



# PROJECT: MURDOCK STREET RESIDENCES

PROJECT ADDRESS:  
50-54 MURDOCK STREET  
SOMERVILLE, MASSACHUSETTS

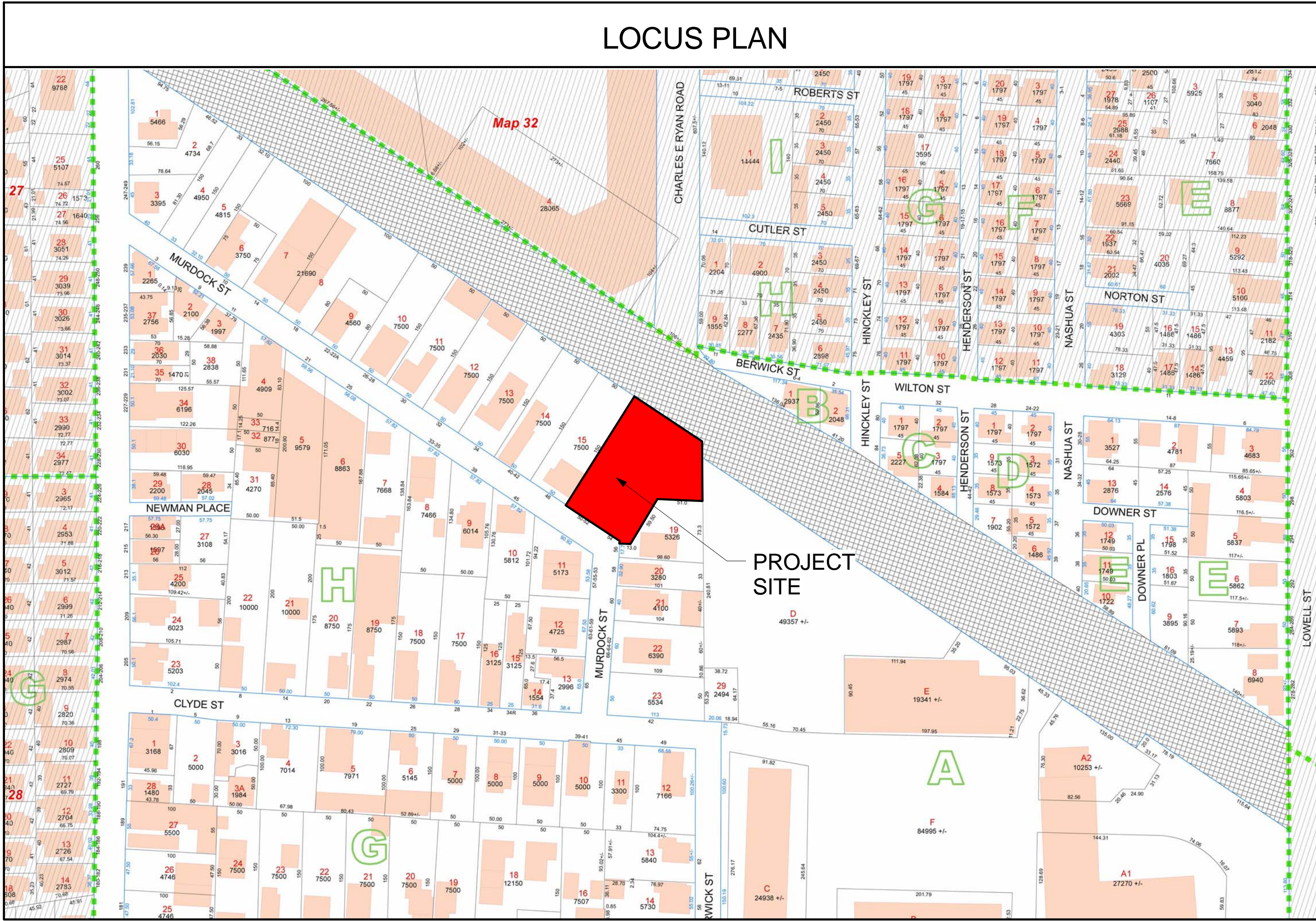
ARCHITECT  
KHALSA DESIGN INC.  
ADDRESS:  
17 IVALOO STREET  
SOMERVILLE, MA 02143  
T: 617-591-8682

CLIENT  
ROB GRIECO  
ADDRESS:  
16 KENWOOD AVE.  
WILMINGTON, MA 01887  
T: 781-727-5915

CIVIL  
ENGINEERING ALLIANCE, INC.  
ADDRESS:  
194 CENTRAL ST. #2  
SAUGUS, MA 01906  
T: 781-231-1349

LANDSCAPE ARCHITECTS  
VERDANT  
ADDRESS:  
318 HARVARD ST., SUITE 25  
BROOKLINE, MA 02446  
T: 617-735-1180

## SITE PLAN REVIEW SET 12-29-2017



Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date

0- Cover		
A-000	Cover Sheet	12/29/17


1- Civil		
C-1	Existing Conditions	12/20/17
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C-3	Site Plan	12/20/17
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A-101	Basement & 1st Floor Plans	12/29/17
A-102	2nd & 3rd Floor Plans	12/29/17
A-103	Roof Plans	12/29/17
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A-304	Proposed Exterior Lighting Plan & Fixtures	12/29/17
AV-1	3-D Perspectives	12/29/17

PROJECT NAME  
**Murdock Street Residences**

PROJECT ADDRESS  
50-54 Murdock Street,  
Somerville, MA

CLIENT  
  
**Rob Grieco**

ARCHITECT  
  
  
**KHALSA**

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

CONSULTANTS:

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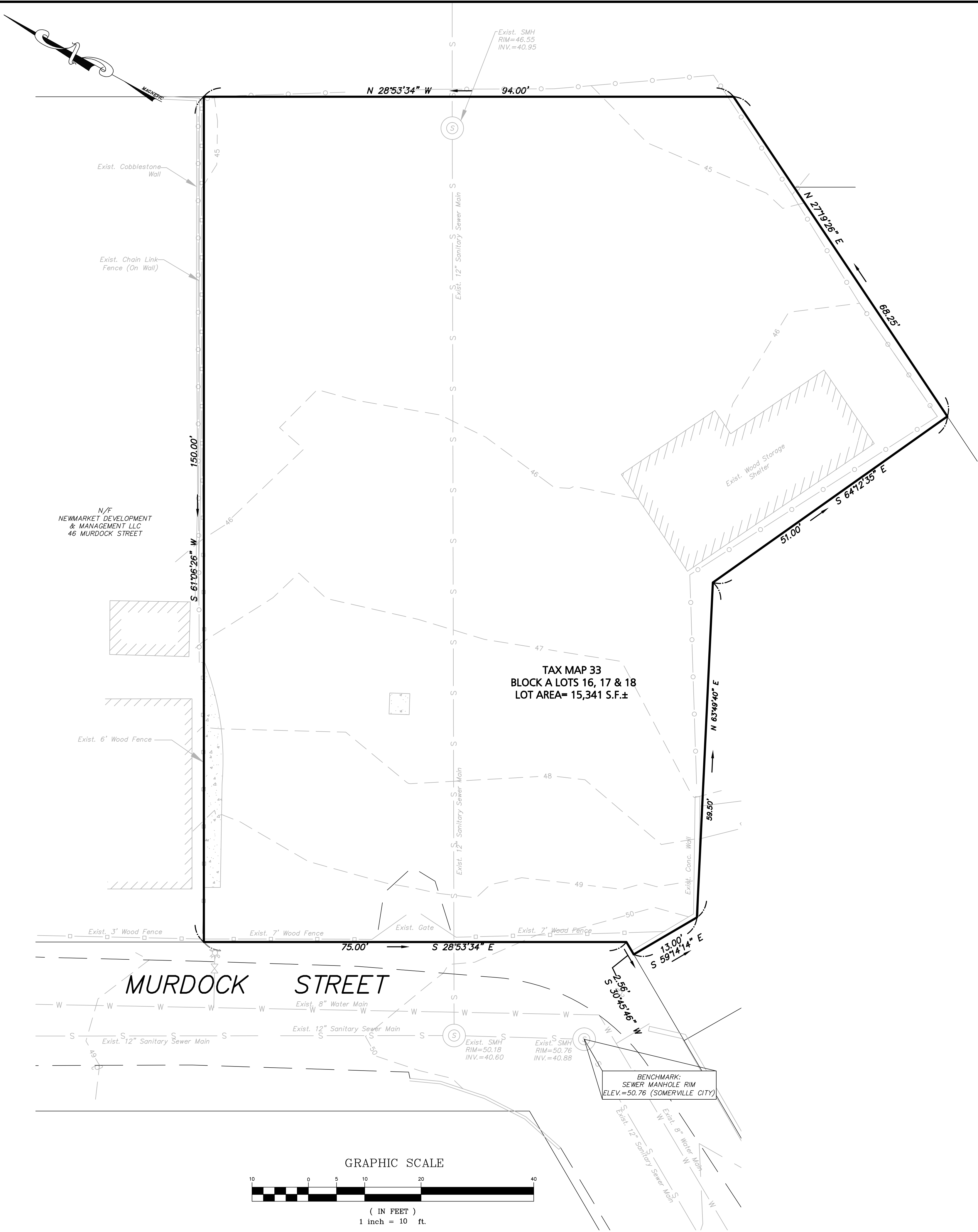
Project number	17107
Date	12/29/2017
Drawn by	NB
Checked by	JSK
Scale	1" = 1'-0"

REVISIONS		
No.	Description	Date

Cover Sheet

**A-000**

Murdock Street Residences



LEGEND - EXISTING CONDITIONS PLAN

PROPERTY LINE	
EXISTING BUILDING	
EXISTING EDGE OF PAVEMENT	
EXISTING CURB	
EXISTING CHAIN LINK FENCE	
EXISTING WOOD FENCE	
EXISTING WATER LINE	
EXISTING SEWER LINE	
EXISTING SPOT SHOT	
EXISTING CONTOUR	

SURVEY NOTES:

EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM AN INSTRUMENT SURVEY PERFORMED BY MEDFORD ENGINEERING & SURVEYING ON APRIL 26, 2004.

