



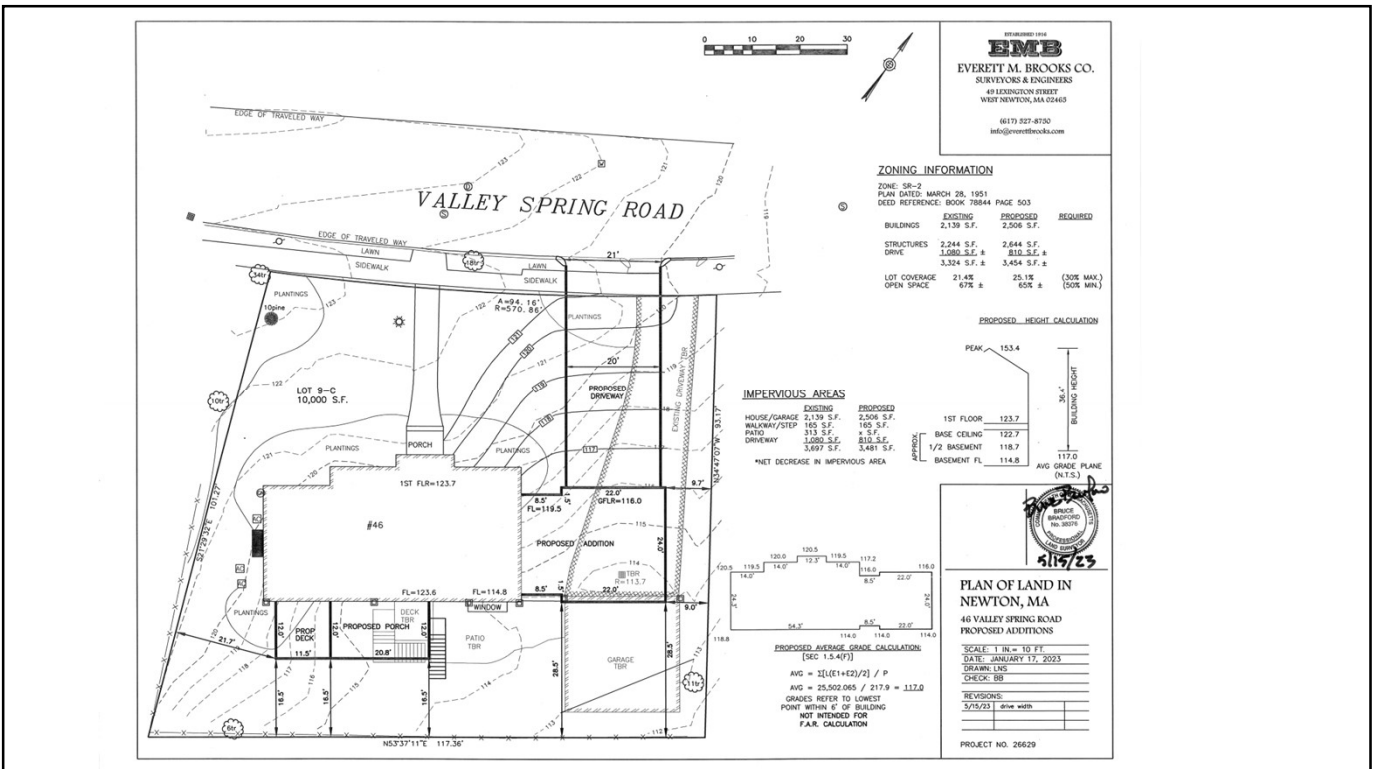
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2 Side (east) Elevation

- Garage Addition
- Cut out the existing eave for the chimney penetration; build the back of the chimney on top of the existing roof deck
- Rake trim to match existing
- Remove and re-install siding on existing house to flash addition roof to the walls; run flashing up 12" min.
- Remove the dining rm. window Patch the siding; stagger butt joints of patch
- Run siding over the foundation such that water table runs parallel to sloped grade as shown.

1 Front (north) Elevation

- Addition
- Asphalt shingles to match existing roof; Copper drip edge
- Face the garage door wall in flate stock PVC (no clapboard) with door casings set on top of trim boards
- Clad the three sides of the entry niche with wood clapboard to match the existing siding & trim details.

