

PROPOSED RENOVATIONS TO 308 ELIOT STREET



1. 1943 SANBORN MAP VOL. 3, MAP 32



2. MAP DETAIL OF 308 ELIOT STREET



3. EXISTING CONDITIONS PHOTOGRAPH AT ELIOT STREET FACADE

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4	EXISTING CONDITION IMAGES - GARAGE
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SCOPE OF WORK

NORTH ELEVATION (FRONT):

- A.** REPLACE (10) EXISTING ALUMINUM CLAD WOOD DOUBLE-HUNG WINDOWS WITH PELLA ARCHITECT SERIES TRADITIONAL DOUBLE HUNG WINDOWS.
- B.** REMOVE BRICK INFILL AT (1) BASEMENT WALL OPENING AND INSTALL (1) PELLA ARCHITECT SERIES TRADITIONAL FIXED WINDOWS.
- C.** REPLACE ALUMINUM CLAD WOOD WINDOW WITH (1) PELLA ARCHITECT SERIES TRADITIONAL FIXED WINDOW.
- D.** REPLACE (2) ALUMINUM CLAD WOOD WINDOWS IN ATTIC GABLE WITH (3) PELLA ARCHITECT SERIES ALUMINUM CLAD WINDOWS IN ENLARGED WALL OPENING. EXISTING OPENING SIZE IS 4'-8" X 4'-8". PROPOSED OPENING IS 8'-0" X 5'-4".
- E.** REPLACE EXISTING STUCCO AND HALF-TIMBER CLADDING WITH ENGINEERED WOOD 8" LAP-BOARD SIDING.
- F.** REPLACE CORBEL TRIM WITH PAINTED WOOD. SPACING AND DIMENSIONS TO MATCH ORIGINAL TRIM.
- G.** ADD (2) WALL-MOUNTED LIGHTS TO PORCH PIERS (SEE SHEET #24).
- H.** ADD (1) LAMP POST TO FRONT YARD (SEE SHEET #24).
- I.** ADD K-STYLE 5" GUTTERS TO PORCH ROOF WITH 4" RECTANGULAR DOWNSPOUTS.
- J.** REMOVE (1) BRICK INFILL AT EXISTING OPENING. ADD PELLA STEEL ENTRY DOOR CRAFTSMAN LIGHT WITH CORBEL SHELF TRIM (SEE DOOR TYPE 1 / SHEET #17 FOR SPECIFICATIONS).

EAST ELEVATION:

- A.** REPLACE (1) EXISTING DOOR WITH PELLA STEEL ENTRY DOOR CRAFTSMAN LIGHT WITH CORBEL SHELF TRIM (SEE DOOR TYPE 1 / SHEET #17 FOR SPECIFICATIONS).
- B.** REMOVE EXISTING DOOR AND REPLACE WITH PELLA STEEL EXTERIOR DOOR CRAFTSMAN SOLID (SEE TYPE 3 / SHEET #17 FOR SPECIFICATIONS).
- C.** REPLACE (1) GLASS BLOCK WINDOW FROM EXISTING OPENING WITH PELLA ARCHITECT SERIES TRADITIONAL ALUMINUM CLAD WOOD FIXED WINDOW (SEE SHEET #14).
- D.** REPLACE (1) GLASS BLOCK WINDOW FROM EXISTING OPENING WITH PELLA ARCHITECT SERIES TRADITIONAL ALUMINUM CLAD WOOD CASEMENT WINDOW (SEE SHEET #14).
- E.** INSTALL (4) PELLA ARCHITECT SERIES TRADITIONAL DOUBLE HUNG WINDOWS AT EXISTING WALL OPENINGS (SEE SHEET 13)
- F.** REPLACE (1) EXISTING ALUMINUM CLAD WOOD DOUBLE-HUNG WINDOW WITH PELLA ARCHITECT SERIES TRADITIONAL DOUBLE HUNG WINDOW.
- G.** REPLACE EXISTING STUCCO AND HALF-TIMBER CLADDING WITH ENGINEERED WOOD 8" LAP-BOARD SIDING AT GABLE.
- H.** REPLACE CORBEL TRIM WITH PAINTED WOOD. SPACING AND DIMENSIONS TO MATCH ORIGINAL TRIM.

SOUTH ELEVATION (REAR):

- A.** ADD 3-LEVEL STEEL DECK WITH COMPOSITE DECKING (SEE SHEET 24) AND 42" GUARD RAILS TYPICAL AT ALL SIDES.
- B.** INSTALL (4) PELLA ARCHITECT SERIES TRADITIONAL DOUBLE HUNG WINDOWS AT EXISTING PLYWOOD-COVERED WALL OPENINGS (SEE SHEET 13).
- C.** INSTALL (1) PELLA ARCHITECT SERIES TRADITIONAL FIXED WINDOW AT EXISTING WALL OPENING (SEE SHEET 13)
- D.** REPLACE (1) EXISTING DOOR WITH PELLA STEEL ENTRY DOOR CRAFTSMAN LIGHT (SEE DOOR TYPE 2 / SHEET #17 FOR SPECIFICATIONS).
- E.** INSTALL (1) PELLA STEEL ENTRY DOOR CRAFTSMAN LIGHT AT EXISTING MASONRY OPENING (SEE DOOR TYPE 2 / SHEET #17 FOR SPECIFICATIONS).
- F.** REPLACE EXISTING STUCCO AND HALF-TIMBER CLADDING WITH ENGINEERED WOOD 8" LAP-BOARD SIDING AT GABLE.
- G.** REPLACE CORBEL TRIM WITH PAINTED WOOD. SPACING AND DIMENSIONS TO MATCH ORIGINAL TRIM AS SEEN ON EXISTING FRIEZE.
- H.** ADD (3) WALL-MOUNTED LIGHTS (SEE SHEET #24).
- I.** ADD K-STYLE 5" GUTTERS TO PORCH ROOF WITH 4" RECTANGULAR DOWNSPOUTS.

WEST ELEVATION:

- A.** REPLACE (2) GLASS BLOCK WINDOWS IN EXISTING OPENINGS WITH PELLA ARCHITECT SERIES TRADITIONAL ALUMINUM CLAD WOOD FIXED WINDOW (SEE SHEET #14).
- B.** REPLACE BRICK INFILL AT (3) BASEMENT WALL OPENINGS WITH (3) PELLA ARCHITECT SERIES TRADITIONAL CASEMENT WINDOWS. (SEE SHEET #14).
- C.** INSTALL (10) PELLA ARCHITECT SERIES TRADITIONAL DOUBLE HUNG WINDOWS AT EXISTING WALL OPENINGS (SEE SHEET 13)
- D.** REPLACE EXISTING STUCCO AND HALF-TIMBER CLADDING WITH ENGINEERED WOOD 8" LAP-BOARD SIDING AT GABLE.
- E.** REPLACE CORBEL TRIM WITH PAINTED WOOD. SPACING AND DIMENSIONS TO MATCH ORIGINAL TRIM.

GARAGE BUILDING (SEE SHEET #22):

- A.** PAINT EXISTING CONCRETE BLOCK ON EAST ELEVATION TO MATCH EXISTING BRICK COLOR.
- B.** INSTALL ENGINEERED WOOD LAPPED SIDING AT ENTIRE NORTH ELEVATION WITH 7" EXPOSURE. END TRIM AND DOOR CASING TO BE 5/4" X 4" WOOD, PAINTED.

SITE:

- A.** INSTALL 54" HEIGHT ORNAMENTAL METAL FENCE WITH (3) METAL GATES TO MATCH (SEE SITE PLAN FOR LOCATION. REFER TO SHEET #24 FOR SPECIFICATIONS).
- B.** INSTALL 5" X 10" PERMEABLE CONCRETE PAVERS BY UNILOCK IN RUNNING BOND PATTERN (SEE SHEET #23 FOR SPECIFICATIONS).
- C.** INSTALL 5" X 10" NON-PERMEABLE CONCRETE PAVERS BY UNILOCK IN RUNNING BOND PATTERN (SEE SHEET #23 FOR SPECIFICATIONS).



1. EXISTING CONDITIONS (NORTH ELEVATION)



2. FRONT PORCH (NORTH ELEVATION)



3. EXISTING CONDITIONS AT GABLE



4. EXISTING CONDITIONS (SOUTH ELEVATION)



5. EXISTING REAR



6. SIDE ENTRY (EAST ELEV.)



7. BAY WINDOWS (WEST ELEV.)



1. EXISTING CONDITIONS AT GARAGE (ALLEY FACADE)



2. EXISTING CONDITIONS AT GARAGE (EAST FACADE)



2A. EXISTING CONDITIONS AT GARAGE (EAST FACADE)



3. EXISTING CONDITIONS AT GARAGE
(FACADE TOWARDS YARD)



4. EXISTING CONDITIONS AT GARAGE (WEST FACADE)



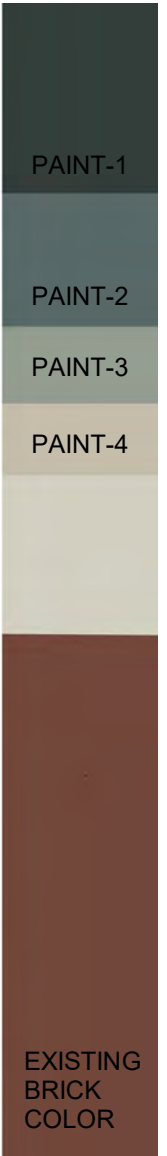
5. EXISTING CONDITIONS AT GARAGE (WEST FACADE)



1. EXISTING STREET PHOTOGRAPH



2. PROPOSED STREET RENDERING



PAINT INDEX - REFER TO SHEET 23
(COLORS BY SHERWIN-WILLIAMS)

