

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
S SANITARY MANHOLE
DECIDUOUS TREE
FIRE HYDRANT
WATER SHUTOFF
WG WATER GATE
GG GAS GATE
HH UTILITY POLE
HANDHOLE
D STUMP
48.96 SPOT GRADE

PROPOSED:

WG WATER GATE
GG GAS GATE
TEST PIT
STOCKADE
S SEWER LINE
GAS GAS LINE
DOM DOMESTIC WATER LINE
FIRE FIRE SUPPRESSION LINE
ETC ELECTRIC, TEL. & CABLE LINE
D DRAIN LINE
20' SEWER EASEMENT
50' TEMPORARY SEWER EASEMENT
+ 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

LOCUS TITLE INFORMATION

50 MURDOCK STREET

OWNER: FIFTY MURDOCK INVESTMENT TRUST
DEED REFERENCE: BK. 31296 PG. 163
PLAN REFERENCE: PLAN BK. 8 PLAN 47
ASSESSORS: PARCEL ID MAP 33 BLOCK A LOT 16 & 18

54 MURDOCK STREET

OWNER: ALIDA GREICO
DEED REFERENCE: BK. 31461 PG. 139
PLAN REFERENCE:
ASSESSORS: PARCEL ID MAP 33 BLOCK A LOT 17

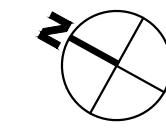
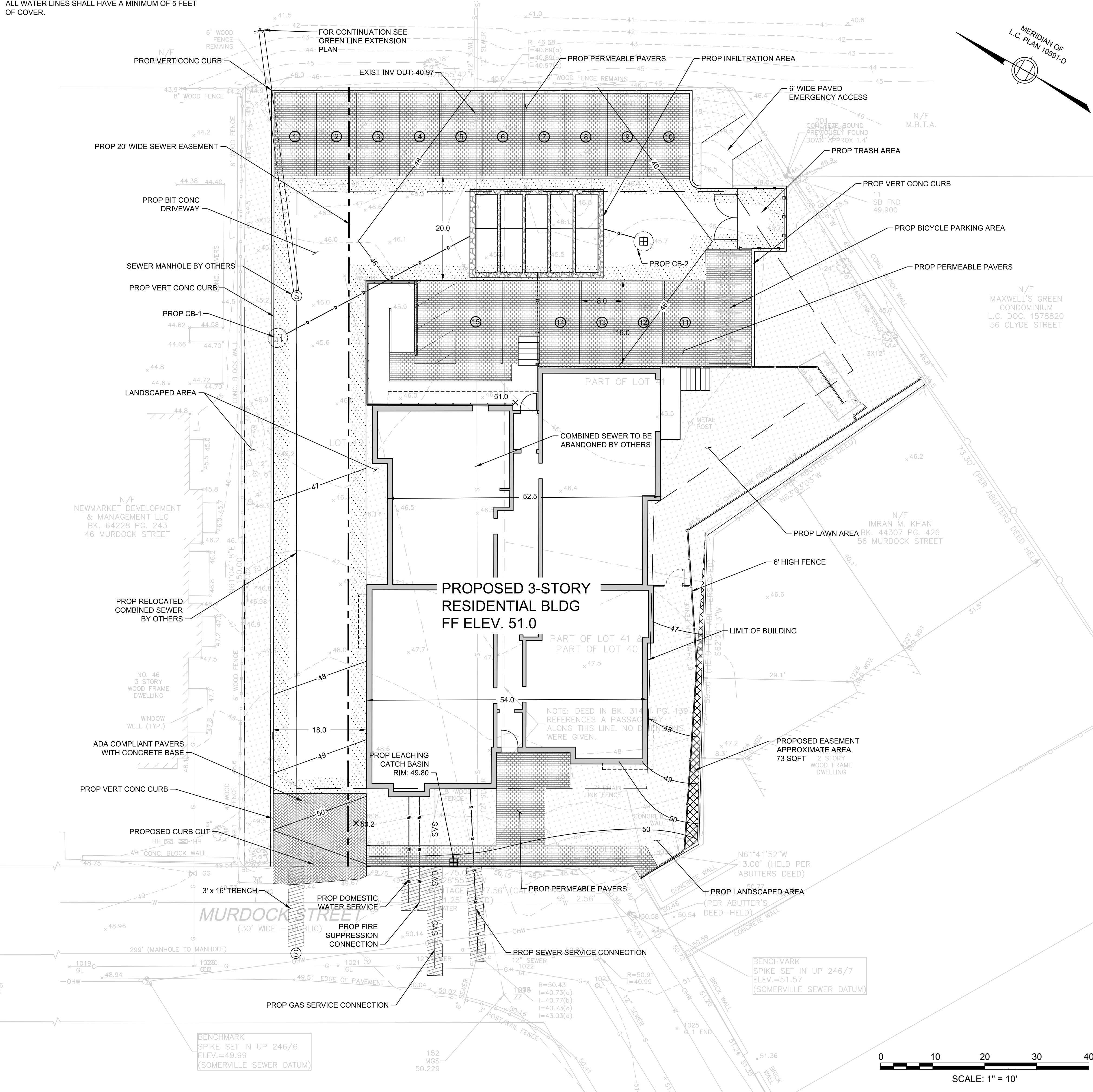
PIPE MATERIALS:

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.



NORTH



DEVELOPER:

ROBERTO GRIECO
16 KENWOOD AVENUE
WILMINGTON, MA 01887
781-727-5915

ARCHITECT:

KHALSA DESIGN INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
617-591-8682

PROJECT TEAM

MURDOCK STREET RESIDENCES
3-STORY, 10-UNITS
50-54 MURDOCK ST
SOMERVILLE, MA

PROJECT INFO

REV	DESCRIPTION	DATE
3	ADD EASEMENT	07/24/19
2	EMER. ACCESS	03/05/19
1	ADJ. BLDG LOCATION	12/05/18

STAMP:

CIVIL SITE PLAN

SHEET NAME:

C-1

SHT NO:

