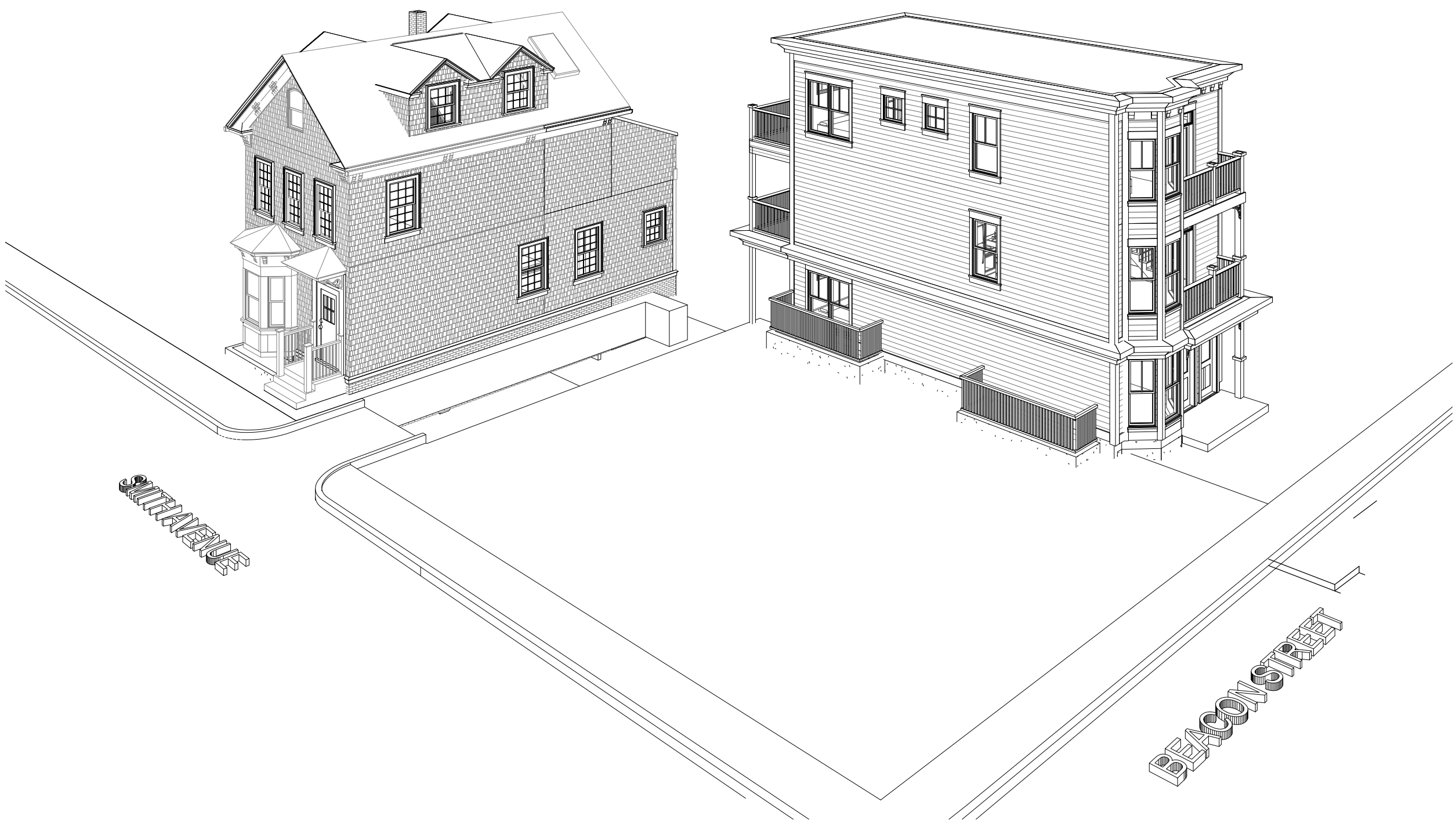


DRAWING LIST			
ARCHITECTURAL		REVISION	REVISION DATE
A-000	COVER SHEET	2	7-11-2018
C1.0	SITE, GRADING, UTILITY & DRAINAGE PLAN		
A-011	ZONING CODE REVIEW	2	7-11-2018
A-AD-100	5 SMITH AVENUE DEMOLITION PLANS		
A-AD-300	5 SMITH AVENUE DEMOLITION ELEVATIONS		
A-A-100	5 SMITH AVENUE PROPOSED BASEMENT & FIRST FLOOR PLANS	2	7-11-2018
A-A-101	5 SMITH AVENUE 2ND FLOOR, ATTIC, & ROOF PLANS		
A-A-300	5 SMITH AVENUE PROPOSED ELEVATIONS	2	7-11-2018
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		
AV-2	RENDERING		



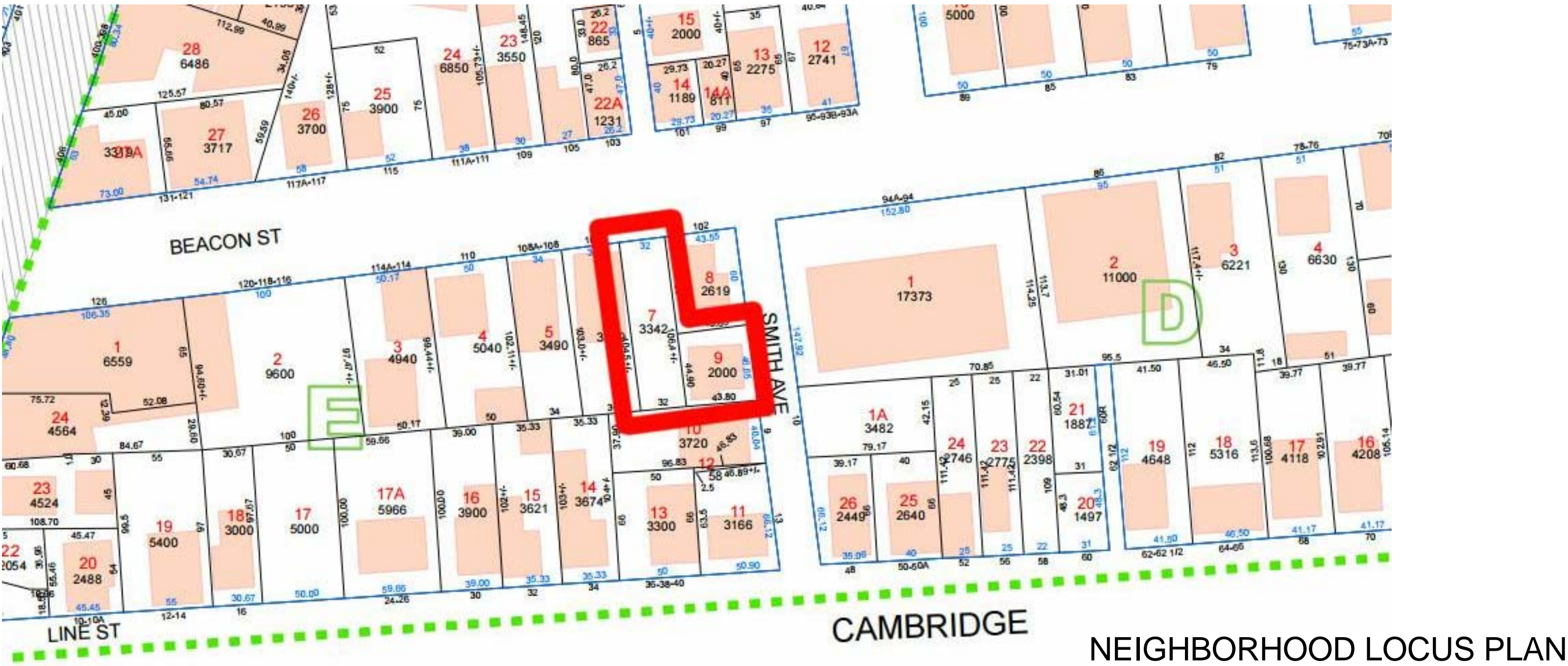
PROJECT:
NEW RESIDENCES AT 104 BEACON STREET
AND RENOVATION OF 5 SMITH AVENUE,
SOMERVILLE, MA

