

CIVIL DRAWING LIST		
SHEET NUMBER	SHEET NAME	ISSUE DATE
C1	CIVIL PLAN	09-04-2018
C2	LANDSCAPE PLAN	09-04-2018

Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date

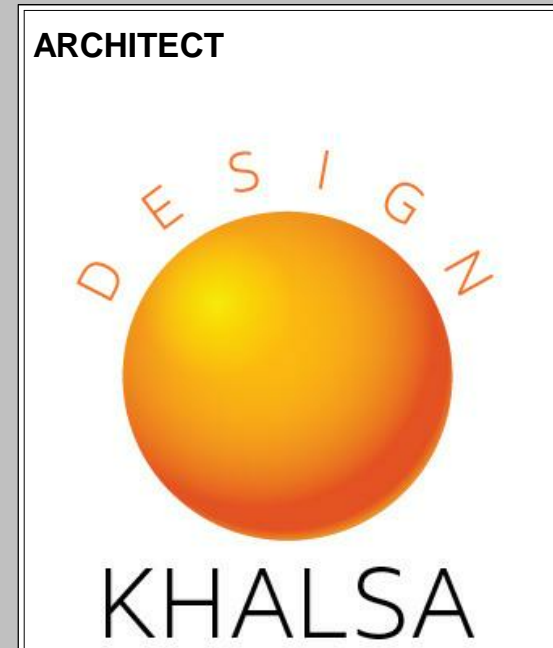
A-000	Cover Sheet	11/06/2018
A-020	Architectural Site Plan	11/06/2018
A-021	FAR	11/06/2018
EX-100	Existing Conditions	11/06/2018
A-101	Basement and First Level Floor Plans	11/06/2018
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A-301	South and East Elevations	11/06/2018
A-302	North and West Elevations	11/06/2018
AV-01	Neighborhood Photos	11/06/2018
AV-02	Neighborhood context	11/06/2018



PROJECT NAME
MOSSLAND ST RESIDENCES

PROJECT ADDRESS
15 Mossland Street,
Somerville, MA

CLIENT
MIKE TOKATLYAN



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

LANDSCAPE

SD SET
11-06-2018

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Project number	17168
Date	11-06-2018
Drawn by	AV
Checked by	JSK
Scale	

REVISIONS		
No.	Description	Date

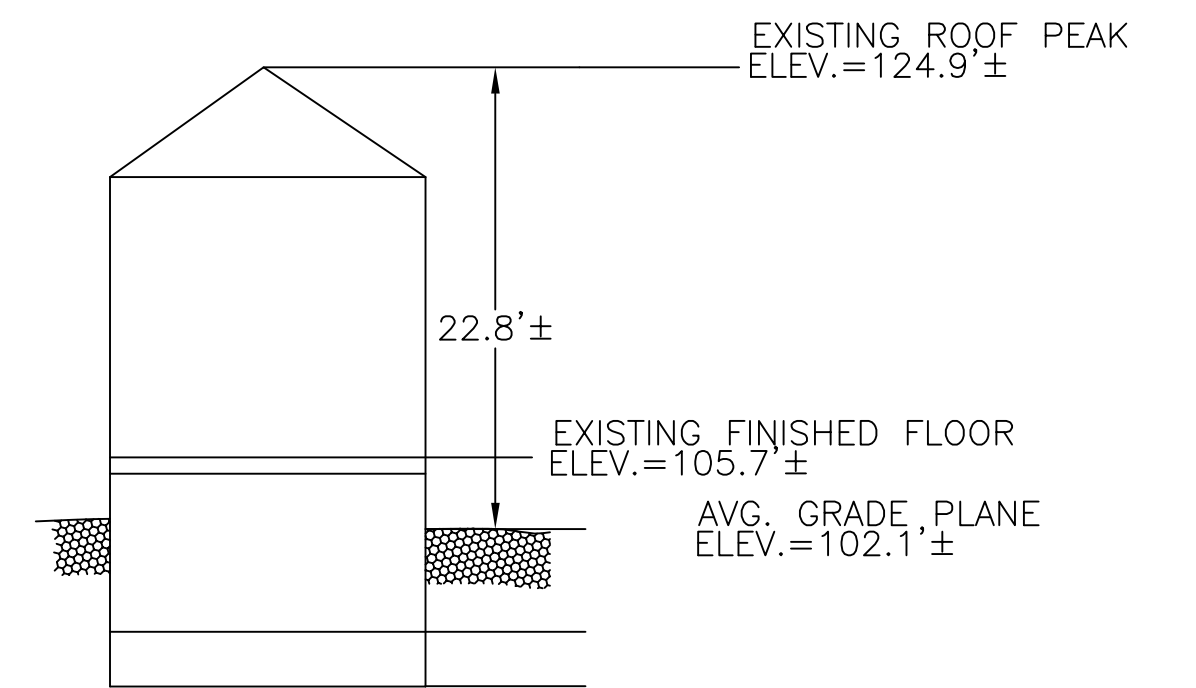
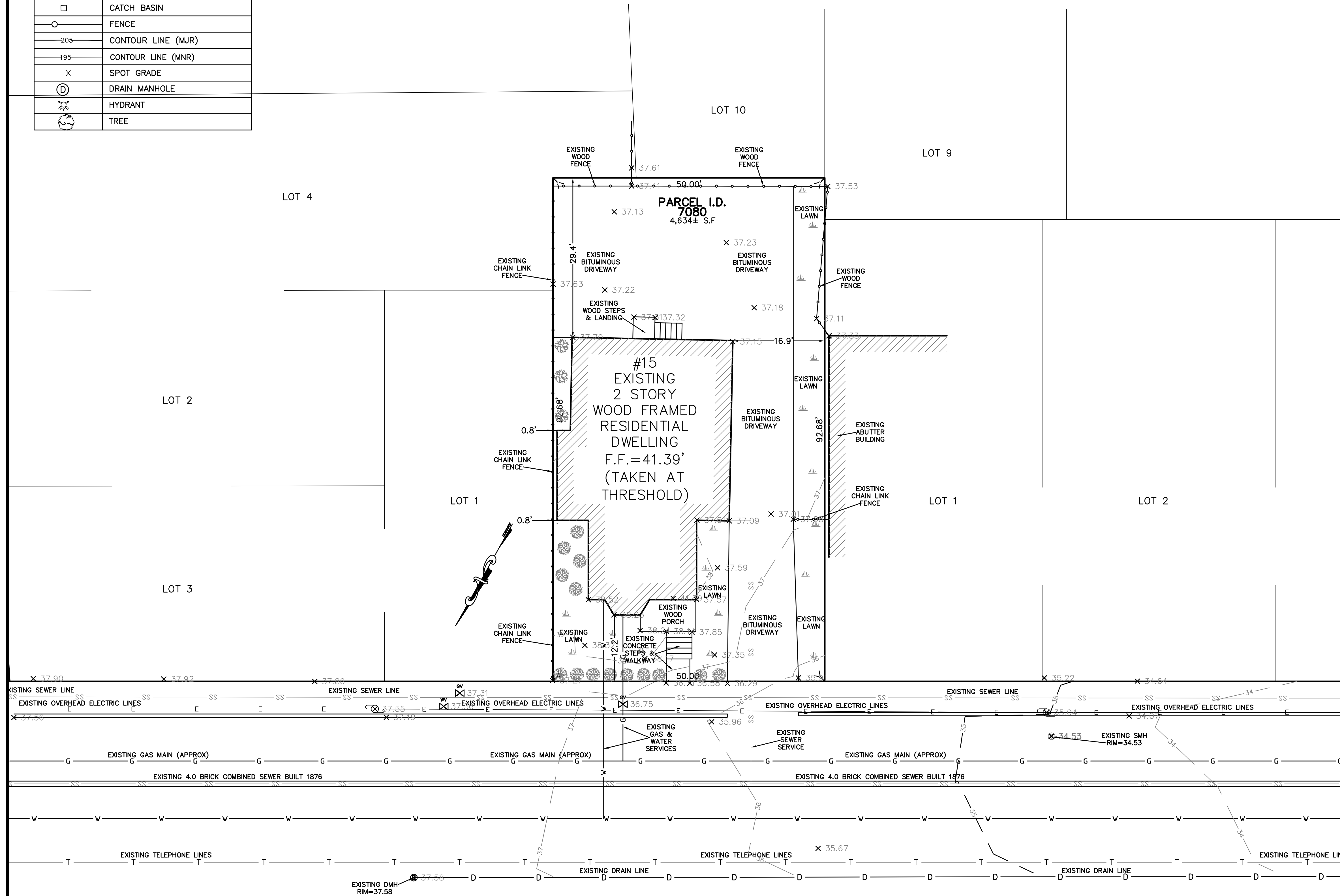
Cover Sheet
A-000
MOSSLAND ST RESIDENCES

