

PROPOSED RENOVATIONS TO EXISTING HISTORIC HOUSE


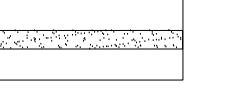

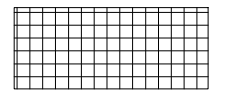
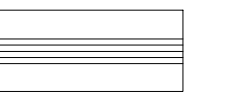
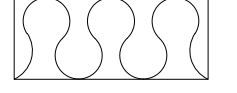
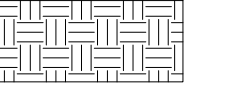
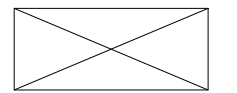
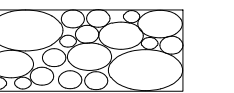
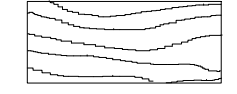
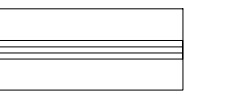
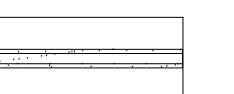
ARONE BROS, LLC.
39 HAWTHORNE AVE
NEWTON, MASS.

ALBERT COSTA ARCHITECTS
681 MAIN STREET
WALTHAM, MASS 02451
TEL: 781-647-5831

06-03-2016

GENERAL NOTES
<p>1. IBC = INTERNATIONAL BUILDING CODE, 2009 EDITION; SHALL BE ADHERED TO, AND FOLLOWED BY ALL CONTRACTORS AND BUILDERS WORKING ON THE JOB INCLUDING AND REFERENCED AS TO SCOPE, ADMINISTRATION, APPLICATIONS, CHAPTER 1 THRU CHAPTER 35, WITH ALL APPENDICES A THRU K. IT IS IMPORTANT THAT ALL CONTRACTORS BE COGNIZANT OF THE INTERNATIONAL BUILDING CODE ADDRESSING THE DESIGN AND INSTALLATION OF BUILDING SYSTEMS THROUGH REQUIREMENTS EMPHASIZING PERFORMANCE AND REGULATIONS THAT SAFEGUARD THE PUBLIC HEALTH SAFETY, AND WELFARE IN THE CONSTRUCTION PROCESS OF BUILDING.</p> <p>IEBC = INTERNATIONAL BUILDING CODE, 2009 EDITION; TO BE USED FOR REMODELING, REPAIR OR ALTERATION OF EXISTING BUILDINGS, ADDITIONS, RENOVATIONS, EXTENSIVE REPAIRS, OR CHANGE OF OCCUPANCY AND REHABILITATION OF EXISTING BUILDINGS. THERE ARE THREE MAIN OPTIONS IN THE REHABILITATION OF EXISTING BUILDINGS. THESE THREE OPTIONS SHALL BE IN ACCORDANCE WITH THE IEBC (CODE), SECTION 101.5. COMPLIANCE WITH THE CODE IS IMPERATIVE FOR ALL SCOPES, SECTIONS AND APPLICATIONS.</p> <p>IRC = INTERNATIONAL RESIDENTIAL CODE 2009; ALL SINGLE FAMILY HOUSES, TWO FAMILY HOUSES(DUPLEXES) AND BUILDINGS CONSISTING OF THREE OR MORE TOWNHOUSE UNITS SHALL FOLLOW AND ADHERE TO THIS COMPREHENSIVE CODE. ALL BUILDINGS WITHIN THE SCOPE OF THE IRC ARE LIMITED TO THREE STORIES ABOVE GRADE PLANE. THE IRC IS DIVIDED INTO EIGHT MAIN PARTS AND THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS SHALL PROVIDE FOR AND PERFORM ALL WORKS IN STRICT ACCORDANCE WITH THE IRC 2009 CODE.</p> <p>2. SUPERVISION AND CONSTRUCTION PROCEDURES: THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS THE CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. IF THE CONTRACT DOCUMENTS GIVE SPECIFIC INSTRUCTIONS CONCERNING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, THE CONTRACTOR SHALL EVALUATE THE JOB SITE SAFETY THEREOF AND, EXCEPT AS STATED BELOW, SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE JOB SITE SAFETY OF SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. IF THE CONTRACTOR DETERMINES THAT SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES MAY NOT BE SAFE, THE CONTRACTOR SHALL GIVE TIMELY WRITTEN NOTICE TO THE OWNER AND ARCHITECT AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK WITHOUT FURTHER WRITTEN INSTRUCTIONS FROM THE ARCHITECT. IF THE CONTRACTOR IS THEN INSTRUCTED TO PROCEED WITH THE REQUIRED MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES WITHOUT ACCEPTANCE OF CHANGES PROPOSED BY THE CONTRACTOR, THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTING LOSS OR DAMAGE.</p> <p>3. ALL CONCRETE SHALL BE A MINIMUM OF 3000 PSI AT 28 DAYS, 3500 PSI FOR ALL EXTERIOR CONCRETE WALLS, WALKS, SLABS, ETC.</p> <p>4. ALL FOOTINGS TO REST ON SOLID UNDISTURBED SOIL WITH A MINIMUM CAPACITY OF 1.5 TONS PER SQ. FT. TYPICAL.</p> <p>5. NO FOOTING SHALL BE PLACED IN WATER.</p> <p>6. ALL EXTERIOR CONCRETE FOOTINGS CONSTRUCTION SHALL BE CARRIED DOWN A MINIMUM OF (4'-0") FEET BELOW FINISHED EXTERIOR GRADE.</p> <p>7. ALL FOOTING EXCAVATIONS SHALL BE FINISHED BY HAND.</p> <p>8. MATERIAL ADJACENT TO AND BELOW FOOTING SHALL BE KEPT FROM FREEZING AT ALL TIMES.</p> <p>9. DOUBLE UP RAFTERS AND JOISTS AROUND ALL OPENINGS.</p> <p>10. DOUBLE UP JOISTS UNDER ALL PARTITIONS.</p> <p>11. MICRO-LAM BEAMS MAY BE USED IN LIEU OF BUILT UP BEAMS, VERIFY ALL BEAMS AND SIZES-TYPICAL.</p> <p>12. G.C. SHALL VERIFY ALL DIMENSIONS IN FIELD AND VERIFY ALL EXISTING CONDITIONS IN FIELD.</p> <p>13. EXACT GRADES AND ELEVATIONS SHALL BE VERIFIED IN FIELD WITH EXISTING CONDITIONS AND WITH SURVEY-TOPOGRAPHICAL SITE PLAN-TYPICAL.</p> <p>14. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING, FURNISHING AND PROPERLY INSTALLING ALL TEMPORARY SUPPORTS AND BRACING AS NECESSARY TO PREVENT ANY INSTABILITIES DURING CONSTRUCTION. PROPER SUPPORTS, BRACING TEMPORARY SHORING SHALL BE IN PLACE AT ALL TIMES AND ACCORDING TO THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE. TEMPORARY SHORING MUST NOT REMAIN IN PLACE FOR MORE THAN 180 DAYS AND WILL NEED A PERMIT FROM THE LOCAL BUILDING INSPECTOR AND/ OR BUILDING OFFICIAL. IT IS IMPORTANT TO PROPERLY BRACE, SUPPORT AND SHORE ALL WALLS, PARTITIONS, ROOFS AND OTHER STRUCTURES TO PREVENT ANY INSTABILITY AND/ OR COLLAPSE.</p> <p>15. THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS, TEST BORINGS, SOIL REPORT OR TEST PIT.</p>

ABBREVIATIONS	
AB	ANCHOR BOLT
AD	AREA DRAIN
ABV	ABOVE
ATC	ACOUSTICAL TILE CEILING
AW	ACOUSTICAL WALLCOVERING
ACOUS	ACOUSTICAL
ADJ	ADJACENT, ADJUSTABLE
ALUM	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AF	AWNING FABRIC
B	BASE
BD	BOARD
BG	BUMPER GUARD
BIT.	BITUMINOUS CONCRETE
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRDG	BRIDGING
BSMT	BASEMENT
CAB	CABINET
CB	CONCRETE BLOCK
CEM	CEMENT
CER	CERAMIC
CF	CONCRETE FINISH
CG	CORNER GUARD
CJ	CONTROL JOINT
CKT	CIRCUIT
CL	CLOSE
CLKG	CAULKING
CLG, CEIL	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT, C	CARPET
CT	CERAMIC TILE
CTR	CENTER
DN	DOWN
DET	DETAIL
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DO	DOOR OPENING
DR	DOOR
D.S.	DOWNSPOUT
DW	DISHWASHER
DWG(S)	DRAWING, DRAWINGS
DWR	DRAWER
E	EAST
EA	EACH
EIFS	EXTERIOR INSUL FIN. SYSTEM
EJ	EXPANSION JOINT
EL, ELEV	ELEVATION
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EQUIP	EQUIPMENT
EW	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FIX, FIXT	FIXTURE
FL, FLR	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUDS
FOW	FACE OF WALL
FR	FIRE RATED/RETARDANT
FRP	FIBERGLASS REINFORCED POLYESTER PANEL
FRTW	FIRE RETARDANT TRTD. WD.
FT	FOOT, FEET
FURR	FURRING
G	GROUT
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GEN	GENERATOR
GL	GLASS
GND, GRND	GROUND
CWB	GYPSSUM WALLBOARD
GYP	GYPSSUM
HB	HOSE BIBB
HC	HANDICAPPED
HD	HEAD
HDW	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
KIT	KITCHEN
KP	KICK PLATE
LAM	LAMINATE, LAMINATED
LAV	LAVATORY
LT	LIGHT
M	MOLDING
MACH	MACHINE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MET, MTL	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
M/R	MOISTURE RESISTANT
MTD	MOUNTED
MTG	MEETING, MOUNTING
MUL	MULLION
N	NORTH
NEO	NEOPRENE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OBS	OBSOLETE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
O.H.	OVERHEAD DOOR
OPNG	OPENING
OPP	OPPOSITE
P	PAINT
PL	PLATE
P, LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL, PANELBOARD
PP	PREFINISHED PANELS
PR	PAIR
PROJ	PROJECT
PROP	PROPERTY
P.T.	PRESSURE TREATED
PT	POINT
PTD	PAPER TOWEL DISPENSER
PTH	PARTITION
PWR	POWER
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RAD, R	RADIUS
RD	ROOF DRAIN
REF	REFRIGERATOR
REFL	REFLECTED
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
RF	RESILIENT FLOORING
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FEET
SH	SHELF
SHT	SHEET
SIM	SIMILAR
SL	SLIDING
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
ST	STAIN
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	THRESHOLD
T&G	TONQUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK, THICKNESS
TOS	TOP OF STEEL
TOW	TOP OF WALL
TT	TOILET TISSUE DISPENSER
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VWC	VINYL WALLCOVERING
W	WEST
W/	WITH
WD	WOOD
WDO	WINDOW
WF	WOOD FLOOR
WC	WALK IN CLOSET
WM	WALK-OFF MAT
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT
WT	WEIGHT