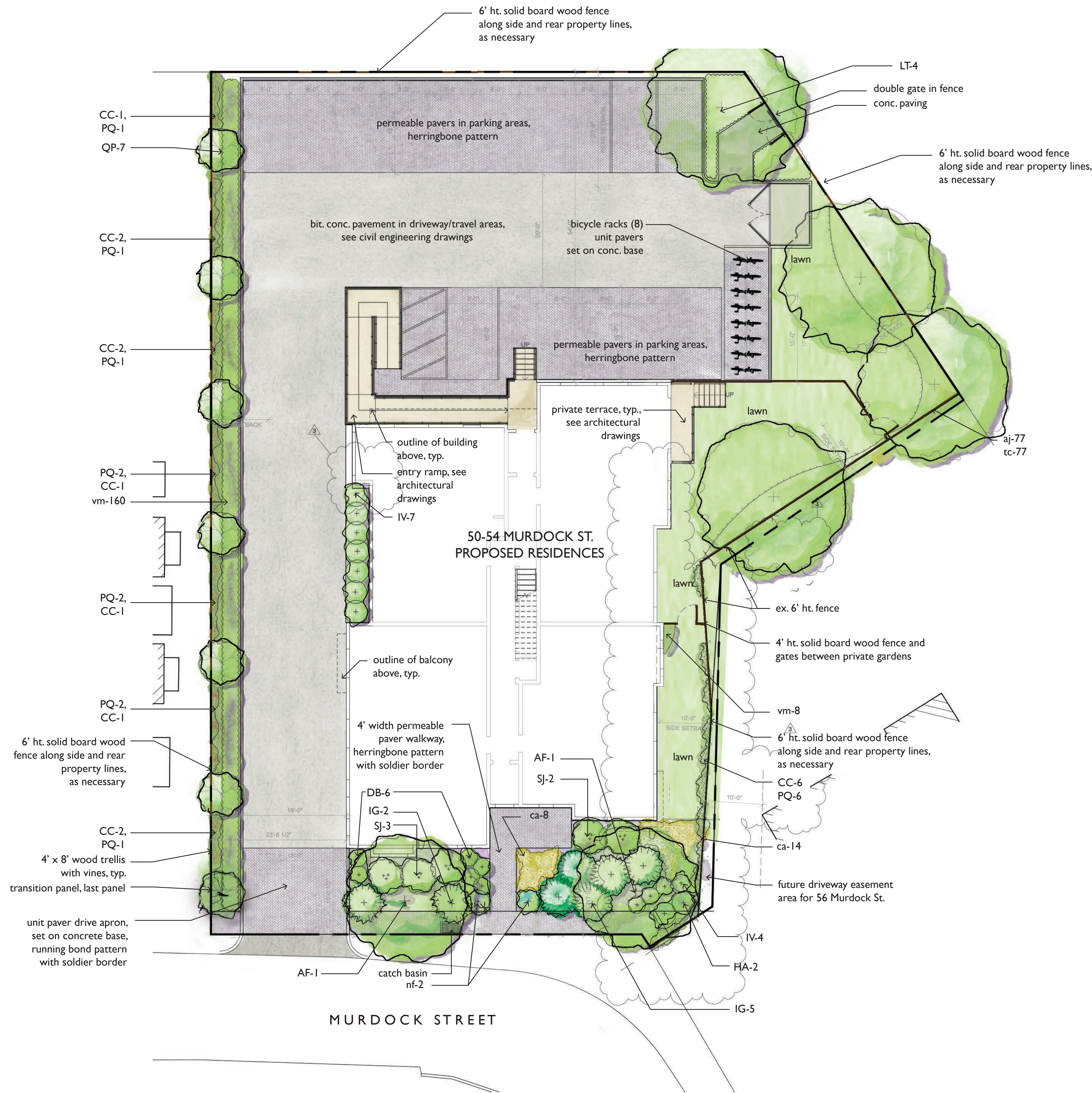
DR BY: DPM

CHK BY: ES

PROJ NO: 2017-093

DATE: 07/24/2019

SCALE: 1"=10'



PROPOSED PLANT LIST					
Trees:					
2	AF	Acer freemanii 'Armstrong'	Fastigate Red Maple	2-2.5" cal.	B&B
4	LT	Liriodendron tulipifera	Tuliptree	2.5-3" cal.	B&B
7	QP	Quercus palustris 'Pringreen'	Green Pillar Pin Oak	2" cal.	B&B
Shrubs:					
5	DB	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 gal. pots	
2	HA	Hydrangea 'Annabelle'	Annabelle Hydrangea	5 gal. pots	
7	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	24" ht.	
4	IV	Itea virginia 'Little Henry'	Little Henry Sweetpire	5 gal. pots	
5	SJ	Spirea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	5 gal. pots	
Vines + Groundcover:					
77	aj	Astilbe japonica 'Montgomery'	Montgomery Astilbe	2 gal. pots	
22	ca	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal. pots	
16	CC	Clematis candida	Clematis	2 gal. pots	
16	PQ	Parthenosissus quincefolia	Woodbine	2 gal. pots	
2	nf	Nepeta faassenii 'Walkers Low'	Walkers Low Catmint	2 gal. pots	
77	tc	Tiarella cordifolia 'Running Tapestry'	Running Tapestry Foamflower	2 gal. pots	
168	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.

