

**Dig Safe**  
 Excavators  
 Before you dig contact the Dig Safe Center. To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.

Zoning District: MR1  
 Old Lot Status

Existing  
 Lot Coverage=20.98%  
 Open Space=64.62%

Proposed  
 Lot Coverage=27.66%  
 Open Space=50.49%

Allowed FAR=0.53 (3837 sf)  
 Proposed FAR=0.573 (4149 sf)

Basement=495 sf  
 1st Floor=1409 sf  
 2nd Floor=1409 sf  
 Attic=0  
 Garage=836 sf  
 Total FAR=4149 sf

Basement FAR Calculation  
 Building Perimeter=181.5'  
 Exterior >4' from 1st Floor to Grade=63.75'  
 $63.75/181.5=0.351\%$   
 1st Floor Area=1409 sf  
 $1409 \times 0.351=495$  sf  
 Total Basement FAR=495 sf

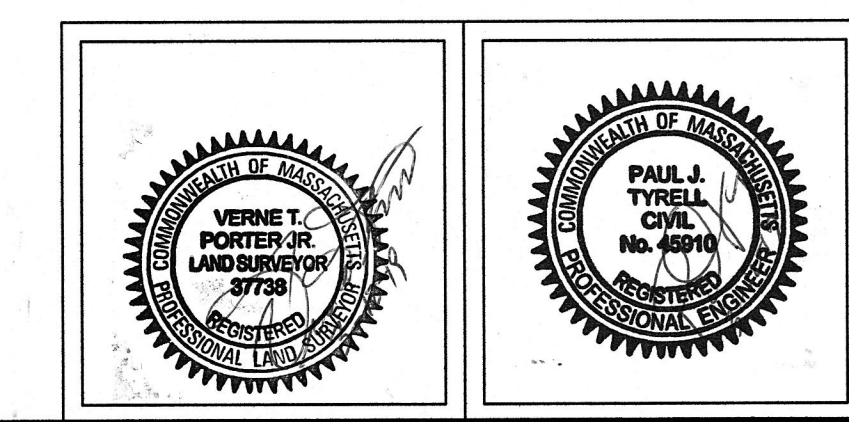
Garage FAR Calculation  
 1st Floor Area=484  
 2nd Floor Area >5'=352 sf  
 Total Garage FAR=836 sf

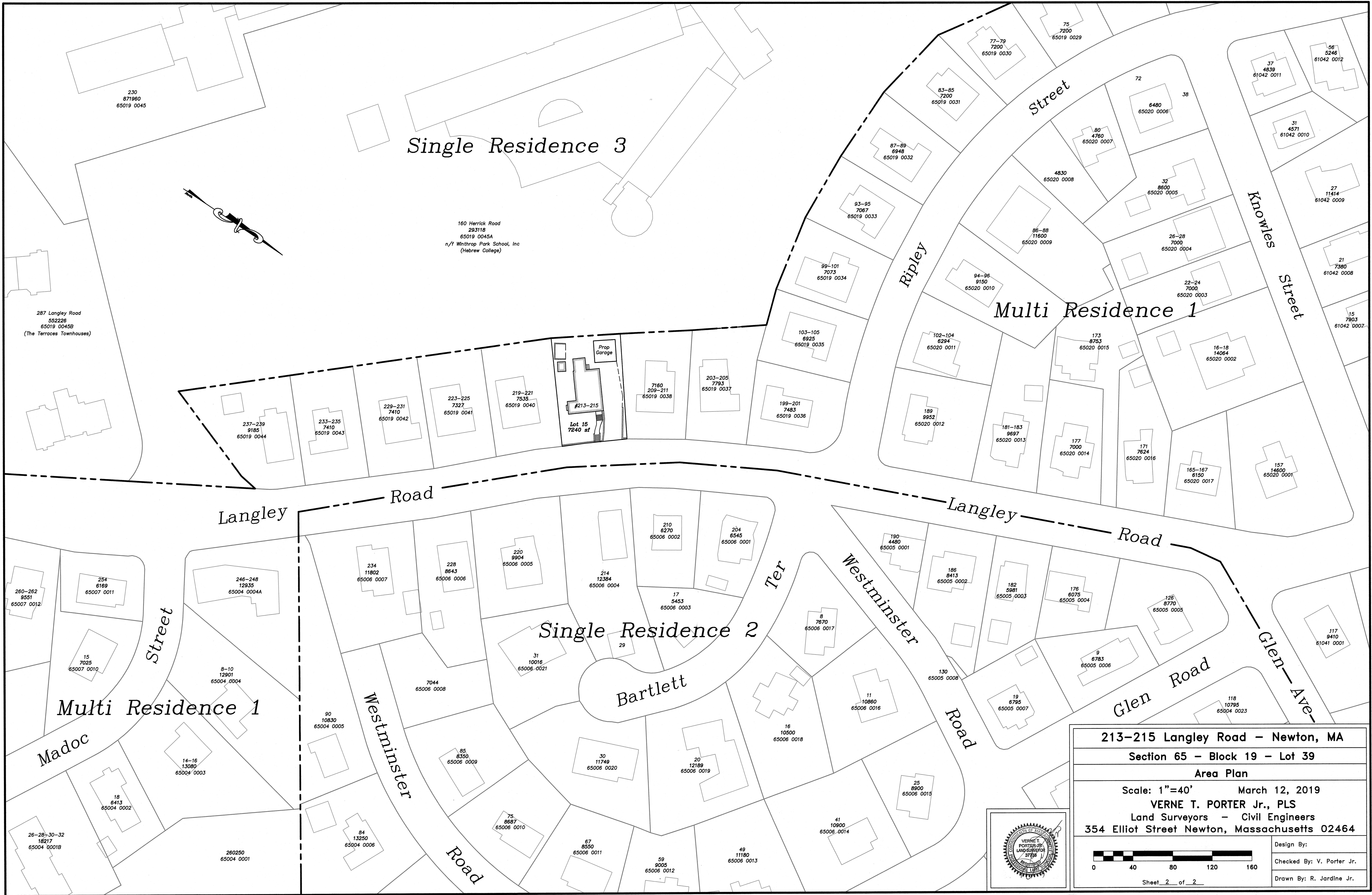
**213-215 Langley Road - Newton, MA**  
 Section 65 - Block 19 - Lot 39  
 Proposed Garage Location

