

GENERAL NOTES & SPECIFICATIONS

1.0 CONDITIONS OF CONTRACT

1.1 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUBCONTRACTORS WITH ALL INFORMATION REGARDS TO FULL SCOPE OF THE PROJECT AND THEIR RESPECTIVE TRADES BIDDING AND CONSTRUCTION.

2.0 GENERAL

2.1 SCOPE OF WORK INCLUDES ALL WORK REQUIRED TO PROVIDE THE OWNERS THE WORK DEFINED IN THE CONSTRUCTION DOCUMENTS AND ALL BASE BUILDING CONSTRUCTION WITHIN THE IDENTIFIED SCOPE IN FULL INTENDED OPERATION

2.2 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INJURY AND DAMAGE OF ANY KIND RESULTING FROM THIS WORK, TO PERSONS OR PROPERTY.

2.3 RENTAL CHARGES , SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE CONTRACTORS RESPONSIBILITY

2.4 PROJECT SHALL NOT BE COMPLETED UNTIL ALL NECESSARY AFFIDAVITS , CERTIFICATION AGENCY APPROVALS AND INSURANCE CONDITIONS OF THIS CONTRACT HAVE BEEN FULLFILLED TO THE SATISFACTION OF THE OWNER. APPLICABLE REQUIREMENTS OF THE GENERAL CONDITIONS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:

- A. FINAL CLEANUP
- B. COMPLETION OF ALL PUNCH LIST ITEMS.
- C. SUBMISSION OF WAIVERS OF LIEN COVERING THIS CONTRACTOR AND HIS SUBCONTRACTORS AND SUPPLIERS.
- D. COMPLETE SET OF TAGS, CHARTS, DIAGRAMS, INSTRUCTION BOOKLETS, ETC. AS REQUIRED FOR MECHANICAL AND ELECTRICAL INSTALLATIONS.
- E. SUBMISSION OF ALL BUILDING DEPARTMENT APPROVALS AND CERTIFICATIONS.

F. WARRANTIES IN THE NAME OF THE OWNER, PRODUCT INFORMATION AND COPIES OF SUBMITTALS.

2.5 THIS JOB IS DESIGN/ BUILD FOR THE FOLLOWING SYSTEMS: ELECTRICAL, MECHANICAL, PLUMBING, CONTRACTORS ARE REQUIRED TO FINALIZE THE DESIGN OF THEIR RESPECTIVE SYSTEMS FOR FULL AND PROPER OPERATIONS ACCORDING TO THE APPLICABLE LAWS AND SPECIFICATIONS IN THE PROJECT MANUAL, IN ORDER TO SATISFY INTENDED FUNCTION AND DESIGN OF MECHANICAL AND ELECTRICAL DRAWINGS PROVIDED HERE.

2.6 CONTRACTOR TO PROVIDE EMERGENCY ACCESS TO THE BUILDING TWO MEANS OF EGRESS AT ALL TIMES. AREA TO BE CLEARED OF DEBRIS, PARTITIONED OFF AND LIT FOR CONTINUAL ACCESSIBILITY OF TOW EXITS. TWO EXISTS NEED TO BE PROVIDED DURING THE CONSTRUCTION AND DEMOLITION

3.0 DOCUMENTS

3.1 THESE DOCUMENTS HAVE BEEN COMPILED WITH THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS, NOT INDICATED IN THE DOCUMENTS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED ALL CONDITIONS, DIMENSIONS, AND OTHER INFORMATION HEREIN SUPPLIED.

3.2 ALL DIMENSIONS AND LAYOUTS SHALL BE FIELD VERIFIED BY THE CONTRACTOR/ OWNER TO COORDINATED THE ARCHITECTURAL DRAWINGS WITH APPROVED SITE PLAN. ANY INCONSISTENCIES DISCREPANCIES OR AMBIGUITIES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

3.3 ALL WORKING STANDARDS SHALL REFLECT IRC 2009 & 780 CMR 8TH EDITION AMENDMENTS OF BUILDING CODE FOR ONE/TWO FAMILY DWELLING.

3.4 CONTRACTOR SHALL REVIEW AND REPORT ANY INCONSISTENCIES

3.5 CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, AND SHALL PAY AND OBTAIN BUILDING PERMITS AND ALL NECESSARY APPROVALS. CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS FOR CONSTRUCTION FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION, PRIOR TO COMMENCEMENT OF WORK, AT HIS OWN EXPENSE.

3.6 CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION

4.0 TRADES

4.1 THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES OF ALL FINISH MATERIAL SHALL BE SUBMITTED TO OWNER AND/OR DESIGNER FOR APPROVAL, INCLUDING PAINT SAMPLE. ANY FINISHES THAT ARE PURCHASED BEFORE APPROVAL AND ARE SUBSEQUENTLY REJECTED ARE THE RESPONSIBILITY OF THE CONTRACTOR , NO SUBSTITUTIONS WILL BE CONSIDERED FOR PRODUCTS OR METHODS THAT CANNOT BE PROVIDED AS A RESULT OF CONTRACTOR'S FAILURE TO ORDER PRODUCTS IN A TIMELY MANNER, PURSUE THE WORK PROMPTLY, OR TO COORDINATE THE VARIOUS ACTIVITIES PROPERLY.

4.2 THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE OWNER'S AND/OR DESIGNER FOR APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE OWNER AND/OR DESIGNER IN WRITING OF SUCH DEVIATION AT THE TIMES OF SUBMITTAL AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLE , OR SIMILAR SUBMITTALS BY THE OWNER'S AND/OR DESIGNER APPROVAL THEREOF

4.3 HVAC CONTRACTOR TO PROVIDE DESIGN-BUILD SERVICES, ALL WORK TO BE IN COMPLIANCE W/780 CMR BUILDING CODE 7TH EDITION INCLUDING LAYOUT/INSTALLATION DRAWINGS WITH COMPLETE LISTING AND SIZES OF ALL EQUIPMENT PROPOSED FOR USE.UPON ACCEPTANCE SUBMIT THESE DRAWINGS TO THE OWNER AND/OR DESIGNER FOR REVIEW AND APPROVAL . LOCATE TO SCALE ALL EQUIPMENT, PLUS SIZES AND ROUTING OF ALL DUCT WORK OR PIPING, GENERAL CONTRACTOR SHALL COORDINATE THIS LAYOUT WITH FRAMERS, PRIOR TO FRAMING PROVIDE ACOUSTIC DUCT INSTALLATION FOR SUPPLY AND RETURN DUCTS WITHIN 10'-0" OF CONNECTION TO FORCED-AIR EQUIPMENT OR OTHERS. PROVIDE QUIET OPERATING EXHAUST FAN IN ALL KITCHEN RANGE(S), BATHROOMS AND LAUNDRY ROOM IN LIVING SPACE, DUCTED TO EXTERIOR. PROVIDE MAKE UP/COMBUSTION AIR PER CODE REQUIREMENTS WITH PRE-HEAT.

4.4 PLUMBING CONTRACTOR TO PROVIDE DESIGN BUILD SERVICES. ALL WORK TO BE IN COMPLIANCE W/248 CMR OF THE PLUMBING CODE. PROVIDE BUILDING INSPECTOR WITH ANY AND ALL REQUIRED DRAWINGS, I.E: RISER DIAGRAMS ETC. WITH PERMIT APPLICATION SUBMIT A COMPLETE PROPOSED FIXTURE SCHEDULE FOR THE OWNER AND /OR DESIGNER FOR REVIEW AND APPROVAL. SEE SITE PLAN FOR LOCATIONS OF REQUIRED TIE-INS. ALL SUPPLY PIPING TO BE TYPE "L" COPPER MINIMUM 1/2" I.D. FOR BRANCH LINES AND MINIMUM 3/4" I.D FOR ALL TRUNK LINES. INSULATE ALL HOT WATER LINES. ALL DRAINAGE LINES TO BE PVC OF SIZES AS REQUIRED BY CODE. VENT ALL FIXTURES, INCLUDING ANY BOW VENTS. PROTECTION OF TUB IS THIS CONTRACTOR'S RESPONSIBILITY. REVIEW SPECIFICS OF PIPE DISTRIBUTION WITH GENERAL CONTRACTOR AND FRAMING CONTRACTOR. FOLLOW CODE GUIDELINES FOR CUTTING AND NOTCHING FRAMING MEMBERS. SCHEDULE ALL INSPECTIONS IN A TIMELY MANNER.

4.5 ELECTRICAL CONTRACTOR TO PROVIDE DESIGN & BUILD SERVICES, ALL WORK TO BE IN COMPLIANCE W/527 CMR & NFPA 90 REQUIREMENTS, COORDINATE UTILITY COMPANY REQUIREMENTS WITH ARCHITECT AND SITE CONTRACTOR. COORDINATE ALL TRENCHING WITH GENERAL CONTRACTOR, SERVICE TO BE DESIGNED FOR 200 AMP WITH CIRCUIT BREAKER PANEL BOARD SIZED ADEQUATELY. COORDINATE WITH HVAC FOR CONTRACTOR FOR A/C LOAD. REVIEW LAYOUT IN FIELD WITH ARCHITECT AND GENERAL CONTRACTOR TO VERIFY LOCATIONS OF ALL SWITCHING AND LIGHTING. CONTRACTOR MUST GIVE ALLOWANCES FOR LIGHTING IN CONTRACT; OWNER TO SELECT ALL LIGHTING FIXTURES AND APPLIANCES FOR CONTRACTOR TO INSTALL. PROVIDE PERMIT AND SCHEDULE ALL INSPECTIONS IN A TIMELY FASHION. PROVIDE CARBON MONOXIDE, SMOKE AND HEAT DETECTORS PER CODE REQUIREMENTS.

4.6 IF CONFLICTS OCCUR BETWEEN DWGS AND SPECS OR PRODUCTS, PROCEDURES, ETC. THE MORE STRINGENT DETAIL AND HIGHER QUALITY SHALL BE CONSIDERED THE INTENT OF THE CONTRACT DOCUMENTS. OWNER'S AND/OR DESIGNER'S CONFORMATION IS REQUIRED.

4.7 THE INTENT OF CONTRACT DOCS & RESPECTIVE DESIGN BUILD DISCIPLINES REPRESENT A COMPLETE INSTALLATION PER INDUSTRY AND TRADE STANDARDS FOR SIMILAR TYPES OF CONSTRUCTION IN THE GEOGRAPHIC REGION ES, OR SIMILAR SUBMITTALS BY THE OWNER'S AND/ OR DESIGNER'S APPROVAL THEREOF.

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.

14. FOR WALL INSULATION VALUE REFER TO RESIDENTIAL STRETCH ENERGY CODE AND MUNICIPAL OPT-IN SPECIALIZED CODE 2023 TABLE R402.1.3 FOR COMPLIANCE

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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 USING CLOSED CELL SPRAY FOAM.

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.

*ALL DIMENSIONS SHOWN IN THIS DRAWING 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.



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KEY PLAN

BLOCK # LOT #

REVISIONS

REV DATE DESCRIPTION

DESIGN
DAFNE BORSATTI
COORDINATOR
BRUNA PUGLIESSEA
DRAWN BY
MARCIO CORREIA

PROJECT:
NEW SINGLE FAMILY

ADDRESS:
03 DANIELS ST
LEXINGTON MA

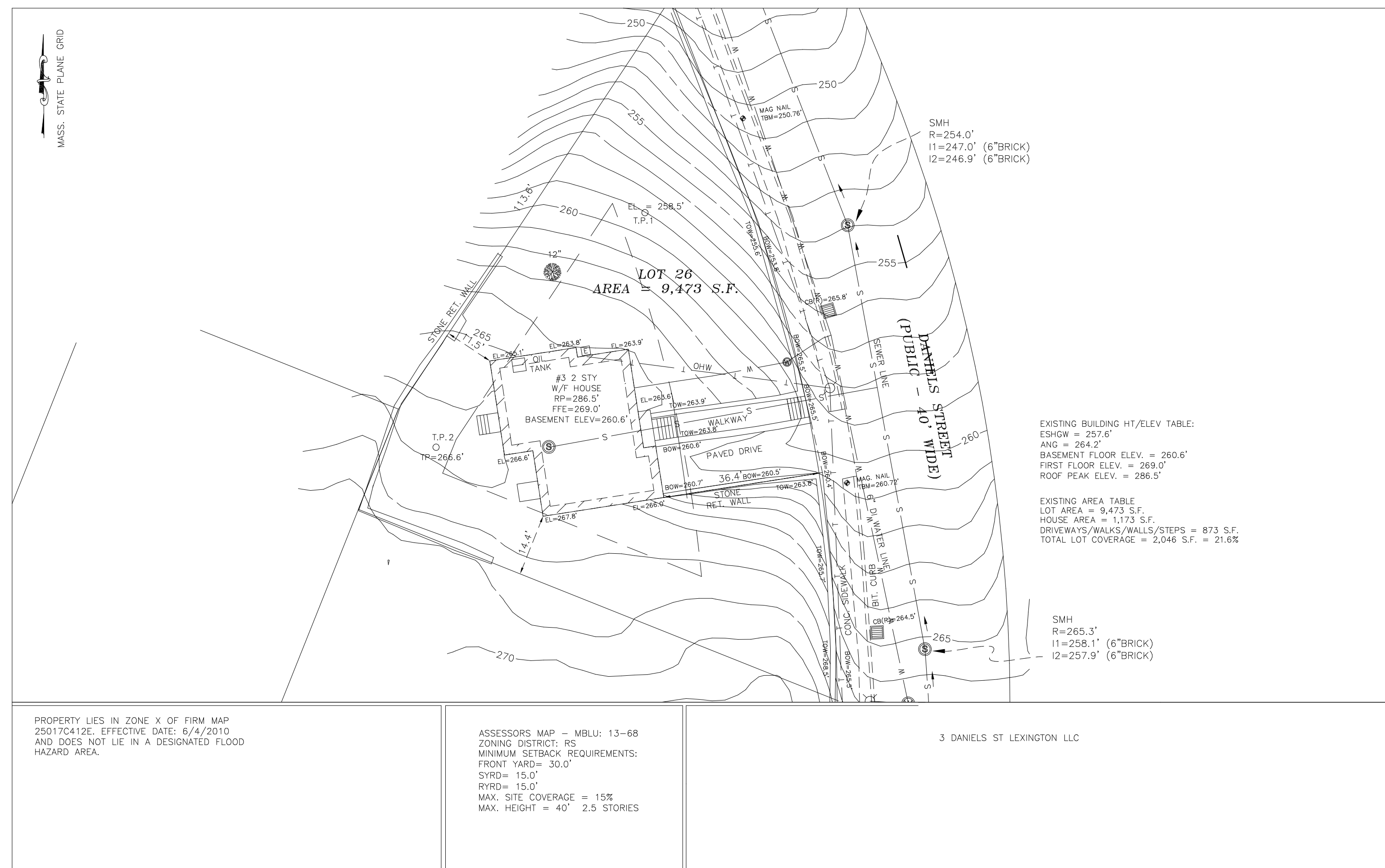
SEAL/SIGNATURE



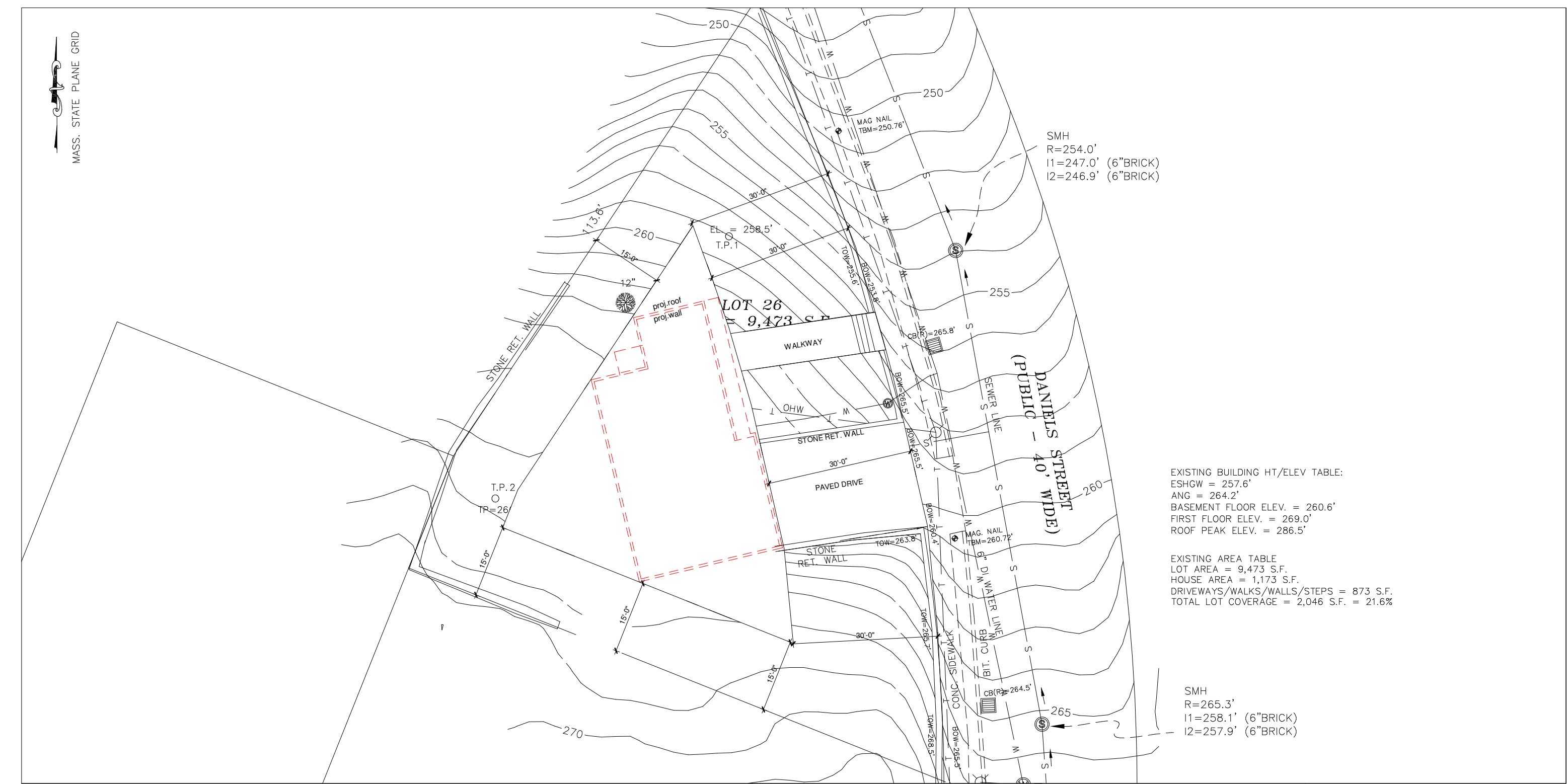
SHEET TITLE:
GENERAL NOTES

A2

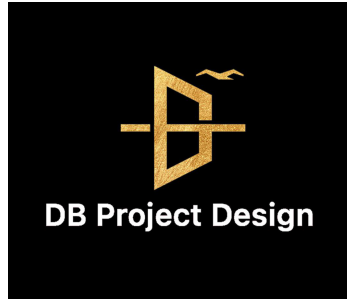
DATE: 01/09/2025 PROJECT NO.: 1105



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



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



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dafne@dafneborsatti.com
31 West Main St - Northborough
MA, 01552

KEY PLAN

BLOCK #	LOT #

REVISIONS

REV.	DATE	DESCRIPTION

DESIGN
DAFNE BORSATTI
COORDINATOR
BRUNA PUGLISSA
DRAWN BY
MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY

ADDRESS:
03 DANIELS ST
LEXINGTON MA

SEAL/SIGNATURE



SHEET TITLE:
SITE PLAN

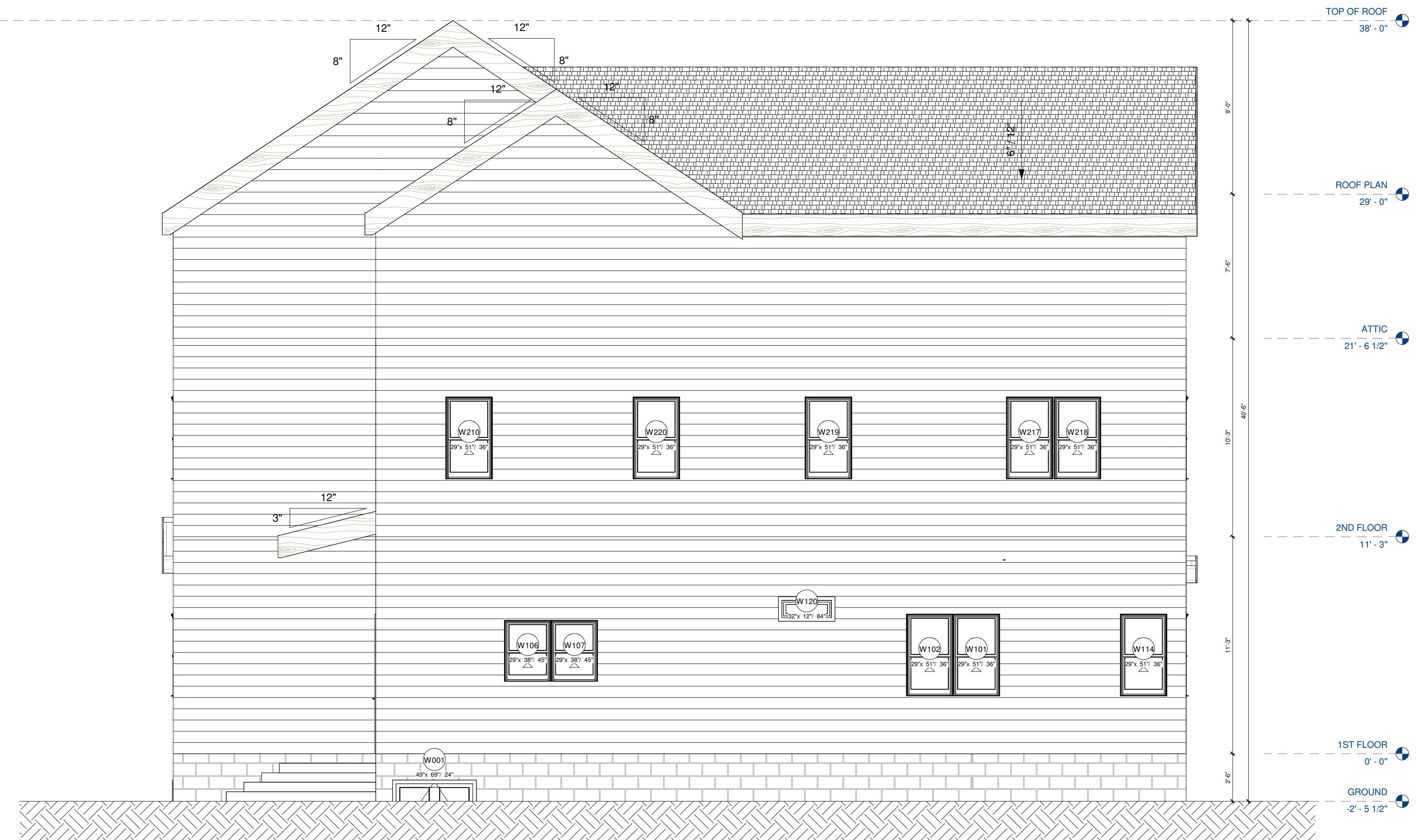
A3

*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.

