

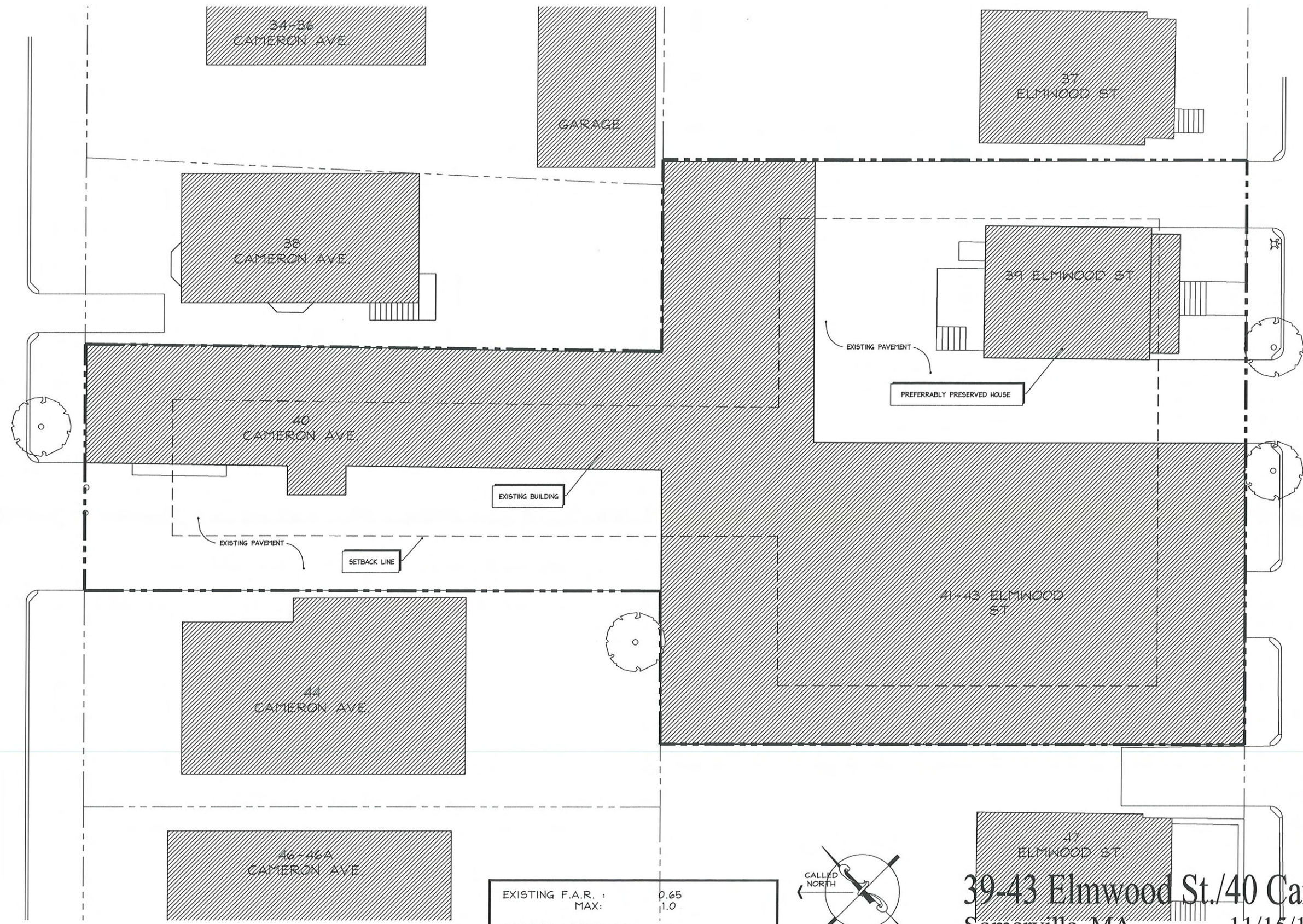
RECEIVED
S.P.C.D. AND
PLANNING DEPT.

2011 NOV 16 PM 12:22

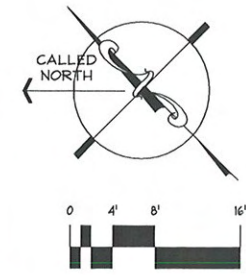


CAMERON AVENUE

ELMWOOD STREET



EXISTING F.A.R. :	0.65
MAX:	1.0
EXISTING LANDSCAPE:	2%
REQUIRED:	25%
EXISTING COVERAGE:	65%
MAX:	50%



39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA

The MZO GROUP
DESIGNERS • ARCHITECTS • PLANNERS
IN THE *MIQUELLE* TRADITION
92 Montvale Avenue, Suite 4350 ■ Somerville, Massachusetts 02180
Voice 781-279-4446 ■ Fax 781-279-4448 ■ E-Mail: mzo@mzogroup.com ■ www.mzogroup.com

EXISTING SITE PLAN

1/8" = 1'-0"

CAMERON AVENUE

34-36
CAMERON AVE.

GARAGE

Building 3
(3 units)

37
ELMWOOD ST.

38
CAMERON AVE.

Building 2
(2 units)

ACCESSIBLE SPACE

SETBACK LINE

EX'G BUILDING WALL
DASHED WHERE REMOVED

EX'G CURB CUT
TO BE EXPANDED

EX'G TREE TO
BE REMOVED

EX'G CURB
CUT TO BE
REMOVED

ELMWOOD STREET

44
CAMERON AVE.

Building 4
(4 units)

47
ELMWOOD ST.

39-43 Elmwood St./40 Cameron Ave.

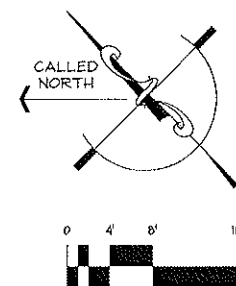
Somerville, MA

11/15/11 ZBA

PROPOSED 1ST FLOOR SITE PLAN

1/8" = 1'-0"

EXISTING F.A.R. :	0.65
PROPOSED:	0.97
MAX:	1.0
EXISTING LANDSCAPE:	2%
PROPOSED:	16% SOFTSCAPE
REQUIRED:	10% HARDSCAPE
	25%
EXISTING COVERAGE:	65%
PROPOSED:	48%
MAX:	50%



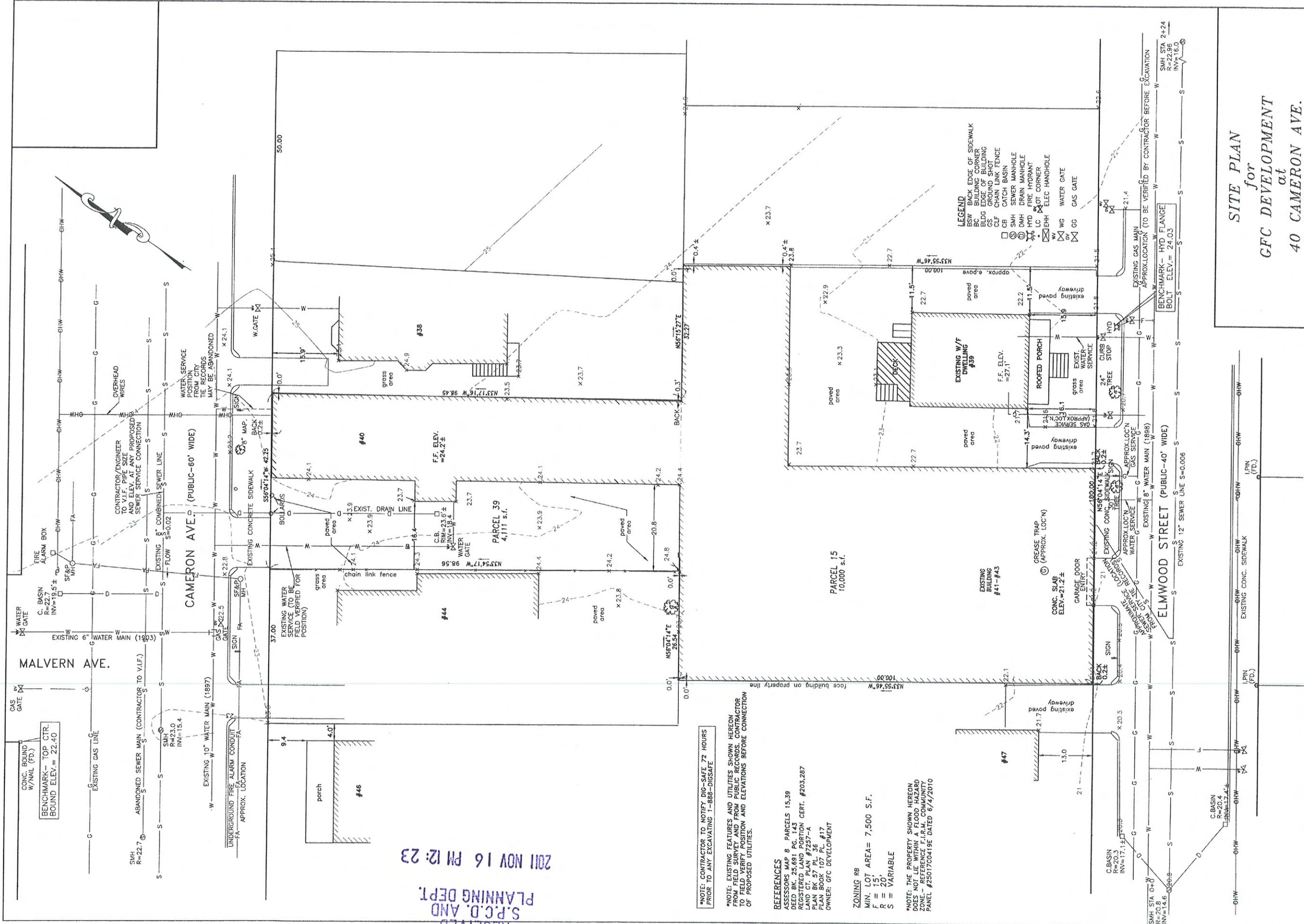
The MZO GROUP
DESIGNERS ■ ARCHITECTS ■ PLANNERS
IN THE MIQUELLE TRADITION

92 Monticelli Avenue, Suite 4300 ■ Somerville, Massachusetts 02186
Voice: 781-279-4446 ■ Fax: 781-279-4448 ■ E-Mail: mzo@mzogroup.com ■ www.mzogroup.com

S-2

RECEIVED
S.P.C.D. AND
PLANNING DEPT.

2011 NOV 16 PM 12:22



SITE PLAN
for
GFC DEVELOPMENT
at
40 CAMERON AVE.
SOMERVILLE, MA

Land Surveyors **C.L.G. ASSOCIATES** Field Engineers
3 BOSTON ST. SALEM, MA 01970 (978) 744-0748
SHEET NO: 1 OF 1 DATE: 11/14/2011 JOB NO: 463
DRAWN BY: T.F.S./W.B.D.



I CERTIFY THAT THE PROPERTY LINES, BUILDING, SETBACKS AND SITE FEATURES SHOWN HEREON HAVE BEEN LOCATED FROM INSTRUMENT SURVEY.

William R. D'Entremont
WILLIAM R. D'ENTREMONT P.L.S.
REG. LAND SURVEYOR
11/14/2011
DATE

RECEIVED
S.P.C.D. AND
PLANNING DEPT.
2011 NOV 16 PM 12:23

*NOTE: CONTRACTOR TO NOTIFY DIG-SAFE 72 HOURS PRIOR TO ANY EXCAVATING 1-888-DIGSAFE.

*NOTE: EXISTING FEATURES AND UTILITIES SHOWN HEREON FROM FIELD SURVEY AND FROM PUBLIC RECORDS. CONTRACTOR TO FIELD VERIFY POSITION AND ELEVATIONS BEFORE CONNECTION OF PROPOSED UTILITIES.

