

Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date

O- COVER

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I - CIVIL

C-1	EXISTING PLOT PLAN	02/06/19
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2- LANDSCAPE

L-1	PROPOSED LANDSCAPE PLAN	02/06/19
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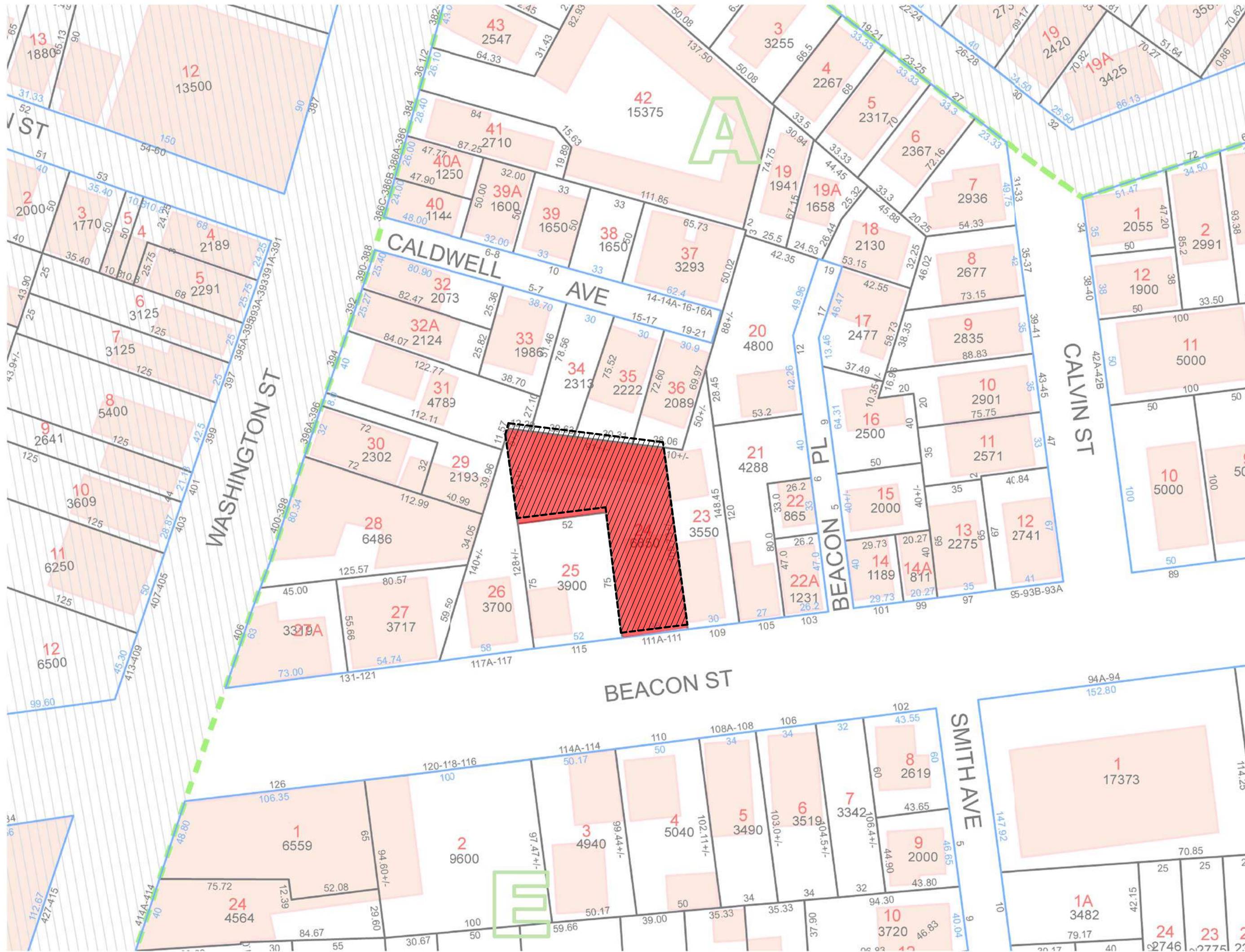
3- ARCHITECTURAL

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PROJECT: 111 BEACON STREET

LOCUS MAP

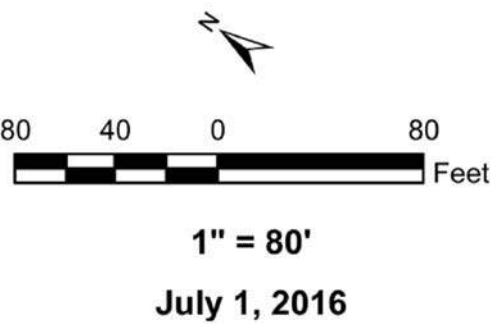
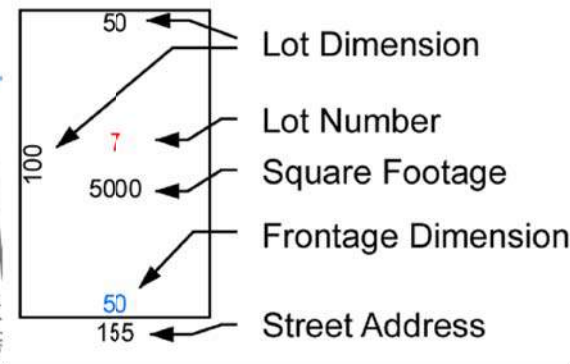


City of  
**Somerville**  
Massachusetts



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



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

CIVIL  
PETER NOLAN & ASSOCIATES, LLC.  
ADDRESS:  
697 CAMBRIDGE STREET, SUITE 103  
BRIGHTON, MA 02135

LANDSCAPE  
DE-SIGN 2

SPECIAL PERMIT SET  
2/6/2019

PROJECT NAME  
**111 BEACON STREET**

PROJECT ADDRESS  
111 BEACON STREET,  
SOMERVILLE MA

CLIENT  
**111 BEACON -  
SOMERVILLE, LLC.**

ARCHITECT  
  
**KHALSA**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
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REGISTRATION	
Project number	18121
Date	10/24/18
Drawn by	DM
Checked by	Checker
Scale	

REVISIONS		
No.	Description	Date

COVER SHEET

**A-000**

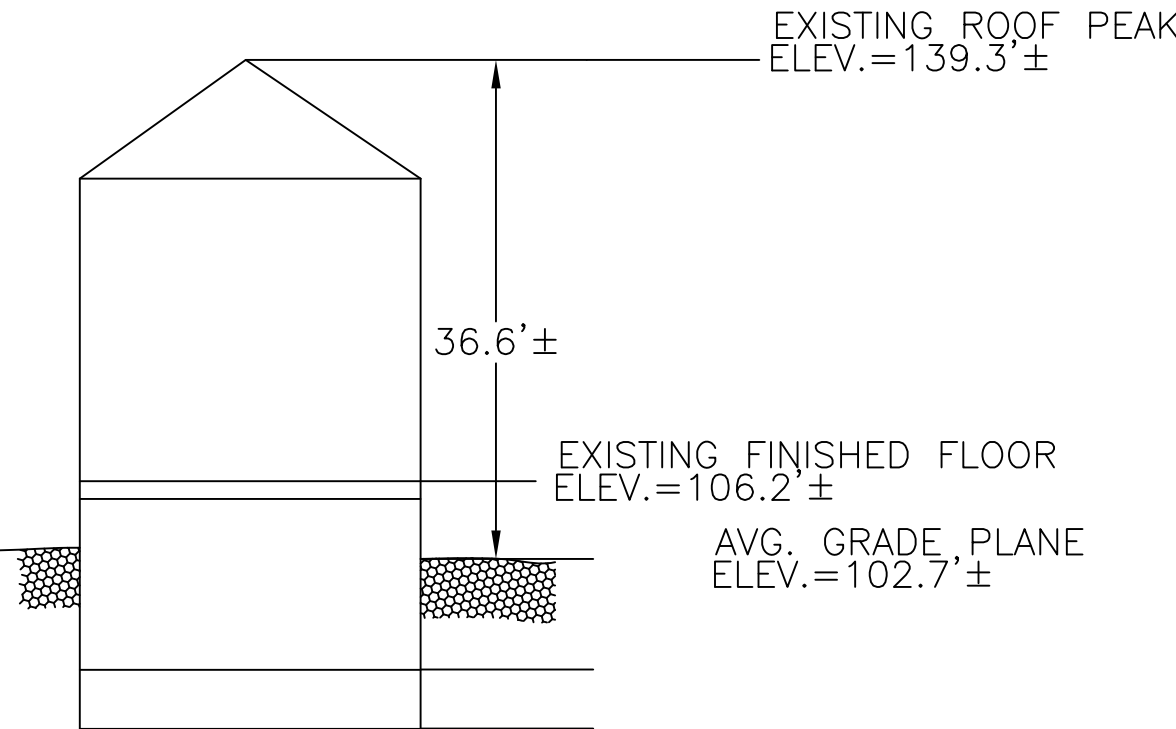
111 BEACON STREET



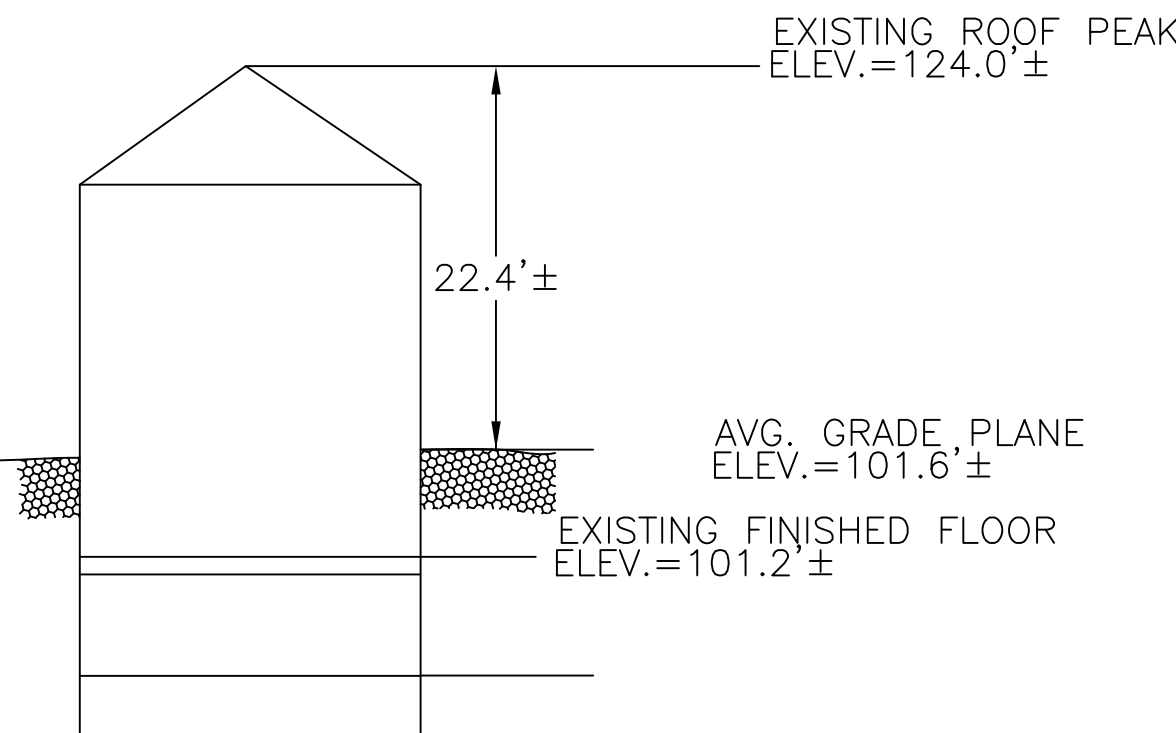
EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
U	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

NOTES:

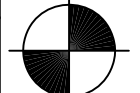

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 8/15/2018.
2. DEED REFERENCE BOOK 19941 PAGE 095 #115 DEED REFERENCE BOOK 55209 PAGE 477 #111 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 250214, DATED JUNE 4, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = N.B. NEIGHBORHOOD BUSINESS



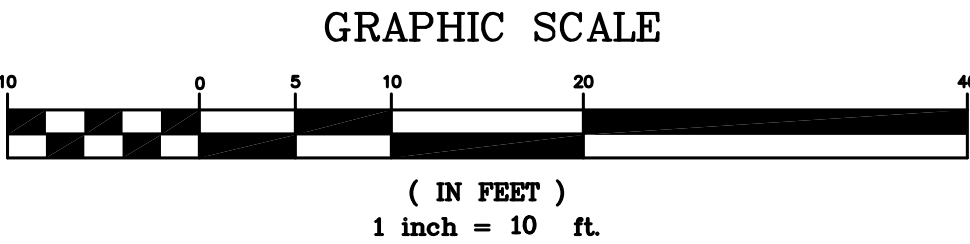
EXISTING PROFILE #111  
NOT TO SCALE



EXISTING PROFILE #115  
NOT TO SCALE

SCALE 1"=10'				
DATE 9/20/2018	REV	DATE	REVISION	BY
SHEET 1	111-115 BEACON STREET SOMERVILLE MASSACHUSETTS			
PLAN NO. 1 OF 1	PLOT PLAN OF LAND			
CLIENT:				
DRAWN BY				
CHKD BY P.J.N.	 <b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS			
APPD BY P.J.N.	697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
				SHEET NO. <b>1</b>

BEACON STREET  
(PUBLIC WAY-VARIABLE WIDTH)