DATE	PROJECT NO.
01/09/2025	1105



1 SOUTH ELEVATION.
 SCALE: 1 : 50



2 WEST ELEVATION.
 SCALE: 1 : 50

KEY PLAN

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

REVISIONS

REV.	DATE	DESCRIPTION

DESIGN
 DAFNE BORSATTI
 COORDINATOR
 BRUNA PUGLISSA
 DRAWN BY
 MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY
 ADDRESS:
 03 DANIELS ST
 LEXINGTON MA

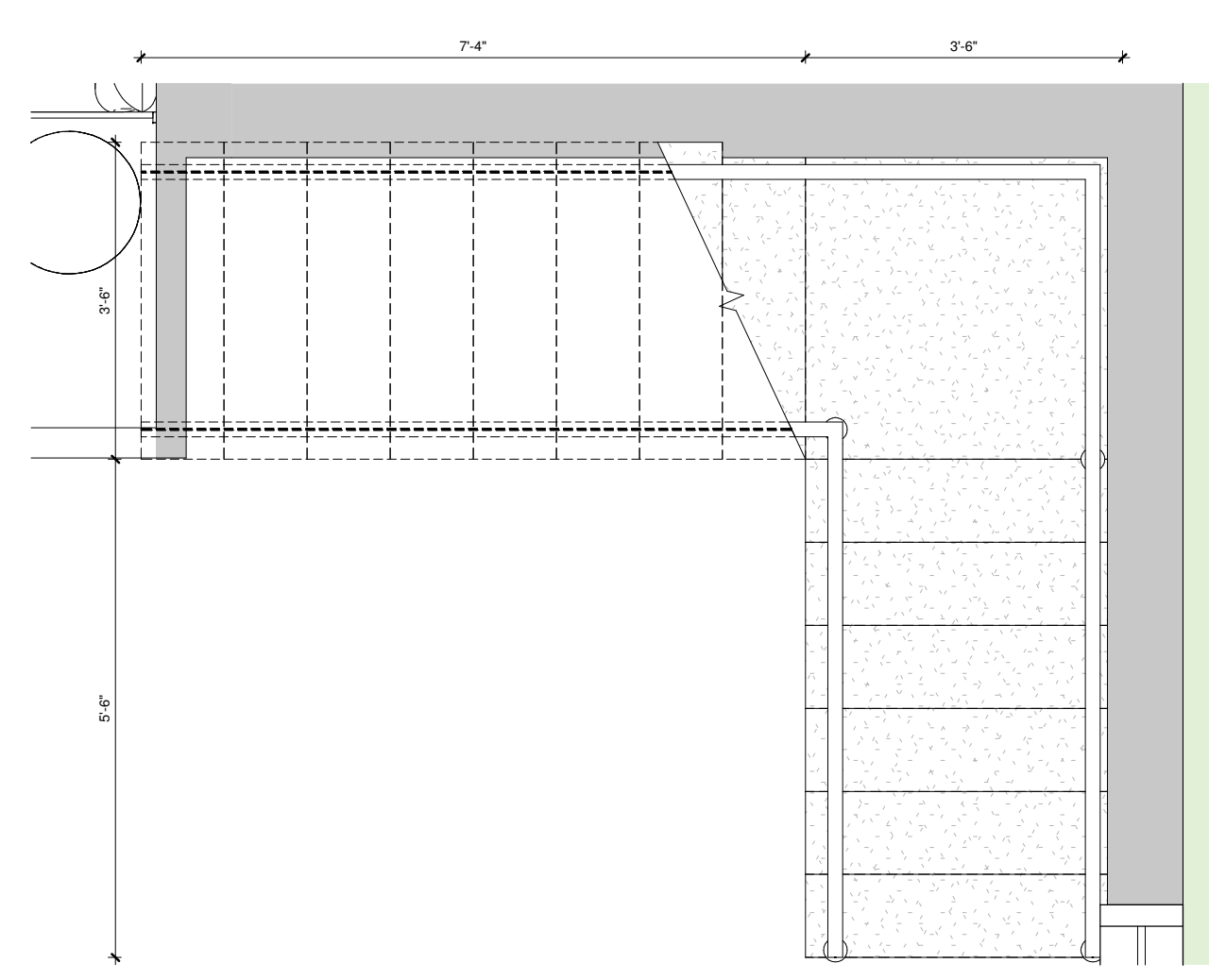


SHEET TITLE:
ELEVATIONS

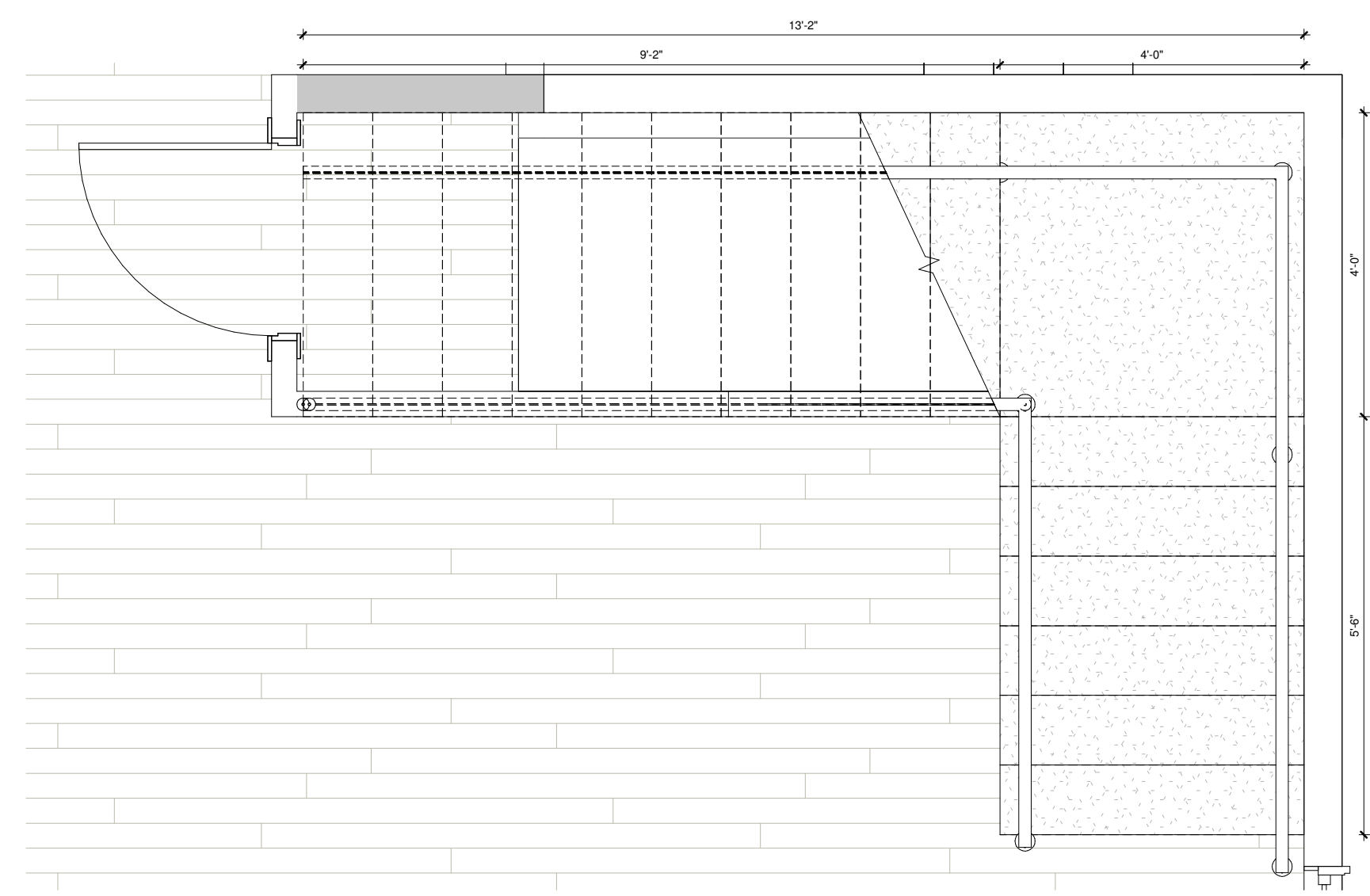
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DATE: 01/09/2025 PROJECT NO.: 1105

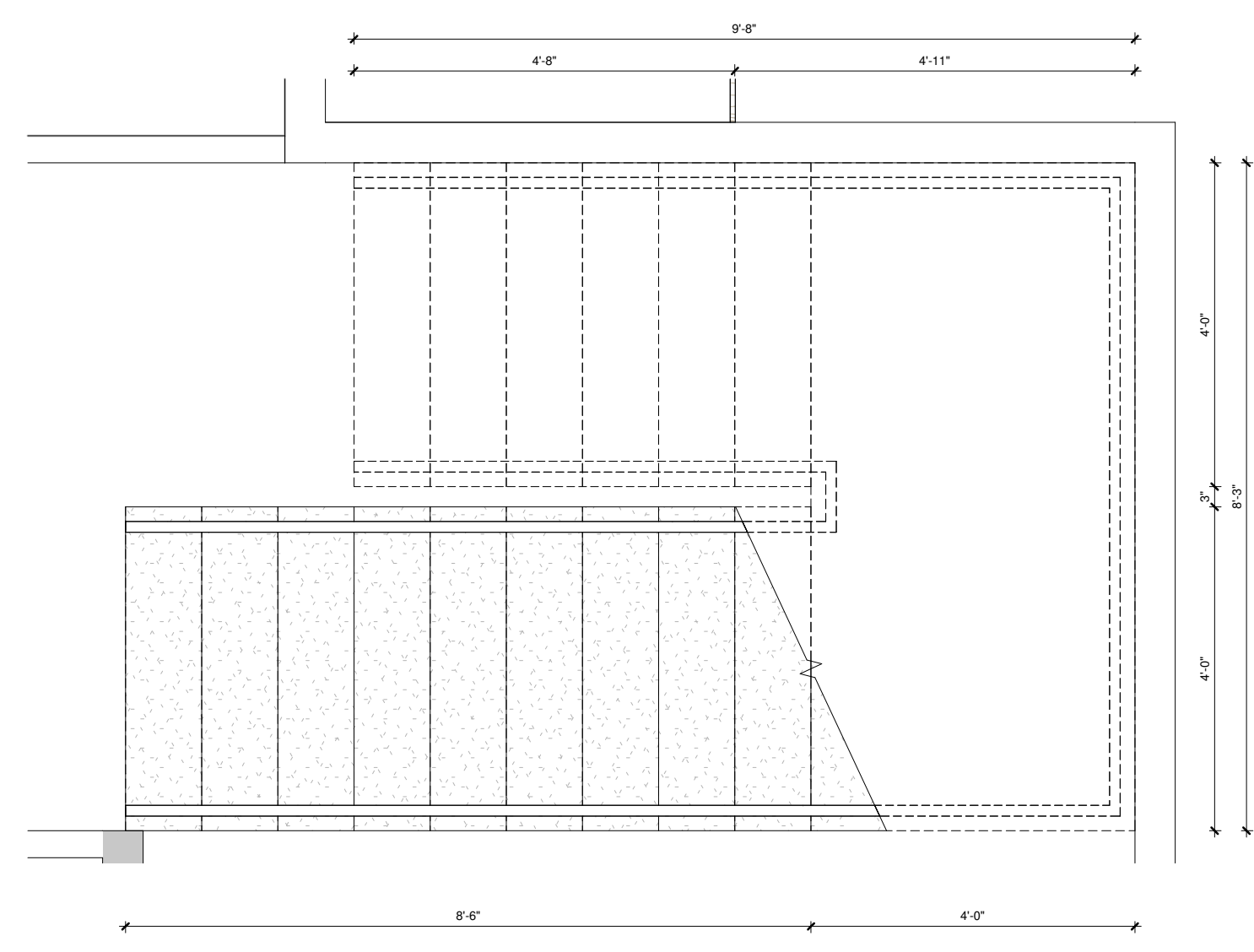
*ALL DIMENSIONS SHOWN IN THIS DRAWING FOLLOW THE ORIGINAL DESIGN. VARIATIONS MAY OCCUR DURING THE CONSTRUCTION PROCESS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO CHECK THESE DIMENSIONS, WITH THE GOAL OF PRESERVING THE ARCHITECTURAL PROJECT'S CHARACTERISTICS.



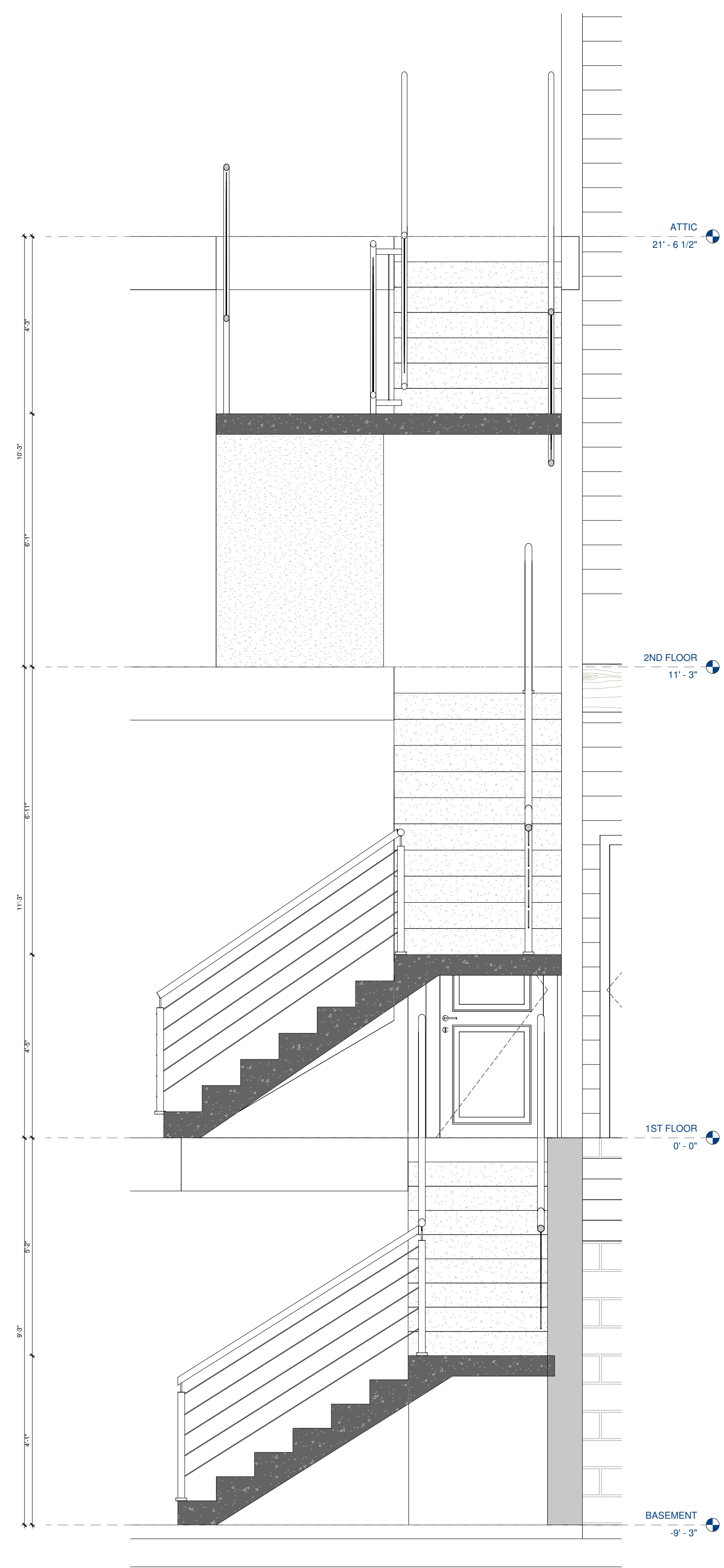
1 STAIR PLAN DETAIL BASEMENT
 SCALE: 1/2" = 1'-0"



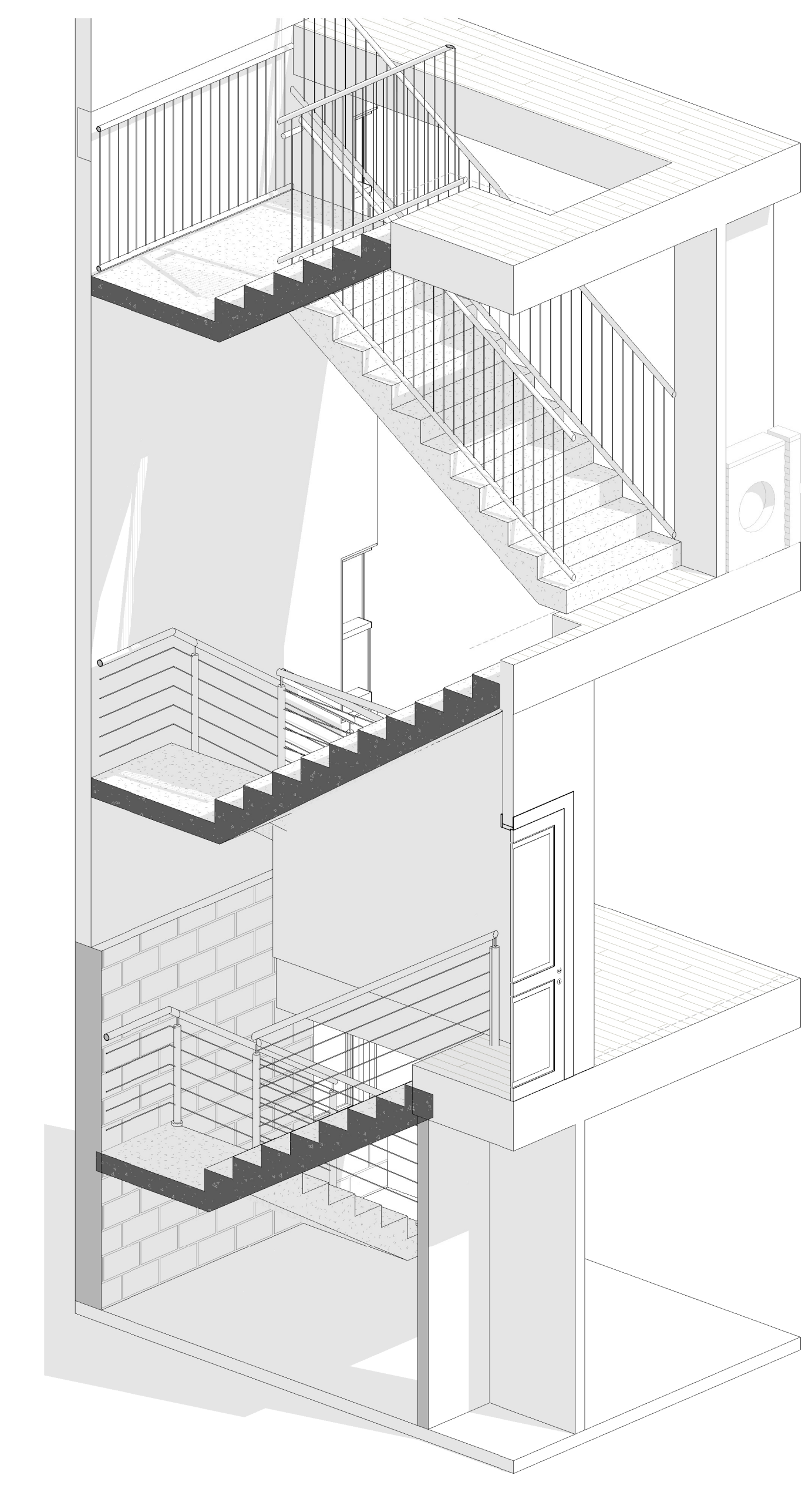
4 STAIR PLAN DETAIL FIRST FLOOR
 SCALE: 1/2" = 1'-0"



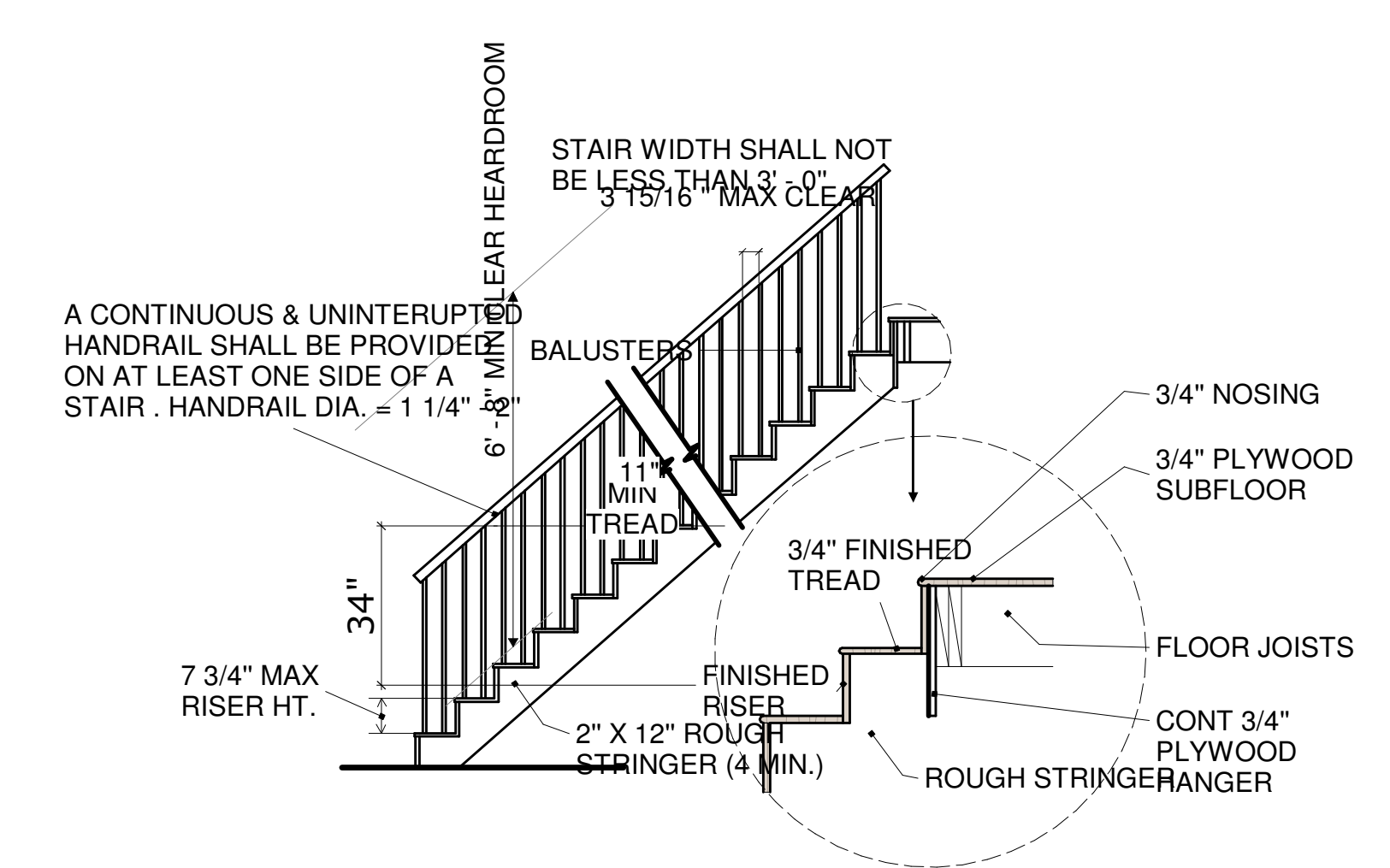
6 STAIR PLAN DETAIL SECOND FLOOR
 SCALE: 1/2" = 1'-0"