REFERENCES
ASSESSORS MAP 8 PARCELS 15,39
DEED BK. 25,681 PG. 143
REGISTERED LAND PORTION CERT. #203,287
LAND CT. PLAN #7257-A
PLAN BK 57 PL. 36
PLAN BK 57 PL. 36
PLAN BK 57 PL. 36
OWNER: GFC DEVELOPMENT

ZONING RB
MIN. LOT AREA= 7,500 S.F.
F = 15'
R = 20'
S = VARIABLE

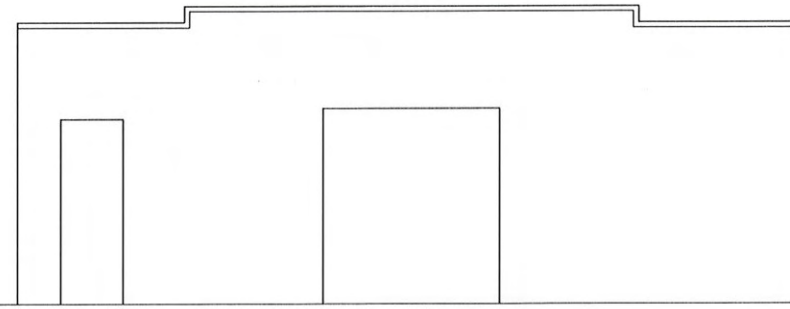
*NOTE: THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A FLOOD HAZARD ZONE. REFERENCE F.I.R.M. COMMUNITY PANEL #250700415E DATED 6/4/2010

RECEIVED
S.P.C.D. AND
PLANNING DEPT.

2011 NOV 16 PM 12: 23



47 ELMWOOD ST.



EXISTING SITE



EXISTING SOUTH/ELMWOOD STREETSCAPE ELEVATION

3/16" = 1'-0"



PROPOSED SOUTH/ELMWOOD STREET ELEVATION

3/16" = 1'-0"

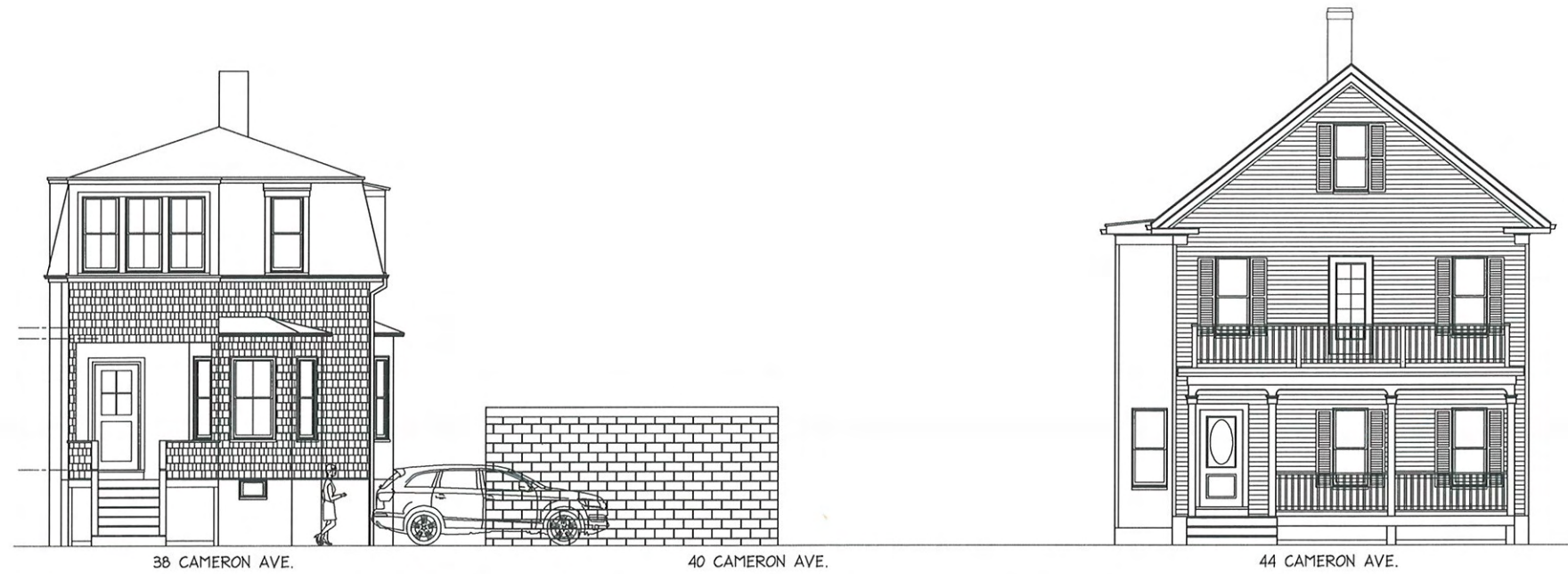
39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA



The MZO GROUP
DESIGNERS ■ ARCHITECTS ■ PLANNERS
IN THE *MIQUELLE* TRADITION

92 Montvale Avenue, Suite 4350 ■ Somerville, Massachusetts 02188
Voice 781-279-4446 ■ Fax 781-279-4448 ■ E-Mail: mzo@mzogroup.com ■ www.mzogroup.com

1-1



EXISTING NORTH/ CAMERON AVE. STREETSCAPE

3/16" = 1'-0"



PROPOSED NORTH/ CAMERON AVE. ELEVATION

3/16" = 1'-0"

39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA

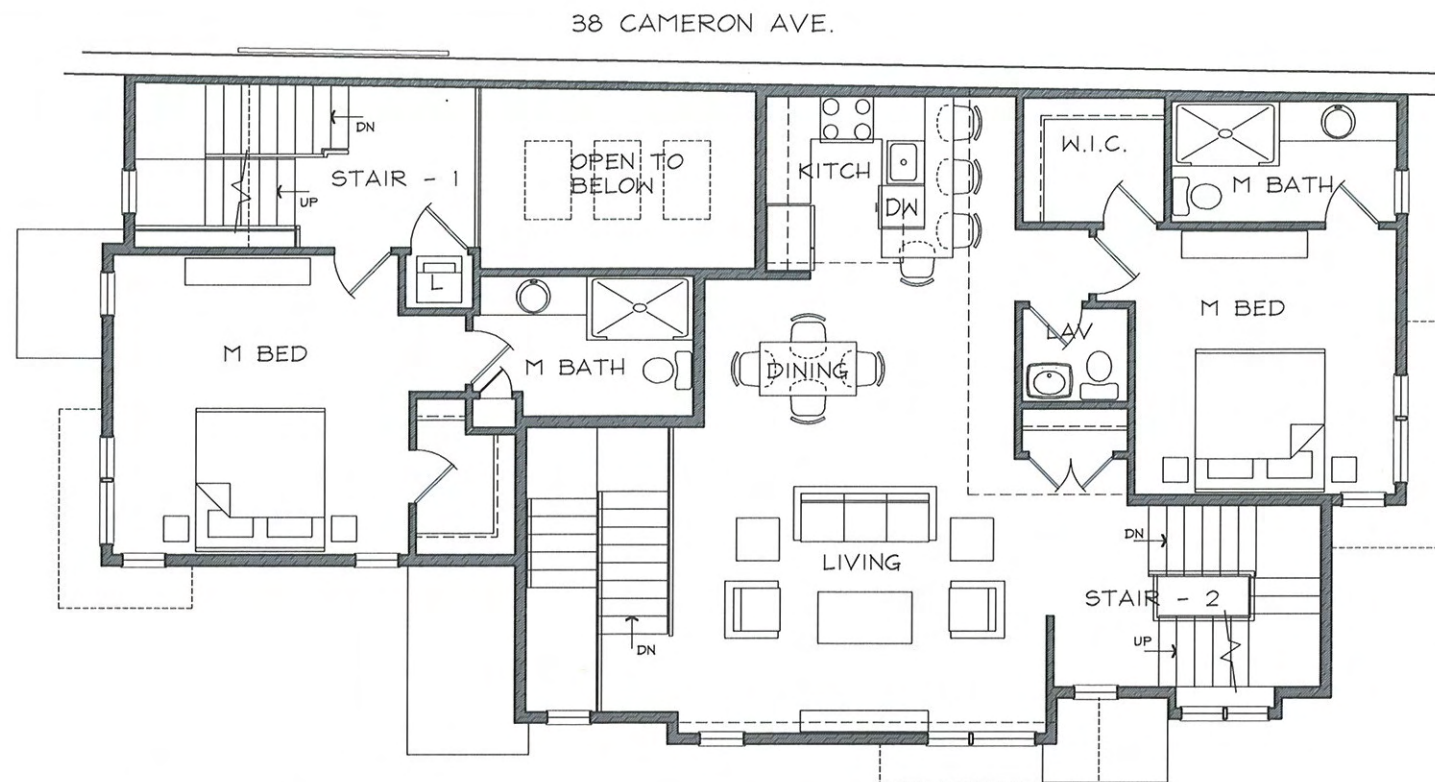
The MZO GROUP
DESIGNERS ■ ARCHITECTS ■ PLANNERS
IN THE *Miquele's* TRADITION

92 Montvale Avenue, Suite 4350 ■ Somerville, Massachusetts 02180
Voice: 781-279-4446 ■ Fax: 781-279-4448 ■ E-Mail: mzo@mzogroup.com ■ www.mzogroup.com

1-2

RECEIVED
S.P.C.D. AND
PLANNING DEPT.
2011 NOV 16 PM 12:23

CAMERON AVE.



SECOND FLOOR PLAN

1/4" = 1'-0"

44 CAMERON AVE.

UNIT A (FRONT UNIT)

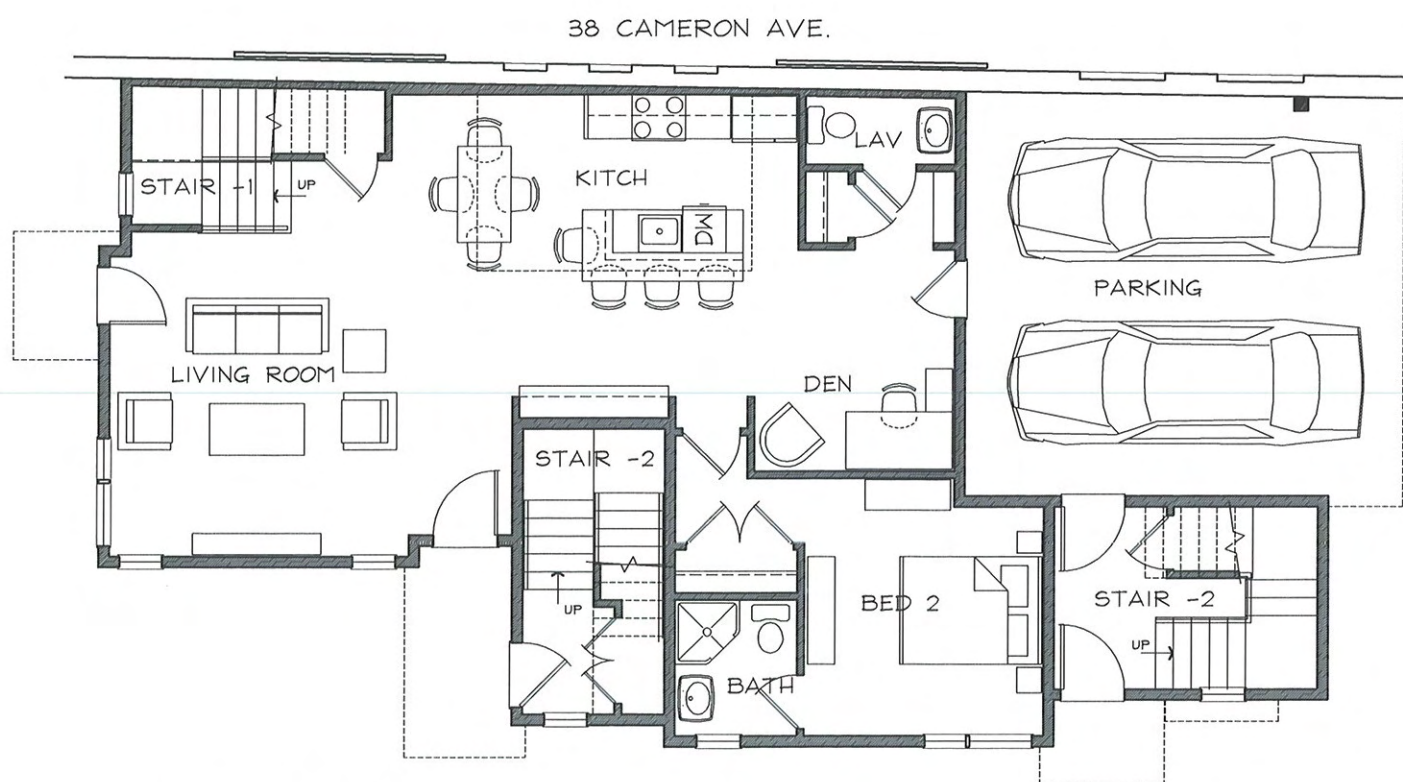
GROSS S.F.	NET S.F.
1ST FLOOR: 1,015 S.F.	1ST FLOOR: 954 S.F.
2ND FLOOR: 585 S.F.	2ND FLOOR: 382 S.F.
3RD FLOOR: 163 S.F.	3RD FLOOR: 74 S.F.
GROSS S.F. = 1,763 S.F.	NET S.F. = 1,410 S.F.

