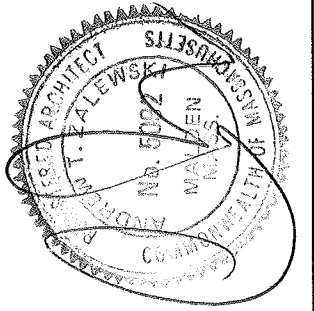




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CAMERON AVENUE

ELMWOOD STREET

34-36
CAMERON AVE.

GARAGE

37
ELMWOOD ST.

38
CAMERON AVE.

39 ELMWOOD ST.

40
CAMERON AVE.

PREFERABLY PRESERVED HOUSE

EXISTING BUILDING

EXISTING PAVEMENT

SETBACK LINE

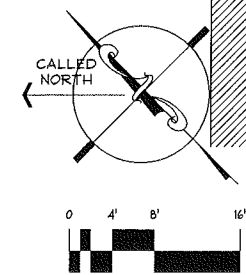
44
CAMERON AVE.

41-43 ELMWOOD ST.

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 05/30/12

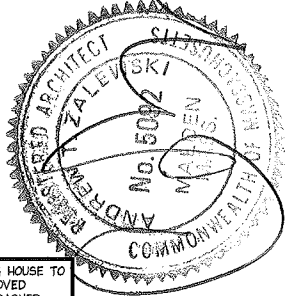
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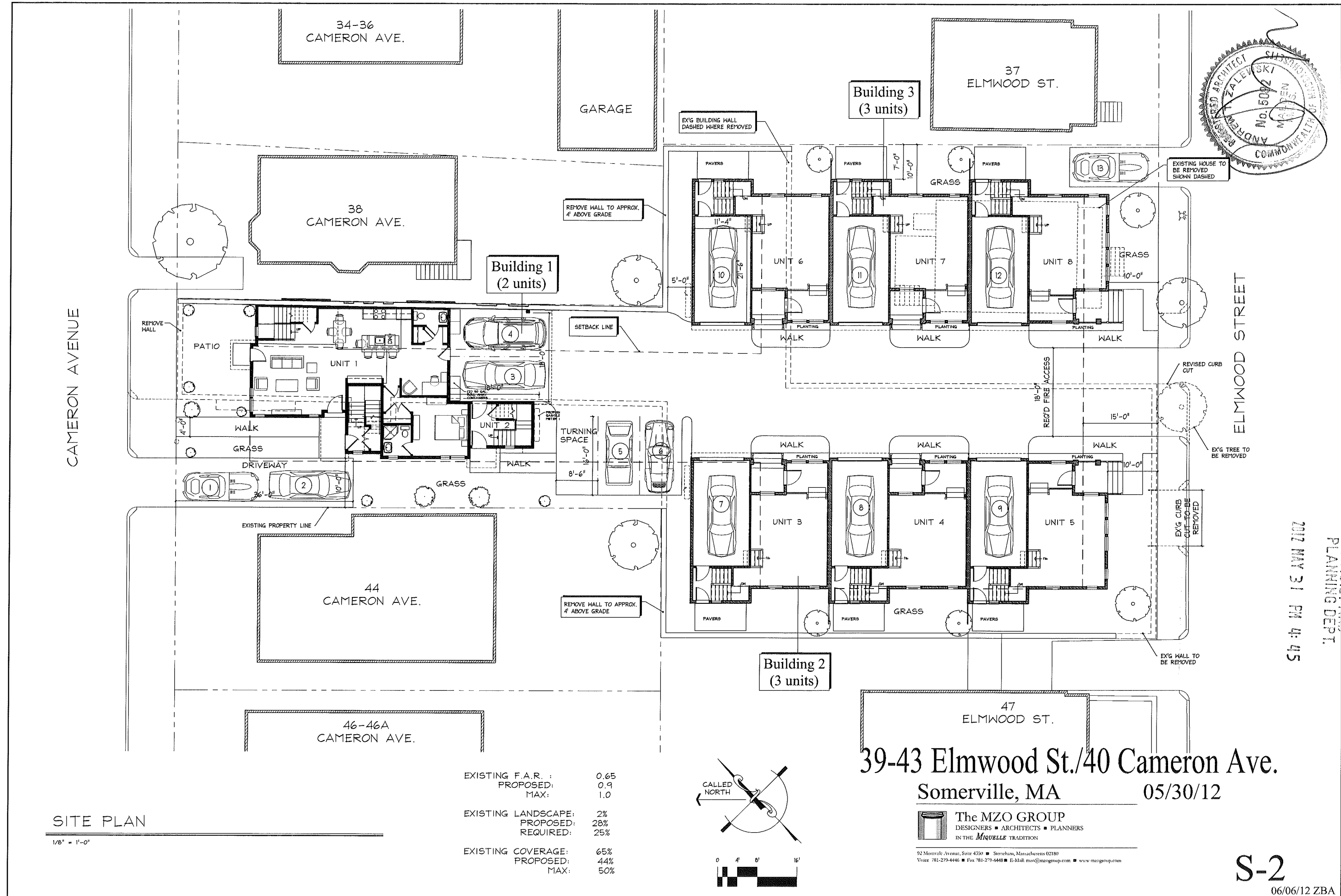
EXISTING SITE PLAN

1/8" = 1'-0"