SCHEDULE OF DRAWINGS	
ARCHITECTURE	
A-1	EXISTING BASEMENT AND FIRST FLOOR PLANS
A-2	EXISTING SECOND AND THIRD FLOOR PLANS
A-3	BASEMENT AND FIRST FLOOR DEMO PLANS
A-4	SECOND AND THIRD FLOOR DEMO PLANS
A-5	EXISTING/PROPOSED BASEMENT FLOOR PLAN
A-6	EXISTING/PROPOSED FIRST FLOOR PLAN
A-7	EXISTING/PROPOSED SECOND AND THIRD FLOOR PLANS
A-8	EXISTING/PROPOSED ROOF PLAN
A-9	EXISTING ELEVATIONS
A-10	EXISTING/PROPOSED FRONT AND RIGHT ELEVATIONS
A-11	EXISTING/PROPOSED REAR AND LEFT ELEVATIONS
A-12	SITEPLAN SHOWING PERIMETER WALL
CEILING INFORMATION	
(S)	SMOKE DETECTOR
(H)	HEAT DETECTOR
(CO)	CARBON MONOXIDE DETECTOR
MATERIALS	
	CONCRETE
	CAST-IN-PLACE
	PARTICLE BOARD
	RIGID INSULATION
	GLASS
	BATT INSULATION
	SOIL
	ROUGH DIMENSION WOOD
	STONE
	FINISH WOOD
	PLYWOOD
	GYPSUM BOARD
TITLE SHEET AND GENERAL NOTES	
SHEET	T-1

**PROPOSED RENOVATIONS
TO EXISTING HISTORIC HOUSE**

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831

Job Number: 20861.00

Scale: 1/4" = 1'-0"

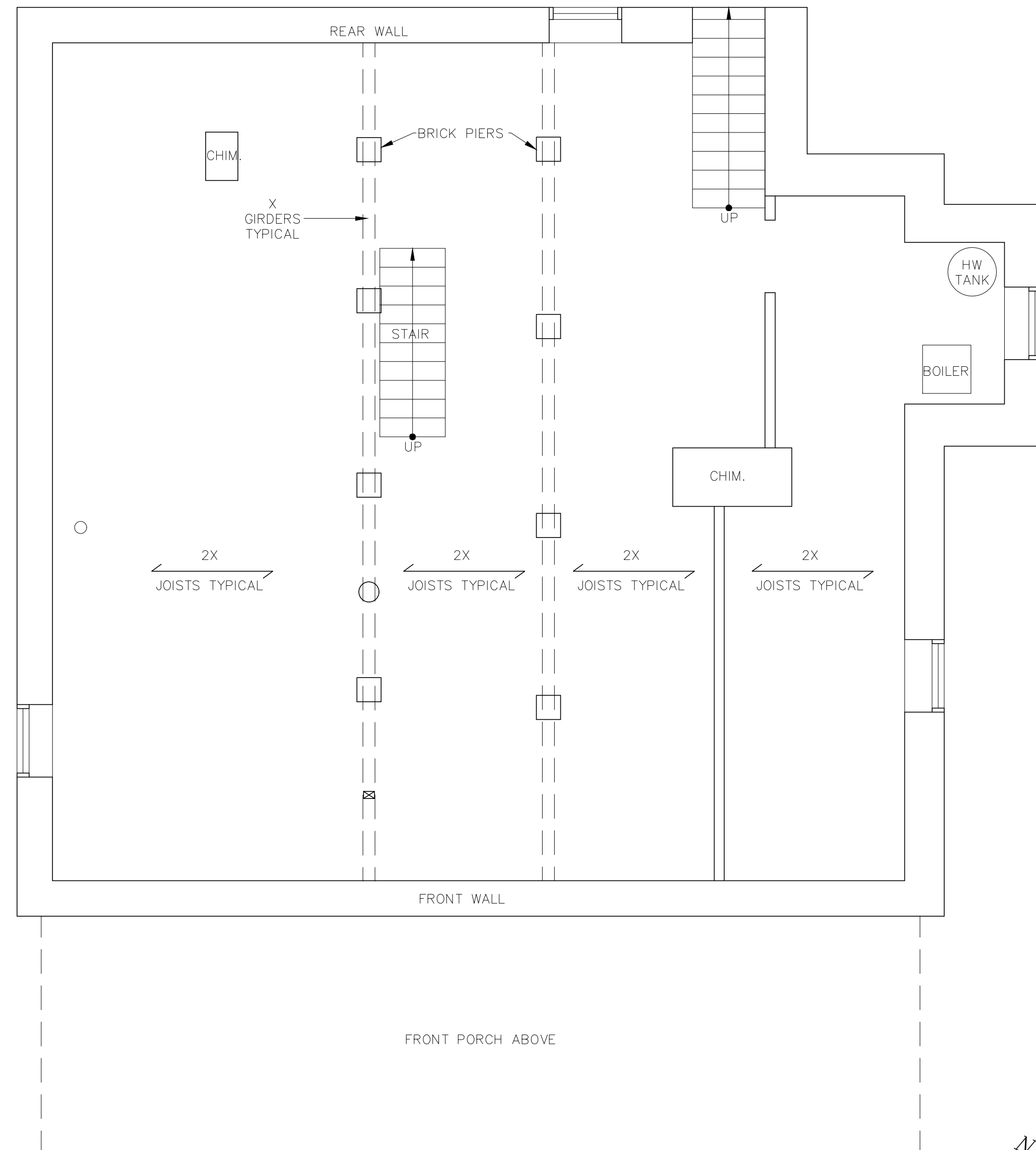
Date: 04-22-16

Revisions: 04-27-16
05-02-16
06-03-16

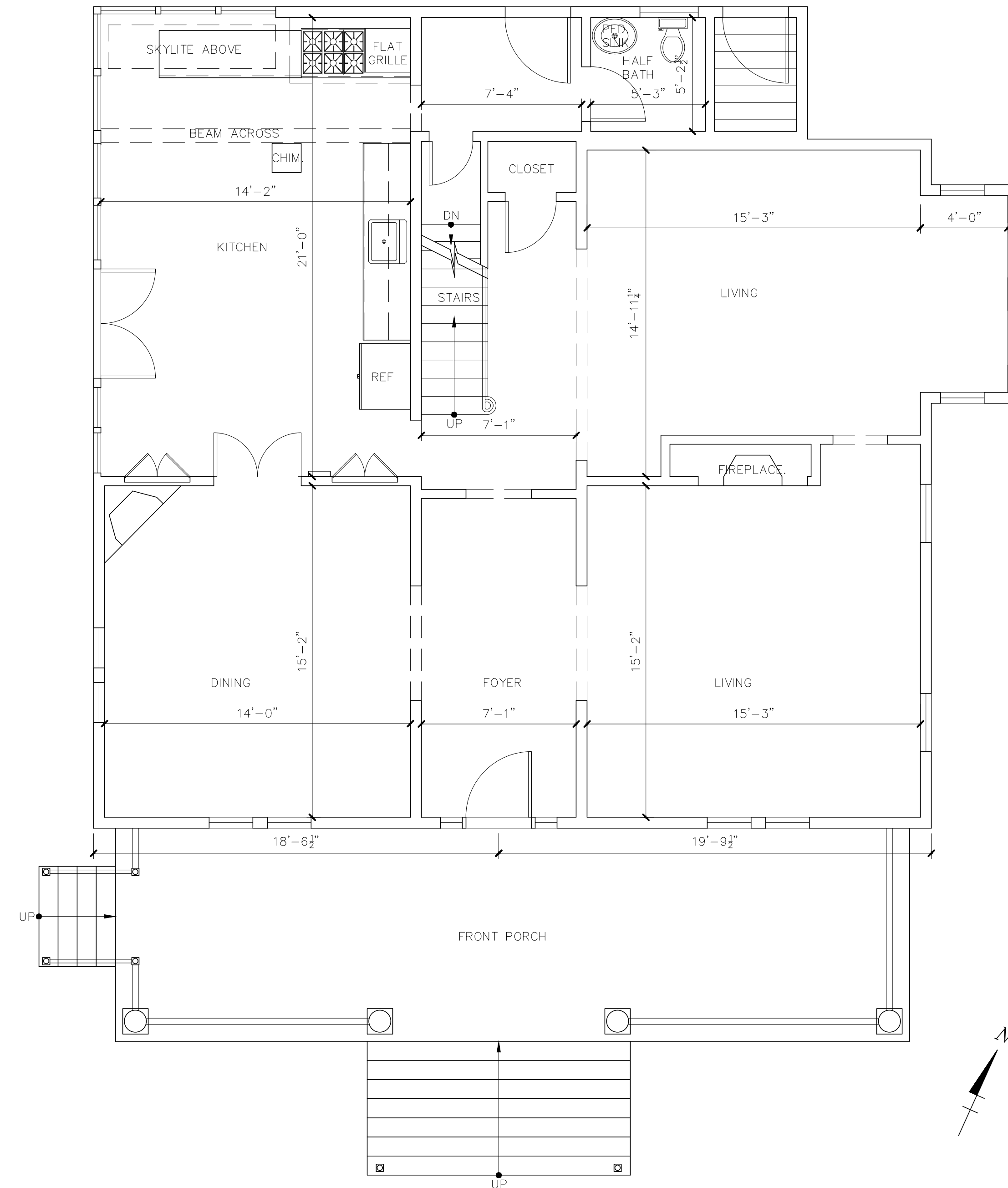
**EXISTING BASEMENT &
FIRST FLOOR PLANS**

