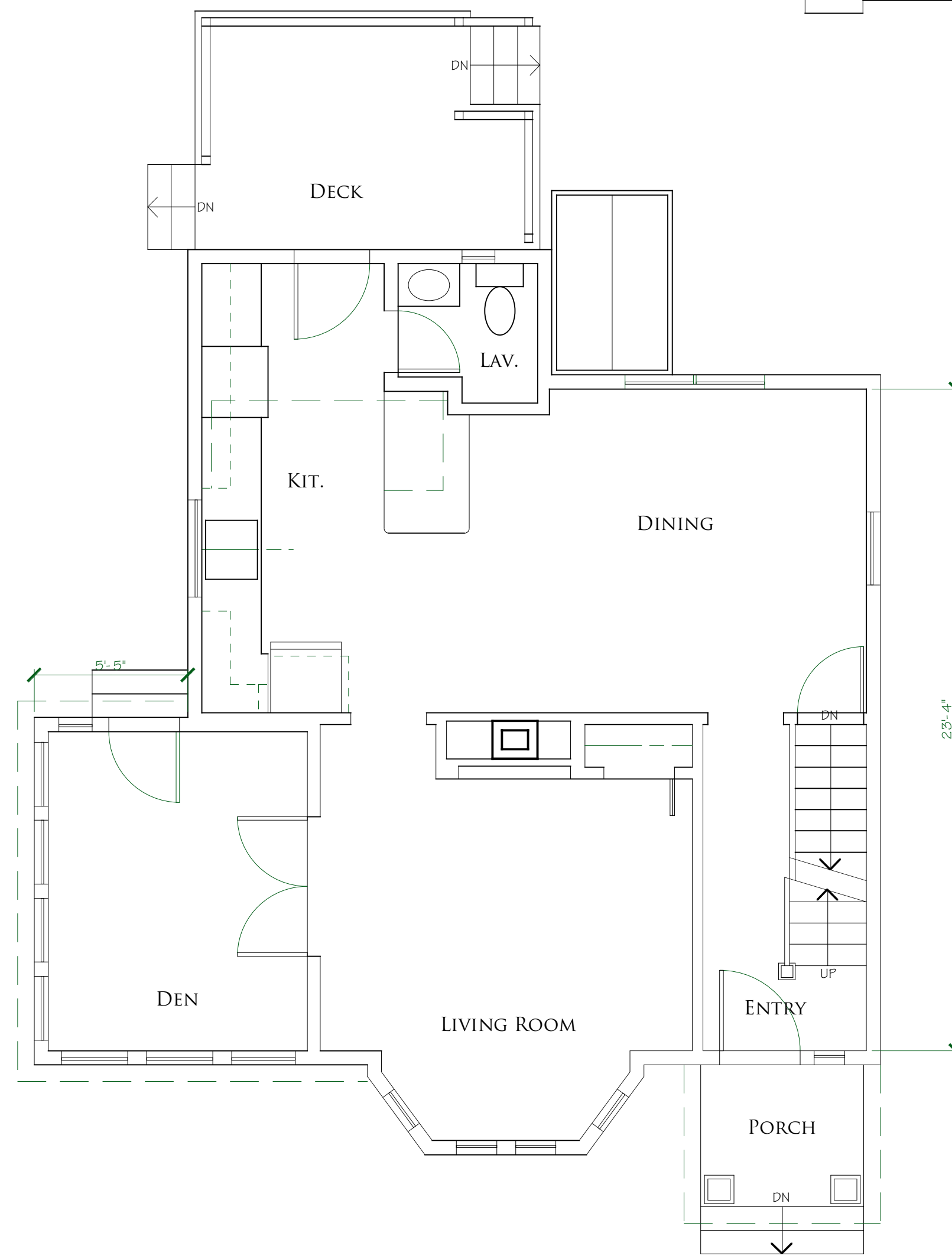
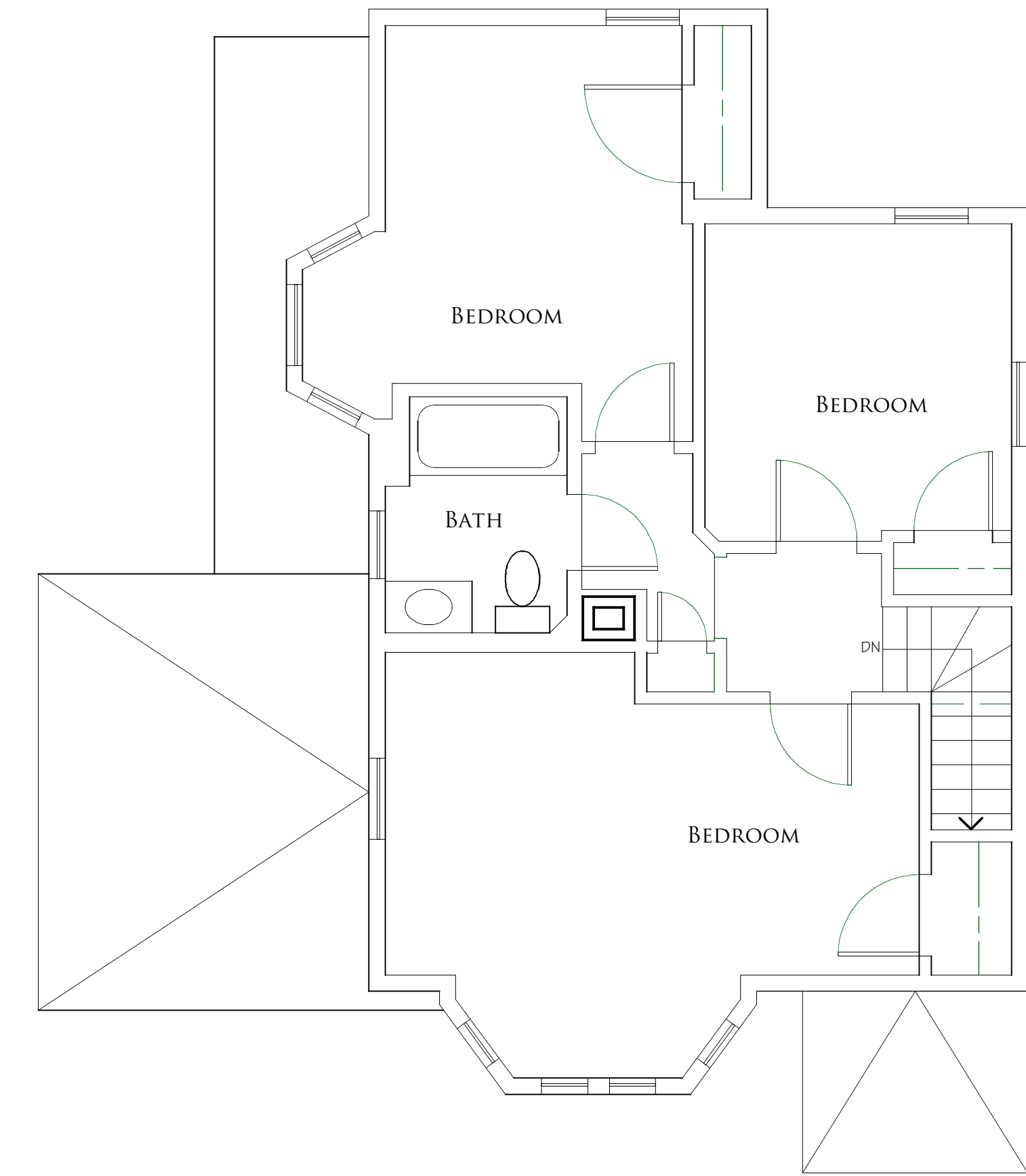


