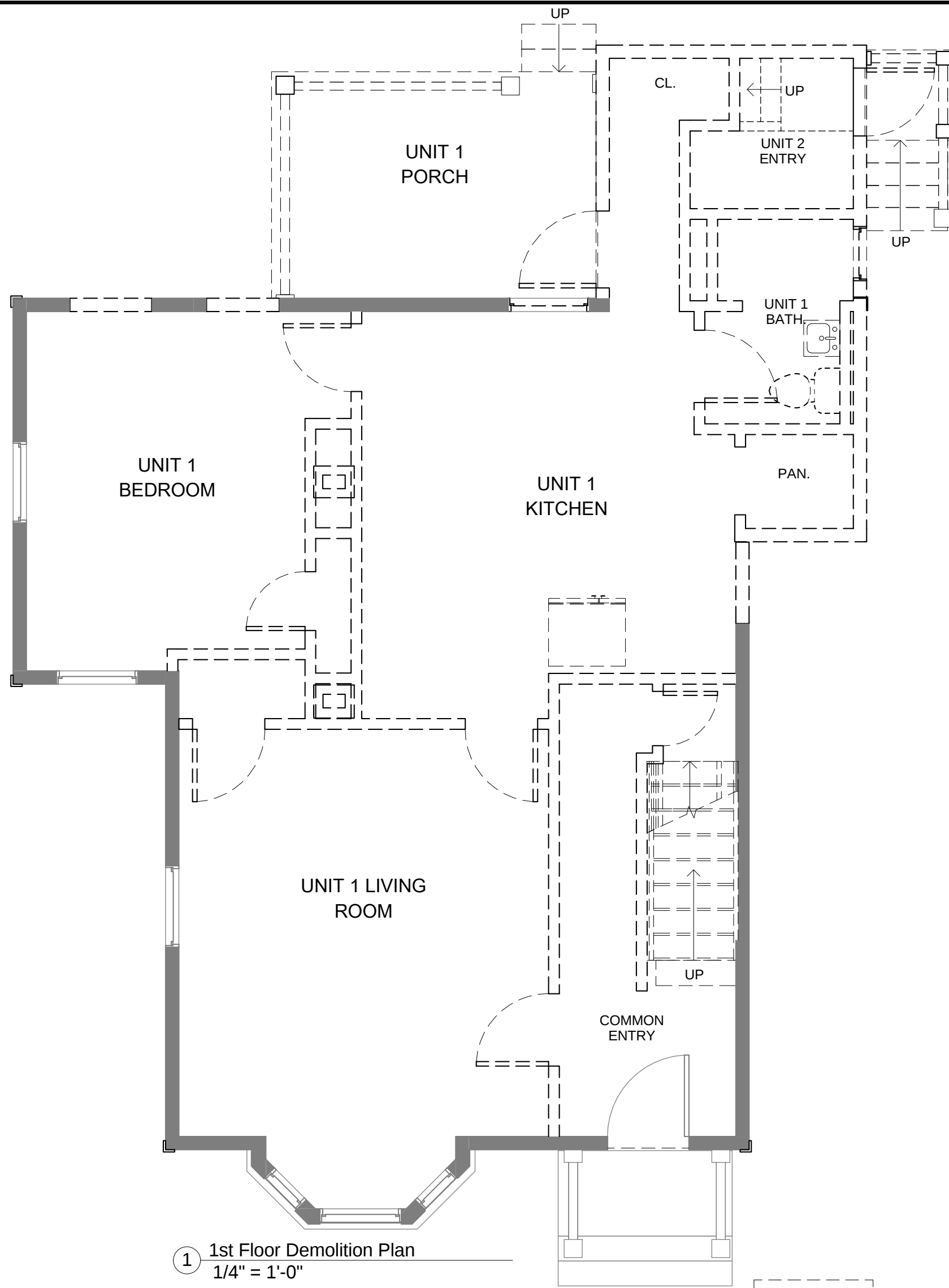
SMITH AVENUE



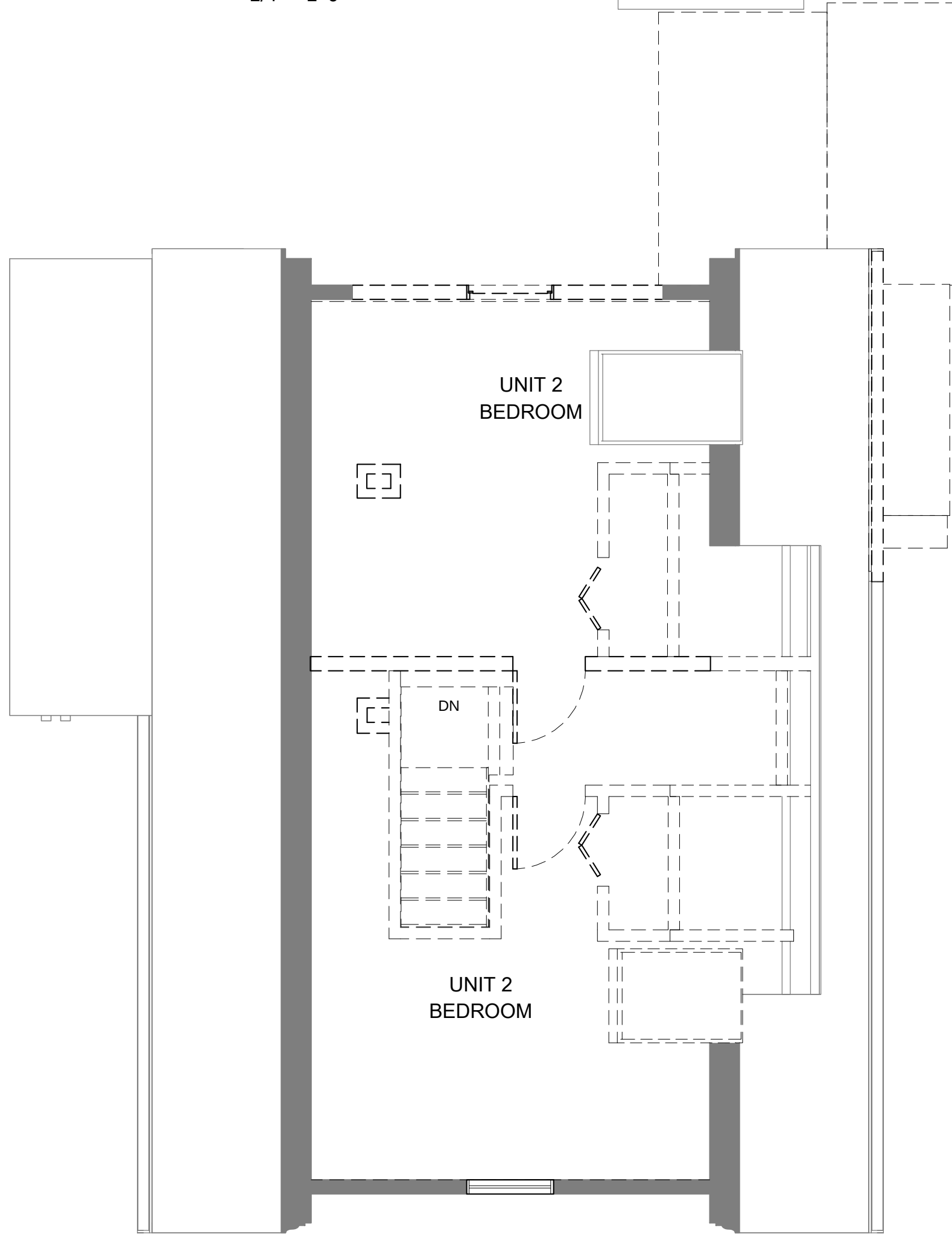
④ Basement Demolition Plan
1/4" = 1'-0"



