

VILLAGE STREET (Private - 25' Wide)

PROPERTY REFERENCES:
 Middlesex South Registry of Deeds
 Bk. 42373, Pg. 88
 Bk. 25725, Pg. 221
 Bk. 10040, Pg. 6
 Plan Bk. 8, Plan 48
 City of Somerville Engineering Dept.
 Fd. Nbk. 40, Pg. 212-217
 Fd. Nbk. 44, Pg. 76-79

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PLOT PLAN
 23-27 VILLAGE ST.
SOMERVILLE, MASS.

I certify that this plan is based on a field survey and plans and deed of record.

Wendell H. Mason



Scale: 1" = 20'
 Nov. 30, 2005
 Wendell H. Mason
 122 Essex St.
 Prof. Land Surveyor
 Beverly, MA 01915

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23-27 Village Street

**Adèle Naudé Santos, FAIA, ARCUK, Santos Prescott and Assoc.
Morgan Pinney, Santos Prescott and Assoc.**

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23-27 Village Street

- 1. Diagrams and Photographs**
- 2. Existing Conditions, Printing Press (Firefly)**
- 3. Proposal for Single Family Residence**

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23-27 Village Street

DIAGRAMS and PHOTOS

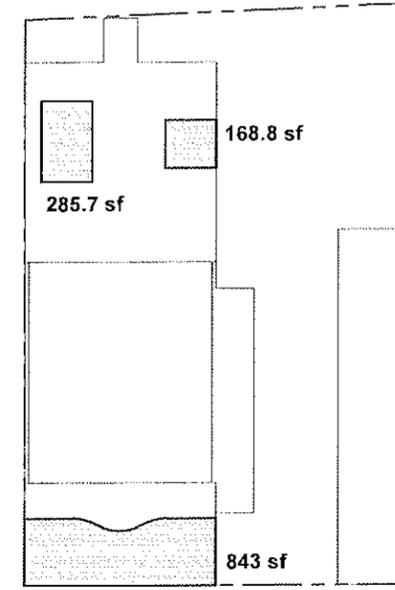
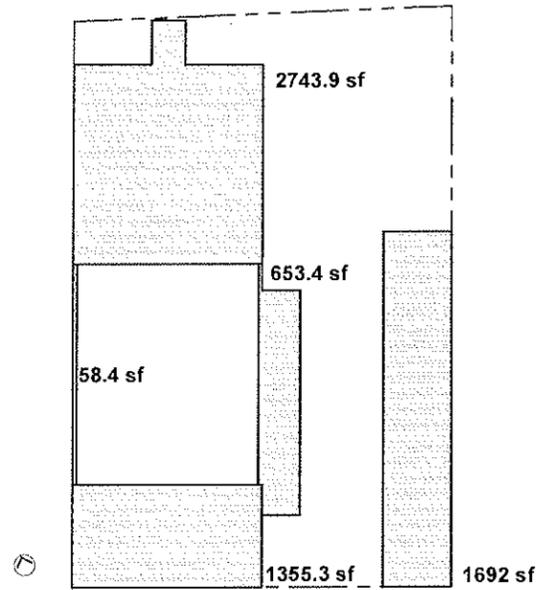
**Gross Floor Area Diagrams, Existing and Proposed
Permeable Area/ Landscaped Area Diagrams, Existing and Proposed**

Existing Conditions Photos

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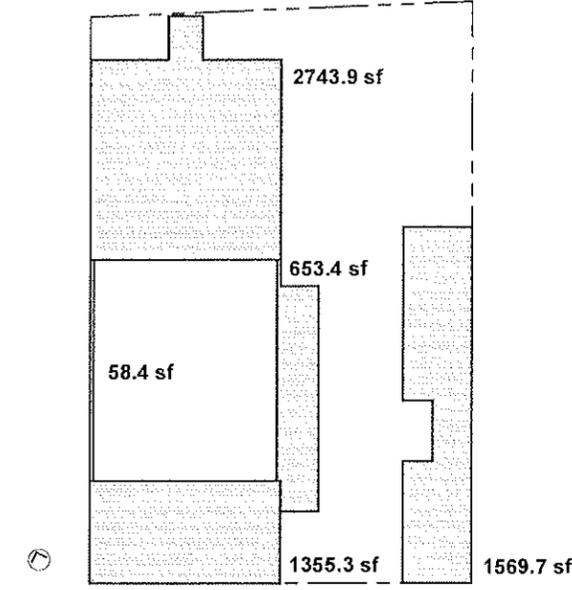
23-25-27 Village St.
Gross Area Diagrams
Existing and Proposed



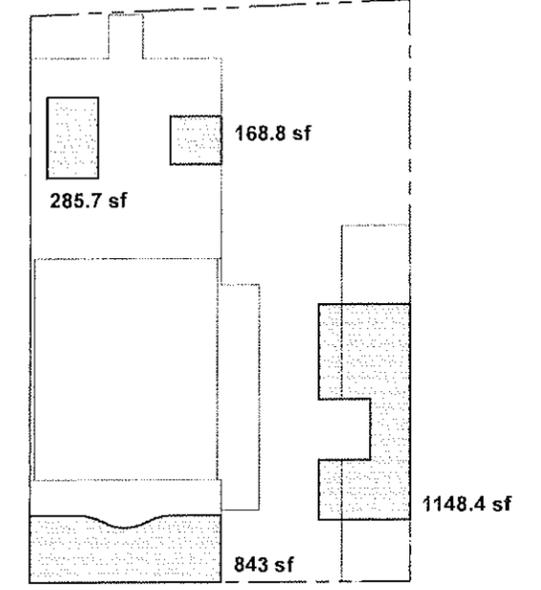
EXISTING 1ST FLOORS
(FOOTPRINTS)
Gross Area = 6503 sf
Coverage = 42.8%

