

Residential Garage for Harold Coxall

15 Pine Street
Wellesley, MA 02481
LARGE HOUSE REVIEW
ARCHITECTURAL DRAWINGS
JUNE 5, 2020

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Harold Coxall

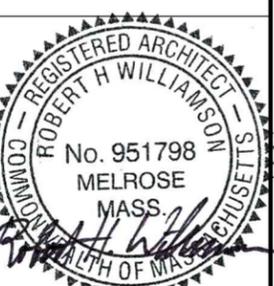
PROJECT:
Residential Garage
at 15 Pine Street,
Wellesley, MA 02481

DRAWING NAME:
Title Page - Site
Location Plans

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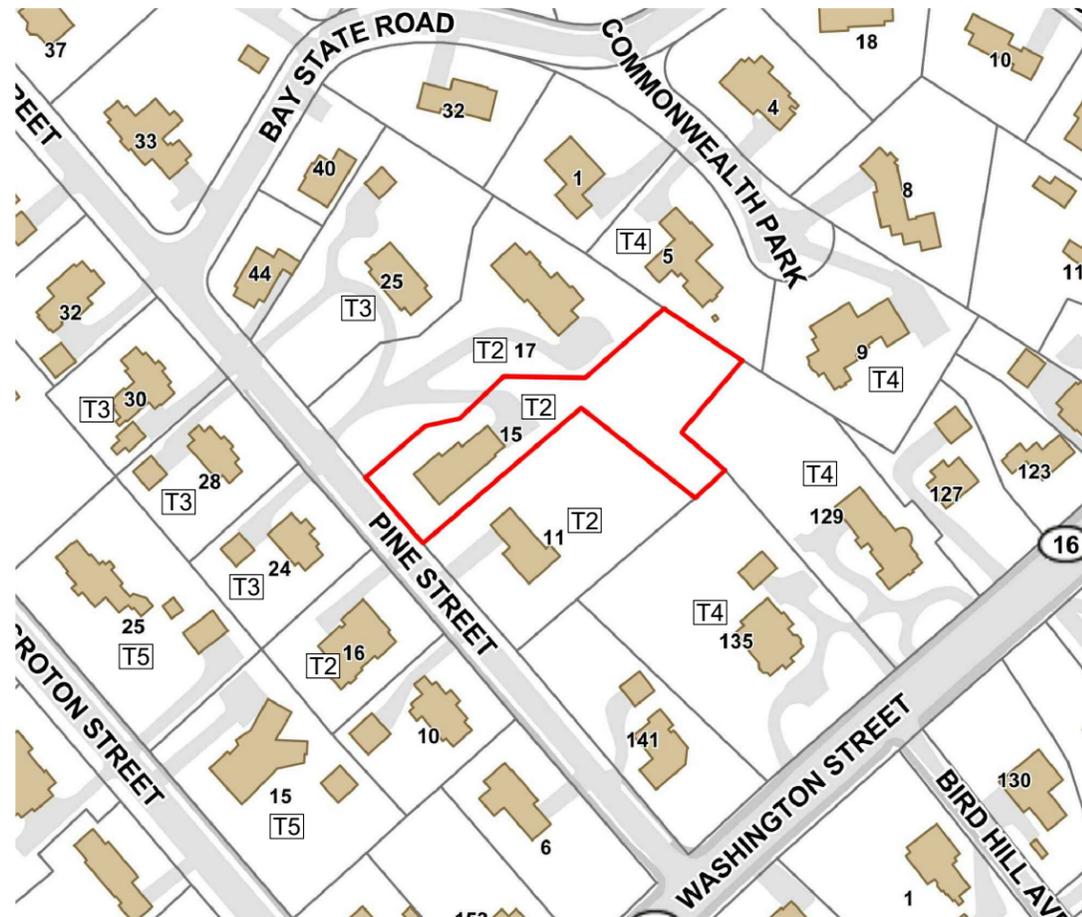
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19002

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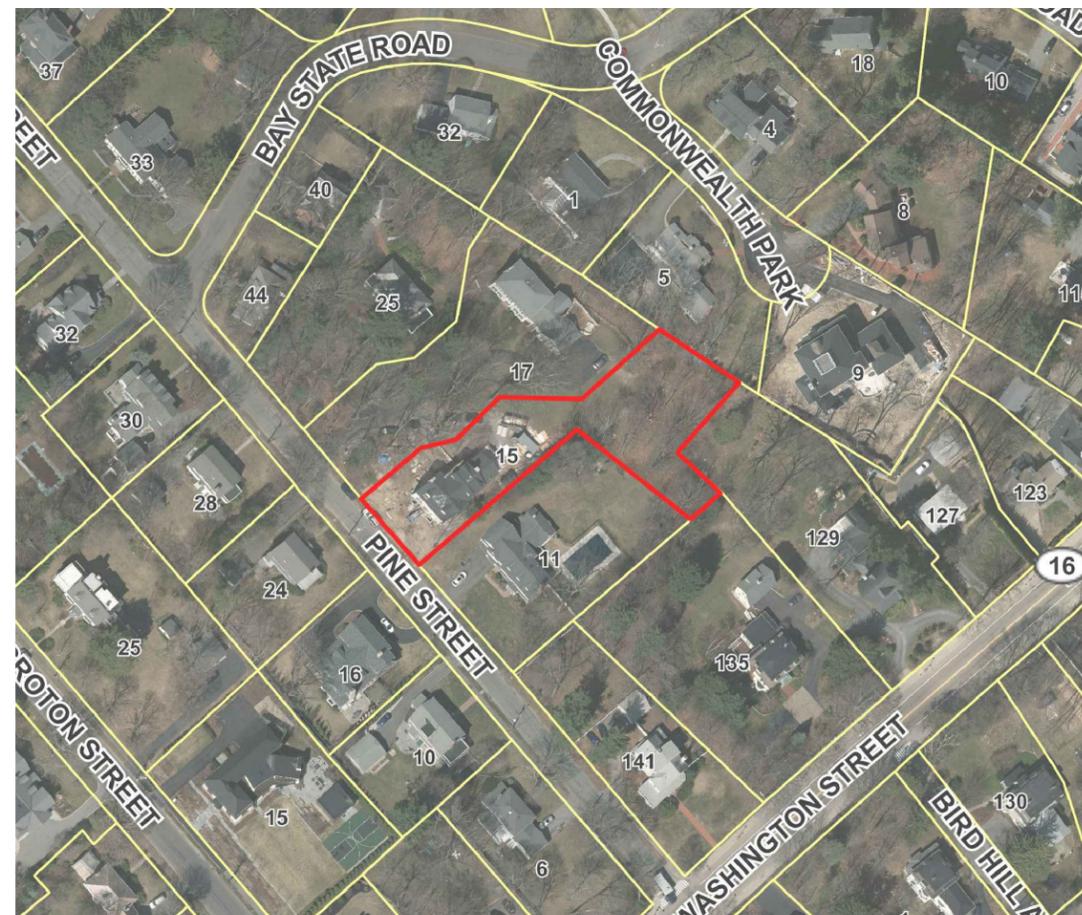
T1

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1 SITE LOCATION PLAN
SCALE: 1:2000



2 SITE SATELLITE PLAN
SCALE: 1:2000





15 PINE STREET
 Year Built: 1988 (Renovated 2017)
 TLA: 4,331 SF

Lot Size: 27,422 SF
 Lot Coverage: 2,381± SF
 Coverage Ratio: 9%



16 PINE STREET
 Year Built: 1926 (Renovated 2015)
 TLA: 4,622 SF

Lot Size: 13,878 SF
 Lot Coverage: 2,927± SF
 Coverage Ratio: 21%



17 PINE STREET
 Year Built: 1987
 TLA: 3,462 SF

Lot Size: 31,542 SF
 Lot Coverage: 3,062± SF
 Coverage Ratio: 10%



11 PINE STREET
 Year Built: 1955
 TLA: 4,348 SF

Lot Size: 26,191 SF
 Lot Coverage: 1,975± SF
 Coverage Ratio: 8%

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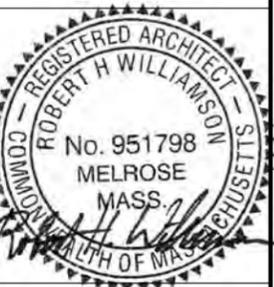
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24 PINE STREET Lot Size: 13,875 SF
 Year Built: 1925 Lot Coverage: 1,919± SF
 TLA: 2,072 SF Coverage Ratio: 14%



28 PINE STREET Lot Size: 13,875 SF
 Year Built: 1919 Lot Coverage: 1,915± SF
 TLA: 2,055 SF Coverage Ratio: 14%



30 PINE STREET Lot Size: 13,550 SF
 Year Built: 1925 Lot Coverage: 2,571± SF
 TLA: 3,698 SF Coverage Ratio: 19%



25 PINE STREET Lot Size: 28,176 SF
 Year Built: 1925 (Renovated 1986) Lot Coverage: 2,212± SF
 TLA: 3,449 SF Coverage Ratio: 8%

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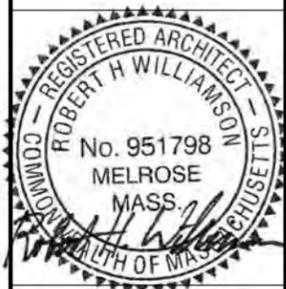
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T3



5 COMMONWEALTH PARK

Year Built: 1870
 Lot Size: 17,052 SF
 Lot Coverage: 2,803± SF
 TLA: 4,230 SF
 Coverage Ratio: 16%



9 COMMONWEALTH PARK

Year Built: 2016
 Lot Size: 23,077 SF
 Lot Coverage: 3,847± SF
 TLA: 4,341 SF
 Coverage Ratio: 17%



129 WASHINGTON STREET

Year Built: 1890 (Renovated 1960)
 Lot Size: 30,351 SF
 Lot Coverage: 3,070± SF
 TLA: 3,956 SF
 Coverage Ratio: 10%



135 WASHINGTON STREET

Year Built: 1865
 Lot Size: 39,644 SF
 Lot Coverage: 3,153± SF
 TLA: 4,102 SF
 Coverage Ratio: 8%

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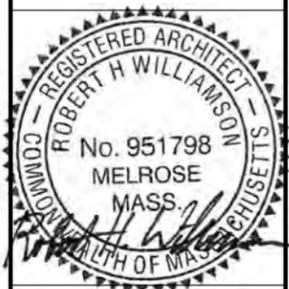
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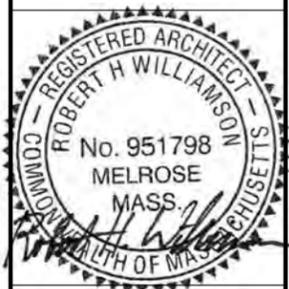
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T5

