



PARK HOUSE

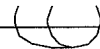
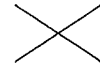
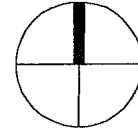
61 Pearl Street, Newton Corner, MA

for CAN-DO Citizens for Affordable Housing in Newton Development Organization Inc.

Existing South Elevation 11/15/11

1" = 4'

TERRENCE G. HEINLEIN AIA ARCHITECT
1 ABERDEEN ROAD WESTON MA





PARK HOUSE

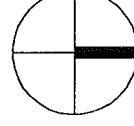
61 Pearl Street, Newton Corner, MA

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Existing East Elevation 11/15/11

1" = 4'

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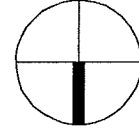




PARK HOUSE

61 Pearl Street, Newton Corner, MA
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Existing North Elevation
11/15/11
1" = 4"
TERENCE G. HEINLEN AIA ARCHITECT
1 ABERDEEN ROAD WESTON MA





PARK HOUSE

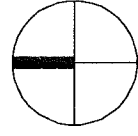
61 Pearl Street, Newton Corner, MA

for CAN-DO Citizens for Affordable Housing in Newton Development Organization Inc.

Existing West Elevation

1" = 4'

11/15/11
TERRENCE G. HENRIEY AIA ARCHITECT
1 ABERDEEN ROAD WESTON MA





for new roof cricket and gutters this area see dwg. A- 4. Note; new downspouts and gutters not shown. Verify exact location of same.

new gutter and DS this existing eave.

new gutter and DS this existing eave.

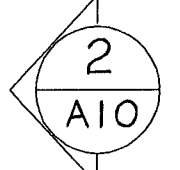
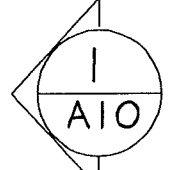
dot.+ flashing up and under siding

new single membrane roofing, integral metal drip edges this roof

remove existing door, window and stair beyond patch. install new window; see

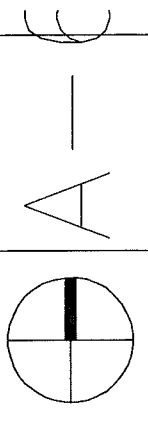
bulkhead beyond not shown

shore existing porch roof and frame; remove existing porch decking and frame. Place new foundation piers and footings, new porch frame, new columns, new decking, new rails and balustrade, new skirt and trim, new stair frame and stairs, new stair rails, newels, and balustrade. see details A-10



new entry door and sidelight = Simpson f-2044 & f 7705, 7' high.

new ramp footings, foundation, part slab, posts, frame, decking, newels, rails balustrade, metal rails and supports. See dwg. A-10



Proposed South Elevation
11/15/11
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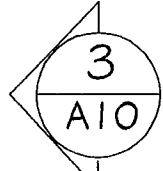
remove existing roofing at south and west sides low hip; frame roof "cricket" for positive drainage between north wall main house and south slope low hip roof; deck with 3/4" plywood, cover all of south and west low hip slopes with Ice and Wtr. membrane, flash up and under existing north siding min. of 1' and reroof to match existing.

new ramp part slab, pip concrete foundation, footings and piers, wood frame, wood posts, wood rails and balustrade, trex deck, steel rails and brackets. See detail drawing A-10

new exhaust vent to 3/4" mdo board. flash and seal same.
 remove existing window unit, fill opening; insulate & patch interior and exterior surfaces.
 remove existing door and relocate exist. window unit; insulate and patch.

exist. bulkhead. provide new 2x PT sill. reset same, and seal.

for new porch floor frame, decking, and trim, see first floor plan and details dwg. A-10



dotted = new ramp, stair and ramp foundations.

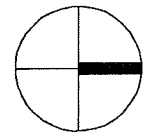
Patch siding and foundations where existing construction removed. typ.

patch all existing surface to match and align with existing adjacent where existing devices or construction removed.

