



# PROJECT: MURDOCK STREET RESIDENCES

PROJECT ADDRESS:  
50-54 MURDOCK STREET  
SOMERVILLE, MASSACHUSETTS

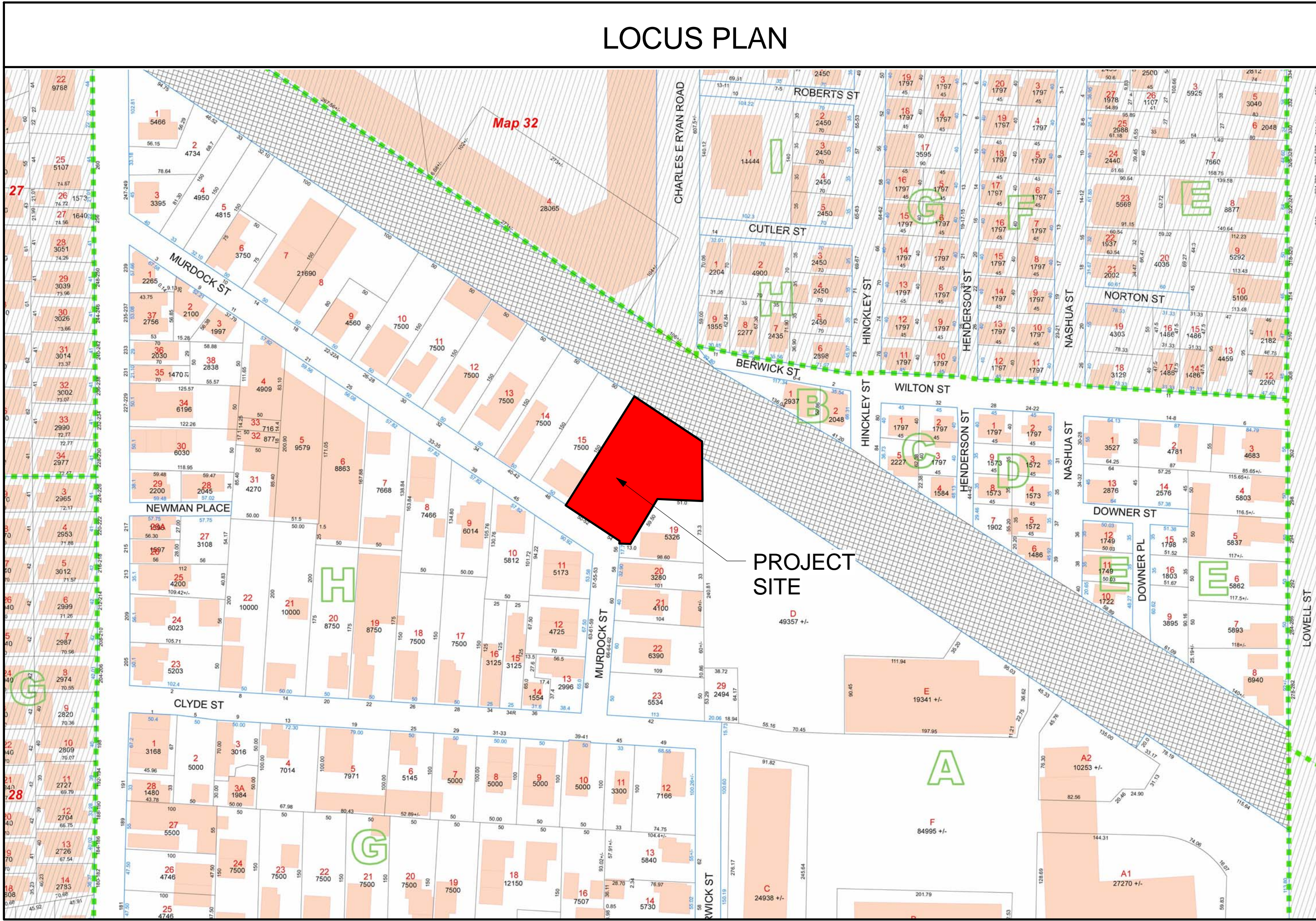
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## NEIGHBORHOOD MEETING SET 7-17-2018




Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date

0- Cover		
A-000	Cover Sheet	07/17/18
1- Civil		
C-1	Civil Site Plan	07/17/18
C-2	Civil Details	07/17/18
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AV-3	Shadow Study - Winter/Spring	07/11/18

PROJECT NAME  
**Murdock Street Residences**

PROJECT ADDRESS  
50-54 Murdock Street,  
Somerville, MA

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**Rob Grieco**

ARCHITECT  
  
  
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Project number	17107
Date	7/11/2018
Drawn by	NB
Checked by	JSK
Scale	1" = 1'-0"

REVISIONS		
No.	Description	Date

Cover Sheet

**A-000**

Murdock Street Residences



GENERAL NOTES

ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS OF THE CITY OF SOMERVILLE, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.

CONTRACTOR TO MAINTAIN WORK AREA IN A CLEAN CONDITION. NO CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ACCUMULATE WITHIN THE WORKSITE AND NO DIRT, GRAVEL, ETC. SHALL BE ALLOWED TO ACCUMULATE ON THE PUBLIC RIGHT-OF-WAY.

AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

UTILITY & DRAINAGE NOTES

- THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DESIGN CONSULTANTS INC., PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
- THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET ROW, OR ON ABUTTING LOTS.
- CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION. THE CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER, & DRAIN) ARE NOT PART OF DIG-SAFE. CONTACT THE CITY OF SOMERVILLE FOR THE MARKING OF CITY/TOWN MUNICIPAL UTILITIES.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. CUTTING AND CAPPING OF DESIGNATED WATER AND SEWER SERVICES SHALL OCCUR AT THE MAIN IN THE STREET, BY THE CONTRACTOR, IN ACCORDANCE WITH THE CITY OF SOMERVILLE STANDARDS. THE PROPOSED GAS, ELECTRIC AND/OR CATV INSTALLATION AND ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE COMPANIES.
- FINAL DEMARCATION POINTS FOR GAS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICE ENTRANCES ARE SUBJECT TO APPROVALS OF EACH PROVIDER.
- ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEERING PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
- NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY CITY OF SOMERVILLE.
- TEST PITS SHALL BE REQUIRED TO DETERMINE SUBSURFACE SOILS AND ESTABLISH MEAN HIGH GROUNDWATER ELEVATION PRIOR TO ORDERING AND INSTALLATION OF STORMWATER MANAGEMENT SYSTEM COMPONENTS. ADJUSTMENTS TO SYSTEM MAY BE REQUIRED PER TEST RESULTS.
- THE CONTRACTOR SHALL SUPPLY ALL PIPING FOR THE UTILITY SERVICES AND SHALL SUPPLY ALL ASSOCIATED APPURTENANCES, FITTING AND VALVES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PERFORM ALL WET AND DRY TAPS AS PART OF HIS/HER CONTRACT.
- CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND SEWER SYSTEMS. A DYE TEST SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
- PRIOR TO CONSTRUCTION OF NEW SANITARY SEWER AND STORM DRAIN LINES, CONTRACTOR SHALL PERFORM TEST PITS AT LOCATIONS OF EXISTING LATERAL CONNECTIONS FOR SANITARY SEWER AND STORM DRAINS TO CONFIRM INVERTS OF LATERALS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION SHALL BE FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- TRENCH AREAS FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE REPATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW PATCHING MATERIAL SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
- DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
- NO TRENCHES ARE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF THE WORK DAY OR COVERED WITH STEEL PLATES PER 520 CMR 14.00 EXCAVATION AND TRENCH SAFETY. IF STEEL PLATES ARE USED, THE TOTAL LENGTH OF PLATES IN THE TRAVELED WAY SHALL LIMITED TO 50'.