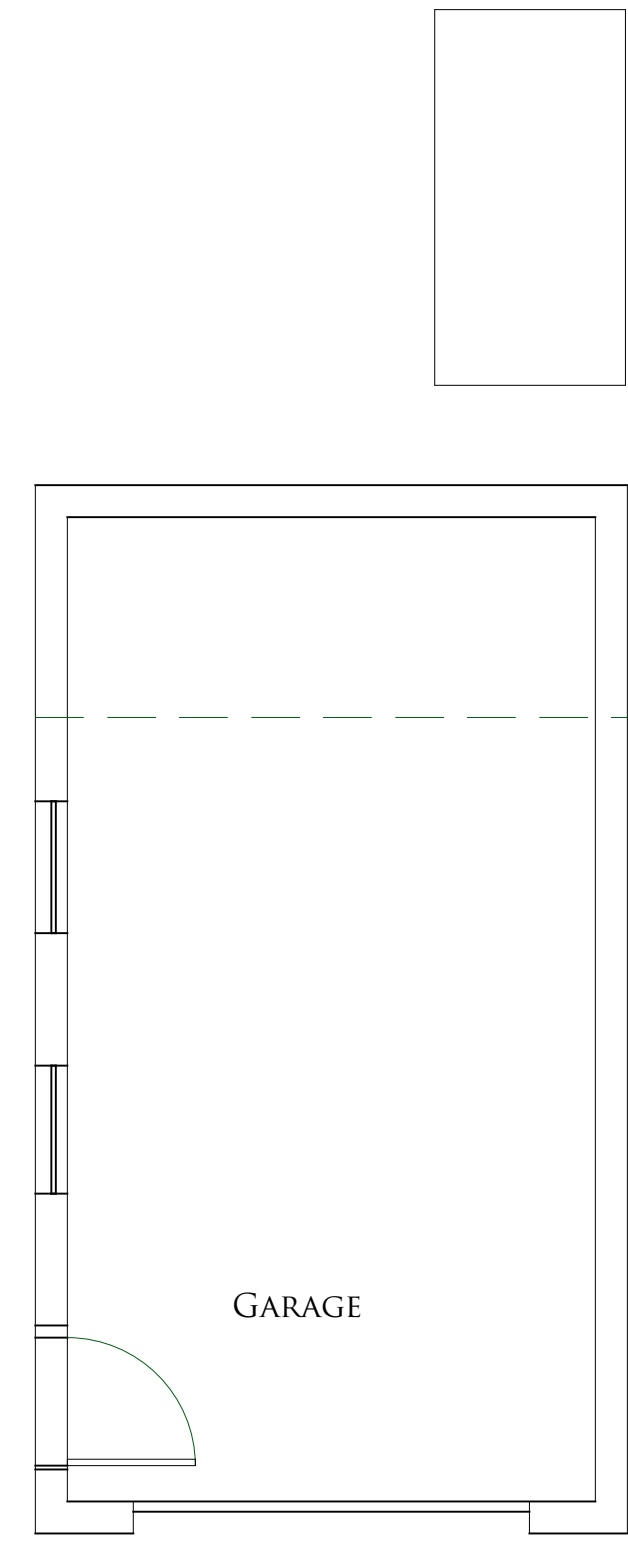
EXISTING BASEMENT PLAN  
 1/4" = 1'-0"



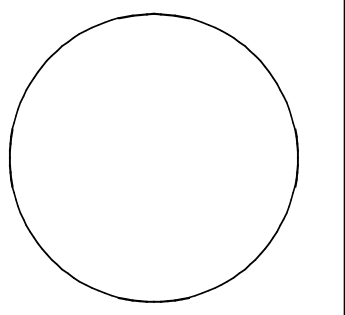
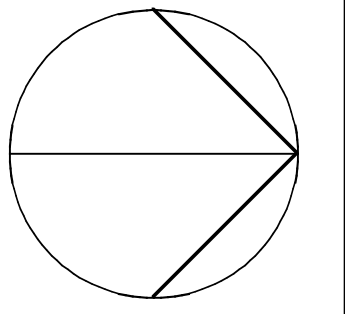
EXISTING FIRST FLOOR PLAN  
 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN  
 1/4" = 1'-0"

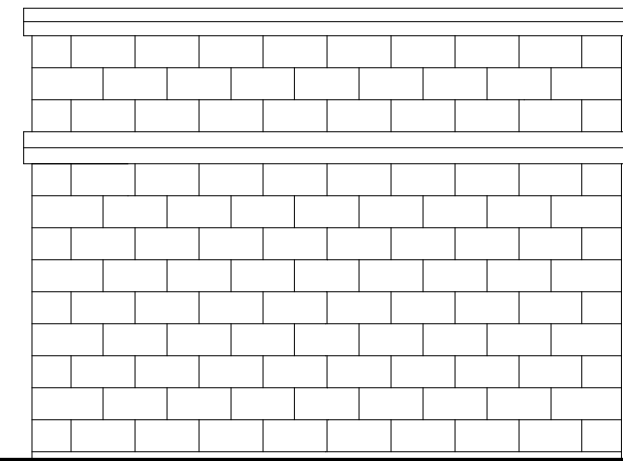


GARAGE



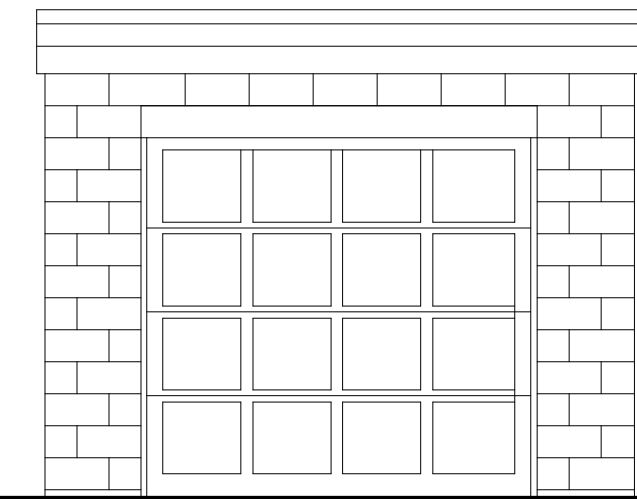
Date 20 Nov. 2014  
 Rev. 13 Dec. 2019  
 Scale 1/4"=1'-0"  
 Job 1906  
 Drawn ML

ALTERATIONS TO THE THOMAS RESIDENCE  
 25 Emerson Street Newton, MA  
 EXISTING PLANS



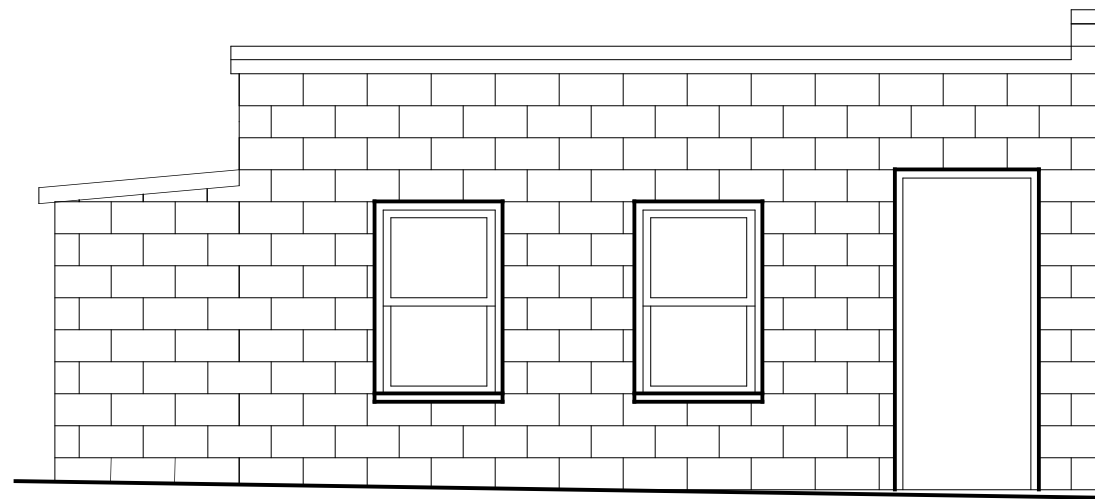
**EXISTING REAR ELEVATION**

1/4" = 1'-0"



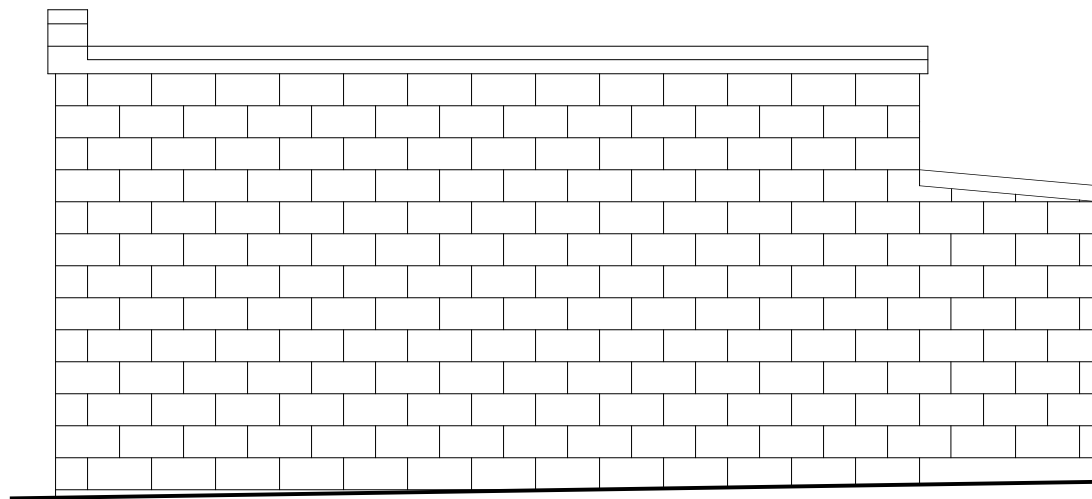
**EXISTING FRONT ELEVATION**

1/4" = 1'-0"