EXISTING LEGEND

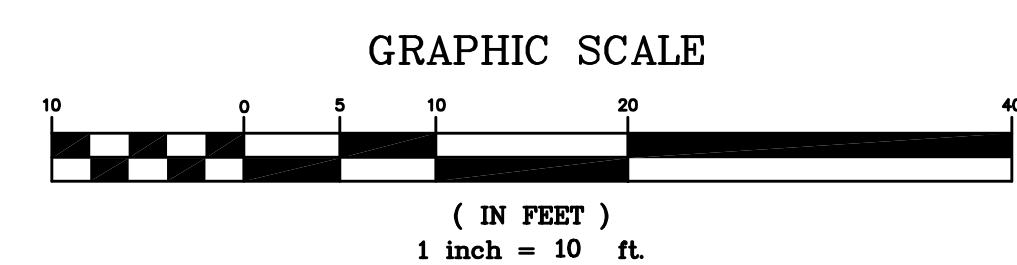
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
○	FENCE
-205	CONTOUR LINE (MJR)
-195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE

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	PETER NOLAN & ASSOCIATES LLC 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	
APPD BY	PJN		
		SHEET NO.	1



Slender Silhouette Sweetgum Ivory Silk Tree Lilac Sugar Tyme Crabapple



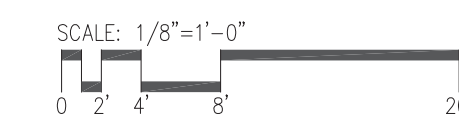
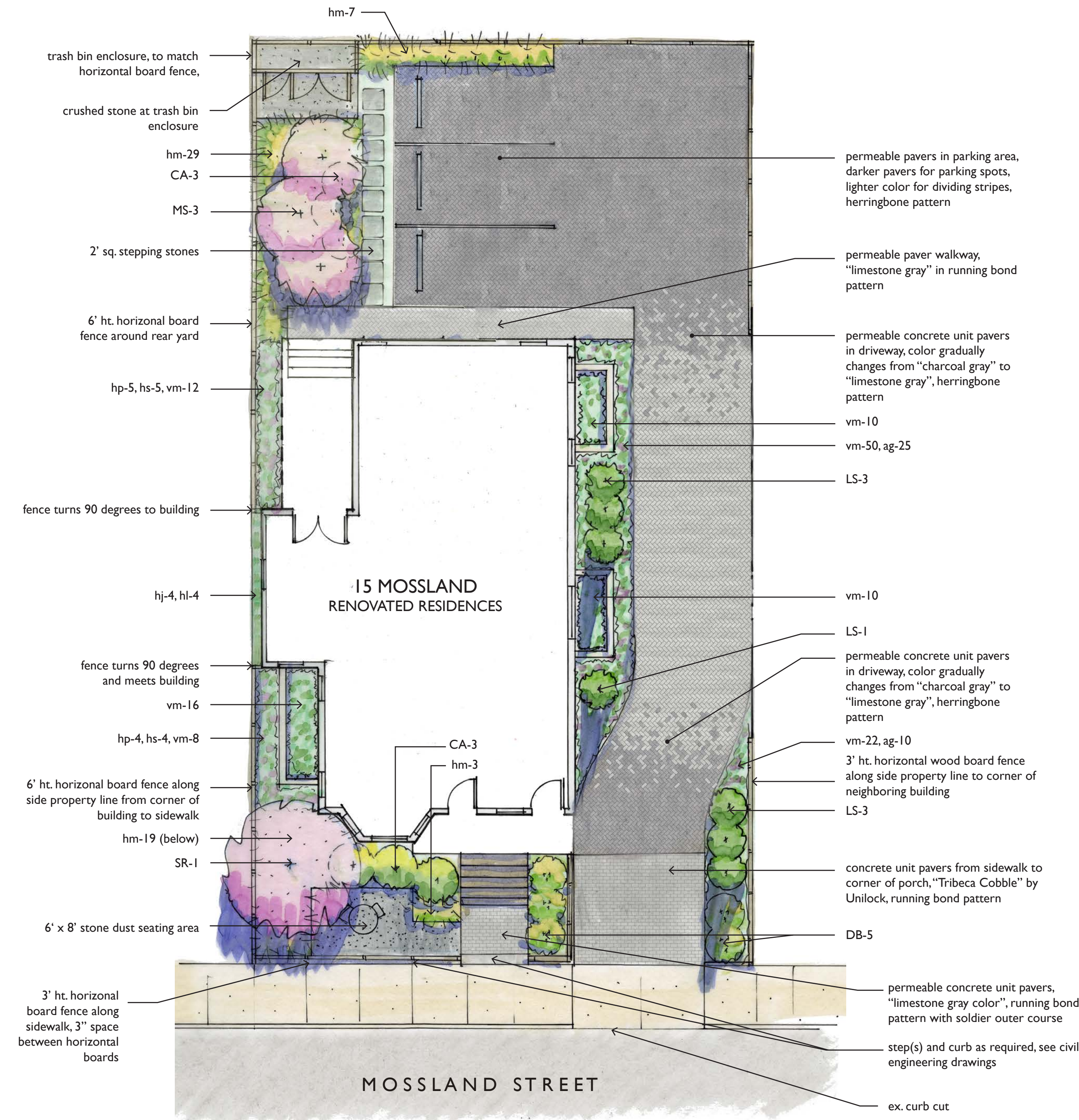
Hummingbird Summersweet Carol Mackii Daphne



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\"/>

PROPOSED PLANT LIST

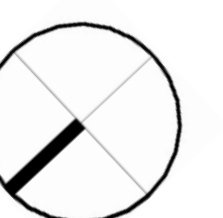
Trees:				
7	LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	6-7' ht. B&B
3	MS	Malus 'Sutyzam'	Sugar Tyme Flowering Crabapple	2-2.5\"/>

Shrubs:				
6	CA	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	24-36\"/>

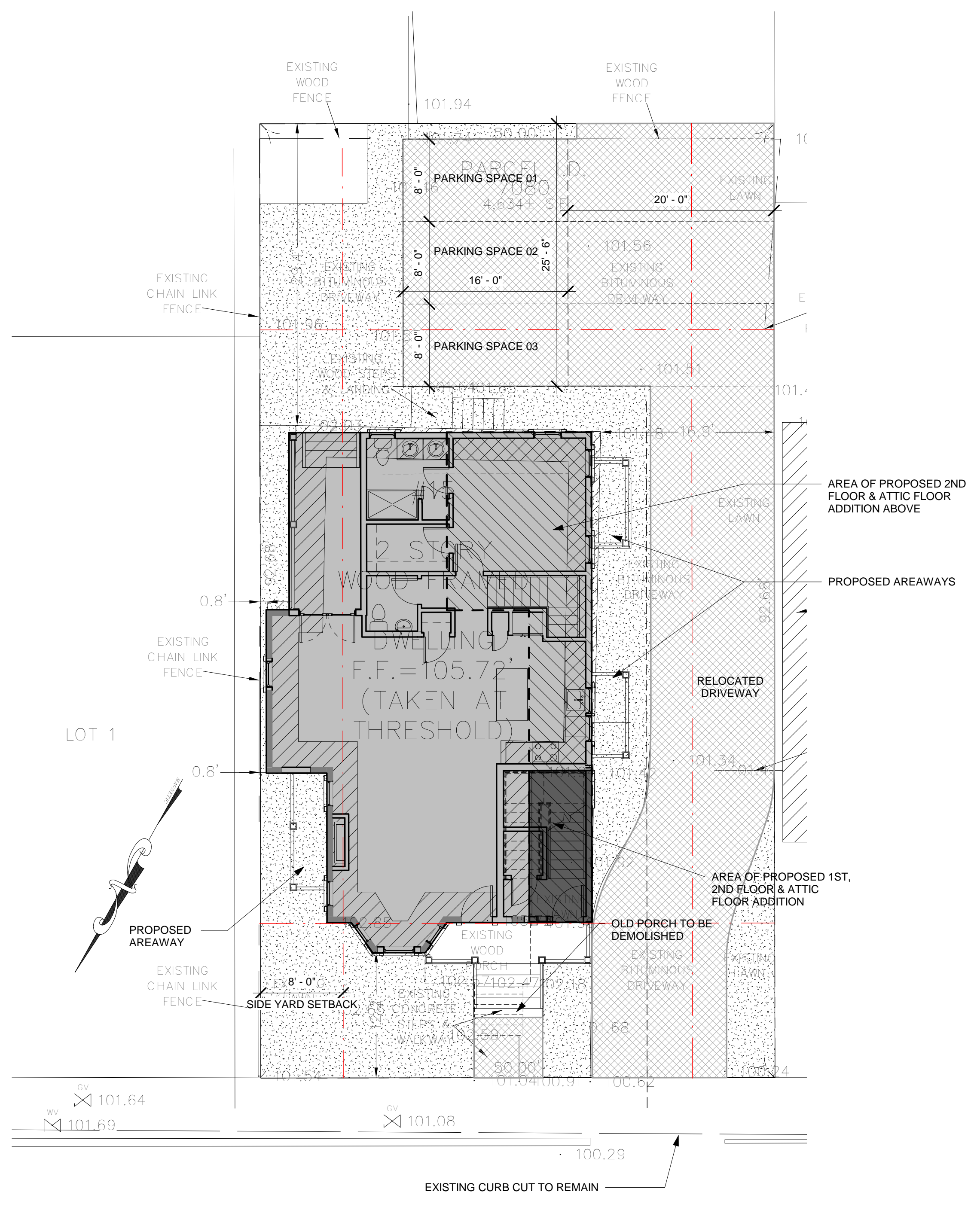
Perennials:				
4	hj	Hosta 'June'	June Hosta	1 gal. Pots
4	hl	Hosta 'Loyalist'	Loyalist Hosta	1 gal. Pots
58	hm	Hakone macra 'Aureola'	All Gold Hakone Grass	1 gal. Pots
9	hp	Heuchera 'Purple Palace'	Purple Palace Coral Bells	1 gal. Pots
9	hs	Huechera 'Silver Scrolls'	Silver Scrolls Coral Bells	1 gal. Pots