LEGEND

EXISTING:

- S — SANITARY SEWER
- W — WATER LINE
- G — GAS LINE
- OHW — TELEPHONE LINE
- SMH — SANITARY MANHOLE
- DT — DECIDUOUS TREE
- FH — FIRE HYDRANT
- WS — WATER SHUTOFF
- WG — WATER GATE
- GG — GAS GATE
- HH — UTILITY POLE
- HH — HANDHOLE
- ST — STUMP
- SG — SPOT GRADE

PROPOSED:

- WG — WATER GATE
- G.G. — GAS GATE
- TP — TEST PIT
- S — SEWER LINE
- G — GAS LINE
- DOM — DOMESTIC WATER LINE
- F — FIRE SUPPRESSION LINE
- ETC — ELECTRIC, TEL. & CABLE LINE
- D — DRAIN LINE
- + 16.38 — SPOT GRADE
- 32 — CONTOUR
- TC, BC — TOP OF CURB, BOTTOM OF CURB
- TW, BW — TOP OF WALL, BOTTOM OF WALL
- INSP — INSPECTION PORT
- CO — CLEAN OUT

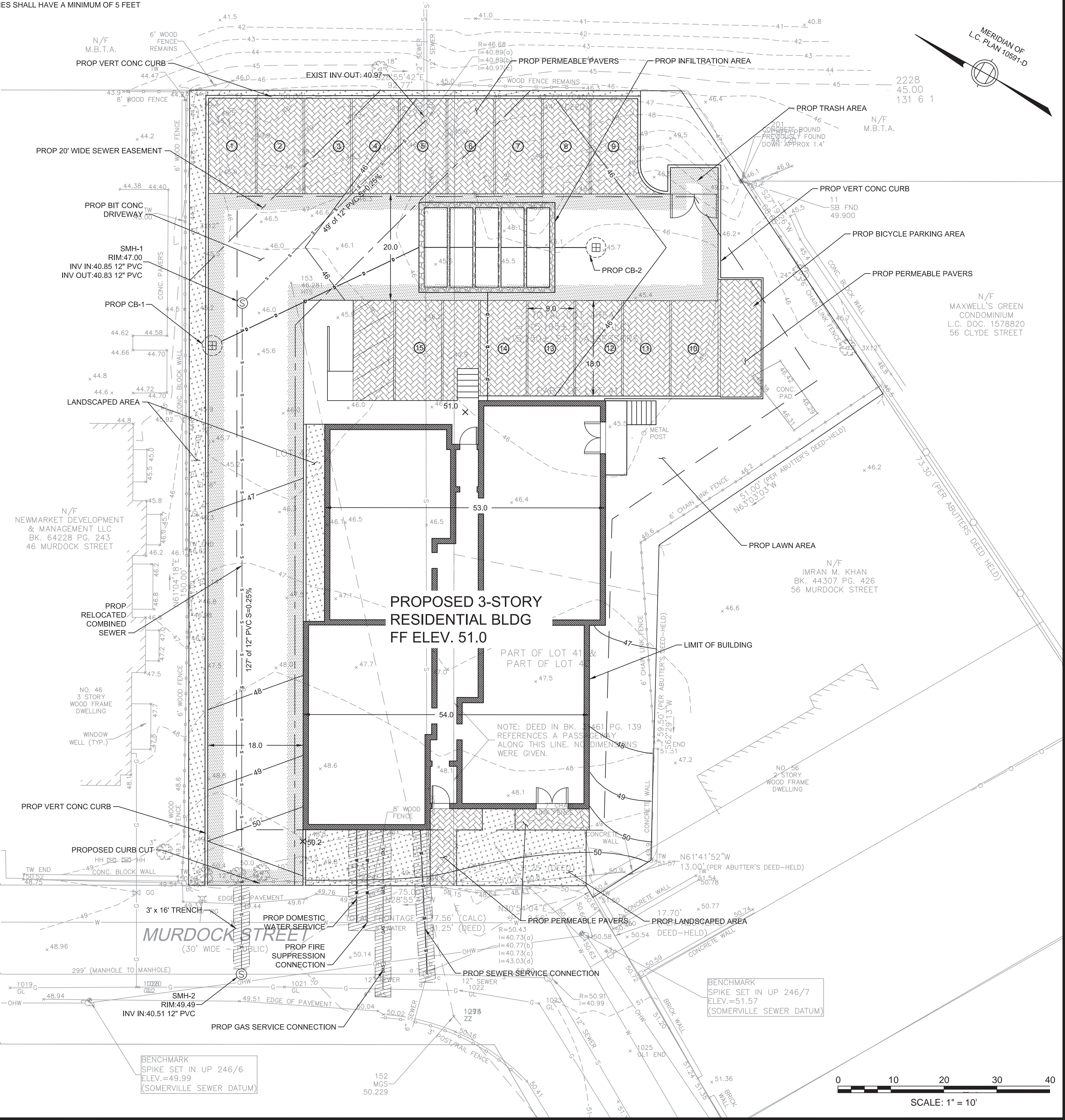
PIPE MATERIALS:

SANITARY SEWER: 4" PVC ASTM D3034-SDR 35.

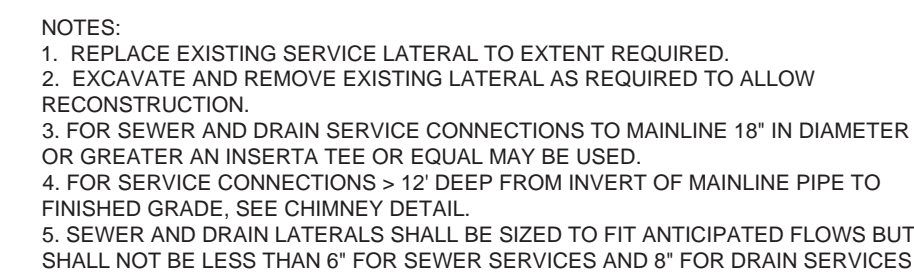
WATER: DOMESTIC: COPPER TYPE K TUBING, SIZE TO BE CONFIRMED BY MEP.

FIRE: SIZE AND MATERIAL TO MATCH PLUMBING PLANS.

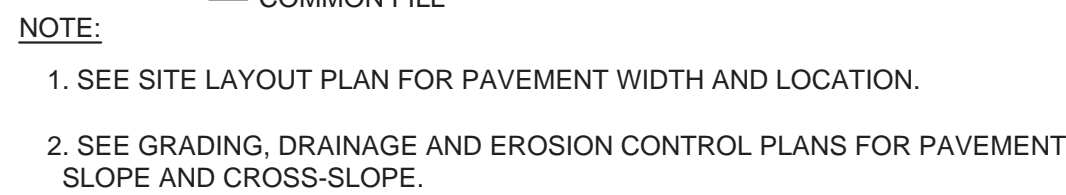
ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.



