

O L I V E R   R O A D



NOTE: Refer to civil engineer's Plan of Land project for zoning information

### Site Plan

1" = 40'

#### General Notes:

1. The general contractor and all subcontractors shall comply with state and local building codes & any governmental agency having jurisdiction.
2. Contractor shall obtain all required permits. Owners shall pay all permit fees.
3. Verify all dimensions in field. Report any discrepancies in drawings and/or field conditions to the architect
4. Do not scale drawings. If a dimension is not shown consult architect.
5. 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.
6. Coordinate the dumpster location with the owner prior to installation.
8. Protect the driveway surface during construction
9. Salvage existing interior door and window casings and base board for re-use. Carefully remove them with minimum damage

#### List of Drawings:

- A-1 Plot Plan & General Notes
- A-2 Existing Plans w/ Demo. Notes
- A-3 First Floor Plan
- A-4 Second Fl./ Roof & Basement Floor Plans
- A-5 Kitchen, Bathroom & Stair Part-Plans
- A-6 FAR area plans.
- A-7 Reflected Ceiling Plans
- A-8 Front Elevation / Door & window Schedule
- A-9 Side & Rear Elevations
- A-10 Wall Section/ Finish Schedule
- A-11 Foundation & Framing Plans

#### FAR Calculation:

Proposed house w/ additions:

Basement: (see calc.)	184. sf
First floor:	1,608. sf
Second Floor:	738. sf
Attic:	00. sf
total:	2,530. sf

Allowable FAR:

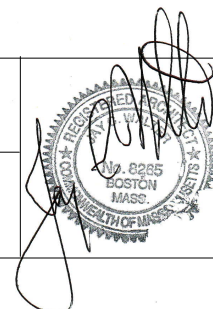
district: SR2 ; lot area 6,343 sf  
 FAR per on-line calculator = .44 = 2,791. sf

Refer to sheet A-6 for FAR plan diagrams

**ENTASIS PC Jay C. Walter AIA**  
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**Plot Plan & General Notes**  
**Zollers/Yoo Residence Addition & Remodeling**  
 154 Oliver Street Newton, Ma.

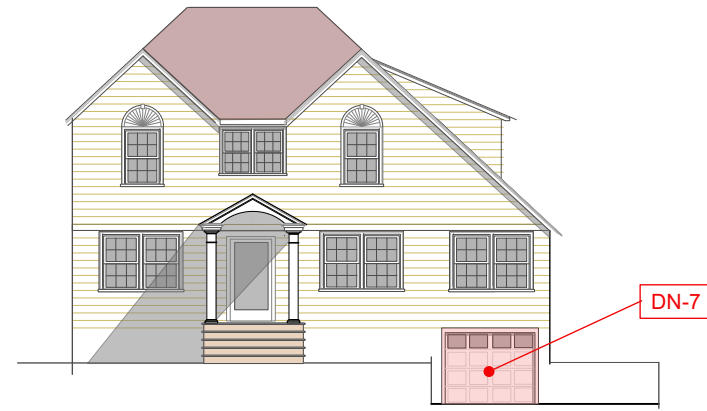
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SCALE:



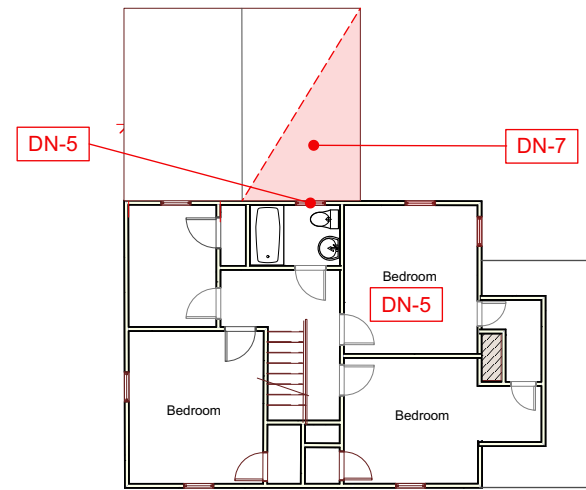
SKETCH NO.

**A-1**

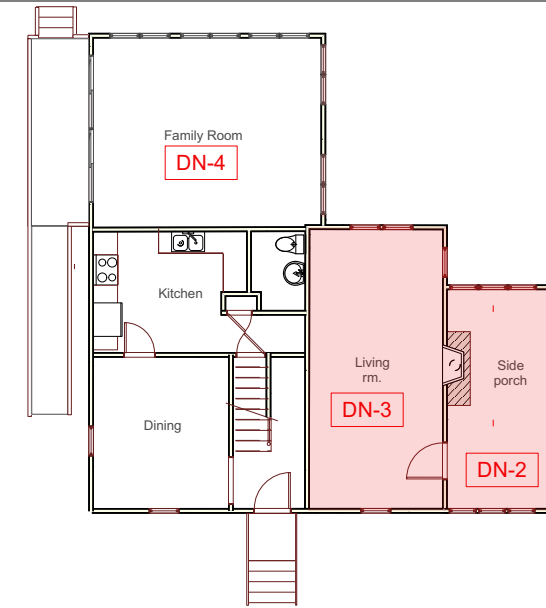
Zollers/ Yoo Residence



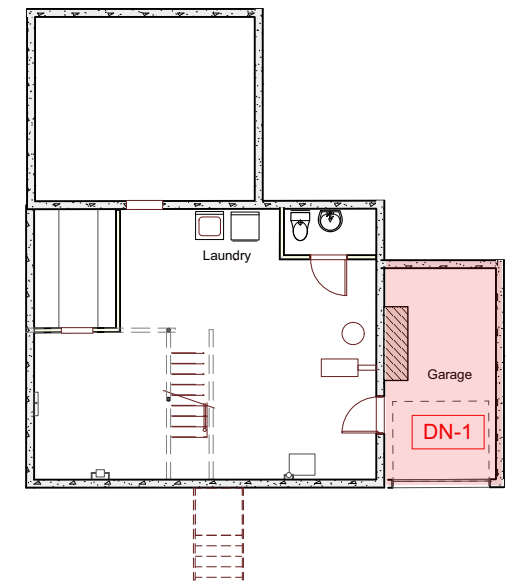
Existing Front Elevation



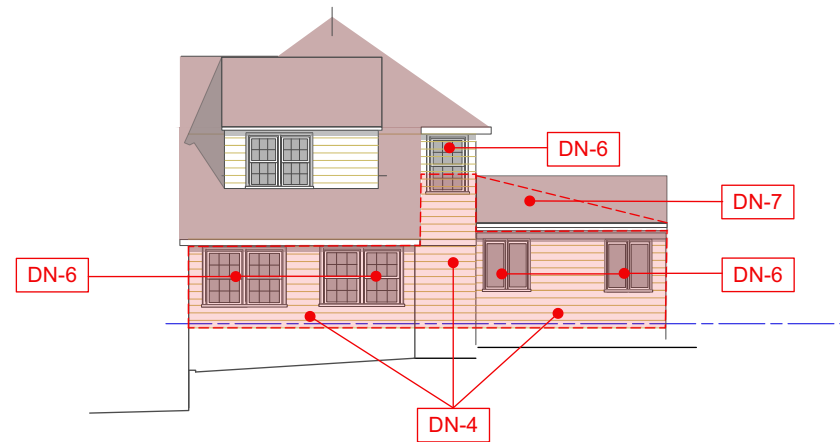
Existing Second Floor



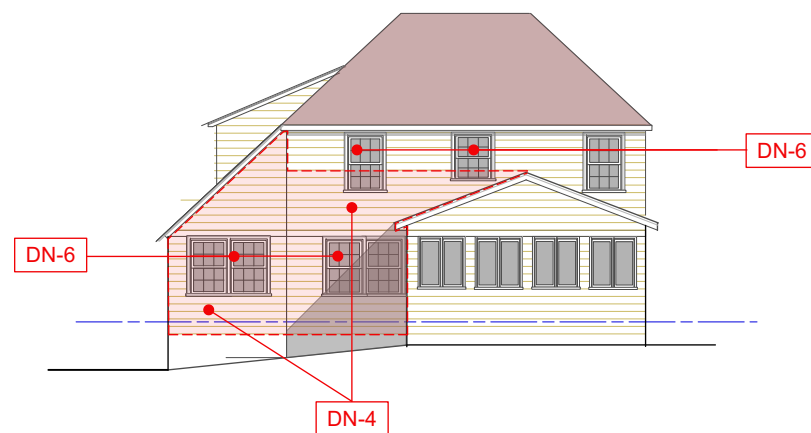
Existing First Floor



Existing Basement Plan



Existing Side Elevation



Existing Rear Elevation

Selective Demolition Notes:

DN-5 Second Fl. Rear Bedroom & bathroom.

- Remove the window assemblies including the interior casings.

EXTERIOR:

DN-6 Windows:

- Remove the window assembly in its entirety including frame and casings and exterior trim.

