

Proposed Addition & Remodel at 17 South Boulevard, Onset, MA Prepared for Barbara Maloit



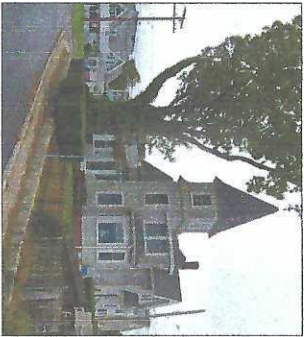
Existing Front Left / South West View



Proposed Front Left / South West View

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Existing Front Right / South East View

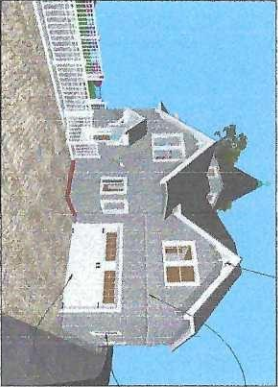


Proposed Front Right / South East View

NEW DETAIL AT ALL FOUR GABLE PEAKS

STING FLARE TO MATCH FENCE

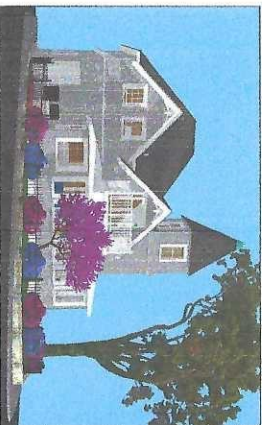
REPLACE EXISTING WINDOWS FROM DOWNER AT THIS LOCATION
CARRIAGE HOUSE STYLE OVERHEAD INSULATED GARAGE DOOR



Proposed Rear Right / North East View



Existing Rear Left / North West View



Proposed Rear Left / North West View



Existing Rear Right / North East View

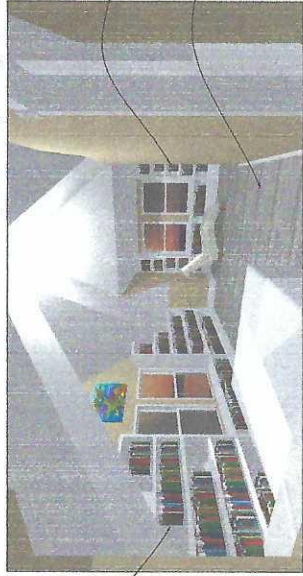
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Proposed Opening of Living Room Space to View Ocean



Proposed Opening of Living Room Space to View Ocean with TV Lifting for Viewing



Proposed Combining (2) Small Bedrooms to (1) Large Master Suite with Water Views

RENDERING TO BE COMPLETED

Proposed New Master Bath Located in New Addition with Additional Hallway Access Door View of Shower

RENDERING TO BE COMPLETED

Proposed New Vintage Looking Kitchen

RENDERING TO BE COMPLETED

Proposed New Master Bath Located in New Addition with Additional Hallway Access Door View of Tub / Sink Area

RENDERING TO BE COMPLETED

Proposed New Vintage Looking Kitchen



OWNER OWNED DRIVEWAY

OWNER OWNED 7.5' BUD. FENCE

STONE FENCE

AUTOMATICALLY CLOSE HOUSE MAIN ENTRANCE DRIVEWAY

THRU 200' CENTRAL AIR CONDITIONING (18" HX 36" SECT. SECTION OF UNIT) PRIVATELY INSTALLED

WROUGHT IRON STAIRS ADJACENT WITH 6" X 4" (SITTING 1925)

SCREENS TO BE PER ADDED AND OTHER ADDED TO IMPROVE COMFORT - ALL FENCES

SCREENS TO BE PER ADDED AND OTHER ADDED TO IMPROVE COMFORT - ALL FENCES

STAIRS TO GO UP TO WALKWAY TO MAIN ENTRANCE

NEW PAINTING AND SITS TO MATCH SECOND FLOOR PROXIMITY

NEW PAINTING WITH GAIT TO MATCH SECOND FLOOR PROXIMITY

STAIRS TO GO UP TO TERRACE (PATENT'S COLOR TO BE DETERMINED)

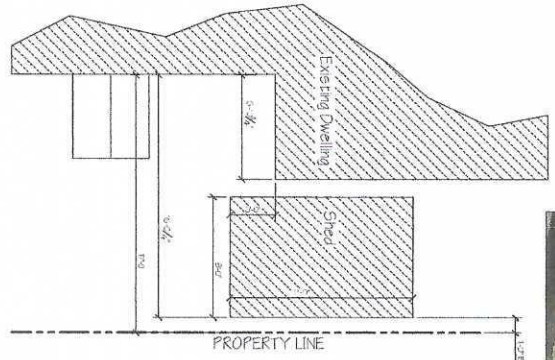
PREVIOUS ADDED STAIR AND PAINT ON WALL

PROPERTY LINE

PLEASANT AVE.

