

MAITINO RESIDENCE

7 Aspen Lane
Dennis, MA



Google Street View

Design Objectives

- New exterior envelope including front dormers, garage front extension with side deck/walkway, and bulkhead enclosure.
- New basement footings for structural beam elements.
- New first floor plan configuration to include primary bedroom/ensuite bath, laundry/storage, full bath, kitchen/living/dining open concept, garage conversion to bedrooms with closets.

Domenic &
Kathleen Maitino

7 Aspen Lane
Dennis, MA 02638



7 Evsun Drive, Sandwich, MA 02563
Jeff & Chris Dennis 774-203-8336

GENERAL NOTES (UNLESS OTHERWISE SPECIFIED)

- The owner and/or contractor assumes full responsibility to ensure all construction conforms to 780 CMR 51.00 Massachusetts Residential Code (Massachusetts State Building Code 9th Edition Residential Volume), AF&PA Wood Frame Construction Manual 110 MPH Exposure B 2006, DCA 6 Wood Deck Guide 2018, IRC 2018 & latest Massachusetts amendments to the IRC, applicable local codes, laws, bylaws, rules, regulations and ordinances of the town of Dennis as well as current local best practices.
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PROPOSED RENDERING
SCALE: N.T.S



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A2.3	INTERIOR BEDROOM ELEVATION
A4.1	3D RENDERING

PROJECT TITLE:

Renovation, Remodel

SHEET TITLE:

3D Perspective
Renderings

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

Drawing Set:

Permit

Scale:

7/6/2025

Date:

7/6/2025

Drawn By:

JTD

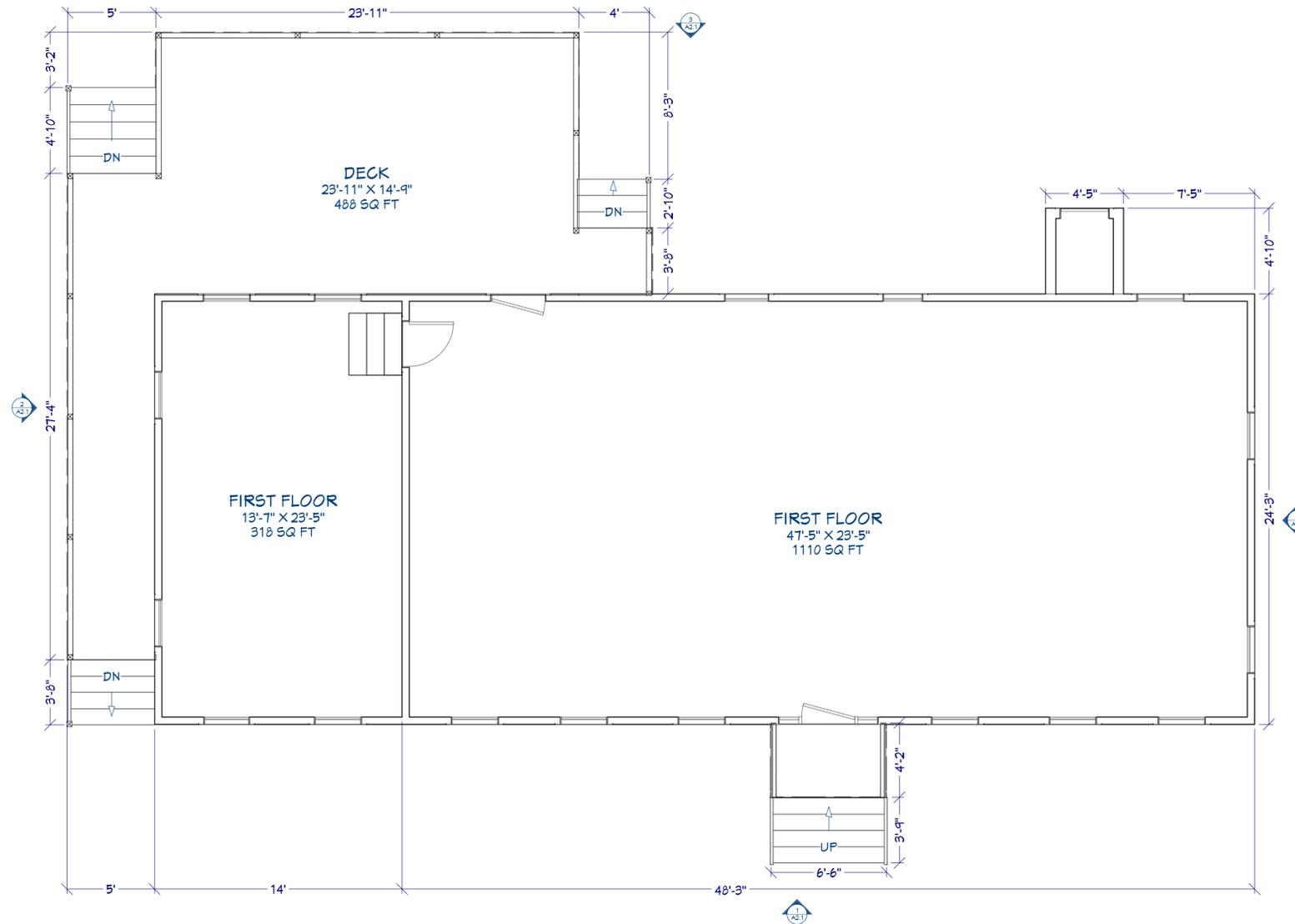
Cover

General Demolition Notes:

The demolition scope is to remove all existing items conflicting with new work whether shown or not.

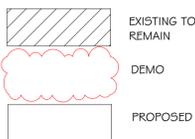
All demolition to be completed in a manner that maintains structural integrity of the existing house.

Provide sufficient continuous structural support shoring and bracing as required for all items prior to removal/replacement/expansion. Ensure support remains in place until whole structure is sound.



PROPOSED ENVELOPE
SCALE: 1/4" = 1'-0"

LEGEND



2x4 Wall Types:
Siding to match existing, house wrap, 1/2" CDX Plywood, 2"x4" studs @ 16" O.C. w/min. R20 insulation, 1/2" gypsum board, finish per owner.



2"x4" studs @ 16" O.C., 1/2" gypsum board both sides, finish per owner.



2x6 Wall Types:
Siding to match existing, house wrap, 1/2" CDX Plywood, 2"x6" studs @ 16" O.C. w/min. R20 insulation, 1/2" gypsum board, finish per owner.



2"x6" studs @ 16" O.C., 1/2" gypsum board both sides, finish per owner.

Framing Notes (refer to page A5.1):

- Floor to foundation connection; Detail G
- Sill plate to foundation assembly; Detail J
- Studs & headers; Detail F
- Narrow wall bracing; Detail E
- Corner stud hold down; Detail M
- Plate to stud connection; Detail A

Door/Window Notes:

- Ext. window & door dimensions from outside face of foundation or frame.
- Door manufacturer, type, style, hardware, screen/storm, trim, finish, colors, etc. per owner selection. Install per mfg specs.

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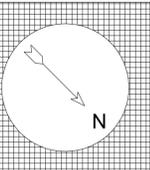
PROJECT TITLE:

Renovation, Remodel

SHEET TITLE:

Envelope

REVISION TABLE		
NUMBER	DATE	DESCRIPTION



Drawing Set:

Permit
Scale: 1/4" = 1'-0"
Date: 7/6/2025
Drawn By: JTD

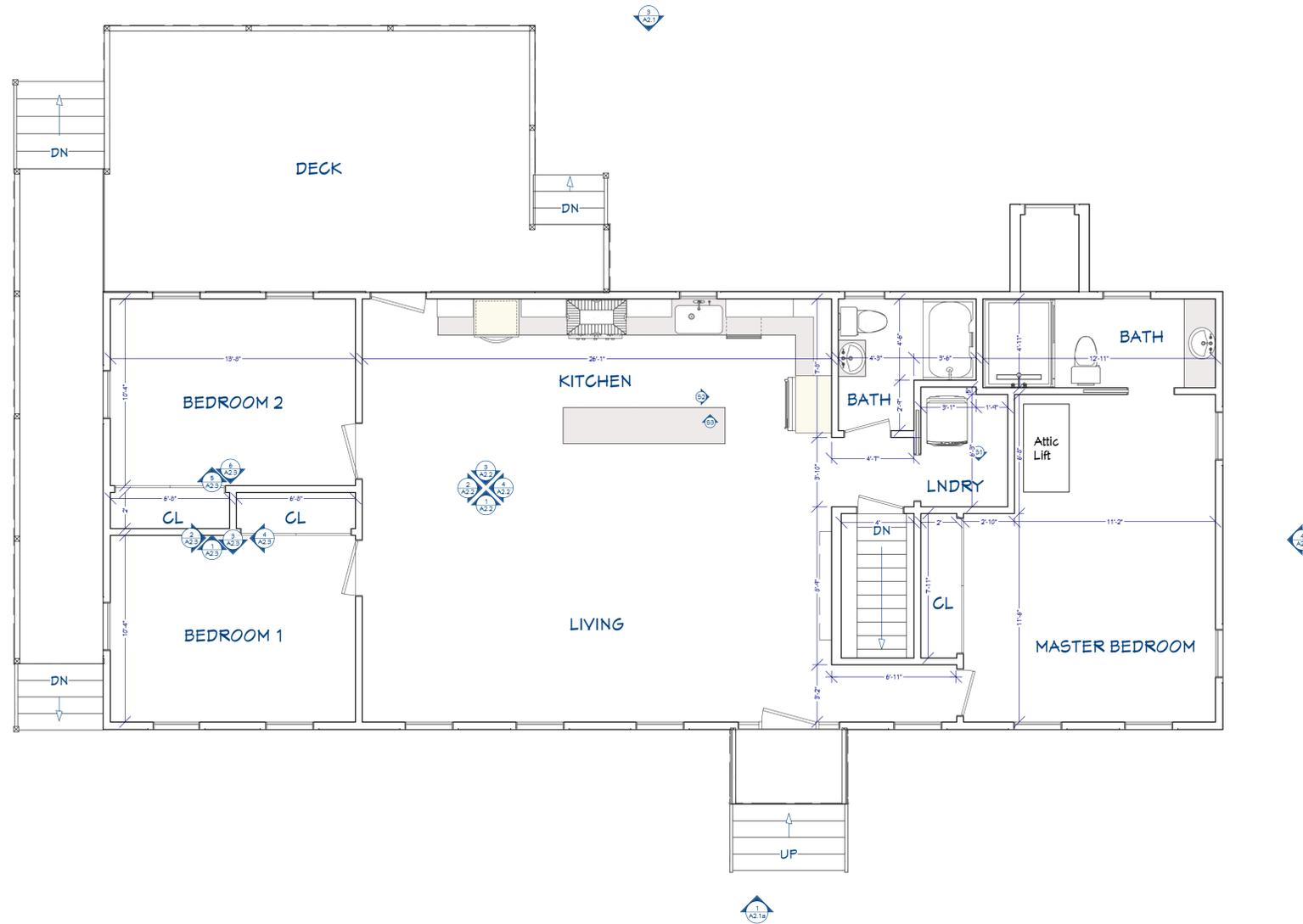
A1.0

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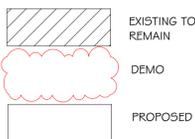
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PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND



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2"x6" studs @ 16" O.C., 1/2" gypsum board both sides, finish per owner.

