

CIVIL & LANDSCAPE DRAWING LIST		
SHEET NUMBER	SHEET NAME	ISSUE DATE
C I	CIVIL PLAN	03-09-2018
L I	LANDSCAPE PLAN	07-24-2018

Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	12/03/2018
A-020	Architectural Site Plan	12/03/2018
A-021	FAR	12/03/2018
EX-100	Existing Conditions	12/03/2018
A-101	Basement and First Level Floor Plans	12/03/2018
A-102	Third And Roof Level Floor Plans	12/03/2018
A-301	South and East Elevations	12/03/2018
A-302	North and West Elevations	12/03/2018
AV-01	Neighborhood Photos	12/03/2018
AV-02	Neighborhood context	12/03/2018



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.  
ADDRESS:  
17 IVALOO STREET, SUITE 400  
SOMERVILLE, MA 02143

CLIENT  
MIKE TOKATLYAN


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

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

SD SET  
12/03/2018

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REGISTRATION



Project number	17168
Date	12/03/2018
Drawn by	AV
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

Cover Sheet

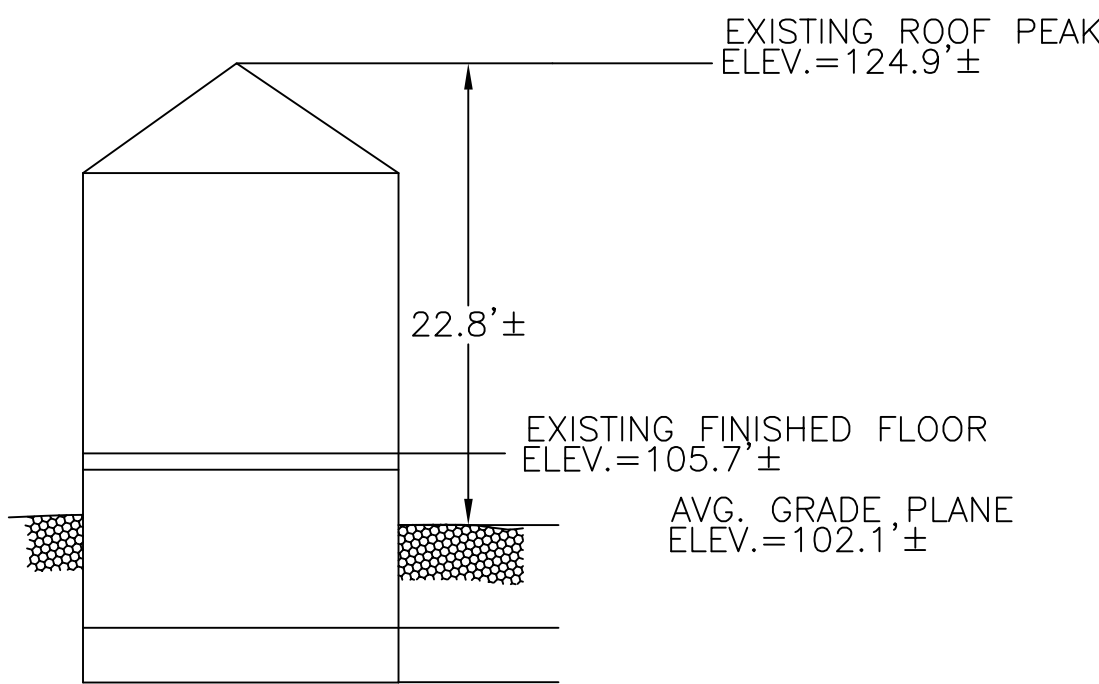
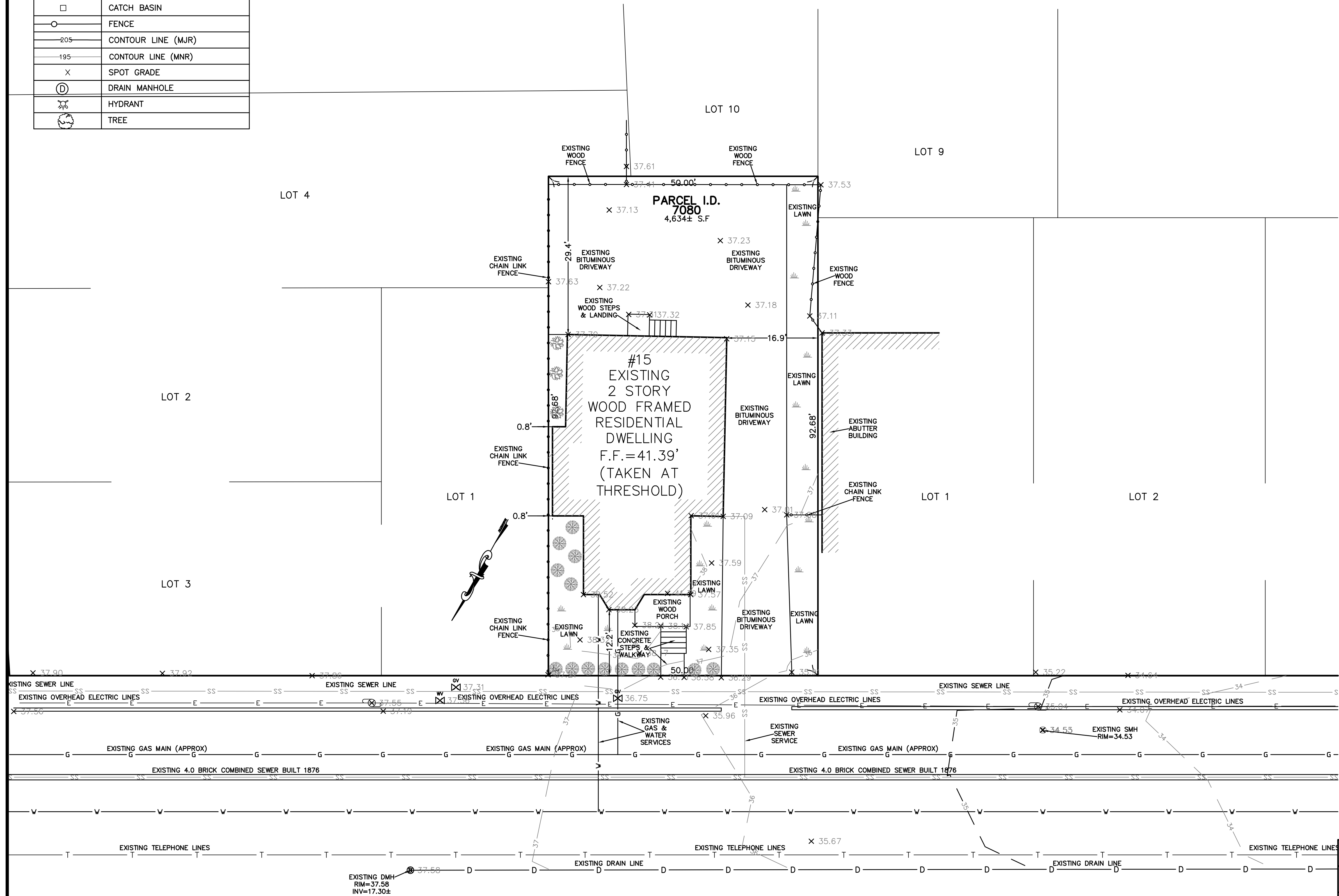
A-000

MOSSLAND ST RESIDENCES

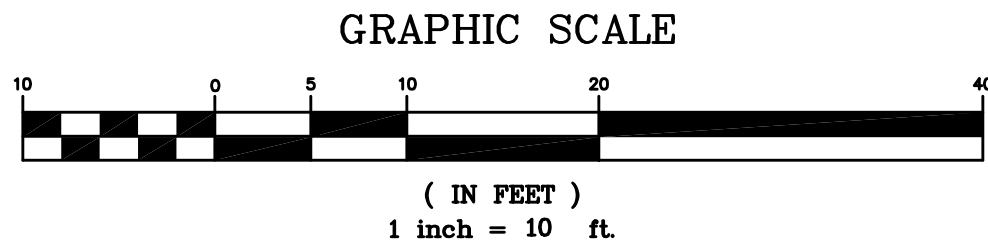


EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⌋	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
□	CATCH BASIN
○	FENCE
-205	CONTOUR LINE (MJR)
-195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

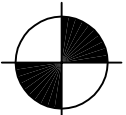
- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 3-7-2018.
  2. DEED REFERENCE BOOK 69997 PAGE 80 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
  3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
  4. I CERTIFY THAT THE DWELLING SHOWN 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



MOSSLAND STREET  
(PUBLIC WAY-VARIABLE WIDTH)

SCALE	1"=10'		
DATE	3/9/2018	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	1 OF 1	15 MOSSLAND STREET SOMERVILLE MASSACHUSETTS	
CLIENT:			
DRAWN BY		EXISTING CONDITIONS SITE PLAN	
CHKD BY	PJN		
APPD BY	PJN	 <b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 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