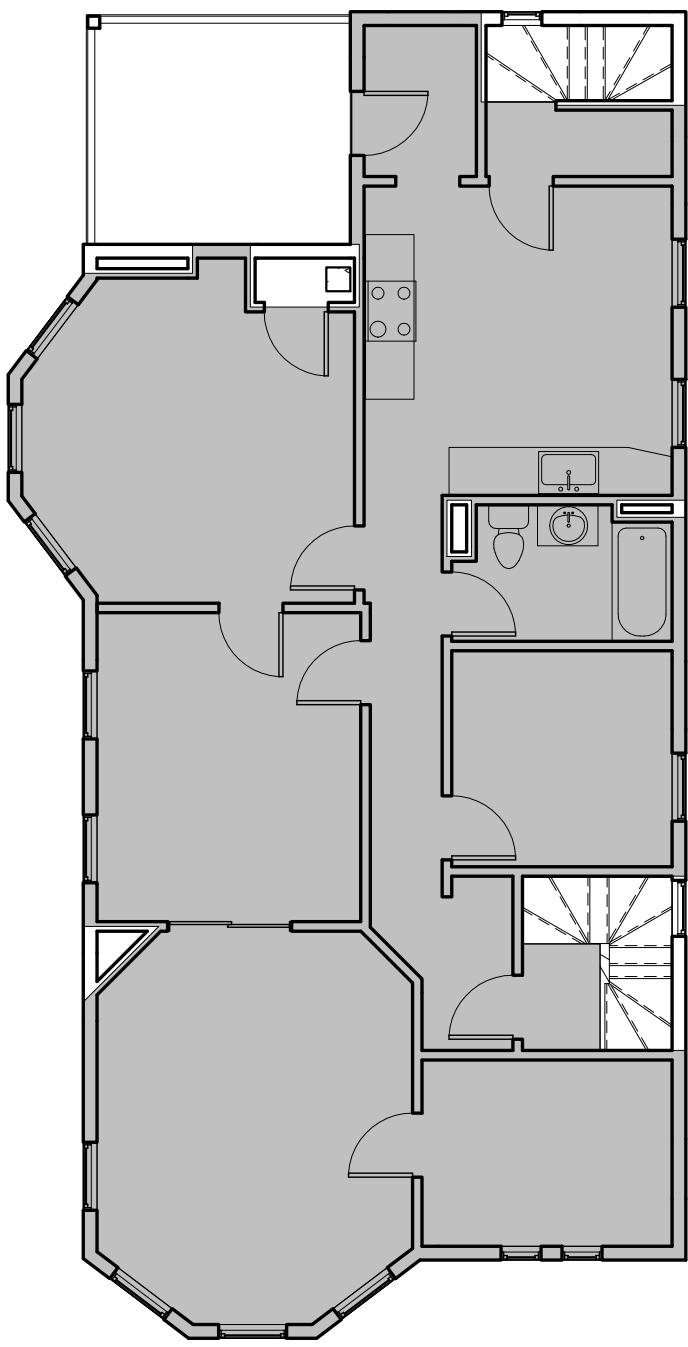
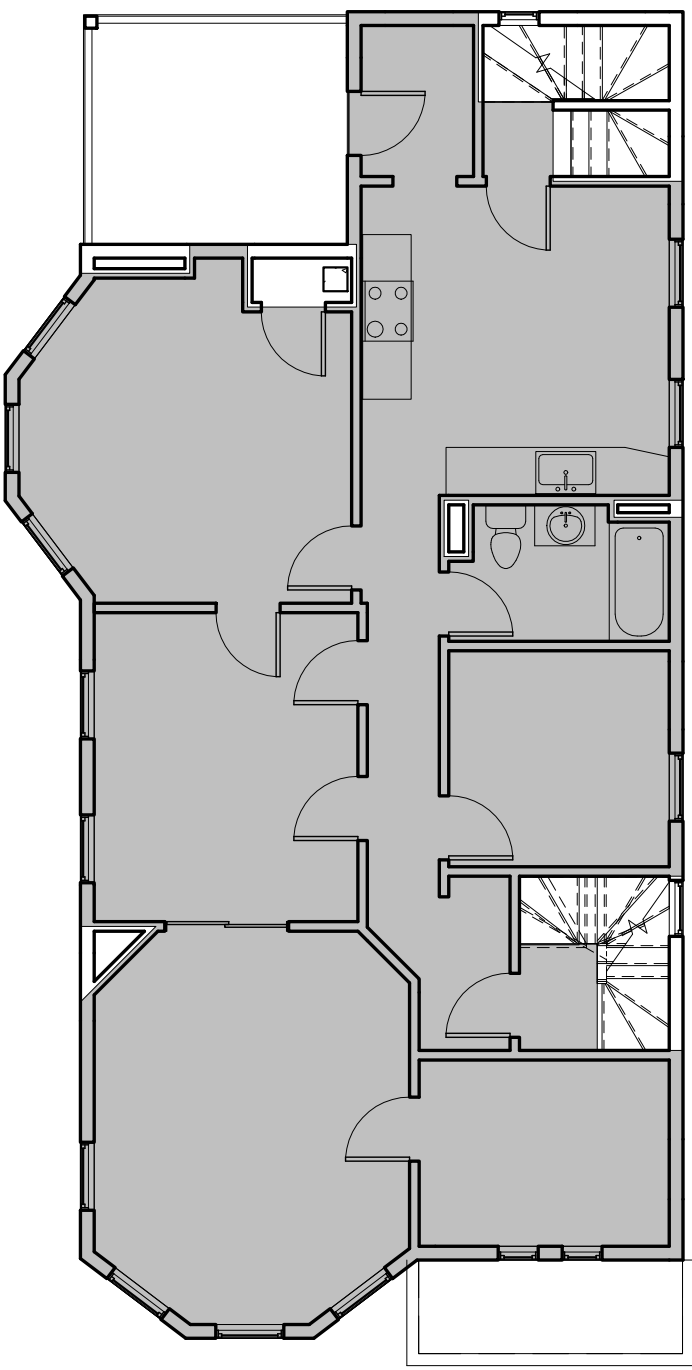
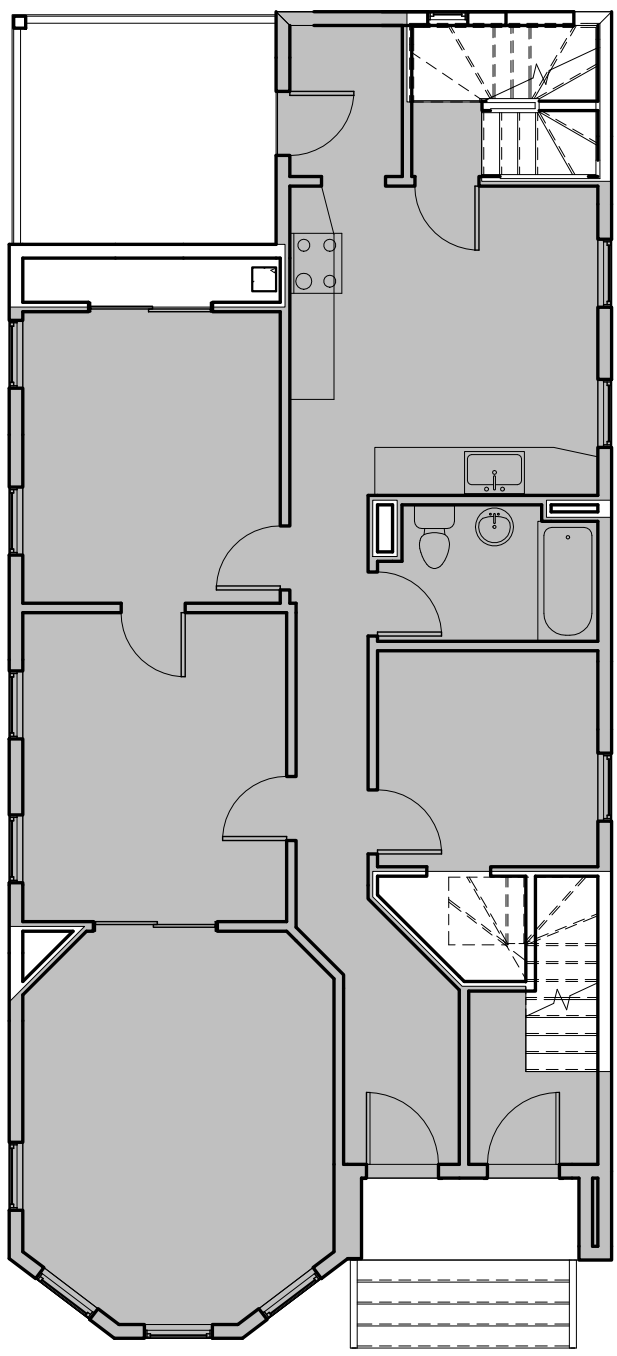
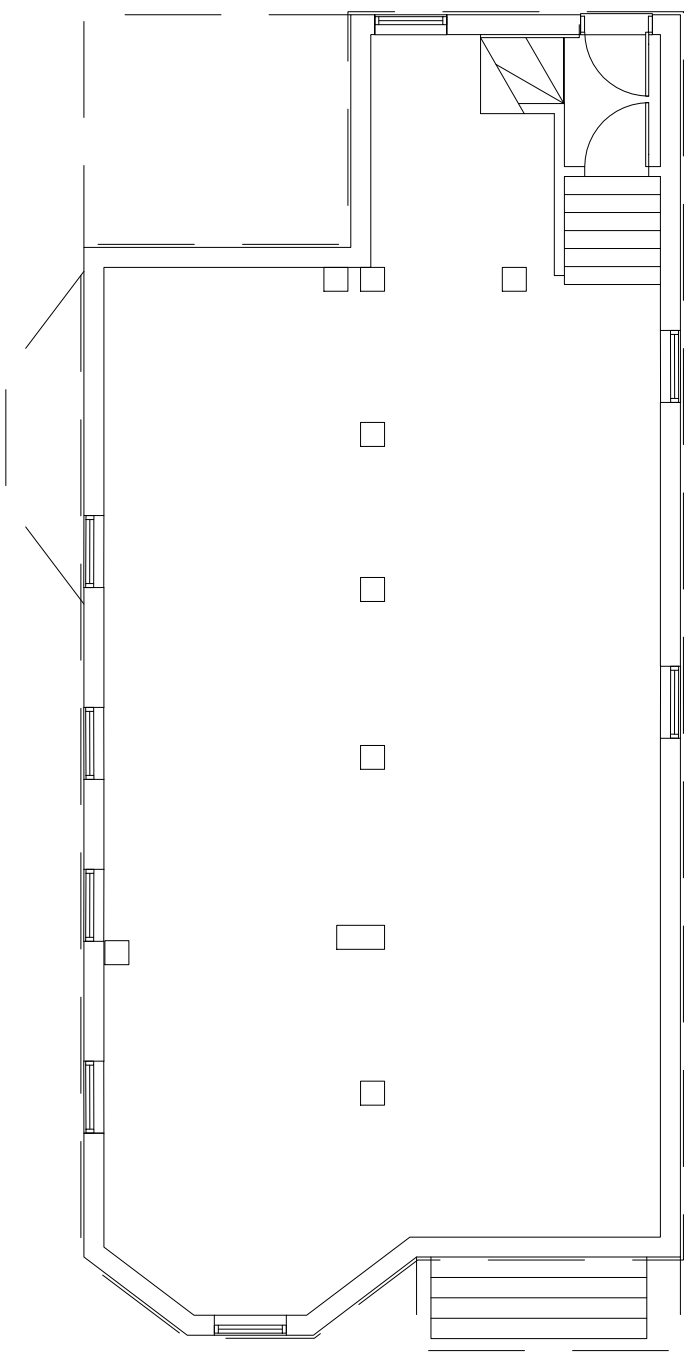






EXISTING FLOOR PLANS - AREA ANALYSIS

EXISTING SUMMARY



	FAR AREA	GROSS AREA
BASEMENT	0 SF	1,212 SF
FIRST FLOOR	1,057 SF	1,200 SF
SECOND FLOOR	1,149 SF	1,261 SF
THIRD FLOOR	1,166 SF	1,261 SF
TOTAL	3,372 SF	4,934 SF

