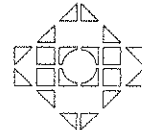


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DESIGNERS • PLANNERS • ILLUSTRATORS

Cameron Ave Renovation & Dormer Addition

4 Cameron Ave
Somerville, Massachusetts

V & R Development Inc.
64 Lincoln Ave
Saugus, Massachusetts

Compliance References

As per the INTERNATIONAL EXISTING BUILDING CODE 2009 :

Occupancy / Use : RESIDENTIAL USE GROUP R-2

OPTION 2 : WORK AREA COMPLIANCE METHOD

CLASSIFICATION OF WORK : ALTERATION LEVEL 3

All alterations, repairs and construction methods are to comply with:
International Building Code 2009 (IRC) with MA Amendments (780 CMR)
International Existing Building Code 2009 (IEBC)
International Fire Code 2009 (IFC)
International Mechanical Code 2009 (IMC)
International Fuel & Gas Code 2009 (IFGC)
International Electrical Code 2009 (IEC)

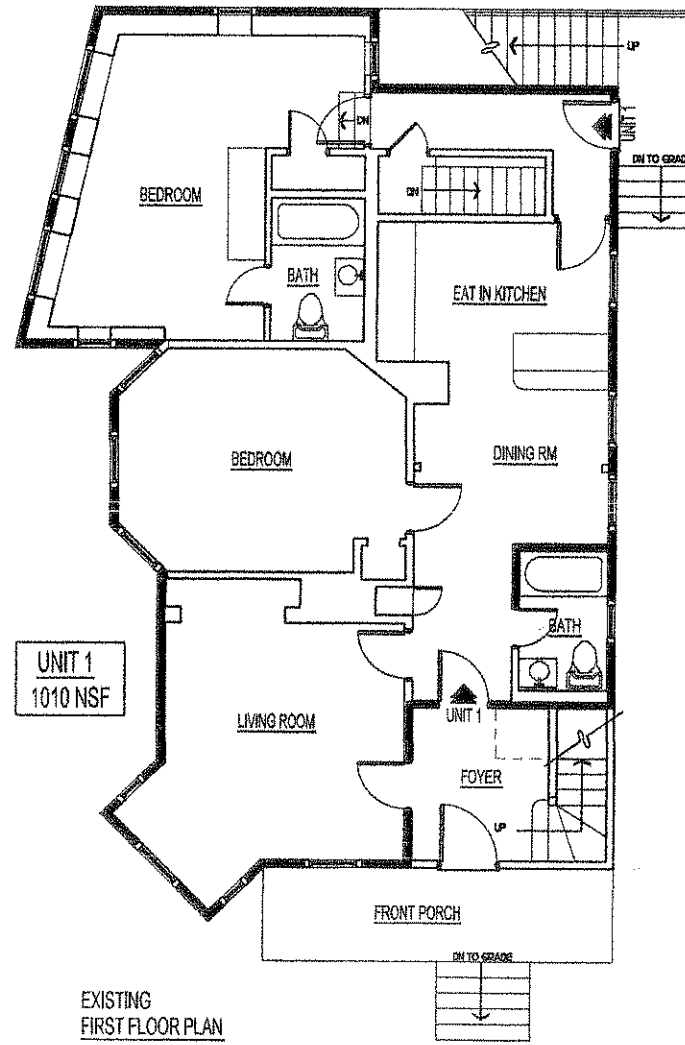
Article 8: Dimensional Requirements

		Required	Existing RC	Proposed RC	Comments
A.	Use				RESIDENTIAL R-2
B.	Dwelling Units		3	3	
C.	Minimum Lot Area (SF)	7,500	2,870	2,870	
D.	Lot Area / Dwelling Unit	875	956	956	
E.	GFA of all Buildings		4,239	4,239	
F.	Maximum Ground Coverage	70% (2,009)	45% (1,312)	45% (1,312)	
G.	Minimum Landscaped Area	25% (718)	38% (1,100)	38% (1,100)	
	Minimum Pervious Area	30% (861)	38% (1,100)	38% (1,100)	
H.	Net Floor Area		2,400	3,140	
I.	Maximum Floor Area Ratio (FAR= 2.0)	5,740	2,400	3,140	
J.	Maximum Height (FT)	3 / 40'	2 1/2 story	2 1/2 story	
K.	Minimum Front Yard (FT)	15'	12'	12'	SZO 8.6.5
L.	Minimum Rear Yard (FT)	10'	0.8'	0.8'	SZO 8.6.13
M.	Left Side Yard	8'	0.6'	0.6'	
N.	Right Side Yard	9'	11.7'	11.7'	
O.	Frontage	50'	59.72'	59.72'	

