

PROPOSED ALTERATIONS TO:

28 Mellen St.
Needham Heights, MA 02494

DESIGNED BY:

I.S. HERNANDEZ DESIGN SERVICES, INC.
111 BAKER STREET
WEST ROXBURY, MA 02132
TEL: 617-323-8527

SCOPE:

- CONSTRUCT NEW SHED DORMERS AND REAR PORCH PER PLANS. MINOR INTERIOR RENOVATION OF EXISTING HOUSE PER PLANS

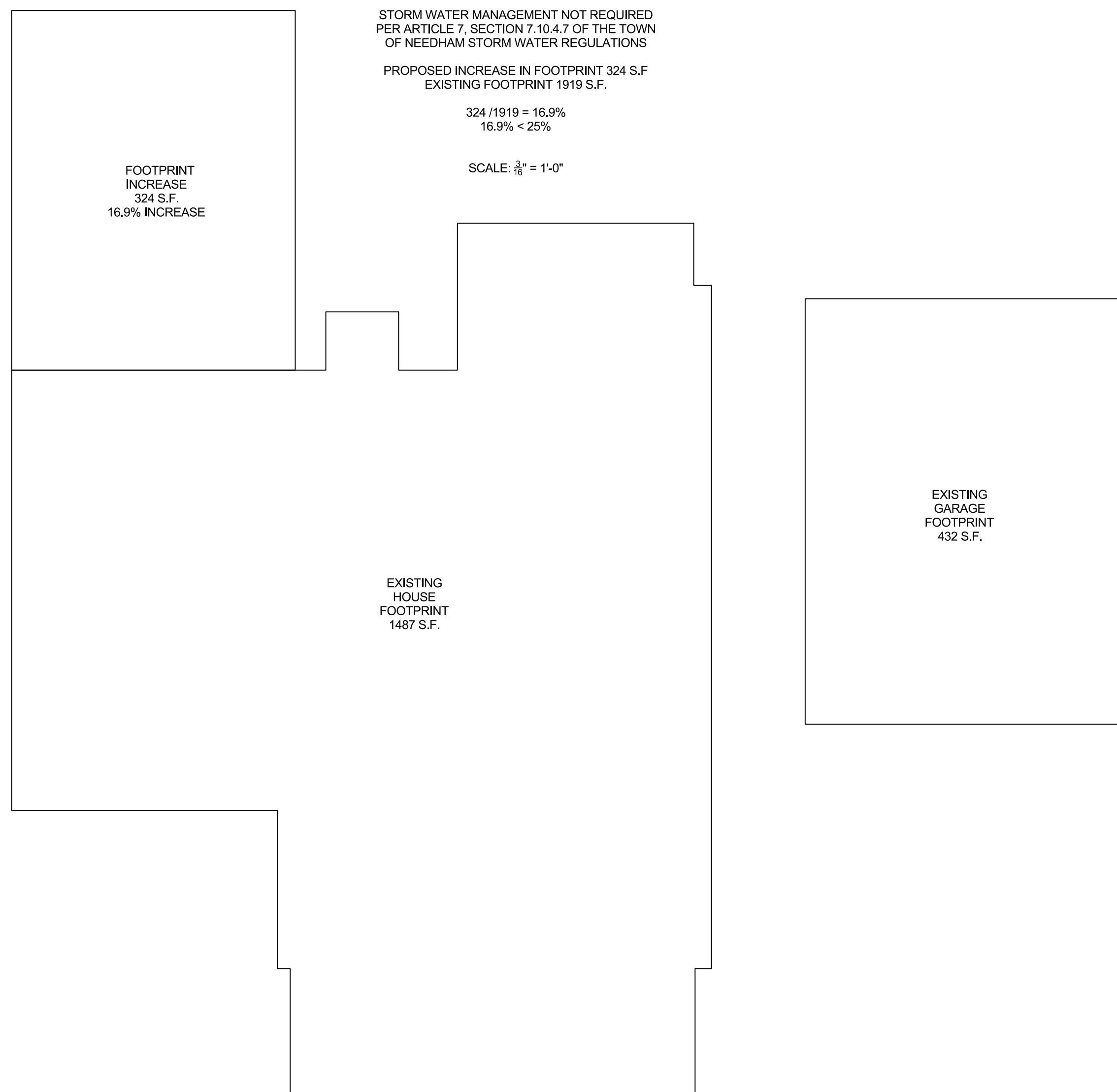
ZONING:

ZONE: SINGLE RESIDENCE B (SRB)

LOT: 11,326 ft.²
FAR: 0.38 or 38% x 11,326 ft.² = 4,304 ft.² MAX. ALLOWED
GARAGE: 432 ft.²
FIRST FLOOR: 1,447 ft.²
SECOND FLOOR: 1,547 ft.²
ATTIC FLOOR: 734 ft.²
TOTAL PROPOSED: 4,160 ft.²

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MATERIALS LEGEND

	Earth		Gravel or Crushed Rock
	Brick		Metal
	Concrete		Plywood
	Concrete Block		Ceramic Tile
	Gypsum Board		Water Proofing
	Gypsum Sheathing		Wood Blocking
	Insulation - Blanket or Batt		Rough Frame
	Insulation Rigid		Wood Finished

GENERAL NOTES

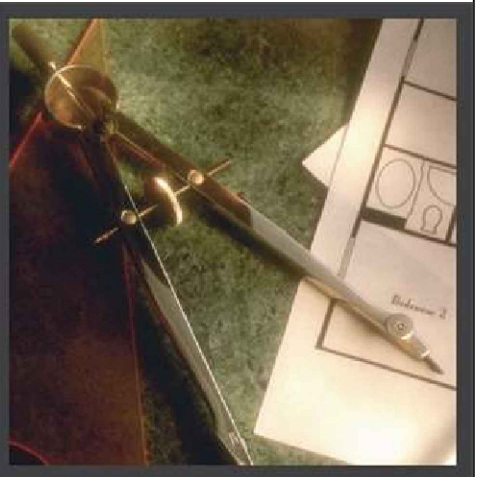
1. ALL WORK PERFORMED PER THESE DRAWINGS MUST CONFORM WITH THE LATEST EDITION OF THE STATE BUILDING CODE, LOCAL ORDINANCES, AND THE ADA. LOCAL BUILDING INSPECTOR TO HAVE JURISDICTION. THE CONTRACTORS SHALL BE FULLY FAMILIAR WITH APPROPRIATE DOCUMENTS. CONTRACTORS SHALL REVIEW CONTRACT DOCUMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING BEFORE STARTING WORK.
2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS OF EXISTING WORK IN FIELD BEFORE STARTING WORK. THE CONTRACTOR SHALL COORDINATE ALL DISCREPANCIES WITH THIS WORK, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. WORK INCLUDES COORDINATION WITH EXISTING CONDITIONS.
3. CONTRACTOR SHALL COORDINATE ALL THE WORK. ALL COORDINATION REQUIRED BY FIELD CONDITIONS, CLARIFICATION BY THE ARCHITECT / ENGINEER OR CHANGE TO THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR INFORMING ALL INSPECTING AND APPROVAL OFFICIALS OF RELEVANT CLARIFICATION OR CHANGES TO THE WORK.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL REVIEW DOCUMENTS AND IDENTIFY IN WRITING TO THE ARCHITECT / ENGINEER ADDITIONAL DIMENSIONS OR CLARIFICATIONS REQUIRED BEFORE STARTING WORK.
5. MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYMBOLS REFLECT EXISTING AND DESIRED LOCATIONS
6. REPAIR AND FINISH ALL EXISTING SURFACES AS REQUIRED BY NEW CONSTRUCTION FOR REMOVAL OF EXISTING PARTITIONS AS SHOWN.
7. PROVIDE FIRE RATED WOOD BLOCKING, AS REQUIRED BY CODE.
8. THESE DRAWINGS SHOW DESIGN INTENT ONLY. MEANS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. REQUESTS FOR CLARIFICATION OF THE DESIGN INTENT SHALL BE MADE IN WRITING TO THE ARCHITECT / ENGINEER.

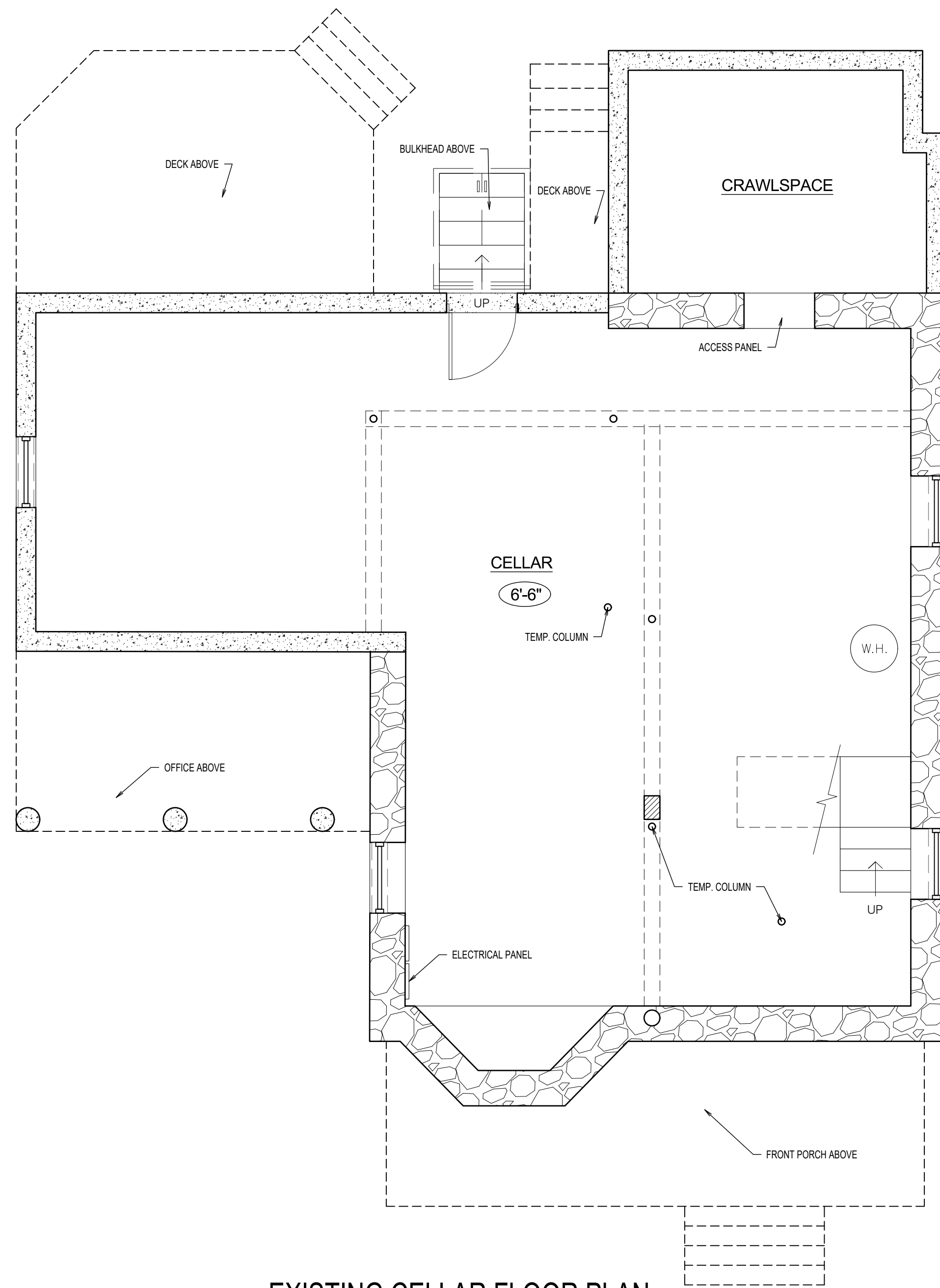
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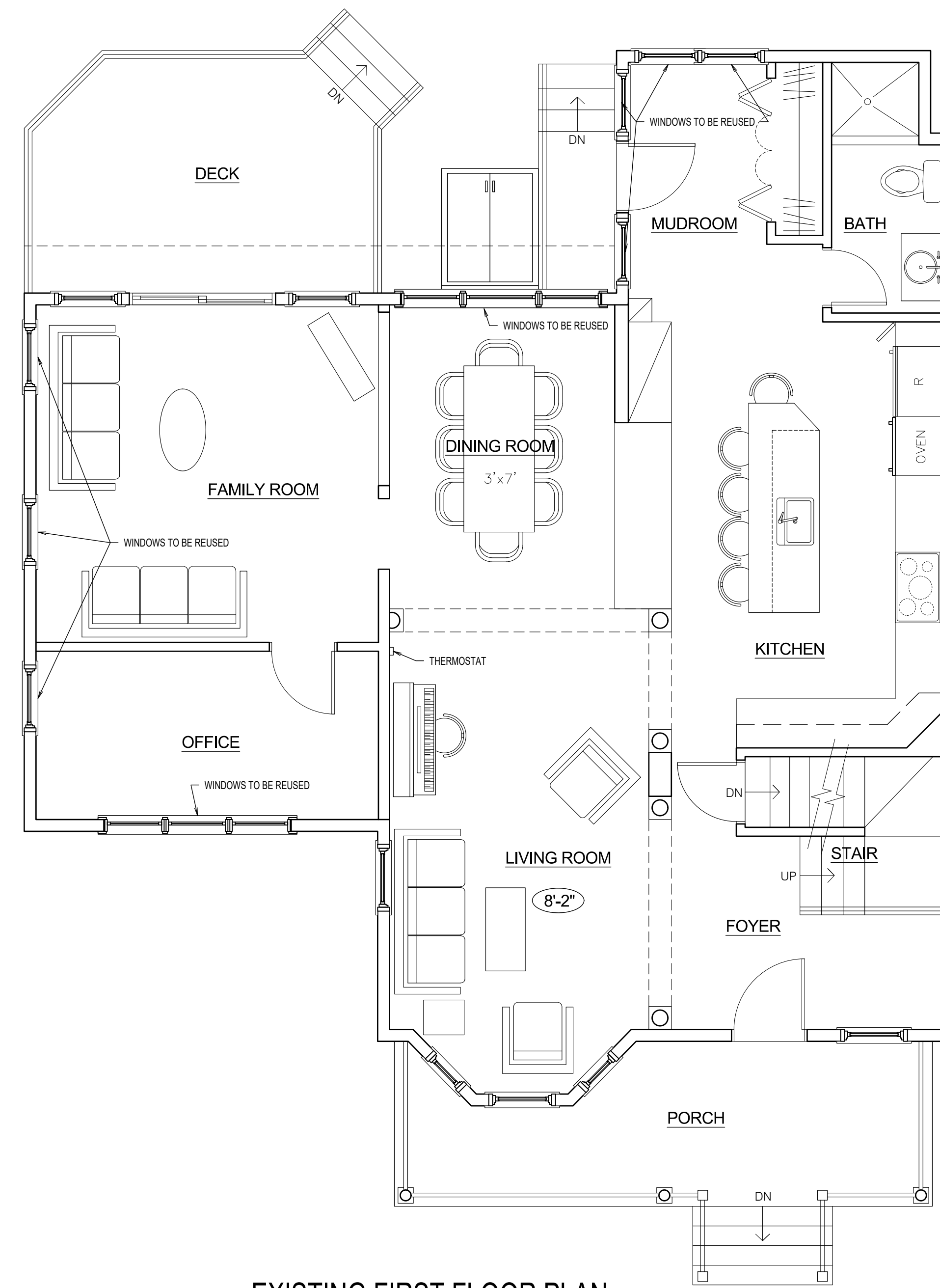
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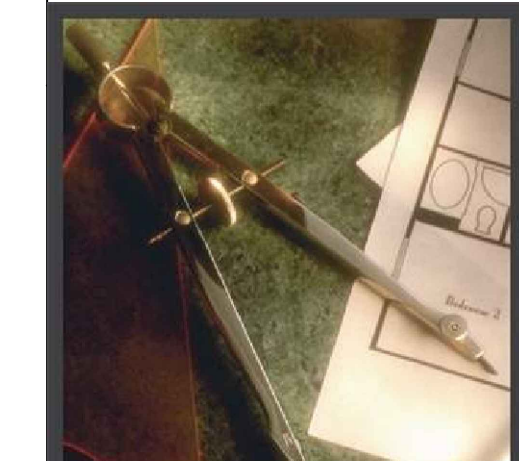




