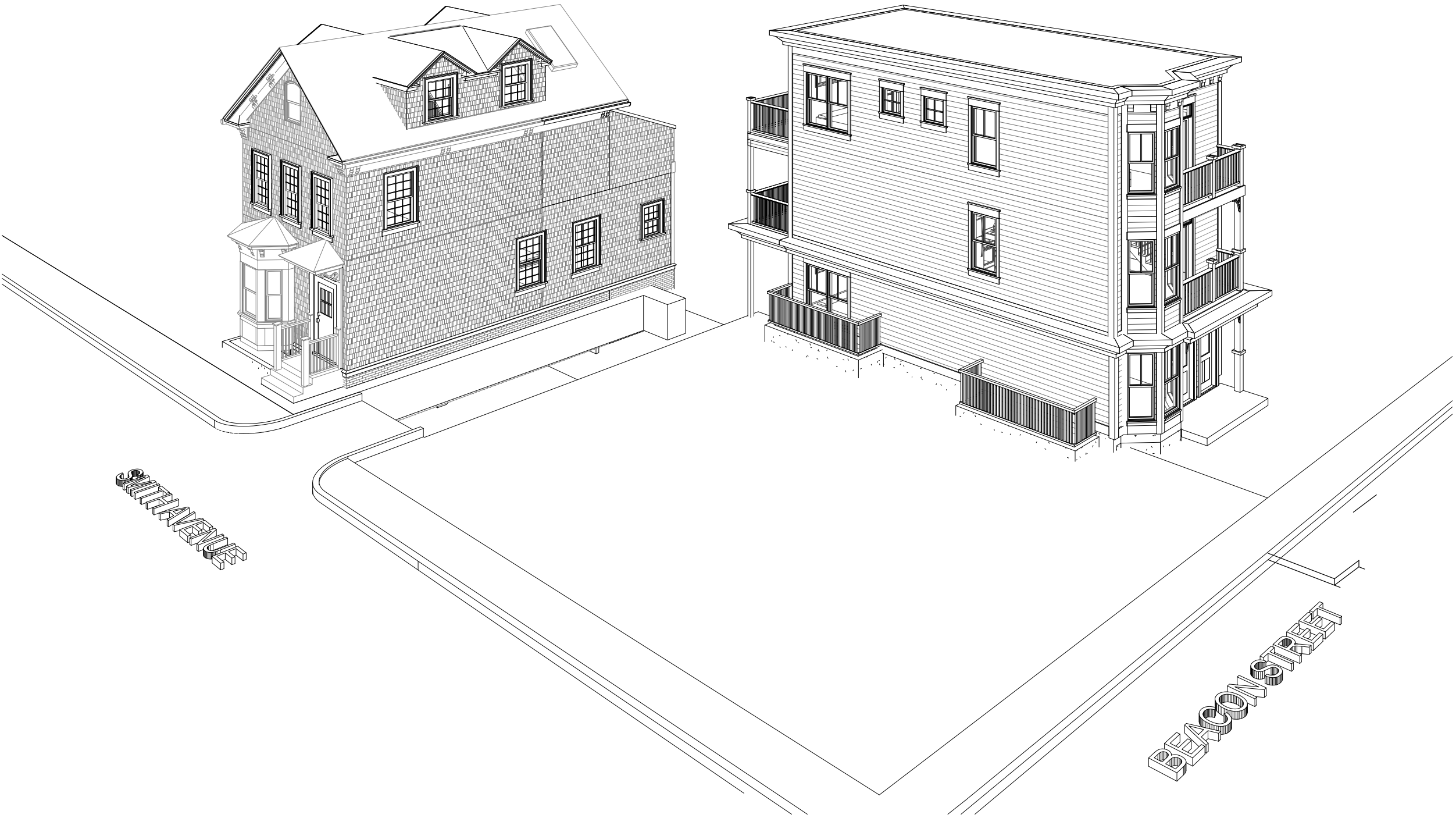


DRAWING LIST			
ARCHITECTURAL		REVISION	REVISION DATE
A-000	COVER SHEET		
C1.0	SITE, GRADING, UTILITY & DRAINAGE PLAN		
A-011	ZONING CODE REVIEW	1	6-12-2018
A-AD-100	5 SMITH AVENUE DEMOLITION PLANS		
A-AD-300	5 SMITH AVENUE DEMOLITION ELEVATIONS		
A-A-100	5 SMITH AVENUE PROPOSED BASEMENT & FIRST FLOOR PLANS		
A-A-101	5 SMITH AVENUE 2ND FLOOR, ATTIC, & ROOF PLANS		
A-A-300	5 SMITH AVENUE PROPOSED ELEVATIONS		
A-A-400	5 SMITH AVENUE BUILDING SECTION		
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		
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		

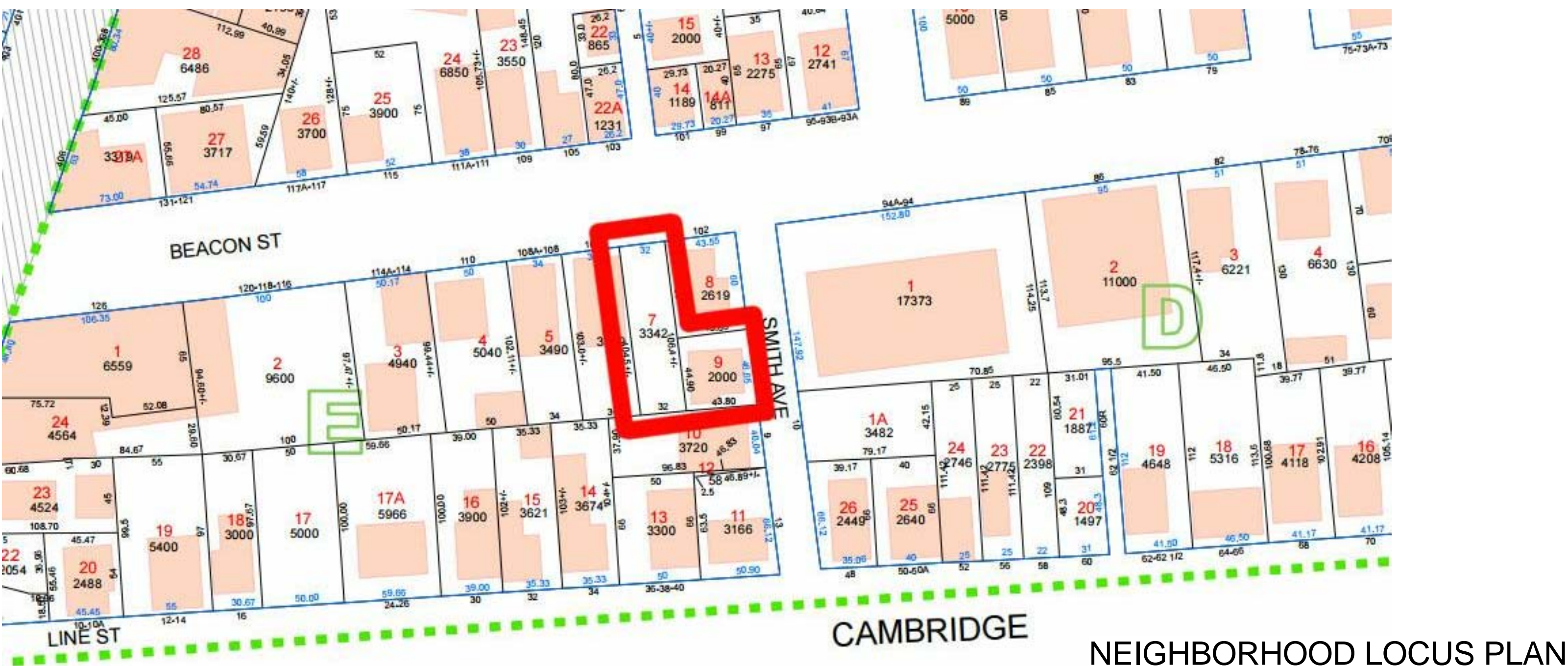


PROJECT:
NEW RESIDENCES AT 104 BEACON STREET
AND RENOVATION OF 5 SMITH AVENUE,
SOMERVILLE, MA

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

BOMBARDIER
STRUCTURAL ENGINEERING
ADDRESS:
131 LINCOLN STREET,
ABINGTON, MA 02351

REVISED DESIGN
12-14-2017
REVISION 1: 06/12/2018



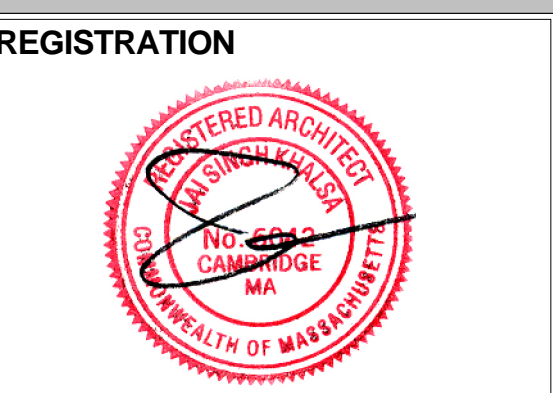
PROJECT NAME
BEACON SMITH
PROJECT ADDRESS
5 SMITH AVENUE &
104 BEACON STREET,
SOMERVILLE, MA
CLIENT
MOONS REALTY TRUST

ARCHITECT

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

CONSULTANTS:

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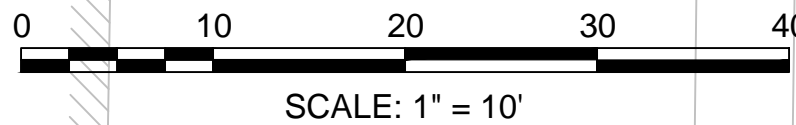


Project number	15057	
Date	12/14/2017	
Drawn by	MCB	
Checked by	JSK	
Scale	1/4" = 1'-0"	
REVISIONS		
No.	Description	Date
1	Zoning Corrections	06/12/2018

Cover Sheet
A-000
BEACON SMITH

1. EXISTING CONDITIONS SURFACE TOPOGRAPHIC & UNDERGROUND UTILITIES INFORMATION WERE PROVIDED BY DESIGN CONSULTANTS, INC (DCI), PLAN TITLE "EXISTING CONDITIONS' PLAN", PLAN DATED: , 2016.
2. ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO CITY OF SOMERVILLE, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.
3. 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.
4. 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.
5. A 1.5% CROSS SLOPE SHALL BE MAINTAINED ON PROPOSED WALKWAY.
6. EXISTING PUBLIC UTILITIES SERVICES SHALL BE CUT AND CAPPED AT MAINS PER CITY SPECIFICATIONS.
7. PRIVATE UTILITIES SHALL BE REMOVED PER UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.

S	SANITARY SEWER
D	DRAIN LINE
W	WATER LINE
E	ELECTRIC LINE
G	GAS LINE
T	TELEPHONE LINE
Ⓢ	SANITARY MANHOLE
Ⓣ	DRAIN MANHOLE
ⓔ	ELECTRIC MANHOLE
Ⓜ	CATCH BASIN
Ⓜ	FIRE HYDRANT
WG	WATER GATE
GG	GAS GATE
☆	LIGHT POLE
HH	HANDHOLE
× 20.46	SPOT GRADE
VGC	VERTICAL GRANITE CURB
FFE	FINISHED FLOOR ELEVATION
4.7%	SURFACE SLOPE
TOS	TOP OF STONE ELEVATION
BOS	BOTTOM OF STONE ELEVATION



1. 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.
2. 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.
3. CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER & DRAIN) ARE NOT PART OF DIG-SAFE. REQUEST FOR MARKINGS CAN BE MADE BY CALLING DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO EXCAVATION. STREET OPENING PERMITS SHOULD ALSO BE FILED AT THAT TIME.
4. 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.
5. ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. THE WATER AND SEWER SERVICES SHALL BE CUT AND CAPPED AT THE MAIN IN THE STREET BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF SOMERVILLE STANDARDS. THE PROPOSED GAS, ELECTRIC AND/OR CATV INSTALLATION AND ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE COMPANIES.
6. FINAL DEMARICATION POINTS FOR GAS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICE ENTRANCES ARE SUBJECT TO APPROVALS OF EACH PROVIDER.
7. 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.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
9. NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY CITY OF SOMERVILLE.
10. A DYE TEST SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
11. 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.
12. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND SEWER SYSTEMS.
13. PRIOR TO CONSTRUCTION OF NEW SANITARY SEWER SERVICE LINES, CONTRACTOR TO PERFORM TEST PITS AT LOCATIONS OF EXISTING LATERAL CONNECTIONS FOR SANITARY SEWER TO CONFIRM INVERTS OF LATERALS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
14. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION SHALL FURNISH TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
15. 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.
16. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
17. NO TRENCHES ARE 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 FT.
18. THE LOCATION OF THE PROPOSED WATER SERVICE AND ITS CONNECTION SHALL BE REVIEWED AND APPROVED BY THE CITY OF SOMERVILLE WATER DEPARTMENT, PRIOR TO INITIATING THE CONSTRUCTION OF THIS PROJECT.
19. THE PROPOSED GAS SERVICE & ELECTRICAL CONDUIT SHOWN ARE APPROXIMATE. THE SIZE, FINAL LOCATION & CONNECTION TO THE BUILDING ARE TO BE CONFIRM BY THE OWNER & RESPECTIVE UTILITY COMPANIES.

