



PROJECT: MURDOCK STREET RESIDENCES

PROJECT ADDRESS:
50-54 MURDOCK STREET
SOMERVILLE, MASSACHUSETTS

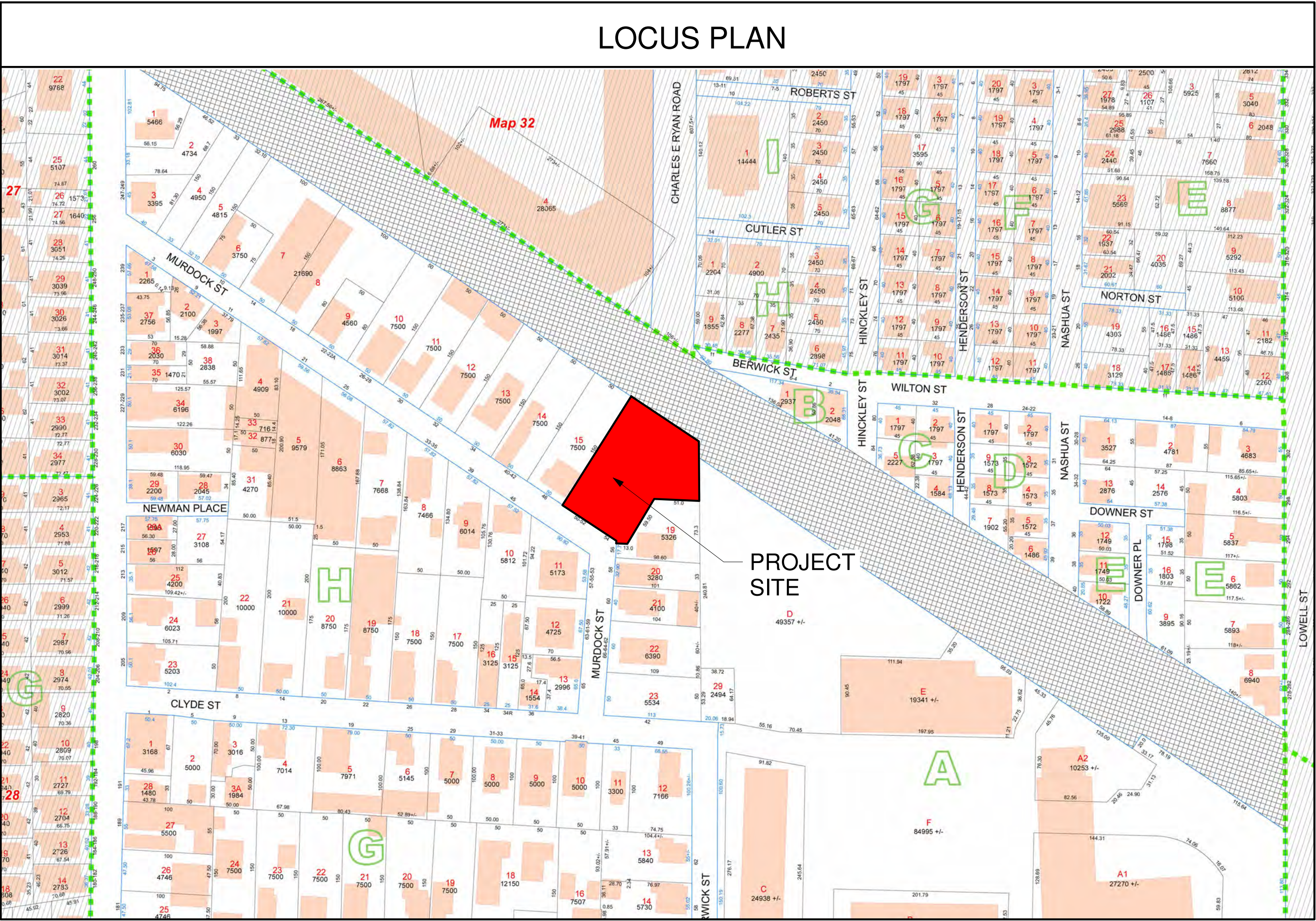
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LANDSCAPE ARCHITECTS
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318 HARVARD ST., SUITE 25
BROOKLINE, MA 02446
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SD SET
9-7-2018



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
L-1	Illiustrative Landscape Plan	11/20/17
2- Architecture		
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A-103	Roof Plans	12/29/17
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AV-4	Aerial View Rendering	08/14/18
AV-5	Aerial View Rendering	10/19/18

PROJECT NAME

Murdock Street Residences

PROJECT ADDRESS

50-54 Murdock Street, Somerville, MA

CLIENT

Rob Grieco

ARCHITECT




KHALSA

17 IVALOO STREET SUITE 400
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Project number 17107
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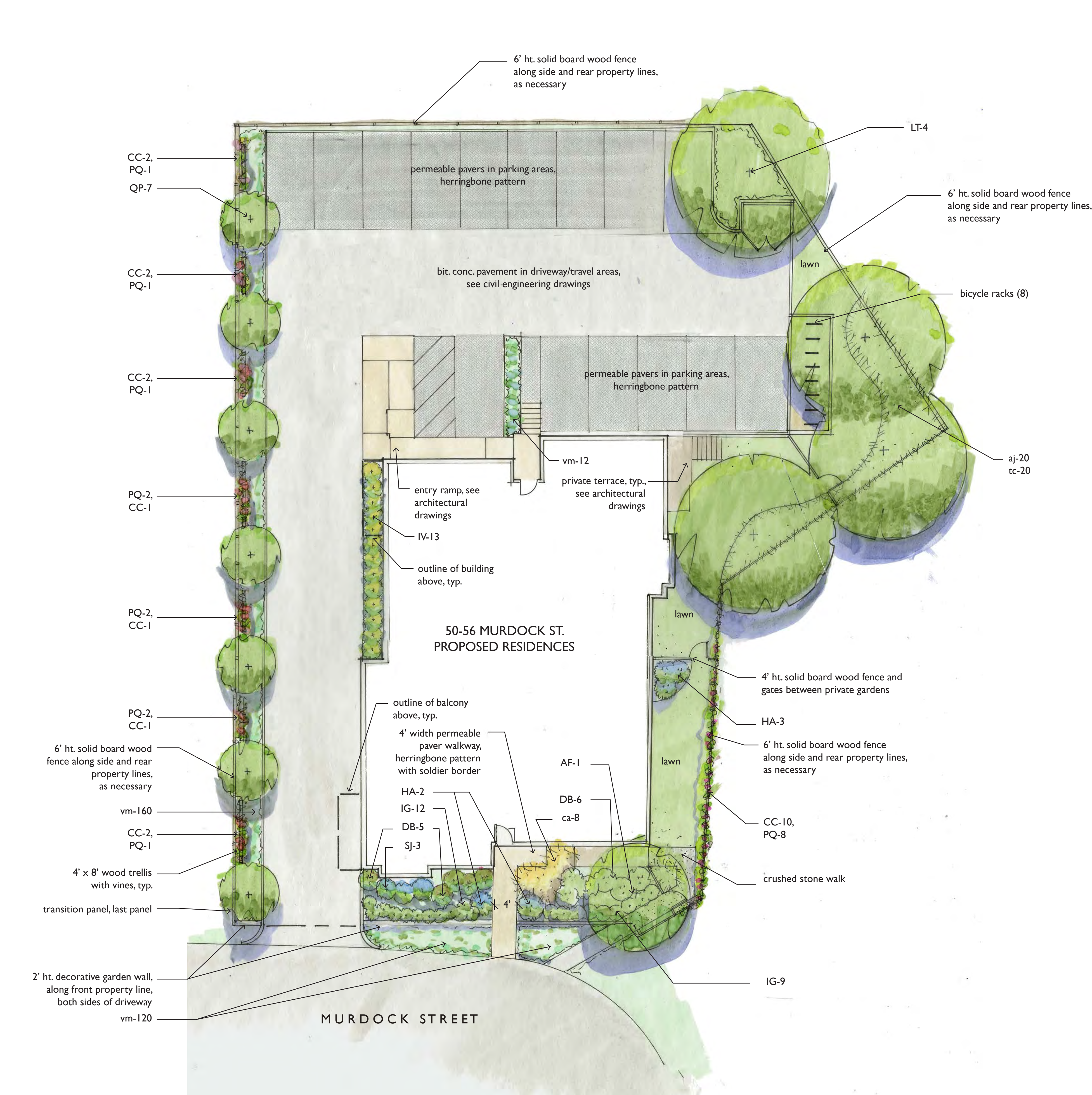
REVISIONS

No.	Description	Date

Cover Sheet

A-000

Murdock Street Residences



PROPOSED PLANT LIST

Trees:				
1	AF	Acer freemanii 'Armstrong'	Fastigate Red Maple	2.5" cal. B&B
4	LT	Liriodendron tulipifera	Tuliptree	3" cal. B&B
7	QP	Quercus palustris 'Pringreen'	Green Pillar Pin Oak	
Shrubs:				
11	DB	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 gal. pots
5	HA	Hydrangea annabelle	Annabelle Hydrangea	36" ht.
21	IG	Ilex glabra 'Shamrock'	Shamrock Inberry	24" ht.
13	IV	Itea virginia 'Little Henry'	Little Henry Sweetpire	5 gal. pots
3	SJ	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spiraea	24" ht. pots
Vines + Groundcover:				
20	aj	Astilbe japonica 'Montgomery'	Montgomery Astilbe	1 gal. pots
8	ca	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal. pots
24	CC	Clematis candida	Clematis	1 gal. pots
15	PQ	Parthenosissus quincefolia	Woodbine	1 gal. pots
20	tc	Tiarella cordifolia 'Running Tapestry'	Running Tapestry Foamflower	1 gal. pots
292	vm	Vinca minor 'Ralph Shugert'	Periwinkle	1 qt. pots

PLANTING NOTES

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Hort.
- 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.
- The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
- 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.
- 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.
- All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.
- 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.



Wood Trellis with Vines



Solid Wood Board Fence, 6' ht.