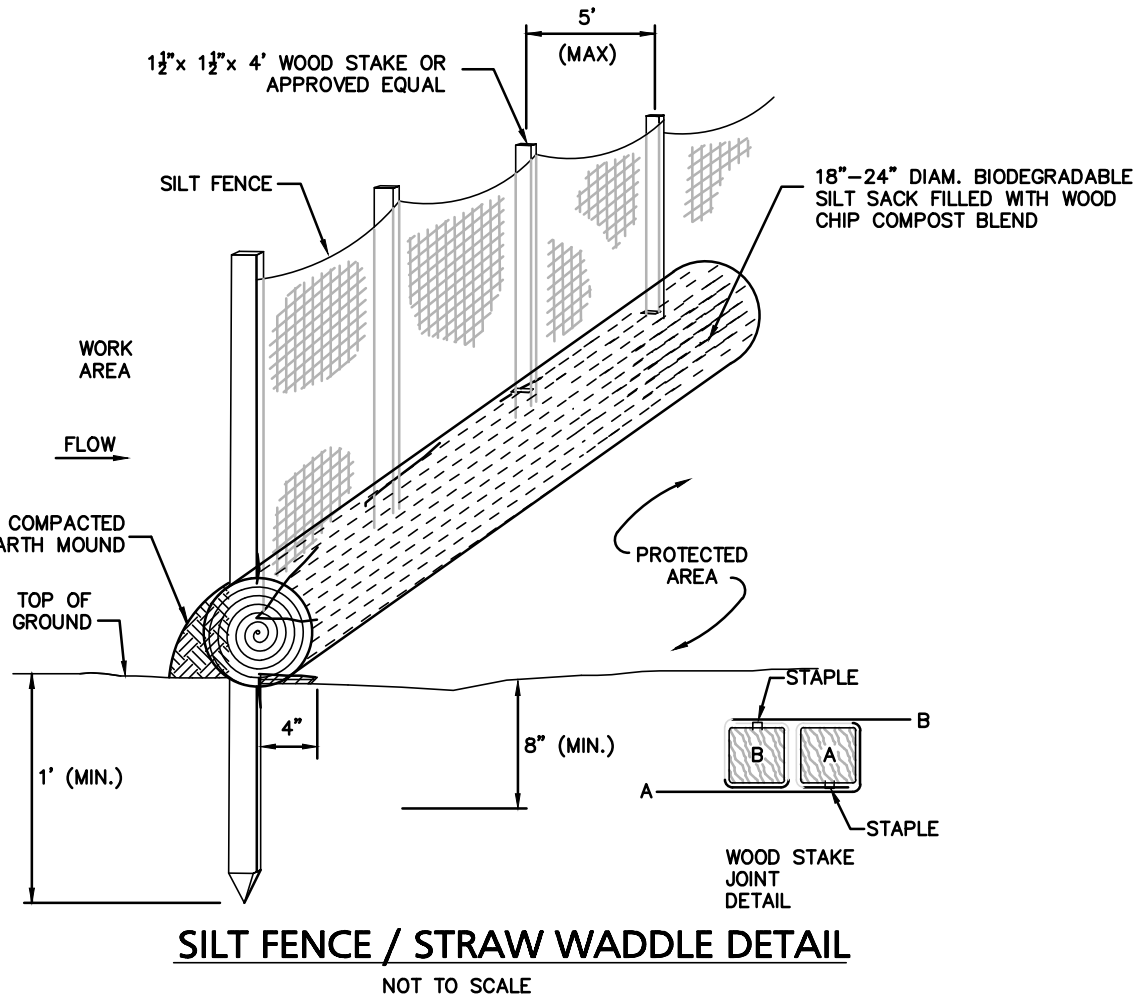
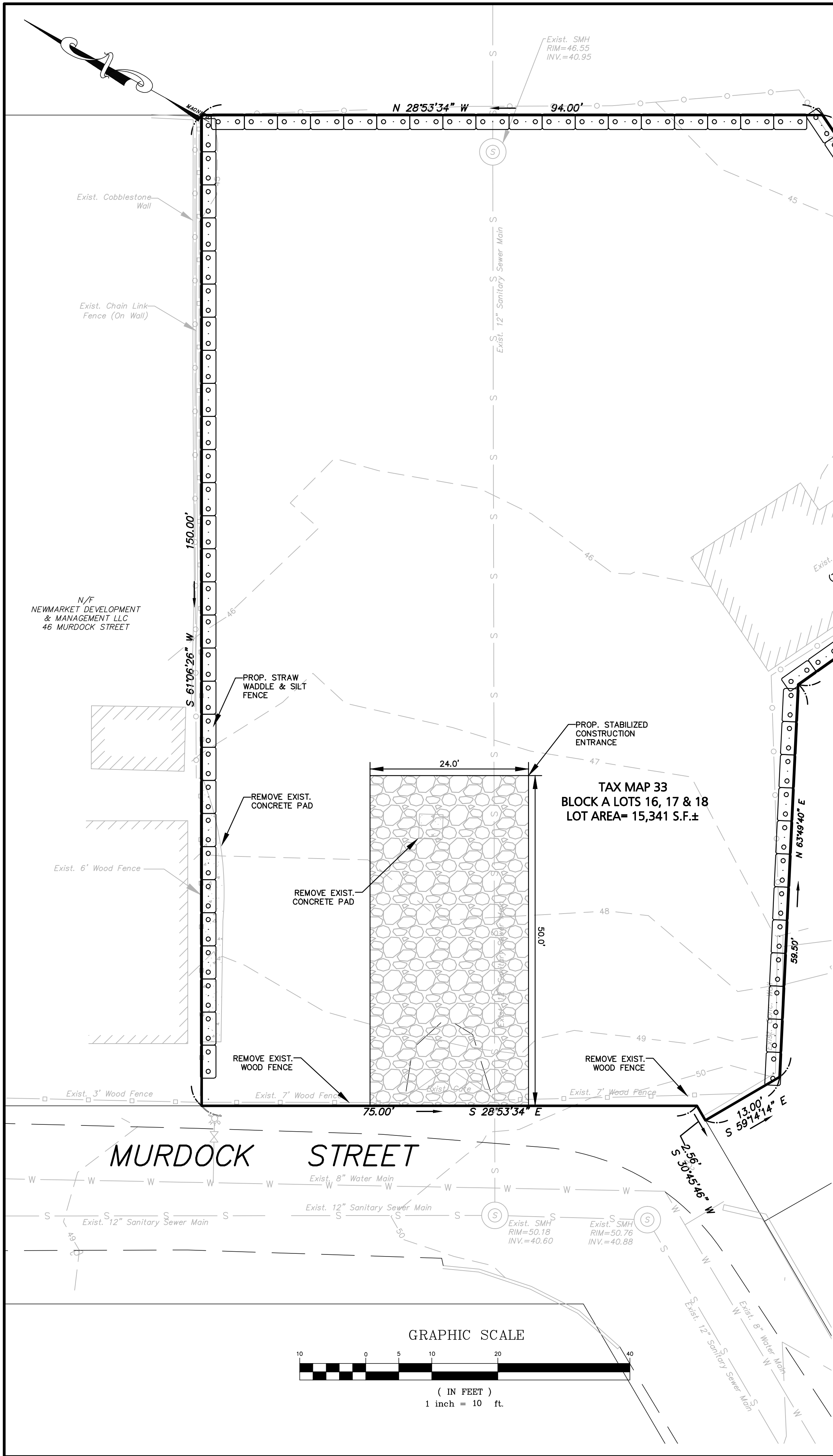
ABUTTERS' NAMES REFER TO CURRENT CITY OF SOMERVILLE ASSESSOR'S RECORDS.

THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO THE CITY OF SOMERVILLE VERTICAL DATUM AND WERE DETERMINED FROM A GPS OBSERVATION AND CONVERTED TO SOMERVILLE CITY BASE.

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE PRIOR TO ANY EXCAVATIONS.

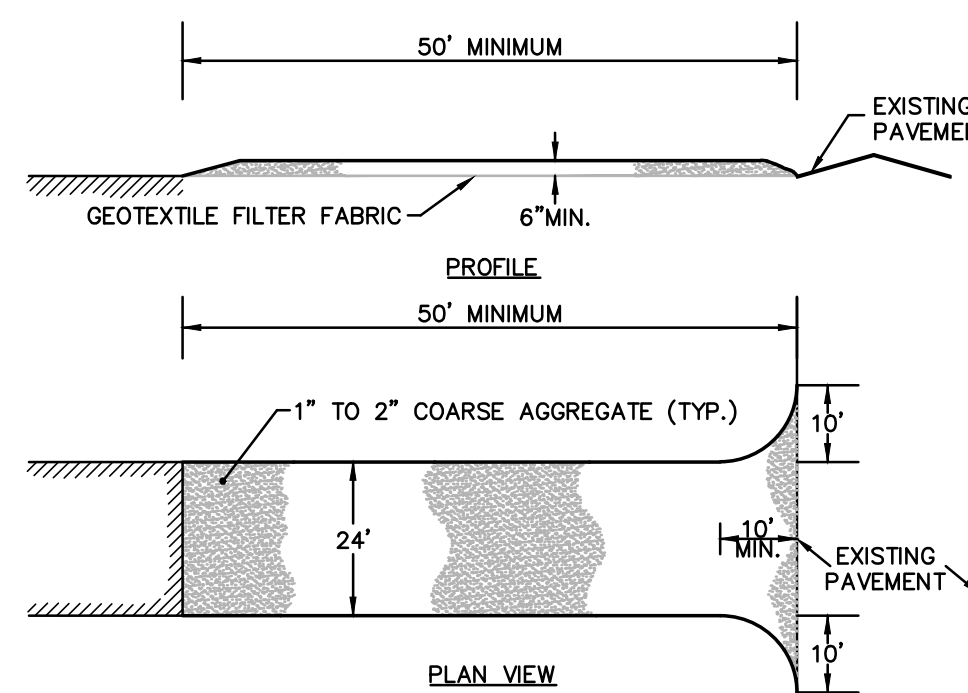
ALL LAND SHOWN LIES WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON PANEL 0438E OF THE FLOOD INSURANCE RATE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SOMERVILLE, COMMUNITY No. 25017C, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

APPLICANT:	Roberto Grieco 16 Kenwood Avenue Wilmington, MA 01887	
	DWG. NO. DRAWING TITLE: C-1 Existing Conditions Plan	
PROJECT:	Plan of Land 50-54 Murdock Street (Tax Map 33 Block A Lots 16, 17, & 18) Somerville, Massachusetts	
	PROJECT # 04-10601 SCALE: AS NOTED DESIGN BY: Eric Bradanese, P.E.	DATE: December 20, 2017 DWG FILE NAME: 04-10601.dwg CHECKED BY: Richard A. Salvo, P.E.
PREPARED BY:	 Engineering Alliance, Inc. Civil Engineering & Land Planning Consultants 194 Central Street Saugus, MA 01906 Tel: (781) 231-1349 Fax: (781) 417-0020	
 MEDFORD ENGINEERING & SURVEY ANGELO B. VENEZIANO ASSOCIATES 15 HALL STREET, MEDFORD, MA 02155 781-396-4466 fax: 781-396-8052		DESCRIPTION OF REVISION DATE