Groundcovers:				
141	vm	Vinca minor	Periwinkle	1 qt. Pots

Bulbs:				
35	ag	Allium 'Globemaster'	Allium	bulb



ZONING DIMENSIONAL TABLE:				
ZONE	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
RB ZONE	RESIDENTIAL 1 and 2 Family Dwelling Units / 3 FAMILY DWELLING	RESIDENTIAL/ 1-FAMILY	RESIDENTIAL/ 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 / 4,401 SF	COMPLIES
MAX BUILDING HEIGHT	3 ST / 40' - 0"	2 ST / 24' 1"	3 ST / 32' 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



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

KEY	
	PROPOSED BUILDING FOOTPRINT
	EXISTING BUILDING FOOTPRINT
	LANDSCAPE AREA
	PERVIOUS AREA
	SETBACK LINE

PROJECT NAME
MOSSLAND ST RESIDENCES

PROJECT ADDRESS
15 Mossland Street,
Somerville, MA

CLIENT
MIKE TOKATLYAN

ARCHITECT

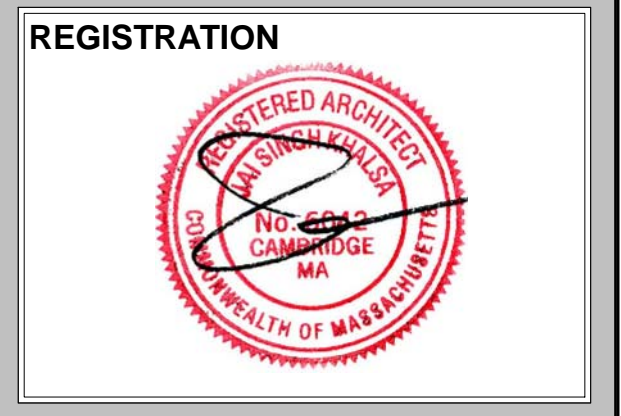
DESIGN

KHALSA

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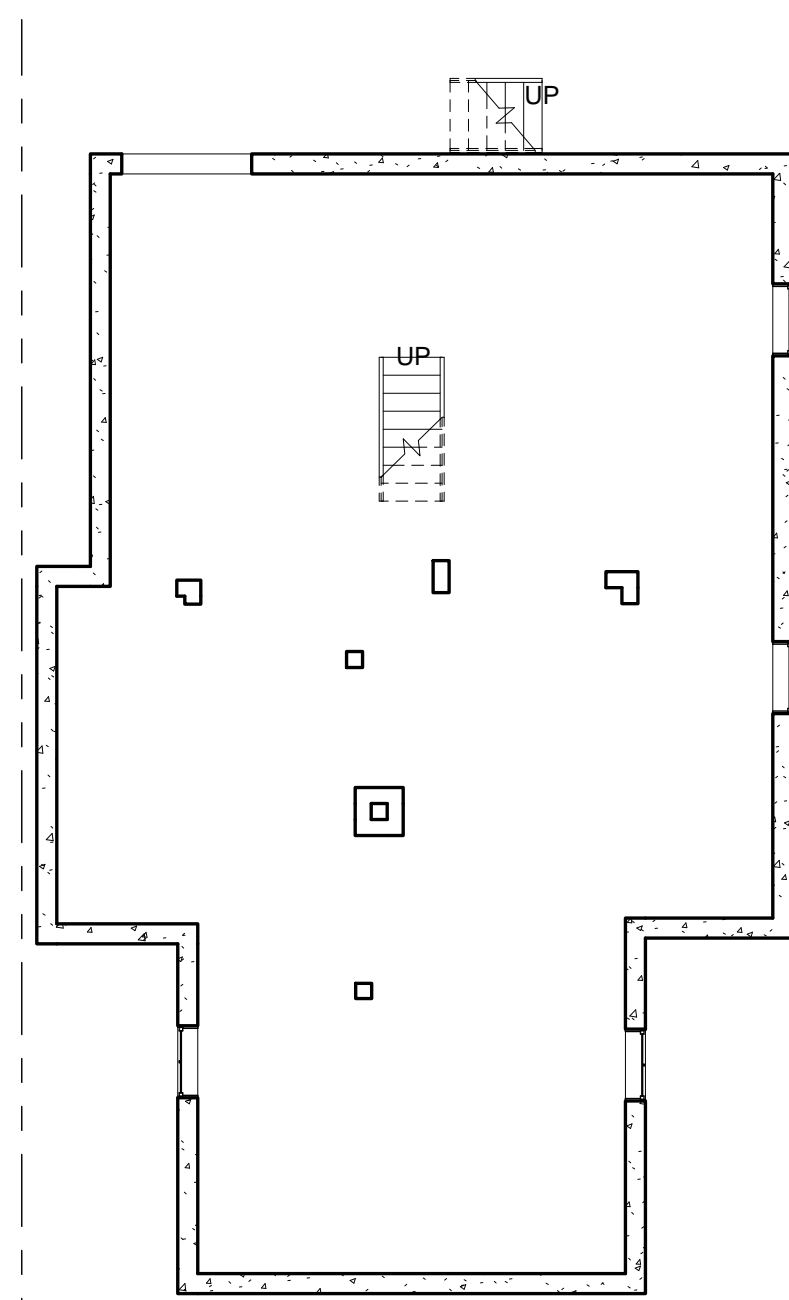
Project number	17168
Date	11-06-2018
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Checked by	JSK
Scale	As indicated