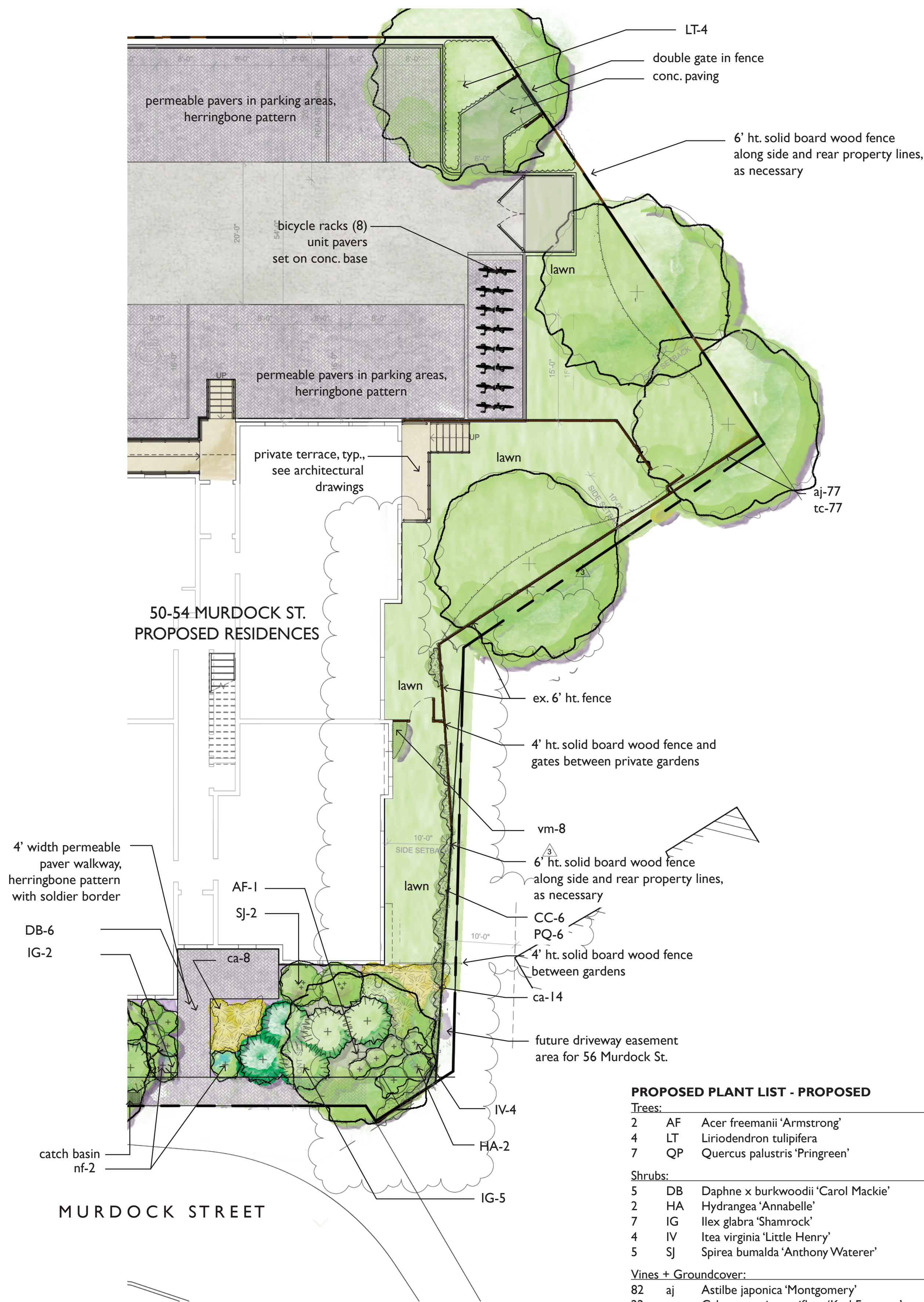


Permeable Pavers | 'EcoPiora' by Unilock



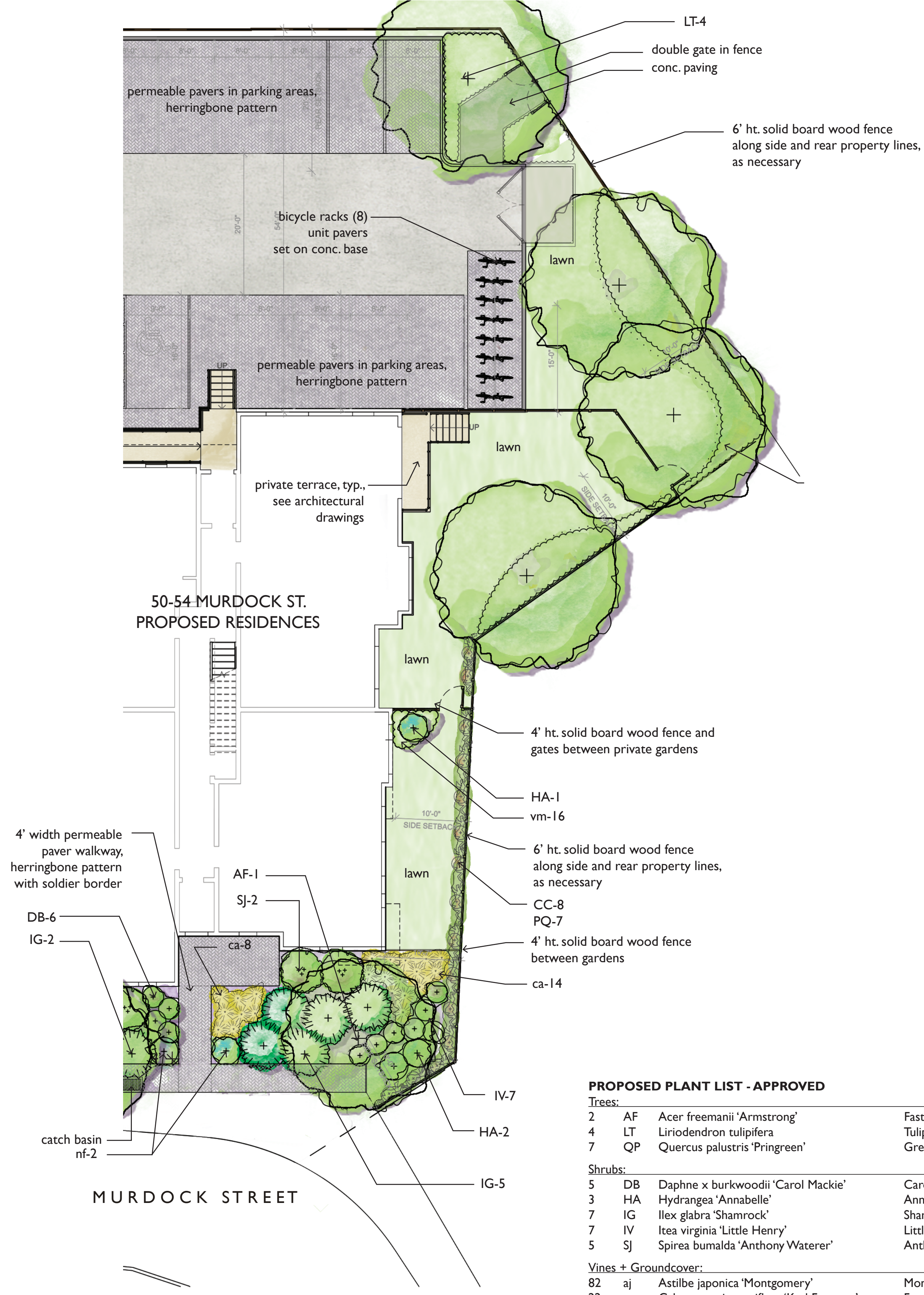
Unit Pavers | 'Brussels Block' by Unilock

SCALE: 1" = 10'-0"



PROPOSED PLANT LIST - PROPOSED

Trees:				
2	AF	Acer freemanii 'Armstrong'	Fastigiate Red Maple	2-2.5" cal. B&B
4	LT	Liriodendron tulipifera	Tuliptree	2.5-3" cal. B&B
7	QP	Quercus palustris 'Pringreen'	Green Pillar Pin Oak	2" cal. B&B
Shrubs:				
5	DB	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 gal. pots
2	HA	Hydrangea 'Annabelle'	Annabelle Hydrangea	5 gal. pots
7	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	24" ht.
4	IV	Itea virginia 'Little Henry'	Little Henry Sweetspire	5 gal. pots
5	SJ	Spirea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	5 gal. pots
Vines + Groundcover:				
82	aj	Astilbe japonica 'Montgomery'	Montgomery Astilbe	2 gal. pots
22	ca	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal. pots
16	CC	Clematis candida	Clematis	2 gal. pots
16	PQ	Parthenosisus quincefolia	Woodbine	2 gal. pots
2	nf	Nepeta faassenii 'Walkers Low'	Walkers Low Catmint	2 gal. pots
82	tc	Tiarella cordifolia 'Running Tapestry'	Running Tapestry Foamflower	2 gal. pots
168	vm	Vinca minor 'Ralph Shugert'	Periwinkle	1 qt. pots



PROPOSED PLANT LIST - APPROVED

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4	LT	Liriodendron tulipifera	Tuliptree	2.5-3" cal. B&B
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176	vm	Vinca minor 'Ralph Shugert'	Periwinkle	1 qt. pots

PROPOSED LANDSCAPE PLAN

APPROVED LANDSCAPE PLAN

APPROVED



① Right Elevation - Previous Design
3/16" = 1'-0"

PROPOSED



② Right Elevation.
3/16" = 1'-0"

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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REGISTRATION



Project number	17107
Date	10/19/2018
Drawn by	NB
Checked by	JSK
Scale	3/16" = 1'-0"

