

# PROPOSED SINGLE HOUSE NEW CONSTRUCTION

## 17 BOULDER ROAD, LEXINGTON, MA.

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### LEGEND

- SD SMOKE DETECTOR
- H HEAT DETECTOR
- SR CARBON MONOXIDE/SMOKE COMBO DETECTOR
- 2x6 @ 16" OC. STRUCTURAL WALL
- ☒ BATHROOM EXHAUST VENT

### GENERAL NOTES:

1. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COMMONWEALTH OF CURRENT MASSACHUSETTS STATE BUILDING CODE (IBC 2021 AMENDMENT 780 CMR 10TH EDITION) AND OTHER APPLICABLE CODES.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
4. DIMENSIONS ARE NOT GUARANTEE, THE CONTRACTOR SHOULD VERIFY ALL DRAWING DIMENSIONS BEFORE PERFORM WORK.
5. THE CONTRACTOR SHALL WARRANT HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
6. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO T DESIGN IMMEDIATELY.
7. CONCRETE AND REBAR STRENGTH SHALL HAVE MINIMUM OF 4,000 PSI AND 60,000 PSI RESPECTIVELY
8. ALL WINDOWS AND DOORS MUST HAVE U FACTOR = 0.30 MINIMUM.

STAIRWAY NOTES:  
 STAIRWAY WIDTH: 36" CLEAR WIDTH ABOVE RAIL.  
 RISER = 8 1/4" (MAX.) TREAD = 11" (MIN.)  
 NOSING PROFILE : 1 1/2" (MAX.)  
 HEADROOM : 6'-8" MINIMUM

GUARDRAIL OPENING LIMITATIONS :  
 PREVENT OBJECTS 4" (MAX)

HANDRAILS : HAVING 34" MIN. & 38" MAX.  
 HEIGHT MEASURED VERTICALLY FROM THE NOSING

HANDRAIL GRIP SIZE :  
 CIRCULAR CROSS SECTION : 1 1/4" & 2" MAX.  
 CROSS-SECTIONAL : 2 1/4" MAX.

#### NOTE 1

- 1) SMOKE DETECTORS ARE REQUIRED TO BE PERMANENTLY WIRED AC POWER SOURCE AND SHALL HAVE SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES, WHEN A BEDROOM IS ADDED OR CREATED (R314.1) (R314.3) LOCATION - IN IMMEDIATE VICINITY OR BEDROOMS, IN ALL BEDROOMS, IN EACH STORY OF A DWELLING UNIT INCLUDING BASEMENTS AND CELLARS, AND FOR EACH 1,200 SQUARE FEET OR PART THEREOF.
- 2) PHOTO ELECTRIC SMOKE DETECTORS ARE REQUIRED IF LOCATED WITHIN 20 FEET OF A BATHROOM OR KITCHEN (5313.2.11)

#### NOTES:

- 1) SAFETY GLAZING REQUIRED FOR ENCLOSURES FOR TUB, SHOWER WHERE BOTTOM EDGE OF GLAZING LESS THAN 60 INCHES ABOVE STANDING SURFACE (R308.4.5).
- 2) GC TO VERIFY WINDOW ORDER.
- 3) BATHROOM VENTILATION REQUIRED AND VENTED DIRECT TO OUTSIDE (R303.3).

SLEEPING ROOM WINDOW OPENING:  
 3.3 SQ FT., DH WINDOW 20" X 24"  
 IN EITHER DIRECTION. SILL NOT MORE THAN 44" ABOVE FLOOR.

ENERGY CODE: 2023 IECC, 780 CMR 22.0

STUD WALLS: R-30  
 CEILING R-60  
 FLOOR R-30  
 WINDOW U-0.30 (DOUBLE PANE)

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 17 BOULDER ROAD  
 LEXINGTON, MA.**