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

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

REVISED DESIGN
12-14-2017

REVISION 1: 06/12/2018
REVISION 2: 07/11/2018



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

REVISIONS

No.	Description	Date
1	Zoning Corrections	06/12/2018
2	ZBA Revisions	07/11/2018

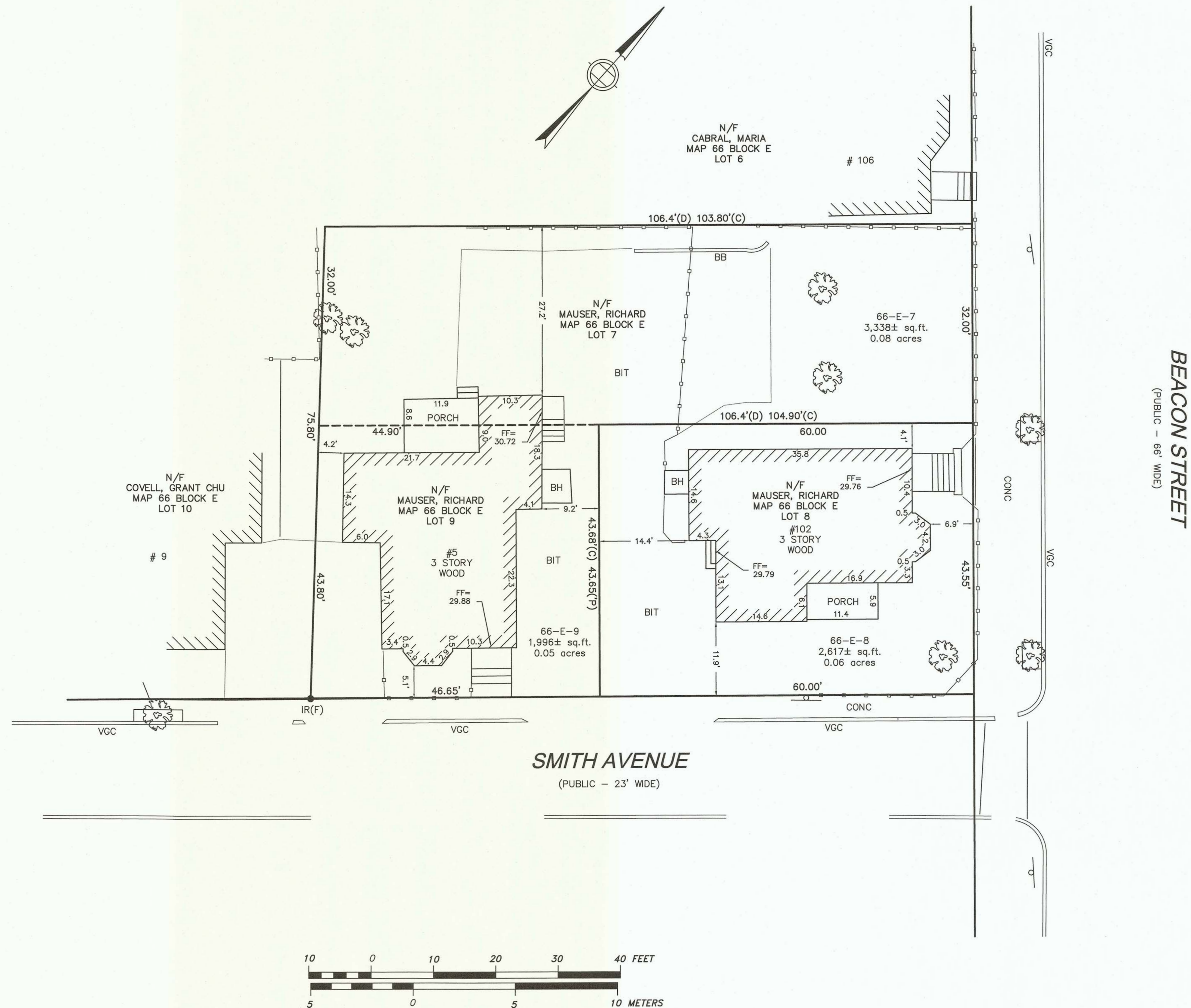
Cover Sheet

A-000

BEACON SMITH

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

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

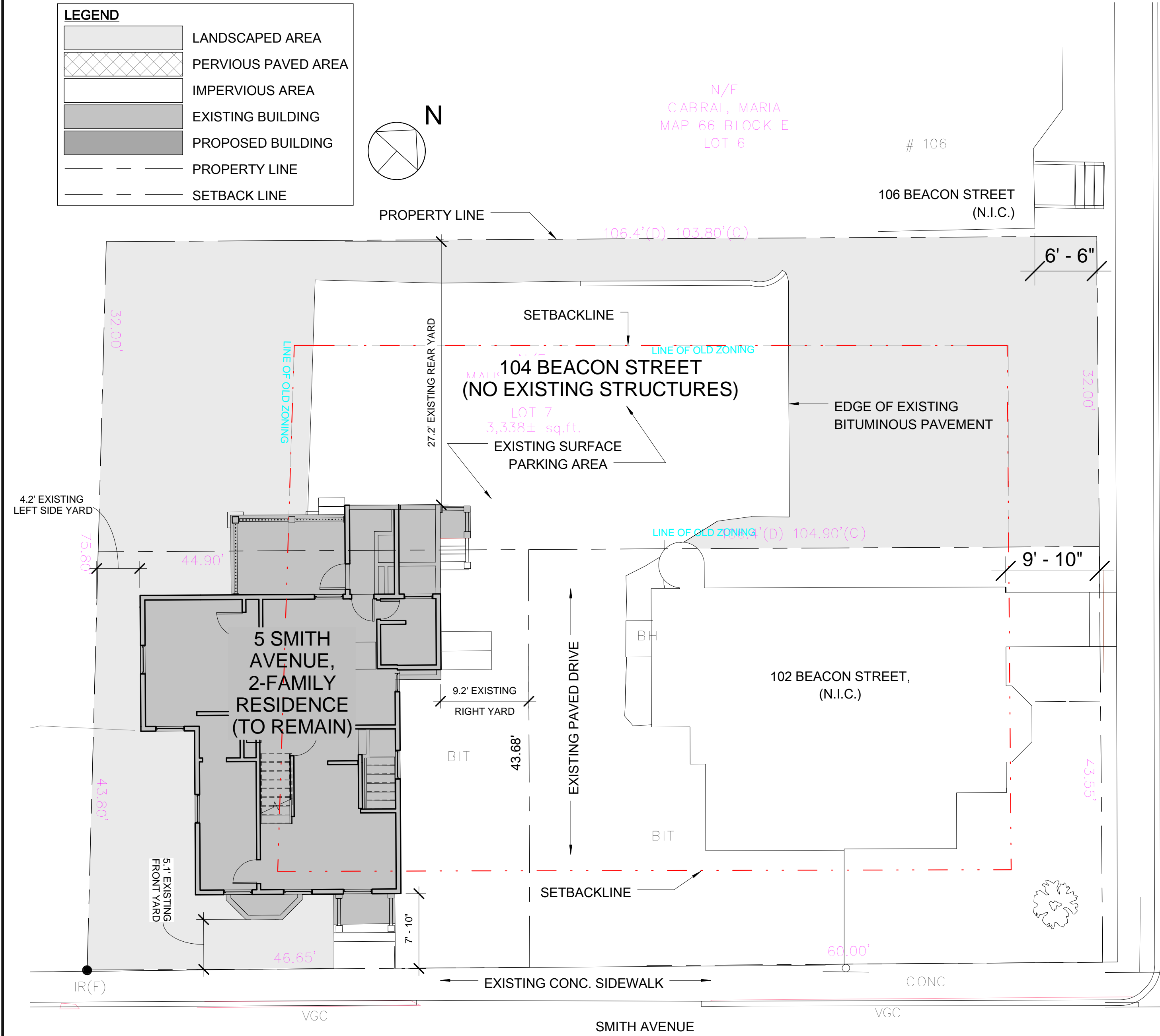
PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
CRM PROPERTY MANAGMENT

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

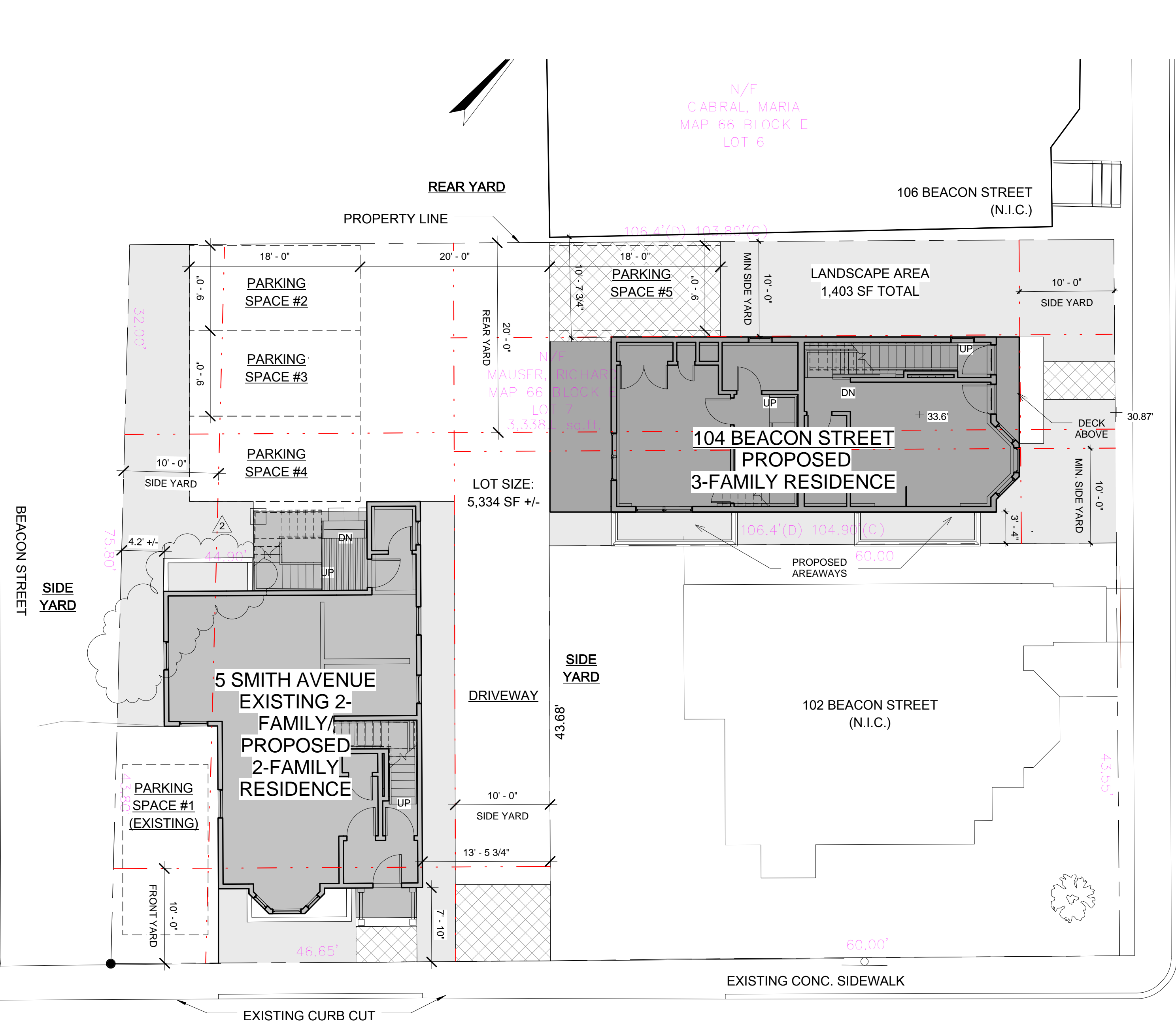
ZONING CODE REVIEW:

	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

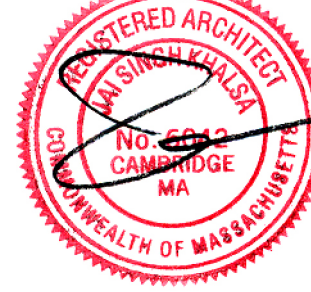


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TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION



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

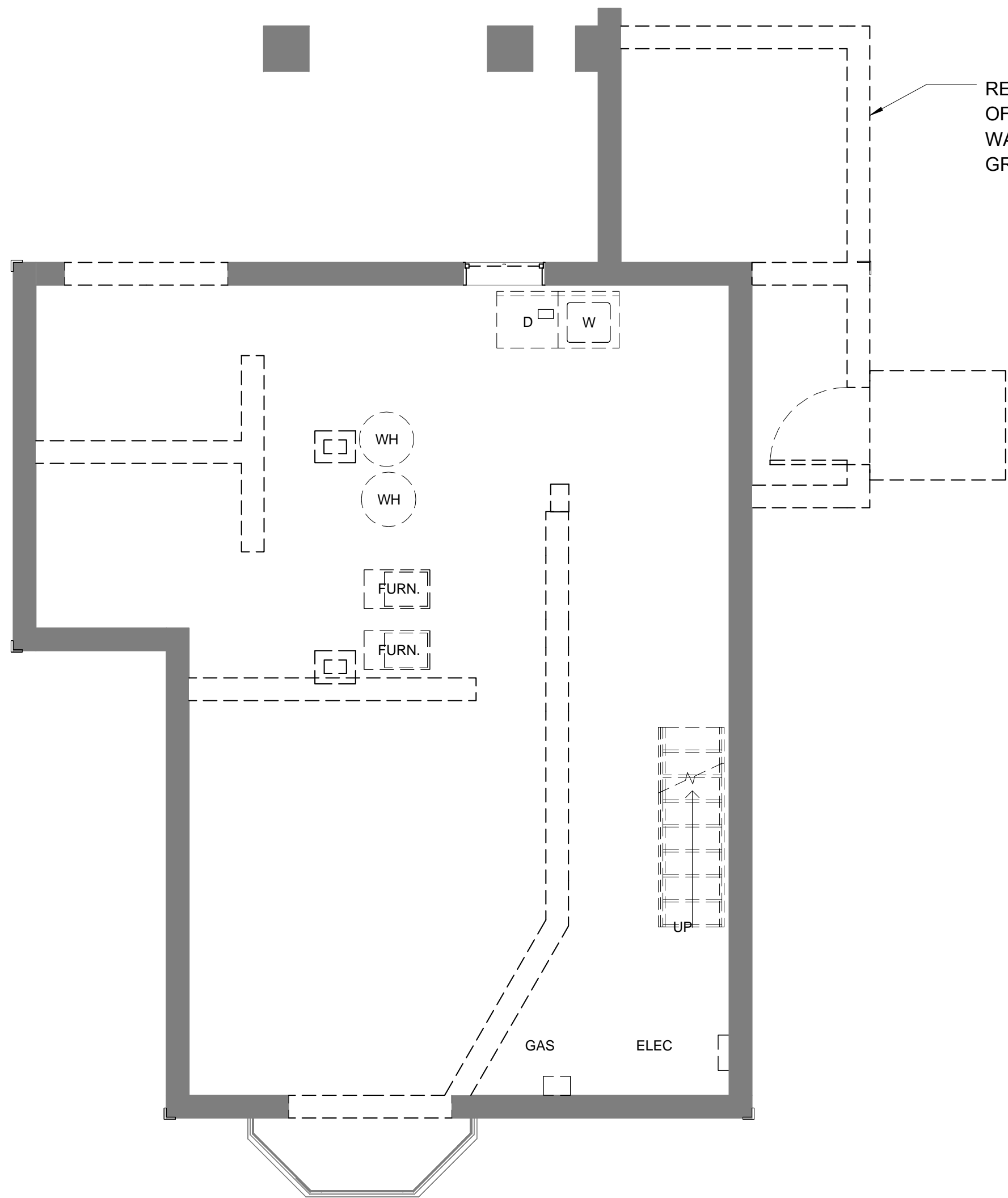
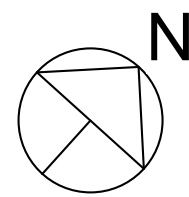
REVISIONS

No.	Description	Date
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2	ZBA Revisions	07/11/2018

