Special Permit Application

Drawing List:

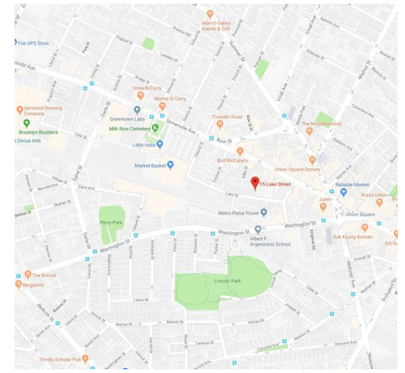
A0 Cover Sheet
A1 Proposed Floor Plans
A2 Proposed Elevations
A3 Exsiting Floor Plans & Elevations
L1 Landscape Plan
C1 Site Civil Plan

Dimensional requirements:

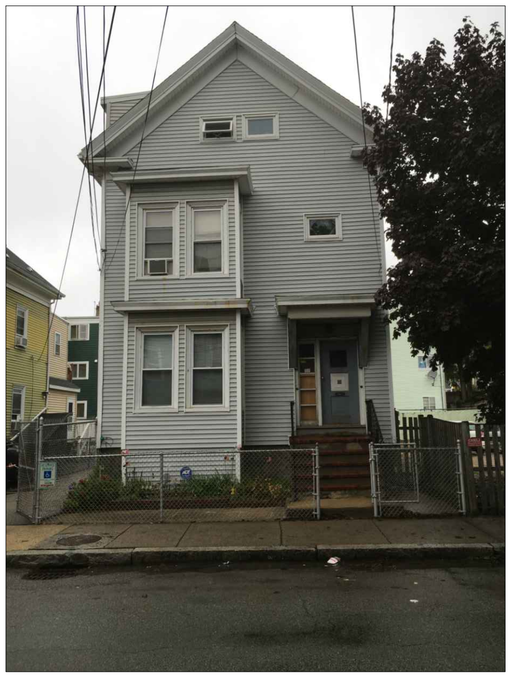
1) The Side Setback on the left is existing and is 10', the right setback is 0.8' is existing'.
2) The Front Setback is not changed.
3) The Height of the new building matches the height of the existing. both are less than the current 40' limit.
4) The Rear Setback is 16'–0". The reduction of the rear yard setback 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. The rear of the building has a bay which extends 4'–6" into the rear setback, allowed by the zoning dimensional requirements Note #14.
5) The Ground Coverage is 52% which is allowed (<70%).
6) There is one parking area on the property for 3 cars, the existing paved area in the left setback has been reduced.
7) The proposed F.A.R. is allowed (<2), Proposed FAR=4078/2766=1.474 < 2

