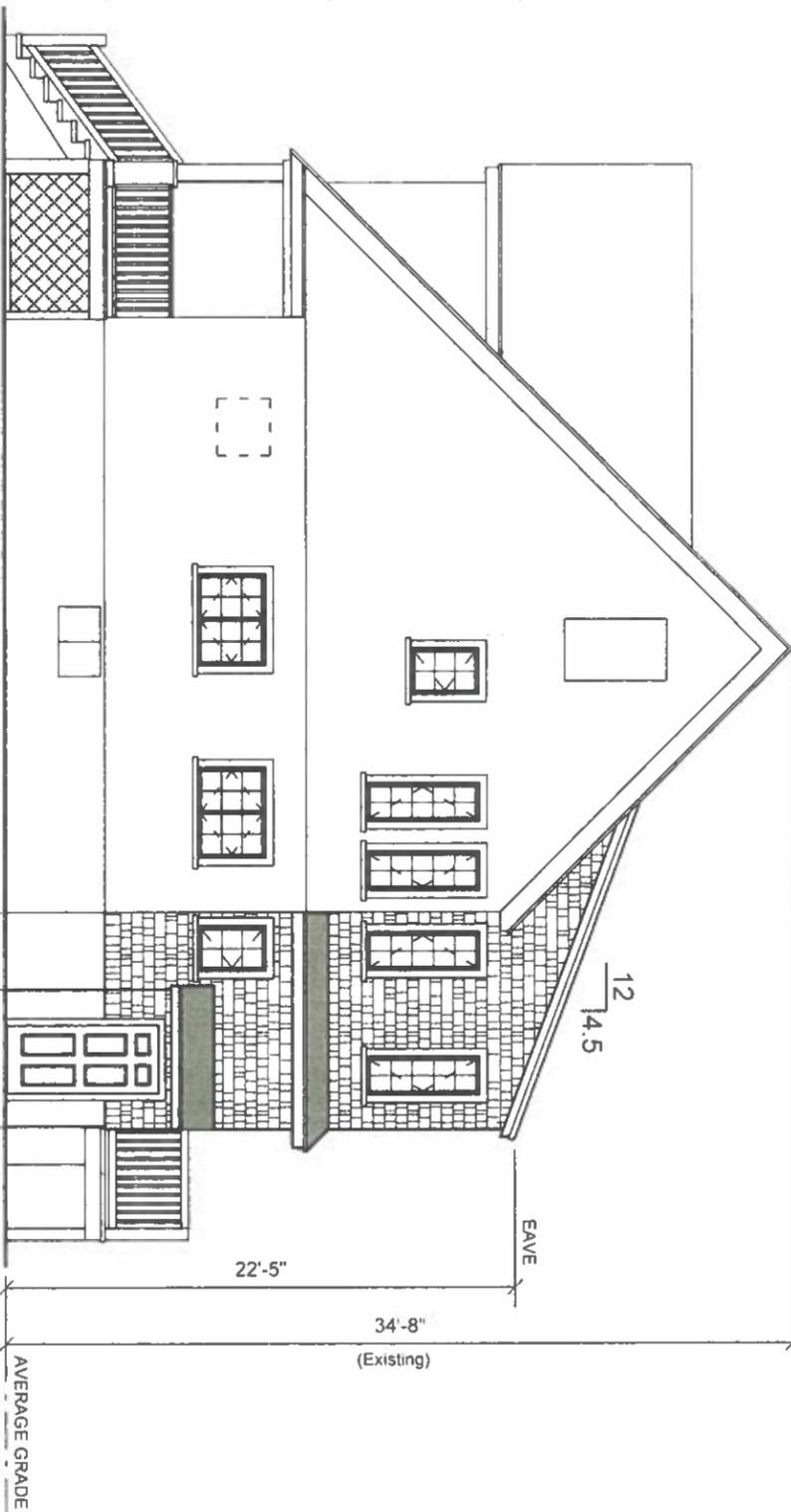
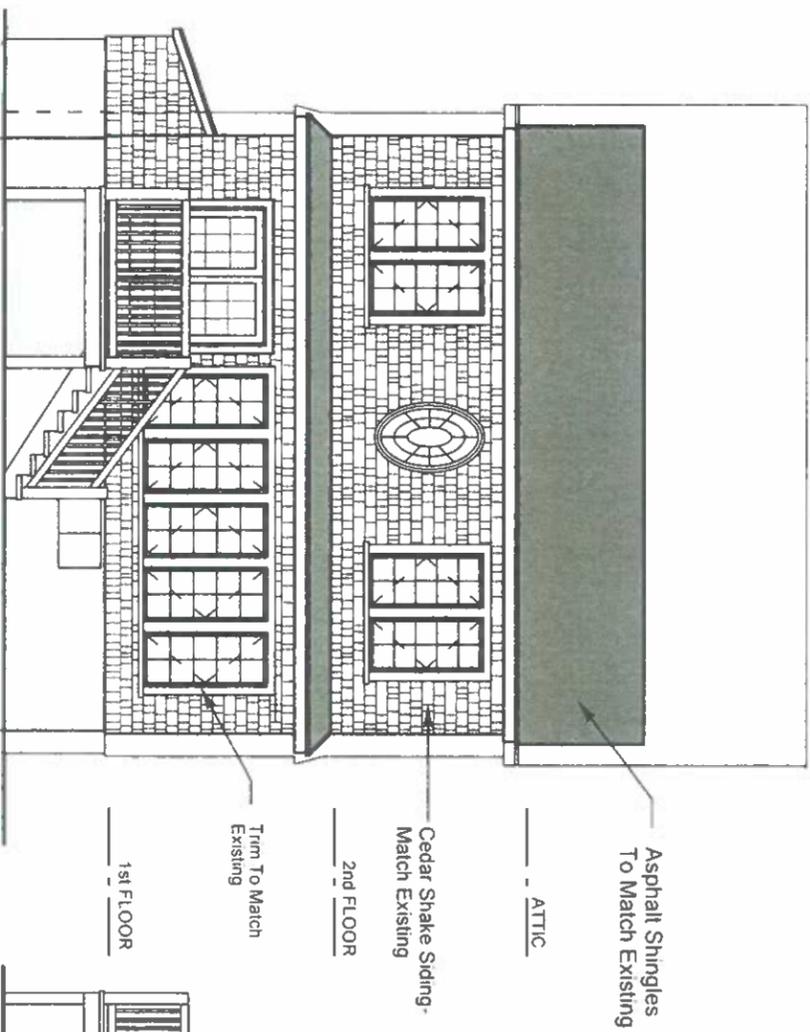


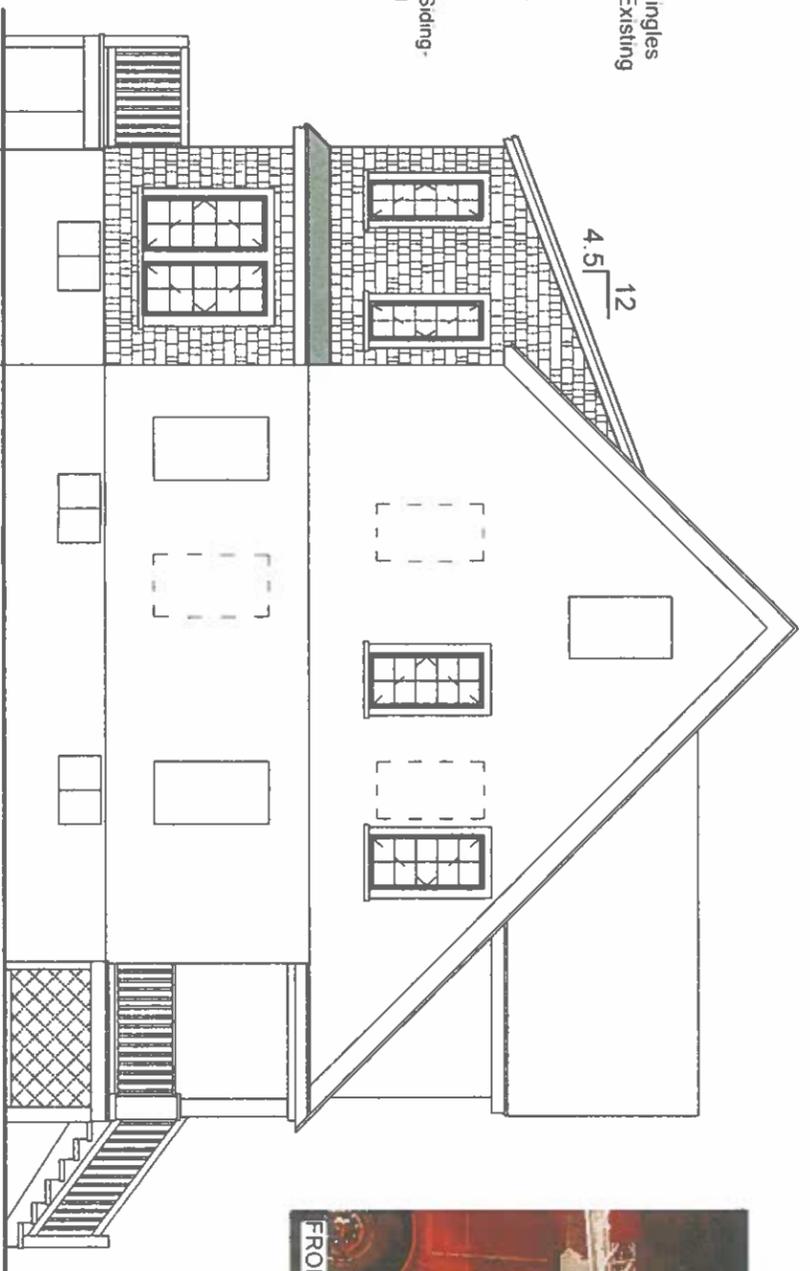
FRONT ELEVATION
Scale: 1/8"=1'-0"



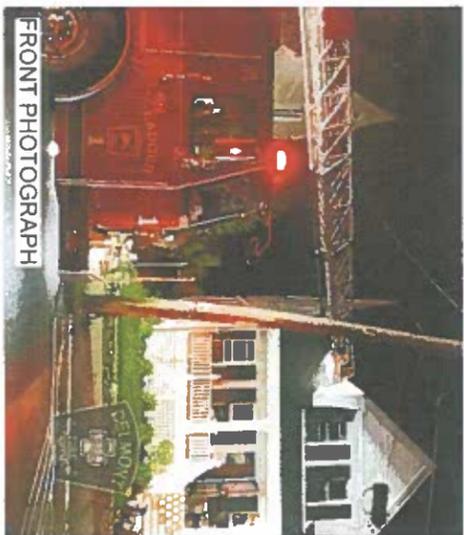
RIGHT SIDE ELEVATION
Scale: 1/8"=1'-0"



REAR ELEVATION
Scale: 1/8"=1'-0"



LEFT SIDE ELEVATION
Scale: 1/8"=1'-0"

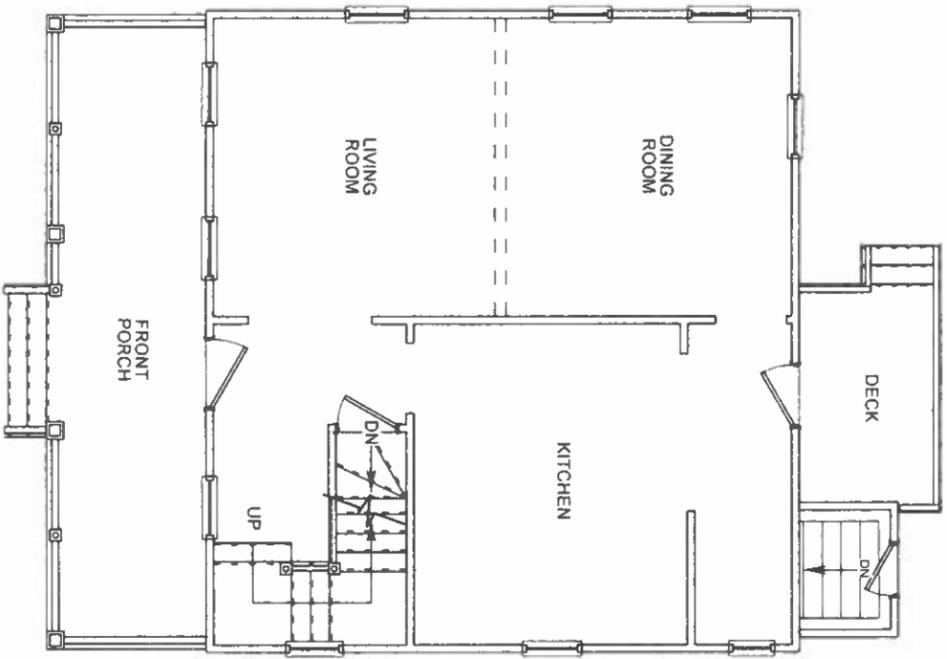


FRONT PHOTOGRAPH

*These Drawings are conceptual only. The actual construction documents may vary due to design changes necessary to meet current codes and regulations. Any major design changes are subject to board scrutiny.

