



ARCHITECTURE 561 Windsor St. #A402 Somerville MA 02143 www.boehmarchitecture.com (617) -521-9082
PROPRTY LINE
—————— BUILDING FOOTPRINT



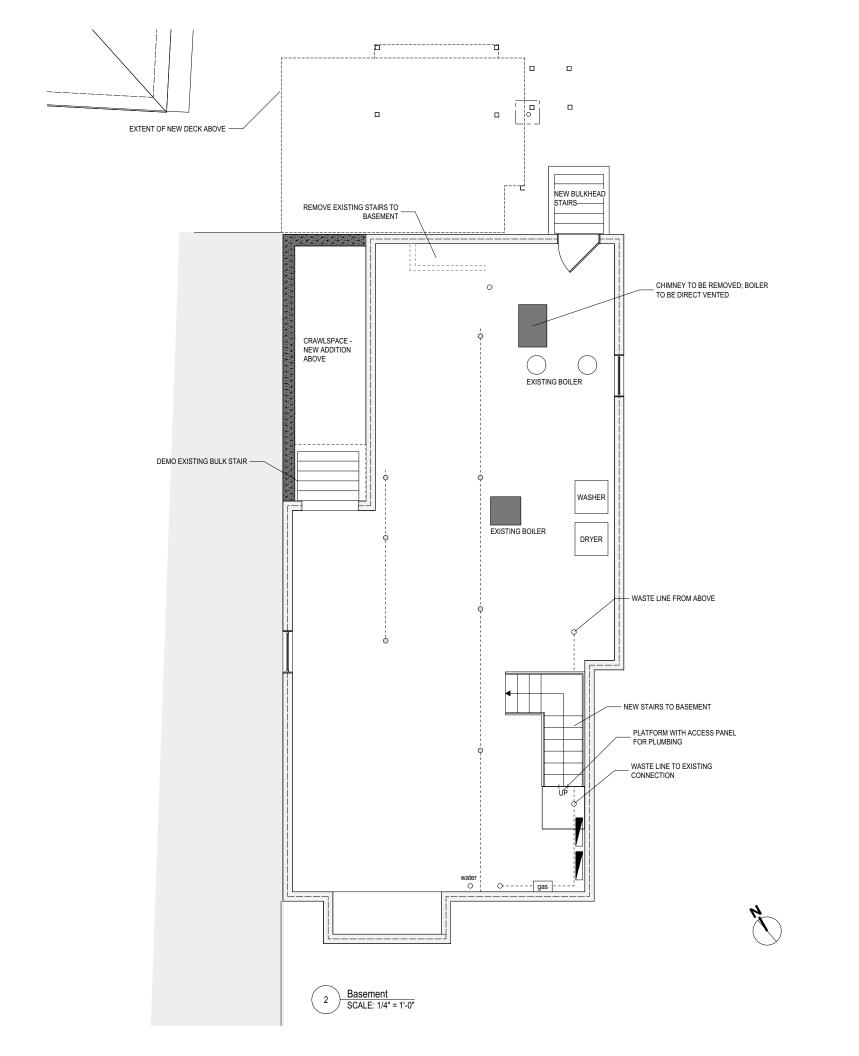
EVISION #	DESCRIPTION	DATE

Template

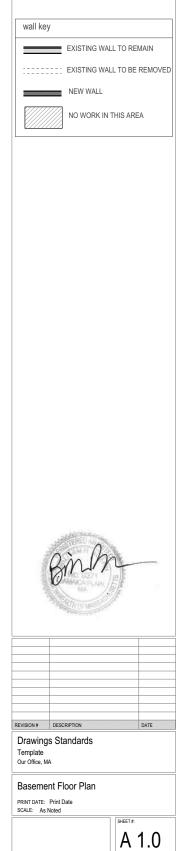