**EXISTING LEFT ELEVATION**

1/4" = 1'-0"



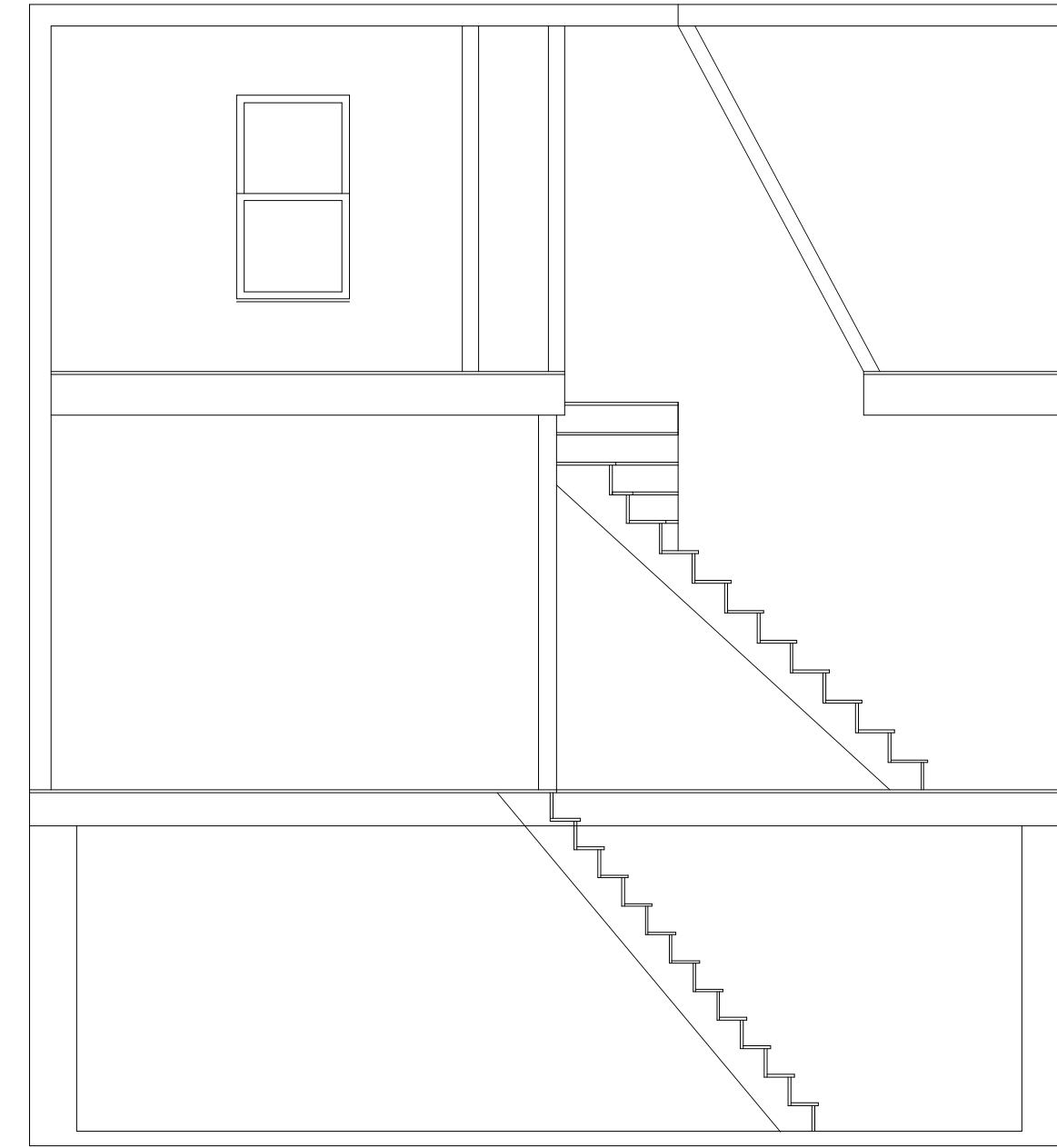
**EXISTING RIGHT ELEVATION**

1/4" = 1'-0"



**EXISTING GARAGE SECTION**

1/4" = 1'-0"



**EXISTING BLDG. SECTION**

1/4" = 1'-0"



**EXISTING LEFT ELEVATION**

1/4" = 1'-0"



**EXISTING FRONT ELEVATION**

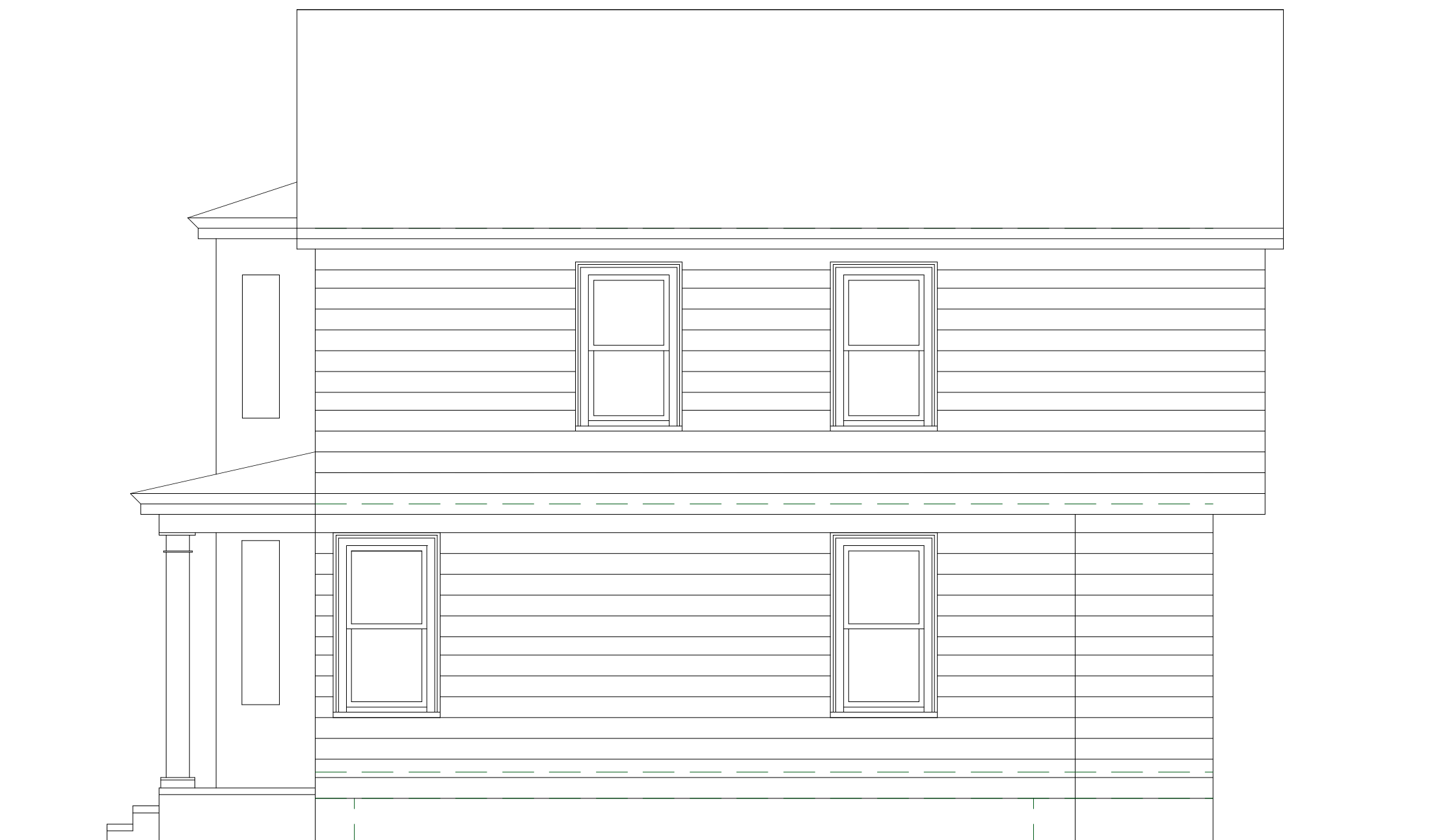
1/4" = 1'-0"



