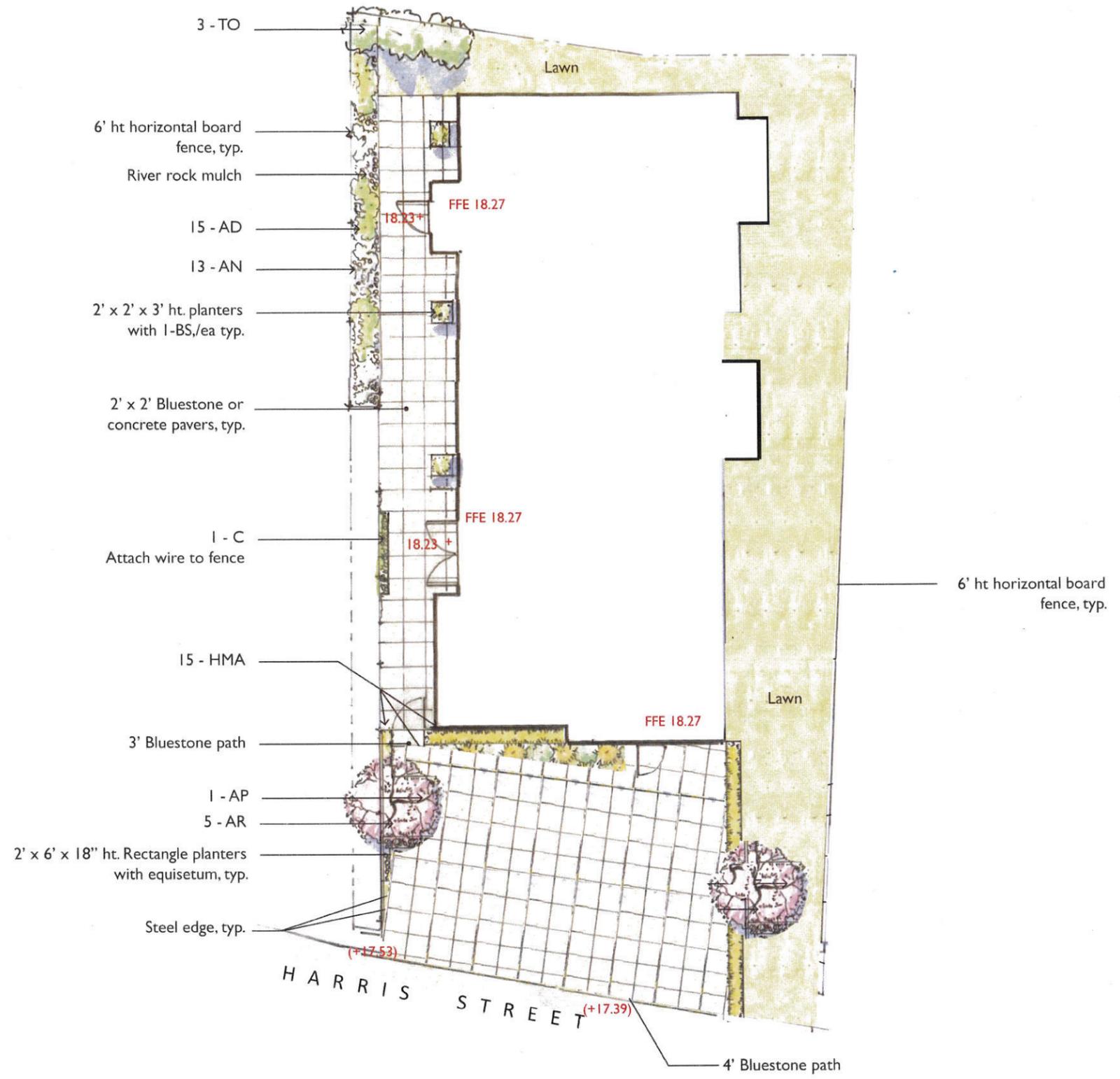
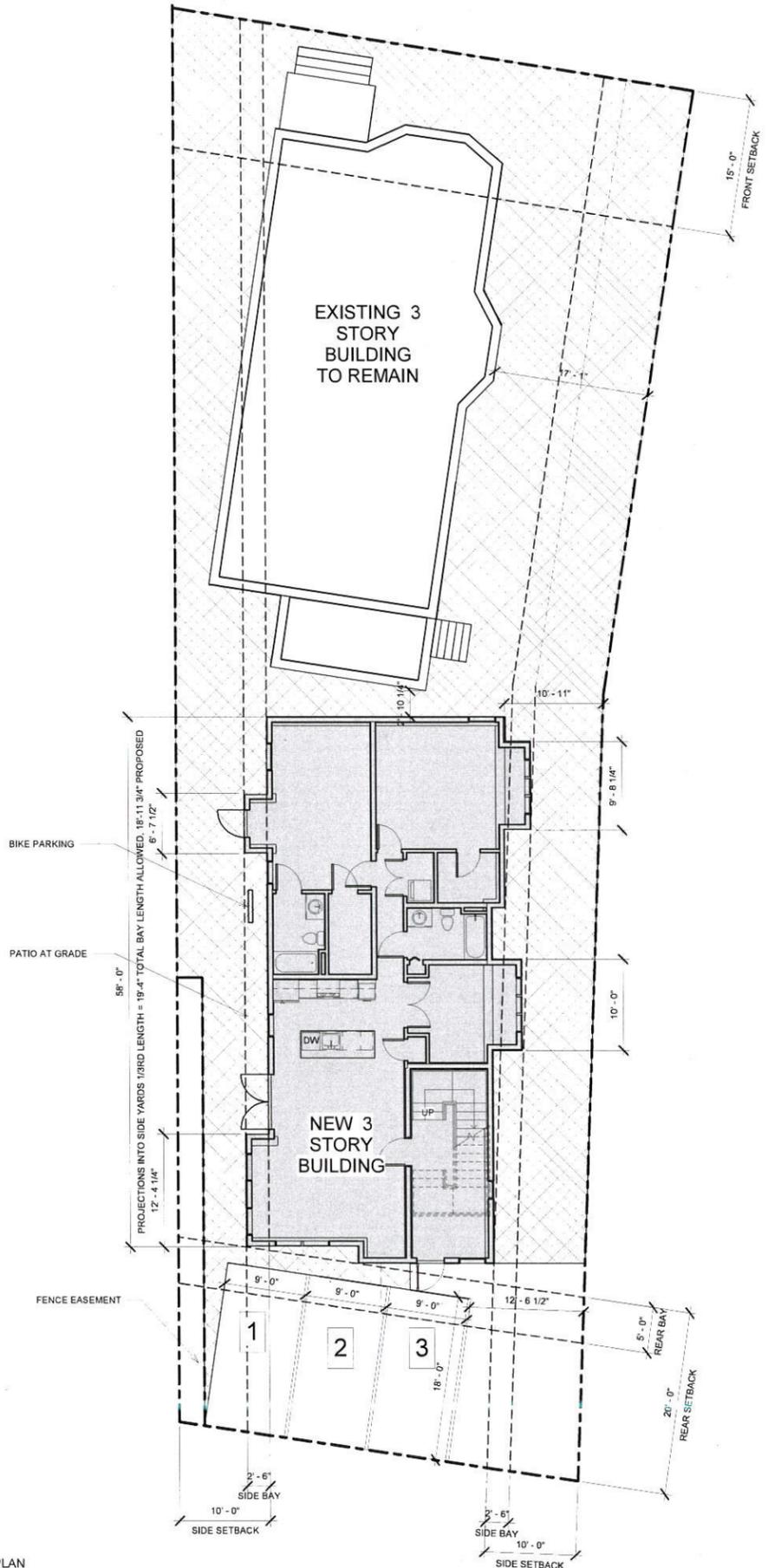


KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>PLANT LIST</b>					
<b>TREES</b>					
AP	1	Acer palmatum 'Bloodgood'	Japanese Maple 'Bloodgood'	2 - 2.5" cal.	B&B
TO	3	Thuja occidentalis 'Emerald'	'Emerald Green' Arborvitae	7-8' ht.	B&B
<b>SHRUBS/VINES</b>					
BS	3	Buxus sempervirens	Globe Boxwood	15-18" ht.	
C	1	Clematis 'Jackmanii'	Clematis	2 gal	
<b>PERENNIALS/GRASSES</b>					
AD	15	Astilbe 'Deutschland'	Astilbe	1 gal	
AN	13	Athyrium niponicum 'Pictum'	Japanese Painted Fern	2 gal	
AR	5	Ajuga reptans 'Burgundy Glow'	Bugleweed	1 gal	
EQ	9	Equisetum hyemale	Horsetail	2 gal	
FG	9	Festuca ovina 'Elijah Blue'	Blue fescue	1 gal	
HMA	15	Hakonechloa macra 'Aureola'	Hakone grass	1 gal	
GL	12	Gaura lindheimeri 'Whirling Butterflies'	Wand Flower	1 gal	
PaH	18	Pennisetum alopecuroides 'Hameln'	Dwarf fountain grass	2 gal	

**PLANTING NOTES**

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
- No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
- The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
- All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
- No planting shall be installed before acceptance of rough grading of topsoil.
- The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
- The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
- 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.





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

### ZONING CHART

RC ZONE	REQUIRED	EXISTING	PROPOSED	PREVIOUS SUBMISSION
MIN. LOT SIZE	7500 SF	7485 SF	7485 SF	
LOT AREA/DU	875 SF/DU	2495 SF/DU @ 3DU	1247 SF/DU @ 6DU	
FAR	2	.53 / 3984 SF	1.1 / 8543 SF	1.1 / 8677 SF
MAX GROUND COVER	70% 5250SF	20% / 1537 SF	41% / 3134SF	
LANDSCAPE AREA	25% 1875SF	58% 4369SF	45% 3367SF	37% 2840SF
PERMEABLE AREA	30% 2250SF	58% 4369SF	45% 3367SF	42% 3197SF
MAX HEIGHT	40'-0" / 3ST	35' - 0"	35' - 0" (NEW 33')	
FRONT SETBACK	15'-0"	VARIES	VARIES/EXISTING	
LEFT SIDE SETBACK	10' SUM 20'	VARIES	VARIES	
RIGHT SIDE SETBACK	10' SUM 20'	VARIES	VARIES	
REAR SETBACK	20'-0"	VARIES	VARIES	
FRONTAGE	50'-0"	VARIES	VARIES	
PARKING		0	3	7