PAINT-1	SW 2809	ROOKWOOD SHUTTER GREEN
PAINT-2	NOT USED	
PAINT-3	SW 2810	ROOKWOOD SASH GREEN
PAINT-4	SW 7547	SANDBAR

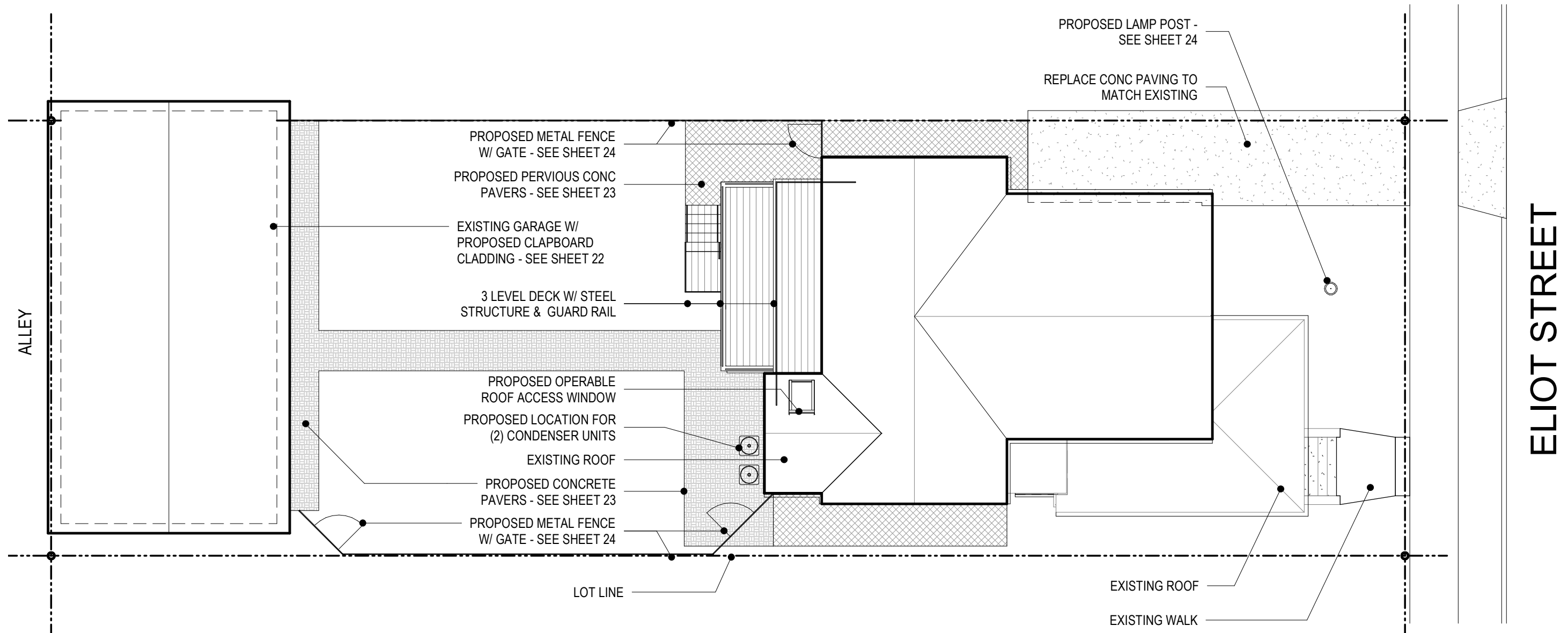
EXISTING
BRICK
COLOR



1. EXISTING PHOTOGRAPH AT REAR

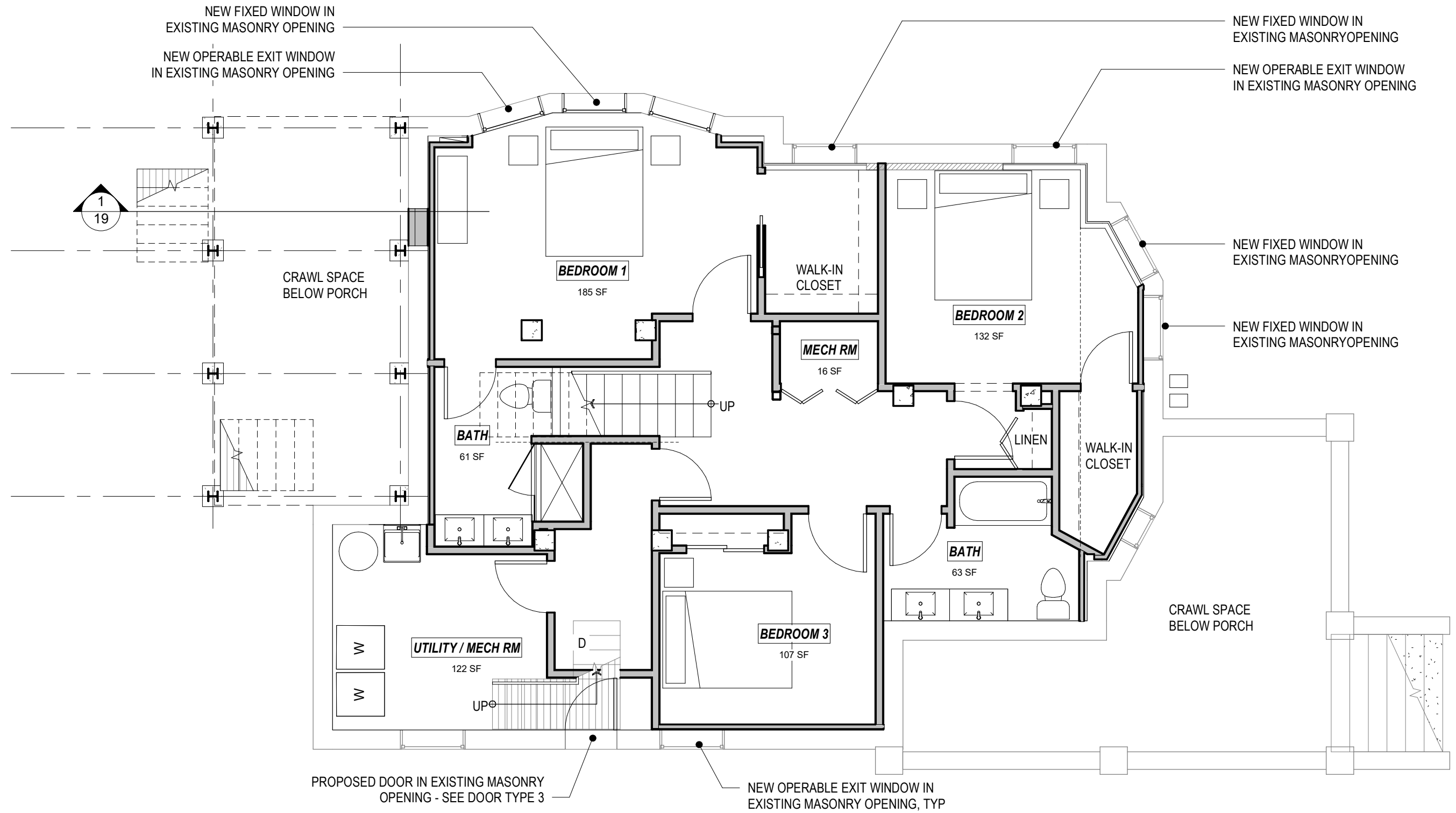


2. PROPOSED RENDERING AT REAR



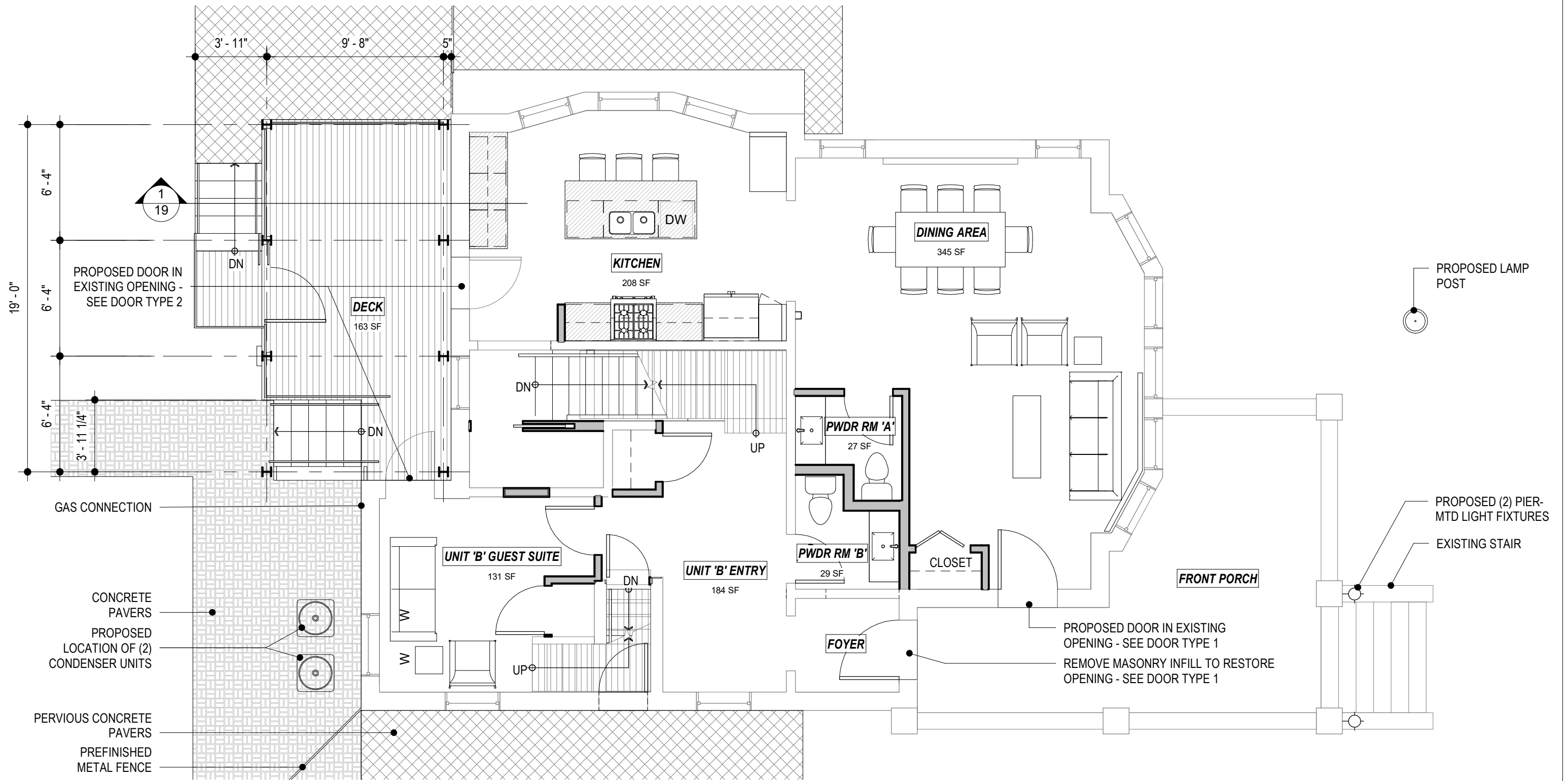
1 SITE PLAN

7 | 3/32" = 1'-0"