DN-7 Roof:

- Remove the shingle roof assembly where the new roof overlays the existing family room roof. Remove roof eave assembly facing the side where the addition abutts the existing roof.

DN-8 Siding:

- Remove the wood siding assembly where the addition abutts the existing house and as shown in the shaded area

GENERAL DEMOLITION NOTES:

- Salvage existing interior doors and frames Store for re-use. Refer to door schedule.
- Salvage door, window casings and base board for re-use patching existing areas. Carefully remove them with minimum damage.
- Install RIGID protective board with taped joints over the living room floor for the duration of construction.

INTERIOR:

DN-1 Basement:

- Remove all the garage door assembly including track and mounting.
- Remove interior door to basement including frame.
- Remove the garage ceiling assembly to expose the floor assembly.
- Cut-in larger opening at rear foundation wall for access panel to addition crawl space.
- Remove the garage window including frame.
- Remove the radiator.

DN-2 Side Porch:

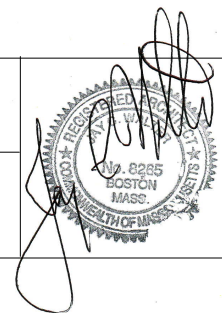
- Remove the interior plaster finish down to studs on three exterior walls.
- Remove windows at rear and side elevations. Note front windows shall remain.
- Cut-in and reframe floor for new interior stair.
- Remove the door and frame between the porch and living room.
- Remove the recessed radiator cabinets.

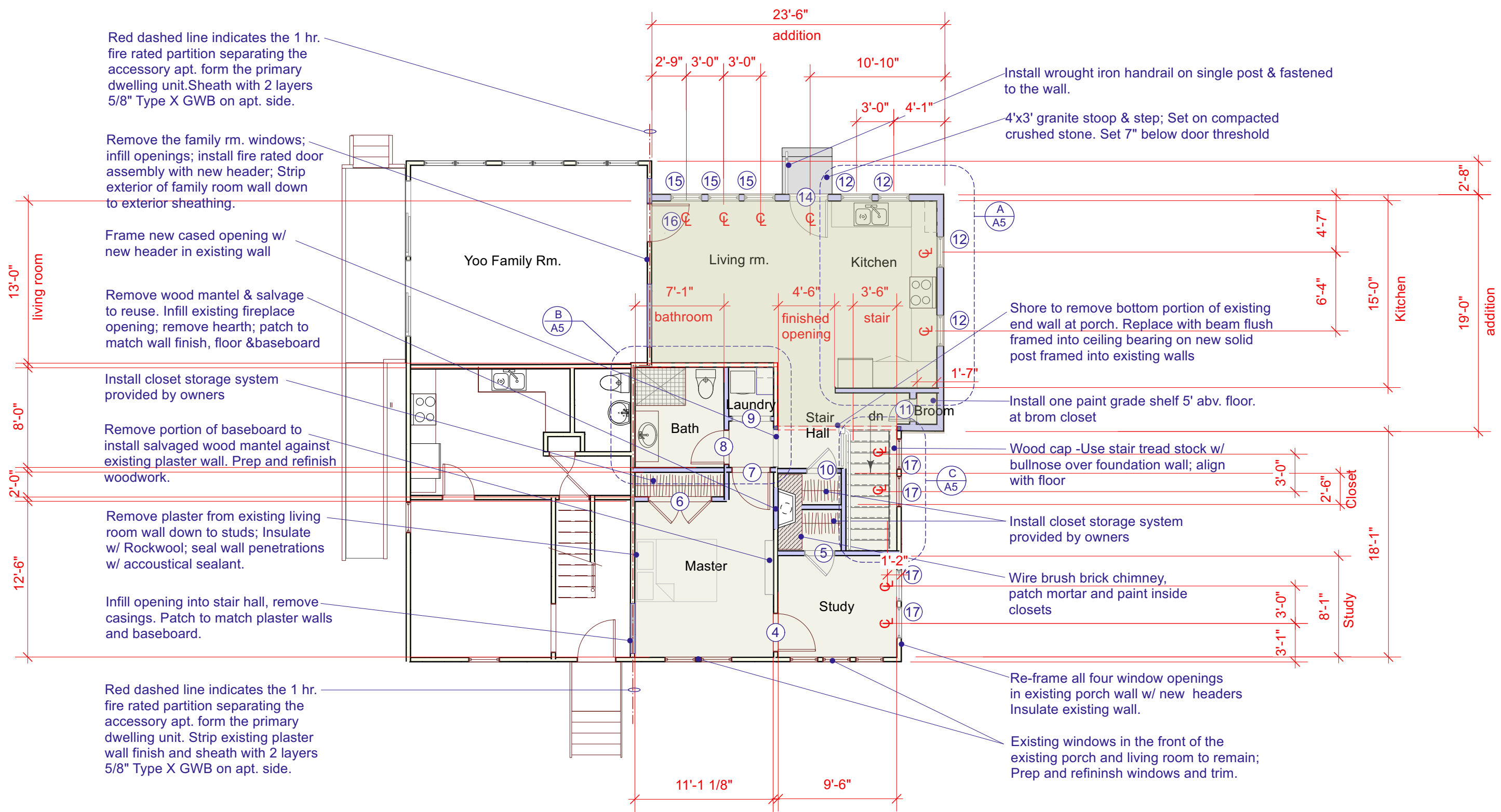
DN-3 Living room:

- Remove the wood mantel assembly and salvage for reuse.
- Remove the rear windows and the side yard window units entirely.
- Remove the plaster down to studs at the wall against the stair wall and the front exterior wall.
- Remove the plaster ceiling assembly down to the wood framing.
- Remove the wood flooring at the new bathroom location.
- Remove the recessed radiator cabinets.

DN-4 Family room:

- Remove the windows on the wall against the addition. Remove the interior casings and sill.