REVISIONS		
No.	Description	Date
1	Design Changes	11.9.2018

Elevation Changes
Comparison

AV-7
Murdock Street Residences

APPROVED



1 Approved

PROPOSED



2 Proposed

PROJECT NAME

Murdock Street
Residences

PROJECT ADDRESS

50-54 Murdock Street,
Somerville, MA

CLIENT

Rob Grieco

ARCHITECT



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Checked by JSK
Scale

REVISIONS

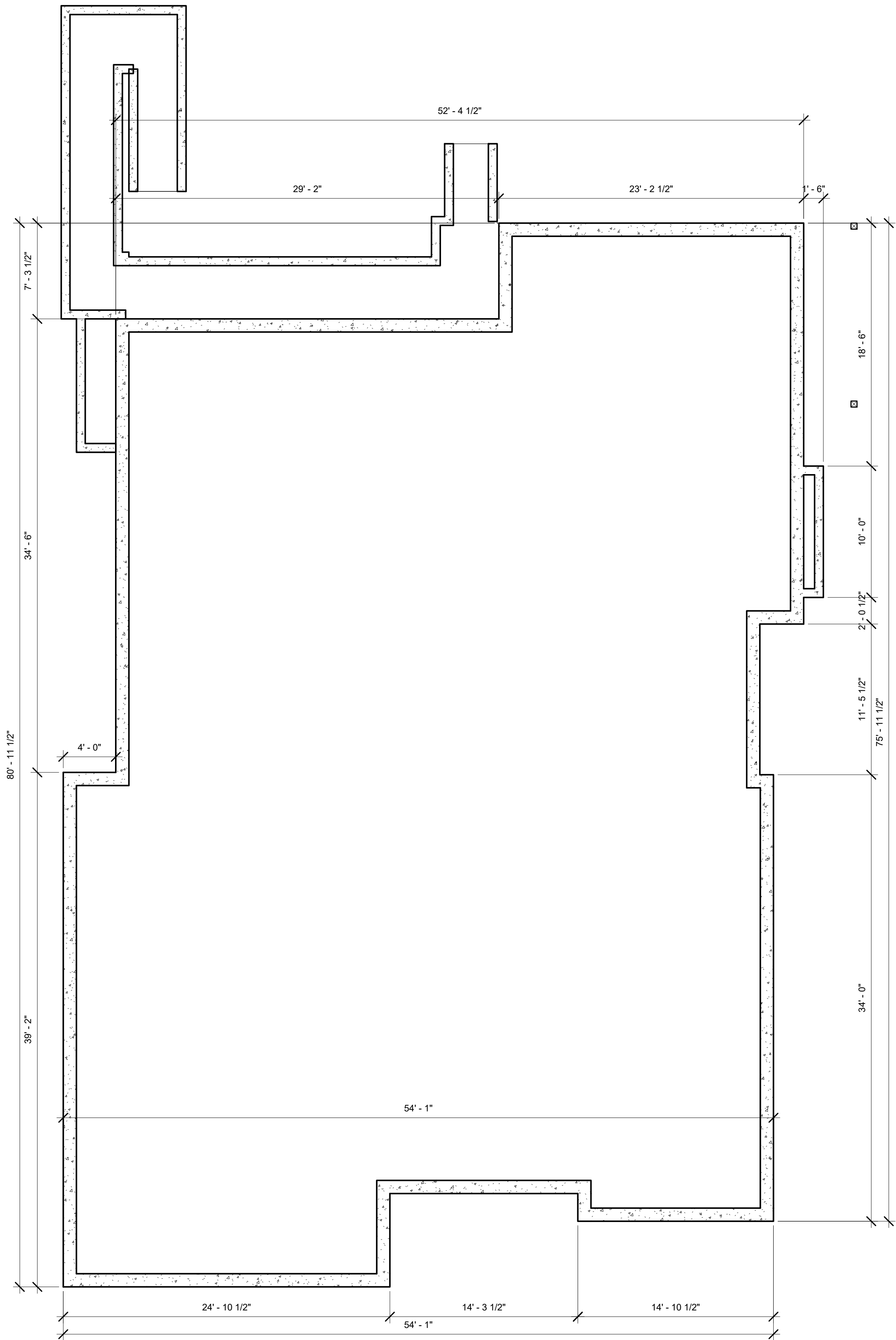
No.	Description	Date

Comparison 3D

AV-8

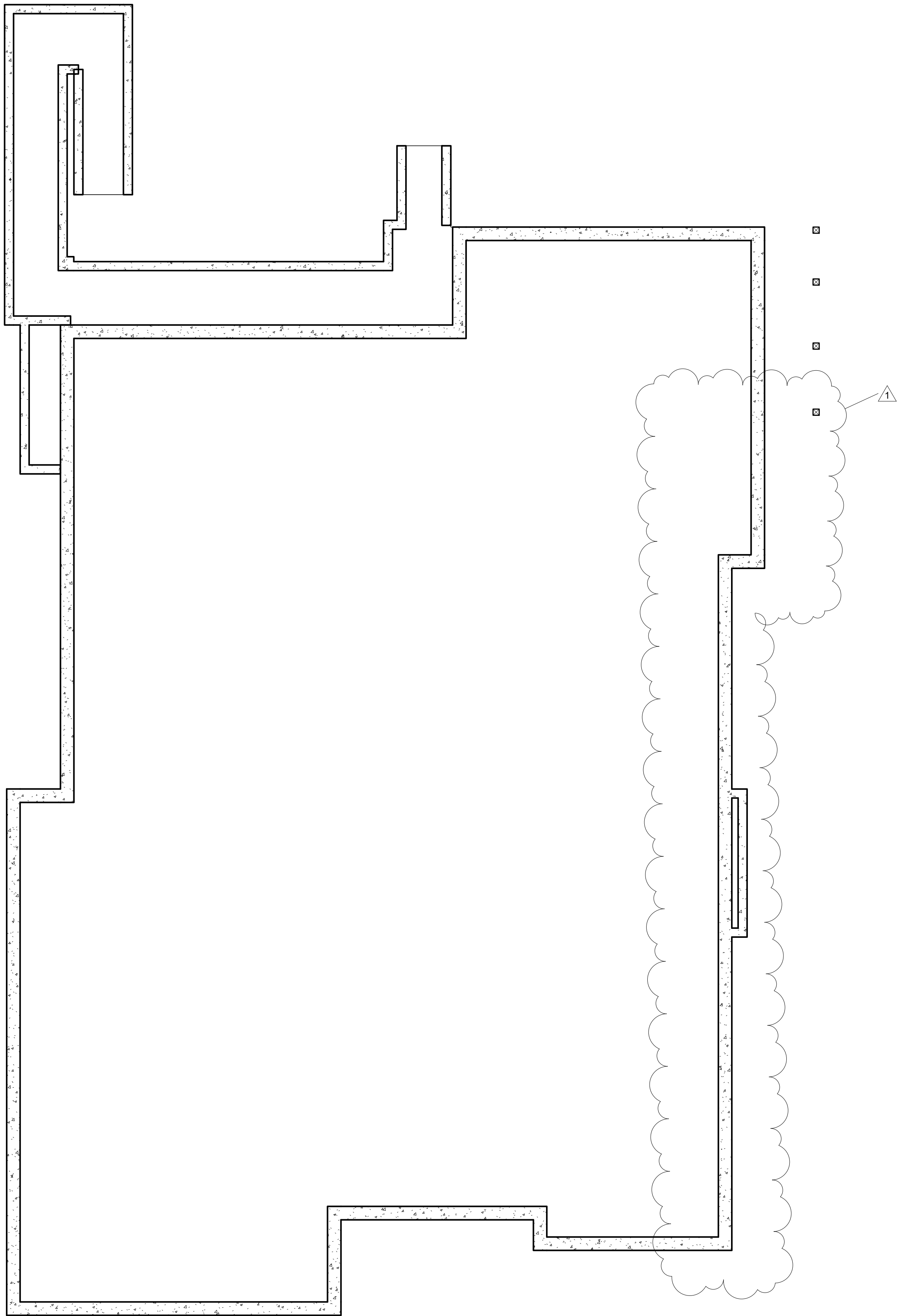
Murdock Street Residences

APPROVED



① 0 Foundation Plan Comparison Approved
3/16" = 1'-0"

PROPOSED



② 0 Foundation Plan Comparison
3/16" = 1'-0"