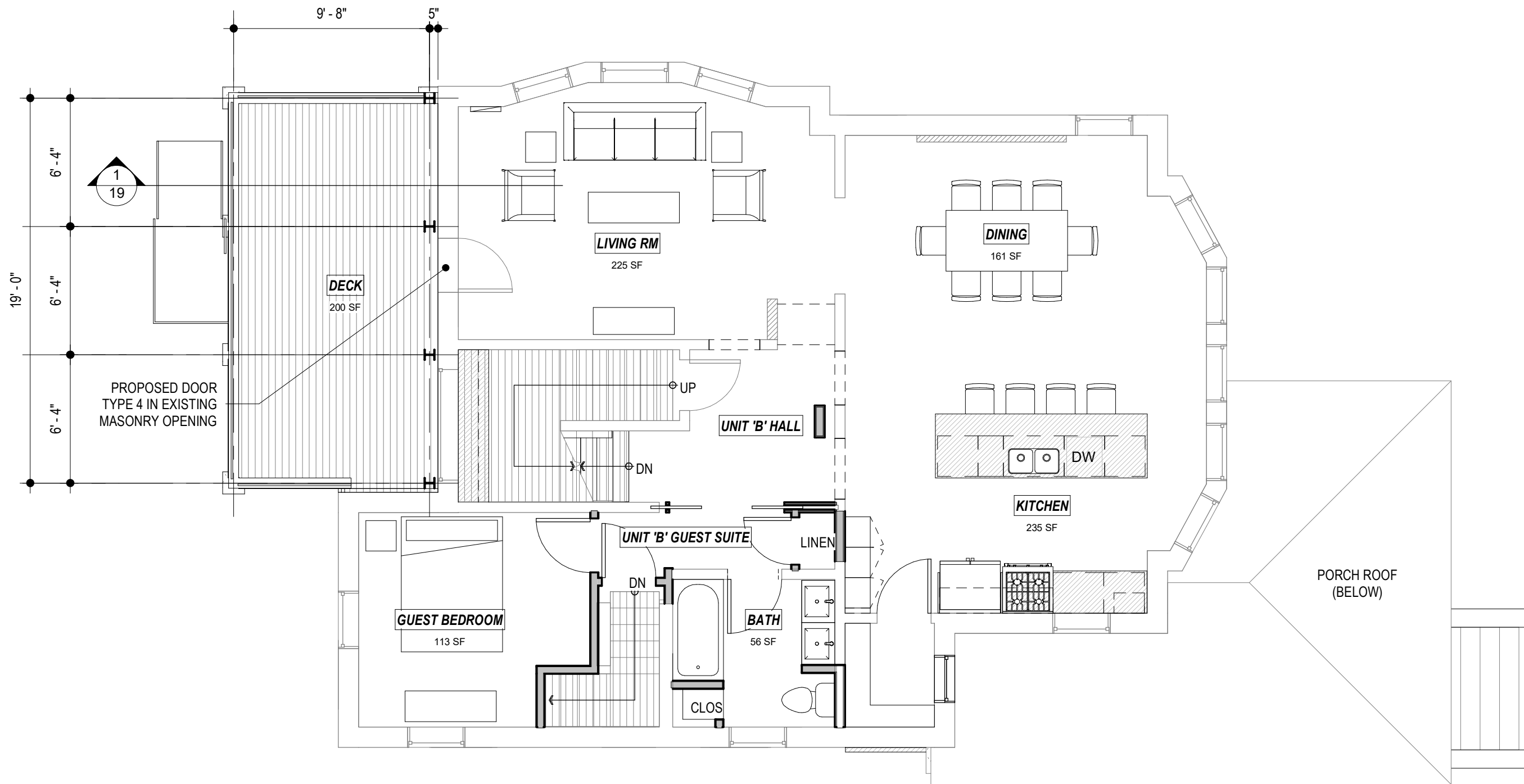
1 BASEMENT CONSTRUCTION PLAN

8 | 3/16" = 1'-0"



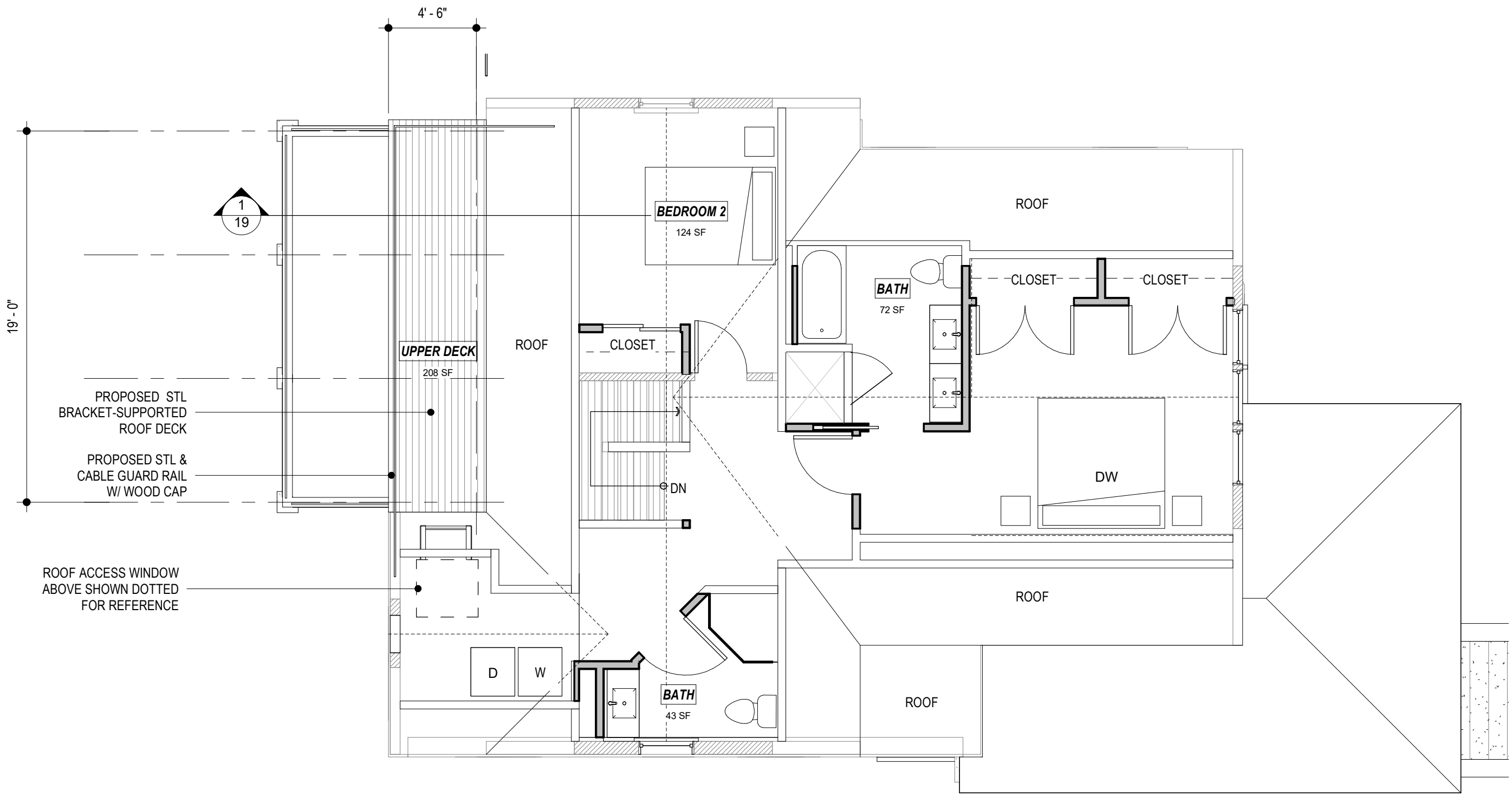
1 PROPOSED FIRST FLOOR PLAN

9 | 3/16" = 1'-0"



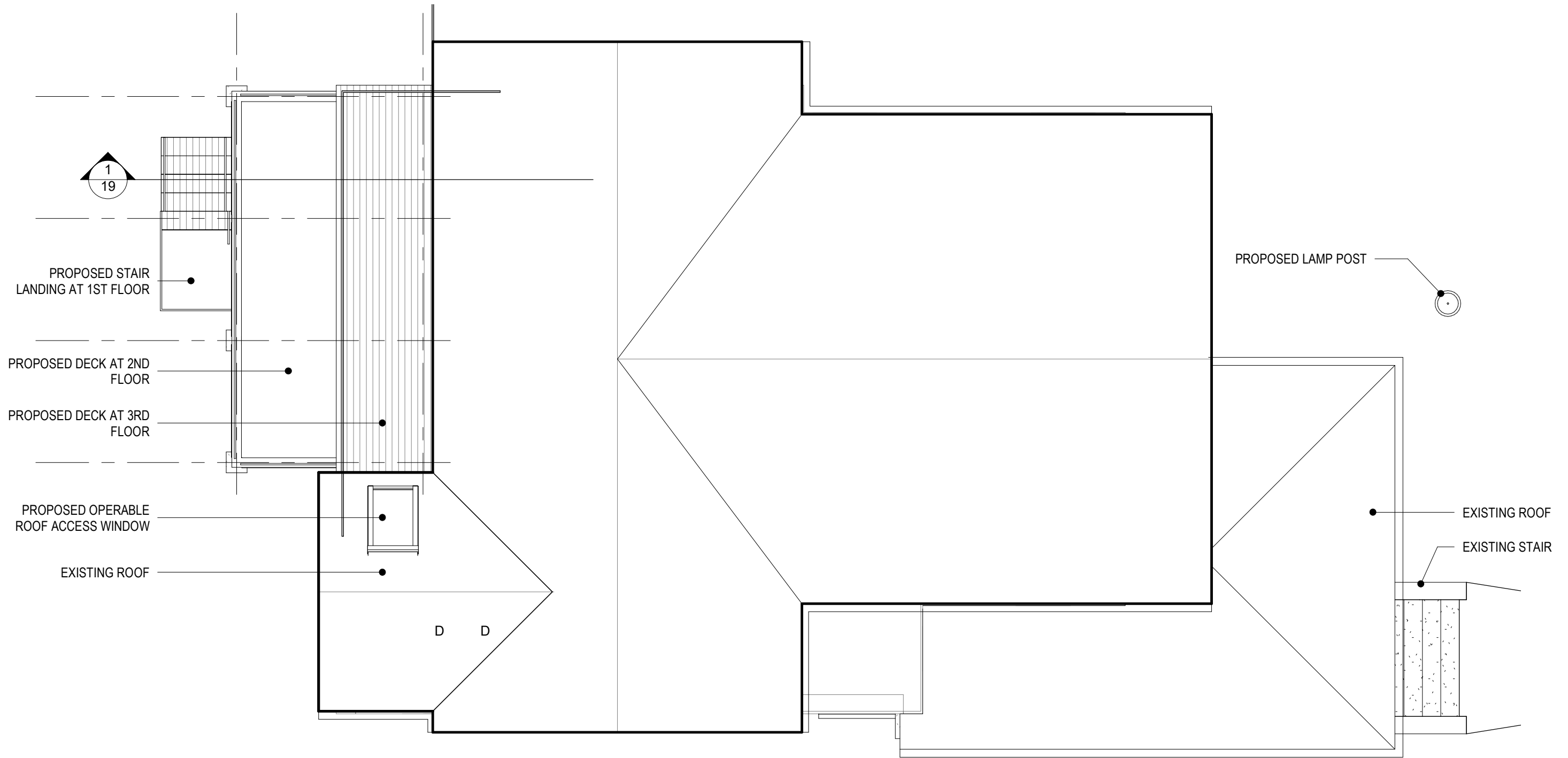
1 PROPOSED SECOND FLOOR PLAN

10 | 3/16" = 1'-0"



1 PROPOSED THIRD FLOOR PLAN

11 | 3/16" = 1'-0"



1 HDC ROOF PLAN

12 | 3/16" = 1'-0"



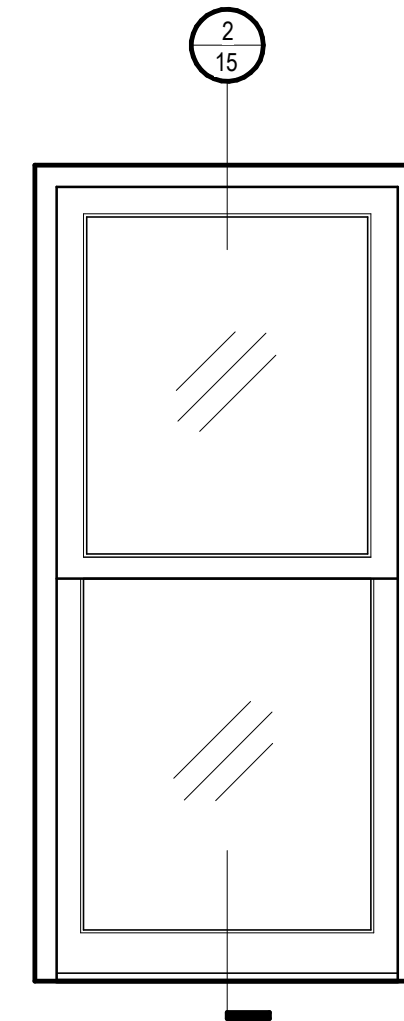
EXISTING CONDITIONS -
REPLACEMENT WINDOW



