

# ADDITION TO 21 LAKE STREET

SOMERVILLE, MA 02143

PERMIT SET / JUNE 14, 2017

## PROJECT SCOPE

THE SCOPE OF THE PROJECT CONSISTS OF THE ADDITION OF AN ATTACHED SINGLE STORY FAMILY ROOM. THERE IS NO CHANGE IN OCCUPANCY OR USE GROUP.

NOTE THAT THE INTENTION OF THIS SET, AS PRESENTED IS TO SUBMIT TO THE PLANNING BOARD FOR PROJECT FEEDBACK AND TO GENERAL CONTRACTORS FOR PRELIMINARY PRICING, NOT FOR CONSTRUCTION.

## DRAWING LIST

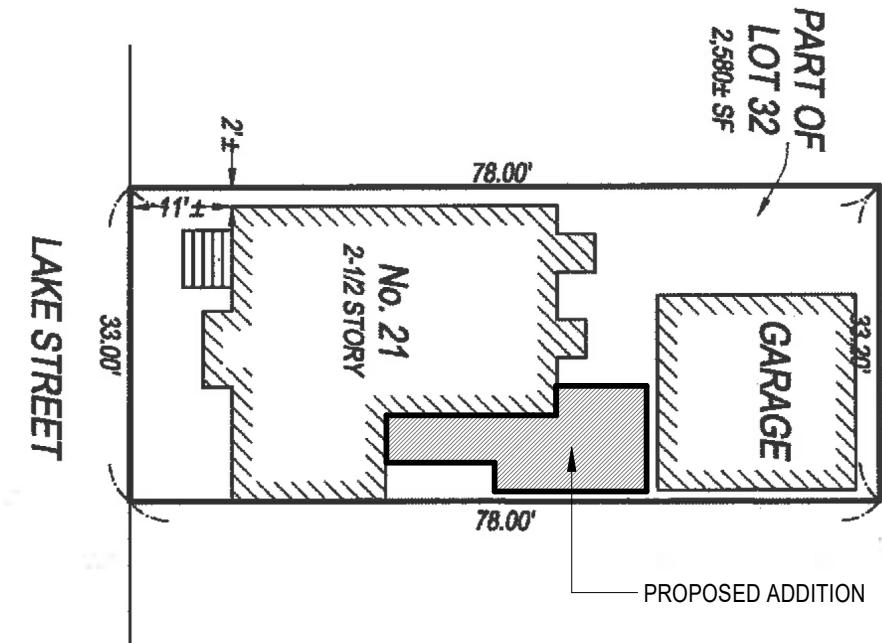
- A0.0** SITE PLAN, DRAWING LIST, GENERAL NOTES, AND ZONING CALCULATIONS
  - SURVEY
- A1.0** GROUND FLOOR PLANS
- A2.0** ELEVATIONS AND SECTION

## GENERAL NOTES

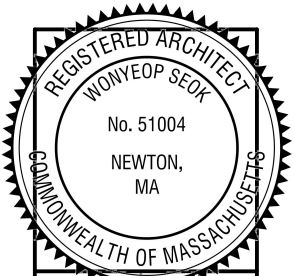
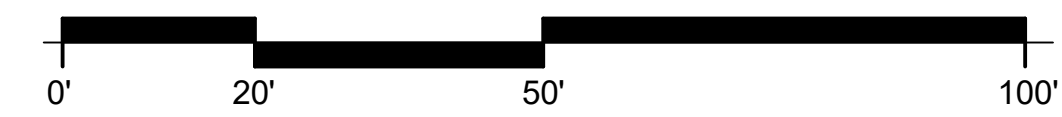
1. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL LOCAL, STATE, NATIONAL, AND OTHER APPLICABLE BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, LIFE SAFETY AND HEALTH AND FIRE CODES REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF GENERAL CONTRACTOR TO ASSURE THAT HIS OWN FORCES AND SUBCONTRACTORS ARE FAMILIAR WITH SUCH REQUIREMENTS.
2. GENERAL CONTRACTOR SECURE ALL PROPER PERMITS AND NECESSARY INSPECTIONS FOR AND FROM REGULATORY AGENCIES AFFECTING THIS PROJECT.
3. GENERAL CONTRACTOR VISIT THE SITE AND VERIFY ALL CONDITIONS, GENERAL DIMENSIONS, AND CONFIGURATIONS.
4. ALL CONTRACTORS ON THE JOB ARE REQUIRED TO HAVE INSURANCE OF THE TYPES AND LIMITS APPROPRIATE TO OR EXCEEDING THE VALUE OF THE WORK INVOLVED, OR AS MAY BE OTHERWISE INDICATED BY THE OWNER.
5. GENERAL CONTRACTOR SHALL PROTECT WORK BY OTHER CONTRACTORS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ALL WORK BY OTHER INCURRED WHILE FULFILLING THE OBLIGATIONS OF THIS CONTRACT.
6. ALL WORK NOTED "BY OTHERS" OR "N.I.C." IS TO BE THE RESPONSIBILITY OF THE OWNER AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. GENERAL CONTRACTOR SHALL COOPERATE WITH THE OWNER AND OWNER'S OUTSIDE CONTRACTORS AS REQUIRED.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING OF EXISTING SOLILS DURING DEMOLITION AND CONSTRUCTION.
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS.
9. GENERAL CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY WORKSITE AT ALL TIMES.
10. GENERAL CONTRACTOR CLEAN SITE AT COMPLETION OF CONSTRUCTION.
11. ALL WORK SHALL BE GUARANTEED BY THE GENERAL CONTRACTOR AGAINST DEFECTS AND POOR WORKMANSHIP FOR A PERIOR OF NOT LESS THAN ONE YEAR FROM SUBSTANTIAL COMPLETION.
12. GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE PROJECT AS INDICATED ON THE DRAWINGS EXCEPT AS OTHERWISE NOTED. ALL NEW WORK TO BE JOINED TO EXISTING WORK IN SUCH A MANNER THAT THE FINAL APPEARANCE IS HOMOGENEOUS.