S-1

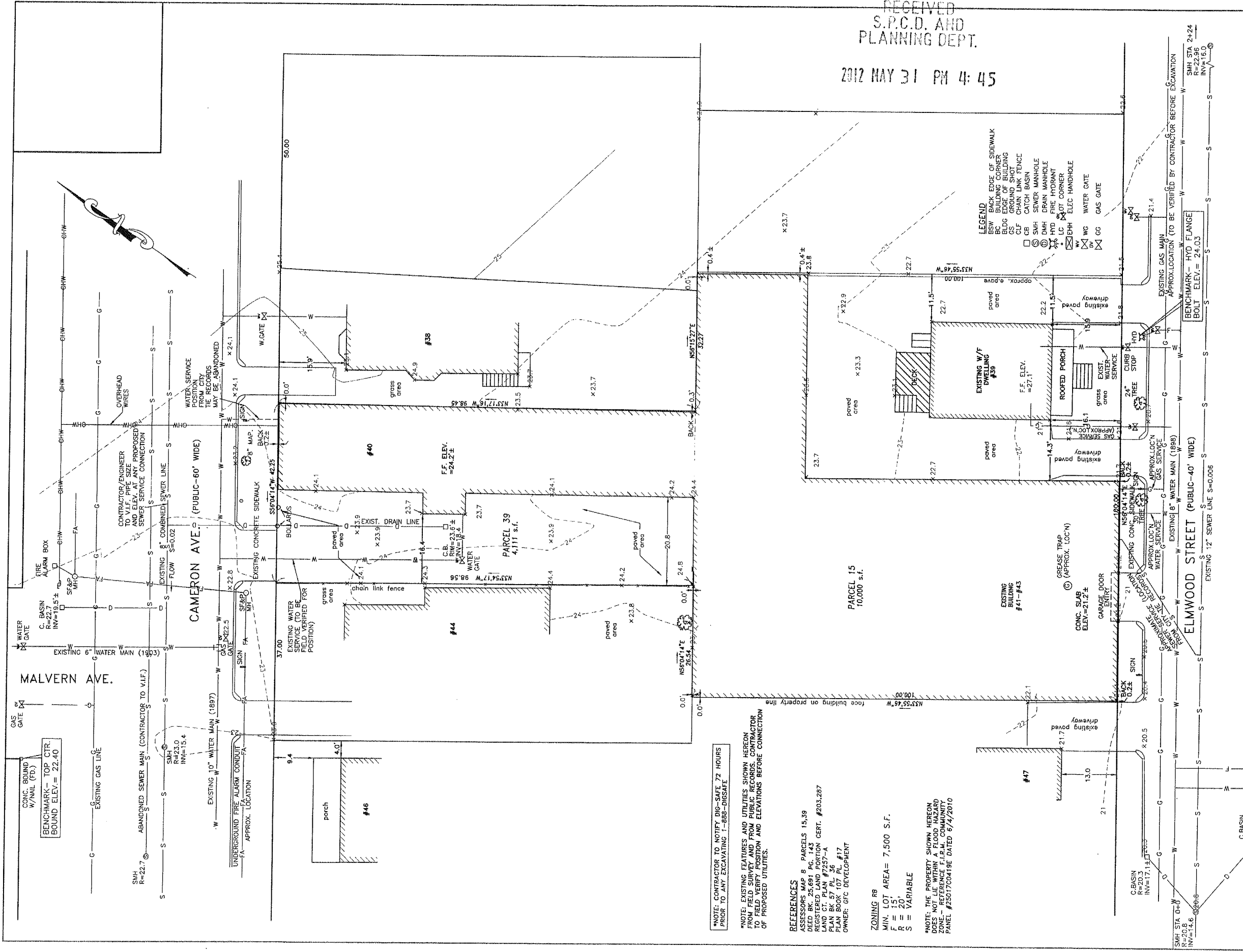


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S-2

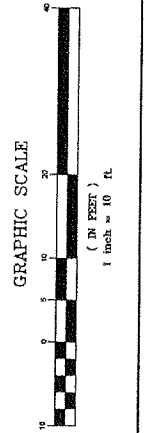
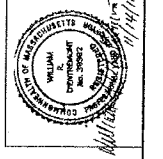
06/06/12 ZBA



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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: 453
DRAWN BY: T.F.S./W.R.D.



I CERTIFY THAT THE PROPERTY LINES, BUILDING, SETBACKS
AND SITE FEATURES SHOWN HEREIN HAVE BEEN LOCATED
FROM INSTRUMENT SURVEY.
William R. D'Entremont
WILLIAM R. D'ENTREMONT P.L.S.
REG. LAND SURVEYOR
DATE: 11/14/2011

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

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

REFERENCES

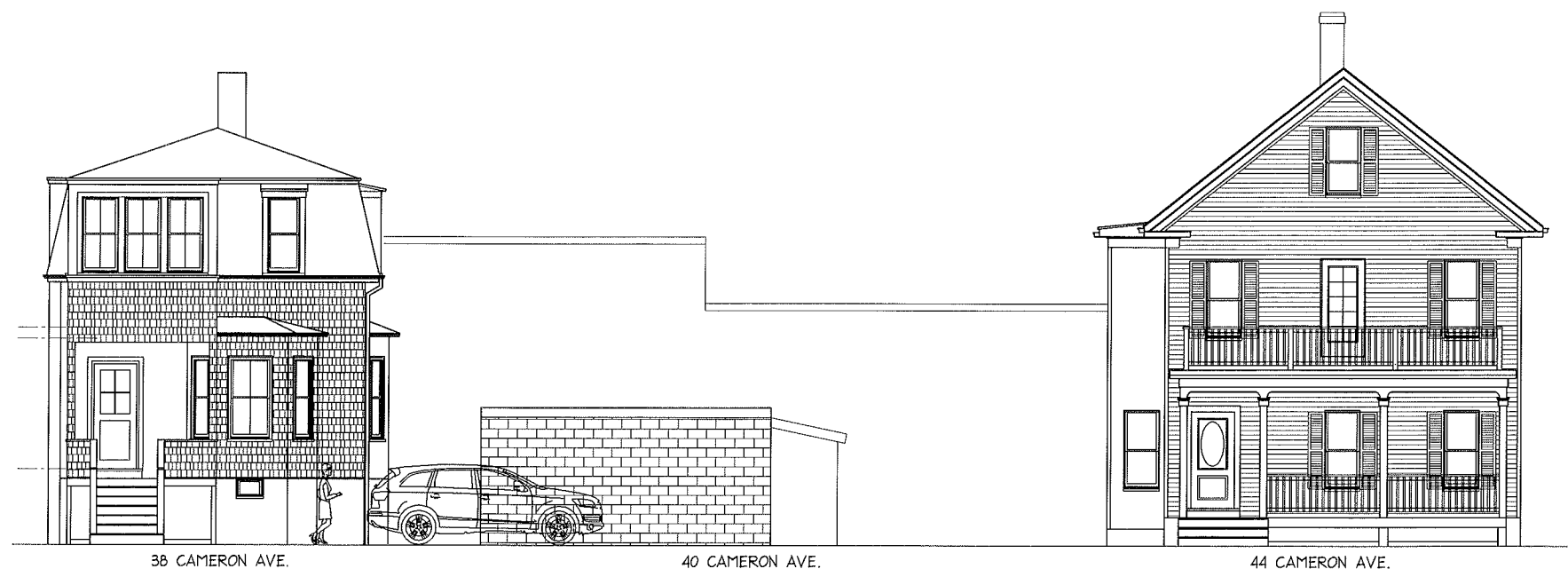
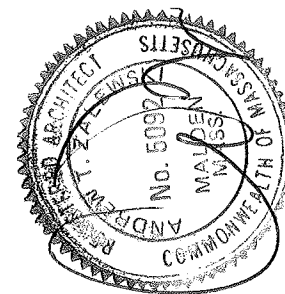
- ASSESSORS MAP 8, PARCELS 15,39
- DEED BK. 25,691 PG. 143
- REGISTERED LAND PORTION CERT. #203,287
- LAND CT. PLAN #7257-A
- PLAN BK. 577 PL. 36
- PLAN BK. 577 PL. 17
- PLAN BK. 577 PL. 17
- OWNER: GFC DEVELOPMENT

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 AS SHOWN ON THE FLOOD HAZARD
MAP PANEL #2501700419E DATED 6/14/2010

- LEGEND**
- BSW BACK EDGE OF SIDEWALK
 - BC BUILDING CORNER
 - BLDG EDGE OF BUILDING
 - GROUND SPOT
 - CLF CHAIN LINK FENCE
 - CATCH BASIN
 - SMH SINKHOLE
 - DMH DRAIN MANHOLE
 - HYD FIRE HYDRANT
 - LC LOT CORNER
 - EHC ELEC HANDHOLE
 - WG WATER GATE
 - GO GAS GATE



EXISTING NORTH/ CAMERON AVE. STREETSCAPE

3/16" = 1'-0"



PROPOSED NORTH/ CAMERON AVE. ELEVATION

3/16" = 1'-0"

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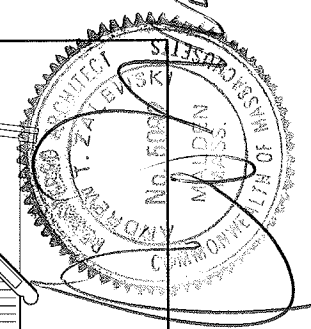
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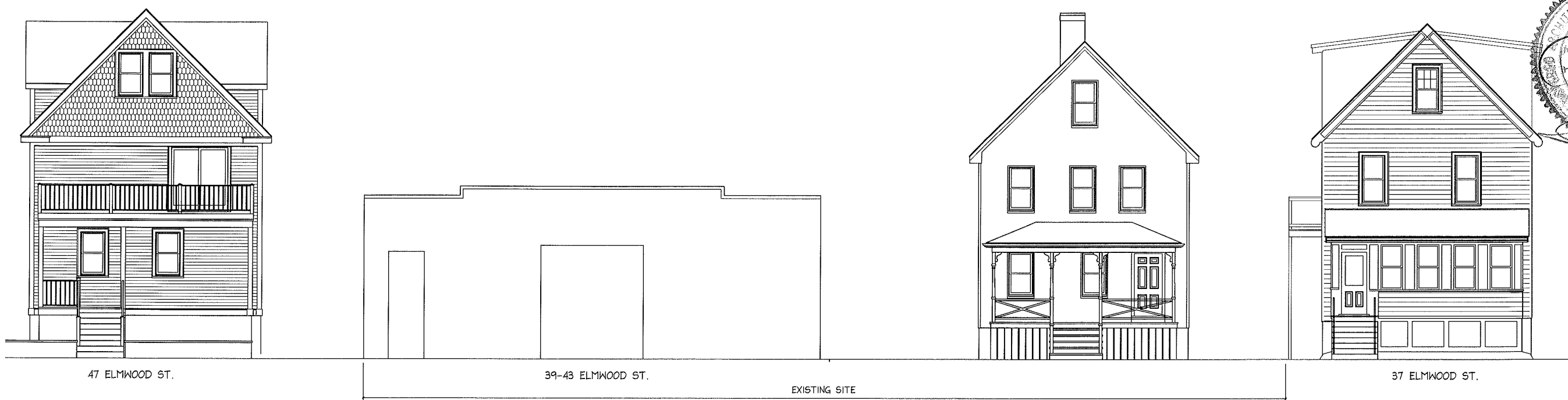
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EXISTING SOUTH/ELMWOOD STREETSCAPE ELEVATION