DOMESTIC WATER SERVICE: 1 INCH TYPE "K" COPPER

ALL WATER LINES SHALL HAVE A MINIMUM OF FIVE (5) FEET OF COVER

DRAIN: 6 INCH PVC (PERFORATED)
SLOPE=VARIES

SEWER: 6 INCH PVC SERVICE TO BALD
ATM D3034-SDR 35
(MINIMUM SLOPE= 0.020)



Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS
120 Middlesex Avenue, Suite 20
Somerville, MA 02145
617-776-3350p 617-776-7710f

PROJECT TEAM

102 BEACON
STREET/
5 SMITH AVENUE
SOMERVILLE, MA

ASSESSORS MAP 66
BLOCK E
LOTS 7, 8 & 9

OWNER
CRM PROPERTY
MANAGEMENT

320 WASHINGTON ST, SUITE 3FF
BROOKLINE, MA 02445

PROJECT INFO

[illegible]

REV	DESCRIPTION	DATE
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STAMP:

SITE, GRADING UTILITY & DRAINAGE PLAN

SHEET NAME:

C1.0

SHEET NO:

DR BY: SSW

CHK BY: SBS

PROJ NO: 2015-034

DATE: FEB. 6, 2017

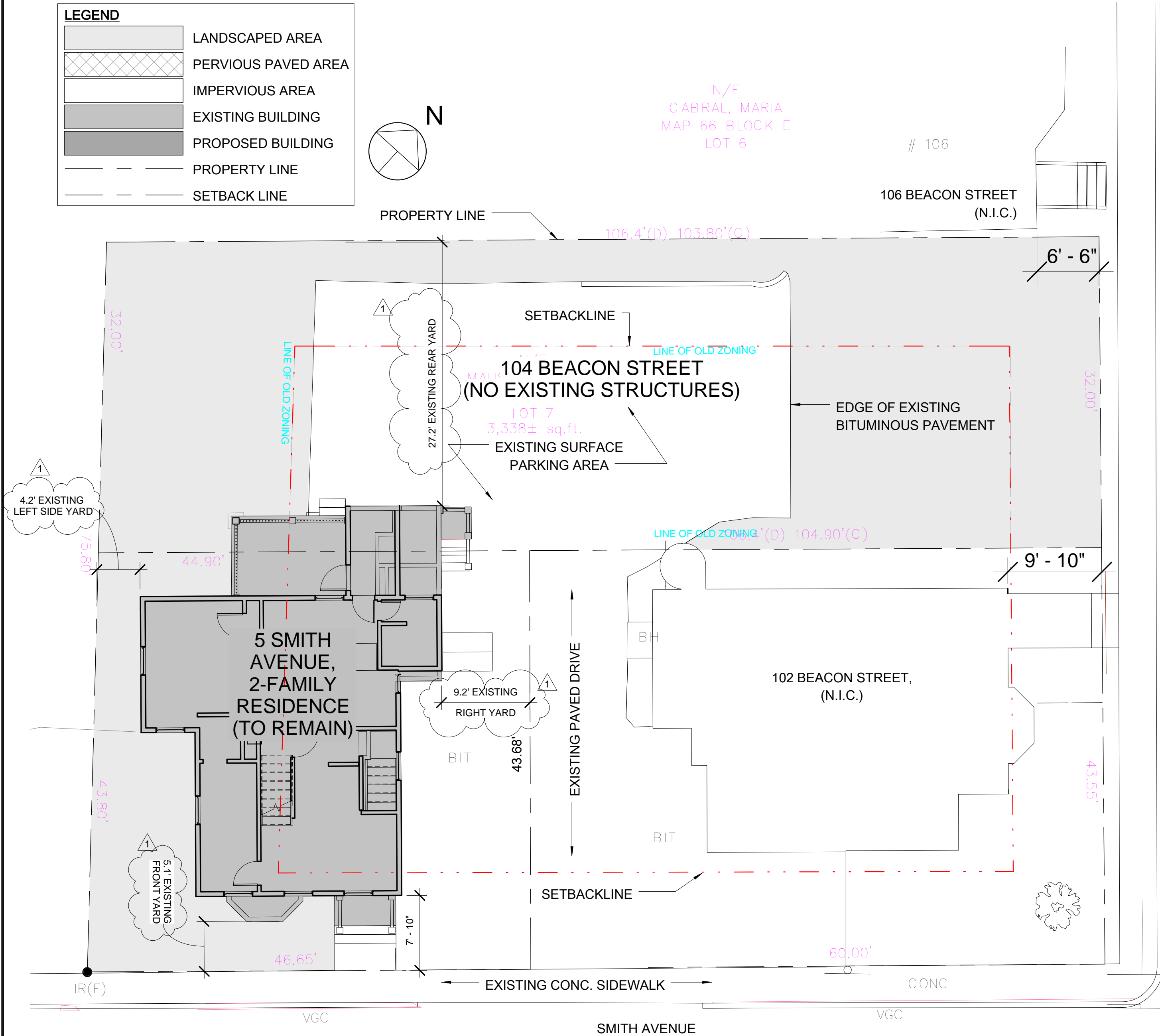
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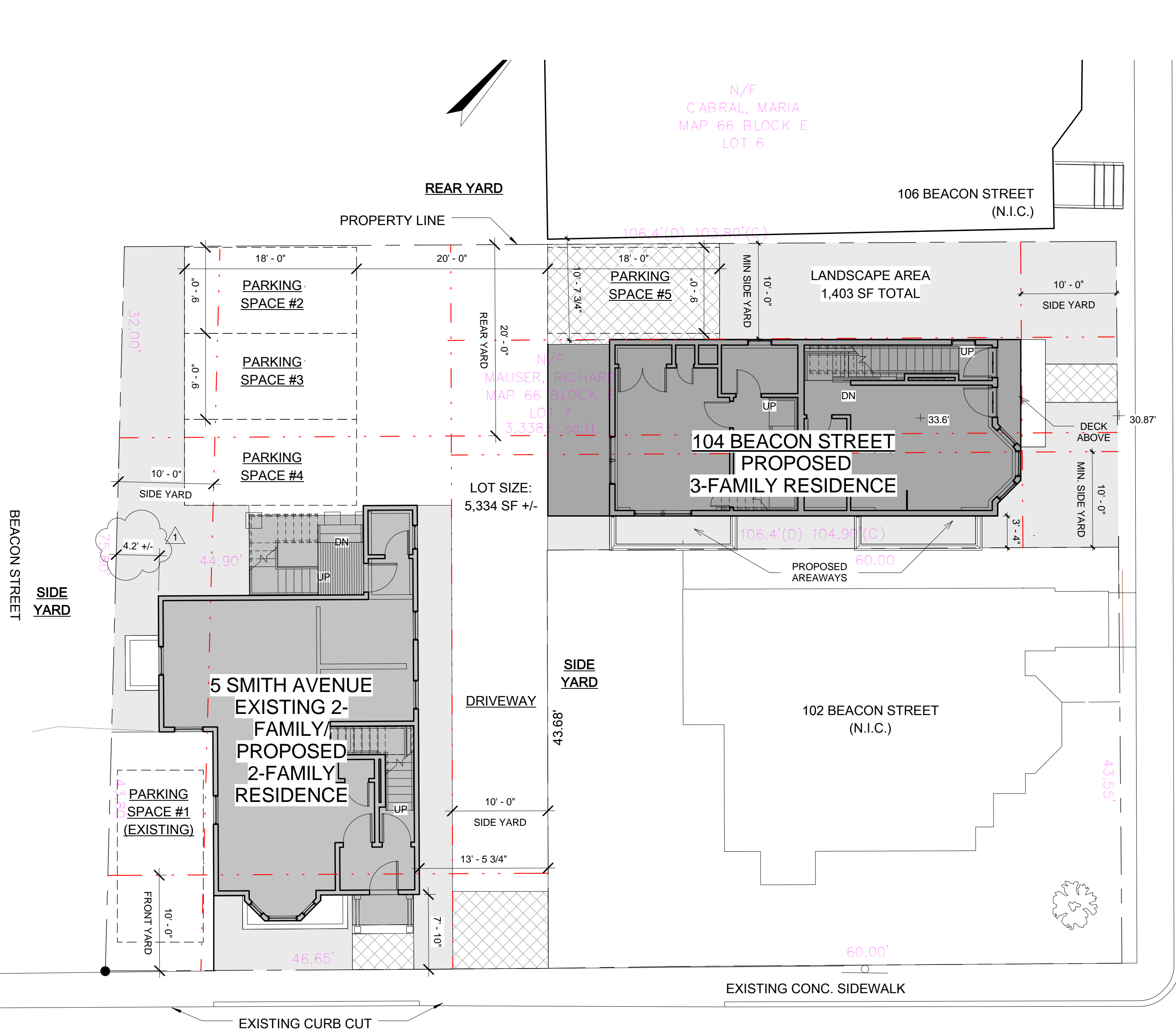
ZONING CODE REVIEW:

	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./ DU / 5,334 S.F. / 875 S.F. = 6 UNITS ALLOWED	2 UNITS=2,667 SF/DU	5 UNITS=1,066 SF/DU	COMPLIES
MAX. GROUND COVERAGE	70%/ 3,733 SF	1,030 S.F. / 5,334 S.F. = 19%	1,849 S.F. / 35%	COMPLIES
MIN. LANDSCAPE AREA	25% / 1,334 SF	2,497 S.F. / 5,334 S.F. = 47%	1,403 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	5,141 S.F. / 5,334 S.F.=0.96	COMPLIES
MAX. BUILDING HEIGHT	40' - 0" AND 3 STORIES	26'-7" AND 2 1/2 STORIES	31' - 10" AND 3 STORIES	COMPLIES
MIN. YARD SETBACKS FRONT	15'-0" OR EXISTING BUILDING ALIGNMENT, MIN. 10'-0"	5.1' +/- (SMITH AVENUE)	5.1' SMITH AVENUE	PRE-EXIST. / NO CHANGE
SIDE	10'-0" SUM 20'-0" (LEFT) 10'-0" SUM 20'-0" (RIGHT)	4.2' +/- 9.2' +/-	4.2' 13'-5 3/4" @ EXIST BUILDING 10'-0" (BEACON STREET)	PRE-EXIST. / NO CHANGE COMPLIES COMPLIES
REAR	20'-0"	27.2' +/-	10'-0"	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 3 PROVIDED	7.5 REQUIRED 5 PROVIDED	DOES NOT COMPLY
BICYCLE PARKING	1 SPACE FOR EVERY 7 DWELLING UNITS = 0 SPACE	0 SPACES	0 SPACES	COMPLIES

LEGEND	
	LANDSCAPED AREA
	PERVIOUS PAVED AREA
	IMPERVIOUS AREA
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPERTY LINE
	SETBACK LINE



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



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

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	1,566 S.F.
FIRST FLOOR	1,589 S.F.
SECOND FLOOR	1,572 S.F.
THIRD FLOOR	1,440 S.F.
TOTAL	6,167 S.F.

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

BASEMENT	1,273 S.F.
FIRST FLOOR	1,362 S.F.
SECOND FLOOR	1,367 S.F.
THIRD FLOOR	1,139 S.F.
TOTAL	5,141 S.F.

PROPOSED UNIT AREAS
(USEABLE):

104 BEACON - UNIT #1	1,104 S.F.	2- BED
104 BEACON - UNIT #2	709 S.F.	1- BED
104 BEACON - UNIT #3	1,108 S.F.	2- BED
5 SMITH- UNIT #1	1,505 S.F.	2- BED
5 SMITH- UNIT #2	1,325 S.F.	2- BED

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
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REGISTRATION



Project number 15057
Date 12/14/2017
Drawn by MCB
Checked by JSK
Scale As indicated

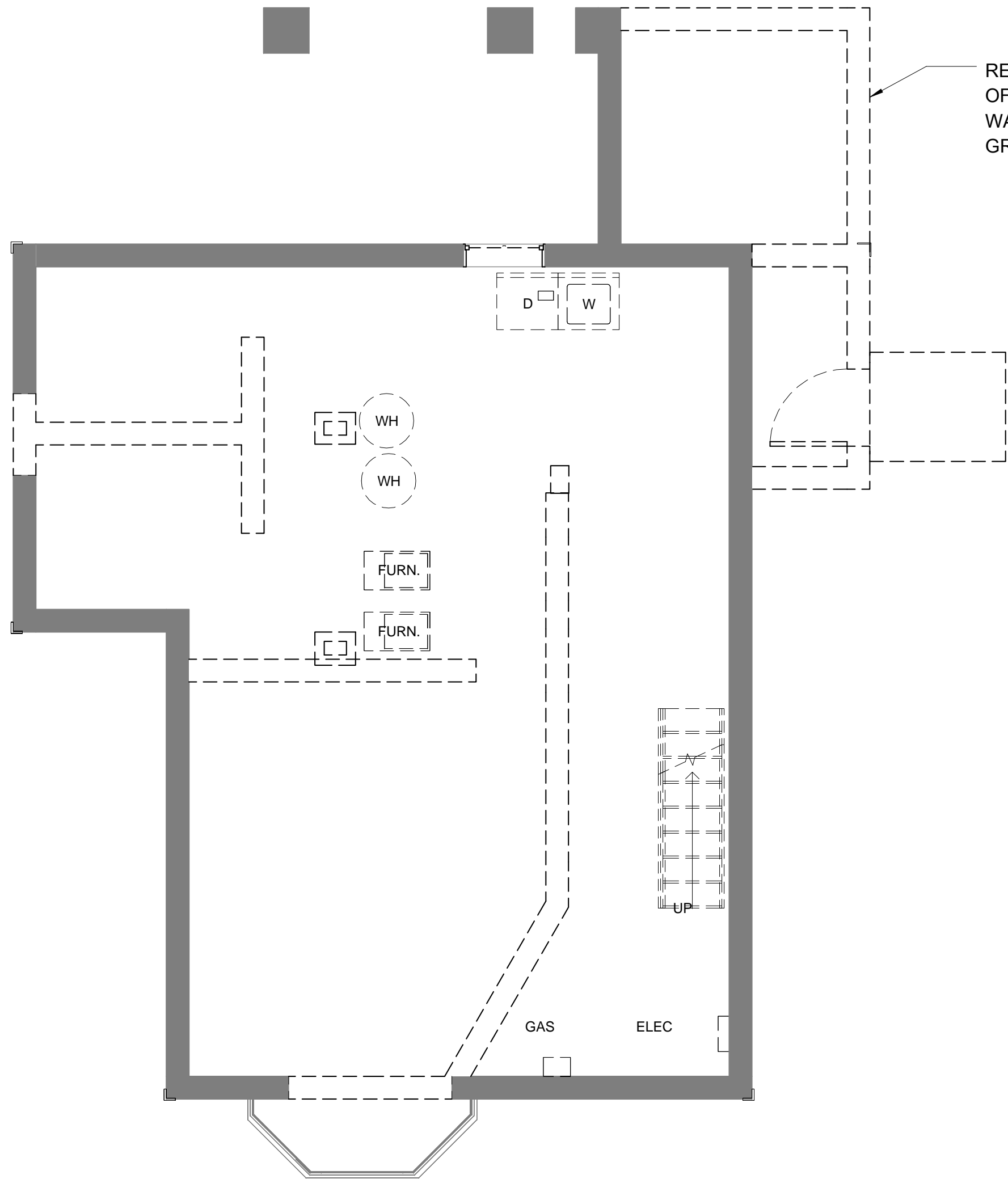
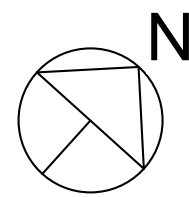
REVISIONS

