



Demolition review narrative description

Date: 4/2/26

The proposed work consists of the complete demolition and removal of an existing detached garage structure located on the property. The existing structure will be dismantled in its entirety, including all associated components such as the foundation, framing, roofing materials, doors, and any remaining utilities. All demolition activities will be performed in accordance with applicable local, state, and federal regulations, with careful attention to site safety, dust control, and proper disposal of debris. Any utilities serving the structure will be safely disconnected and capped prior to demolition. Following demolition, all materials and debris will be removed from the site and disposed of at approved facilities. The site will be cleared and prepared for subsequent construction. The project also includes the construction of a new detached outbuilding on the same site. The proposed structure will be used for storage and home occupation purposes, in compliance with applicable zoning and building code requirements. The new outbuilding will be constructed on a properly designed foundation and will incorporate modern building materials and methods to ensure structural integrity, safety, and code compliance. The overall scope of work will improve the functionality and condition of the property by replacing an outdated structure with a new, code-compliant outbuilding suited to the needs of the property owner.

Luis Pereira with Brausa Painting

(617)767-6597

brausaconstruction@gmail.com

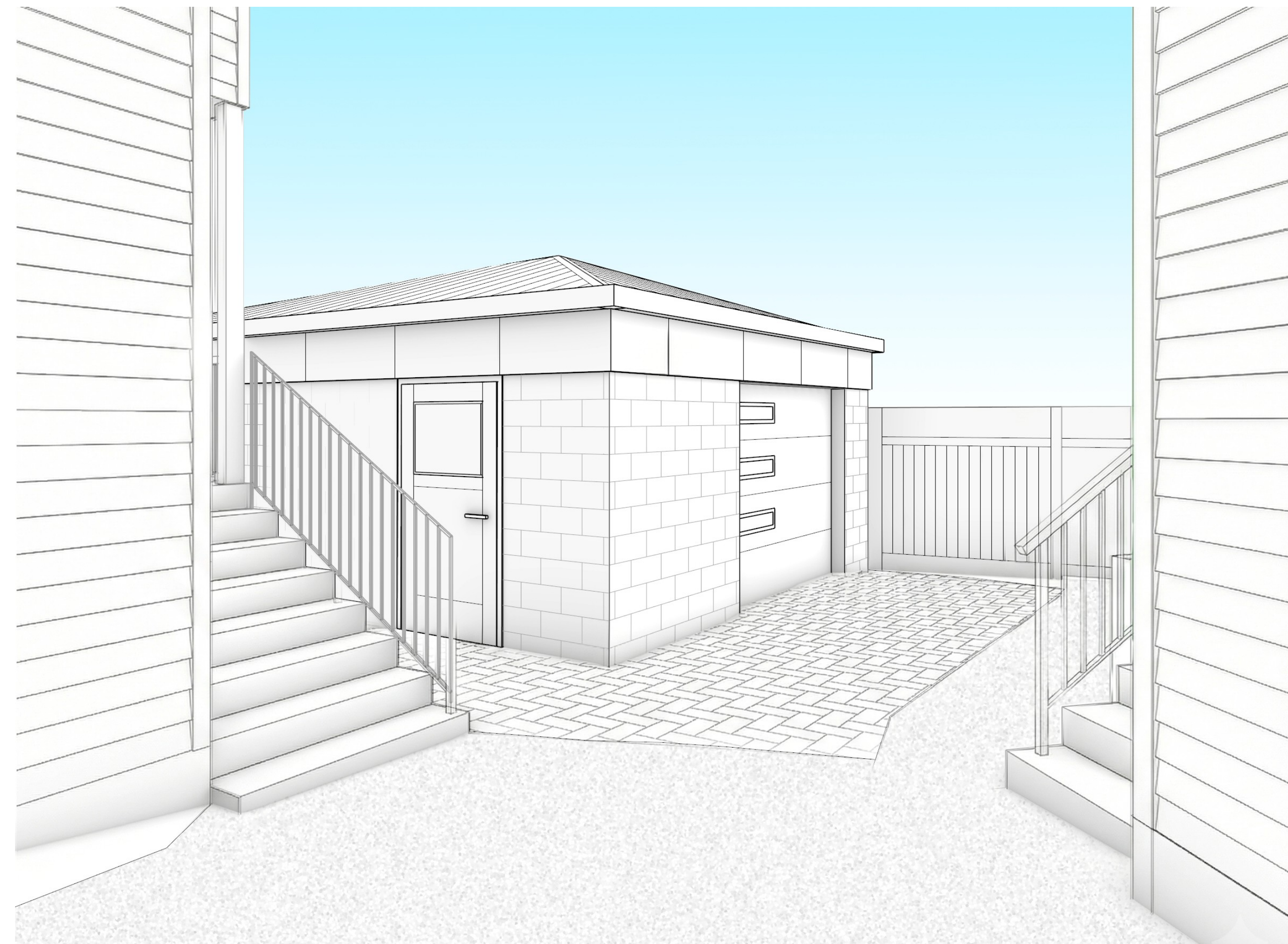
Sincerely,

Luis Pereira

1 WALKER ST OUTBUILDING PROJECT

1 WALKER STREET,
SOMERVILLE, MA 02144

PERMIT SET
3/20/2026



1 WALKER ST
GARAGE
PROJECT

1 WALKER STREET
SOMERVILLE,
MA 02144

Architect:
Carlos Guzmán
AIA CPHC

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CONSTRUCTION

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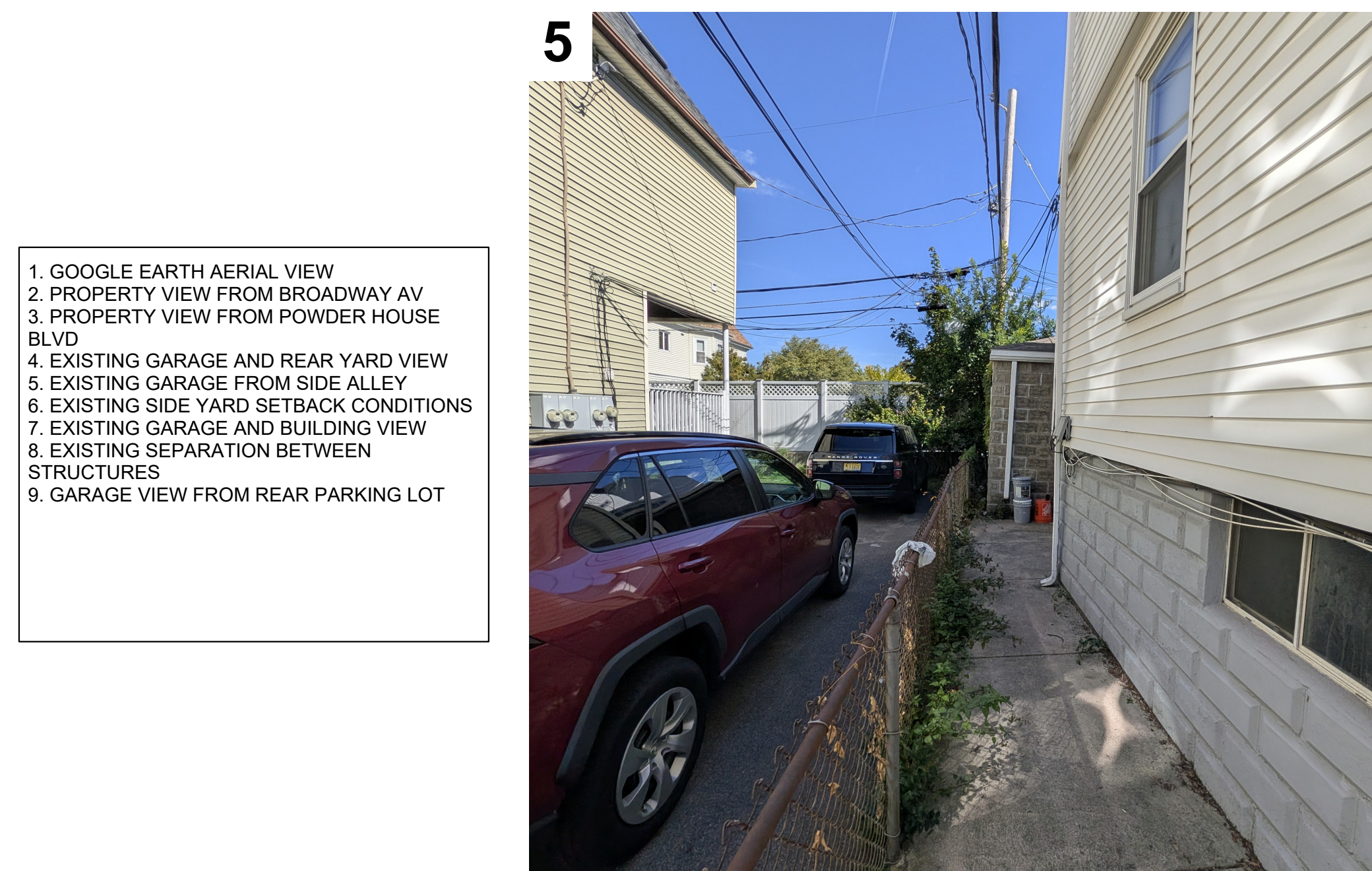
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TITLE SHEET

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1. GOOGLE EARTH AERIAL VIEW
2. PROPERTY VIEW FROM BROADWAY AV
3. PROPERTY VIEW FROM POWDER HOUSE BLVD
4. EXISTING GARAGE AND REAR YARD VIEW
5. EXISTING GARAGE FROM SIDE ALLEY
6. EXISTING SIDE YARD SETBACK CONDITIONS
7. EXISTING GARAGE AND BUILDING VIEW
8. EXISTING SEPARATION BETWEEN STRUCTURES
9. GARAGE VIEW FROM REAR PARKING LOT



