

Drawing List					
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
O-Cover					
A-000	Cover Sheet	07/23/2019	I	01/24/2020	ZBA Resubmission
1-CIVIL					
C-002	Civil Plan	01/29/2019	I	01/24/2020	ZBA Resubmission
2_Landscape					
L-1	Landscape Plan	7/24/2018	I	01/24/2020	ZBA Resubmission
3- Architectural					
A-020	Architectural Site Plan	07/23/2019	I	01/24/2020	ZBA Resubmission
EX-100	Existing Conditions	07/23/2019			
A-101	Basement, First, & Second Level Floor Plans	07/23/2019	I	01/24/2020	ZBA Resubmission
A-102	Attic & Roof Level Floor Plans	07/23/2019			
A-301	South and East Elevations	07/23/2019	I	01/24/2020	ZBA Resubmission
A-302	North and West Elevations	07/23/2019	I	01/24/2020	ZBA Resubmission



PROJECT NAME  
**MOSSLAND ST RESIDENCES**

PROJECT ADDRESS  
15 Mossland Street,  
Somerville, MA

CLIENT  
  
**MIKE TOKATLYAN**

ARCHITECT  
  
  
**KHALSA**

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

CONSULTANTS:

**LOCUS PLAN**



**PROJECT:  
MOSSLAND STREET RESIDENCES**

PROJECT ADDRESS:  
15 MOSSLAND STREET  
SOMERVILLE MASSACHUSETTS

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

CIVIL ENGINEER  
PETER NOLAN &  
ASSOCIATES, LLC  
697 CAMBRIDGE STREET, SUITE 103  
BRIGHTON, MA 02135

ELECTRICAL ENGINEER  
ZADE ASSOCIATES  
140 BEACH STREET  
BOSTON, MA 02111

STRUCTURAL  
TESTA ENGINEERING ASSOC.  
181 WORCESTER STREET  
NATICK, MA 01760

LANDSCAPE  
VERDANT LANDSCAPE  
ARCHITECTURE  
318 HAVARD STREET, SUITE 25  
BROOKLINE, MA 02446

FIRE PROTECTION  
PROMETHEUS LIFE SAFETY  
17 MILL RUN ROAD  
BOXFORD, MA

**CD SET: 07/23/2019  
ZBA RESUBMISSION: 01/24/2020**

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Project number	17168
Date	7/23/2019
Drawn by	AV
Checked by	JSK
Scale	