Drawing

A-1



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



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

PROPOSED RENOVATIONS
TO EXISTING HISTORIC HOUSE

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831

Job Number: 20861.00

Scale: 1/4" = 1'-0"

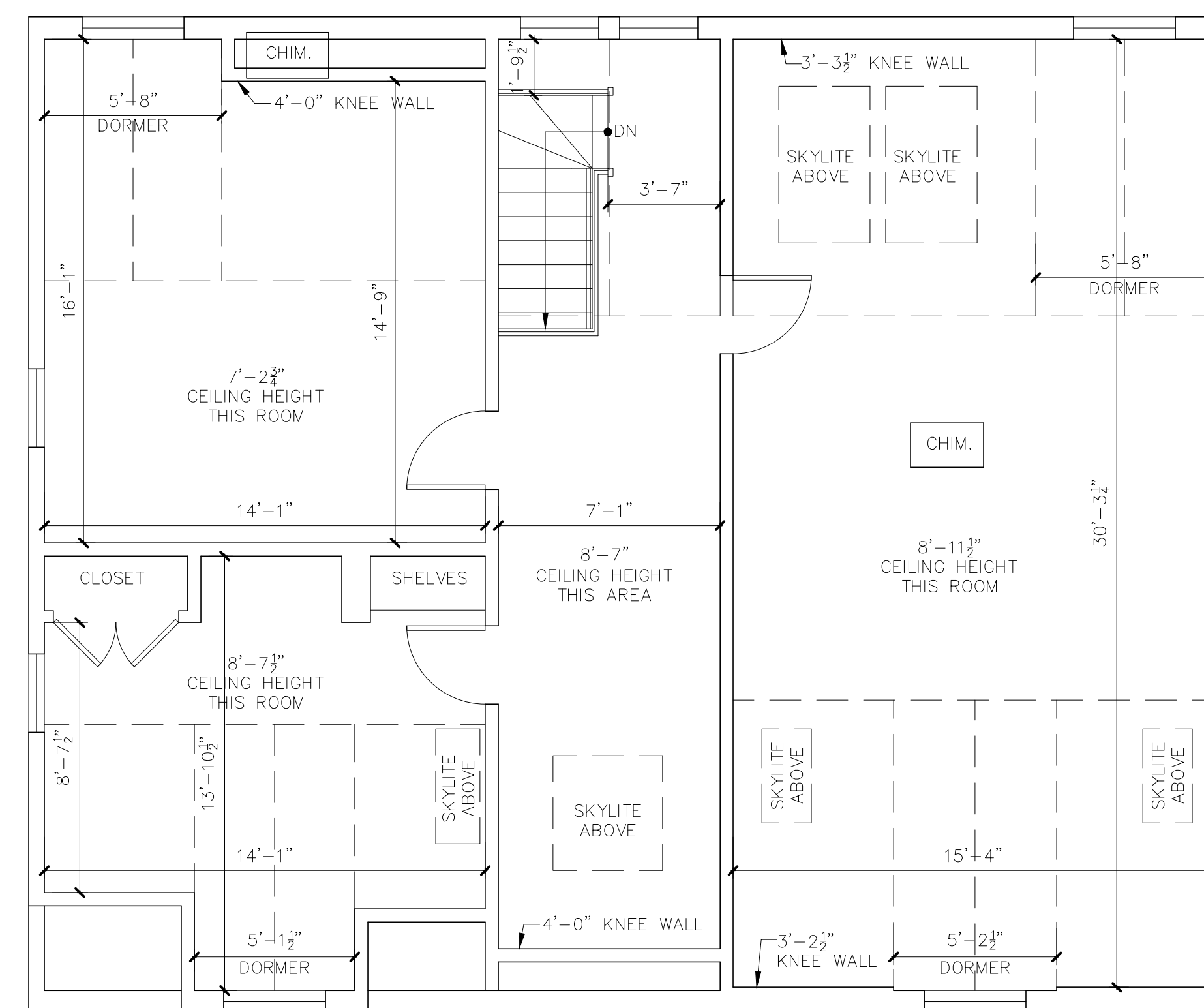
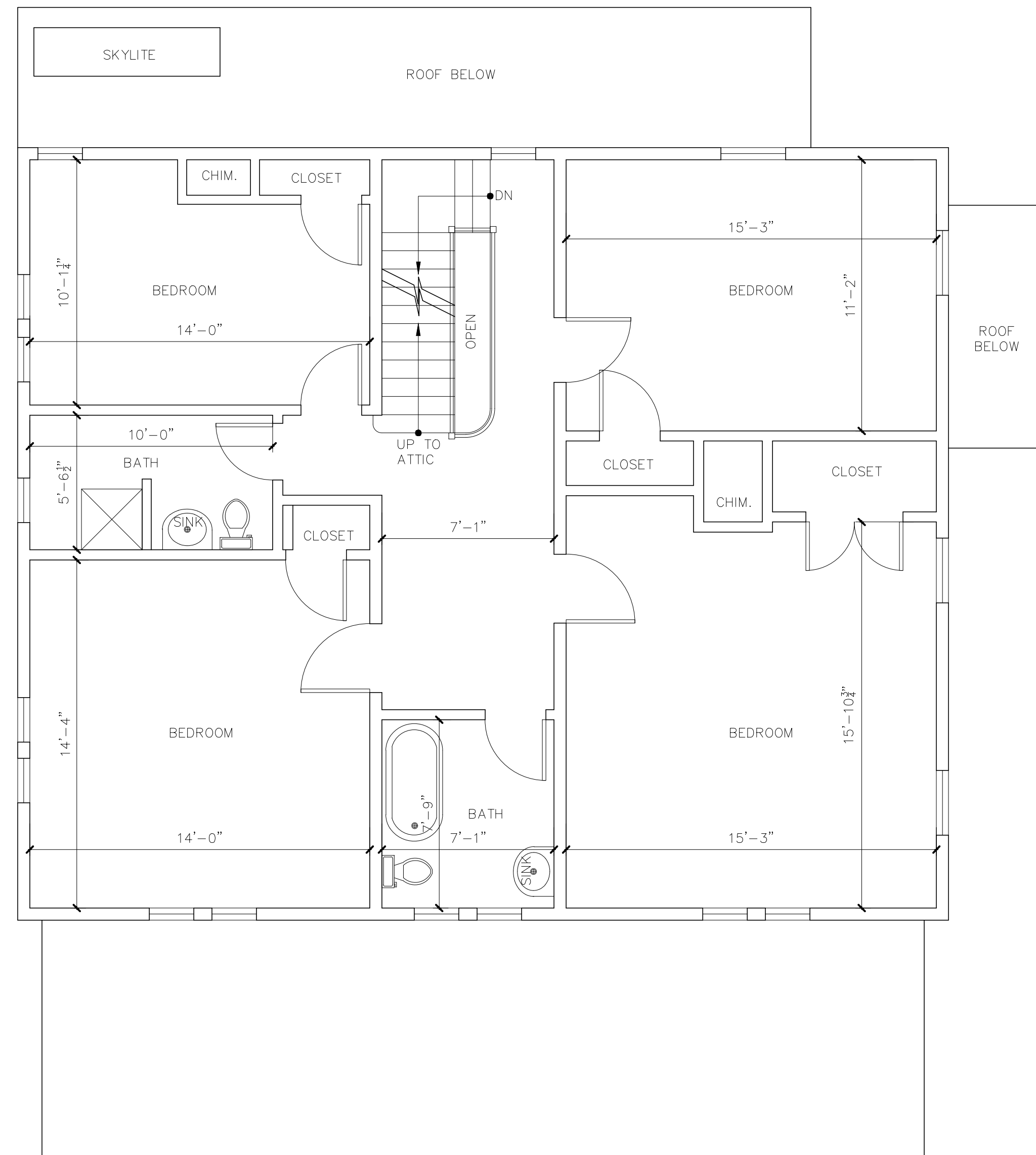
Date: 04-22-16

Revisions: 04-27-16
05-02-16
06-03-16

EXISTING SECOND &
THIRD FLOOR PLANS

Drawing

A-2



**PROPOSED RENOVATIONS
TO EXISTING HISTORIC HOUSE**

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831

Job Number: 20861.00

Scale: 1/4" = 1'-0"