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EXISTING CONDITIONS PHOTOS

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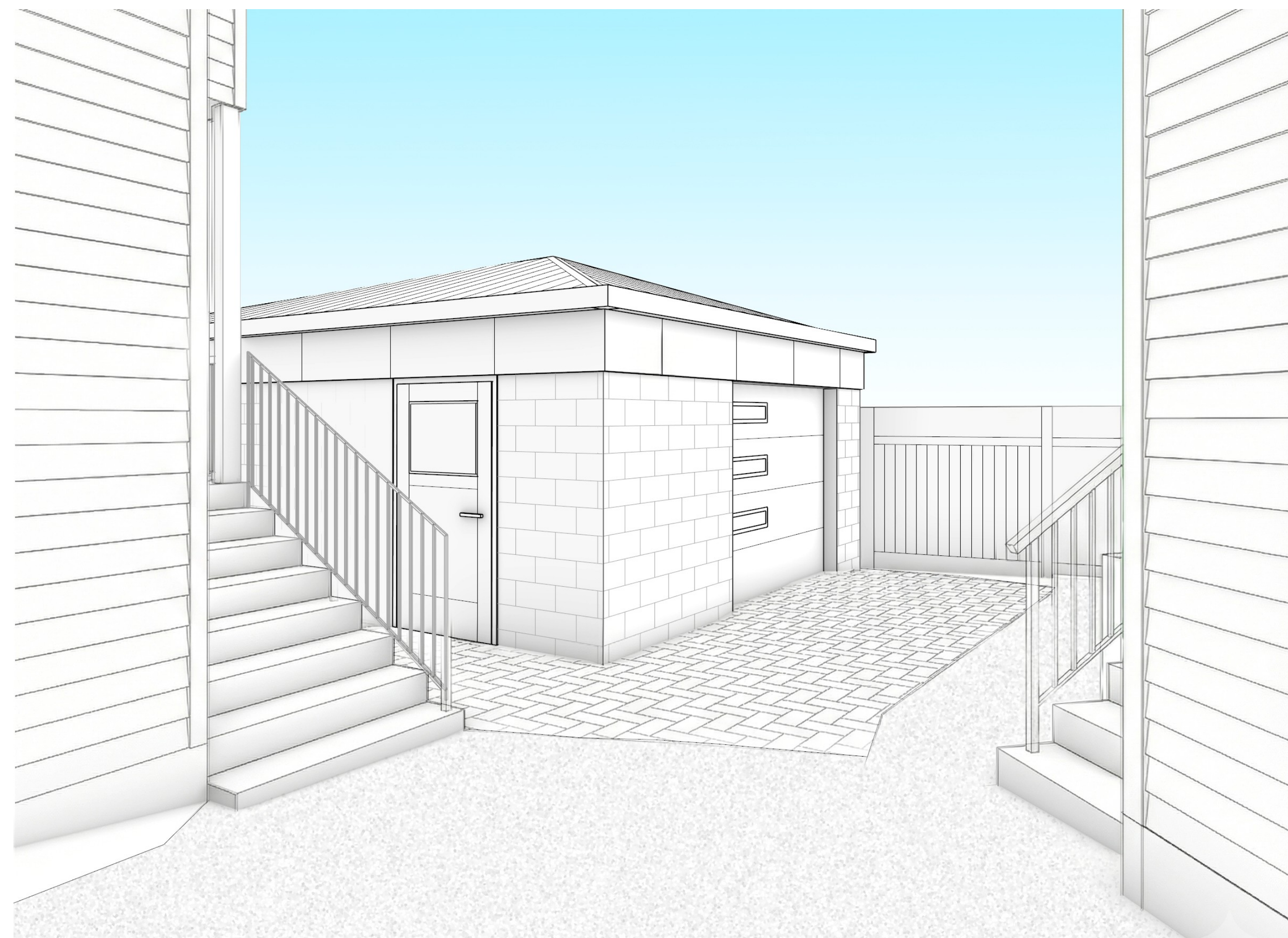
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PROPOSED PERSPECTIVES

