

NEW SINGLE FAMILY



RESIDENTIAL CODE
MASSACHUSETTS RESIDENTIAL CODE, 10TH ED.
ADOPTS WITH AMENDMENTS - INTERNATIONAL RESIDENTIAL CODE 2021 (IRC 2021)

ACCESSIBILITY
MAAB - MASSACHUSETTS
521 CMR: ARCHITECTURAL ACCESS BOARD

MECHANICAL
INTERNATIONAL MECHANICAL CODE 2015 (IMC 2015)

ELECTRICAL
MASSACHUSETTS ELECTRICAL CODE 2023
ADOPTS WITH AMENDMENTS - NFPA 70, 2023

PLUMBING
248 CMR 10.00: UNIFORM STATE PLUMBING CODE -2021

FIRE/LIFE SAFETY
527 CMR 1.00: MA COMPREHENSIVE FIRE SAFETY CODE - MA 2021

ENERGY
225 CMR 22: MASSACHUSETTS RESIDENTIAL
STRETCH ENERGY CODE AND MUNICIPAL OPT-IN
SPECIALIZED CODE 2023

SCOPE: NEW FAMILY HOME
SINGLE FAMILY HOME
ADDRESS: 26 WATERTOWN ST LEXINGTON MA
CLIENT: DALTON

PROPERTY INFORMATIONS

LOT SIZE:	0.29 ACRES
MODEL:	RESIDENTIAL
BOOK PAGE:	70062, 0343
PROPERTY ID:	8-78
LOCATION ID:	F_734951_2978215
EXISTING AREA:	0,00 SF
NEW AREA:	4514,80 SF
TOTAL AREA:	4514,80 SF

PROPERTY INFORMATIONS - obtained from:
<https://massgis.maps.arcgis.com>

PROJECT AREA.		
LEVEL	NAME	AREA

BASEMENT	BASEMENT	927,60 SF
BASEMENT	GARAGE	597,42 SF
1ST FLOOR	FIRST FLOOR	1581,78 SF
1ST FLOOR	PORCH	128,94 SF
2ND FLOOR	SECOND FLOOR	1279,06 SF
TOTAL		4514,80 SF

PROJECT GROSS AREA		
LEVEL	NAME	AREA

BASEMENT	BASEMENT	927,60 SF
1ST FLOOR	FIRST FLOOR	1581,78 SF
2ND FLOOR	SECOND FLOOR	1279,06 SF
TOTAL		3788,44 SF

1. ARCHITECTURE
- A1 ARCHITECTURE
 - A2 GENERAL NOTES
 - A3 SITE PLAN
 - A4 PROPOSED DRAINAGE PLAN
 - A5 PROPOSED BASEMENT PLAN AND FIRST FLOOR PLAN
 - A6 PROPOSED SECOND FLOOR AND ROOF PLAN
 - A7 PROPOSED CROSS SECTION A & B
 - A8 ELEVATIONS
 - A9 STAIR DETAILS
 - A10 DETAILS SHEET
 - A11 DOOR TYPES
 - A12 WINDOWS TYPE
 - A13 RCP
 - A14 POWER AND COMMUNICATION
 - A15 PLUMBING POINTS
 - A16 GROSS AREA
- TOTAL OF SHEETS: 16

DATE: 07/14/2025

KEY PLAN

BLOCK #	LOT #
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REVISIONS

REV.	DATE	DESCRIPTION
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DESIGN: DAFNE BORSATTI
COORDINATOR: BRUNA PUGLIESSA
DRAWN BY: MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY
ADDRESS:
26 WATERTOWN ST
LEXINGTON MA



SHEET TITLE:
ARCHITECTURE

A1

DATE: 07/14/2025 PROJECT NO: 1105

*ALL DIMENSIONS SHOWN IN THIS DRAWING FOLLOW THE ORIGINAL DESIGN. VARIATIONS MAY OCCUR DURING THE CONSTRUCTION PROCESS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO CHECK THESE DIMENSIONS, WITH THE GOAL OF PRESERVING THE ARCHITECTURAL PROJECT'S CHARACTERISTICS.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. RECHECK MEASUREMENTS AND DIMENSIONS BEFORE STARTING INSTALLATION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF DISCREPANCIES FOUND ON THE DRAWINGS OR IN THE SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY ALL FINAL DIMENSIONS.

2. ELECTRICAL, MECHANICAL, PLUMBING AND FIRE PROTECTION LAYOUTS ARE TO BE PROVIDED BY THE CONTRACTOR RESPONSIBLE FOR THE WORK. ALL WORK TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES.

3. THE ARCHITECT SHALL ONLY PERFORM CONSTRUCTION CONTROL AS DEFINED BY THE STATE BUILDING CODE. THE ARCHITECT SHALL NOT HAVE CONTROL OVER, BE IN CHARGE OF, NOR BE RESPONSIBLE FOR: CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTORS RESPONSIBILITY. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR BE IN CHARGE OF THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

4. ALL WORK PERFORMED UNDER AND IN CONNECTION WITH THESE CONTRACT DOCUMENTS SHALL BE IN STRICT COMPLIANCE WITH THE LATEST O.S.H.A. SAFETY AND HEALTH STANDARDS.

5. BUILDING AND CONSTRUCTION TERMINOLOGY IN THESE DOCUMENTS MAY VARY IN DEFINITION FROM OTHER INDUSTRIES AND USES. REFER TO THE CURRANT BUILDING CODE DEFINITION SECTIONS, FIRST, AND IF STILL UNCLEAR, CONSULT WITH THE ARCHITECT.

6. INSPECT MATERIAL IMMEDIATELY UPON DELIVERY AND AGAIN PRIOR TO INSTALLATION. REJECT DAMAGED AND DEFECTIVE ITEMS. DURING HANDLING AND INSTALLATION, CLEAN AND PROTECT CONSTRUCTION IN PROGRESS AND ADJOINING MATERIALS IN PLACE. APPLY PROTECTIVE COATINGS WHERE REQUIRED TO ENSURE PROTECTION FROM DAMAGE OR DETERIORATION AT SUBSTANTIAL COMPLETION. CLEAN AND MAINTAIN COMPLETED CONSTRUCTION AS OFTEN AS NECESSARY THROUGH THE CONSTRUCTION PERIOD. ADJUST AND LUBRICATE OPERABLE COMPONENTS TO ENSURE OPERABILITY WITHOUT DAMAGING EFFECTS. SUPERVISE OPERATIONS TO ENSURE THAT NO PART OF THE CONSTRUCTION COMPLETED OR IN PROGRESS IS SUBJECT TO HARMFUL OR DELETERIOUS EXPOSURE. THE INSTALLER OF EACH COMPONENT SHALL INSPECT THE SUBSTRATE AND CONDITIONS UNDER WHICH WORK IS PERFORMED. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. INSTALL EACH COMPONENT DURING WEATHER CONDITIONS AND PROJECT STATUS THAT WILL ENSURE THE BEST RESULTS. ISOLATE EACH PART FROM INCOMPATIBLE MATERIAL AS NECESSARY TO PREVENT DETERIORATION. COORDINATE TEMPORARY ENCLOSURES WITH INSPECTIONS AND TESTS TO MINIMIZE UNCOVERING COMPLETED CONSTRUCTION FOR THAT PURPOSE.

7. COMPLY WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS; TO THE EXTENT THAT THEY ARE MORE STRINGENT THAN THE REQUIREMENTS IN THE CONTRACT DOCUMENTS.

8. VISUAL EFFECTS: PROVIDE FOR UNIFORM JOINT WIDTHS IN EXPOSED WORK. ARRANGE JOINTS TO OBTAIN THE BEST EFFECT.

9. PROVIDE ATTACHMENT AND CONNECTION DEVICES AND METHODS NECESSARY FOR SECURING EACH CONSTRUCTION ELEMENT. SECURE EACH CONSTRUCTION ELEMENT TRUE TO LINE AND LEVEL. ALLOW FOR EXPANSION AND BUILDING MOVEMENT.

10. MOUNTING HEIGHTS: WHERE MOUNTING HEIGHTS ARE NOT INDICATED, INSTALL COMPONENTS AT STANDARD HEIGHTS FOR THE APPLICATION INDICATED.

11. REPRODUCTION OF THESE CONSTRUCTION DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE COMPENSATED FOR THE USE OF THESE CONSTRUCTION DOCUMENTS FOR THE PURPOSE OF GENERATING ANY OTHER DOCUMENTS INCLUDING, BUT NOT LIMITED TO, SHOP DRAWINGS, ENGINEERING DRAWINGS AND REALITY ADVERTISEMENTS.

12. THE CONTRACTOR SHALL CONFIRM WITH THE OWNER IN WRITING, PRIOR TO CONSTRUCTION, ALL BUILDING COMPONENT OPTIONS INCLUDING; COLORS, SHAPES, MODELS, STYLES, TEXTURES, AND ANY OTHER OPTIONS THAT EFFECT APPEARANCE OR PERFORMANCE. A COPY OF SUCH WRITTEN CONFORMATION SHALL BE PROVIDED TO THE ARCHITECT.

13. ONCE WEATHER TIGHT, MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION THROUGHOUT CONSTRUCTION. REPAIR ALL DAMAGE CAUSED BY CONSTRUCTION OPERATIONS. TAKE PRECAUTIONS NECESSARY TO PROTECT THE BUILDING, THE OCCUPANTS, AND THE OCCUPANT'S BELONGINGS DURING THE CONSTRUCTION.

FINISH CARPENTRY:

1. ALL MATERIALS AND OPERATIONS SHALL MEET THE REQUIREMENTS OF THE LATEST REVISION OF THE STANDARD SPECIFICATIONS OF THE FOLLOWING: THE ARCHITECTURAL WOODWORK INSTITUTE (AWI), AMERICAN PLYWOOD ASSOCIATION (APA), NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA), SOUTHERN PINE INSPECTION BUREAU (SPIB), AMERICAN WOOD PRESERVES BUREAU (AWPB) AND THE HARDWOOD PLYWOOD MANUFACTURERS ASSOCIATION (HPMA).

2. GRADING OF LUMBER OF THE VARIOUS SPECIES SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 2555 AND ASTM D 245.

SMOKE, HEAT & CO2 DETECTORS:

1. ANY SMOKE, HEAT & CARBON MONOXIDE DETECTION SYSTEM WITH 12 OR LESS UNITS SHALL BE HARDWIRED & INTERCONNECTED WITH BATTERY BACKUP.

2. ANY SMOKE, HEAT & CARBON MONOXIDE DETECTION SYSTEM WITH MORE THAN 13 UNITS SHALL BE A INTERCONNECTED LOW-VOLTAGE SYSTEM WITH BATTERY BACKUP.

3. SMOKE ALARMS MUST BE PHOTOELECTRIC AND ARE REQUIRED AS FOLLOWS:

- ONE SMOKE ALARM ON EVERY HABITABLE LEVEL OF THE RESIDENCE.
- ONE SMOKE ALARM AT THE BASE OF EACH STAIRWAY.
- ONE SMOKE ALARM OUTSIDE OF EACH SEPARATE SLEEPING AREA.
- ONE SMOKE ALARM INSIDE EVERY SLEEPING AREA.
- A MINIMUM OF ONE SMOKE ALARM MUST BE INSTALLED FOR EVERY 1,200 SQUARE FEET OF LIVING SPACE PER LEVEL.

4. CARBON MONOXIDE ALARMS ARE REQUIRED AS FOLLOWS:

- ON EVERY LEVEL OF THE RESIDENCE, INCLUDING BASEMENTS AND HABITABLE PORTIONS OF ATTICS.
- MUST BE LOCATED WITHIN 10 FEET OF EACH BEDROOM DOOR.
- LOCATION SHALL BE WITHIN 10 FEET OF ALL FOSSIL FUEL BURNING EQUIPMENT (GAS WATER HEATERS, OIL OR GAS FURNACES, WOOD OR GAS FIREPLACES, WOOD PELLET STOVES, GAS CLOTHES DRYERS, OR GAS COOKING STOVES).

5. COMBINATION SMOKE/CO ALARMS PERMITTED WHEN LISTED ACCORDINGLY WITH NFPA 270.

6. HEAT ALARMS SHALL BE LOCATED IN EACH BAY OF GARAGES, AND OTHER AREAS WHERE THERE ARE NORMALLY HIGH LEVELS OF FUMES, SMOKE OR DUST. INSTALL HEAT ALARMS AS CLOSE TO THE CENTER OF THE CEILING AS POSSIBLE. IF THIS IS NOT PRACTICAL, MOUNT NO CLOSER THAN 4 INCHES FROM A WALL OR CORNER.

PEST PROOFING NOTES:

1. ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS SHALL BE PROTECTED AGAINST INTERRUPTION OF SERVICE THROUGH DAMAGE CAUSED BY RODENTS, INSECTS, OR ANY OTHER PESTS. BY INSTALLING SOLID SHEET METAL COLLARS AT LEAST 0.024 INCH THICK AT THE TOP OF EACH PIER OR PILE AND AROUND EACH PIPE, CABLE, CONDUIT, WIRE OR OTHER ITEM WHICH PROVIDES A CONTINUOUS PATHWAY FROM THE GROUND TO THE FLOOR; OR BY ENCASING THE PIPES, CABLES, CONDUITS OR WIRES IN AN ENCLOSURE CONSTRUCTED IN ACCORDANCE W/ 780CMR SECTION F101.6.1.1.

2. EXTERIOR OPENINGS INTO THE ATTIC SPACE SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, SQUIRRELS, RODENTS, SNAKES & OTHER SIMILAR CREATURES. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAX. SHALL BE PERMITTED. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX. WHERE COMBUSTION AIR IS OBTAINED FROM AN ATTIC AREA, IT SHALL BE IN ACCORDANCE WITH CHAPTER 7 OF THE INTERNATIONAL MECHANICAL CODE.

3. FOUNDATION WALL VENTILATOR OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH PERFORATED SHEET METAL PLATES NO LESS THAN 0.070 INCH THICK, EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH THICK, CAST IRON GRILLS OR GRATING, EXTRUDED ALUMINUM LOAD-BEARING VENTS OR WITH HARDWARE CLOTH OF 0.035 INCH WIRE OR HEAVIER. THE OPENINGS THEREIN SHALL NOT EXCEED 1/4".

4. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR NON-CORROSIVE METAL

5. DOORS ON WHICH METAL PROTECTION HAS BEEN APPLIED SHALL BE HINGED SO AS TO BE FREE SWINGING. WHEN CLOSED, THE MAX. CLEARANCE BETWEEN ANY DOOR, DOOR JAMBS AND SILLS SHALL NOT BE GREATER THAN 3/8".

INTERIOR FINISHES:

1. INTERIOR FINISHES TO BE DETERMINED BY THE OWNER UNLESS OTHERWISE NOTED.

2. ALL FINISHES, APPLIANCES, ELECTRICAL & PLUMBING FIXTURES, ETC. TO BE INSTALLED BY THE CONTRACTOR AFTER OWNER SELECTION OR AS OTHERWISE MAY HAVE BEEN AGREED.

3. UNLESS OTHERWISE NOTED, ALL BLUEBOARD & PLASTER AREAS SHALL BE FINISHED IN ACCORDANCE TO ASTM C840: LEVEL 5 FINISH.

JOINT SEALERS:

1. 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.

2. EXTERIOR SEALANT SHALL BE ONE PART ACRYLIC, "MONO" BY TREMCO® OR EQUAL. INTERIOR SEALANT SHALL BE ACRYLIC-LATEX TYPE SEALANT.

ALLOWANCES:

ALL ITEMS CUSTOMARY WITH COMPLETING THIS PROJECT, BUT THAT ARE NOT SPECIFIED ON THESE CONSTRUCTION DOCUMENTS SHALL BE TREATED AS ALLOWANCES UNLESS OTHERWISE AGREED UPON. THE CONTRACTOR SHALL PLACE A REASONABLE TIME AND MATERIAL VALUE ON THE INSTALLATION OF THE FOLLOWING ITEMS:

- 1. FINISH FLOORING;
- 2. LIGHT FIXTURES;
- 3. PLUMBING FIXTURES;
- 4. ALARM SYSTEM & DOOR BELL;
- 5. CABLE & PHONE SYSTEMS;
- 6. INTERIOR BUILT-INS & MOULDINGS;
- 7. CABINETS & COUTERTOPS;
- 8. APPLIANCES;
- 9. PAINT & WALLPAPER;
- 10. WALKWAYS & DRIVEWAYS;
- 11. PLANTINGS & LANDSCAPING;
- 12. OTHER (SPECIFY):

FLOOR CONSTRUCTION

- 1. JOISTS: AS NOTED ON FRAMING PLAN. GALVANIZED JOIST AND BEAM HANGERS FOR FLUSH FRAMING. BRIDGING OR SOLID BLOCKING ROWS BETWEEN JOISTS EVERY 6 FT. (MAXIMUM). (REFER TO TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS) JOISTS AND HANGERS DESIGNED BY OTHERS.
- 2. DECKING: 3/4" T&G CDX PLYWOOD OR "ADVANTEK" DECKING GLUED AND NAILED TO FRAMING. USE 1/2" UNDERLAYMENT BOARD UNDER THIN-SET TILE AND VCT. GLUE AND NAIL UNDERLAYMENT TO SUBFLOOR.
- 3. INSULATE: FLOORS ABOVE UNCONDITIONED SPACE TO MIN R-30.
- 4. FINISH FLOORING: AS PER PLAN OR OWNER'S SELECTION.

WALL CONSTRUCTION

- 1. STUDS: NO.2 2X6 KD SPRUCE (SPF) STUDS @ 16" ON CENTER FOR ALL EXTERIOR WALL CONSTRUCTION. INTERIOR PARTITIONS TO BE FRAMED WITH 2X4 STUDS @ 16" ON CENTER, EXCEPT WHERE INDICATED, - REFER TO TABLE R602.3(2) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.
- 2. TOP PLATES: CAP WALLS WITH DOUBLE TOP PLATE OVERLAPPED AT CORNERS AND INTERSECTION WITH BEARING PARTITIONS.
- 3. SHEATHING: INSTALL 1/2" EXTERIOR GRADE CDX PLYWOOD SHEATHING, NAILED ACCORDING TO REQUIREMENTS OF TABLE R602.3(2) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS. APPLY BUILDING WRAP ("TYPAR" OR "TYVEK") ON ALL EXTERIOR WALL. TAPE SEAMS AND APPLY DOUBLE COVERAGE AT ALL CORNERS. ALTERNATIVELY, USE "ZIP WALL" SHEATHING AND JOINT TAPE SYSTEM.
- 4. SIDING: REMOVE ALL EXISTING SIDING ON ENTIRE HOME. PREPARE FOR NEW SIDING TO REPLACE EXISTING. NEW SIDING PER OWNER'S SELECTION.
- 5. TRIMBOARDS, CASING, AND SOFFITS: PER OWNER'S SELECTION.
- 6. THERMAL BARRIER: INSULATE EXTERIOR WALLS WITH CLOSED CELL SPRAY FOAM TO MIN. R-30. INSULATE INTERIOR WALLS AROUND BATHROOMS, AND ALL UNHEATED SPACES WITH FIBERGLASS ACOUSTICAL BATTS. INSULATE ALL BOX HEADERS AND CORNER STUD FRAMING.
- 7. FINISH: INSTALL 1/2" BLUEBOARD & PLASTER, PREP, PRIMED AND PAINTED WITH 2 FINISH COATS (COLORS SELECTED BY OWNER).

ROOF CONSTRUCTION:

1. FRAMING: SEE ROOF FRAMING PLANS.

2. TIES: INSTALL HURRICANE TIES ON EACH TRUSS AND RAFTER TALL AND EACH RIDGE SEAT WITH MIN. 365# UPLIFT CAPACITY (SIMPSON® 18 GA. H2.5 HURRICANE TIES, OR EQUAL)

3. SHEATHING: * EXTERIOR GRADE PLYWOOD SHEATHING NAILED PER TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS. NAIL EDGES AT 6" O.C. ALONG GABLE ENDS. ALTERNATIVELY USE ZIP ROOF SHEATHING AND JOINT TAPE SYSTEM.

4. ROOF SHINGLES: INSTALL LIFETIME "ARCHITECTURAL" ASPHALT, 3 TAB ROOF SHINGLES OVER 30# FELT PAPER. VERIFY MANUFACTURE'S WARRANTY-COLOR TO MATCH EXISTING ROOF.

5. ICE & WATER SHIELD IN VALLEYS, OVER LOWER 3'-0" OF ROOF EDGE OVER ALL SLOPS WITH A PITCH OF LESS THAN 4 IN 12 AND MINIMUM 12" UP FACE OF CHEEK WALL.

6. TRIM: MATCH EXISTING. VERIFY WITH OWNER.

7. SOFFITS AND PORCH CEILING: COMPOSITE TRIM BOARDS, PANELS OR BEADBOARD PER OWNER'S SELECTION. SOFFITS AND PORCH CEILING: COMPOSITE TRIM BOARDS, PANELS OR BEADBOARD PER OWNER'S SELECTION.

8. INSULATION: INSULATE ROOF TO MIN R-60 USING CLOSED CELL SPRAY FOAM INSULATION.

9. FINISH: INSTALL 1X3 STRAPPING @ 16" ON CENTER AND 4 MILL POLY VAPOR BARRIER. INSTALL " BLUEBOARD & VENEER PLASTER. PREP AND PRIME. APPLY 2 FINISH COATS. (COLORS SELECTED BY OWNER)

SMOKE DETECTOR

1. SMOKE DETECTORS TO BE PHOTOELECTRIC THROUGHOUT.

2. MUST BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP

NOTES:

1. DIMENSIONAL ACCURACY: VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. DO NOT SCALE DRAWINGS.

2. COMPLIANCE WITH CODES: ALL WORK SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL BUILDING CODES.

3. COORDINATION OF WORK: CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR OWN WORK TO AVOID CONFLICTS.

4. SITE CONDITIONS: CONTRACTORS MUST EXAMINE SITE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED.

5. SAFETY REQUIREMENTS: COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS INCLUDING OSHA REQUIREMENTS.

6. WORKMANSHIP: ALL WORK SHALL BE EXECUTED IN A SKILLED MANNER BY QUALIFIED TRADESPEOPLE.

7. INSPECTIONS: WORK SHALL BE SUBJECT TO INSPECTION BY APPROPRIATE AUTHORITIES.



LOCUS PLAN - Map data obtained from: <https://massgis.maps.arcgis.com>



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31 West Main St. - Northborough
MA, 01552

KEY PLAN

BLOCK # LOT #

REVISIONS

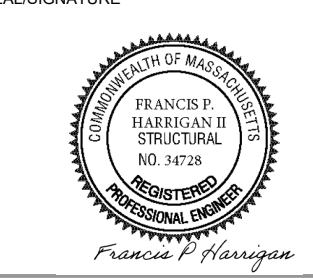
REV. DATE DESCRIPTION

DESIGN: DAFNE BORSATTI
COORDINATOR: BRUNA PUGLIESA
DRAWN BY: MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY

ADDRESS:
26 WATERTOWN ST
LEXINGTON MA

SEAL/SIGNATURE



SHEET TITLE

GENERAL NOTES

A2

DATE: 07/14/2025 PROJECT NO.: 1105

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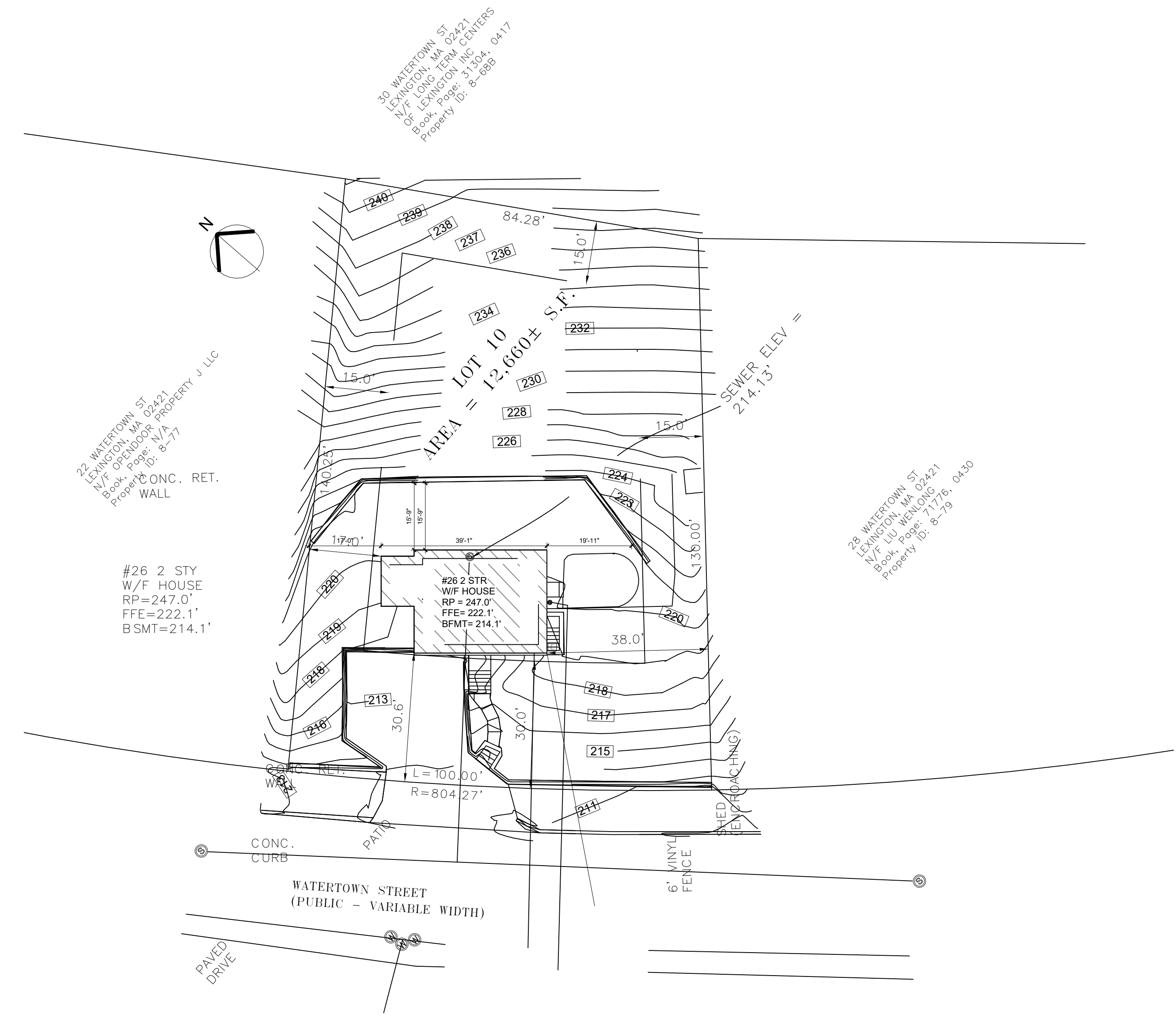
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 31 West Main St., Northborough
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LEGEND

