

| Sheet List | | |
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| Sheet Number | Sheet Name | Sheet Issue Date |
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| A-300 | Exterior Elevations | 06/13/2016 |
| AV-1 | Perspectives | 06/13/2016 |



PROJECT NAME

**Cameron Ave
Residences**

PROJECT ADDRESS

45 Cameron Avenue
Somerville, MA

CLIENT

**Mankiti C/O
Khachaturian**

ARCHITECT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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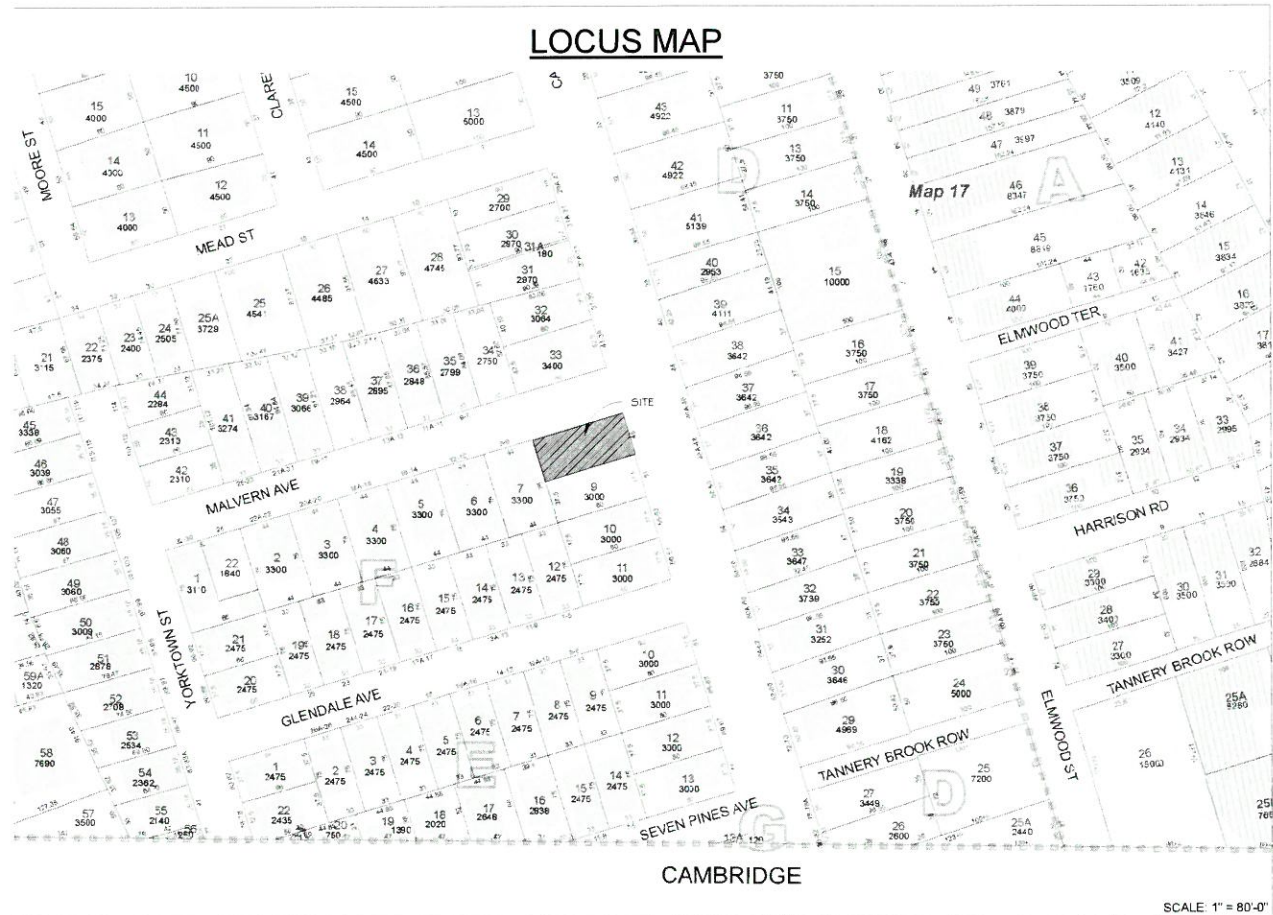
Project number 15108
Date 07/09/2016
Drawn by TMC/ ERS
Checked by JSK
Scale 1" = 80'-0"

