

# NEW SINGLE FAMILY HOME



SCOPE: RENOVATION HOME  
SINGLE FAMILY HOME  
ADDRESS: 22 ESTABROOK RD, LEXINGTON, MA  
CLIENT: DALTO'S CONSTRUCTION

**RESIDENTIAL CODE**  
INTERNATIONAL RESIDENTIAL CODE 2015 (IRC 2015)

**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

PROPERTY INFORMATIONS	
LOT SIZE:	0.17 ACRES
MODEL:	RESIDENTIAL
BOOK PAGE:	0764, 0106
PROPERTY ID:	50-79
LOCATION ID:	F_724248_2987566
EXISTING AREA:	0.00 SF
NEW AREA:	4835.96 SF
TOTAL AREA:	4835.96 SF

PROJECT GROSS AREA	
LEVEL	AREA
BASEMENT	1306.97 SF
FIRST FLOOR	1381.33 SF
GARAGE	491.33 SF
PORCH	90.00 SF
SECOND FLOOR	1566.33 SF
TOTAL	4835.96 SF

1. ARCHITECTURE	
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A.106	PROPOSED ROOF PLAN
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A.109	ELEVATIONS
A.110	STAIR DETAILS
A.111	STAIR DETAILS B
A.112	DETAIL KITCHEN
A.113	DETAILS BATH
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A.115	DETAILS SHEET
A.116	DOOR TYPES
A.117	WINDOWS TYPES
A.118	RCP
A.119	POWER/COMMUNICATIONS
A.120	PLUMBING POINTS
TOTAL OF SHEETS: 22	

DATE: 10/28/2024

\*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.



NEW CON

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PERMIT SET FOR  
CONSTRUCTION

**RB HOUSE DESIGN INC**  
RENATA BARBOSA  
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SHEET NUMBER  
A.000  
Revision #:

SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY:  
THAIS GOUASSELLI

PROJECT NO.: 1069

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**GENERAL NOTES:**

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

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

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

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

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

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

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

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

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

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

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

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

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

**FINISH CARPENTRY:**

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

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

**SMOKE, HEAT & CO2 DETECTORS:**

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

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

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

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

4. CARBON MONOXIDE ALARMS ARE REQUIRED AS FOLLOWS:

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

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

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

**PEST PROOFING NOTES:**

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

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

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

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

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

**INTERIOR FINISHES:**

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

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

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

**JOINT SEALERS:**

1. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE ALL OF THE FOLLOWING INCLUDING, BUT NOT LIMITED TO SEALANT AROUND THE PERIMETER OF WINDOWS, DOORS, LOUVERS AND ALL OPENINGS IN EXTERIOR WALLS, UNDER EXTERIOR THRESHOLDS AND SILLS, EXTERIOR AND INTERIOR TRIM.

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

**ALLOWANCES:**

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

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

**FLOOR CONSTRUCTION**

- 1. JOISTS: AS NOTED ON FRAMING PLAN. GALVANIZED JOIST AND BEAM HANGERS FOR FLUSH FRAMING. BRIDGING OR SOLID BLOCKING ROWS BETWEEN JOISTS EVERY 6 FT. (MAXIMUM). (REFER TO TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS) JOISTS AND HANGERS DESIGNED BY OTHERS.
- 2. DECKING: 3/4" T&G CDX PLYWOOD OR "ADVANTEK" DECKING GLUED AND NAILED TO FRAMING. USE 1/2" UNDERLAYMENT BOARD UNDER THIN-SET TILE AND VCT. GLUE AND NAIL UNDERLAYMENT TO SUBFLOOR.
- 3. INSULATE: FLOORS ABOVE UNCONDITIONED SPACE TO MIN R-30 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.

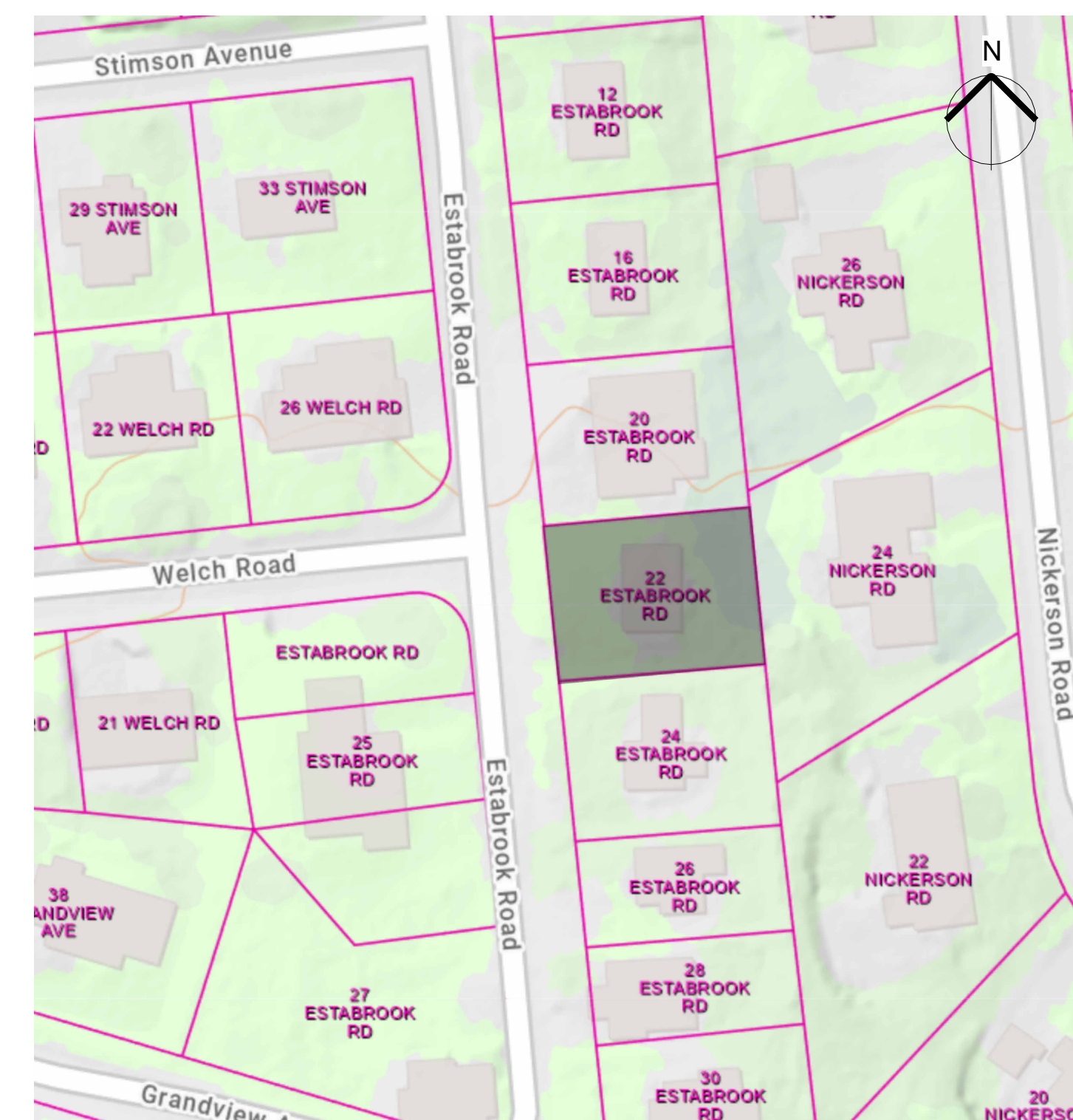
3. COORDINATION OF WORK: CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR OWN WORK TO AVOID CONFLICTS.

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.



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



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SHEET NUMBER  
**A.001**  
Revision #:

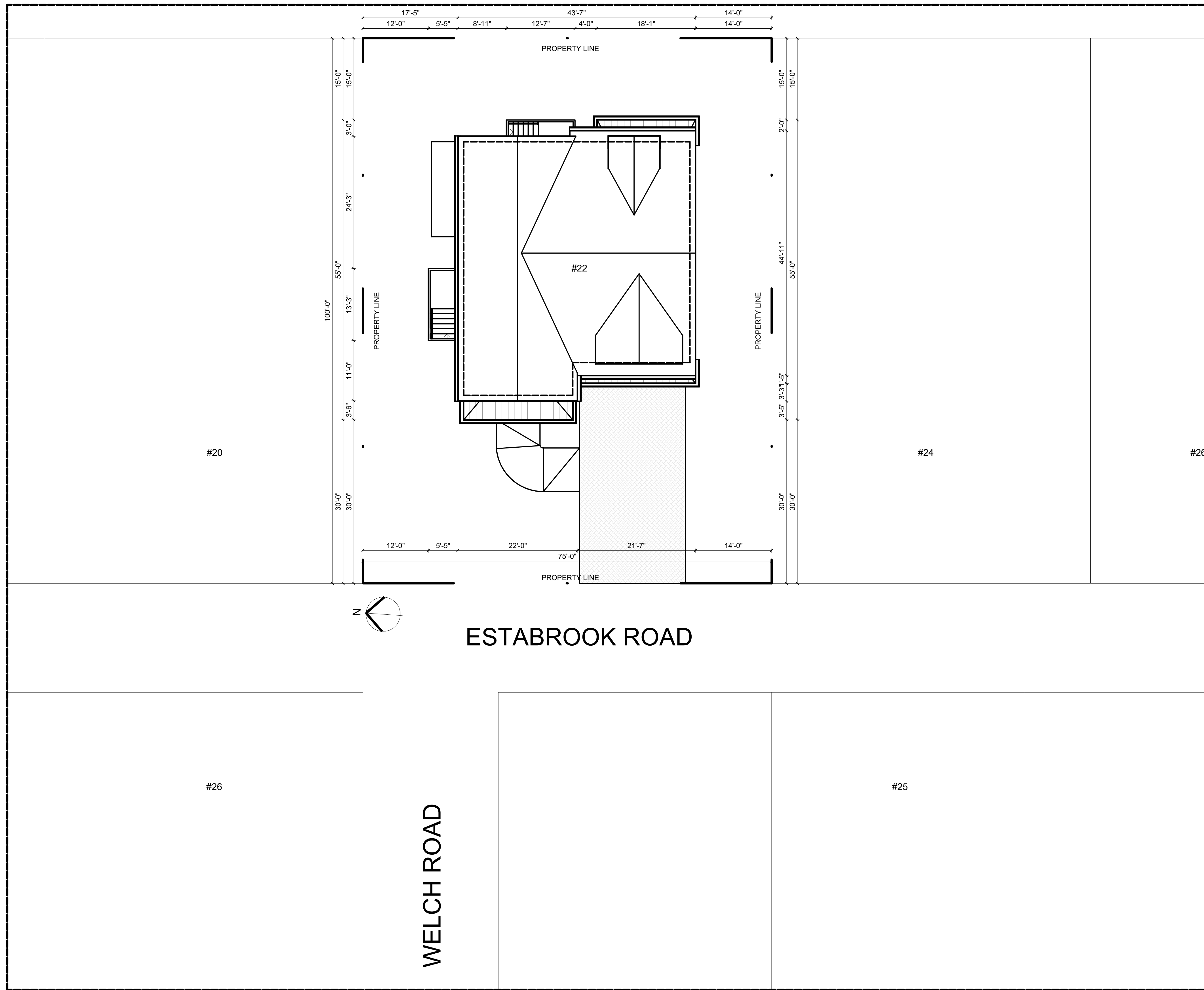
SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY: THAIS GOUASSELLI

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**RB**



PROJECT GROSS AREA	
LEVEL	AREA
BASEMENT	1306.97 SF
FIRST FLOOR	1381.33 SF
GARAGE	491.33 SF
PORCH	90.00 SF
SECOND FLOOR	1566.33 SF
TOTAL	4835.96 SF

**1** PROPOSED SITE PLAN  
SCALE: 1" = 10'-0"



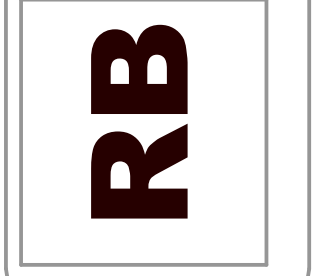
SHEET NUMBER  
**A.101**  
Revision #:

SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY: THAIS GOUASSELLI

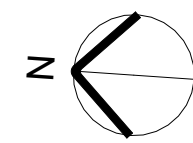
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**1** PROPOSED DRAINAGE PLAN  
SCALE: 1 : 72



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SHEET NUMBER  
**A.102**  
Revision #:

SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY:  
THAIS GOUSSSELLI

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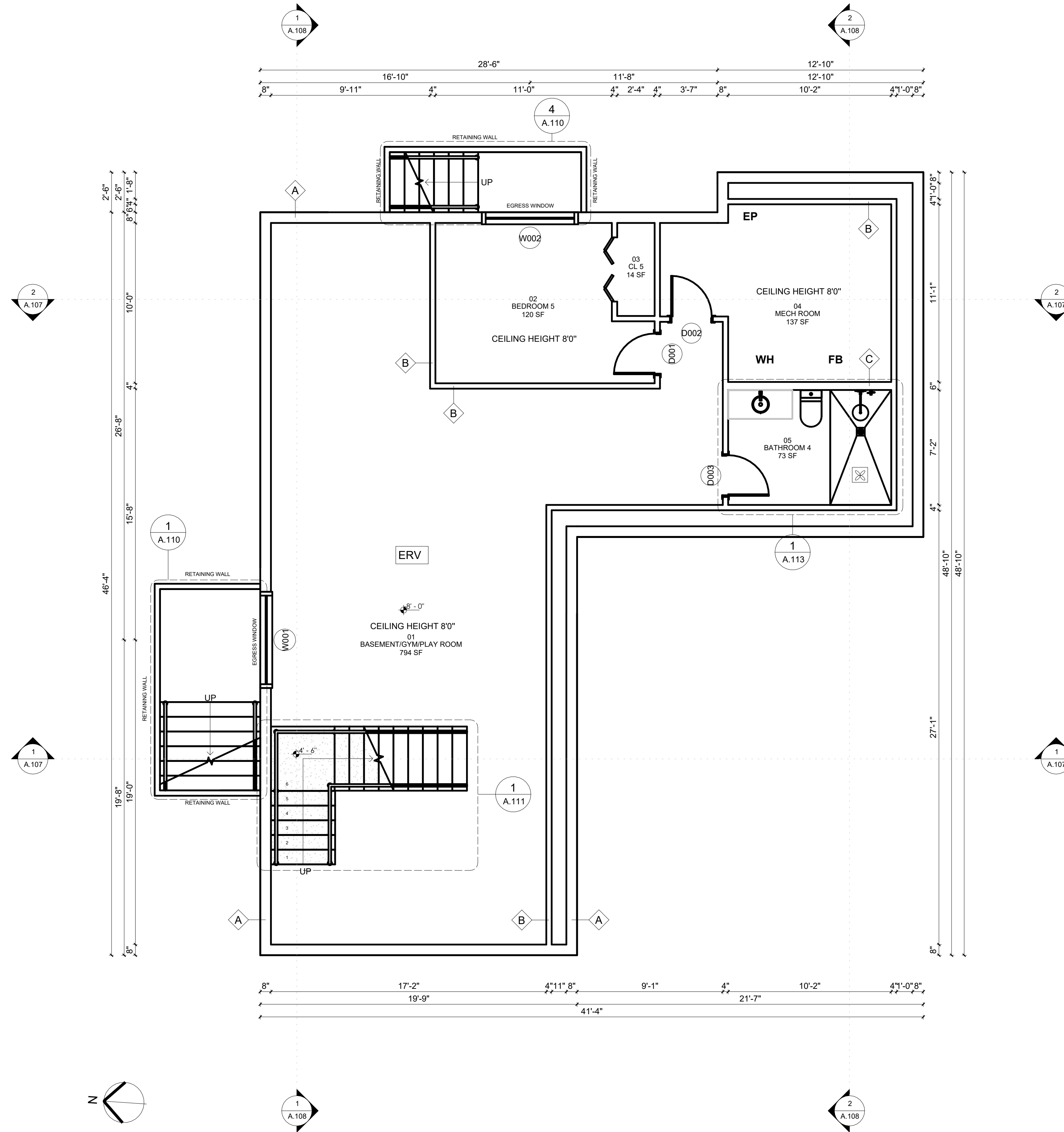
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PROPOSED SCHEDULE AREA		
ROOM NUMBER	ROOM NAME	AREA
<b>BASEMENT</b>		
01	BASEMENT/GYM/PLAY ROOM	794 SF
02	BEDROOM 5	120 SF
03	CL 5	14 SF
04	MECH ROOM	137 SF
05	BATHROOM 4	73 SF
<b>1ST FLOOR</b>		
06	PORCH	87 SF
07	FOYER/MUD ROOM	212 SF
08	LIVING	376 SF
09	PANTRY	9 SF
10	EATING ROOM	117 SF
11	SOCIAL BATH	75 SF
12	OFFICE/BEDROOM	137 SF
13	2-CAR GARAGE	455 SF
14	KITCHEN	303 SF
<b>2ND FLOOR</b>		
15	BEDROOM 2	148 SF
16	CL 2	16 SF
17	JACK 'N JILL	34 SF
18	BEDROOM 3	157 SF
19	CL 03	19 SF
20	LAUNDRY	63 SF
21	BATH 3	66 SF
22	BEDROOM 4	156 SF
23	CL 4	20 SF
24	HALLWAY	192 SF
25	MST WIC	95 SF
26	MST BEDROOM	224 SF
27	MST TOILET	28 SF
28	MST BATH	133 SF
29	TOILET	45 SF
30	MEZZANINE	235 SF
<b>TOTAL AREA</b>		<b>4539 SF</b>

**LEGEND**

<b>FB</b>	EXHAUST FURNACE
<b>WH</b>	WATER HEATER
<b>EP</b>	ELECTRIC PANEL
<b>SCD</b>	COMBO SMOKE & CARBON MONOXIDE DETECTOR
<b>S</b>	SMOKE DETECTOR



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

SHEET NUMBER  
**A.103**

SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY: THAIS GOUSSSELLI

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**RB**

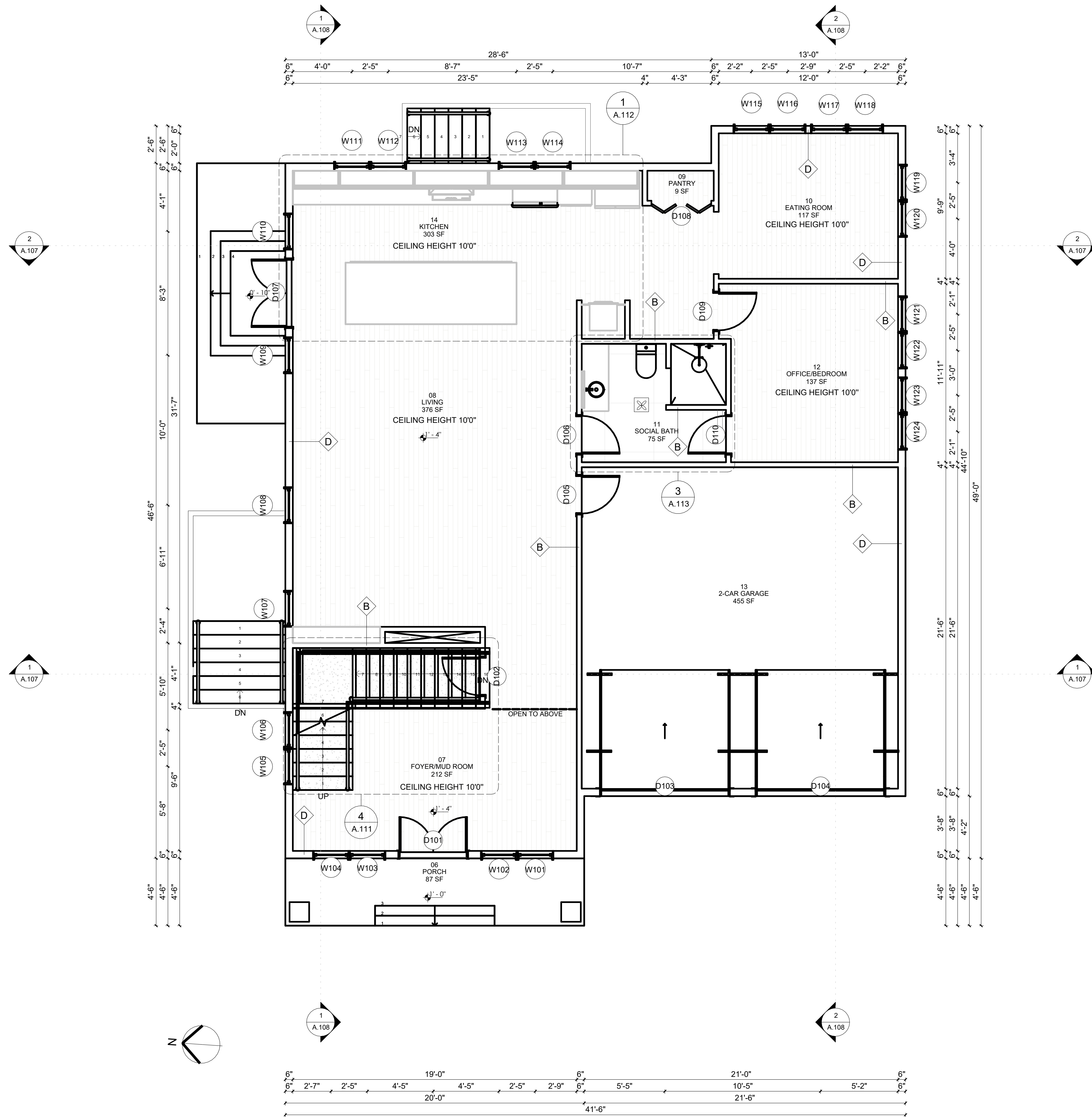


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**LEGEND**



PROP. SCHEDULE AREA		
ROOM NUMBER	ROOM NAME	AREA
<b>BASEMENT</b>		
01	BASEMENT/GYM/PLAY ROOM	794 SF
02	BEDROOM 5	120 SF
03	CL 5	14 SF
04	MECH ROOM	137 SF
05	BATHROOM 4	73 SF
<b>1ST FLOOR</b>		
06	PORCH	87 SF
07	FOYER/MUD ROOM	212 SF
08	LIVING	376 SF
09	PANTRY	9 SF
10	EATING ROOM	117 SF
11	SOCIAL BATH	75 SF
12	OFFICE/BEDROOM	137 SF
13	2-CAR GARAGE	455 SF
14	KITCHEN	303 SF
<b>2ND FLOOR</b>		
15	BEDROOM 2	148 SF
16	CL 2	16 SF
17	JACK 'N JILL	34 SF
18	BEDROOM 3	157 SF
19	CL 03	19 SF
20	LAUNDRY	63 SF
21	BATH 3	66 SF
22	BEDROOM 4	156 SF
23	CL 4	20 SF
24	HALLWAY	192 SF
25	MST WIC	95 SF
26	MST BEDROOM	224 SF
27	MST TOILET	28 SF
28	MST BATH	133 SF
29	TOILET	45 SF
30	MEZZANINE	235 SF
<b>TOTAL AREA</b>		<b>4539 SF</b>



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



SHEET NUMBER  
**A.104**

SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY: THAIS GOUSSSELLI

**NEW CONSTRUCTION**

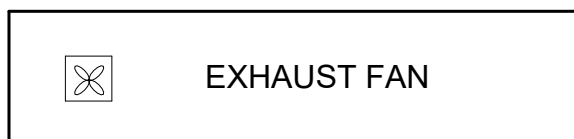
ADDRESS  
22 ESTABROOK RD,  
LEXINGTON, MA  
PERMIT SET FOR  
CONSTRUCTION

**RB HOUSE DESIGN INC**  
RENATA BARBOSA  
(978) 310-6643  
renata@rbhousedesign.com

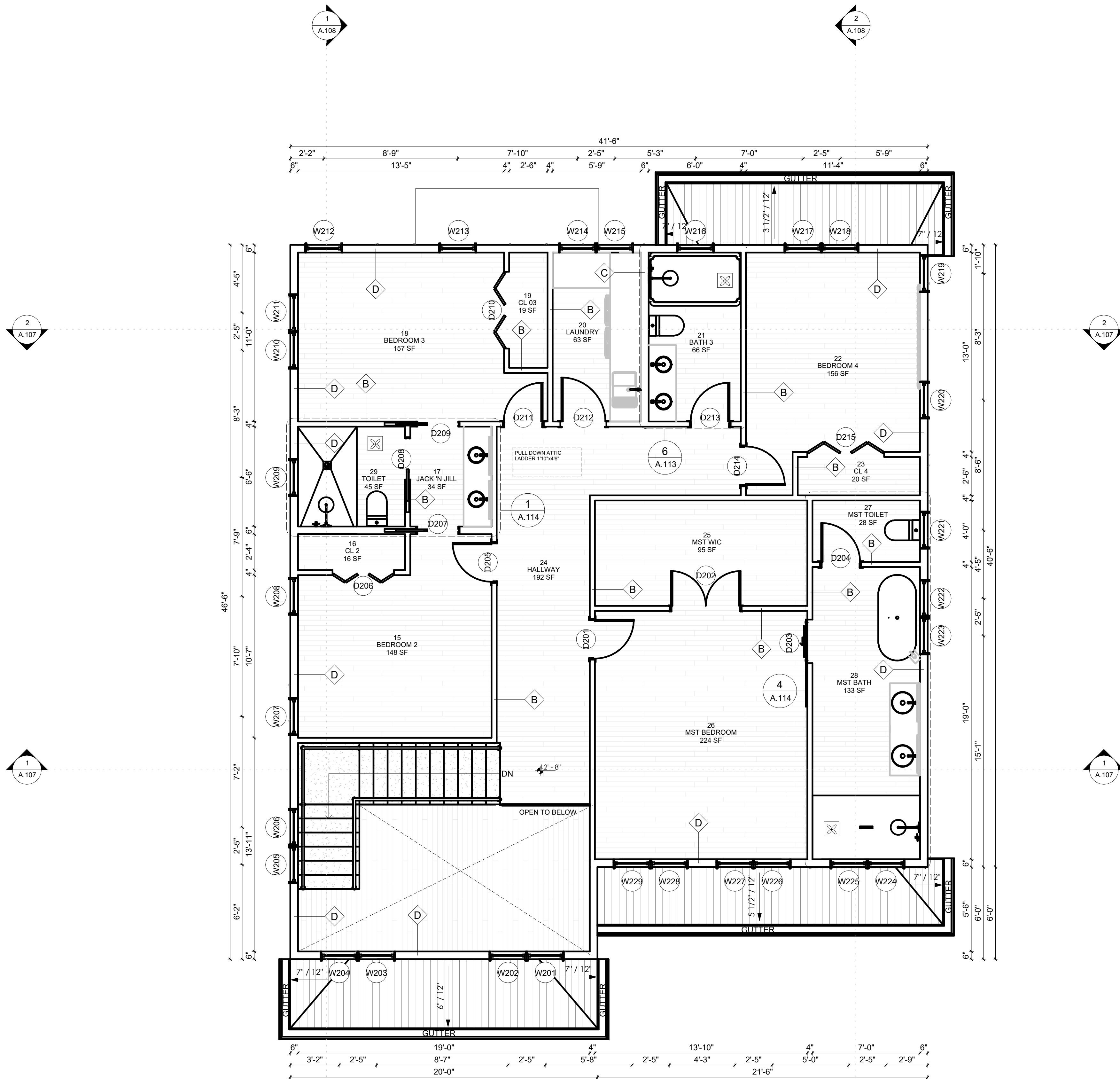


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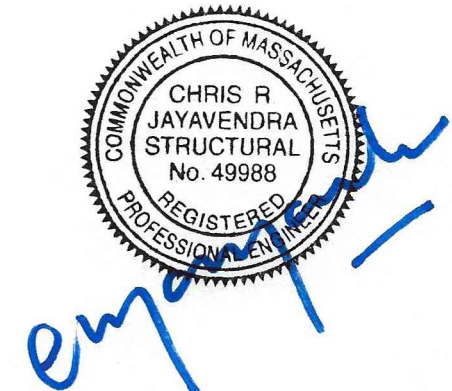
**LEGEND**



PROP. SCHEDULE AREA		
ROOM NUMBER	ROOM NAME	AREA
<b>BASEMENT</b>		
01	BASEMENT/GYM/PLAY ROOM	794 SF
02	BEDROOM 5	120 SF
03	CL 5	14 SF
04	MECH ROOM	137 SF
05	BATHROOM 4	73 SF
<b>1ST FLOOR</b>		
06	PORCH	87 SF
07	FOYER/MUD ROOM	212 SF
08	LIVING	376 SF
09	PANTRY	9 SF
10	EATING ROOM	117 SF
11	SOCIAL BATH	75 SF
12	OFFICE/BEDROOM	137 SF
13	2-CAR GARAGE	455 SF
14	KITCHEN	303 SF
<b>2ND FLOOR</b>		
15	BEDROOM 2	148 SF
16	CL 2	16 SF
17	JACK 'N JILL	34 SF
18	BEDROOM 3	157 SF
19	CL 03	19 SF
20	LAUNDRY	63 SF
21	BATH 3	66 SF
22	BEDROOM 4	156 SF
23	CL 4	20 SF
24	HALLWAY	192 SF
25	MST WIC	95 SF
26	MST BEDROOM	224 SF
27	MST TOILET	28 SF
28	MST BATH	133 SF
29	TOILET	45 SF
30	MEZZANINE	235 SF
<b>TOTAL AREA</b>		<b>4539 SF</b>



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



SHEET NUMBER  
**A.105**  
Revision #:

SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY: THAIS GUAISELLI

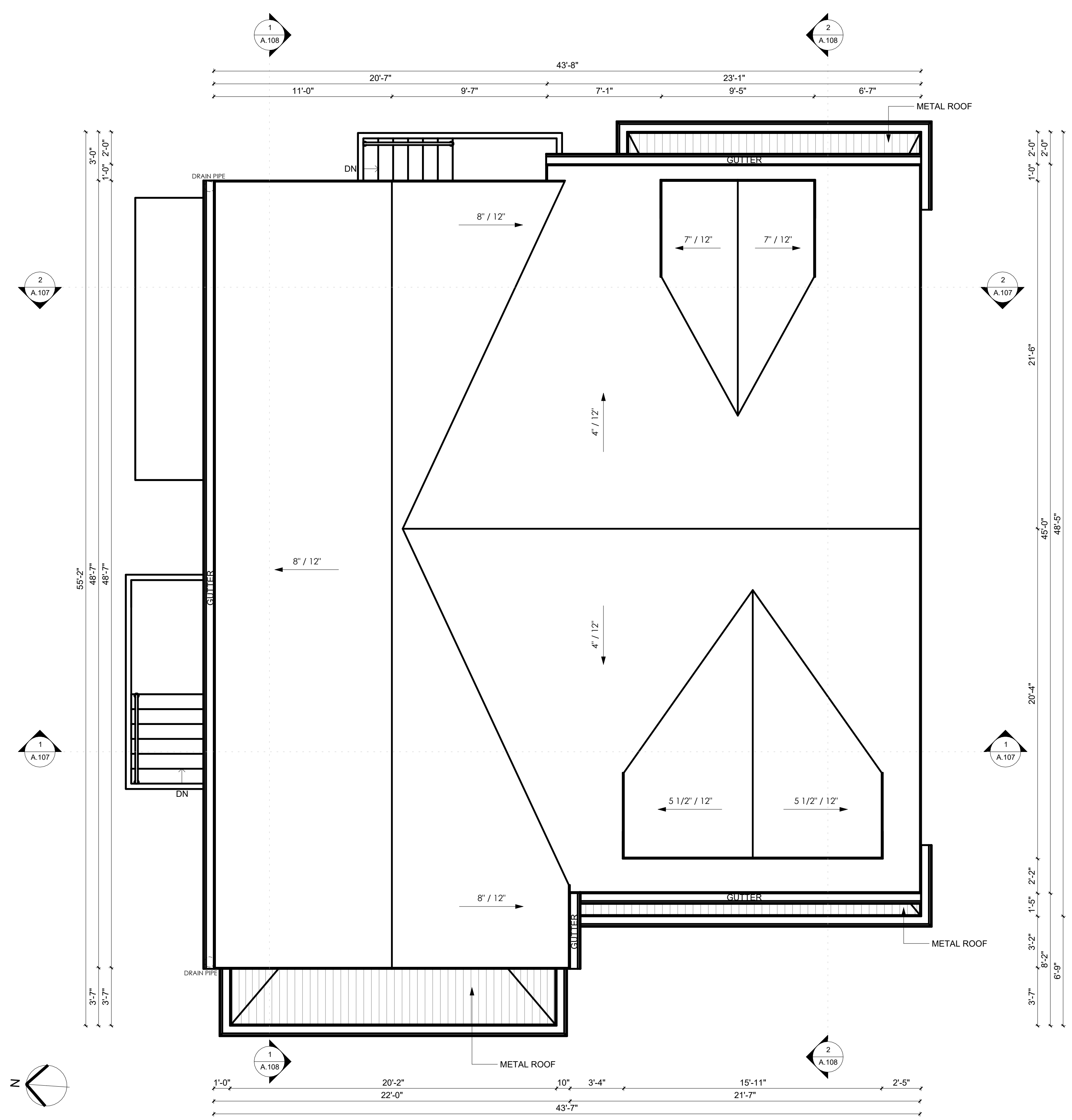
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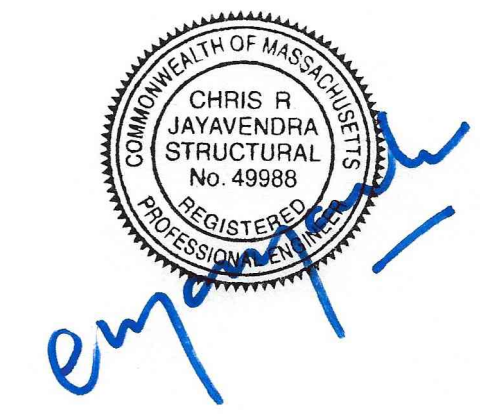
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**1** PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"



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SHEET NUMBER  
**A.106**

SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY: THAS GOUSSSELLI

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PROJECT NO: 1069

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



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



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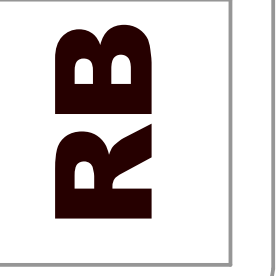
SHEET NUMBER  
**A.107**

SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY: THAIS GOUASSELLI

**NEW CONSTRUCTION**

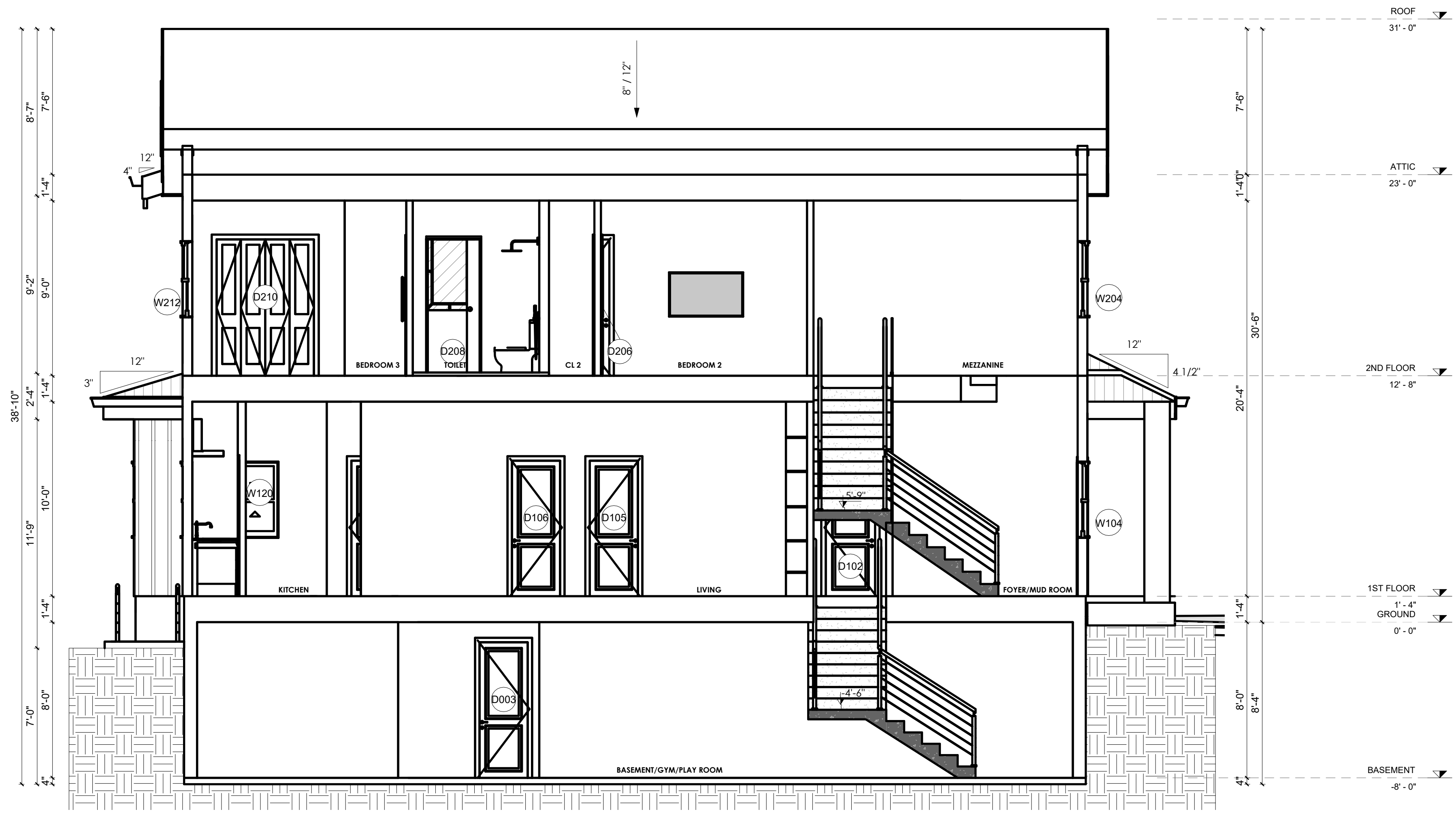
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1 SECTION C  
SCALE: 1/4" = 1'-0"



