NEW SINGLE FAMILY HOME

REVIEW 04/30/26



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 CONSTRUCTION HOME
NEW SINGLE FAMILY HOME
ADDRESS: 3 WESTON ST LEXINGTON MA
CLIENT: SHEVYSTON

1. ARCHITECTURE

T-001	ARCHITECTURE
G-001	GENERAL NOTES
A100	SITE PLAN AND DRAINAGE PLAN
A101	PROPOSED BASEMENT PLAN
A102	PROPOSED FIRST FLOOR PLAN
A103	PROPOSED SECOND FLOOR PLAN
A104	PROPOSED ATTIC FLOOR PLAN
A105	PROPOSED ROOF PLAN
A106	PROPOSED SECTIONS PLAN
A107	PROPOSED ELEVATIONS
A108	PROPOSED ELEVATIONS
A109	STAIR DETAILS
A110	DETAILS SHEET
A111	DETAILS SHEET
A112	DOOR DETAILS
A113	WINDOWS DETAILS
A114	RCP
A115	POWER AND COMUNICATION
A116	PLUMBING POINTS
A117	AREA CALCULATION PLAN

TOTAL OF SHEETS: 20

PROPERTY INFORMATIONS

LOT SIZE:	0.48 ACRES
MODEL:	RESIDENTIAL
BOOK PAGE:	50673, 0348
PROPERTY ID:	35-11
LOCATION ID:	F_721409_2983732

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

PROJECT AREA		
LEVEL	NAME	AREA
BASEMENT	BASEMENT	1146.53 SF
BASEMENT	GARAGE	536.44 SF
1ST FLOOR	FIRST FLOOR	1754.60 SF
1ST FLOOR	PORCH	94.13 SF
2ND FLOOR	SECOND FLOOR	1497.88 SF
ATTIC	ATTIC	462.37 SF
TOTAL		5491.95 SF

DATE: 04/22/26

*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 PROJECTS CHARACTERISTICS.

DB Project Design

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KEY PLAN

BLOCK # | LOT #

REVISIONS

REV.	DATE	DESCRIPTION
01	01/24/2025	ISSUED FOR CLIENT
02	04/30/2026	NEW STAIR + AREA MODIFICATION
03	04/30/2026	ADD ATTIC

DESIGN
DAFNE BORSATTI

COORDINATOR
BRUNA PUGLIESSA

DRAWN BY
MARCIO CORREA

PROJECT:
NEW CONSTRUCTION

ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
ARCHITECTURE

T-001

DATE: 04/22/26 | PROJECT NO : 1133

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 CONTRACTOR'S RESPONSIBILITY
2.4 PROJECT SHALL NOT BE COMPLETED UNTIL ALL NECESSARY AFFIDAVITS , CERTIFICATION AGENCY APPROVALS AND INSURANCE CONDITIONS OF THIS CONTRACT HAVE BEEN FULFILLED 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 REPLECT 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.

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.

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 VERYFY ALL FINAL DIMENSIONS.
2. ELECTRICAL, MECHANICAL, PLUMBING AND FIRE PROTECTION LAYOUTS ARE TO BEPROVIDED 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 VERY 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 INCOMPATABLE 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

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)
10. CONTRACTOR TO PROVIDE SEPARATE CIRCUIT FOR PV HOOKUP,SOLAR-READY ZONE INDICATE AT ROOF AS PER 225 CMR 22: MASSACHUSETTS RESIDENTIAL STRETCH ENERGY CODE AND MUNICIPAL OPT-IN SPECIALIZED CODE 2023.
11. (2) 1" EMPTY CONDUIT FOR FUTURE SOLAR READY PROVISIONS FROM EXTERIOR ELECTRICAL PANEL UP TO ROOF

SMOKE DETECTOR

1.SMOKE DETECTORS TO BE PHOTOELECTRIC THROUGHOUT.
2. MUST BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP

*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.

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173 Erin Lane - Ludlow
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KEY PLAN

BLOCK # | LOT #

REVISIONS

REV.	DATE	DESCRIPTION
01	01/24/2025	ISSUED FOR CLIENT
02	04/30/2026	NEW STAIR + AREA MODIFICATION
03	04/30/2026	ADD ATTIC

DESIGN
DAFNE BORSATTI

COORDINATOR
BRUNA PUGLIESSA

DRAWN BY
MARCIO CORREA

PROJECT:
NEW CONSTRUCTION

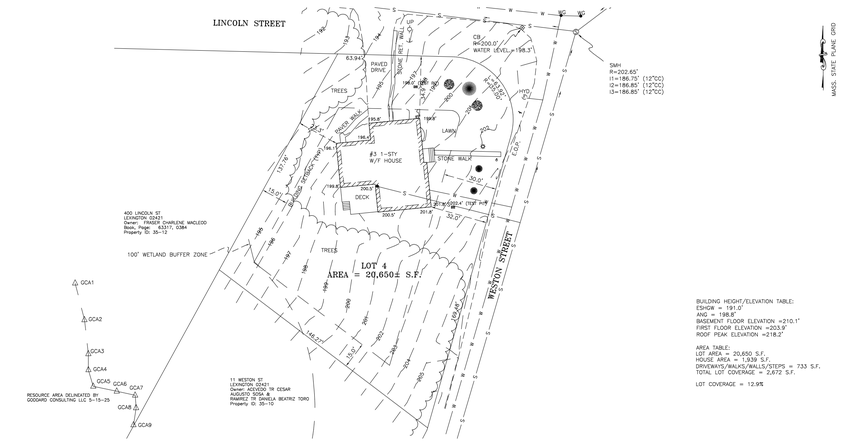
ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
GENERAL NOTES

G-001

DATE: 04/22/26 | PROJECT NO : 1133

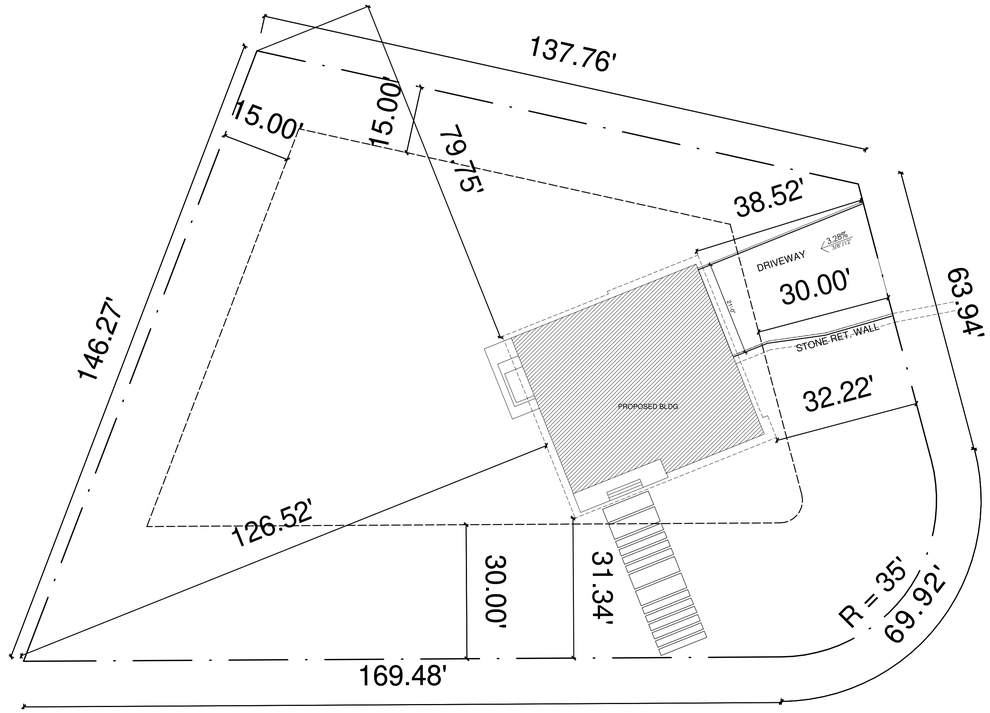


2 EXISTING SITE PLAN
SCALE: 1" = 40'-0"

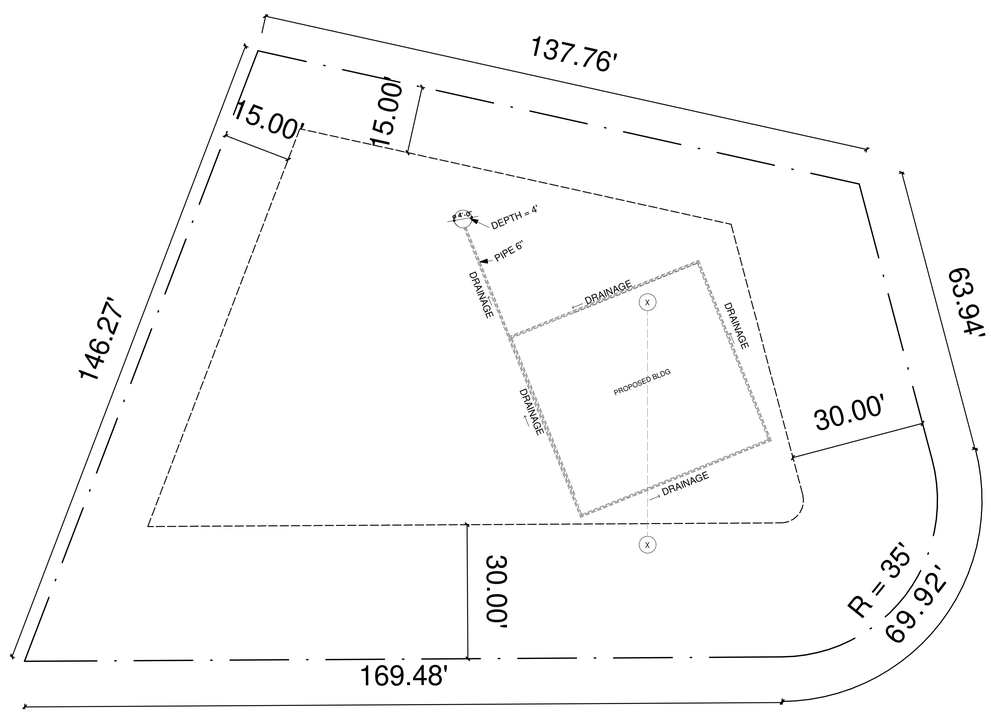


EXISTING LOCUS PLAN - Map data obtained from:
https://massgis.maps.arcgis.com

LINCOLN STREET



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



3 PROPOSED DRAINAGE PLAN
SCALE: 1/16" = 1'-0"

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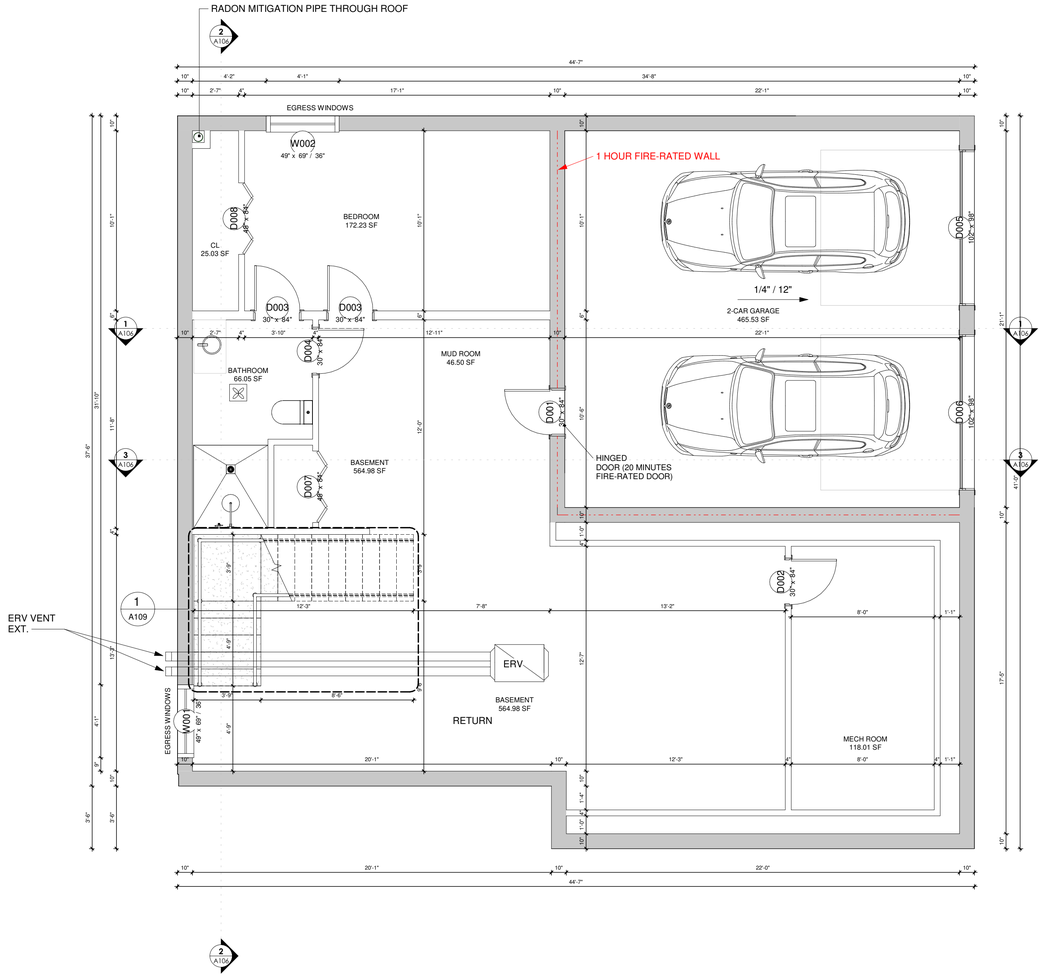
ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
SITE PLAN AND DRAINAGE PLAN

A100

DATE: 04/22/26
PROJECT NO : 1133



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

CALCULATIONS FOR VENTILATION REQUIREMENTS IN THE BASEMENT LIVING ROOM

TOTAL FLOOR AREA: 772.25 SF

VENTILATION REQUIREMENT: 4% OF 772.25 SF

VENTILATION REQUIREMENT =
772.25 × 0.04 = 30.89 SF

THE INSTALLATION OF AN ERV (ENERGY RECOVERY VENTILATOR) IS NECESSARY.

EXHAUST FAN 90 CFM VENTED OUTSIDE USING RIDGED METAL DUCTS.

ERV

ERV - 50 TO 110 CFM VENTED OUTSIDE USING R-6 INSULATED FLEX PIPES.

