



City of Somerville

## PLANNING, PRESERVATION, & ZONING

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

December 17, 2021

Tal Patlazaan  
4 Morrison Ave  
Somerville MA 02144

Dear Tal,

Your application for a Plan Revision (P&Z21-174) to your approved plans at 2 Morrison Avenue, case number ZBA2018-146, has been deemed *de minimis* and accepted. Please see notes below and attached exhibits.

- Family room and storage converted to family room, bedroom, and bathroom as show on the attached plans.

As required by SZO §5.3.8, I find that the proposed change;

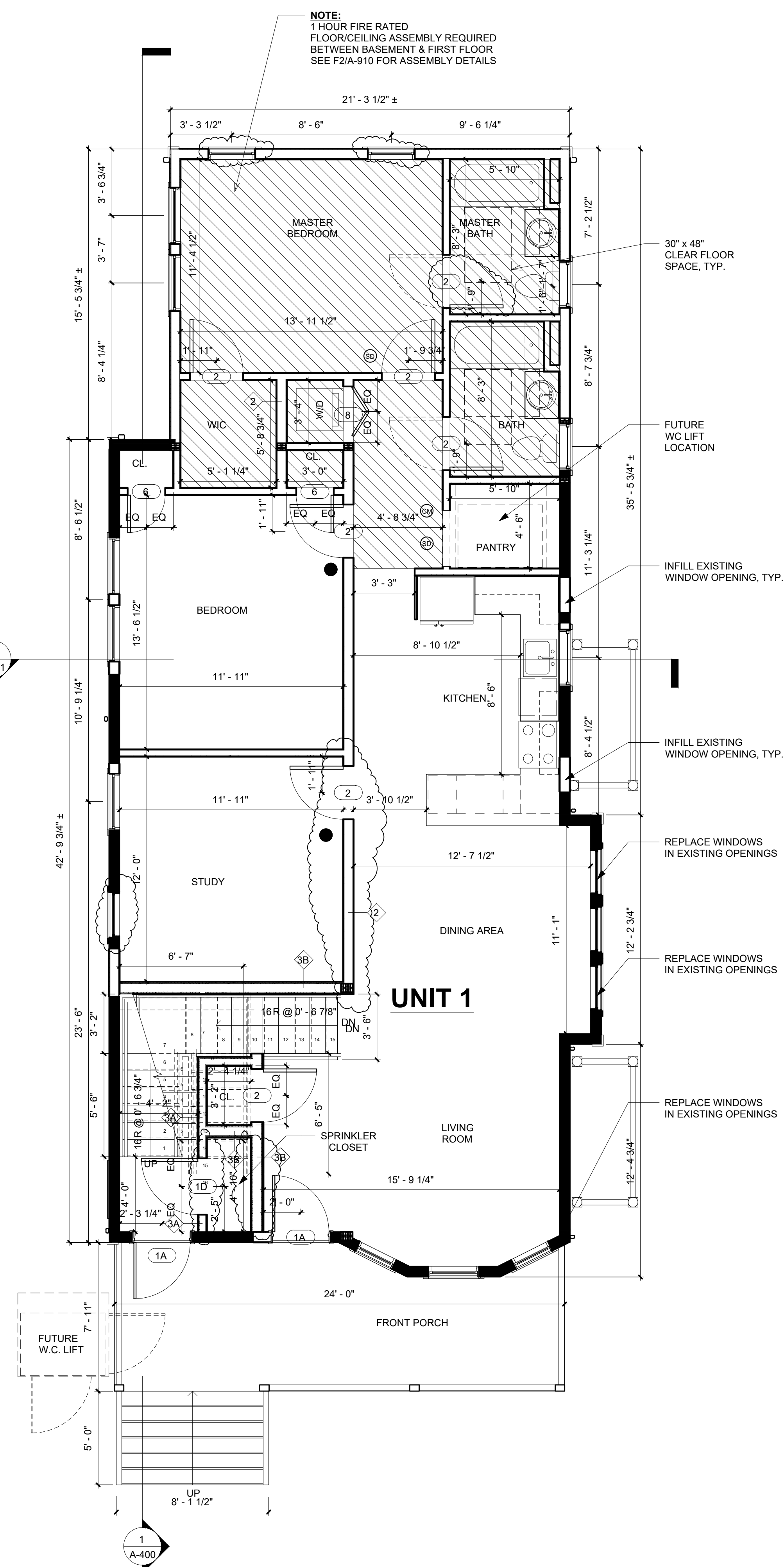
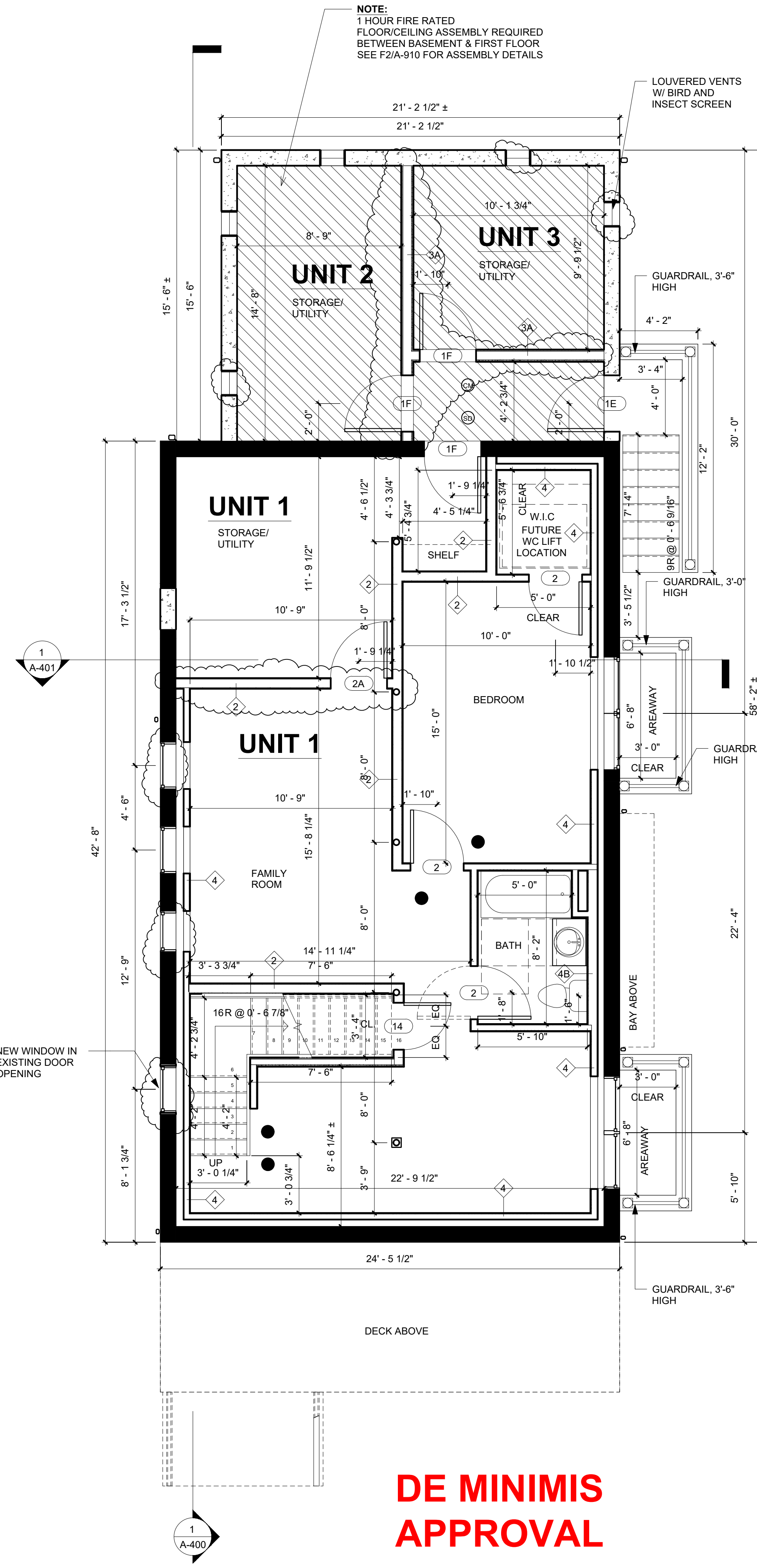
- i. Changes would not contravene the legal notice, any finding, or condition of the SPGA in the original approval;
- ii. Changes would not detrimentally impact matters of substance identified in meeting minutes of original hearings;
- iii. Changes would not alter the character of the development; and
- iv. Changes would be so insignificant as not to be noticeable to persons generally familiar with the original approval.

Please check additional outstanding conditions of the approval and bring the stamped plans to the Inspectional Services so that they may proceed with your project. If you have not done so already, contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the revised plans and the conditions attached to the approval.