No.	Description	Date
1	Zoning Corrections	06/12/2018

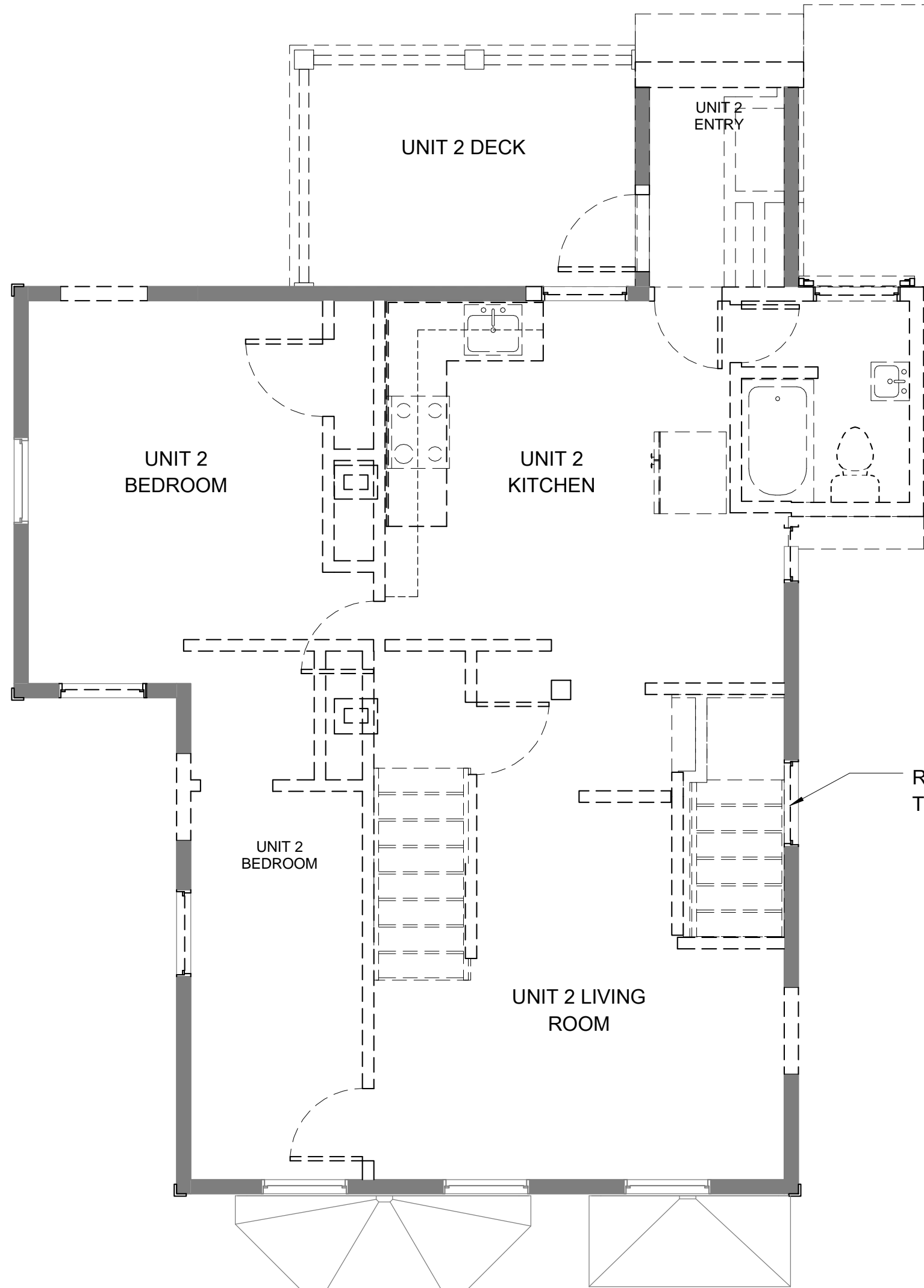
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Review

A-011

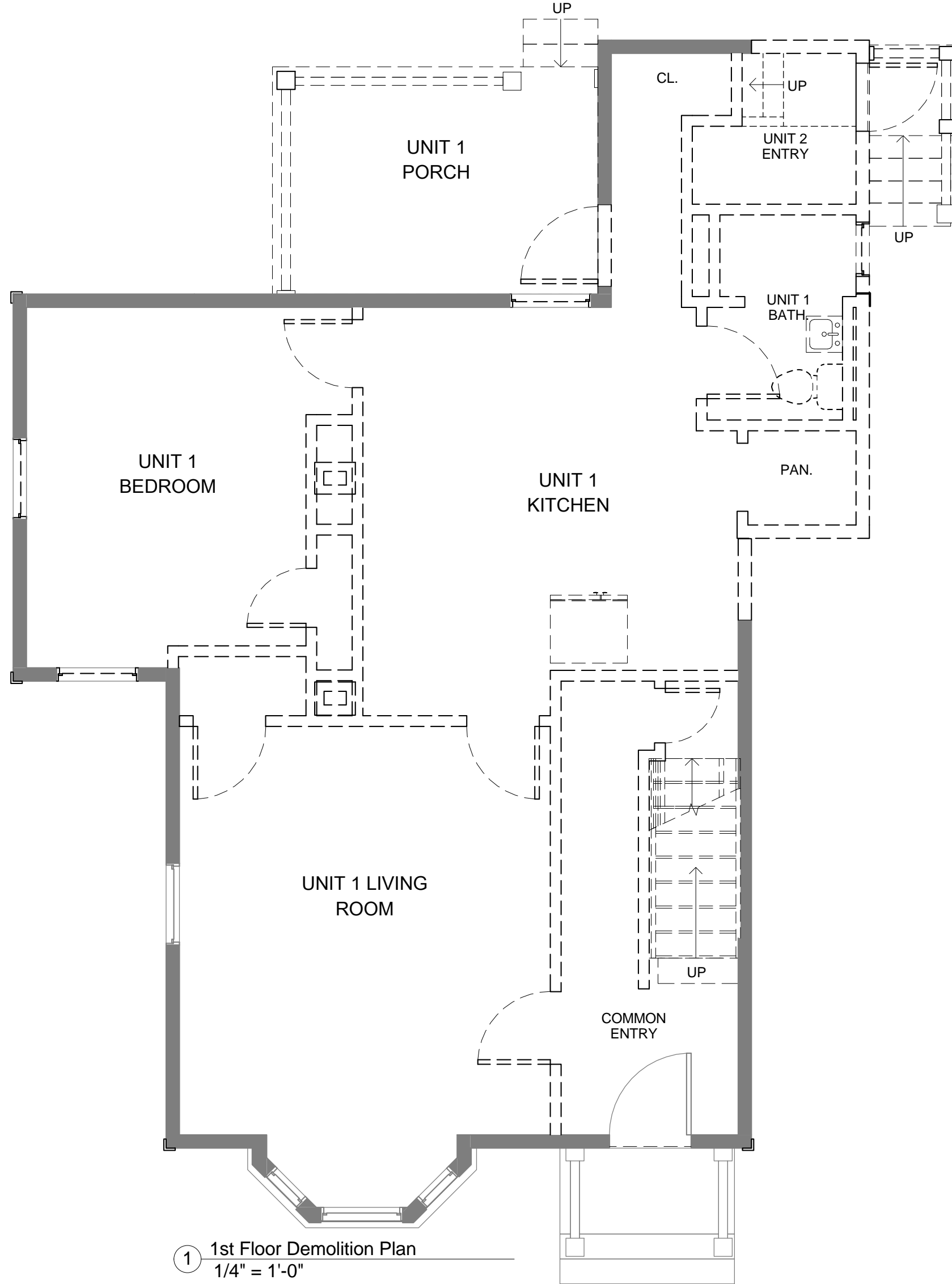
BEACON SMITH



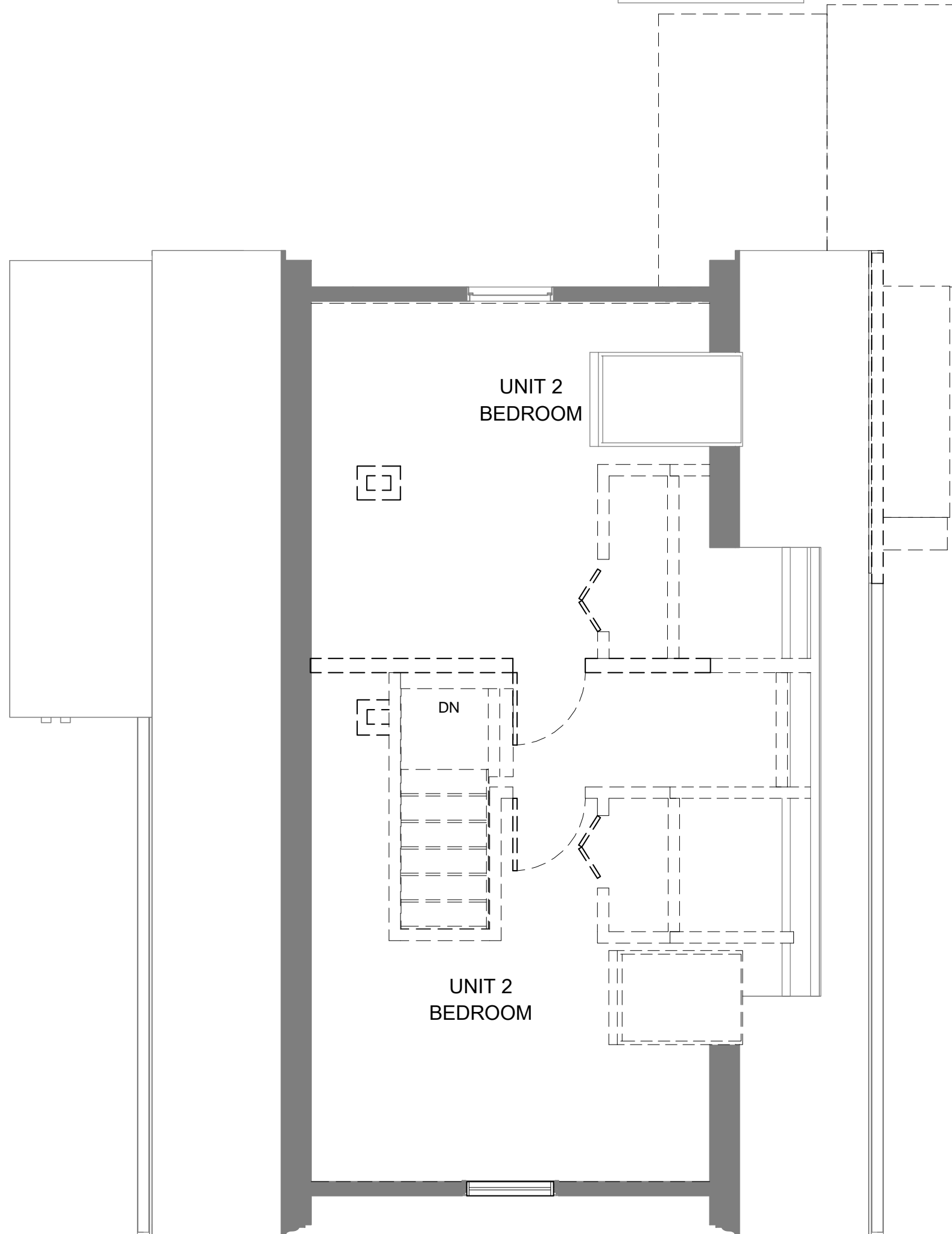
④ Basement Demolition Plan
1/4" = 1'-0"



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
SOMERVILLE, MA

CLIENT

**MOONS REALTY
TRUST**

ARCHITECT



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REGISTRATION



Project number	15057
Date	12/14/2017
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

