

Village Terrace Condos

1-2 Village Terrace

Somerville, Ma



SCHEMATIC DESIGN

PACKAGE 11.19.12



Village Terrace Condos
1-2 Village Terrace
Somerville, Ma



PROJECT NUMBER: 2011.17

SCHEMATIC DESIGN

DATE: 11.19.12

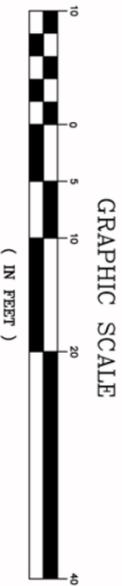
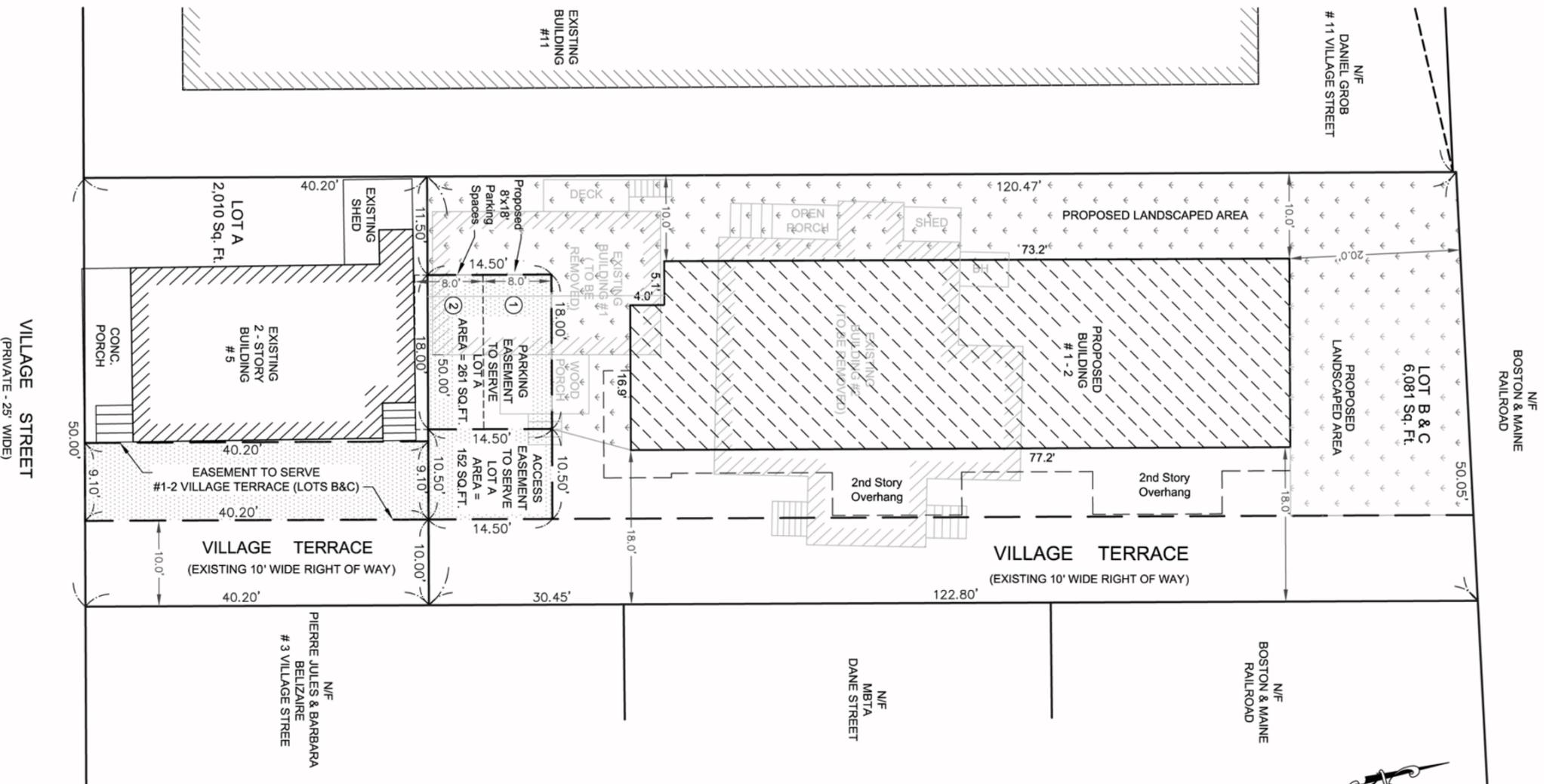
REVISIONS

Number	Description	Date

Scale: N.T.S.