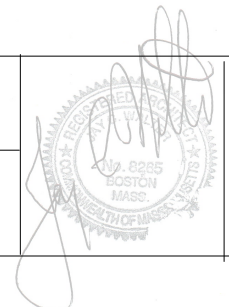


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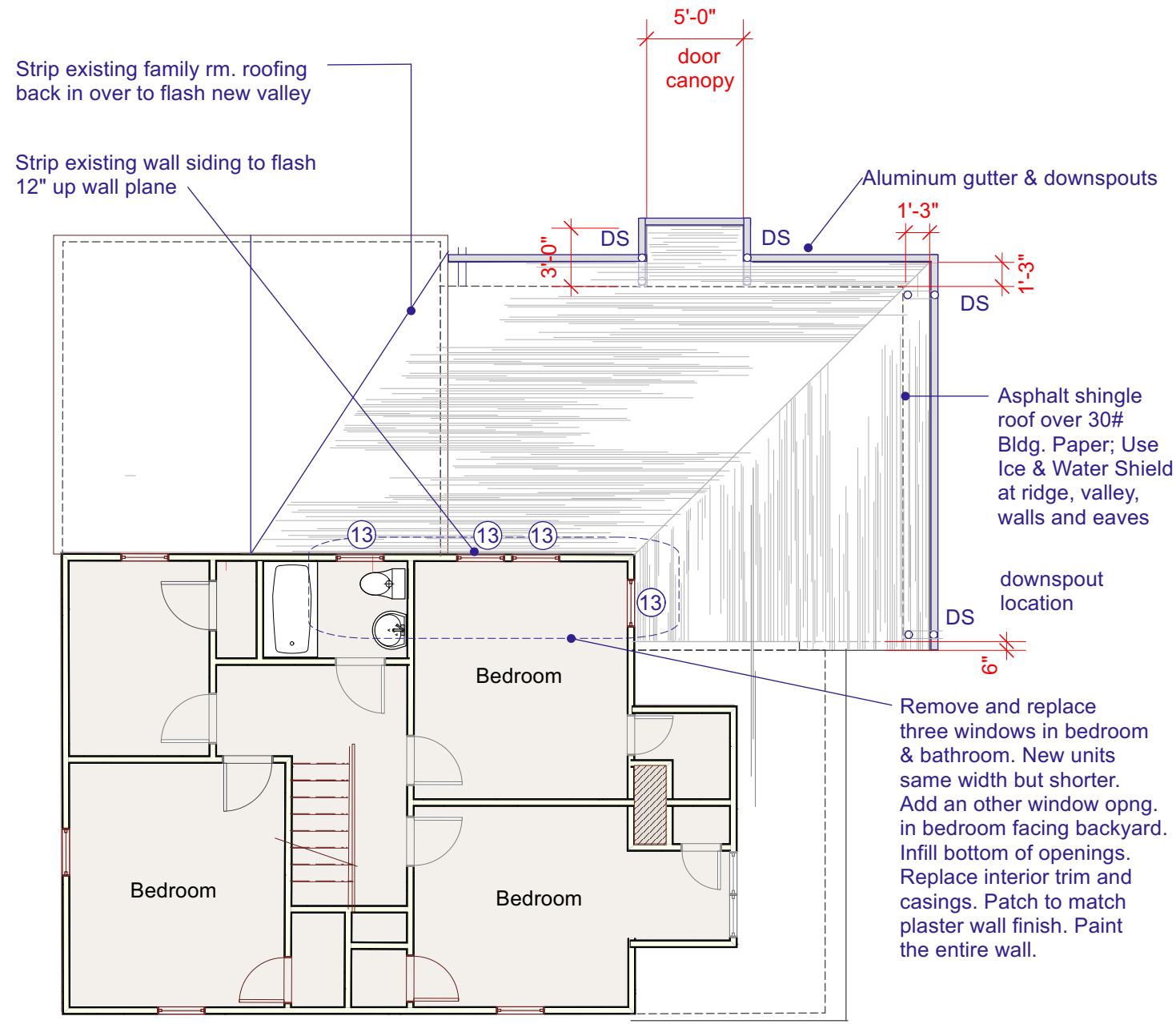
**First Floor Plan**  
**Zollers/Yoo Residence Addition & Remodeling**  
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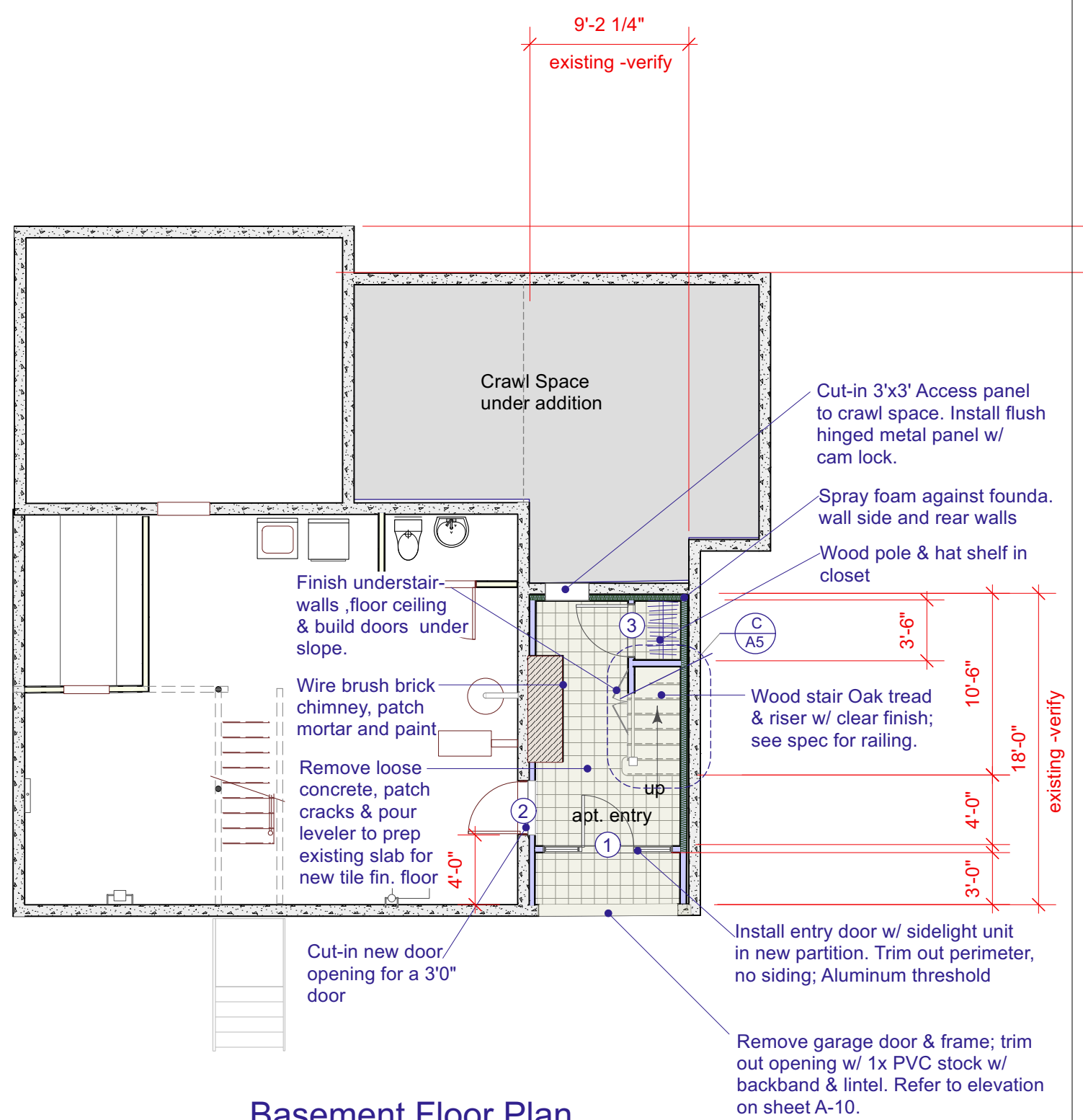
SCALE:  
 1/8" = 1'-0"



SKETCH NO.  
**A-3**  
 Zollers/ Yoo Residence



Existing Second Floor Plan/ Addition Roof Plan

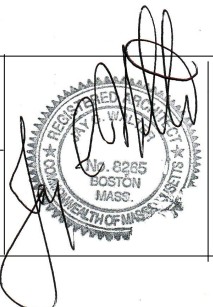


Basement Floor Plan

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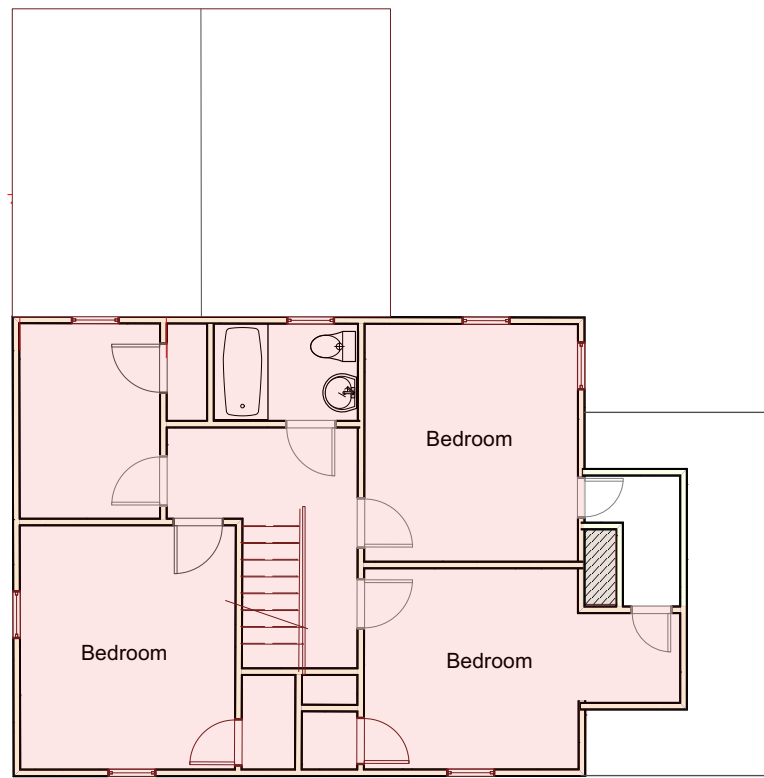
**Basement Plan/ Roof Plan**  
**Zollers/Yoo Residence Addition & Remodeling**  
 154 Oliver Street Newton, Ma.

DATE:  
 9/22/21- Permit  
 SCALE:  
 1/8" = 1'-0"