1" = 10' HORIZONTAL SCALE
1" = 4' VERTICAL SCALE

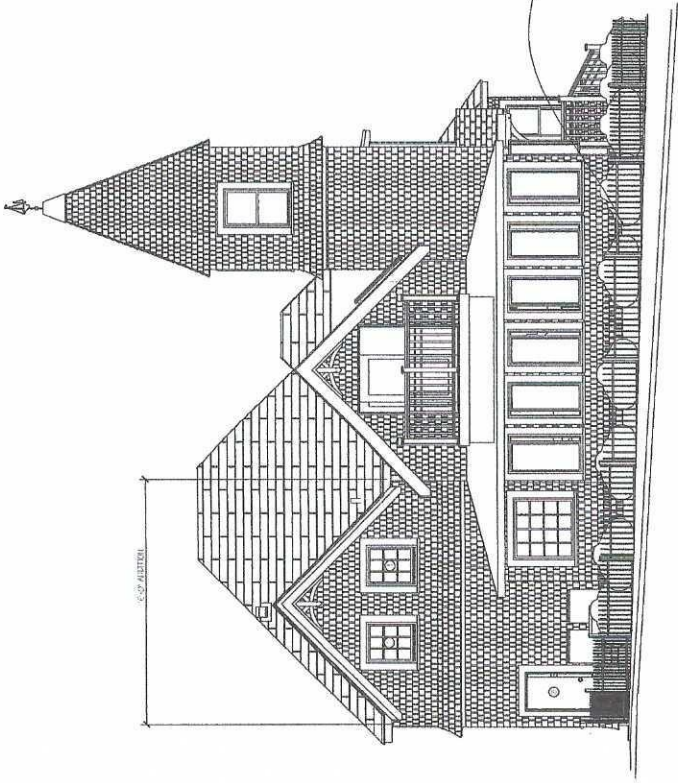
Existing Non-Conforming Condition



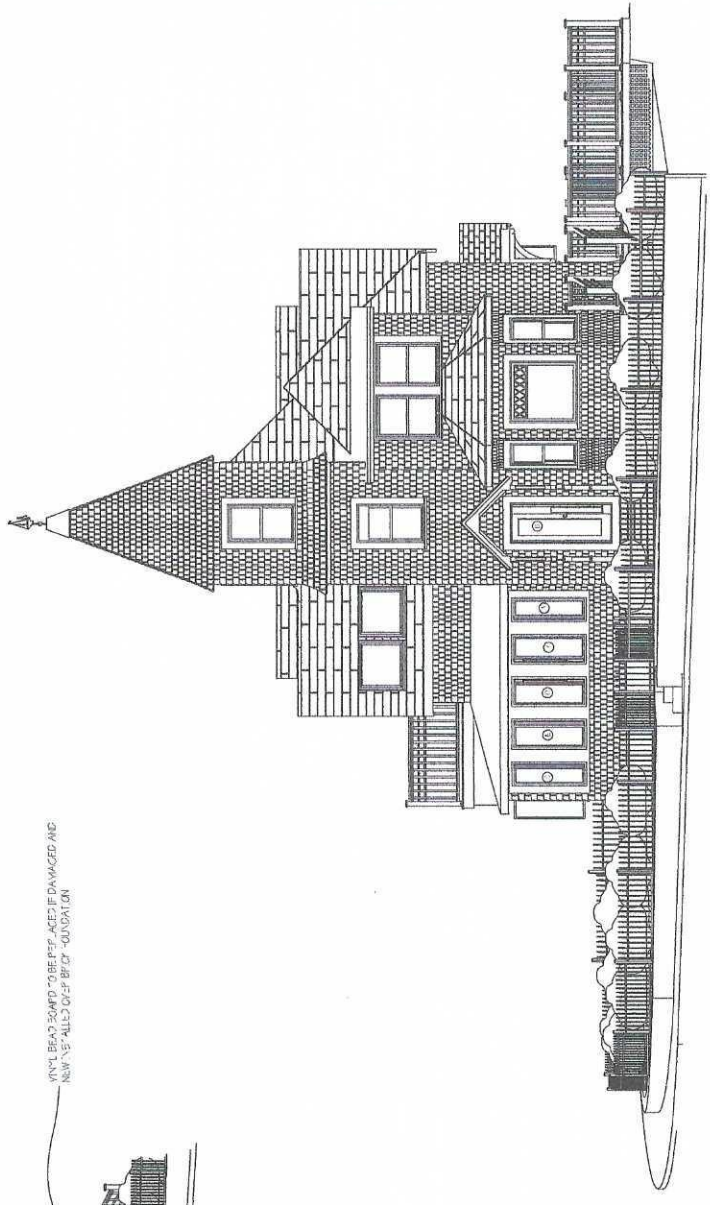
PLEASANT AVE.



