

Architectural Drawing List		
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I-Civil		
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2-Landscape		
L-1	LANDSCAPE PLAN	02/06/19
3-Architectural		
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AV-2	AERIAL VIEW	02/06/19
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PROJECT NAME
115 BEACON STREET

PROJECT ADDRESS
115 BEACON STREET
SOMERVILLE, MA

CLIENT
115 BEACON - SOMERVILLE, LLC.

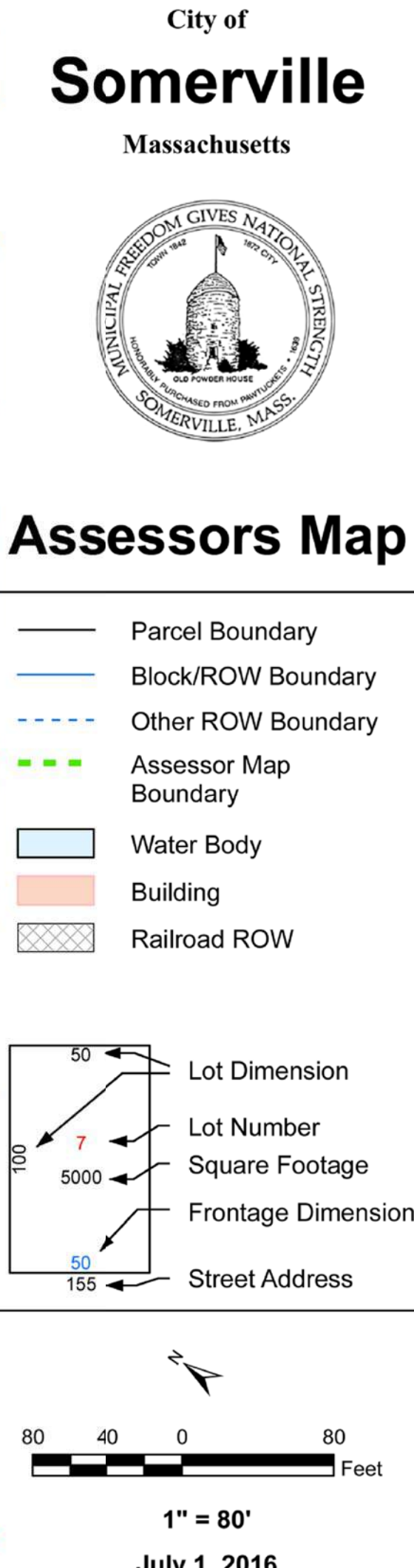
ARCHITECT

KHALSA

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

CONSULTANTS:

LOCUS MAP



PROJECT: 115 BEACON STREET

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 2/6/19

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REGISTRATION	
Project number	18121
Date	1/23/19
Drawn by	DM
Checked by	Checker
Scale	

REVISIONS		
No.	Description	Date

COVER SHEET

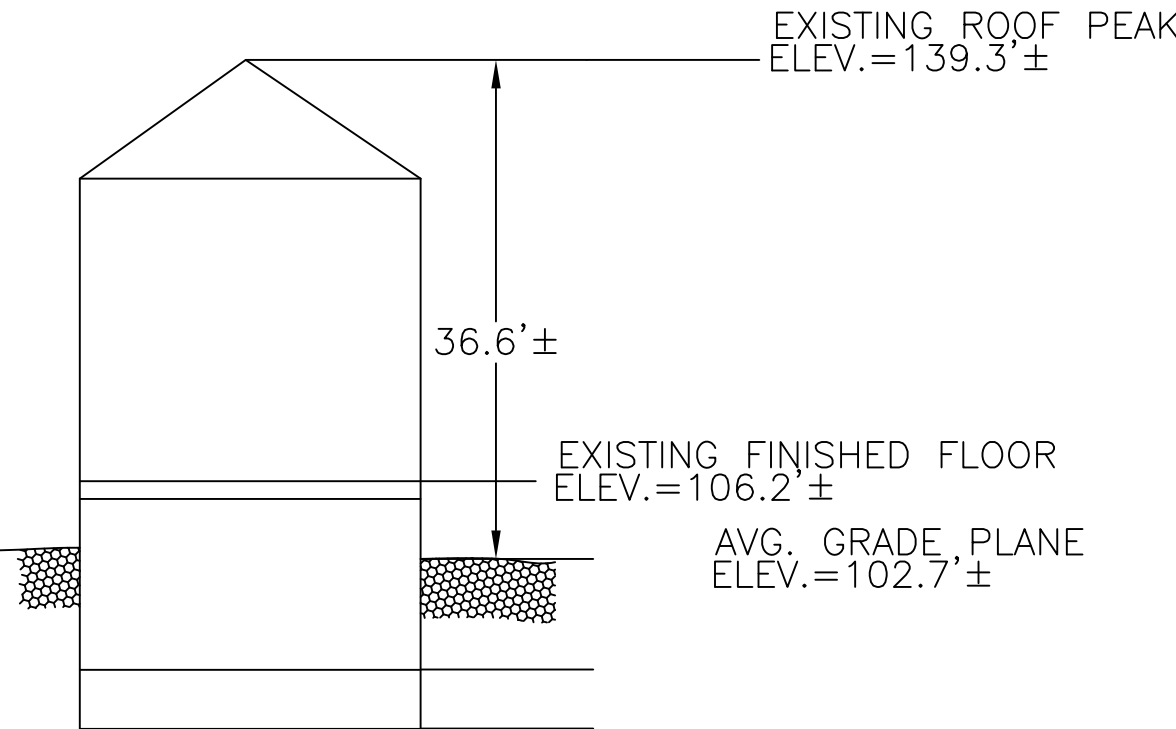
A-000

115 BEACON STREET

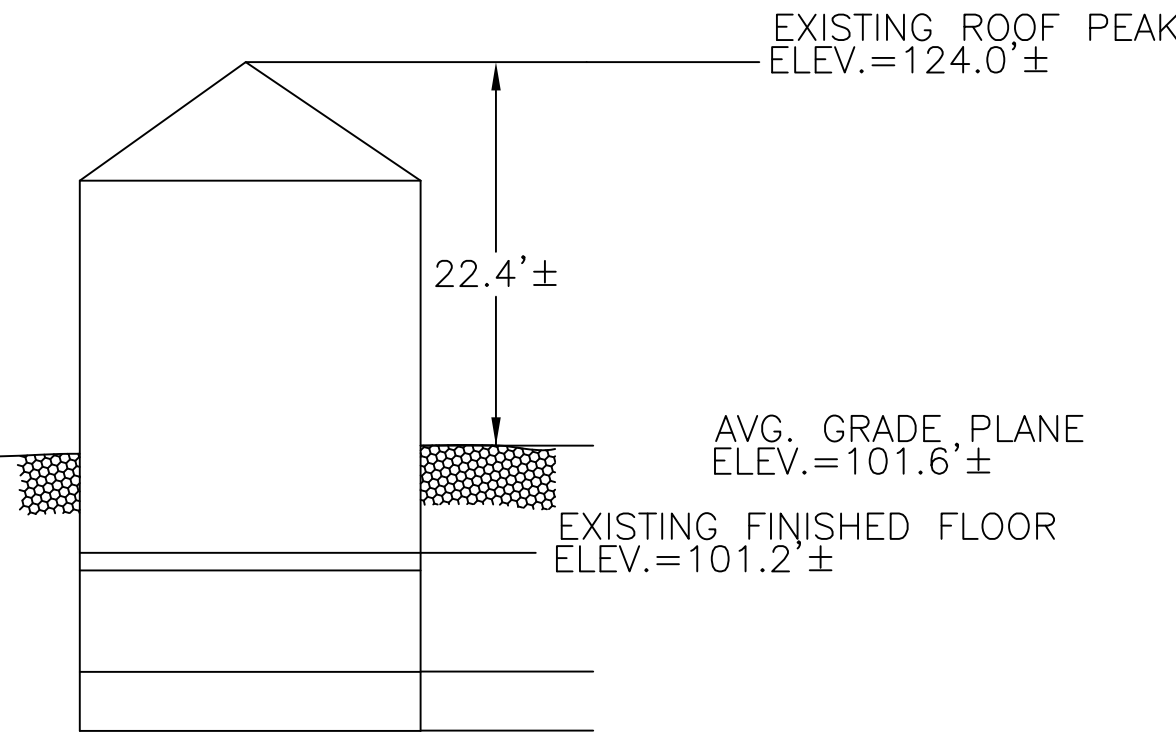
EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
U	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
-205	CONTOUR LINE (MJR)
-195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