BASEMENT LEVEL

FAR AREA: 0 SF

GROSS AREA: 1,212 SF

FIRST FLOOR LEVEL

FAR AREA: 1,057 SF

GROSS AREA: 1,200 SF

SECOND FLOOR LEVEL

FAR AREA: 1,149 SF

GROSS AREA: 1,261 SF

THIRD FLOOR LEVEL

FAR AREA: 1,166 SF

GROSS AREA: 1,261 SF

PROJECT NAME

**111 BEACON STREET**

PROJECT ADDRESS

111 BEACON STREET,  
SOMERVILLE MA

CLIENT

**111 BEACON -  
SOMERVILLE, LLC.**

ARCHITECT



17 IVALOO STREET SUITE 400  
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REVISIONS

No.	Description	Date

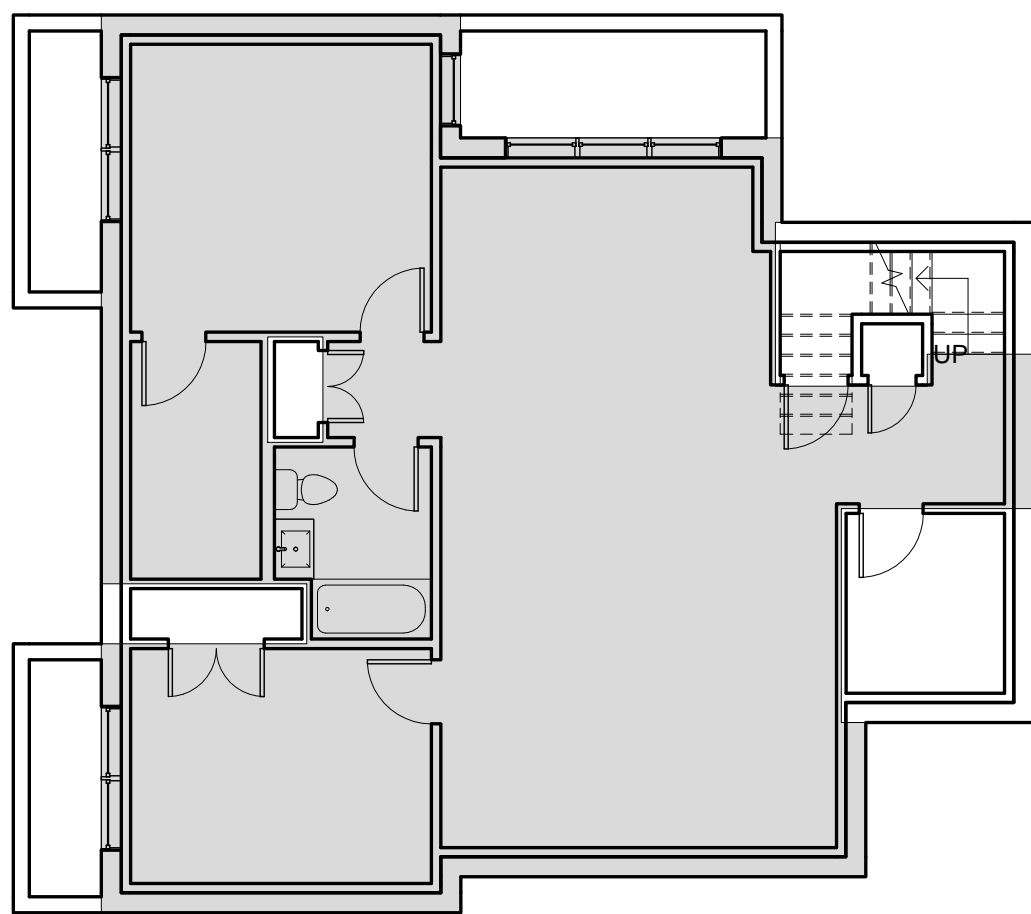
**EXISTING AREA  
CALCULATIONS**

**A-018**

111 BEACON STREET

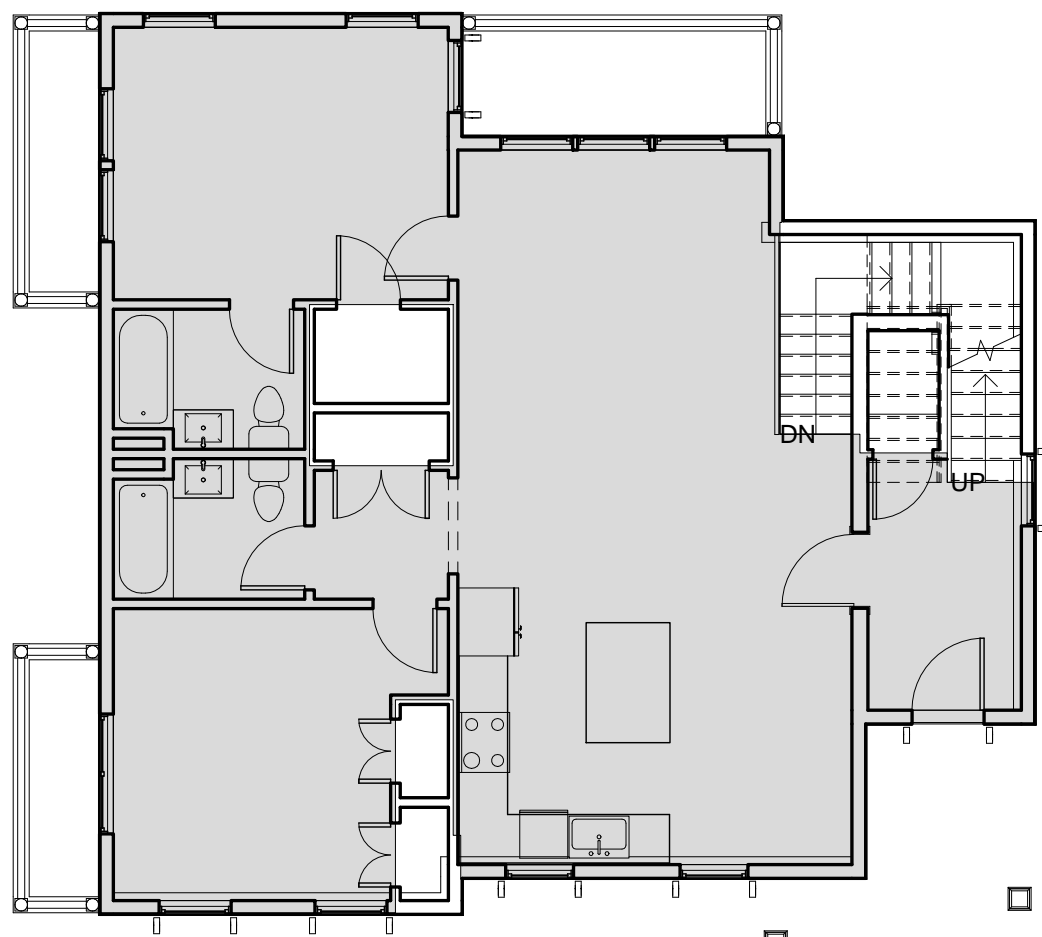


PROPOSED FLOOR PLANS - AREA ANALYSIS- REAR BUILDING



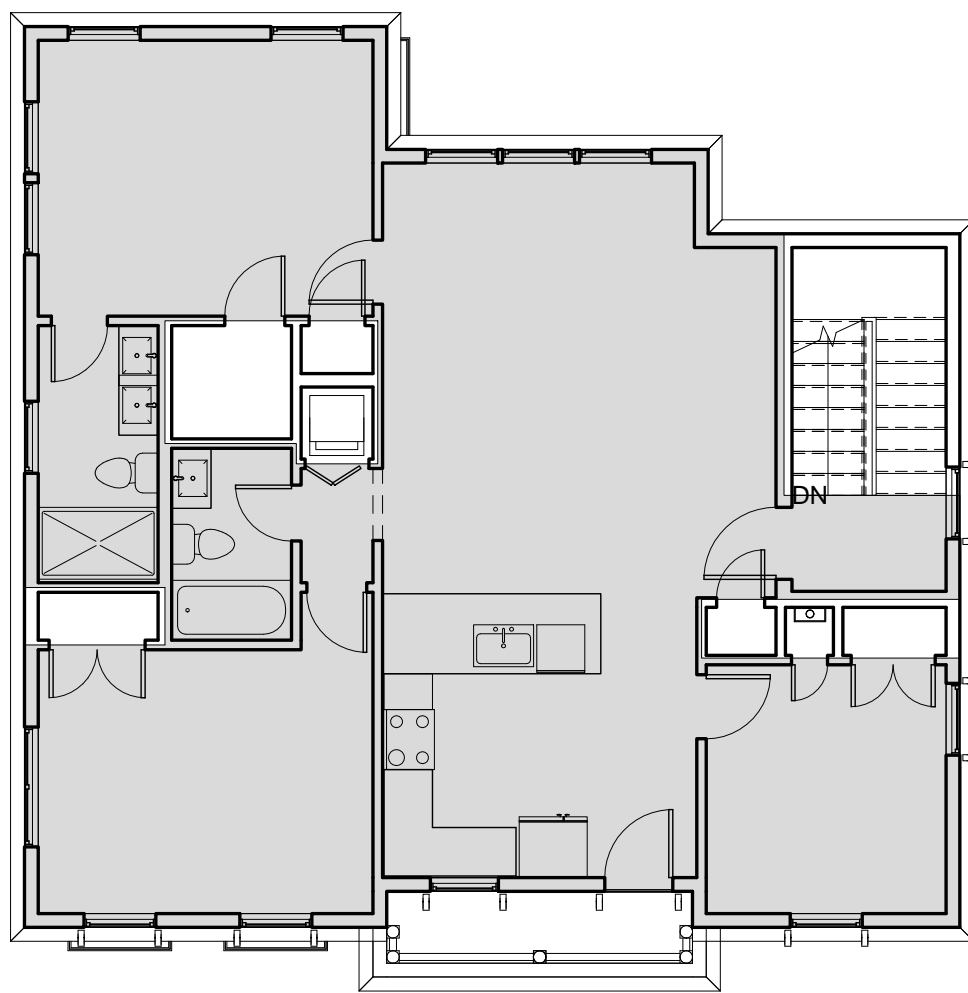
BASEMENT LEVEL

FAR AREA: 1,045 SF  
GROSS AREA: 1,225 SF



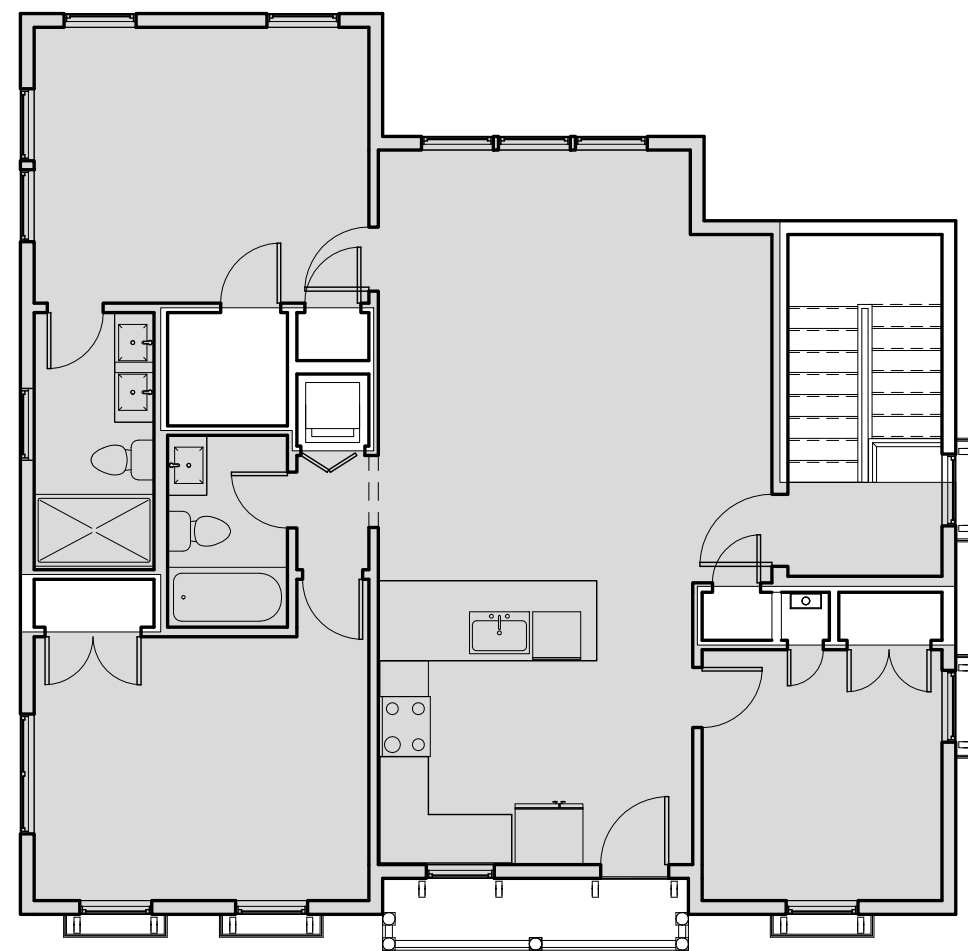
FIRST FLOOR LEVEL

FAR AREA: 1,051 SF  
GROSS AREA: 1,225 SF



SECOND FLOOR LEVEL

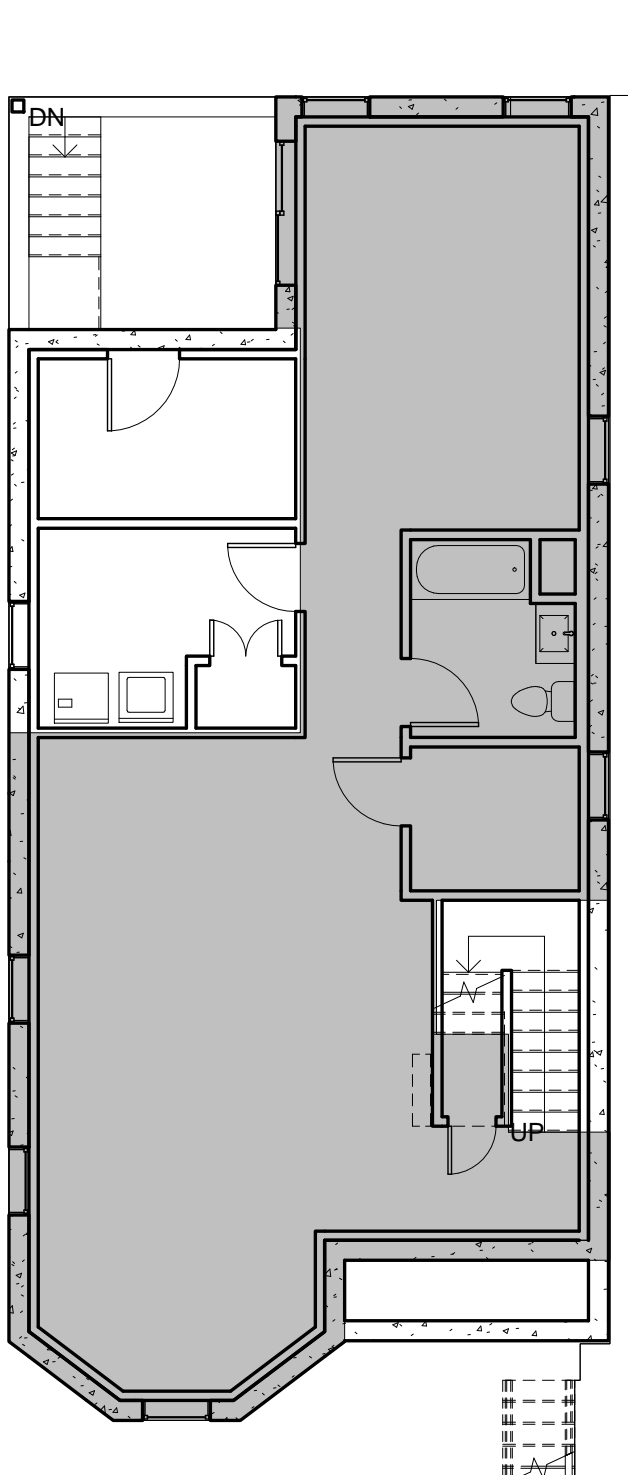
FAR AREA: 1,118 SF  
GROSS AREA: 1,288 SF



THIRD FLOOR LEVEL

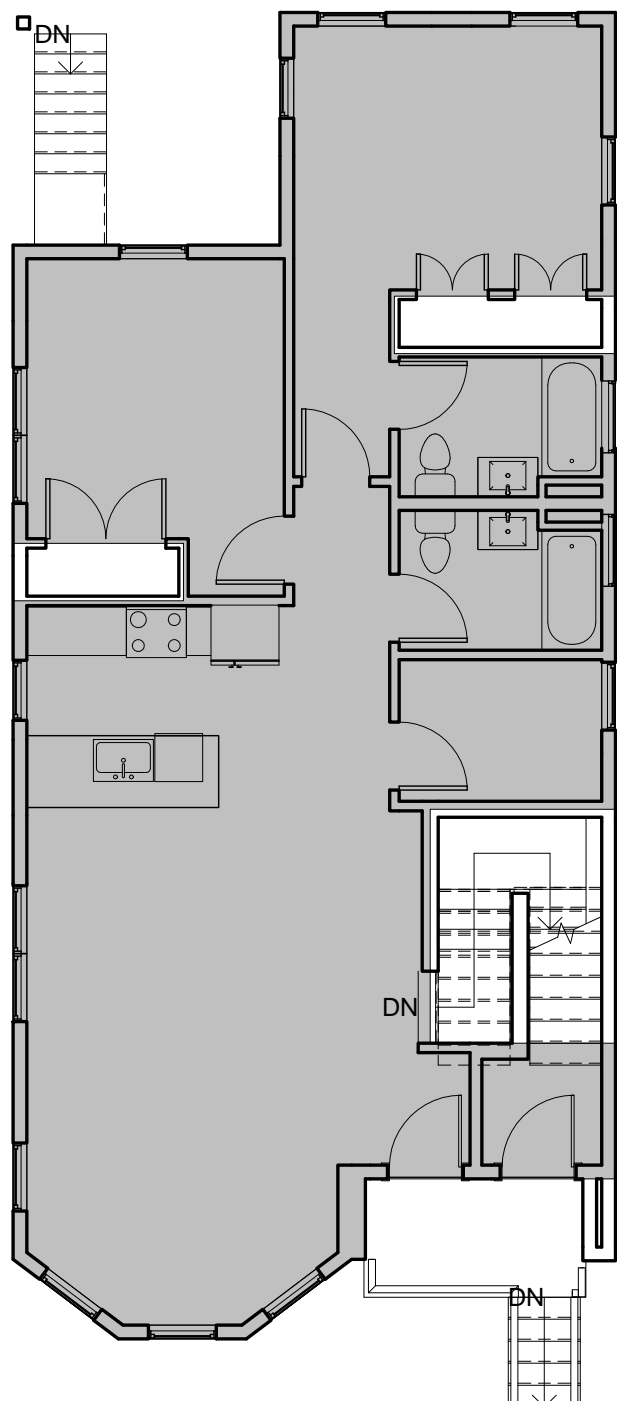
FAR AREA: 1,118 SF  
GROSS AREA: 1,288 SF

PROPOSED FLOOR PLANS - AREA ANALYSIS- FRONT BUILDING



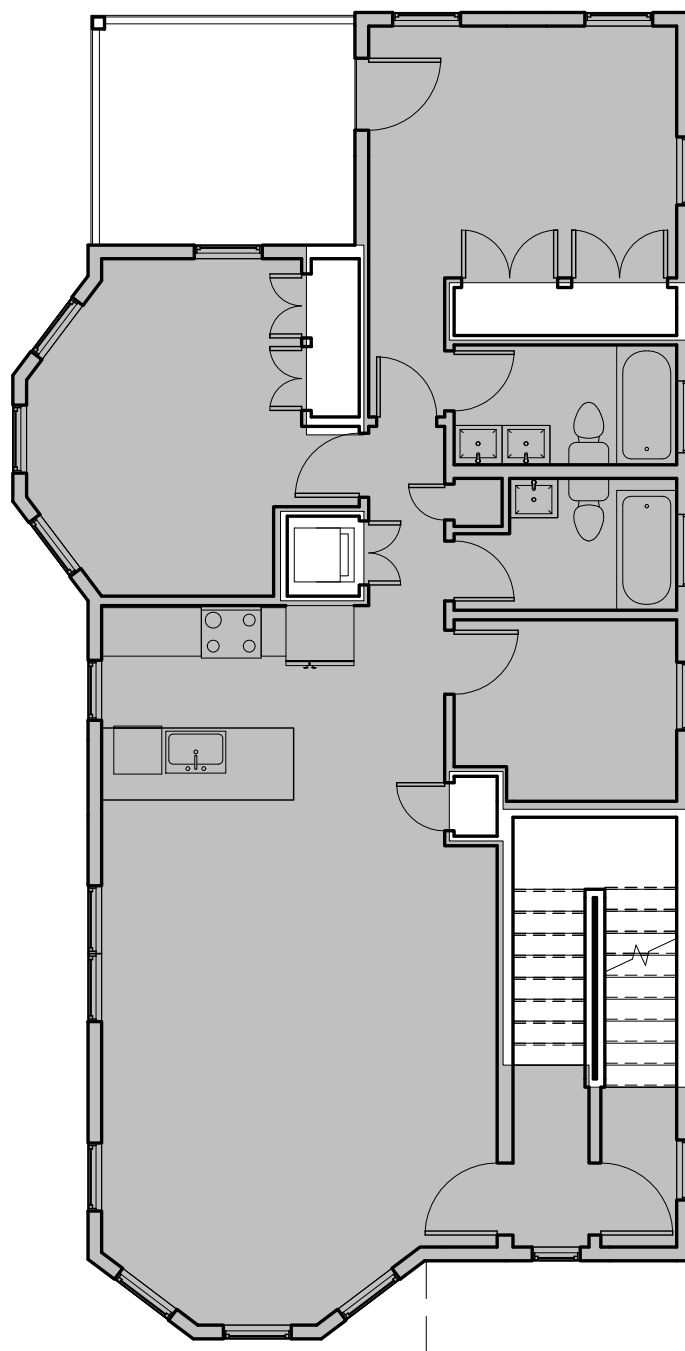
BASEMENT LEVEL

FAR AREA: 994 SF  
GROSS AREA: 1,212 SF



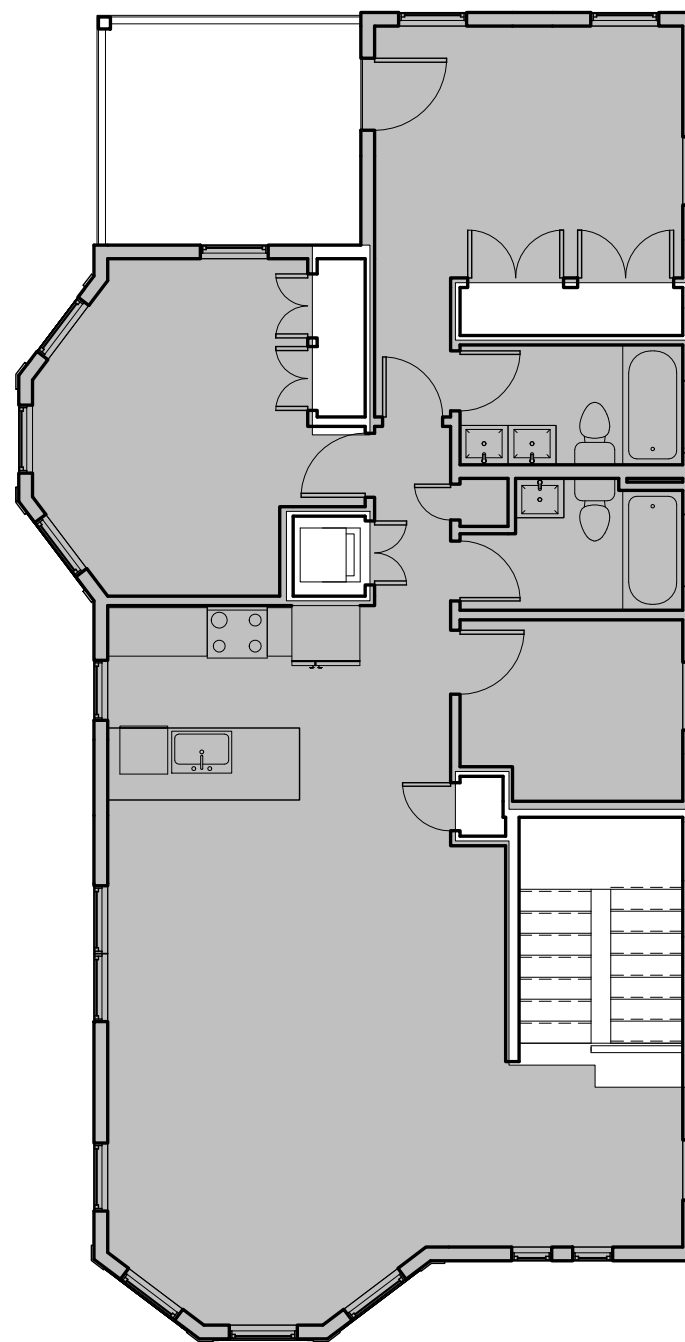
FIRST FLOOR LEVEL

FAR AREA: 1,081 SF  
GROSS AREA: 1,200 SF



SECOND FLOOR LEVEL

FAR AREA: 1,111 SF  
GROSS AREA: 1,261 SF



THIRD FLOOR LEVEL

FAR AREA: 1,111 SF  
GROSS AREA: 1,261 SF

PROPOSED SUMMARY

FAR AREA

	FRONT BUILDING	REAR BUILDING	TOTAL
BASEMENT	994 SF	1,045 SF	2,039 SF
FIRST FLOOR	1,081 SF	1,051 SF	2,132 SF
SECOND FLOOR	1,111 SF	1,118 SF	2,229 SF
THIRD FLOOR	1,111 SF	1,118 SF	2,229 SF
TOTAL	4,297 SF	4,332 SF	8,629 SF