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



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SHEET NUMBER  
**A.108**  
Revision #:

SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY: THAIS GOUSSSELLI

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*empire*

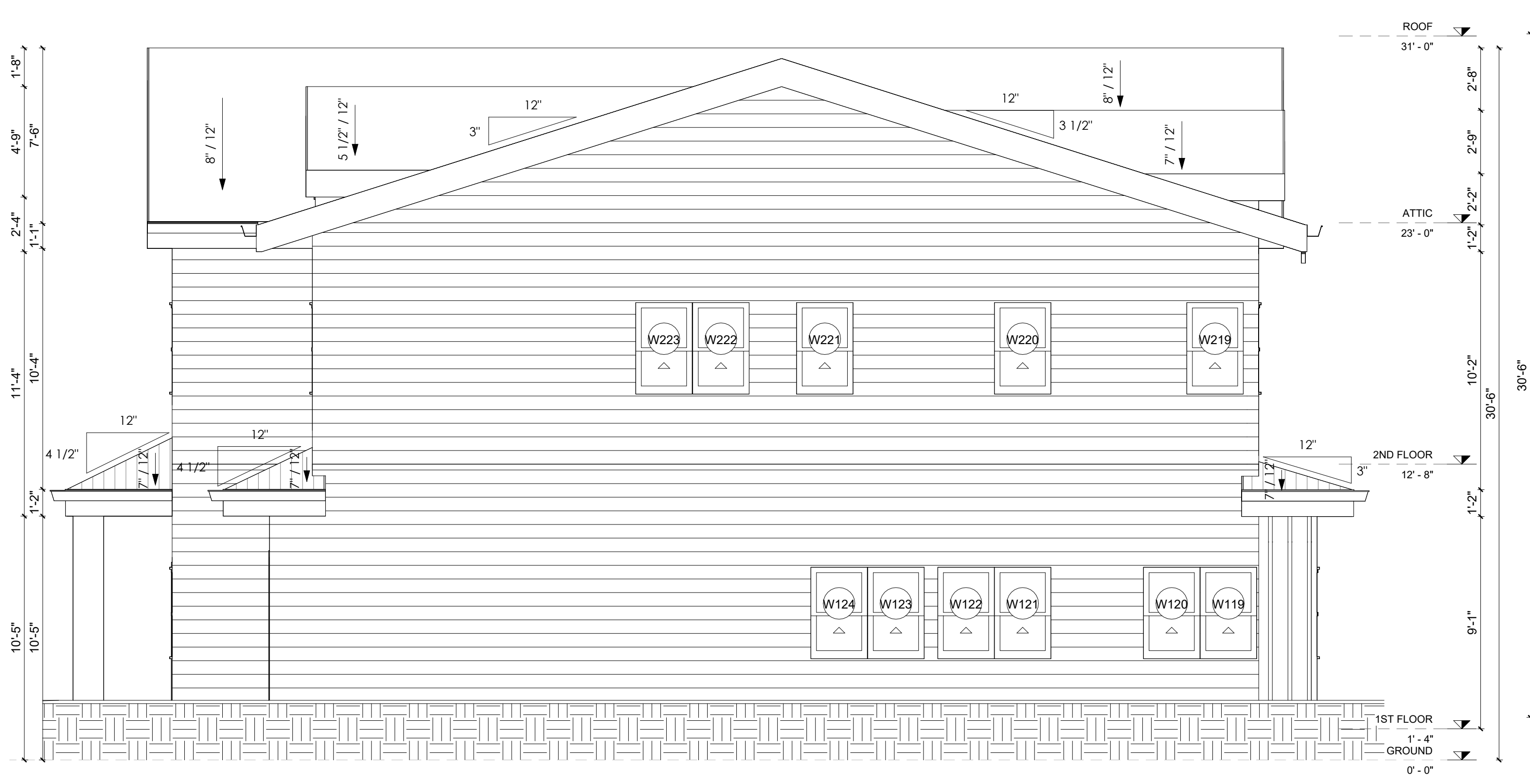
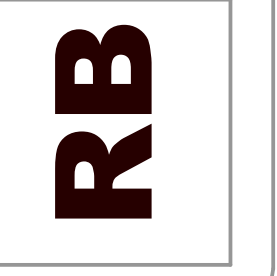
SHEET NUMBER  
**A.109**  
Revision #:

SCALE: SEE VIEW  
DATE: 10/26/2024  
DRAWN BY:  
THAIS GOUSSELLI

**NEW CONSTRUCTION**

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PERMIT SET FOR  
CONSTRUCTION

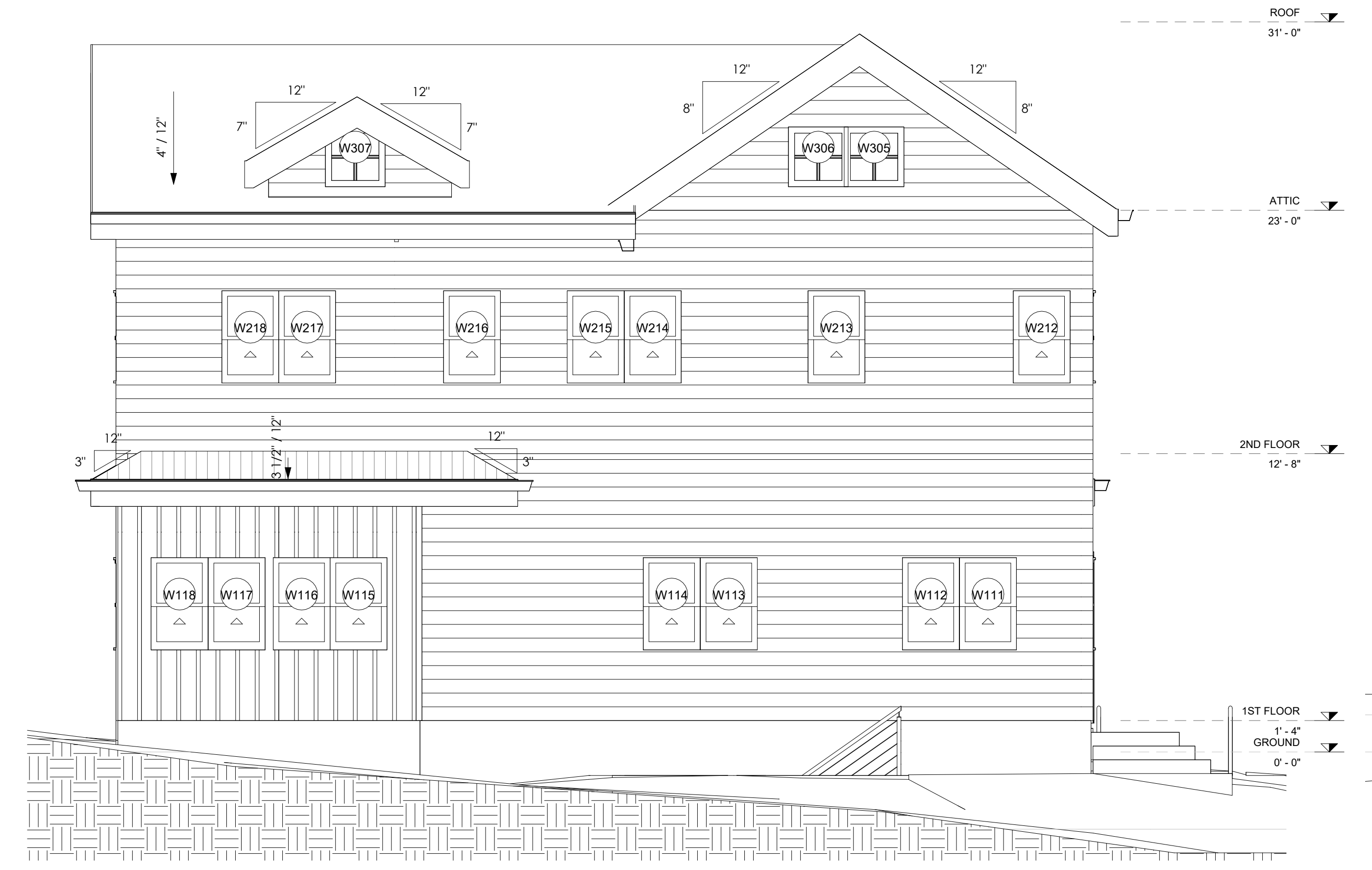
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**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 1 : 50

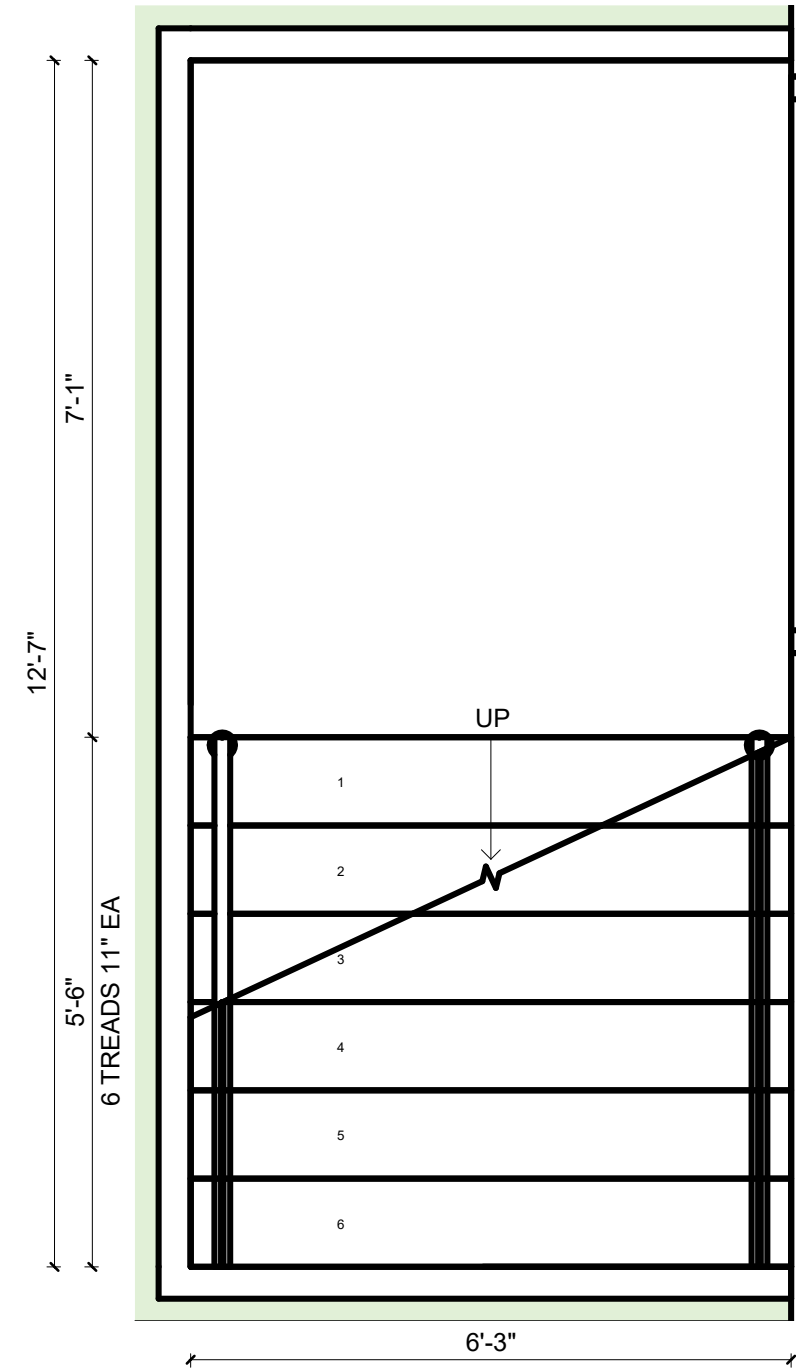


**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

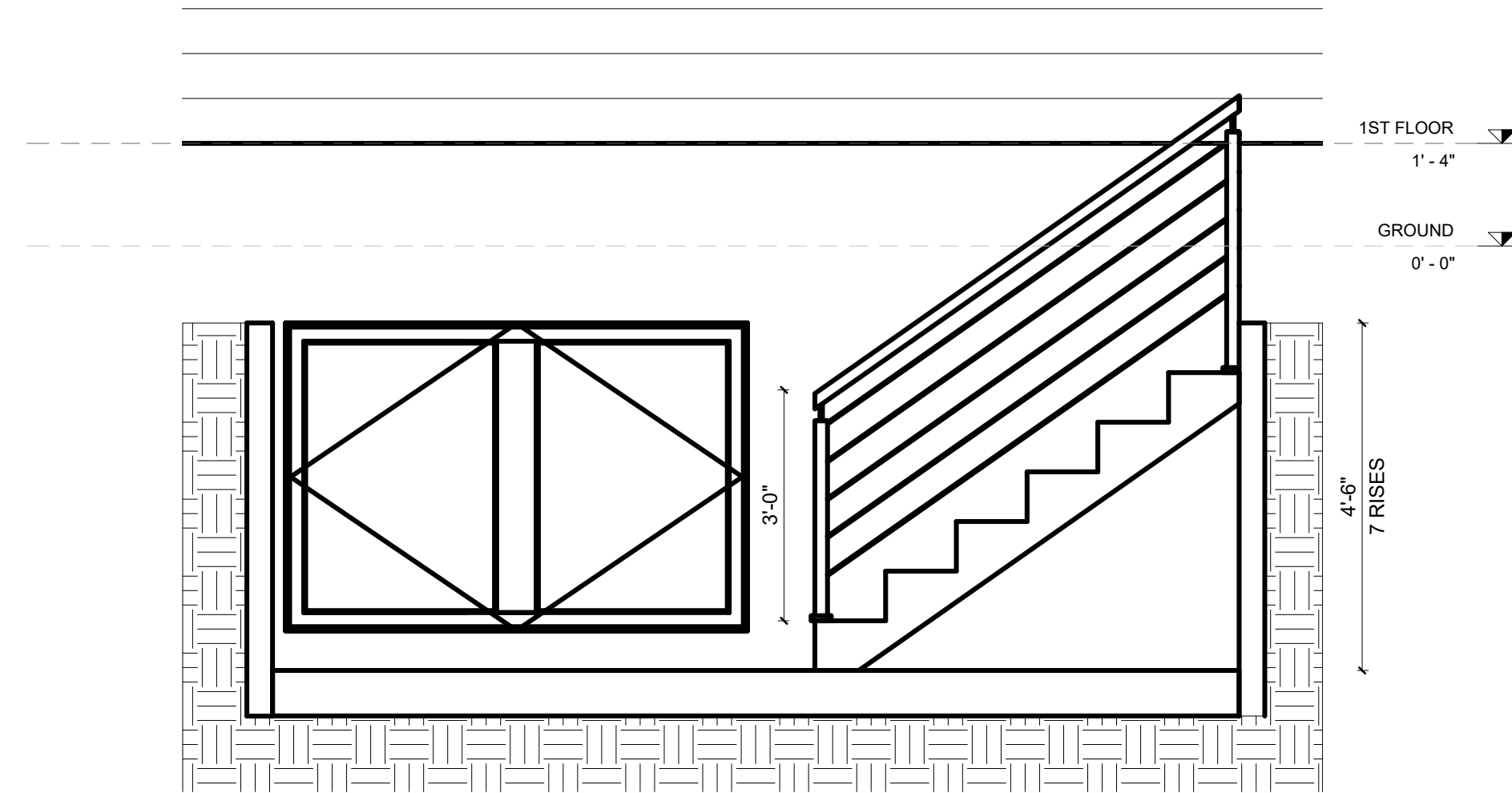


**4 WEST ELEVATION**  
SCALE: 1 : 50

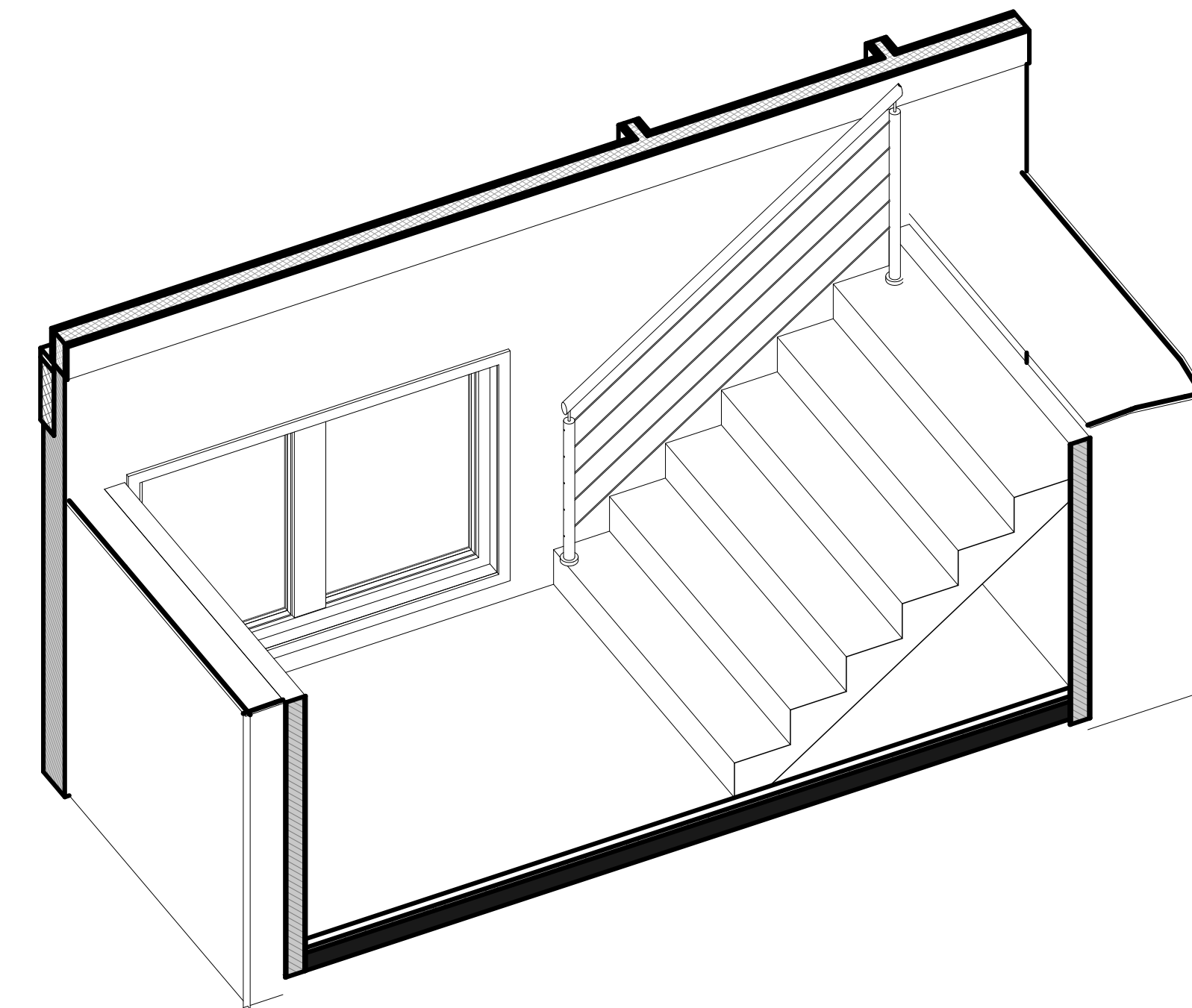
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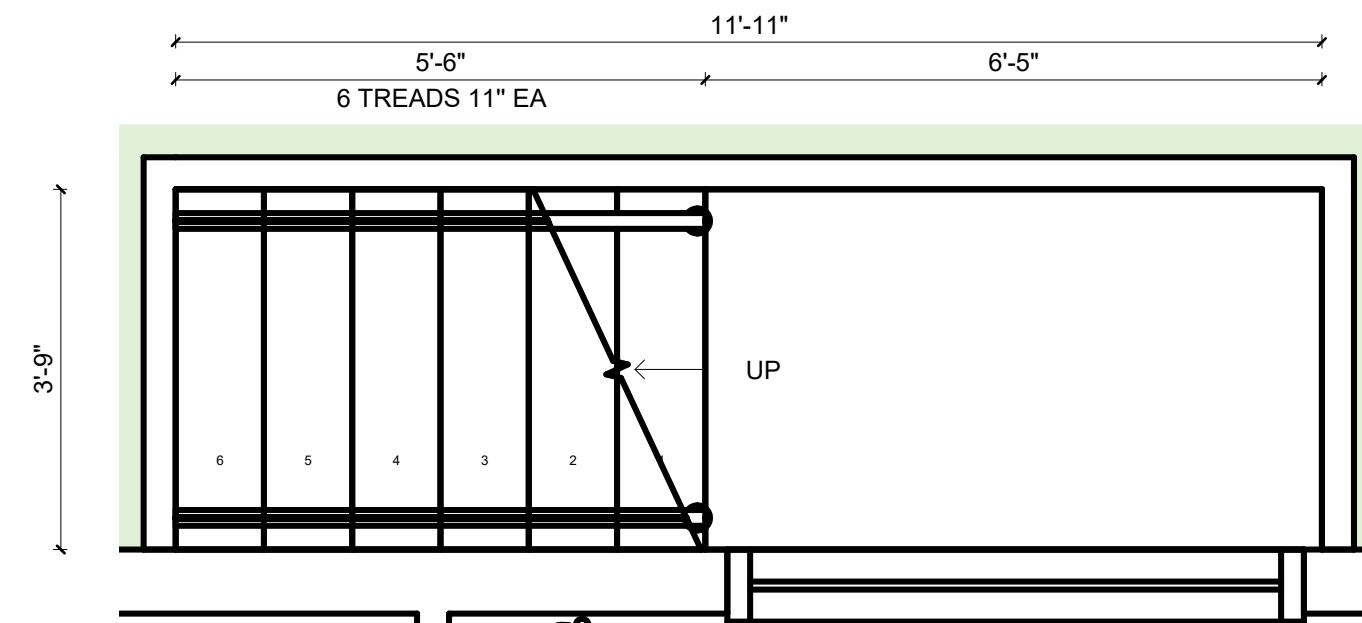
1 STAIR 01 PLAN DETAIL BASEMENT  
SCALE: 1/2" = 1'-0"



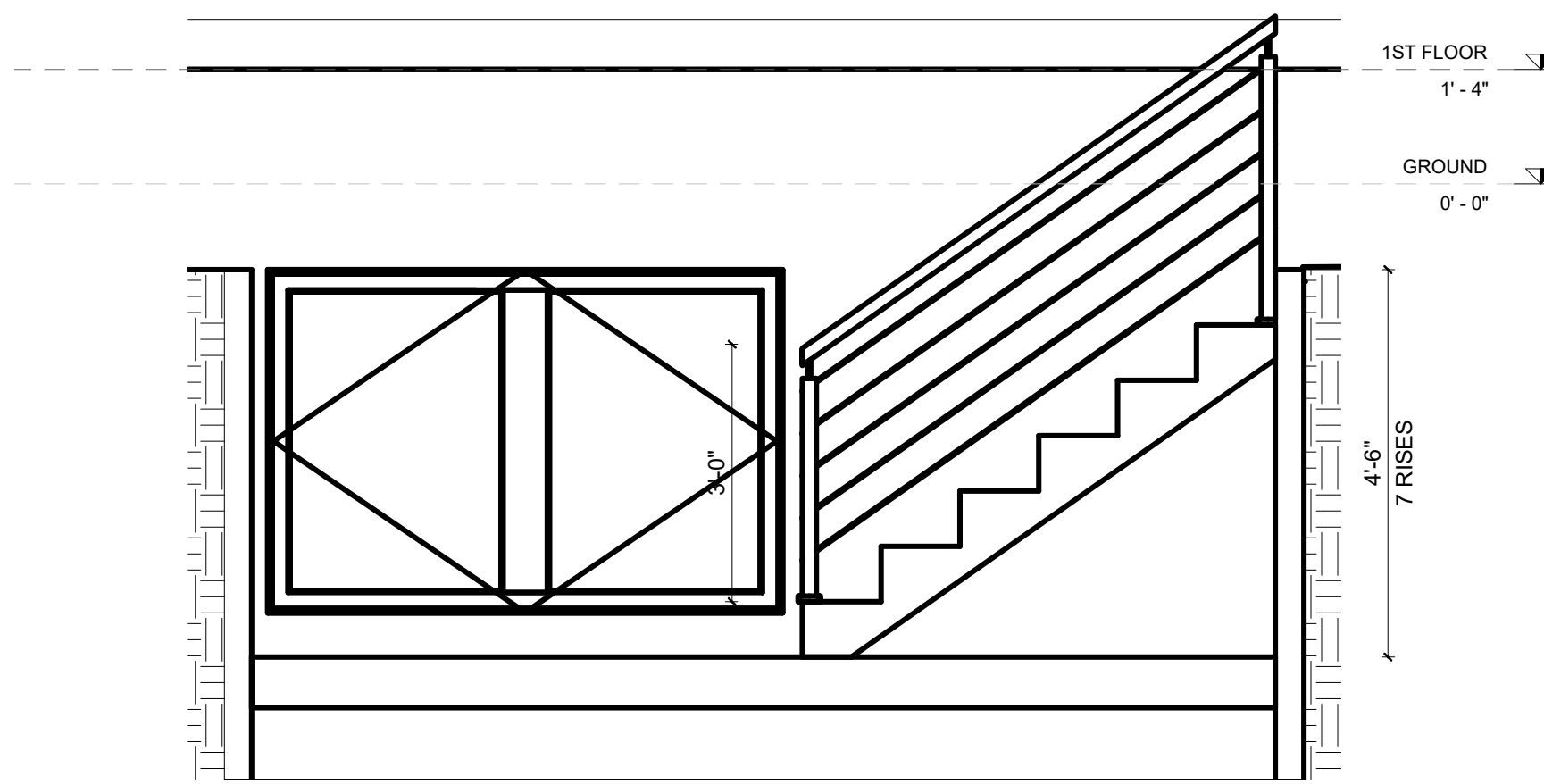
2 STAIR 01 SECTION DETAIL  
SCALE: 1/2" = 1'-0"



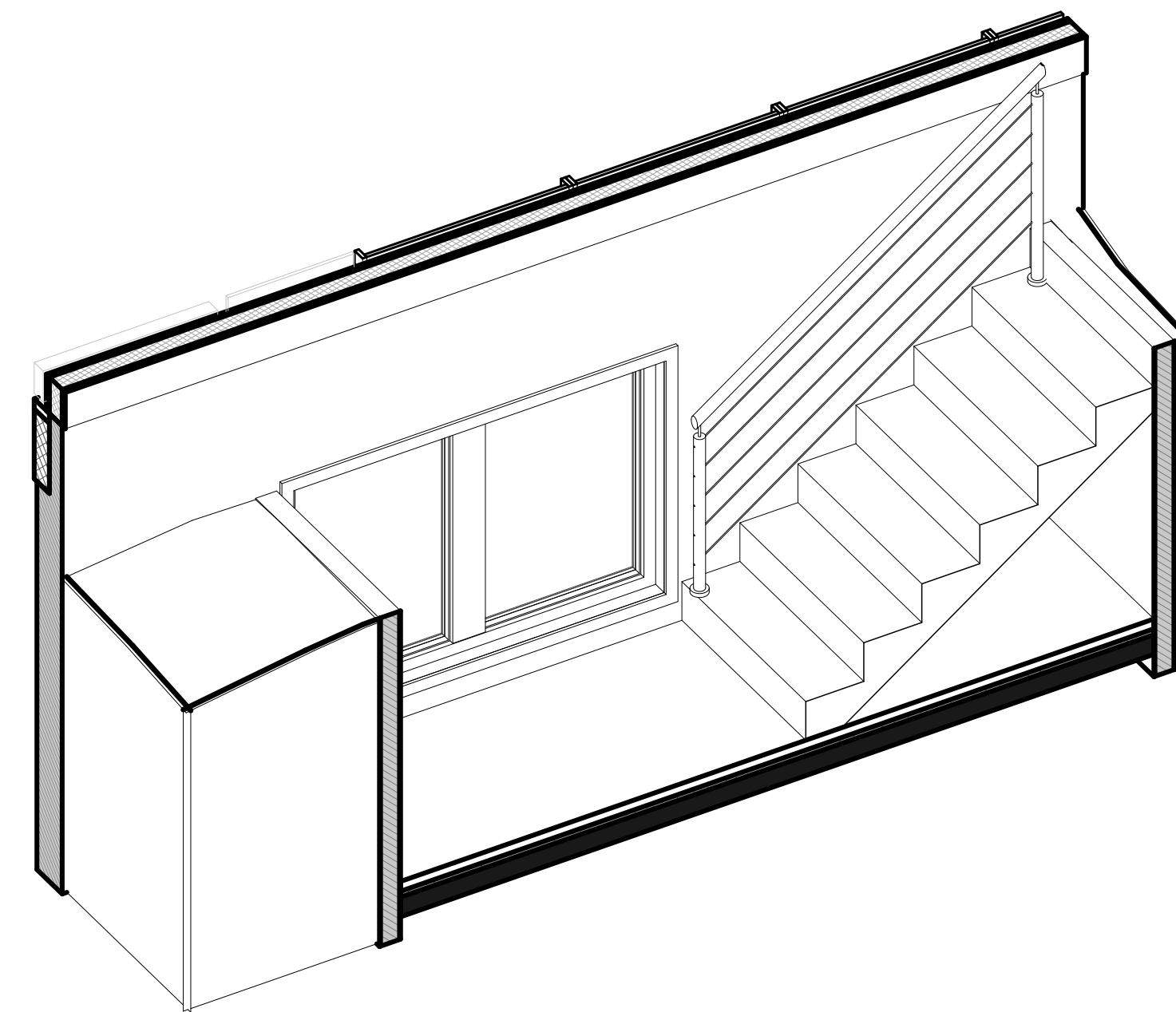
3 3D STAIR 01  
SCALE:



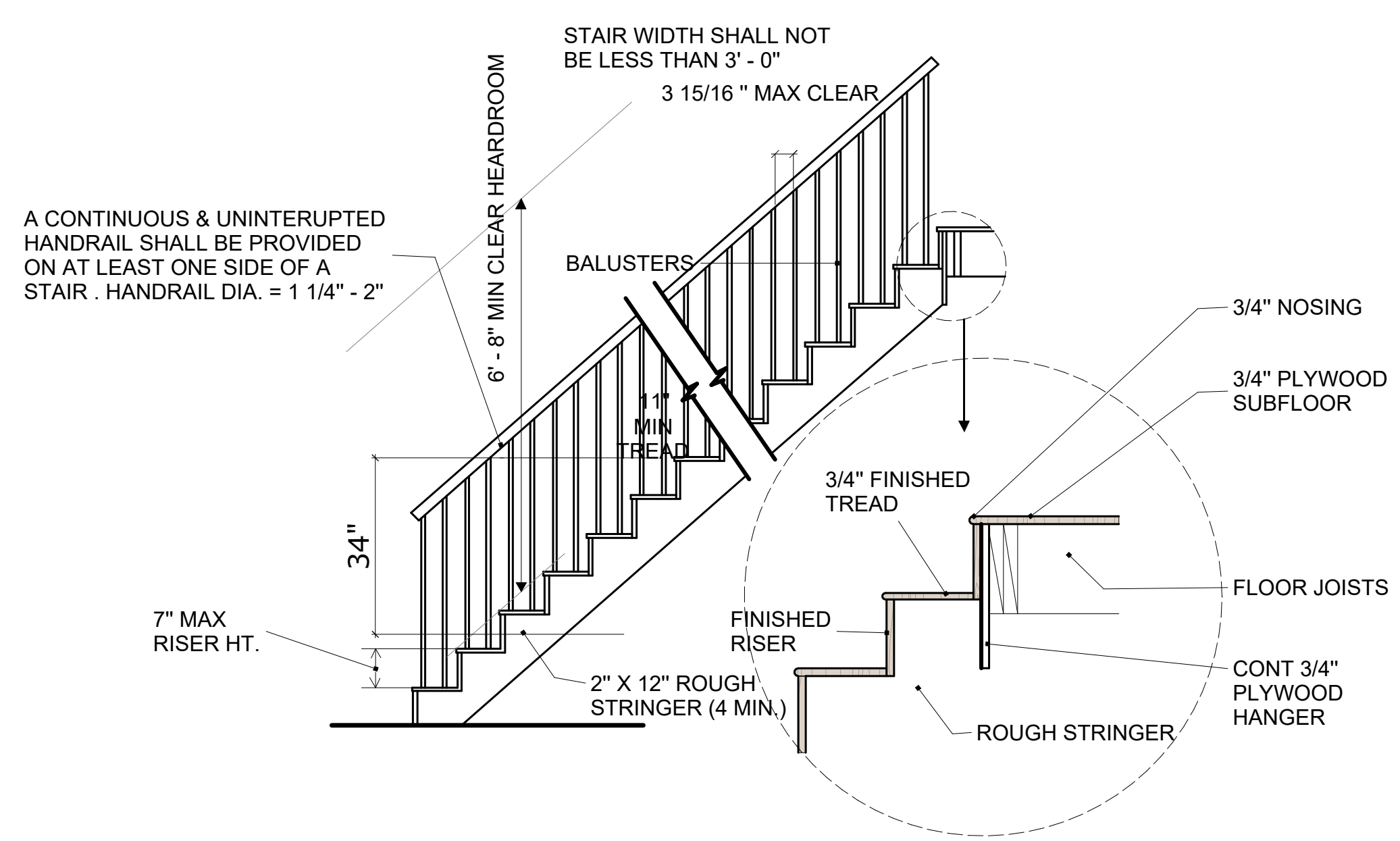
4 STAIR 02 PLAN DETAIL BASEMENT  
SCALE: 1/2" = 1'-0"



5 STAIR 02 SECTION DETAIL  
SCALE: 1/2" = 1'-0"



6 3D STAIR 02  
SCALE:



7 Interior Stairs  
SCALE: 1 : 25



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SHEET NUMBER  
**A.110**  
Revision #:

SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY: THAIS GOUSSELLI

**NEW CONSTRUCTION**

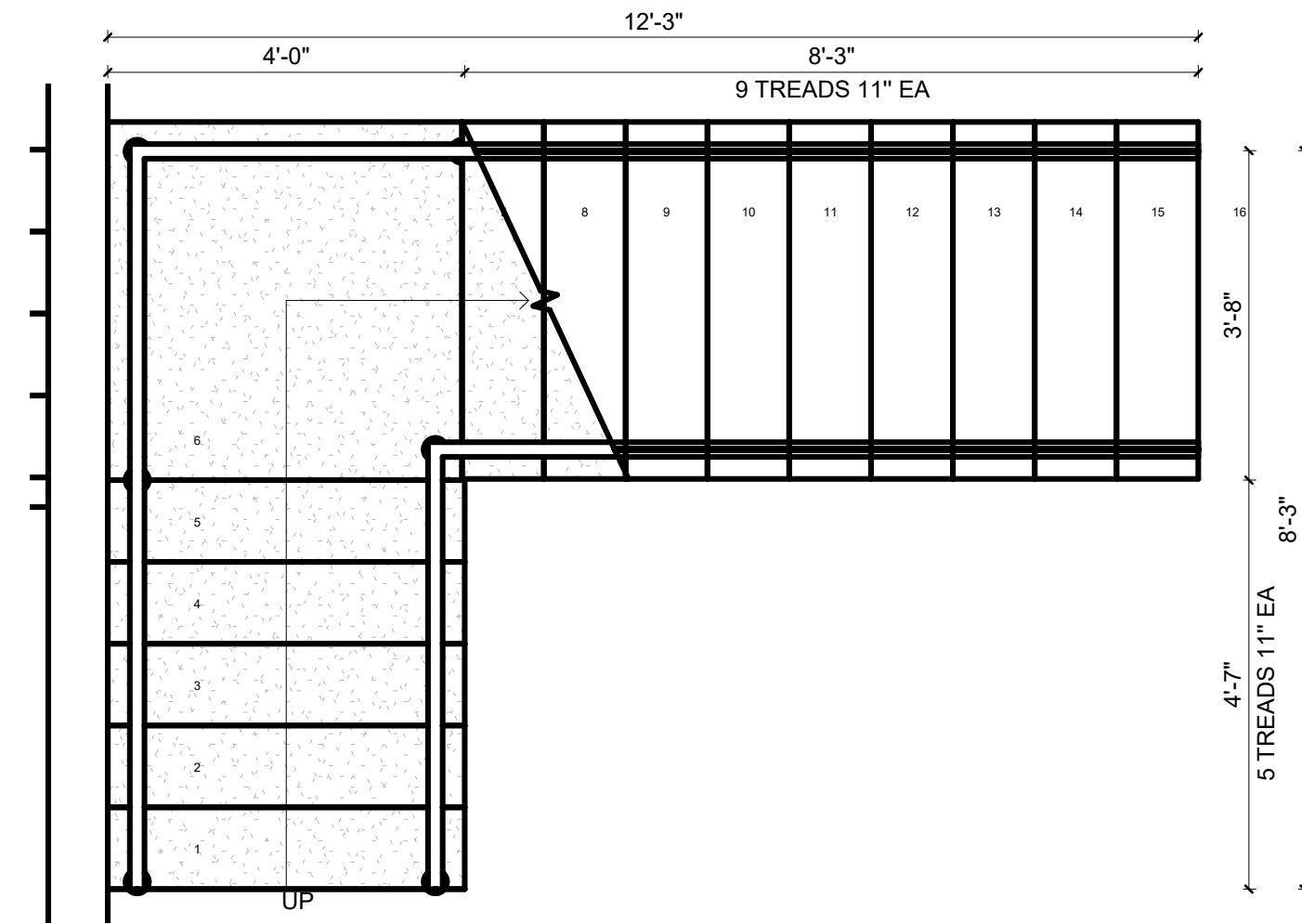
ADDRESS  
22 ESTABROOK RD,  
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PERMIT SET FOR  
CONSTRUCTION

PROJECT NO: 1069

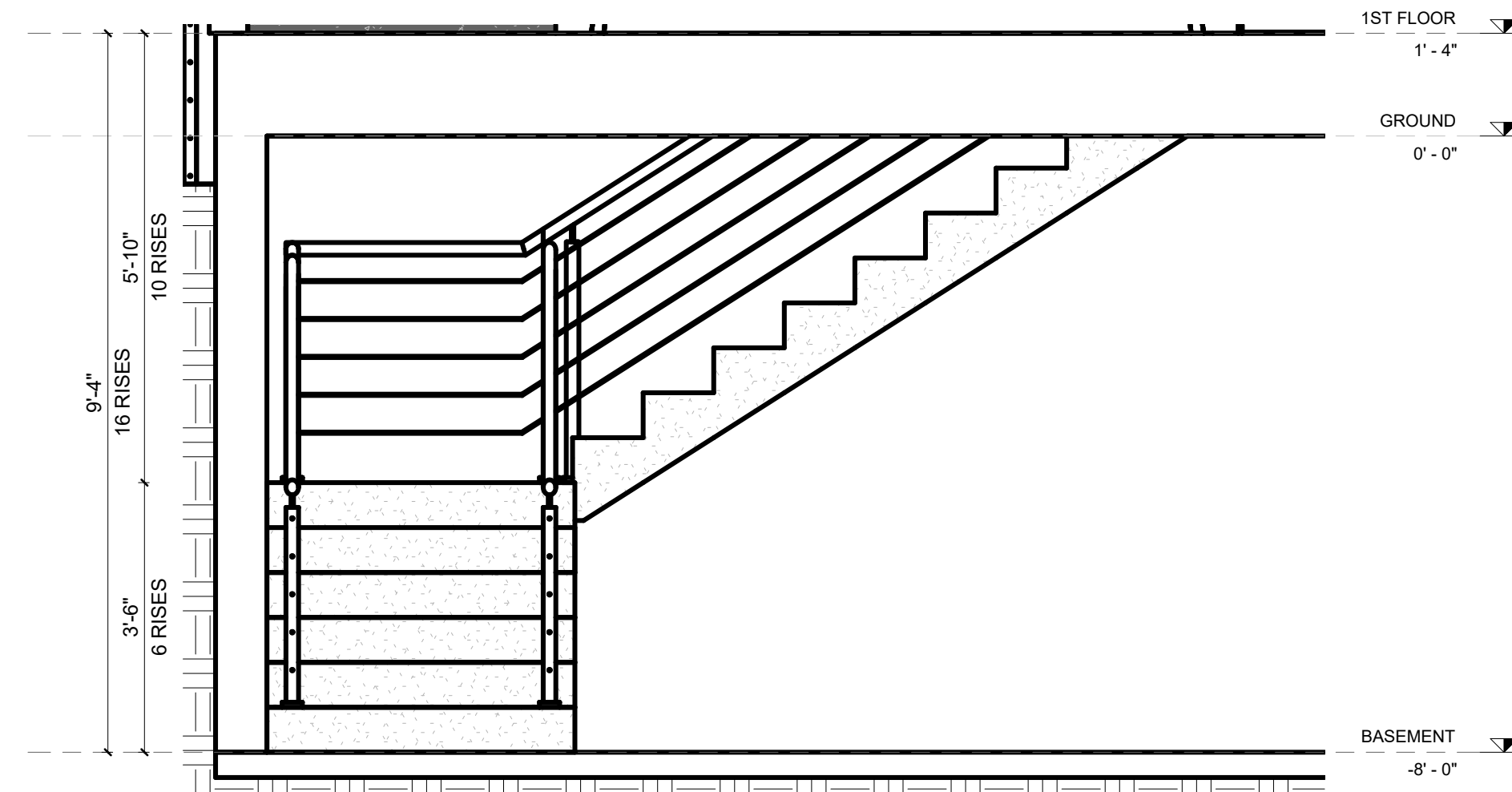
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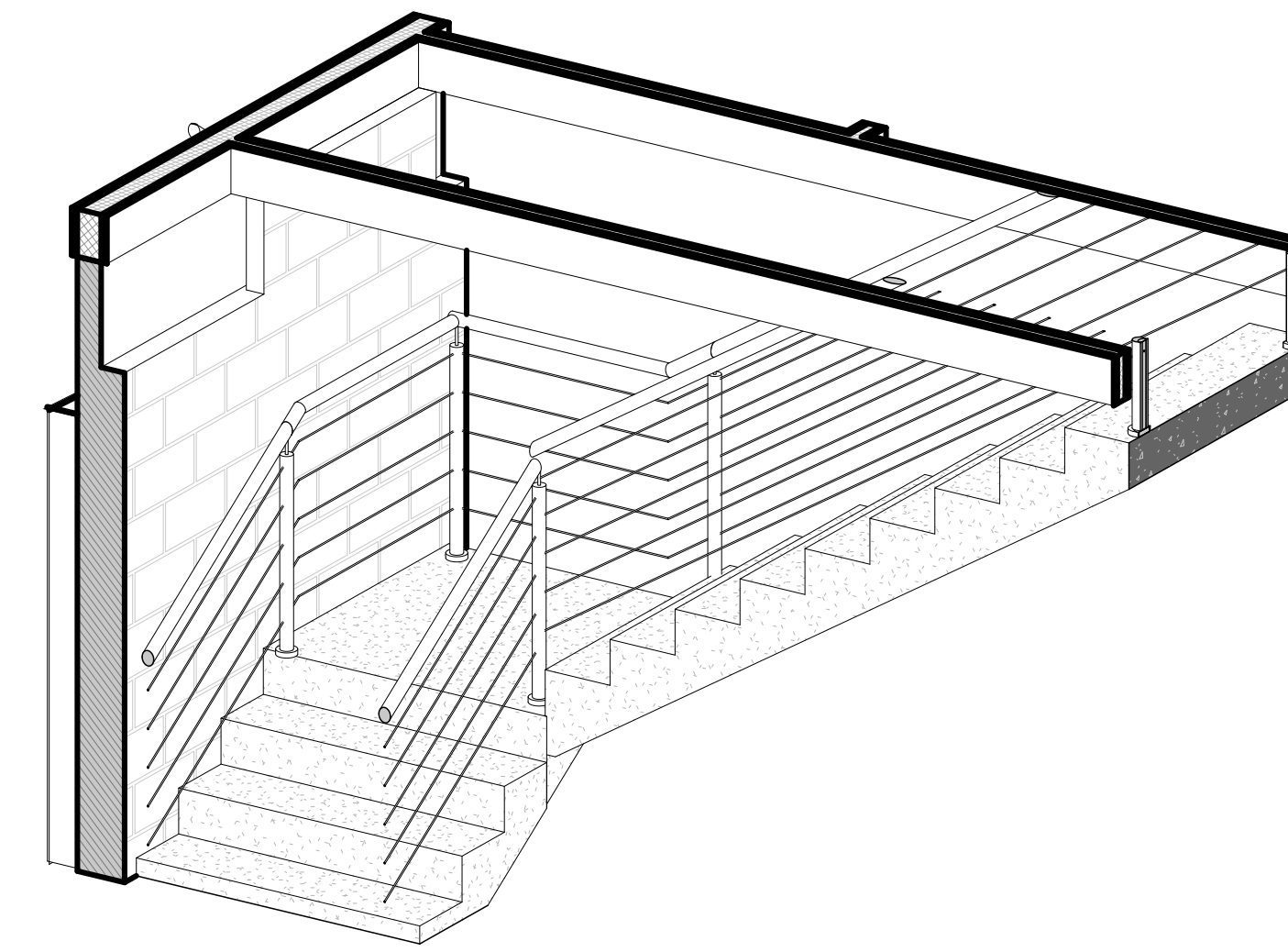




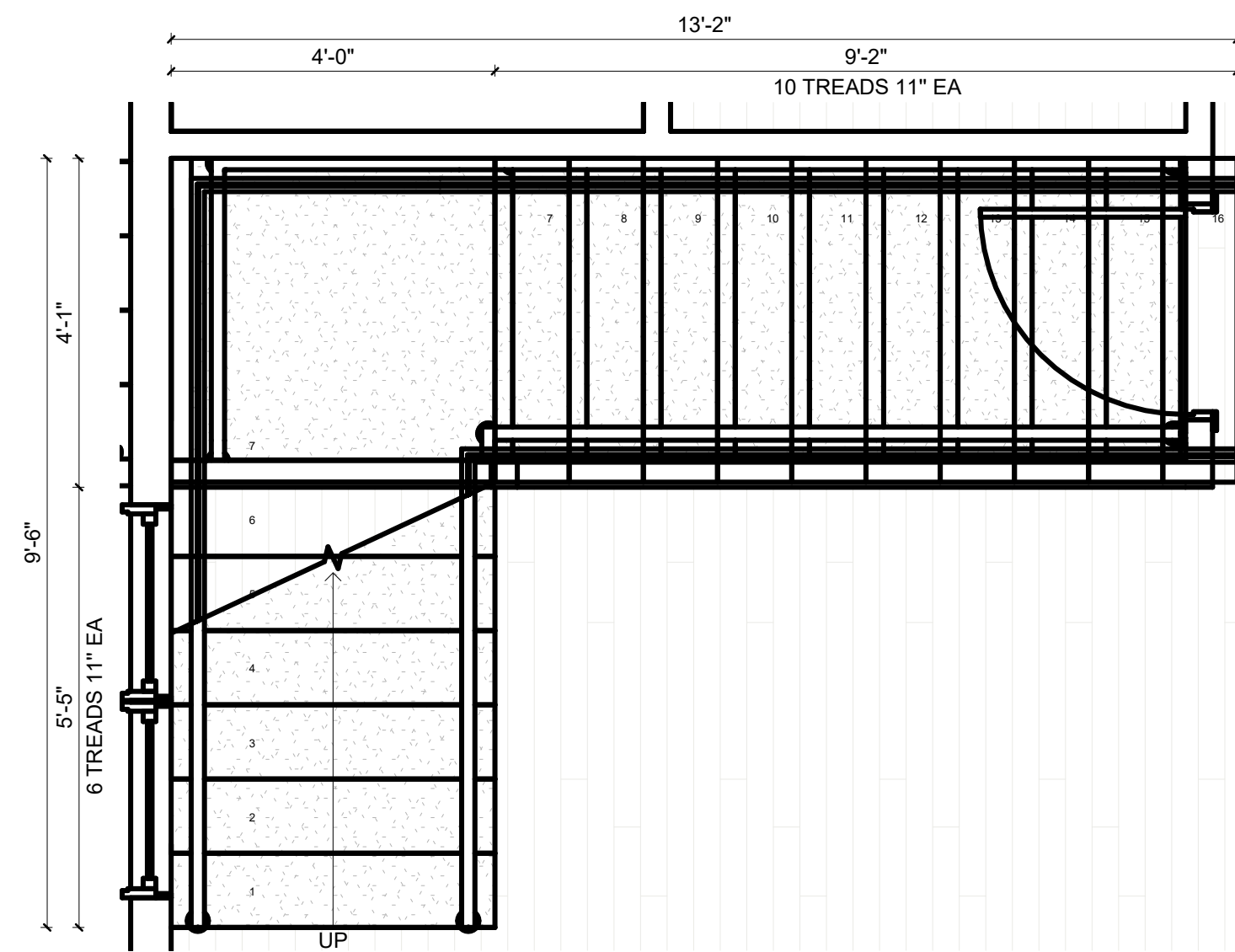
**1** STAIR 03 PLAN DETAIL BASEMENT  
SCALE: 1/2" = 1'-0"



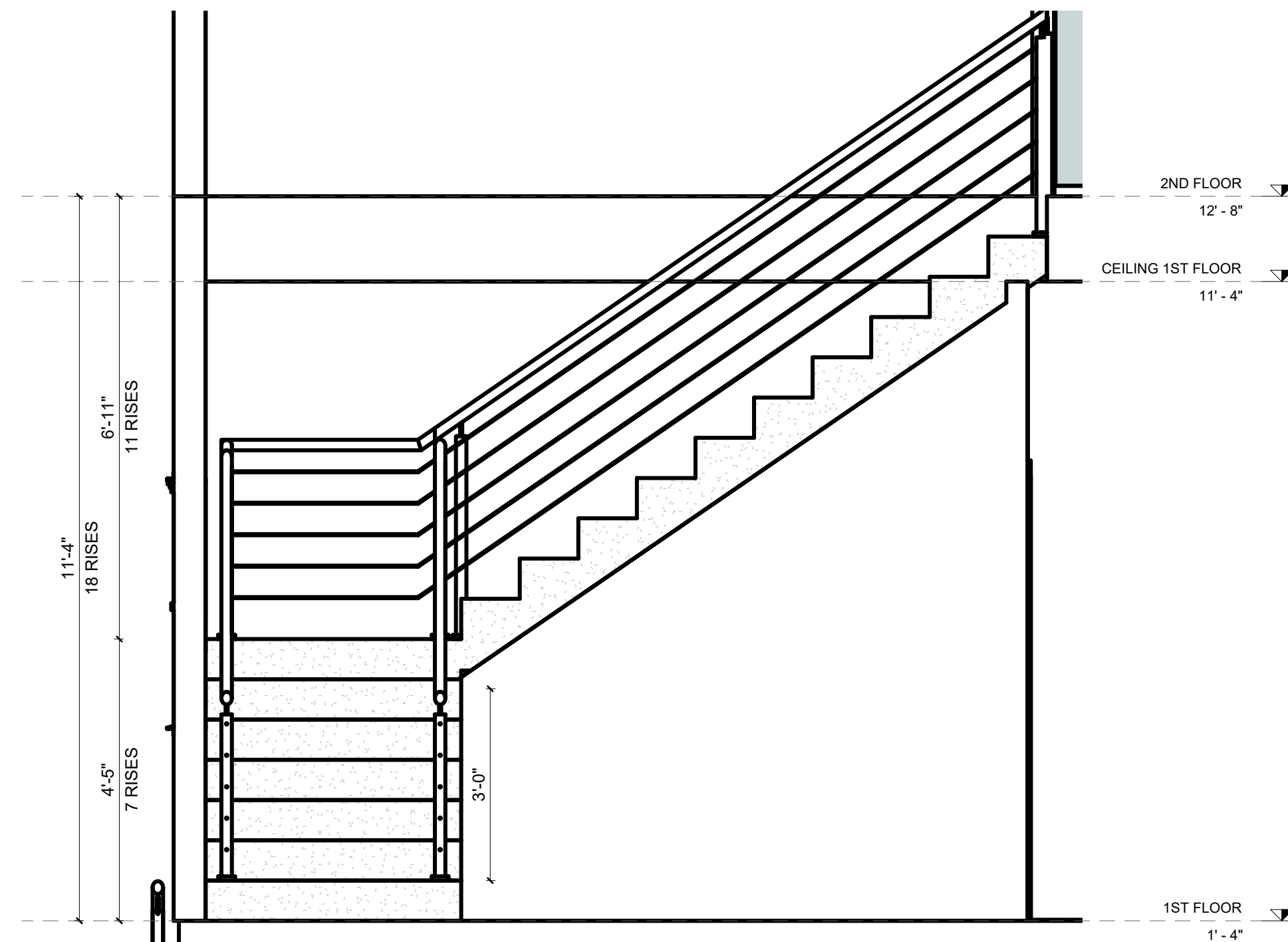
**2** STAIR 03 SECTION DETAIL  
SCALE: 1/2" = 1'-0"



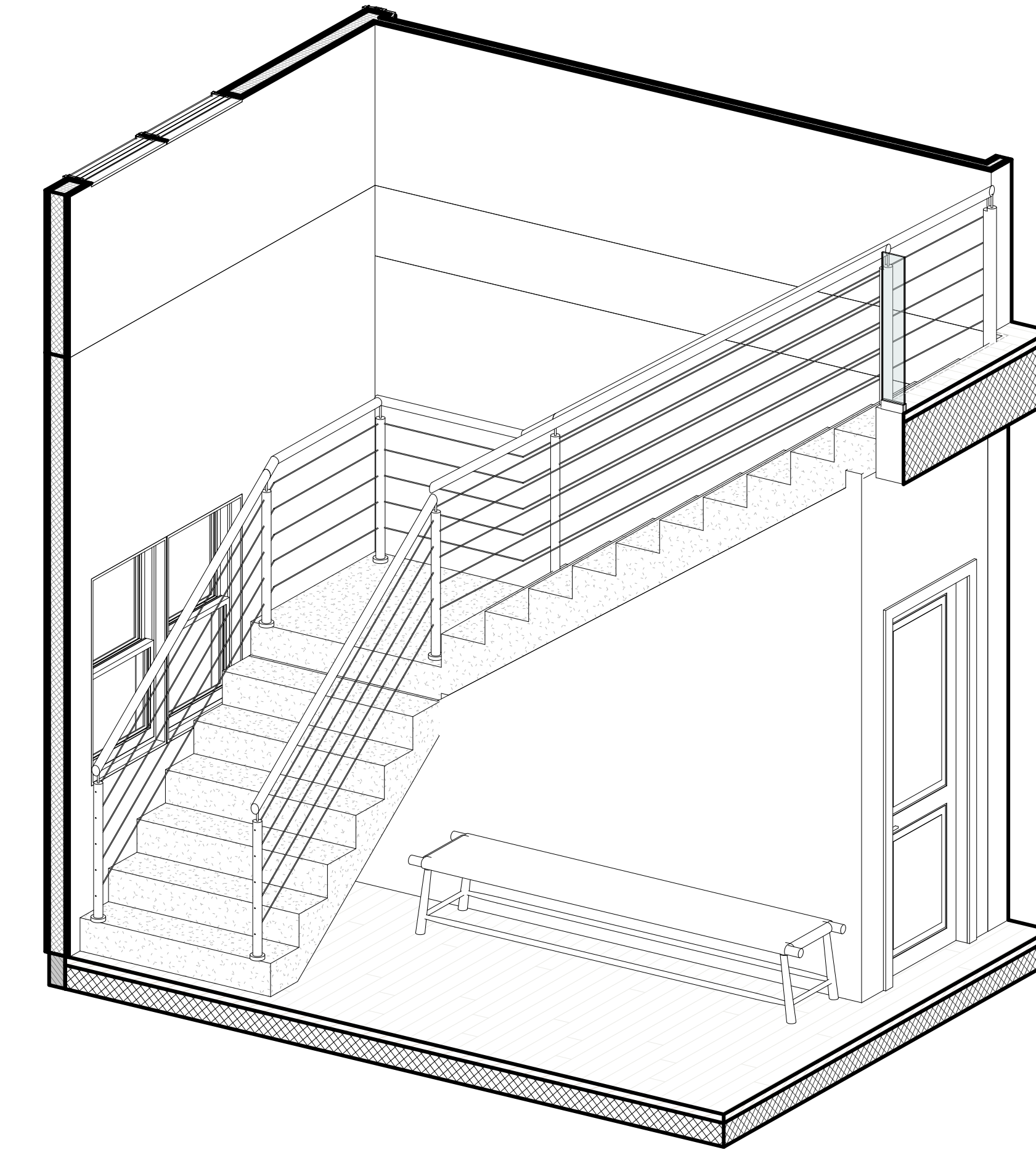
**3** 3D STAIR 03  
SCALE:



**4** STAIR 04 PLAN DETAIL FIRST FLOOR  
SCALE: 1/2" = 1'-0"



**5** STAIR 04 SECTION DETAIL  
SCALE: 1/2" = 1'-0"



**6** 3D STAIR 04  
SCALE:



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SHEET NUMBER  
**A.111**  
Revision #:

SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY: THAIS GOUSSELLI

**NEW CONSTRUCTION**

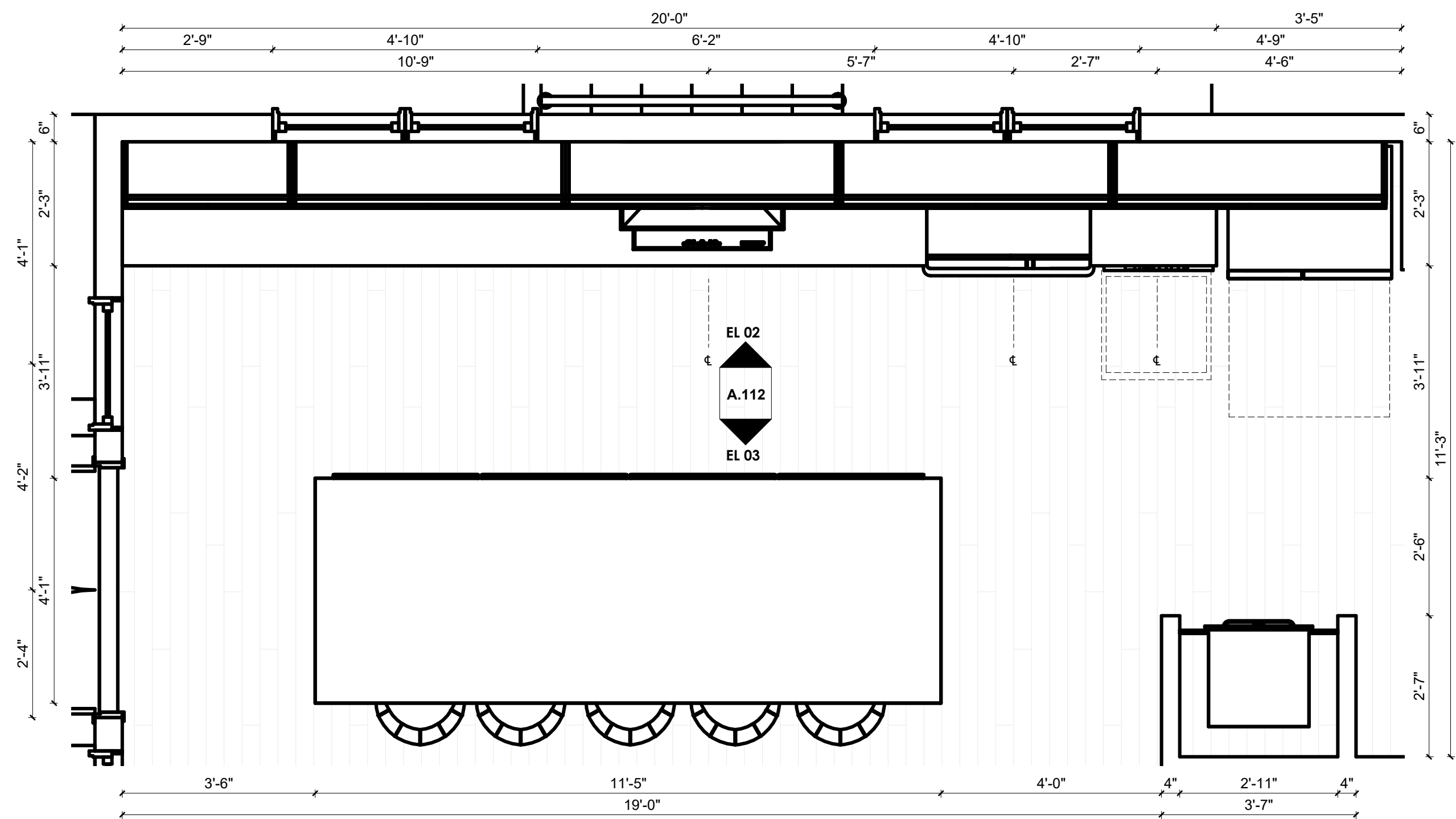
ADDRESS  
22 ESTABROOK RD,  
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PERMIT SET FOR  
CONSTRUCTION

PROJECT NO.: 1069

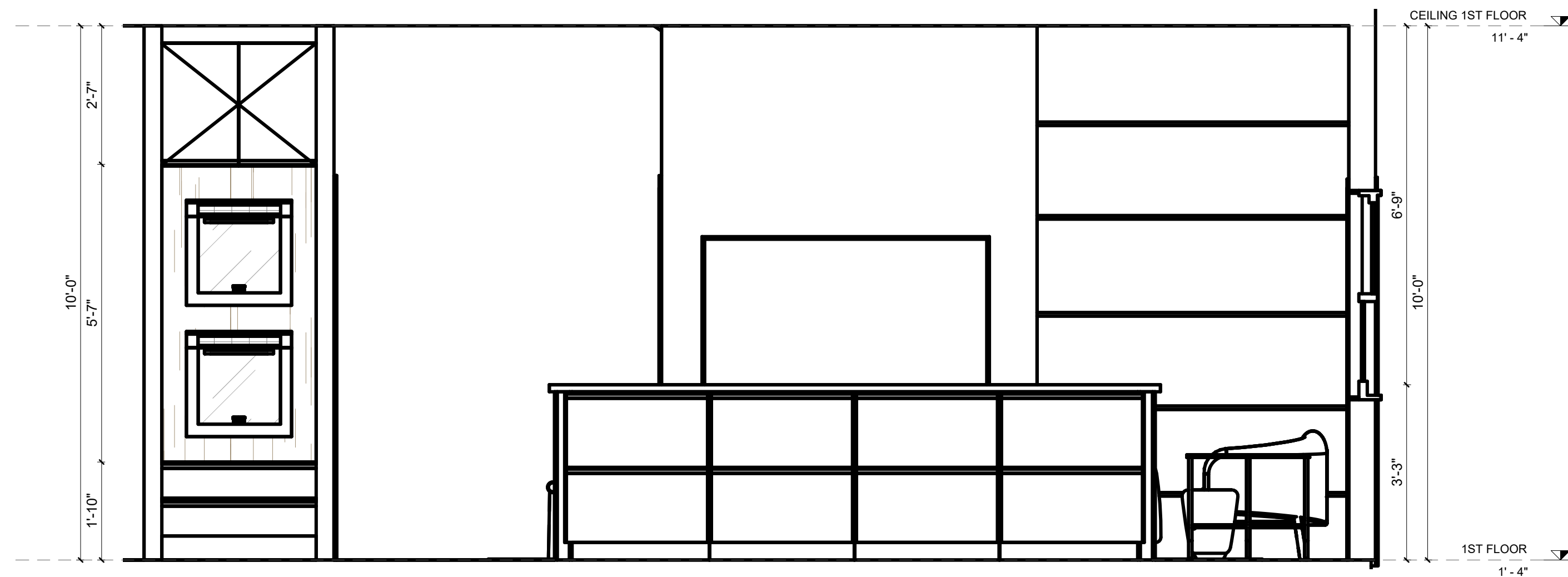
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renata@rbhousedesign.com

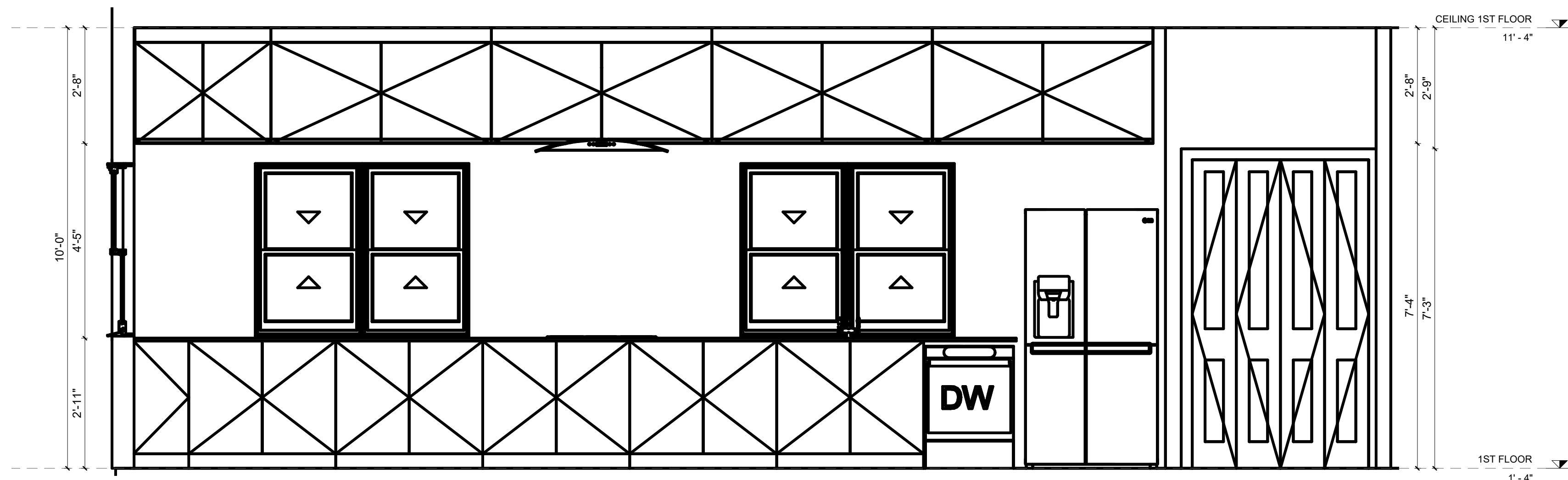
**RB**



1 ENLARGED PLAN FIRST FLOOR KITCHEN  
SCALE: 1/2" = 1'-0"



3 EL 03  
SCALE: 1/2" = 1'-0"



2 EL 02  
SCALE: 1/2" = 1'-0"



SHEET NUMBER  
**A.112**  
Revision #:

SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY:  
THAIS GOUASSELLI

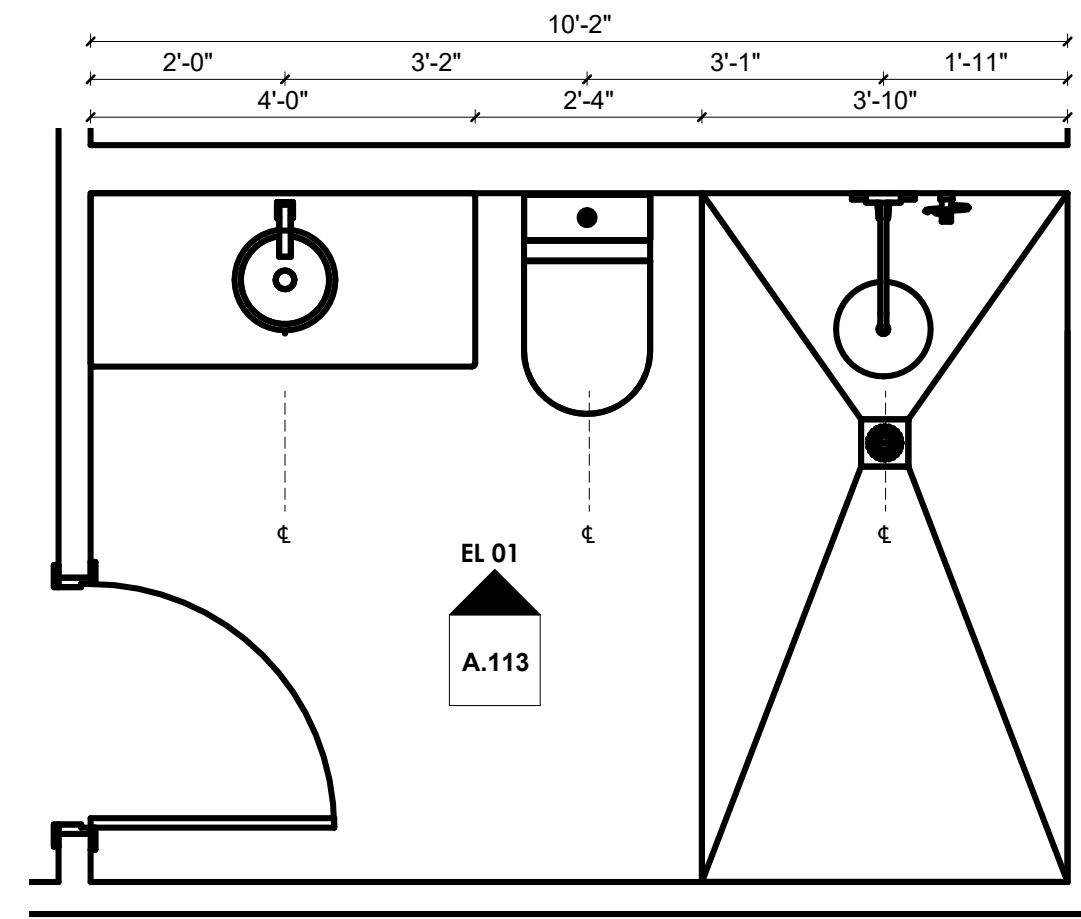
**NEW CONSTRUCTION**

ADDRESS  
22 ESTABROOK RD,  
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**PERMIT SET FOR  
CONSTRUCTION**

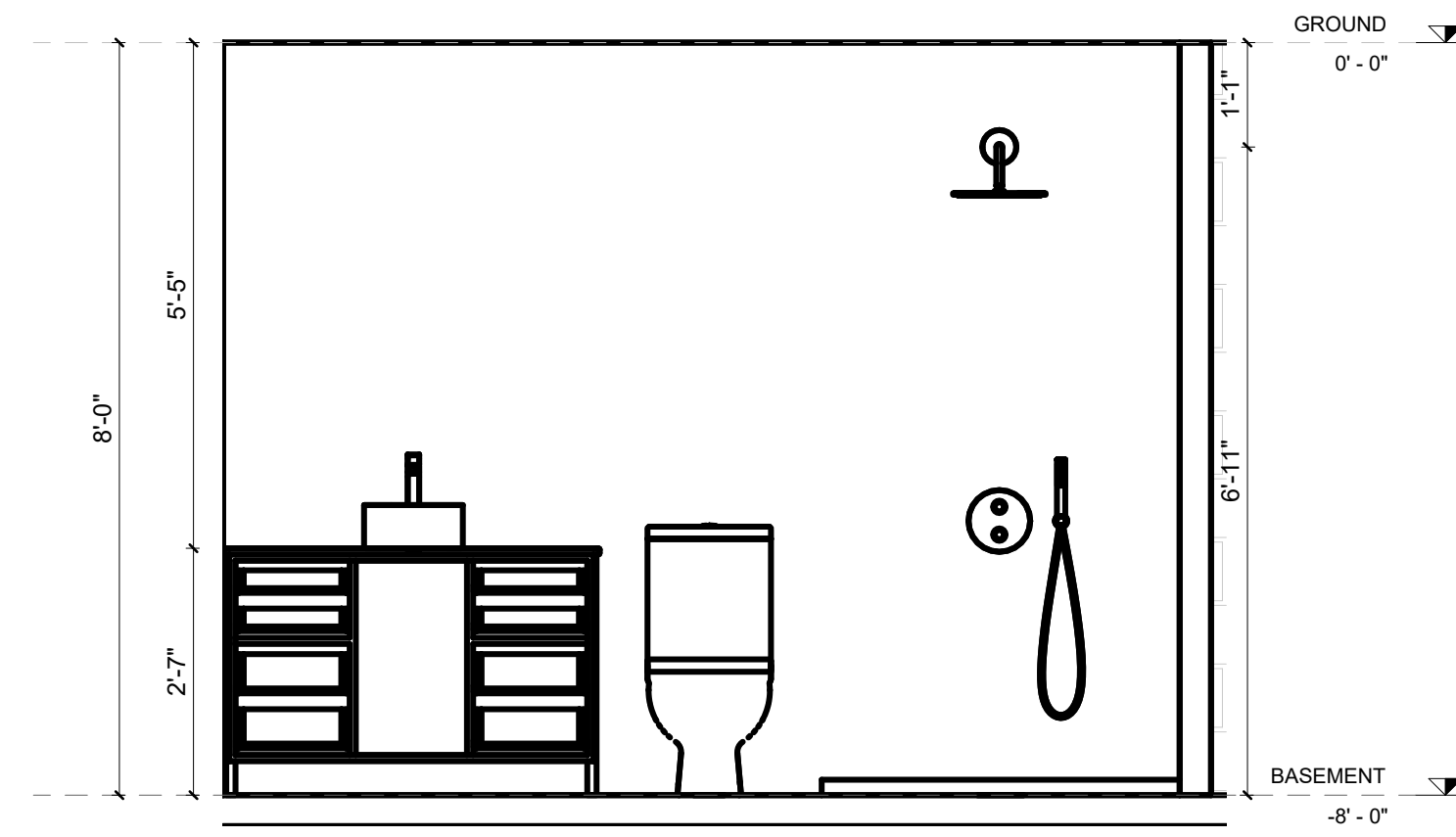
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(978) 310-6643  
renata@rbhousedesign.com