**EXISTING REAR ELEVATION**

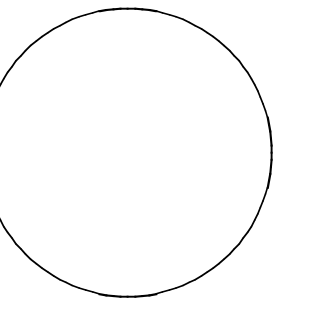
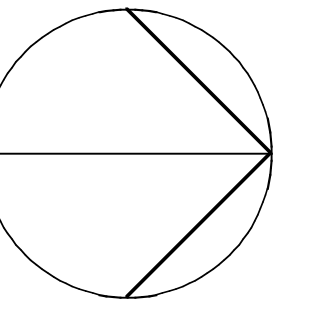
1/4" = 1'-0"

7'-8"



**EXISTING RIGHT ELEVATION**

1/4" = 1'-0"



Date 20 Nov. 2014  
Rev. 12 Dec. 2019  
Scale 1/4" = 1'-0"  
Job 1906  
Drawn ML

ALTERATIONS TO THE THOMAS RESIDENCE  
25 Emerson Street Newton, MA

EXISTING ELEVATIONS

## PROJECT OVERVIEW

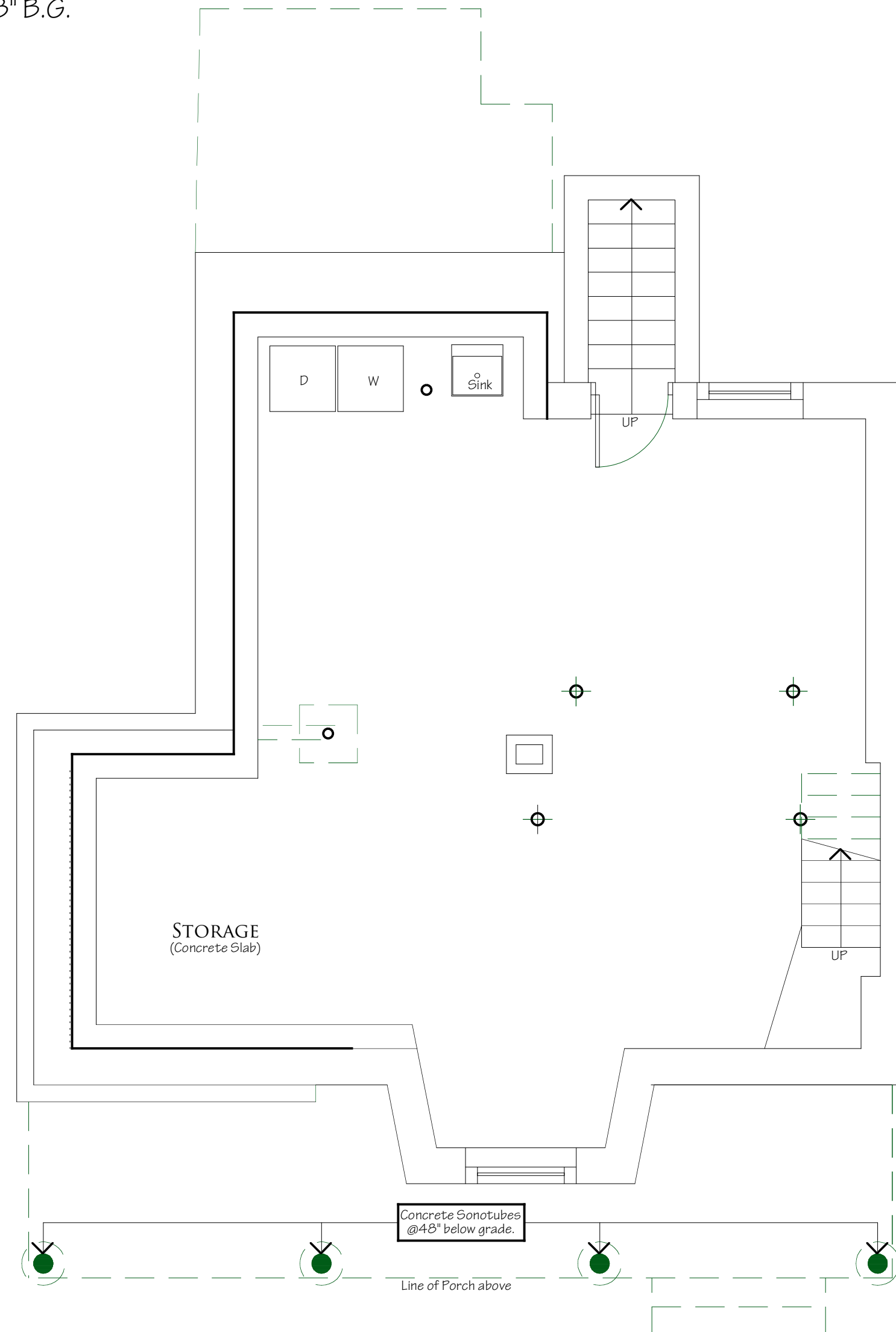
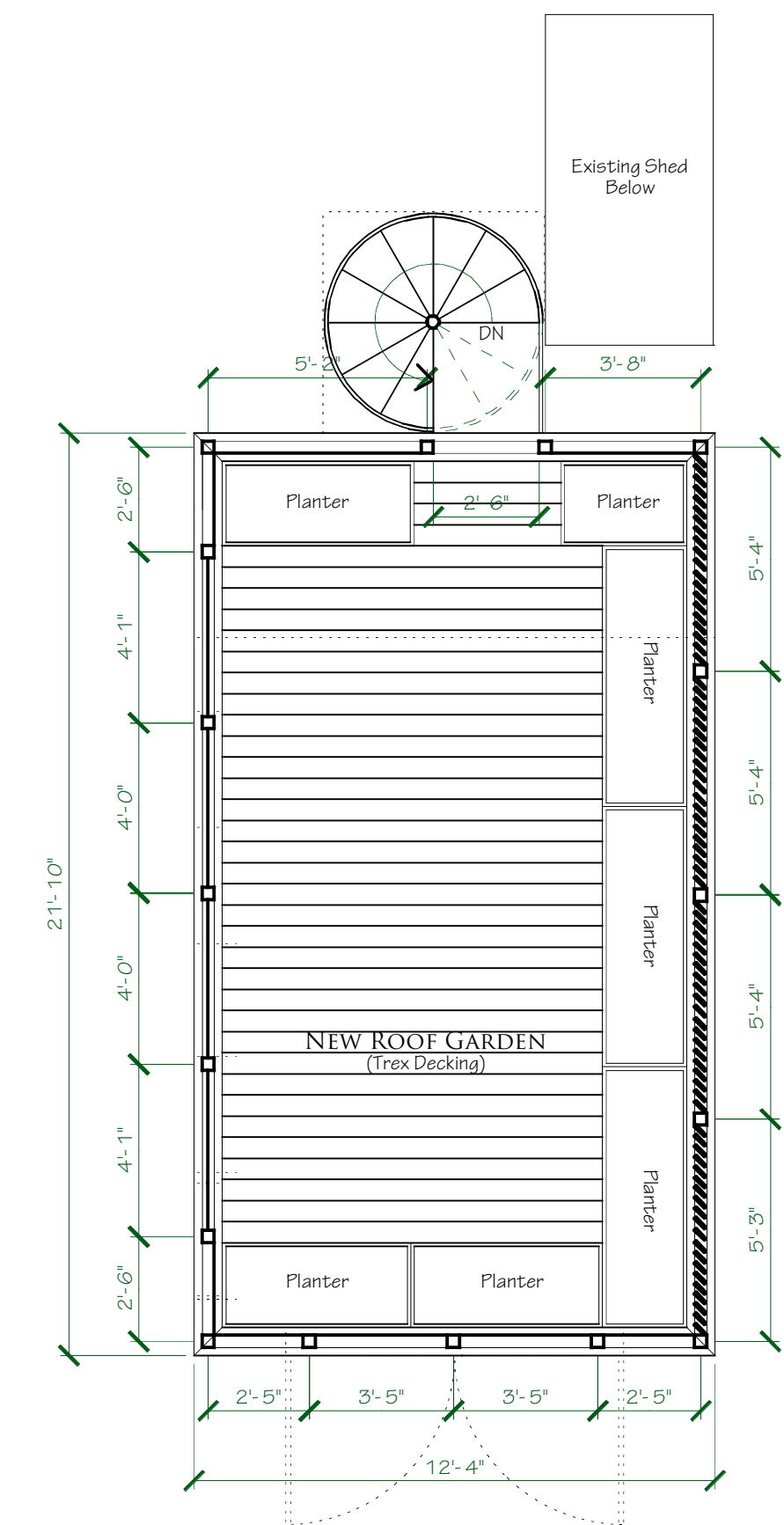
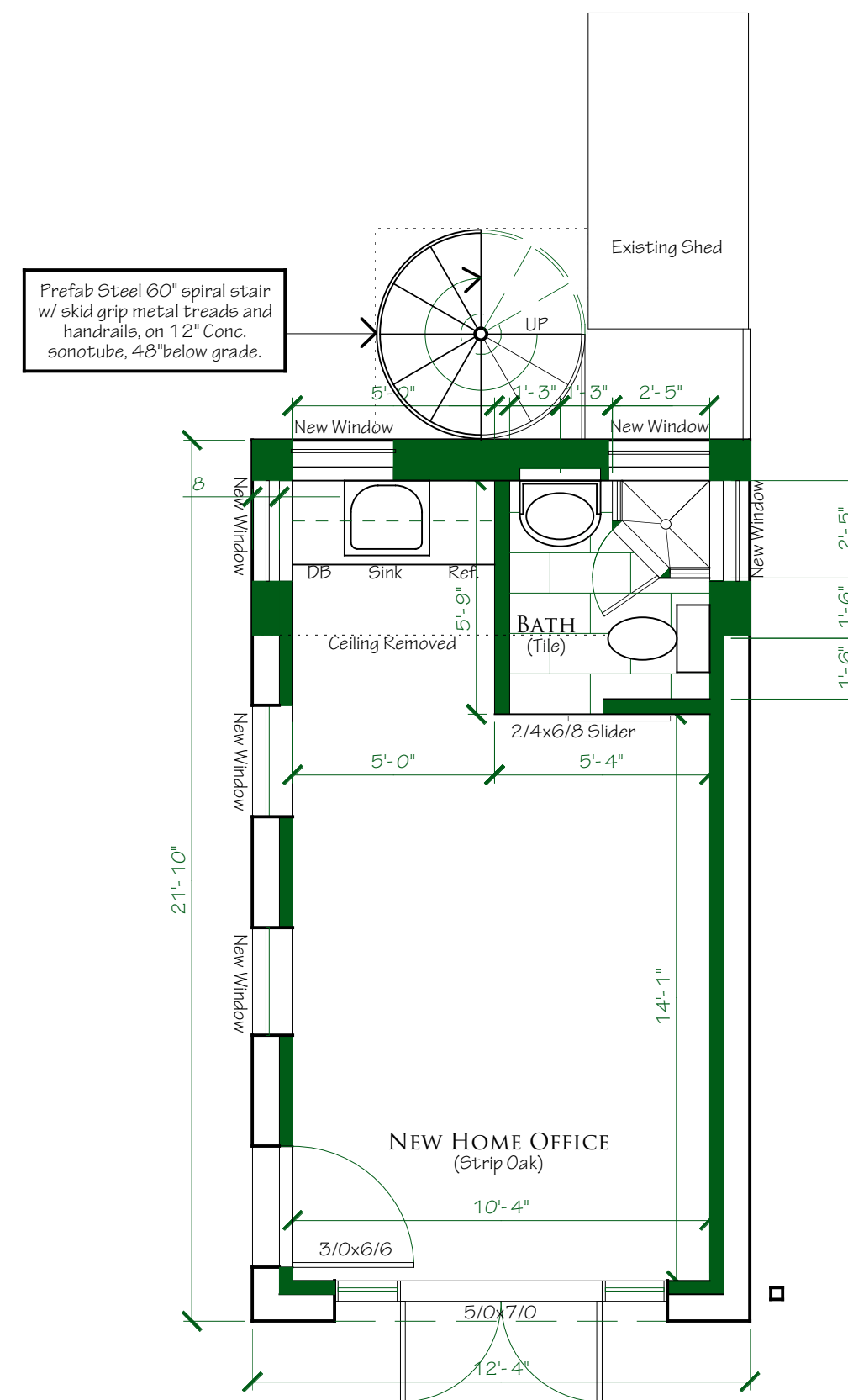
- Empty existing Garage, removing all existing windows and doors, demo pitched concrete roof and walls at rear as shown.
- Wood frame new roof rafters to match height of existing roof and infill kneewalls to match existing CMU walls at finish.
- Install new tapered 1 1/2" roof insulation and EPDM roof membrane system on entire roof of Garage & Covered Porch.
- Trench from existing house Basement to Garage to accommodate new electrical subpanel, main drain and potable water supply.
- Install new doors, windows and spiral stair to roof as shown.
- Strap existing Concrete floor with 2x4s, install rigid insulation and 3/4" T & G subfloor for strip Oak finish.
- Install 2x4 interior perimeter stud wall, framing, and ceiling studding as shown.
- Install 4x4 perimeter posts at roof level to frame garden planting bins, privacy fencing and protective Cable Rail.
- Install strapping at roof above EPDM as base for Trex decking.
- Complete wall, plumbing and electrical finishes as shown.
- Porch columns to be 4x4 P.T. posts on double 2x10 P.T. perimeter beams & Concrete sonotubes @ 48" below grade.
- Porch & deck framing to be 2x10 P.T. joists @ 16" o.c., typ.
- All decking to be Azek planking w/ hidden fasteners (Gray).
- Porch ceiling to be Azek T&G beadboard (White).
- All balustrades to be prefinished composite material, w/4x4 PT posts and prefinished covers.