FOR BOARD APPROVAL ONLY

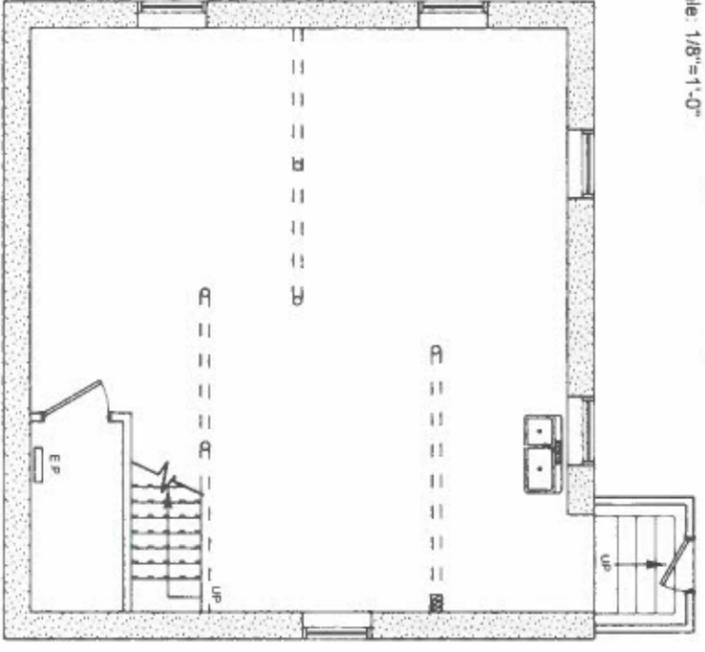
Sheet: 1 of 4	Title: ELEVATIONS	Project: RECONSTRUCTION AFTER CATASTROPHY(FIRE) & ADDITION 8 OAK STREET BELMONT, MASSACHUSETTS	Copyright © Jozokos Architecture, Inc. All rights reserved. Per the Architectural Works Copyright Protection Act of 1990, this document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not effective unless signed & sealed by James J. Jozokos, Architect	Date: Mar. 17, 2025	Project No.: 24114
				Drawn By: JG	
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728 SQ. FT.
196 SQ. FT. - Front Porch
26 SQ. FT. - Dog House

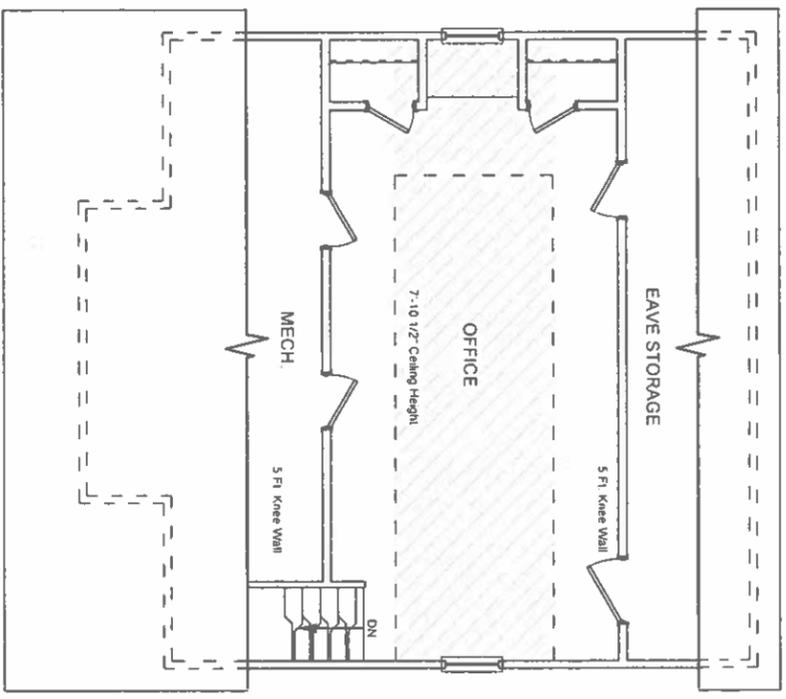
EXISTING 1ST FLOOR PLAN
Scale: 1/8"=1'-0"

950 SQ. FT. TOTAL

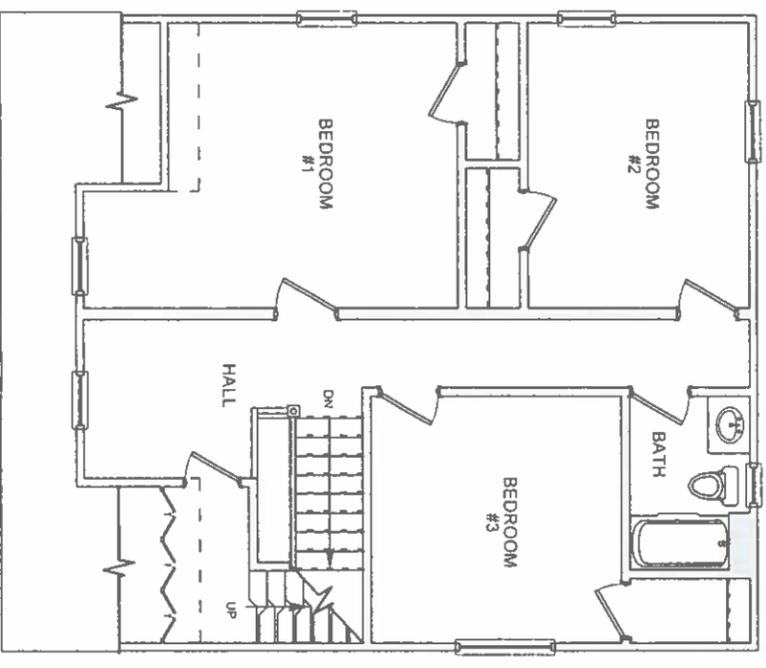


EXISTING BASEMENT PLAN
Scale: 1/8"=1'-0"

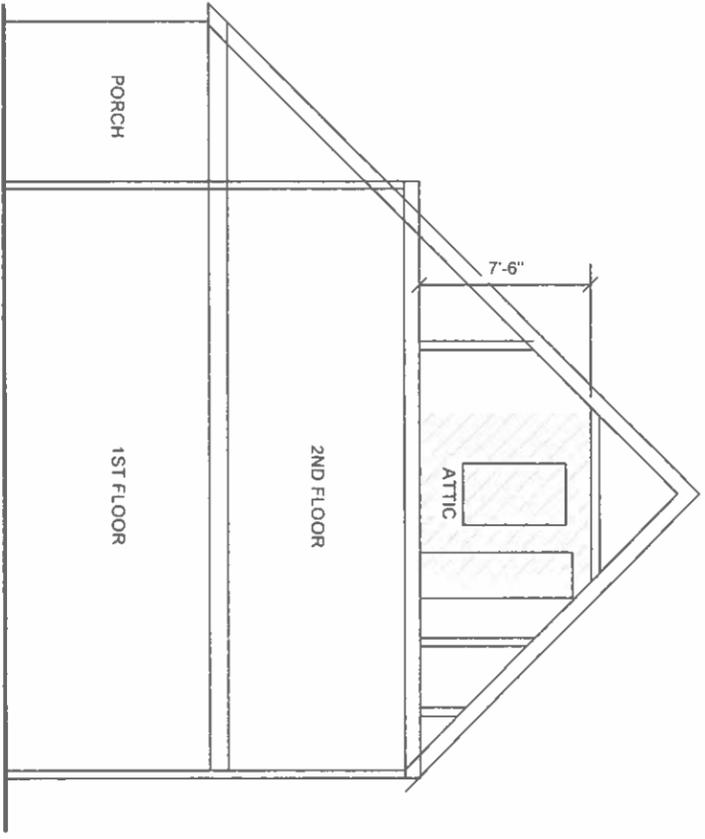
*CELLAR per surveyor 03/21/2021 plan
(Sq. Ft. Not included in Gross Floor Area)



EXISTING ATTIC PLAN
Scale: 1/8"=1'-0"
212 SQ. FT.
(match = 7'-6" ceiling or greater)



EXISTING 2ND FLOOR PLAN
Scale: 1/8"=1'-0"
771 SQ. FT.



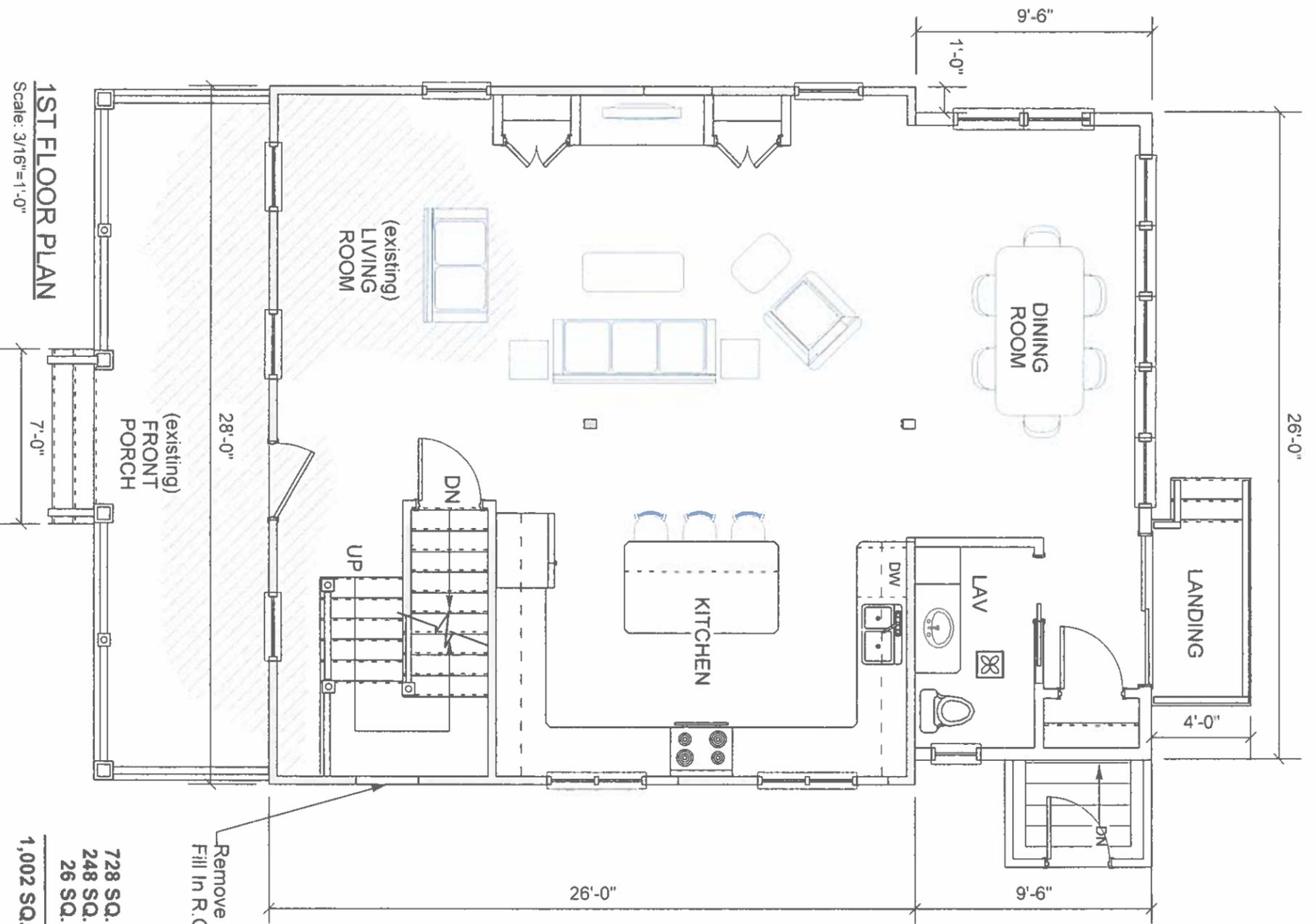
EXISTING SECTION
Scale: 1/8"=1'-0"

GROSS FLOOR AREA	
950 SQ. FT. - 1ST	4,468 SQ. FT. LOT 43% Max Lot Coverage (25% allowable per zoning)
771 SQ. FT. - 2ND	
212 SQ. FT. - ATTIC	
1,933 SQ. FT. TOTAL	

These Drawings are conceptual only. The actual construction documents may vary due to design changes necessary to meet current codes and regulations. Any major design changes are subject to Board scrutiny.