REVISIONS		
No.	Description	Date

Architectural Site Plan

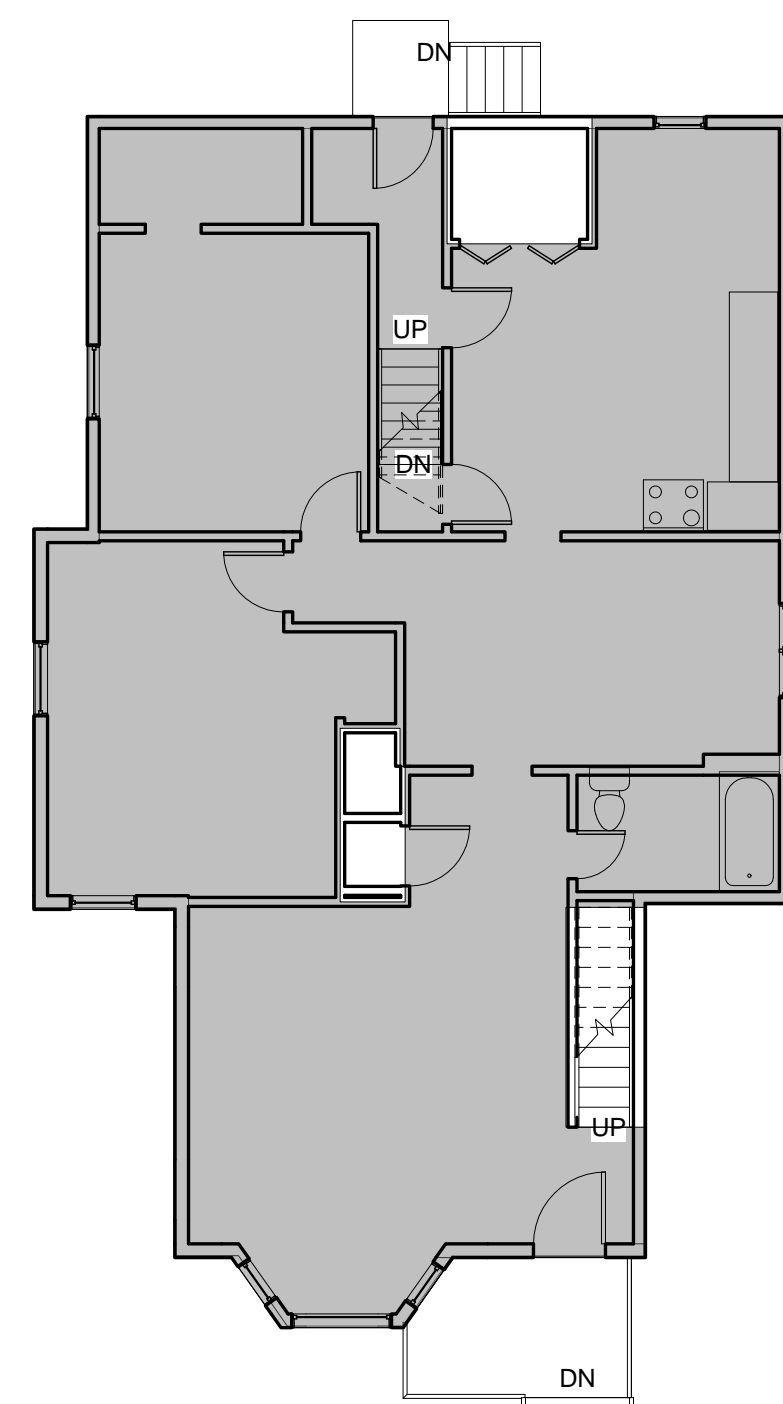
A-020
MOSSLAND ST RESIDENCES

EXISTING FLOOR PLANS - FAR ANALYSIS



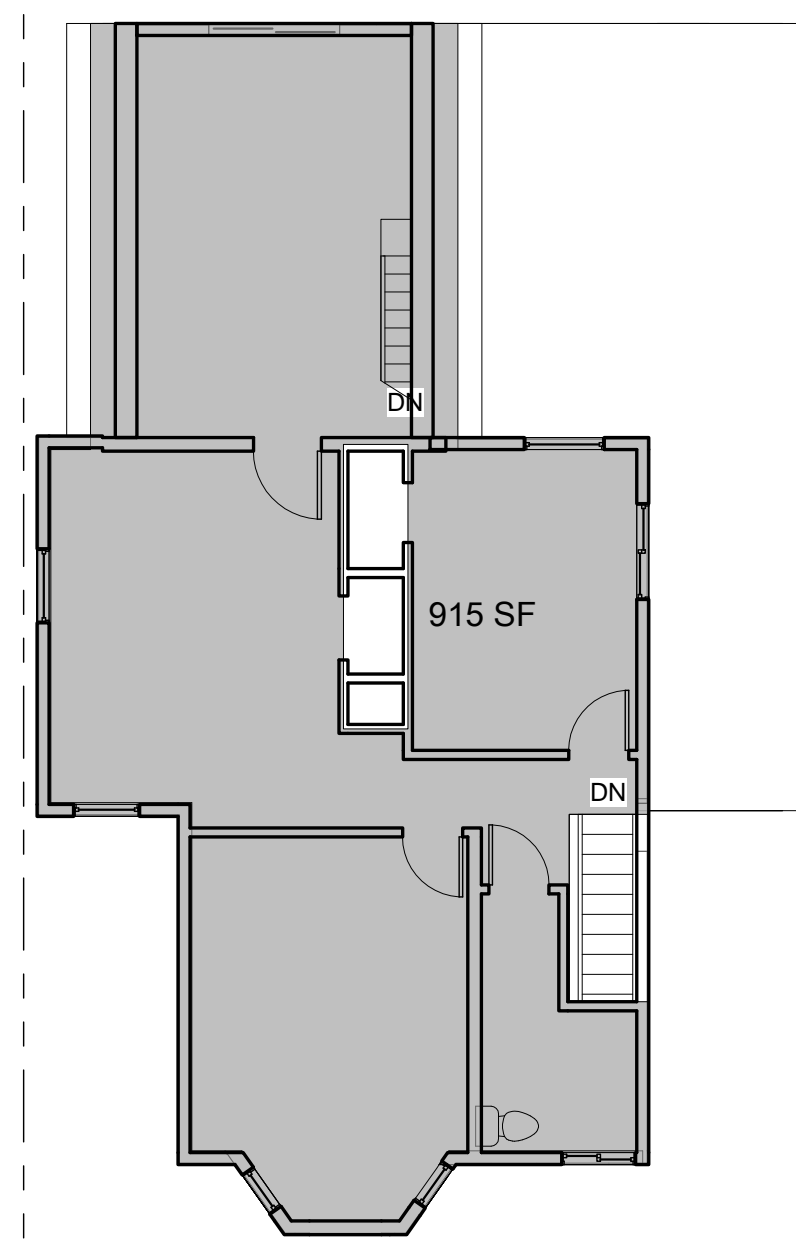
BASEMENT LEVEL

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



FIRST FLOOR LEVEL

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



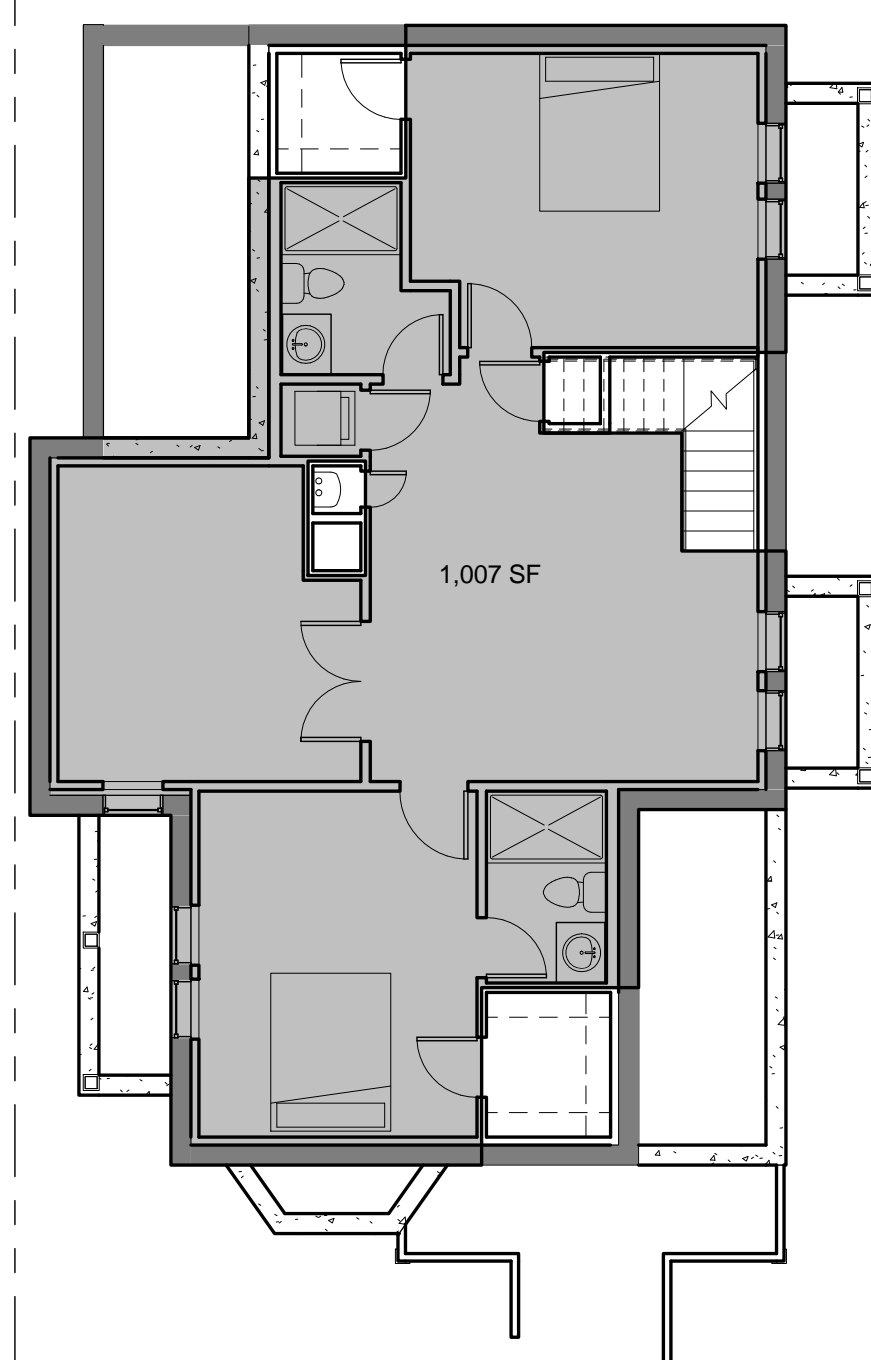
SECOND FLOOR LEVEL

FAR AREA: 915 SF
GROSS AREA: 973 SF

SUMMARY

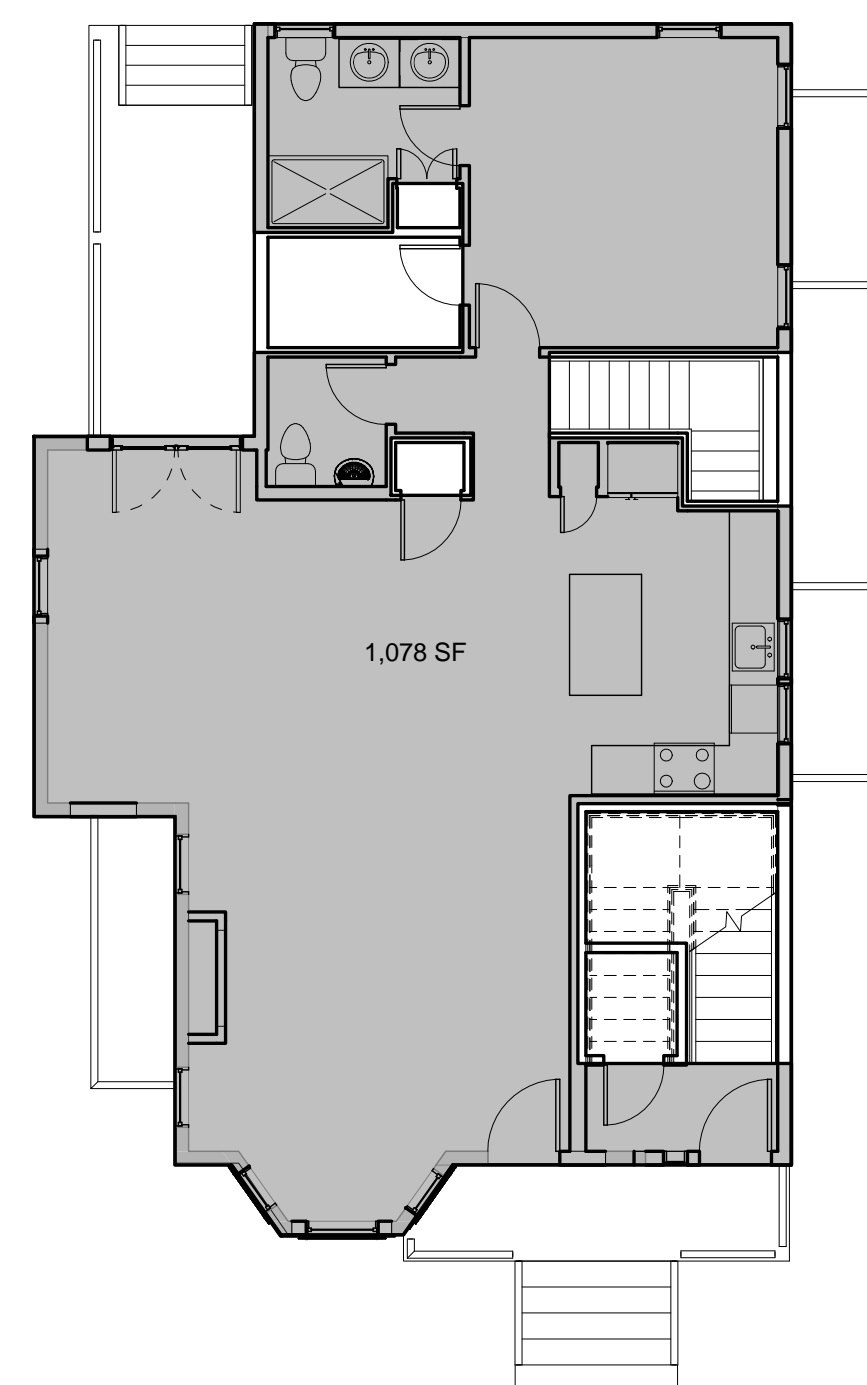
	FAR AREA	GROSS FLOOR AREA
BASEMENT	0 SF	1,281 SF
FIRST FLOOR	1,229 SF	1,310 SF
SECOND FLOOR	915 SF	973 SF
TOTAL	2,144 SF	3,564 SF