PARK HOUSE 61 Pearl Street, Newton Corner, MA

Proposed East Elevation 11/15/11

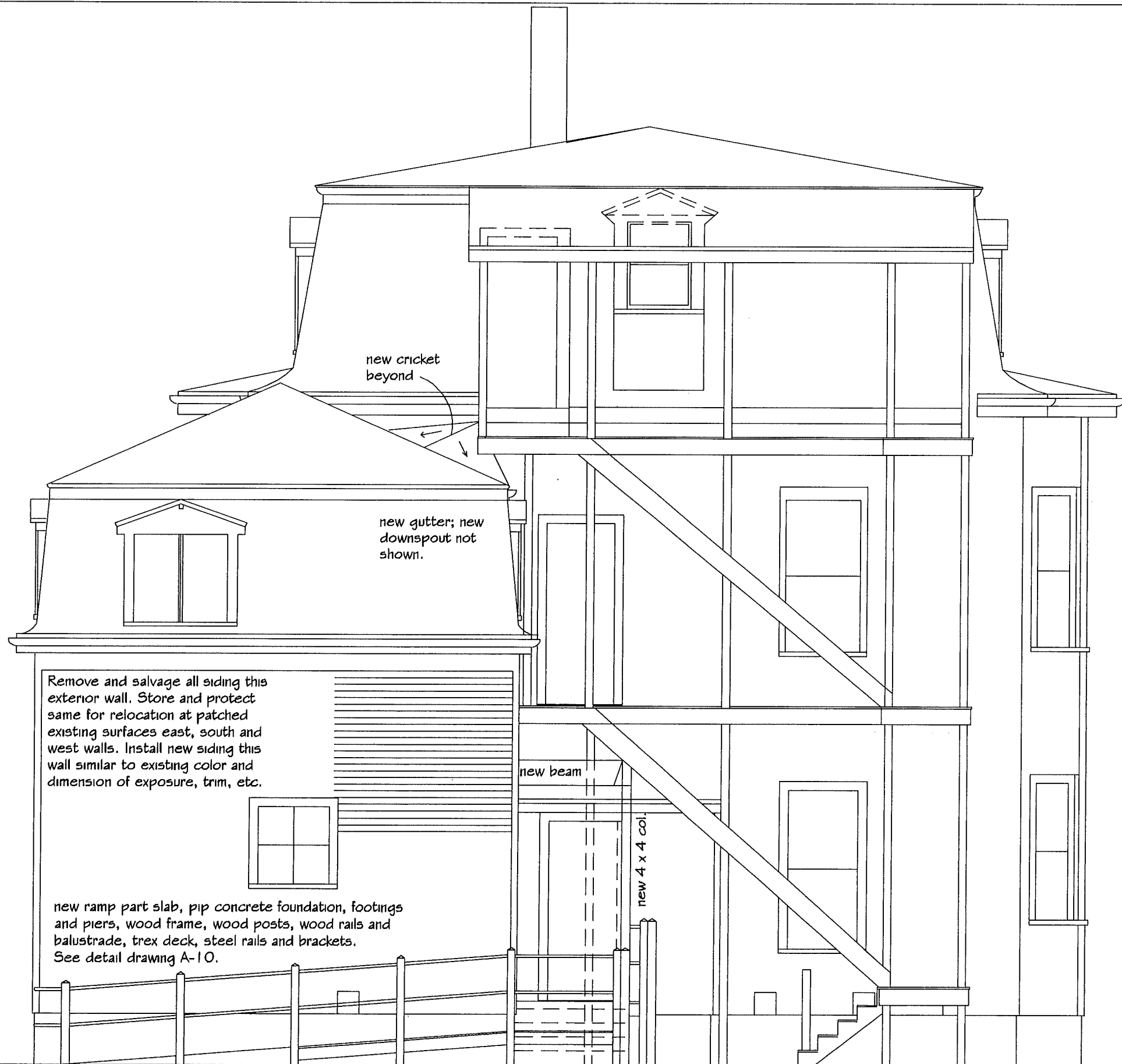
1" = 4'
 TERENCE G. HEINLEIN AIA ARCHITECT
 1 ABERDEEN ROAD WESTON MA



A-10

for CAN-DO Citizens for Affordable Housing in Newton Development Organization Inc.

new exhaust vent to
3/4" mdo board.
flash and seal same.



Remove and salvage all siding this exterior wall. Store and protect same for relocation at patched existing surfaces east, south and west walls. Install new siding this wall similar to existing color and dimension of exposure, trim, etc.

new ramp part slab, pip concrete foundation, footings and piers, wood frame, wood posts, wood rails and balustrade, trex deck, steel rails and brackets. See detail drawing A-10.

dotted = new ramp, stair and ramp foundations. See dwg. S-1.

new foundation piers at exist. stair frame piers w/ new metal

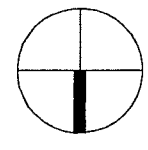
NOTE: existing railings and balustrade at existing egress stair not shown; same to remain.

PARK HOUSE

61 Pearl Street, Newton Corner, MA

Proposed North Elevation 11/15/11

1" = 4'
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A-8

8

for CAN-DO Citizens for Affordable Housing in Newton Development Organization Inc.

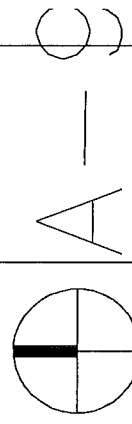


utter and DS
isting eave.

mp: see
run at
drawing

NOTE: existing egress stair lower level landings and support not shown in foreground of new ramp; same shall remain and be modified as per drawings.

For new porch deck and stairs see drawing A-6



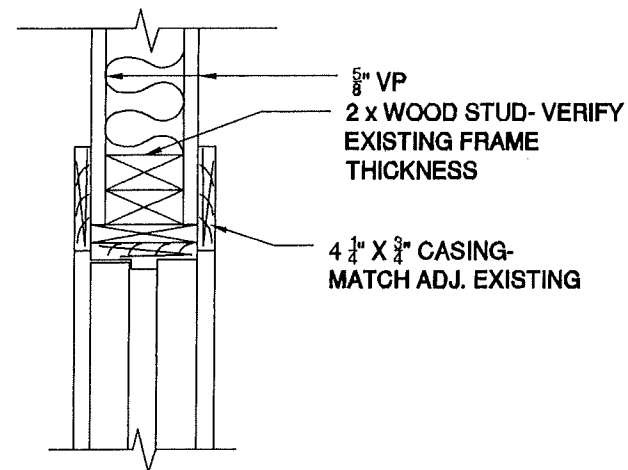
Proposed West Elevation 11/5/11
1" = 4'
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PARK HOUSE
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DOOR SCHEDULE							
#	FRAME TYPE	DOOR TYPE	DOOR MATERIAL	FIRE RATING	HW SET	HEAD/JAMB DETAIL	REMARKS
			MDF				SEE SOUTH ELEVATION, SIZE: 3' X 7'
	1/A11	1/A11	MDF	1 HR		2/A11	3' X 6'-8"; WALL THICKNESS 4 1/2" VIF
	1/A11	1/A11	MDF	-		2/A11	3' X 6'-8"
	1/A11	1/A11	MDF	-		2/A11	CLOSET DOOR- 2'-8" x 6'-6"
	1/A11	1/A11	MDF	-		2/A11	3' X 6'-8"
	1/A11	1/A11	MDF	-		2/A11	3' X 6'-8"
	1/A11	1/A11	MDF	-		2/A11	3' X 6'-8"
	1/A11	1/A11	MDF	1HR		2/A11	3'-0" X6'-8"; FILL EXISTING TRANSOM OPENING ABOVE DOOR
	1/A11	1/A11	MDF	-		2/A11	2'-8" X6'-8"; WALL THICKNESS = 4 1/4" VIF
	1/A11	1/A11		-		2/A11	CLOSET DOOR- 2'-8" X 6'-6"
	1/A11	1/A11	MDF	-		2/A11	2'-8" X6'-8"
	1/A11	1/A11	MDF	-		2/A11	2'-8" X6'-8"
	-	-	-	-	-	-	CLOSET DOOR- RE USE EXISTING