RENDERED VIEWS

A0.00



LEGEND:
 Proposed Landscaped Area

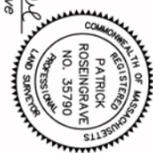
GENERAL NOTES:

- * Registered Owner of 1 & 2 Village Terrace: Village Terrace, LLC
- * Deed Ref.: Book 57606, Page 82
- * Registered Owner of 5 Village St.: Bruce Dharna, LLC
- * Deeds Ref.: Book 55881, Page 416
- * Assessors Ref.: Map 53 Block C Lots 5,11,12
- * Plan Ref.: Plan No. 951of 1947
- Book 11784, Page 512
- Plan No. 1405 of 1969
- Book 25725, Page 221
- Plan No. 898 of 1995

ZONING NOTES:

- * Zone: RC
- * Max Ground Coverage= 70%
- * Existing Ground Coverage = 1682 s.f. = 28%
- * Proposed Ground Coverage = 2083 s.f. = 34%
- * Min. Landscaped Area= 25%
- * Existing Landscaped Area= 3765 s.f. = 62%
- * Proposed Landscaped Area= 2062 s.f. = 34%

Patrick J. Roseinprave
 Patrick J. Roseinprave
 Professional Land Surveyor



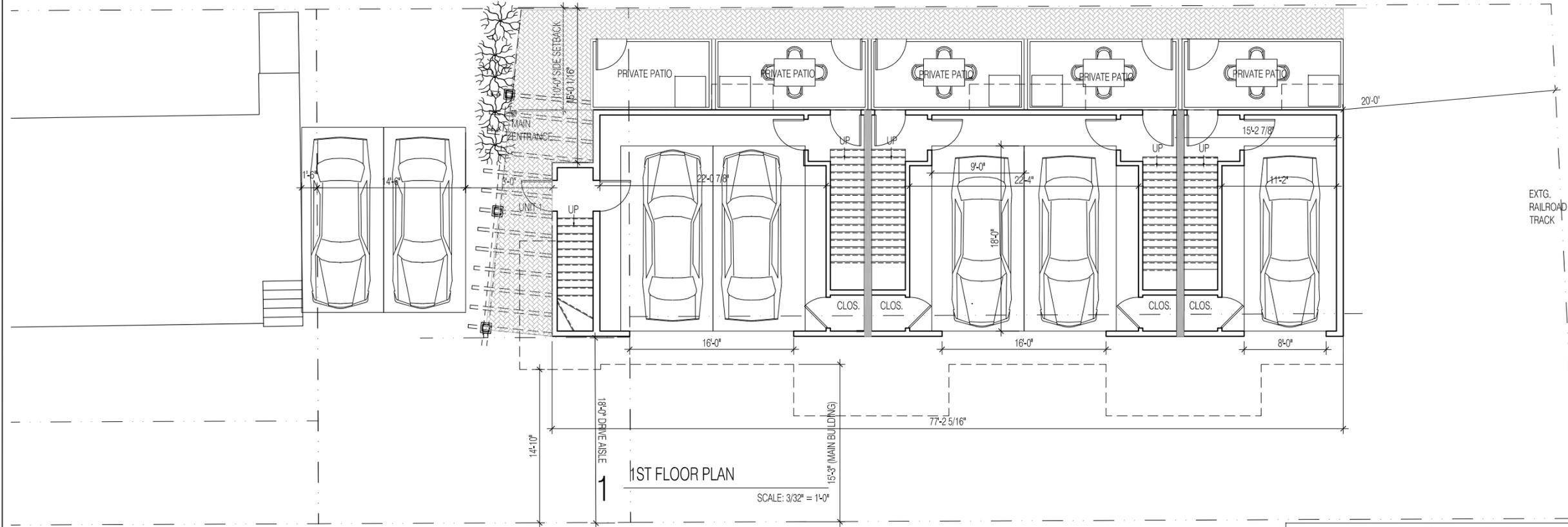
Site Plan

1-2 Village Terrace
& 5 Village Street
Somerville, MA

Plan Prepared By:



10 Andrew Sq., Suite 201B
 South Boston, MA 02127
 Tel. 857-544-3061
 Date: November 19, 2012



VILLAGE TERRACE CONDOS
 1-2 VILLAGE TERRACE
 SOMERVILLE, MA



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Revisions

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Scale: **As Noted**

Dimensional requirements of Zoning "RC"	Village Terrace Project
REQUIRED	PROVIDED
Lot size Min. 7,500 s.f.	6,081 S.F.
Min. Lot /dwelling unit 875 s.f.	920 s.f. (5 units)
Maximum ground coverage 70%	35% (2,140 s.f.)
Landscaped area (min %) 25%	26% (1,594 s.f.)
Floor Area ratio 2.0	.75
Min Front yard setback* 18 feet	18 feet first flr. (for Drive)
See notes 5a,5b,5c,17 15 feet	15 feet upper levels
Min. Side Yard Setback 10'-0" (3 stories)	10'-0"
See notes 5a,6,9,10,17 (Sum of both 20'-0")	
Min Rear Yard Setback 20'-0"	20'-0"
See notes 5b,13,14,15,17	
Min. Frontage 50 feet	122.8' (Village Terrace)
See note 16	
Max Height in Feet 40 Feet	34'-0"
See note 3	
Max Stories 3 stories	3 stories
Parking 10 spaces	7 spaces