PROPOSED FLOOR PLANS - FAR ANALYSIS



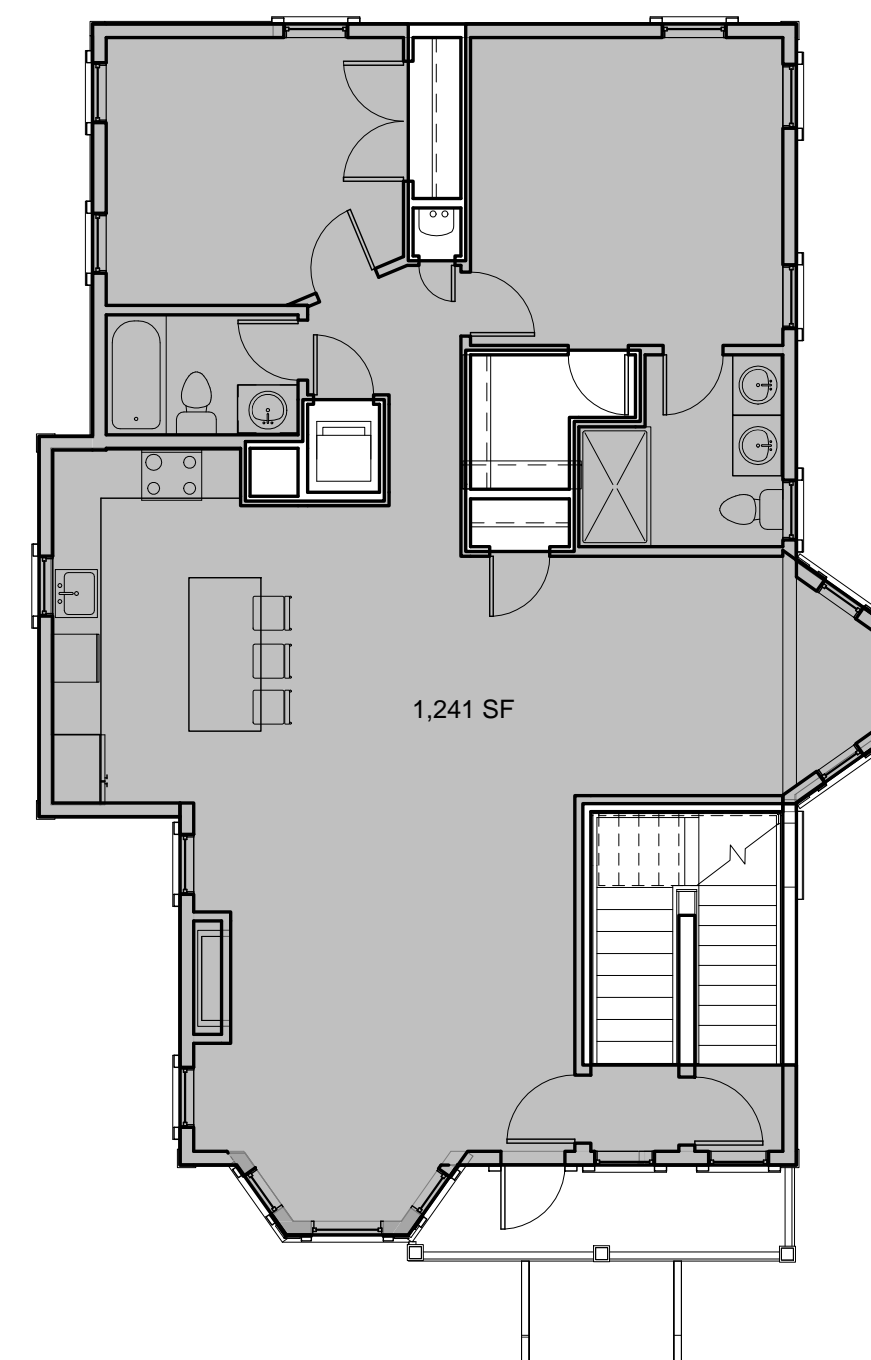
BASEMENT LEVEL

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



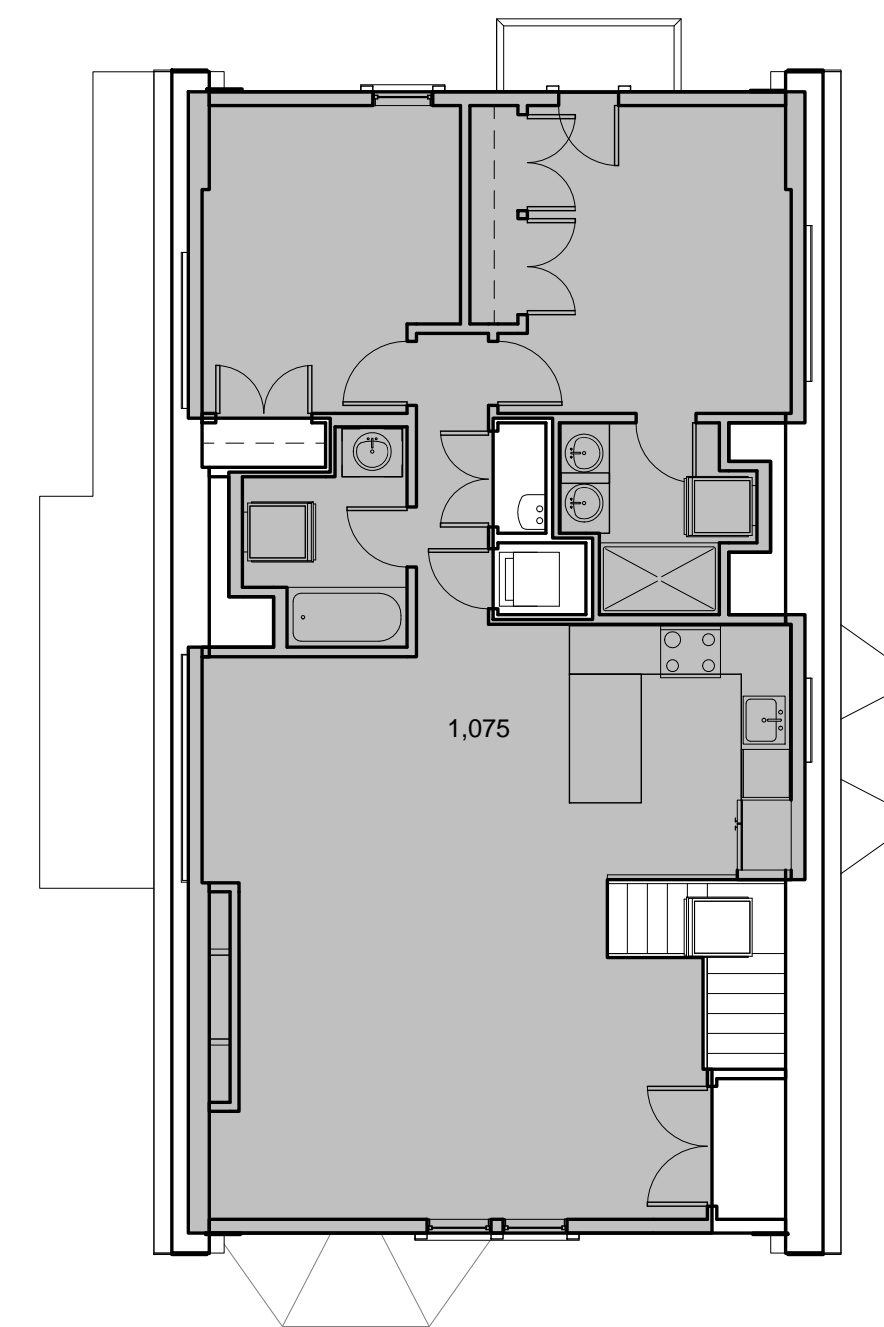
FIRST FLOOR LEVEL

FAR AREA: 1,078 SF
GROSS AREA: 1,281 SF



SECOND FLOOR LEVEL

FAR AREA: 1,241 SF
GROSS AREA: 1,426 SF



ATTIC LEVEL

FAR AREA: 1,075 SF
GROSS AREA: 1,223 SF

SUMMARY

	FAR AREA	GROSS FLOOR AREA
BASEMENT	1,007 SF	1,164 SF
FIRST FLOOR	1,078 SF	1,281 SF
SECOND FLOOR	1,241 SF	1,426 SF
ATTIC	1,075 SF	1,223 SF
TOTAL	4,401 SF	5,094 SF

PROJECT NAME

MOSSLAND ST RESIDENCES

PROJECT ADDRESS

15 Mossland Street,
Somerville, MA

CLIENT

MIKE TOKATLYAN

ARCHITECT



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REGISTRATION



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Date 11-06-2018