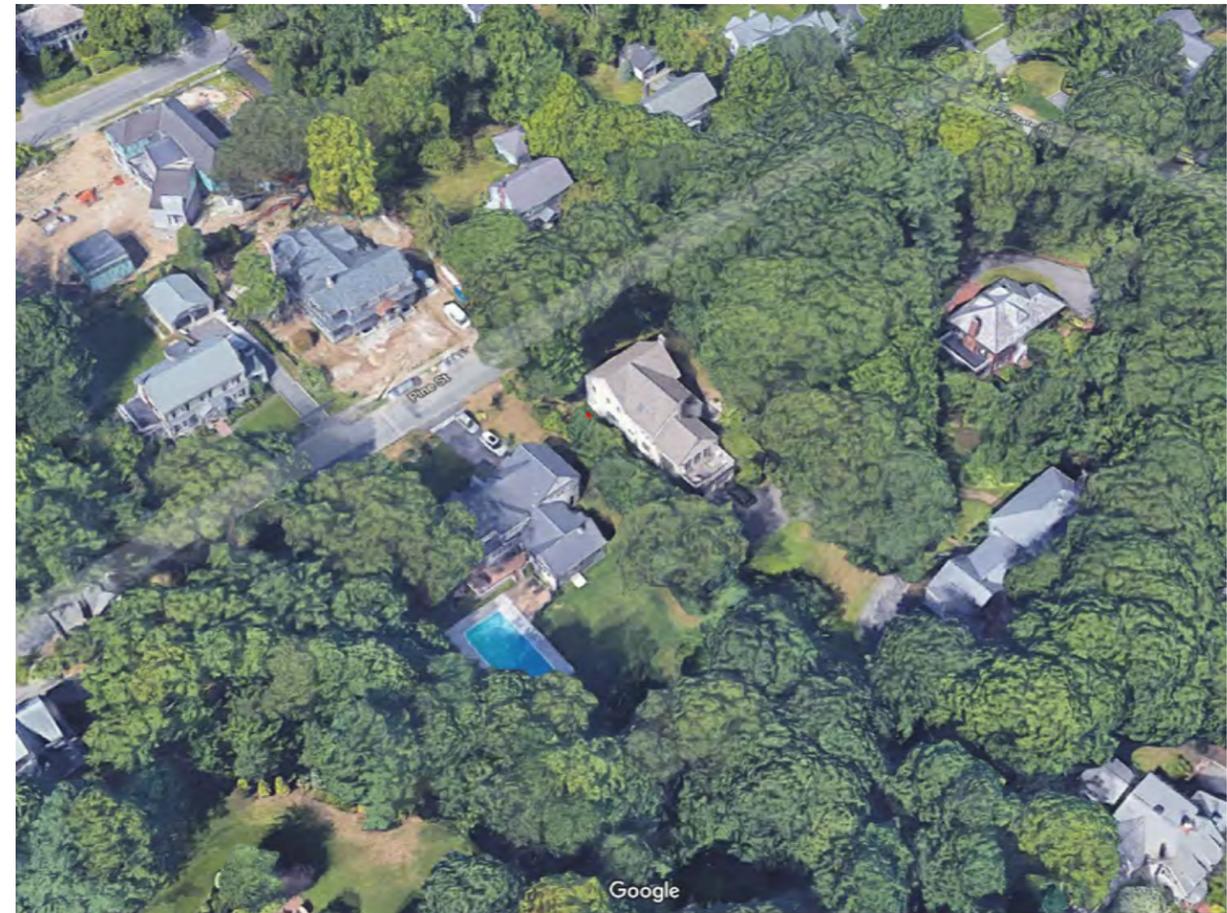
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25 CROTON STREET
Year Built: 1913 (Renovated 1979)
TLA: 3,864 SF
Lot Size: 28,672 SF
Lot Coverage: 3,397± SF
Coverage Ratio: 12%



15 CROTON STREET
Year Built: 2015
TLA: 6,071 SF
Lot Size: 28,671 SF
Lot Coverage: 4,453± SF
Coverage Ratio: 16%



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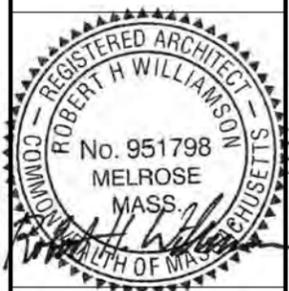
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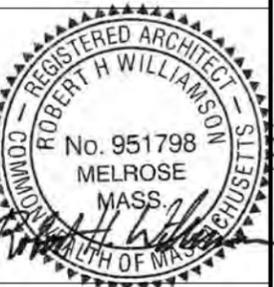
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Existing House Photos

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Proposed Garage Rendering



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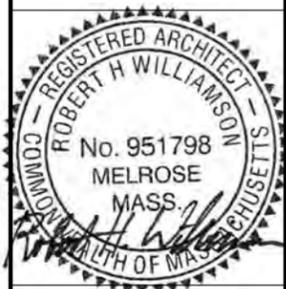
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Proposed 3d Views

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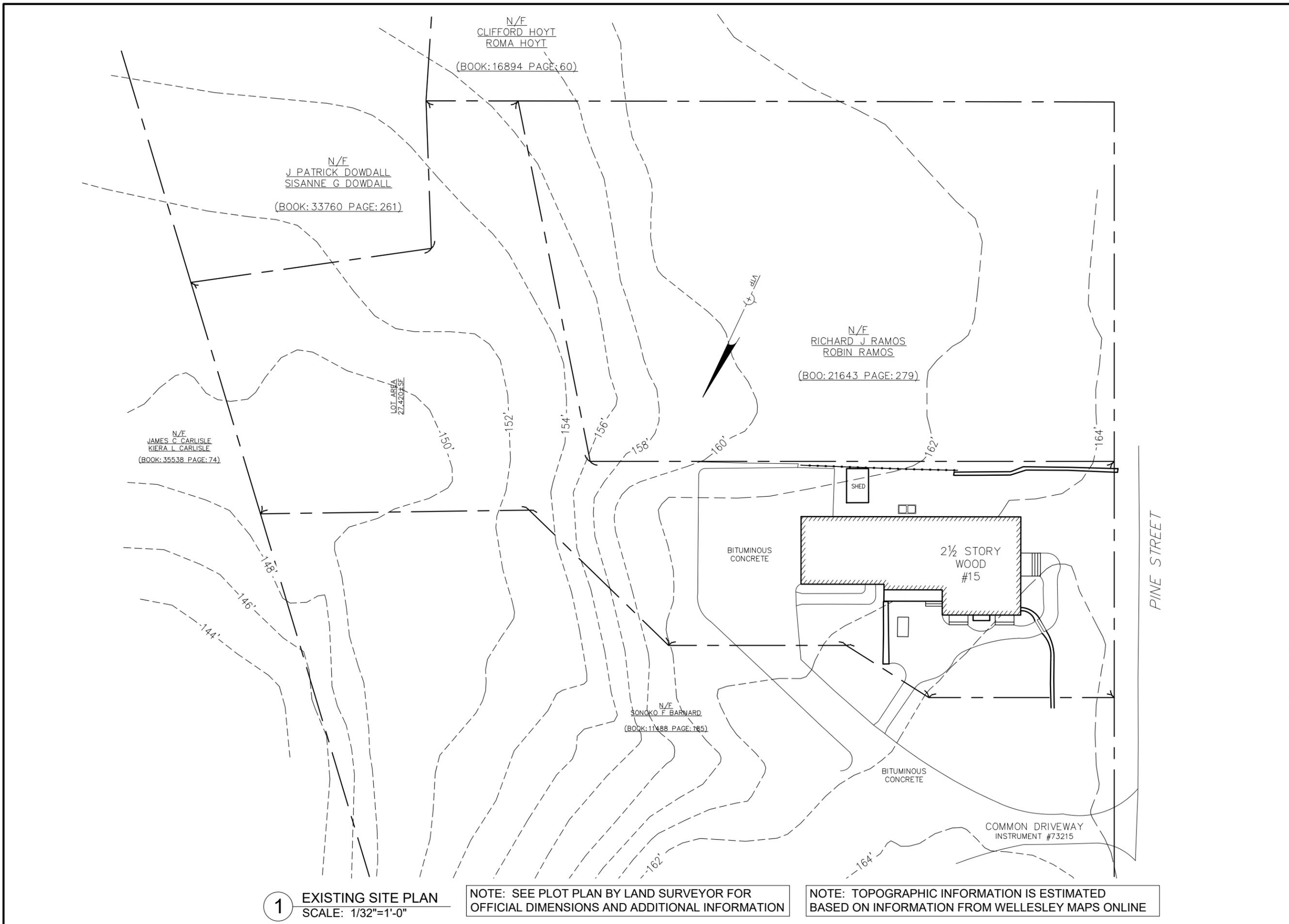
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T8



1 EXISTING SITE PLAN
SCALE: 1/32"=1'-0"

NOTE: SEE PLOT PLAN BY LAND SURVEYOR FOR OFFICIAL DIMENSIONS AND ADDITIONAL INFORMATION

NOTE: TOPOGRAPHIC INFORMATION IS ESTIMATED BASED ON INFORMATION FROM WELLESLEY MAPS ONLINE

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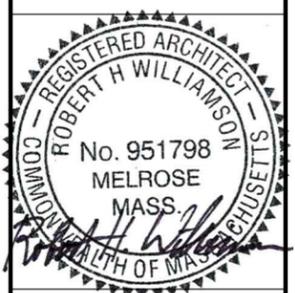
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Existing Conditions