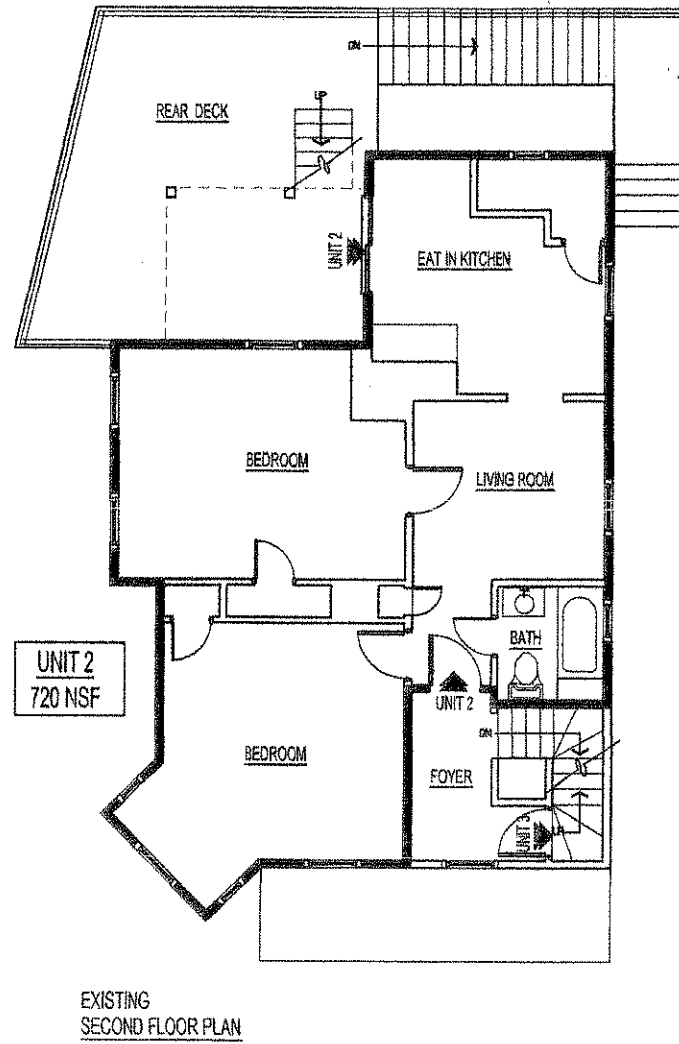
Article 9: Off-Street Parking and Loading Requirements

		Required	Existing	Proposed
SZO 9.5.1a	RESIDENTIAL	5	1	1
	1.5 per 1-2 Bedroom			
		Existing Non-Conforming		