Project Areas

UNIT #1	2065	NET SF
UNIT #2	1086	NET SF
UNIT #3	1027	NET SF
PROJECT TOTAL	4078	Net SF



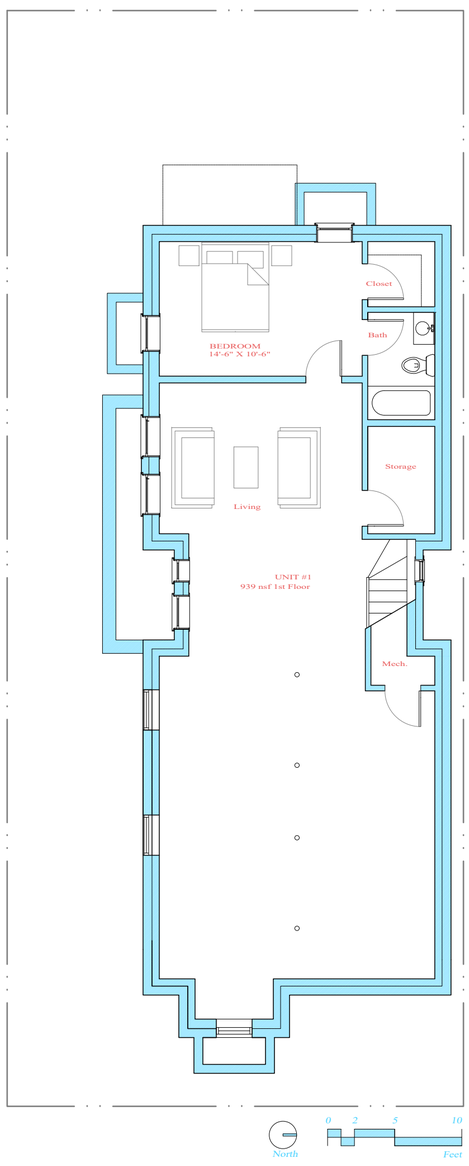
Location Map



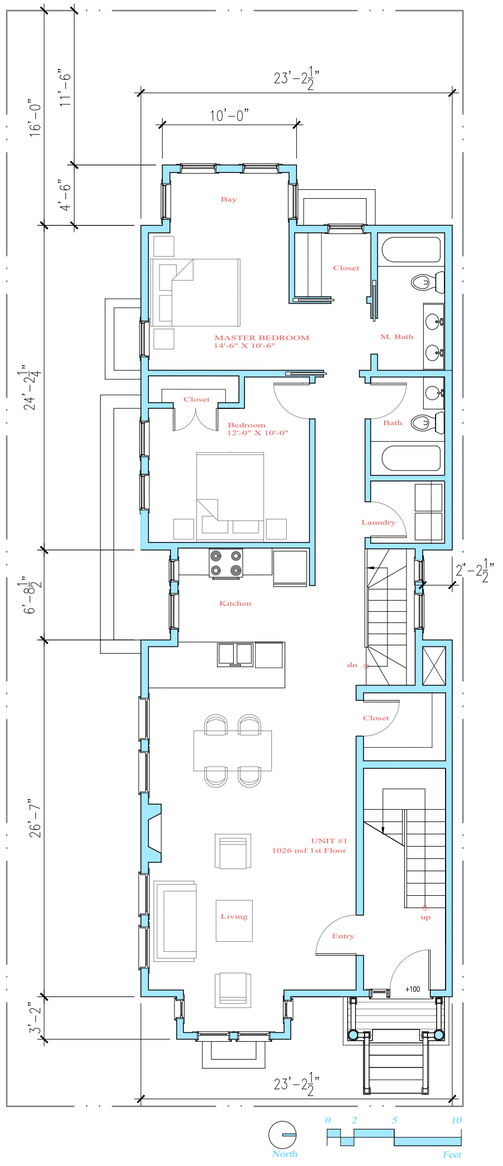
15 Lake Street Somerville, Massachusetts