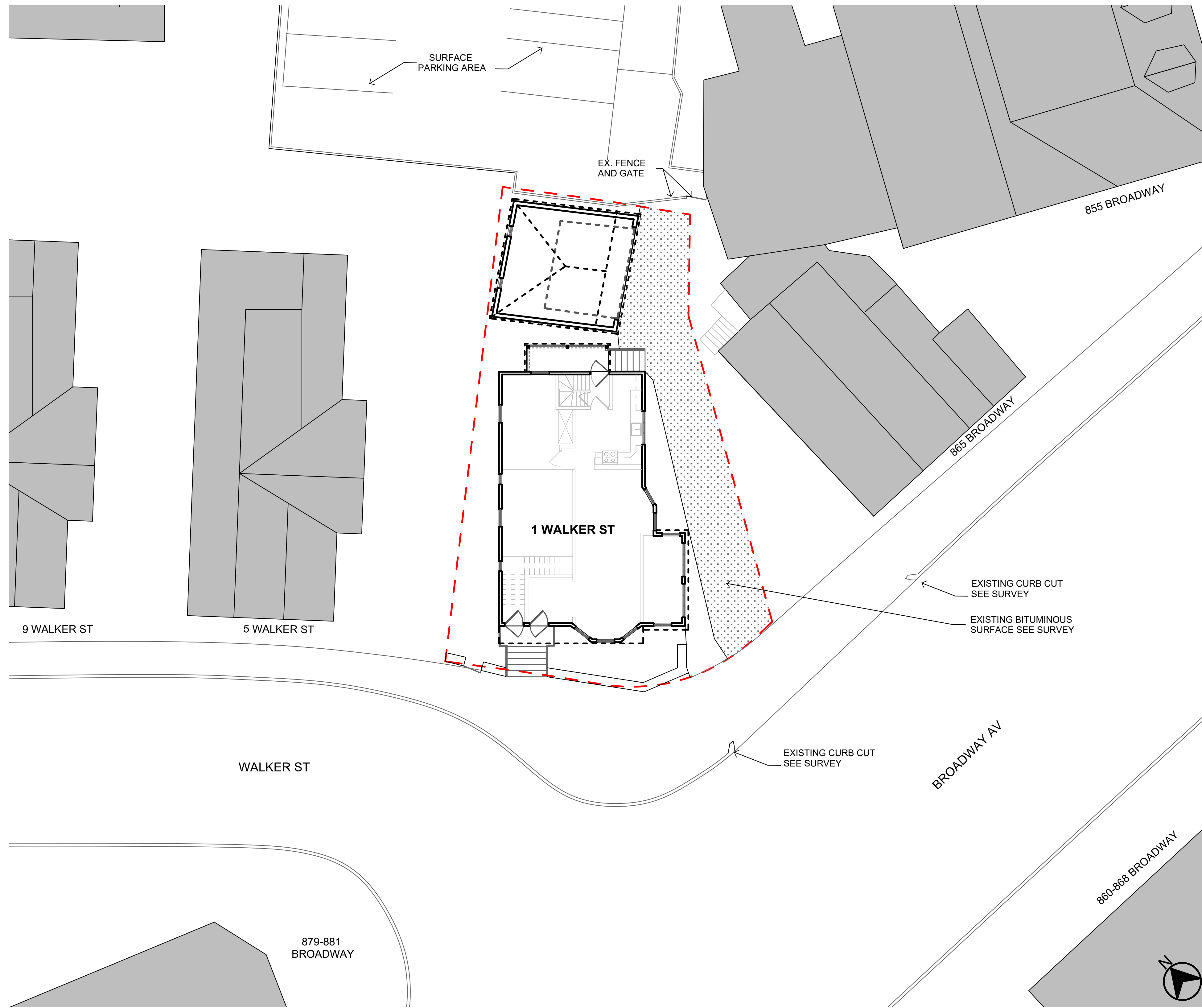
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VIEW FROM MAIN ACCESS



