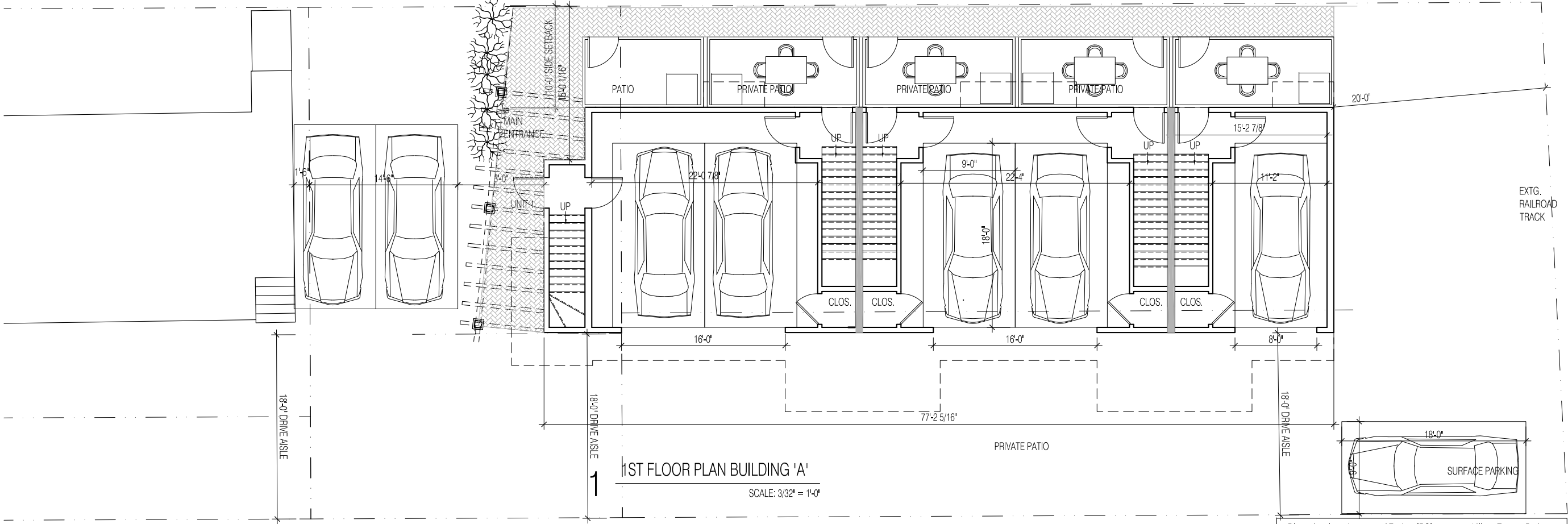




VILLAGE TERRACE CONDOS
1-2 VILLAGE TERRACE
SOMERVILLE, MA

Project Number: 2011.17

SCHEMATIC
DESIGN

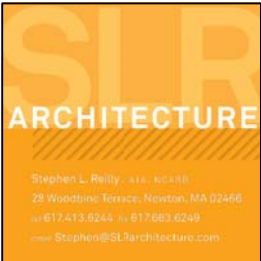
Date: 07.25.12

Revisions		
Number	Description	Date

Scale: As Noted

FIRST FLOOR
BUILDING PLANS

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%	28% (2,011 s.f.)
Landscaped area (min %) 25%	26% (1,600 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	8 spaces