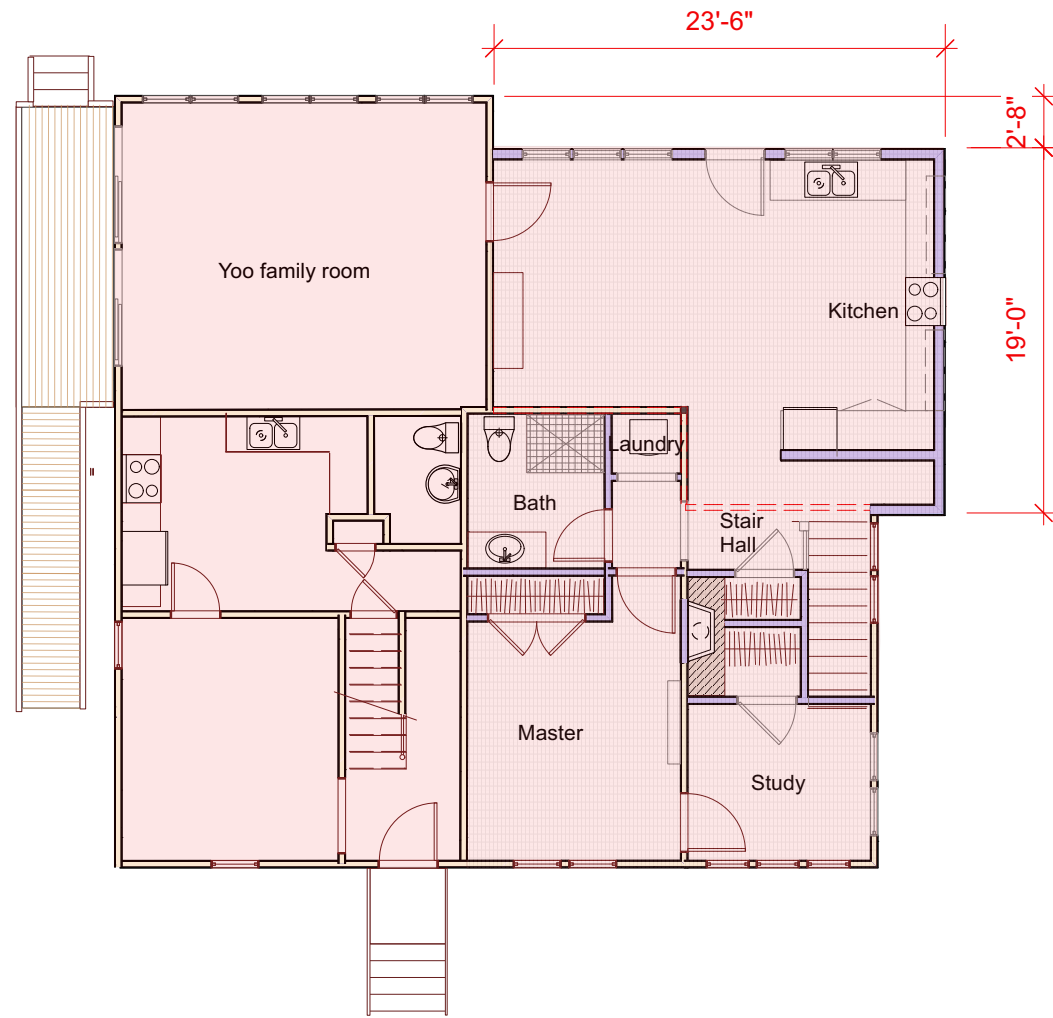


SKETCH NO.  
**A-4**  
 Zollers/ Yoo Residence

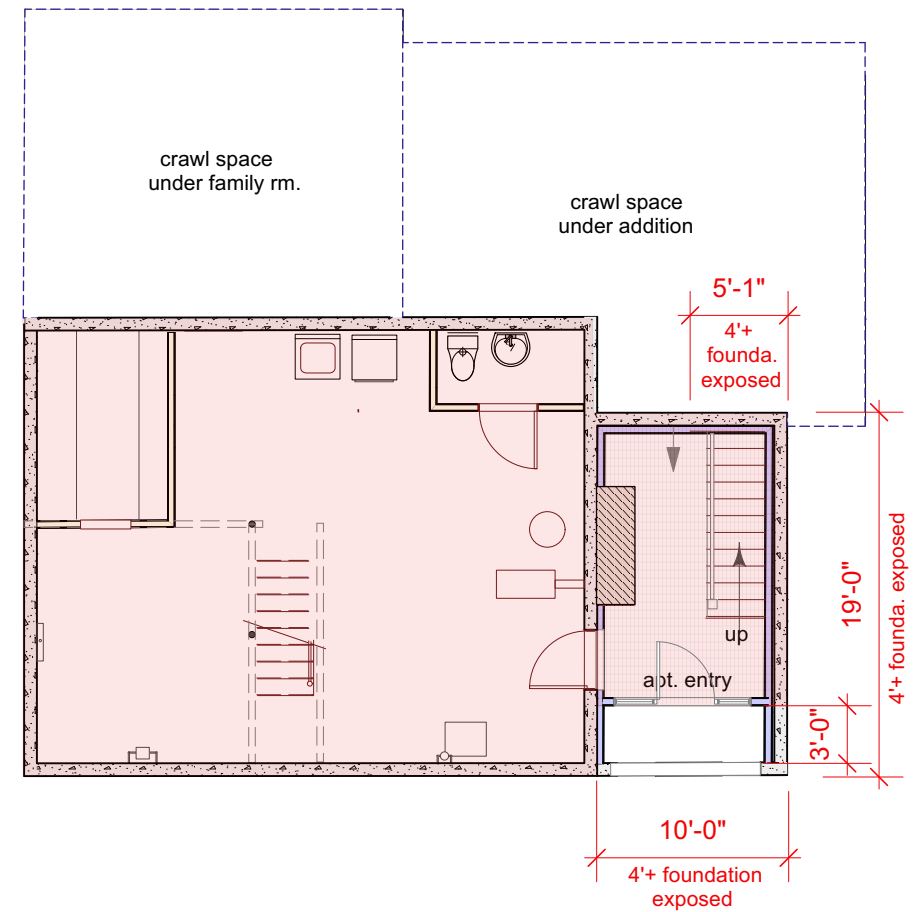




Second Floor



First Floor



Basement Floor

**Accessory Apartment Area:**

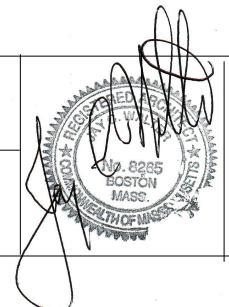
Accessory Apt. Area:	
First Floor area:	848 sf
Basement Area:	123 sf
total area:	971 sf
Primary unit area:	
First Floor area:	761 sf
Basement area:	723 sf
Second floor area:	738 sf
total area:	2,222 sf
accessory apt/ primary =	44%
accessory /total =	31%

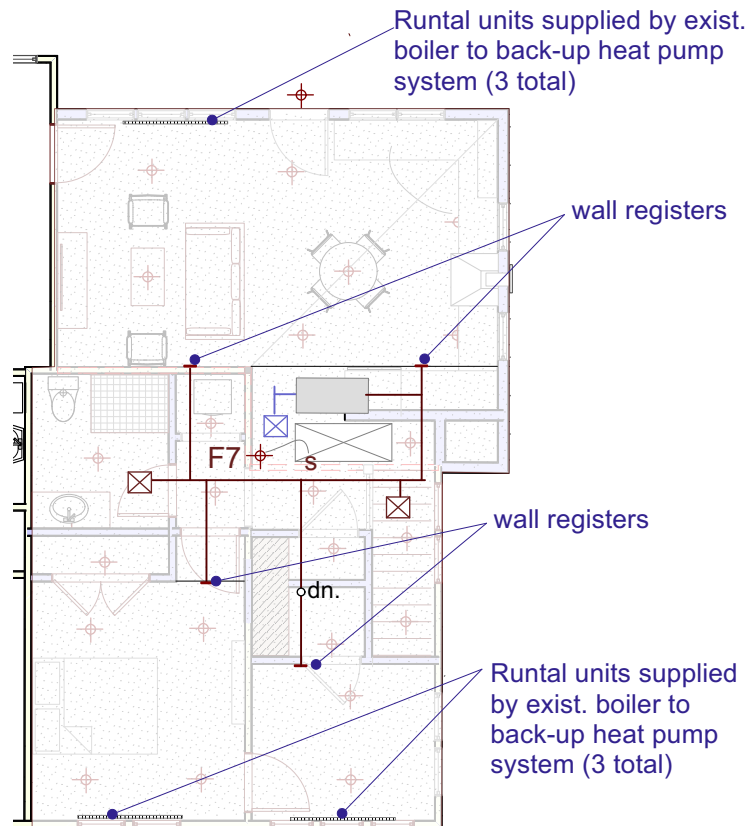
**FAR Calculation:**

Proposed house w/ additions:		Basement Area Calc.:	
Basement: (see calc.)	184. sf	'X' = Segments over 4' ht:	
First floor:	1,608. sf	-segment 34 lf	
Second Floor:	738. sf	'Y' = Total Perimeter = 168 lf	
Attic:	00. sf	Total Basement Area = 912 sf	
total:	2,530. sf	34 / 168 = .20 x 912 = 184 sf	
Allowable FAR:		184 sf - FAR Basement area	
district: SR2 ; lot area 6,343 sf = .44 =	2,791 sf		