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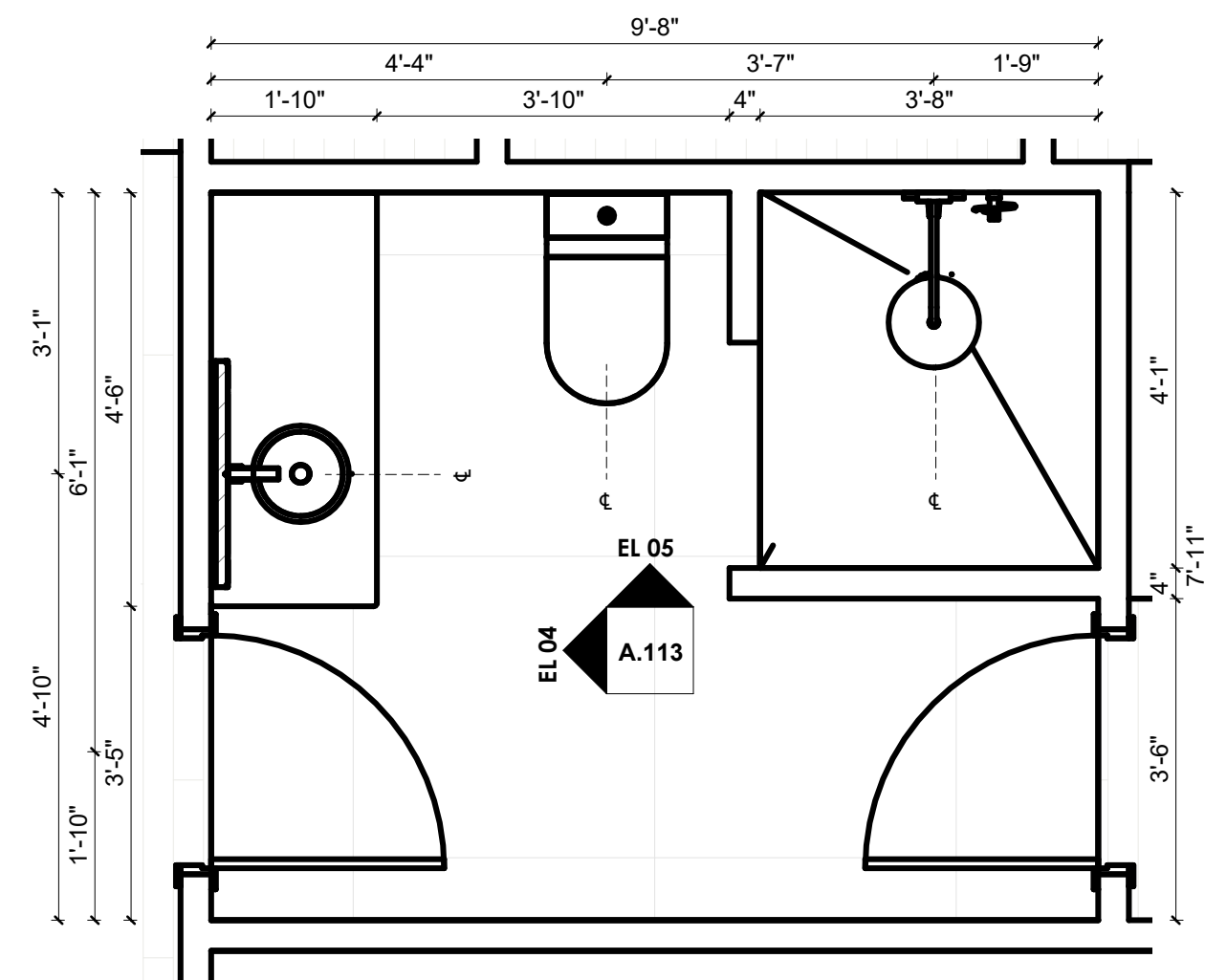
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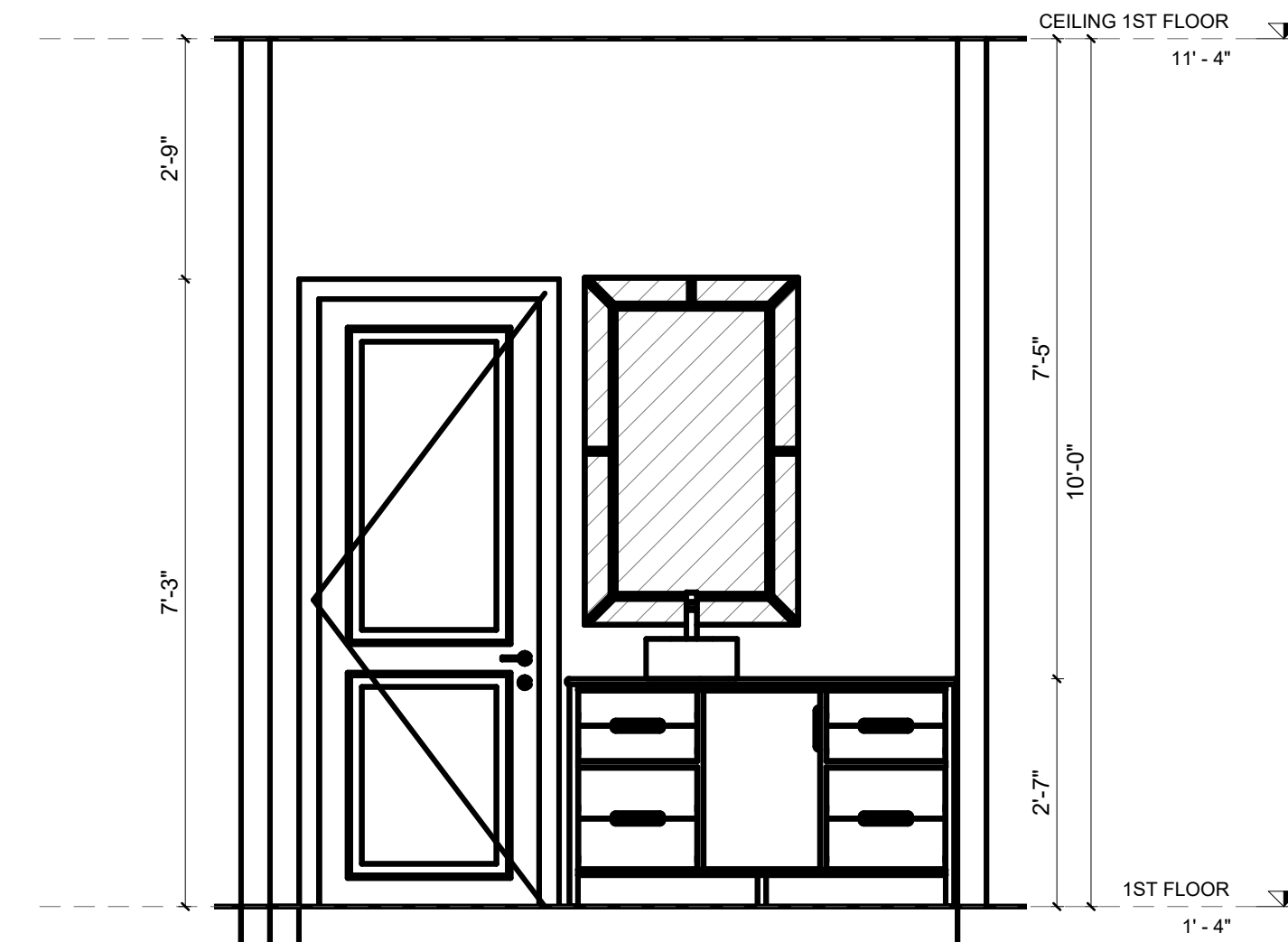
1 ENLARGED PLAN BASEMENT BATH 5  
SCALE: 1/2" = 1'-0"



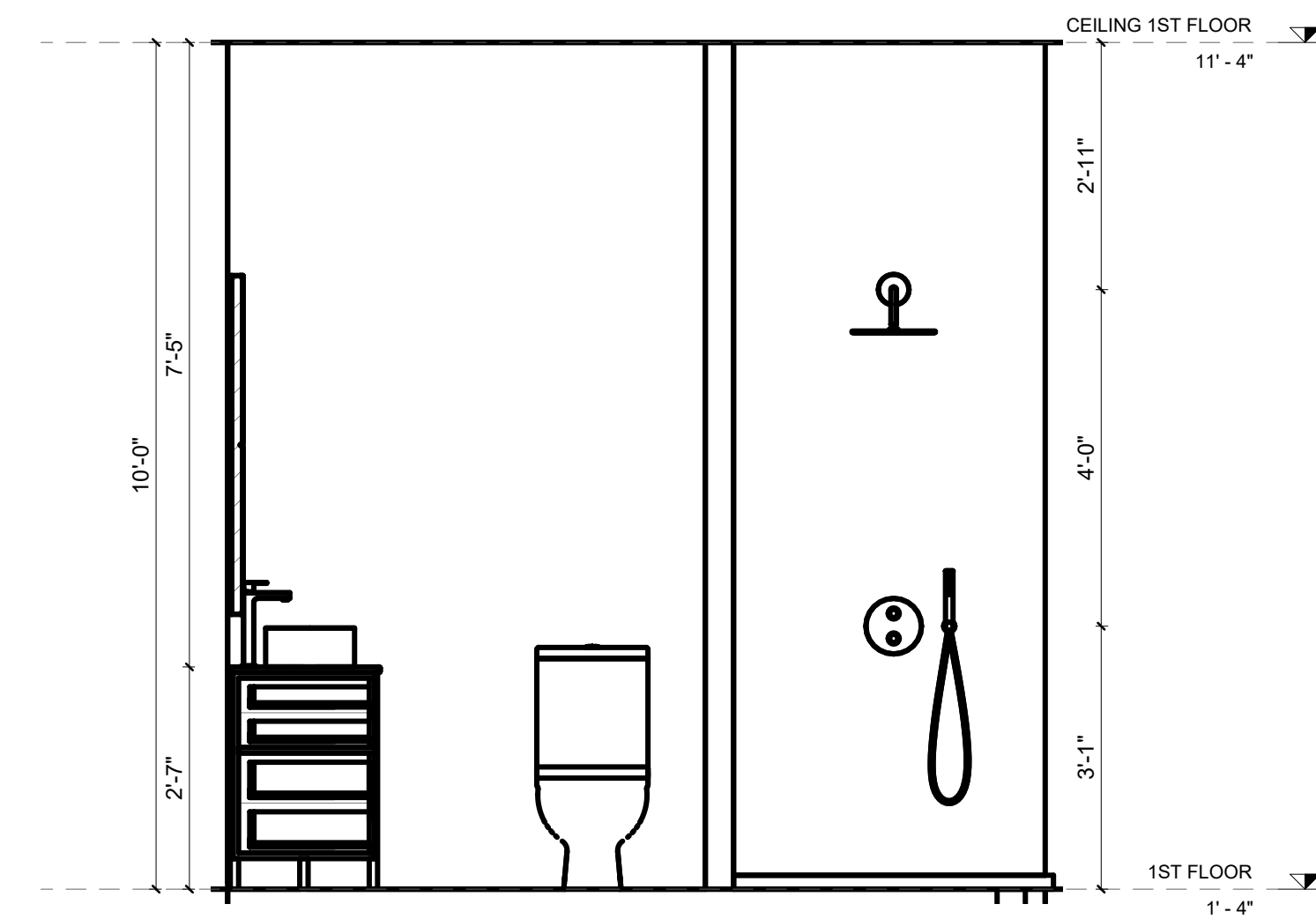
2 EL 01  
SCALE: 1/2" = 1'-0"



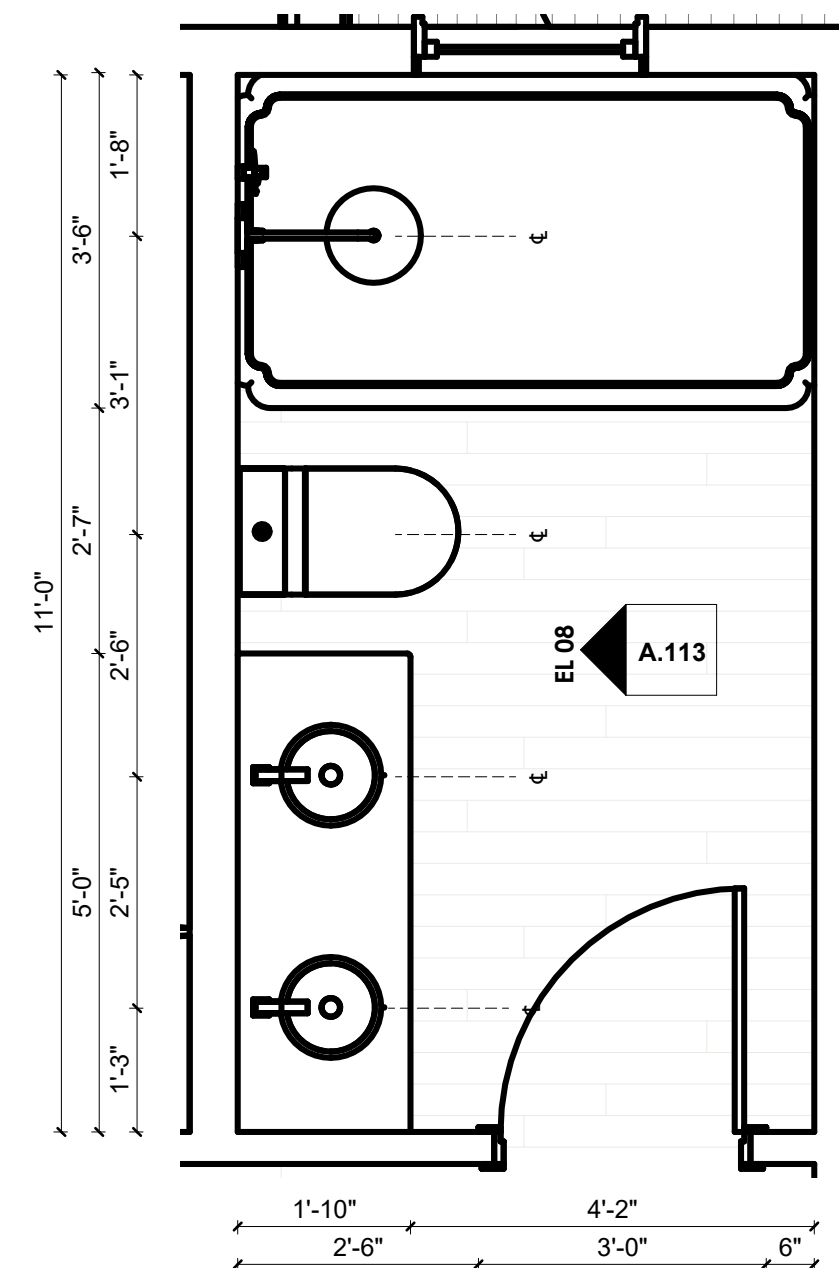
3 ENLARGED PLAN FIRST FLOOR SOCIAL BATH  
SCALE: 1/2" = 1'-0"



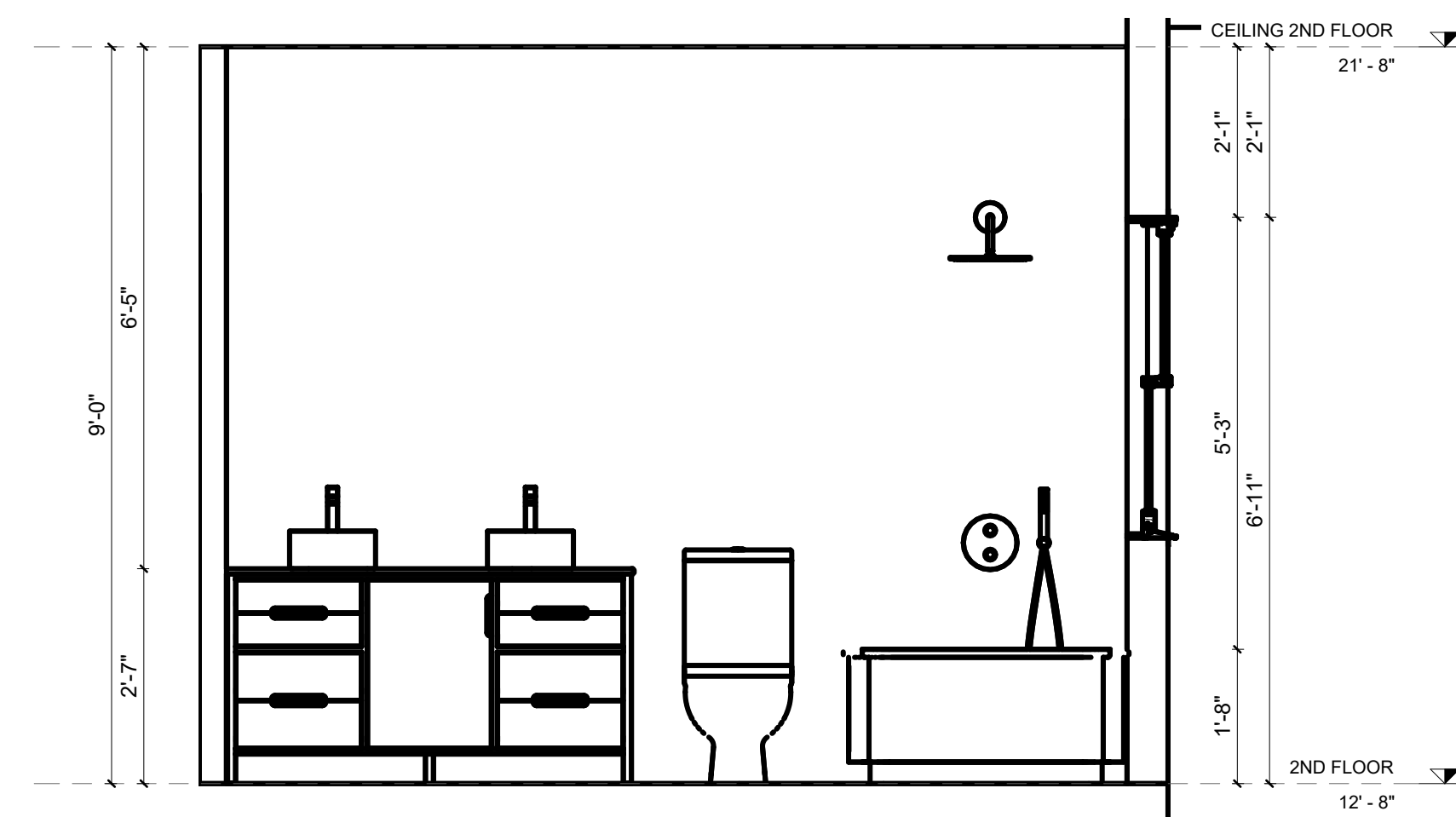
4 EL 04  
SCALE: 1/2" = 1'-0"



5 EL 05  
SCALE: 1/2" = 1'-0"



6 ENLARGED PLAN SECOND FLOOR BATH 3  
SCALE: 1/2" = 1'-0"



7 EL 08  
SCALE: 1/2" = 1'-0"



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SHEET NUMBER  
**A.113**  
Revision #:

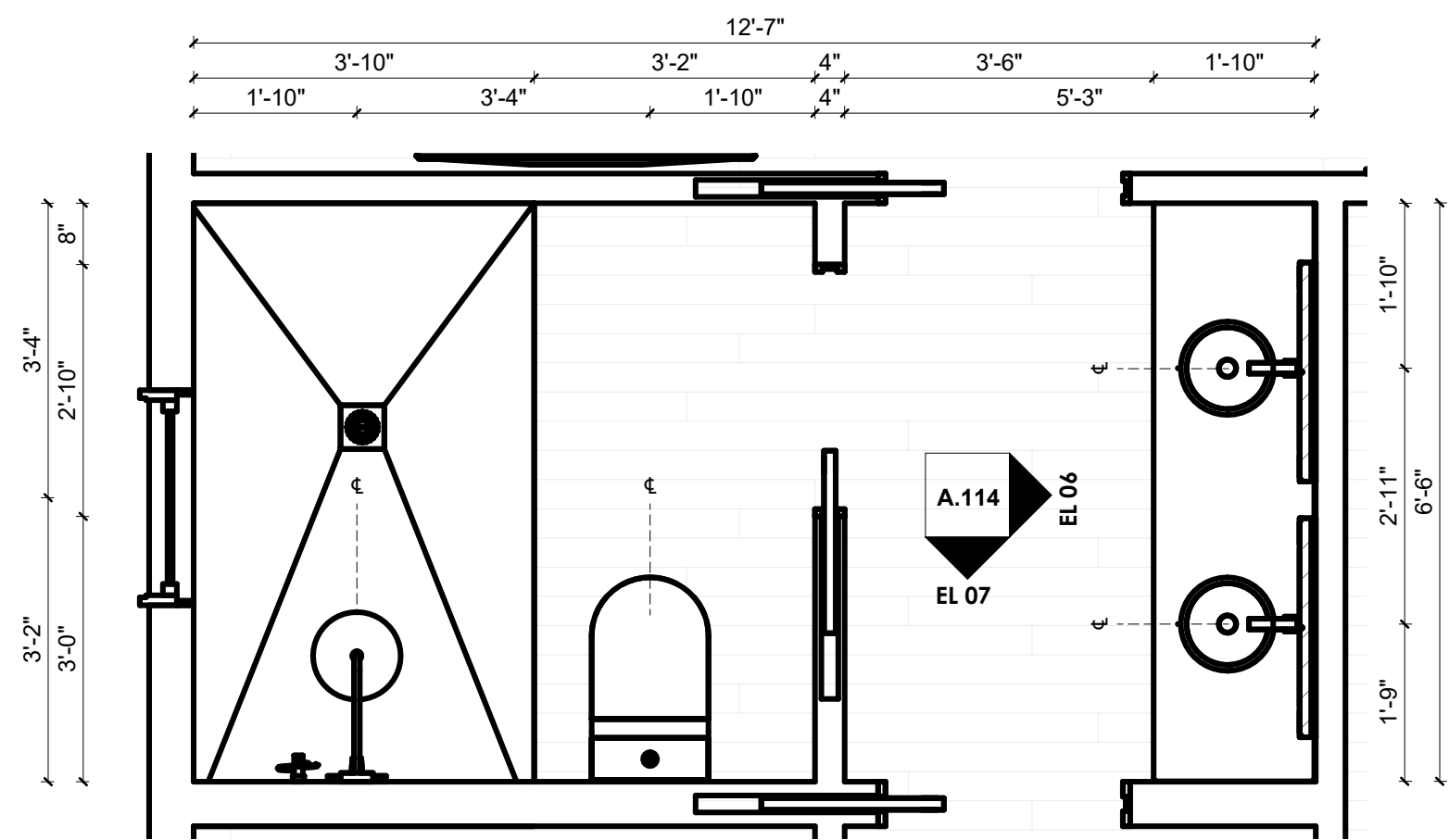
SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY: THAIS GOUSSELLI

**NEW CONSTRUCTION**

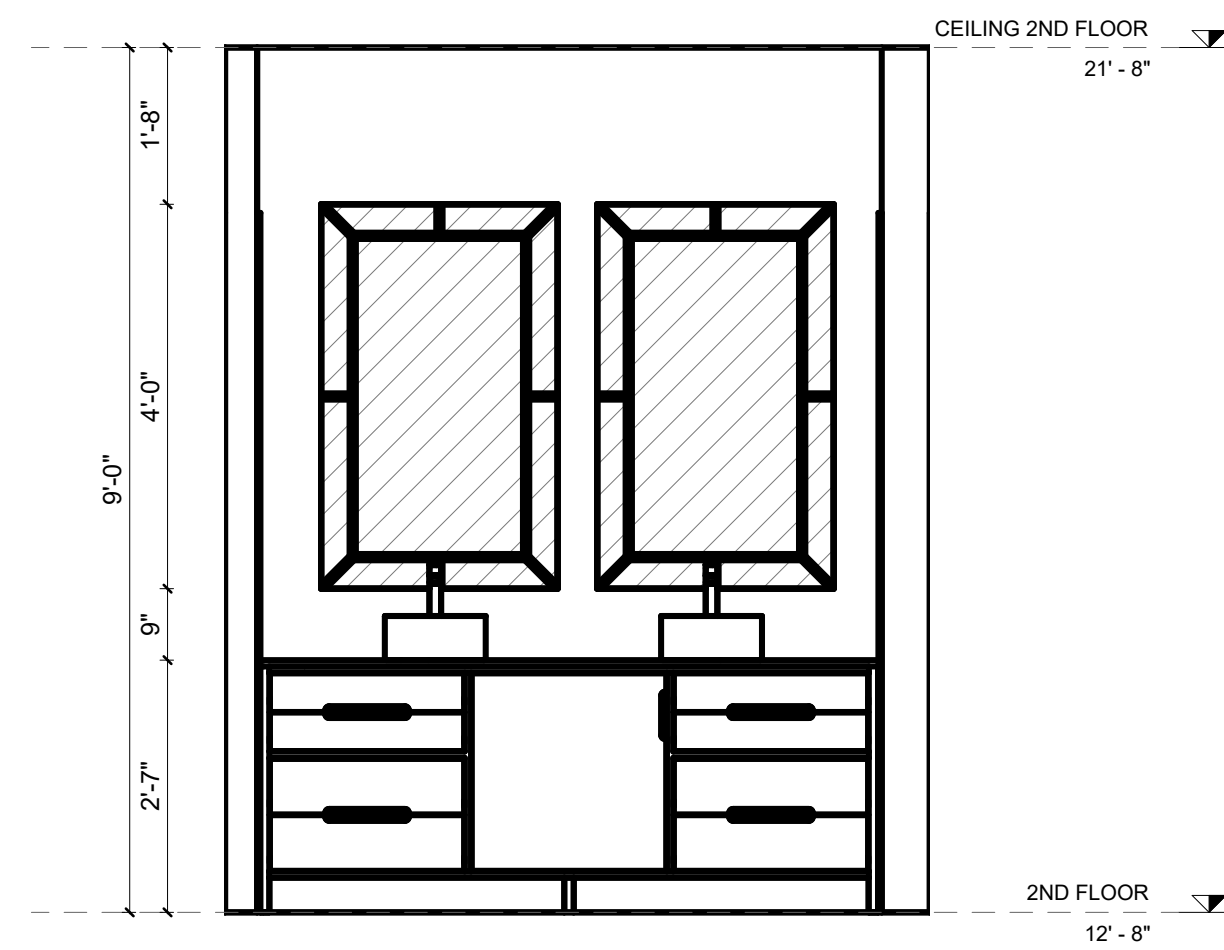
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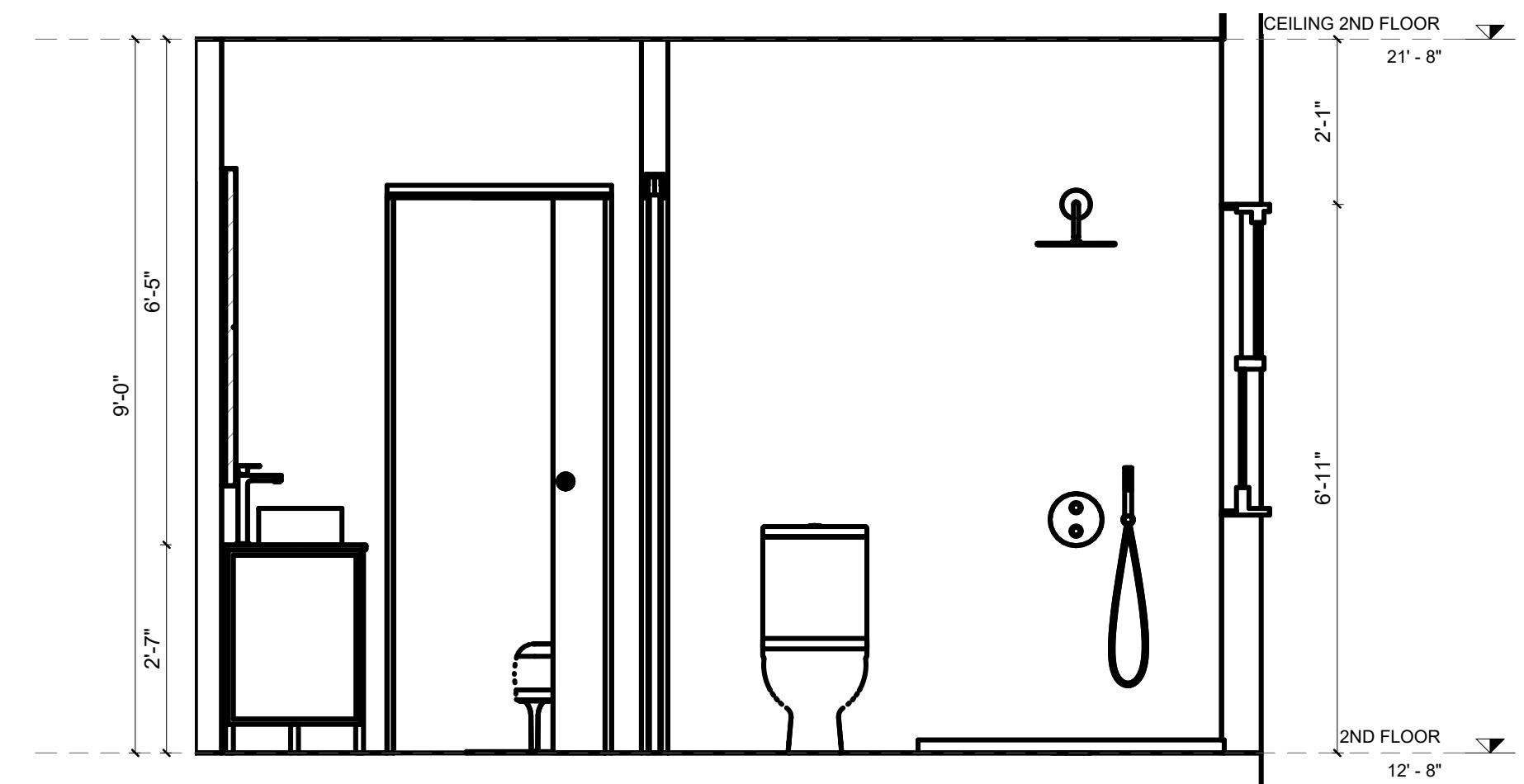
**RB**



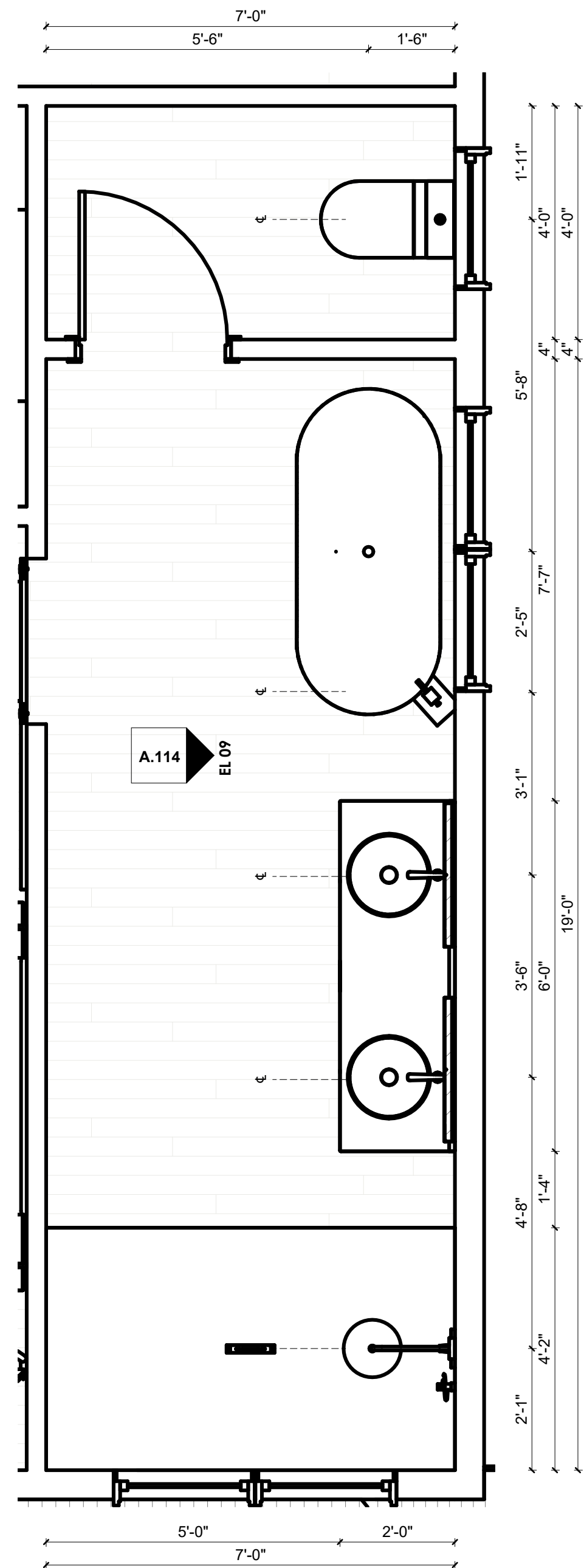
1 ENLARGED PLAN SECOND FLOOR JACK 'N' JILL  
SCALE: 1/2" = 1'-0"



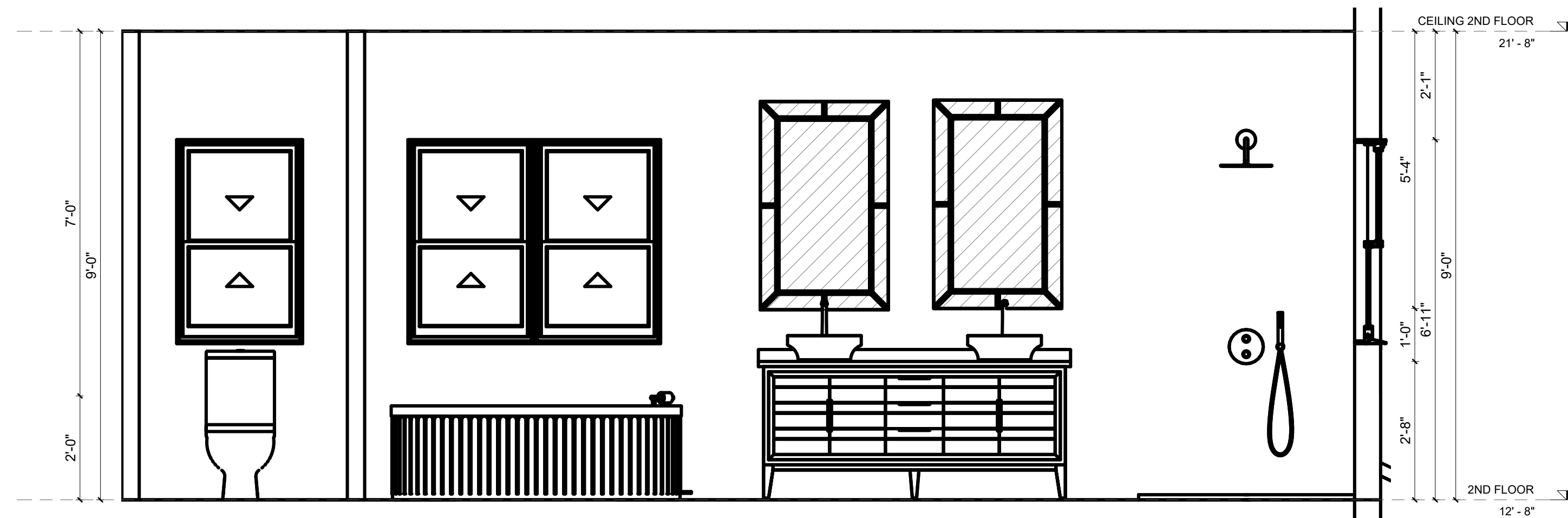
2 EL 06  
SCALE: 1/2" = 1'-0"