VILLAGE TERRACE CONDOS
1-2 VILLAGE TERRACE
SOMERVILLE, MA

Project Number: 2011.17

SCHEMATIC
DESIGN

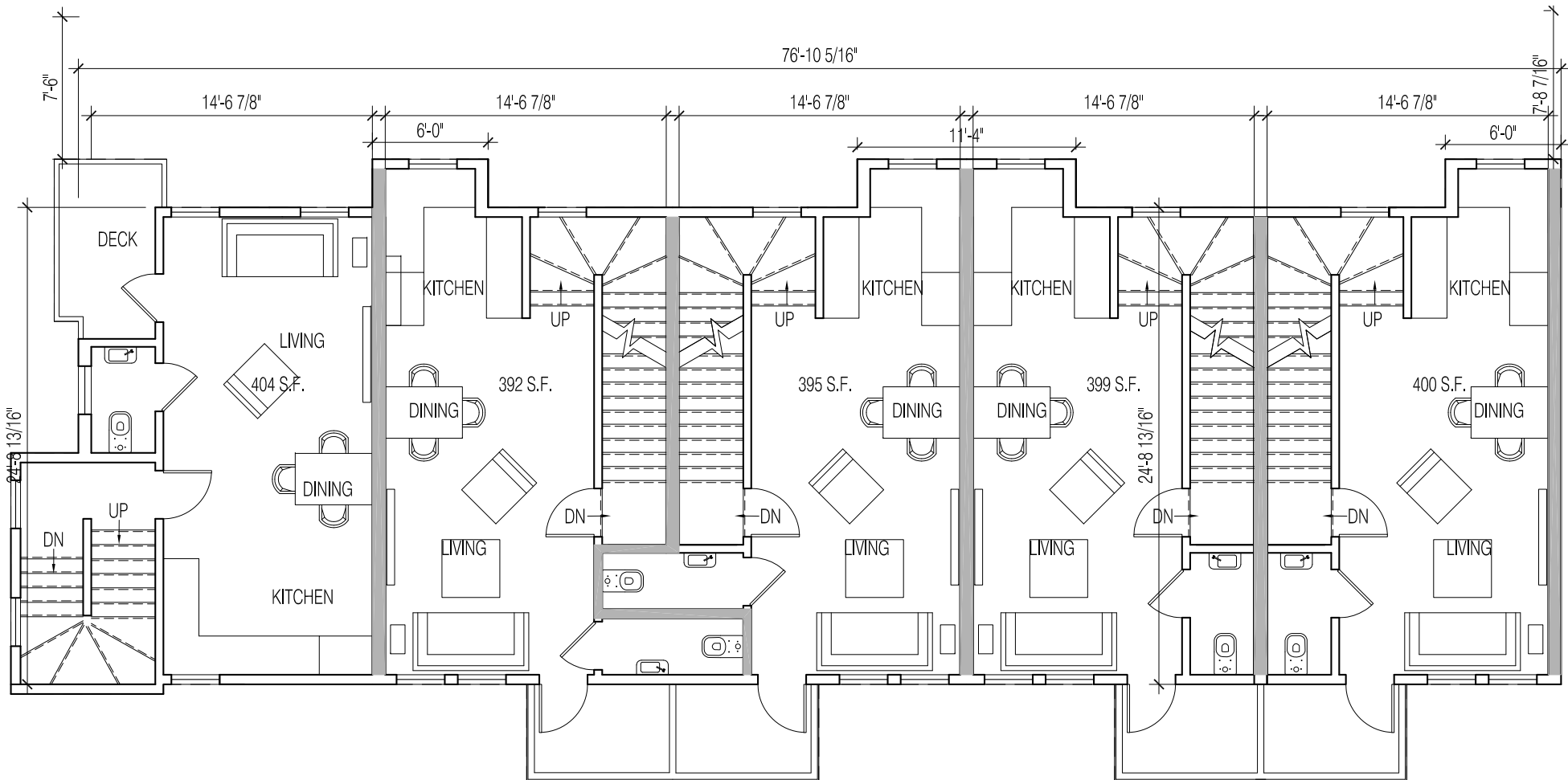
Date: 07.25.12

Revisions		
Number	Description	Date
1	PRELIMINARY	01/12/12

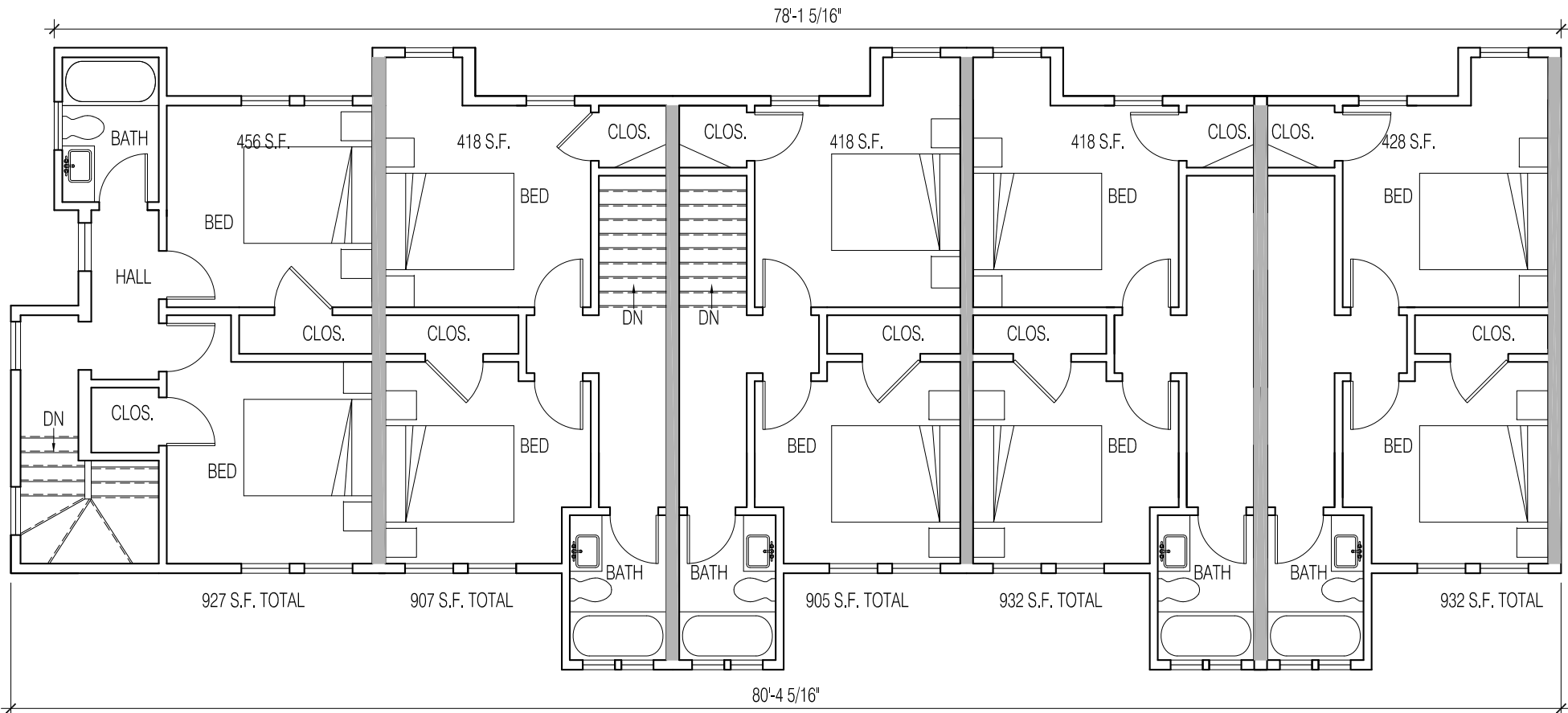
Scale: As Noted

2ND & 3RD
FLOOR PLANS

A102



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



3 3RD FLOOR
SCALE: 1/8" = 1'-0"



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



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



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



4 Rear View
Scale: N.T.S.

Village Terrace Condos
1-2 Village Terrace
Somerville, Ma

PROJECT NUMBER: 2011.17

**SCHEMATIC
DESIGN**

DATE: 07.25.12

REVISIONS

Number	Description	Date

Scale: N.T.S.

**RENDERED
VIEWS**

Village Terrace Condos
1-2 Village Terrace
Somerville, Ma

PROJECT NUMBER: 2011.17

SCHEMATIC
DESIGN

DATE: 07.25.12

REVISIONS

Number	Description	Date

Scale: 1/4" = 1'-0"