EXISTING 2ND FLOORS
Gross Area = 1297.5 sf

EXISTING
Total Gross Area = 7800.5 sf



PROPOSED 1ST FLOORS
(FOOTPRINTS)
Gross Area = 6380.7 sf
Coverage = 42%



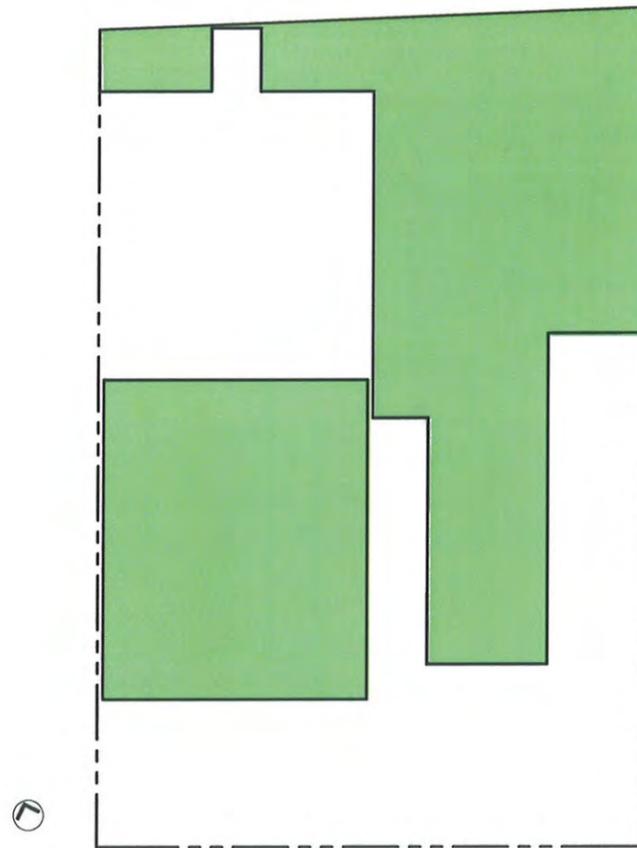
PROPOSED 2ND FLOORS
Gross Area = 2445.5 sf

PROPOSED
Total Gross Area = 8826.2 sf

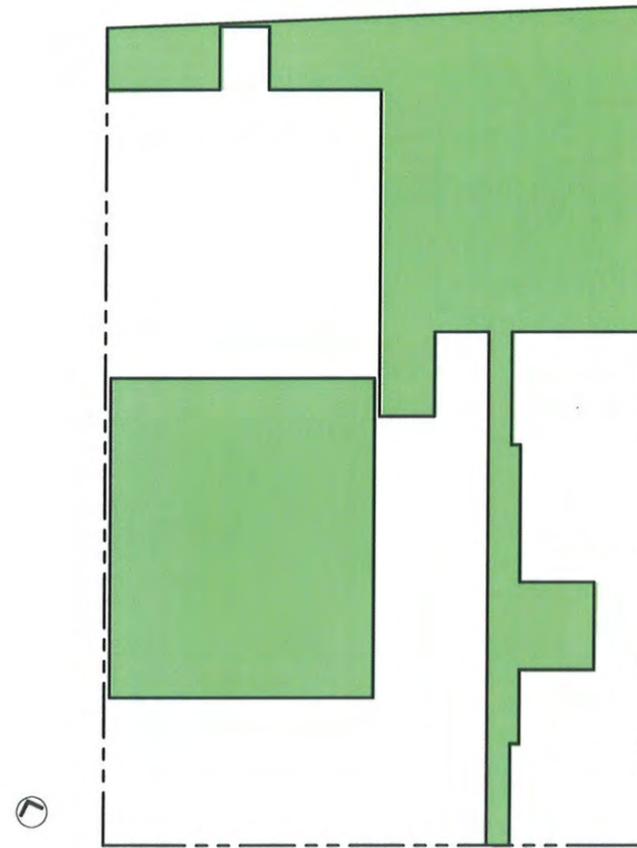
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**23-25-27 Village St.
Permeable Area and
Landscape Area Diagrams
Existing and Proposed**



EXISTING
Permeable Area / Landscape Area (equal)
=7721.8 sf
50.9%



PROPOSED
Permeable Area / Landscaped Area (equal)
=7093.2
46.7%

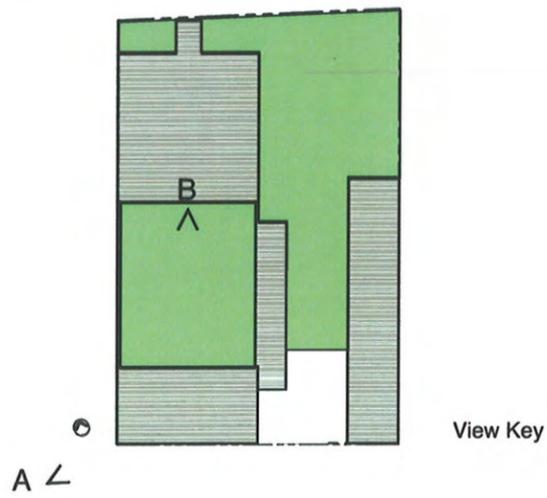
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A
27 Village St
Exterior View from Southwest



B
27 Village St
interior courtyard view from North



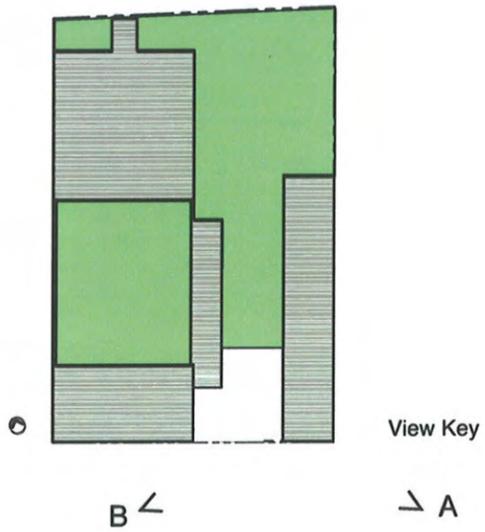
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A
23-27 Village St
Exterior View from Southeast