3 EL 07  
SCALE: 1/2" = 1'-0"



4 ENLARGED PLAN SECOND FLOOR MST BATH  
SCALE: 1/2" = 1'-0"



5 EL 09  
SCALE: 1/2" = 1'-0"



SHEET NUMBER  
**A.114**  
Revision #:

SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY:  
THAIS GOUSSELLI

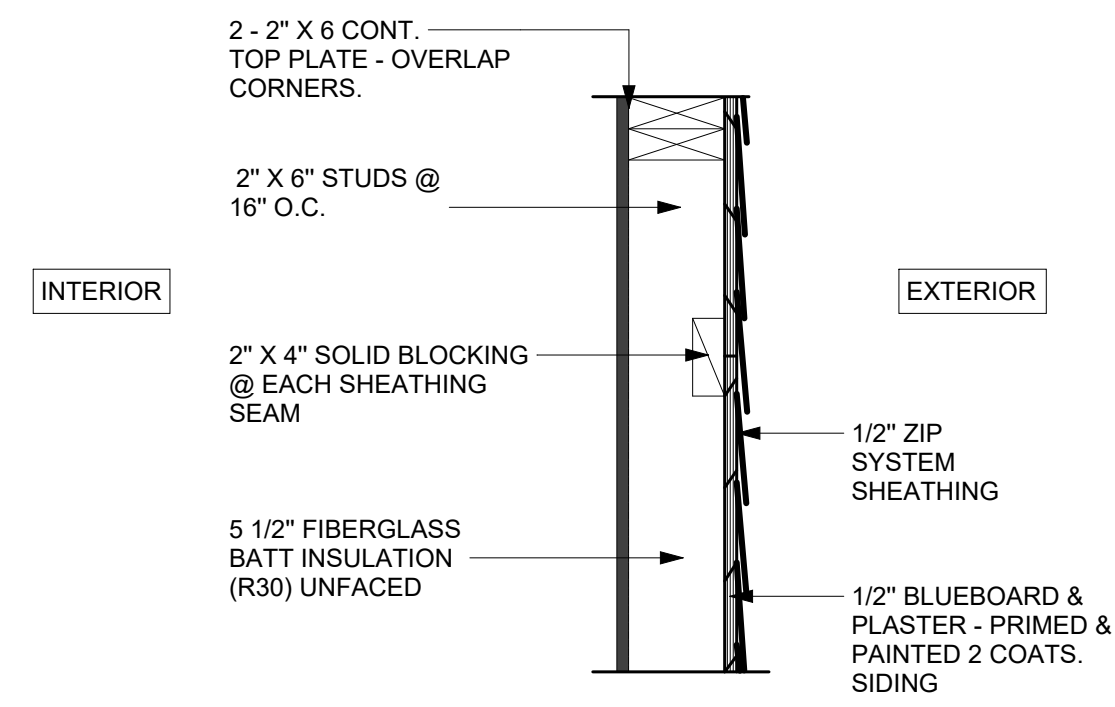
**NEW CONSTRUCTION**

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CONSTRUCTION

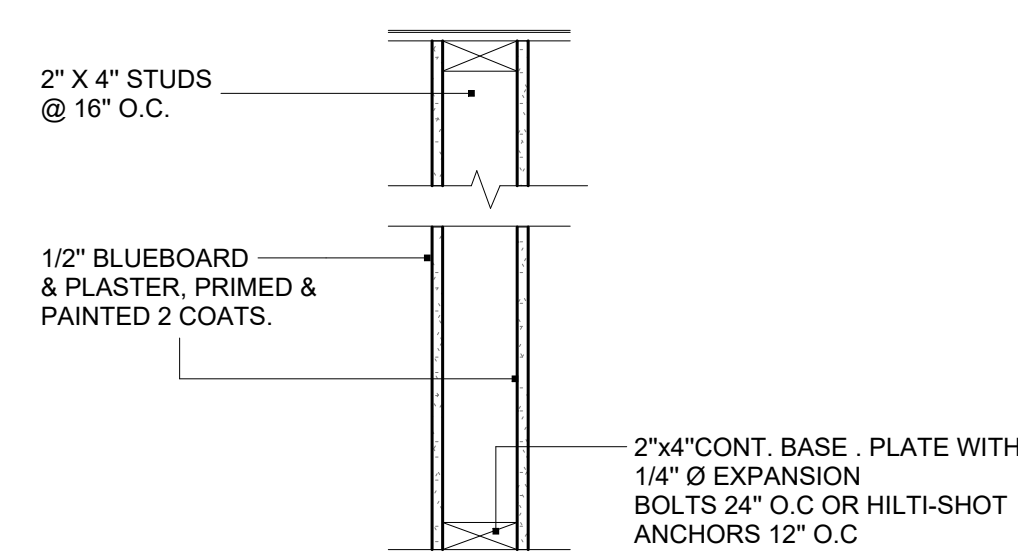
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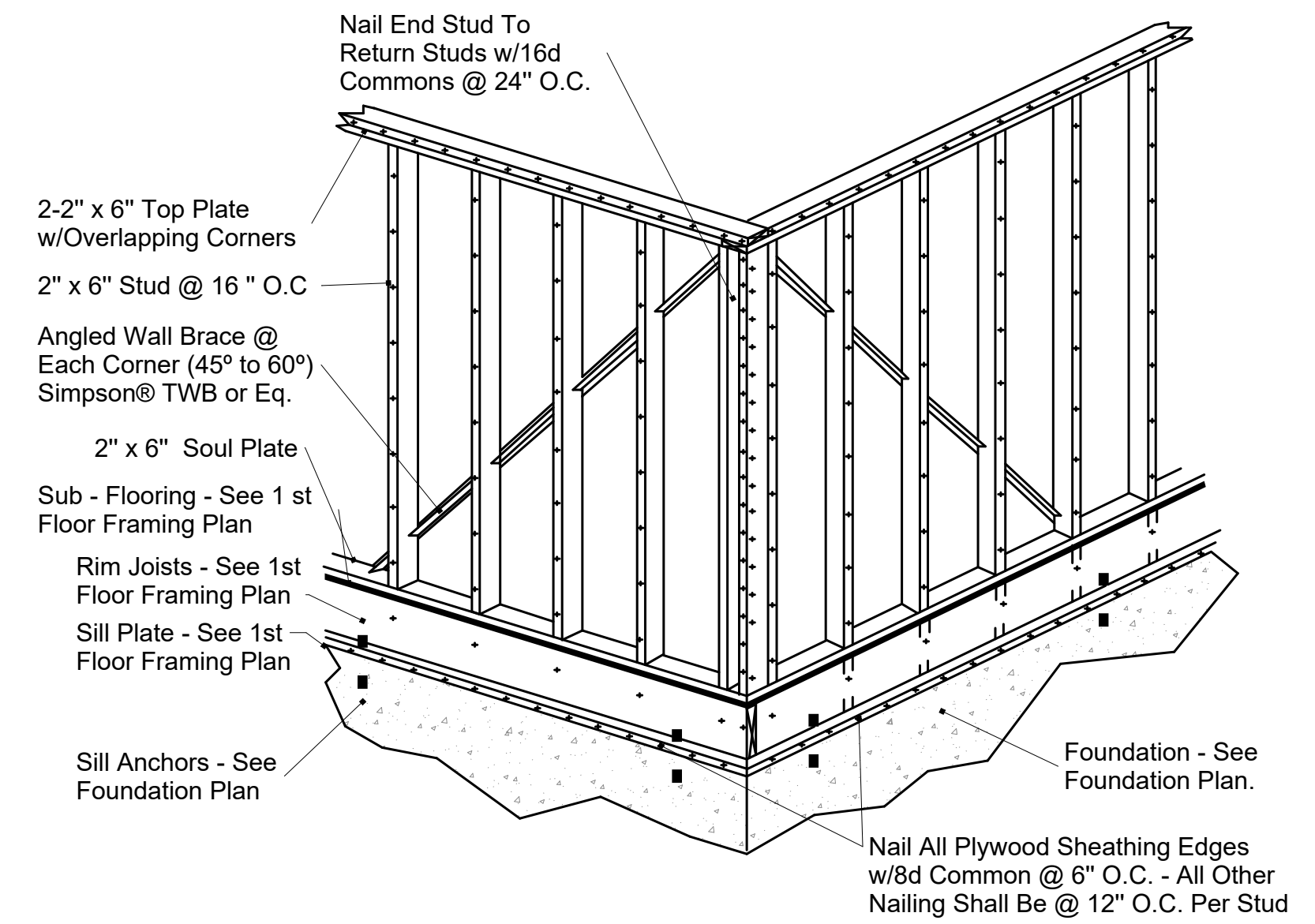
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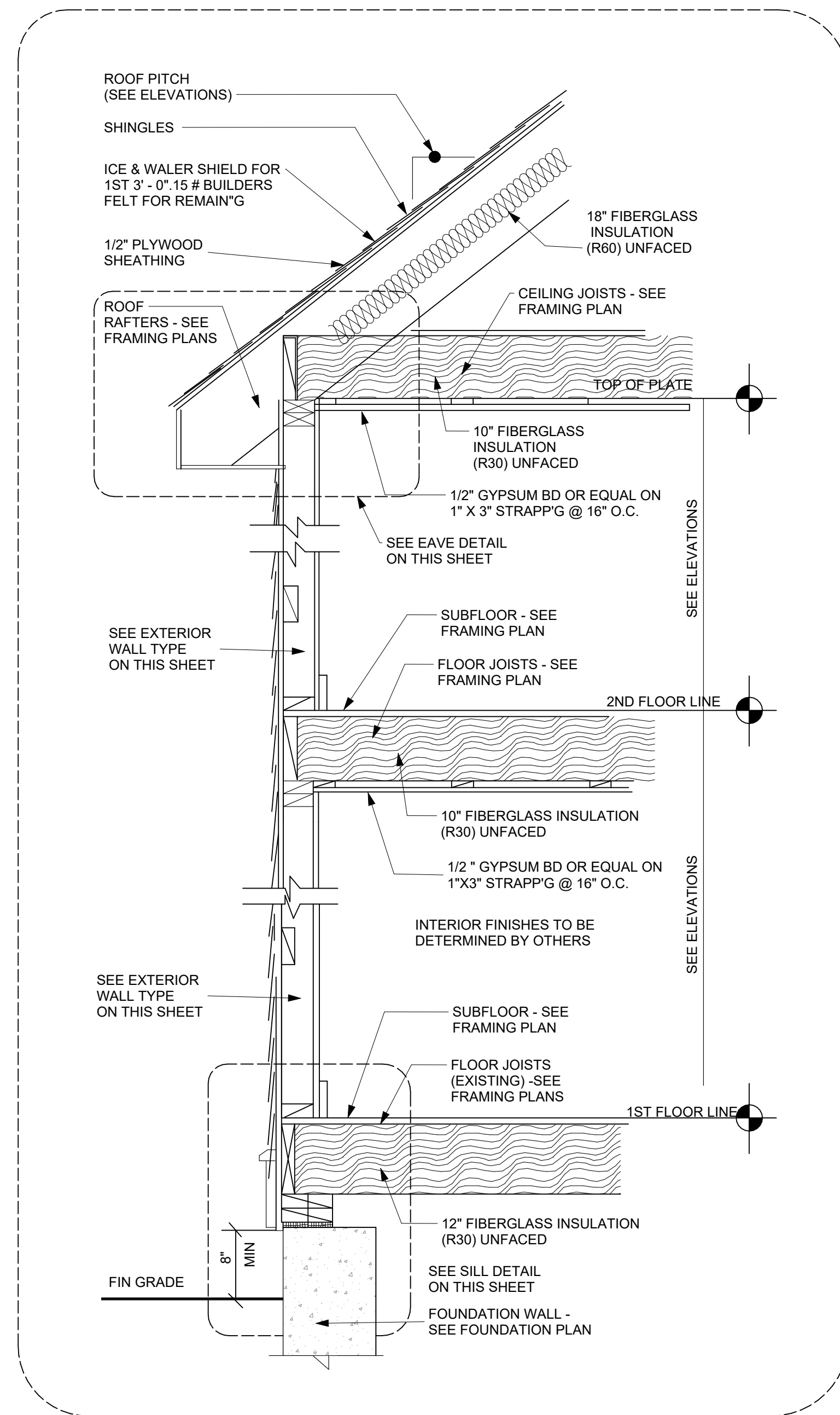
**1** DT - TYPICAL EXTERIOR WALL  
SCALE: NOT TO SCALE



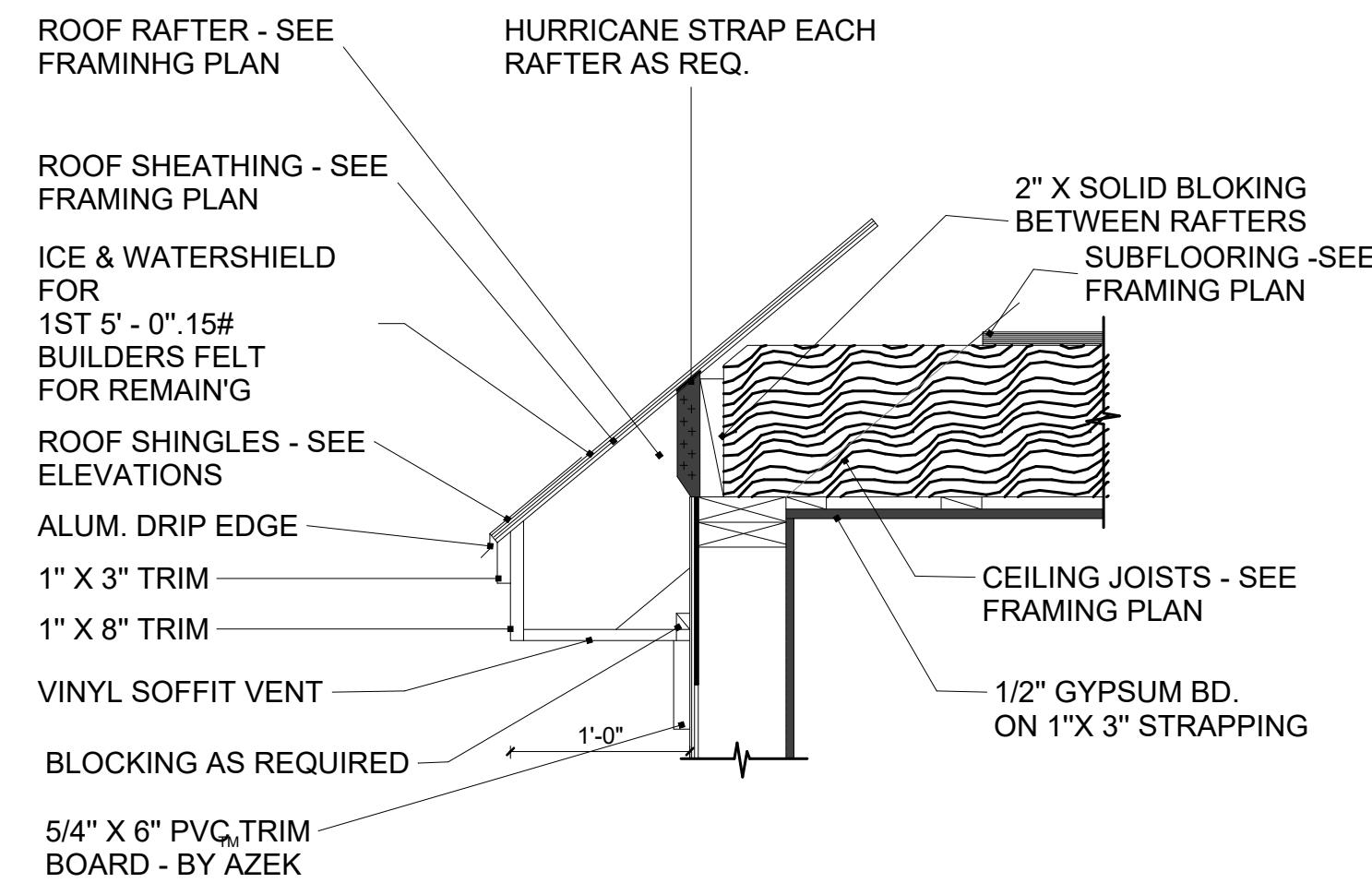
**2** DT - TYPICAL INTERIOR WALL (NO LOADING-BEARING WALL)  
SCALE: NOT TO SCALE



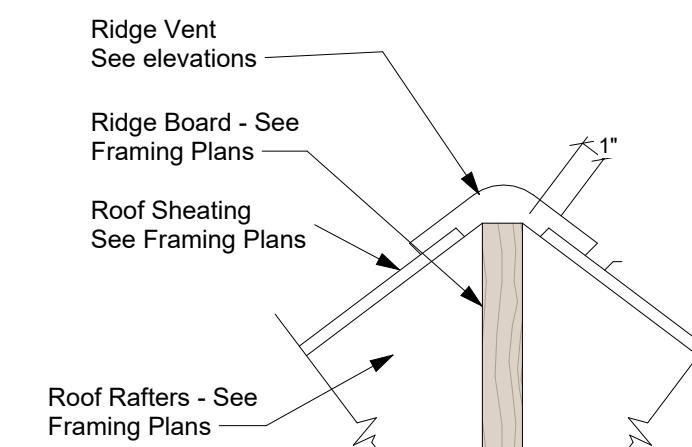
**3** DT - CORNER FRAMING  
SCALE: NOT TO SCALE



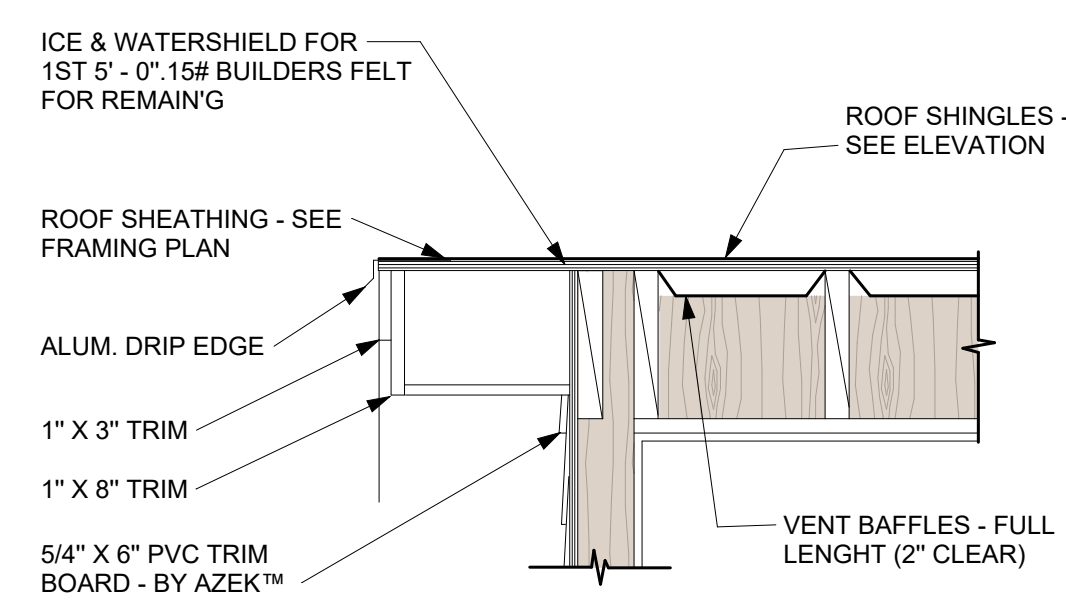
**4** DT - TYPICAL WALL SECTION  
SCALE: NOT TO SCALE



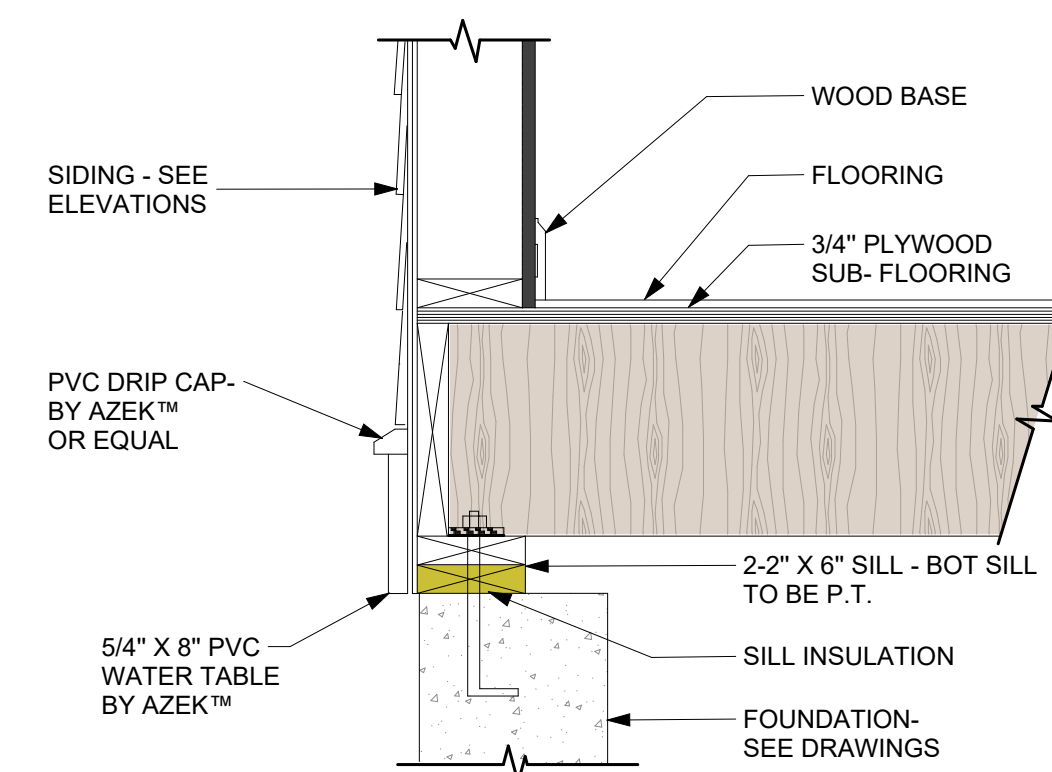
**5** DT - EAVE DETAIL  
SCALE: NOT TO SCALE



**6** DT - TYPICAL RIDGE DETAIL  
SCALE: NOT TO SCALE



**7** DT - RAKE DETAIL  
SCALE: NOT TO SCALE



**8** DT - SILL DETAIL  
SCALE: NOT TO SCALE



SHEET NUMBER  
**A.115**

SCALE: SEE VIEW  
DATE: 10/26/2024  
DRAWN BY: THAIS GOUSSSELLI

**NEW CONSTRUCTION**

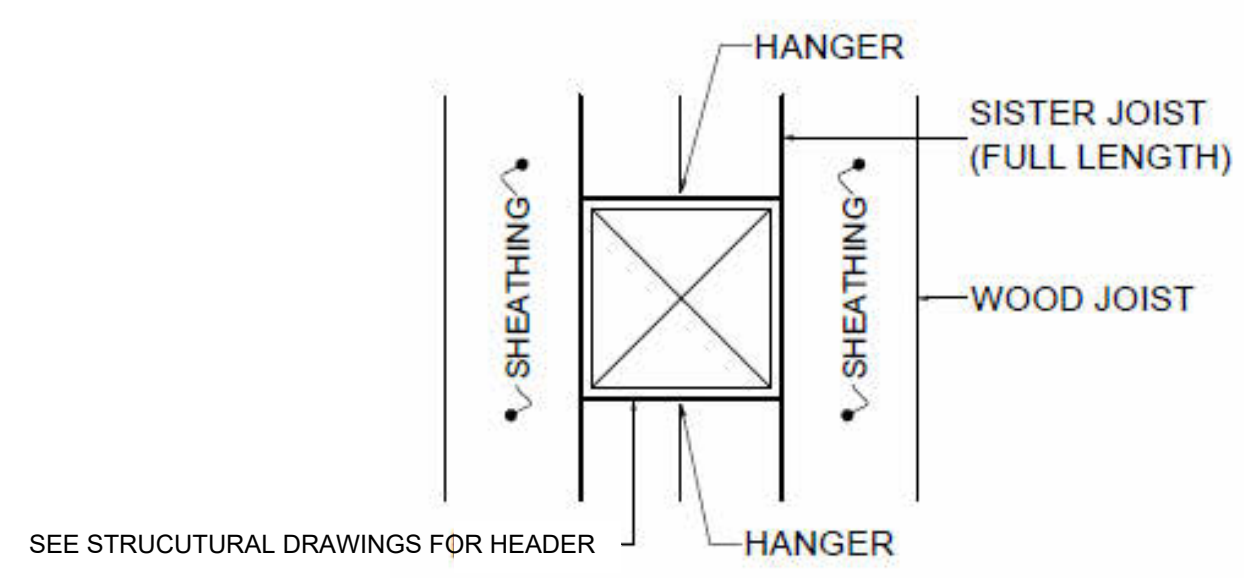
ADDRESS  
22 ESTABROOK RD,  
LEXINGTON, MA  
PERMIT SET FOR  
CONSTRUCTION

**RB HOUSE DESIGN INC**  
RENATA BARBOSA  
(978) 310-6643  
renata@rbhousedesign.com

"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."



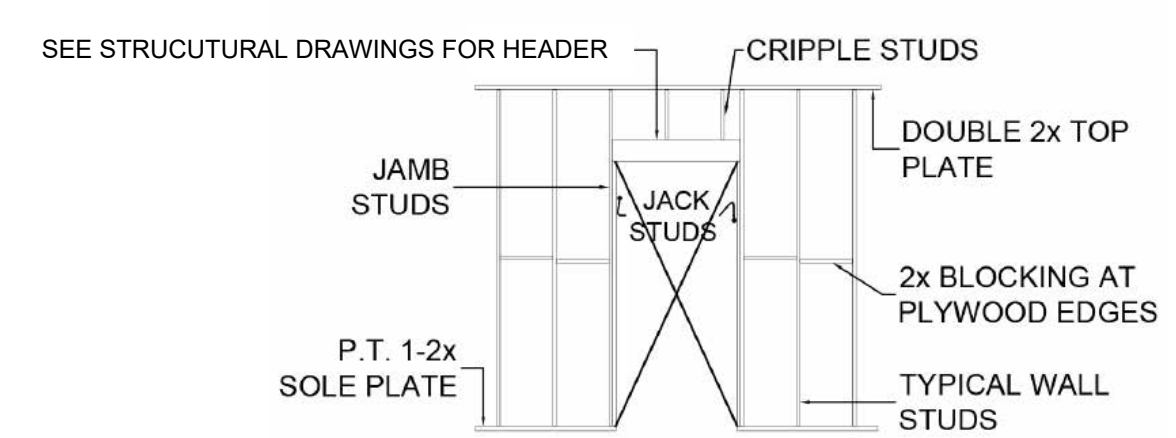
\*ALL DIMENSIONS SHOWN IN THIS DRAWING FOLLOW THE ORIGINAL DESIGN. VARIATIONS MAY OCCUR DURING THE CONSTRUCTION PROCESS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO CHECK THESE DIMENSIONS, WITH THE GOAL OF PRESERVING THE ARCHITECTURAL PROJECT'S CHARACTERISTICS.



SEE STRUCTURAL DRAWINGS FOR HEADER

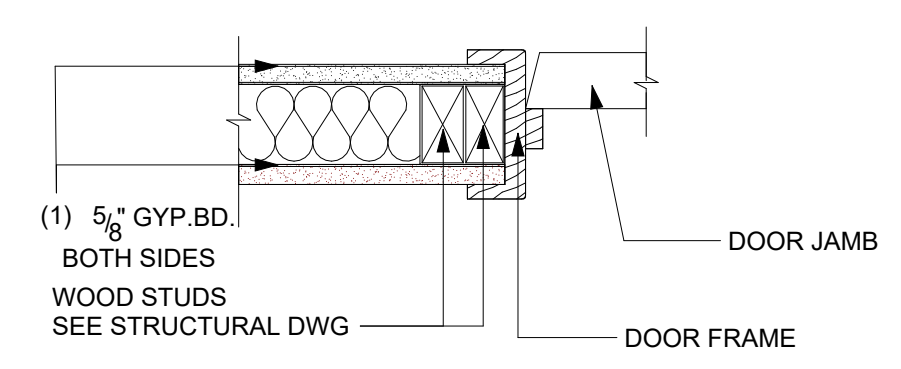
- NOTES:**
- CONNECT SISTER TO ADJOINING JOIST WITH 2-ROWS OF 16d RING-SHANK NAILS AT 16" ON CENTER, FULL LENGTH.
  - CONNECT ENDS OF SISTER JOISTS TO SUPPORT TO MATCH ADJOINING JOISTS.
  - HEADER DEPTH AND NUMBER SHALL MATCH ADJOINING FRAMING.

**1** DT - FRAMING AROUND OPENINGS  
SCALE: NOT TO SCALE

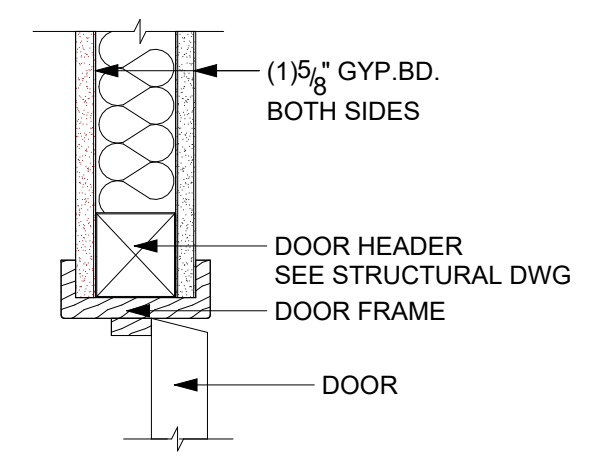


- NOTES:**
- REFER TO HEADER SCHEDULE FOR HEADER, JACK AND JAMB SIZES.
  - REFER TO ARCHITECTURE DRAWINGS FOR SIZE AND LOCATION OF OPENINGS.
  - FOR ANCHOR BOLT SIZE AND SPACING REFER TO NOTES AND SECTIONS.

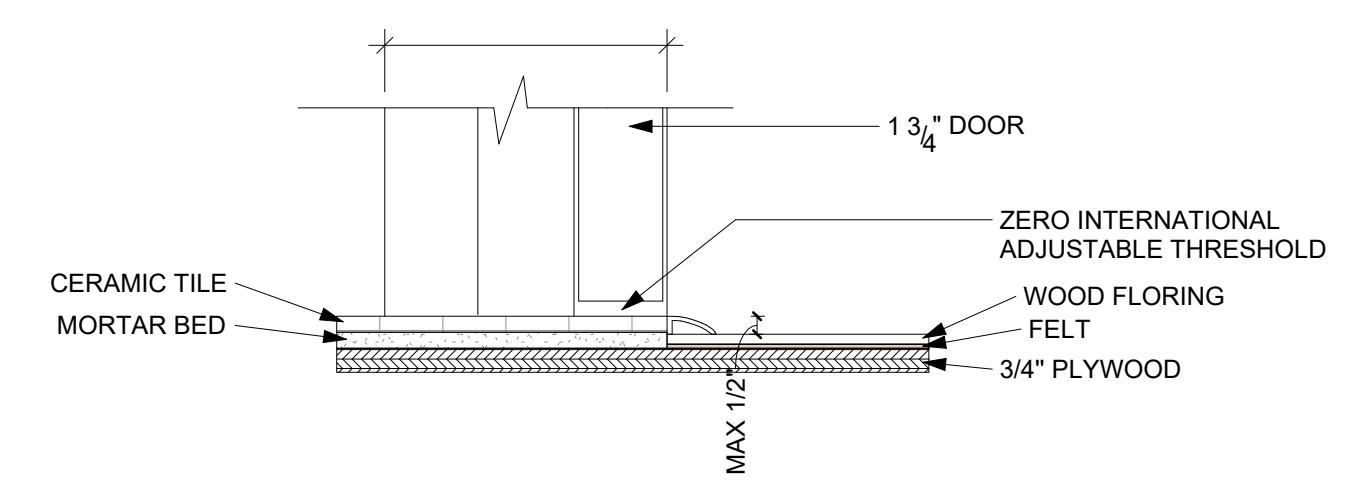
**2** DT - WOOD FRAMING FOR DOOR OPENING  
SCALE: NOT TO SCALE



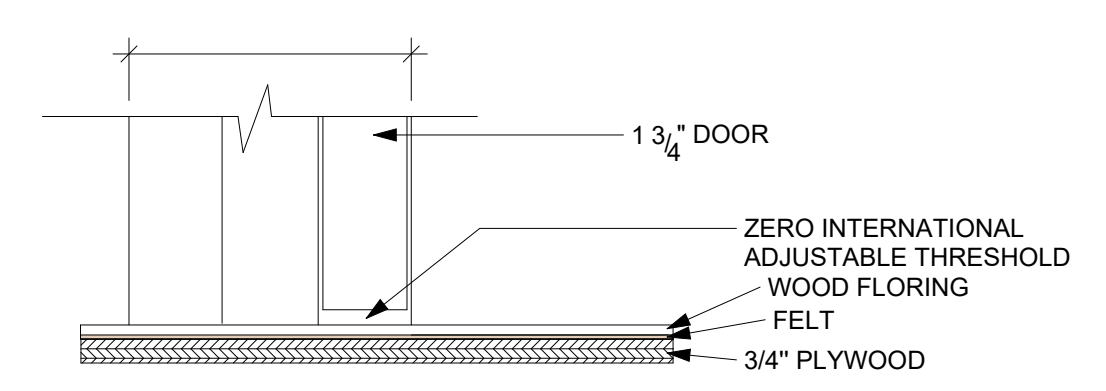
**3** DOOR JAMB  
SCALE: NOT TO SCALE



**4** HEADER DETAIL  
SCALE: NOT TO SCALE

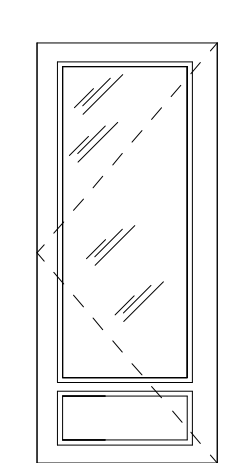


**5** SILL DETAIL  
SCALE: NOT TO SCALE

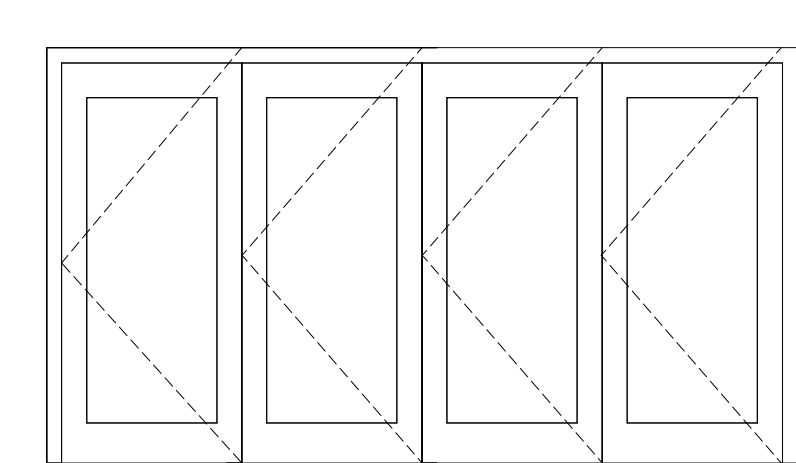


**6** SILL DETAIL B  
SCALE: NOT TO SCALE

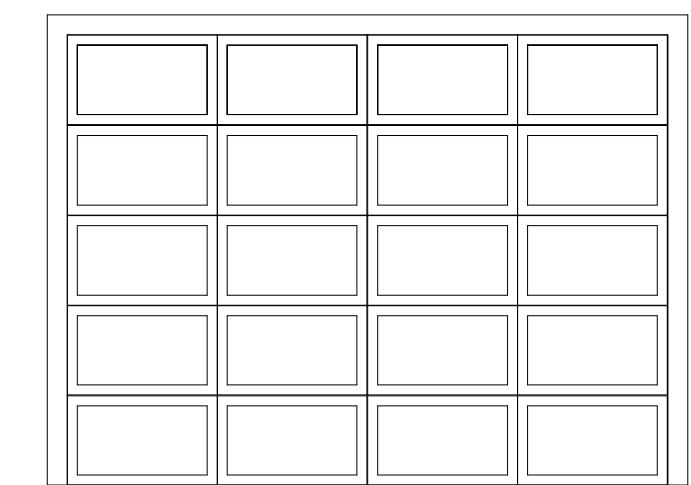
DOOR SCHEDULE						
#	ROOM NAME	DOOR TYPE	DIMENSIONS		Qty	HARDWARE
			WIDTH	HEIGHT		
<b>BASEMENT</b>						
D001	BASEMENT/GYM/PLAY ROOM	A	2'-6 1/2"	7'-0"	1	TBD BY OWNER
D002	BASEMENT/GYM/PLAY ROOM	A	2'-6 1/2"	7'-0"	1	TBD BY OWNER
D003	BASEMENT/GYM/PLAY ROOM	A	2'-6 1/2"	7'-0"	1	TBD BY OWNER
D004	BEDROOM 5	B	4'-0"	7'-0"	1	TBD BY OWNER
<b>GROUND</b>						
D103	2-CAR GARAGE	C	8'-6"	8'-2"	1	TBD BY OWNER
D104	2-CAR GARAGE	C	8'-6"	8'-2"	1	TBD BY OWNER
<b>1ST FLOOR</b>						
D101	PORCH	D	4'-6 1/2"	7'-0"	1	TBD BY OWNER
D102	BASEMENT/GYM/PLAY ROOM	A	2'-6 1/2"	7'-0"	1	TBD BY OWNER
D105	LIVING	A	2'-6 1/2"	7'-0"	1	TBD BY OWNER
D106	LIVING	A	2'-6 1/2"	7'-0"	1	TBD BY OWNER
D107	KITCHEN	D	4'-6 1/2"	7'-0"	1	TBD BY OWNER
D108	KITCHEN	B	4'-0"	7'-0"	1	TBD BY OWNER
D109	KITCHEN	A	2'-6 1/2"	7'-0"	1	TBD BY OWNER
D110	OFFICE/BEDROOM	A	2'-6 1/2"	7'-0"	1	TBD BY OWNER
<b>2ND FLOOR</b>						
D201	HALLWAY	A	2'-6 1/2"	7'-0"	1	TBD BY OWNER
D202	MST BEDROOM	D	4'-6 1/2"	7'-0"	1	TBD BY OWNER
D203	MST BATH	E	2'-10"	7'-0"	1	TBD BY OWNER
D204	MST BATH	A	2'-6 1/2"	7'-0"	1	TBD BY OWNER
D205	HALLWAY	A	2'-6 1/2"	7'-0"	1	TBD BY OWNER
D206	BEDROOM 2	B	4'-0"	7'-0"	1	TBD BY OWNER
D207	BEDROOM 2	F	2'-8"	7'-0"	1	TBD BY OWNER
D208	JACK 'N JILL	F	2'-8"	7'-0"	1	TBD BY OWNER
D209	JACK 'N JILL	F	2'-8"	7'-0"	1	TBD BY OWNER
D210	BEDROOM 3	G	5'-0"	7'-0"	1	TBD BY OWNER
D211	HALLWAY	A	2'-6 1/2"	7'-0"	1	TBD BY OWNER
D212	HALLWAY	H	2'-10 1/2"	7'-0"	1	TBD BY OWNER
D213	HALLWAY	A	2'-6 1/2"	7'-0"	1	TBD BY OWNER
D214	HALLWAY	A	2'-6 1/2"	7'-0"	1	TBD BY OWNER
D215	BEDROOM 4	G	5'-0"	7'-0"	1	TBD BY OWNER
TOTAL					29	