EXISTING CELLAR FLOOR PLAN
SCALE : 1/4" = 1'-0"



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



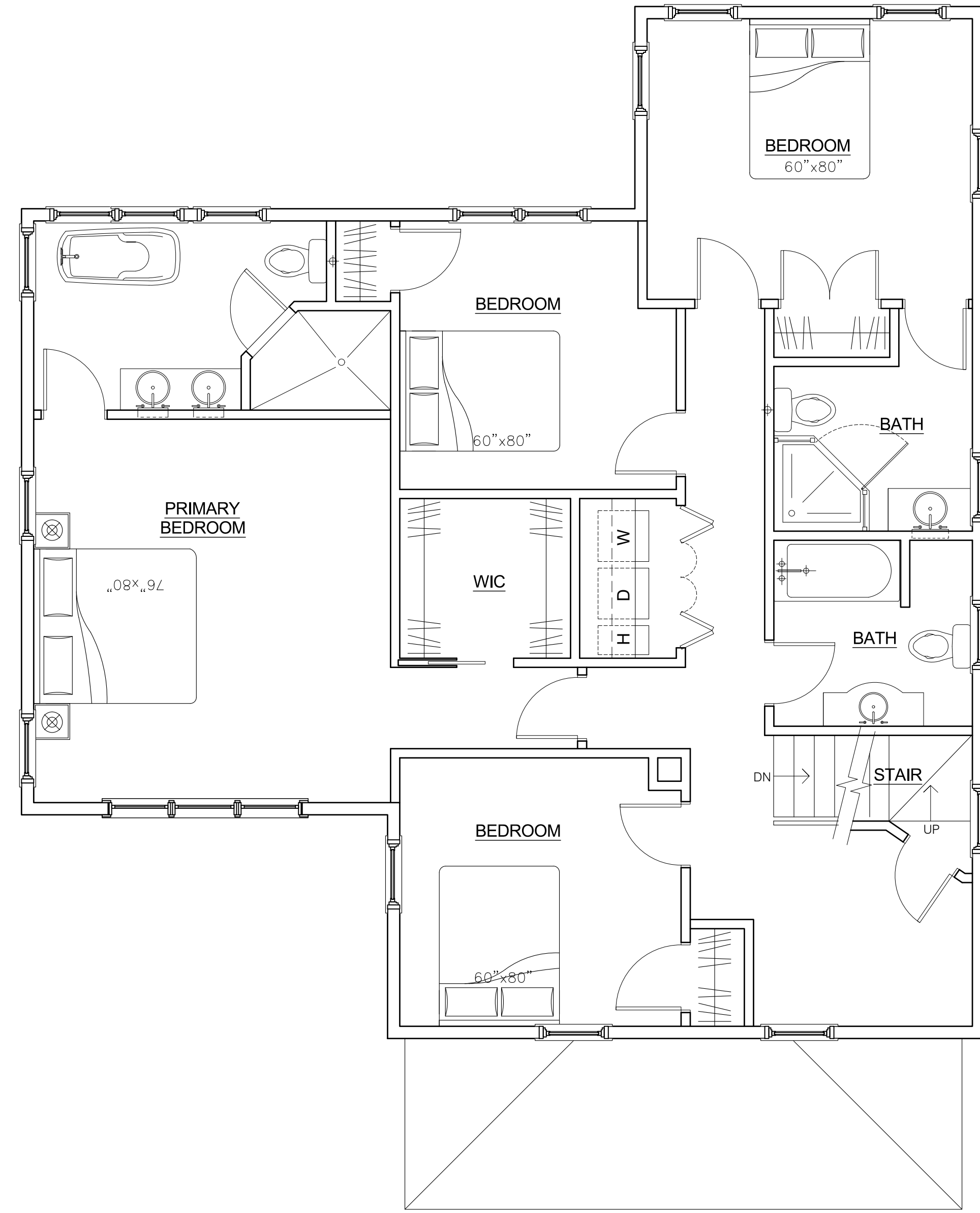
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A2 - EXISTING FLOOR PLANS

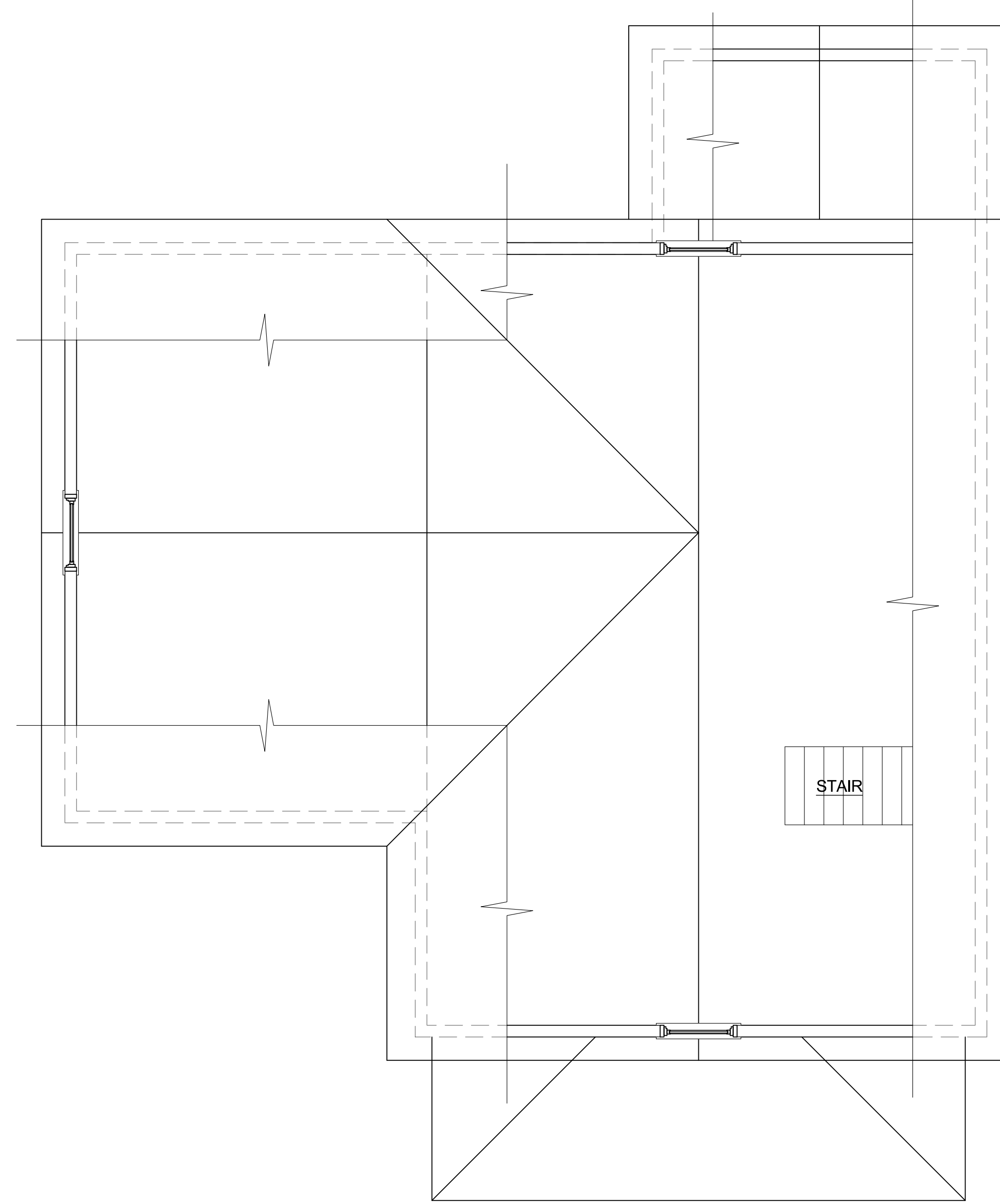
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Scale	AS NOTED	REVISION SET:	5/21/2026

GARAGE

GARAGE

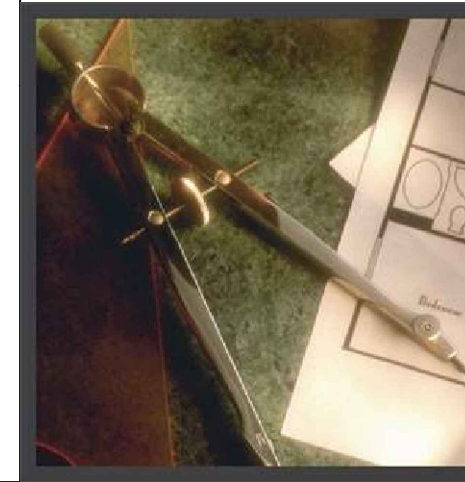


EXISTING SECOND FLOOR PLAN
SCALE : 1/4"= 1'-0"



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

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**A3 - EXISTING FLOOR
PLANS**

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EXISTING LEFT ELEVATION
SCALE : 1/4"= 1'-0"



EXISTING RIGHT ELEVATION
SCALE : 1/4"= 1'-0"