Slender Silhouette Sweetgum    Ivory Silk Tree Lilac    Sugar Tyme Crabapple



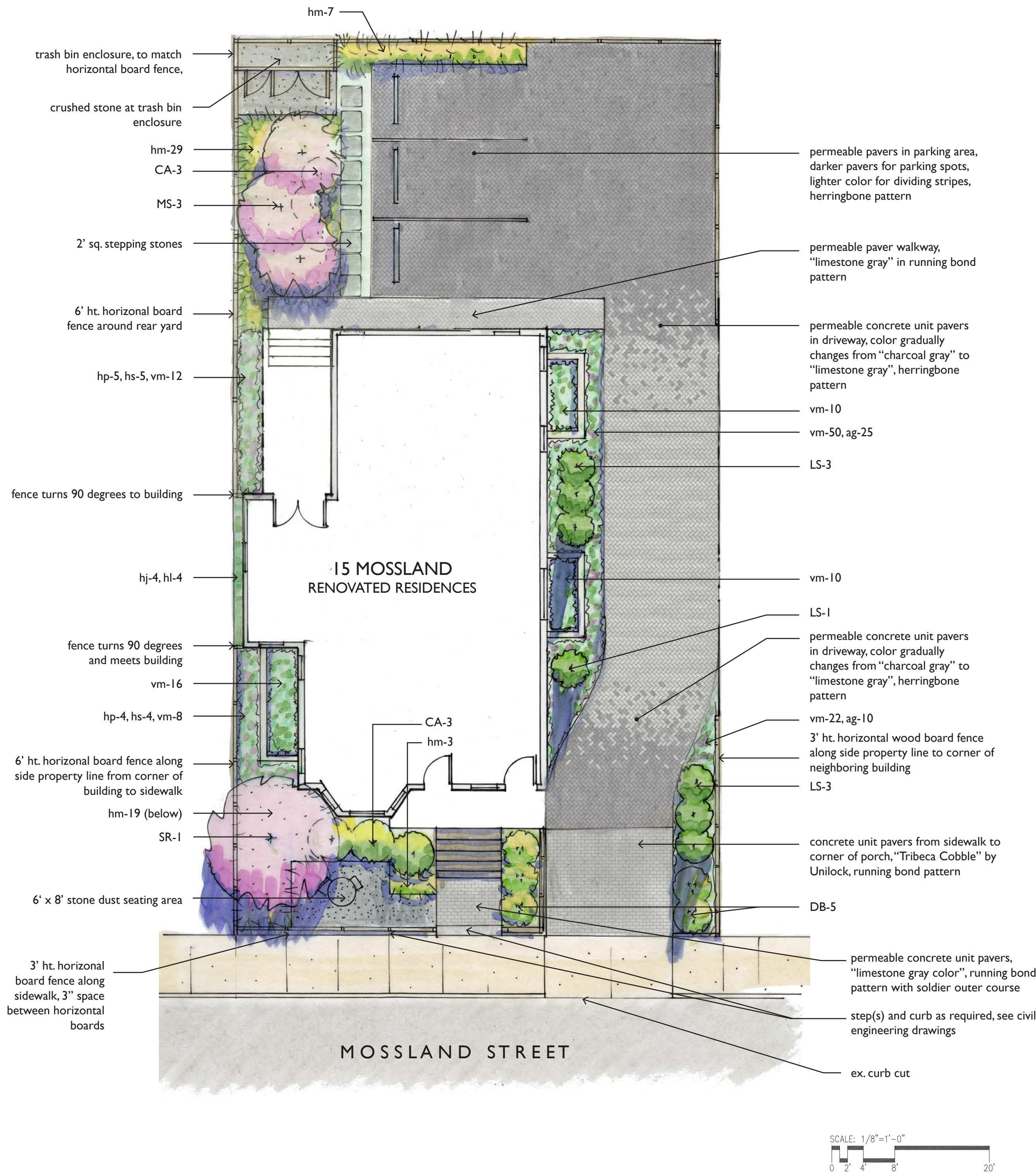
Hummingbird Summersweet    Carol Mackii Daphne