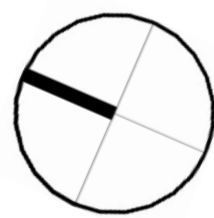


Garden Wall, 2' ht. | 'Lineo' by Unilock

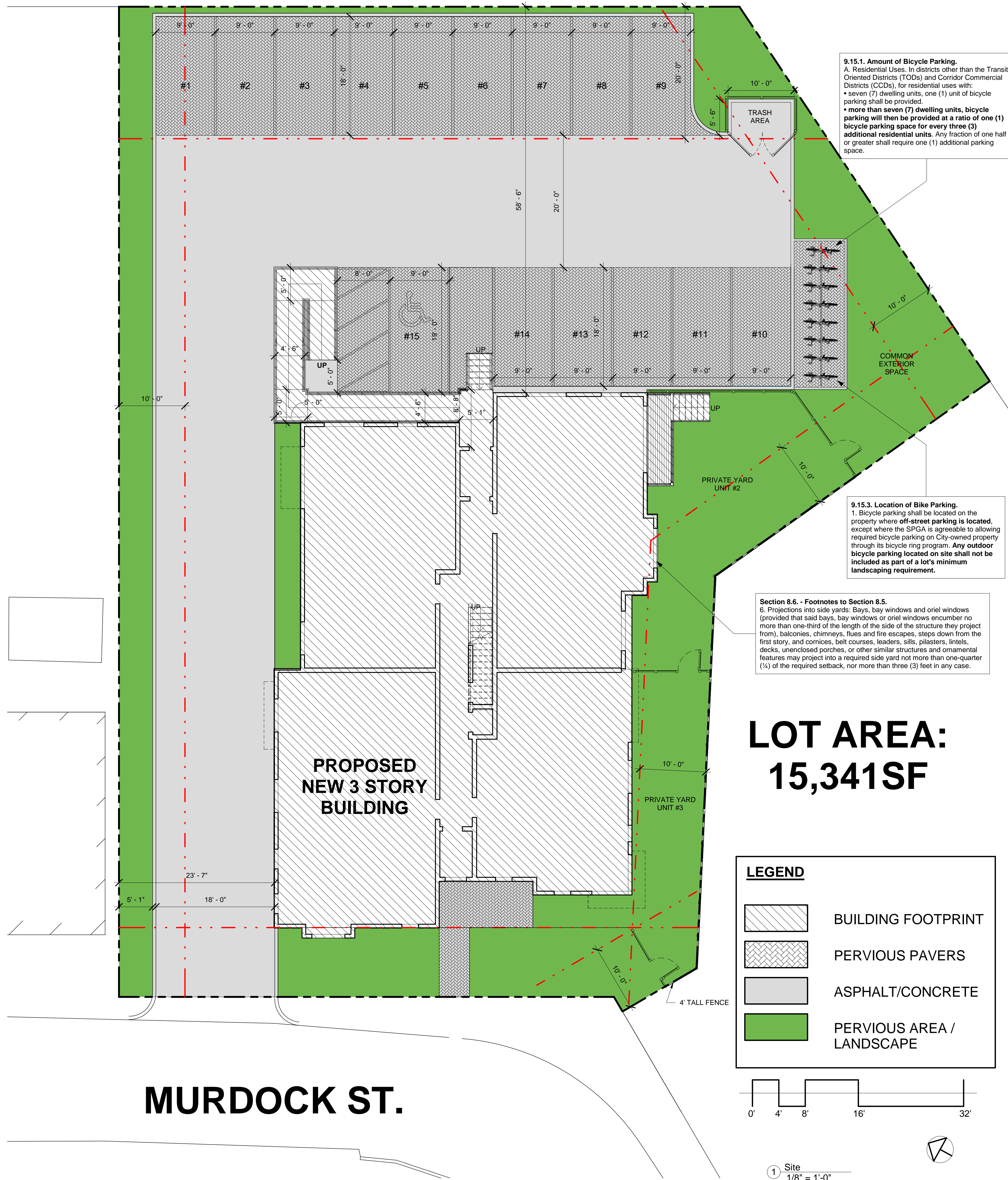


Permeable Pavers | 'EcoPiora' by Unilock

SCALE: 1" = 10'-0"



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)	3,852 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 SIDE REAR	15'-0" 10'-0" 20'-0"	10'-6" (SEE NOTE) 23'-7" (L) 10'-0" (R) 58'-6"	COMPLIES
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 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	4002 SF	
2nd Floor	4026 SF	
3rd Floor	3842 SF	
Grand total: 3	11870 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	

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.





9.15.3. Location of Bike Parking.
1. Bicycle parking shall be located on the property where **off-street parking is located**, except where the SPGA is agreeable to allowing required bicycle parking on City-owned property through its bicycle ring program. **Any outdoor bicycle parking located on site shall not be included as part of a lot's minimum landscaping requirement.**

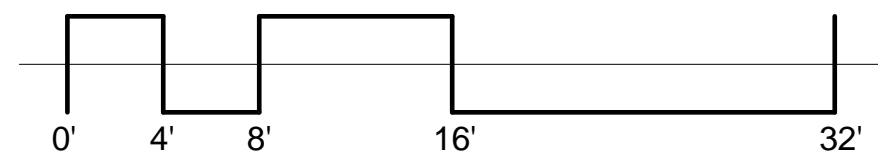
Section 8.6. - Footnotes to Section 8.5.

6. Projections into side yards: Bays, bay windows and oriel windows (provided that said bays, bay windows or oriel windows encumber no more than one-third of the length of the side of the structure they project from), balconies, chimneys, flues and fire escapes, steps down from the first story, and cornices, belt courses, leaders, sills, plasters, lintels, decks, unenclosed porches, or other similar structures and ornamental features may project into a required side yard not more than one-quarter (¼) of the required setback, nor more than three (3) feet in any case.

