

Architectural Drawing List		
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A-000	COVER SHEET	10/24/18
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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
10/24/18

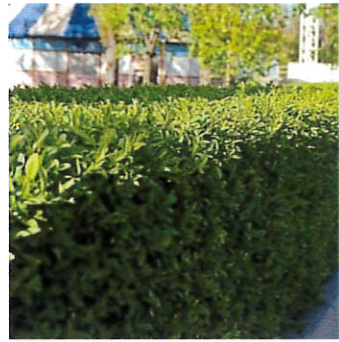
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Scale

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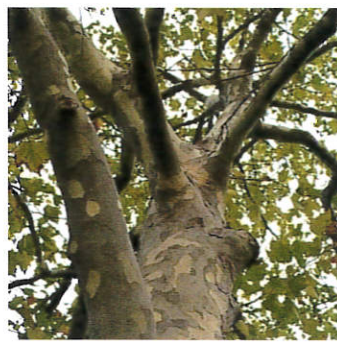
COVER SHEET
A-000
115 BEACON STREET



BNB - Buxus 'Newport Blue'



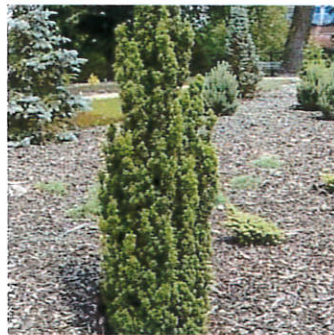
HAG - Hakonechloa 'All Gold'



Pxa - Platanus x acerifolia



Mv - Magnolia virginiana



TF - Taxus 'Fastigiata'



VeC - Viburnum carlisii 'Cayuga'



TDS - Thuja 'Degroot Spire'



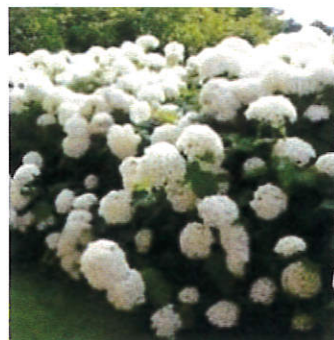
POL - Prunus 'Otto Luyken'