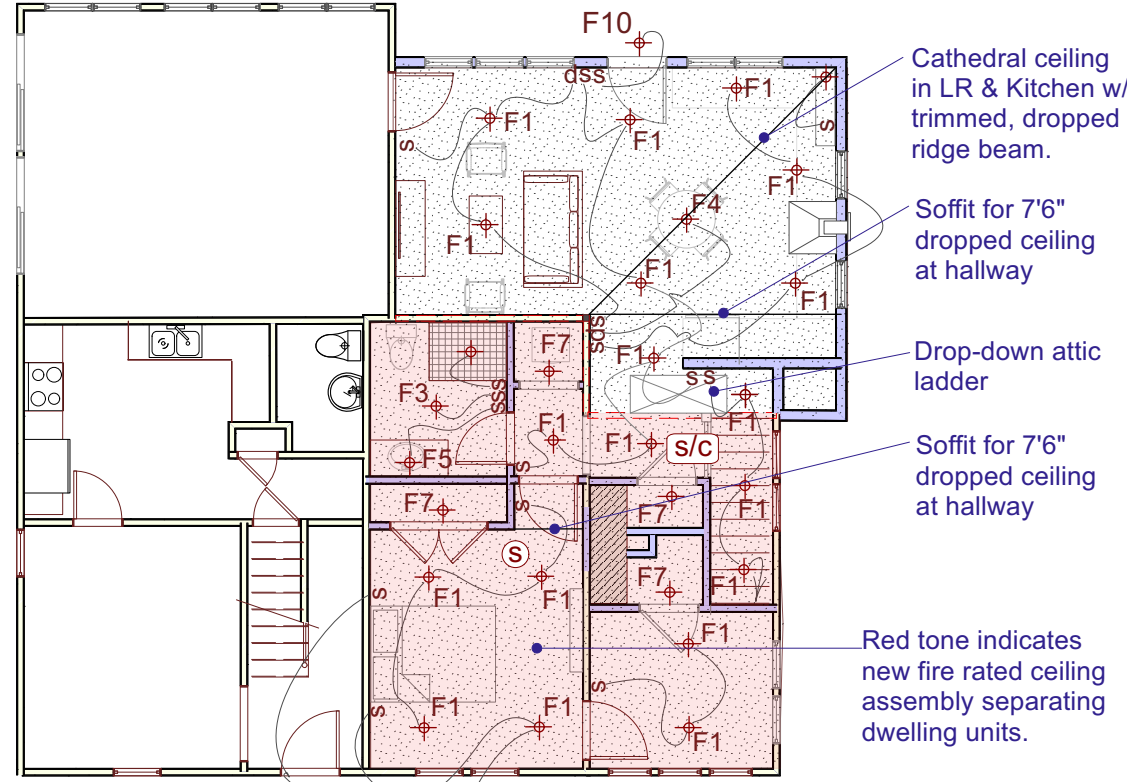
**Legend:**

- Accessory Apt. area
- FAR area

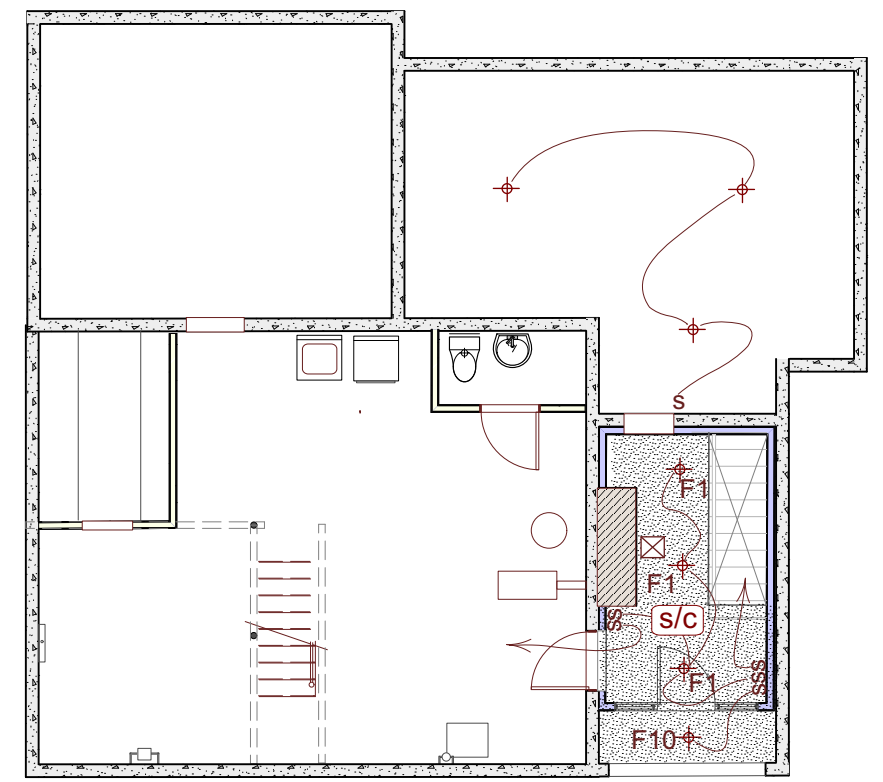




**Accessory Apt. HVAC Layout**  
(diagram only. Installer to layout)



**First Floor Accessory Apt. RCP**



**Basement Accessory Apt. RCP**

- NOTES:
- Install jamb switch for closet fixtures.
  - Vent the exhaust fan in the master bath up through the roof.

**Electrical Legend**

- △ Cable TV signal line
- ⊕ Duplex outlet ( install in addition to code reqmts.)
- D Dimmer Switch

**Fire Protection Legend**

Tie new detectors shown on plans to existing system

- Ⓢ Smoke Detector
- Ⓢ Carbon Monoxide detector
- S/C Combination smoke/ Carbon monoxide detector
- (H) Heat Detector

**LIGHT FIXTURE SCHEDULE**

FIX.	TYPE	DIMEN.	MOUNTING	MFG.	MODEL	NOTES
F-1	LED downlight	4" dia.	recessed	Nicor	DC R4	new construction; 106; 120 v; 2K; white trim; 644 lumens; 8.4 watts
F-2	LED downlight	4" dia.	recessed	Nicor	DC R4	existing const. ; 106; 120 v; 2K; white trim; 644 lumens; 8.4 watts
F-3	Exhaust fan/light					Onwer to provide fan; contractor to install.
F-4	pendant		surface			Onwer to provide fan; contractor to install.
F-5	Bathrm. fixture	-	wall mtd.			Provide \$150 fixture allowance per fixture
F-6	Exterior		wall sconce			Provide \$250 fixture allowance per fixture
F-7	LED		surface mtd.			closet fixture contractor to select
F-8	wall sconce		surface mount			Provide \$250 fixture allowance per fixture
F-9	cabinet display		undershelf			contractor choice
F-10	LED downlight-exterior	4" dia.	recessed	Nicor	DC R4	damp location. ; 106; 120 v; 2K; white trim; 644 lumens; 8.4 watts
E	existing					Replace fixture in existing location, rrewire; Provide \$150 allowance.

At closet fixtures F7 provide jamb swithing.

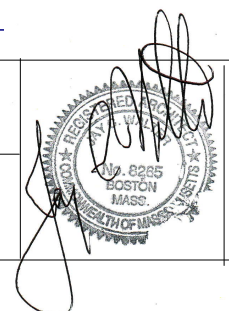
Provide LED lamps to downlights shown; Provide dimmers for downlight locations with 'd' designation.

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**Second floor Reflected Ceiling Plan**  
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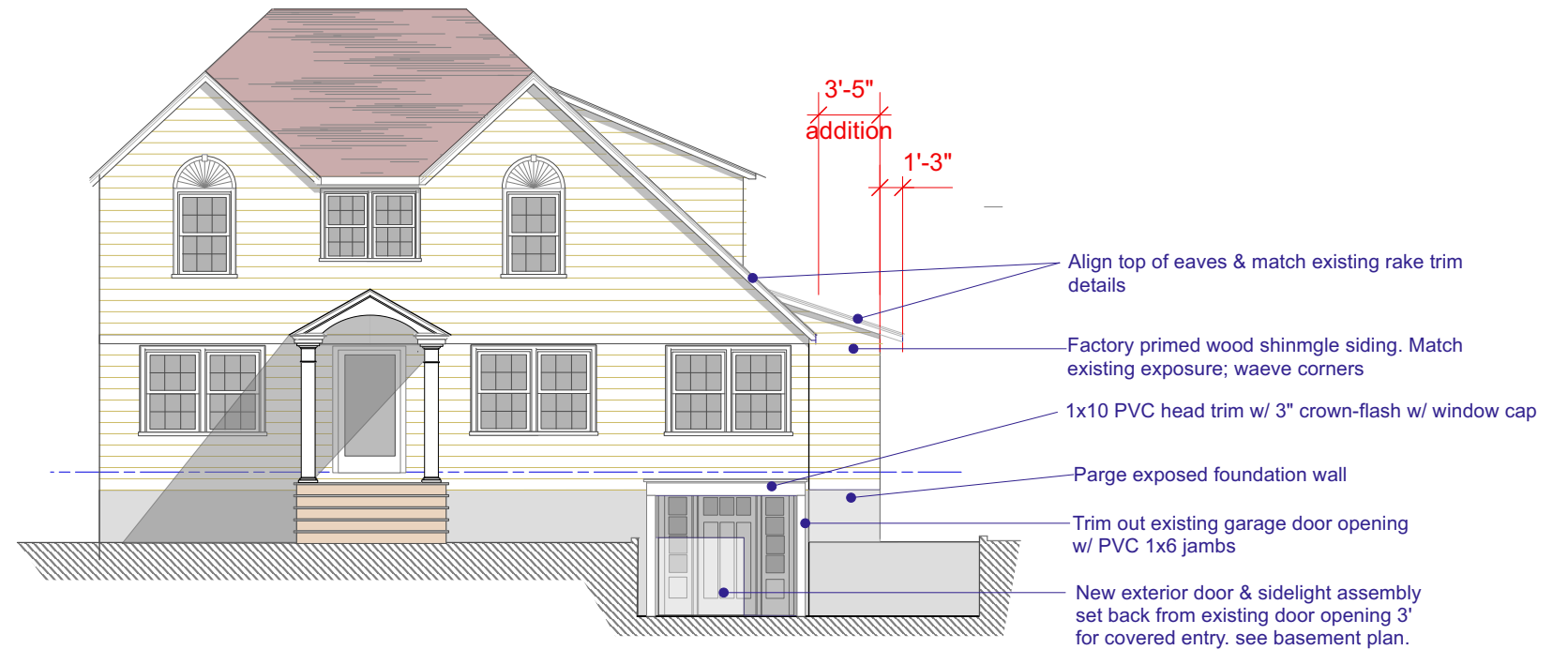
SCALE:  
1" = 10'



SKETCH NO.