LOT AREA:
15,341SF

LEGEND

	BUILDING FOOTPRINT
	PERVIOUS PAVERS
	ASPHALT/CONCRETE
	PERVIOUS AREA / LANDSCAPE



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

PROJECT NAME

Murdock Street Residences

PROJECT ADDRESS

50-54 Murdock Street,
Somerville, MA

CLIENT

Rob Grieco

ARCHITECT



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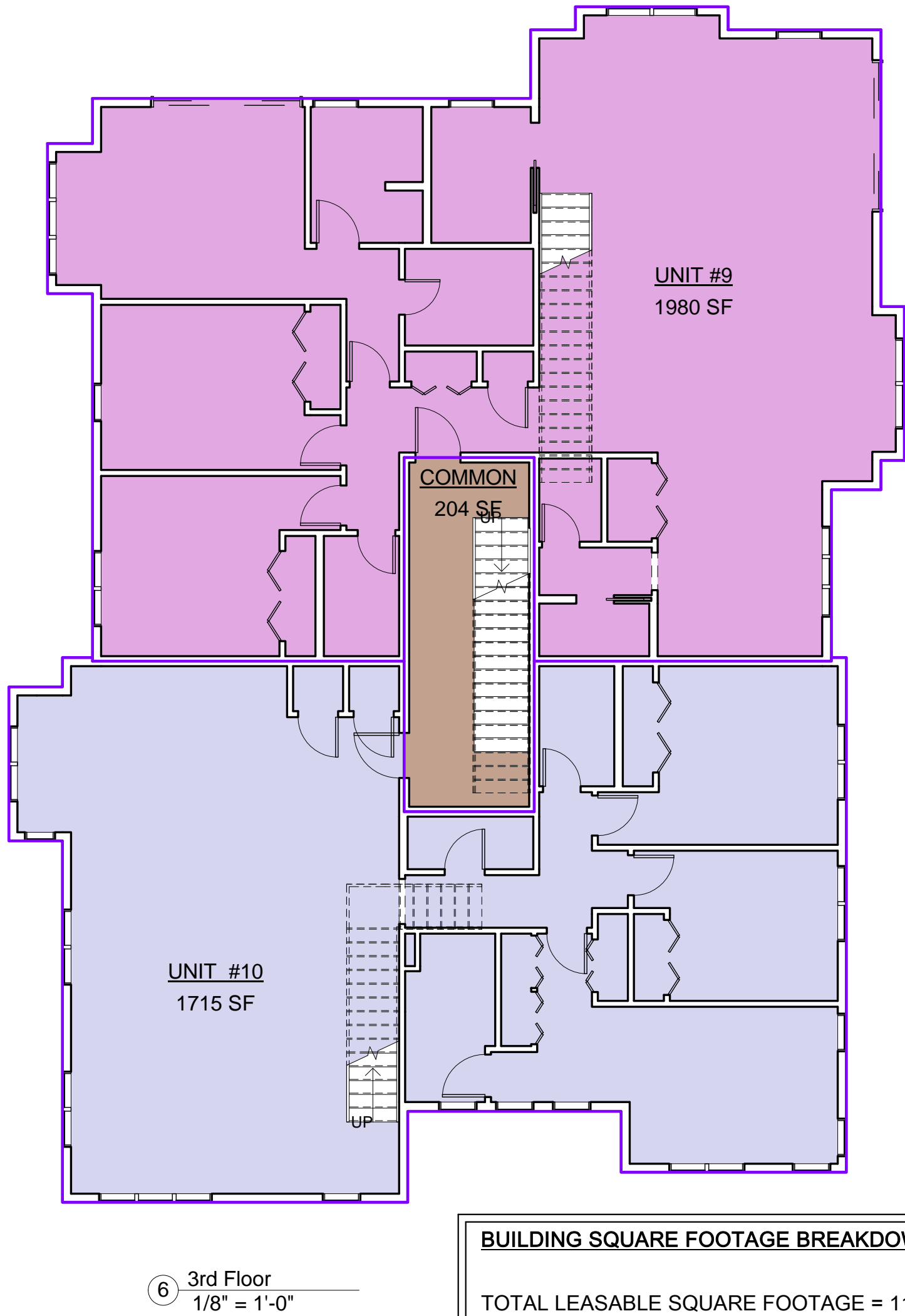
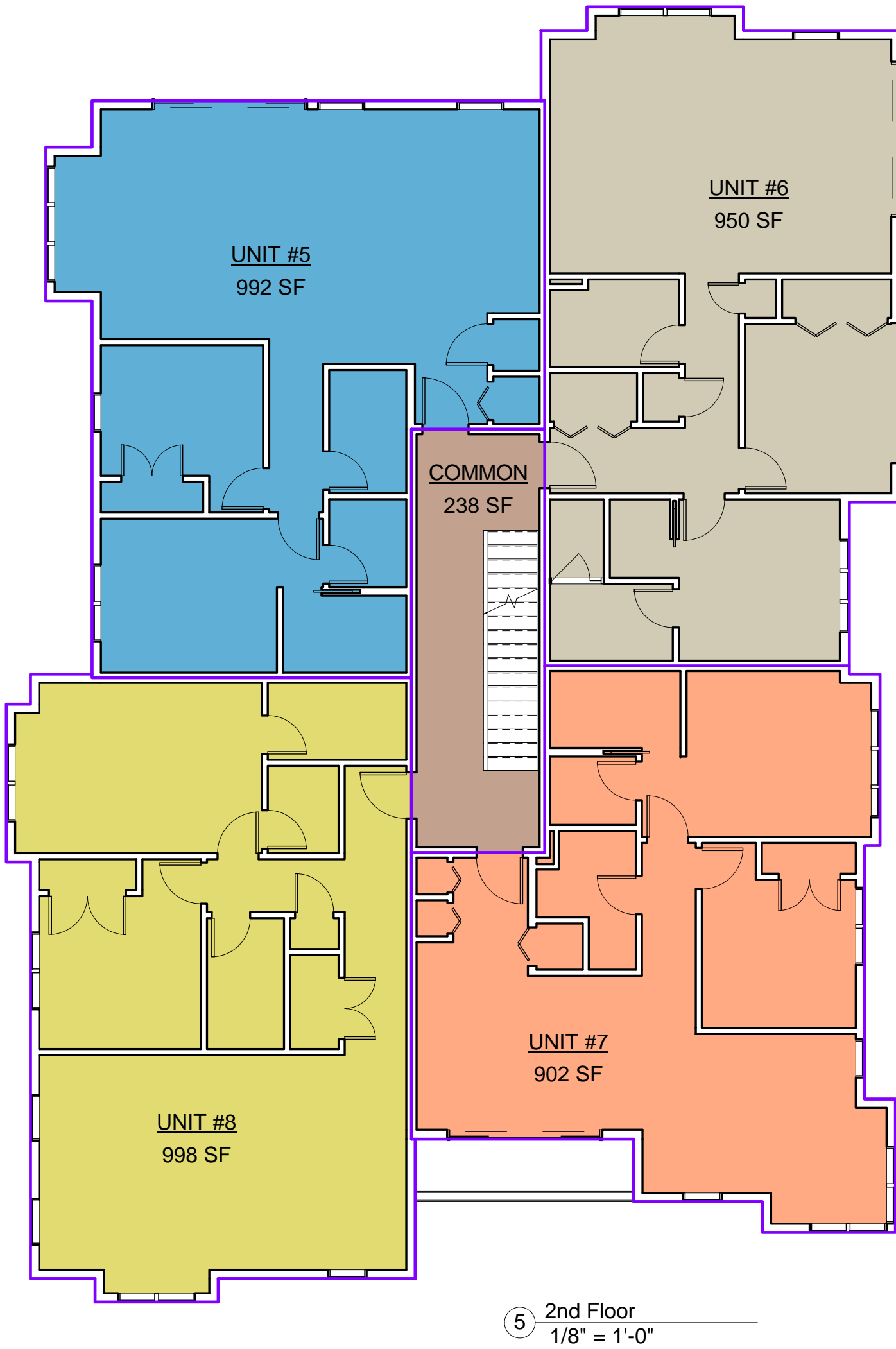
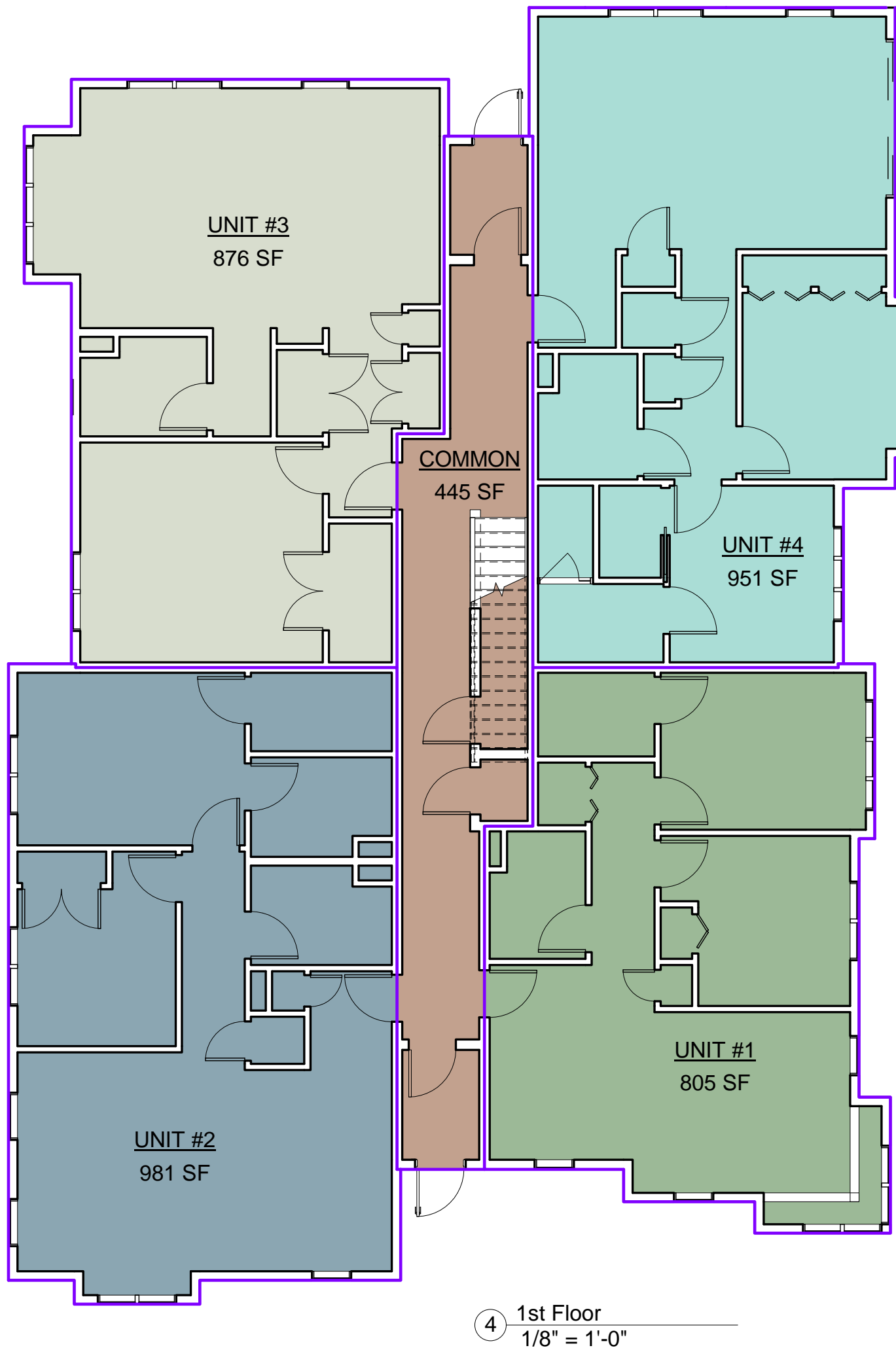
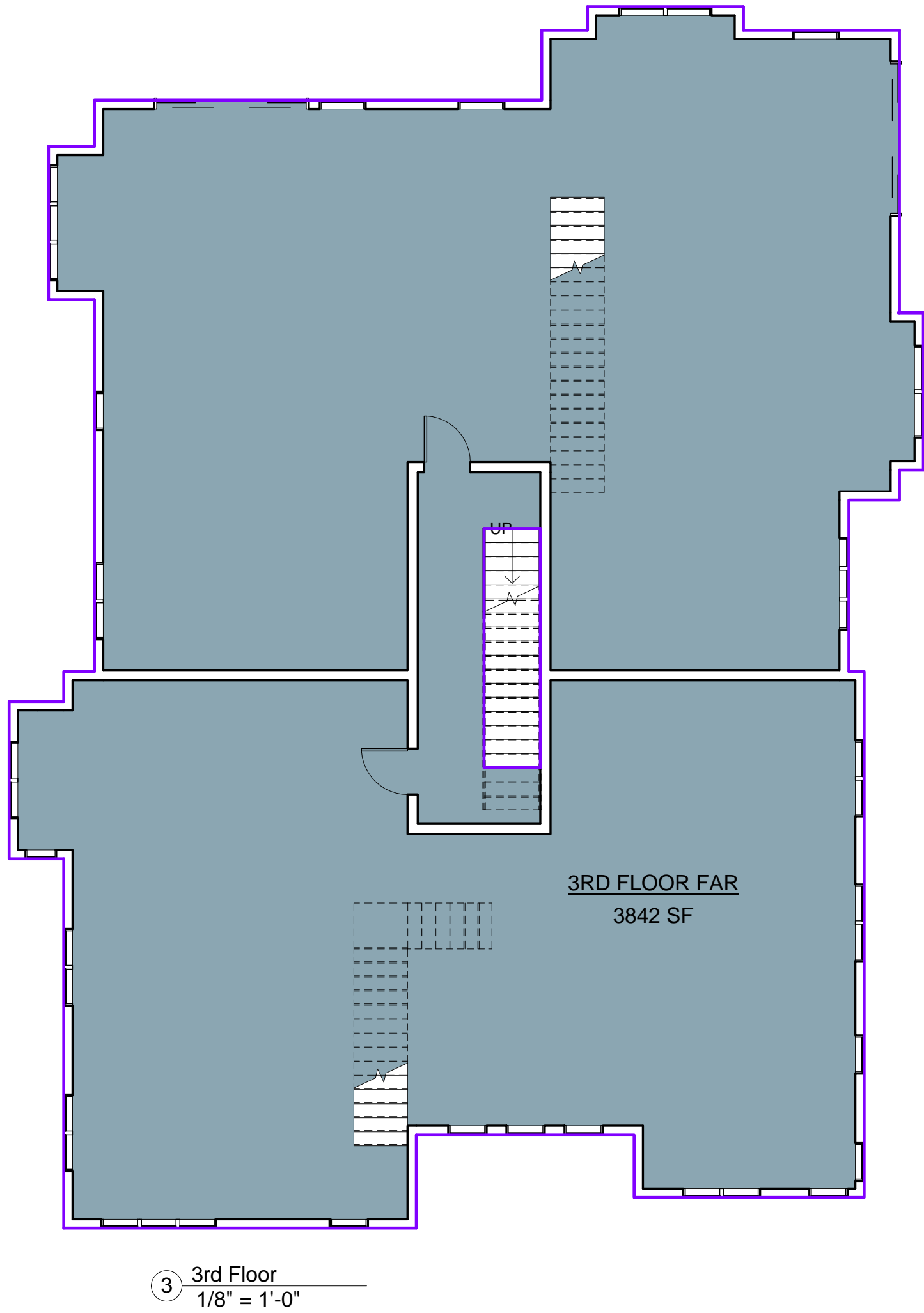
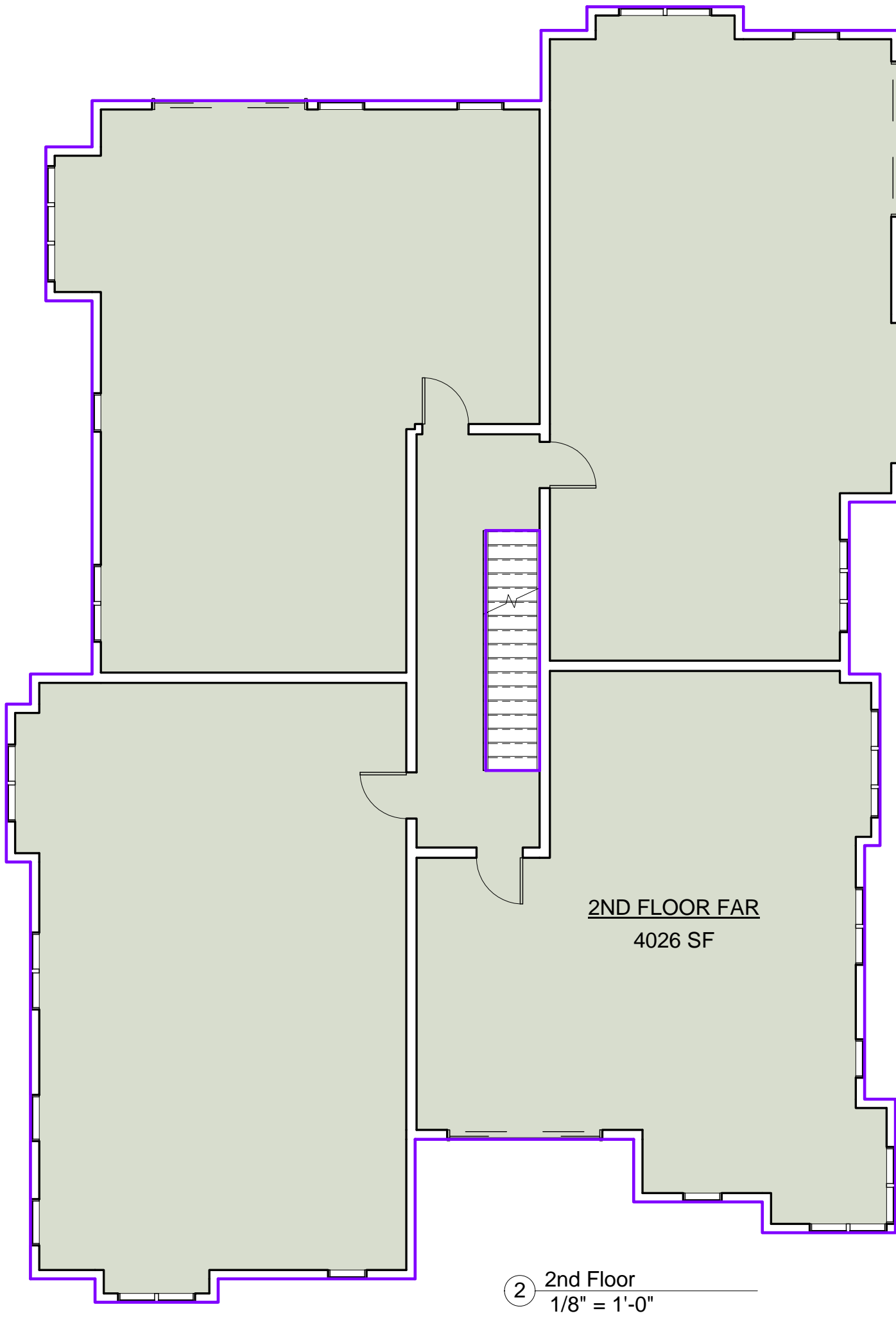
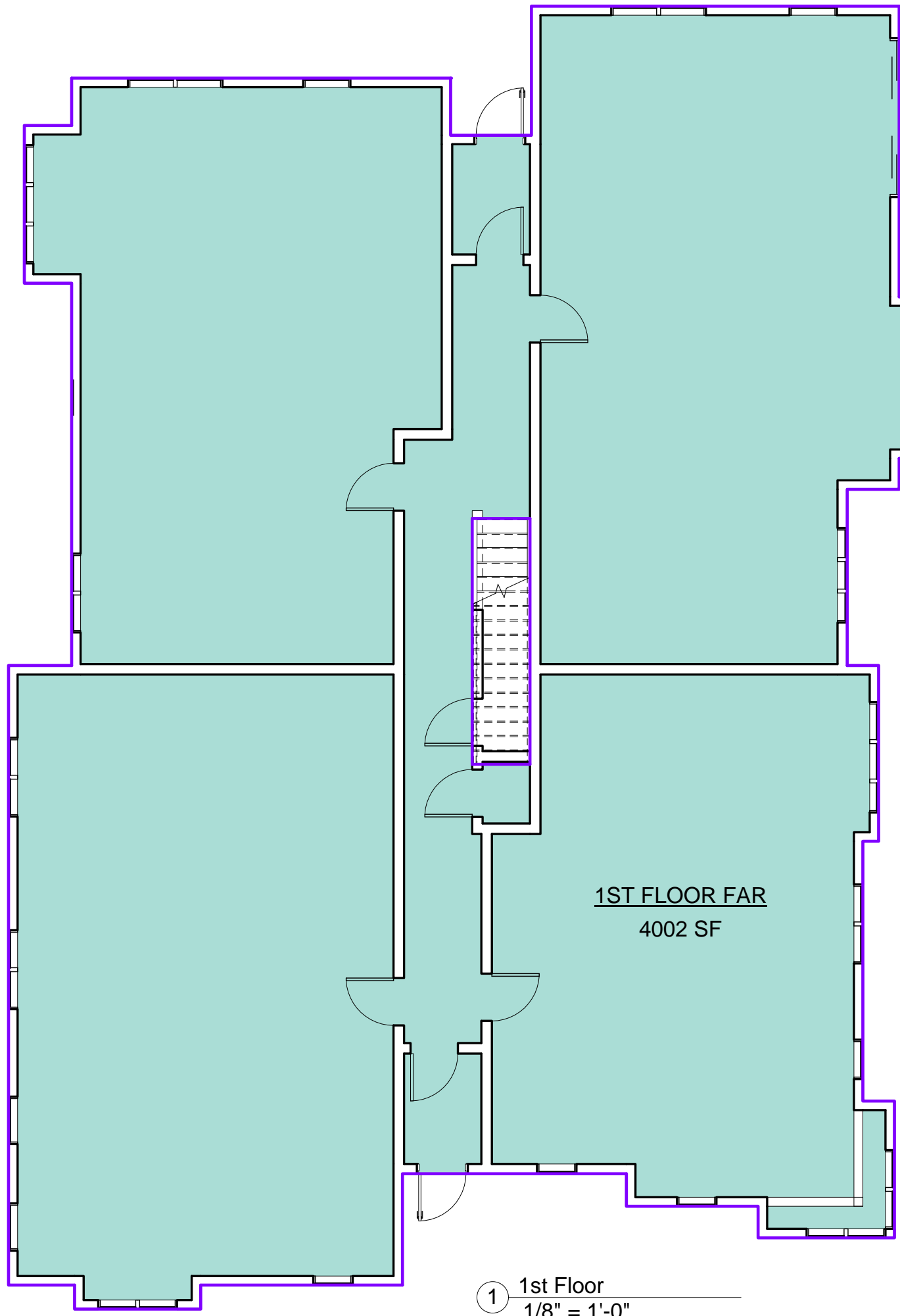
REVISIONS