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



Allium Globemaster    Periwinkle



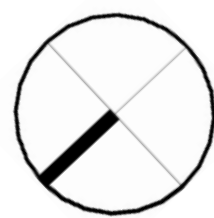
horizontal wood board fence



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**

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

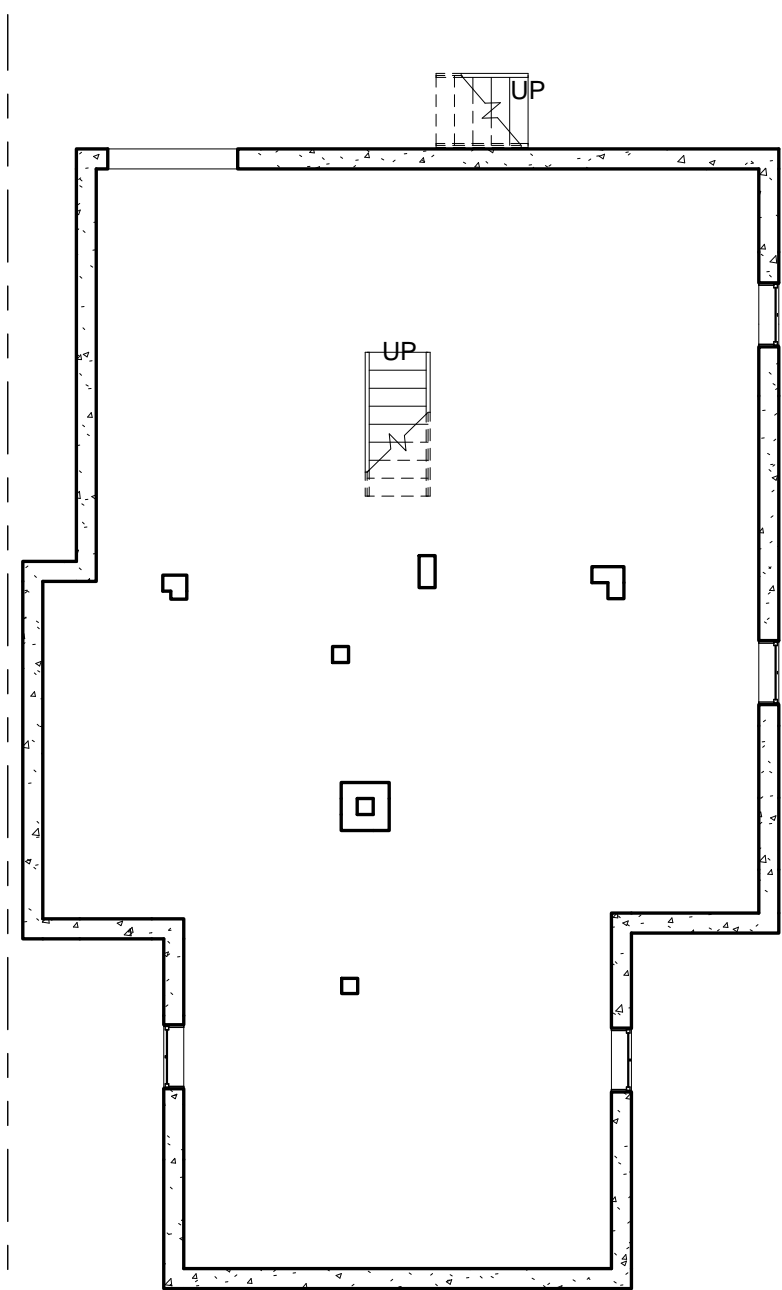






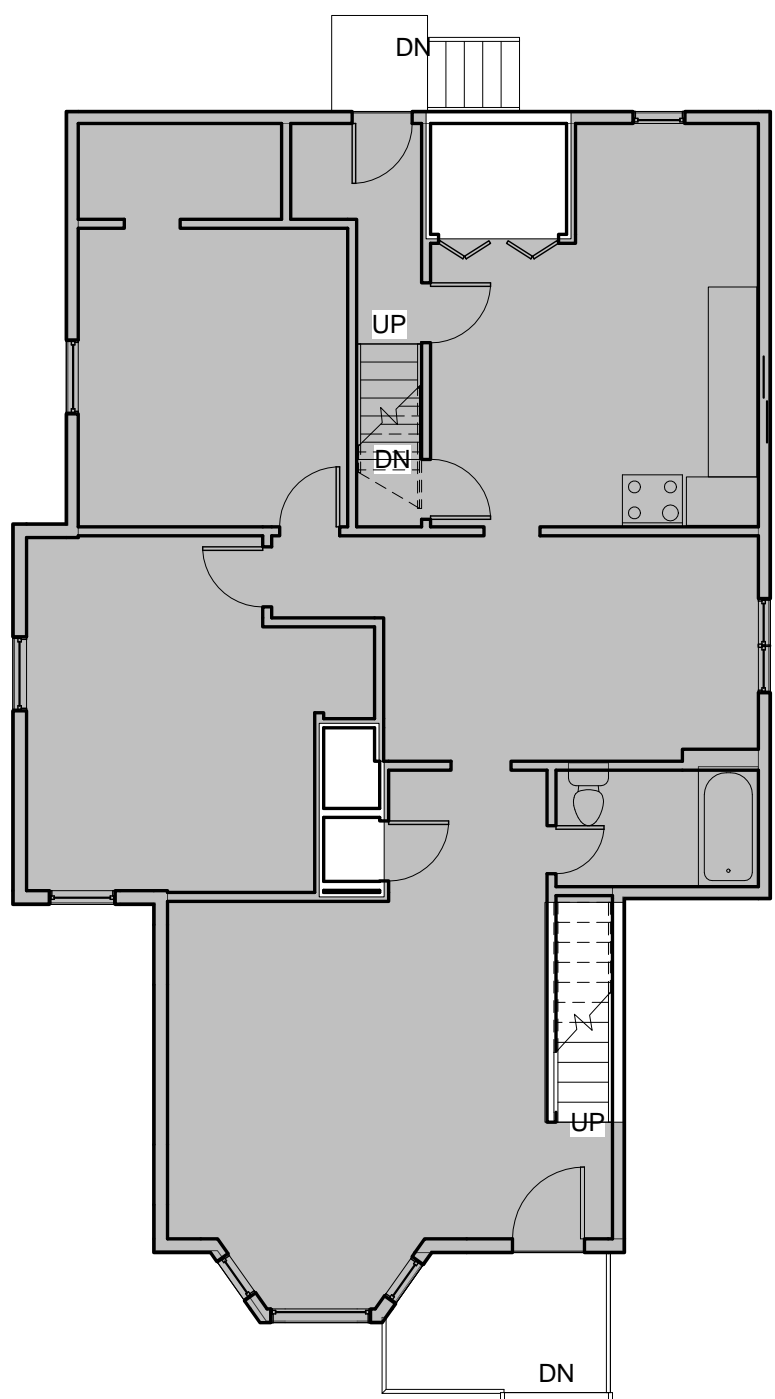


EXISTING FLOOR PLANS - FAR ANALYSIS



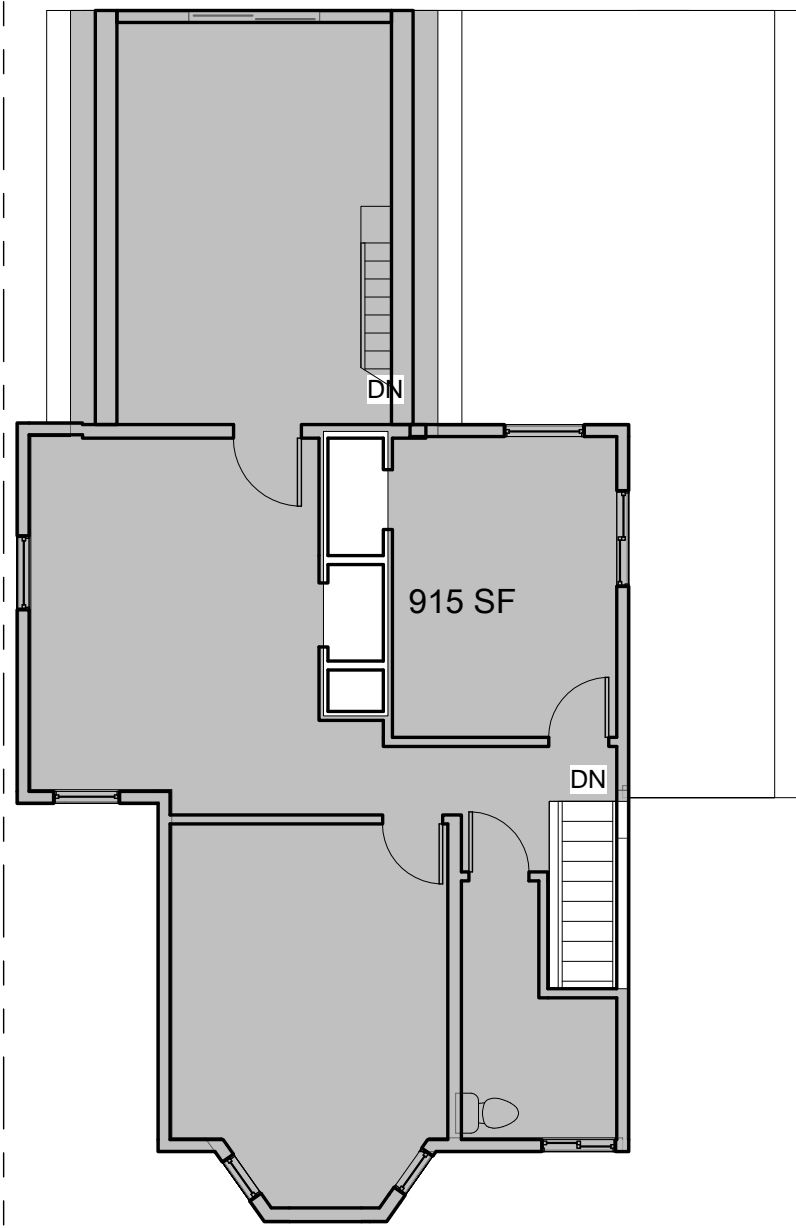
BASEMENT LEVEL

FAR AREA: 0 SF  
GROSS AREA: 1,281 SF



FIRST FLOOR LEVEL

FAR AREA: 1,229 SF  
GROSS AREA: 1,310 SF



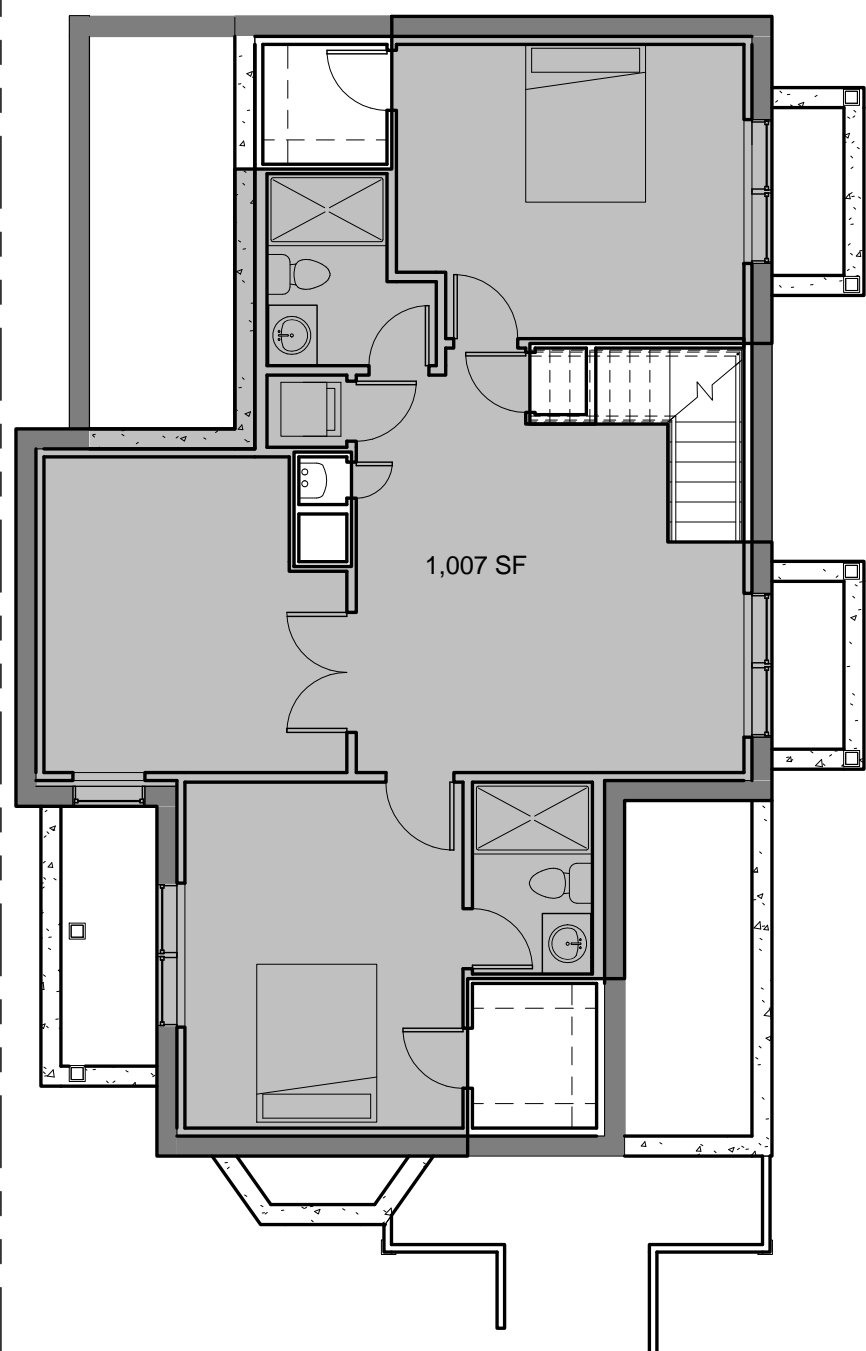
SECOND FLOOR LEVEL

FAR AREA: 915 SF  
GROSS AREA: 973 SF

SUMMARY