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

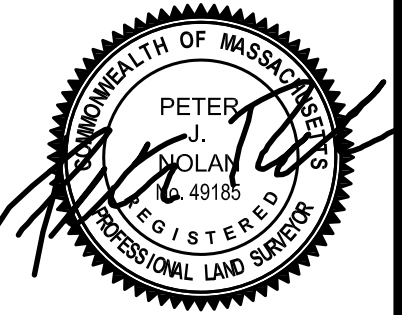


EXISTING PROFILE #111
NOT TO SCALE

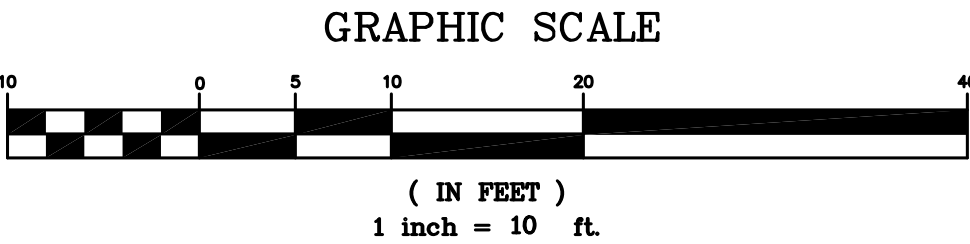


EXISTING PROFILE #115
NOT TO SCALE

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.	PETER NOLAN & ASSOCIATES LLC 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. 1



BEACON STREET
(PUBLIC WAY-VARIABLE WIDTH)





HAG – Hakonechloa 'All Gold'



Azalea 'Blaauw's Pink'



Pxa – Platanus x acerifolia



TF – Taxus 'Fastigiata'



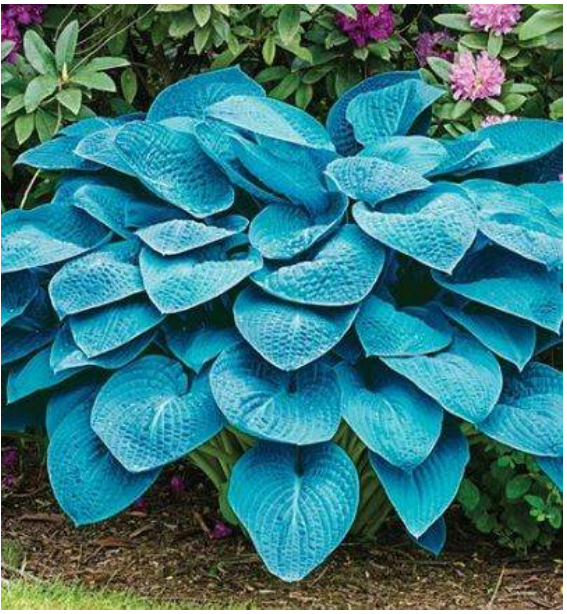
DN – Deutzia 'Nikko'



VeC – Viburnum c. 'Cayuga'



POL – Prunus 'Otto Luyken'



HBA – Hosta 'Blue Angels'



HRS – Hydrangea 'Ruby Slippers'



IDL – Ilex 'Dragon Lady'



TDS – Thuja 'Degroot Spire'



PJM – Rhododendron 'PJM'



TGG – Thuja 'Green Giant'



ARH – Amelanchier 'Robin Hill'



IRS – Ilex 'Red Sprite'



RRE – Rhododendron 'Roseum Elegans'



PBB – Picea 'Blue Eyes'



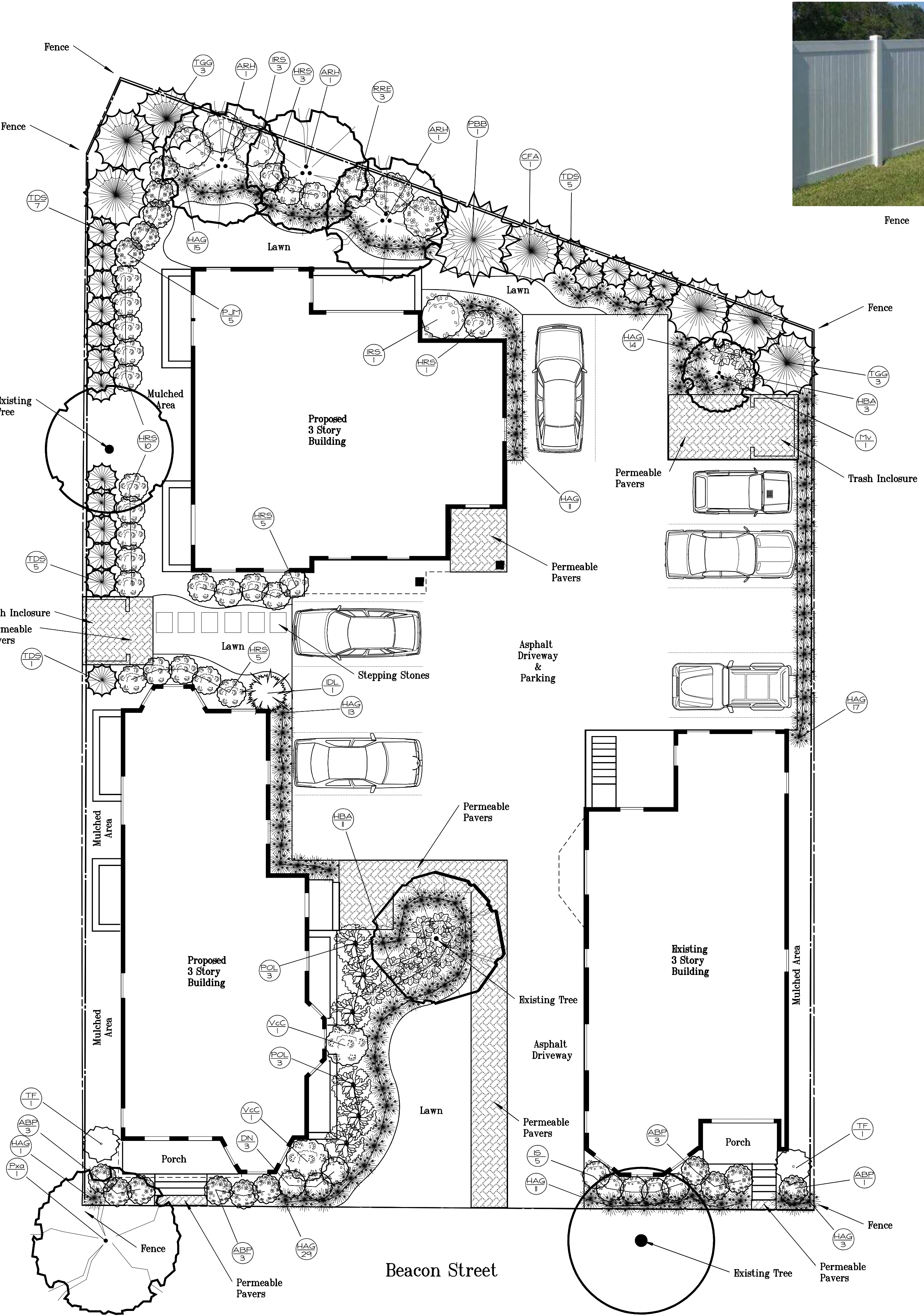
CFA – Chamaecyparis 'Filifera Aurea'



