



PROPOSED VILLAGE STREET RESIDENCES

09-12-2013 SUBMISSION

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LANDSCAPE	
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CLIENT
**KEITH GLOVER &
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15 LINDEN AVE
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ARCHITECT
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CIVIL ENGINEER
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PROJECT NAME

**Village Street
Residences**

PROJECT ADDRESS

17-21 Village Street,
Somerville, MA

CLIENT

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ARCHITECT

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17 IVALOO STREET SUITE 400
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CONSULTANTS:

REGISTRATION



Project number	13008
Date	08-15-13
Drawn by	MT
Checked by	JSK
Scale	

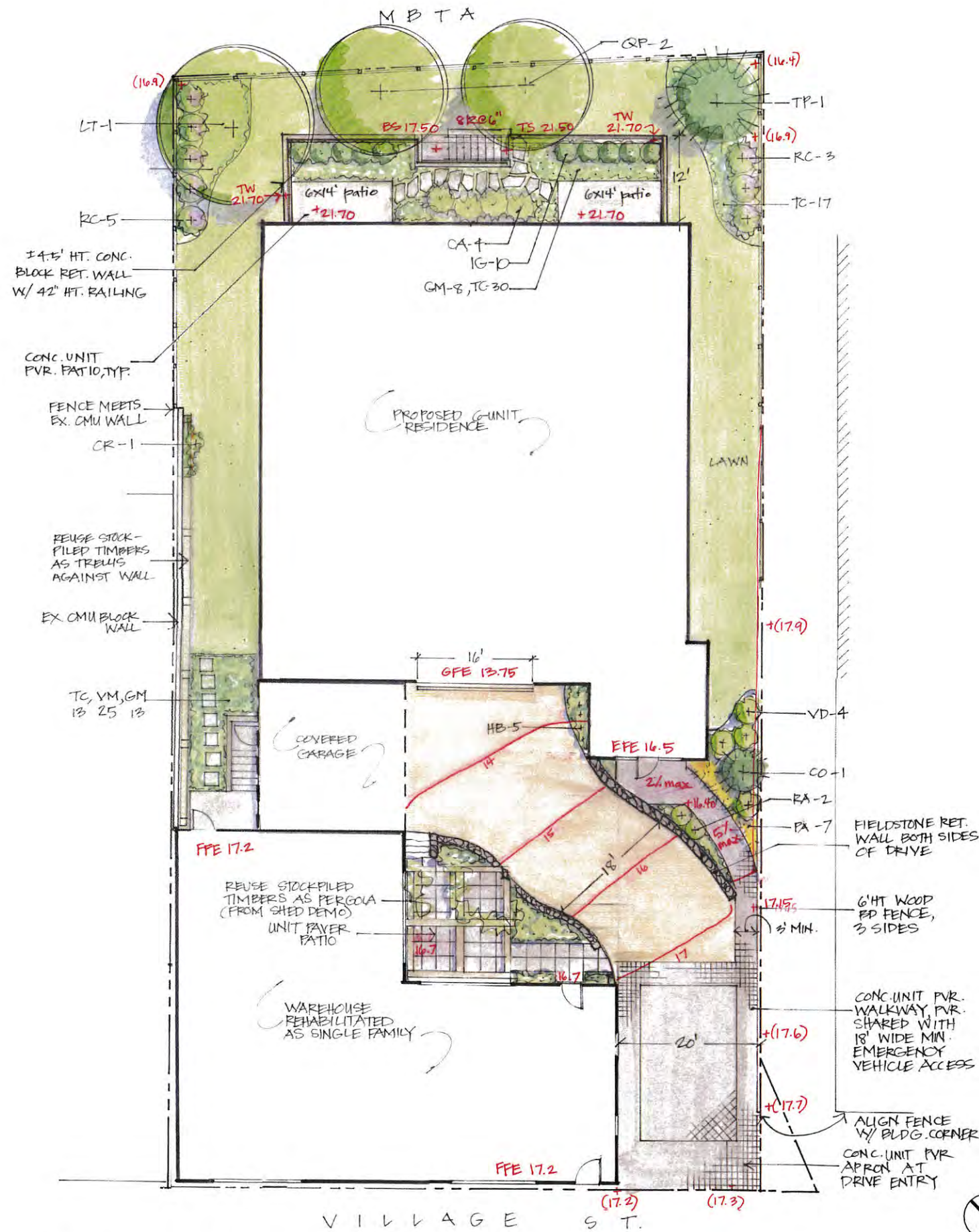
REVISIONS

No.	Description	Date

Cover Sheet

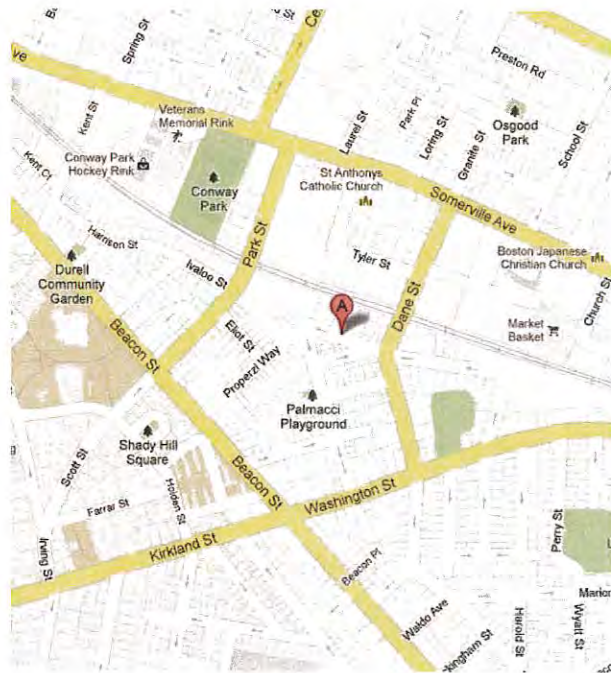
A-000

Village Street Residences

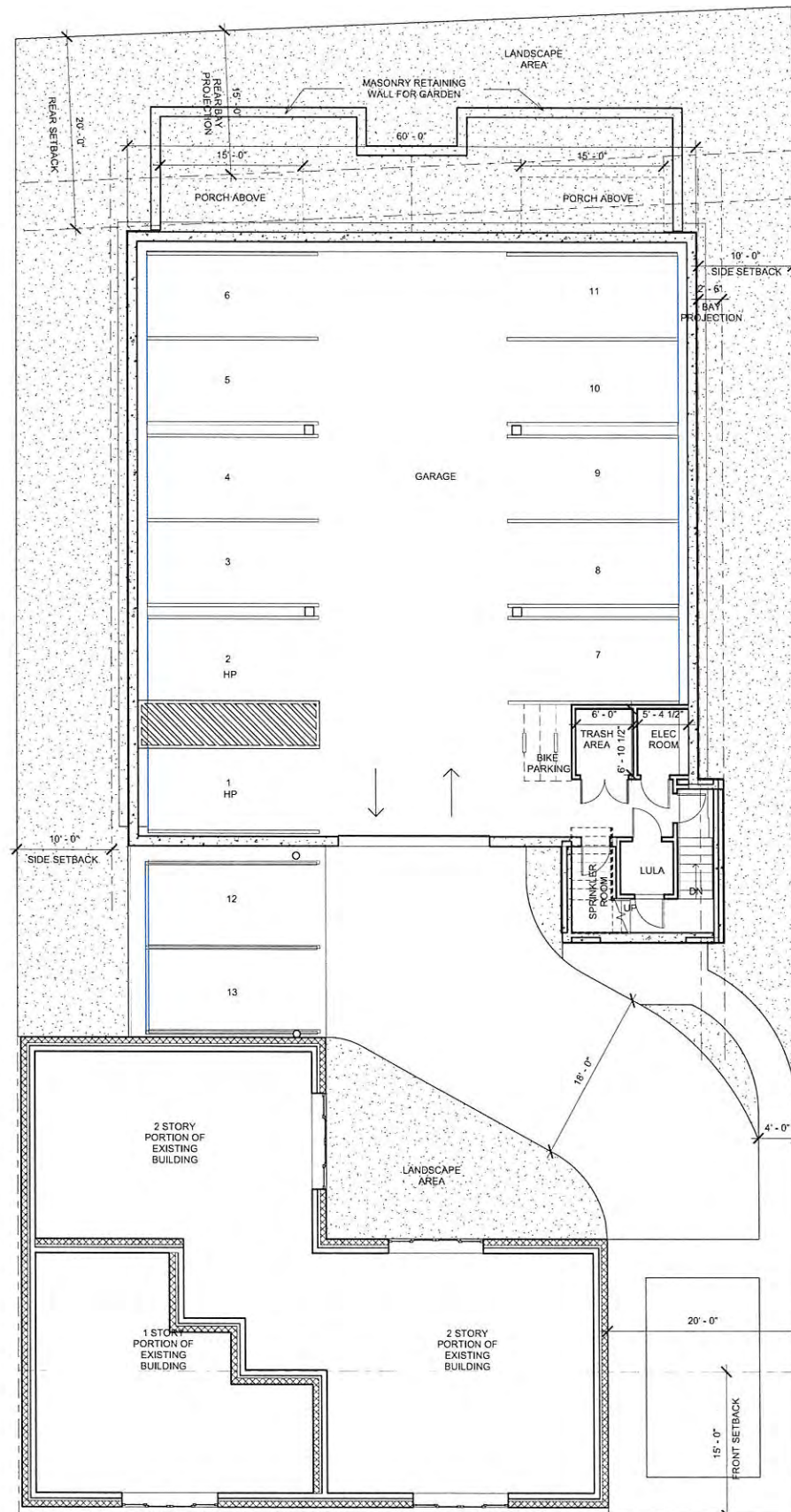