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Architectural Site Plan & Zoning Analysis

A-020

Murdock Street Residences



BUILDING SQUARE FOOTAGE BREAKDOWN		
TOTAL LEASABLE SQUARE FOOTAGE = 11,150 SF		
TOTAL COMMON / STAIR SQUARE FOOTAGE = 887 SF		
TOTAL BUILDING SQUARE FOOTAGE = 12,037 SF		

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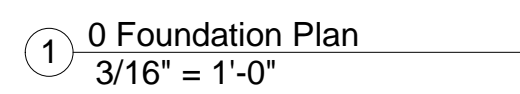
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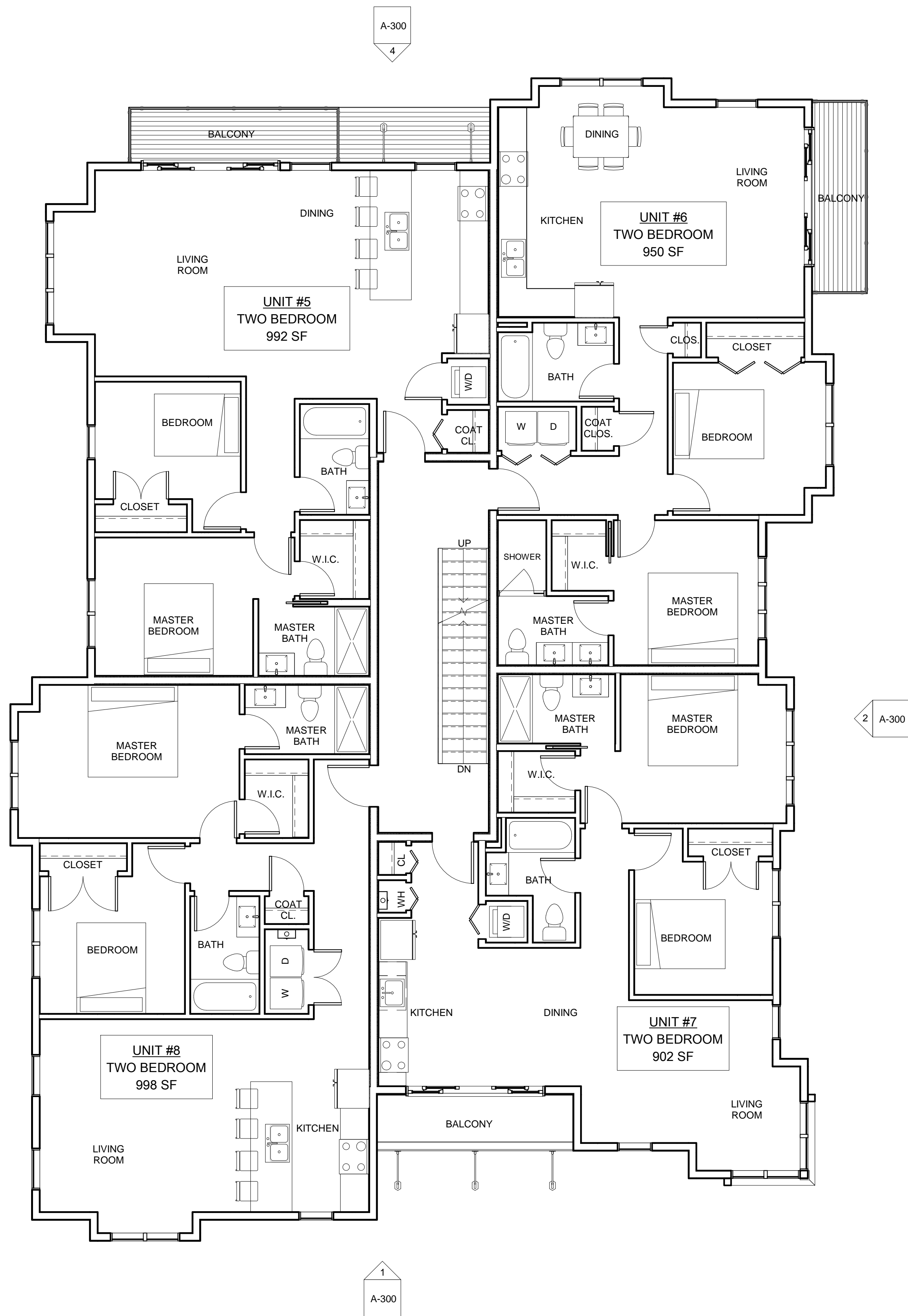
Area Plans