Mv – Magnolia virginiana

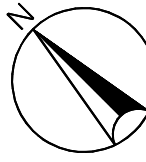


IS – Ilex 'Shamrock'

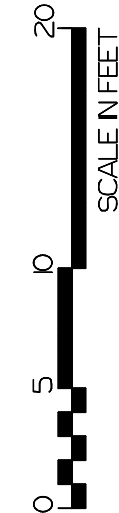


Fence

De-sign2
Drawn by:
Sasha Pilyavskiy MALD
617-913-4395
sashap.design2@gmail.com



NORTH



Proposed Landscape Plan
111-115 Beacon Street, Somerville, MA
1/8" = 1'-0" 2/4/2019 LP - 1.0

**115 BEACON
STREET**

115 BEACON STREET
SOMERVILLE, MA

**115 BEACON -
SOMERVILLE, LLC.**



KHALSA

CONSULTANTS:

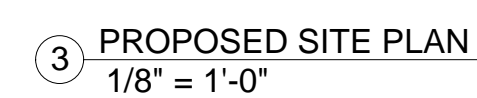
REGISTRATION

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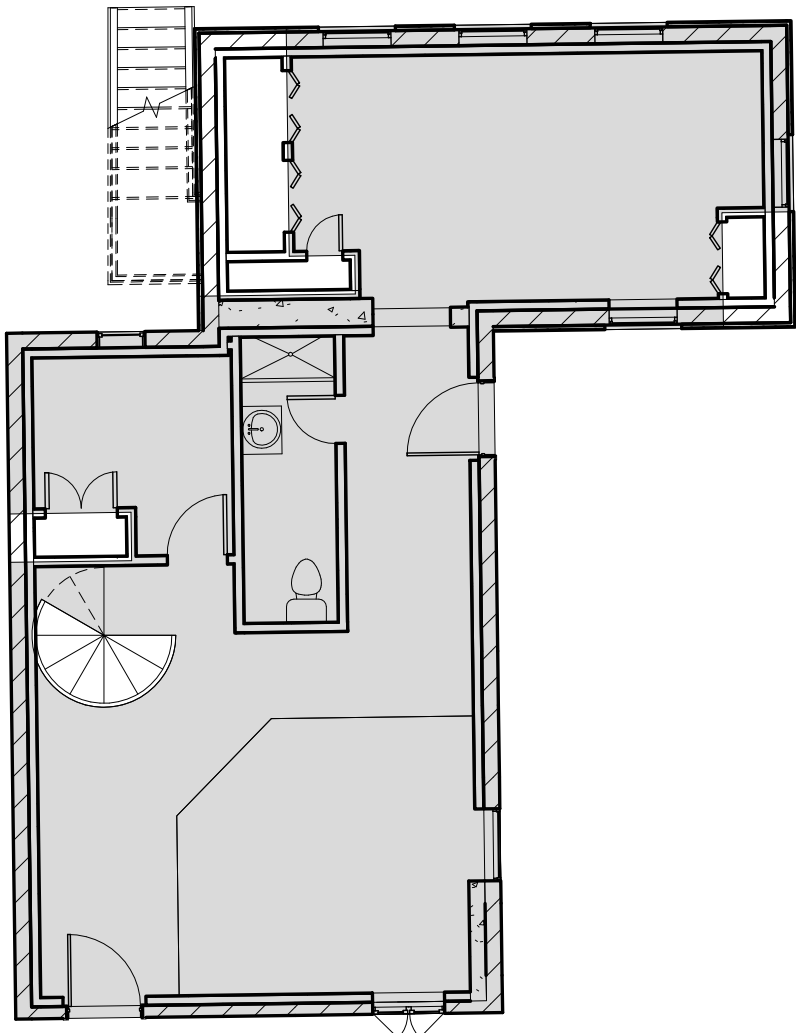
A-021

\\kg-server\Data\18\18121-sassoon-111-beacon st\03 Drawings\00_ARCH_SD_DD\18121_111-115 Beacon Street (site PLAN USE ONLY) 1.31.m