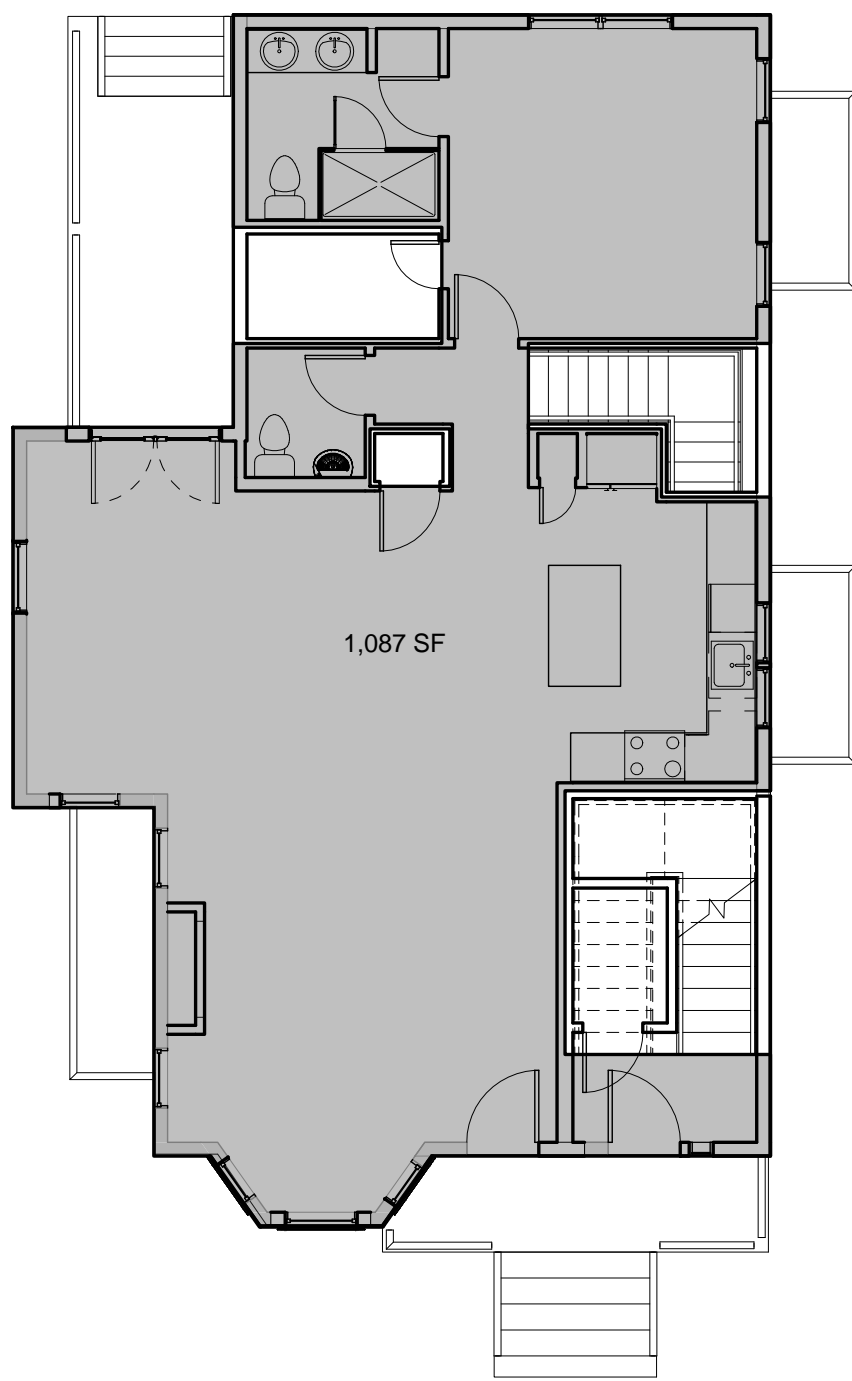
	FAR AREA	GROSS FLOOR AREA
BASEMENT	0 SF	1,281 SF
FIRST FLOOR	1,229 SF	1,310 SF
SECOND FLOOR	915 SF	973 SF
TOTAL	2,144 SF	3,564 SF

PROPOSED FLOOR PLANS - FAR ANALYSIS



BASEMENT LEVEL

FAR AREA: 1,007 SF  
GROSS AREA: 1,164 SF



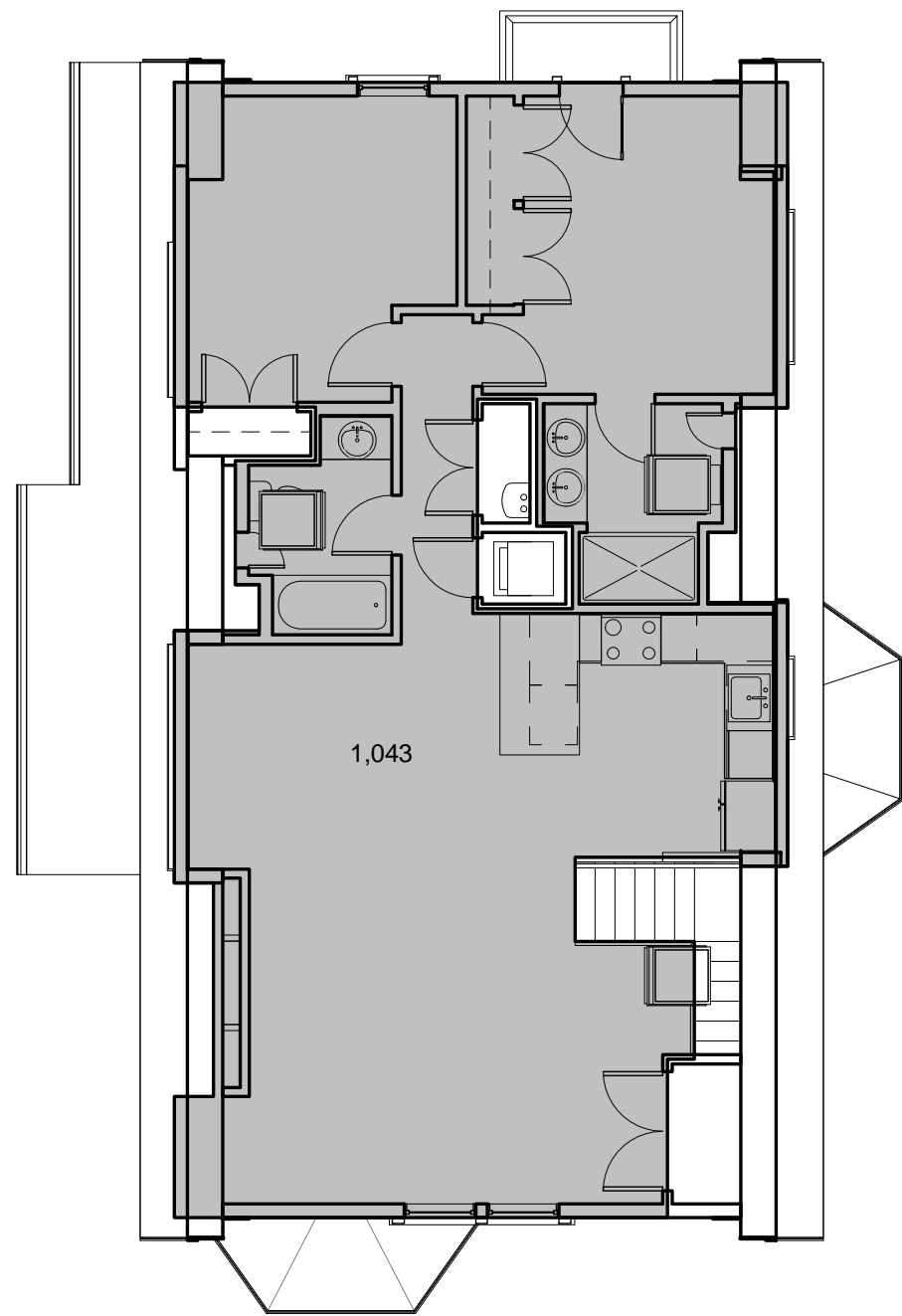
FIRST FLOOR LEVEL

FAR AREA: 1,087 SF  
GROSS AREA: 1,281 SF



SECOND FLOOR LEVEL

FAR AREA: 1,256 SF  
GROSS AREA: 1,426 SF



ATTIC LEVEL

FAR AREA: 1,043 SF  
GROSS AREA: 1,223 SF

SUMMARY

	FAR AREA	GROSS FLOOR AREA
BASEMENT	1,007 SF	1,164 SF
FIRST FLOOR	1,087 SF	1,281 SF
SECOND FLOOR	1,256 SF	1,426 SF
ATTIC	1,043 SF	1,223 SF
TOTAL	4,393 SF	5,094 SF