NORTH PERSPECTIVE



1 EXISTING ARCHITECTURAL SITEPLAN
SCALE: 1" = 10' - 0"

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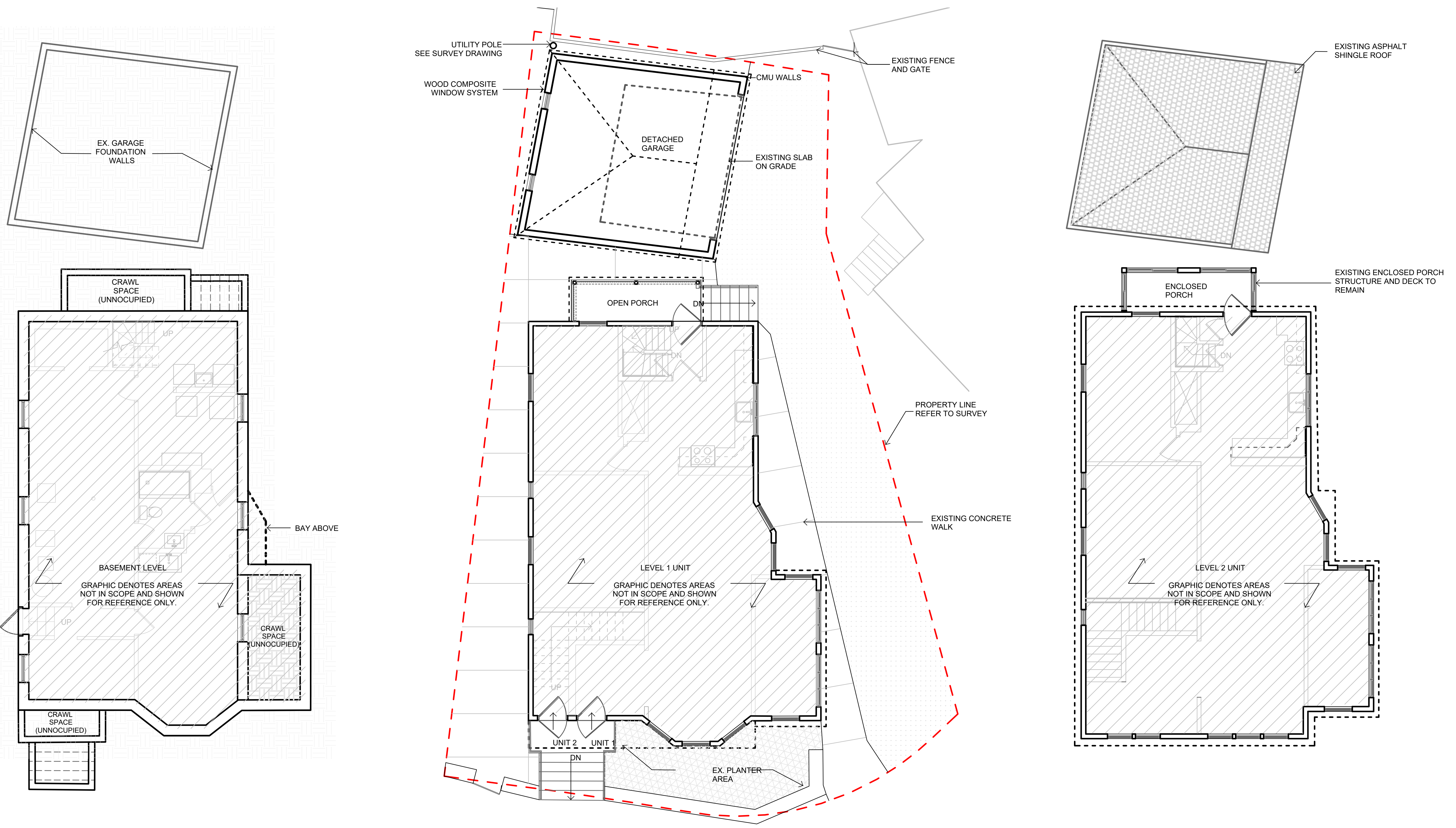
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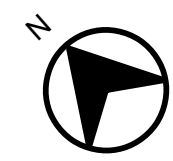
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1 EXISTING BASEMENT LEVEL PLAN
SCALE: 3/16" = 1' - 0"

2 EXISTING LEVEL 1 PLAN
SCALE: 3/16" = 1' - 0"

3 EXISTING LEVEL 2 PLAN
SCALE: 3/16" = 1' - 0"



PROPERTY LINE NOTES:
 1. REFER TO SURVEYOR DRAWINGS FOR PROPERTY LINE SETBACKS AND BUILDING SEPARATION DISTANCES

GENERAL NOTES ON NEW EXTERIOR/INTERIOR ASSEMBLY COMPONENTS:
F1: COMPACTED GRANULAR BASE; R-30 6" XPS BELOW SLAB INSULATION SYSTEM; UNDERLAB VAPOR RETARDER MEMBRANE SYSTEM; CONCRETE SLAB ON GRADE; RADIANT FLOOR SYSTEM; 2" CONCRETE TOPPING SLAB IN POLISHED FINISH.
W1: 8" CMU BLOCK SYSTEM WITH EPS INSULATION INSERTS IN ALL BLOCK VOIDS
W2: LIGHT GAGE METAL STUD FRAMING; 5/8" TYPE X GYPSUM; PAINT
R1: GALV. STEEL FRAMING; 1 1/2" METAL DECKING; 1/2" COVERBOARD; 4" XPS INSULATION TAPE ALL SEAMS; 5/8" TYPE X GYPSUM SHEATHING; SELF-ADHERING MEMBRANE; THERMALLY BROKEN ROOF FASTENERS; 16" WIDE ENGLERT A1301 METAL ROOF SYSTEM