PLANT LIST	KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES						
CO	1		Chamaecyparis obtusa 'Gracilis'	Slender Hinoki Cypress	4-5' ht.	B&B
LT	1		Liriodendron tulipifera	Tuliptree	3-3.5" cal.	B&B
TP	1		Thuja plicata 'Green Giant'	Green Giant Arborvitae	6-7' ht.	B&B
QP	2		Quercus palustris	Pin Oak	2.5-3" cal.	B&B
SHRUBS/VINES						
CA	4		Clethra alnifolia 'Hummingbird'	Summersweet	36" ht.	Pot
HB	5		Hedera helix 'Baltica'	Baltic Ivy	1 gal.	Pot
IG	10		Ilex glabra 'Compacta'	Compact Inkberry	24" ht.	Pot
RA	2		Rhus aromatica 'Lo Gro'	Lo Gro Sumac	18" ht.	Pot
RC	8		Rhododendron 'Purpureum elegans'	Purpureum Elegans Rhodo	36" ht.	B&B
VD	4		Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood	30" ht.	Pot
PERENNIALS/GRASSES						
GM	21		Geranium macrorrhizum 'Bevan's Variety'	Bevan's Variety Geranium	2 gal. pot	
PA	7		Pennisetum alopecuroides 'Hameln'	Dwarf Fountaingrass	2 gal. pot	
TC	73		Tiarella cordifolia 'Running Tapestry'	Foamflower	1 gal. pot	
VM	25		Vinca minor	Vinca	4" 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 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.