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



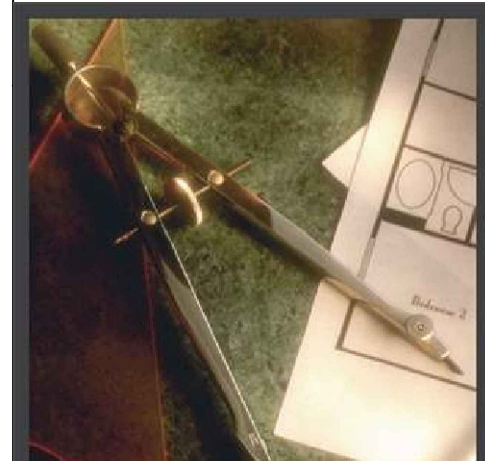
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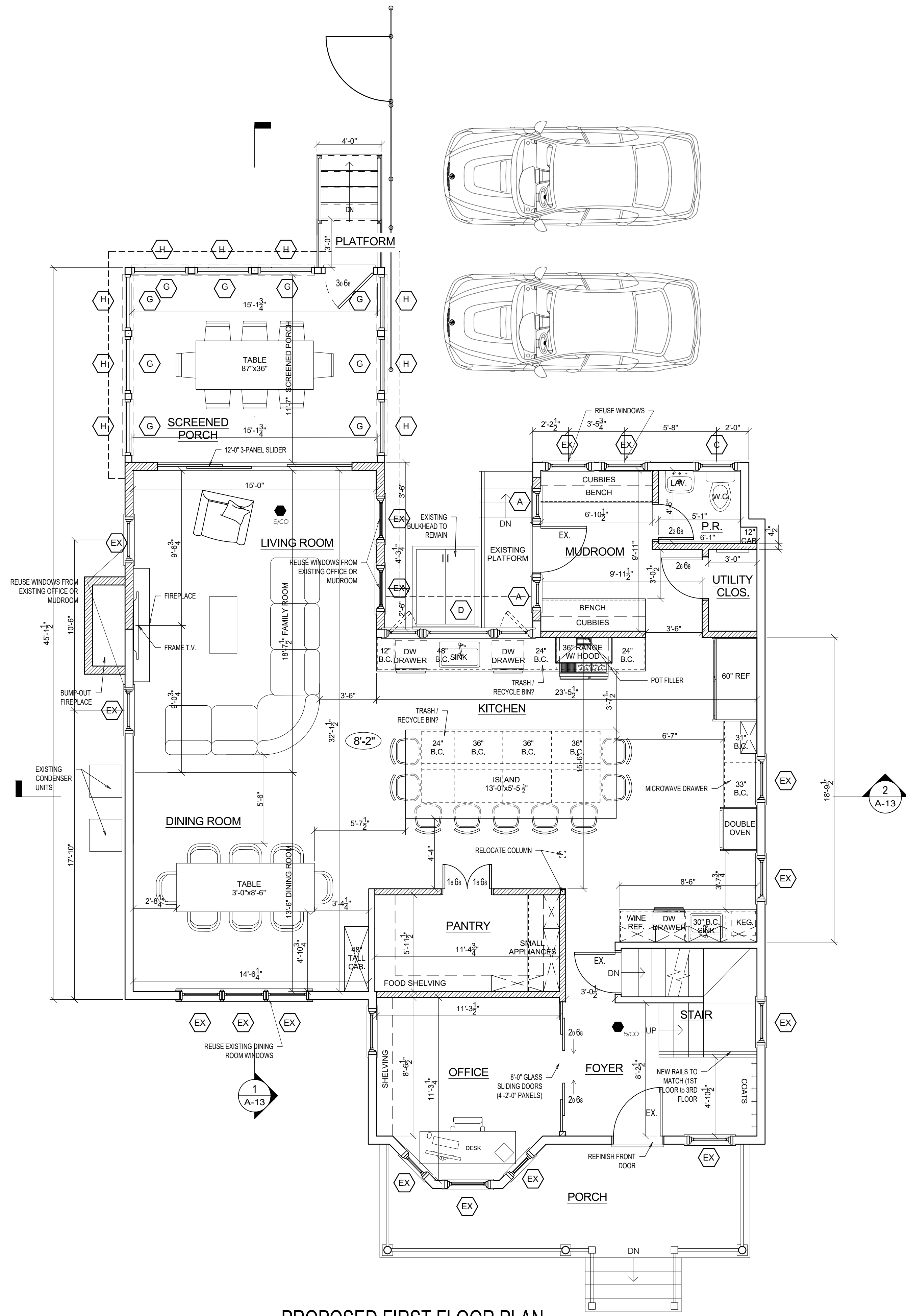
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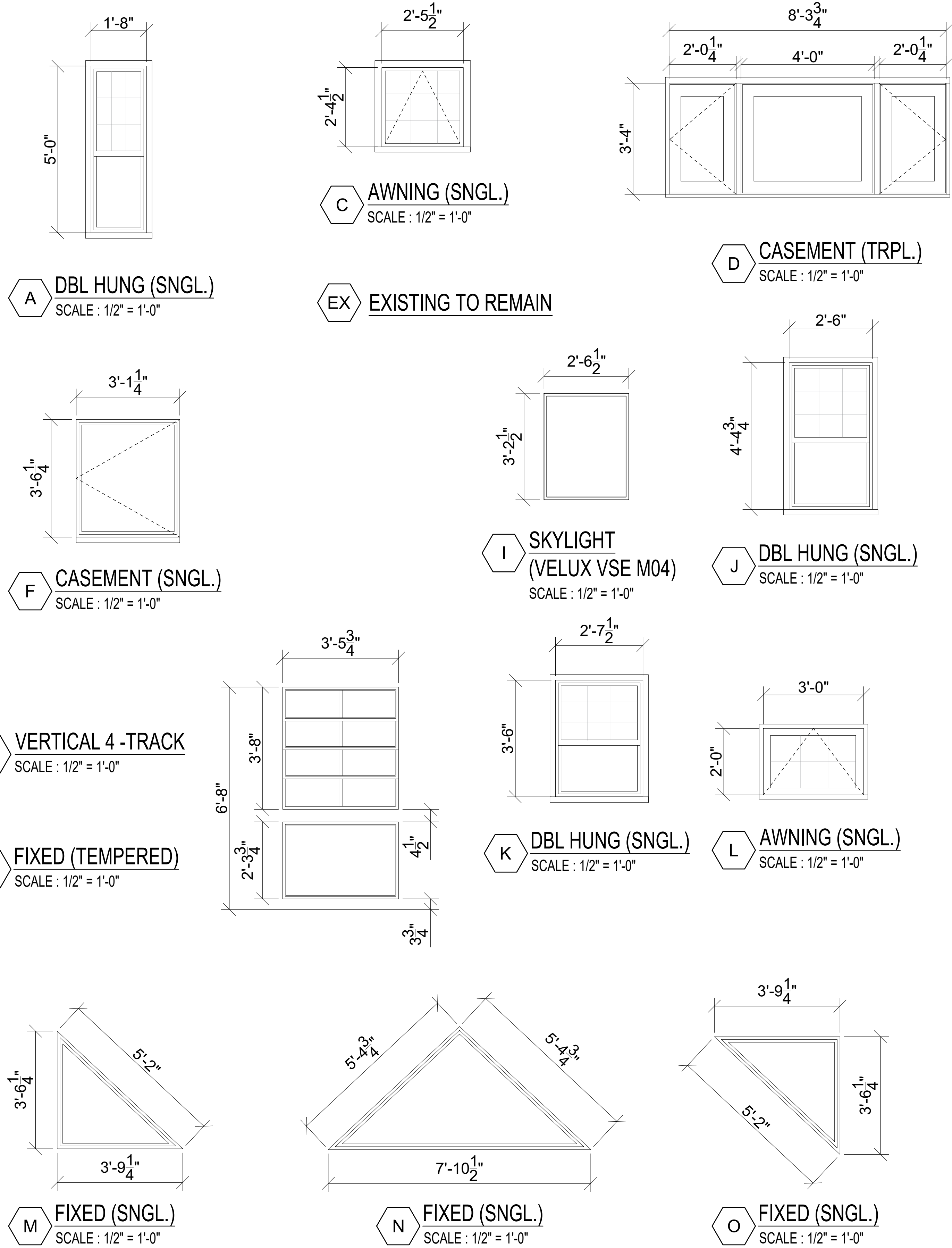
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 A4 - EXISTING ELEVATIONS

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WINDOW SCHEDULE



Date:	Revised Set:	No.	EN	ISH
9/24/2025	REVISÉD SET:			
1/21/2026	REVISÉD SET:			
2/23/2026	REVISÉD SET:			
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3/24/2026	REVISÉD SET:			
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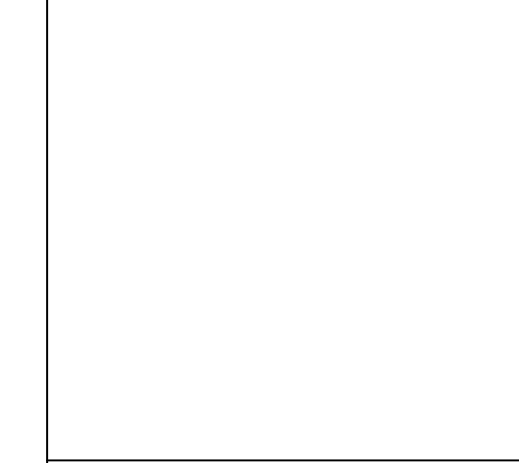
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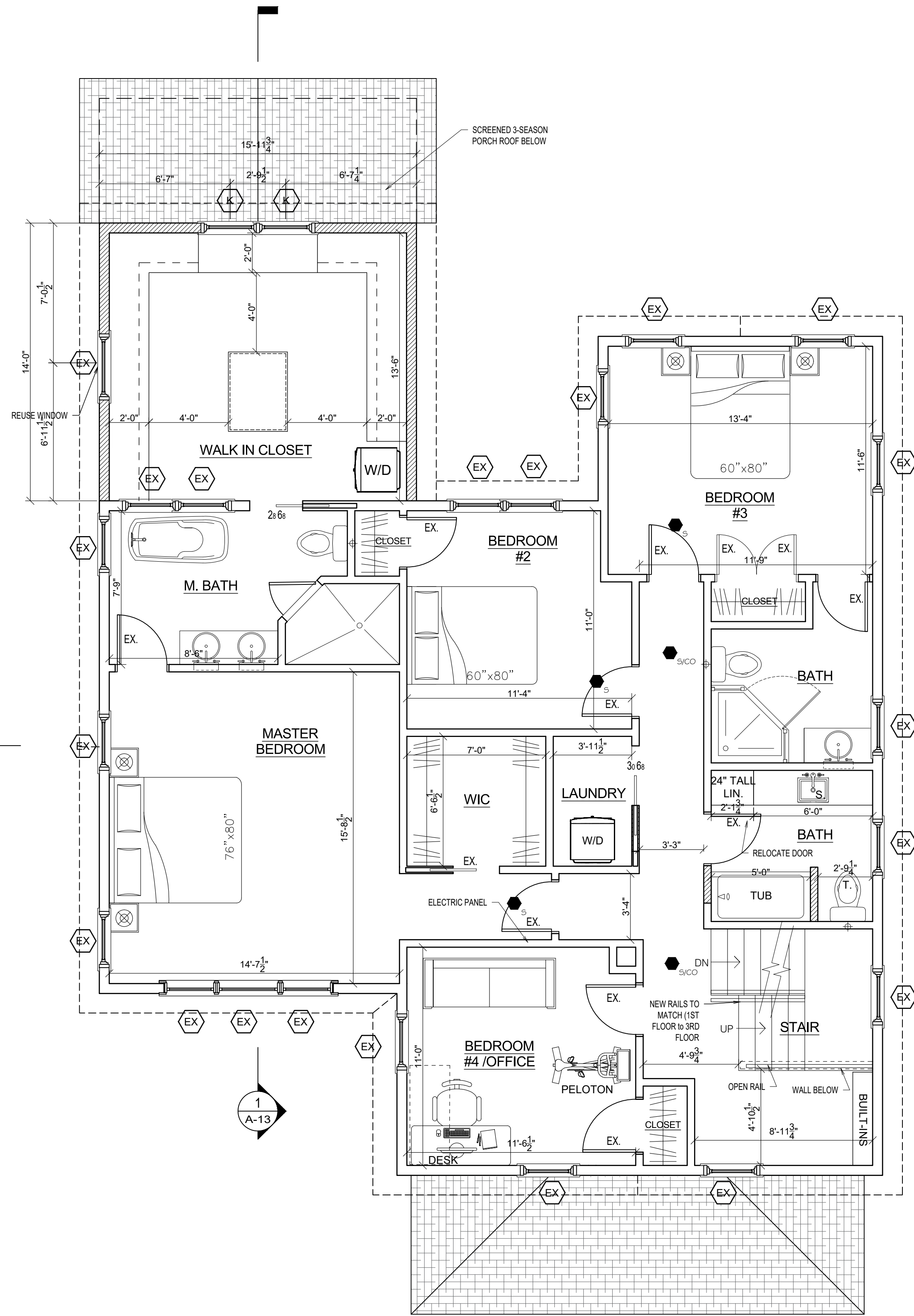
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A5 - PROPOSED FLOOR PLAN (1ST)

Scale: AS NOTED



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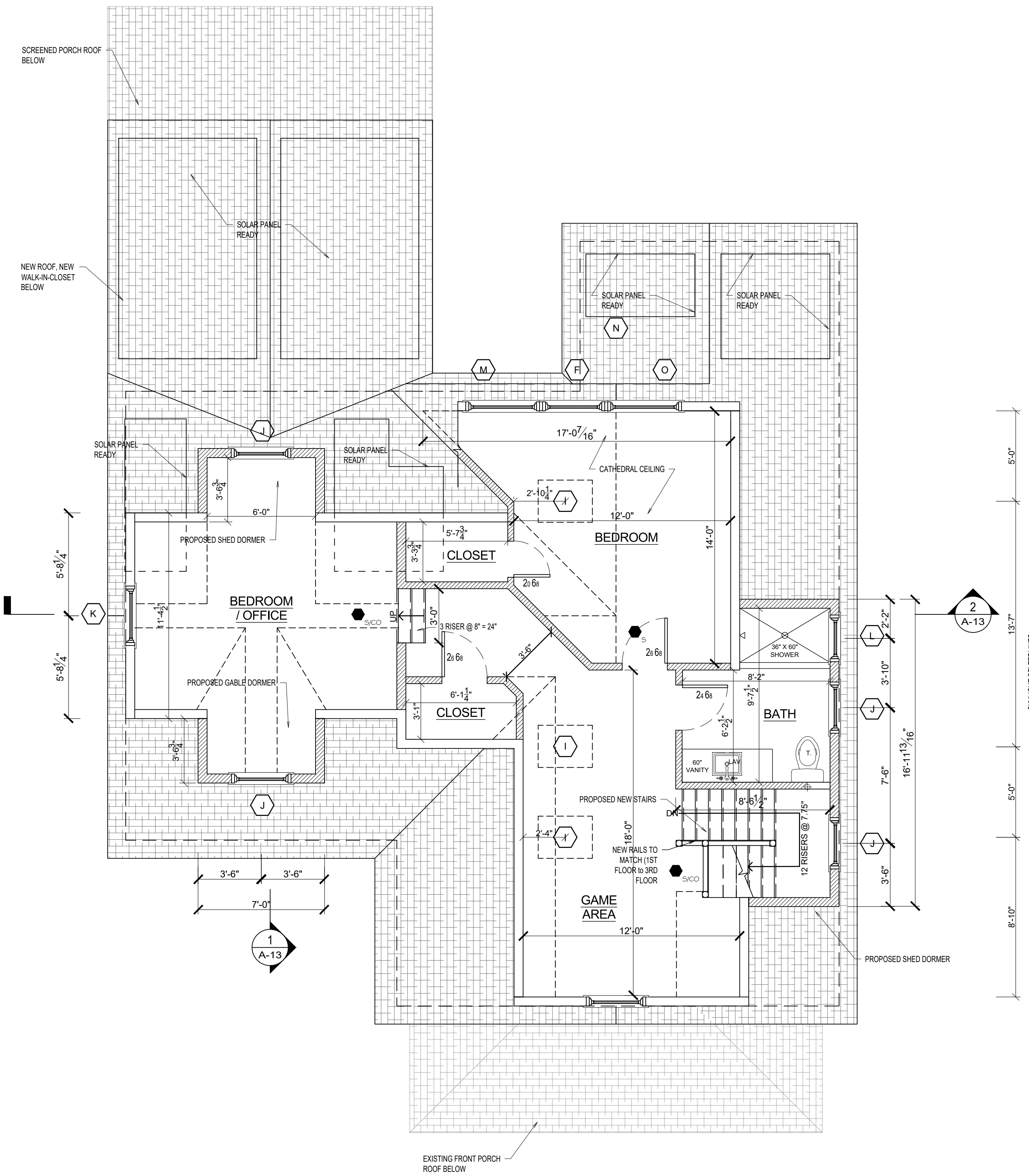