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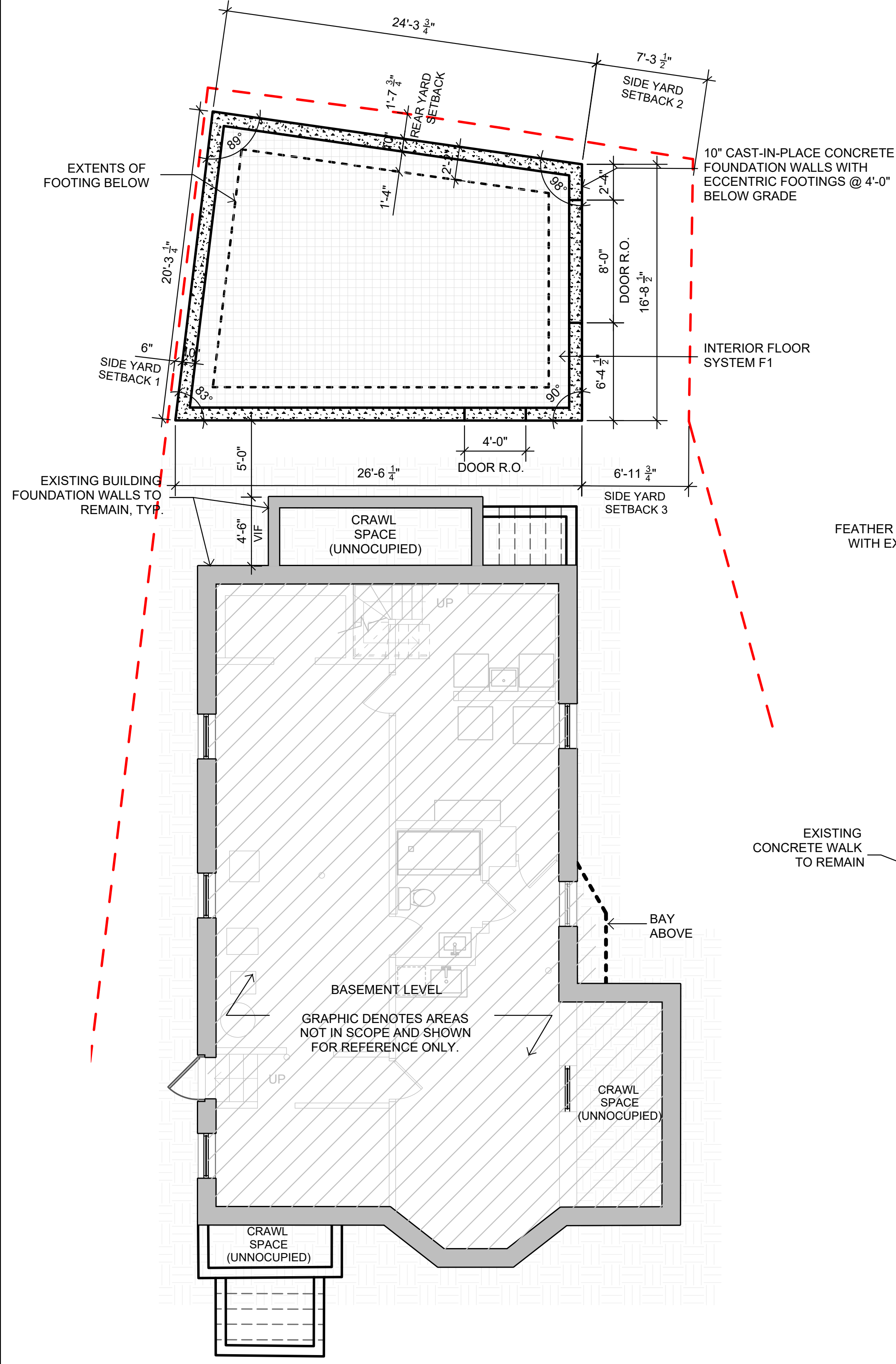
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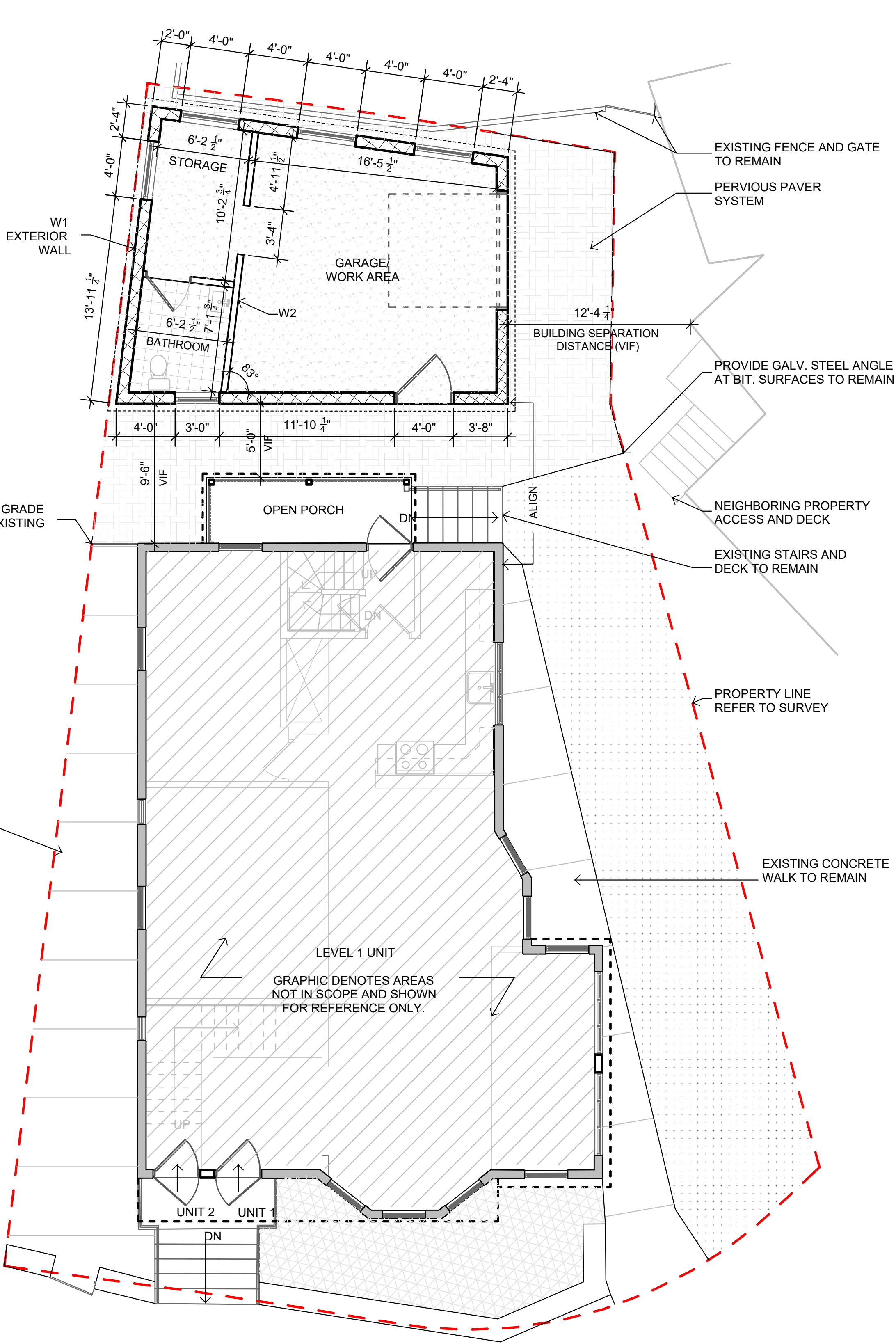