UNIT B (BACK UNIT)

GROSS S.F.	NET S.F.
1ST FLOOR: 228 S.F.	1ST FLOOR: 192 S.F.
2ND FLOOR: 1,041 S.F.	2ND FLOOR: 839 S.F.
3RD FLOOR: 686 S.F.	3RD FLOOR: 537 S.F.
GROSS S.F. = 1,955 S.F.	NET S.F. = 1,568 S.F.

BUILDING GROSS S.F.: 3,718 G.S.F.
BUILDING NET S.F.: 2,978 N.S.F.

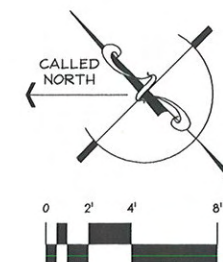
CAMERON AVE.



FIRST FLOOR PLAN

1/4" = 1'-0"

44 CAMERON AVE.



Building 2
39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA

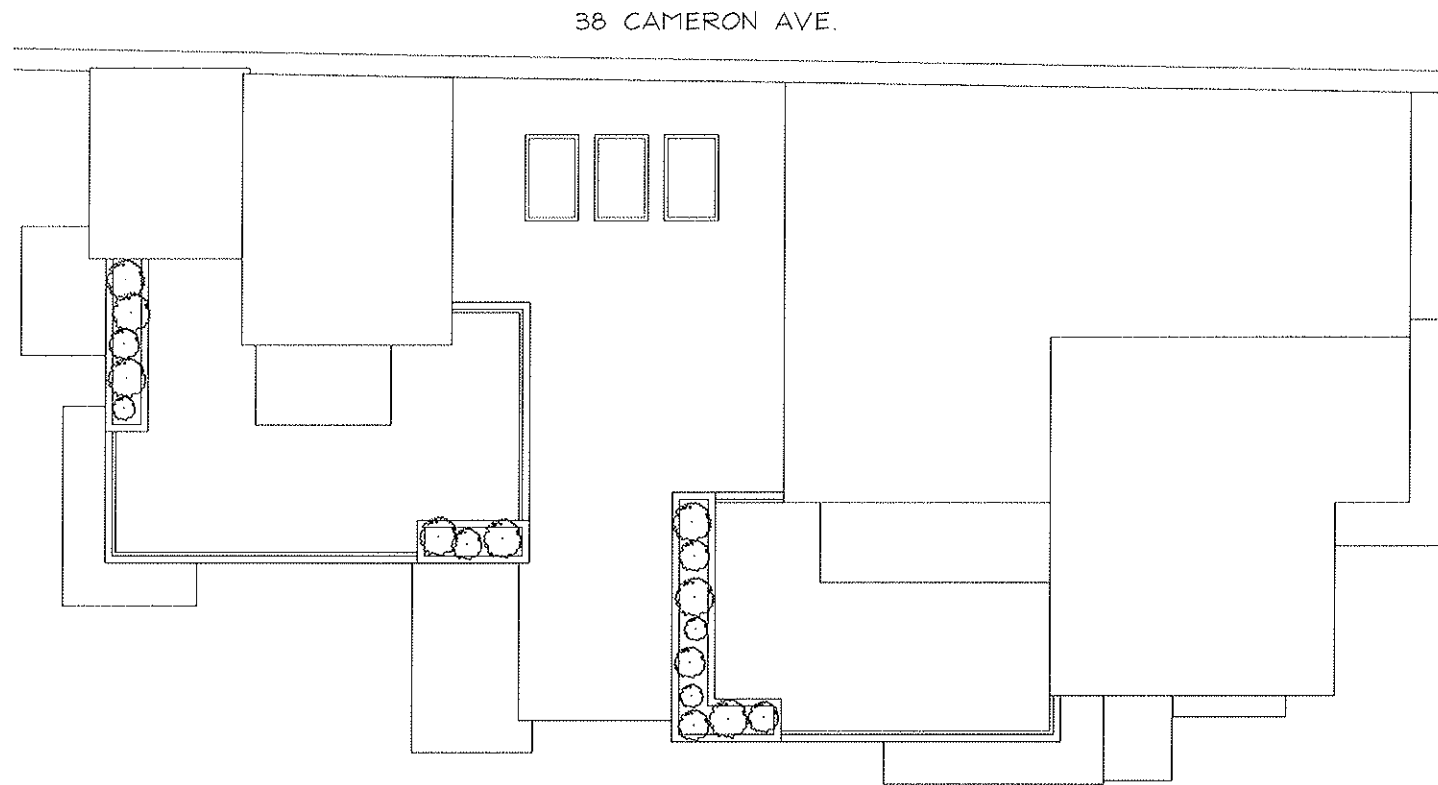
The MZO GROUP
DESIGNERS ■ ARCHITECTS ■ PLANNERS
IN THE *Miquele* TRADITION

92 Montvale Avenue, Suite 4350 ■ Somerville, Massachusetts 02186
Voice: 781-279-4446 ■ Fax: 781-279-4448 ■ E-Mail: mzo@mzogroup.com ■ www.mzogroup.com

2-1

RECEIVED
S.P.C.B. AND
PLANNING DEPT.
2011 NOV 16 PM 12:23

CAMERON AVE.

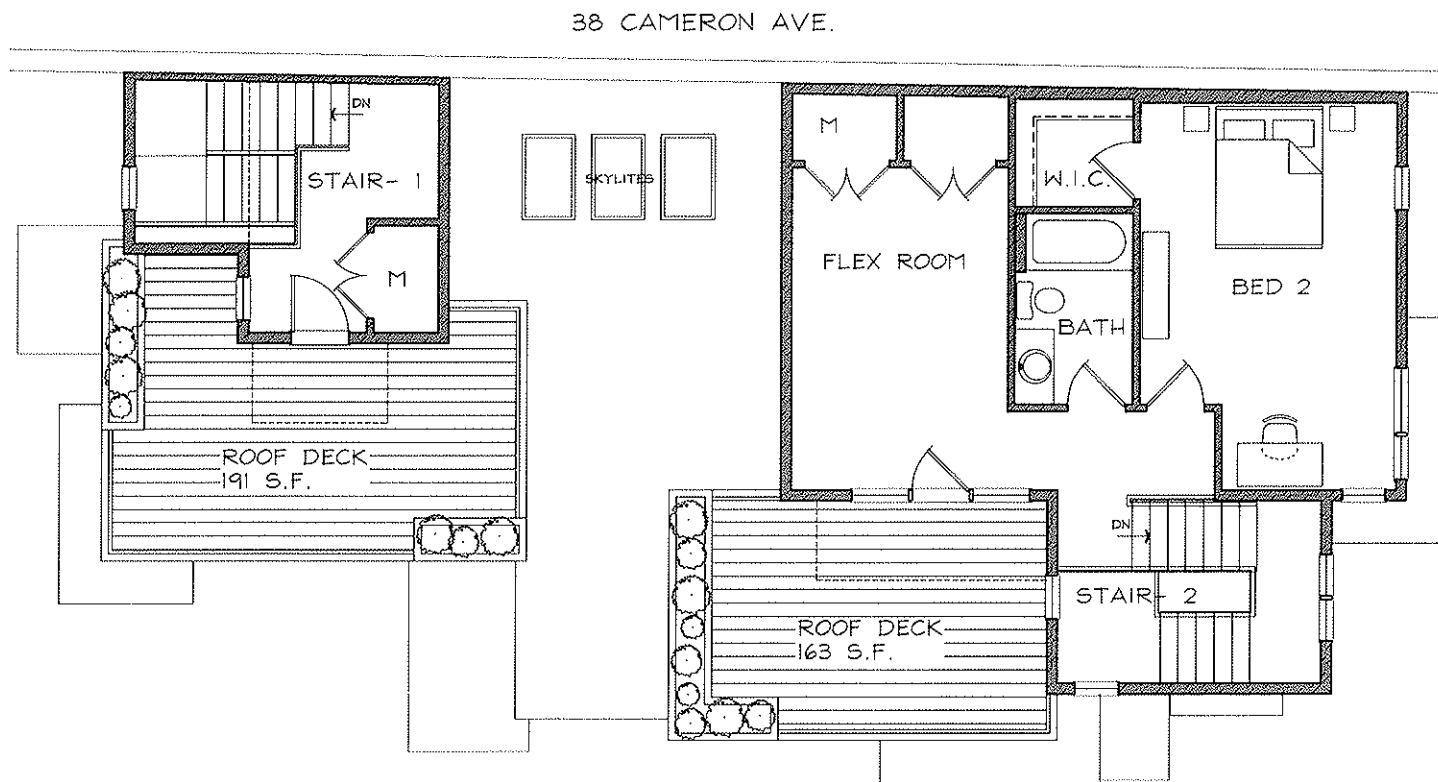


ROOF PLAN

1/4" = 1'-0"

44 CAMERON AVE.

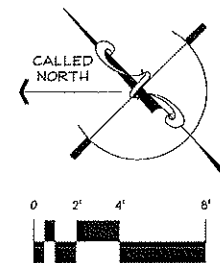
CAMERON AVE.



THIRD FLOOR PLAN

1/4" = 1'-0"

44 CAMERON AVE.



Building 2
39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA



The MZO GROUP
DESIGNERS • ARCHITECTS • PLANNERS
IN THE *MIQUELLE* TRADITION

92 Morris Avenue, Suite 4200 ■ Somerville, Massachusetts 02149
Voice: 781-279-4446 ■ Fax: 781-279-4448 ■ E-Mail: info@mzogroup.com ■ www.mzogroup.com

2-2

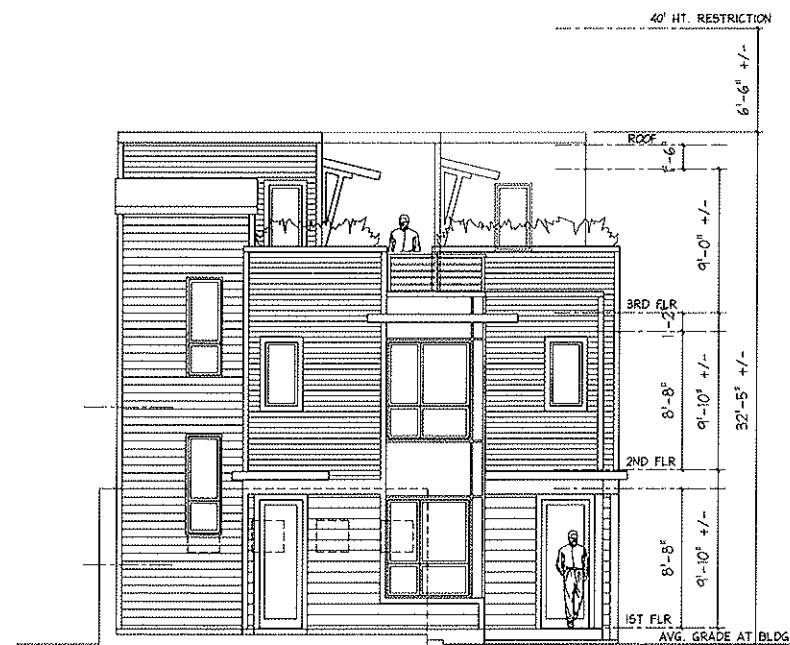
RECEIVED
S.P.O.D. AND
PLANNING DEPT.
2011 NOV 16 PM 12:23