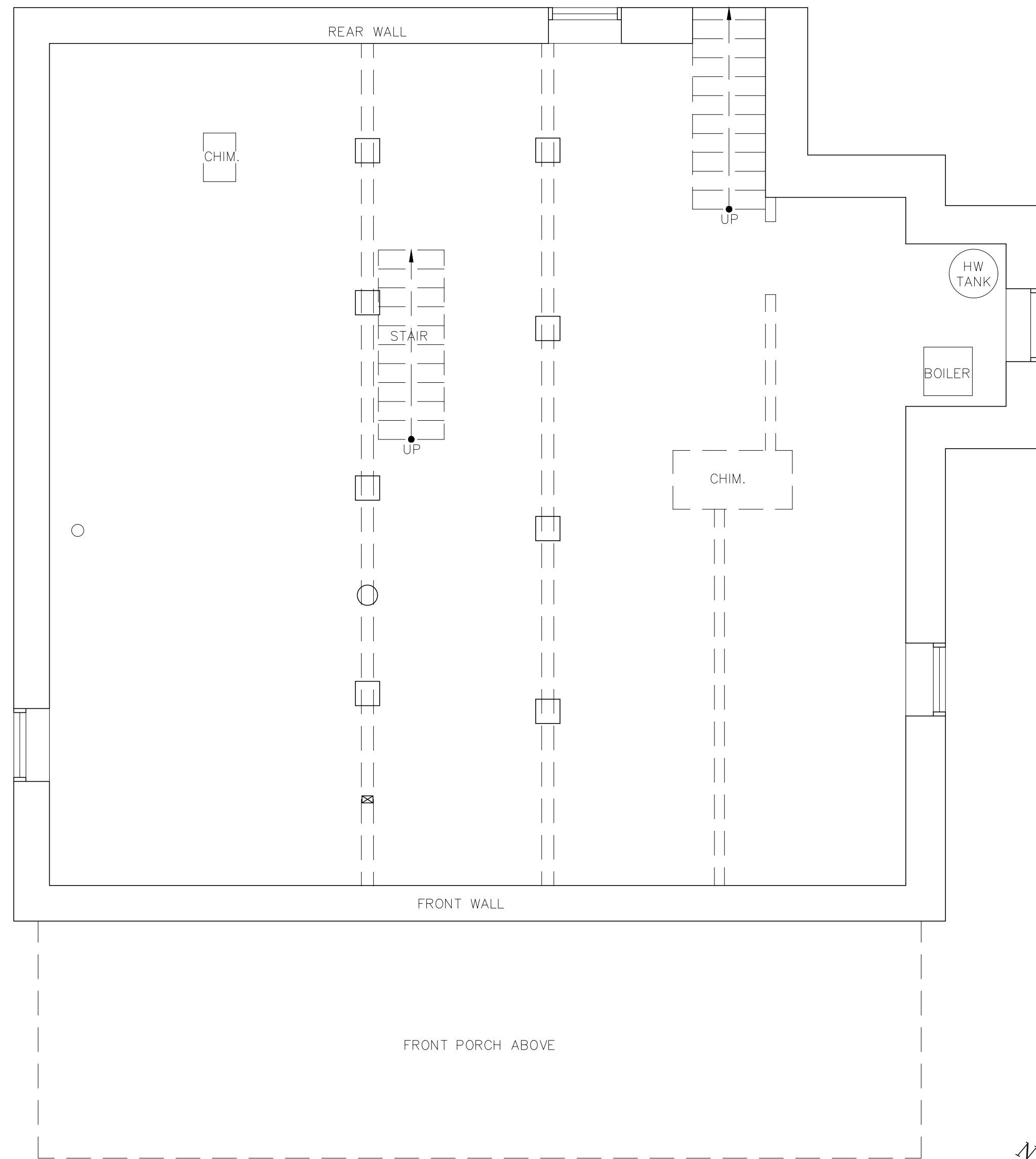
Date: 04-22-16

Revisions: 04-27-16
05-02-16
06-03-16

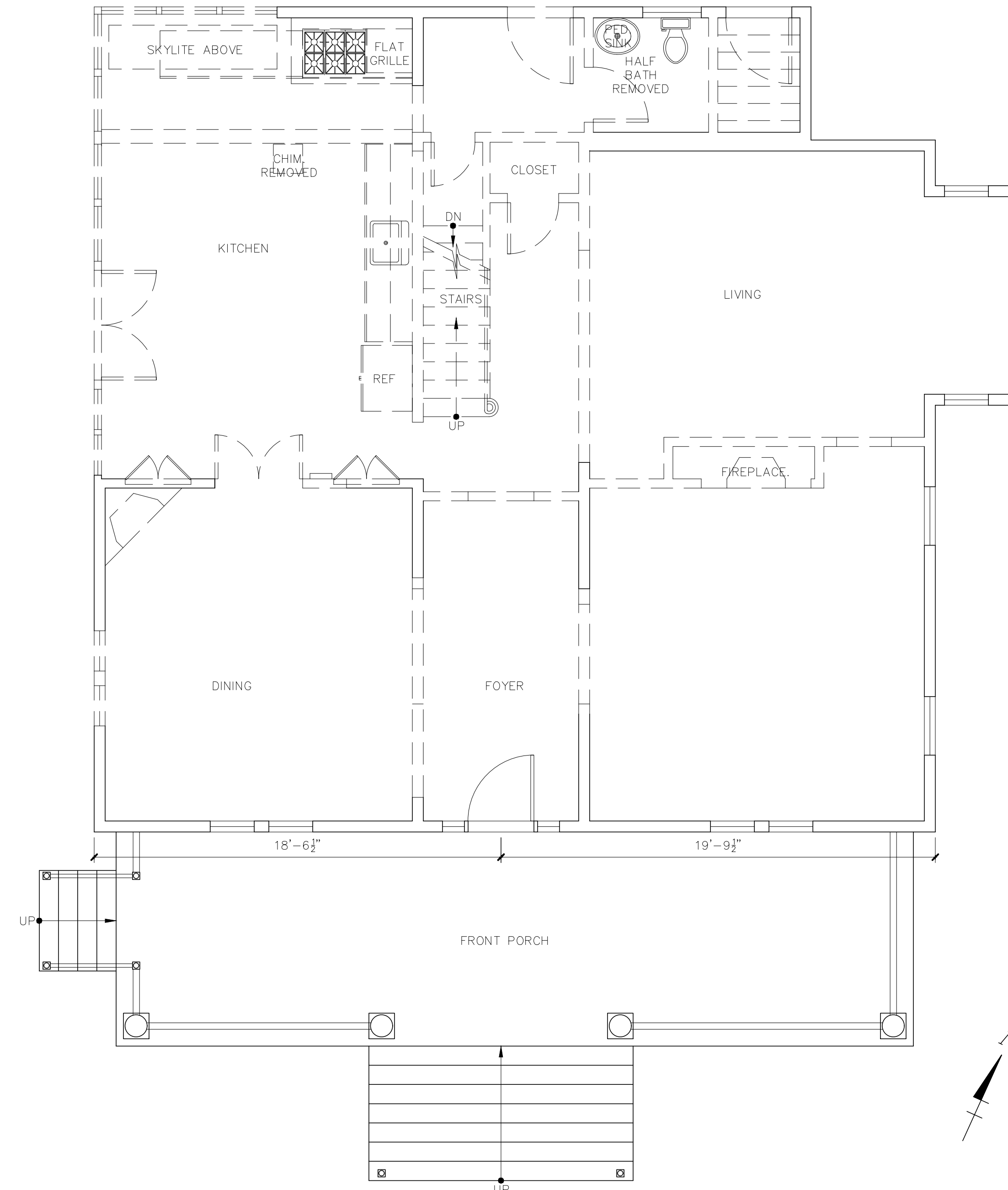
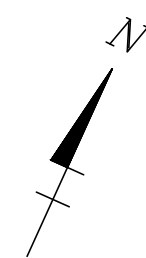
BASEMENT & FIRST FLOOR DEMO PLANS

Drawing

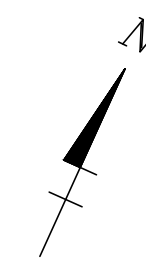
A-3



○ BASEMENT FLOOR DEMO PLAN
SCALE 1/4"=1'-0"



○ FIRST FLOOR DEMO PLAN
SCALE 1/4"=1'-0"

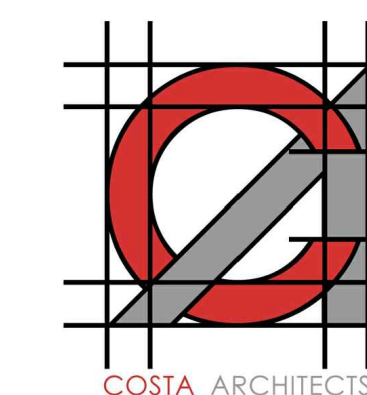


ARONE BROS, LLC.
39 HAWTHORNE AVE
NEWTON, MASS.

**PROPOSED RENOVATIONS
TO EXISTING HISTORIC HOUSE**

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831

Job Number: 20861.00

Scale: 1/4" = 1'-0"