PROJECT NAME
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DESIGN
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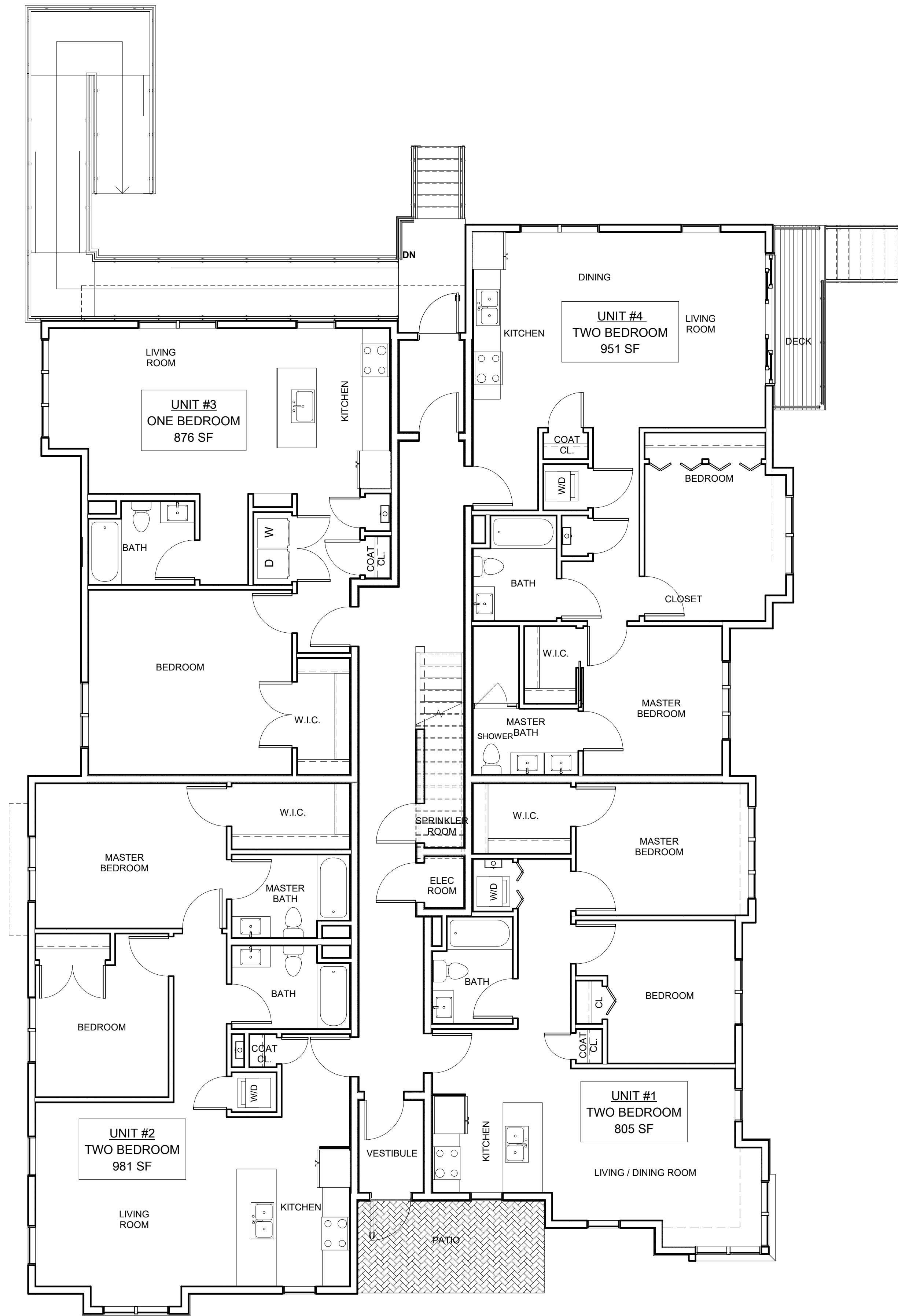
No.	Description	Date
1	Design Changes	11.9.2018

Foundation
Comparison

AV-9

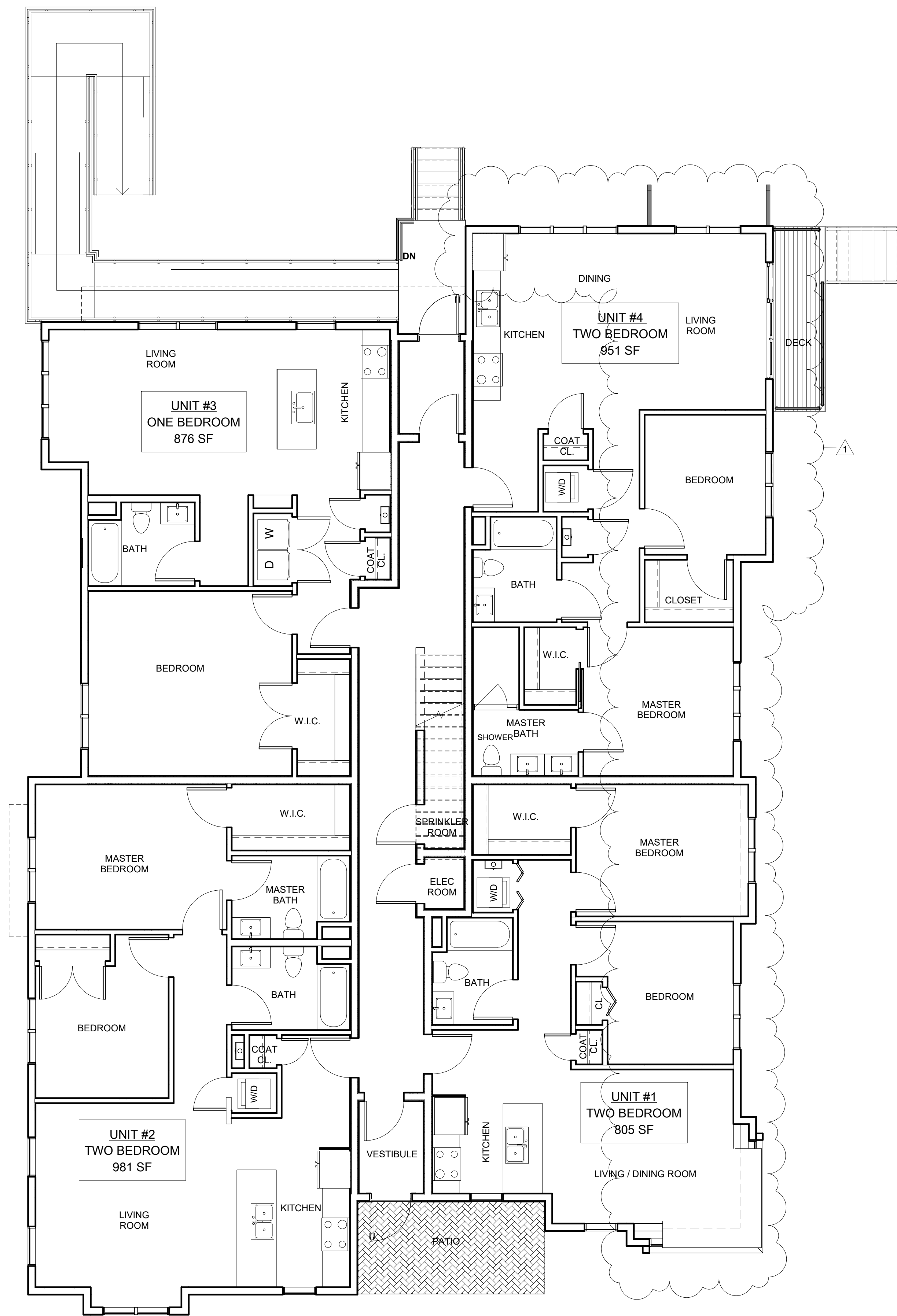
Murdock Street Residences

APPROVED



1 1st Floor Comparison Approved
3/16" = 1'-0"

PROPOSED



2 1st Floor Comparison
3/16" = 1'-0"