FOR BOARD APPROVAL ONLY

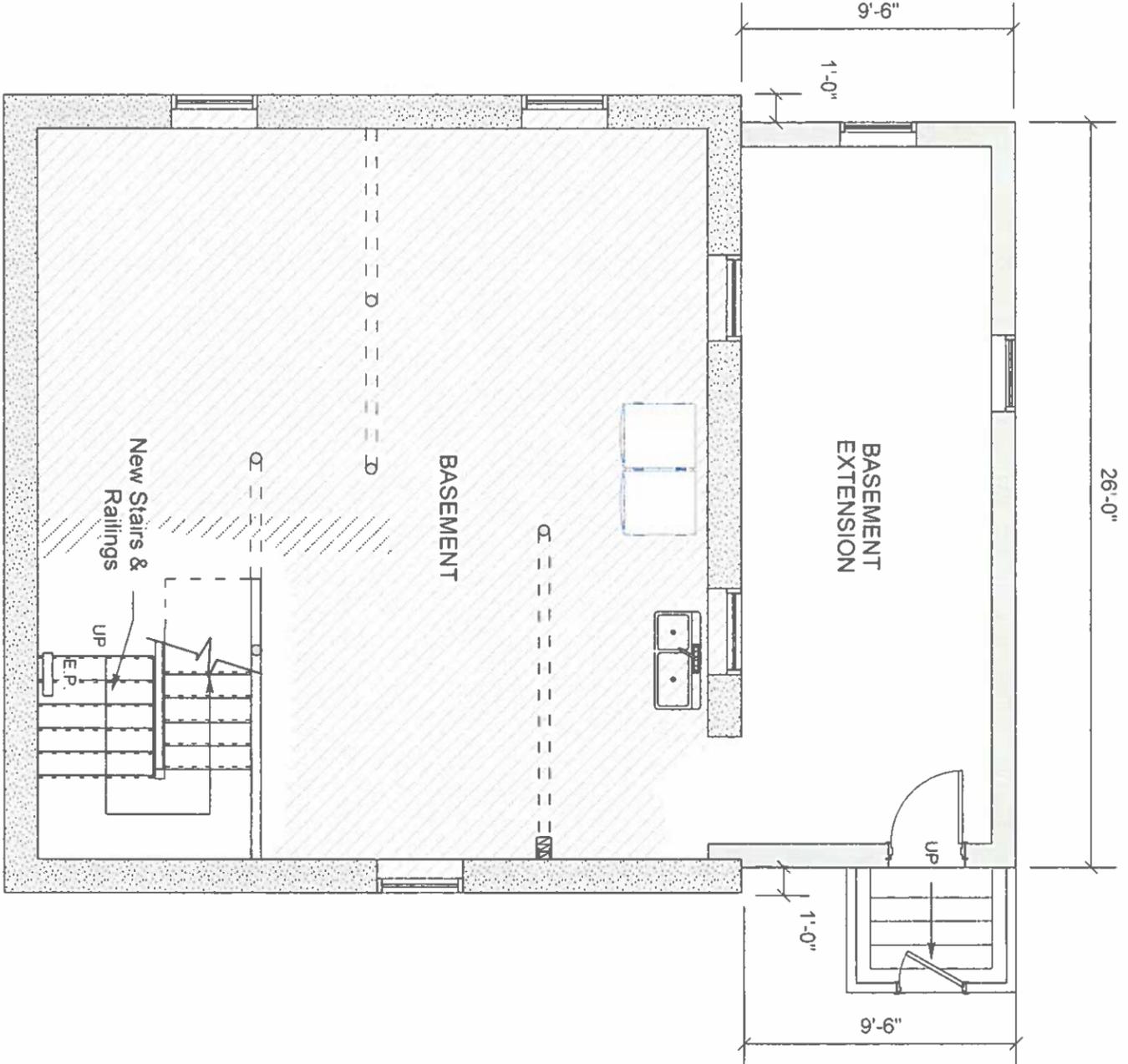
Sheet: 2 	Title: EXISTING FLOOR PLANS	Project: RECONSTRUCTION AFTER CATASTROPHY(FIRE) & ADDITION 8 OAK STREET BELMONT, MASSACHUSETTS	Copyright © Jozokos Architecture, Inc. All rights reserved. Per the Architectural Works Copyright Protection Act of 1990, this document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not effective unless signed & sealed by James J. Jozokos, Architect	Date: Mar. 17, 2025	Project No.: 24114
				Drawn By: JG	
Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net					



1ST FLOOR PLAN
Scale: 3/16"=1'-0"

728 SQ. FT. - Existing
248 SQ. FT. - Addition
26 SQ. FT. - Dog House
1,002 SQ. FT. TOTAL 1ST FLOOR

Remove Window,
Fill In R.O. To Match

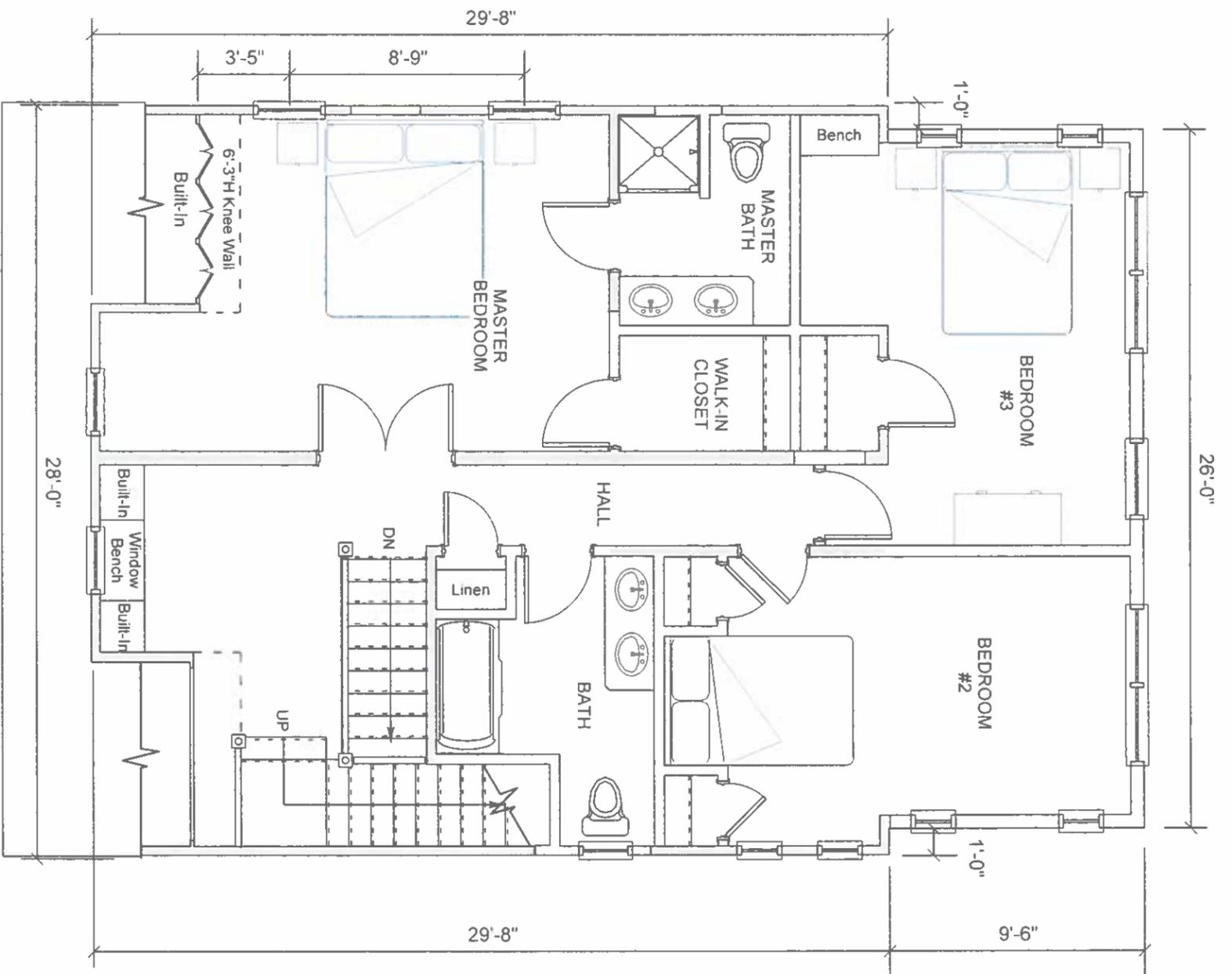


BASEMENT PLAN
Scale: 3/16"=1'-0"

* These Drawings are conceptual only. The actual construction documents may vary due to design changes necessary to meet current codes and regulations. Any major design changes are subject to Board scrutiny.

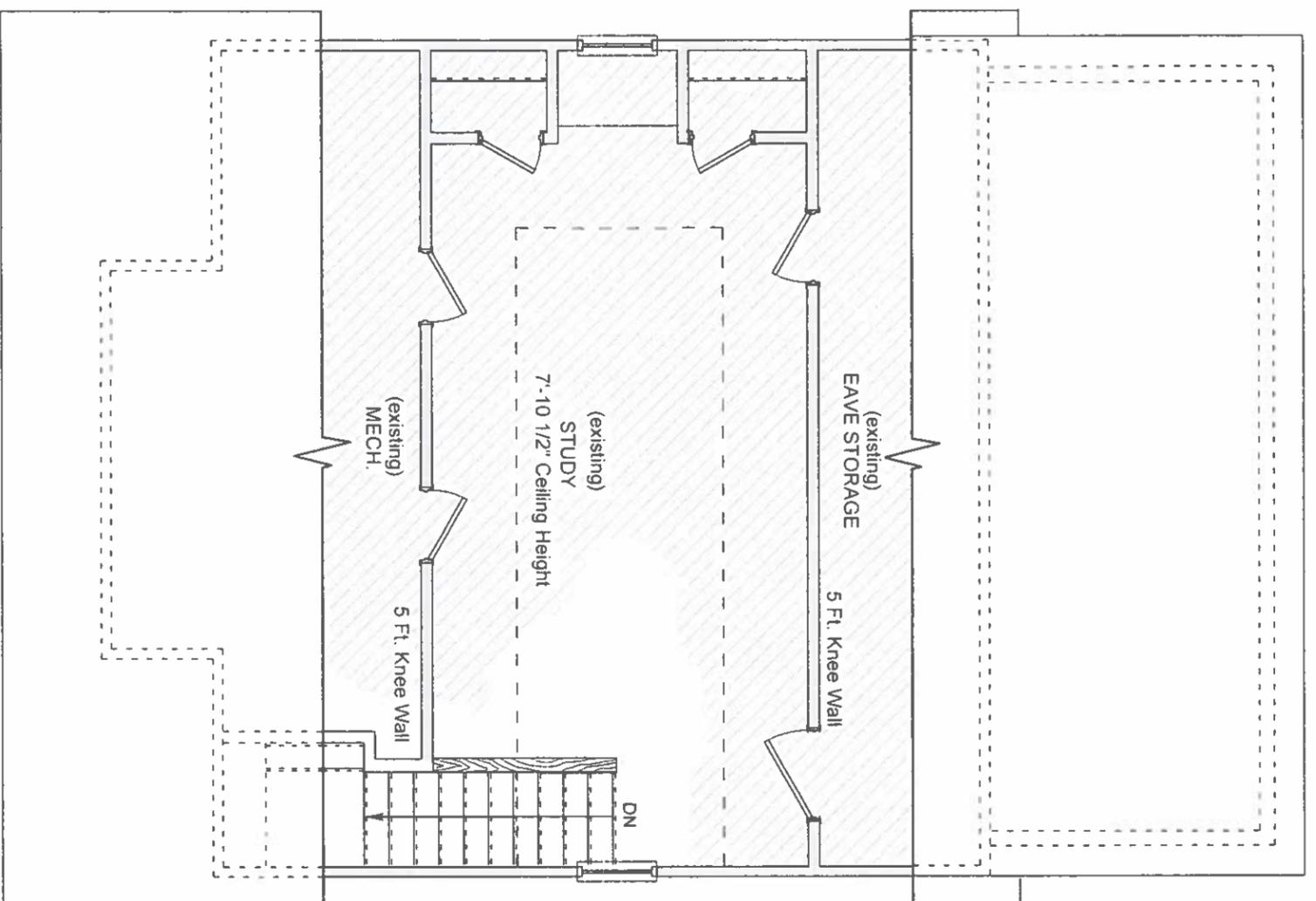
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Sheet: 3	Title: FIRST FLOOR & BASEMENT PLANS NOTES & DETAILS	Project: RECONSTRUCTION AFTER CATASTROPHY(FIRE) & ADDITION 8 OAK STREET BELMONT, MASSACHUSETTS	Copyright © Jozokos Architecture, Inc All rights reserved Per the Architectural Works Copyright Protection Act of 1990, this document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not effective unless signed & sealed by James J. Jozokos, Architect	Date: Mar. 17, 2025	Project No.: 24114
4	Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA	(978) 985-1813	jozokos@comcast.net	Drawn By: JG Checked By: JJ	