3/16" = 1'-0"



PROPOSED SOUTH/ELMWOOD STREET ELEVATION

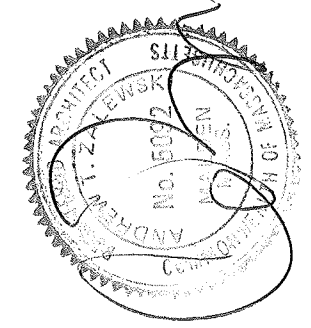
3/16" = 1'-0"

39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 05/30/12

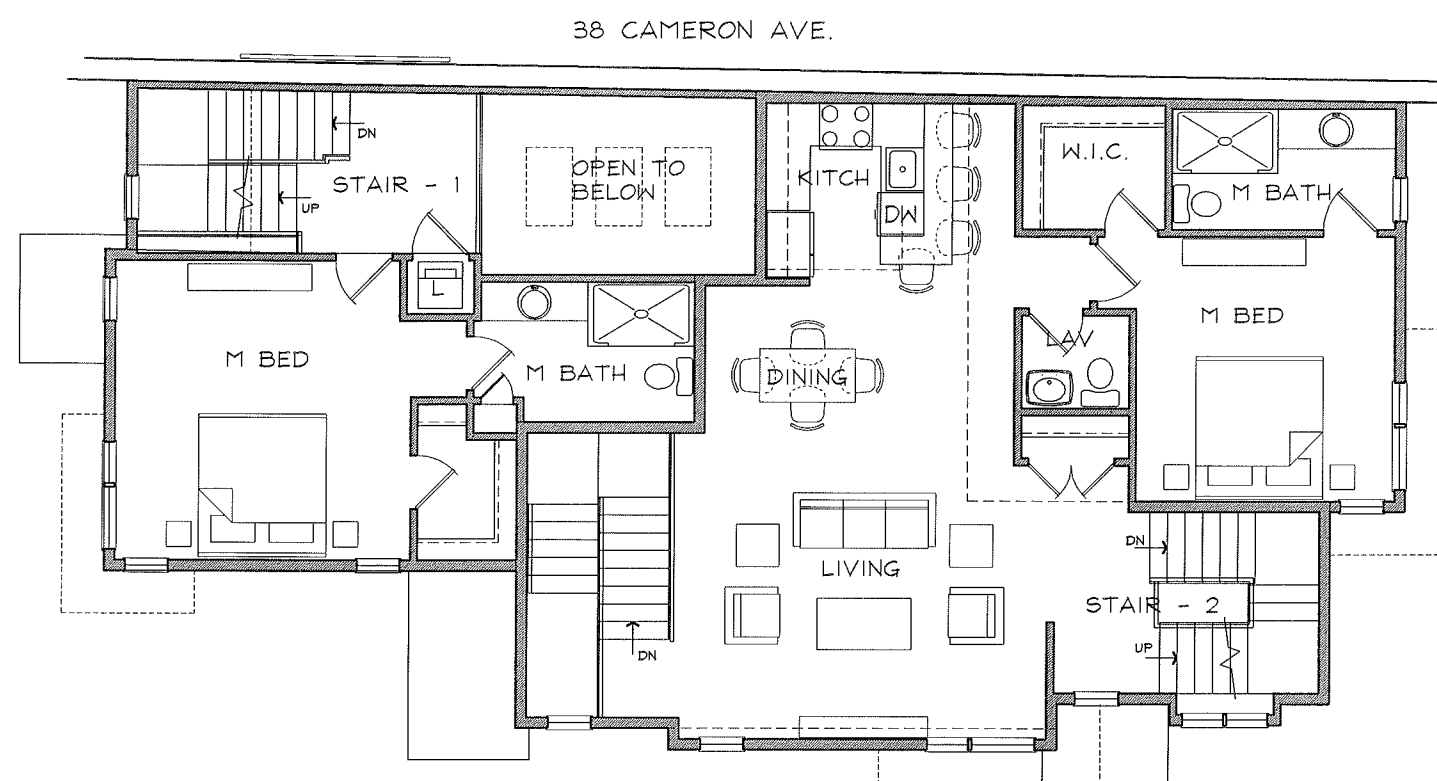
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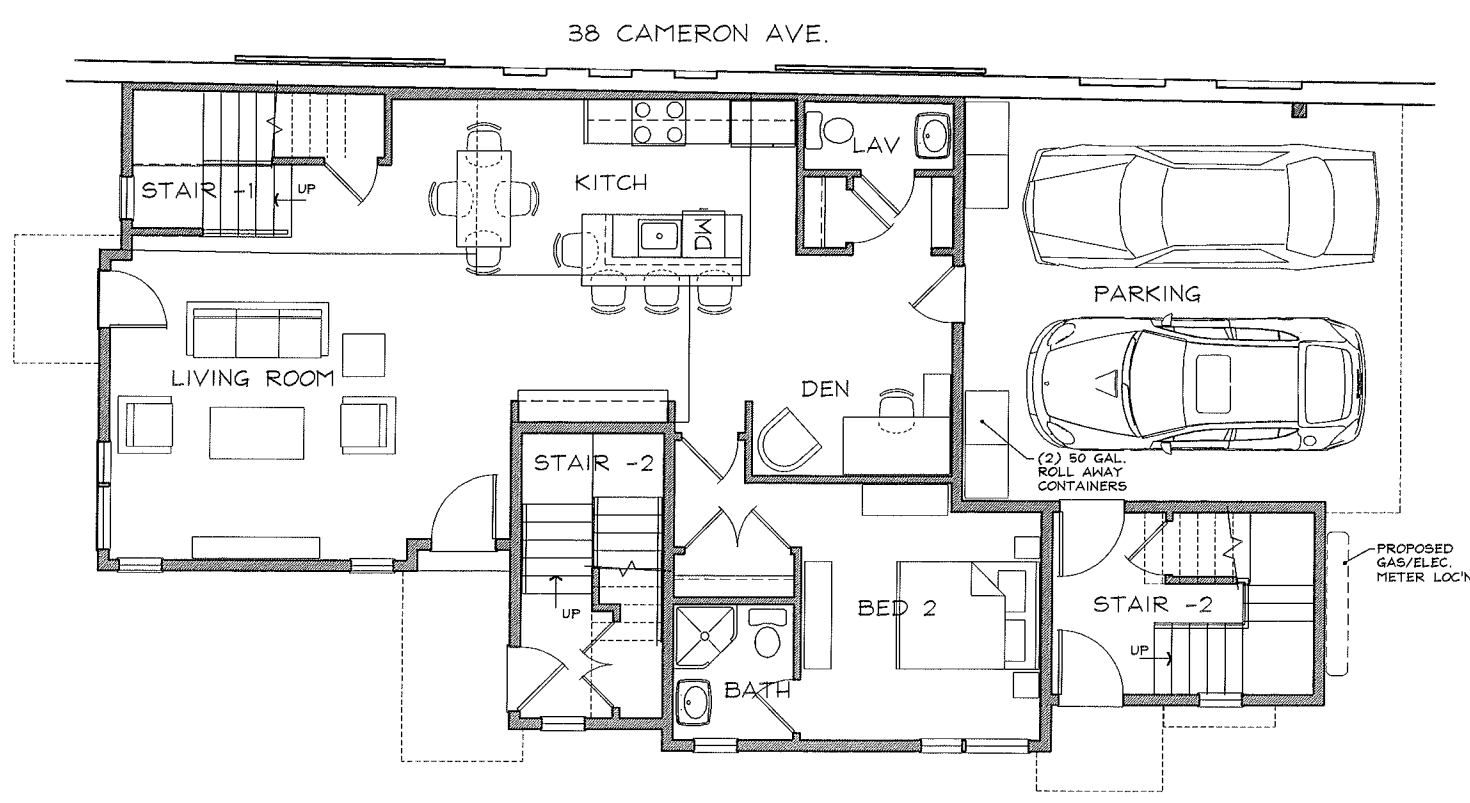