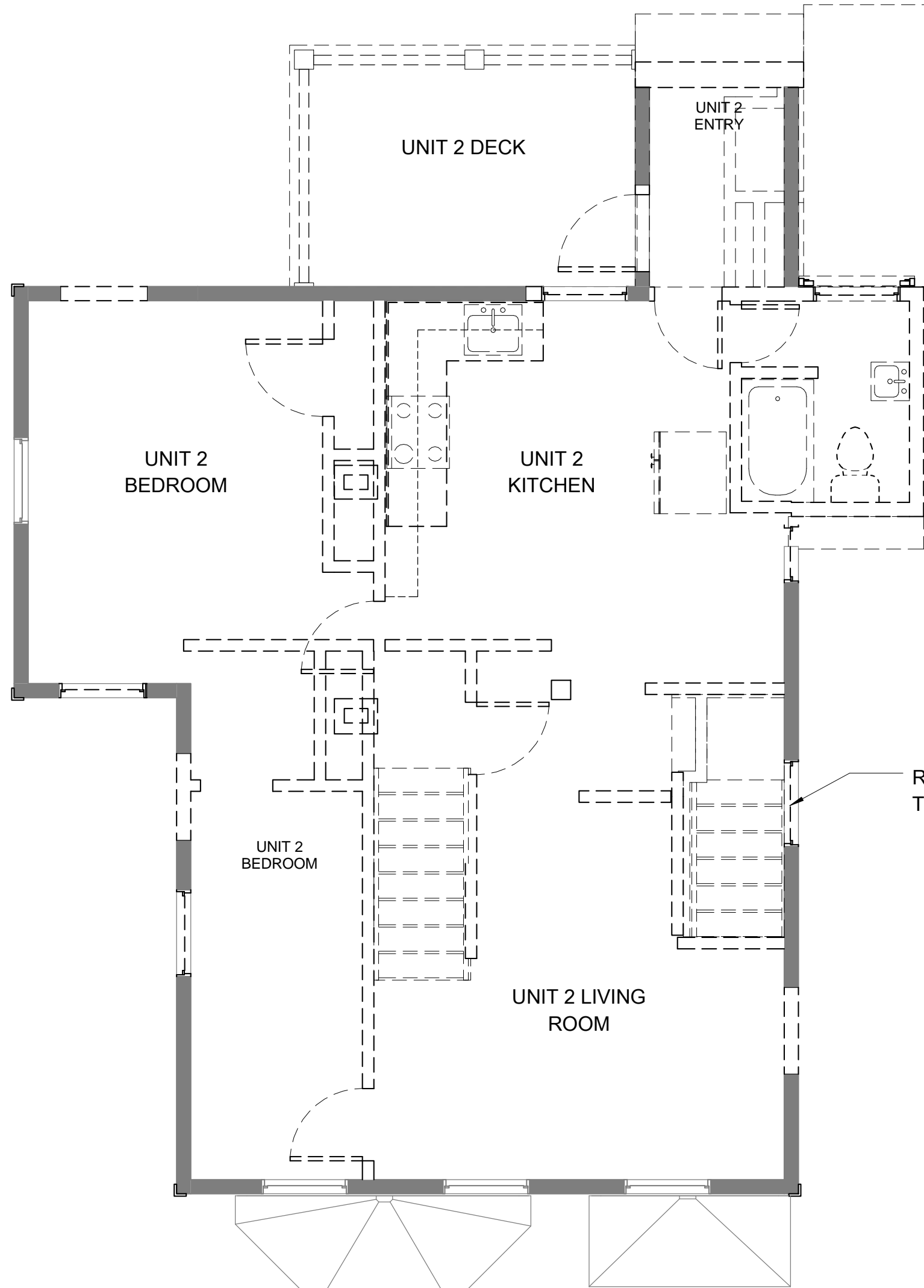
Zoning Code
Review

A-011

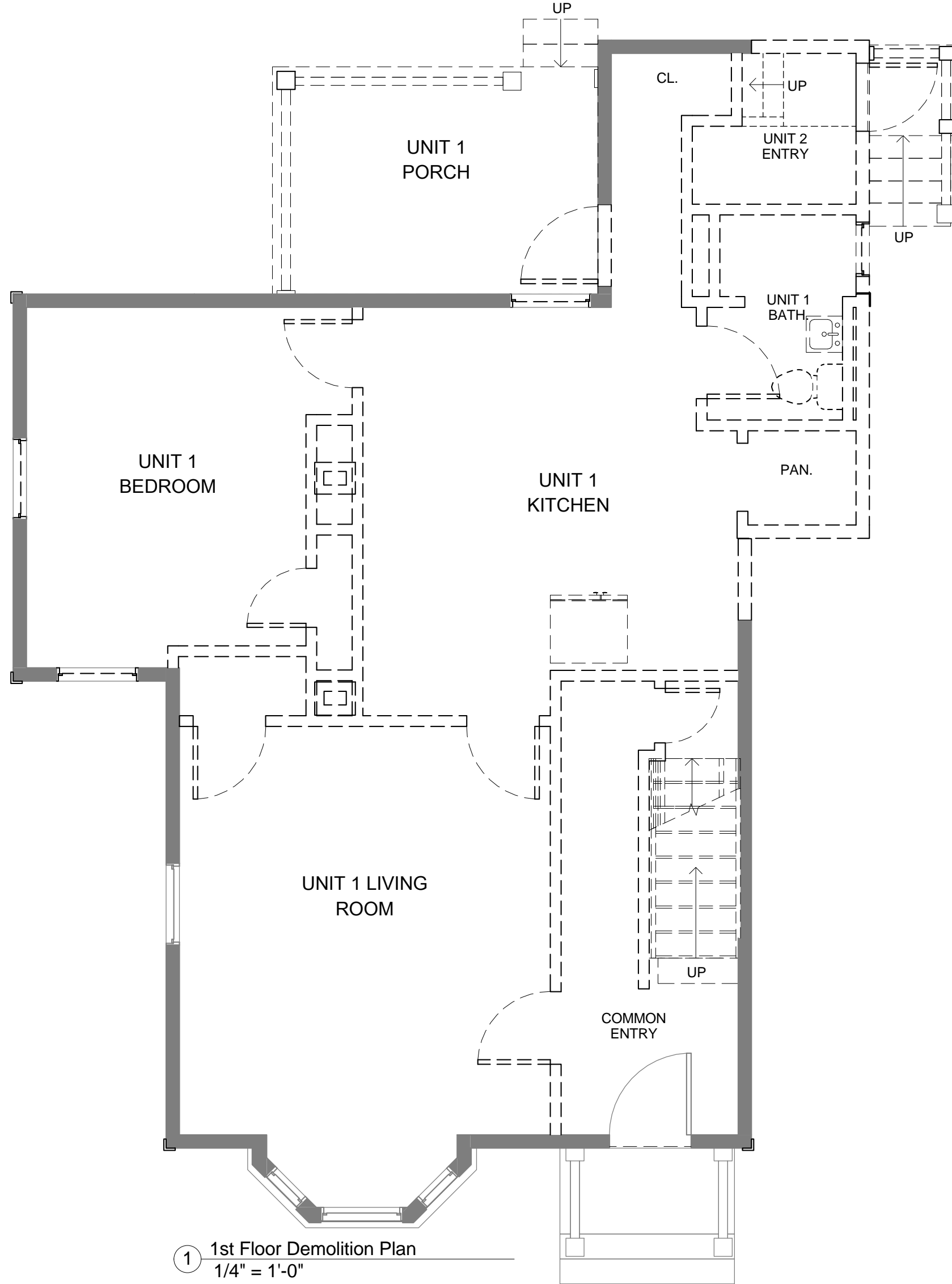
BEACON SMITH



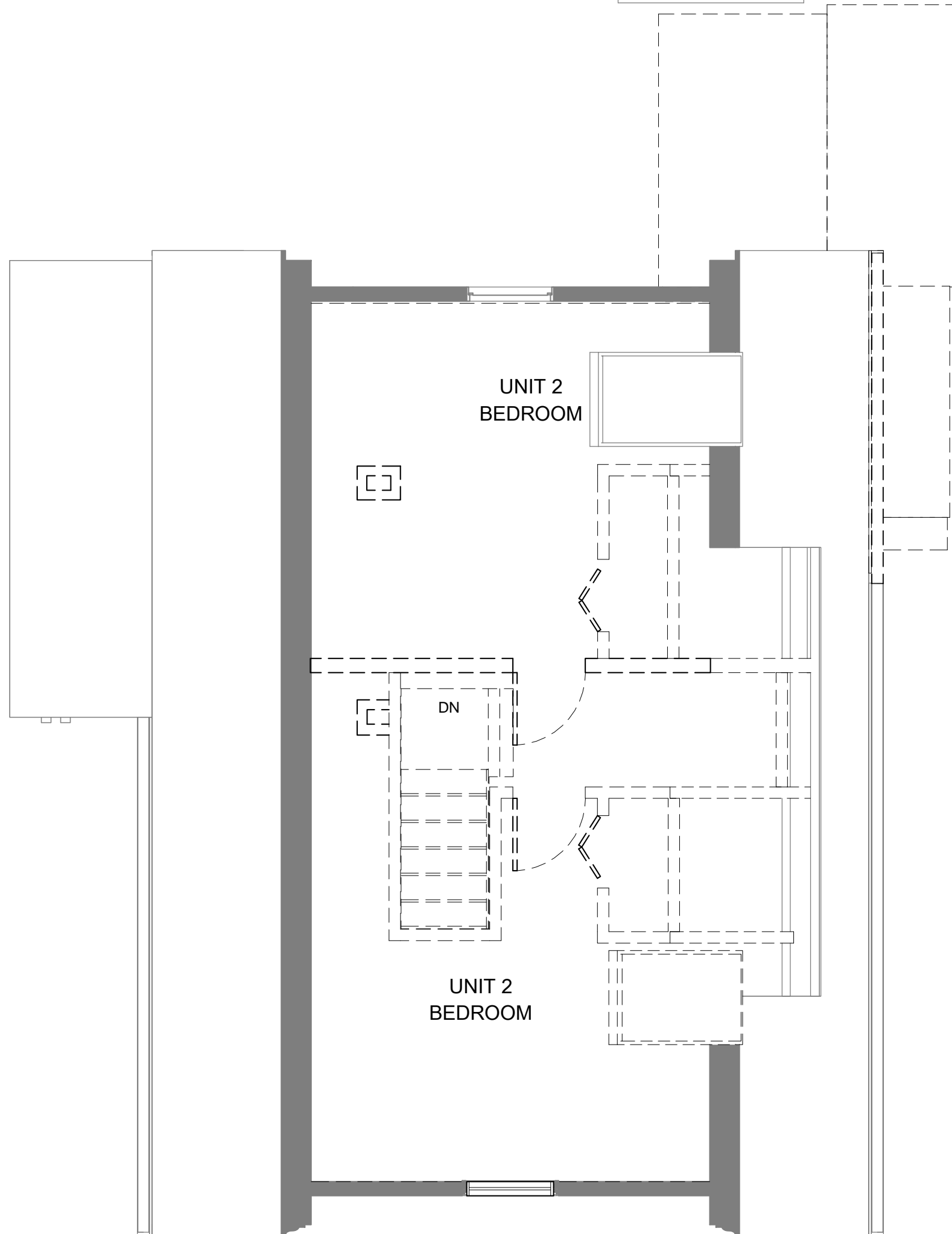
④ Basement Demolition Plan
1/4" = 1'-0"