CALCULATIONS ERV

ASHRAE 62.2 MECHANICAL VENTILATION CALCULATION – BASEMENT

TOTAL CONDITIONED FLOOR AREA: 772.25 SF
NUMBER OF BEDROOMS: 1
ASSUMED OCCUPANTS: 2

REQUIRED VENTILATION RATE:

VENTILATION RATE (CFM) = (0.03 × FLOOR AREA IN SF) + [7.5 × (NUMBER OF BEDROOMS + 1)]
CFM = (0.03 × 783.71) + [7.5 × (1 + 1)]
CFM = 23.51 + 15.00
CFM = 38.51 CFM

CONCLUSION:
A CONTINUOUS VENTILATION RATE OF 38.51 CFM SHALL BE PROVIDED FOR THE BASEMENT LEVEL, IN COMPLIANCE WITH IRC M1507.3 AND ASHRAE 62.2-2016/2019. MECHANICAL VENTILATION WILL BE SUPPLIED VIA A CENTRAL ERV SYSTEM RATED AT 50–110 CFM, SERVING THE LIVING ROOM AND BEDROOM THROUGH INSULATED DUCTWORK (R-6 MIN.), WITH ACCESSIBLE INSTALLATION FOR ROUTINE MAINTENANCE.

NOTE:

ALL BUILDING ASSEMBLIES THAT FORM A BOUNDARY BETWEEN CONDITIONED SPACE AND UNCONDITIONED SPACE (SUCH AS GARAGES, CRAWLSPACES, ATTICS, UTILITY ROOMS, OR MECHANICAL ROOMS OUTSIDE THE THERMAL ENVELOPE) SHALL COMPLY WITH THE AIR SEALING AND INSULATION REQUIREMENTS OF IECC 2021 SECTION C402.5.1 AND TABLE C402.1.3.

THE FOLLOWING PROVISIONS SHALL BE MET:

ALL JOINTS, SEAMS, AND PENETRATIONS IN WALLS, FLOORS, AND CEILINGS SEPARATING CONDITIONED FROM UNCONDITIONED SPACES SHALL BE SEALED USING APPROVED AIR BARRIER MATERIALS (E.G., CAULKING, SPRAY FOAM, GASKETS).

INSULATION R-VALUES FOR WALLS, CEILINGS, AND FLOORS FACING UNCONDITIONED SPACES SHALL COMPLY WITH TABLE C402.1.3 FOR CLIMATE ZONE 5 (MASSACHUSETTS).

DOORS INSTALLED BETWEEN CONDITIONED AND UNCONDITIONED AREAS SHALL BE WEATHER-STRIPPED AND GASKETED TO LIMIT AIR LEAKAGE PER § C402.5.1.2.

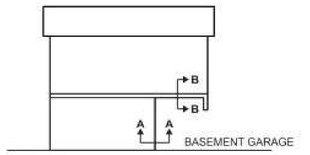
DWELLING–GARAGE FIRE SEPARATION (IRC 2021 / 780 CMR – R302.6)

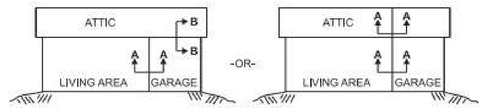
- **WALLS** BETWEEN THE DWELLING/ATTIC AND THE ATTACHED GARAGE: PROVIDE **MINIMUM 5/8-INCH TYPE X** OR EQUIVALENT ON THE **GARAGE SIDE**.
- **GARAGE CEILING** BELOW A HABITABLE ROOM: PROVIDE **MINIMUM 5/8-INCH TYPE X GYPSUM BOARD** OR EQUIVALENT ON THE **GARAGE SIDE**.
- **STRUCTURAL MEMBERS** SUPPORTING THE FLOOR/CEILING ASSEMBLIES USED FOR THE REQUIRED SEPARATION: PROTECT WITH **5/8-INCH TYPE X** OR EQUIVALENT.
- **DETACHED GARAGES** LOCATED **LESS THAN 3 FEET (915 MM)** FROM A DWELLING UNIT ON THE SAME LOT: PROVIDE **5/8-INCH TYPE X** ON THE **INTERIOR SIDE** OF THE GARAGE WALLS FACING THE DWELLING.

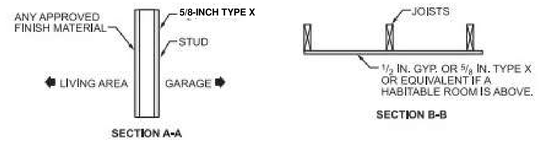
OPENINGS IN GARAGE WALLS (DOOR TO THE DWELLING) SHALL COMPLY WITH **SECTION R302.5**:
- PROVIDE A **SELF-CLOSING** DOOR (**SELF-LATCHING IF REQUIRED BY THE AHJ**).
- DOOR CONSTRUCTION SHALL BE **ONE** OF THE FOLLOWING: **SOLID WOOD ≥ 1-3/8 IN**, **SOLID/HONEYCOMB STEEL ≥ 1-3/8 IN**, **OR A 20-MINUTE FIRE-RATED DOOR**.

PENETRATIONS (PIPES, CONDUITS, CABLES, DUCTS): **FULLY SEAL** WITH APPROVED FIRE-RESISTIVE MATERIALS; NO PENETRATIONS MAY COMPROMISE THE REQUIRED SEPARATION.

CONSTRUCTIVE DETAILS: SEE **DETAIL A-A (WALL)** AND **DETAIL B-B (CEILING)** IN THIS SET, ILLUSTRATING **5/8-INCH TYPE X** ON WALLS AND **5/8-INCH TYPE X** ON THE GARAGE CEILING WHEN A HABITABLE ROOM IS ABOVE.







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KEY PLAN

BLOCK # | LOT #

REVISIONS

REV.	DATE	DESCRIPTION
01	01/24/2025	ISSUED FOR CLIENT
02	04/30/2026	NEW STAIR + AREA MODIFICATION
03	04/30/2026	ADD ATTIC

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COORDINATOR
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DRAWN BY
MARCIO CORREA

PROJECT:
NEW CONSTRUCTION

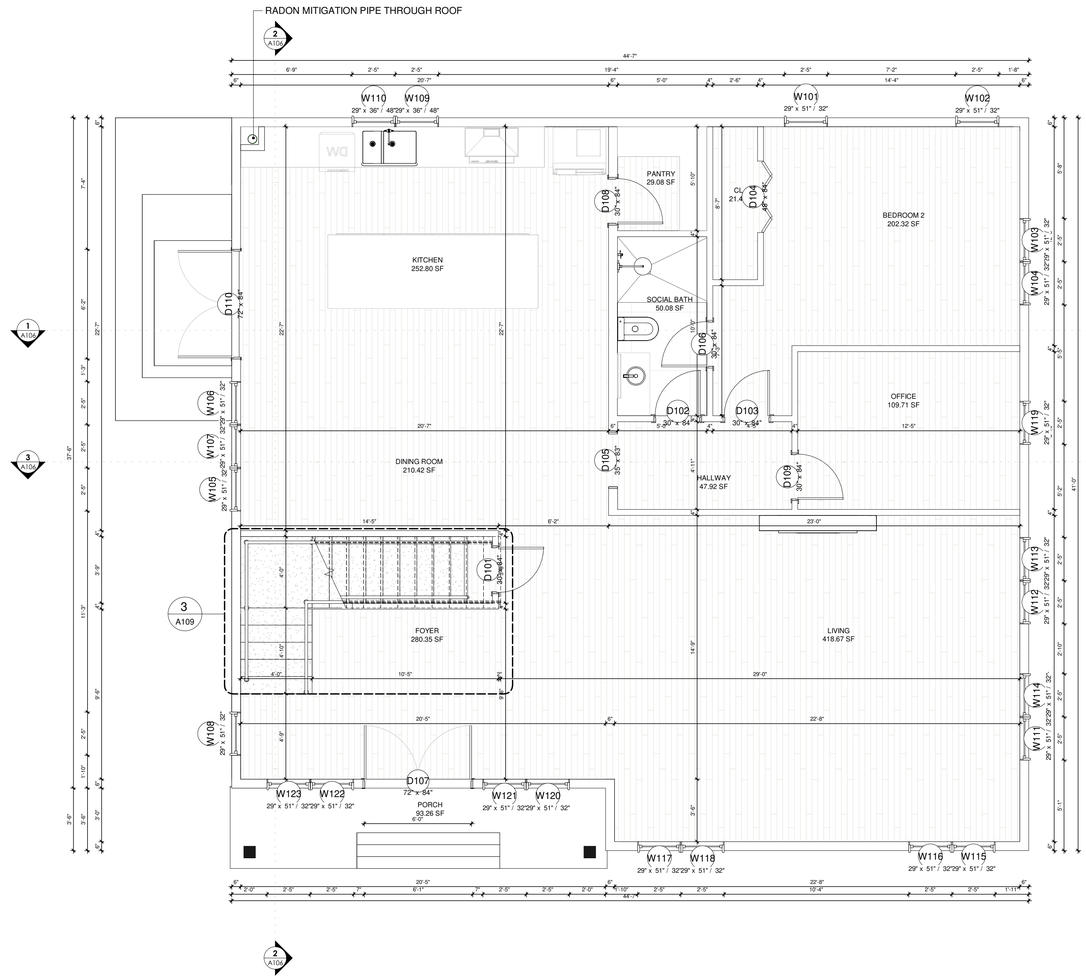
ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
PROPOSED BASEMENT PLAN

A101

DATE: 04/22/26 | PROJECT NO : 1133



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

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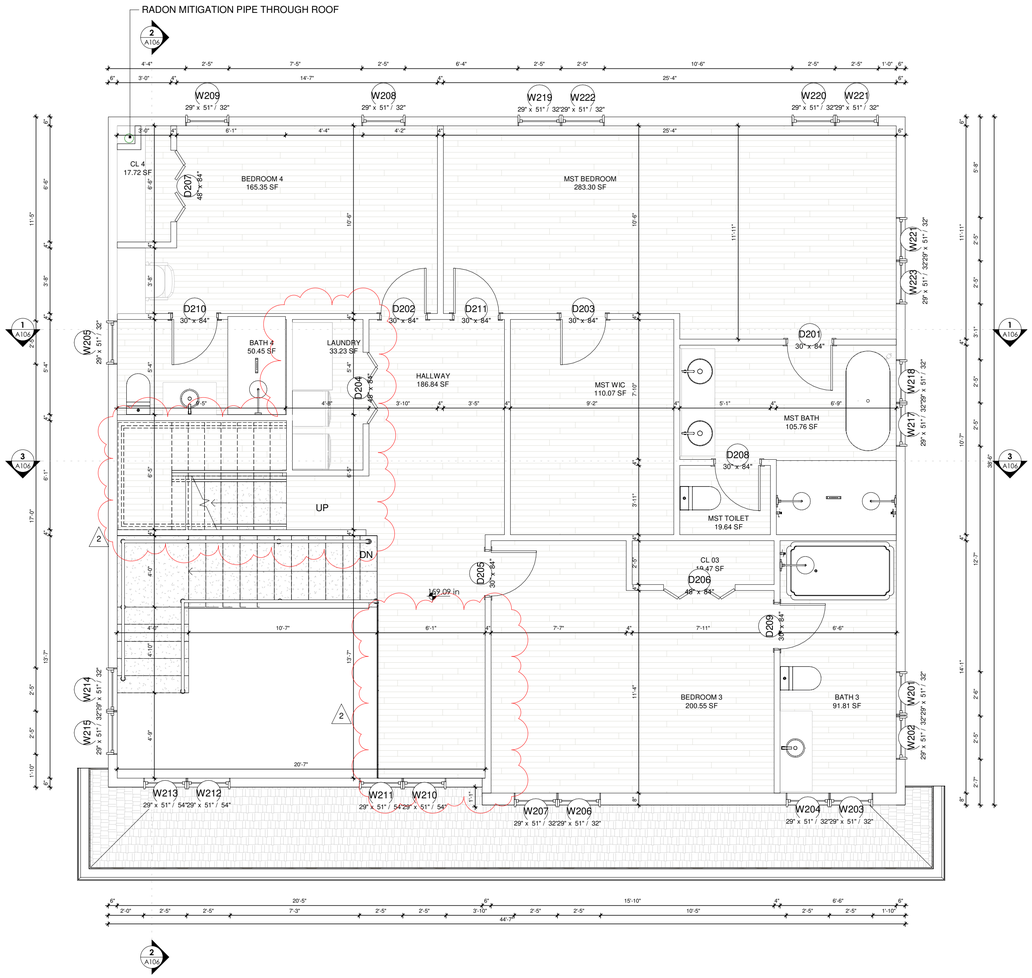
ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
PROPOSED FIRST FLOOR PLAN

A102

DATE:	PROJECT NO :
04/22/26	1133



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

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KEY PLAN

BLOCK #	LOT #

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03	04/30/2026	ADD ATTIC

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DAFNE BORSATTI

COORDINATOR
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PROJECT:
NEW CONSTRUCTION

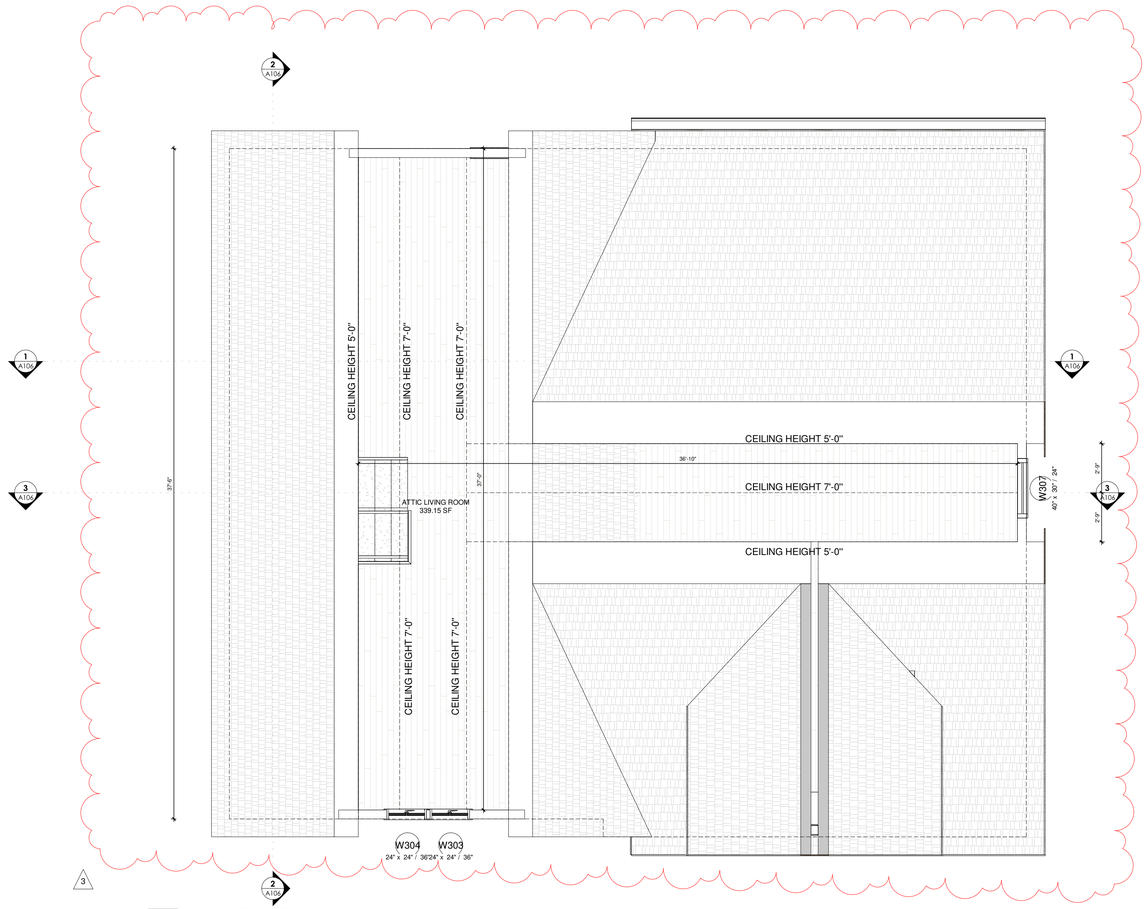
ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
PROPOSED SECOND FLOOR PLAN