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

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REGISTRATION



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Date	12/03/2018
Drawn by	AV
Checked by	JSK
Scale	1/8" = 1'-0"

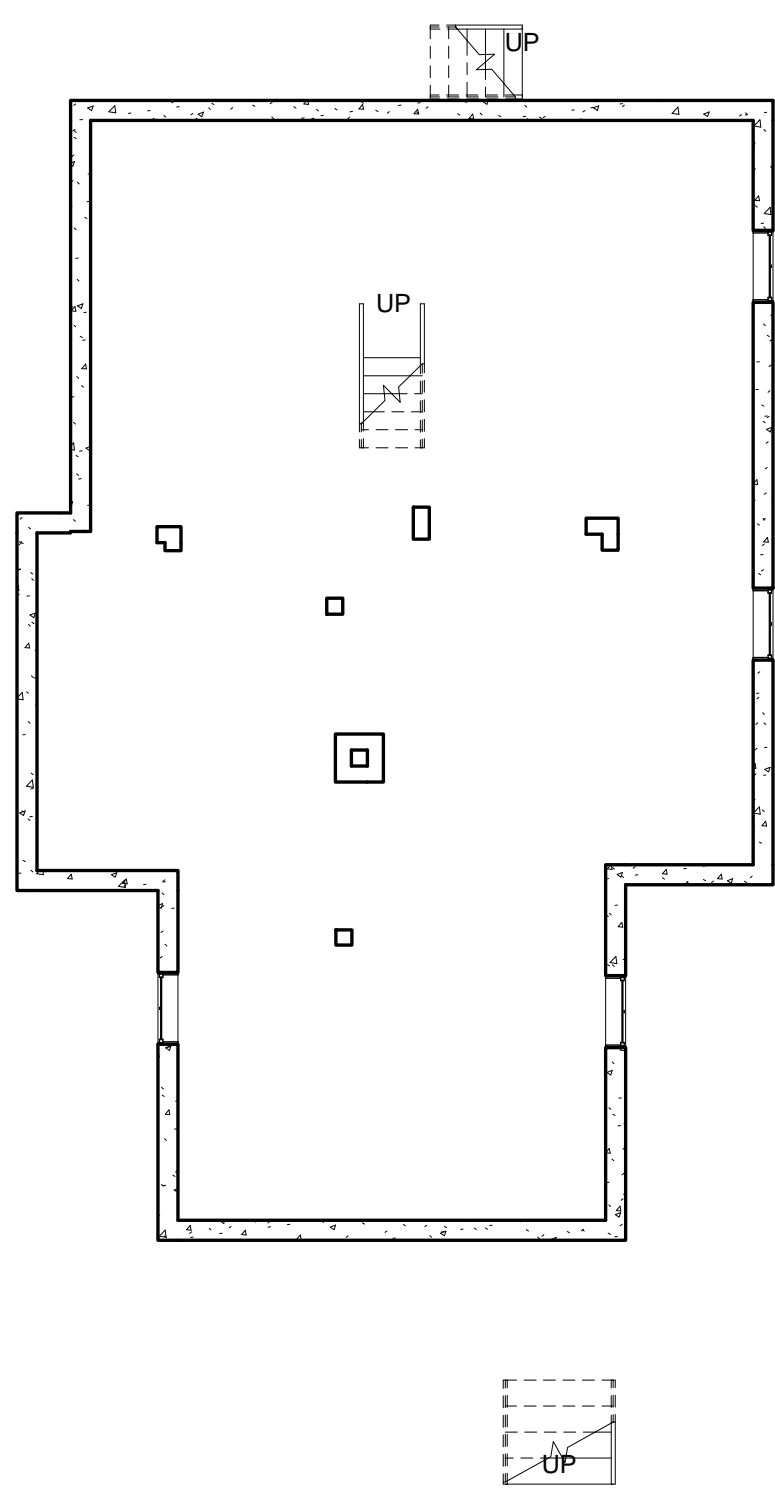
REVISIONS

No.	Description	Date

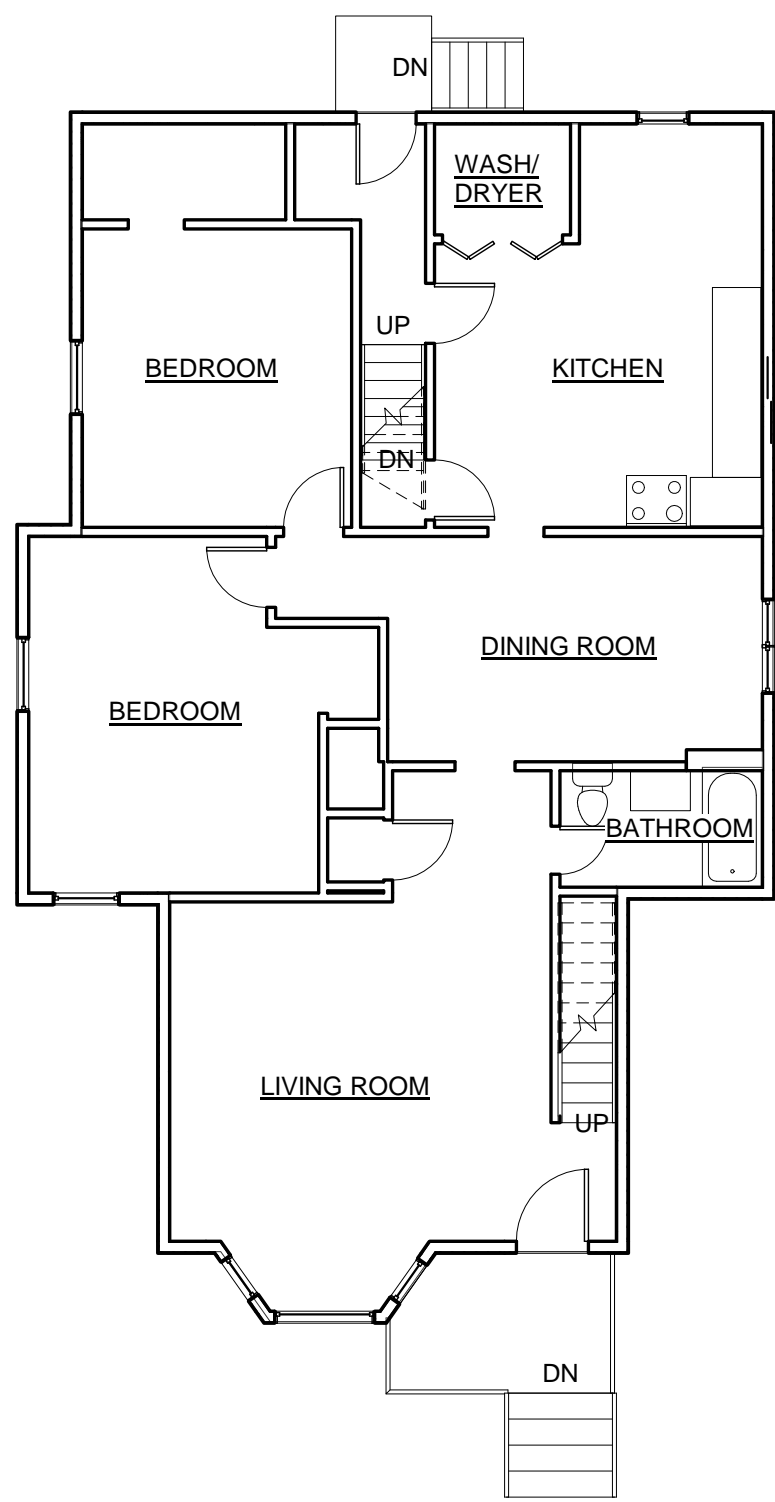
FAR

**A-021**

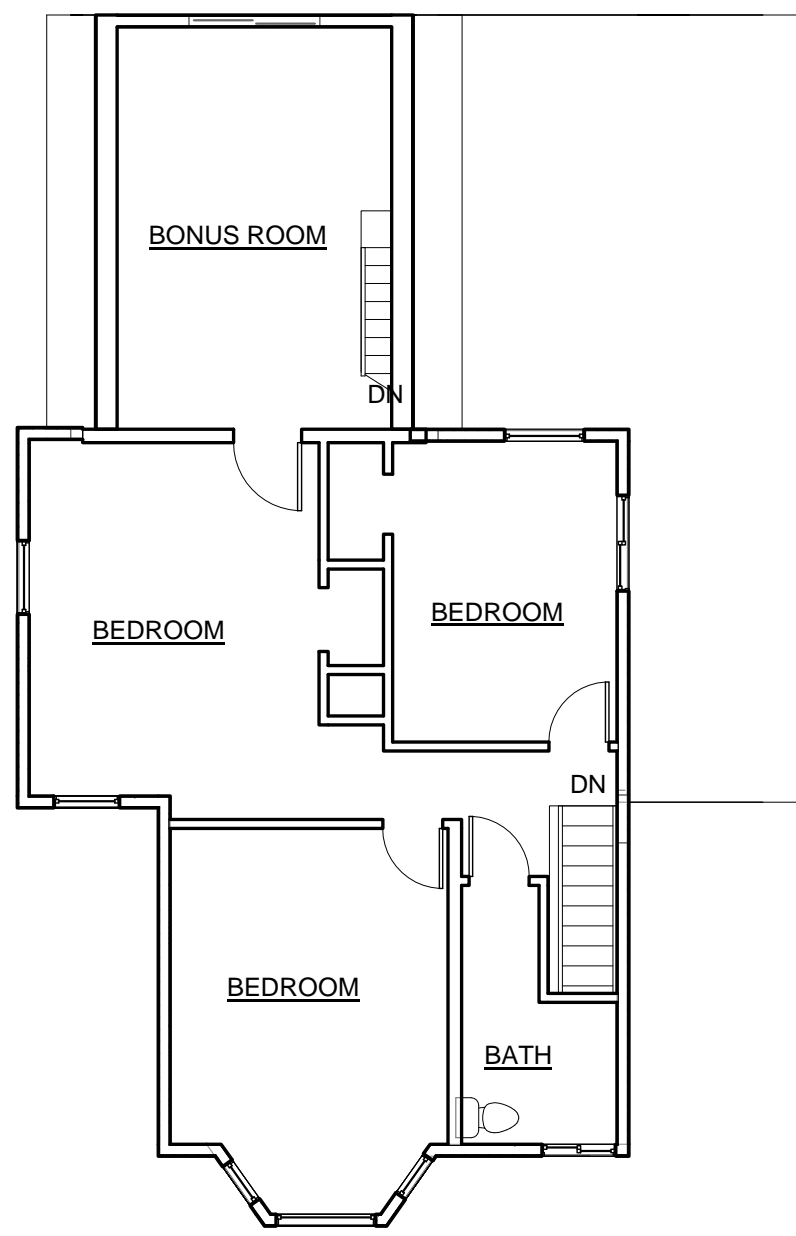
MOSSLAND ST RESIDENCES



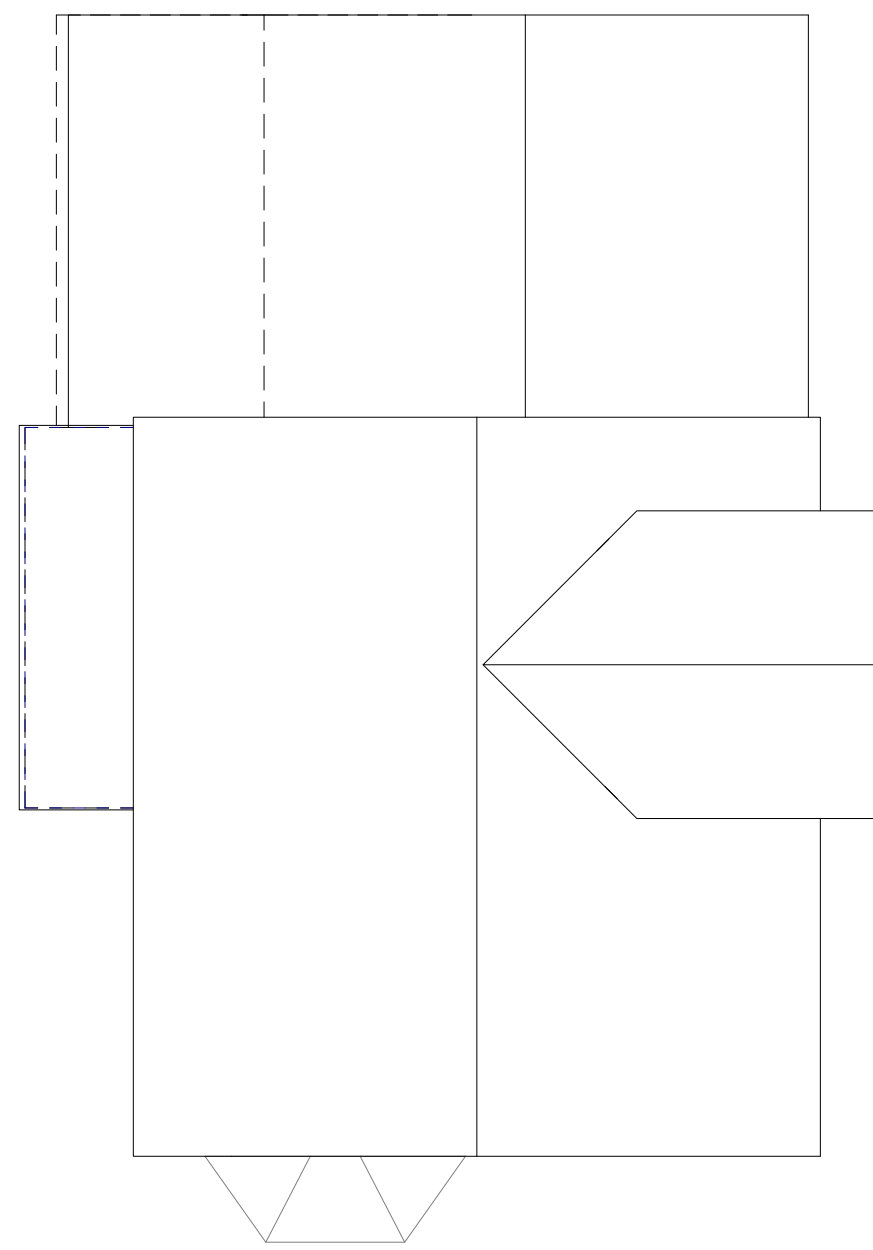
5 EXISTING Basement  
1/8" = 1'-0"



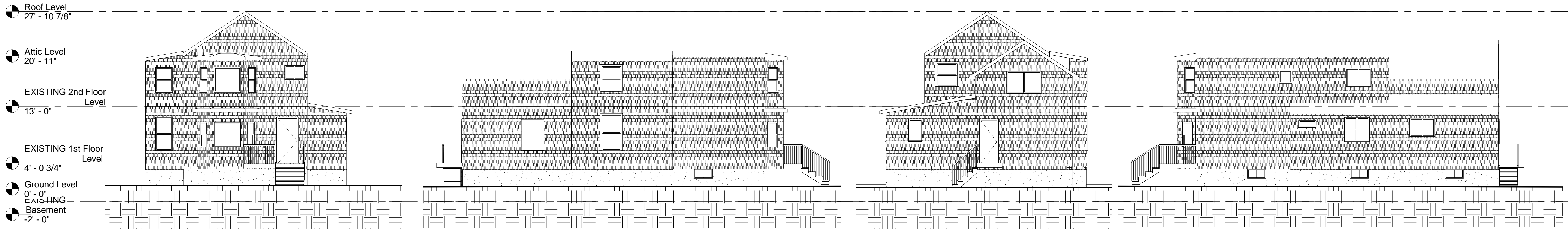
6 EXISTING 1st Floor Level  
1/8" = 1'-0"



7 EXISTING 2nd Floor Level  
1/8" = 1'-0"



8 Existing Roof Level  
1/8" = 1'-0"



2 Existing South Elevation  
1/8" = 1'-0"

3 Existing West Elevation  
1/8" = 1'-0"

1 Existing North Elevation  
1/8" = 1'-0"

4 Existing East Elevation  
1/8" = 1'-0"

PROJECT NAME

**MOSSLAND ST  
CONDOMINIUM**

PROJECT ADDRESS

15 Mossland Street,  
Somerville, MA

CLIENT

**MIKE TOKATLYAN**

ARCHITECT



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-9682 FAX: 617-591-2086

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Date 09-04-2018  
Drawn by AV  
Checked by JSK  
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