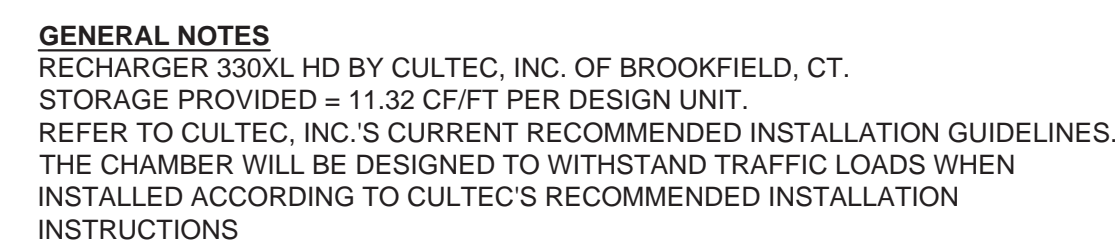




1 SEWER/DRAIN SERVICE CONNECTION  
NOT TO SCALE



5 BITUMINOUS CONCRETE PAVEMENT  
NOT TO SCALE



ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

8 INFILTRATION TRENCH - CULTEC RECHARGER MODEL #330XLHD  
NOT TO SCALE



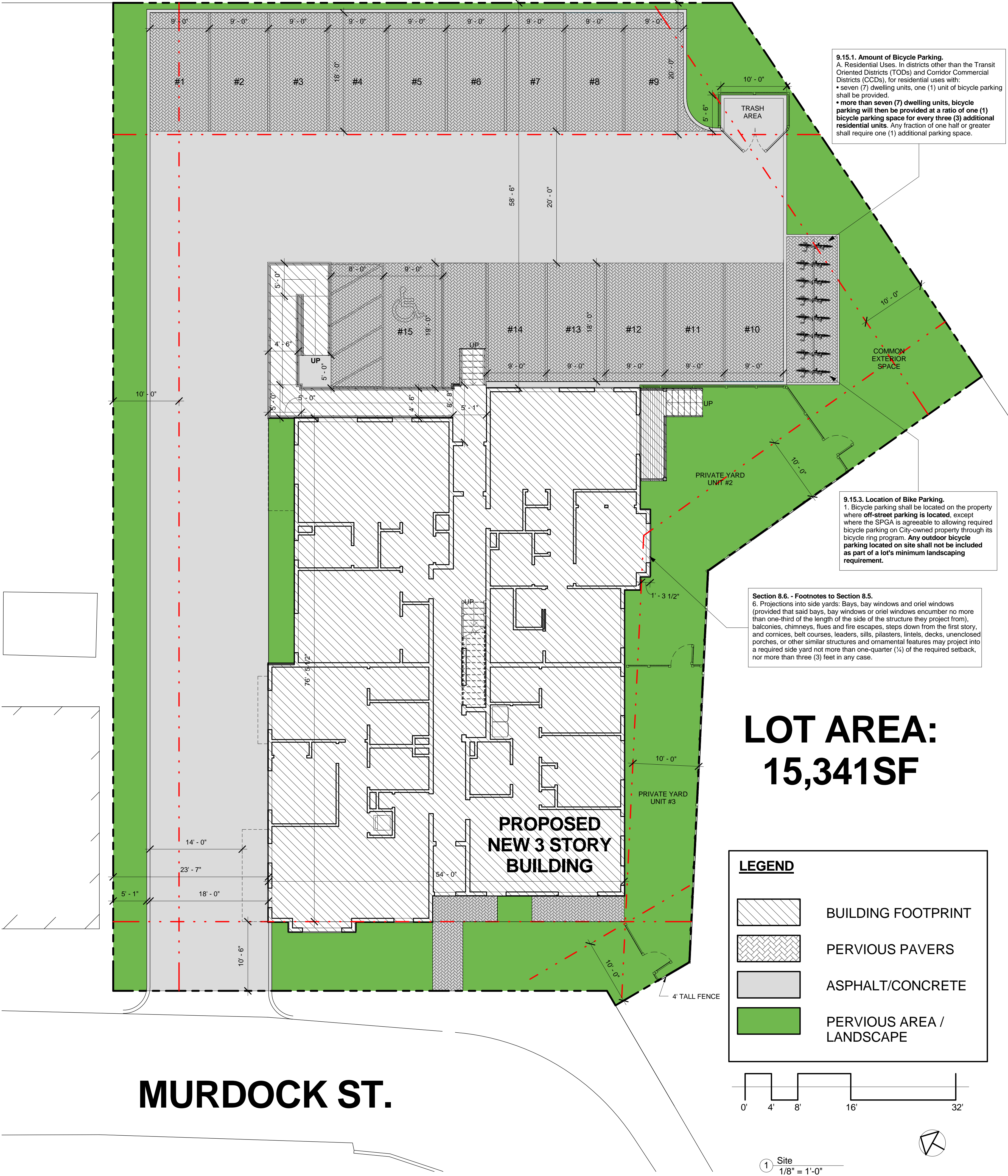


1. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
2. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Hort.
3. No substitution of plant species will be allowed without 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.
4. The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
5. All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
6. The rootballs of trees shall be planted 3" above adjacent finished grade. The rootballs of shrubs shall be planted 2" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
7. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
8. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.
9. The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.





MBTA



ZONING DIMENSIONAL TABLE			
	REQUIRED	PROPOSED	COMPLIANCE
ZONE	RB ZONE		
USE	MULTI-FAMILY	MULTI-FAMILY	COMPLIES
MIN. LOT SIZE	7,500 SF	15,341 SF	COMPLIES
MIN LOT PER DWELLING	1-9 UNITS/ 1500 SF/DU	2,007 SF/DU	COMPLIES
MAX GROUND COVERAGE	50%	4,676 SF (30%)	COMPLIES
LANDSCAPE AREA	25% (3,835 SF)	3,847 SF (25%)	COMPLIES
FLOOR AREA RATIO	1.0	0.79 (12,105 SF)	COMPLIES
MAX BUILDING HEIGHT	40'-0" / 3ST	40'-0" / 3ST	COMPLIES
MIN YARD			
FRONT	15'-0"	10'-6" (SEE NOTE)	COMPLIES
SIDE	10'-0"	23'-7" (L) 10'-0" (R)	
REAR	20'-0"	58'-6"	
MIN FRONTAGE	50'-0"	90'-5"	COMPLIES
PERVIOUS AREA	35%	6,857 SF (45%)	COMPLIES
PARKING REQUIREMENTS	14 STANDARD & 1 HC	14 STANDARD & 1 HC	COMPLIES
BICYCLE PARKING	1 PER/DU (note 3)	8	COMPLIES

NOTES:

1. THE FRONT SETBACK IS REDUCED DUE TO THE EXISTING FRONT SETBACK OF NEIGHBORING LOTS

2. SECTION 9.9. - DRIVEWAYS, ACCESS, AND LIGHTING REQUIREMENTS  
Required parking and loading facilities shall comply with the following:  
a. Access Via Driveway and Maneuvering Aisle. Each parking space and loading bay shall be connected by a maneuvering aisle and driveway to a street. Parts of a driveway may be partly on another lot or may straddle a lot line where there is a recorded easement or lease allowing such right of use and provided the SPGA grants a special permit under Section 9.13. This requirement shall not be applicable in the University District.  
b. Driveway Dimensions. The width of a driveway for a one-way use shall be a minimum of eight (8) feet and for two-way use shall be a minimum of eighteen (18) feet and a maximum of thirty (30) feet. Driveways serving parking for up to three (3) dwelling units shall be a minimum of eight (8) feet and a maximum of twelve (12) feet in width, provided the driveway has direct access to a public way. See the provisions of Section 9.11, particularly Sec. 9.11(e), for parking bay, circulation and maneuverability considerations influencing the need for one-way or two-way directional driveways.

3. 9.15.1. Amount of Bicycle Parking.  
A. Residential Uses. In districts other than the Transit Oriented Districts (TODs) and Corridor Commercial Districts (CCDs), for residential uses with:  
• seven (7) dwelling units, one (1) unit of bicycle parking shall be provided.  
• more than seven (7) dwelling units, bicycle parking will then be provided at a ratio of one (1) bicycle parking space for every three (3) additional residential units. Any fraction of one half or greater shall require one (1) additional parking space.