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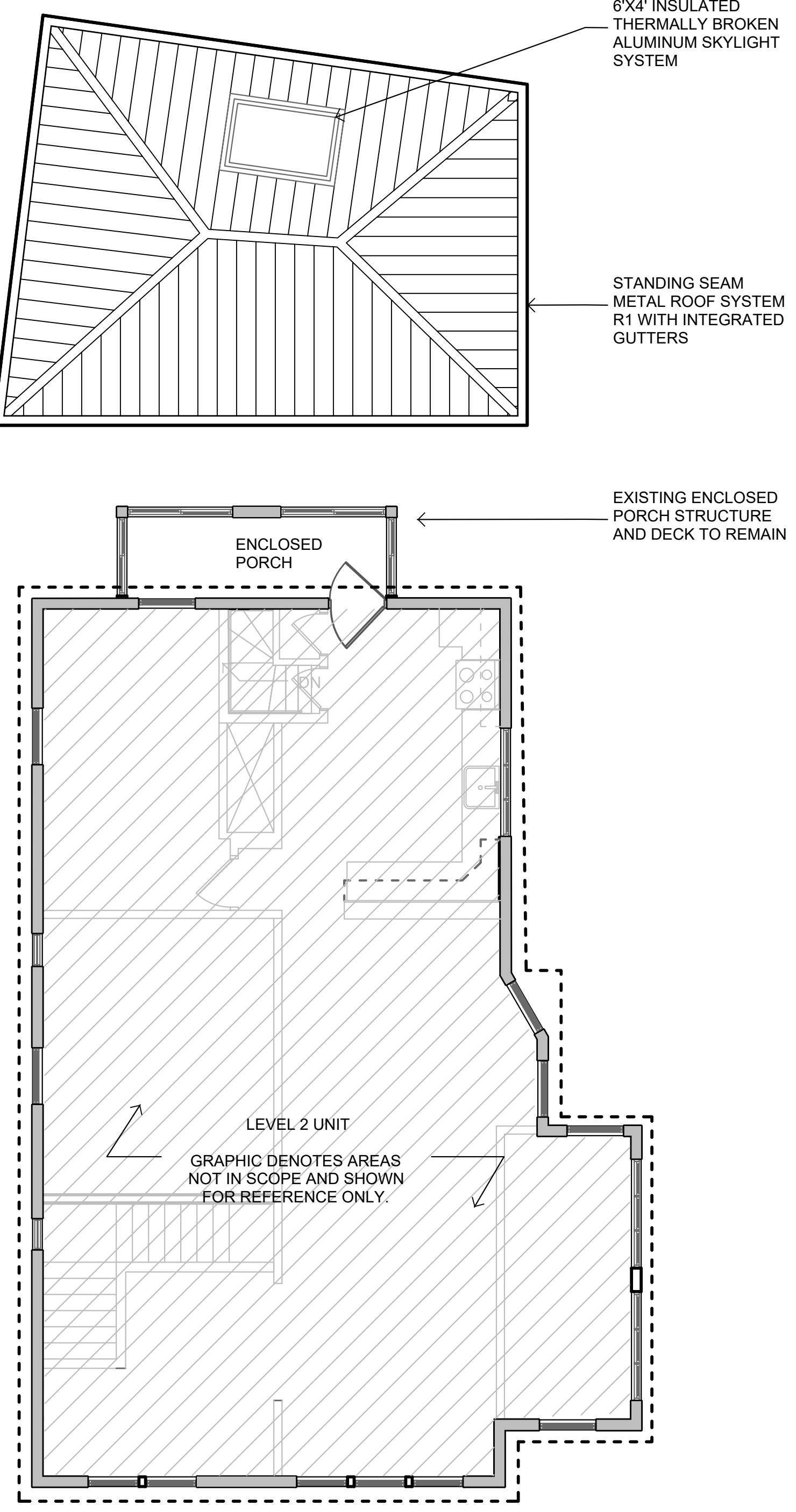
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1 BASEMENT LEVEL PROPOSED PLAN
 SCALE: 3/16" = 1' - 0"