ZONING CALCULATIONS			
	DISTRICT: RC		
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	7500 SF	2580 SF	NO CHANGE
MIN. LOT AREA/DWELLING UNIT	3750 SF/#UNIT	1290 SF/#UNIT	NO CHANGE
MIN. FRONTAGE, FEET	50'	33'	NO CHANGE
MAX. FLOOR AREA RATIO	2	0.828	0.898
MIN. LANDSCAPED, PERCENT	25%	11.6%	NO CHANGE
MIN. PERVIOUS, PERCENT	3000%	0%	NO CHANGE
MAX. COVERAGE, PERCENT	70%	51.8%	59.5%
MAX. BUILDING HEIGHT, STORIES	3	2 1/2	NO CHANGE
MAX. BUILDING HEIGHT, FEET	40'	35'	NO CHANGE
MIN. FRONT YARD, FEET	15'	11'	NO CHANGE
MIN. LEFT SIDE YARD, FEET	8'(SUM 17') *	2'	NO CHANGE
MIN. RIGHT SIDE YARD, FEET	8'(SUM 17') *	0 TO 1'	NO CHANGE
MIN. REAR YARD, FEET	20'	33.5'	NO CHANGE

\* 6'-7"(SUM 14'-2") Recalculated Dimension Based on Somerville Zoning Ordinance Section 8.6.10  
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.



1 SITE PLAN  
1" = 20'-0"



**Wonyeop Seok, Registered Architect**  
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 443-535-5125  
 AFROMPLACE@GMAIL.COM

Title: SITE PLAN, DRAWING LIST, GENERAL NOTES, AND ZONING CALCULATIONS  
 Project: 21 Lake St. Somerville, MA  
 Scale: 1" = 20'-0"  
 Date: 06/14/2017

Job #: LAKE-001  
 Drawn by: WS  
 Ref Sheet: A0.0

# MORTGAGE INSPECTION PLAN

17-04623

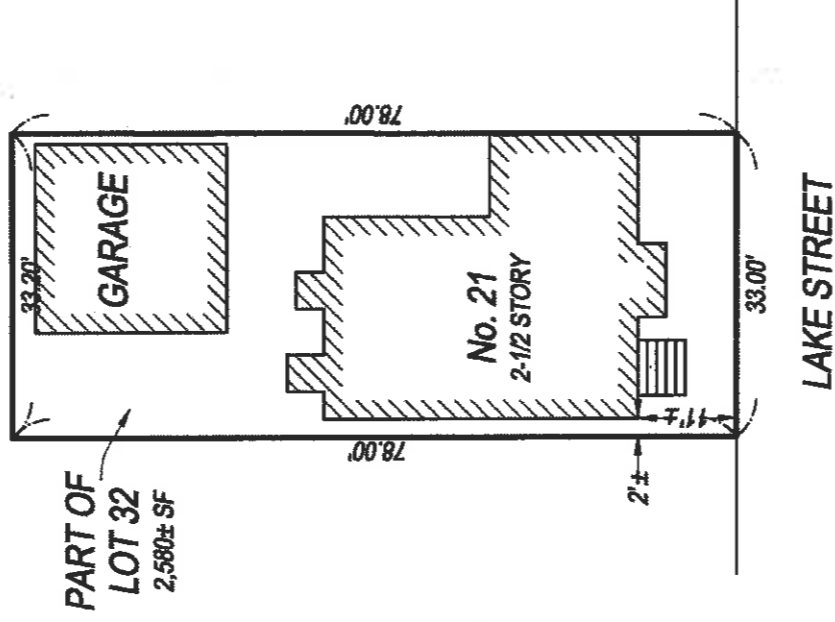
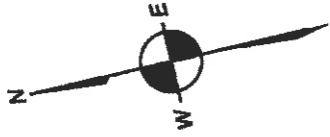


**BOSTON**

**SURVEY, INC.**

P.O. BOX 280220  
CHARLESTOWN, MA 02129  
T (617) 242-1313; F (617) 242-1816  
WWW.BOSTONSURVEYINC.COM

LOCATION: 21 LAKE STREET  
CITY, STATE: SOMERVILLE, MA  
APPLICANT: BAEK  
CERTIFIED TO:  
DATE: 05-10-2017



SCALE: 1" = 20'

### FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in as area designated as

ZONE: X  
COMMUNITY PANEL No. 25017C0438E  
EFFECTIVE DATE: 6/4/2010

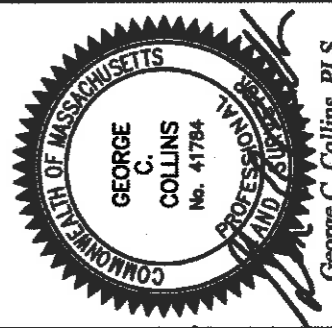
### REFERENCES

DEED: 62098/440  
PLAN: 16/69

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

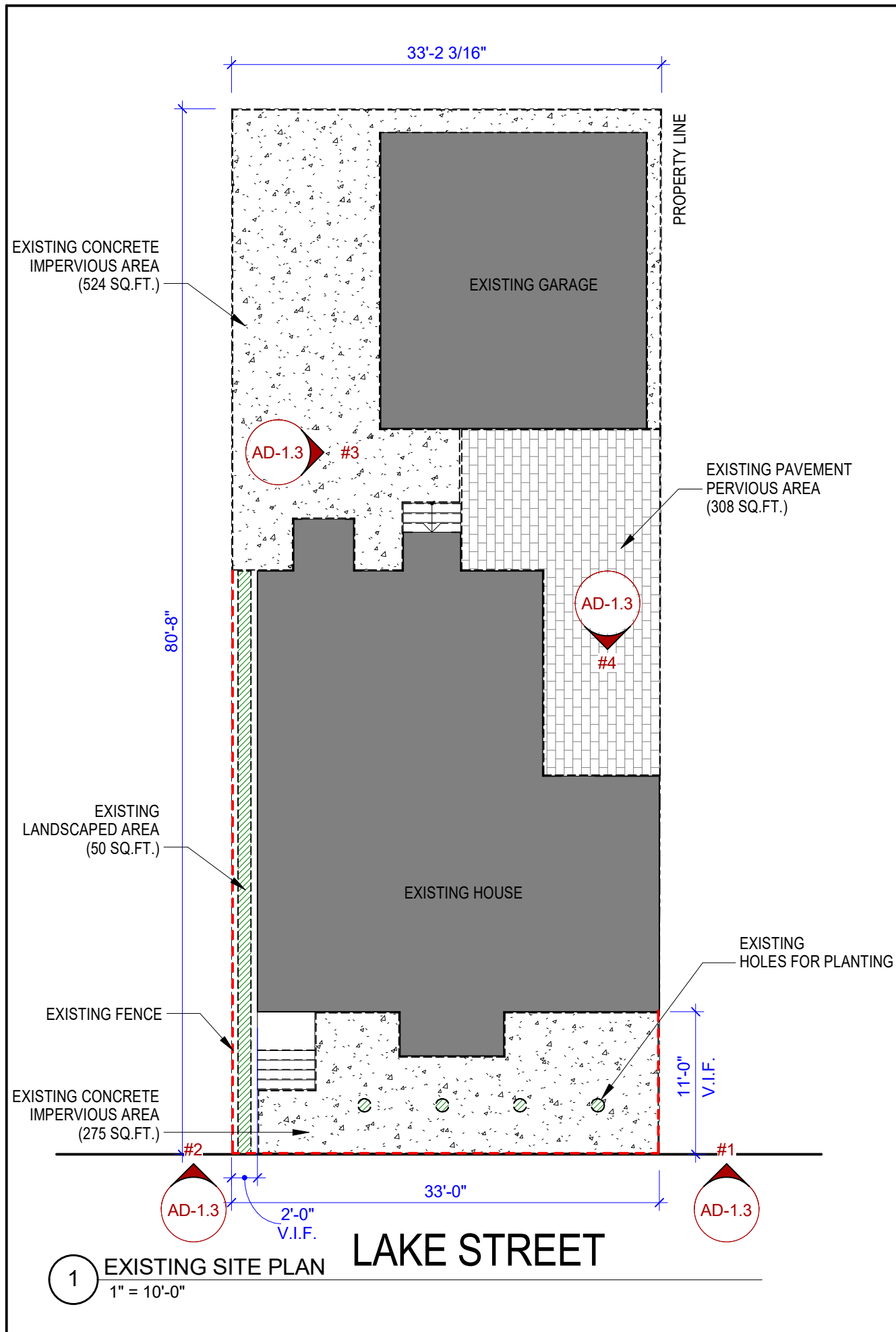
The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted herein.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