GROSS AREA

	FRONT BUILDING	REAR BUILDING	TOTAL
BASEMENT	1,212 SF	1,225 SF	2,437 SF
FIRST FLOOR	1,200 SF	1,225 SF	2,425 SF
SECOND FLOOR	1,261 SF	1,288 SF	2,549 SF
THIRD FLOOR	1,261 SF	1,288 SF	2,549 SF
TOTAL	4,934 SF	5,026 SF	9,960 SF

PROJECT NAME

111 BEACON STREET

PROJECT ADDRESS

111 BEACON STREET,  
SOMERVILLE MA

CLIENT

111 BEACON -  
SOMERVILLE, LLC.

ARCHITECT



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REGISTRATION



Project number 18121  
Date 10/24/18  
Drawn by Author  
Checked by Checker  
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

PROPOSED  
AREA  
CALCULATIONS

A-019

111 BEACON STREET



ZONING CHART - SOMERVILLE				
NB ZONE	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN. LOT SIZE	N/A	7,267 SF	7,267 SF	
LOT AREA/DU 1-2DU	875 SF / DU LOT SIZE 7,267 / 875 SF = 8 DWELLING UNITS ALLOWED	3DU = 2,422 SF / DU	6DU = 1,211 SF/DU	COMPLIES
FAR	2.0 (14,534 SF)	0.47 (3,372 SF)	1.19 (8,629 SF)	COMPLIES
MAX GROUND COVER	80% (5,814 SF)	40% (2,895 SF)	36% (2,576 SF)	COMPLIES
LANDSCAPE AREA	10% (727 SF)	18% (1,346 SF)	35% (2,550 SF)	COMPLIES
PERMEABLE AREA	N/A	54% (3,982 SF)	33% (2,355 SF)	COMPLIES
MAX HEIGHT	40'-0" / 3ST	36 - 1 1/2" / 3 ST	36 - 1 1/2" / 3 ST	COMPLIES
FRONT SETBACK	N/A	4' - 0"	4' - 0"	COMPLIES
LEFT SIDE SETBACK	N/A	9' - 7"	13' - 2"	COMPLIES
RIGHT SIDE SETBACK		3' - 3"	3' - 3"	COMPLIES
REAR SETBACK	10'-0" + 2'-0" PER STORY ABOVE GROUND FLOOR= 14'-0" REQUIRED	50' - 8"	14' - 0"	COMPLIES
FRONTAGE	N/A	38' - 0"	38' - 0"	COMPLIES
PARKING	EXISTING	PROPOSED	8 SPACES	6 SPACES (INCLUDES 4 COMPACT)
	UNIT 1 - 2 BR 1.5 SPACE REQ.	UNIT 1 - 2 BR 1.5 SPACES REQ.		
	UNIT 2 - 2 BR 1.5 SPACE REQ.	UNIT 2 - 2 BR 1.5 SPACES REQ.		
	UNIT 3 - 2 BR 1.5 SPACE REQ.	UNIT 3 - 2 BR 1.5 SPACES REQ.		
	4.5 SPACES REQ.	UNIT 1B - 3 BR 2 SPACE REQ.  UNIT 2B - 3 BR 2 SPACE REQ.  UNIT 3B - 3BR 2 SPACE REQ.  10.5 SPACES REQ.		

“This plan is for informational and illustrative purposes only. The preparer of this plan makes no claim to its accuracy. This plan shall not be used or relied upon in any circumstance. A certified Land Surveyor shall provide an official certified plot plan.”

LEGEND

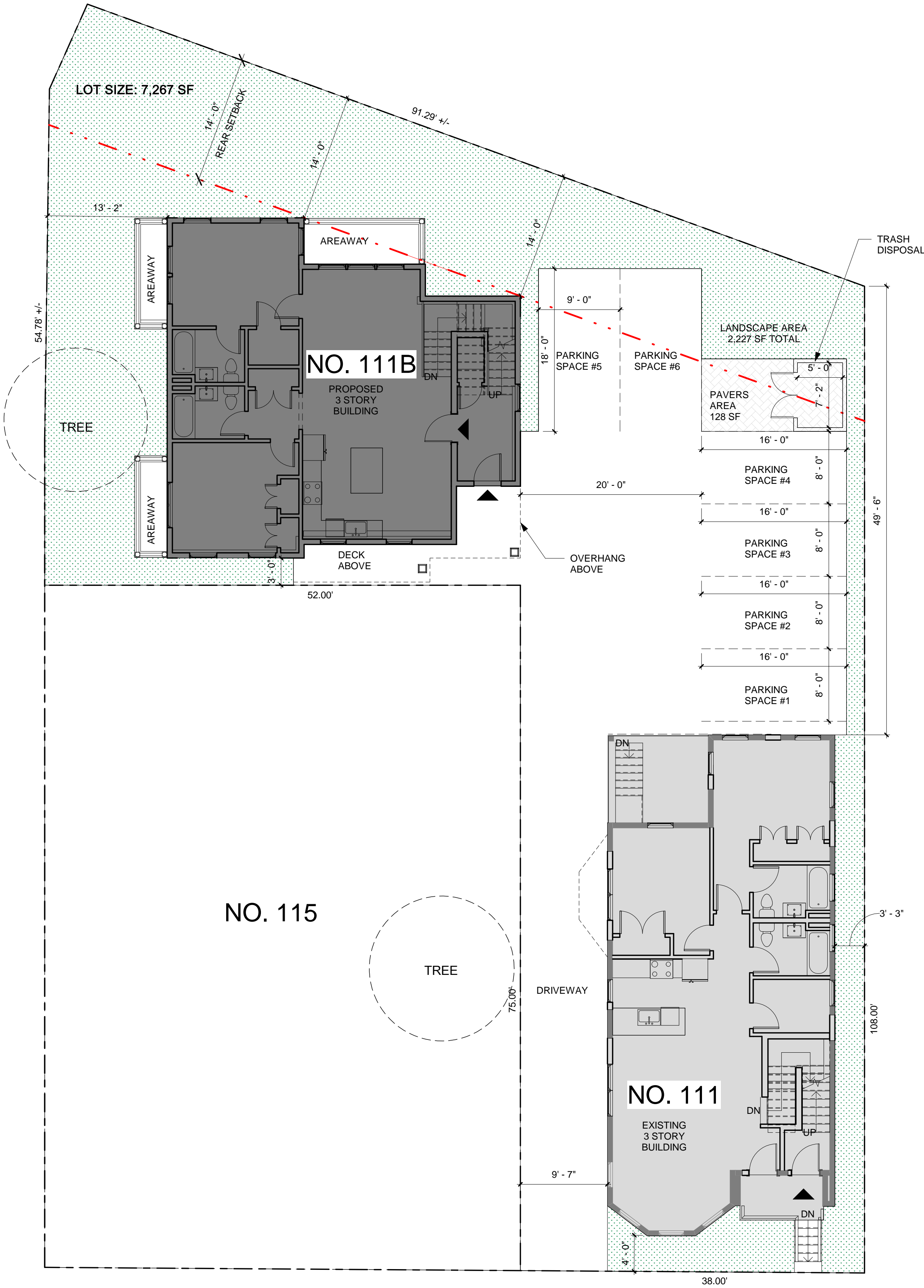
EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

LANDSCAPE

PAVERS

SETBACK LINE



3 PROPOSED SITE PLAN  
1/8" = 1'-0"

PROJECT NAME

111 BEACON STREET

PROJECT ADDRESS

111 BEACON STREET,  
SOMERVILLE MA

CLIENT

111 BEACON -  
SOMERVILLE, LLC.

ARCHITECT

DESIGN

KHALSA

17 IVALOO STREET SUITE 400  
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

Project number	18121
Date	10/24/18
Drawn by	DM
Checked by	Checker
Scale	As indicated

REVISIONS		
No.	Description	Date

ARCHITECTURAL  
SITE PLAN

A-020

111 BEACON STREET



LEGEND

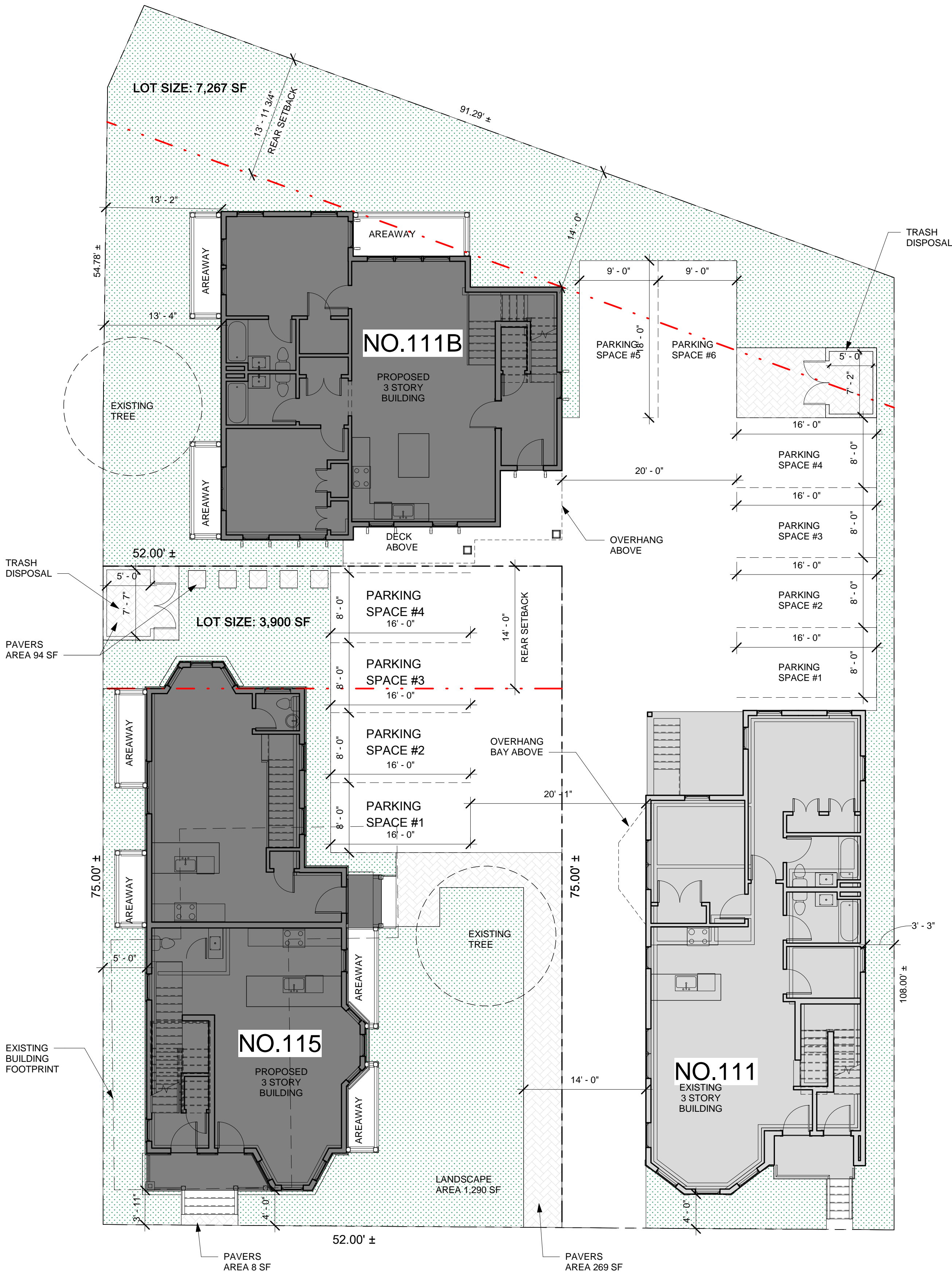
EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