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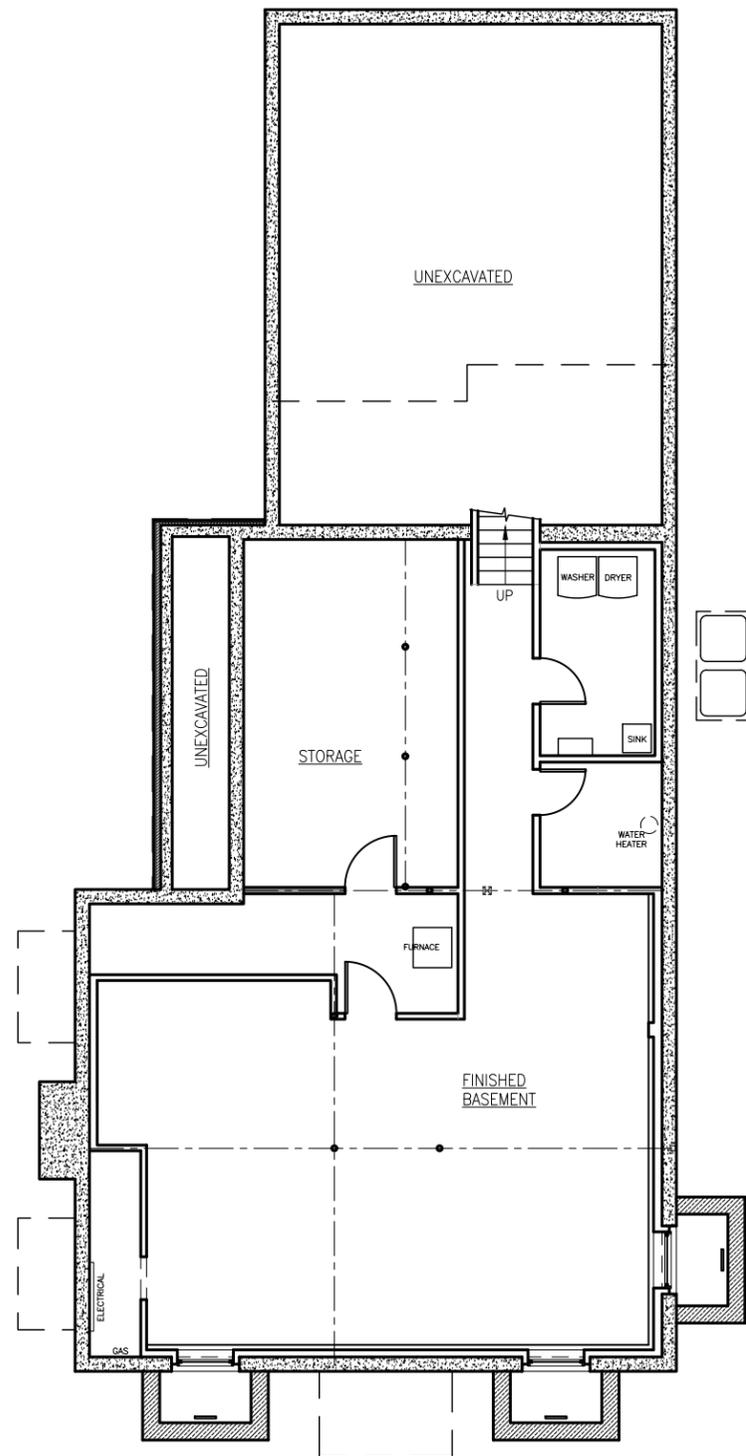
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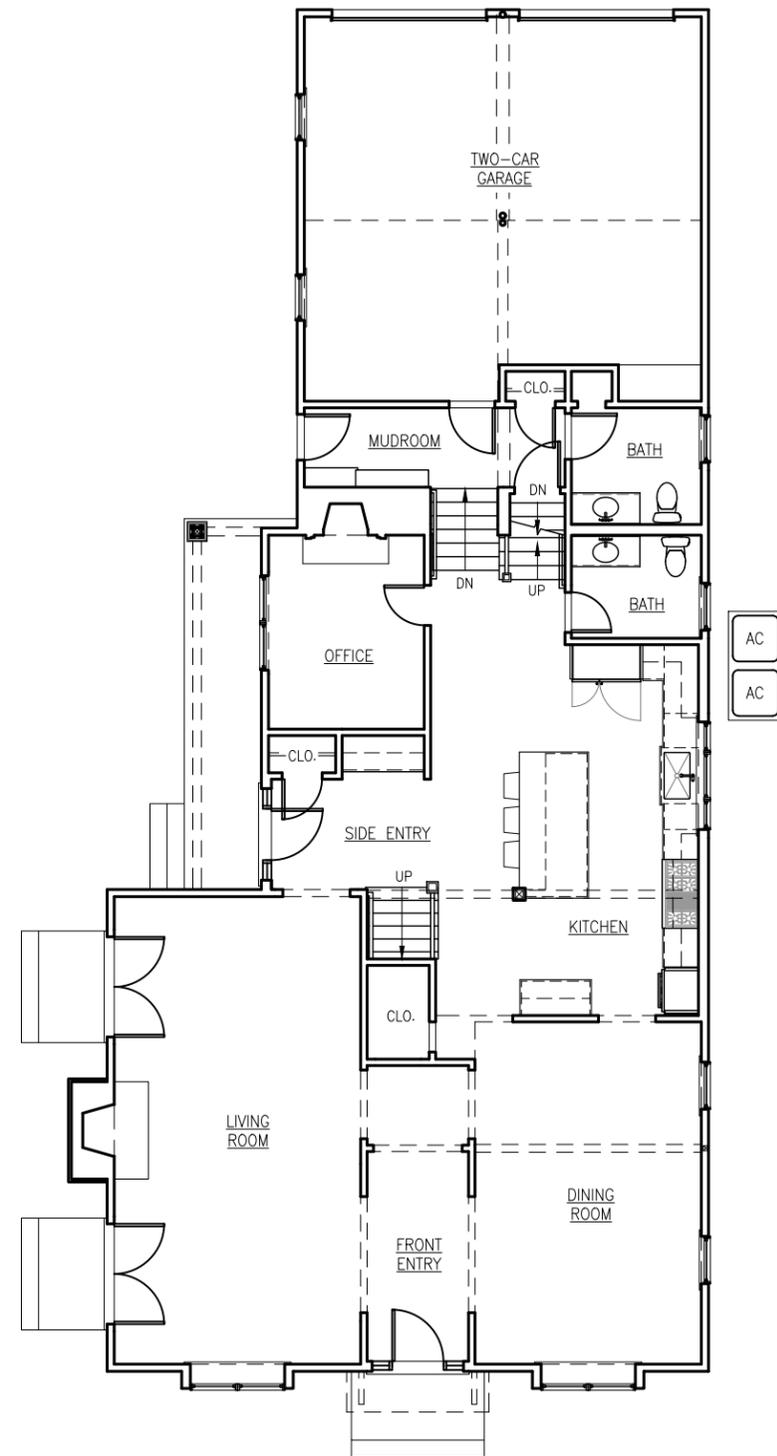
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Scale As Noted	Project No. 19002
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Drawing No.
EX.1



1 EXISTING BASEMENT PLAN
SCALE: 3/32"=1'-0"



2 EXISTING FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"



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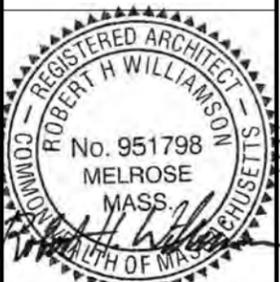
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Drawing No.
EX.2

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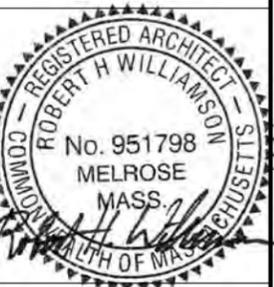
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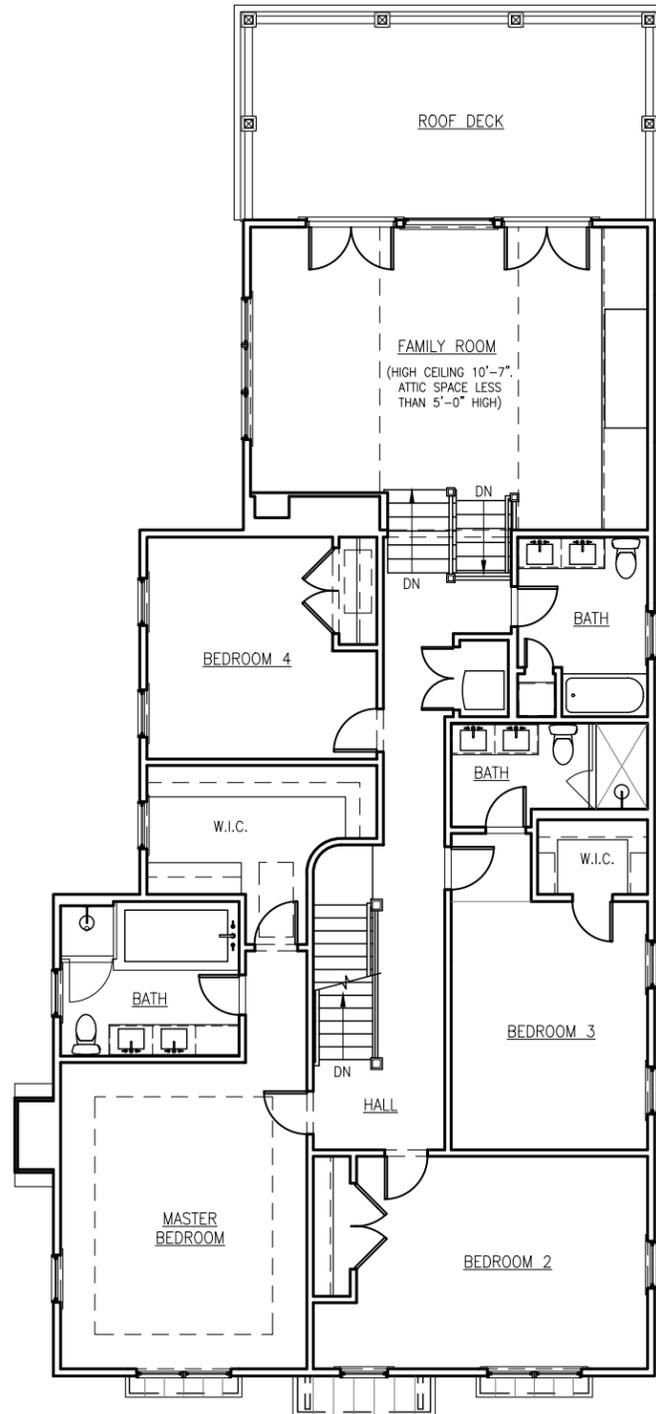
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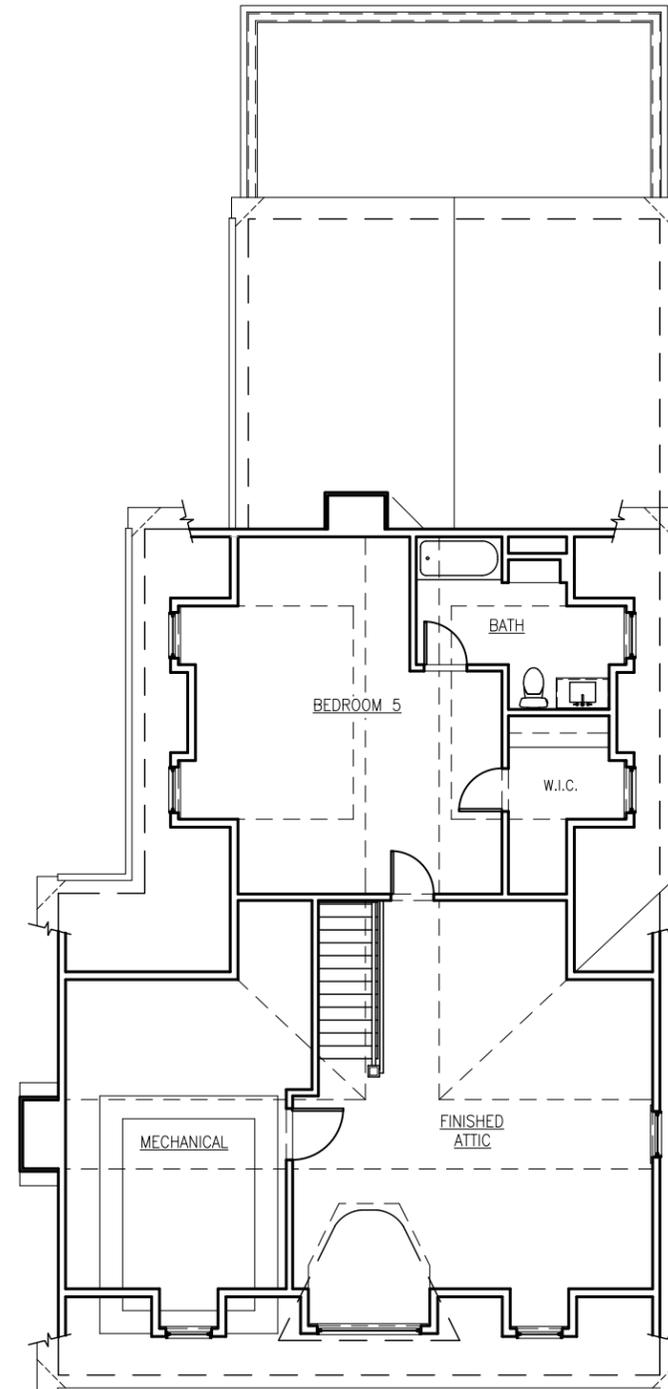
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EX.3



1 EXISTING SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"



2 EXISTING ATTIC FLOOR PLAN
SCALE: 3/32"=1'-0"

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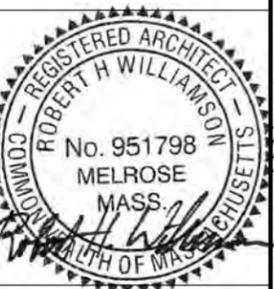
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Drawing No.