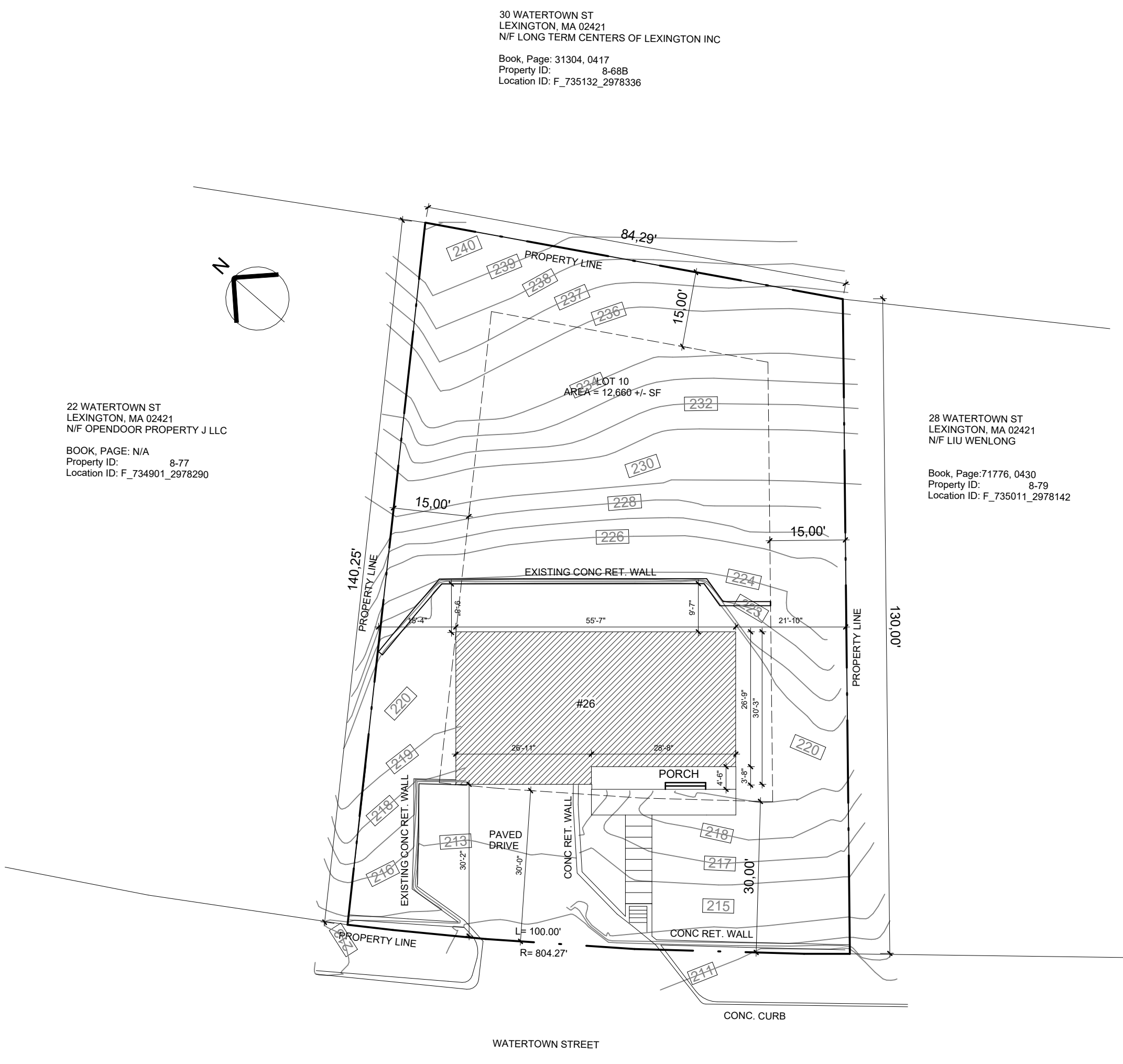
— . — SET BACK LINE

- - - - - PROPERTY LINE

- - - - - PROJECTION ROOF



1 EXISTING SITE PLAN
 SCALE: 1" = 20'-0"



2 PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"

KEY PLAN

BLOCK #	LOT #

REVISIONS

REV.	DATE	DESCRIPTION

DESIGN: DAFNE BORSATTI
 COORDINATOR: BRUNA PUGLIESSA
 DRAWN BY: MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY
 ADDRESS:
 26 WATERTOWN ST
 LEXINGTON MA

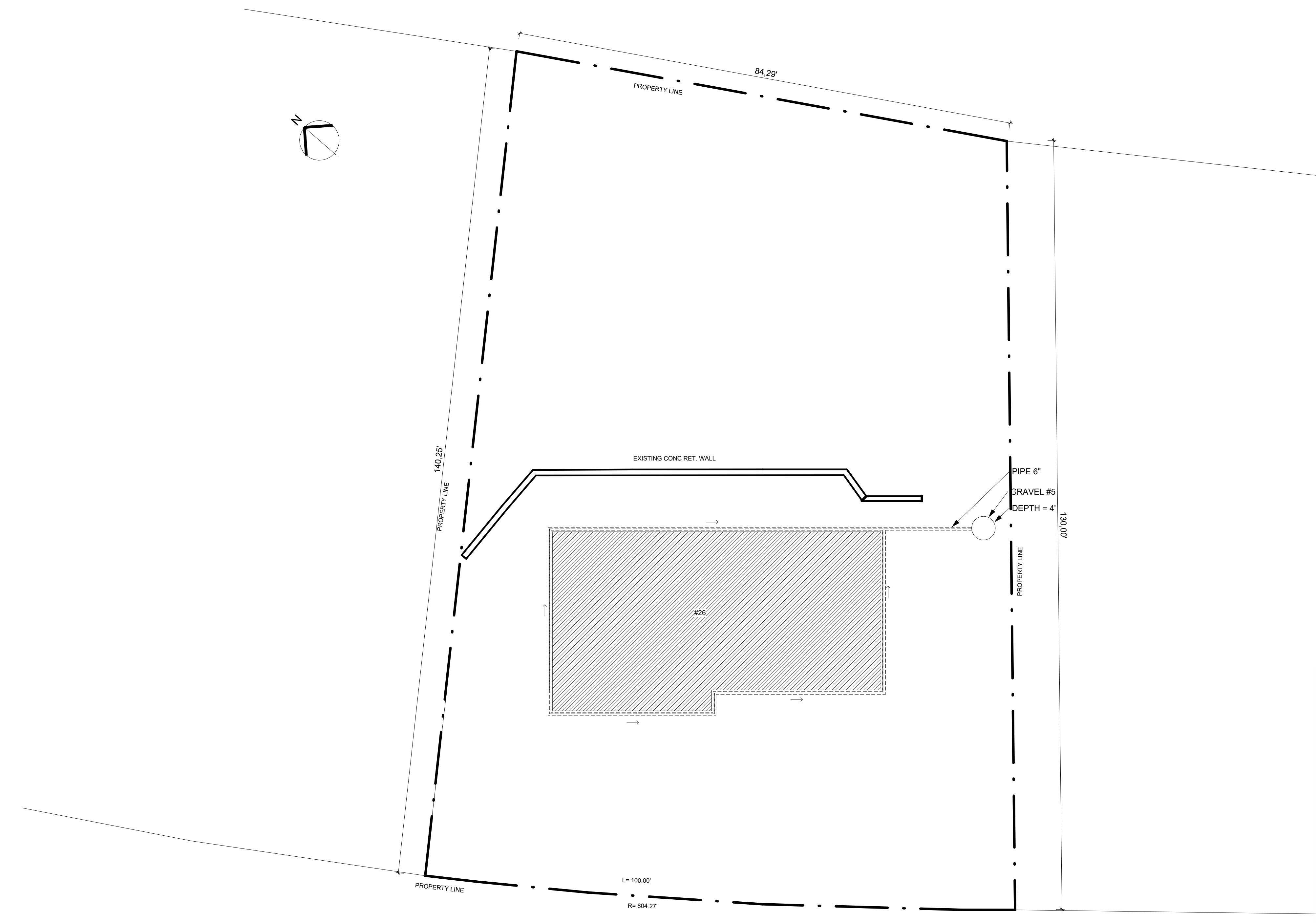


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SITE PLAN

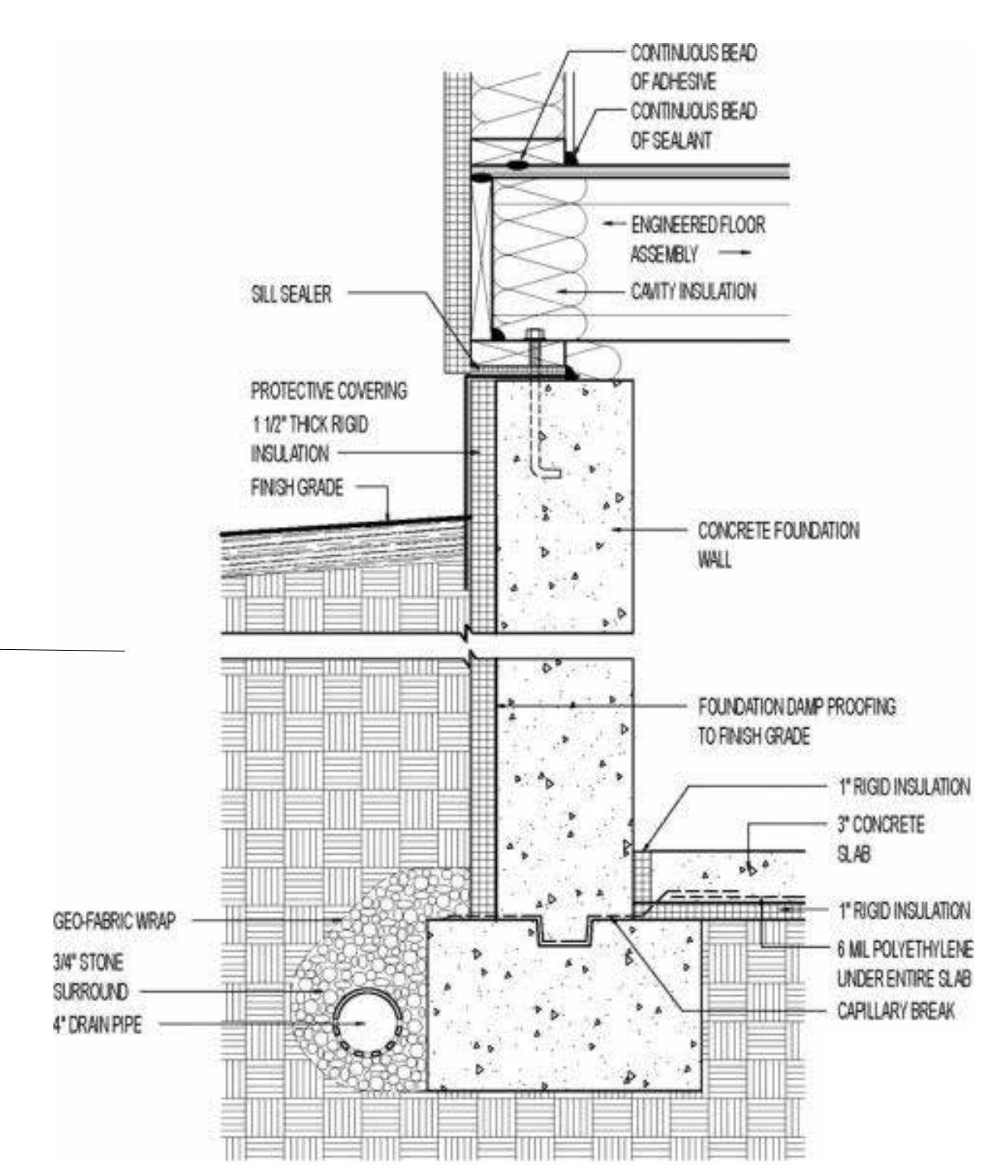
A3

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DATE: 07/14/2025 PROJECT NO: 1105



1 PROPOSED SITE PLAN Copiar 1
 SCALE: 3/32" = 1'-0"



2 DT - DRAINAGE
 SCALE: NOT TO SCALE

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KEY PLAN

BLOCK # LOT #

REVISIONS

REV.	DATE	DESCRIPTION

DESIGN: DAFNE BORSATTI
 COORDINATOR: BRUNA PUGLIESSA
 DRAWN BY: MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY
 ADDRESS:
 26 WATERTOWN ST
 LEXINGTON MA

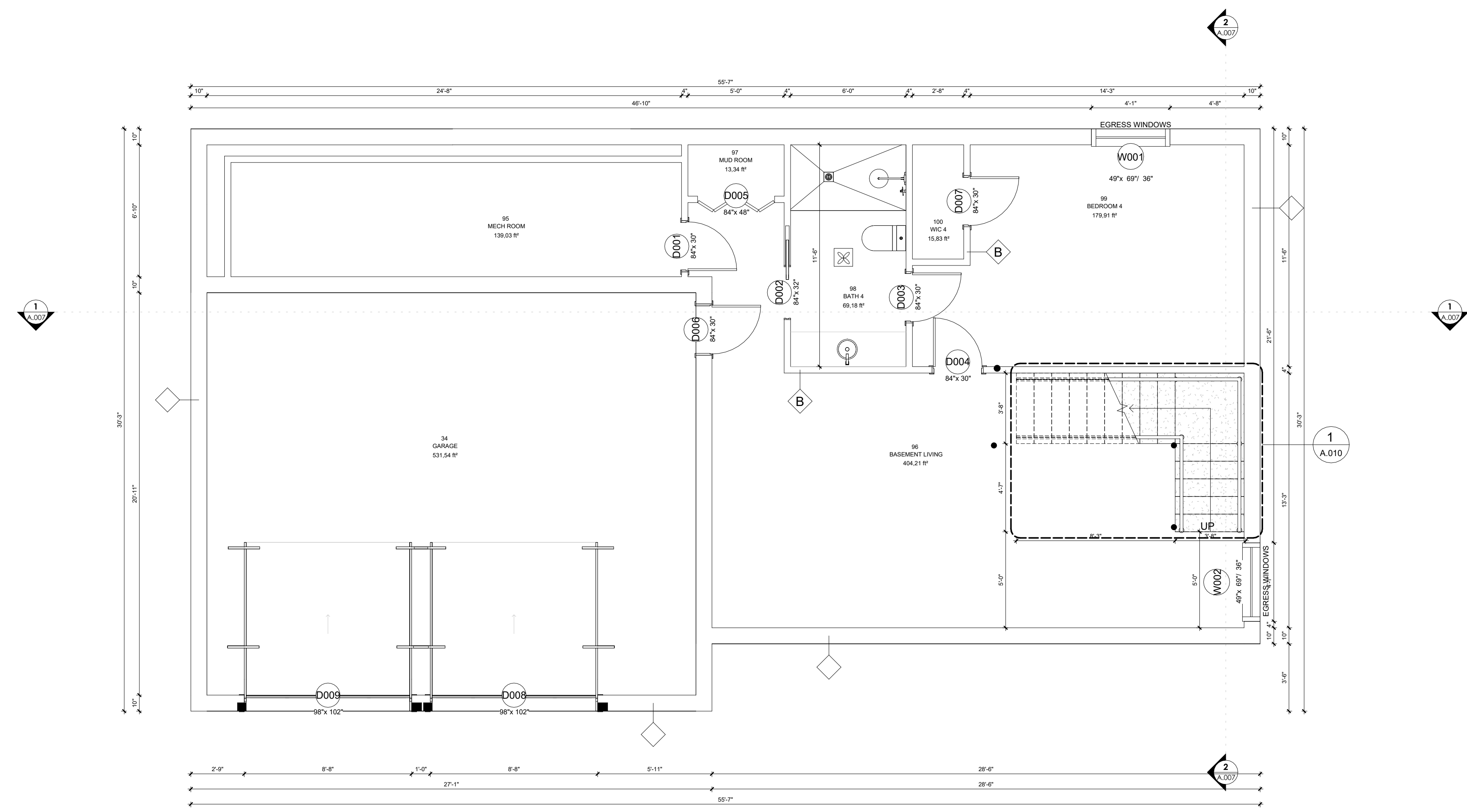
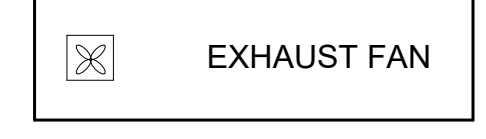


SHEET TITLE:
PROPOSED DRAINAGE PLAN

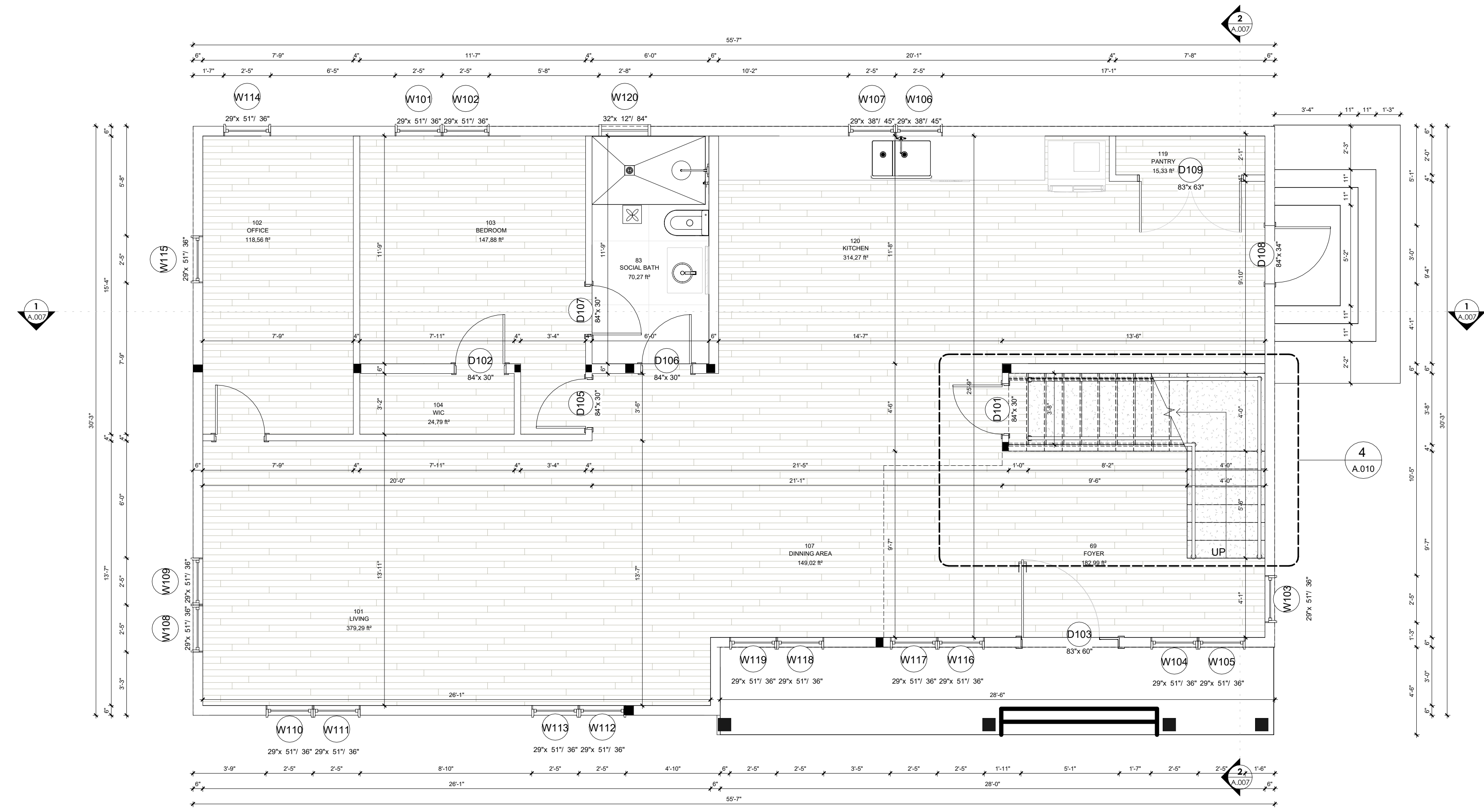
A4

DATE: 07/14/2025 PROJECT NO: 1105

LEGEND



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



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

PROP. SCHEDULE AREA		
#	ROOM NAME	AREA
BASEMENT		
34	GARAGE	532 SF
95	MECH ROOM	139 SF
96	BASEMENT LIVING	404 SF
97	MUD ROOM	13 SF
98	BATH 4	69 SF
99	BEDROOM 4	180 SF
100	WIC 4	16 SF
1ST FLOOR		
69	FOYER	183 SF
83	SOCIAL BATH	70 SF
101	LIVING	379 SF
102	OFFICE	119 SF
103	BEDROOM	148 SF
104	WIC	25 SF
107	DINNING AREA	149 SF
109	PORCH	128 SF
119	PANTRY	15 SF
120	KITCHEN	314 SF
2ND FLOOR		
51	BEDROOM 2	156 SF
55	BEDROOM 3	218 SF
58	MST WIC	87 SF
88	MST BATH	97 SF
91	WIC 3	43 SF
94	BATH 3	80 SF
110	LAUNDRY	62 SF
112	MST TOLLET	16 SF
113	MST BEDROOM	179 SF
114	WIC 2	16 SF
115	BATH 2	62 SF
116	HALLWAY	85 SF
118	CL	12 SF
TOTAL AREA		3996 SF

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KEY PLAN

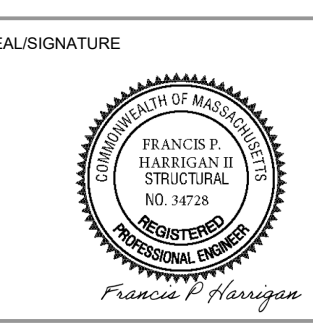
BLOCK #	LOT #
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REVISIONS

REV.	DATE	DESCRIPTION

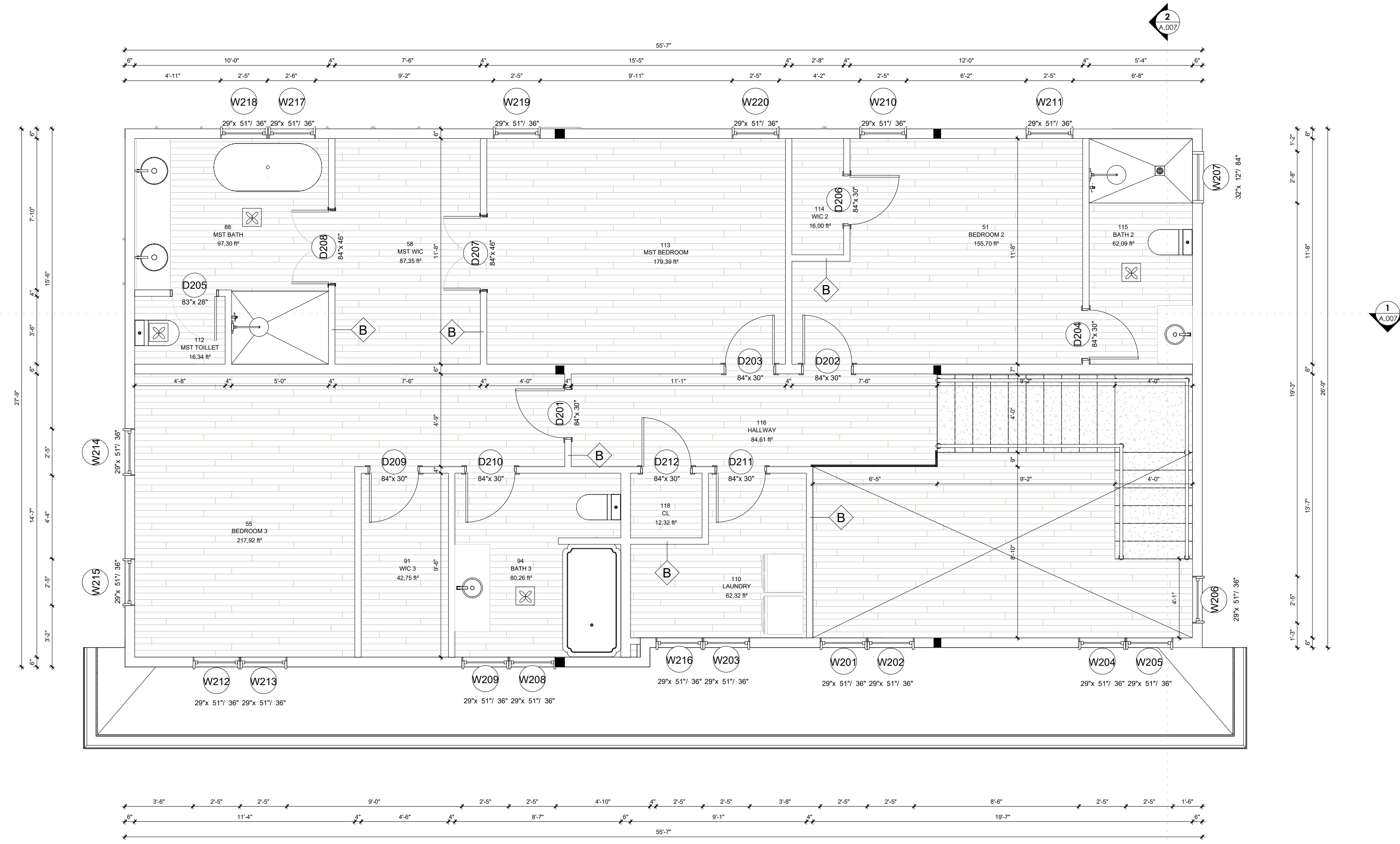
DESIGN
DAFNE BORSATTI
COORDINATOR
BRUNA PUGLIESA
DRAWN BY
MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY
ADDRESS:
26 WATERTOWN ST
LEXINGTON MA

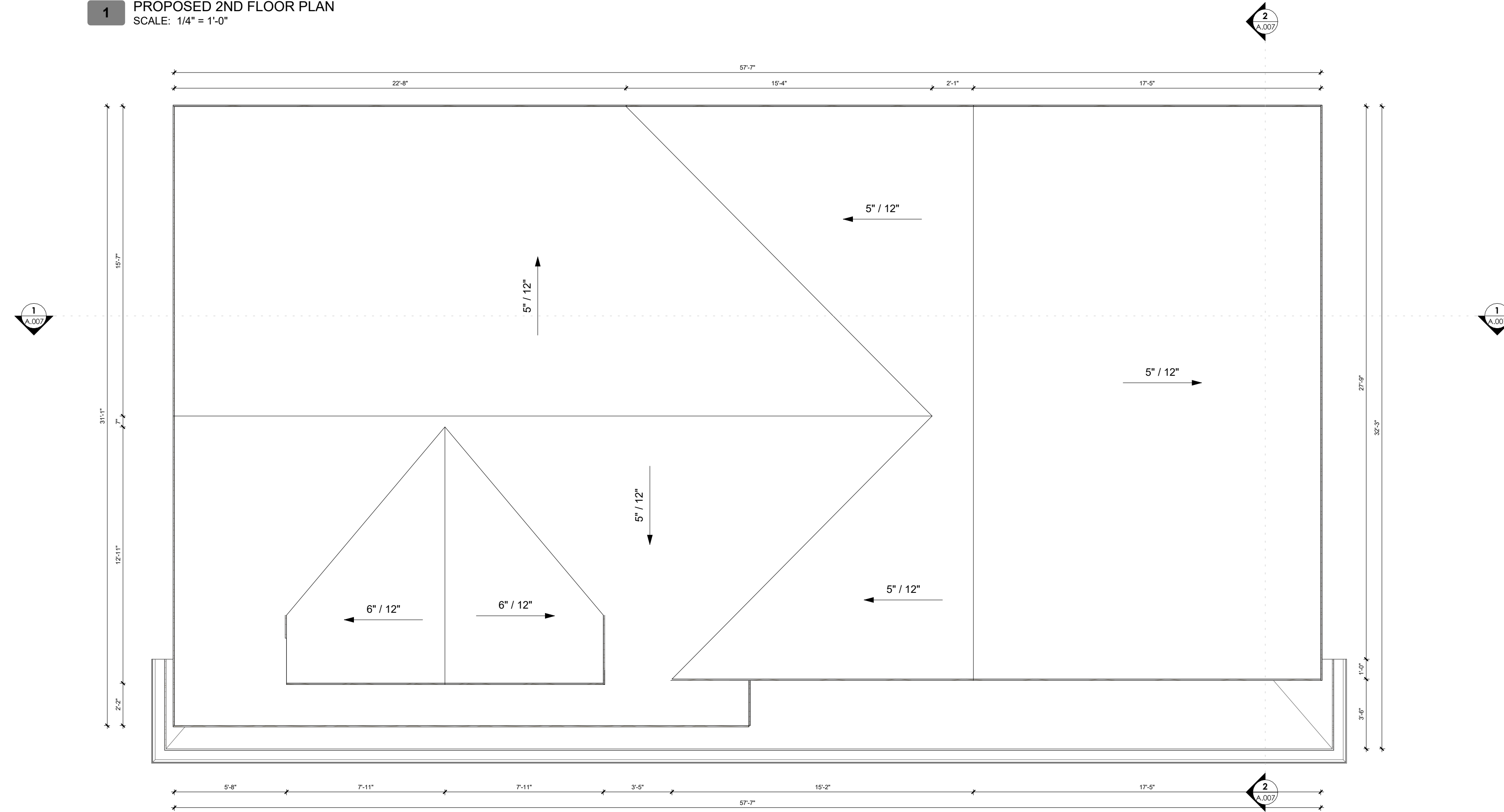


SHEET TITLE
PROPOSED BASEMENT PLAN AND FIRST FLOOR PLAN
A5

DATE: 07/14/2025 PROJECT NO: 1105

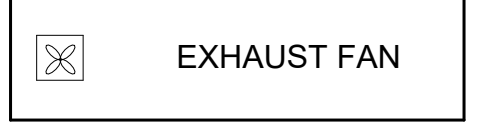


1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

LEGEND



Dafne Borsatti
DB Project Design.
+1 (978) 401-7565
+1 (978) 862-2951
info@dafneborsatti.com
dafnevana-rit@gmail.com
31 West Main St., Northborough
MA, 01532