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Cover Sheet

A-000

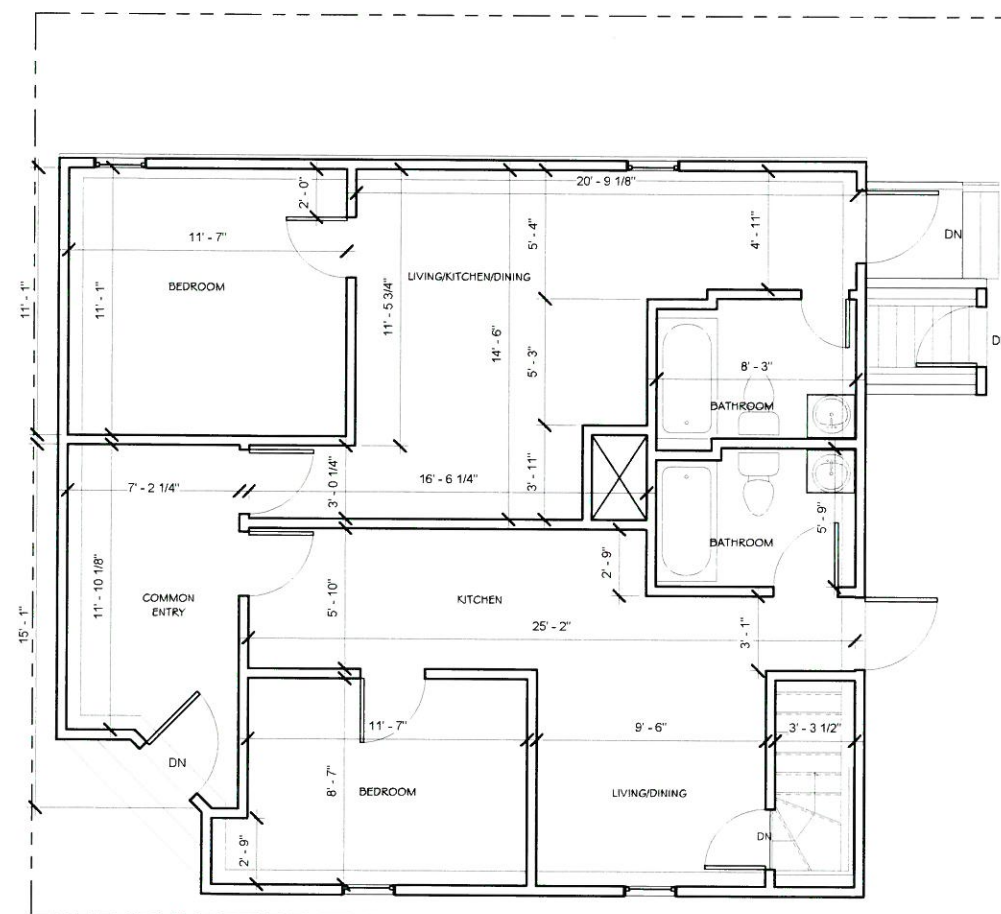
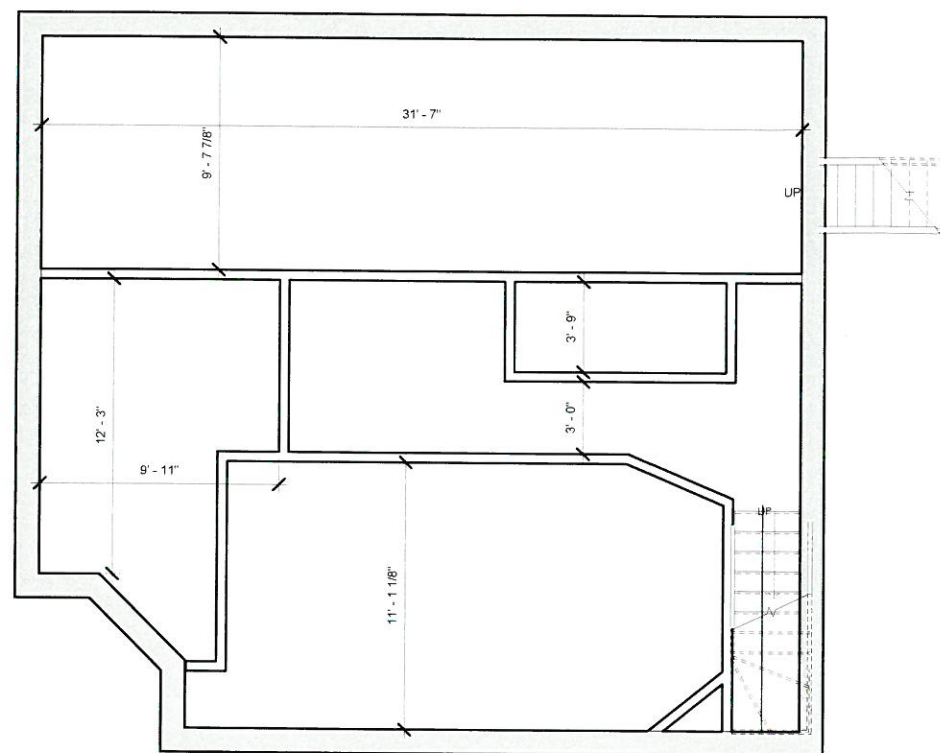