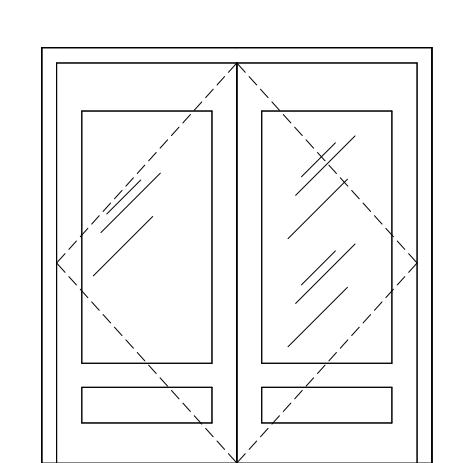
**7** TYPE A - THREE PANEL  
SCALE: NOT TO SCALE



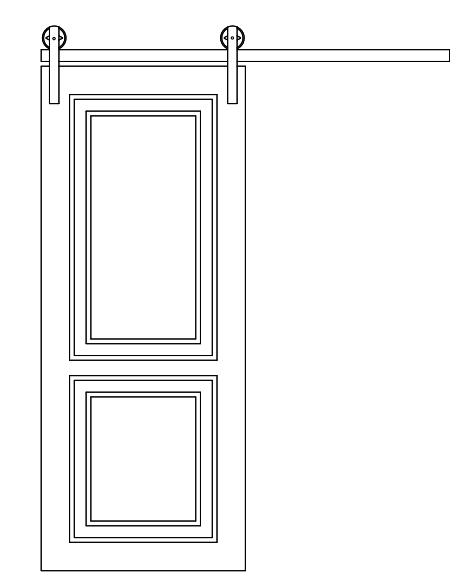
**8** TYPE B - BIFOLD DOOR  
SCALE: NOT TO SCALE



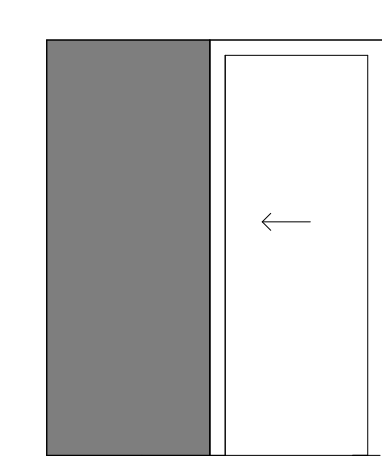
**9** TYPE C - GARAGE DOOR  
SCALE: NOT TO SCALE



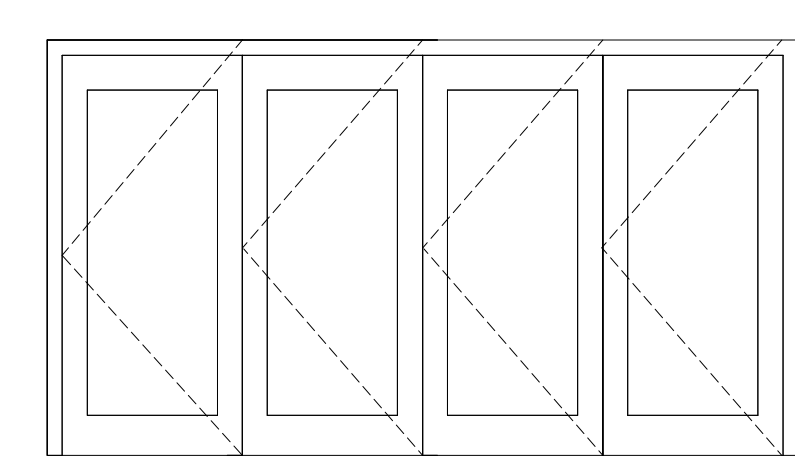
**10** TYPE D - FRENCH DOOR  
SCALE: NOT TO SCALE



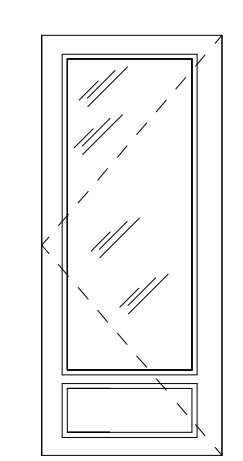
**11** TYPE E - BARN DOOR  
SCALE: NOT TO SCALE



**12** TYPE F - POCKET DOOR  
SCALE: NOT TO SCALE



**11** TYPE G - BIFOLD DOOR  
SCALE: NOT TO SCALE



**13** TYPE H - THREE PANEL  
SCALE: NOT TO SCALE

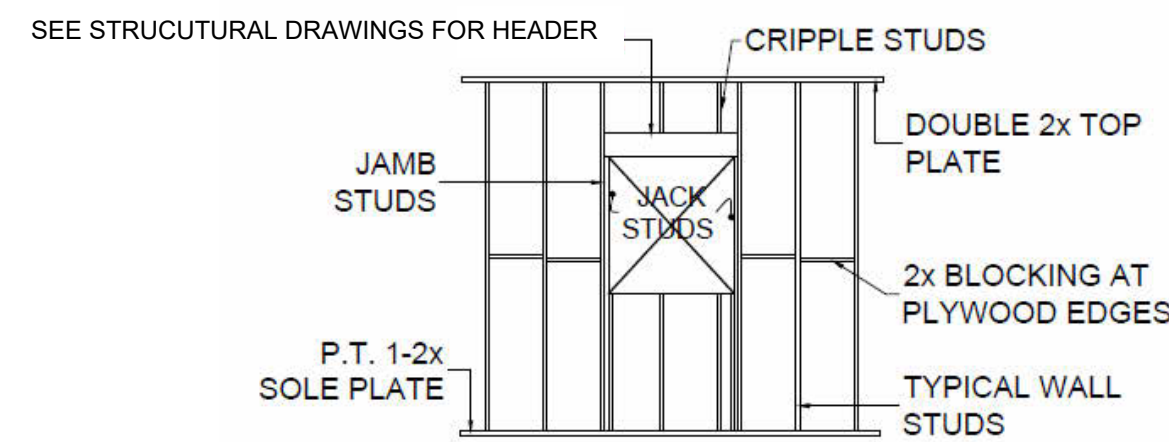
WINDOW SCHEDULE						
WINDOW BASIS OF DESIGN ANDERSEN 200 SERIES						
#	ROOM NAME	TYPE	DIMENSIONS		SILL HEIGHT	Qty.
			WIDTH	HEIGHT		
BASEMENT						
W001	BASEMENT/GYM/PLAY ROOM	A	6' - 0"	4' - 0"	3' - 0"	1
W002	BEDROOM 5	A	6' - 0"	4' - 0"	3' - 0"	1
1ST FLOOR						
W101	FOYER/MUD ROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W102	FOYER/MUD ROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W103	PORCH	B	2' - 5"	3' - 11"	3' - 0"	1
W104	PORCH	B	2' - 5"	3' - 11"	3' - 0"	1
W105	FOYER/MUD ROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W106	FOYER/MUD ROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W107	LIVING	B	2' - 5"	3' - 11"	3' - 0"	1
W108	LIVING	B	2' - 5"	3' - 11"	3' - 0"	1
W109	LIVING	B	2' - 5"	3' - 11"	3' - 0"	1
W110	KITCHEN	B	2' - 5"	3' - 11"	3' - 0"	1
W111	KITCHEN	B	2' - 5"	3' - 11"	3' - 0"	1
W112	KITCHEN	B	2' - 5"	3' - 11"	3' - 0"	1
W113	KITCHEN	B	2' - 5"	3' - 11"	3' - 0"	1
W114	KITCHEN	B	2' - 5"	3' - 11"	3' - 0"	1
W115	EATING ROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W116	EATING ROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W117	EATING ROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W118	EATING ROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W119	EATING ROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W120	EATING ROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W121	OFFICE/BEDROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W122	OFFICE/BEDROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W123	OFFICE/BEDROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W124	OFFICE/BEDROOM	B	2' - 5"	3' - 11"	3' - 0"	1
2ND FLOOR						
W201	MEZZANINE	B	2' - 5"	3' - 11"	3' - 0"	1
W202	MEZZANINE	B	2' - 5"	3' - 11"	3' - 0"	1
W203	MEZZANINE	B	2' - 5"	3' - 11"	3' - 0"	1
W204	MEZZANINE	B	2' - 5"	3' - 11"	3' - 0"	1
W205	MEZZANINE	B	2' - 5"	3' - 11"	3' - 0"	1
W206	MEZZANINE	B	2' - 5"	3' - 11"	3' - 0"	1
W207	BEDROOM 2	B	2' - 5"	3' - 11"	3' - 0"	1
W208	BEDROOM 2	B	2' - 5"	3' - 11"	3' - 0"	1
W209	TOILET	B	2' - 5"	3' - 11"	3' - 0"	1
W210	BEDROOM 3	B	2' - 5"	3' - 11"	3' - 0"	1
W211	BEDROOM 3	B	2' - 5"	3' - 11"	3' - 0"	1
W212	BEDROOM 3	B	2' - 5"	3' - 11"	3' - 0"	1
W213	BEDROOM 3	B	2' - 5"	3' - 11"	3' - 0"	1
W214	LAUNDRY	B	2' - 5"	3' - 11"	3' - 0"	1
W215	LAUNDRY	B	2' - 5"	3' - 11"	3' - 0"	1
W216	BATH 3	B	2' - 5"	3' - 11"	3' - 0"	1
W217	BEDROOM 4	B	2' - 5"	3' - 11"	3' - 0"	1
W218	BEDROOM 4	B	2' - 5"	3' - 11"	3' - 0"	1
W219	BEDROOM 4	B	2' - 5"	3' - 11"	3' - 0"	1
W220	BEDROOM 4	B	2' - 5"	3' - 11"	3' - 0"	1
W221	MST TOILET	B	2' - 5"	3' - 11"	3' - 0"	1
W222	MST BATH	B	2' - 5"	3' - 11"	3' - 0"	1
W223	MST BATH	B	2' - 5"	3' - 11"	3' - 0"	1
W224	MST BATH	B	2' - 5"	3' - 11"	3' - 0"	1
W225	MST BATH	B	2' - 5"	3' - 11"	3' - 0"	1
W226	MST BEDROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W227	MST BEDROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W228	MST BEDROOM	B	2' - 5"	3' - 11"	3' - 0"	1
W229	MST BEDROOM	B	2' - 5"	3' - 11"	3' - 0"	1
ATTIC						
W301		C	2' - 0"	2' - 0"	1' - 2"	1
W302		C	2' - 0"	2' - 0"	1' - 2"	1
W303		C	2' - 0"	2' - 0"	1' - 2"	1
W304		C	2' - 0"	2' - 0"	1' - 2"	1
W305		C	2' - 0"	2' - 0"	1' - 2"	1
W306		C	2' - 0"	2' - 0"	1' - 2"	1
W307		C	2' - 0"	2' - 0"	1' - 2"	1
TOTAL						62

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:**

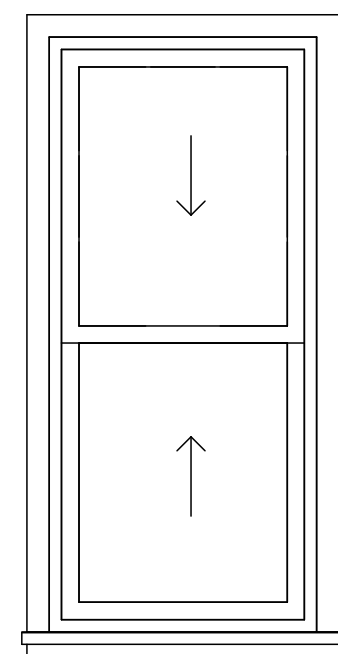
- ALL WINDOWS SHALL BE ANDERSEN® 200 SERIES OR APPROVED EQ.
- HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 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 28SQ.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 508.
- 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 1011.5.2/440.
- 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.



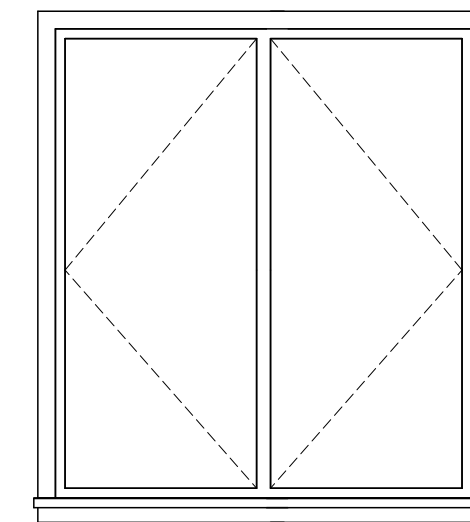
NOTES:

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

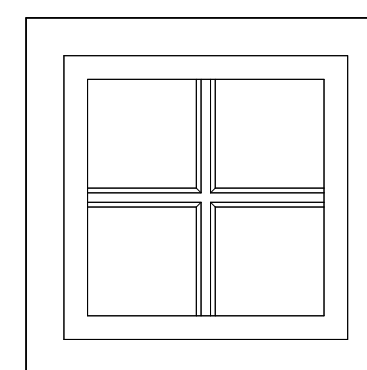
1 DT - WOOD FRAMING FOR WINDOW OPENING SCALE: NOT TO SCALE



3 TYPE B - DOUBLE HUNG SCALE: NOT TO SCALE

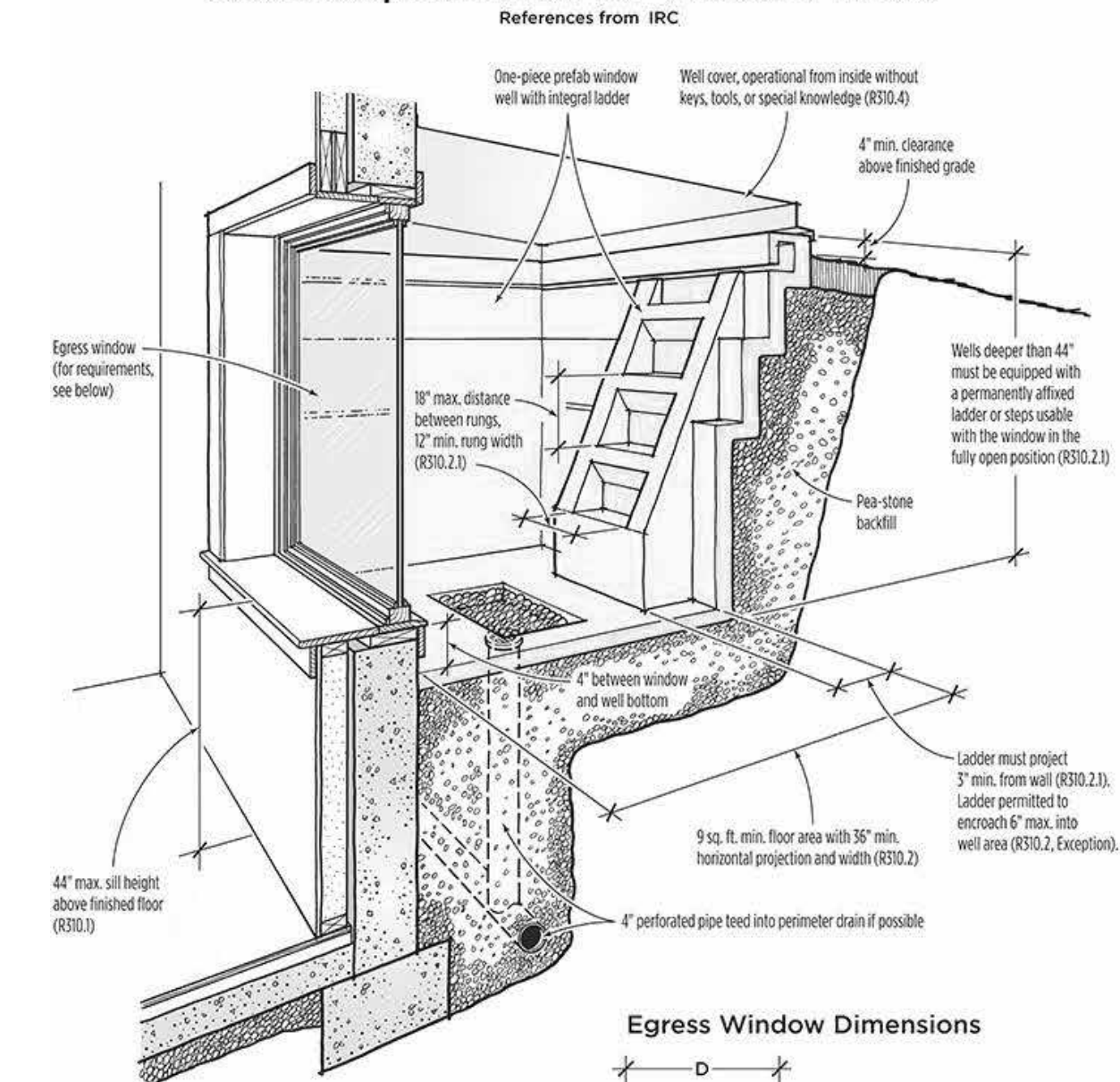


2 TYPE A - EGRESS CASEMENT WINDOWS SCALE: NOT TO SCALE

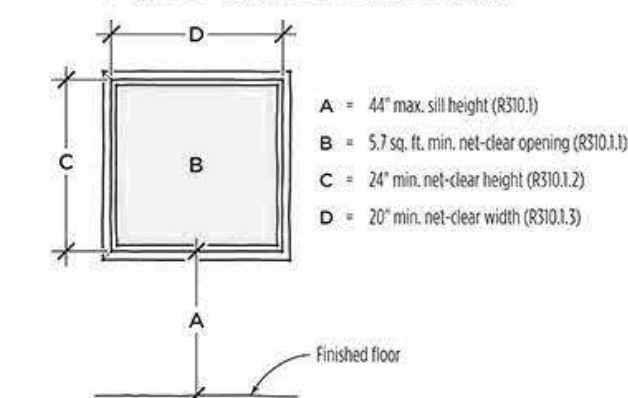


4 TYPE C - AWNING WINDOW SCALE: NOT TO SCALE

**Code Requirements for Window Wells**



**Egress Window Dimensions**



SHEET NUMBER  
**A.117**  
Revision #:

SCALE: SEE VIEW  
DATE: 10/28/2024  
DRAWN BY: THIS GAUSSELL

**NEW CONSTRUCTION**

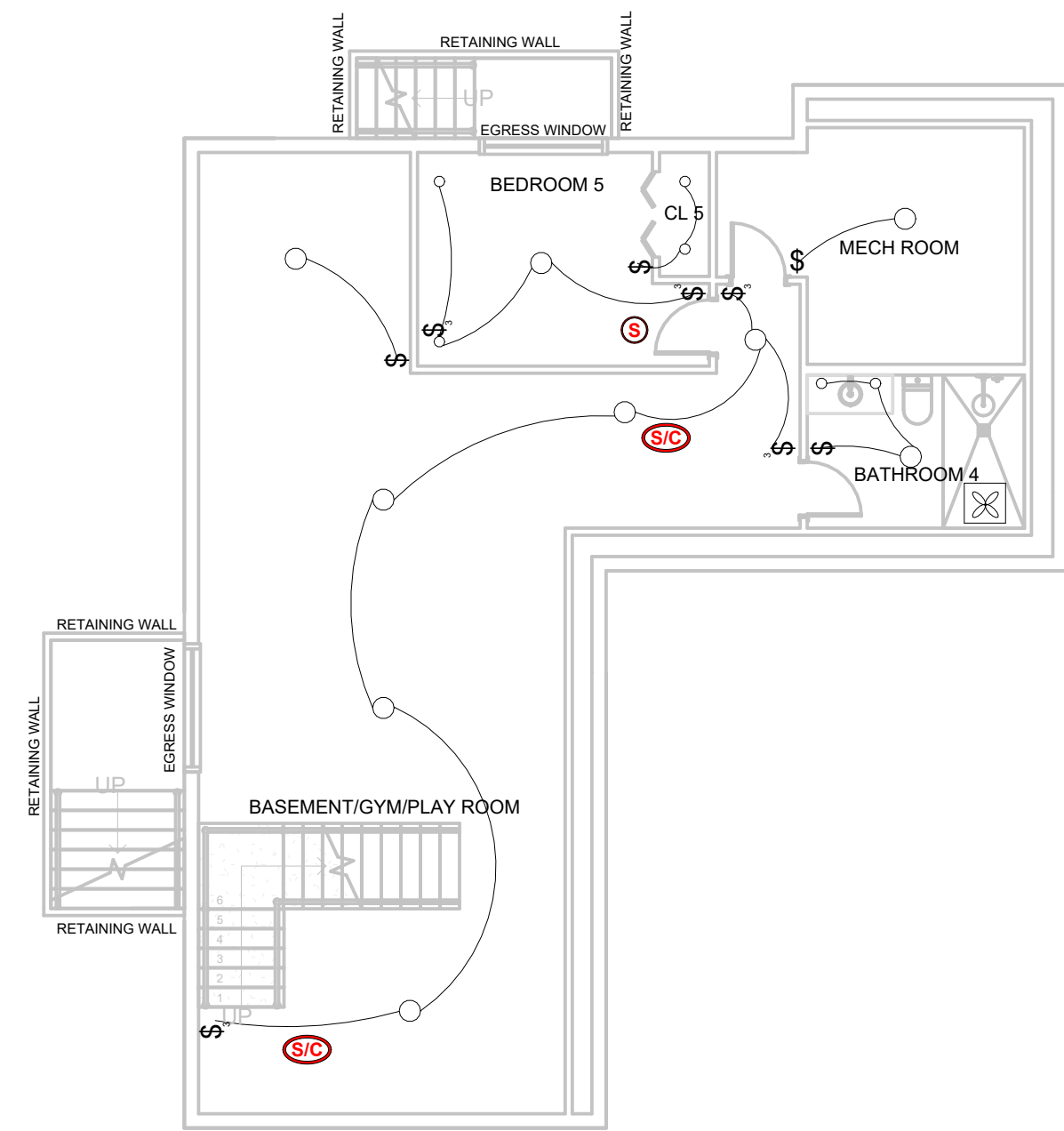
ADDRESS  
22 ESTABROOK RD,  
LEXINGTON, MA  
PERMIT SET FOR  
CONSTRUCTION

PROJECT NO.: 1069

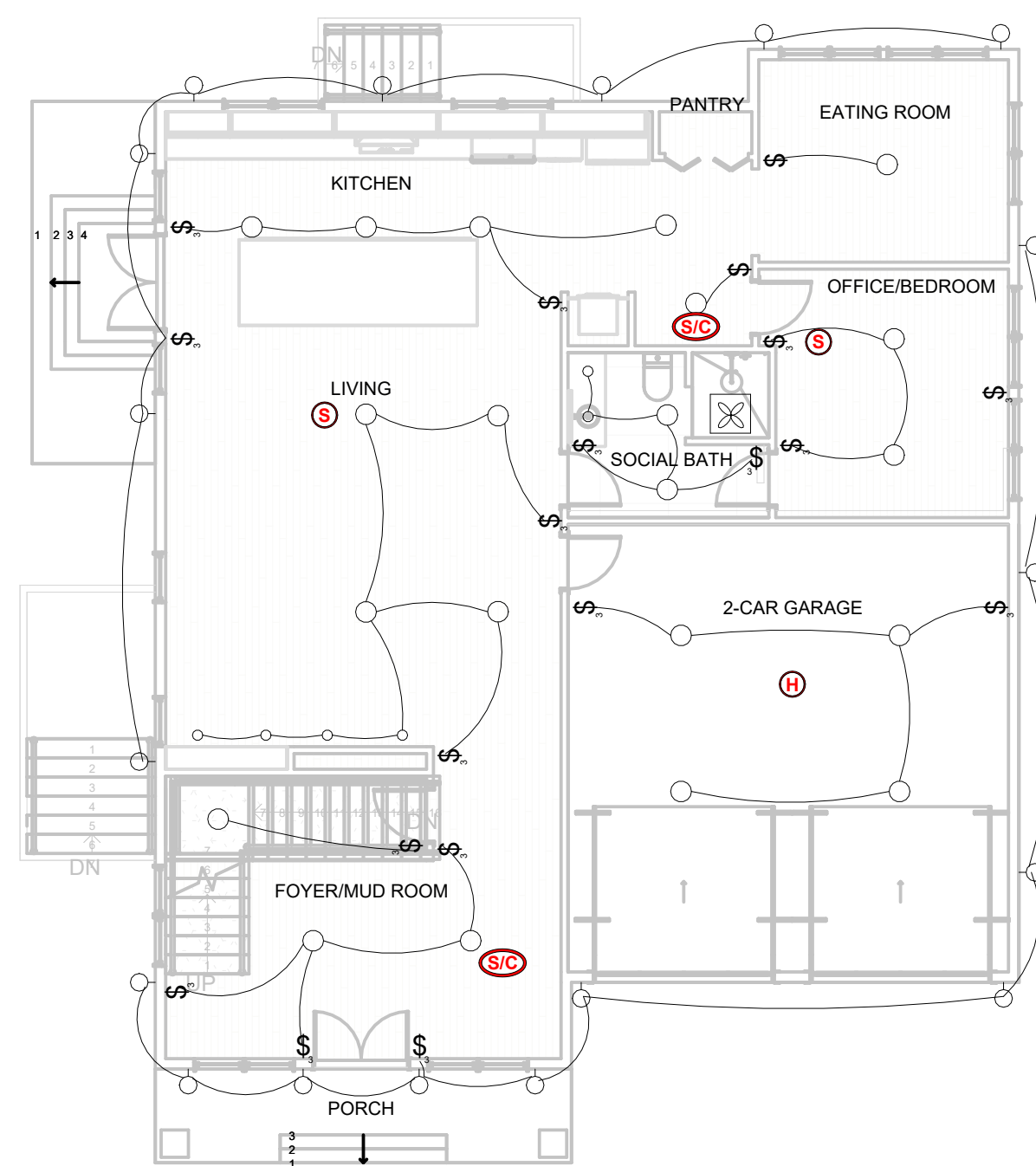
**RB HOUSE DESIGN INC**  
RENATA BARBOSA  
(978) 310-6643  
renata@rbhousedesign.com

**RB**

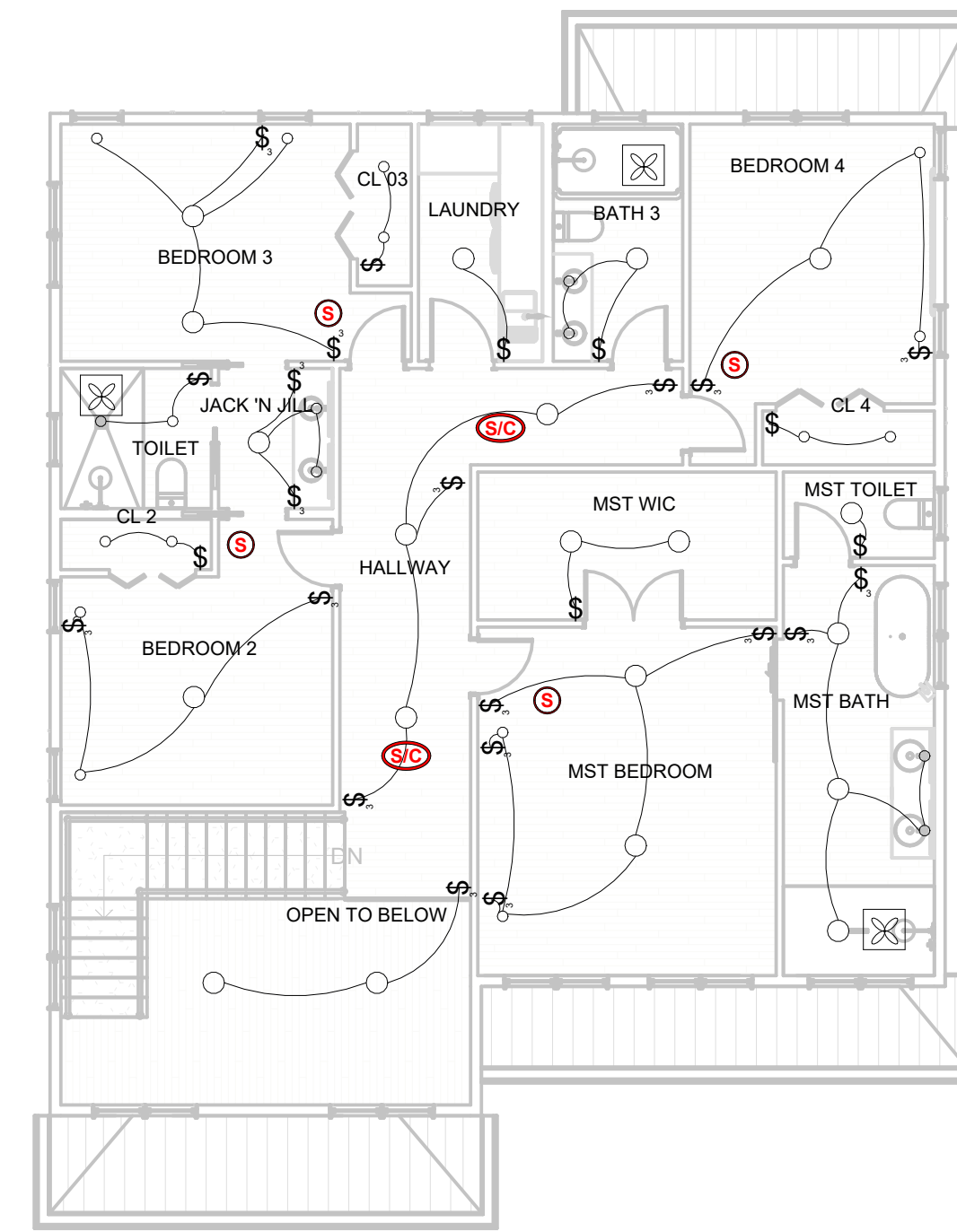
"ALL DIMENSIONS SHOWN IN THIS DRAWING FOLLOW THE ORIGINAL DESIGN. VARIATIONS MAY OCCUR DURING THE CONSTRUCTION PROCESS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO CHECK THESE DIMENSIONS, WITH THE GOAL OF PRESERVING THE ARCHITECTURAL PROJECT'S CHARACTERISTICS."