KEY PLAN

BLOCK #

LOT #

REVISIONS

REV. DATE DESCRIPTION

PROP. SCHEDULE AREA		
#	ROOM NAME	AREA
BASEMENT		
34	GARAGE	532 SF
95	MECH ROOM	139 SF
96	BASEMENT LIVING	404 SF
97	MUD ROOM	13 SF
98	BATH 4	60 SF
99	BEDROOM 4	180 SF
100	WIC 4	16 SF
1ST FLOOR		
69	FOYER	183 SF
83	SOCIAL BATH	70 SF
101	LIVING	379 SF
102	OFFICE	119 SF
103	BEDROOM	148 SF
104	WIC	25 SF
107	DINNING AREA	149 SF
109	PORCH	126 SF
119	PANTRY	15 SF
120	KITCHEN	314 SF
2ND FLOOR		
51	BEDROOM 2	156 SF
55	BEDROOM 3	218 SF
58	MST WIC	87 SF
88	MST BATH	97 SF
91	WIC 3	43 SF
94	BATH 3	80 SF
110	LAUNDRY	62 SF
112	MST TOILET	16 SF
113	MST BEDROOM	179 SF
114	WIC 2	16 SF
115	BATH 2	62 SF
116	HALLWAY	85 SF
118	CL	12 SF
TOTAL AREA		3996 SF

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DESIGN

DAFNE BORSATTI

COORDINATOR

BRUNA PUGLIESSA

DRAWN BY

MARCIO CORREA

PROJECT:

NEW SINGLE FAMILY

ADDRESS:

26 WATERTOWN ST
LEXINGTON MA

SEAL/SIGNATURE



SHEET TITLE

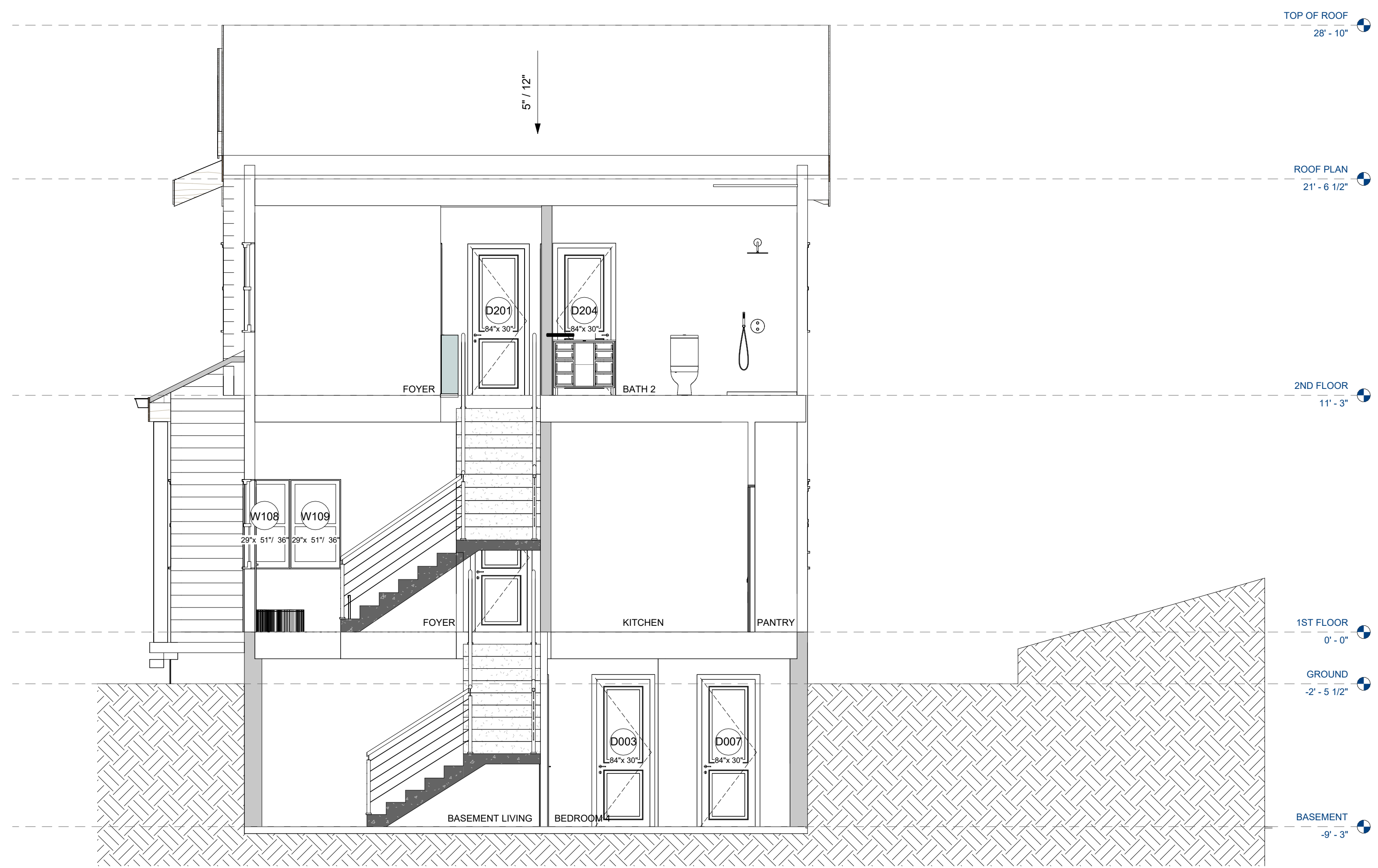
PROPOSED SECOND FLOOR AND ROOF PLAN

A6

DATE: 07/14/2025 PROJECT NO: 1105



1 CROSS SECTION A
SCALE: 1/4" = 1'-0"



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

KEY PLAN

BLOCK #	LOT #

REVISIONS

REV.	DATE	DESCRIPTION

DESIGN: DAFNE BORSATTI
COORDINATOR: BRUNA PUGLIESSA
DRAWN BY: MARCIO CORREA

PROJECT: NEW SINGLE FAMILY
ADDRESS: 26 WATERTOWN ST LEXINGTON MA

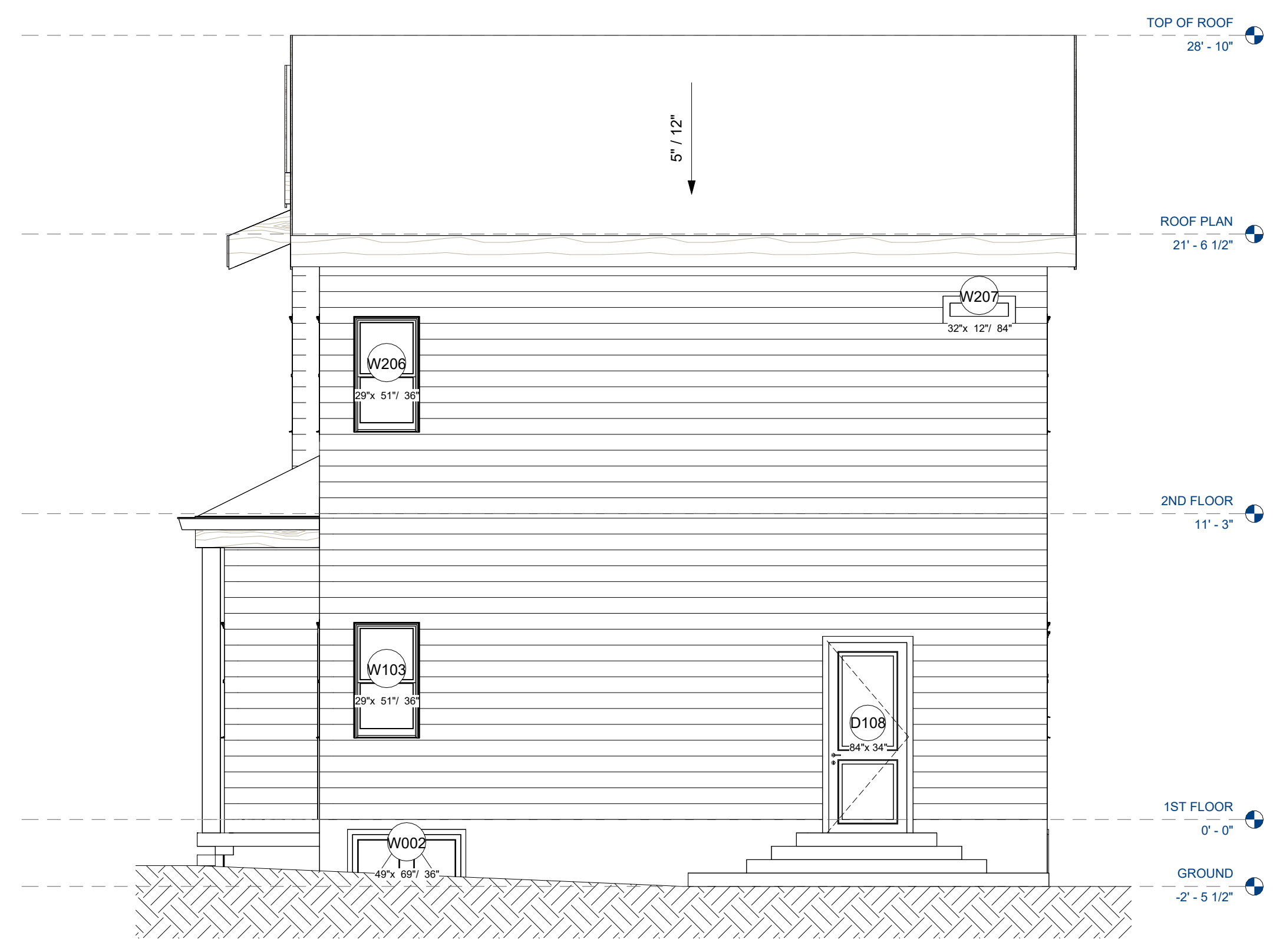


SHEET TITLE: PROPOSED CROSS SECTION A & B

A7

DATE: 07/14/2025 PROJECT NO: 1105

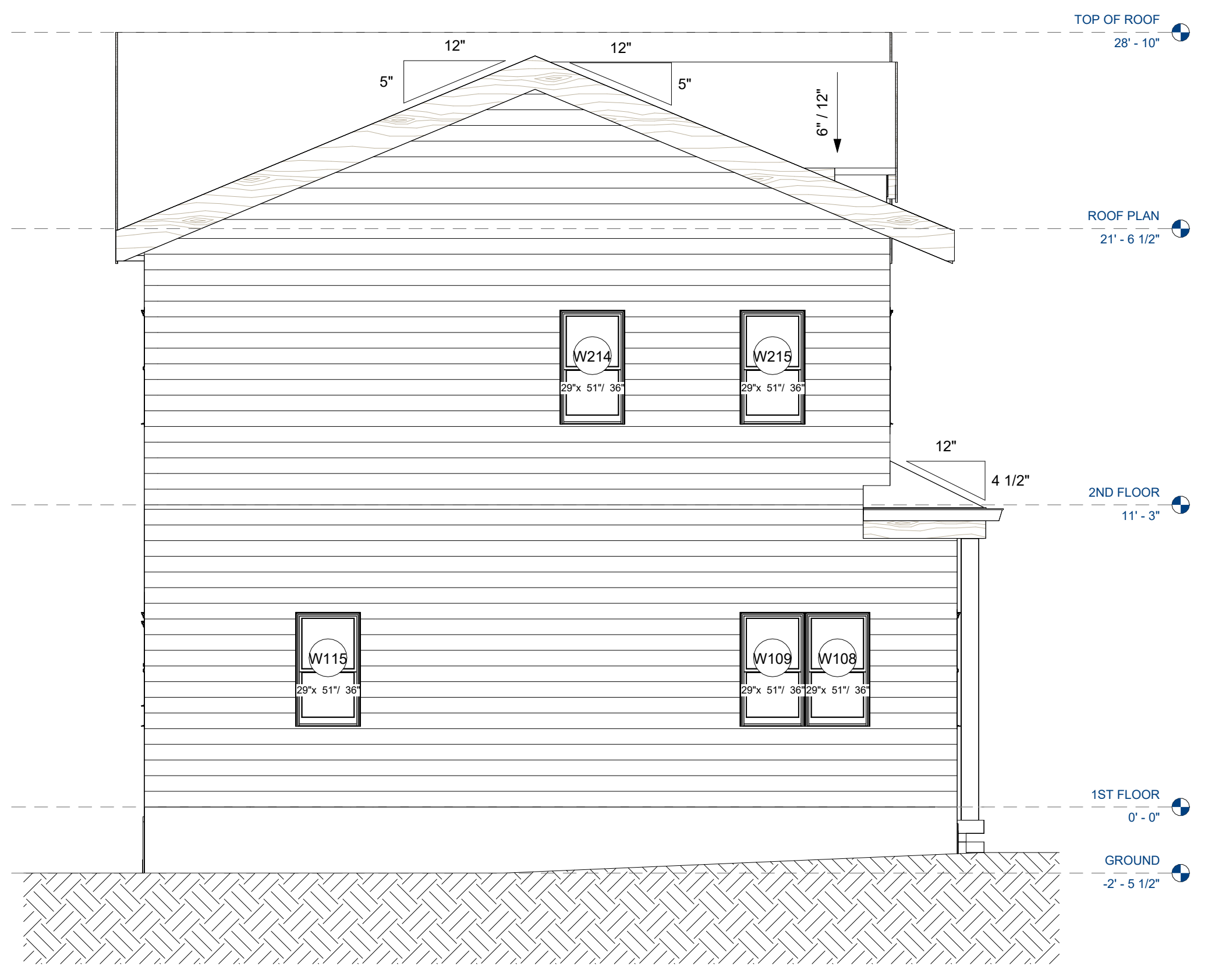
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1 EAST ELEVATION
SCALE: 1 : 50



2 NORTH ELEVATION
SCALE: 1 : 50



3 WEST ELEVATION
SCALE: 1 : 50



4 SOUTH ELEVATION
SCALE: 1 : 50

ALL DIMENSIONS SHOWN IN THIS DRAWING FOLLOW THE ORIGINAL DESIGN. VARIATIONS MAY OCCUR DURING THE CONSTRUCTION PROCESS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO CHECK THESE DIMENSIONS, WITH THE GOAL OF PRESERVING THE ARCHITECTURAL PROJECT'S CHARACTERISTICS.

KEY PLAN

BLOCK #	LOT #

REVISIONS

REV.	DATE	DESCRIPTION

DESIGN: DAFNE BORSATTI
COORDINATOR: BRUNA PUGLIESSA
DRAWN BY: MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY

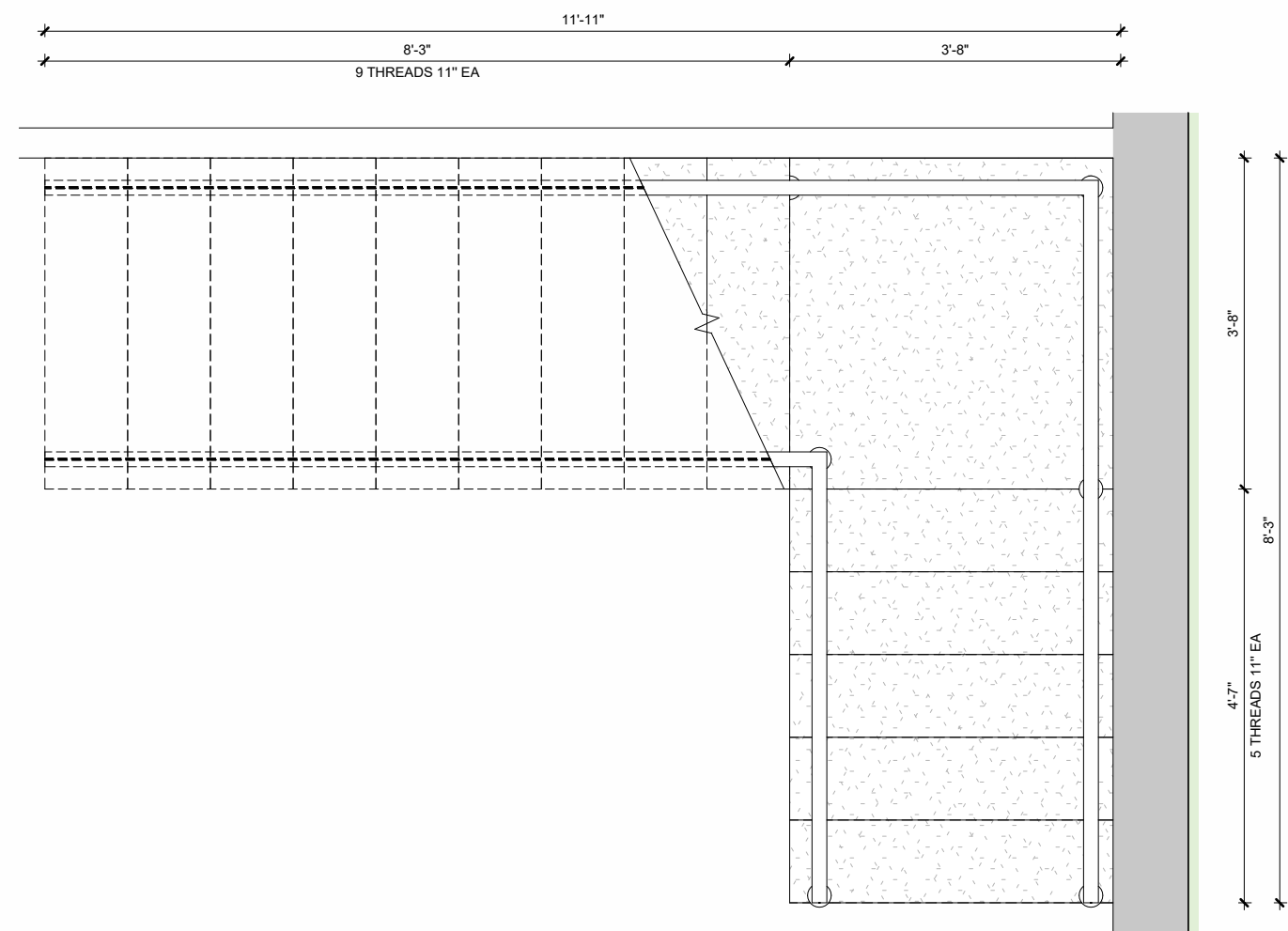
ADDRESS:
26 WATERTOWN ST
LEXINGTON MA



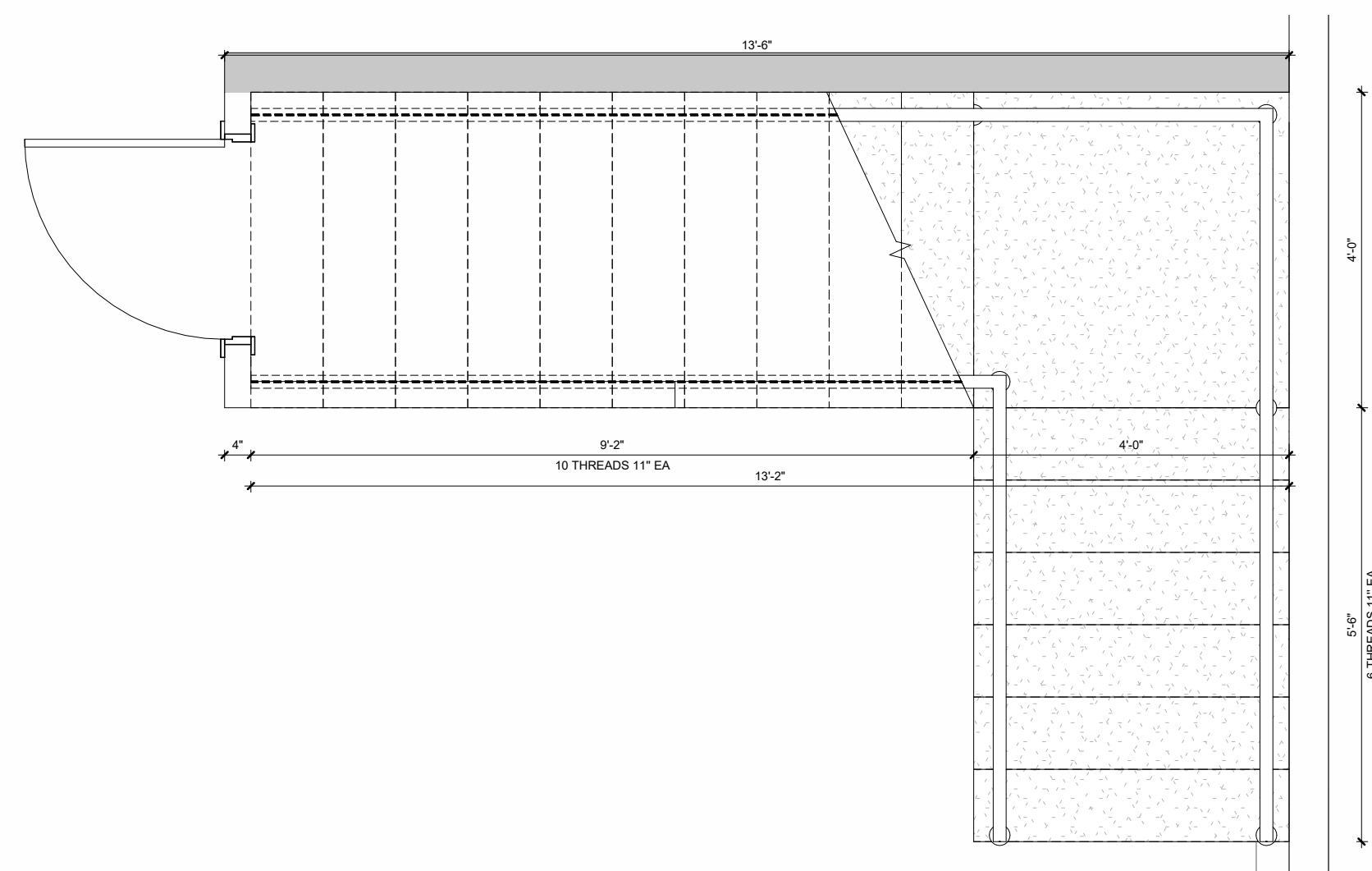
SHEET TITLE: ELEVATIONS

A8

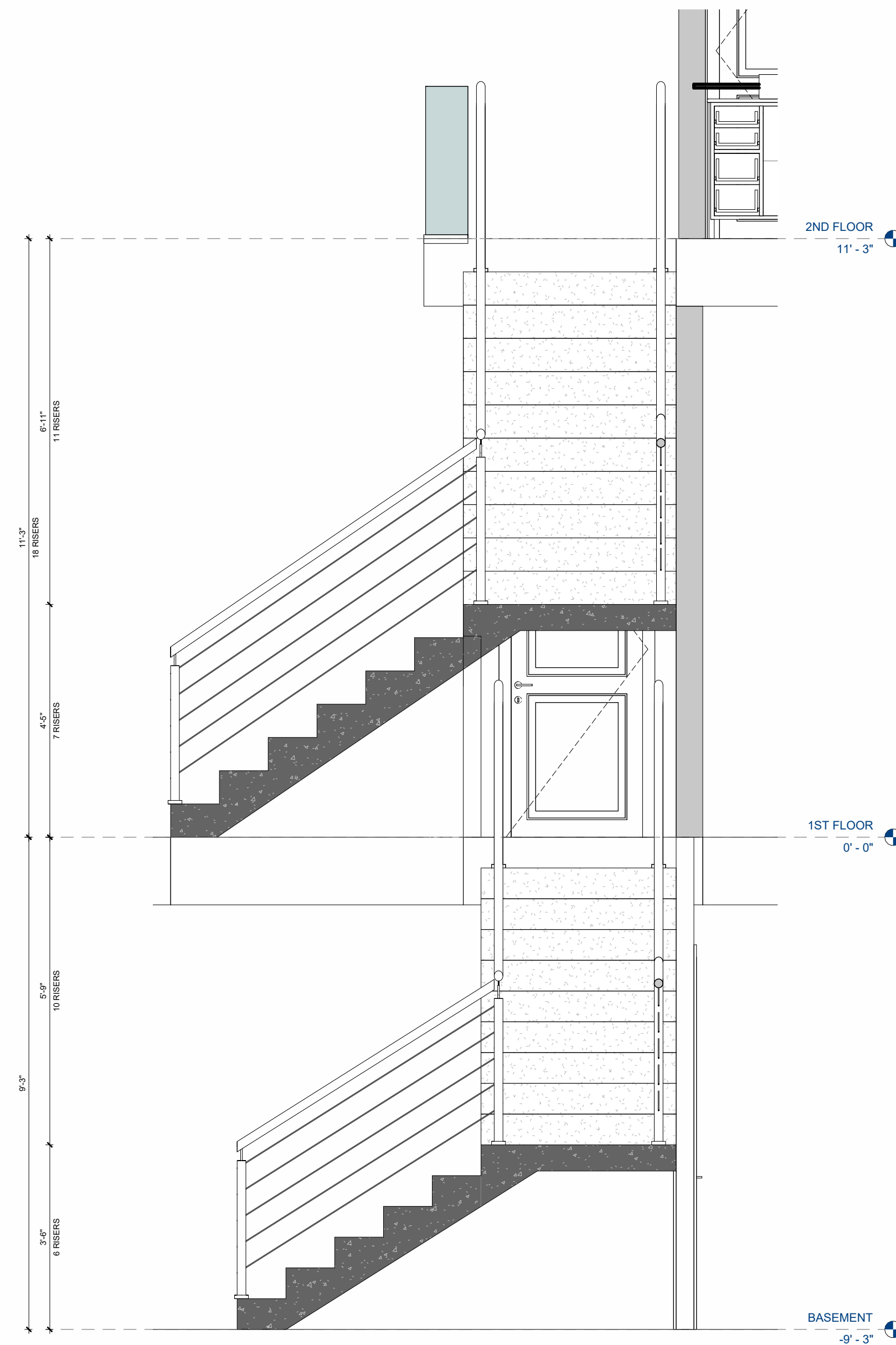
DATE: 07/14/2025 PROJECT NO: 1105



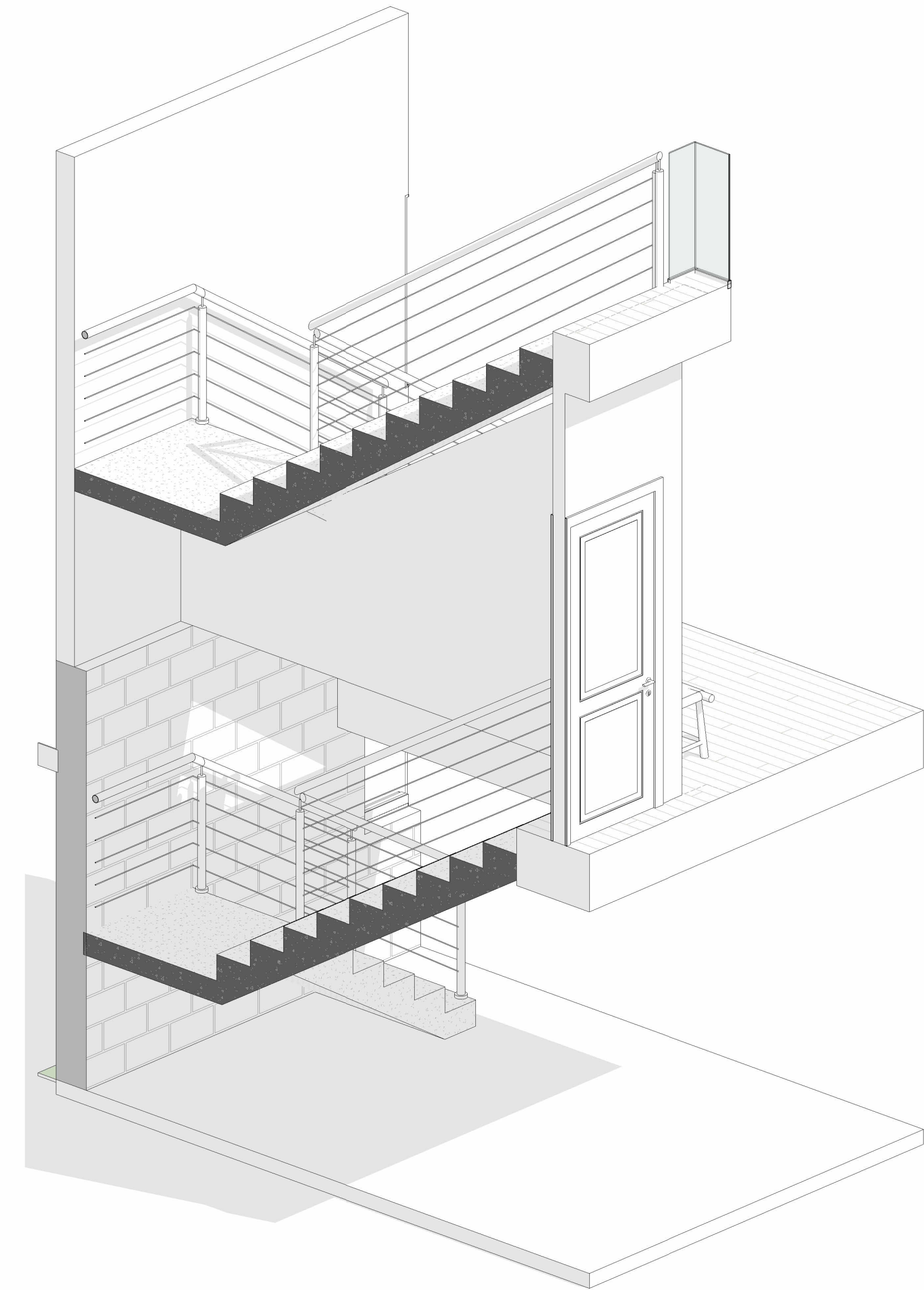
1 STAIR PLAN DETAIL BASEMENT
SCALE: 1/2" = 1'-0"



