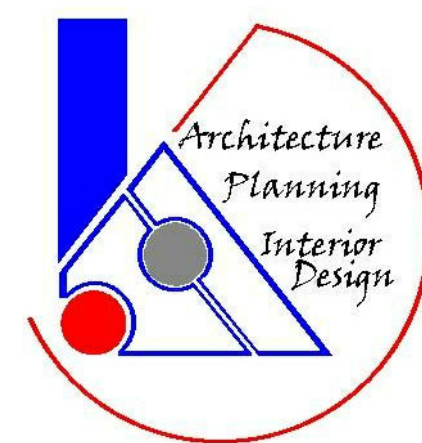




Project:
SECOND FLOOR ADDITION AND ALTERATIONS
110 SYCAMORE ROAD
MELROSE, MA 02176

Project:
MR. ANTHONY NATALE
110 SYCAMORE ROAD
MELROSE, MA 02176



KRITIKOS ARCHITECTS

14 Olsen Road Peabody, MA 01960
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NOTE #1:
 ALL WORK SHALL COMPLY WITH THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, THE REQUIREMENTS OF THE TOWN OF MELROSE, THE OCCUPATIONAL AND HEALTH STANDARDS AND ALL OTHER APPLICABLE REGULATIONS, LAWS, ORDINANCES ETC. GOVERNING THE WORK.

NOTE #2:
 ALL PLAN AND DETAIL DIMENSIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL DEVIATIONS IN THE DIMENSIONS AND LOCATIONS ETC. BEFORE PROCEEDING WITH AFFECTED PART OF THE WORK.

NOTE #3:
 DO NOT SCALE THESE DRAWINGS FOR QUANTITIES, LENGTHS, SIZES, AREAS, CLEARANCES ETC.

NOTE #4:
 IT IS NOT INTENDED THAT THESE DRAWINGS SHOW EVERY CUT, CONDITION ETC. OF THIS SYSTEM.

NOTE #5:
 SITE SHALL BE LEFT CLEAN AT THE END OF EACH WORKING DAY. ALL DEBRIS SHALL BE PICKED UP AND PLACED IN CONTAINERS, CONSTRUCTION QUALITY BAGS, DUMPSTER OR OTHER ACCEPTABLE MEANS.

NOTE #6:
 ALL CONSTRUCTION DEBRIS SHALL BE PROPERLY DISPOSED OF DURING THE EXTENT OF THE WORK, AND THE SITE SHALL BE LEFT COMPLETELY CLEAN AND FREE OF DEBRIS AT THE END OF THE CONTRACT. ALL DEBRIS SHALL BE PROPERLY DISPOSED OF.

NOTE #7:
 THE CONTRACTOR SHALL TEMPORARILY DISCONNECT AND REMOVE ALL EXISTING SERVICES THAT INTERFERE WITH THE PROPER INSTALLATION OF THE NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ARCHITECT/OWNER OF THESE SERVICES BEFORE DISCONNECTION. REINSTALL AND RECONNECT ALL TEMPORARILY DISCONNECTED AND REMOVED ITEMS TO THE SATISFACTION OF THE OWNER.

NOTE #8:
 ALL AREAS DISTURBED OR DAMAGED AS A RESULT OF WORK BEING PERFORMED ARE TO BE PATCHED OR REPLACED TO MATCH ADJACENT SURFACES.

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS
	1 - HOUR RATED PARTITION
	BUILDING SECTION
	DETAIL SECTION
	WINDOW TYPE SYMBOL

LIST OF DRAWINGS

- A-0 TITLE PAGE**
- A-1 EXISTING FIRST FLOOR PLAN**
- A-2 EXISTING ELEVATIONS**
- A-3 EXISTING ELEVATIONS**
- A-4 PROPOSED FIRST & SECOND FLOOR PLANS**
- A-5 PROPOSED ELEVATIONS**
- A-6 PROPOSED ELEVATIONS**
- A-7 ROOF PLAN & DETAILS**
- A-8 FOUNDATION PLAN, SECTIONS & DETAILS**
- A-9 FIRST FLOOR FRAMING PLAN**
- A-10 SECOND FLOOR FRAMING PLAN**
- A-11 ATTIC FRAMING PLAN**
- A-12 ROOF FRAMING PLAN**

MATERIAL LEGEND & SYMBOLS

	EARTH
	COMPACTED GRANULAR FILL
	INSULATION
	INSULATION (RIGID)
	CONCRETE
	CONCRETE MASONRY UNITS
	STEEL
	LUMBER (ROUGH)
	LUMBER (FINISHED)
	STONE
	BRICK
	GYPSUM BOARD OR PLASTER
	PLYWOOD

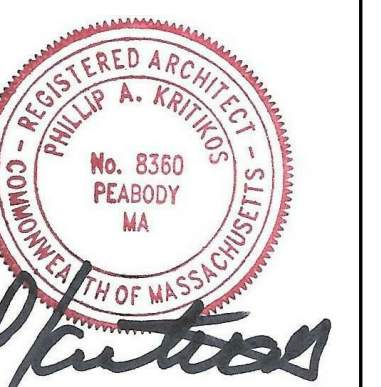
NOTE:
 MATERIAL SYMBOLS ARE NOT ALL NECESSARILY INCLUDED.

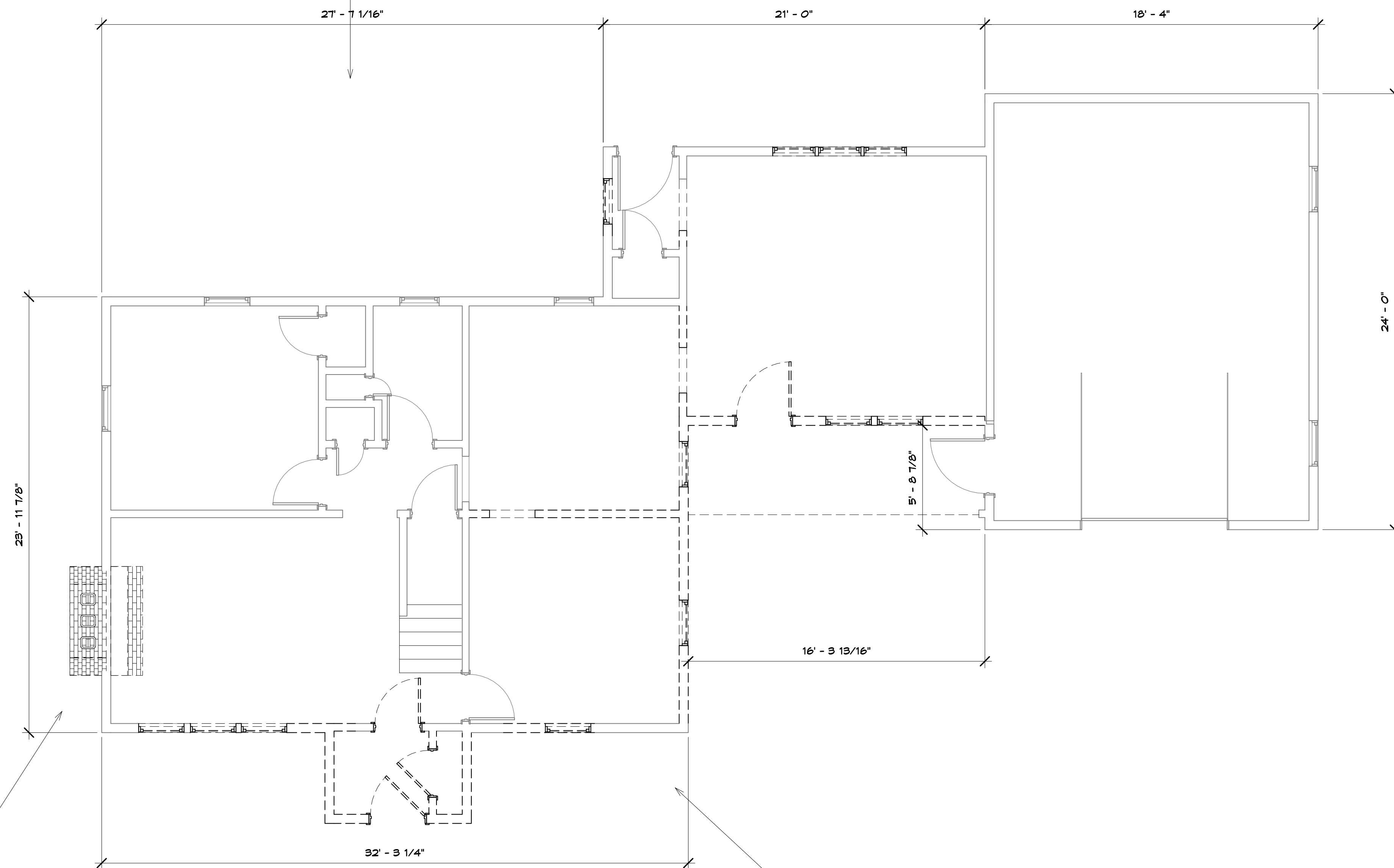
NOTE:
 DIMENSIONS TAKEN AT NENTO FACE OF STUD.

NOTE:
 ANY MATERIALS SPECIFIED IN THESE DRAWINGS ARE NOT TO BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.

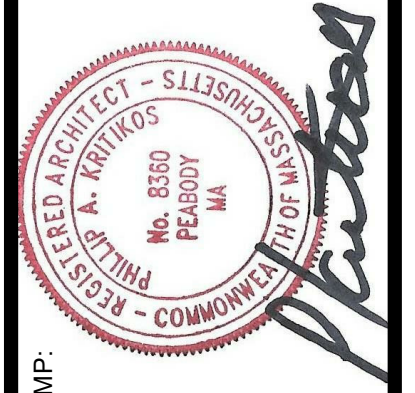
ABBREVIATIONS

AFFL	Above Finished Floor	GL	Glass	STL	Steel
AL	Aluminum	GWB	Gypsum Wall Board	STOR	Storage
BD	Board	HP	Handicapped	SUSP	Suspended
BLDG	Building	HDP	High Density Polymer	T & G	Tongue & groove
CFB	Cement Fiber Board	HR	Hour	THK	Thick
CLG	Ceiling	HT	Height	TYP	Typical
CLR	Clear	INSUL	Insulation/Insulated	VCB	Vinyl Cove Base
COL	Column	LT	Light	VIF	Verify in Field
CONC	Concrete	MAX	Maximum	VPB	Veneer Plaster Base
CONSTR	Construction	MECH	Mechanical	WC	Water Closet
CONT	Continuous	MIN	Minimum	WD	Wood
CPT	Carpet	MISC	Miscellaneous	W	With
CT	Ceramic Tile	MO	Masonry Opening	W/O	Without
CTR	Center	N/A	Not Applicable	WT	Weight
DET	Detail	NIC	Not In Contract		
DIA	Diameter	NTS	Not To Scale		
DISP	Dispenser	OPP	Opposite		
DN	Down	P. LAM	Plastic Laminate		
DWG	Drawing	PL	Plaster		
ELEC	Electric (Electrical)	PTD	Painted		
EQ	Equal	REQ	Required		
ETR	Existing to Remain	RO	Rough Opening		
EXIST	Existing	SIM	Similar		
FFL	Finished Floor	SST	Stainless Steel		
GA	Gauge	STD	Standard		





① EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



STAMP:

DRAWING TITLE: EXISTING FIRST FLOOR PLAN

DATE: 11-5-2021

SCALE: AS NOTED

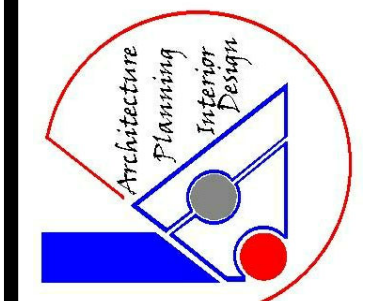
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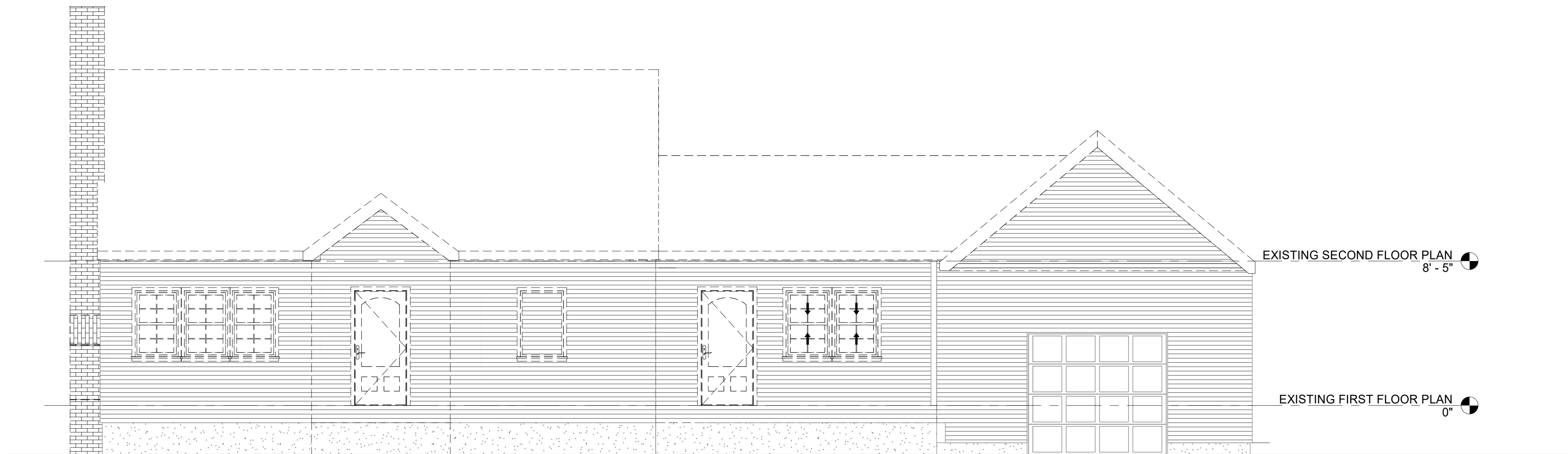
JOB TITLE #: SECOND FLOOR ADDITION & ALTERATIONS
110 SYCAMORE ROAD
MELROSE, MA 02176