FAR Area		
Level	Area	Comments
1st Floor	3999 SF	
2nd Floor	4051 SF	
3rd Floor	4055 SF	
Grand total: 3	12105 SF	

Gross Building Area		
Level	Area	Comments
Basement Floor	4027 SF	
1st Floor	4056 SF	
2nd Floor	4112 SF	
3rd Floor	4112 SF	
Total:	16,307 SF	

LOT AREA:  
15,341SF

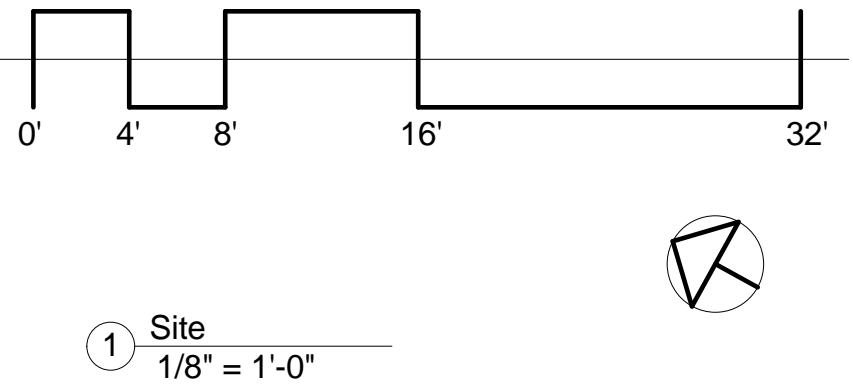
**LEGEND**

BUILDING FOOTPRINT

PERVIOUS PAVERS

ASPHALT/CONCRETE

PERVIOUS AREA / LANDSCAPE



PROJECT NAME  
**Murdock Street Residences**

PROJECT ADDRESS  
50-54 Murdock Street,  
Somerville, MA

CLIENT  
**Rob Grieco**

ARCHITECT

**DESIGN**

**KHALSA**

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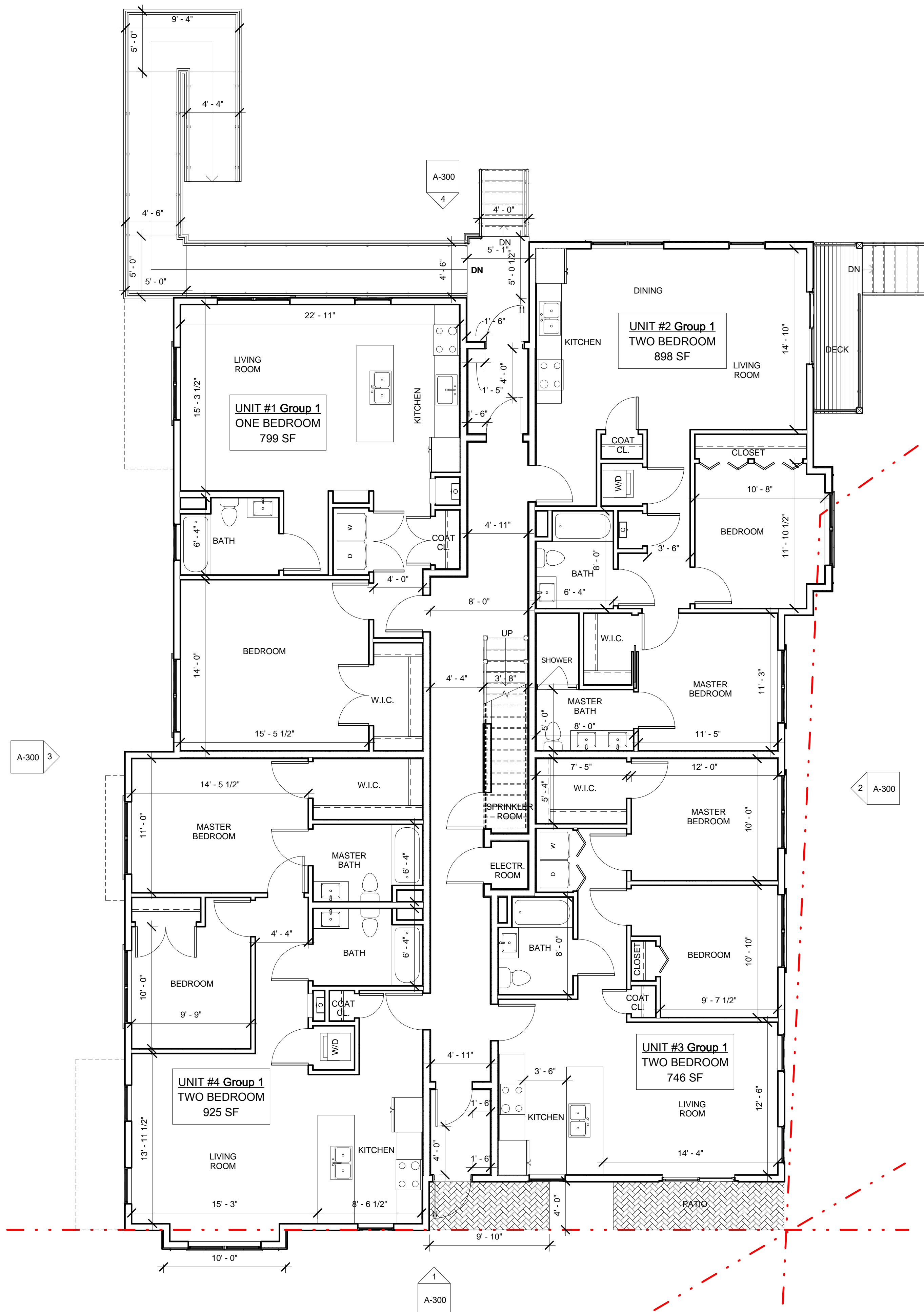
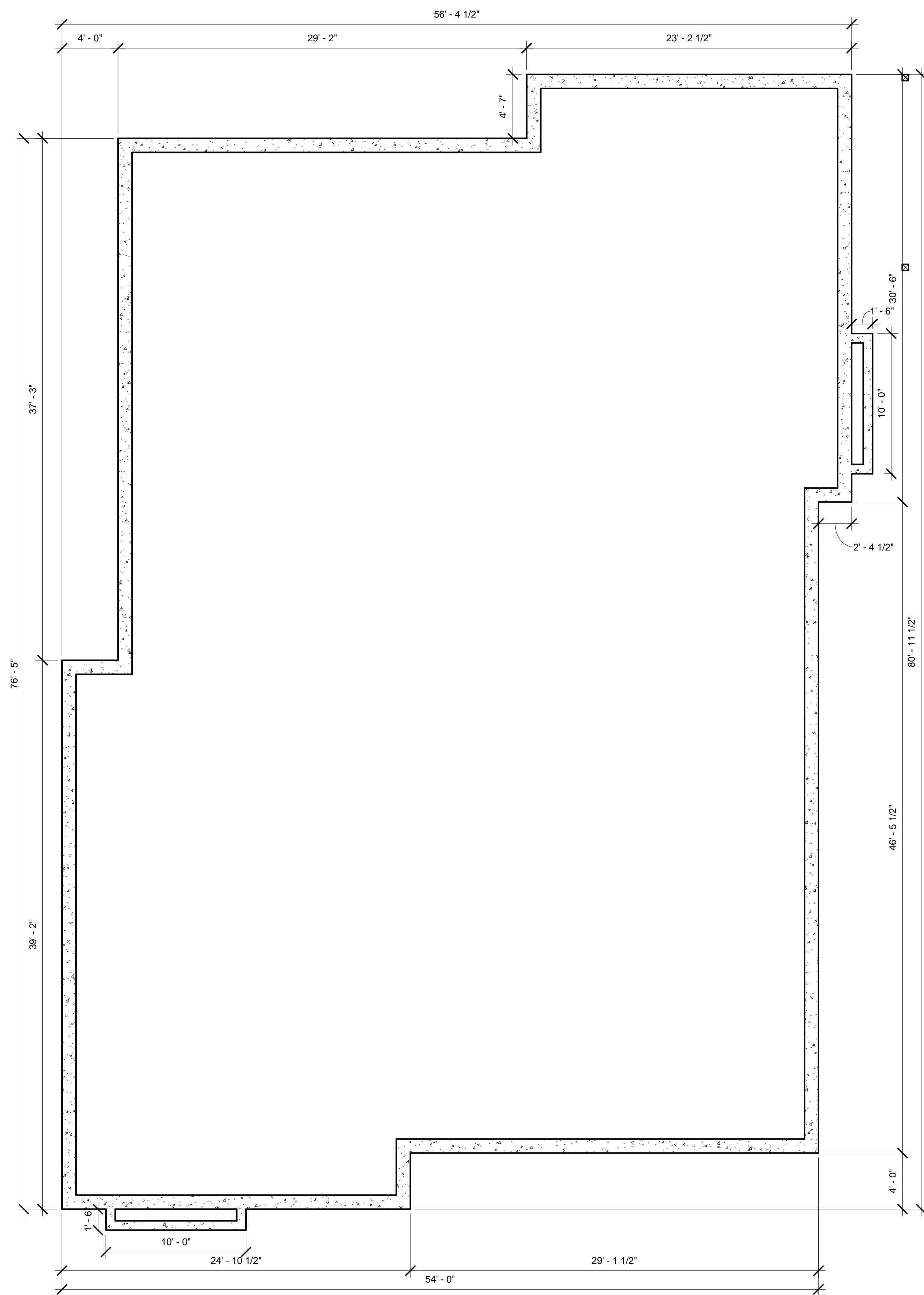
REVISIONS		
No.	Description	Date