General Plot Plan

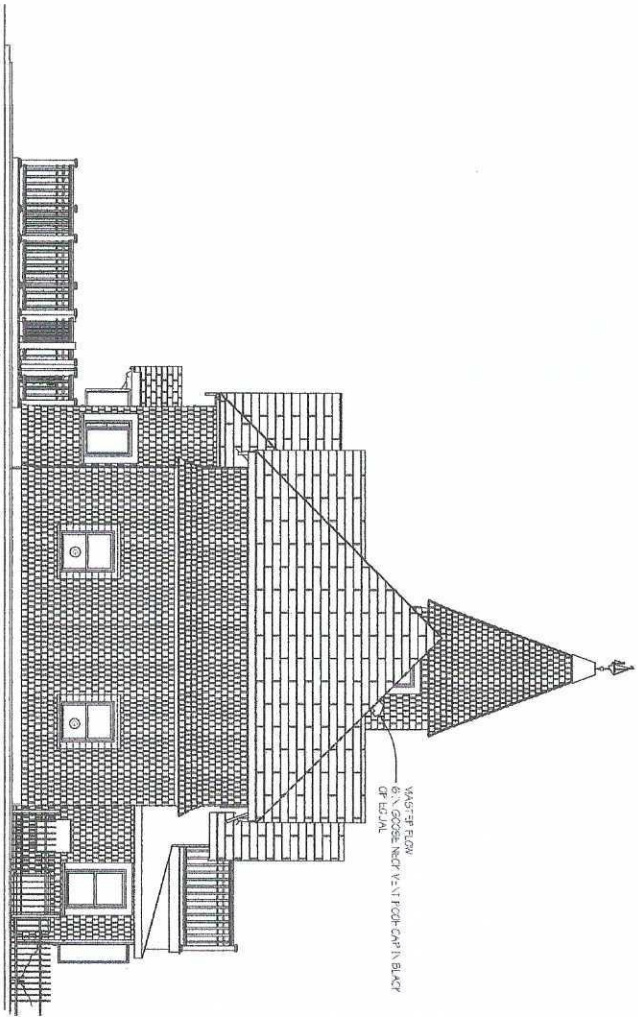


Proposed Left / West Elevation

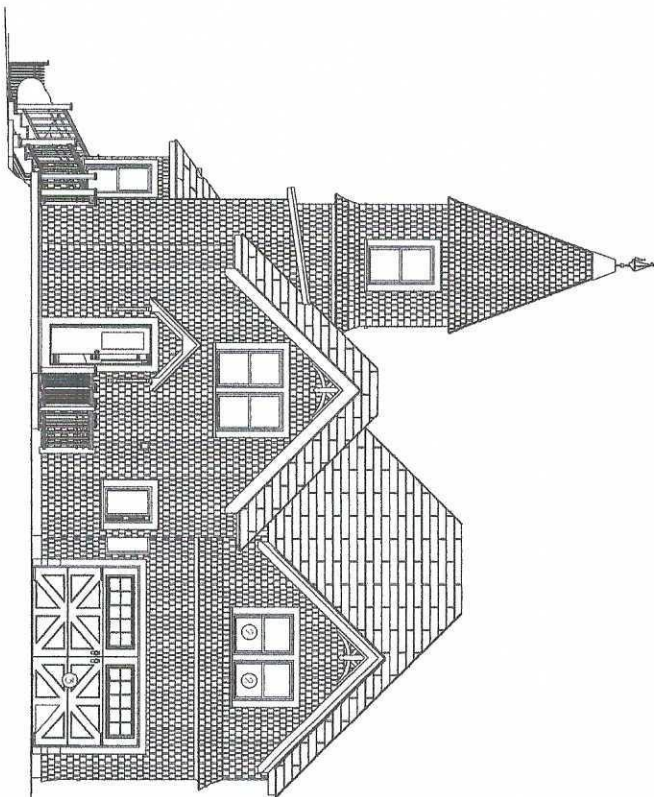


Proposed Front / South Elevation

Left & Front Elevations



Proposed Rear / North Elevation



Proposed Right / East Elevation

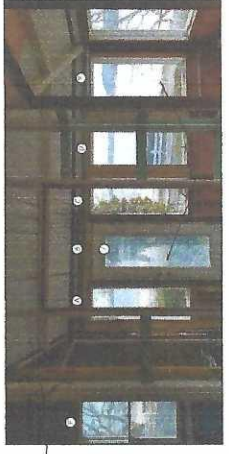


Rear & Right Elevations

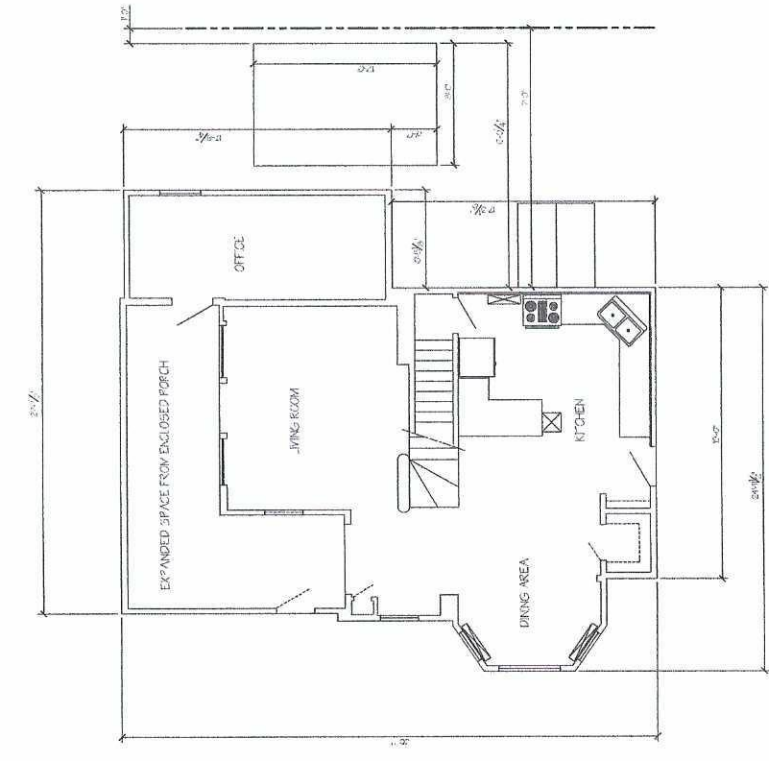
Existing First Floor Plan 916 S.F.
Existing Second Floor Plan 568 S.F.
Existing Dwelling Total S.F. = 1,484 S.F.
Proposed First Floor Plan 830 S.F.
Proposed Second Floor Plan 912 S.F.