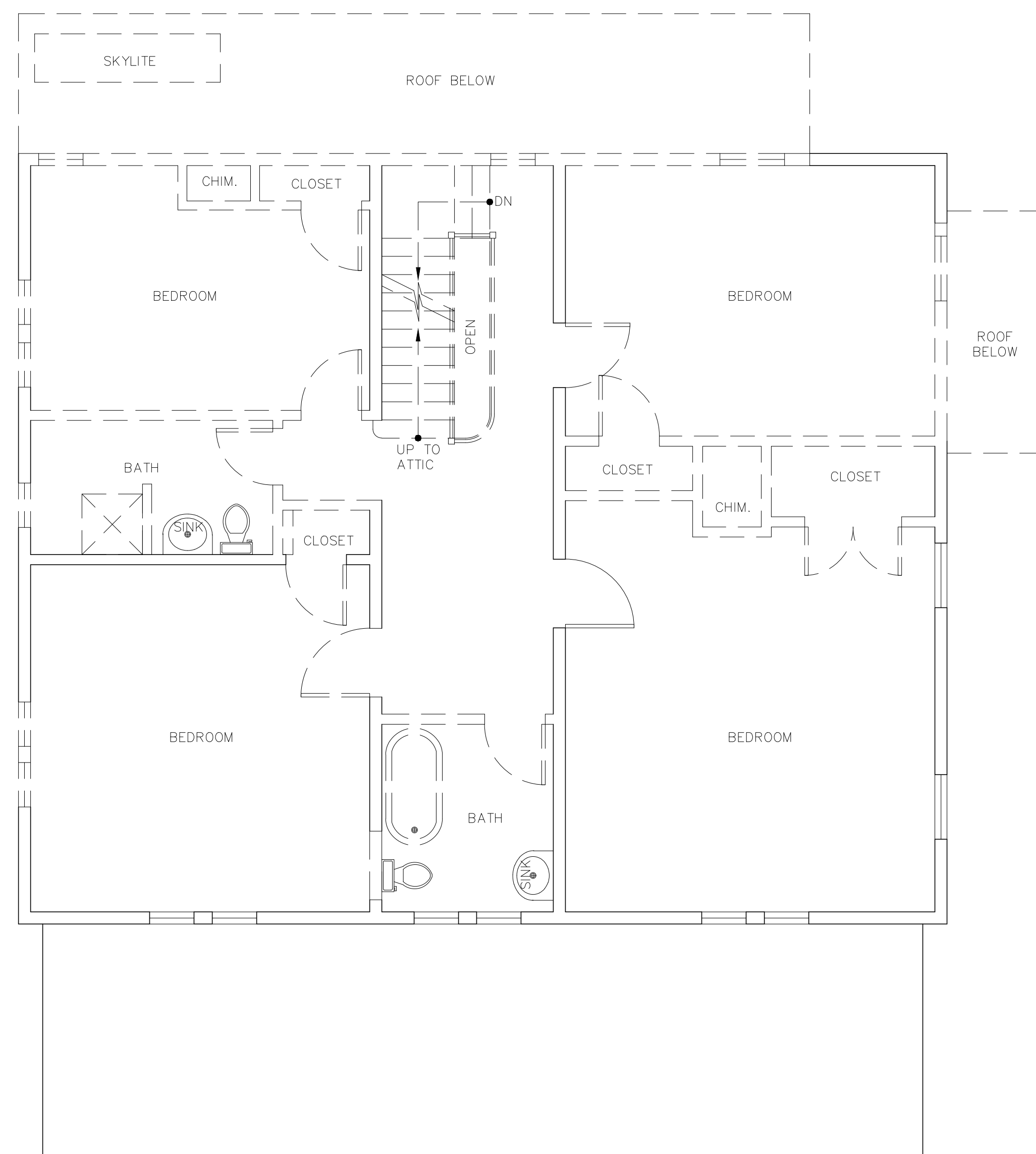
Date: 04-22-16

Revisions: 04-27-16
05-02-16
06-03-16

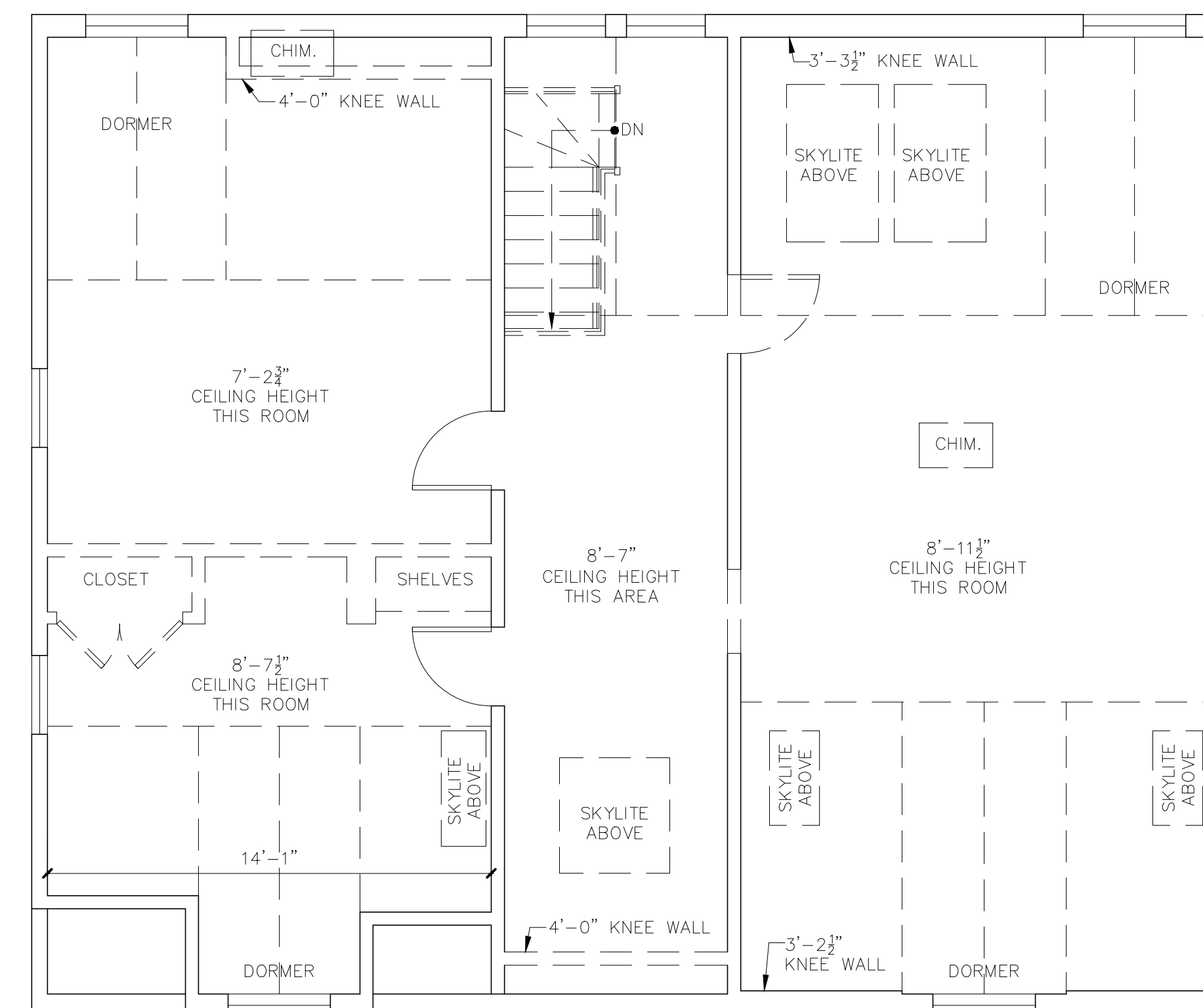
**SECOND & THIRD
FLOOR DEMO PLANS**

Drawing

A-4



○ SECOND FLOOR DEMO PLAN
SCALE 1/4"=1'-0"



○ THIRD FLOOR DEMO PLAN
SCALE 1/4"=1'-0"

ARONE BROS, LLC.
39 HAWTHORNE AVE
NEWTON, MASS.

**PROPOSED RENOVATIONS
TO EXISTING HISTORIC HOUSE**

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831

Job Number: 20861.00

Scale: 1/4" = 1'-0"

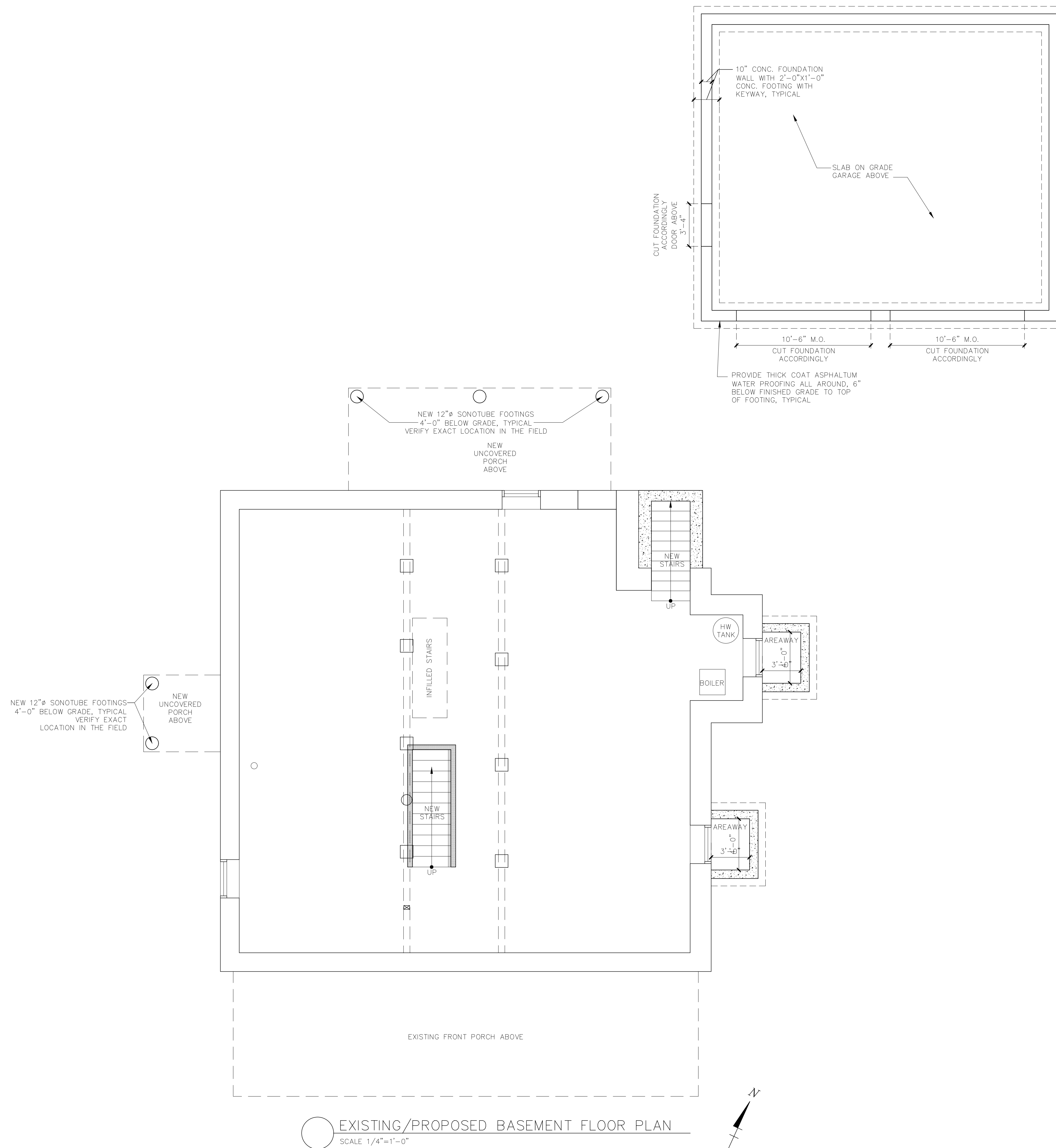
Date: 04-22-16

Revisions: 04-27-16
05-02-16
06-03-16

**EXISTING/PROPOSED
BASEMENT FLOOR
PLAN**

Drawing

A-5

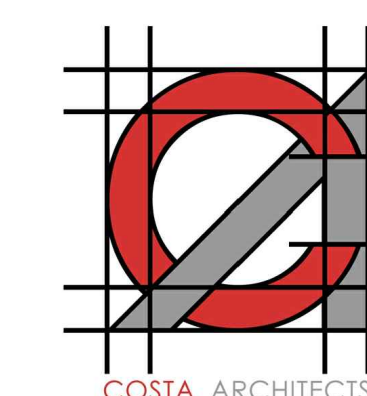


EXISTING/PROPOSED BASEMENT FLOOR PLAN
SCALE 1/4"=1'-0"

