

CAMERON AVENUE

ELMWOOD STREET

34-36
CAMERON AVE.

GARAGE

37
ELMWOOD ST.

38
CAMERON AVE.

39 ELMWOOD ST.

40
CAMERON AVE.

EXISTING BUILDING

EXISTING PAVEMENT

SETBACK LINE

PREFERRABLY PRESERVED HOUSE

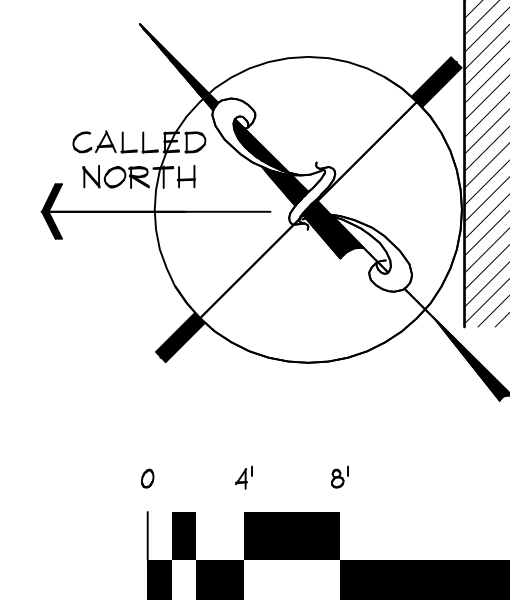
41-43 ELMWOOD
ST.

44
CAMERON AVE.

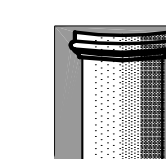
46-46A
CAMERON AVE.

47
ELMWOOD ST.

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 02151
02/15/12 - ZBA



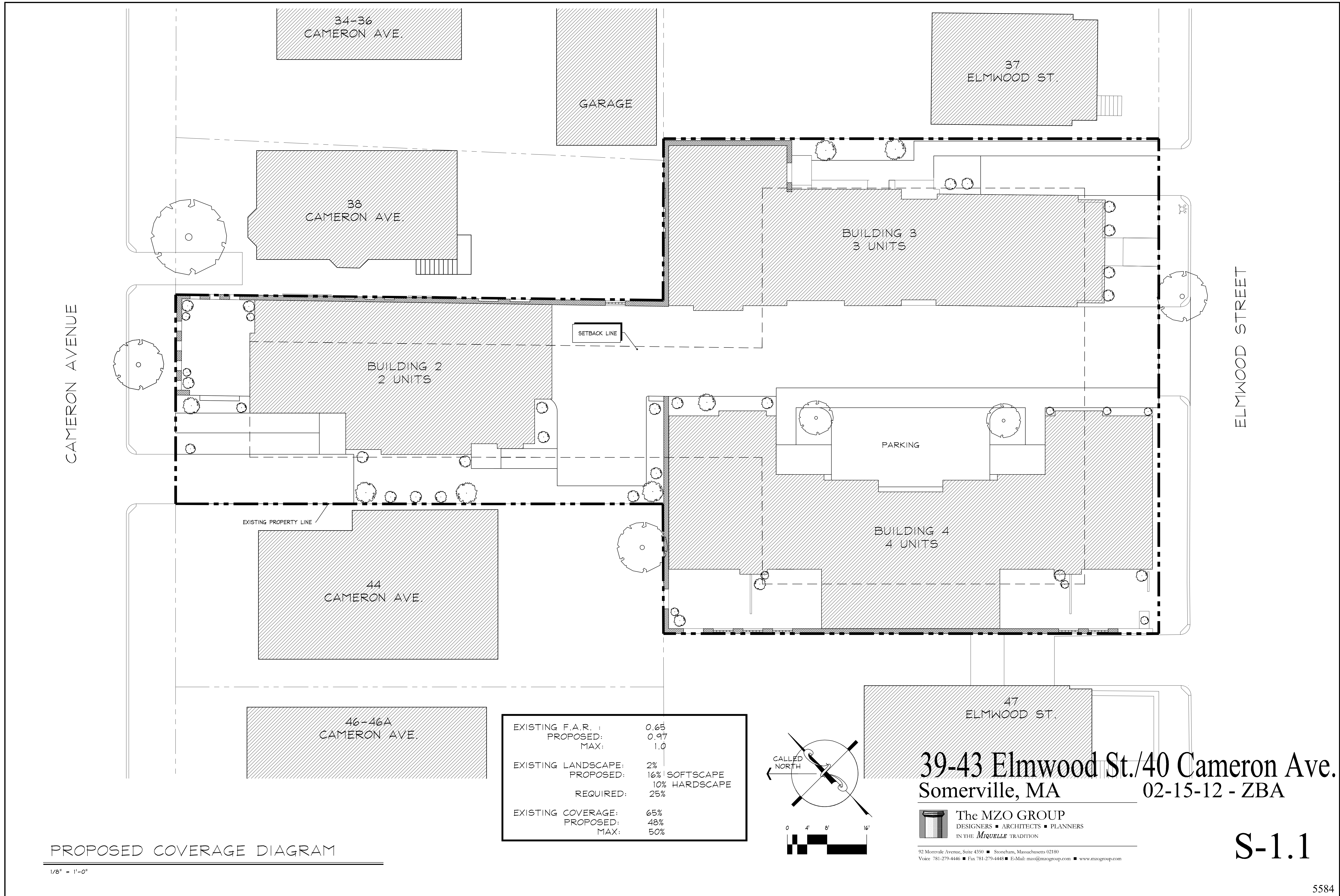
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DESIGNERS ■ ARCHITECTS ■ PLANNERS
IN THE *MIQUELLE* TRADITION

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

EXISTING SITE PLAN

1/8" = 1'-0"

S-1



CAMERON AVENUE

ELMWOOD STREET

34-36
CAMERON AVE.

GARAGE

Building 3
(3 units)

37
ELMWOOD ST.

38
CAMERON AVE.

Building 2
(2 units)

SETBACK LINE

ACCESSIBLE SPACE

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

EXISTING PROPERTY LINE

44
CAMERON AVE.

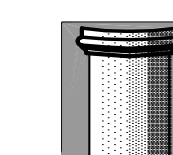
Building 4
(4 units)

47
ELMWOOD ST.

39-43 Elmwood St./40 Cameron Ave.

Somerville, MA

02/15/12 - ZBA



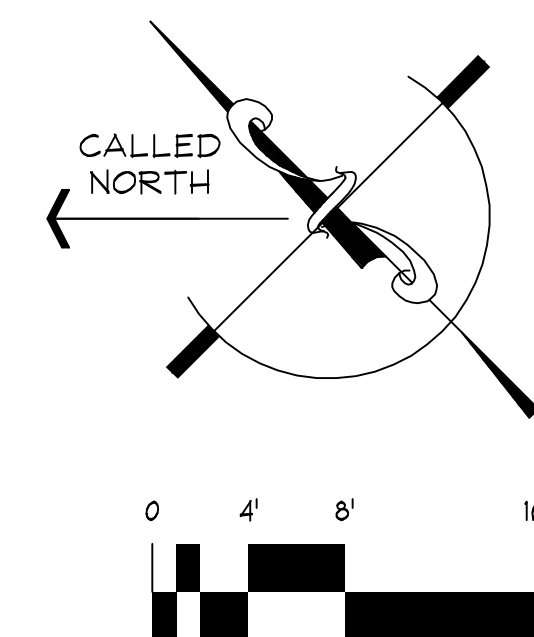
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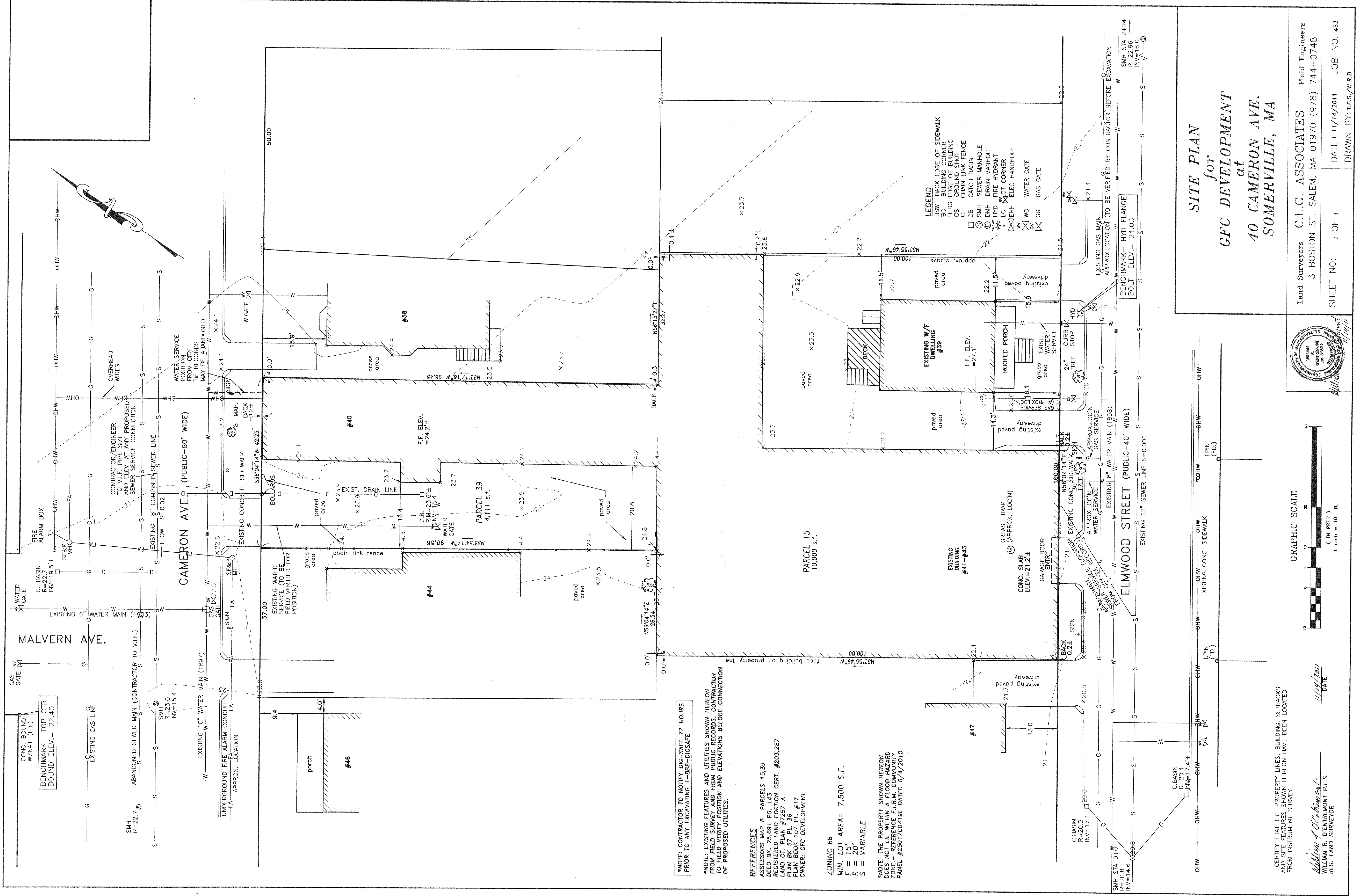
PROPOSED 1ST FLOOR SITE PLAN

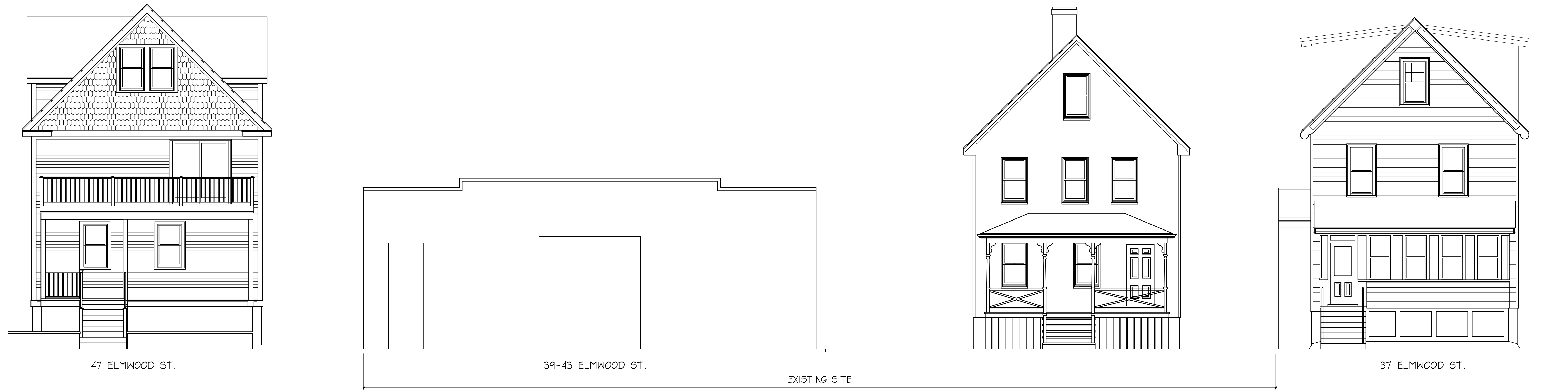
1/8" = 1'-0"

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



S-2





EXISTING SOUTH/ELMWOOD STREETScape ELEVATION

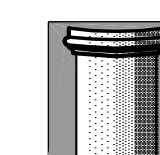
3/16" = 1'-0"



PROPOSED SOUTH/ELMWOOD STREET ELEVATION

3/16" = 1'-0"

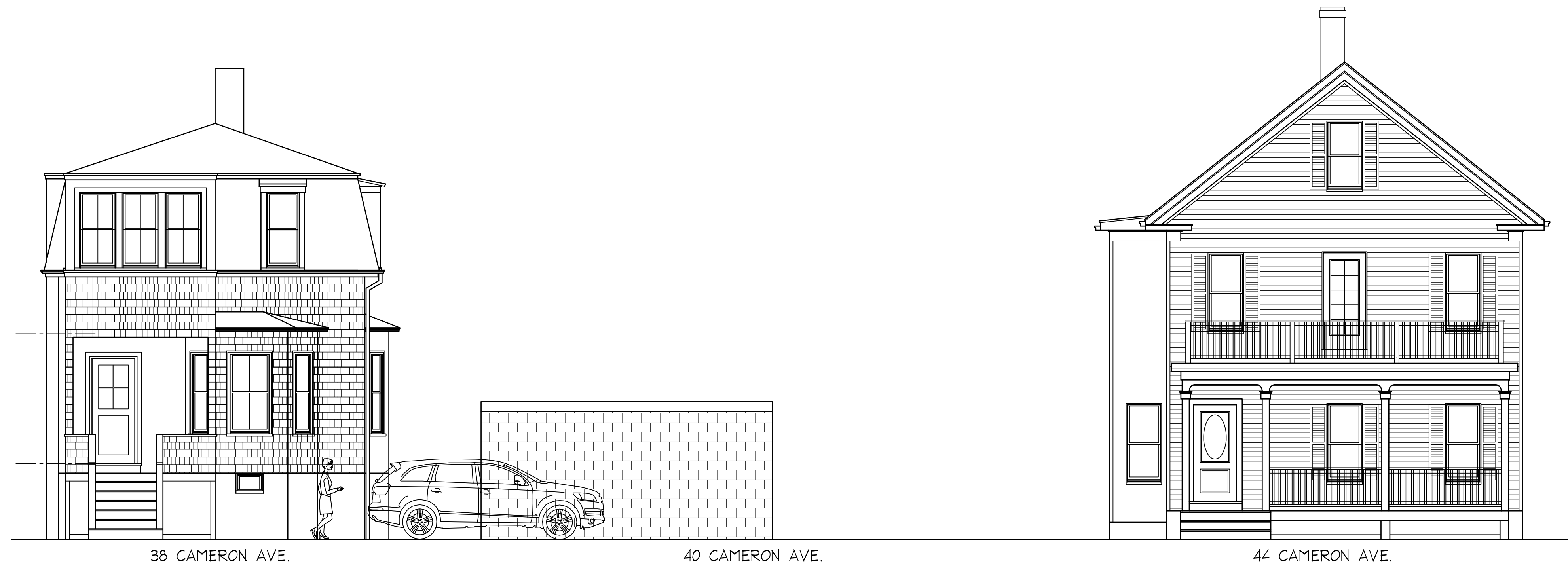
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1-1