February 1, 2019

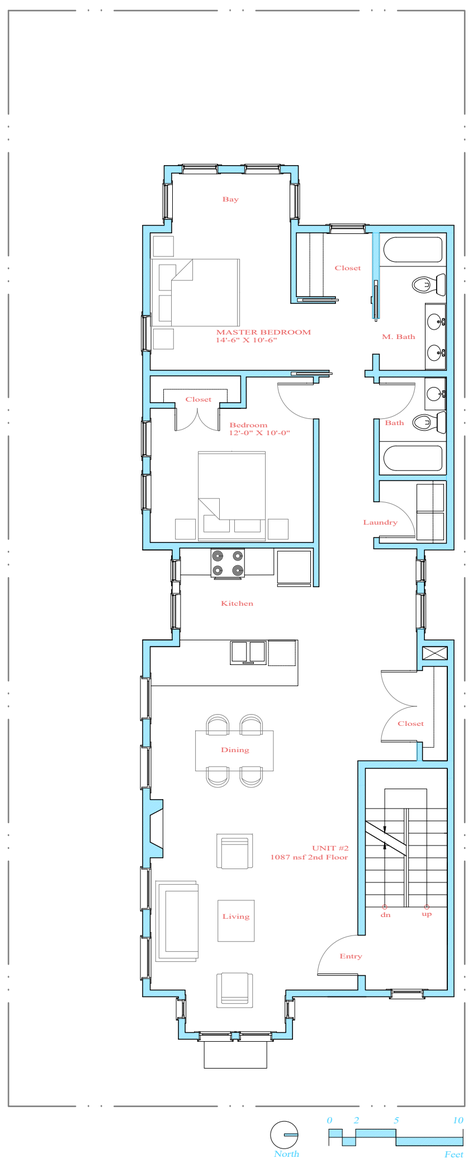
David Schatzle Architect



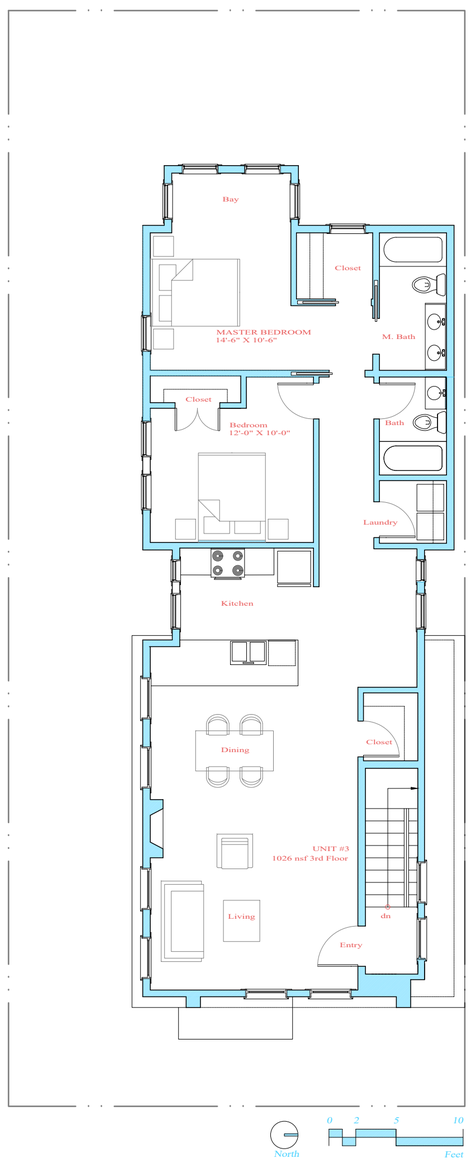
Basement Plan 1/8" = 1'-0"



First Floor Plan 1/8" = 1'-0"



Second Floor Plan 1/8" = 1'-0"



Third Floor Plan 1/8" = 1'-0"

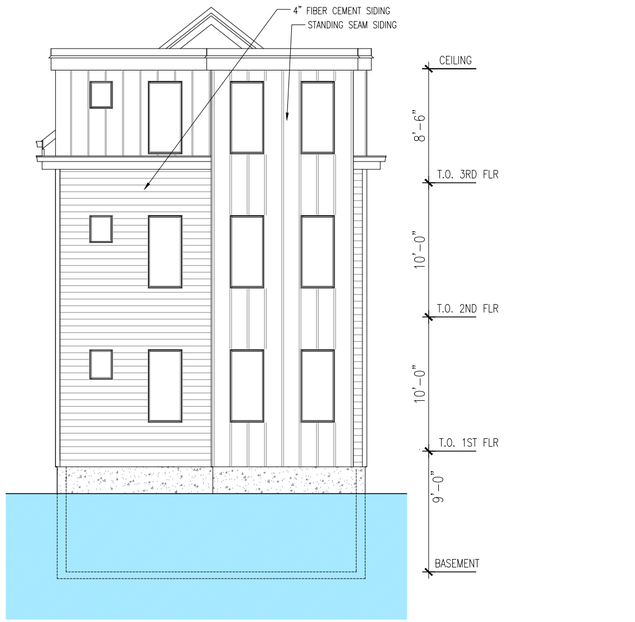
15 Lake Street Somerville, Massachusetts