2011 NOV 16 PM 12:23



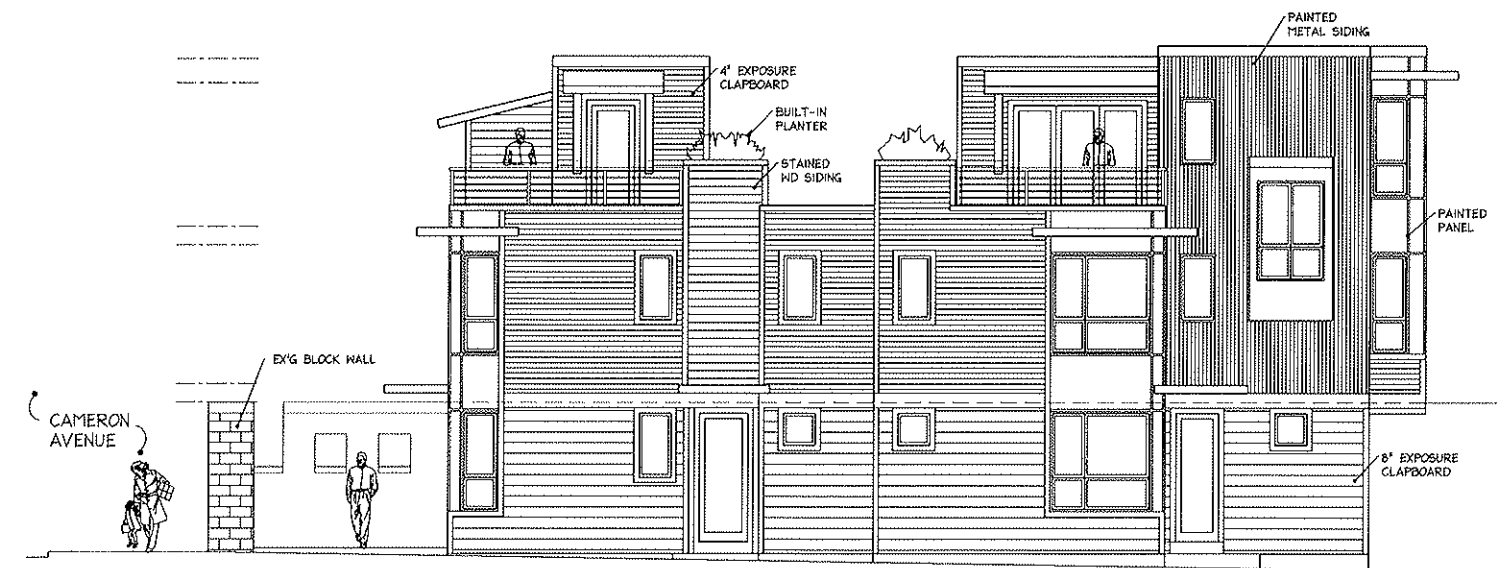
PROPOSED NORTH/ CAMERON AVE. ELEVATION

3/16" = 1'-0"



PROPOSED BLDG. 2 NORTH
ELEV./SECTION THRU GARDEN

3/16" = 1'-0"



PROPOSED BLDG 2 WEST ELEVATION

3/16" = 1'-0"

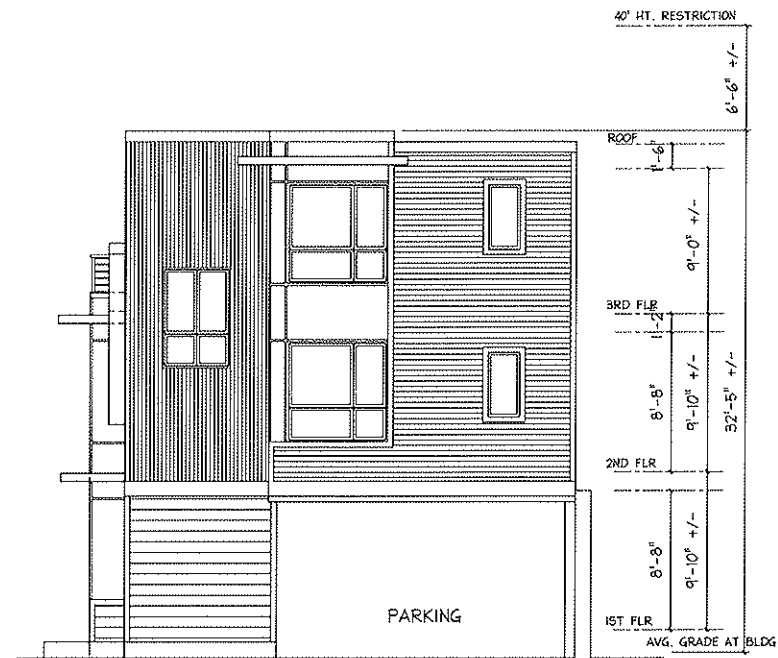
Building 2
39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA

The MZO GROUP
DESIGNERS ■ ARCHITECTS ■ PLANNERS
IN THE *Miquele* TRADITION

92 Montvale Avenue, Suite 4350 ■ Somerville, Massachusetts 02189
Voice: 781-279-4446 ■ Fax: 781-279-4448 ■ E-Mail: mzo@outgroup.com ■ www.mzogroup.com

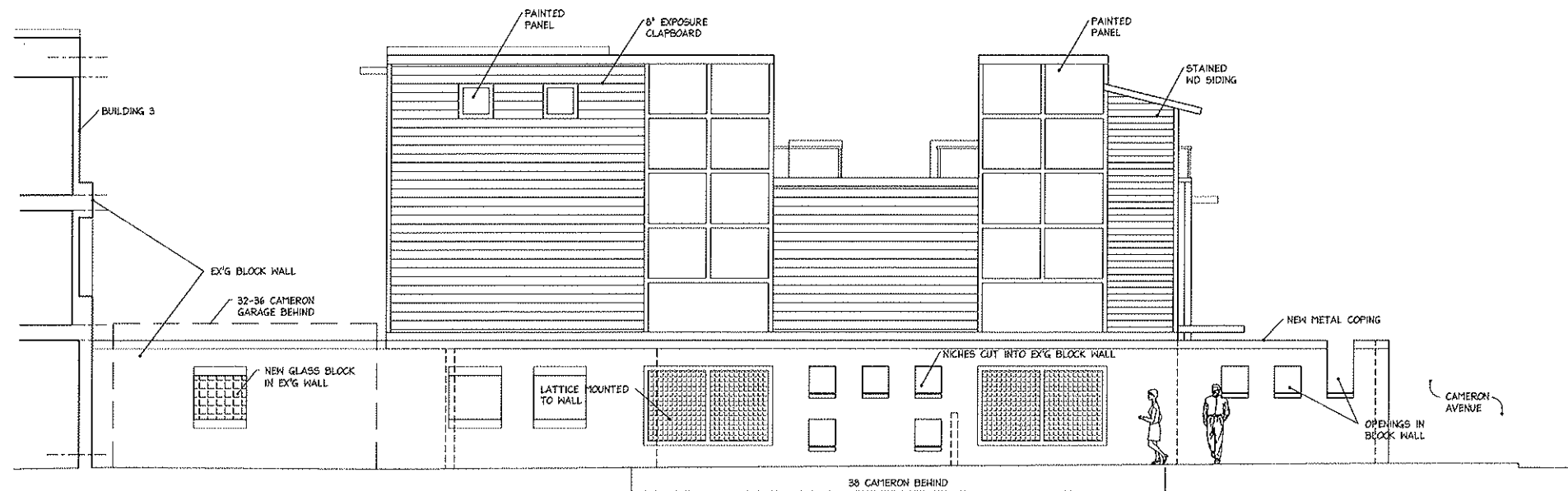
2-3

2011 NOV 16 PM 12:23



PROPOSED BLDG 2 SOUTH ELEVATION

3/16" = 1'-0"



PROPOSED BLDG 2 EAST ELEVATION

3/16" = 1'-0"

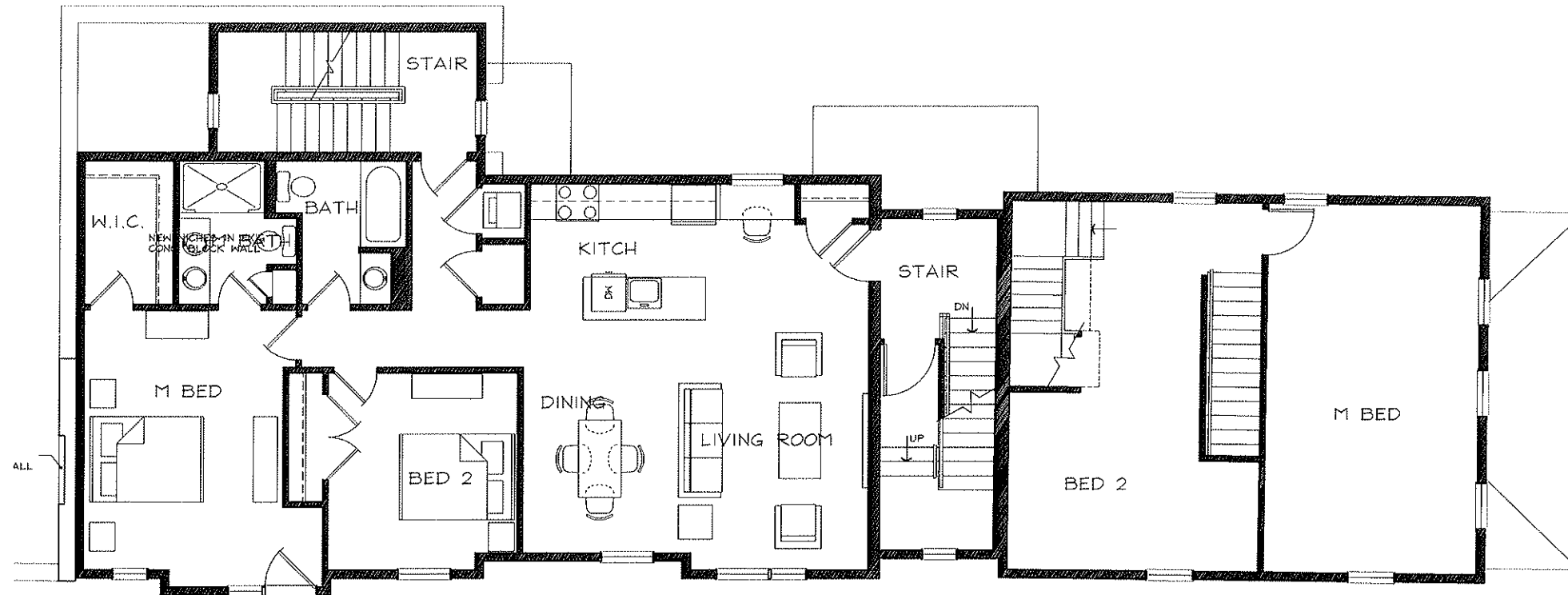
39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA



The MZO GROUP
DESIGNERS • ARCHITECTS • PLANNERS
IN THE MIQUELLE TRADITION

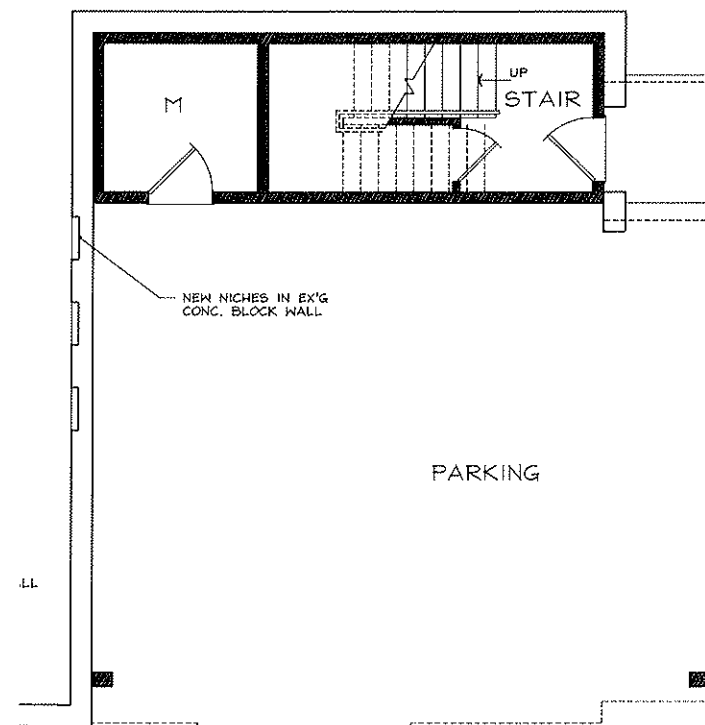
92 Elmwood Avenue, Suite 4391 • Somerville, Massachusetts 02186
Voice: 781-279-4446 • Fax: 781-279-4448 • E-Mail: mzo@mzogroup.com • www.mzo-group.com

2-4



SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

LOWER UNIT

GROSS S.F.	NET S.F.
1ST FLOOR: 191 S.F.	1ST FLOOR: 160 S.F.
2ND FLOOR: 1,318 S.F.	2ND FLOOR: 1,235 S.F.
3RD FLOOR: 0 S.F.	3RD FLOOR: 0 S.F.
GROSS S.F. = 1,509 S.F.	NET S.F. = 1,395 S.F.