EX.4

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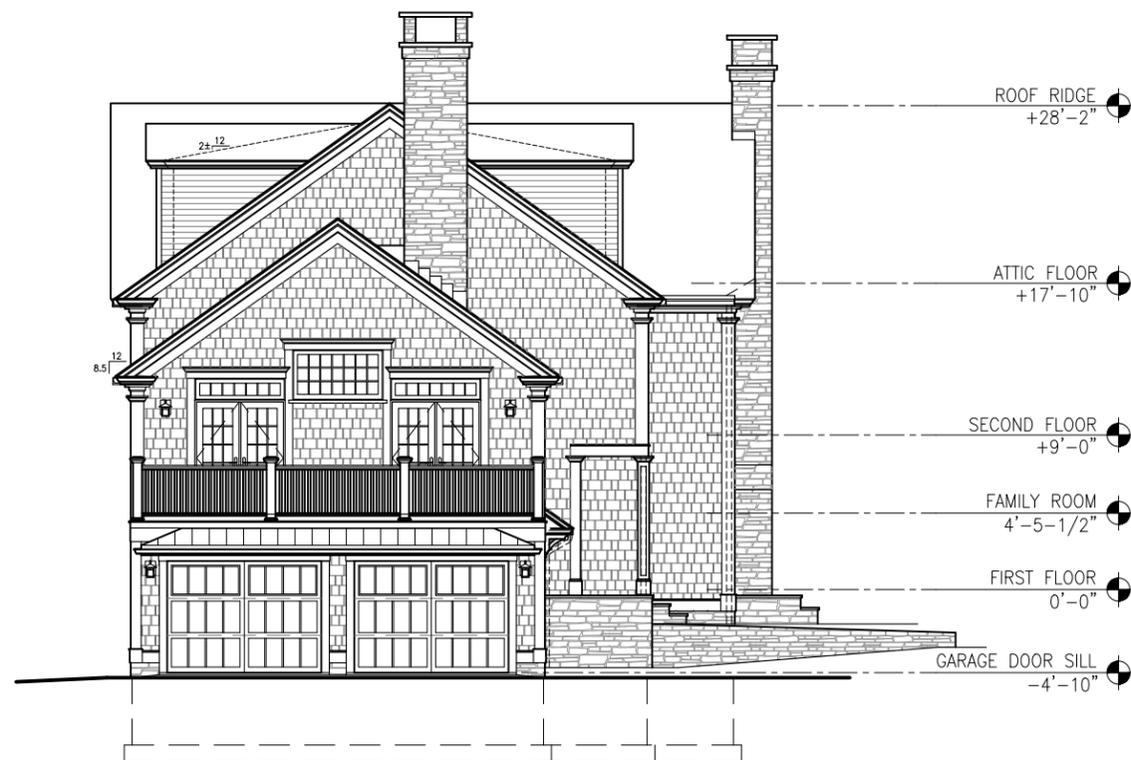
2 EXISTING SOUTHEAST ELEVATION
SCALE: 3/32"=1'-0"



1 EXISTING SOUTHWEST ELEVATION
SCALE: 3/32"=1'-0"



2 EXISTING NORTHWEST ELEVATION
SCALE: 3/32"=1'-0"



1 EXISTING NORTHEAST ELEVATION
SCALE: 3/32"=1'-0"

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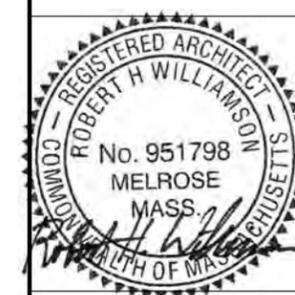
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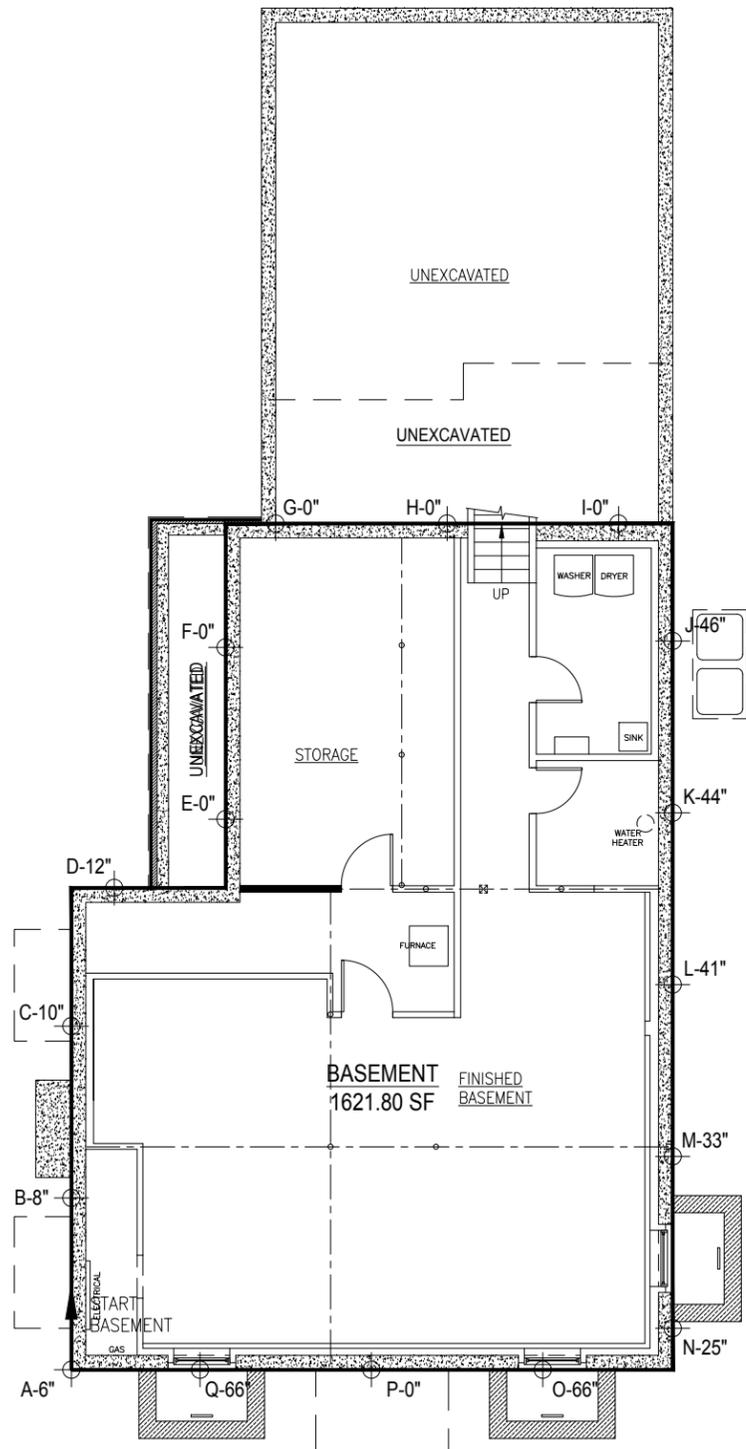
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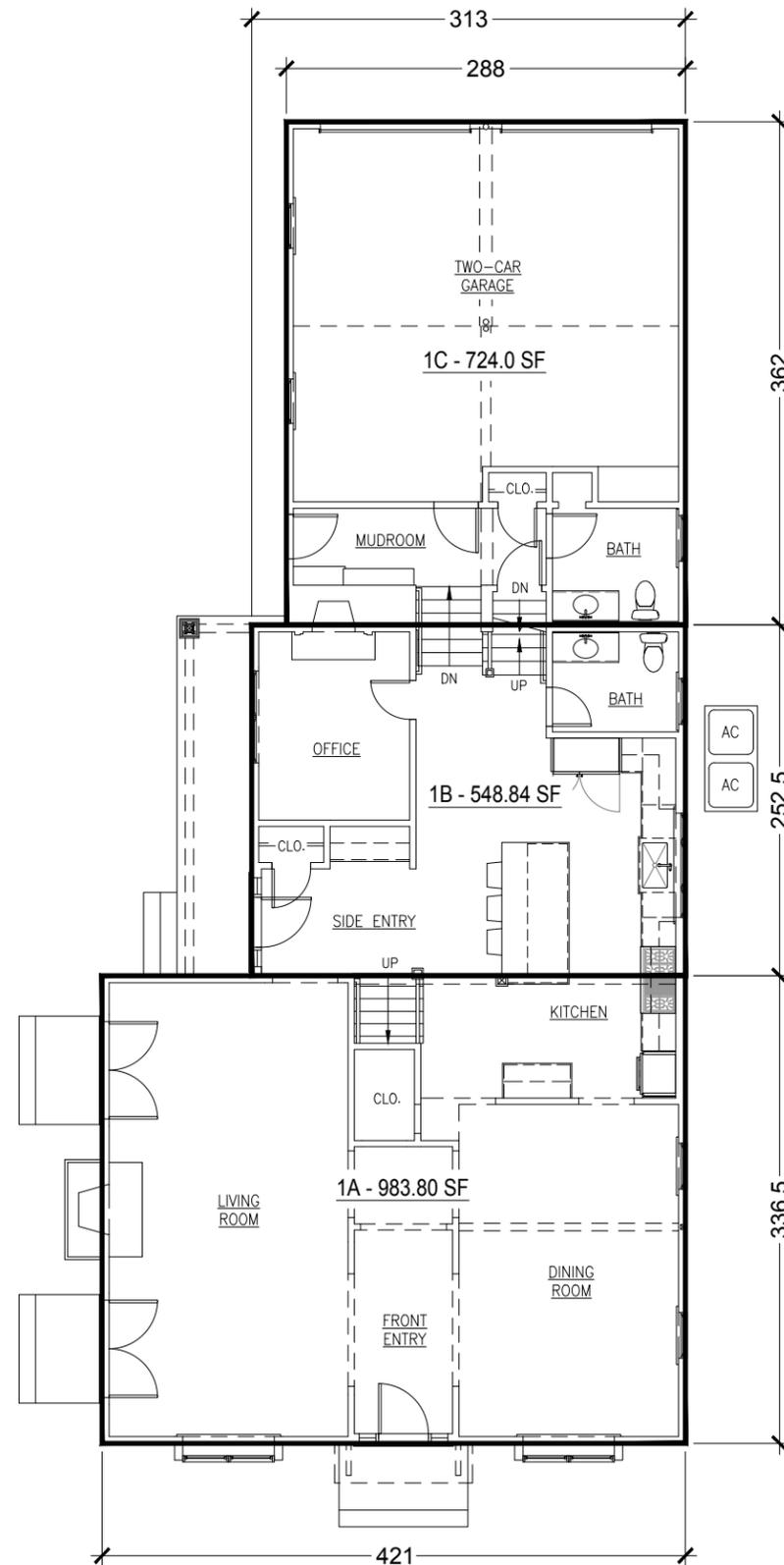
Drawing No.