2 LEVEL 1 PROPOSED PLAN
 SCALE: 3/16" = 1' - 0"



3 LEVEL 2 PROPOSED PLAN
 SCALE: 3/16" = 1' - 0"



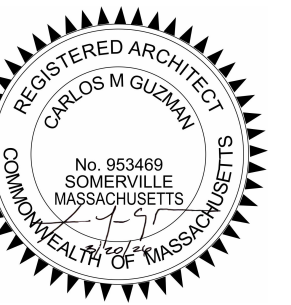
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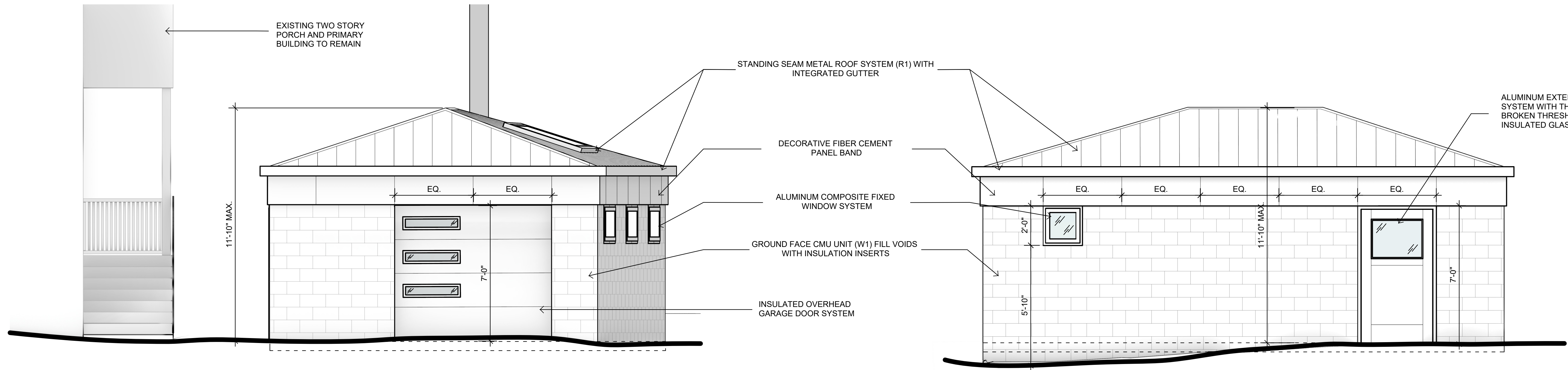
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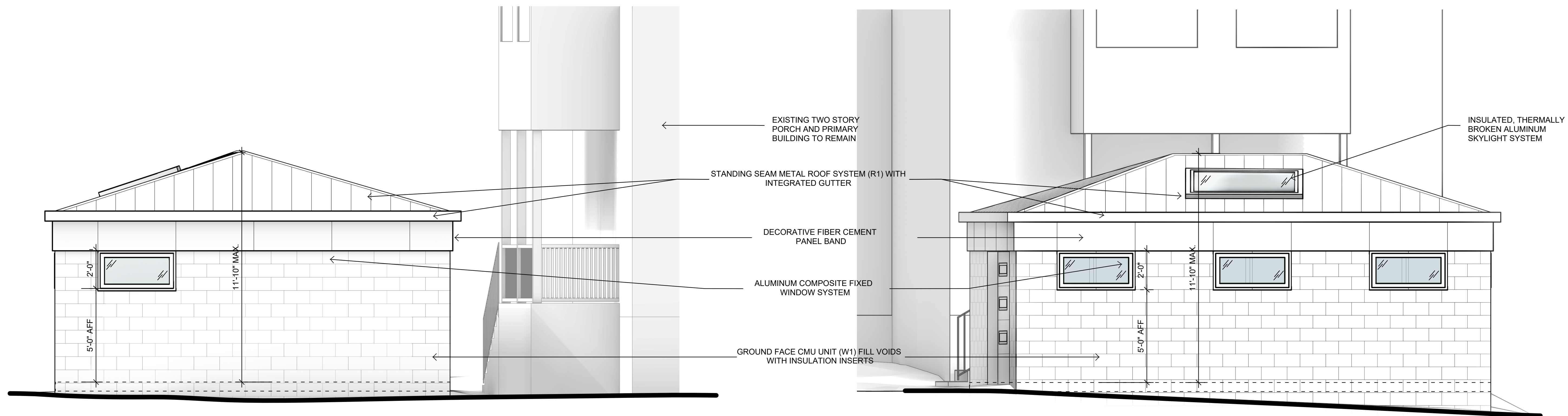
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4 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1' - 0"

2 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1' - 0"



3 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1' - 0"

1 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1' - 0"