**T DESIGN, LLC**

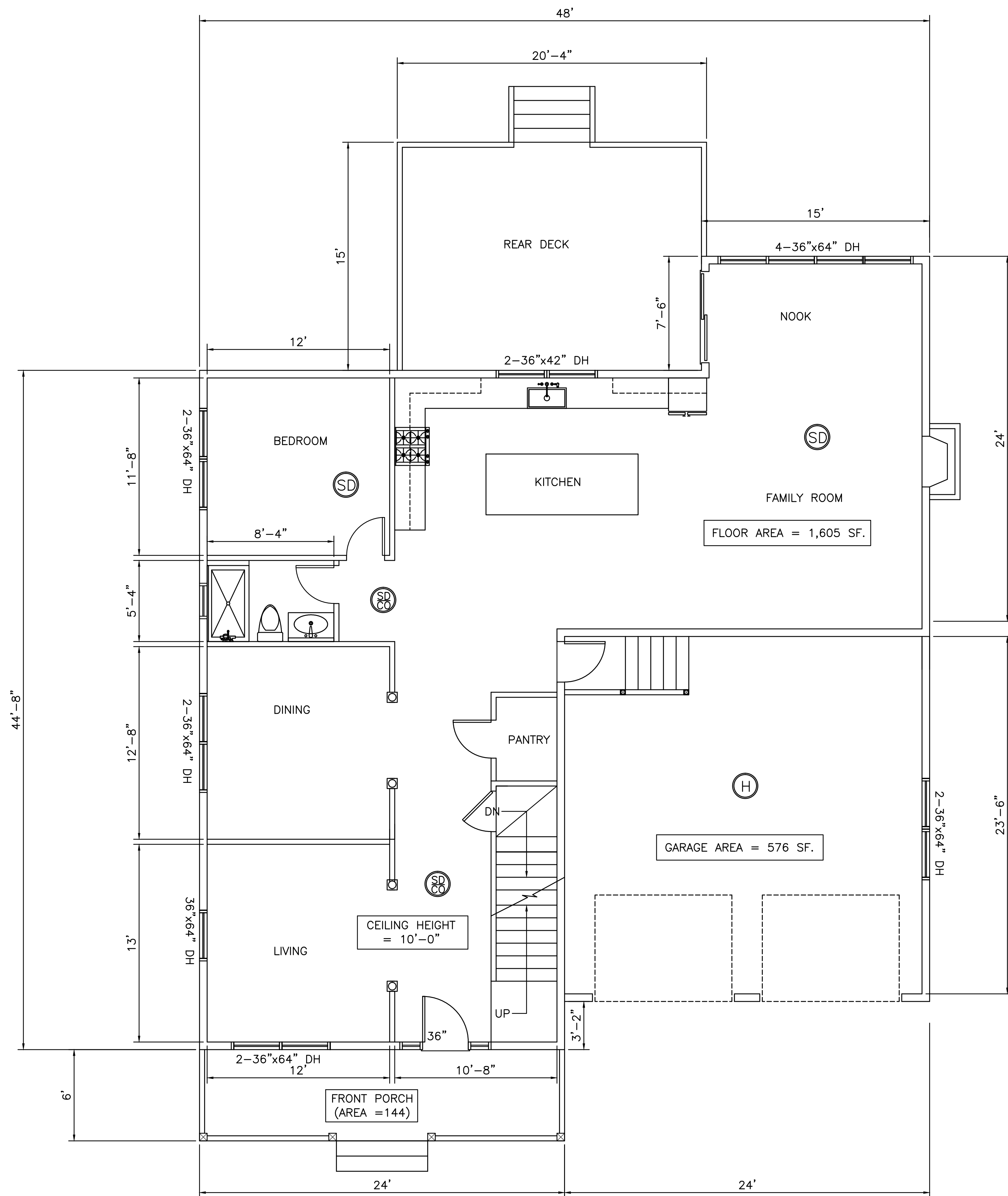
1248 RANDOLPH AVE  
 MILTON, MA 02186  
 TEL: (617)-797-6637  