Architectural Site  
Plan & Zoning  
Analysis

**A-020**

Murdock Street Residences





PROJECT NAME

## Murdock Street Residences

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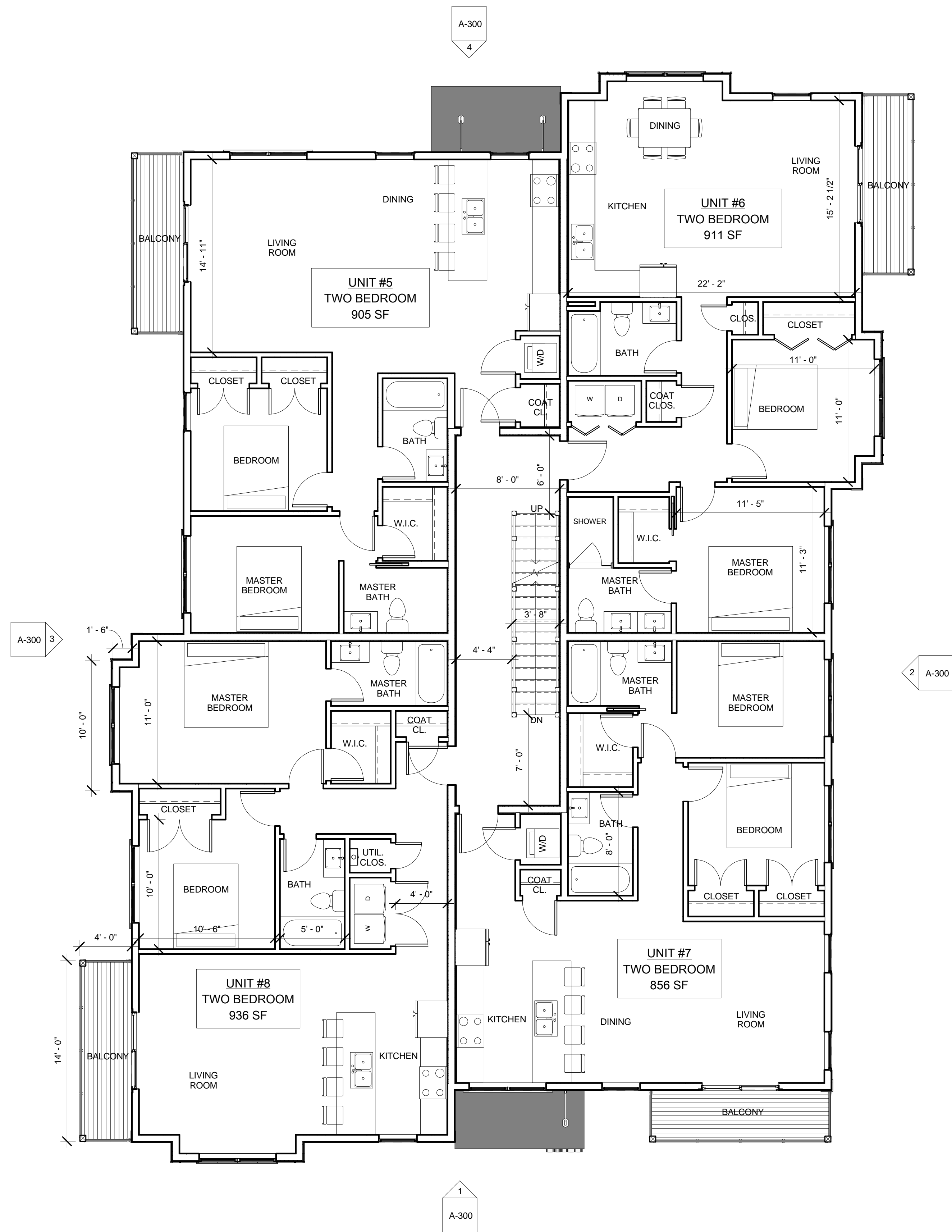
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## Foundation & 1st Floor Plans

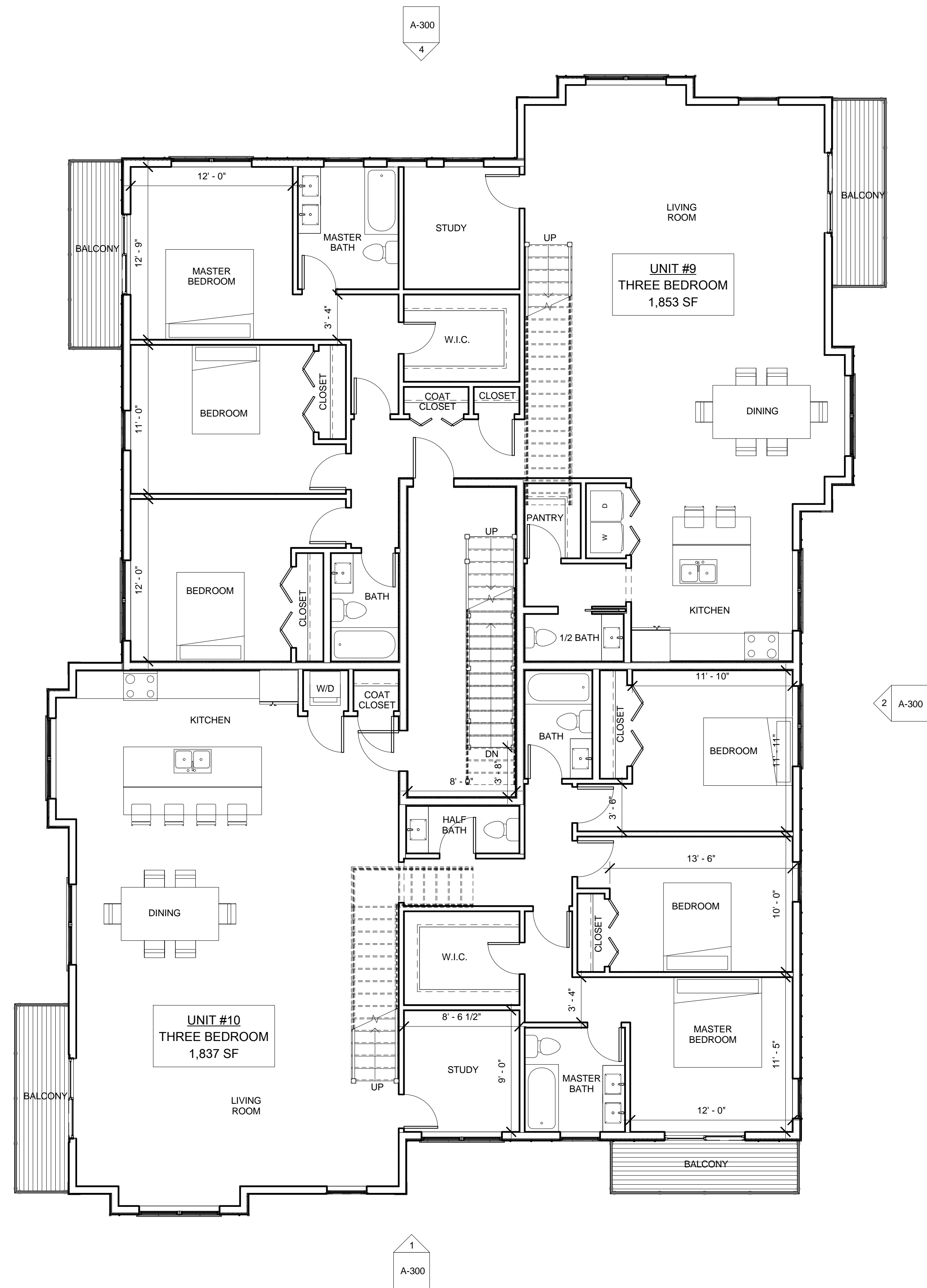
**A-101**

### Murdock Street Residences





1 2nd Floor  
3/16" = 1'-0"