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

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REGISTRATION



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Drawn by	Author
Checked by	Checker
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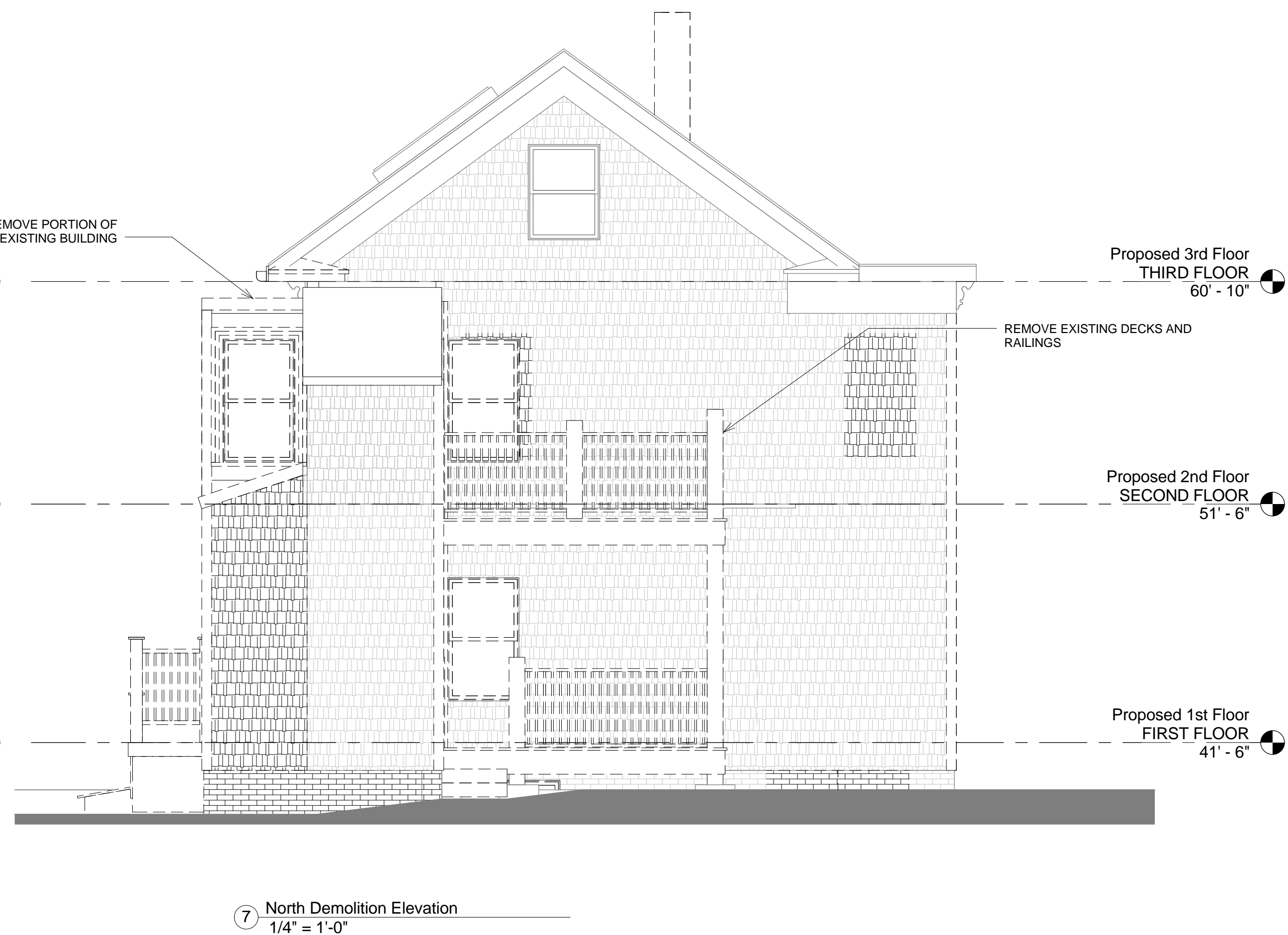
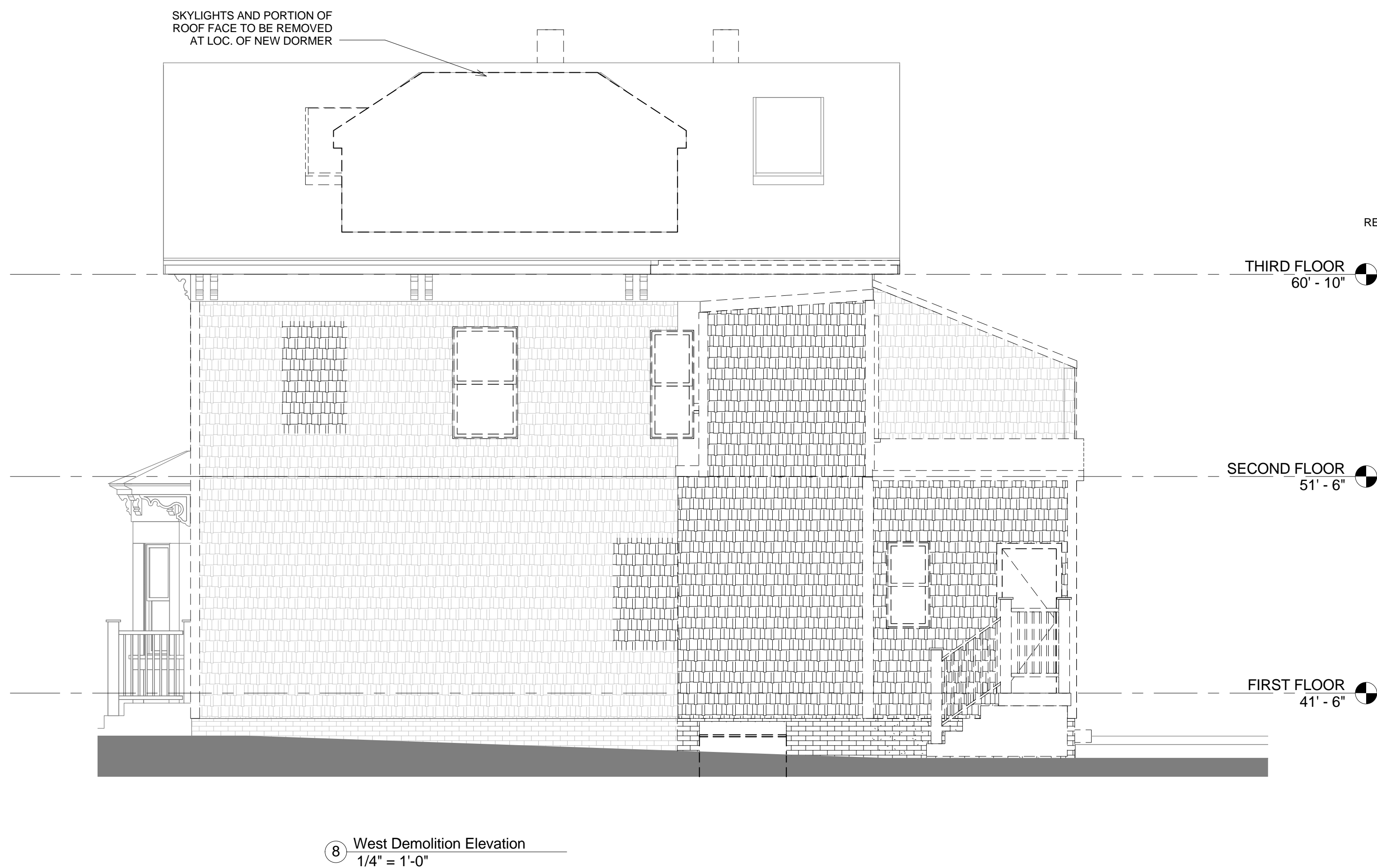
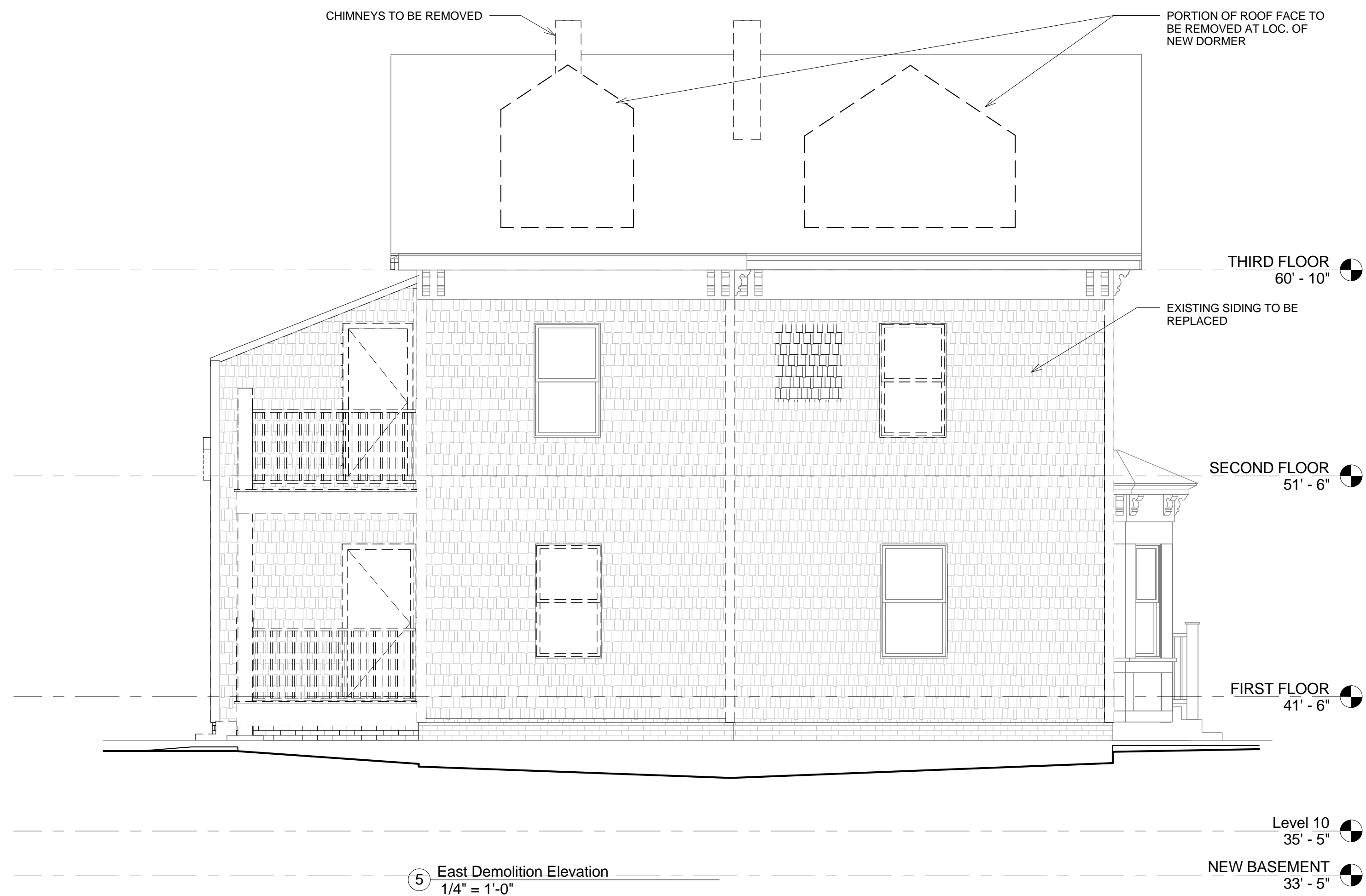
REVISIONS

No.	Description	Date

5 Smith Avenue
Demolition Plans

A-AD-100

BEACON SMITH



PROJECT NAME

BEACON SMITH

PROJECT ADDRESS

5 SMITH AVENUE
SOMERVILLE, MA

CLIENT

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ARCHITECT

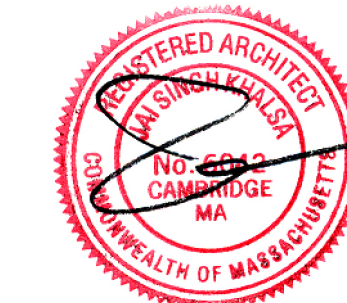


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REGISTRATION



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Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