EXISTING NORTH/ CAMERON AVE. STREETSCAPE

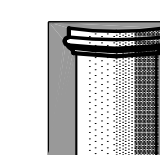
3/16" = 1'-0"



PROPOSED NORTH/ CAMERON AVE. ELEVATION

3/16" = 1'-0"

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1-2



Cameron View from North-East

M1



Cameron View from North-West

M2



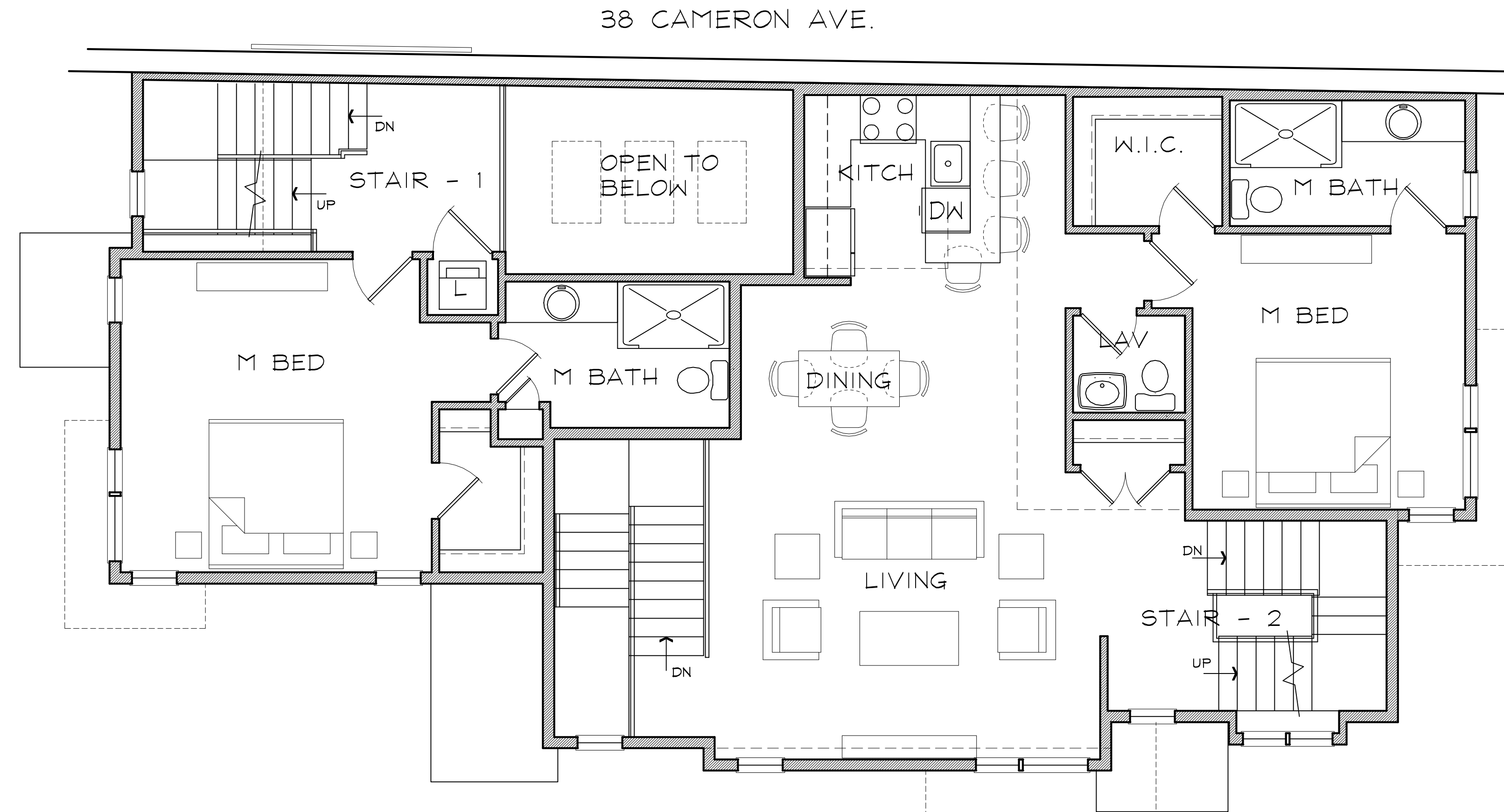
Elmwood View from South-West

M3



Elmwood View from South-East

CAMERON AVE.



SECOND FLOOR PLAN

1/4" = 1'-0"

44 CAMERON AVE.

UNIT A (FRONT UNIT)

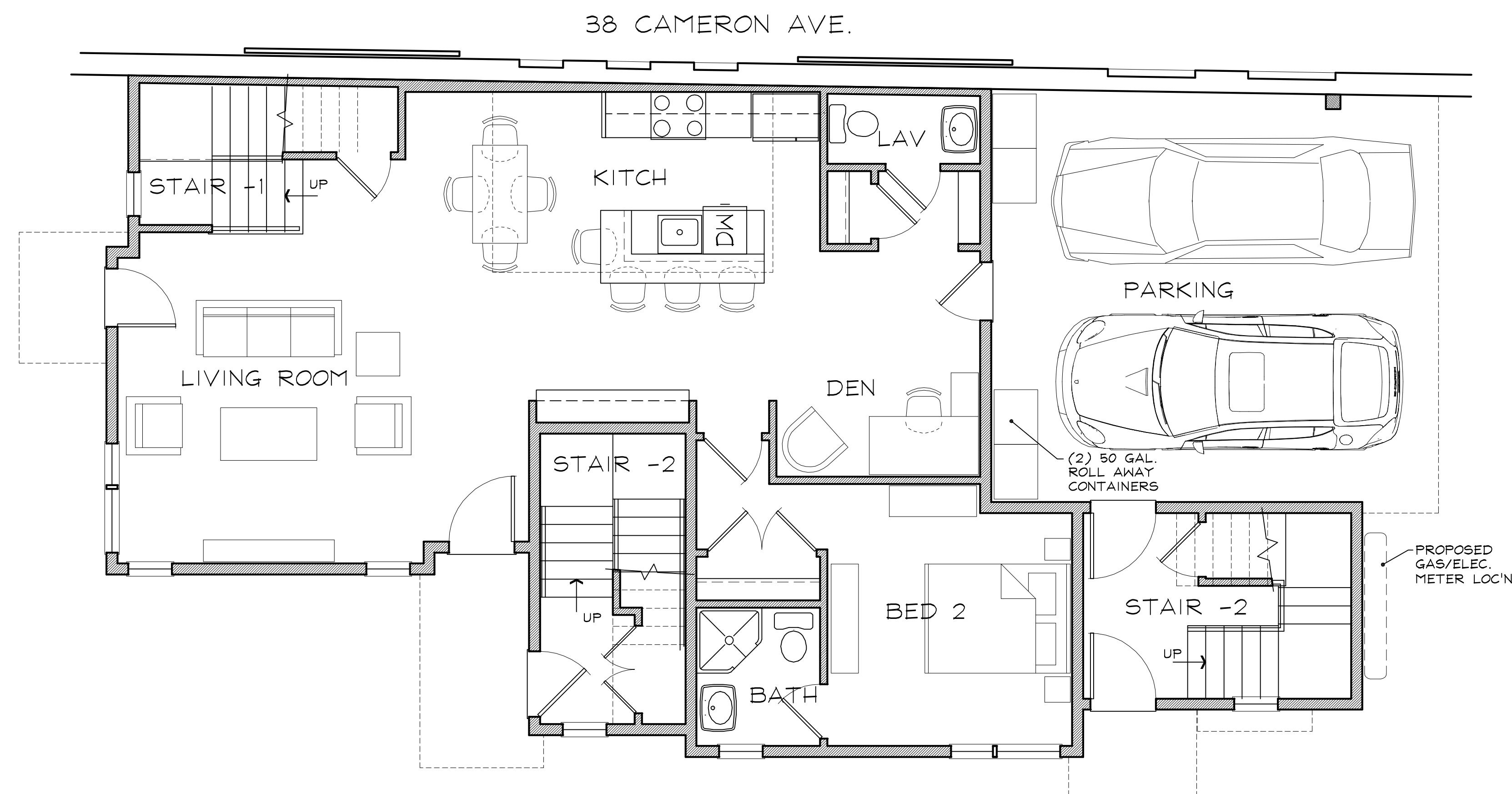
GROSS S.F.	NET S.F.
1ST FLOOR: 1,015 S.F.	1ST FLOOR: 954 S.F.
2ND FLOOR: 585 S.F.	2ND FLOOR: 382 S.F.
3RD FLOOR: 163 S.F.	3RD FLOOR: 74 S.F.
GROSS S.F. = 1,763 S.F.	NET S.F. = 1,410 S.F.

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.

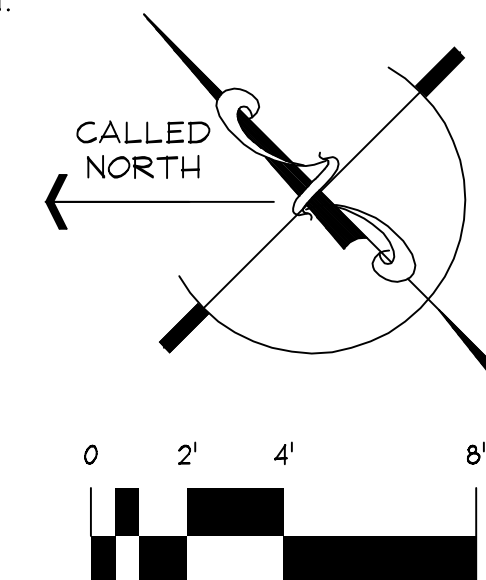
CAMERON AVE.



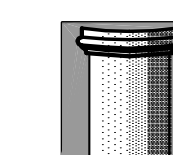
FIRST FLOOR PLAN

1/4" = 1'-0"

44 CAMERON AVE.



Building 2
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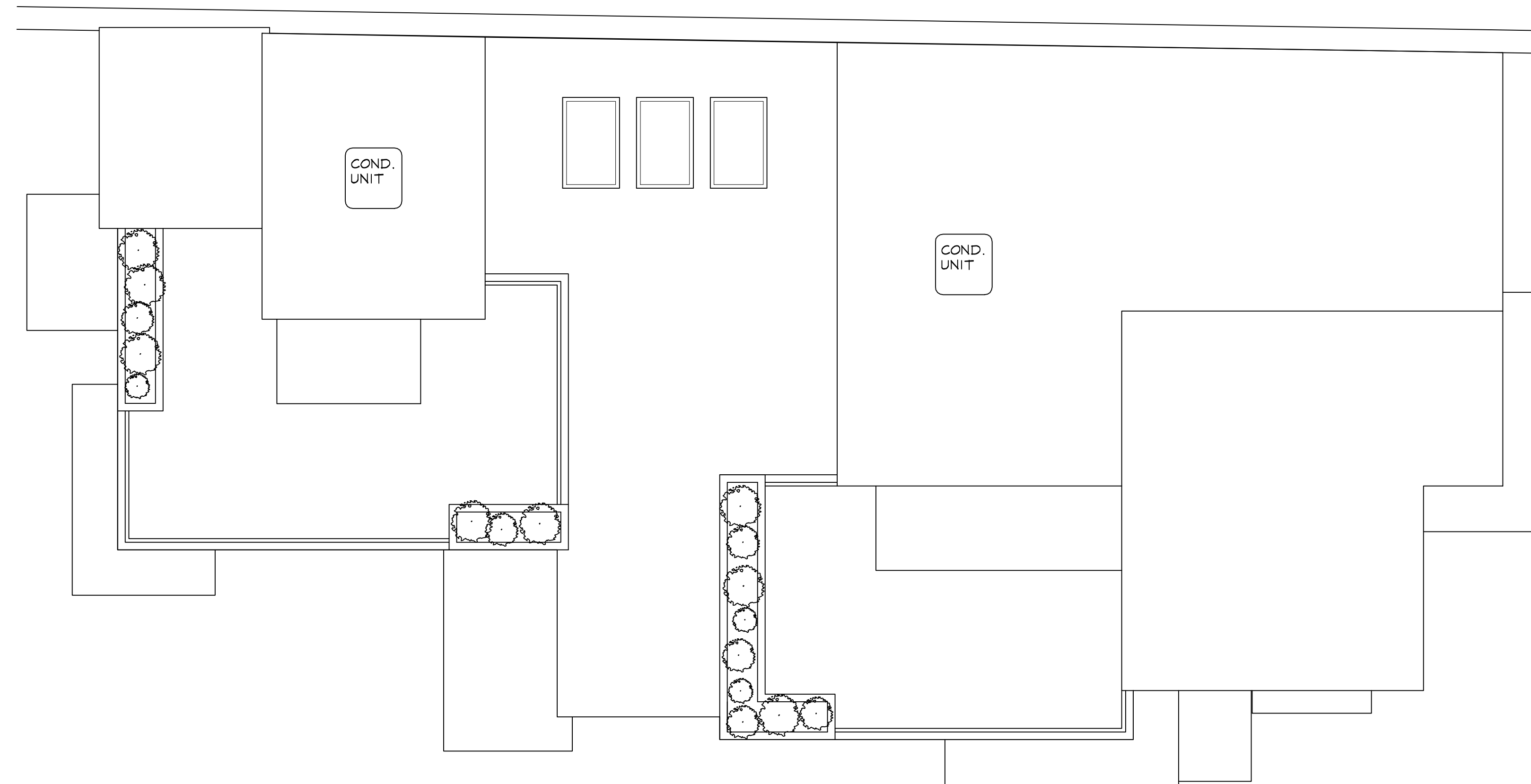
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2-1

CAMERON AVE.