Existing  
Conditions

**EX-100**

MOSSLAND ST CONDOMINIUM





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

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

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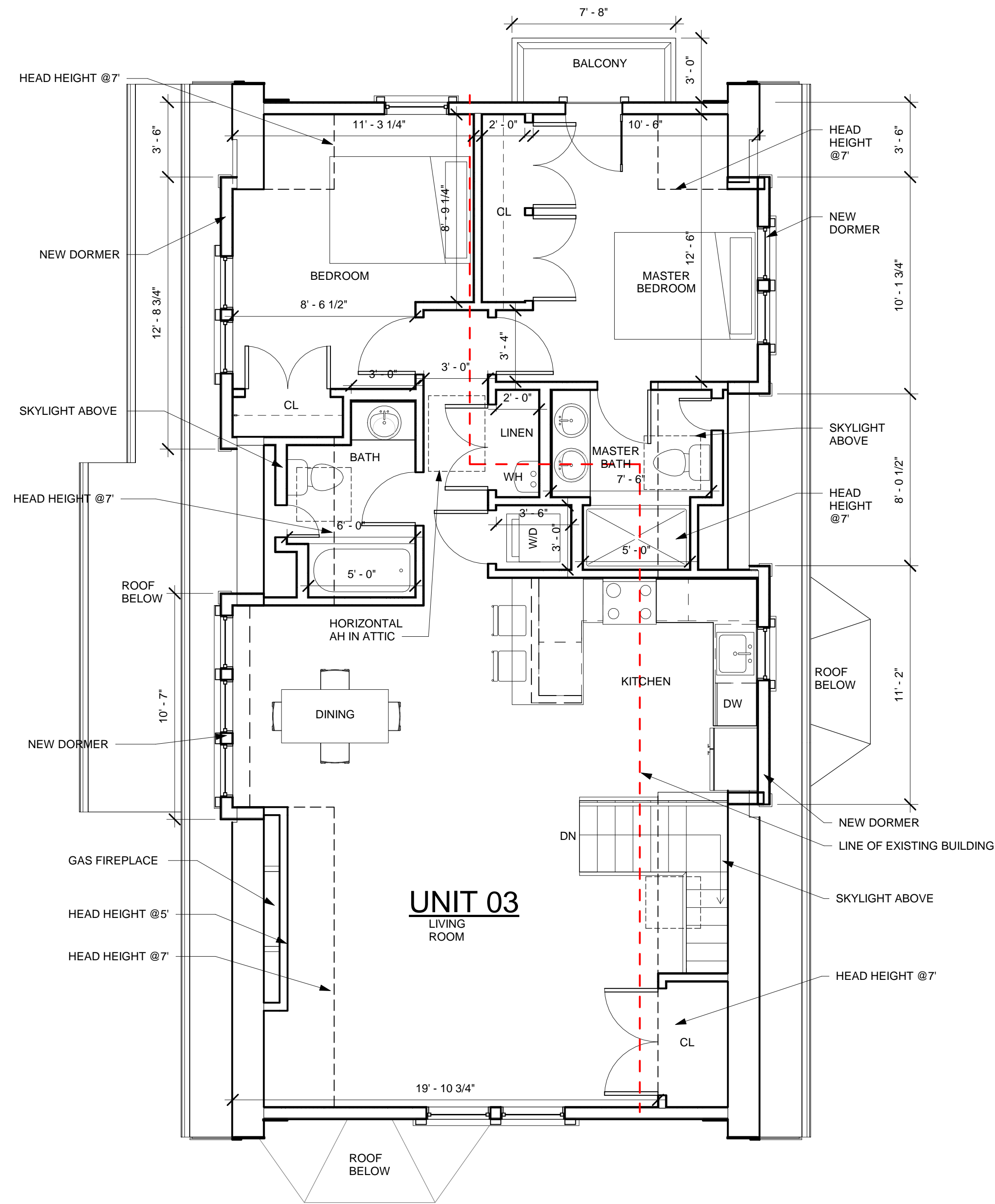
Project number	17168
Date	12/03/2018
Drawn by	AV
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS		
No.	Description	Date

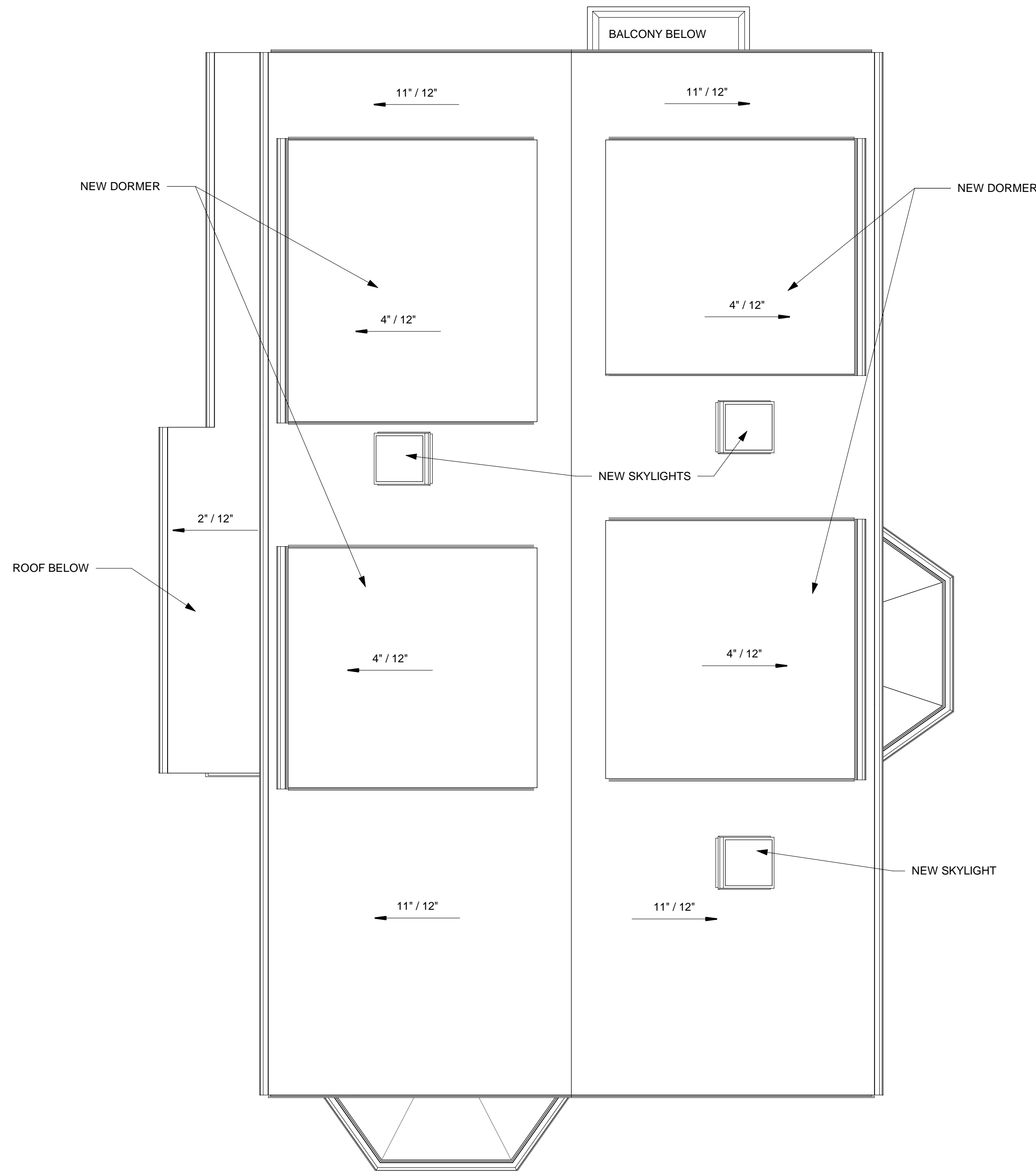
Basement and  
First Level Floor  
Plans

A-101

MOSSLAND ST RESIDENCES



① Attic Level  
1/4" = 1'-0"



② Roof Level  
1/4" = 1'-0"

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

PROJECT NAME

**MOSSLAND ST  
RESIDENCES**

PROJECT ADDRESS

15 Mossland Street,  
Somerville, MA

CLIENT

**MIKE TOKATLYAN**

ARCHITECT



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

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Date 12/03/2018  
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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Third And Roof  
Level Floor Plans

**A-102**

MOSSLAND ST RESIDENCES





PROJECT NAME  
**MOSSLAND ST RESIDENCES**

PROJECT ADDRESS  
15 Mossland Street,  
Somerville, MA

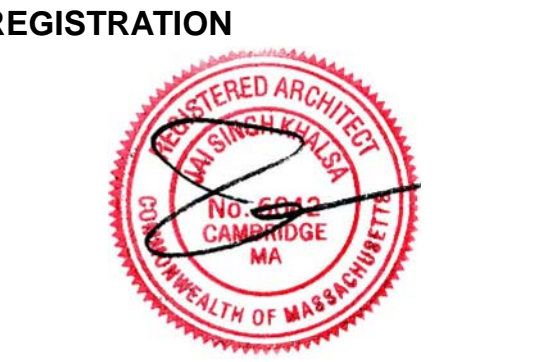
CLIENT  
**MIKE TOKATLYAN**

ARCHITECT  
**DESIGN**  
**KHALSA**

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

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REGISTRATION

Project number 17168  
Date 12/03/2018  
Drawn by AV  
Checked by JSK  
Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

South and East  
Elevations

**A-301**

MOSSLAND ST RESIDENCES





① Rear Elevation  
1/4" = 1'-0"

② Left Side Elevation  
1/4" = 1'-0"

PROJECT NAME

MOSSLAND ST  
RESIDENCES

PROJECT ADDRESS

15 Mossland Street,  
Somerville, MA

CLIENT

MIKE TOKATLYAN

ARCHITECT



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SOMERVILLE, MA 02143  
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REVISIONS