Zoning Aspect:		
	Allowed:	Provided:
Zone RC - Residential		
Lot Size 12,759 ± sf	MIN 7,500	
Minimum Lot per Dwelling Unit	1-9 Units @ 875 sf/du = 12,759 DU Allowed	6 Dwelling Units
Maximum Ground Coverage	70% x 12,759 sf = 8,931 sf	6,892 54% Provided
Landscape Area	25% x 12,759 sf = 3,189 sf	3,959 SF, 31% Provided
FAR	12,759 x 2.0 = 25,518 sf	
Height [20.21]	3 Stories @ 40 feet Height Setback	3 Stories @ 39 feet Height
Setbacks		
	Front 15 feet	15 feet
	Side [12] 10 feet + 1/3 facade projection bay 2.5'	10 feet + bay 2.5'
	Rear 20 feet	20 feet
Parking		
	1/DU-10ft	
	1.5/DU-1.2-BR	
	2/DU-3-BR	
	1per 6DU-Visitor Parking	
	6-2BRx1.5 = 9 Parking Spaces = 9 Parking Spaces	13 Parking Spaces



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

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CONSULTANTS:

REGISTRATION



Project number 13008
Date 08-15-13
Drawn by MT
Checked by JSK
Scale 1/8" = 1'-0"

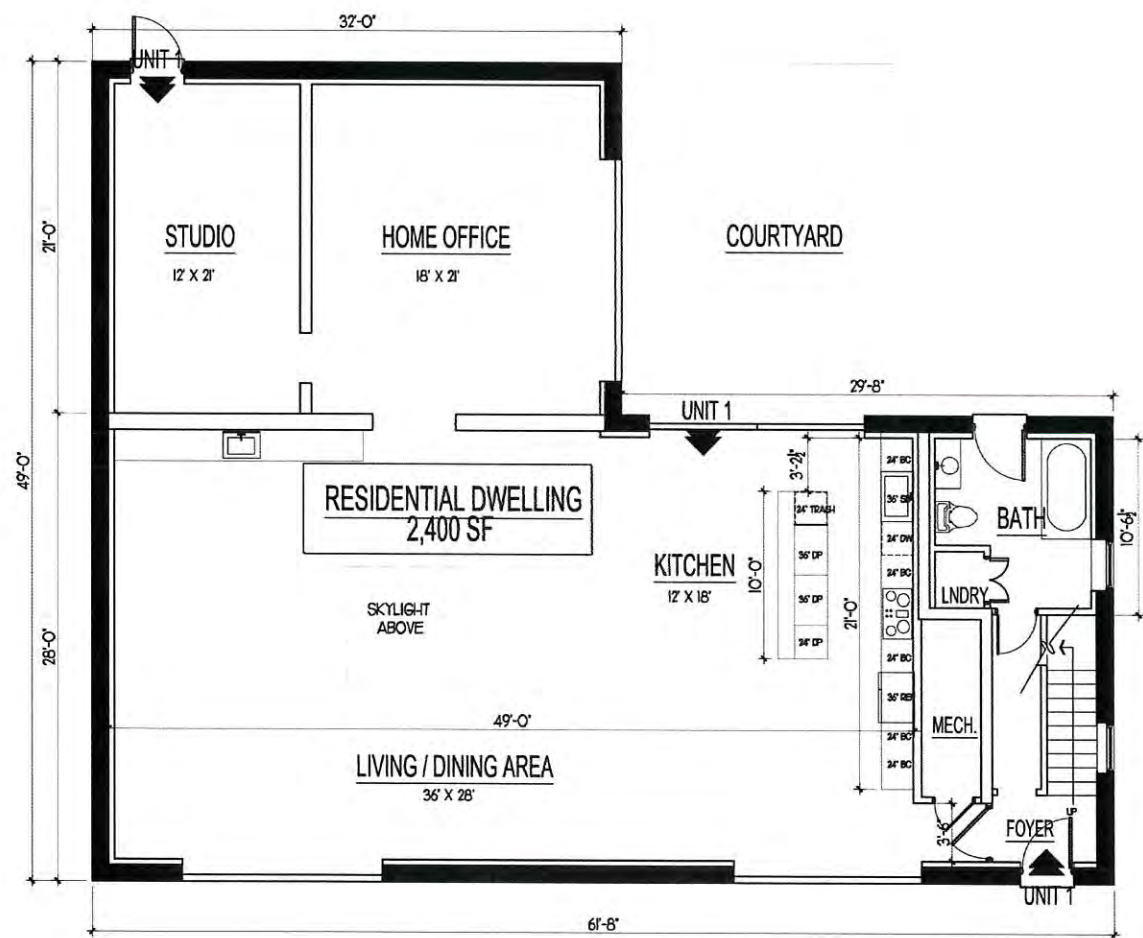
REVISIONS

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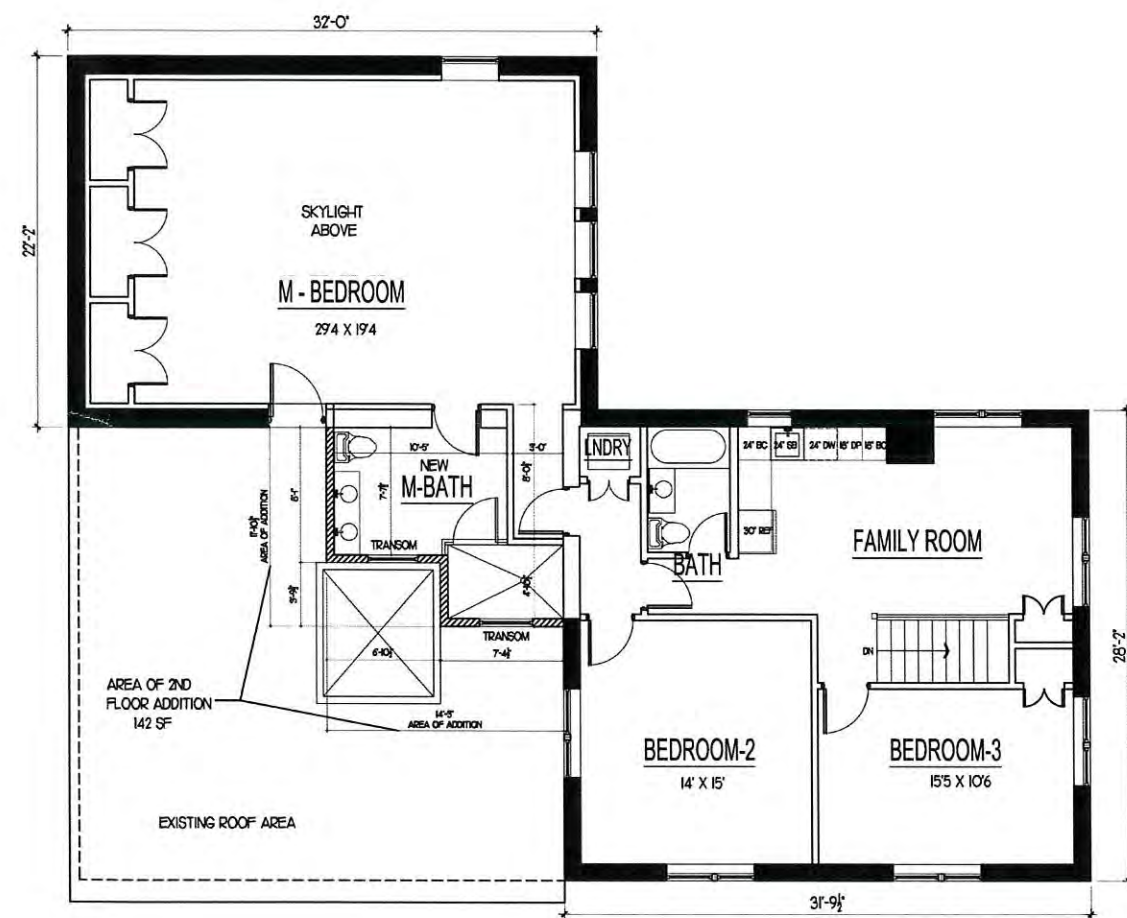
Site Plan & Locus

A-001

Village Street Residences



GRADE / FIRST FLOOR PLAN



SECOND FLOOR PLAN

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Checked by KDI
Scale NTS

REVISIONS

No.	Description	Date

SINGLE FAMILY RESIDENCE PLANS

A-002

Village Street Residences



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REVISIONS		
No.	Description	Date

Perspective Night

A-003

Village Street Residences



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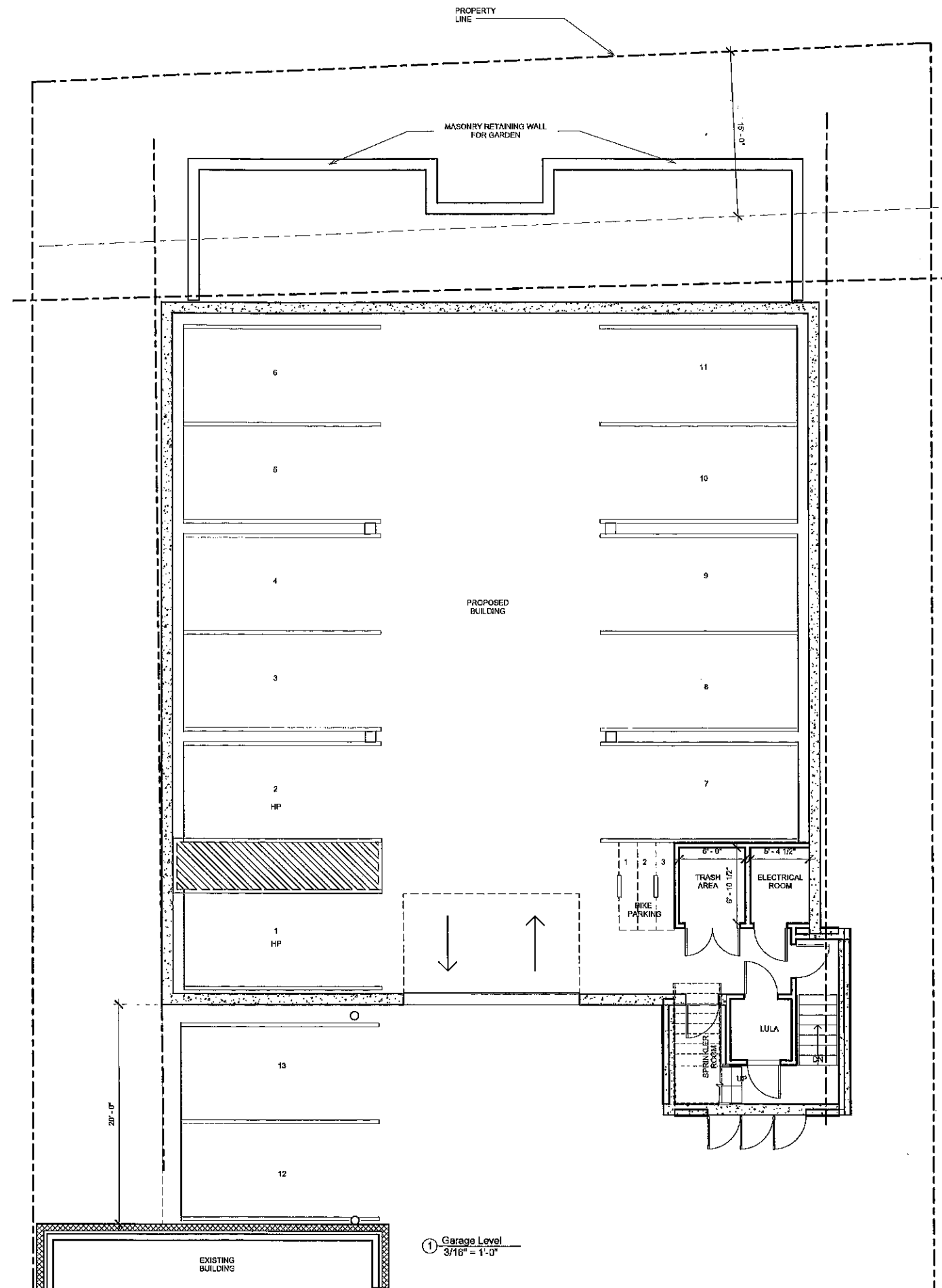
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Checked by Checker
Scale