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



3 3D STAIR
 SCALE: NOT TO SCALE



5 DT - INTERIOR STAIRS
 SCALE: NOT TO SCALE

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KEY PLAN

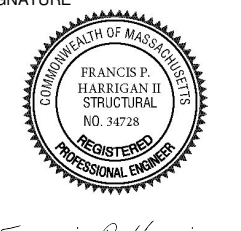
BLOCK #	LOT #
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REVISIONS

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DESIGN
 DAFNE BORSATTI
 COORDINATOR
 BRUNA PUGLISSA
 DRAWN BY
 MARCIO CORREA

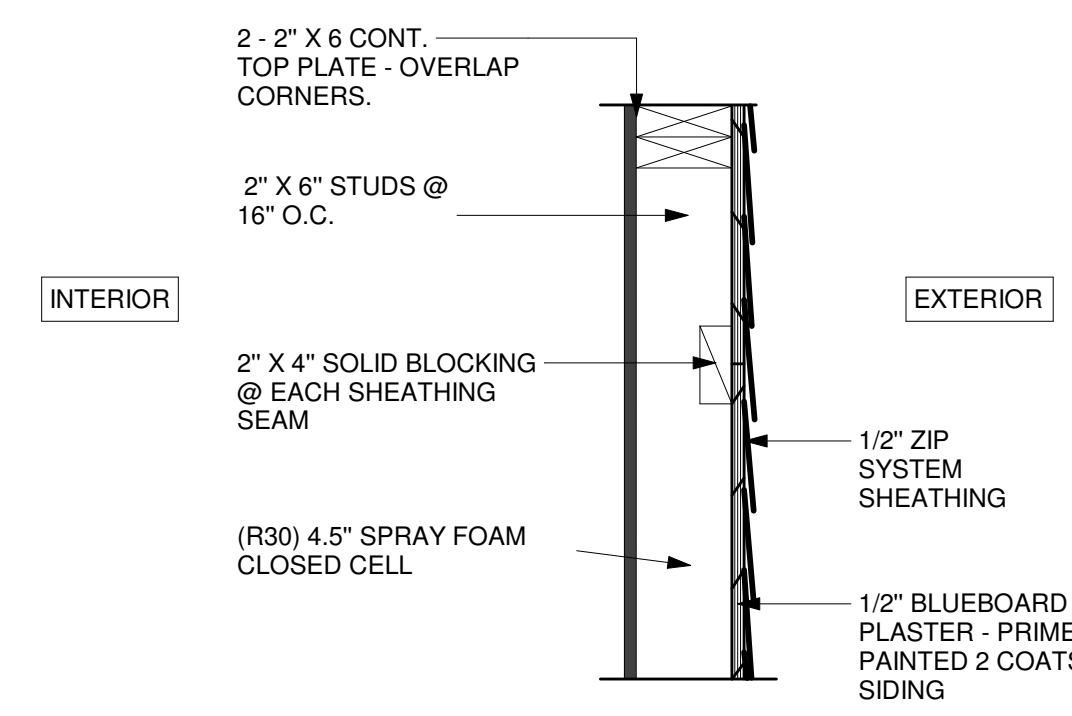
PROJECT:
NEW SINGLE FAMILY
 ADDRESS:
 03 DANIELS ST
 LEXINGTON MA

SEAL/SIGNATURE

 Francis P. Harrigan

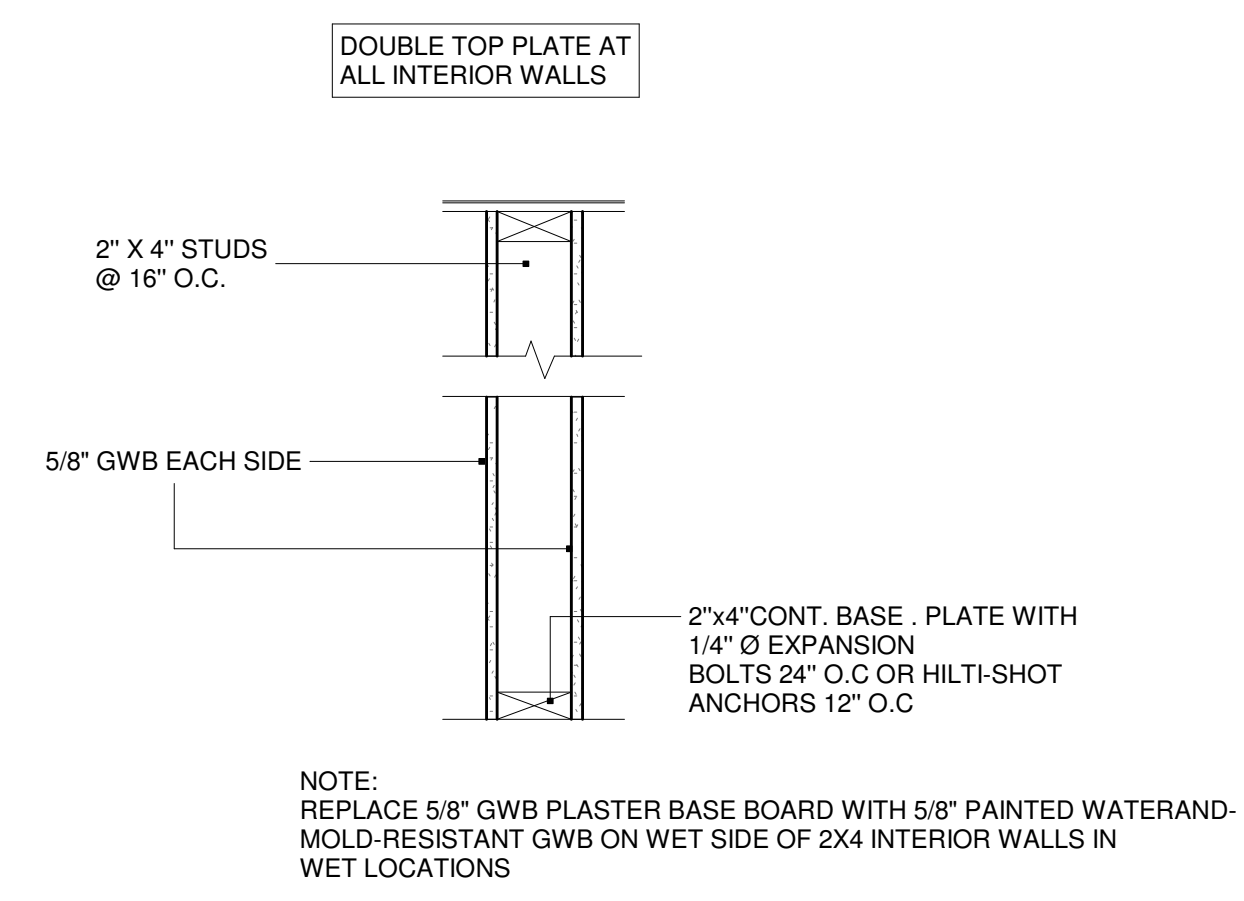
SHEET TITLE:
STAIR DETAILS

A11

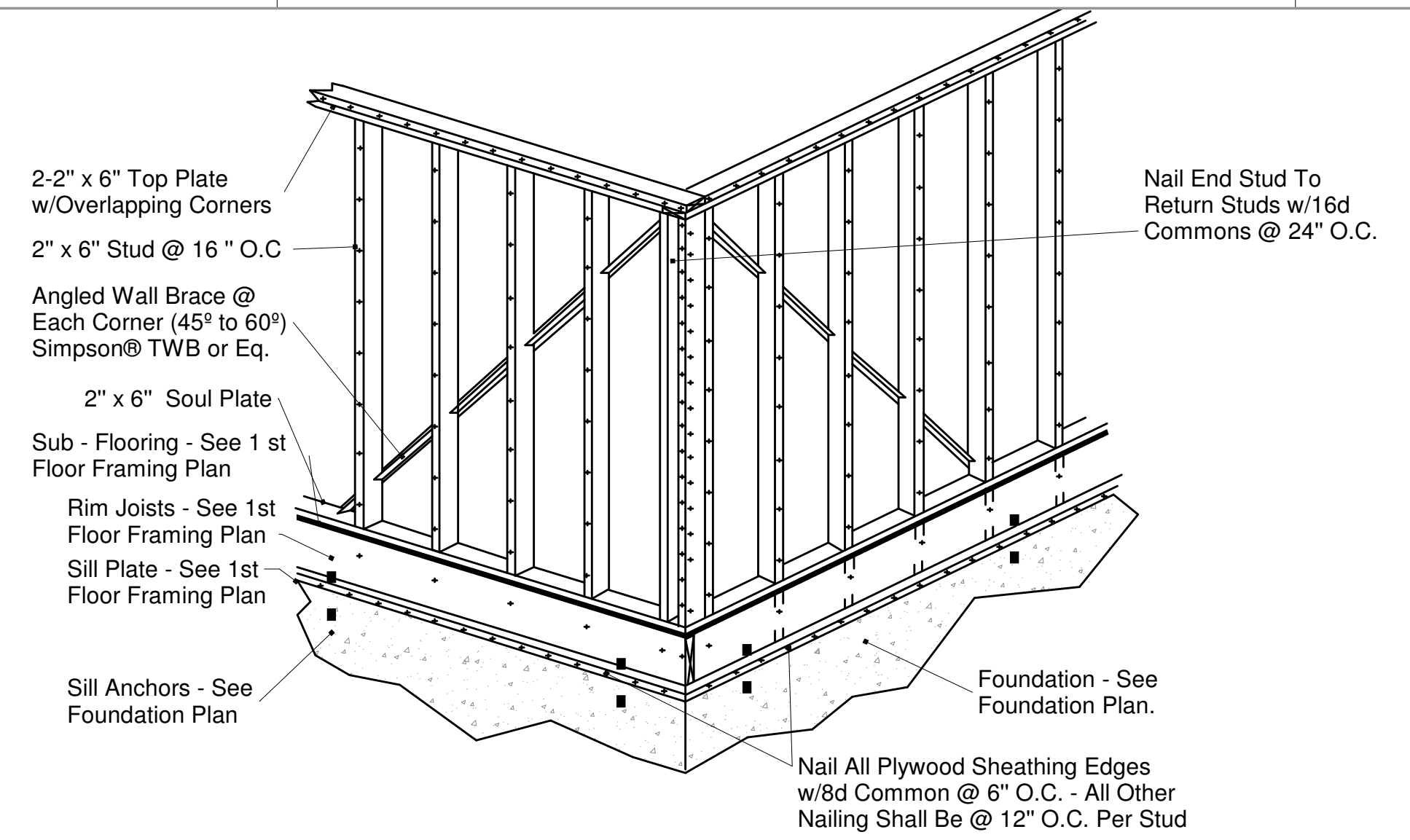
DATE: 01/09/2025 PROJECT NO.: 1105



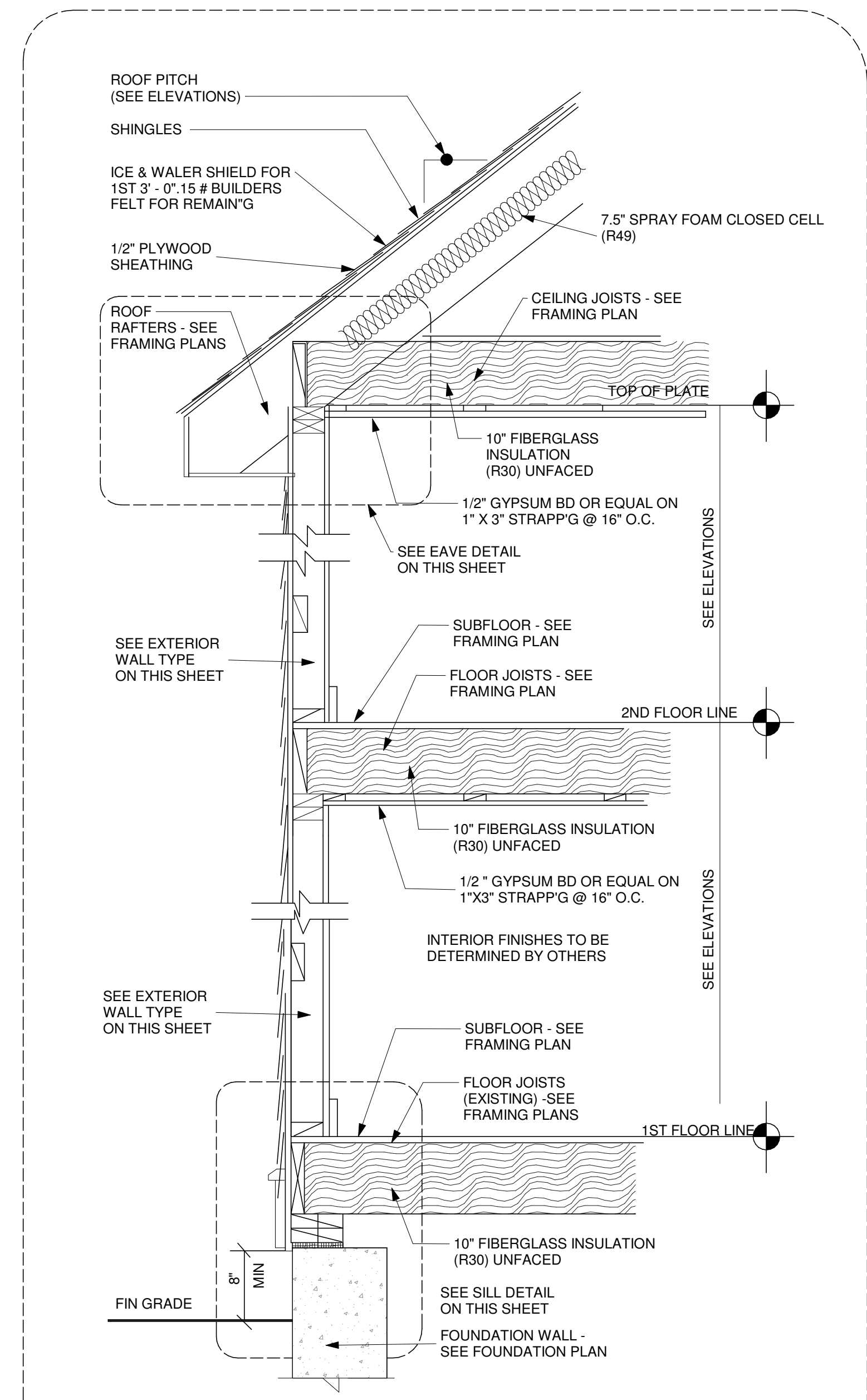
1 DT - TYPICAL EXTERIOR WALL - TYPE A
 SCALE: NOT TO SCALE



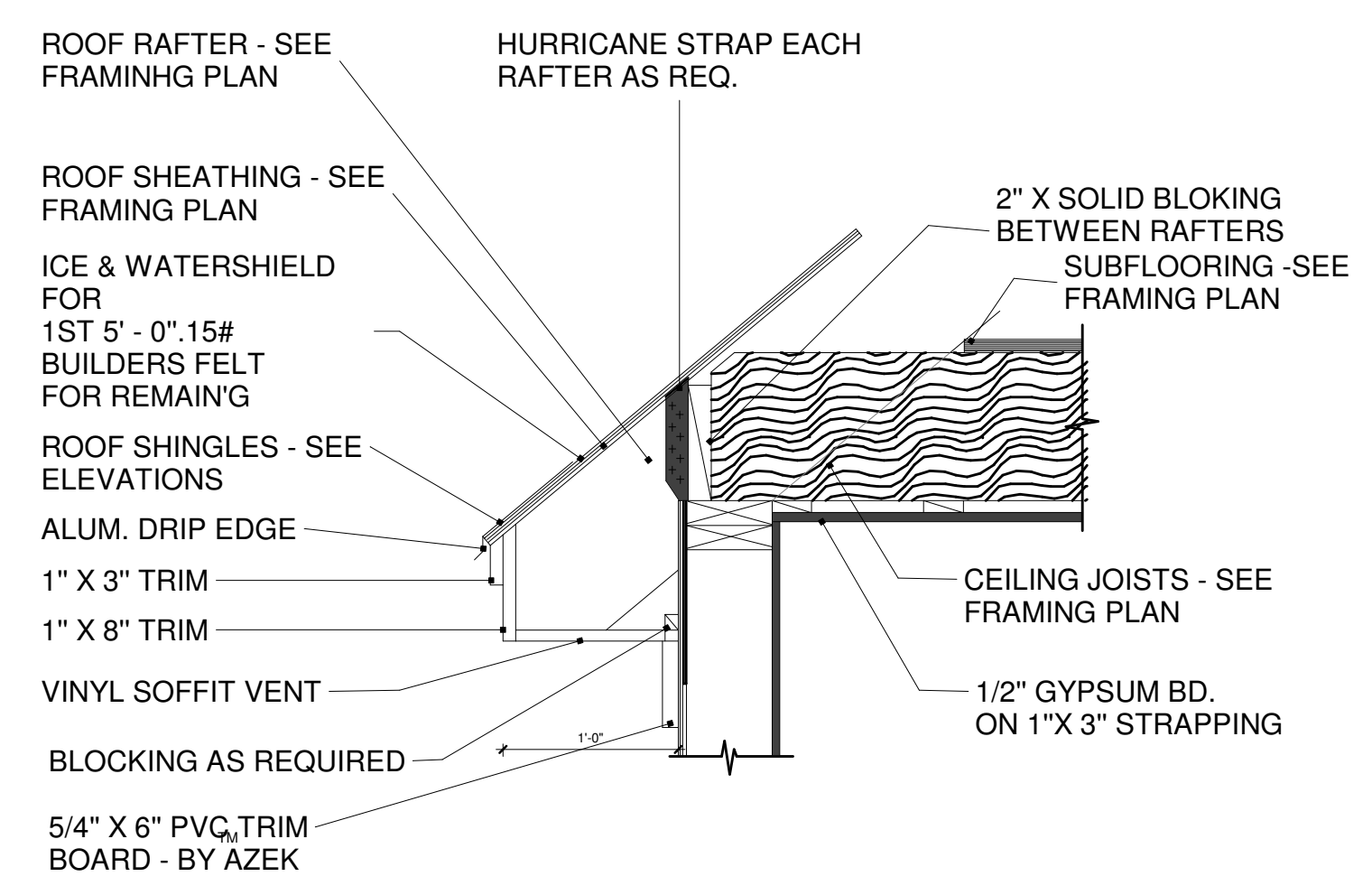
2 DT - TYPICAL INTERIOR WALL (NON LOADING-BEARING WALL) TYPE B
 SCALE: NOT TO SCALE



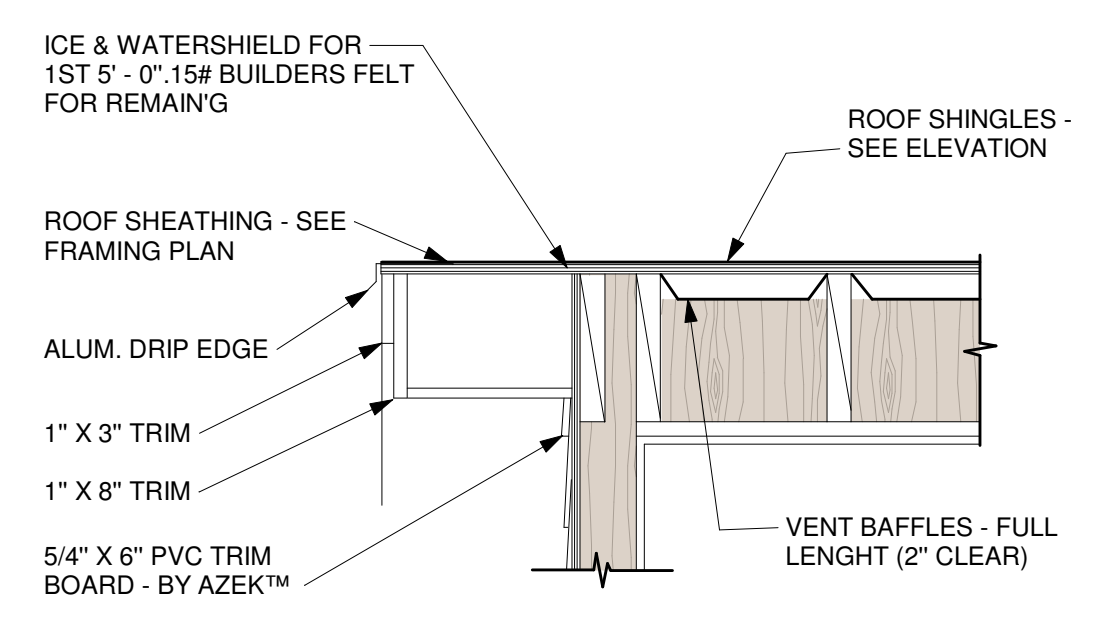
3 DT - CORNER FRAMING
 SCALE: NOT TO SCALE



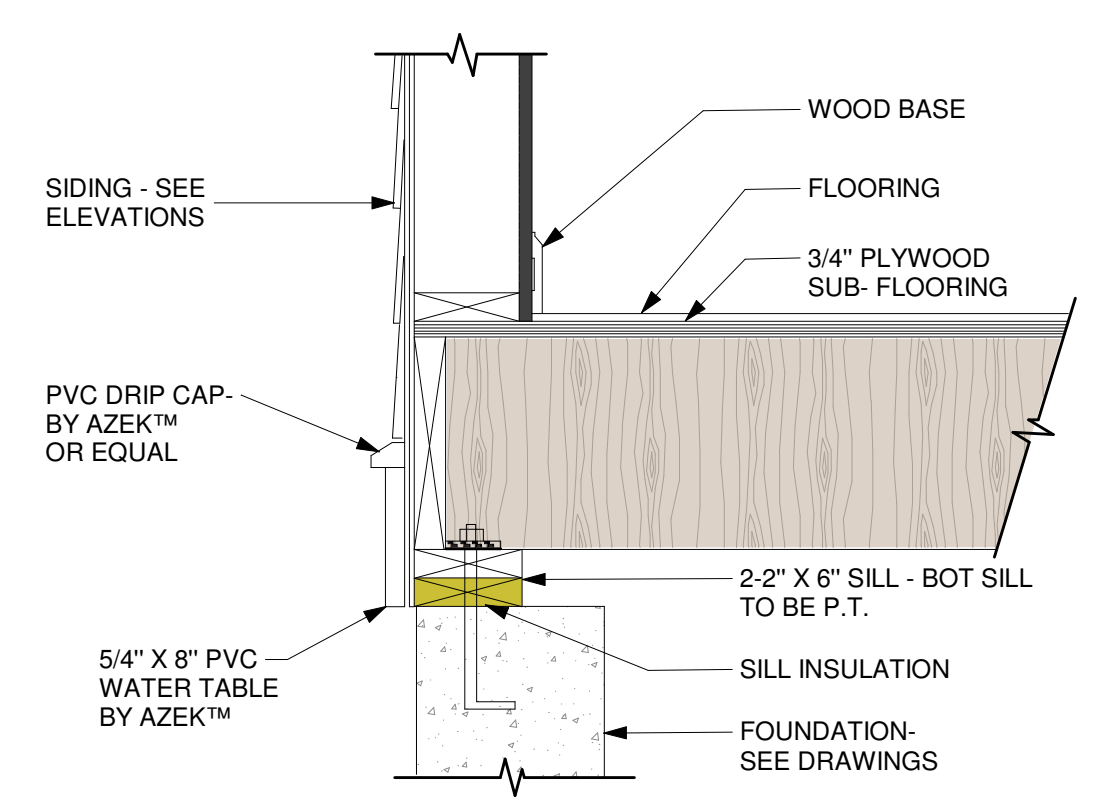
4 DT - TYPICAL WALL SECTION
 SCALE: NOT TO SCALE