George C. Collins, PLS

B



EXISTING CONDITION PHOTO #1



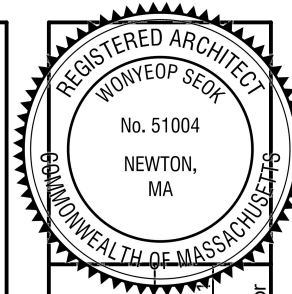
EXISTING CONDITION PHOTO #2



EXISTING CONDITION PHOTO #3



EXISTING CONDITION PHOTO #4



Title: ADDENDUM #2(1 OF 2) TO PERMIT SET DATED JUNE 14, 2017  
EXISTING & PROPOSED EAST ELEVATIONS

Project: 21 Lake St. Somerville, MA

Scale: 1" = 10'-0"  
Date: 08/03/2017

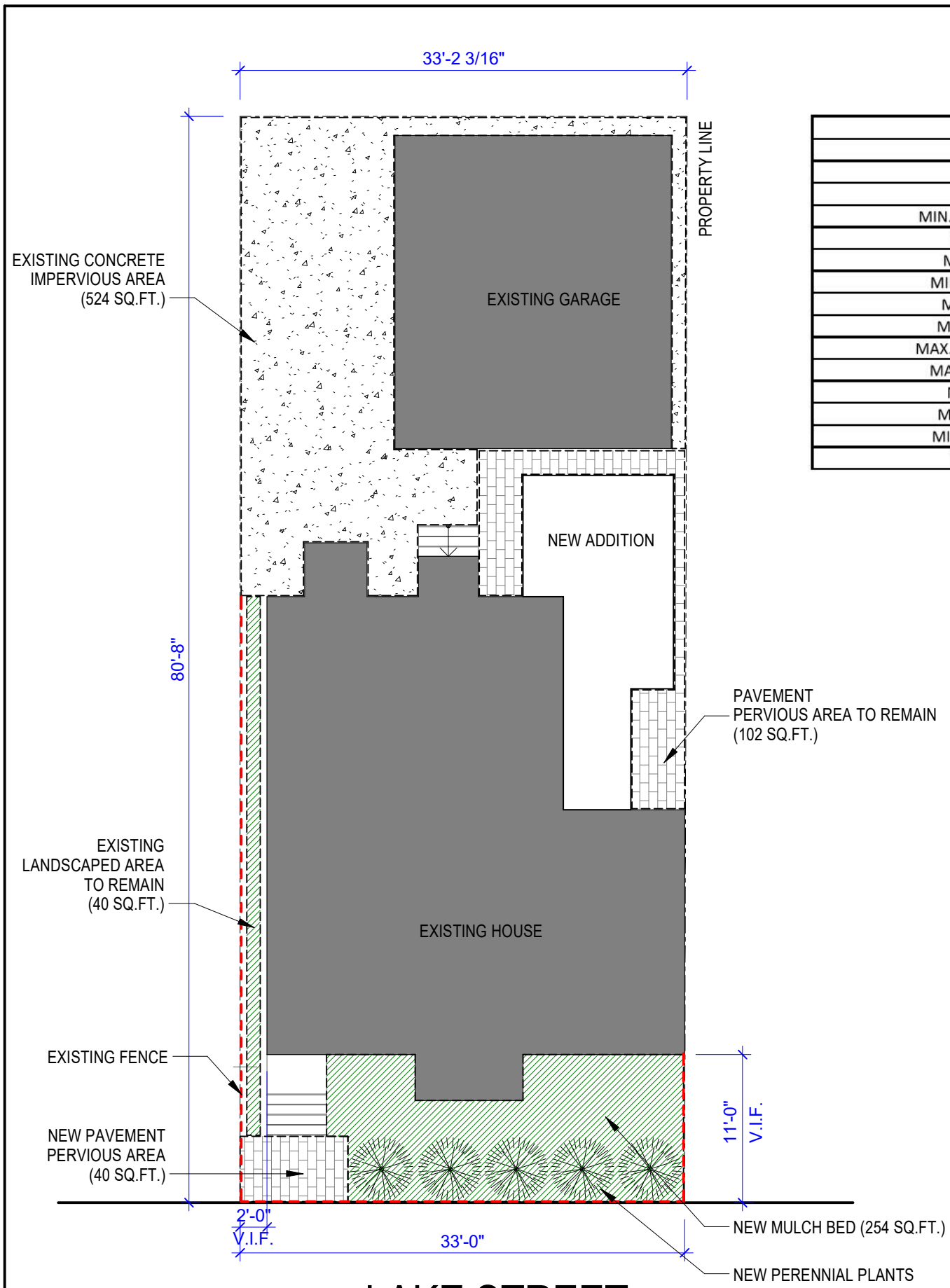
Job #: LAKE-002  
Drawn by: Author

Ref Sheet: AD-1.3

Wonyeop Seok, Registered Architect

License Number: 51004

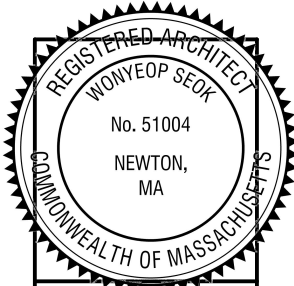
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ZONING CALCULATIONS (Aug 3rd, 2017) **			
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\* 6'-7"(SUM 14'-2") Recalculated Dimension Based on Somerville Zoning Ordinance Section 8.6.10  
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\*\* Zoning Calculations on August 3rd, 2017 replaces and overrides any zoning calculations submitted previously.