PROJECT: Cameron Avenue Residences

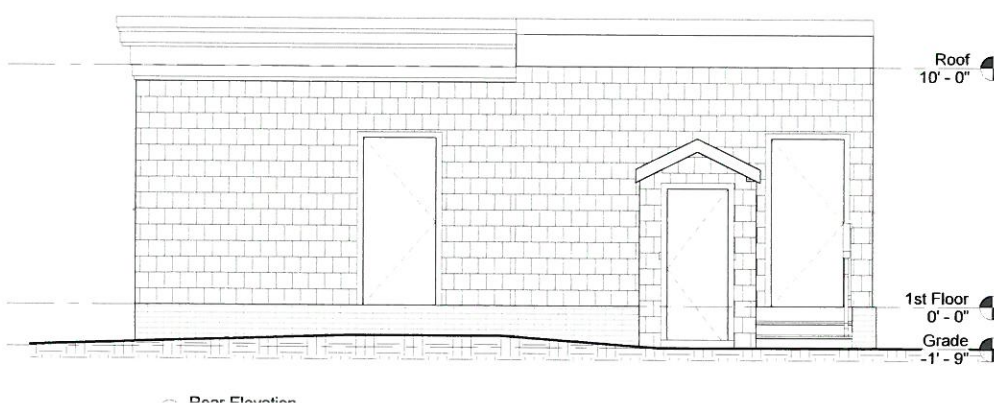
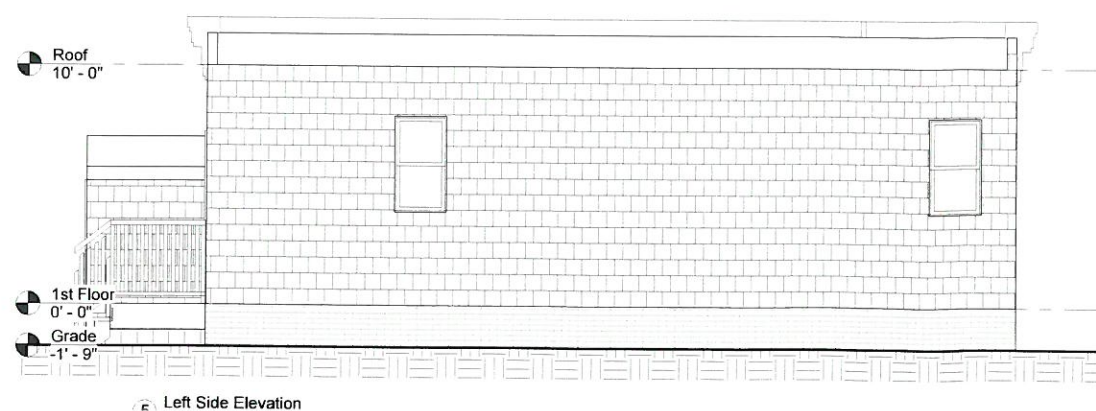
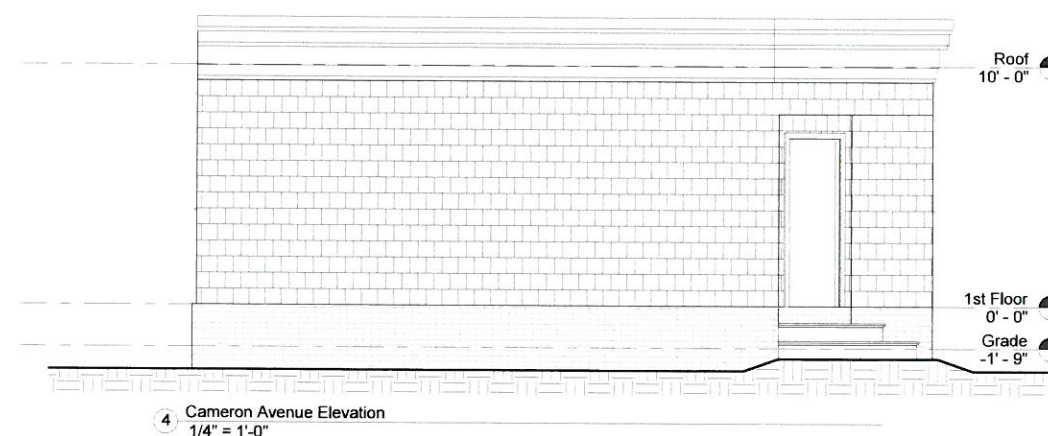
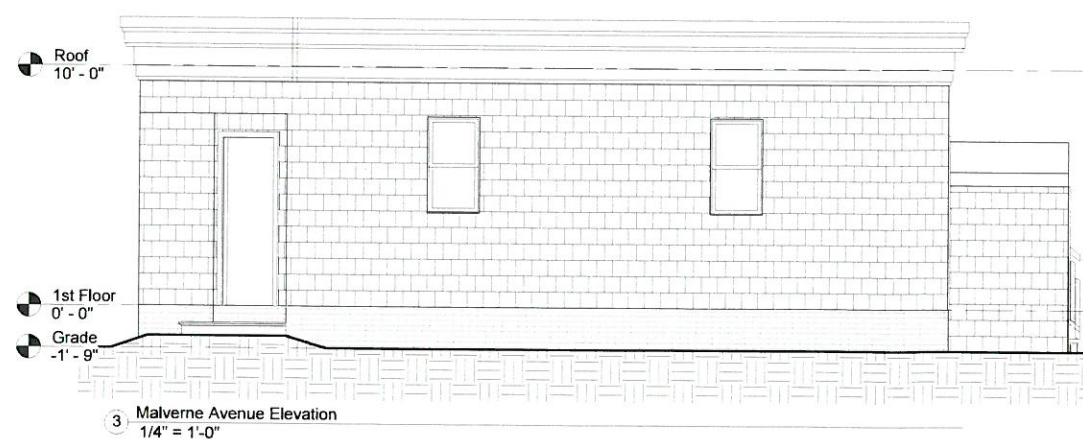
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ADDRESS:
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SOMERVILLE, MA 02143

CLIENT:
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MALVERNE AVENUE



PROJECT NAME

Cameron Ave Residences

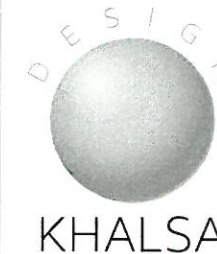
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Eddie Khachaturian

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| Project number | 15108 |
| Date | 02/01/06 |
| Drawn by | ERS |
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| Scale | 1/4" = 1'-0" |

REVISIONS

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Existing Conditions

EX-300

| Area Schedule (FAR) | |
|---------------------|---------|
| Name | Area |
| 1ST FLOOR- FAR | 919 SF |
| 2ND FLOOR- FAR | 914 SF |
| 3RD FLOOR- FAR | 936 SF |
| | 2769 SF |

| Area Schedule (UNIT AREAS) | | |
|----------------------------|---------|-----------|
| Name | Area | Level |
| COMMON | 122 SF | Basement |
| COMMON | 122 SF | |
| UNIT 1 | 875 SF | Basement |
| UNIT 1 | 973 SF | 1st Floor |
| UNIT 1 | 509 SF | 2nd Floor |
| UNIT 1 | 2356 SF | |
| UNIT 2 | 45 SF | 1st Floor |
| UNIT 2 | 512 SF | 2nd Floor |
| UNIT 2 | 992 SF | 3rd Floor |
| UNIT 2 | 1549 SF | |
| Grand total | 4027 SF | |