Sincerely,

Sarah Lewis, RA, LEED-AP, CNU-A  
Director of Planning, Preservation, & Zoning

Cc: file  
ISD  
Tanya Carriere - Khalsa



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. UNLESS OTHERWISE NOTED ALL EXTERIOR NEW WALLS SHALL BE TYPE "5"
6. SEE A-910 FOR PARTITION TYPES.
7. MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
8. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
9. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
10. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
11. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
12. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
13. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION & CIVIL PLAN FOR ADDITIONAL INFORMATION
14. UNLESS OTHERWISE NOTED CENTER CLOSET DOOR ON CLOSET.

LEGEND

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

Area Schedule (Rentable)	
Name	Area
UNIT 1	2182 SF
UNIT 2	1391 SF
UNIT 3	1293 SF

GENERAL GROUP 1 BATHROOM NOTES

1. WALLS ADJACENT TO AND BEHIND THE TOILET SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 32"-38" A.F.F. THE BACK WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR REINFORCEMENT FROM THE INTERIOR CORNER TO A DISTANCE OF 6" BEYOND THE WIDEST PART OF THE TOILET. THE SIDE WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO DISTANCE OF 6" BEYOND THE FRONT EDGE OF THE TOILET, UNLESS INTERRUPTED BY A DOOR OR OTHER FIXTURE, THEN REINFORCEMENT SHALL BE INSTALLED AS FAR AS POSSIBLE WHEN THE TOILET IS LOCATED BETWEEN TWO FIXTURES, THE WALL REINFORCEMENT BEHIND THE TOILET SHALL BE EXTENDED 6" BEYOND THE WIDEST PART OF THE TOILET
2. ALL TUB & SHOWER WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 6" ABOVE THE RIM TO A HEIGHT OF 48" ABOVE THE TUB BOTTOM AND SHALL EXTEND THE LENGTH AND WIDTH OF THE TUB.
3. SEE SHEET A-021 FOR ADDITIONAL AAB GROUP 1 REQUIREMENTS
4. ALL INTERIOR FINISHES TBD BY OWNER

GENERAL GROUP 1 KITCHEN NOTES

1. GC TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. SUBMIT SHOP DRAWINGS AND FULL SIZE SAMPLES FOR ALL CABINETS, TRIM, HARDWARE, COUNTERTOPS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER. GC TO COORDINATE ALL MECHANICAL SYSTEMS WITH MILLWORK. PROVIDE ALL BLOCKING AS REQUIRED AND CAULK ALL GAPS AS REQUIRED BY ARCHITECT.
2. KITCHEN AND BATHROOM FINISH SPECIFICATIONS TO COMPLY WITH 780 CMR TABLE 803.4.
3. GC TO PROVIDE RECESSED TASK LIGHTING UNDER ALL KITCHEN WALL CABINETS.
4. WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING WALL CABINETS AT ANY LOCATION FROM 42 INCHES TO 54 INCHES FROM THE FLOOR TO THE BOTTOM OF THE INSIDE OF THE CABINET. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING.
5. EACH BASE CABINET SHALL BE CAPABLE OF BEING REMOVED TO PROVIDE KNEE SPACE FOR PERSONS USING WHEELCHAIRS. (APPLICABLE TO KITCHENS IN GROUND FLOOR UNITS.)
6. WALL BOARD BEHIND SINK AREA TO BE MOISTURE RETARDANT.

PROJECT NAME  
**2 MORRISON AVE**

PROJECT ADDRESS  
**2 MORRISON AVE  
SOMERVILLE, MA**

CLIENT  
**TAL PATLAZHAN**

ARCHITECT  
**TAL PATLAZHAN**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8882

CONSULTANTS:

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REGISTRATION

Project number	18097
Date	1/15/2020
Drawn by	DM
Checked by	JSK
Scale	1/4" = 1'-0"