FIRST FLOOR BUILDING PLANS



SCHEMATIC DESIGN

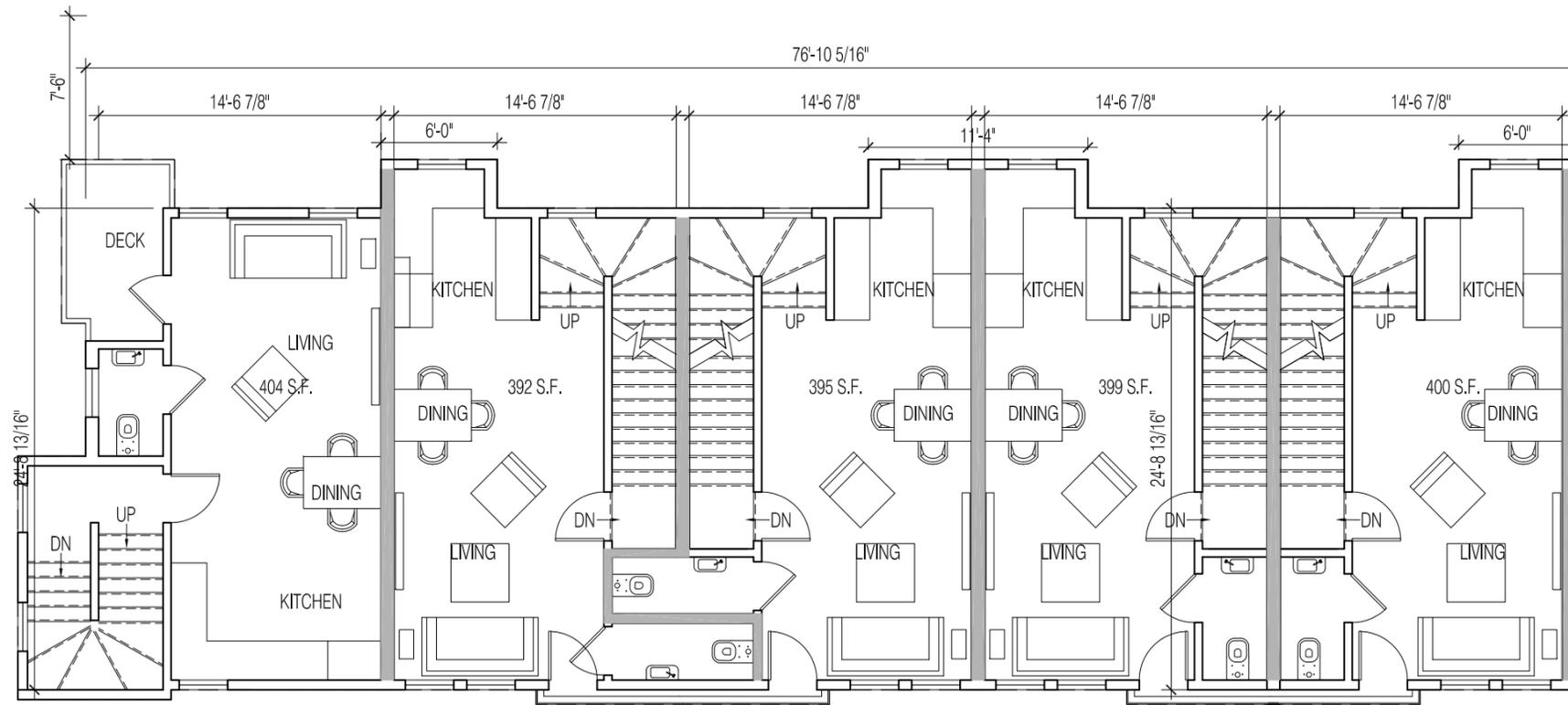
Date: 11.19.12

Revisions

Number	Description	Date