EX.5



NOTE: ALL TLAG DIMENSIONS ARE TO THE FINISH FACE OF THE EXTERIOR WALLS

1 TLAG EXISTING BASEMENT PLAN
SCALE: 3/32"=1'-0"



2 TLAG EXISTING 1ST FLOOR PLAN
SCALE: 3/32"=1'-0"

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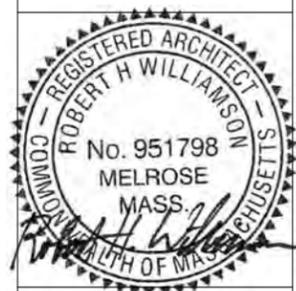
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DRAWING NAME:
Total Area Plus Garage
Floor Plans

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Drawing No.

TLAG.1

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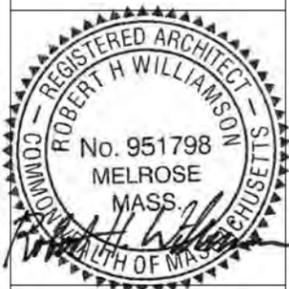
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Floor Plans

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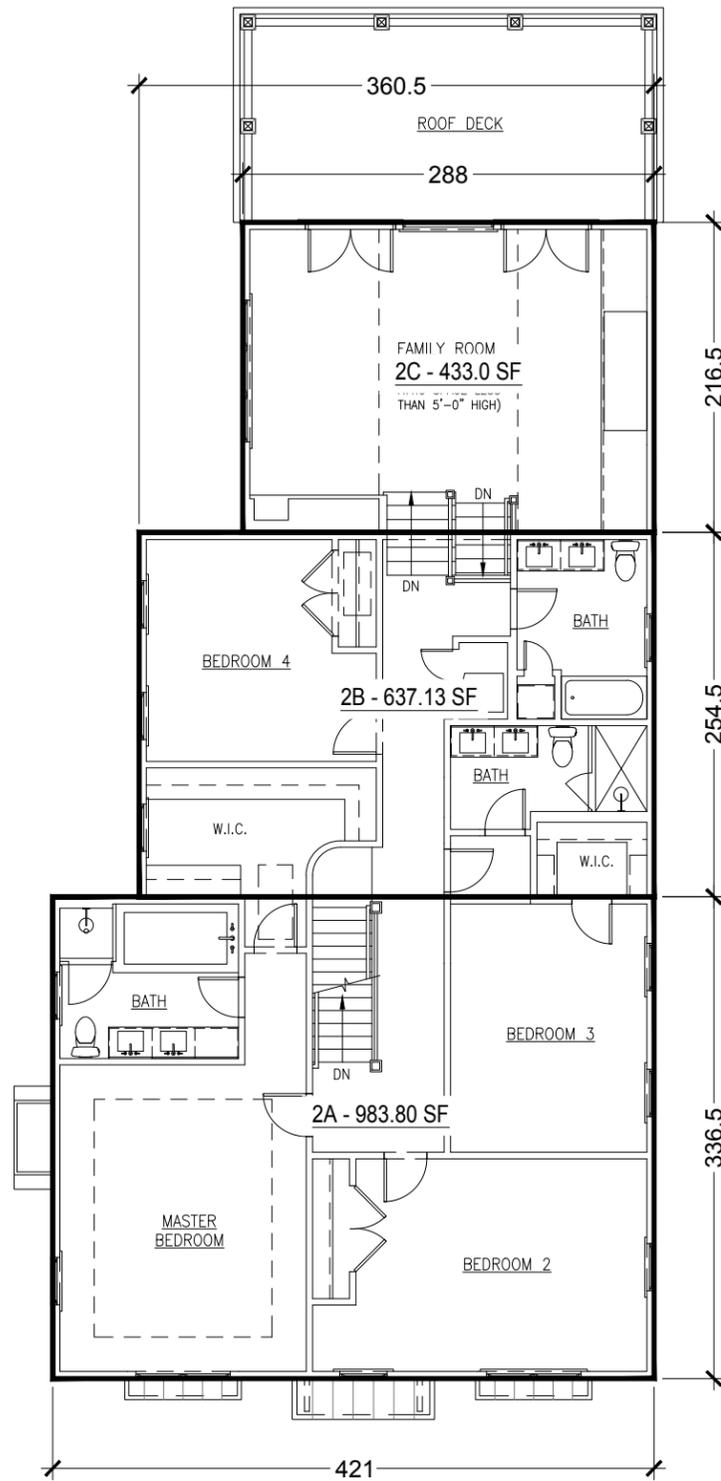
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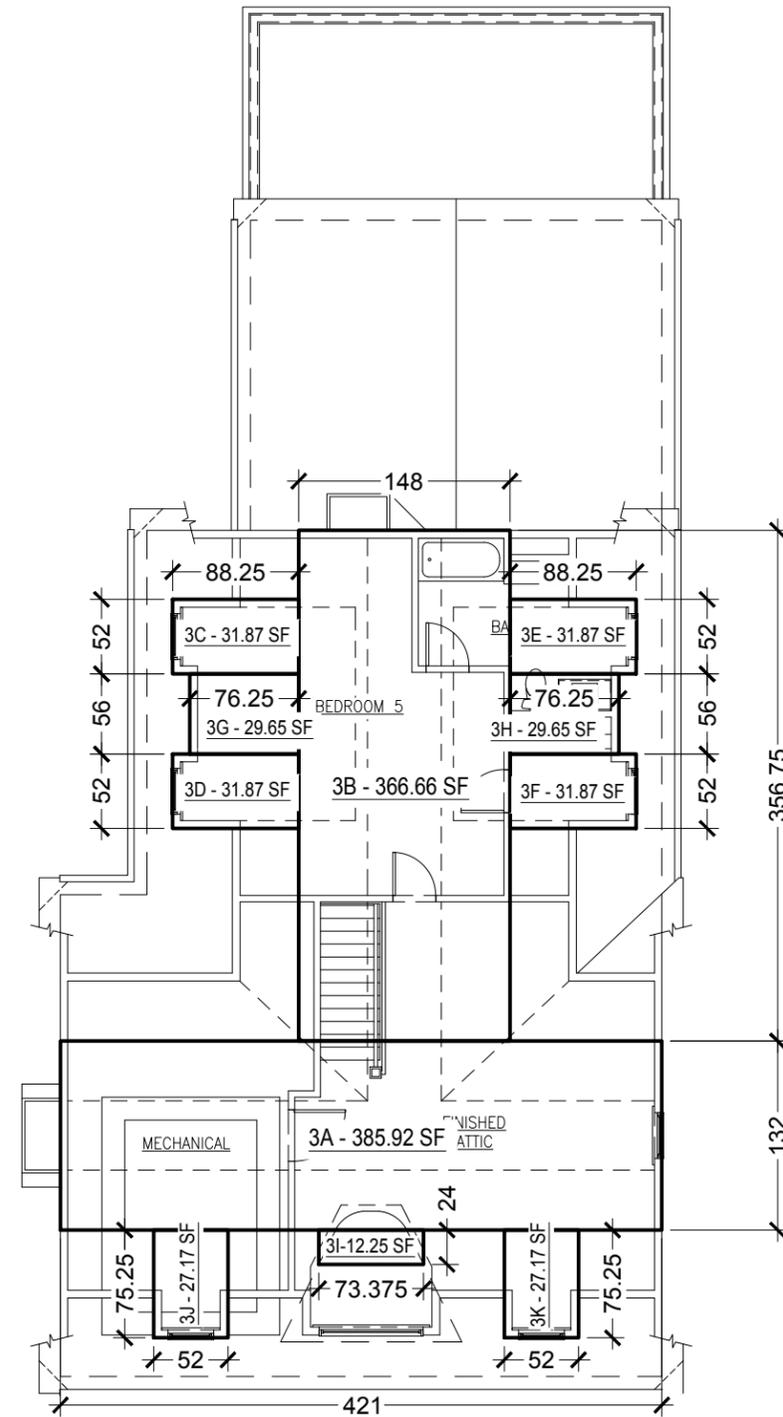
Drawing No.

TLAG.2



1 TLAG EXISTING 2ND FLOOR PLAN
SCALE: 3/32"=1'-0"

NOTE: ALL TLAG
DIMENSIONS ARE TO
THE FINISH FACE OF
THE EXTERIOR WALLS



2 TLAG EXISTING ATTIC PLAN
SCALE: 3/32"=1'-0"

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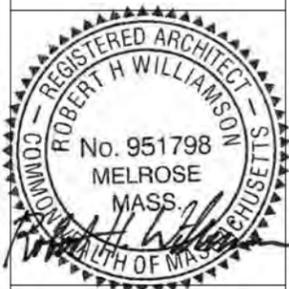
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Floor Plans

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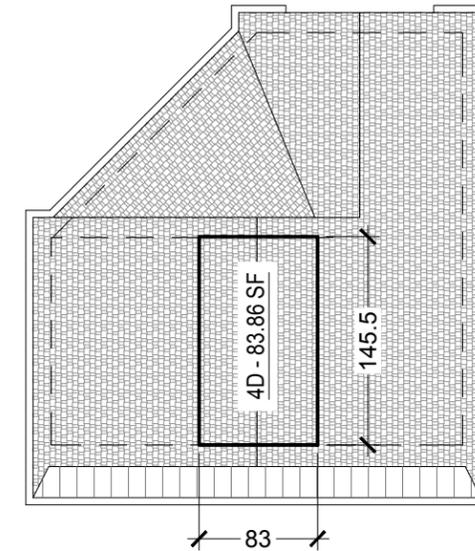
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TLAG.3

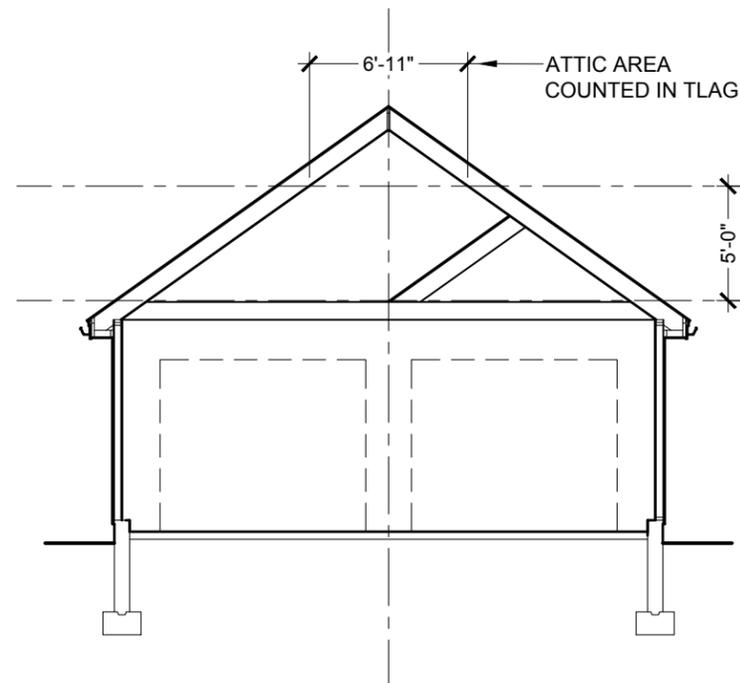
TOTAL LIVING AREA PLUS GARAGE						
	AREA	DIM1 (inch)	DIM2 (inch)	SQ. INCH	SQ. FEET	
BASEMENT – 22.3% Above Grade						0.00
EXISTING	1A	421	X 336.5	141666.50	983.80	
EXISTING	1B	313	X 252.5	79032.50	548.84	
EXISTING	1C	288	X 362	104256.00	724.00	
EXISTING	2A	421	X 336.5	141666.50	983.80	
EXISTING	2B	360.5	X 254.5	91747.25	637.13	
EXISTING	2C	288	X 216.5	62352.00	433.00	
EXISTING	3A	421	X 132	55572.00	385.92	
EXISTING	3B	148	X 356.75	52799.00	366.66	
EXISTING	3C	88.25	X 52	4589.00	31.87	
EXISTING	3D	88.25	X 52	4589.00	31.87	
EXISTING	3E	88.25	X 52	4589.00	31.87	
EXISTING	3F	88.25	X 52	4589.00	31.87	
EXISTING	3G	76.25	X 56	4270.00	29.65	
EXISTING	3H	76.25	X 56	4270.00	29.65	
EXISTING	3I	73.5	X 24	1764.00	12.25	
EXISTING	3J	52	X 75.25	3913.00	27.17	
EXISTING	3K	52	X 75.25	3913.00	27.17	
EXISTING TLAG						5316.51
NEW GARAGE	4A	290	X 145.5	42195.00	293.02	
NEW GARAGE	4B	145.5	X 144.5	21024.75	146.01	
NEW GARAGE (triangle)	4C	144.5	X 144.5	20880.25	72.50	
NEW GARAGE ATTIC	4D	83	X 145.5	12076.50	83.86	
NEW AREA						595.39
TOTAL TLAG						5911.9
PERCENT INCREASE FROM EXISTING TO PROPOSED						11.20%