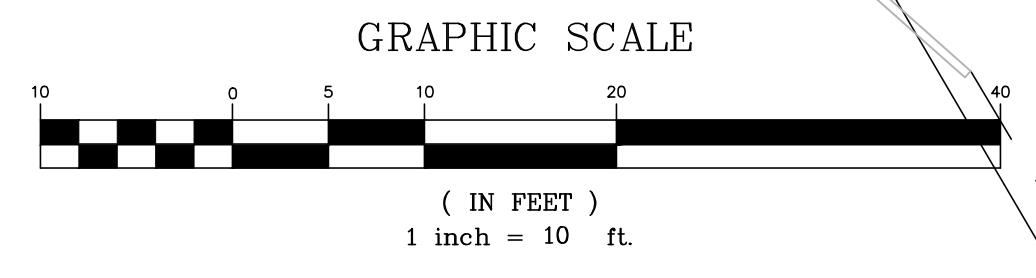
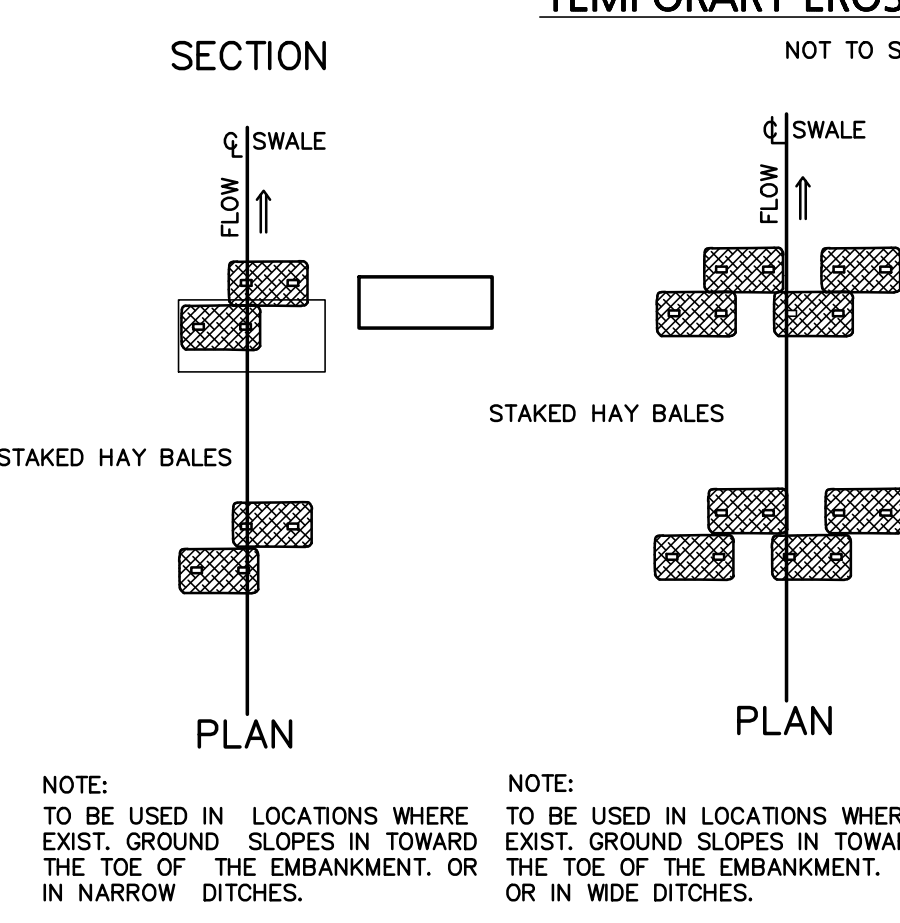
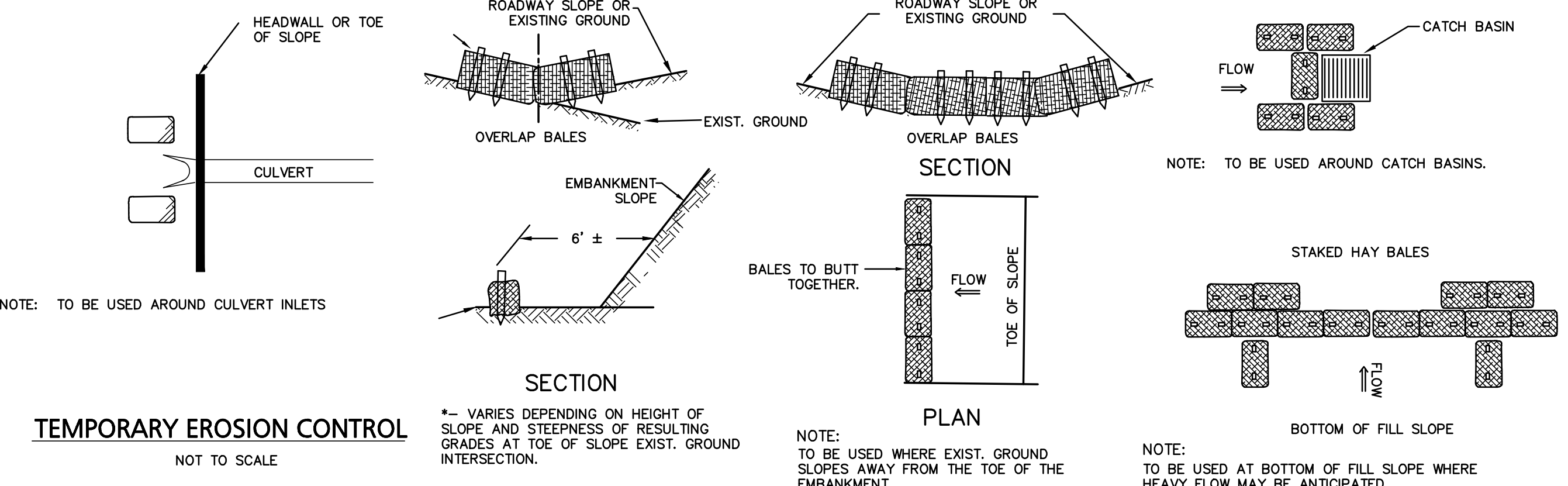


LEGEND - GRADING, DRAINAGE & UTILITY PLAN

PROPERTY LINE	
EXISTING BUILDING	
EXISTING EDGE OF PAVEMENT	
EXISTING CURB	
EXISTING CHAIN LINK FENCE	
EXISTING WOOD FENCE	
EXISTING WATER LINE	W W W
EXISTING SEWER LINE	S S S
EXISTING SPOT SHOT	47.71
EXISTING CONTOUR	47
PROPOSED STRAW WADDLE	



- CONSTRUCTION SPECIFICATIONS:
1. STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
  2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT A 30 FOOT MINIMUM LENGTH WOULD APPLY.
  3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
  4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN A FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
  5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
  6. ALL SURFACE WATER THAT IS FLOWING TO OR DEVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
  7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.



PREPARED BY:

**Engineering Alliance, Inc.**  
Civil Engineering & Land Planning Consultants  
194 Central Street  
Salem, MA 01906  
Tel: (781) 231-1349  
Fax: (781) 417-0020

PROJECT:

**Plan of Land**  
50-54 Murdock Street  
(Tax Map 33 Block A Lots 16, 17 & 18)  
Somerville, Massachusetts

APPLICANT:

**Roberto Grieco**  
16 Kenwood Avenue  
Wilmington, MA 01887

DWG. NO.

**C-2**

DATE

DATE: December 20, 2017

DESCRIPTION OF REVISION

DWG FILE NAME: 04-10601.dwg

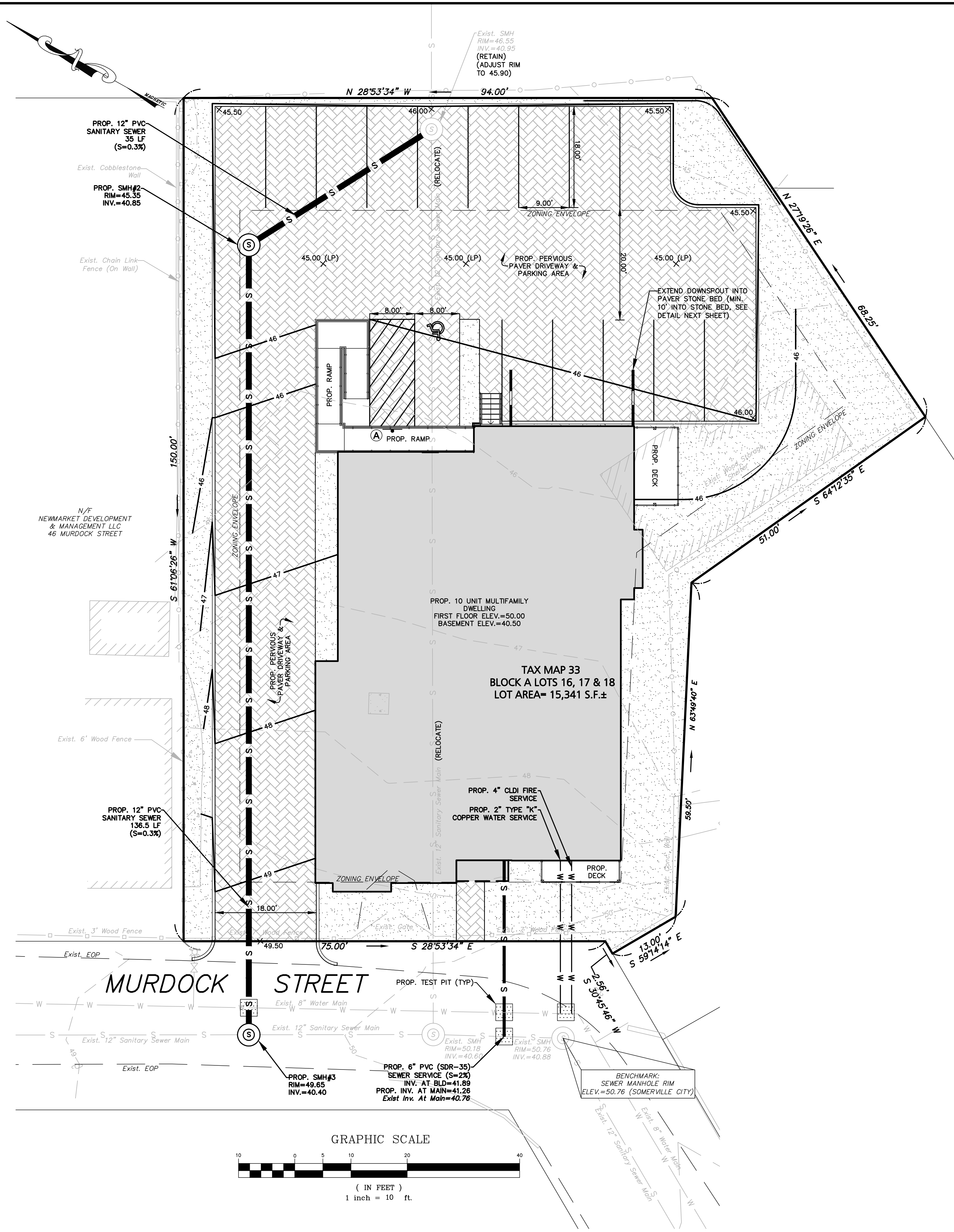
CHECKED BY: Richard A. Salvo, P.E.

DESIGN BY: Eric Bradenese, P.E.

DRAWING TITLE:

**Demolition & Erosion Control Plan**

Professional Engineer for Engineering Alliance, Inc.



## LEGEND - GRADING, DRAINAGE & UTILITY PLAN

PROPERTY LINE	
EXISTING BUILDING	
EXISTING EDGE OF PAVEMENT	
EXISTING CURB	
EXISTING CHAIN LINK FENCE	
EXISTING WOOD FENCE	
EXISTING WATER LINE	
EXISTING SEWER LINE	
EXISTING SPOT SHOT	
EXISTING CONTOUR	
PROPOSED BUILDING	
PROPOSED WATER LINE	
PROPOSED SEWER LINE	
PROPOSED SPOT SHOT	
PROPOSED CONTOUR	

## SURVEY NOTES:

EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM AN INSTRUMENT SURVEY PERFORMED BY MEDFORD ENGINEERING & SURVEYING ON APRIL 26, 2004.

ABUTTERS' NAMES REFER TO CURRENT CITY OF SOMERVILLE ASSESSOR'S RECORDS

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ALL LAND SHOWN LIES WITHIN ZONE "X" UNSHADED. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON PANEL 0438E OF THE FLOOD INSURANCE RATE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SOMERVILLE, COMMUNITY No. 25017C, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

## GENERAL UTILITY NOTES:

- ALL EXISTING SITE FEATURES SHALL BE RETAINED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND ANY ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- THE CONTRACTOR SHALL EXCAVATE TEST PITS PRIOR TO COMMENCING WORK TO DETERMINE THE EXACT LOCATION OF WATER AND GAS SERVICES.
- WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- ALL PROPOSED WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE CITY OF SOMERVILLE. THE CONTRACTOR SHALL NOTIFY THE CITY OF SOMERVILLE D.P.W. PRIOR TO THE COMMENCEMENT OF ANY UTILITY WORK.
- ALL UTILITY WORK WITHIN THE MURDOCK STREET RIGHT-OF-WAY SHALL BE PERFORMED BY A CONTRACTOR LICENSED BY THE DPW & OBTAIN A PERMIT FOR SUCH WORK FROM THE DPW.
- ANY CHANGE IN THE FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO ENSURE THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN CONFORM TO STANDARD ENGINEERING AND CONSTRUCTION PRACTICES AND ADEQUATE TO SERVE THE PROJECT'S NEEDS AND COMPLY WITH APPLICABLE STANDARDS AND REGULATIONS.
- A DUST EMISSION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED BY THE CONTRACTOR IF CONDITIONS WARRANT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL UTILITIES AS SHOWN ON THESE PLANS IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE UTILITY COMPANY STANDARDS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFICATIONS OF MATERIALS AND INSTALLATION PROCEDURES AND INSTALL IN ACCORDANCE WITH THESE REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND DETERMINE, COORDINATE AND SCHEDULE ALL NECESSARY INSPECTIONS AND MONITORING WITH ALL APPROPRIATE UTILITY COMPANIES.
- THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO PERFORM THE WORK.
- DISPOSAL OF ALL MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AND CLEAN UP UPON COMPLETION OF THE PROJECT.
- PRIOR TO CONSTRUCTION ALL EXISTING SERVICES ARE TO BE CUT AND CAPPED AT THEIR RESPECTIVE MAINS.
- ALL BRASS FITTINGS ARE TO BE LEAD FREE WITHOUT BLEED VALVES.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT DRAWING STAMPED BY A MASSACHUSETTS PROFESSIONAL ENGINEER MUST BE SUBMITTED TO THE CITY OF SOMERVILLE.
- LOCATION OF PROPOSED BACKFLOW PREVENTER ON NEW SEWER SERVICE TO BE COORDINATED AND DETERMINED BY A LICENSED PLUMBER.