A-021

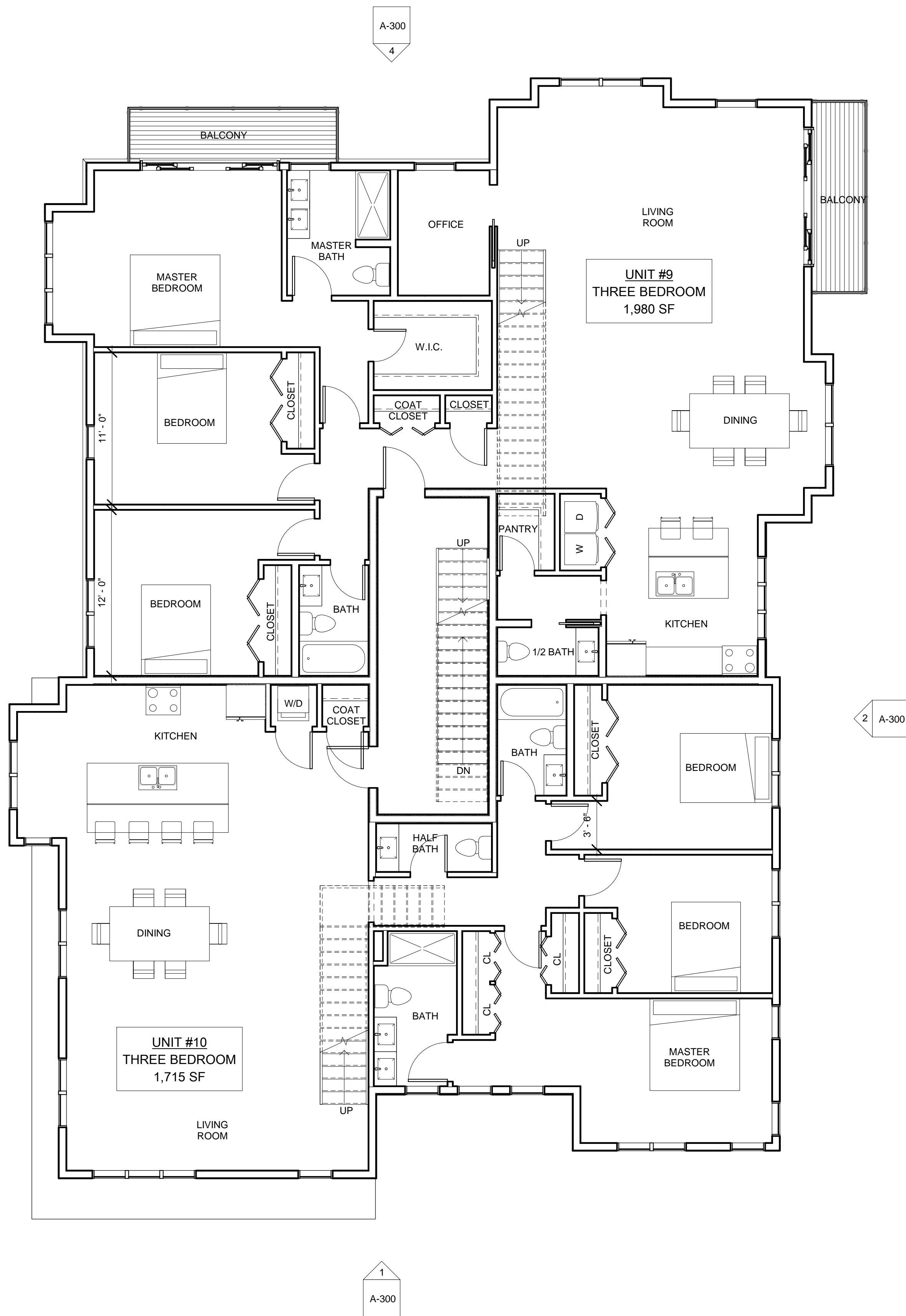
Murdock Street Residences



Murdock Street Residences



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



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

PROJECT NAME

**Murdock Street
Residences**

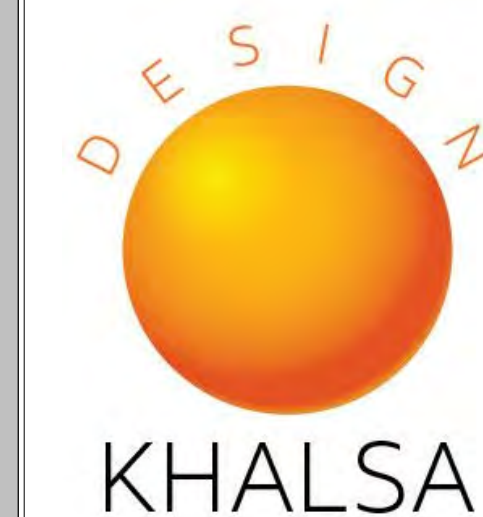
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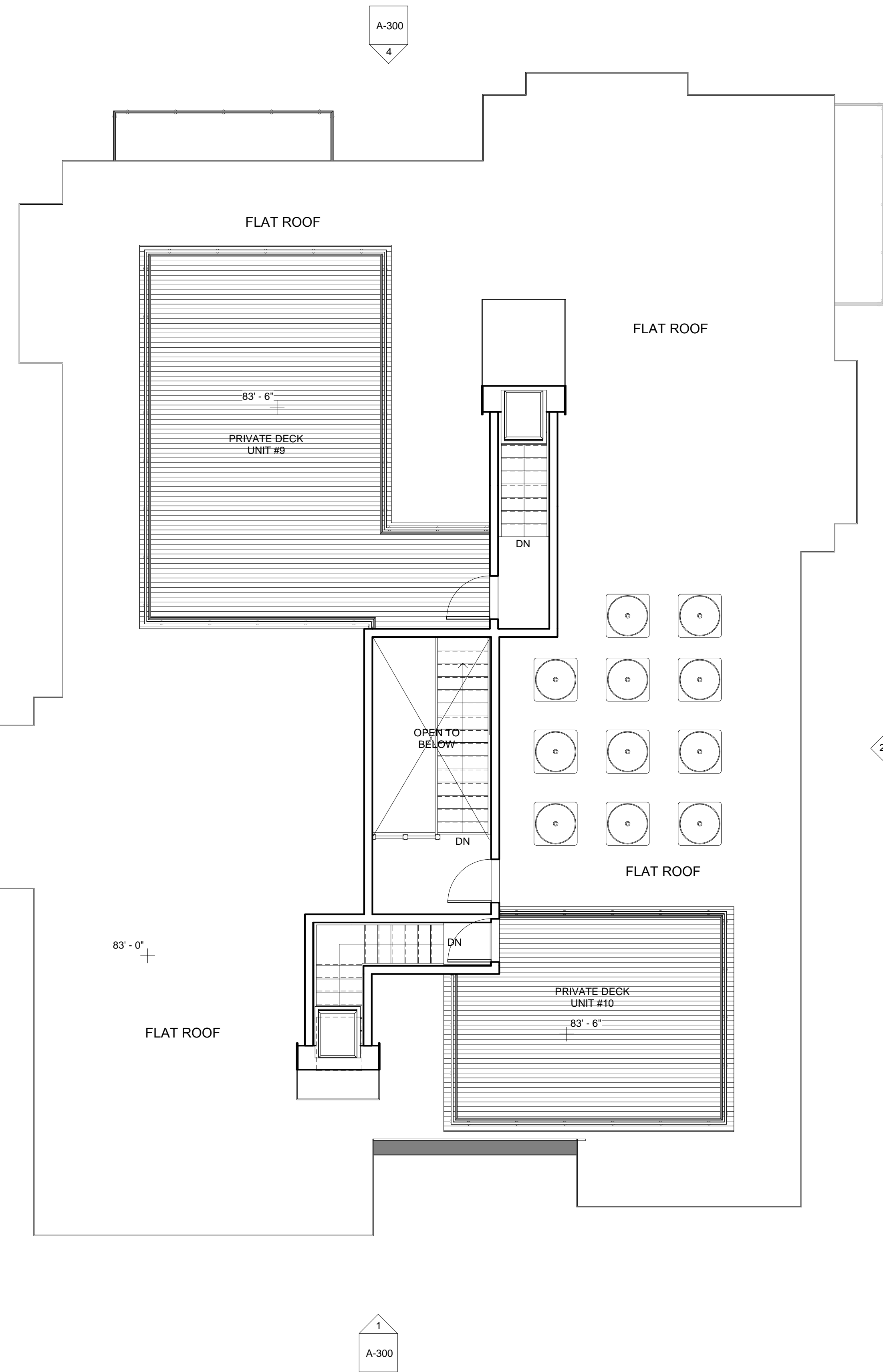
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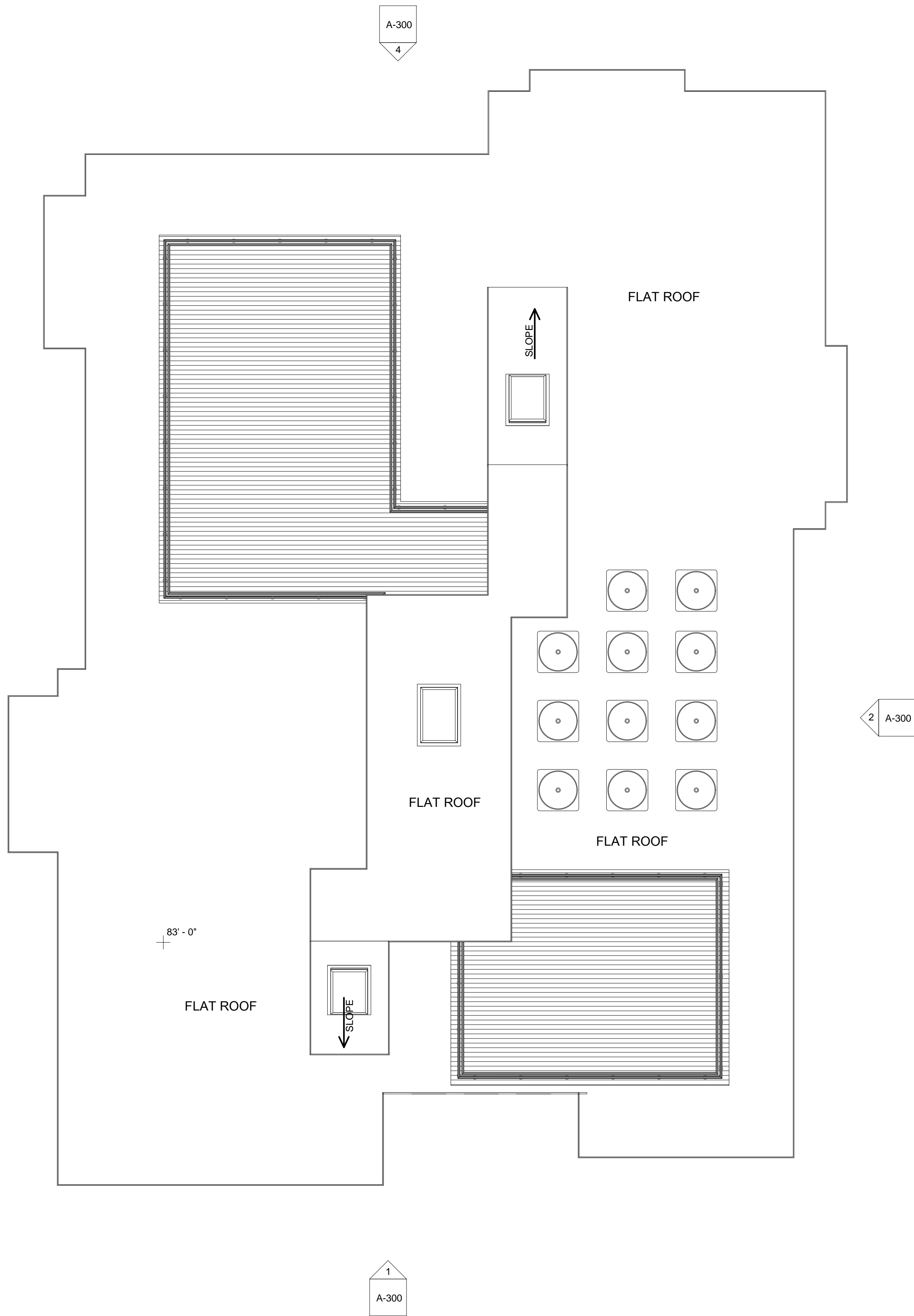
**2nd & 3rd Floor
Plans**