PROJECT NAME
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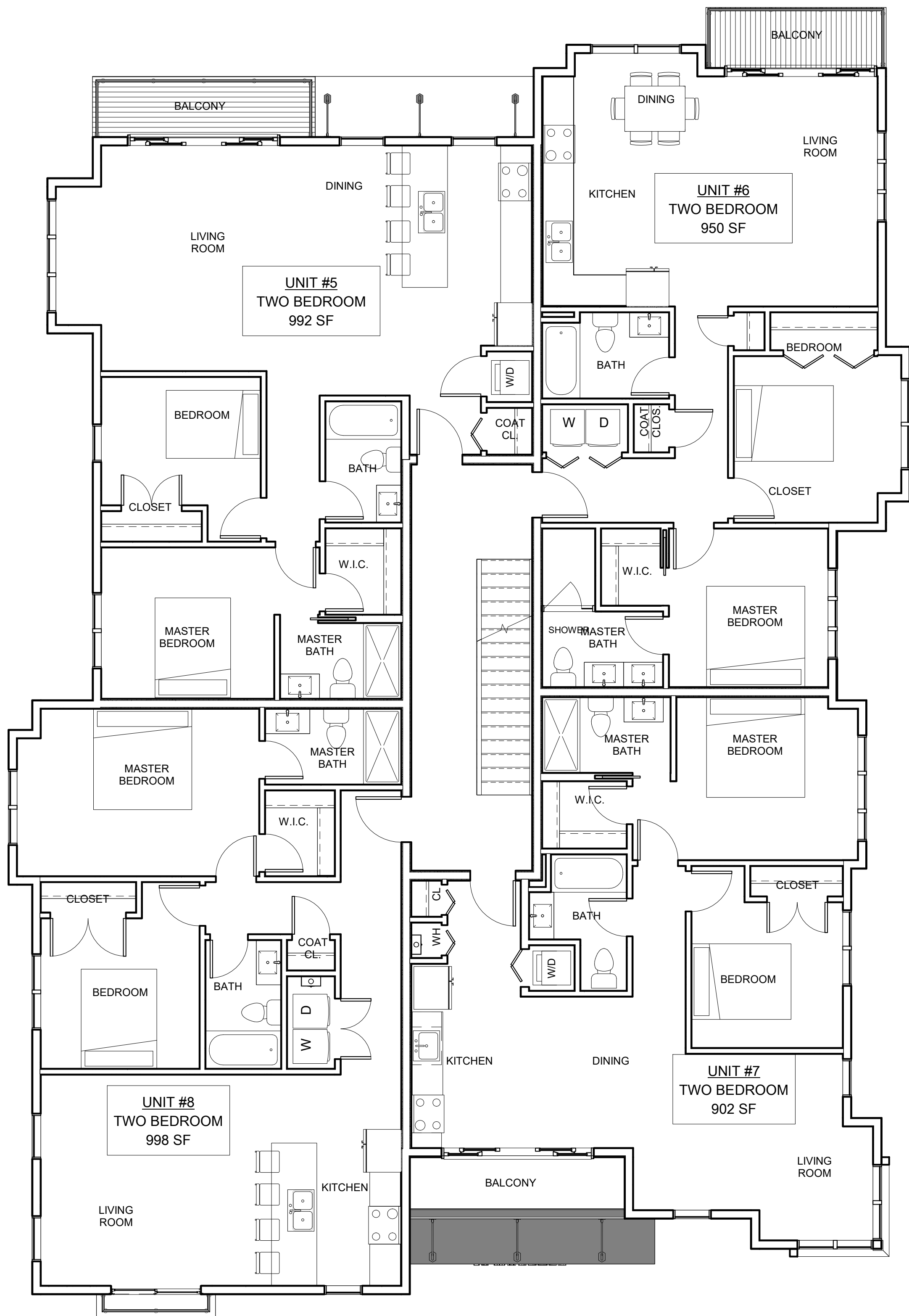
No.	Description	Date
1	Design Changes	11.9.2018