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 - Floor to foundation connection; Detail G
 - Sill plate to foundation assembly; Detail J
 - Studs & headers; Detail F
 - Narrow wall bracing; Detail E
 - Corner stud hold down; Detail M
 - Plate to stud connection; Detail A

Door/Window Notes:
 - Ext. window & door dimensions from outside face of foundation or frame.
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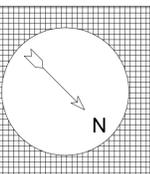
PROJECT TITLE:

Renovation, Remodel

SHEET TITLE:

Floor Plan

REVISION TABLE		
NUMBER	DATE	DESCRIPTION



Drawing Set:

Permit
 Scale: 1/4" = 1'-0"
 Date: 7/6/2025
 Drawn By: JTD

A1.1

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PROJECT TITLE:

Renovation, Remodel

SHEET TITLE:

Exterior Elevations

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

Drawing Set:

Permit

Scale:
1/4" = 1'-0"

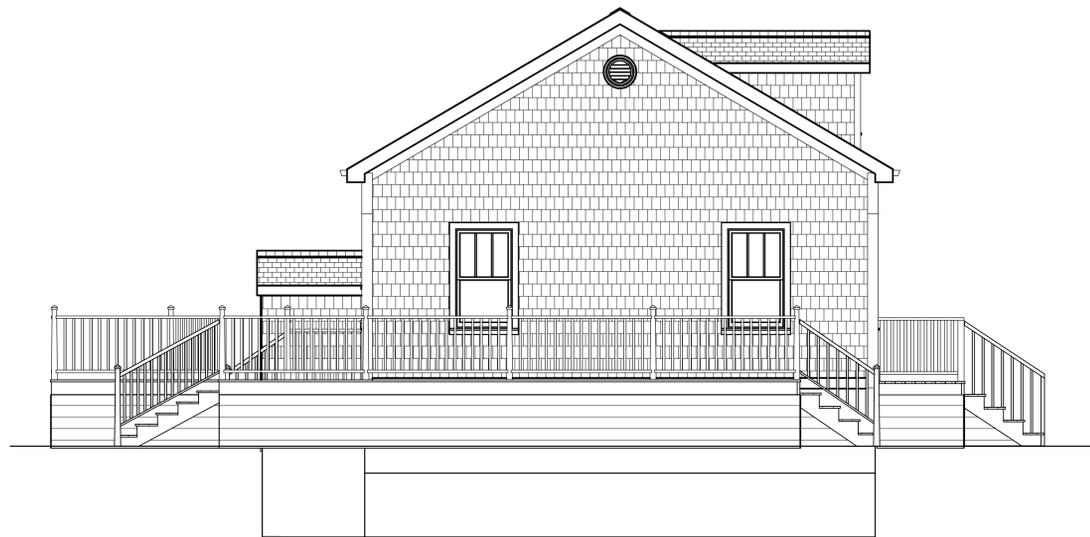
Date:
7/6/2025

Drawn By:
JTD

A2.1



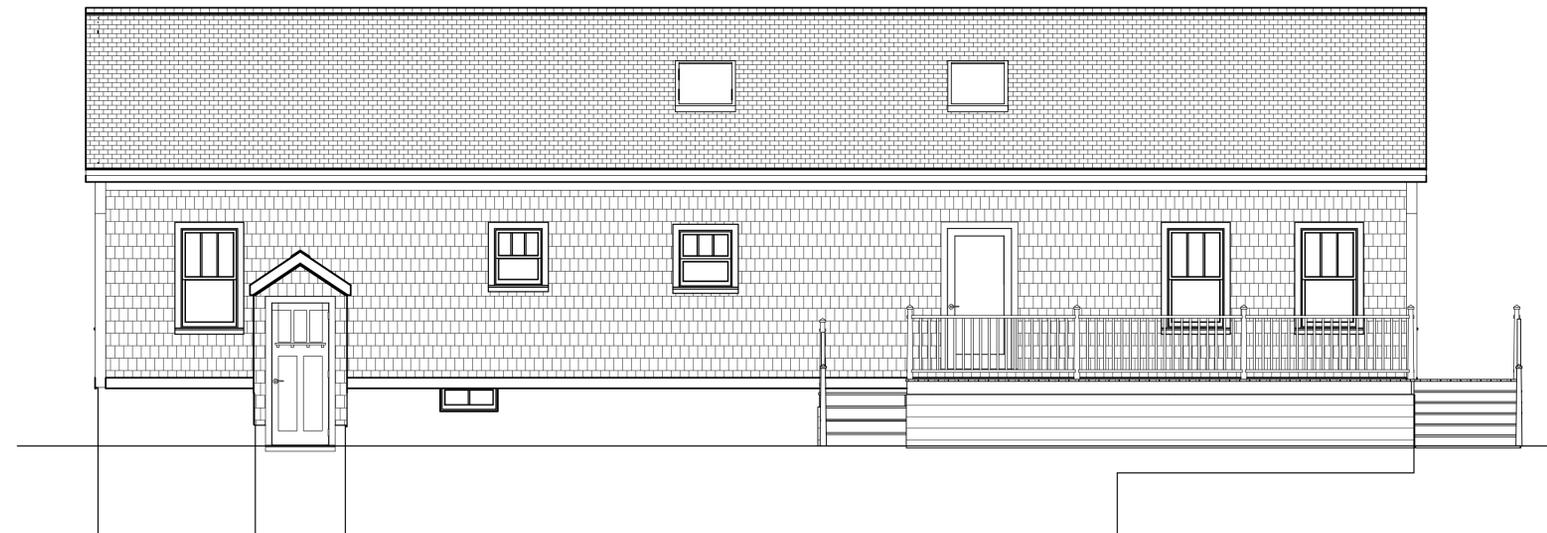
1 FRONT ELEVATION
SCALE: 1/4" = 1.0'



2 LEFT ELEVATION
SCALE: 1/4" = 1.0'



4 RIGHT ELEVATION
SCALE: 1/4" = 1.0'



3 REAR ELEVATION
SCALE: 1/4" = 1.0'

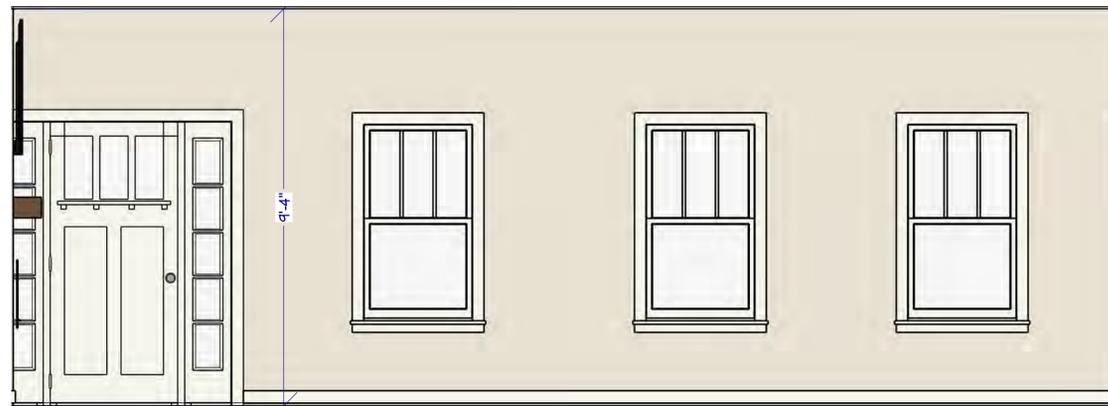
Notes:

- For all openings: install continuous ext. metal head flashing. Surround opening w/ycor or equiv.
- Window manufacturer, type, style, efficiency, lites, hardware, screen, trim, finish, colors, etc. per owner selection. Install per mfg specs.