## SIGN TABLE

DESIGNATION SYMBOL	REGULATORY DESCRIPTION	SIGN	SIZE	MOUNTING HEIGHT (MINIMUM TO BOTTOM OF SIGN)	DESCRIPTION	REFLECTORIZED
(A)	R7-8 (MODIFIED)		12" X 20"	7' - 0"	GREEN & BLUE ON WHITE	YES

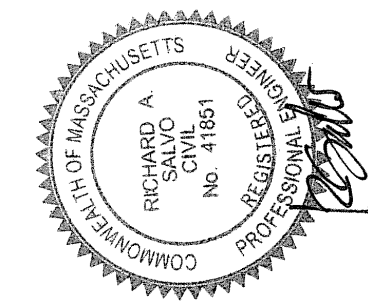
PREPARED BY:

PROJECT:

APPLICANT:

**Engineering Alliance, Inc.**  
Civil Engineering & Land Planning Consultants  
194 Central Street  
Somerville, MA 02146  
Tel: (603) 610-7100  
Fax: (603) 610-7101

**Plan of Land**  
50-54 Murdock Street  
(Tax Map 33 Block A Lots 16, 17 & 18)  
Somerville, Massachusetts



**Roberto Grieco**  
16 Kenwood Avenue  
Wilmington, MA 01887

DRAWING TITLE:

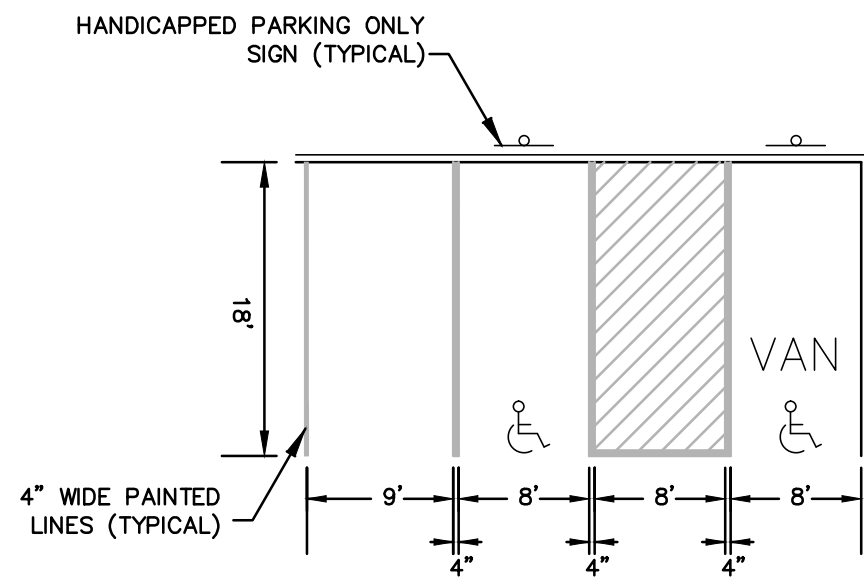
DWG. NO.

**C-3 Site Plan**

Professional Engineer for  
Engineering Alliance, Inc.

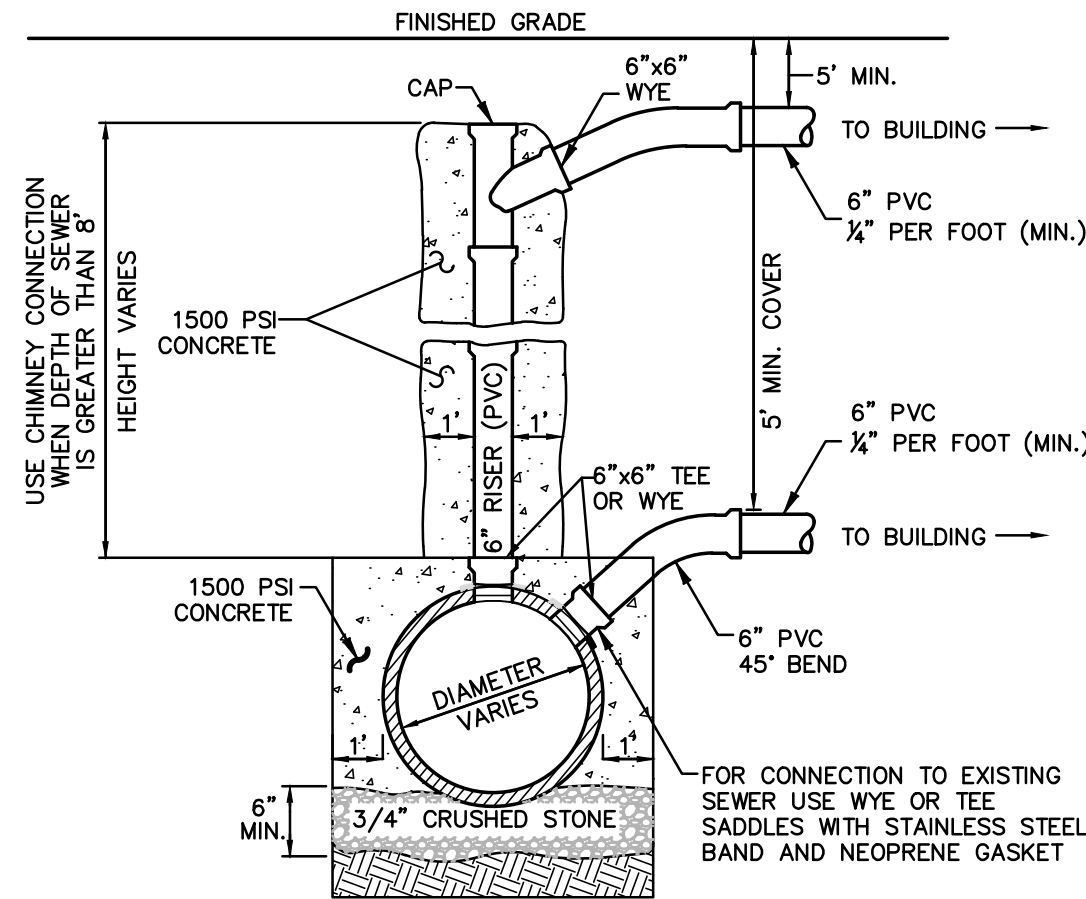
DESCRIPTION OF REVISION

DATE

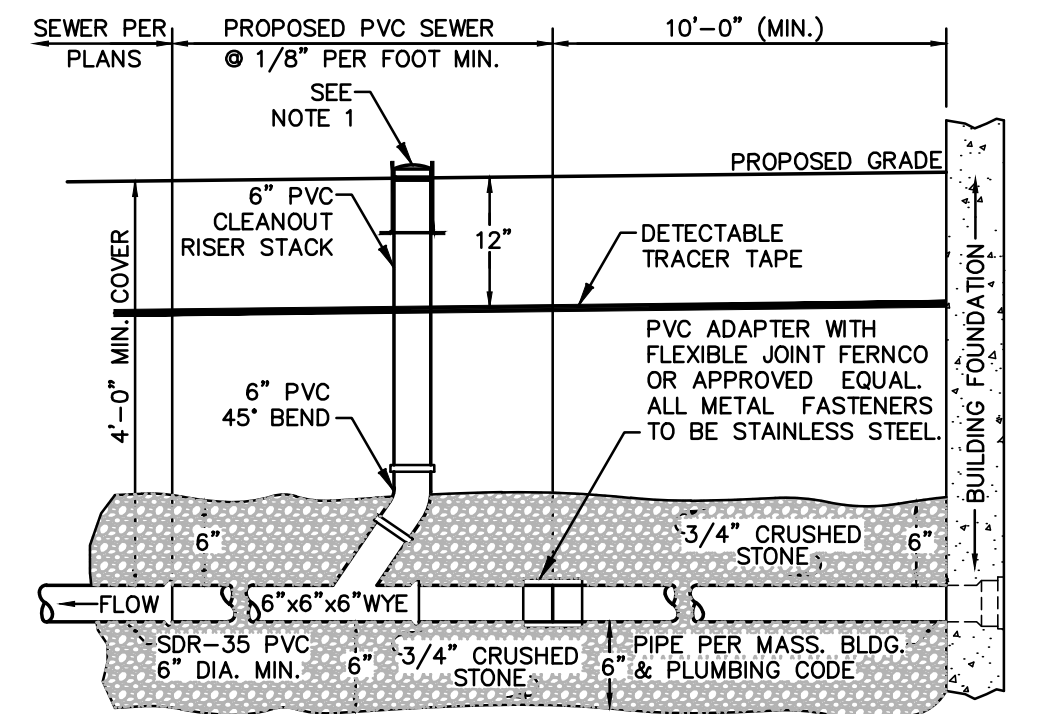


- NOTES:
1. "V" DENOTES HANDICAPPED ACCESSIBLE PARKING SPACE.
  2. REFER TO SIDEWALK DETAIL FOR SIDEWALK CONSTRUCTION.