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

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Scale	1/4" = 1'-0"

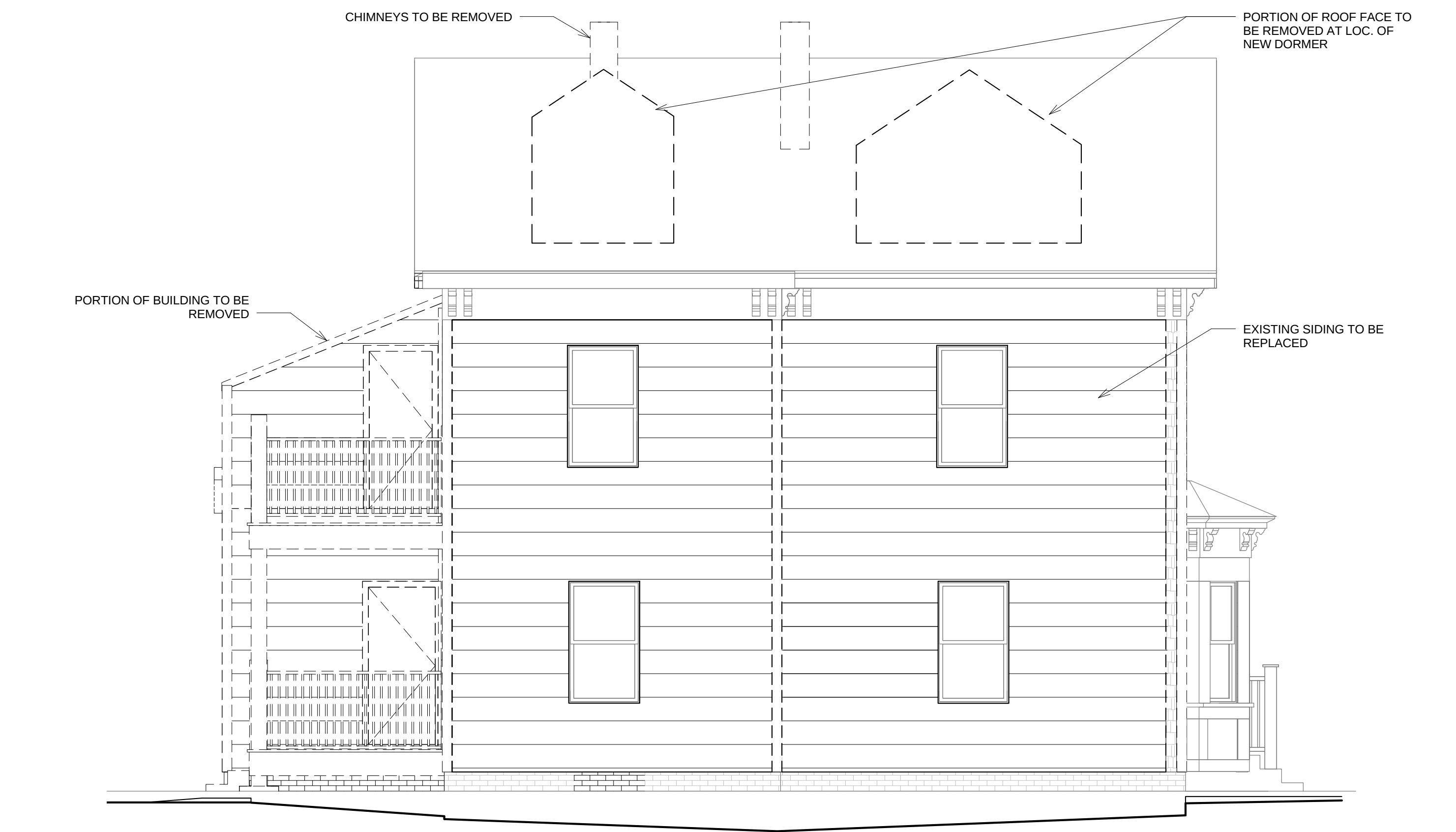
REVISIONS

No.	Description	Date