## GENERAL NOTES

- All Work shall conform to the Ninth Ed. Massachusetts State Building Code/IRC 2015.
- Contractor shall verify all dimensions and conditions on site..
- All framing lumber shall be structural stress-graded Fb = 1200 PSI, E = 1,300,000 PSI.
- All headers to be sized as per Mass Code, Table 3403-4.
- Prefab Spiral stair to be installed on 12" Conc. Sonotube, 48" B.G.

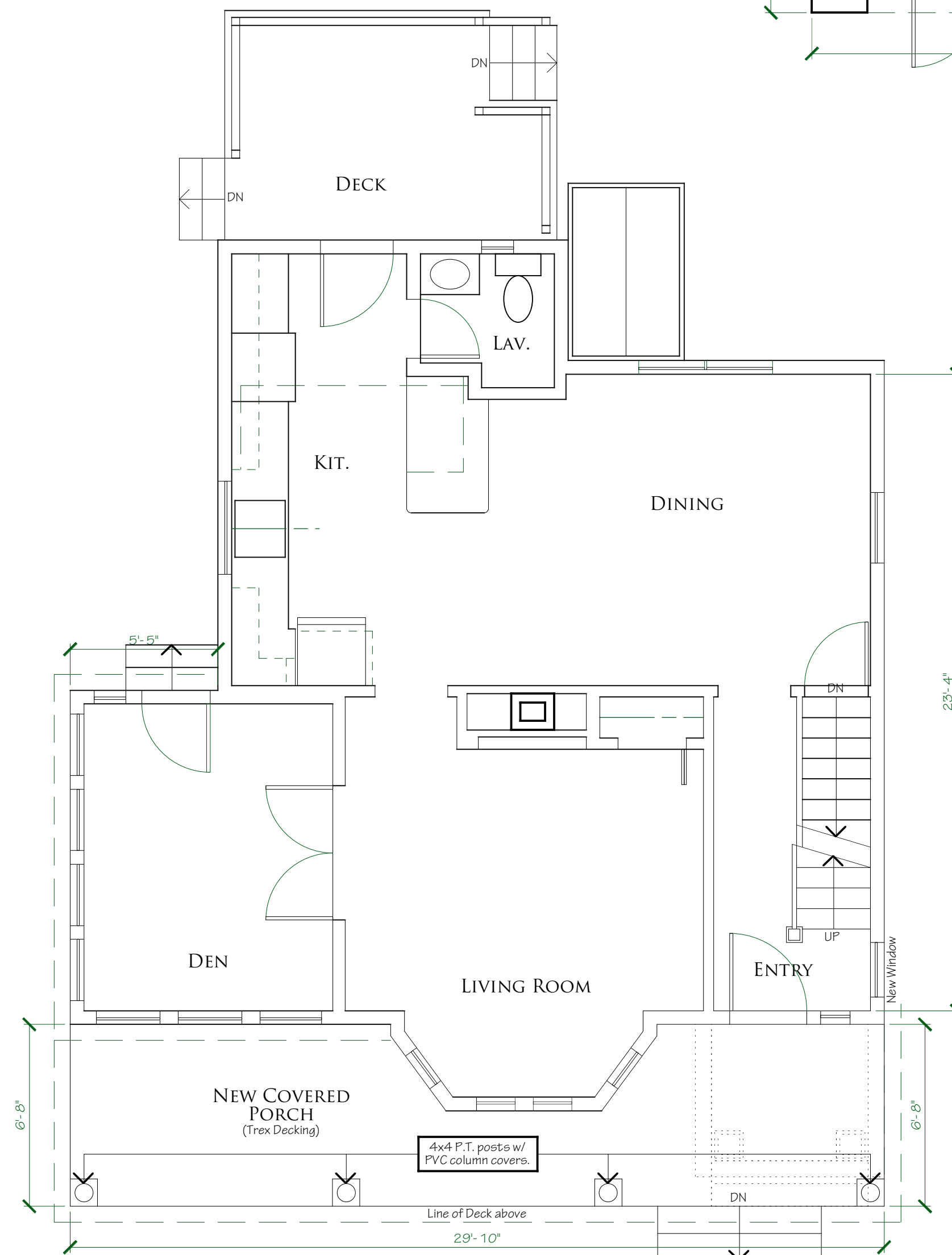
## ELECTRICAL & MECHANICAL LEGEND

	Lightoller 3" Recessed LED Downlight		Single Pole Switch
	Lightoller 3" Recessed LED Eyeball		Three-Way Switch
	Lightoller Mini Recessed LED		Four-Way Switch
	Exterior Ceiling Mounted Fixture		Electronic Countdown Switch
	Exterior Wall Mounted Fixture		Dimmer Switch
	Interior Ceiling Mounted Fixture		Speaker Volume Control
	Interior Wall Mounted Fixture		Automatic Closet Switch
	Exhaust Fan w/ Light (Separate switch)		Half Switched Outlet
	Ceiling Mtd. Fan Light		Duplex Receptacle Outlet
	Recessed Ceiling/Wall Speaker		Double Duplex Receptacle Outlet
	Surface Mounted Vanity Light Bar		Ground Fault Interrupt Receptacle
	Lightoller Surface Mounted Track		Weatherproof Receptacle Outlet
	Under Cabinet or Beam Halogen Strip		Television Coaxial Outlet
	Surface Mounted Floor Wrap Fixture		Fire Alarm Control Panel
	Exterior 500W Wall Pack		Wall Mounted Motion Detector
	Telephone Receptacle		110v Carbon Monoxide Detector
	Ethernet Cat6 Communication Port		Heat Detector 135deg. CIng. Mtd.
	Security Door Contact		110v Smoke/CO Detector, Inter. w/B.U.
	Thermostat		110v Smoke Detector, Inter. w/B.
	Natural Gas Hookup		System Smoke Detector



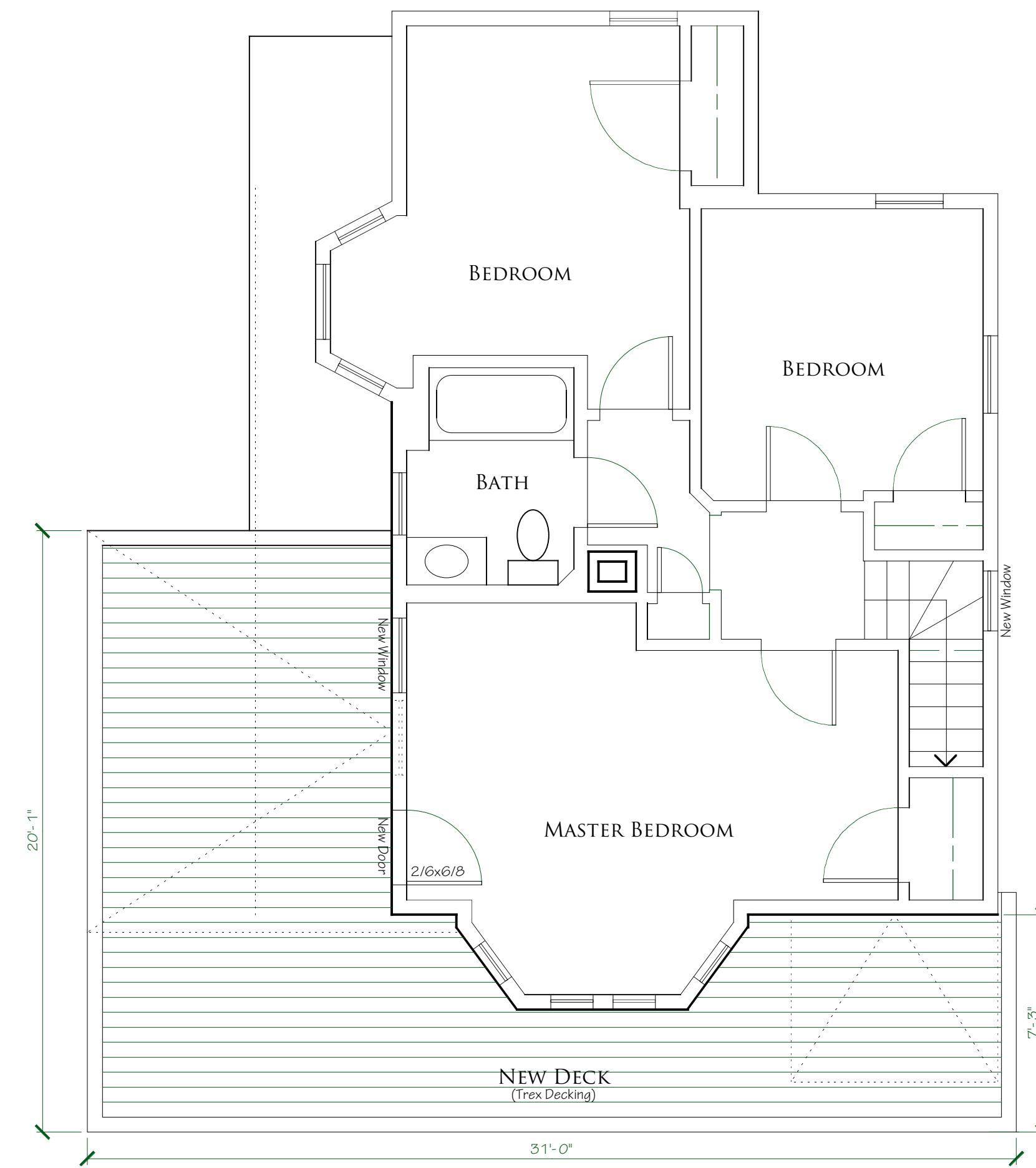
PROPOSED BASEMENT PLAN

1/4" = 1'-0"



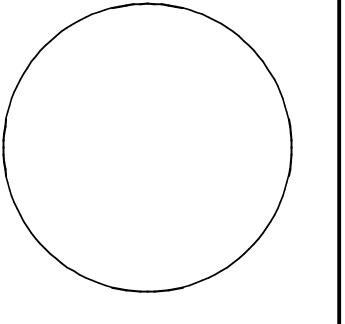
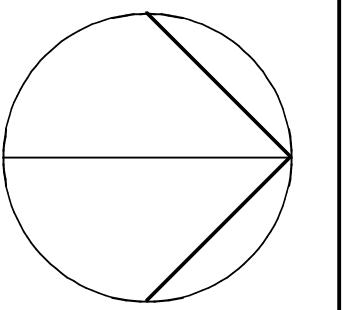
PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"