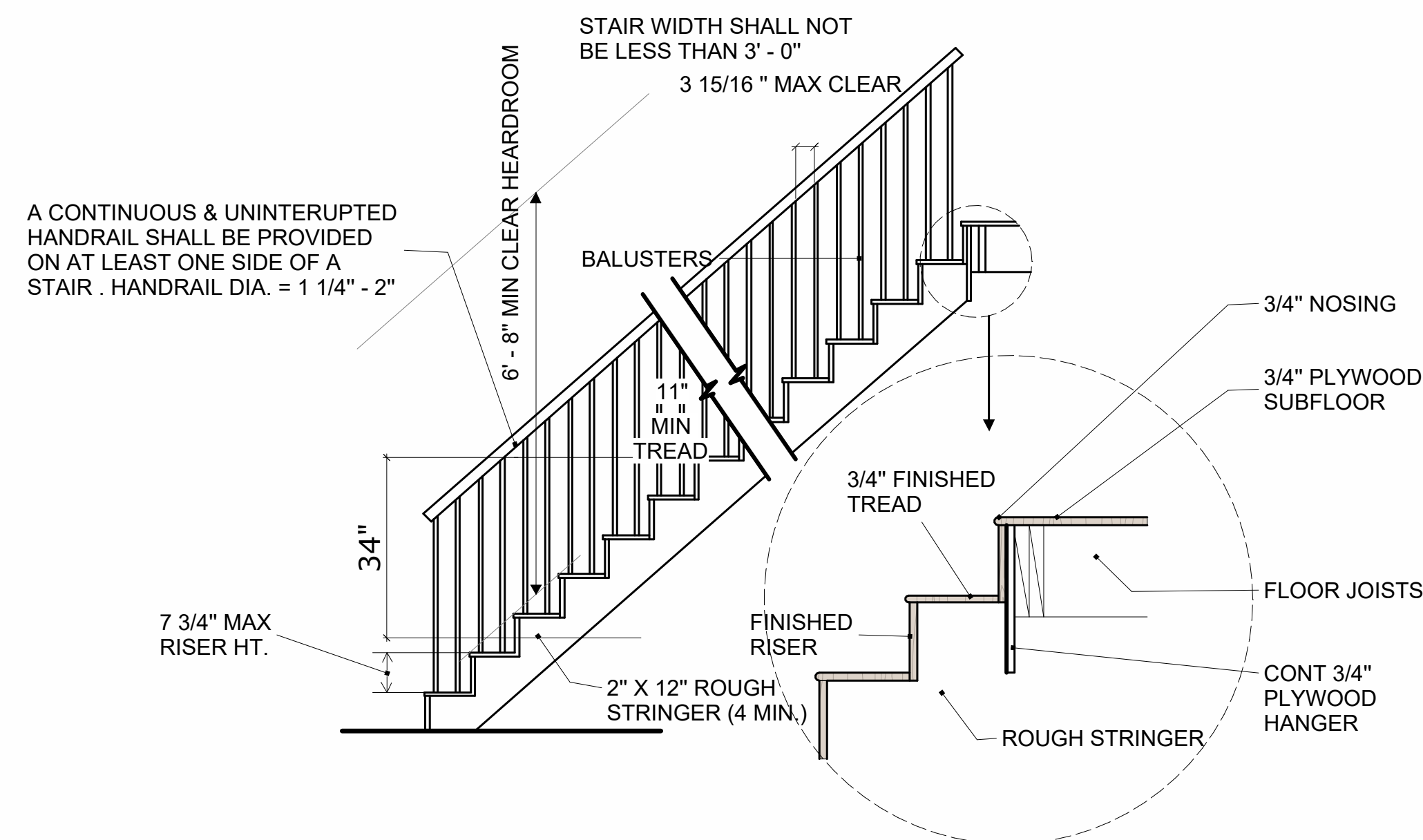
4 STAIR PLAN DETAIL FIRST FLOOR
SCALE: 1/2" = 1'-0"



2 Corte 1
SCALE: 1/2" = 1'-0"



3 3D STAIR
SCALE: NOT TO SCALE



5 DT - INTERIOR STAIRS
SCALE: NOT TO SCALE

KEY PLAN

BLOCK # LOT #

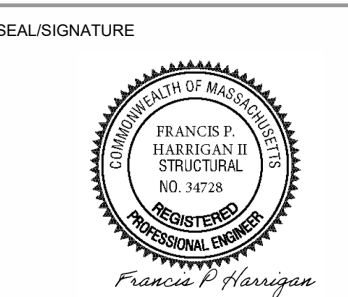
REVISIONS

REV. DATE DESCRIPTION

DESIGN: DAFNE BORSATTI
COORDINATOR: BRUNA PUGLIESSA
DRAWN BY: MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY

ADDRESS:
26 WATERTOWN ST
LEXINGTON MA

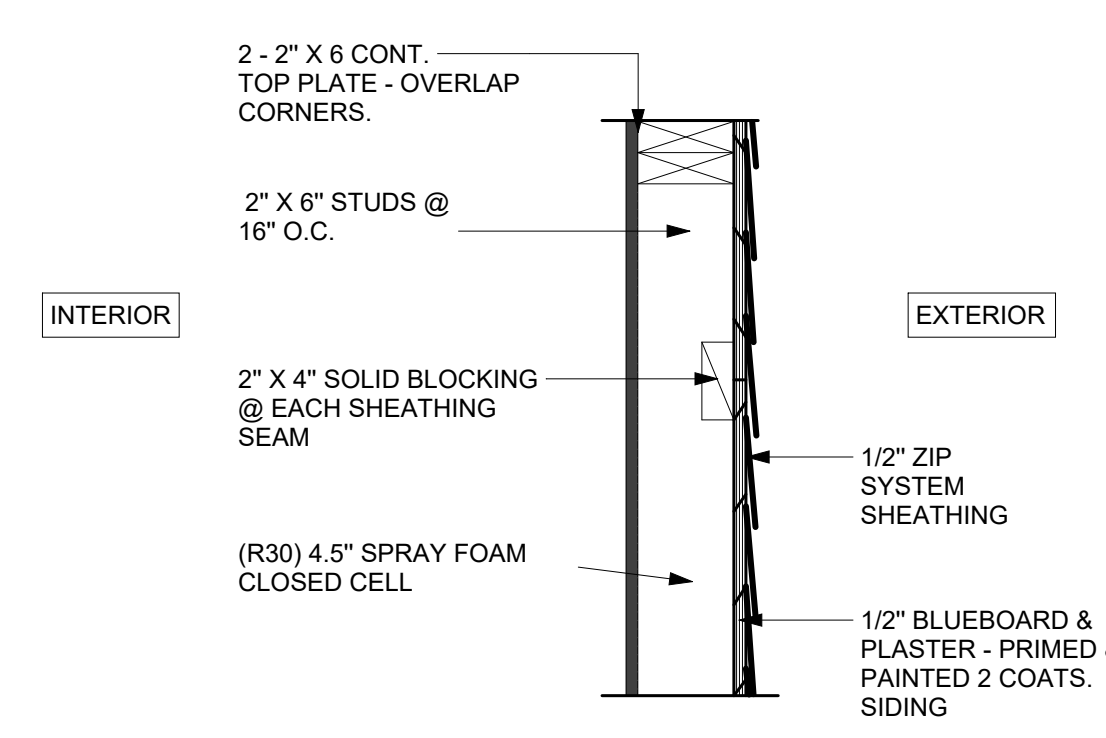


SHEET TITLE:
STAIR DETAILS

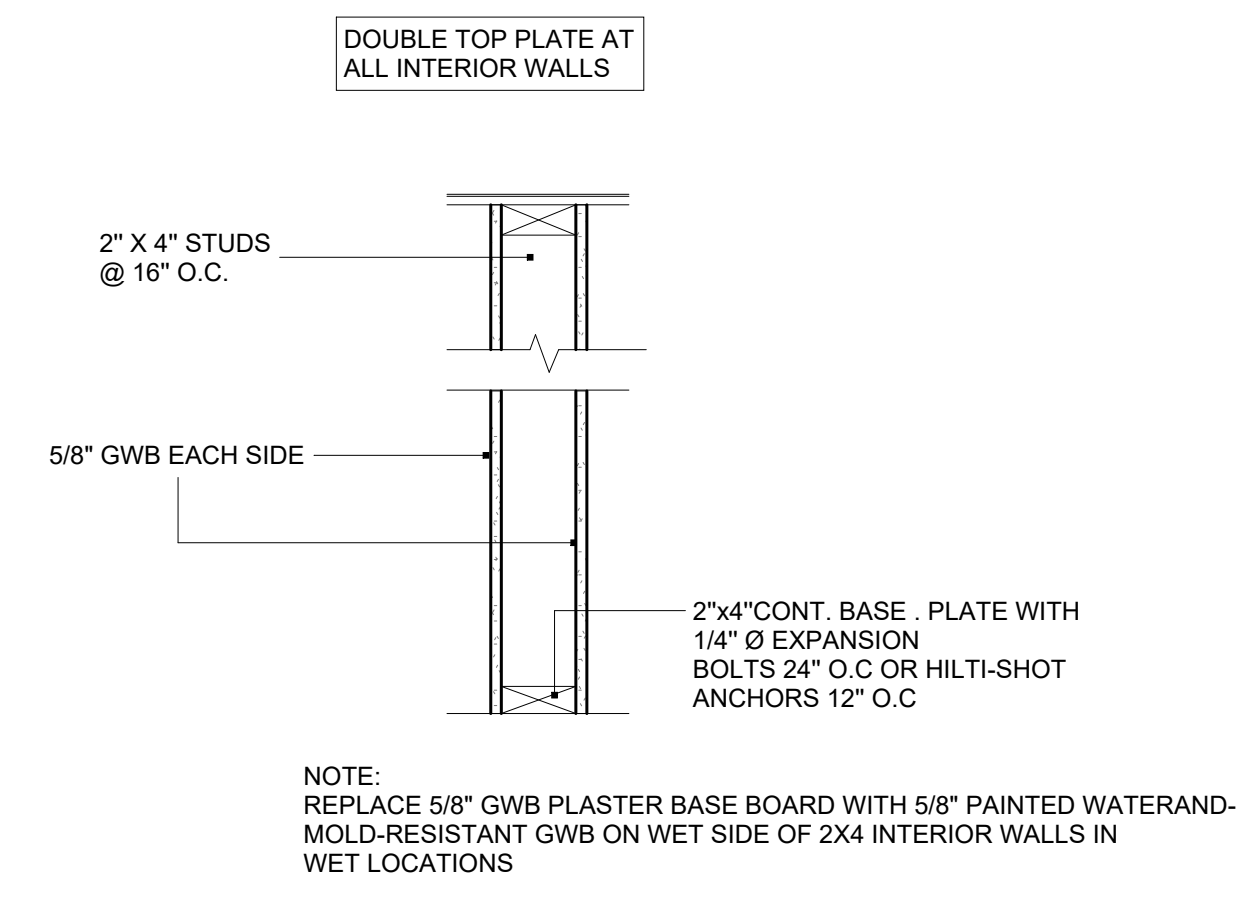
A9

DATE: 07/14/2025 PROJECT NO: 1105

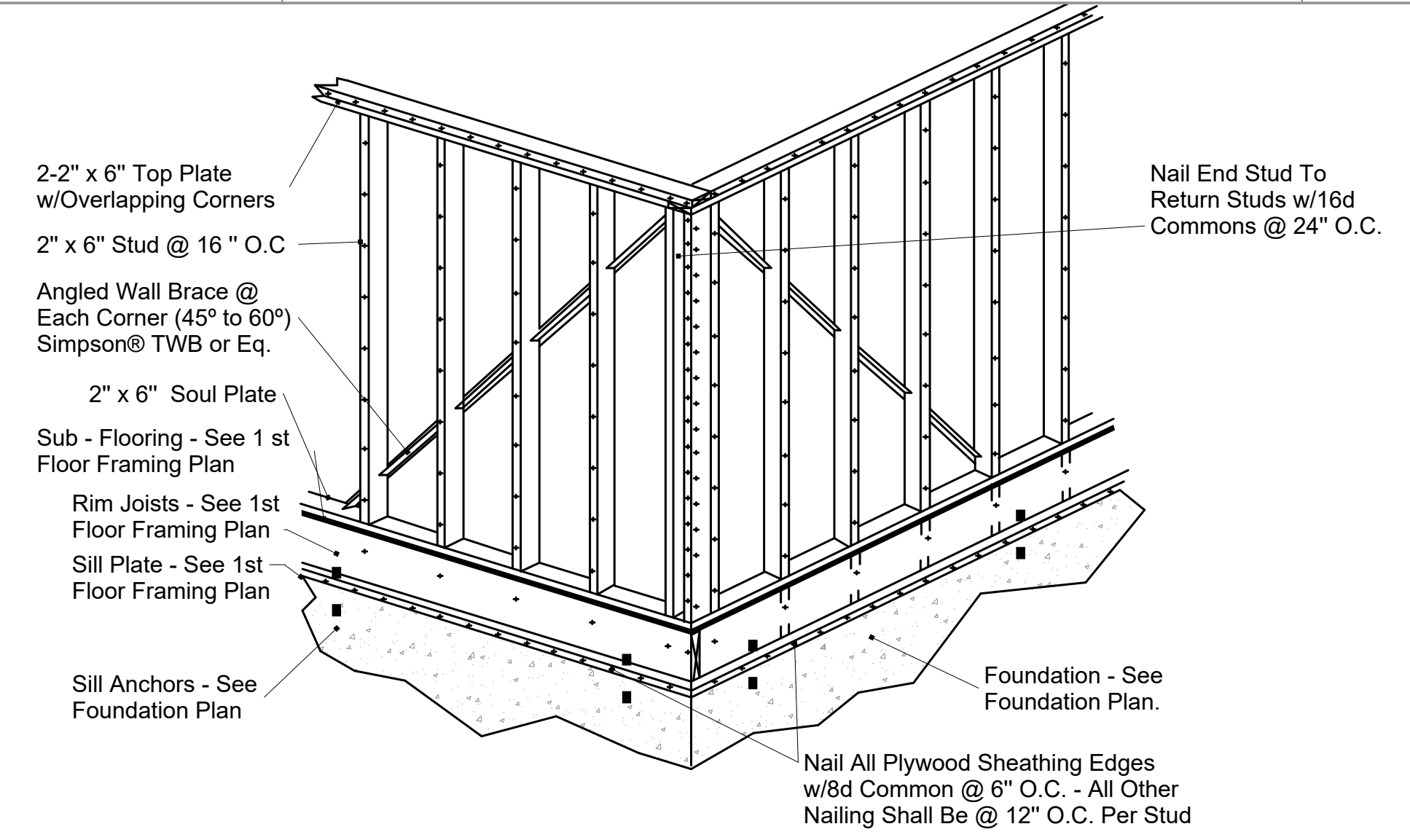
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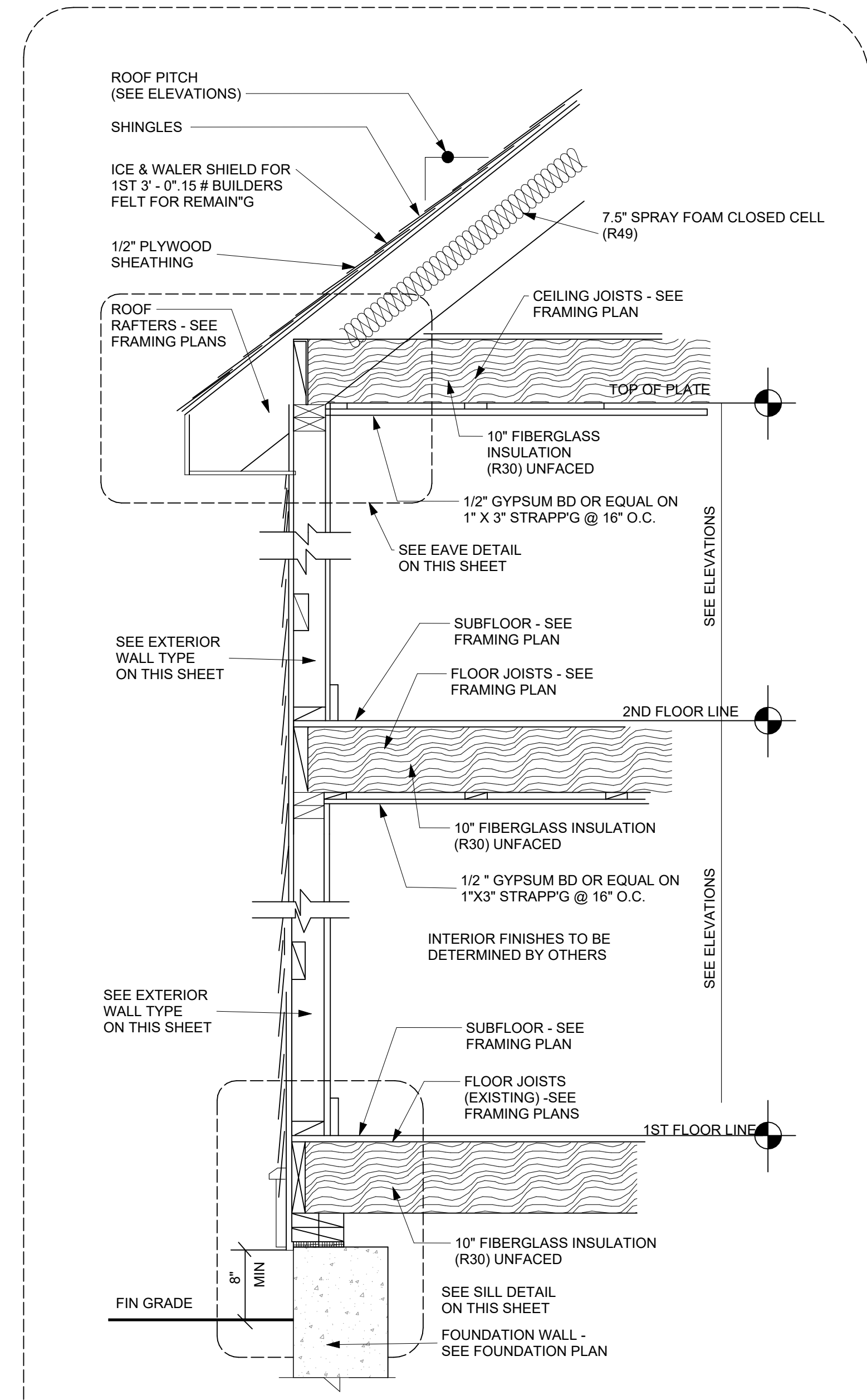
1 DT - TYPICAL EXTERIOR WALL - TYPE A
SCALE: NOT TO SCALE



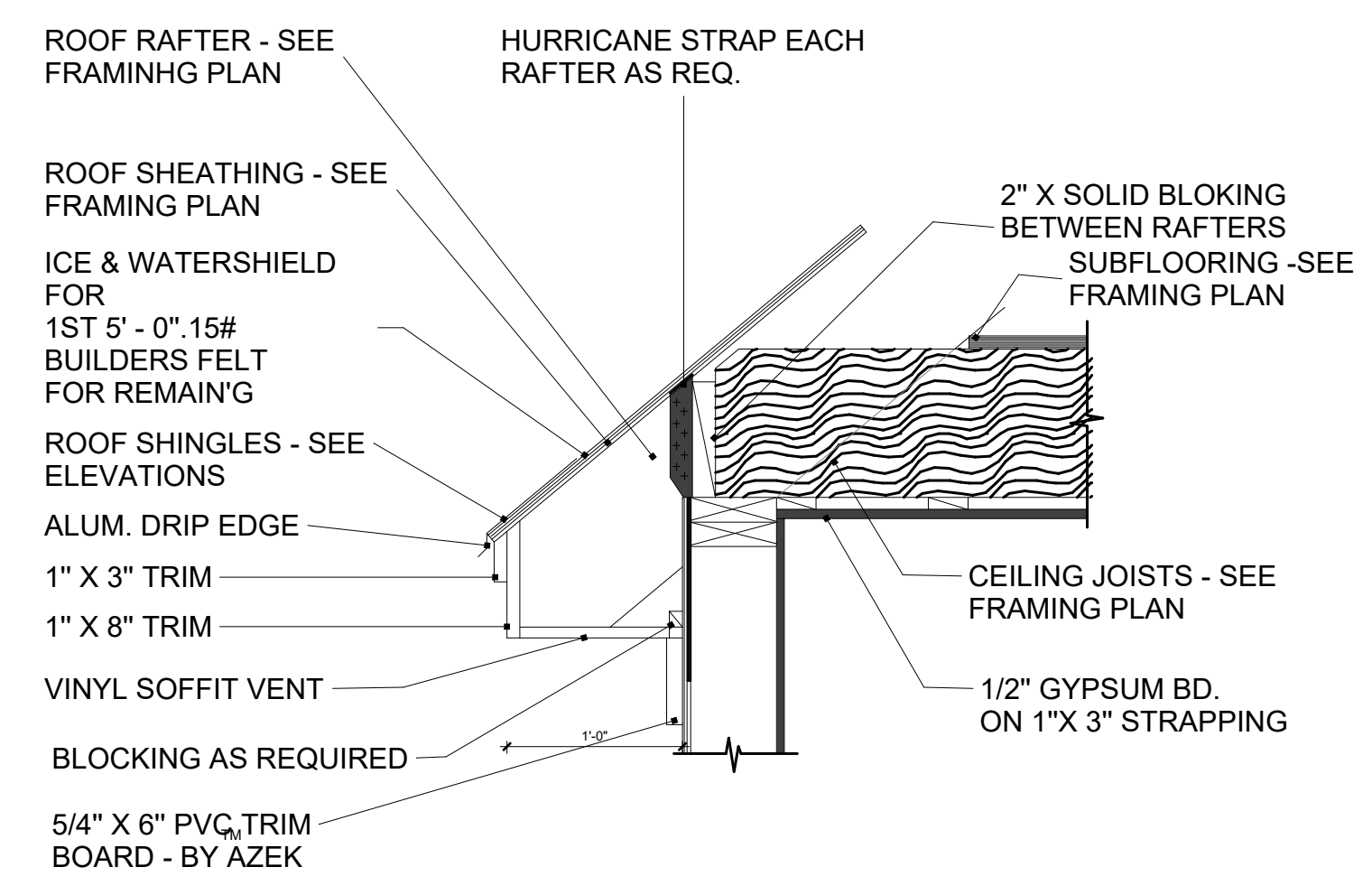
2 DT - TYPICAL INTERIOR WALL (NON LOADING-BEARING WALL) TYPE B
SCALE: NOT TO SCALE



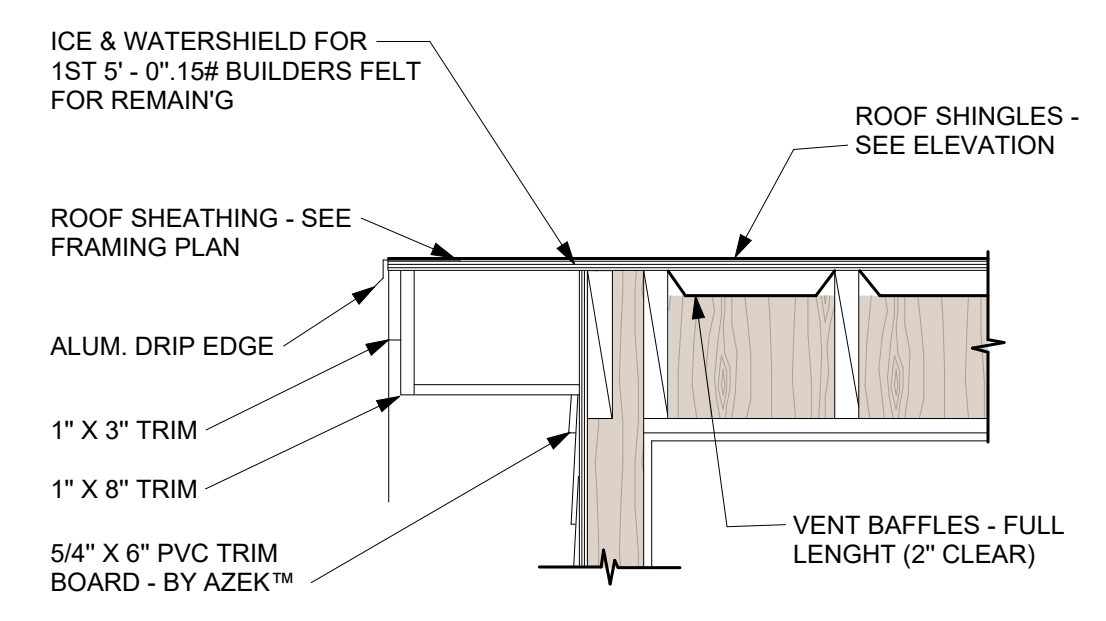
3 DT - CORNER FRAMING
SCALE: NOT TO SCALE