CLIENT NAME #: MR. ANTHONY NATALE
110 SYCAMORE ROAD
MELROSE, MA 02176

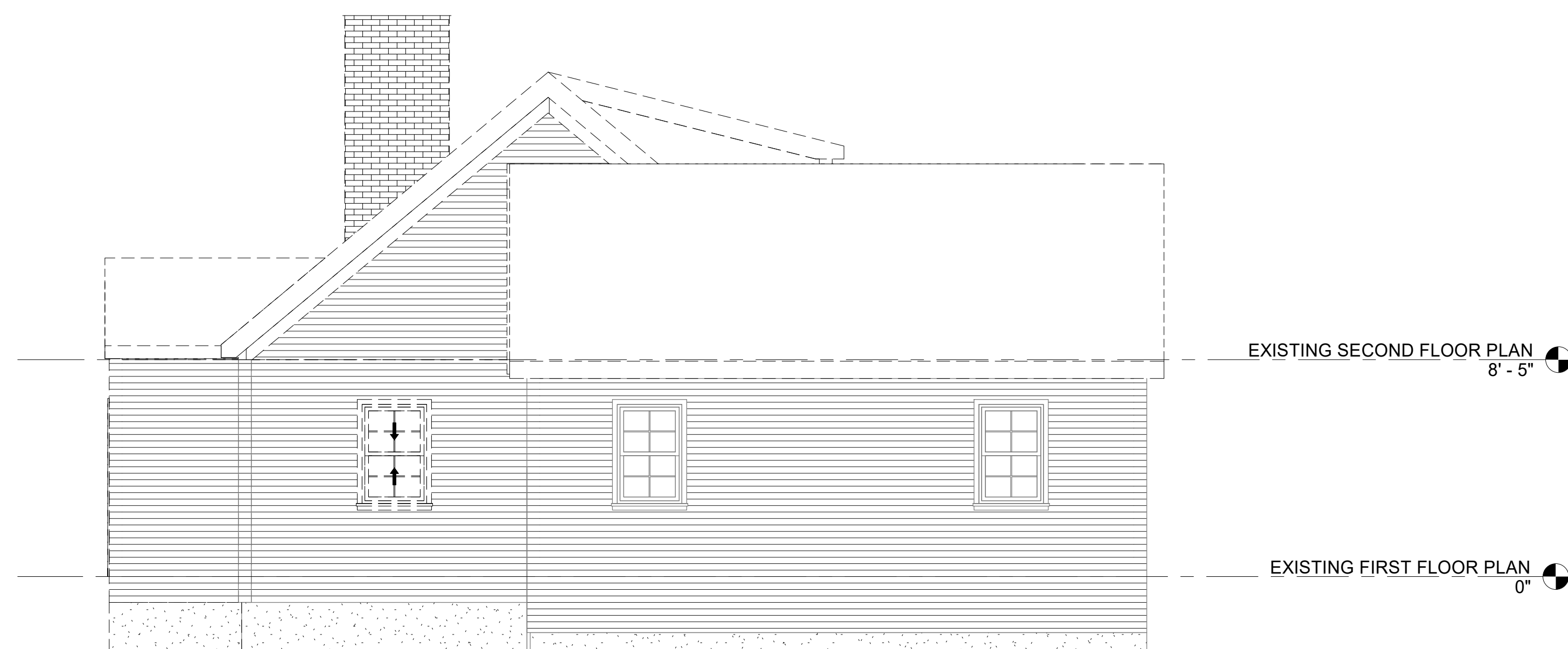
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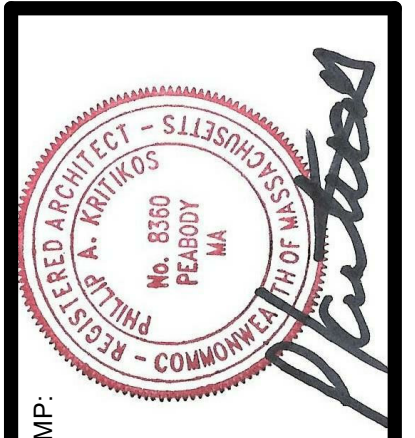




① EXISTING FRONT ELEVATION
1/4" = 1'-0"



② EXISTING RIGHT ELEVATION
1/4" = 1'-0"

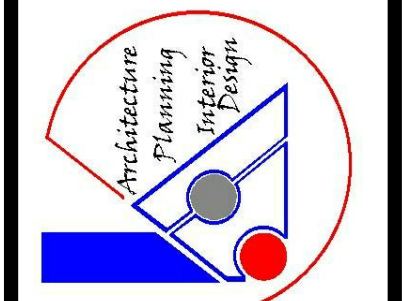


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DATE: 11-5-2021	REVISIONS:
SCALE: AS NOTED	DRAWN BY: PAK

JOB TITLE #: SECOND FLOOR ADDITION & ALTERATIONS 110 SYCAMORE ROAD MELROSE, MA 02176	CLIENT NAME #: MR. ANTHONY NATALE 110 SYCAMORE ROAD MELROSE, MA 02176
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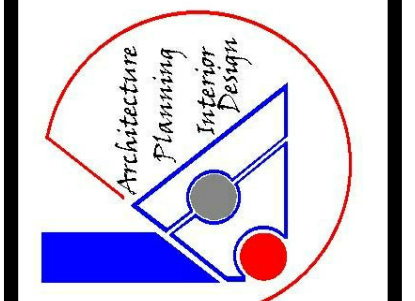
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JOB TITLE #: SECOND FLOOR ADDITION & ALTERATIONS
110 SYCAMORE ROAD
MELROSE, MA 02176

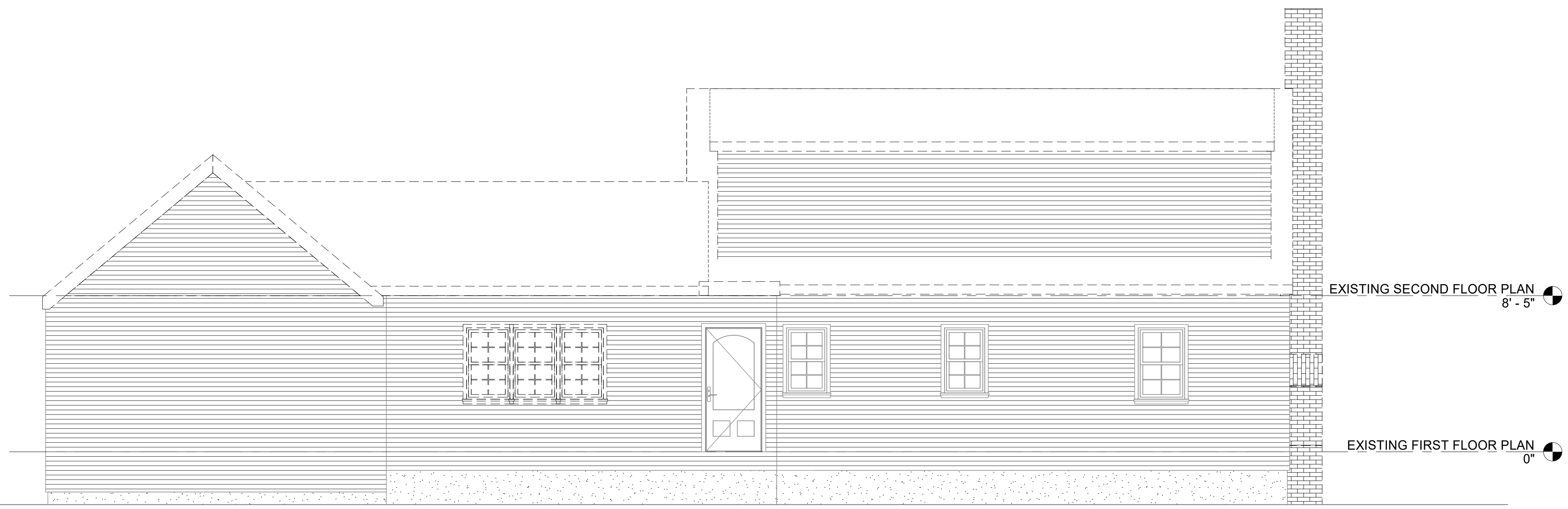
CLIENT NAME #: MR. ANTHONY NATALE
110 SYCAMORE ROAD
MELROSE, MA 02176

KRITIKOS ARCHITECTS

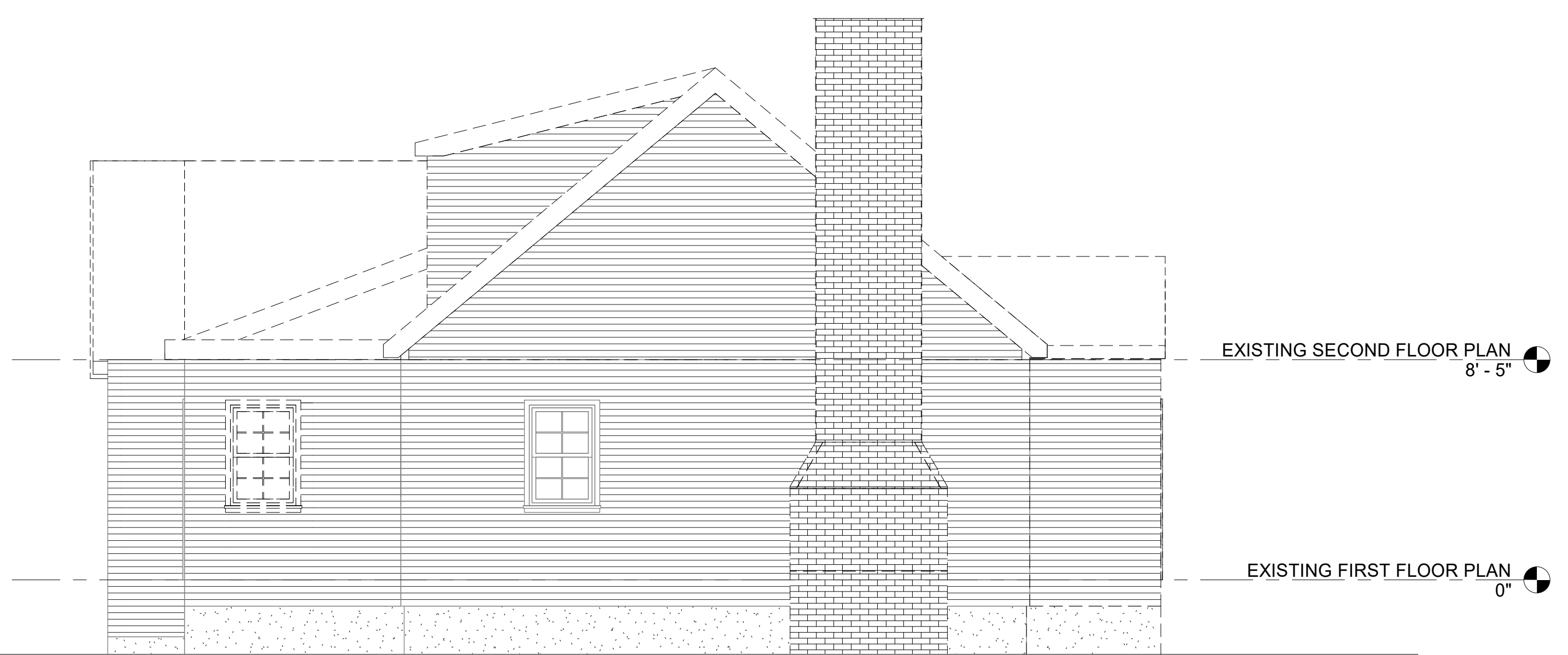
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A-3



① EXISTING REAR ELEVATION
1/4" = 1'-0"



② EXISTING LEFT ELEVATION
1/4" = 1'-0"



① PROPOSED FRONT ELEVATION
1/4" = 1'-0"

6x6 P.T. POSTS CLAD WITH PVC TRIM, CAP & BASE - PIERS TO BE CONCRETE SONO TUBES MINIMUM 4'-0" BELOW FINISH GRADE

NEW SECOND FLOOR
8'-11"

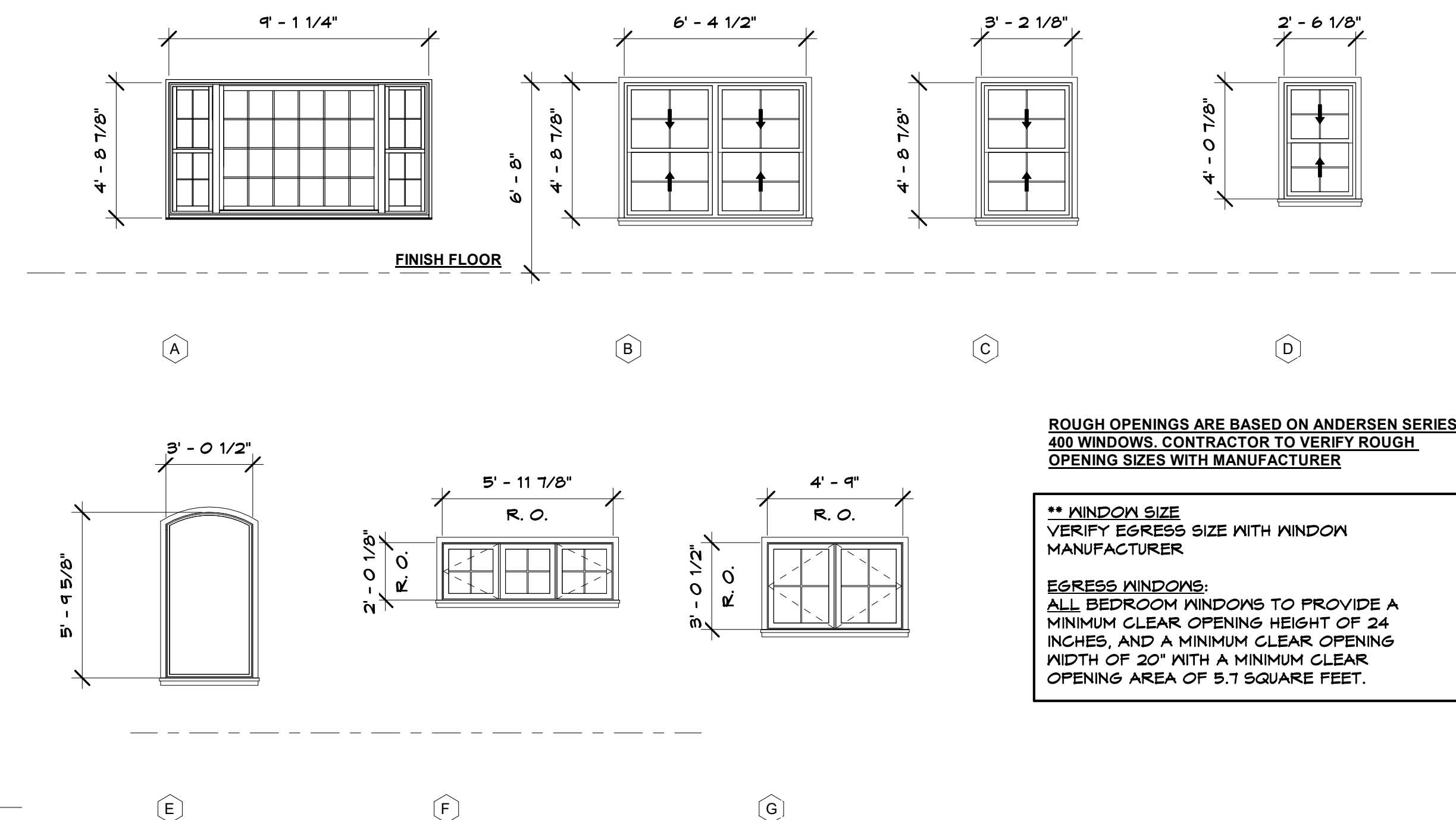
EXISTING FIRST FLOOR PLAN
0"



② PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

NEW SECOND FLOOR
8'-11"

EXISTING FIRST FLOOR PLAN
0"



○ WINDOW TYPE ELEVATIONS
1/4" = 1'-0"

ROUGH OPENINGS ARE BASED ON ANDERSEN SERIES 400 WINDOWS. CONTRACTOR TO VERIFY ROUGH OPENING SIZES WITH MANUFACTURER

** WINDOW SIZE
VERIFY EGRESS SIZE WITH WINDOW MANUFACTURER

EGRESS WINDOWS:
ALL BEDROOM WINDOWS TO PROVIDE A MINIMUM CLEAR OPENING HEIGHT OF 24 INCHES, AND A MINIMUM CLEAR OPENING WIDTH OF 20" WITH A MINIMUM CLEAR OPENING AREA OF 5.7 SQUARE FEET.



STAMP:

DRAWING TITLE: PROPOSED ELEVATIONS

DATE: 11-5-2021

SCALE: AS NOTED

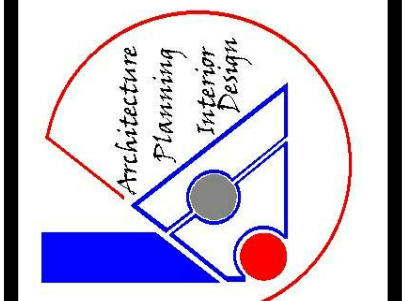
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JOB TITLE #: SECOND FLOOR ADDITION & ALTERATIONS
101 SYCAMORE ROAD
MELROSE, MA 02176

CLIENT NAME #: MR. ANTHONY NATALE
110 SYCAMORE ROAD
MELROSE, MA 02176

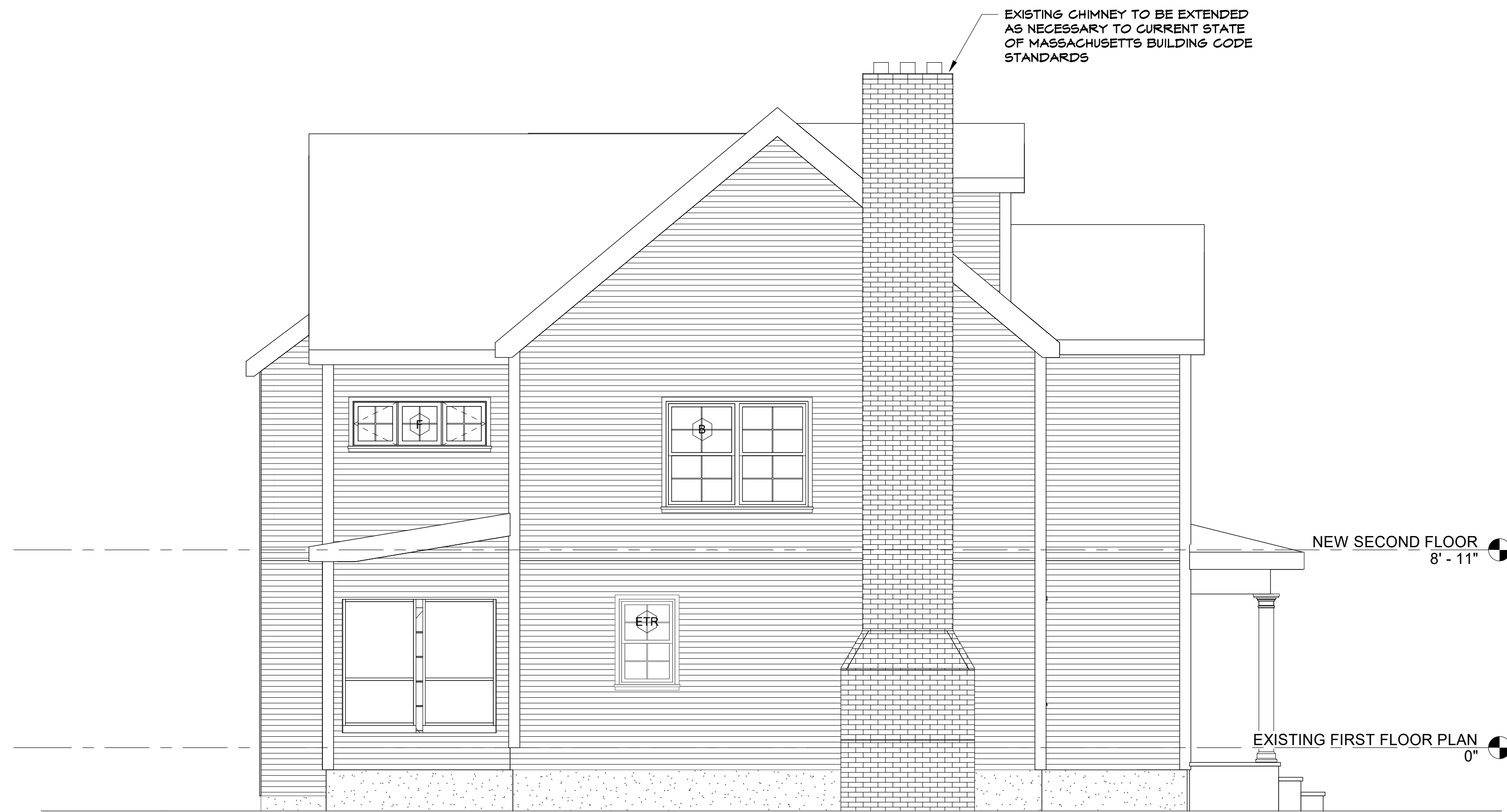
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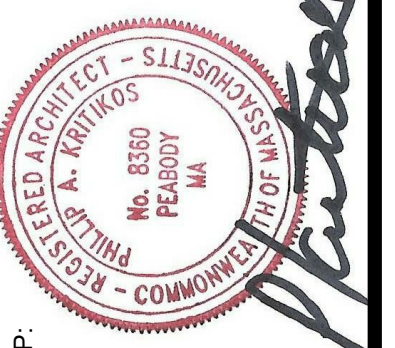




① PROPOSED REAR ELEVATION
1/4" = 1'-0"



② PROPOSED LEFT ELEVATION
1/4" = 1'-0"



STAMP:

DRAWING TITLE: PROPOSED ELEVATIONS

DATE: 11-5-2021

SCALE: AS NOTED

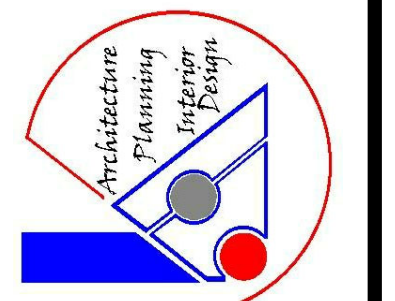
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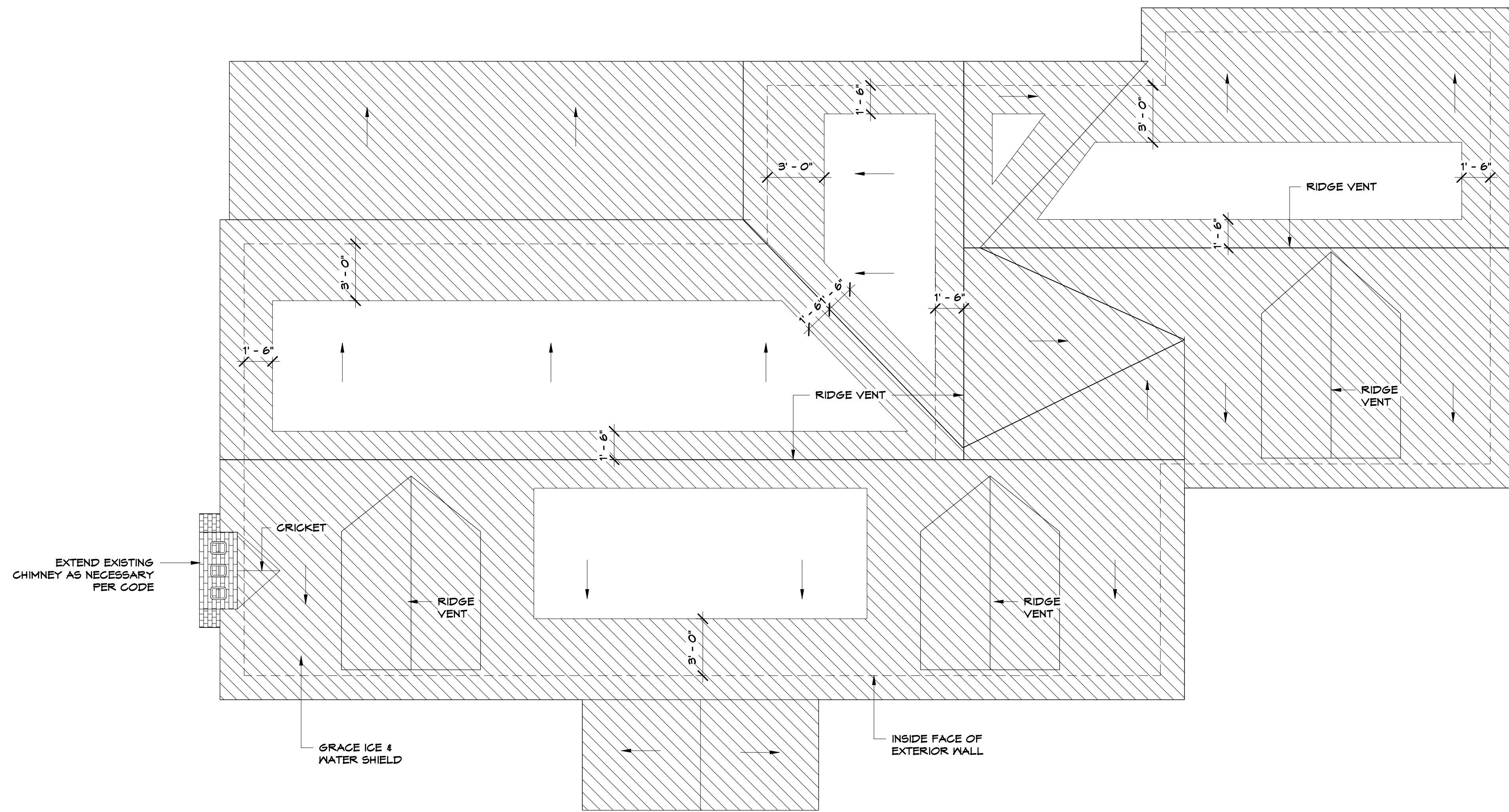
JOB TITLE #: SECOND FLOOR ADDITION & ALTERATIONS
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MELROSE, MA 02176