EXISTING CONDITIONS - PLYWOOD INFILL



EXISTING CONDITIONS -
WINDOW DETAILS

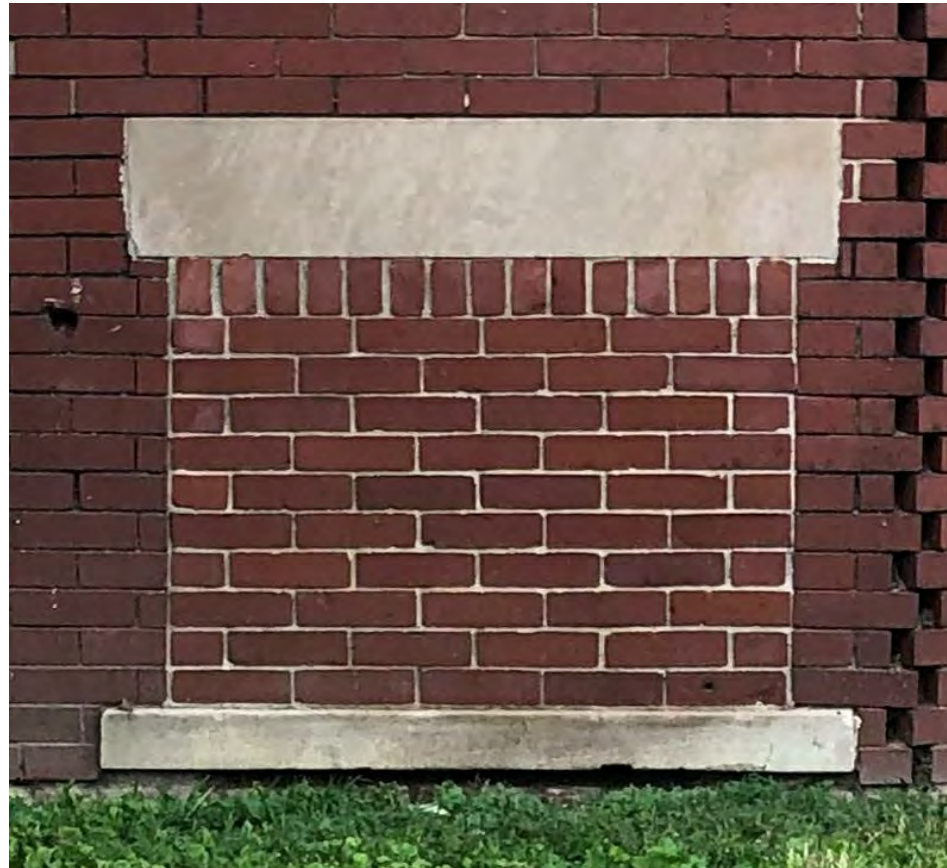


ALUMINUM CLAD WOOD DOUBLE HUNG
WINDOW MANUFACTURER: PELLA
SERIES: ARCHITECT SERIES TRADITIONAL (850)
COLOR: HARTFORD GREEN

**1 PROPOSED DBL-HUNG
WINDOW ELEVATION**

13 | 3/4" = 1'-0"

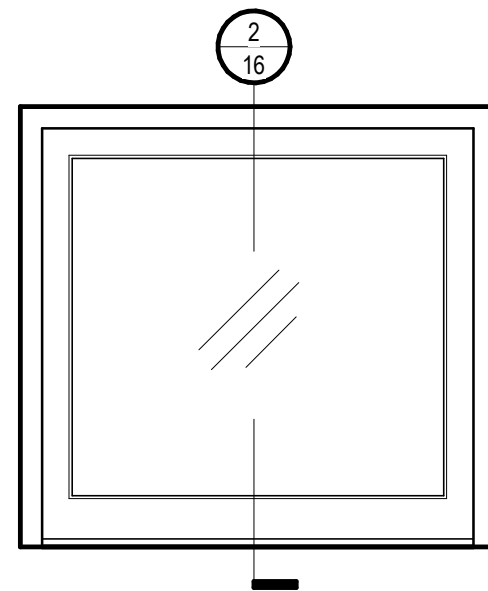
TYPICAL EXISTING CONDITIONS AT WINDOWS



**EXISTING CONDITION PHOTO -
BRICK INFILL (TYPICAL)**



**EXISTING CONDITION PHOTO -
GLASS BLOCK W/ VENT**



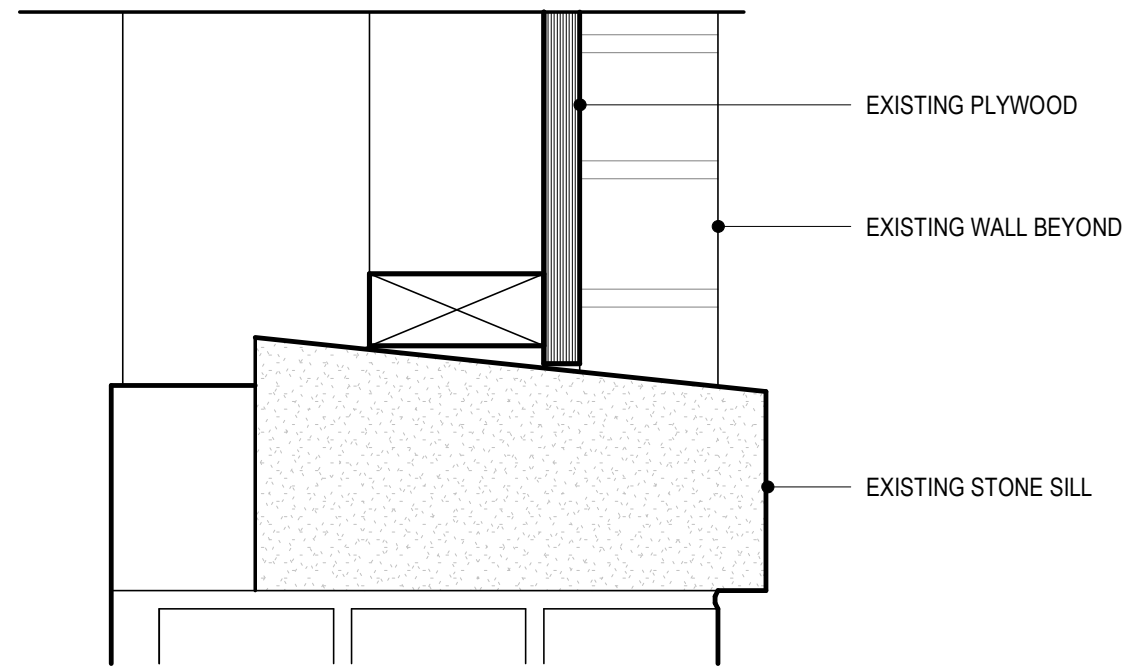
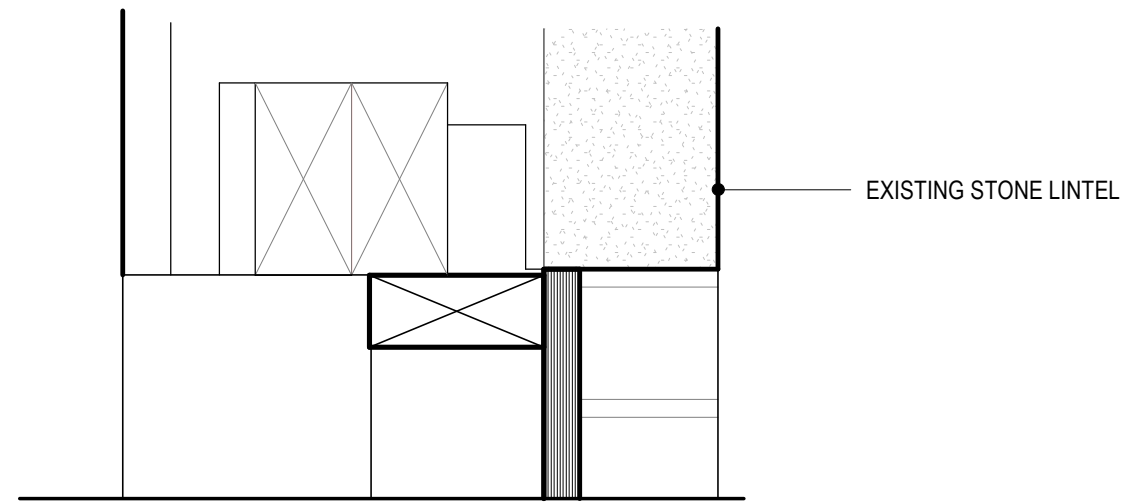
ALUMINUM CLAD WOOD CASEMENT & FIXED

WINDOW MANUFACTURER: PELLA
SERIES: ARCHITECT SERIES TRADITIONAL (850)
COLOR: HARTFORD GREEN

NOTE: EXTERIOR DETAIL & PROFILE IS SAME FOR CASEMENT AND FIXED.