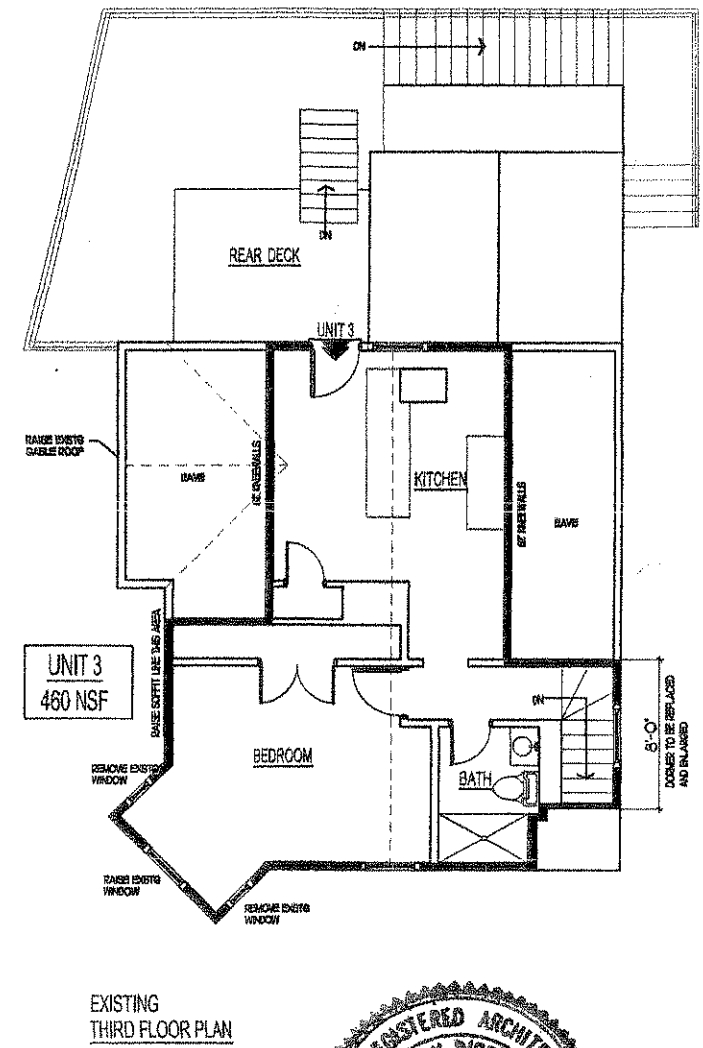
EXISTING
BASEMENT FLOOR PLAN



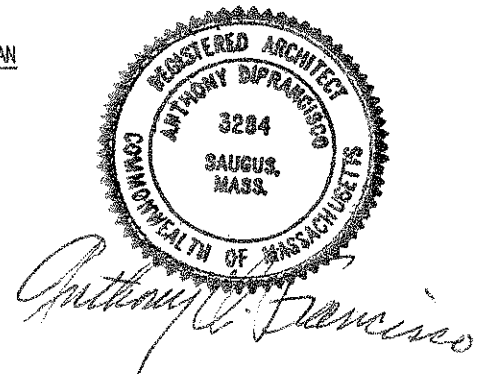
EXISTING
FIRST FLOOR PLAN



EXISTING
SECOND FLOOR PLAN



EXISTING
THIRD FLOOR PLAN



DIMENSIONS AND SQUARE
FOOTAGE IS APPROXIMATE
AND CAN CHANGE UNTIL
FINAL PLANS ARE COMPLETED.

CAMERON AVE RENOVATION
4 Cameron Ave, Somerville, MA

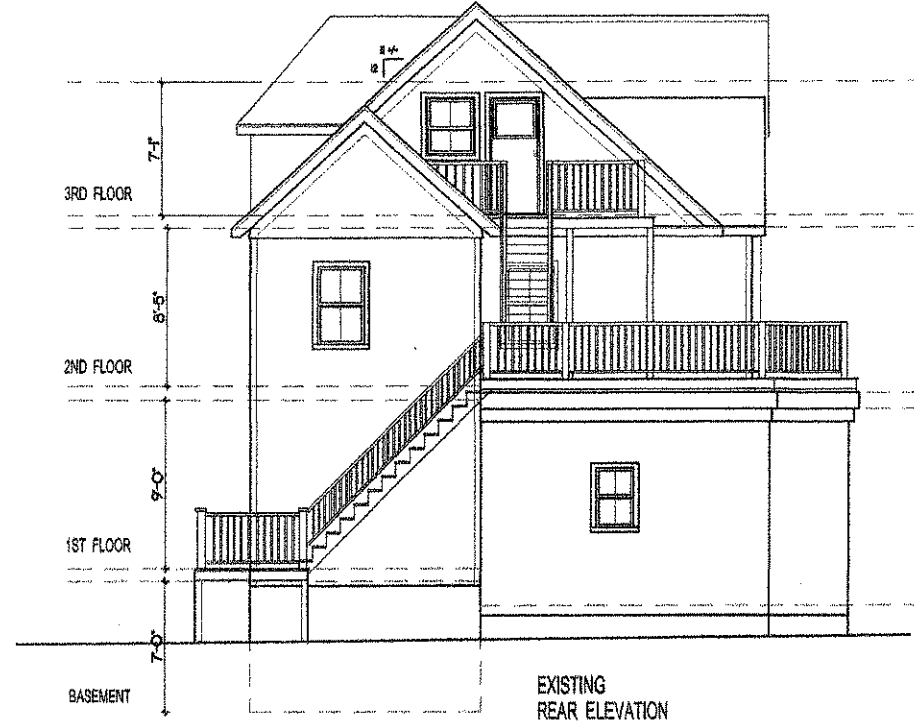
EXISTING FLOOR PLANS

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EXISTING
LEFT SIDE ELEVATION (HOLLAND AVE)



