

31 LAKE STREET



— — PROPERTY LINE ---- BUILDING FOOTPRINT SIDEYARD CALCULATION

2 1/2 STORY BUILDING 8' LEFT SIDE, 9' RIGHT SIDE

LOT WIDTH: 35' DEDUCT 15" FROM EACH SIDEYARD

LEFT SIDE: 8'-0" - 15" = 6'-9"

RIGHT SIDE: 9'-0" - 15" = 7'-9"



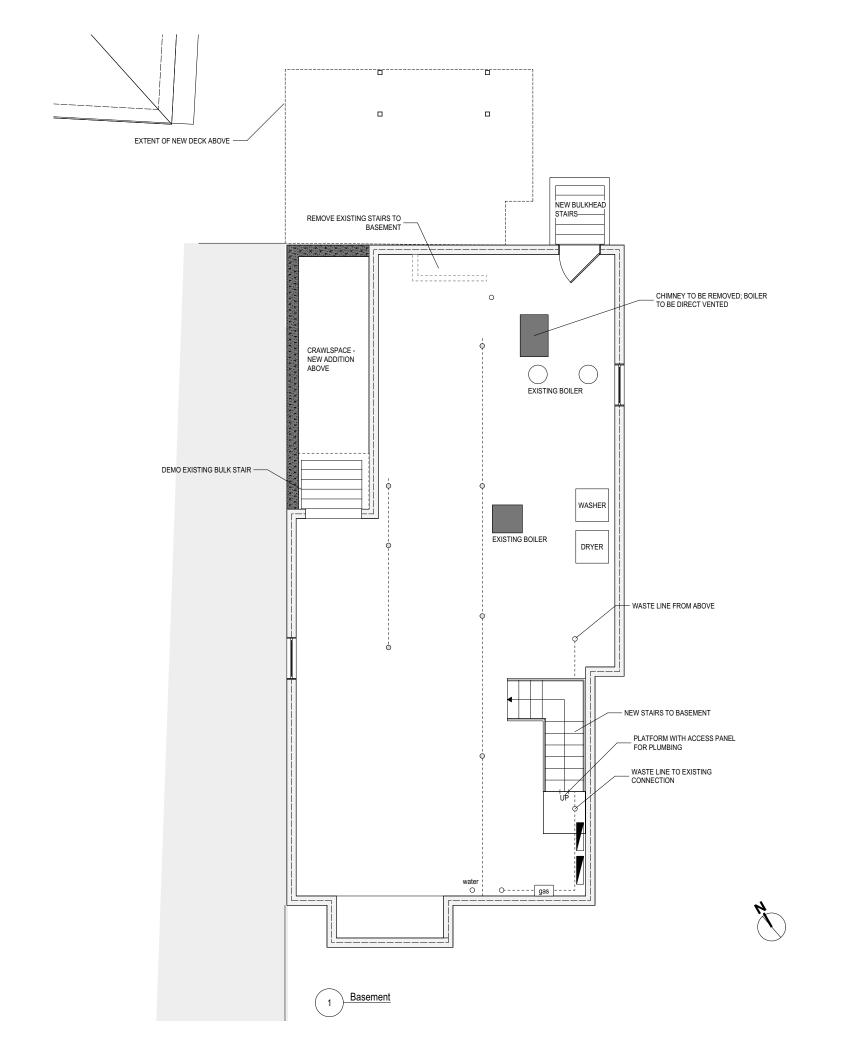
Hockert-Elmorsi Residence

Renovation 31 Lake St. Somerville, MA 02143

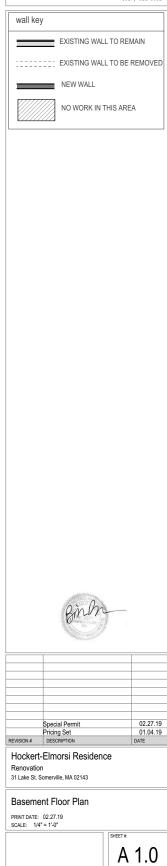
Site Plan

PRINT DATE: 02.27.19

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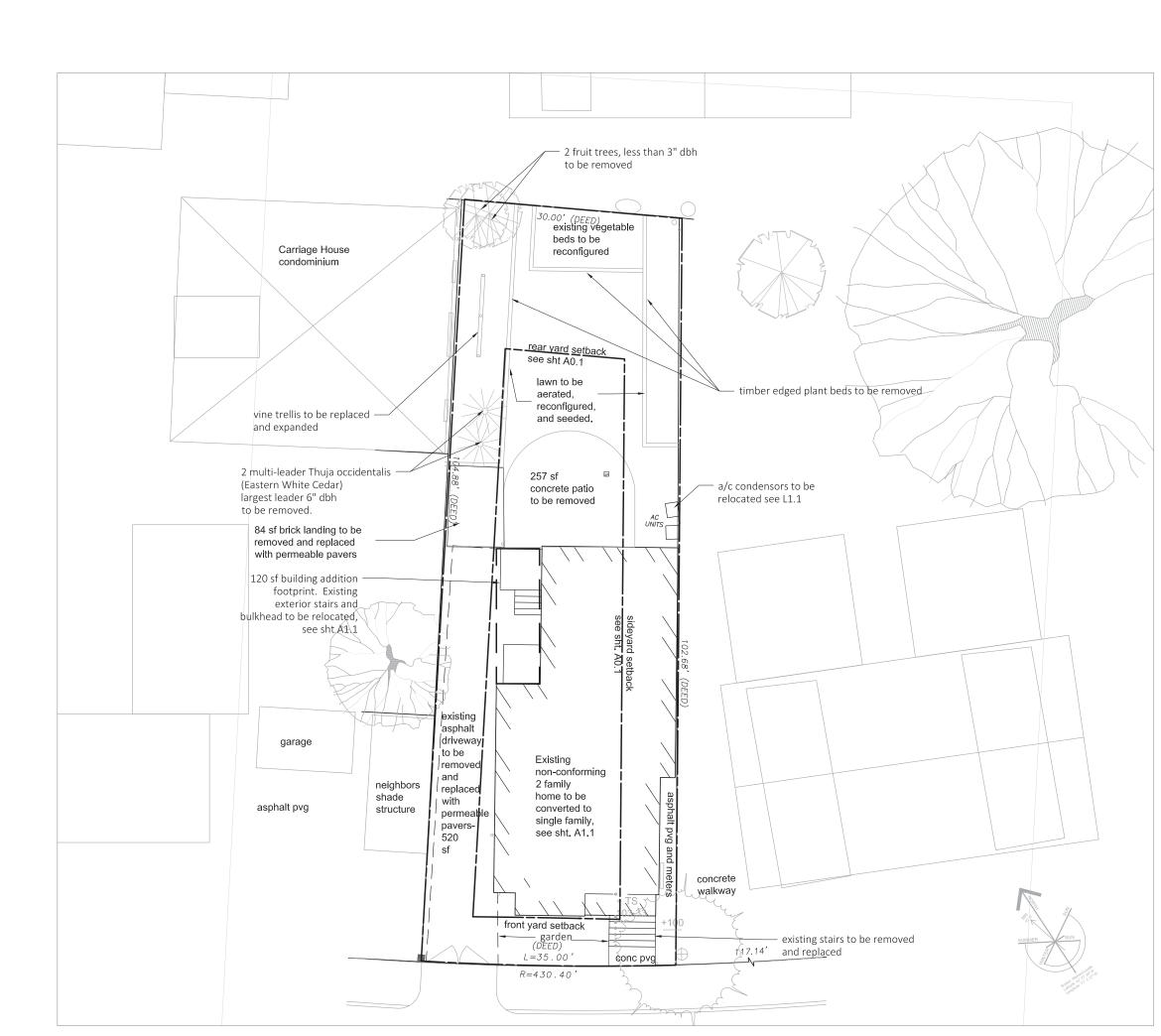












# HighMark Land Design

461 Windsor Street Studio A402 Somerville, Massachusetts 02143 www.highmarklanddesign.com 617 515-0830

job number: 1811

#### Note:

- 1. Front porch spot elevations are on an assumed datum, relative to measured distances between the first floor and existing grade at the foundation. There will be no substantial changes to existing topography.
- 2. The existing site is relatively flat. The driveway slopes at approx. 3% (1':33') flowing from North to South. There is no existing problems with water infiltrating the basement or ponding. The owner proposes to install a permeable surfaces both in terms of landscaping and paver selection.
- 3. Existing 4' chain link fencing, driveway gate and 6' wooden privacy fencing is to be removed and replaced, see sht. L1.1 for information.



	Special Permit	02.27.19
Rev:	Description:	Date:

### Elmorsi/Hockert Residence

31 Lake Street Apt 2 Somerville, MA 02143-2907

# Ex. Conditions & Removals

print date: 02.27.19 scale: 1/8" = 1'-0" drawn by: hdh

X1.1