**A-7**

Zollers/ Yoo Residence



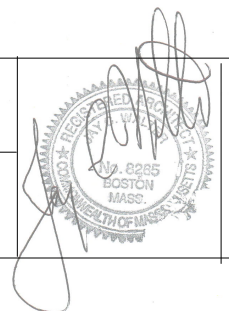
Front Elevation

Door & Window Schedule			ROUGH OPNG.	QUANT.	MFG.	PRODUCT	MFG. NUMBER	Light Layout	SILL HT.
DESIG.	ITEM	LOCATION	W X HT.						
1	exterior door	Apartment Entry	3'0" x 6'8"	one	Simpson/Brosco	Bungalow series: beaded panel w/ 9 lite; Fir	#7228	3 o 3	n/a
2	rated door	basement	field dimension	one	Brosco	Primed panel doors W/ Ovolo sticking with 20 min. rating	PR 22	none	n/a
3	Closet door	Apartment Entry	2'8" x 6'8"	one	Brosco	Primed panel doors W/ Ovolo sticking	none	none	n/a
4	interior 2 panel	Study	2'8" x 6'8"	one	Brosco	Primed panel doors W/ Ovolo sticking	PR 22	none	n/a
5 & 10	interior 2 panel	study & stair hall	2'4" x 6'8"	two	Brosco	Primed panel doors W/ Ovolo sticking	PR 22	none	n/a
7	interior 2 panel	master bedroom	3'0"x 6'8"	one	Brosco	Primed panel doors W/ Ovolo sticking	PR 22	none	n/a
8	interior 2 panel	bathroom	3'0"x 6'8"	one	Brosco	Primed panel doors W/ Ovolo sticking	PR 22	none	n/a
9	interior 2 panel	laundry	3'0"x 6'8"	one	Brosco	Primed panel doors W/ Ovolo sticking	PR 22	none	n/a
6	interior 2 panel	master closet	4'0" x 6'8"	one	Brosco	Primed panel doors W/ Ovolo sticking	PR 22	none	n/a
11	interior 2 panel	Broom closet	3'-0"x 6'8"	one	Brosco	Primed panel doors W/ Ovolo sticking	PR 22	none	n/a
12	casement windows	kitchen	2'7 1/2"x 4'0"	four	Andersen	400 series clad casement unit	CX14	3 o 3	3'6"
13	casement windows	2nd. fl bath & bed	2'7 1/2"x 3'0"	four	Andersen	400 series clad casement unit	CX13	3 o 3	4'6"
15	Double Hung	living room	2'8 1/2" x 4'8 7/8"	three	Andersen	400 series Woodwright Double Hung Full Frame	WDH2646	6 o 6	2'3"
14	exterior door	living room	3'0"x 6'8"	one	Simpson/Brosco	French door w/ waterbarrier tech.:Fir	7002 WB	one	n/a
16	rated door	living room	3'0"x 6'8"	one	Brosco	Primed panel doors W/ Ovolo sticking with 20 min. rating	PR 22	none	n/a
17	Double Hung	study/ stair hall	2'8 1/2" x 4'8 7/8"	four	Andersen	400 series Woodwright Double Hung Full Frame	WDH2646	6 o 6	2'3"

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**Front Elevation/ Finish Schedule**  
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DATE:  
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 SCALE:  
 16" = 1'-0"