Proposed Dwelling Total S.F. 1,742 S.F.

Net Gain of 258 S.F. of Living Space & 16 x 22 F. Garage

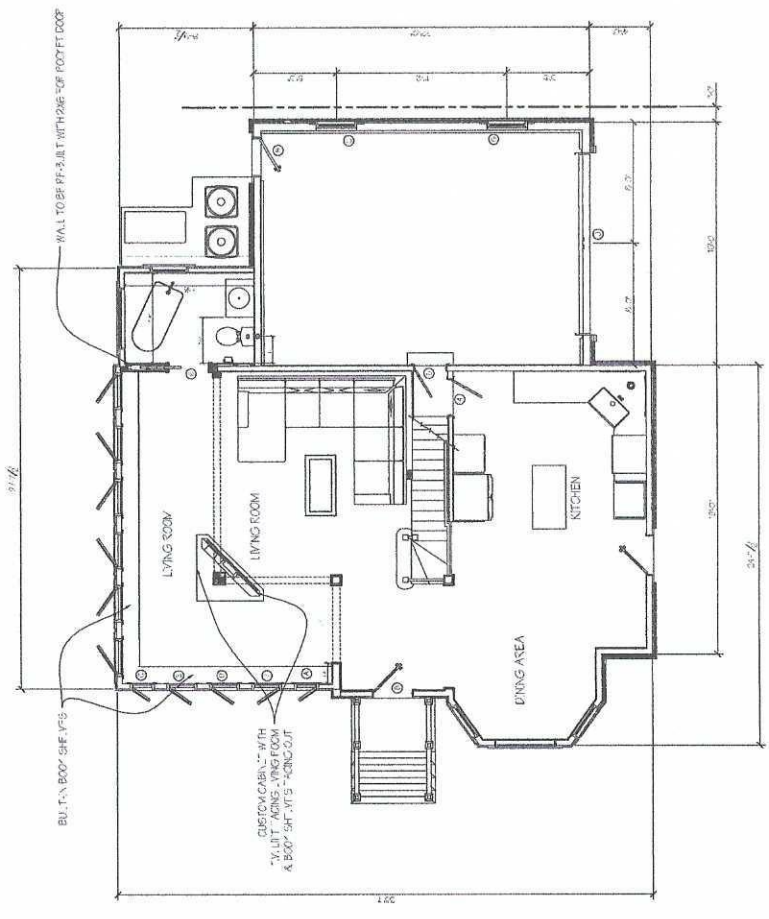
TYPICAL "R" ALL "BIRCH" ROOFS
RHW HALF PITCH (ONE SIDE) TO 12"
R/W FULL PITCH (TWO SIDES) TO 12"
8" OF CLOSED CELL FOAM INSULATION (R-8)
RAPPING STRIPS ADDED FOR AIR-SPLANNING
AND MOUNTING OF WALL,
DINETT - 0.025 IS TO MATCH
BUDGET AND FASTENED PANEL



ORIENTATION OF WINDOWS & DOOR TO BE RE-ARRANGED
1. DOOR TO BE MOVED TO EXISTING WINDOW LOCATION
2. WINDOW AT JOCK TA 5' WORKS TO HAPPIER LOCATION
3. 3' SHUTTER FOR AND AND RE WINDOW