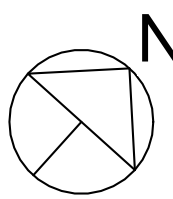
5 Smith Avenue
Demolition
Elevations

A-AD-300

BEACON SMITH

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7/12/2018 2:08:03 PM

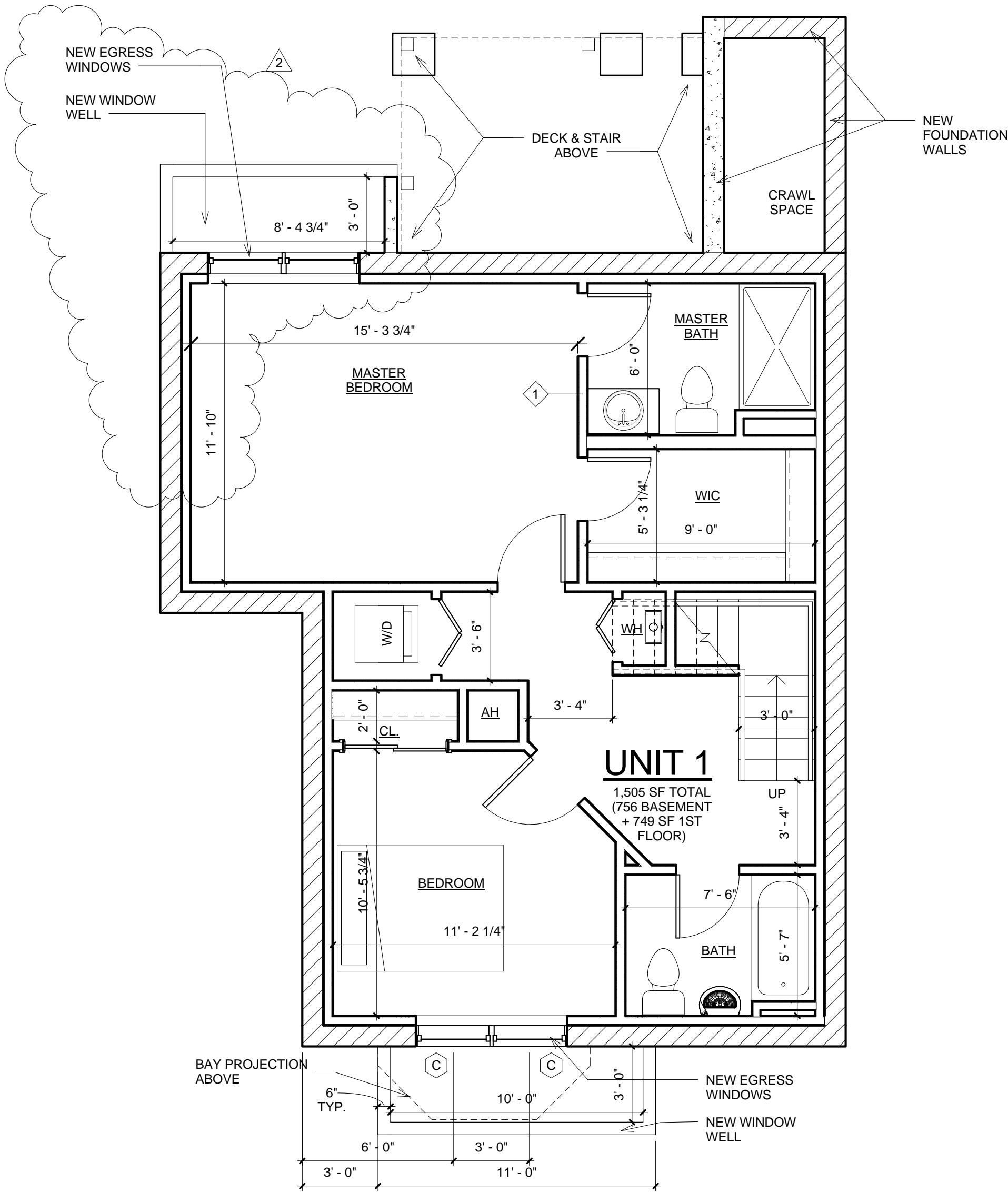


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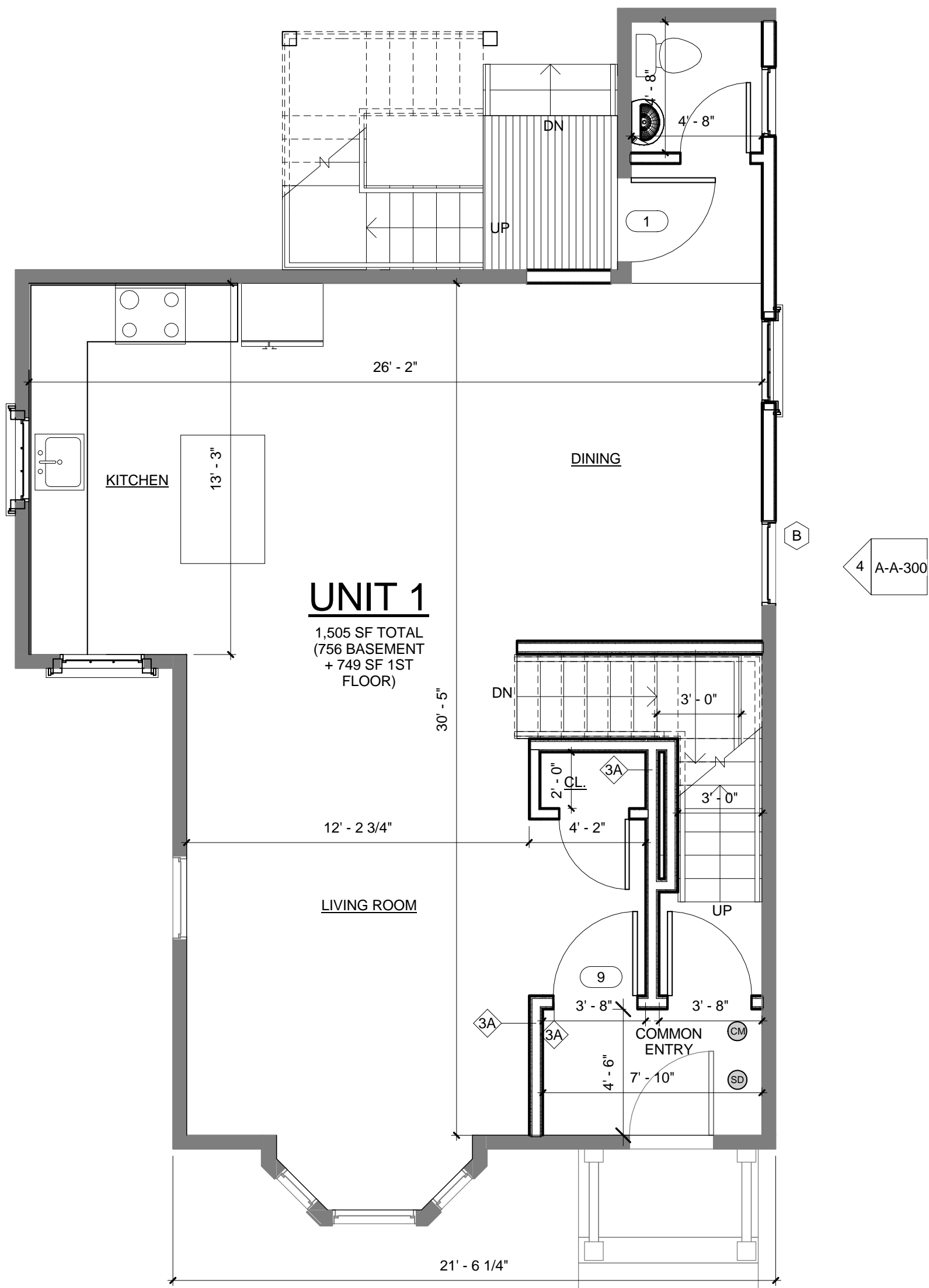
- NEW WALL
- EXISTING TO REMAIN
- WALL TYPE
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR

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.