SECOND FLOOR PLAN

1/4" = 1'-0"

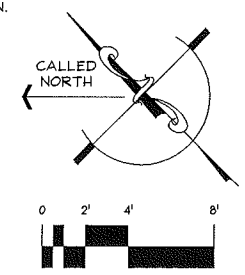
UNIT A (FRONT UNIT)		UNIT B (BACK UNIT)	
GROSS S.F.	NET S.F.	GROSS S.F.	NET S.F.
1ST FLOOR: 1,015 S.F.	1ST FLOOR: 954 S.F.	1ST FLOOR: 228 S.F.	1ST FLOOR: 192 S.F.
2ND FLOOR: 585 S.F.	2ND FLOOR: 382 S.F.	2ND FLOOR: 1,041 S.F.	2ND FLOOR: 839 S.F.
3RD FLOOR: 163 S.F.	3RD FLOOR: 74 S.F.	3RD FLOOR: 686 S.F.	3RD FLOOR: 537 S.F.
GROSS S.F. = 1,763 S.F.	NET S.F. = 1,410 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.



FIRST FLOOR PLAN

1/4" = 1'-0"

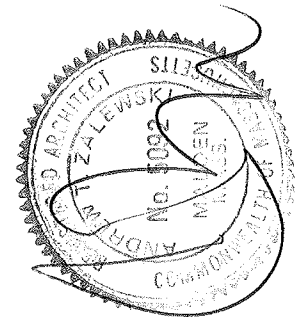


Building 1
39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 05/30/12

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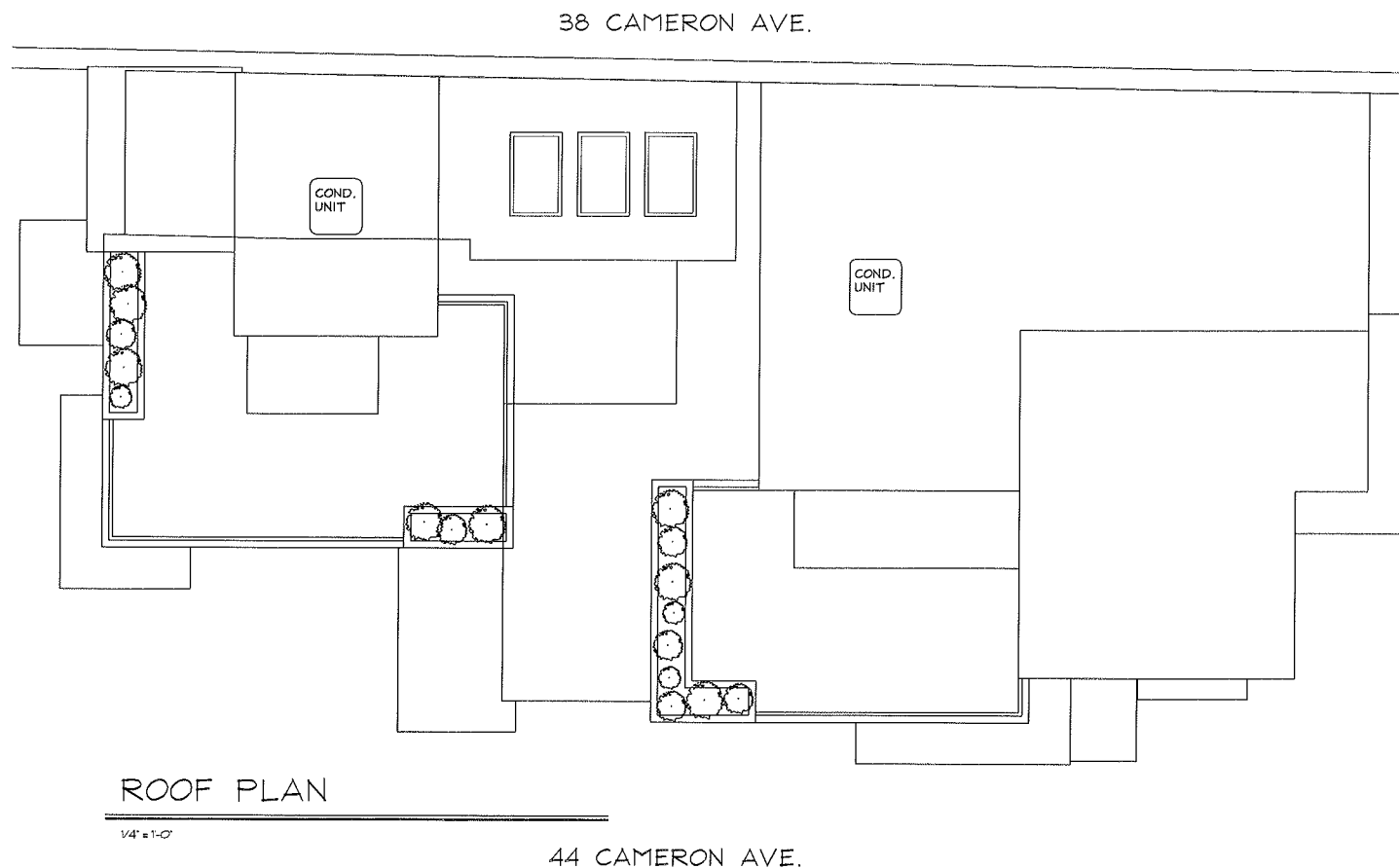
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1-1



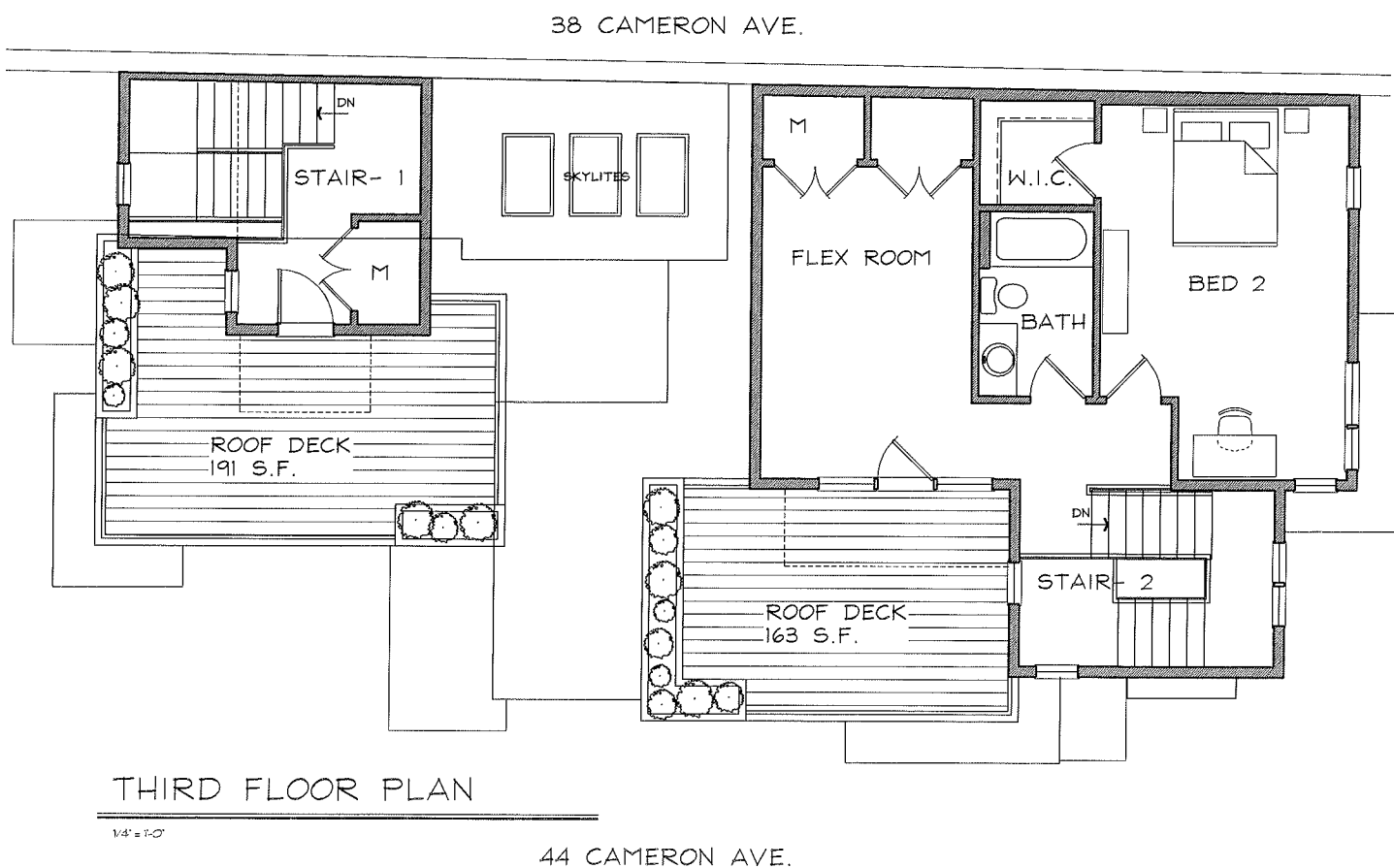
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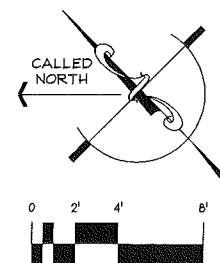
ROOF PLAN