B
23 Village St (with 21 Village St beyond)
Exterior View from Southwest



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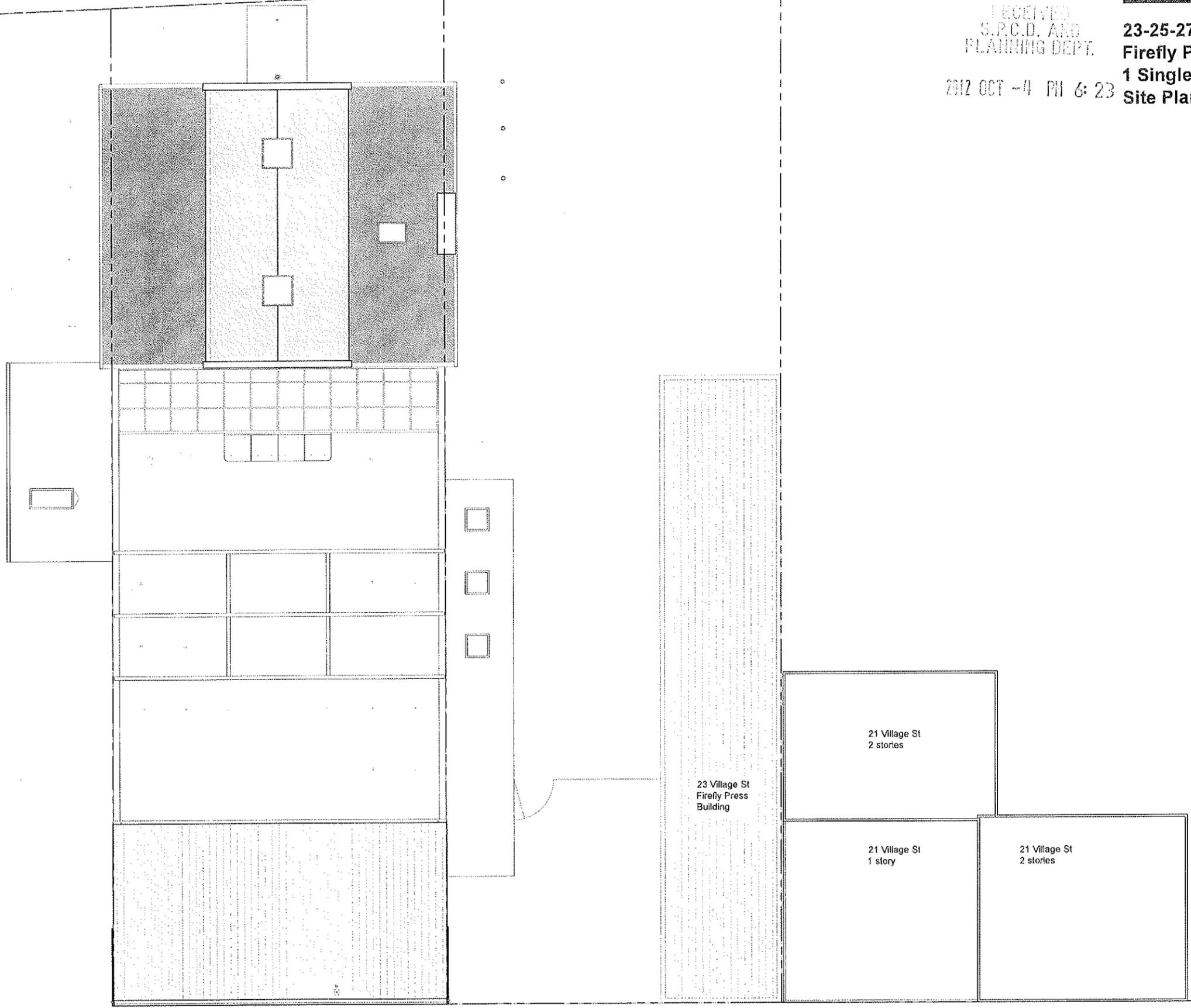
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23-27 Village Street

EXISTING CONDITIONS

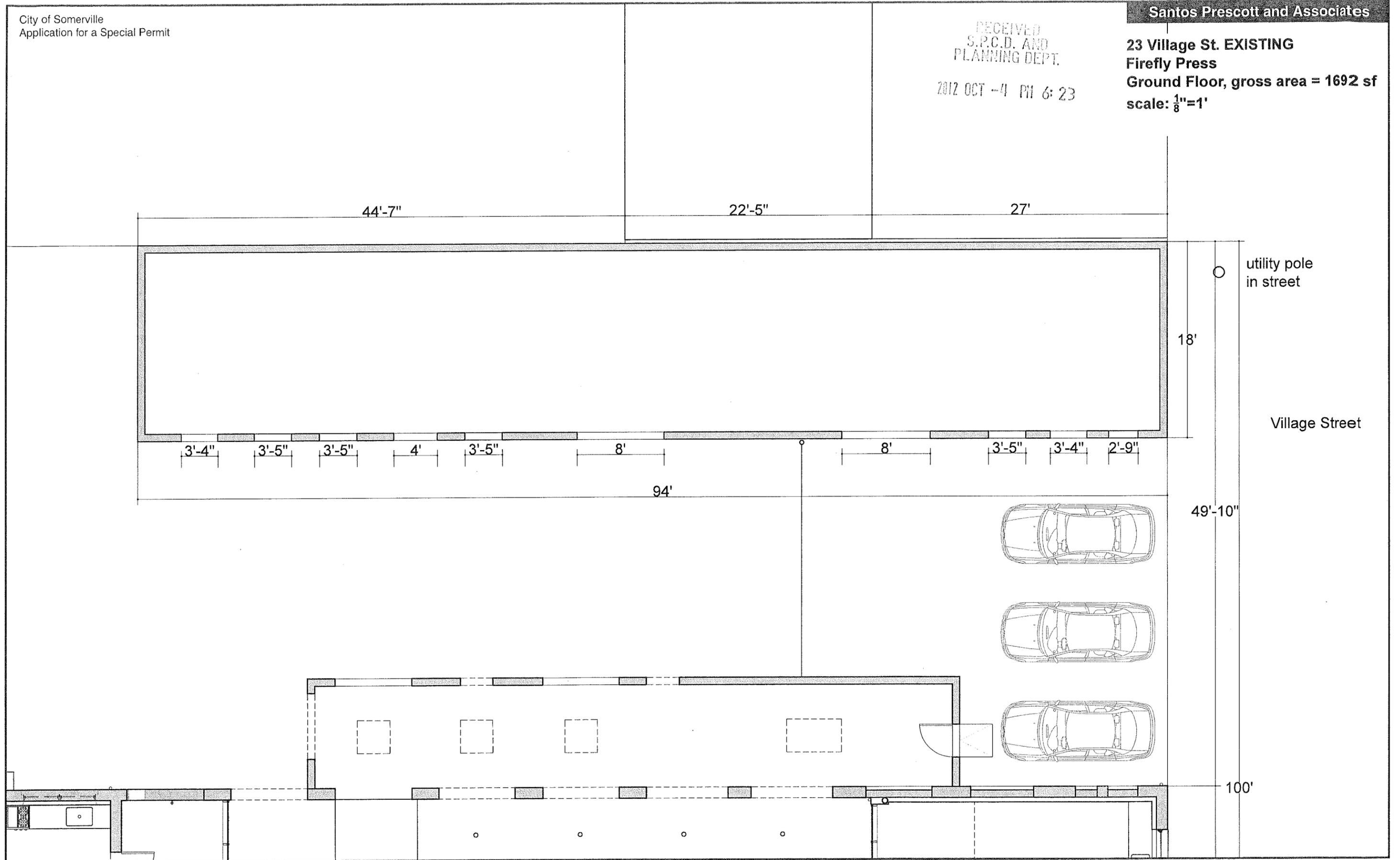
Site Plan 1/16"=1'
Floor Plans
Sections
Elevations