REVISIONS		
No.	Description	Date

Perspective Day
A-004
Village Street Residences

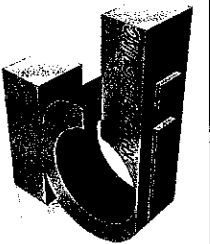


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CONSULTANTS:

REGISTRATION



Project number 13008
Date 08-15-13
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Scale 3/16" = 1'-0"

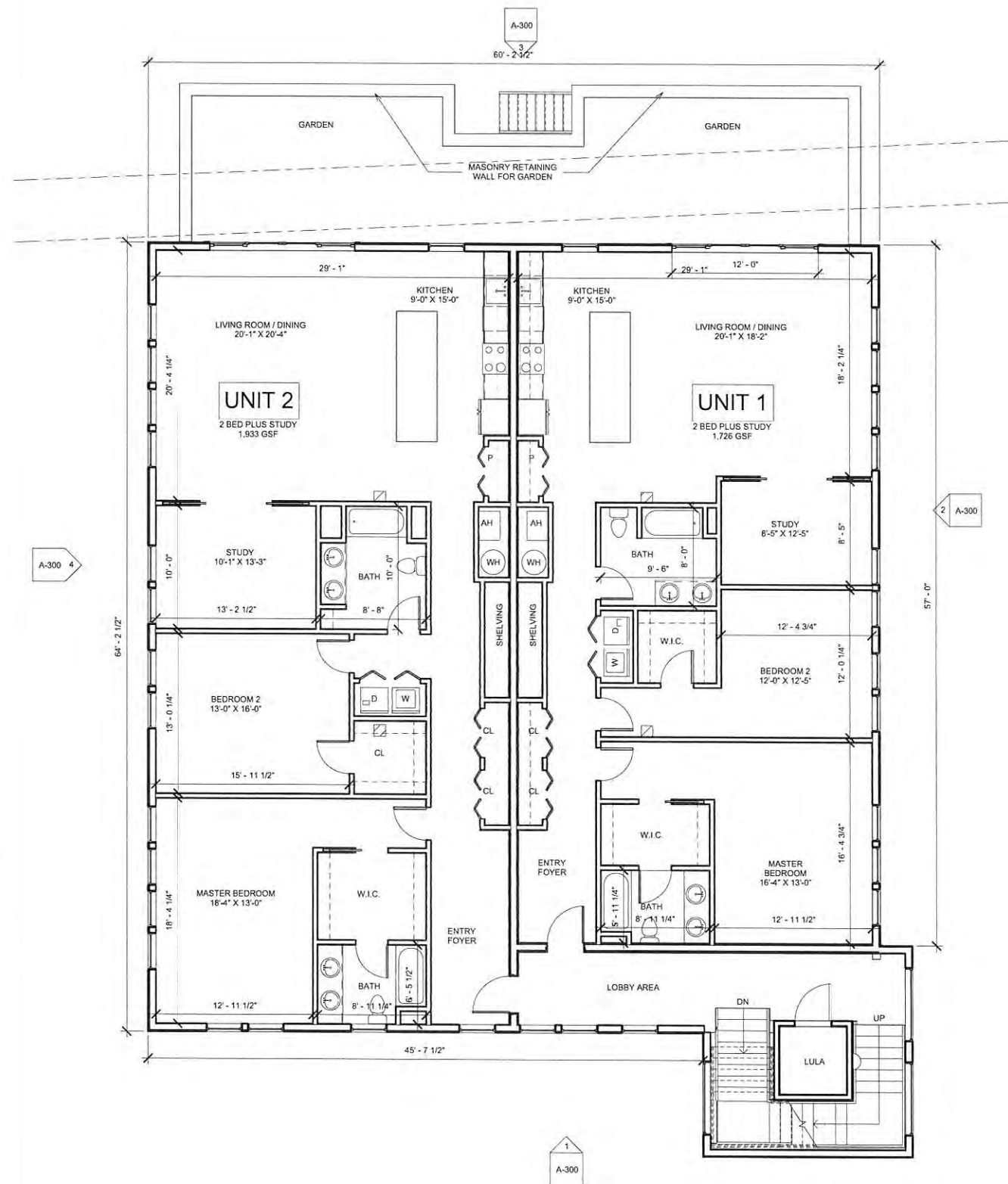
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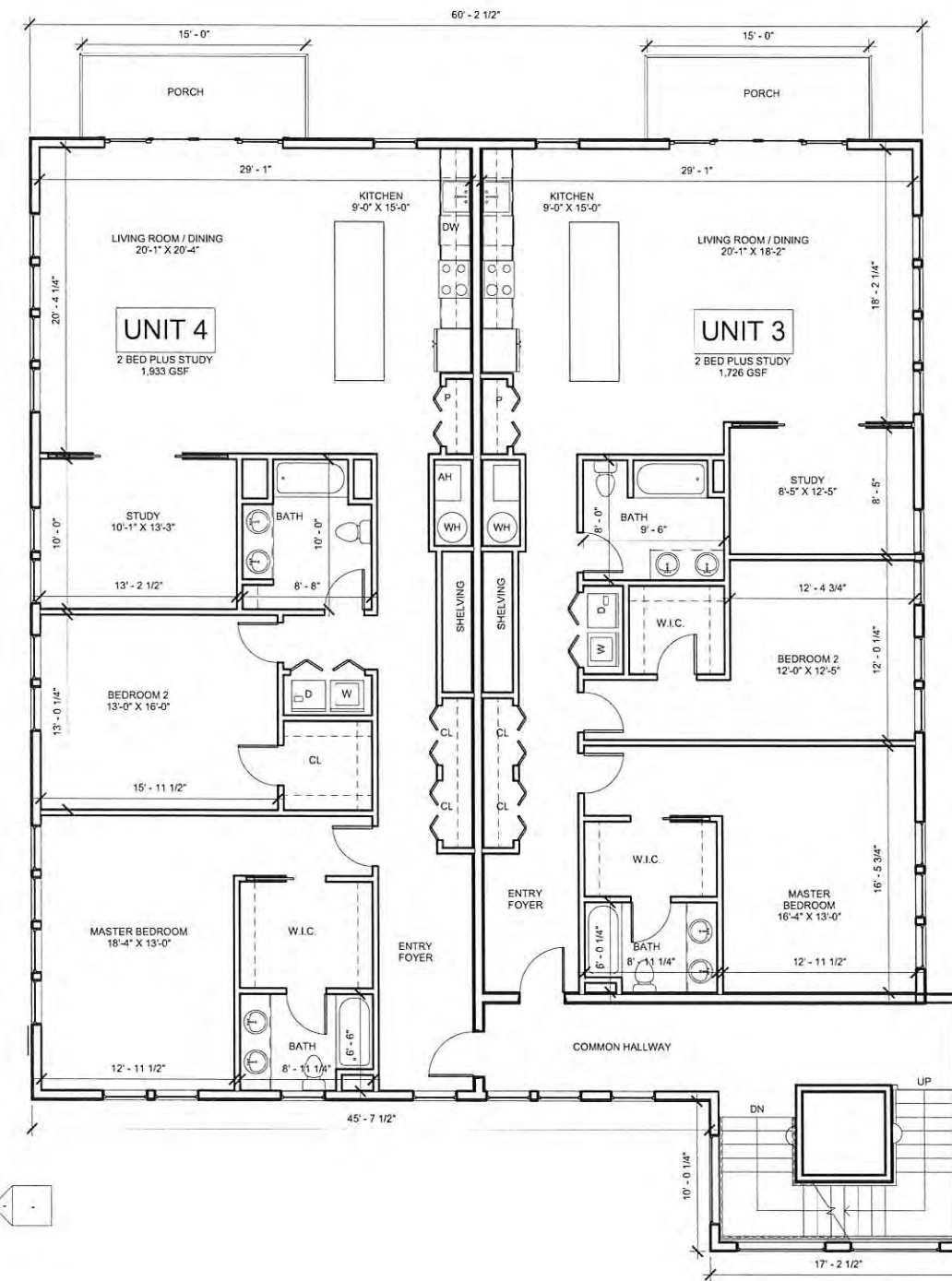
Garage Floor Plan