REVISIONS		
No.	Description	Date
1	ZBA Resubmission	01/24/2020

Cover Sheet

**A-000**

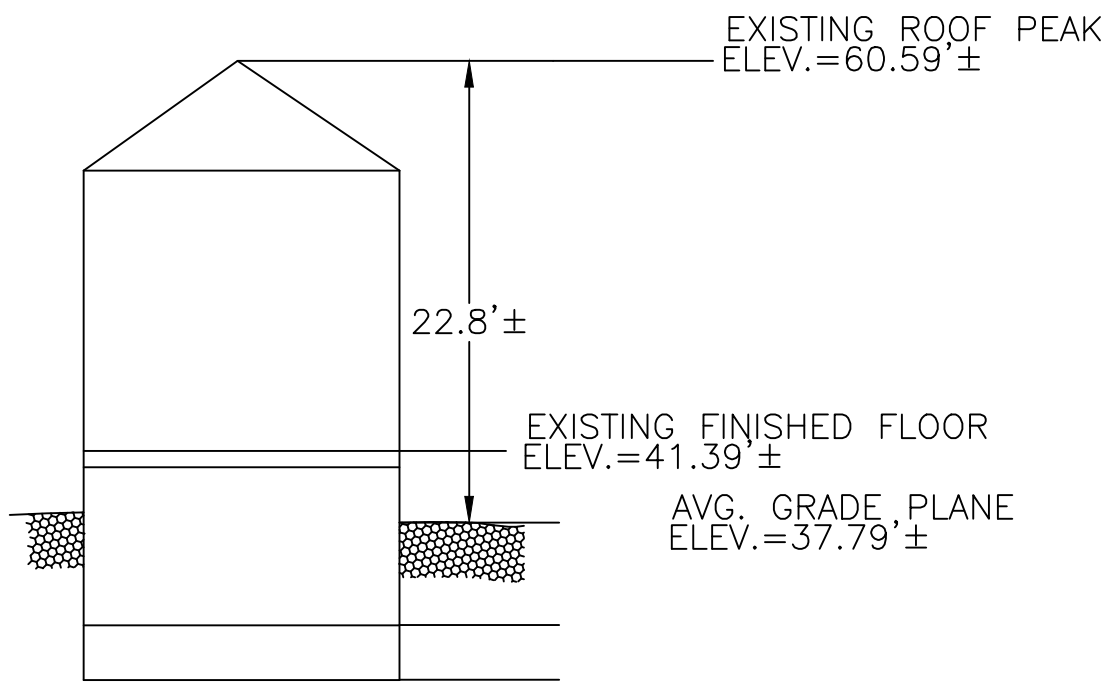
MOSSLAND ST RESIDENCES



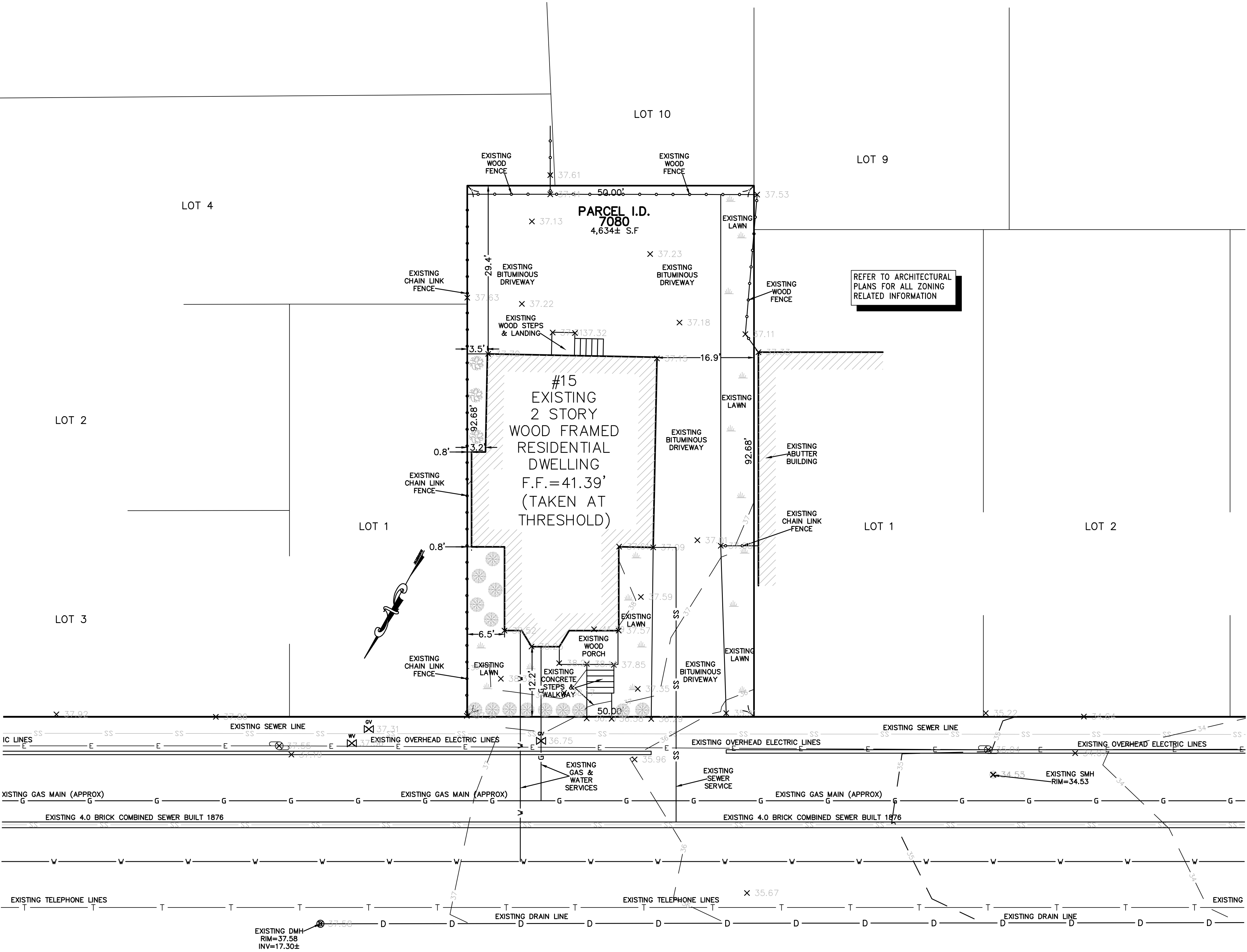
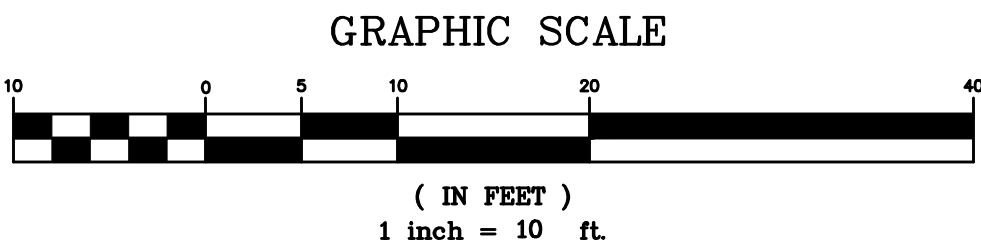
EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⊙	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 3-7-2018.
2. DEED REFERENCE BOOK 69997 PAGE 80 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.



EXISTING PROFILE  
NOT TO SCALE





002







1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL WORK WITH THE PROJECT'S ENGINEER THROUGHOUT CONSTRUCTION TO ENSURE THE SITE IS PROPERLY PROTECTED FROM POSSIBLE POLLUTANTS. THE ENGINEER HAS AUTHORIZATION TO ADD OR REMOVE BMP MEASURES THROUGHOUT CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
3. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
4. AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE CONTRACTOR SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
5. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
6. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING.
7. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
8. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
9. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
11. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED.

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITION (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL

- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

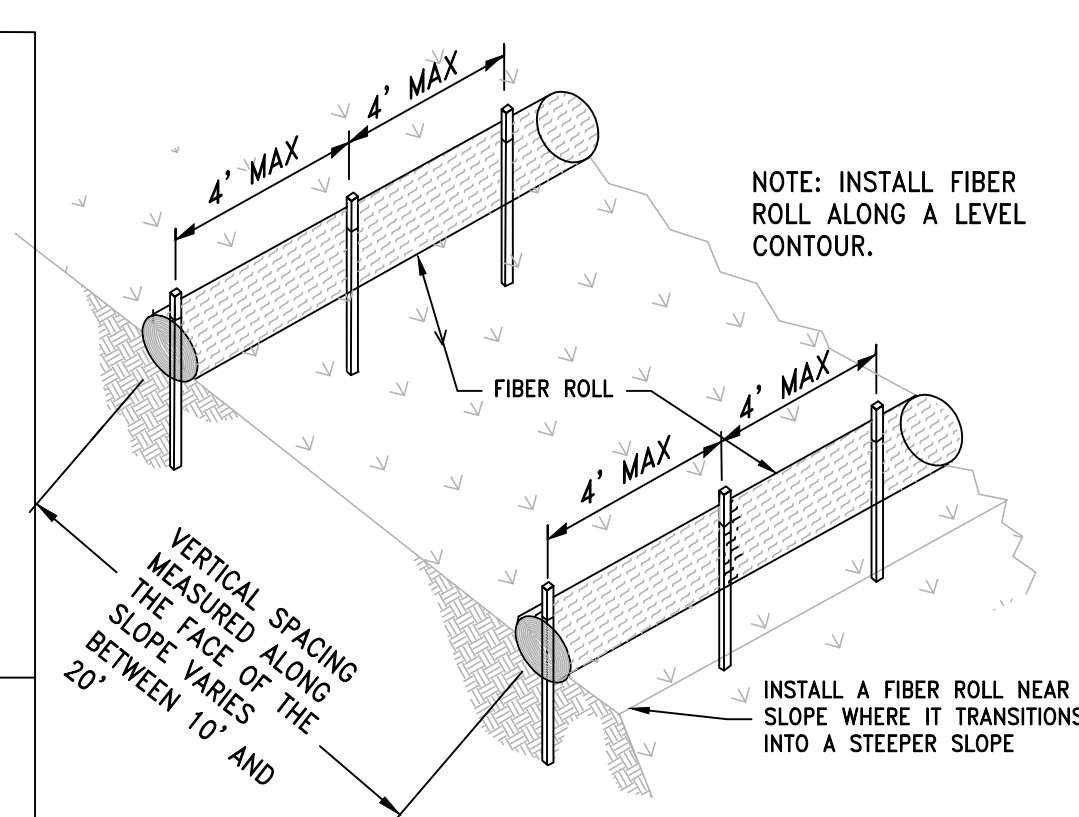


Diagram illustrating a cross-section of a slope stabilization system. A vertical wood stake is driven into the ground. A fiber roll, at least 8 inches in diameter, is placed against the stake. A geotextile fabric is wrapped around the fiber roll and extends into the soil. The soil surface is sloped, with the slope varying. A vertical dimension of 2 inches is shown for the stake's exposure above the ground. The geotextile fabric has a maximum spacing of 4 inches between stakes, and the stakes are 3/4 inch by 3/4 inch in cross-section.

FIBER ROLLS  
NTS

1. PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
2. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO HOLD THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
3. START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.
4. CUT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
5. LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE INTO THE SOIL FOR THE WOODEN STAKES.
6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL.
7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY ERODIVE OR VERY STEEP SLOPES.

8. INSPECT THE STRAW WATTLE AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE WATTLES ARE IN CONTACT WITH THE SOIL.
9. REPAIR ANY RILLS OR GULLIES PROMPTLY.
10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.

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SCALE:	1" = 10'
DATE:	01-29-19
DRAWN BY:	AU
CHECKED BY:	PN
APPROVED BY:	PN

SHEET:

004





Slender Silhouette Sweetgum    Ivory Silk Tree Lilac    Sugar Tyme Crabapple



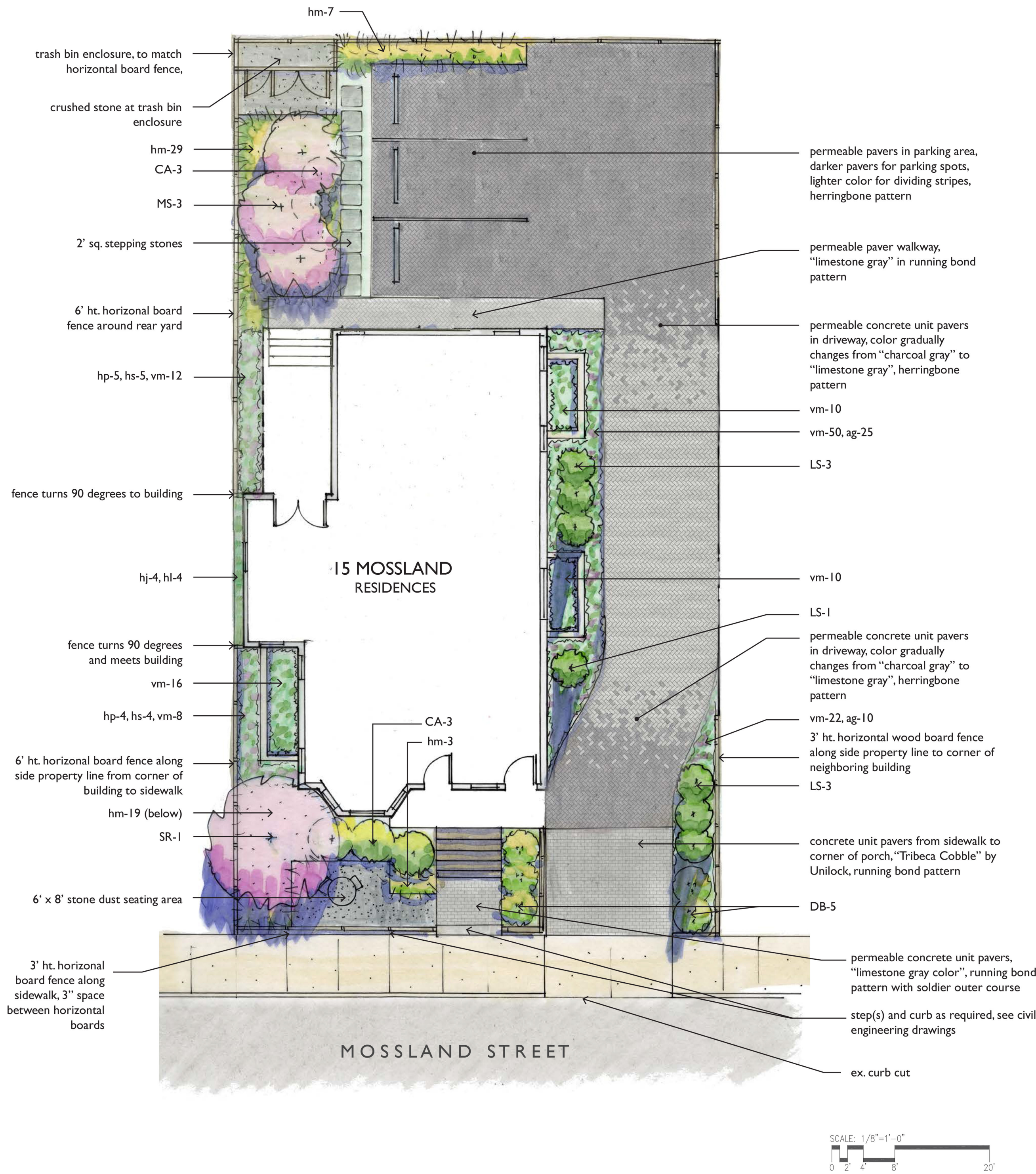
Hummingbird Summersweet    Carol Mackii Daphne



June Hosta    Hosta Loyalist    Hakone Grass    Purple Palace Coral Bells    Silver Scrolls Coral Bells



Allium Globemaster    Periwinkle



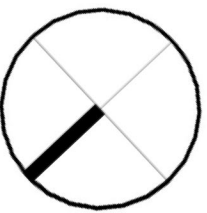
horizontal wood board fence



permeable concrete unit paving, patterns per plan 'Permeable 4.5" x 9"' by Hanover Architectural Products, Left: Charcoal Gray, Right: Limestone Gray