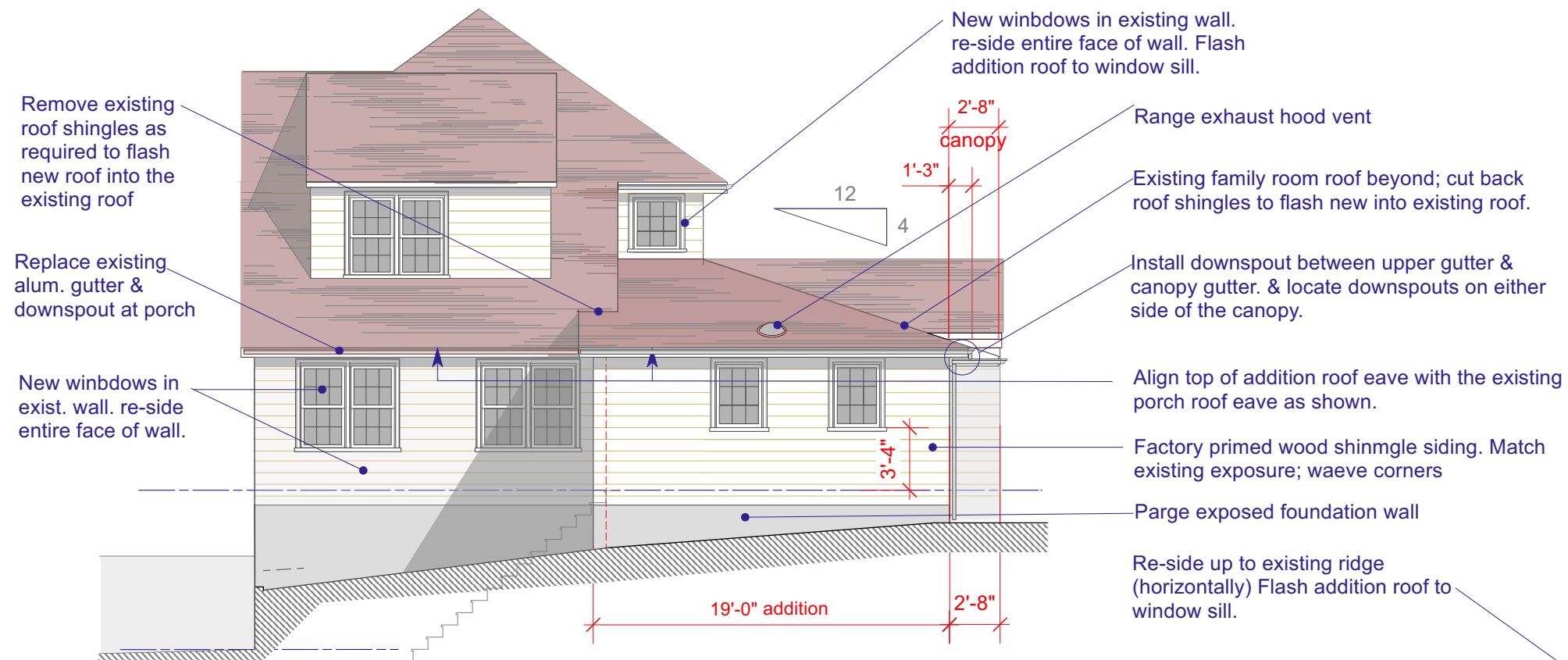


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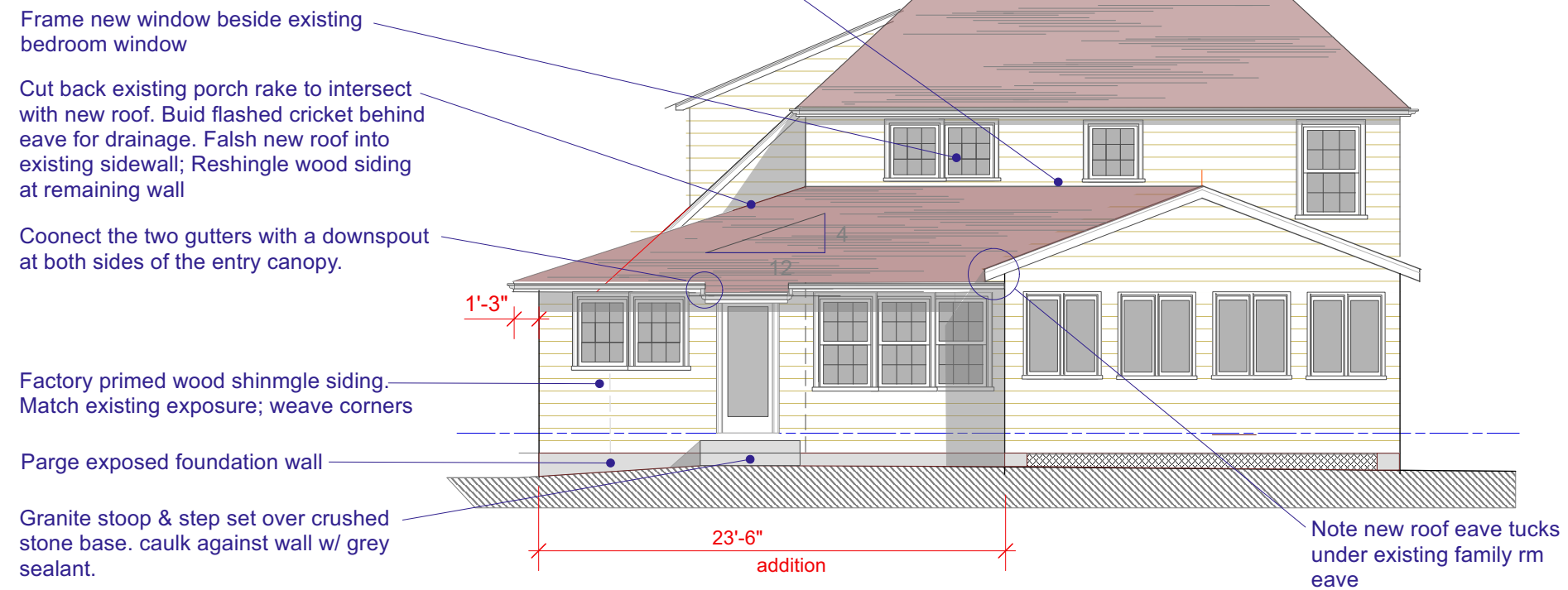
**A-8**

Zollers/ Yoo Residence





Side elevation

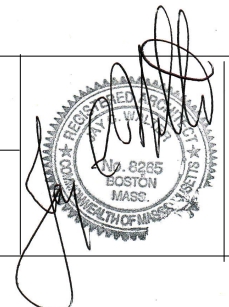


Rear elevation

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**Exterior Elevations**  
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DATE:  
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 SCALE:  
 1/8" = 1'-0"



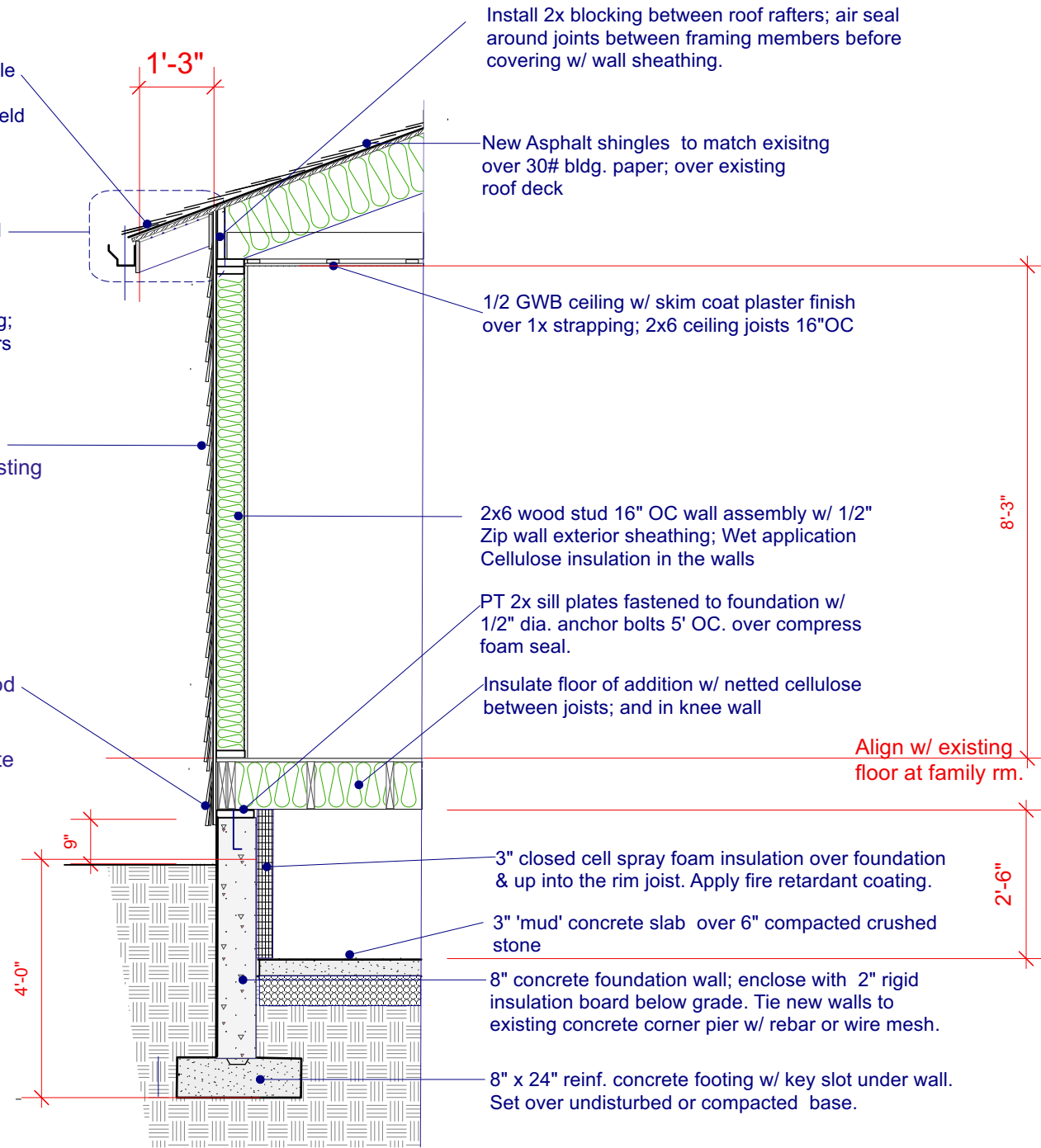
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**A-9**  
 Zollers/ Yoo Residence

Aluminum drip edge under double starter course asphalt shingle.  
Install 24" width Ice & Water Shield across roof eaves, ridge & walls;  
Aluminum 'K' style gutter pitch to leaders.

1x8 PVC fascia board w/ exposed 2x6 PT rafter tails (paint finish).  
Match spacing of existing panel; Install sheet stock beaded board under the plywood roof sheathing;  
PVC Barge board between rafters to match existing trim.

Factory primed wood shingle siding exposure to match existing

Double starter course of wood shingle & plywood sheathing overlap top of concrete. No water table trim; install termite guard. Air seal framing at concrete, before sheathing.



Typical Wall Section

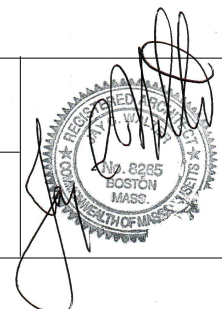
### Finish Schedule

ROOM	FLOOR	WALLS	CEIL	BASE	LEGEND
<b>BASEMENT:</b>					
Entry	F4	W3	C3	B3	FLOORS
					F-1 Existing floor finish to remain undisturbed
					F-2 Existing floor to be patched & refinished
<b>FIRST FLOOR:</b>					
Stair Hall	F3	W3	C3	B2	F-3 New T&G 1/4 sawn oak plank; field fin.
laundry	F4	W3	C3	B2	F-4 Ceramic tile thin set
bedroom study	F3	W3	C3	B2	F-5 Clear seal coat over new concrete floor
bathroom	F4	W3	C3	B2	WALLS
living/dining	F3	W3	C3	B2	W-1 Existing wall to remain undisturbed
kitchen	F3	W3	C3	B2	W-2 Existing wall finish patch & repair / Prep & PAint.
					W-3 New GWB w/ plaster skim coat.
					W-4 New GWB w/ wood wainscot to 6' ht
<b>EXIST. HOUSE:</b>					
					Ceiling:
family room	F1	W2	C1	B1	C-1 Existing ceiling to remain undisturbed
front Hall	F1	W2	C1	B1	C-2 Patch & repair existing ceiling, paint
Bedroom	F1	W2	C1	B1	C-3 New GWB ceiling w/ skim coat plaster finish
Bathroom	F1	W2	C1	B1	Crown
					CR New 4" crown Brosco #8009
<b>BASE</b>					
					B-1 Existing baseboard remains
					B-2 1x8 w/ cap.
					B-3 6" PVC flat stock