## begin 6' board paving type "C" crushed stone (6) 12-14' trees tbd alternates: Pinus strobus fastigiata or Thuja occidentalis 5' x 5'-6" x 2' raised 12' x 5' x 2' smaragd vegetable bed raised veg. bed paving type green wall/hops trellis perrennial garden at grade new 6-8' 15' x 19' evergreen tree tbd lawn area BBQ area, grill and smoker crushed stone new bulkhead and a/c condensors first floor deck +/- 7'-8" vif end 6' board fence wood pedestrian gate and panel i ii paving type "B" permeable pavers existing chain link for vehicles fence to remain wooden trash enclosure with roof and open longitudinal, front panel to match the fence style. R=430.40 +/- 2'-11" open 4' horizontal board fence horizontal Stairs 5'-6"

31 Lake Street Property- Site Plan  $\frac{1}{8}$ " = 1'-0"

## Site Plan Summary: Non-Conforming Lot

Lot Size: 3,377 sf (7,500 sf min by code) Minimum lot width: 30' (50' min. by code) Minimum frontage: 35' (50' min by code)

Front yard setback including stairs: 2' (15' min by code)

Rear yard setback : 20' (conforms)

Proposed landscape area: 39% (25% min)

Tree requirement: 1.8 per 1,000 sf (1 tree per 1,000 sf min)
Permeable surfaces (including vehicular areas): 45% (30% min), 30%

without driveway.

Sideyard setback: see Arch Dwgs. House sits on Eastern property line.

Parking spaces: 2-3 cars in tandem



Paving Type "A"- Pedestrian Borealis permeable slab by Techno-bloc or equivalent set on subgrade with 6" gravel borrow base.



Paving Type "B"- Vehicular Blu 80 permeable paver by Techno-bloc or equivalent set on subgrade with12" gravel borrow base.

Paving Type "C"- Work areas 3" Crushed stone or rice stone



View of existing driveway facing Lake Street



View of existing backyard facing future privacy screen of columnar trees.

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31 Lake Street Apt 2 Somerville, MA 02143-2907

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