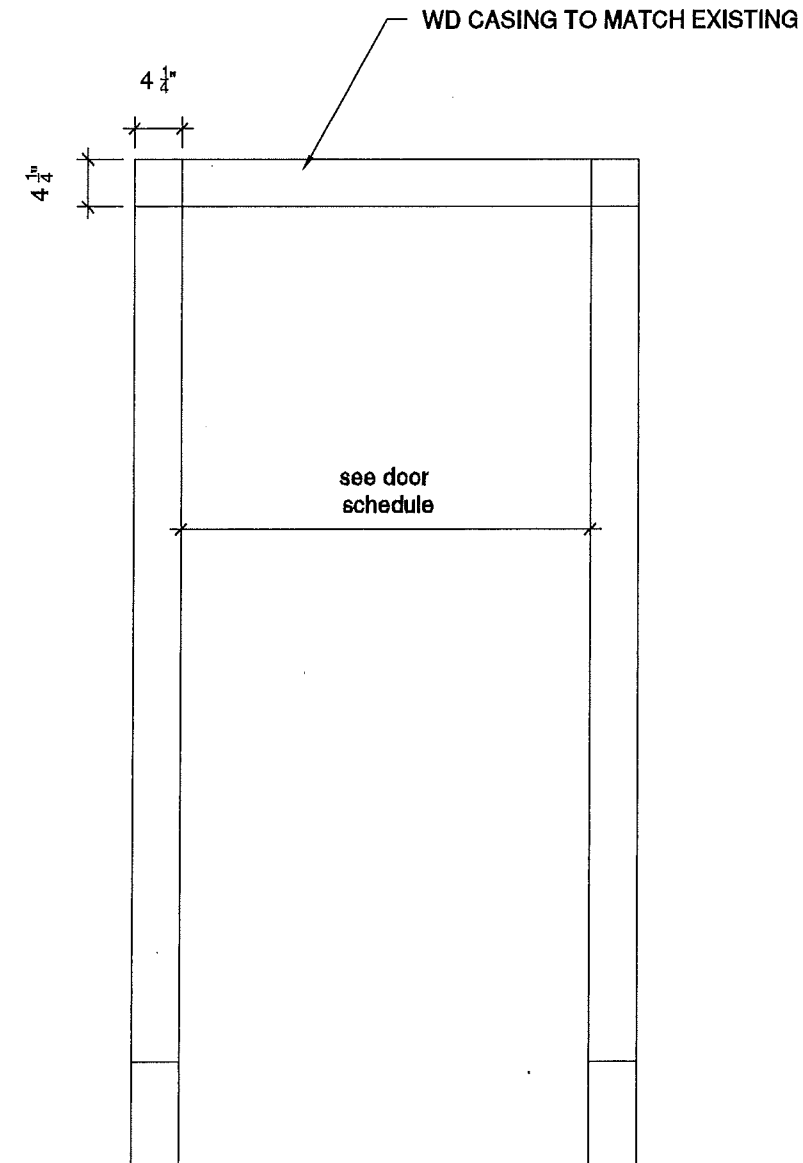
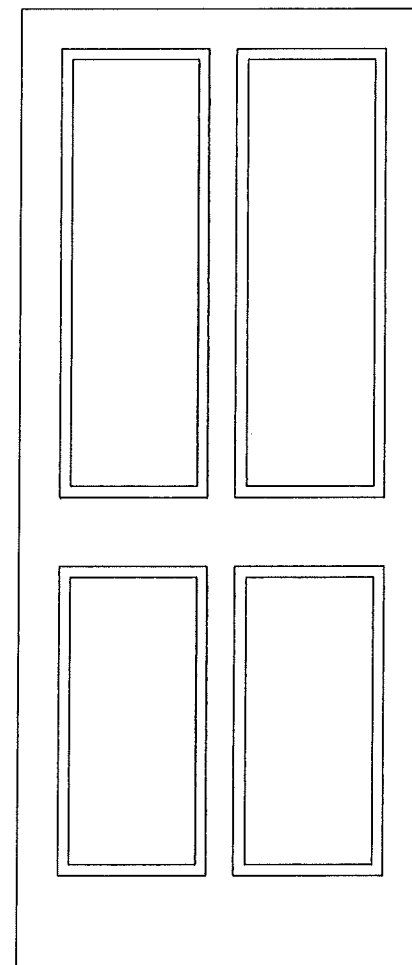
DOOR FRAMES TO HAVE BELLY CASING 4 1/4" X 3/4" TRIMS TO MATCH STING ADJACENT.