| ZONING DIMENSIONAL TABLE: | | | | |
|-----------------------------|---|-------------------------------|---|--|
| | ALLOWED / REQUIRED | EXISTING | PROPOSED | COMPLIANCE |
| ZONE | RB ZONE | | | |
| USE | RESIDENTIAL 1 and 2 Family Dwelling Units, 3 Family Dwelling Unit, Townhouses- 2 & 3 Units | RESIDENTIAL/ 2-FAMILY | RESIDENTIAL/ 2-FAMILY | NO CHANGE |
| MIN LOT SIZE | 7,500 SF | 3,000 +/- SF | 3,000 +/- SF | PRE-EXIST / NO CHANGE |
| MIN LOT PER DWELLING | 1,500 SF / DU (1-9 UNITS) | 1,500 SF / DU | 1,500 SF / DU | COMPLIES/ NO CHANGE |
| MAX GROUND COVERAGE | 50% / 1,500 SF | 35% / 1,070 SF | 40% / 1,208 SF | COMPLIES |
| LANDSCAPE AREA | 25% / 750 SF | 60% / 1,820 SF | 32% / 981 SF | COMPLIES |
| MAX FLOOR AREA RATIO (FAR) | 1.0 / 3,000 SF | 0.32 / 960 SF | 0.92 / 2,769 SF | COMPLIES |
| MAX BUILDING HEIGHT | 40' - 0" / 3 ST | 11'-3" +/- / 1 ST | 39'-4" / 3 ST | COMPLIES |
| MIN. YARD SETBACKS | 15'-0" OR STREET AVG.= xx FRONT (8'-0"- (50'-37.5') X 1")= 6'-11 1/2" SUM 14'-11" (FTNOTE 10) LEFT SIDE (8'-0"- (50'-37.5') X 1")= 6'-11 1/2" SUM 14'-11" (FTNOTE 10) RIGHT SIDE (20'-0"- (100'-80') X 3")= 15'-0" (FTNOTE 13) REAR | 1.1' 4.6' 1.3' 44.7' | 1.1' 4.6' 1.3' 44.7', 37.3' TO STAIR | PRE-EXIST. / NO CHANGE PRE-EXIST. / NO CHANGE PRE-EXIST. / NO CHANGE COMPLIES |
| MIN FRONTAGE | 50' - 0" | 37.50' | 37.50' | PRE-EXIST. / NO CHANGE |
| PERVIOUS AREA, MIN % OF LOT | 35% / 1,050 SF | 60% / 1,820 SF | 35% / 1,050 SF | COMPLIES |
| PARKING REQUIREMENTS | EXISTING REQUIRED 3 SPACES TOTAL (UNIT 1: 1 BRM= 1.5 SP, UNIT 2: 1 BRM= 1.5 SP) PROPOSED REQUIRED 4 SPACES TOTAL (UNIT 1: 3 BRM= 2 SP, UNIT 2: 3 BRM= 2 SP) | 0 SPACES | 4 SPACES (TANDEM) | PRE- EXIST. / NO INCREASE IN NON-CONFORMITY |

FOOTNOTES:

10. Reduction of side yards for narrow lots: For each foot by which a lot is less than fifty (50) feet wide on the effective date of this Ordinance, one (1) inch may be deducted from the required width of each side yard and two (2) inches from the required width of both side yards, provided that no side yard shall be less than five (5) feet. No building projections, as enumerated in footnote 6 above, shall be allowed in the minimum five (5) foot side yard.

13. Reduction of rear yards for shallow lots: For each foot by which a lot is less than one hundred (100) feet deep on the effective date of this Ordinance, three (3) inches may be deducted from the required depth of the rear yard, provided that no rear yard shall be less than ten (10) feet.

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CLIENT

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ARCHITECT



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Checked by JKS
Scale As indicated

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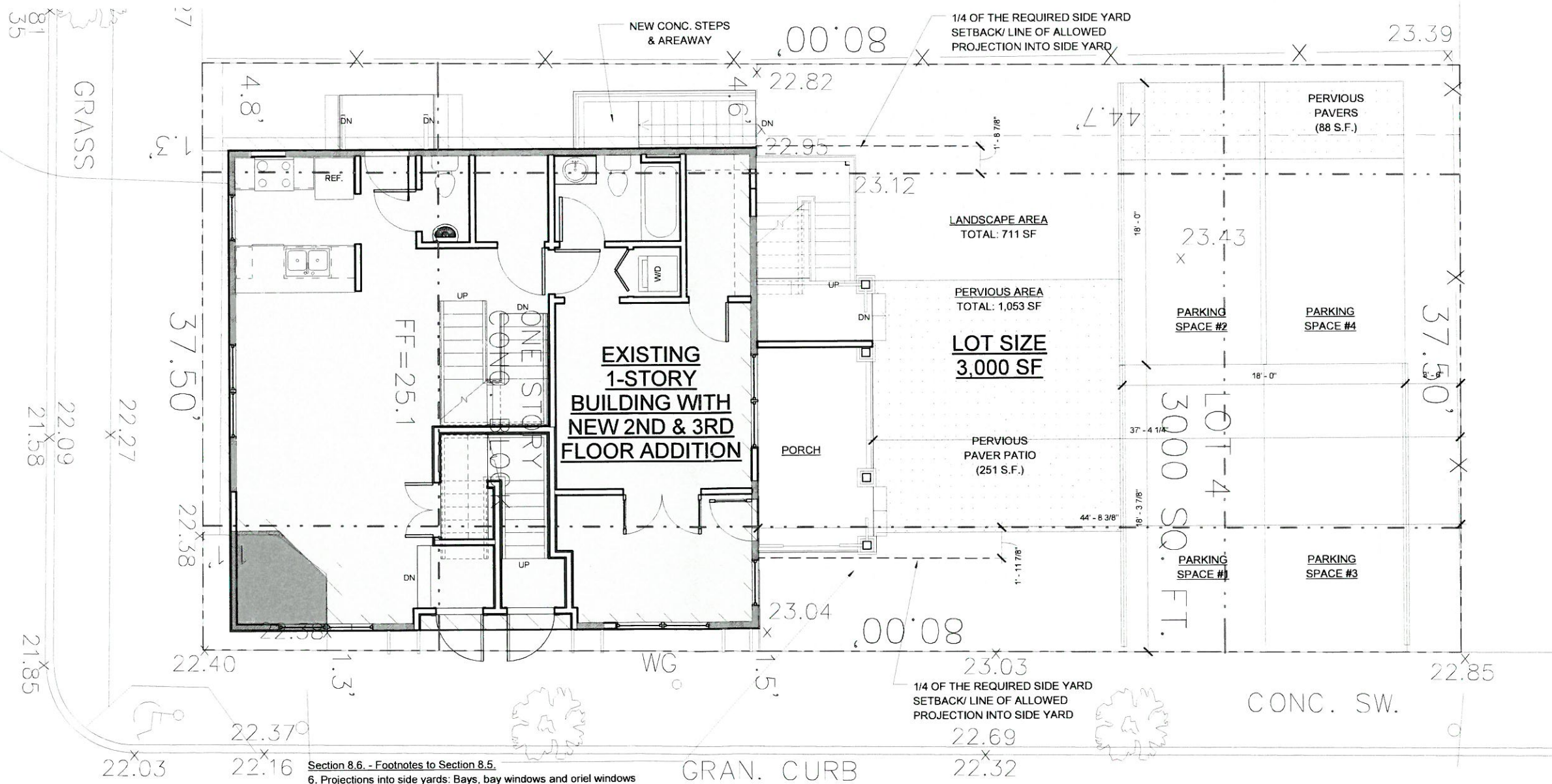
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Zoning Plan