1	BEDESIGN	01/12/12

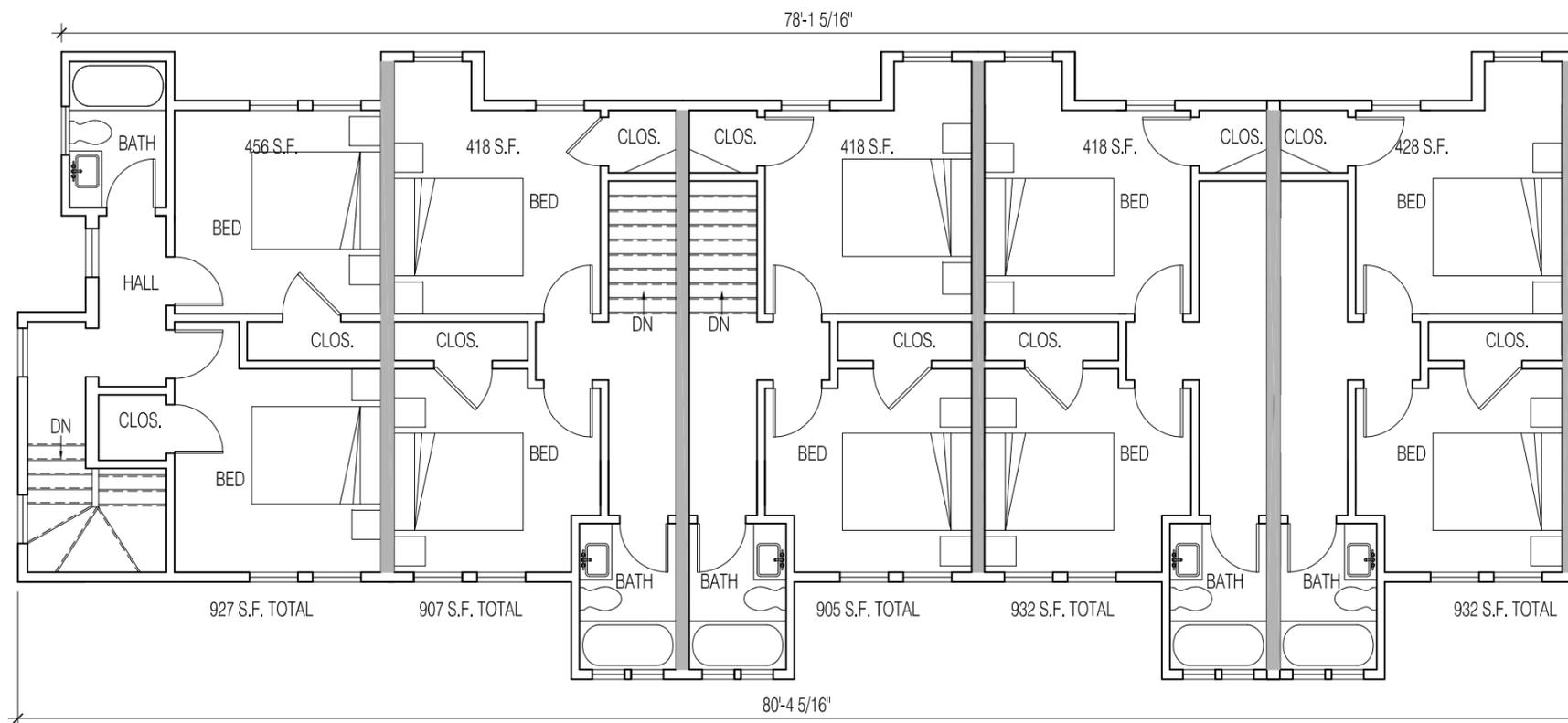
Scale: **As Noted**

2ND & 3RD FLOOR PLANS



2 2ND FLOOR

SCALE: 1/8" = 1'-0"