2 3rd Floor  
3/16" = 1'-0"

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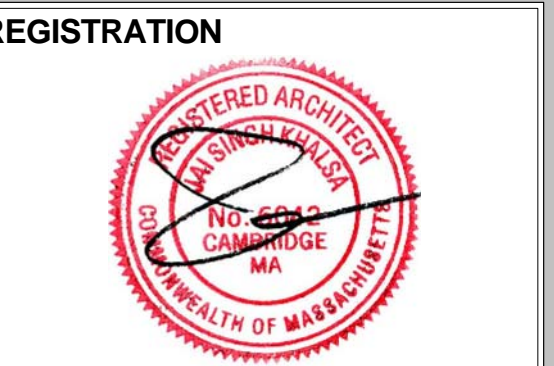
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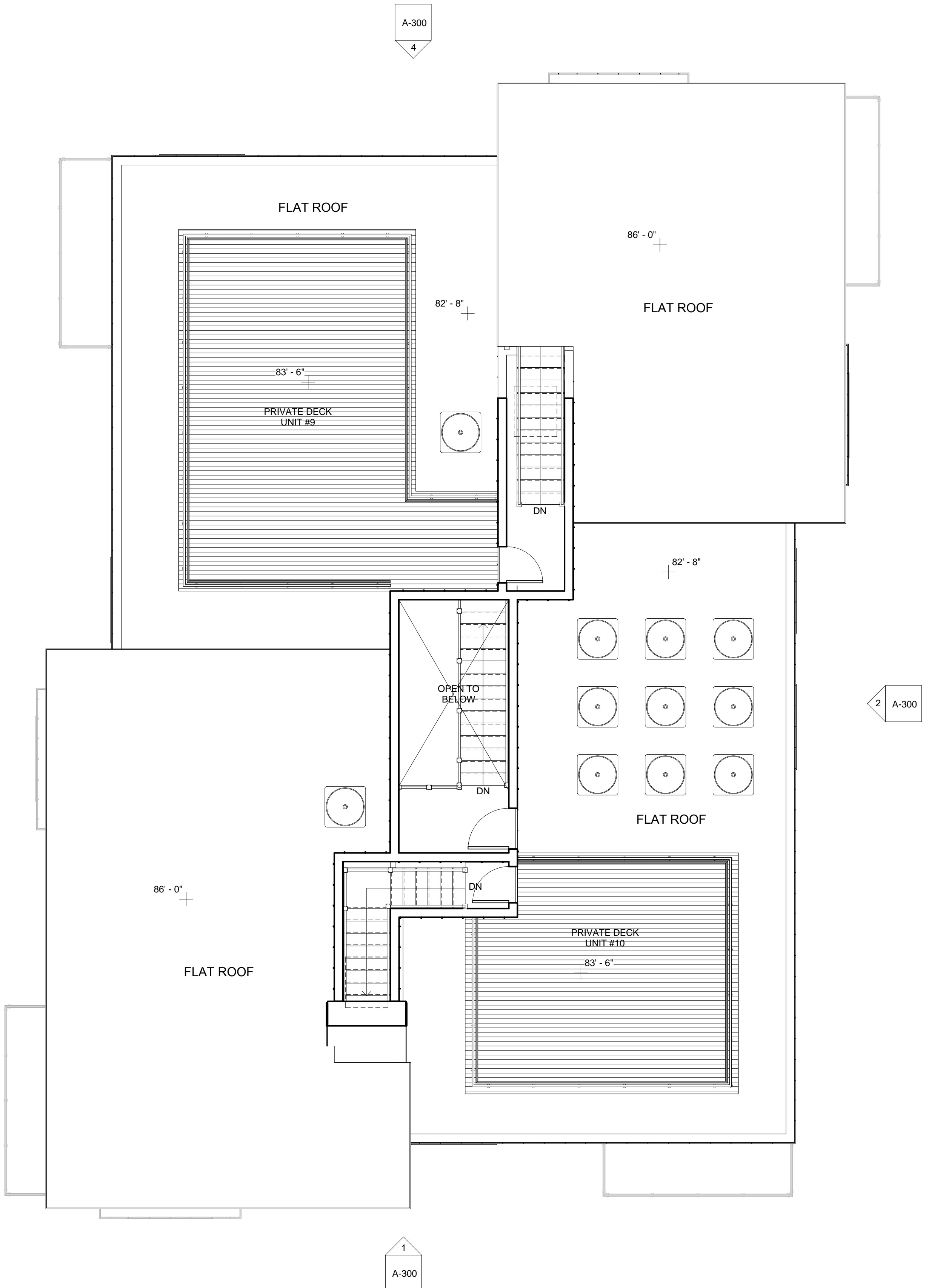
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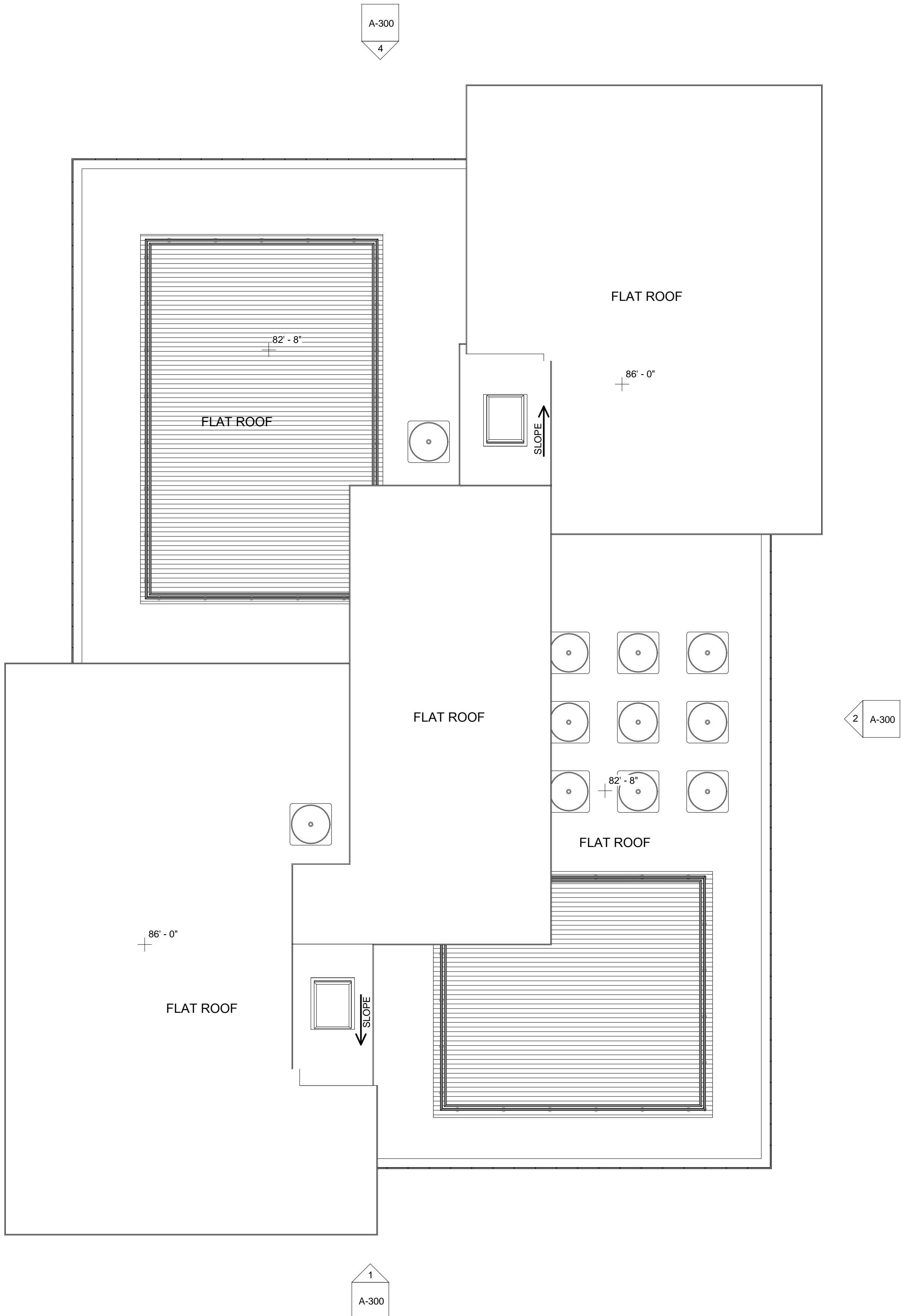
2nd & 3rd Floor  
Plans