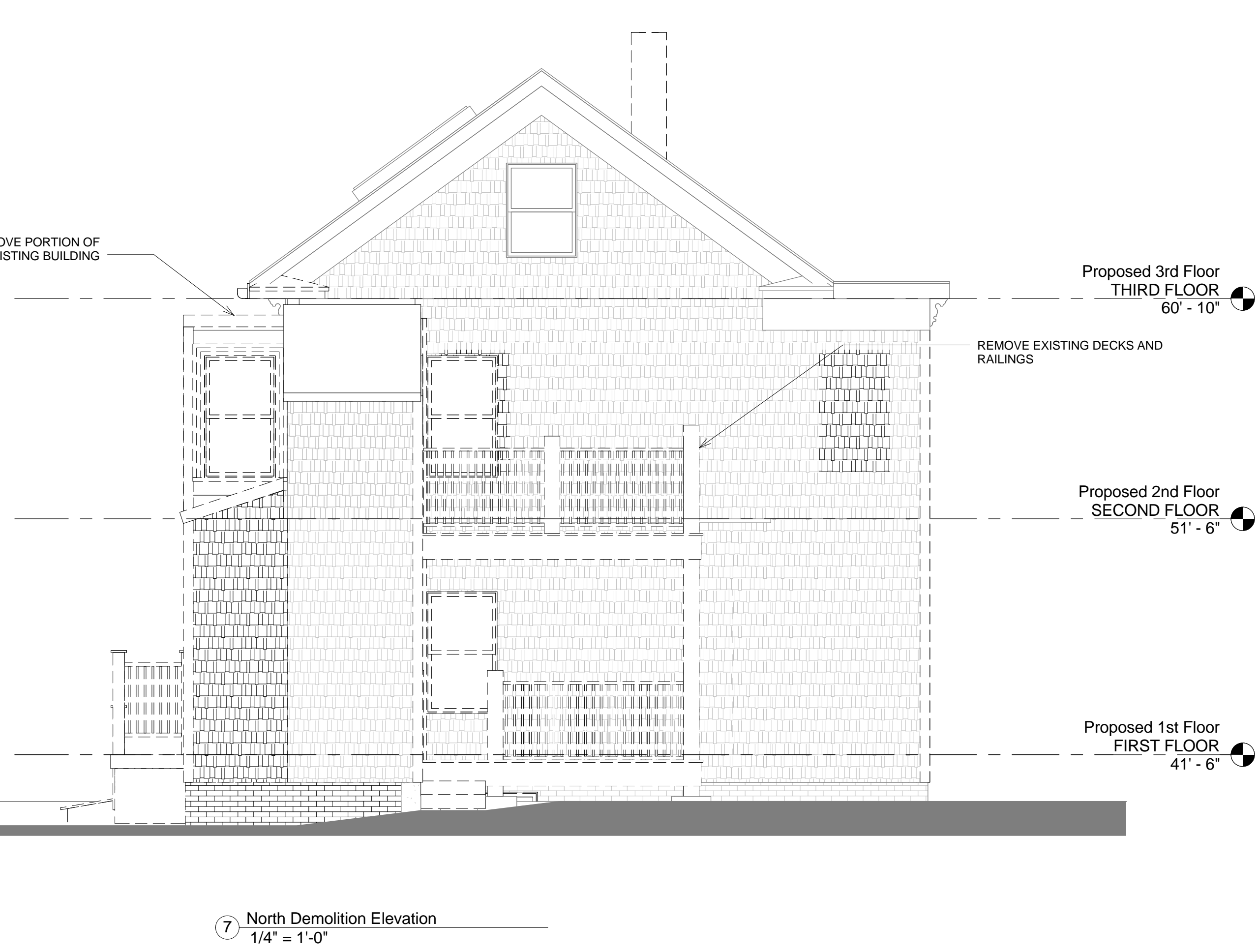
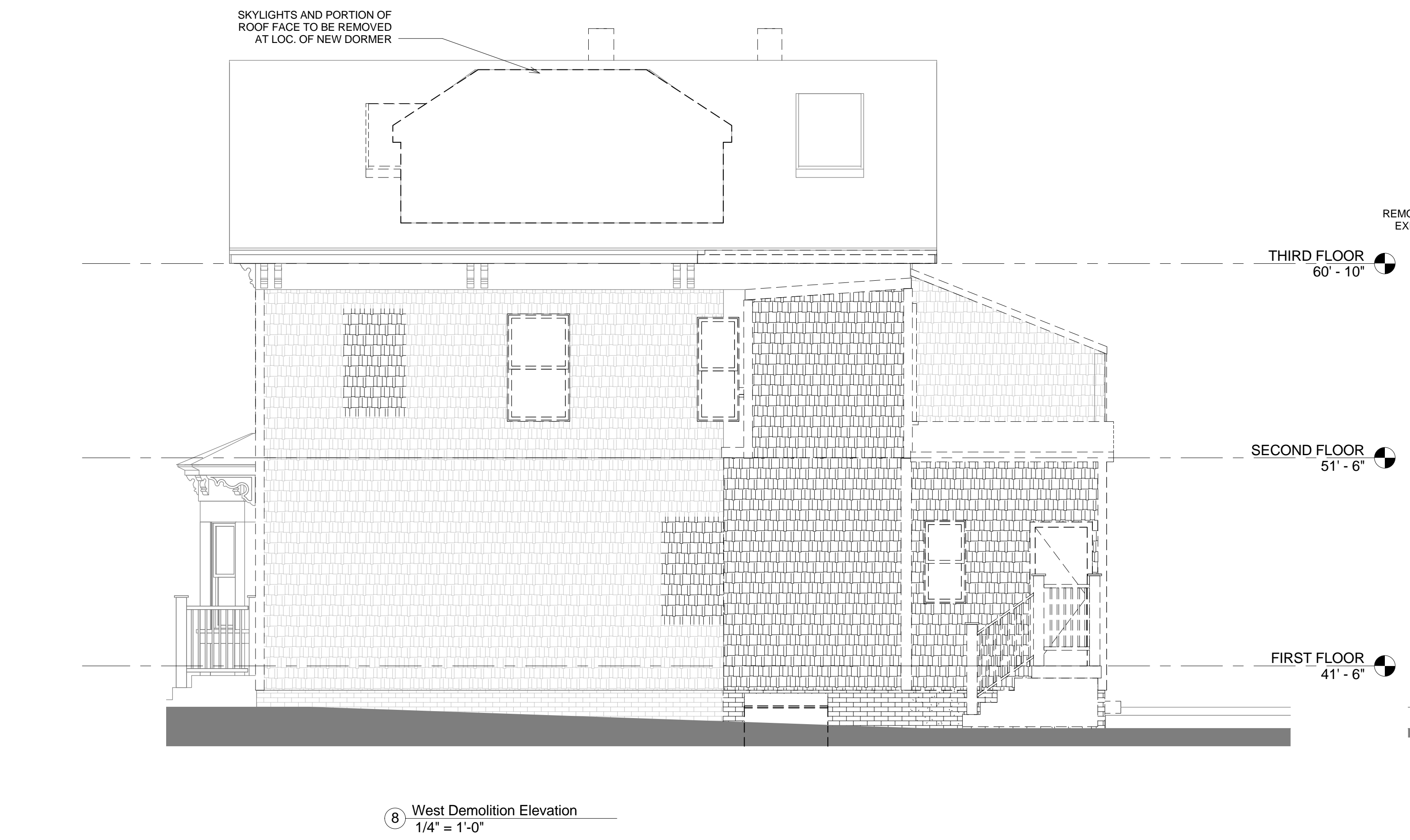
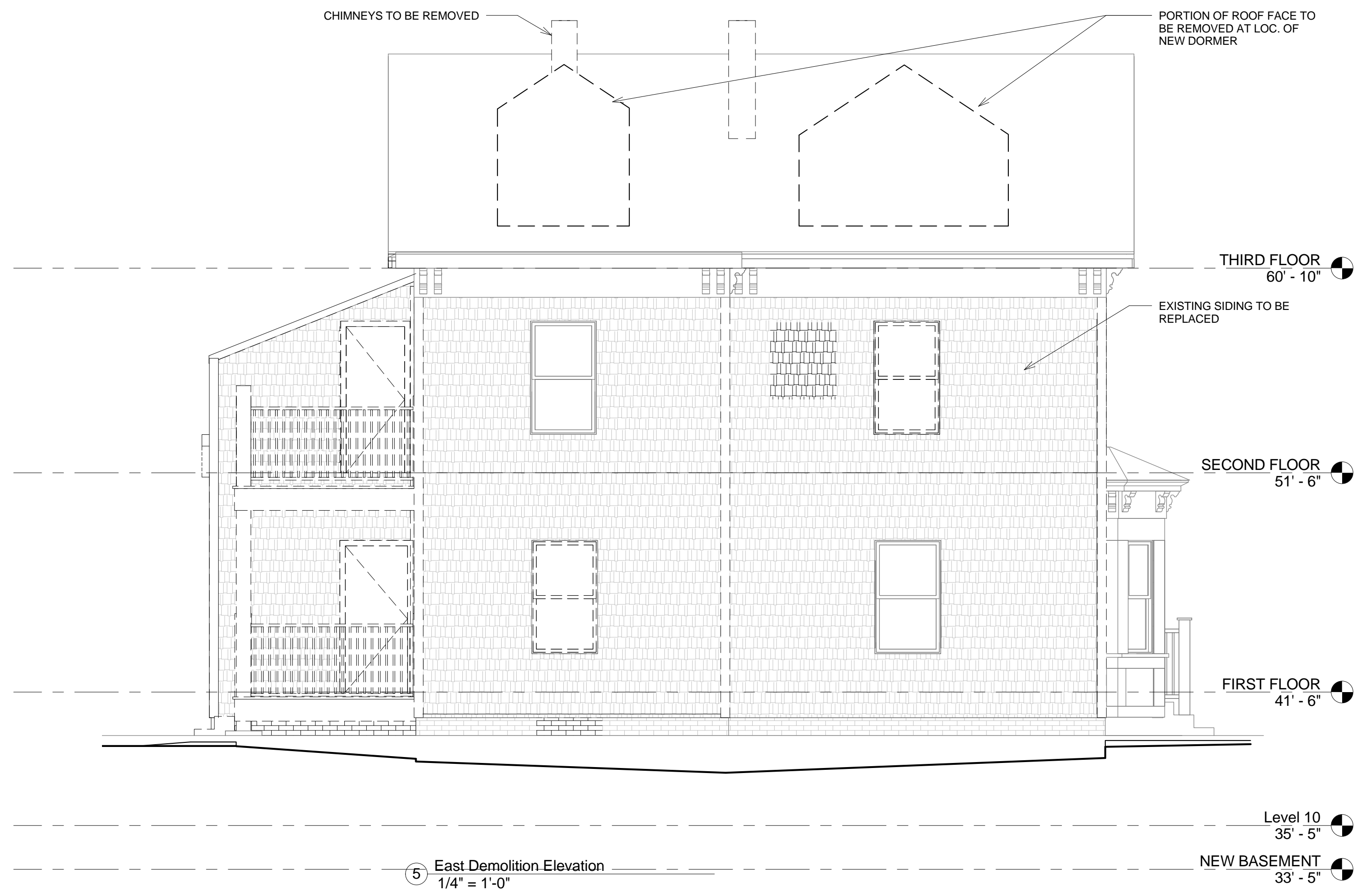
REVISIONS

No.	Description	Date

5 Smith Avenue
Demolition Plans

A-AD-100

BEACON SMITH



PROJECT NAME

BEACON SMITH

PROJECT ADDRESS

5 SMITH AVENUE
SOMERVILLE, MA

CLIENT

MOONS REALTY TRUST

ARCHITECT

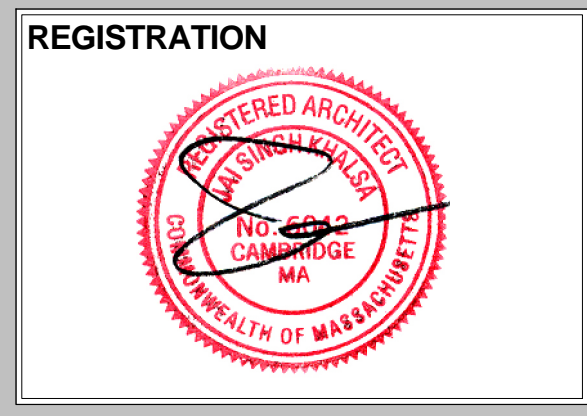
DESIGN

KHALSA

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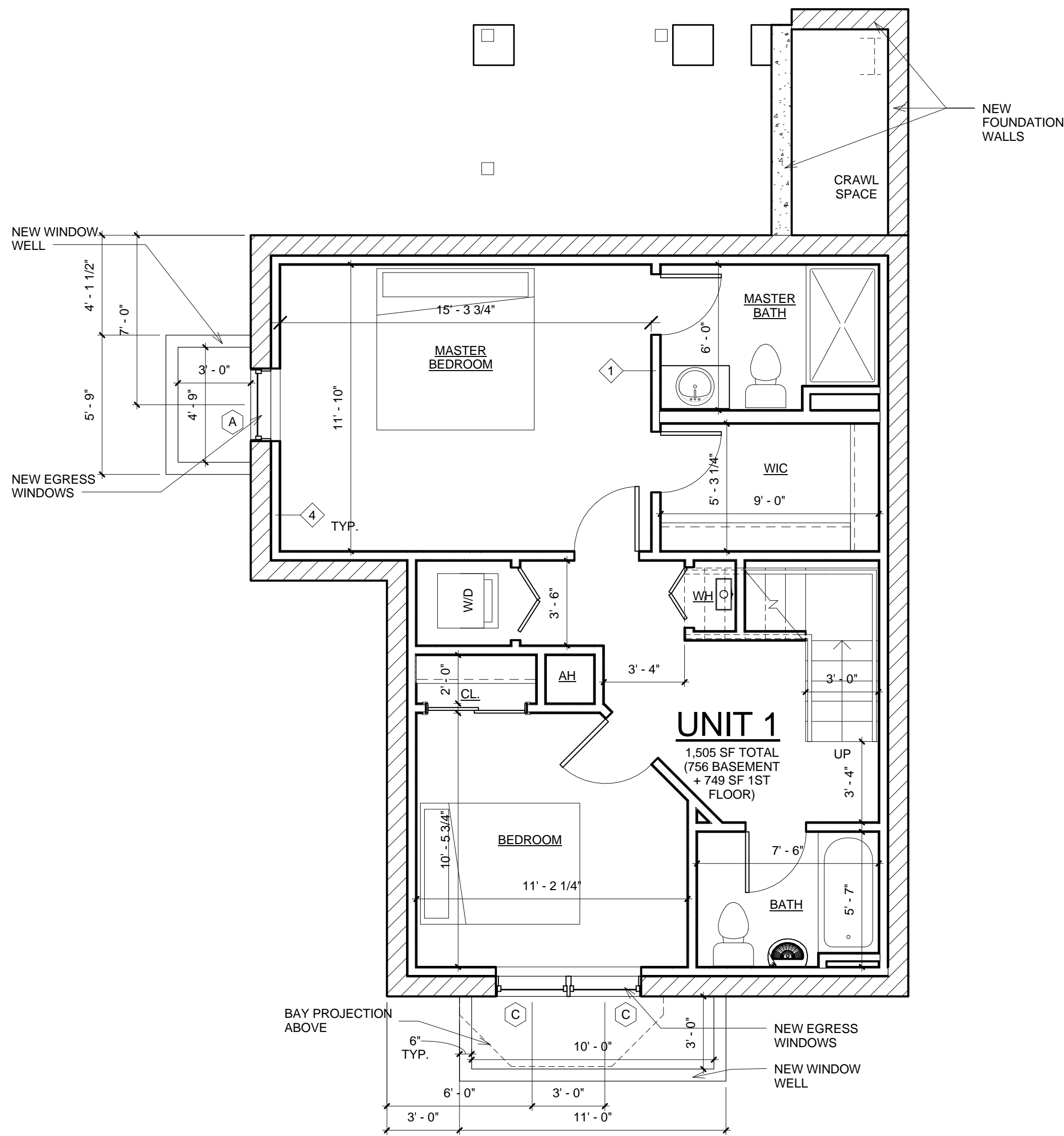
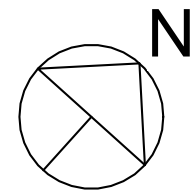
Project number	15057
Date	12/14/2017
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS		
No.	Description	Date

5 Smith Avenue
Demolition
Elevations

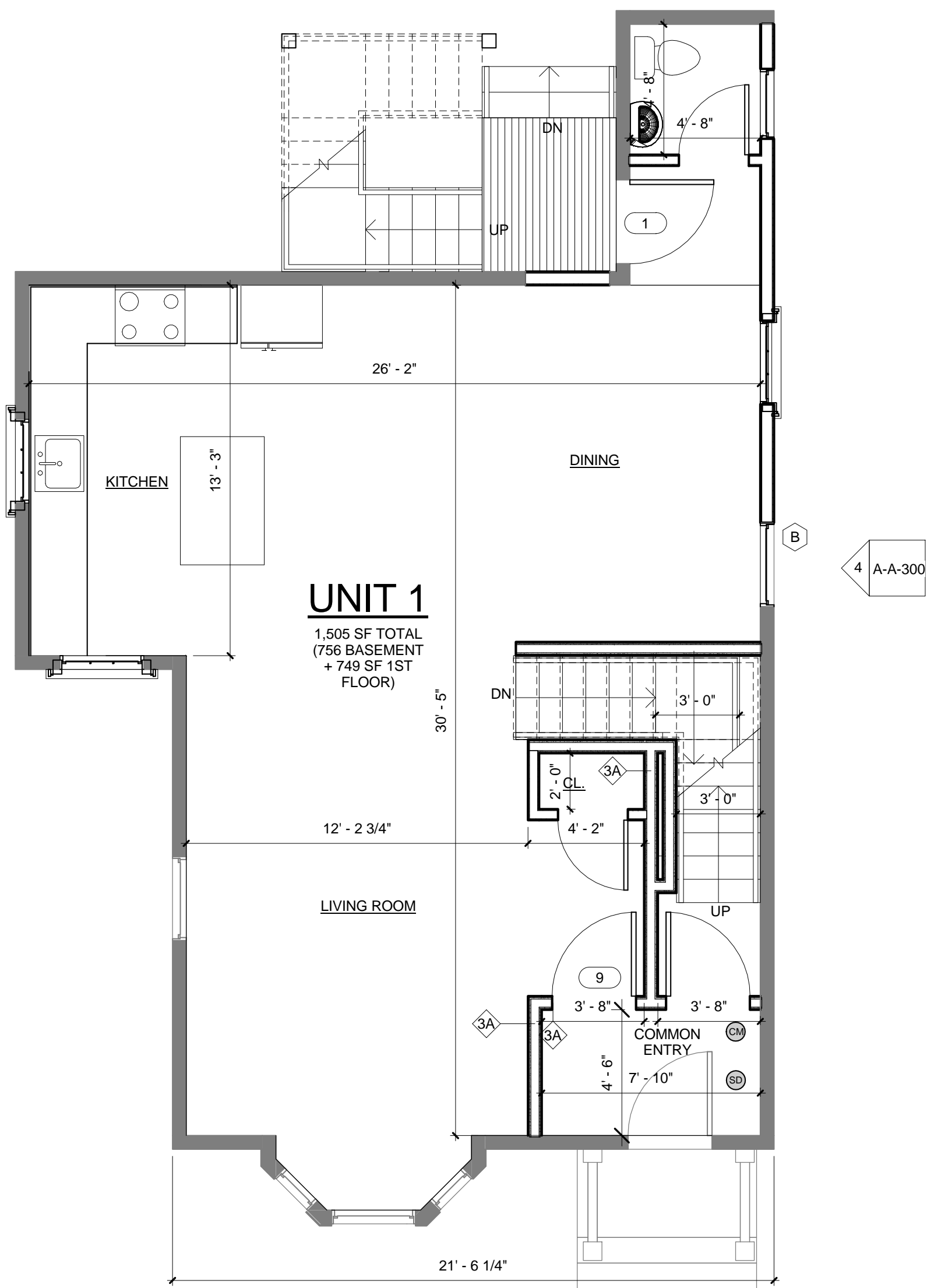
A-AD-300

BEACON SMITH



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

A-A-300 1



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

A-A-300 2

LEGEND

	NEW WALL		CARBON MONOXIDE DETECTOR
	EXISTING TO REMAIN		SMOKE DETECTOR
	WALL TYPE		

GENERAL FLOOR PLAN NOTES

1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1"
5. SEE A-910 FOR PARTITION TYPES.
6. MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
7. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
9. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
10. NOT USED
11. CONTRACTOR TO COORDINATE DESIGN-BUILD DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WITH SUBCONTRACTORS PRIOR TO CONSTRUCTION.
12. NOT USED
13. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
14. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.