PROPOSED SECOND FLOOR PLAN

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

●_{SCD} Smoke/Heat detector/CO detector, install per code

2
A-13



PROPOSED ATTIC FLOOR PLAN

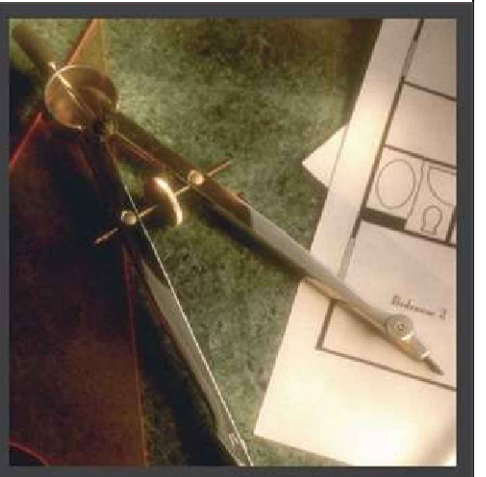
SCALE : 1/4"= 1'-0"

●_{SCD} Smoke/Heat detector/CO detector, install per code

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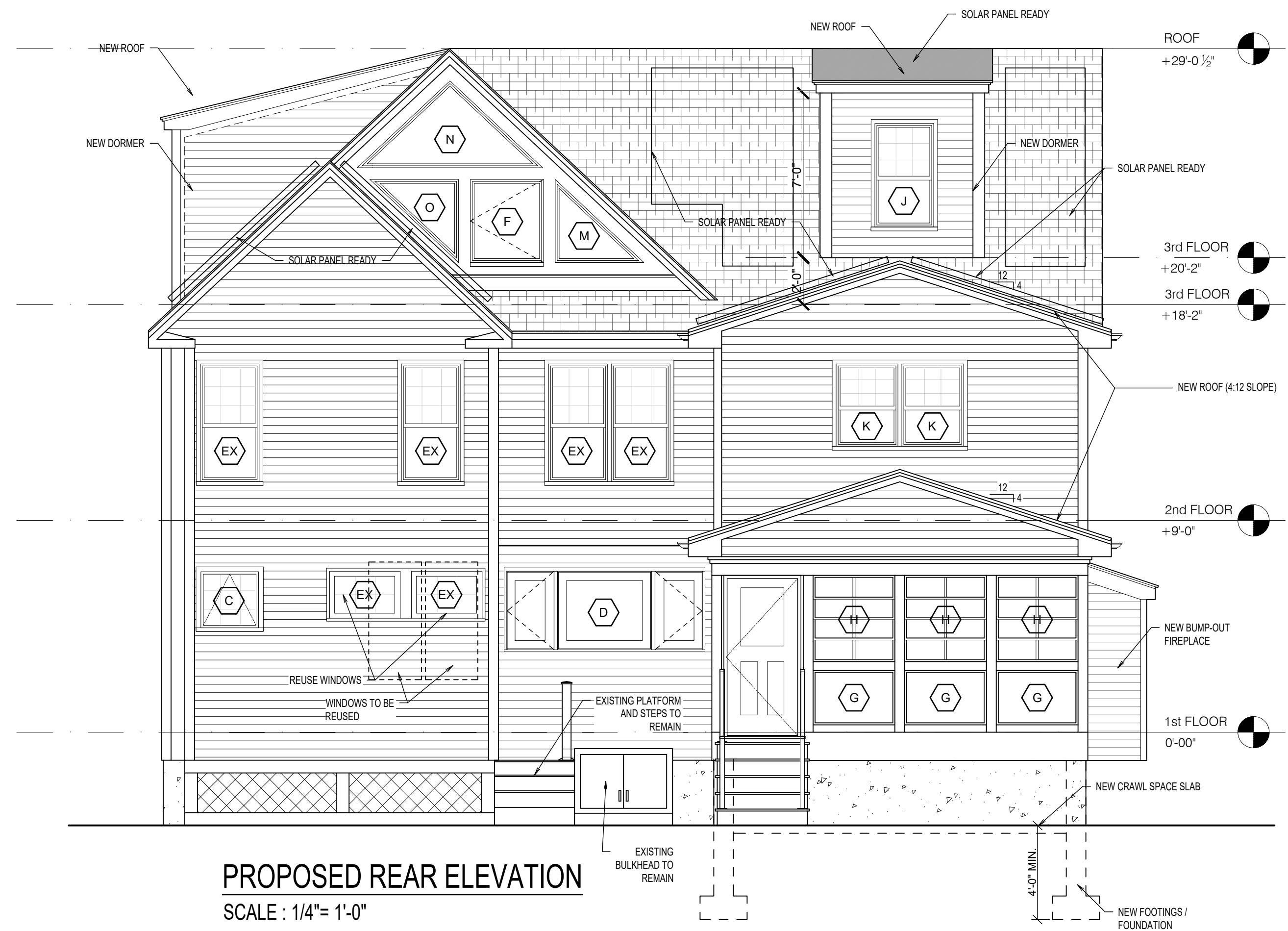
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A7 - PROPOSED FLOOR PLANS (2ND & 3RD)

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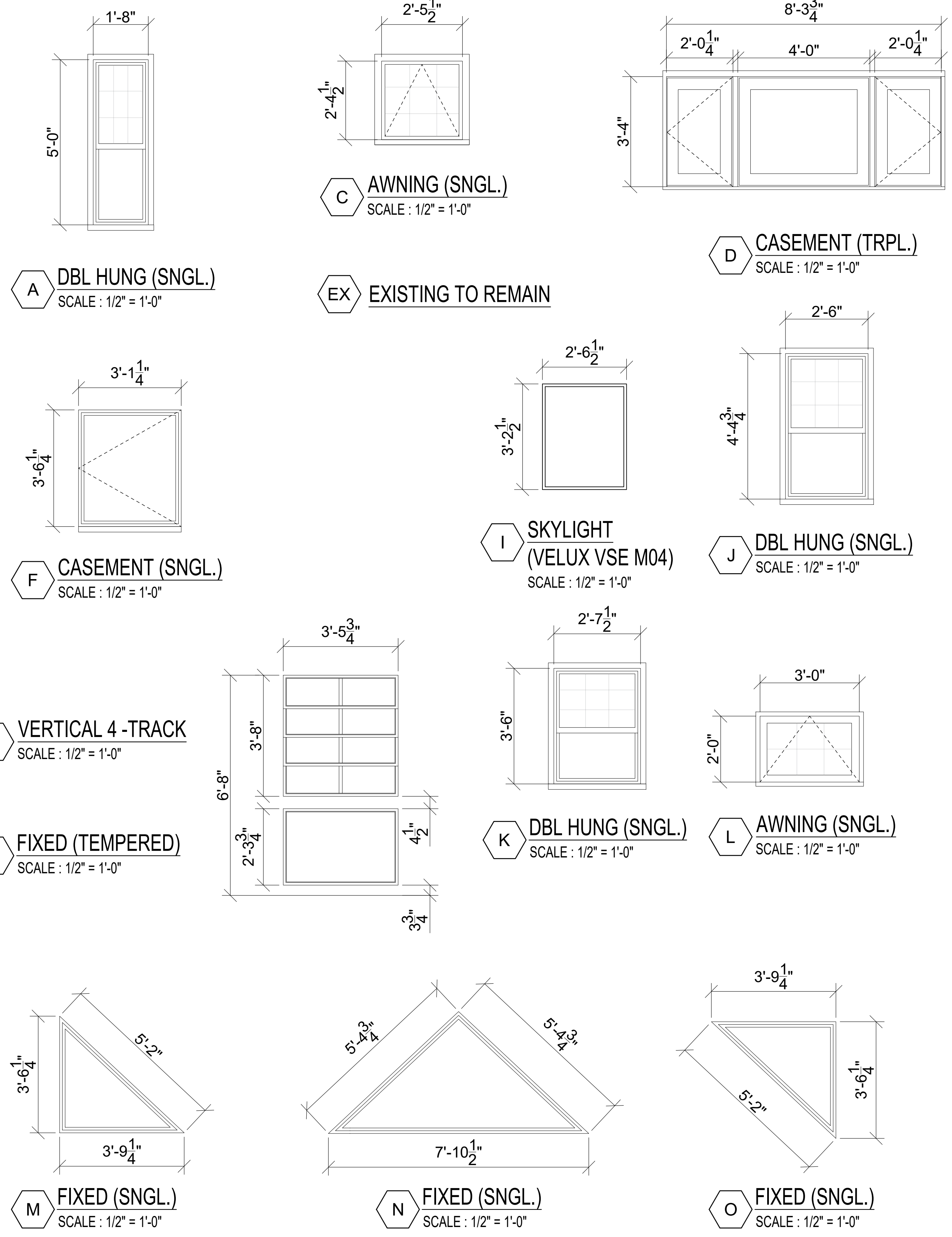


PROPOSED FRONT ELEVATION
SCALE : 1/4" = 1'-0"

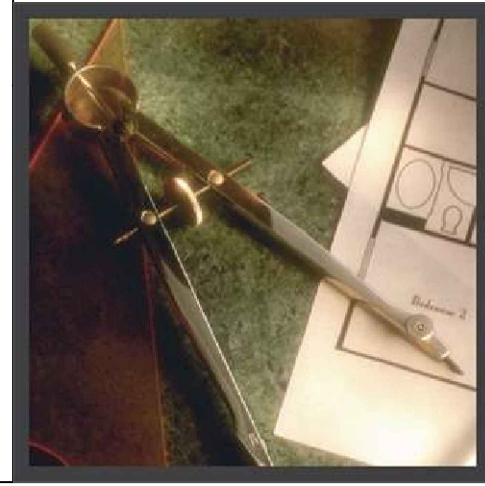


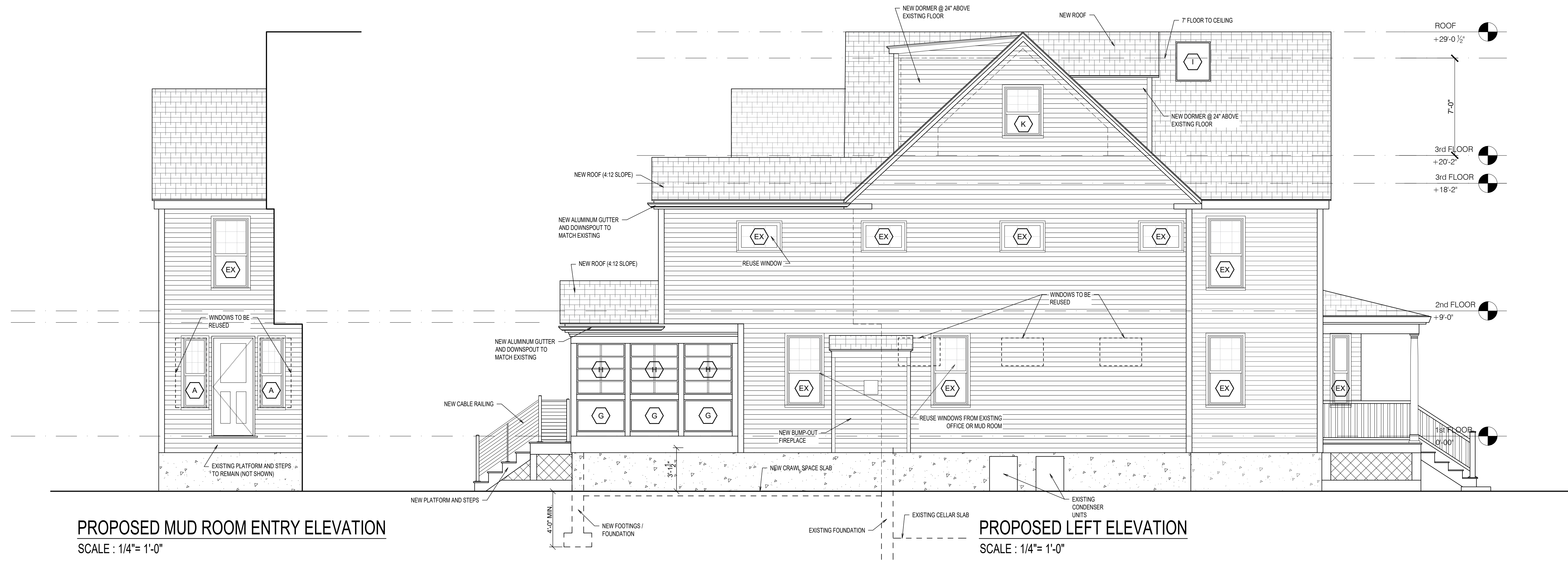
PROPOSED REAR ELEVATION
SCALE : 1/4" = 1'-0"