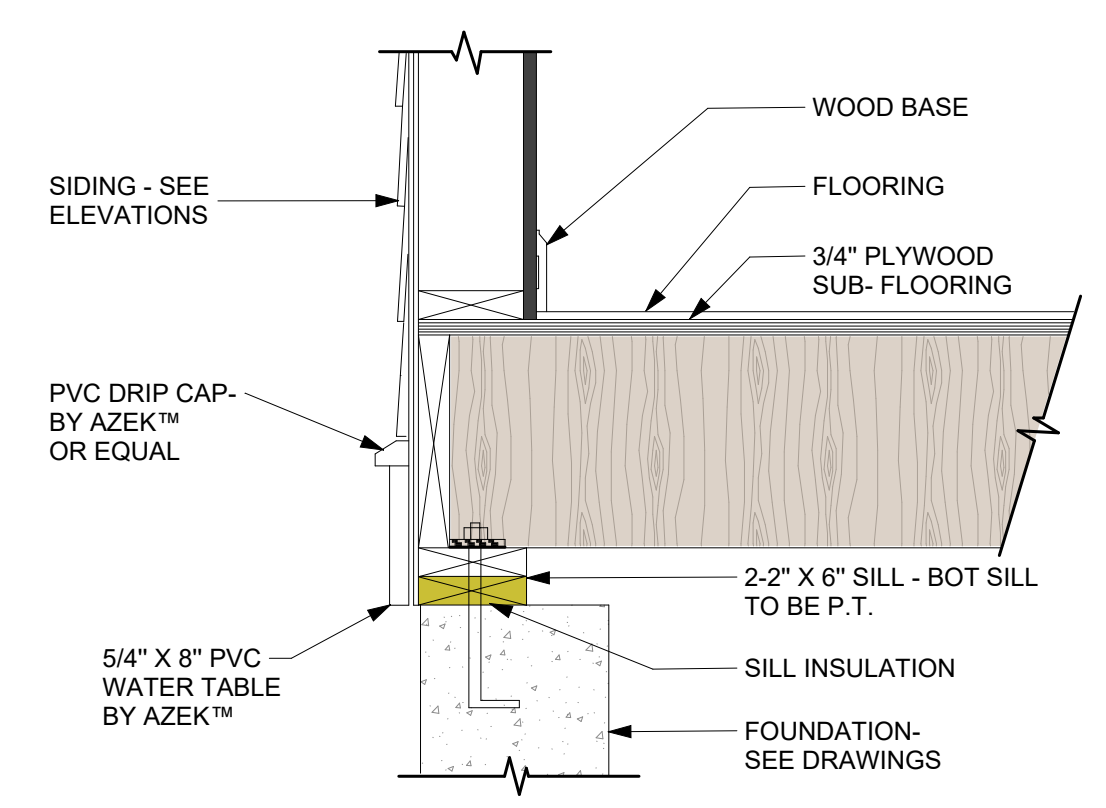
4 DT - TYPICAL WALL SECTION
SCALE: NOT TO SCALE



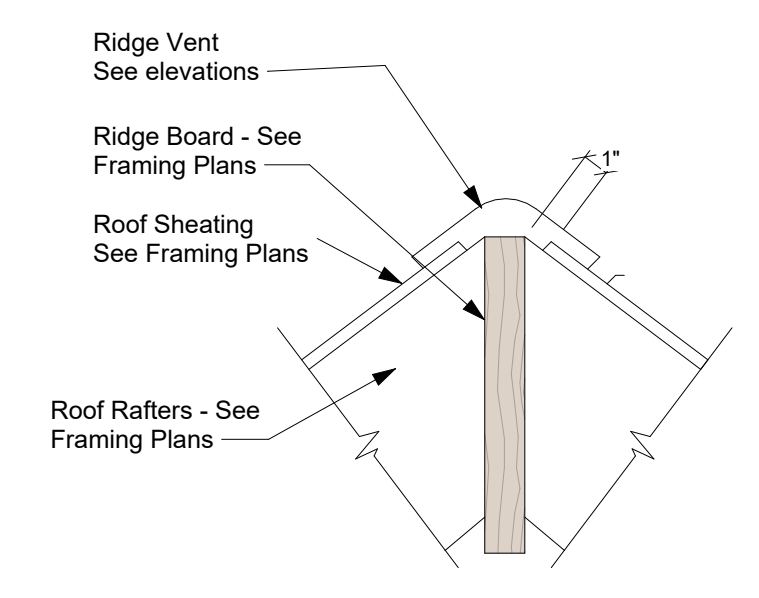
5 DT - EAVE DETAIL
SCALE: NOT TO SCALE



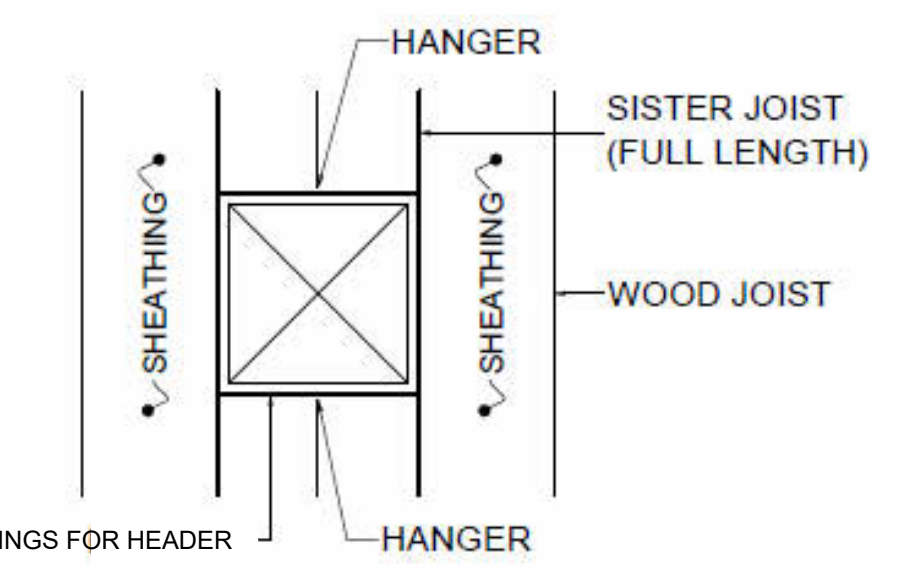
6 DT - RAKE DETAIL
SCALE: NOT TO SCALE



7 DT - SILL DETAIL
SCALE: NOT TO SCALE



8 DT - TYPICAL RIDGE DETAIL
SCALE: NOT TO SCALE



9 DT - FRAMING AROUND OPENINGS
SCALE: NOT TO SCALE

NOTES:

- CONNECT SISTER TO ADJOINING JOIST WITH 2-ROWS OF 16d RING-SHANK NAILS AT 16" ON CENTER, FULL LENGTH.
- CONNECT ENDS OF SISTER JOISTS TO SUPPORT TO MATCH ADJOINING JOISTS.
- HEADER DEPTH AND NUMBER SHALL MATCH ADJOINING FRAMING.

CODE PATH	2021 IECC CODE SECTION	CLIMATE ZONE 5
Prescriptive	R402.1.2 - Wood Frame Wall	R-30 or R-20+5ci or R-13+10ci or R-20ci / U-0.045
	R402.1.2 - Ceilings	R-49 / U-0.026
	R402.1.2 - Basement Walls	R-19 or R-13+5ci or R-15ci / U-0.050
	R402.1.2 - Crawl Space Walls	R-19 or R-13+5ci or R-15ci / U-0.055
	R402.1.2 - Fenestration	U-0.30 / SHGC-0.40

NOTE: THIS TABLE PRESENTS MINIMUM PRESCRIPTIVE REQUIREMENTS. FINAL FENESTRATION VALUES MAY BE ADJUSTED BASED ON THE SELECTED COMPLIANCE PATH, SUCH AS HERS RATING OR PERFORMANCE MODELING.

KEY PLAN

BLOCK # LOT #

REVISIONS

REV	DATE	DESCRIPTION

DESIGN: DAFNE BORSATTI
COORDINATOR: BRUNA PUGLIESSA
DRAWN BY: MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY

ADDRESS:
26 WATERTOWN ST
LEXINGTON MA

SCALE: NOT TO SCALE

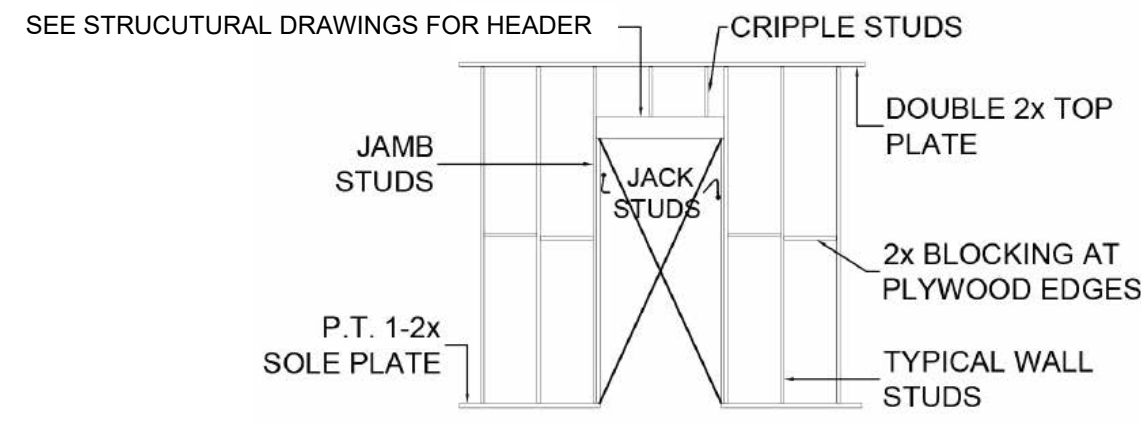


SHEET TITLE
DETAILS SHEET

A10

DATE: 07/14/2025 PROJECT NO: 1105

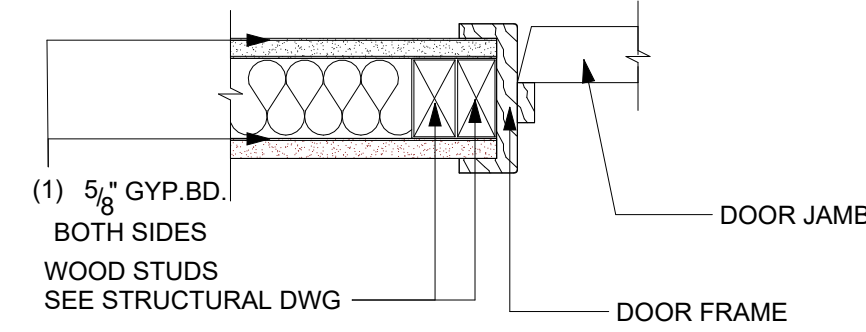
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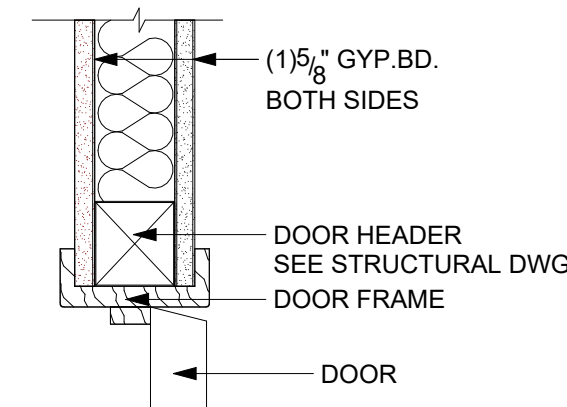
NOTES:

1. REFER TO HEADER SCHEDULE FOR HEADER, JACK AND JAMB SIZES.
2. REFER TO ARCHITECTURE DRAWINGS FOR SIZE AND LOCATION OF OPENINGS.
3. FOR ANCHOR BOLT SIZE AND SPACING REFER TO NOTES AND SECTIONS.

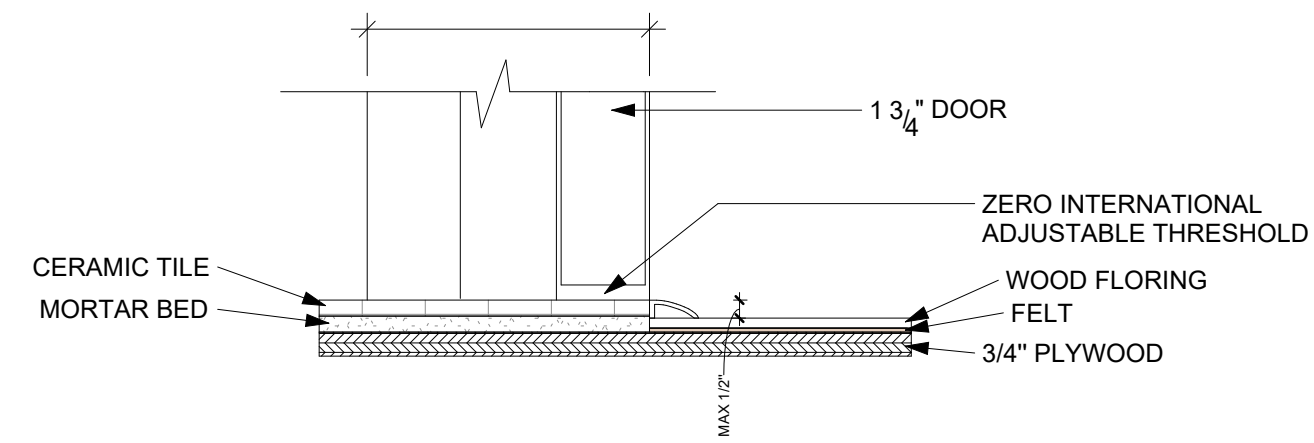
1 DT - WOOD FRAMING FOR DOOR OPENING
 SCALE: NOT TO SCALE



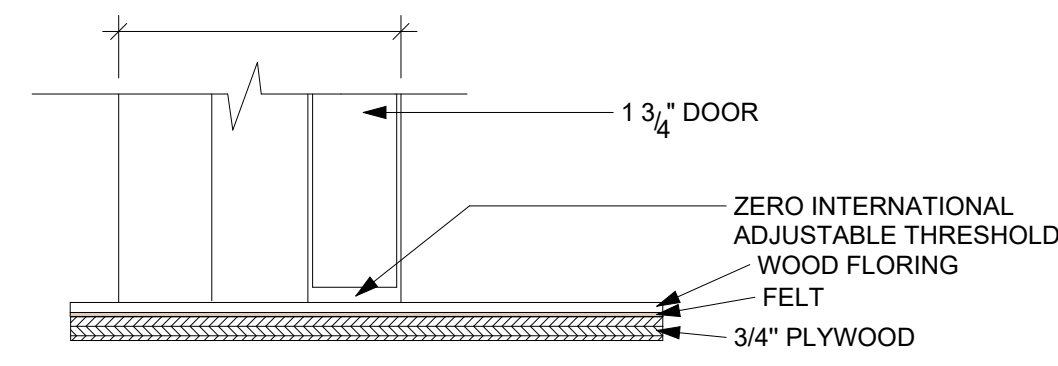
2 DOOR JAMB
 SCALE: NOT TO SCALE



4 HEADER DETAIL
 SCALE: NOT TO SCALE



3 SILL DETAIL
 SCALE: NOT TO SCALE



5 SILL DETAIL B
 SCALE: NOT TO SCALE

DOOR SCHEDULE						
#	ROOM NAME	DOOR TYPE	DIMENSIONS		Qty	HARDWARE
			WIDTH	HEIGHT		
BASEMENT						
D001	BASEMENT LIVING	A	30"	84"	1	TBD BY OWNER
D002	BASEMENT LIVING	F	32"	84"	1	TBD BY OWNER
D003	BEDROOM 4	A	30"	84"	1	TBD BY OWNER
D004	BASEMENT LIVING	A	30"	84"	1	TBD BY OWNER
D005	BASEMENT LIVING	C95	48"	84"	1	TBD BY OWNER
D006	GARAGE	A	30"	84"	1	TBD BY OWNER
D007	WIC 4	A	30"	84"	1	TBD BY OWNER
D008	GARAGE	C	102"	98"	1	TBD BY OWNER
D009	GARAGE	C	102"	98"	1	TBD BY OWNER
1ST FLOOR						
D101	DINNING AREA	A	30"	84"	1	TBD BY OWNER
D102	BEDROOM	A	30"	84"	1	TBD BY OWNER
D103	PORCH	C115	60"	83"	1	TBD BY OWNER
D104	LIVING	A	30"	84"	1	TBD BY OWNER
D105	LIVING	A	30"	84"	1	TBD BY OWNER
D106	LIVING	A	30"	84"	1	TBD BY OWNER
D107	BEDROOM	A	30"	84"	1	TBD BY OWNER
D108	KITCHEN	H	34"	84"	1	TBD BY OWNER
D109	KITCHEN	D02	63"	83"	1	TBD BY OWNER
2ND FLOOR						
D201	BEDROOM 3	A	30"	84"	1	TBD BY OWNER
D202	HALLWAY	A	30"	84"	1	TBD BY OWNER
D203	HALLWAY	A	30"	84"	1	TBD BY OWNER
D204	BEDROOM 2	A	30"	84"	1	TBD BY OWNER
D205	MST BATH	P03	28"	83"	1	TBD BY OWNER
D206	BEDROOM 2	A	30"	84"	1	TBD BY OWNER
D207	MST BEDROOM	C114	46"	84"	1	TBD BY OWNER
D208	MST WIC	C114	46"	84"	1	TBD BY OWNER
D209	BEDROOM 3	A	30"	84"	1	TBD BY OWNER
D210	BEDROOM 3	A	30"	84"	1	TBD BY OWNER
D211	HALLWAY	A	30"	84"	1	TBD BY OWNER
D212	CL	A	30"	84"	1	TBD BY OWNER
TOTAL					30	

KEY PLAN

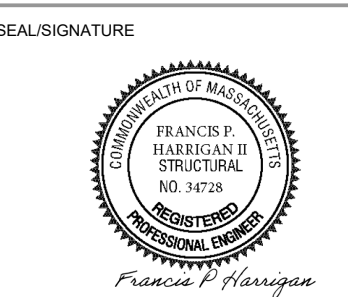
BLOCK # LOT #

REVISIONS

REV.	DATE	DESCRIPTION

DESIGN: DAFNE BORSATTI
 COORDINATOR: BRUNA PUGLIESSA
 DRAWN BY: MARCIO CORREA

PROJECT:
 NEW SINGLE FAMILY
ADDRESS:
 26 WATERTOWN ST
 LEXINGTON MA



SHEET TITLE:
DOOR TYPES

A11

DATE: 07/14/2025 PROJECT NO: 1105

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WINDOW SCHEDULE							
WINDOW BASIS OF DESIGN TBD BY OTHERS							
#	ROOM NAME	TYPE	DIMENSIONS		SILL HEIGHT	Qty.	BW / BWT
			WIDTH	HEIGHT			
BASEMENT							
W001	BEDROOM 4	A	49"	69"	36"	1	BW
W002	BASEMENT LIVING	A	49"	69"	36"	1	BW
1ST FLOOR							
W101	BEDROOM	B	29"	51"	36"	1	BW
W102	BEDROOM	B	29"	51"	36"	1	BW
W103	FOYER	B	29"	51"	36"	1	BW
W104	FOYER	B	29"	51"	36"	1	BW-T
W105	FOYER	B	29"	51"	36"	1	BW
W106	KITCHEN	B	29"	38"	45"	1	BW
W107	KITCHEN	B	29"	38"	45"	1	BW
W108	LIVING	B	29"	51"	36"	1	BW
W109	LIVING	B	29"	51"	36"	1	BW
W110	LIVING	B	29"	51"	36"	1	BW
W111	LIVING	B	29"	51"	36"	1	BW
W112	LIVING	B	29"	51"	36"	1	BW
W113	LIVING	B	29"	51"	36"	1	BW
W114	OFFICE	B	29"	51"	36"	1	BW
W115	OFFICE	B	29"	51"	36"	1	BW
W116	FOYER	B	29"	51"	36"	1	BW-T
W117	FOYER	B	29"	51"	36"	1	BW
W118	DINNING AREA	B	29"	51"	36"	1	BW
W119	DINNING AREA	B	29"	51"	36"	1	BW
W120	SOCIAL BATH	E	32"	12"	84"	1	BW-T
2ND FLOOR							
W201	FOYER	B	29"	51"	36"	1	BW
W202	FOYER	B	29"	51"	36"	1	BW
W203	LAUNDRY	B	29"	51"	36"	1	BW
W204	FOYER	B	29"	51"	36"	1	BW
W205	FOYER	B	29"	51"	36"	1	BW
W206	FOYER	B	29"	51"	36"	1	BW
W207	BATH 2	E	32"	12"	84"	1	BW-T
W208	BATH 3	B	29"	51"	36"	1	BW-T
W209	BATH 3	B	29"	51"	36"	1	BW-T
W210	BEDROOM 2	B	29"	51"	36"	1	BW
W211	BEDROOM 2	B	29"	51"	36"	1	BW
W212	BEDROOM 3	B	29"	51"	36"	1	BW
W213	BEDROOM 3	B	29"	51"	36"	1	BW
W214	BEDROOM 3	B	29"	51"	36"	1	BW
W215	BEDROOM 3	B	29"	51"	36"	1	BW
W216	LAUNDRY	B	29"	51"	36"	1	BW
W217	MST BATH	B	29"	51"	36"	1	BW-T
W218	MST BATH	B	29"	51"	36"	1	BW-T
W219	MST BEDROOM	B	29"	51"	36"	1	BW
W220	MST BEDROOM	B	29"	51"	36"	1	BW
CEILING 2DN FLOOR							
W301		D	24"	24"	40"	1	BW
W302		D	24"	24"	40"	1	BW
W303		D	24"	24"	40"	1	BW
W304		D	24"	24"	40"	1	BW
W305		D	24"	24"	40"	1	BW
W306		D	24"	24"	40"	1	BW
TOTAL						48	

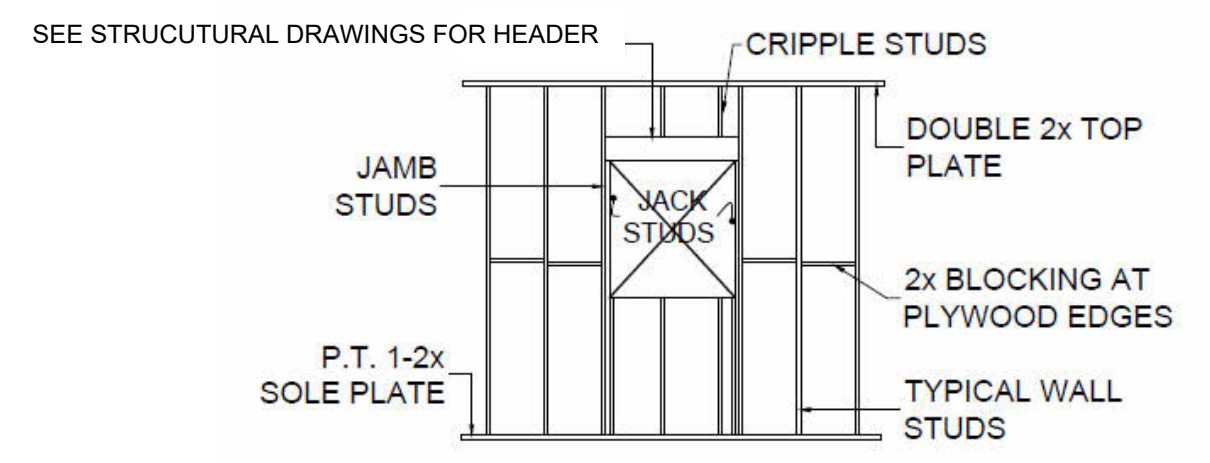
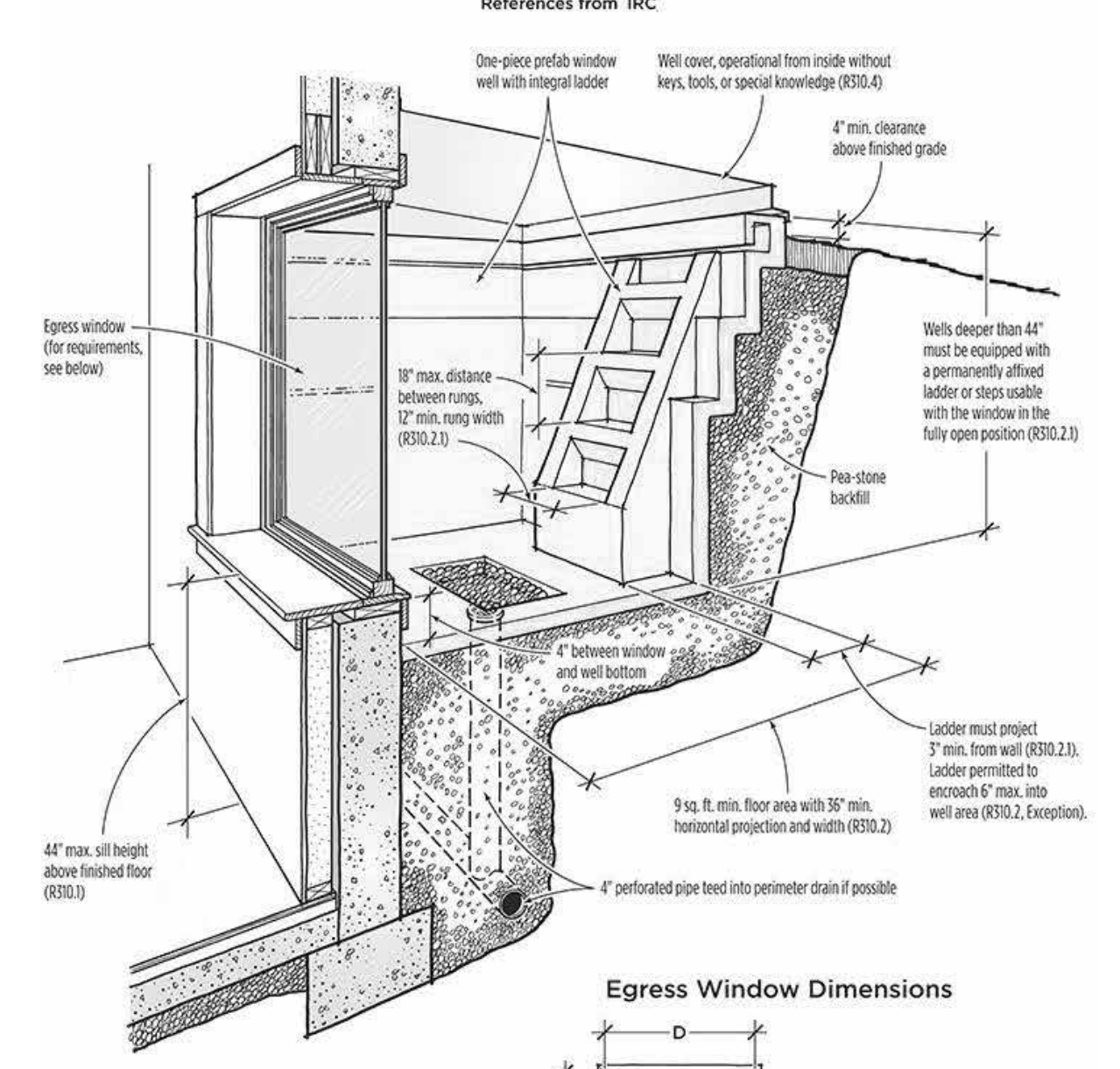
1. All windows shall comply with the Massachusetts Energy Code, U-Factor of 0.30 and a Solar Heat Gain Coefficient (SHGC) of 0.34.

2. All windows shall comply with the Massachusetts Energy Code, with a maximum U-Factor of 0.30 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.40. These values ensure compliance with the 2023 Stretch Energy Code, designed to balance thermal insulation and solar heat gain control for energy efficiency.

WINDOWS:

- ALL WINDOWS SHALL BE ANDERSEN® 200 SERIES OR APPROVED EQ.
- 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 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
- THE MIN. OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. THE GLAZED AREAS NEED NOT BE OPENABLE 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 15CFM PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM & 1 OCCUPANT FOR EACH ADDITIONAL BEDROOM.
- 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.
- 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 OPENABLE. 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.
- 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.
- ALL EMERGENCY ESCAPE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A NET CLEAR OPENING OF 5.7 SQ.FT. MINIMUM, EXCEPT FOR GRADE-LEVEL OR BELOW-GRADE WINDOWS, WHICH SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQ.FT. THE MINIMUM NET CLEAR OPENING SHALL BE 24" IN HEIGHT AND 20" IN WIDTH; WINDOWS IN EXISTING DWELLINGS THAT DO NOT CONFORM TO THESE REQUIREMENTS MAY BE REPLACED WITHOUT CONFORMING TO THESE DIMENSIONAL REQUIREMENTS, PROVIDED THAT THE NEW WINDOWS DO NOT SIGNIFICANTLY REDUCE THE EXISTING OPENING SIZE.
- REQ'D GLAZED OPENINGS SHALL BE PERMITTED TO OPEN INTO PATIO COVERS THAT ABUTTS, 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'.
- 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.
- 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.
- 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.
- 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 101/1.S.2/A440.
- 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.