**PROPOSED RENOVATIONS
TO EXISTING HISTORIC HOUSE**

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831

Job Number: 20861.00

Scale: 1/4" = 1'-0"

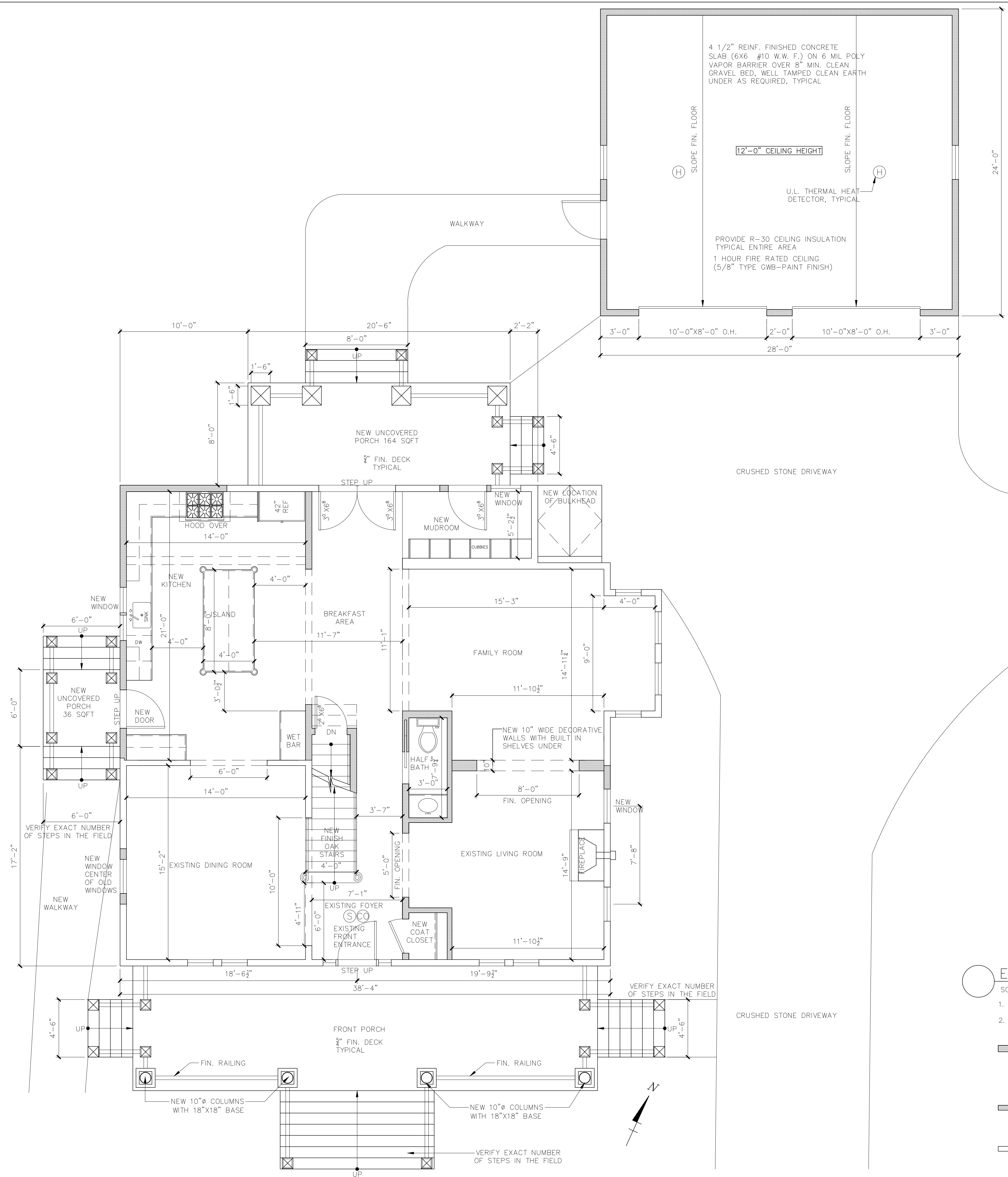
Date: 04-22-16

Revisions: 04-27-16
05-02-16
06-03-16

**EXISTING/PROPOSED
FIRST FLOOR
PLAN**

Drawing

A-6



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

- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.
- EXACT MATERIALS, COLORS TO BE VERIFIED IN THE FIELD.

- = NEW 2"x6" OR 2"x4" EXTERIOR WOOD STUD WALL @ 16" O.C.R-21 INSULATION, 1/2" GWB INTERIOR, PLASTER FINISH, TYVEK WRAP, 1/2" EXTERIOR PLYWOOD SHEATHING, OR ZIP SYSTEM, FINISHED SIDING TO MATCH EXISTING, VERIFY IN FIELD, TYPICAL
- = NEW 2"x4" INTERIOR WOOD STUD WALL @ 16" O.C., 1/2" GWB BOTH SIDES, PLASTER FINISH, PAINT FINISH, COLOR AS SELECTED BY OWNER, TYPICAL
- = EXISTING WALLS

4 1/2" REINF. FINISHED CONCRETE SLAB (6X6 #10 W.W. F.) ON 6 MIL POLY VAPOR BARRIER OVER 8" MIN. CLEAN GRAVEL BED, WELL TAMPED CLEAN EARTH UNDER AS REQUIRED, TYPICAL

SLOPE FIN. FLOOR

12'-0" CEILING HEIGHT

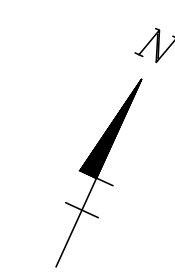
SLOPE FIN. FLOOR

U.L. THERMAL HEAT DETECTOR, TYPICAL

PROVIDE R-30 CEILING INSULATION TYPICAL ENTIRE AREA
1 HOUR FIRE RATED CEILING (5/8" TYPE GWB-PAINT FINISH)

CRUSHED STONE DRIVEWAY

CRUSHED STONE DRIVEWAY



**PROPOSED RENOVATIONS
TO EXISTING HISTORIC HOUSE**

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831

Job Number: 20861.00

Scale: 1/4" = 1'-0"