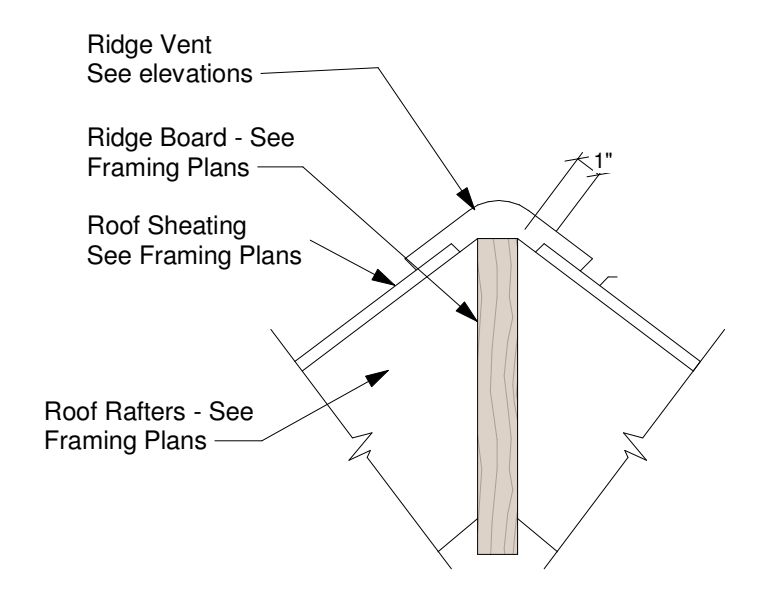
5 DT - EAVE DETAIL
 SCALE: NOT TO SCALE



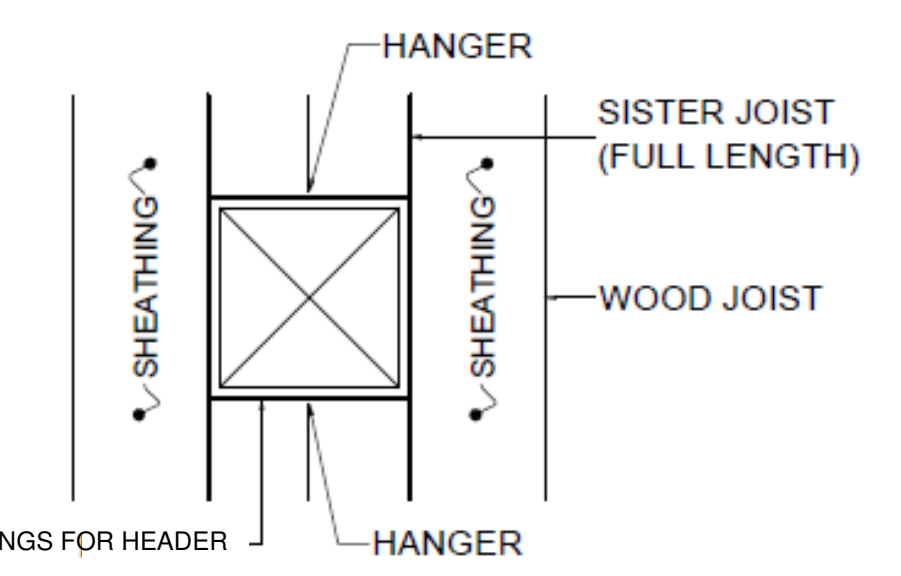
6 DT - RAKE DETAIL
 SCALE: NOT TO SCALE



7 DT - SILL DETAIL
 SCALE: NOT TO SCALE



8 DT - TYPICAL RIDGE DETAIL
 SCALE: NOT TO SCALE



SEE STRUCTURAL DRAWINGS FOR HEADER

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.

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KEY PLAN

BLOCK # LOT #

REVISIONS

REV.	DATE	DESCRIPTION

DESIGN
 DAFNE BORSATTI
 COORDINATOR
 BRUNA PUGLIESA
 DRAWN BY
 MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY
 ADDRESS:
 03 DANIELS ST
 LEXINGTON MA

SEAL/SIGNATURE

Francis P. Harrigan

SHEET TITLE:
DETAILS SHEET

A12

DATE: 01/09/2025 PROJECT NO.: 1105

WINDOW SCHEDULE						
WINDOW BASIS OF DESIGN TBD BY OTHERS						
#	ROOM NAME	TYPE	DIMENSIONS		Qty.	BW / BWT
			WIDTH	HEIGHT		
BASEMENT						
W001	BEDROOM 01	A	49"	69" 24"	1	BW
W002	BASEMENT LIVING	A	49"	69" 24"	1	BW
1ST FLOOR						
W101	BEDROOM 02	B	29"	51" 36"	1	BW
W102	BEDROOM 02	B	29"	51" 36"	1	BW
W103	FOYER	B	29"	51" 36"	1	BW
W104	PORCH	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
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	PORCH	B	29"	51" 36"	1	BW-T
W117	DINNER ROOM	B	29"	51" 36"	1	BW
W119	DINNER ROOM	B	29"	51" 36"	1	BW
W120	SOCIAL BATH	C	32"	12" 84"	1	BW-T
2ND FLOOR						
W201	LAUNDRY	B	29"	51" 36"	1	BW
W202	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
W208	BATH 3	B	29"	51" 36"	1	BW-T
W209	BATH 3	B	29"	51" 36"	1	BW-T
W210	BEDROOM 04	B	29"	51" 36"	1	BW
W212	BEDROOM 03	B	29"	51" 36"	1	BW
W213	BEDROOM 03	B	29"	51" 36"	1	BW
W214	BEDROOM 03	B	29"	51" 36"	1	BW
W215	BEDROOM 03	B	29"	51" 36"	1	BW
W216	BATH 04	B	29"	51" 36"	1	BW-T
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
ATTIC						
W301	PLAY AREA	B	29"	51" 36"	1	BW
W302	PLAY AREA	B	29"	51" 36"	1	BW
W303	PLAY AREA	B	29"	51" 36"	1	BW
W304	PLAY AREA	B	29"	51" 36"	1	BW
W305		D	24"	24" 98"	1	BW
W306		D	24"	24" 98"	1	BW
W307		D	24"	24" 98"	1	BW
W308		D	24"	24" 98"	1	BW
TOTAL					45	

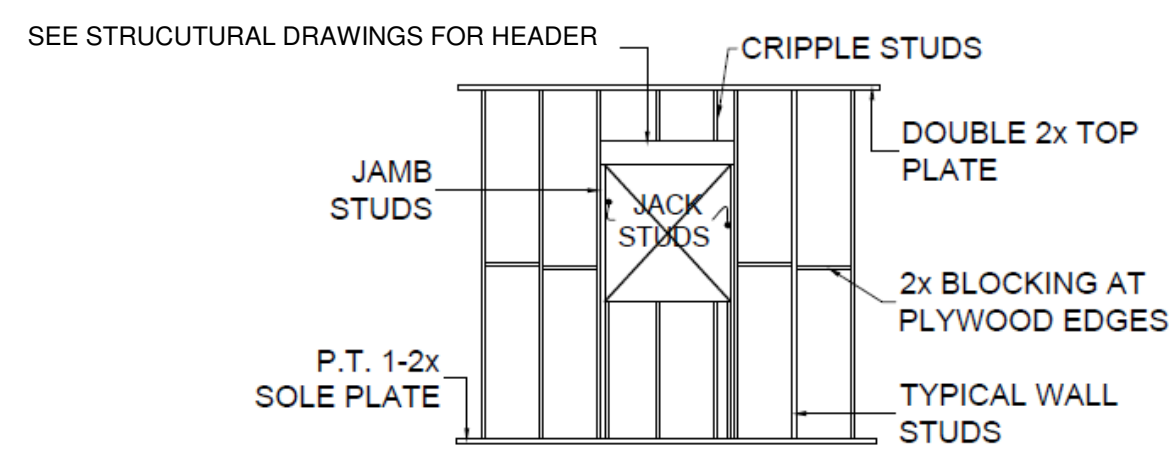
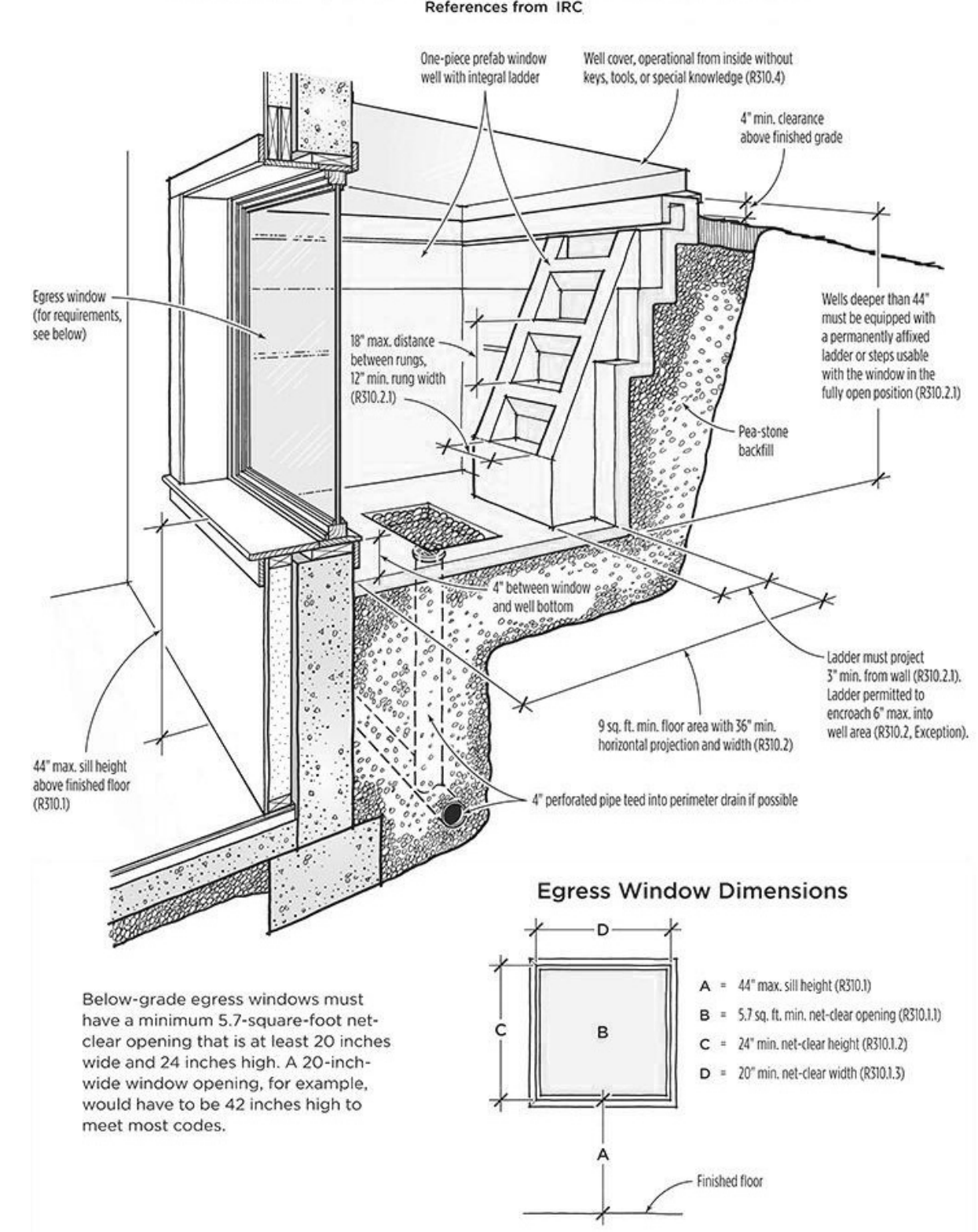
1. All windows shall comply with the Massachusetts Energy Code, U-Factor of 0.30 and a Solar Heat Gain Coefficient (SHGC) of 0.34.

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 FOOTCANDLES 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 1996, 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.

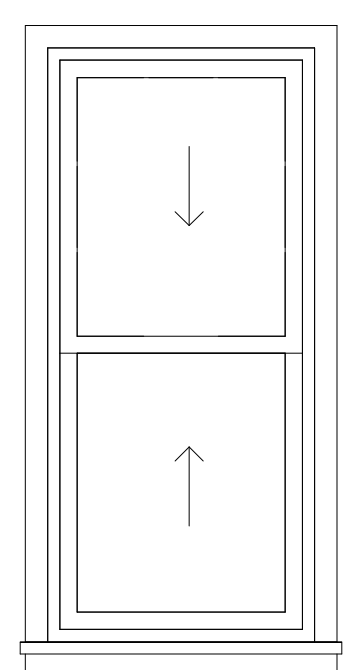
Code Requirements for Window Wells



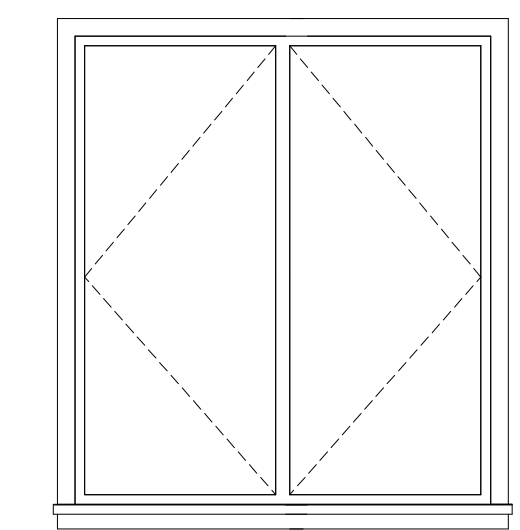
NOTES:

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

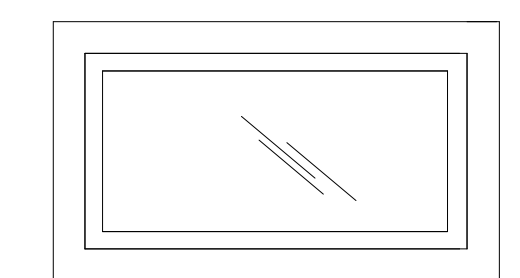
1 DT - WOOD FRAMING FOR WINDOW OPENING
 SCALE: NOT TO SCALE



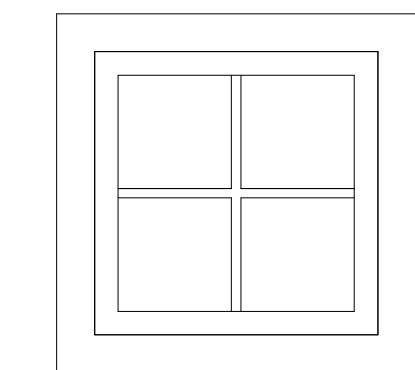
3 TYPE B - DOUBLE HUNG
 SCALE: NOT TO SCALE



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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REVISIONS

REV	DATE	DESCRIPTION

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

PROJECT: NEW SINGLE FAMILY
 ADDRESS: 03 DANIELS ST LEXINGTON MA

SEAL/SIGNATURE

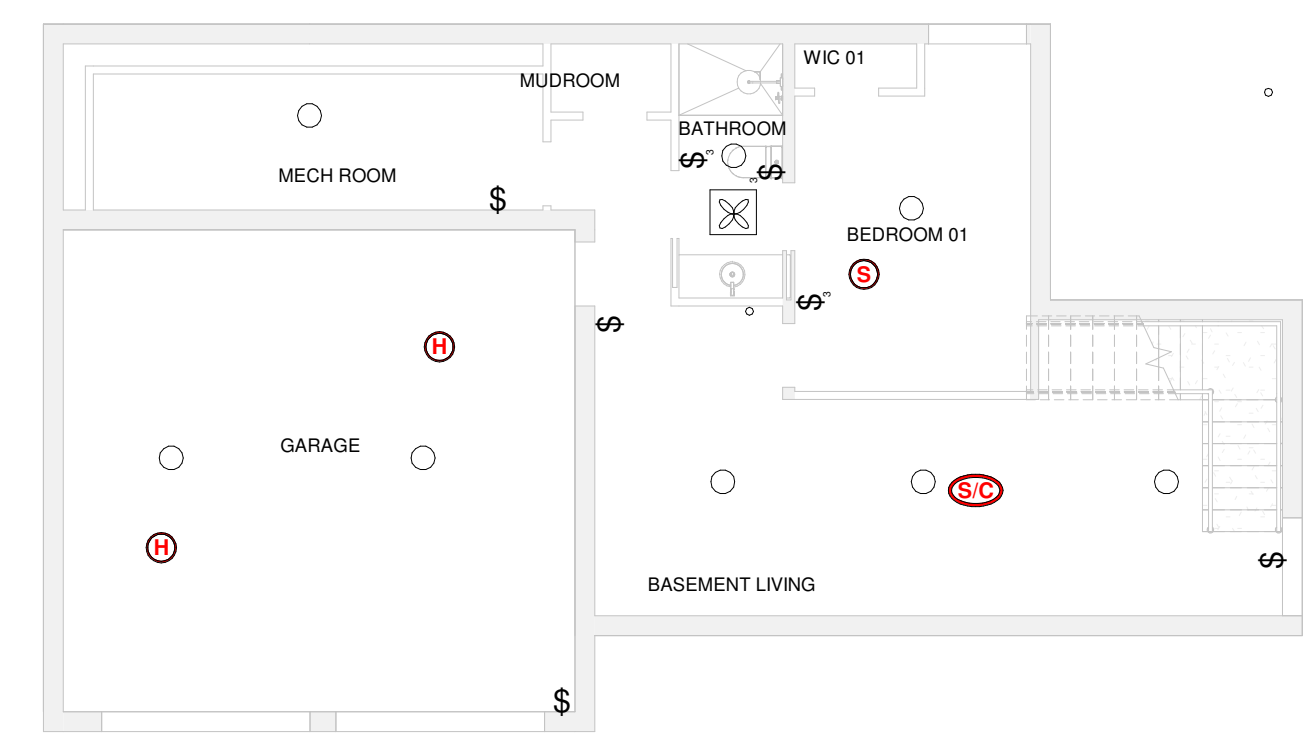
 FRANCIS P. HARRIGAN

SHEET TITLE: WINDOWS TYPE

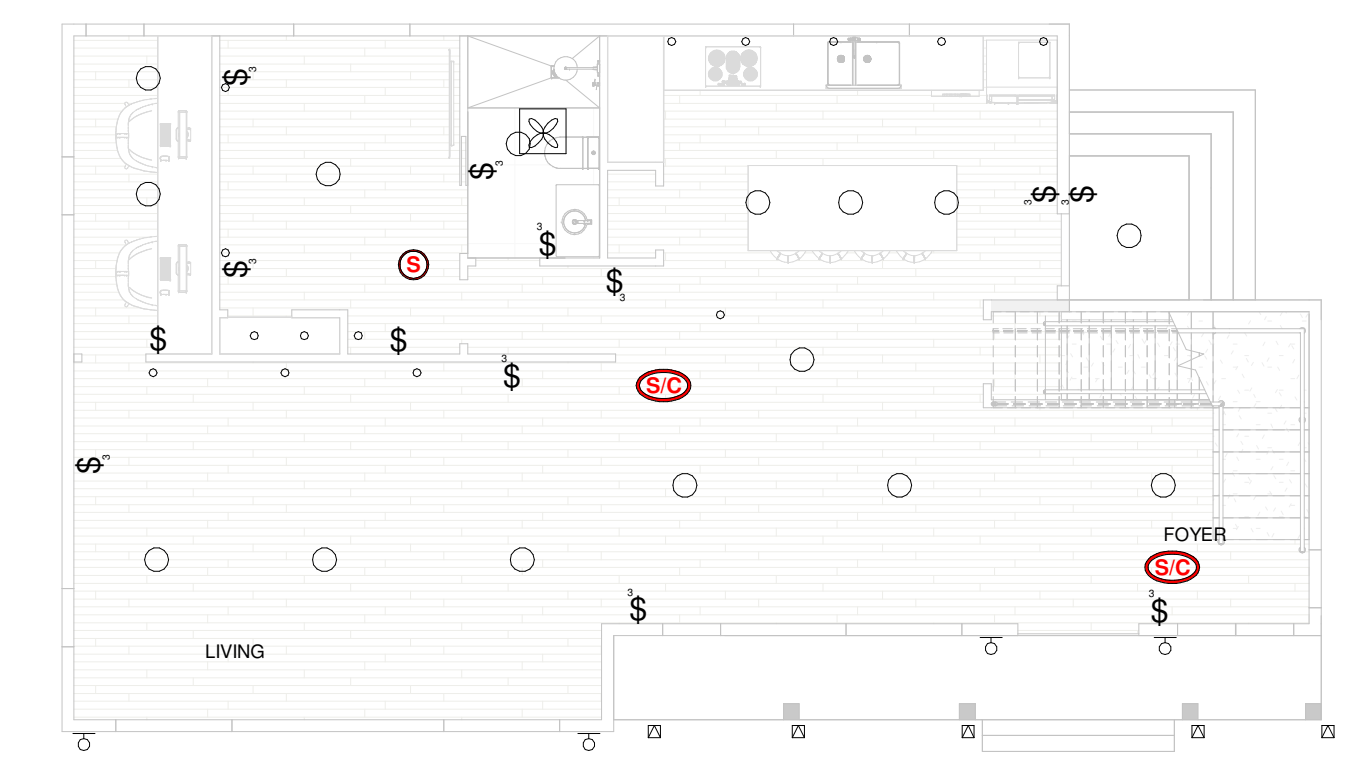


Dafne Borsatti
 DB Project Design.
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 +1 (978) 982-9151
 info@dafneborsatti.com
 dafne@dafneborsatti.com
 31 West Main St - Northborough
 MA, 01532