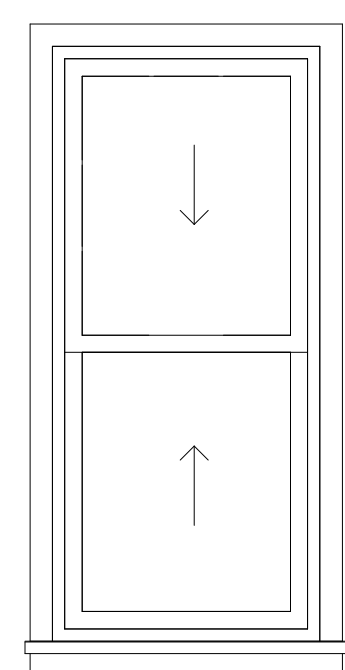
Code Requirements for Window Wells



NOTES:

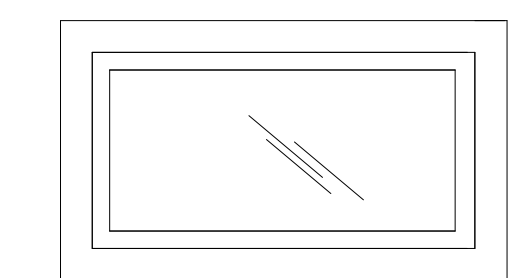
1. FOR HEADER, JACK AND JAMB SIZE AND NUMBER REFER TO HEADER SCHEDULE.

1 DT - WOOD FRAMING FOR WINDOW OPENING
SCALE: NOT TO SCALE

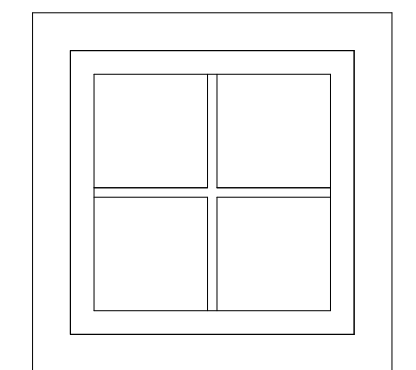


3 TYPE B - DOUBLE HUNG
SCALE: NOT TO SCALE

2 TYPE A - EGRESS CASEMENT WINDOWS
SCALE: NOT TO SCALE



4 TYPE C - PICTURE WINDOWS
SCALE: NOT TO SCALE



5 TYPE D - AWNING WINDOW
SCALE: NOT TO SCALE

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KEY PLAN

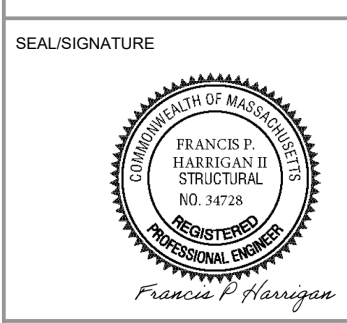
BLOCK #	LOT #
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REVISIONS

REV.	DATE	DESCRIPTION
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DESIGN: DAFNE BORSATTI
COORDINATOR: BRUNA PUGLIESA
DRAWN BY: MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY
ADDRESS:
26 WATERTOWN ST
LEXINGTON MA



SHEET TITLE: **WINDOWS TYPE**

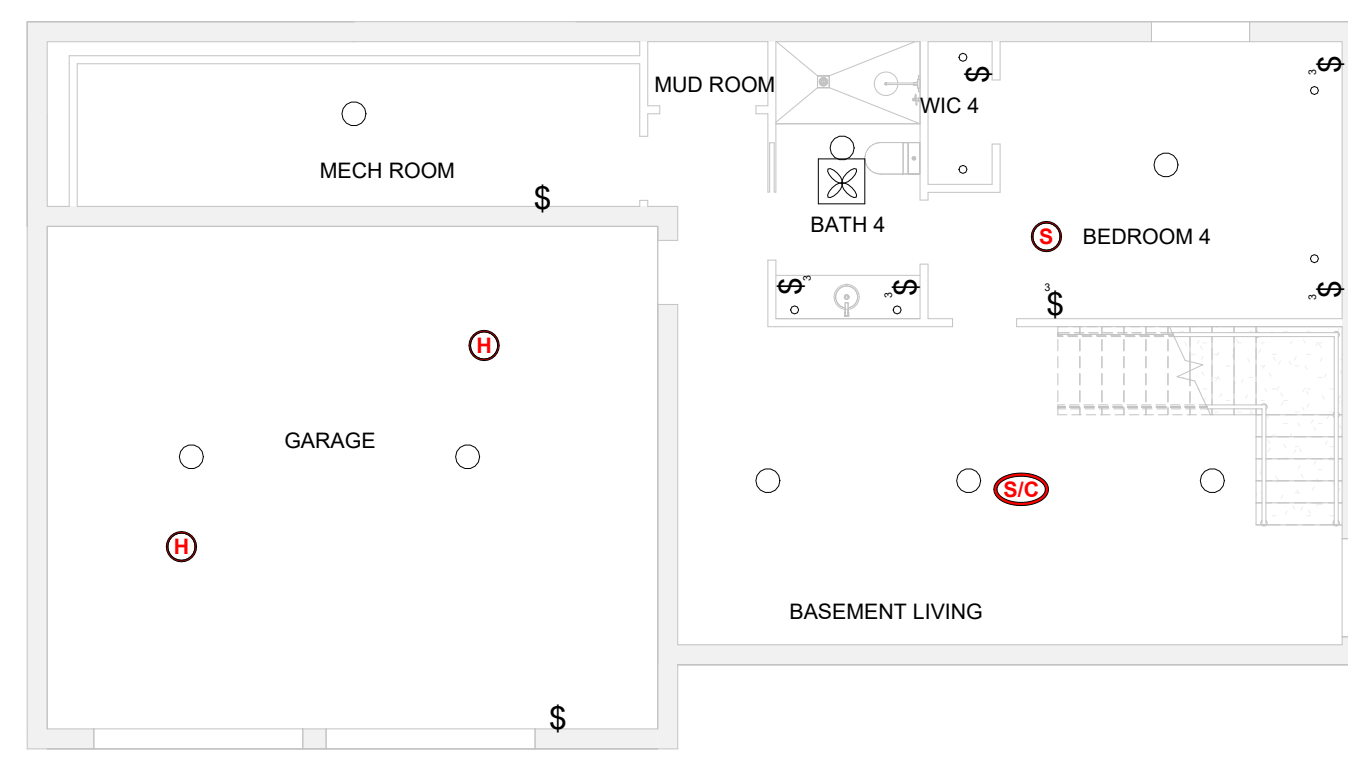
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DATE: 07/14/2025 PROJECT NO: 1105

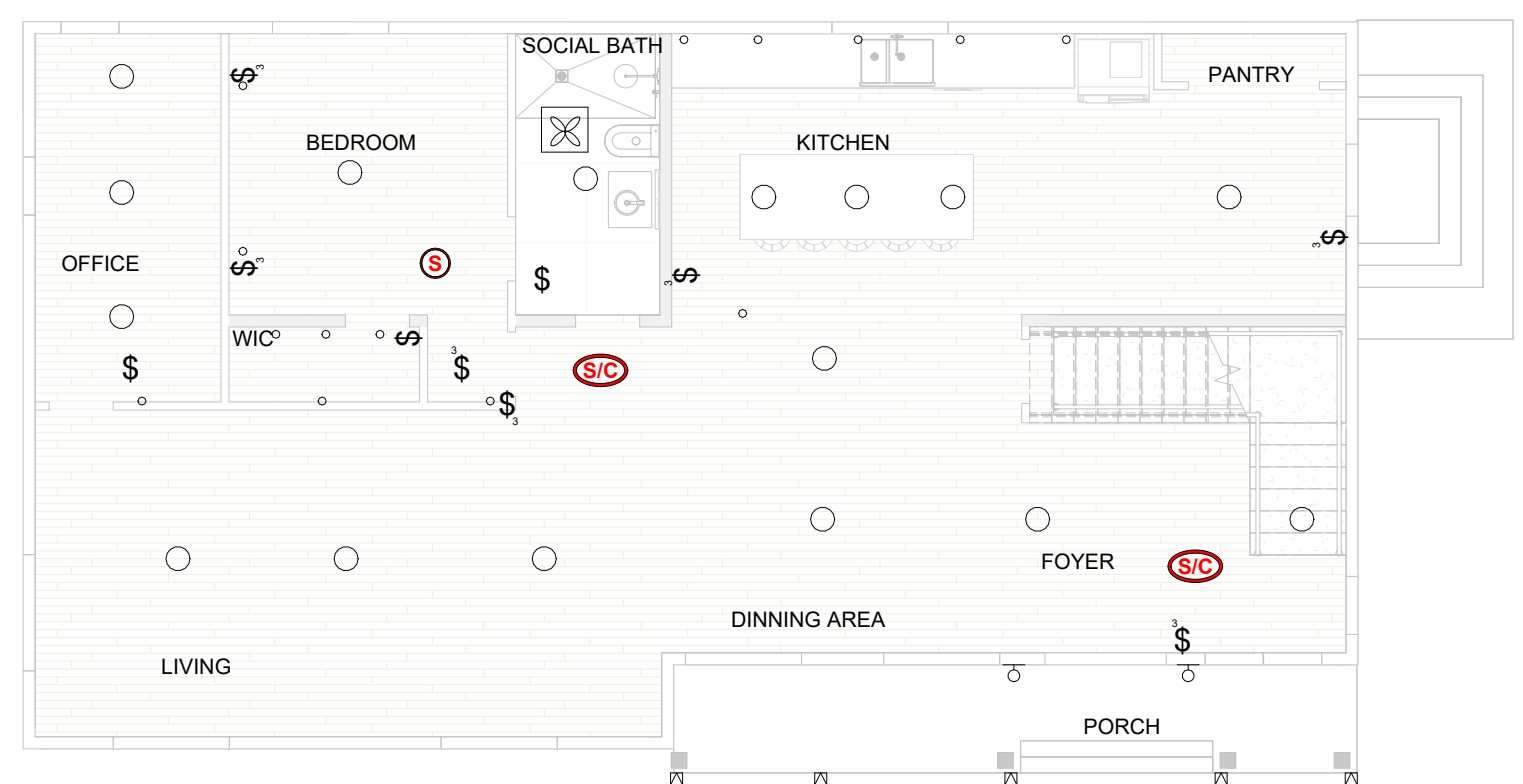


Dafne Borsatti
 DB Project Design.
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 info@dabprojectdesign.com
 dafne@dabprojectdesign.com

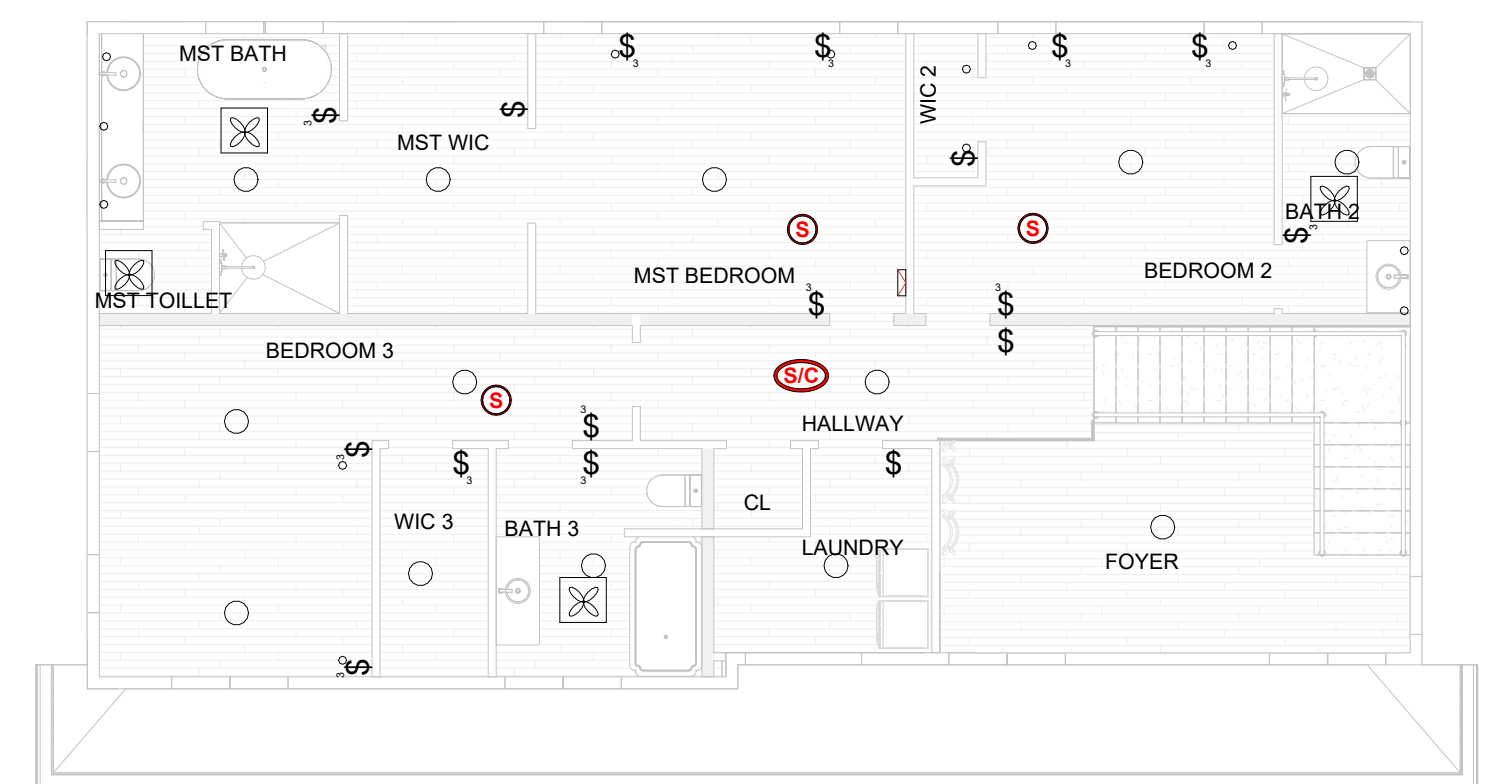
LEGEND	
	HEAT DETECTOR
	COMBO SMOKE & CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	EXHAUST FAN
	FIRE ALARM KEYPAD
	LAMP TBD BY OWNER
	LAMP TBD BY OWNER
	SINGLE SWITCH
	3 - WAY SWITCH
	FLOOR LAMP
	OUTDOOR SCONCES



1 RCP BASEMENT PLAN
 SCALE: 1/8" = 1'-0"



2 RCP 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



3 RCP 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

KEY PLAN

BLOCK #	LOT #
---------	-------

REVISIONS

REV.	DATE	DESCRIPTION

DESIGN: DAFNE BORSATTI
 COORDINATOR: BRUNA PUGLIESSA
 DRAWN BY: MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY
 ADDRESS:
 26 WATERTOWN ST
 LEXINGTON MA







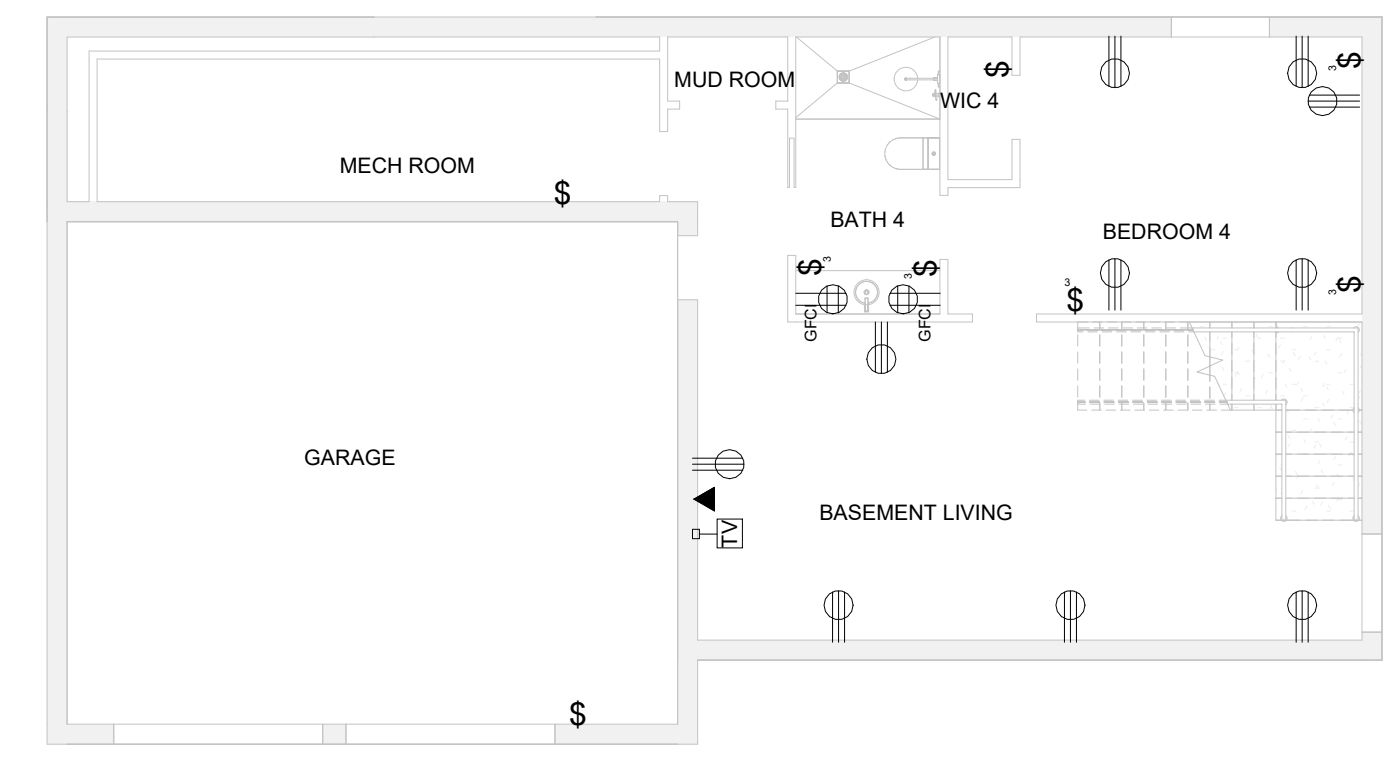
SHEET TITLE:
 RCP

A13

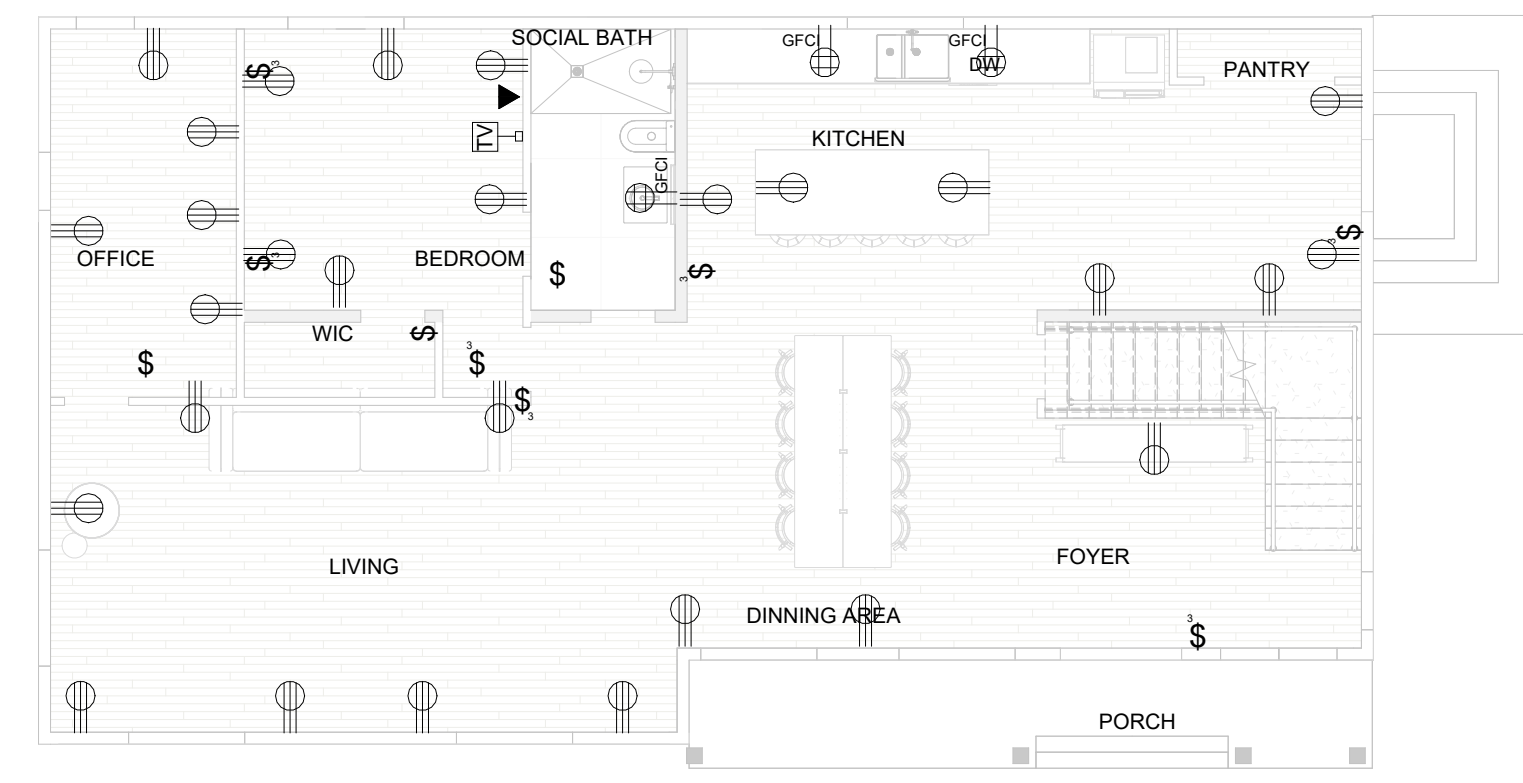
DATE: 07/14/2025 PROJECT NO.: 1105

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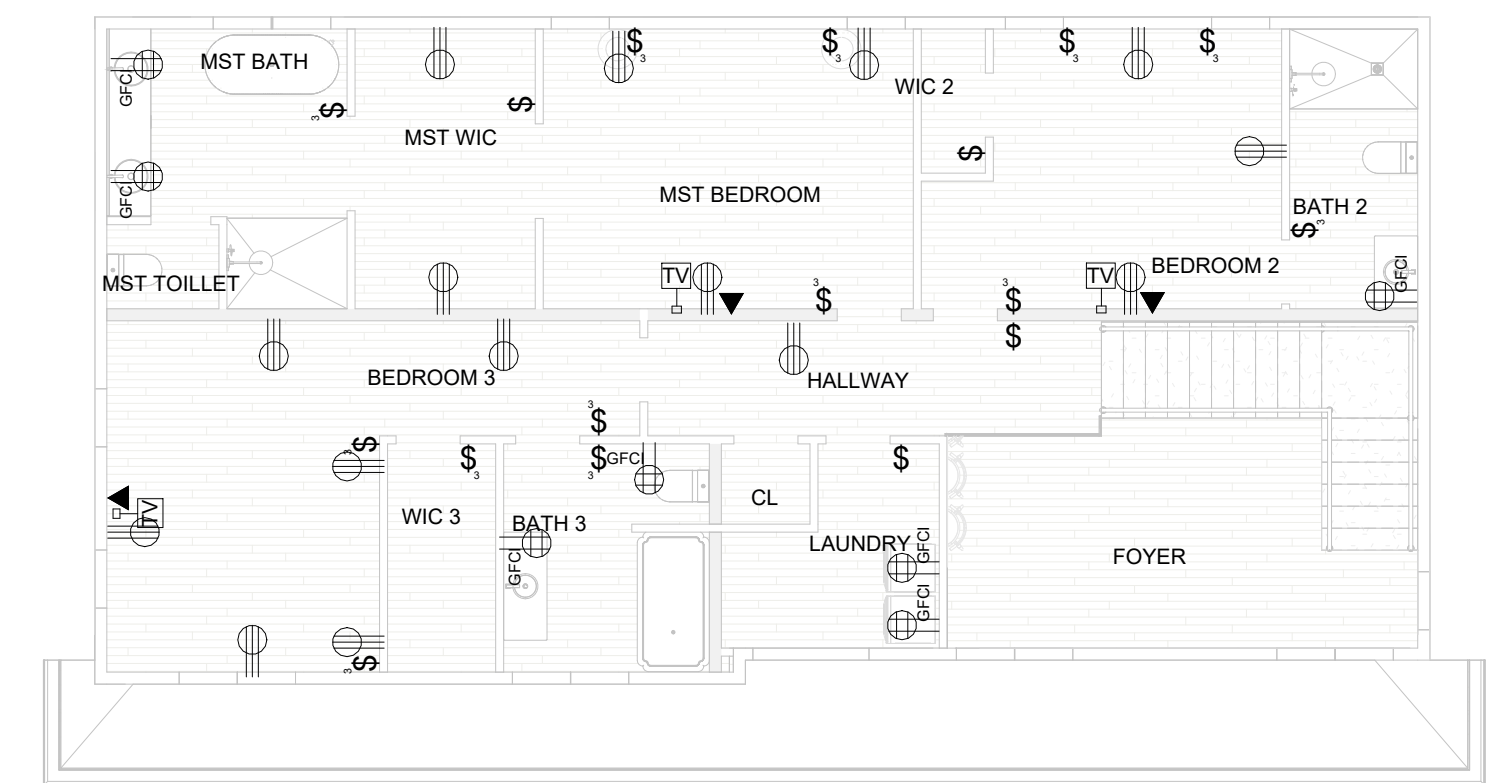
-  TRIPLEX RECEPTACLE
-  QUADRUPLEX RECEPTACLE
-  WALL MOUNTED DATA OUTLET
-  CABLE, TV



1 POWER AND COMMUNICATION BASEMENT PLAN
SCALE: 1/8" = 1'-0"



2 POWER AND COMMUNICATION 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 POWER AND COMMUNICATION 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY PLAN