1/4" = 1'-0"



THIRD FLOOR PLAN

1/4" = 1'-0"



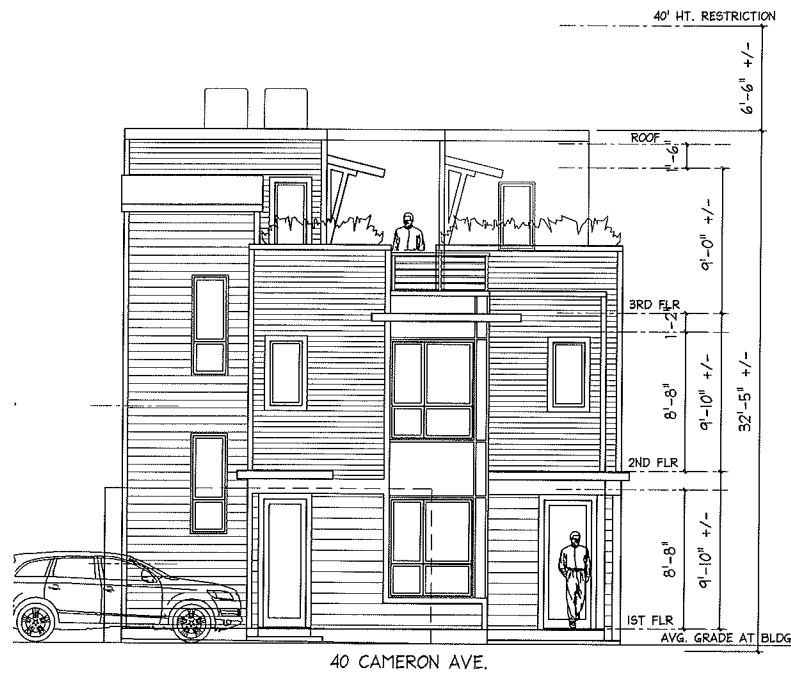
Building 1
39-43 Elmwood St./40 Cameron Ave.
Somerville, MA 05/30/12



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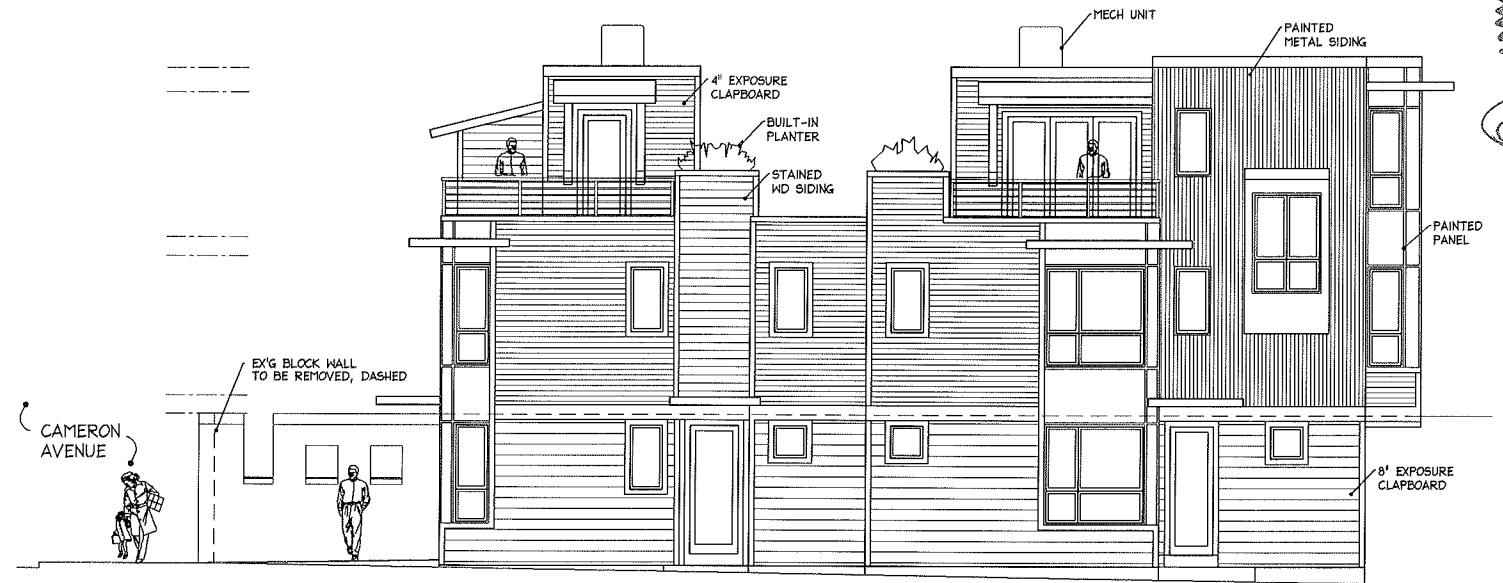
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1-2