All exterior corner board, fascia, soffit, window/door trim material, size, color per owner selection. Install per mfg specs.



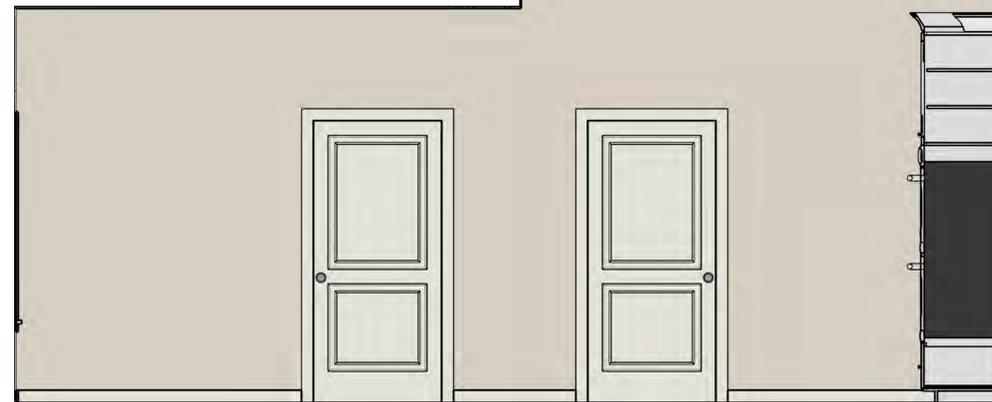
1 KITCHEN BACK
SCALE: 1/4" = 0.5'



3 KITCHEN FRONT
SCALE: 1/4" = 0.5'



2 KITCHEN RIGHT
SCALE: 1/4" = 0.5'



4 KITCHEN LEFT
SCALE: 1/4" = 0.5'

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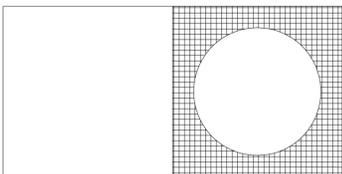


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PROJECT TITLE:
Renovation, Remodel

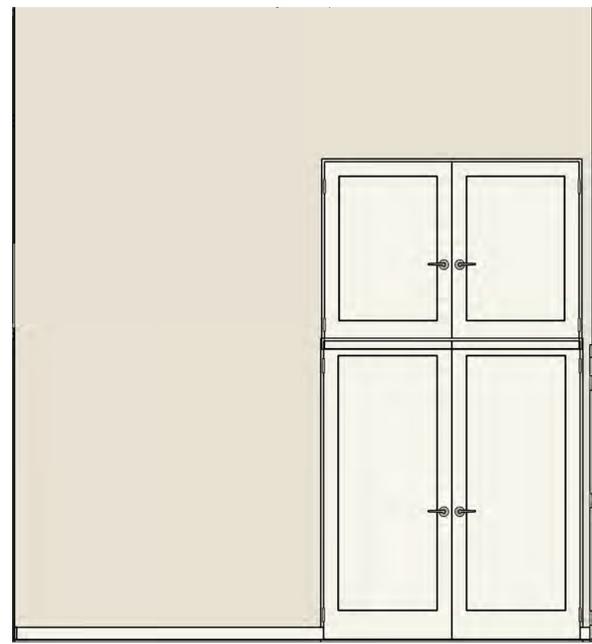
SHEET TITLE:
Interior Kitchen Elevations