WINDOW SCHEDULE



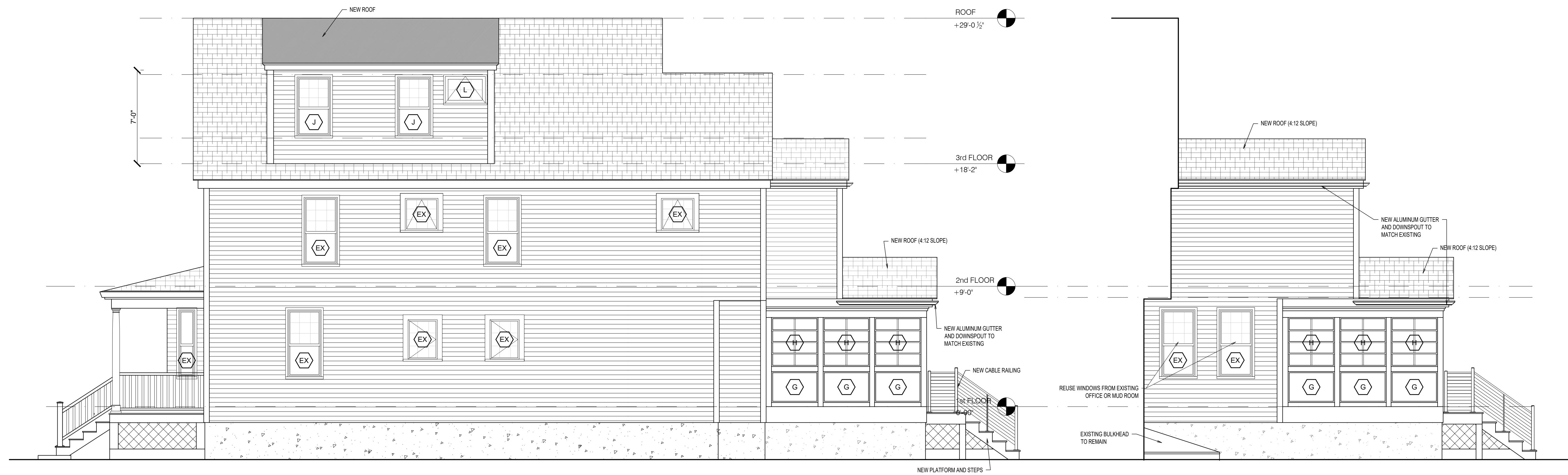
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	A8 - PROPOSED ELEVATIONS		
	Scale AS NOTED		
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PROPOSED MUD ROOM ENTRY ELEVATION
SCALE : 1/4"= 1'-0"

PROPOSED LEFT ELEVATION
SCALE : 1/4"= 1'-0"



PROPOSED RIGHT ELEVATION
SCALE : 1/4"= 1'-0"

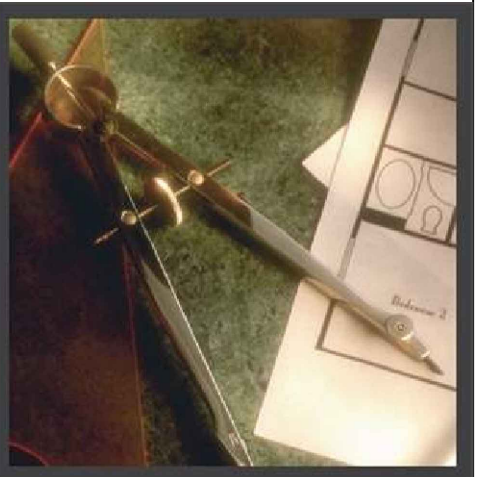
PROPOSED LIVING ROOM ENTRY ELEVATION
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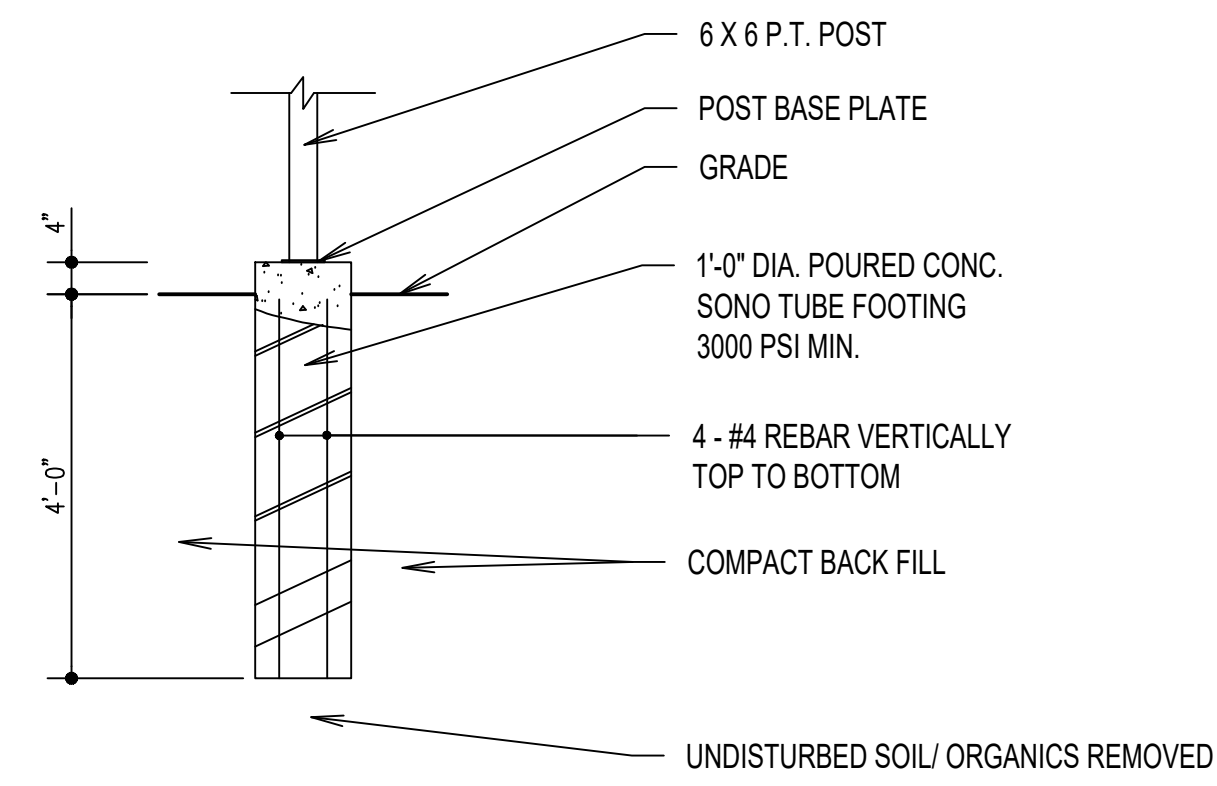
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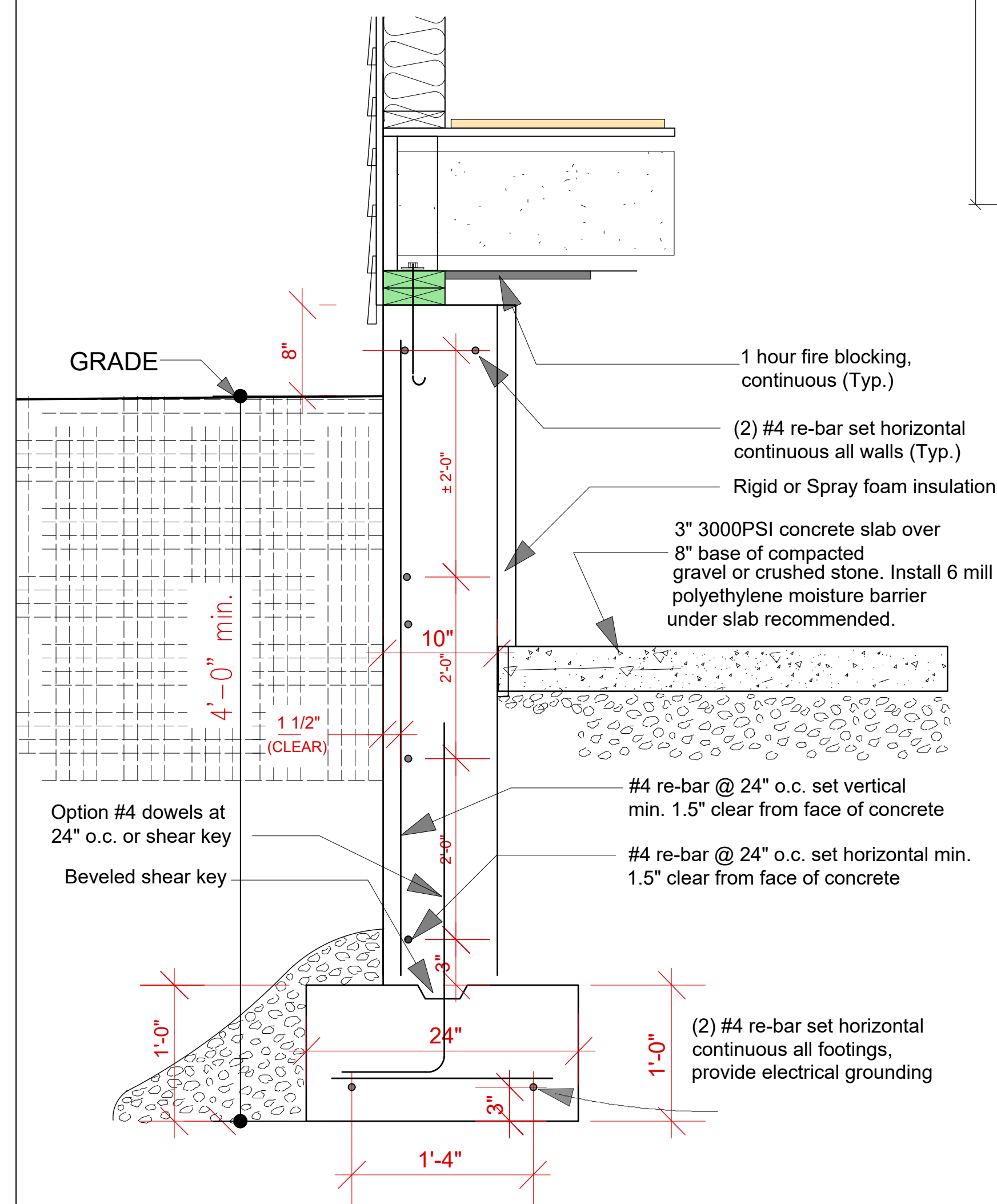
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A9 - PROPOSED ELEVATIONS

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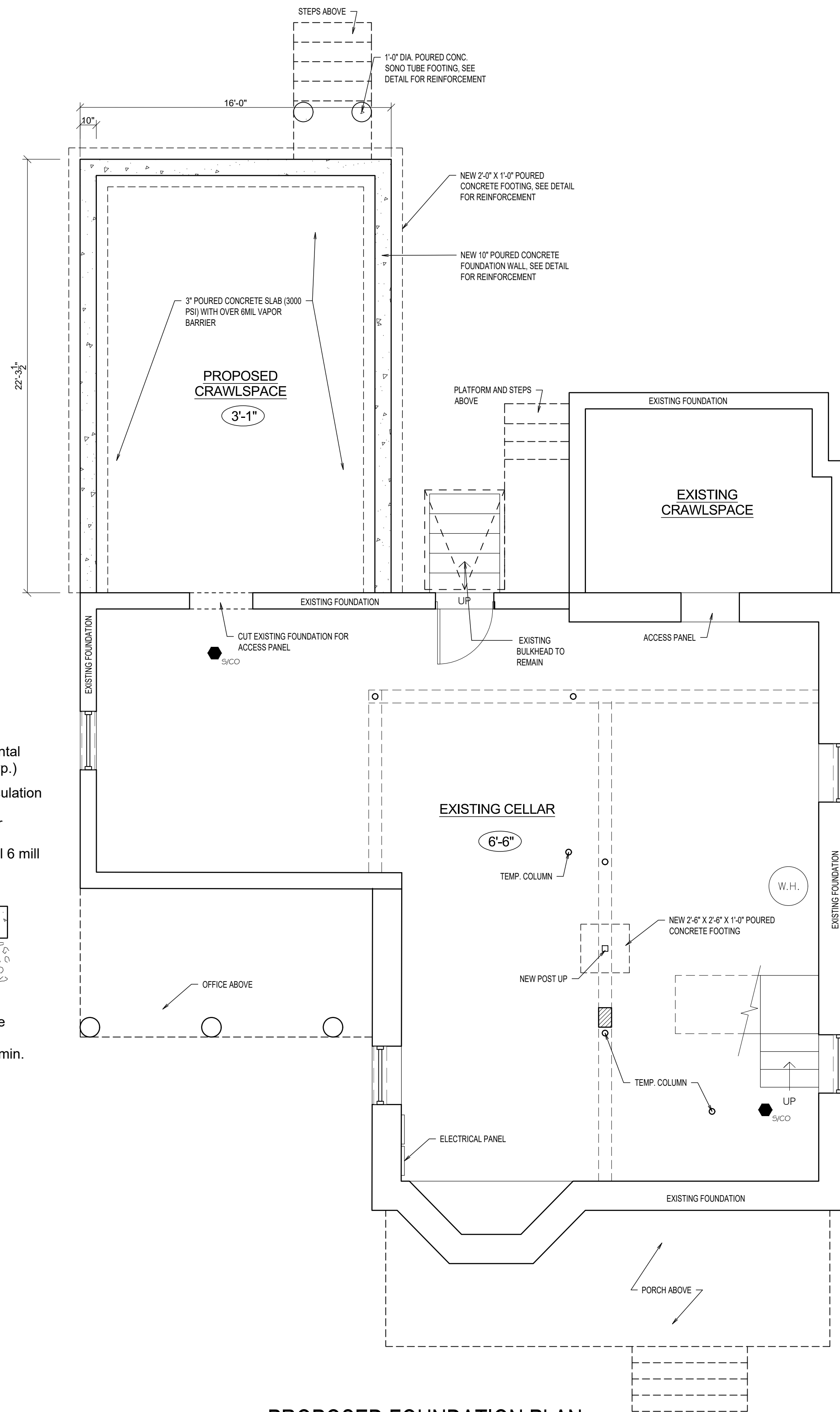