38 CAMERON AVE.



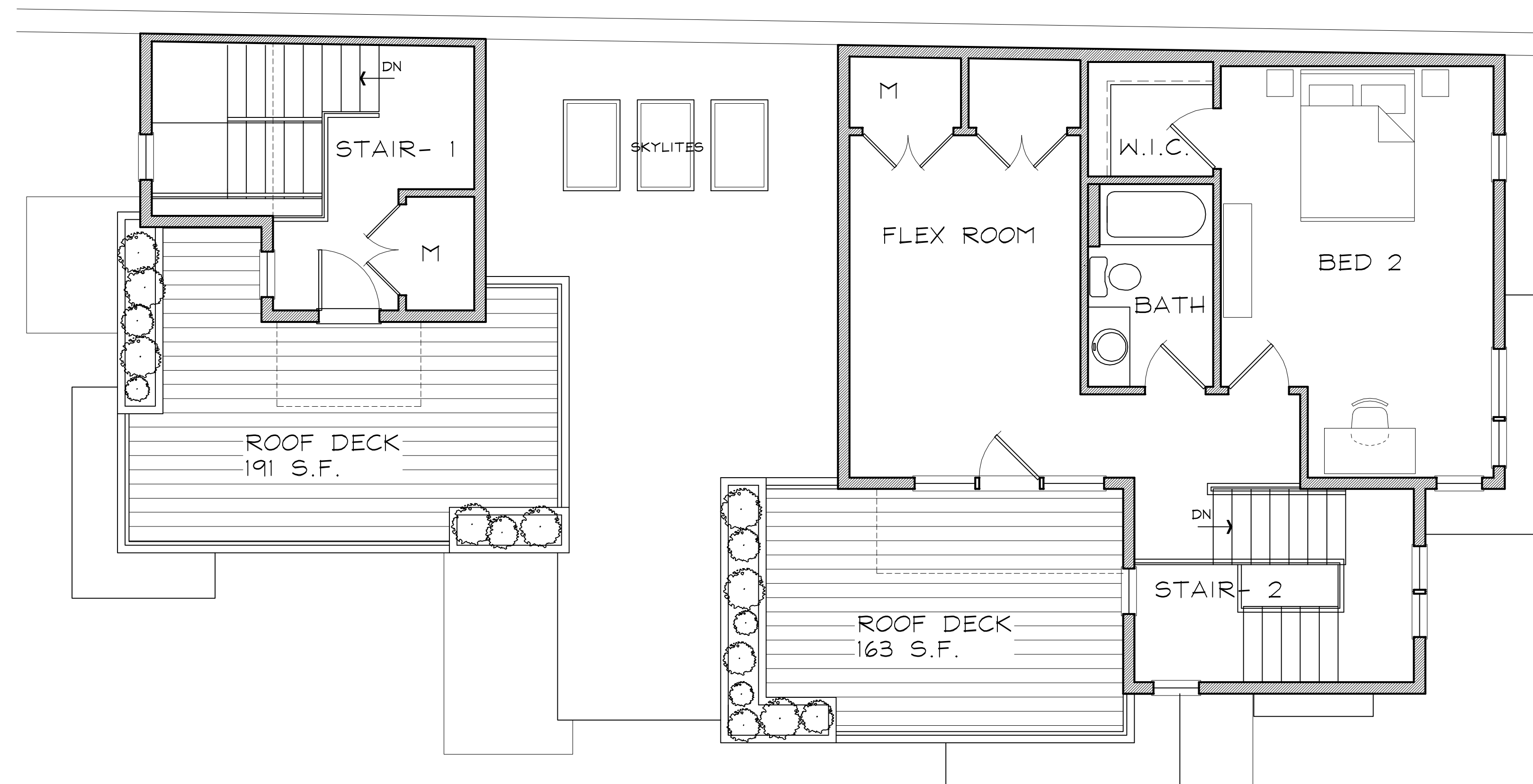
ROOF PLAN

1/4" = 1'-0"

44 CAMERON AVE.

CAMERON AVE.

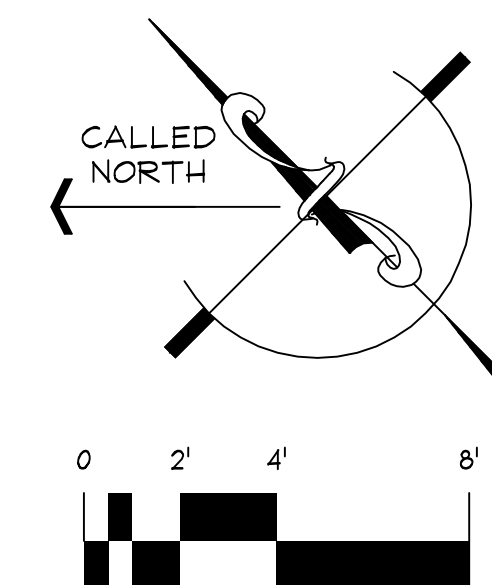
38 CAMERON AVE.



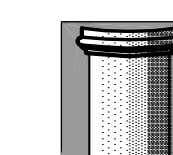
THIRD FLOOR PLAN

1/4" = 1'-0"

44 CAMERON AVE.



Building 2
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2-2



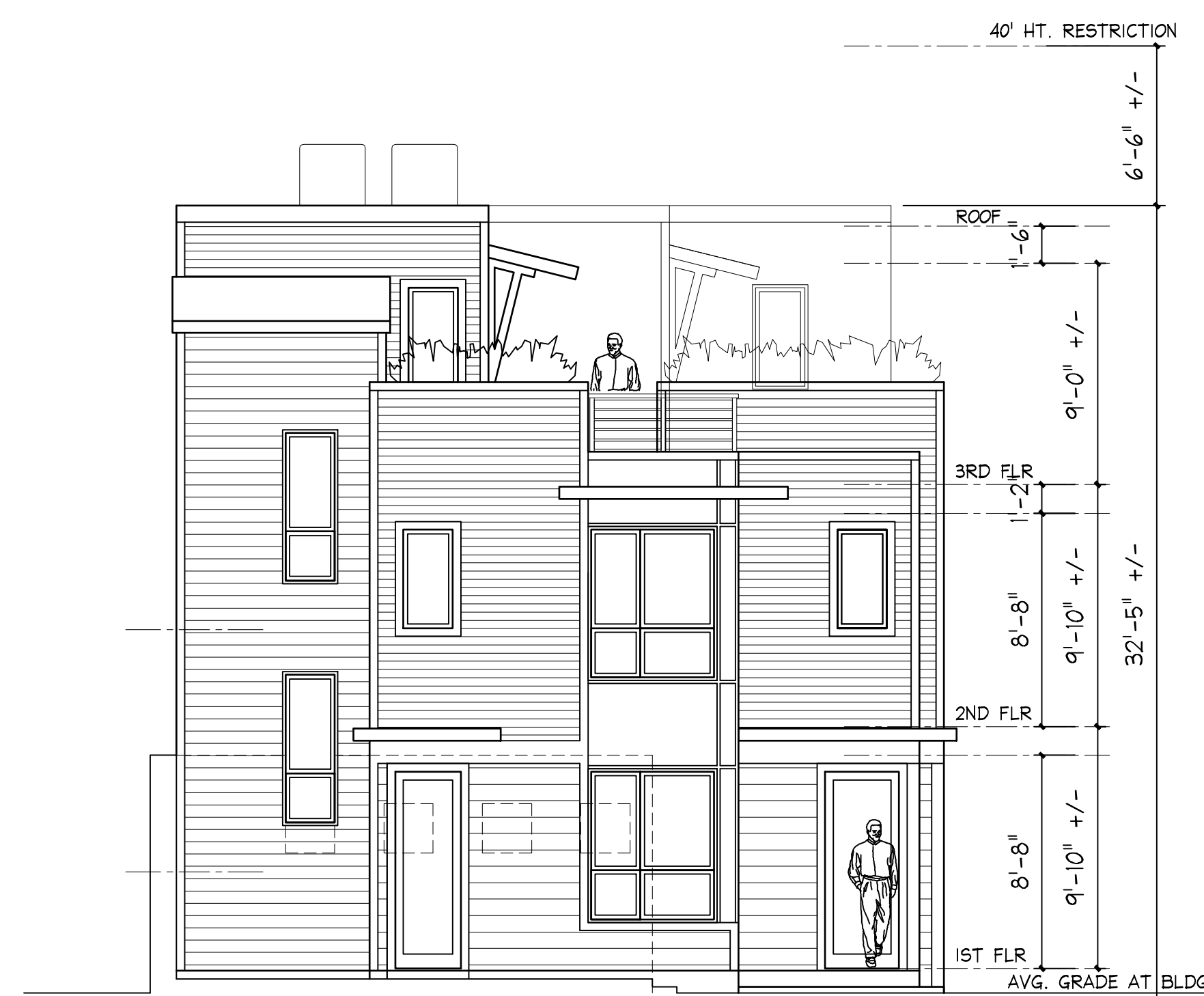
38 CAMERON AVE.

40 CAMERON AVE.

44 CAMERON AVE.

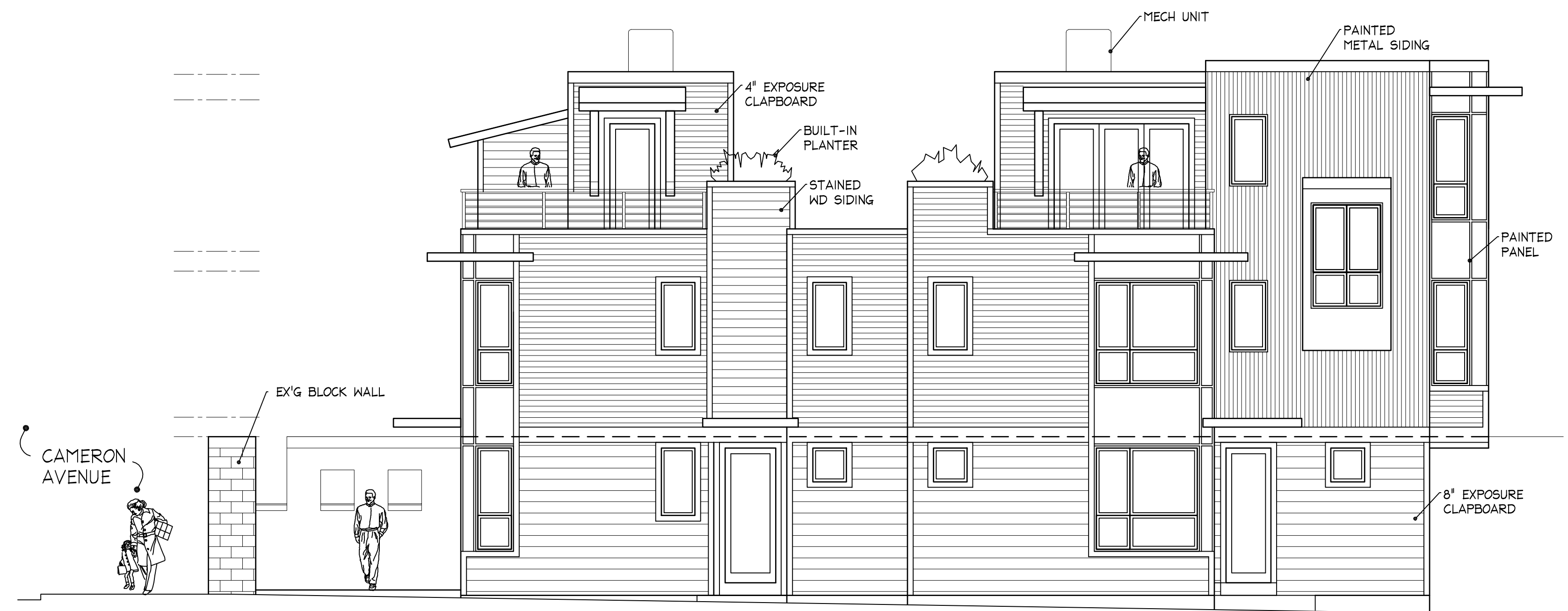
PROPOSED NORTH/ CAMERON AVE. ELEVATION

3/16" = 1'-0"



PROPOSED BLDG. 2 NORTH ELEV./SECTION THRU GARDEN

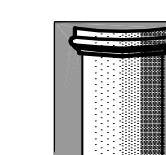
3/16" = 1'-0"



PROPOSED BLDG 2 WEST ELEVATION

3/16" = 1'-0"