BLOCK # _____ LOT # _____

REVISIONS

REV.	DATE	DESCRIPTION

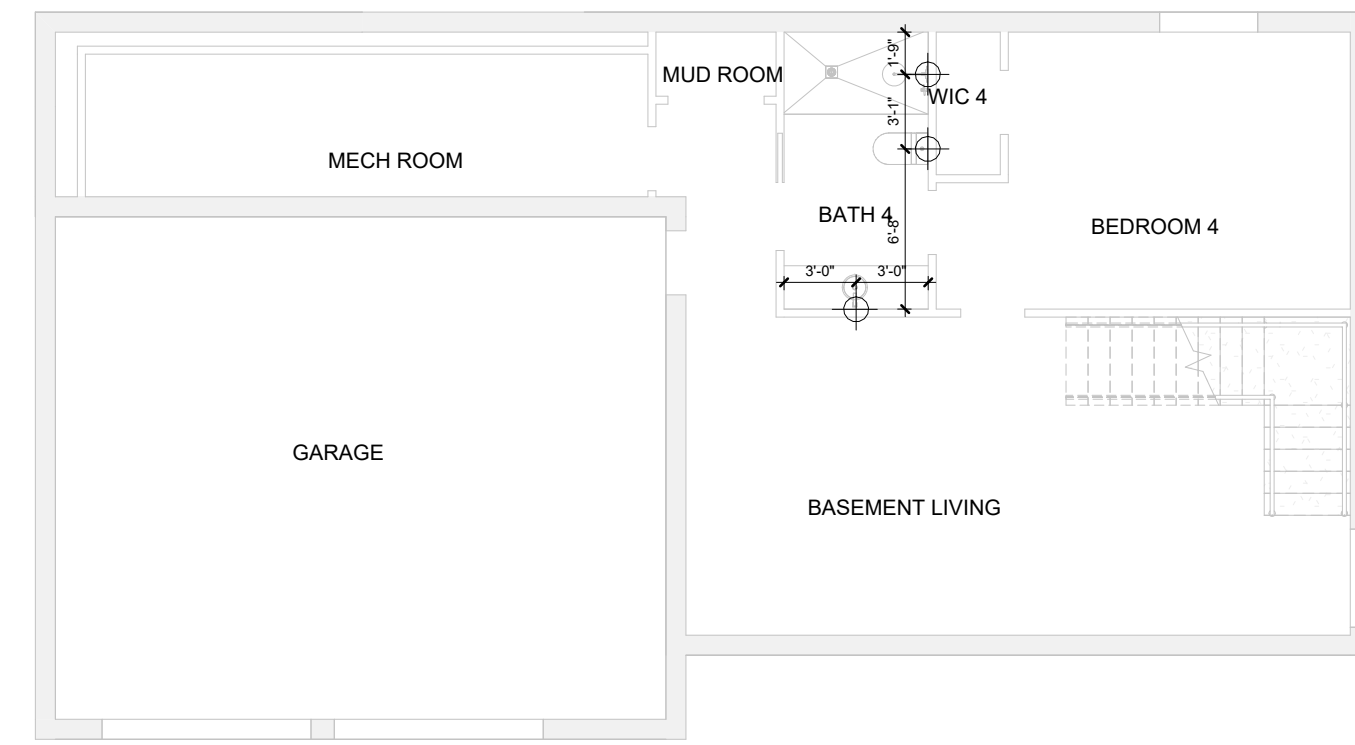
DESIGN: DAFNE BORSATTI
COORDINATOR: BRUNA PUGLIESSA
DRAWN BY: MARCIO CORREA

PROJECT: **NEW SINGLE FAMILY**
ADDRESS: 26 WATERTOWN ST
LEXINGTON MA

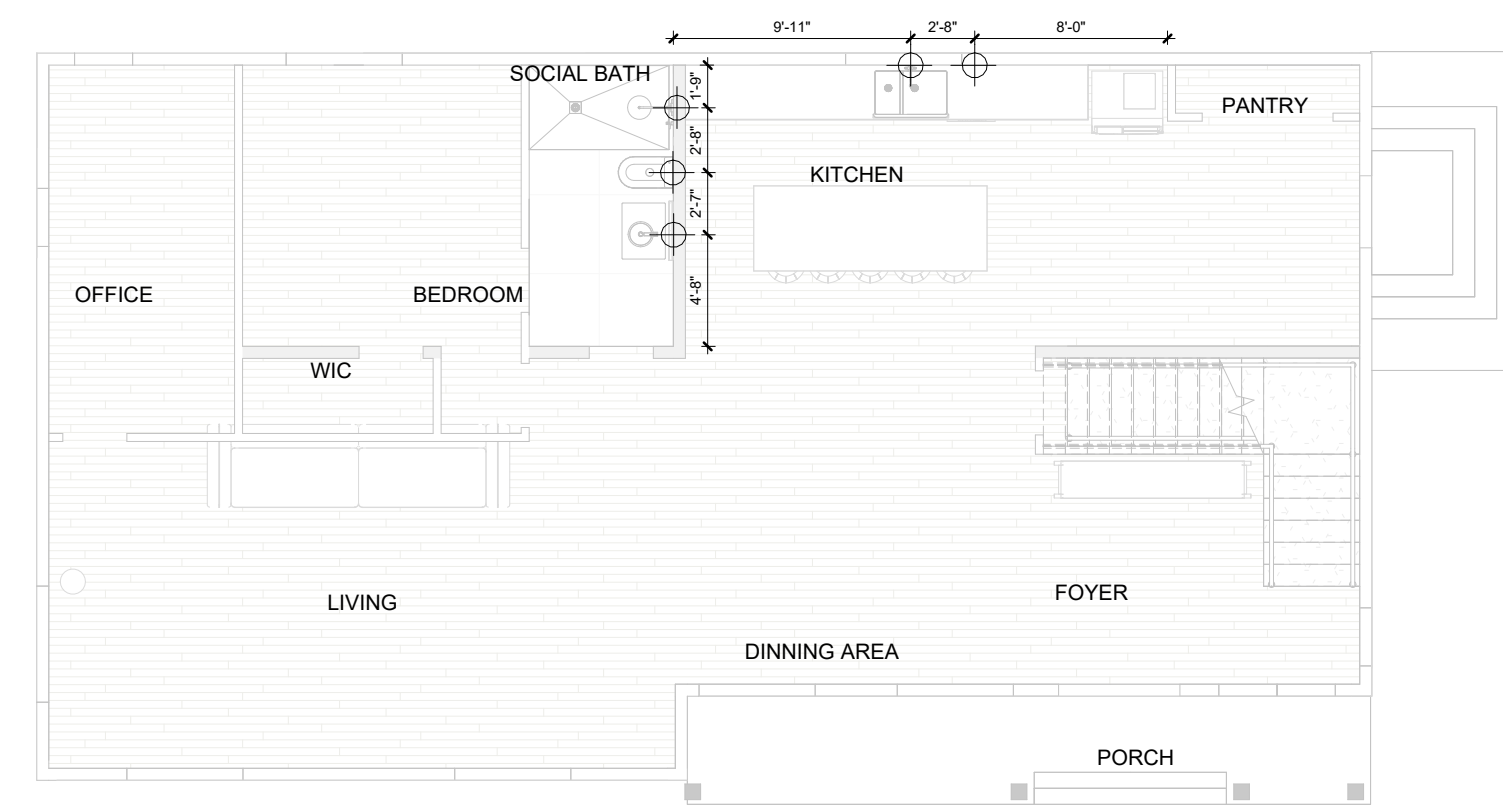


SHEET TITLE: **POWER AND COMMUNICATION**
A14
DATE: 07/14/2025 PROJECT NO.: 1105

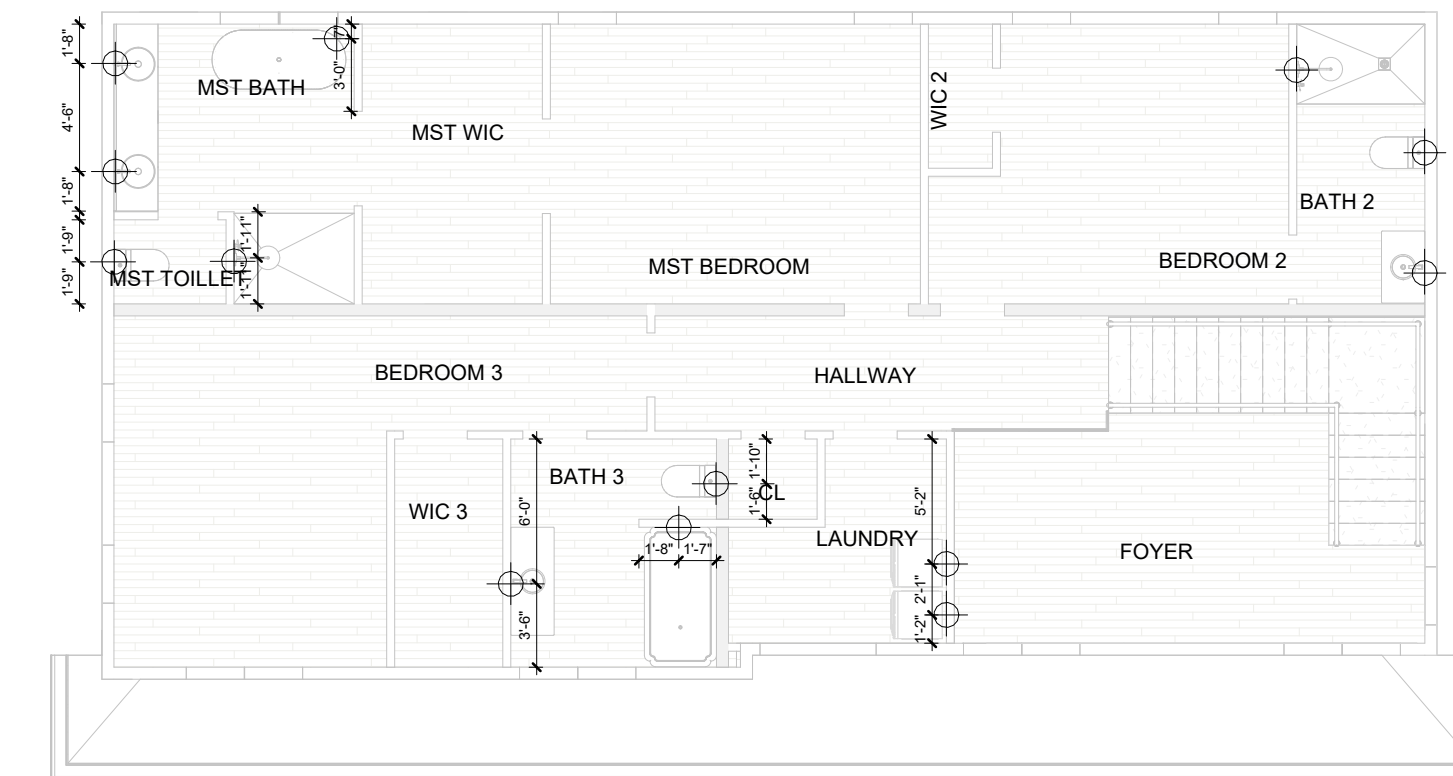
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1 PLUMBING POINTS BASEMENT PLAN
 SCALE: 1/8" = 1'-0"



2 PLUMBING POINTS 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



3 PLUMBING POINTS 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

KEY PLAN

BLOCK #


LOT #

REVISIONS

REV.	DATE	DESCRIPTION

DESIGN
 DAFNE BORSATTI
 COORDINATOR
 BRUNA PUGLIESSA
 DRAWN BY
 MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY
 ADDRESS:
 26 WATERTOWN ST
 LEXINGTON MA

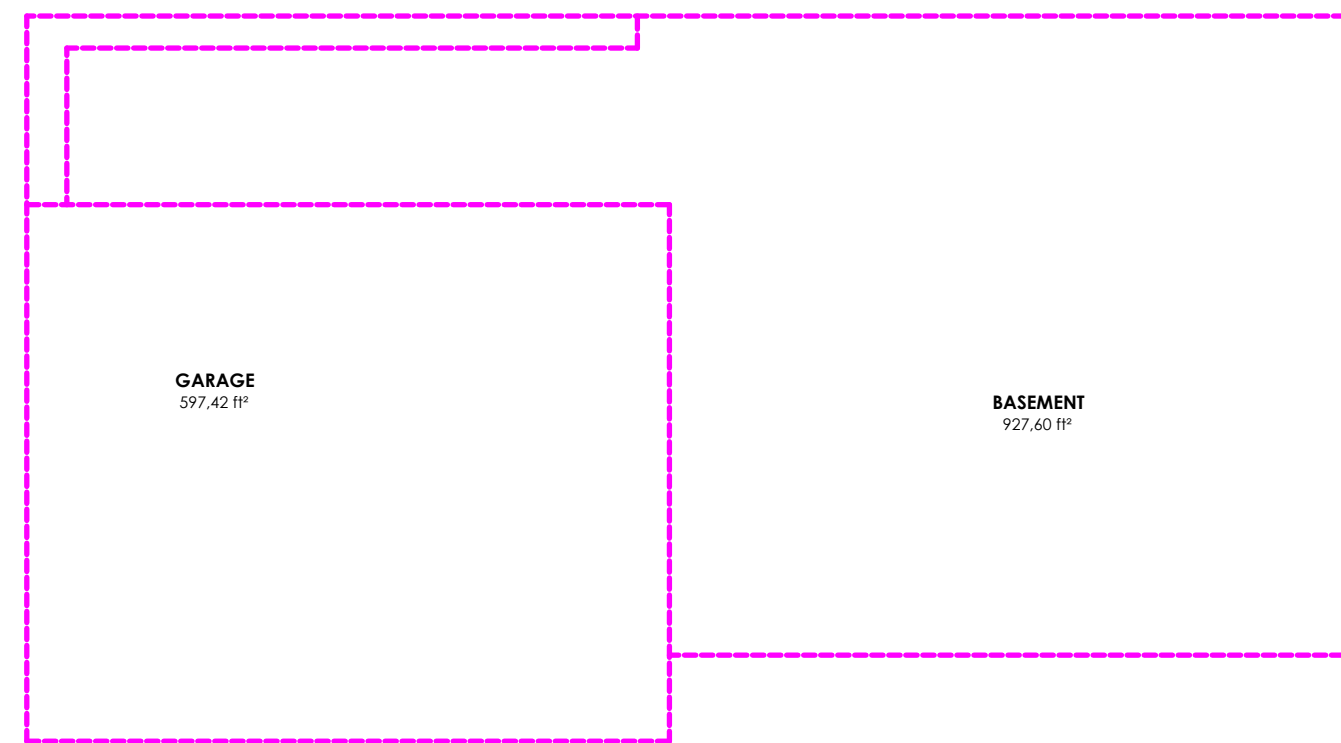
SEAL/SIGNATURE

 FRANCIS P. HARRINGTON
 REGISTERED PROFESSIONAL ARCHITECT
 NO. 14723
 STATE OF MASSACHUSETTS
 FRANCIS P. HARRINGTON

SHEET TITLE
 PLUMBING POINTS

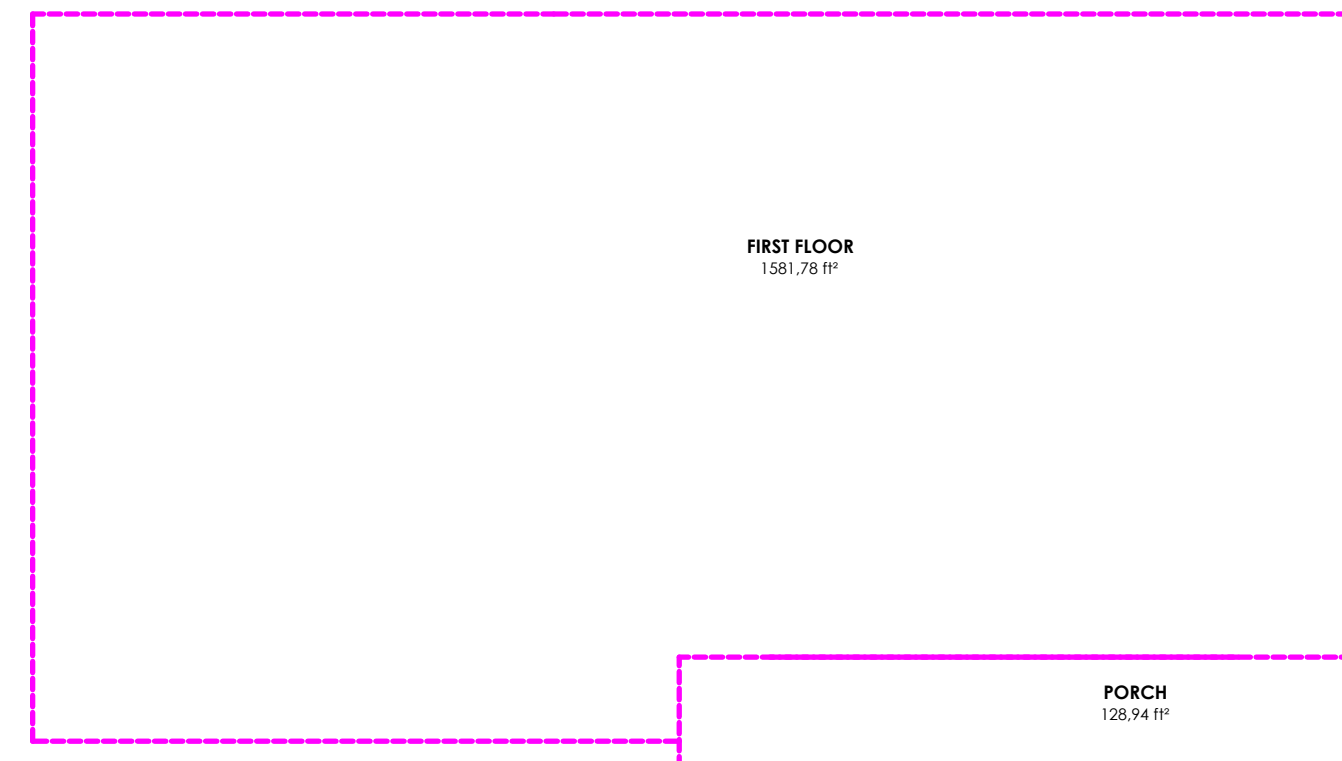
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DATE: 07/14/2025 PROJECT NO.: 1105

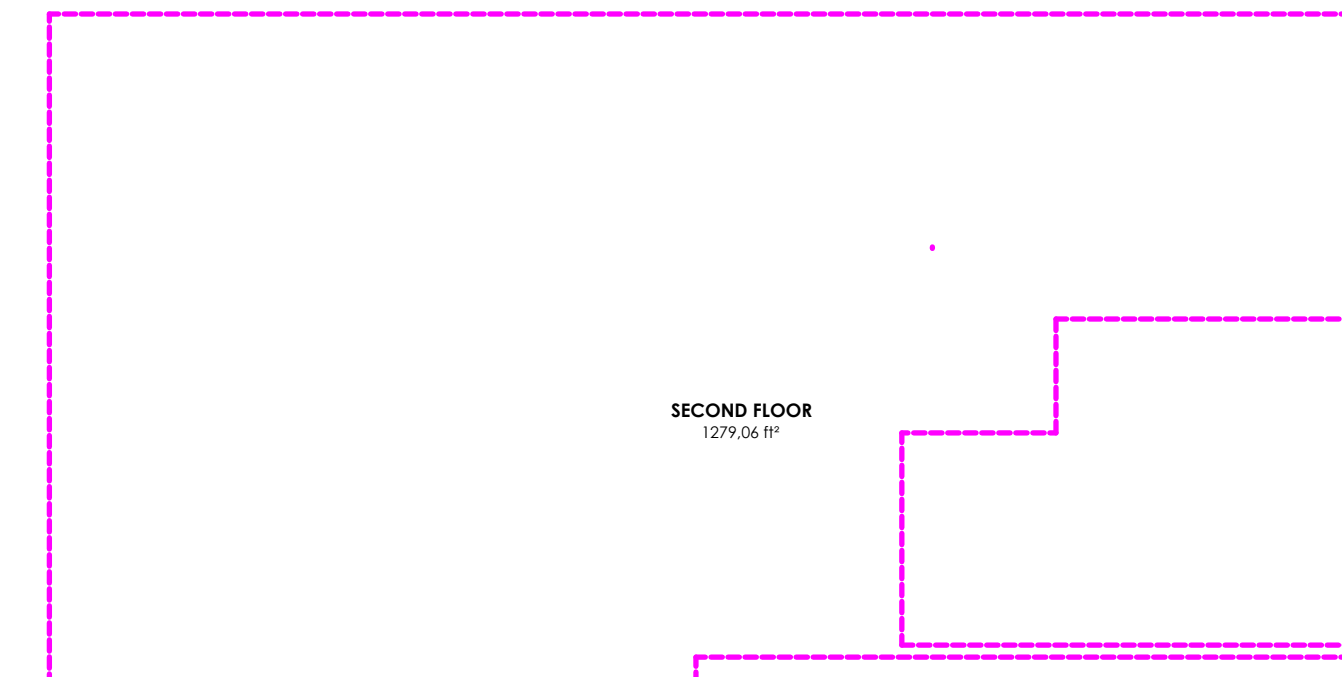
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1 BASEMENT
 SCALE: 1/8" = 1'-0"



2 1ST FLOOR
 SCALE: 1/8" = 1'-0"



3 2ND FLOOR
 SCALE: 1/8" = 1'-0"

PROJECT AREA.		
LEVEL	NAME	AREA
BASEMENT	BASEMENT	927.60 SF
BASEMENT	GARAGE	597.42 SF
1ST FLOOR	FIRST FLOOR	1581.78 SF
1ST FLOOR	PORCH	128.94 SF
2ND FLOOR	SECOND FLOOR	1279.06 SF
TOTAL		4514.80 SF

PROJECT GROSS AREA		
LEVEL	NAME	AREA
BASEMENT	BASEMENT	927.60 SF
1ST FLOOR	FIRST FLOOR	1581.78 SF
2ND FLOOR	SECOND FLOOR	1279.06 SF
TOTAL		3788.44 SF

KEY PLAN

BLOCK # LOT #

REVISIONS

REV.	DATE	DESCRIPTION

DESIGN: DAFNE BORSATTI
 COORDINATOR: BRUNA PUGLIESSA
 DRAWN BY: MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY
 ADDRESS:
 26 WATERTOWN ST
 LEXINGTON MA



SHEET TITLE:
GROSS AREA

A16
 DATE: 07/14/2025 PROJECT NO.: 1105

*ALL DIMENSIONS SHOWN IN THIS DRAWING FOLLOW THE ORIGINAL DESIGN. VARIATIONS MAY OCCUR DURING THE CONSTRUCTION PROCESS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO CHECK THESE DIMENSIONS, WITH THE GOAL OF PRESERVING THE ARCHITECTURAL PROJECT'S CHARACTERISTICS.

GENERAL NOTES

THE DRAWINGS ARE PRESENTED TO SCALE; HOWEVER, DO NOT SCALE OFF THE DRAWINGS TO DETERMINE MISSING MEASUREMENTS OR TO INTERPRET ANY INFORMATION NOT CLEARLY DIMENSIONED. FOR ANY MISSING OR UNCLEAR DIMENSIONS, CONSULT THE DESIGN ENGINEER.

THE DESIGN COMPLIES WITH THE 10TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE (780 CMR), BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AND INTERNATIONAL BUILDING CODE (IBC), WITH ALL APPLICABLE AMENDMENTS.

ALL CONSTRUCTION WORK MUST FOLLOW THE MASSACHUSETTS STATE BUILDING CODE (MA CODE) AS WELL AS ALL RELEVANT FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES, AND CODES APPLICABLE TO THE SCOPE OF WORK SHOWN.

THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS FROM THE LOCAL BUILDING DEPARTMENT PRIOR TO BEGINNING ANY WORK.

THE CONTRACTOR MUST VERIFY ALL EXISTING SITE CONDITIONS IN THE FIELD BEFORE STARTING ANY CONSTRUCTION. THIS INCLUDES CHECKING AND CONFIRMING ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS OF EXISTING BUILDINGS OR STRUCTURES. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGN ENGINEER BEFORE PROCEEDING.

THE CONTRACTOR SHALL COORDINATE ALL PROJECT DRAWINGS — INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, CIVIL, AND UTILITY DRAWINGS — TO ENSURE ACCURACY AND CONSISTENCY. ALL DETAILS AND DIMENSIONS MUST BE CONFIRMED PRIOR TO FABRICATION OR INSTALLATION. DO NOT PROCEED WITH THE WORK UNTIL ALL CONFLICTS ARE RESOLVED AND CHANGES ARE APPROVED. THE ENGINEER MUST BE NOTIFIED OF ANY INCONSISTENCIES BEFORE CONSTRUCTION BEGINS.

EXISTING CONSTRUCTION AND DIMENSIONS SHOWN ON THESE DRAWINGS ARE BASED ON INFORMATION FROM THIRD PARTIES. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR VERIFYING THE ACCURACY OF THAT DATA. ANY CONFLICTS BETWEEN THESE DRAWINGS AND THOSE FROM OTHER DISCIPLINES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION BEGINS.

THE CONTRACTOR MUST INSTALL ALL NECESSARY TEMPORARY SHORING AND BRACING TO MAINTAIN PLUMBNESS, STRUCTURAL INTEGRITY, AND SAFETY OF THE BUILDING DURING CONSTRUCTION AND UNDER ANY TEMPORARY LOADING CONDITIONS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE PROPERTY BOUNDARIES AND TO OBTAIN PERMISSION FROM NEIGHBORING PROPERTY OWNERS IF ANY WORK WILL EXTEND BEYOND THE PROPERTY LINES, AS REQUIRED BY THE MA CODE.

ALL OPEN HOLES MUST BE SECURED AT THE END OF EACH WORKDAY AND DURING WEEKENDS OR HOLIDAYS. ENSURE THAT THE SITE IS INSPECTED, HAZARDS ARE REMOVED, AND THE AREA IS COMPLIANT WITH ALL OSHA REGULATIONS AND SAFETY CODES.

PROVIDE SAFE EXCAVATION PRACTICES, INCLUDING PROPER SLOPE ANGLES AND SHORING, IN ACCORDANCE WITH OSHA STANDARDS. ENSURE WORKER SAFETY DURING ALL PHASES OF TRENCHING AND EXCAVATION.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR MAINTAINING THE SAFETY OF ADJACENT STRUCTURES, NEARBY PROPERTIES, WORKERS, AND THE GENERAL PUBLIC THROUGHOUT THE DURATION OF THE PROJECT.

EXCAVATION FOR RETAINING WALLS MUST EXPOSE THE SUBGRADE, AND THE SOIL BEARING CAPACITY MUST BE CONFIRMED IN ACCORDANCE WITH THE MA CODE. UNLESS DIRECTED OTHERWISE BY A GEOTECHNICAL ENGINEER, FOUNDATION SUPPORT MUST BE PROVIDED BY UNDISTURBED NATIVE SOIL OR PROPERLY COMPACTED STRUCTURAL FILL WITH A MINIMUM BEARING CAPACITY OF 4,000 PSF.

THESE DRAWINGS ARE INTENDED FOR USE ONLY BY QUALIFIED AND EXPERIENCED CONTRACTORS FAMILIAR WITH THIS TYPE OF CONSTRUCTION. THE CONTRACTOR MUST FULLY UNDERSTAND THE SCOPE AND SEQUENCING OF THE WORK AND ACCEPTS COMPLETE RESPONSIBILITY FOR THE OUTCOME OF THE CONSTRUCTION ACTIVITIES.

CAST-IN-PLACE CONCRETE

ALL CAST-IN-PLACE CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF:

ACI 318 – STRUCTURAL CONCRETE

ACI 315 – DETAILING OF REINFORCEMENT

ASTM A615 – DEFORMED STEEL BARS

AND ALL APPLICABLE PROVISIONS OF 780 CMR.

CONCRETE FOR FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS, AND BE COMPOSED OF NORMAL WEIGHT AGGREGATES AND TYPE I OR II PORTLAND CEMENT.

ALL CONCRETE EXPOSED TO FREEZE-THAW CONDITIONS SHALL INCLUDE AIR-ENTRAINING ADMIXTURES TO REACH 6% ±1% AIR CONTENT AT DELIVERY. CALCIUM CHLORIDE IS NOT PERMITTED IN ANY MIX.

PROVIDE A MINIMUM OF 3" COVER TO REINFORCEMENT IN FOOTINGS THAT ARE PLACED AGAINST EARTH. DOWELS (IF USED) SHALL MATCH THE SIZE AND SPACING OF THE REINFORCEMENT ABOVE.

ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. SPLICES SHALL COMPLY WITH ACI 318 CLASS C TENSION REQUIREMENTS.

NO CONCRETE SHALL BE PLACED OVER LOOSE OR UNSUITABLE SUBGRADE. FORMS MUST BE ALIGNED TO ACHIEVE FINAL DIMENSIONS AND SHAPE AS REQUIRED.

FOUNDATIONS

THE FOUNDATION SYSTEM FOR THIS PROJECT UTILIZES HELICAL PILES WITH A DESIGN BEARING CAPACITY OF 10,000 POUNDS (10K), AS SHOWN IN PLAN S-101. ALL FOUNDATION ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND APPROVED ENGINEERED DETAILS.

ALL HELICAL PILES SHALL BE CENTERED BELOW THE STRUCTURAL ELEMENTS THEY SUPPORT, UNLESS OTHERWISE INDICATED ON THE STRUCTURAL PLANS.

PILE INSTALLATION SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR AND MONITORED TO VERIFY DEPTH, TORQUE, AND BEARING CAPACITY COMPLIANCE. MINIMUM DEPTHS OR TORQUE REQUIREMENTS MUST BE VERIFIED IN THE FIELD AND MEET THE LOAD DESIGN CRITERIA.

ALL BEARING CONDITIONS SHALL BE INSPECTED AND APPROVED BY A QUALIFIED PROFESSIONAL PRIOR TO FINAL STRUCTURAL CONNECTION.

CONCRETE FOOTINGS (WHERE SHOWN) FOR COLUMNS OR POSTS SHALL BE POURED OVER PROPERLY COMPACTED SOIL OR STRUCTURAL FILL, WITH A MINIMUM BEARING CAPACITY OF 2,000 PSF. EXCAVATIONS SHALL BE CLEAN, FREE OF WATER, AND HAND-TUNED FOR DIMENSIONAL ACCURACY.