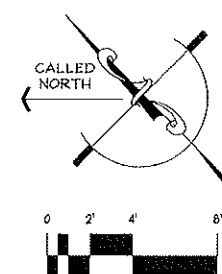
UPPER UNIT

GROSS S.F.	NET S.F.
1ST FLOOR: 115 S.F.	1ST FLOOR: 96 S.F.
2ND FLOOR: 133 S.F.	2ND FLOOR: 124 S.F.
3RD FLOOR: 1,242 S.F.	3RD FLOOR: 1,164 S.F.
GROSS S.F. = 1,490 S.F.	NET S.F. = 1,384 S.F.

EXISTING HOUSE

GROSS S.F.	NET S.F.
1ST FLOOR: 641 S.F.	1ST FLOOR: 591 S.F.
2ND FLOOR: 641 S.F.	2ND FLOOR: 591 S.F.
3RD FLOOR: 405 S.F.	3RD FLOOR: 359 S.F.
GROSS S.F. = 1,687 S.F.	NET S.F. = 1,541 S.F.

BUILDING GROSS S.F.: 4,686 G.S.F.
BUILDING NET S.F.: 4,320 N.S.F.



ELMWOOD ST.

ELMWOOD ST.

Building 3

39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA



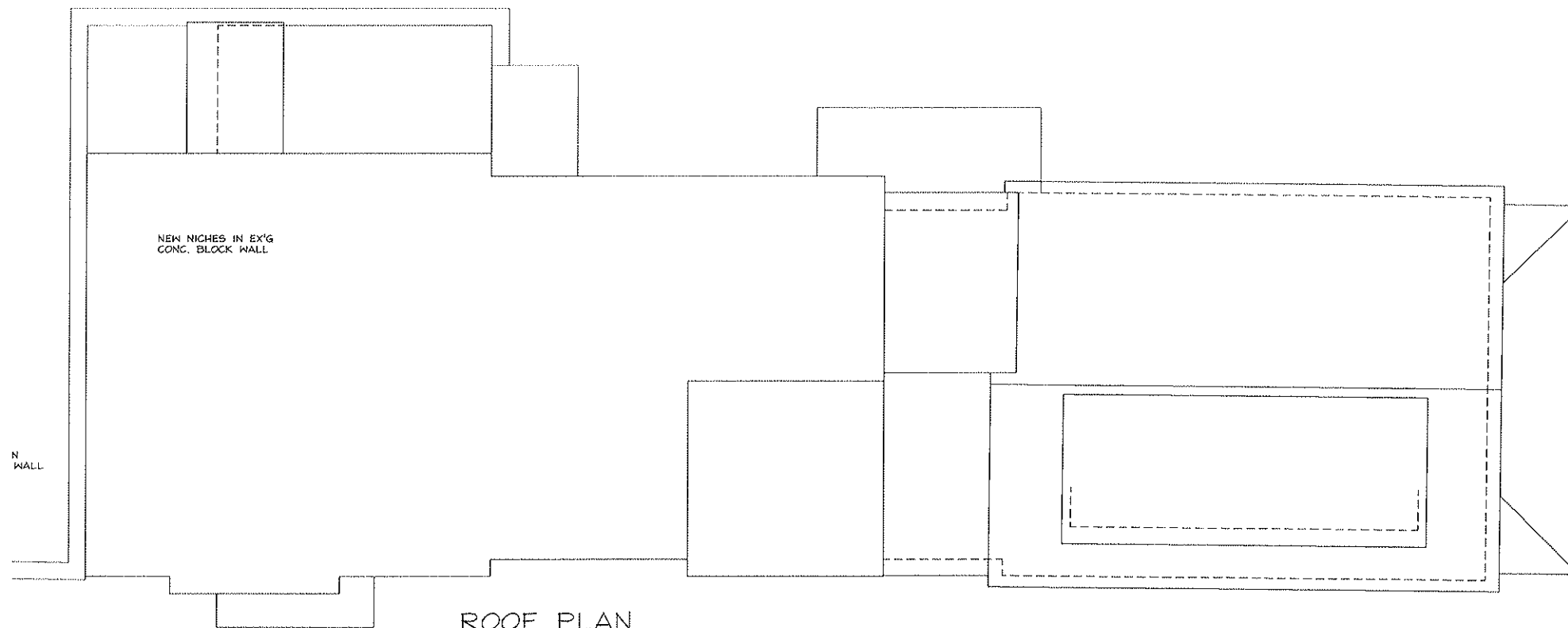
The MZO GROUP
DESIGNERS • ARCHITECTS • PLANNERS
IN THE MIQUELLE TRADITION

92 Montvale Avenue, Suite 4391 • Somerville, Massachusetts 02189
Voice: 781-279-4446 • Fax: 781-279-4448 • E-Mail: mzo@mozogroup.com • www.mzogroup.com

3-1

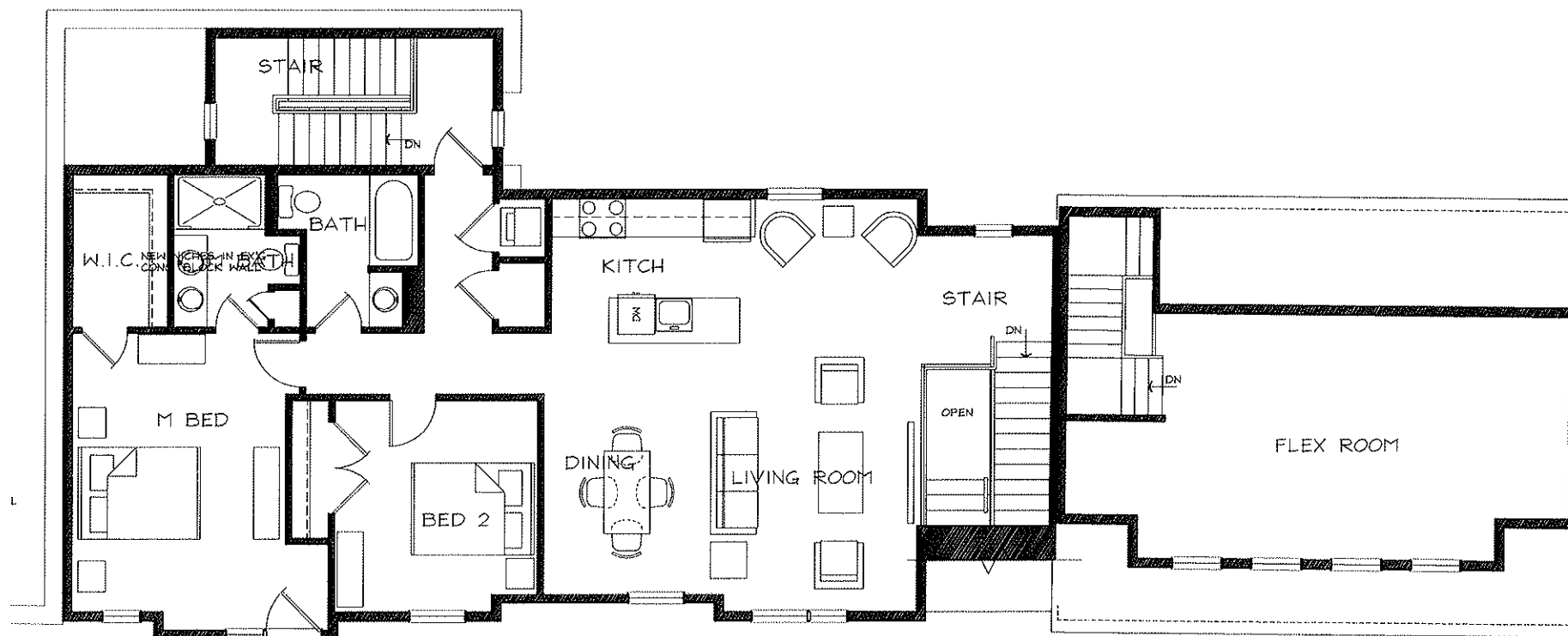
RECEIVED
S.P.C.D. AND
PLANNING DEPT.

2011 NOV 16 PM 12:23



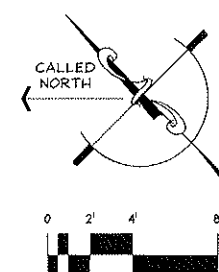
ROOF PLAN

1/4" = 1'-0"



THIRD FLOOR PLAN

1/4" = 1'-0"



ELMWOOD ST.

ELMWOOD ST.

Building 3

39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA



The MZO GROUP
DESIGNERS • ARCHITECTS • PLANNERS
IN THE *MIQUELLE* TRADITION

92 Montvale Avenue, Suite 4300 • Somerville, Massachusetts 02189
Voice: 781-279-4446 • Fax: 781-279-4448 • E-Mail: mzo@mzogroup.com • www.mzogroup.com

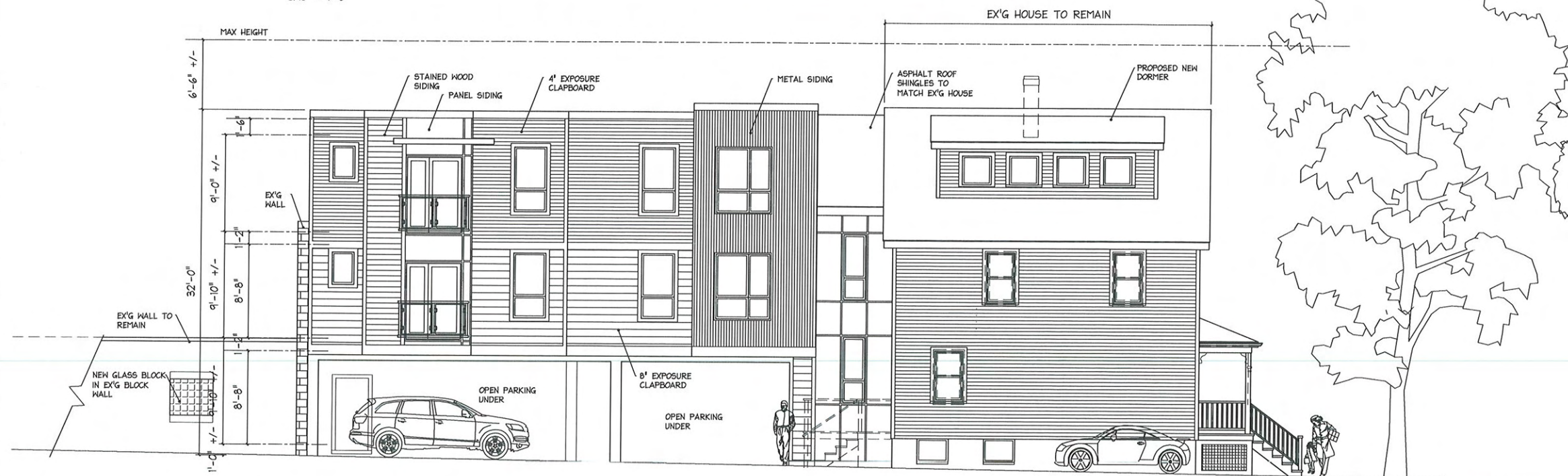
3-2

RECEIVED
S.P.C.D. AND
PLANNING DEPT.
2011 NOV 16 PM 12:24



PROPOSED BLDG 3 SOUTH/ELMWOOD STREET ELEVATION

3/16" = 1'-0"



PROPOSED BLDG 3 WEST ELEVATION

3/16" = 1'-0"

2011 NOV 16 PM 12:24

RECEIVED
S.P.C.D. AND
PLANNING DEPT.