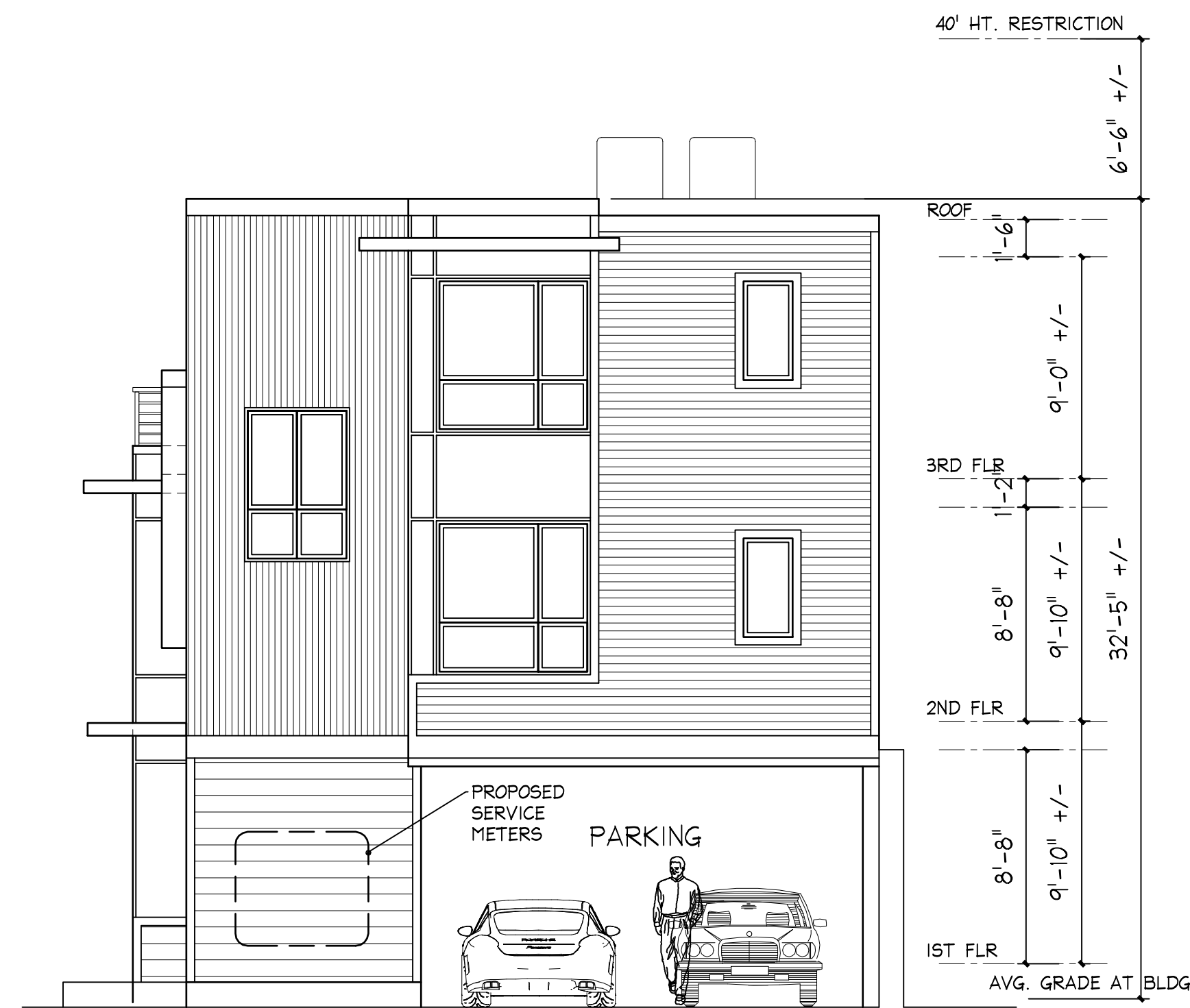
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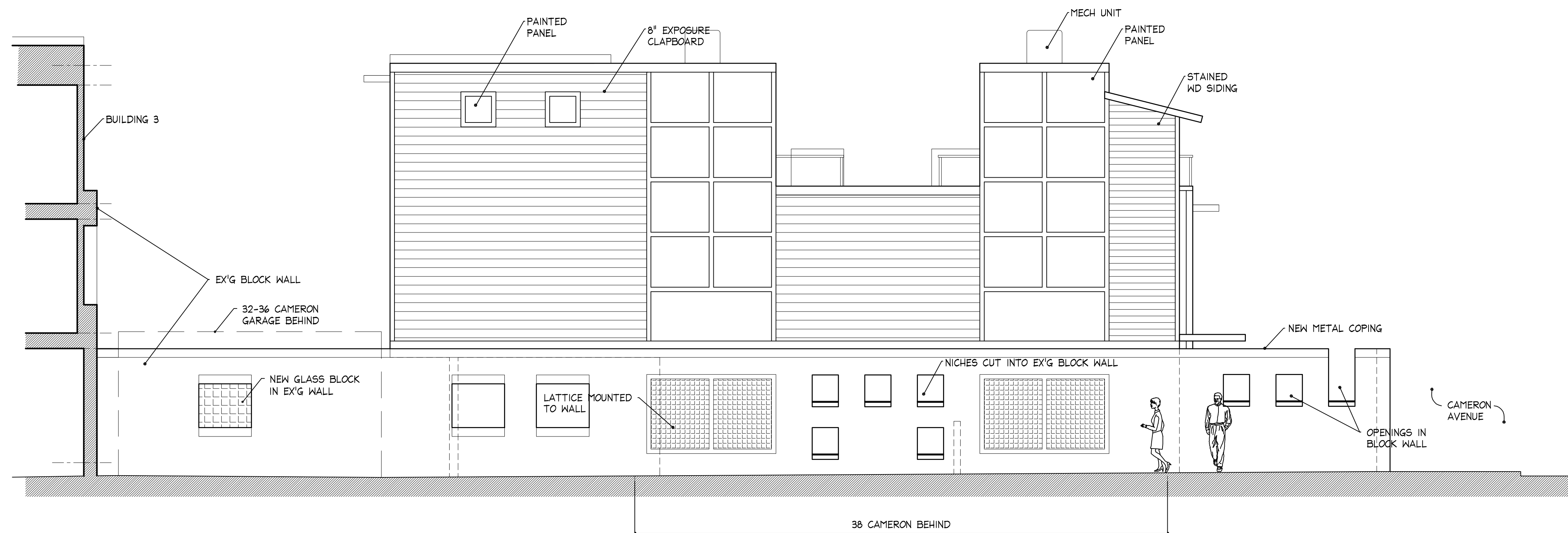
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2-3



PROPOSED BLDG 2 SOUTH ELEVATION

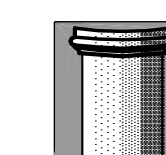
3/16" = 1'-0"



PROPOSED BLDG 2 EAST ELEVATION

3/16" = 1'-0"

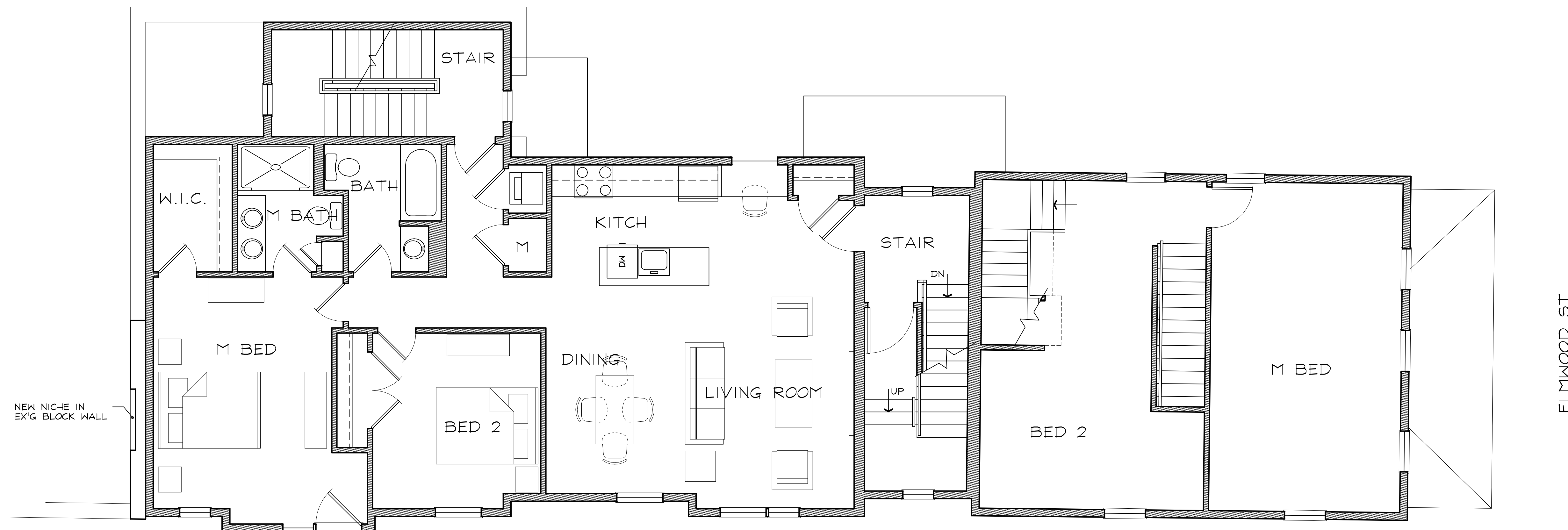
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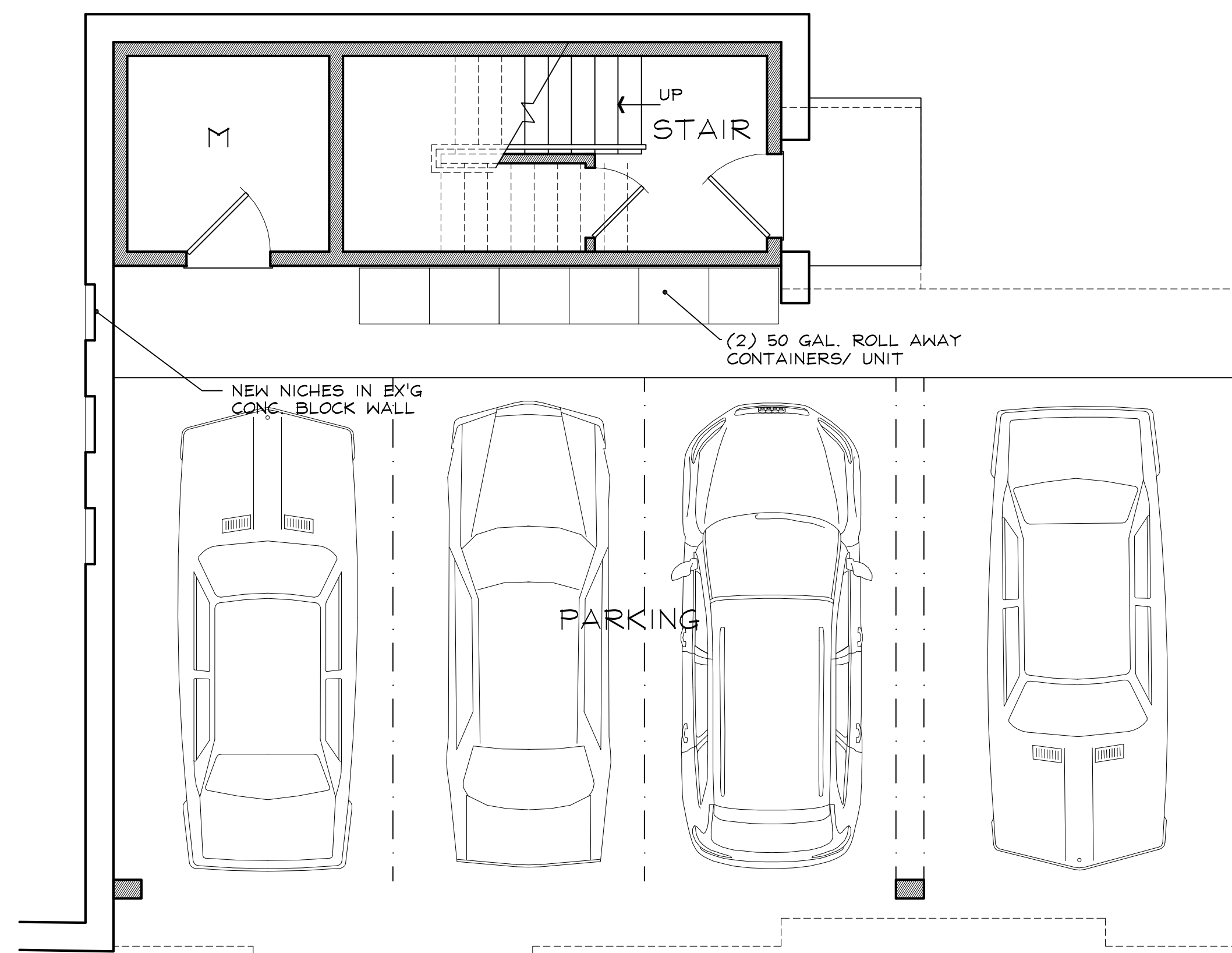
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2-4



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.

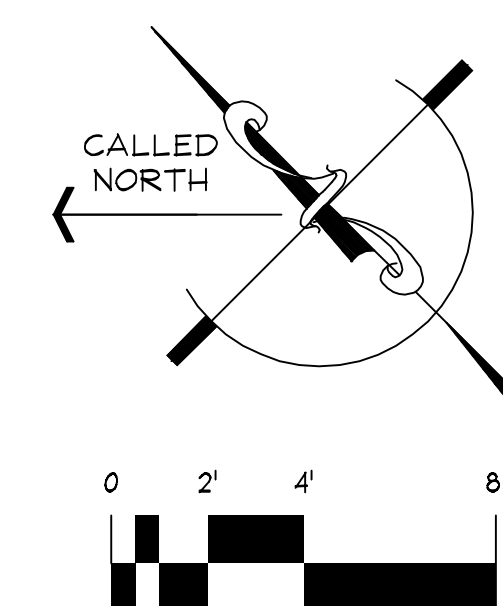
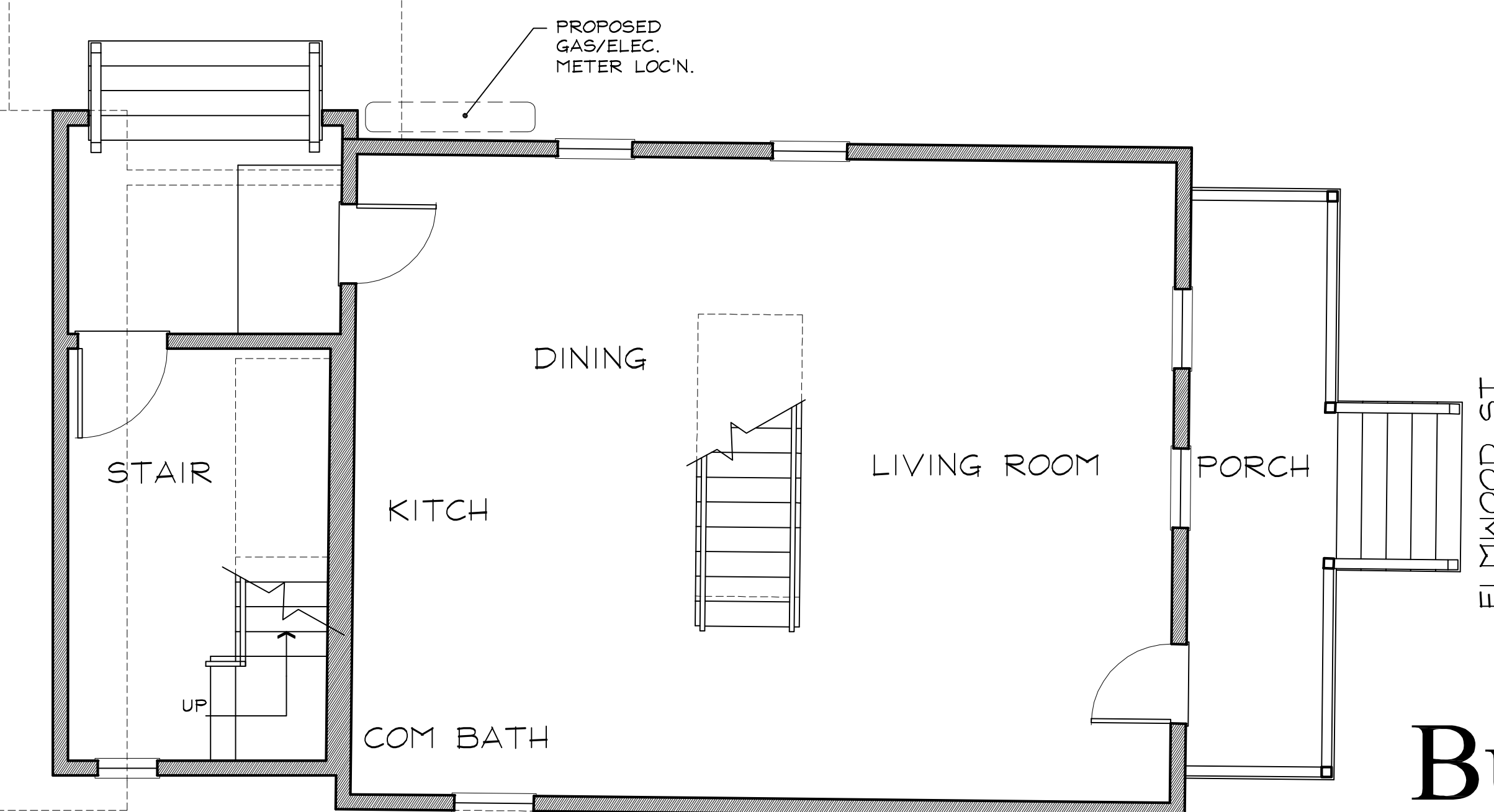
UPPER UNIT

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

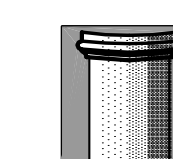
GROSS S.F.	NET S.F.
1ST FLOOR: 641 S.F.	1ST FLOOR: 591 S.F.
2ND FLOOR: 641 S.F.	2ND FLOOR: 591 S.F.
3RD FLOOR: 405 S.F.	3RD FLOOR: 359 S.F.
GROSS S.F. = 1,687 S.F.	NET S.F. = 1,541 S.F.