#### PROPOSED PLANT LIST

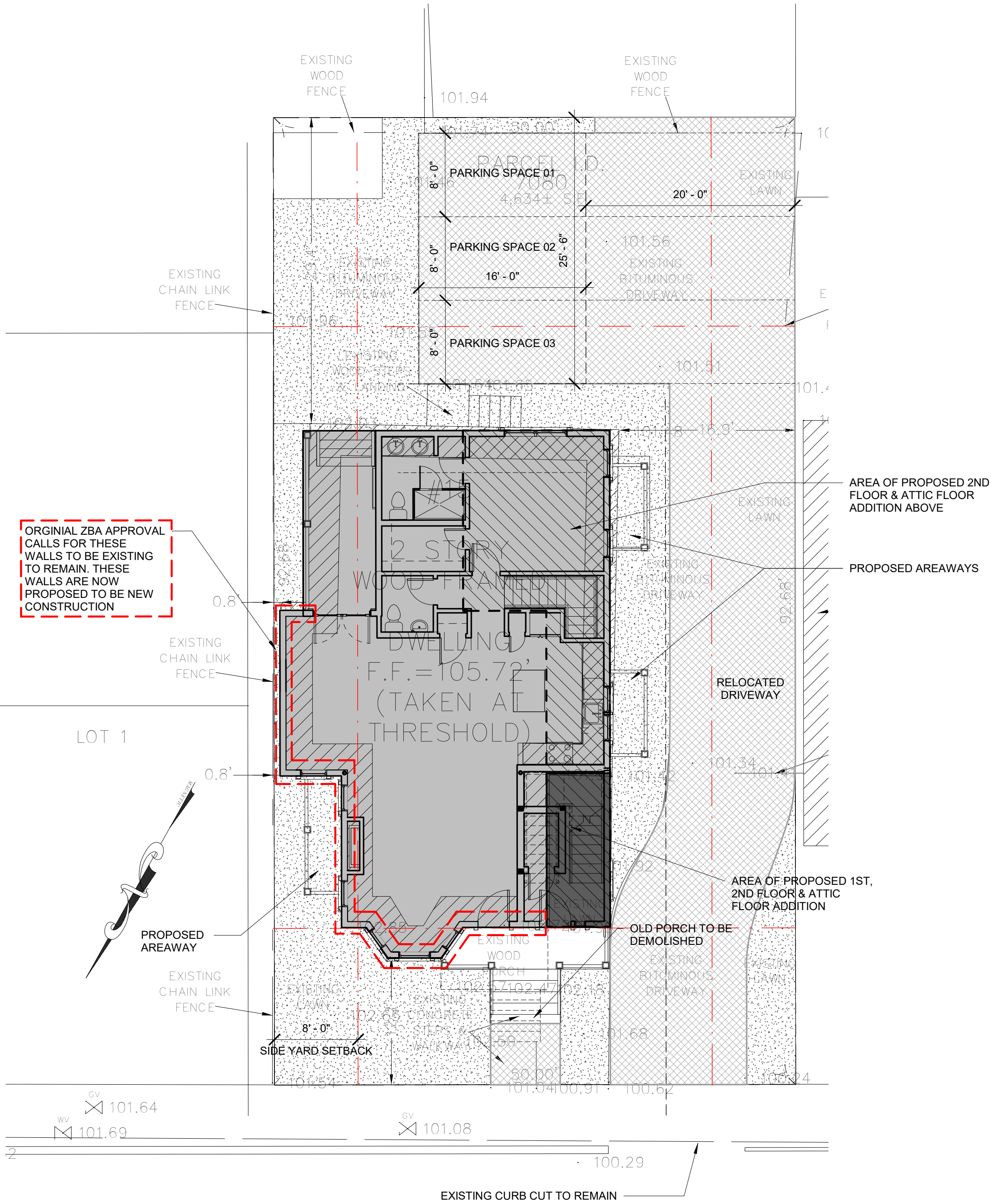
Trees:					
7	LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	6-7' ht.	B&B
3	MS	Malus 'Sutyazam'	Sugar Tyme Flowering Crabapple	2-2.5' cal.	B&B
1	SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2-2.5' cal.	B&B
Shrubs:					
6	CA	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	24-36" ht.	Pots
5	DB	Daphne burkwoodii 'Carol Mackie'	Carol Mackie Daphne	24-36" ht.	Pots
Perennials:					
4	hj	Hosta 'June'	June Hosta	1 gal.	Pots
4	hl	Hosta 'Loyalist'	Loyalist Hosta	1 gal.	Pots
58	hm	Hakone macra 'Aureola'	All Gold Hakone Grass	1 gal.	Pots
9	hp	Heuchera 'Purple Palace'	Purple Palace Coral Bells	1 gal.	Pots
9	hs	Huechera 'Silver Scrolls'	Silver Scrolls Coral Bells	1 gal.	Pots
Groundcovers:					
141	vm	Vinca minor	Periwinkle	1 qt.	Pots
Bulbs:					
35	ag	Allium 'Globemaster'	Allium	bulb	





ZONING DIMENSIONAL TABLE:				
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RB ZONE			
USE	RESIDENTIAL 1 and 2 Family Dwelling Units / 3 FAMILY DWELLING	RESIDENTAIL/ 1-FAMILY	RESIDENTAIL/ 3-FAMILY	COMPLIES
MIN LOT SIZE	7,500 SF	4,634 +/- SF	4,634 +/- SF	PRE-EXIST. NO CHANGE
MIN LOT ARE PER DWELLING	1,500 SF / DU (1-9 UNITS)	1 DU=4,634 SF / DU	3 DU=1,545 SF / DU	COMPLIES
MAX GROUND COVERAGE	50% / 2, 317 SF	28% / 1,310 SF	31% / 1,426 SF	COMPLIES
LANDSCAPE AREA	25% / 1,159 SF	45% / 2,076 SF	27% / 1,274 SF	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.0 / 4,634 SF	0.46 / 2,144 SF	0.95 / 4,393 SF	COMPLIES
MAX BUILDING HEIGHT	3 ST / 40' - 0"	2 ST / 24' 1"	3 ST / 33' 9"	COMPLIES
MIN. YARD SETBACKS				
FRONT	15'-0" OR STREET AVG. = 10' - 0"	12.2'	12.2'	COMPLIES(W/STREET AVERAGE)
LEFT SIDE	8' - 0" SUM 17'	0.8'	0.8'	PRE-EXIST./NO CHANGE
RIGHT SIDE	8' - 0" SUM 17'	16.9'	16.9'	COMPLIES/ NO CHANGE
REAR	20'-0"	29.4'	29.4'	COMPLIES/ NO CHANGE
MIN FRONTAGE	50' - 0"	50' - 0"	50' - 0"	COMPLIES / NO CHANGE
PERVIOUS AREA, MIN % OF LOT	35% / 1,622 SF	45% / 2,076 SF	38% / 1,767 SF	COMPLIES
PARKING REQUIREMENTS	EXISTING 2 SPACES TOTAL (UNIT 1 5 BD= 2 SP)  PROPOSED 5 SPACES TOTAL (UNIT 1 3BD= 2 SP, UNIT 2 2BD= 1.5 SP, UNIT 3 2BD=1.5SP)	1 SPACE	3 SPACES (COMPACT)	DOES NOT COMPLY
BICYCLE PARKING	0 SPACES	0 SPACES	0 SPACES	COMPLIES