No.	Description	Date

North and West  
Elevations

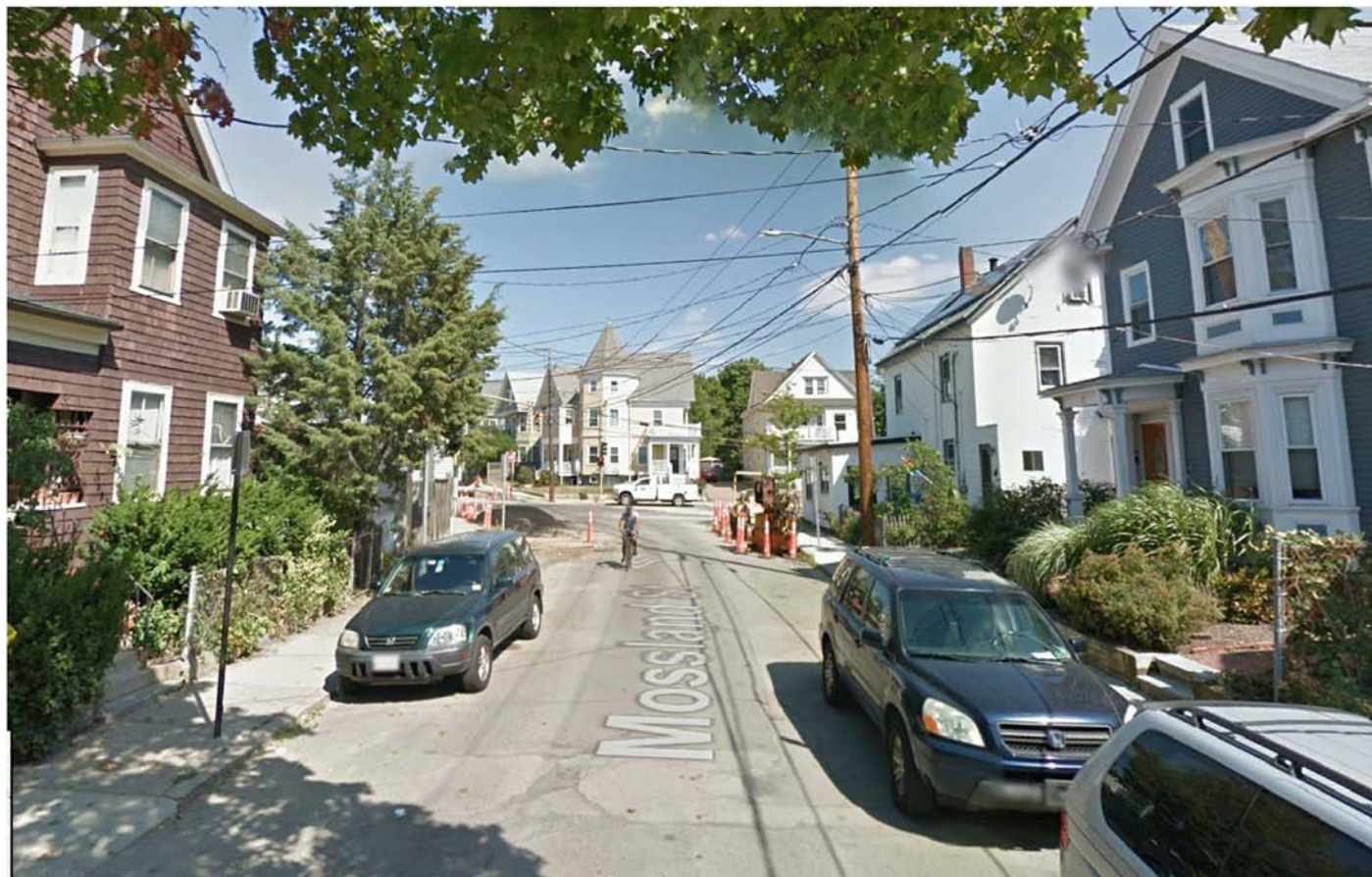
A-302

MOSSLAND ST RESIDENCES





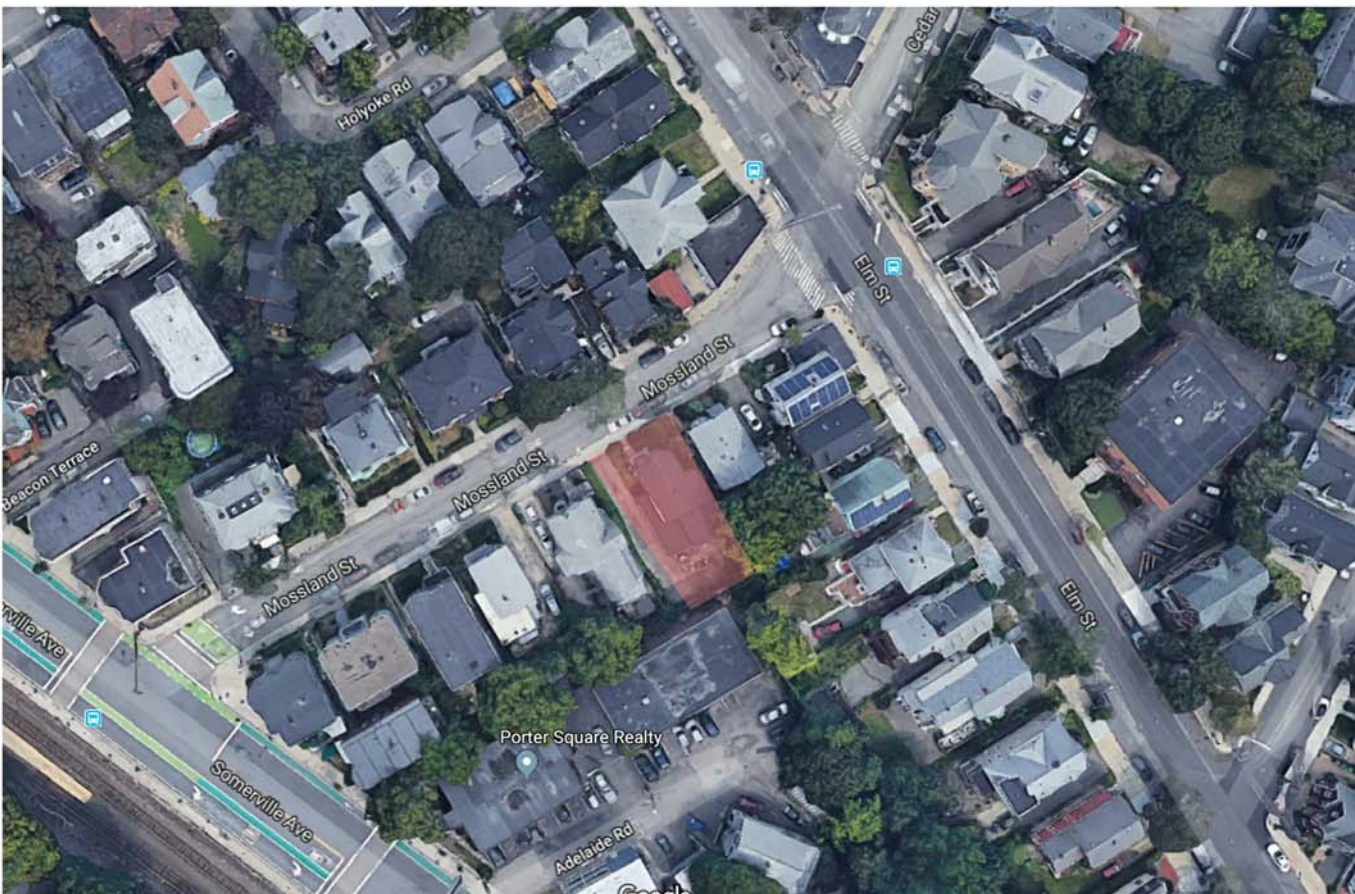
PROJECT SITE



VIEW DOWN MOSSLAND STREET



VIEW UP MOSSLAND STREET



AREAL VIEW



OPPOSITE OF SITE

PROJECT NAME  
**MOSSLAND ST  
RESIDENCES**

PROJECT ADDRESS  
15 Mossland Street,  
Somerville, MA

CLIENT  
**MIKE TOKATLYAN**

ARCHITECT

**DESIGN**

**KHALSA**

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SOMERVILLE, MA 02143  
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Project number 17168  
Date 12/03/2018  
Drawn by AV  
Checked by JSK  
Scale

REVISIONS		
No.	Description	Date

Neighborhood  
Photos

**AV-01**

MOSSLAND ST RESIDENCES





PROJECT NAME  
**MOSSLAND ST RESIDENCES**

PROJECT ADDRESS  
15 Mossland Street,  
Somerville, MA

CLIENT  
**MIKE TOKATLYAN**

ARCHITECT

**DESIGN**

**KHALSA**

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Project number 17168  
Date 12/03/2018  
Drawn by Author  
Checked by Checker  
Scale 3/32" = 1'-0"

REVISIONS		
No.	Description	Date

Neighborhood  
context

**AV-02**

MOSSLAND ST RESIDENCES