PIER FOOTING DETAIL
SCALE : 1/2" = 1'-0"

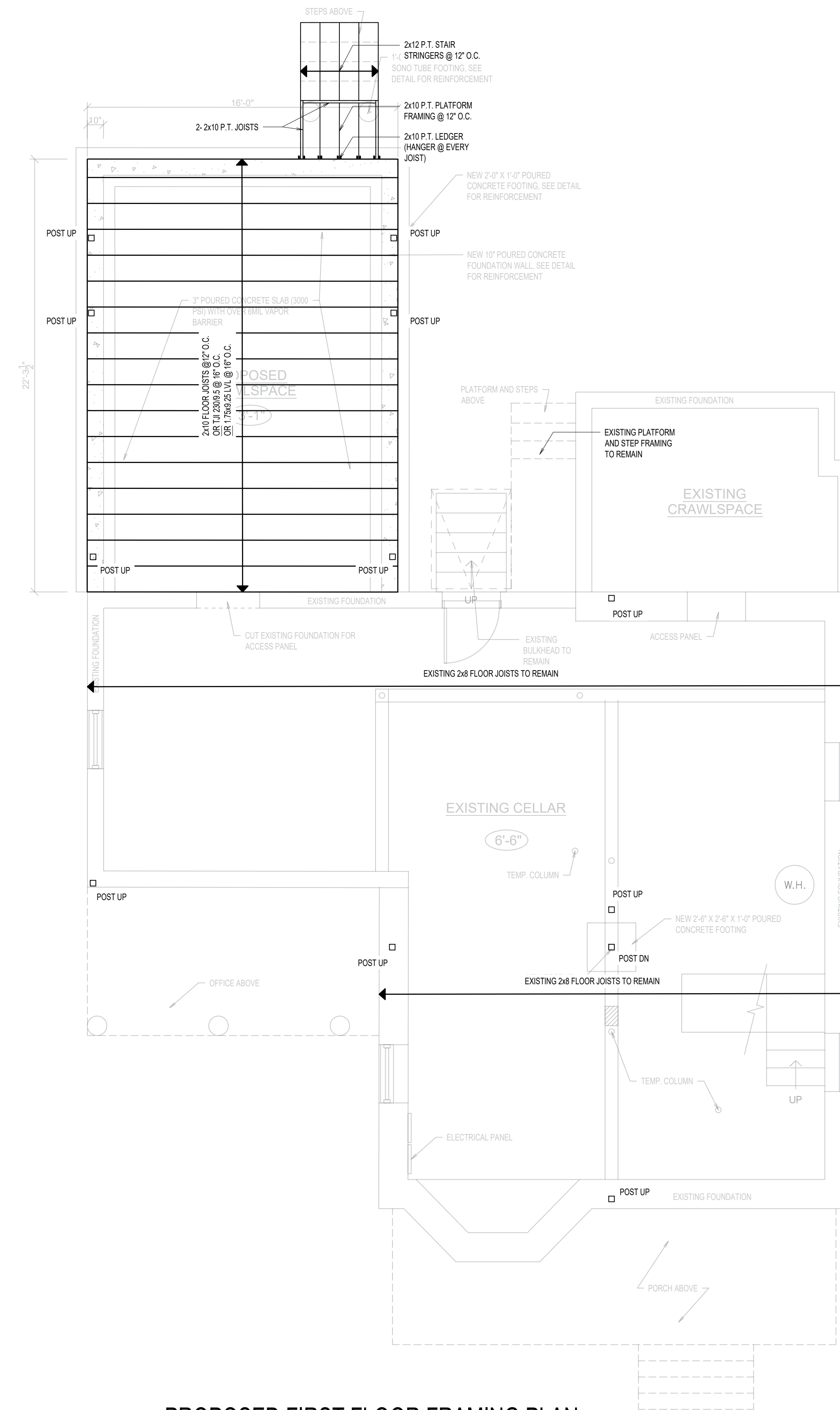


TYPICAL FOUNDATION DETAIL
SCALE : N.T.S.

RADON MITIGATION SYSTEM NOT SHOWN (SYSTEM DESIGN BY OTHERS PER SITE SPECIFIC REQUIREMENTS)



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



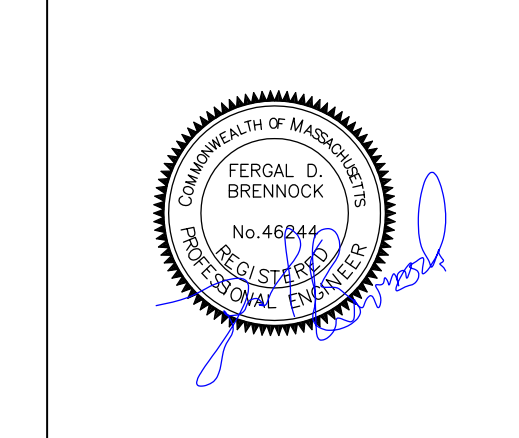
PROPOSED FIRST FLOOR FRAMING PLAN
SCALE : 1/4" = 1'-0"

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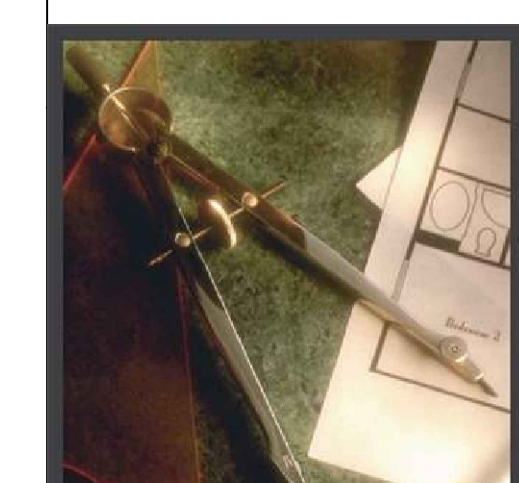
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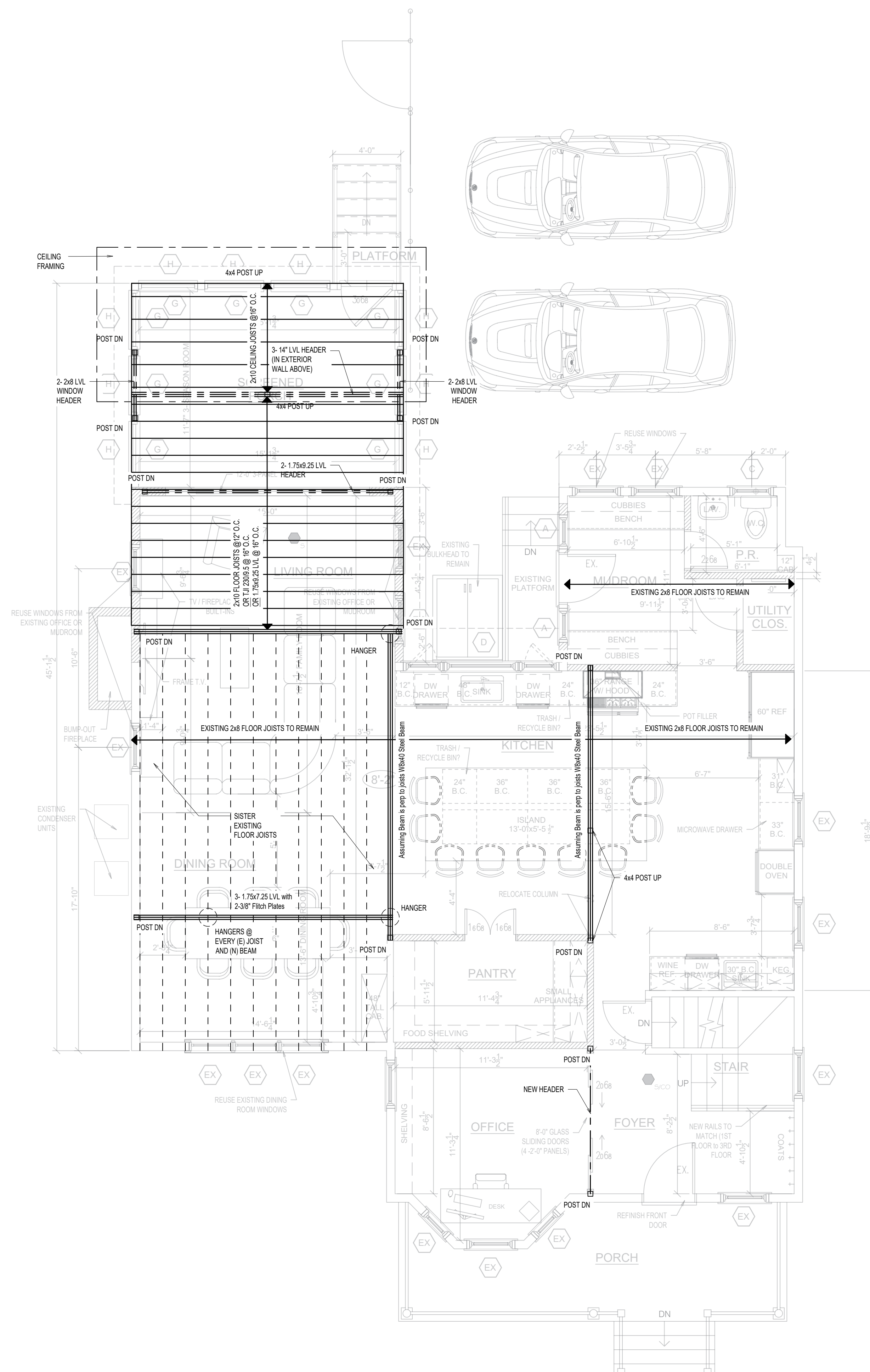
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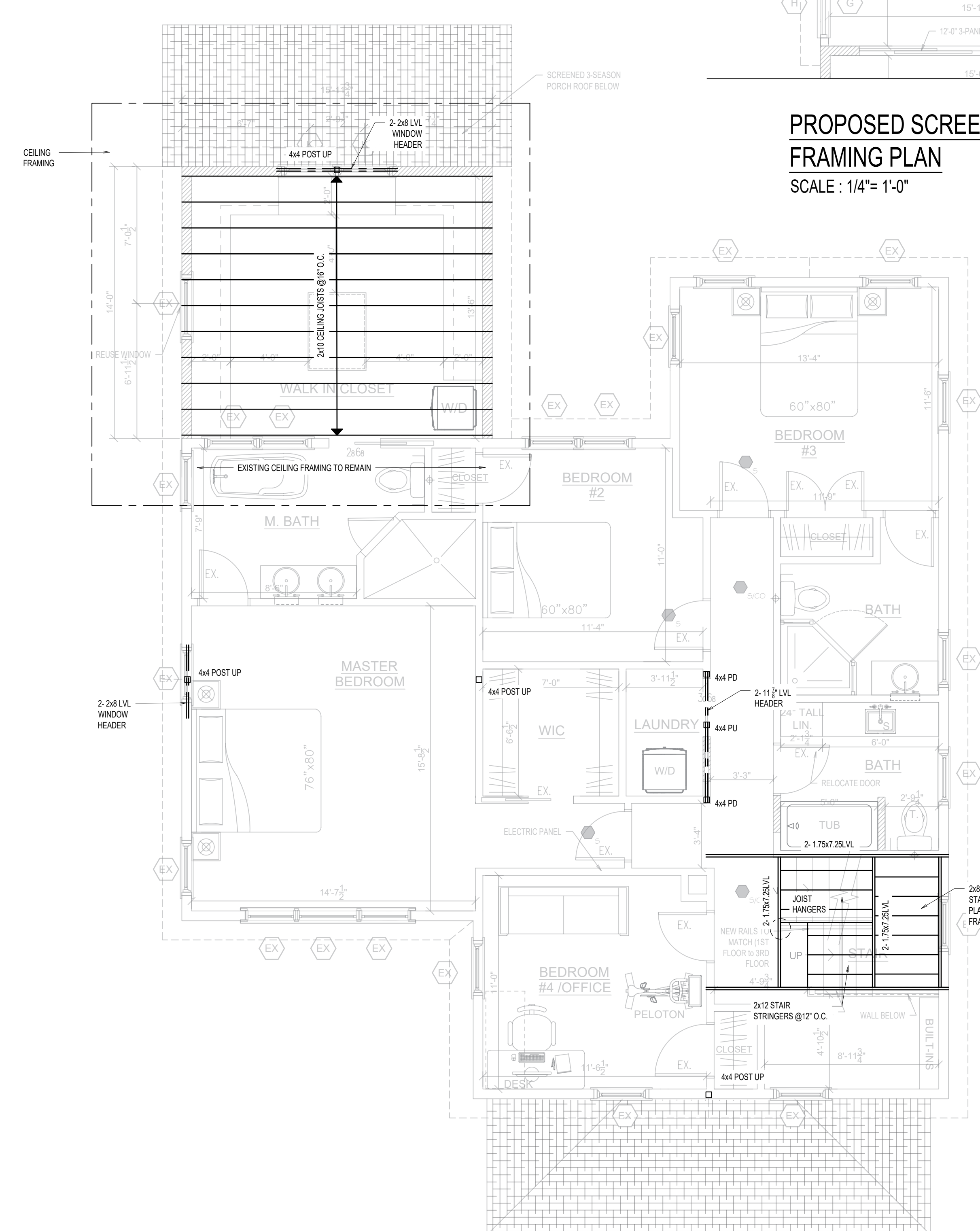