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**23-25-27 Village St. EXISTING
Firefly Press @#23
1 Single Family Residence @#27
Site Plan 1/16"= 1'**



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23 Village St. EXISTING
Firefly Press
Ground Floor, gross area = 1692 sf
scale: 1/8"=1'



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23 Village St. EXISTING
Firefly Press
South Elevation
scale: $\frac{1}{8}''=1'$



dimensions for
27 Village Street
elevation

27 Village Street

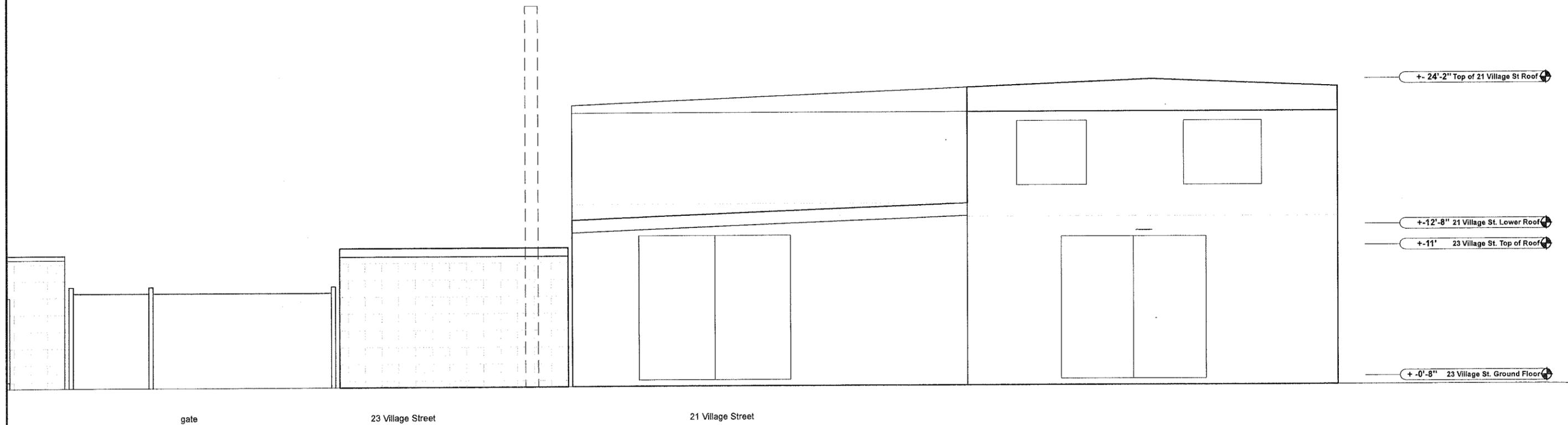
gate

23 Village Street

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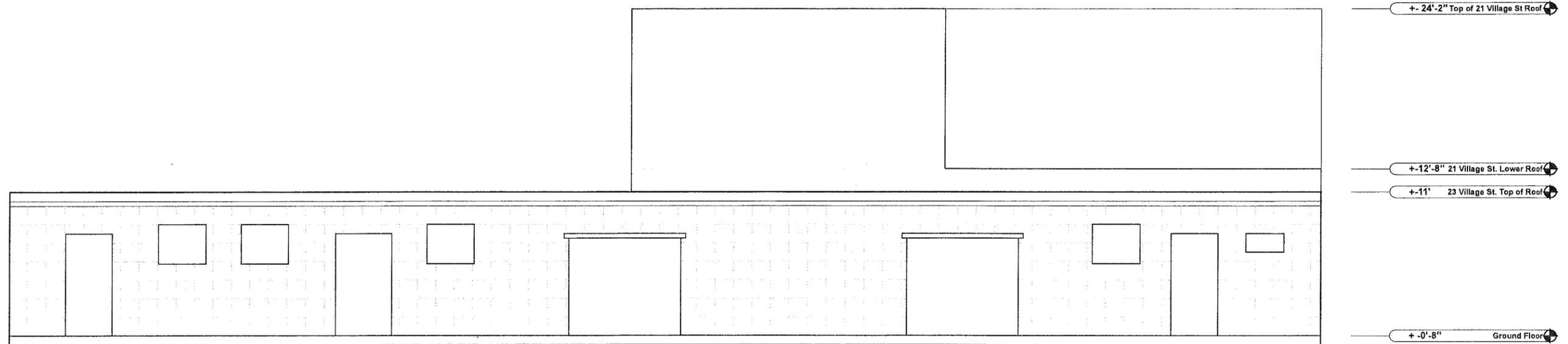
23 Village St. EXISTING
Firefly Press
South Elevation extension
scale: $\frac{1}{8}''=1'$