3 Rear (south) Elevation

- New deck, New screen porch
- 4'-0"
- Metal flue w/ cap-flash the top of the chimney
- Wood frame chimney w/ cement stucco finish- flash at roof connections
- Asphalt shingle roof w/ copper drip edge
- Refer to section for screen porch wall assembly
- Composite railing assembly by Timbertec
- 1x10 PVC trim board w/ 3/4" scotia under edge of decking around the deck and porch perimeter.
- Remove the existing bathroom window infill opening patch interior finishes
- Remove and re-install siding on existing house to flash addition roof to the walls; run flashing up 12" min.
- Install salvaged three gang window unit from the exist. family room
- Clapboard wood siding to match existing house; match eave details, corner boards, window & door casings and water table trim profiles in PVC stock
- Run siding over the concrete foundation such that water table runs parallel to sloped grade as shown.
- Extend eave over corner board of house as shown

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Itoh/ Ono Residence. 46 Valley Spring Rd. Newton, MA

Exterior Elevations

Date: 2/15/23
Scale:

Sheet No. A-11
Itoh/Ono Residence

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Site Plan
1" = 30'

Remove the existing detached garage

New 1 1/2 story garage and entry/stair connecting the addition to the house

Heat pump equipment

Remove the existing paved driveway

New paved driveway

Remove the existing rear deck and exterior stair

New screen porch

New rear deck & exterior stair

Existing 2 1/2 story residence

Refer to EM Brooks survey for zoning information

Scope of Work:

- Demolish 1 1/2 st. detached garage
- Build attached garage & entry/stair hall
- Remove existing rear deck and stairs
- Build screened porch, deck & stair.
- Build-out new kitchen & family room.

General Notes:

- The General Contractor and all subcontractors shall comply with State and local building codes and any governmental agency having jurisdiction.
- Contractor shall obtain all required permit. Owner to pay fees.
- Verify all dimensions in field. Report any discrepancies in the drawings and/or field conditions to the Architect
- Do not scale drawings. If a dimension is not shown consult the architect.
- Coordinate locations to store all building materials & equipment with the owner prior to the start of work. Cover all materials stored outside, especially wood composite products and sheathing.
- Coordinate the dumpster location with the Owner prior to installation.
- Owners will occupy premise during construction. Provide access to all occupied spaces throughout construction. Coordinate all temporary utility shut-downs with the owners and provide 48 hours notice.

Finish Schedule

ROOM	FLOOR	WALLS	CEIL	BASE	FLOORS	LEGEND
kitchen	F-3	W-2	C-3	B-2	F-1 Existing floor finish to remain undisturbed	Ceiling: C-1 Existing ceiling to remain undisturbed
living room	F-2	W-2	C-3	B-2	F-2 Existing floor to be patched & refinished	C-2 Patch & repair existing ceiling, paint
passage	F-2	W-2/W-3	C-2	B-2	F-3 New 1/4" x 1/4" sawn oak plank, field fln.	C-3 New GWB ceiling w/ skim coat plaster finish
dining room	F-1	W-2	C-2	B-2	F-4 Stone or Ceramic tile thin set.	C-4 Wood beaded board- paint finish
stair hall	F-4	W-3	C-3	B-3	F-5 Clear seal coat over new concrete floor	Crown
garage	F-5	W-3	C-3	B-4	F-6 Composite decking laid over insect screen.	CR New 4" crown Brosco #8009
common room	F-3	W-3	C-3	B-3		BASE
basement landing	F-4	W-3	C-3	B-3	W-1 Existing wall to remain undisturbed	B-1 Existing baseboard remains
porch	F-6	W-5	C-4	B-3	W-2 Existing wall finish patch & repair / Prep & Paint.	B-2 match existing
Basement	F-1	W-2	C-2	B-2	W-3 New GWB w/ plaster skim coat.	B-3 1x6 w/ cap & shoe
					W-4 New GWB w/ wood wainscot to 6' ht.	B-4 6" PVC flat stock
					W-5 Painted PVC trim & screen panels	

List of Drawings:

- A-1 Plot Plan & General Notes
- A-2 Existing floor Plan w/ Demo. Notes
- A-3 First Floor Plan
- A-4 Second Floor Plan
- A-5 Bsmt. & Roof Plans/ Door & Window Schedule
- A-6 Kitchen Part-plan
- A-7 Entry Part-plans
- A-8 Porch Part-plan
- A-9 Reflected Ceiling Plans & Lighting Schedule
- A-10 FAR Plans
- A-11 Exterior Elevations
- A-12 Framing Plans
- A-13 Wall & Building Sections

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