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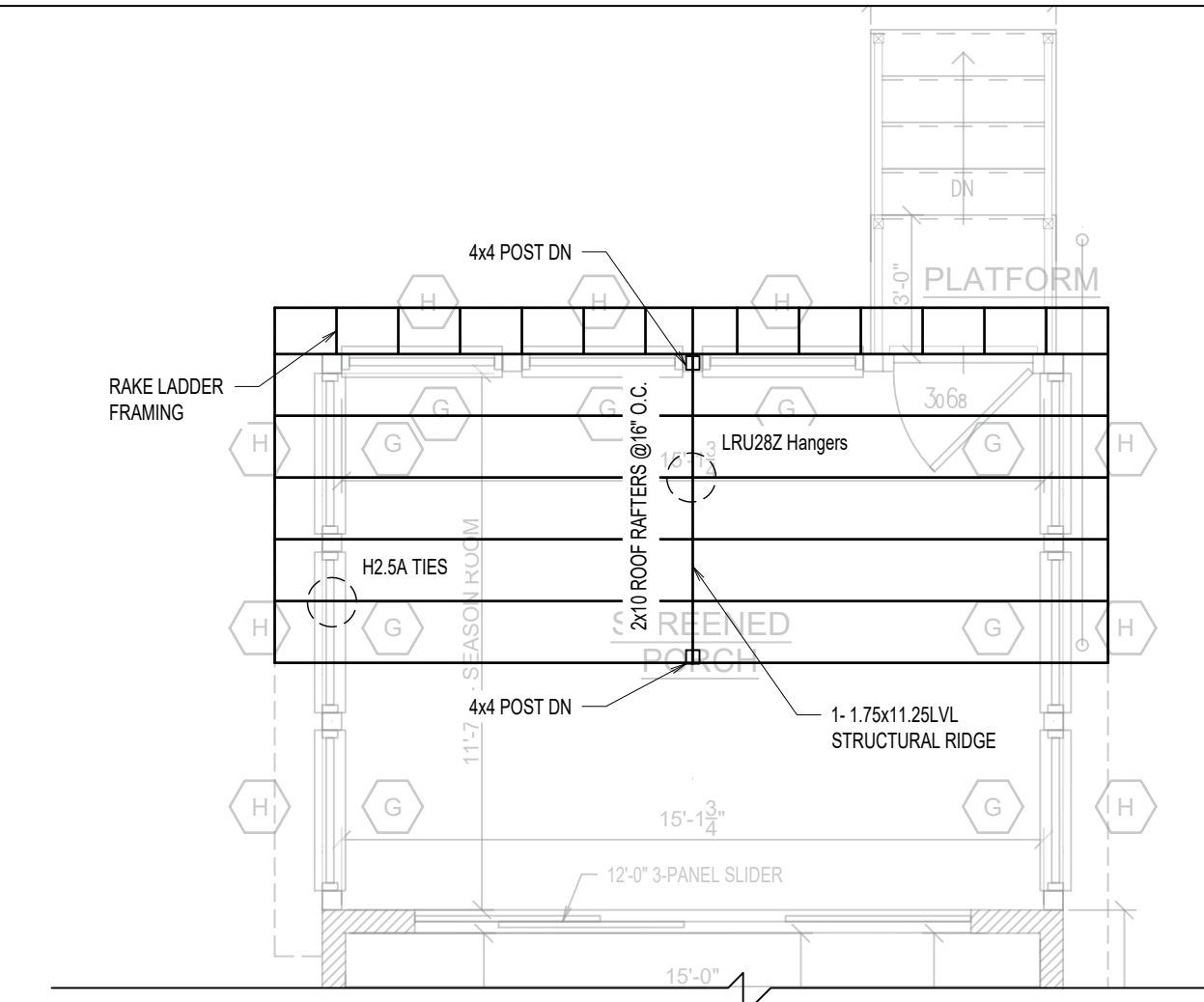




PROPOSED SECOND FLOOR FRAMING PLAN
SCALE : 1/4" = 1'-0"



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



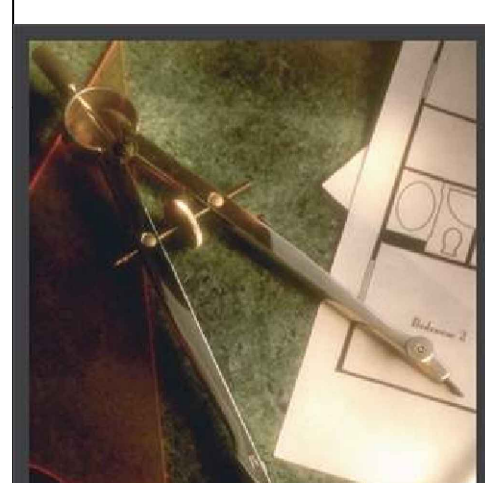
PROPOSED SCREENED PORCH ROOF FRAMING PLAN
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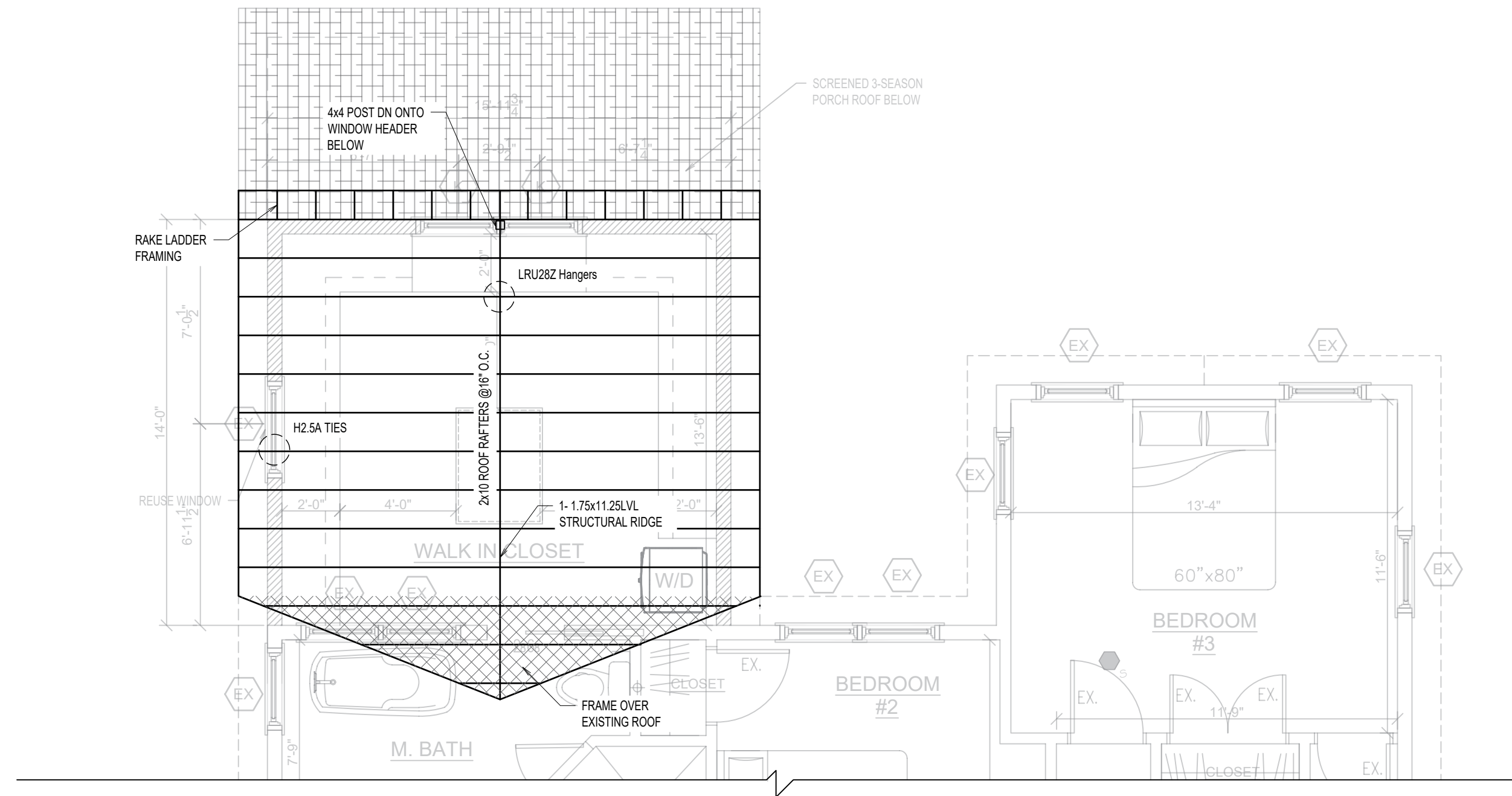
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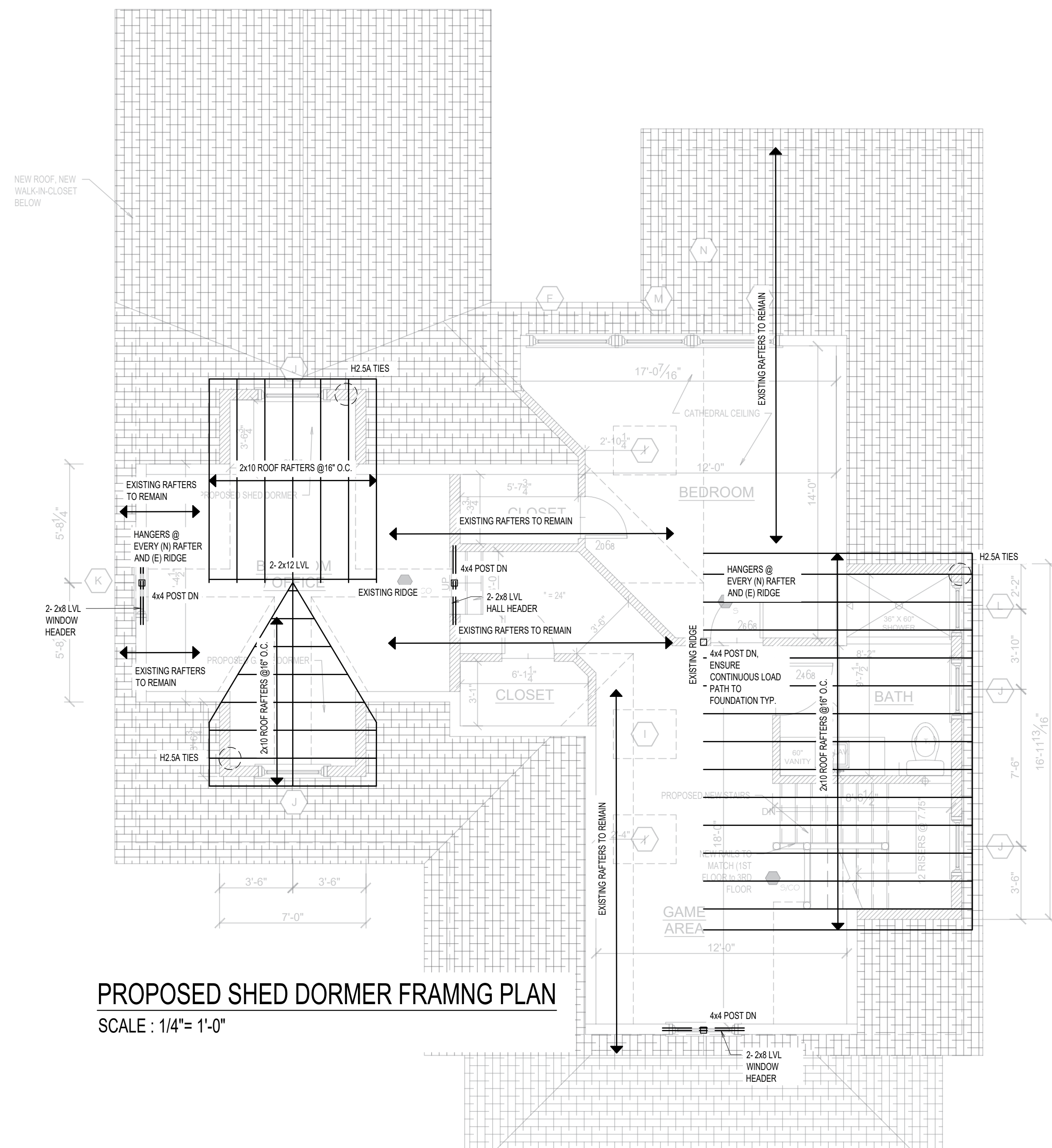
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A11 - PROPOSED FRAMING PLANS