DATUM:  
0' - 0" = 18.30'

**NOTE:**  
SEE LANDSCAPE AND  
CIVIL PLANS FOR  
ADDITIONAL NOTES &  
DETAILS

**PROJECT NAME**  
**BEACON RESIDENCES**

**PROJECT ADDRESS**  
318 BEACON STREET  
SOMERVILLE MA

**CLIENT**  
**Beacon Street Partners LLC**

**ARCHITECT**  
KHALSA DESIGN INC.



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

**CONSULTANTS:**



**REGISTRATION**

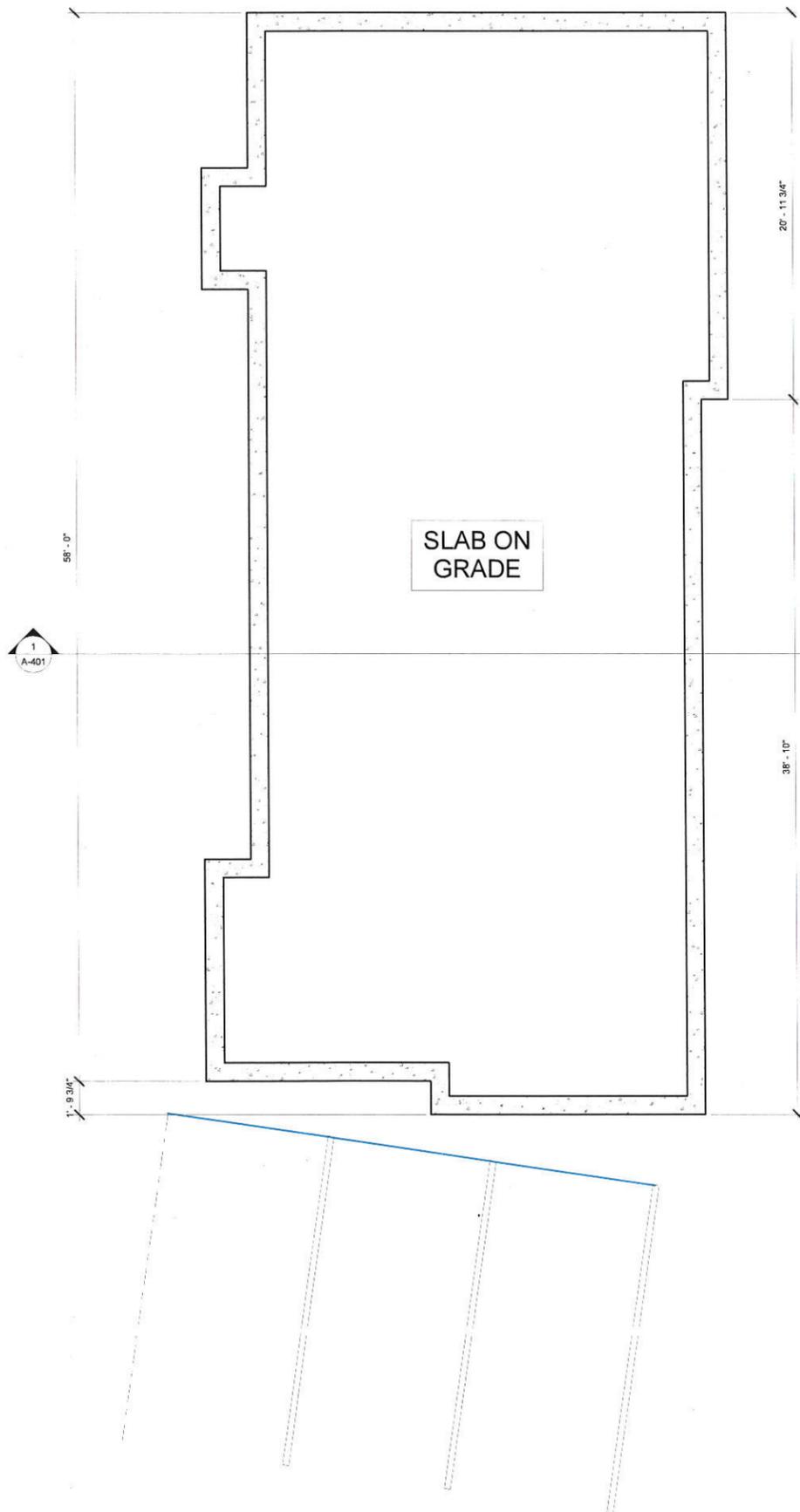
Project number 13020  
Date 5/22/15  
Drawn by MT  
Checked by KDI  
Scale As indicated