HANDICAP AND STANDARD PARKING DETAIL  
NOT TO SCALE



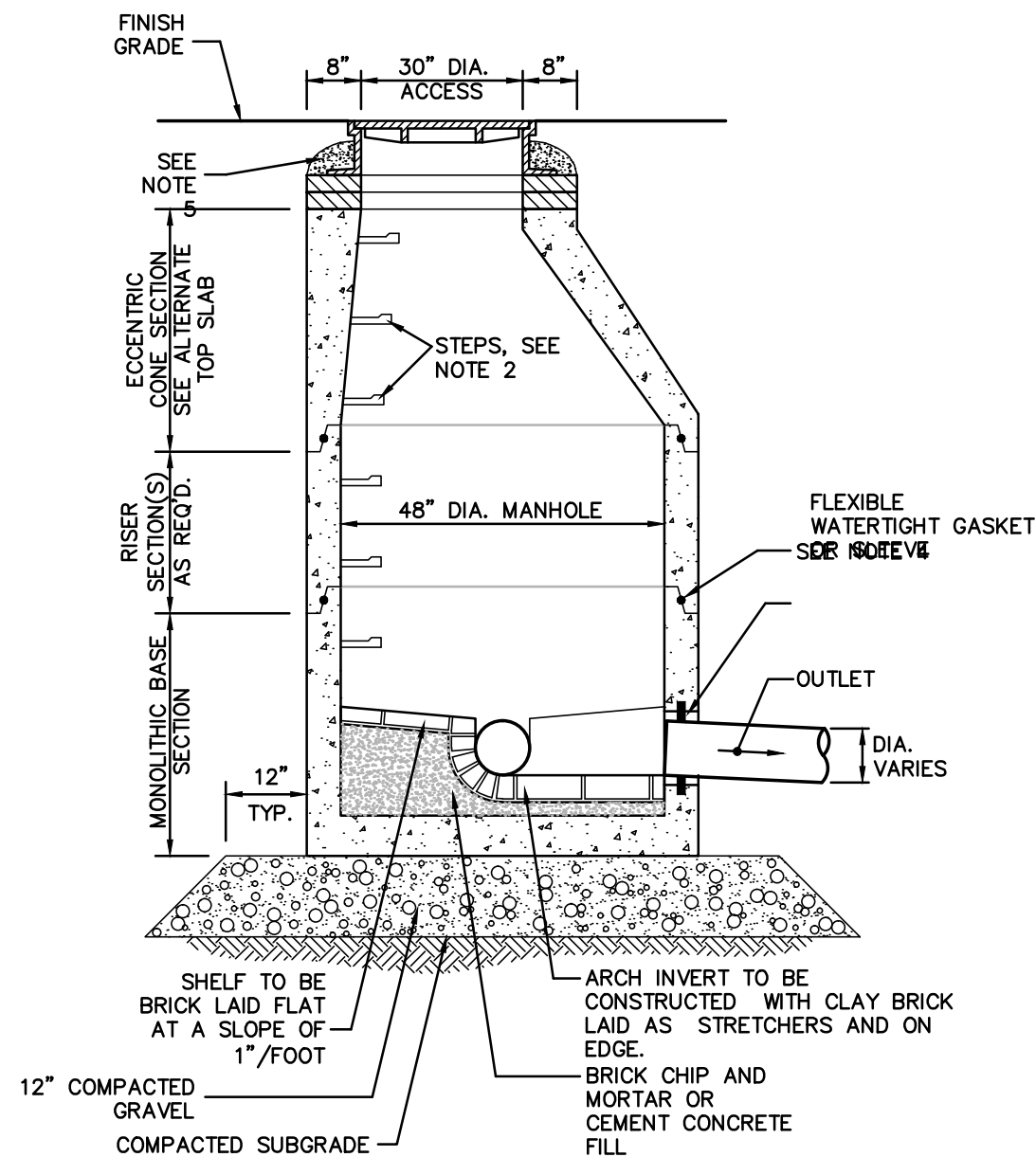
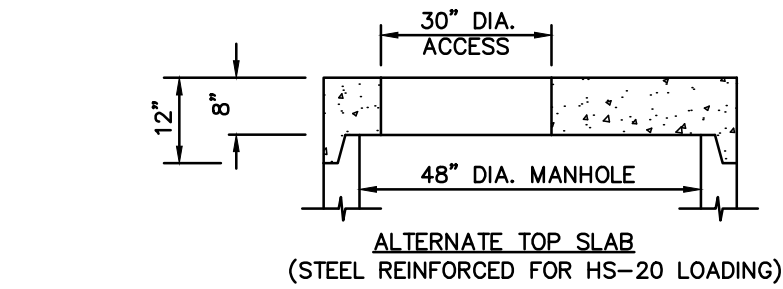
SANITARY SEWER SERVICE AT MAIN  
NOT TO SCALE



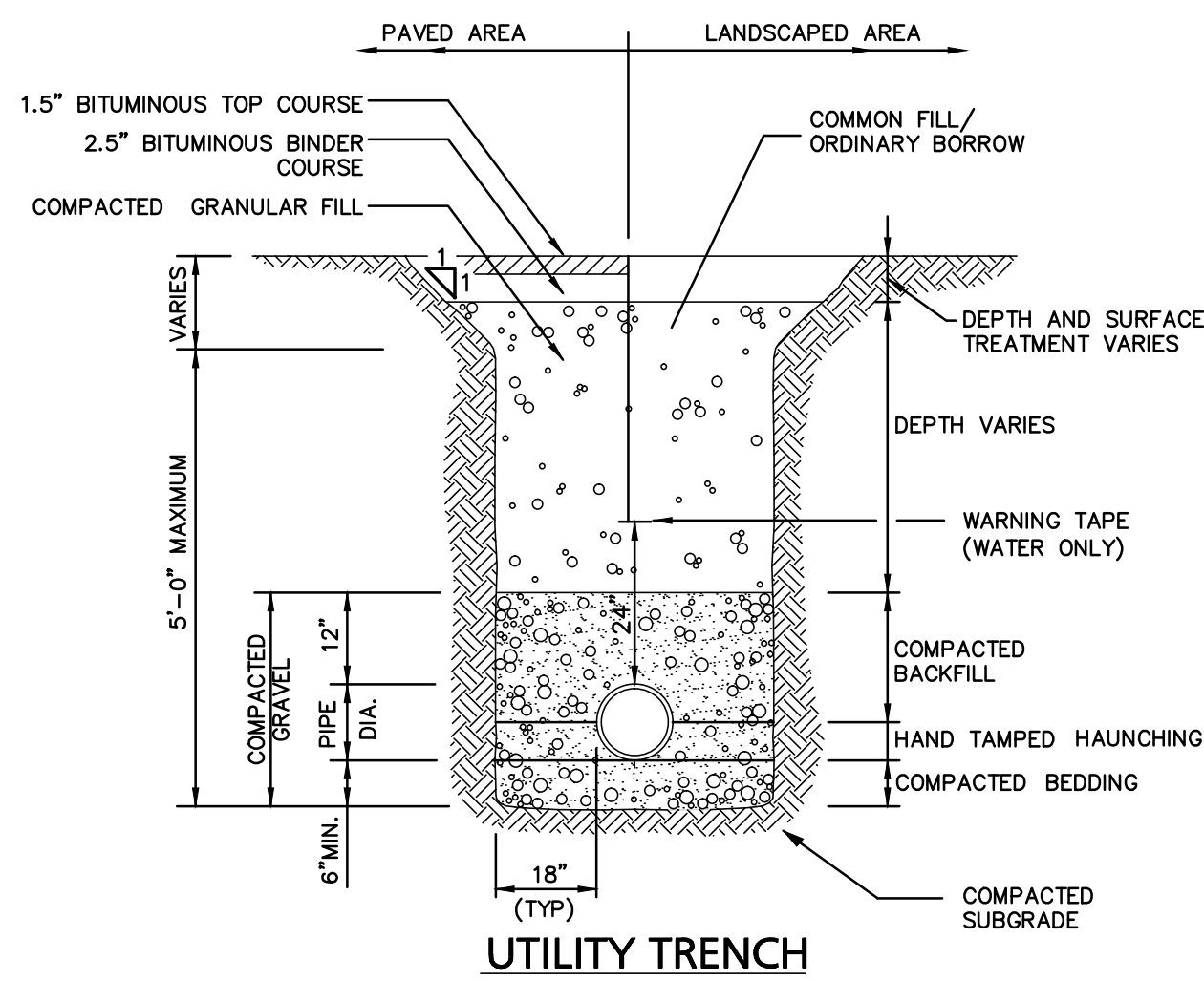
- NOTES:
1. L&BARON CAST IRON SEWER CLEANOUT RING COVER. COVER TO BE CAST WITH THE WORD "CLEANOUT" AND HAVE FLAT DIAMOND SURFACE.

SANITARY SEWER SERVICE AT BUILDING  
NOT TO SCALE

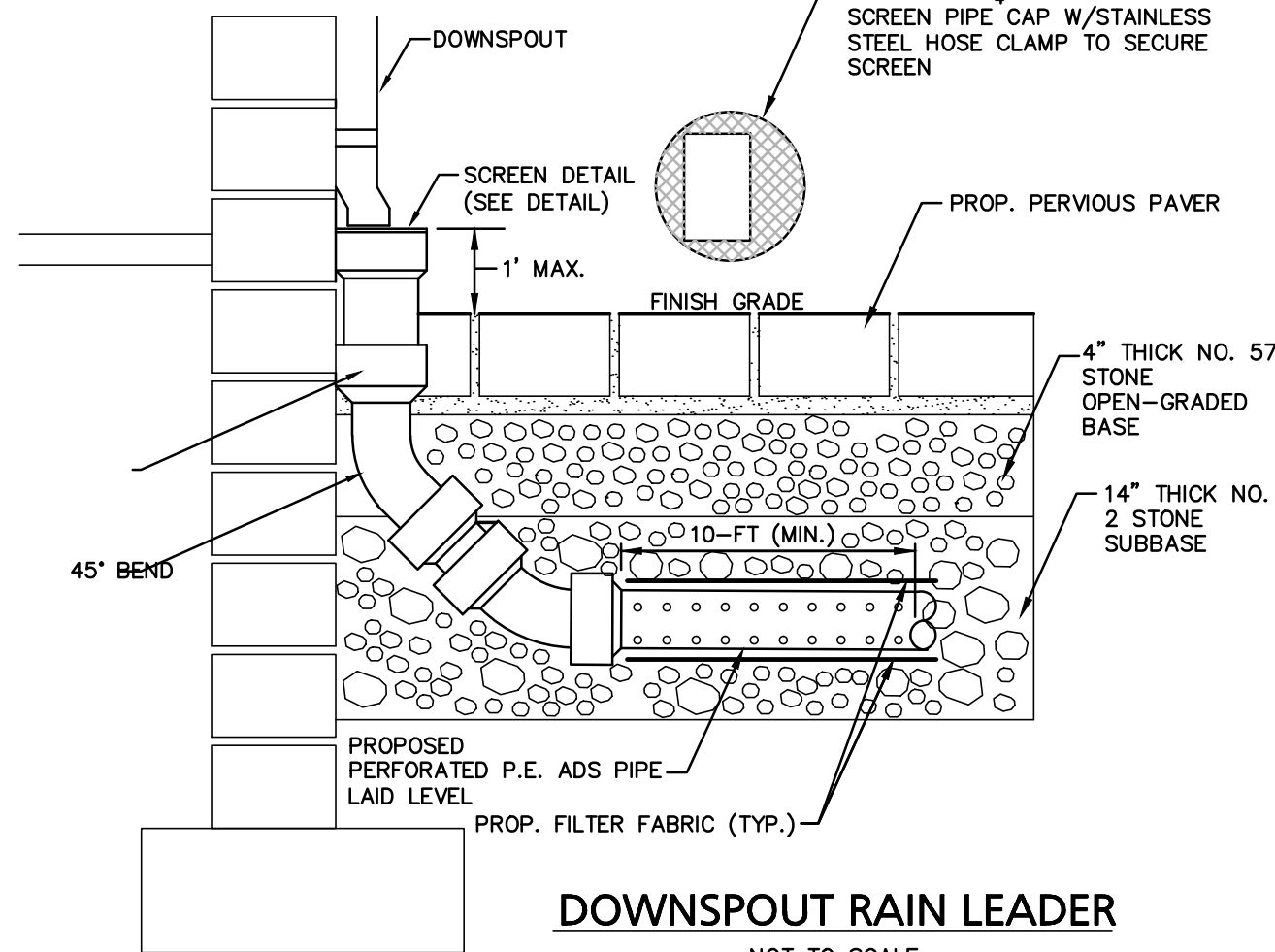
- NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
  2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
  3. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
  4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
  5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED, ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)