A-100

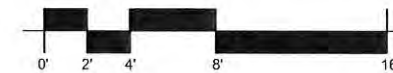
Village Street Residences



① First Floor Level
3/16" = 1'-0"



② Second Floor Level
3/16" = 1'-0"



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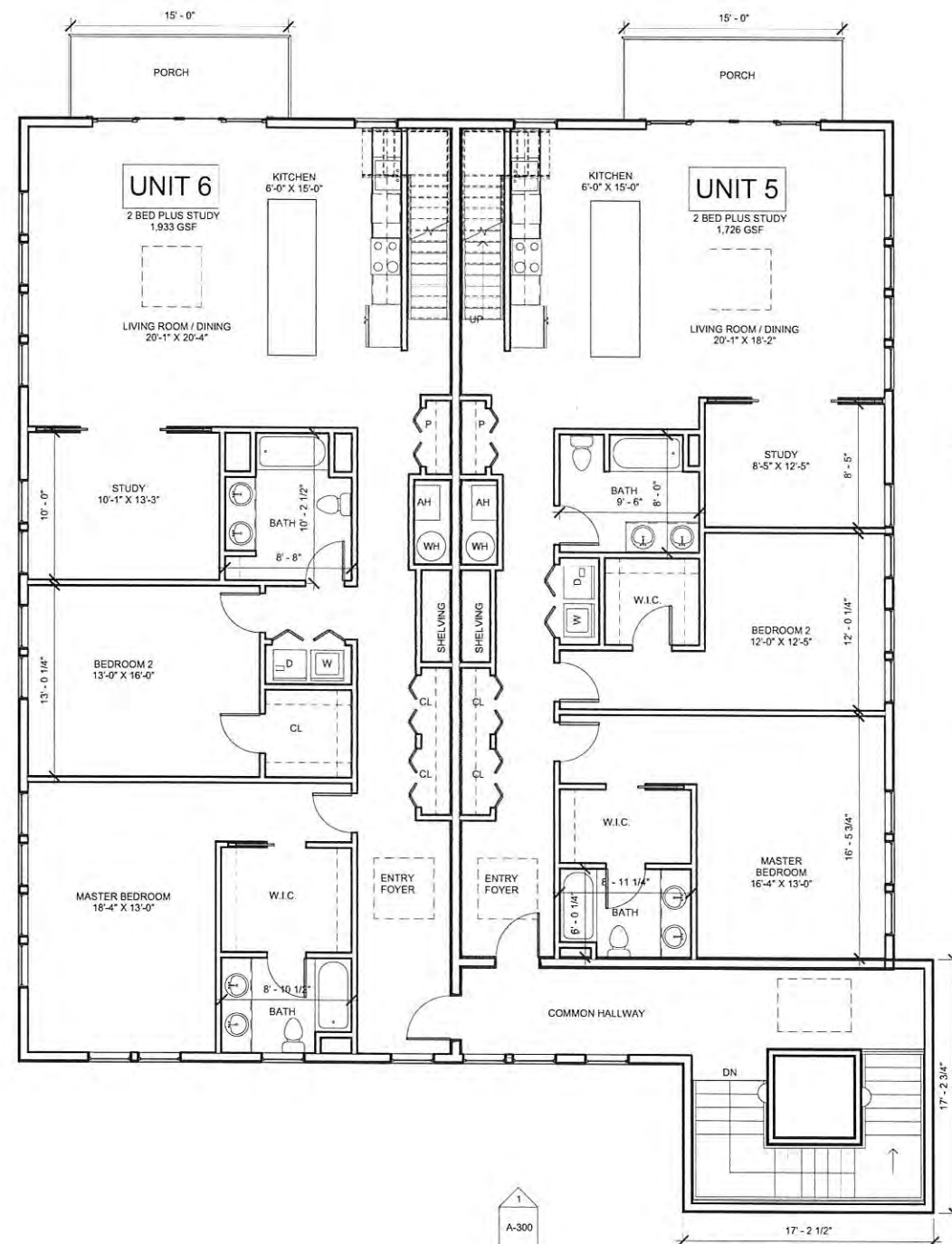
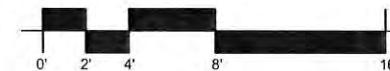
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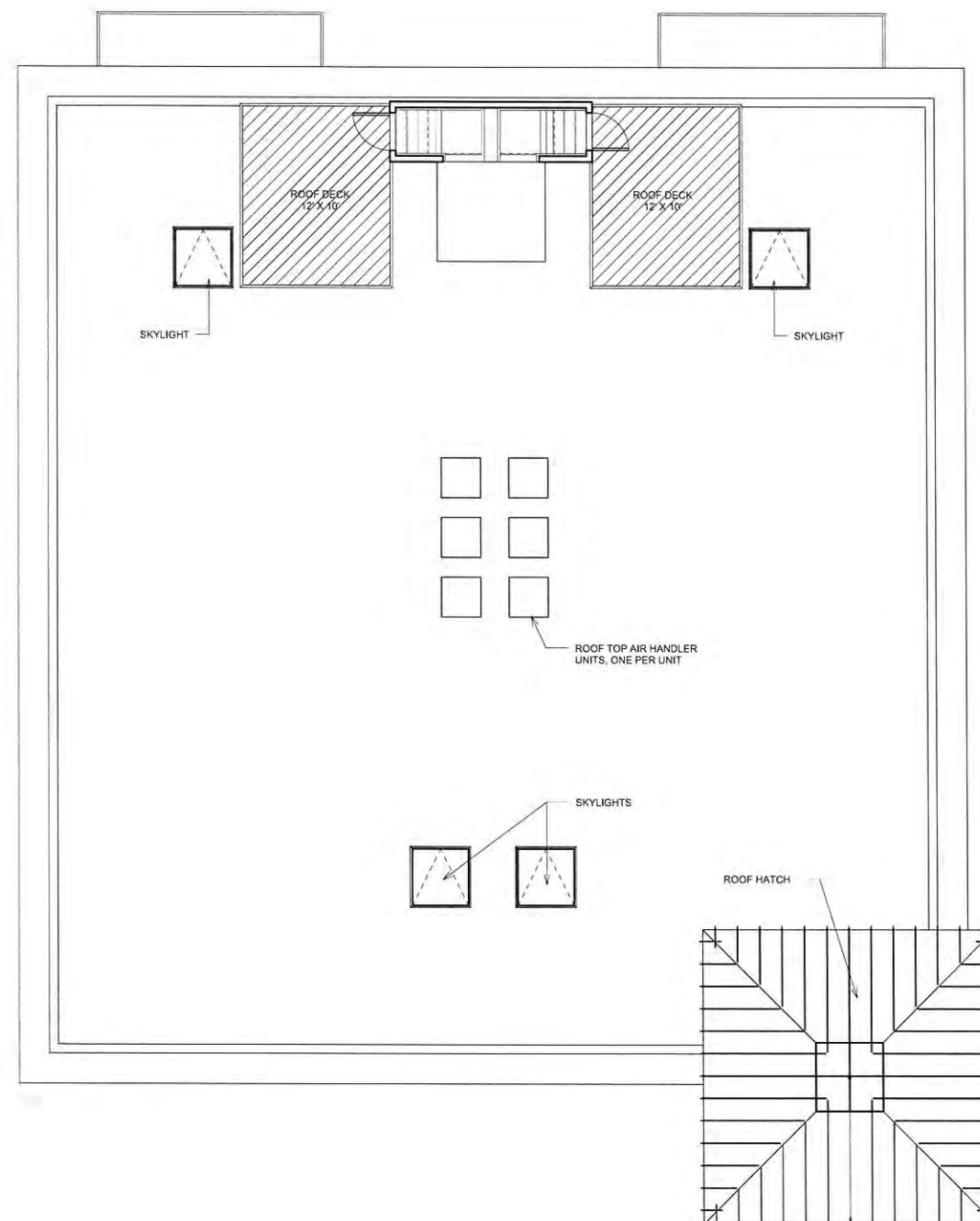
**1st & 2nd Floor
Plans**