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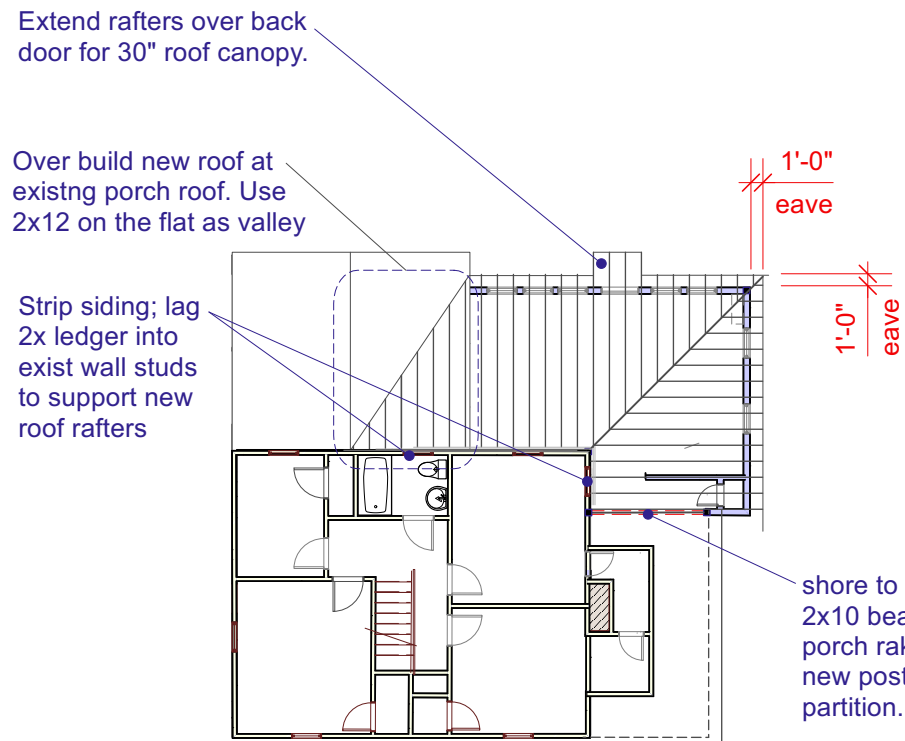
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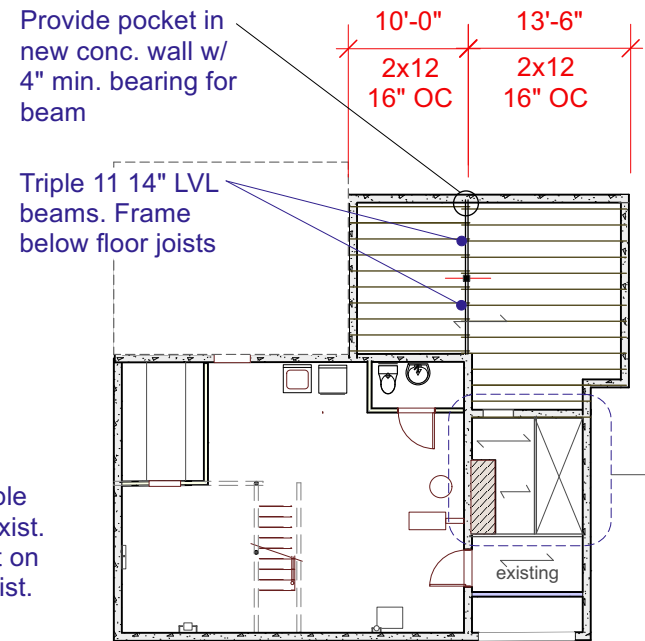
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**A-10**

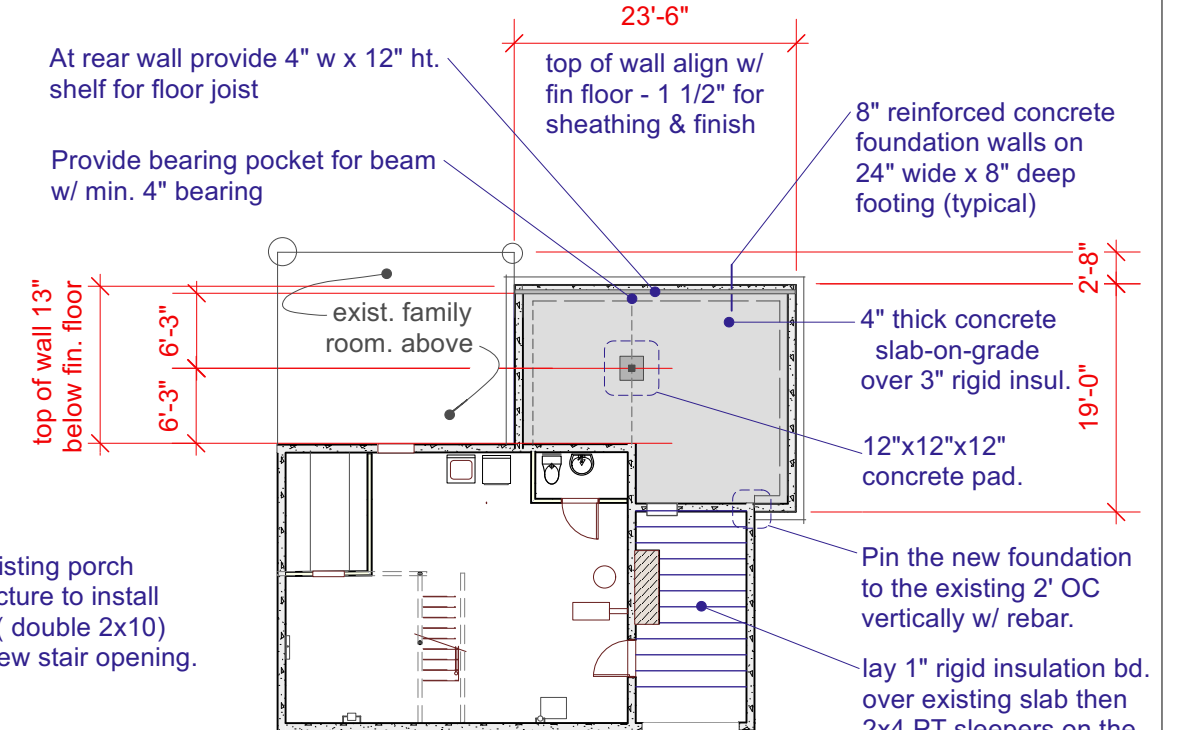
Zollers/ Yoo Residence



Roof framing plan



First floor framing plan



Foundation Plan

**ROOF FRAMING NOTES:**

1. Install 2x12 roof rafters 16" OC (depth for insulation). Tie rafters to the top of wall with metal hurricane ties
2. 5/8" 'Zip ply" roof sheathing.
3. Lag roof framing to existng house wall studs through the wall sheathing.
4. Strip siding down to exterior sheathing where new construction abutts existng walls. Maintain air barrier between addition and exterior wall behind it.
5. Provide all blocking, bracing, nailers etc. as required to complete job and meet code requirements. Provide fire stopping in voids between floors and as required by code.
6. Hardware: Use Teco type connectors and hangers at joists framing, roof framing and post & beam connections.

**WALL & FLOOR FRAMING NOTES:**

1. 2x6 wood stud exterior wall framing 16" OC double top and bottom plates; treated sill plate fastened to foundation wall w/ cast- in-place anchor bolts. 2x4 interior partitions.
2. Use double 2x10 headers at window and door openings w/ 1" Rigid insulation board between at exterior walls
3. Fasten joists to top of wall w/ metal anchor ties.
5. 1/2" 'Zip ply' exterior wall sheathing
6. Lag rim joist at side addiiton through exterior sheathing into existng exterior wall framing.
7. Flush frame triple 9 1/2" LVL center beam at floor. Use TJI hangers
8. Use 2x8 ceiling joists 16" OC max span 11'10" support on bearing wall between master & WIC
9. When framing new headers in existing partitions install new jack studs to support headers.

**FOUNDATION NOTES:**

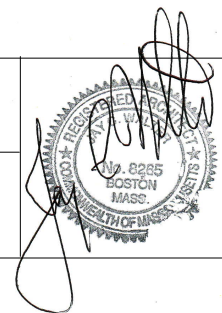
1. 8" 3000 psi concrete foundation walls at addition  
Top of fouda. Minimum 12" abv. grade  
Reinforced as follows:  
1-#5 top & bott. continuous bars w/ #5 corner bars w/ 30" legs to lap w/ t&b bars.
2. 10" deep x 20" wide 3000 psi concrete footings over compacted or undisturbed soil with assumed allow. bearing value of 2 tons/sf. Bott. of footing 48" below grade.
3. Forms shall remain a **FULL 24 hrs.** minimum after pours for wet cure concrete.
4. Tie new concrete foundation walls to existing foundation w/ #5 16" OC x 30" long dowels set 6" into existing founda. walls w/ epoxy grout.
5. 4" thick concrete slab on grade over 3" rigid insulation board.

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DATE:  
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SCALE:  
1" = 16'



SKETCH NO.  
**A-11**

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