A-102

Murdock Street Residences



① 4th Roof Level
3/16" = 1'-0"



② Roof
3/16" = 1'-0"

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Murdock Street Residences

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No.	Description	Date

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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No.	Description	Date

Elevations

A-300

Murdock Street Residences





1 Murdock towards North



3 Rear View



2 Murdock towards South East

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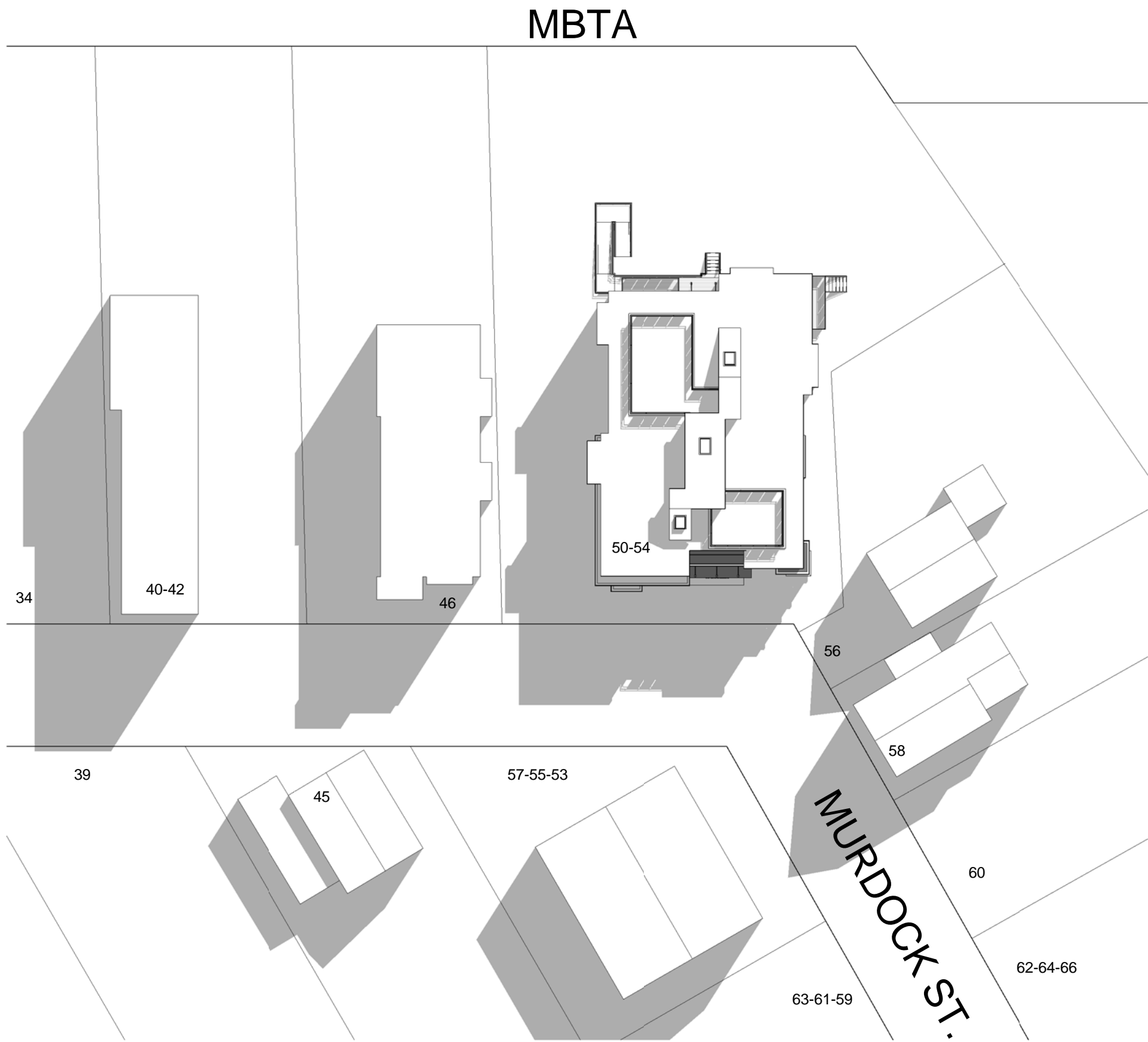
3-D Perspectives