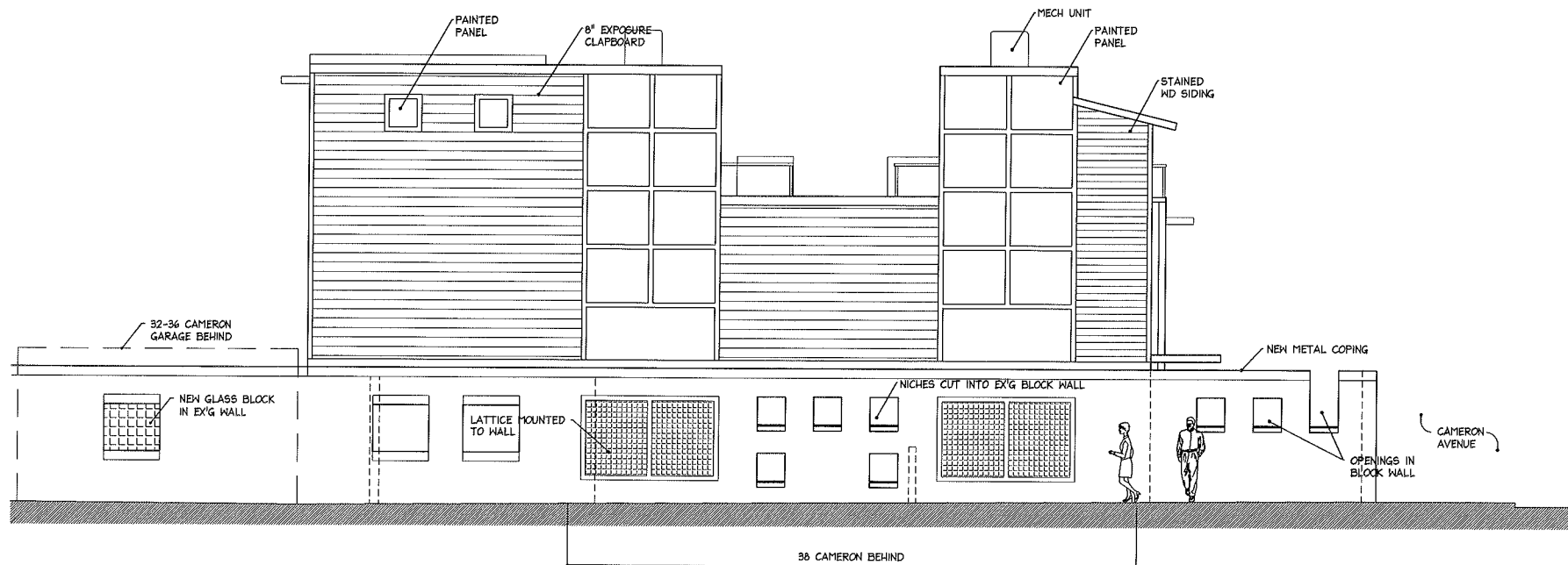
PROPOSED BLDG 1 NORTH ELEVATION

3/16" = 1'-0"



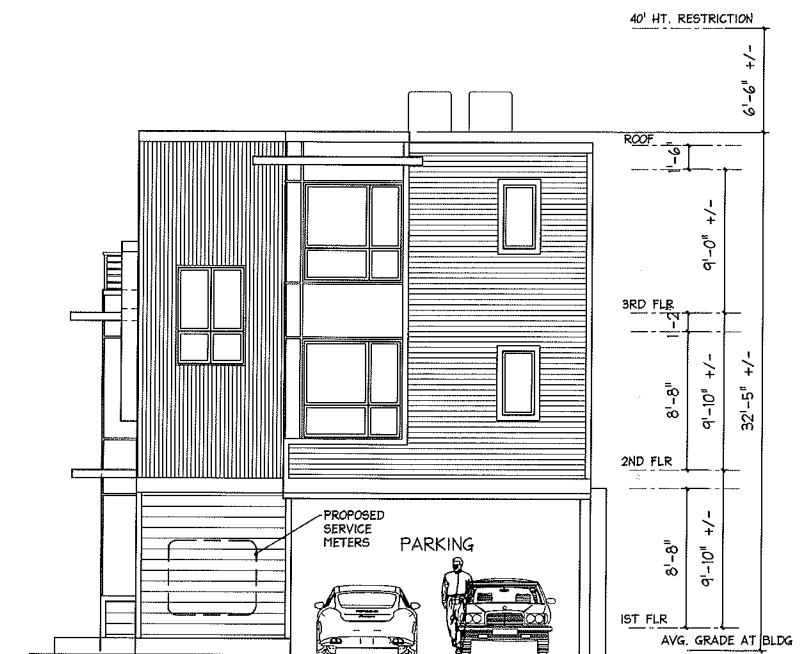
PROPOSED BLDG 1 WEST ELEVATION

3/16" = 1'-0"



PROPOSED BLDG 1 EAST ELEVATION

3/16" = 1'-0"



PROPOSED BLDG 1 SOUTH ELEVATION

3/16" = 1'-0"