CLIENT NAME #: MR. ANTHONY NATALE
110 SYCAMORE ROAD
MELROSE, MA 02176

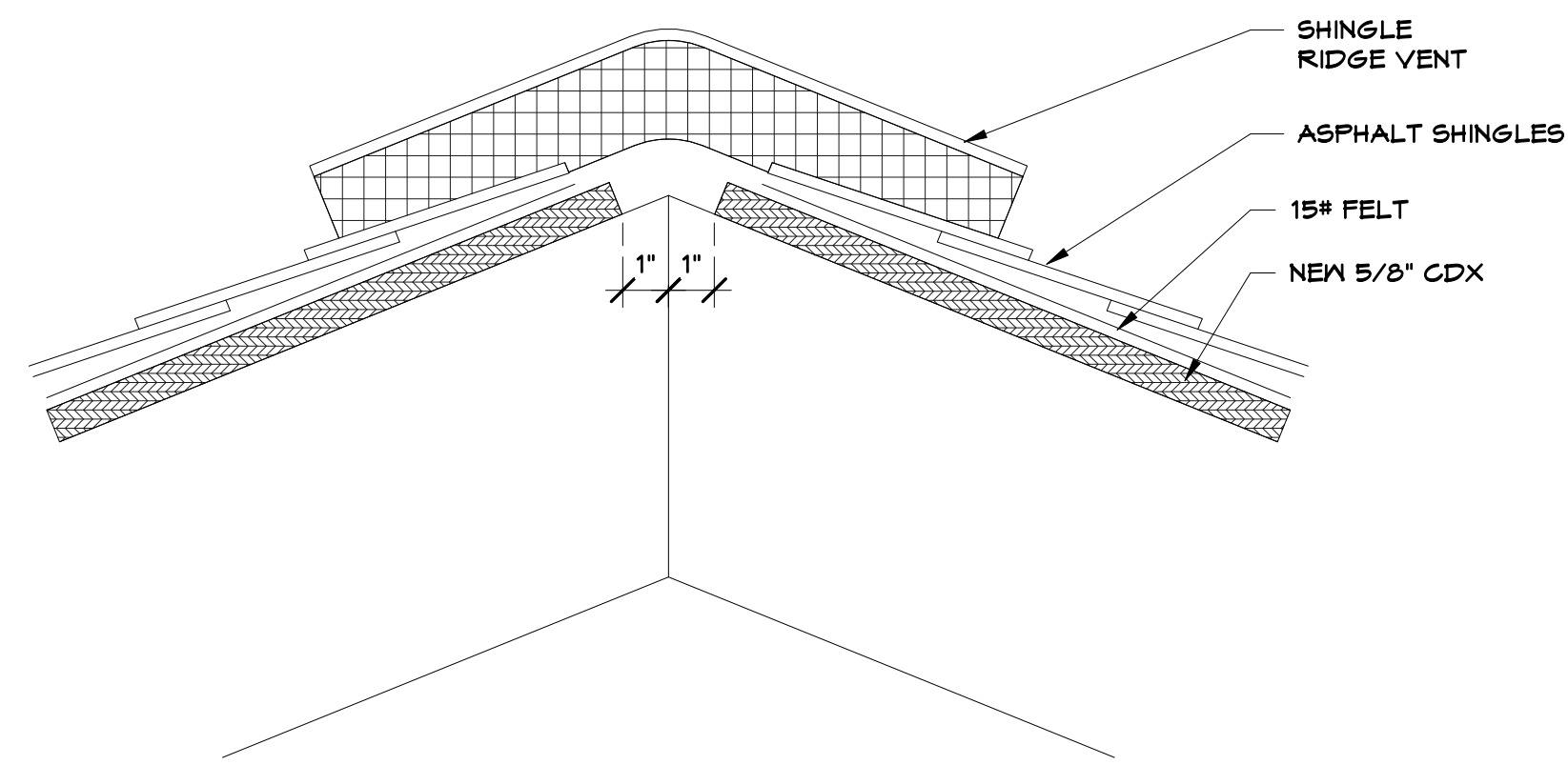
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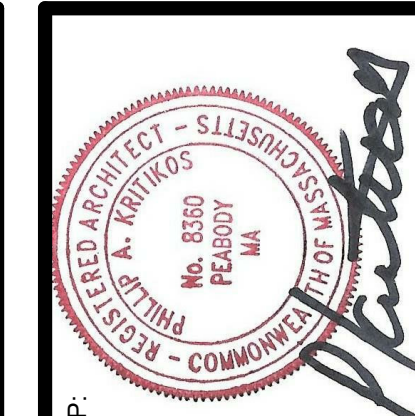




1 ROOF PLAN
1/4" = 1'-0"



2 RIDGE VENT
3" = 1'-0"



STAMP:

DRAWING TITLE: ROOF PLAN & DETAILS

DATE: 11-5-2021

SCALE: AS NOTED

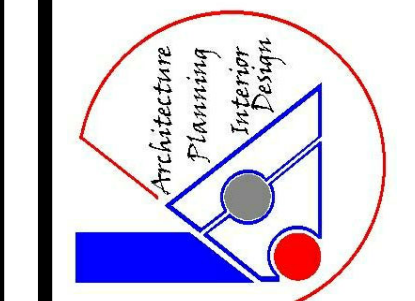
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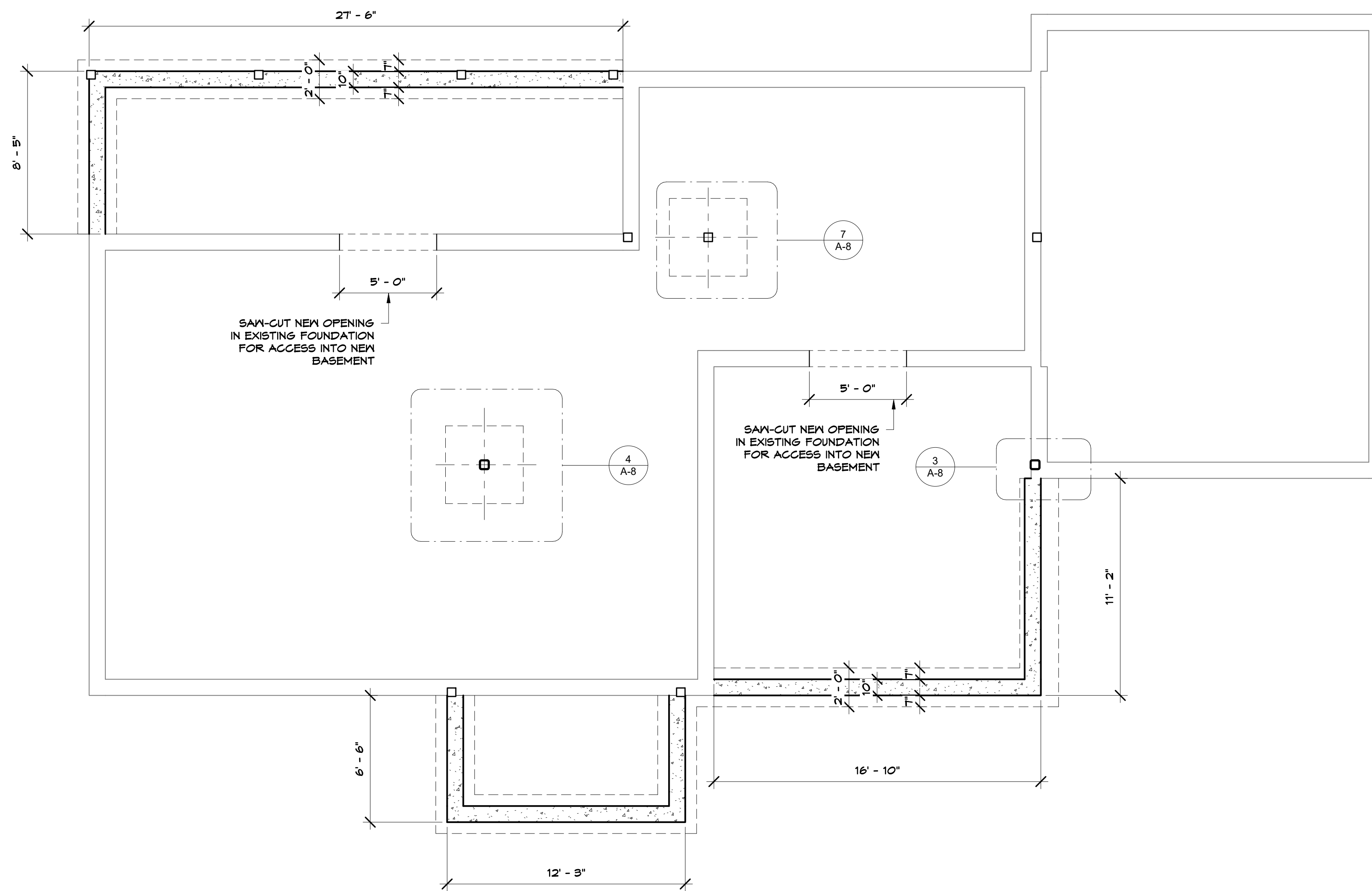
JOB TITLE #: SECOND FLOOR ADDITION & ALTERATIONS
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MELROSE, MA 02176

CLIENT NAME #: MR. ANTHONY NATALE
110 SYCAMORE ROAD
MELROSE, MA 02176

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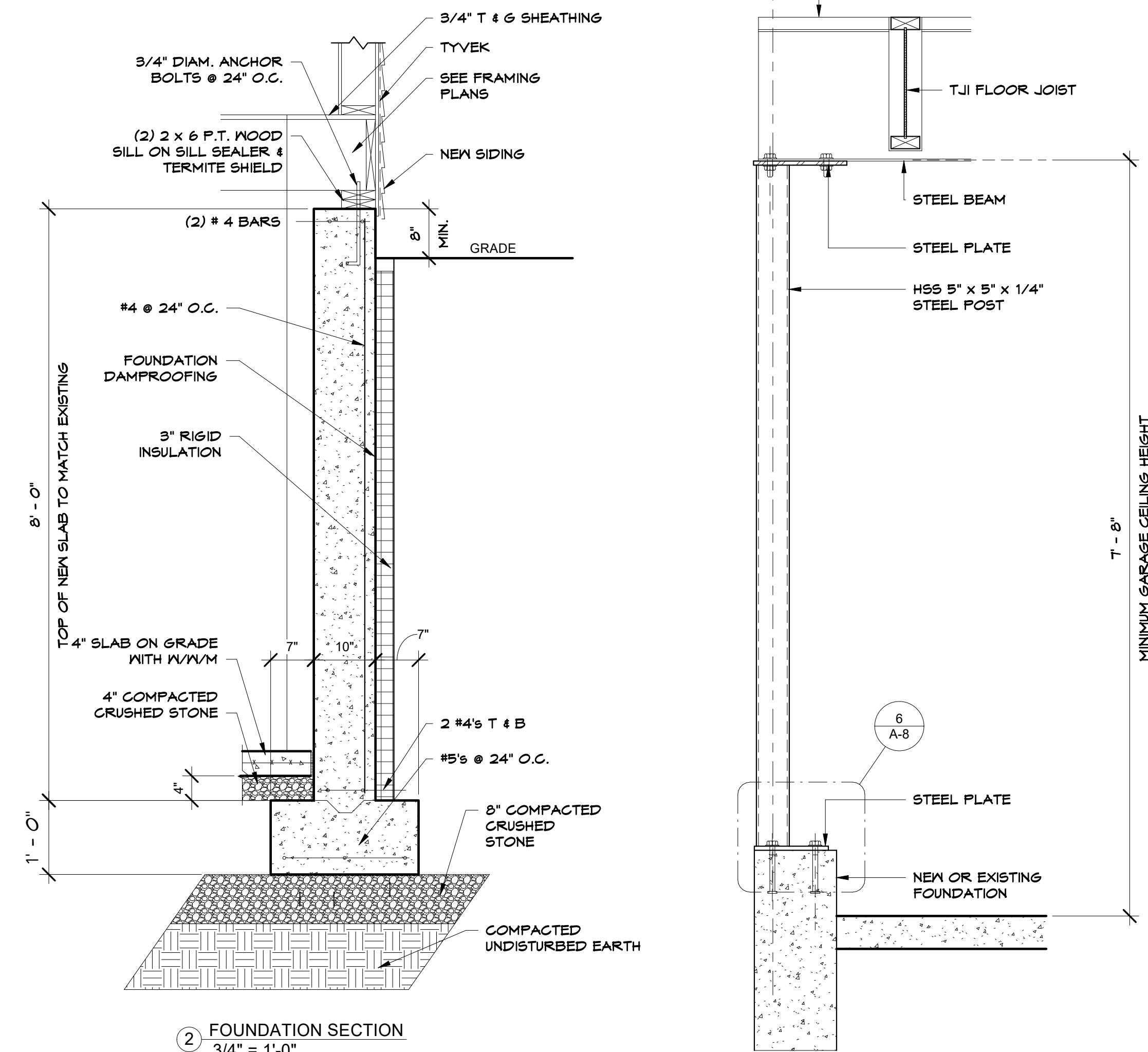
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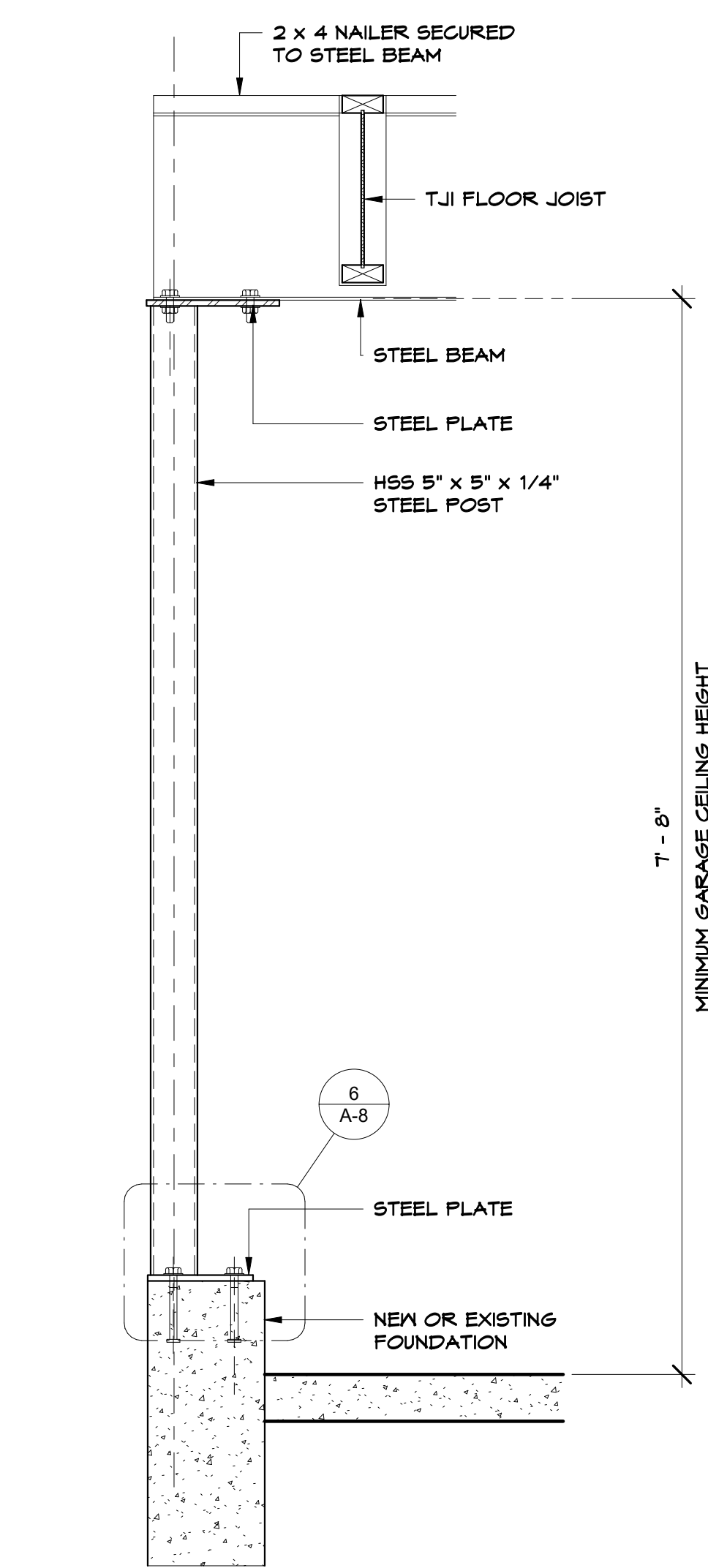