1st Floor Plan
Comparison

AV-10

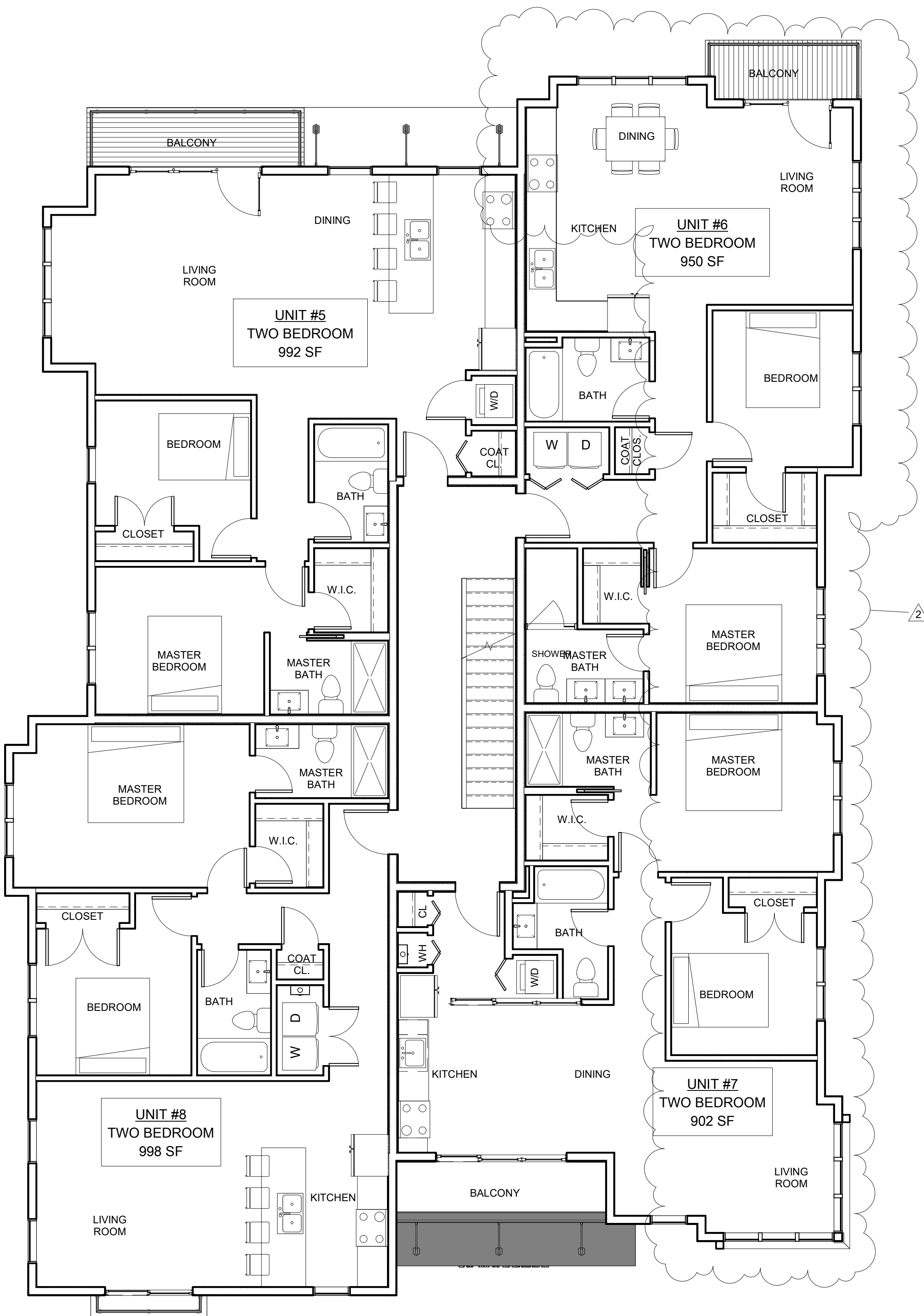
Murdock Street Residences

APPROVED



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

PROPOSED



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

PROJECT NAME

**Murdock Street
Residences**

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REVISIONS

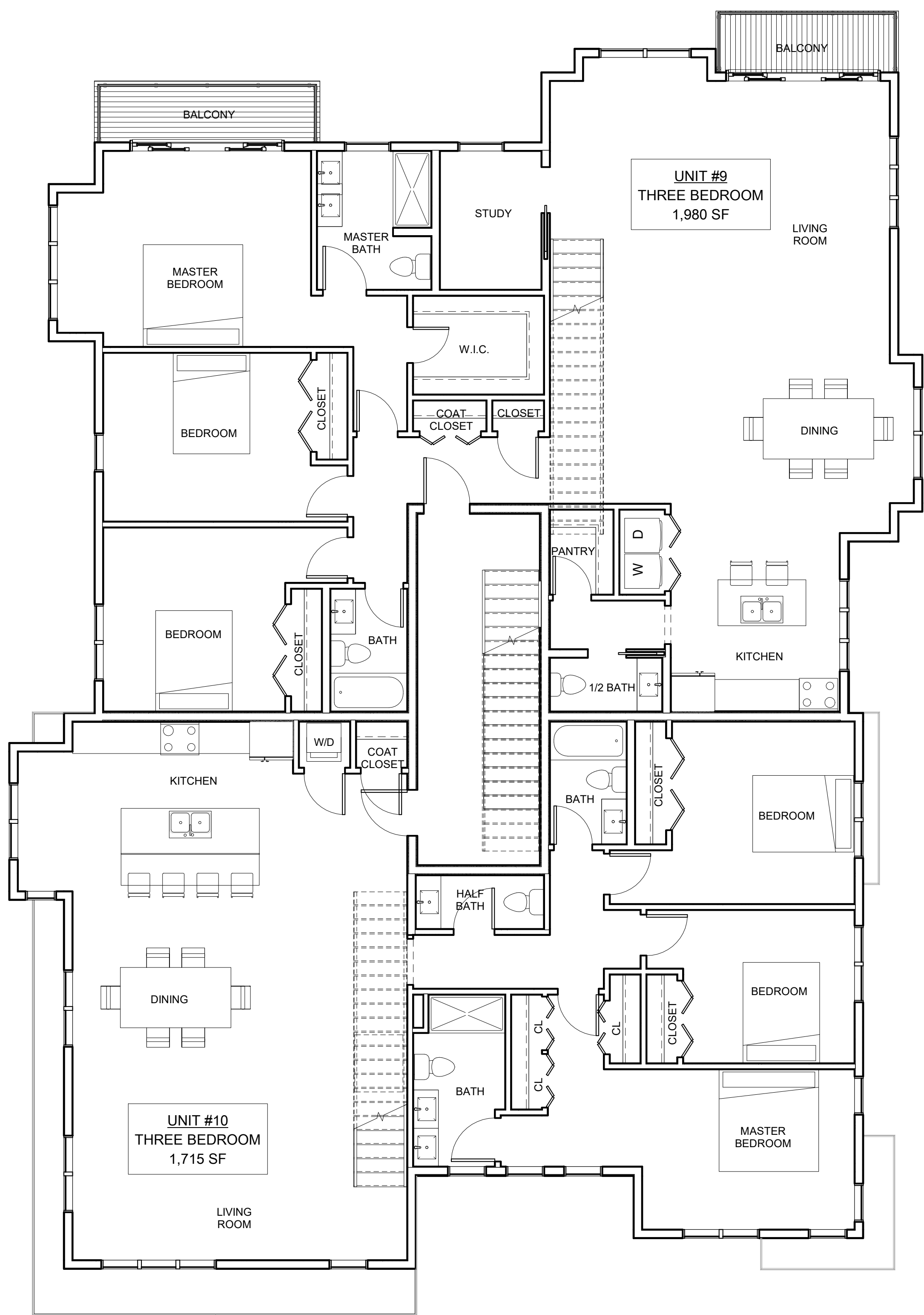
No.	Description	Date
2	MBTA/GLX Changes	1.28.2019