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



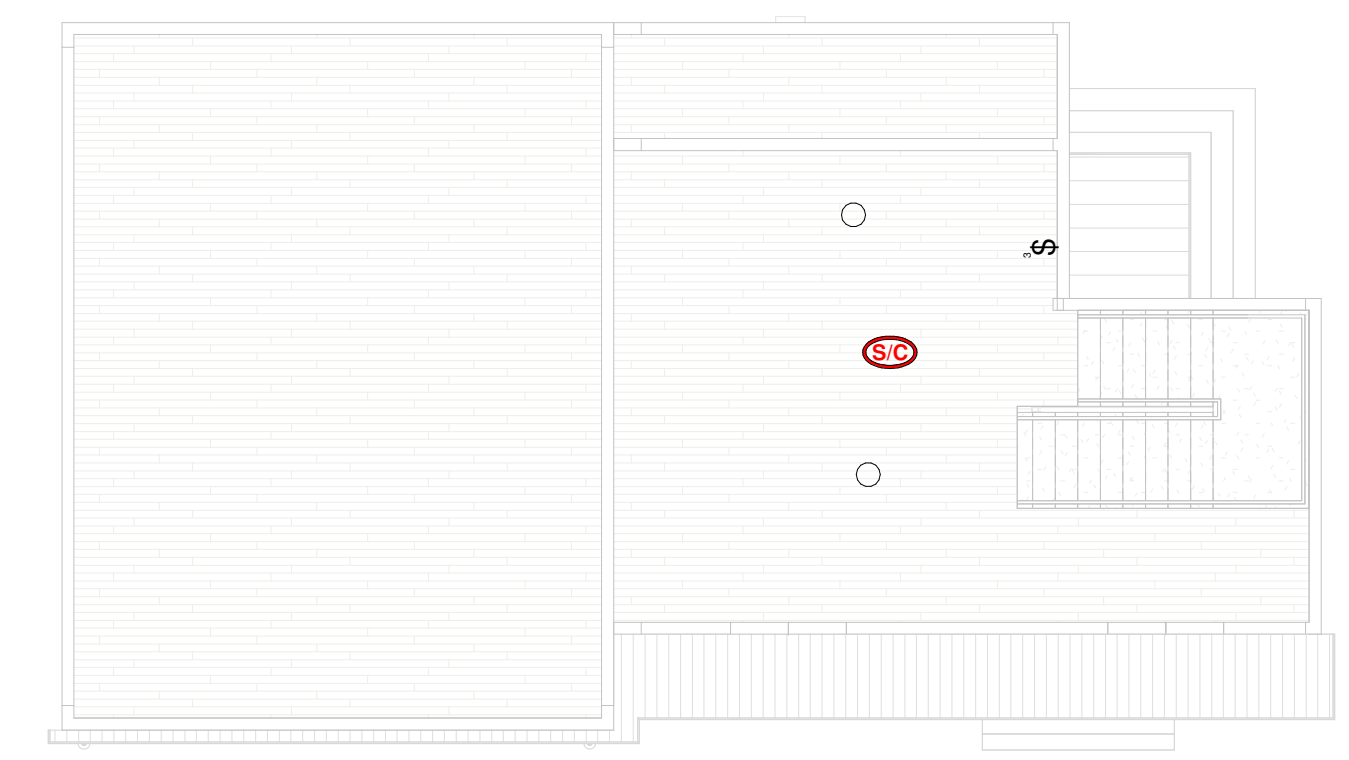
1 RCP BASEMENT PLAN
 SCALE: 1/8" = 1'-0"



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



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



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

KEY PLAN

BLOCK # LOT #

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REV.	DATE	DESCRIPTION

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 BRUNA PUGLIESSA
 DRAWN BY
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PROJECT:
NEW SINGLE FAMILY
 ADDRESS:
 03 DANIELS ST
 LEXINGTON MA




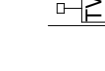


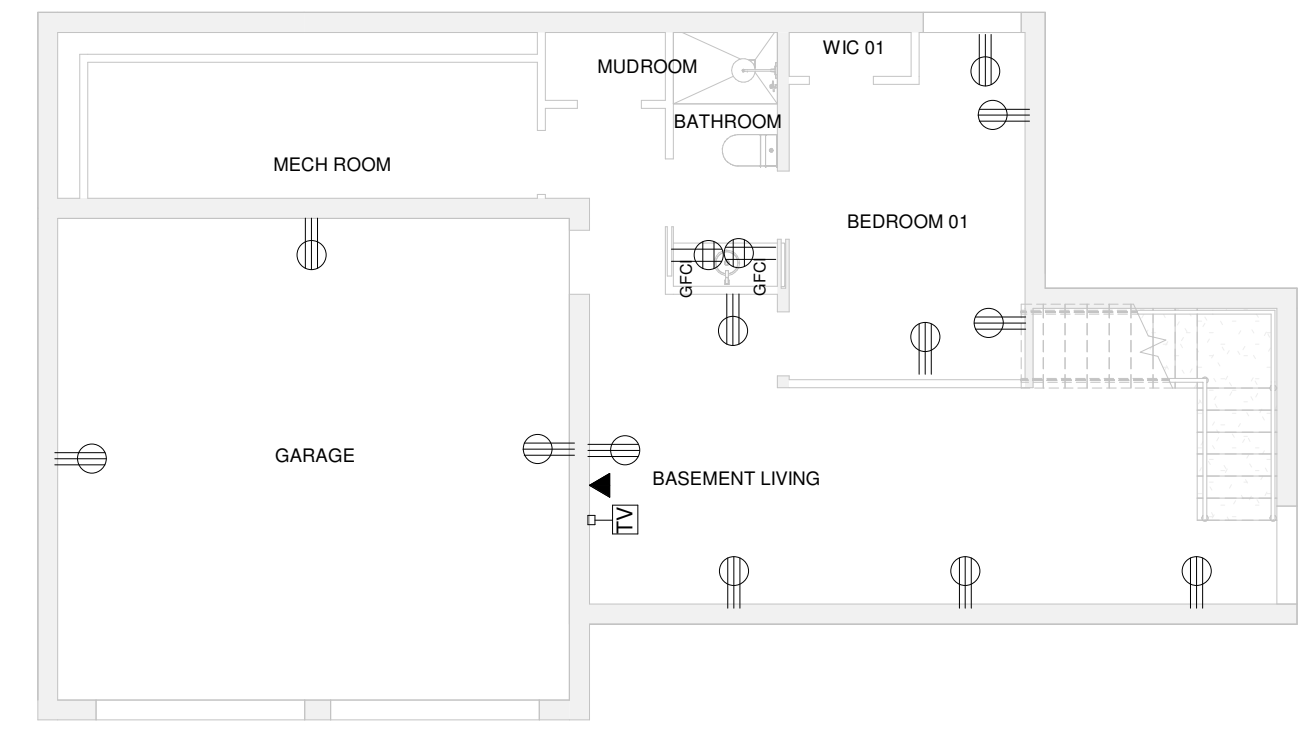
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A15

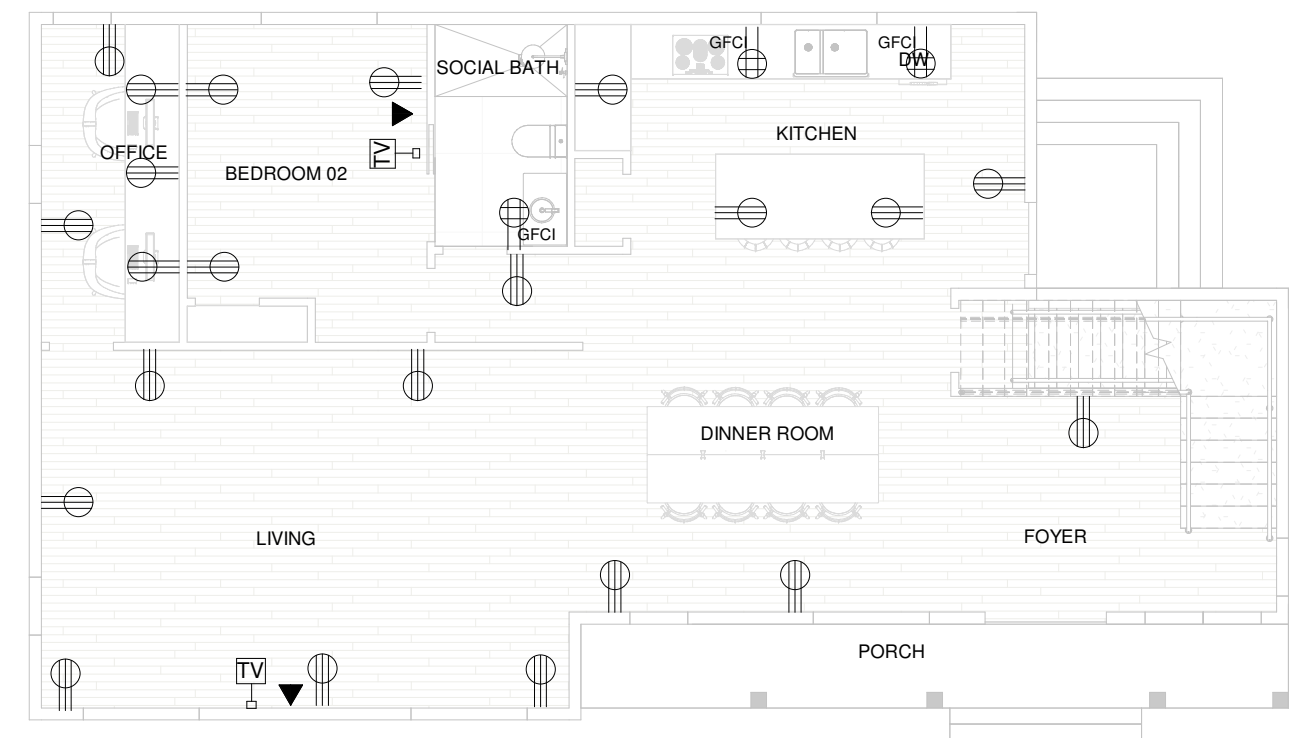
*ALL DIMENSIONS SHOWN IN THIS DRAWING FOLLOW THE ORIGINAL DESIGN. VARIATIONS MAY OCCUR DURING THE CONSTRUCTION PROCESS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO CHECK THESE DIMENSIONS, WITH THE GOAL OF PRESERVING THE ARCHITECTURAL PROJECT'S CHARACTERISTICS.

DATE: 01/09/2025 PROJECT NO.: 1105

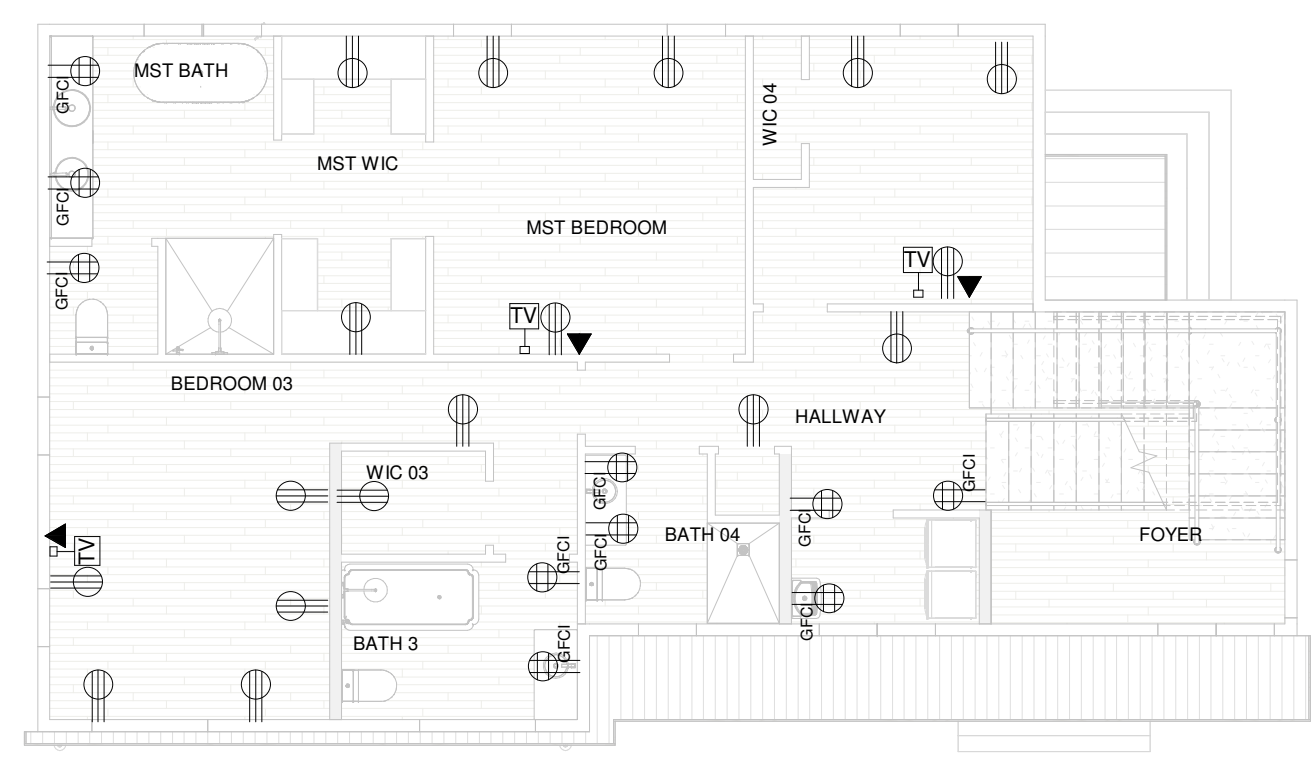
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	QUADRUPEX RECEPTACLE
	WALL MOUNTED DATA OUTLET
	CABLE, TV



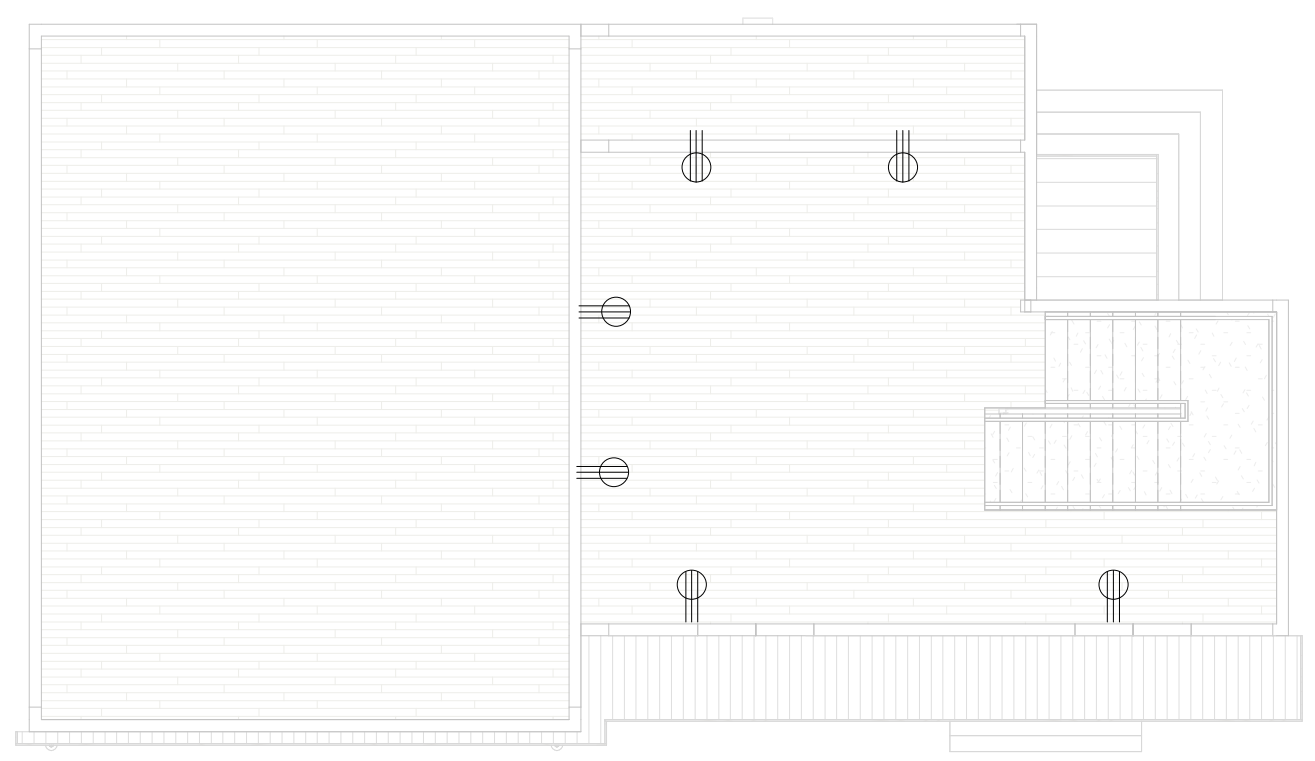
1 POWER AND COMMUNICATION BASEMENT PLAN
 SCALE: 1/8" = 1'-0"



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



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



4 POWER AND COMMUNICATION ATTIC
 SCALE: 1/8" = 1'-0"

KEY PLAN

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

REVISIONS

REV.	DATE	DESCRIPTION

DESIGN
 DAFNE BORSATTI
 COORDINATOR
 BRUNA PUGLISSA
 DRAWN BY
 MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY

ADDRESS:
 03 DANIELS ST
 LEXINGTON MA

SEAL/SIGNATURE

Francis P. Harrigan

SHEET TITLE:
POWER AND COMMUNICATION

A16

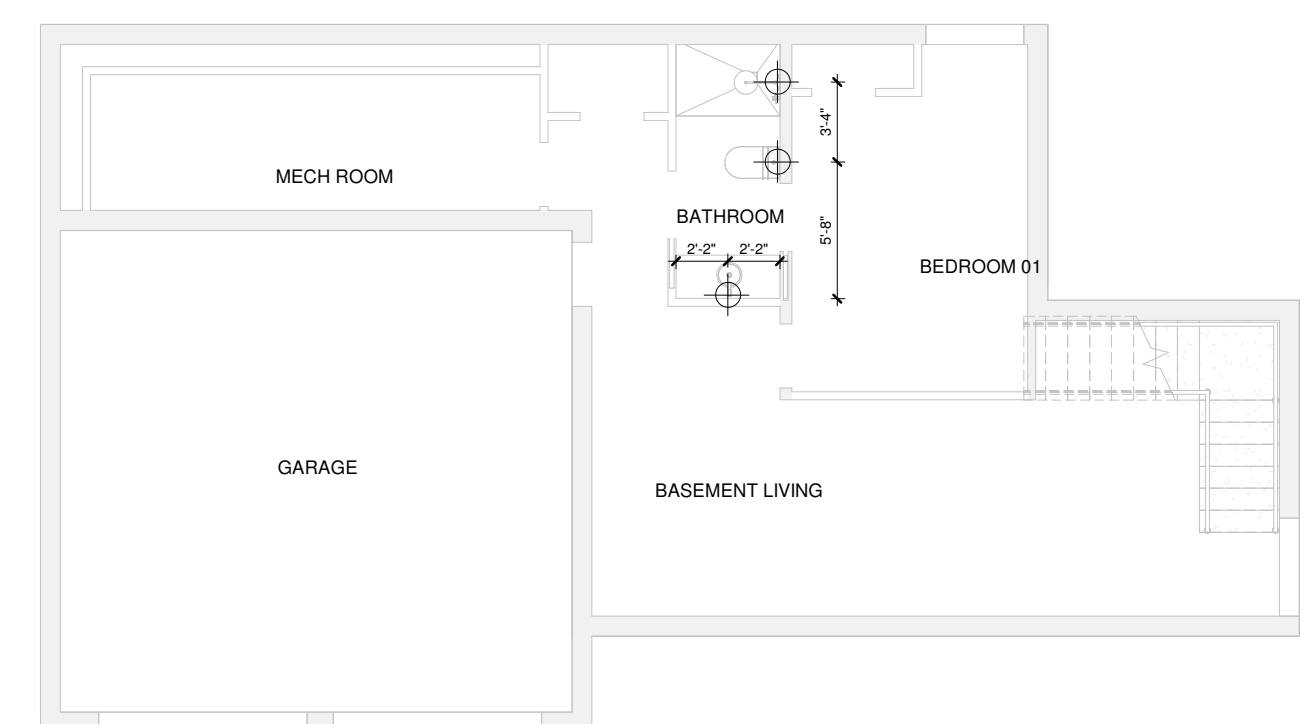
*ALL DIMENSIONS SHOWN IN THIS DRAWING FOLLOW THE ORIGINAL DESIGN. VARIATIONS MAY OCCUR DURING THE CONSTRUCTION PROCESS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO CHECK THESE DIMENSIONS, WITH THE GOAL OF PRESERVING THE ARCHITECTURAL PROJECT'S CHARACTERISTICS.

DATE: 01/09/2025	PROJECT NO.: 1105
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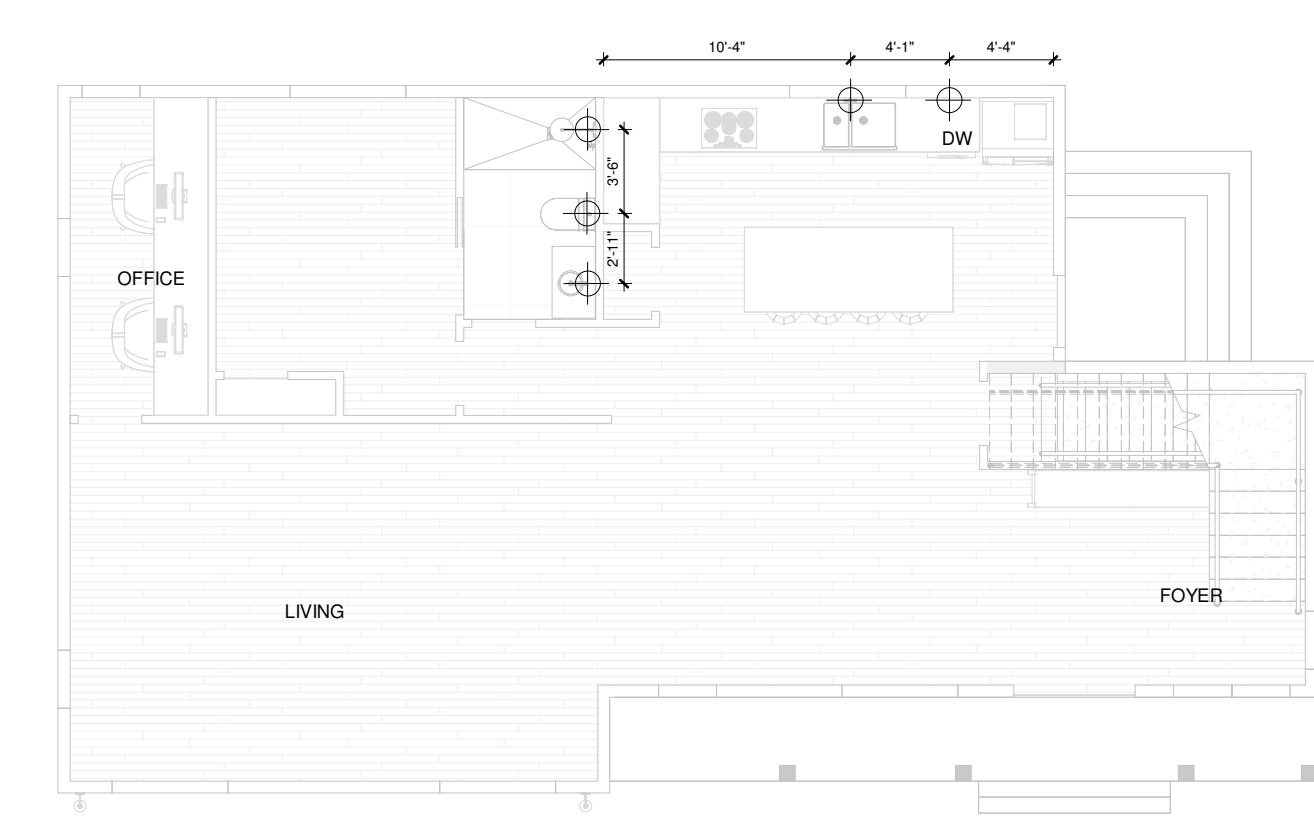
LEGEND
 ⊕ PLUMBING POINTS