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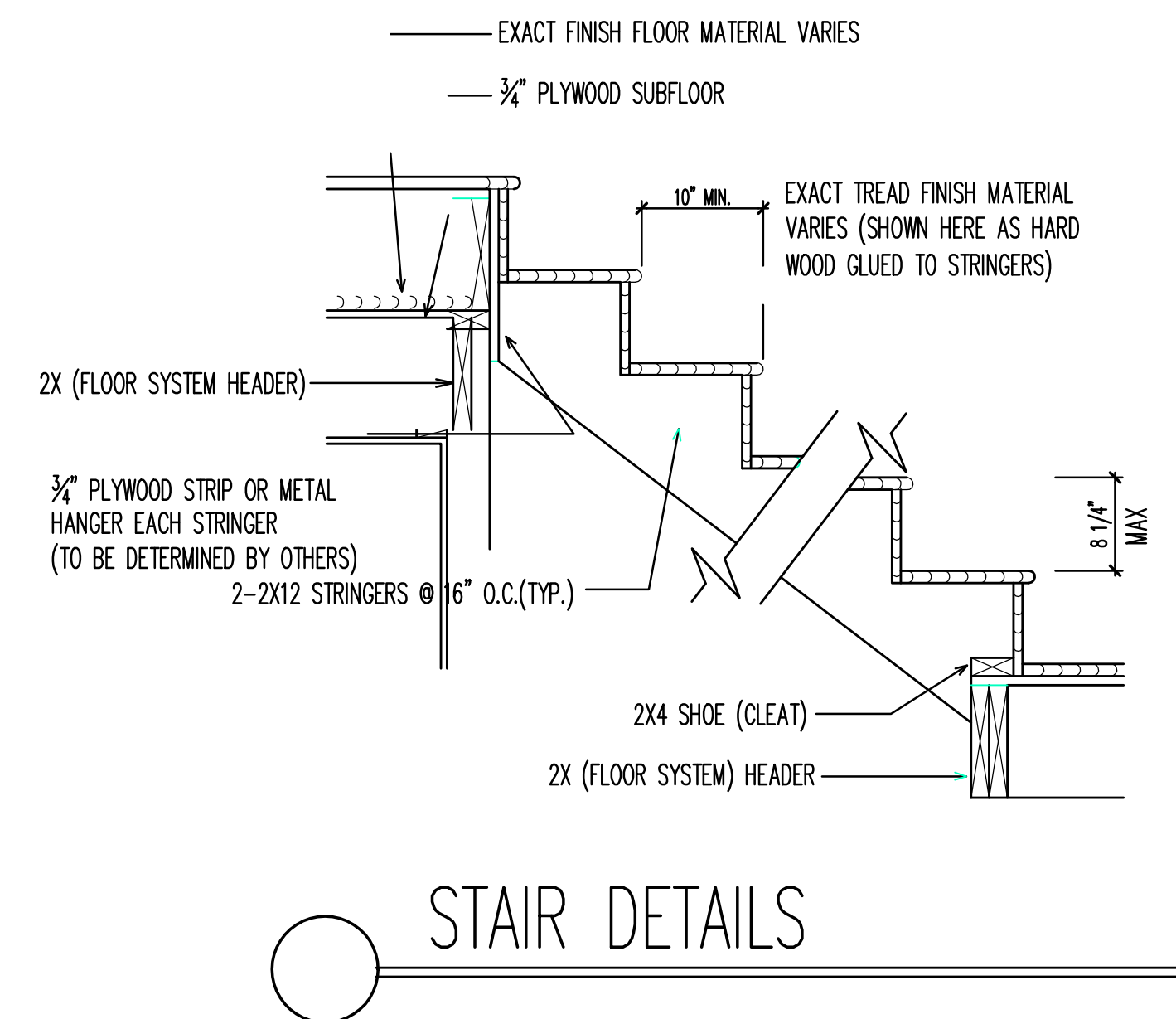
3/26/2026