February 1, 2019

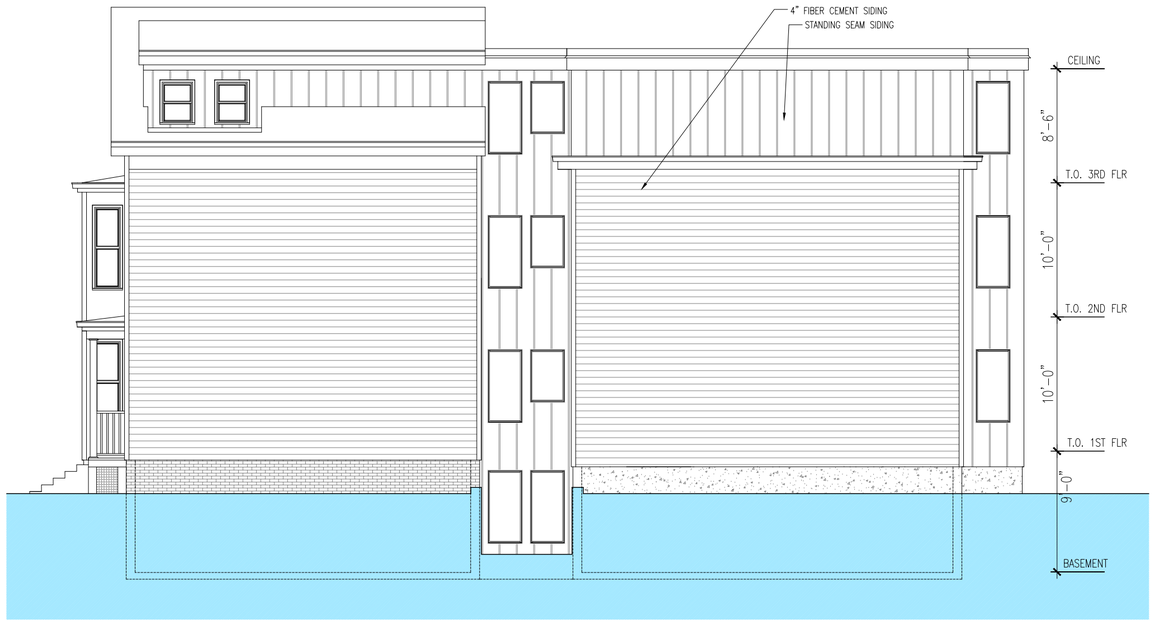
David Schatzle Architect

Proposed South Elevation 1/8" = 1'-0"

Proposed West Elevation 1/8" = 1'-0"



Proposed North Elevation 1/8" = 1'-0"



Proposed East Elevation 1/8" = 1'-0"

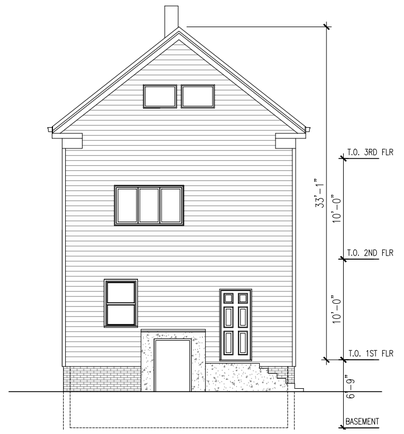
15 Lake Street Somerville, Massachusetts

February 1, 2019

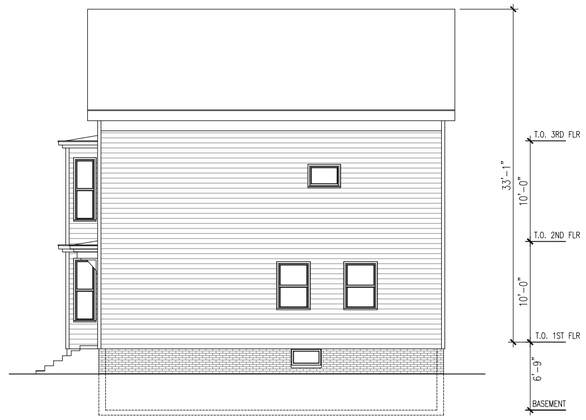
David Schatzle Architect

Existing South Elevation 3/32" = 1'-0"

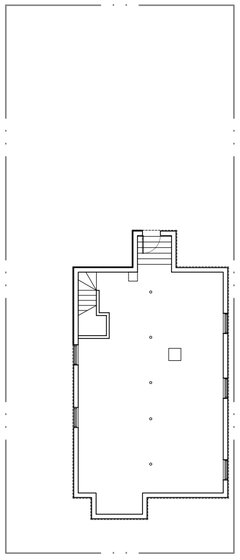
Existing West Elevation 3/32" = 1'-0"



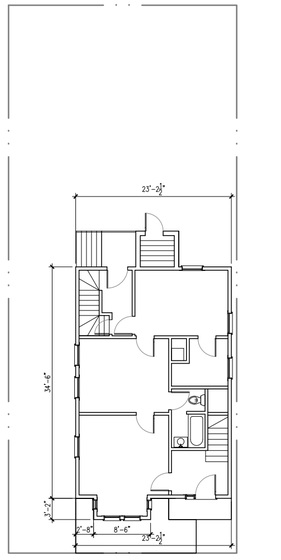
Existing North Elevation 3/32" = 1'-0"



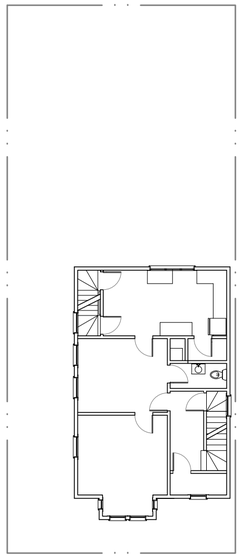
Existing East Elevation 3/32" = 1'-0"