2/6/2019 2:23:31 PM



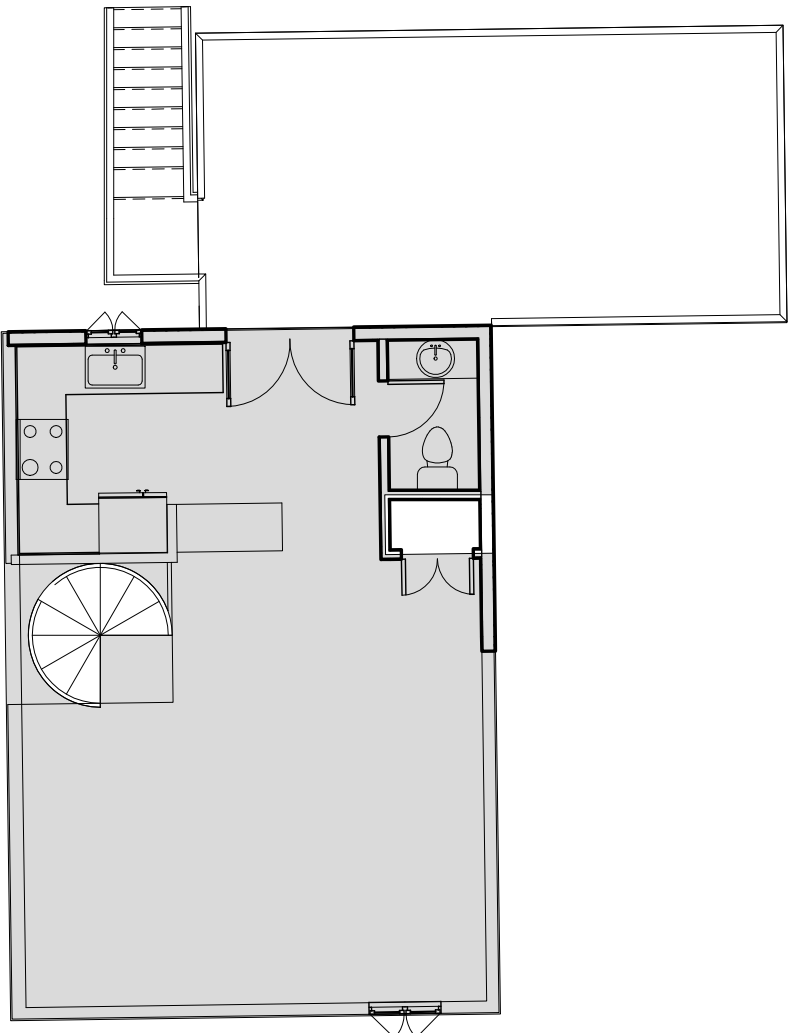
EXISTING FLOOR PLANS - FAR ANALYSIS



FIRST FLOOR LEVEL

FAR AREA: 808 SF

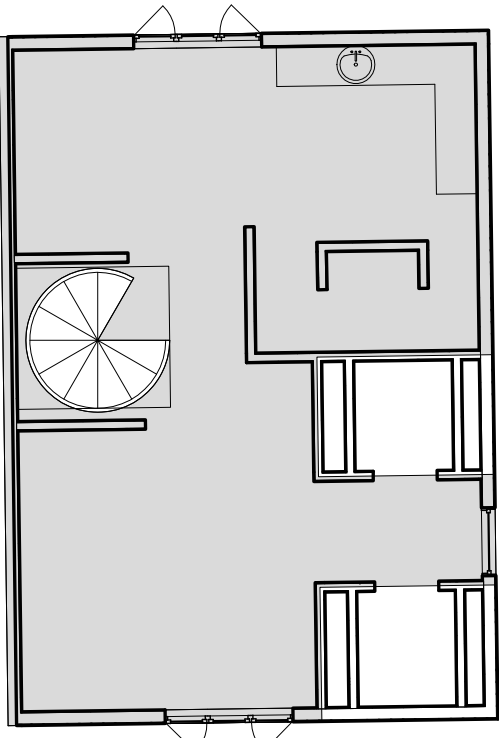
GROSS AREA: 897 SF



SECOND FLOOR LEVEL

FAR AREA: 555 SF

GROSS AREA: 587 SF



THIRD FLOOR LEVEL

FAR AREA: 486 SF

GROSS AREA: 587 SF

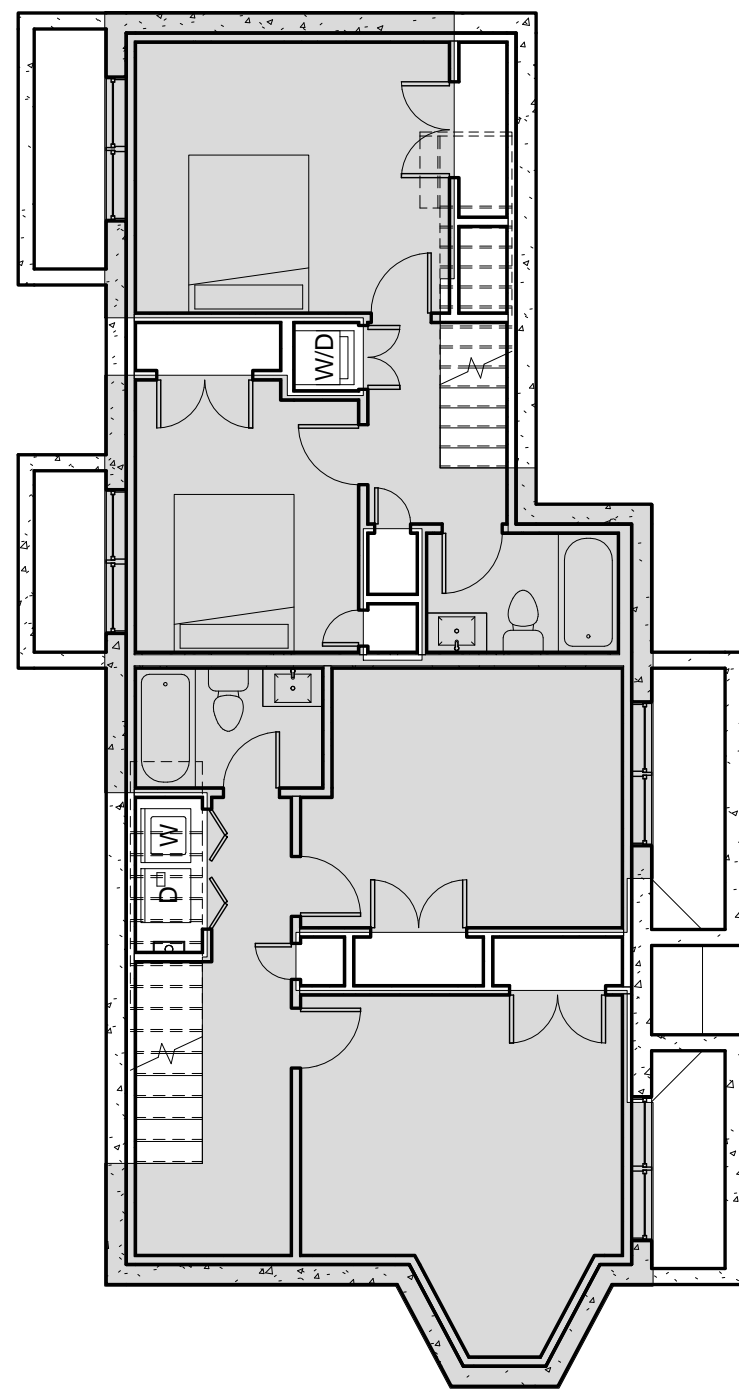
EXISTING AREA SUMMARY

	FAR AREA	GROSS FLOOR AREA
FIRST FLOOR	808 SF	897 SF
SECOND FLOOR	555 SF	587 SF
THIRD FLOOR	486 SF	587 SF
TOTAL	1,849 SF	2,071 SF

PROPOSED AREA SUMMARY

	FAR AREA	GROSS FLOOR AREA
BASEMENT	926 SF	1,161 SF
FIRST FLOOR	1,001 SF	1,161 SF
SECOND FLOOR	980 SF	1,161 SF
THIRD FLOOR	980 SF	1,161 SF
TOTAL	3,887 SF	4,644 SF