A103

DATE:	PROJECT NO :
04/22/26	1133



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

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PROJECT:
NEW CONSTRUCTION

ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
PROPOSED ATTIC FLOOR PLAN

A104

DATE:	PROJECT NO :
04/22/26	1133

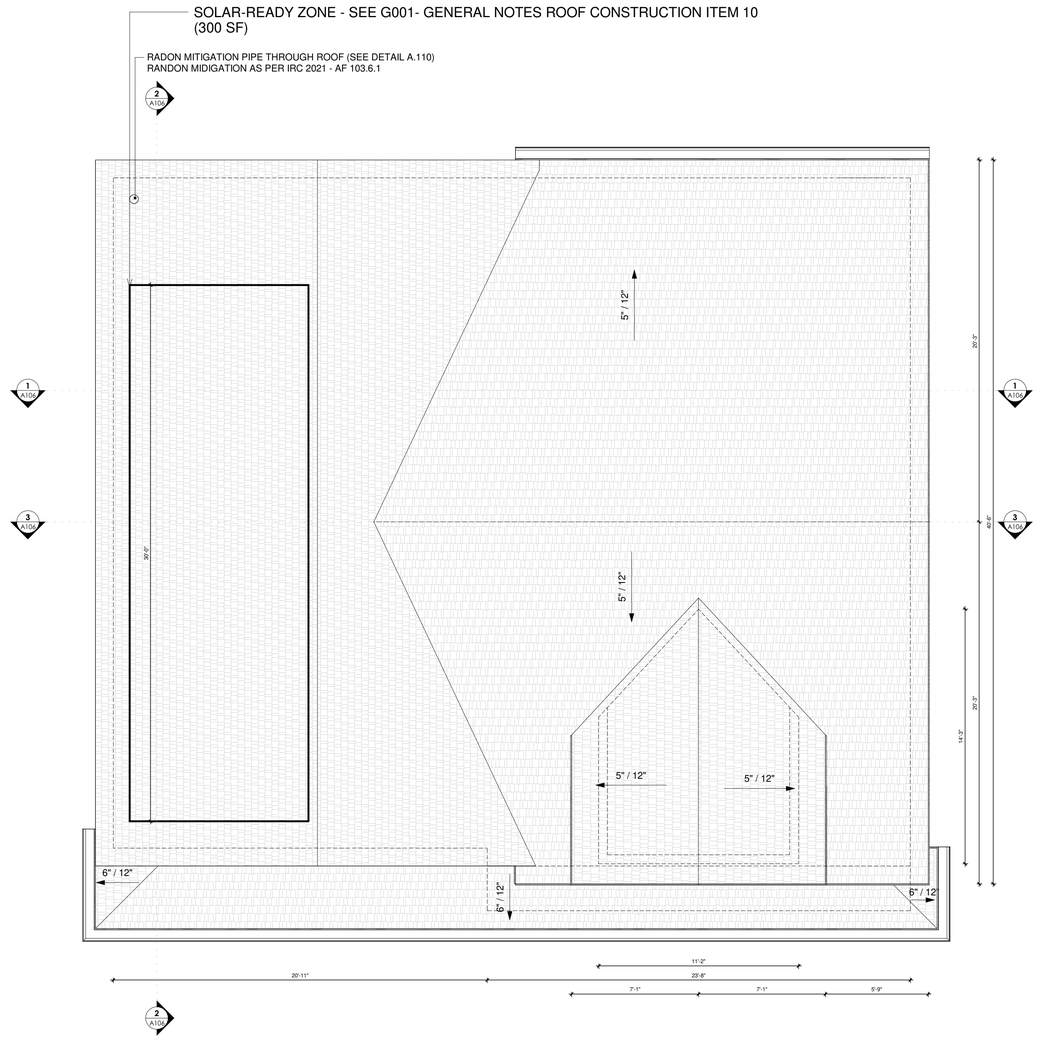
NOTE: CONTRACTOR TO PROVIDE SEPARATE CIRCUIT FOR PV HOOKUP SOLAR-READY ZONE INDICATE AT ROOF AS PER 225 CMR 22: MASSACHUSETTS RESIDENTIAL STRETCH ENERGY CODE AND MUNICIPAL OPT-IN SPECIALIZED CODE 2023.

RANDON MIDIGATION AS PER IRC 2021 - AF 103.6.1

(2) 1" EMPTY CONDUIT FOR FUTURE SOLAR READY PROVISIONS FROM EXTERIOR ELECTRICAL PANEL UP TO ROOF

LEGEND

WALL BELOW



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

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LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
PROPOSED ROOF PLAN

A105

DATE:	PROJECT NO :
04/22/26	1133



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



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



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

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PROJECT:
NEW CONSTRUCTION

ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
PROPOSED SECTIONS PLAN

A106

DATE: 04/22/26

PROJECT NO : 1133



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT:
NEW CONSTRUCTION

ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
PROPOSED ELEVATIONS

A107

DATE: 04/22/26

PROJECT NO : 1133



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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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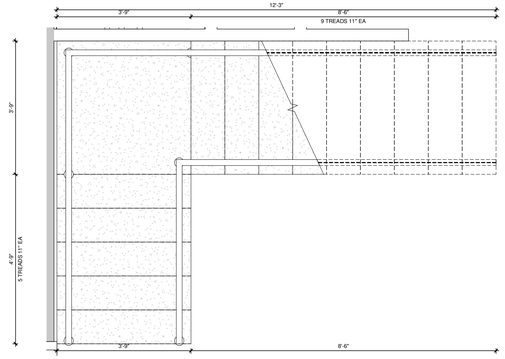
SEAL/SIGNATURE

SHEET TITLE:
PROPOSED ELEVATIONS

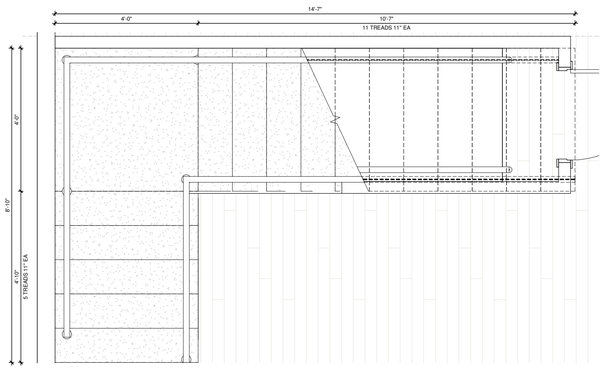
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DATE: 04/22/26

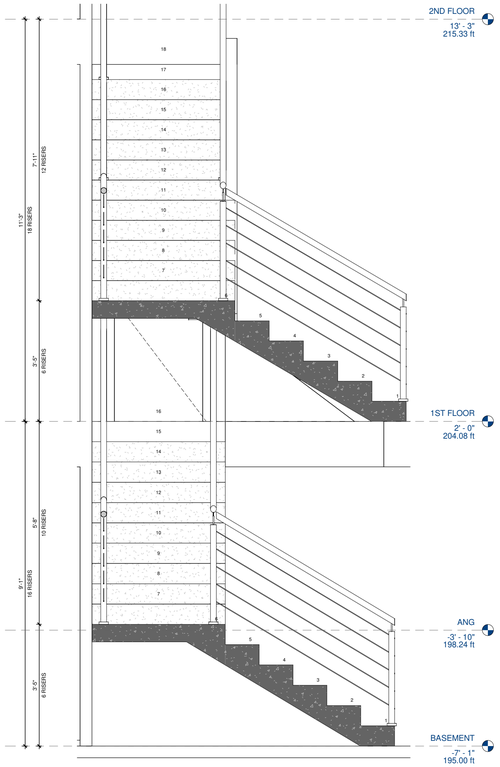
PROJECT NO : 1133



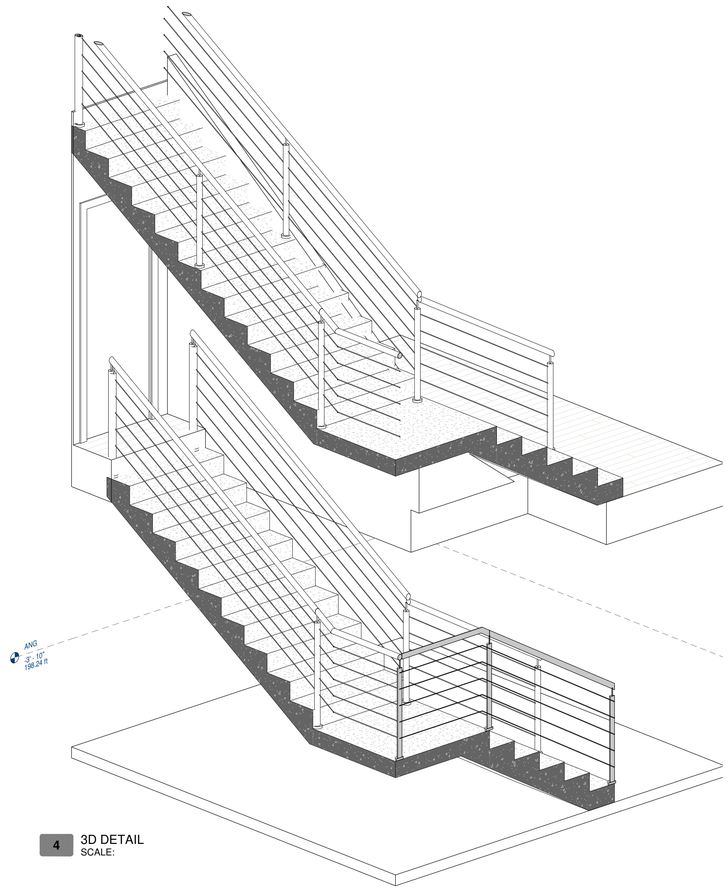
1 STAIR PLAN DETAIL BASEMENT
SCALE: 1/2" = 1'-0"



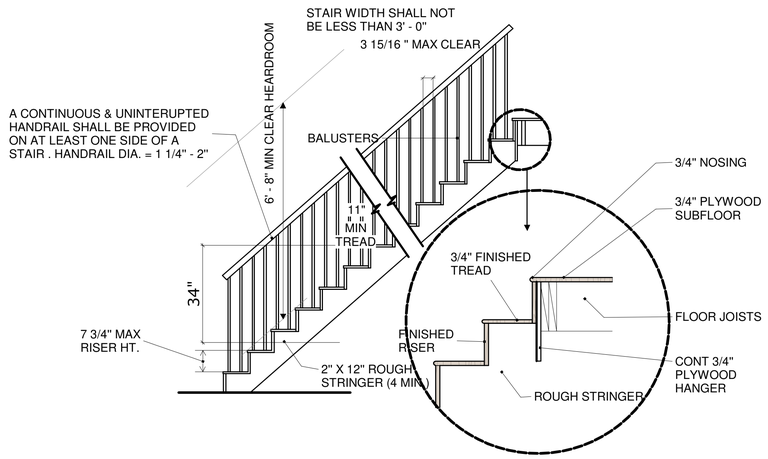
3 STAIR PLAN DETAIL FIRST FLOOR
SCALE: 1/2" = 1'-0"



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



4 3D DETAIL
SCALE:



5 INTERIOR STAIRS DETAIL
SCALE: NOT TO SCALE

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KEY PLAN

BLOCK # | LOT #

REVISIONS

REV.	DATE	DESCRIPTION
01	01/24/2025	ISSUED FOR CLIENT
02	04/30/2026	NEW STAIR + AREA MODIFICATION
03	04/30/2026	ADD ATTIC

DESIGN
DAFNE BORSATTI

COORDINATOR
BRUNA PUGLIESSA

DRAWN BY
MARCIO CORREA

PROJECT:
NEW CONSTRUCTION

ADRESS:
3 WESTON ST
LEXINGTON MA

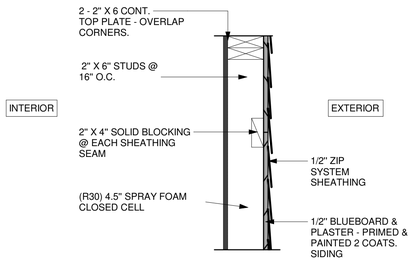
SEAL/SIGNATURE

SHEET TITLE:
STAIR DETAILS

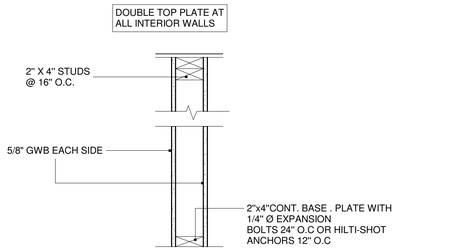
A109

DATE: 04/22/26

PROJECT NO : 1133

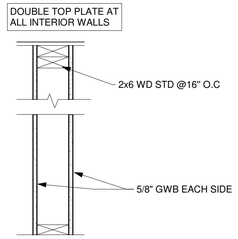


1 DT - TYPICAL EXTERIOR WALL
SCALE: NOT TO SCALE



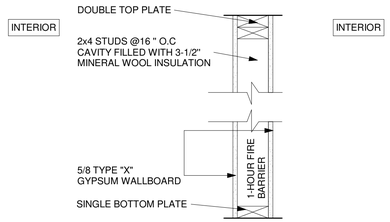
NOTE:
REPLACE 5/8" GWB PLASTER BASE BOARD WITH 5/8" PAINTED WATERAND-MOLD-RESISTANT GWB ON WET SIDE OF 2X4 INTERIOR WALLS IN WET LOCATIONS