Door Schedule



Door Head/Jamb Details

1 1/2" = 1'-0"



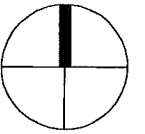
1 Door & Frame Types

A-11 3/4" = 1'-0"

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Door Schedule & Details 11/15/11
TERENCE G. BEINLEIN AIA ARCHITECT
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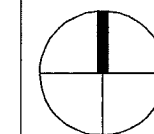
A-11

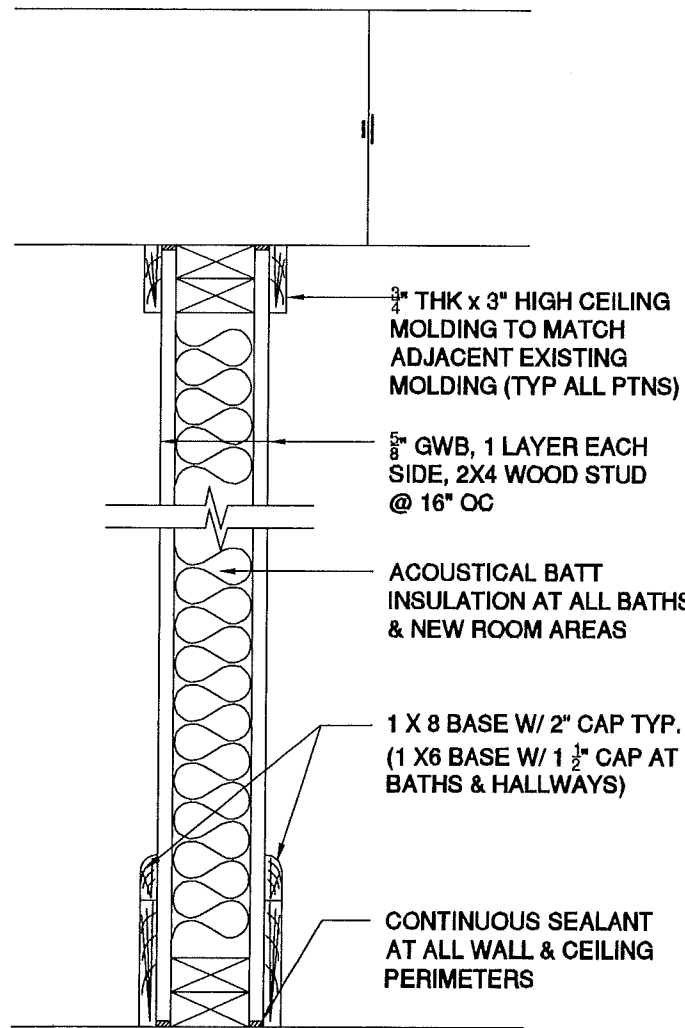
ROOM SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING	COMMENTS
			NORTH	SOUTH	EAST	WEST		
ENTRANCE	CPT BY OWNER	MATCH ADJ EXIST.	NEW VP	-	-	NEW VP- MATCH ADJ EXIST.	-	
LIVING ROOM	EXIST. HW	MATCH ADJ EXIST.	-	-	NEW VP - MATCH ADJ EXIST.	-	-	
BEDROOM	EXIST. HW	MATCH ADJ EXIST.	-	-	NEW VP - MATCH ADJ EXIST.	-	-	
KITCHEN	LINOLEUM- SEE NOTE 4	1x6 BASE W/ 1 1/2" CAP	NEW VP	NEW VP	-	-	SEE NOTE 3	
HALLWAY	LINOLEUM- SEE NOTE 4	1x6 BASE W/ 1 1/2" CAP	NEW VP	NEW VP	NEW VP	-	-	
BATHROOM	CERAMIC TILE- SEE NOTE 4	1x6 BASE W/ 1 1/2" CAP	NEW VP	NEW VP- MATCH ADJ EXIST.	NEW VP- MATCH ADJ. EXIST	NEW VP	-	
BEDROOM	CPT BY OWNER- SEE NOTE 4	MATCH ADJ EXIST.	-	NEW VP	-	NEW VP	-	
CLOSET	CPT BY OWNER - SEE NOTE 4	MATCH ADJ EXIST.	-	NEW VP	NEW VP	-	-	
HALLWAY	LINOLEUM - SEE NOTE 4	1x6 BASE W/ 1 1/2" CAP	-	-	-	NEW VP- MATCH ADJ EXIST.	SEE NOTE 3	
ENTRANCE	CARPET BY OWNER	MATCH ADJ EXIST.	-	-	-	-	-	
LIVING ROOM	EXIST. HW- SEE NOTE 5	MATCH ADJ EXIST.	-	-	-	-	-	
BEDROOM	EXIST. HW	MATCH ADJ EXIST.	-	-	NEW VP- MATCH ADJ EXIST.	-	-	
KITCHEN	LINOLEUM- SEE NOTE 4	1x6 BASE W/ 1 1/2" CAP	-	-	-	-	SEE NOTE 3	
HALLWAY	LINOLEUM	1x6 BASE W/ 1 1/2" CAP	NEW VP	-	NEW VP	NEW VP- MATCH ADJ. EXIST	-	LINOLEUM FLOORING IN CLOSET
BATHROOM	CERAMIC TILE	1x6 BASE W/ 1 1/2" CAP	CERAMIC TILE	NEW VP	CERAMIC TILE	CERAMIC TILE	-	
BEDROOM	CPT BY OWNER	MATCH ADJ EXIST.	-	NEW VP	-	NEW VP	-	