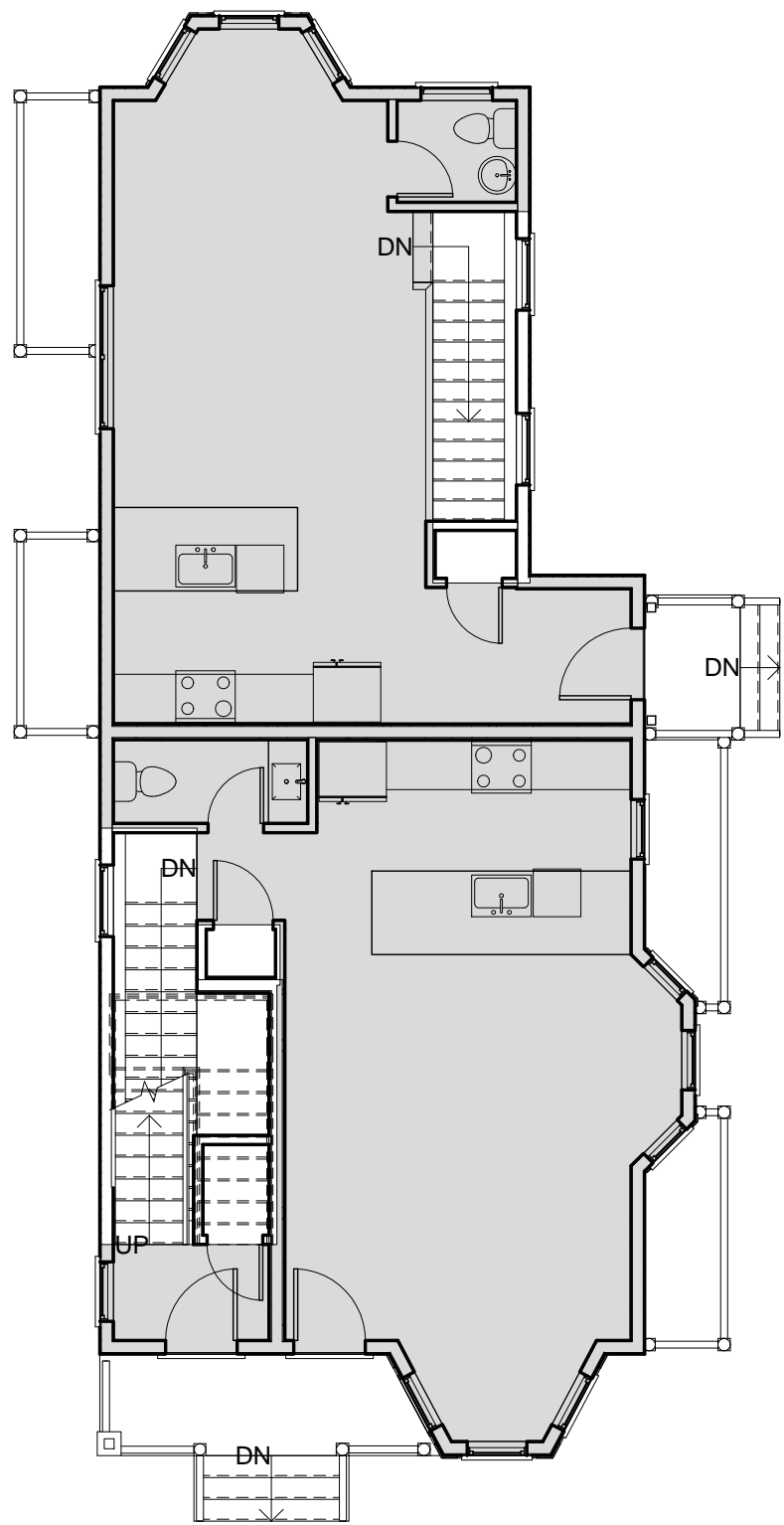
PROPOSED FLOOR PLANS - FAR ANALYSIS



FIRST FLOOR LEVEL

FAR AREA: 926 SF

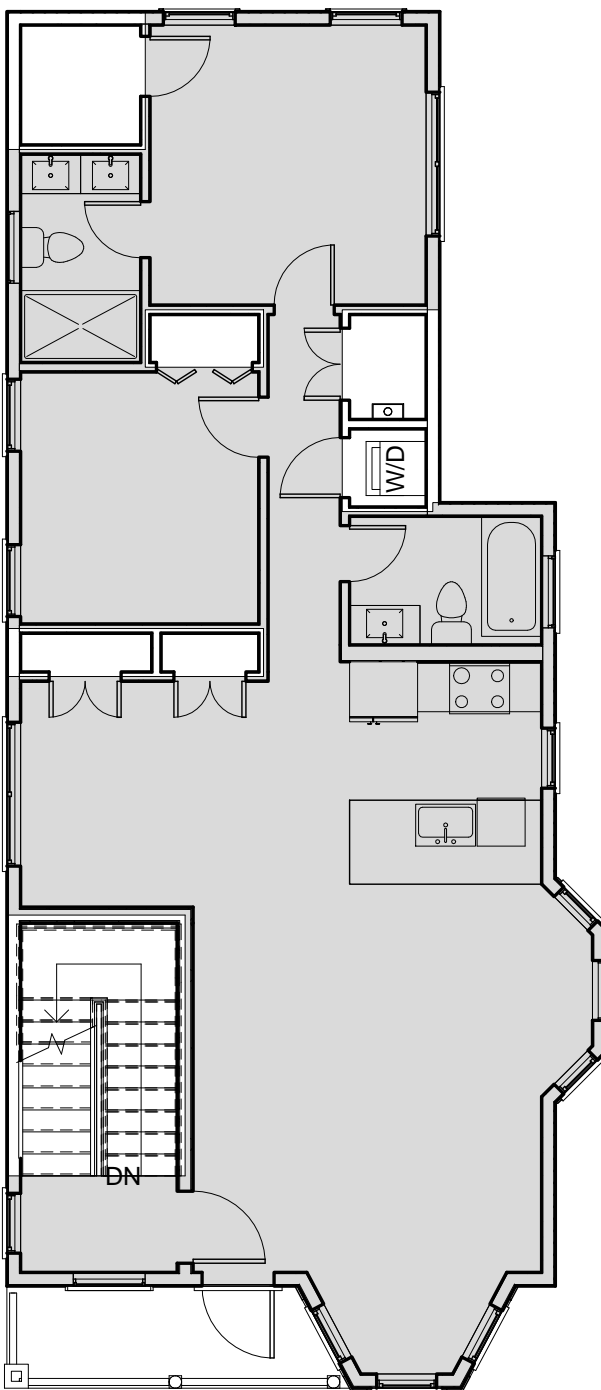
GROSS AREA: 1,161 SF



FIRST FLOOR LEVEL

FAR AREA: 1,001 SF

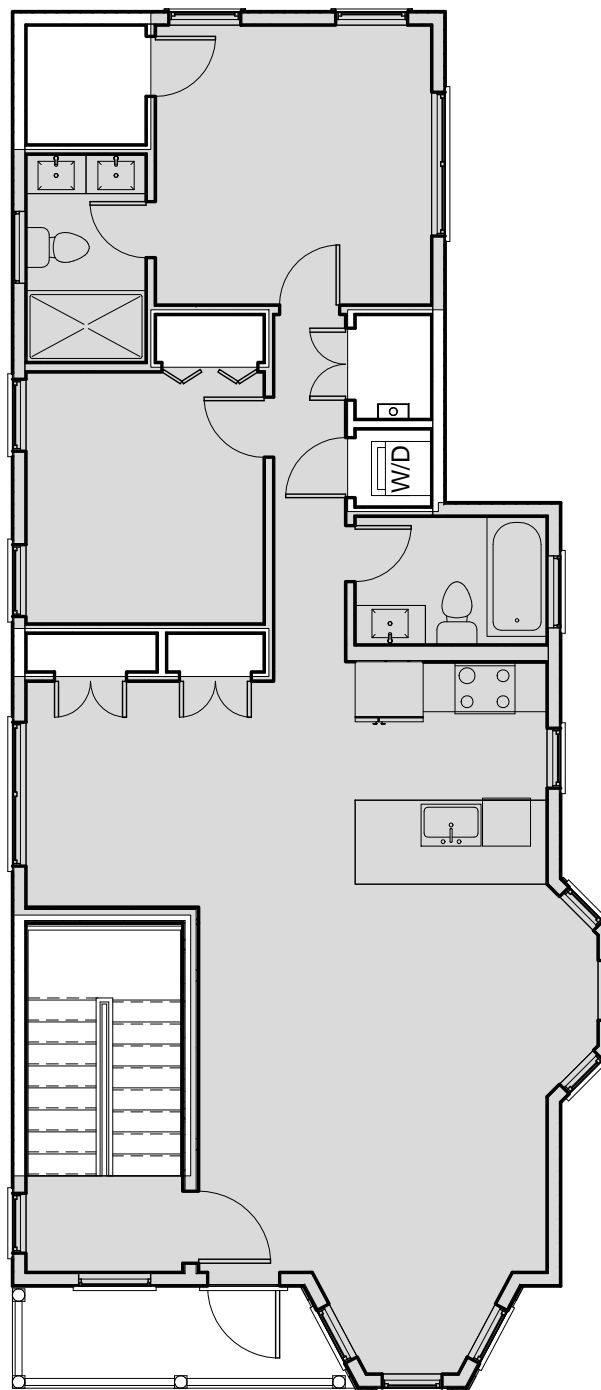
GROSS AREA: 1,161 SF



SECOND FLOOR LEVEL

FAR AREA: 980 SF

GROSS AREA: 1,161 SF



THIRD FLOOR LEVEL

FAR AREA: 980 SF

GROSS AREA: 1,161 SF

PROJECT NAME

115 BEACON STREET

PROJECT ADDRESS

115 BEACON STREET
SOMERVILLE, MA

CLIENT

115 BEACON -
SOMERVILLE, LLC.

ARCHITECT



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

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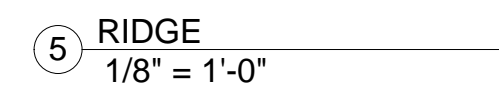
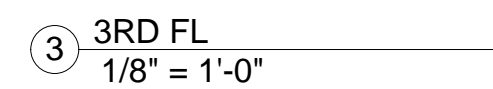
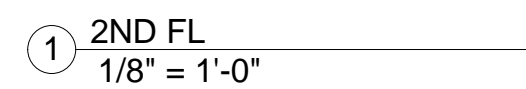
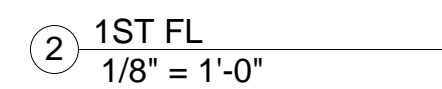
REVISIONS