Building 3

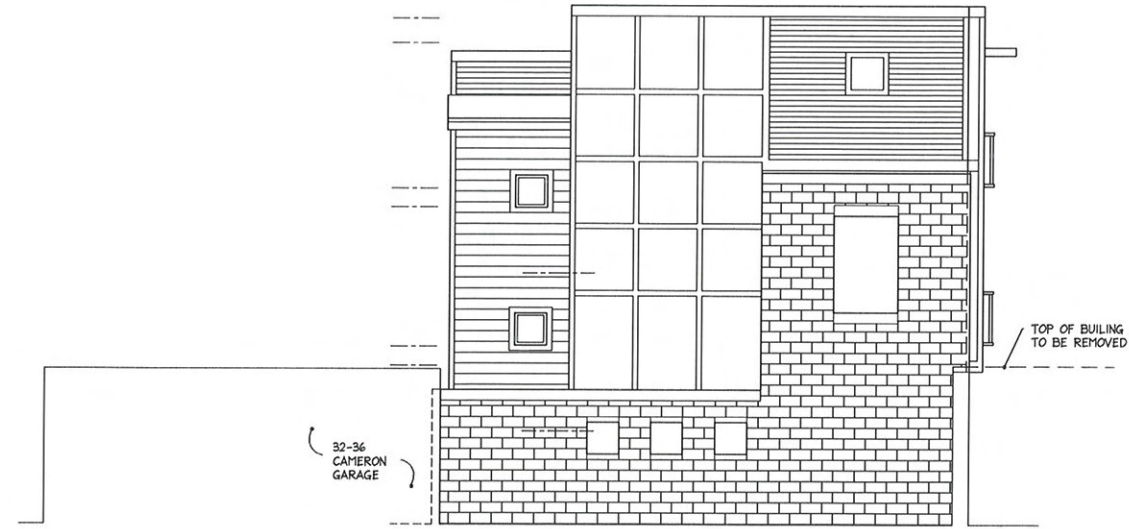
39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA



The MZO GROUP
DESIGNERS ■ ARCHITECTS ■ PLANNERS
IN THE *MIQUELLE* TRADITION

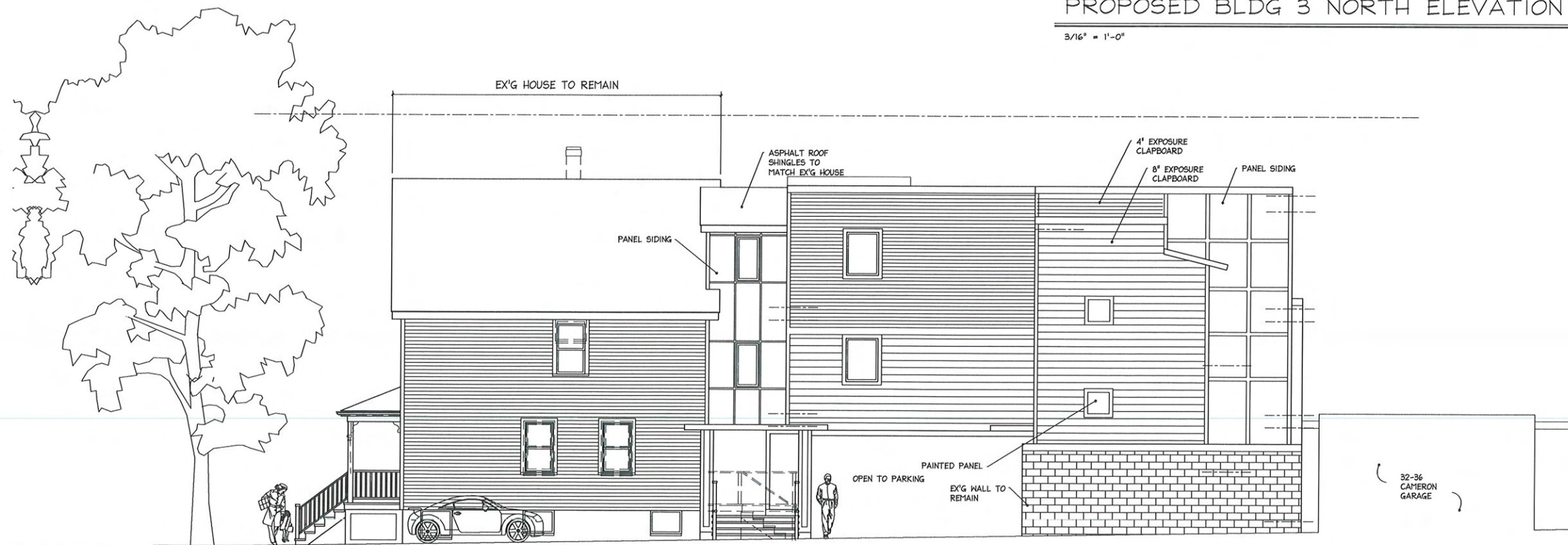
92 Montvale Avenue, Suite 4350 ■ Stoneham, Massachusetts 02180
Voice 781-279-4446 ■ Fax 781-279-4448 ■ E-Mail: mzo@mzogroup.com ■ www.mzogroup.com

3-3



PROPOSED BLDG 3 NORTH ELEVATION

3/16" = 1'-0"



PROPOSED BLDG 3 EAST ELEVATION

3/16" = 1'-0"

RECEIVED
S.P.C.D. AND
PLANNING DEPT.
2011 NOV 16 PM 12:24

Building 3
39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA



The MZO GROUP
DESIGNERS ■ ARCHITECTS ■ PLANNERS
IN THE *MIQUELLE* TRADITION

92 Montvale Avenue, Suite 4350 ■ Somerville, Massachusetts 02180
Voice: 781-279-4446 ■ Fax: 781-279-4448 ■ E-Mail: mzo@mzogroup.com ■ www.mzogroup.com

3-4

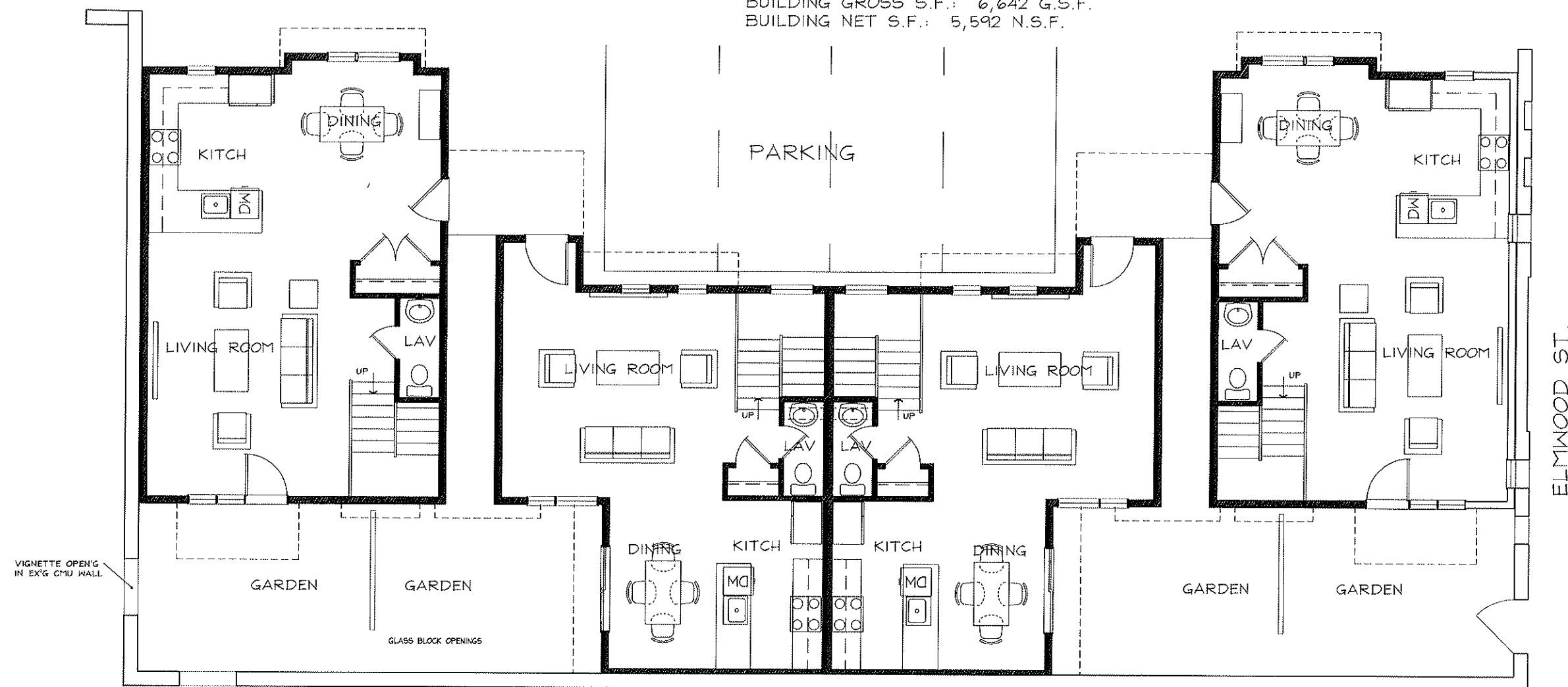
UNIT A

GROSS S.F.	NET S.F.
1ST FLOOR: 681 S.F.	1ST FLOOR: 629 S.F.
2ND FLOOR: 672 S.F.	2ND FLOOR: 566 S.F.
3RD FLOOR: 323 S.F.	3RD FLOOR: 230 S.F.
GROSS S.F. = 1,676 S.F.	NET S.F. = 1,425 S.F.

UNIT B

GROSS S.F.	NET S.F.
1ST FLOOR: 575 S.F.	1ST FLOOR: 521 S.F.
2ND FLOOR: 716 S.F.	2ND FLOOR: 586 S.F.
3RD FLOOR: 354 S.F.	3RD FLOOR: 264 S.F.
GROSS S.F. = 1,645 S.F.	NET S.F. = 1,371 S.F.

BUILDING GROSS S.F.: 6,642 G.S.F.
BUILDING NET S.F.: 5,592 N.S.F.



FIRST FLOOR PLAN

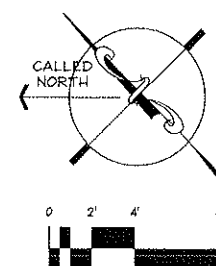
1/4" = 1'-0"