A-A-300 3

PROJECT NAME

BEACON SMITH

PROJECT ADDRESS

5 SMITH AVENUE
SOMERVILLE, MA

CLIENT

**MOONS REALTY
TRUST**

ARCHITECT

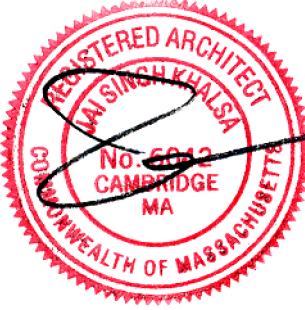


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REGISTRATION



Project number	15057
Date	12/14/2017
Drawn by	MCB
Checked by	JSK
Scale	1/4" = 1'-0"

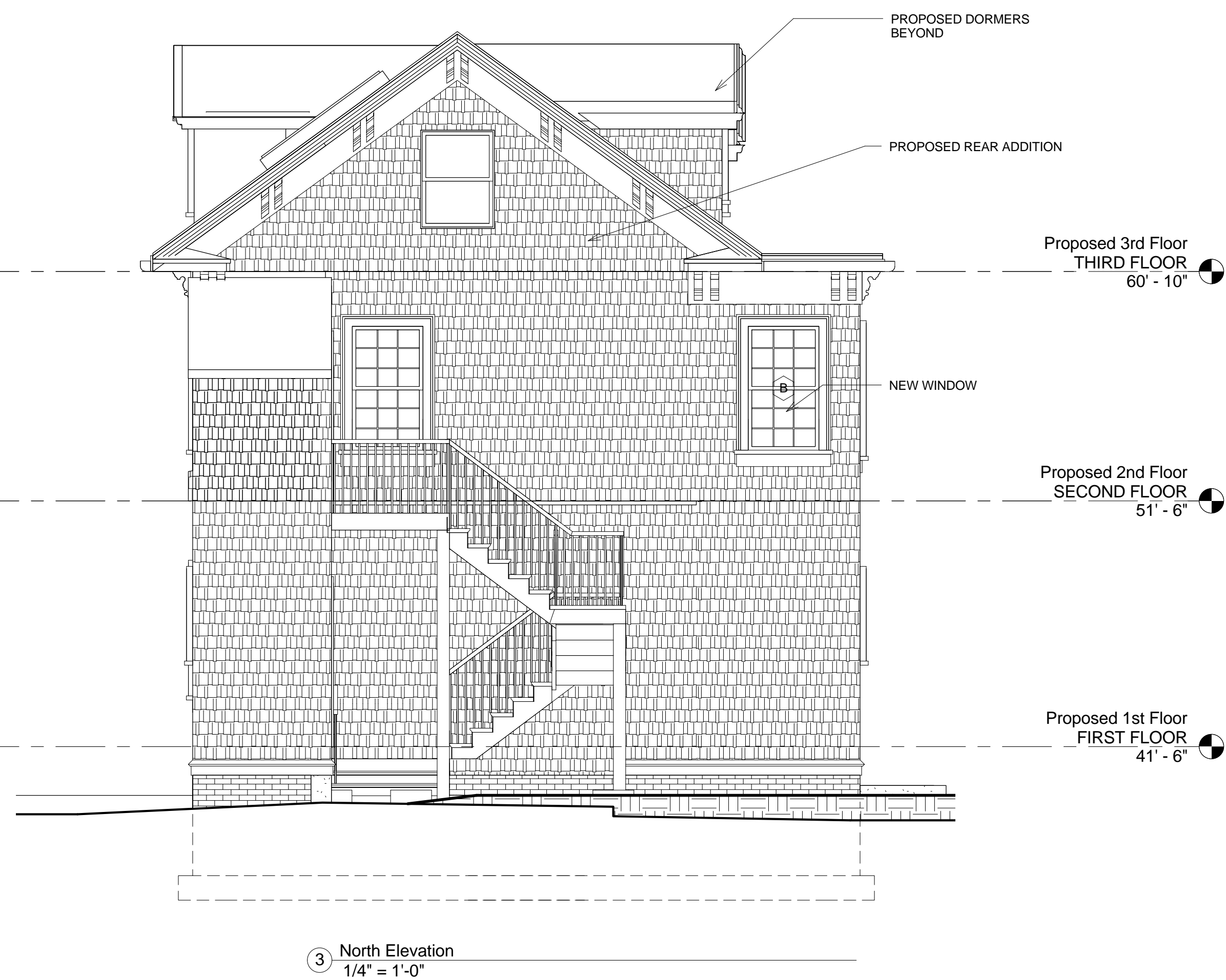
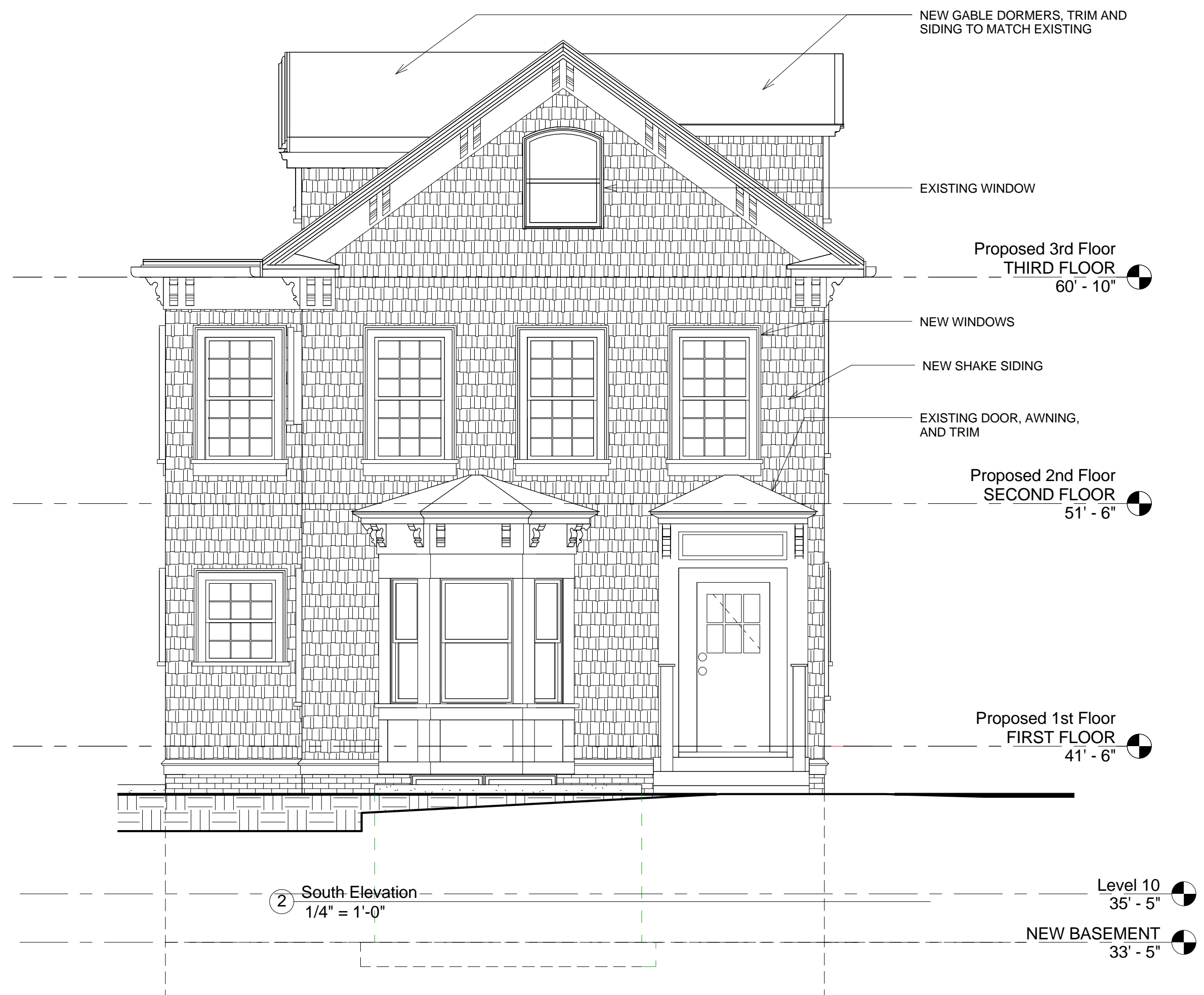
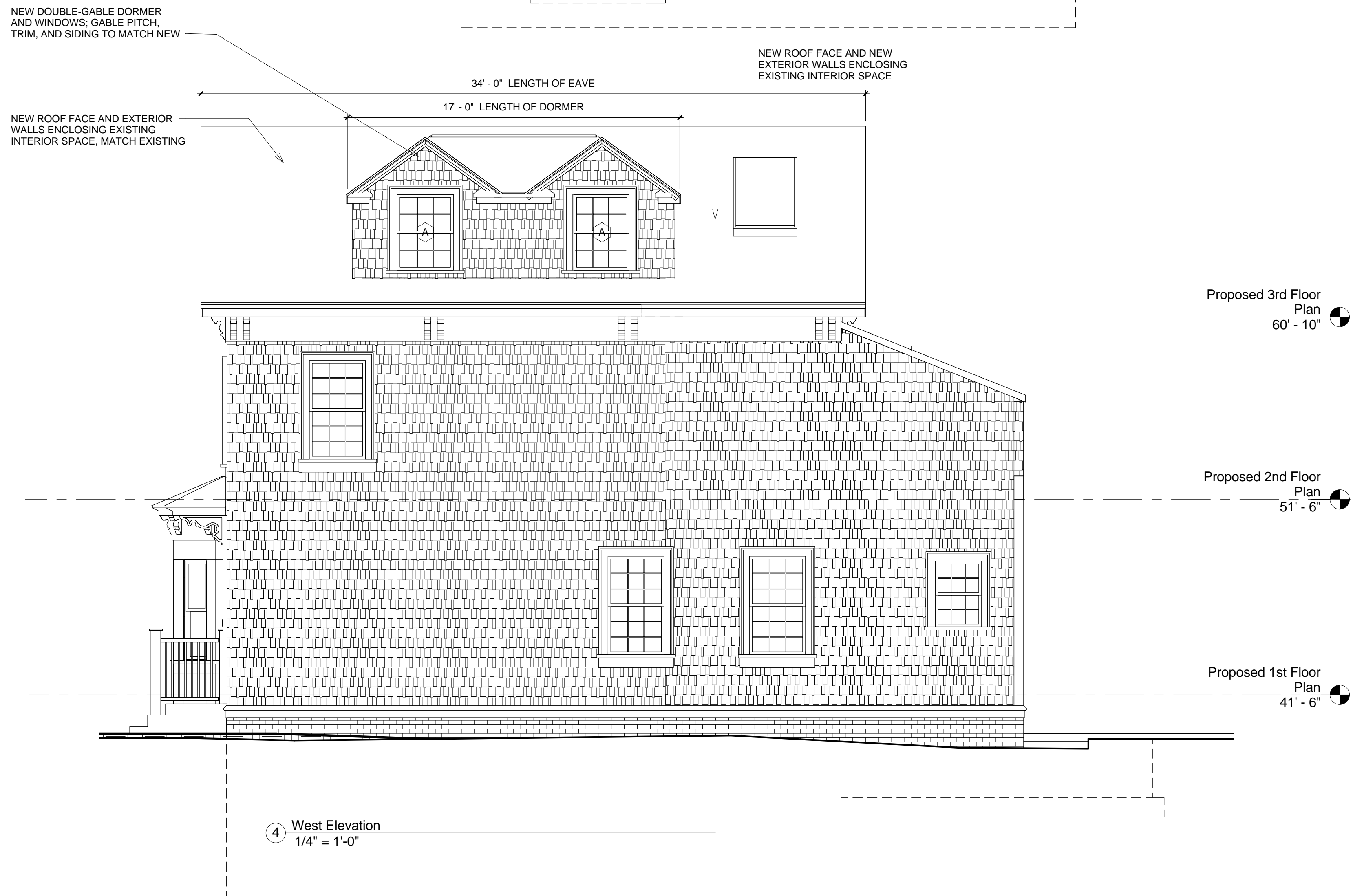
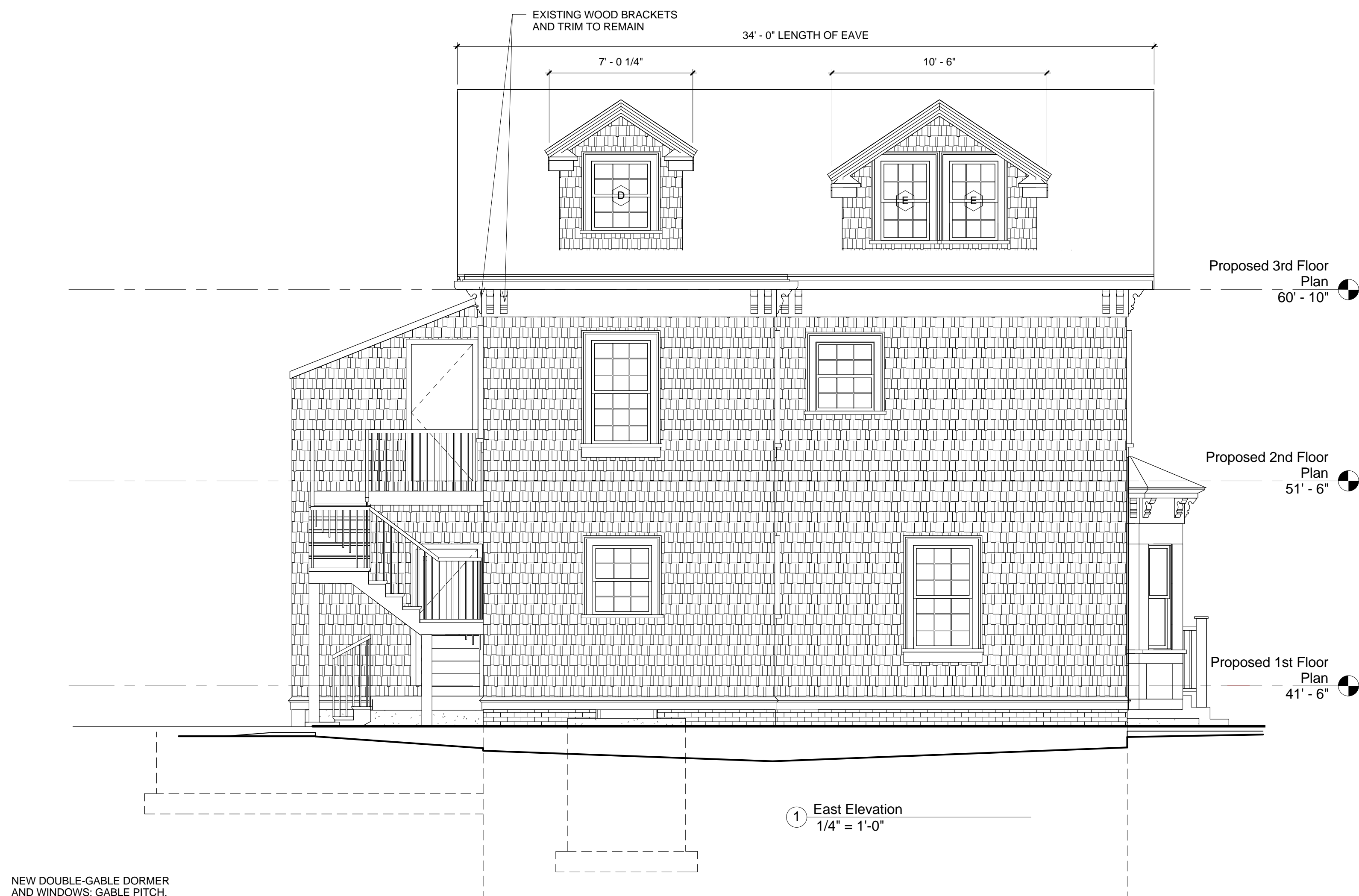
REVISIONS