No.	Description	Date

AREA
CALCULATIONS

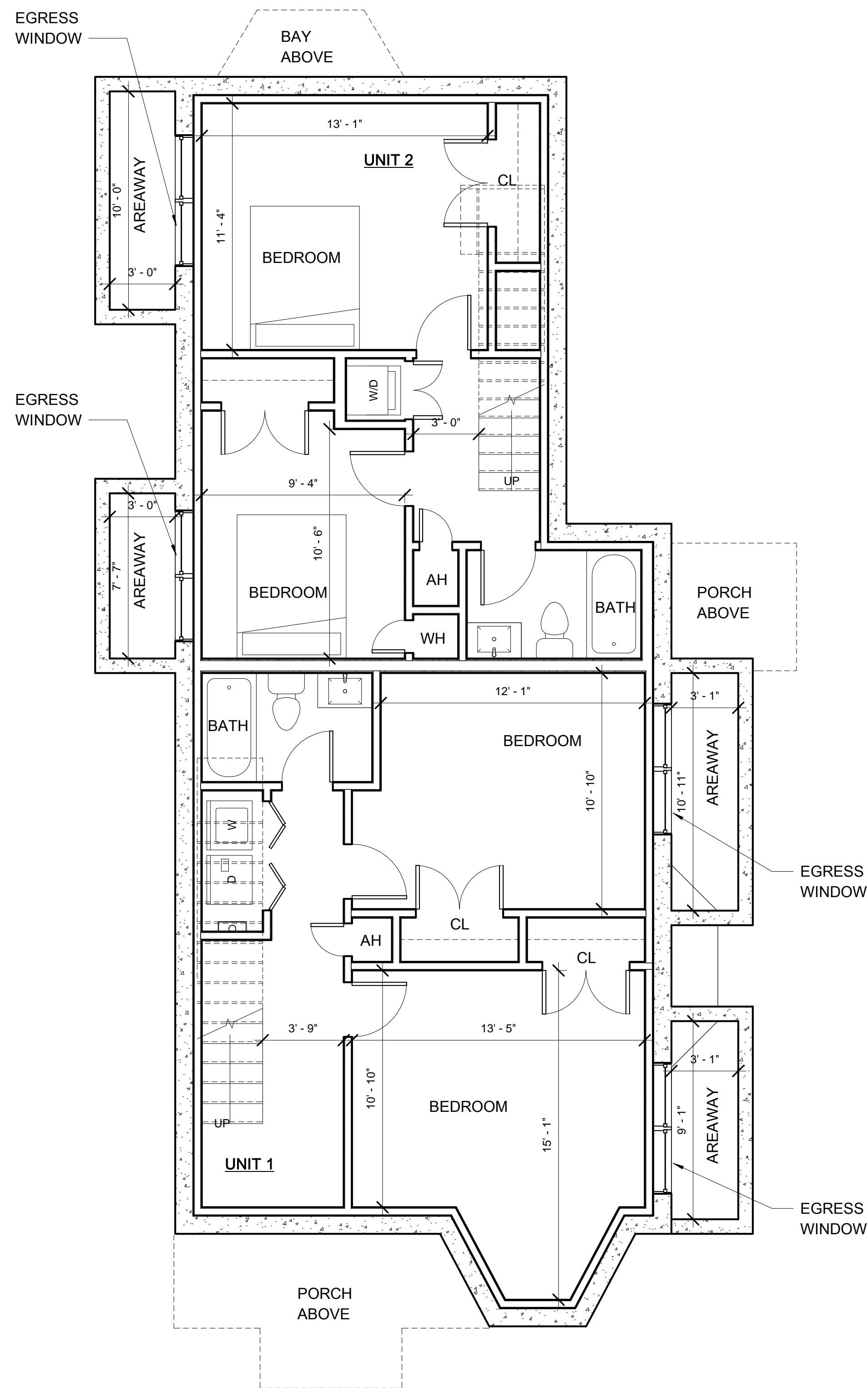
A-022

115 BEACON STREET

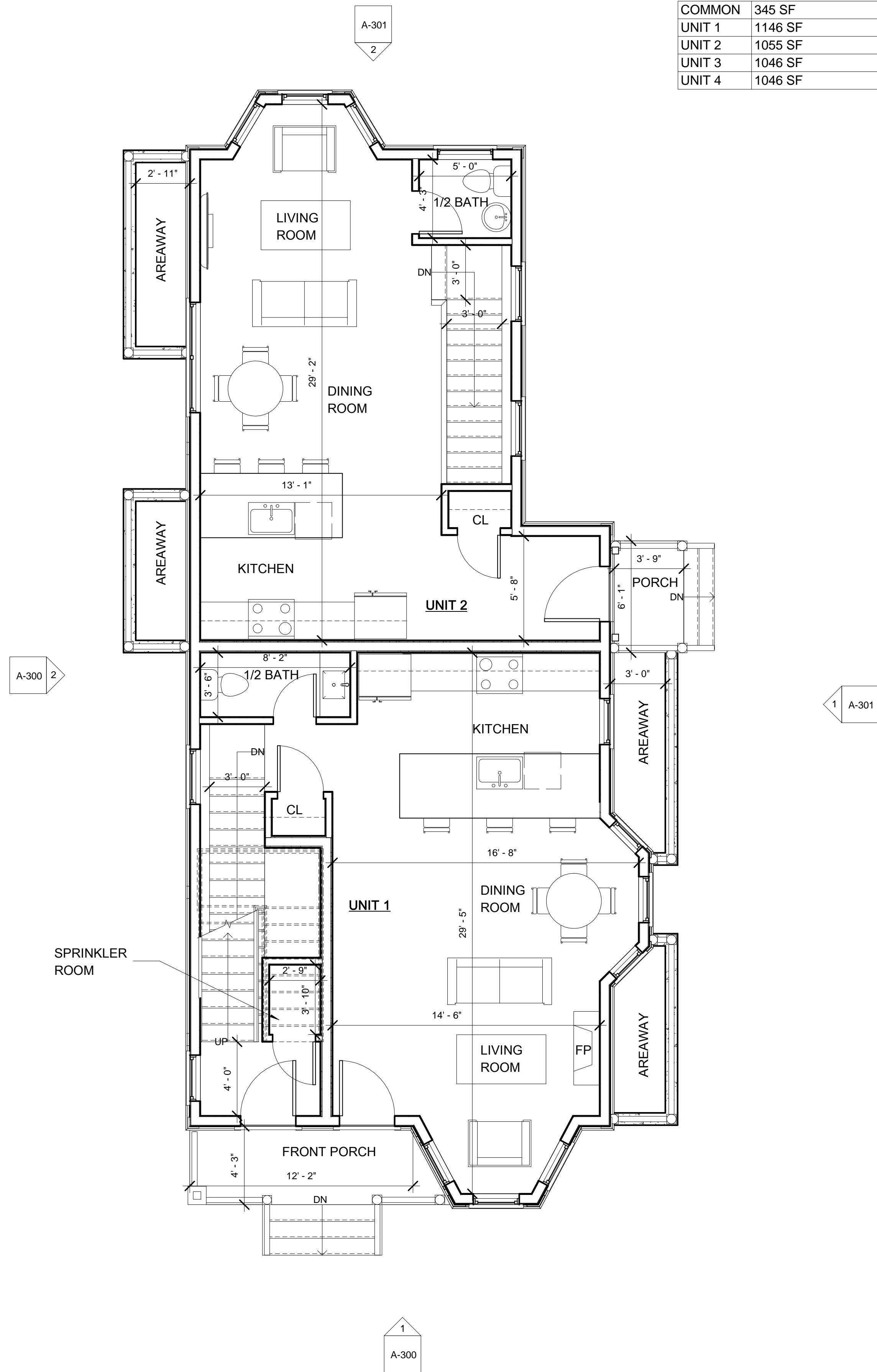


111 - 115 BEACON ST

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③ PROPOSED BASEMENT
1/4" = 1'-0"



② PROPOSED 1ST FL
1/4" = 1'-0"

Area Schedule (Rentable)	
Name	Area
COMMON	345 SF
UNIT 1	1146 SF
UNIT 2	1055 SF
UNIT 3	1046 SF
UNIT 4	1046 SF

PROJECT NAME

115 BEACON STREET

PROJECT ADDRESS

**115 BEACON STREET
SOMERVILLE, MA**

CLIENT

**115 BEACON -
SOMERVILLE, LLC.**

ARCHITECT



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

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Date 1/23/19
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Scale 1/4" = 1'-0"