**2nd Floor Plan
Comparison**

AV-11

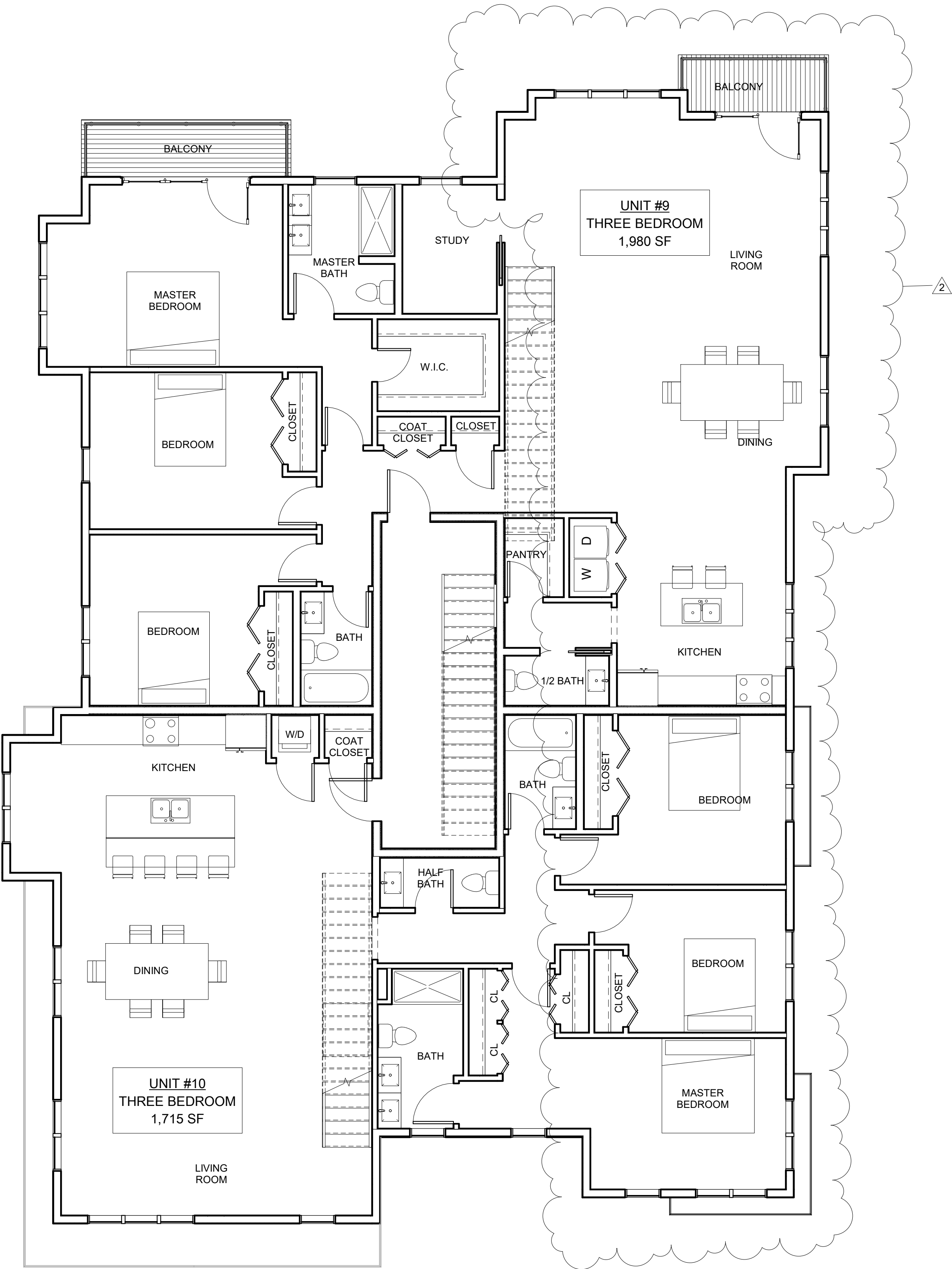
Murdock Street Residences

APPROVED



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

PROPOSED



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

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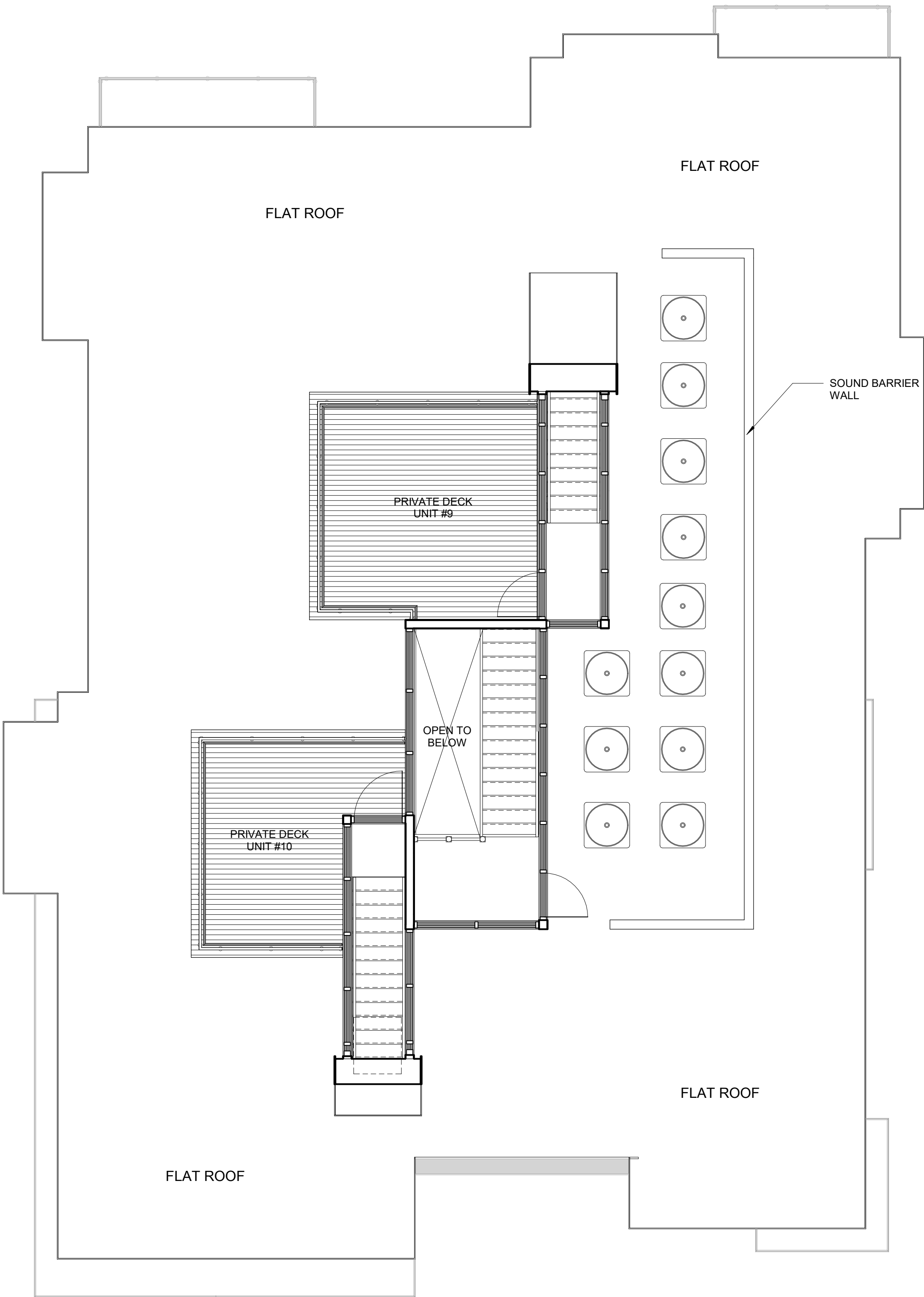
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No.	Description	Date
2	MBTA/GLX Changes	1.28.2019

3rd Floor Plan
Comparison

AV-12

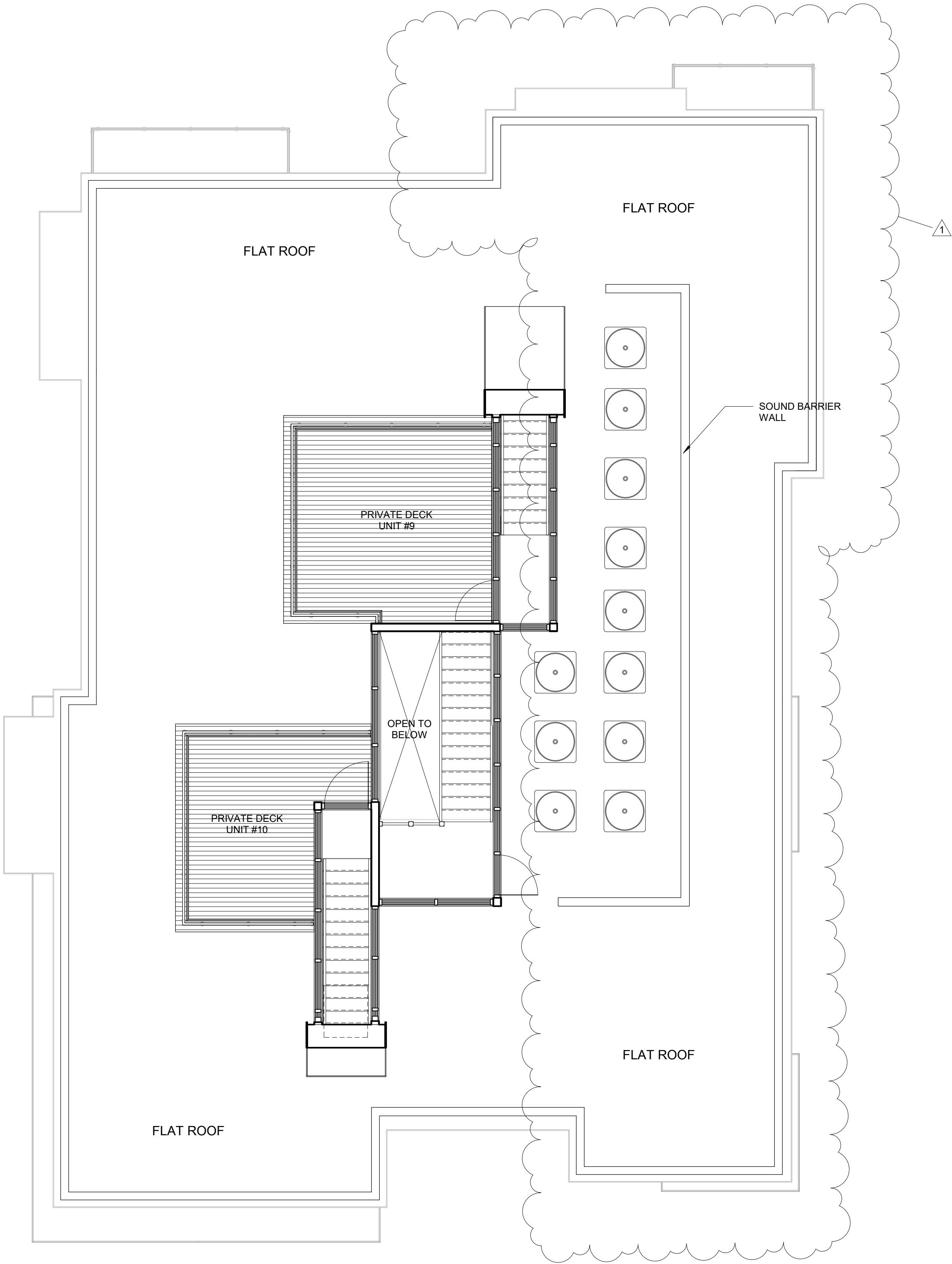
Murdock Street Residences

APPROVED



② 4th Roof Level Comparison Approved
3/16" = 1'-0"

PROPOSED



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

PROJECT NAME

Murdock Street Residences

PROJECT ADDRESS

50-54 Murdock Street,
Somerville, MA

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REVISIONS		
No.	Description	Date
1	Design Changes	11.9.2018

Roof Plan Comparison

AV-13

Murdock Street Residences