Site Plan

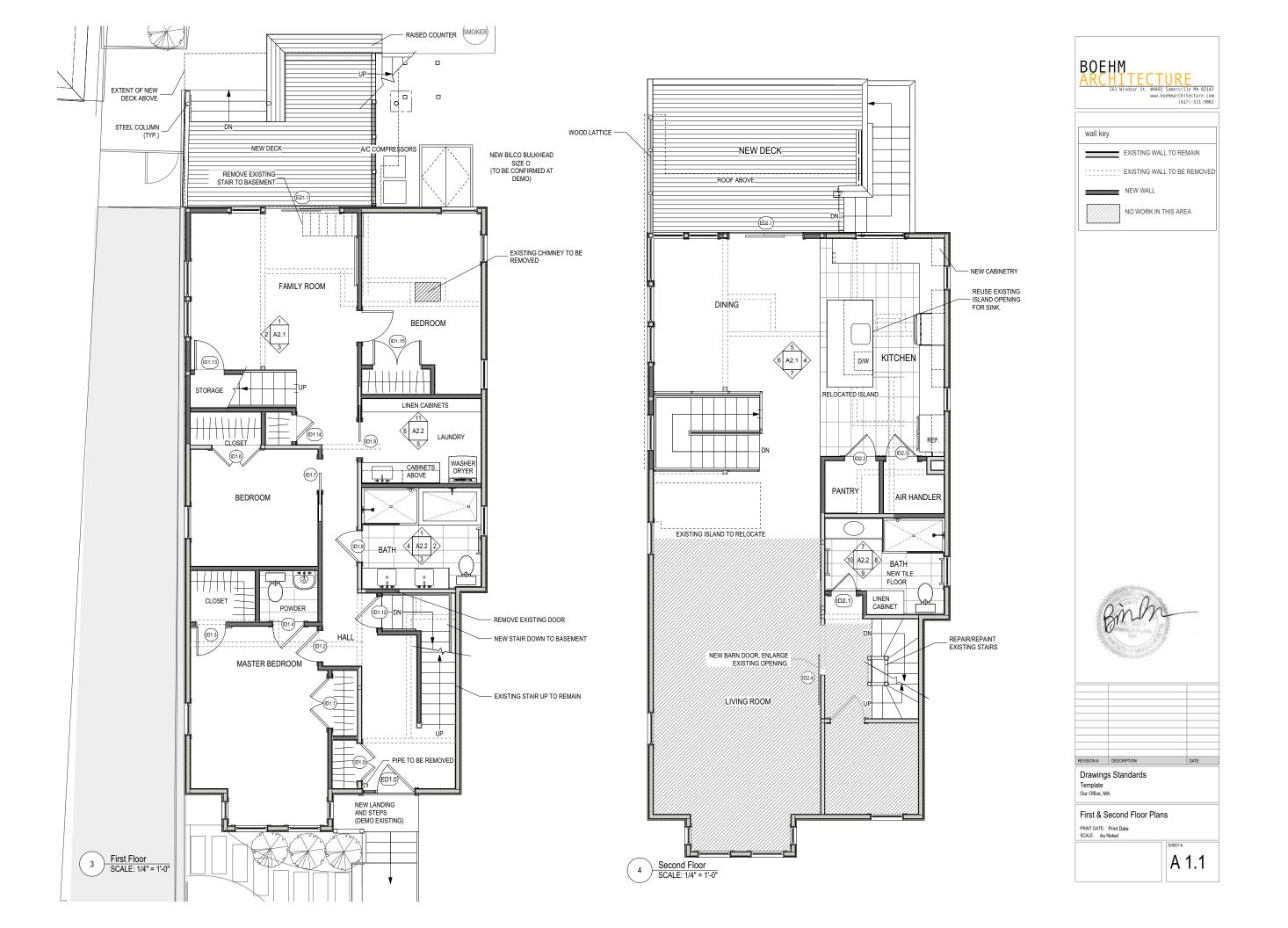
PRINT DATE: Print Date SCALE: As Noted

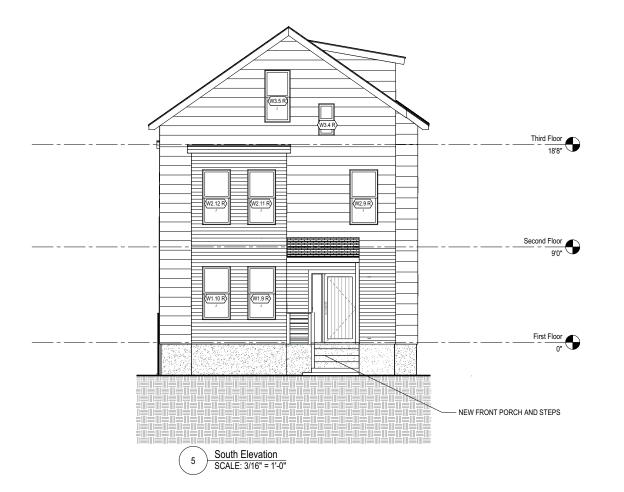
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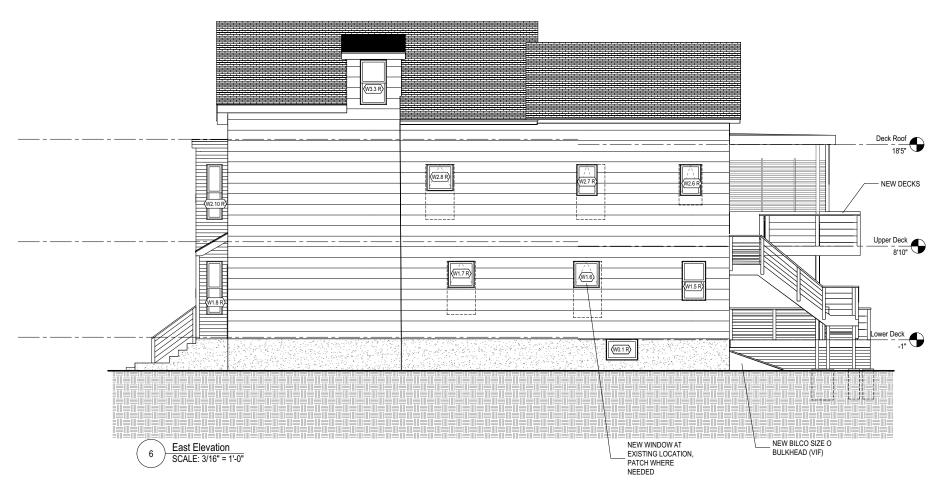