Title: ADDENDUM #2(2 OF 2) TO PERMIT SET DATED JUNE 14, 2017  
 EXISTING & PROPOSED EAST ELEVATIONS

Project: 21 Lake St. Somerville, MA  
 Date: 08/03/2017  
 Scale: 1" = 10'-0"

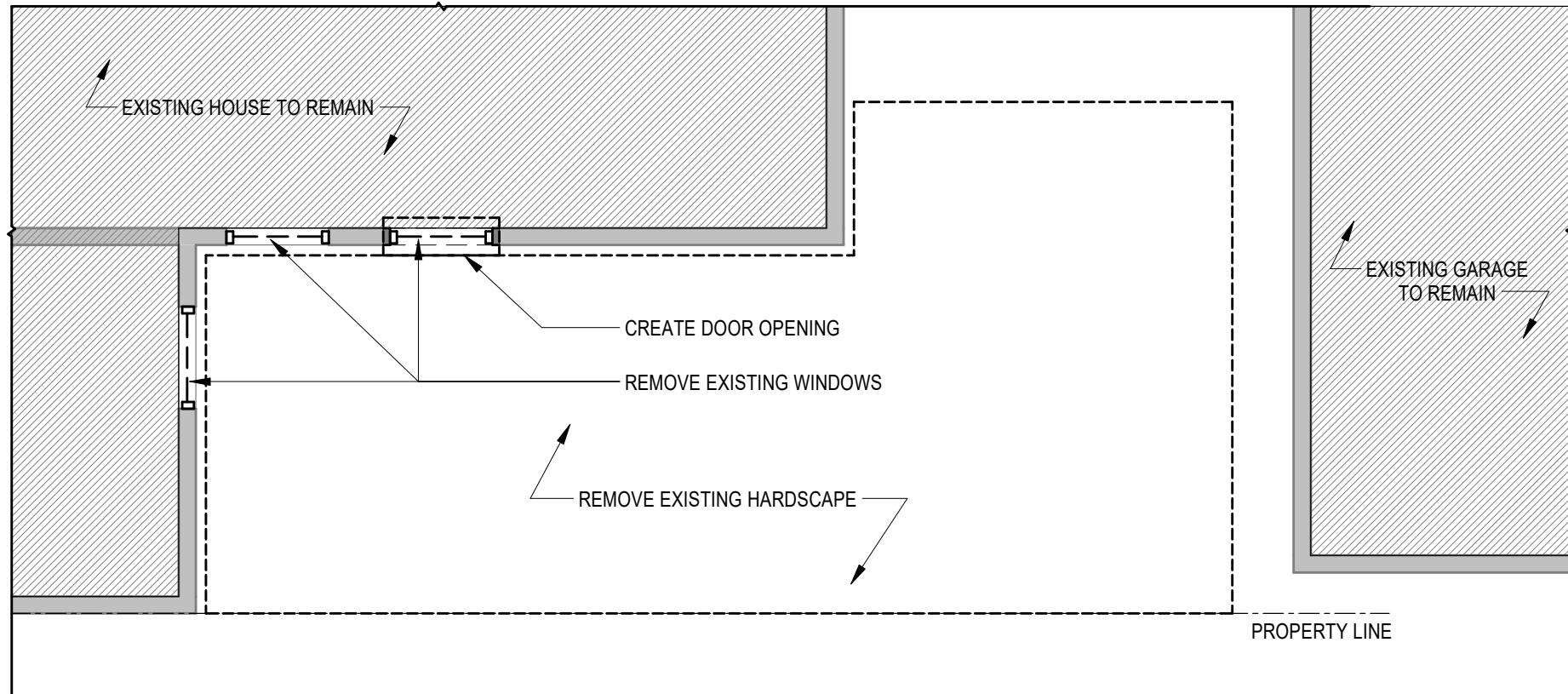
Job #: LAKE-001  
 Drawn by: Author

Ref Sheet: AD-1.4

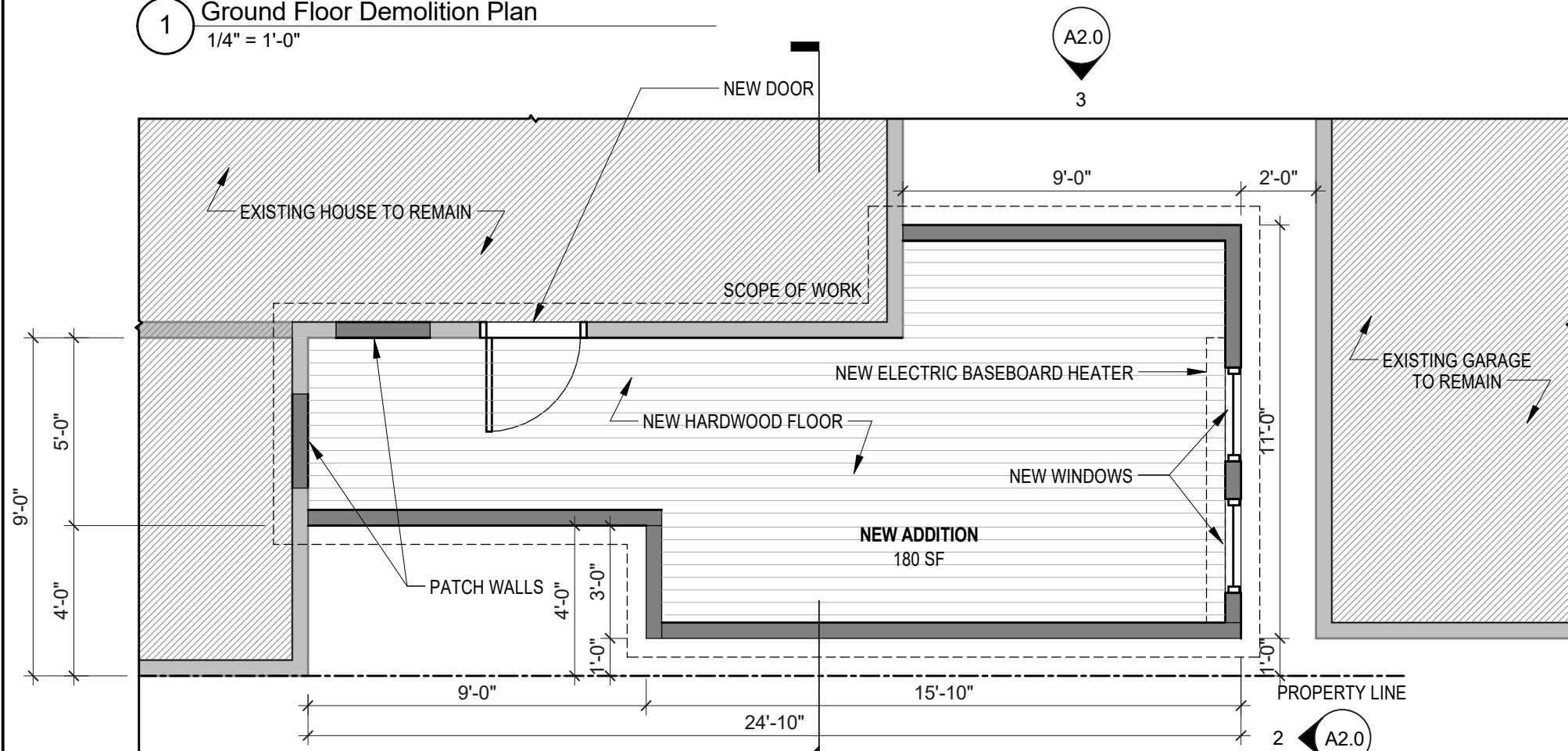
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1 PROPOSED SITE PLAN  
 1" = 10'-0"