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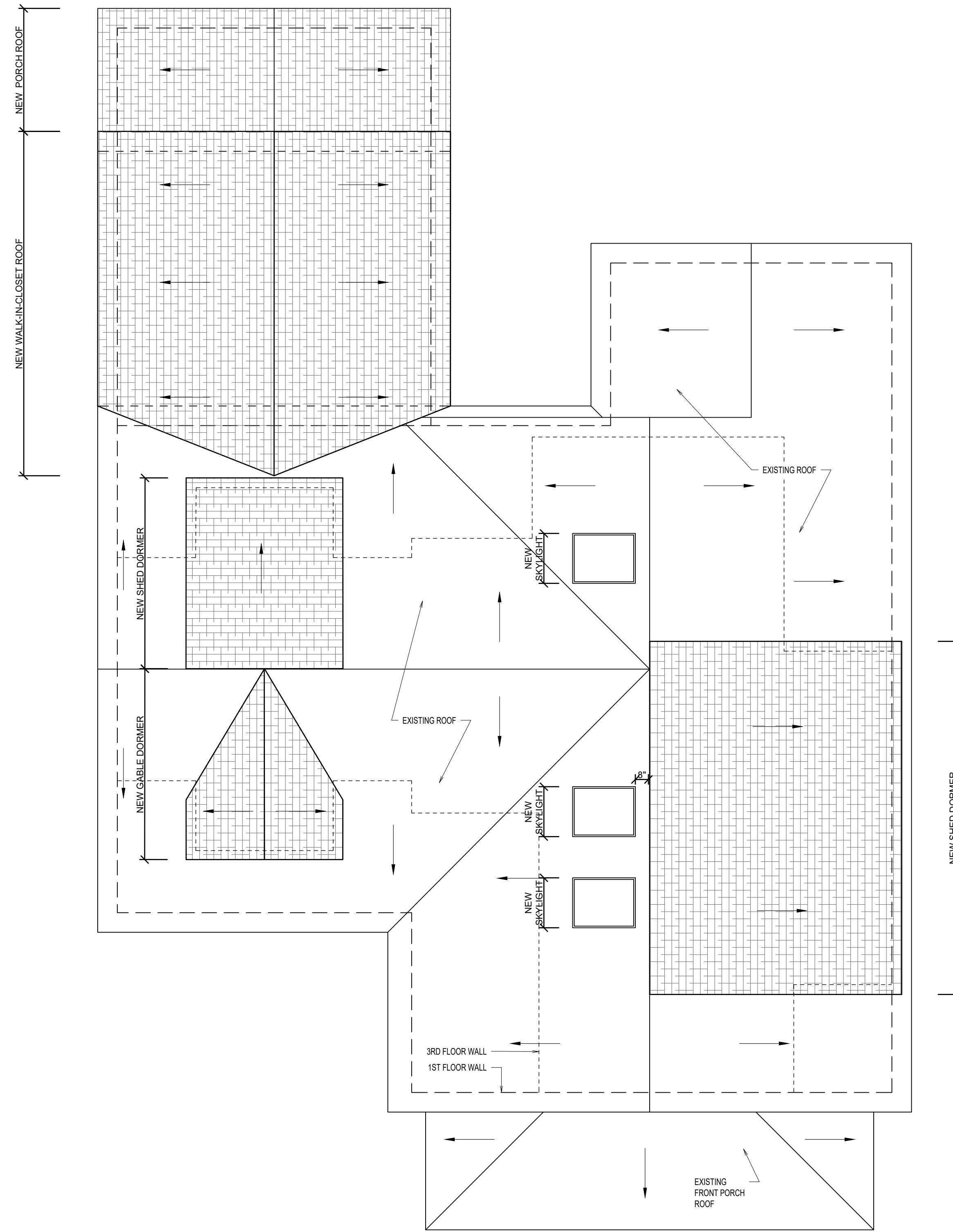




PROPOSED W.I.C. ROOF FRAMING PLAN
SCALE : 1/4"= 1'-0"



PROPOSED SHED DORMER FRAMING PLAN
SCALE : 1/4"= 1'-0"



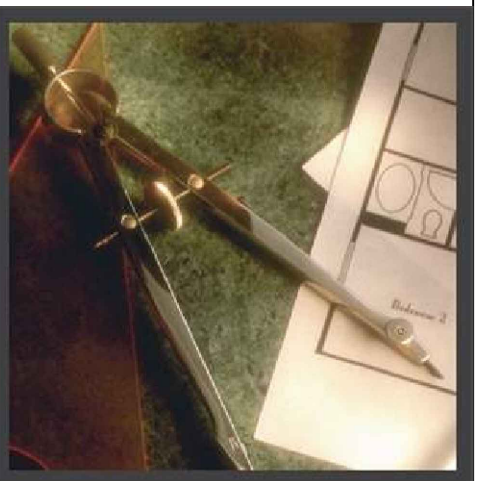
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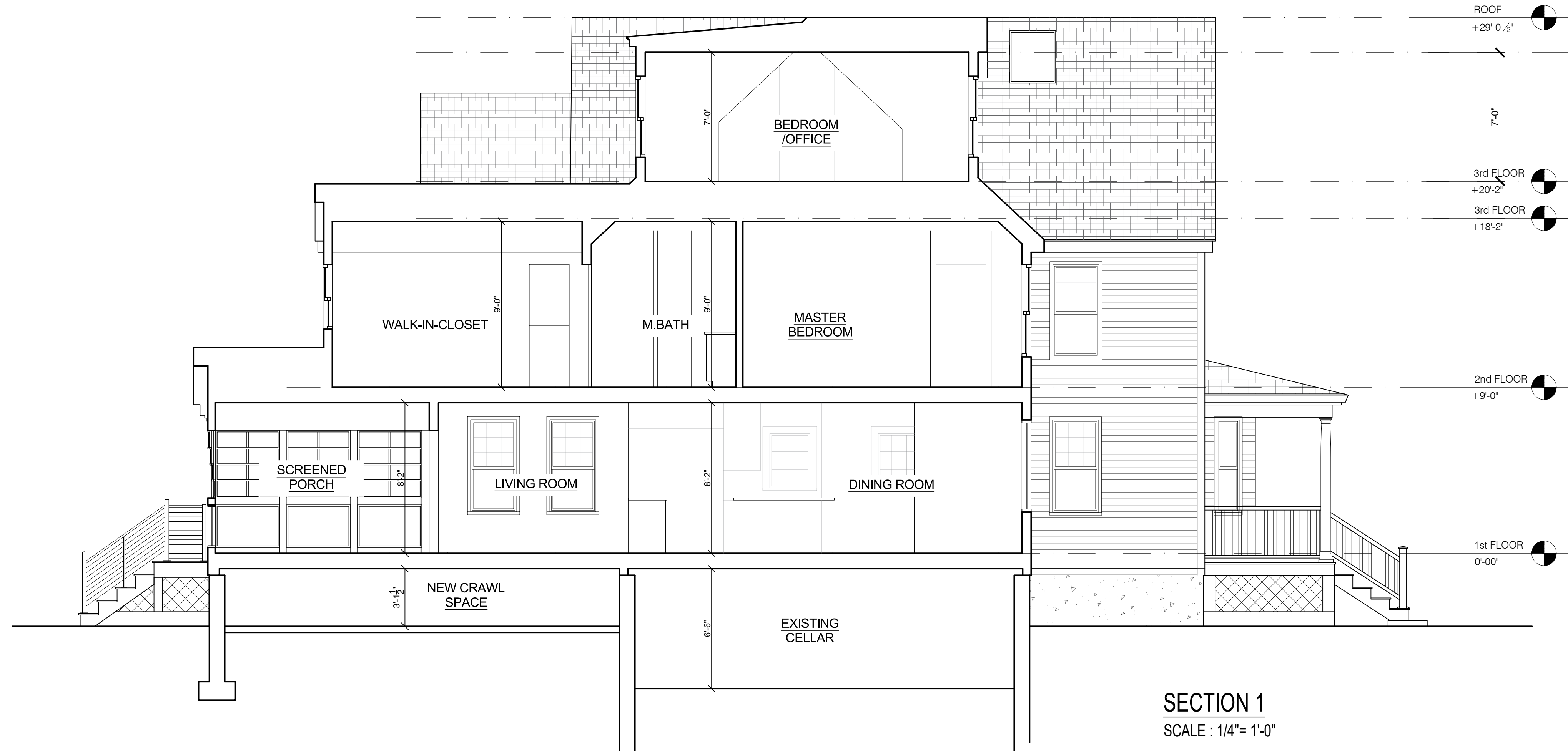
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A12 - PROPOSED ROOF PLAN

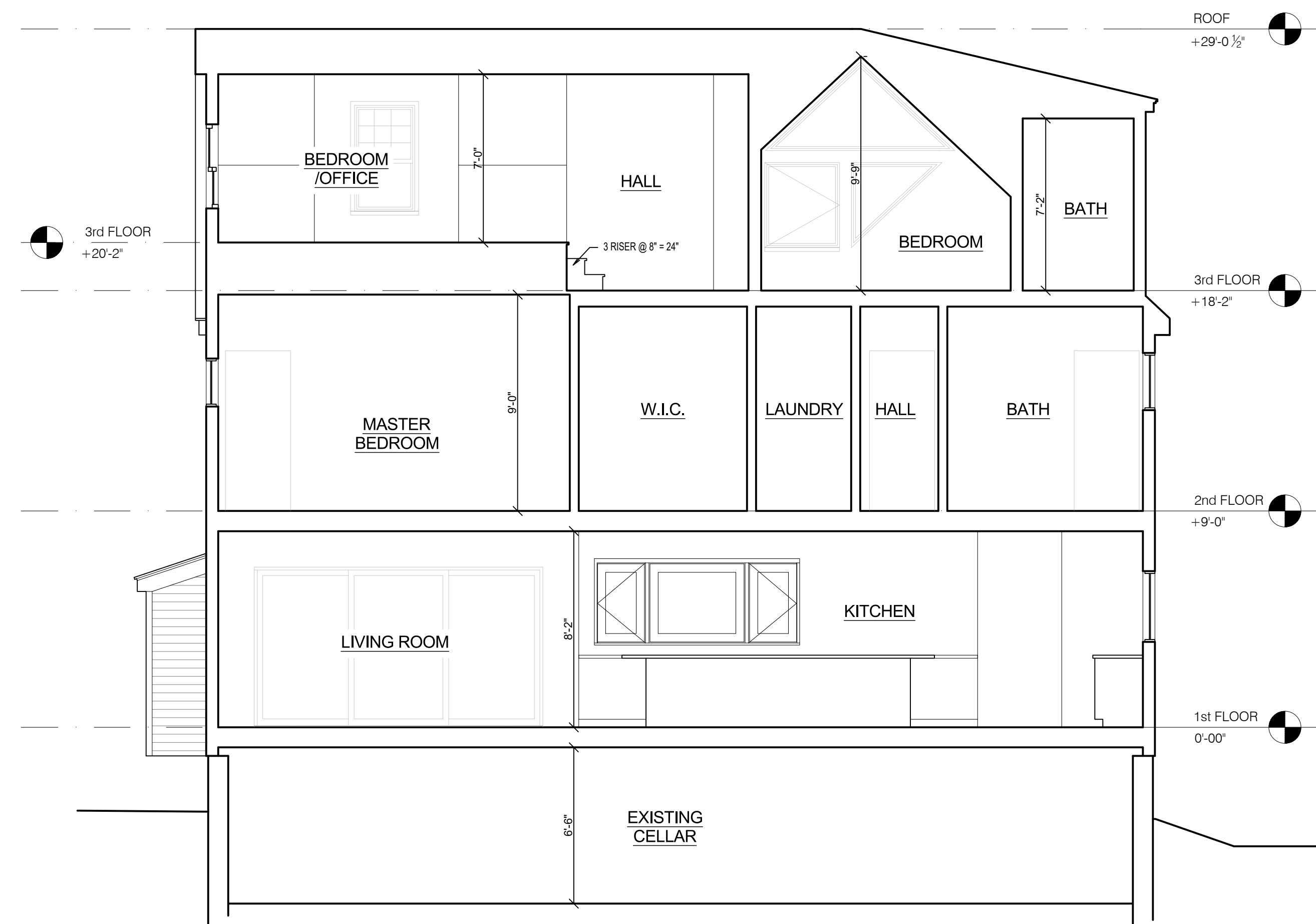


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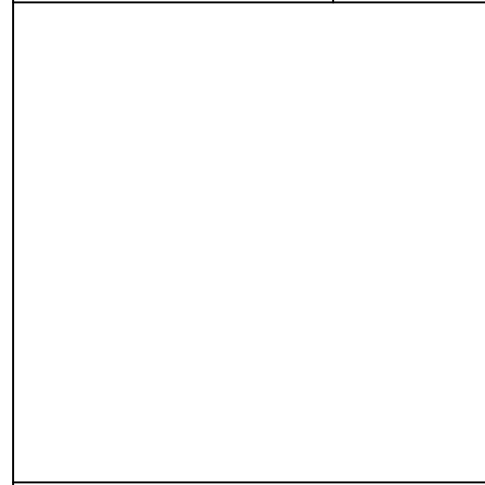
SECTION 1
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SECTION 2
SCALE : 1/4" = 1'-0"

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			REVISED SET:	3/31/2026
			REVISED SET:	4/7/2026
			REVISED SET:	4/9/2026
			REVISED SET:	5/21/2026

Project:
 28 Mellen St.
 Needham Heights, MA 02494
A13 - BUILDING SECTIONS
 Scale AS NOTED



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