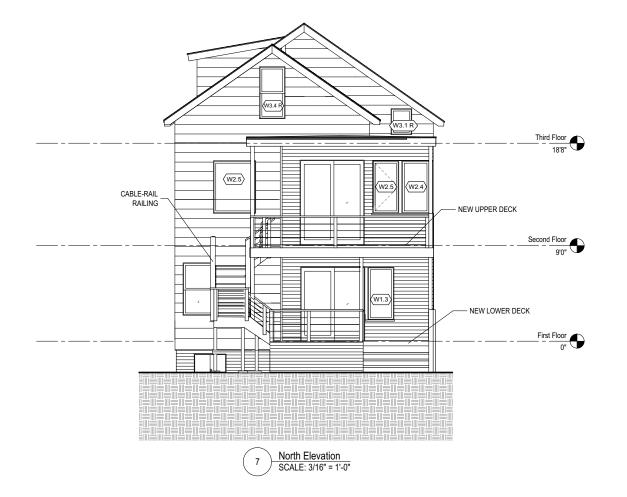


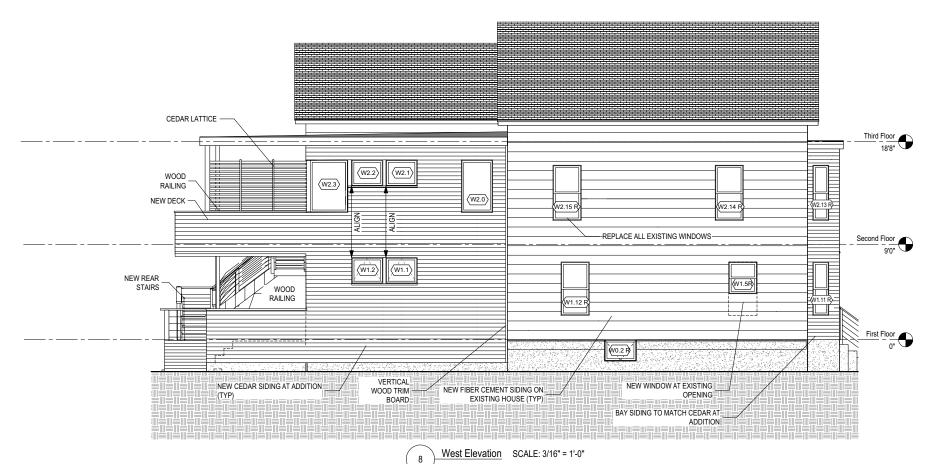


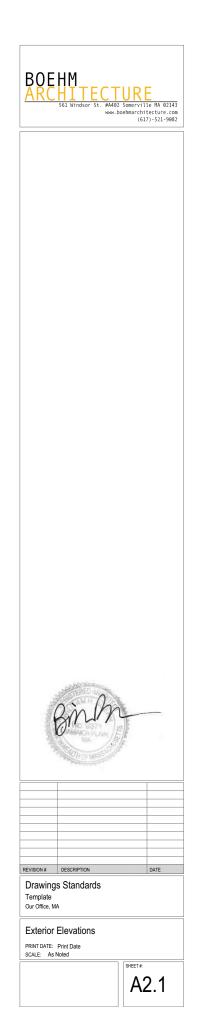












begin 6' board paving type "C" crushed stone (6) 12-14' trees tbd alternates: Pinus strobus fastigiata or Thuja occidentalis 5' x 5'-6" x 2' raised 12' x 5' x 2' smaragd vegetable bed raised veg. bed paving type green wall/hops trellis perrennial garden at grade new 6-8' 15' x 19' evergreen tree tbd 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 Note: Stair change and panel see architectural drawings 1 paving type "B" permeable pavers existing chain link for vehicles fence to remain R=430.40 4' horizontal board fence horizontal board 0 2' 4' 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.

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

11.1