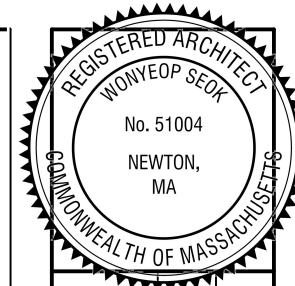
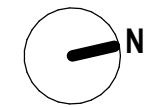
LAKE STREET



1 Ground Floor Demolition Plan  
1/4" = 1'-0"



2 Proposed Ground Floor Plan  
1/4" = 1'-0"

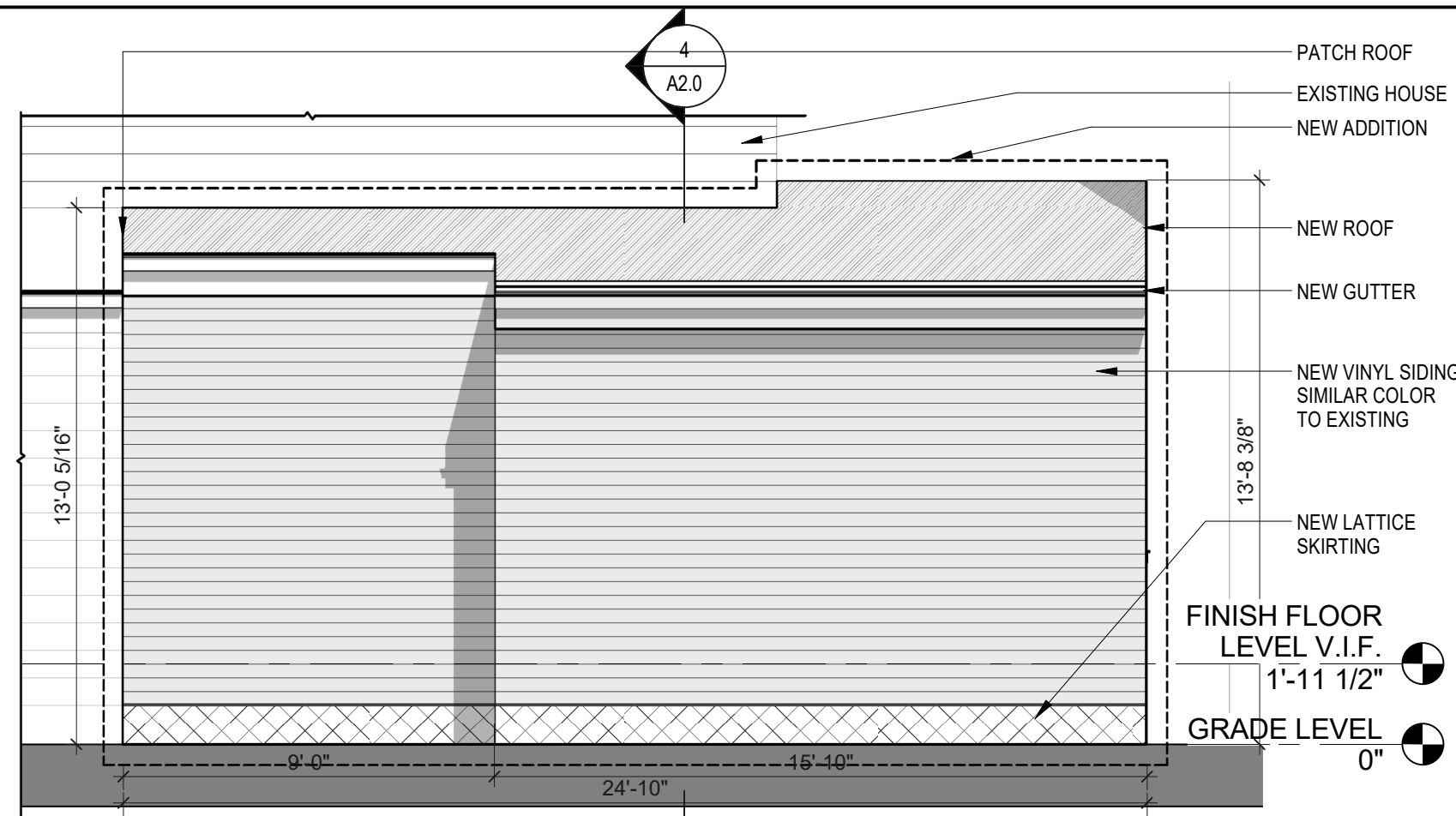


Title: GROUND FLOOR PLANS	
Job #: LAKE-001	Drawn by: WS
Project: 21 Lake St. Somerville, MA	Ref Sheet: A1.1
Scale: 1/4" = 1'-0"	Date: 06/14/2017