2 DT - TYPICAL INTERIOR WALL (NO LOADING-BEARING WALL)
SCALE: NOT TO SCALE

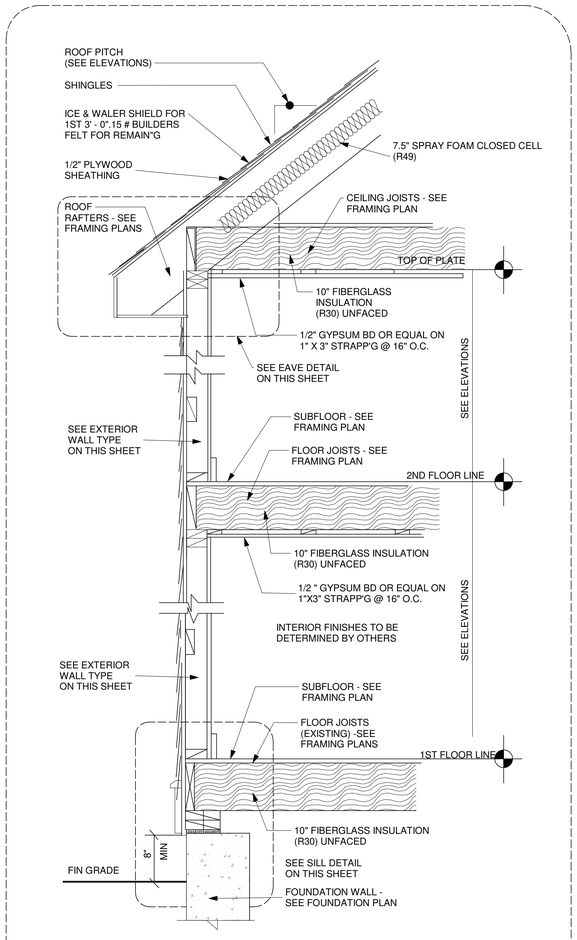


NOTE:
REPLACE 5/8" GWB PLASTER BASE BOARD WITH 5/8" PAINTED WATERAND-MOLD-RESISTANT GWB ON WET SIDE OF 2X6 INTERIOR WALLS IN WET LOCATIONS

3 DT - TYPICAL INTERIOR WALL 6 "(NO LOADING-BEARING WALL)
SCALE: NOT TO SCALE



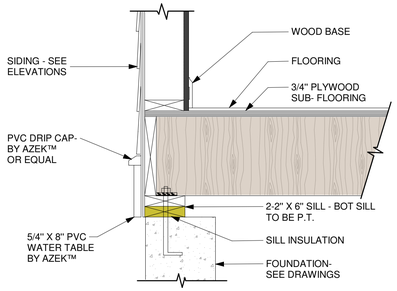
10 DT - TYPICAL INTERIOR WALL - 1 HOUR FIRE-RATED
SCALE: 1" = 1'-0"



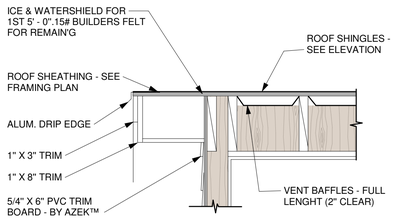
CODE PATH	2021 IECC CODE SECTION	CLIMATE ZONE 5
Prescriptive	R402.1.2 – Wood Frame Wall	R-30 or R-20+5ci or R-13+10ci or R-20ci / U-0.045
	R402.1.2 – Ceilings	R-49 / U-0.026
	R402.1.2 – Basement Walls	R-19 or R-13+5ci or R-15ci / U-0.050
	R402.1.2 – Crawl Space Walls	R-19 or R-13+5ci or R-15ci / U-0.055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

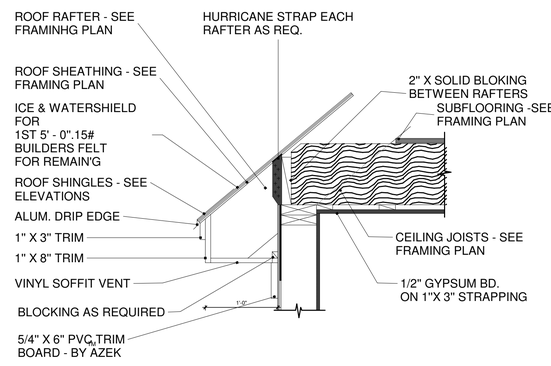
4 DT - TYPICAL WALL SECTION
SCALE: NOT TO SCALE



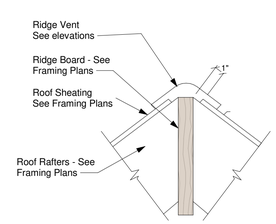
5 DT - SILL DETAIL
SCALE: NOT TO SCALE



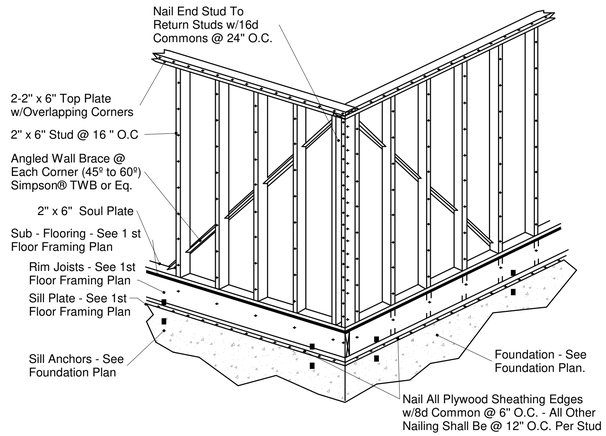
6 DT - RAKE DETAIL
SCALE: NOT TO SCALE



7 DT - EAVE DETAIL
SCALE: NOT TO SCALE



8 DT - TYPICAL RIDGE DETAIL
SCALE: NOT TO SCALE



9 DT - CORNER FRAMING
SCALE: NOT TO SCALE

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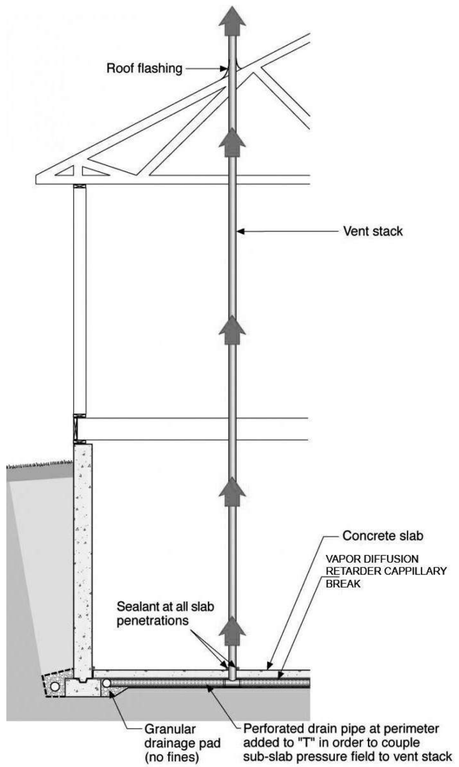
ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

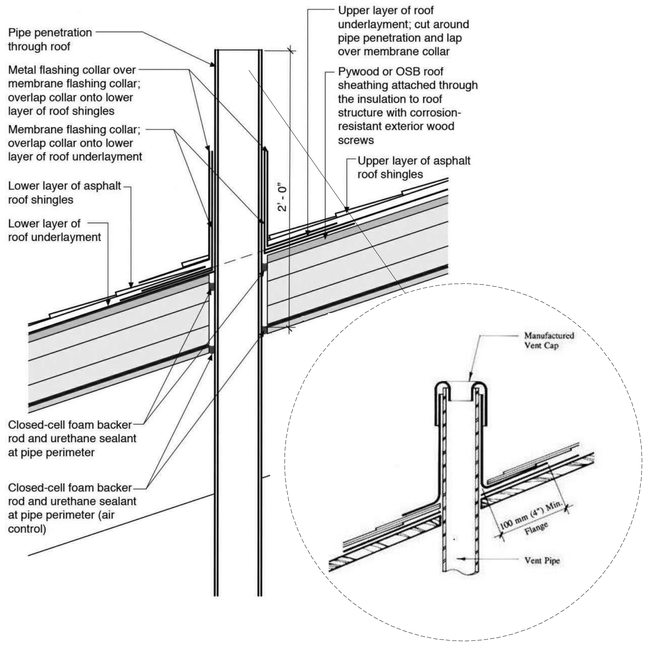
SHEET TITLE:
DETAILS SHEET

A110

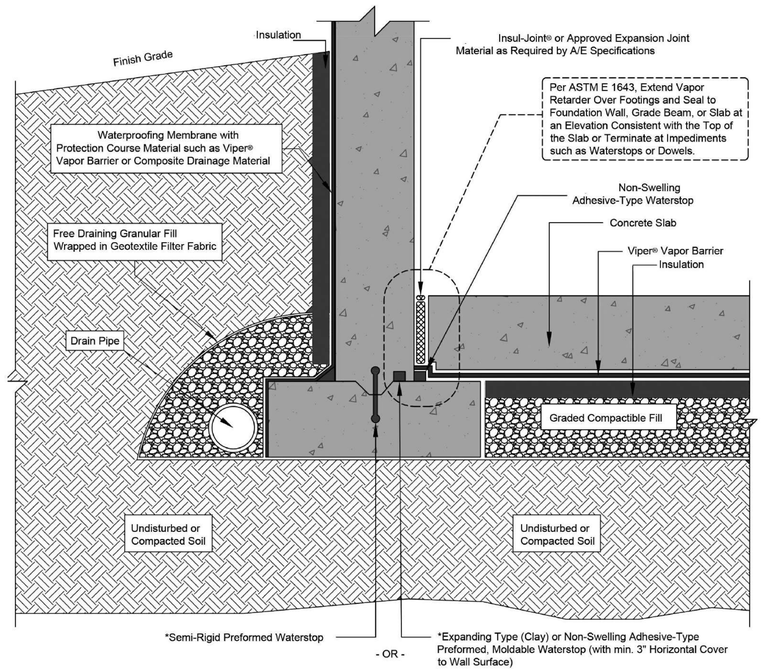
DATE: 04/22/26 | PROJECT NO : 1133



1 DT - RADON MITIGATION DETAILS
SCALE: NOT TO SCALE



2 DT - RADON MITIGATION ROOF DETAILS
SCALE: NOT TO SCALE



3 DT - FOOTING DRAIN
SCALE: NOT TO SCALE

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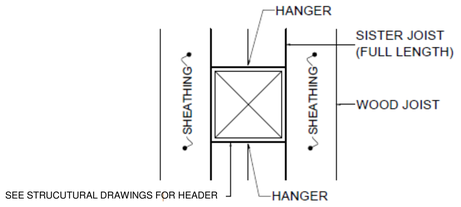
ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
DETAILS SHEET

A111

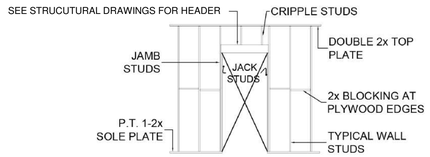
DATE: 04/22/26
PROJECT NO : 1133



NOTES:

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

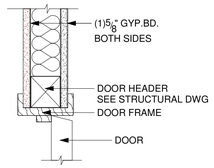
1 DT - FRAMING AROUND OPENINGS
SCALE: NOT TO SCALE



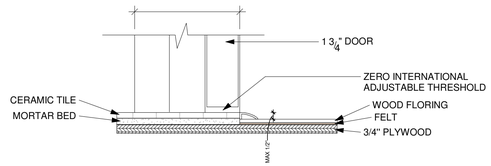
NOTES:

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.

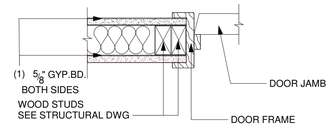
2 DT - WOOD FRAMING FOR DOOR OPENING
SCALE: NOT TO SCALE



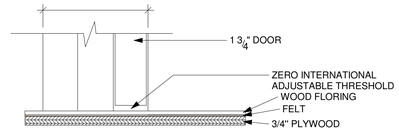
3 HEADER DETAIL
SCALE: NOT TO SCALE



4 SILL DETAIL
SCALE: NOT TO SCALE



6 DOOR JAMB
SCALE: NOT TO SCALE



5 SILL DETAIL B
SCALE: NOT TO SCALE

DOOR SCHEDULE						
#	ROOM NAME	TYPE	DIMENTIONS WIDTH	DIMENTIONS HEIGHT	Qty	HARDWARE
BASEMENT						
D001	2-CAR GARAGE	A	30"	84"	1	TBD BY OWNER
D002	BASEMENT	A	30"	84"	1	TBD BY OWNER
D003	BATHROOM	A	30"	84"	1	TBD BY OWNER
D003	MUD ROOM	A	30"	84"	1	TBD BY OWNER
D004	MUD ROOM	A	30"	84"	1	TBD BY OWNER
D005	2-CAR GARAGE	B	102"	98"	1	TBD BY OWNER
D006	2-CAR GARAGE	B	102"	98"	1	TBD BY OWNER
D007	BASEMENT	C	48"	84"	1	TBD BY OWNER
D008	BEDROOM	C	48"	84"	1	TBD BY OWNER
1ST FLOOR						
D101	FOYER	A	30"	84"	1	TBD BY OWNER
D102	SOCIAL BATH	A	30"	84"	1	TBD BY OWNER
D103	BEDROOM 2	A	30"	84"	1	TBD BY OWNER
D104	CL 02	C	48"	84"	1	TBD BY OWNER
D105	DINING ROOM	D	35"	83"	1	TBD BY OWNER
D106	SOCIAL BATH	A	30"	84"	1	TBD BY OWNER
D107	PORCH	E	72"	84"	1	TBD BY OWNER
D108	PANTRY	A	30"	84"	1	TBD BY OWNER
D109	OFFICE	A	30"	84"	1	TBD BY OWNER
D110	KITCHEN	E	72"	84"	1	TBD BY OWNER
2ND FLOOR						
D201	MST BATH	A	30"	84"	1	TBD BY OWNER
D202	HALLWAY	A	30"	84"	1	TBD BY OWNER
D203	MST BEDROOM	A	30"	84"	1	TBD BY OWNER
D204	LAUNDRY	C	48"	84"	1	TBD BY OWNER
D205	HALLWAY	A	30"	84"	1	TBD BY OWNER
D206	BEDROOM 3	C	48"	84"	1	TBD BY OWNER
D207	BEDROOM 4	C	48"	84"	1	TBD BY OWNER
D208	MST TOILET	A	30"	84"	1	TBD BY OWNER
D209	BEDROOM 3	A	30"	84"	1	TBD BY OWNER
D210	BATH 4	A	30"	84"	1	TBD BY OWNER
D211	MST BEDROOM	A	30"	84"	1	TBD BY OWNER
TOTAL					30	

D001 - A FIRE-RATED DOOR WITH A MINIMUM 20-MINUTE RATING SHALL BE INSTALLED BETWEEN THE ATTACHED GARAGE AND THE BASEMENT LIVING ROOM, IN COMPLIANCE WITH IRC SECTION R302.5.1 AND 780 CMR. THE DOOR SHALL BE SELF-CLOSING AND SELF-LATCHING TO PROVIDE PROPER FIRE SEPARATION BETWEEN THE GARAGE AND THE HABITABLE SPACE.