UNIT A

UNIT B

UNIT B

UNIT A



Building 4

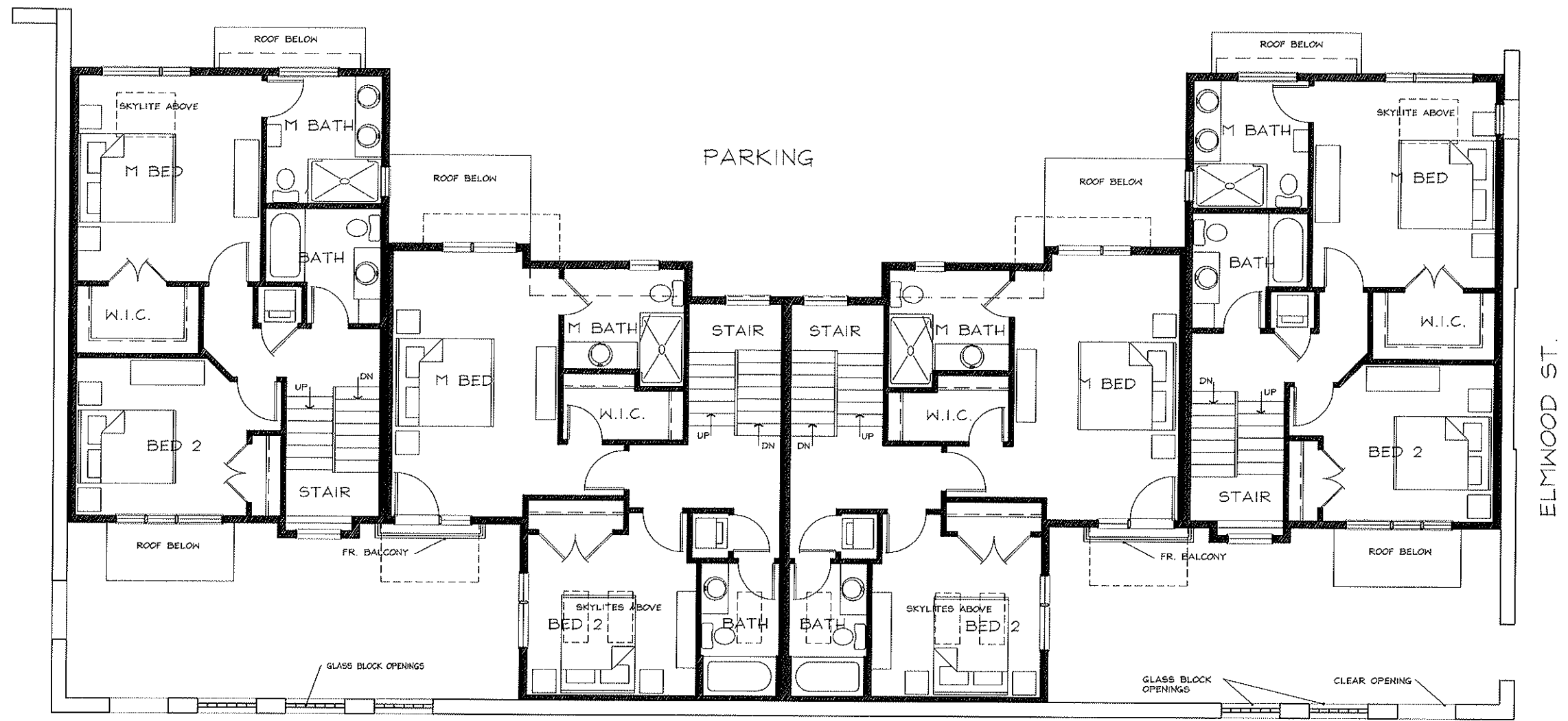
39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA

The MZO GROUP
DESIGNERS • ARCHITECTS • PLANNERS
IN THE MIQUELLE TRADITION

92 Morris Avenue, Suite 4391 • Somerville, Massachusetts 02144
Voice: 781-279-4446 • Fax: 781-279-4448 • E-Mail: mzo@mzogroup.com • www.mzogroup.com

4-1

RECEIVED
S.P.D. AND
PLANNING DEPT.
2011 NOV 16 PM 12:24



SECOND FLOOR PLAN

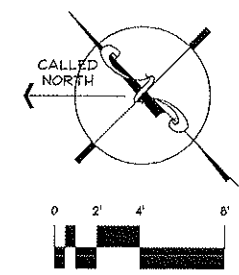
1/4" = 1'-0"

UNIT A

UNIT B

UNIT B

UNIT A



Building 4

39-43 Elmwood St./40 Cameron Ave.

Somerville, MA

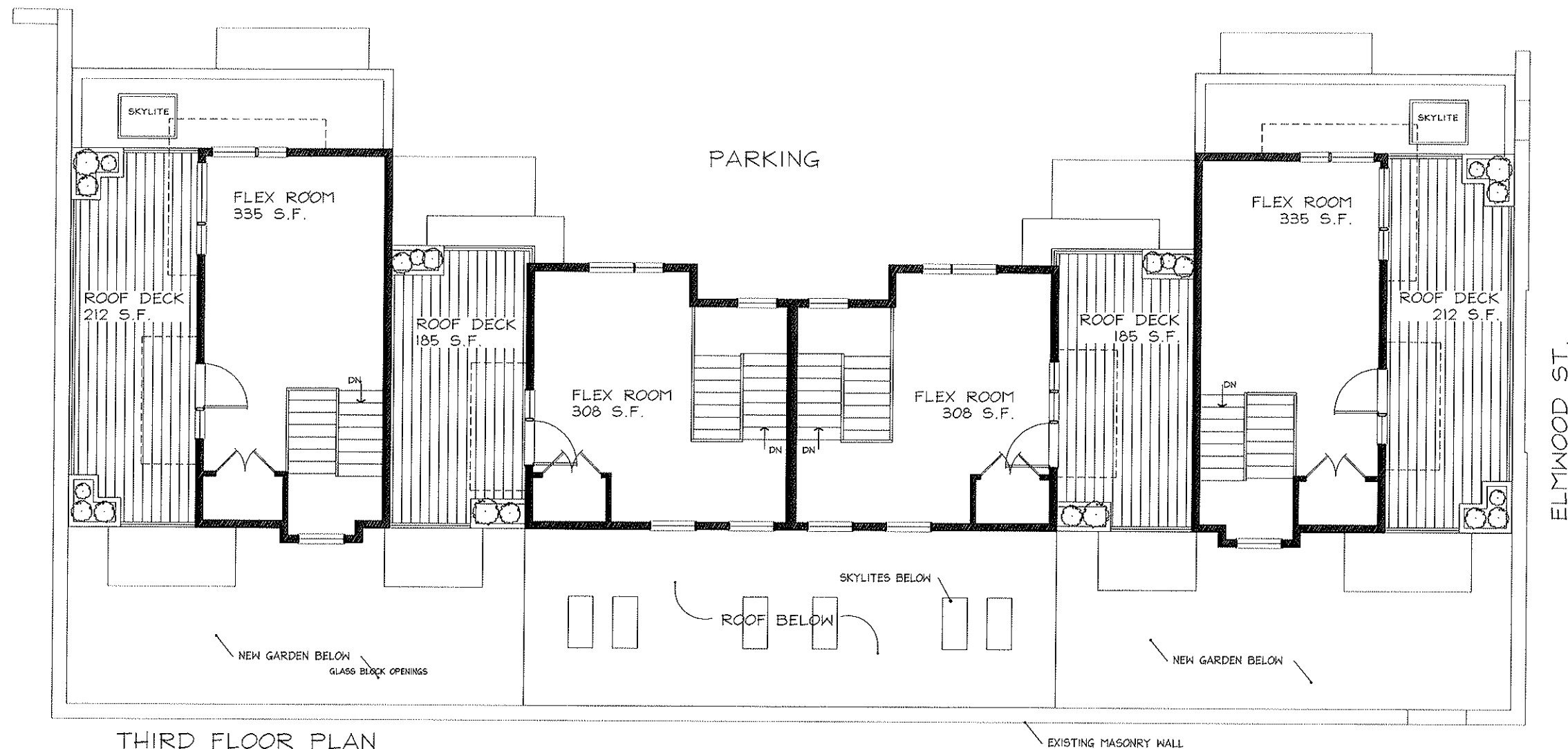
11/15/11 ZBA

The MZO GROUP
DESIGNERS • ARCHITECTS • PLANNERS
IN THE MIQUELLE TRADITION

92 Montvale Avenue, Suite 4350 ■ Somerville, Massachusetts 02149
Voice: 781-279-4446 ■ Fax: 781-279-4448 ■ E-Mail: mzo@mzogroup.com ■ www.mzogroup.com

4-2

RECEIVED
S.P.C.D. AND
PLANNING DEPT.
2011 NOV 16 PM 12:24



THIRD FLOOR PLAN

1/4" = 1'-0"

UNIT A

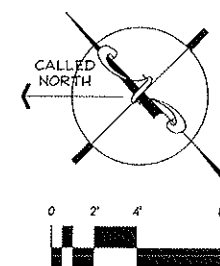
UNIT B

UNIT B

UNIT A

47 ELMWOOD ST.

ELMWOOD ST.



Building 4

39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA

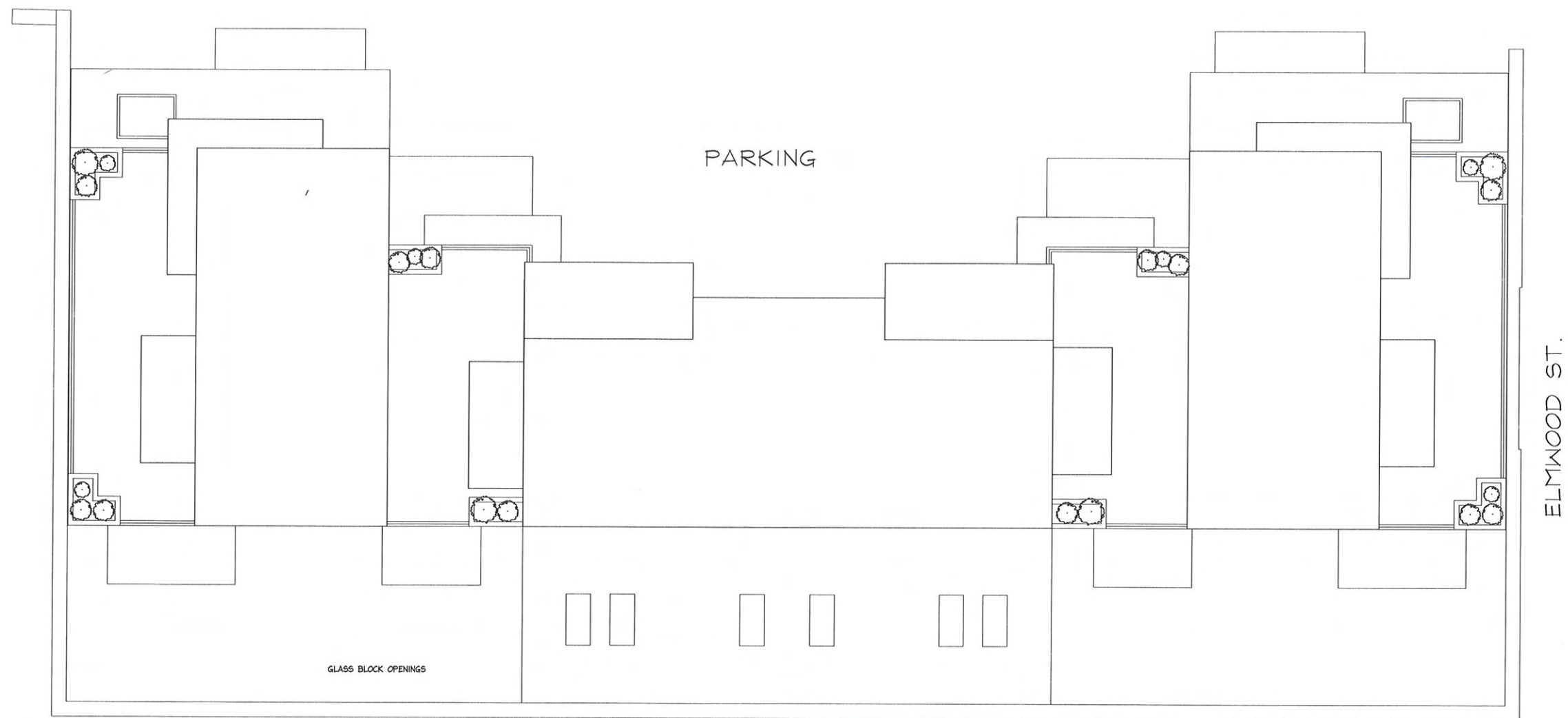
The MZO GROUP
DESIGNERS • ARCHITECTS • PLANNERS
IN THE *MIQUELLE* TRADITION

92 Montvale Avenue, Suite 4350 • Somerville, Massachusetts 02149
Voice: 781-279-4446 • Fax: 781-279-4448 • E-Mail: mzo@cmzgroup.com • www.mzgroup.com

4-3

RECEIVED
S.P.C.D. AND
PLANNING DEPT.