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No.	Description	Date

FAR

A-021

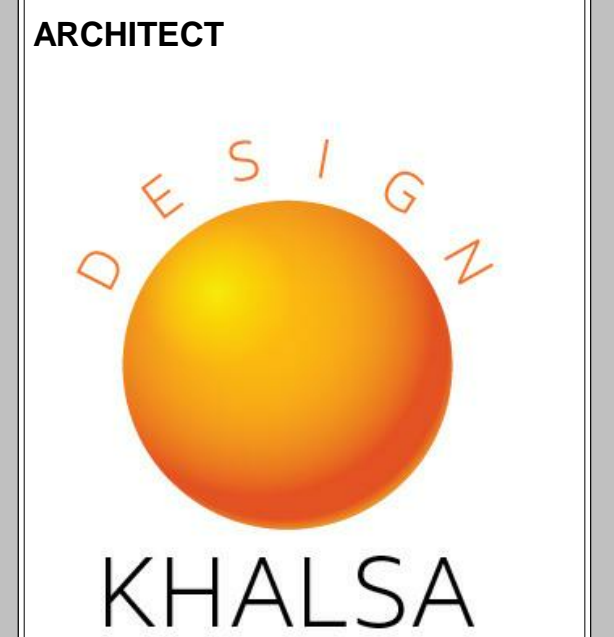
MOSSLAND ST RESIDENCES

	UNIT 01	UNIT 02	UNIT 03
BASEMENT	1,164 SF	0 SF	0 SF
1ST FLOOR	1,146 SF	0 SF	0 SF
2ND FLOOR	0 SF	1,292 SF	60 SF
ATTIC	0 SF	0 SF	1,189 SF
TOTAL	2,310 SF	1,292 SF	1,249 SF

PROJECT NAME
MOSSLAND ST RESIDENCES

PROJECT ADDRESS
15 Mossland Street,
Somerville, MA

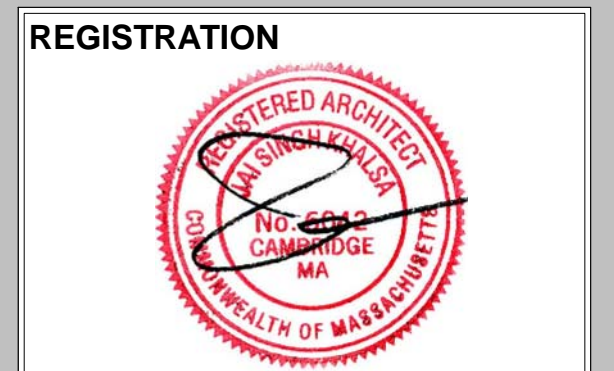
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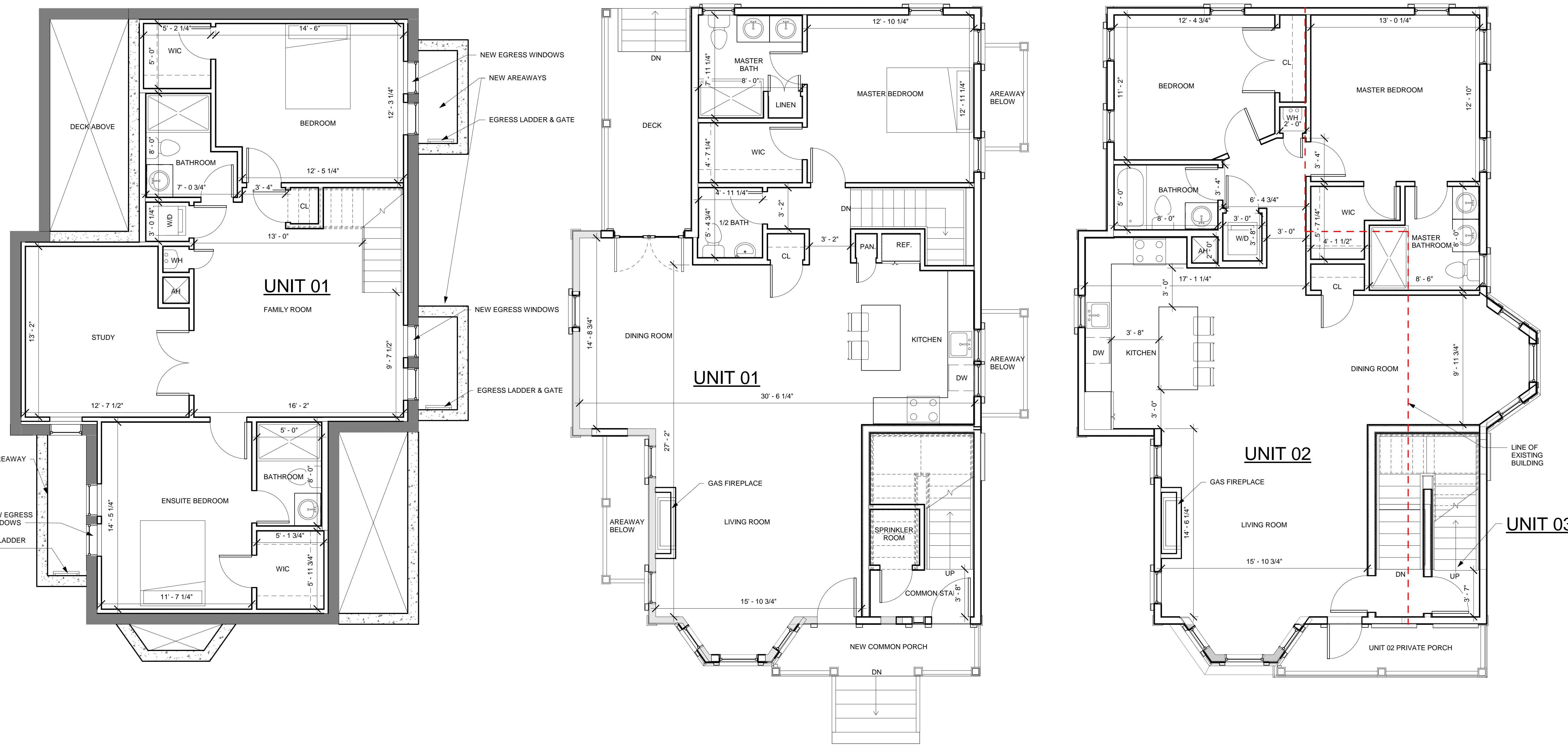
Project number 17168
Date 11-06-2018
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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Basement and
First 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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PROJECT NAME
MOSSLAND ST RESIDENCES