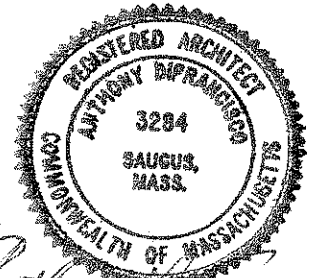
EXISTING
REAR ELEVATION



EXISTING
FRONT ELEVATION (CAMERON AVE)



EXISTING
RIGHT SIDE ELEVATION (DRIVEWAY)



Anthony D. Francisco

DIMENSIONS AND SQUARE
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CAMERON AVE RENOVATION
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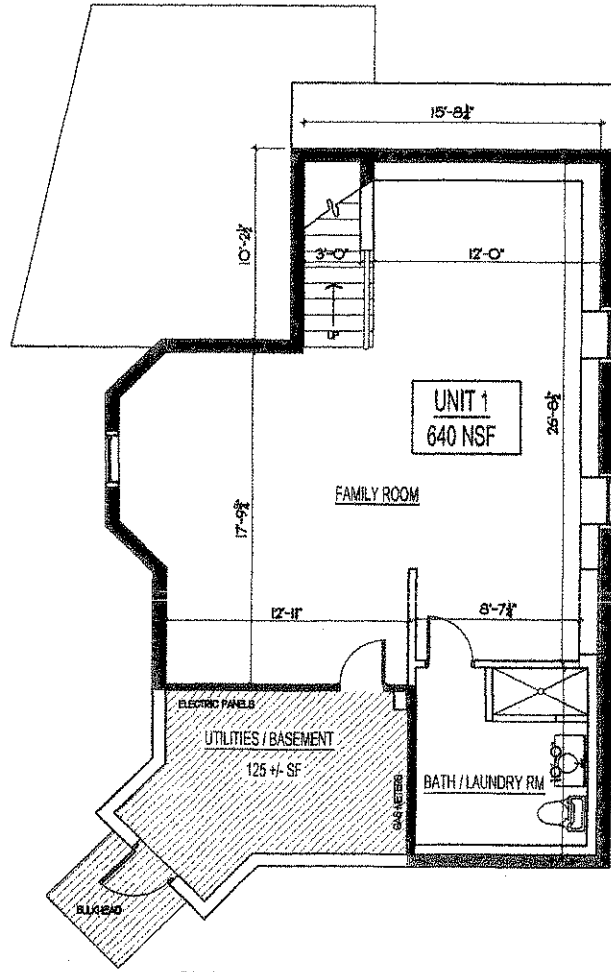
EXISTING ELEVATIONS

SCALE: 1" = 10'-0"