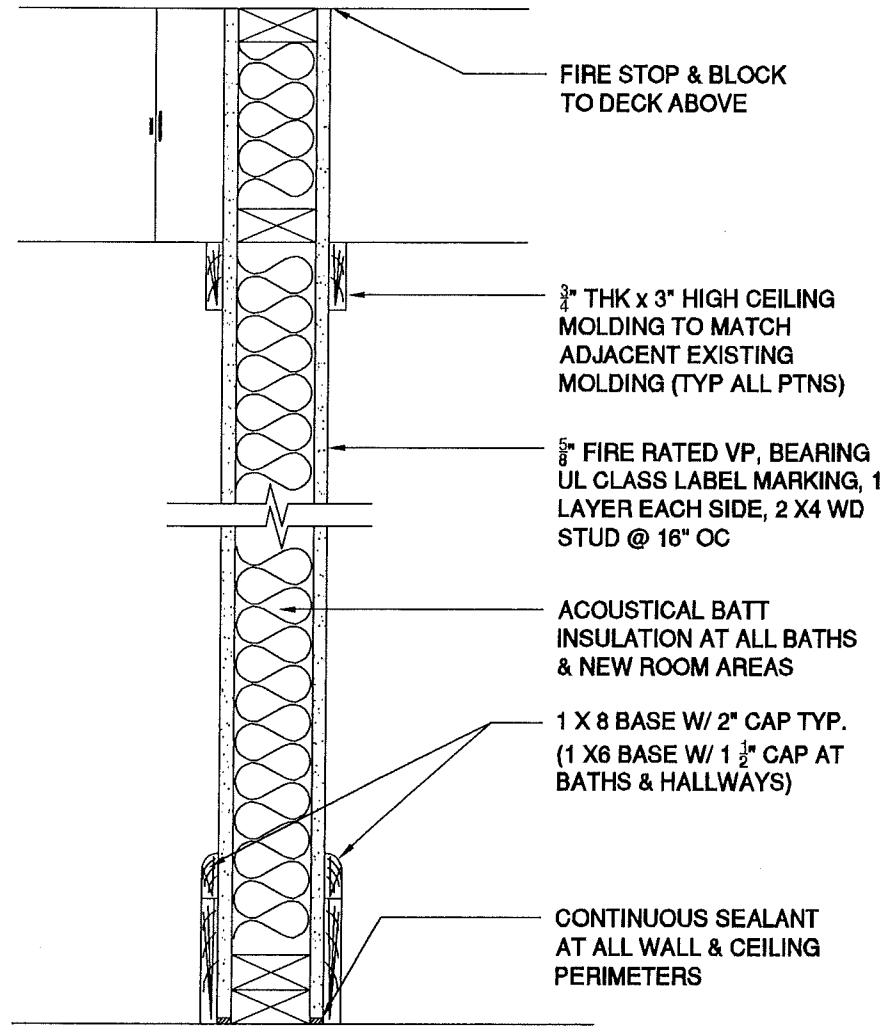
ALL EXISTING HW FLOORS TO BE REFINISHED.
 ALL 1ST & 2ND FLOOR ROOM WALLS, TRIMS AND CEILINGS TO BE REPAINTED.
 PATCH & FINISH WHERE EXISTING LIGHT FIXTURES REMOVED.
 REMOVE EXISTING FLOORING, ADD 3/8" PLY UNDERLAYMENT FOR NEW FINISHED FLOORS.
 ADD NEW HW FLR TO MATCH ADJ EXIST.

1 Room Finish Schedule

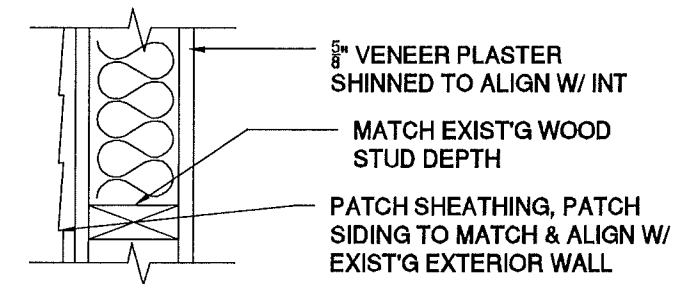




A **NON-RATED PARTITION**
Scale: 1 1/2" = 1'-0"