No.	Description	Date

5 Smith Avenue
Basement & 1st
Floor Plans

A-A-100

BEACON SMITH



PROJECT NAME

BEACON SMITH

PROJECT ADDRESS

5 SMITH AVENUE
SOMERVILLE, MA

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REVISIONS

No.	Description	Date

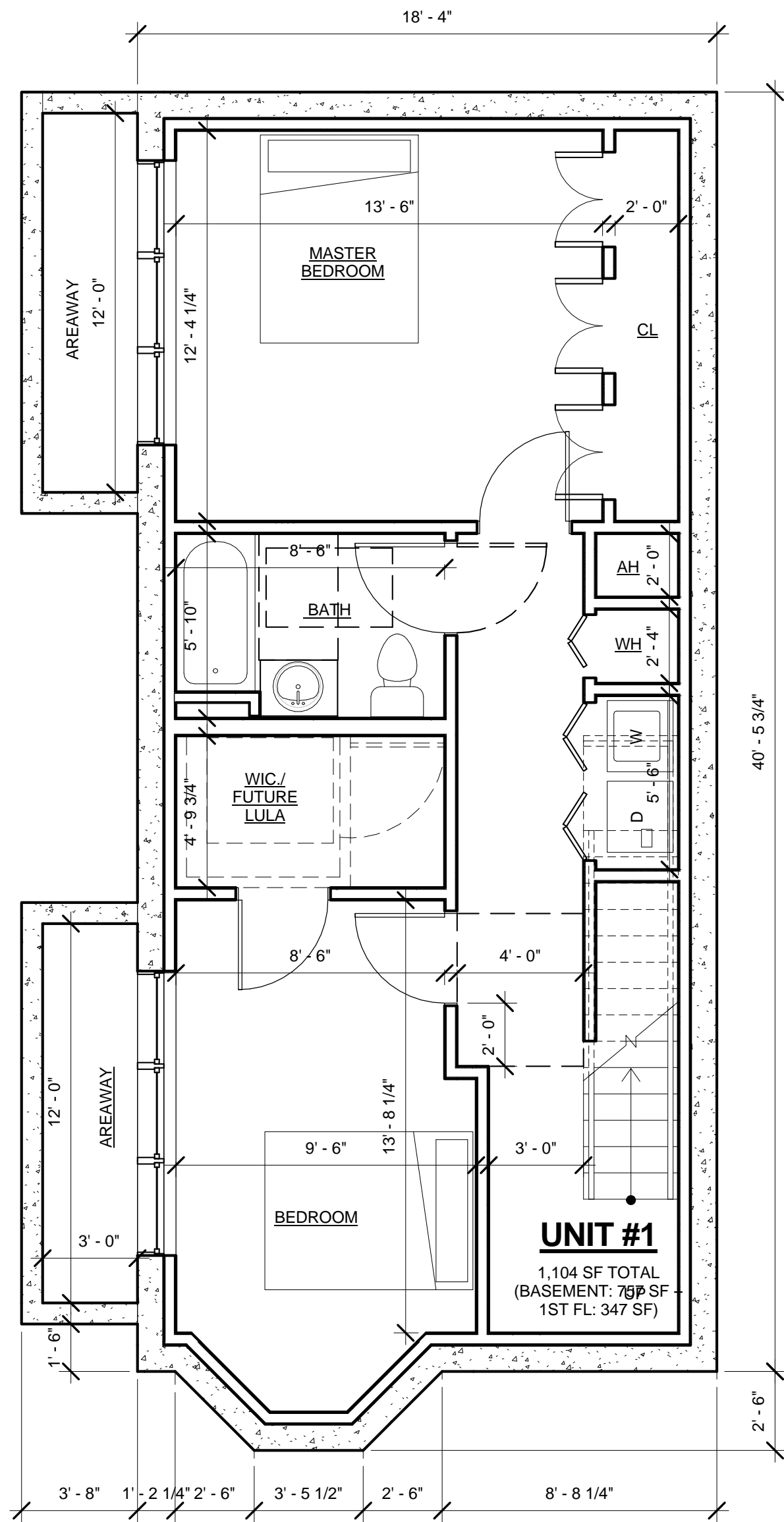
5 Smith Avenue
Proposed
Elevations

A-A-300

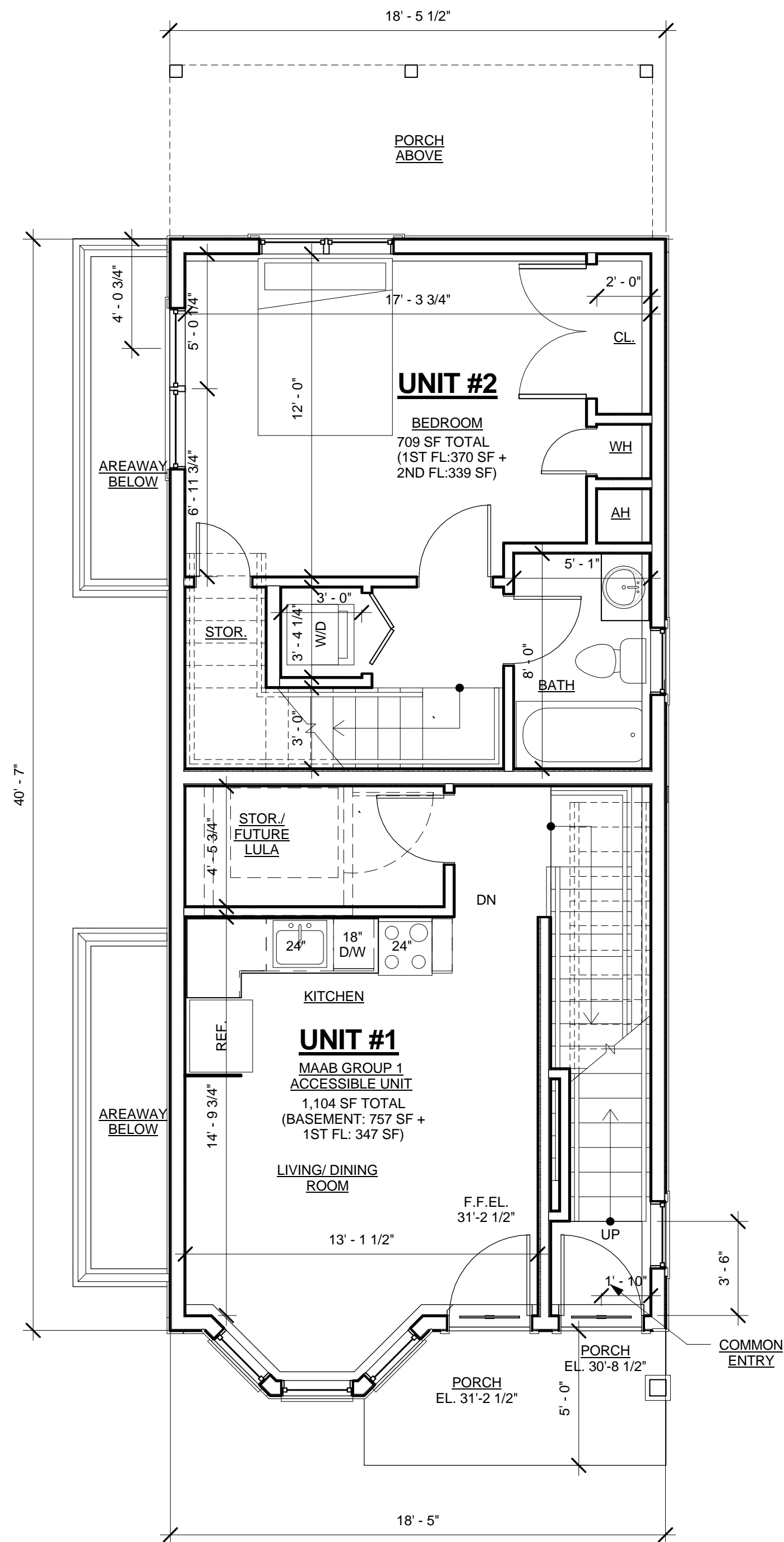
BEACON SMITH

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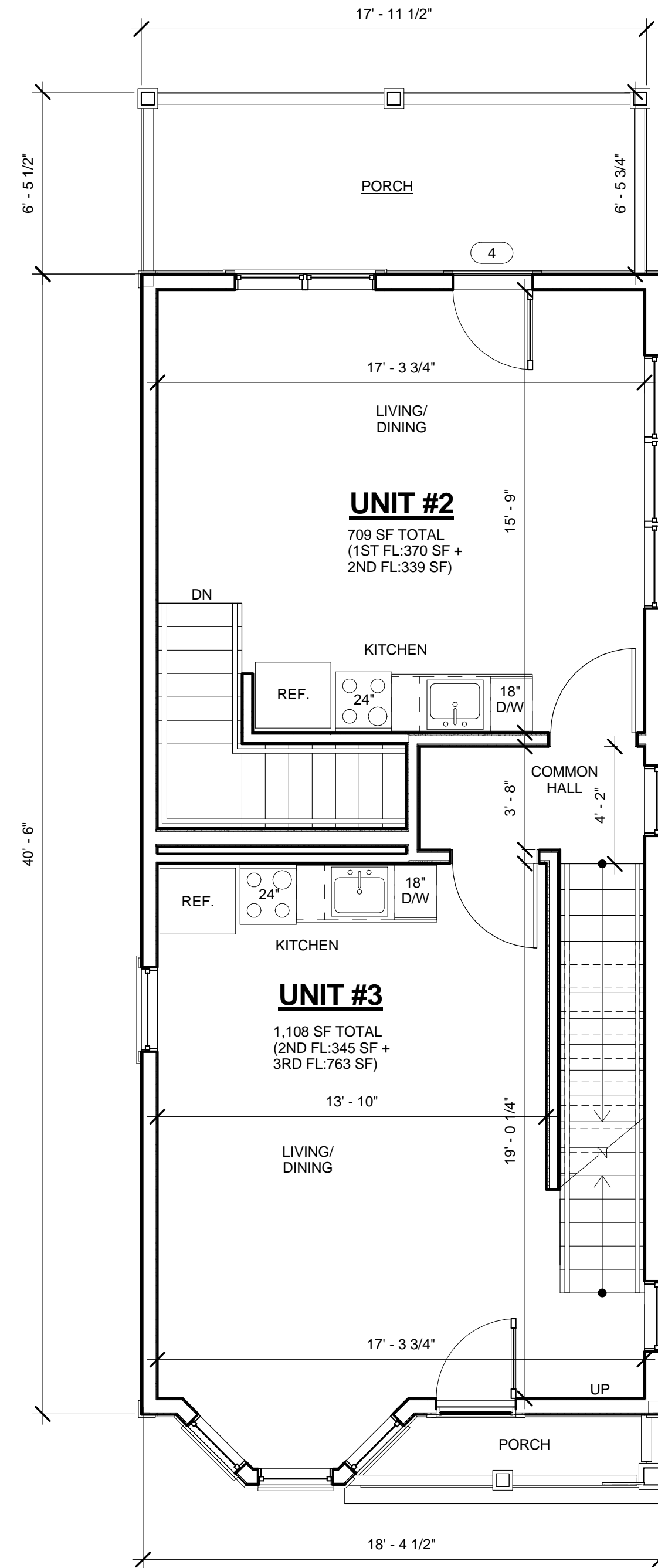
12/14/2017 4:15:13 PM



④ Basement Floor Plan
1/4" = 1'-0"



① 1st Floor Level
1/4" = 1'-0"



② 2nd Floor Level
1/4" = 1'-0"

LEGEND

	NEW WALL		CARBON MONOXIDE DETECTOR
	EXISTING TO REMAIN		SMOKE DETECTOR
	WALL TYPE		

GENERAL FLOOR PLAN NOTES

1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1"
5. SEE A-910 FOR PARTITION TYPES.
6. MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
7. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
9. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
10. NOT USED
11. CONTRACTOR TO COORDINATE DESIGN-BUILD DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WITH SUBCONTRACTORS PRIOR TO CONSTRUCTION.
12. NOT USED
13. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
14. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.

PROJECT NAME

**BEACON & SMITH
RESIDENCES**

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

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ARCHITECT

KHALSA DESIGN INC.