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.



1 Site Plan  
1/8" = 1'-0"

KEY

PROPOSED BUILDING FOOTPRINT

EXISTING BUILDING FOOTPRINT

LANDSCAPE AREA

HERRINGBONE PERVIOUS PAVERS

SETBACK LINE

PROJECT NAME  
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REGISTRATION

Project number	17168
Date	7/23/2019
Drawn by	AV
Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date
1	ZBA Resubmission	01/24/2020

Architectural Site  
Plan

**A-020**

MOSSLAND ST RESIDENCES



Area Schedule (Rentable)		
Name	Level	Area
COMMON	New 2nd Floor Level	86 SF
COMMON	New 1st Floor Level	130 SF
COMMON		216 SF
UNIT #1	New 1st Floor Level	1150 SF
UNIT #1	New Basement	1164 SF
UNIT #1		2314 SF
UNIT #2	New 2nd Floor Level	1298 SF
UNIT #2		1298 SF
UNIT #3	New Third Floor Level	1224 SF
UNIT #3	New 2nd Floor Level	45 SF
UNIT #3		1269 SF

### LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- WALL TYPE
- EXHAUST VENT
- FLOOR DRAIN
- SMOKE DETECTOR
- CO DETECTOR

### GENERAL FLOOR PLAN NOTES

- FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
- ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
- UNLESS OTHERWISE NOTED ALL NEW EXTERIOR WALLS ARE TYPE "6".
- UNLESS OTHERWISE NOTED ALL EXISTING EXTERIOR WALLS ARE TYPE "5".
- UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1".
- SEE A-800 FOR PARTITION TYPES.
- MOISTURE RESISTANT GWB. BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS.
- SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS.
- SEE A-710 FOR DOOR & WINDOW DETAILS.
- ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB.
- ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES.
- ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
- CONTRACTOR TO COORDINATE DESIGN BUILD DRAWINGS OF MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION PRIOR TO CONSTRUCTION.
- REFER TO SHEETS A-430 AND A-431 FOR ROOF DETAILS.
- CENTER ALL CLOSET DOORS U.N.O.

### PROJECT NAME

## MOSSLAND ST RESIDENCES

### PROJECT ADDRESS

15 Mossland Street,  
Somerville, MA

### CLIENT

MIKE TOKATLYAN

### ARCHITECT



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### REGISTRATION



Project number 17168  
Date 7/23/2019  
Drawn by AV  
Checked by JSK  
Scale 1/4" = 1'-0"

