

1 Basement

BOEHM  
ARCHITECTURE

561 Windsor St. #A482 Somerville MA 02143  
www.boehmarchitecture.com  
(617)-521-9882

wall key

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL
- NO WORK IN THIS AREA



	Special Permit	02.27.19
	Pricing Set	01.04.19
REVISION #	DESCRIPTION	DATE

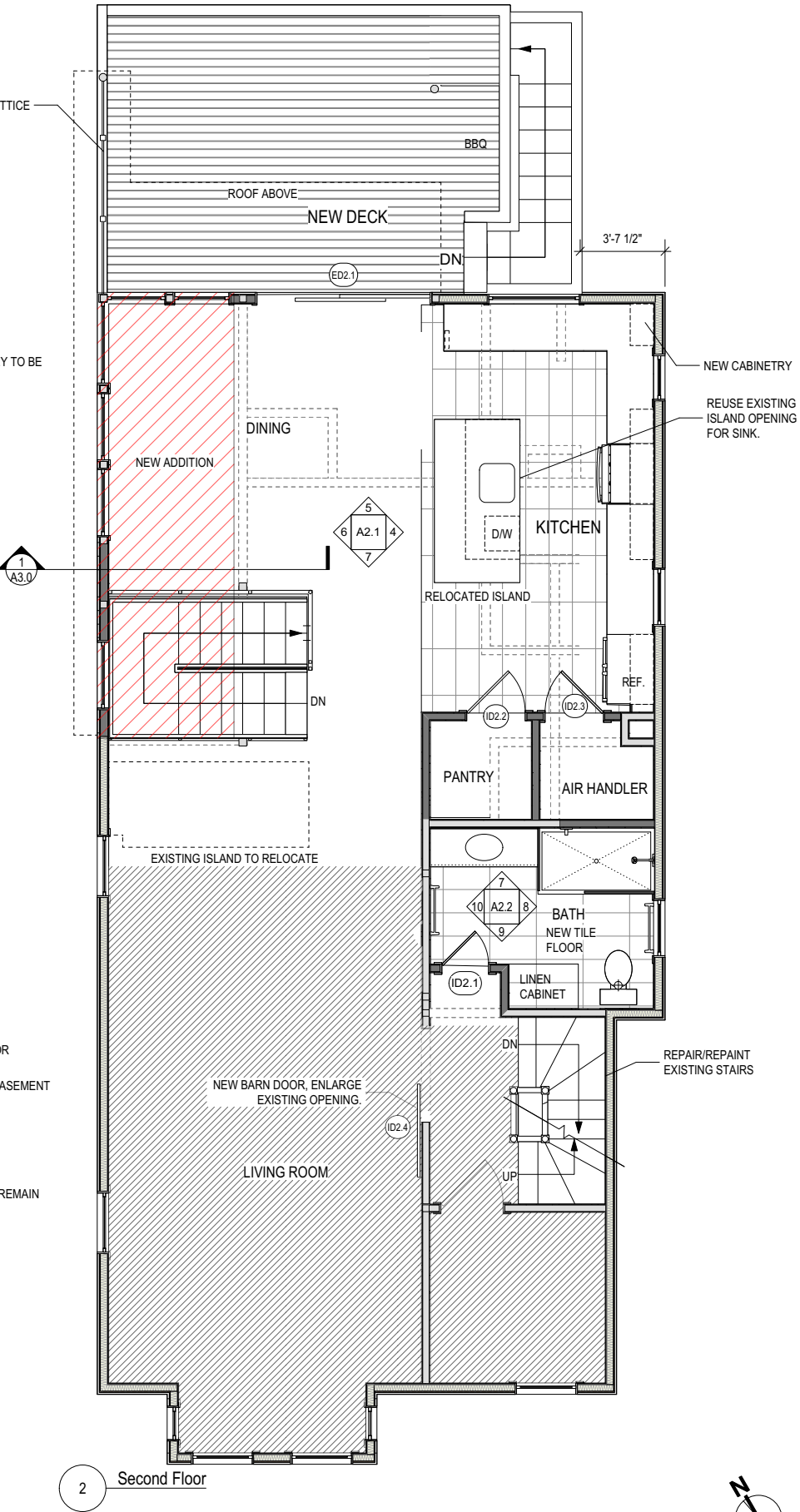
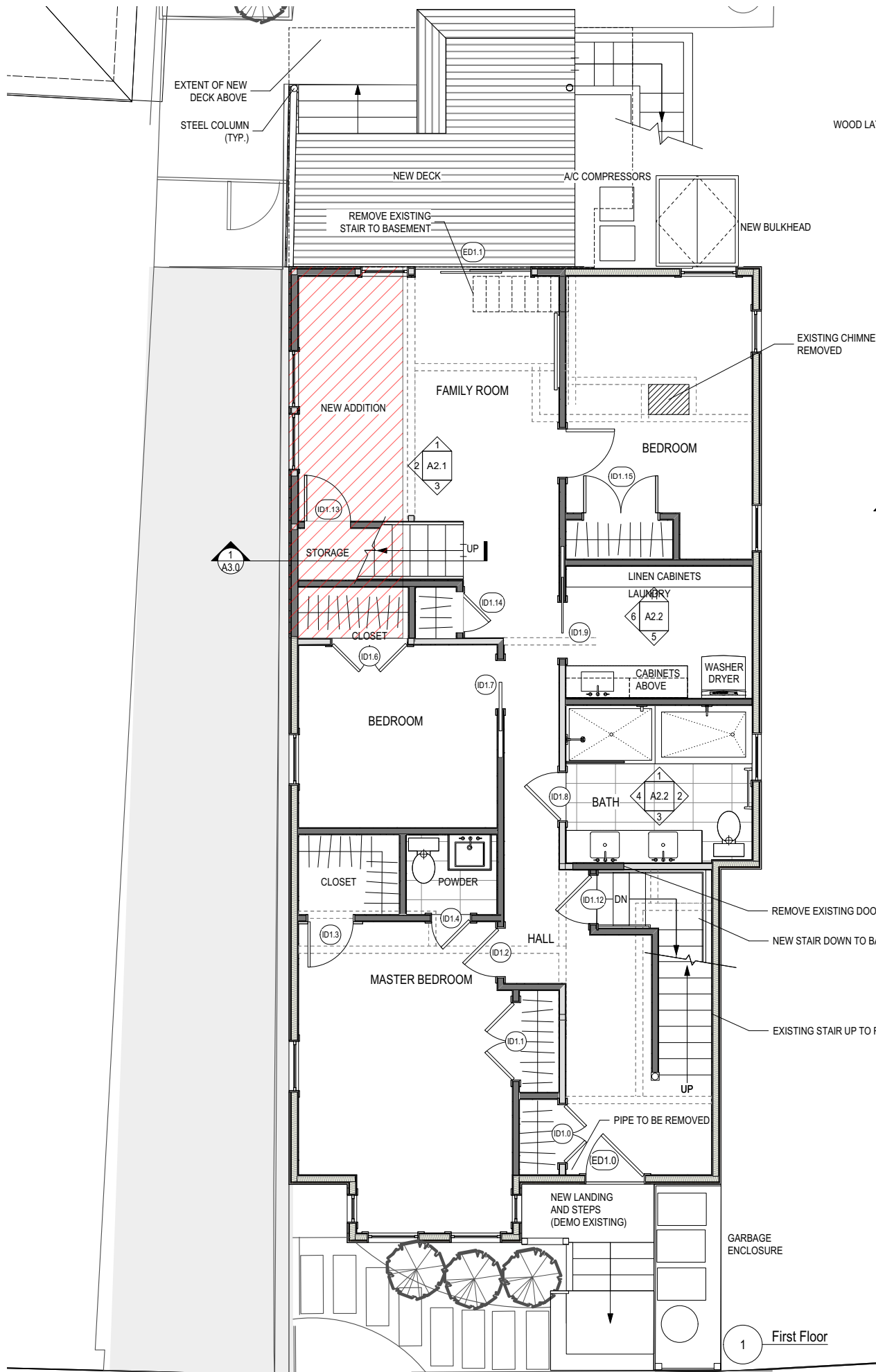
Hockert-Elmorsi Residence  
Renovation  
31 Lake St. Somerville, MA 02143