EX. BASEMENT	
LOCATION	HEIGHT
A	6
B	8
C	10
D	12
E	0
F	0
G	0
H	0
I	0
J	46
K	44
L	41
M	33
N	25
O	66
P	0
Q	66
TOTAL	357
COUNT	17
AVERAGE	21.00

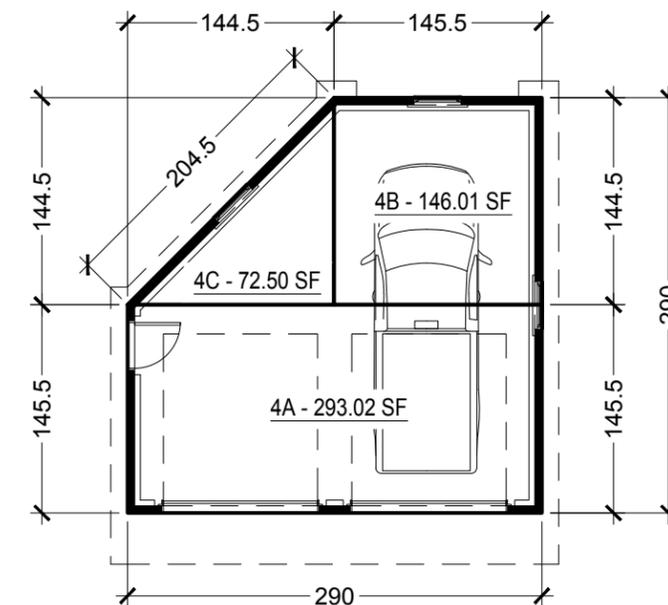
EXISTING BASEMENT	
Average height of basement walls above grade (inches)	21.00
Height from basement slab to floor joists (inches)	94
Percentage of wall above grade	22.3%



2 TLAG PROPOSED GARAGE ROOF PLAN
SCALE: 3/32"=1'-0"

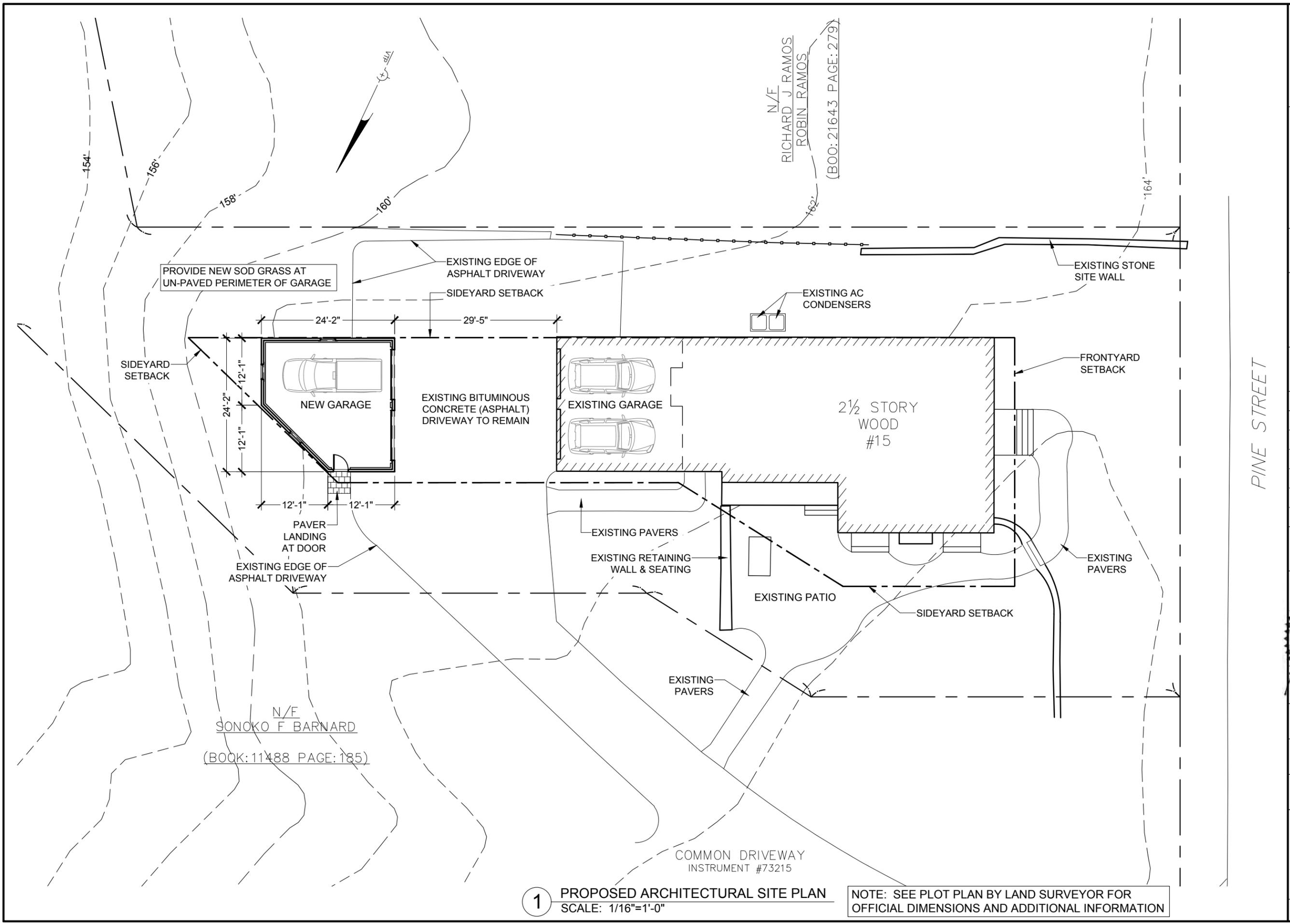


3 TLAG PROPOSED GARAGE SECTION
SCALE: 1/8"=1'-0"



1 TLAG PROPOSED GARAGE PLAN
SCALE: 3/32"=1'-0"

NOTE: ALL TLAG
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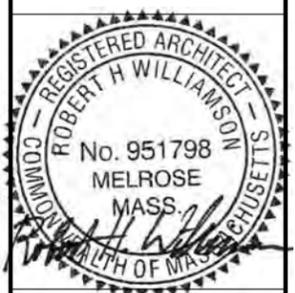
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PROJECT:
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DRAWING NAME:
 Proposed Site Plan

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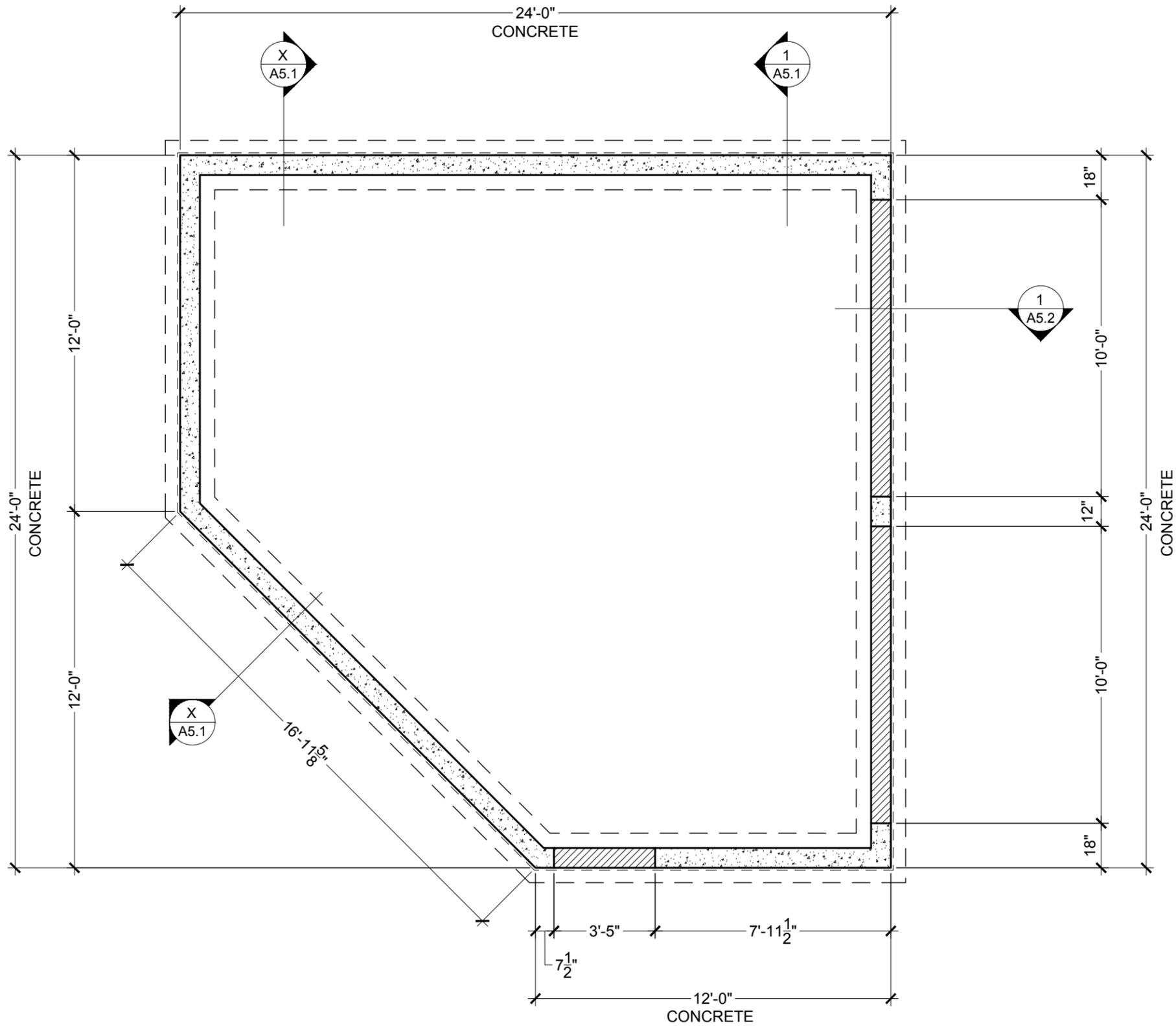
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Drawing No.
A0.1

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1 PROPOSED ARCHITECTURAL SITE PLAN
 SCALE: 1/16"=1'-0"
 NOTE: SEE PLOT PLAN BY LAND SURVEYOR FOR OFFICIAL DIMENSIONS AND ADDITIONAL INFORMATION



1 PROPOSED GARAGE FOUNDATION PLAN
SCALE: 1/4"=1'-0"



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Harold Coxall

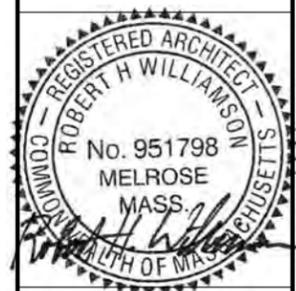
PROJECT:
Residential Garage
at 15 Pine Street,
Wellesley, MA 02481

DRAWING NAME:
Floor Plans

REVISIONS

NO.	DATE

SET NAME:
Large House Review



Date
2020-06-05

Scale
As Noted

Project No.
19002

Drawing No.