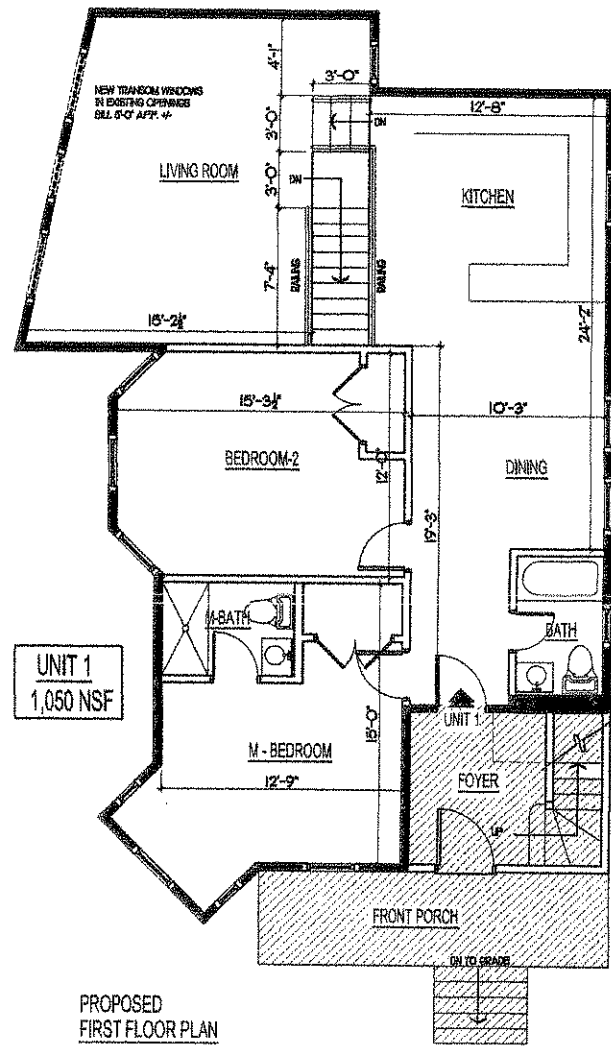
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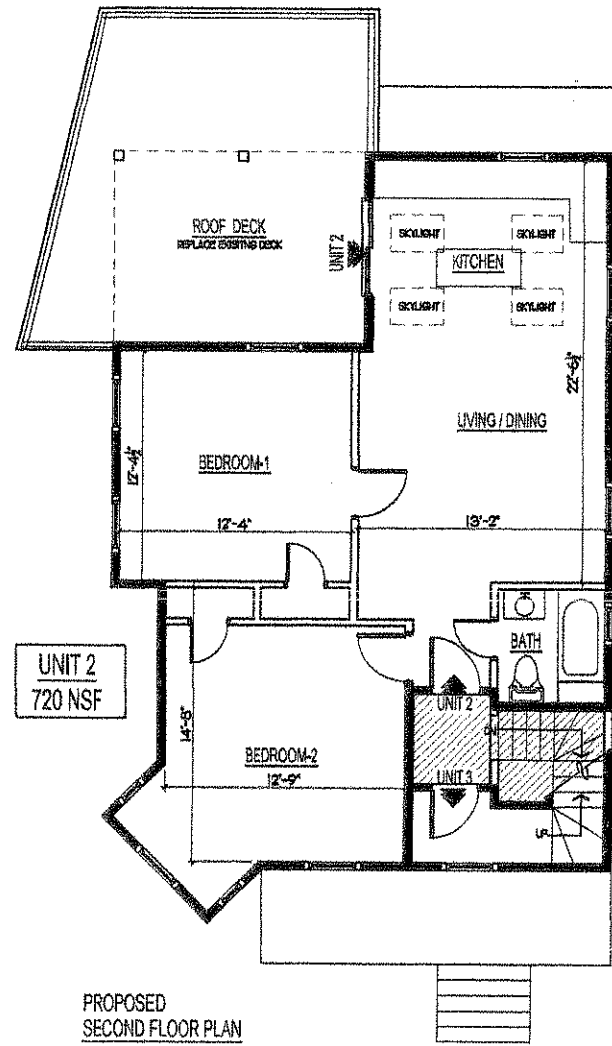
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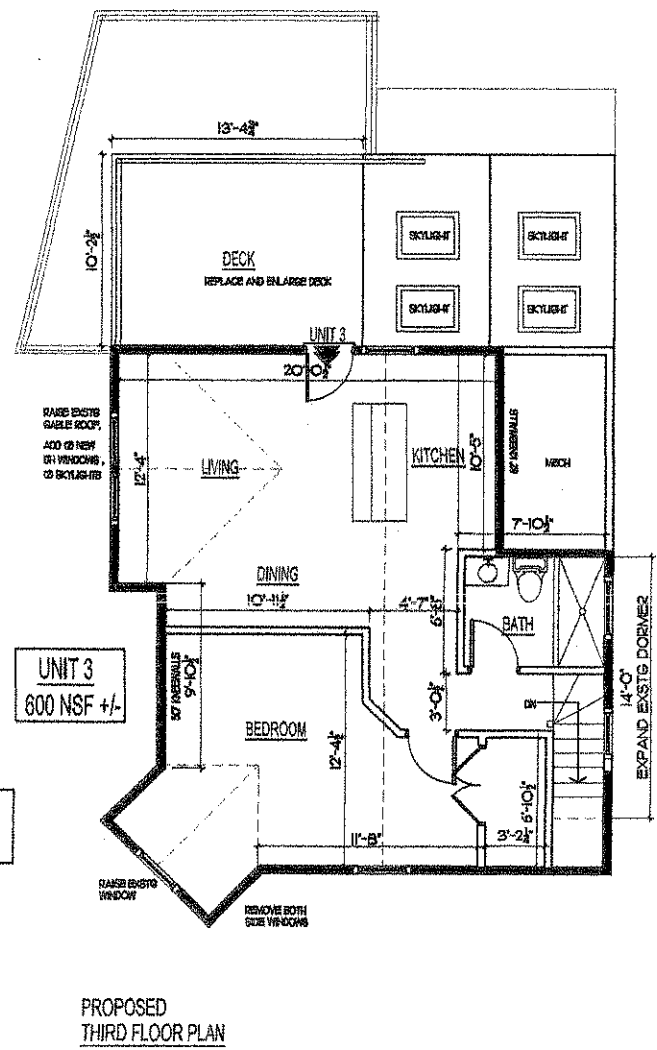
PROPOSED
BASEMENT FLOOR PLAN