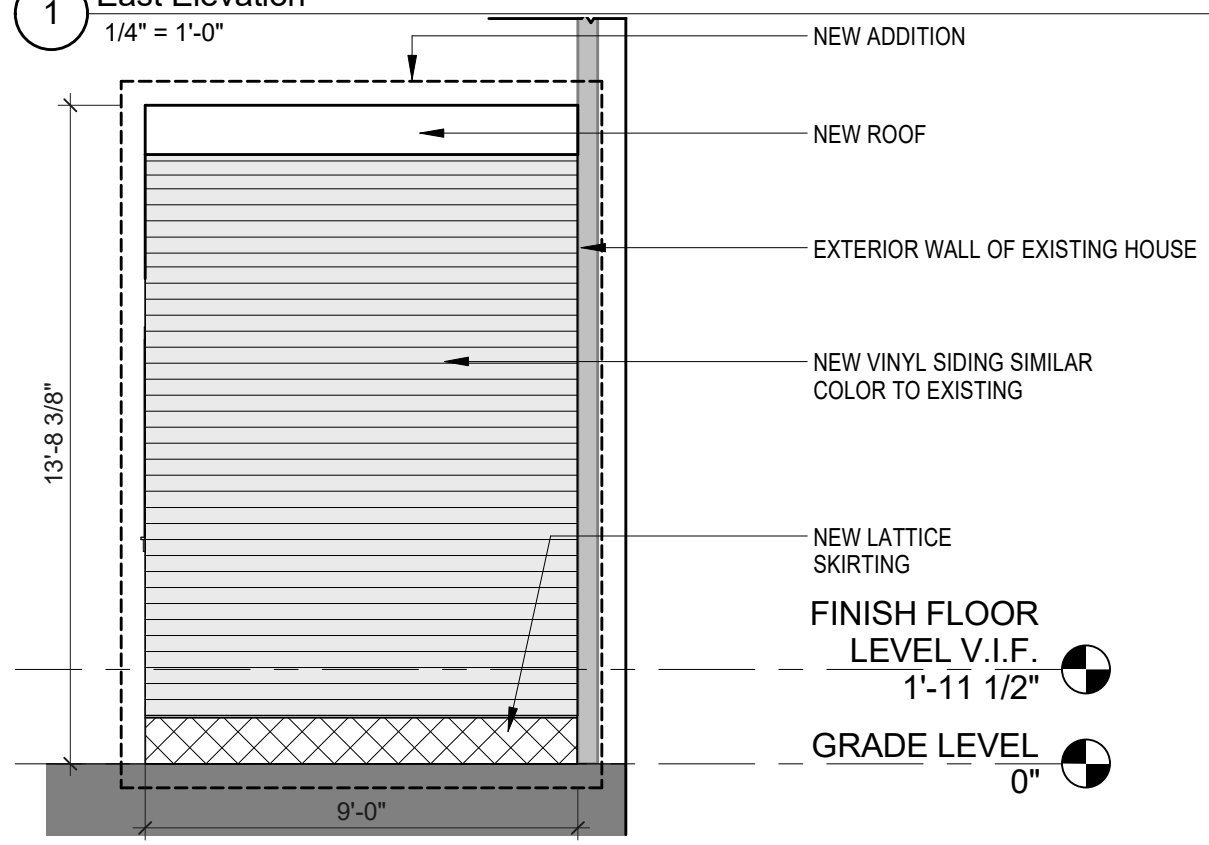
Wonyeop Seok, Registered Architect

License Number: 51004

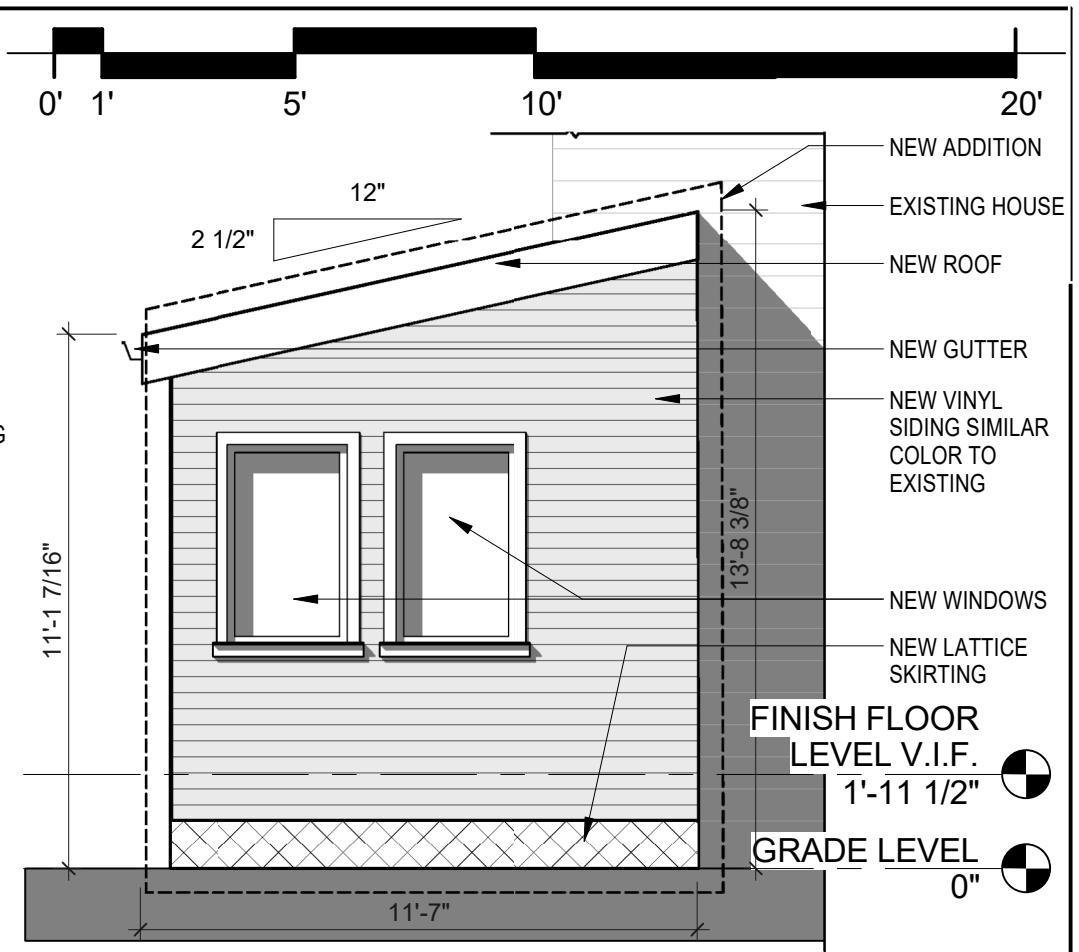
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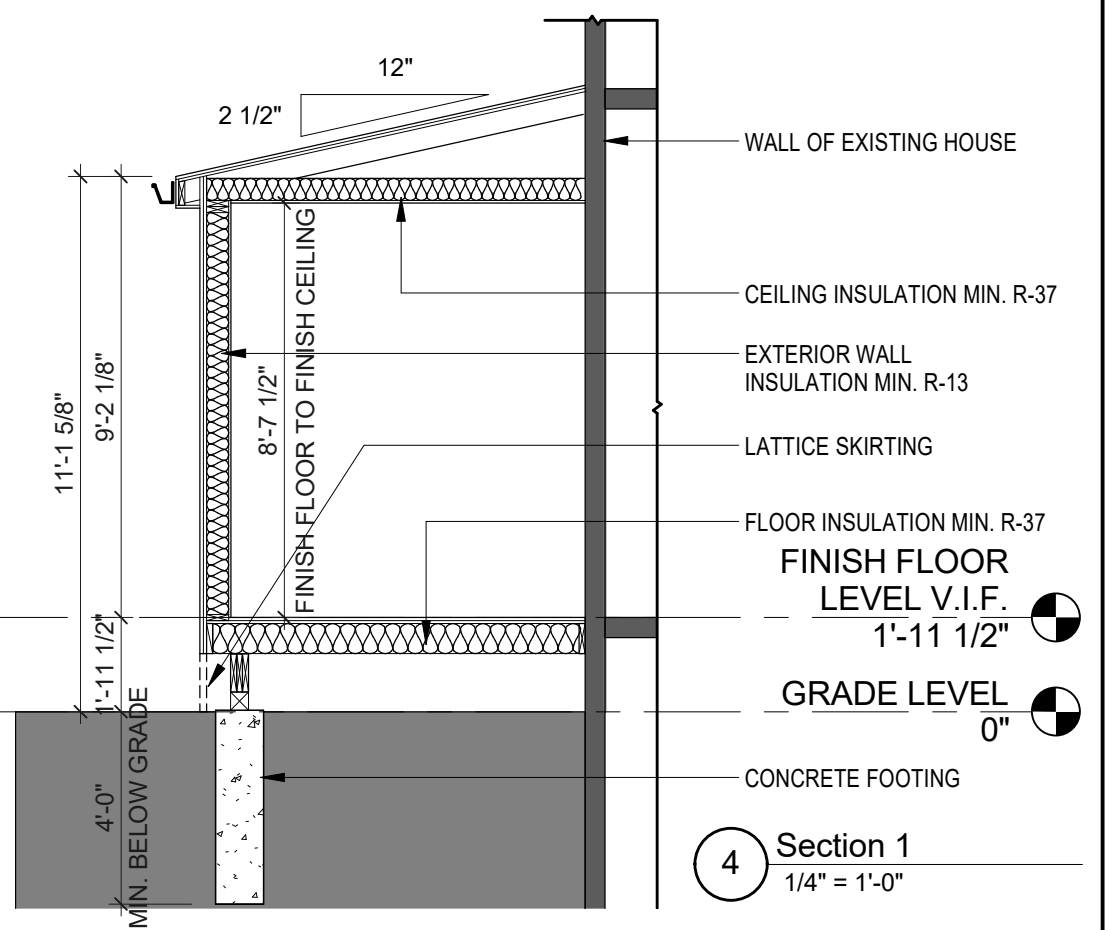
1 East Elevation  
1/4" = 1'-0"