5 Smith Avenue
Demolition Plans

A-AD-100

BEACON SMITH

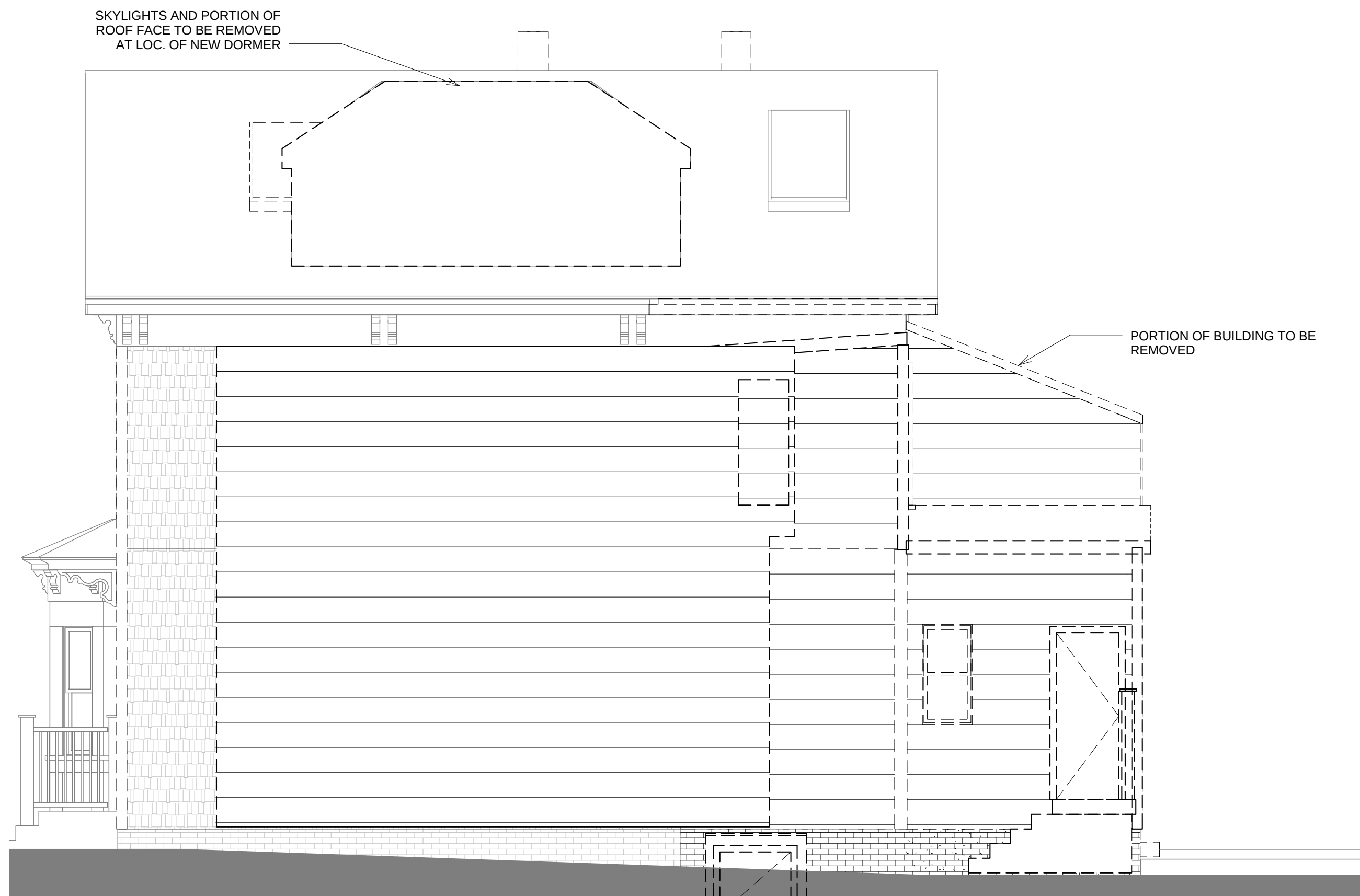


5 East Demolition Elevation
1/4" = 1'-0"

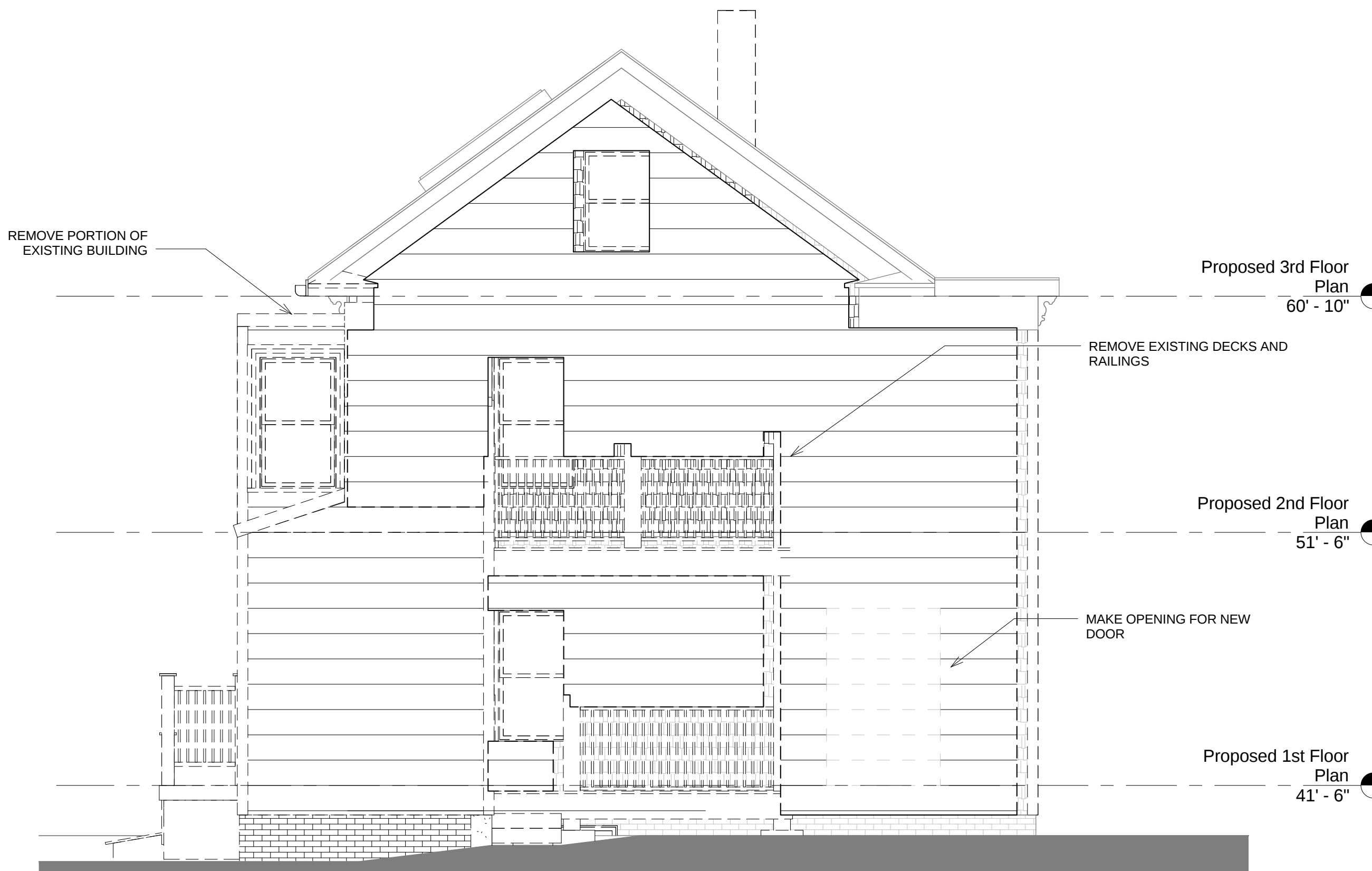
New Basement Level
33' - 5"