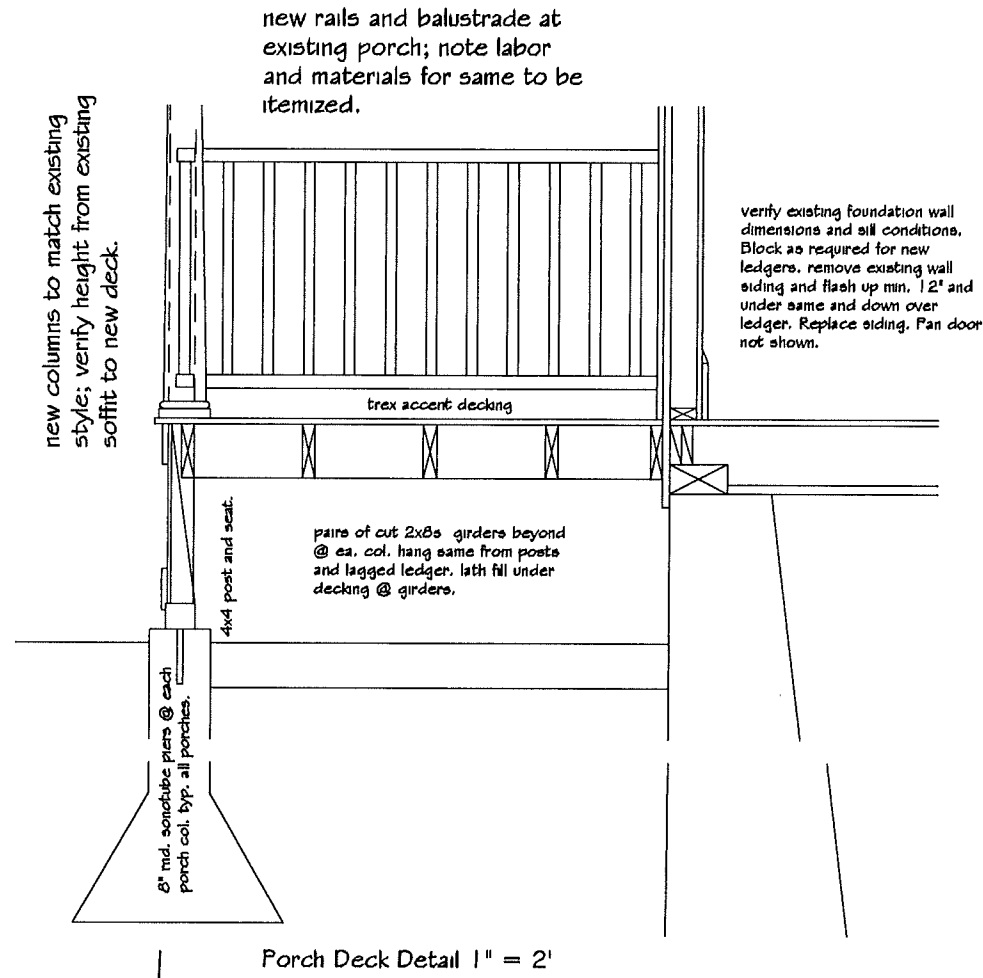
B **TYPE 2- 1 HR RATED PTN**
Scale: 1 1/2" = 1'-0"



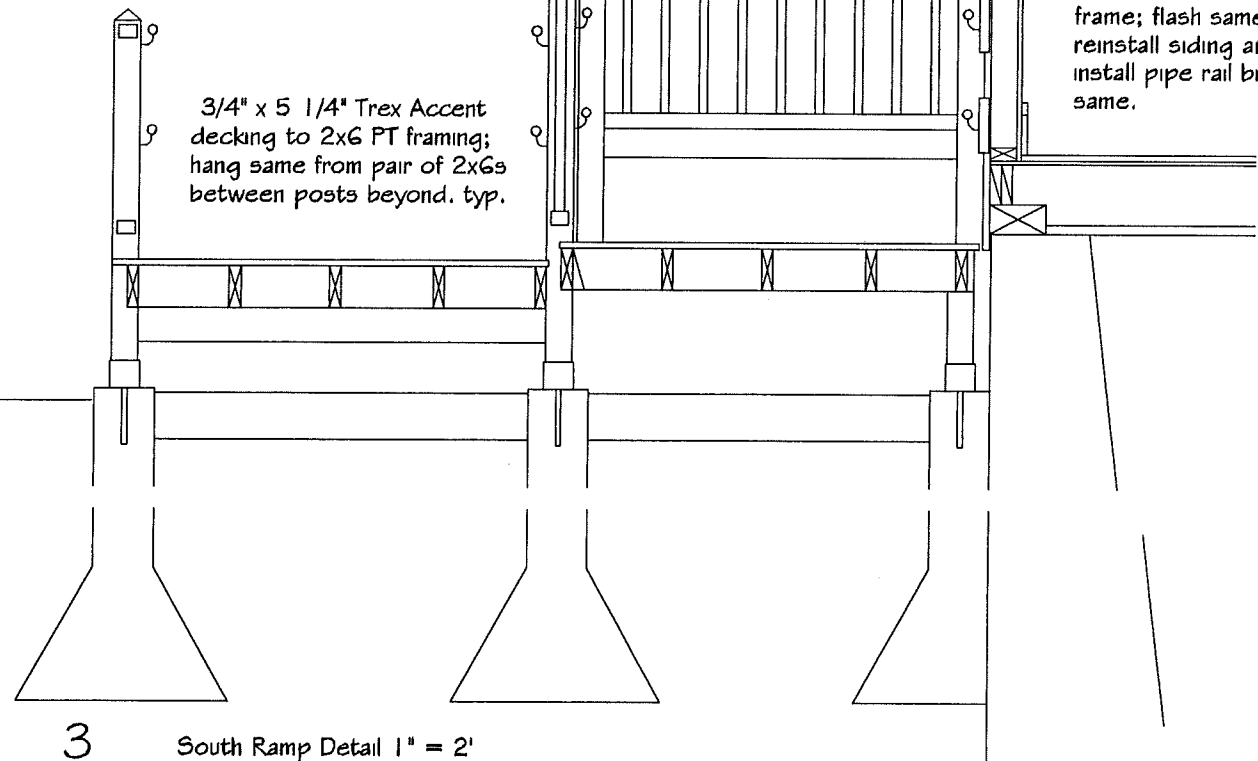
C **TYPE 1- EXTERIOR PTN**
Scale: 1 1/2" = 1'-0"