1 FOUNDATION PLAN
1/4" = 1'-0"

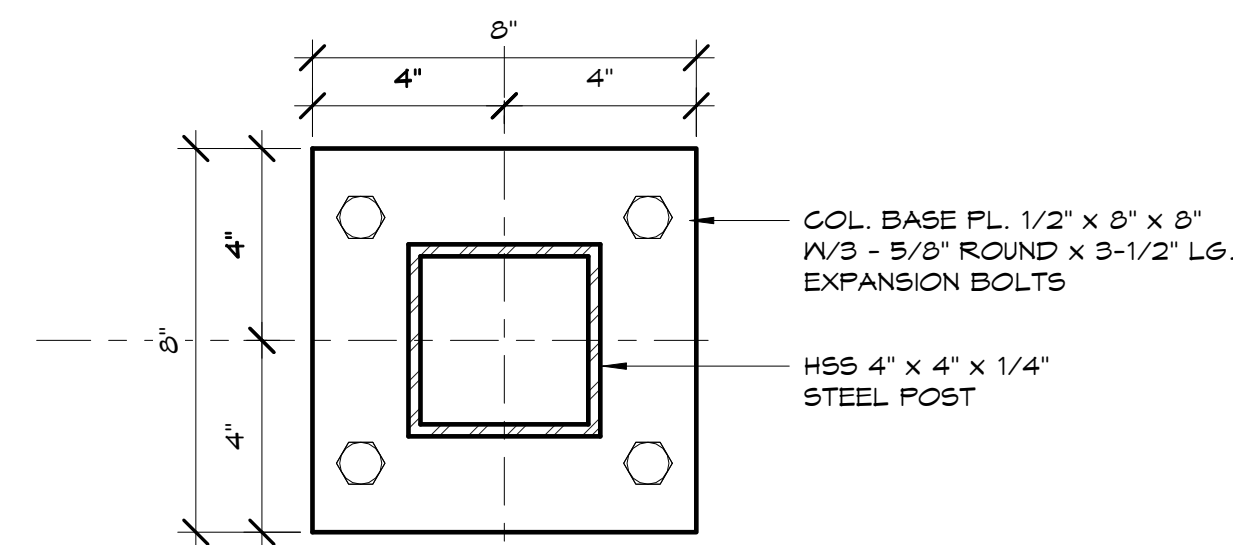
- NOTE 1**
ALL CONCRETE WORK SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-99) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).
- NOTE 2**
ALL CONCRETE IN FOUNDATIONS AND FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
- NOTE 3**
ALL CONCRETE SLABS ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
- NOTE 4**
ALL CONCRETE SHALL HAVE BETWEEN 5% TO 7% AIR ENTRAINMENT AND 4" MAX. SLUMP.
- NOTE 5**
NO CONCRETE SHALL BE CAST IN WATER OR ON FROZEN GROUND.
- NOTE 6**
BACKFILL AGAINST WALLS SHALL BE PLACED ALTERNATELY ON EACH SIDE IN 12" MAXIMUM LIFTS.
- NOTE 7**
REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:
(A) ASTM 615, GRADE 60 FOR DEFORMED BARS (F_y = 60,000 PSI)
(B) WELDED WIRE FABRIC (W/W/F) REINFORCEMENT: ASTM A185
- NOTE 8**
REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS AS INDICATED ON THE DRAWINGS.
- NOTE 9**
WELDED WIRE FABRIC SHALL BE LAPPED 6 INCHES OR ONE SPACE, WHICHEVER IS LARGER, AND SHALL BE WIRED TOGETHER.
- NOTE 10**
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL AND STATE REGULATIONS AND BUILDING CODES.
- NOTE 11**
THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.
- NOTE 12**
THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING & SHORING UNTIL ALL STRUCTURAL WORK IS COMPLETE.
- NOTE 13**
PROVIDE EXPANSION JOINT FILLER AND SEALANT WHERE FLOOR SLAB ABUTTS WALLS.
- NOTE 14**
ALL EXTERIOR FOUNDATION WALL CONSTRUCTION SHALL BE CARRIED DOWN TO A MINIMUM DEPTH OF FOUR FEET (4'-0") BELOW FINISHED EXTERIOR GRADE.
- NOTE 15**
BOTTOM ELEVATION OF FOOTING SHALL BE ADJUSTED IF NECESSARY TO BEAR ON FIRM UNDISTURBED VIRGIN MATERIAL OR ENGINEERED FILL CAPABLE OF SUPPORTING A MIN. SOIL BEARING CAPACITY OF 2,500 PSF.



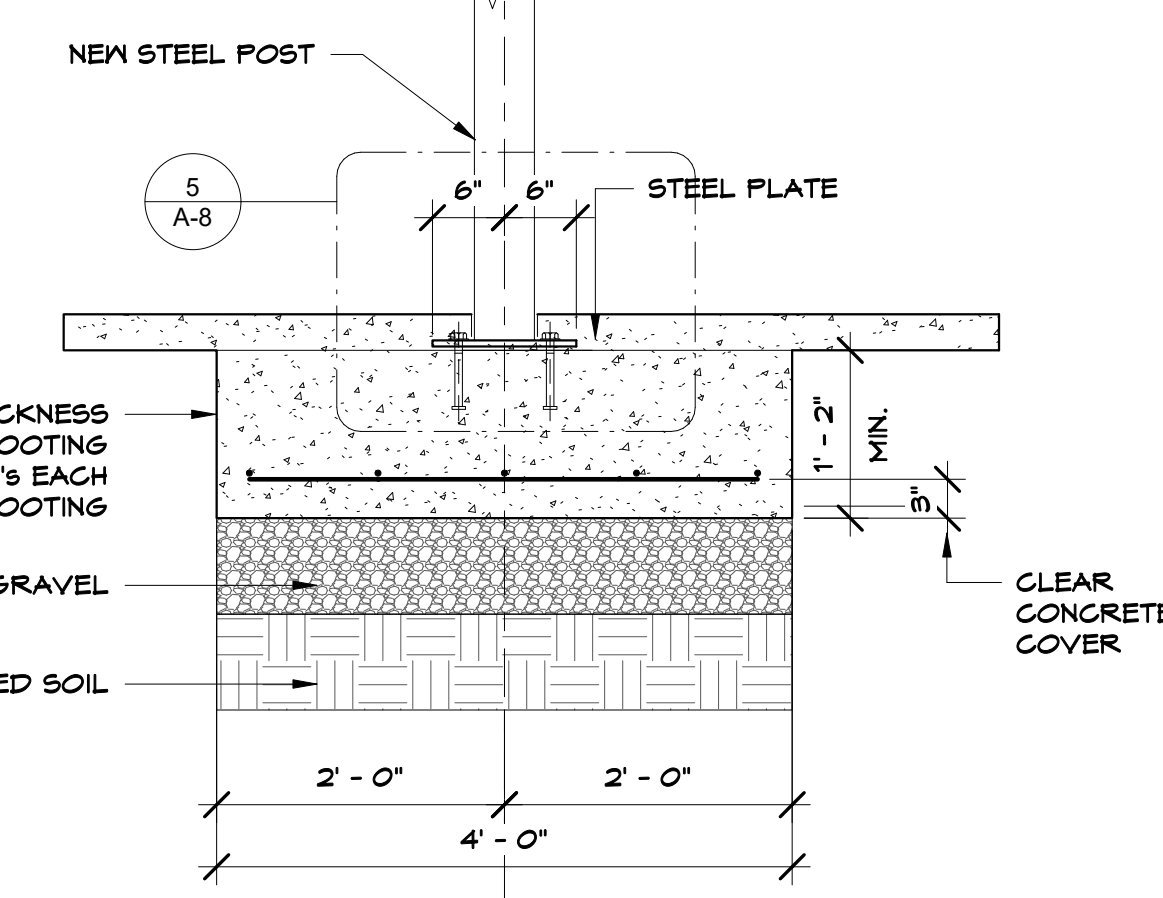
2 FOUNDATION SECTION
3/4" = 1'-0"



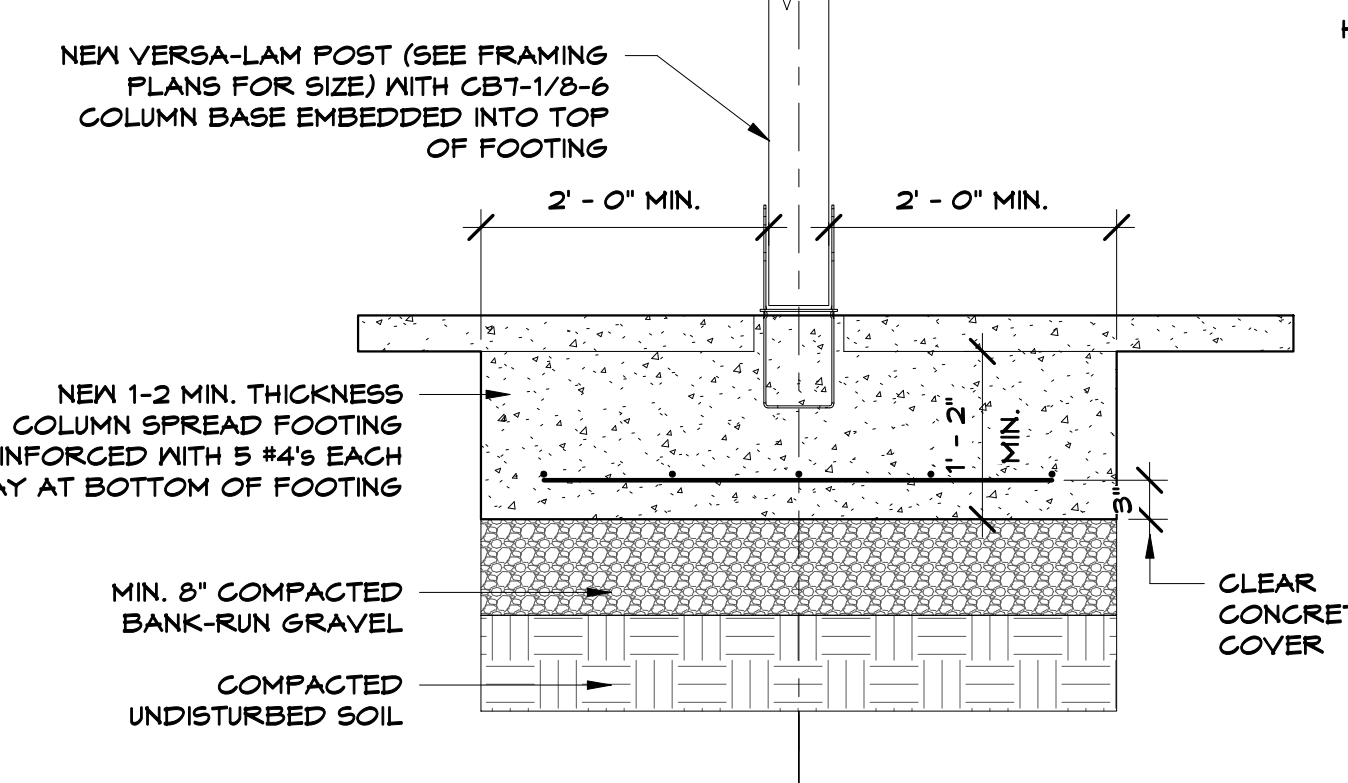
3 STEEL POST @ BEAM
1" = 1'-0"



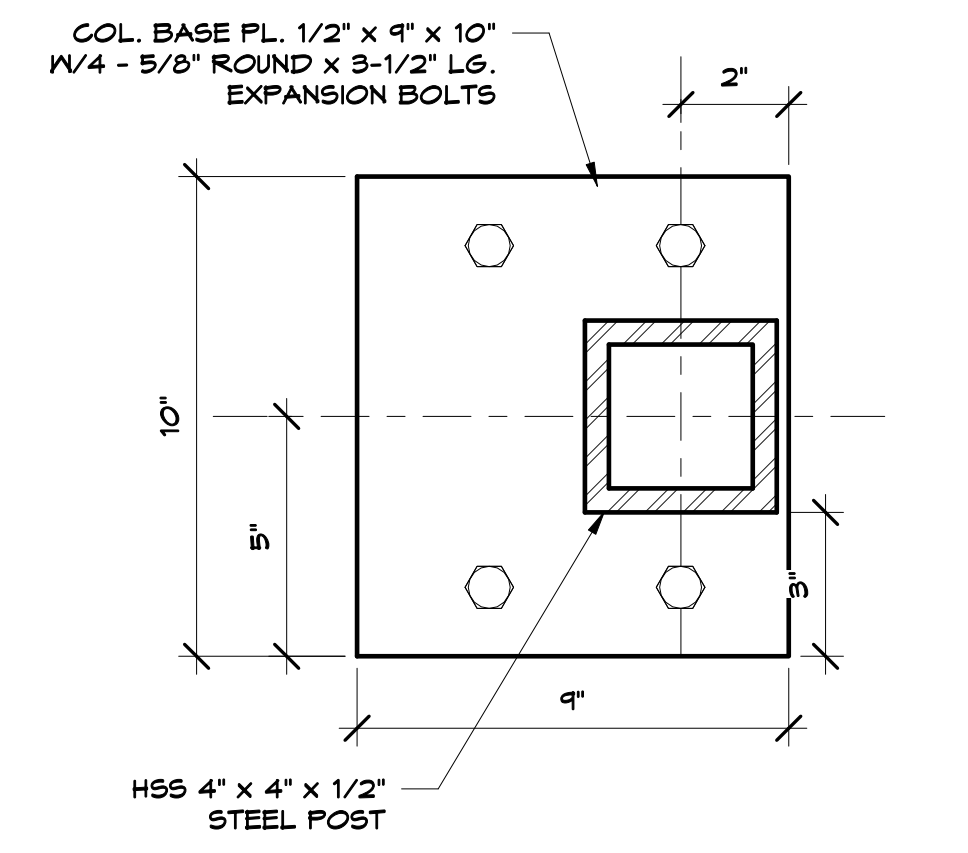
5 STEEL POST BASE
3" = 1'-0"