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.,
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REVISIONS

No.	Description	Date

5 Smith Avenue
Demolition
Elevations

A-AD-300

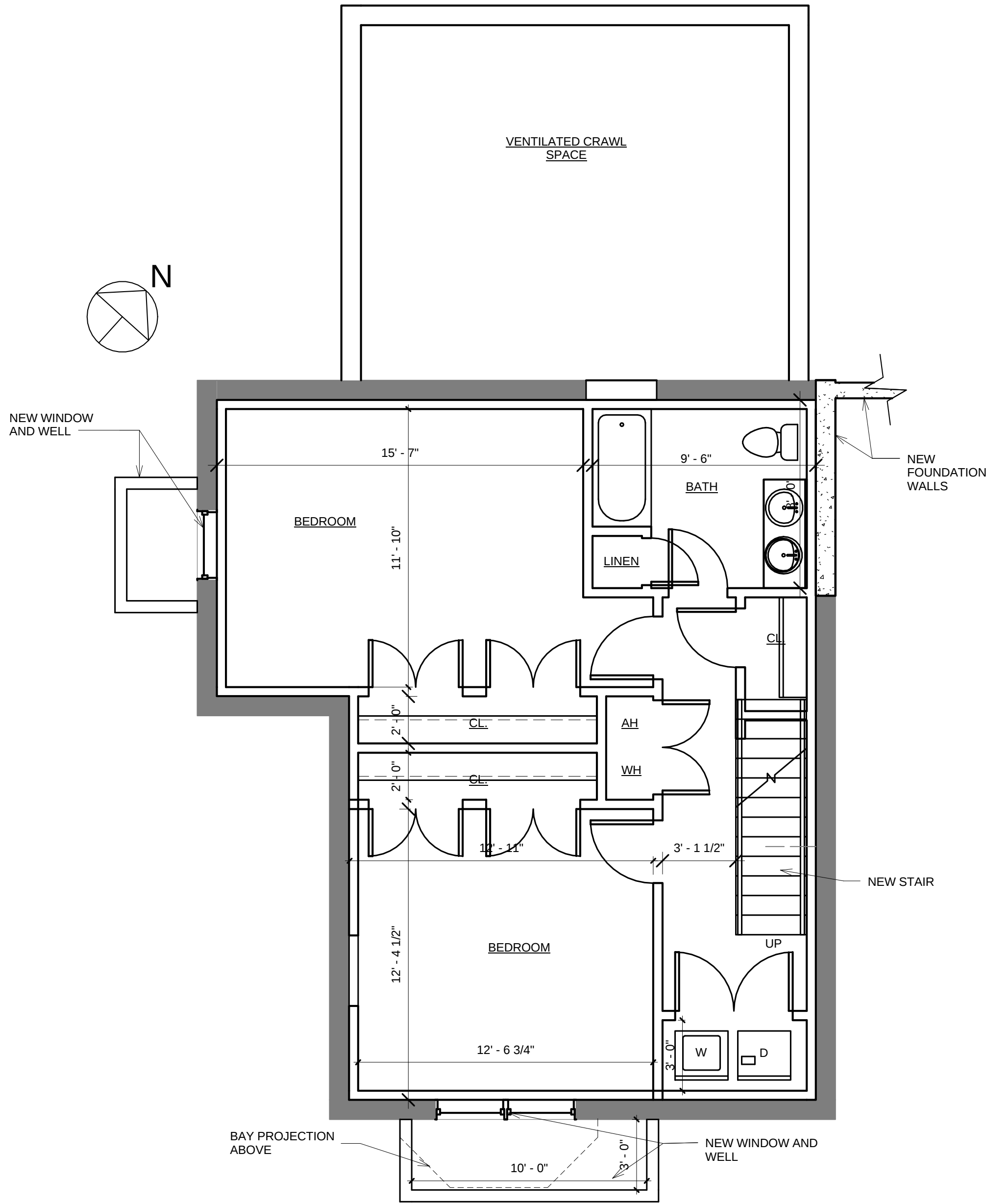
BEACON SMITH

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

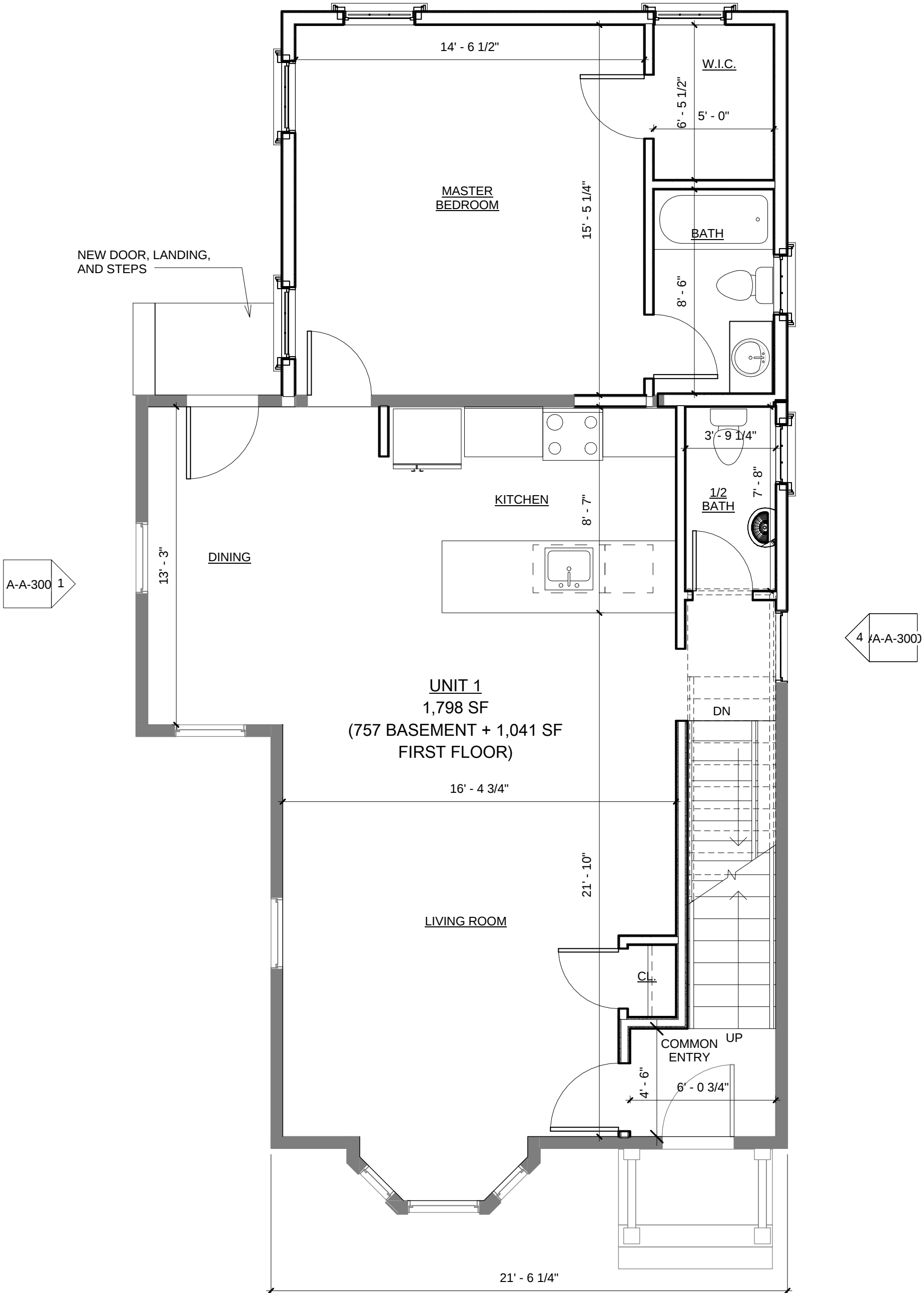