PROJECT ADDRESS
 15 Mossland Street,
 Somerville, MA

CLIENT
MIKE TOKATLYAN

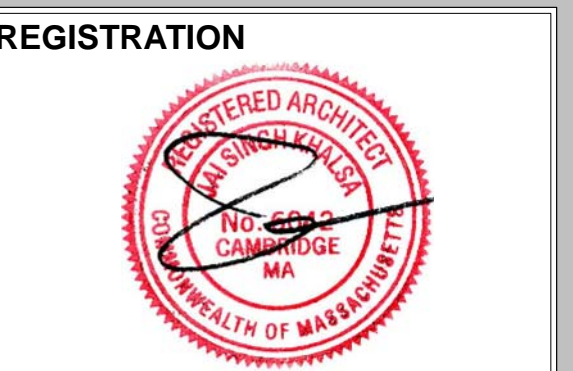
ARCHITECT

KHALSA

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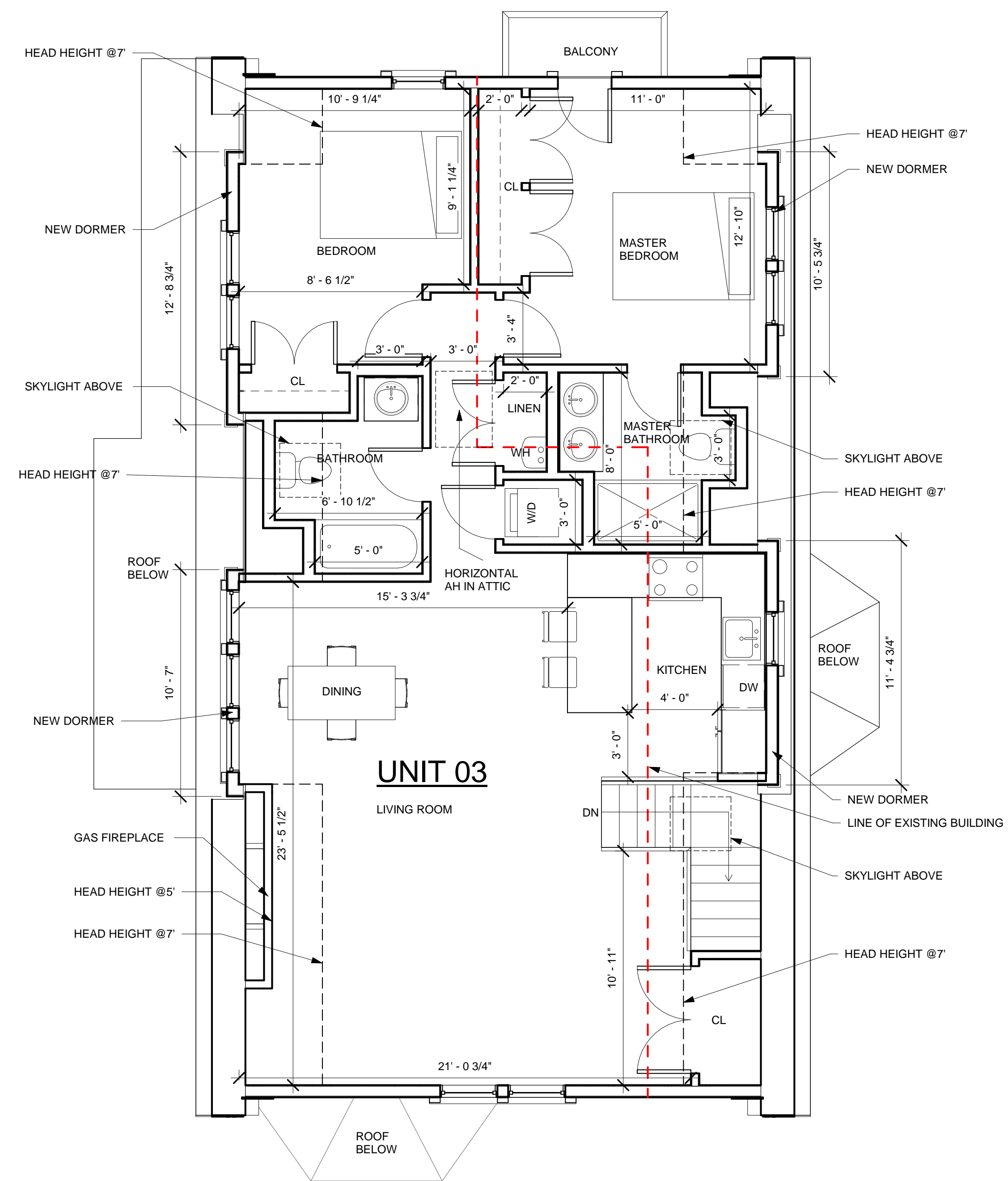
REGISTRATION
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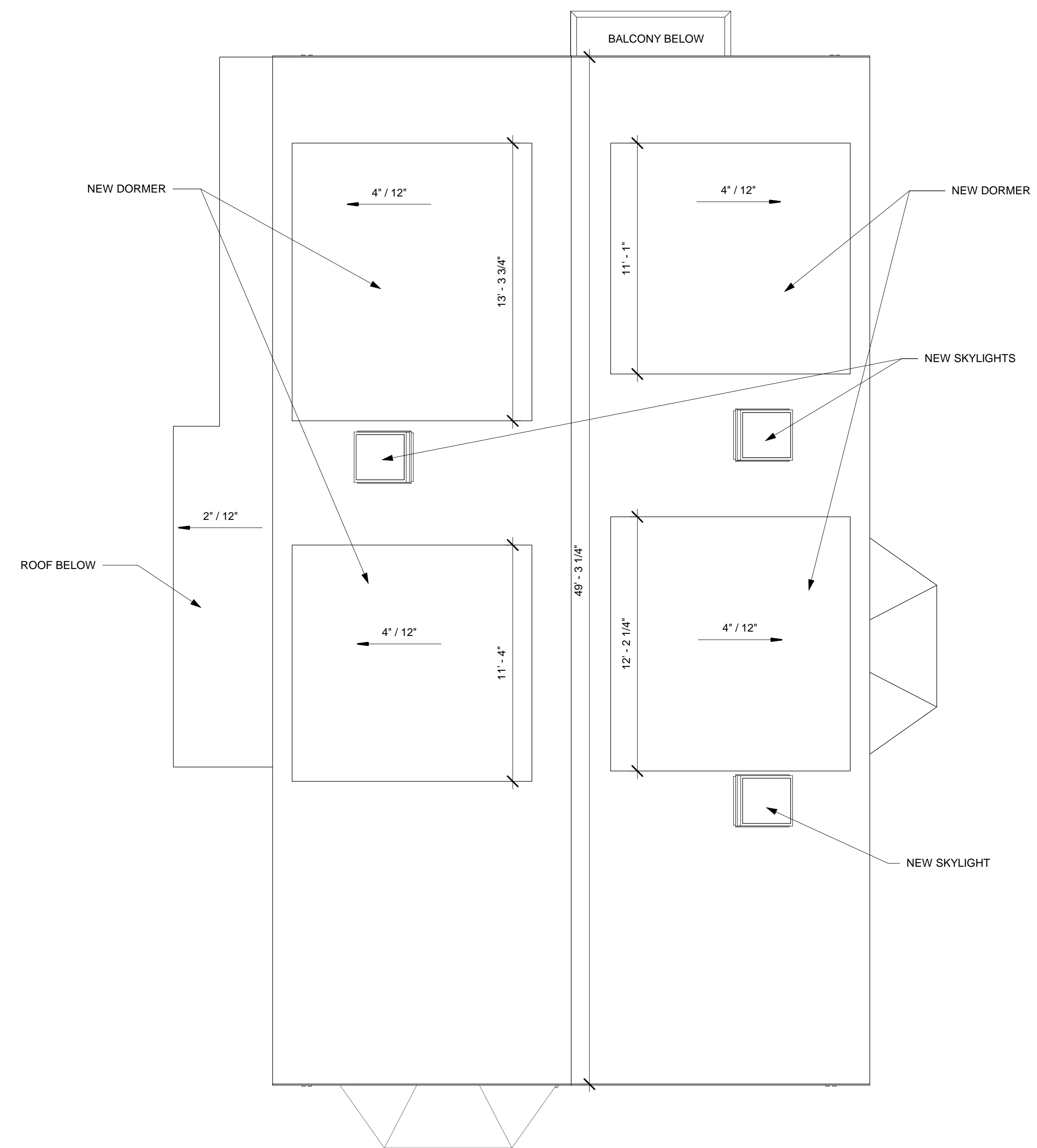
No.	Description	Date

Third And Roof
 Level Floor Plans

A-102
 MOSSLAND ST RESIDENCES



① Attic Level
 1/4" = 1'-0"



② Roof Level
 1/4" = 1'-0"

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PROJECT NAME

MOSSLAND ST RESIDENCES

PROJECT ADDRESS

15 Mossland Street,
Somerville, MA

CLIENT

MIKE TOKATLYAN

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No.	Description	Date

South and East
Elevations

A-301

MOSSLAND ST RESIDENCES



① Front Elevation
1/4" = 1'-0"

② Right Side Elevation
1/4" = 1'-0"

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MOSSLAND ST RESIDENCES

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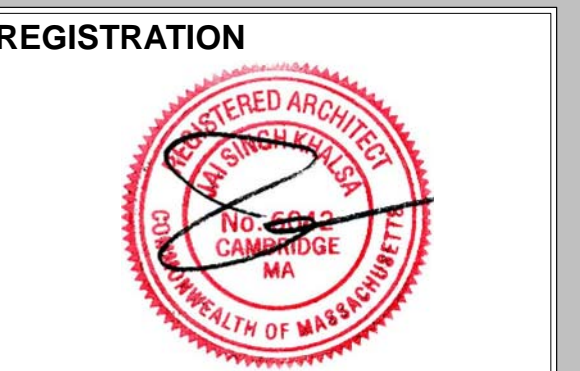
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 Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