**A-102**  
Murdock Street Residences





1 4th Roof Level  
3/16" = 1'-0"



2 Roof  
3/16" = 1'-0"

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Roof Plans

**A-103**

Murdock Street Residences





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

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



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

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

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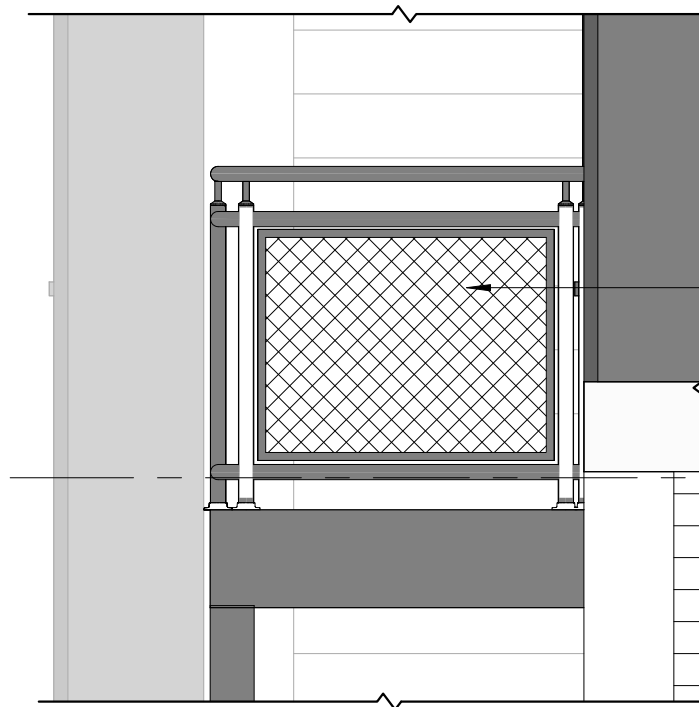
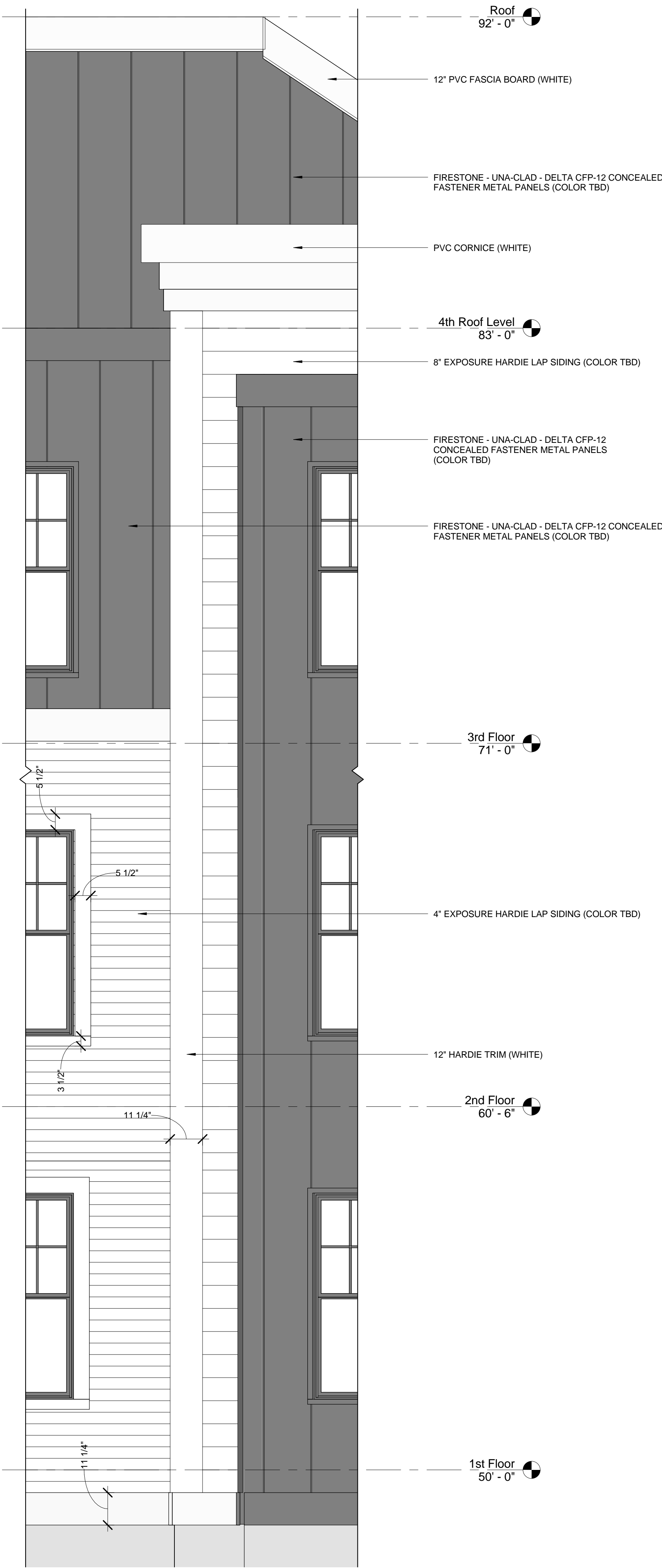
REVISIONS		
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Elevations

**A-300**

Murdock Street Residences





3rd Floor  
71' - 0"



② Railing Callout  
1/2" = 1'-0"

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Siding Materials

**A-310**

Murdock Street Residences

① Enlarged Elevation For Siding  
1/2" = 1'-0"









1 Murdock towards North



3 Rear View



2 Murdock towards South East

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Date	7/11/2018
Drawn by	WC/AB
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date
-	-	-