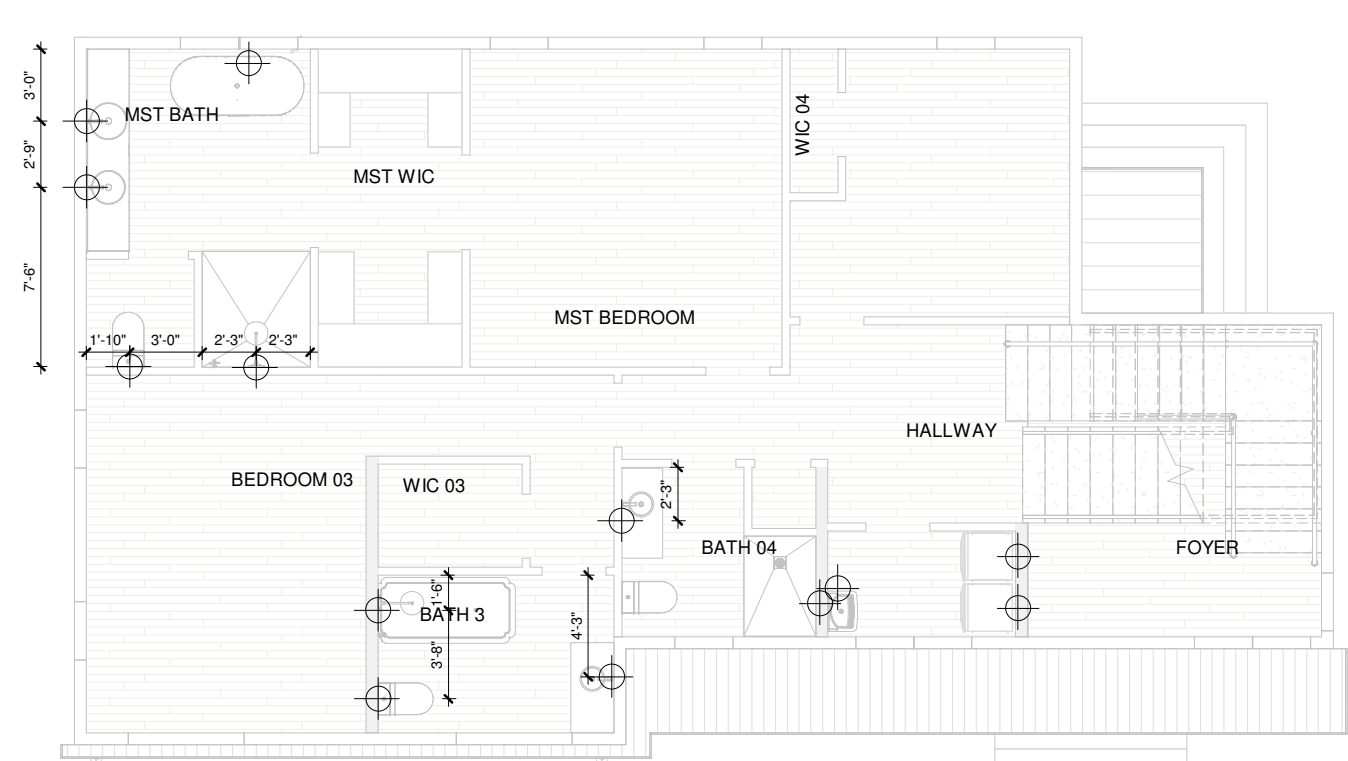
Dafne Borsatti
 DB Project Design.
 +1 (978) 401-7565
 +1 (978) 982-9151
 info@daborsatti.com
 dab@dana-mcg@hotmail.com
 31 West Main St - Northborough
 MA, 01532



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"



4 PLUMBING POINTS ATTIC
 SCALE: 1/8" = 1'-0"

KEY PLAN

BLOCK # LOT #

REVISIONS

REV.	DATE	DESCRIPTION

DESIGN
 DAFNE BORSATTI
 COORDINATOR
 BRUNA PUGLISSA
 DRAWN BY
 MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY
 ADDRESS:
 03 DANIELS ST
 LEXINGTON MA

SEAL/SIGNATURE

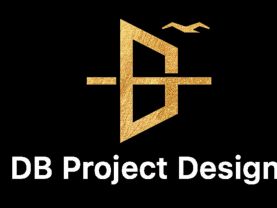
Francis P. Harrigan

SHEET TITLE:
PLUMBING POINTS

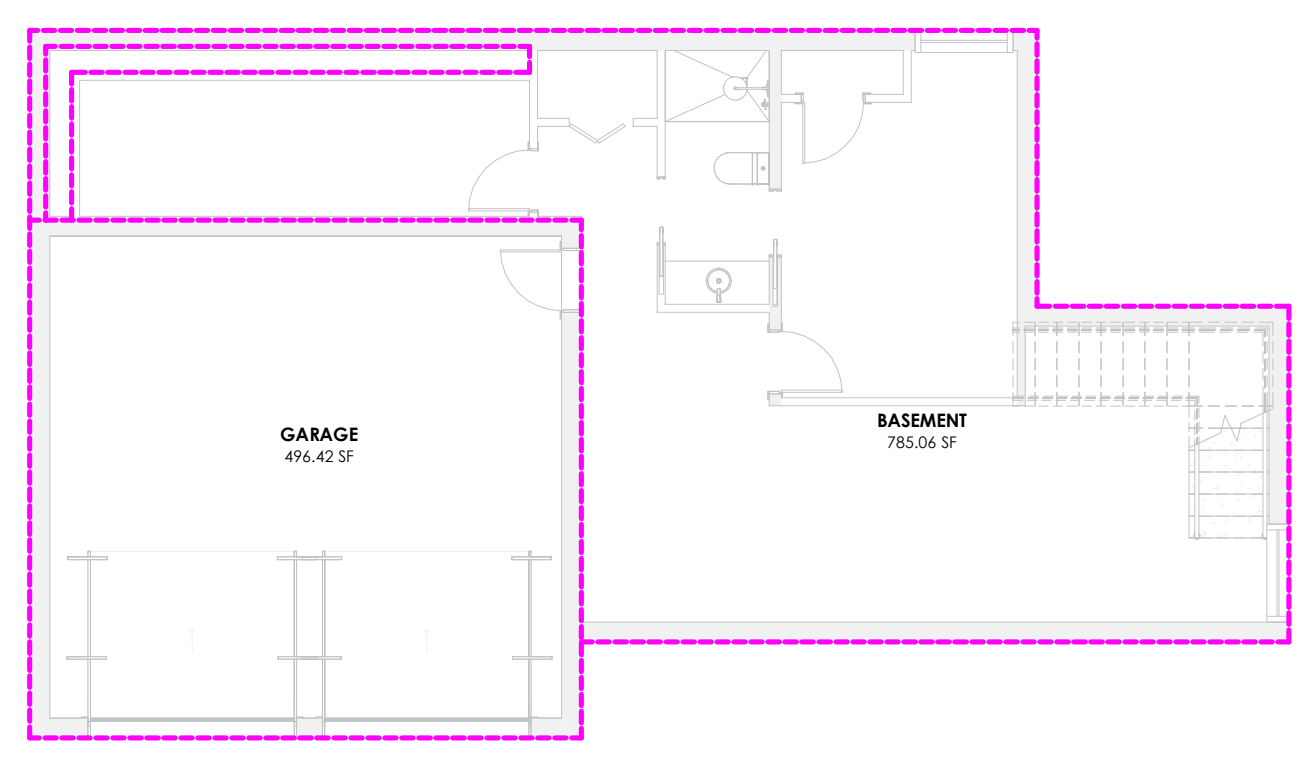
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*ALL DIMENSIONS SHOWN IN THIS DRAWING FOLLOW THE ORIGINAL DESIGN. VARIATIONS MAY OCCUR DURING THE CONSTRUCTION PROCESS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO CHECK THESE DIMENSIONS, WITH THE GOAL OF PRESERVING THE ARCHITECTURAL PROJECT'S CHARACTERISTICS.

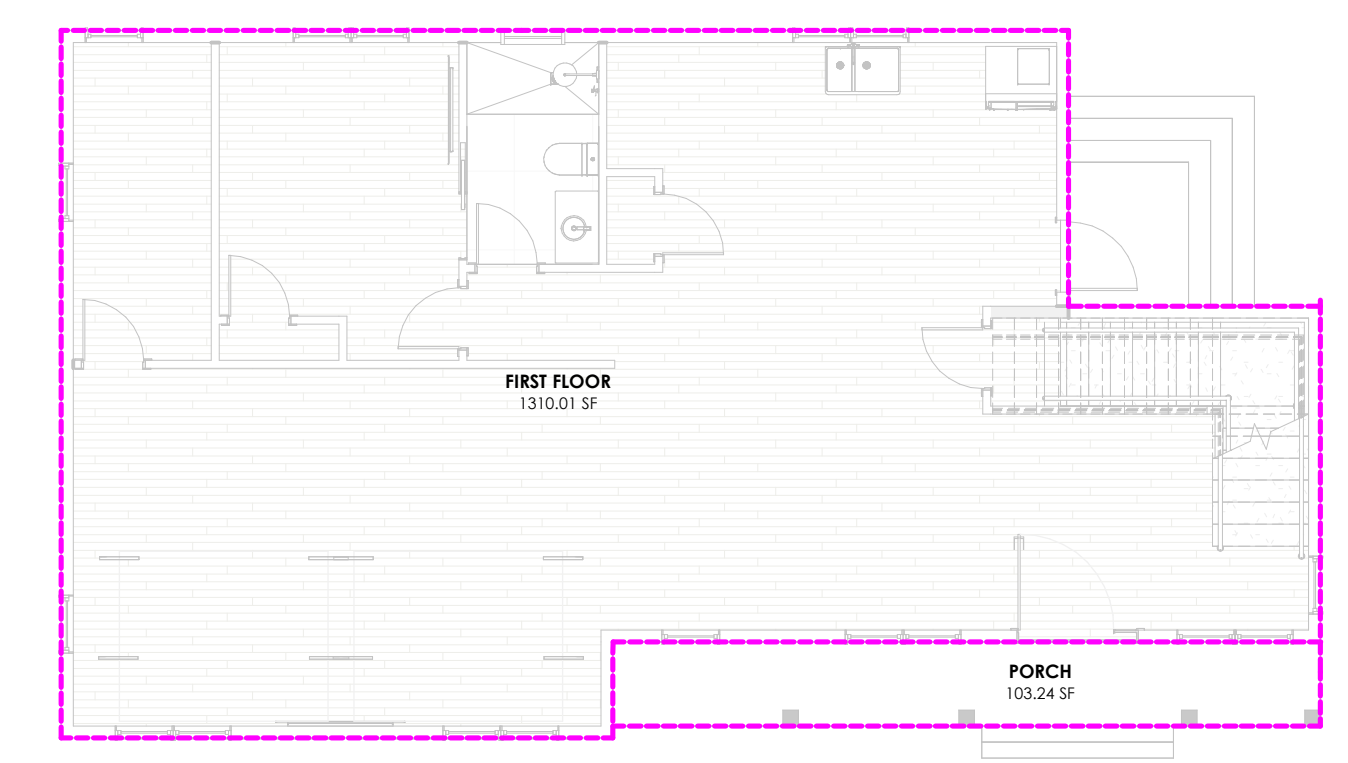
DATE: 01/09/2025 PROJECT NO.: 1105



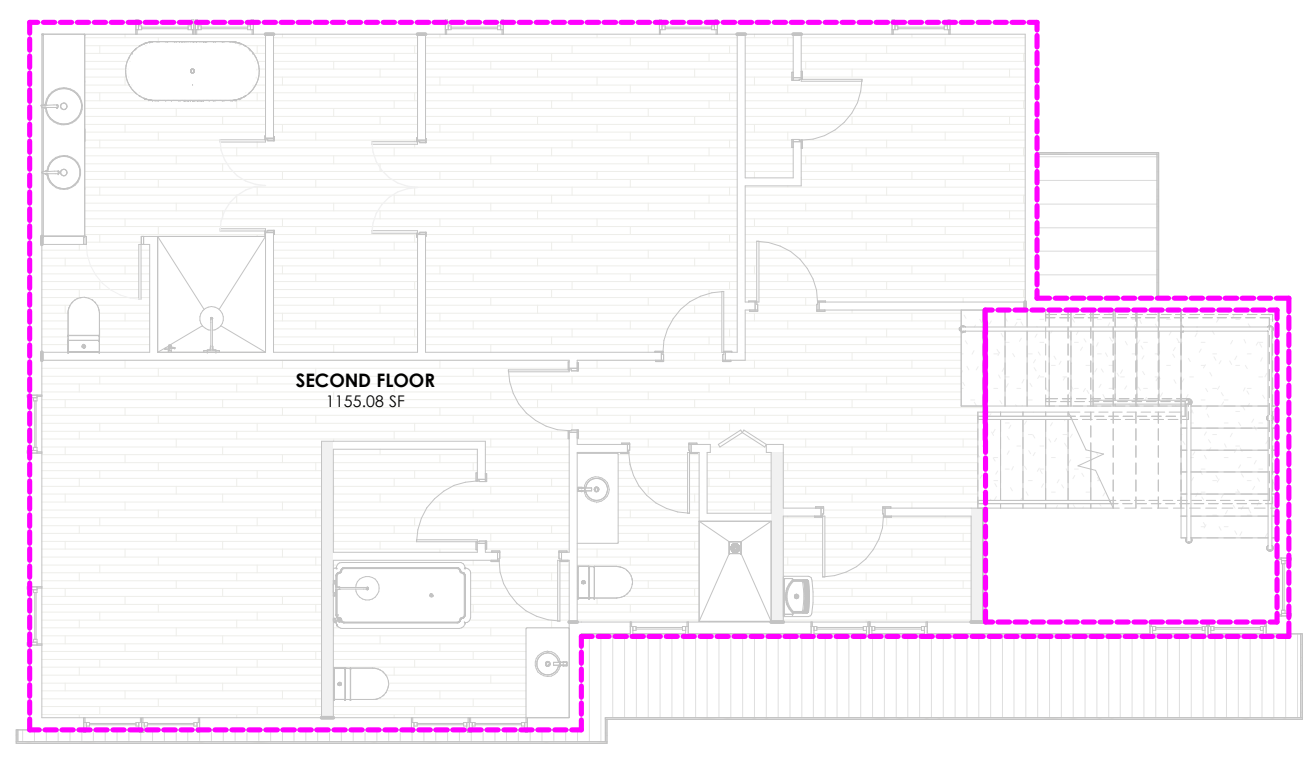
Dafne Borsatti
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 +1 (978) 401-7565
 +1 (978) 982-9151
 info@daborsatti.com
 daborsatti@outlook.com
 31 West Main St - Northborough
 MA, 01532



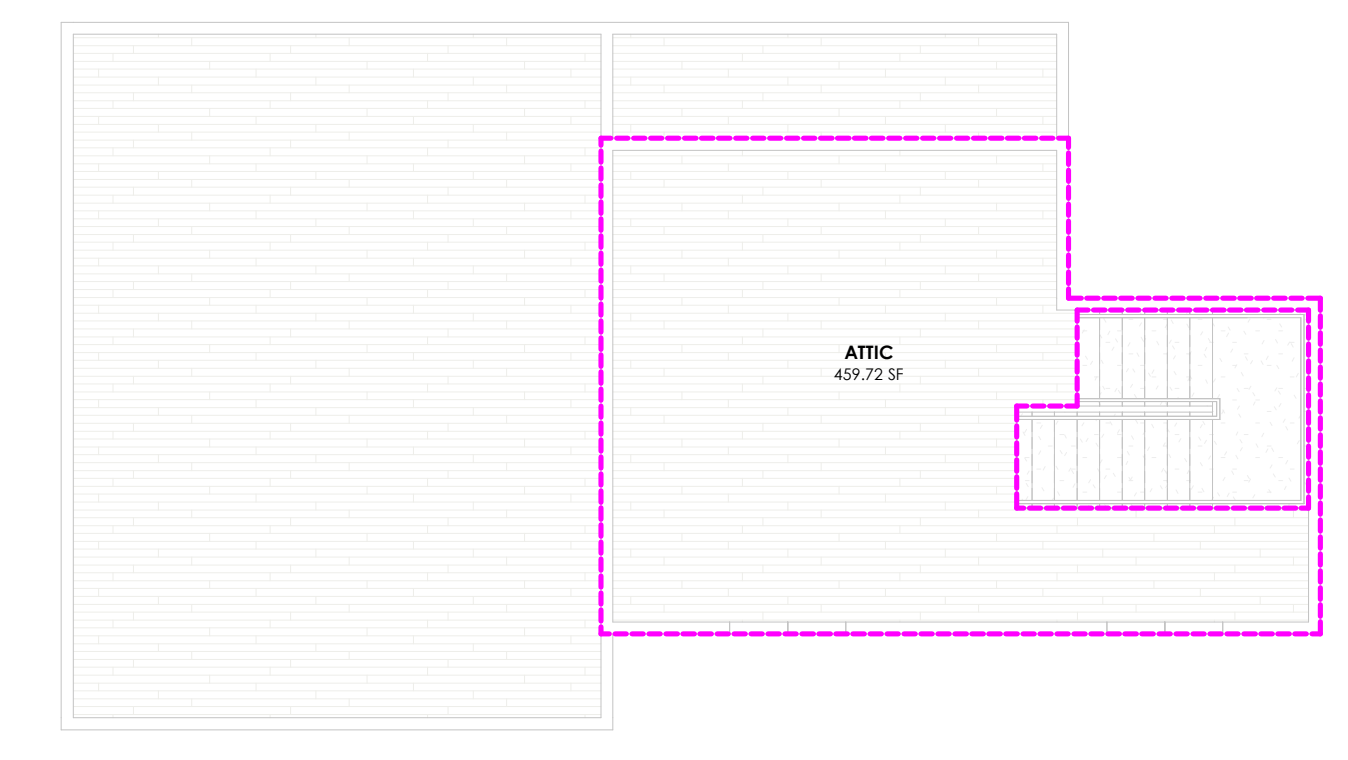
1 BASEMENT
 SCALE: 1/8" = 1'-0"



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



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



4 ATTIC
 SCALE: 1/8" = 1'-0"

PROJECT AREA.		
LEVEL	NAME	AREA
BASEMENT	BASEMENT	785.06 SF
BASEMENT	GARAGE	496.42 SF
1ST FLOOR	FIRST FLOOR	1310.01 SF
1ST FLOOR	PORCH	103.24 SF
2ND FLOOR	SECOND FLOOR	1155.08 SF
ATTIC	ATTIC	459.72 SF
TOTAL		4309.51 SF

KEY PLAN

BLOCK # LOT #

REVISIONS

REV.	DATE	DESCRIPTION

DESIGN
 DAFNE BORSATTI
 COORDINATOR
 BRUNA PUGLIESSA
 DRAWN BY
 MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY

ADDRESS:
 03 DANIELS ST
 LEXINGTON MA

SEAL/SIGNATURE



SHEET TITLE:
GROSS AREA

A18

*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.

DATE: 01/09/2025 PROJECT NO.: 1105

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 (780 CMR) 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 FIELD-VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE PROCEEDING.

THE CONTRACTOR SHALL COORDINATE ALL PROJECT DRAWINGS — INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING — TO ENSURE ACCURACY AND CONSISTENCY. DO NOT PROCEED WITH THE WORK UNTIL ALL CONFLICTS ARE RESOLVED AND CHANGES ARE APPROVED.

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 MUST BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.

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

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE PROPERTY BOUNDARIES AND TO OBTAIN PERMISSION FROM NEIGHBORING PROPERTY OWNERS IF ANY WORK EXTENDS BEYOND THE PROPERTY LINES.

ALL OPEN HOLES MUST BE SECURED AT THE END OF EACH WORKDAY AND DURING WEEKENDS OR HOLIDAYS. THE SITE SHALL BE INSPECTED DAILY, HAZARDS REMOVED, AND THE AREA MAINTAINED IN COMPLIANCE WITH ALL OSHA REGULATIONS AND SAFETY CODES.

PROVIDE SAFE EXCAVATION PRACTICES, INCLUDING PROPER SLOPE ANGLES, SHORING, AND PROTECTION MEASURES, 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 PROJECT DURATION.

EXCAVATIONS FOR FOUNDATIONS OR RETAINING WALLS SHALL EXTEND TO BELOW THE LOCAL FROST DEPTH (48" MINIMUM IN LEXINGTON, MA). FOUNDATION BEARING SHALL BE ON UNDISTURBED NATIVE SOIL OR PROPERLY COMPACTED STRUCTURAL FILL WITH A PRESUMPTIVE BEARING CAPACITY OF 2,000 PSF (UNLESS HIGHER CAPACITY IS VERIFIED BY A GEOTECHNICAL REPORT).

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
– ASTM C94 – READY-MIXED CONCRETE
– AND ALL APPLICABLE PROVISIONS OF 780 CMR.

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

ALL CONCRETE EXPOSED TO FREEZE-THAW CONDITIONS SHALL CONTAIN AIR-ENTRAINING ADMIXTURES TO ACHIEVE 6% ±1% AIR CONTENT AT DELIVERY. USE OF CALCIUM CHLORIDE IS STRICTLY PROHIBITED.

PROVIDE MINIMUM REINFORCEMENT COVER:
– 3" FOR FOOTINGS CAST AGAINST EARTH
– 2" FOR WALLS CAST AGAINST EARTH
– 1.5" FOR SLABS OR WALLS NOT EXPOSED TO EARTH OR WEATHER PER ACI 318 SECTION 20.6.

ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 60. SPLICES SHALL COMPLY WITH ACI 318 CLASS C TENSION REQUIREMENTS. DOWELS, WHERE USED, SHALL MATCH THE SIZE AND SPACING OF THE REINFORCEMENT ABOVE.

NO CONCRETE SHALL BE PLACED OVER LOOSE, FROZEN, OR UNSUITABLE SUBGRADE. THE SUBGRADE SHALL BE CLEAN, MOIST, AND PROPERLY COMPACTED TO 95% MAXIMUM DRY DENSITY (ASTM D1557) BEFORE PLACEMENT.

FORMS MUST BE PROPERLY ALIGNED AND BRACED TO ACHIEVE FINAL DIMENSIONS AND SHAPE AS REQUIRED.

FOUNDATIONS

ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED OVER UNDISTURBED NATIVE SOIL OR PROPERLY COMPACTED STRUCTURAL FILL WITH A PRESUMPTIVE BEARING CAPACITY OF 2,000 PSF, UNLESS A HIGHER VALUE IS VERIFIED BY A GEOTECHNICAL REPORT.

ALL FOOTINGS AND PIERS SHALL BE PLACED BELOW THE LOCAL FROST DEPTH OF 48 INCHES MINIMUM (LEXINGTON, MA REQUIREMENT).

CONCRETE PIERS SHALL BE FORMED USING CIRCULAR SONOTUBE FORMS AND EXTENDED WITH PRE-ENGINEERED FOOTING BASES WHERE REQUIRED. EXCAVATIONS MUST BE CLEAN, DRY, AND HAND-TRIMMED TO FINAL DIMENSIONS PRIOR TO PLACING CONCRETE.

ALL FOUNDATION CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, AND SHALL CONFORM TO ACI 318, ASTM C94, AND PROJECT-SPECIFIC DETAILS. REINFORCEMENT, ANCHORAGE, AND EMBEDMENTS SHALL BE PROVIDED IN ACCORDANCE WITH ACI 318.

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

POSITIVE DRAINAGE SHALL BE MAINTAINED AROUND ALL FOUNDATION ELEMENTS DURING AND AFTER CONSTRUCTION. A MINIMUM SLOPE OF 6 INCHES IN THE FIRST 10 FEET (5%) SHALL BE PROVIDED AWAY FROM THE FOUNDATION TO PREVENT WATER ACCUMULATION AND FROST-RELATED DAMAGE.