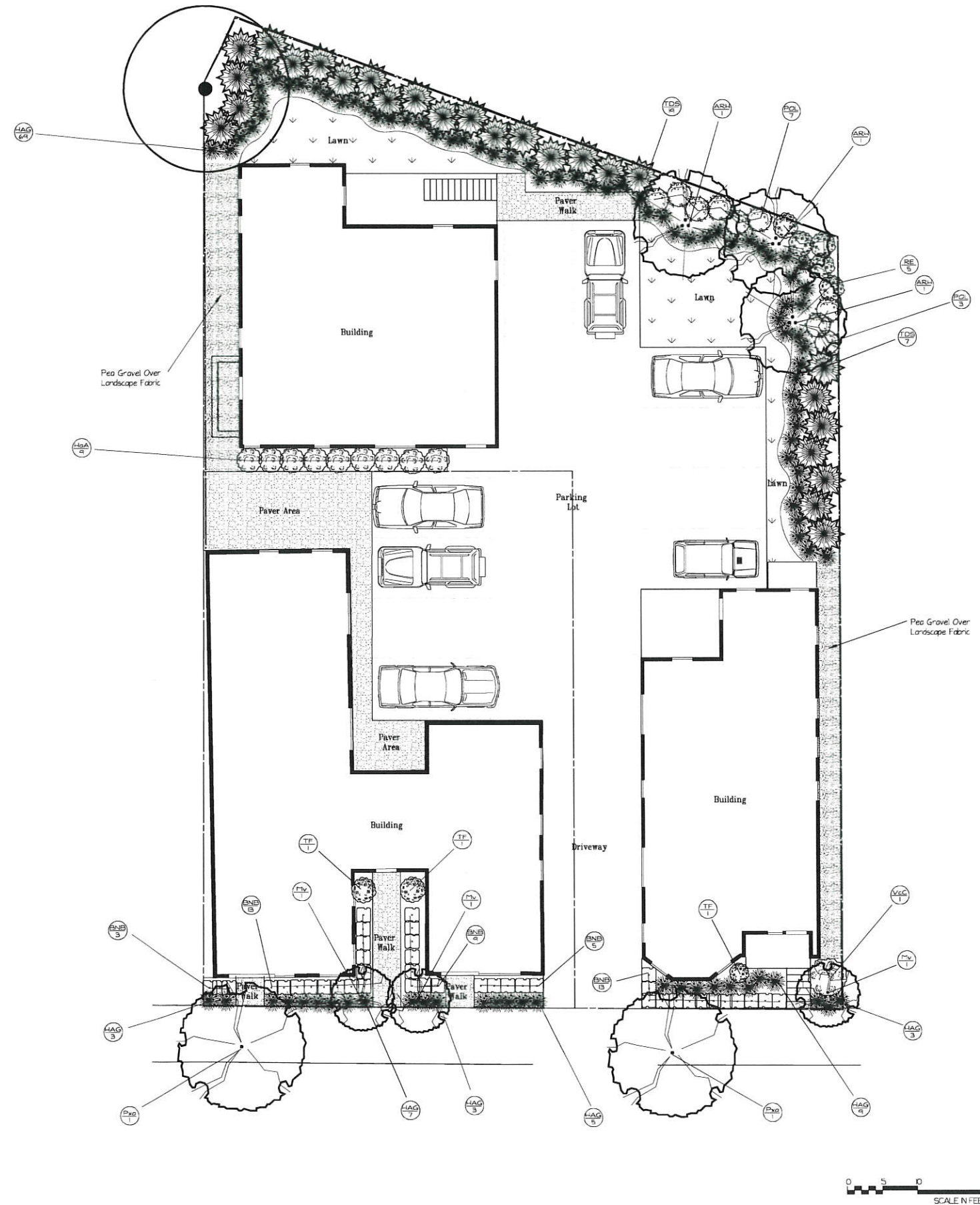
ARH - Amelanchier 'Robin Hill'



RE - Rhododendron 'Roseum Elegance'



HAA - Hydrangea arb. 'Annabelle'



De-sign2
Drawn by:
Sasha Pilyavskiy M.A.L.D.
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NORTH

Proposed Landscape Plan
111-115 Beacon Street, Somerville, MA
DATE 10/24/2008
SCALE 1" = 8' - 0"
DRAWING # LP - 10