Building 2
 39-43 Elmwood St./40 Cameron Ave.
 Somerville, MA 05/30/12

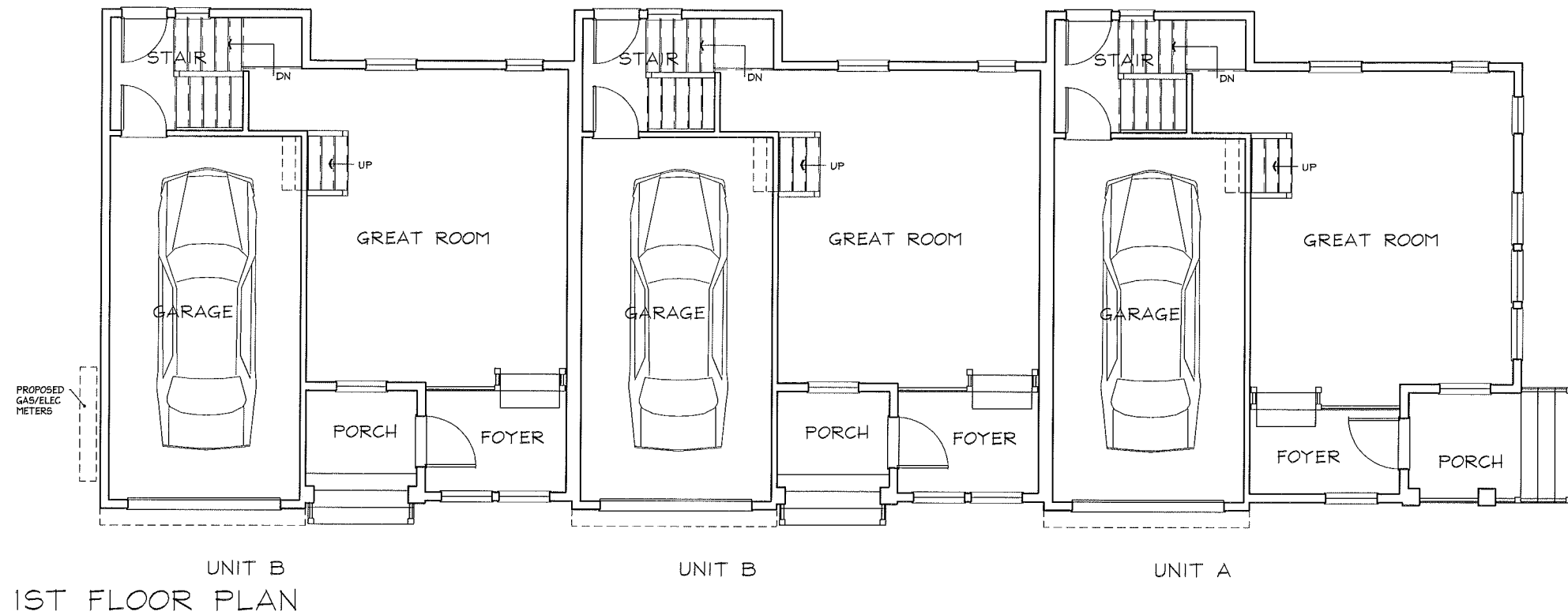


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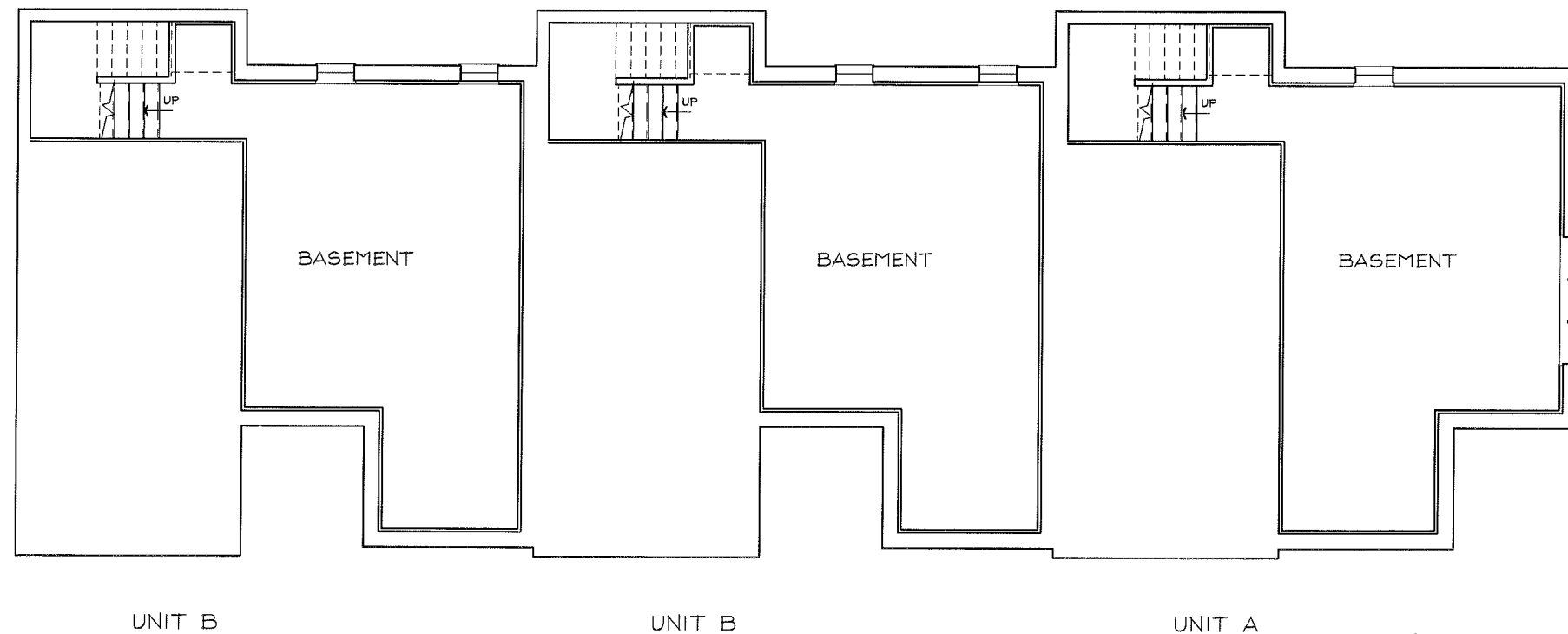
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1-3

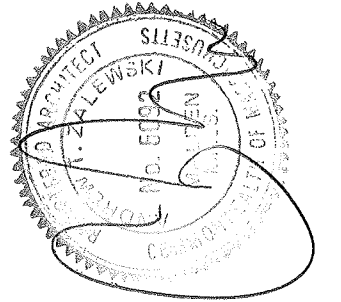
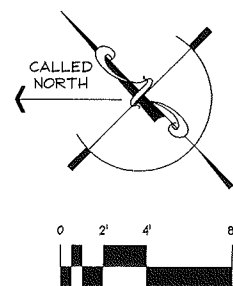
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1/4" = 1'-0"



1/4" = 1'-0"



ELMWOOD ST.

ELMWOOD ST.

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Building 2 & 3
39-43 Elmwood St./40 Cameron Ave.

Somerville, MA

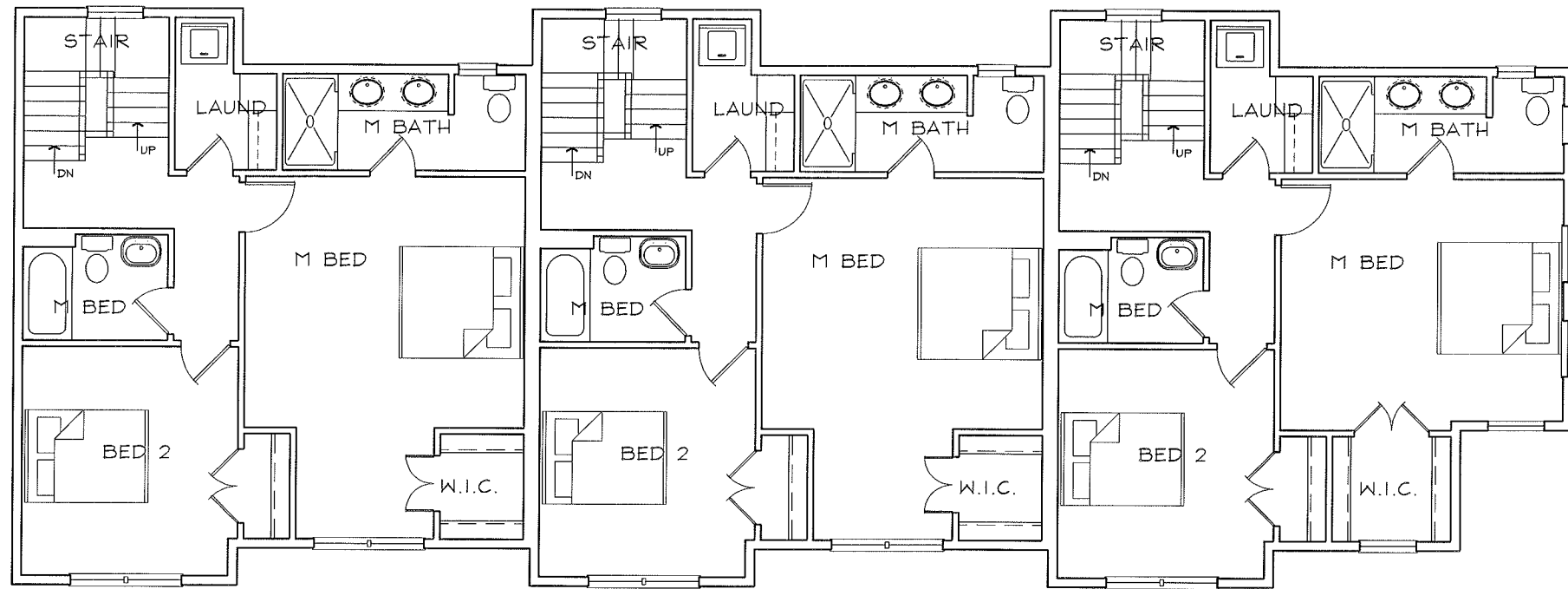
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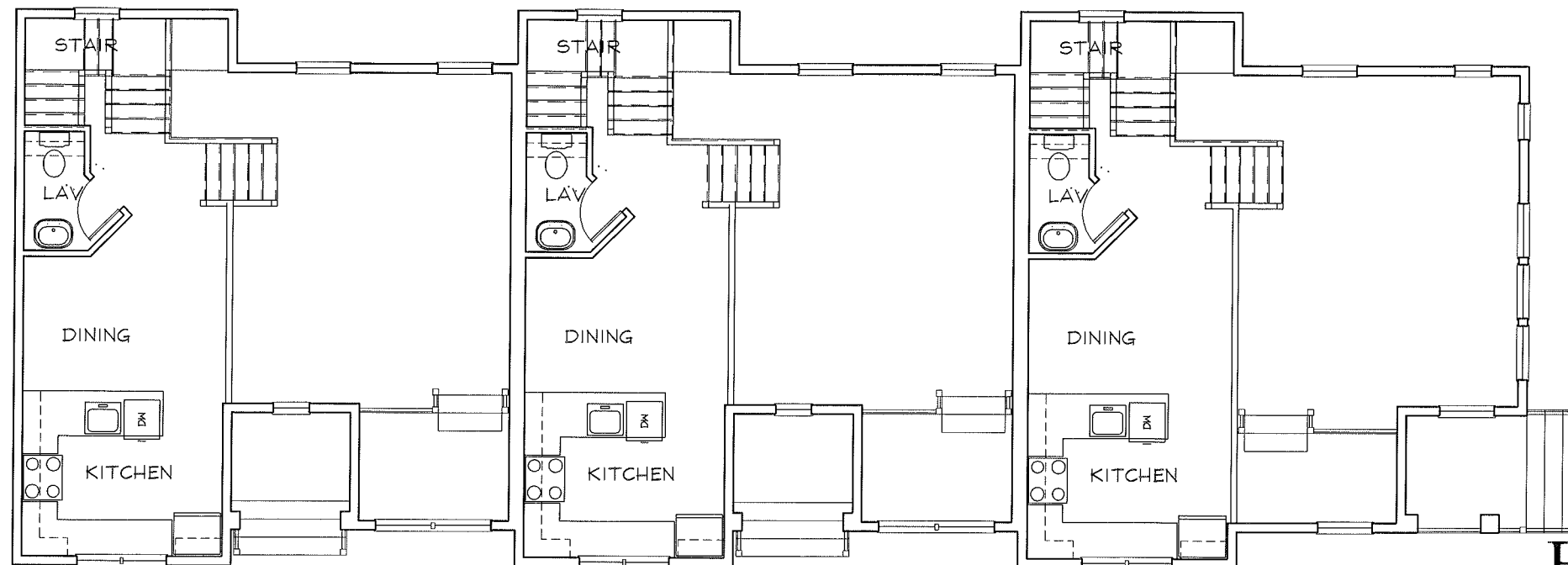
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2-1