2ND FLOOR PLAN
Scale: 3/16"=1'-0"

771 SQ. FT. - Existing
248 SQ. FT. - Addition
1,019 SQ. FT. TOTAL 2ND FLOOR



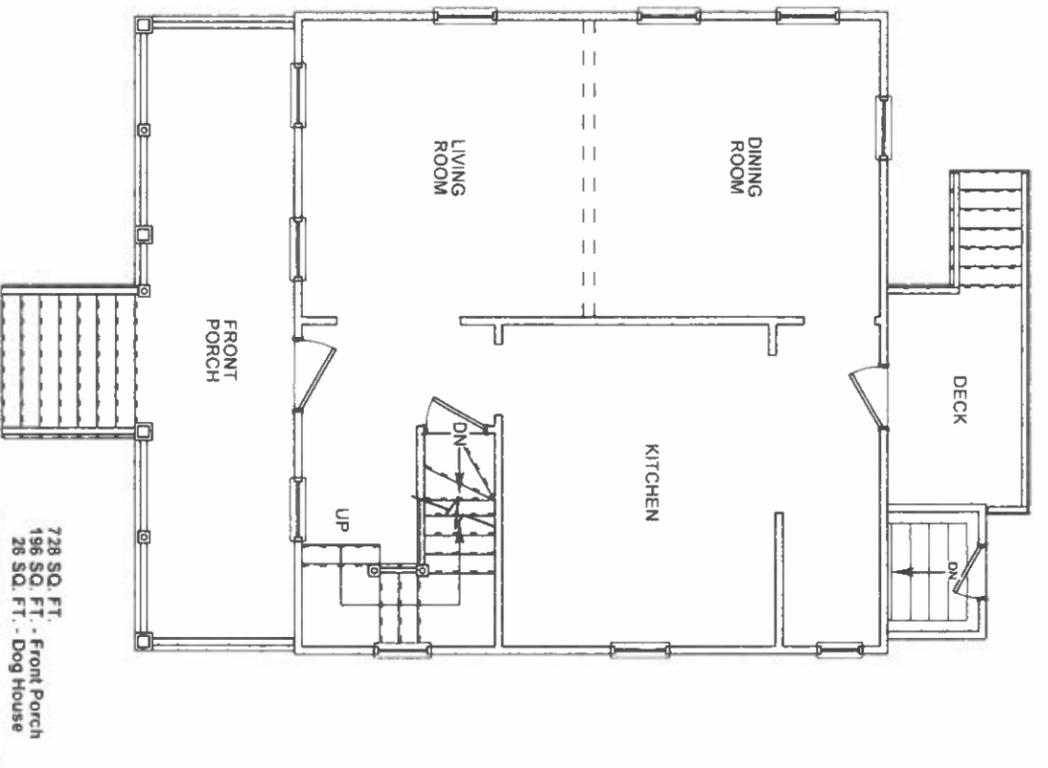
ATTIC PLAN
Scale: 1/8"=1'-0"

212 SQ. FT. - Existing
(7'-6" ceiling or greater)

These Drawings are conceptual only. The actual construction documents may vary due to design changes necessary to meet current codes and regulations. Any major design changes are subject to Board scrutiny.

FOR BOARD APPROVAL ONLY

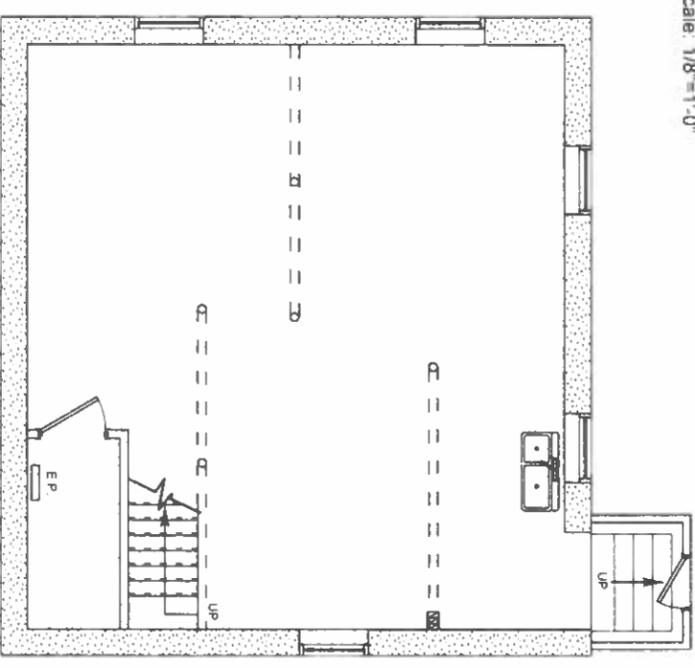
Sheet: 4 / 4		Title: 2ND FLOOR & ATTIC PLANS NOTES & DETAILS	Project: RECONSTRUCTION AFTER CATASTROPHY(FIRE) & ADDITION 8 OAK STREET BELMONT, MASSACHUSETTS	Copyright © Jozokos Architecture, Inc. All rights reserved.	Date: Mar. 17, 2025	Project No.: 24114
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EXISTING 1ST FLOOR PLAN

Scale: 1/8"=1'-0"

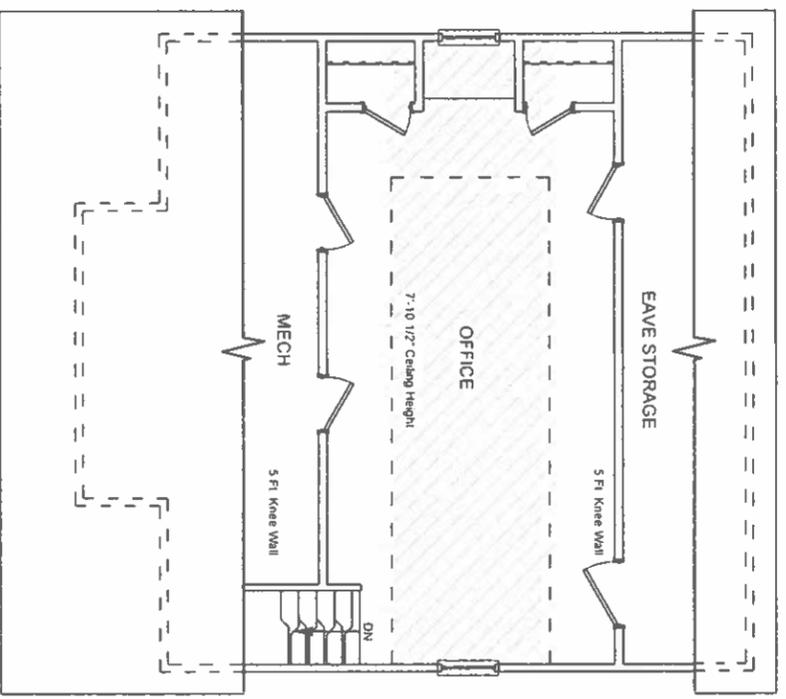
728 SQ. FT. - Front Porch
196 SQ. FT. - Dog House
950 SQ. FT. TOTAL



EXISTING BASEMENT PLAN

Scale: 1/8"=1'-0"

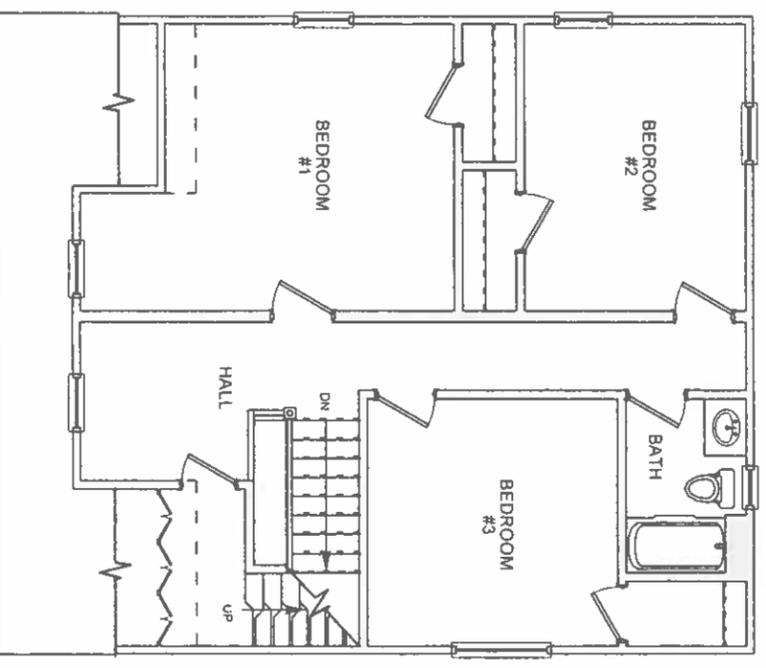
*CELLAR per surveyor 03/21/2021 Plan (Sq. Ft. Not included in Gross Floor Area)



EXISTING ATTIC PLAN

Scale: 1/8"=1'-0"

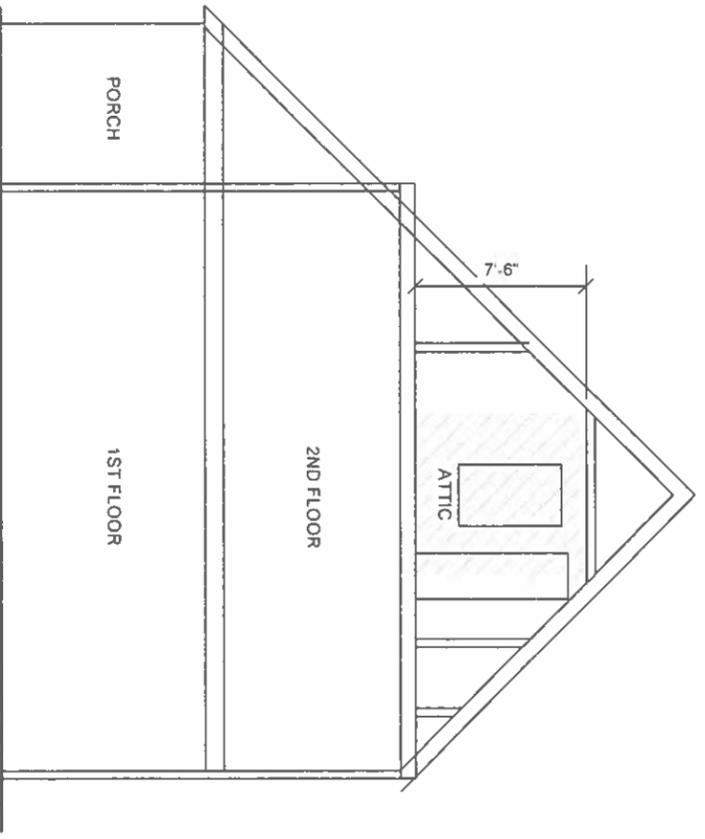
212 SQ. FT. (red hatch = 7'-6" ceiling or greater)



EXISTING 2ND FLOOR PLAN

Scale: 1/8"=1'-0"