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



Building 3

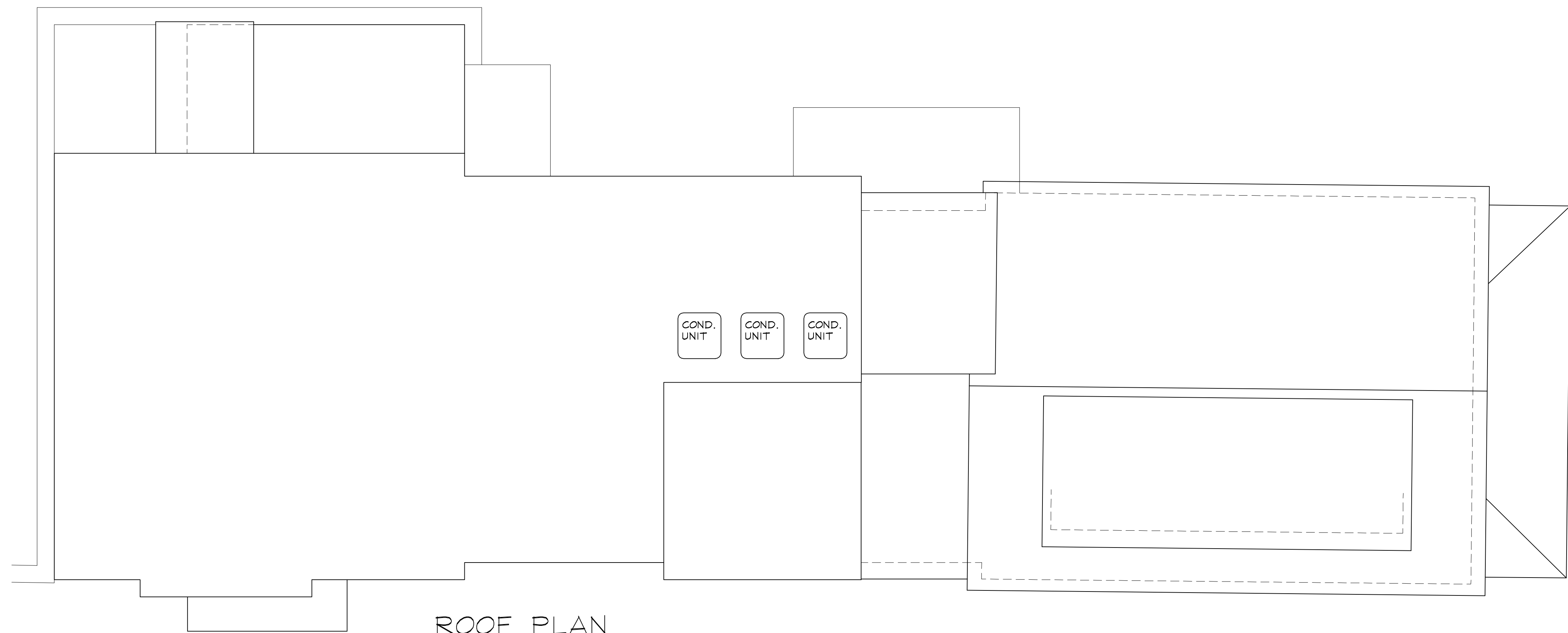
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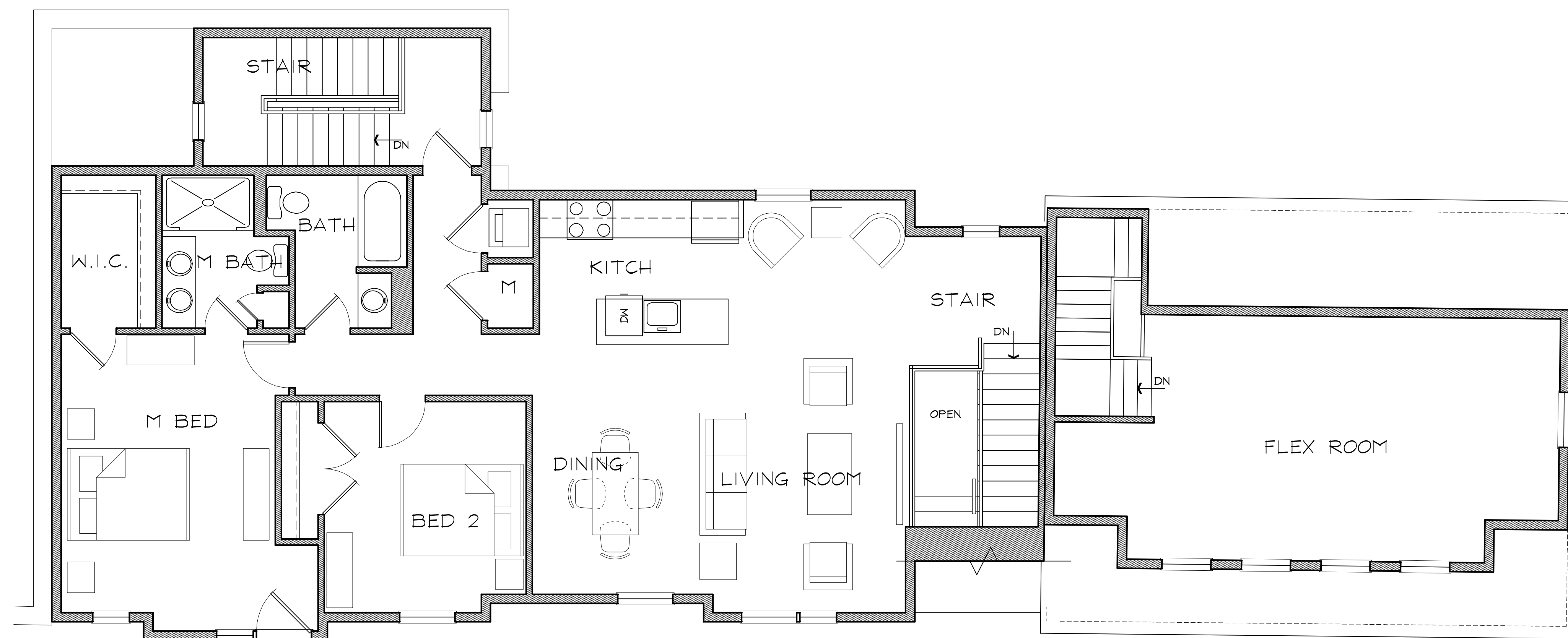
3-1



ROOF PLAN

1/4" = 1'-0"

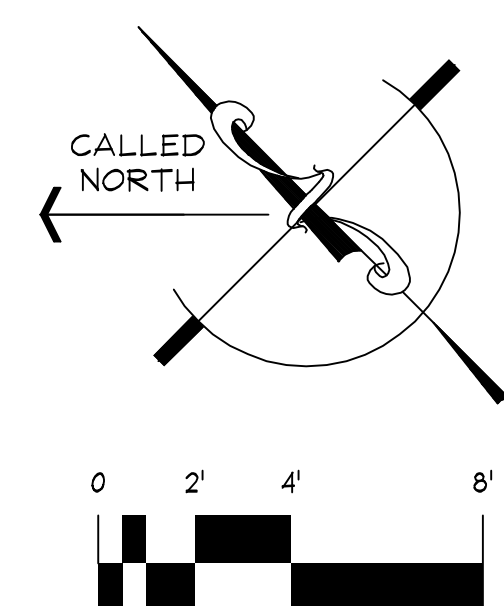
ELMWOOD ST.



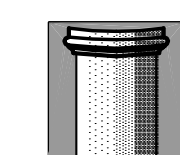
THIRD FLOOR PLAN

1/4" = 1'-0"

ELMWOOD ST.



Building 3
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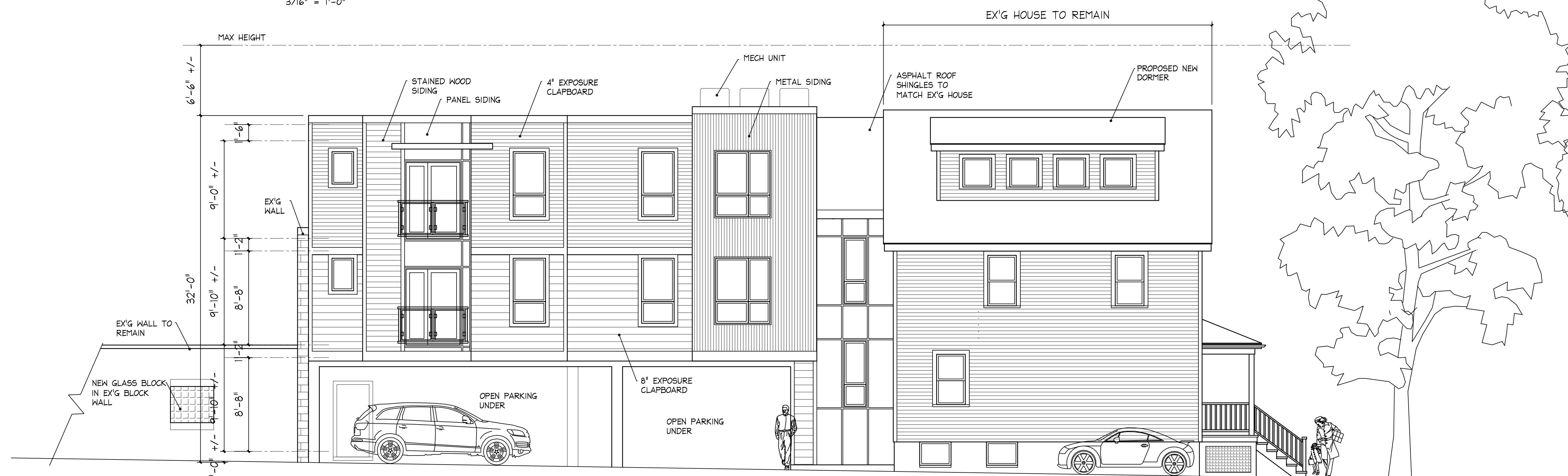
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3-2



PROPOSED BLDG 3 SOUTH/ELMWOOD STREET ELEVATION

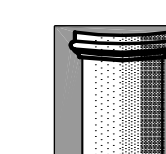
3/16" = 1'-0"



PROPOSED BLDG 3 WEST ELEVATION

3/16" = 1'-0"

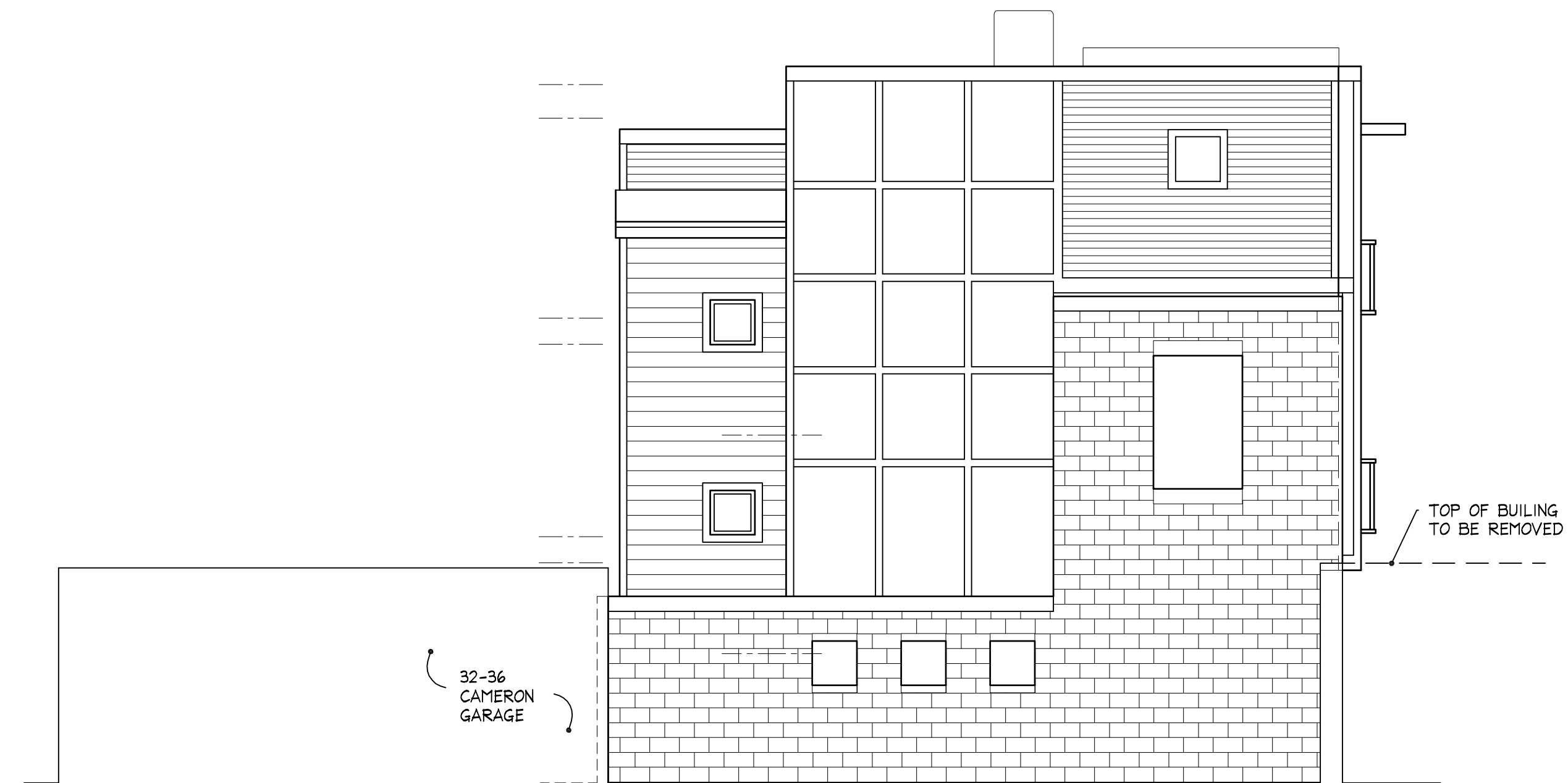
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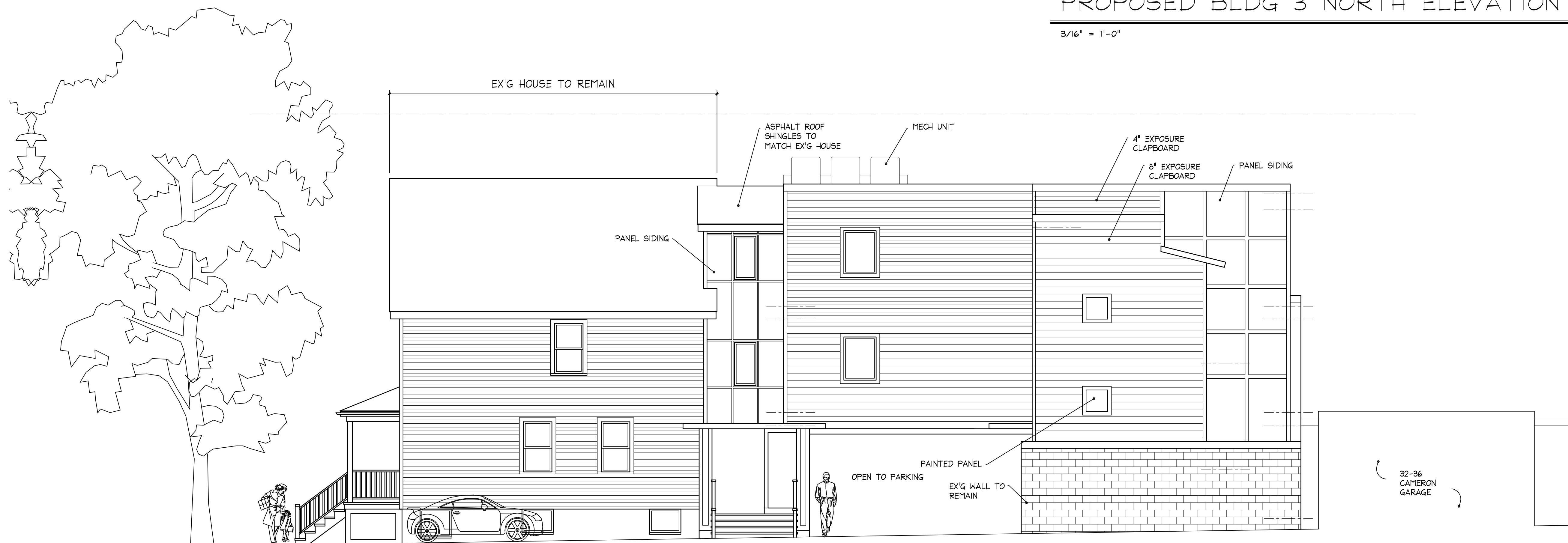
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3-3