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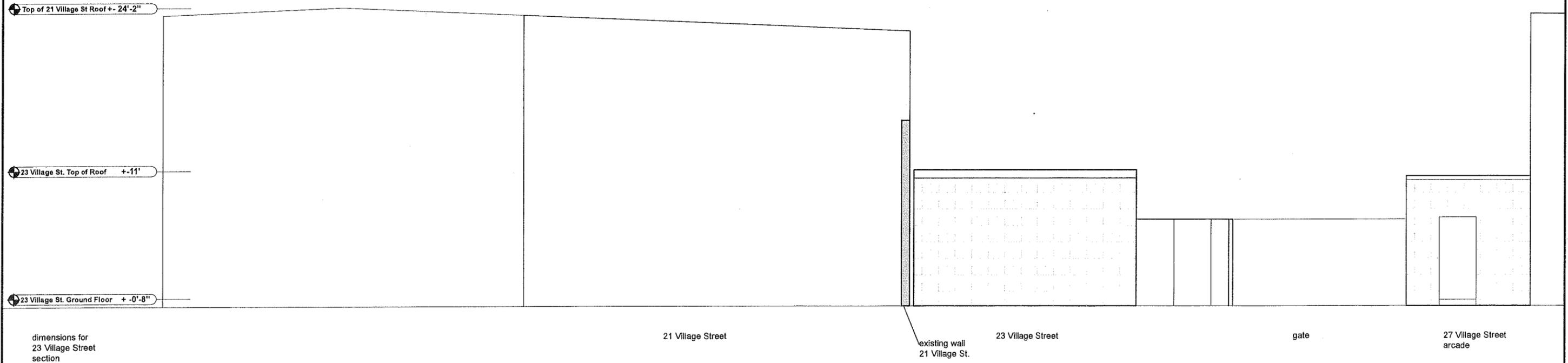
23 Village St. EXISTING
Firefly Press
West Elevation
scale: $\frac{1}{8}''=1'$



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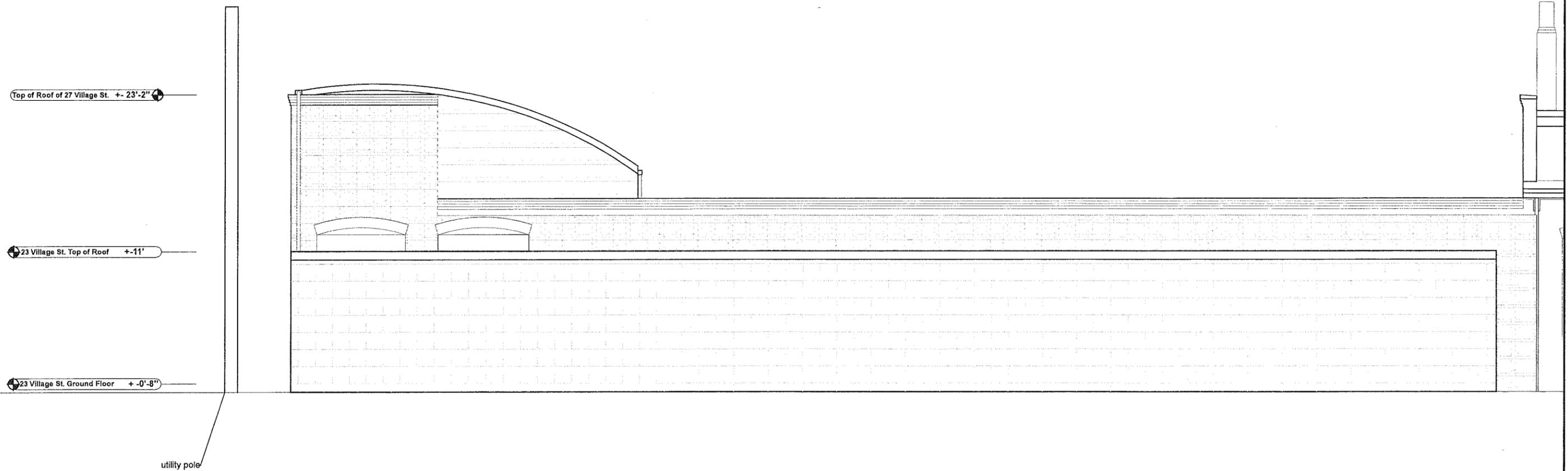
23 Village St. EXISTING
Firefly Press
North Elevation
scale: $\frac{1}{8}''=1'$



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23 Village St. EXISTING
Firefly Press
Existing East Elevation
scale: $\frac{1}{8}''=1'$



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23 Village Street Single Family Residence

PROPOSAL

Context Plan 1/32"=1'

Site Plan 1/16"=1'

Floor Plans

Sections

Elevations

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23-25-27 Village St. PROPOSED
1 Single Family Residence @#27
1 Single Family Residence @#23
Site Plan 1/32"= 1'



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Santos Prescott and Associates

23-25-27 Village St. PROPOSED
1 Single Family Residence @#27
1 Single Family Residence @#23
Site Plan 1/16"= 1'