Scale: 1"=10'      March 12, 2019  
**VERNE T. PORTER Jr., PLS**  
 Land Surveyors - Civil Engineers  
 354 Elliot Street Newton, Massachusetts 02464

Design By:  
 Checked By: V. Porter Jr.  
 Drawn By: R. Jardine Jr.

Sheet 1 of 2





Single Residence 3

Multi Residence 1

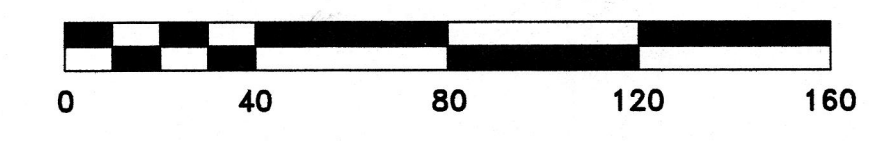
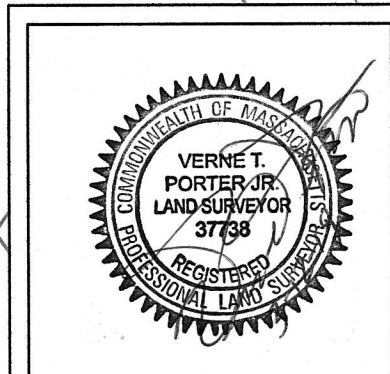
Single Residence 2