EXTERIOR
ELEVATIONS

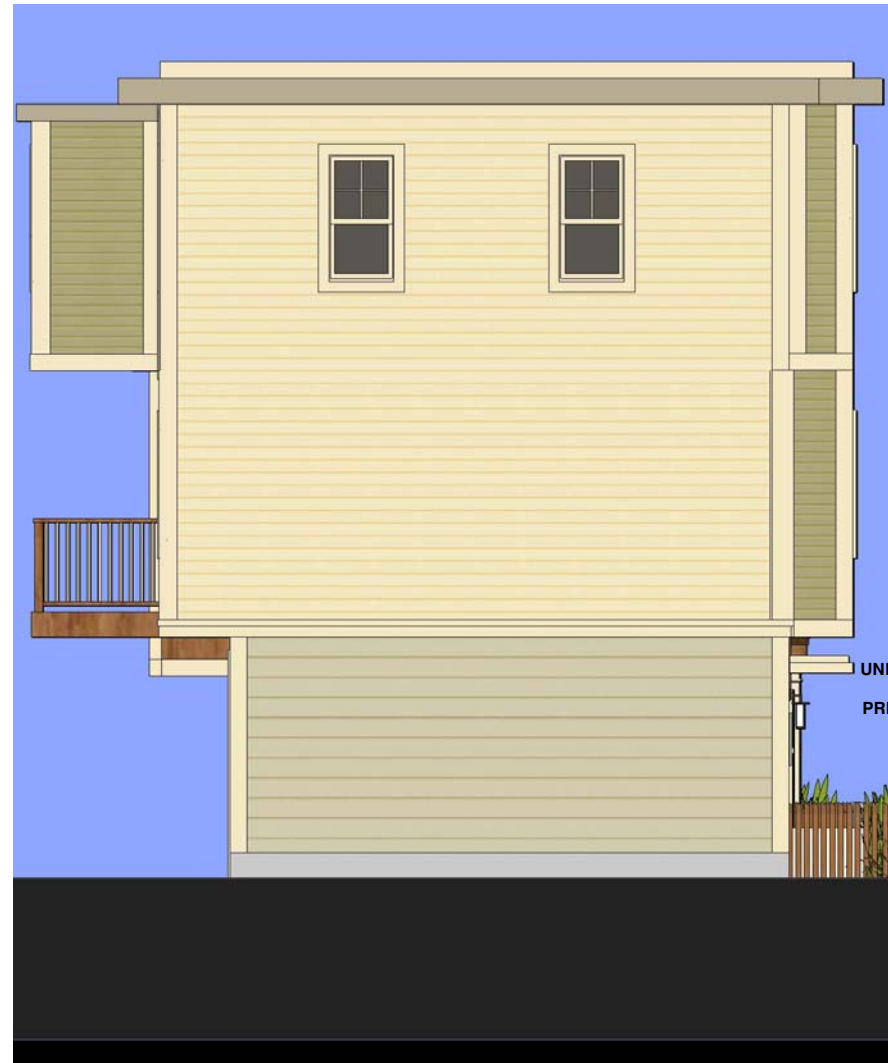
A3.01



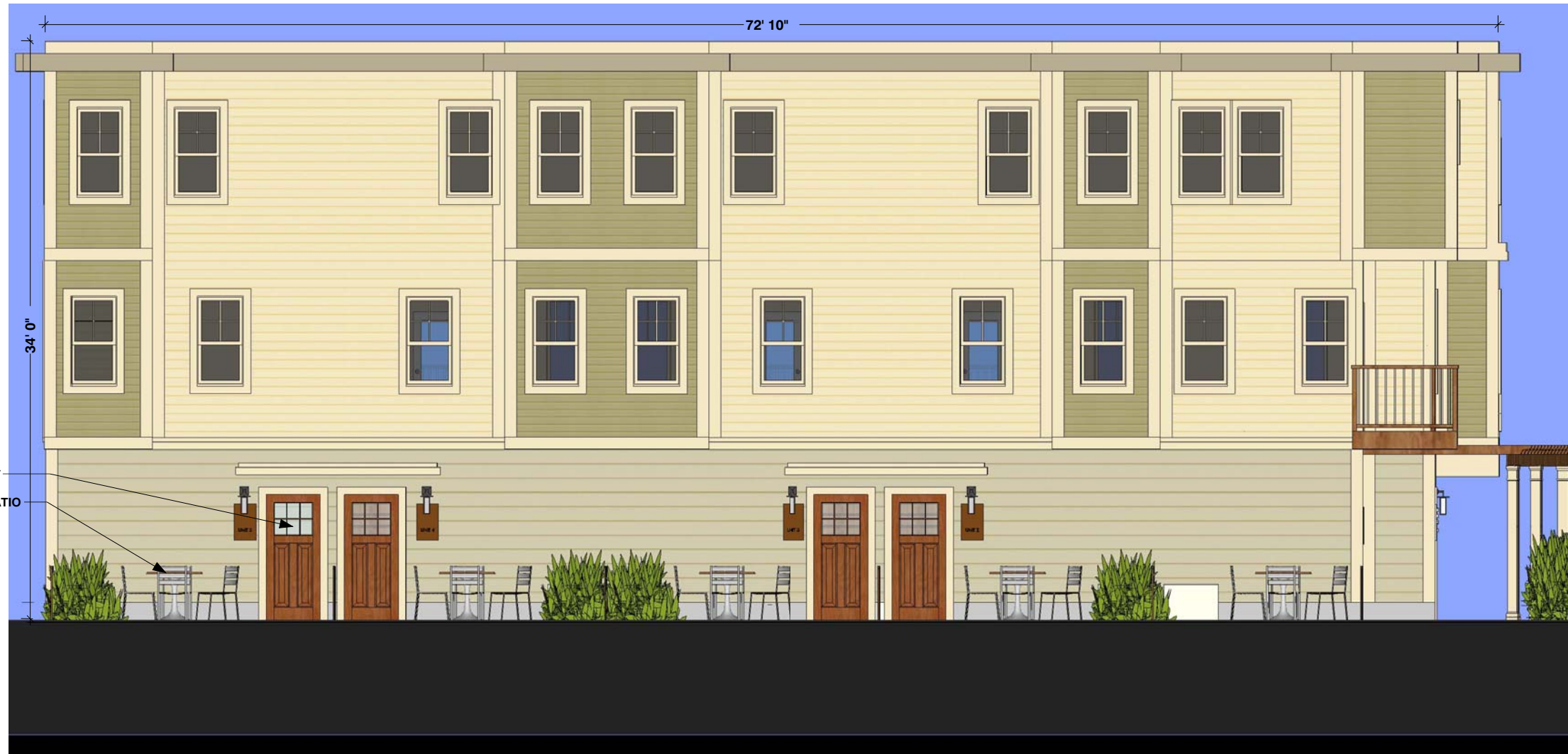
1 South Elevation
Scale: 1/8"=1'-0"



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



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



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