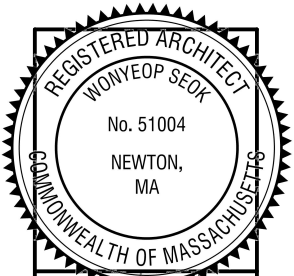
3 West Elevation  
1/4" = 1'-0"



2 North Elevation  
1/4" = 1'-0"



4 Section 1  
1/4" = 1'-0"



Title: ELEVATIONS AND SECTION  
 Project: 21 Lake St. Somerville, MA  
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 Job #: LAKE-001  
 Drawn by: WS  
 Ref Sheet: A2.0  
 Date: 06/14/2017  
 Scale: 1/4" = 1'-0"



Job #: LAKE-001  
Drawn by: WS

Ref Sheet: AD-1.1

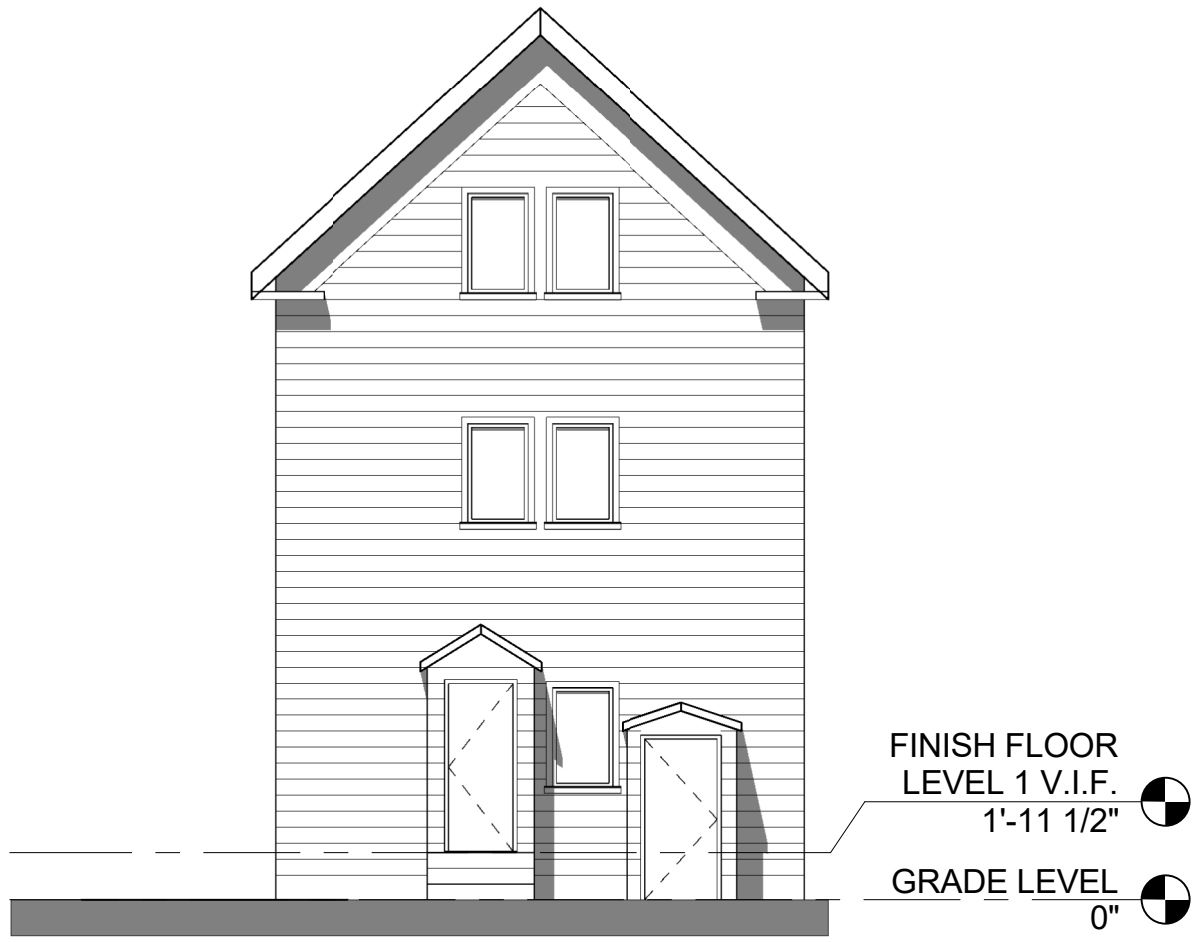
Date: 06/15/2017



Scale: 1/8" = 1'-0"