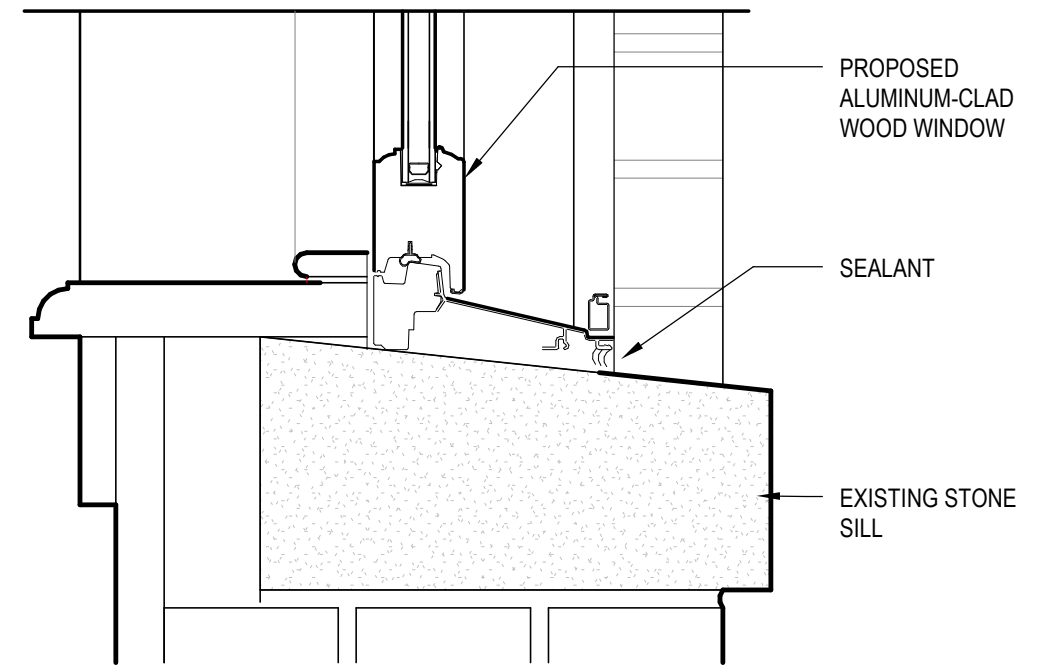
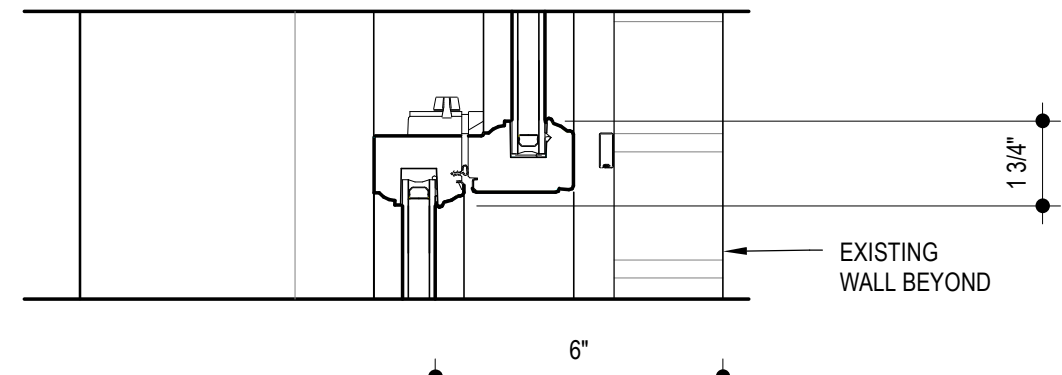
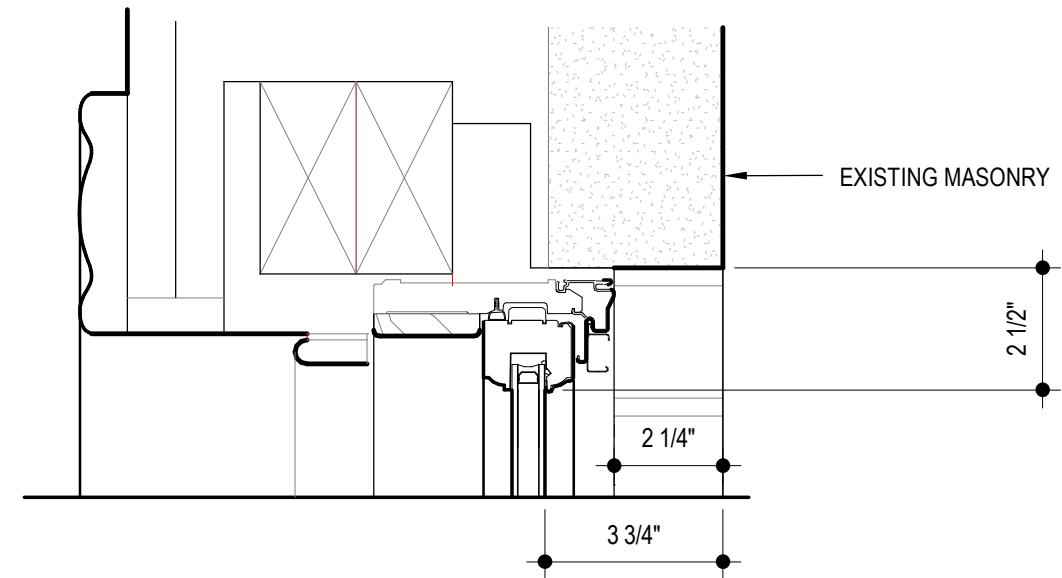
1 PROPOSED WINDOW ELEVATION - CASEMENT & FIXED

14 | 3/4" = 1'-0"



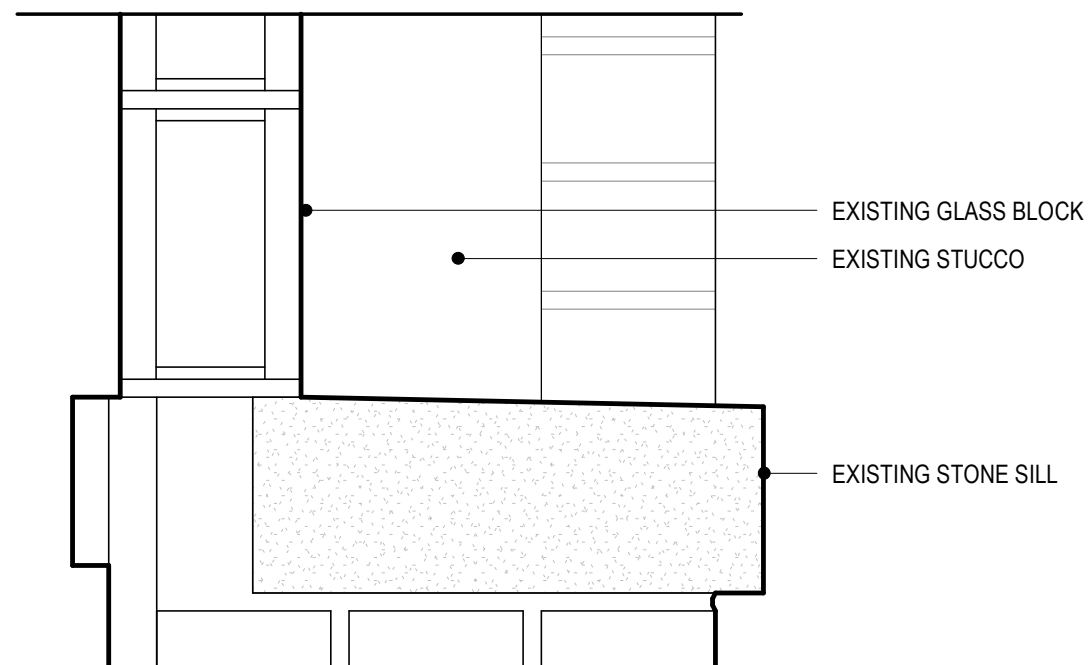
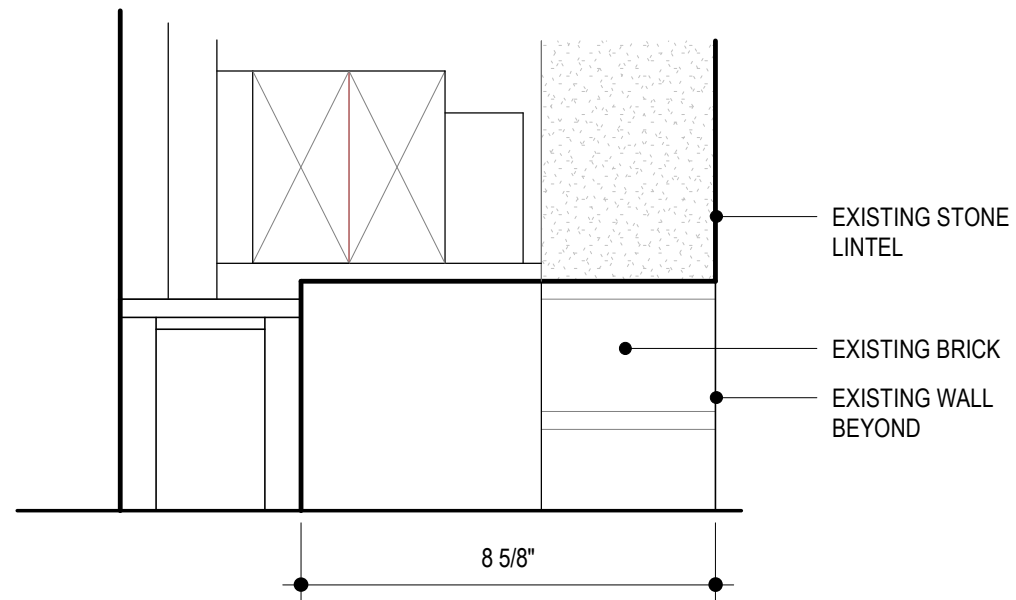
1 EXISTING WINDOW DETAIL - DOUBLE HUNG

15 | 3" = 1'-0"



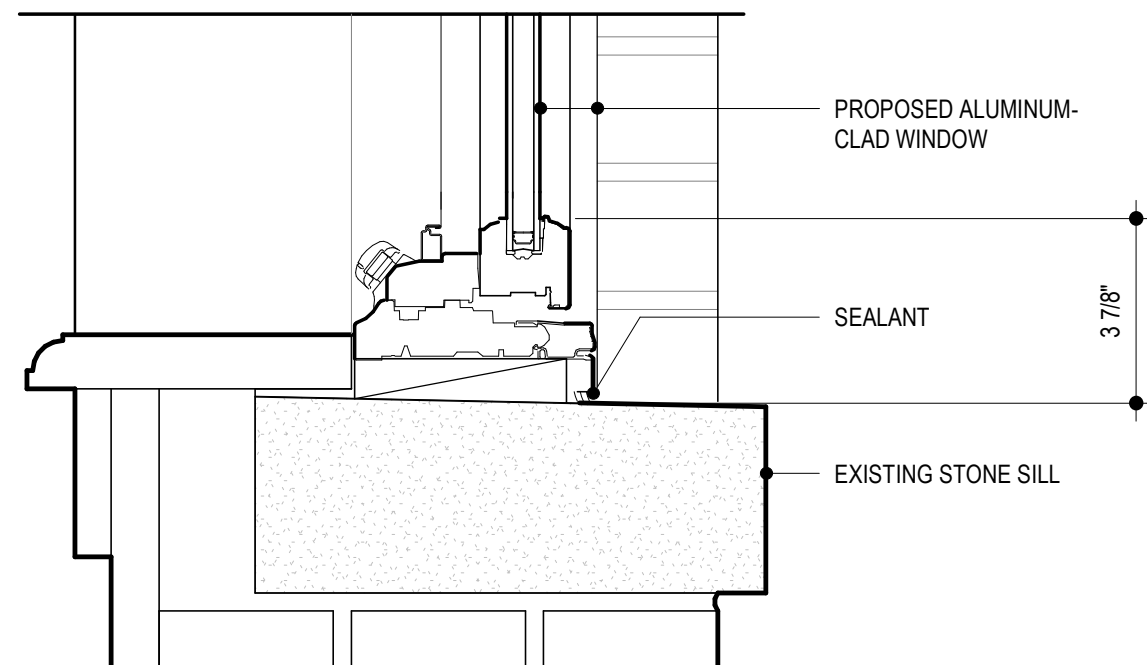
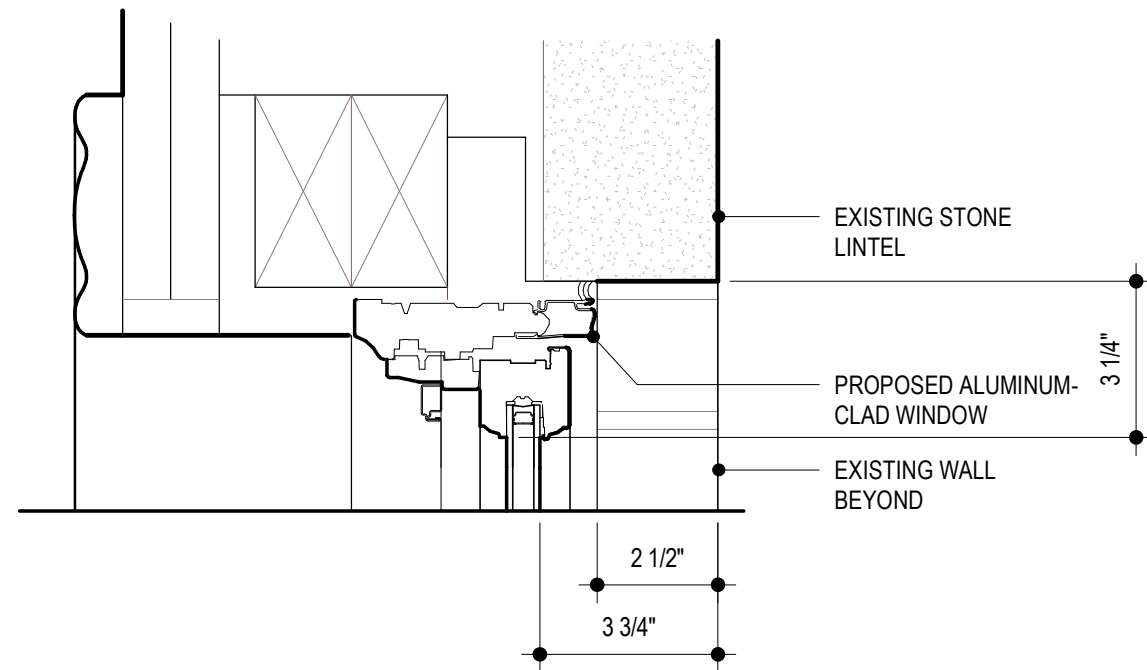
2 PROPOSED WINDOW DETAIL - DOUBLE HUNG