LEGEND

EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

LANDSCAPE

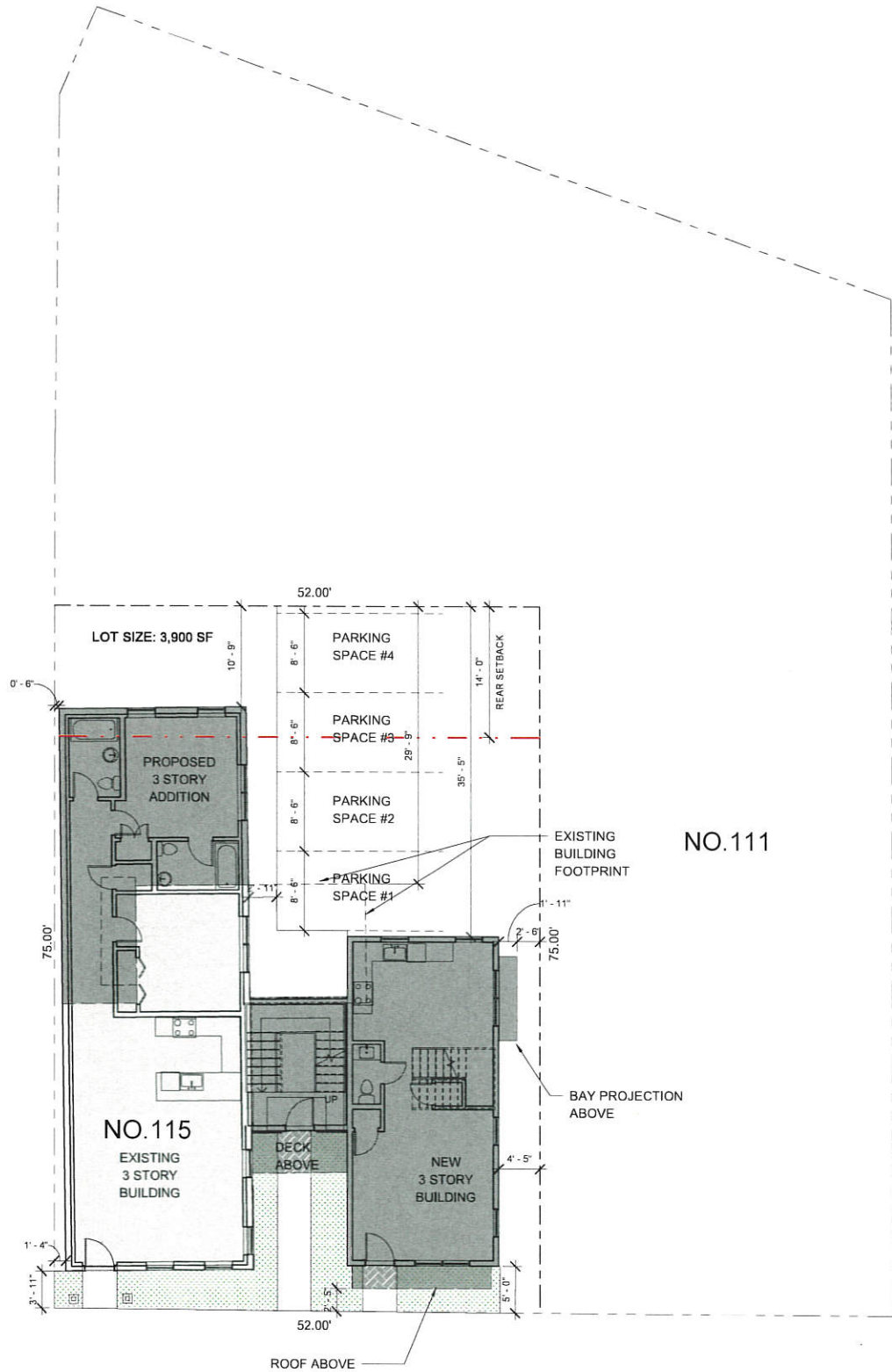
PAVERS

SETBACK LINE

ZONING CHART - SOMERVILLE				
NB ZONE	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN. LOT SIZE	N/A	3,900 SF	3,900 SF	COMPLIES
LOT AREA/DU 1-2DU	875 SF / DU	1DU = 3,900 SF / DU	4DU = 975 SF/DU	COMPLIES
FAR	2.0 (14,534 SF)	0.47 (1,849 SF)	1.21 (4,727 SF)	COMPLIES
MAX GROUND COVER	80% (3,120 SF)	24% (934 SF)	53% (2,050 SF)	COMPLIES
LANDSCAPE AREA	10% (727 SF)	41% (1,593 SF)	17% (666 SF)	COMPLIES
PERMEABLE AREA	N/A	41% (1,593 SF)	20% (772 SF)	COMPLIES
MAX HEIGHT	40'-0" / 3ST	30 - 4" / 3 ST	30 - 4" / 3 ST	COMPLIES
FRONT SETBACK	N/A	3' - 11"	2' - 5"	COMPLIES
LEFT SIDE SETBACK	N/A	0' - 6"	0' - 6"	COMPLIES
RIGHT SIDE SETBACK		4' - 5"	2' - 6"	COMPLIES
REAR SETBACK	10'-0" + 2'-0" PER STORY ABOVE GROUND FLOOR (14' - 0") (FOOTNOTE 13: REDUCTION FOR SHALLOW LOTS) REAR YARD SETBACK= 10'-0"	29' - 9"	10' - 9"	COMPLIES
FRONTAGE	N/A	52' - 0"	52' - 0"	COMPLIES
PARKING	EXISTING		4 SPACES (COMPACT)	DOES NOT COMPLY
	UNIT 1 - 2 BR 1.5 SPACE REQ. UNIT 2 - 2 BR 1.5 SPACES REQ. UNIT 3 - 2 BR 1.5 SPACES REQ. UNIT 4 - 4 BR 2 SPACE REQ. 7 SPACES REQ.			