No.	Description	Date
3	Revision 3	10/15/2019

**BASEMENT &  
FIRST FLOOR  
PLAN**

**A-101**

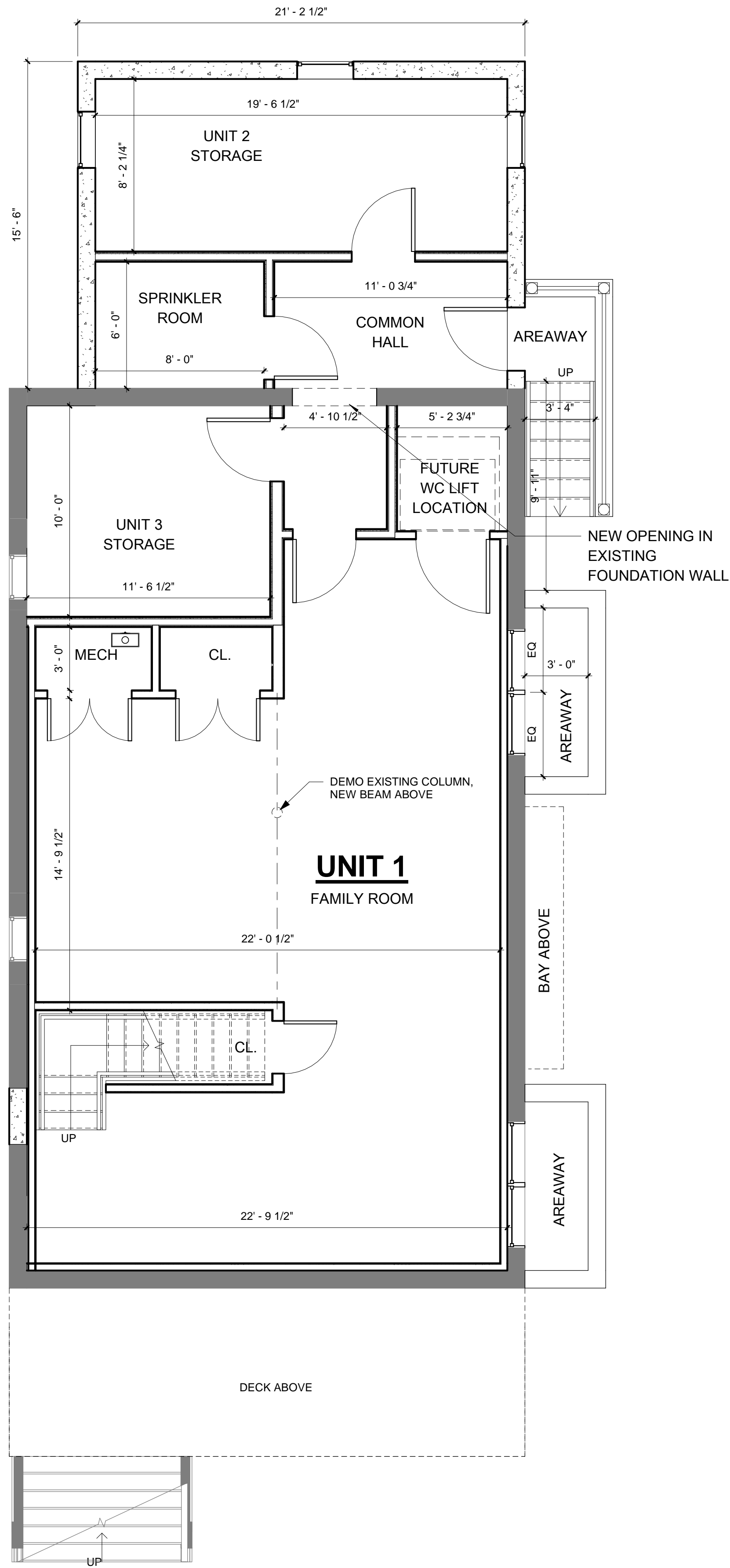
2 MORRISON AVE

DE MINIMIS  
APPROVAL

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

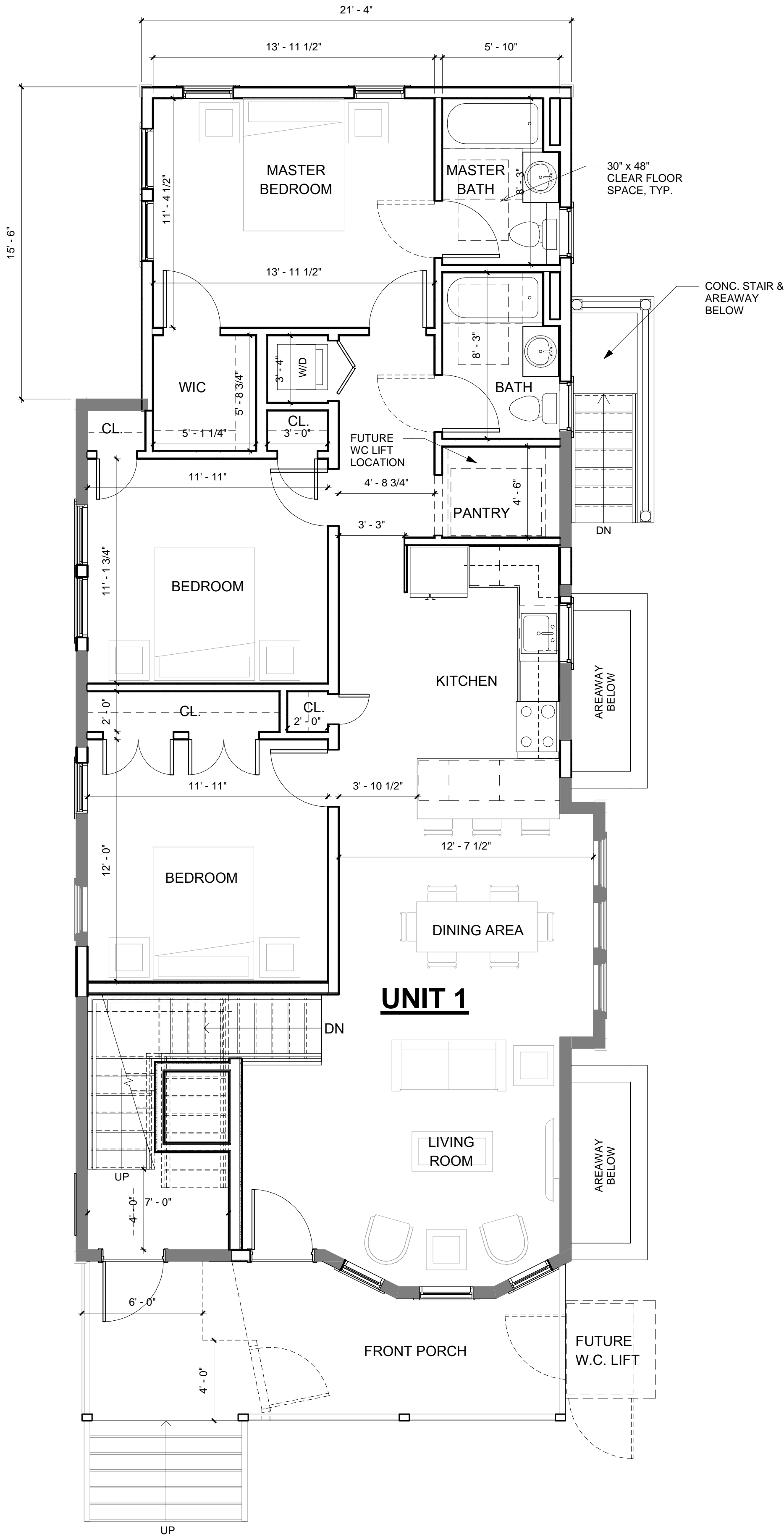
2 PROPOSED 1ST FL  
1/4" = 1'-0"





AS PERMITTED

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



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

Area Schedule (Rentable)		
Name	Area	Level
UNIT 1	865 SF	BASEMENT
UNIT 1	1328 SF	1ST FLOOR
UNIT 1	2193 SF	
UNIT 2	1391 SF	2ND FLOOR
UNIT 2	1391 SF	
UNIT 2- BASEMENT STORAGE	196 SF	BASEMENT
UNIT 2- BASEMENT STORAGE	196 SF	