LANDSCAPE

PAVERS

SETBACK LINE



3 PROPOSED SITE PLAN  
1/8" = 1'-0"

PROJECT NAME  
**115 BEACON STREET**

PROJECT ADDRESS  
115 BEACON STREET  
SOMERVILLE, MA

CLIENT  
**115 BEACON - SOMERVILLE, LLC.**

ARCHITECT

DESIGN

KHALSA

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REVISIONS

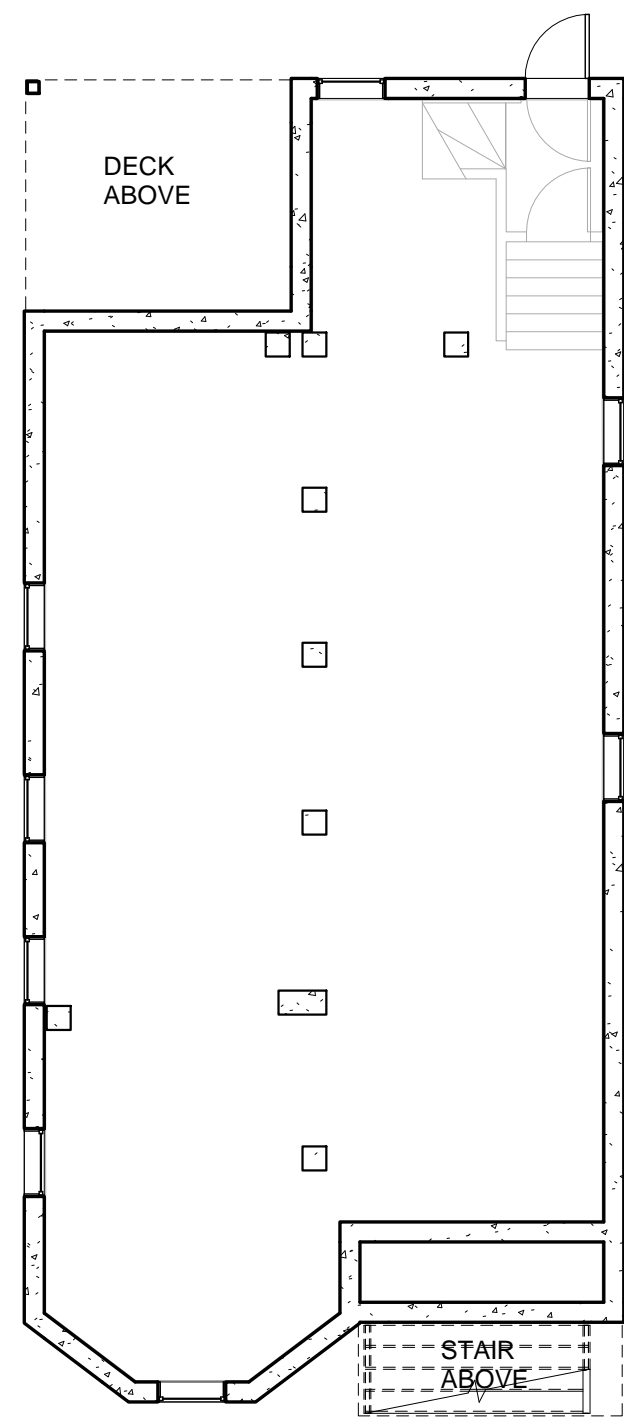
No.	Description	Date

ARCHITECTURAL  
SITE PLAN -  
COMBINED

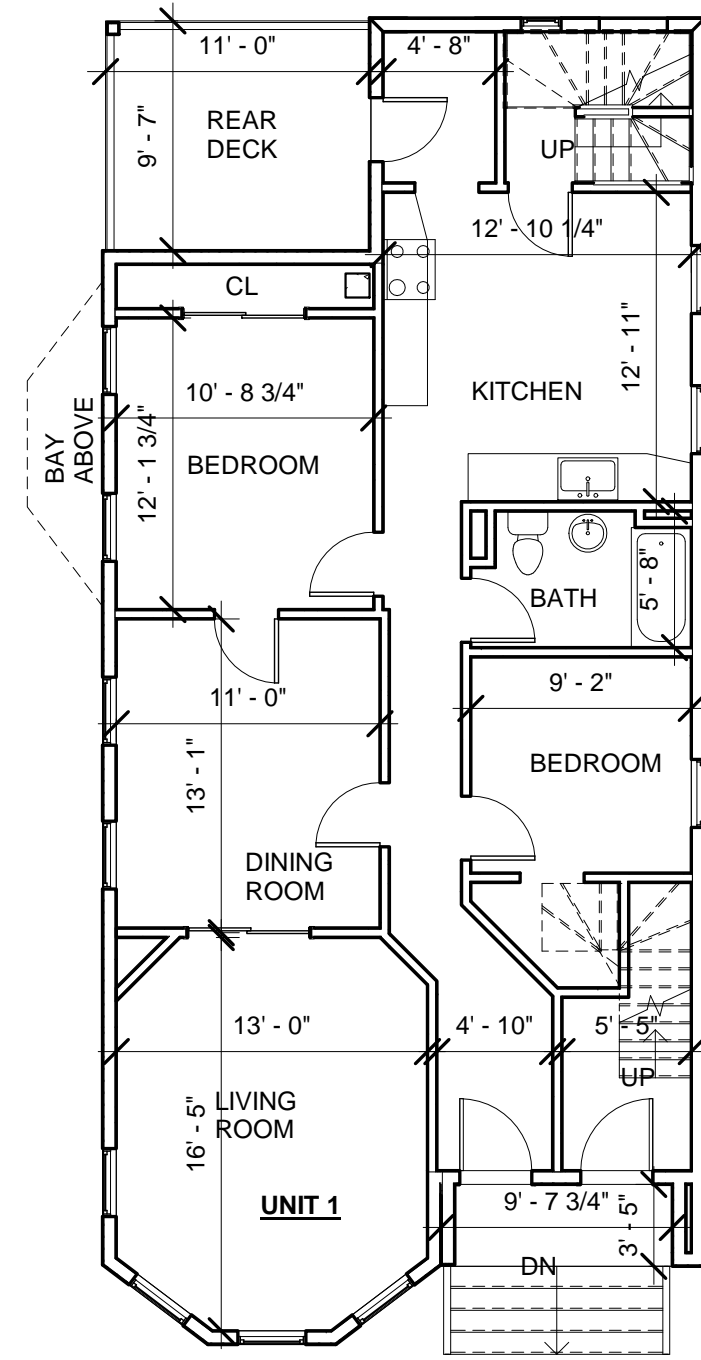
**A-021**

115 BEACON STREET

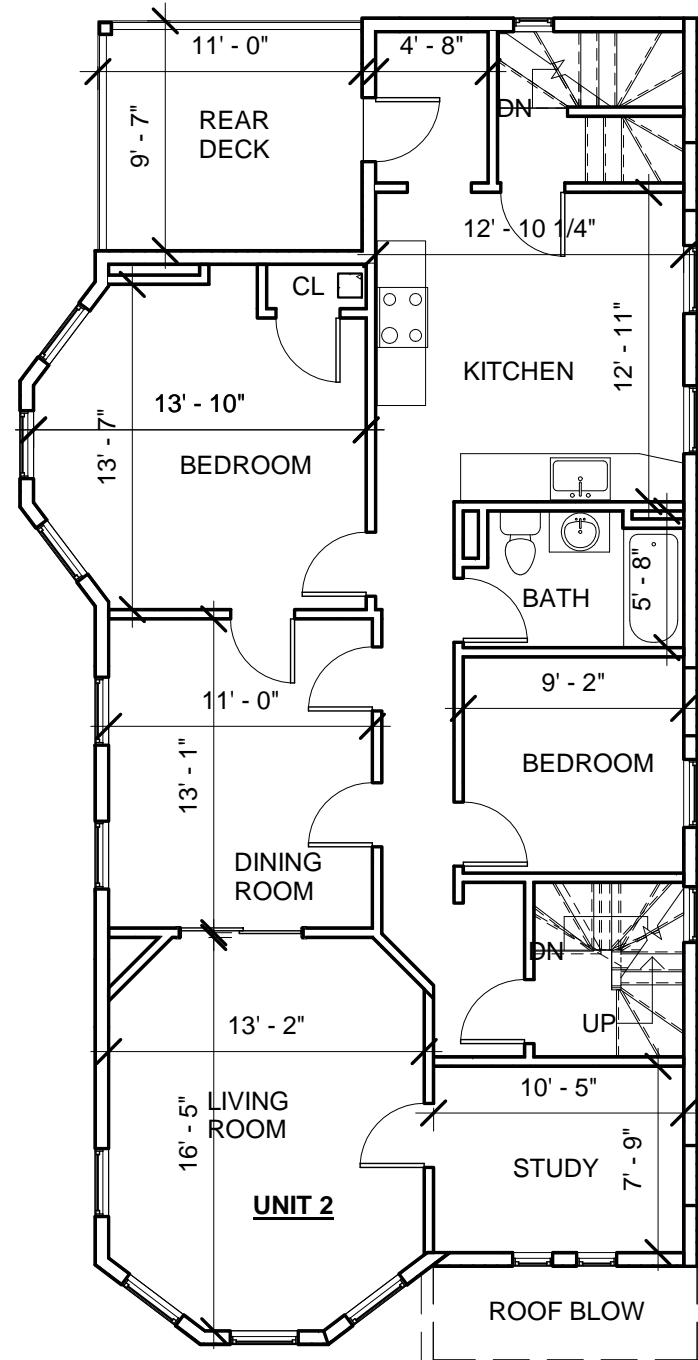




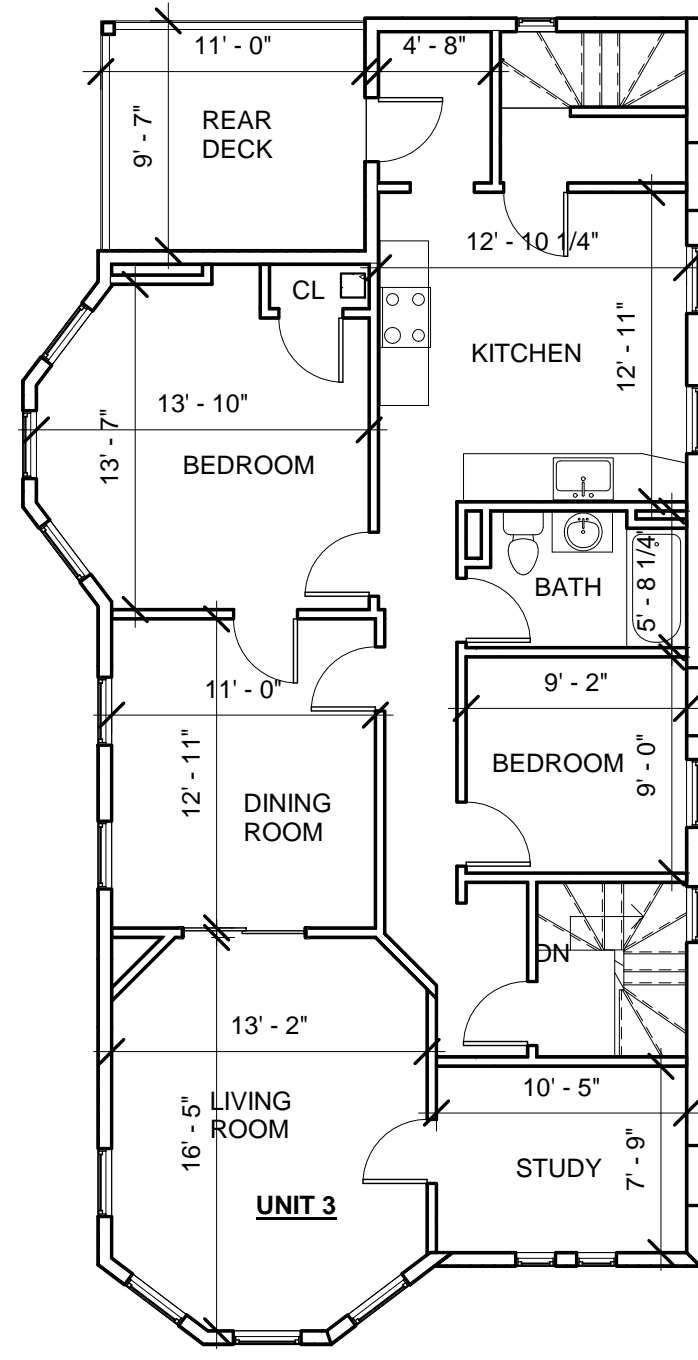
2 B-BASEMENT  
1/8" = 1'-0"



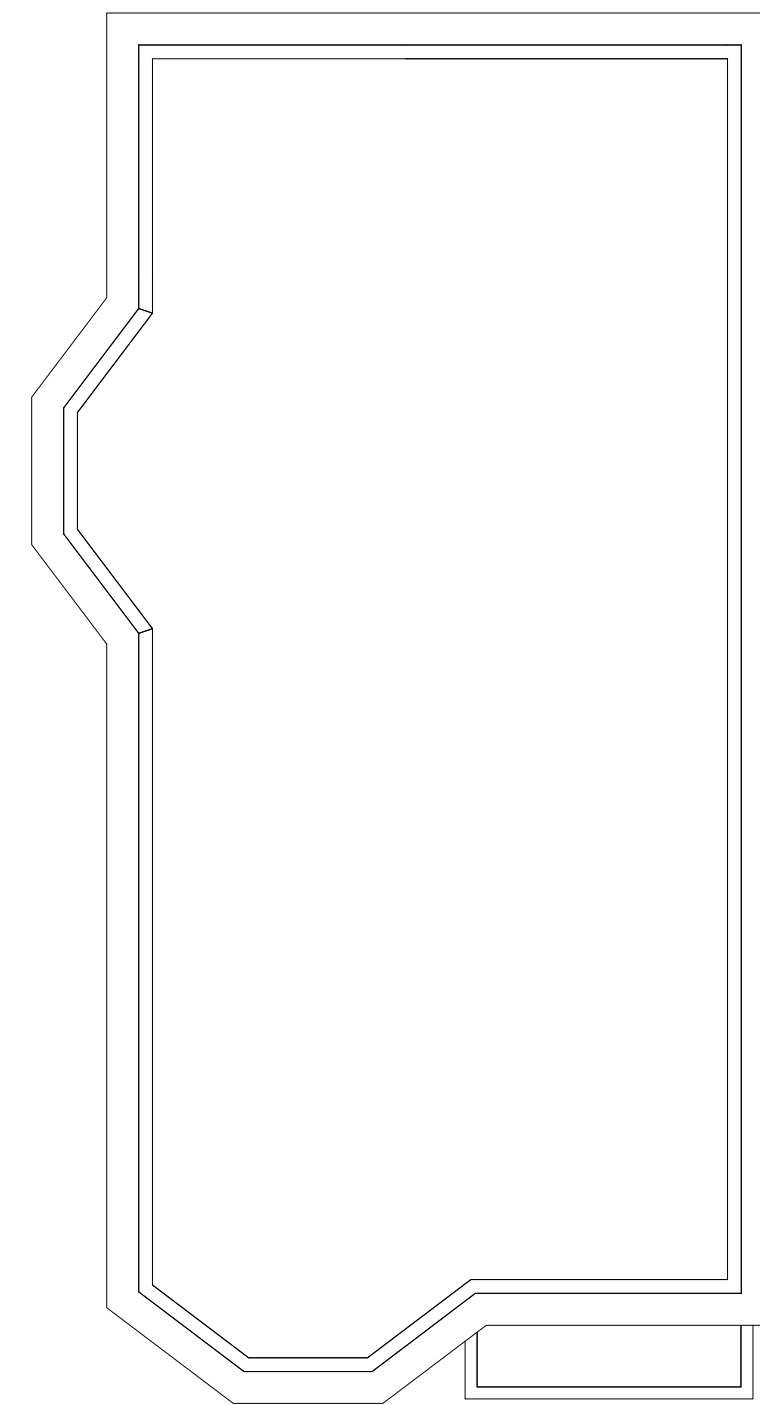
1 A-1ST FL  
1/8" = 1'-0"



3 A-2ND FL  
1/8" = 1'-0"



4 A-3RD FL  
1/8" = 1'-0"



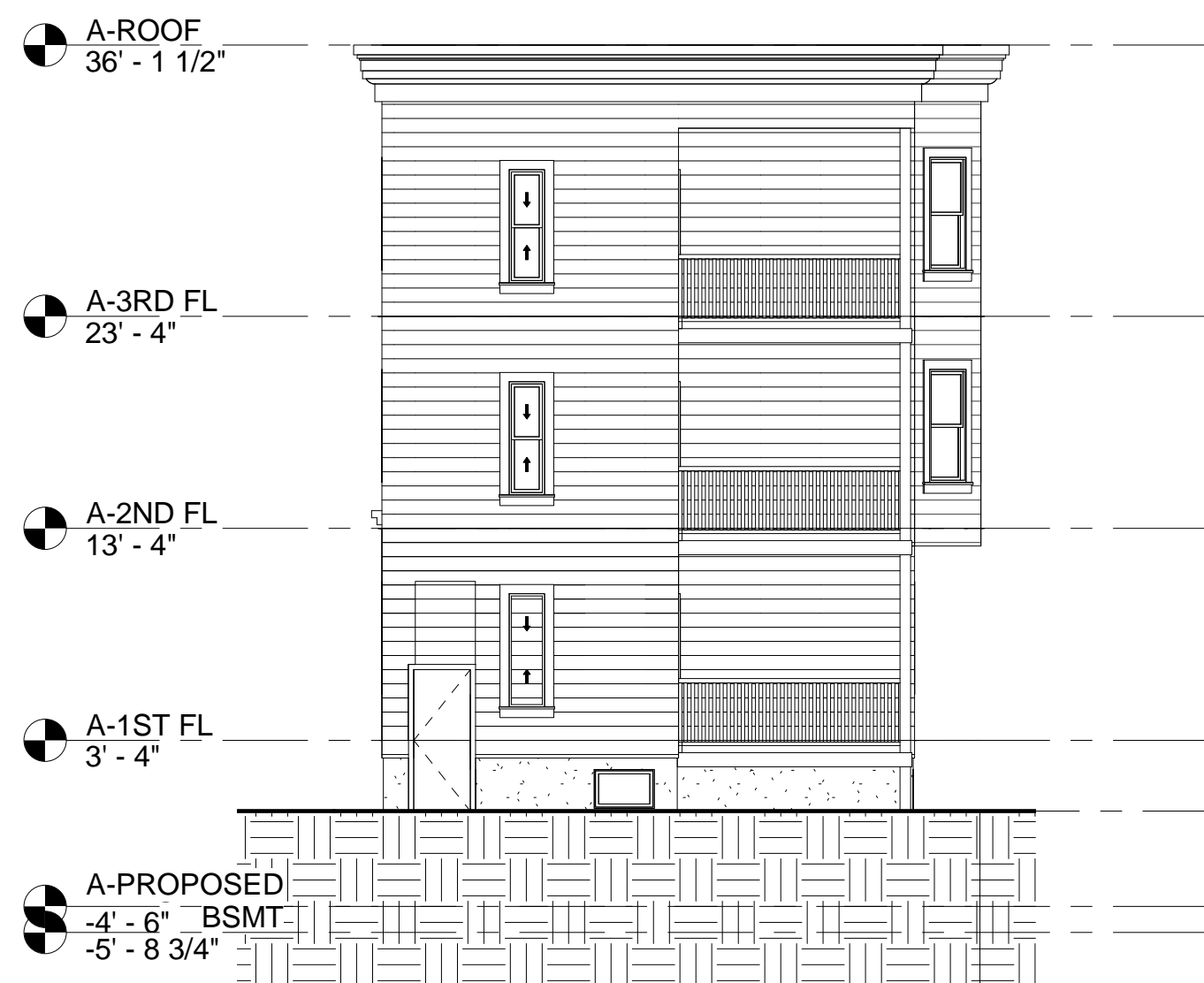
10 A-ROOF  
1/8" = 1'-0"