A-020B

Cameron Ave Residences

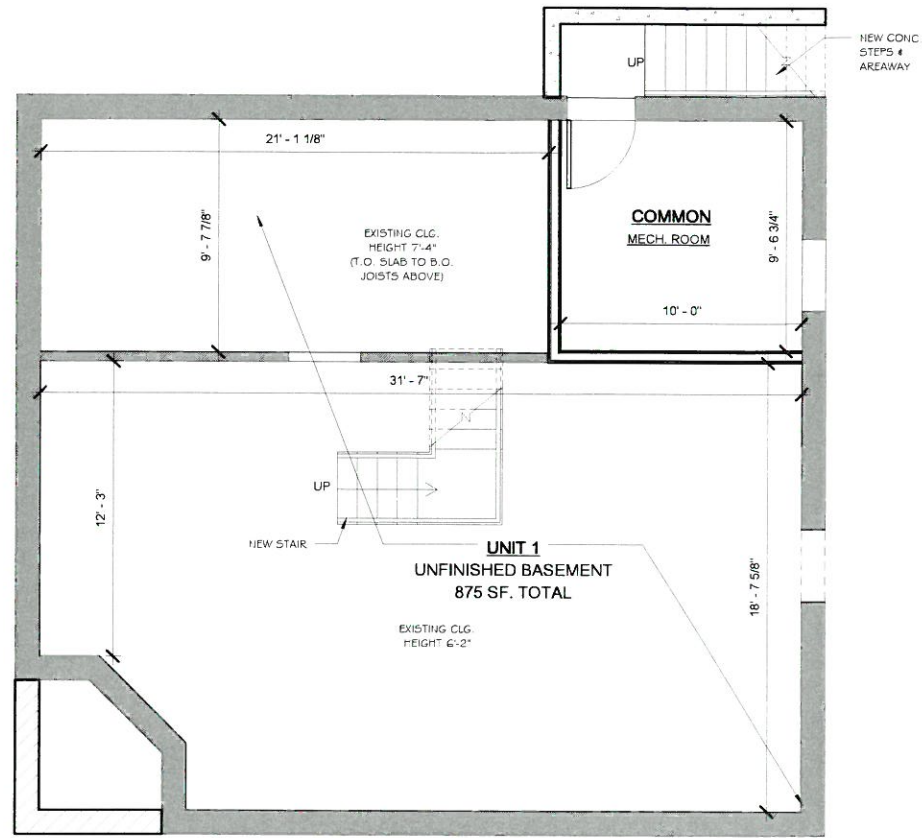
CAMERON AVENUE



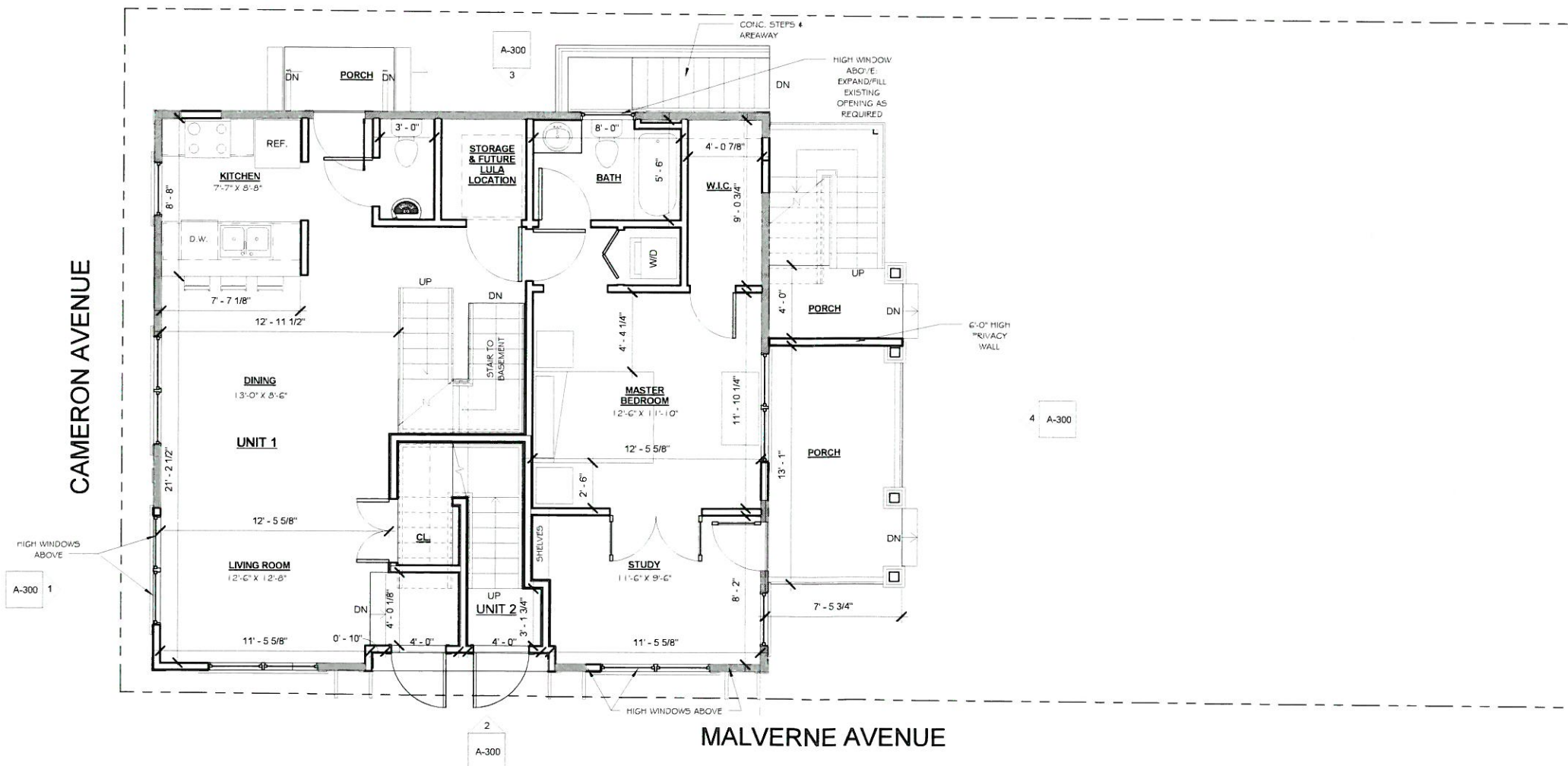
Section 8.6. - Footnotes to Section 8.5.

6. Projections into side yards: Bays, bay windows and oriel windows (provided that said bays, bay windows or oriel windows encumber no more than one-third of the length of the side of the structure they project from), balconies, chimneys, flues and fire escapes, steps down from the first story, and cornices, belt courses, leaders, sills, pilasters, lintels, decks, unenclosed porches, or other similar structures and ornamental features may project into a required side yard not more than one-quarter (1/4) of the required setback, nor more than three (3) feet in any case.

SITE PLAN



3 Basement
1/4" = 1'-0"



1 1st Floor
1/4" = 1'-0"