BACKFILL AROUND ANY CONCRETE FOOTINGS OR PIERS SHALL BE PLACED IN MAXIMUM 9-INCH LOOSE LIFTS AND COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D1557.

THE CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION TO PREVENT WATER ACCUMULATION AROUND FOUNDATION ELEMENTS AND TO PROTECT NEIGHBORING STRUCTURES.

ANY WORK THAT INTERFACES WITH EXISTING FOUNDATIONS OR UTILITIES MUST BE PERFORMED WITH CAUTION, PROTECTING EXISTING STRUCTURES FROM DAMAGE, SETTLEMENT, OR FROST IMPACTS.

NOTE: NO SLAB-ON-GRADE FOUNDATION SYSTEM IS PROPOSED AS PART OF THIS PROJECT. ALL NOTES RELATED TO SLAB CONSTRUCTION SHALL BE DISREGARDED.

WOOD CONSTRUCTION

ALL STRUCTURAL WOOD FRAMING AND CONNECTIONS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION AND THE MASSACHUSETTS STATE BUILDING CODE (780 CMR), INCLUDING APPLICABLE WIND LOAD GUIDELINES FOR ONE- AND TWO-FAMILY DWELLINGS.

UNLESS NOTED OTHERWISE, ALL FRAMING LUMBER (JOISTS, STUDS, RAFTERS, PLATES, LINTELS) SHALL BE SPF NO.2 OR BETTER, WITH DESIGN VALUES:

FB = 1,200 PSI

FV = 285 PSI

E = 1,400,000 PSI

ALL ENGINEERED WOOD (MICROLLAM/VER-SA-LAM LVL) SHALL MEET OR EXCEED:

FB = 2,800 PSI

FV = 285 PSI

E = 2,000,000 PSI

ALL SILL PLATES OVER CONCRETE OR EXPOSED TO MOISTURE MUST BE PRESSURE-TREATED SOUTHERN PINE NO.2 OR BETTER, IN ACCORDANCE WITH AWPFA STANDARD C1.

ALL STRUCTURAL WOOD COMPONENTS SHALL BE GRADE-STAMPED IN ACCORDANCE WITH AITC STANDARDS.

DOUBLE STUDS SHALL BE INSTALLED UNDER ALL HEADERS AND BUILT-UP BEAMS UNLESS NOTED OTHERWISE. LOAD PATH SHALL BE CONTINUOUS TO FOUNDATION.

INSTALL ADDITIONAL JOISTS UNDER BATHTUBS AND PARTITIONS PARALLEL TO BEAM SPANS LONGER THAN 4 FEET.

ALL POST-TO-BEAM CONNECTIONS SHALL USE APPROVED METAL CAPS AND BASES.

JOISTS SHALL BE INSTALLED WITH A MINIMUM 3" BEARING. BLOCKING SHALL BE PROVIDED AT MID-SPAN AND PANEL EDGES.

ALL CONNECTORS (JOIST HANGERS, TIES, CAPS, CLIPS, ETC.) SHALL BE HOT-DIP GALVANIZED AND MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

NO FIELD ALTERATIONS (NOTCHES, DRILLING) ARE PERMITTED WITHOUT PRIOR STRUCTURAL ENGINEER APPROVAL.

STUD WALLS SHALL HAVE DOUBLE TOP PLATES WITH SPLICES OFFSET BY AT LEAST 4 FEET AND LAPPED AT CORNERS.

WALL SHEATHING SHALL BE 15/32" APA-RATED EXPOSURE 1 PLYWOOD. ROOF SHEATHING SHALL BE 5/8". FLOOR SHEATHING SHALL BE 3/4" T&G PLYWOOD, INSTALLED PERPENDICULAR TO JOISTS WITH 1/8" JOINT GAPS, STAGGERED ENDS, AND GLUED + NAILED PER CODE.

DESIGN CRITERIA

REFERENCE CODES:

780 CMR (10TH EDITION) – BASED ON IRC 2021 / IBC 2021

ASCE 7-22 – MINIMUM DESIGN LOADS FOR BUILDINGS

AWC NDS 2021 – WOOD CONSTRUCTION

ACI 318-19 – STRUCTURAL CONCRETE

AISC 15TH EDITION – STRUCTURAL STEEL

AWS D1.1 – STRUCTURAL WELDING

ALL APPLICABLE LOCAL CODES DESIGN LOADS:

ROOF: 10 PSF (DEAD), 40 PSF (GROUND SNOW – PG), 35 PSF (FLAT ROOF SNOW – PF)

FLOORS: 40 PSF (LIVE), 15 PSF (DEAD)

WIND: 128 MPH, RISK CATEGORY II, EXPOSURE B

SEISMIC: CATEGORY B

LATERAL LOAD RESISTING SYSTEM: WOOD-FRAMED BRACED WALL PANELS PER IRC 2021 AND 780 CMR.

ROOF CONSTRUCTION

SHALL FOLLOW THE STRUCTURAL FRAMING PLAN (S-105) AND THE FOLLOWING REQUIREMENTS:

– PROVIDE 5/8" APA-RATED EXTERIOR GRADE PLYWOOD SHEATHING, INSTALLED PERPENDICULAR TO RAFTERS AND NAILED WITH 8D NAILS AT 6" O.C. AT EDGES AND 12" O.C. IN THE FIELD.

– ALL RAFTERS, RIDGE BEAMS, AND SUPPORTING MEMBERS SHALL BE SIZED AND SPACED AS SHOWN ON STRUCTURAL DRAWINGS.

– HURRICANE TIES (SIMPSON H2.5 OR EQUIVALENT) SHALL BE INSTALLED AT EACH RAFTER TO TOP PLATE CONNECTION.

– ROOF SLOPE SHALL BE MINIMUM 7:12 OR AS SHOWN ON PLANS.

– ICE AND WATER SHIELD SHALL BE INSTALLED AT EAVES EXTENDING 3'-0" FROM THE EDGE, OR AS REQUIRED BY CODE.

– PROVIDE PROPER VENTILATION AT RIDGE AND EAVES IN ACCORDANCE WITH THE IRC AND MASSACHUSETTS ENERGY CODE.

– ALL WORK SHALL COMPLY WITH 780 CMR, IRC 2021, AND LOCAL ORDINANCES.

DRAWINGS:

STRUCTURAL

- S-100 NOTES
- S-101 PROPOSED FOUNDATION PLAN
- S-102 PROPOSED FIRST FLOOR FRAMING PLAN
- S-103 PROPOSED SECOND FLOOR FRAMING PLAN
- S-104 PROPOSED ATTIC FRAMING PLAN
- S-105 PROPOSED ROOF FRAMING PLAN
- S-106 SECTION - DETAILS



PROJECT ADDRESS:

**26 Watertown St,
Lexington, MA**

STAMP:



DRAWING TITLE:

NOTES

No.	REVISION	DATE

DATE JUL 17 2025	SHEET N° 1
DRAWN BY KV	CHECKED BY AM

SHEET
S-100

PROJECT ADDRESS:

**26 Watertown St,
Lexington, MA**

STAMP:



DRAWING TITLE:

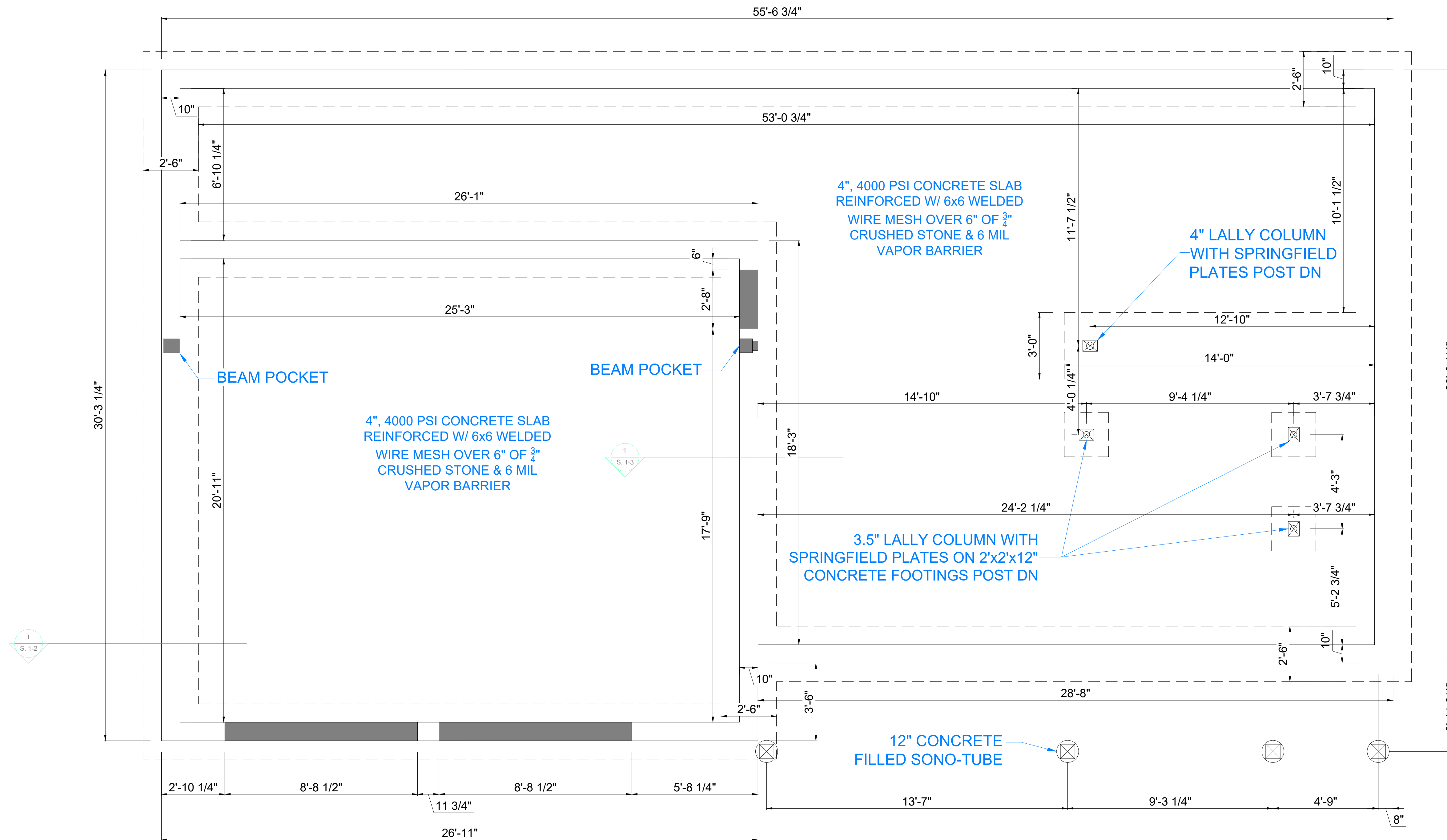
PROPOSED FOUNDATION PLAN

No.	REVISION	DATE

DATE	JUL 17 2025	SHEET N°	2
DRAWN BY	KV	CHECKED BY	AM

SHEET


S-101



PROPOSED FOUNDATION PLAN
SCALE: 3/8" = 1'-0"

PROJECT ADDRESS:
**26 Watertown St,
Lexington, MA**

STAMP:



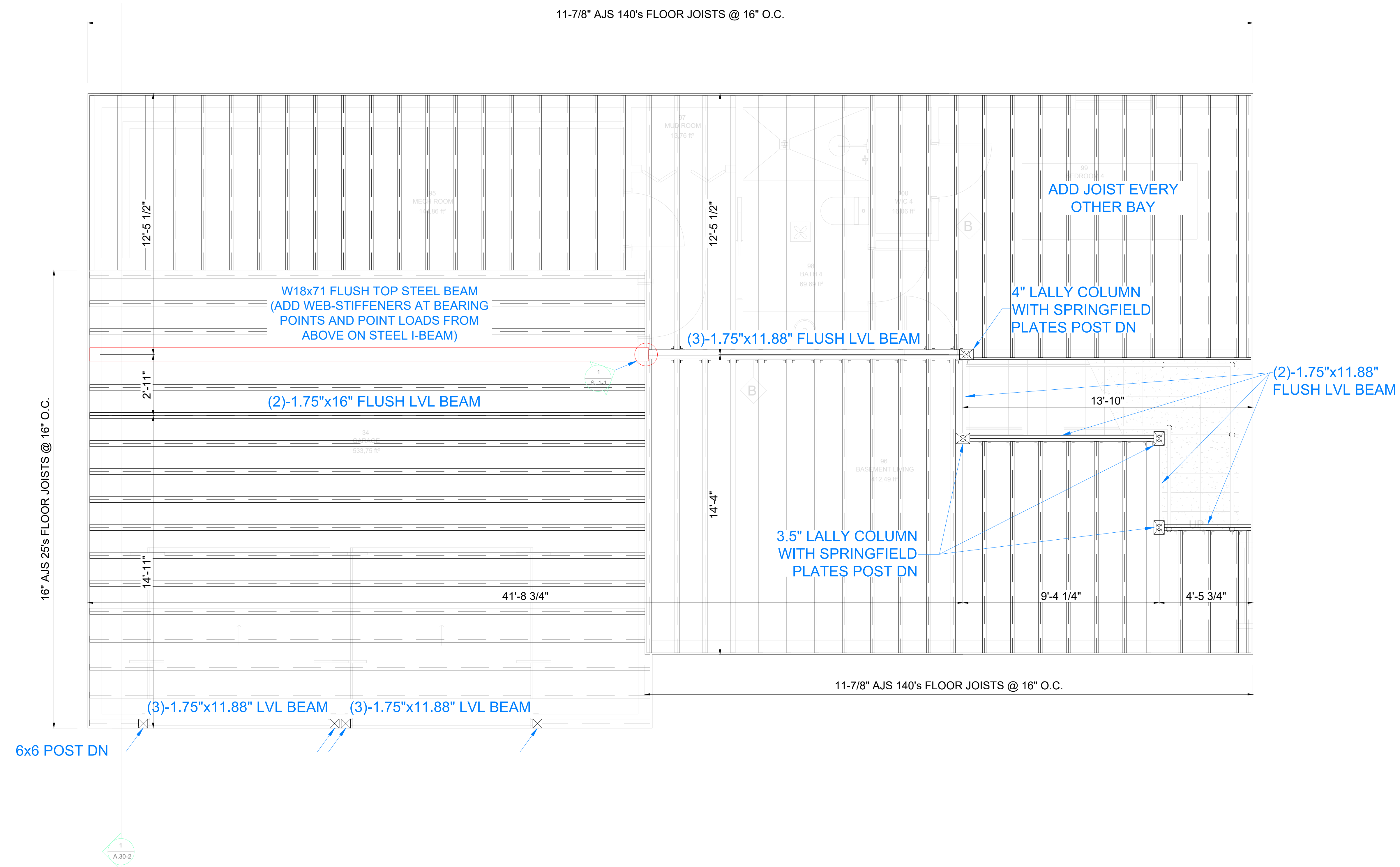
Francis P. Harrigan

DRAWING TITLE:
**PROPOSED FIRST FLOOR
FRAMING PLAN**

No.	REVISION	DATE

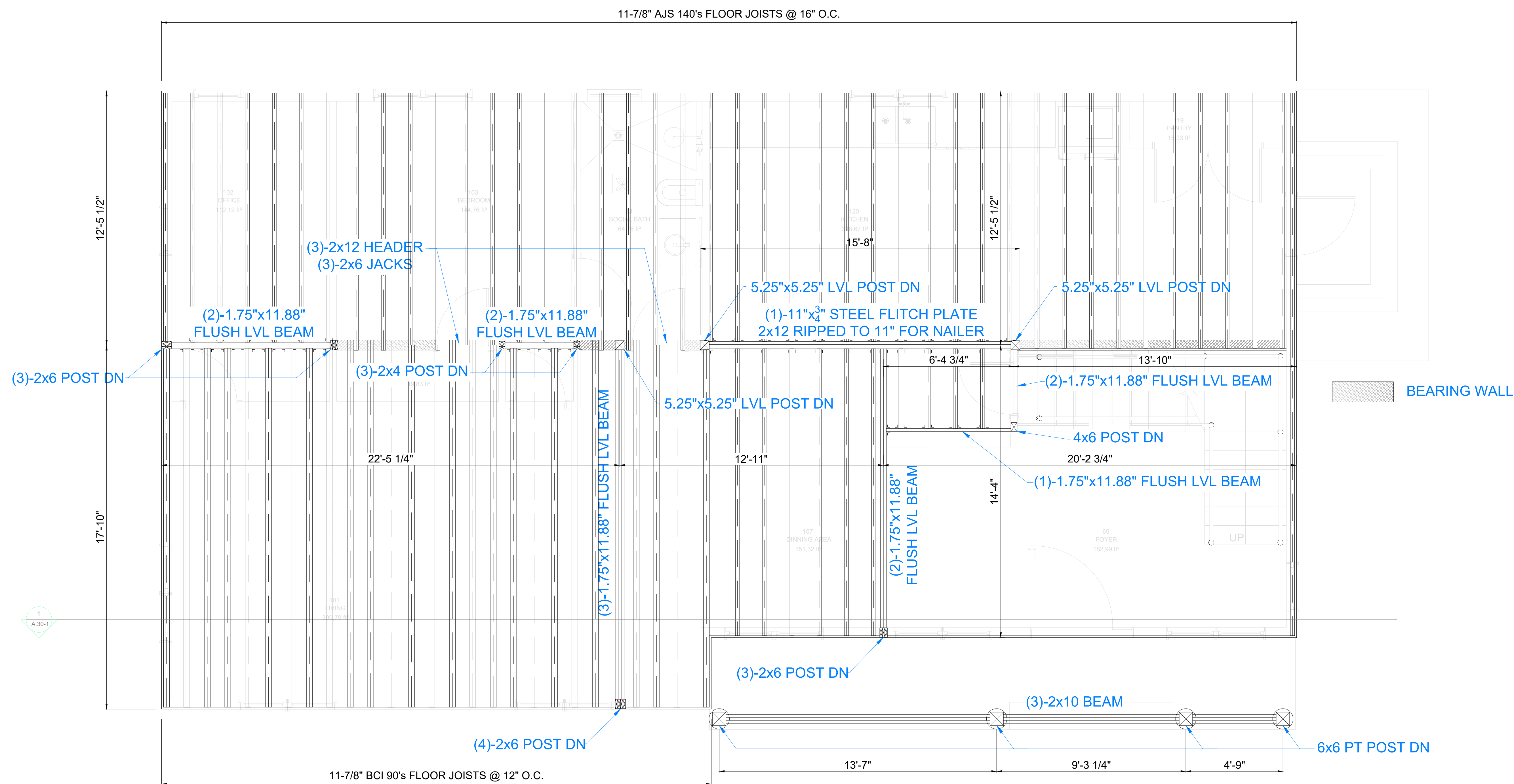
DATE JUL 17 2025	SHEET N° 3
DRAWN BY KV	CHECKED BY AM

SHEET
S-102




PROPOSED FIRST FLOOR FRAMING PLAN

PROJECT ADDRESS:
**26 Watertown St,
Lexington, MA**



PROPOSED SECOND FLOOR FRAMING PLAN
SCALE: 3/8" = 1'-0"

STAMP:

Francis P. Harrigan

DRAWING TITLE:
**PROPOSED SECOND FLOOR
FRAMING PLAN**

No.	REVISION	DATE

DATE JUL 17 2025	SHEET N° 4
DRAWN BY KV	CHECKED BY AM

SHEET
S-103

PROJECT ADDRESS:

**26 Watertown St,
Lexington, MA**

STAMP:



Francis P. Harrigan

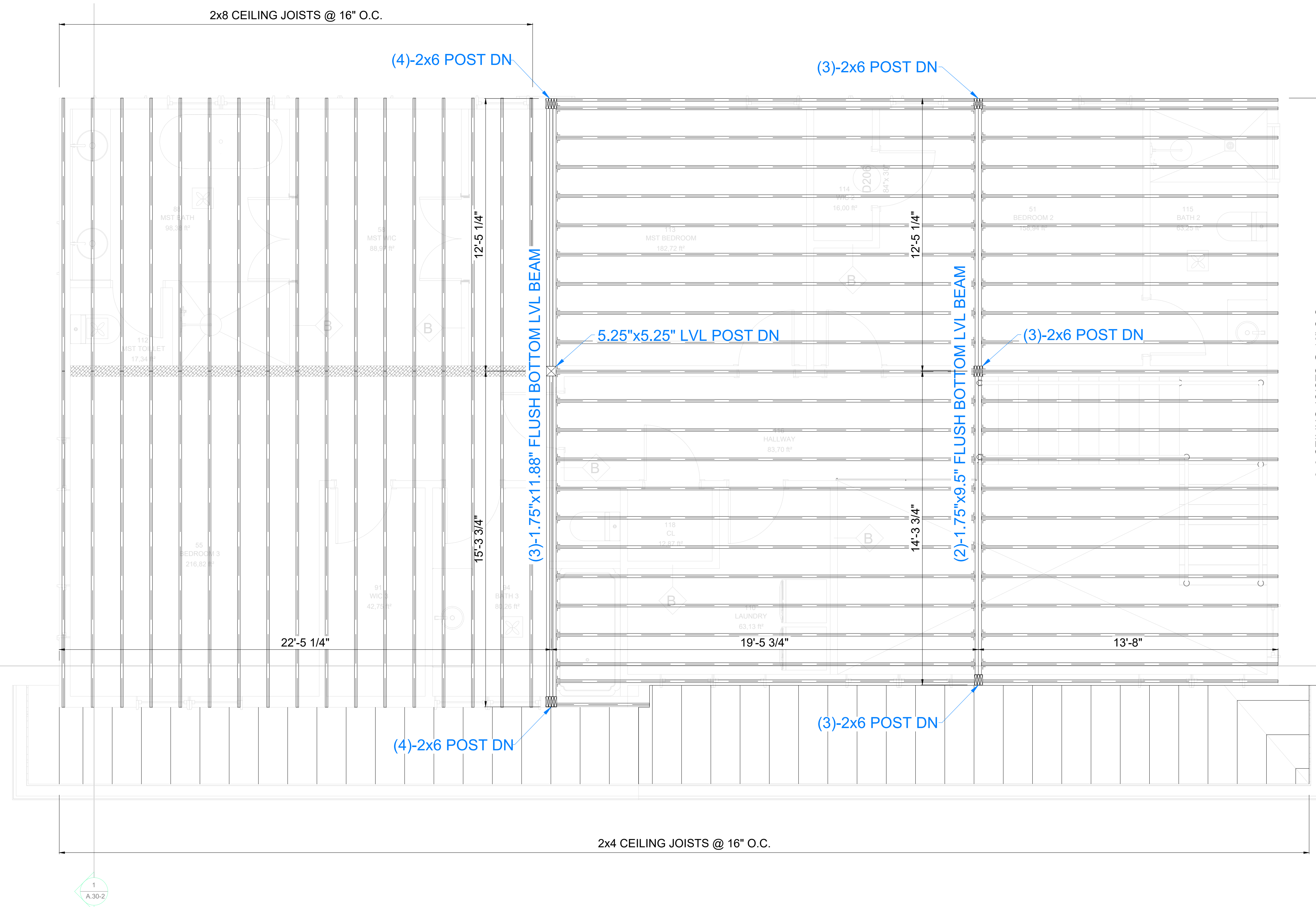
DRAWING TITLE:

**PROPOSED CEILING
FRAMING PLAN**

No.	REVISION	DATE

DATE JUL 17 2025	SHEET N° 5
DRAWN BY AM	CHECKED BY AM

SHEET
S-104



PROPOSED CEILING FRAMING PLAN

SCALE: 3/8" = 1'-0"

PROJECT ADDRESS:

**26 Watertown St,
Lexington, MA**

STAMP:



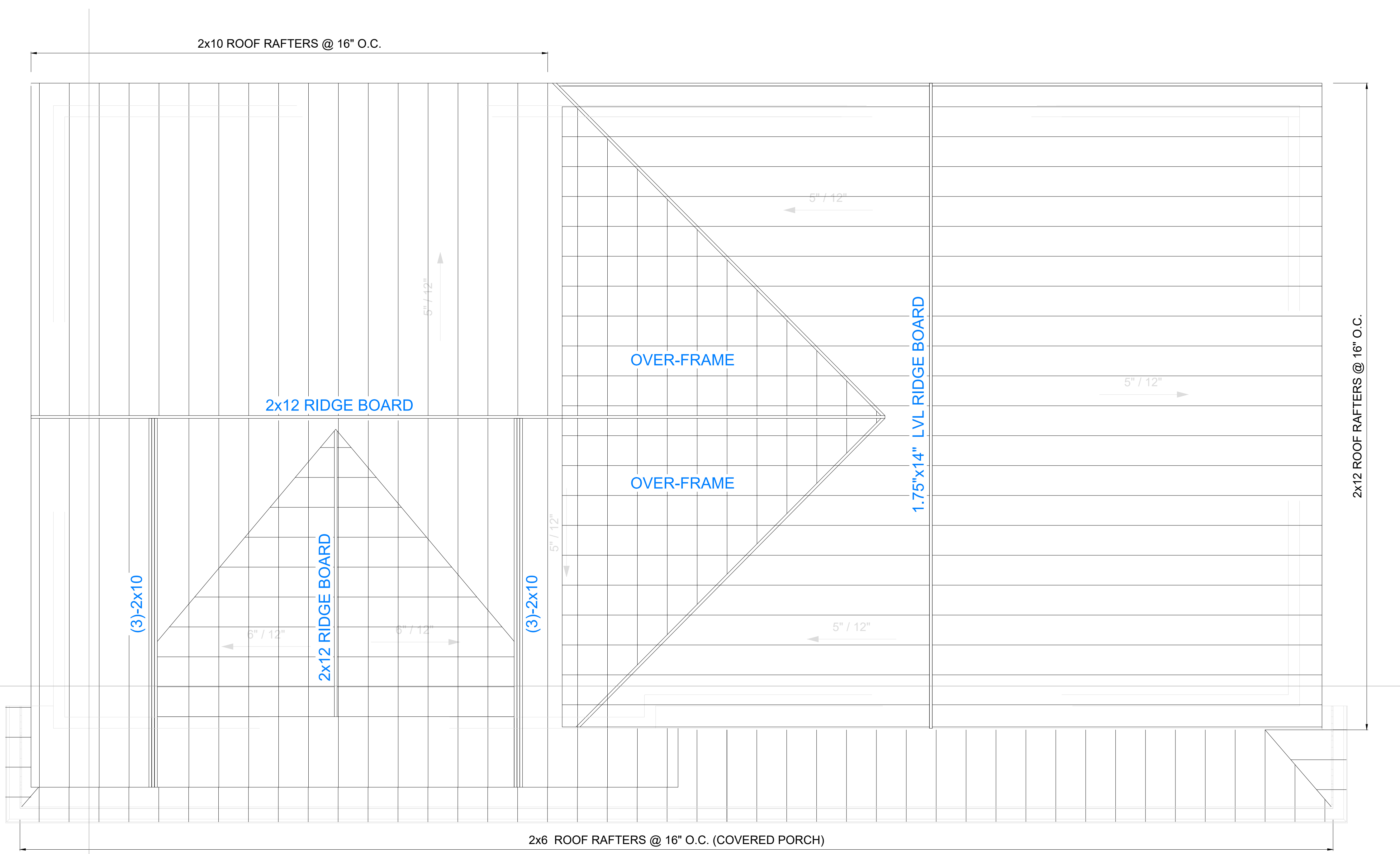
DRAWING TITLE:

**PROPOSED ROOF
FRAMING PLAN**

No.	REVISION	DATE

DATE JUL 17 2025	SHEET N° 6
DRAWN BY AM	CHECKED BY AM

SHEET
S-105



PROPOSED ROOF FRAMING PLAN
SCALE: 3/8" = 1'-0"

PROJECT ADDRESS:
**26 Watertown St,
 Lexington, MA**

STAMP:



DRAWING TITLE:
SECTION - DETAILS

No.	REVISION	DATE

DATE JUL 17 2025	SHEET N° 7
DRAWN BY AM	CHECKED BY AM

SHEET
S-106