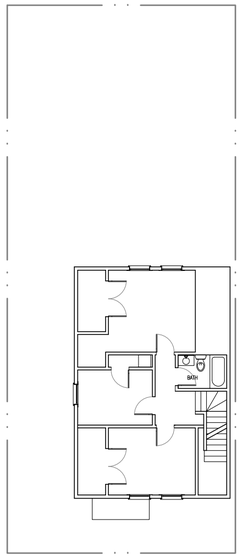
Existing Basement 1/16" = 1'-0"



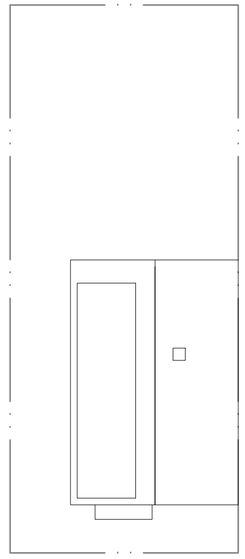
Existing First Floor 1/16" = 1'-0"



Existing Second Floor 1/16" = 1'-0"



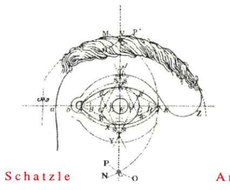
Existing Third Floor 1/16" = 1'-0"



Existing Roof 1/16" = 1'-0"

15 Lake Street Somerville, Massachusetts

February 1, 2019



David Schatzle Architect

Proposed Landscape Plan

15 Lake Street, Somerville, MA

SCALE 1" = 4'-0"