13. Reduction of rear yards for shallow lots: For each foot by which a lot is less than one hundred (100) feet deep on the effective date of this Ordinance, three (3) inches may be deducted from the required depth of the rear yard, provided that no rear yard shall be less than ten (10) feet.

LOT DEPTH= 75'-0"
100'-75'= 25'
25 X 3"= 75'
14'- 6.25'= 7.75'
MIN. REAR YARD SETBACK= 10'-0"



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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SOMERVILLE, MA 02143
TELEPHONE 617-591-8682 FAX 617-591-2086

CONSULTANTS:

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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

115 BEACON STREET

The site plan illustrates a residential development with the following features and dimensions:

- Buildings:**
 - NO. 111B:** A proposed 3-story building located in the upper left, with a footprint of approximately 18'-2 1/2' by 37'-0". It includes an areaway and a rear setback of 14'-0".
 - NO. 111:** An existing 3-story building located in the lower right, with a footprint of approximately 14'-0 1/4' by 75'-0". It includes an existing porch and a driveway.
 - NO. 115:** An existing 3-story building located in the lower left, with a footprint of approximately 10'-1 3/4' by 38'-0".
- Parking and Driveway:**
 - Parking Spaces:** Ten parking spaces are shown, labeled PARKING SPACE #1 through #10. Dimensions for these spaces range from 8'-6" to 18'-0" in width and 9'-0" to 20'-0" in depth.
 - Driveway:** A driveway is located between buildings NO. 111 and NO. 115, with a width of 9'-7" and a depth of 14'-0 1/4".
- Landscaping and Setbacks:**
 - LANDSCAPE AREA:** A total of 2,386 SF of landscaping area is designated.
 - REAR SETBACK:** A 14'-0" rear setback is shown for building NO. 111B.
 - LOT SIZE:** The total lot size is 7,267 SF.
- Other Features:**
 - AREAWAY:** Several areaways are shown, including one between buildings NO. 111B and NO. 115, and another between building NO. 111 and the parking area.
 - STAIRS:** Stairs are indicated for buildings NO. 111B and NO. 115, with labels for "UP" and "DN" (down).

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

D E S I G N



KHALSA

17 IVALOO STREET SUITE 400
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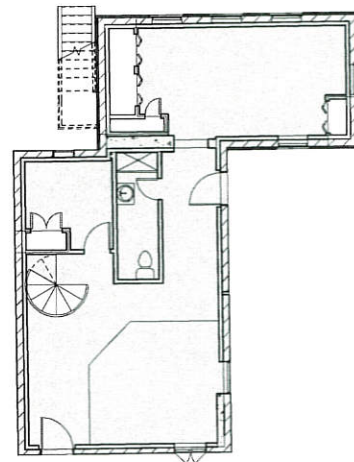
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ARCHITECTURAL
SITE PLAN