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DATE:	3/26/2026
SCALE:	1/4"=1'-0"
SHEET NO.:	T-1





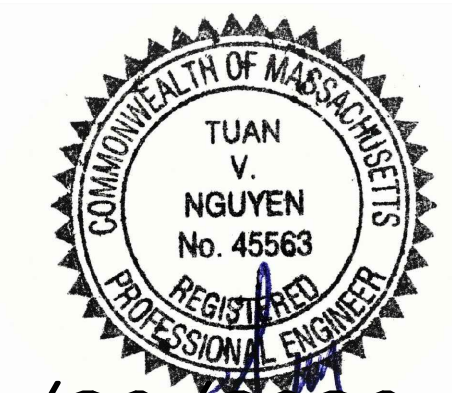
FIRST FLOOR PLAN



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BY:	TN
DATE:	4/04/2026
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SHEET NO.:	A-2



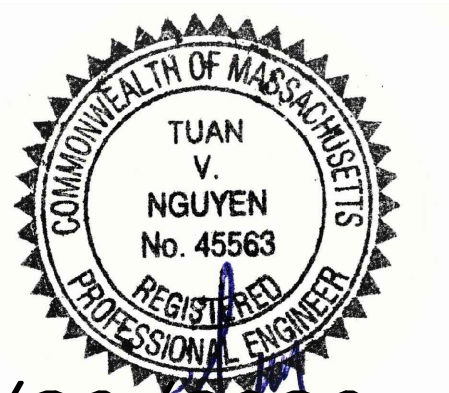


FRONT VIEW

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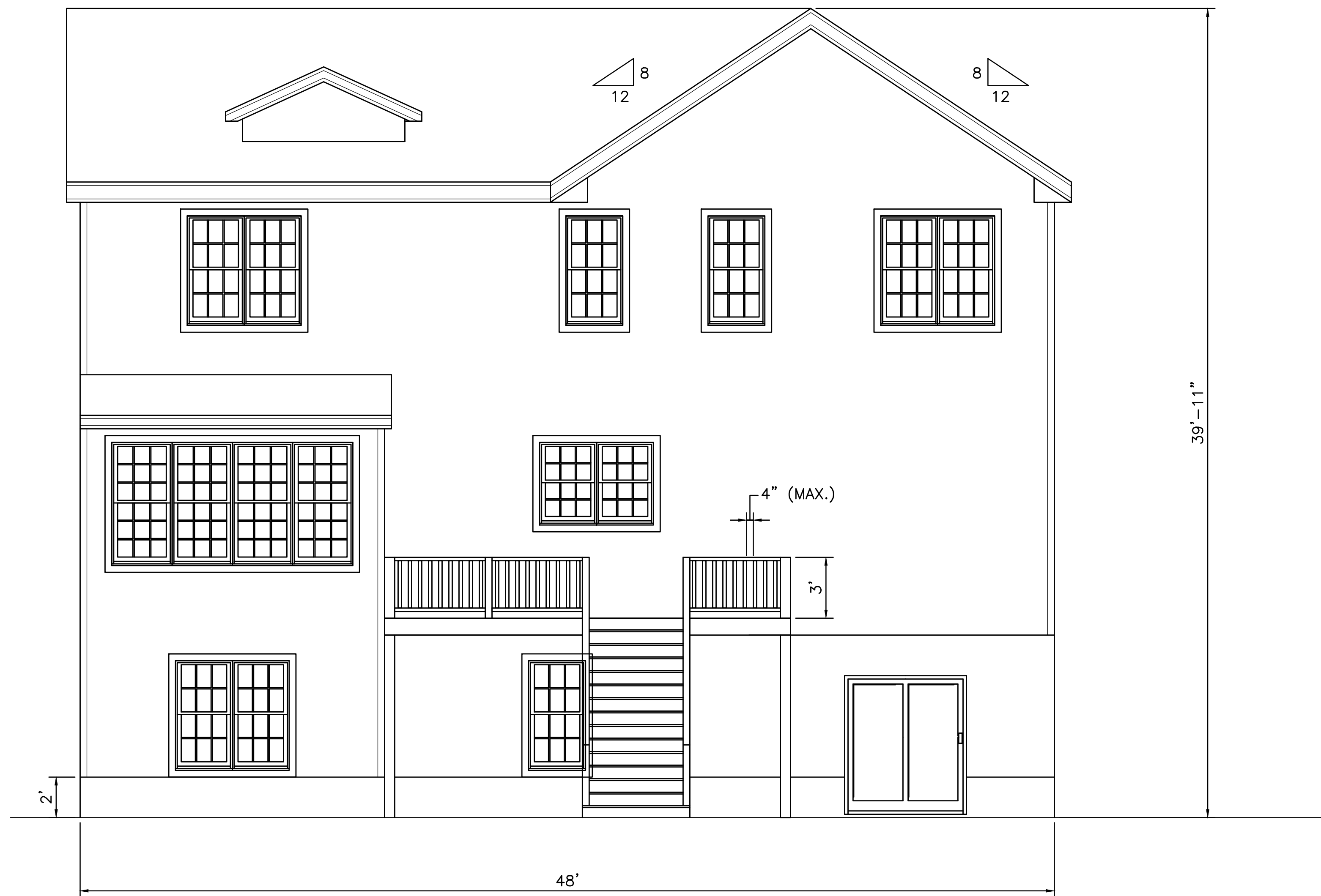
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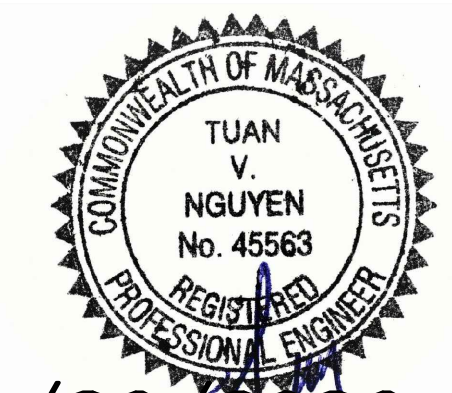