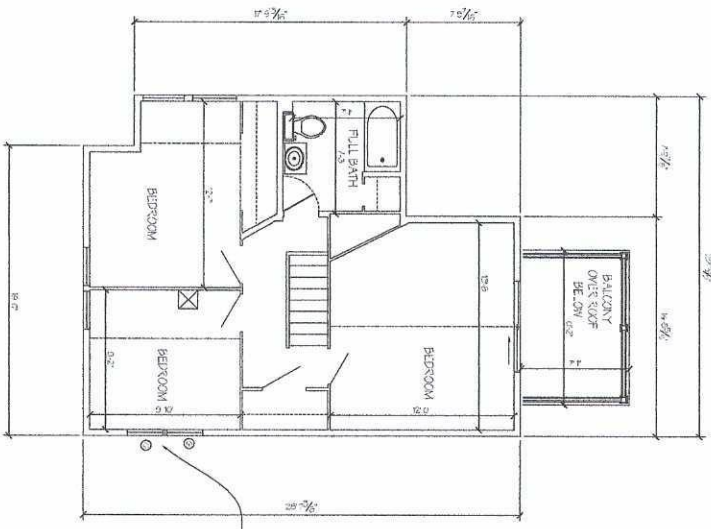


Existing First Floor Plan

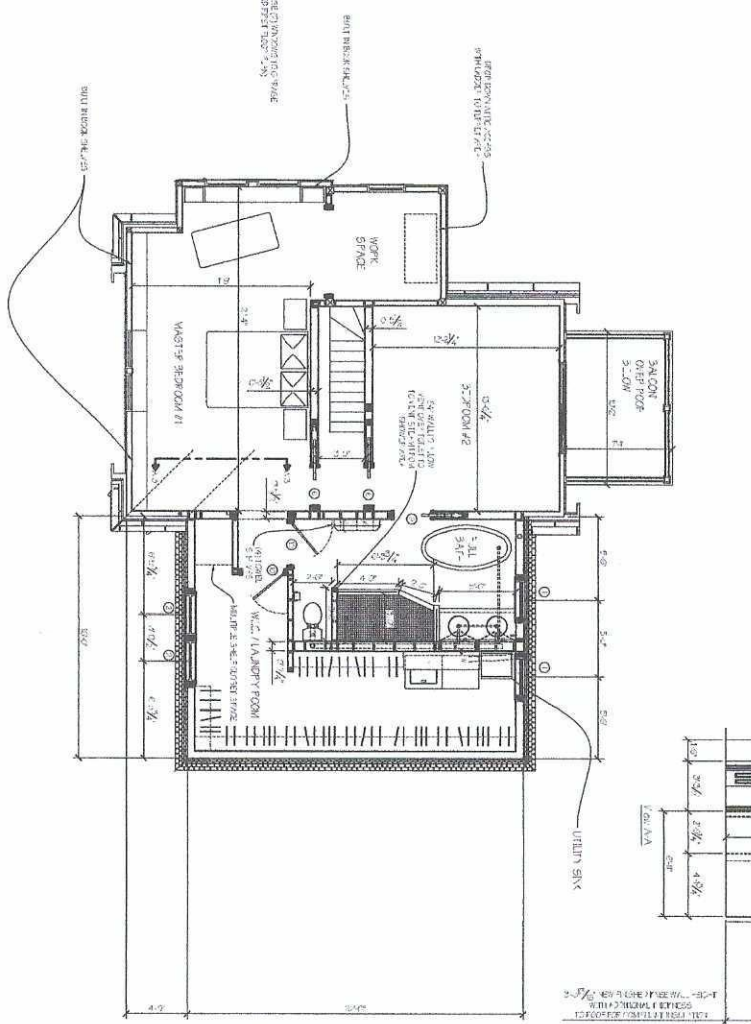


Proposed First Floor Plan

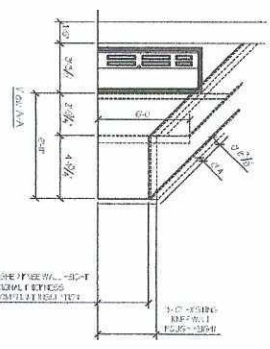
- GENERAL SPECIFICATIONS:
1. DWELLING HAS BEEN COMPLETED GUTTED TO STUDS.
 2. ALL NEW WIRING AND ALL NEW PLUMBING
 3. NEW HOT WATER SYSTEM
 4. HEATING IS TO BE IN FLOOR ELECTRIC RADIANT HEATING SYSTEM
 5. TWO ZONE CENTRAL A/C - PROVISIONS TO BE DISCUSSED
 6. CATHEDRAL CEILINGS IN SECOND FLOOR TO BE EVERYWHERE POSSIBLE - ENGINEERING TO BE COMPLETED TO DETERMINE
 7. ALL FAUX WOOD FLOORING - DREFTWOOD GRAY
 8. BULKHEAD TO BE SEALED AND ACCESS TO CURRENT BASEMENT TO BE FROM GARAGE & HOUSE
 9. FINAL ENGINEERING OF ROOF RAFTS TO BE COMPLETED
 10. EXISTING CONDITION DIMENSIONS ARE FOR REFERENCE ONLY (APPROX)
 11. ALL WALLS PAINTED SAND COLOR (OWNER TO PROVIDE SPEC)