A-020

111 BEACON STREET

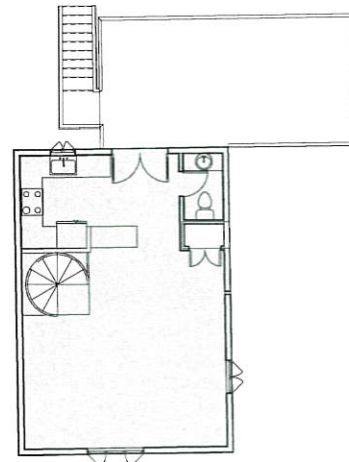
EXISTING FLOOR PLANS - FAR ANALYSIS



FIRST FLOOR LEVEL

FAR AREA: 808 SF

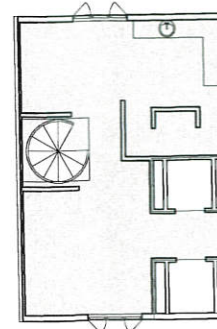
GROSS AREA: 897 SF



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
FIRST FLOOR	1,597 SF	1,962 SF
SECOND FLOOR	1,497 SF	1,996 SF
THIRD FLOOR	1,584 SF	1,996 SF
ROOF	49 SF	151 SF
TOTAL	4,727 SF	5,415 SF

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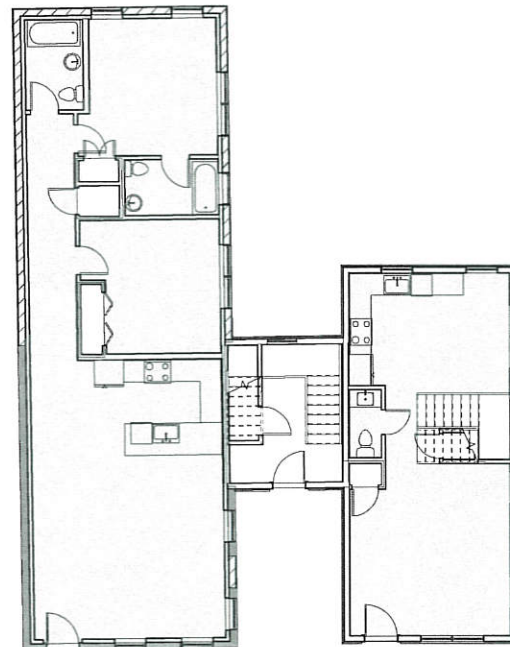


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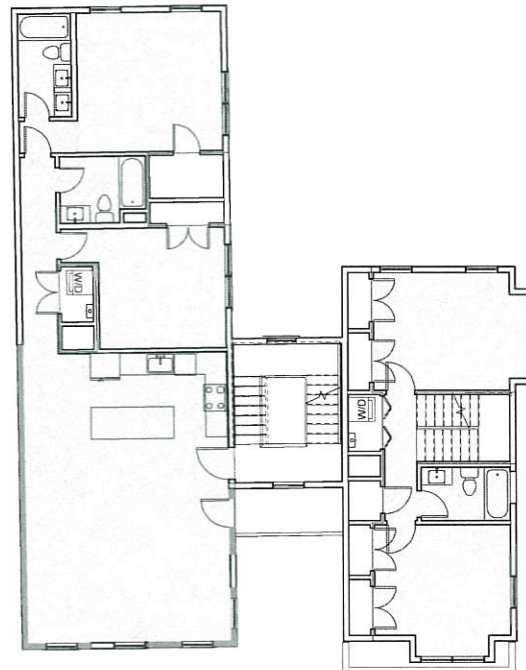
CONSULTANTS:

PROPOSED FLOOR PLANS - FAR ANALYSIS



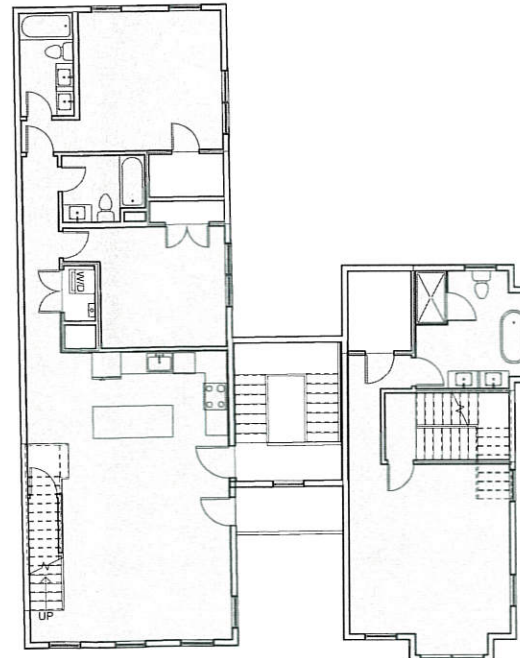
FIRST FLOOR LEVEL

FAR AREA: 1,091 SF
GROSS AREA: 1,384 SF
FAR AREA: 506 SF
GROSS AREA: 578 SF



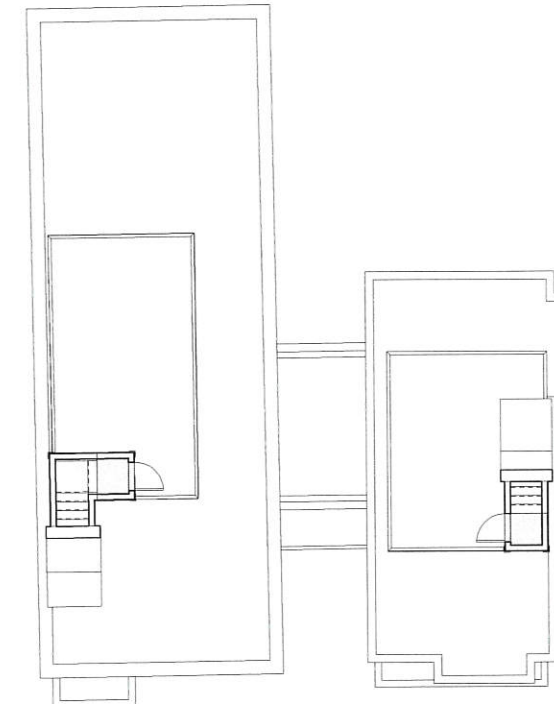
SECOND FLOOR LEVEL

FAR AREA: 1,058 SF
GROSS AREA: 1,384 SF
FAR AREA: 439 SF
GROSS AREA: 612 SF



THIRD FLOOR LEVEL

FAR AREA: 1,092 SF
GROSS AREA: 1,384 SF
FAR AREA: 492 SF
GROSS AREA: 612 SF



ROOF LEVEL

FAR AREA: 33 SF
GROSS AREA: 70 SF
FAR AREA: 15 SF
GROSS AREA: 75 SF

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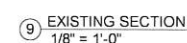
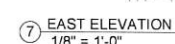
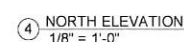
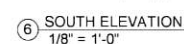
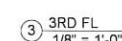
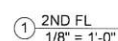
REVISIONS