15 | 3" = 1'-0"



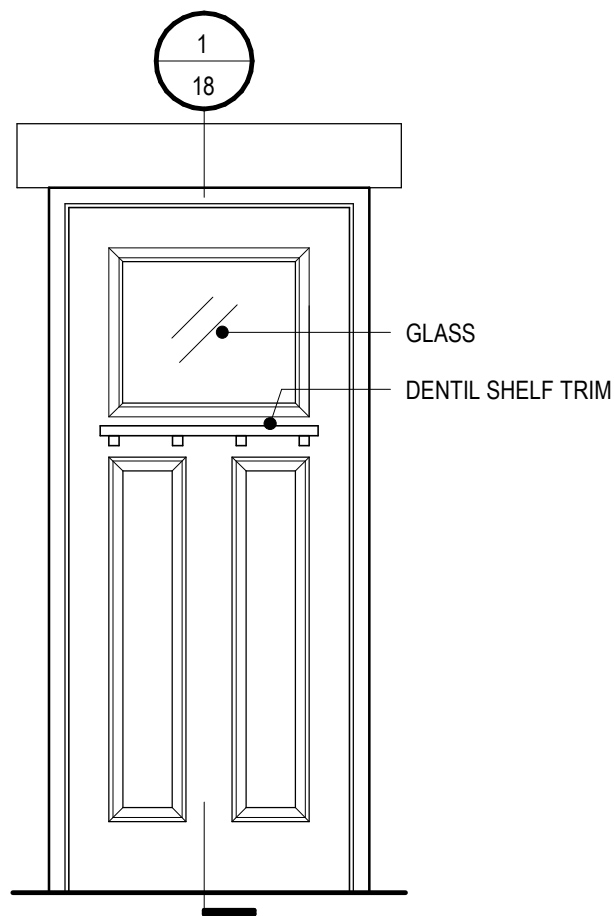
1 EXISTING WINDOW DETAIL - CASEMENT

16 | 3" = 1'-0"



2 PROPOSED WINDOW DETAIL - CASEMENT

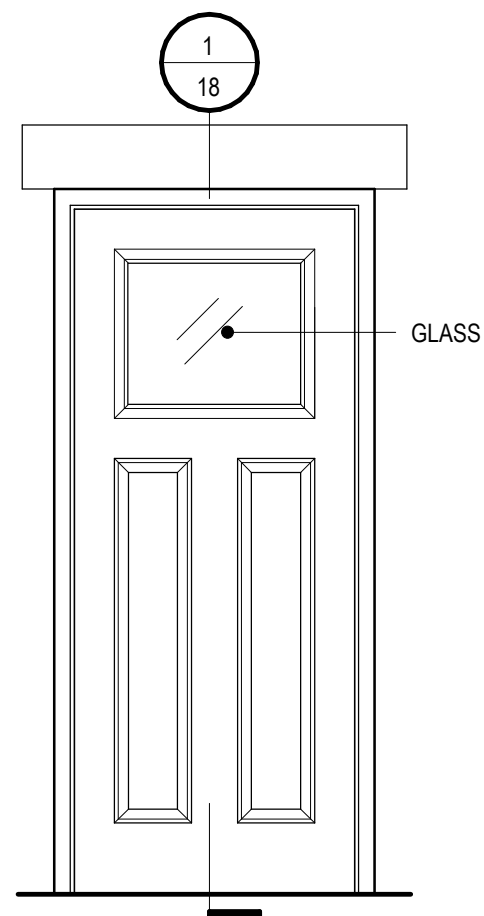
16 | 3" = 1'-0"



TYPE 1 - STEEL ENTRY DOOR W/ GLASS PANEL
 LOCATION(S): UNIT A PORCH, UNIT B PORCH
 MANUFACTURER: PELLA
 STYLE: CRAFTSMAN LIGHT
 COLOR: BLACK
 GLASS: CLEAR TEMPERED

1 PROPOSED DOOR AT ENTRY - UNITS A & B

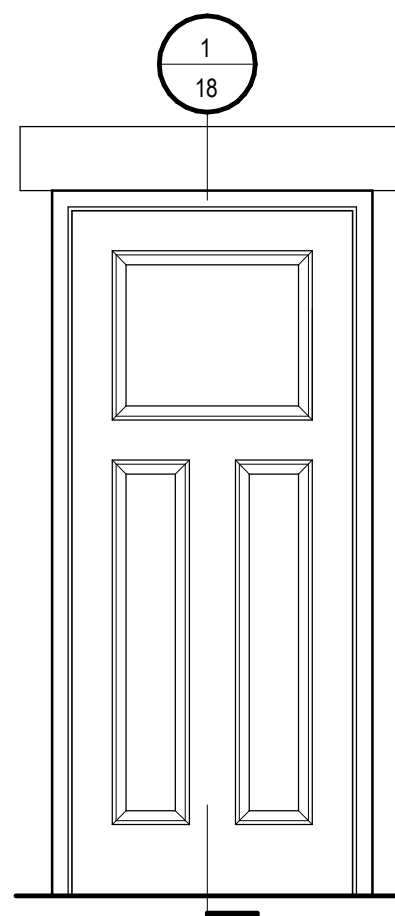
17 | 1/2" = 1'-0"



TYPE 2 - STEEL ENTRY DOOR W/ GLASS PANEL
 LOCATION(S): UNIT A REAR, UNIT B REAR
 MANUFACTURER: PELLA
 STYLE: CRAFTSMAN LIGHT
 COLOR: BLACK
 GLASS: CLEAR TEMPERED

2 PROPOSED DOOR AT 1ST FLOOR DECK (REAR)

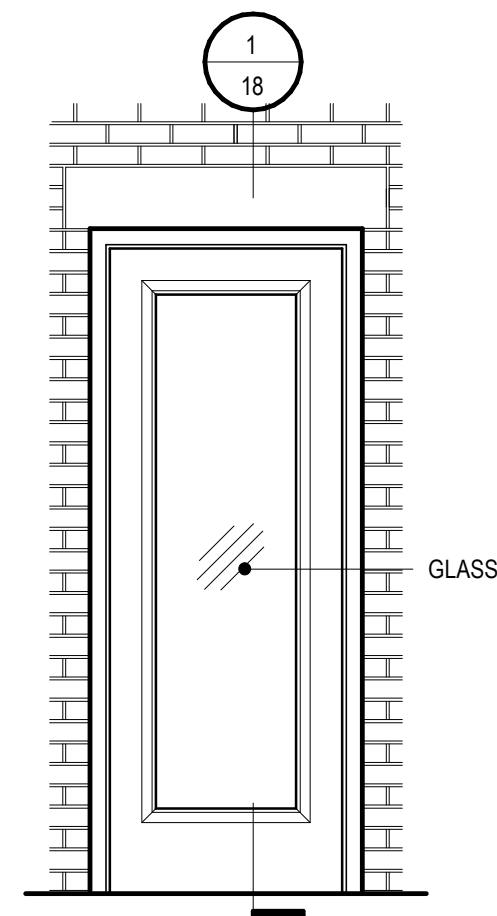
17 | 1/2" = 1'-0"



TYPE 3 - STEEL ENTRY DOOR
 LOCATION(S): UNIT B AT GRADE
 MANUFACTURER: PELLA
 STYLE: CRAFTSMAN LIGHT
 COLOR: BLACK

3 PROPOSED DOOR AT SIDE ENTRY (EAST)

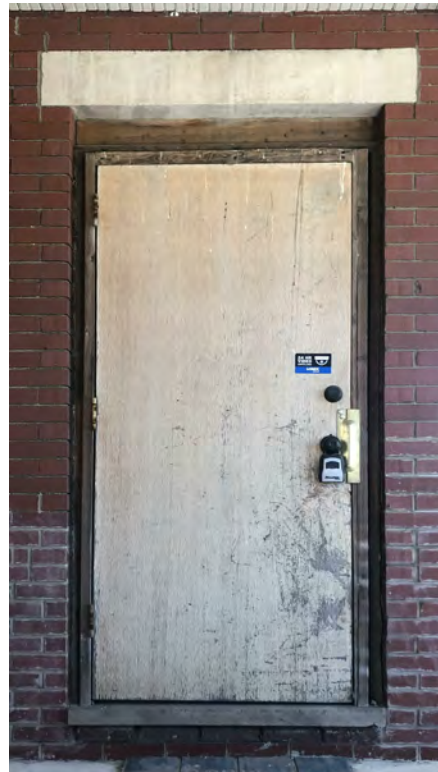
17 | 1/2" = 1'-0"



TYPE 4 - STEEL & GLASS ENTRY
 LOCATION(S): UNIT B 2ND FLOOR REAR DECK
 MANUFACTURER: PELLA
 STYLE: FULL GLASS
 COLOR: BLACK
 GLASS: CLEAR TEMPERED

4 PROPOSED DOOR AT 2ND FLOOR DECK (REAR)

17 | 1/2" = 1'-0"