Existing Second Floor Plan



Proposed Second Floor Plan



Existing & Proposed Second Floor Plans

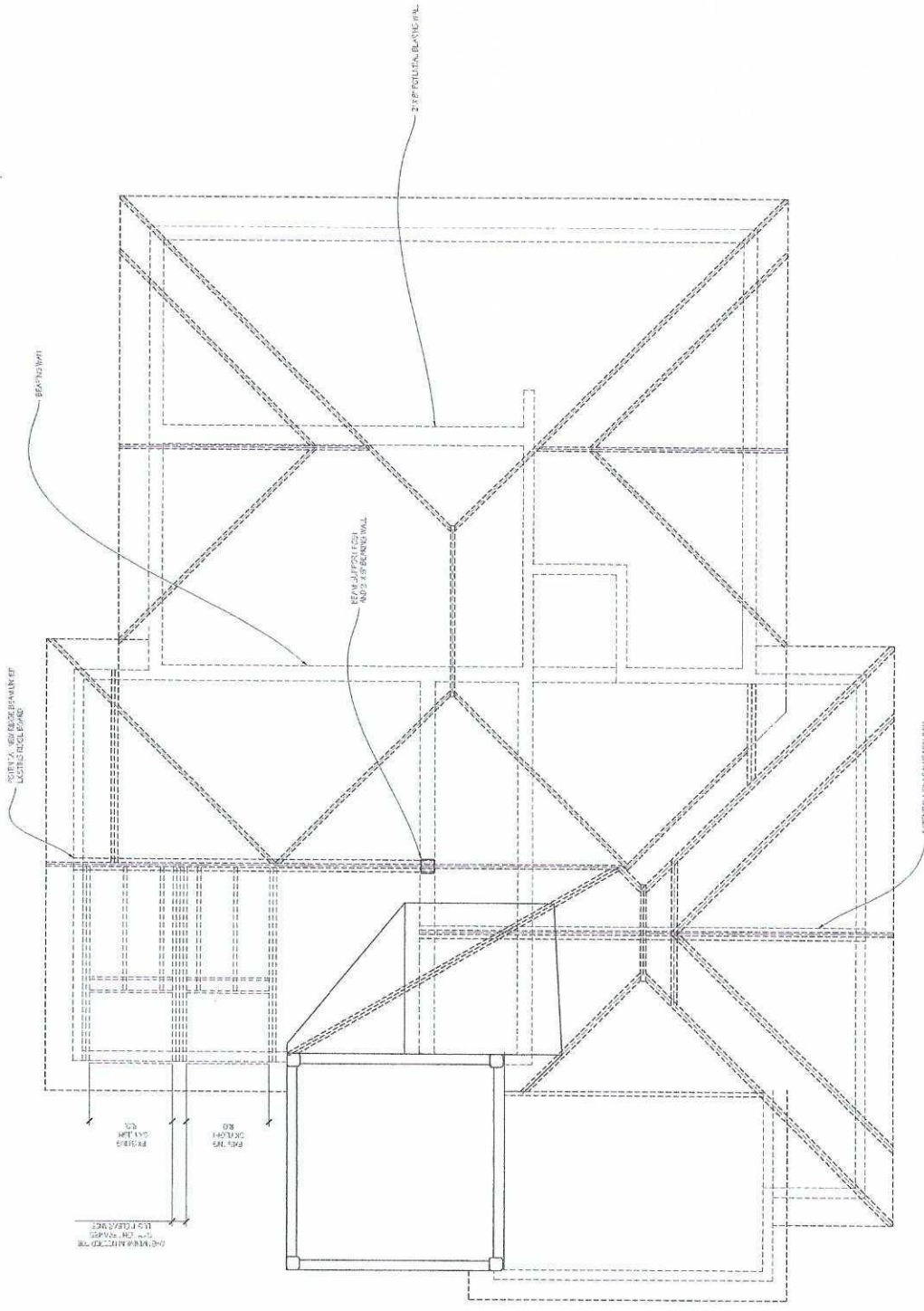
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TWO 2x6 RAFTERS
ON EACH SIDE OF
RIDGE BEAM
TO SUPPORT
ROOFING