terrace over carport
for 2 cars

23 Village St
2 story
roof height= 23' 2"

21 Village St
2 stories
roof height +/- 24'2"

21 Village St
1 story
roof height= 10'4"

21 Village St
2 stories
roof height +/- 24'2"

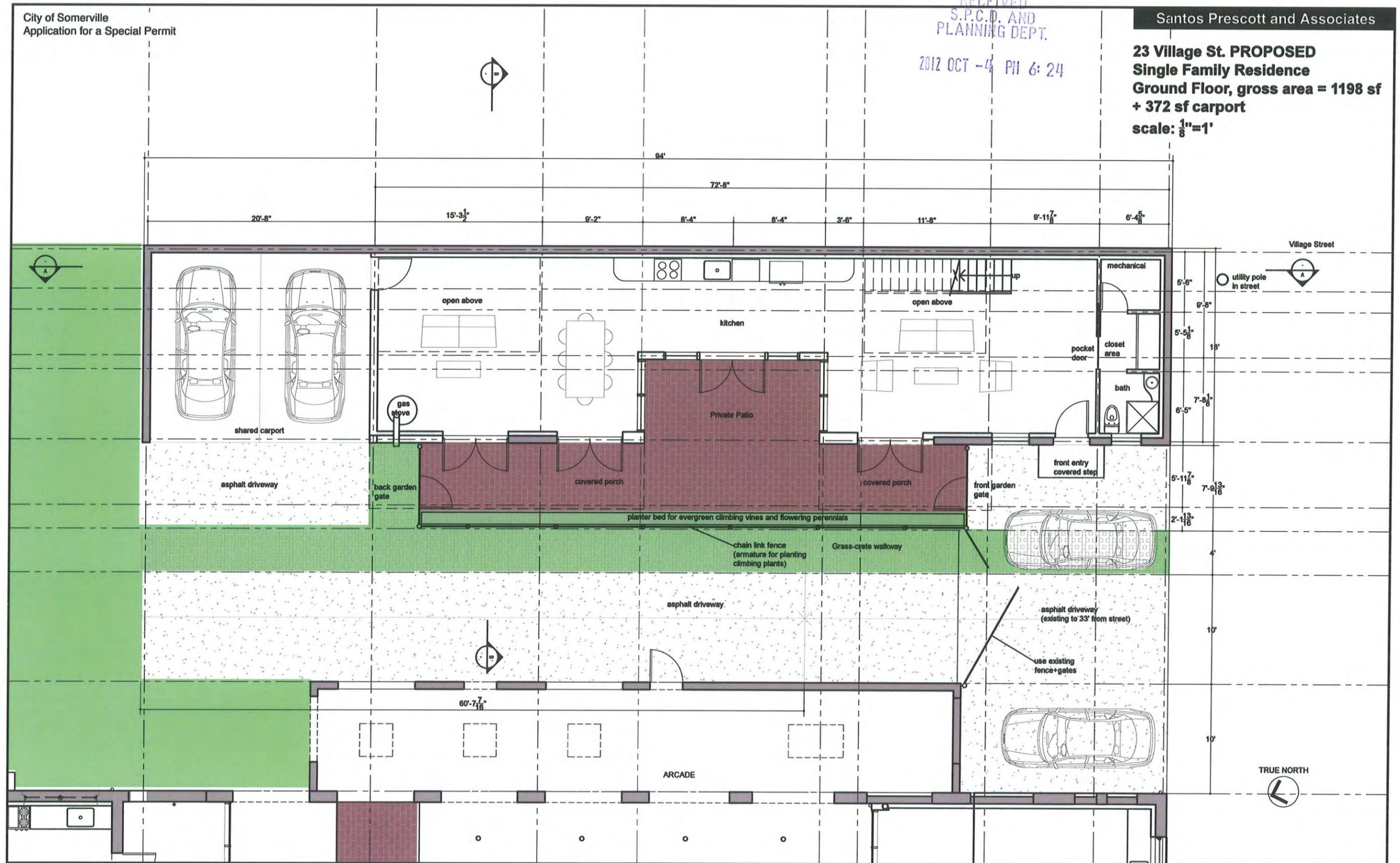
terrace

1 story
roof height= 12' 8"

TRUE NORTH

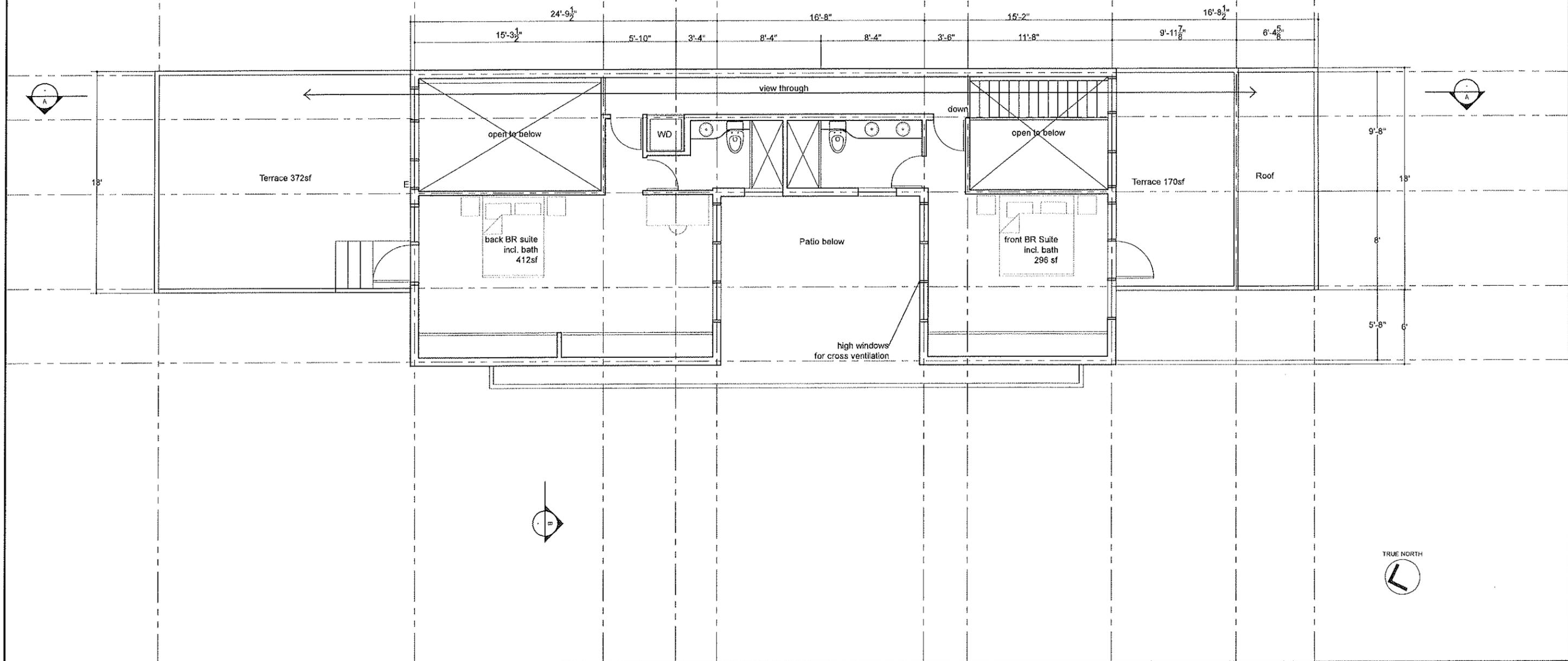
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**23 Village St. PROPOSED
Single Family Residence**
Ground Floor, gross area = 1198 sf
+ 372 sf carport
scale: $\frac{1}{8}''=1'$