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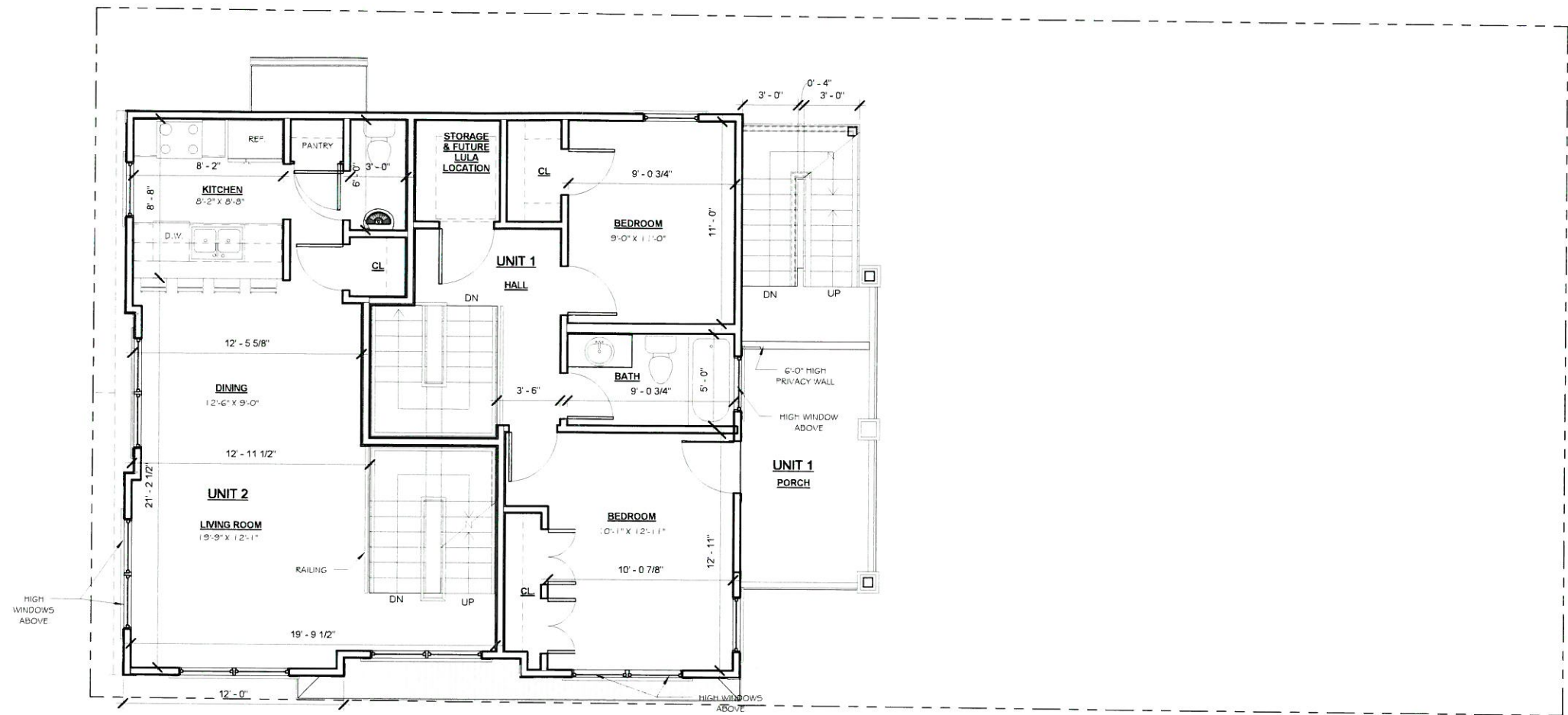
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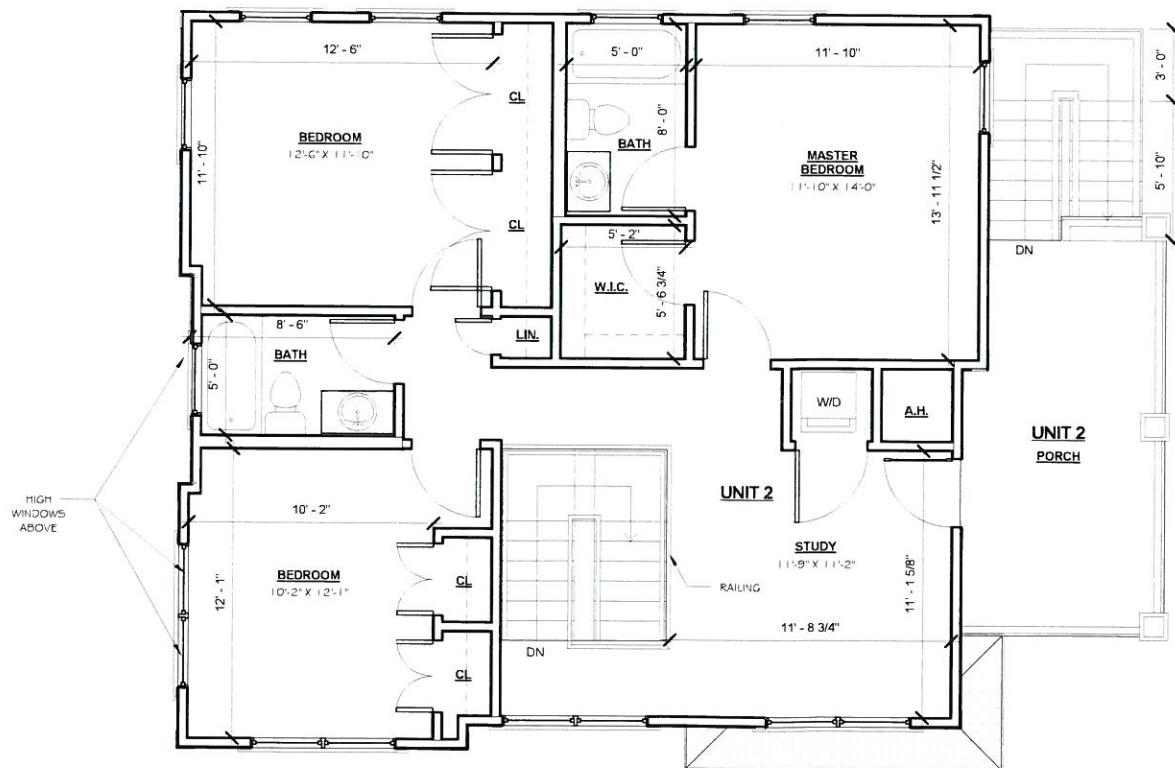
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**Basement & 1st
Floor Plans**

A-100B



1 2nd Floor
1/4" = 1'-0"