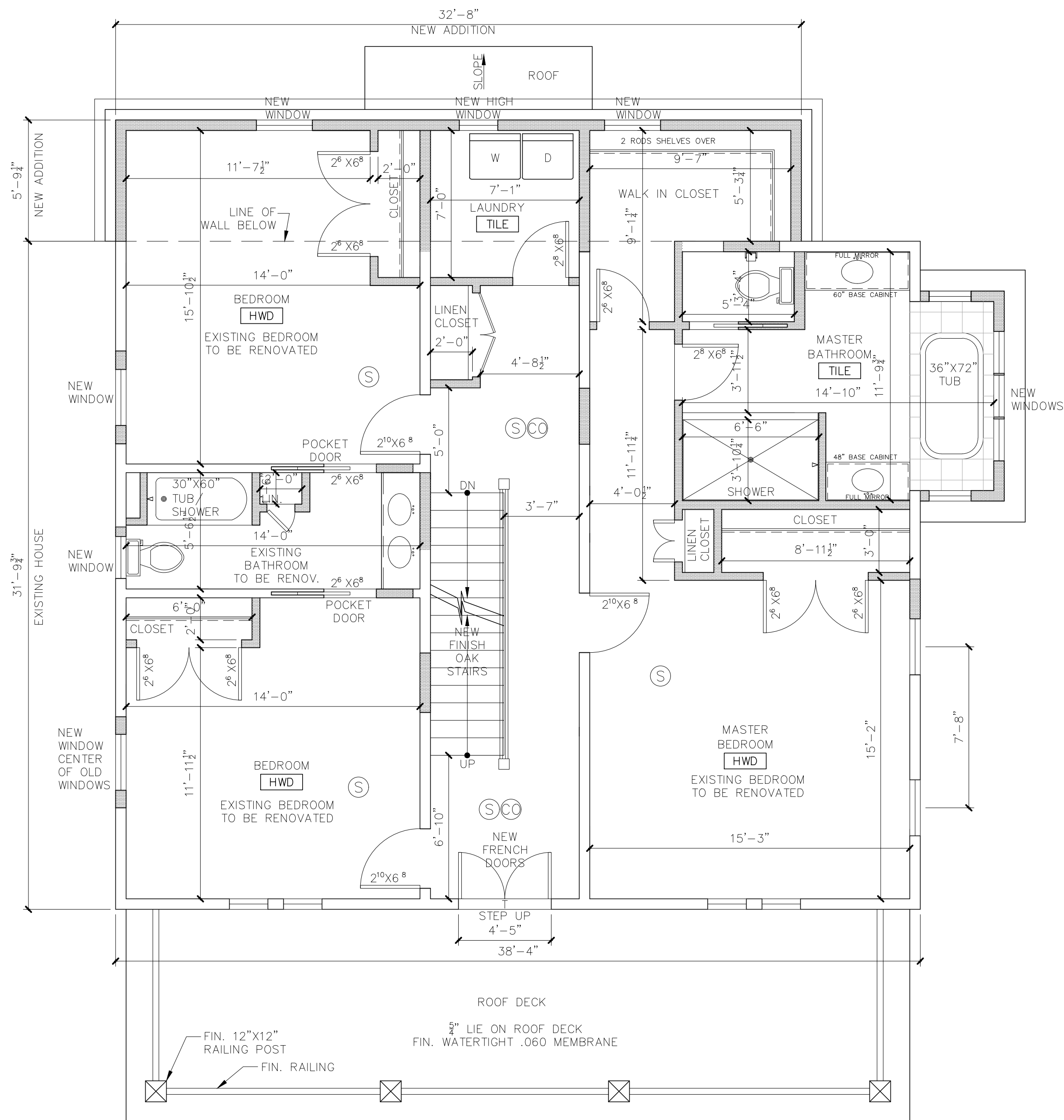
Date: 04-22-16

Revisions: 04-27-16
05-02-16
06-03-16

**EXISTING/PROPOSED
SECOND & THIRD
FLOOR PLANS**

Drawing

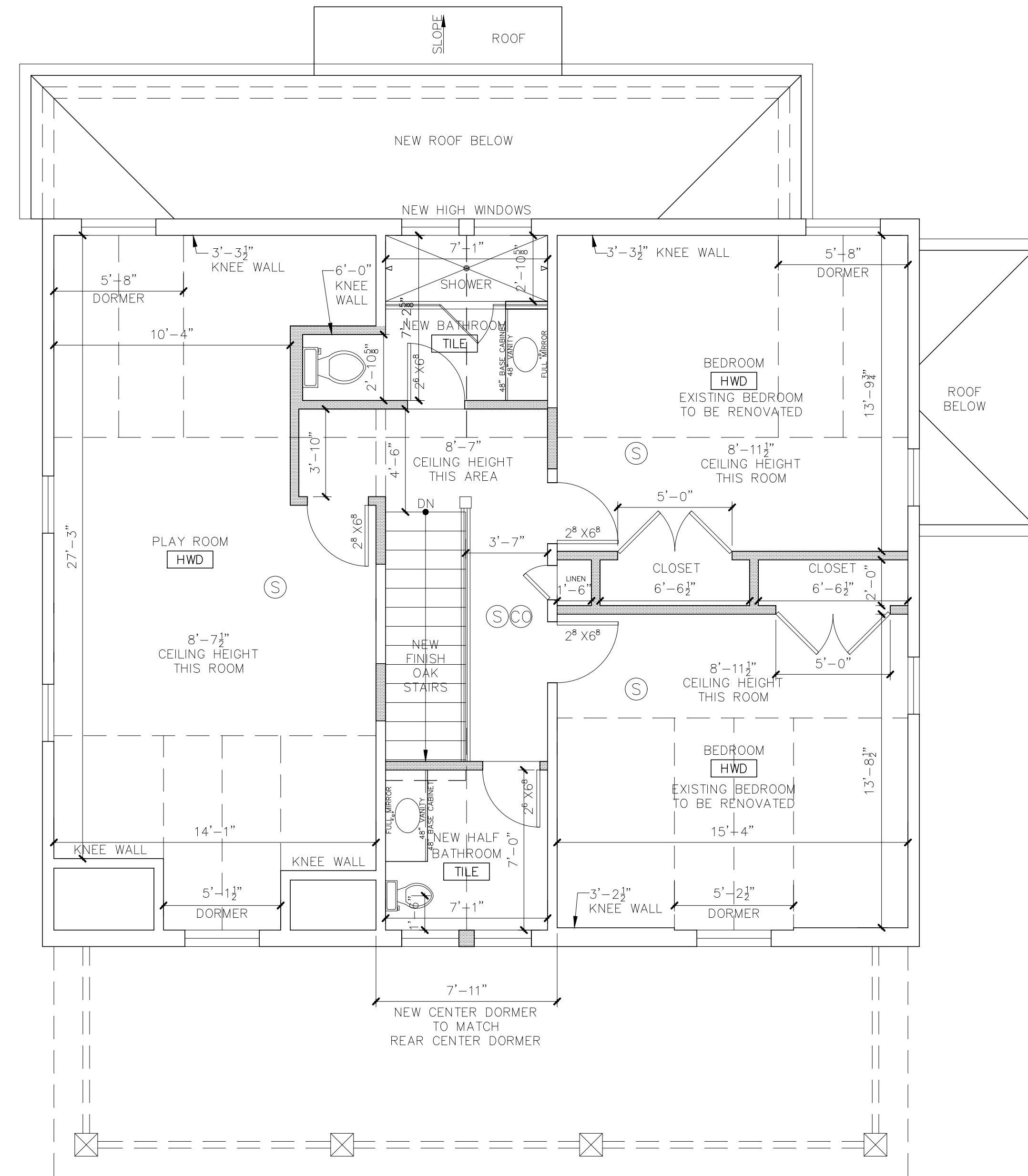
A-7



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

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.
2. EXACT MATERIALS, COLORS TO BE VERIFIED IN THE FIELD.

- = NEW 2"x6" OR 2"x4" EXTERIOR WOOD STUD WALL @ 16" O.C.R-21 INSULATION, 1/2" GWB INTERIOR, PLASTER FINISH, TYVEK WRAP, 1/2" EXTERIOR PLYWOOD SHEATHING, OR ZIP SYSTEM, FINISHED SIDING TO MATCH EXISTING, VERIFY IN FIELD, TYPICAL
- = NEW 2"x4" INTERIOR WOOD STUD WALL @ 16" O.C., 1/2" GWB BOTH SIDES, PLASTER FINISH, PAINT FINISH, COLOR AS SELECTED BY OWNER, TYPICAL
- = EXISTING WALLS



EXISTING/PROPOSED THIRD FLOOR PLAN
SCALE 1/4"=1'-0"

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.
2. EXACT MATERIALS, COLORS TO BE VERIFIED IN THE FIELD.

- = NEW 2"x6" OR 2"x4" EXTERIOR WOOD STUD WALL @ 16" O.C.R-21 INSULATION, 1/2" GWB INTERIOR, PLASTER FINISH, TYVEK WRAP, 1/2" EXTERIOR PLYWOOD SHEATHING, OR ZIP SYSTEM, FINISHED SIDING TO MATCH EXISTING, VERIFY IN FIELD, TYPICAL
- = NEW 2"x4" INTERIOR WOOD STUD WALL @ 16" O.C., 1/2" GWB BOTH SIDES, PLASTER FINISH, PAINT FINISH, COLOR AS SELECTED BY OWNER, TYPICAL
- = EXISTING WALLS

ARONE BROS, LLC.
39 HAWTHORNE AVE
NEWTON, MASS.

**PROPOSED RENOVATIONS
 TO EXISTING HISTORIC HOUSE**

General Notes :

Symbol



681 MAIN STREET
 WALTHAM, MA 02451
 TEL./FAX: 781-647-5831

Job Number: 20861.00

Scale: 1/4" = 1'-0"