Title: ADDENDUM #1 (1 OF 2) TO PERMIT SET DATED JUNE 14, 2017  
EXISTING & PROPOSED NORTH ELEVATIONS

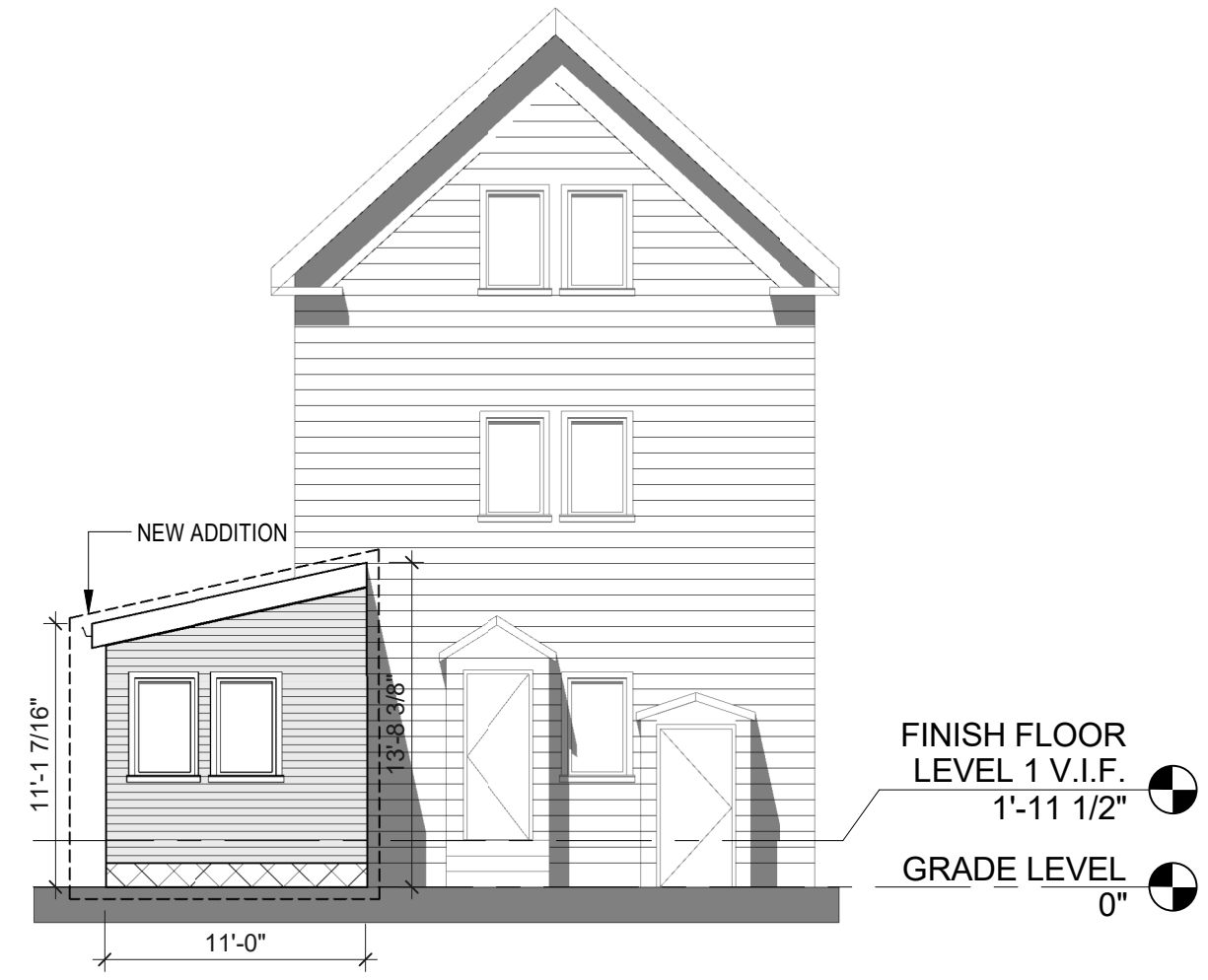
Project: 21 Lake St. Somerville, MA



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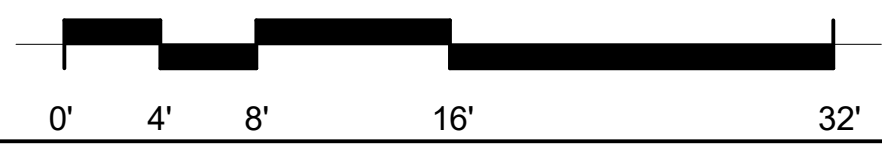
FINISH FLOOR  
LEVEL 1 V.I.F.  
1'-11 1/2"   
GRADE LEVEL  
0" 

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



FINISH FLOOR  
LEVEL 1 V.I.F.  
1'-11 1/2"   
GRADE LEVEL  
0" 

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

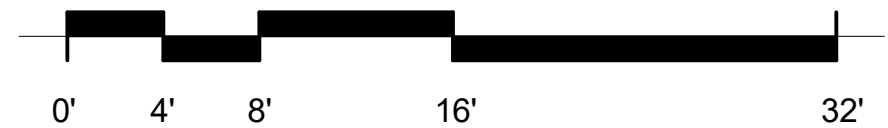




2 Existing East Elevation  
1/8" = 1'-0"



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



Title: ADDENDUM #1(2 OF 2) TO PERMIT SET DATED JUNE 14, 2017  
EXISTING & PROPOSED EAST ELEVATIONS

Project: 21 Lake St. Somerville, MA

Scale: 1/8" = 1'-0"

Date: 06/15/2017

Ref Sheet: AD-1.2

Job #: LAKE-001  
Drawn by: Author

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