771 SQ. FT.

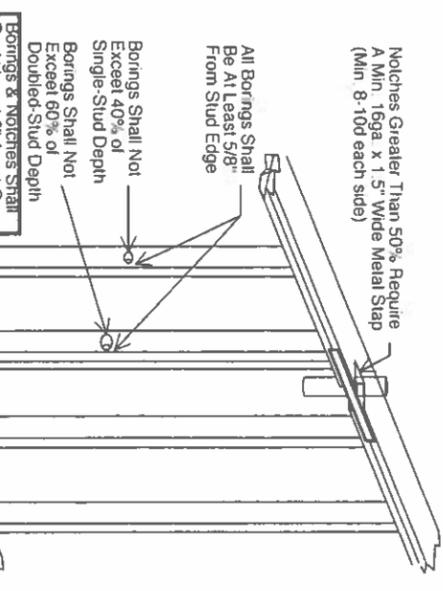
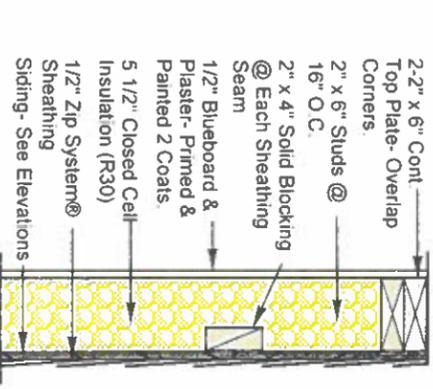
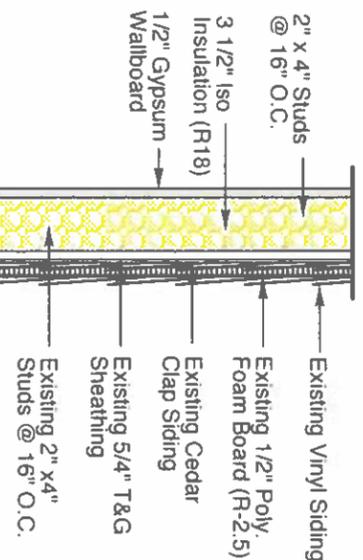
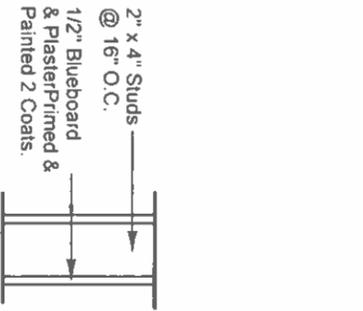


EXISTING SECTION

Scale: 1/8"=1'-0"

GROSS FLOOR AREA	
950 SQ. FT. - 1ST	
771 SQ. FT. - 2ND	
212 SQ. FT. - ATTIC	
1,933 SQ. FT. TOTAL	
4,468 SQ. FT. LOT	
43% Max Lot Coverage	
(25% allowable per zoning)	

Sheet: 2 8		Title: EXISTING FLOOR PLANS	Project: RECONSTRUCTION AFTER CATASTROPHY(FIRE) & ADDITION 8 OAK STREET BELMONT, MASSACHUSETTS	Copyright © Jozokos Architecture, Inc. All rights reserved. Per the Architectural Works Copyright Protection Act of 1990, this document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not effective unless signed & sealed by James J. Jozokos, Architect	Date: Feb. 9, 2025	Project No.: 24114
					Drawn By: JG	
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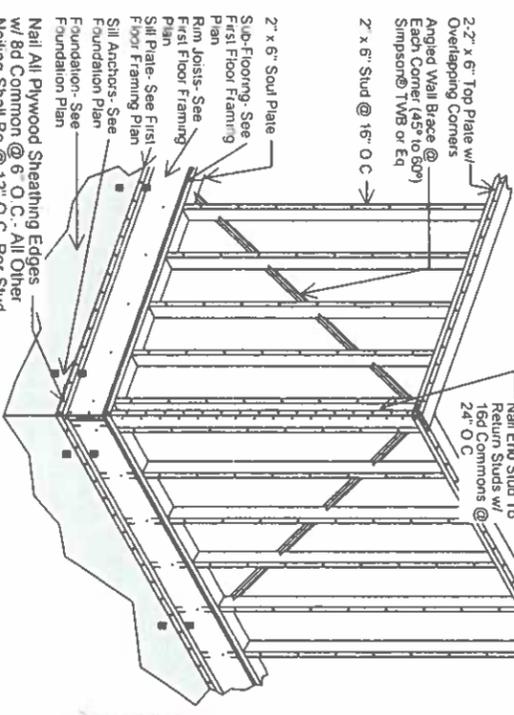
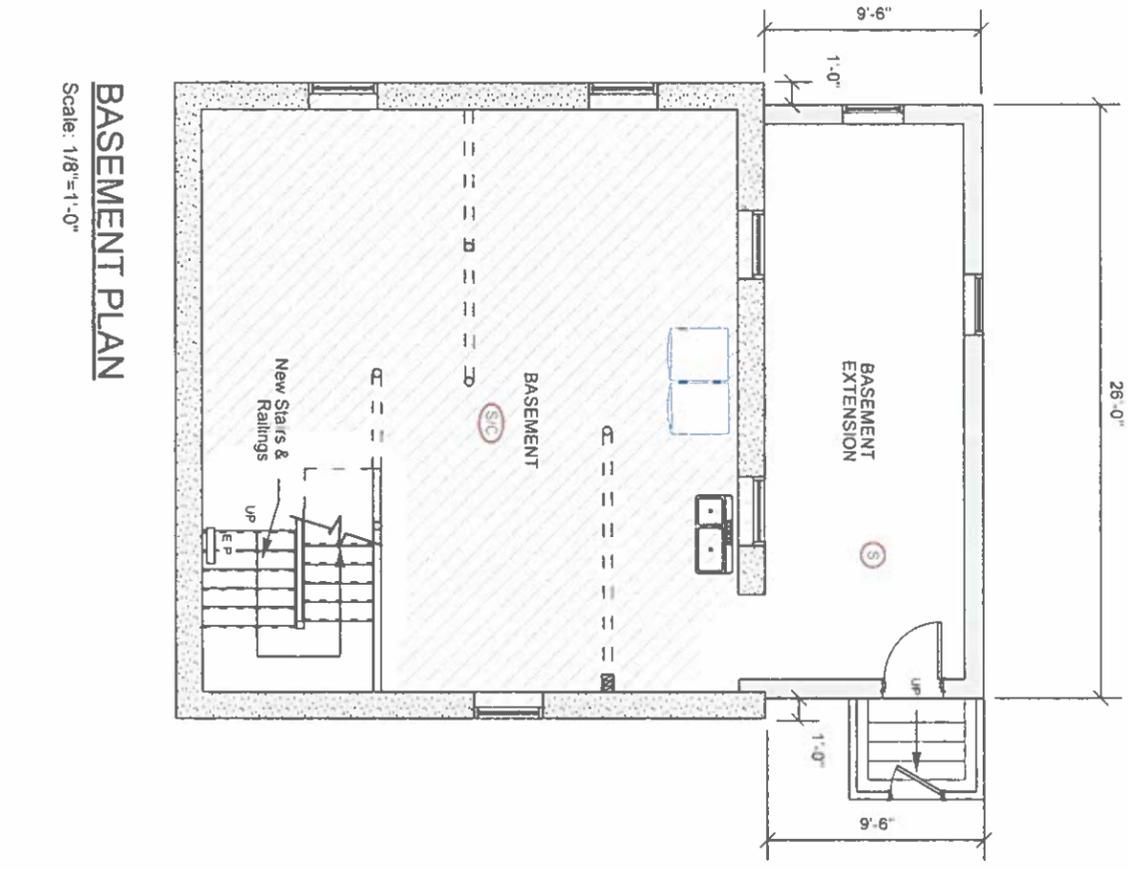
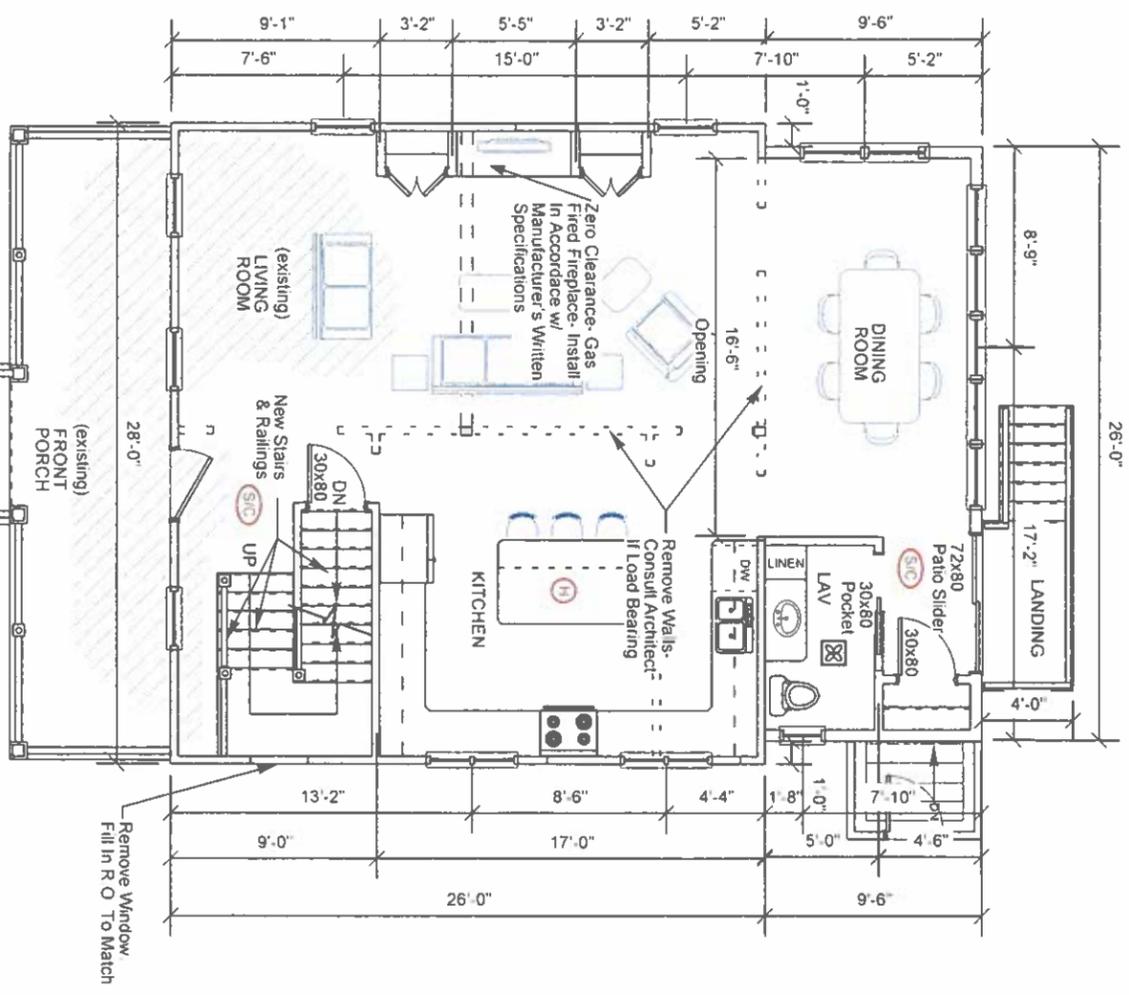


NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR & LOAD BEARING WALLS

- INTERIOR FINISHES:**
- Interior finishes to be determined by the owner unless otherwise noted.
 - All finishes, appliances, electrical & plumbing fixtures, etc. to be installed by the contractor after owner selection or as otherwise may have been agreed.
 - Unless otherwise noted, all drywalled areas shall be finished in accordance to ASTM C840 Level 5 finish.
- JOINT SEALERS:**
- Provide all labor, materials and equipment necessary to complete all of the following including, but not limited to: Sealant around the perimeter of windows, doors, louvers and all openings in exterior walls, under exterior thresholds and sills, exterior and interior trim.
 - Exterior sealant shall be one part acrylic, "Mono" by Tremco® or equal. Interior sealant shall be acrylic-latex type sealant.

- BRACED WALL LINES**
- There shall be interior braced wall lines in each direction as indicated on the plans. These walls shall be a min. 2" x 4" studs @ 16" O.C. having a min. of 1/2" gypsum wall board on each side with 1 3/8" type S or W screws @ 16" O.C.
 - The first 5'-0" of each end of the Braced Wall Line shall be solid cripple.
 - Interior Braced Wall Chart (Max. 25' O.C. Each Way) 75% of line is braced wall 1st floor.