8 SOUTH ELEVATION  
1/8" = 1'-0"



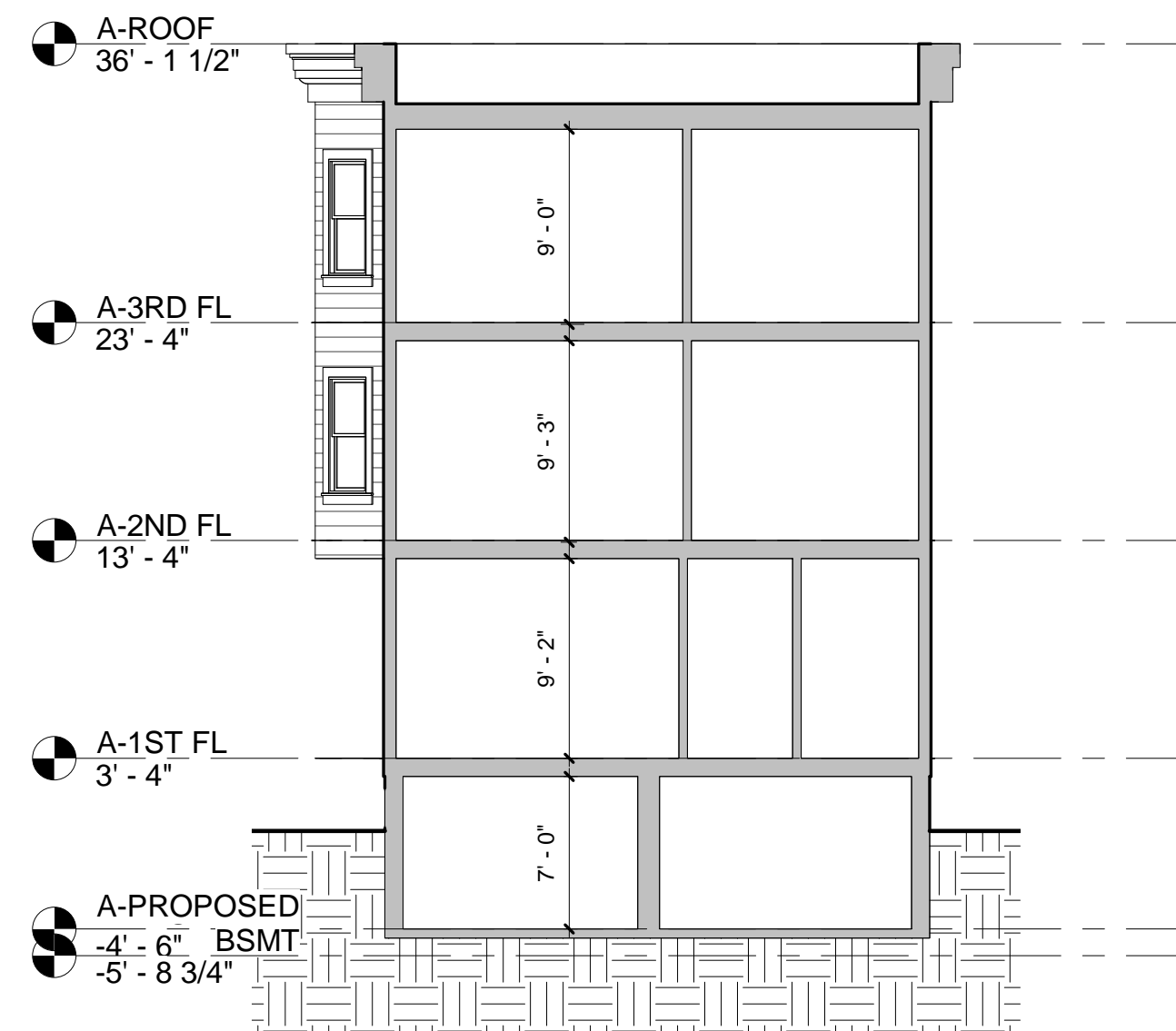
6 WEST ELEVATION  
1/8" = 1'-0"



7 NORTH ELEVATION  
1/8" = 1'-0"



9 EAST ELEVATION  
1/8" = 1'-0"



5 EXISTING SECTION  
1/8" = 1'-0"

PROJECT NAME

111 BEACON  
STREET

PROJECT ADDRESS

111 BEACON STREET,  
SOMERVILLE MA

CLIENT

111 BEACON -  
SOMERVILLE, LLC.

ARCHITECT



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Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

EXISTING  
CONDITIONS

EX-100

111 BEACON STREET



Area Schedule (Rentable) UNITS 1A, 2A, 3A		
Name	Area	Level
UNIT 1A	1184 SF	B-BASEMENT
UNIT 1A	1124 SF	A-1ST FL
UNIT 1A		
UNIT 2A	1113 SF	A-2ND FL
UNIT 2A		
UNIT 3A	51 SF	A-2ND FL
UNIT 3A	1260 SF	A-3RD FL
UNIT 3A		

PROJECT NAME

111 BEACON STREET

PROJECT ADDRESS

111 BEACON STREET,  
SOMERVILLE MA

CLIENT

111 BEACON -  
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ARCHITECT



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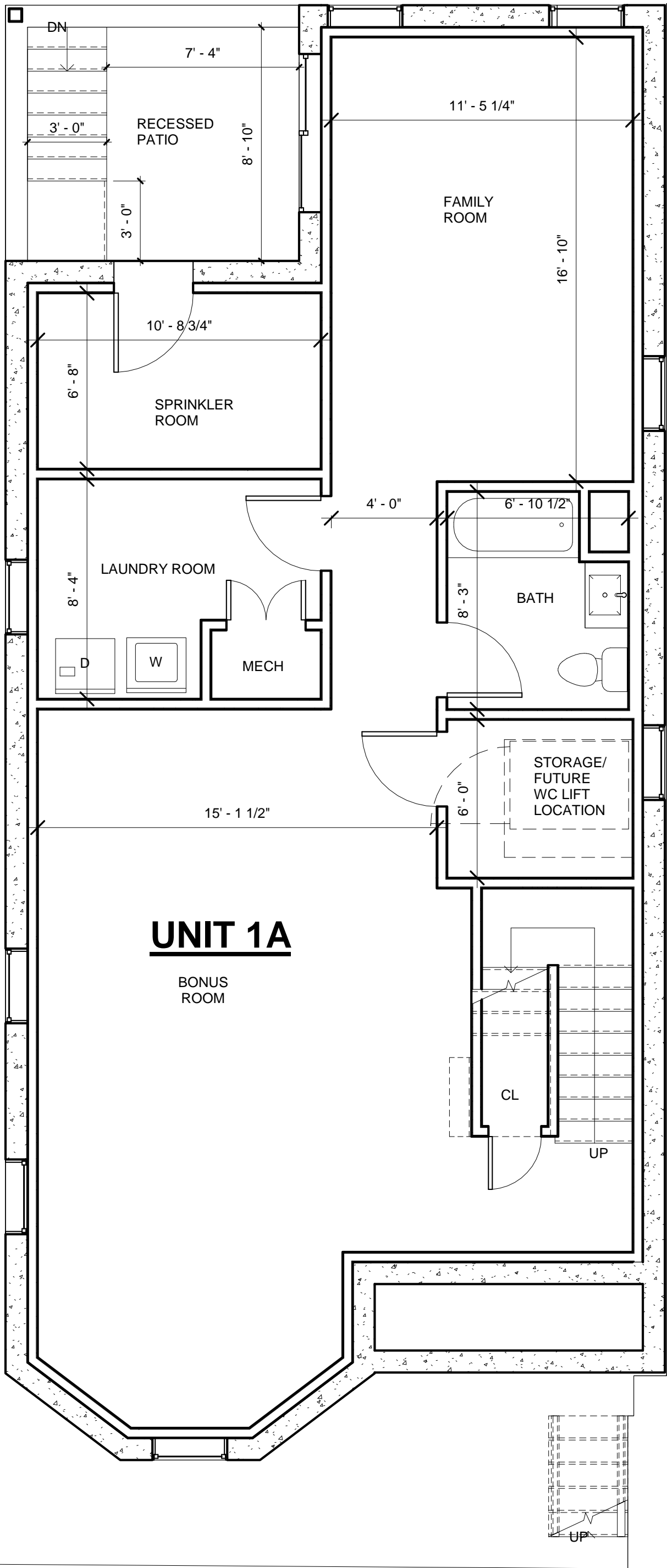
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Scale	1/4" = 1'-0"

REVISIONS		
No.	Description	Date

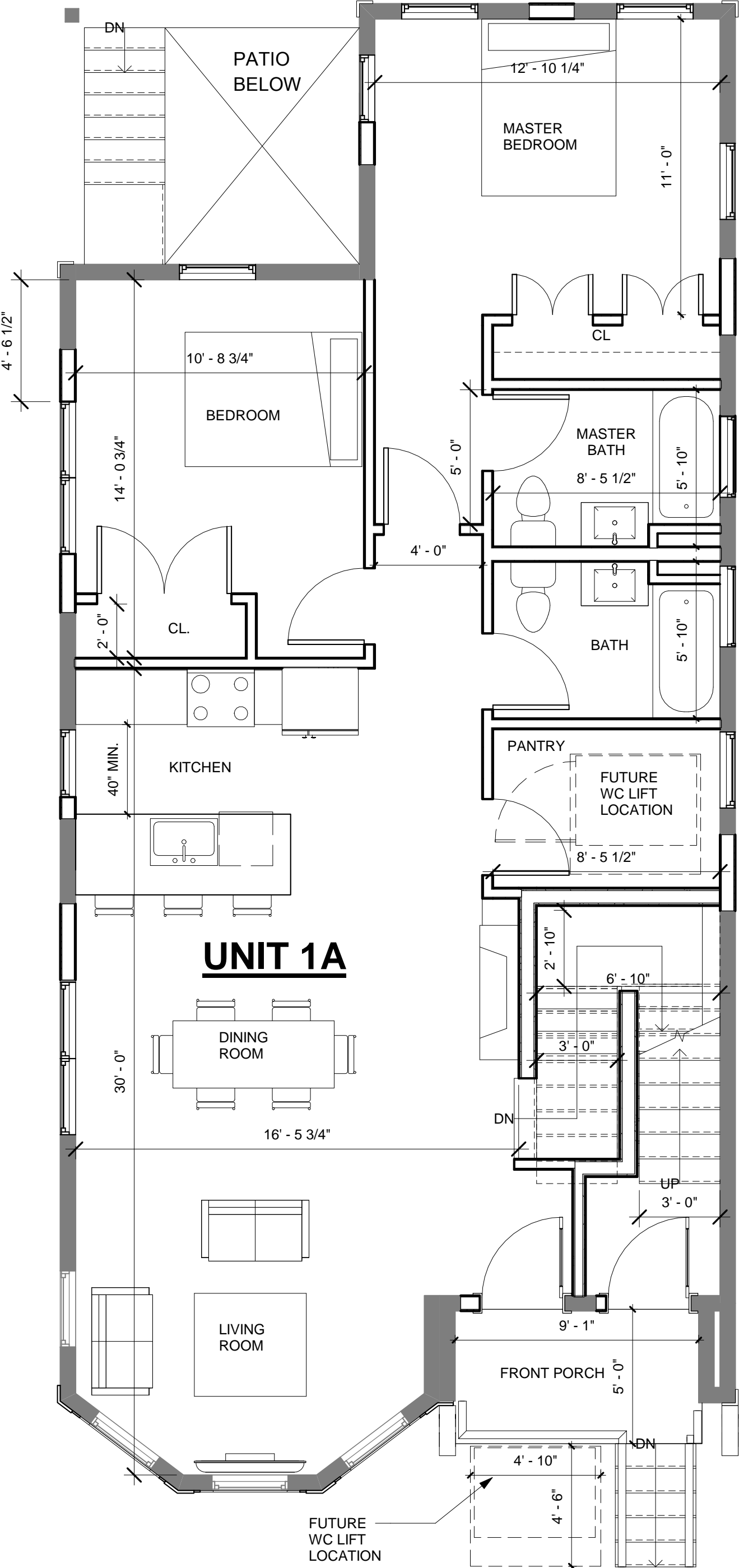
BASEMENT &  
FIRST FLOOR  
PLAN

A-101

111 BEACON STREET

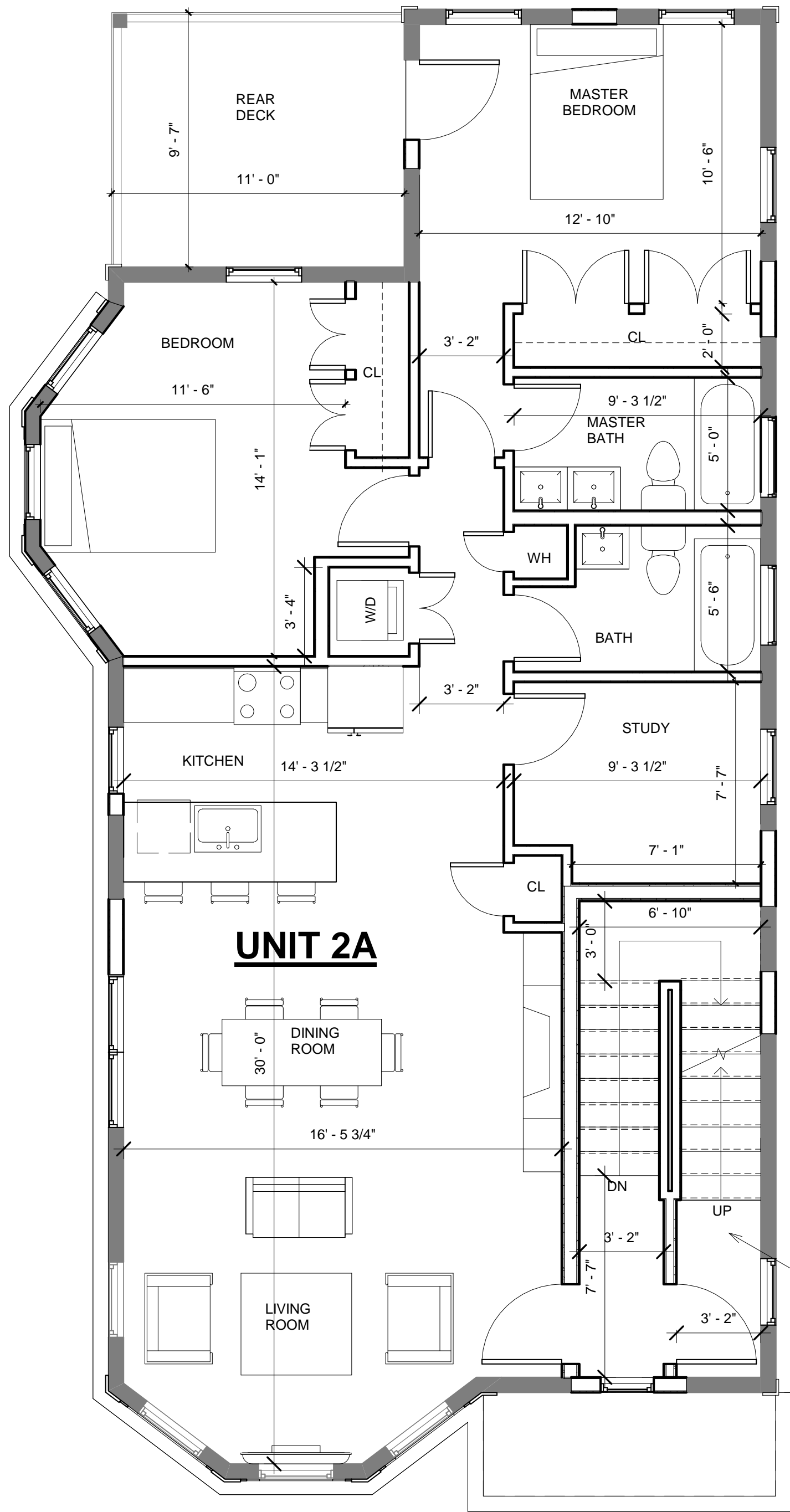


1 B-PROPOSED BASEMENT  
1/4" = 1'-0"

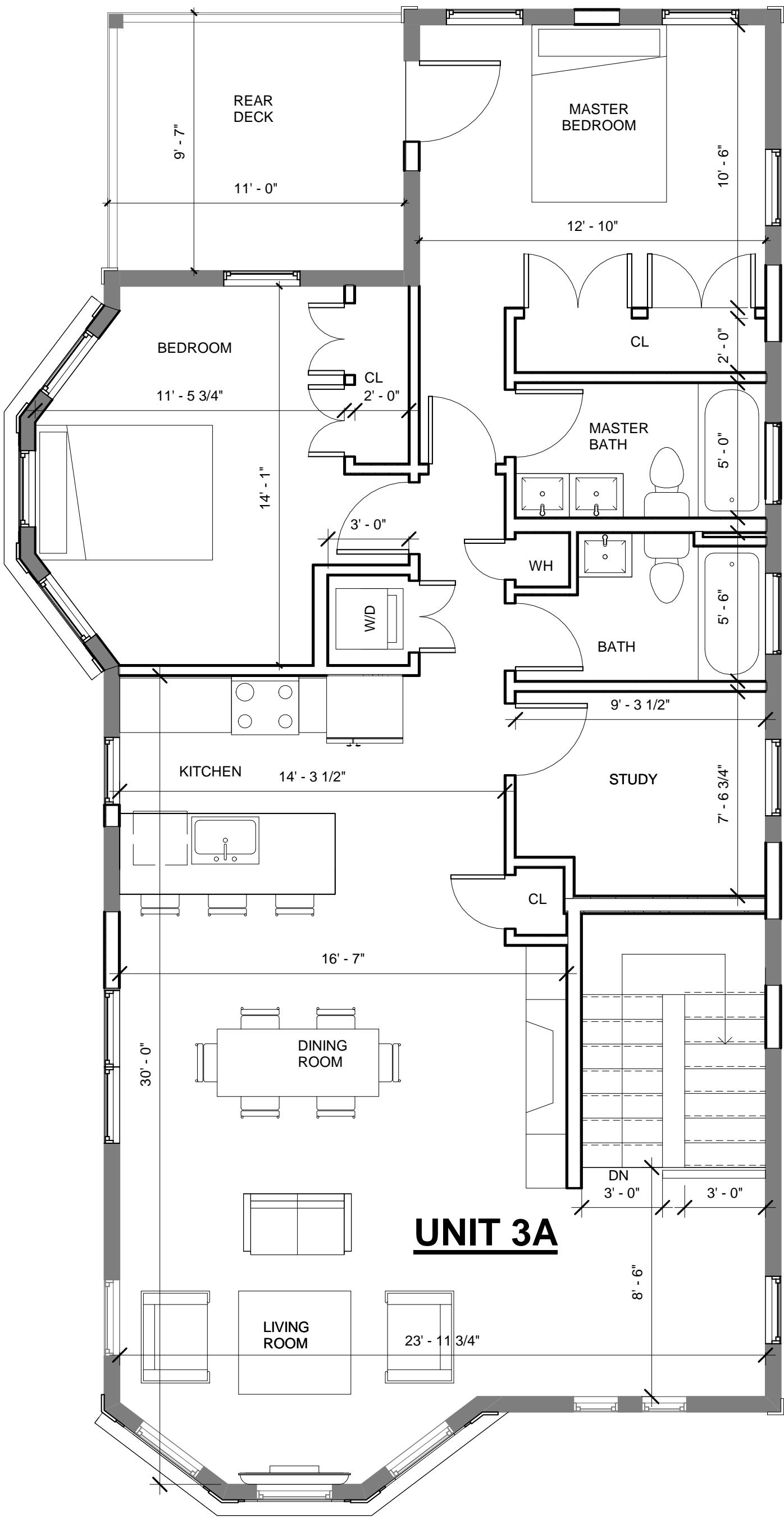


2 B-PROPOSED 1ST FL  
1/4" = 1'-0"





1 B-PROPOSED 2ND FL  
1/4" = 1'-0"



2 B-PROPOSED 3RD FL  
1/4" = 1'-0"

Area Schedule (Rentable) UNITS 1A, 2A, 3A		
Name	Area	Level
UNIT 1A	1184 SF	B-BASEMENT
UNIT 1A	1124 SF	A-1ST FL
UNIT 1A		
UNIT 2A	1113 SF	A-2ND FL
UNIT 2A		
UNIT 3A	51 SF	A-2ND FL
UNIT 3A	1260 SF	A-3RD FL
UNIT 3A		