GENERAL FLOOR PLAN NOTES:

- 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



2 Proposed Basement Plan
1/4" = 1'-0"



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

PROJECT NAME

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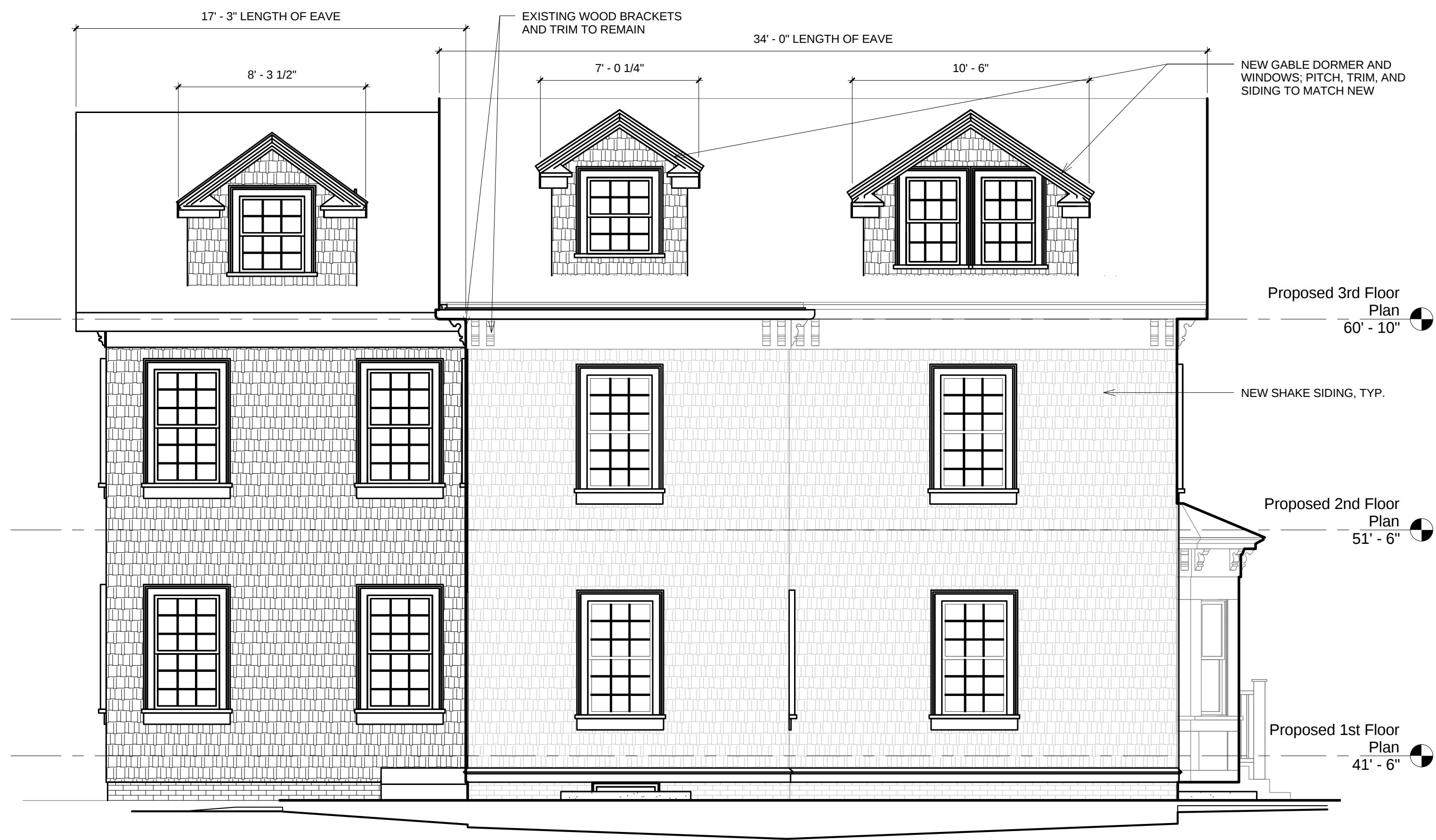
REVISIONS