Multi Residence 1

160 Herrick Road  
293118  
65019 0045A  
n/f Winthrop Park School, Inc  
(Hebrew College)

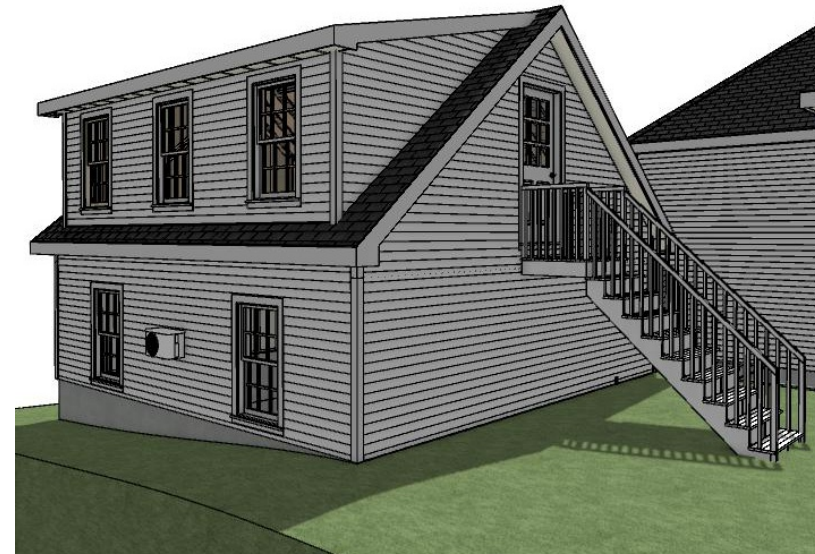
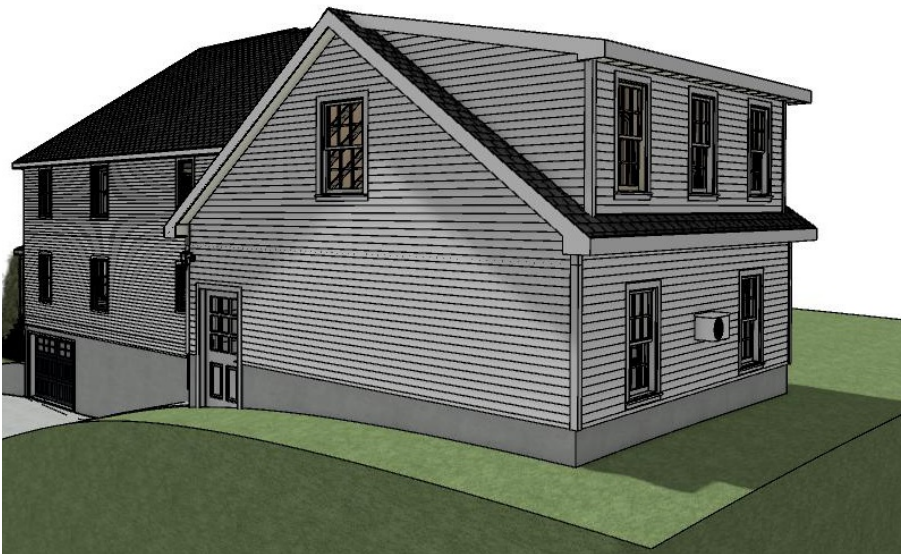
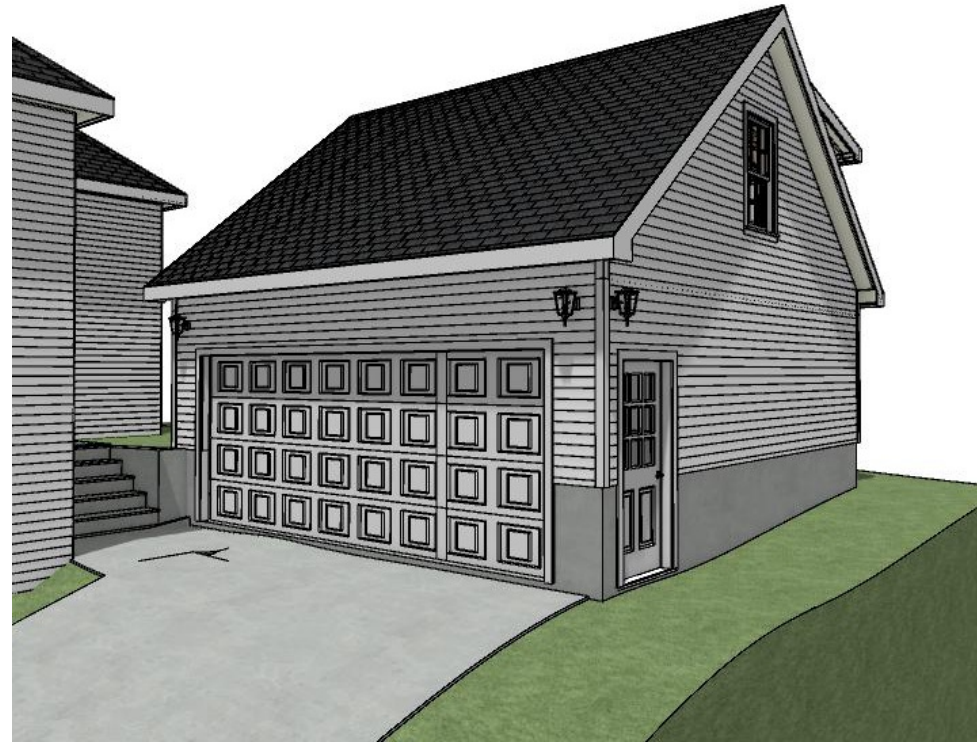
287 Langley Road  
552226  
65019 0045B  
(The Terraces Townhouses)

213-215 Langley Road - Newton, MA	
Section 65 - Block 19 - Lot 39	
Area Plan	
Scale: 1"=40'	March 12, 2019
VERNE T. PORTER Jr., PLS Land Surveyors - Civil Engineers 354 Elliot Street Newton, Massachusetts 02464	
Design By:	
Checked By: V. Porter Jr.	
Drawn By: R. Jardine Jr.	



Sheet 2 of 2

# Bill Trask, Brenda Marsh Garage, 22' x 22'



REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

Contact Info: 508-883-4045  
Customer: Bill Trask, Brenda Marsh  
213/215 Langley Rd., Newton MA

## 3D Elevations

DRAWINGS PROVIDED BY:  
**BAYSTATE**  
OUTDOOR PERSONIA

DATE:

4/9/2019

SCALE:

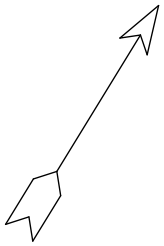
no scale

SHEET:

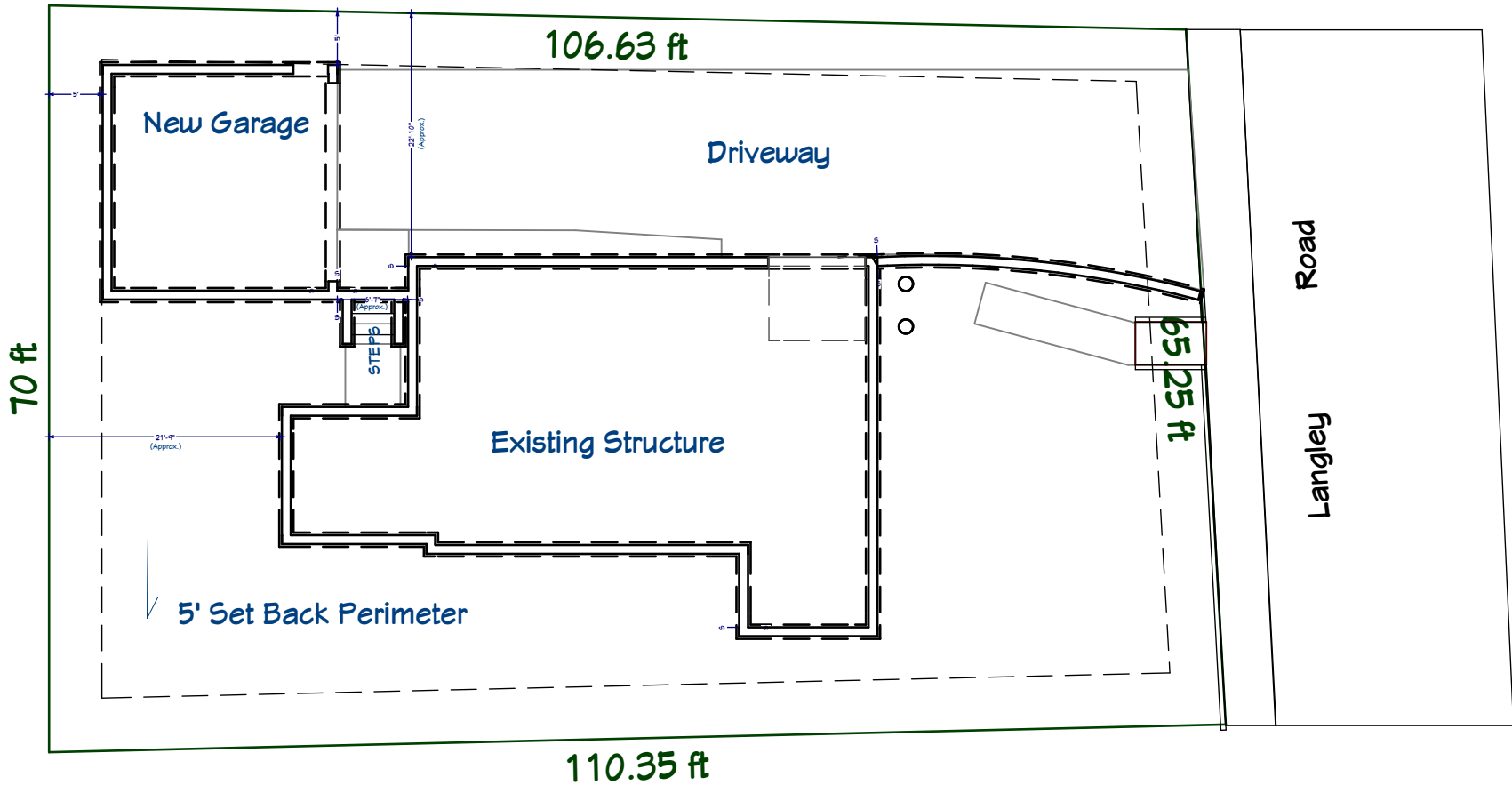
P-1



**N**



**Plot Plan** (Scale, 1/16"=1')



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

Contact Info: 508-883-4045  
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 213/215 Langley Rd., Newton MA

**Plot Plan**



DATE:

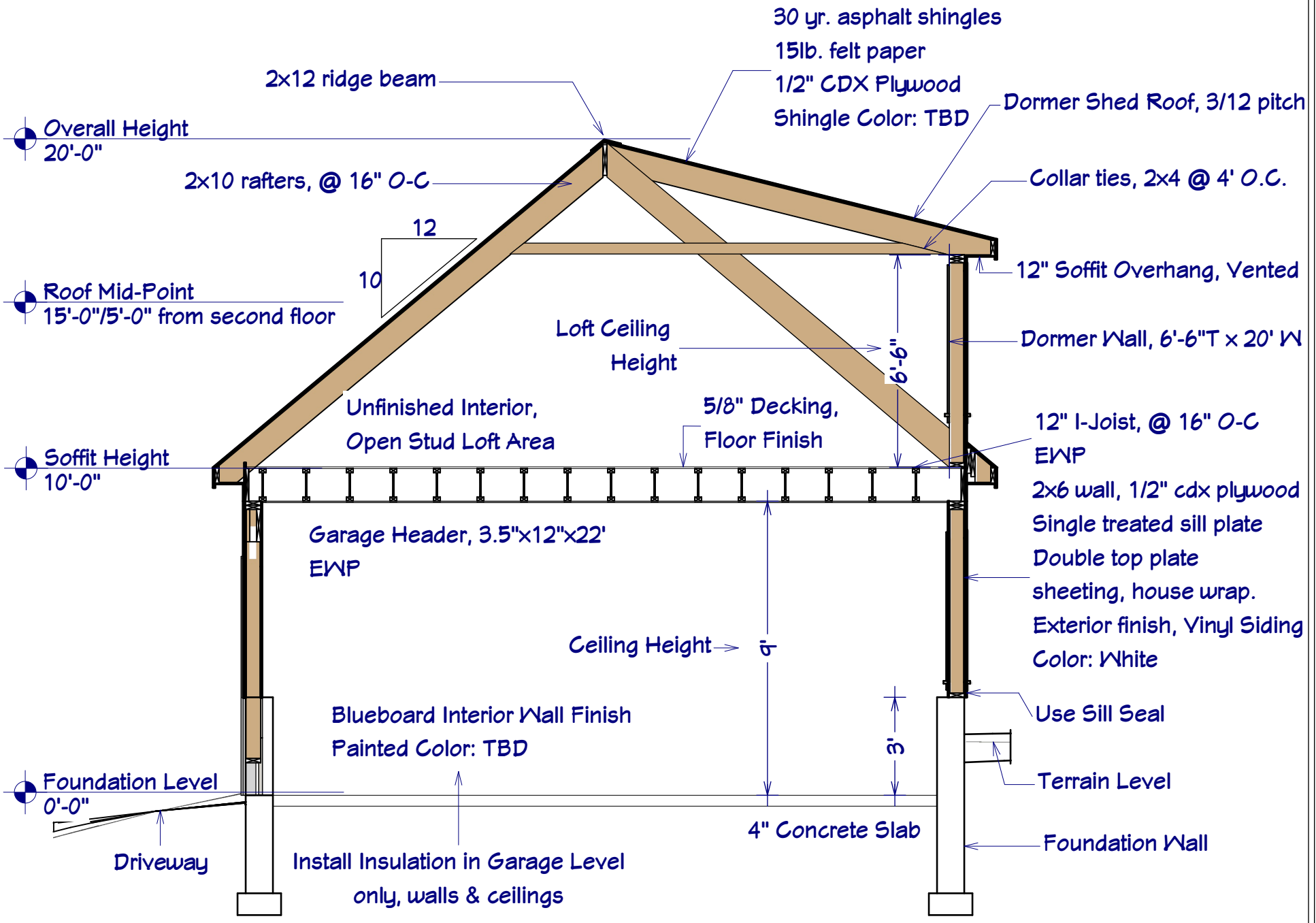
4/9/2019

SCALE:

no scale

SHEET:

**P-2**



30 yr. asphalt shingles  
 15lb. felt paper  
 1/2" CDX Plywood  
 Shingle Color: TBD

2x12 ridge beam

2x10 rafters, @ 16" O-C

Dormer Shed Roof, 3/12 pitch

Collar ties, 2x4 @ 4' O.C.

Overall Height  
 20'-0"

Roof Mid-Point  
 15'-0"/5'-0" from second floor

12" Soffit Overhang, Vented

Loft Ceiling  
 Height

Dormer Wall, 6'-6" T x 20' W

Unfinished Interior,  
 Open Stud Loft Area

5/8" Decking,  
 Floor Finish

12" I-Joist, @ 16" O-C  
 EWP

Soffit Height  
 10'-0"

Garage Header, 3.5"x12"x22'  
 EWP

2x6 wall, 1/2" cdx plywood  
 Single treated sill plate  
 Double top plate  
 sheathing, house wrap.  
 Exterior finish, Vinyl Siding  
 Color: White

Ceiling Height → 6'

Blueboard Interior Wall Finish  
 Painted Color: TBD

Use Sill Seal

Foundation Level  
 0'-0"

4" Concrete Slab

Terrain Level

Foundation Wall

Driveway

Install Insulation in Garage Level  
 only, walls & ceilings

REVISION TABLE	DESCRIPTION
NUMBER	DATE

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**Construction Detail**

DRAWINGS PROVIDED BY:  
**BAYSTATE**  
 OUTDOOR PERSONIA

DATE:

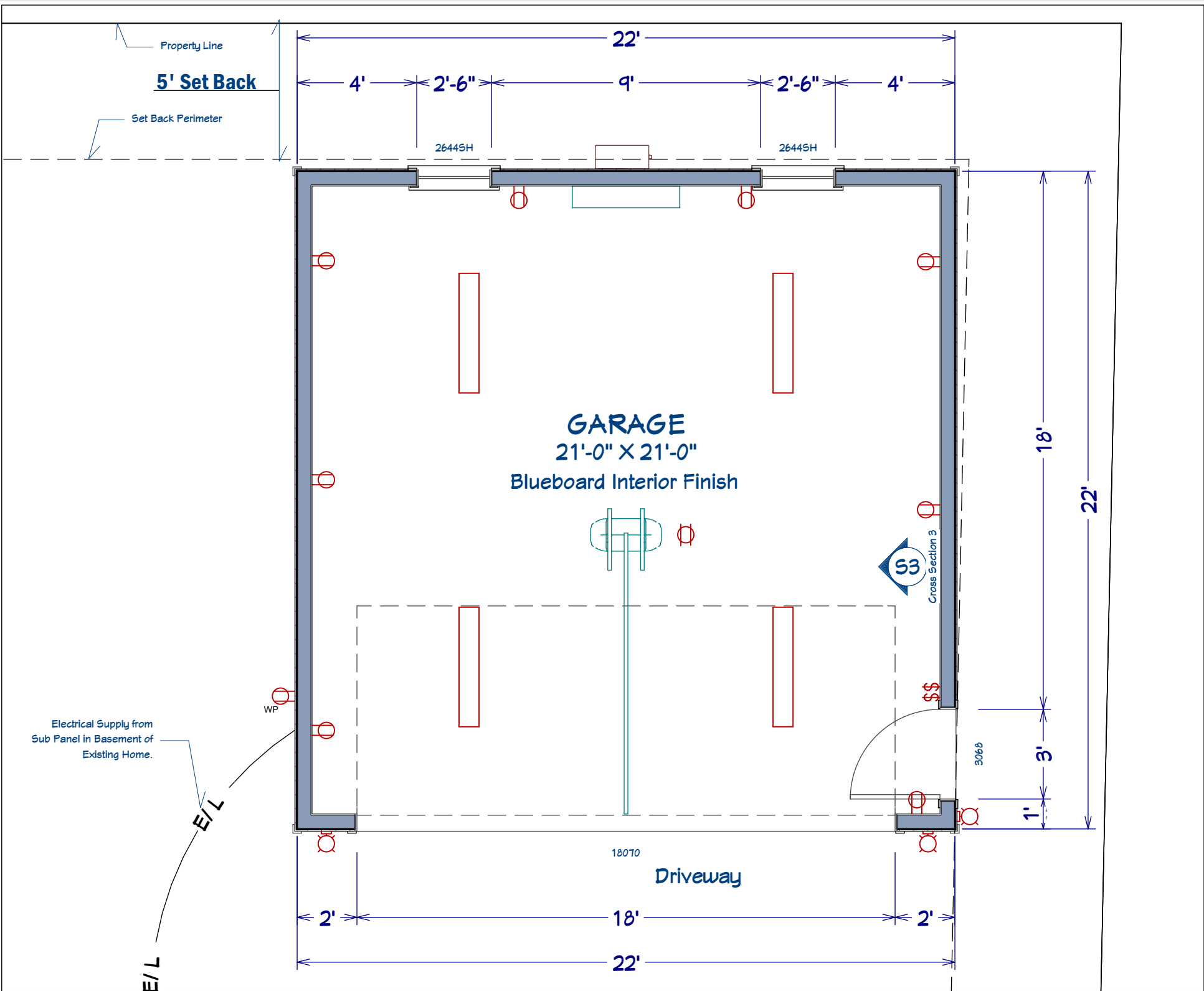
4/9/2019

SCALE:

1/4" = 1'

SHEET:

P-3



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Contact Info: 508-883-4045  
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**Floor Plan  
 (1st Floor)**



DATE:

4/9/2019

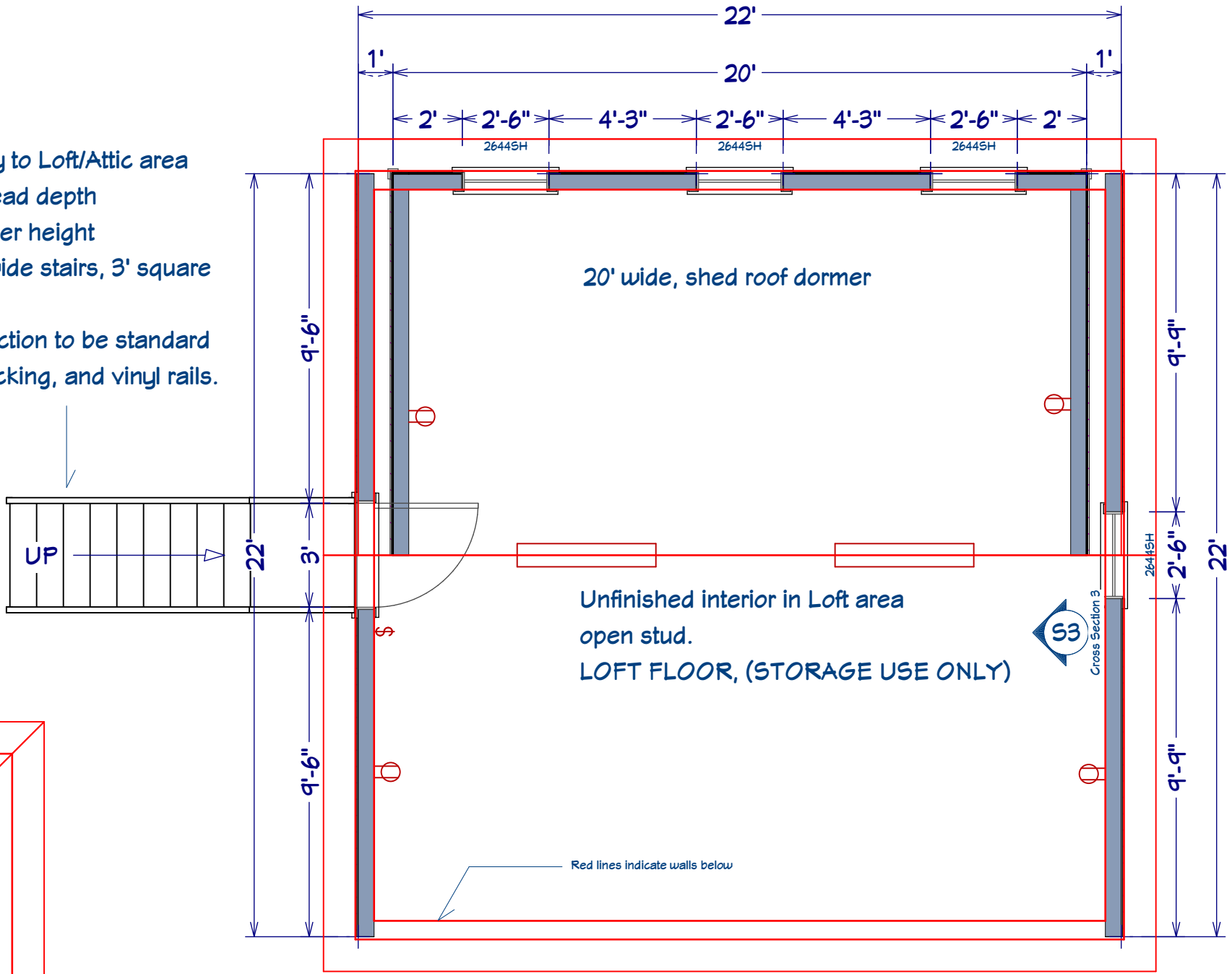
SCALE:

1/4" = 1'

SHEET:

P-4

Stairway to Loft/Attic area  
 9.25" tread depth  
 8.25" riser height  
 top, 3' wide stairs, 3' square  
 landing.  
 Construction to be standard  
 vinyl decking, and vinyl rails.



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Floor Plan  
 (Loft Floor)



DATE:  
 4/9/2019

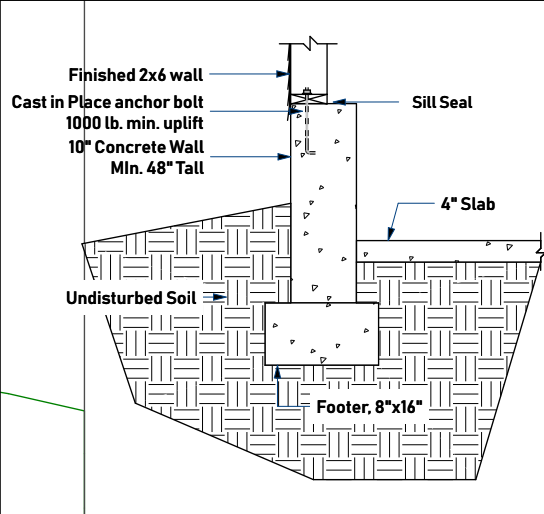
SCALE:  
 1/4" = 1'

SHEET:  
 P-5

Property Line

Maintain 5' setback from property line

### Foundation Wall Detail (no scale)



Rear wall and both side walls to be 36" from slab level to to top of stem wall

**GARAGE**  
20'-4" X 20'-4"

S3  
Cross Section 3

10" wide  
Cutout in wall for exterior doors

22'

5'

17'-10 1/2"

22'

3'-3"

10 1/2"

1'-8 1/2"

18'-7"

1'-8 1/2"

22'

6'-7"

3

0

1

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

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 213/215 Langley Rd., Newton MA

## Foundation Plan

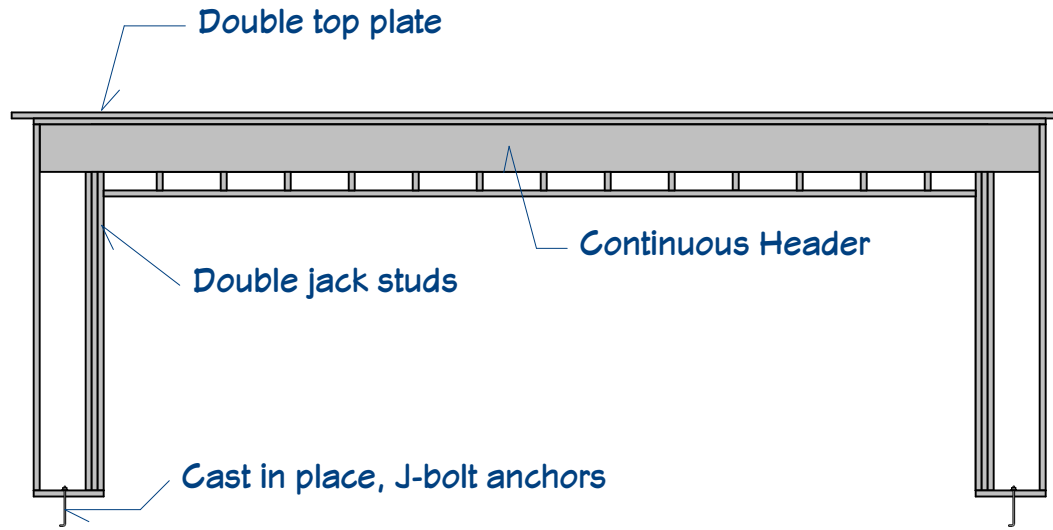
DRAWINGS PROVIDED BY:  
**BAYSTATE**  
 OUTDOOR PERSONIA

DATE:  
4/9/2019

SCALE:  
1/4" = 1'

SHEET:  
P-6





Wall Layer 4 - Viewed From Outside

Garage Portal Framing:  
 Fasten Top Plate to Header with 2 rows of 16d nails @ 3" O/C  
 1000# strap opposite sheeting, Header to Jack Stud  
 Fasten Sheeting to Header 8d common or galvanized box nails in a 3" grid pattern  
 2x6 Framing  
 1/2" CDX plywood sheeting  
 Min. 4200# Tie Down Device embedded in concrete  
 Min. of double 2x6 Jack Stud per side  
 Top Plate continuity is required

