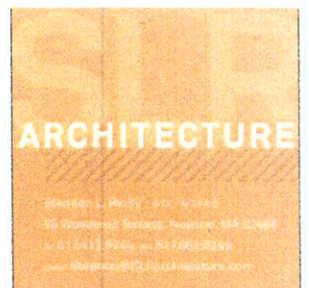
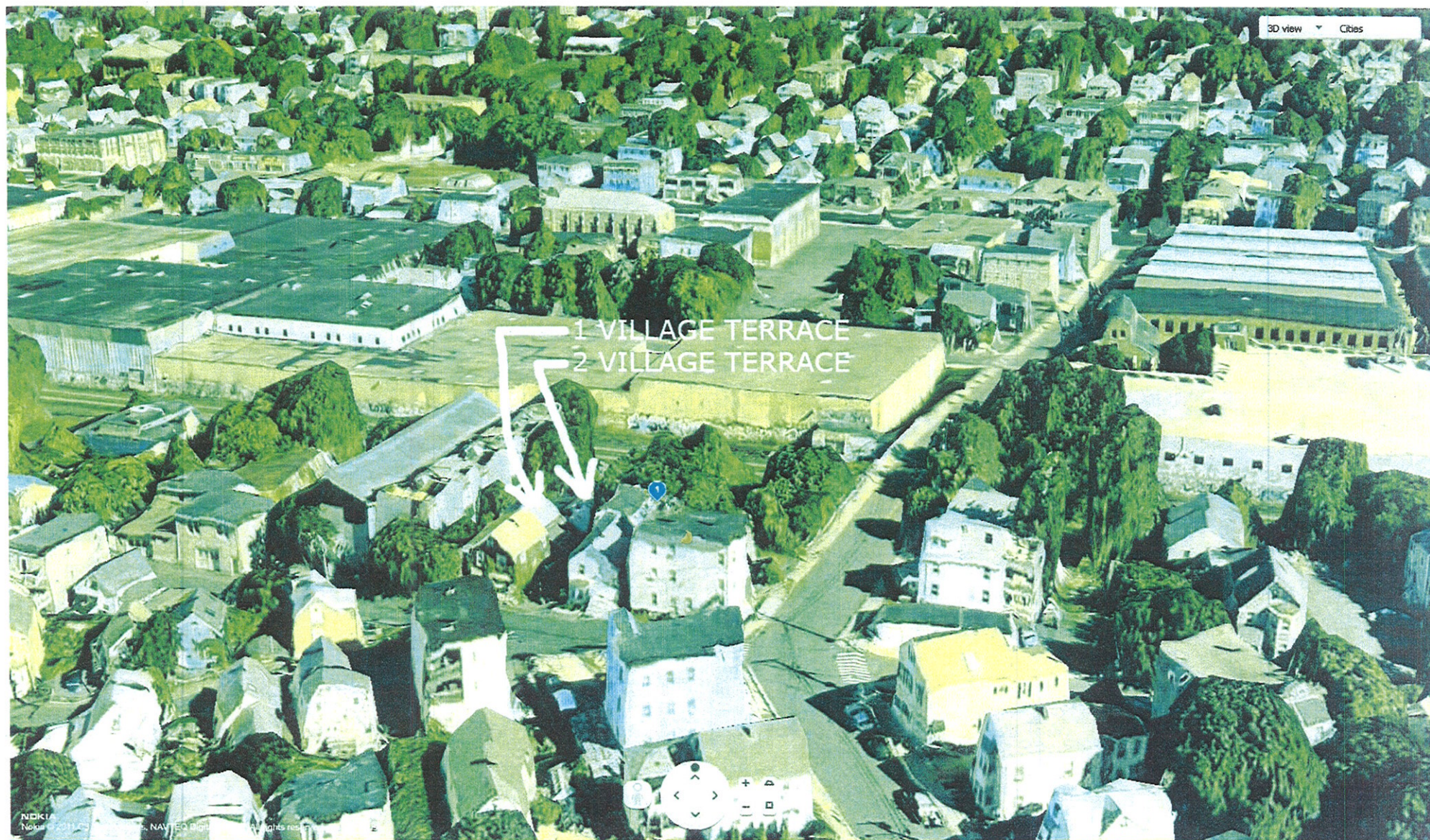