A1.0

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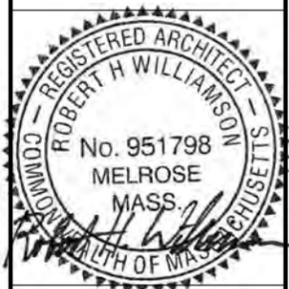
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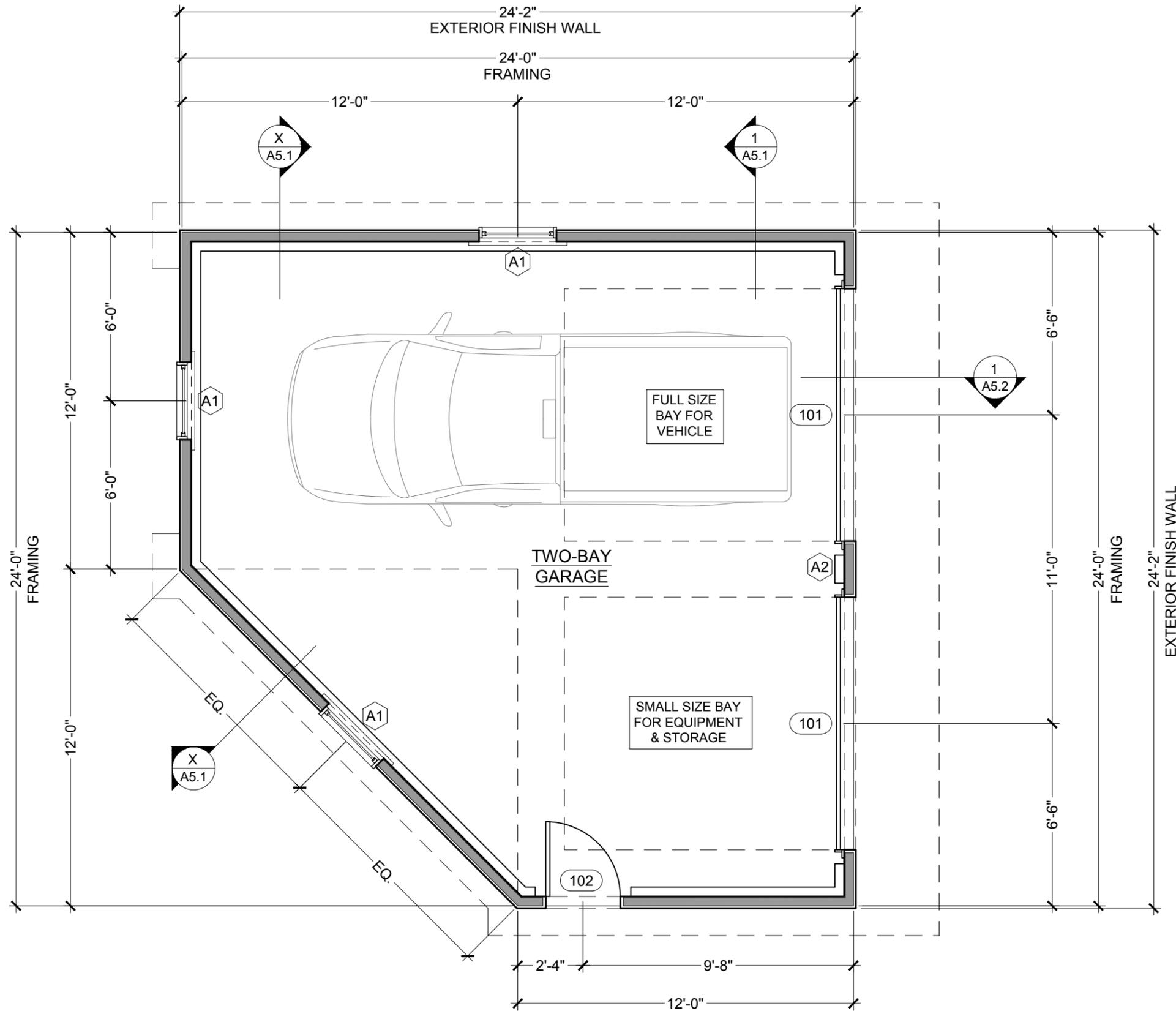
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1 PROPOSED GARAGE FLOOR PLAN
SCALE: 1/4"=1'-0"



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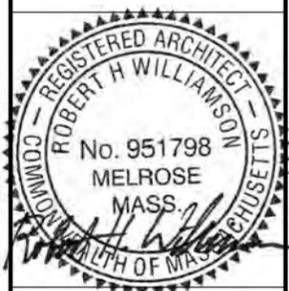
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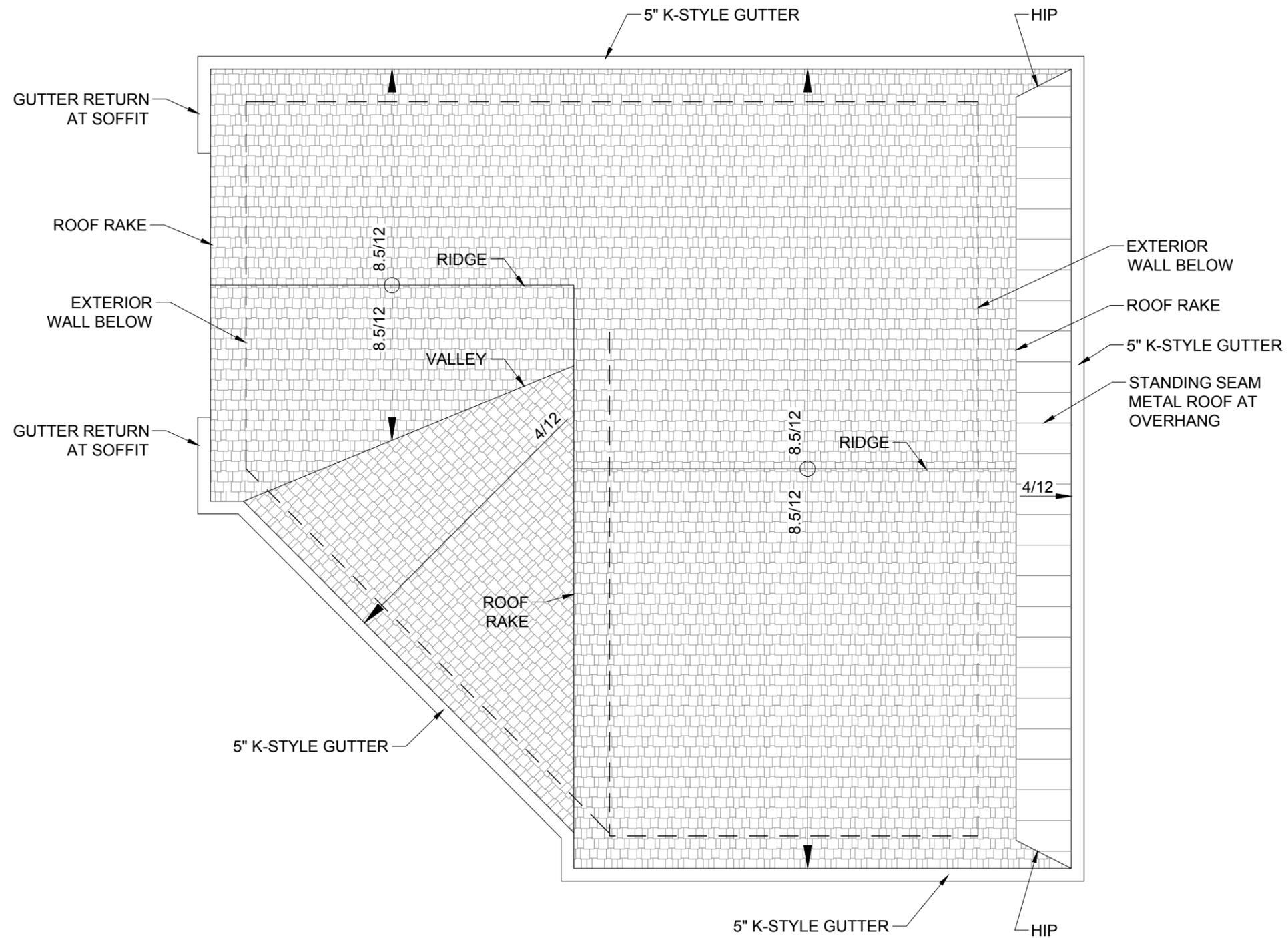
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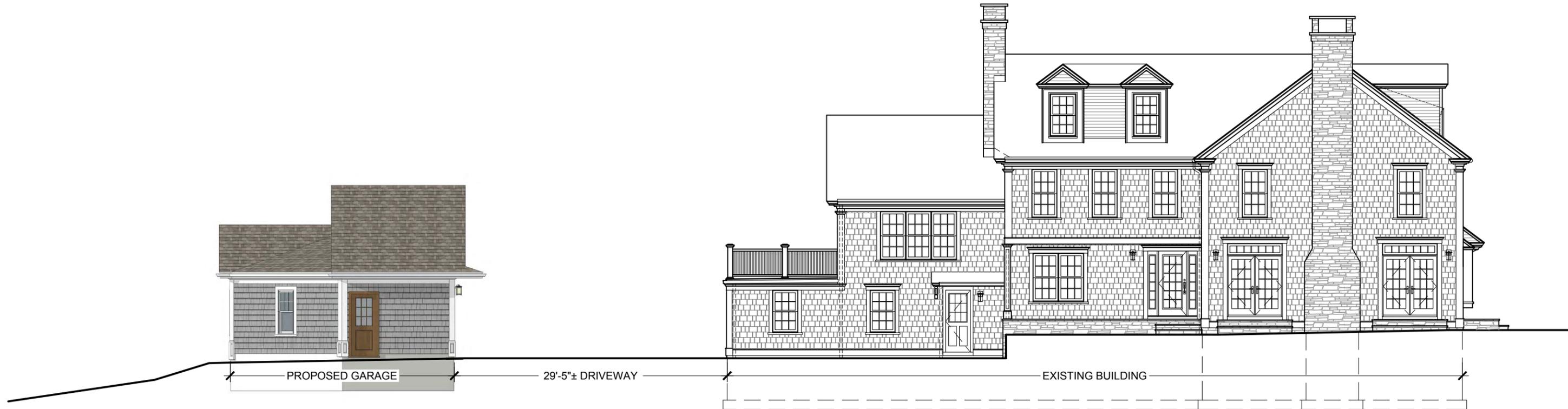
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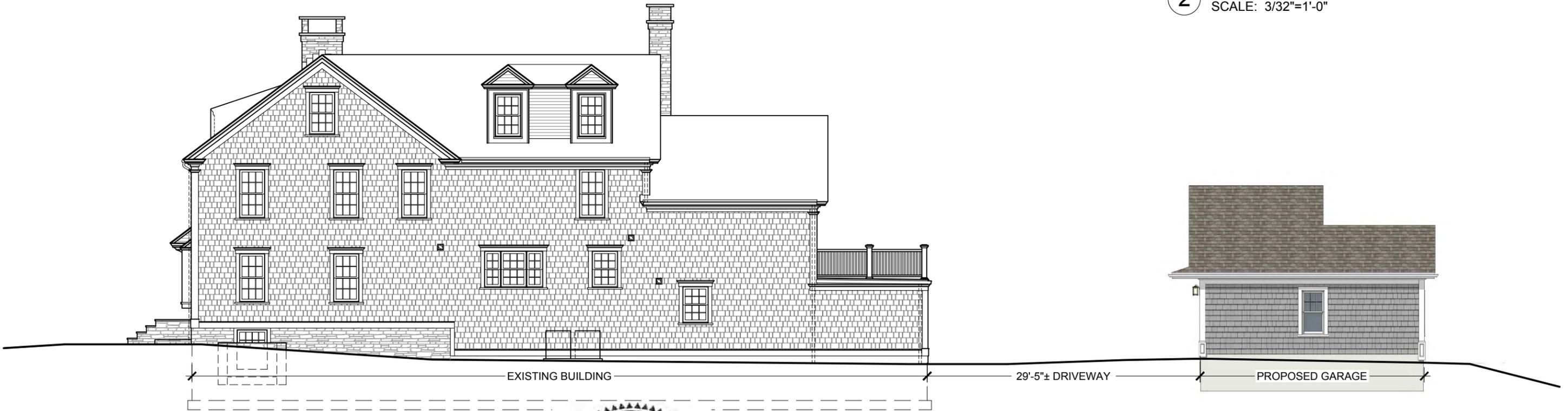