**REVISIONS**

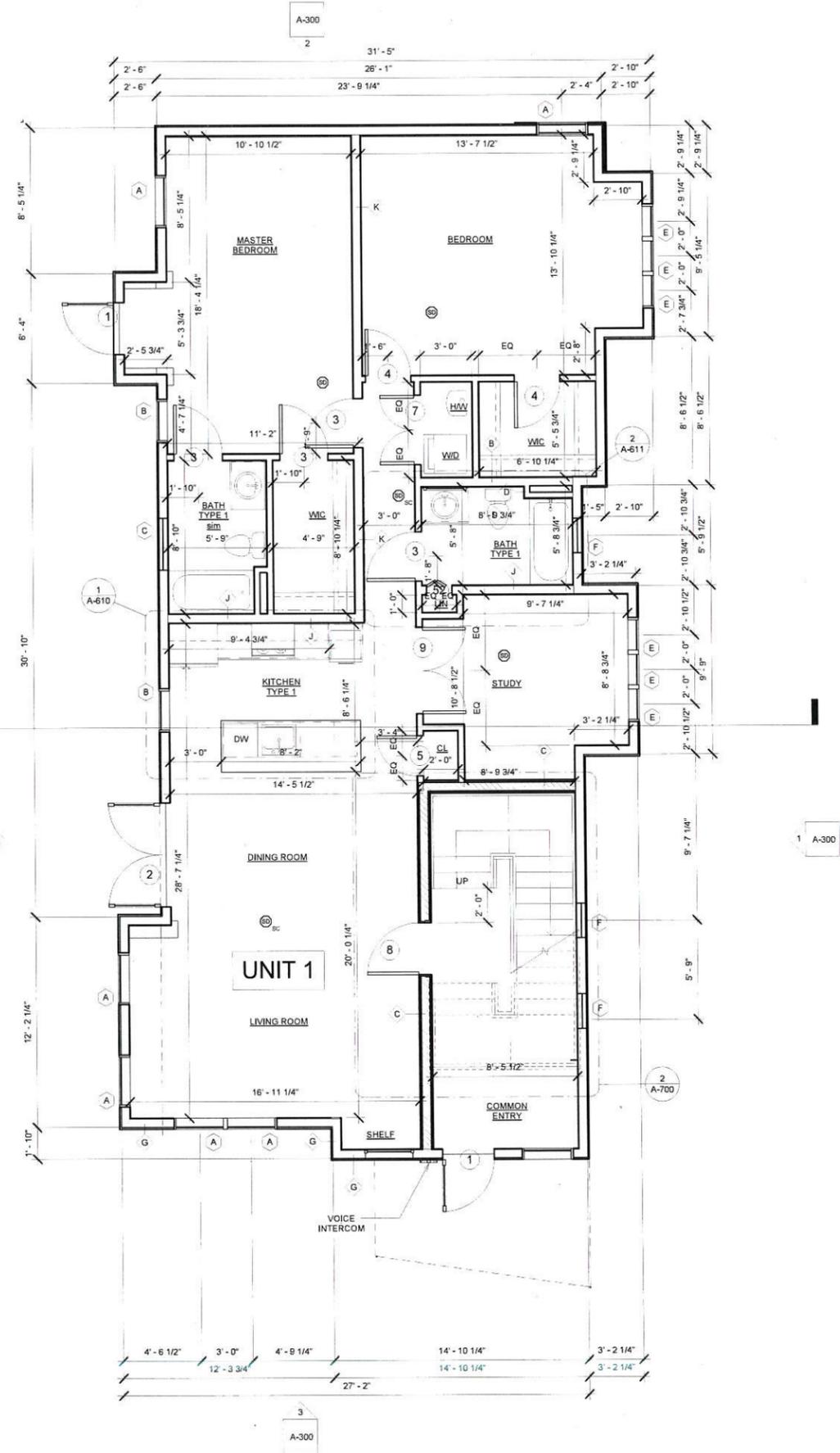
No.	Description	Date

Site Plan & Zoning Study

**A-010**  
BEACON RESIDENCES



2 Foundation Plan  
1/4" = 1'-0"



1 FIRST FLOOR LEVEL  
1/4" = 1'-0"

**LEGEND**

- SMOKE DETECTOR
- SMOKE/CO DETECTOR
- NEW WALLS
- 1 HR DEMISING WALLS

- GENERAL NOTES**
1. U.O.N ALL EXT WALLS ARE TYPE "F"
  2. U.O.N ALL INTERIOR WALLS ARE TYPE "A"
  3. SEE A-910 FOR PARTITION TYPES
  4. MOISTURE RESISTANT GWB. BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS
  5. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
  6. SEE A-800 FOR DOOR & WINDOW DETAILS
  7. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
  8. ALL EXTERIOR DIMENSIONS ARE FROM INSIDE FACE OF SHEATHING

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**REGISTRATION**

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Scale As indicated

**REVISIONS**

No.	Description	Date

**Foundation & First Floor Plan**

**A-100**

BEACON RESIDENCES

**GENERAL NOTES**

1. U.O.N ALL EXT WALLS ARE TYPE "F"
2. U.O.N ALL INTERIOR WALLS ARE TYPE "A"
3. SEE A-910 FOR PARTITION TYPES
4. MOISTURE RESISTANT GWB. BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS
5. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
6. SEE A-800 FOR DOOR & WINDOW DETAILS
7. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB

**LEGEND**

	SMOKE DETECTOR
	SMOKE/CO DETECTOR
	NEW WALLS
	1 HR DEMISING WALLS

PROJECT NAME

**BEACON RESIDENCES**

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CONSULTANTS:

**REGISTRATION**



Project number	13020
Date	5/22/15
Drawn by	MT
Checked by	KDI
Scale	As indicated

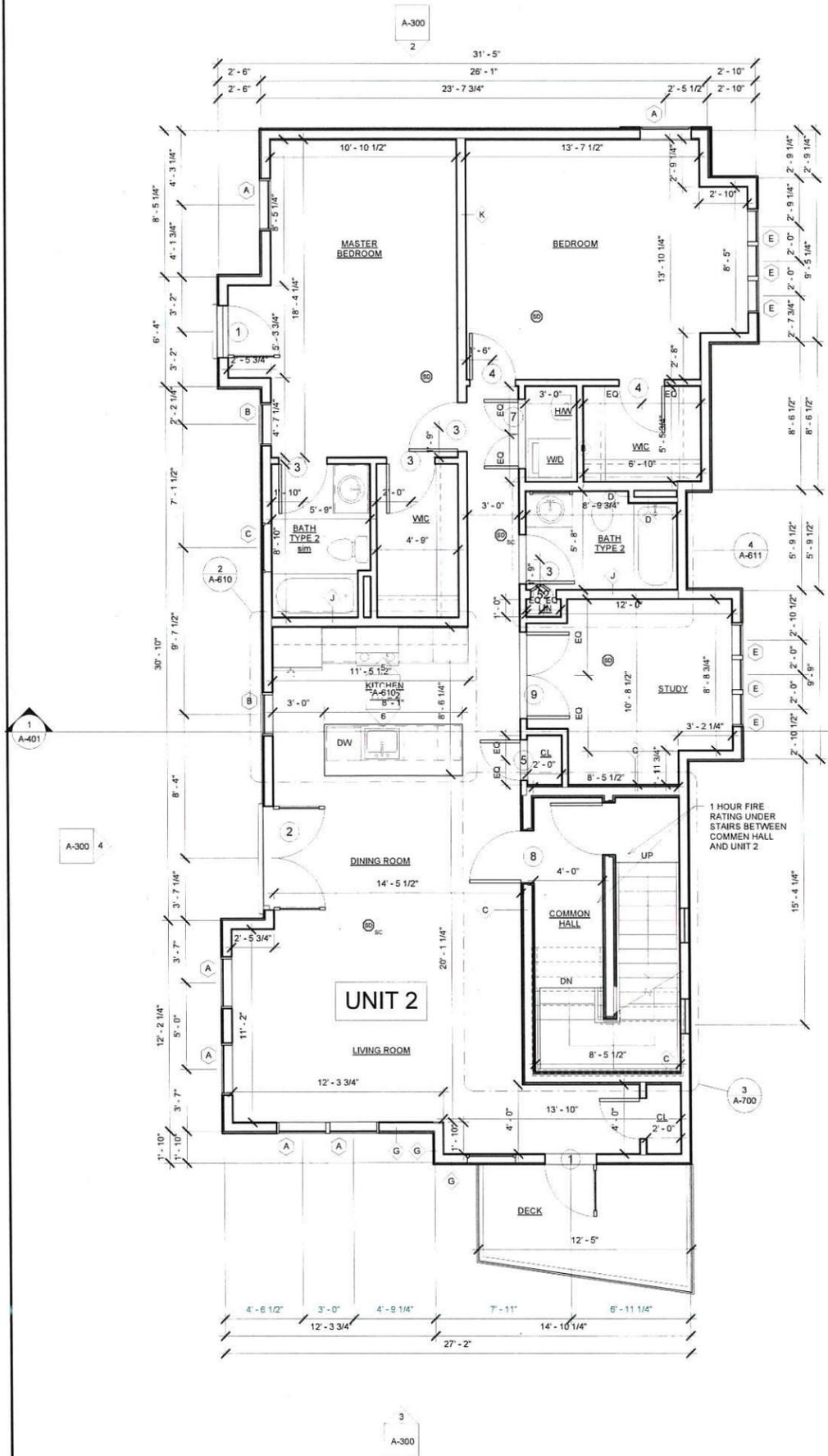
**REVISIONS**

No.	Description	Date

**Second & Third Floor Plans**

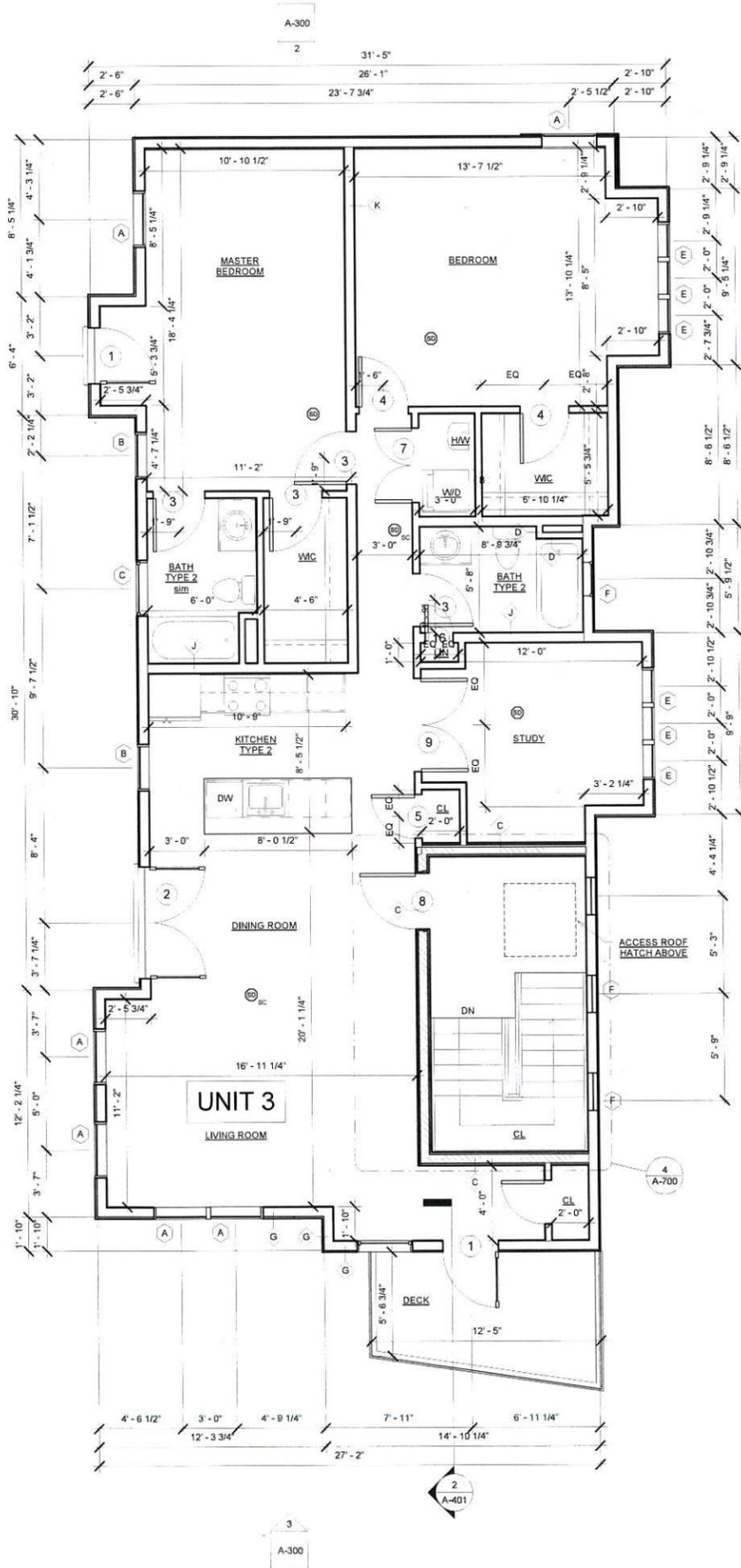
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BEACON RESIDENCES