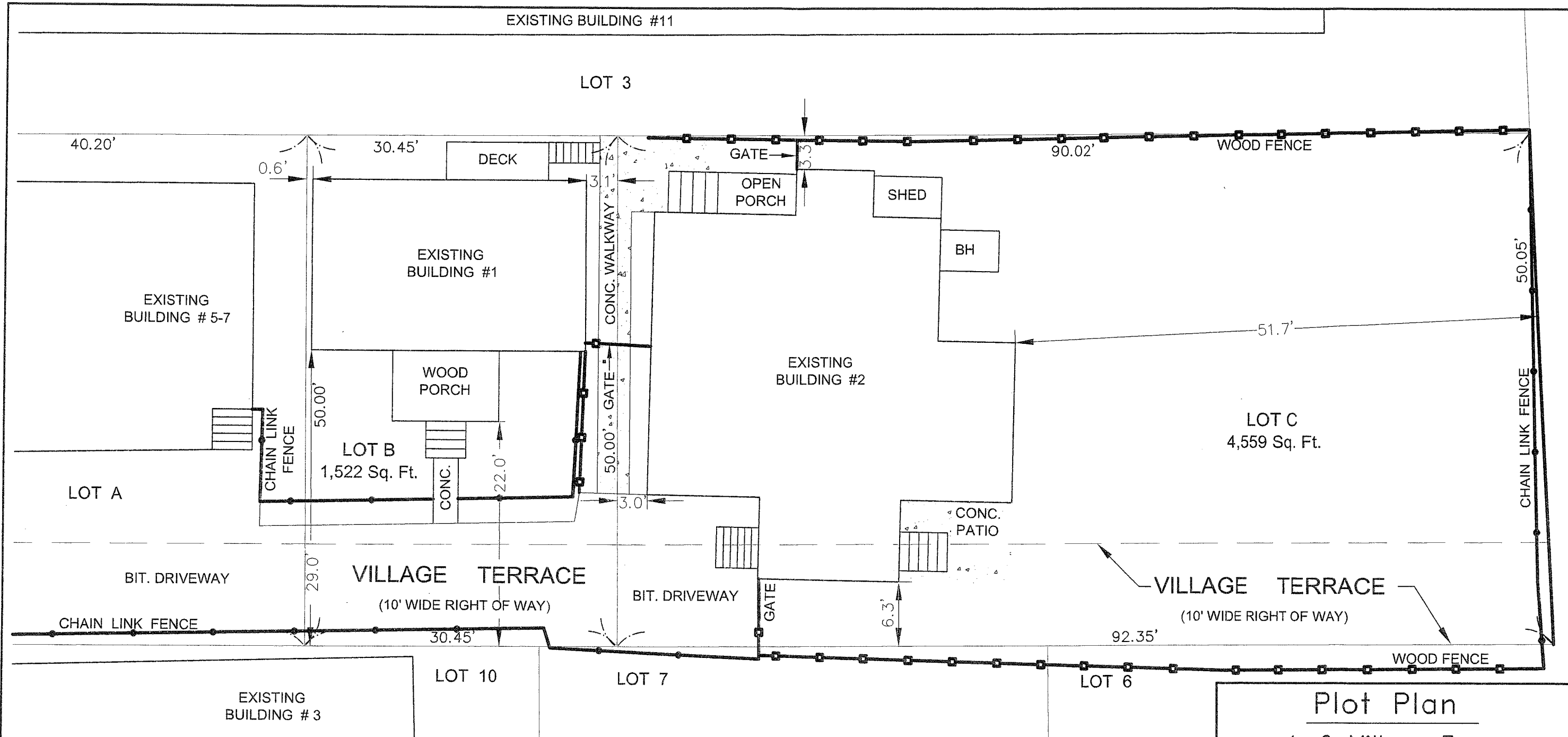