No.	Description	Date

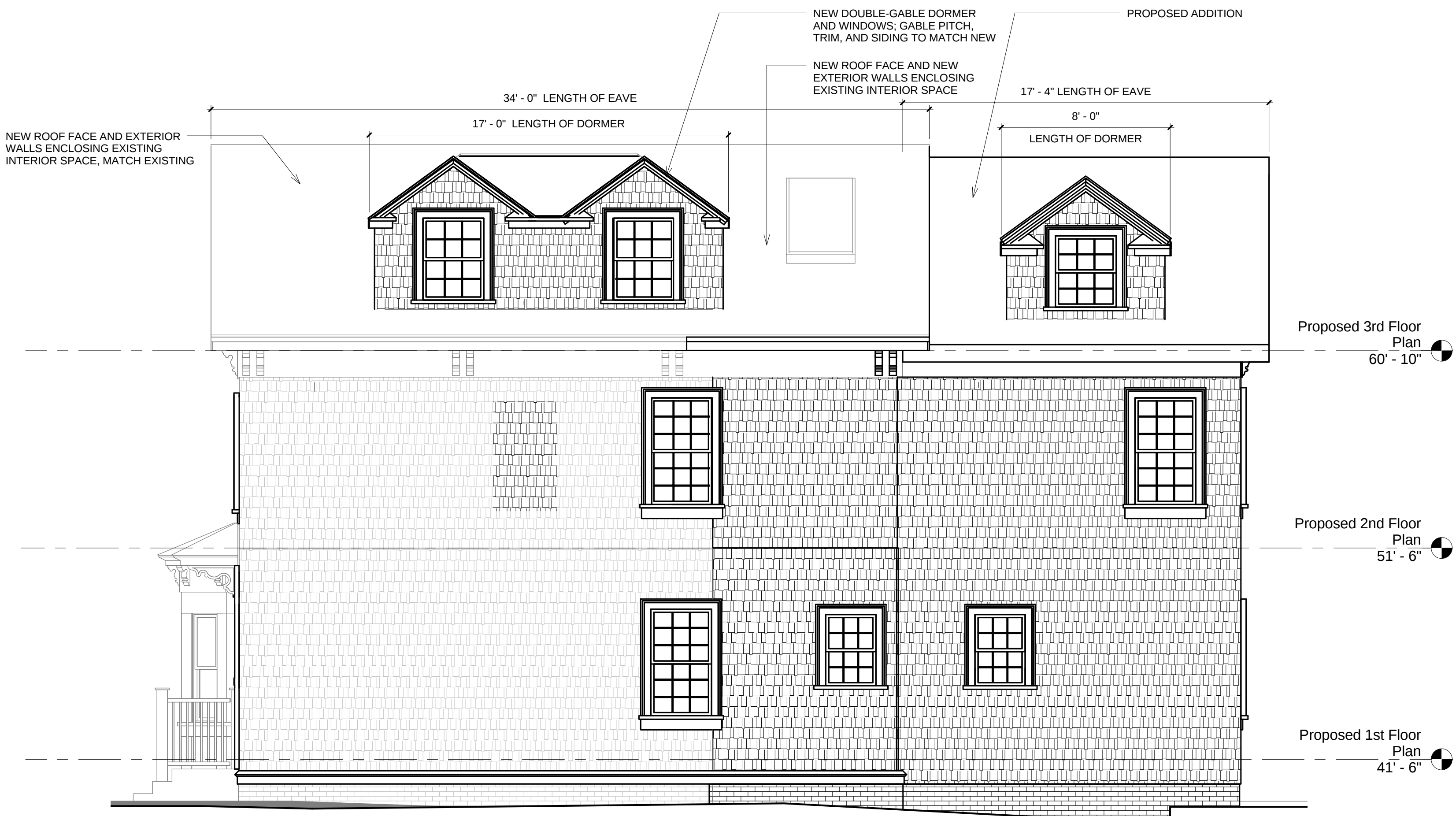
5 Smith Avenue
Basement & 1st
Floor Plans