1 PROPOSED GARAGE ROOF PLAN
SCALE: 1/4"=1'-0"

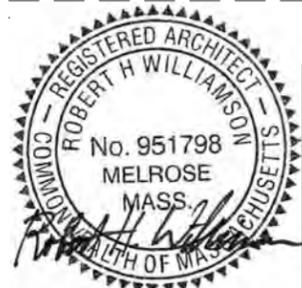




2 PROPOSED NORTHEAST ELEVATION
SCALE: 3/32"=1'-0"



1 PROPOSED SOUTHEAST ELEVATION
SCALE: 3/32"=1'-0"



ROBERT H WILLIAMSON ARCHITECT 78 COCHRANE STREET MELROSE, MA 02176 802-342-2502 www.rhwarchitect.com	CLIENT: Harold Coxall	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE							DRAWING NAME: Exterior Elevations	Date 2020-06-05	Drawing No. <h1>A6.0</h1>
	NO.		DATE										
PROJECT: Residential Garage at 15 Pine Street, Wellesley, MA 02481	SET NAME: Large House Review	Scale As Noted	Project No. 19002	<small>© Copyright 2020 Robert H Williamson Architect</small>									

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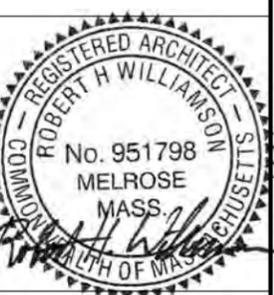
PROJECT:
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DRAWING NAME:
Building Elevations

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2020-06-05

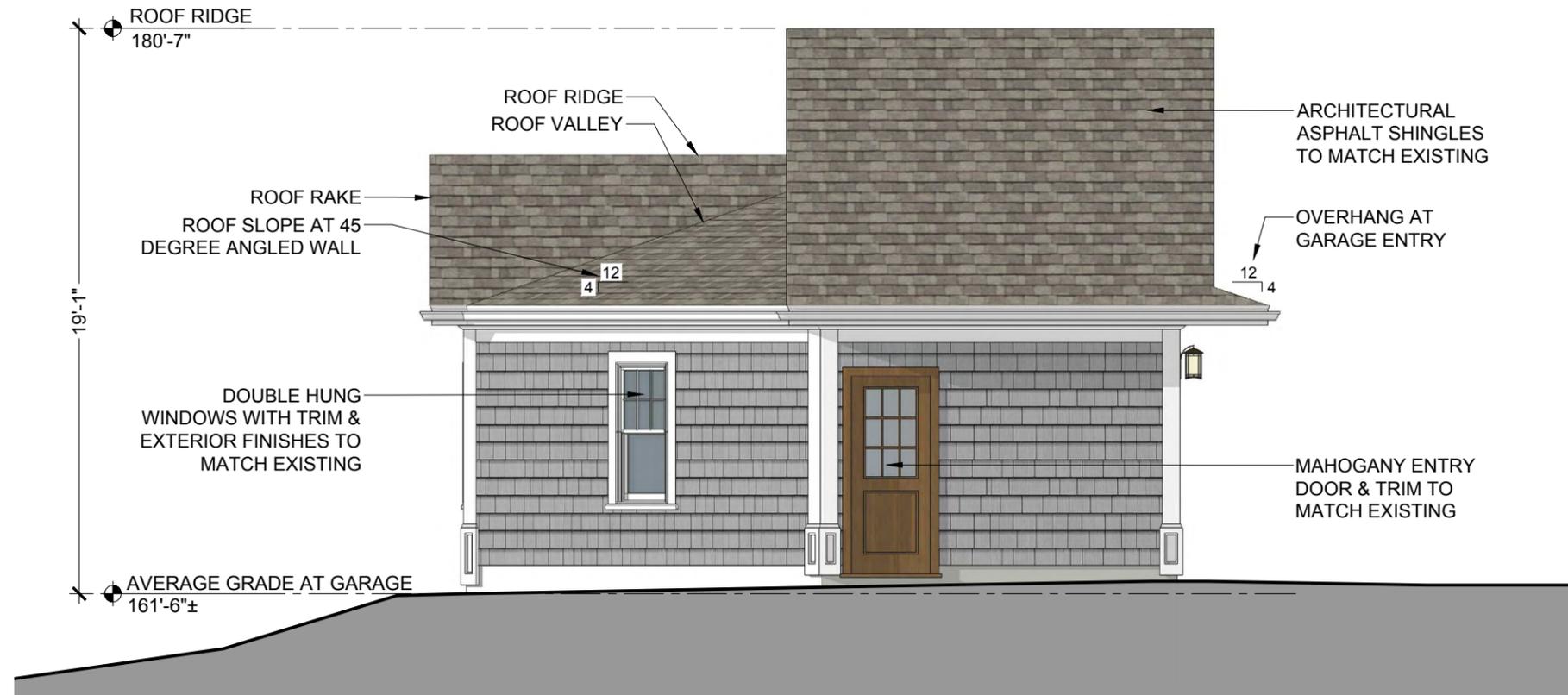
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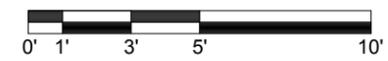
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1 NORTHWEST GARAGE ELEVATION
SCALE: 3/16"=1'-0"



1 SOUTHWEST GARAGE ELEVATION
SCALE: 3/16"=1'-0"



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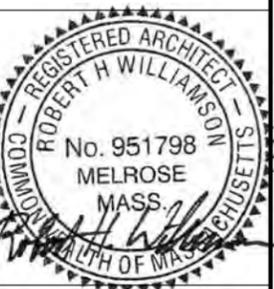
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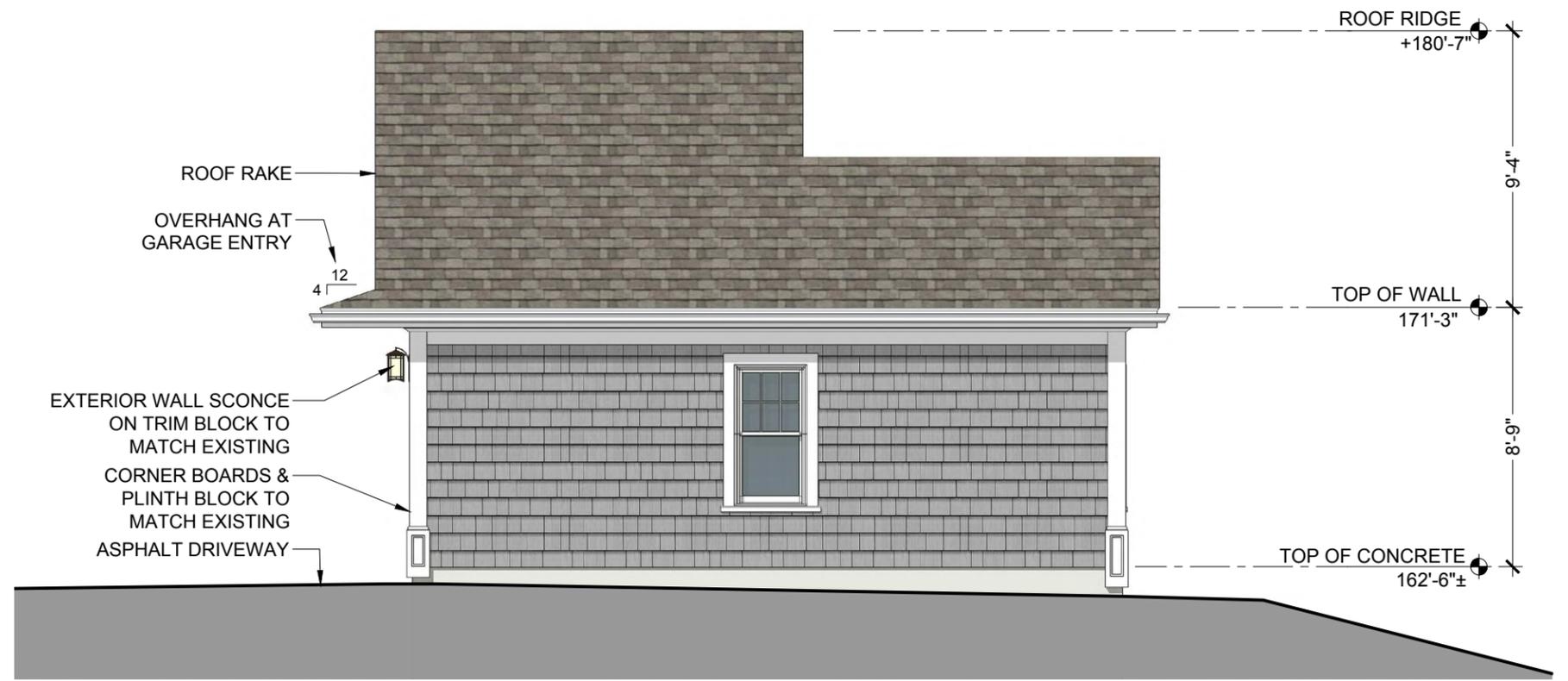
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1 NORTHEAST GARAGE ELEVATION
SCALE: 3/16"=1'-0"



1 SOUTHEAST GARAGE ELEVATION
SCALE: 3/16"=1'-0"