PROJECT NAME

111 BEACON STREET

PROJECT ADDRESS

111 BEACON STREET,  
SOMERVILLE MA

CLIENT

111 BEACON -  
SOMERVILLE, LLC.

ARCHITECT



KHALSA

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

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REVISIONS		
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SECOND &  
THIRD FLOOR  
PLAN

A-102

111 BEACON STREET





1 B-PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"



2 B-PROPOSED EAST ELEVATION  
1/4" = 1'-0"



3 B-PROPOSED NORTH ELEVATION  
1/4" = 1'-0"



4 B-PROPOSED WEST ELEVATION  
1/4" = 1'-0"

PROJECT NAME

111 BEACON  
STREET

PROJECT ADDRESS

111 BEACON STREET,  
SOMERVILLE MA

CLIENT

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SOMERVILLE, LLC.

ARCHITECT



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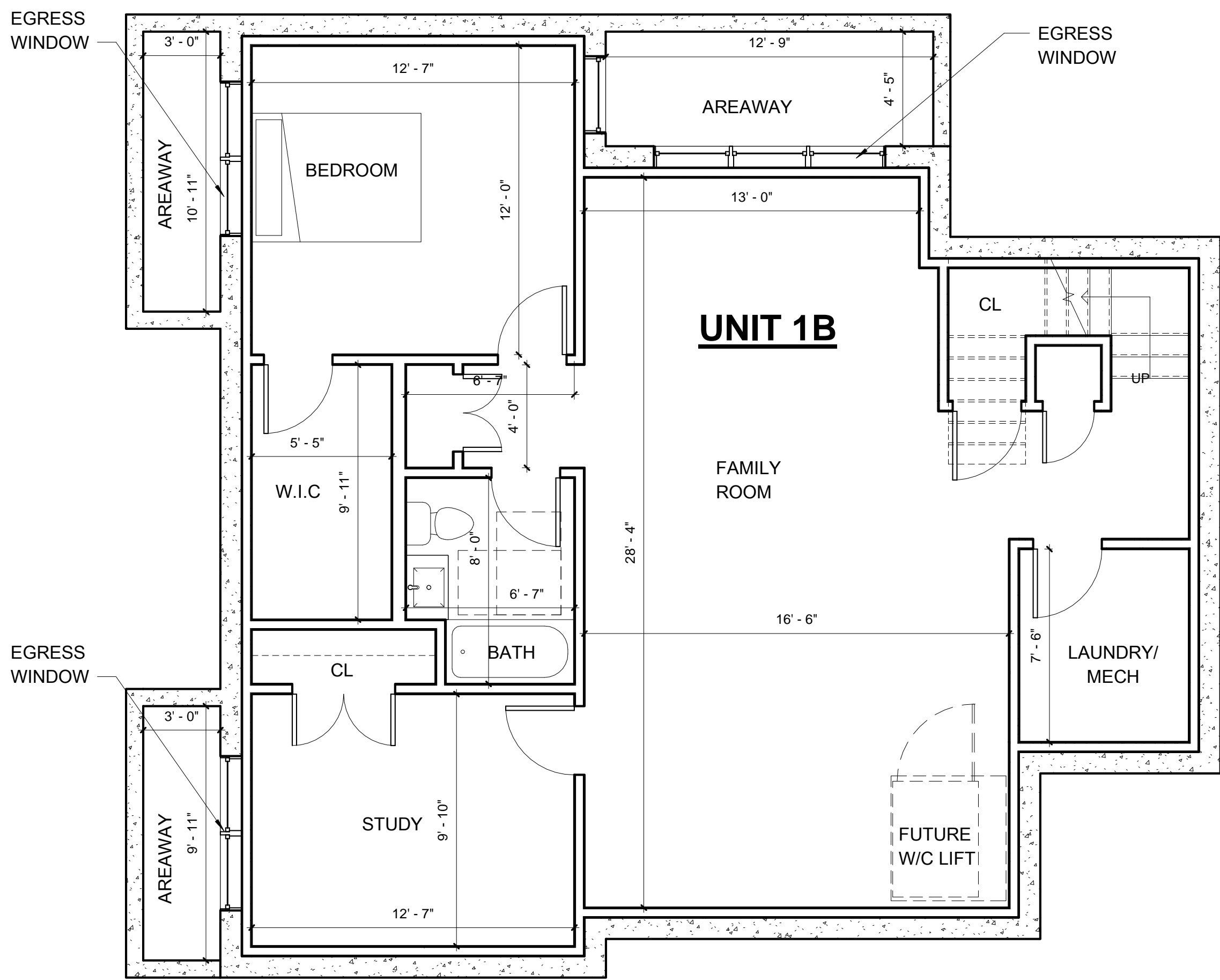
No.	Description	Date

PROPOSED  
ELEVATIONS

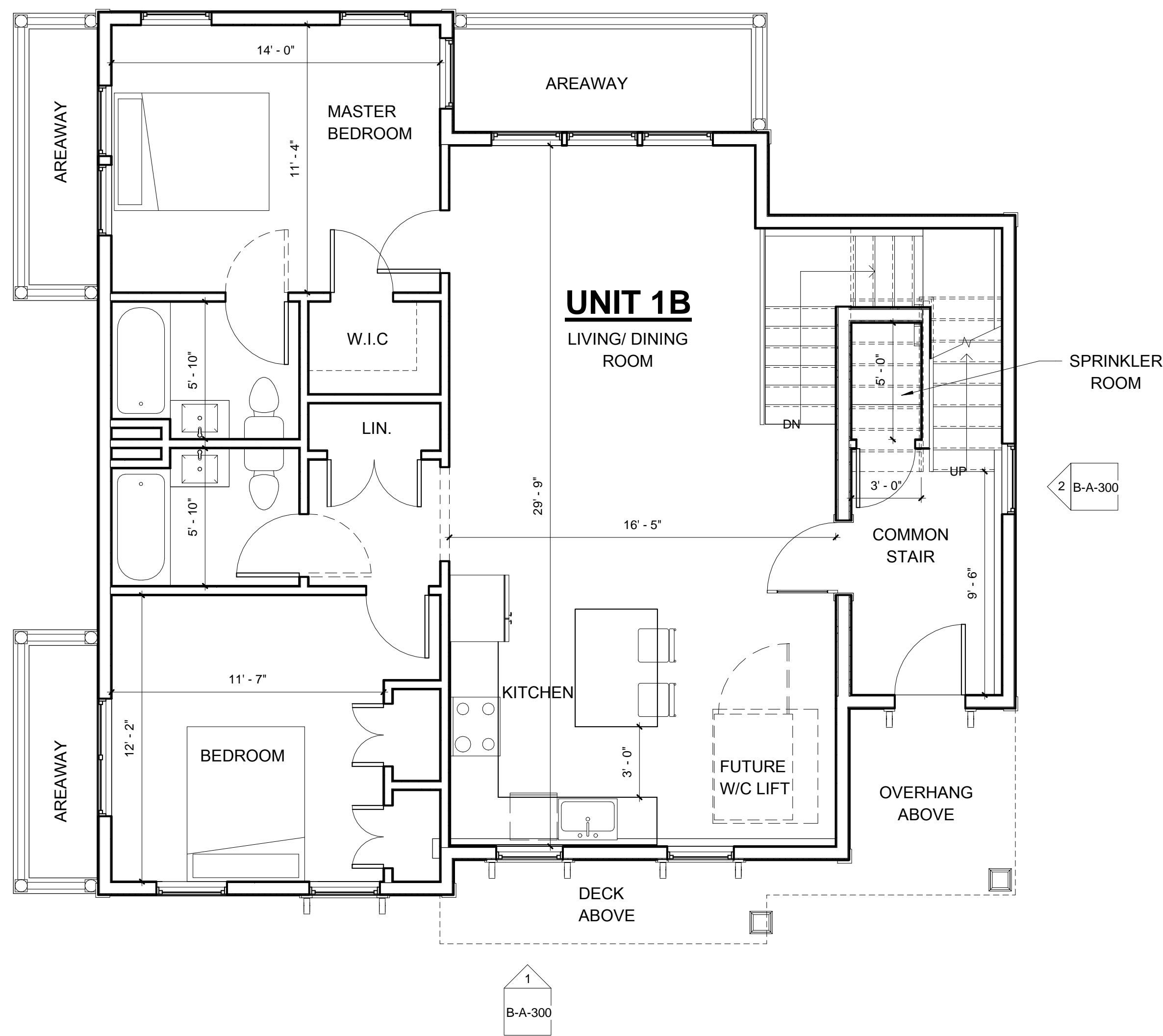
A-300

111 BEACON STREET





1 PROPOSED BASEMENT  
1/4" = 1'-0"



2 PROPOSED 1ST FL  
1/4" = 1'-0"

Area Schedule (Rentable) UNITS 1B, 2B-3B		
Name	Area	Level
UNIT 1B	1147 SF	BASEMENT
UNIT 1B	1075 SF	1ST FLOOR
UNIT 1B		
UNIT 2B	1175 SF	2ND FLOOR
UNIT 2B		
UNIT 3B	1175 SF	3RD FLOOR
UNIT 3B		

PROJECT NAME

111 BEACON STREET

PROJECT ADDRESS

111 BEACON STREET,  
SOMERVILLE MA

CLIENT

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BASEMENT &  
FIRST FLOOR  
PLAN

B-A-101

111 BEACON STREET

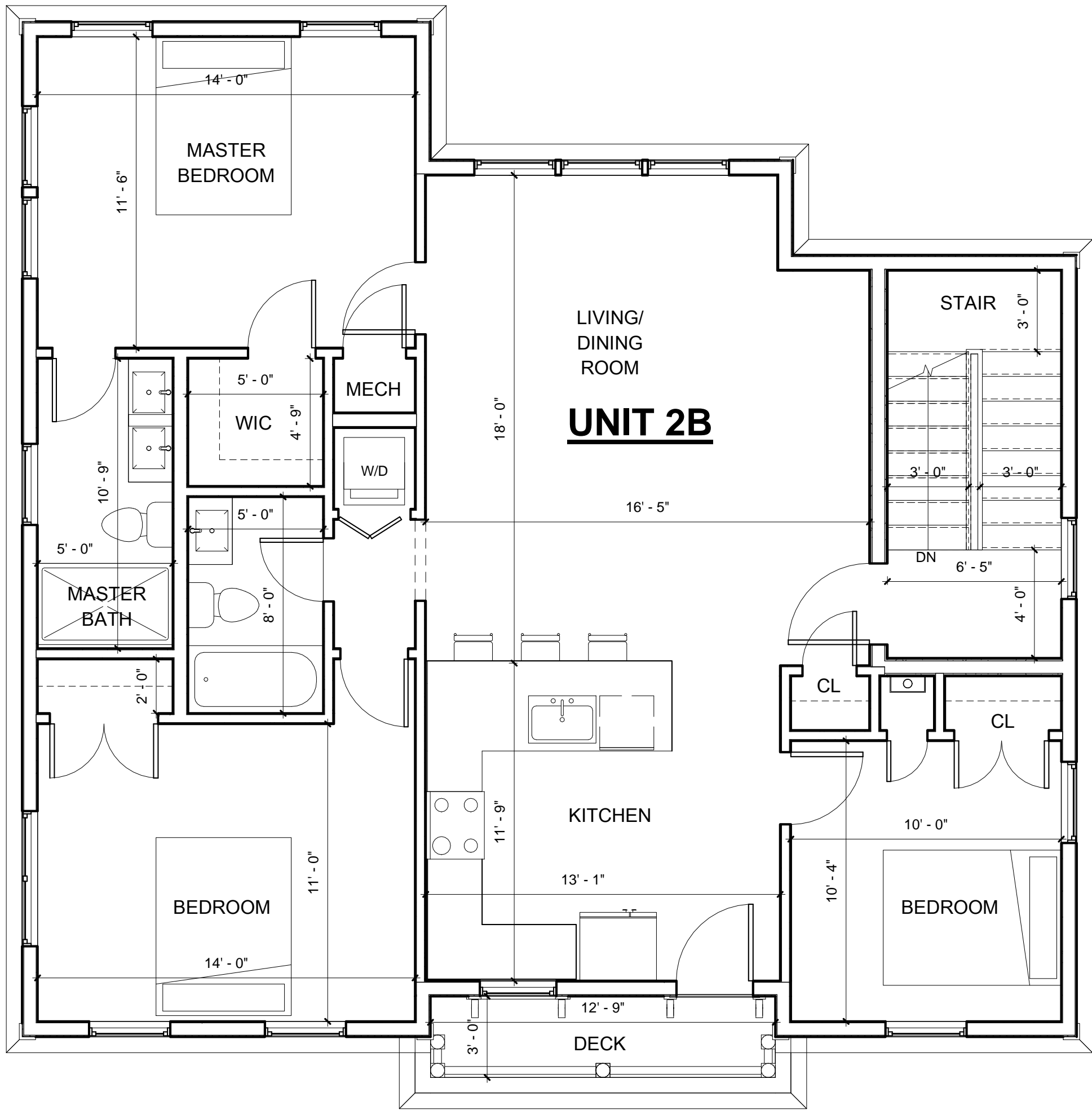


Area Schedule (Rentable) UNITS 1B, 2B-3B		
Name	Area	Level

UNIT 1B	1147 SF	BASEMENT
UNIT 1B	1075 SF	1ST FLOOR
UNIT 1B		

UNIT 2B	1175 SF	2ND FLOOR
UNIT 2B		

UNIT 3B	1175 SF	3RD FLOOR
UNIT 3B		



1 PROPOSED 2ND FL  
1/4" = 1'-0"



2 PROPOSED 3RD FL  
1/4" = 1'-0"

PROJECT NAME

111 BEACON STREET

PROJECT ADDRESS

111 BEACON STREET,  
SOMERVILLE MA

CLIENT

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No.	Description	Date

SECOND &  
THIRD FLOOR  
PLAN

B-A-102

111 BEACON STREET





① A-PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"



② A-PROPOSED EAST ELEVATION  
1/4" = 1'-0"



⑤ A-PROPOSED NORTH ELEVATION  
1/4" = 1'-0"



④ A-PROPOSED WEST ELEVATION  
1/4" = 1'-0"

PROJECT NAME

**111 BEACON STREET**

PROJECT ADDRESS

111 BEACON STREET,  
SOMERVILLE MA

CLIENT

**111 BEACON -  
SOMERVILLE, LLC.**

ARCHITECT



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Scale 1/4" = 1'-0"