AV-1

Murdock Street Residences

SUMMER SOLSTICE

9 AM



12 PM

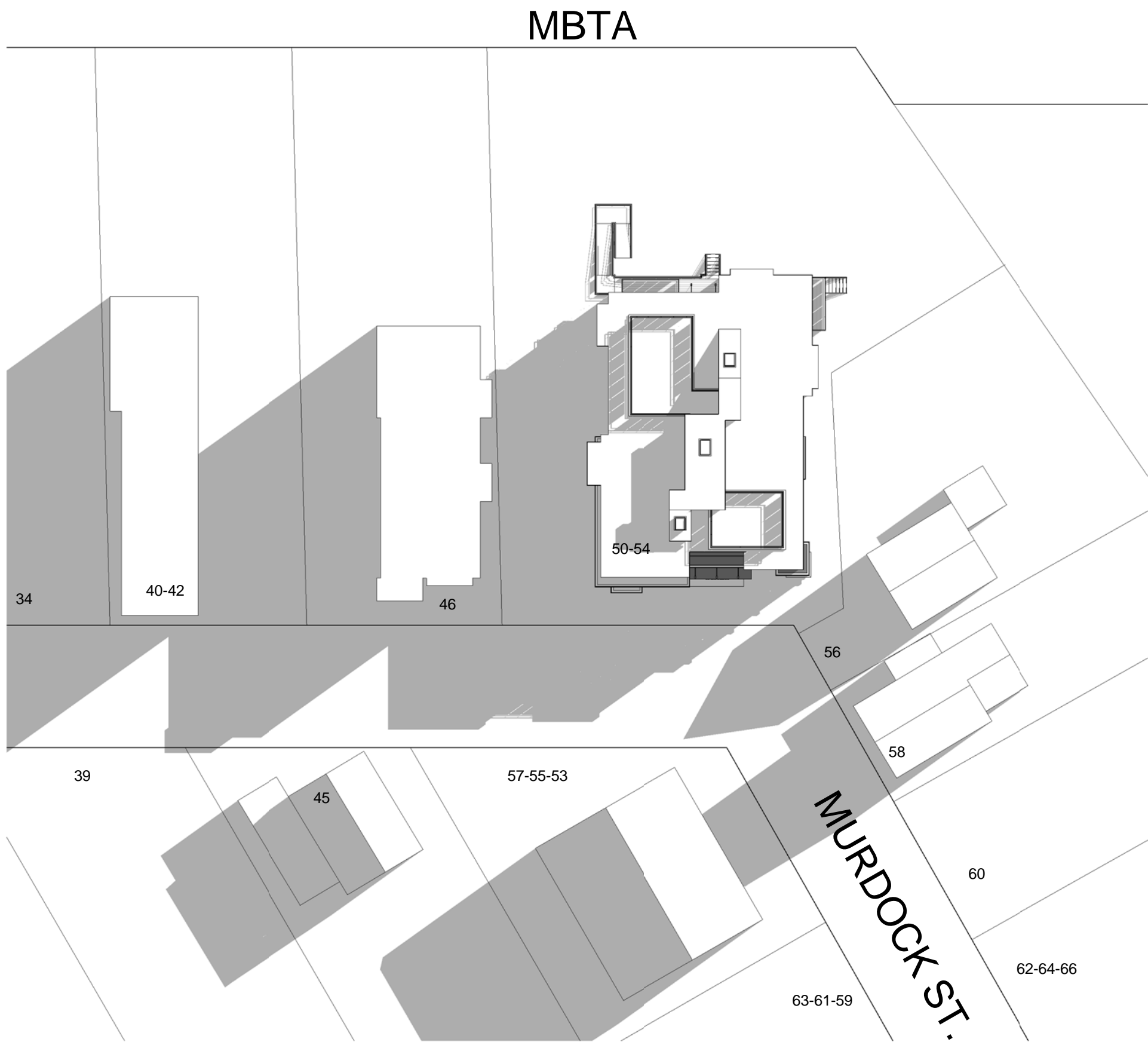


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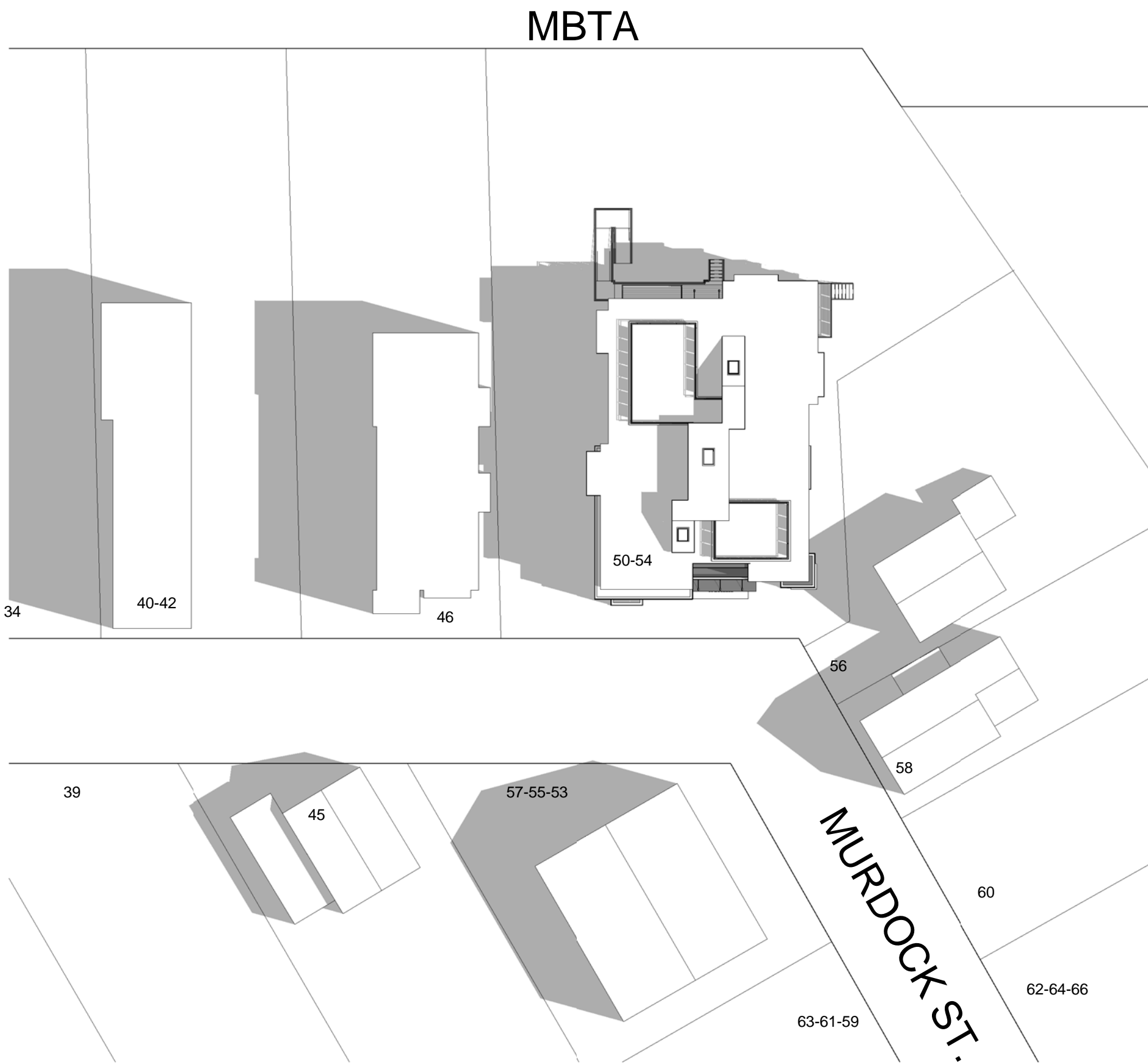


FALL EQUINOX

9 AM



12 PM



3 PM



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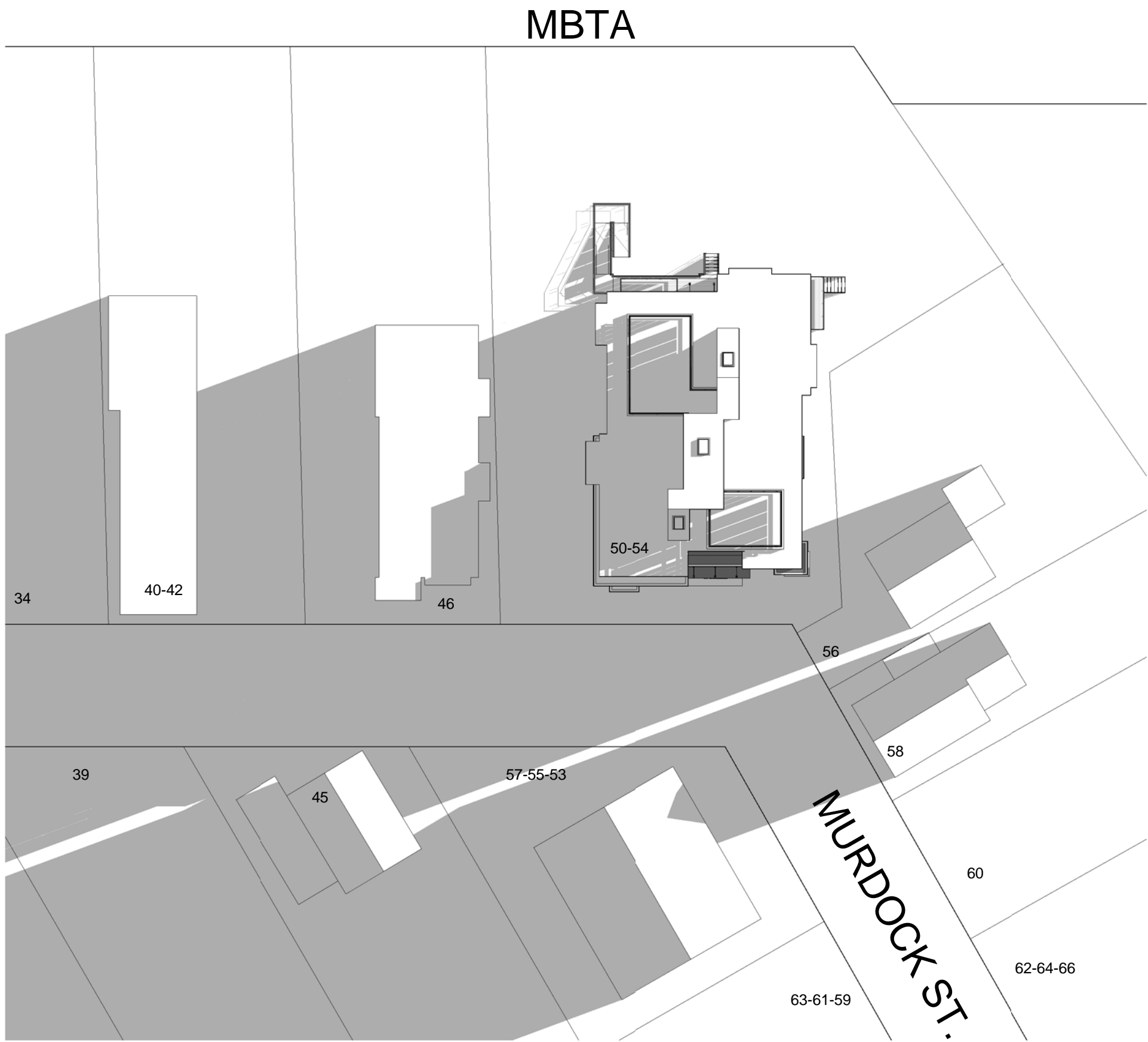
Shadow
Study-Summer/Fall