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

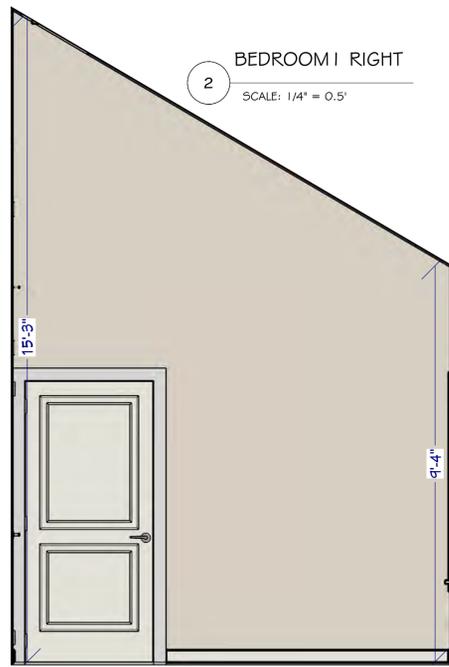


Drawing Set:
Permit
Scale:
1/4" = 1'-0"
Date:
7/6/2025
Drawn By:
JTD

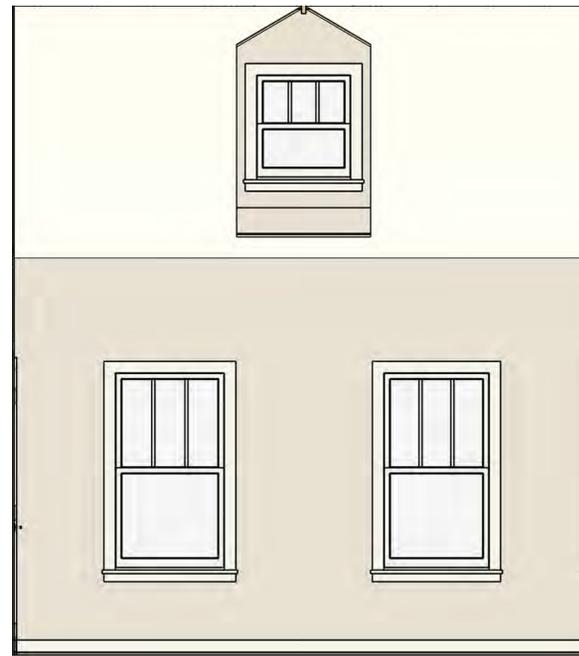
A2.2



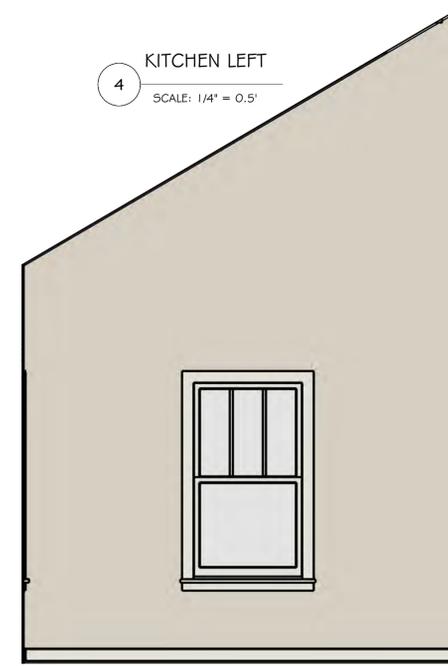
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SCALE: 1/4" = 0.5'



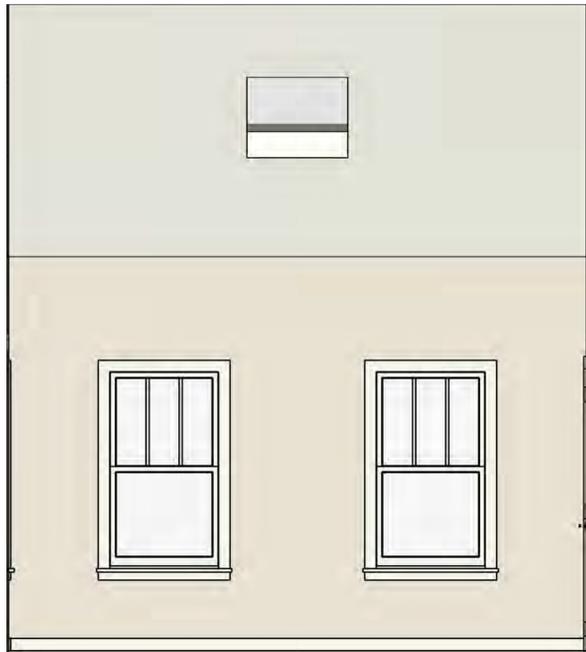
2 BEDROOM1 RIGHT
SCALE: 1/4" = 0.5'