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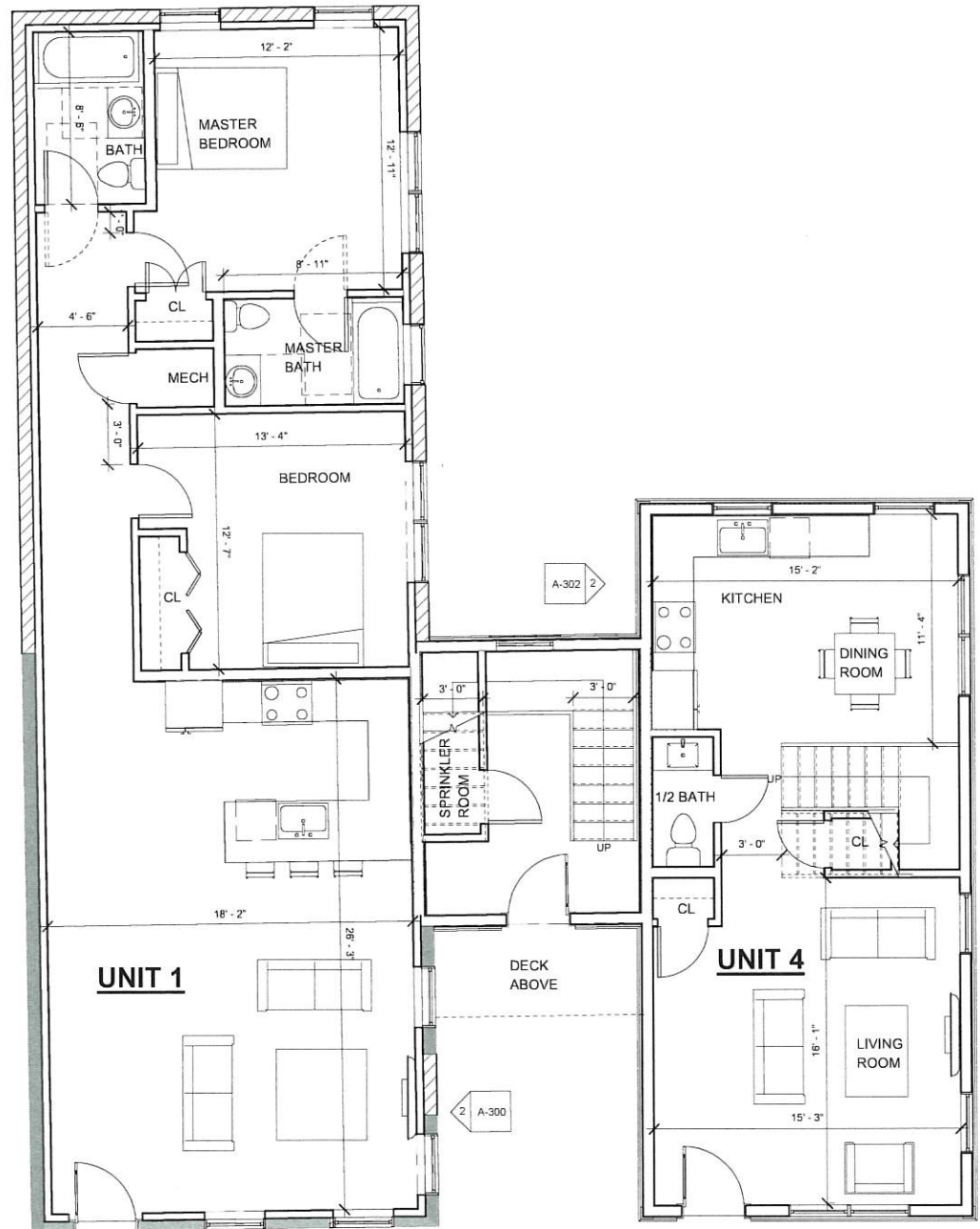
AREA CALCULATIONS