NOTE:

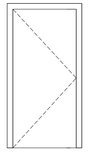
ALL BUILDING ASSEMBLIES THAT FORM A BOUNDARY BETWEEN CONDITIONED SPACE AND UNCONDITIONED SPACE (SUCH AS GARAGES, CRAWLSPACES, ATTICS, UTILITY ROOMS, OR MECHANICAL ROOMS OUTSIDE THE THERMAL ENVELOPE) SHALL COMPLY WITH THE AIR SEALING AND INSULATION REQUIREMENTS OF IECC 2021 SECTION C402.5.1 AND TABLE C402.1.3.

THE FOLLOWING PROVISIONS SHALL BE MET:

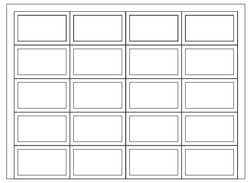
ALL JOINTS, SEAMS, AND PENETRATIONS IN WALLS, FLOORS, AND CEILINGS SEPARATING CONDITIONED FROM UNCONDITIONED SPACES SHALL BE SEALED USING APPROVED AIR BARRIER MATERIALS (E.G., CAULKING, SPRAY FOAM, GASKETS).

INSULATION R-VALUES FOR WALLS, CEILINGS, AND FLOORS FACING UNCONDITIONED SPACES SHALL COMPLY WITH TABLE C402.1.3 FOR CLIMATE ZONE 5 (MASSACHUSETTS).

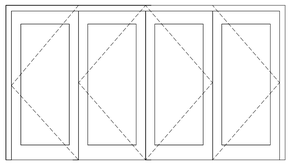
DOORS INSTALLED BETWEEN CONDITIONED AND UNCONDITIONED AREAS SHALL BE WEATHER-STRIPPED AND GASKETED TO LIMIT AIR LEAKAGE PER § C402.5.1.2.



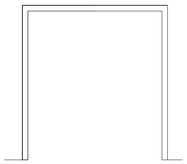
7 TYPE A - HINGED DOOR
SCALE: NOT TO SCALE



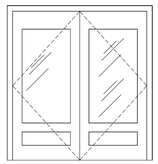
8 TYPE B - GARAGE DOOR
SCALE: NOT TO SCALE



9 TYPE C - BIFOLD DOOR
SCALE: NOT TO SCALE



10 TYPE D - OPEN DOORWAY
SCALE: NOT TO SCALE



11 TYPE E - FRENCH DOOR
SCALE: NOT TO SCALE

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DRAWN BY
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NEW CONSTRUCTION

ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
DOOR DETAILS

A112

DATE: 04/22/26 | PROJECT NO : 1133

WINDOW SCHEDULE							
#	ROOM NAME	TYPE	DIMENTIONS		SILL HEIGHT	BW / BW-T	Qty.
			WIDTH	HEIGHT			
BASEMENT							
W001	BASEMENT	A	49"	69"	36"		1
W002	BEDROOM	A	49"	69"	36"		1
1ST FLOOR							
W101	BEDROOM 2	B	29"	51"	32"		1
W102	BEDROOM 2	B	29"	51"	32"		1
W103	BEDROOM 2	B	29"	51"	32"		1
W104	BEDROOM 2	B	29"	51"	32"		1
W105	DINING ROOM	B	29"	51"	32"		1
W106	DINING ROOM	B	29"	51"	32"		1
W107	DINING ROOM	B	29"	51"	32"		1
W108	FOYER	B	29"	51"	32"		1
W109	KITCHEN	B	29"	36"	48"		1
W110	KITCHEN	B	29"	36"	48"		1
W111	LIVING	B	29"	51"	32"		1
W112	LIVING	B	29"	51"	32"		1
W113	LIVING	B	29"	51"	32"		1
W114	LIVING	B	29"	51"	32"		1
W115	LIVING	B	29"	51"	32"		1
W116	LIVING	B	29"	51"	32"		1
W117	LIVING	B	29"	51"	32"		1
W118	LIVING	B	29"	51"	32"		1
W119	OFFICE	B	29"	51"	32"		1
W120	PORCH	B	29"	51"	32"		1
W121	PORCH	B	29"	51"	32"		1
W122	PORCH	B	29"	51"	32"		1
W123	PORCH	B	29"	51"	32"		1
2ND FLOOR							
W210		B	29"	51"	54"		1
W211		B	29"	51"	54"		1
W201	BATH 3	B	29"	51"	32"		1
W202	BATH 3	B	29"	51"	32"		1
W203	BATH 3	B	29"	51"	32"		1
W204	BATH 3	B	29"	51"	32"		1
W205	BATH 4	B	29"	51"	32"		1
W206	BEDROOM 3	B	29"	51"	32"		1
W207	BEDROOM 3	B	29"	51"	32"		1
W208	BEDROOM 4	B	29"	51"	32"		1
W209	BEDROOM 4	B	29"	51"	32"		1
W212	FOYER	B	29"	51"	54"		1
W213	FOYER	B	29"	51"	54"		1
W214	FOYER	B	29"	51"	32"		1
W215	FOYER	B	29"	51"	32"		1
W217	MST BATH	B	29"	51"	32"		1
W218	MST BATH	B	29"	51"	32"		1
W219	MST BEDROOM	B	29"	51"	32"		1
W220	MST BEDROOM	B	29"	51"	32"		1
W221	MST BEDROOM	B	29"	51"	32"		1
W221	MST BEDROOM	B	29"	51"	32"		1
W222	MST BEDROOM	B	29"	51"	32"		1
W223	MST BEDROOM	B	29"	51"	32"		1
ATTIC							
W301		C	24"	24"	11"		1
W302		C	24"	24"	11"		1
W307		E	40"	30"	24"		1
W303	ATTIC LIVING ROOM	C	24"	24"	36"		1
W304	ATTIC LIVING ROOM	C	24"	24"	36"		1
W306	ATTIC LIVING ROOM	C	24"	24"	11"		1
TOTAL							54

1. All windows shall be Andersen® 200 Series or Approved Eq. Andersen 200 Series windows have a 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:

1. ALL WINDOWS SHALL BE ANDERSEN® 200 SERIES OR APPROVED EQ.

2. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.

3. THE MIN. 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.

4. TO DETERMINE LIGHT & VENTILATION REQUIREMENTS, ANY ROOM SHALL BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM WHEN AT LEAST ONE-HALF OF THE AREA OF THE COMMON WALL IS OPEN & UNOBSTRUCTED & PROVIDES AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM BUT NOT LESS THAN 25SQ.FT.

5. BATHROOMS, WATER CLOSET COMPARTMENTS & OTHER SIMILAR ROOMS SHALL BE PROVIDED W/ AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3SQ.FT., 1/2 OF WHICH MUST BE 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. VENTILATIONRATES SHALL BE 50CFM FOR INTERMITTENT VENTILATION OR 20CFM FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

6. REQ'D GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A YARD. REQ'D GLAZED OPENINGS MAY FACE INTO A ROOFED PORCH WHERE THE PORCH ABUTS A YARD & THE LONGER SIDE OF THE PORCH IS AT LEAST 65% UNOBSTRUCTED & THE CEILING HEIGHT IS NOT LESS THAN 7'. EAVE PROJECTIONS SHALL NOT BE CONSIDERED AS OBSTRUCTING THE CLEAR OPEN SPACE OF A YARD OR COURT. REQUIRED GLAZED OPENINGS MAY FACE INTO THE AREA UNDER A DECK, BALCONY, BAY OR FLOOR CANTILEVER PROVIDED A CLEAR VERTICAL SPACE AT LEAST 36" IN HEIGHT IS PROVIDED.

7. ALL EMERGENCY ESCAPE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A NET CLEAR OPENING OF 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.

8. 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'.

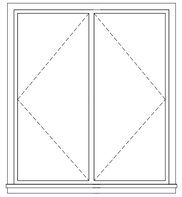
9. WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.

10. WINDOW OPENING LIMITING DEVICES SHALL BE SELF ACTING & SHALL BE POSITIONED TO PROHIBIT THE FREE PASSAGE OF A 4" DIA. SPHERE THROUGH THE WINDOW OPENING WHEN THE WINDOW OPENING LIMITING DEVICE IS INSTALLED W/ THE MANUFACTURER'S INSTRUCTIONS. WINDOW OPENING LIMITING DEVICES SHALL BE DESIGNED W/ RELEASE MECHANISMS TO ALLOW FOR EMERGENCY ESCAPE THROUGH THE WINDOW OPENING WITHOUT THE NEED FOR KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING LIMITING DEVICES SHALL COMPLY W/ ALL OF THE FOLLOWING: RELEASE OF THE WINDOW OPENING-LIMITING DEVICE SHALL REQUIRE NO MORE THAN 15LBS OF FORCE. THE WINDOW OPENING LIMITING DEVICE RELEASE MECHANISM SHALL OPERATE PROPERLY IN ALL TYPES OF WEATHER. WINDOW OPENING LIMITING DEVICES SHALL HAVE THEIR RELEASE MECHANISMS CLEARLY IDENTIFIED FOR PROPER USE IN AN EMERGENCY. THE WINDOW OPENING LIMITING DEVICE SHALL NOT REDUCE THE MIN. NET CLEAR OPENING AREA OF THE WINDOW UNIT BELOW WHAT IS REQUIRED.

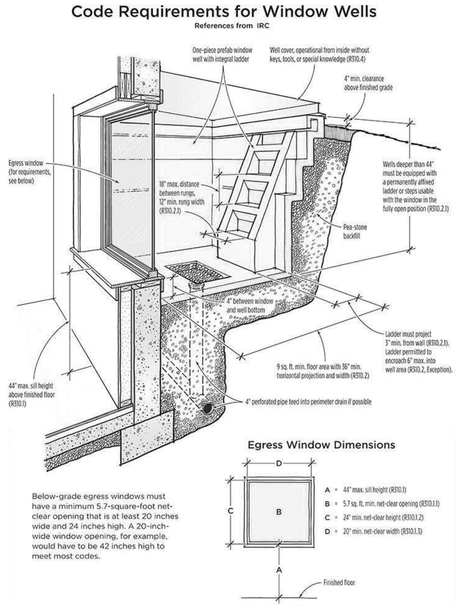
11. WINDOWS & DOORS SHALL BE INSTALLED & FLASHED IN ACCORDANCE W/ MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. FENESTRATION SHALL BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS, & APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE W/ THE REQUIREMENTS OF ASTM E 1886 & ASTM E 1996; OR AAMA 506.

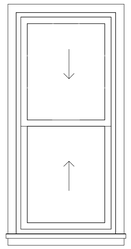
12. WINDOWS & DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS. PROTECTION OF EXTERIOR WINDOWS & GLASS DOORS IN BUILDINGS LOCATED IN WIND-BORNE DEBRIS REGIONS. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE W/ AAMA/WDMA/CSA 101/I.S.2/A440.

13. THE FOLLOWING ARE HAZARDOUS LOCATIONS FOR GLAZING APPLICATIONS: GLAZING IN ALL DOORS, AND IN ADJACENT PANELS WITHIN 24". GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3" DIA. SPHERE IS UNABLE TO PASS. GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS. GLAZING WITHIN 60" OF DOORWAYS, STAIRWAYS, LANDINGS AND RAMPS. GLAZING WITHIN 60" OF SWIMMING POOLS, HOT TUBS, WHIRLPOOLS, SAUNAS, SPAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING LESS THAN 18" ABOVE THE FLOOR. GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION.
GLAZING ADJACENT TO A DOOR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 36" OR LESS IN DEPTH. GLAZING GREATER THAN 9SQ.FT. IN AREA.

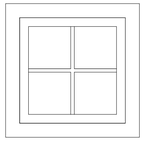


1 TYPE A - EGRESS CASEMENT WIDOWS
SCALE: NOT TO SCALE



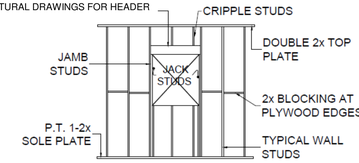


3 TYPE B - DOUBLE HUNG
SCALE: 3/4" = 1'-0"



4 TYPE C - AWNING WINDOW
SCALE: 3/4" = 1'-0"

SEE STRUCUTURAL DRAWINGS FOR HEADER



NOTES:

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

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

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KEY PLAN

BLOCK # | LOT #

REVISIONS

REV.	DATE	DESCRIPTION
01	01/24/2025	ISSUED FOR CLIENT
02	04/30/2026	NEW STAIR + AREA MODIFICATION
03	04/30/2026	ADD ATTIC

DESIGN
DAFNE BORSATTI

COORDINATOR
BRUNA PUGLIESSA

DRAWN BY
MARCIO CORREA

PROJECT:
NEW CONSTRUCTION

ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
WINDOWS DETAILS

A113

DATE: 04/22/26

PROJECT NO : 1133

LEGEND	
S/C	COMBO SMOKE & CARBON MONOXIDE DETECTOR
S	SMOKE DETECTOR
H	HEAT DETECTOR
	EXHAUST FAN

NOTE:

LIGHT FIXTURE TBD BY OWNER

LIGHTING NOTE:

1. ALL COMMON SPACE LIGHTING TO BE MOTION-ACTIVATED USING LUTRON MASETRO MOTION SENSOR SWITCH, WHITE

2. ALL EXTERIOR LIGHTING TO BE AUTOMATICALLY CONTROLLED BY PHOTOCELL PROGRAM FOR DUSK-TO-DAWN OPERATION YEAR-ROUND



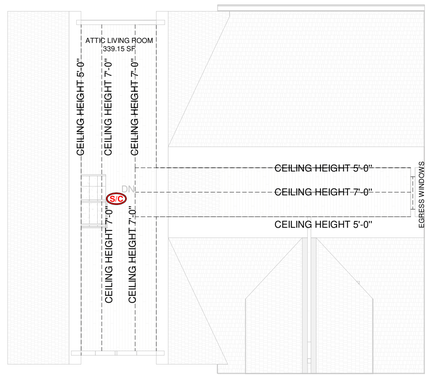
1 RCP BASEMENT PLAN
SCALE: 1/8" = 1'-0"



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



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



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

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COORDINATOR
BRUNA PUGLIESSA

DRAWN BY
MARCIO CORREA

PROJECT:
NEW CONSTRUCTION

ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
RCP

A114

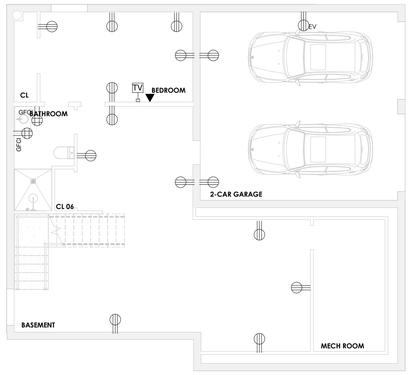
DATE: 04/22/26 | PROJECT NO : 1133

LEGEND

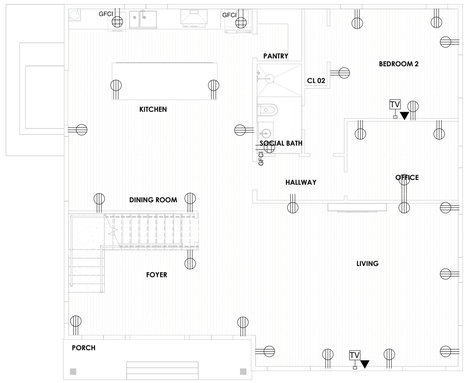
- TRIPLEX RECEPTACLE
- QUADRUPLEX RECEPTACLE
- WALL MOUNTED DATA OUTLET
- CABLE, TV
- EV CONNECTOR W/ DEDICATED CIRCUIT

1. CONTRACTOR TO PROVIDE SEPARATE CIRCUIT FOR PV HOOKUP SOLAR-READY ZONE INDICATE AT ROOF AS PER 225 CMR 22: MASSACHUSETTS RESIDENTIAL STRETCH ENERGY CODE AND MUNICIPAL OPT-IN SPECIALIZED CODE 2023.