DATE 01/09/2019

DRAWING # LP - 10

De-sign2
Drawn by:
Sasha Pilyavskiy MALD
617-913-4395
sashap.design2@gmail.com

NORTH

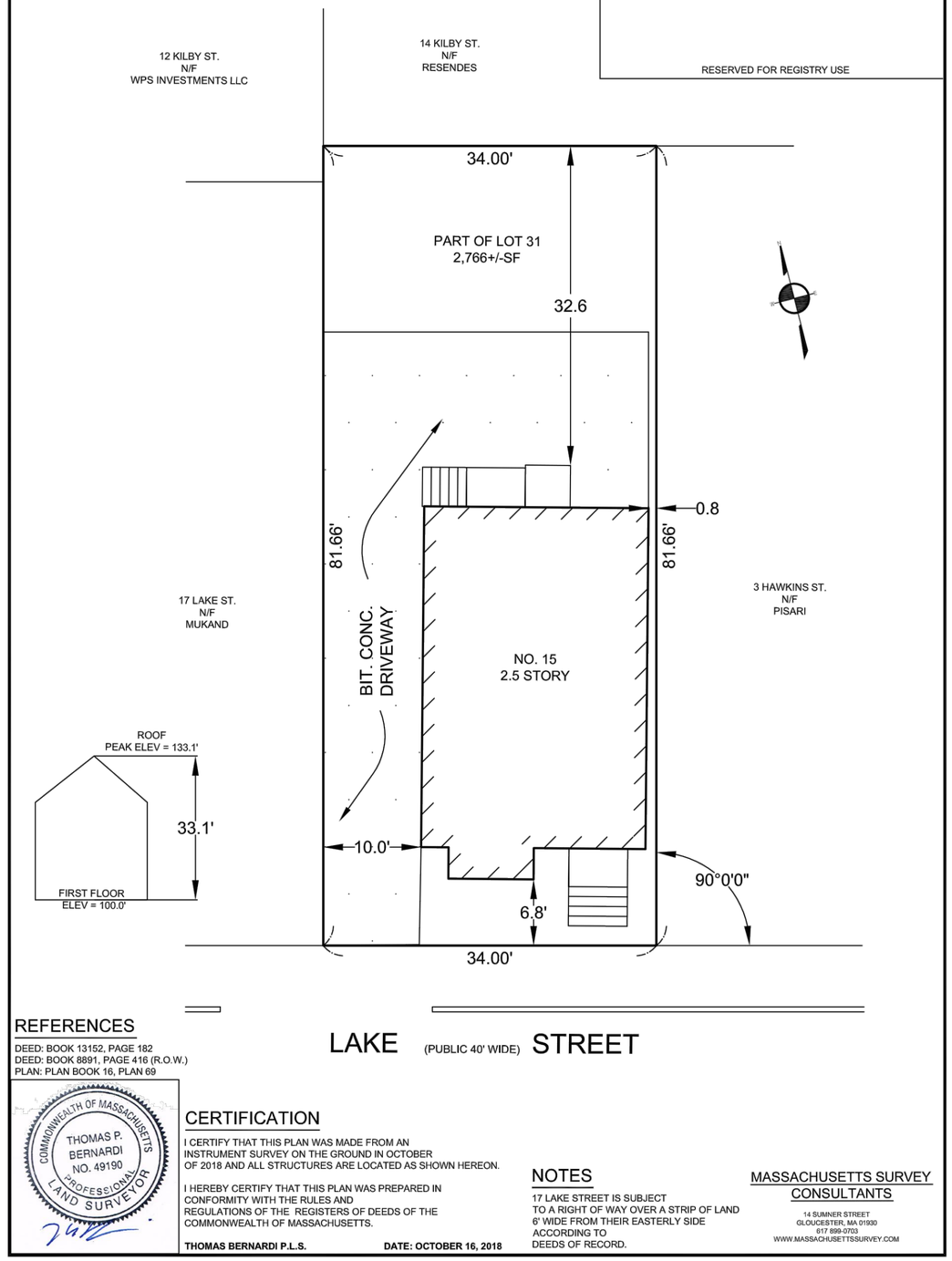
Powered by DynaSCAPE®

PRELIMINARY
15 LAKE STREET
CONDOMINIUM SITE PLAN

LOCATED AT
15 LAKE STREET
SOMERVILLE, MA

0 10 20

SCALE: 1 INCH = 10 FEET



REFERENCES

DEED: BOOK 13152, PAGE 182
DEED: BOOK 8891, PAGE 416 (R.O.W.)
PLAN: PLAN BOOK 16, PLAN 69

COMMONWEALTH OF MASSACHUSETTS
THOMAS P. BERNARDI
NO. 49190
PROFESSIONAL LAND SURVEYOR

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN OCTOBER OF 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

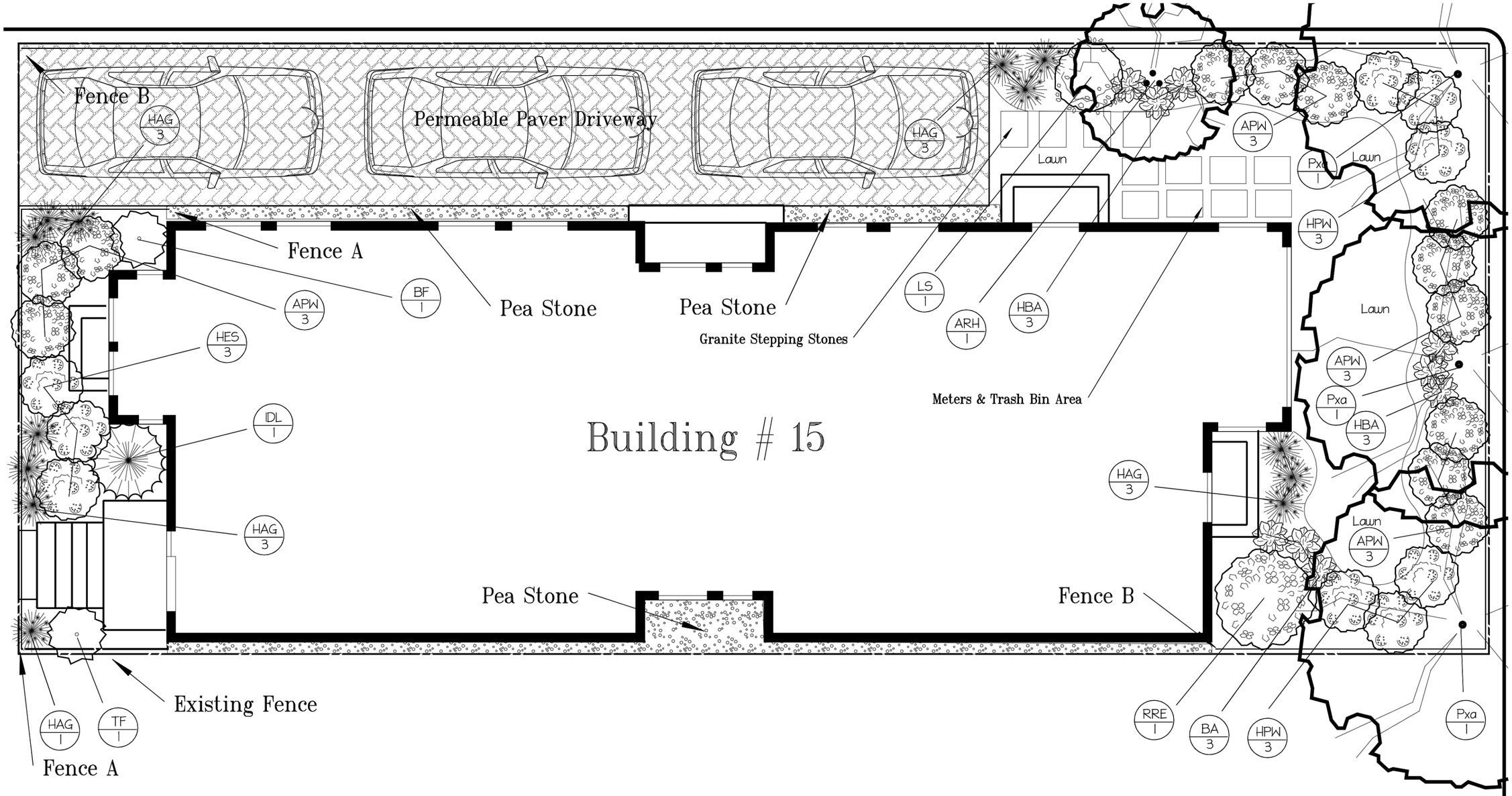
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S. **DATE: OCTOBER 16, 2018**