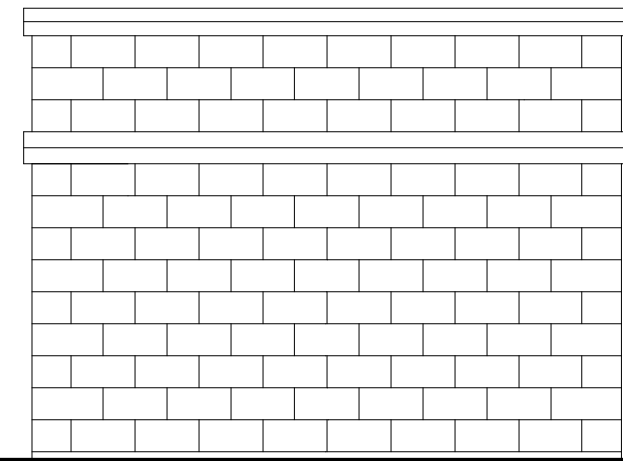
PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"



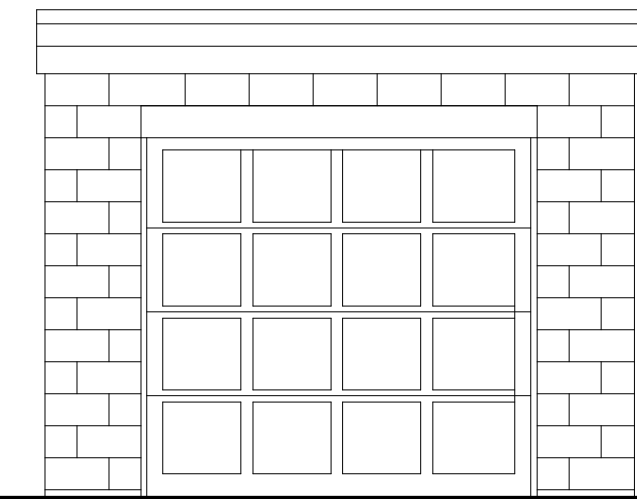
Date: 13 Dec. 2019  
 Rev: 9 Oct. 2020  
 Scale: 1/4" = 1'-0"  
 Job: 1906  
 Drawn: ML

ALTERATIONS TO THE THOMAS RESIDENCE  
 25 Emerson Street, Newton, MA  
 PROPOSED PLANS & DETAILS



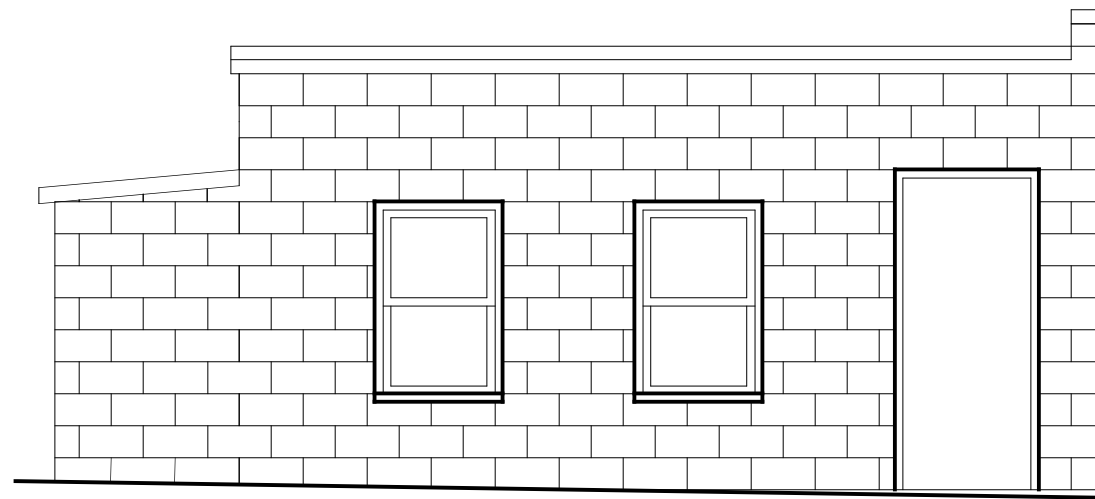
**EXISTING REAR ELEVATION**

1/4" = 1'-0"



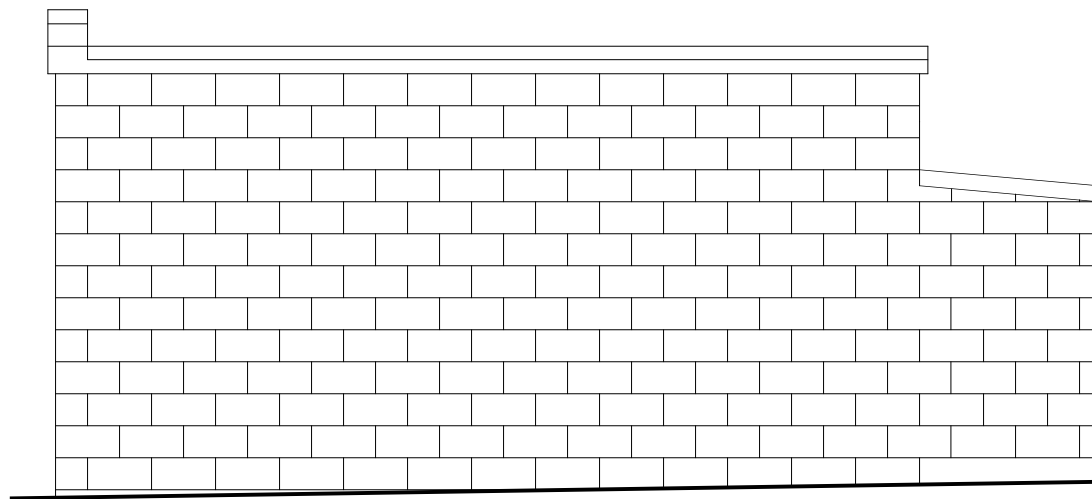
**EXISTING FRONT ELEVATION**

1/4" = 1'-0"



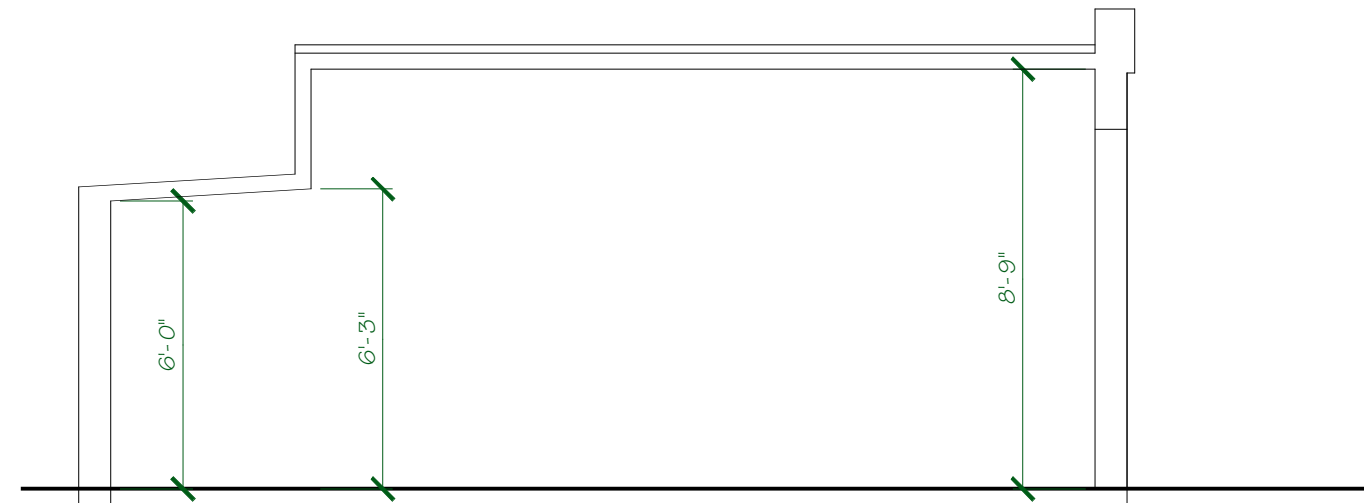
**EXISTING LEFT ELEVATION**

1/4" = 1'-0"