GENERAL NOTE:
FOR ALL WALL INFILLS, VERIFY ADJACENT WALL THICKNESS IN FIELD

TYPE 3 - 2 X 4 WOOD STUDS
TYPE 3A- WALL THICKNESS= 4 3/8" V.I.F.
TYPE 4 - 2 X 6 WOOD STUDS
NOTE:
FOR ALL WALL INFILLS, VERIFY
ADJACENT WALL THICKNESS IN FIELD

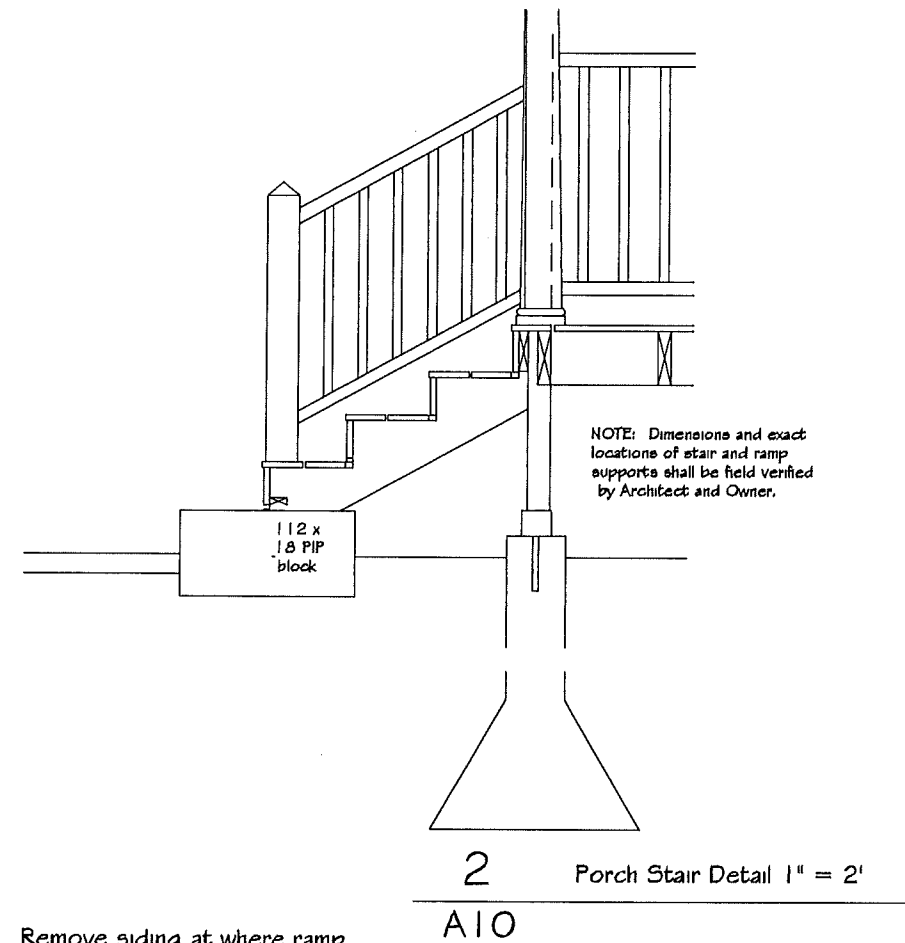


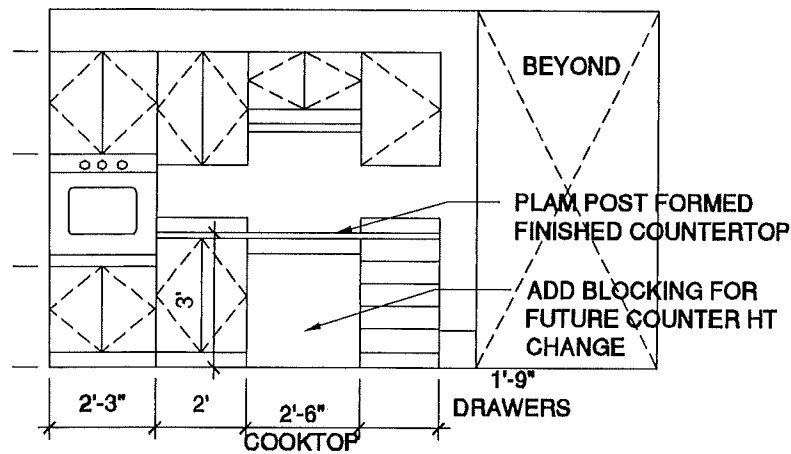
Round metal handrail = shedule 40, 1.25 round pipe with Blum 383 brackets to each 4x4 post. Note that top and bottom rails (Brosco CE201 with CE136EB fillet) with 1 7/16" balustrade, 5 1/4" oc. shall be located between posts where floor of ramp is 20" or greater to grade. At all other locations install only rails.