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



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

PROJECT NAME

BEACON SMITH

PROJECT ADDRESS

5 SMITH AVENUE
SOMERVILLE, MA

CLIENT

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

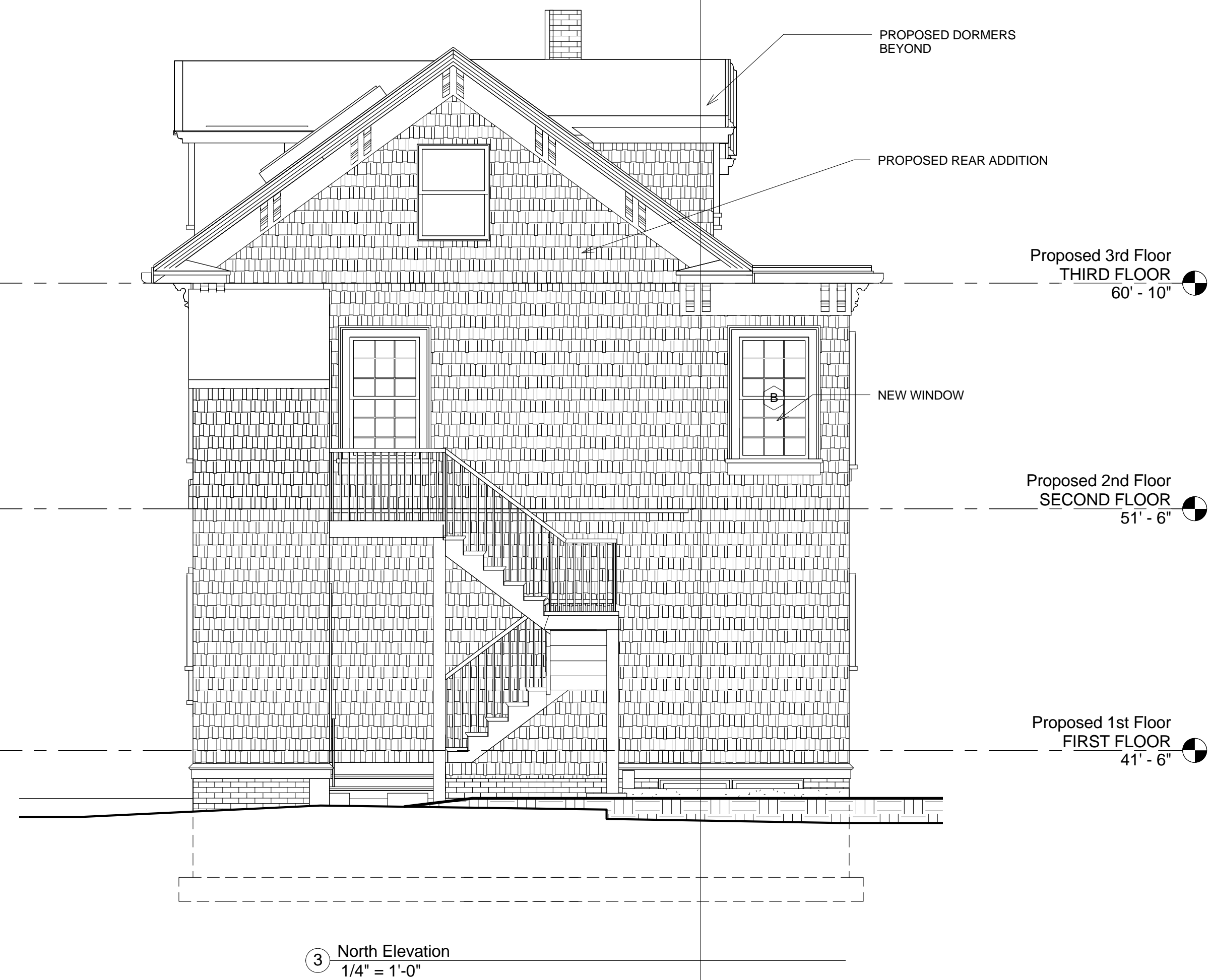
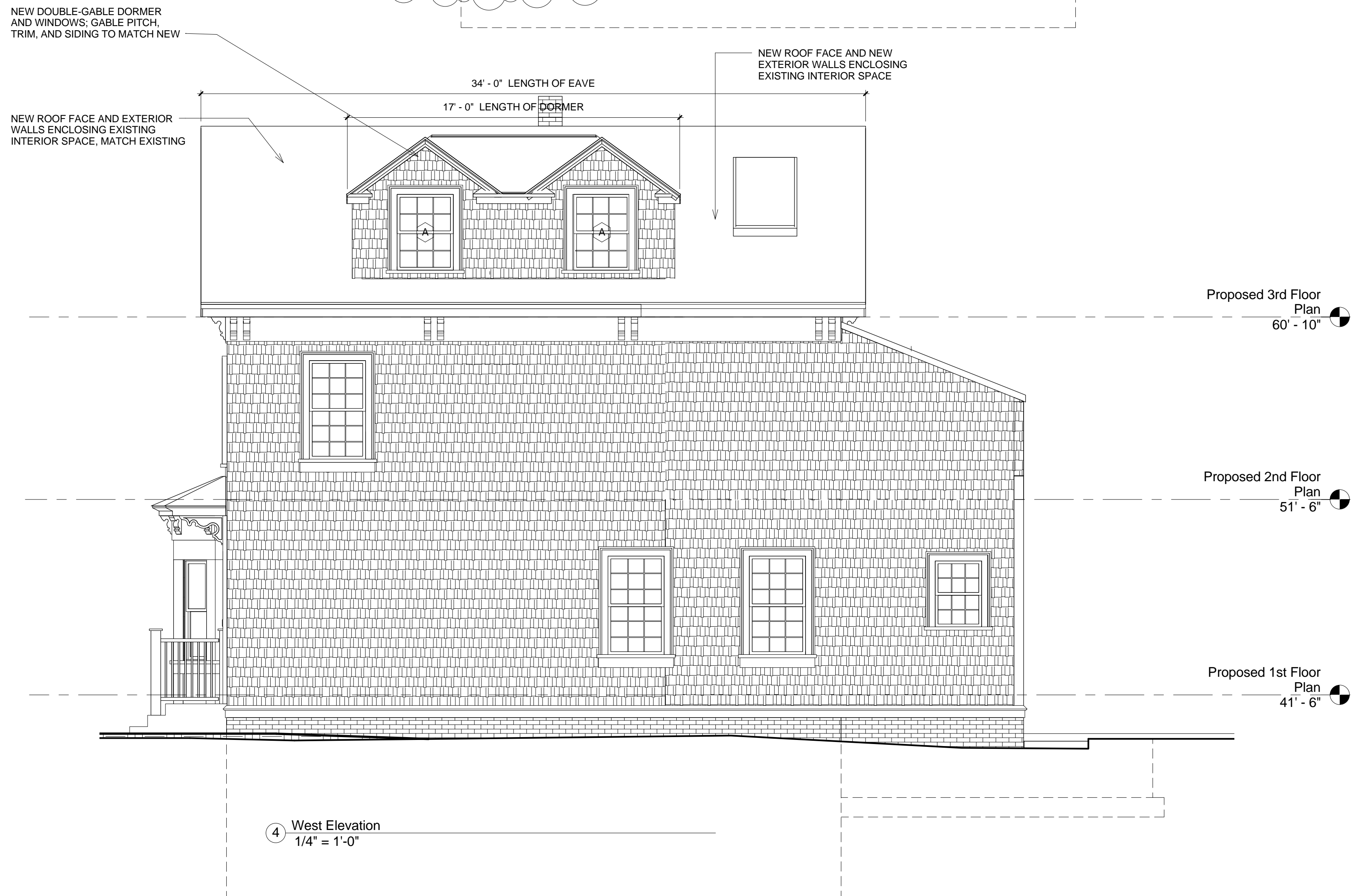
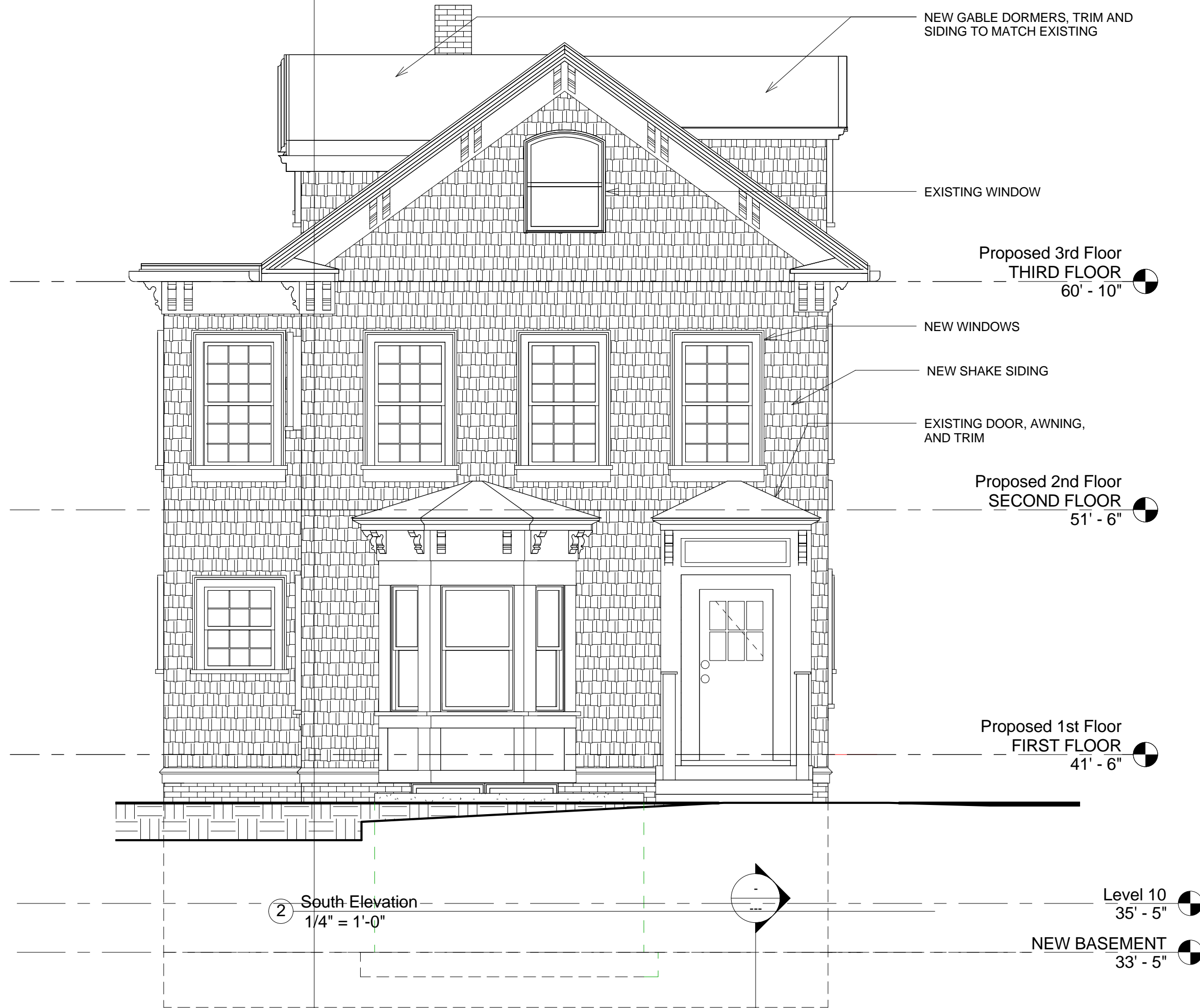
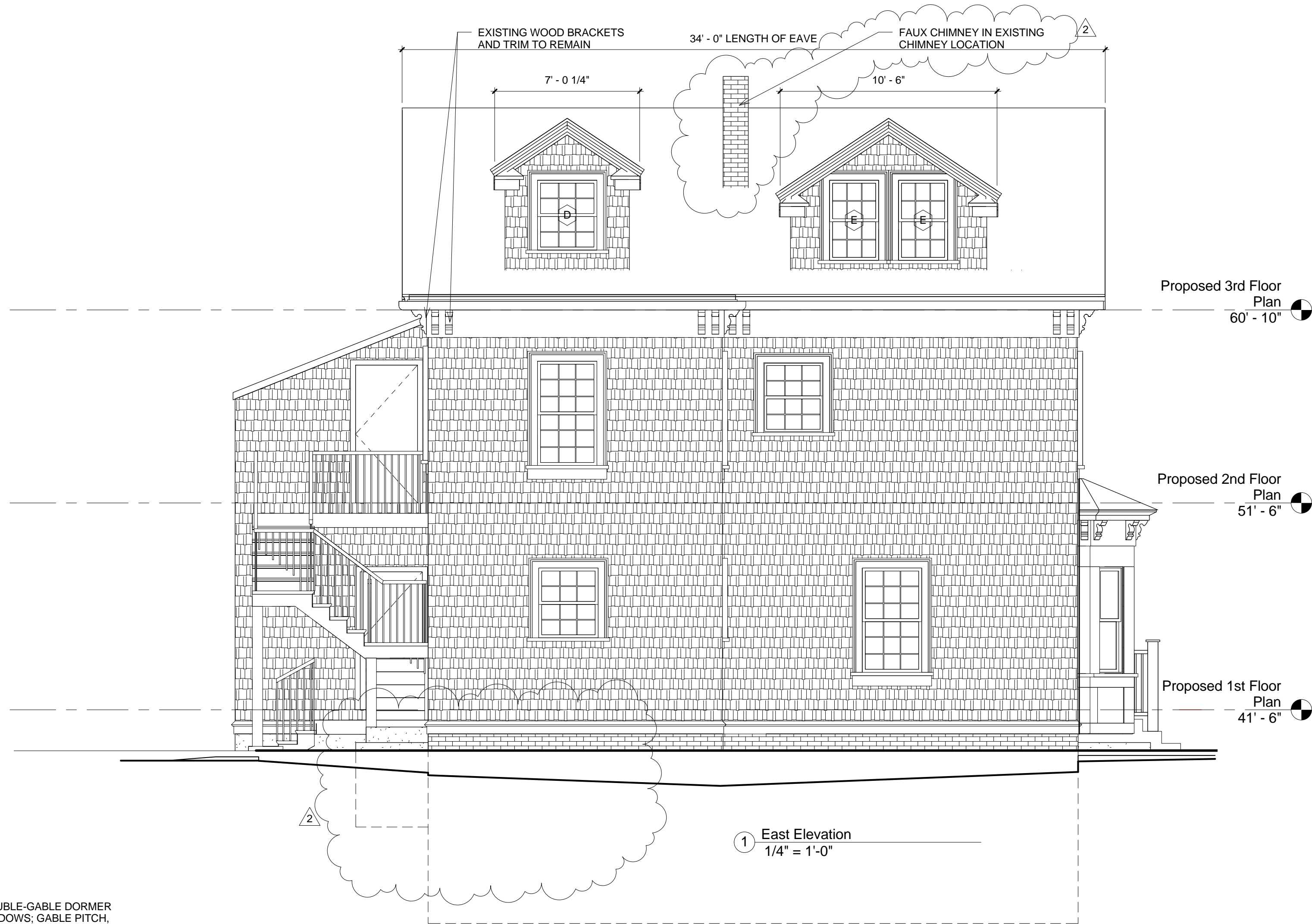
REVISIONS