NOTES

17 LAKE STREET IS SUBJECT TO A RIGHT OF WAY OVER A STRIP OF LAND 6' WIDE FROM THEIR EASTERLY SIDE ACCORDING TO DEEDS OF RECORD.

MASSACHUSETTS SURVEY CONSULTANTS
14 SUMNER STREET
GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM



HAG – Hakonechloa 'All Gold'

TF – Taxus 'Fastigiata'

IDL – Ilex 'Dragon Lady'

APW – Azalea 'Pleasant White'

BF – Buxus 'Fastigiata'

LS – Leucothoe 'Scarletta'

ARH – Amalanchier 'Robin Hill' – clump

HBA – Hosta 'Blue Angels'

HPW – Hydrangea 'Pee Wee'

Pxa – Platanus x. acerafolia

RRE – Rhododendron 'Roseum Elleganse'

Fence A – with gate

Fence B

Total Lot Size:	2,760SF	Zone RC
Total Pervious Area:	1,256SF	= 45.51% (Min. Required - 30%)
Total Landscaped Area:	781SF	= 28.29% (Min. Required - 25%)

0 5 10 20

SCALE IN FEET

De-sign2
Drawn by:
Sasha Pilyavskiy MALD
617-913-4395
sashap.design2@gmail.com

N

NORTH

Proposed Landscape Plan

15 Lake Street, Somerville, MA

SCALE 1" = 4'-0"

DATE 01/09/2019

DRAWING # LP - 1.0

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N

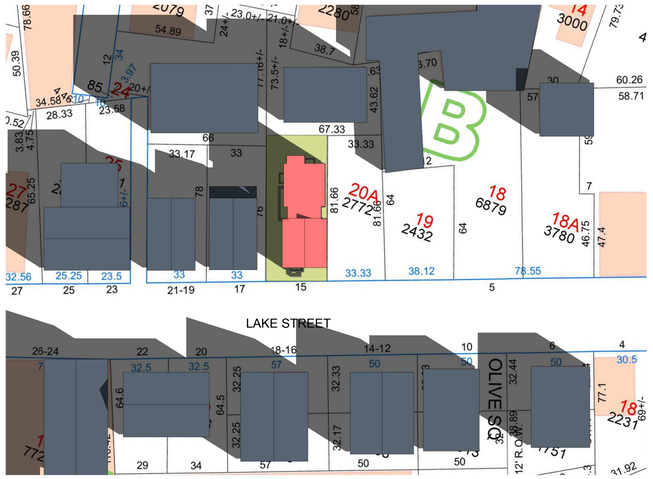
MORNING (9 AM - 10 AM)

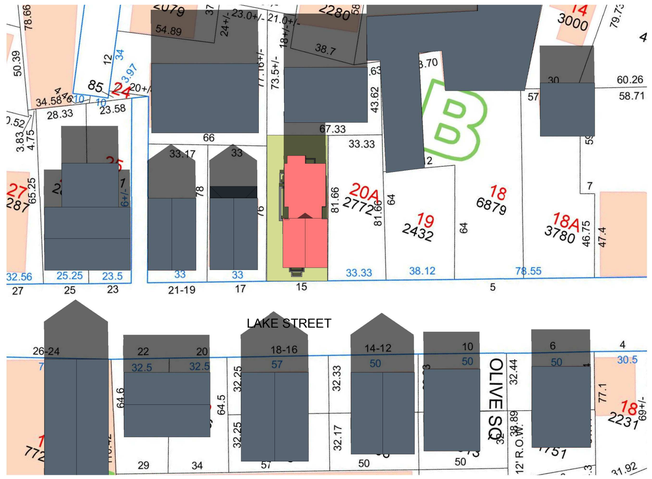
NOON (12 PM - 1 PM)