VILLAGE TERRACE CONDOMINIUMS SOMERVILLE, MA

ZONING BOARD OF APPEALS SUBMISSION 04.01.12







NOTES:

- * Scale 1 inch = 10 ft.
- * Assessors Ref.: 53/ C / 5,11 / /
- * Deed Ref.: Book 14759, Page 203
- * Plan Ref.: Plan No. 951 of 1947
- * Zone: RC



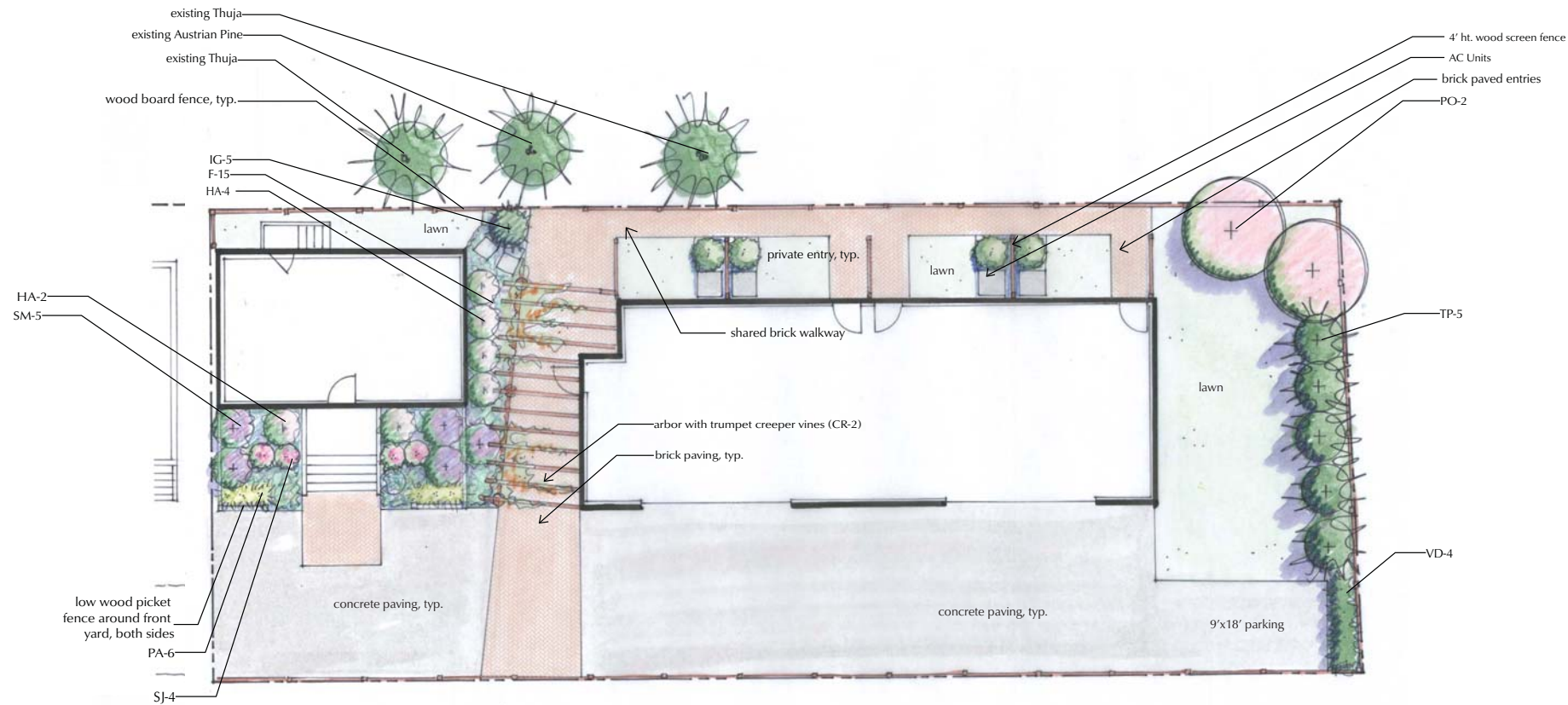
Plot Plan

1-2 Village Terrace
Somerville, MA

Plan Prepared By:



CCR Associates
Civil Engineers & Land Surveyors
40 Mears Ave.
Quincy, MA 02169
Phone 781-308-8505
www.ccr-associates.com
Date: June 7, 2011



I PLANTING PLAN
scale: 1/8" = 1'-0"

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.