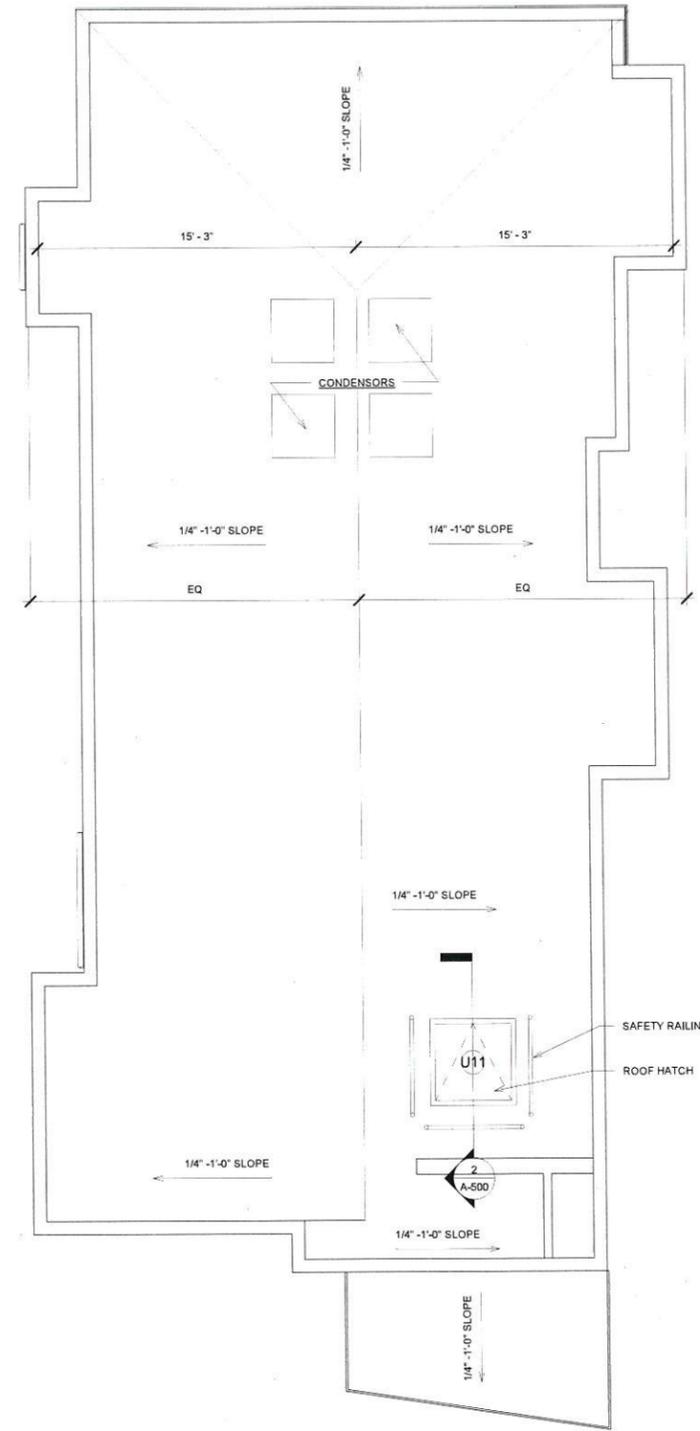


**1 SECOND FLOOR LEVEL**  
 1/4" = 1'-0"

**UNIT 3**



**2 THIRD FLOOR LEVEL**  
 1/4" = 1'-0"



1 ROOF  
1/4" = 1'-0"

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CONSULTANTS:



Project number 13020  
Date 5/22/15  
Drawn by MT  
Checked by JSK  
Scale 1/4" = 1'-0"