3-D Perspectives

**AV-1**

Murdock Street Residences



SUMMER SOLSTICE

9 AM



12 PM

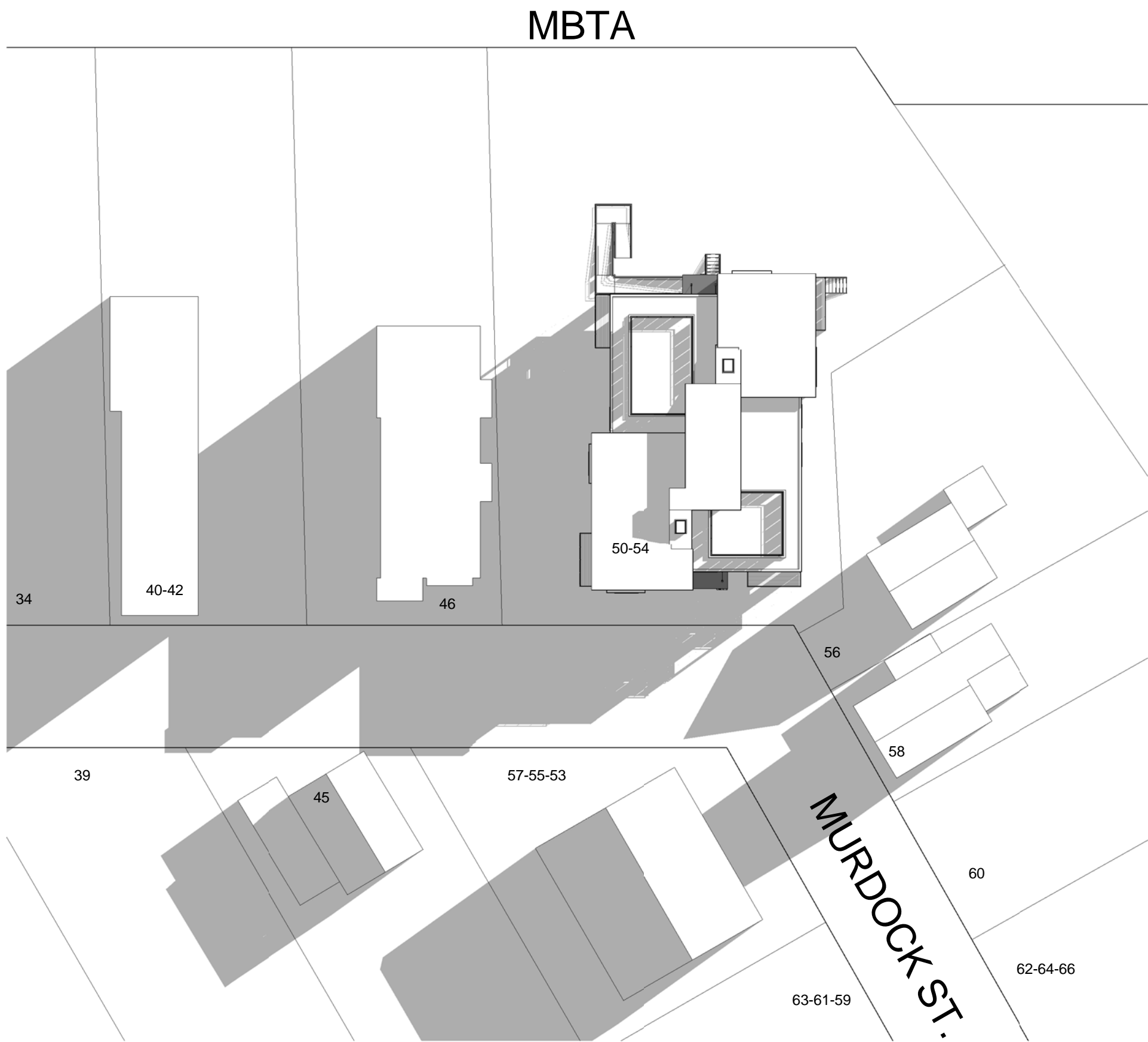


3 PM



FALL EQUINOX

9 AM



12 PM



3 PM



PROJECT NAME  
**Murdock Street  
Residences**

PROJECT ADDRESS  
50-54 Murdock Street,  
Somerville, MA

CLIENT  
  
**Rob Grieco**

ARCHITECT


  
**KHALSA**

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REGISTRATION



Project number	17107
Date	7/11/2018
Drawn by	NB
Checked by	JSK
Scale	1" = 30'-0"

REVISIONS		
No.	Description	Date

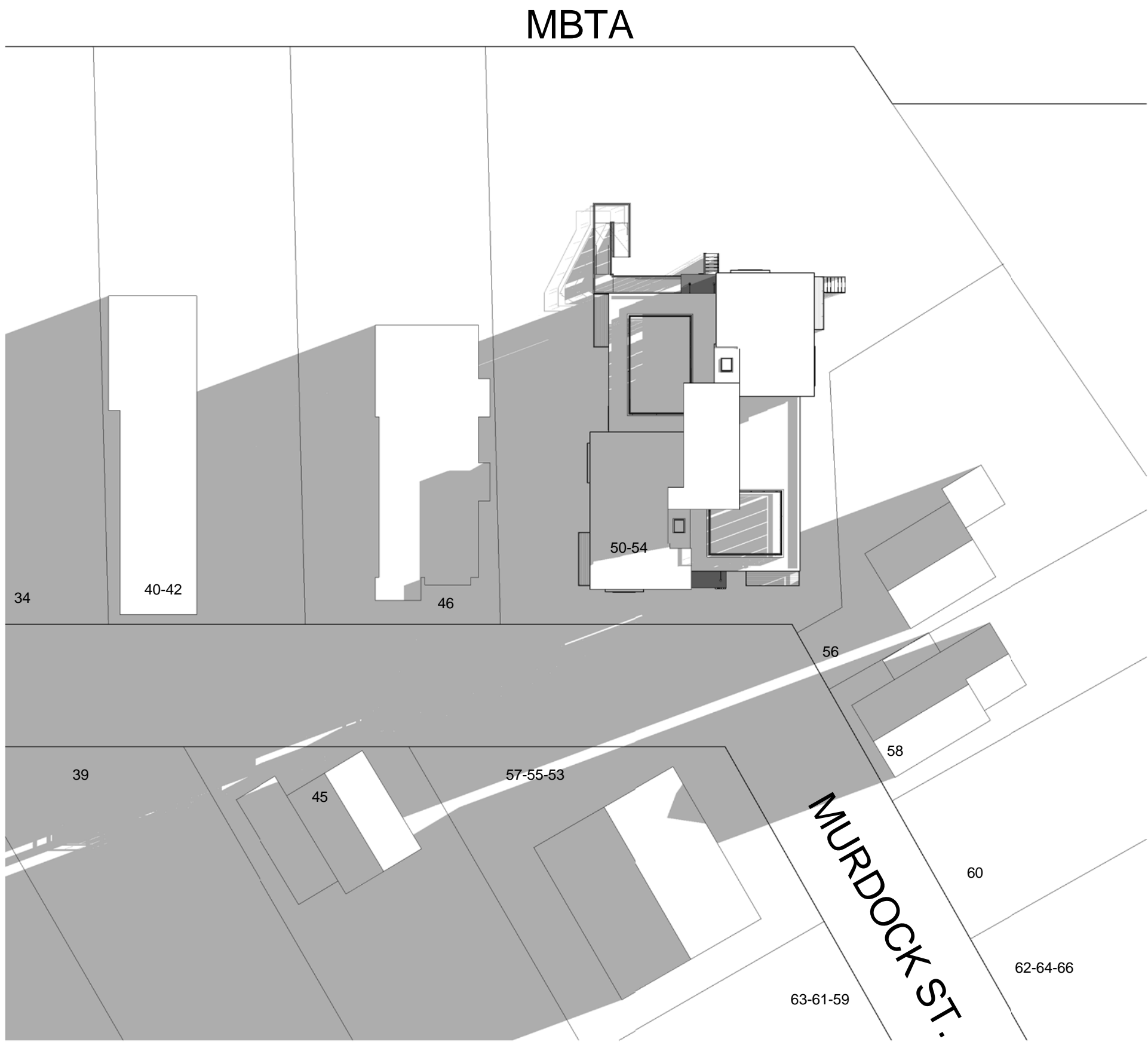
Shadow  
Study-Summer/Fall

**AV-2**  
Murdock Street Residences



WINTER SOLSTICE

9 AM



12 PM



3 PM



SPRING EQUINOX

9 AM



12 PM



3 PM



PROJECT NAME  
**Murdock Street Residences**

PROJECT ADDRESS  
50-54 Murdock Street,  
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Project number 17107  
Date 7/11/2018  
Drawn by NB  
Checked by JSK  
Scale 1" = 30'-0"

REVISIONS

No.	Description	Date

Shadow Study -  
Winter/Spring

**AV-3**

Murdock Street Residences