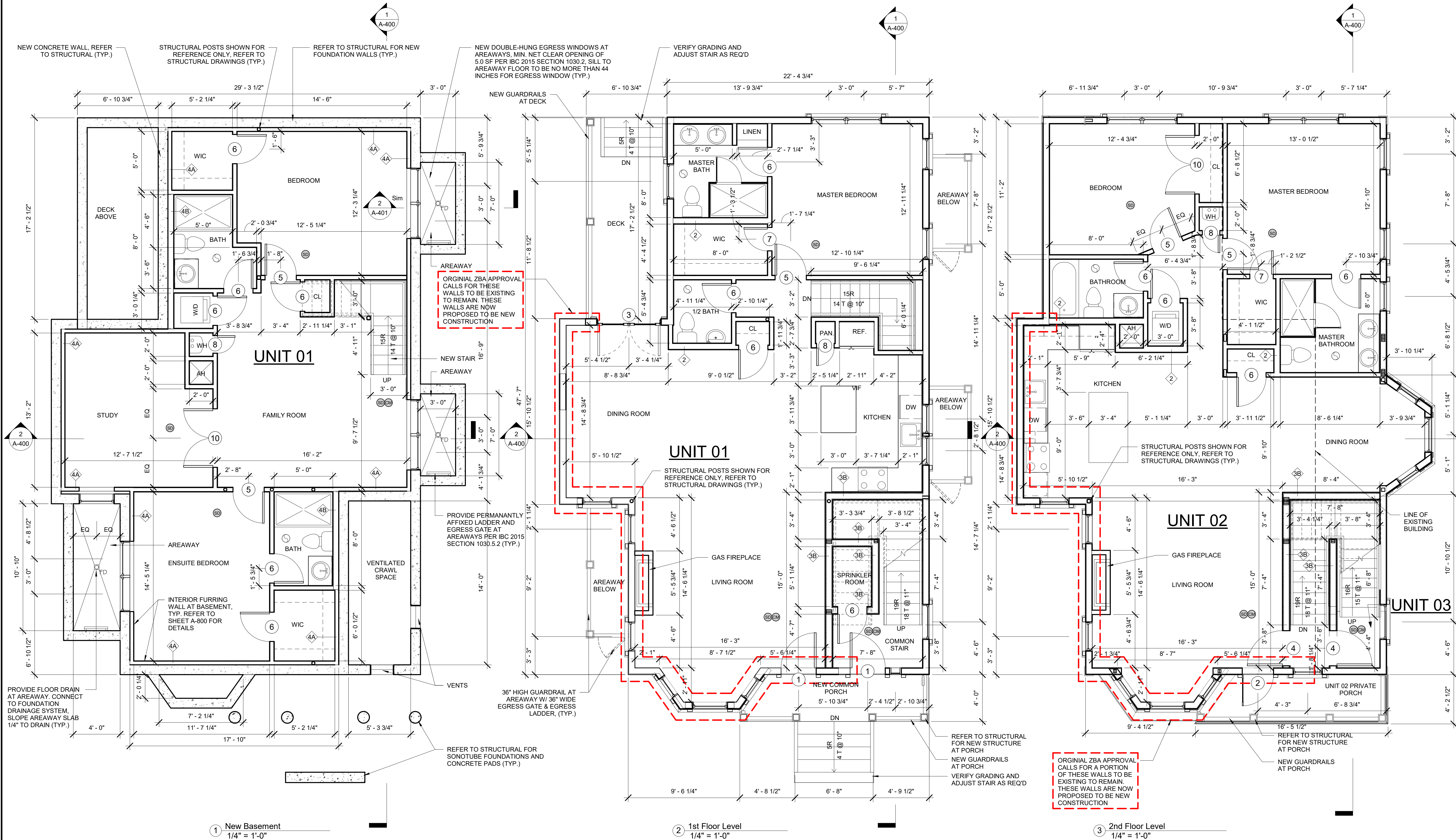
### REVISIONS

No.	Description	Date
1	ZBA Resubmission	01/24/2020

Basement, First, &  
Second Level  
Floor Plans

# A-101

MOSSLAND ST RESIDENCES



1 New Basement  
1/4" = 1'-0"

2 1st Floor Level  
1/4" = 1'-0"

3 2nd Floor Level  
1/4" = 1'-0"

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Area Schedule (Rentable)		
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COMMON		216 SF
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LEGEND

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11. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
12. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
13. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
14. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
15. CONTRACTOR TO COORDINATE DESIGN BUILD DRAWINGS OF MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION PRIOR TO CONSTRUCTION.
16. REFER TO SHEETS A-430 AND A-431 FOR ROOF DETAILS.
17. CENTER ALL CLOSET DOORS U.N.O.

PROJECT NAME

MOSSLAND ST  
RESIDENCES

PROJECT ADDRESS

15 Mossland Street,  
Somerville, MA

CLIENT

MIKE TOKATLYAN

ARCHITECT



KHALSA

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

CONSULTANTS:

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OF PROSECUTION UNDER LAW

REGISTRATION



Project number	17168
Date	7/23/2019
Drawn by	AV
Checked by	JSK
Scale	1/4" = 1'-0"