No.	Description	Date
2	ZBA REVISIONS	07/11/2018

5 Smith Avenue
Basement & 1st
Floor Plans

A-A-100

BEACON SMITH



PROJECT NAME

BEACON SMITH

PROJECT ADDRESS

5 SMITH AVENUE
SOMERVILLE, MA

CLIENT

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TRUST**

ARCHITECT

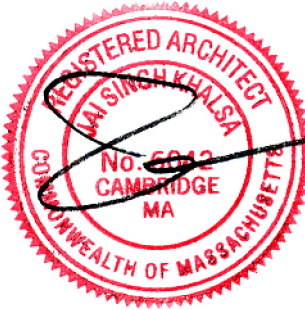


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REGISTRATION



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

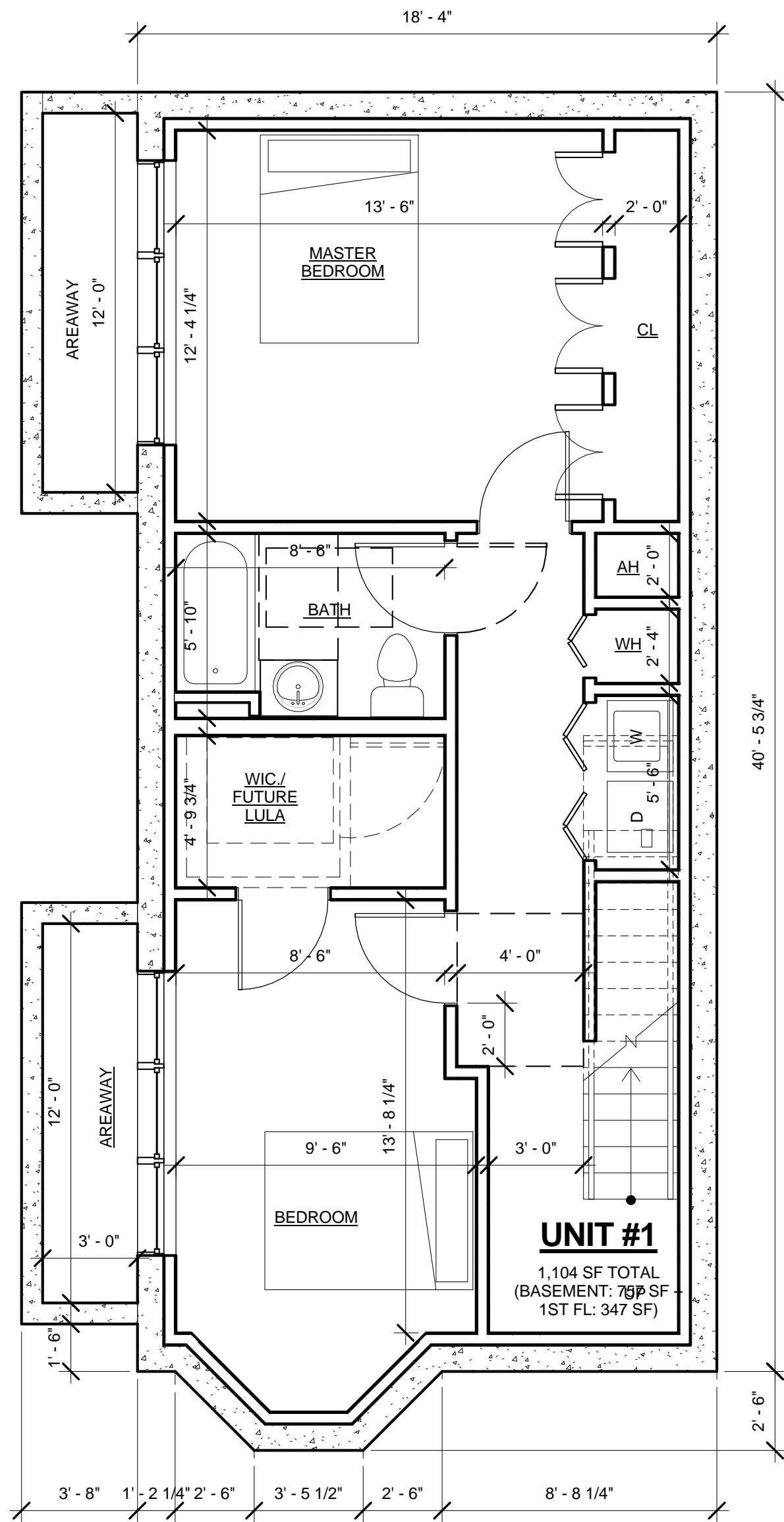
REVISIONS

No.	Description	Date
2	ZBA REVISIONS	07/11/2018

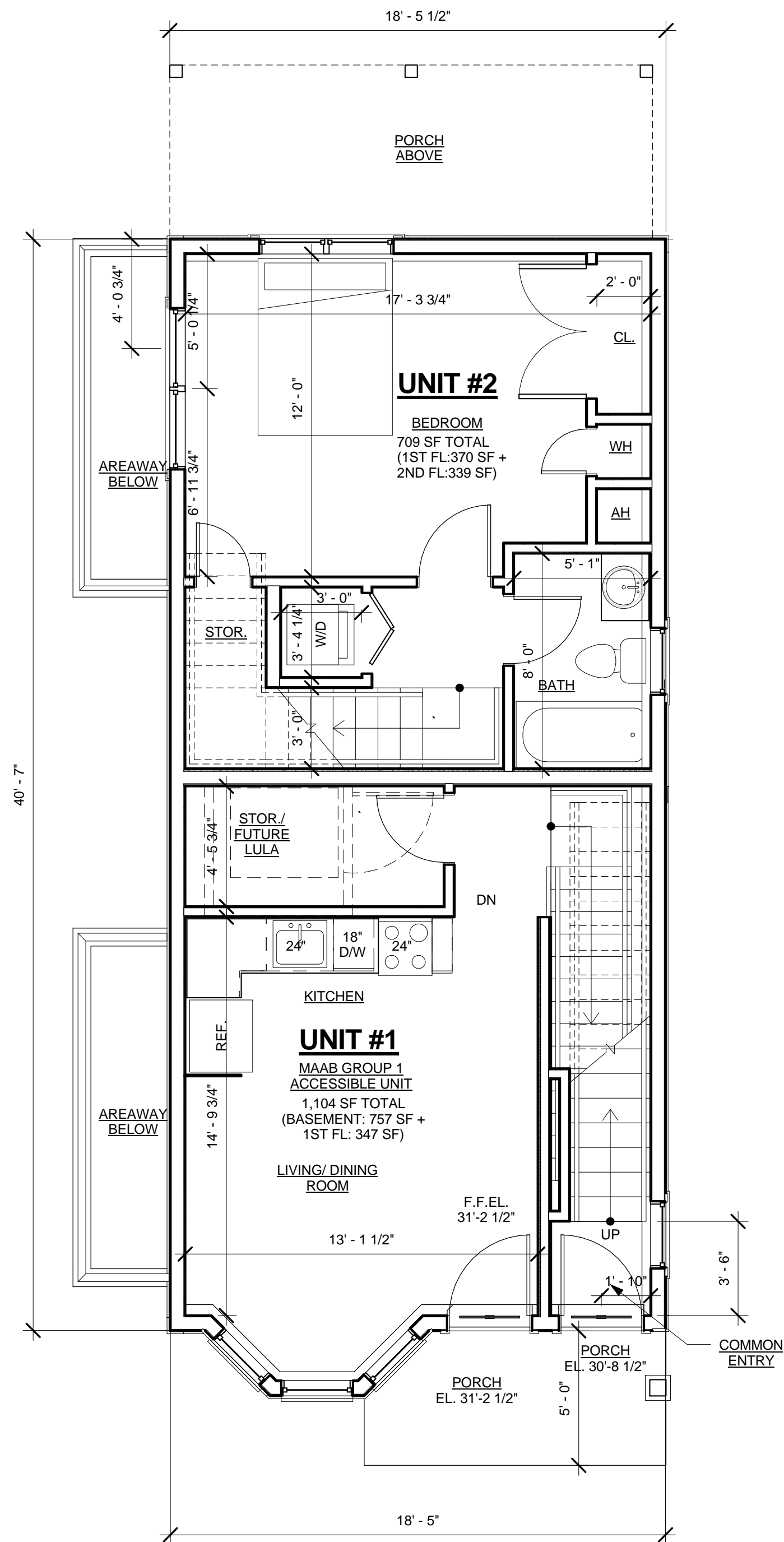
5 Smith Avenue
Proposed
Elevations

A-A-300

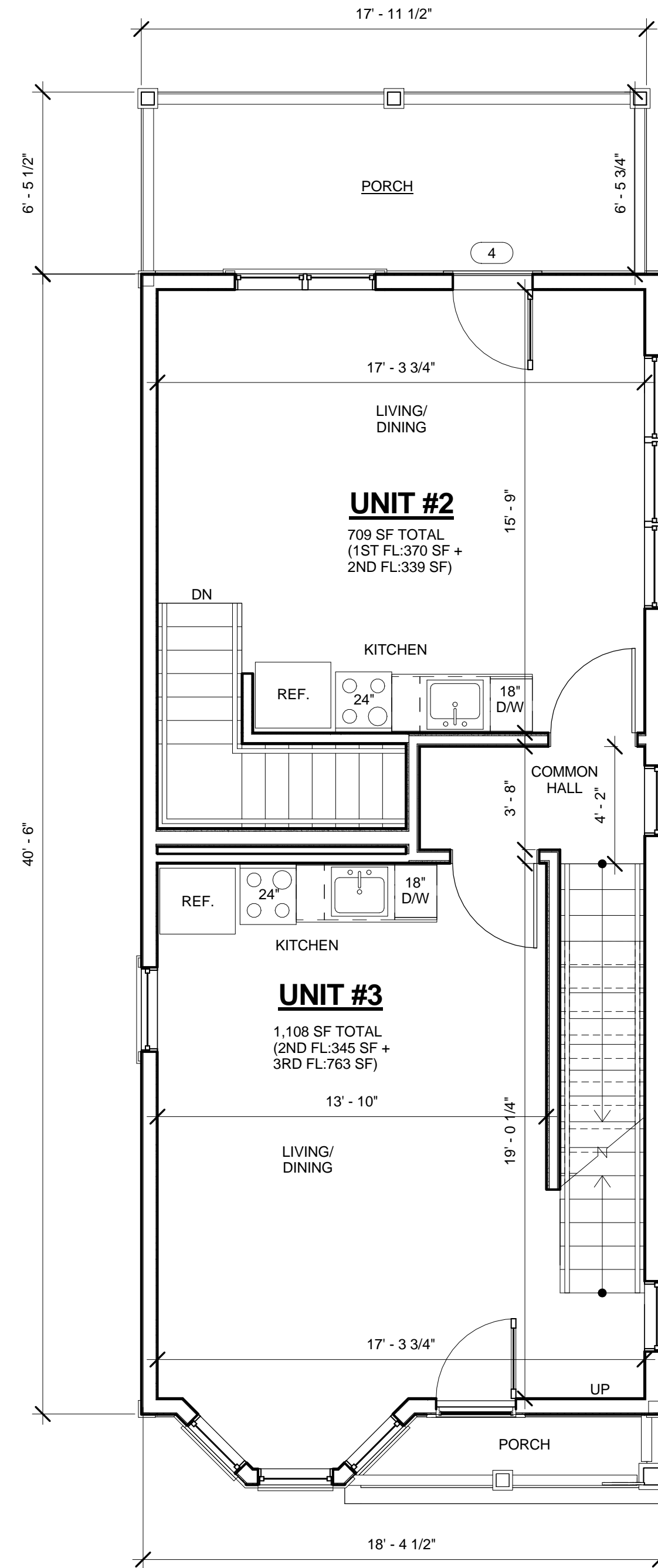
BEACON SMITH



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.
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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

CLIENT

**MOONS REALTY
TRUST**

ARCHITECT

KHALSA DESIGN INC.



KHALSA

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	12-14-2017
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"

PROJECT NAME

BEACON & SMITH
RESIDENCES

PROJECT ADDRESS
5 SMITH AVENUE &
104 BEACON STREET,
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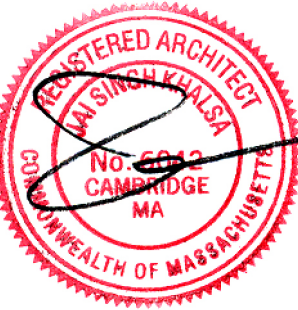
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REGISTRATION



Project number	15057
Date	12-14-2017
Drawn by	NA
Checked by	JSK
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 &
104 BEACON STREET,
SOMERVILLE, MA 02143