REVISIONS

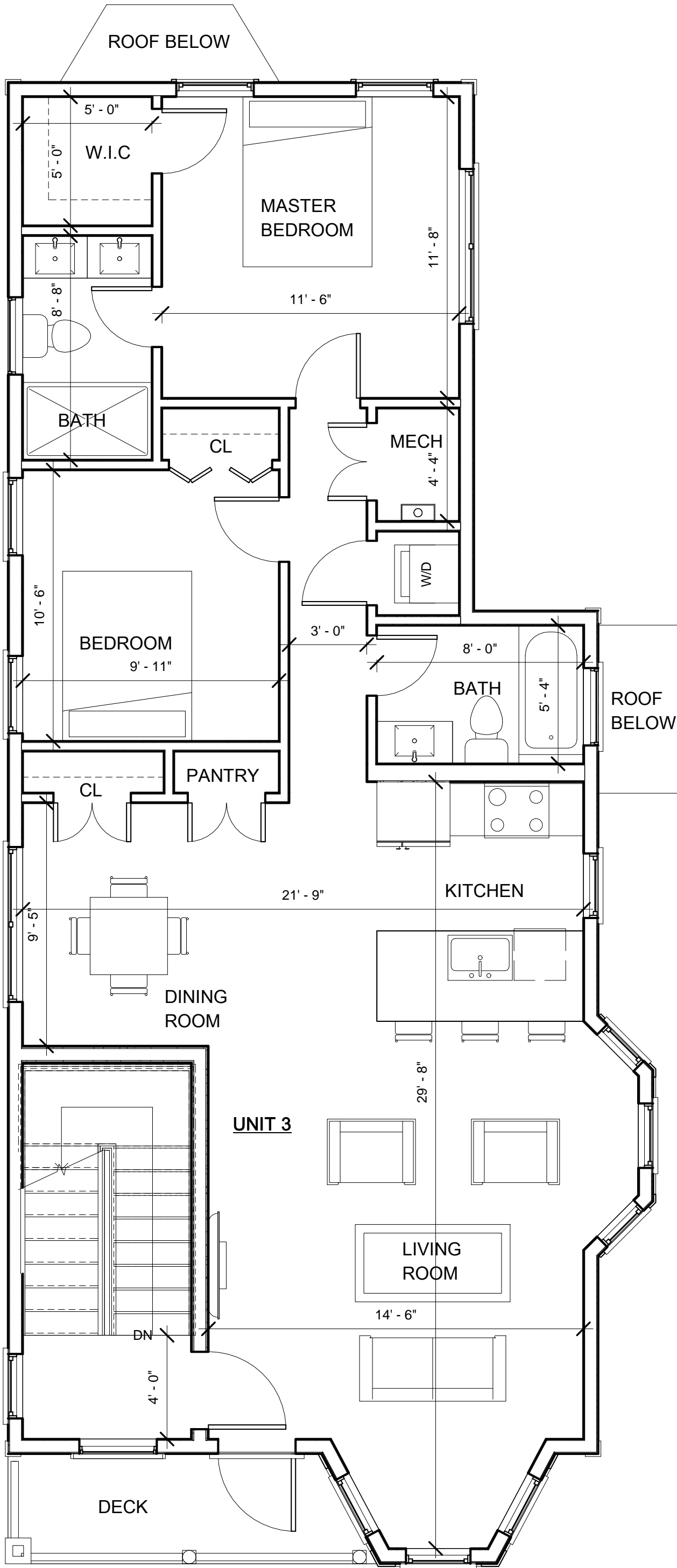
No.	Description	Date

**BASEMENT &
FIRST FLOOR
PLAN**

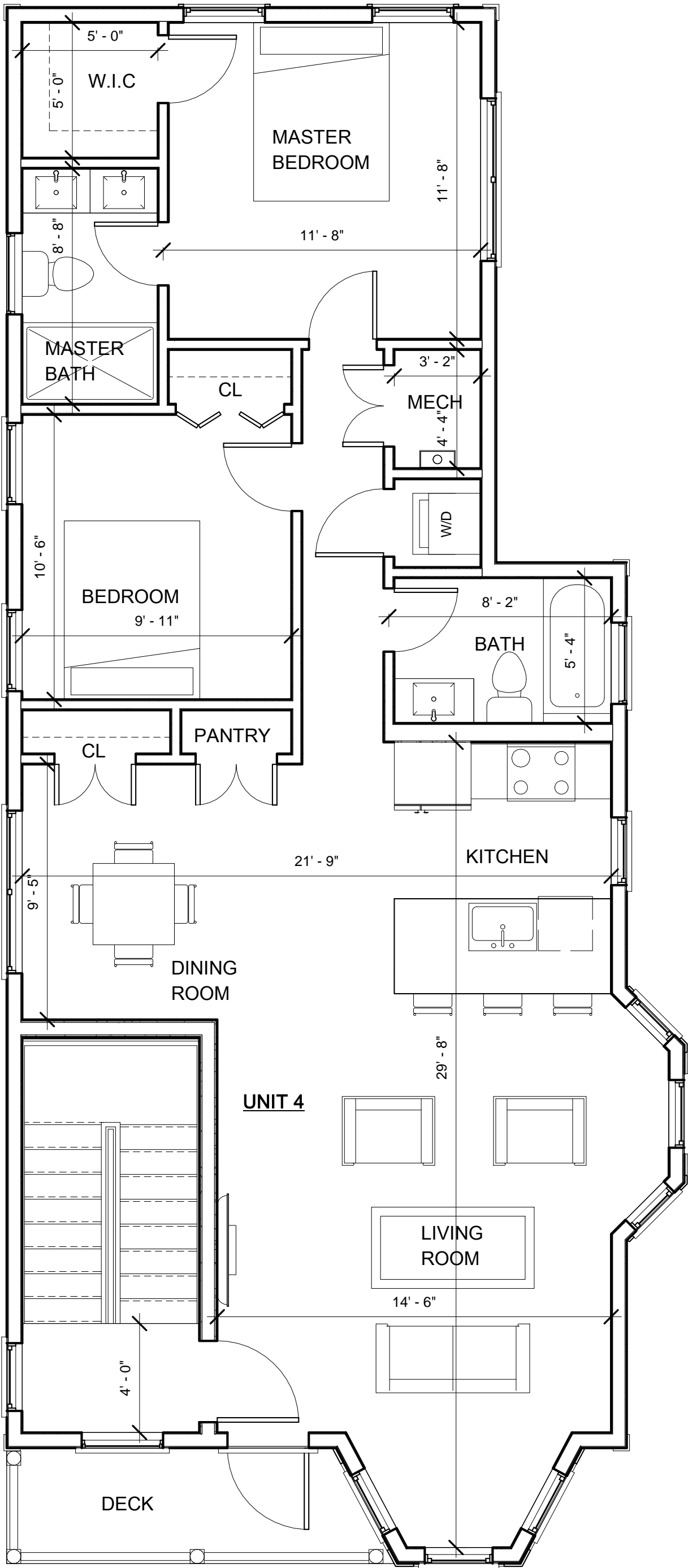
A-101

115 BEACON STREET

Area Schedule (Rentable)	
Name	Area
COMMON	345 SF
UNIT 1	1146 SF
UNIT 2	1055 SF
UNIT 3	1046 SF
UNIT 4	1046 SF



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



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

PROJECT NAME

115 BEACON STREET

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115 BEACON STREET
SOMERVILLE, MA