UNIT 3	62 SF	2ND FLOOR
UNIT 3	1231 SF	ATTIC
UNIT 3	1293 SF	
UNIT 3- BASEMENT STORAGE	137 SF	BASEMENT
UNIT 3- BASEMENT STORAGE	137 SF	

PROJECT NAME  
**2 MORRISON AVE**

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**2 MORRISON AVE  
SOMERVILLE, MA**

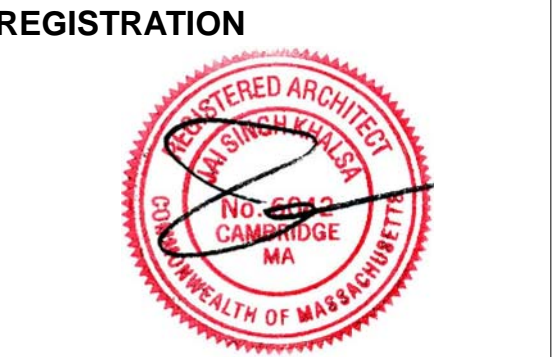
CLIENT  
**TAL PATLAZHAN**

ARCHITECT  
**DESIGN  
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Project number	18097
Date	11/27/2018
Drawn by	DM
Checked by	JSK
Scale	1/4" = 1'-0"

No.	Description	Date
1	Site Plan Revisions	11/9/2018
2	Parking Revisions	12/20/2018

BASEMENT &  
FIRST FLOOR  
PLAN

**A-101**

2 MORRISON AVE