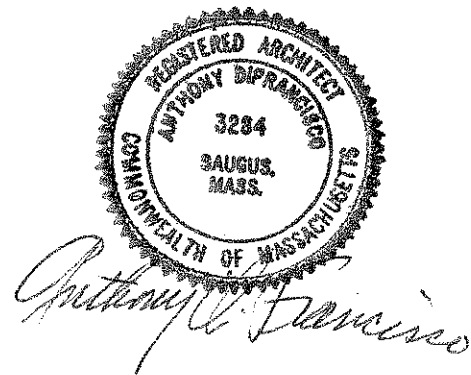
PROPOSED
FIRST FLOOR PLAN



PROPOSED
SECOND FLOOR PLAN



PROPOSED
THIRD FLOOR PLAN



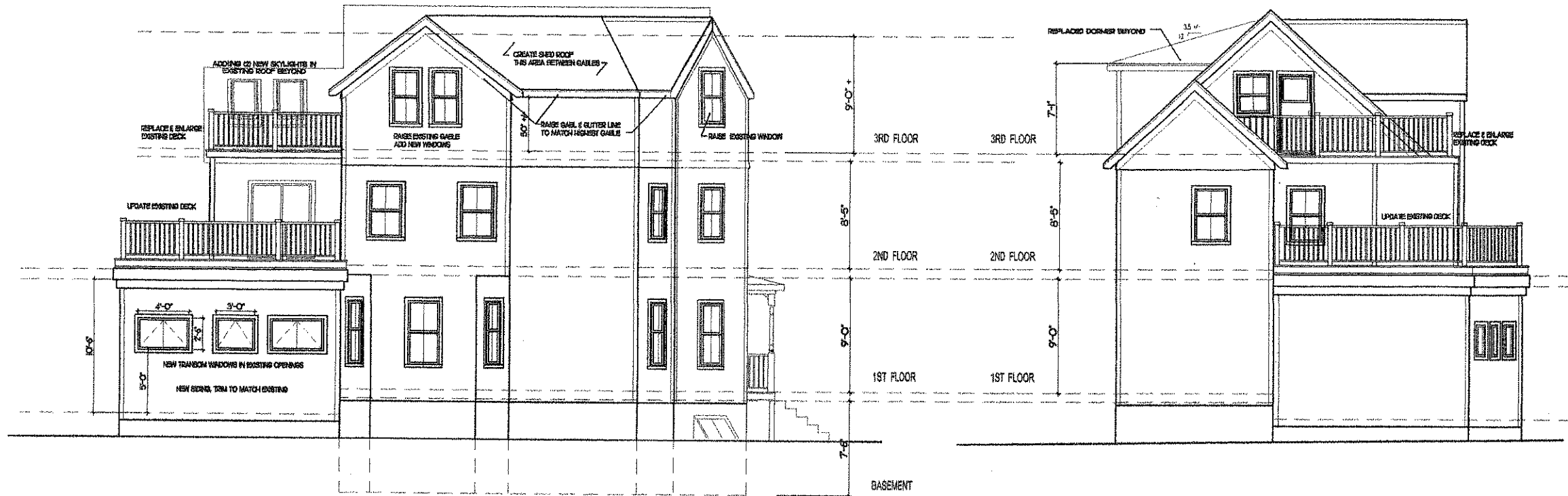
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CAMERON AVE RENOVATION
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SCHEMATIC FLOOR PLANS
SCALE: 1" = 10'-0"
01/04/2013