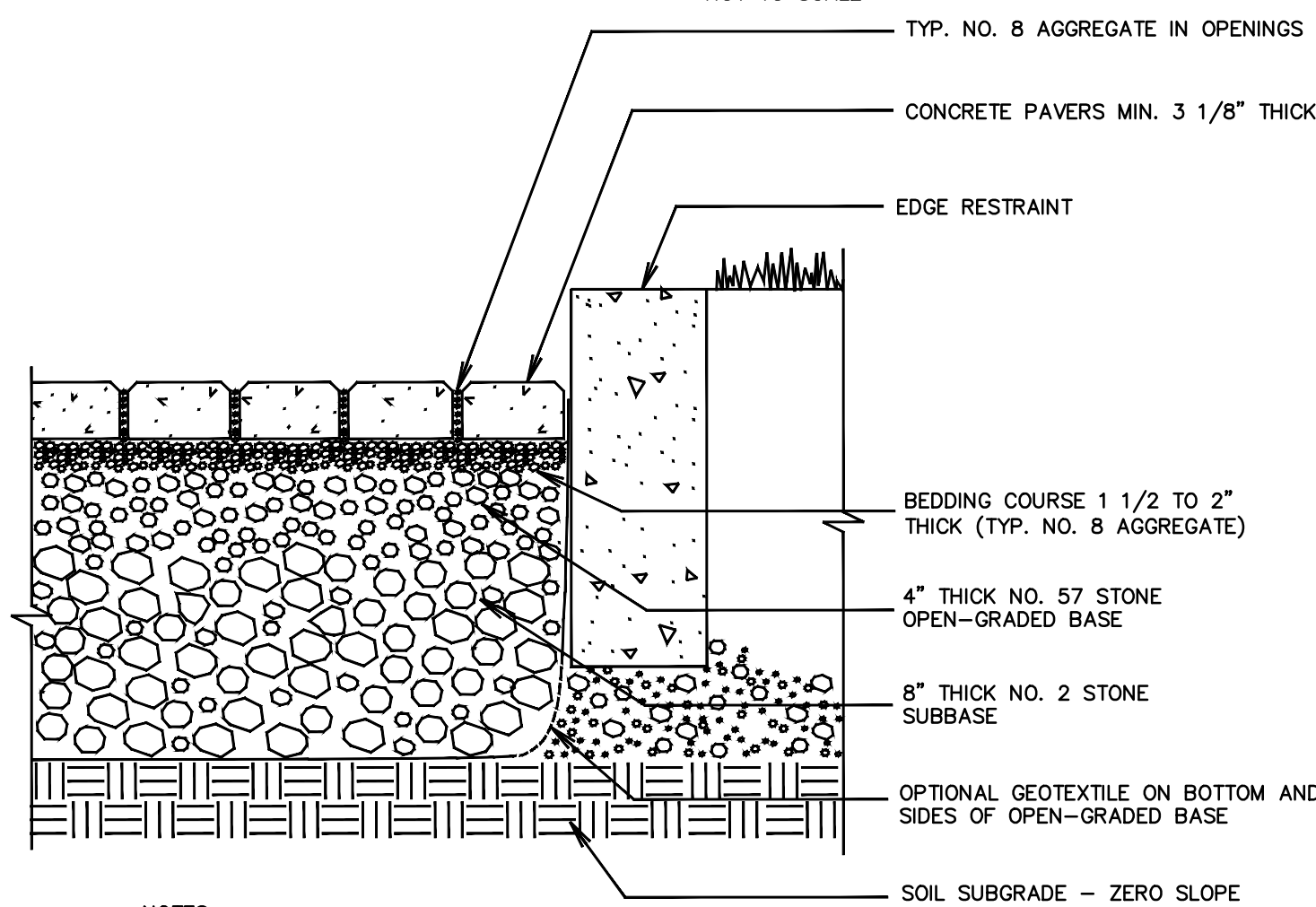
SANITARY SEWER MANHOLE  
NOT TO SCALE



UTILITY TRENCH  
NOT TO SCALE

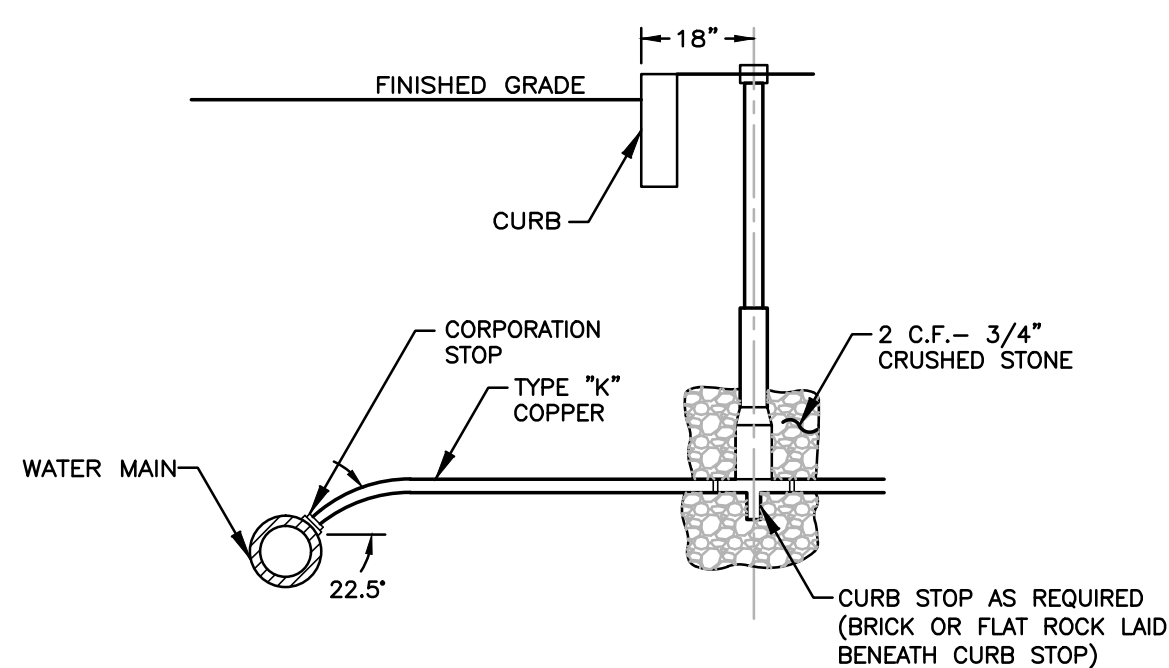


DOWNSPOUT RAIN LEADER  
NOT TO SCALE



- NOTES:
1. 2 3/8" (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
  2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.

ECO-STONE PERMEABLE PAVEMENT  
WITH FULL EXFILTRATION TO SOIL SUBGRADE  
NOT TO SCALE

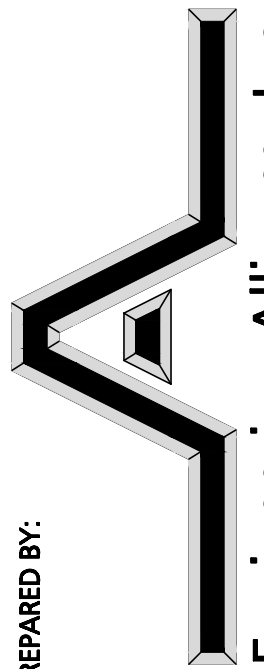


TYPICAL DOMESTIC/FIRE SERVICE CONNECTION  
NOT TO SCALE

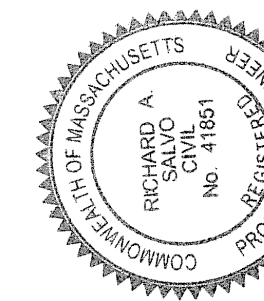
PREPARED BY:

PROJECT:

APPLICANT:



Plan of Land  
50-54 Murdock Street  
(Tax Map 33 Block A Lots 16, 17, & 18)  
Somerville, Massachusetts



Roberto Grieco  
16 Kenwood Avenue  
Wilmington, MA 01887

PROJECT # 04-10601  
DATE: December 20, 2017  
SCALE: AS NOTED  
DWG FILE NAME: 04-10601.dwg  
DESIGN BY: Eric Bradanese, P.E.  
CHECKED BY: Richard A. Salvo, P.E.

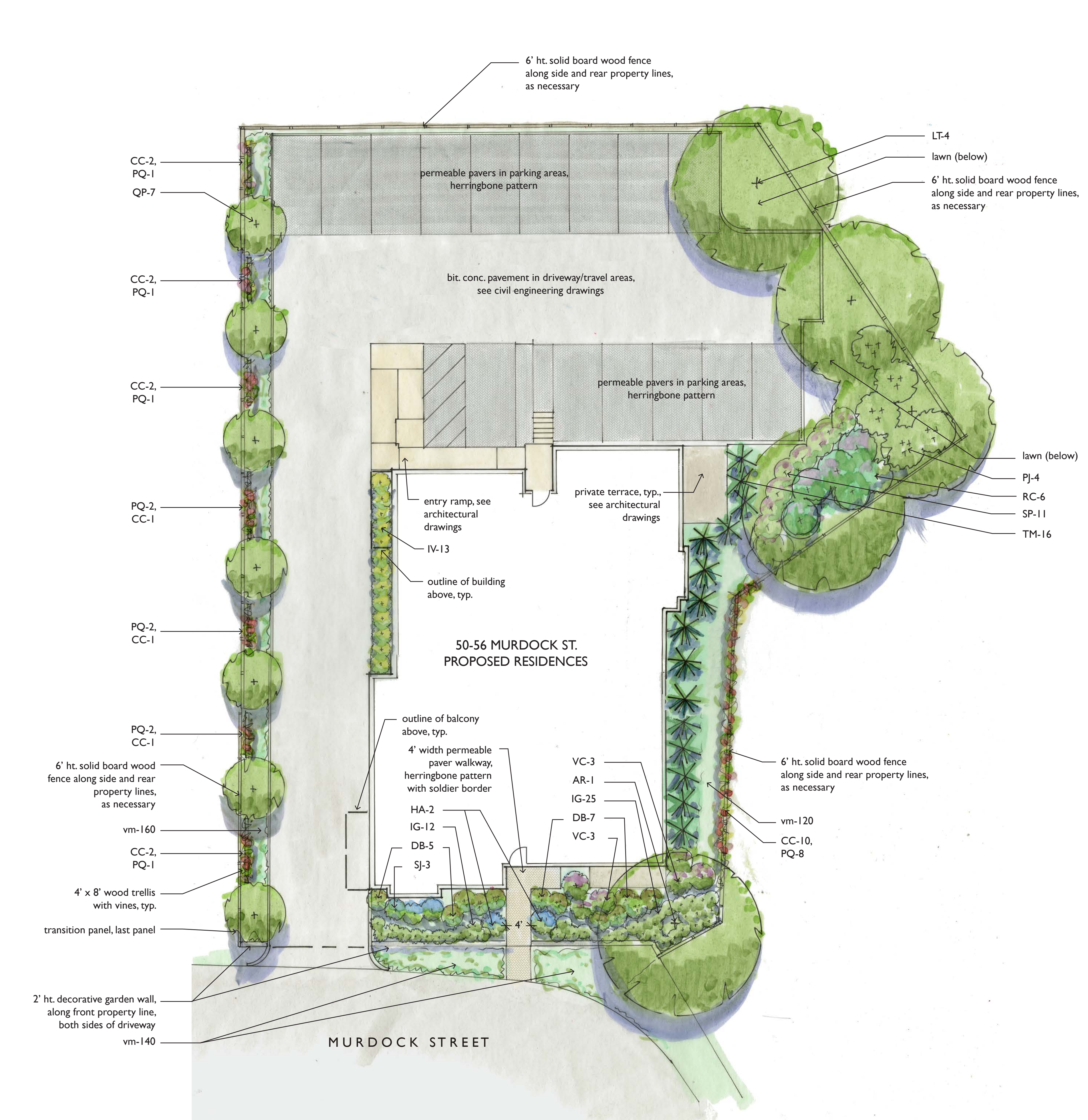
DRAWING TITLE:  
Construction Details

DWG. NO.  
D-1

DESCRIPTION OF REVISION

DATE

Engineering Alliance, Inc.  
Civil Engineering & Land Planning Consultants  
194 Central Street  
Somerville, MA 02143  
Tel: (603) 610-7100  
Fax: (603) 610-7101



PROPOSED PLANT LIST

Trees:				
1	AR	Acer rubrum '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:				
12	DB	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 gal. pots
2	HA	Hydrangea annabelle	Annabelle Hydrangea	36" ht.
37	IG	Ilex glabra 'Shamrock'	Shamrock Inberry	24" ht.
13	IV	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	5 gal. pots
4	PJ	Pieris japonica 'Mountain Fire'	Mountain Fire Pieris	24" ht.
6	RC	Rhododendron catawbiense 'Grandiflorum'	Grandiflorum Rhododendron	36-48" ht. B&B
3	SJ	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spiraea	24-36" ht. B&B
16	SP	Spiraea japonica 'Little Princess'	Little Princess Spiraea	24" ht. B&B
16	TM	Taxus x media 'Nigra'	Dwarf Spreading Yew	24-36" ht. B&B
3	VC	Viburnum carlesii	Korean Spice Viburnum	36" ht. B&B
Vines + Groundcover:				
21	CC	Clematis candida	Clematis	1gal. pots
18	PQ	Parthenocissus quinquefolia	Woodbine	1 gal pots
420	vm	Vinca minor 'Ralph Shugart'	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.