PROPOSED BLDG 3 NORTH ELEVATION

3/16" = 1'-0"



PROPOSED BLDG 3 EAST ELEVATION

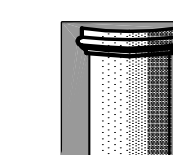
3/16" = 1'-0"

Building 3

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Somerville, MA

02/15/12 - ZBA

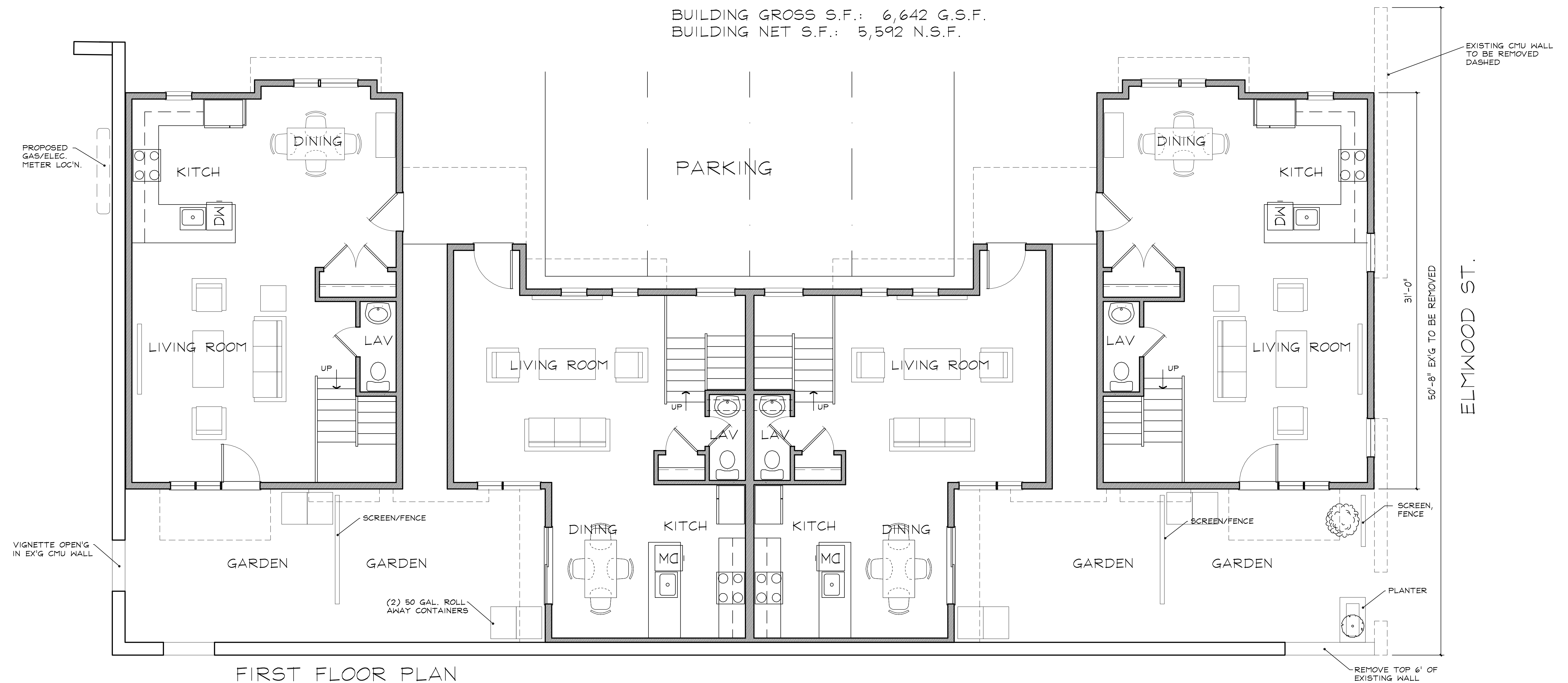


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3-4

UNIT A		UNIT B	
GROSS S.F.	NET S.F.	GROSS S.F.	NET S.F.
1ST FLOOR: 681 S.F.	1ST FLOOR: 629 S.F.	1ST FLOOR: 575 S.F.	1ST FLOOR: 521 S.F.
2ND FLOOR: 672 S.F.	2ND FLOOR: 566 S.F.	2ND FLOOR: 716 S.F.	2ND FLOOR: 586 S.F.
3RD FLOOR: 323 S.F.	3RD FLOOR: 230 S.F.	3RD FLOOR: 354 S.F.	3RD FLOOR: 264 S.F.
GROSS S.F. = 1,676 S.F.	NET S.F. = 1,425 S.F.	GROSS S.F. = 1,645 S.F.	NET S.F. = 1,371 S.F.


$$1/4'' = 1'-0''$$

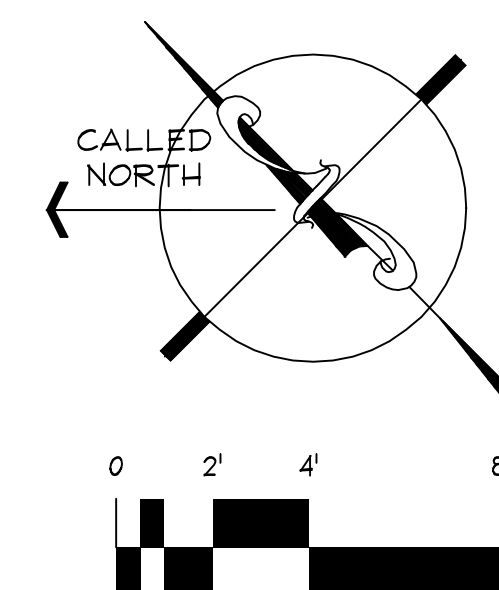
UNIT B

UNIT B

UNIT A

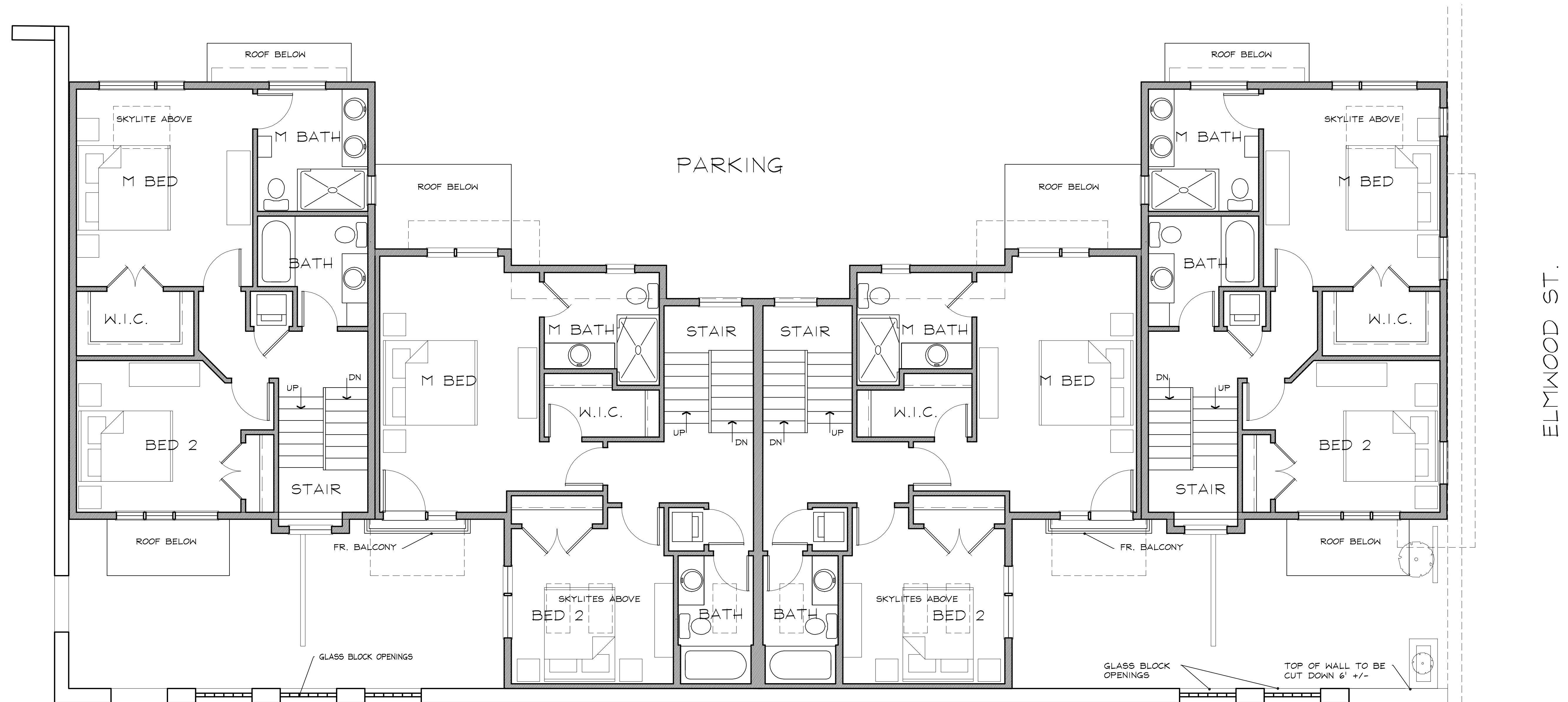
Building 4

02/15/12 - ZBA



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4-1



SECOND FLOOR PLAN

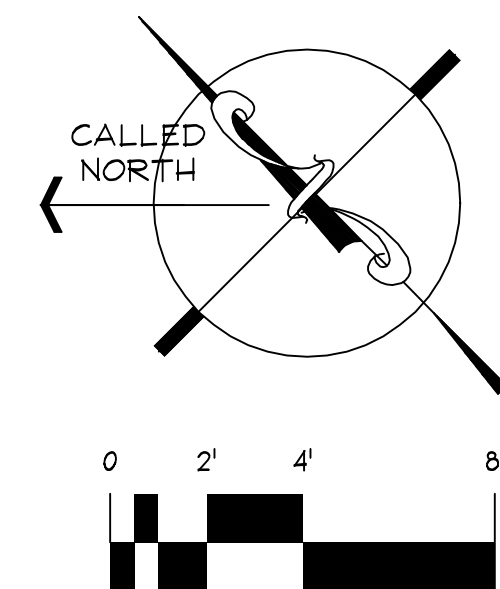
1/4" = 1'-0"

UNIT A

UNIT B

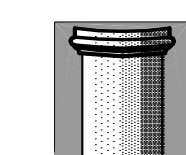
UNIT B

UNIT A



Building 4

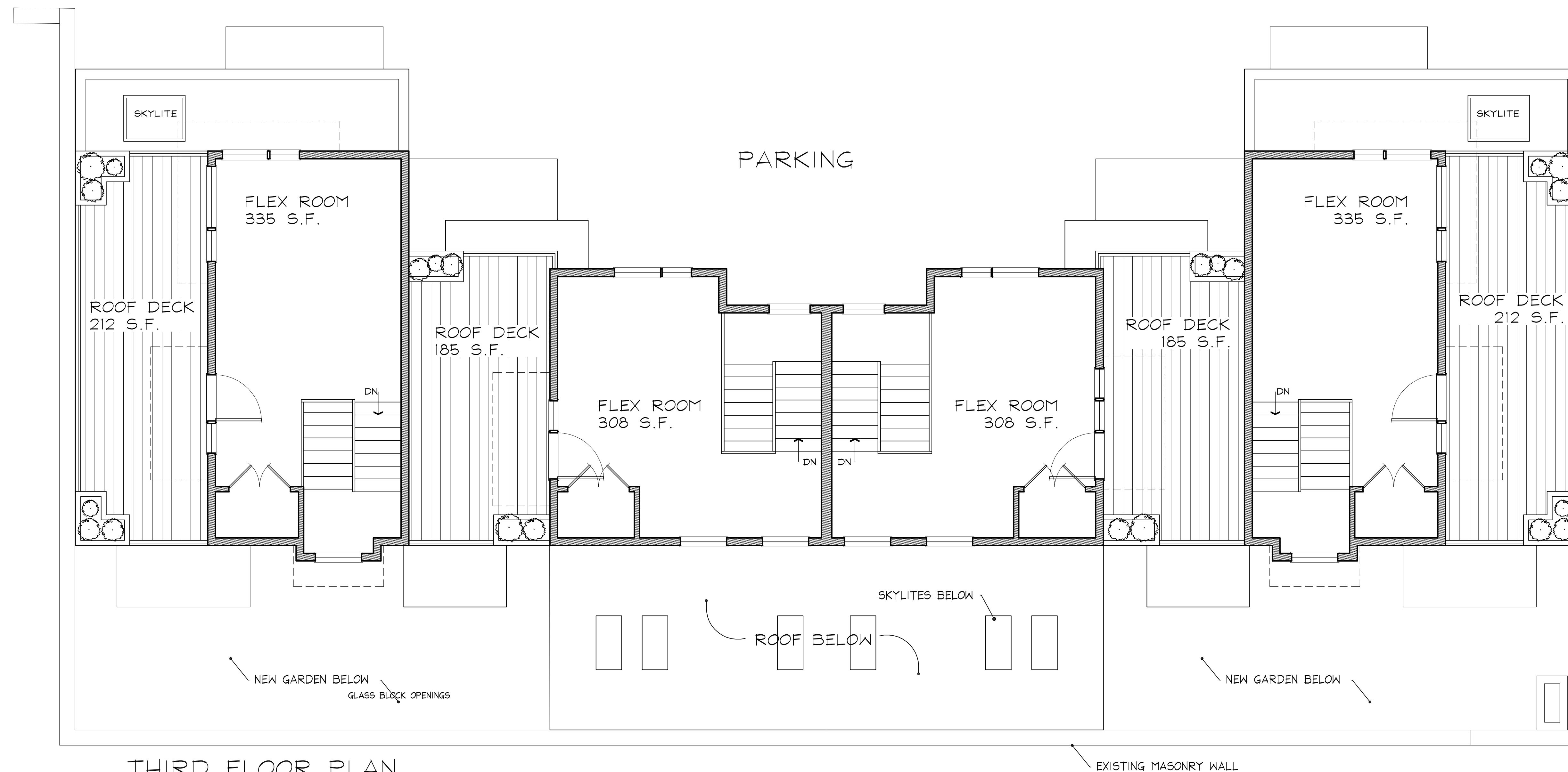
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4-2



THIRD FLOOR PLAN

1/4" = 1'-0"

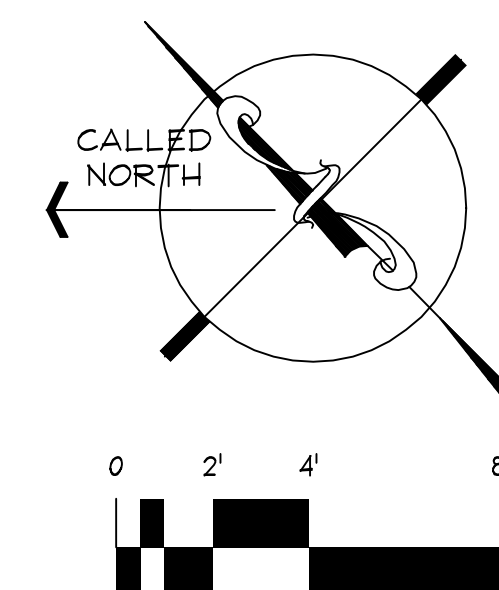
47 ELMWOOD ST.