North and West
 Elevations

A-302
 MOSSLAND ST RESIDENCES



① Rear Elevation
 1/4" = 1'-0"

② Left Side Elevation
 1/4" = 1'-0"

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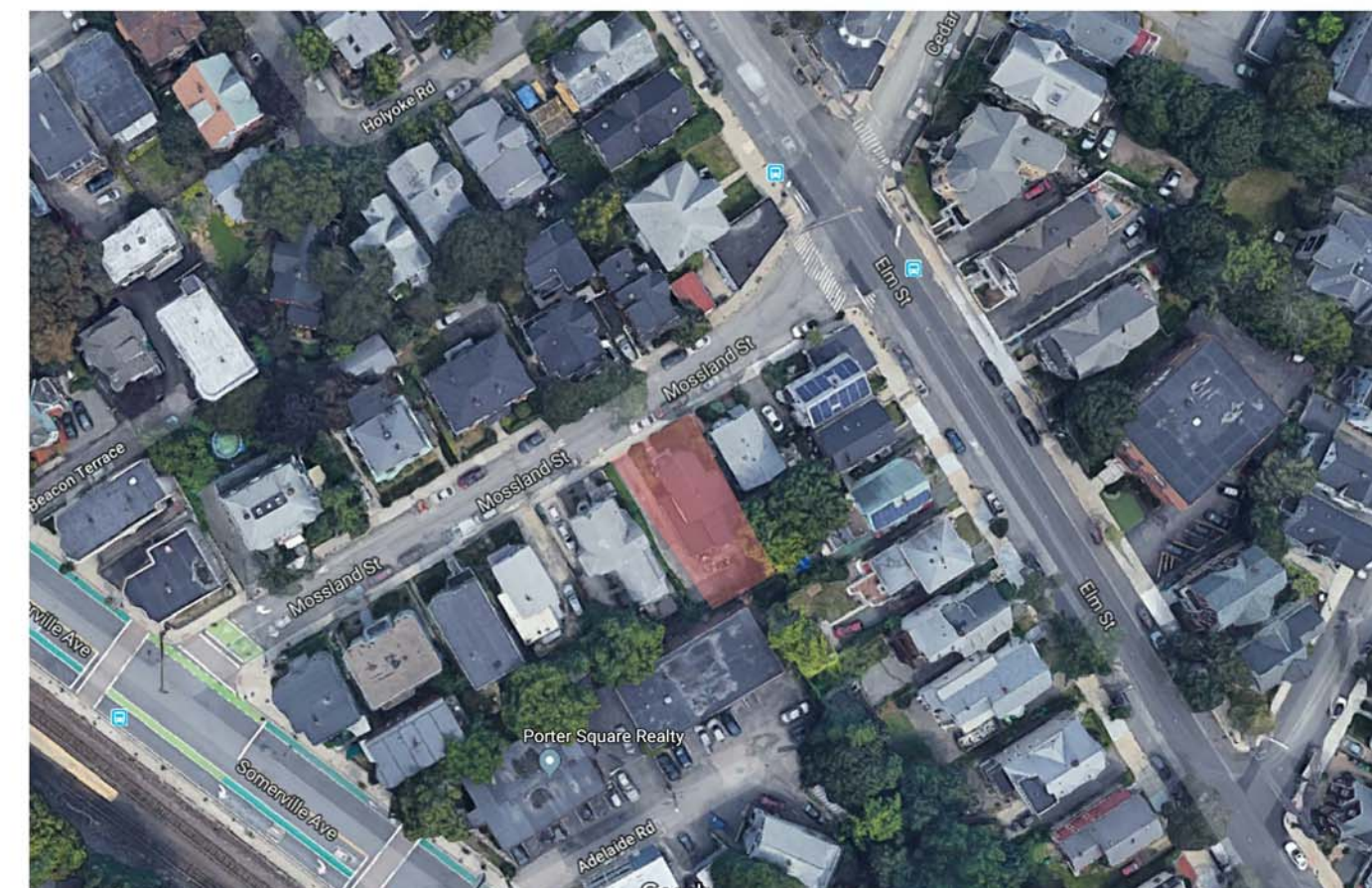
PROJECT SITE



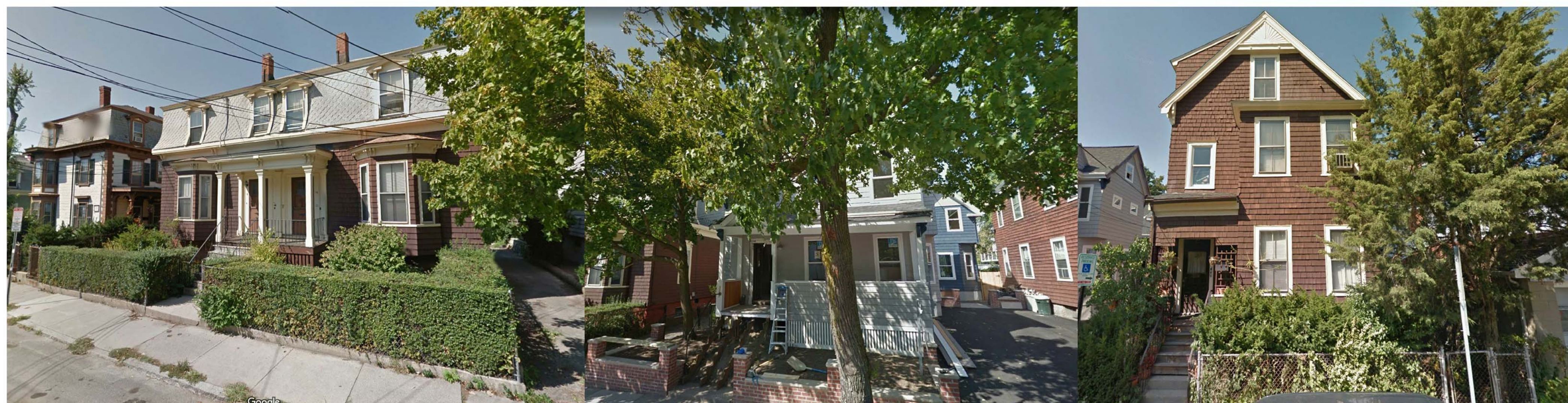
VIEW DOWN MOSSLAND STREET



VIEW UP MOSSLAND STREET



AREAL VIEW

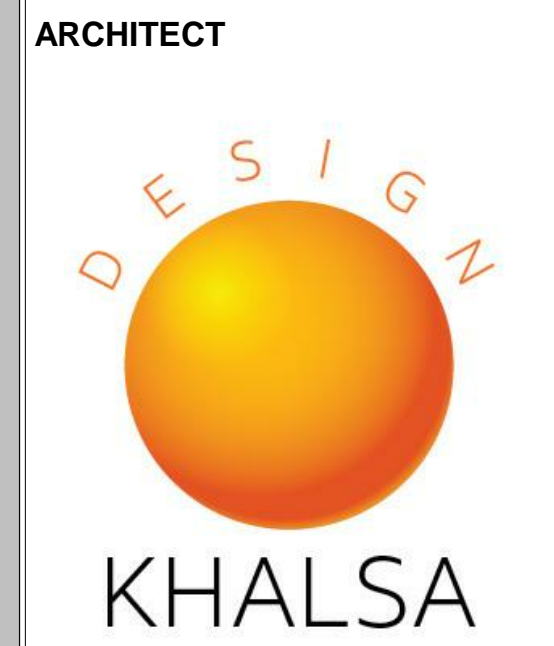


OPPOSITE OF SITE

PROJECT NAME
MOSSLAND ST RESIDENCES

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MIKE TOKATLYAN



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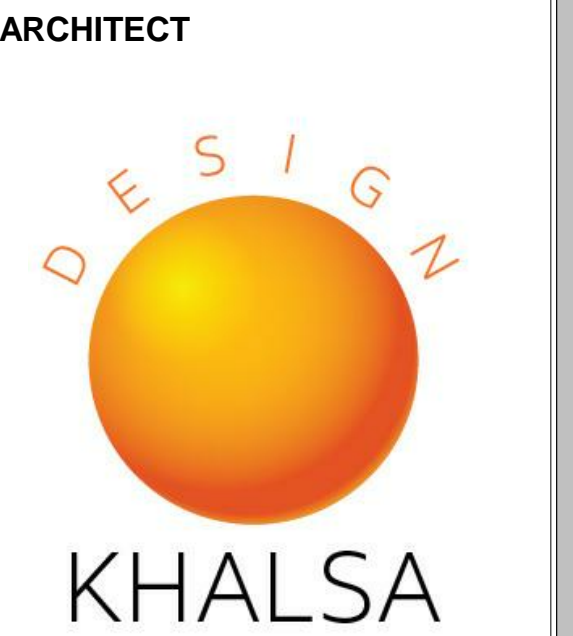
Neighborhood
Photos

AV-01
MOSSLAND ST RESIDENCES

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MOSSLAND ST RESIDENCES

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 Scale 3/32" = 1'-0"

REVISIONS

No.	Description	Date

Neighborhood
 context

AV-02
 MOSSLAND ST RESIDENCES