A-021

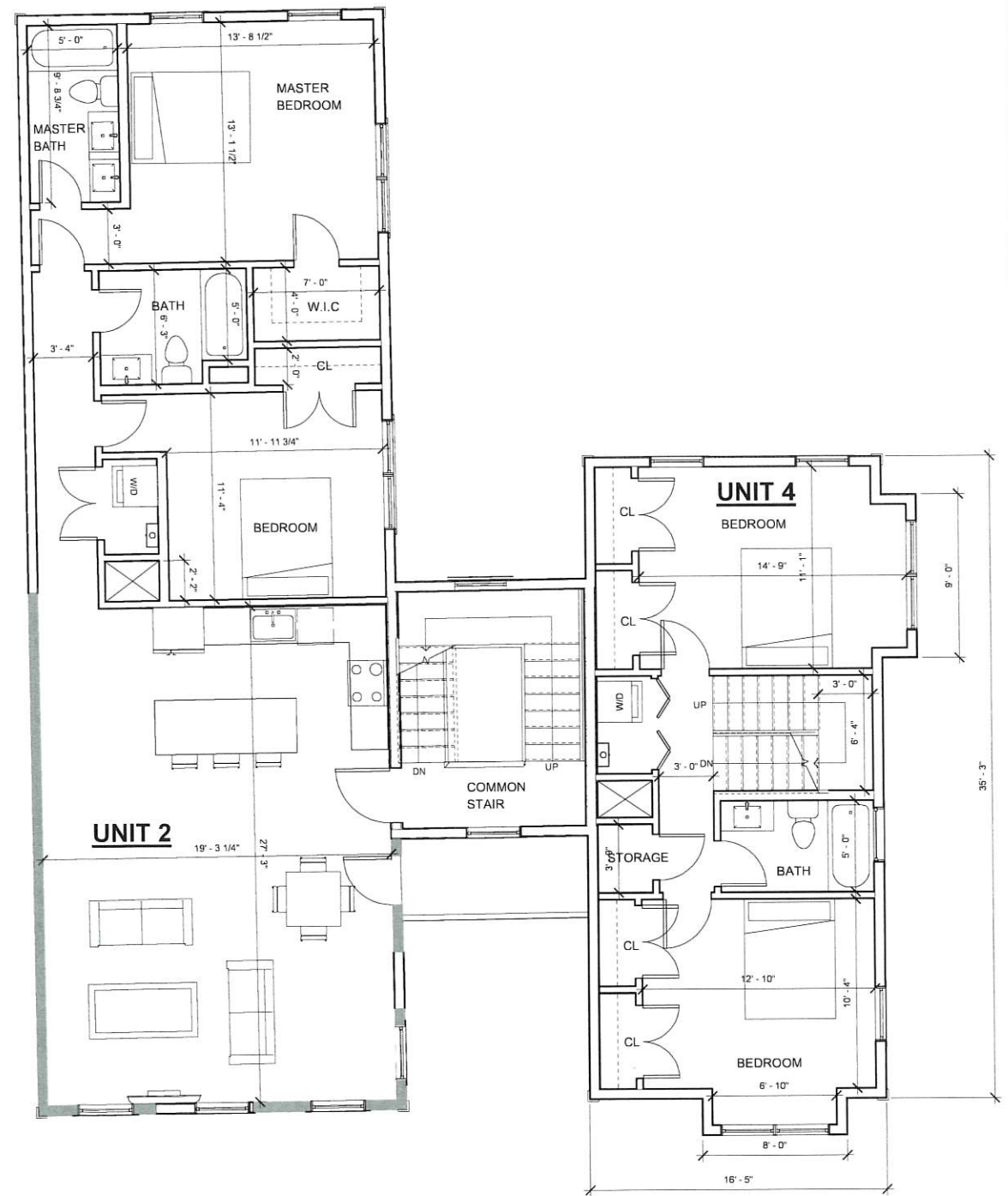
115 BEACON STREET



115 BEACON STREET



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



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

Area Schedule (Rentable)	
Name	Area
UNIT 1	1214 SF
UNIT 2	1234 SF
UNIT 3	1234 SF
UNIT 4	1813 SF

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SOMERVILLE, MA**

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ARCHITECT

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FIRST & SECOND
FLOOR PLAN

A-101

115 BEACON STREET



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



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

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ELEVATIONS


A-300

115 BEACON STREET

115 BEACON
STREET

115 BEACON STREET
SOMERVILLE, MA

**115 BEACON -
SOMERVILLE, LLC.**



CONSULTANTS:

[illegible]

A-301

115 BEACON STREET