A-A-100

BEACON SMITH



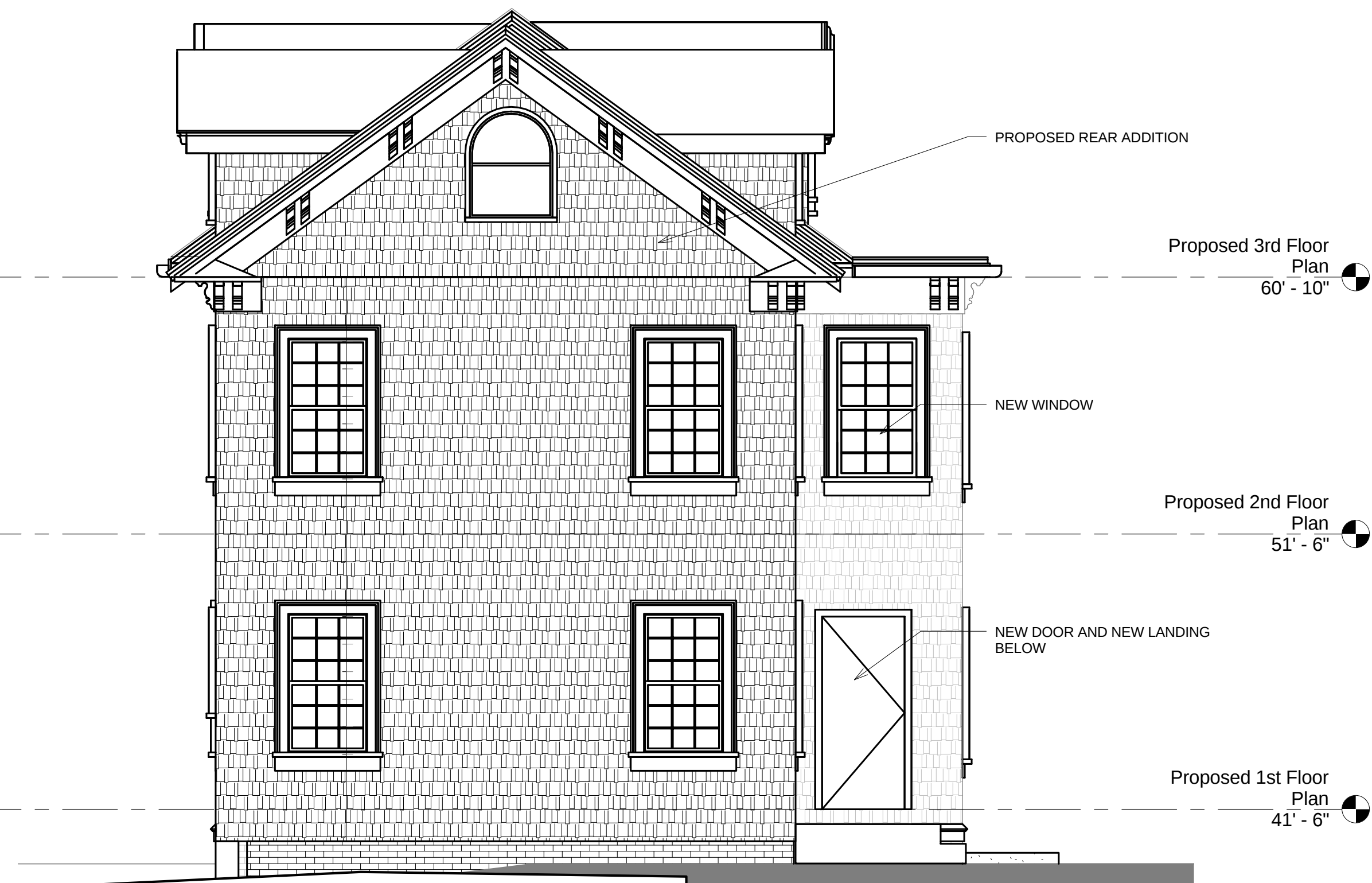
① East Elevation
1/4" = 1'-0"



④ West Elevation
1/4" = 1'-0"



② South Elevation
1/4" = 1'-0"



③ North Elevation
1/4" = 1'-0"