2 3rd Floor
1/4" = 1'-0"

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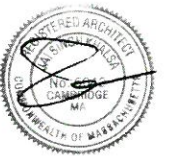


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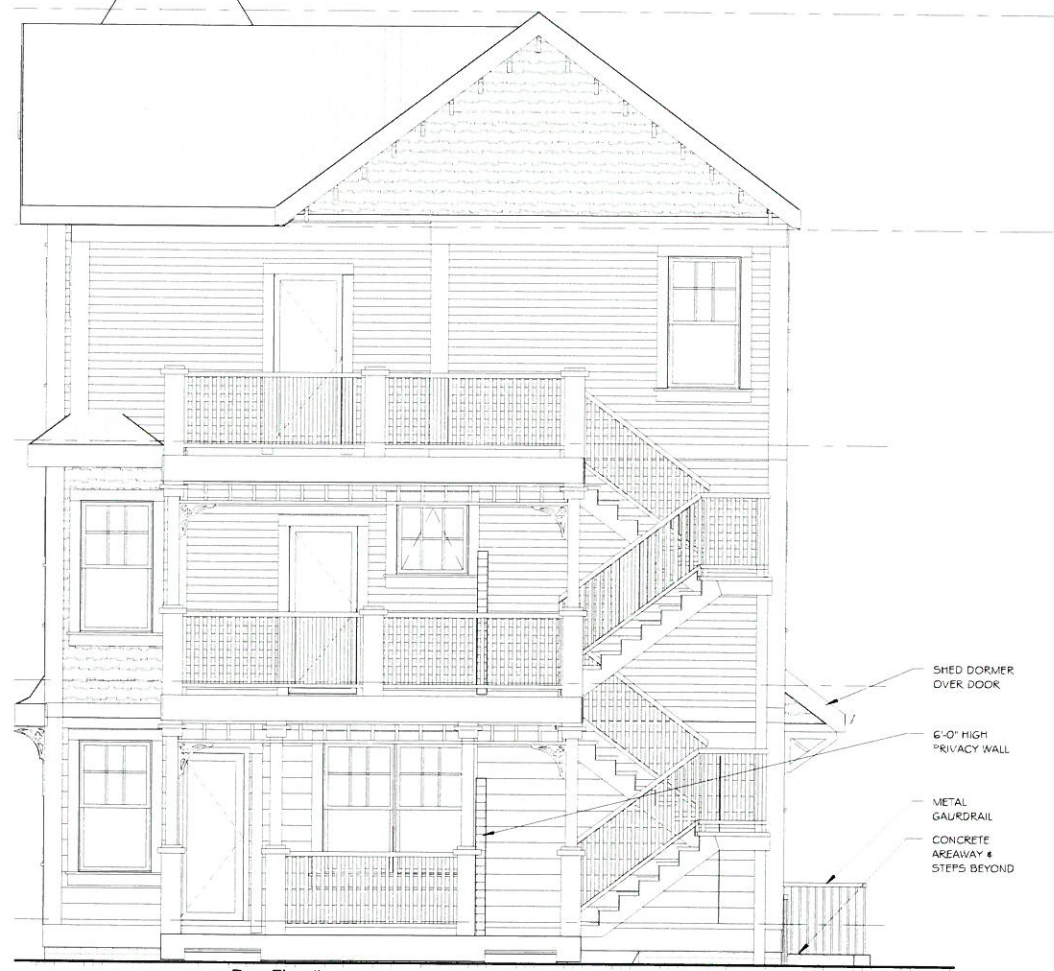
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**2nd & 3rd Floor
Plans**