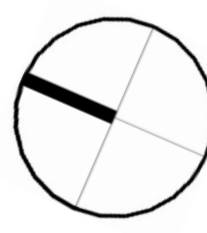


Garden Wall, 2' ht. | 'Lineo' by Unilock



Permeable Pavers | 'EcoPiora' by Unilock

SCALE: 1" = 10'-0"



MBTA



ZONING DIMENSIONAL TABLE			
	REQUIRED	PROPOSED	COMPLIANCE
ZONE	RB ZONE	MULTI-FAMILY	COMPLIES
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)	3,886 SF (25.33%)	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%	5,369 SF (35%)	COMPLIES
PARKING REQUIREMENTS	14 STANDARD & 1 HC	14 STANDARD & 1 HC	COMPLIES
BICYCLE PARKING	1 PER / DU	10	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.

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	

PROJECT NAME

**Murdock Street Residences**

PROJECT ADDRESS

50-54 Murdock Street, Somerville, MA

CLIENT

**Rob Grieco**

ARCHITECT

**DESIGN**

**KHALSA**

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

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REGISTRATION

**REGISTERED ARCHITECT**

**KHALSA**

**MA**

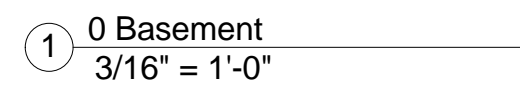
Project number	17107
Date	12/29/2017
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Scale	As indicated

REVISIONS		
No.	Description	Date

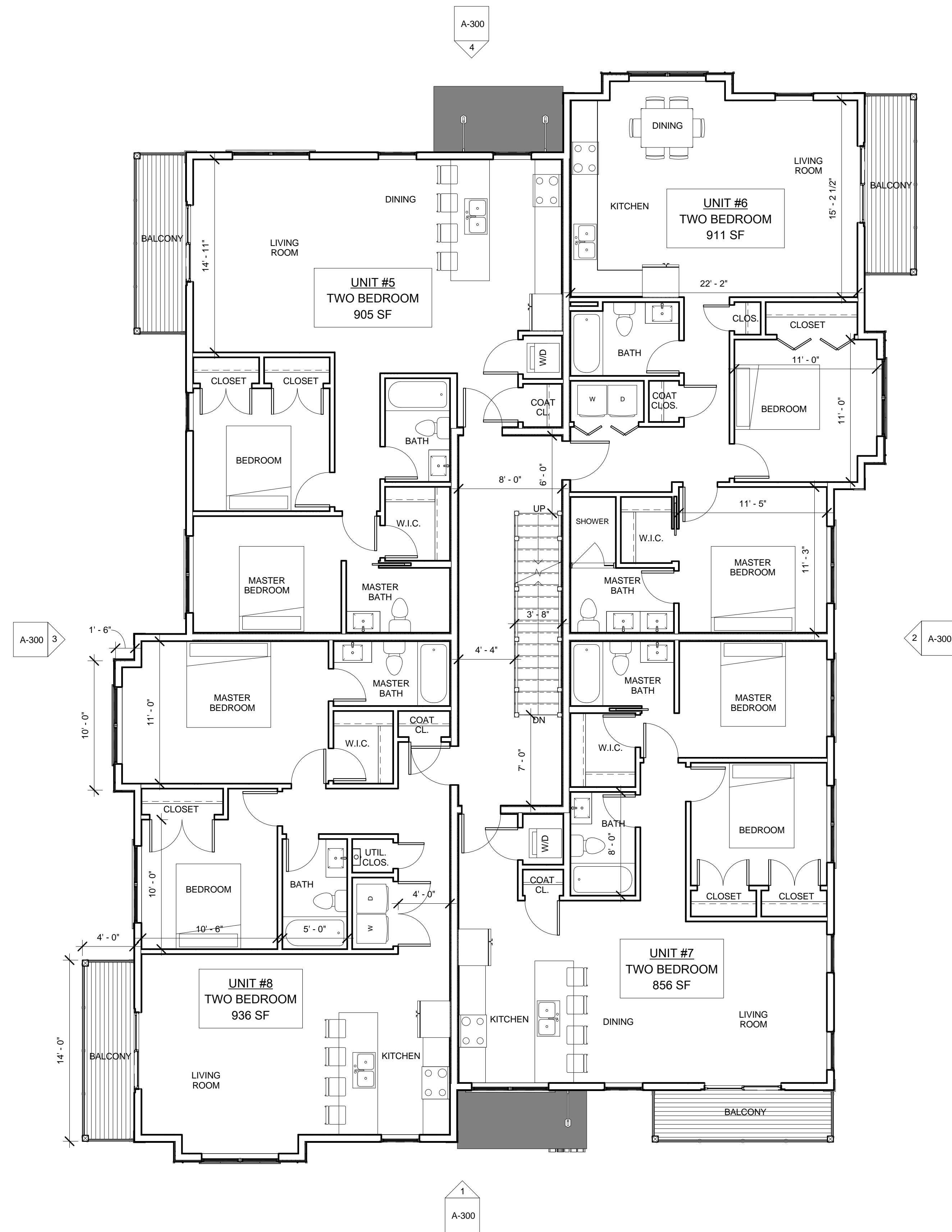
Architectural Site Plan & Zoning Analysis

**A-020**

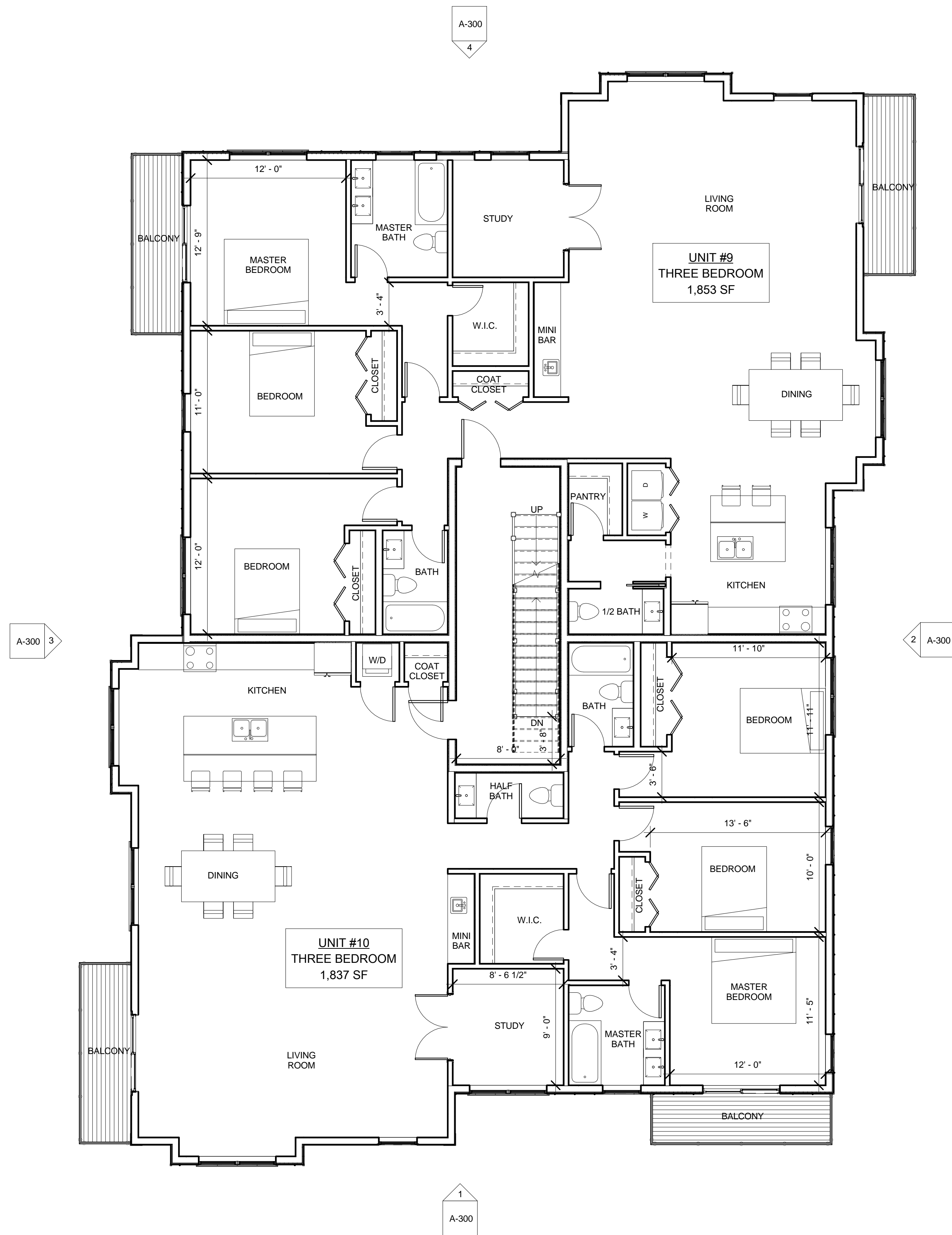
Murdock Street Residences



### Murdock Street Residences



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



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

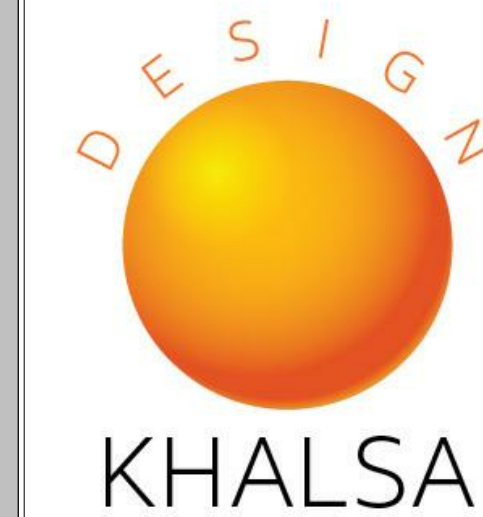
PROJECT NAME  
**Murdock Street  
Residences**