2011 NOV 16 PM 12:24



ROOF PLAN

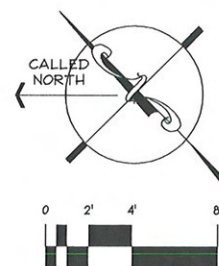
1/4" = 1'-0"

UNIT A

UNIT B

UNIT B

UNIT A



Building 4

39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA



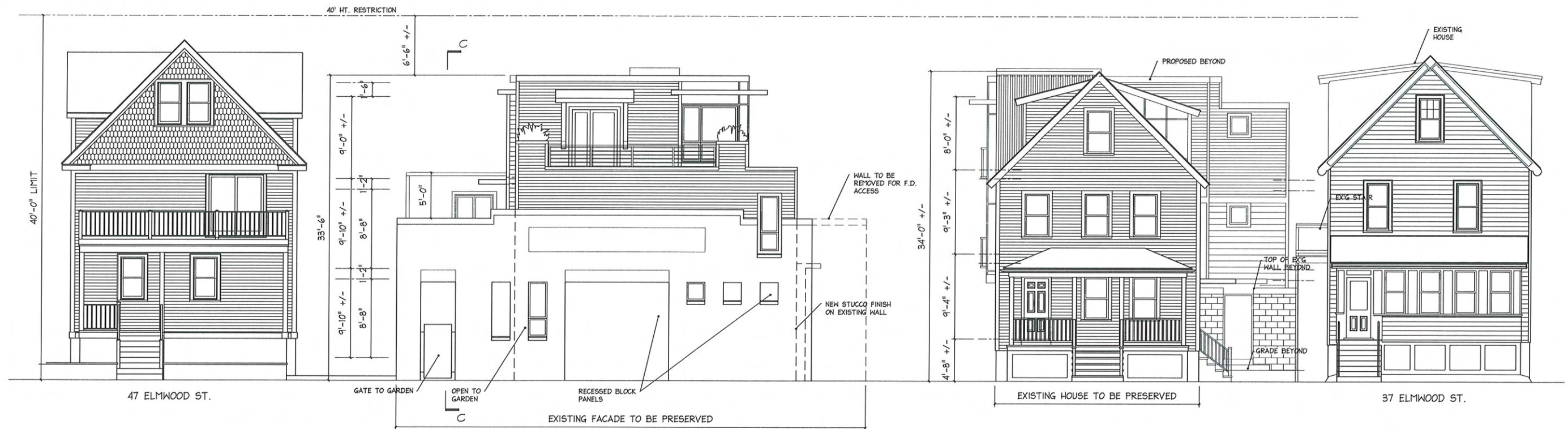
The MZO GROUP
DESIGNERS ■ ARCHITECTS ■ PLANNERS
IN THE *MIQUELLE* TRADITION

92 Montvale Avenue, Suite 4350 ■ Somerville, Massachusetts 02180
Voice 781-279-4446 ■ Fax 781-279-4448 ■ E-Mail: mzo@mzogroup.com ■ www.mzogroup.com

4-4

RECEIVED
S.P.C.B. AND
PLANNING DEPT.

2011 NOV 16 PM 12:24



PROPOSED SOUTH/ELMWOOD STREET ELEVATION

3/16" = 1'-0"



PROPOSED BLDG 4 EAST ELEVATION

3/16" = 1'-0"

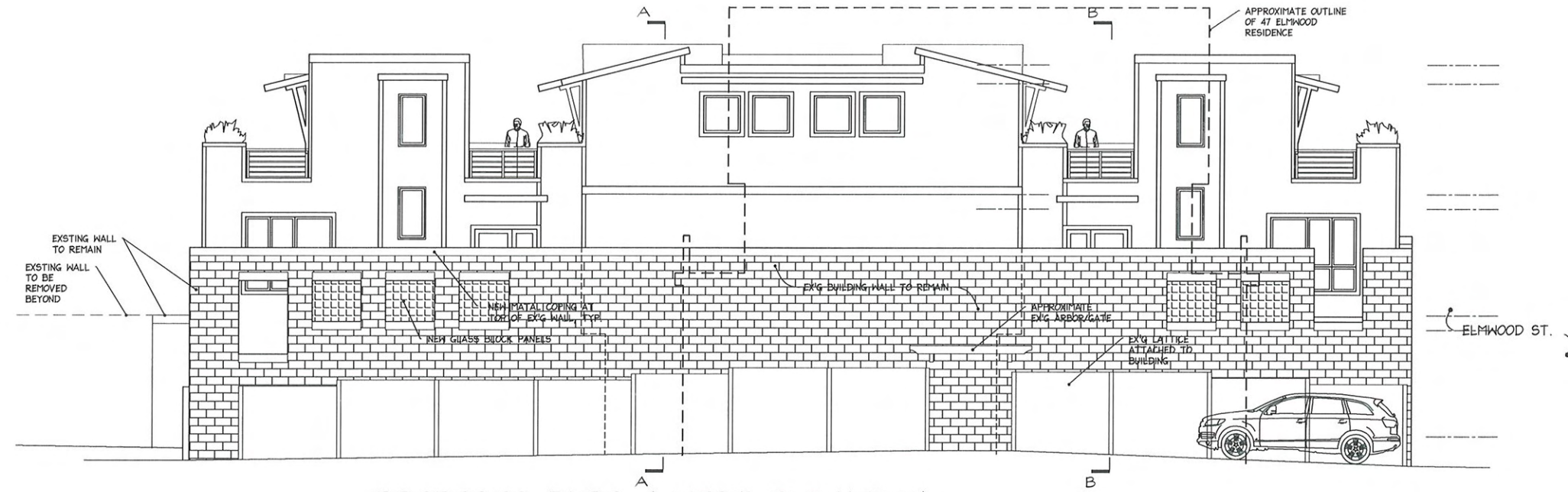
RECEIVED
S.P.C.D. AND
PLANNING DEPT.
2011 NOV 16 PM 12:24

Building 4
39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA

The MZO GROUP
DESIGNERS ■ ARCHITECTS ■ PLANNERS
IN THE *MIQUELLE* TRADITION

92 Montvale Avenue, Suite 4350 ■ Stonyham, Massachusetts 02180
Voice 781-279-4446 ■ Fax 781-279-4448 ■ E-Mail: mzo@mzogroup.com ■ www.mzogroup.com

4-5



PROPOSED BLDG 4 WEST ELEVATION

3/16" = 1'-0"



PROPOSED BLDG 4 WEST ELEVATION/SECTION 'C'

3/16" = 1'-0"

RECEIVED
S.P.C.D. AND
PLANNING DEPT.

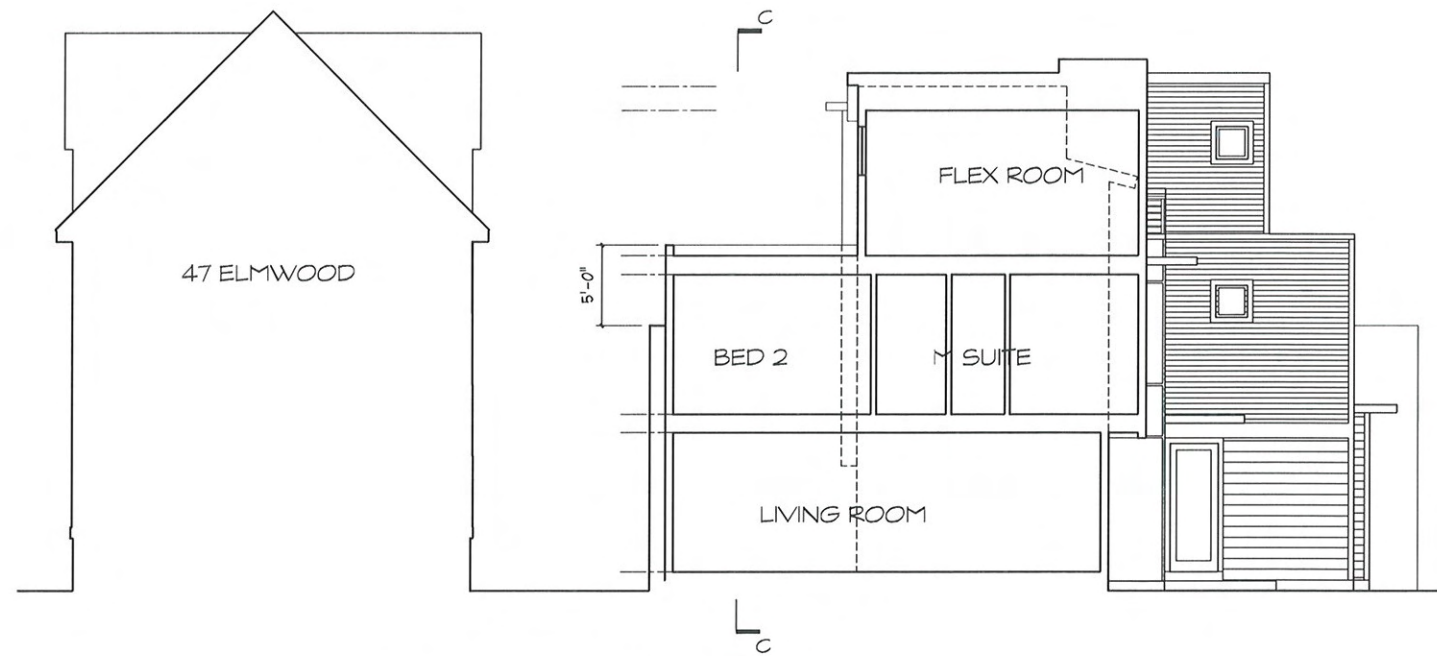
2011 NOV 16 PM 12: 24

Building 4
39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA

The MZO GROUP
 DESIGNERS ■ ARCHITECTS ■ PLANNERS
 IN THE *MIQUELLE* TRADITION

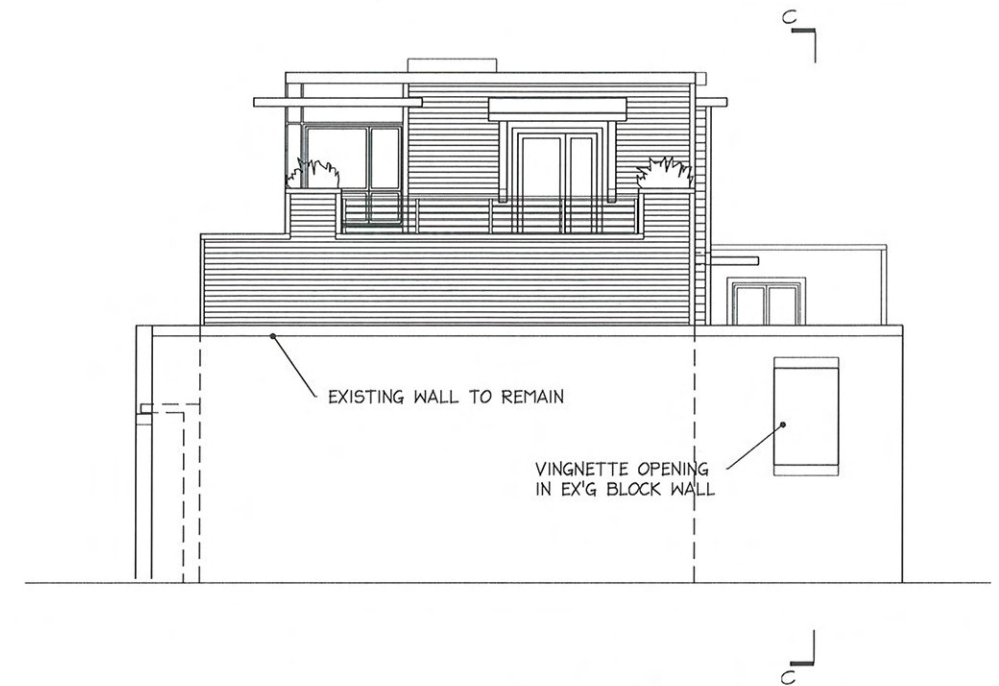
92 Montvale Avenue, Suite 4350 ■ Stoneham, Massachusetts 02180
 Voice: 781-279-4446 ■ Fax: 781-279-4448 ■ E-Mail: mzo@mzogroup.com ■ www.mzogroup.com

4-6



BUILDING SECTION 'A'

3/16" = 1'-0"



PROPOSED BLDG 4 BACK ELEVATION

3/16" = 1'-0"



BUILDING SECTION 'B'

3/16" = 1'-0"

RECEIVED
S.P.C.D. AND
PLANNING DEPT.
2011 NOV 16 PM 12:25

Building 4
39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 11/15/11 ZBA

 **The MZO GROUP**
DESIGNERS ■ ARCHITECTS ■ PLANNERS
IN THE *Miquele* TRADITION

92 Montvale Avenue, Suite 4350 ■ Somerville, Massachusetts 02186
Voice: 781-279-4446 ■ Fax: 781-279-4448 ■ E-Mail: mzo@mzogroup.com ■ www.mzogroup.com

4-7