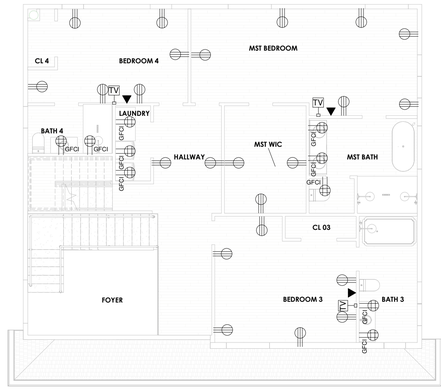
2.. (2) 1" EMPTY CONDUIT FOR FUTURE SOLAR READY PROVISIONS FROM EXTERIOR ELECTRICAL PANEL UP TO ROOF



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



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



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

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03	04/30/2026	ADD ATTIC

DESIGN
DAFNE BORSATTI

COORDINATOR
BRUNA PUGLIESSA

DRAWN BY
MARCIO CORREA

PROJECT:
NEW CONSTRUCTION

ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
POWER AND COMUNICATION

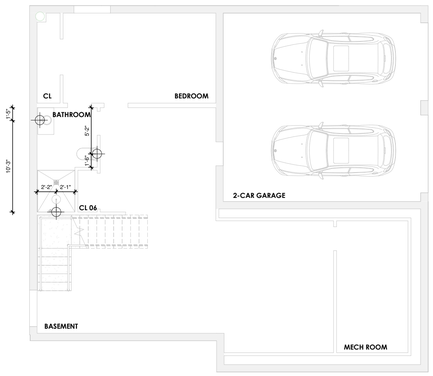
A115

DATE: 04/22/26

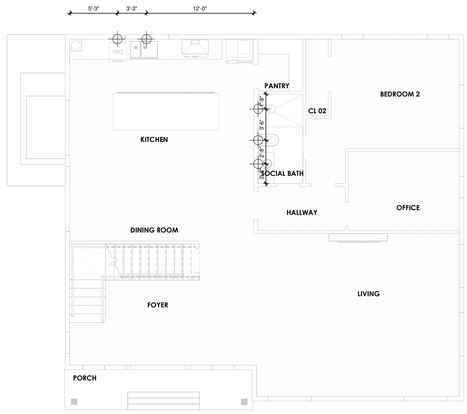
PROJECT NO : 1133

LEGEND

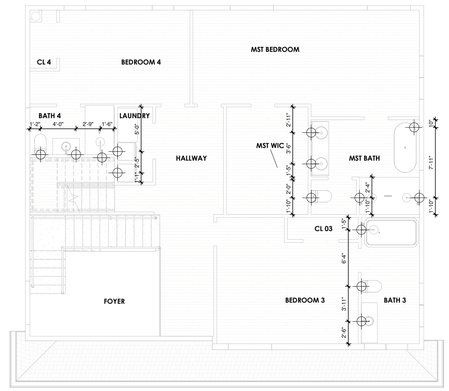
PLUMBING POINTS



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



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



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

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PROJECT:
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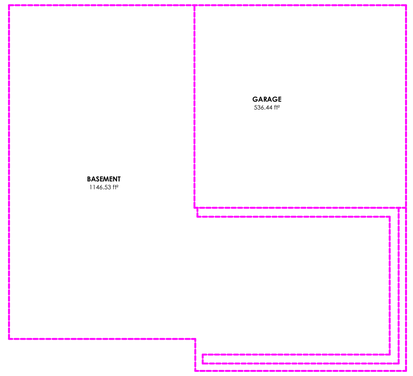
ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

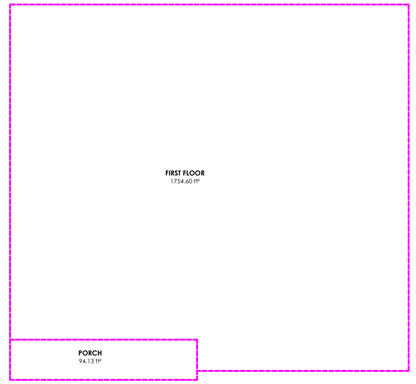
SHEET TITLE:
PLUMBING POINTS

A116

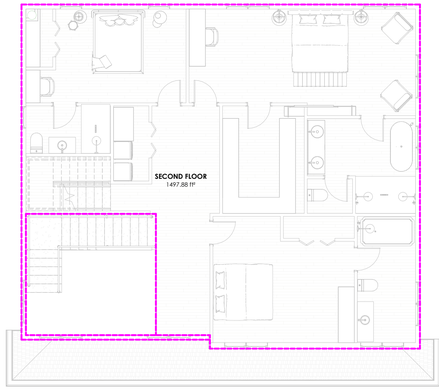
DATE:	PROJECT NO :
04/22/26	1133



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

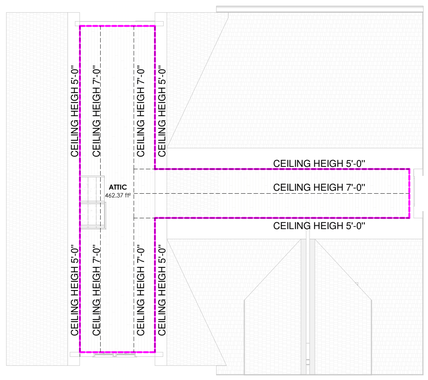


2 1ST FLOOR
SCALE: 1/8" = 1'-0"



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

PROJECT AREA		
LEVEL	NAME	AREA
BASEMENT	BASEMENT	1146.53 SF
BASEMENT	GARAGE	536.44 SF
1ST FLOOR	FIRST FLOOR	1754.60 SF
1ST FLOOR	PORCH	94.13 SF
2ND FLOOR	SECOND FLOOR	1497.88 SF
ATTIC	ATTIC	462.37 SF
TOTAL		5491.95 SF



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

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COORDINATOR
BRUNA PUGLIESSA

DRAWN BY
MARCIO CORREA

PROJECT:
NEW CONSTRUCTION

ADRESS:
3 WESTON ST
LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
AREA CALCULATION PLAN

A117

DATE: 04/22/26
PROJECT NO : 1133

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), INCORPORATING THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC), INCLUDING ALL APPLICABLE MASSACHUSETTS AMENDMENTS.

ALL CONSTRUCTION WORK SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE (780 CMR), THE MASSACHUSETTS AMENDMENTS TO THE IRC/IBC, AND ALL OTHER FEDERAL, STATE, AND LOCAL ORDINANCES RELEVANT TO THE SCOPE OF WORK SHOWN.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT BEFORE BEGINNING ANY WORK.

THE CONTRACTOR MUST FIELD-VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION, INCLUDING DIMENSIONS, ELEVATIONS, AND LOCATIONS OF EXISTING STRUCTURES. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER FOR CLARIFICATION BEFORE PROCEEDING.

THE CONTRACTOR SHALL COORDINATE ALL DRAWINGS — INCLUDING ARCHITECTURAL, STRUCTURAL, CIVIL, MEP, AND SITE — TO ENSURE ACCURACY AND CONSISTENCY. ALL DETAILS AND DIMENSIONS MUST BE VERIFIED PRIOR TO FABRICATION OR INSTALLATION. DO NOT PROCEED WITH WORK UNTIL ALL CONFLICTS ARE RESOLVED AND CHANGES ARE APPROVED BY THE ENGINEER.

EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE BASED ON THIRD-PARTY INFORMATION. THE ENGINEER IS NOT RESPONSIBLE FOR THEIR ACCURACY. ANY CONFLICTS BETWEEN THESE DRAWINGS AND OTHER DISCIPLINE DOCUMENTS MUST BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AND BRACING NECESSARY TO MAINTAIN PLUMBNESS, STRUCTURAL STABILITY, AND SAFETY THROUGHOUT CONSTRUCTION, INCLUDING UNDER TEMPORARY LOADING CONDITIONS.

PROPERTY LINES MUST BE CONFIRMED BY THE CONTRACTOR. ANY WORK BEYOND PROPERTY LINES REQUIRES WRITTEN CONSENT OF ADJACENT OWNERS, IN ACCORDANCE WITH 780 CMR.

ALL EXCAVATIONS AND OPENINGS SHALL BE SECURED AT THE END OF EACH WORKDAY AND DURING WEEKENDS OR HOLIDAYS. THE SITE MUST BE KEPT SAFE, HAZARDS REMOVED, AND OSHA SAFETY REQUIREMENTS MAINTAINED AT ALL TIMES.

EXCAVATION AND TRENCHING OPERATIONS SHALL FOLLOW OSHA 29 CFR PART 1926, INCLUDING PROPER SLOPE ANGLES, SHORING, AND SHIELDING.

THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT STRUCTURES, UTILITIES, NEIGHBORING PROPERTIES, WORKERS, AND THE GENERAL PUBLIC THROUGHOUT THE PROJECT DURATION.

BEARING SOILS FOR FOOTINGS OR PIERS SHALL BE VERIFIED IN ACCORDANCE WITH 780 CMR. UNLESS OTHERWISE DIRECTED BY A GEOTECHNICAL REPORT, FOUNDATIONS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL COMPACTED TO 95% ASTM D1557, WITH AN ALLOWABLE BEARING CAPACITY OF 2,000 PSF.

THESE DRAWINGS ARE INTENDED FOR USE ONLY BY LICENSED AND QUALIFIED CONTRACTORS EXPERIENCED WITH THIS TYPE OF CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF THE WORK AND FOR THE SAFETY AND QUALITY OF THE COMPLETED PROJECT.

CAST-IN-PLACE CONCRETE

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

ACI 318 – STRUCTURAL CONCRETE
ACI 301 – SPECIFICATIONS FOR STRUCTURAL CONCRETE
ACI 315 – DETAILING OF REINFORCEMENT
ASTM A615 / A706 – REINFORCING STEEL
AND ALL APPLICABLE REQUIREMENTS OF 780 CMR (10TH EDITION).

CONCRETE FOR FOOTINGS AND FOUNDATIONS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF f'c = 4,000 PSI @ 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 PROVIDE 6% ± 1% AIR CONTENT AT DELIVERY. THE USE OF CALCIUM CHLORIDE OR OTHER CORROSIVE ADMIXTURES IS PROHIBITED.

PROVIDE A MINIMUM OF 3" CLEAR COVER FOR REINFORCEMENT IN FOOTINGS PLACED AGAINST EARTH.
DOWELS, WHERE REQUIRED, SHALL MATCH THE SIZE AND SPACING OF THE REINFORCEMENT ABOVE AND BE PLACED WITH PROPER DEVELOPMENT LENGTHS.

ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 OR ASTM A706 WELDABLE GRADE 60.
LAPS AND SPLICES SHALL COMPLY WITH ACI 318 CLASS B OR C TENSION REQUIREMENTS, AS APPLICABLE.

NO CONCRETE SHALL BE PLACED OVER UNSUITABLE OR UNCOMPACTED SUBGRADE. SUBGRADE SHALL BE STABLE AND INSPECTED BEFORE PLACEMENT.
FORMWORK SHALL BE PROPERLY ALIGNED, BRACED, AND SEALED TO PRODUCE THE FINAL DIMENSIONS AND SHAPE REQUIRED BY THE STRUCTURAL DRAWINGS.

FOUNDATIONS

THE FOUNDATION SYSTEM FOR THIS PROJECT CONSISTS OF CAST-IN-PLACE CONCRETE FOUNDATION WALLS, SPREAD FOOTINGS, SONOTUBES WITH BIGFOOT BASES, AND LALLY COLUMNS, AS SHOWN ON PLAN S-101. A 4" CONCRETE SLAB-ON-GRADE (f'c = 4,000 PSI) REINFORCED WITH 6x6 WWM OVER 6" OF COMPACTED CRUSHED STONE AND A 6 MIL VAPOR BARRIER SHALL BE PROVIDED AT BASEMENT AREAS.

ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D1557) WITH AN ALLOWABLE BEARING CAPACITY OF 2,000 PSF MINIMUM, UNLESS A HIGHER VALUE IS VERIFIED BY A GEOTECHNICAL REPORT.

SONOTUBES FOR POSTS SHALL BE A MINIMUM OF 12" DIAMETER WITH BIGFOOT BASES (22"), EXCAVATED TO FROST DEPTH AND CLEAN OF DEBRIS AND WATER PRIOR TO POURING.

LALLY COLUMNS SHALL BE 3.5" Ø STEEL FILLED WITH CONCRETE, BEARING ON 2'-0" x 2'-0" x 12" CONCRETE FOOTINGS, WITH STEEL PLATES AT TOP AND BOTTOM CONNECTIONS.

ALL CONCRETE SHALL INCLUDE AIR-ENTRAINMENT FOR FREEZE-THAW DURABILITY (6% ±1%) AND SHALL NOT CONTAIN CALCIUM CHLORIDE. MINIMUM COVER TO REINFORCING: 3" AT EARTH CONTACT.

BACKFILL AROUND FOUNDATION WALLS AND PIERS SHALL BE PLACED IN MAXIMUM 9" LOOSE LIFTS AND COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY.

THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE FOUNDATION DURING AND AFTER CONSTRUCTION, AND SHALL PROTECT EXISTING STRUCTURES AND UTILITIES FROM DAMAGE OR SETTLEMENT.

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 PROVISIONS 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 SHALL BE PRESSURE-TREATED SOUTHERN PINE NO.2 OR BETTER, IN ACCORDANCE WITH AWPA U1 – UC4A.

ALL STRUCTURAL WOOD MEMBERS SHALL BE GRADE-STAMPED IN ACCORDANCE WITH ALSC / WWPA / NeLMA REQUIREMENTS.