ROOFING TO BE
INSTALLED
OVER THIS
ASSEMBLY

2x6 RIDGE BEAM

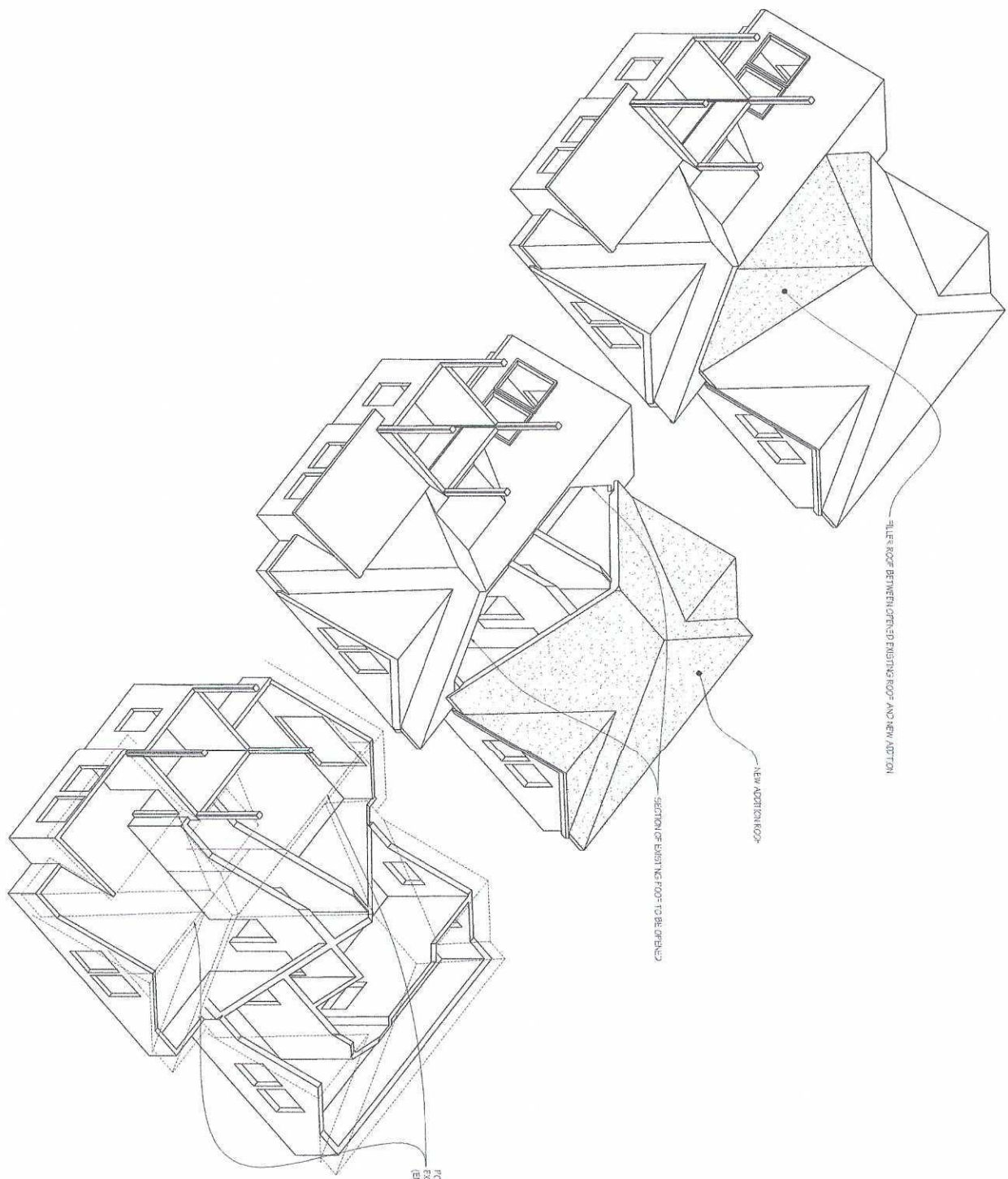


PRELIMINARY FRAMING PLAN (ENGINEERING TO BE COMPLETED FOR FINAL)