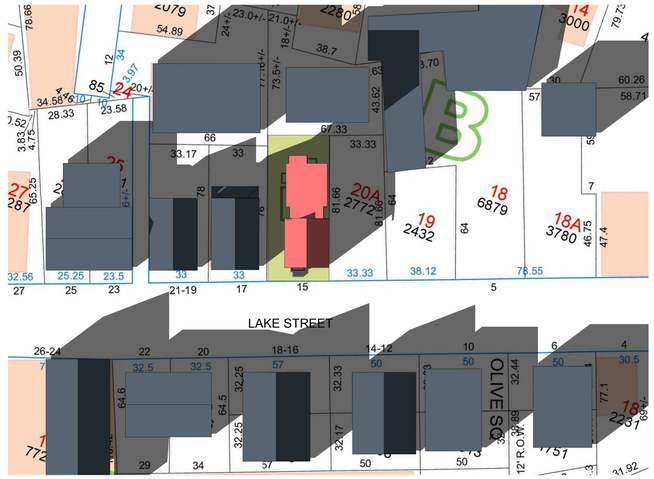
AFTERNOON (3PM - 4 PM)

SUMMER SOLSTICE

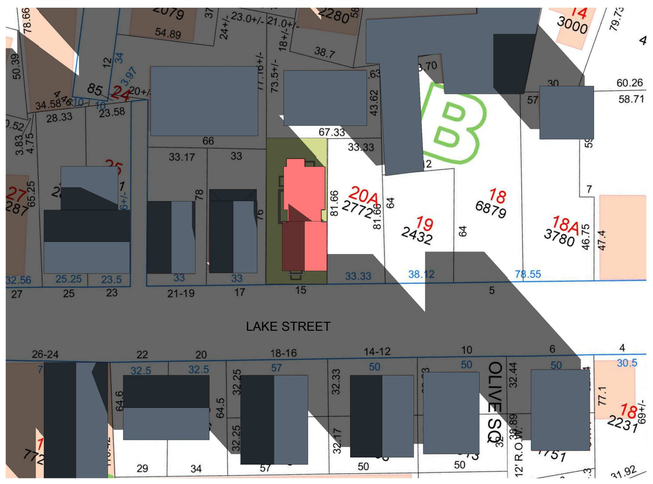
FALL / SPRING EQUINOX

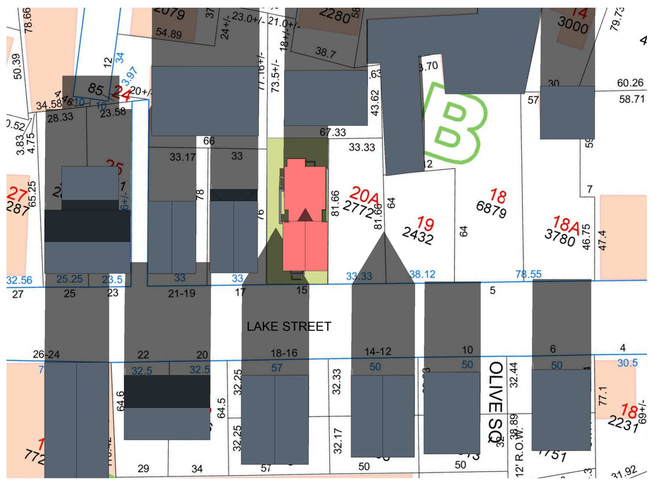






WINTER SOLSTICE





PROJECT NAME
15 LAKE STREET

PROJECT ADDRESS
15 LAKE STREET
SOMERVILLE

CLIENT
ELAN SASSOON

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
JAMES SCOTT KHALSA
NO. 9563
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	19016
Date	02-08-2019
Drawn by	MJ
Checked by	JSK
Scale	1" = 40'-0"

REVISIONS

No.	Description	Date

Shadow Study

AV-1

15 LAKE STREET

2/11/2019 4:53:21 PM \\TKG-SERVER\Data\19\19016-Sasson-81 Alpine st\03 Drawings\00_ARCH_SD_DD\15-lake street\15-lake street.rvt