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 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 1.5" ON WOOD/STEEL AND 3" ON MASONRY/CONCRETE. PROVIDE BLOCKING 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 and Associated Criteria for Buildings and Other Structures
– AWC NDS 2021 – National Design Specification for Wood Construction
– ACI 318-19 – Building Code Requirements for Structural Concrete
– AISC 15th Edition – Steel Construction Manual
– AWS D1.1 – Structural Welding Code – Steel
– All applicable Massachusetts amendments and local codes

DESIGN LOADS:
– Roof: DL = 10 psf; Snow: Pg = 40 psf; Pf = per ASCE 7-22 calculation (≈35 psf used in design)
– Floors: LL = 40 psf; DL = 15 psf
– Wind: Vult = 128 mph, Risk Category II, Exposure B
– Seismic: Seismic Design Category per ASCE 7-22 (anticipated SDC B)

LATERAL LOAD RESISTING SYSTEM:
Wood-framed braced wall panels in accordance with 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 AS SHOWN ON PLANS.

– ICE AND WATER SHIELD SHALL BE INSTALLED AT EAVES EXTENDING 3'-0" FROM THE EDGE, OR AS REQUIRED BY 780 CMR.

– PROVIDE CONTINUOUS RIDGE AND SOFFIT VENTILATION WITH 2" MINIMUM AIRSPACE, IN ACCORDANCE WITH THE IRC 2021 AND MASSACHUSETTS ENERGY CODE.

– ROOF COVERING SHALL BE ARCHITECTURAL ASPHALT SHINGLES OR AS SPECIFIED ON ARCHITECTURAL PLANS.

– AN ATTIC ACCESS OPENING (MIN. 22" x 30") SHALL BE PROVIDED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION, IN COMPLIANCE WITH IRC R807.1 / 780 CMR. IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, THE ACCESS OPENING AND CLEARANCE SHALL BE SIZED ACCORDINGLY.

– 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

ARCLINE
PROJECT DESIGN

PROJECT ADDRESS:

3 Weston St,
Lexington, MA

STAMP:

COMMONWEALTH OF MASSACHUSETTS
RACHAEL M. PHILLIPS
CIVIL
NO. 60783
REGISTERED PROFESSIONAL ENGINEER

DATE SIGNED:
4/30/2026

DRAWING TITLE:

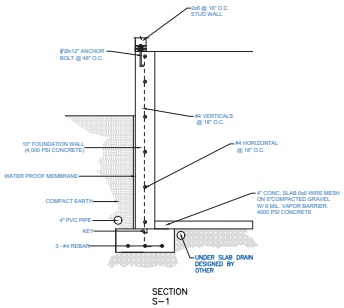
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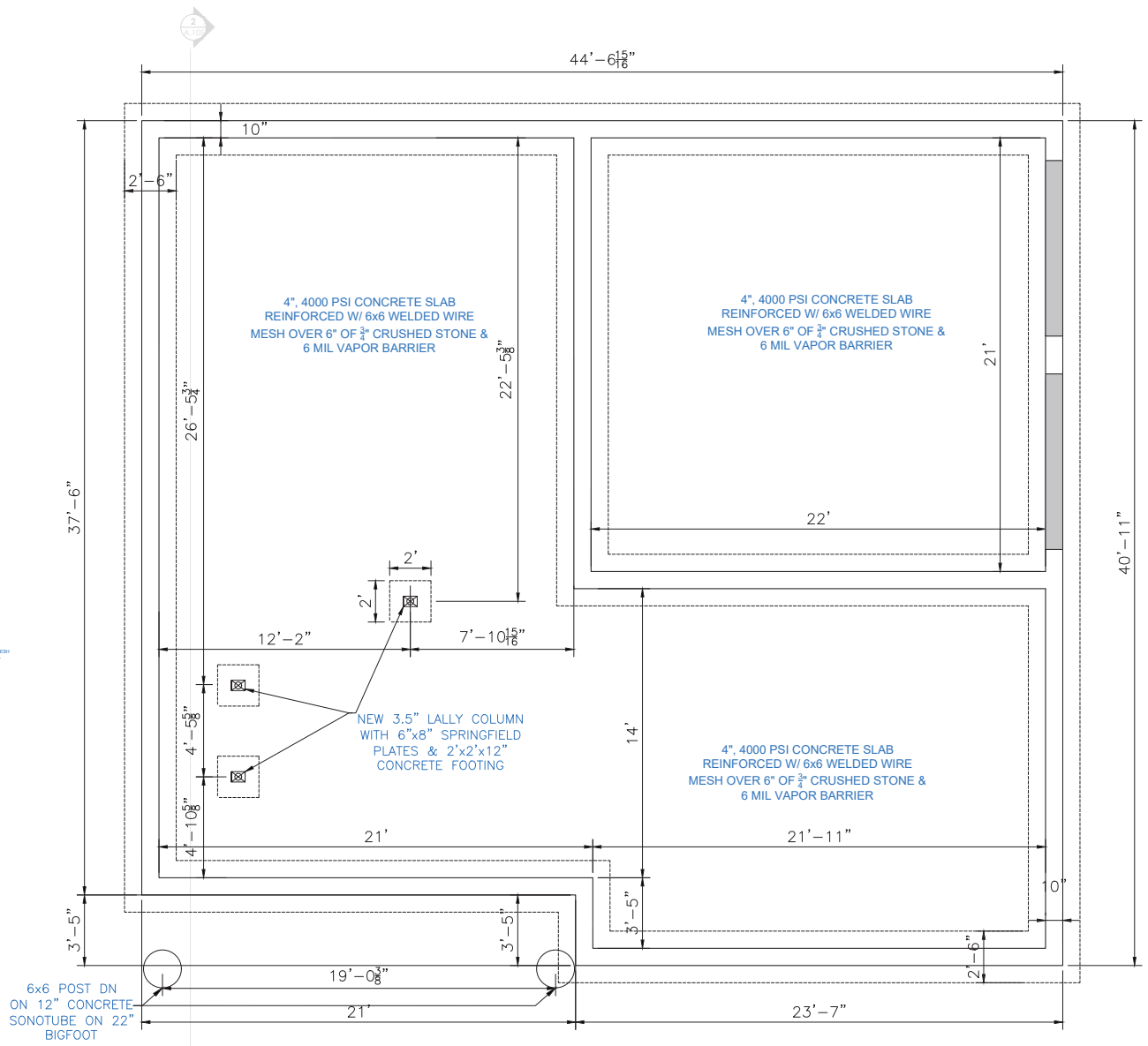
No.	REVISION	DATE

DATE	SHEET Nº
APR 30 2025	1
DRAWN BY: KV	CHECKED BY: AM

SHEET

S-100





PROPOSED FOUNDATION PLAN

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

ARCLINE
PROJECT DESIGN

PROJECT ADDRESS:

3 Weston St,
Lexington, MA

STAMP:

DATE SIGNED:
4/30/2026

DRAWING TITLE:

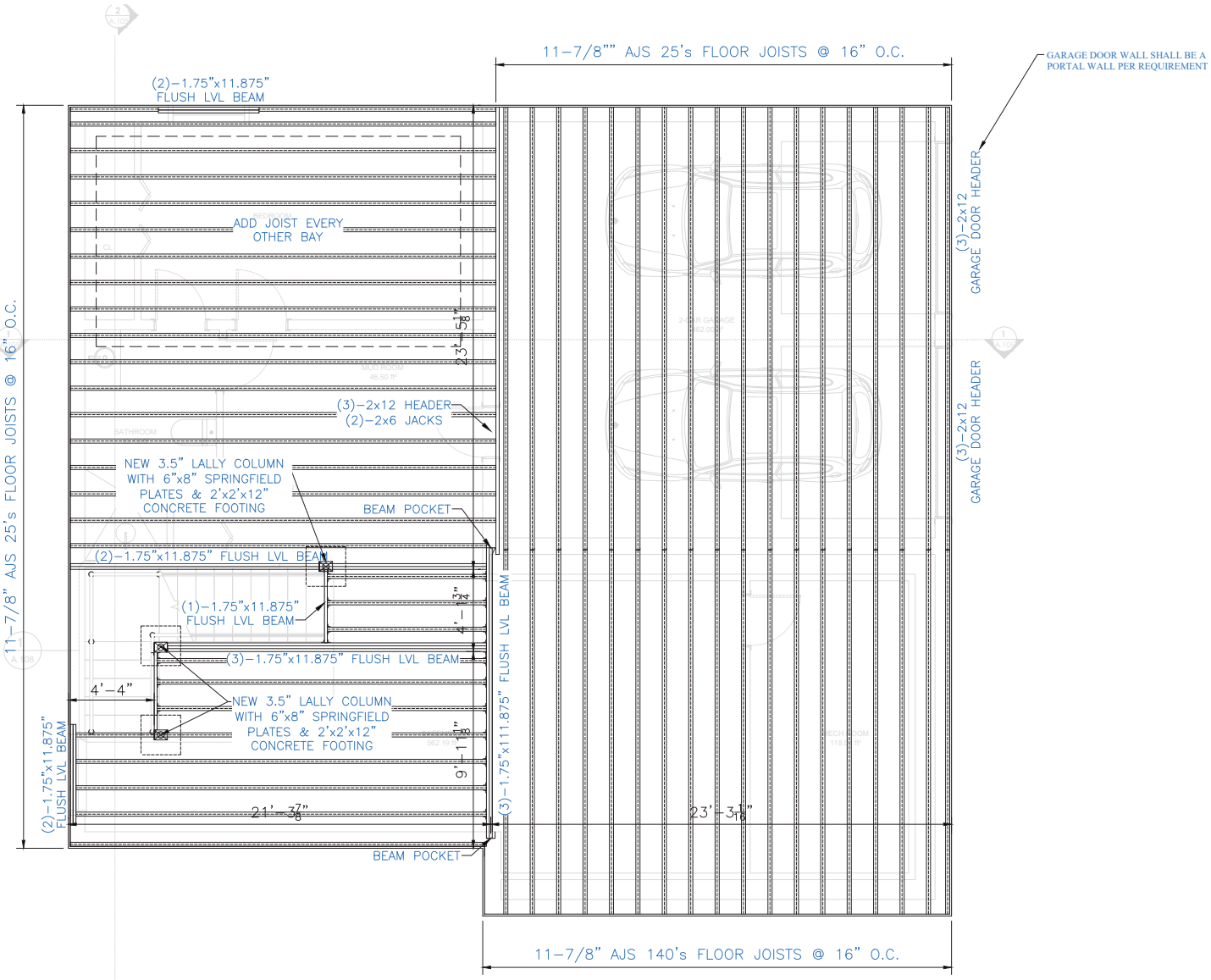
PROPOSED FOUNDATION PLAN

No.	REVISION	DATE

DATE	SHEET N°
APR 30 2025	2
DRAWN BY: KV	CHECKED BY: AM

SHEET

S-101



PROPOSED FIRST FLOOR FRAMING PLAN

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

ARCLINE PROJECT DESIGN

PROJECT ADDRESS:

3 Weston St,
Lexington, MA

STAMP:

DATE SIGNED:
4/30/2026

DRAWING TITLE:

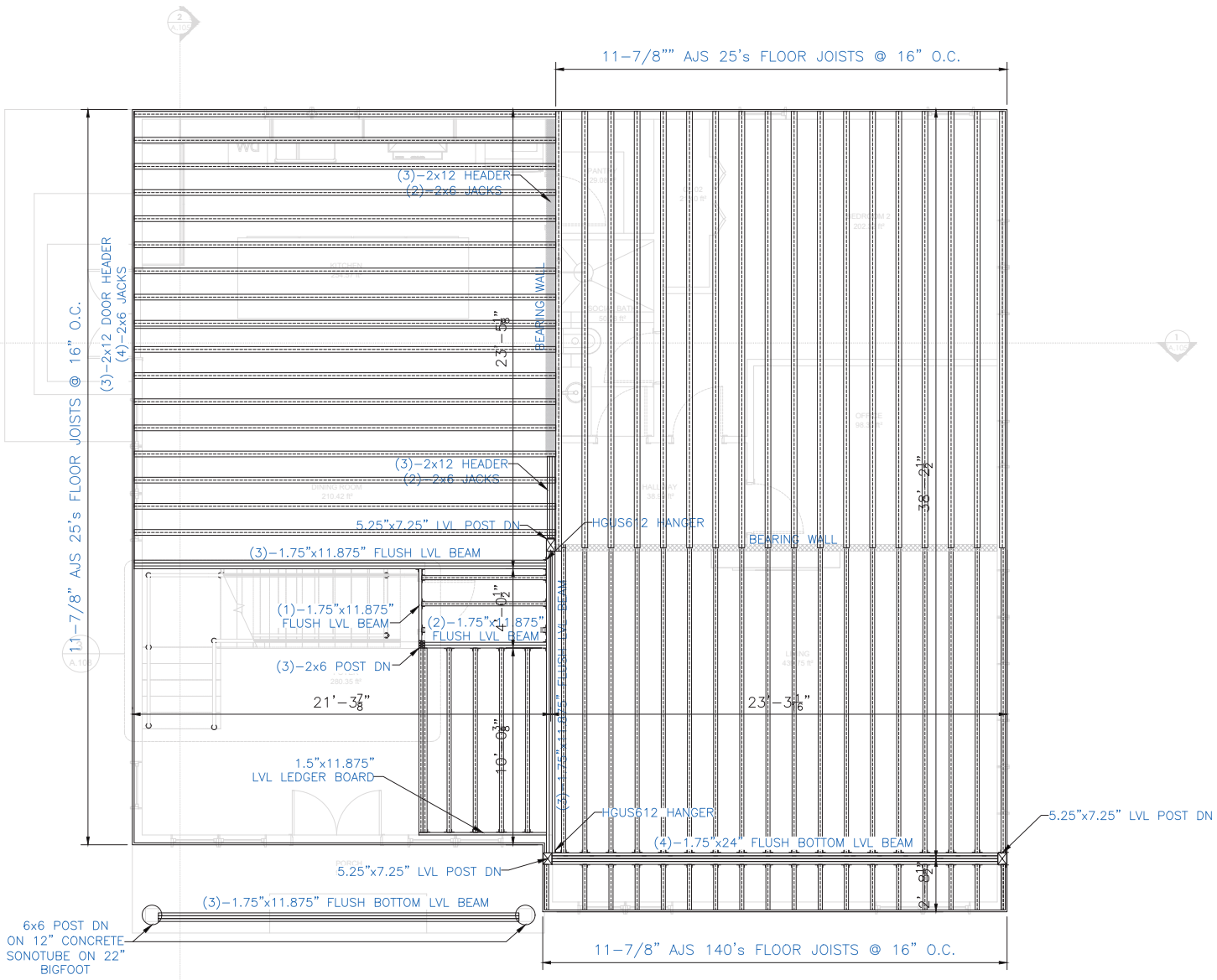
PROPOSED FIRST FLOOR FRAMING PLAN

No.	REVISION	DATE

DATE	SHEET N°
APR 30 2025	3
DRAWN BY: KV	CHECKED BY: AM

SHEET

S-102



PROPOSED SECOND FLOOR FRAMING PLAN

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

ARCLINE PROJECT DESIGN

PROJECT ADDRESS:

3 Weston St,
Lexington, MA

STAMP:

DATE SIGNED:
4/30/2026

DRAWING TITLE:

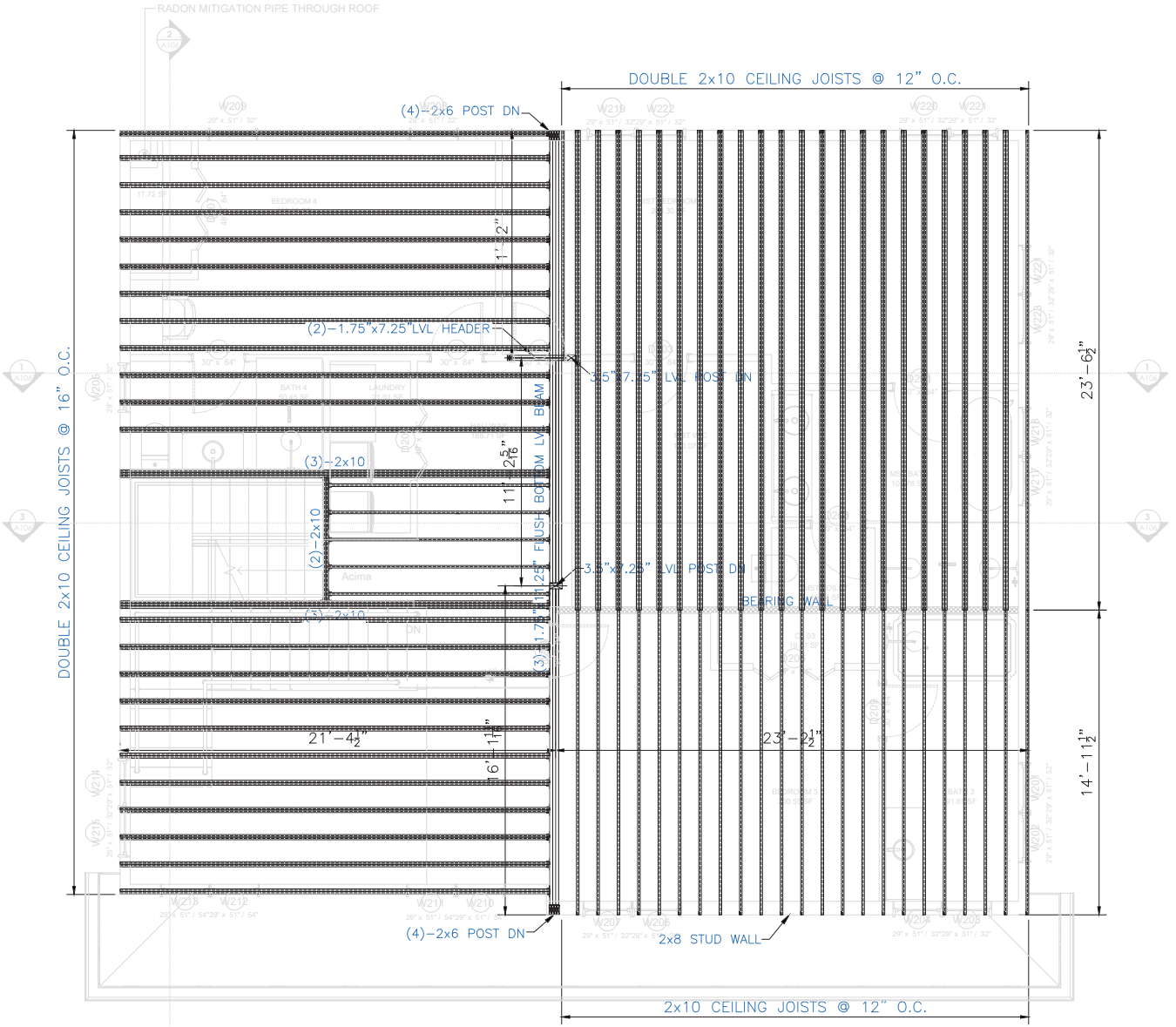
PROPOSED SECOND FLOOR FRAMING PLAN

No.	REVISION	DATE

DATE	SHEET N°
APR 30 2026	4
DRAWN BY: KV	CHECKED BY: AM

SHEET

S-103



PROPOSED CEILING FRAMING PLAN

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

ARCLINE PROJECT DESIGN

PROJECT ADDRESS:

3 Weston St,
Lexington, MA

STAMP:

DATE SIGNED:
4/30/2026

DRAWING TITLE:

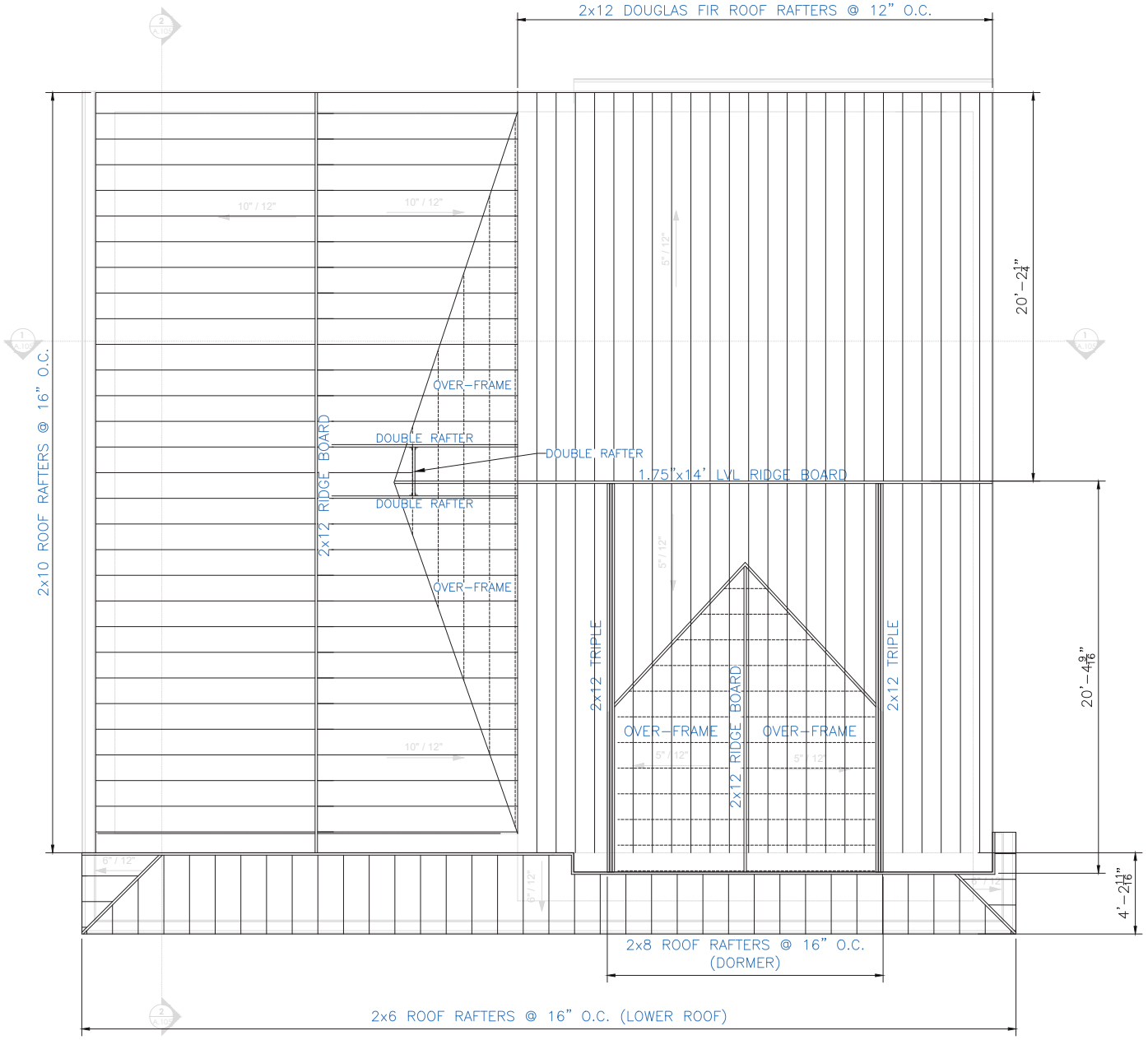
PROPOSED CEILING FRAMING PLAN

No.	REVISION	DATE

DATE	SHEET N°
APR 30 2026	5
DRAWN BY: AM	CHECKED BY: AM

SHEET

S-104



PROPOSED ROOF FRAMING PLAN

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

ARCLINE
PROJECT DESIGN

PROJECT ADDRESS:

3 Weston St,
Lexington, MA

STAMP:

DATE SIGNED:
4/30/2026

DRAWING TITLE:

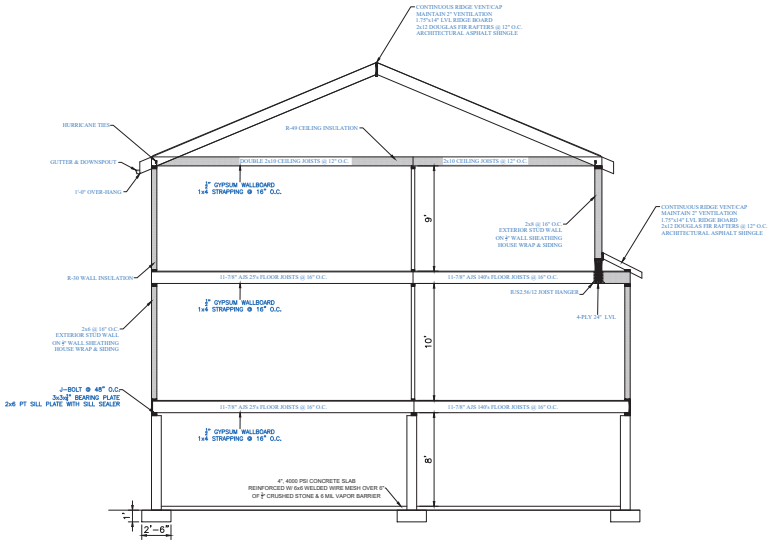
PROPOSED ROOF
FRAMING PLAN

No.	REVISION	DATE

DATE	SHEET N°
APR 30 2026	6
DRAWN BY: AM	CHECKED BY: AM

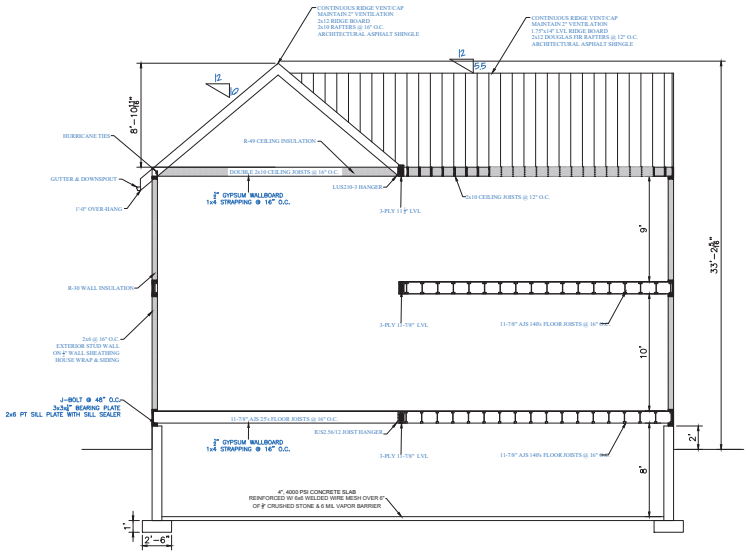
SHEET

S-105



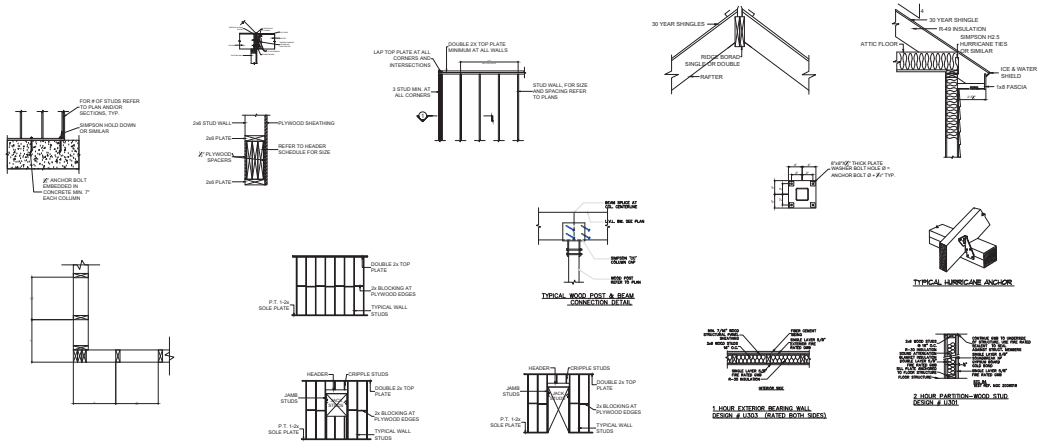
SECTION

SCALE: 3/16" = 1'-0"



SECTION

SCALE: 3/16" = 1'-0"



ARCLINE
PROJECT DESIGN

PROJECT ADDRESS:

3 Weston St,
Lexington, MA

STAMP:



DATE SIGNED:
4/30/2026

DRAWING TITLE:

SECTION - DETAILS

No.	REVISION	DATE

DATE	SHEET N°
APR 30 2026	7
DRAWN BY: AM	CHECKED BY: AM

SHEET

S-106

Architect Certification of Compliance with Street Adequacy Determination Bylaw

Date: 04/30/2026

Lexington Planning Office

Town Office Building

Lexington, MA 02420

Calculation for Gross Floor Area (GFA)

Address: **3 WESTON ST LEXINGTON MA**

Existing Area	**Existing Square Feet ***
Basement: ceiling height greater than 6'8"	1146.53 SF
Garage	536.44 SF
First Floor	1754.60 SF
Second Floor	1442.29 SF
(Half Story)Max.40% of Second floor	
Porch(s)	94.13 SF
Any Other Structures on Property	
Total GFA	4973,99SF

Proposed Area	**Proposed Square Feet***
Basement: ceiling height greater than 6'8"	1146.53 SF
Garage	536.44 SF
First Floor	1754.60 SF
Second Floor	1497.88 SF
(Half Story)Max.40% of Second floor	462.37 SF
Porch(s)	94.13 SF
Any Other Structures on Property	
Total GFA	5491,95 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

X No(Update Project)

Name: Michael M. Phillips Civil

Massachusetts License # 60782

*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 complaint 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.