**1** 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"

LEGEND	
○	LAMP TBD BY OWNER
○	LAMP TBD BY OWNER
---	LED TAPE
⚡	SINGLE SWITCH
⚡	3 - WAY SWITCH
⊠	FLOOR LAMP
○	OUTDOOR SCONCES
⊕	HEAT DETECTOR
⊕	COMBO SMOKE & CARBON MONOXIDE DETECTOR
⊕	SMOKE DETECTOR
⊠	EXHAUST FAN

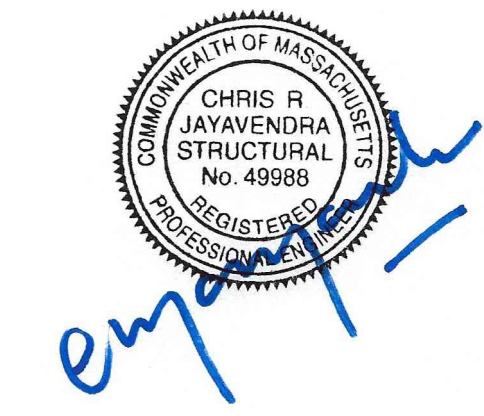
SHEET NUMBER	A.118
SCALE: SEE VIEW	DATE: 10/28/2024
	DRAWN BY: THAS GOUSSSELLI

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LEGEND	
	SINGLE SWITCH
	2 - WAY SWITCH
	3 - WAY SWITCH
	TRIPLEX RECEPTACLE
	QUADRUPLEX RECEPTACLE
	WALL MOUNTED DATA OUTLET
	CABLE, TV

SHEET NUMBER	A.119
SCALE: SEE VIEW	DATE: 10/28/2024
	DRAWN BY: THAIS GOUASSELLI

**NEW CONSTRUCTION**

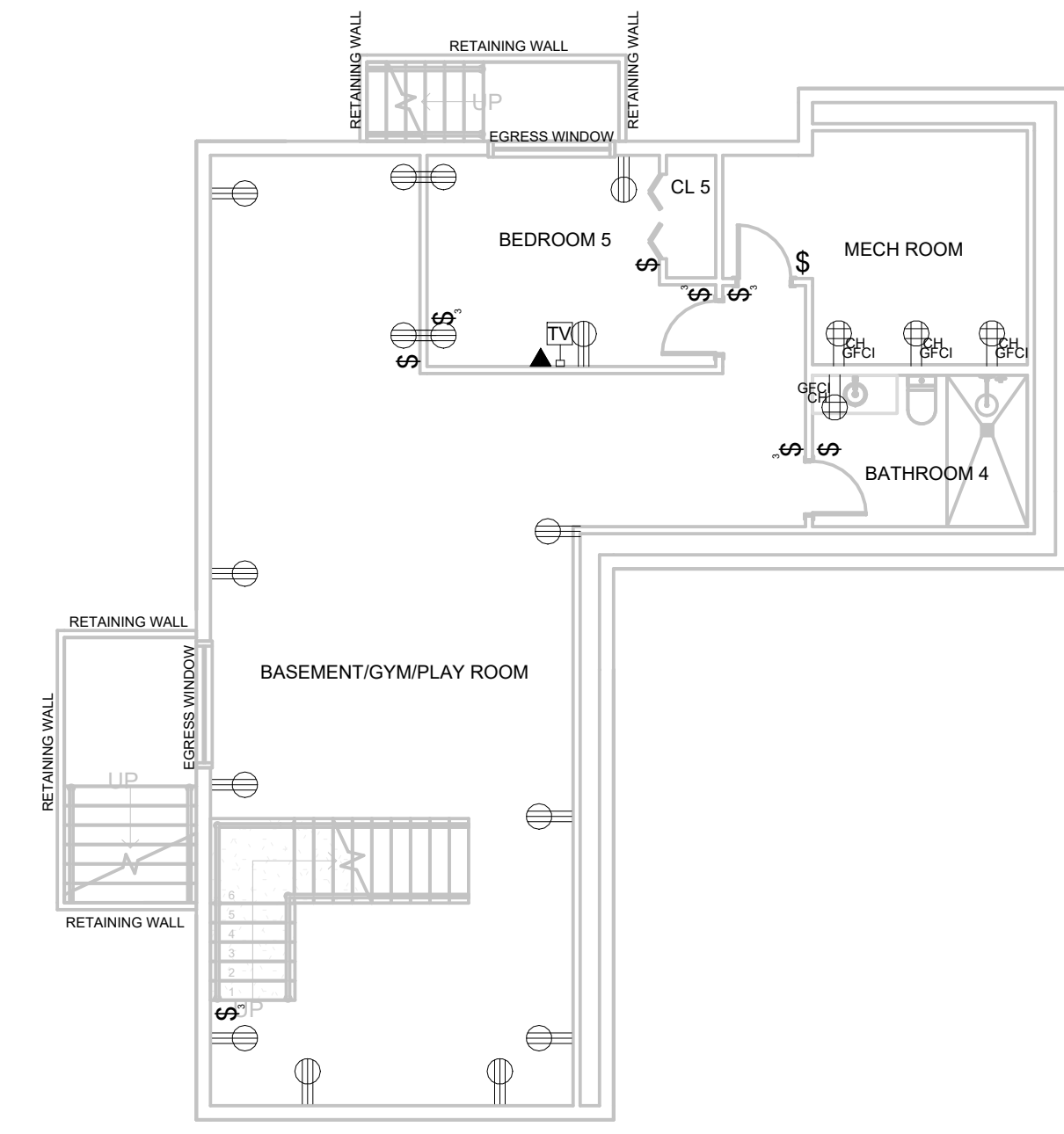
**ADDRESS**  
22 ESTABROOK RD,  
LEXINGTON, MA

**PERMIT SET FOR CONSTRUCTION**

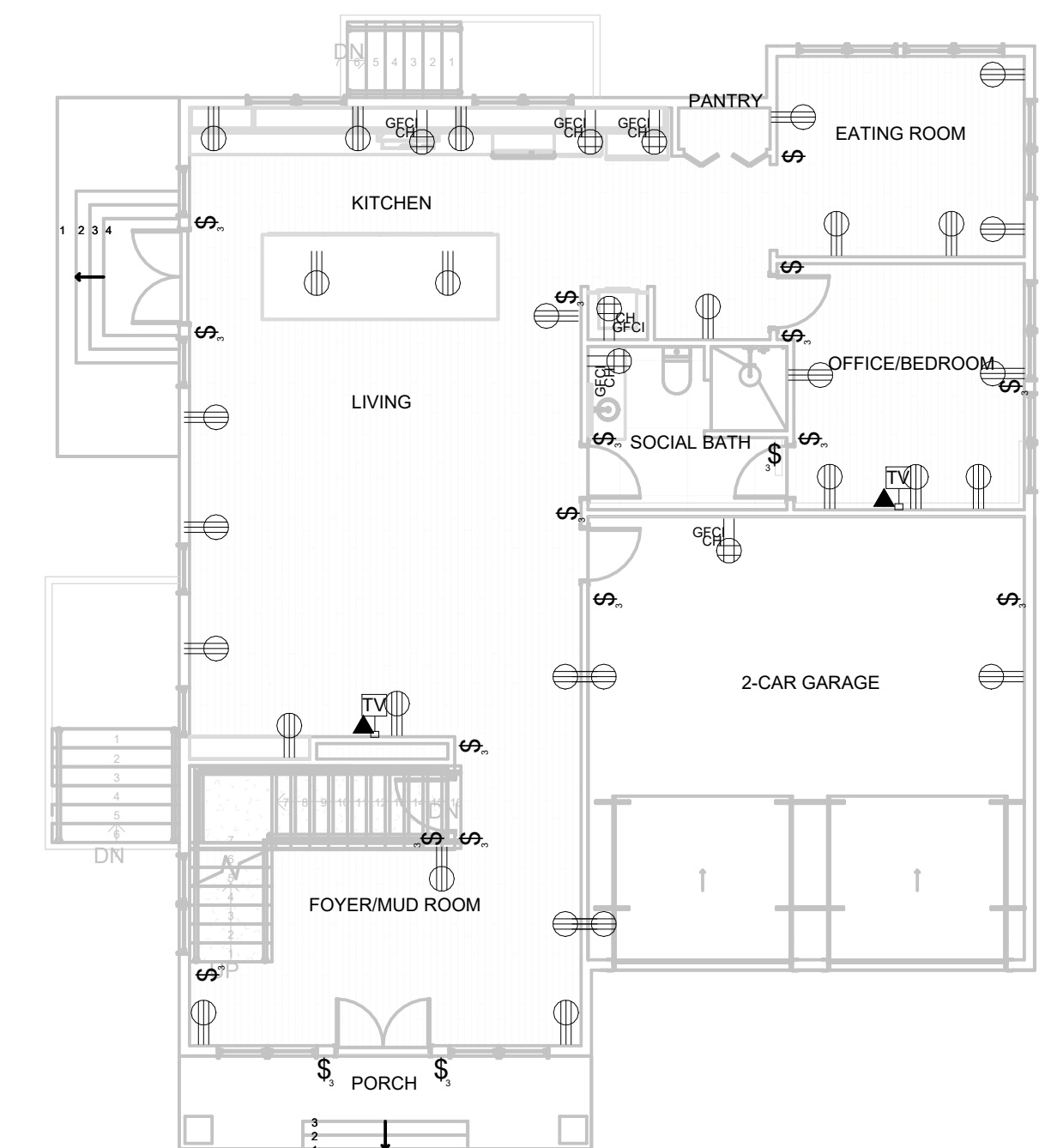
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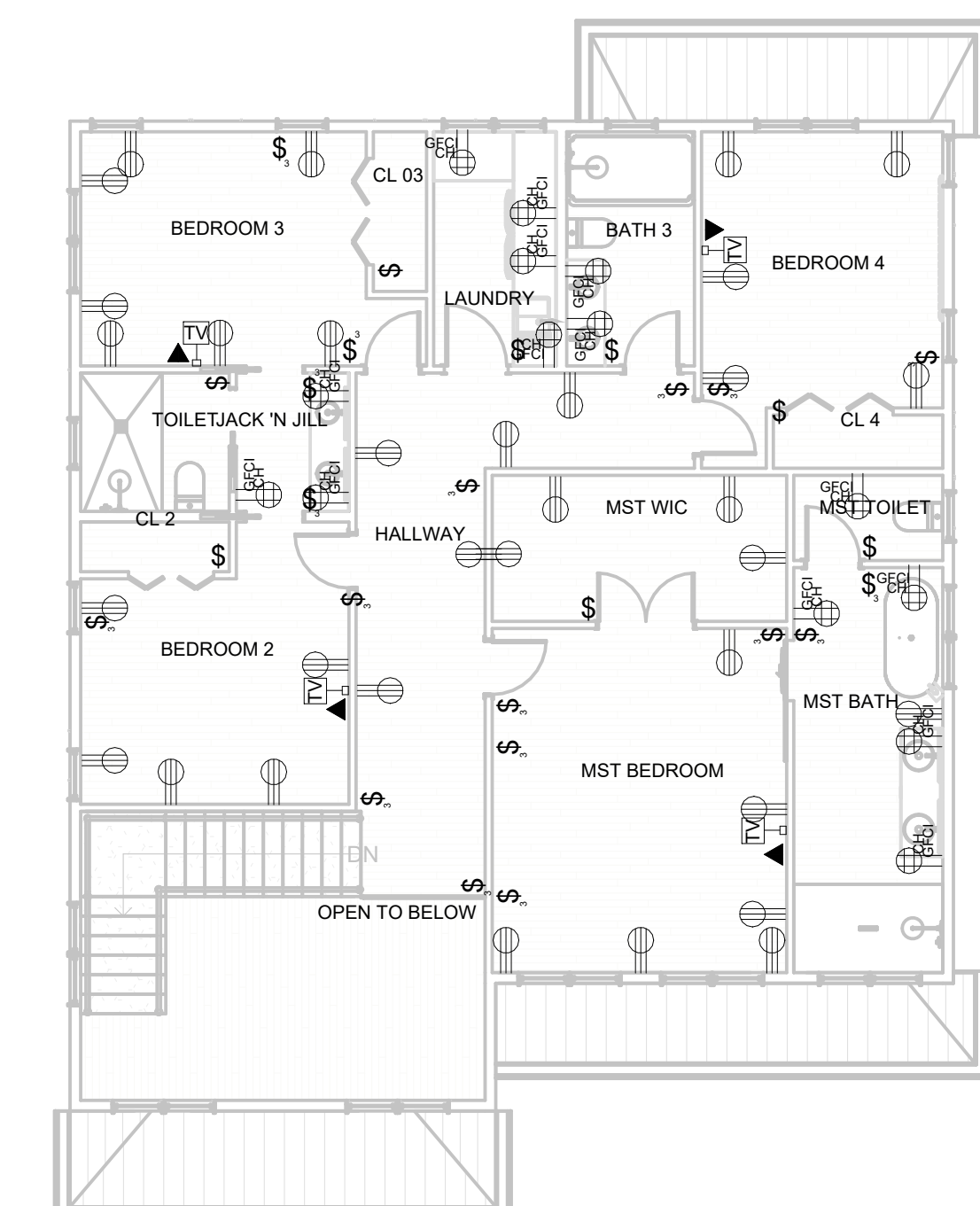
\*ALL DIMENSIONS SHOWN IN THIS DRAWING FOLLOW THE ORIGINAL DESIGN. VARIATIONS MAY OCCUR DURING THE CONSTRUCTION PROCESS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO CHECK THESE DIMENSIONS, WITH THE GOAL OF PRESERVING THE ARCHITECTURAL PROJECT'S CHARACTERISTICS.



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




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

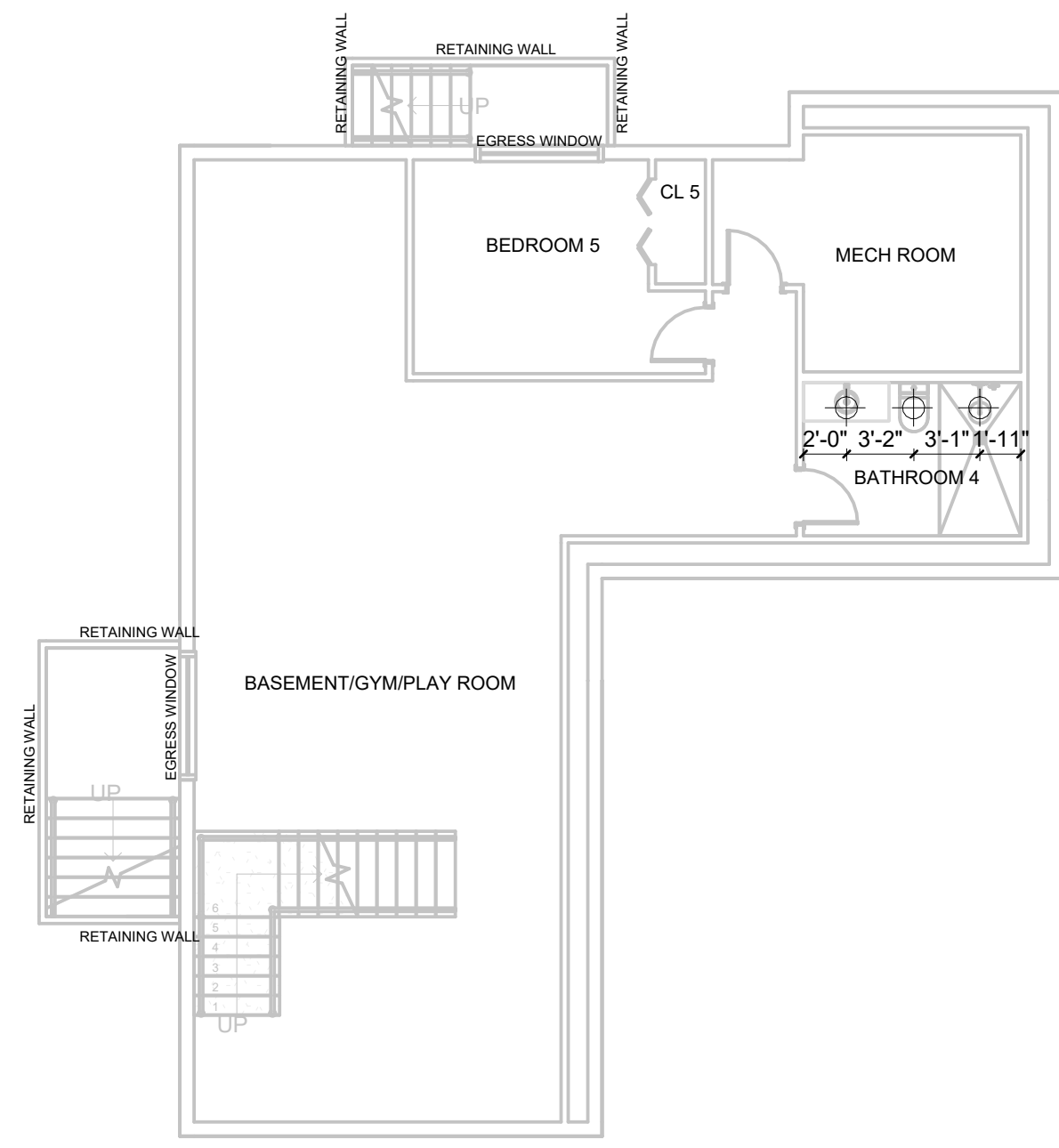


**3** POWER/COMMUNICATION SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

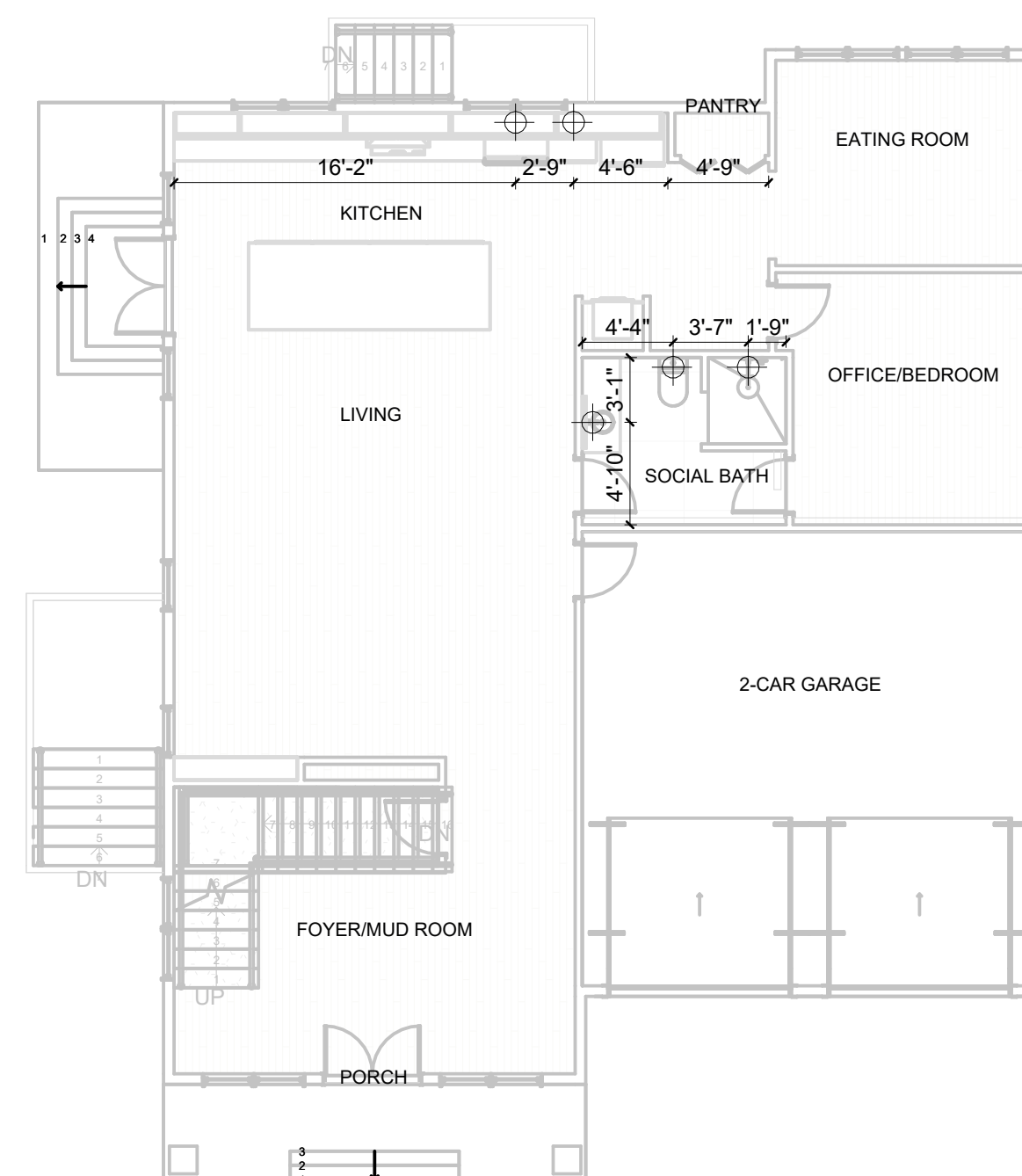
PROJECT NO: 1069

© 2017

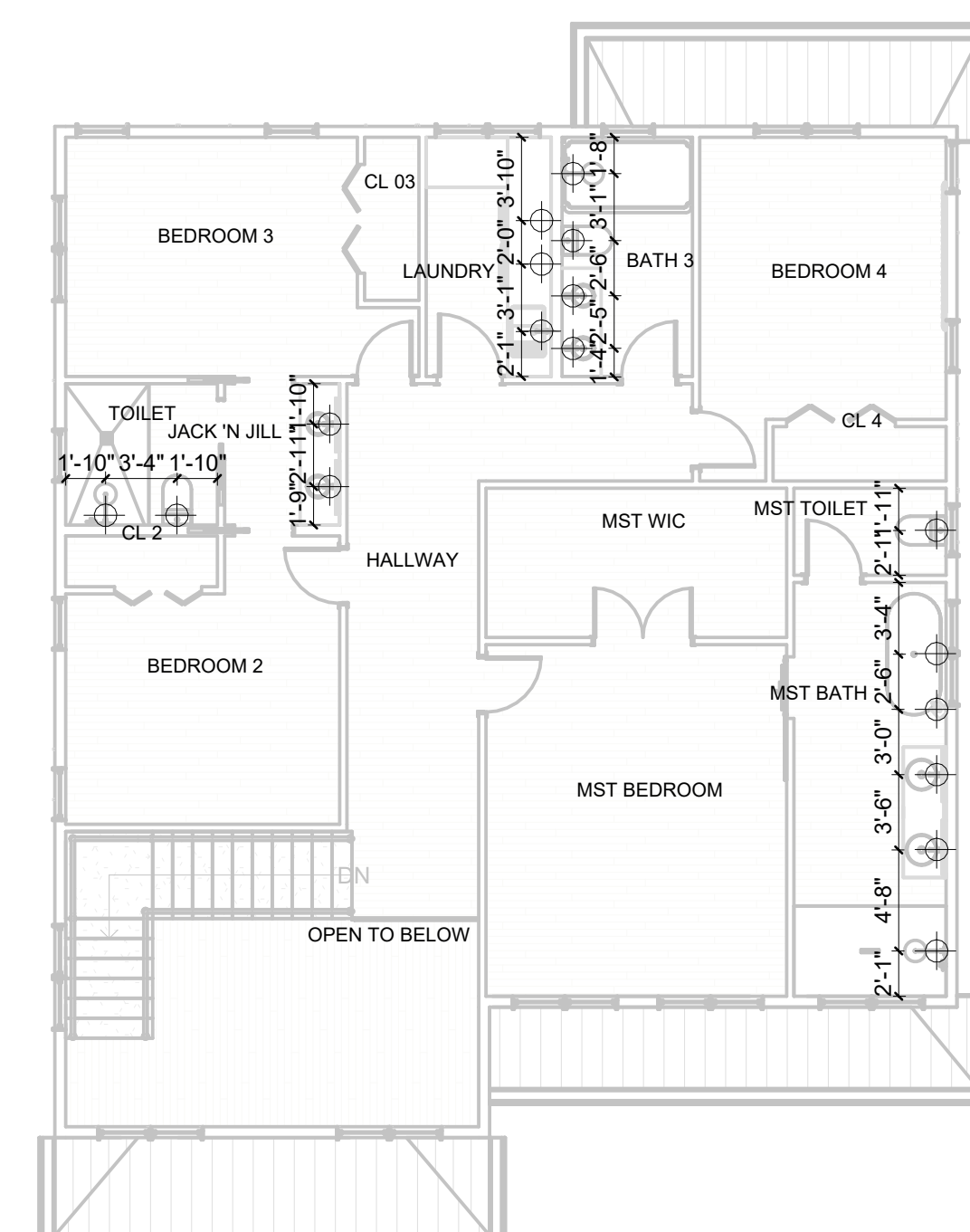
LEGEND  
 PLUMBING POINTS



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



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



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

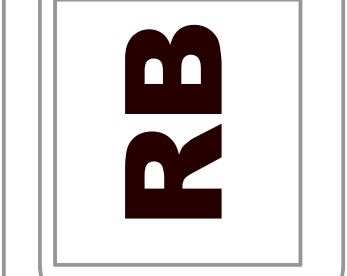
SHEET NUMBER	A.120
SCALE: SEE VIEW	DATE: 10/28/2024
DRAWN BY:	THAIS GOUSSSELLI

**NEW CONSTRUCTION**

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 LEXINGTON, MA

**PERMIT SET FOR CONSTRUCTION**

**RB HOUSE DESIGN INC**  
 RENATA BARBOSA  
 (978) 310-6643  
 renata@rbhousedesign.com



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# NEW CONSTRUCTION

22 ESTABROOK STREET  
LEXINGTON, MA

ENGINEER STAMP



CONSULTANT

**CJ Associates, LLC**  
Consulting Engineers  
P.O. Box 13  
Westborough, MA 01581  
Phone - 617-869-2273  
Email: cjassociatesma@gmail.com

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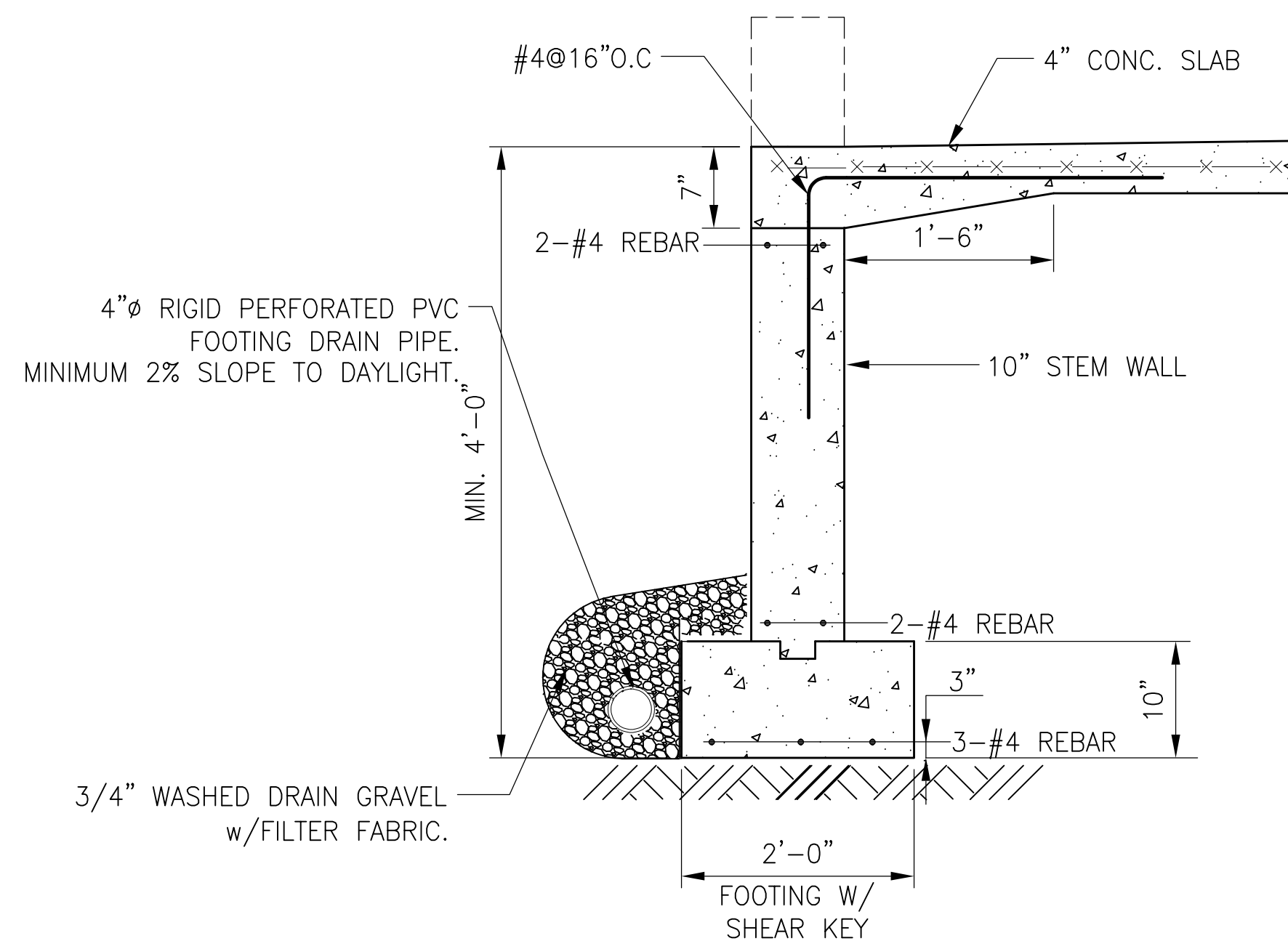
MARK	DATE	DESCRIPTION
	11-01-24	PERMIT SET

PROJECT NUMBER:  
DRAWN BY:  
CHECKED BY: CJ

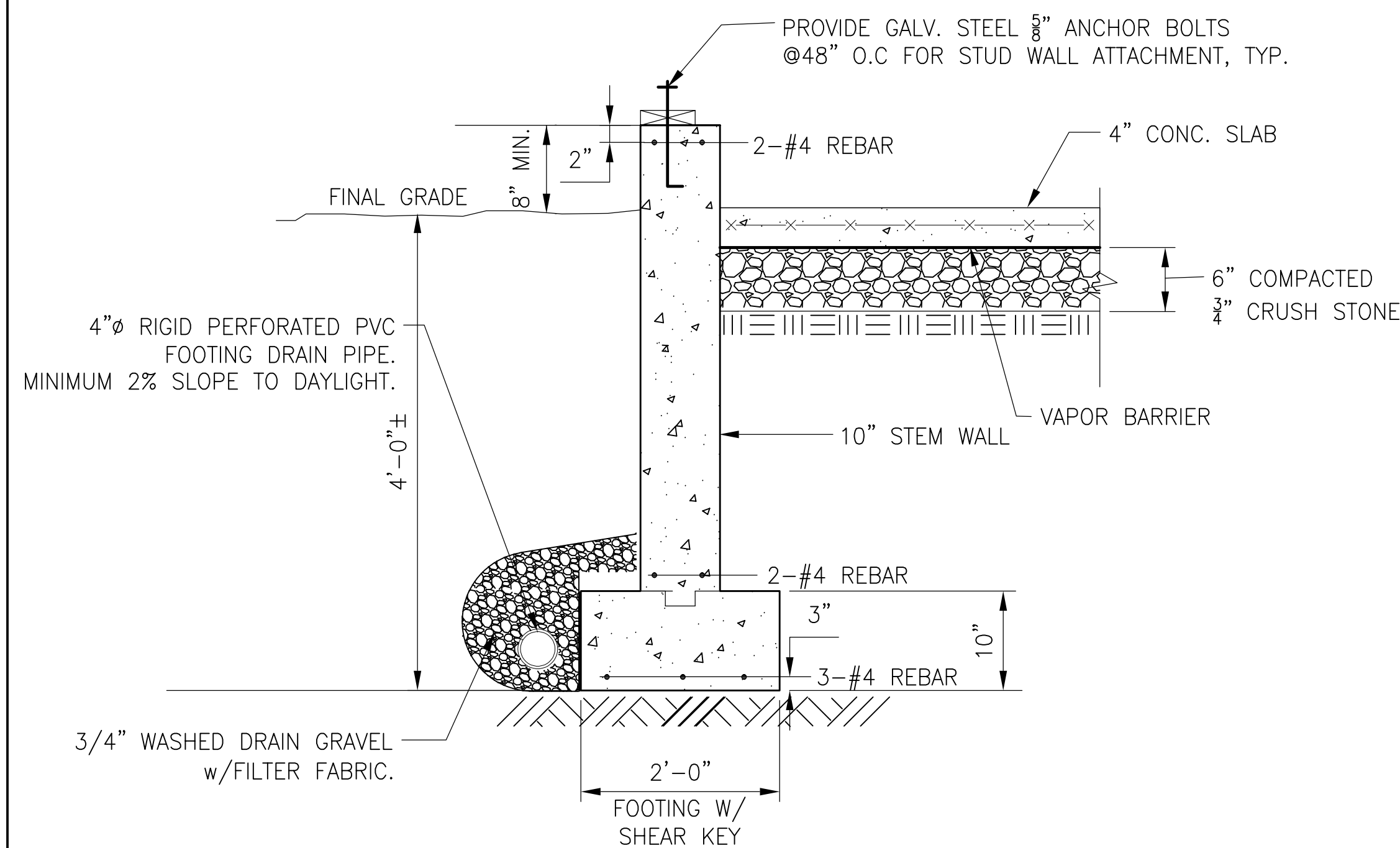
SHEET TITLE

## FOUNDATION PLAN

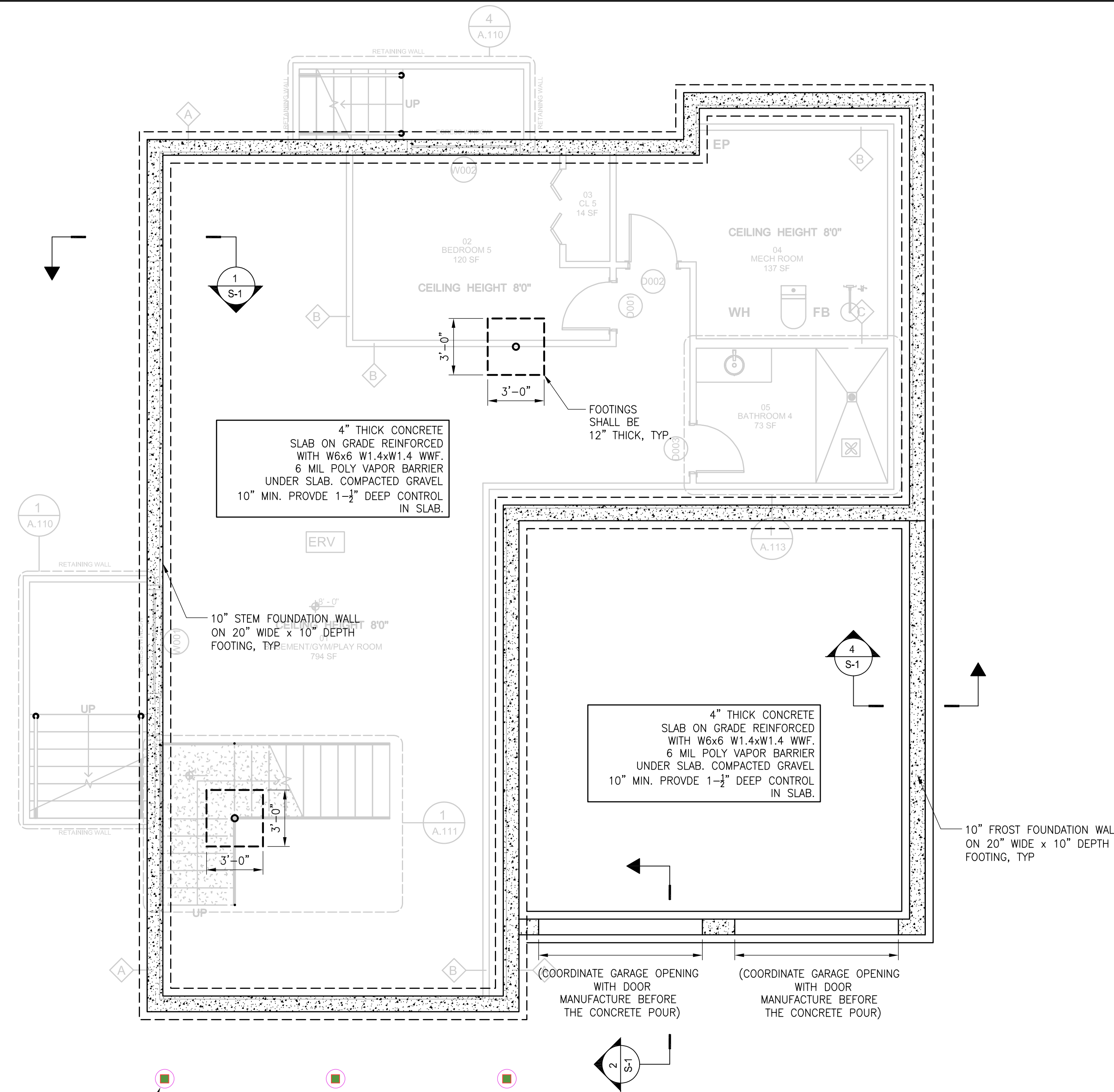
# S-1



**SECTION @ GARAGE DOOR (3)**  
SCALE: 3/4=1'-0"



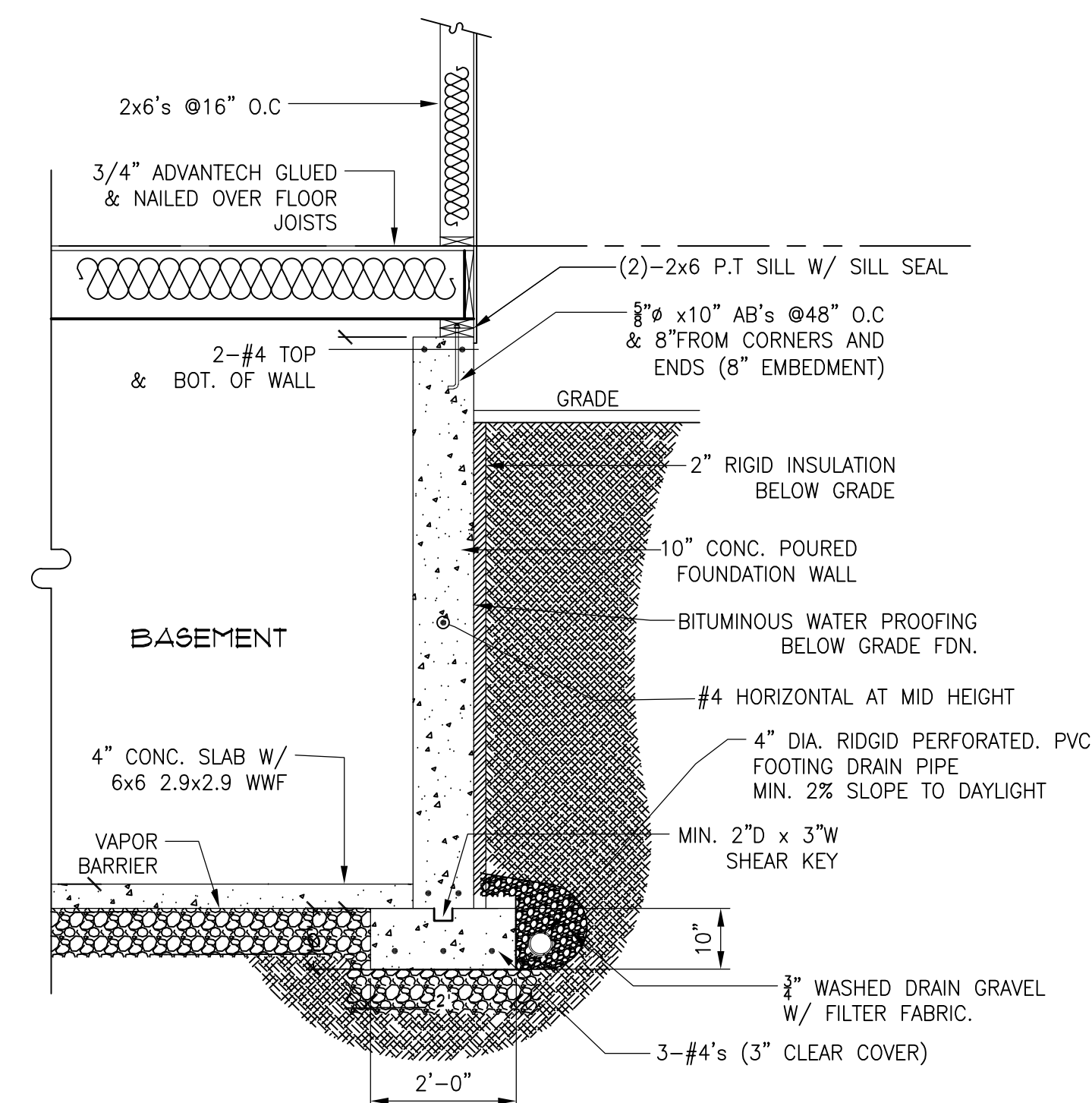
**SECTION (2)**  
SCALE: 3/4=1'-0"