- 2" x 6" Top Plate w/ Overlapping Corners**
- Angled Wall Brace @ Each Corner (45° to 50°)**
- Simpson® TWS or Eq**
- 2" x 6" Stud @ 16" O.C.**
- Nail End Stud To Return Studs w/ 24" O.C.**



1ST FLOOR PLAN

728 SQ. FT. - Existing
248 SQ. FT. - Addition
26 SQ. FT. - Dog House
1,002 SQ. FT. TOTAL 1ST FLOOR

BASEMENT PLAN

Scale: 1/8" = 1'-0"

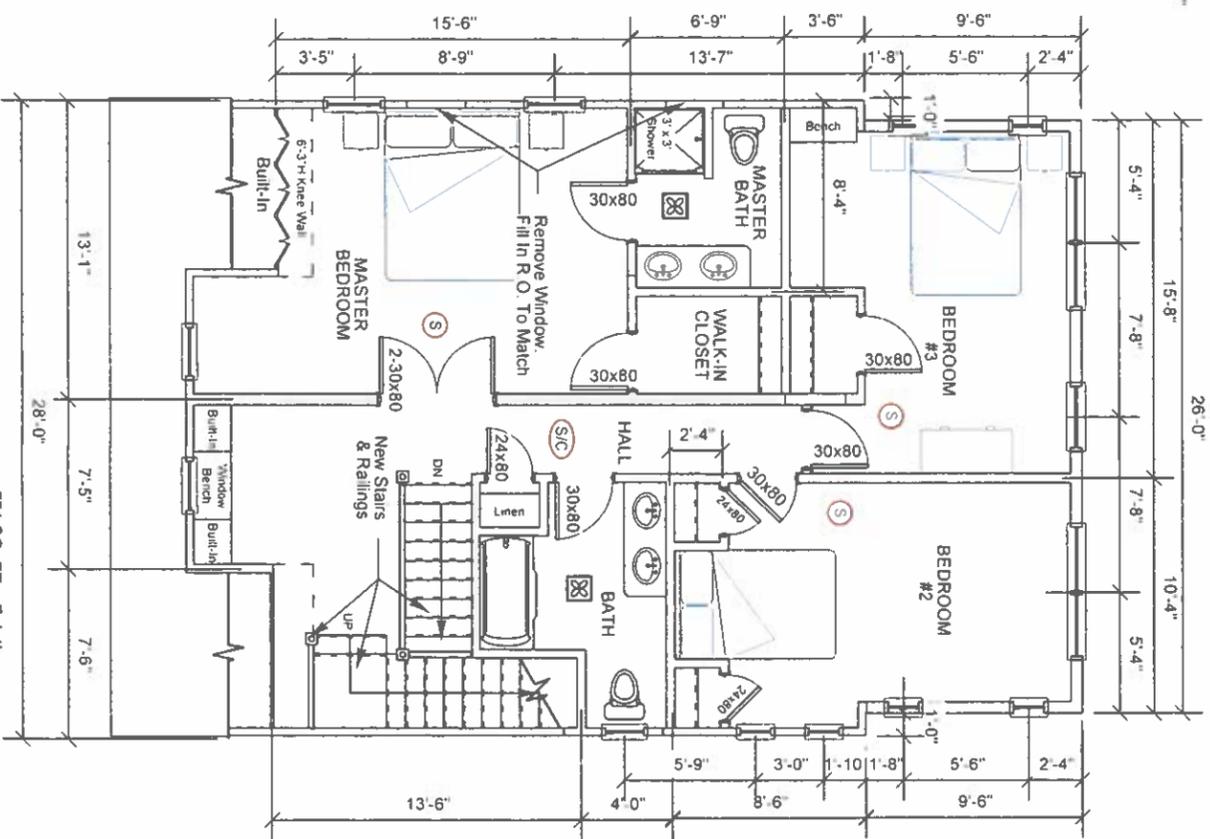
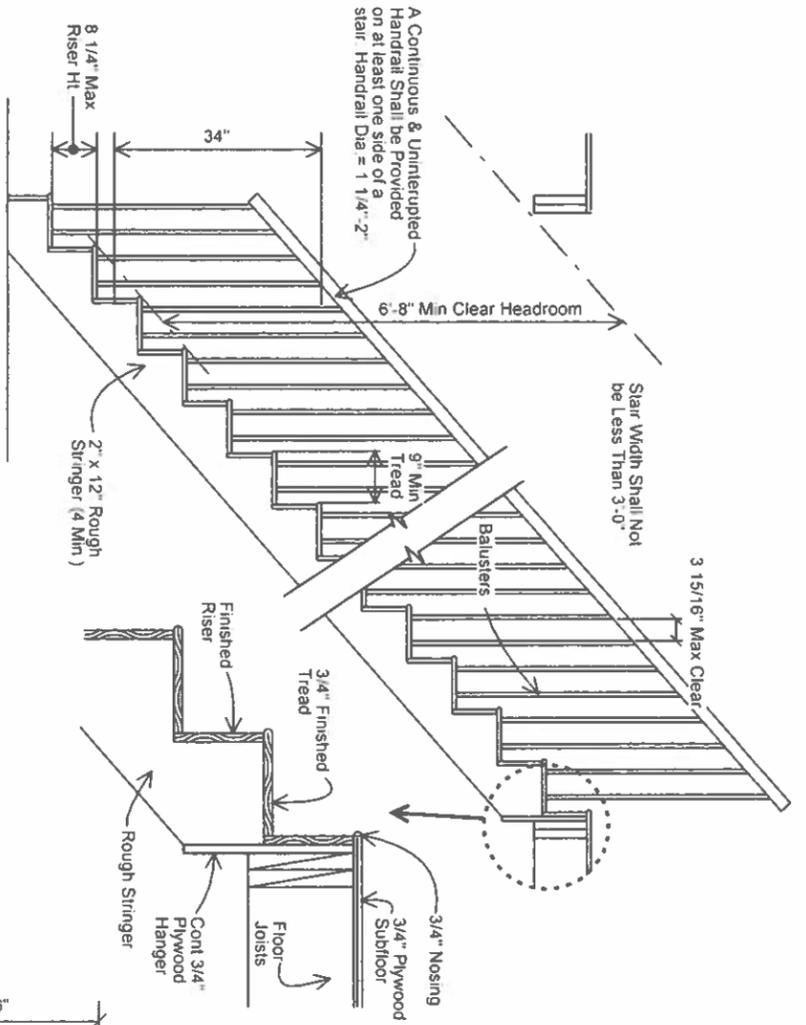
CORNER FRAMING DETAIL

Scale: 1/2" = 1'-0"

Sheet: 3 / 8	Title: FIRST FLOOR & BASEMENT PLANS NOTES & DETAILS	Project: RECONSTRUCTION AFTER CATASTROPHY(FIRE) & ADDITION 8 OAK STREET BELMONT, MASSACHUSETTS	Copyright © Jozokos Architecture, Inc. All rights reserved. Per the Architectural Works Copyright Protection Act of 1990, this document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not effective unless signed & sealed by James J. Jozokos, Architect.	Date: Feb. 9, 2025	Project No.: 24114
				Drawn By: JG	
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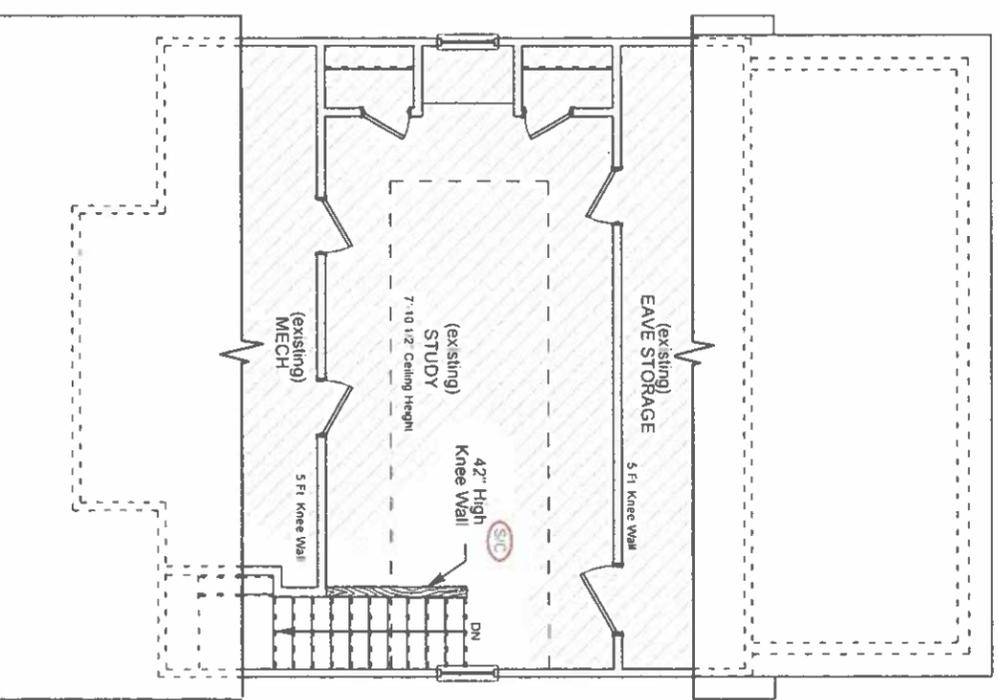


COMMON INTERIOR STAIR NOTES & DETAILS



2ND FLOOR PLAN
Scale: 1/8"=1'-0"

771 SQ. FT. - Existing
248 SQ. FT. - Addition
1,019 SQ. FT. TOTAL 2ND FLOOR



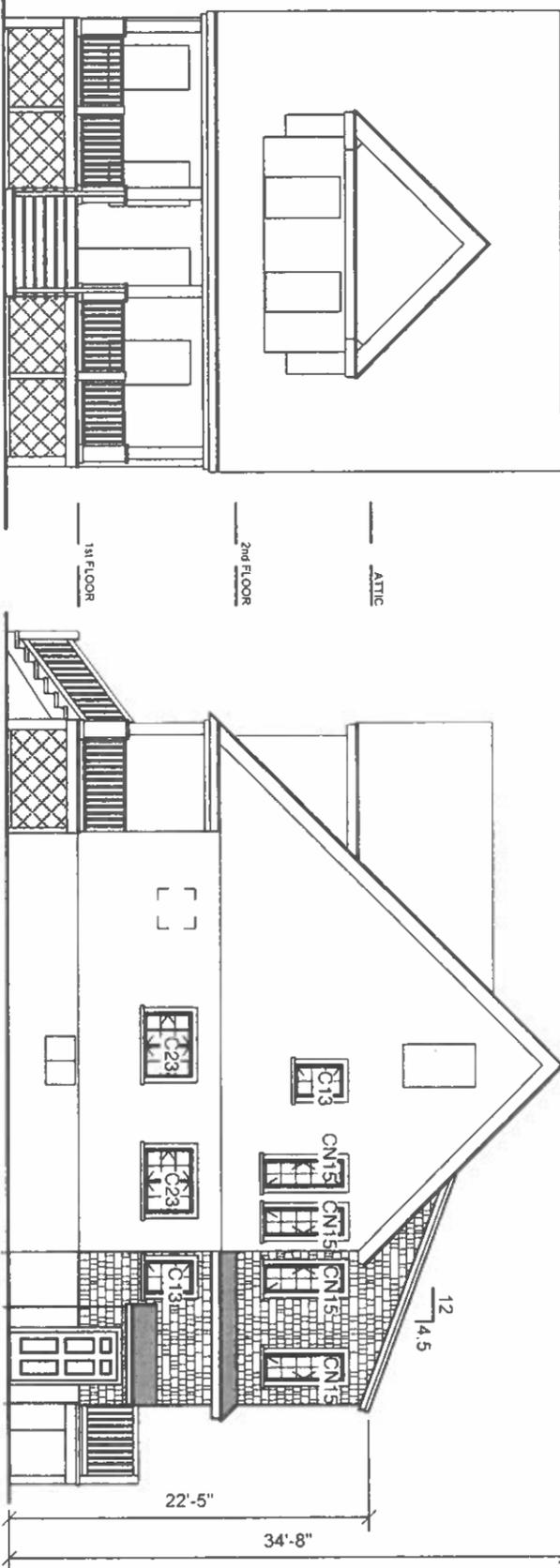
ATTIC PLAN
Scale: 1/8"=1'-0"

212 SQ. FT. - Existing
(7'-6" ceiling or greater)

	Title: 2ND FLOOR & ATTIC PLANS NOTES & DETAILS	Project: RECONSTRUCTION AFTER CATASTROPHY(FIRE) & ADDITION 8 OAK STREET BELMONT, MASSACHUSETTS	Copyright © Jozokos Architecture, Inc. All rights reserved. Per the Architectural Works Copyright Protection Act of 1990 this document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not effective unless signed & sealed by James J. Jozokos, Architect	Date: Feb. 9, 2025	Project No.: 24114
	Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net		Drawn By: JG Checked By: JJ		