UNIT A

UNIT B

UNIT B

UNIT A

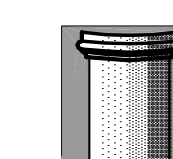


Building 4

39-43 Elmwood St./40 Cameron Ave.

Somerville, MA

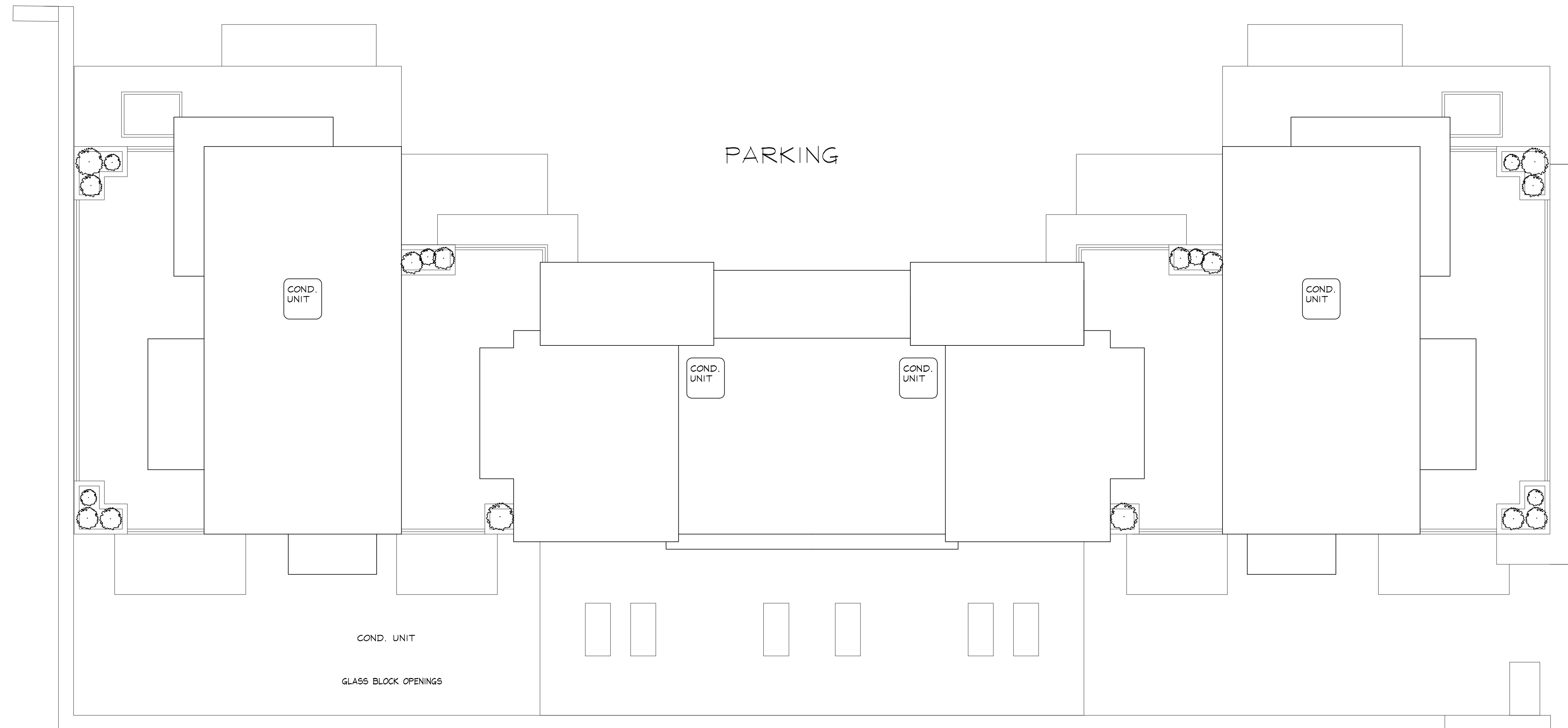
02/15/12 - ZBA



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DESIGNERS ■ ARCHITECTS ■ PLANNERS
IN THE *MIQUELLE* TRADITION

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4-3



ROOF PLAN

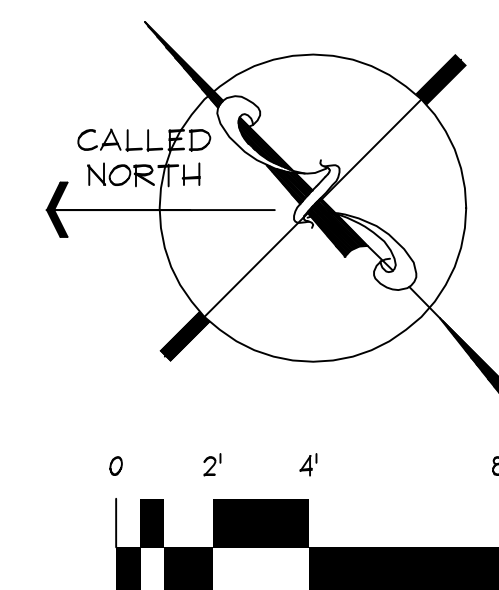
1/4" = 1'-0"

UNIT A

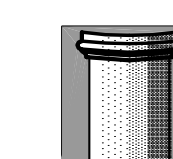
UNIT B

UNIT B

UNIT A



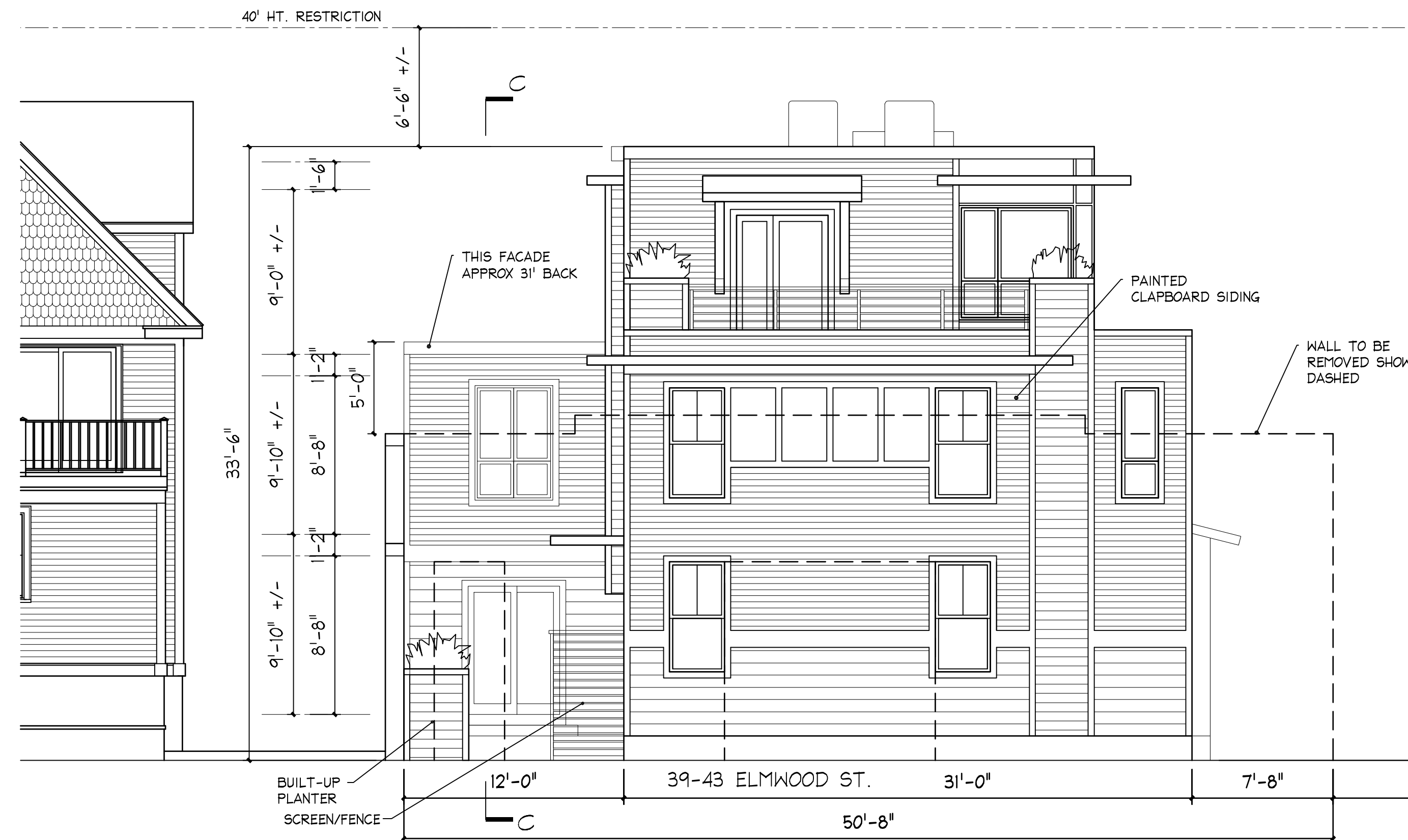
Building 4
39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 02151
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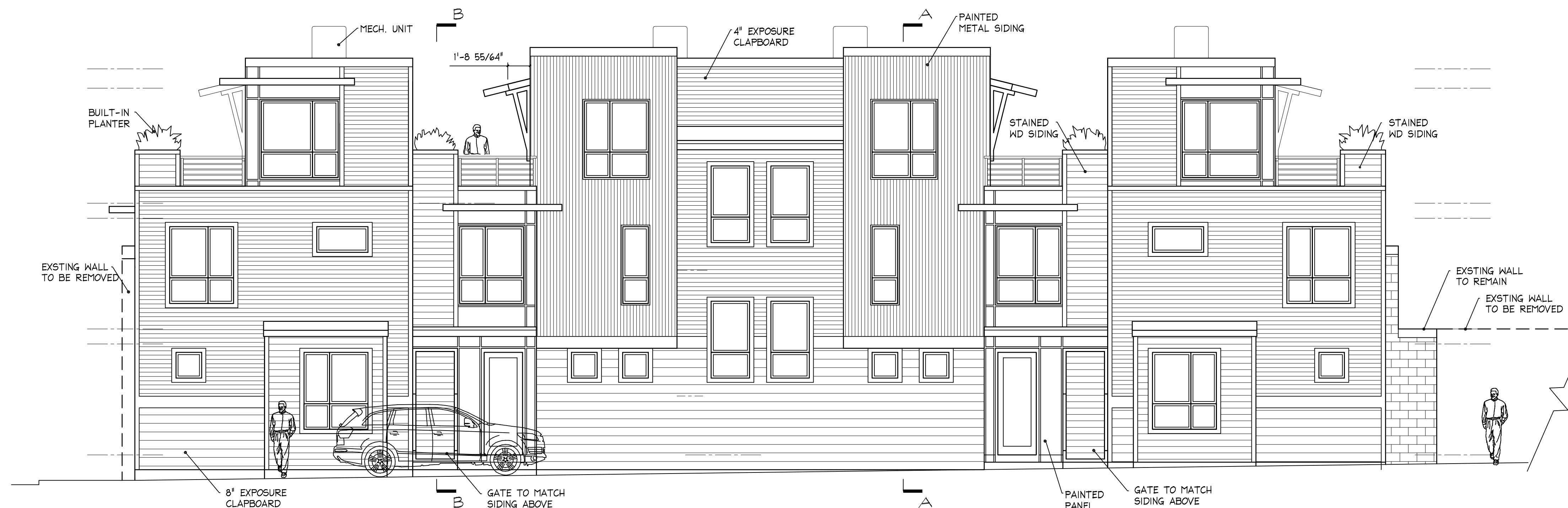
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PROPOSED SOUTH/ELMWOOD STREET ELEVATION

3/16" = 1'-0"



PROPOSED BLDG 4 EAST ELEVATION

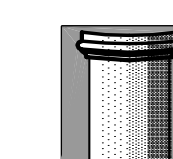
3/16" = 1'-0"

Building 4

39-43 Elmwood St./40 Cameron Ave.