ALL WORK ADJACENT TO EXISTING FOUNDATIONS OR UTILITIES SHALL BE PERFORMED WITH CAUTION TO AVOID SETTLEMENT, VIBRATION DAMAGE, OR STRUCTURAL IMPACTS. PROPER PROTECTION AND SHORING SHALL BE PROVIDED AS NECESSARY.

NO FOUNDATION CONCRETE SHALL BE PLACED OVER LOOSE, FROZEN, OR WATER-SATURATED SOIL. ALL CONDITIONS MUST BE FIELD-VERIFIED AND APPROVED PRIOR TO PLACEMENT.

WOOD CONSTRUCTION

WOOD CONSTRUCTION

ALL STRUCTURAL WOOD FRAMING AND CONNECTIONS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION, THE MASSACHUSETTS STATE BUILDING CODE (780 CMR), AND APPLICABLE PROVISIONS OF IRC 2021 AND IBC 2021.

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 IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED SOUTHERN PINE NO.2 OR BETTER, IN ACCORDANCE WITH AWPA U1 (UC4A MINIMUM).

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

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

PROVIDE ADDITIONAL JOISTS UNDER BATHTUBS AND UNDER PARTITIONS PARALLEL TO FRAMING SPANS LONGER THAN 4 FEET.

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

JOISTS SHALL BE INSTALLED WITH A MINIMUM BEARING OF 3". SOLID BLOCKING OR BRIDGING SHALL BE INSTALLED AT SUPPORTS AND AT MID-SPAN WHERE JOIST SPANS EXCEED 8'-0", PER NDS REQUIREMENTS.

ALL CONNECTORS (JOIST HANGERS, TIES, CAPS, CLIPS, ETC.) SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A653 G185 AND MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

NO FIELD ALTERATIONS (NOTCHING OR DRILLING) ARE PERMITTED WITHOUT PRIOR STRUCTURAL ENGINEER APPROVAL. WHERE PERMITTED, ALTERATIONS SHALL COMPLY WITH IRC TABLE R502.8, R802.7, AND R602.6.

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

SHEATHING:
– WALL SHEATHING: 15/32" APA-RATED EXPOSURE 1 PLYWOOD OR OSB.
– ROOF SHEATHING: 5/8" APA-RATED PLYWOOD OR OSB.
– FLOOR SHEATHING: 3/4" T&G APA-RATED PLYWOOD OR OSB, INSTALLED PERPENDICULAR TO JOISTS, WITH 1/8" JOINT GAPS, STAGGERED ENDS, AND GLUED + NAILED PER CODE.
– FASTEN SHEATHING IN ACCORDANCE WITH IRC TABLE R602.3(1) (6" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELD, UNLESS OTHERWISE SPECIFIED).

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 AND ORDINANCES

DESIGN LOADS:
– ROOF: 10 PSF DEAD, 50 PSF GROUND SNOW (Pg), 38–40 PSF FLAT ROOF SNOW (Pf) (PER ASCE 7-22 AND 780 CMR)
– FLOORS: 40 PSF LIVE, 15 PSF DEAD
– WIND: 115 MPH, VULT, RISK CATEGORY II, EXPOSURE B (PER ASCE 7-22 WIND MAPS, LEXINGTON, MA)
– SEISMIC: DESIGN CATEGORY C (PER 780 CMR AND ASCE 7-22, SITE CLASS D UNLESS VERIFIED OTHERWISE)

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

ROOF CONSTRUCTION

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

PROVIDE 5/8" APA-RATED EXTERIOR GRADE PLYWOOD SHEATHING, INSTALLED PERPENDICULAR TO RAFTERS AND FASTENED WITH 8D NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD, IN ACCORDANCE WITH IRC TABLE R602.3(1).

ALL RAFTERS, RIDGE BOARDS, RIDGE BEAMS, AND SUPPORTING MEMBERS SHALL BE SIZED AND SPACED AS SHOWN ON STRUCTURAL DRAWINGS. RIDGE BEAMS, WHERE REQUIRED, SHALL BE STRUCTURALLY DESIGNED PER ACI/ASCE/780 CMR.

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

ROOF SLOPE SHALL BE AS SHOWN ON PLANS AND SHALL NOT BE LESS THAN CODE-MINIMUM REQUIREMENTS FOR THE SELECTED ROOF COVERING.

ICE AND WATER SHIELD SHALL BE INSTALLED AT EAVES EXTENDING A MINIMUM OF 24" INSIDE THE EXTERIOR WALL LINE, OR AS REQUIRED BY 780 CMR AND THE MASSACHUSETTS ENERGY CODE.

PROVIDE ATTIC VENTILATION AT RIDGE AND EAVES. MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF ATTIC FLOOR AREA, OR 1/300 WHERE A CLASS I OR II VAPOR RETARDER IS PROVIDED, IN ACCORDANCE WITH IRC R806.

ALL WORK SHALL COMPLY WITH 780 CMR (10TH EDITION), IRC 2021, THE MASSACHUSETTS ENERGY CODE, AND LOCAL ORDINANCES.

DRAWINGS:

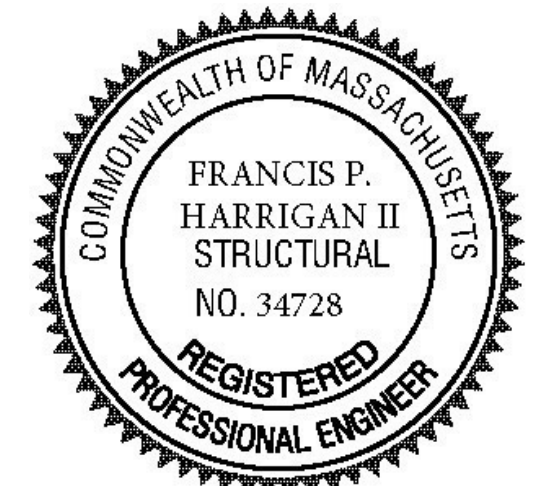
- STRUCTURAL**
- S-100 NOTES
- S-101 PROPOSED FOUNDATION PLAN
- S-102 PROPOSED FIRST FLOOR FRAMING PLAN
- S-103 PROPOSED SECOND FLOOR FRAMING PLAN
- S-104 PROPOSED ATTIC FRAMING PLAN
- S-105 PROPOSED ROOF FRAMING PLAN
- S-106 SECTION - DETAILS



PROJECT ADDRESS:

3 DANIELS
Lexington MA

STAMP:



Francis P. Harrigan

DRAWING TITLE:

NOTES

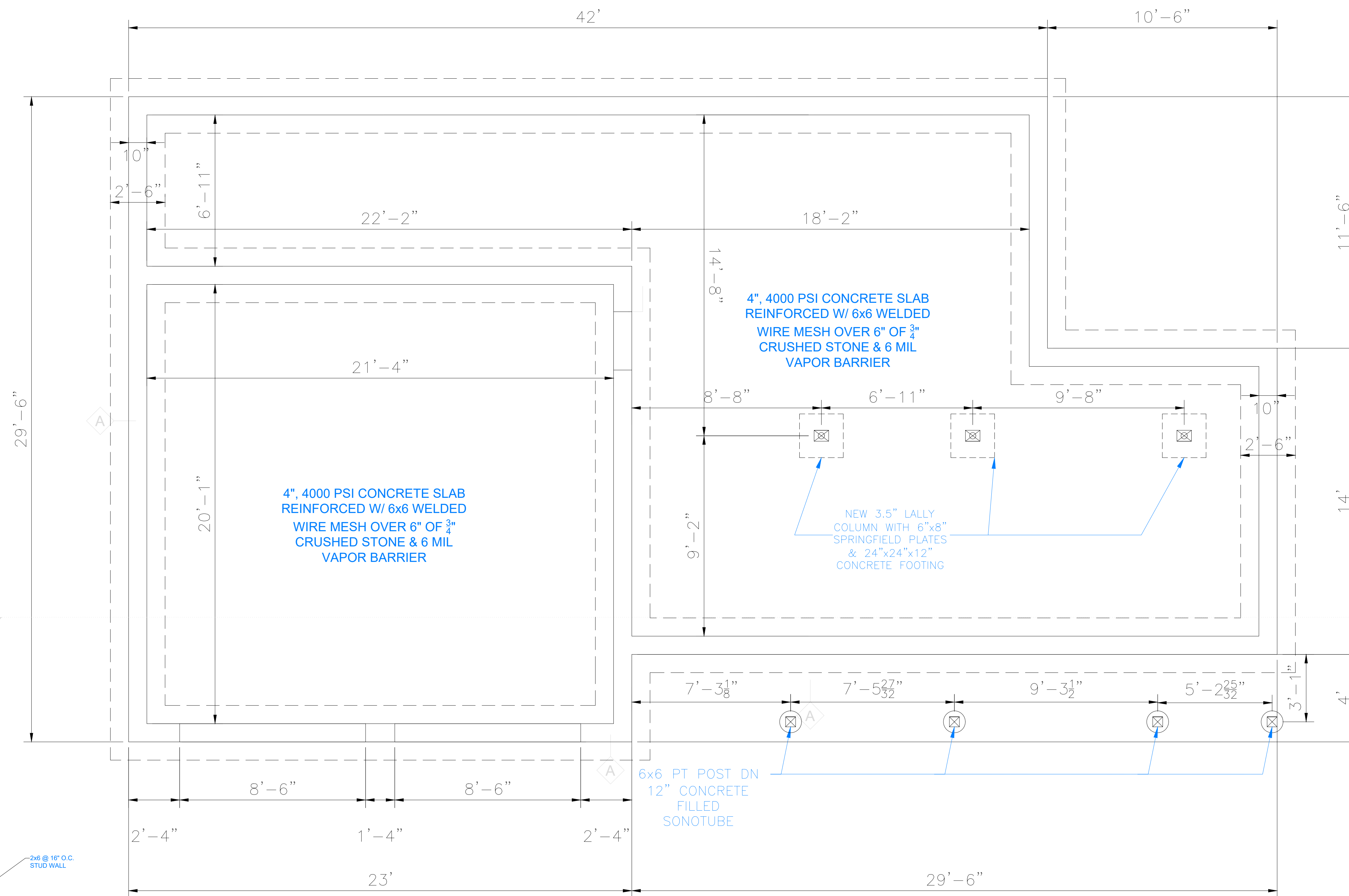
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DRAWN BY KV	CHECKED BY AM

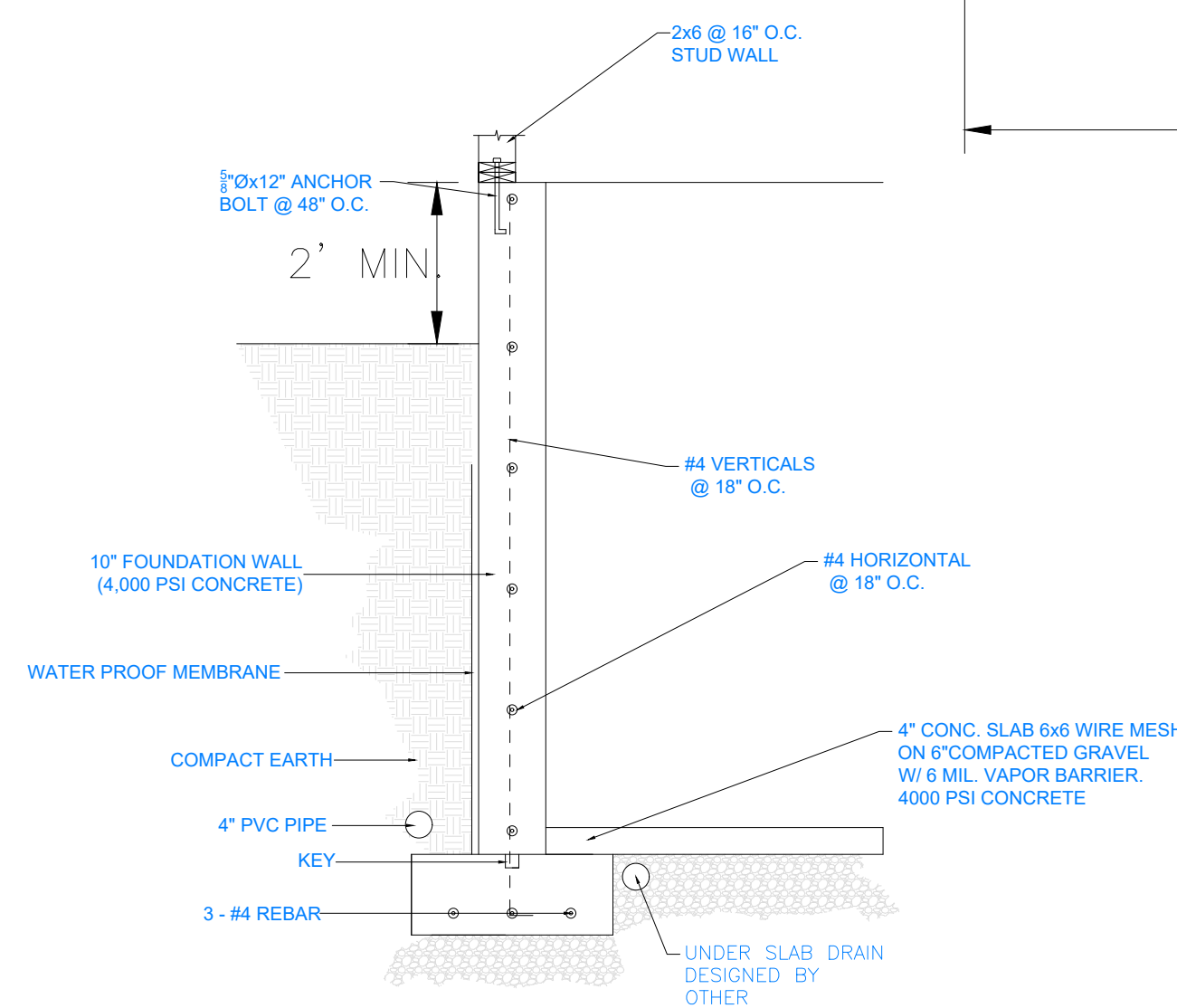
SHEET
S-100

PROJECT ADDRESS:

3 DANIELS
Lexington MA



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



SECTION
S-1

STAMP:



Francis P. Harrigan

DRAWING TITLE:

PROPOSED FOUNDATION PLAN

No.	REVISION	DATE

DATE SEP 03 2025	SHEET N° 2
DRAWN BY KV	CHECKED BY AM

SHEET

S-101

PROJECT ADDRESS:

3 DANIELS
Lexington MA

STAMP:



Francis P. Harrigan

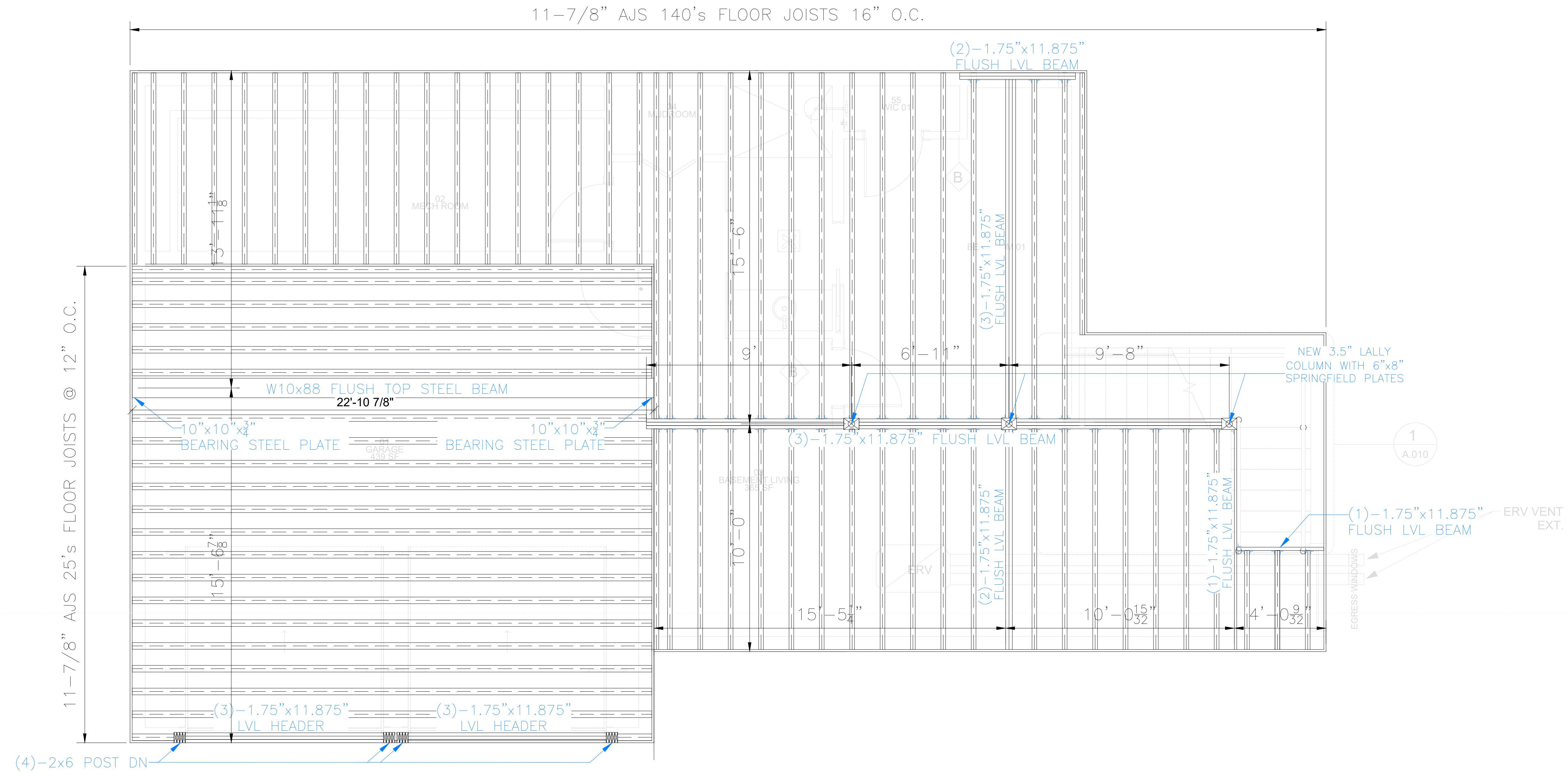
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**PROPOSED FIRST FLOOR
FRAMING PLAN**

No.	REVISION	DATE

DATE SEP 03 2025	SHEET N° 3
DRAWN BY KV	CHECKED BY AM

SHEET
S-102

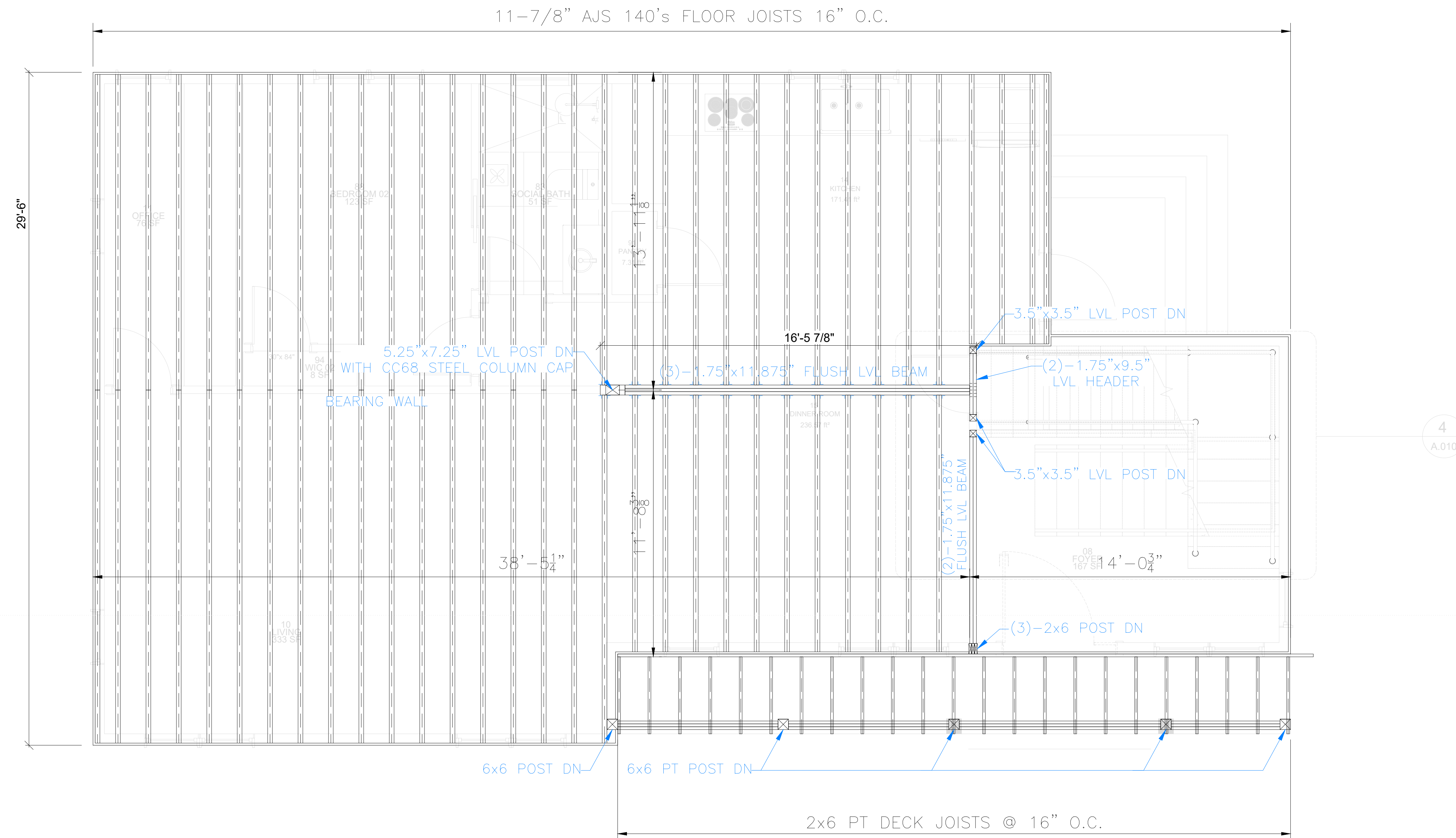


PROPOSED FIRST FLOOR FRAMING PLAN

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

PROJECT ADDRESS:

3 DANIELS
Lexington MA



- STRUCTURAL NOTES:
1. DOUBLE FLOOR JOISTS UNDER ALL INTERIOR PARTITIONS
 2. (3)-2x10 EXTERIOR HEADERS WITH (3)-2x6 JACKS
 3. ALL VERTICAL POSTS SHALL BE CONTINUOUSLY SUPPORTED AND SHALL BE POSTED DOWN TO THE FOUNDATION OR CARRIED ALL THE WAY DOWN TO A SUITABLE LOAD-BEARING ELEMENT CAPABLE OF SUPPORTING THE DESIGN LOADS.