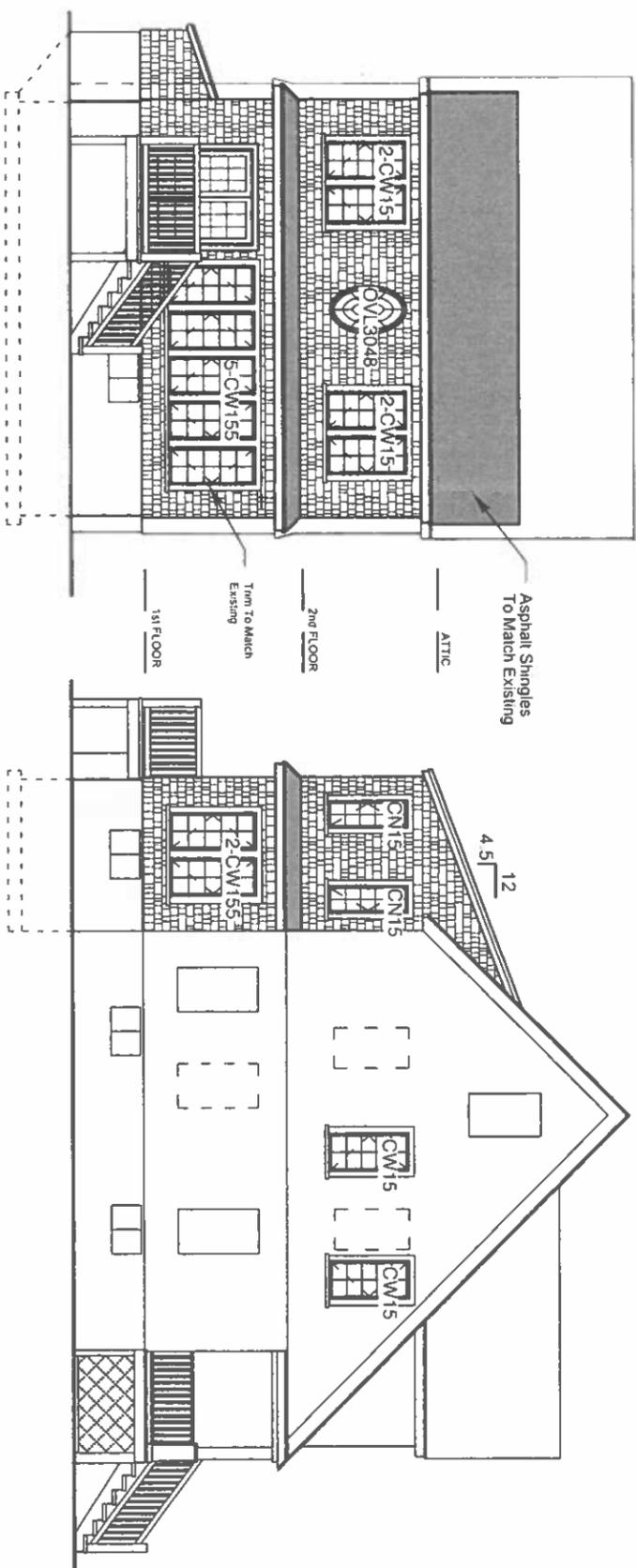
WINDOWS.

1. All windows shall be Andersen® 400 Series Woodwright Windows or Approved Eq
2. All habitable rooms shall have an aggregate glazing area of not less than 8% of the floor area of such rooms. The glazed areas need not be installed in rooms where artificial light is provided capable of producing an average illumination of 6 footcandles over the area of the room at a height of 30" above the floor level.
3. The min. operable area to the outdoors shall be 4% of the floor area being ventilated. The glazed areas need not be operable where the opening is not req'd & an approved mechanical ventilation system capable of producing 0.35 air change/hr in the room is installed or a whole-house mech. ventilation system is installed capable of supplying outdoor ventilation air of 1.5cfm per occupant computed on the basis of two occupants for the first bedroom & 1 occupant for each additional bedroom.
4. To determine light & ventilation requirements, any room shall be considered as a portion of an adjoining room when at least one-half of the area of the common wall is open & unobstructed & provides an opening of not less than one-tenth of the floor area of the interior room but not less than 25sq ft.
5. Bathrooms, water closet compartments & other similar rooms shall be provided w/ aggregate glazing area in windows of not less than 3sq ft., 1/2 of which must be operable. Mechanical ventilation is req'd for bathrooms w/ a shower or bathtub. The glazed areas shall not be req'd where artificial light and a mechanical ventilation system are provided. The min. ventilation rates shall be 50cfm for intermittent ventilation or 20cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.
6. Req'd glazed openings shall open directly onto a yard. Req'd glazed openings may face into a roofed porch where the porch abuts a yard & the longer side of the porch is at least 65% unobstructed & the ceiling height is not less than 7'. Eave projections shall not be considered as obstructing the clear open space of a yard or court. Required glazed openings may face into the area under a deck, balcony, bay or floor cantilever provided a clear vertical space at least 36" in height is provided.
7. All emergency escape windows from sleeping rooms shall have a net clear opening of 3.3sq ft. The min. net clear opening shall be 20" x 24" in either direction except that windows in sleeping rooms of existing dwellings which do not conform to these requirements may be replaced without conforming to these dimensional requirements, provided that the windows do not significantly reduce the existing opening size.
8. Req'd glazed openings shall be permitted to open into patio covers that abuts, yard if in excess of 40% of the exterior sunroom walls are open, or are enclosed only by insect screening, & the ceiling height of the sunroom is not less than 7'.
9. Where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a min. of 24" above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4" diameter sphere where such openings are located within 24" of the finished floor.
10. Window opening limiting devices shall be self acting & shall be positioned to prohibit the free passage of a 4" dia. sphere through the window opening when the window opening limiting device is installed w/ the manufacturer's instructions. Window opening limiting devices shall be designed w/ release mechanisms to allow for emergency escape through the window opening without the need for keys, tools or special knowledge. Window opening limiting devices shall comply w/ all of the following: Release of the window opening limiting device shall require no more than 15lbs of force. The window opening limiting device release mechanism shall operate properly in all types of weather. Window opening limiting devices shall have their release mechanisms clearly identified for proper use in an emergency. The window opening limiting device shall not reduce the min. net clear opening area of the window unit below what is required.
11. Windows & doors shall be installed & flashed in accordance w/ manufacturer's written installation instructions. Fenestration shall bear a label identifying manufacturer, performance characteristics & approved inspection agency to indicate compliance w/ the requirements of ASTM E 1886 & ASTM E 1986 or AAMA 506.
12. Windows & Doors shall be designed to resist the design wind loads. Protection of exterior windows & glass doors in buildings located in wind-borne debris regions. Exterior windows and sliding doors shall bear a label identifying manufacturer, performance characteristics and approved inspection agency to indicate compliance w/ AAMA/WDMA/CSA 101/11 S 2/4440.
13. The following are Hazardous Locations for Glazing applications. Glazing in all doors, and in adjacent panels within 24", Glazed openings of a size through which a 3" dia. sphere is unable to pass. Glazing in railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels. Glazing within 60" of doorways, stairways, landings and ramps. Glazing within 60" of swimming pools, hot tubs, whirlpools, saunas, spas, steam rooms, bathtubs and showers. Glazing less than 18" above the floor. Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position. Glazing adjacent to a door where access through the door is to a closet or storage area 36" or less in depth. Glazing greater than 9sq ft. in area.



FRONT ELEVATION
Scale: 3/32"=1'-0"

RIGHT SIDE ELEVATION
Scale: 3/32"=1'-0"



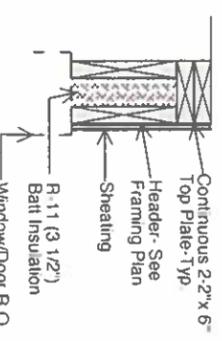
REAR ELEVATION
Scale: 3/32"=1'-0"

LEFT SIDE ELEVATION
Scale: 3/32"=1'-0"

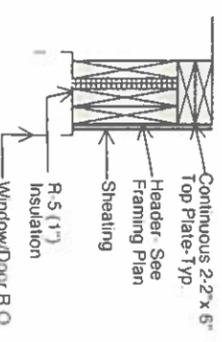
Sheet: <div style="font-size: 2em; font-weight: bold; display: inline-block;">6</div> <div style="font-size: 2em; font-weight: bold; display: inline-block;">8</div>		Title: ELEVATIONS NOTES & DETAILS	Project: RECONSTRUCTION AFTER CATASTROPHY(FIRE) & ADDITION 8 OAK STREET BELMONT, MASSACHUSETTS	Copyright © Jozokos Architecture, Inc. All rights reserved. Per the Architectural Works Copyright Protection Act of 1990, this document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not effective unless signed & sealed by James J. Jozokos, Architect.	Date: Feb. 9, 2025 Drawn By: JG Checked By: JJ	Project No.: <div style="font-size: 2em; font-weight: bold;">24114</div>
Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA			(978) 985-1813		jozokos@comcast.net	

WOOD FRAMING NOTES:

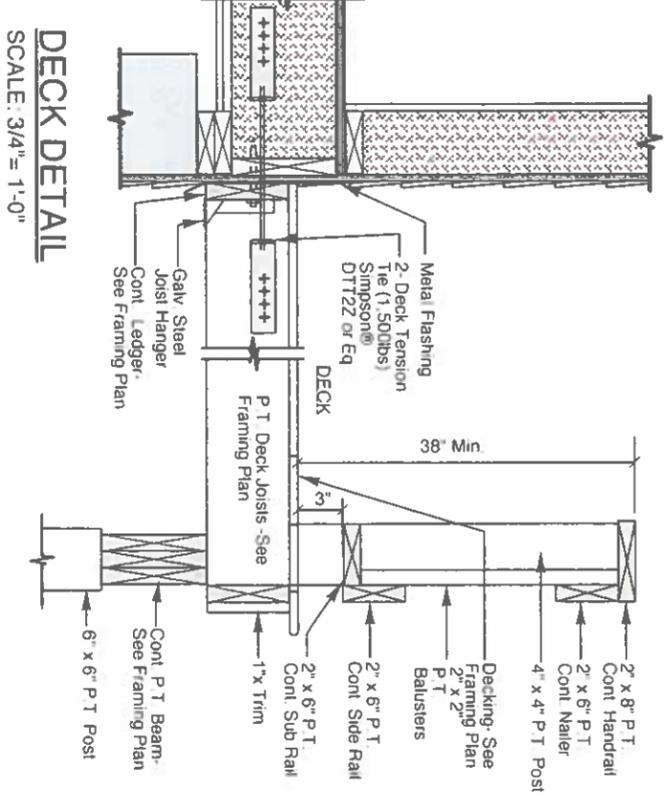
- All framing lumber shall be S-P-F #2 with the following allowable stress values
 Fb = 900 psi (repetitive bending)
 E = 1,000,000 psi (modulus of elasticity)
 All pressure treated lumber shall be Southern Pine or equal with the following allowable stress values
 Fb = 1,500 psi (repetitive bending)
 E = 1,500,000 psi (modulus of elasticity)
- Manufactured lumber, S4S and grade stamped, to comply with PS and applicable grading rules of inspection agencies certified by ALSC's board of review. Provide seasoned lumber with 19 percent moisture content at the time of dressing and shipment.
- Provide one row of 1" x 3" Cross bracing or equal for every 8' span of joists.
- Microban® members shall have industrial appearance grade unless noted in the drawings and conform to the following minimum allowable stresses:
 Fb = 2,600 psi
 E = 2,600,000 psi
 Fv = 285 psi
- All plywood shall be exterior grade (exterior glues). All plywood shall be APA rated Use 1/4" Underlayment under all Tile floors.
- Provide double joist under partitions parallel with joists.
- Fasteners and anchorages: Of size, type, material and finish suited to application shown. Provide metal hangers and framing anchors of size and type recommended for intended use by the manufacturer. Hot-dip galvanized fasteners and anchorages for work exposed to weather, in ground contact and high relative humidity to comply with ASTM A153.
- Building Paper: Asphalt saturated felt, non-perforated ASTM D226.
- Air Infiltration Barrier: Vapor permeable, water-resistant fabric composed of polyethylene fibers, 6.1 mils thick. Product subject to compliance with requirements provided Tyvek® Textile Fibers Dept., Dupont Co.
- Sill Sealer Gaskets: Glass Fiber resistance insulation fabricated in strip form to use as a sill sealer. 1" nominal thickness compressible to 1/32" in rolls of 50' or 100' in length.
 Wood for Above ground Use: AWPB LP-2
 Treat cuts, nailers, blocking, stripping and similar items in conduction with roofing Flashing, vapor barriers, and water proofing.
 Treat sills, sleepers, blocking, turring, stripping and similar items indirect contact with masonry or concrete.
- Execution: Install rough carpentry work to comply with N F P A "Manual of Houseess Framing Form E30" "APA Design/Construction Guide - Residential & Commercial" and the following Recommendations of the engineered wood products manufacturer.