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ARCHITECT



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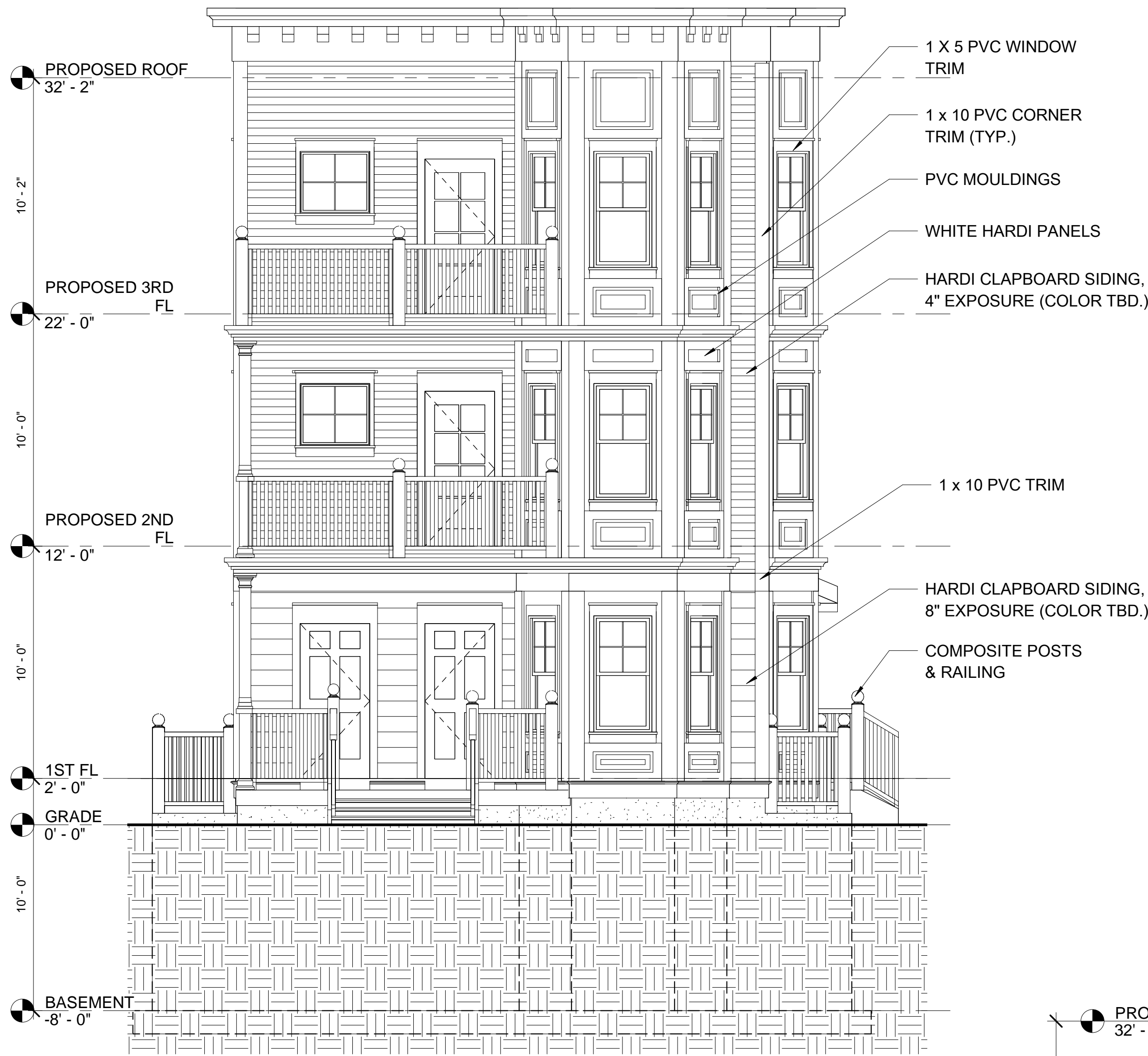
REVISIONS

No.	Description	Date

SECOND &
THIRD FLOOR
PLAN

A-102

115 BEACON STREET



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



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

PROJECT NAME

115 BEACON STREET

PROJECT ADDRESS

115 BEACON STREET
SOMERVILLE, MA

CLIENT

115 BEACON -
SOMERVILLE, LLC.

ARCHITECT



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Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

PROPOSED
ELEVATIONS

A-300

115 BEACON STREET



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



② PROPOSED NORTH ELEVATION
1/4" = 1'-0"

PROJECT NAME

**115 BEACON
STREET**

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**115 BEACON STREET
SOMERVILLE, MA**

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ARCHITECT



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Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

**PROPOSED
ELEVATIONS**

A-301

115 BEACON STREET

SUMMER SOLSTICE

MORNING (9-10 AM)



FALL / SPRING EQUINOX



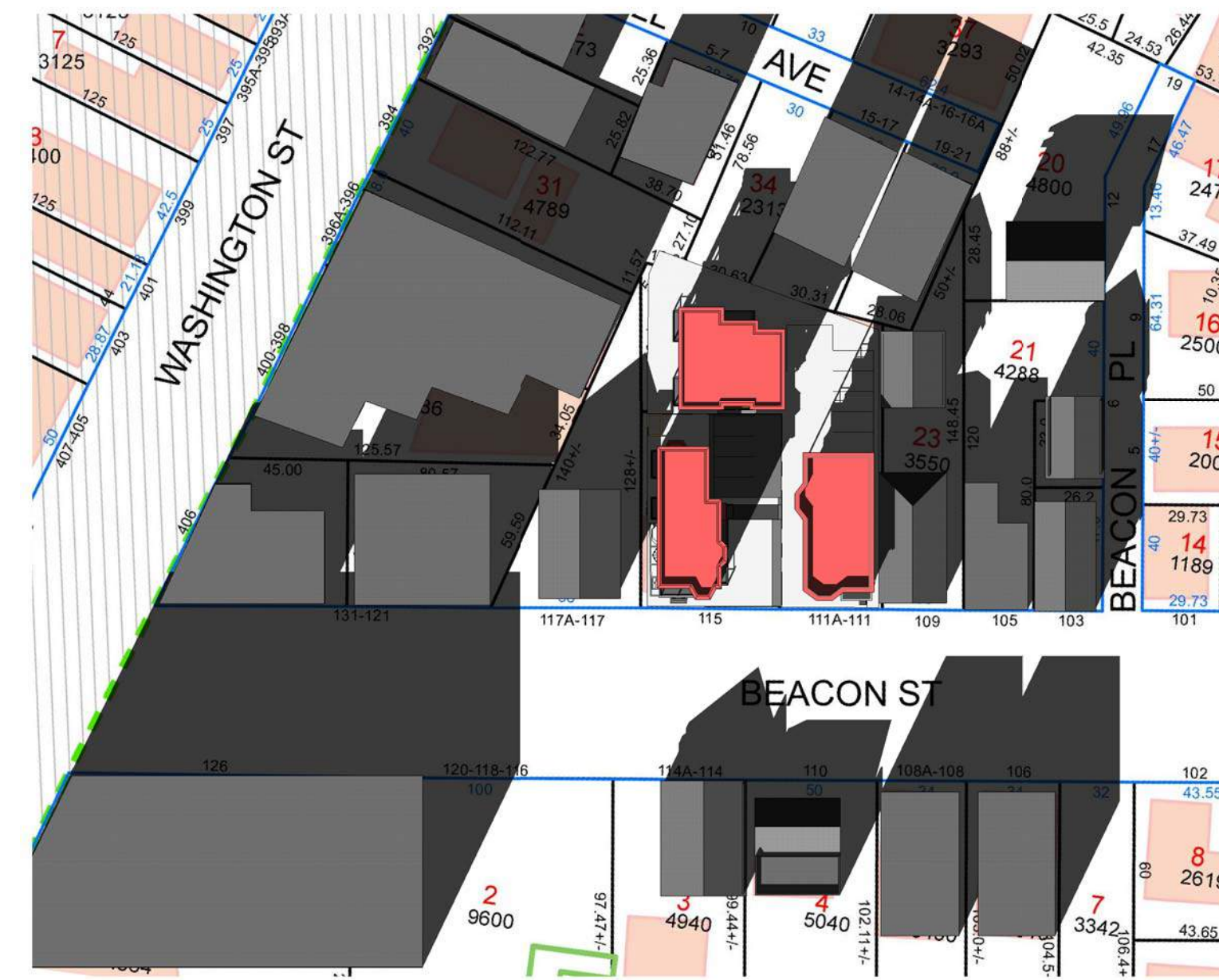
WINTER SOLSTICE



NOON (12 AM-1 PM)



AFTERNOON (3-4 PM)



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115 BEACON - SOMERVILLE, LLC.

ARCHITECT

DESIGN

KHALSA

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Project number 18121
Date 10/24/18
Drawn by Author
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Scale As indicated

REVISIONS		
No.	Description	Date

SHADOW STUDY

AV-1

115 BEACON STREET



PROJECT NAME

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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 -
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Scale

REVISIONS

No.	Description	Date

NEIGHBORHOOD
CONTEXT

AV-3

111 BEACON STREET