3 3RD FLOOR

SCALE: 1/8" = 1'-0"

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Scale: 1/8" = 1'-0"

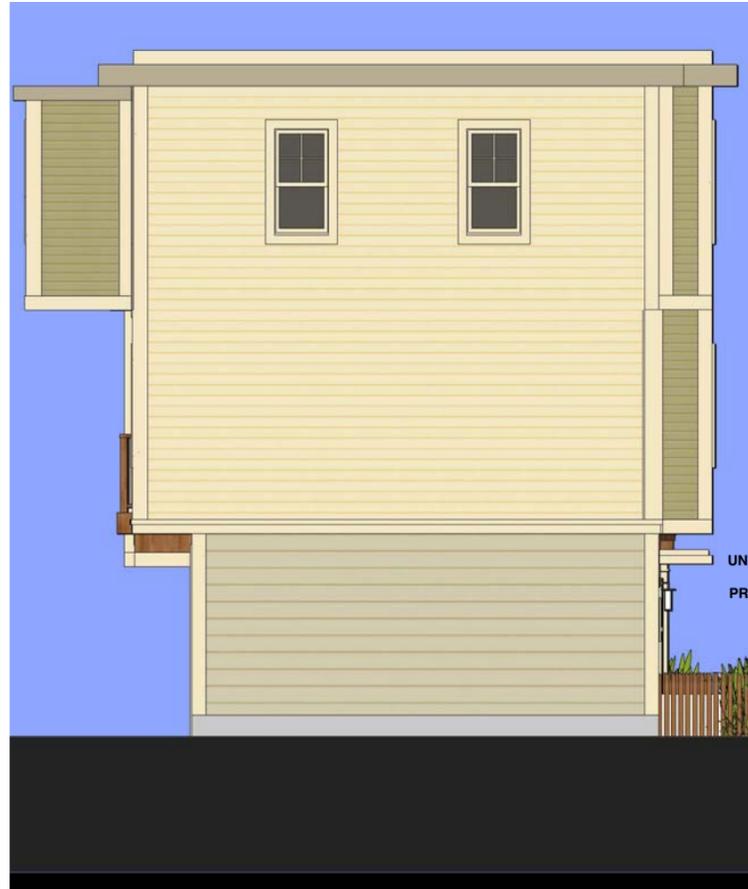
EXTERIOR ELEVATIONS



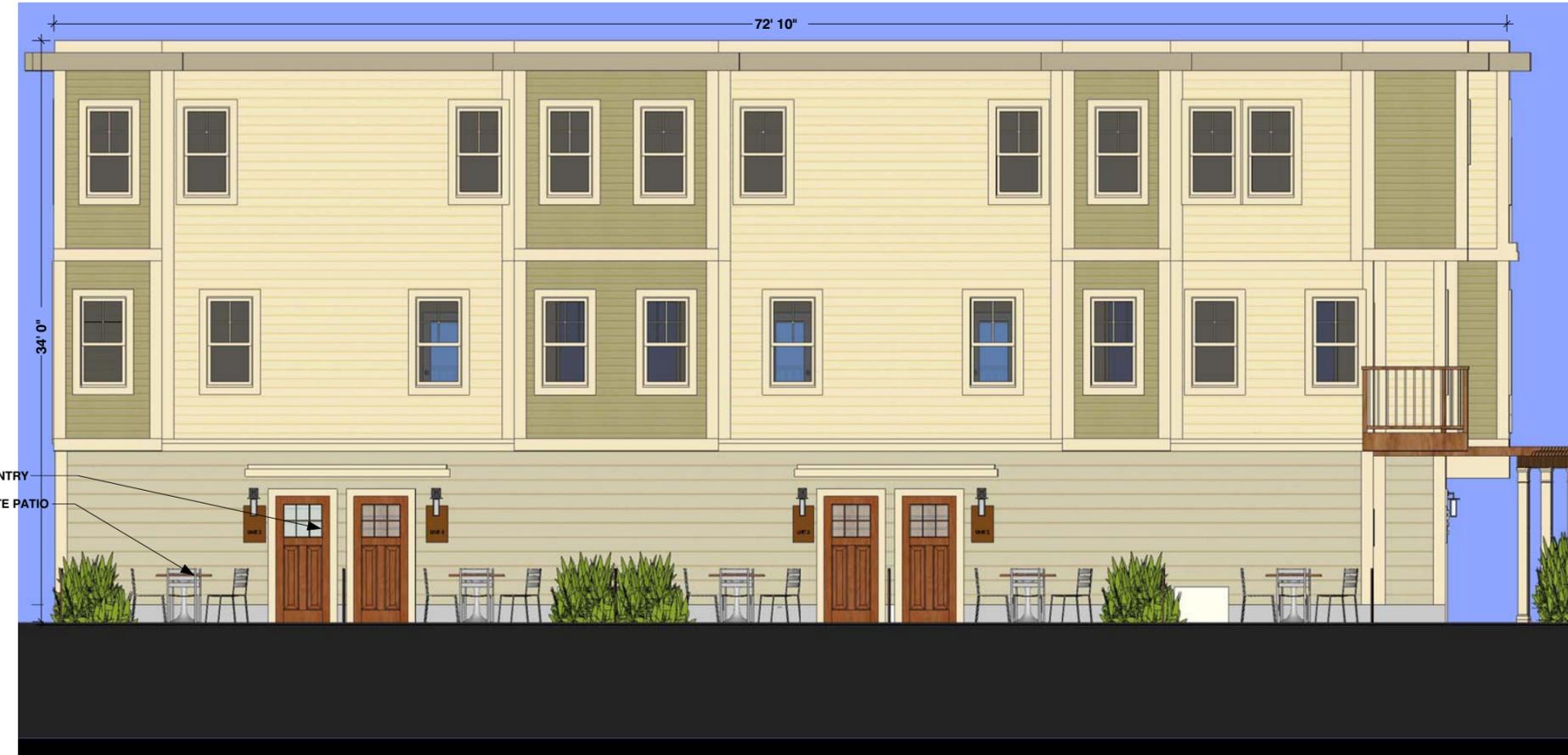
1 South Elevation
Scale: 1/8" = 1'-0"