PROJECT ADDRESS  
50-54 Murdock Street,  
Somerville, MA

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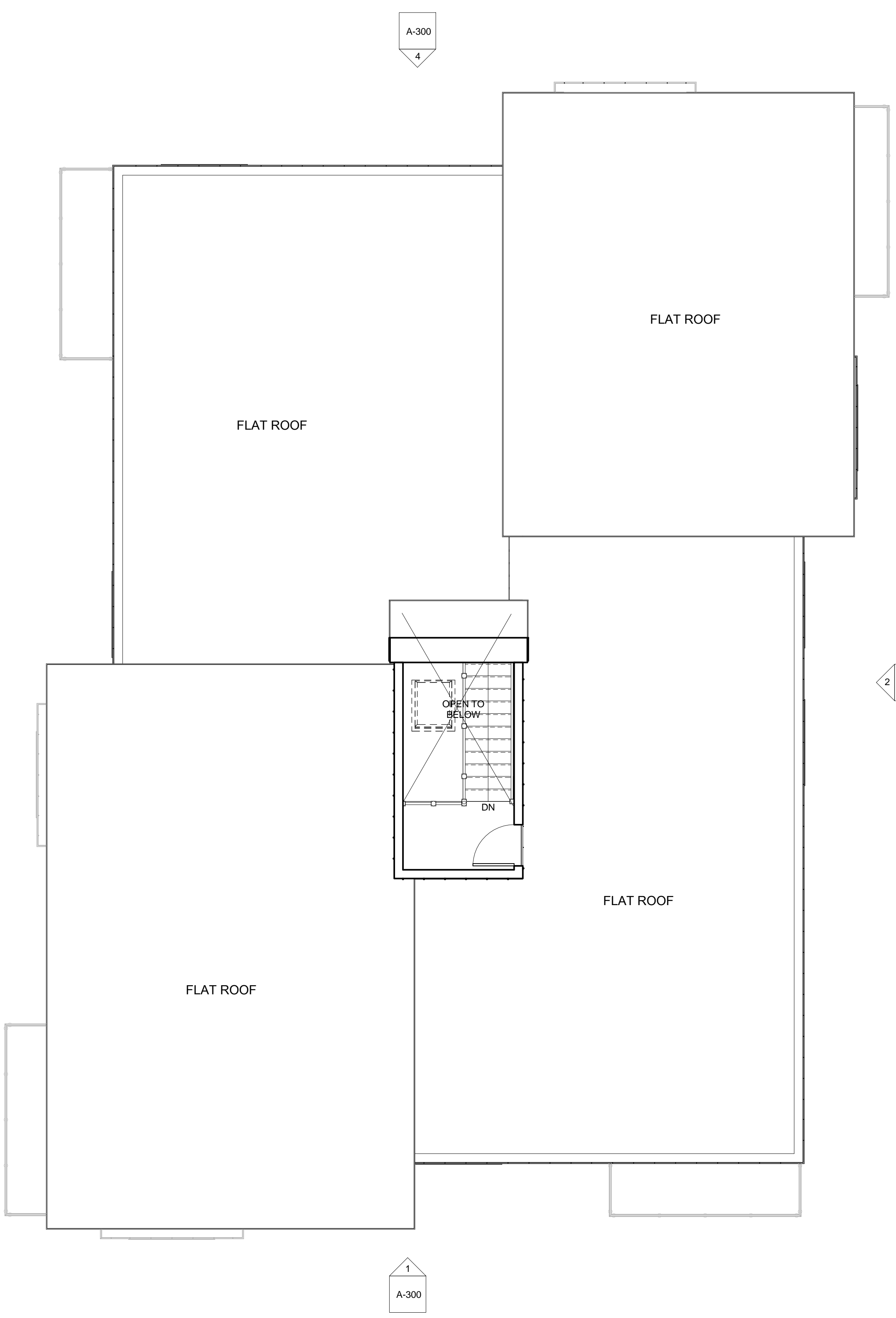
Project number 17107  
Date 12/29/2017  
Drawn by NB  
Checked by JSK  
Scale 3/16" = 1'-0"

REVISIONS

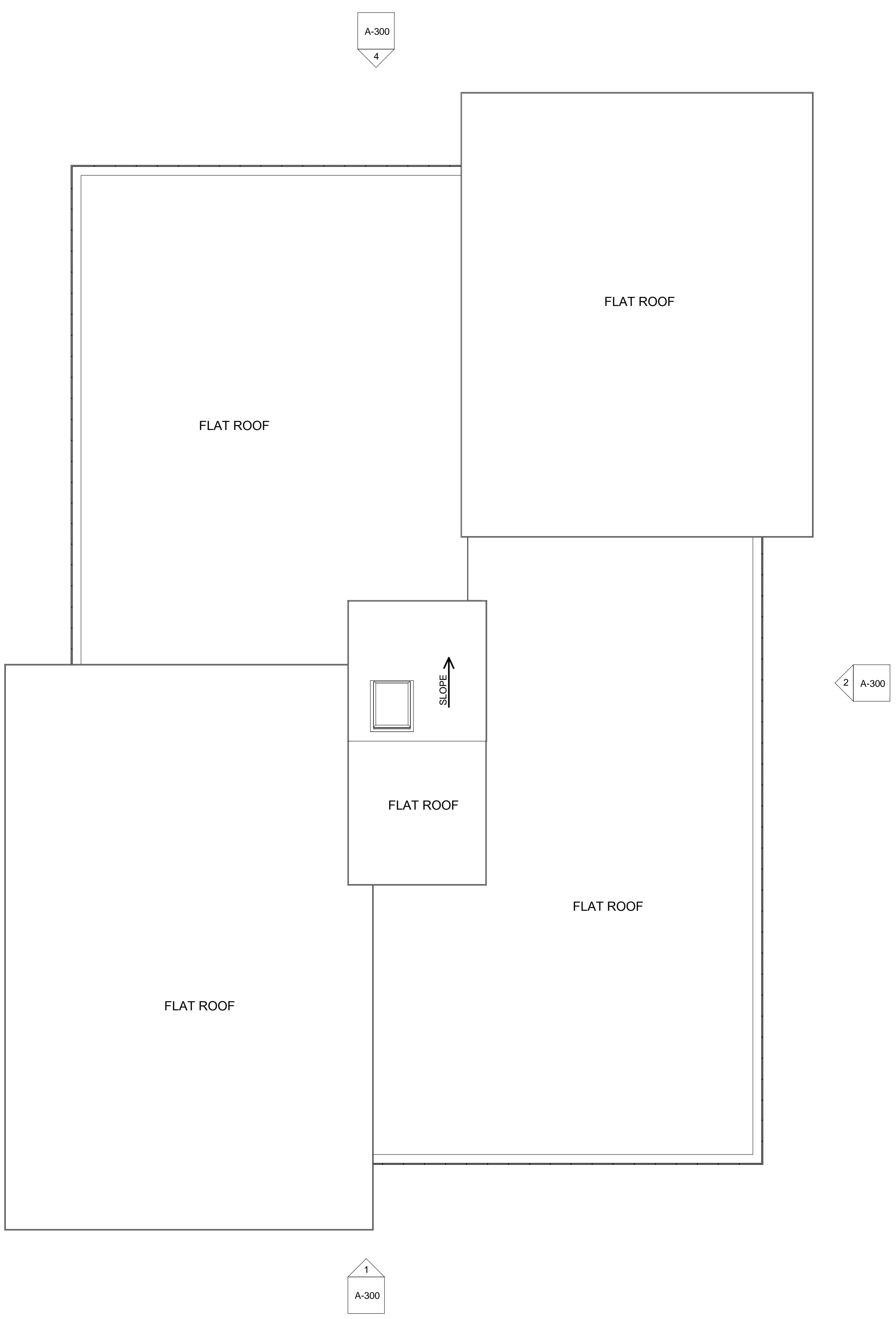
No.	Description	Date

**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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ARCHITECT  
**DESIGN**  
**KHALSA**

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Elevations

**A-300**

Murdock Street Residences



MURDOCK ST.

EXTERIOR LIGHTING LEGEND

- FLUSH MOUNT
- WALL MOUNT
- FLOOD LIGHT
- BOLLARD LIGHT

BLEM13Y

42" high rectangular bollard with (1) 13 Watt (equivalent to a 150 Watt MH) LED fixture for low level lighting applications. Great for pathway lighting! IESNA Full Cutoff, Fully Shielded optics, 5 year warranty.

Color: Bronze Weight: 19.0 lbs

Technical Specifications

**Listings**  
UL Listing: Suitable for wet locations.  
IESNA LM-79 & IESNA LM-80 Testing: RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.  
**LED Characteristics**  
Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.  
Lumen Maintenance: The LED will deliver 70% of its initial lumens at 100,000 hours of operation.  
Color Consistency: 3-step Macadam Ellipse binning to achieve consistent fixture-to-fixture color.  
Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.  
Maximum Ambient Temperature: Suitable for use in 60°C (131°F) ambient temperatures.

**Cold Weather Starting:** The minimum starting temperature is -30C.  
**Green Technology:** Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.  
**Housing:** Precision die cast aluminum housing, lens frame.  
**Mounting:** 42" Ballast.  
**Gaskets:** High temperature silicone.  
**Finish:** Formulated for high-durability and long lasting color.  
**Anchor Bolt:** The anchor bolts for the BLEDs have the following dimensions 1/2" x 12 1/4" long with 2 3/4" hook.  
**Electrical**  
Driver: Multi-chip 13W high output long life LED Driver Constant Current, Class 2 100V - 277V, 50/60 Hz.  
Surge Protection: 4KV

**Other**  
California Title 24: See BLED13PC for a 2013 California Title 24 compliant model.  
**Patents:** The design of the BLED is protected by patents pending in Canada, U.S. Pat. D599,050 and Pat. D599,045, and patents pending in China and Taiwan.  
**Warranty:** RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.  
**Equivalency:** Equivalent to 70W Metal Halide.  
**Buy American Act Compliance:** RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.  
**Optical**  
BUG Rating: B1 UB G0  
BUG Rating: B1 UB G0

Wolfers Lighting

103 North Beacon Street  
Allston, MA 02134  
Website: www.wolfers.com

Phone: 617-254-0700  
Fax: 617-746-5544  
Email: internetsales@wolfers.com



One Light Outdoor Wall Mount

Item ID: 811530  
Manufacturer: Minka  
MFG #: 71241-66  
Finish: Black  
Height: 9.75"  
Width/Dia.: 8"  
Length: 8"

Bulbs	Qty.	Type	Base	Source	Watt	CCT	CRI	Lm	Avg. Life	Dim	Incl.
	1	A-19	Medium		100						

Features	Additional Information
	Glass: Black
	Extension: 10.5"
	Shipped Via: UPS
	Weight: 1.08lb

Please be advised that all prices and information shown here are subject to verification by our showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.

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Adjustable Piedmont Swivel Flood Light

Item ID: 246149  
Manufacturer: Seagull  
MFG #: 8607-12  
Finish: Black  
Height: 23.75"  
Width/Dia.: 5.75"  
Length: 14"

Our flood lights are designed with safety as a top priority. Choose from open glass PAR38s or directional BR40s, both with swivel design to direct illumination where you need it.

Bulbs	Qty.	Type	Base	Source	Watt	CCT	CRI	Lm	Avg. Life	Dim	Incl.
	2	BR40	Medium 120w		120						

Features	Additional Information
Safety Rating: UL, cUL	Glass: Black Aluminum
Safety Listing: Wet	Chain: 6.5"
	Wire: 6.5"

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LED Outdoor Flushmount

Item ID: 053030  
Manufacturer: Murray Feiss  
MFG #: OL11313BK-  
Finish: LED  
Height: 5.13"  
Width/Dia.: 11.75"

Bulbs	Qty.	Type	Base	Source	Watt	CCT	CRI	Lm	Avg. Life	Dim	Incl.
	1	A-19	Medium		100						

Features	Additional Information
Safety Rating: cETL	Glass: Clear Seeded
Safety Listing: Damp	Wire: 8"
	Voltage: 120V
	Shipped Via: UPS

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Murdock Street  
Residences

PROJECT ADDRESS

50-54 Murdock Street,  
Somerville, MA

CLIENT

Rob Grieco

ARCHITECT



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REVISIONS

No.	Description	Date

Proposed Exterior  
Lighting Plan &  
Fixtures

A-304

Murdock Street Residences