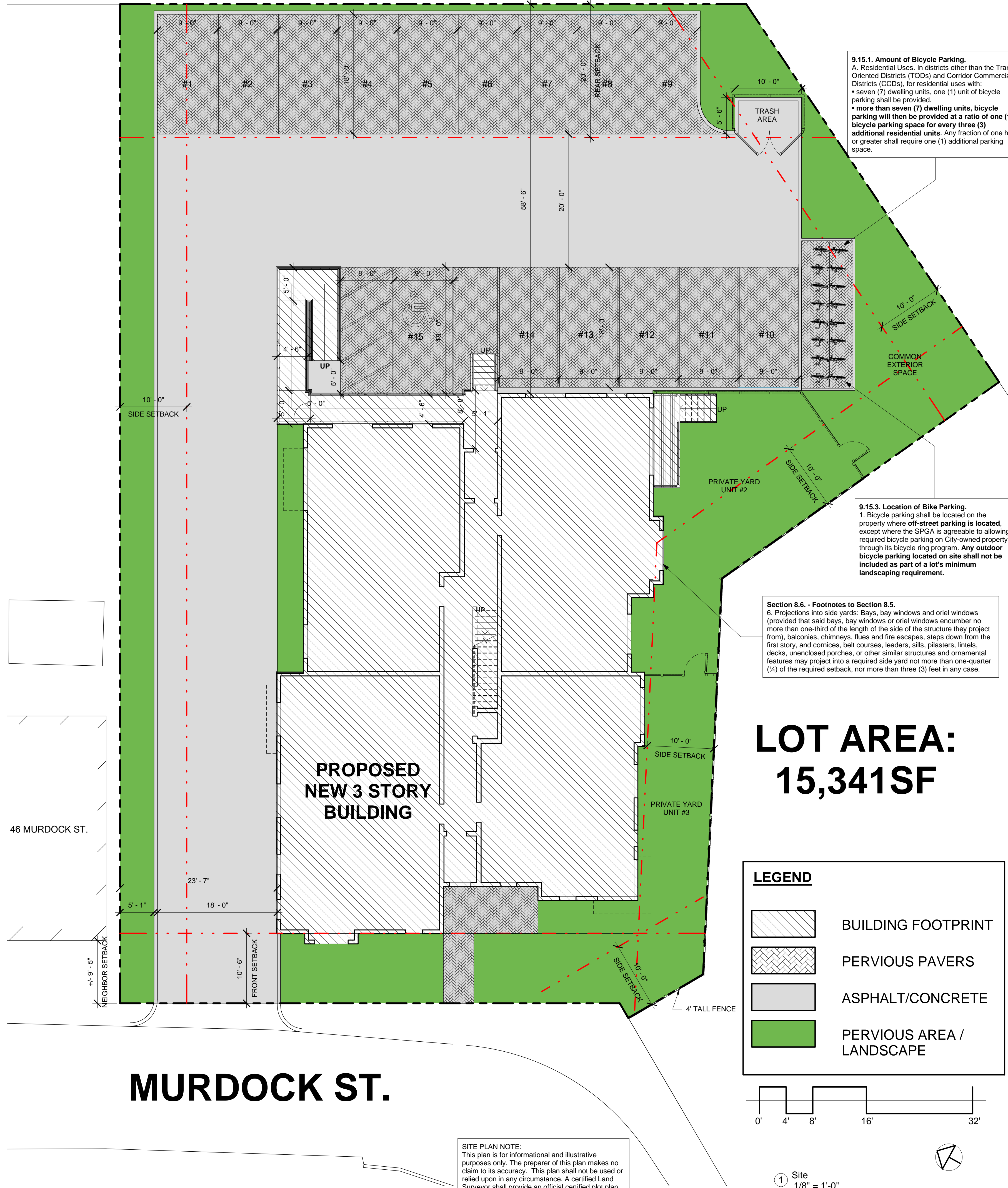


MBTA



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.

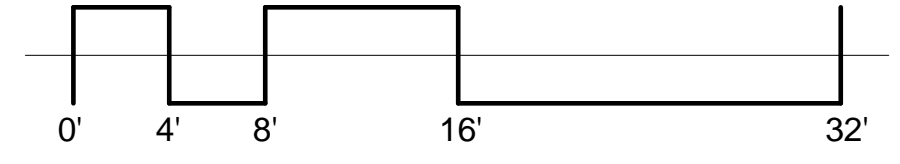
9.15.3. Location of Bike Parking.
 1. Bicycle parking shall be located on the property where off-street parking is located, except where the SPGA is agreeable to allowing required bicycle parking on City-owned property through its bicycle ring program. Any outdoor bicycle parking located on site shall 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, pilasters, lintels, decks, unenclosed porches, or other similar structures and ornamental features may project into a required side yard not more than one-quarter (1/4) 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



SITE PLAN NOTE:
 This plan is for informational and illustrative purposes only. The preparer of this plan makes no claim to its accuracy. This plan shall not be used or relied upon in any circumstance. A certified Land Surveyor shall provide an official certified plot plan.