A-101

Village Street Residences



1 Third Floor Level
3/16" = 1'-0"



2 Roof
3/16" = 1'-0"

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No.	Description	Date

3rd Floor & Roof
Plan

A-102

Village Street Residences



3 VIEW 3



2 VIEW 2



5 VIEW 5



4 VIEW 4

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Perspectives

A-110

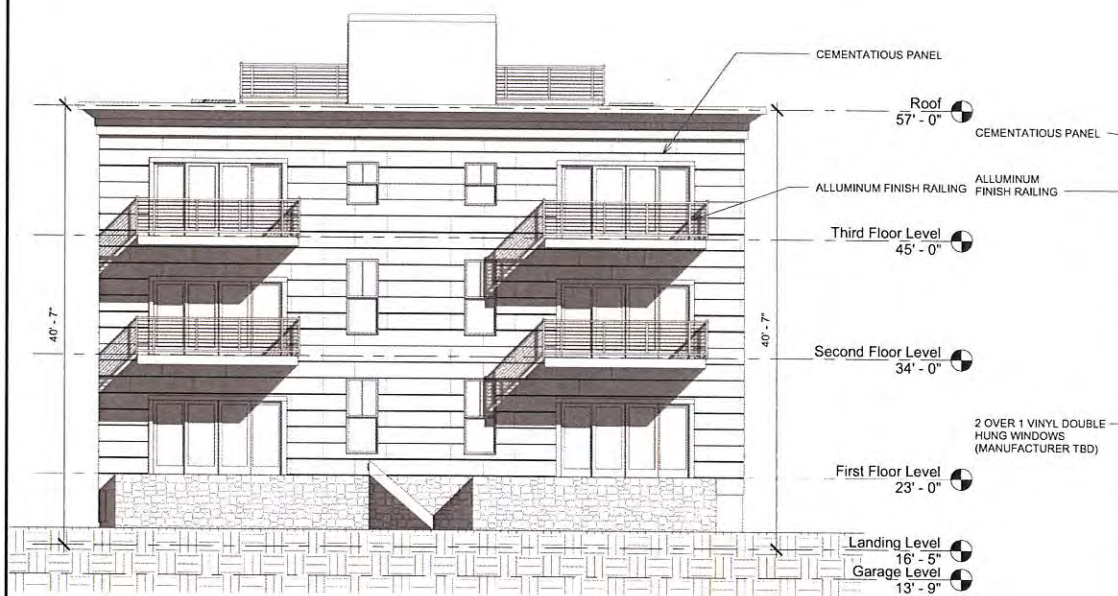
Village Street Residences



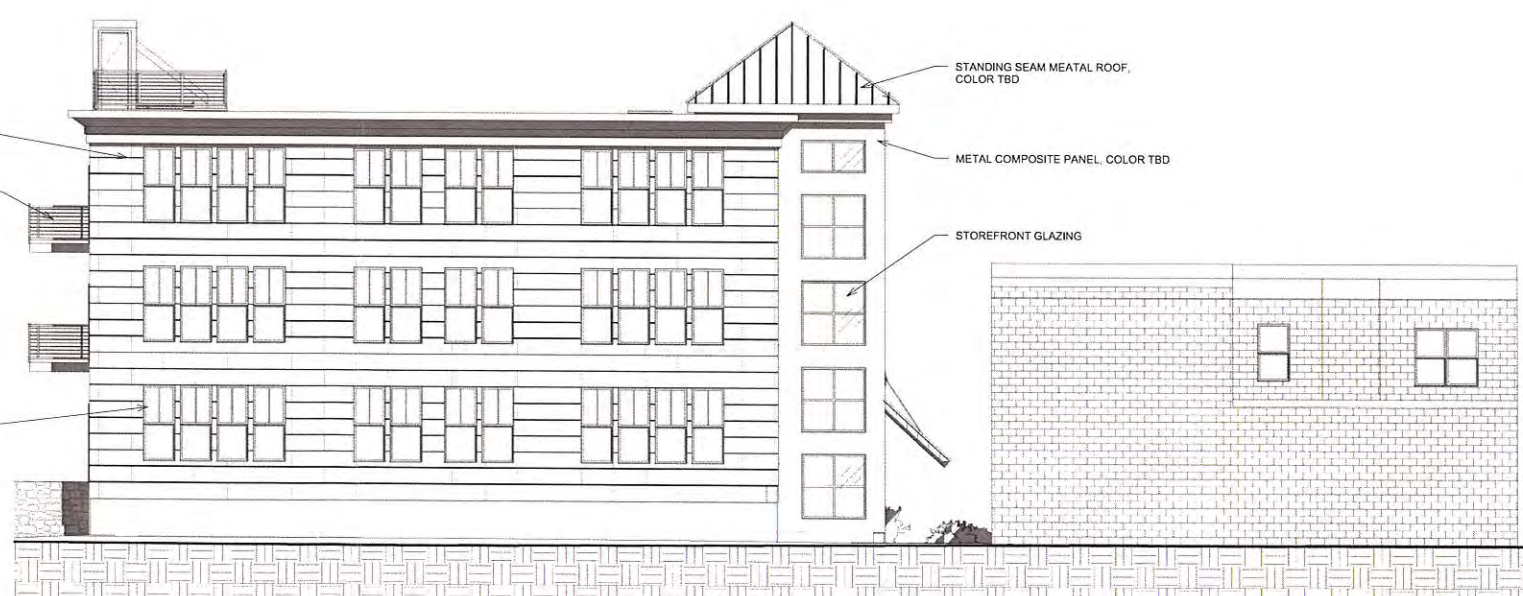
① South Elevation
1/8" = 1'-0"



② East Elevation
1/8" = 1'-0"



③ North Elevation
1/8" = 1'-0"



④ West Elevation
1/8" = 1'-0"

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Building Elevations

A-300

Village Street Residences