3 BEDROOM1 FRONT
SCALE: 1/4" = 0.5'



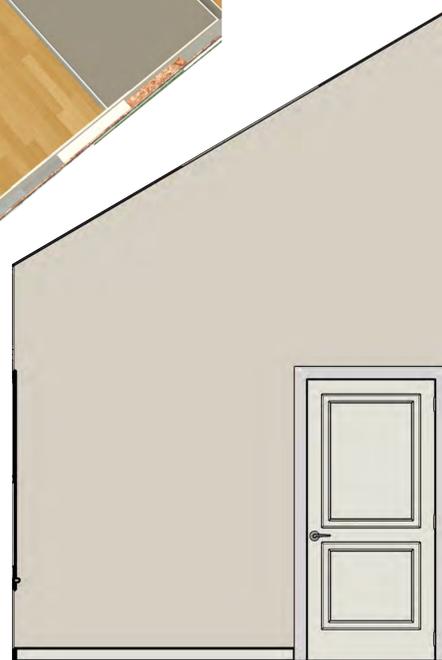
4 KITCHEN LEFT
SCALE: 1/4" = 0.5'



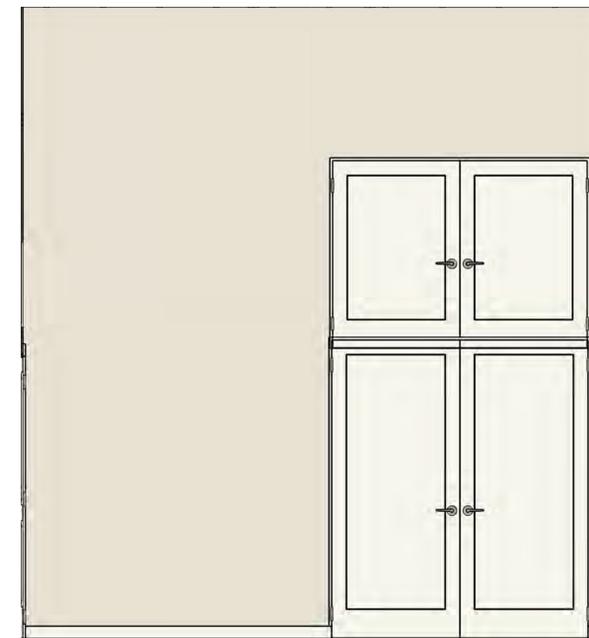
5 BEDROOM2 BACK
SCALE: 1/4" = 0.5'



4 BEDROOM2 LEFT
SCALE: 1/4" = 0.5'



2 BEDROOM2 RIGHT
SCALE: 1/4" = 0.5'



6 BEDROOM2 FRONT
SCALE: 1/4" = 0.5'

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PROJECT TITLE:
Renovation, Remodel

SHEET TITLE:
Interior Bedroom Elevations

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

Drawing Set:
Permit

Scale:
1/4" = 1'-0"

Date:
7/6/2025

Drawn By:
JTD

A2.3



1 FRONT RENDERING
SCALE: N.T.S



2 LEFT RENDERING
SCALE: N.T.S



3 REAR RENDERING
SCALE: N.T.S



4 RIGHT RENDERING
SCALE: N.T.S

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PROJECT TITLE:

Renovation, Remodel

SHEET TITLE:

3D Renderings

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Drawing Set:

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