ZONING DIMENSIONAL TABLE

ZONE	REQUIRED RB ZONE	PROPOSED	COMPLIANCE
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 (12,037 SF)	COMPLIES
MAX BUILDING HEIGHT	40'-0" / 3ST	40'-0" / 3ST	COMPLIES
MIN YARD FRONT	15'-0"	10'-6" (SEE NOTE)	COMPLIES
SIDE REAR	10'-0" 20'-0"	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	17 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.
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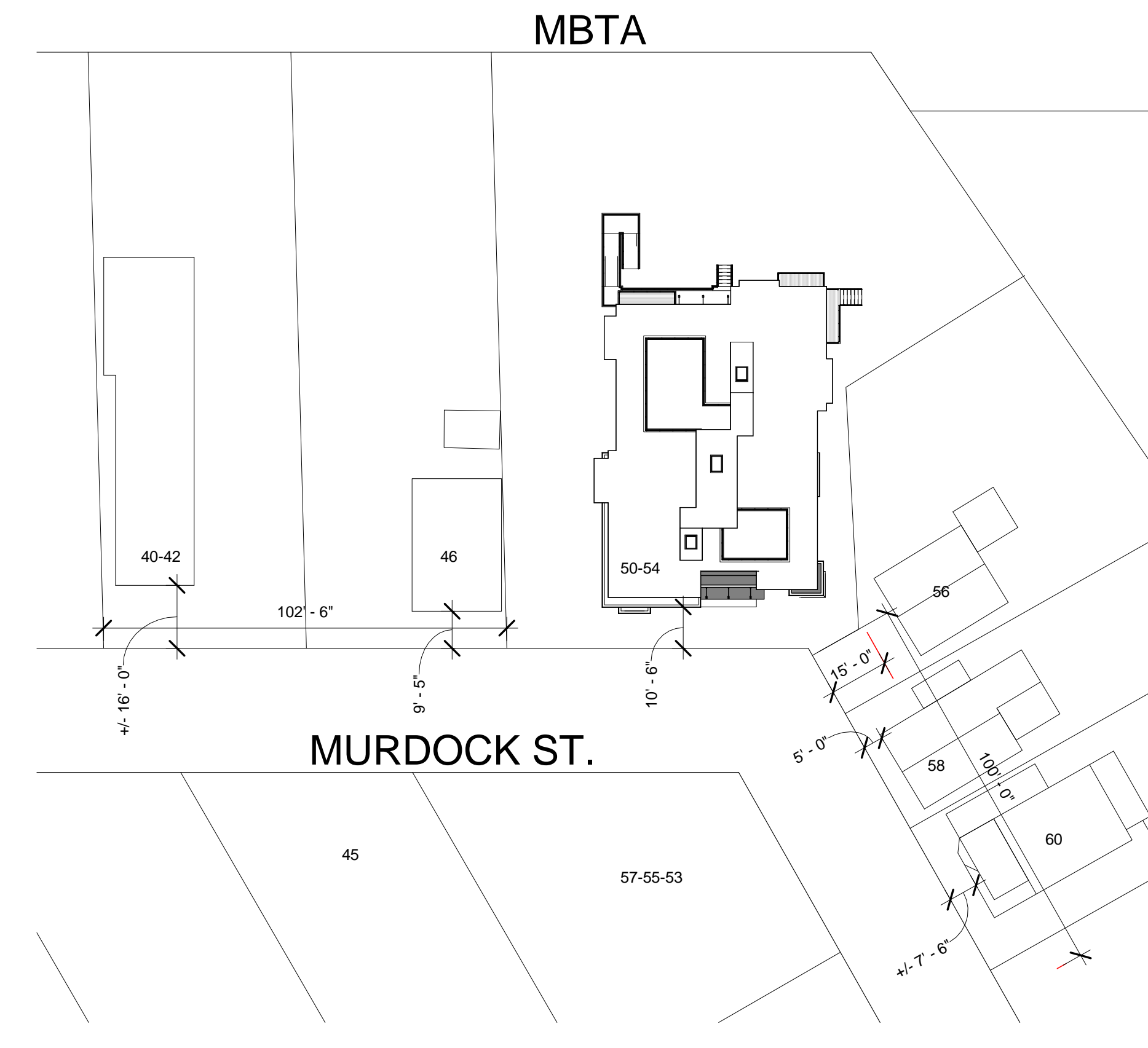
FAR Area

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	

FRONT SETBACK CALCULATIONS



Section 8.5.5
 If the average front yard depth of two (2) or more existing buildings on each side of a lot within one hundred (100) feet and within the district and same block, uninterrupted by an intersection, is less than the required front yard, the average of such existing front yard depths may be the required front yard depth for buildings of three (3) stories or less, but in no case may the front yard depth be less than ten (10) feet.

SETBACK CALCULATION:
 $16' - 9.45' + 15' - 5' + 7.5' = 52.95'$
 $52.95' / 5 = 10.6'$

PROJECT NAME
Murdock Street Residences

PROJECT ADDRESS
 50-54 Murdock Street,
 Somerville, MA

CLIENT
Rob Grieco

ARCHITECT

DESIGN

KHALSA

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CONSULTANTS:

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REGISTRATION

Project number	17107
Date	10/19/2018
Drawn by	NE
Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date

Architectural Site Plan & Zoning Analysis

A-020

Murdock Street Residences