4 FOOTING DETAIL @ NEW POST
3/4" = 1'-0"



7 FOOTING DETAIL @ PSL POST
3/4" = 1'-0"

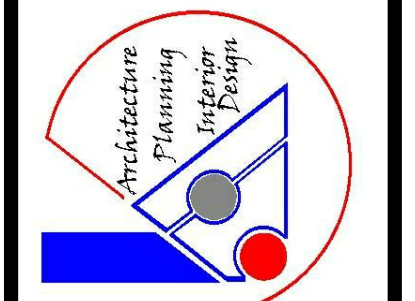


6 BASE PLATE & POST @ FOUNDATION
3" = 1'-0"

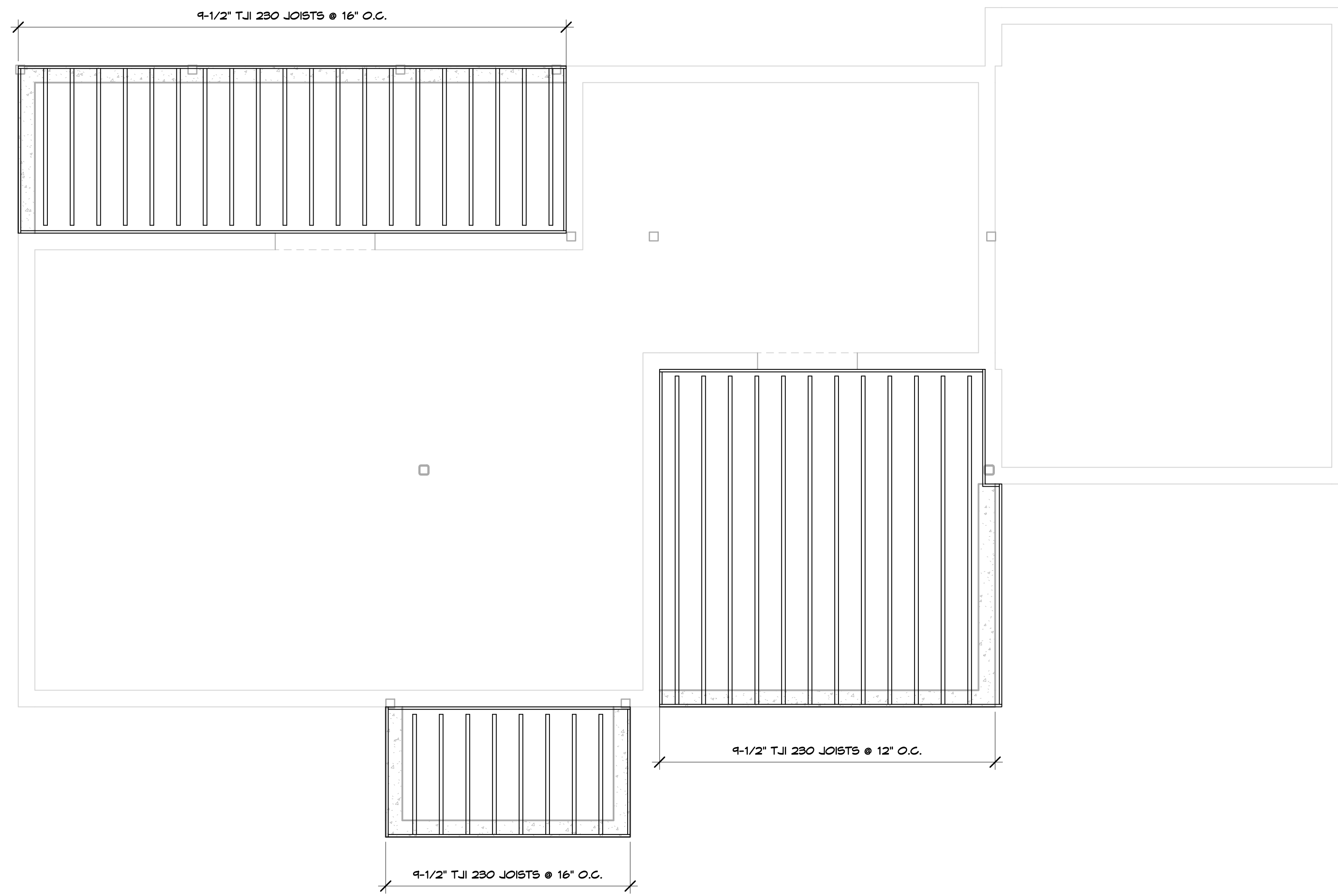


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DATE:	11-5-2021	DRAWN BY: PAK
SCALE:	AS NOTED	
JOB TITLE #:	SECOND FLOOR ADDITION & ALTERATIONS 110 SYCAMORE ROAD MELROSE, MA 02176	CLIENT NAME #:
		MR. ANTHONY NATALE 110 SYCAMORE ROAD MELROSE, MA 02176

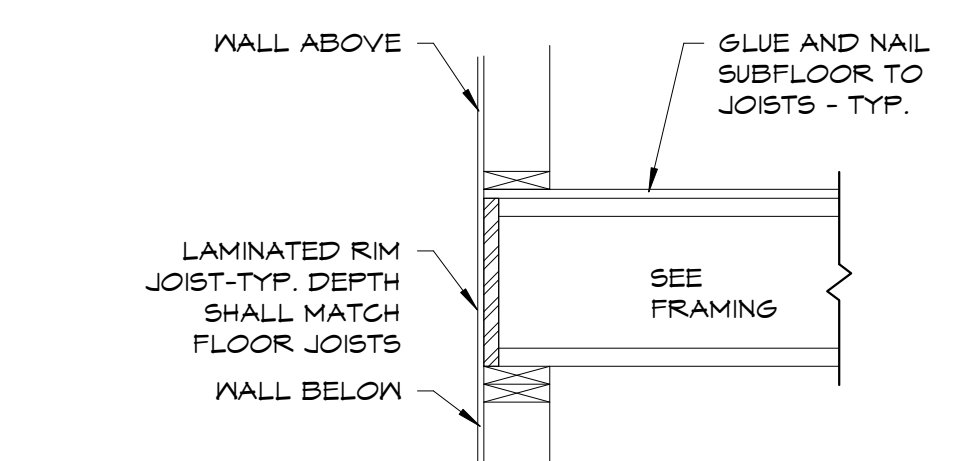
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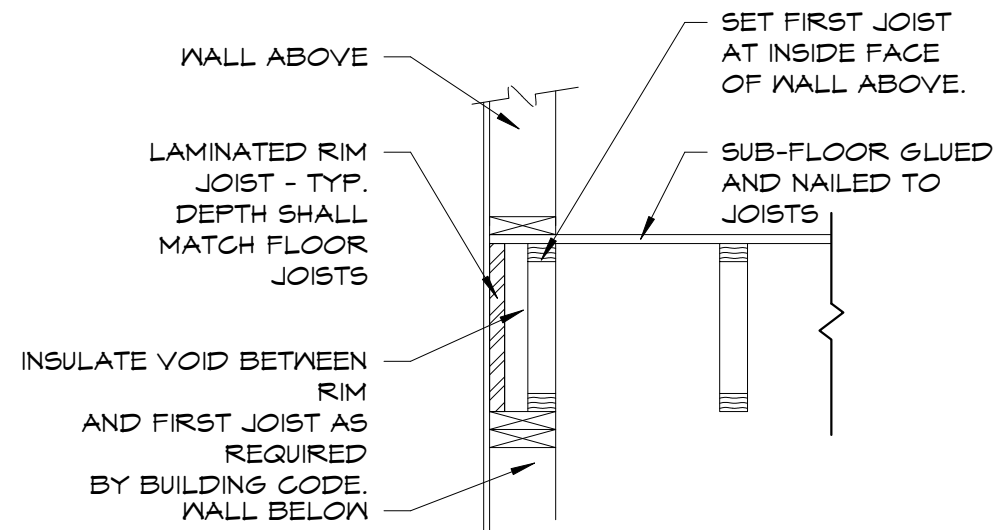
A-8



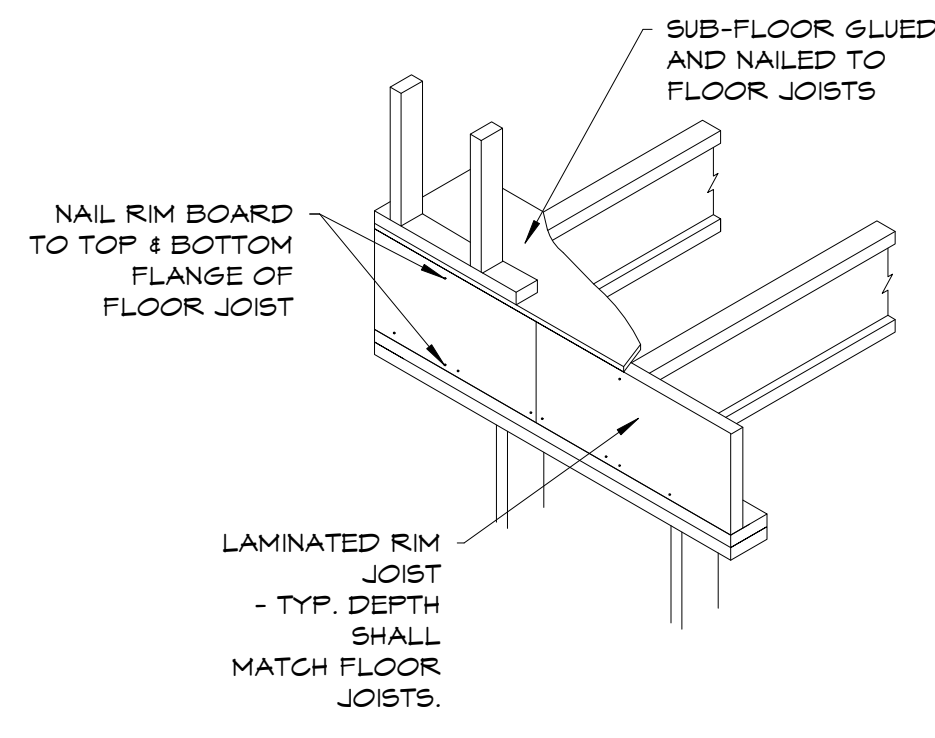
1 FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



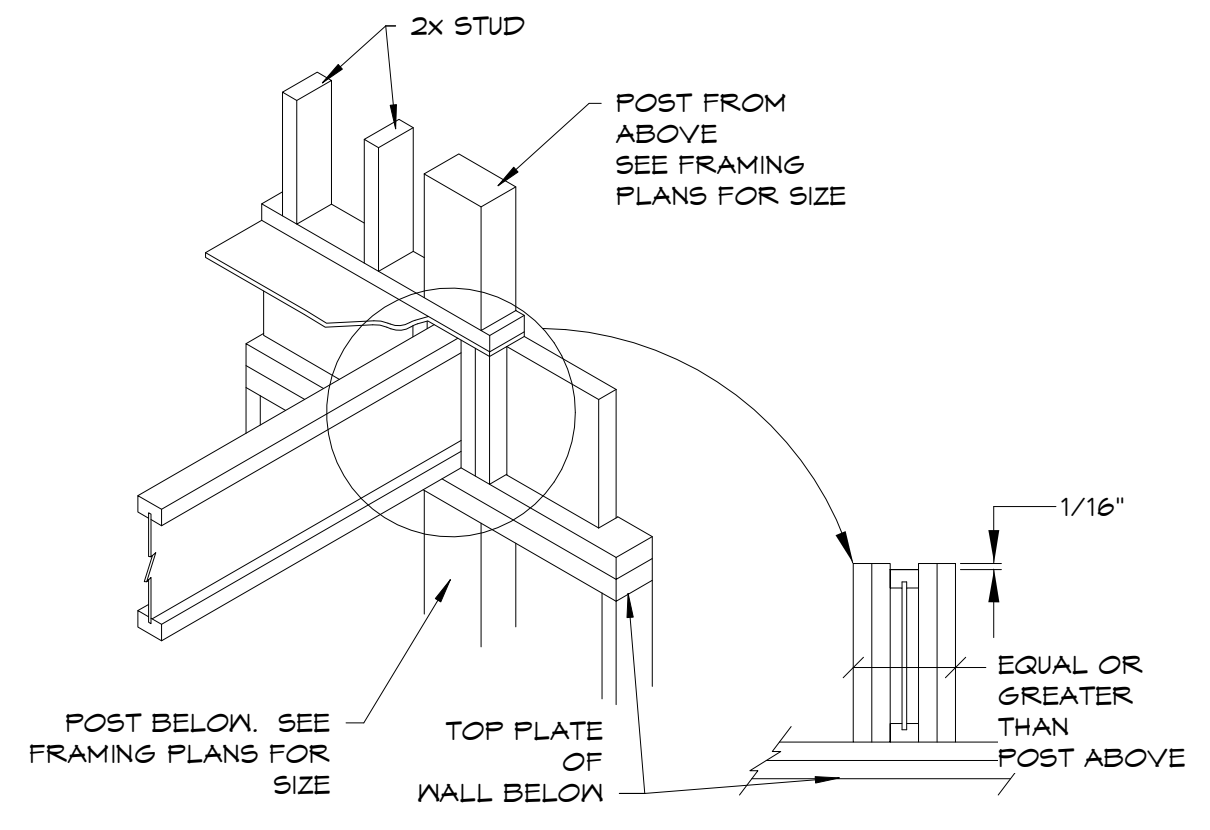
2 FRAMING DETAIL 1
3/4" = 1'-0"