REVISION TABLE			
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 213/215 Langley Rd., Newton MA

GARAGE DOOR  
 PORTAL FRAMING



DATE:

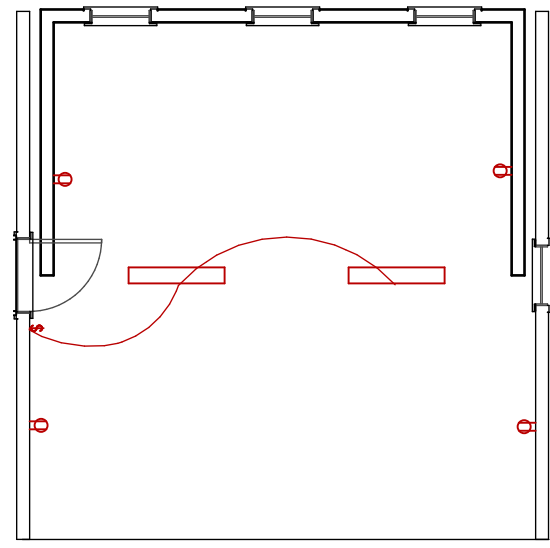
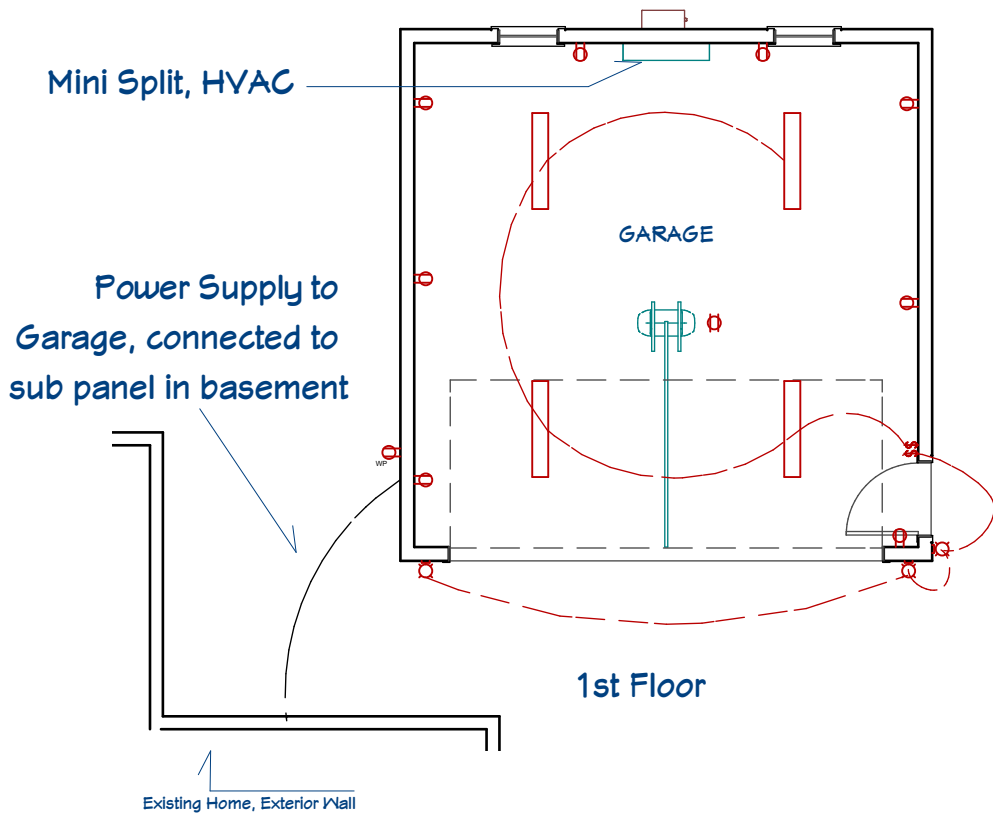
4/9/2019

SCALE:

1/4" = 1'

SHEET:

P-7



### Electrical Schedule

ELECTRICAL SCHEDULE						
BD PERSPECTIVE	NUMBER	QTY	ATTACHED TO	DESCRIPTION	COMMENTS	
	E01	1	WALL	DUPLEX (WEATHERPROOF)		
	E02	1	CEILING	DUPLEX, CEILING MOUNTED		
	E03	6	CEILING	LOFT RECEPTACLES/OUNTED TUBE LIGHT (48W/4FD)	(Fixtures may be supplied by customer)	
	E04	12	WALL	DUPLEX		
	E05	3	WALL	SINGLE POLE		
	E07	3	WALL	PORCH/GARAGE RECEPTACLES	(Fixtures may be supplied by customer)	

### Notes

- One light circuit for garage to include 4 utility light fixtures, or fixtures supplied by homeowner
- One light circuit for Loft to include 2 utility light fixtures, or fixtures supplied by homeowner
- One light circuit for exterior to include 3 light fixtures supplied by homeowner
- One exterior receptacle
- 12 interior receptacle
- Electrical supply to garage door opener
- Provide electrical supply from existing breaker panel in unfinished basement of existing home
- Electrical supply to Mini-split HVAC

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## Electrical Plan



DATE:	4/9/2019
SCALE:	1/8" = 1'
SHEET:	P-8