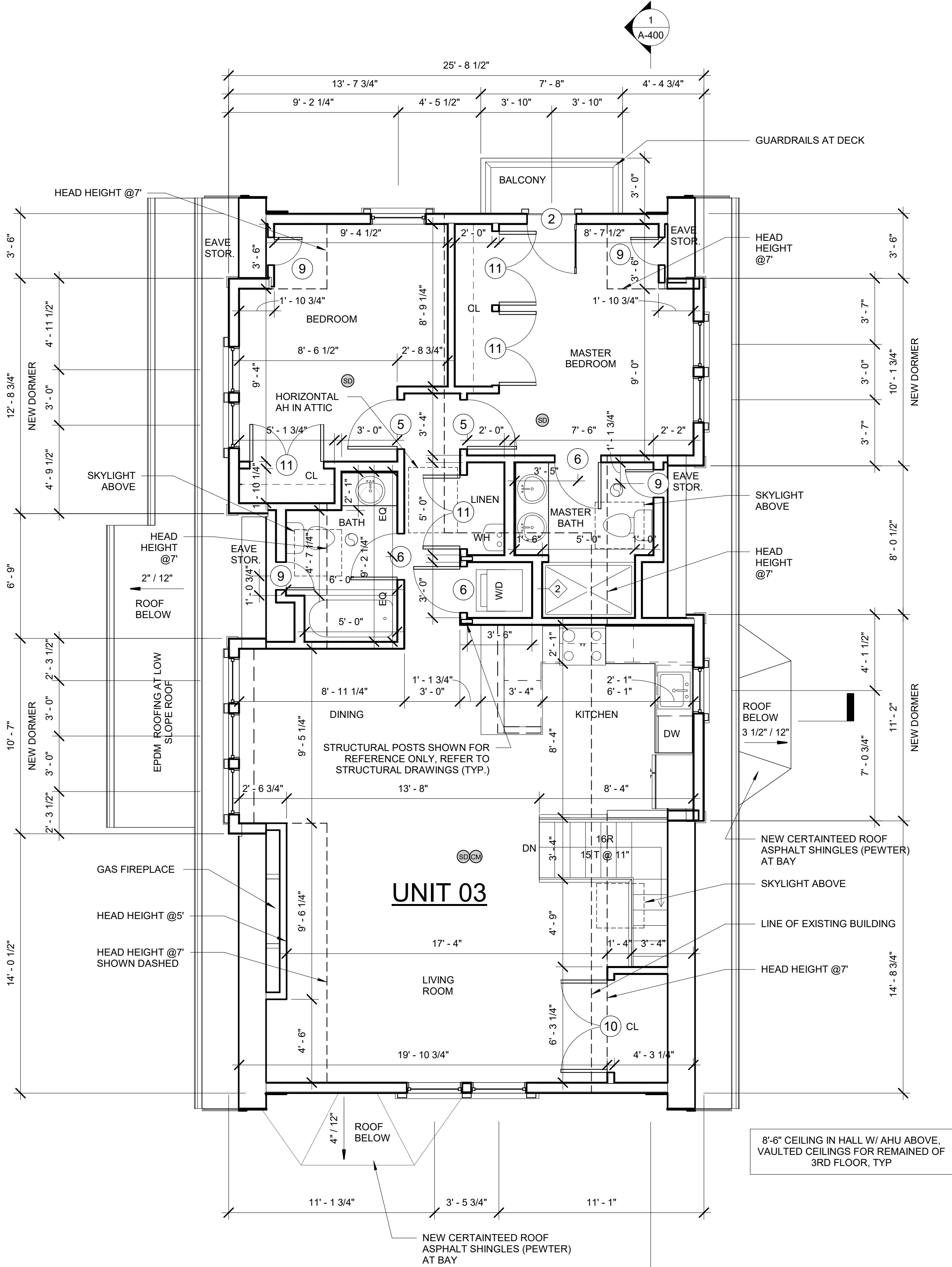
REVISIONS

No.	Description	Date

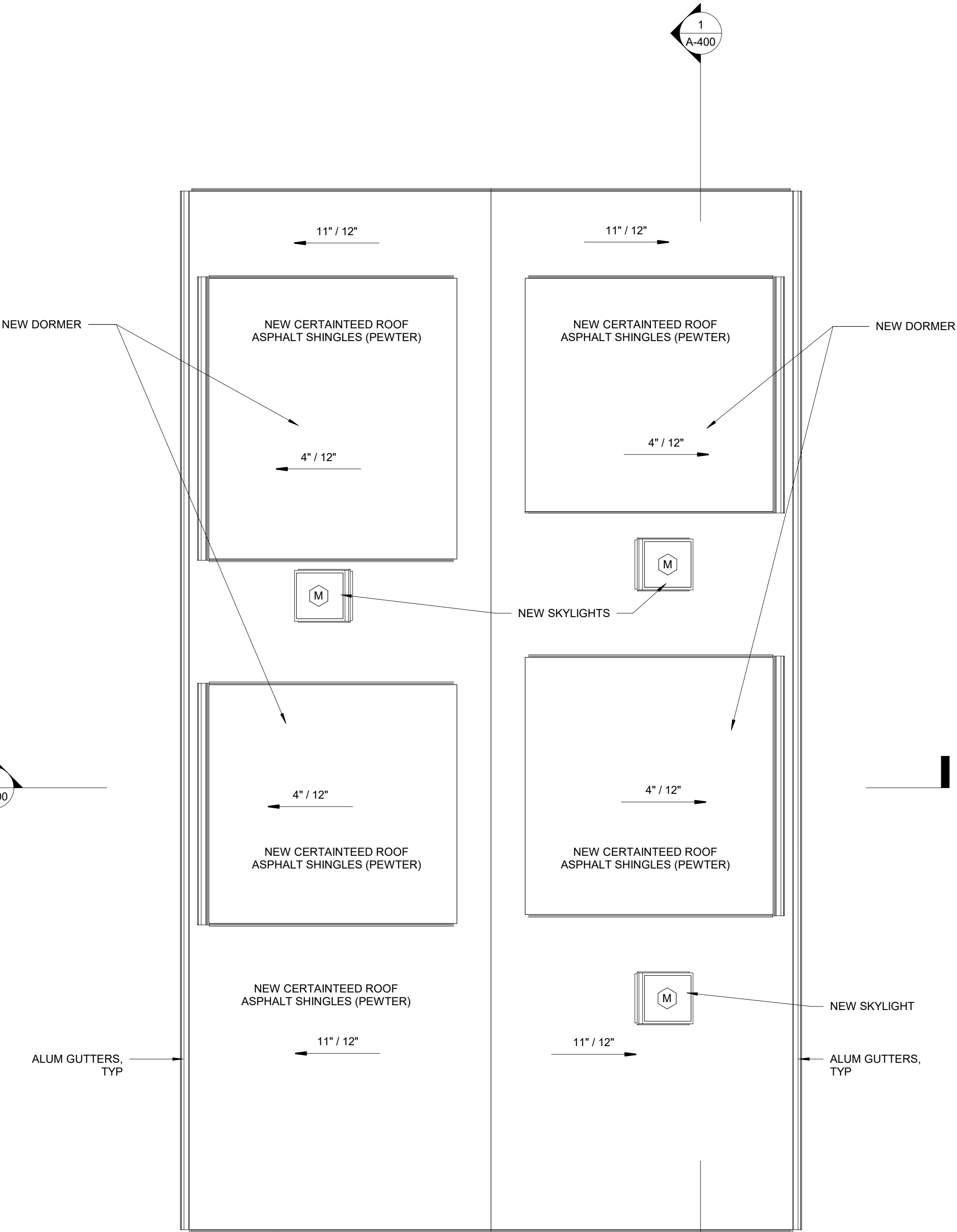
Attic & Roof Level  
Floor Plans

A-102

MOSSLAND ST RESIDENCES

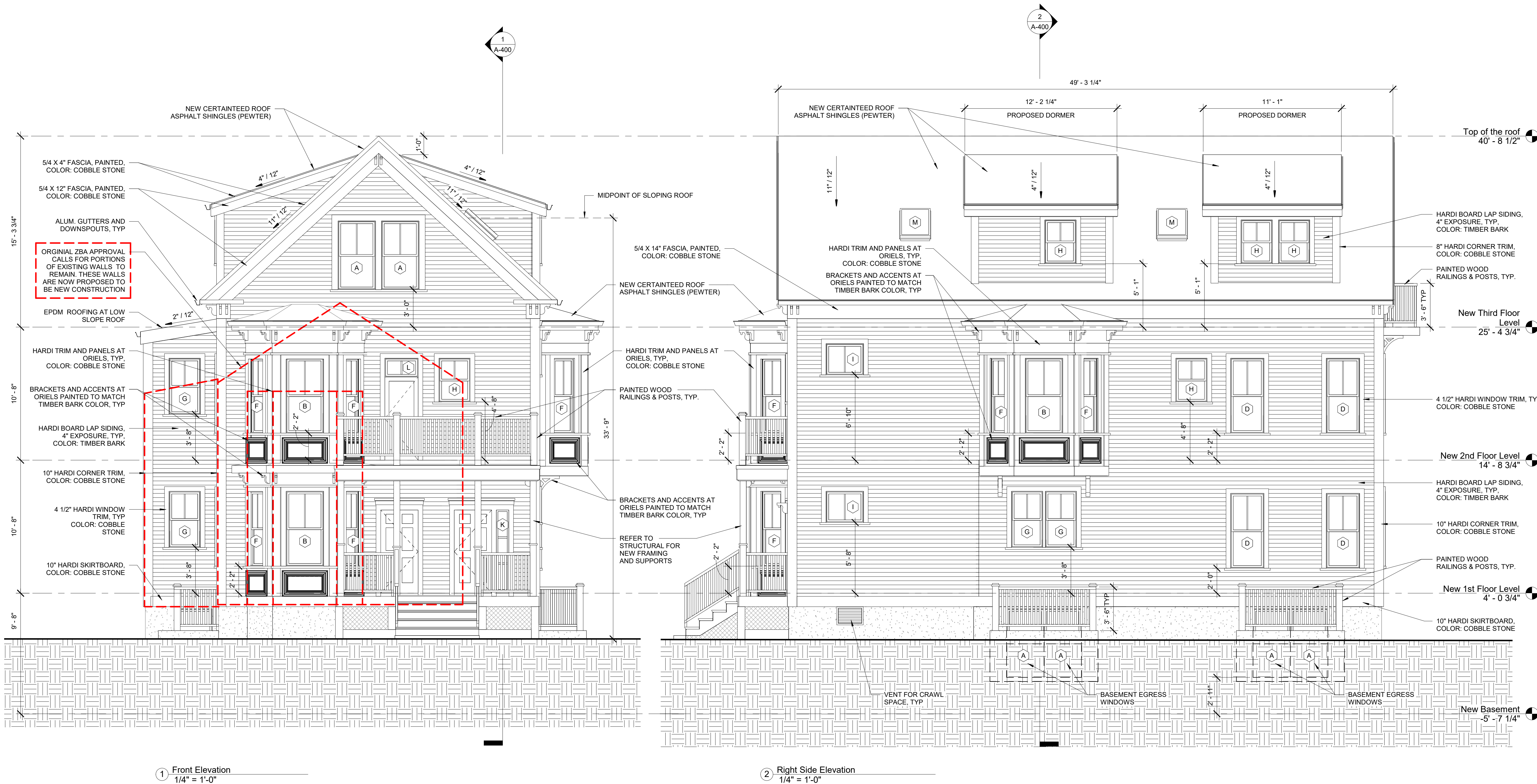


1 Attic Level  
1/4" = 1'-0"



2 Roof Level  
1/4" = 1'-0"





PROJECT NAME  
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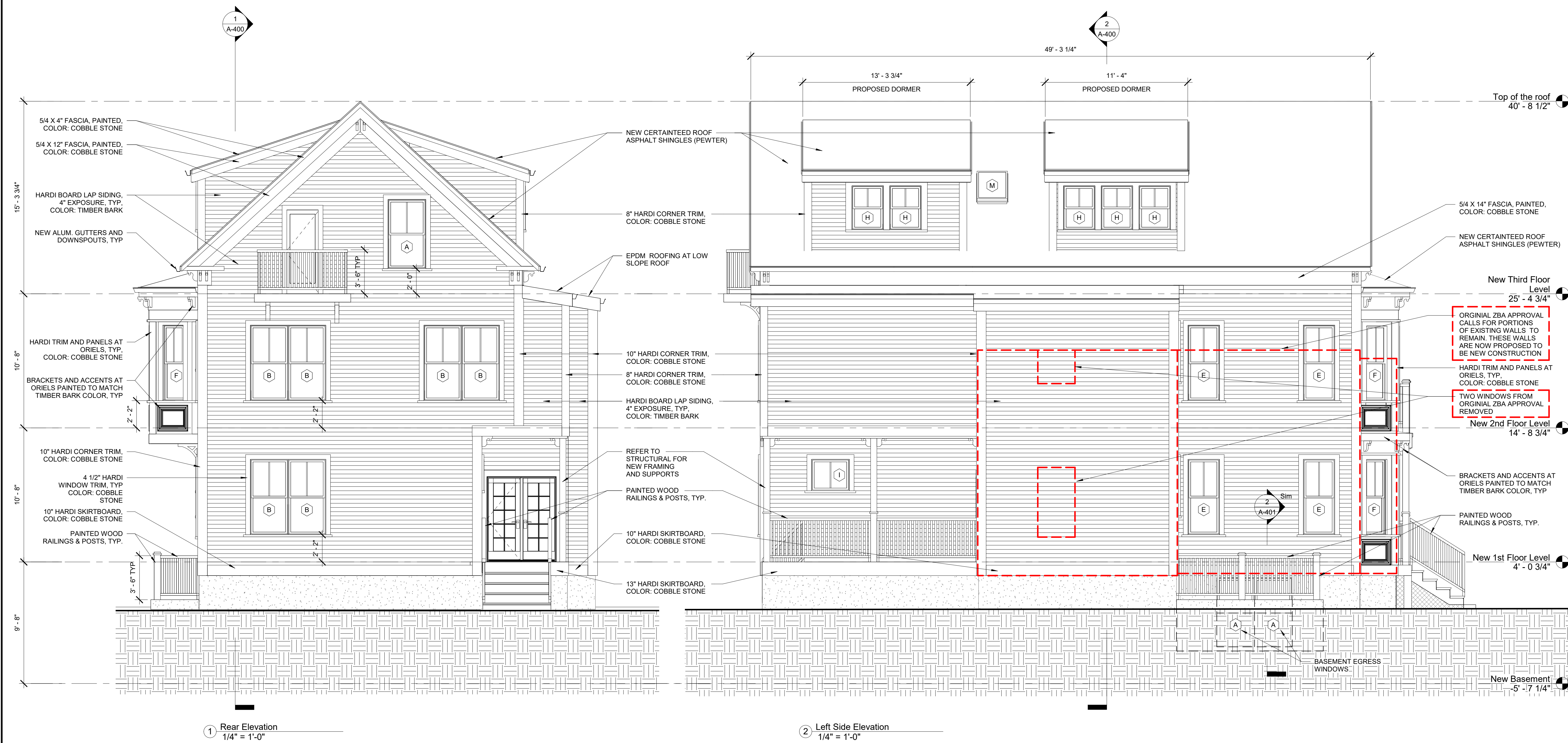
REVISIONS		
No.	Description	Date
1	ZBA Resubmission	01/24/2020

South and East  
Elevations

**A-301**

MOSSLAND ST RESIDENCES





PROJECT NAME  
**MOSSLAND ST RESIDENCES**

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CONSULTANTS:

ORIGINAL ZBA APPROVAL CALLS FOR PORTIONS OF EXISTING WALLS TO REMAIN. THESE WALLS ARE NOW PROPOSED TO BE NEW CONSTRUCTION.

HARDI TRIM AND PANELS AT ORIELS, TYP. COLOR: COBBLE STONE

TWO WINDOWS FROM ORIGINAL ZBA APPROVAL REMOVED

BRACKETS AND ACCENTS AT ORIELS PAINTED TO MATCH TIMBER BARK COLOR, TYP.

PAINTED WOOD RAILINGS & POSTS, TYP.

BASEMENT EGRESS WINDOWS

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Project number 17168  
Date 7/23/2019  
Drawn by AV  
Checked by JSK  
Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date
1	ZBA Resubmission	01/24/2020

North and West Elevations

**A-302**

MOSSLAND ST RESIDENCES