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**PROPOSED  
ELEVATIONS**

**B-A-300**

111 BEACON STREET



SUMMER SOLSTICE

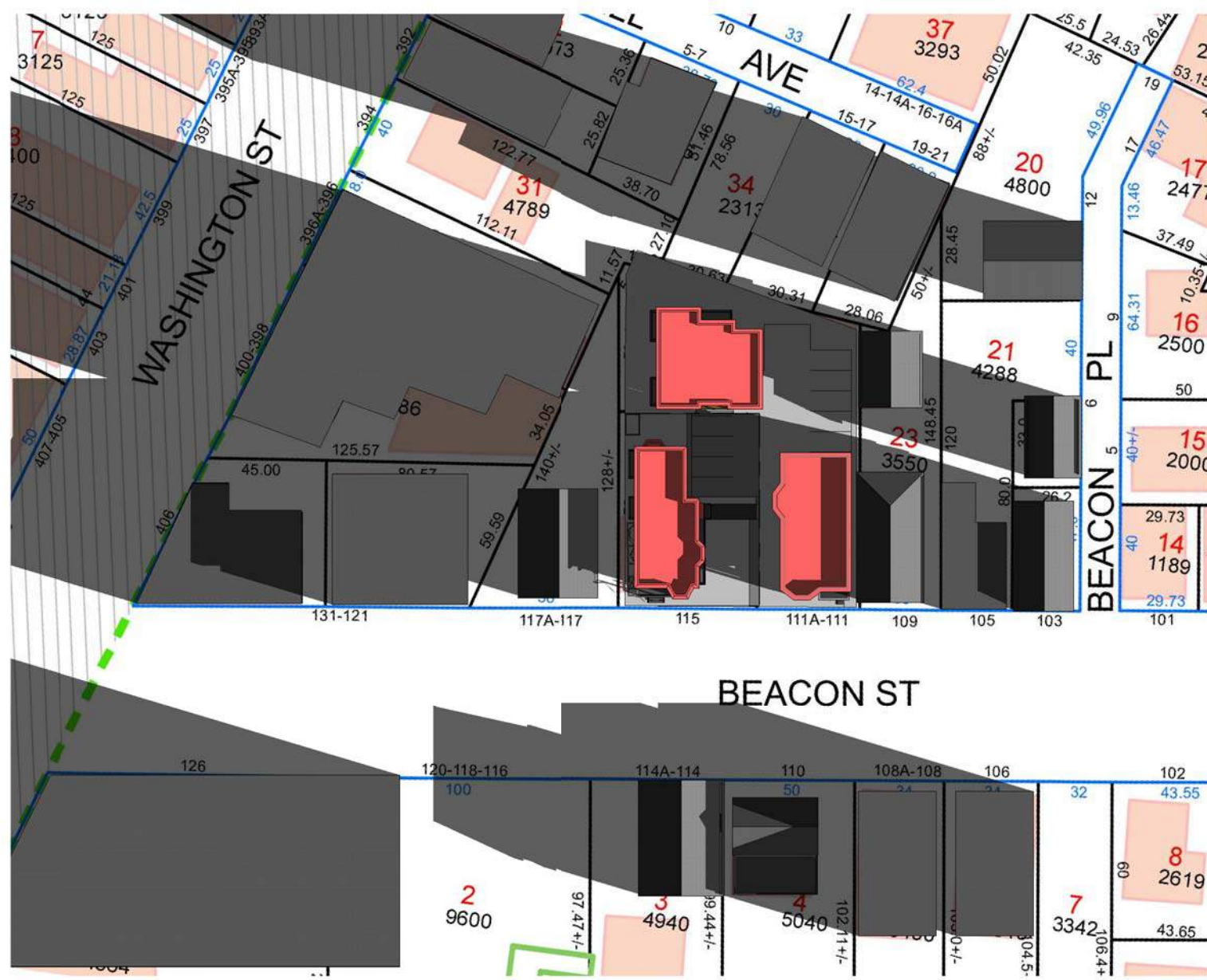
MORNING (9-10 AM)



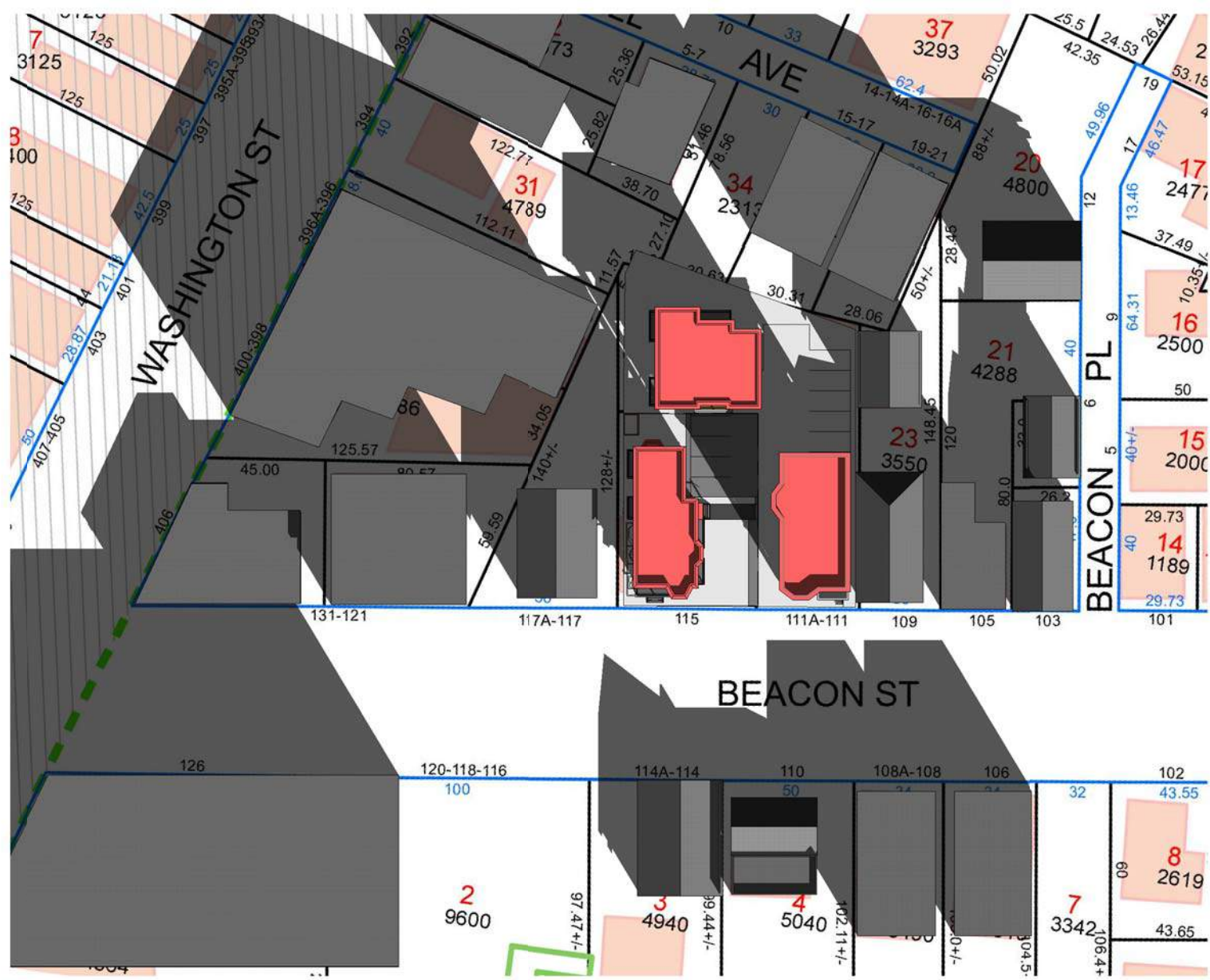
FALL / SPRING EQUINOX



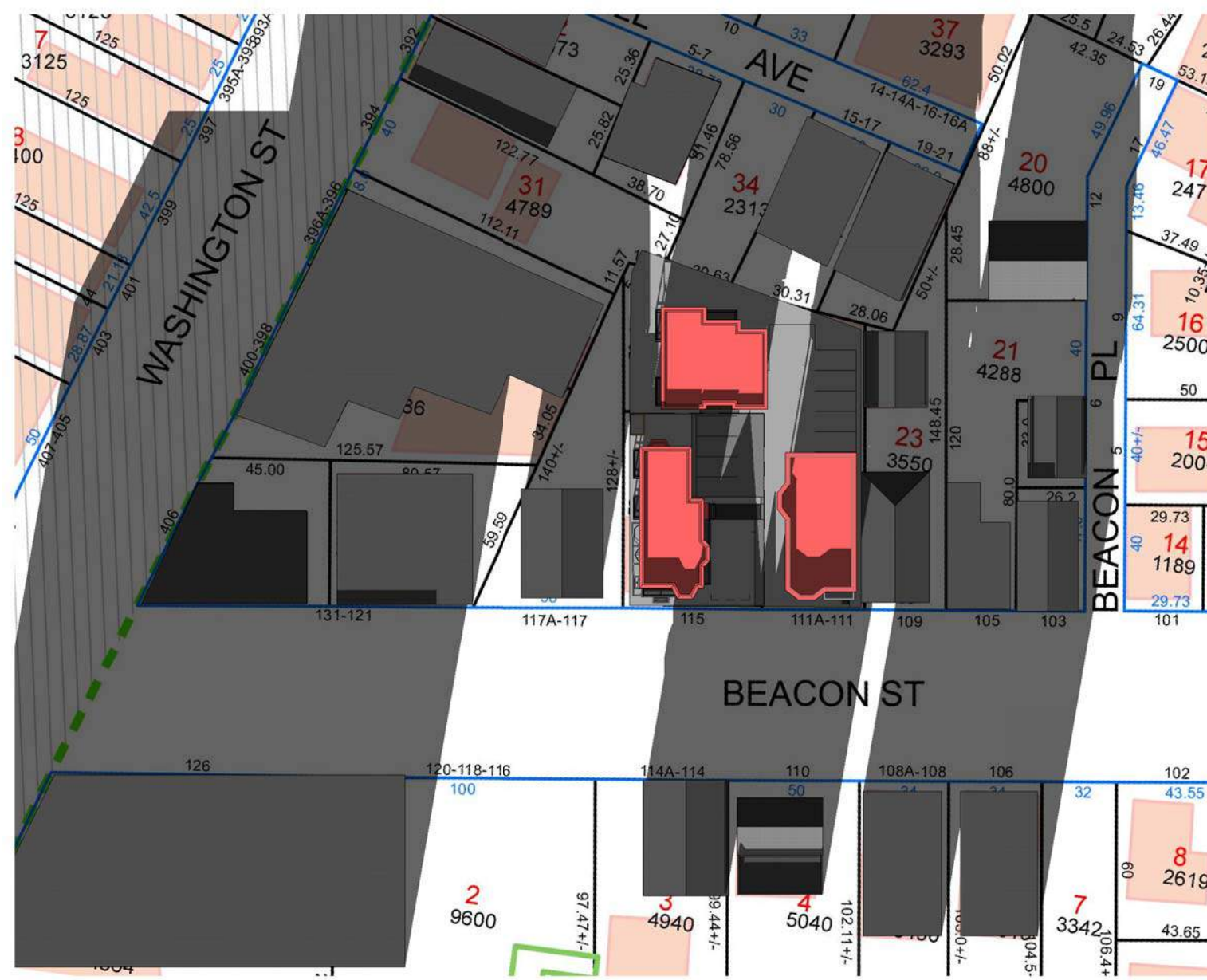
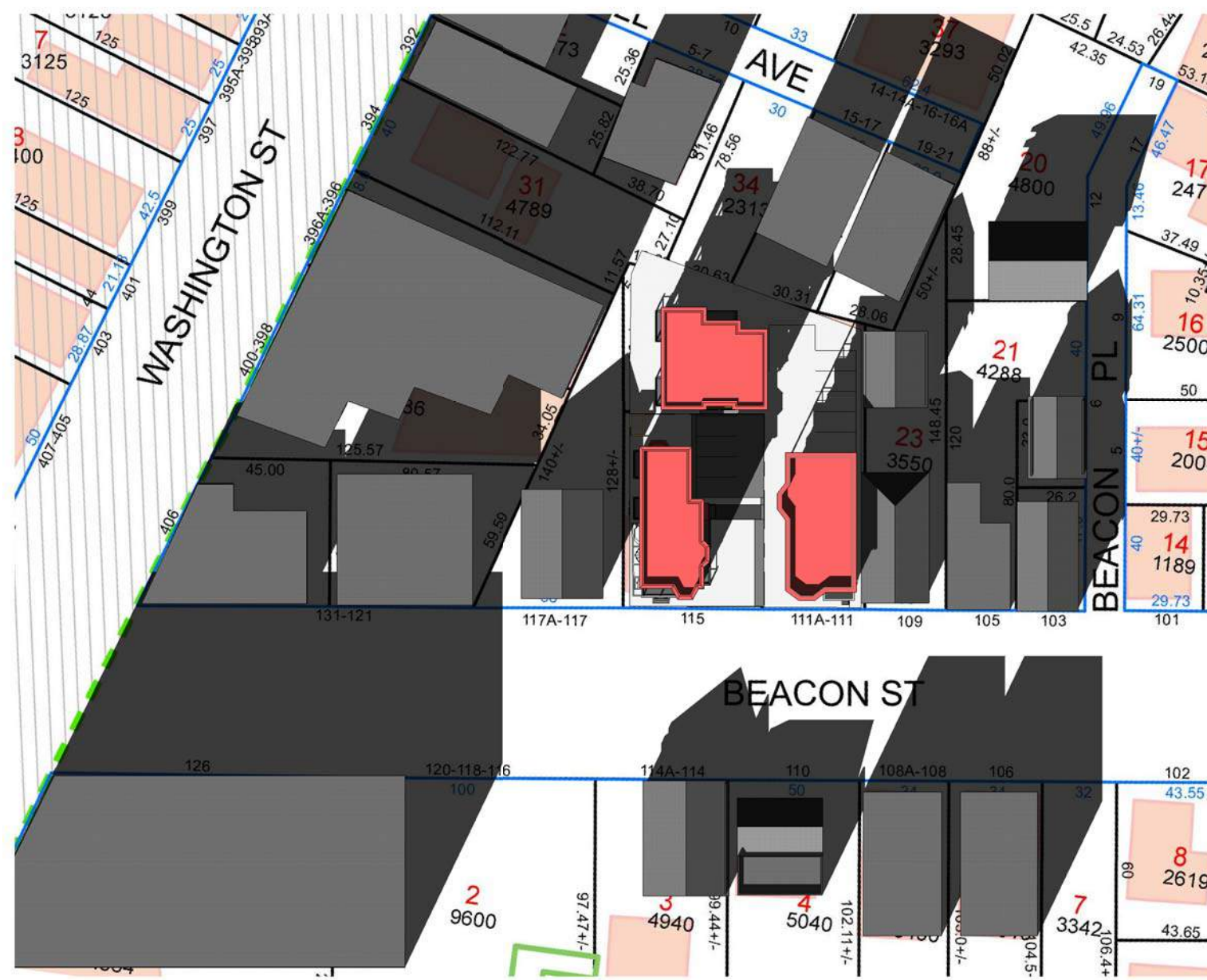
WINTER SOLSTICE



NOON (12 AM-1 PM)



AFTERNOON (3-4 PM)



PROJECT NAME

115 BEACON STREET

PROJECT ADDRESS

115 BEACON STREET  
SOMERVILLE, MA

CLIENT

115 BEACON -  
SOMERVILLE, LLC.

ARCHITECT



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REVISIONS

No.	Description	Date

SHADOW STUDY

AV-1

115 BEACON STREET





PROJECT NAME

115 BEACON STREET

PROJECT ADDRESS

115 BEACON STREET  
SOMERVILLE, MA

CLIENT

115 BEACON -  
SOMERVILLE, LLC.

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REVISIONS

No.	Description	Date

AERIAL VIEW

AV-2

115 BEACON STREET





KEY MAP



① EXISTING 115 BEACON STREET



② EXISTING 111 BEACON STREET



PROPOSED 111-115 BEACON STREET



PROPOSED 111-115 BEACON STREET

PROJECT NAME  
**111 BEACON STREET**

PROJECT ADDRESS  
111 BEACON STREET,  
SOMERVILLE MA

CLIENT  
**111 BEACON -  
SOMERVILLE, LLC.**

ARCHITECT

**DESIGN**

**KHALSA**

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NEIGHBORHOOD  
CONTEXT

**AV-3**

111 BEACON STREET





VIEW FROM COURTYARD



REAR BUILDING VIEW

PROJECT NAME  
**111 BEACON STREET**

PROJECT ADDRESS  
111 BEACON STREET,  
SOMERVILLE MA

CLIENT  
**111 BEACON -  
SOMERVILLE, LLC.**

ARCHITECT



**KHALSA**

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No.	Description	Date

RENDERINGS

**AV-4**

111 BEACON STREET