KHALSA

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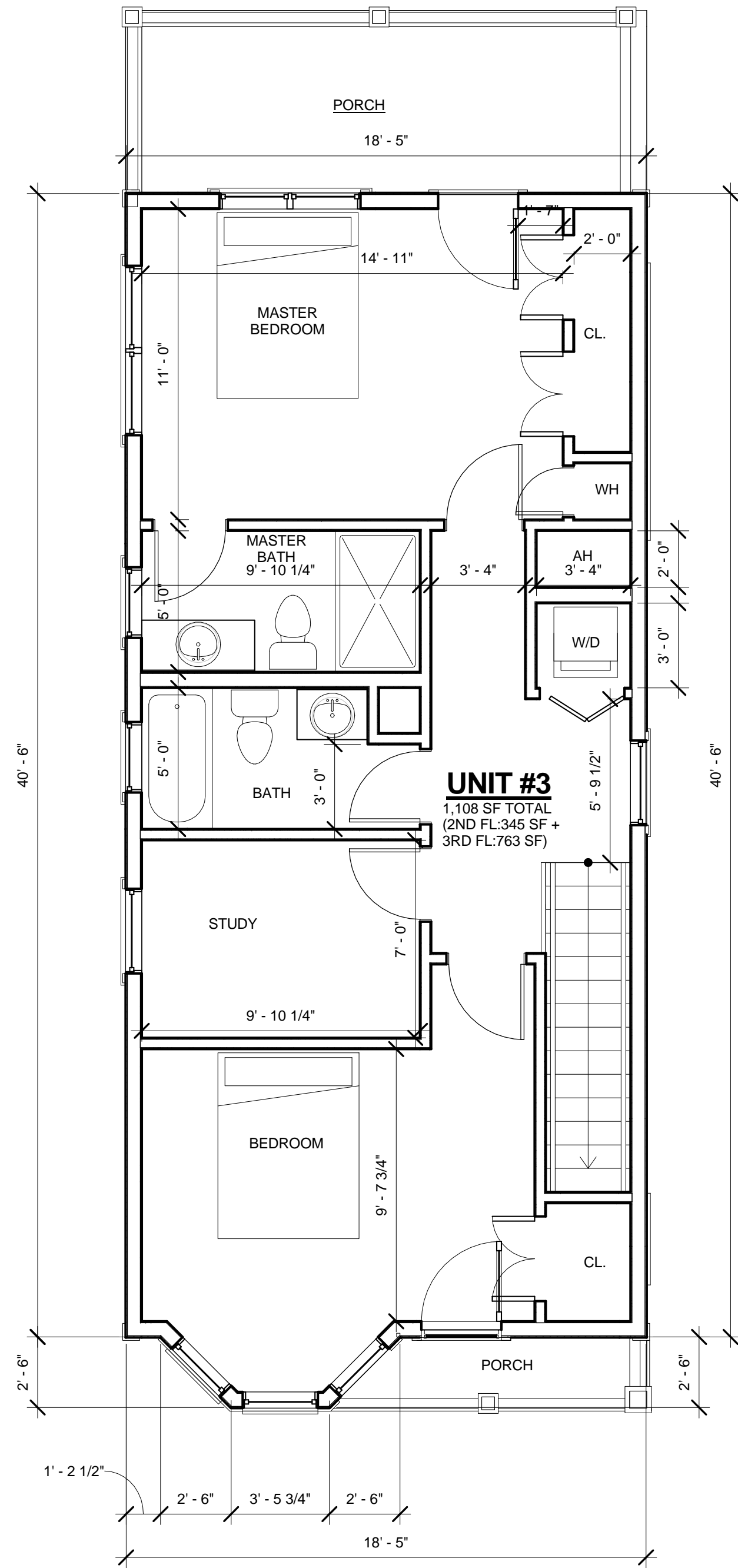
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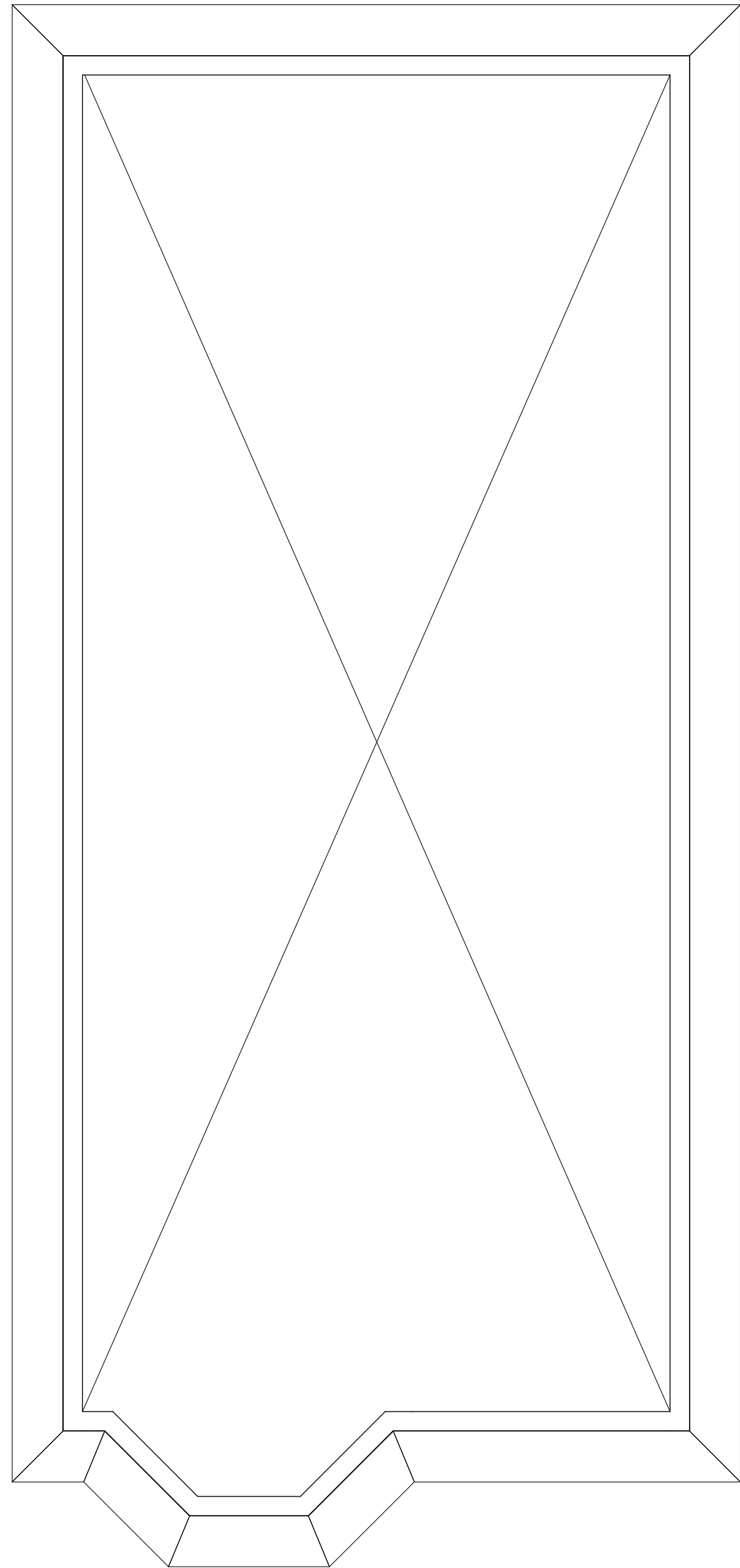
104 Beacon Street
Proposed Floor
Plans

B-A-100

BEACON & SMITH RESIDENCES



② 3rd Floor Level
1/4" = 1'-0"



① 4 - Roof
1/4" = 1'-0"

PROJECT NAME

BEACON & SMITH
RESIDENCES

PROJECT ADDRESS
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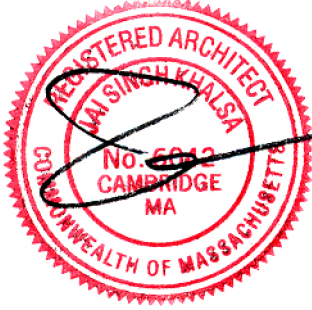
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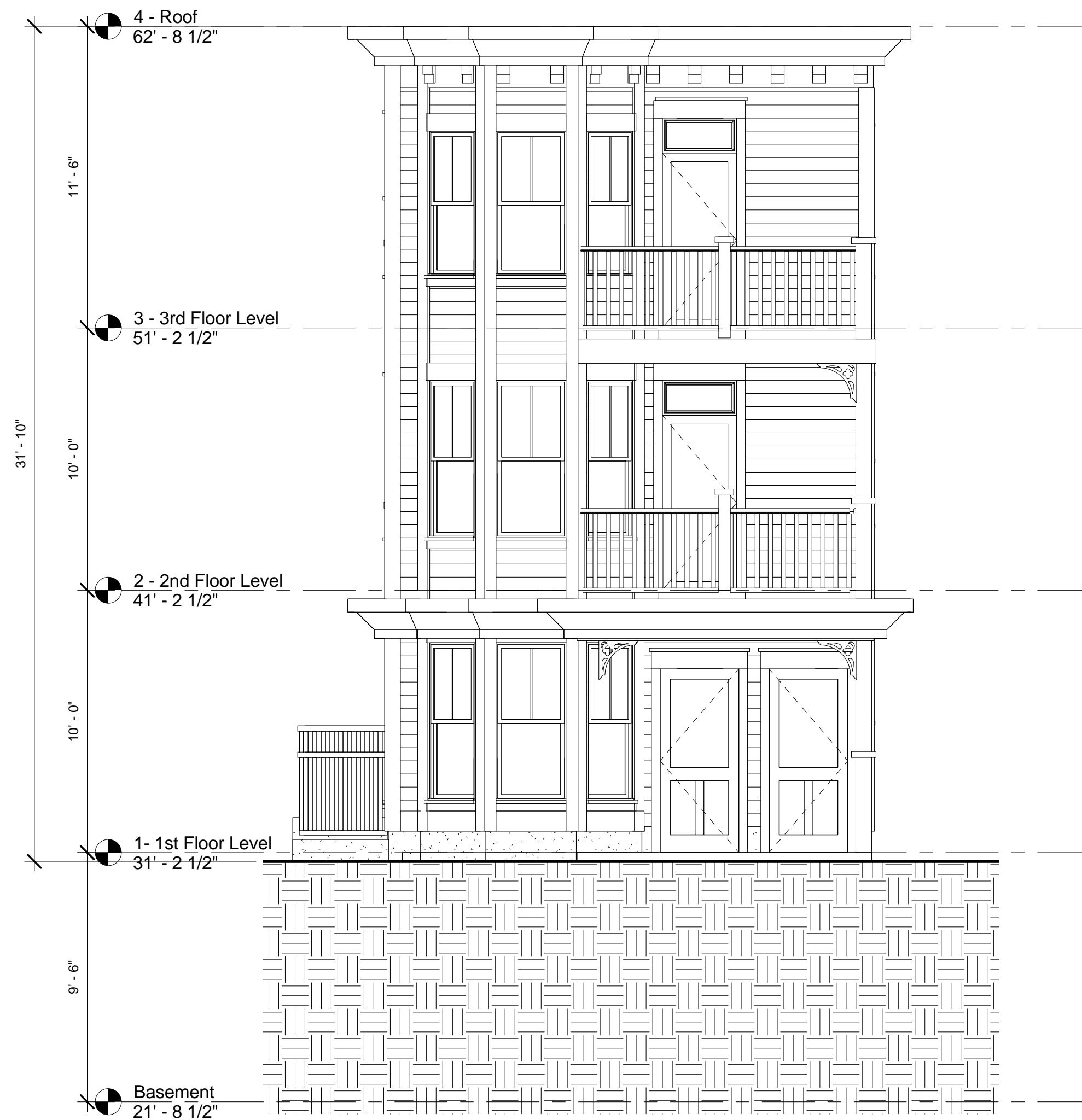
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No.	Description	Date

104 Beacon Street
Proposed 3d Floor
and Roof Plans

B-A-101

BEACON & SMITH RESIDENCES



② East Elevation
1/4" = 1'-0"



① South Elevation
1/4" = 1'-0"

PROJECT NAME

**BEACON & SMITH
RESIDENCES**

PROJECT ADDRESS

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Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

104 Beacon Street
South & East
Elevations

B-A-300

BEACON & SMITH RESIDENCES

PROJECT NAME

BEACON & SMITH
RESIDENCES

PROJECT ADDRESS
5 SMITH AVENUE &
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No.	Description	Date

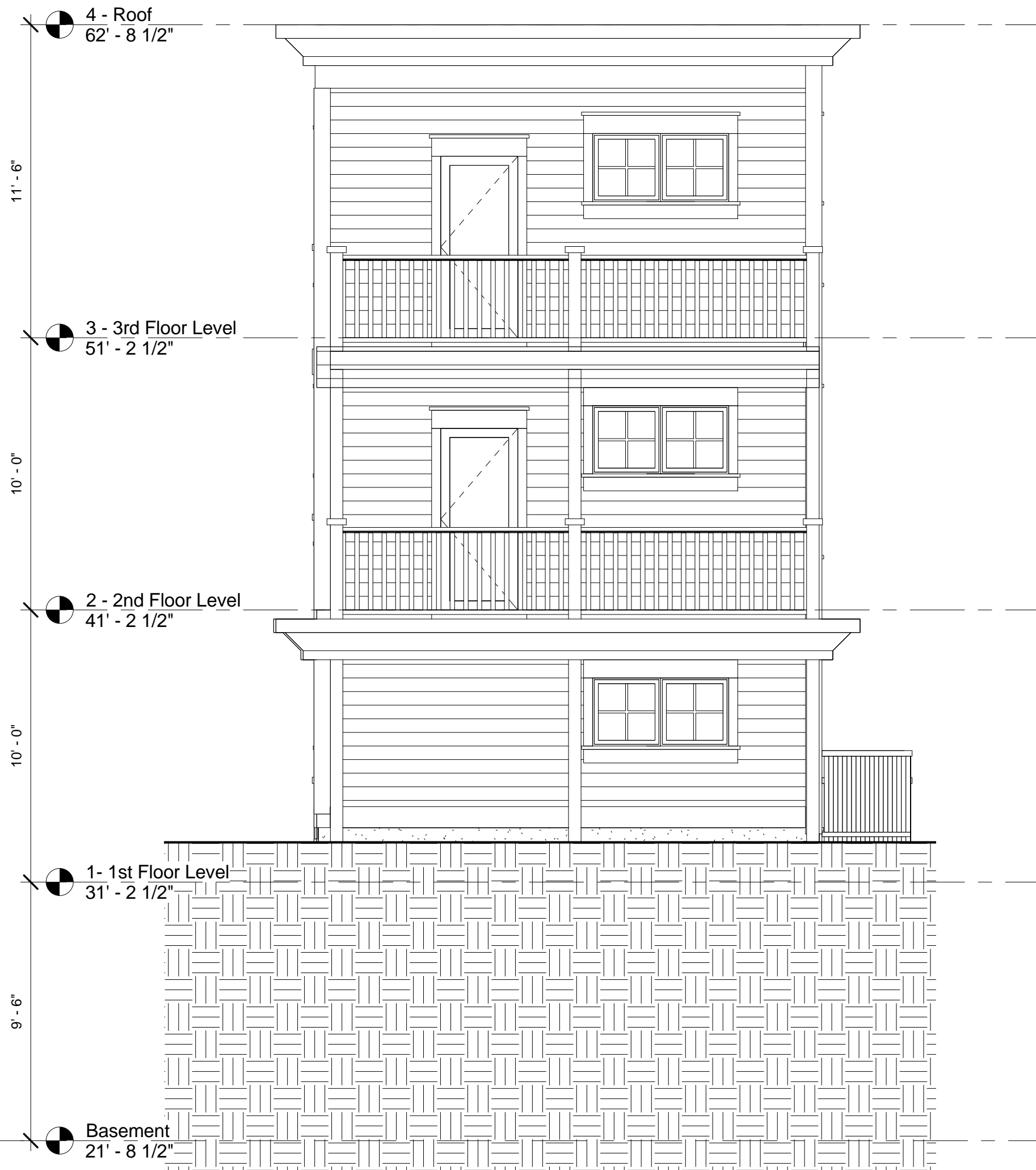
104 Beacon Street
North & West
Elevations