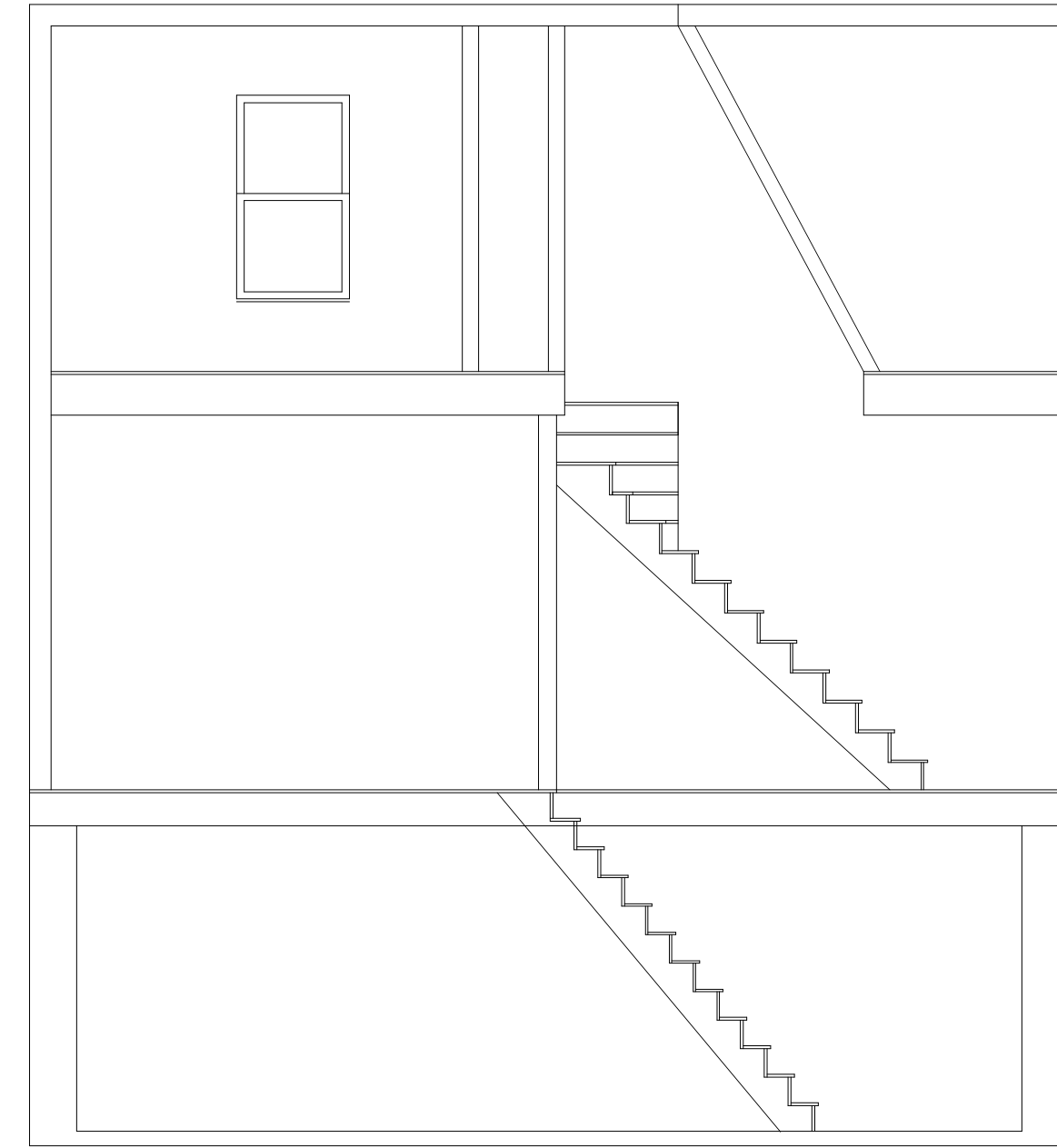
**EXISTING RIGHT ELEVATION**

1/4" = 1'-0"



**EXISTING GARAGE SECTION**

1/4" = 1'-0"



**EXISTING BLDG. SECTION**

1/4" = 1'-0"



**EXISTING LEFT ELEVATION**

1/4" = 1'-0"



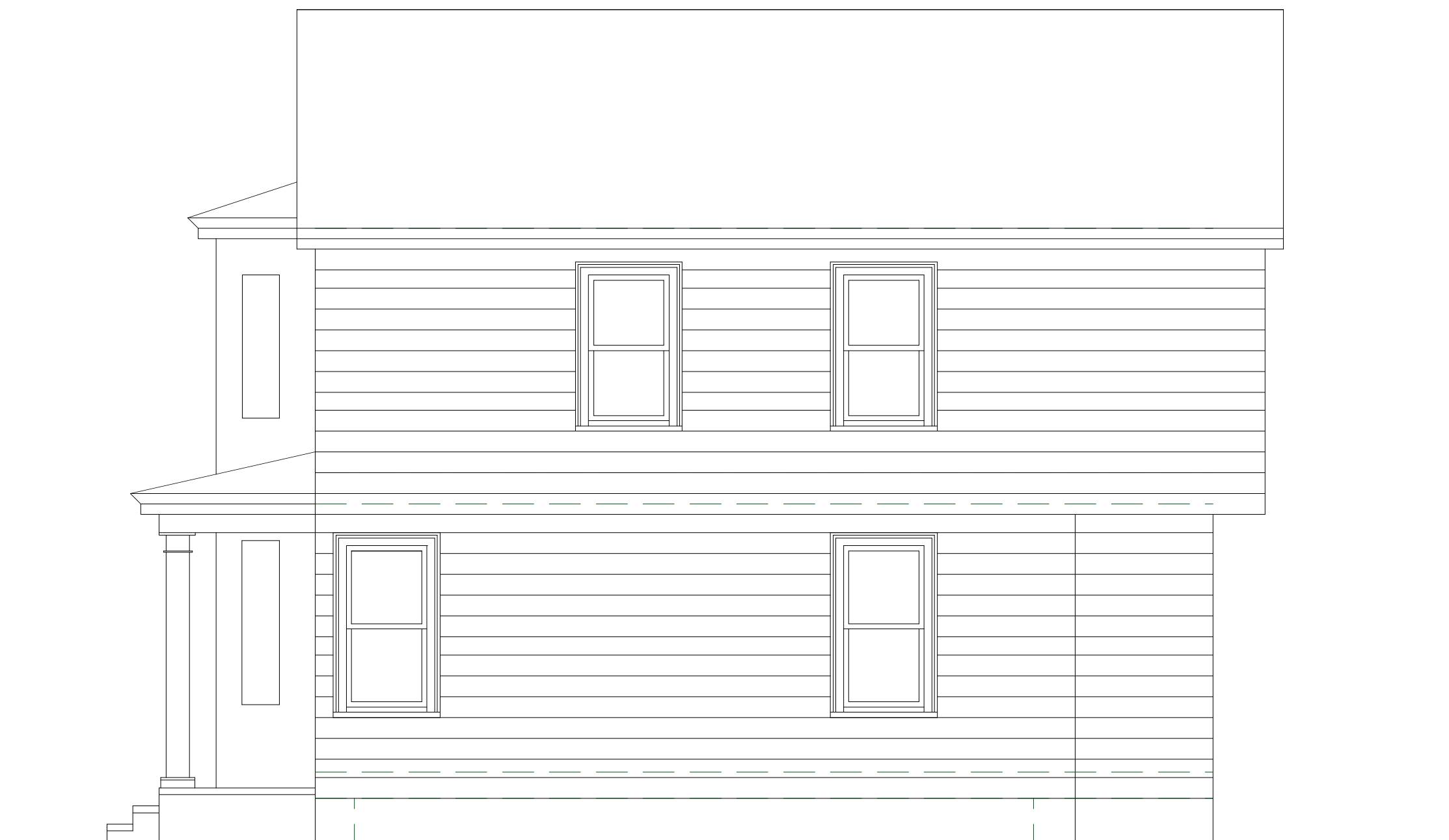
**EXISTING FRONT ELEVATION**

1/4" = 1'-0"



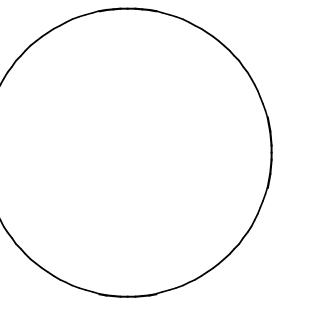
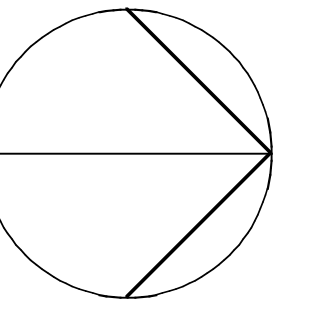
**EXISTING REAR ELEVATION**

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ALTERATIONS TO THE THOMAS RESIDENCE  
25 Emerson Street Newton, MA

EXISTING ELEVATIONS