A-101B



1 Cameron Avenue Elevation
1/4" = 1'-0"



Rear Elevation



2 Malverne Avenue Elevation
1/4" = 1'-0"

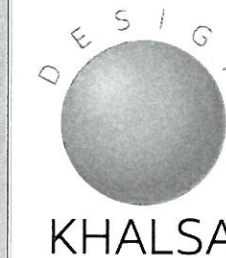


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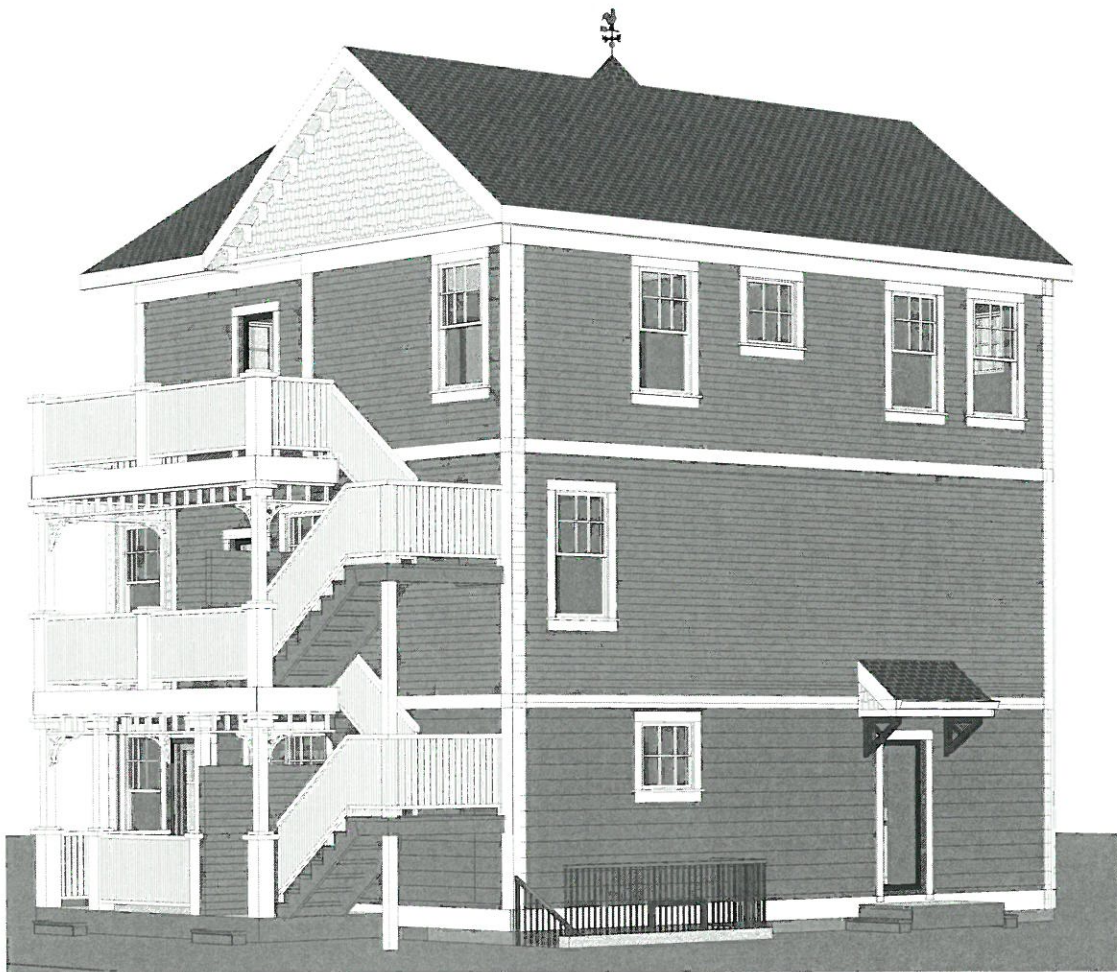
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Exterior Elevations

A-300



PROJECT NAME

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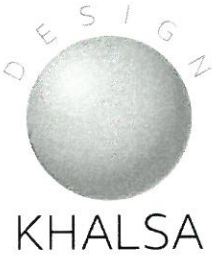
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Perspectives

AV-1

Cameron Ave Residences