B-A-301

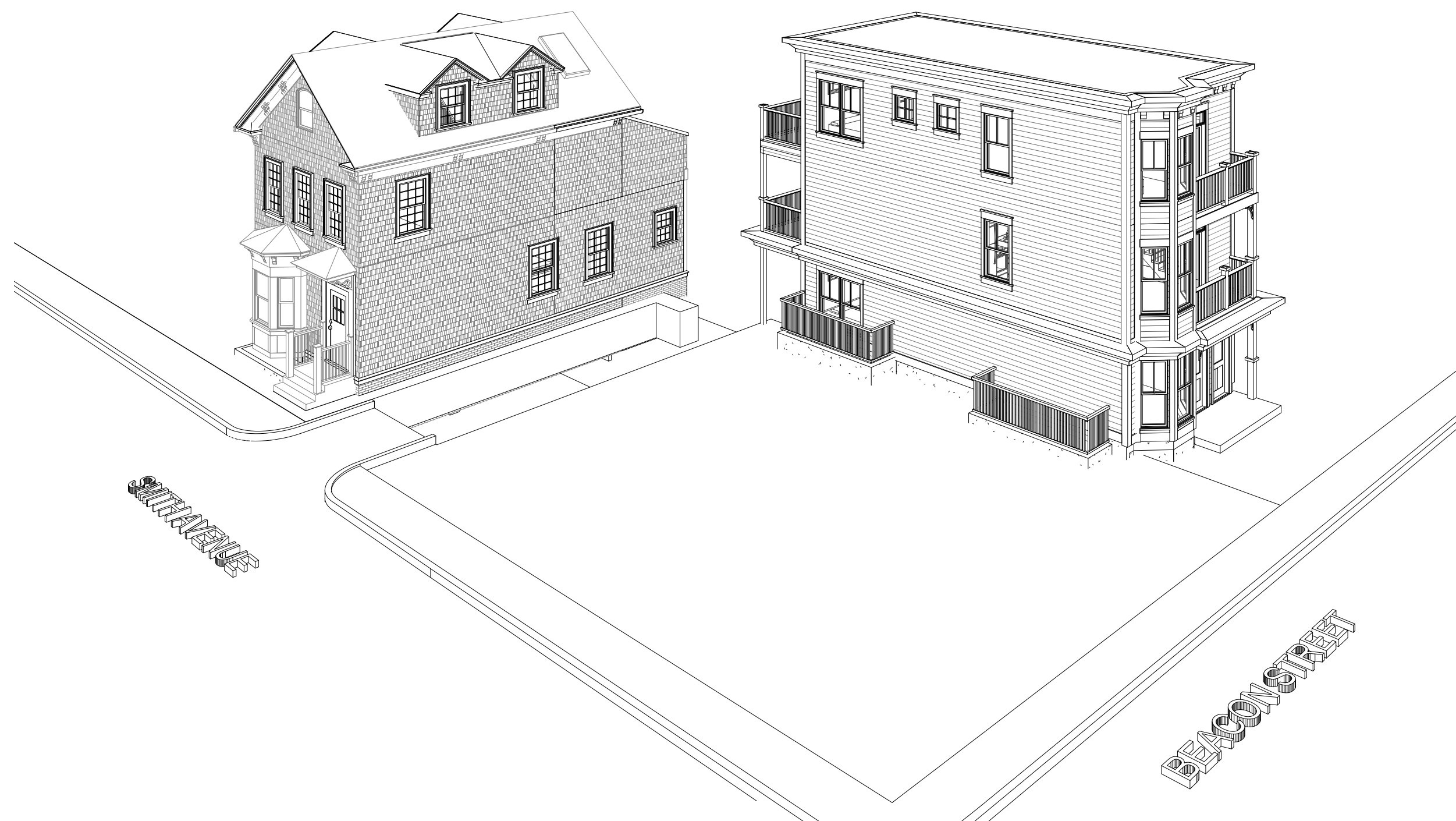
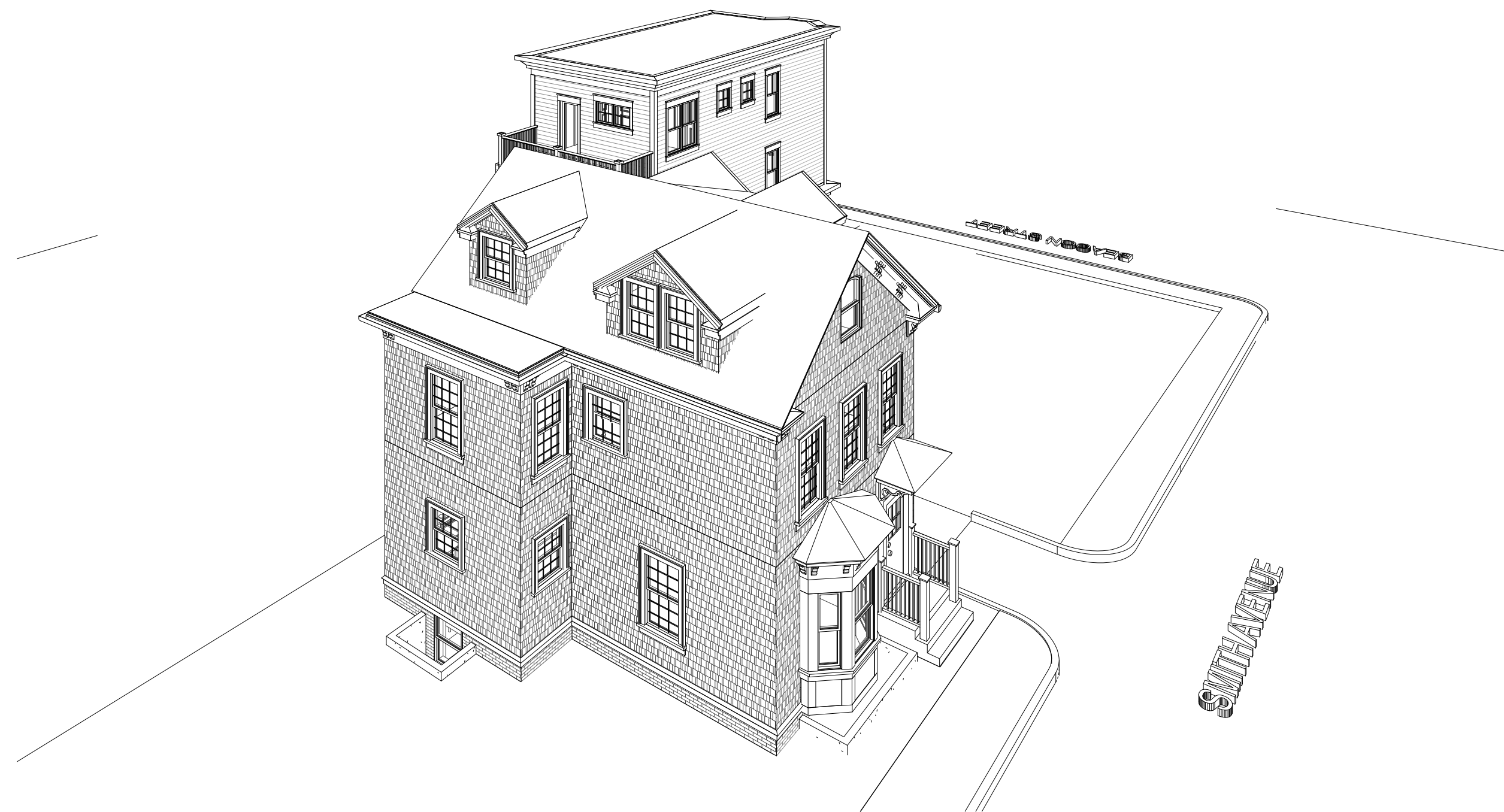
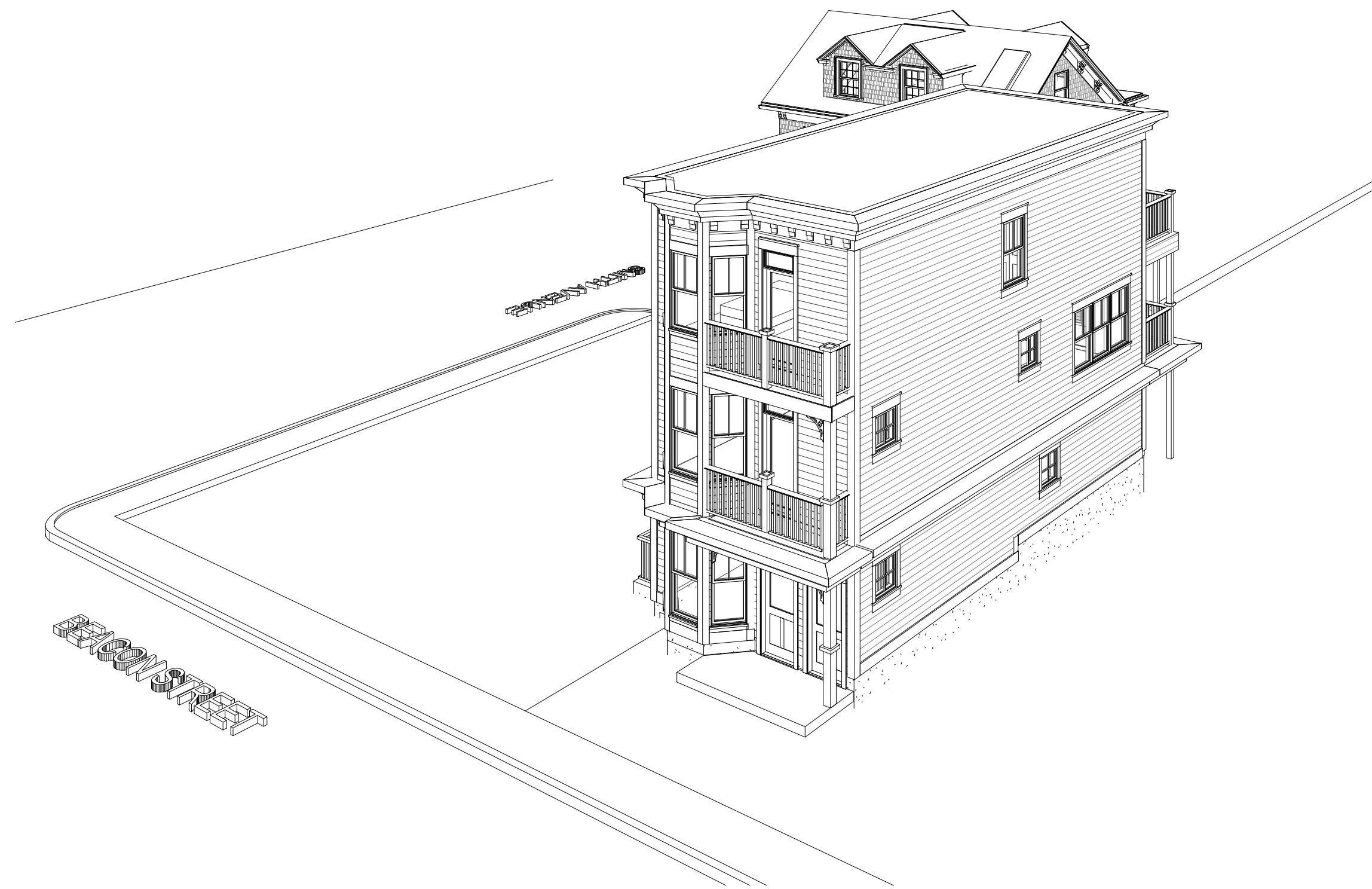
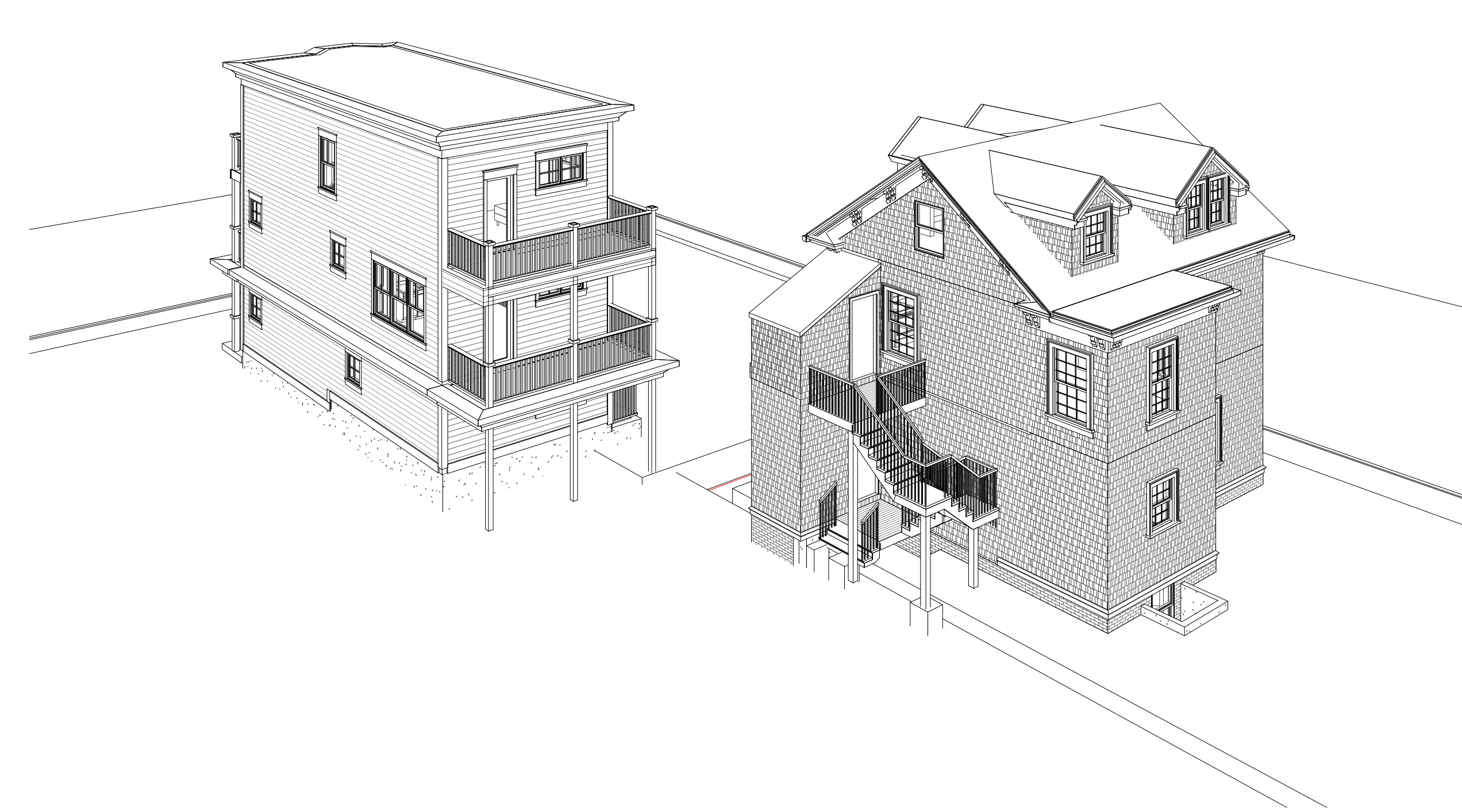
BEACON & SMITH RESIDENCES



② North Elevation
1/4" = 1'-0"



① West Elevation
1/4" = 1'-0"



PROJECT NAME

BEACON SMITH

PROJECT ADDRESS
5 SMITH AVENUE &
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Scale

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No.	Description	Date

Perspectives

AV-1

BEACON SMITH