AV-2

Murdock Street Residences

WINTER SOLSTICE

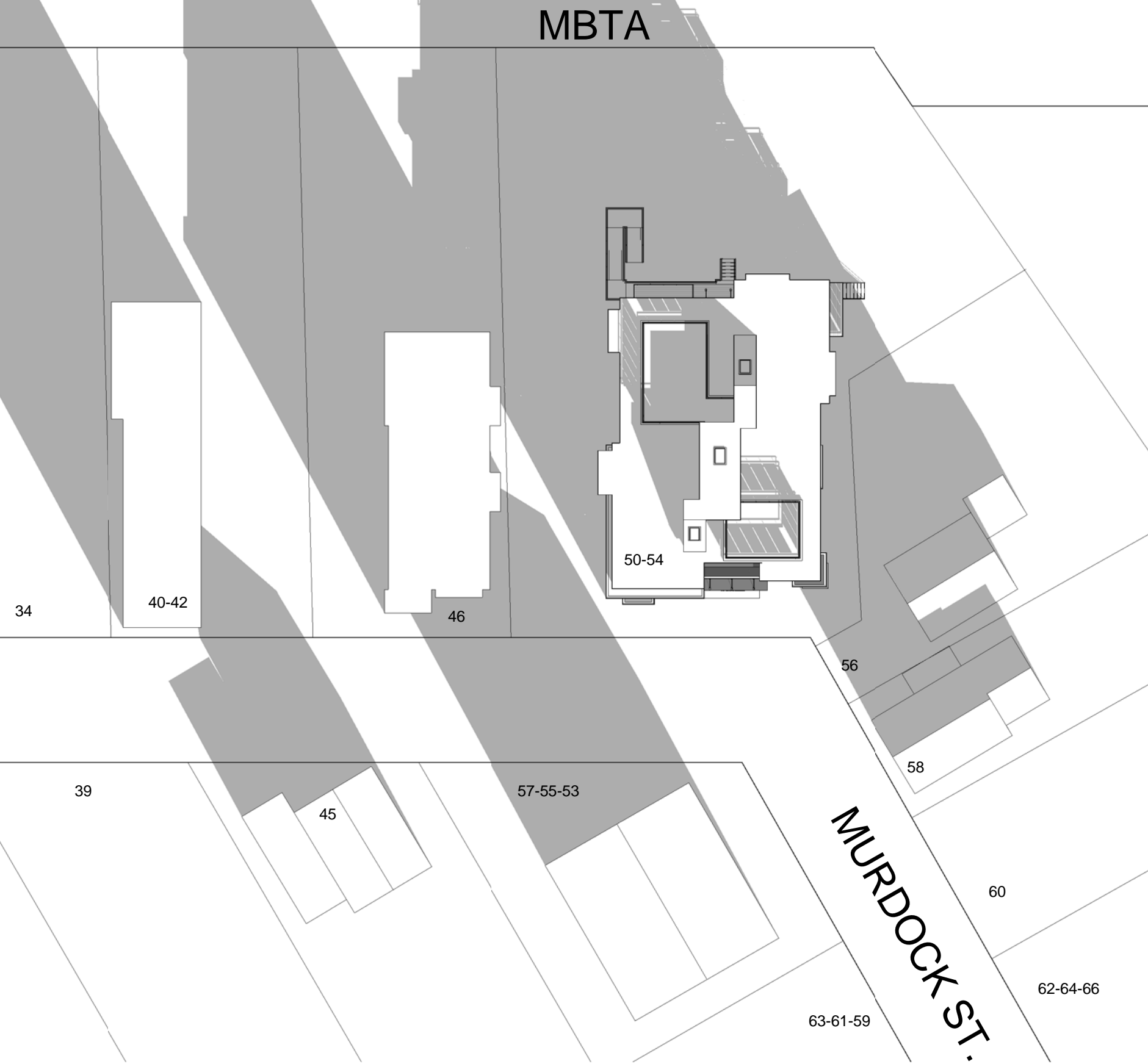
9 AM



12 PM

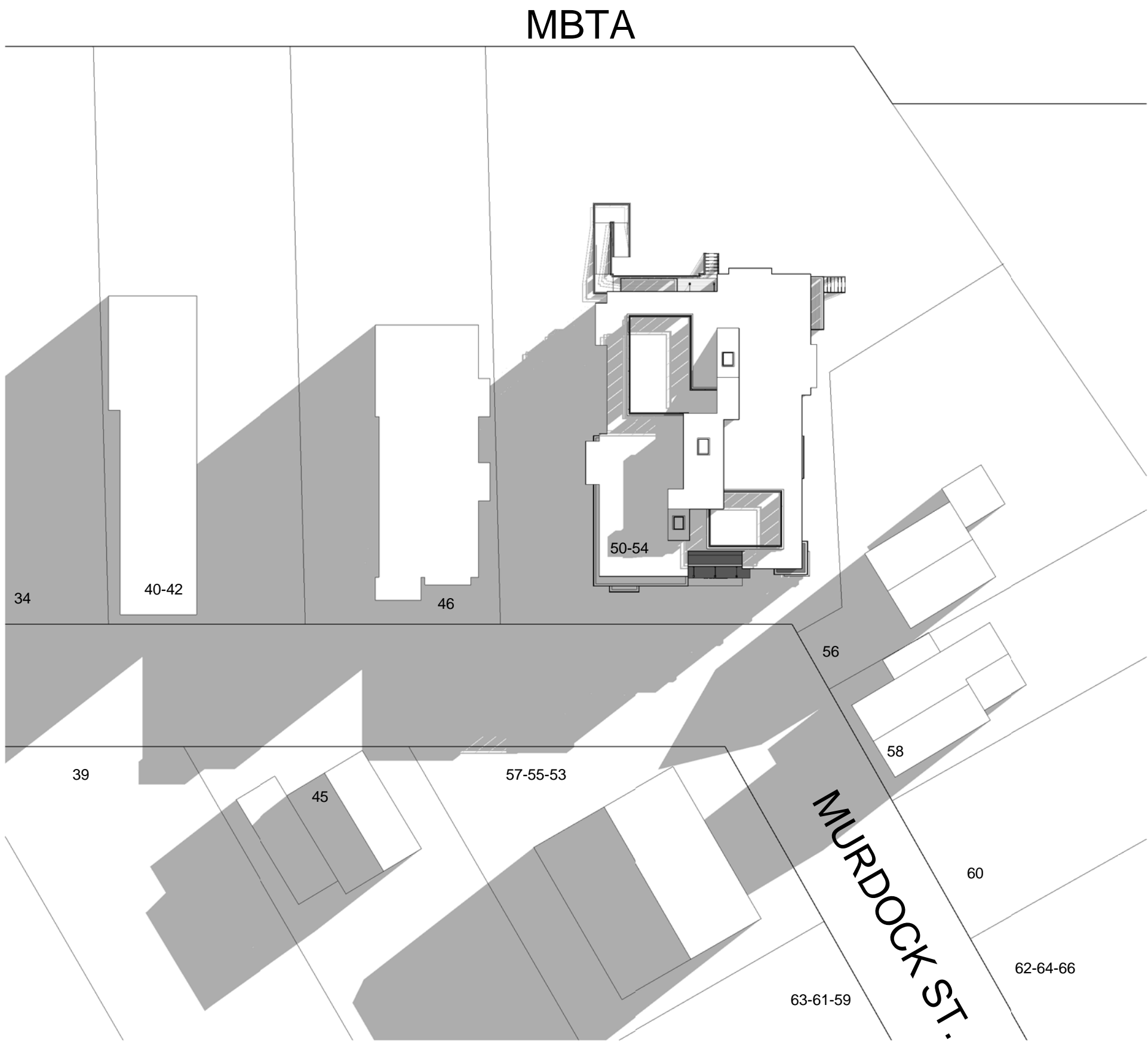


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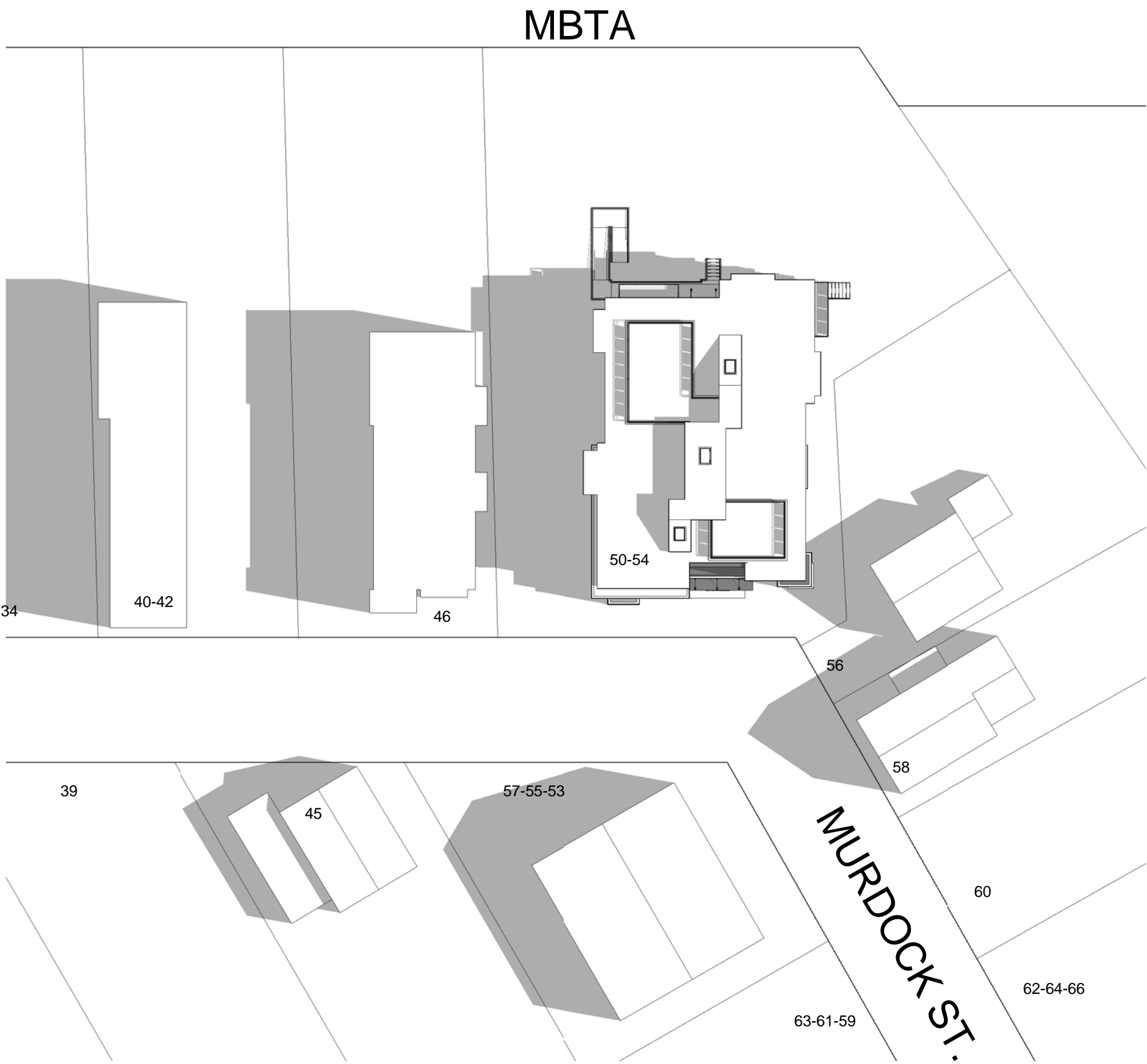


SPRING EQUINOX

9 AM



12 PM



3 PM



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REVISIONS		
No.	Description	Date

Shadow Study -
Winter/Spring

AV-3

Murdock Street Residences



PROJECT NAME

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REVISIONS

No.	Description	Date

Aerial View
Rendering

AV-4

Murdock Street Residences



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REGISTRATION



Project number	17107
Date	09/07/2018
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

No.	Description	Date

Aerial View
Rendering

AV-5

Murdock Street Residences