Basement Floor Plan

PRINT DATE: 02.27.19  
SCALE: 1/4" = 1'-0"

SHEET #:

A 1.0



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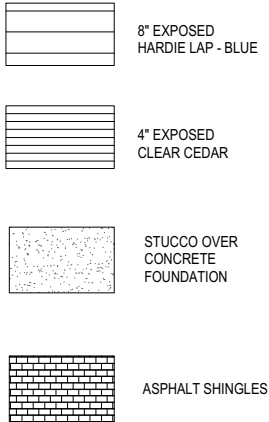
First & Second Floor Plans

PRINT DATE: 02.27.19  
SCALE: 1/4" = 1'-0"

SHEET #:

A 1.1

SIDING KEY:



1 South Elevation

2 East Elevation

4 North Elevation

5 West Elevation



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Exterior Elevations

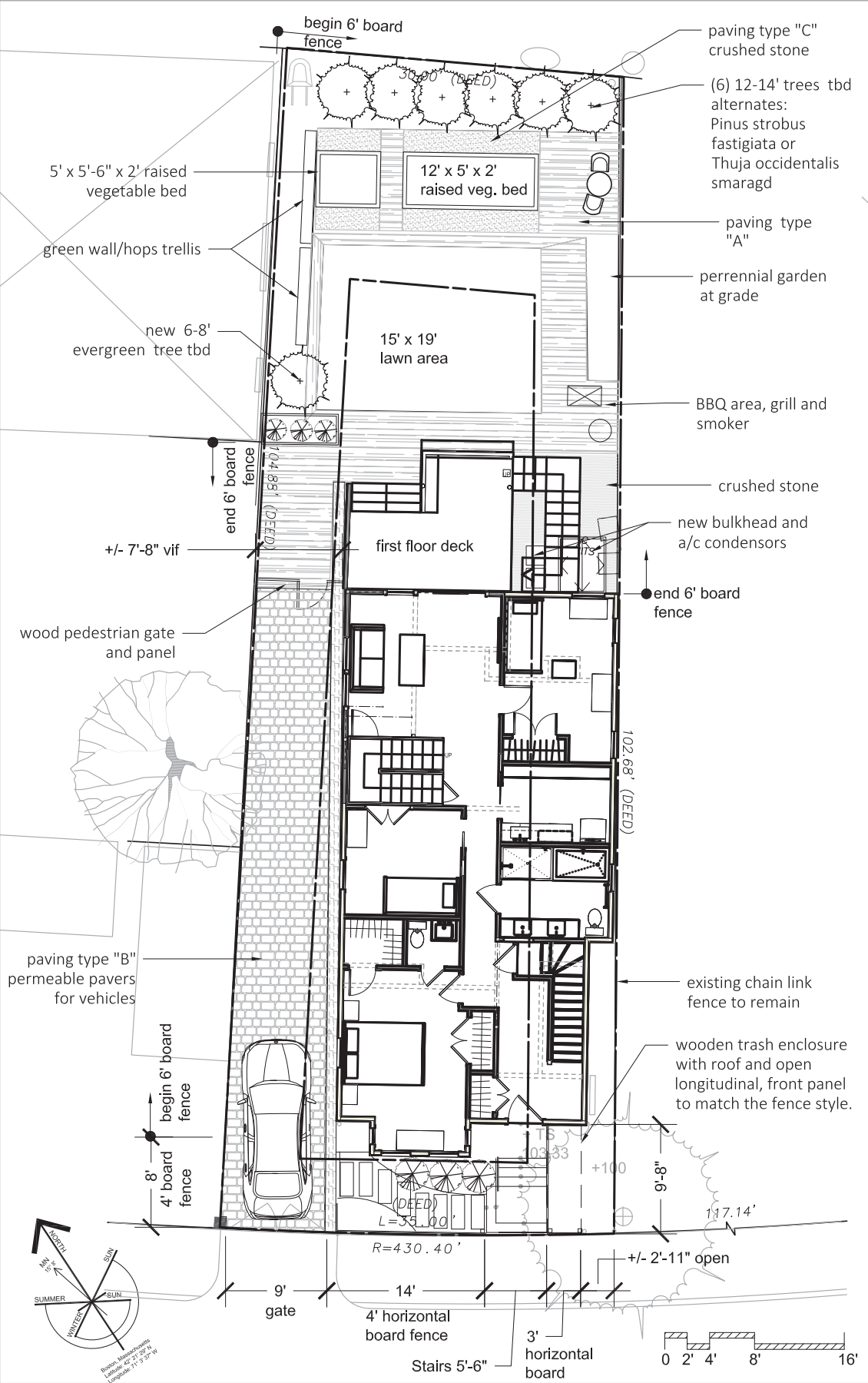
PRINT DATE: 02.27.19  
SCALE: 3/16" = 1'-0"

SHEET #:

A2.0







31 Lake Street Property- Site Plan  
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 with 12" 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.

HighMark Land Design

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

job number: 1811



Special Permit	02.27.19
Rev: Description:	Date:

Elmorsi/Hockert Residence  
31 Lake Street Apt 2  
Somerville, MA 02143-2907

Site Plan

print date: 02.27.19  
scale: varies  
drawn by: hdh

L1.1