2 East Elevation
Scale: 1/8" = 1'-0"



3 North Elevation
Scale: 1/8" = 1'-0"



4 West Elevation
Scale: 1/8" = 1'-0"



1 Entry View (South)
Scale: N.T.S.



2 Entry View detail
Scale: N.T.S.

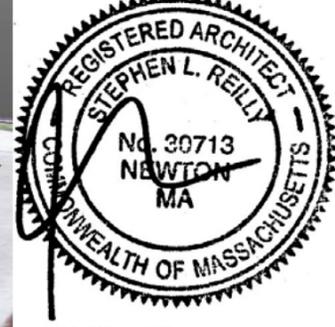


3 Rear Entry Court
Scale: N.T.S.



4 Rear View
Scale: N.T.S.

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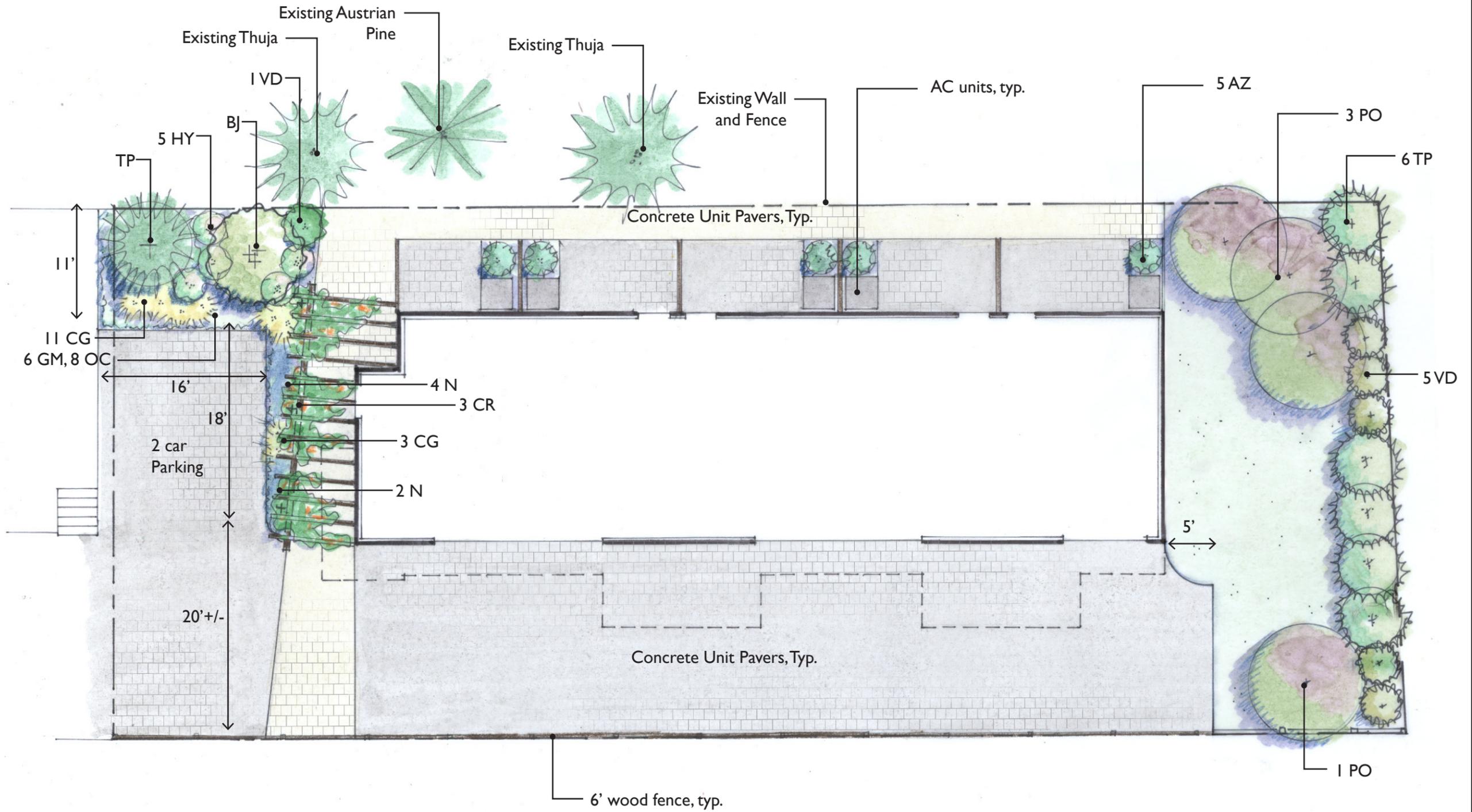
DATE: 11.19.12

REVISIONS

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Scale: N.T.S.

RENDERED VIEWS



1-2 Village Terrace | Somerville MA

Landscape Plan

Project#	Date	Checked
Scale: 1"=10'	Drawn	Approved
Rev		



PLANT LIST

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
BJ	1	Betula u. jacquemontii	Birch	2.5"-3" cal.	
PO	4	Prunus 'Okame'	Okame Cherry	2.5"-3" cal.	B&B
TP	7	Thuja plicata	Green Giant Arborvitae	2.5"-3" cal.	
SHRUBS/VINES					
AZ	5	Azalea 'Johana'	Red Evergreen Azalea	5 gal.	Pots
CR	3	Campsis radicans	Trumpet Vine	#1	Stk
HY	5	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pots
VD	5	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	5 gal.	Pots
PERENNIALS/GRASSES					
CG	14	Carex glauca 'Blue Zinger'	Sedge	2 gal.	Pots
GM	6	Geranium macror. 'Bevan's Variety'	Bevan's Variety Geranium	2 gal.	Pots
N	6	Nepeta 'Blue Wonder'	Catmint	2 gal.	Pots
OC	8	Osmunda cinnamemea	Cinnamon Fern	5 gal.	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 Association of Nurserymen, Inc.
- 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 staking and report any conflicts to the Landscape Architect.
- All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
- No planting shall be installed before acceptance of rough grading of topsoil.
- The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
- The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
- 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All shrub beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- 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.



Blair Hines Design
Associates
LANDSCAPE ARCHITECTS

I-2 Village Terrace | Somerville MA

Plant List + Planting Notes

Project	Date: 10/26/22	Checked
Scale: NTS	Drawn	Approved
Rev		

L2