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 SEP 03 2025	SHEET N° 4
DRAWN BY KV	CHECKED BY AM

SHEET
S-103

PROJECT ADDRESS:

3 DANIELS
Lexington MA

STAMP:



Francis P Harrigan

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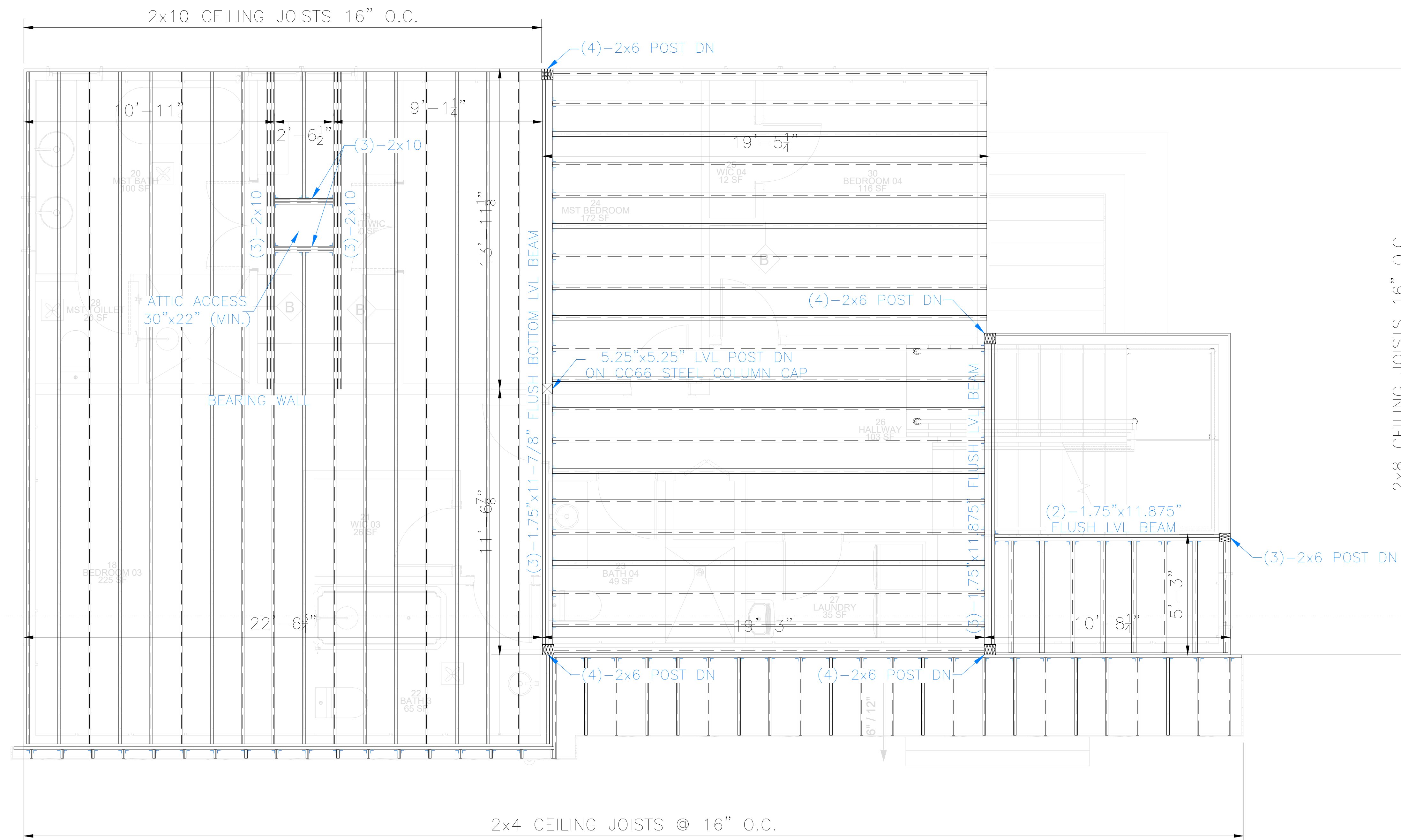
**PROPOSED CEILING
FRAMING PLAN**

No.	REVISION	DATE

DATE	SEP 03 2025	SHEET N°	5
DRAWN BY	KV	CHECKED BY	AM

SHEET

S-104

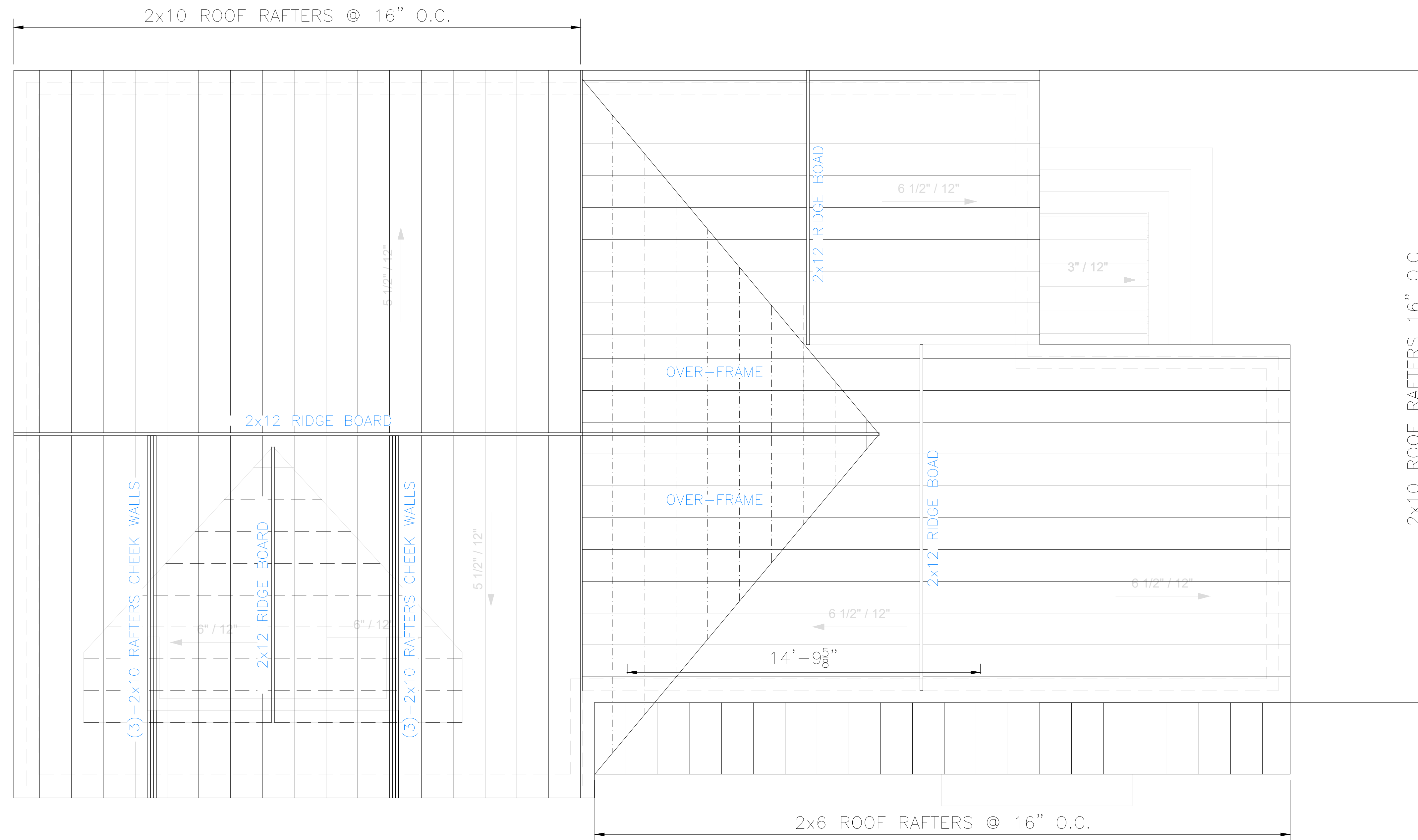


- STRUCTURAL NOTES:
1. DOUBLE FLOOR JOISTS UNDER ALL INTERIOR PARTITIONS
 2. (3)-2x8 EXTERIOR HEADERS WITH (3)-2x6 JACKS
 3. ALL VERTICAL POSTS SHALL BE CONTINUOUSLY SUPPORTED AND SHALL BE POSTED DOWN TO THE FOUNDATION OR CARRIED ALL THE WAY DOWN TO A SUITABLE LOAD-BEARING ELEMENT CAPABLE OF SUPPORTING THE DESIGN LOADS.

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

PROJECT ADDRESS:

3 DANIELS
Lexington MA



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

STAMP:



Francis P Harrigan

DRAWING TITLE:
PROPOSED ROOF FRAMING PLAN

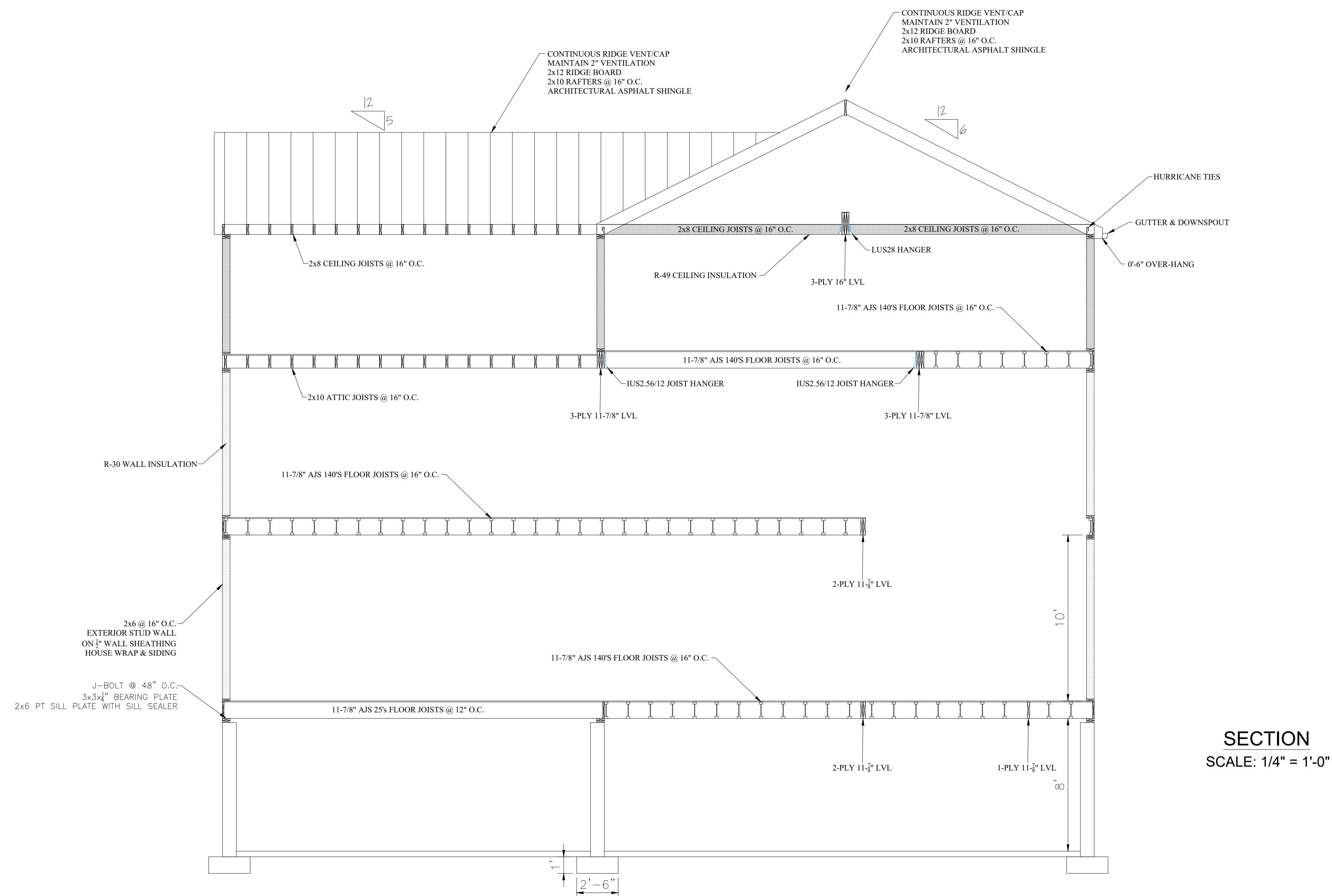
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DATE	SEP 03 2025	SHEET N°	6
DRAWN BY	KV	CHECKED BY	AM

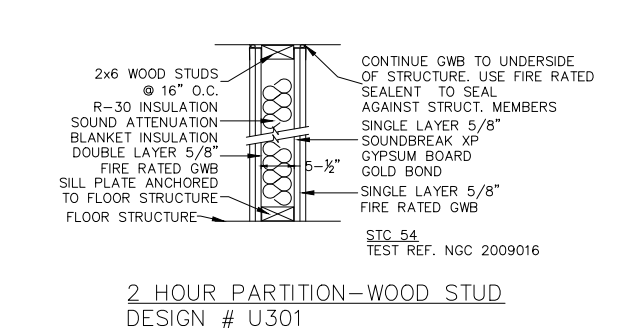
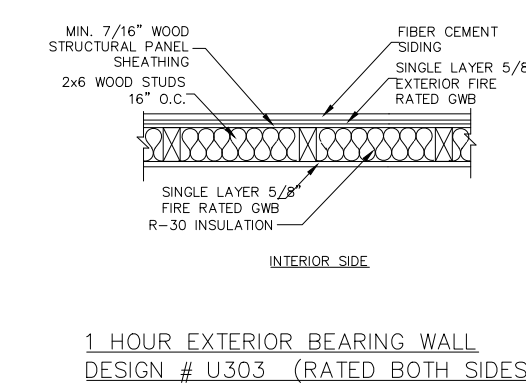
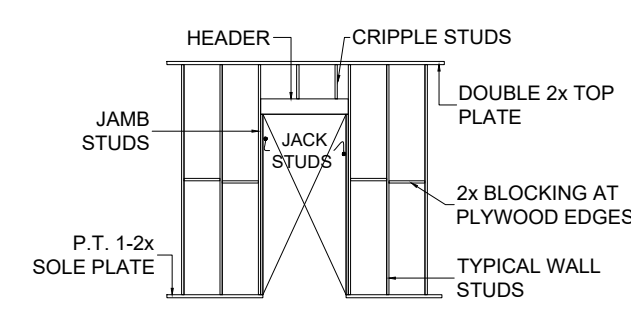
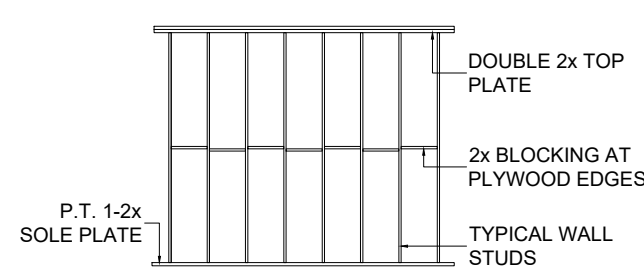
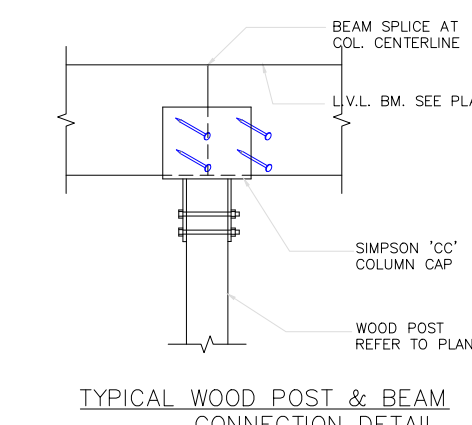
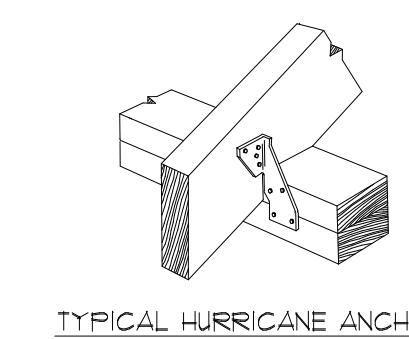
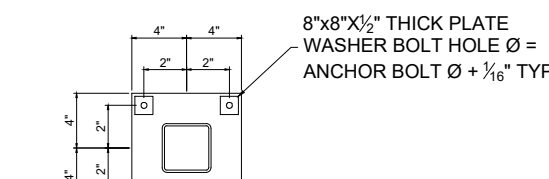
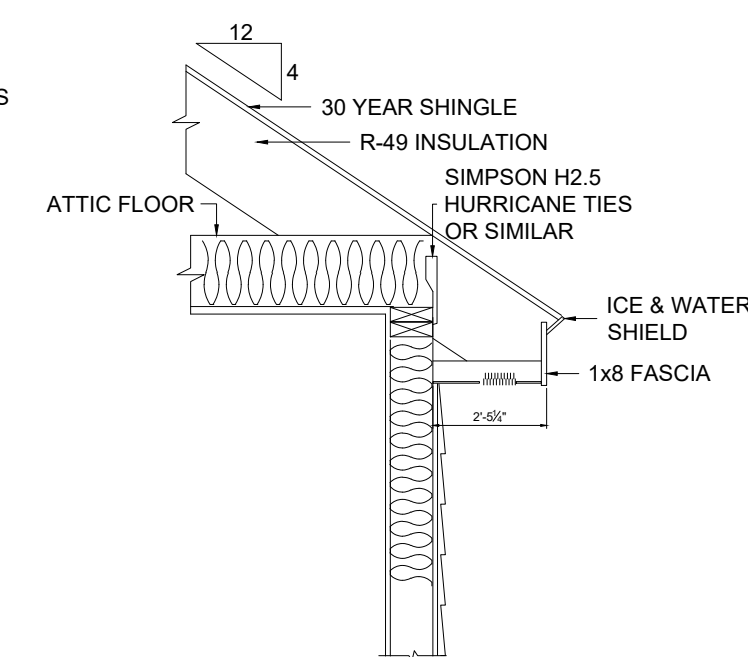
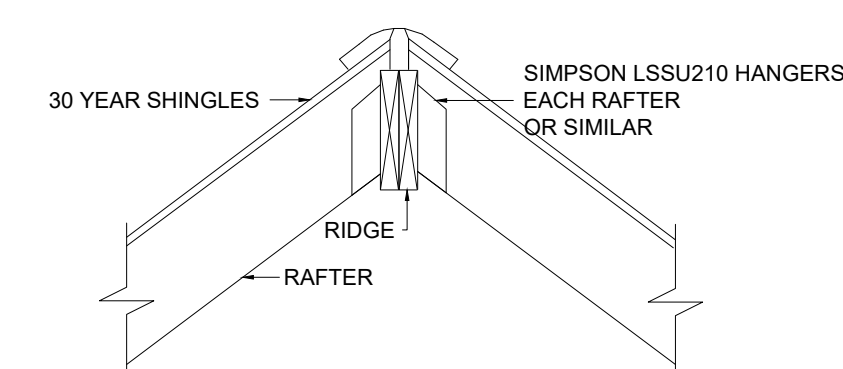
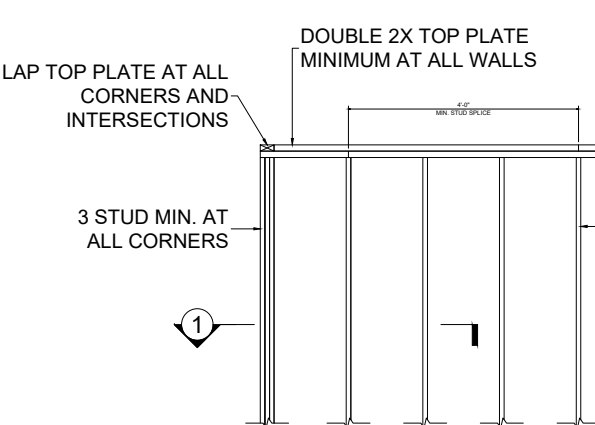
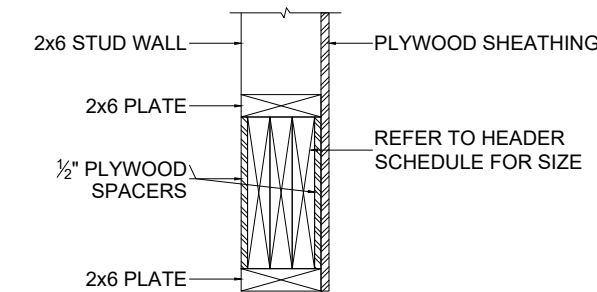
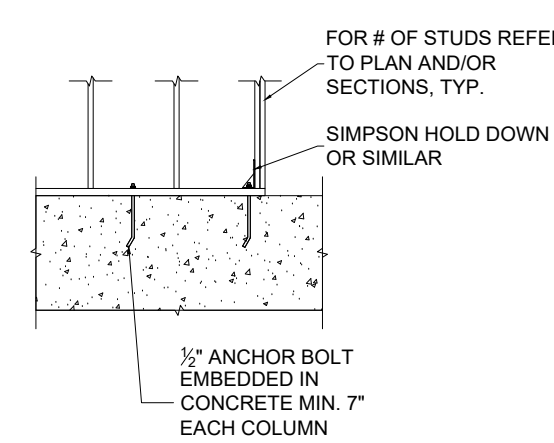
SHEET
S-105

PROJECT ADDRESS:

3 DANIELS
Lexington MA



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



STAMP:



Francis P Harrigan

DRAWING TITLE:

SECTION - DETAILS

No.	REVISION	DATE

DATE	SEP 03 2025	SHEET N°	7
DRAWN BY	KV	CHECKED BY	AM

SHEET

S-106

Architect Certification of Compliance with Street Adequacy Determination Bylaw

Date: 09/01/2025

Lexington Planning Office
Town Office Building
Lexington, MA 02420

Calculation for Gross Floor Area (GFA)

Address: 03 DANIELS ST LEXINGTON MA

Existing Area	Existing Square Feet *
Basement: ceiling height greater than 6'8"	750 SF
Garage	370SF
First Floor	1110SF
Second Floor	503 SF
(Half Story)Max.40% of Second floor	
Porch(s)	
Any Other Structures on Property	
Total GFA	2733 SF

Proposed Area	Proposed Square Feet*
Basement: ceiling height greater than 6'8"	785.06 SF
Garage	496.42 SF
First Floor	1310.01 SF
Second Floor	1155.08 SF
(Half Story)Max.40% of Second floor	459.72 SF
Porch(s)	103.24 SF
Any Other Structures on Property	
Total GFA	4309.53 SF

Will the project result in the addition of more than 1,000 square feet of total Gross Floor Area to the existing lot?

Yes
 No

Francis P Harrigan II

Name
Massachusetts License # 34728

Francis P Harrigan

Signature



*Square footages must have documented areas on a floor plan showing how square footage was calculated. Confirm Building Plans delineate Gross Floor Areas.

GROSS FLOOR AREA

The sum, in square feet, of the horizontal areas of a building (or several buildings on the same lot) *measured from the exterior face of the exterior walls*, or from the center line of a party wall separating two buildings, including garages, basements, porches, and half stories. In half stories, all floor area where the headroom is greater than five feet, measured from the top of the floor joists of the top story to the bottom of the roof rafters, which is included in the measurement of gross floor area unless the term net floor area is used.

HALF STORY (An Attic with Stairway Access)

A story under a sloping roof accessed by a stairway compliant with the building code. The gross floor area with head room of five feet or more may not exceed 40% of the total floor area of the second story. Dormers may be constructed on those exterior walls provided the length of the dormers measured between the lowest bearing points of the dormers on the rafters of the sloping roof does not exceed 50% of the length of the sloping roof to which it is attached.