Somerville, MA

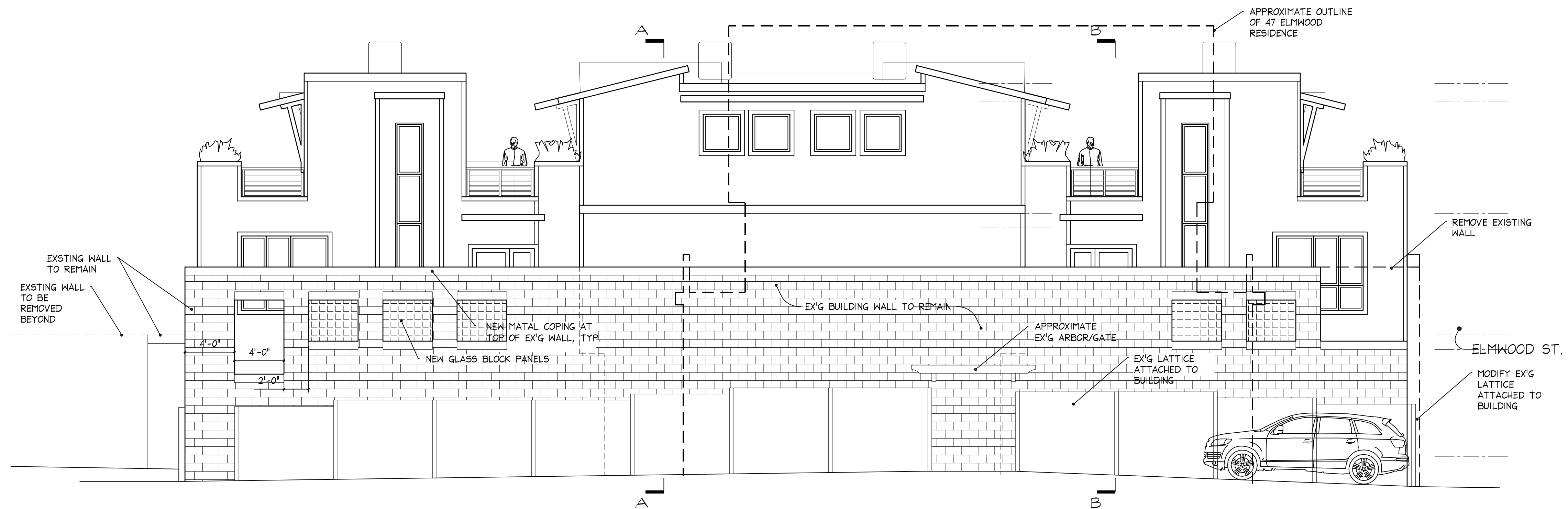
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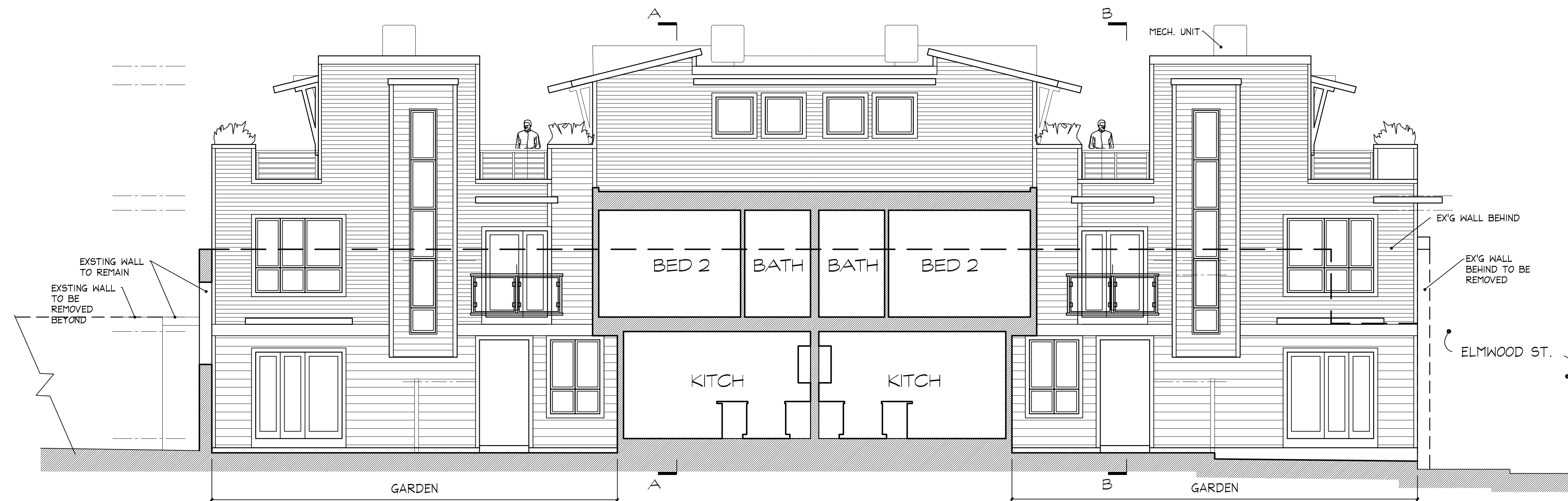
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PROPOSED BLDG 4 WEST ELEVATION

3/16" = 1'-0"



PROPOSED BLDG 4 WEST ELEVATION/SECTION 'C'

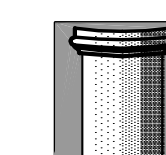
3/16" = 1'-0"

Building 4

39-43 Elmwood St./40 Cameron Ave.

Somerville, MA

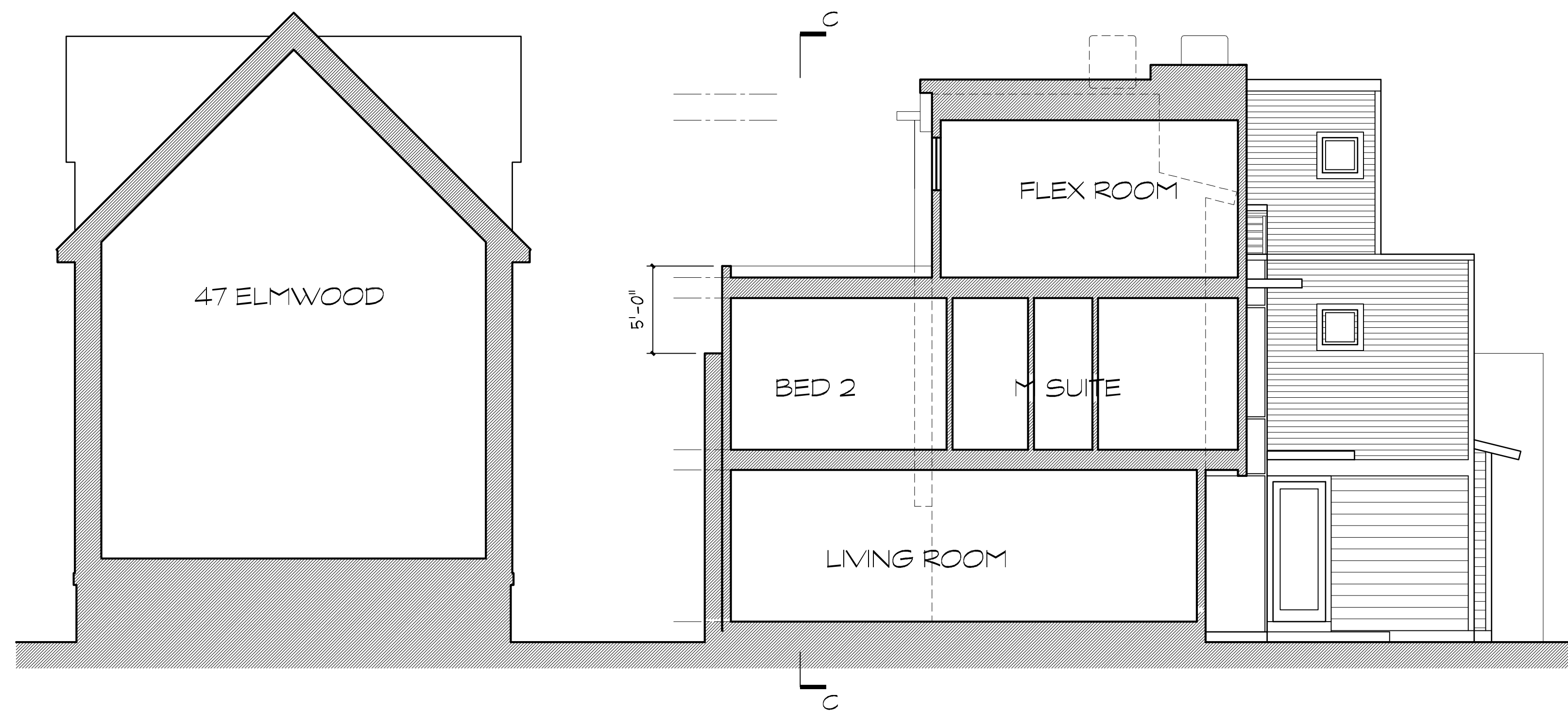
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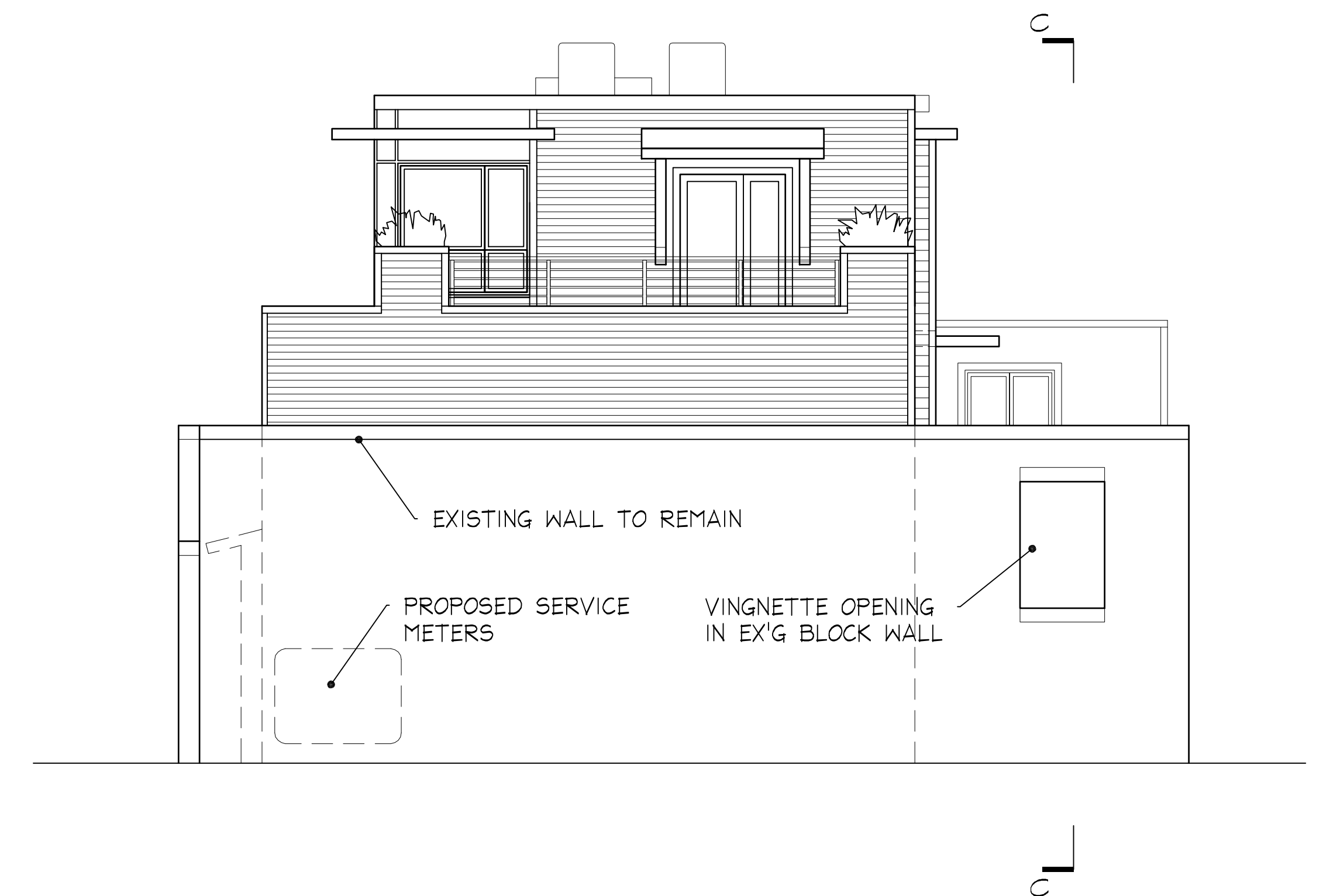
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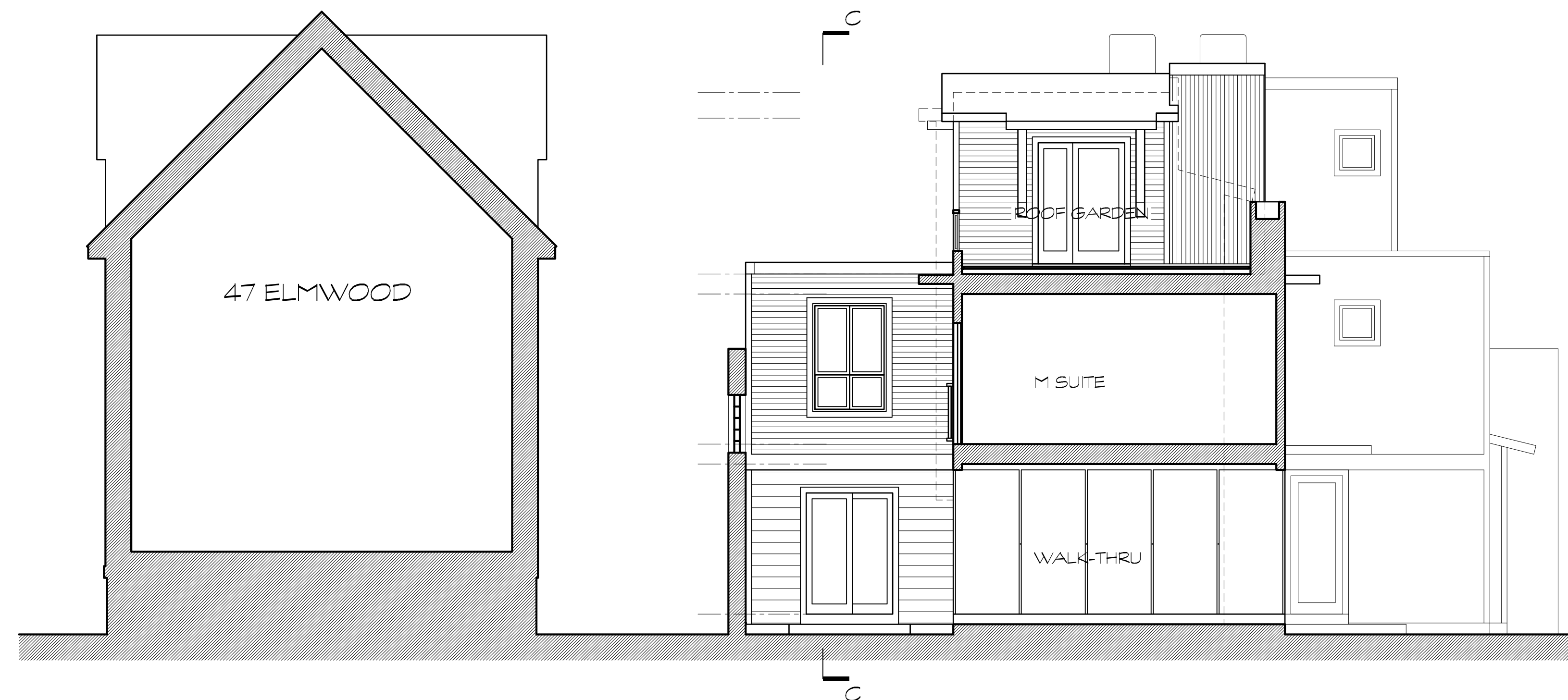
BUILDING SECTION 'A'

3/16" = 1'-0"



PROPOSED BLDG 4 NORTH ELEVATION

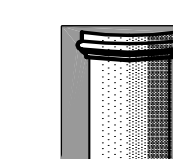
3/16" = 1'-0"



BUILDING SECTION 'B'

3/16" = 1'-0"

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