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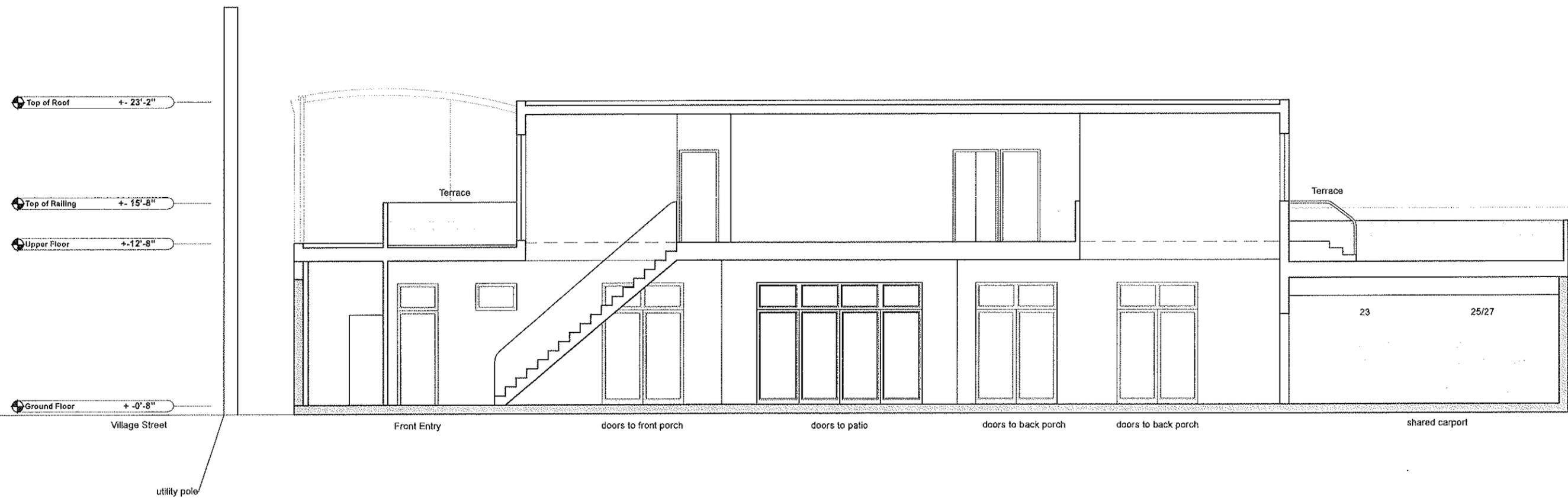
23 Village St. PROPOSED
Single Family Residence
2nd Floor, gross area = 909 sf
scale: $\frac{1}{8}''=1'$



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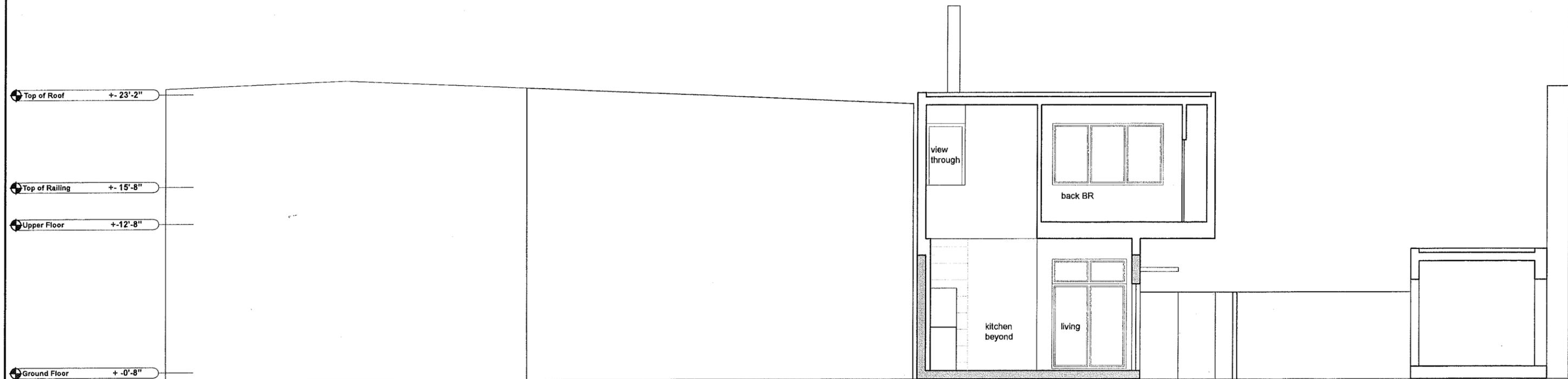
23 Village St. PROPOSED
Single Family Residence
Long Section A
scale: 1/8"=1'



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23 Village St. PROPOSED
Single Family Residence
Cross Section B
scale: $\frac{1}{8}''=1'$



dimensions for
23 Village Street
section

21 Village Street
(existing Barrel Factory
planned interior renovation)

14' wide
driveway entrance
with double gate

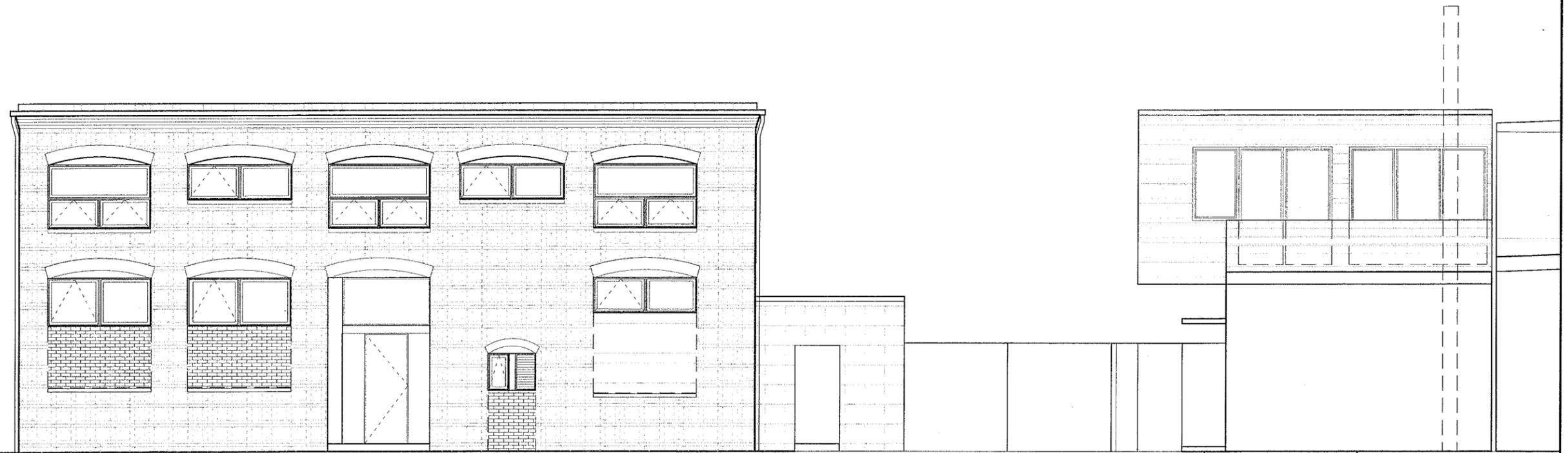
27 Village Street
arcade
(existing)