1. ENTRY DOOR - UNIT A
(AT PORCH)



2. ENTRY DOOR - UNIT B
(AT PORCH)



3. REAR DOOR - UNIT B
(1ST FLOOR REAR)

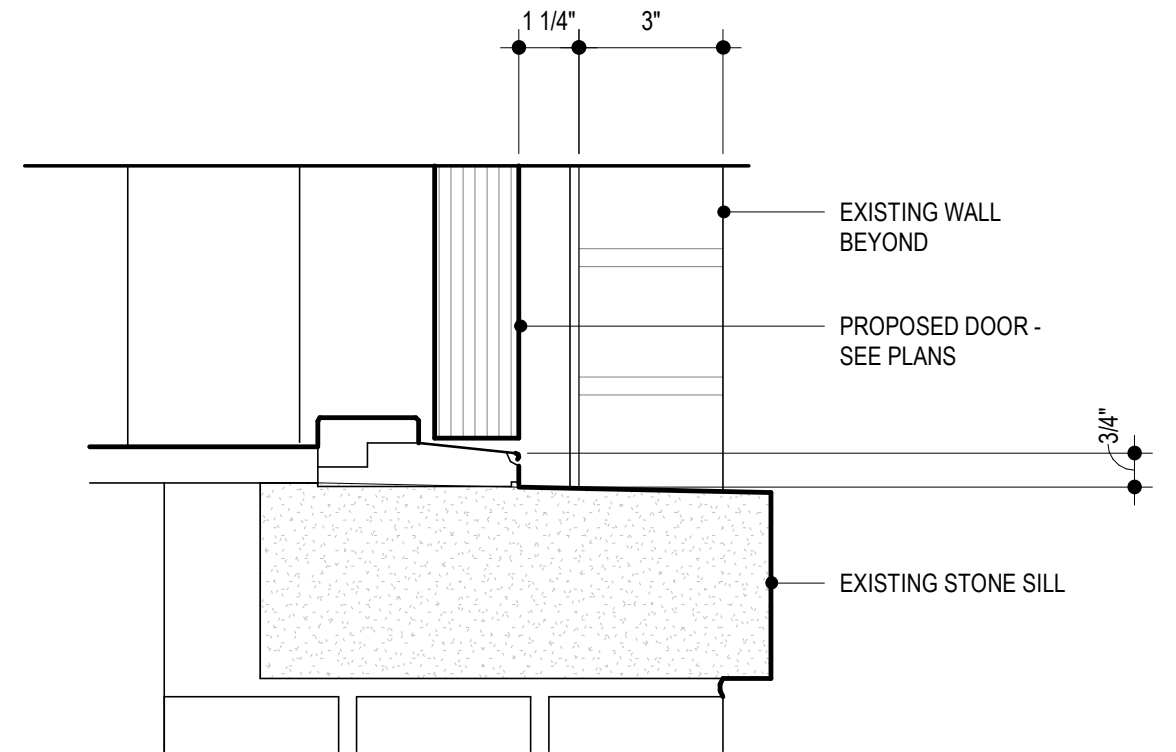
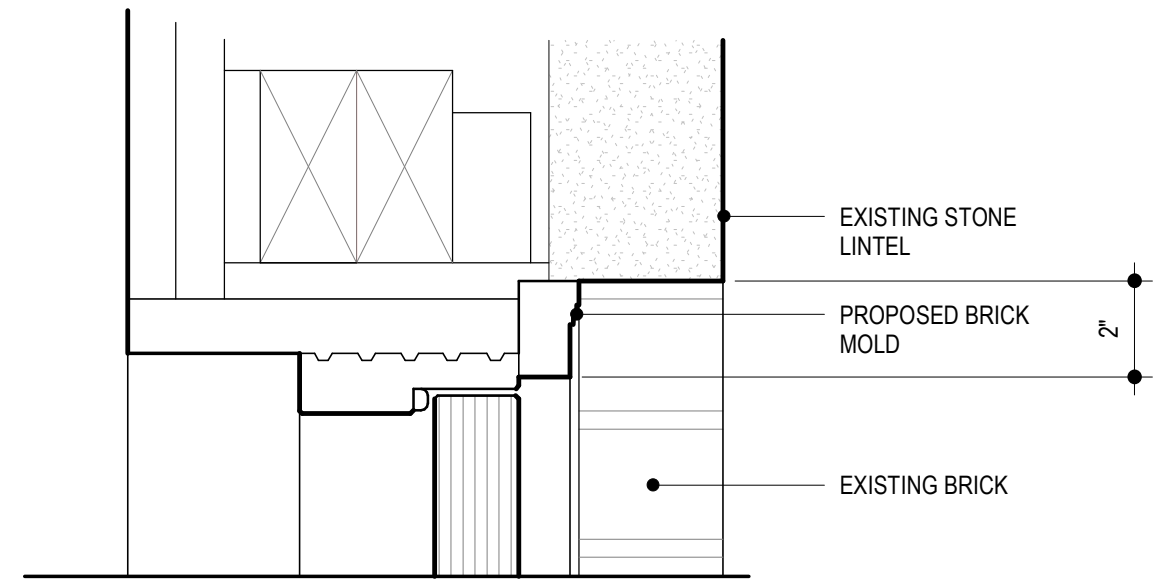


4. REAR DOOR - UNIT B
(2ND FLOOR REAR)



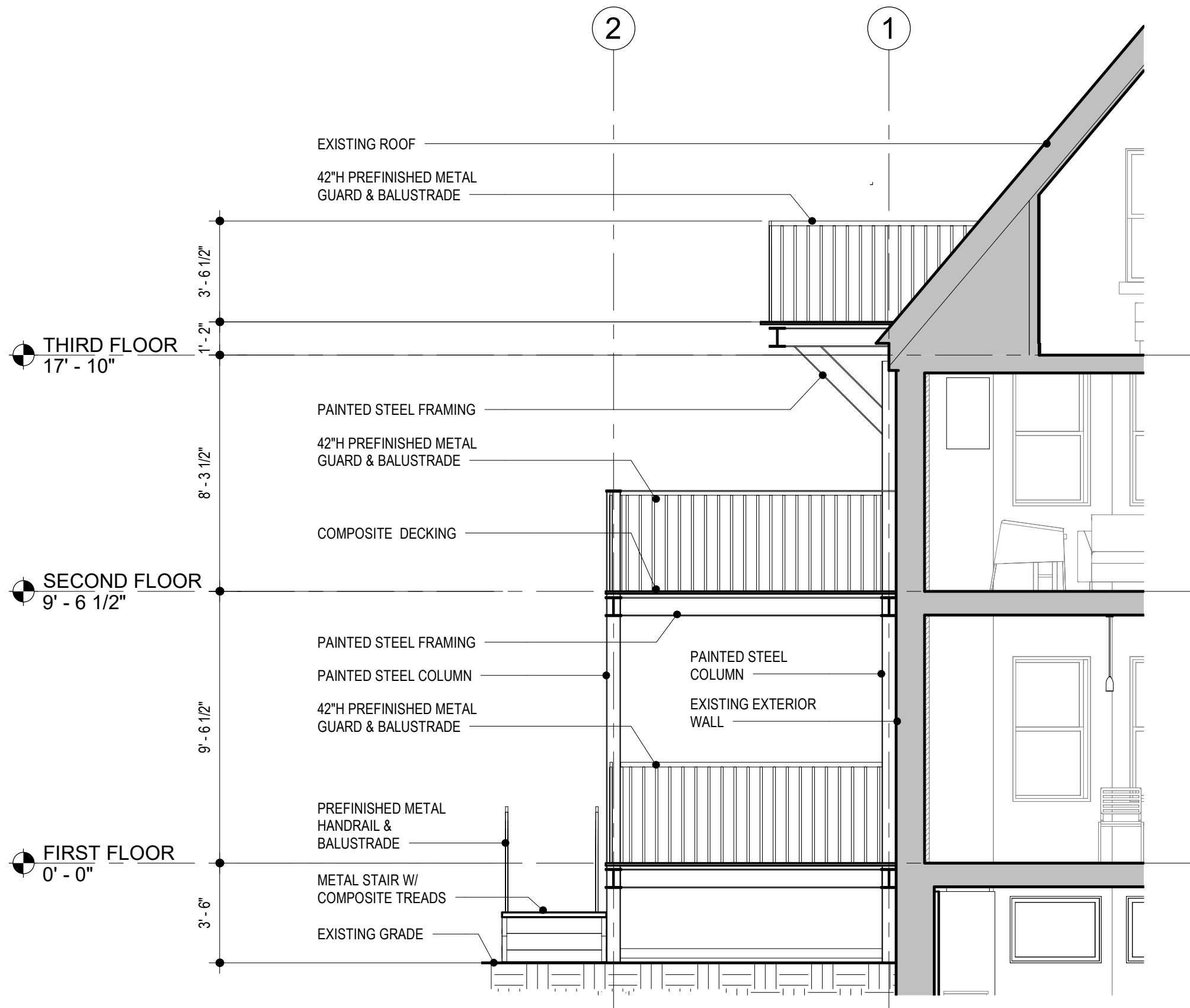
5. SIDE DOOR - UNIT B
(AT GRADE)

TYPICAL EXISTING CONDITIONS AT DOOR OPENINGS



1 PROPOSED TYPICAL DOOR DETAILS

18 | 3" = 1'-0"



1 SECTION THRU PROPOSED DECK STRUCTURE

19 | 1/4" = 1'-0"