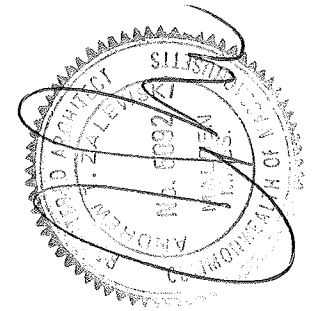
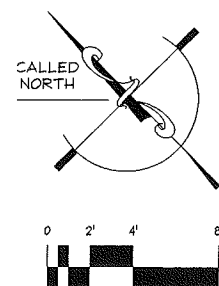
UNIT B
3RD FLOOR PLAN

1/4" = 1'-0"



UNIT B
2ND FLOOR PLAN

1/4" = 1'-0"



ELMWOOD ST.

ELMWOOD ST.

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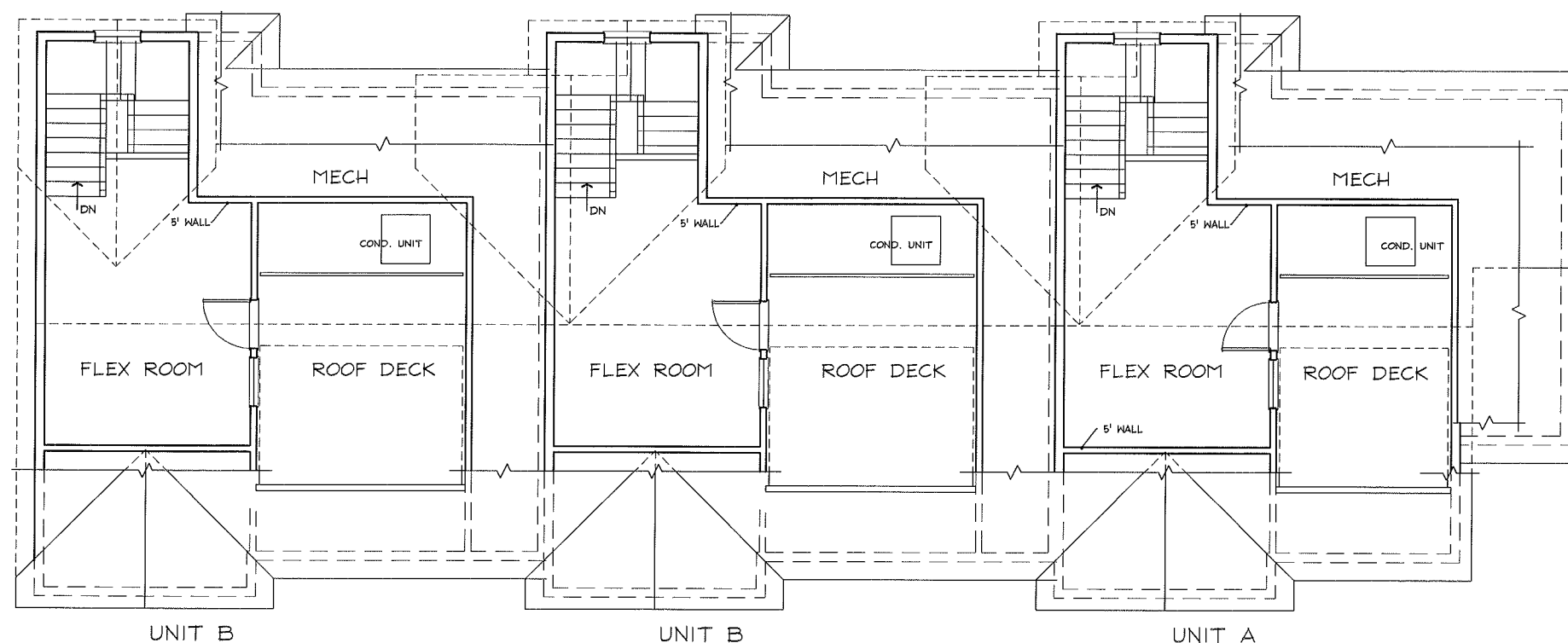
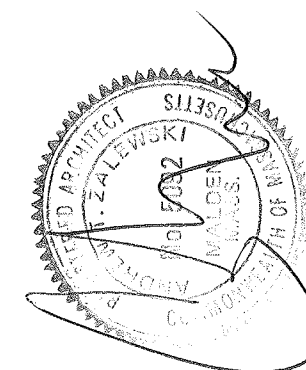
05/30/12



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2-2

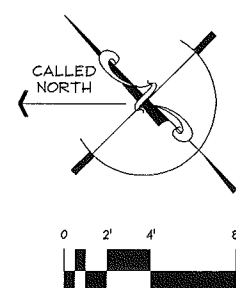


UNIT B
4TH FLOOR PLAN

1/4" = 1'-0"

UNIT A		UNIT B	
GROSS S.F.	NET S.F.	GROSS S.F.	NET S.F.
BASEMENT: 732 S.F.	BASEMENT: 395 S.F.	BASEMENT: 728 S.F.	BASEMENT: 392 S.F.
1ST FLOOR: 732 S.F.	1ST FLOOR: 372 S.F.	1ST FLOOR: 728 S.F.	1ST FLOOR: 368 S.F.
2ND FLOOR: 750 S.F.	2ND FLOOR: 268 S.F.	2ND FLOOR: 746 S.F.	2ND FLOOR: 268 S.F.
3RD FLOOR: 755 S.F.	3RD FLOOR: 656 S.F.	3RD FLOOR: 789 S.F.	3RD FLOOR: 691 S.F.
4TH FLOOR: 457 S.F.	4TH FLOOR: 340 S.F.	4TH FLOOR: 509 S.F.	4TH FLOOR: 373 S.F.
GROSS S.F. = 3,426 S.F.	NET S.F. = 2,031 S.F.	GROSS S.F. = 3,500 S.F.	NET S.F. = 4,184 S.F.

BUILDING GROSS S.F.: 10,926 G.S.F.
BUILDING NET S.F.: 6,215 N.S.F.



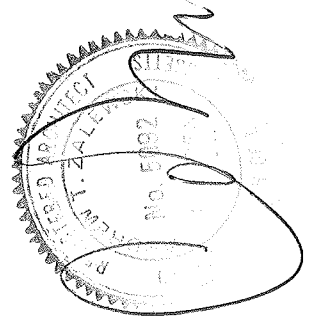
Building 2 & 3
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 Somerville, MA 05/30/12

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39-43 ELMWOOD ST.

PROPOSED BLDG 3 SOUTH/ELMWOOD STREET ELEVATION

3/16" = 1'-0" PROPOSED BUILDING 2 SIMILAR



PROPOSED BLDG 3 WEST ELEVATION

3/16" = 1'-0" PROPOSED BUILDING 2 SIMILAR

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Building 2 & 3

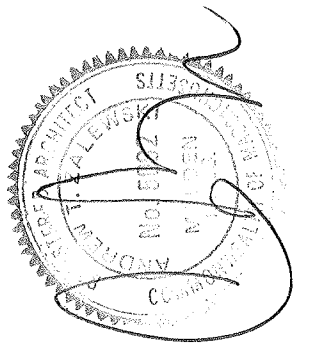
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2-4



PROPOSED BLDG 3 EAST ELEVATION

3/16" = 1'-0"



PROPOSED BLDG 3 NORTH ELEVATION

3/16" = 1'-0"

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Building 2 & 3
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2-5