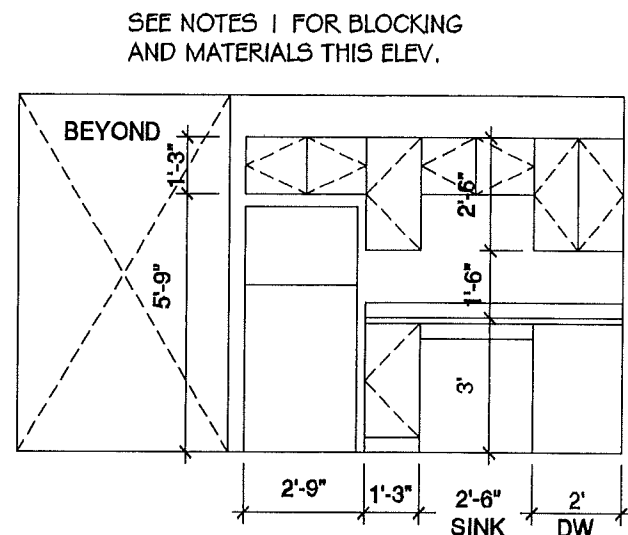
3 South Ramp Detail 1" = 2'

Note north ramp similar to south. Verify total slope and locations of post and pier foundations

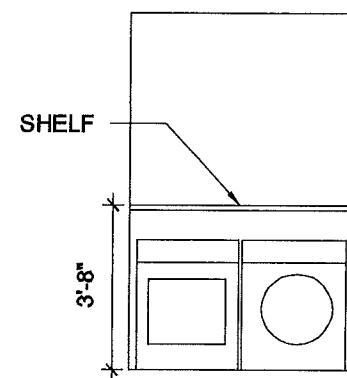




1 Kitchen- South Wall

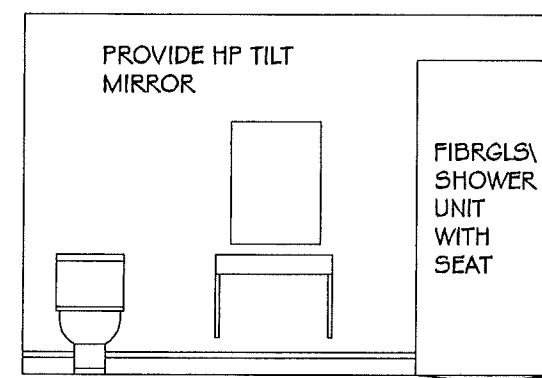


2 Kitchen- North Wall

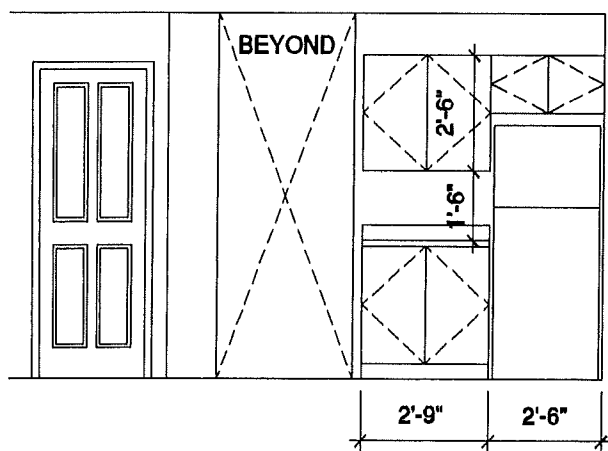


3 Hallway- North Wall

PROVIDE PAIR OF 48" GRAB BARS @ WC

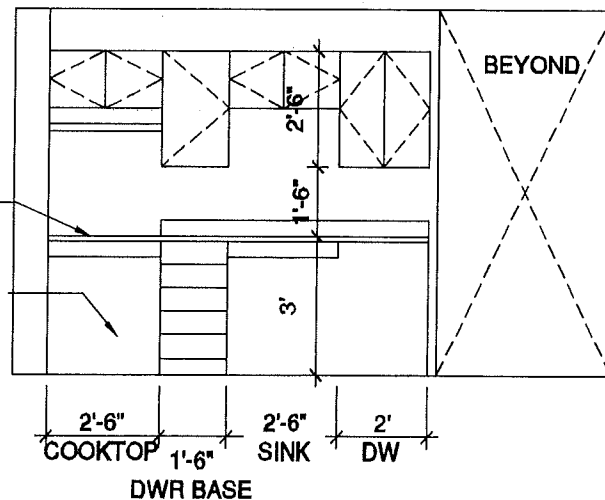


6 Bathroom North

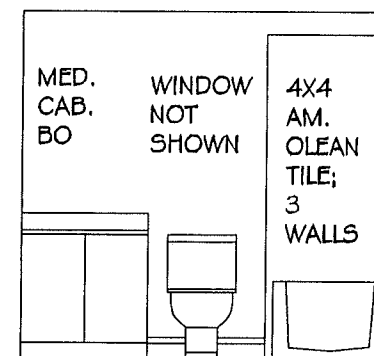


5 Kitchen- North Wall

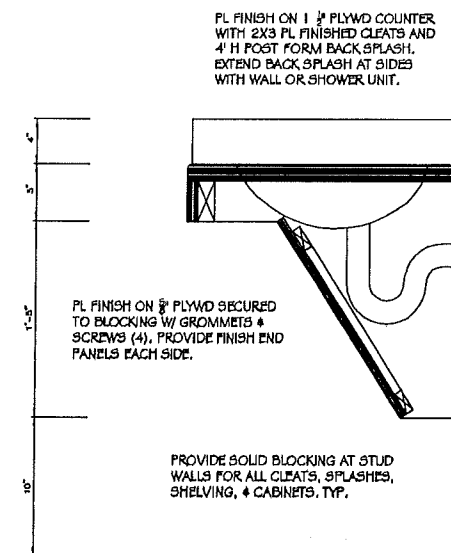
PLAM POST FORMED FINISHED COUNTERTOP
ADD BLOCKING FOR FUTURE COUNTER HT CHANGE



4 Kitchen- South Wall



7 Bathroom West



8 Vanity Detail

1 First Floor Interior Elevations
A-14

2 Second Floor Interior Elevations
A-14

11/15/11
Interior Elevations
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