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REGISTRATION



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

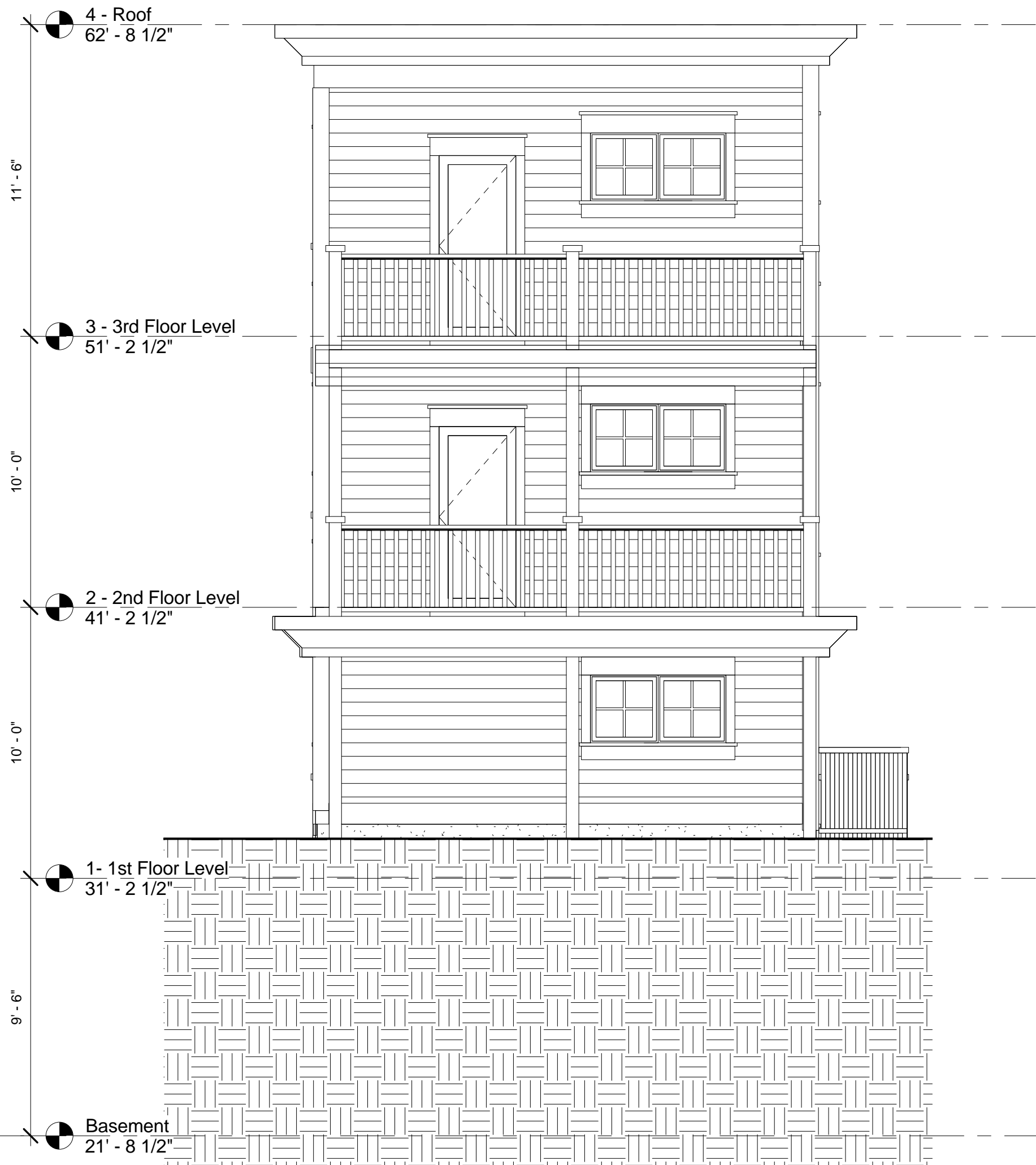
REVISIONS

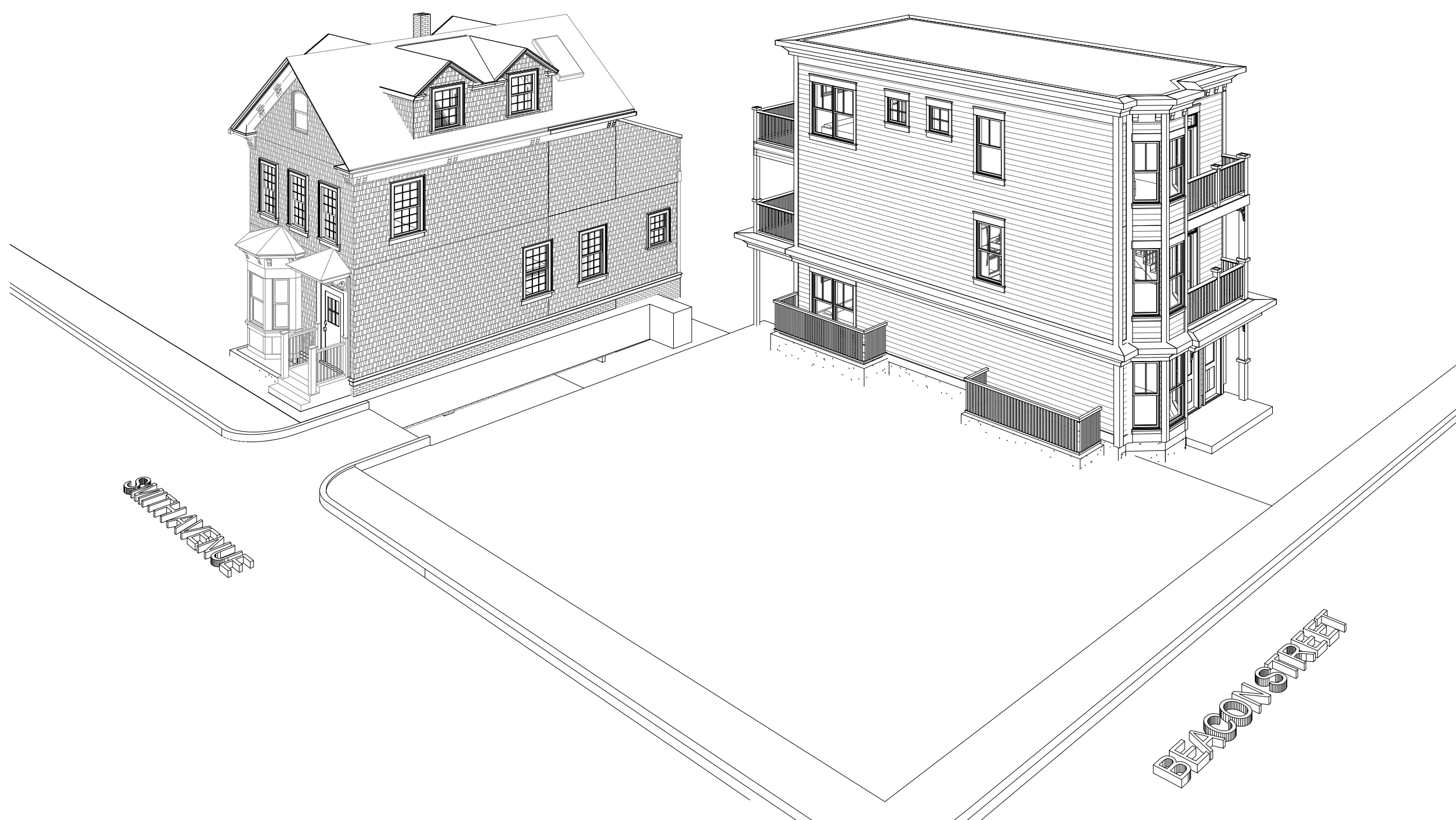
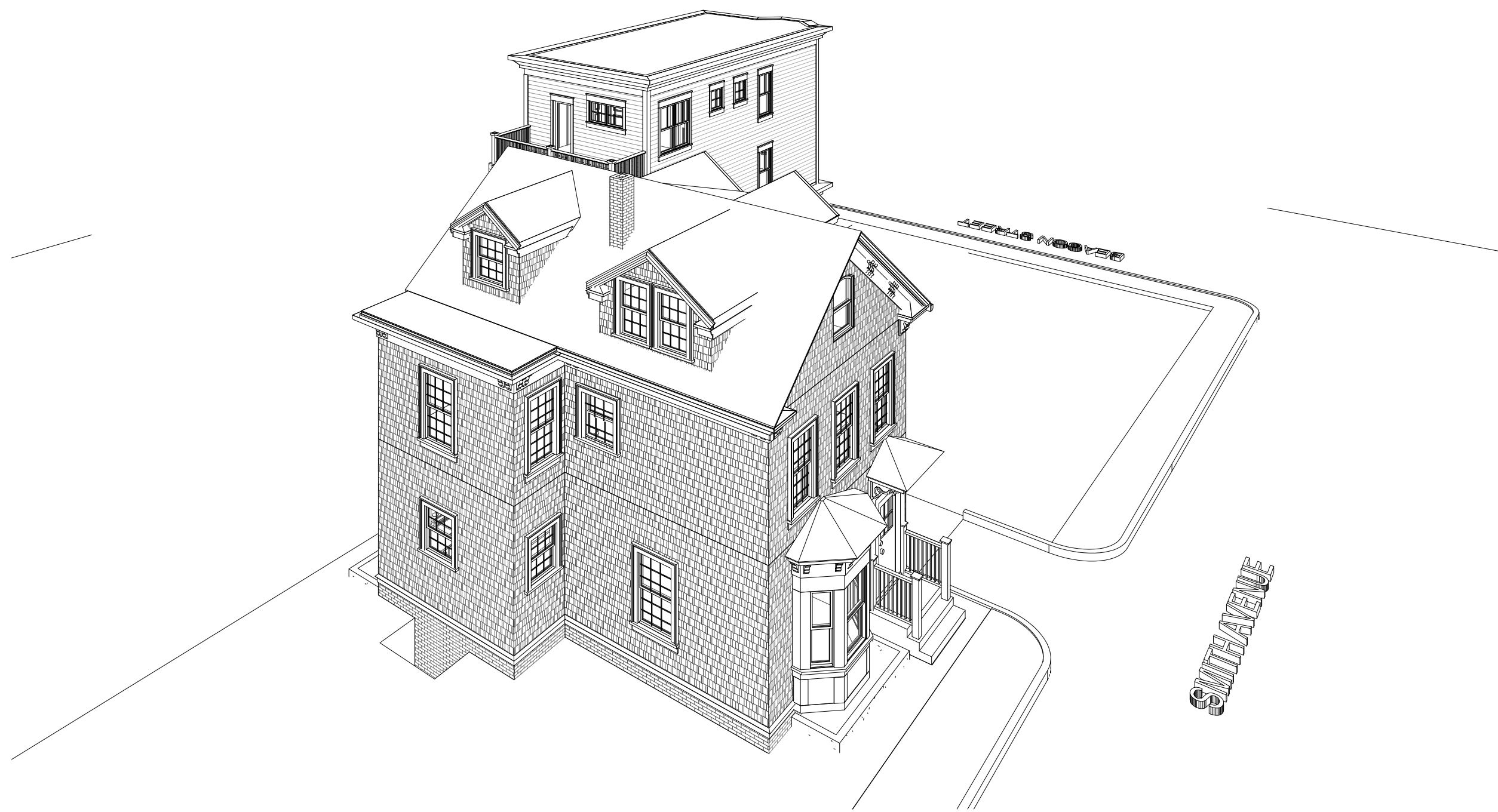
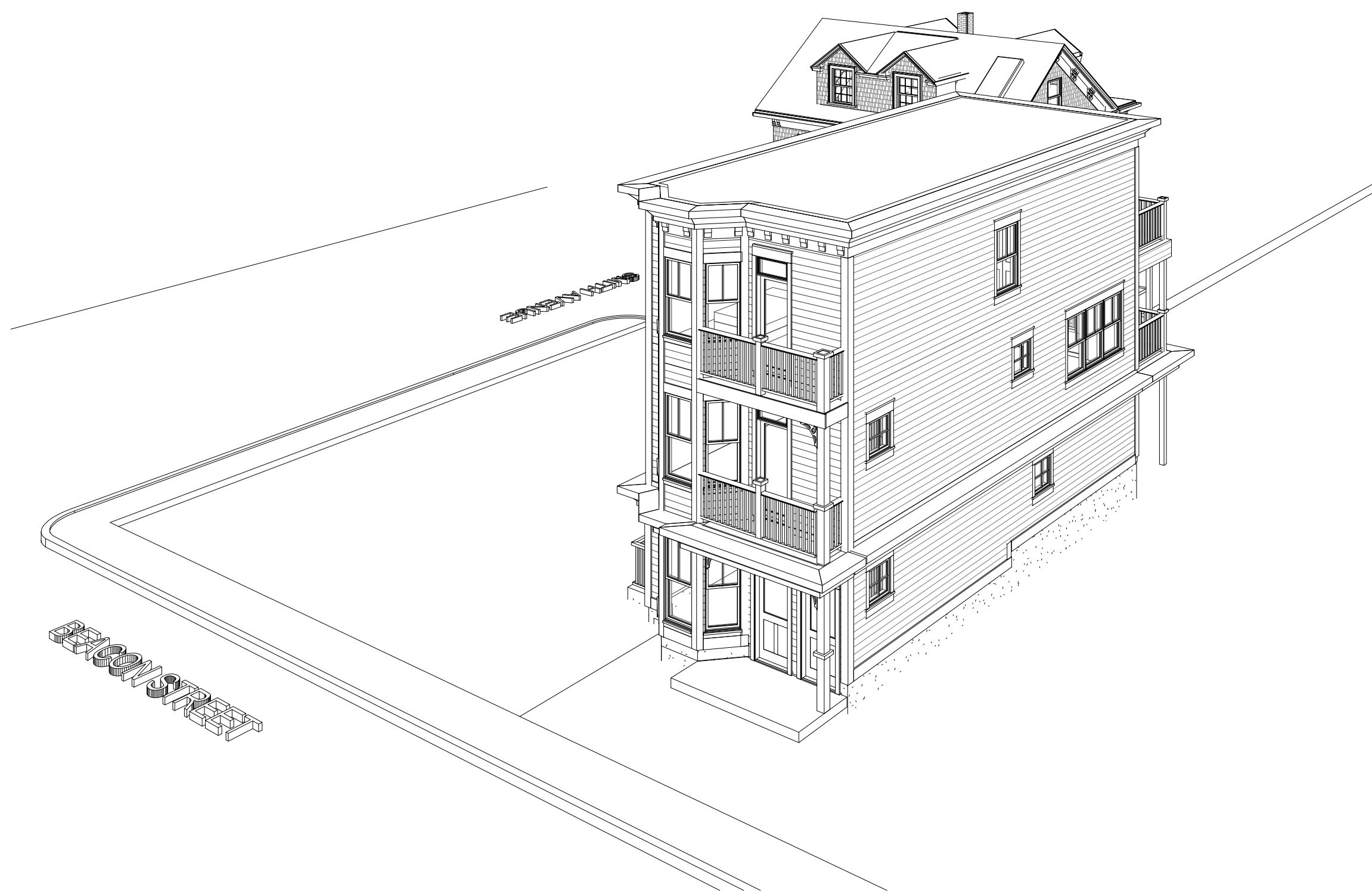
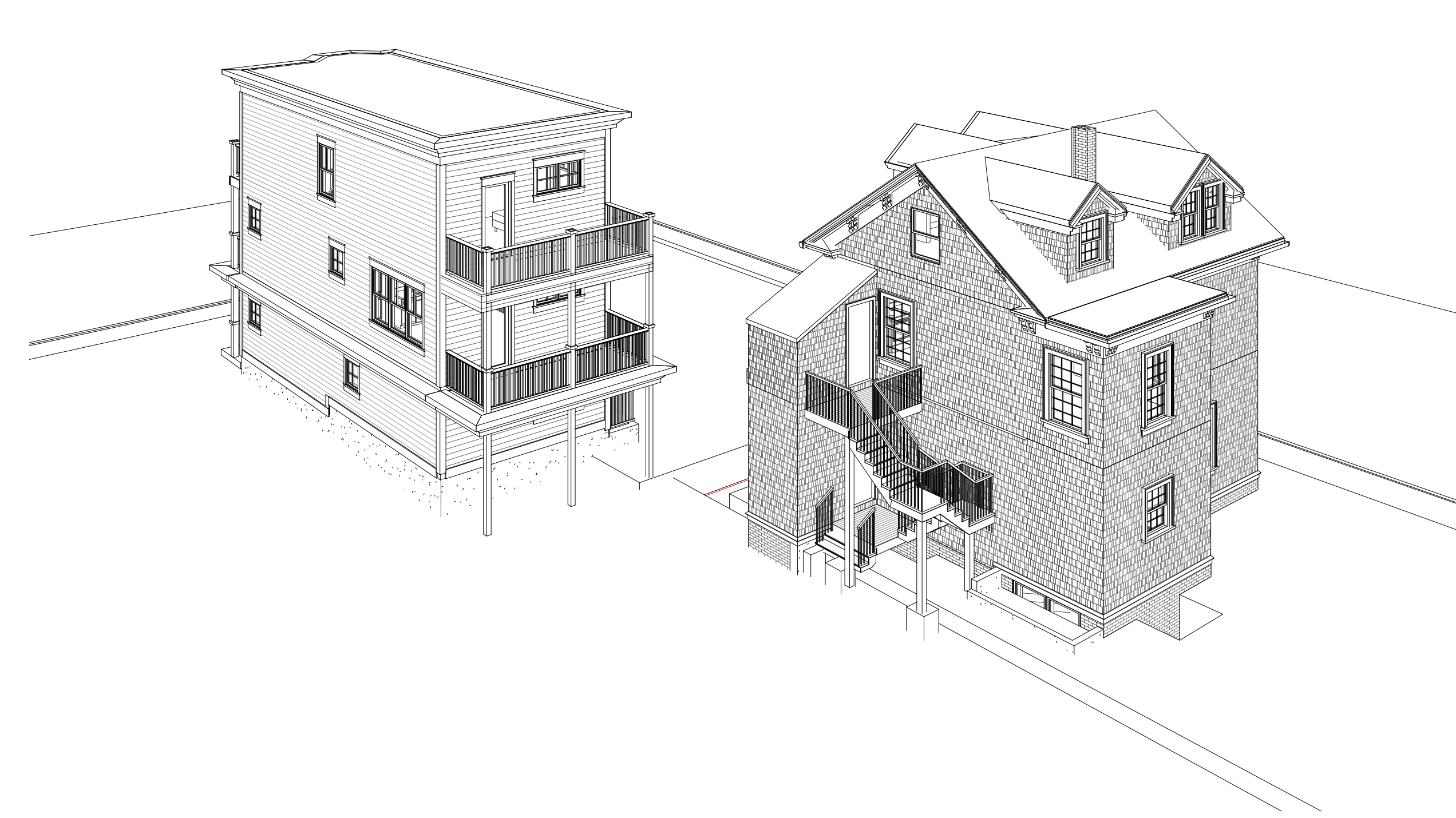
No.	Description	Date

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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Project number 15057
Date 12/14/2017
Drawn by Author
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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

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ARCHITECT



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Scale	

REVISIONS		
No.	Description	Date

Rendering

AV-2

BEACON SMITH