(3) PROPOSED WINDOWS
IN MODIFIED OPENING

EXISTING CHIMNEY
& CAP TO REMAIN

5/4" X 4-1/2" WOOD
TRIM, PAINTED

8" WOOD DUTCH LAP
SIDING, PAINTED

EXISTING WOOD
FASCIA, PAINTED

WOOD CORNICE &
CORBEL TRIM, PAINTED

5'-4"
PROPOSED WINDOW HEIGHT

8'-0"
PROPOSED WIDTH

2. PROPOSED GABLE CLADDING & WINDOWS



EXISTING WOOD TRIM

EXISTING CHIMNEY
& CAP

EXISTING WINDOWS

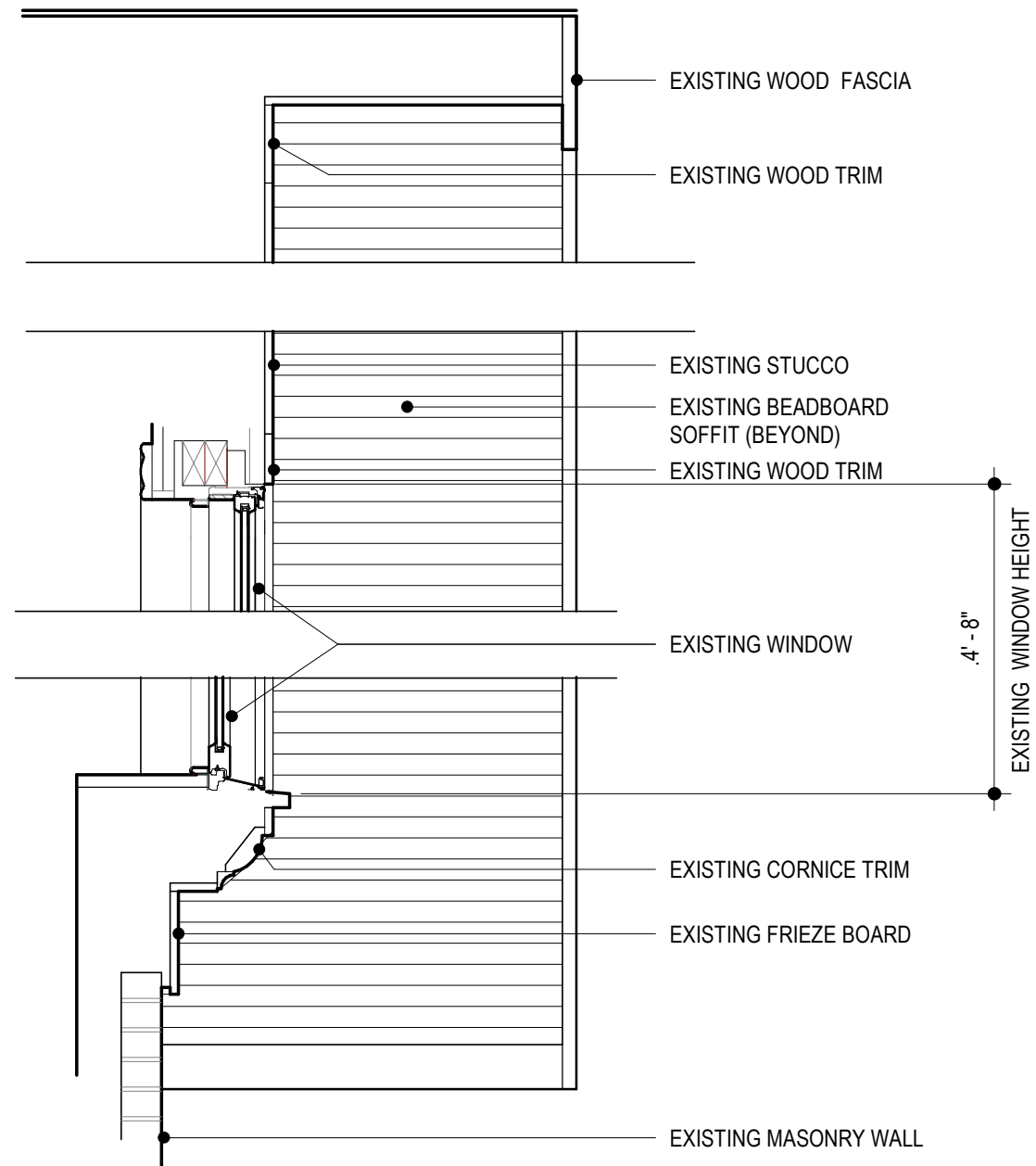
EXISTING STUCCO

EXISTING FRIEZE

4'-8"
WINDOW HEIGHT

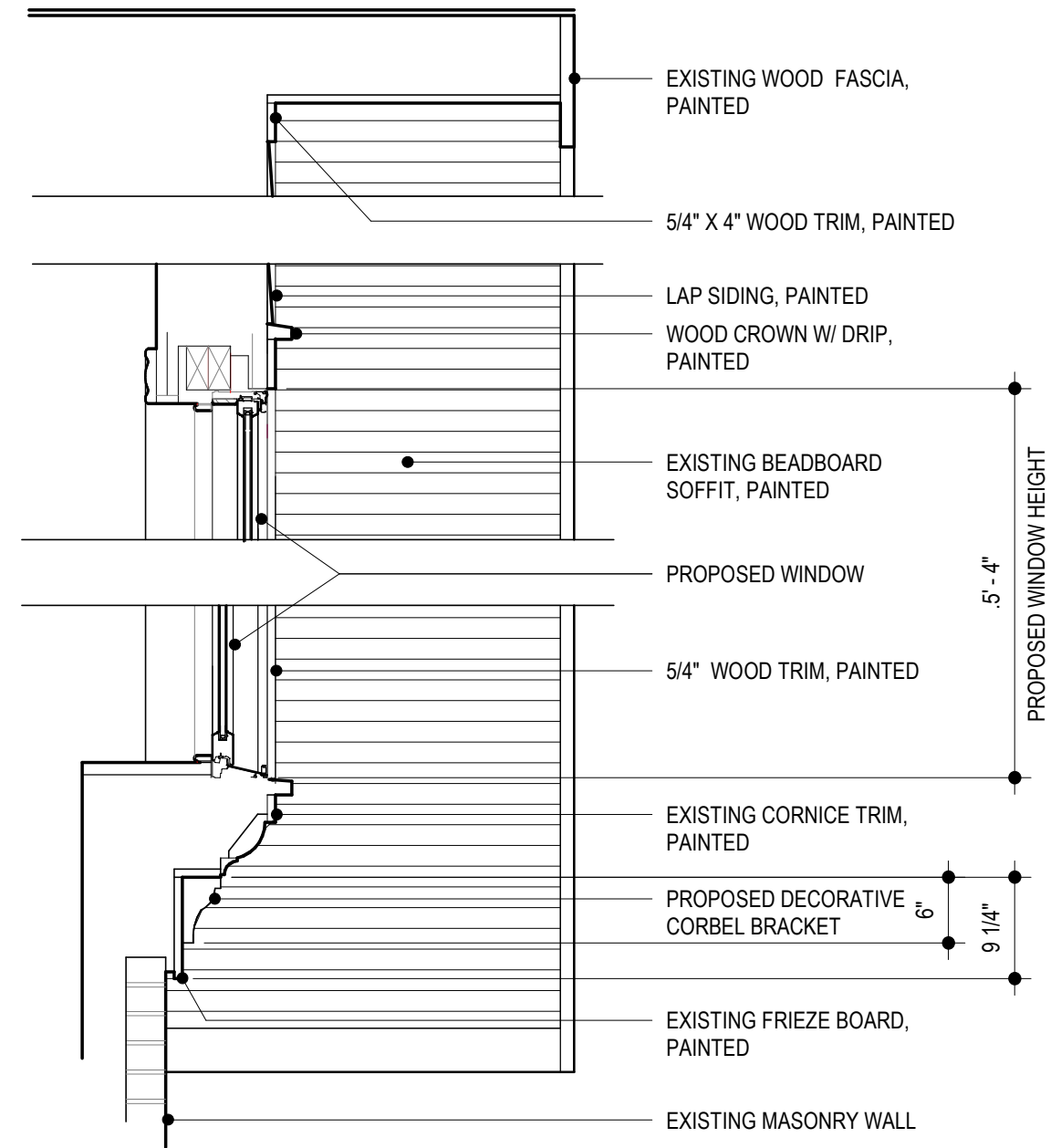
4'-8"

1. EXISTING CONDITIONS AT STREET FACADE



1 EXISTING CONDITIONS AT GABLE

21 | 3/4" = 1'-0"



2 PROPOSED REVISIONS TO GABLE

21 | 3/4" = 1'-0"

Specifications: LP® SmartSide® Lap Siding

SMOOTH FINISH LAP

SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16' length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- APA-certified lap siding
- Treated engineered wood strand substrate



Smooth Finish

38 SERIES SMOOTH FINISH LAP



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series Smooth Finish Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41338	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41339	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (30.1 cm)	0.315 in. (8 mm)	41340	1.5 PSF

COLOR TO MATCH PROPOSED HOUSE COLORS

Please contact your local LP SmartSide sales representative for product availability. | Metric units are rounded. | PSF = Pounds Per Square Foot



EXISTING FASCIA AND EAVE PAINTED (PAINT-1)

STAIN EXISTING CONCRETE BLOCK TO MATCH ADJACENT BRICK COLOR

2. PROPOSED ELEVATION (SIDE FACADE)



EXISTING GLASS BLOCK WINDOW

5/4" X 4" WOOD CASING AT DOORS & WINDOWS, TYP (PAINT-1)

EXISTING DOOR, (PAINT-1)

PROPOSED ENGINEERED WOOD LAP SIDING (PAINT-1)

1. PROPOSED ELEVATION (FACING TOWARDS YARD)



1. CONCRETE PAVER PATTERN & TYPICAL BRICK DIMENSIONS - PAVER DIMENTIONS: 5" X 10"



2. PERMEABLE PAVERS - REFERENCE FOR COLOR & TEXTURE ONLY. SEE PROPOSED PATTERN THIS SHEET.



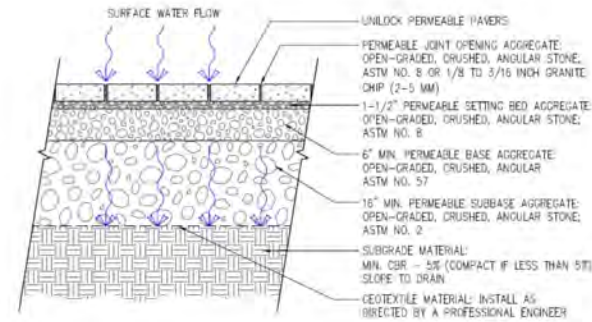
3. NON-PERMEABLE PAVERS - REFERENCE FOR COLOR & TEXTURE ONLY. SEE PROPOSED PATTERN THIS SHEET.



32-14-13.19

Unilock Permeable

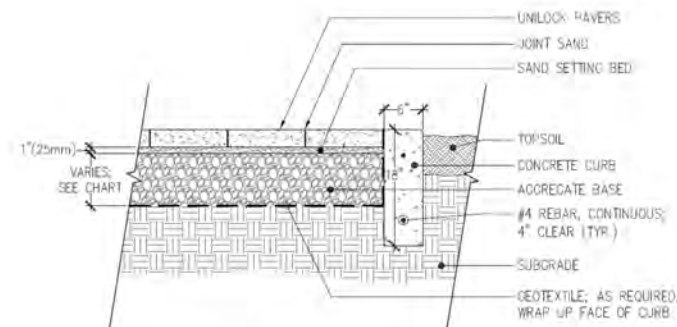
For any additional information or assistance with this spec please contact your Unilock Representative.



32-14-13

Unilock Non-Permeable

For any additional information or assistance with this spec please contact your Unilock Representative.



COMMERCIAL USE	MINIMUM BASE THICKNESS
SIDEWALK	6" (100 mm)
PLAZA	8" (200 mm)
OTHER	CONTACT UNILOCK

SW 2809
Rookwood Shutter Green
Interior / Exterior

PAINT-1

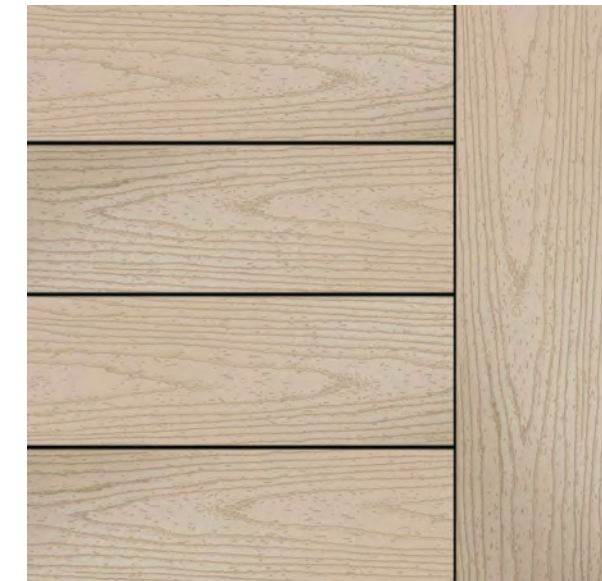
SW 2810
Rookwood Sash Green
Interior / Exterior

PAINT-3

SW 7547
Sandbar
Interior / Exterior
Location Number: 284-C2

PAINT-4

4. EXTERIOR PAINT COLORS
PAINT BY SHERWIN-WILLIAMS



5. PROPOSED FLOOR DECKING AT REAR
MANU: TREX
MODEL: TRANSCEND
DESCRIPTION: 12" COMPOSITE BOARD
COLOR: ROPE SWING



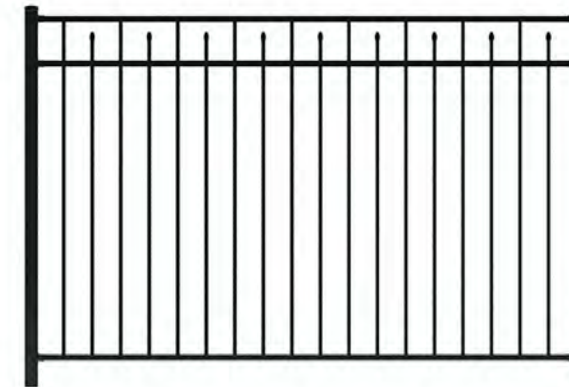
LAMP POST AT STREET FACADE
MANU: TRANS GLOBE LIGHTING
MODEL NO.: 5707
DESCRIPTION: AMBER DROP 3-LIGHT
FINISH: OIL-RUBBED BRONZE
HEIGHT: 85"



PORCH LIGHTS AT STREET FACADE (NORTH)
DESCRIPTION: WALL-MOUNTED LAMP
FINISH: OIL-RUBBED BRONZE



EXTERIOR LIGHTING AT REAR (SOUTH)
MANU: LATTITUDE RUN
MODEL: FRESNO 1
DESCRIPTION: WALL-MOUNTED LAMP
SIZE: 12-3/4" X 7"
FINISH: OIL-RUBBED BRONZE



TYPICAL FENCE PANEL AT
PROPOSED METAL FENCING
HEIGHT: 54"
COLOR: BLACK
DESCRIPTION: ORNAMENTAL FENCE



PROPOSED GATE AT
METAL FENCING