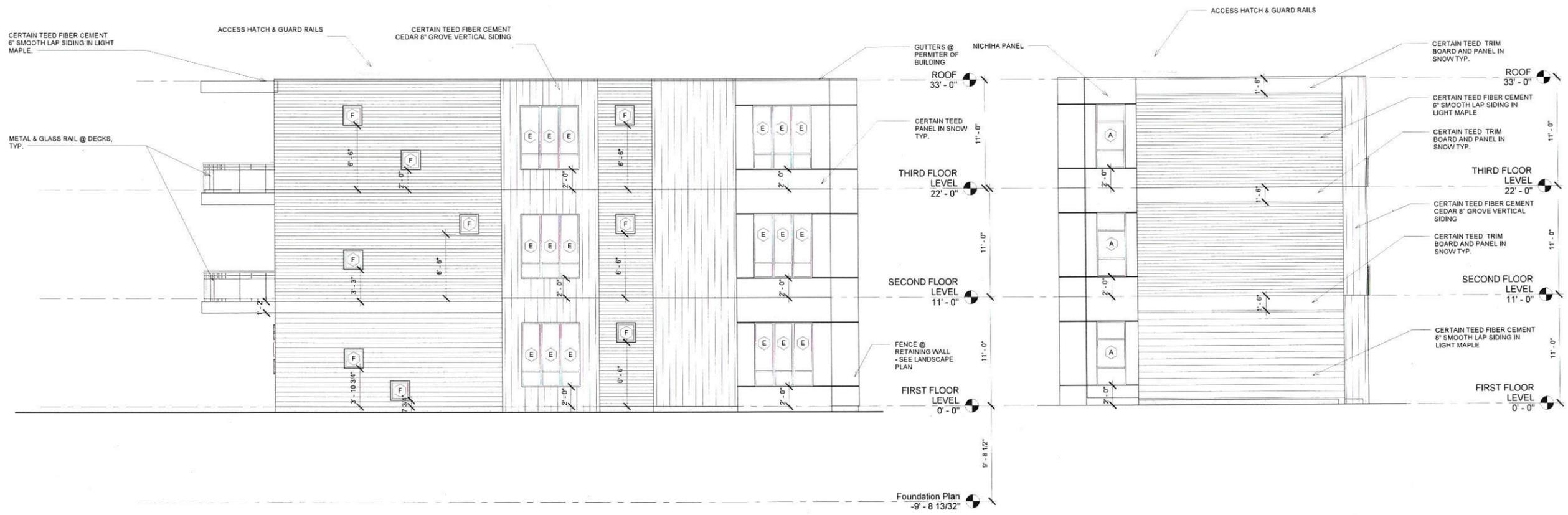
REVISIONS

No.	Description	Date

Roof Plan

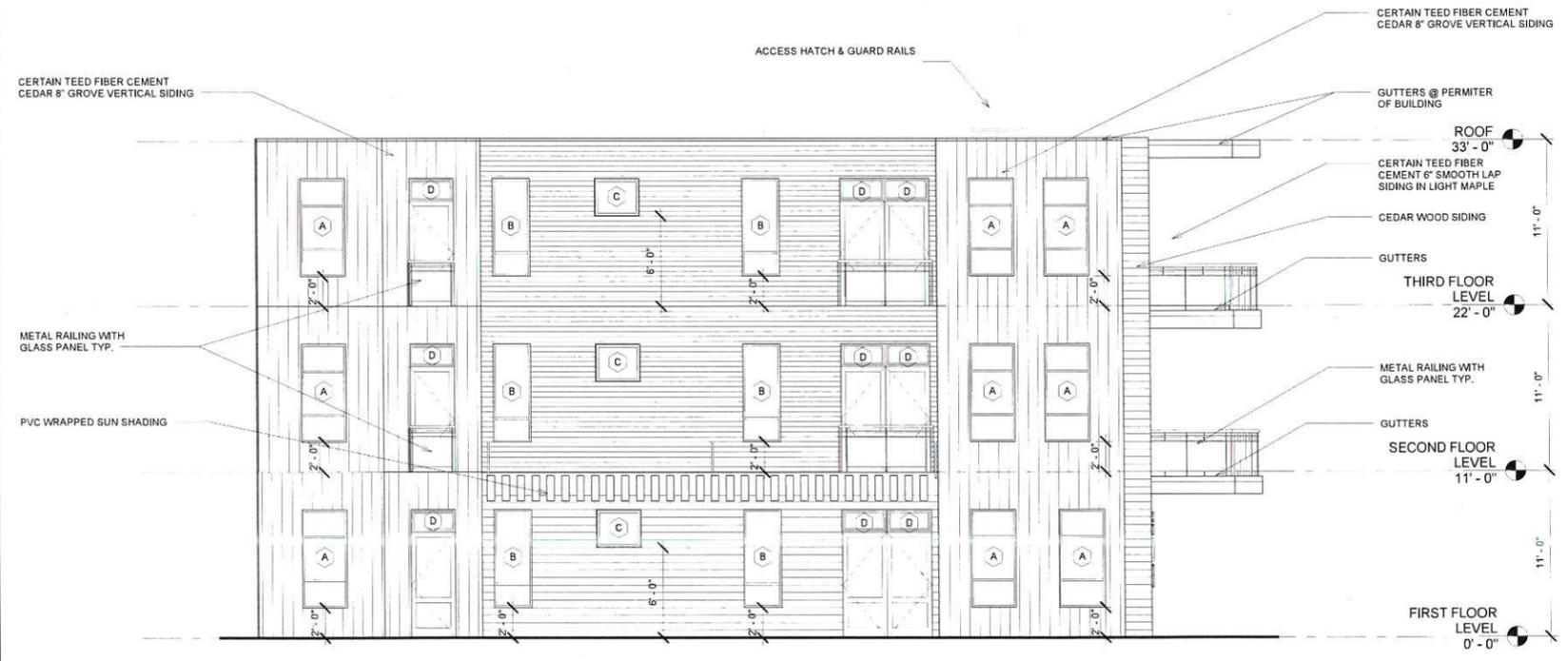
**A-102**

BEACON RESIDENCES

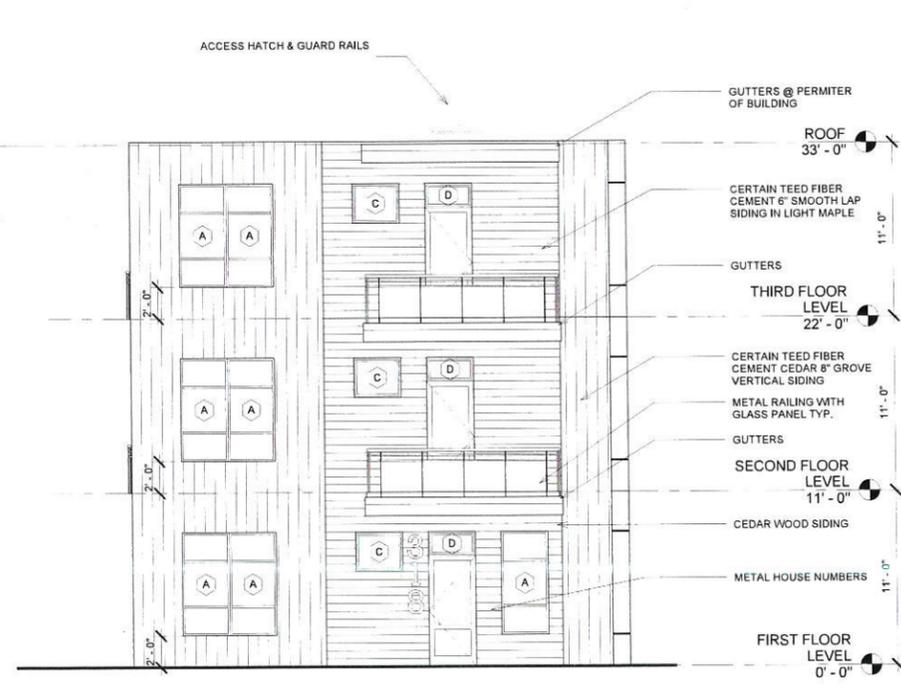


1 Right Side Elevation  
3/16" = 1'-0"

2 Rear Elevation  
3/16" = 1'-0"



4 Left Side Elevation  
3/16" = 1'-0"



3 Front Elevation  
3/16" = 1'-0"

DATUM:  
0' - 0" = 18.30'

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CONSULTANTS:



Project number 13020  
Date 5/22/15  
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Scale 3/16" = 1'-0"

REVISIONS

No.	Description	Date

Exterior Elevations

**A-300**  
BEACON RESIDENCES



1 realistic rendering (2)



2 3D View 8

PROJECT NAME

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RESIDENCES**

PROJECT ADDRESS

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SOMERVILLE MA

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**Beacon Street  
Partners LLC**

ARCHITECT

**KHALSA DESIGN INC.**



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CONSULTANTS:

REGISTRATION



Project number 13020  
Date 5/22/15  
Drawn by Author  
Checked by Checker  
Scale

REVISIONS

No.	Description	Date

Perspective

**A-612**

BEACON RESIDENCES