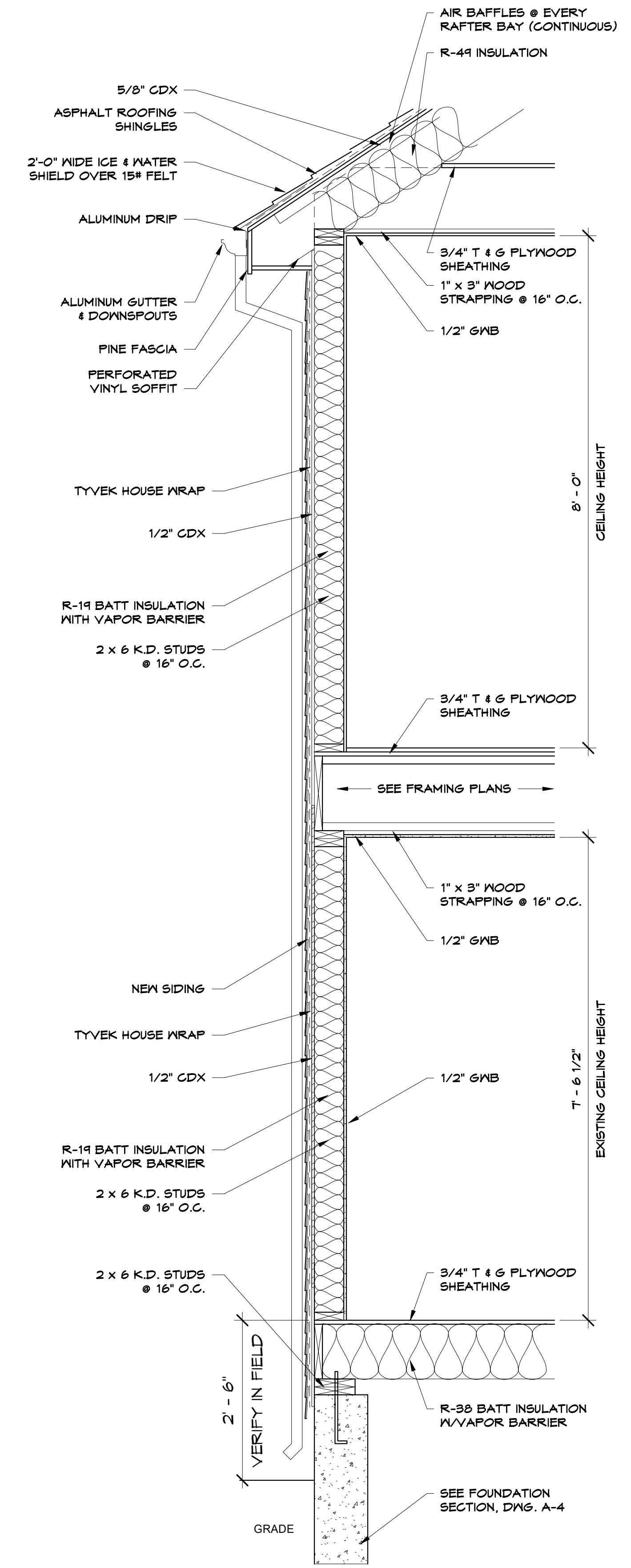
3 FRAMING DETAIL 2
3/4" = 1'-0"



4 FRAMING DETAIL 3
3/4" = 1'-0"



5 FRAMING DETAIL 4
3/4" = 1'-0"

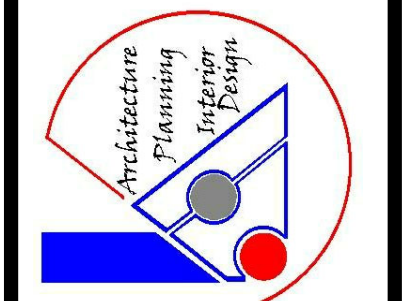


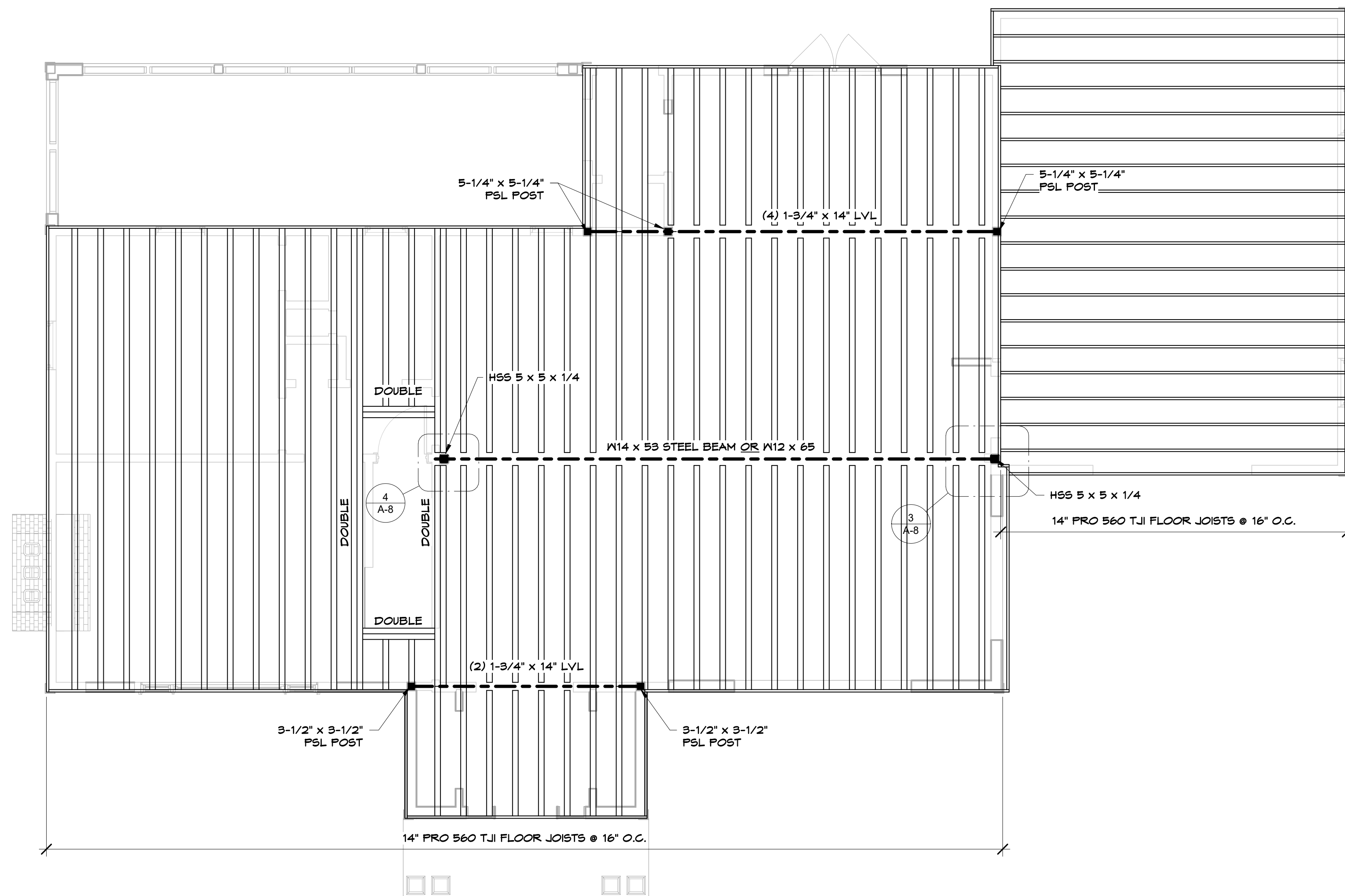
6 WALL SECTION TYPICAL
3/4" = 1'-0"



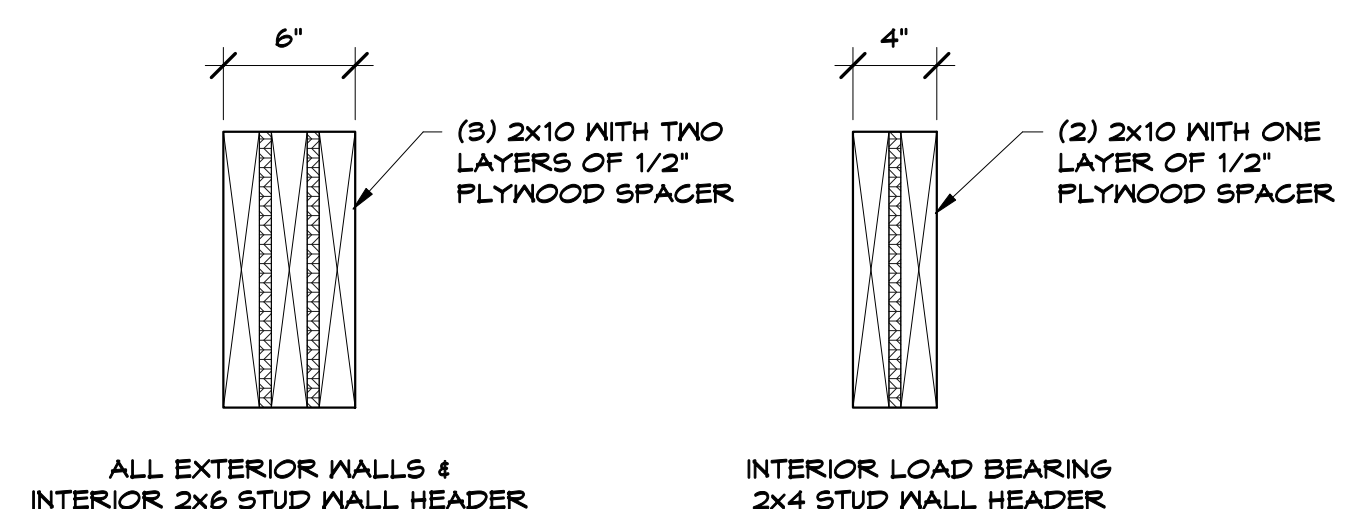
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DATE:	11-5-2021	SCALE:	AS NOTED
JOB TITLE #:	SECOND FLOOR ADDITION & ALTERATIONS 110 SYCAMORE ROAD MELROSE, MA 02176	REVISIONS:	
CLIENT NAME #:	MR. ANTHONY NATALE 110 SYCAMORE ROAD MELROSE, MA 02176	DRAWN BY:	PAK

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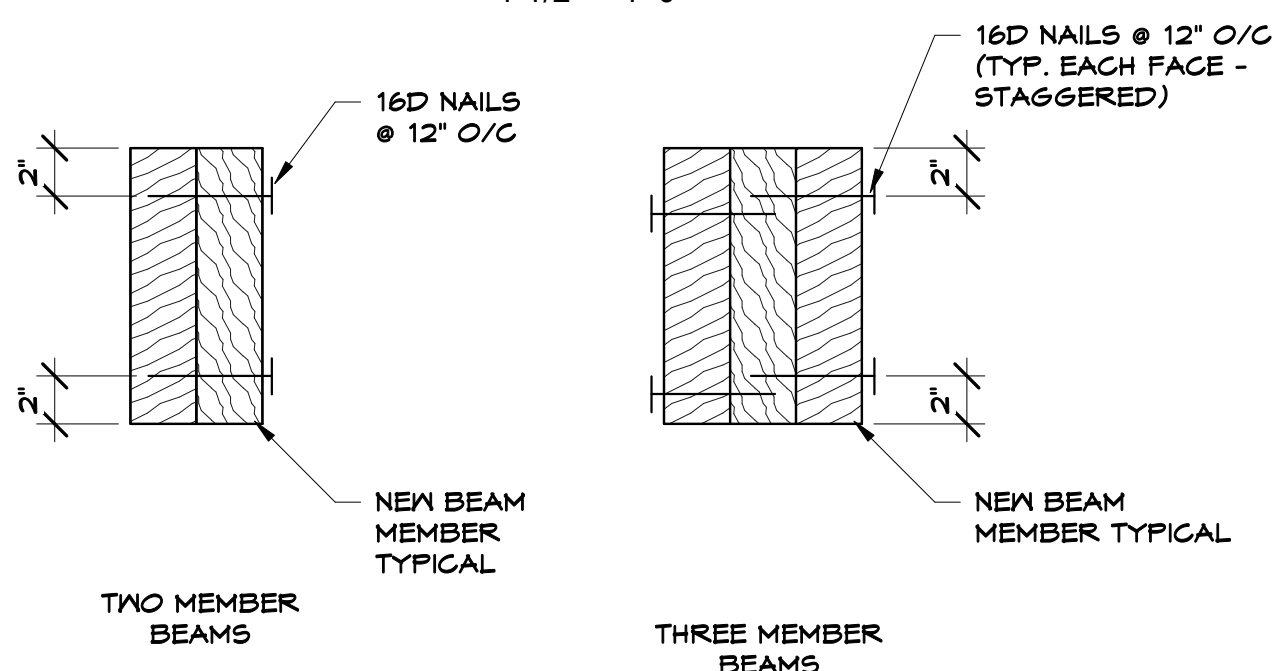