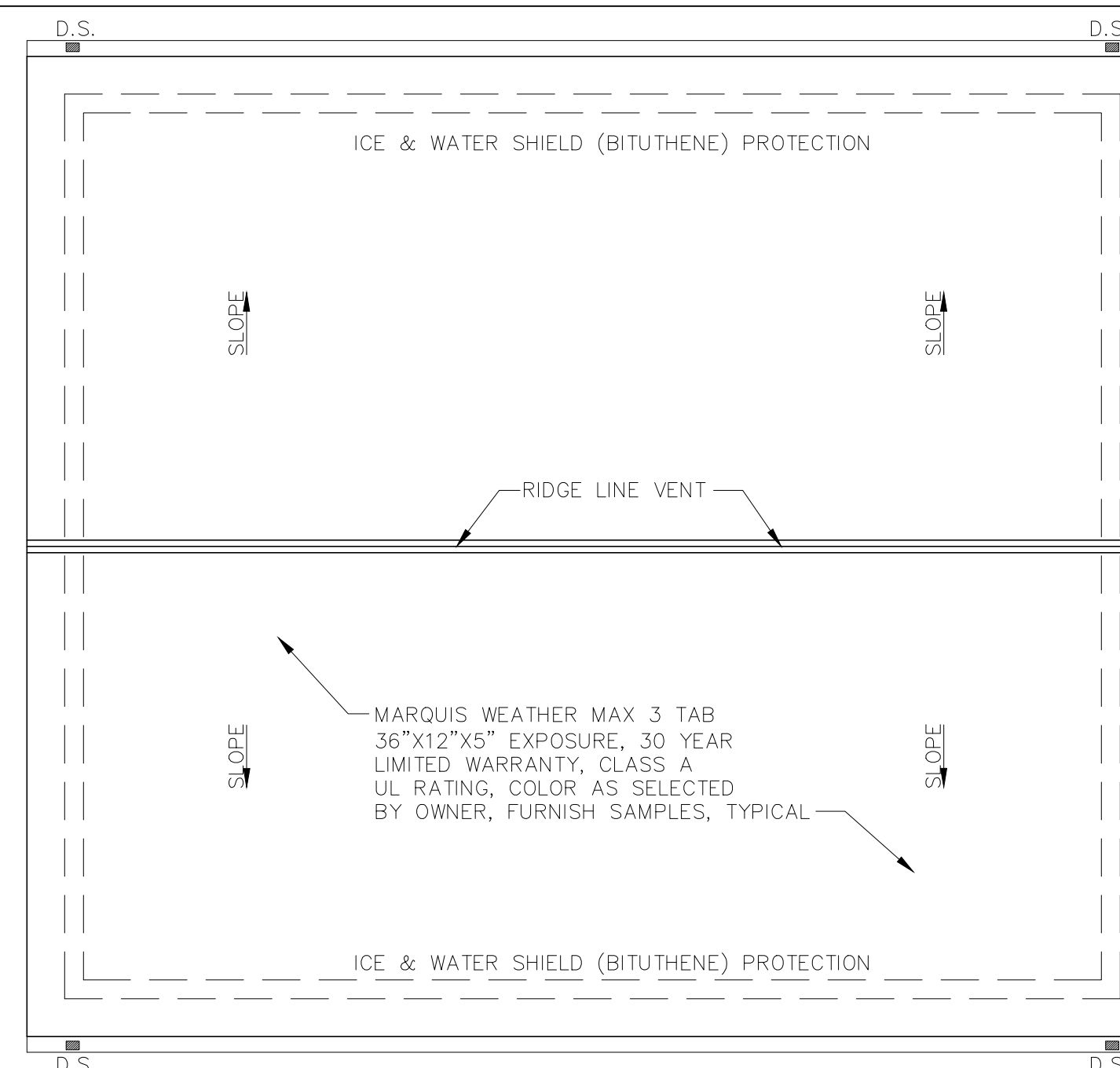
Date: 04-22-16

Revisions: 04-27-16
 05-02-16
 06-03-16

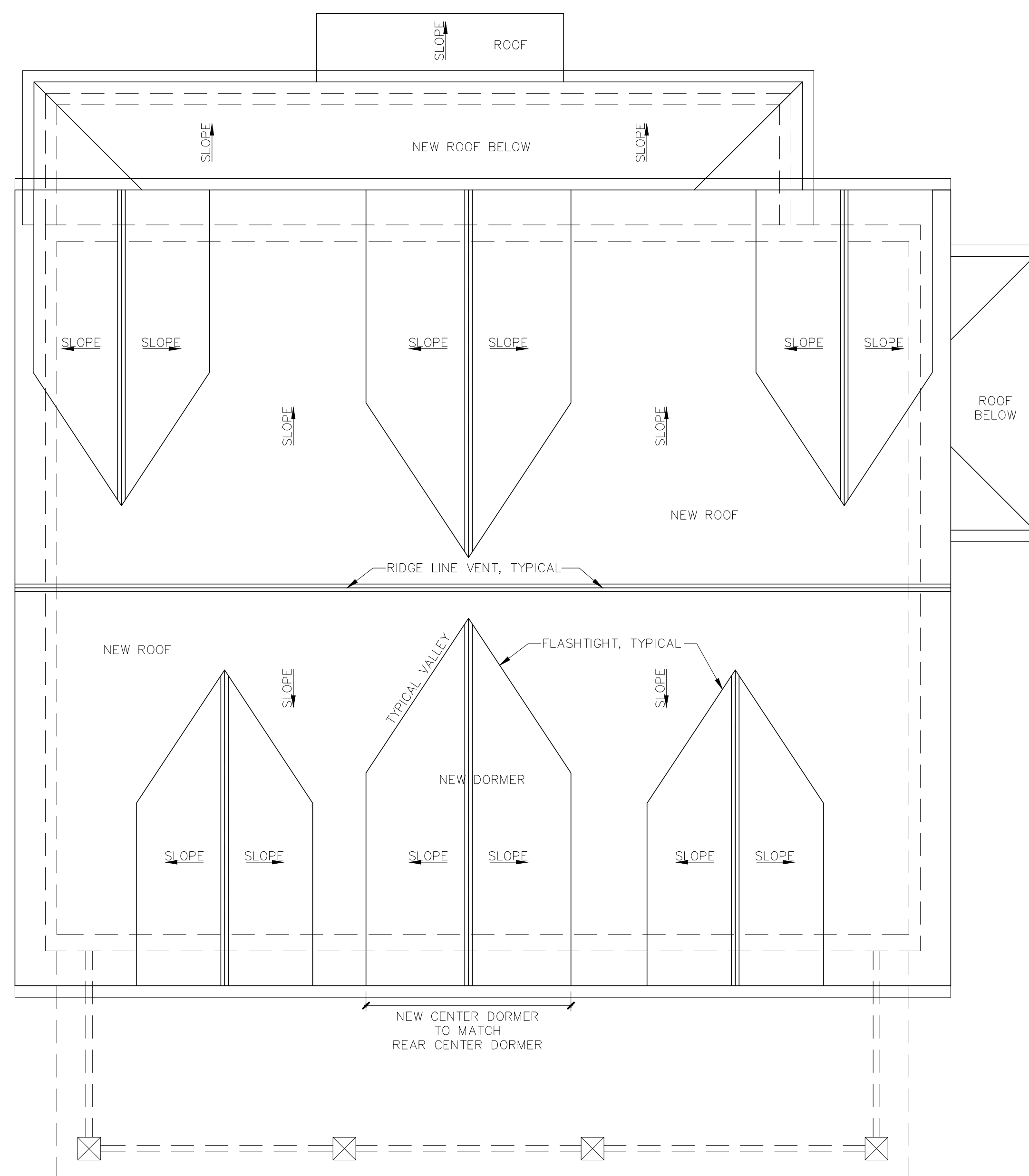
**EXISTING/PROPOSED
 ROOF PLAN**

Drawing

A-8



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



EXISTING/PROPOSED ROOF PLAN
 SCALE 1/4"=1'-0"
 ALL SKYLITES REMOVED AND PROPERLY INFILLED AND INSULATED

**PROPOSED RENOVATIONS
TO EXISTING HISTORIC HOUSE**

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831

Job Number: 20861.00

Scale: 1/4" = 1'-0"

Date: 04-22-16

Revisions: 04-27-16
05-02-16
06-03-16

EXISTING ELEVATIONS

Drawing

A-9



EXISTING FRONT ELEVATION
SCALE 1/4"=1'-0"



EXISTING RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"



EXISTING REAR ELEVATION
SCALE 1/4"=1'-0"



EXISTING LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"

PROPOSED RENOVATIONS
TO EXISTING HISTORIC HOUSE

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831

Job Number: 20861.00

Scale: 1/4" = 1'-0"

Date: 04-22-16

Revisions: 04-27-16
05-02-16
06-03-16

EXISTING/PROPOSED
FRONT AND RIGHT
ELEVATIONS

Drawing

A-10



EXISTING/PROPOSED FRONT ELEVATION
SCALE 1/4"=1'-0"

TOTAL FRONT DORMERS WIDTH			
LEFT DORMER = 6'-0"	TOTAL FRONT DORMER = 20'-0"		
CENTER DORMER = 8'-0"	TOTAL FRONT ROOF WIDTH= 41'-0"		
RIGHT DORMER = 6'-0"	TOTAL FRONT DORMER = 48%		

WINDOW SCHEDULE			
ALL WINDOW MODEL NUMBERS BASED ON PELLA COMPANY (ARCHITECTURAL SERIES)			
SYMBOL	MODEL #	ROUGH OPENING	NOTES
①	3741	37.75" X 41.75"	DOUBLE HUNG WINDOW
②	2565	25.75" X 65.75"	DOUBLE HUNG WINDOW (2 UNITS)
③	2584	25.75" X 84.75"	DOUBLE HUNG WINDOW (2 UNITS)
④		72" X 80"	FRENCH DOORS
⑤	3353	33.75" X 53.75"	DOUBLE HUNG WINDOW
⑥	3365	33.75" X 65.75"	DOUBLE HUNG WINDOW
⑦	3371	33.75" X 71.75"	DOUBLE HUNG WINDOW
⑧	2965	29.75" X 65.75"	DOUBLE HUNG WINDOW
⑨	2565	25.75" X 65.75"	DOUBLE HUNG WINDOW
⑩	2557	25.75" X 57.75"	DOUBLE HUNG WINDOW
⑪	2547	25.75" X 47.75"	DOUBLE HUNG WINDOW
⑫	2541	25.75" X 41.75"	DOUBLE HUNG WINDOW
⑬		72" X 80"	FRENCH DOORS
⑭		36" X 80"	FRENCH DOOR
⑮	3714	37.75" X 14.75"	TRANSOM
⑯	3341	33.75" X 41.75"	DOUBLE HUNG WINDOW (GARAGE)

GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENINGS OF WINDOWS AND DOORS AS PER THE SPECIFIC MANUFACTURER AS TO THE EXACT DIMENSIONS AND PLACEMENT WITHIN THE WALLS AND PARTITION- TYPICAL FOR ALL.



EXISTING/PROPOSED RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"

**PROPOSED RENOVATIONS
TO EXISTING HISTORIC HOUSE**

General Notes :

Symbol

WINDOW SCHEDULE			
ALL WINDOW MODEL NUMBERS BASED ON PELLA COMPANY (ARCHITECTURAL SERIES)			
SYMBOL	MODEL #	ROUGH OPENING	NOTES
①	3741	37.75" X 41.75"	DOUBLE HUNG WINDOW
②	2565	25.75" X 65.75"	DOUBLE HUNG WINDOW (2 UNITS)
③	2584	25.75" X 84.75"	DOUBLE HUNG WINDOW (2 UNITS)
④		72" X 80"	FRENCH DOORS
⑤	3353	33.75" X 53.75"	DOUBLE HUNG WINDOW
⑥	3365	33.75" X 65.75"	DOUBLE HUNG WINDOW
⑦	3371	33.75" X 71.75"	DOUBLE HUNG WINDOW
⑧	2965	29.75" X 65.75"	DOUBLE HUNG WINDOW
⑨	2565	25.75" X 65.75"	DOUBLE HUNG WINDOW
⑩	2557	25.75" X 57.75"	DOUBLE HUNG WINDOW
⑪	2547	25.75" X 47.75"	DOUBLE HUNG WINDOW
⑫	2541	25.75" X 41.75"	DOUBLE HUNG WINDOW
⑬		72" X 80"	FRENCH DOORS
⑭		36" X 80"	FRENCH DOOR
⑮	3714	37.75" X 14.75"	TRANSOM
⑯	3341	33.75" X 41.75"	DOUBLE HUNG WINDOW (GARAGE)

GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENINGS OF WINDOWS AND DOORS AS PER THE SPECIFIC MANUFACTURER AS TO THE EXACT DIMENSIONS AND PLACEMENT WITHIN THE WALLS AND PARTITION- TYPICAL FOR ALL.



EXISTING/PROPOSED REAR ELEVATION
SCALE 1/4"=1'-0"



EXISTING/PROPOSED LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831

Job Number: 20861.00

Scale: 1/4" = 1'-0"

Date: 04-22-16

Revisions: 04-27-16
05-02-16
06-03-16

**EXISTING/PROPOSED
REAR & LEFT
ELEVATIONS**

Drawing

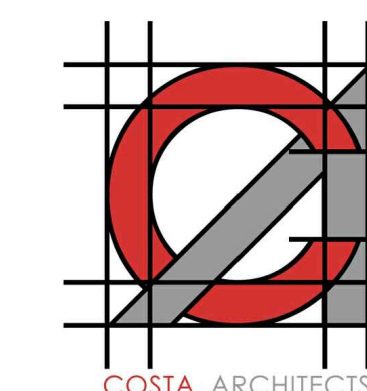
A-II

ARONE BROS, LLC.
39 HAWTHORNE AVE
NEWTON, MASS.

**PROPOSED RENOVATIONS
TO EXISTING HISTORIC HOUSE**

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831

Job Number: 20861.00

Scale: 1/4" = 1'-0"

Date: 04-22-16

Revisions: 04-27-16
05-02-16
06-03-16

**SITEPLAN SHOWING
PERIMETER WALL**

Drawing

A-12