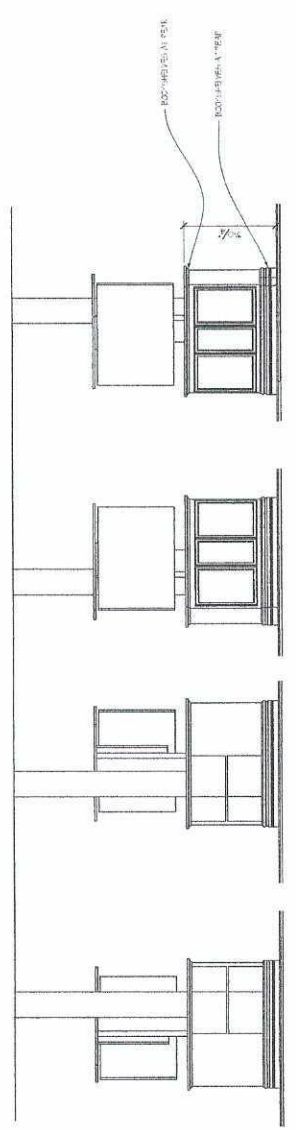
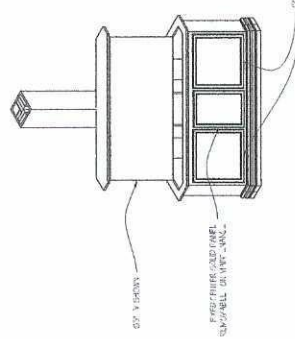
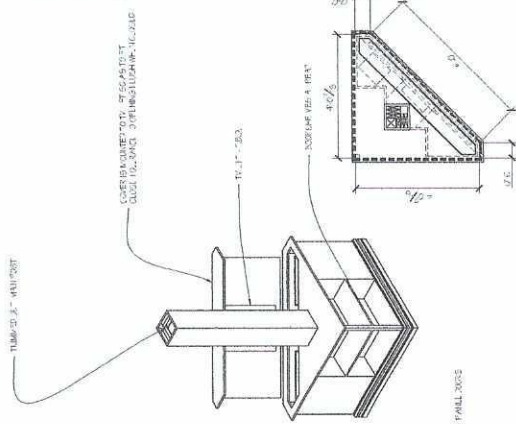
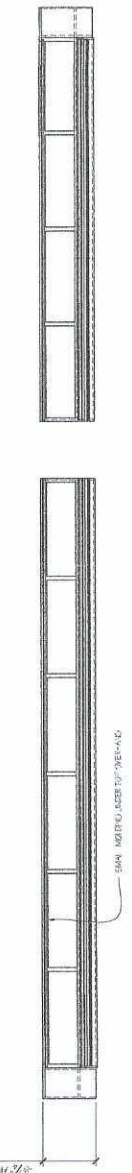
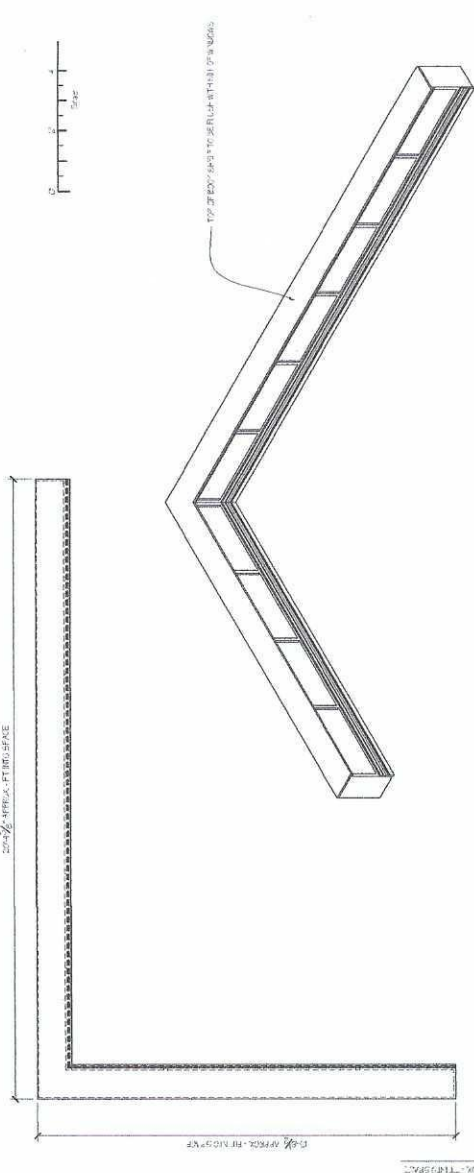
TO BE COMPLETED

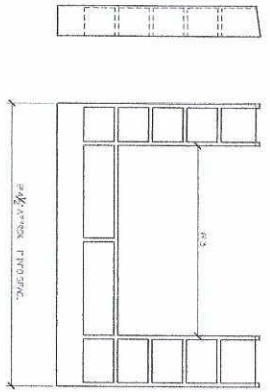
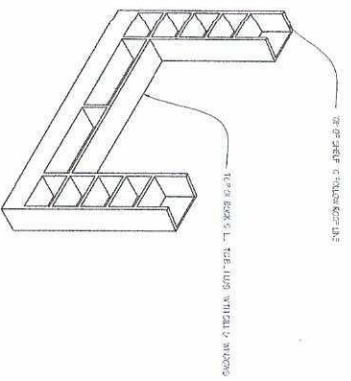
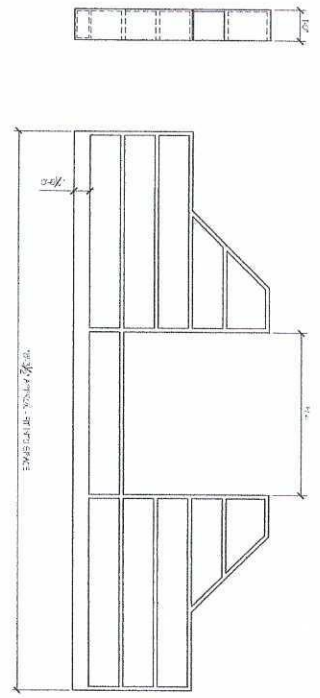
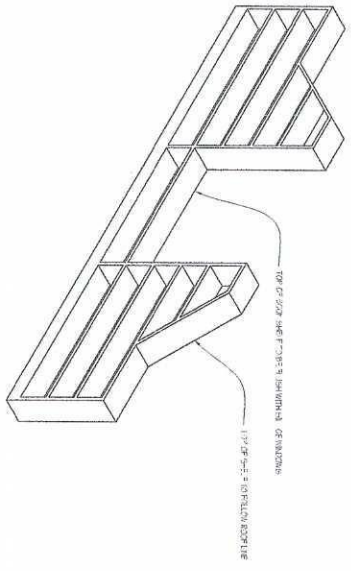


Floor & Wall Framing Details



Structure Available for Roof Support





Master Bedroom #1 Bookshelves Detail