PROJECT NAME

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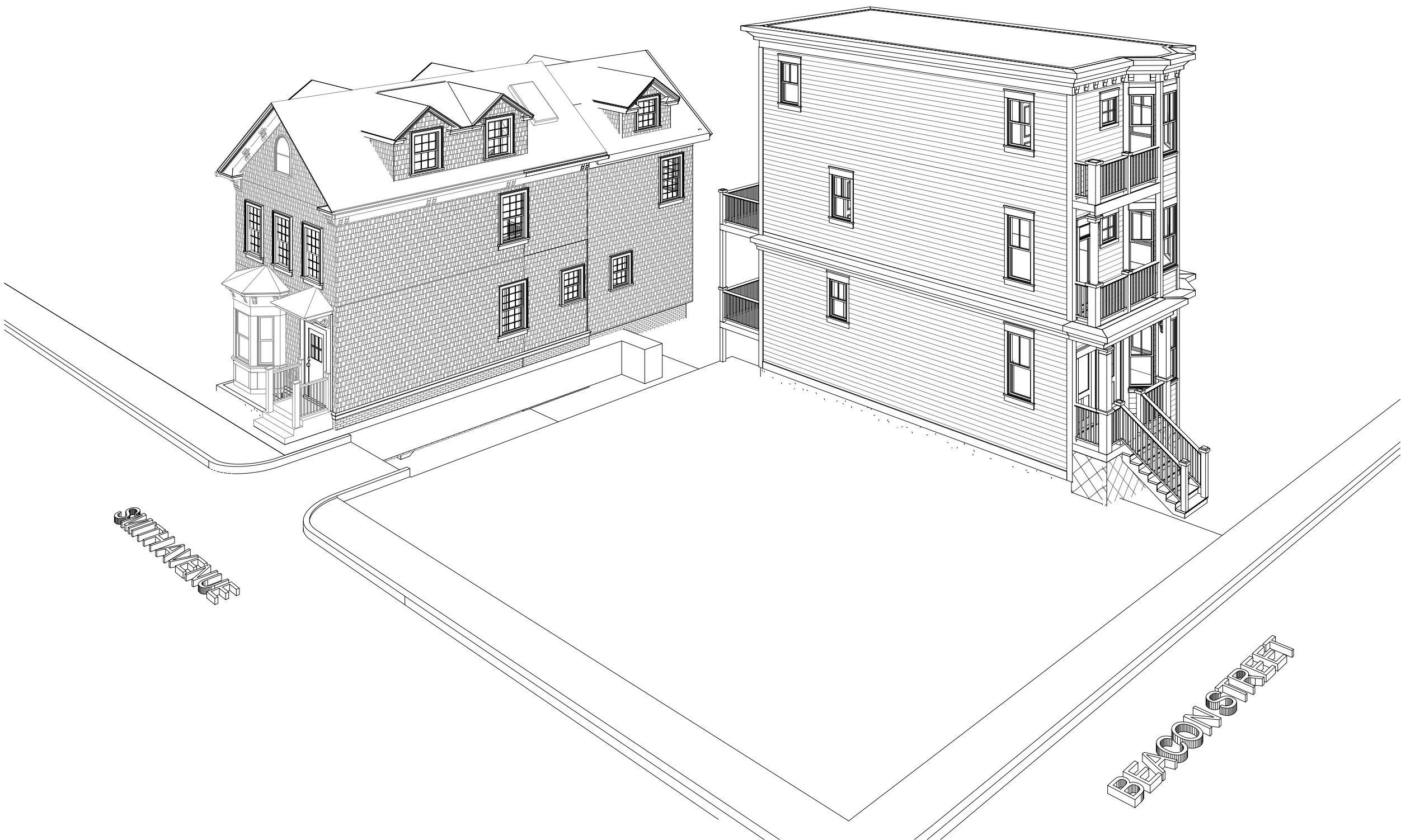
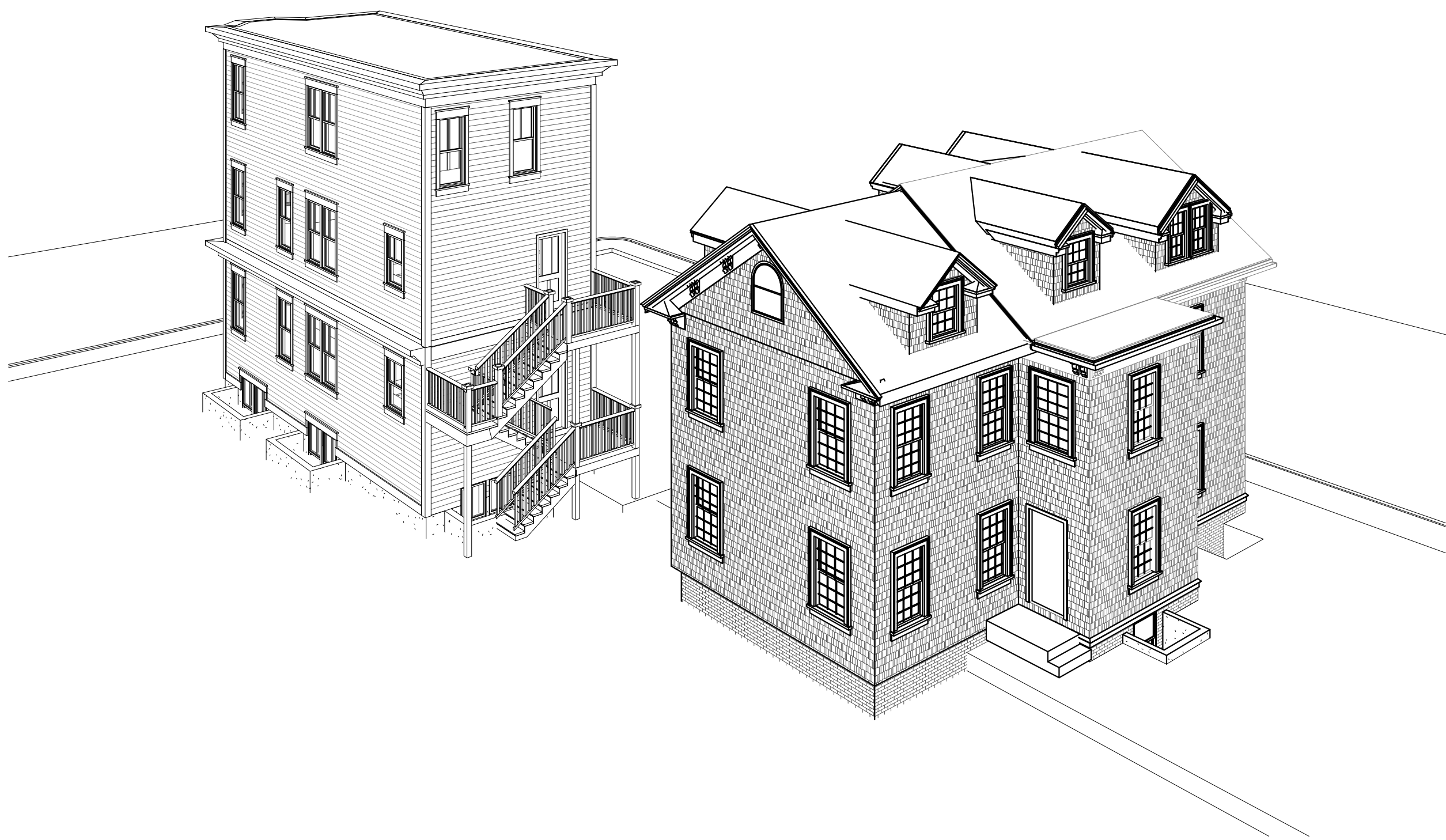
5 Smith Avenue
Proposed
Elevations

A-A-300

BEACON SMITH

\\TKG-Server\\Data\\1515057_Beacon-Smith_Fred Starkov\\03 Drawings\\00_ARCH_SD_DD15057_5 Smith.rvt

10/5/2016 9:56:00 AM



PROJECT NAME

BEACON SMITH

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

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Scale	

REVISIONS

No.	Description	Date

Perspectives

AV-1

BEACON SMITH