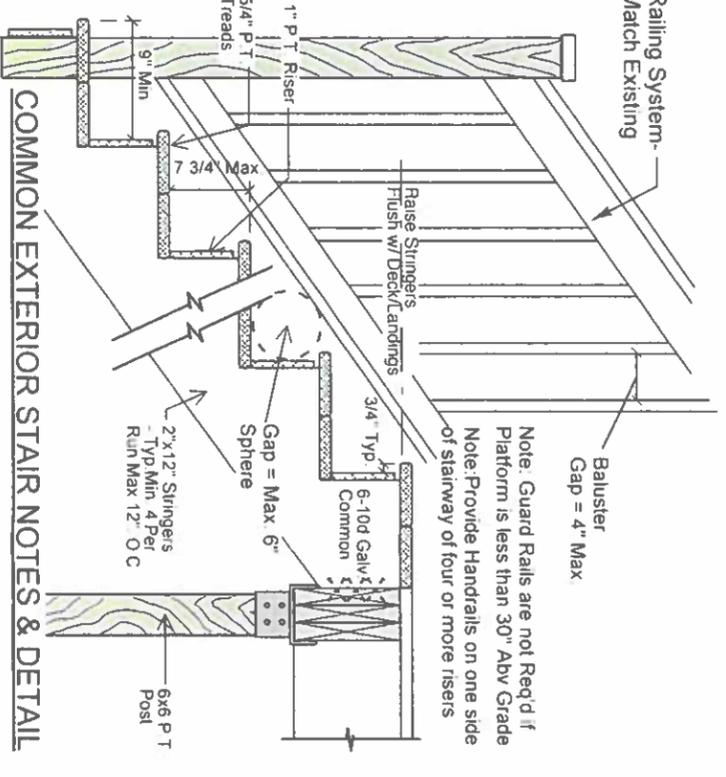
HEADER DETAIL-A
SCALE: 3/4" = 1'-0"



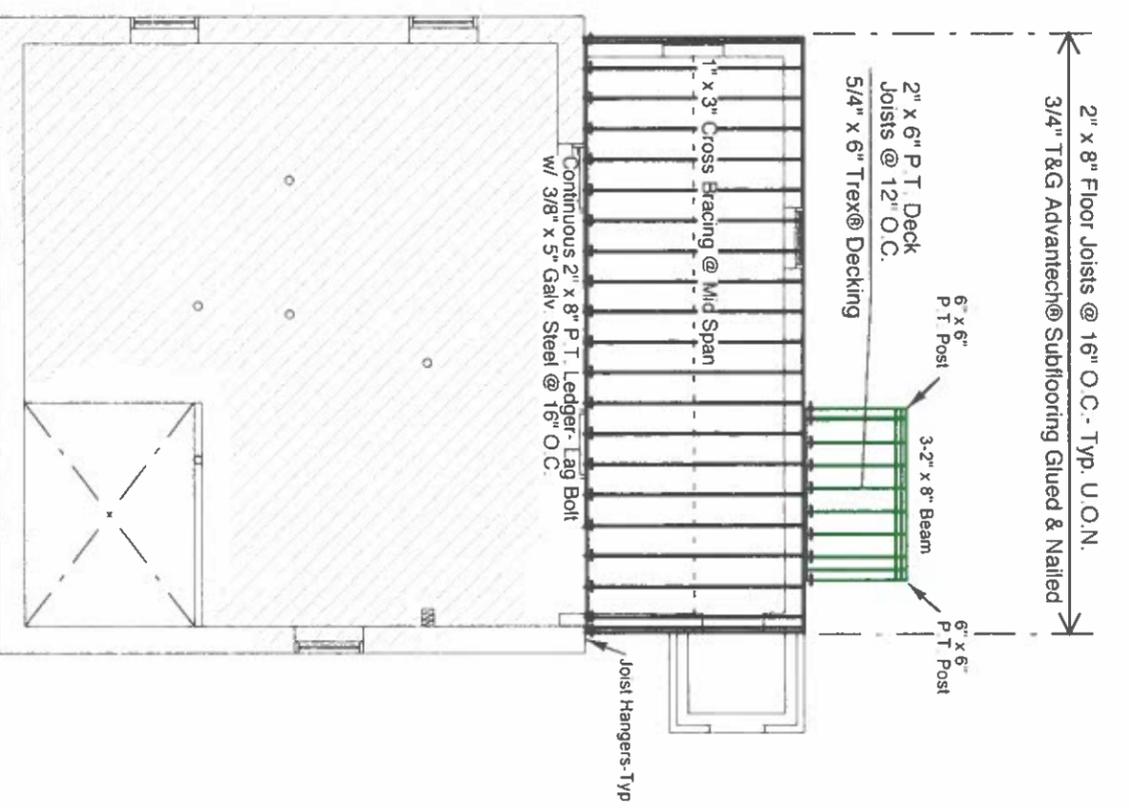
HEADER DETAIL-B
SCALE: 3/4" = 1'-0"



DECK DETAIL
SCALE: 3/4" = 1'-0"



COMMON EXTERIOR STAIR NOTES & DETAIL



1ST FLOOR FRAMING PLAN
Scale: 1/8" = 1'-0"

Sheet: 7 8	Title: 1st FLOOR FRAMING PLAN DETAILS & NOTES	Project: RECONSTRUCTION AFTER CATASTROPHY(FIRE) & ADDITION 8 OAK STREET BELMONT, MASSACHUSETTS	Copyright © Jozokos Architecture, Inc. All rights reserved. Per the Architectural Works Copyright Protection Act of 1990 this document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not effective unless signed & sealed by James J. Jozokos, Architect	Date: Feb. 9, 2025	Project No.: 24114
				Drawn By: JG	Checked By: JJ
Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net					



PROJECT NO. 25484
 SCALE: 1 IN. = 20 FT.
 DATE: MARCH 17, 2025
 DRAWN: GA/LNS
 CHECK: BB

PLAN OF LAND IN
 BELMONT, MA
 8 OAK STREET
 PROPOSED ADDITIONS

EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 527-8750
 embrooks@embrooks.com
 ESTABLISHED 1916

Owner VACHE CHAMLIAN & TANIA MERZIKIAN
 Loc. House No. 8
 Lot No. 23-106
 App. No.
 Date MARCH 17, 2025
 Scale: 1 in. = 20 ft.

THIS PROPERTY DOES NOT LIE WITHIN THE
 WETLANDS OR WETLANDS BUFFER ZONE.
 THIS PROPERTY IS LOCATED IN ZONE X
 FIRM MAP DATED JUNE 6, 2010
 COMMUNITY PANEL NUMBER 25017 0418 E

LOT AREA	LOT FRONTAGE	SETBACK	FRONT	SIDE	REAR	LOT COVERAGE	OPEN SPACE	BUILDING HGT	# OF STORIES
EXISTING 4,506 S.F.	55'	12.3'	12.3'	9.3' / 17.1'	33.2'	25.1%	63%	24.1'	3
PROPOSED 9,000 S.F. MIN.	55'	11.8' AVG	10.2' / 18.2'	10' MIN.	22.8'	27.5% MAX.	61%	30' MAX.	3
REQUIRED/ PERMITTED	75' MIN.	11.8' AVG	10' MIN.	10' MIN.	20.5'	25% MAX.	50% MIN.	30' MAX.	2.5 MAX.

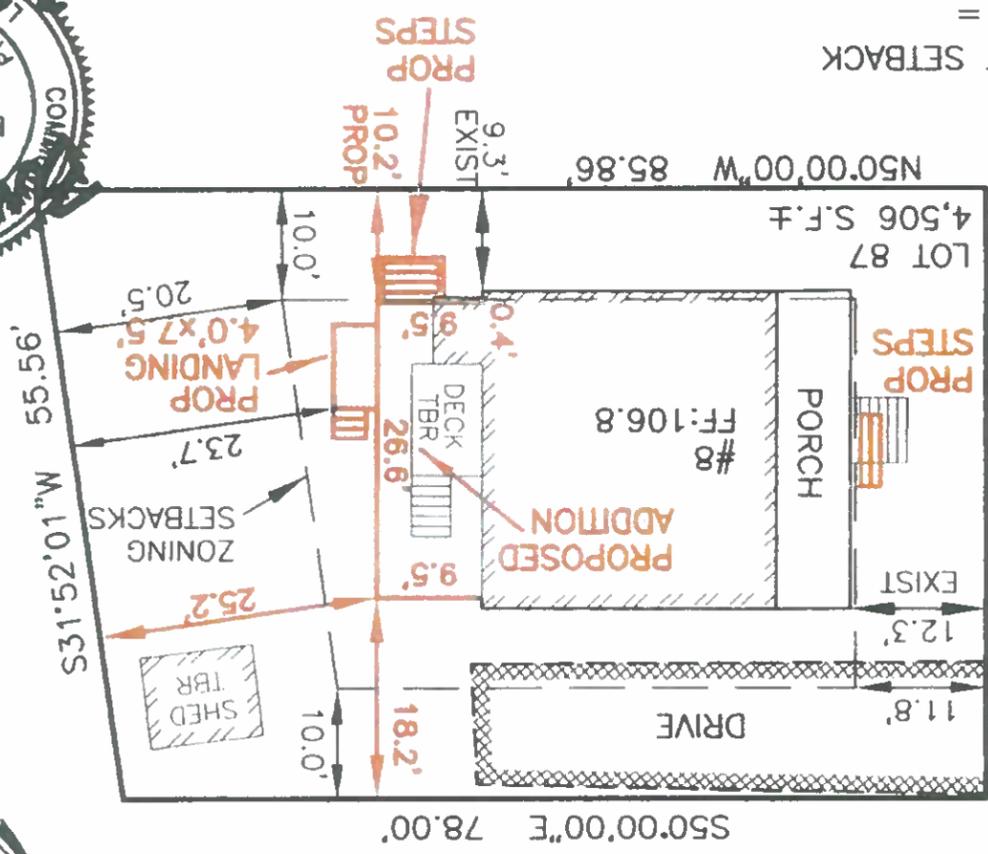
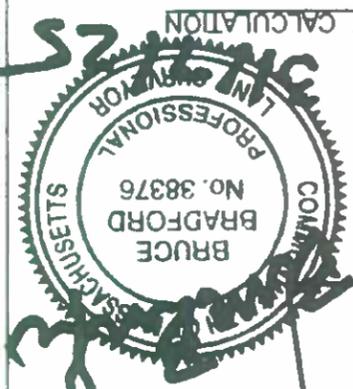
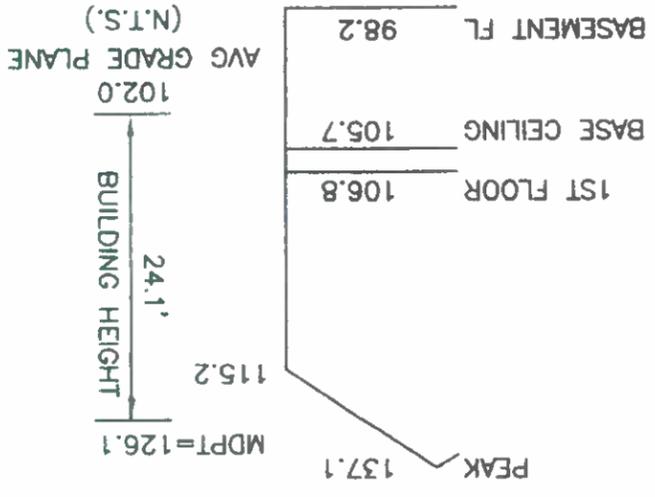
DEED REFERENCE: BOOK 67344 PAGE 241
 PLAN REFERENCE: PLAN 87 OF 1894
 ZONE: SR-C

ZONING INFORMATION:

AVERAGE GRADE CALCULATION:
 $(101.9 + 101.9 + 101.9 + 101.9 + 102.2 + 102.2) / 6 = 102.0$

REAR SETBACK
 $0.25 \times ((78 + 85.86) / 2) = 20.5'$

AVERAGE FRONT SETBACK
 $(\#4 + \#14) / 2 = (11.4 + 12.3) / 2 = 11.8'$



OAK STREET