PLANT LIST

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
PO	2	Prunus 'Okame'	Okame Cherry	2-2.5' cal	B&B
TP	5	Thuja plicata- 'Green Giant'	Green Giant Arborvitae	6-7' ht.	B&B
SHRUBS					
HA	6	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	
IG	1	Ilex glabra 'Compacta'	Inkberry	24" ht.	
SJ	4	Spiraea japonica 'Little Princess'	Pink Dwarf Spiraea	3 gal.	
SM	5	Syringa meyeri 'Miss Kim'	Miss Kim Lilac	24-30"	B&B.
VD	4	Viburnum dentatum	Arrowwood Viburnum	2-3"	Pots
PERENNIALS/GRASSES					
F	15	Athyrium niponicum 'Pictum'	Japanese Painted Fern	2 gal.	
VM	24	Vinca minor	Vinca	4" pots	min. 4x vines per pot
PA	6	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 gal.	
CR	2	Campsis radicans	Trumpet creeper	3 gal.	

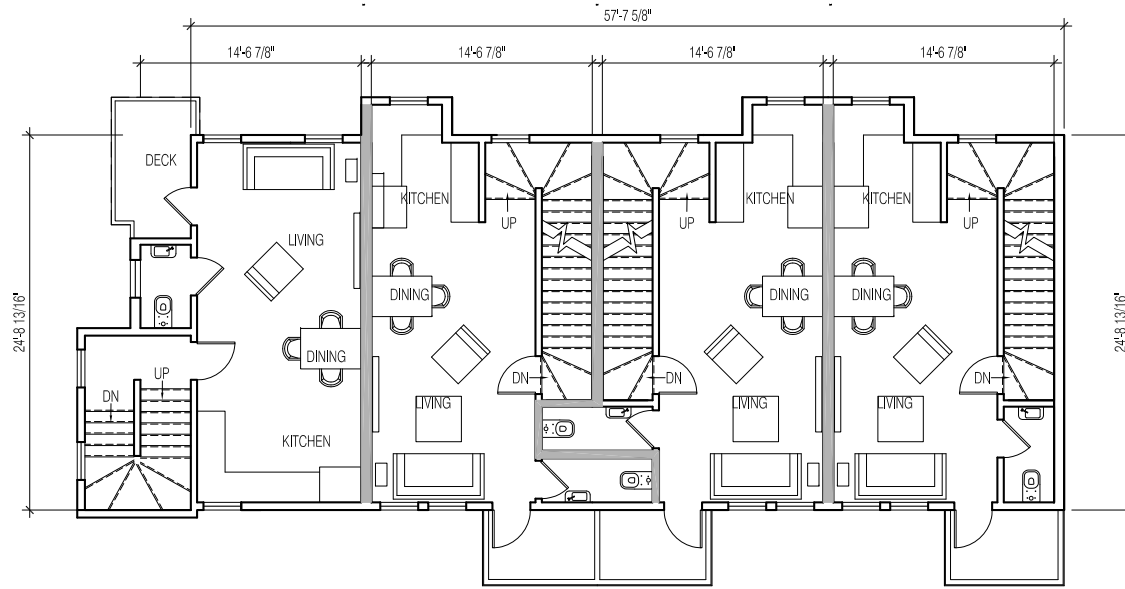
VILLAGE TERRACE
Somerville, MA

LANDSCAPE PLAN

Project #:	Date Feb. 16, 2012
Drawn by: BH	Reviewed: BH
Scale: As Noted	

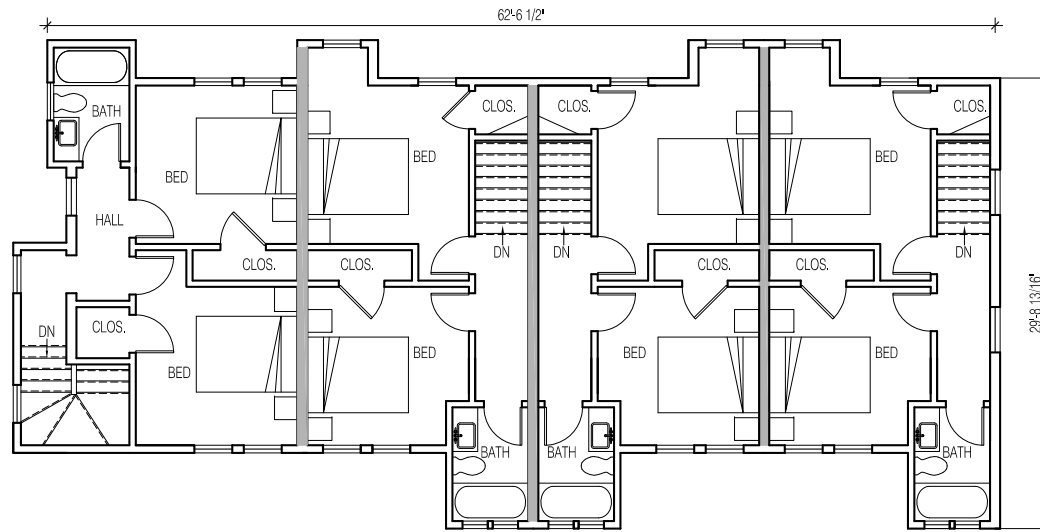
Revisions:

L-1



2 2nd Floor

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



3 3rd Floor

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

SKA-69

Drawing Number:

4 Unit Scheme - 2nd Floor Plan

Drawing Name:

N.T.S.

Scale:

02.13.12

Date:

VILLAGE PLACE - 4 UNIT TH STYLE SCHEME

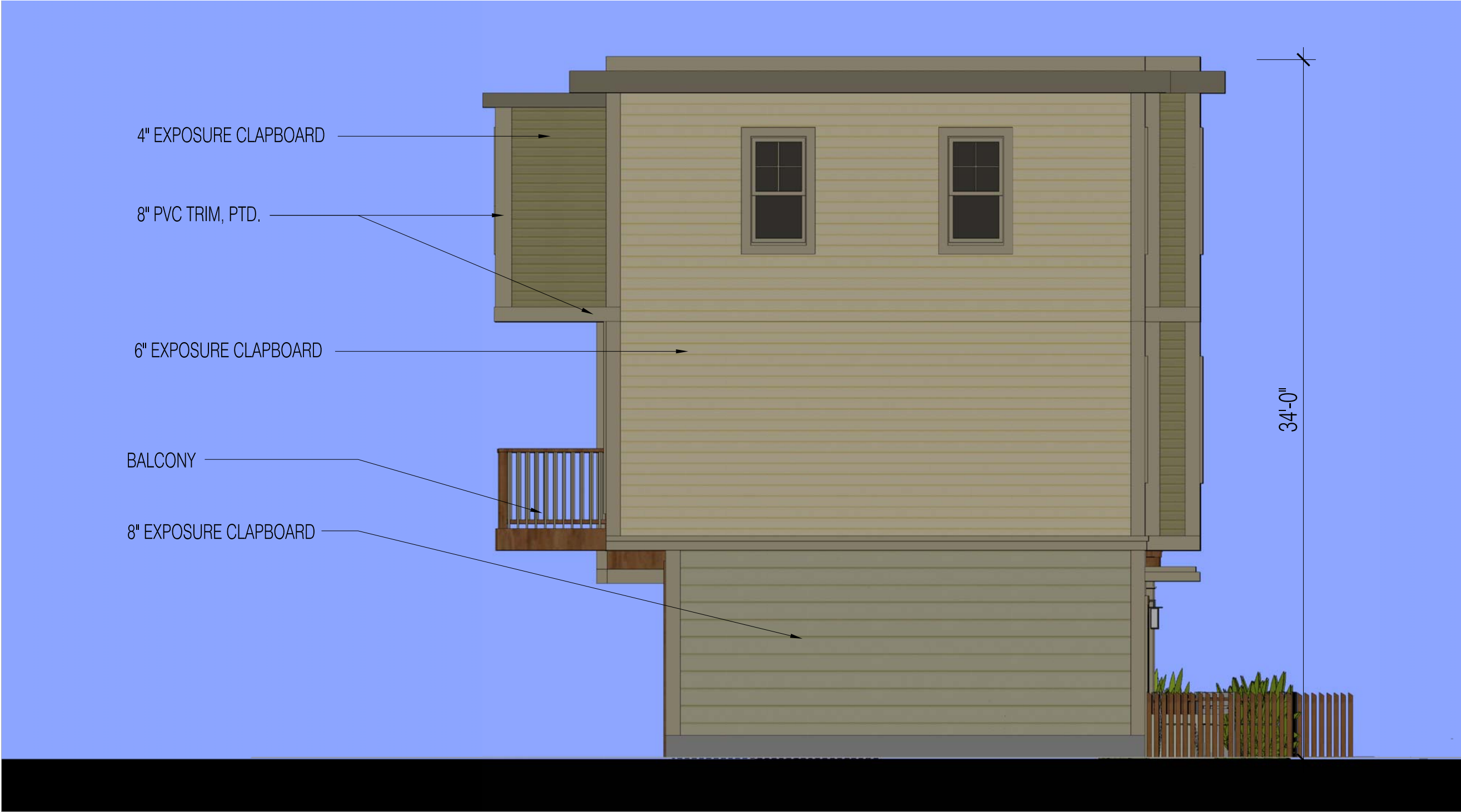
Project Name and Number:















Drawing Name:

Rendering - View at Entry Court

Scale:

N.T.S.

Date:

02.29.12

Project Name and Number:

Village Terrace Condominiums

SKA-72

Drawing Number:





Drawing Name:

Rendering - View from Entry

Scale:

N.T.S.

Date:

02.29.12

Project Name and Number:

Village Terrace Condominiums

SKA-71

Drawing Number:



ARCHITECTURAL ASPHALT
SHINGLE ROOF

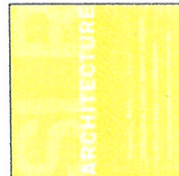
DOUBLE HUNG WINDOW

8" CORNER BOARD, TYP.

PORCH W/ HISTORIC DETAIL

8" EXPOSURE CLAPBOARD

PICKET FENCE



Drawing Name: East Elevation Historic

Scale: N.T.S.

Date: 03.10.12

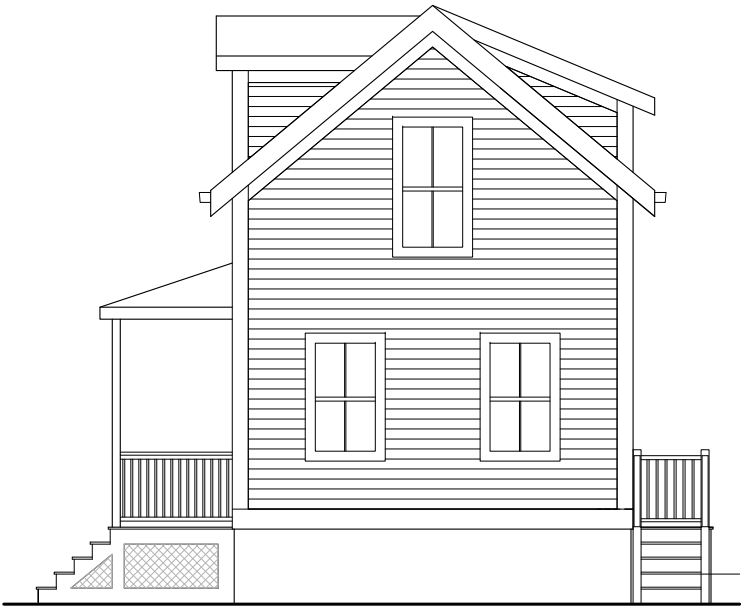
Project Name and Number: Village Terrace Condominiums

SKA-78

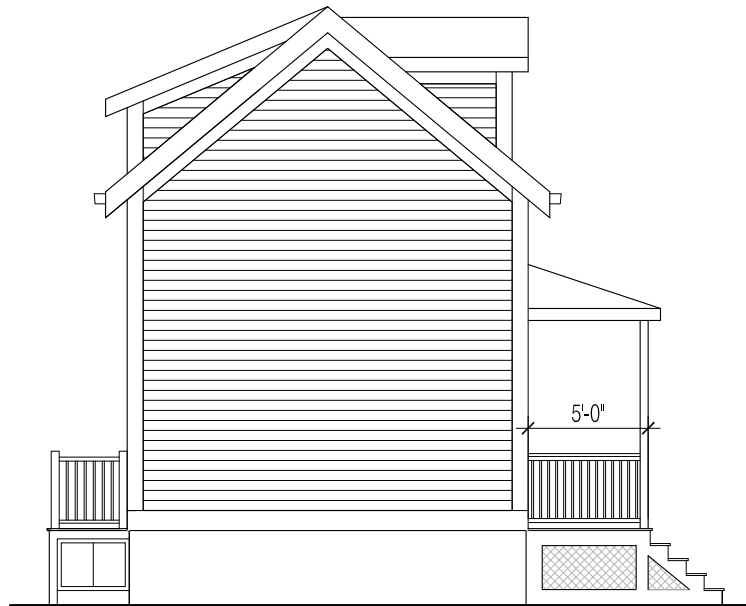
Drawing Number:



6 WEST ELEVATION - BUILDING "B"
SCALE: 1/8" = 1'-0"



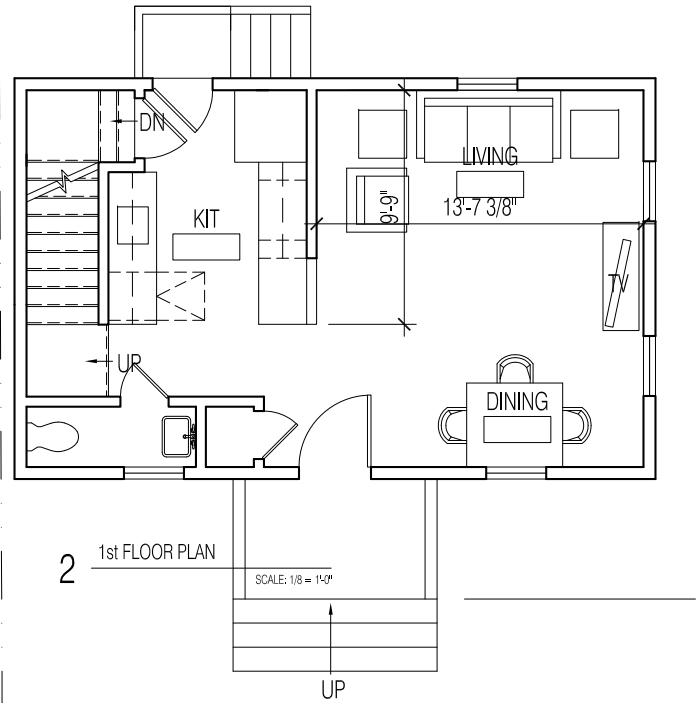
5 SOUTH ELEVATION - BUILDING "B"
SCALE: 1/8" = 1'-0"



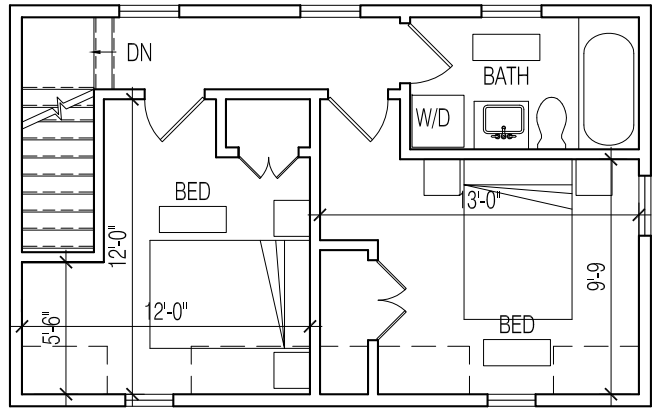
4 NORTH ELEVATION - BUILDING "B"
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - BUILDING "B"
SCALE: 1/8" = 1'-0"



2 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 2nd FLOOR PLAN BUILDING "B"
SCALE: 1/8" = 1'-0"



3 South Existing
SCALE: NTS



2 East Existing
SCALE: NTS



1 North Existing
SCALE: NTS



4 West Existing
SCALE: NTS

SKA-80

Drawing Number:

Historic House existing

Drawing Name:

Date: 08.03.11

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

VILLAGE TERRACE - Building "A"

Project Name and Number:

ARCHITECTURE

Stephen L. Bailey, AIA, LEED AP
28 Woodbine Terrace, Newton, MA 02459
Tel: 617.243.8244 Fax: 617.663.8249
Email: Stephen@SLBaichitecture.com