REAR VIEW

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REV.	DATE

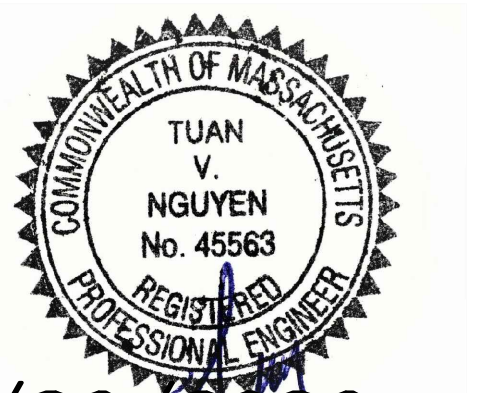
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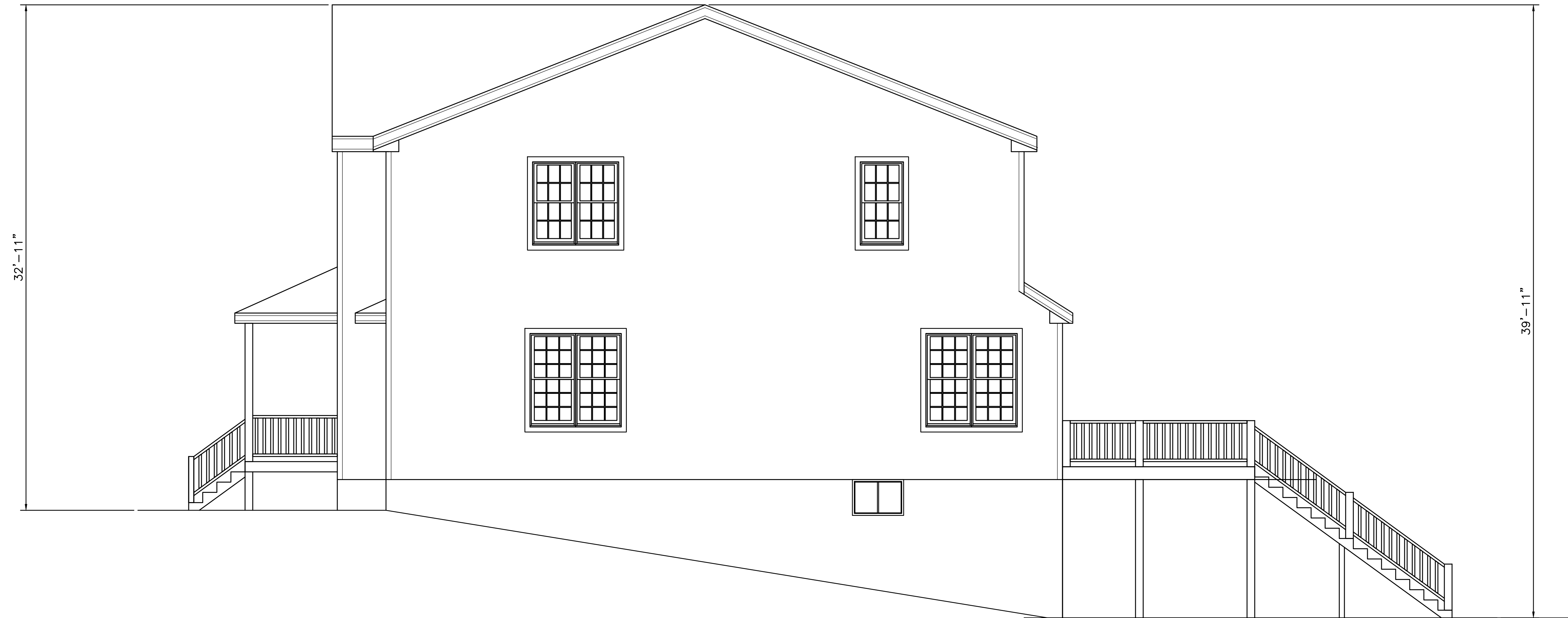
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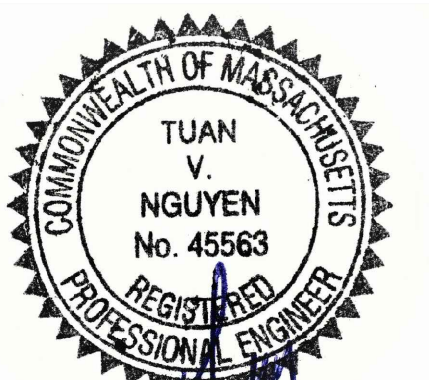


RIGHT VIEW

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REV.	DATE
BY:	TN
DATE:	4/04/2026
SCALE:	1/4"=1'-0"
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