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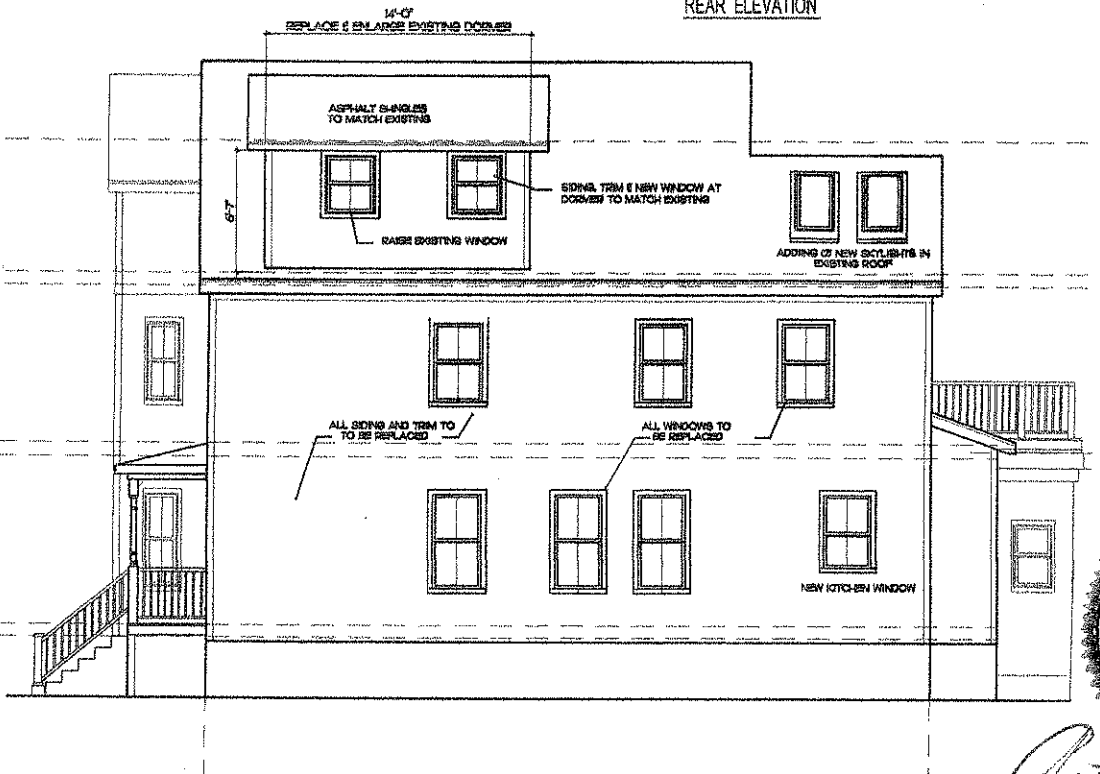


PROPOSED
LEFT SIDE ELEVATION (HOLLAND AVE)

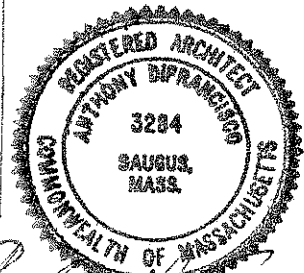
EXISTING
REAR ELEVATION



PROPOSED
FRONT ELEVATION (CAMERON AVE)



PROPOSED
RIGHT SIDE ELEVATION (DRIVEWAY)



Anthony DiFrancisco

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PROPOSED ELEVATIONS
SCALE: 1" = 10'-0"
01/04/2013

CAMERON AVE RENOVATION
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