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23 Village St. PROPOSED
Single Family Residence
South Elevation
scale: $\frac{1}{8}''=1'$

Top of Roof + - 23'-2"
Top of Railing + - 15'-8"
Upper Floor + - 12'-8"
Ground Floor + - 0'-8"



dimensions for
23 Village Street
elevation

27 Village Street
(existing)

27 Village Street
arcade entry
(existing)

14' wide
driveway entrance
with double gate

23 Village Street
gardengate

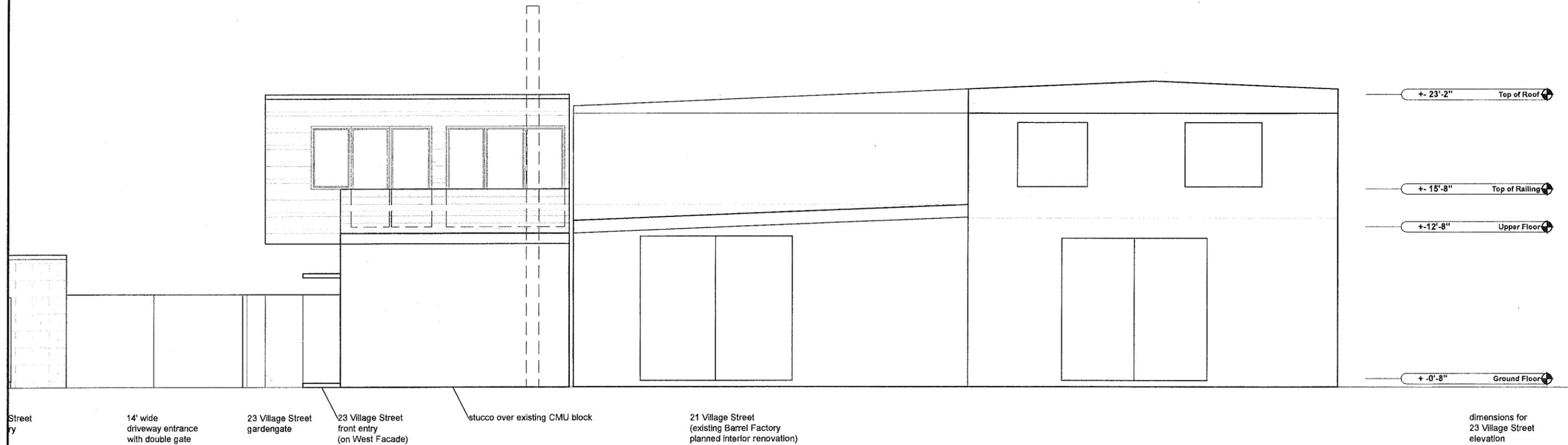
23 Village Street
front entry
(on West Facade)

stucco over existing CMU block

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**23 Village St. PROPOSED
Single Family Residence
South Elevation extension**
scale: $\frac{1}{8}''=1'$



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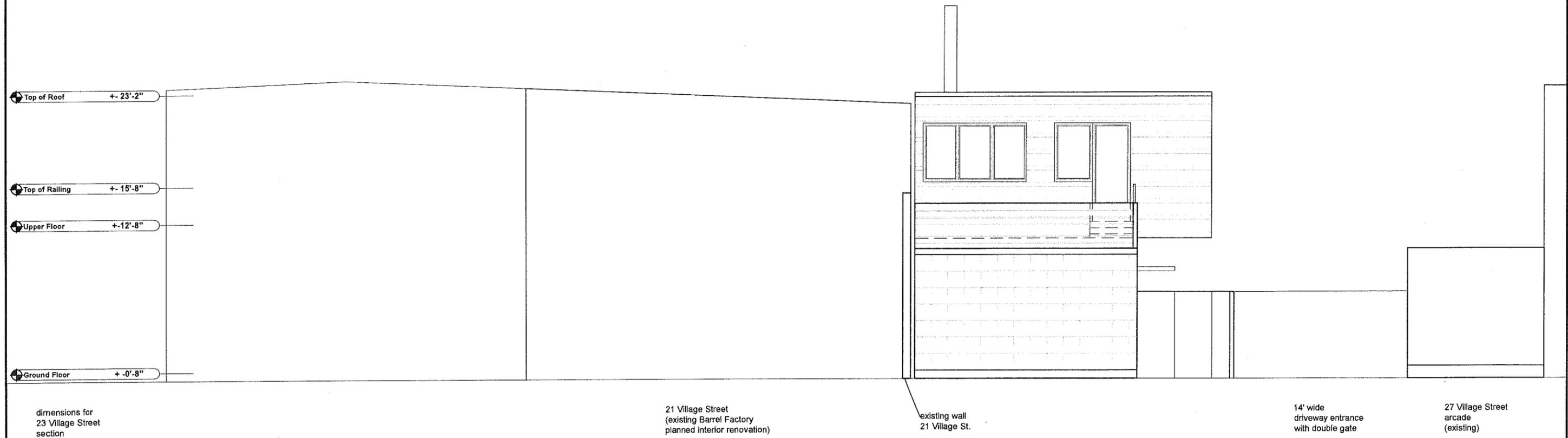
23 Village St. PROPOSED
Single Family Residence
West Elevation
scale: 1/8"=1'



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23 Village St. PROPOSED
Single Family Residence
North Elevation
scale: $\frac{1}{8}''=1'$



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23 Village St. PROPOSED
Single Family Residence
East Elevation
scale: $\frac{1}{8}''=1'$