1 SECOND FLOOR FRAMING PLAN
 1/4" = 1'-0"

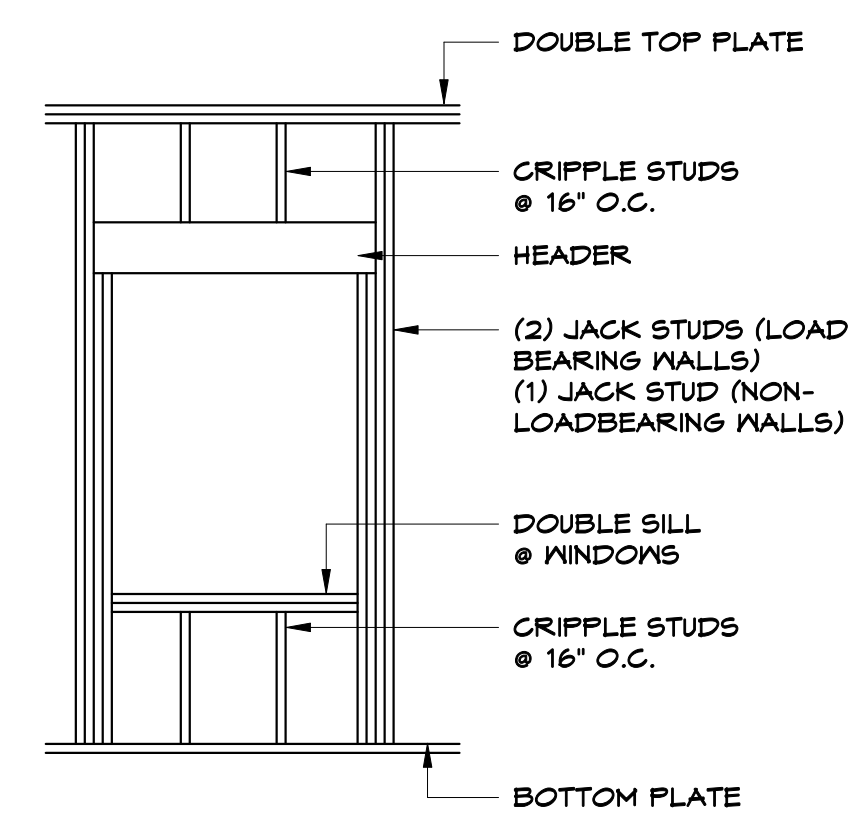


ABOVE DETAILS ARE TYPICAL AT ALL OPENINGS IN LOAD BEARING/EXTERIOR WALLS UNLESS OTHERWISE NOTED ON FRAMING PLANS

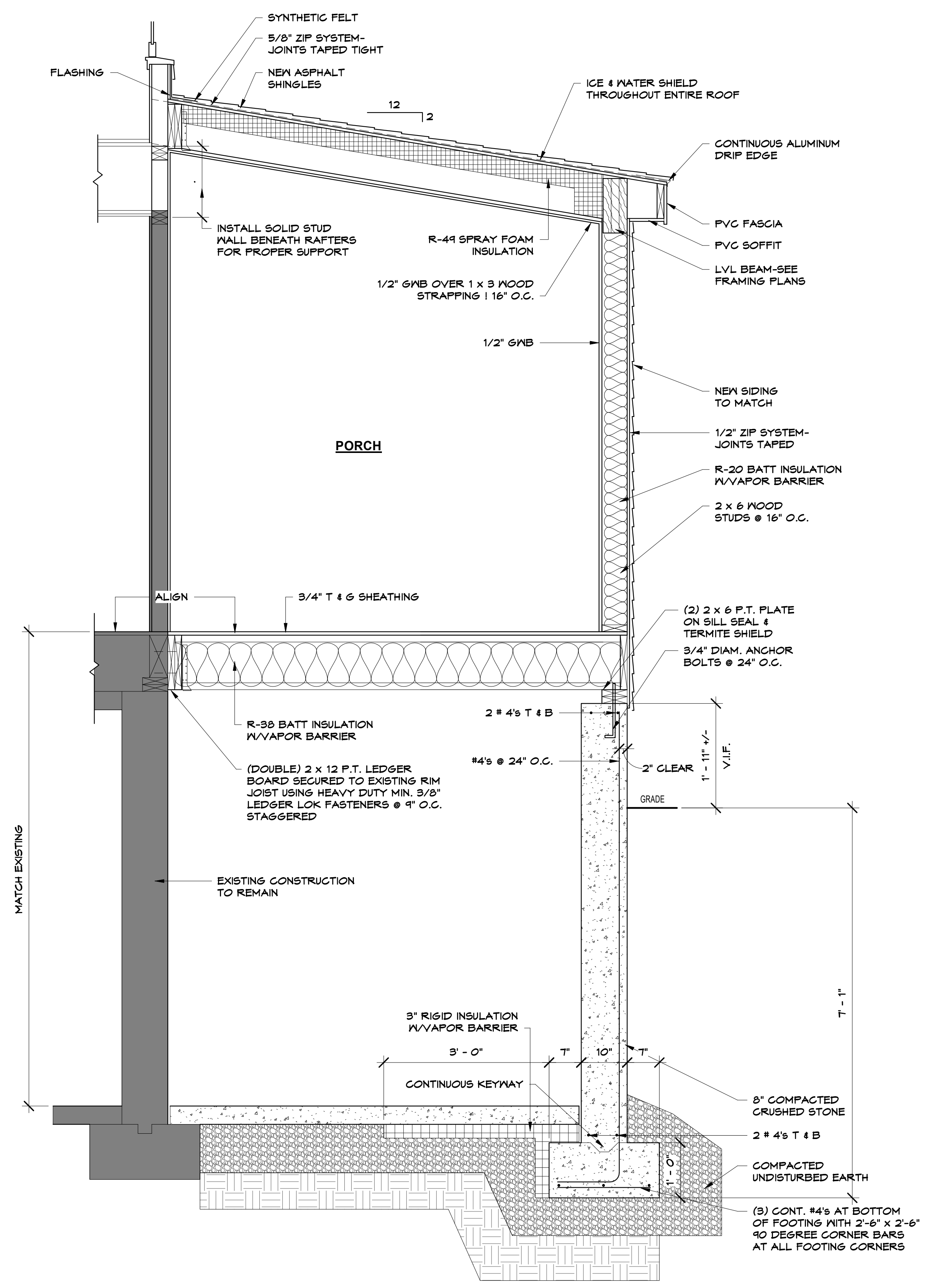
2 TYPICAL HEADERS
 1 1/2" = 1'-0"



3 TYPICAL NAILING @ BUILT-UP BEAMS
 1 1/2" = 1'-0"



4 TYPICAL FRAMING @ OPENING
 3/8" = 1'-0"



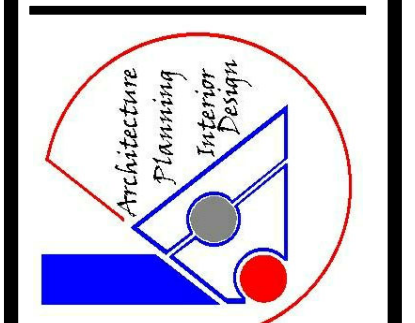
5 WALL SECTION @ PORCH
 3/4" = 1'-0"

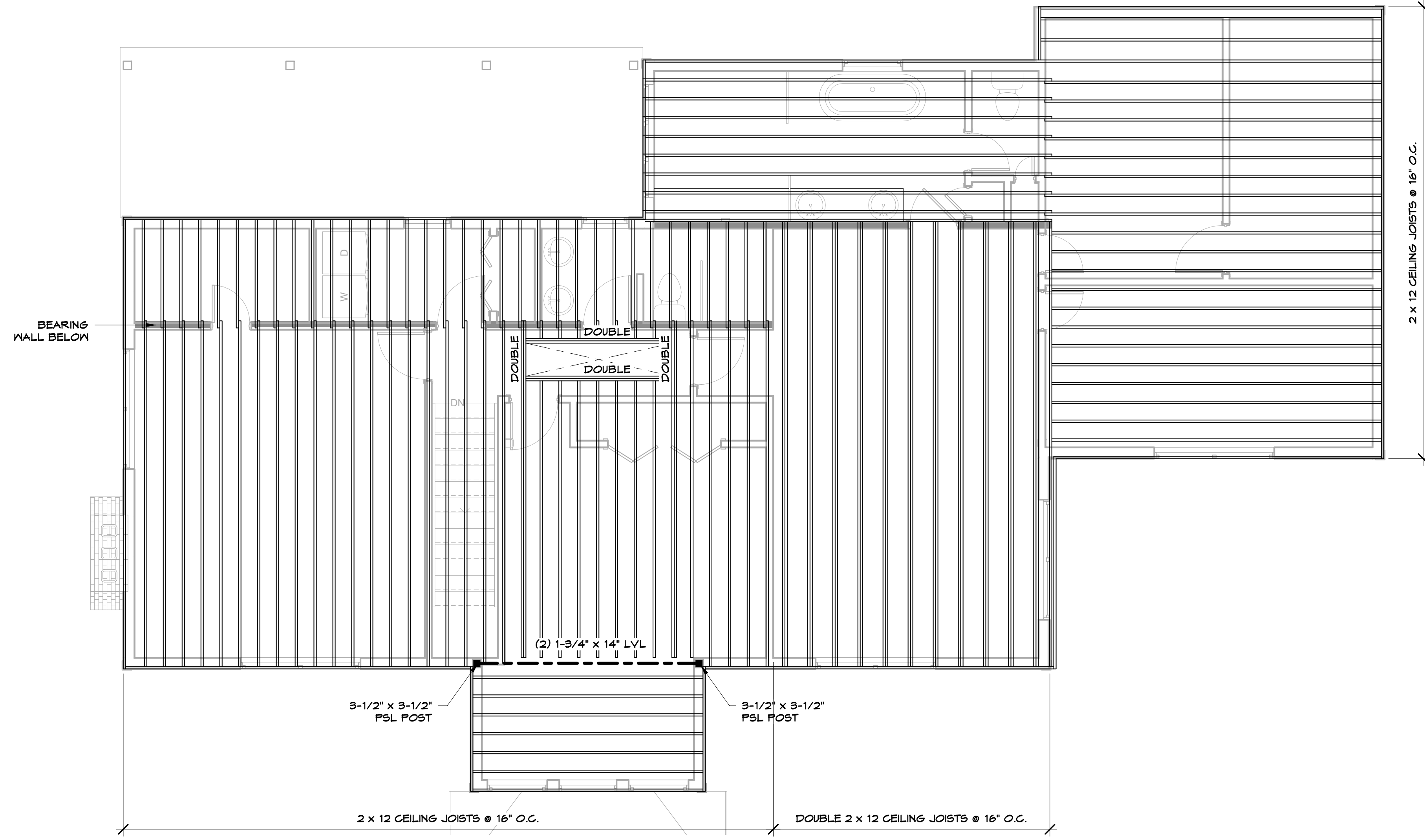


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 REVISIONS:
 DATE: 11-5-2021
 SCALE: AS NOTED
 DRAWN BY: PAK

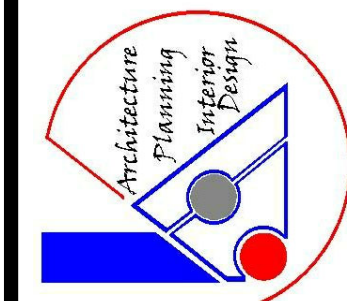
JOB TITLE #: SECOND FLOOR ADDITION & ALTERATIONS
 110 SYCAMORE ROAD
 MELROSE, MA 02176
 CLIENT NAME #: MR. ANTHONY NATALE
 110 SYCAMORE ROAD
 MELROSE, MA 02176

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 www.kritikosarchitects.com





① ATTIC FRAMING PLAN
1/4" = 1'-0"

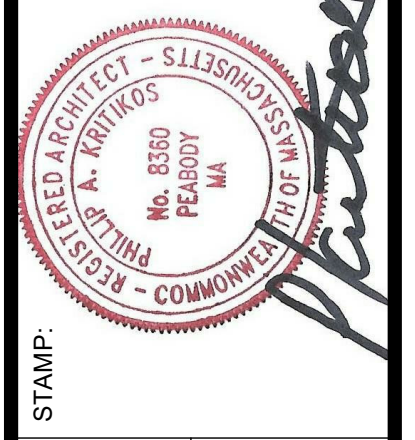


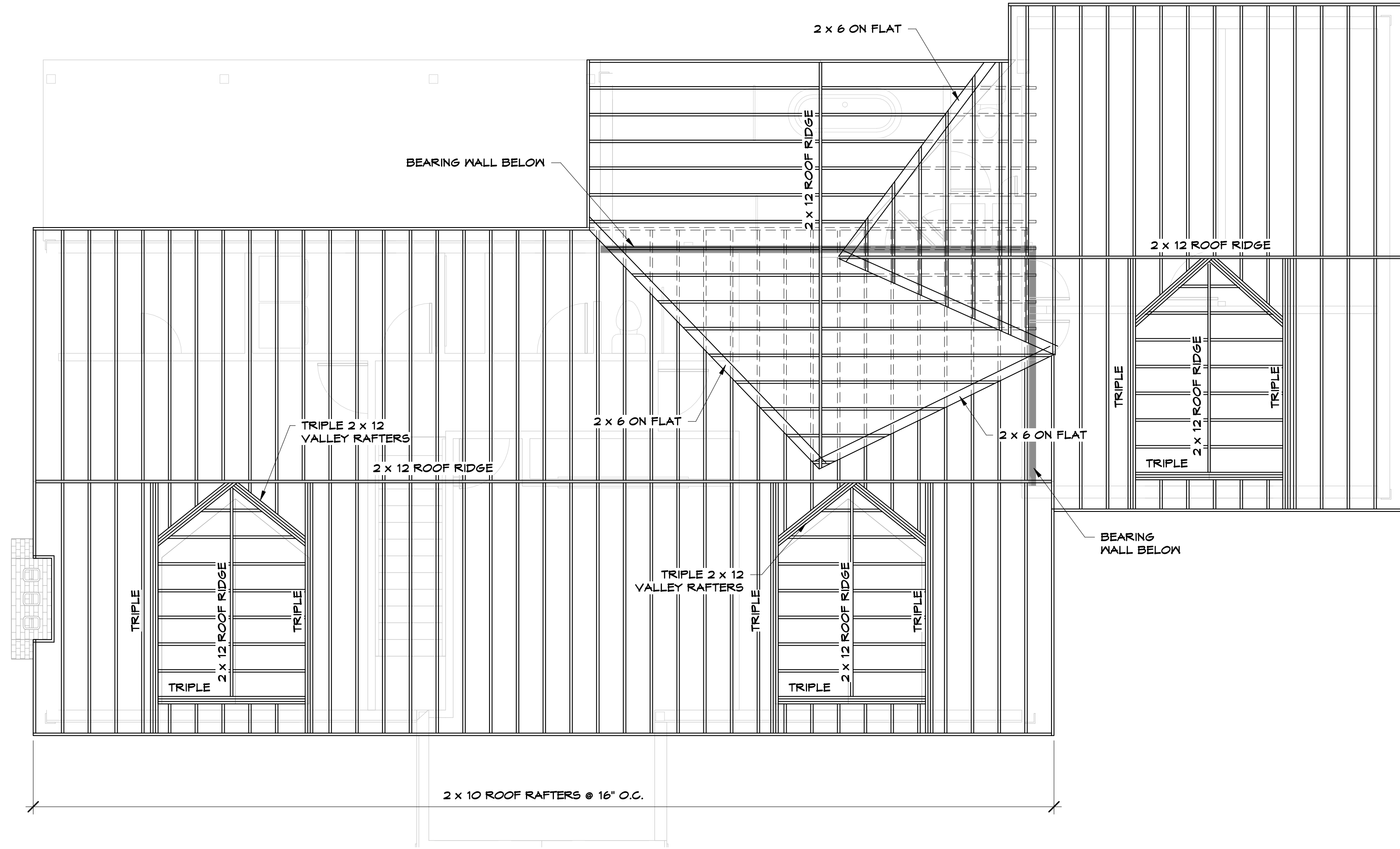
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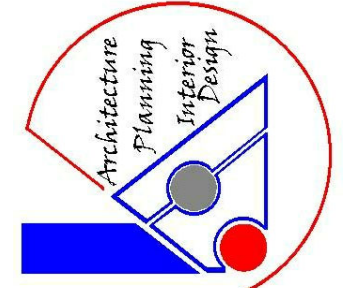
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1 ROOF FRAMING PLAN
1/4" = 1'-0"



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CLIENT NAME #: MR. ANTHONY NATALE
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 MELROSE, MA 02176

DATE: 11-5-2021

SCALE: AS NOTED

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