**FOUNDATION PLAN (1)**  
SCALE: 1/4=1'-0"

**FOUNDATION NOTES:**

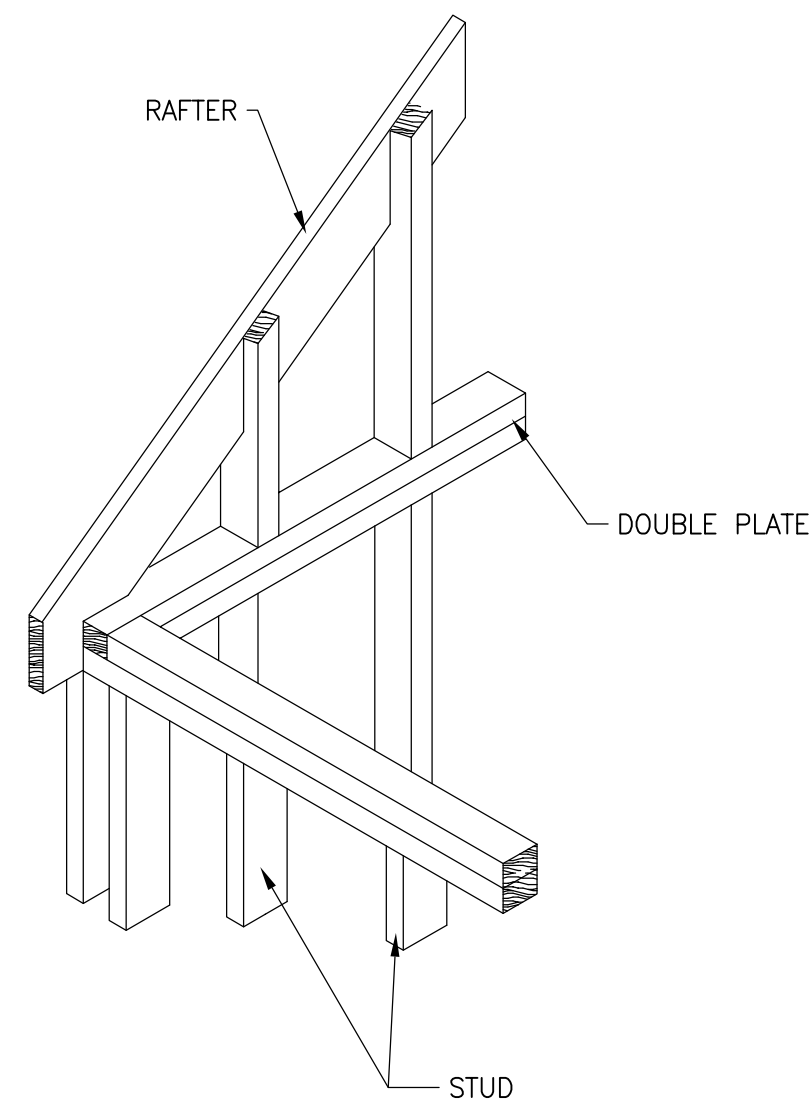
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO CONSTRUCTION AND NOTIFY "CJ ASSOCIATES LLC" OF ANY DISCREPANCIES.
- GENERAL CONTRACTOR TO PROVIDE WATERPROOFING AS REQUIRED TO MEET ALL APPLICABLE BUILDING CODES.
- CONCRETE SLAB ON GRADE SLAB TO BE MIN 4" (3000 PSI MIN) PER RESIDENTIAL BUILDING CODE
- PROVIDE 6" CRUSHED STONES, VAPOR BARRIERS AT ALL CONCRETE SLABS.
- GENERAL CONTRACTOR TO PROVIDE ADEQUATE DRAINAGE BASED ON EXISTING SITE CONDITIONS. G.C TO VERIFY WITH LOCAL CODES
- ALL CONCRETE SHALL HAVE 28 DAYS DESIGN STRENGTH OF 3500 PSI MIN, 3/4" AGGREGATE DESIGNED PER AMERICAN CONCRETE INSTITUTE CODE, LATEST ISSUE, MAXIMUM SLUM = 4".
- ALL FOOTING TO REST ON UNDISTURBED SOIL AT MIN. DEPTH OF 4 FEET. SOIL BEARING ASSUMED TO BE 3000 PSF.
- MAXIMUM DISTANCE BETWEEN HOLD-DOWNS IS 16'-0"
- MINIMUM BOLT DIAMETER IS 5/8" DIA AND MUST EXTEND 7" INTO THE FOUNDATION.
- USE 5/8" DIA x 12" LONG GALVANIZED ANCHOR BOLTS WITH 3" WASHERS
- ALL SILL PLATES SHALL BE PRESSURE TREATED.
- CONTRACTOR TO VERIFY WINDOW LOCATIONS AND SIZES WITH MANUFACTURE BEFORE CONCRETE POUR.
- ALL WALLS LONGER THAN 25FT SHALL HAVE VERTICAL CONTROL JOINT WITH WATERSTOPPING BETWEEN WALL JOINT.
- CONTRACTOR TO VERIFY LOCATIONS OF MECHANICAL STUB OUTS, FOR ALL TRADES AND SERVICES.
- STEEL REINFORCING SHALL BE 60,000 PSI DEFORMED BAR.
- ALL WALLS TO HAVE A MIN. 2-#4 TOP HORIZONTAL, 2" CLEAR, TO PREVENT SHRINKAGE.



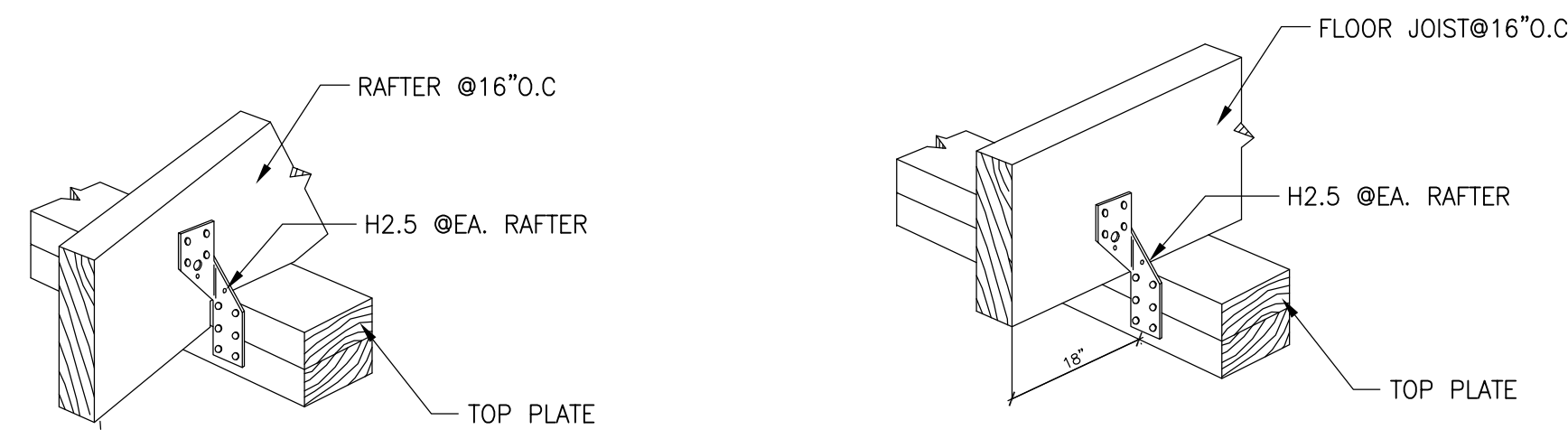
**TYP. WALL DETAIL (1)**  
SCALE: 1/2=1'-0"



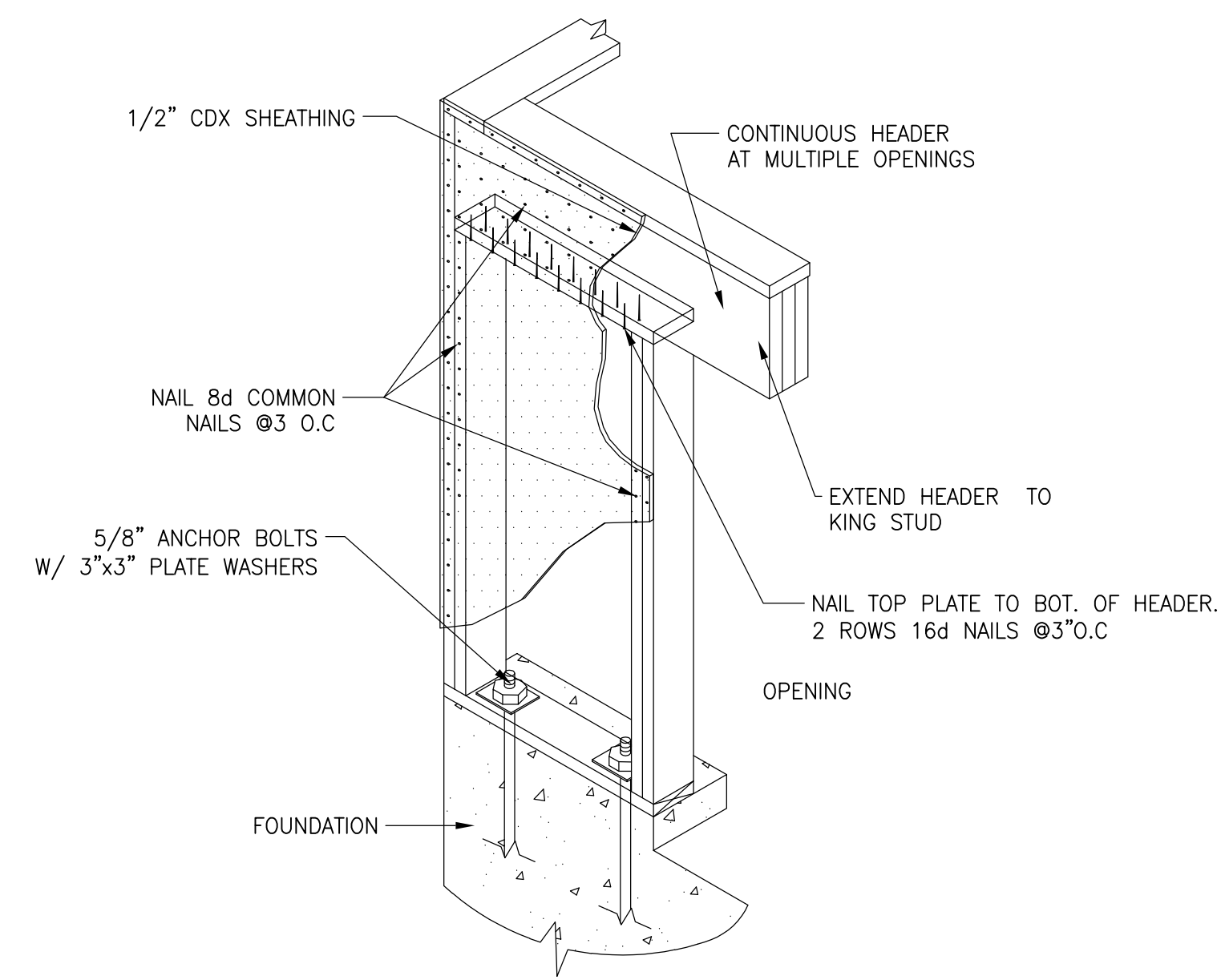




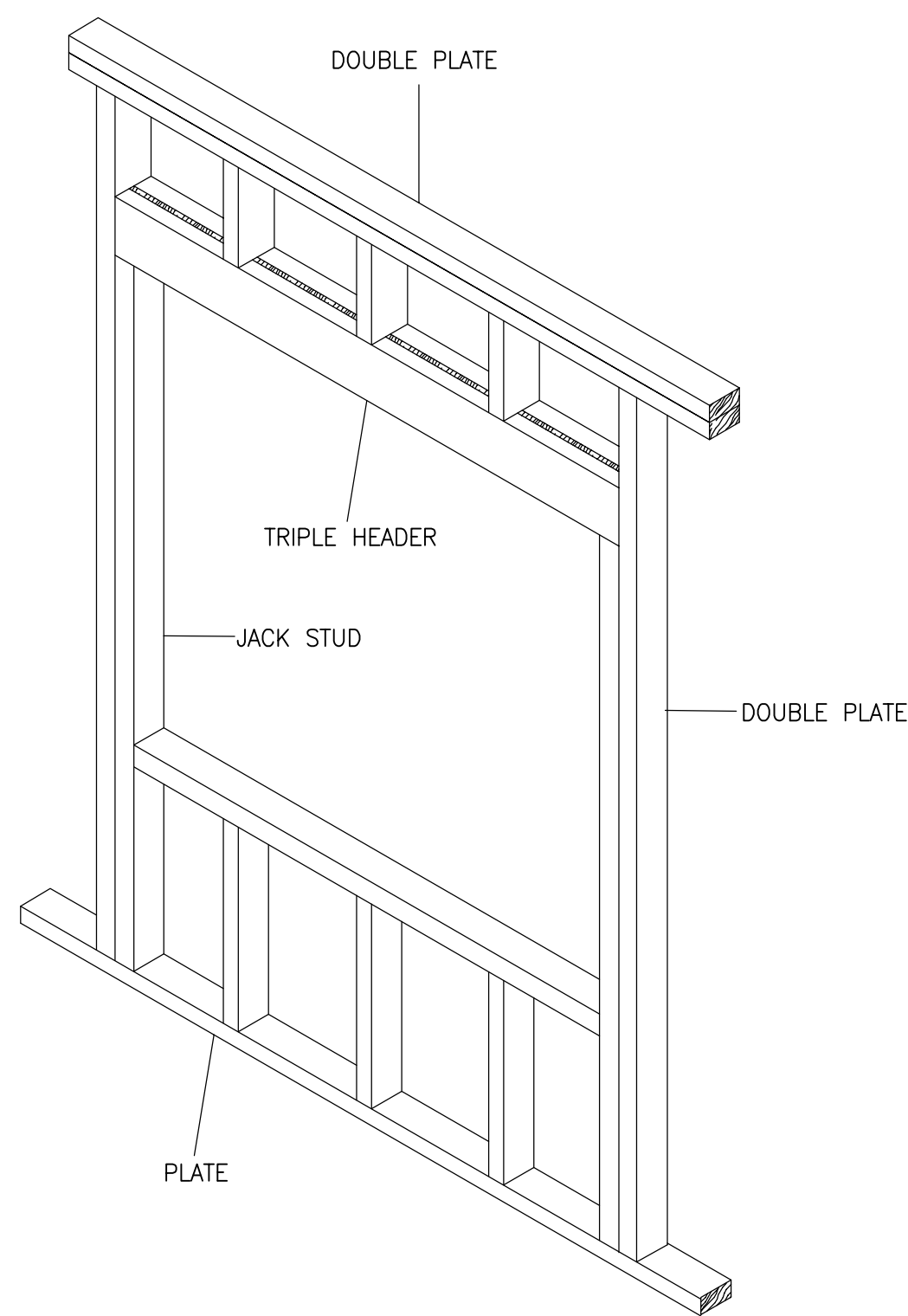
**FRAMING AT GABLE ENDS**  
SCALE: N.T.S



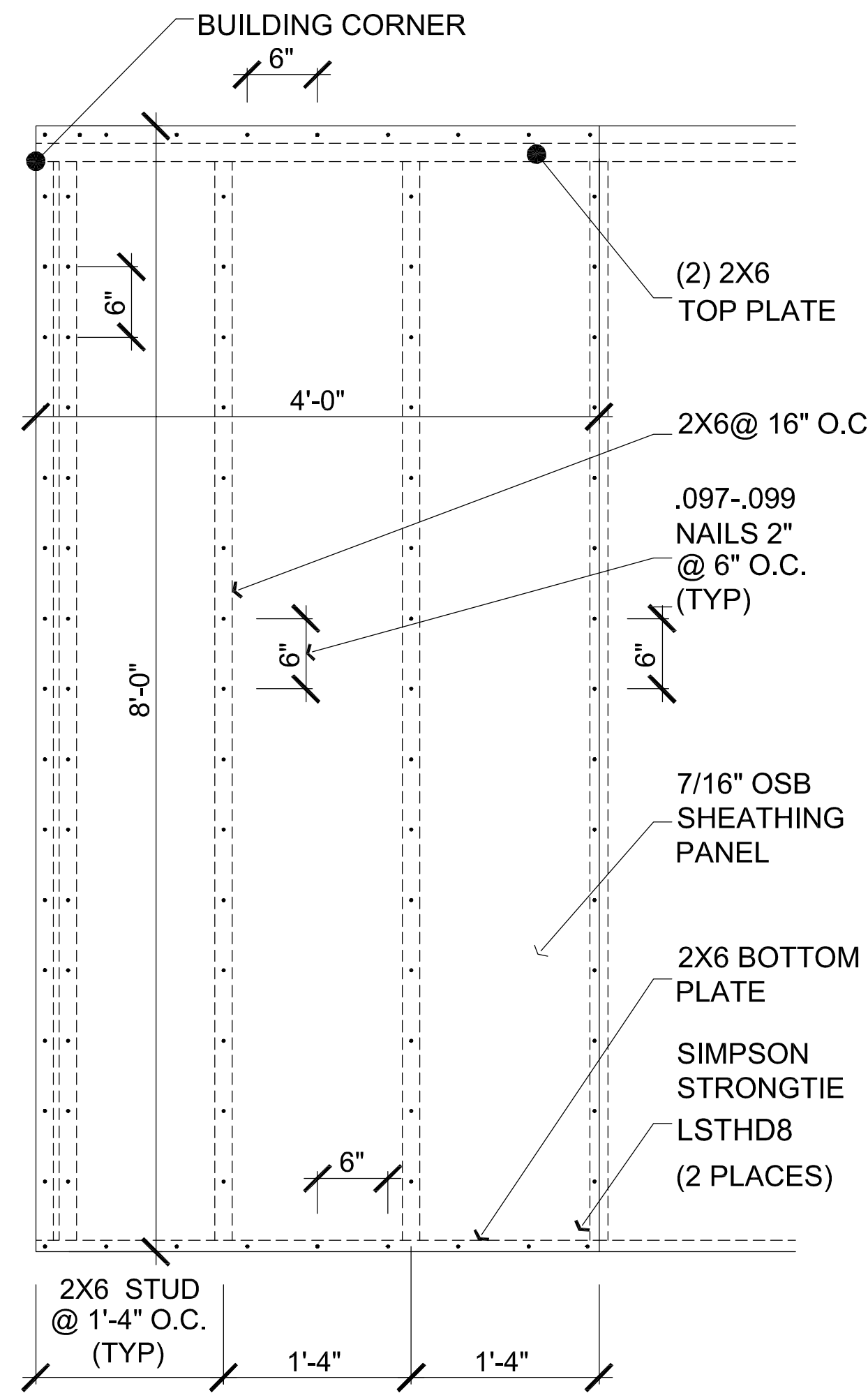
**TYP. RAFTER/FLOOR TO PLATE CONNECTION**  
SCALE: N.T.S



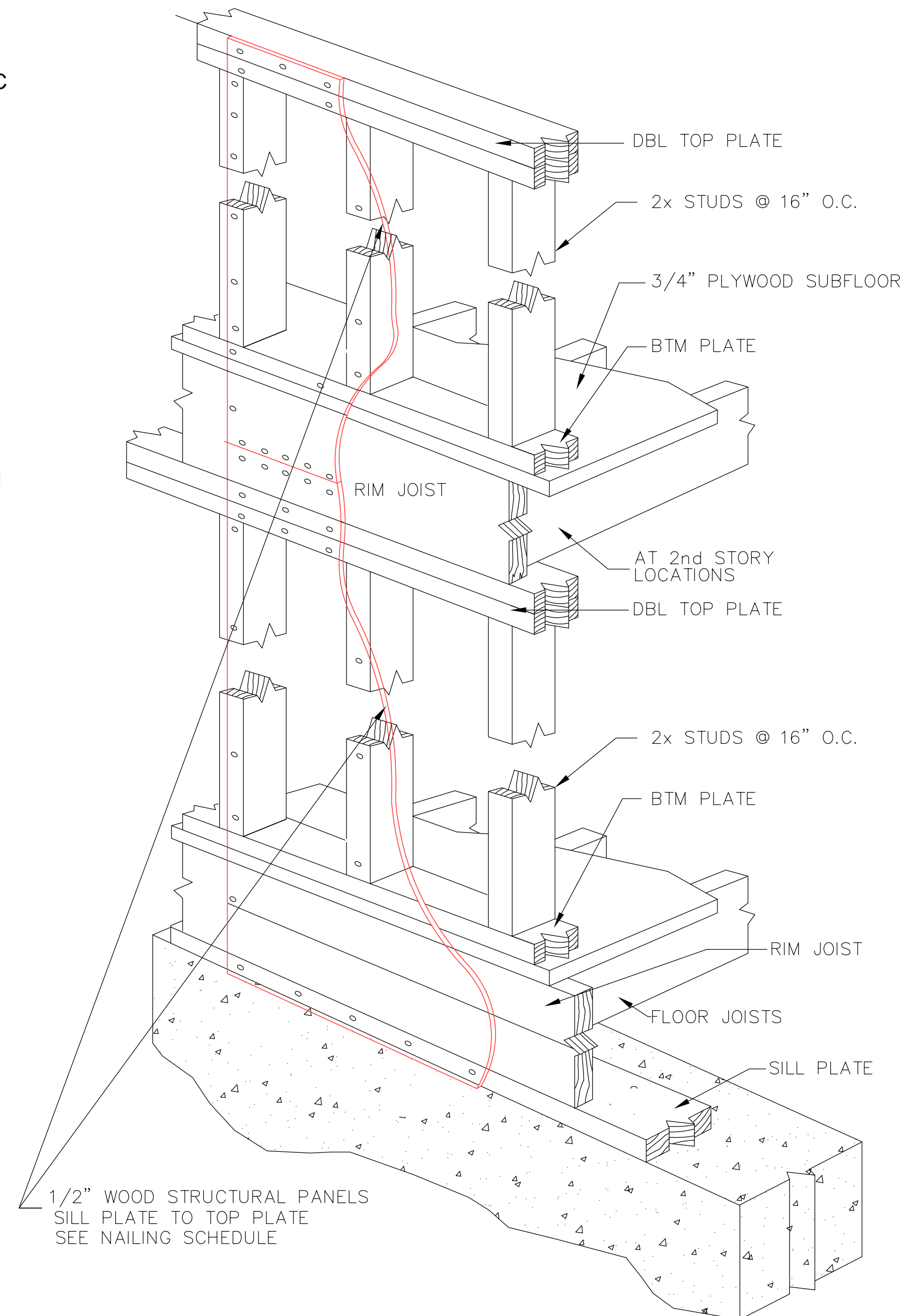
**TYPICAL NARROW WALL BRACING**  
SCALE: N.T.S



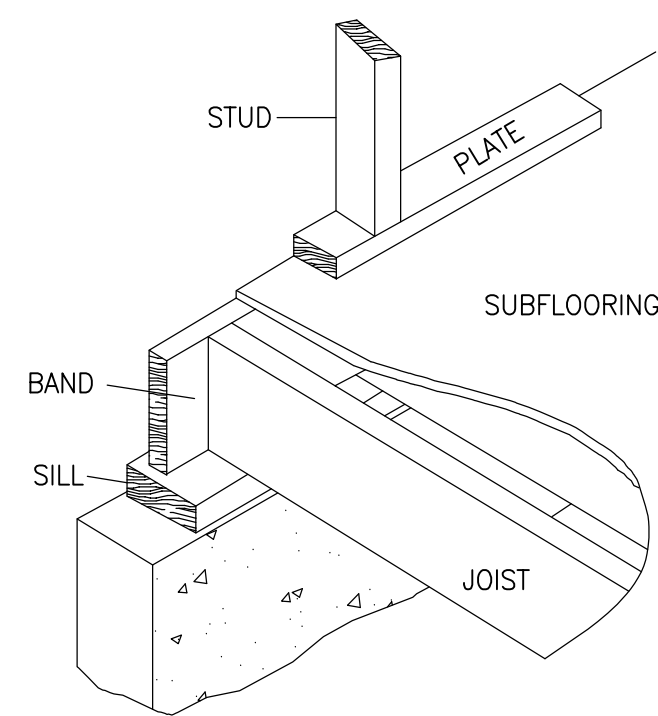
**EXTERIOR WALL OPENINGS, HEADER DETAILS WITH JACK STUDS**  
SCALE: N.T.S



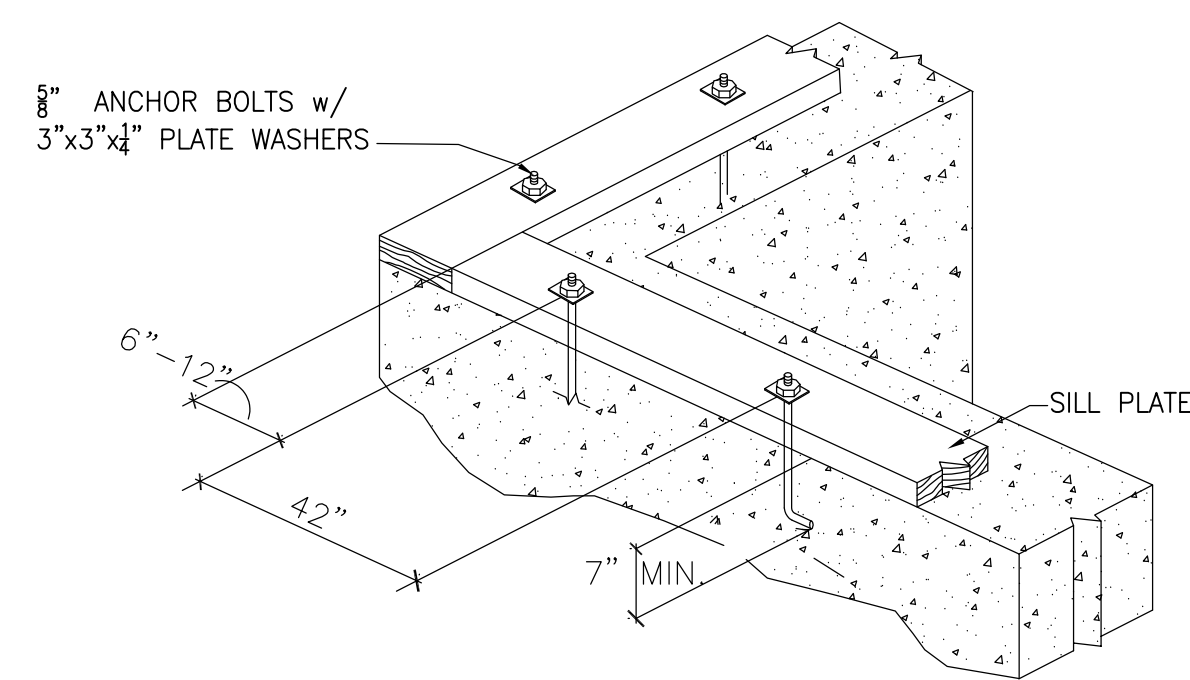
**CS-WSP-WOOD STRUCTURAL PANEL**  
SCALE: N.T.S



**SILL TO PLATE w/WOOD STRUCTURAL PANELS**  
SCALE: N.T.S



**FLOOR FRAMING AT EXTERIOR WALL**  
SCALE: N.T.S



**ANCHOR BOLT DETAIL**  
SCALE: N.T.S

**NEW CONSTRUCTION**

22 ESTABROOK STREET  
LEXINGTON, MA

ENGINEER STAMP



CONSULTANT

**CJ Associates, LLC**  
Consulting Engineers  
P.O. Box 13  
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MARK	DATE	DESCRIPTION
	11-01-24	PERMIT SET

PROJECT NUMBER:  
DRAWN BY:  
CHECKED BY: CJ

SHEET TITLE

**TYPICAL DETAILS**

**S-4**

**STRUCTURAL LOADING INFORMATION**  
 BASIC WIND SPEED (3 SECOND GUST SPEED) 127 MPH  
 (CATEGORY II)  
 GROUND SNOW LOAD 40 PSF  
 ROOF DEAD LOAD 15 PSF  
 ATTIC LOAD (UNHABITATED SPACE-STORAGE ONLY) 20 PSF  
 1ST FLOOR 40 PSF  
 2ND FLOOR 30 PSF  
 FLOOR DEAD LOAD 10 PSF

**CODES REFERENCED**  
 NINTH EDITION 780 CMR-51.0  
 MASSACHUSETTS RESIDENTIAL CODE  
 AMENDMENT TO THE 2015 INTERNATIONAL RESIDENTIAL CODE  
 (IRC)

**GENERAL NOTES:**

1. THE CONTRACTOR/OWNER SHALL INFORM THE ENGINEER OF ALL DISCREPANCIES BETWEEN DRAWINGS OF DIFFERENT TRADES, PRIOR TO INITIATION OF ANY WORK.
2. THE DESIGN IS IN ACCORDANCE WITH THE 2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC)
3. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT STRUCTURES, PROPERTY AND THE PUBLIC.
4. WORK NOT INDICATED ON A PART OF THE DRAWINGS, BUT REASONABLE IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING LOCATIONS, SHALL BE INCLUDED.
5. CONTRACTOR OR OWNER SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF ALL APPLICABLE STANDARDS, SPECIFICATIONS, MANUALS, CODES OR MANUFACTURER'S INSTRUCTIONS ASSOCIATED WITH HARDWARE, MATERIAL AND ASSEMBLY OF THE FRAMING AND FINISHING COMPONENTS. BEFORE UNDERTAKING SUCH WORK, CONTRACTOR OR OWNER SHALL CAREFULLY STUDY AND COMPARE DRAWINGS AND THE SPECIFICATION PACKAGE PREPARED FOR THIS PROJECT AND CHECK TO VERIFY PERTINENT FIGURES THEREIN ARE CONSISTENT WITH ALL APPLICABLE FIELD MEASUREMENTS. CONTRACTOR OR OWNER SHALL PROMPTLY NOTIFY IN WRITING TO ENGINEER OF RECORD ANY CONFLICT, ERROR, AMBIGUITY OR DISCREPANCY WHICH CONTRACTOR OR OWNER MAY DISCOVER AND SHALL OBTAIN A WRITTEN INTERPRETATION OR CLARIFICATION FROM CJ ASSOCIATES, LLC ON THAT SUBJECT BEFORE PROCEEDING WITH WORK AFFECTED THEREBY.
6. ALL DIMENSIONS SHOWN ARE TO BE VERIFIED IN THE FIELD PRIOR TO START OF CONSTRUCTION.
7. IF CONDITIONS ARE MET THAT VARY FROM THE DRAWINGS, THE CONTRACTOR OR OWNER SHALL MAKE NON-STRUCTURAL CHANGES IN THE FIELD AS REQUIRED IN CONFORMANCE WITH THE LATEST VERSION OF THE MASSACHUSETTS STATE BUILDING CODE FOR ONE AND TWO FAMILY DWELLING. IF STRUCTURAL CONDITIONS CONFLICT WITH DETAILS SHOWN ON THE DRAWINGS, THE CONTRACTOR OR OWNER SHALL BRING THIS TO THE ATTENTION OF THE DESIGNER OR ENGINEER OF RECORD PRIOR TO WORK PROCEEDING ON THE AFFECTED STRUCTURAL ELEMENT(S).
8. THE MEASUREMENTS SHOWN ON THE PLANS ARE ONLY A REPRESENTATION OF THE FIELD MEASUREMENT TAKEN BY THE ENGINEER. CONTRACTOR IS RESPONSIBLE TO CONFIRM THESE MEASUREMENTS, AND IF THERE IS DISCREPANCY IT SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER/OWNER.

**TEMPORARY SUPPORT DURING CONSTRUCTION:**

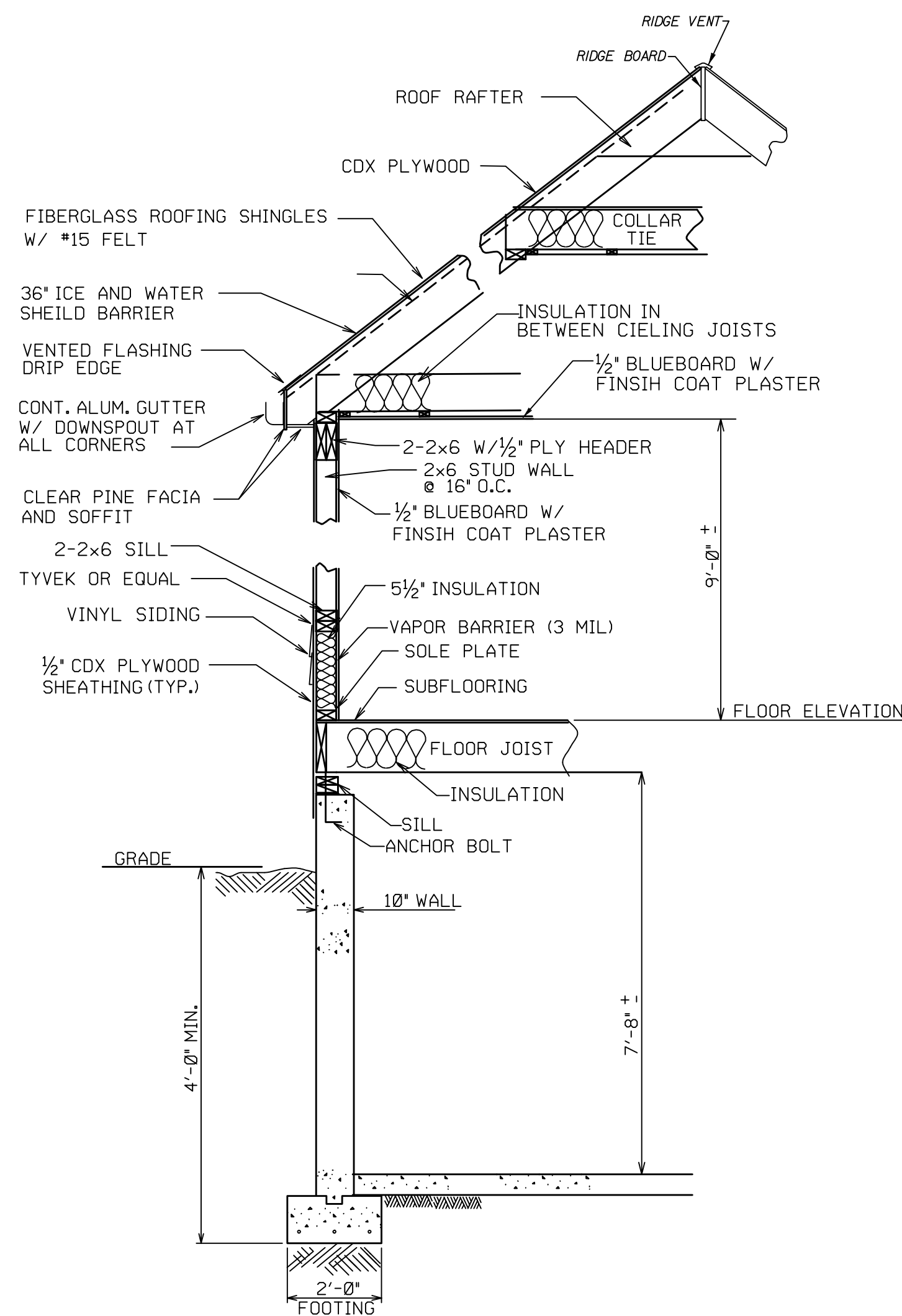
1. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARILY SUPPORTING FLOOR/WALLS AS REQUIRED DURING THE CONSTRUCTION. THE PLAN ONLY DEPICT THE FINAL CONDITION OF THE STRUCTURAL MEMBERS INSTALLED AS PART OF THE STRUCTURAL MODIFICATION.

**WOOD NOTES:**

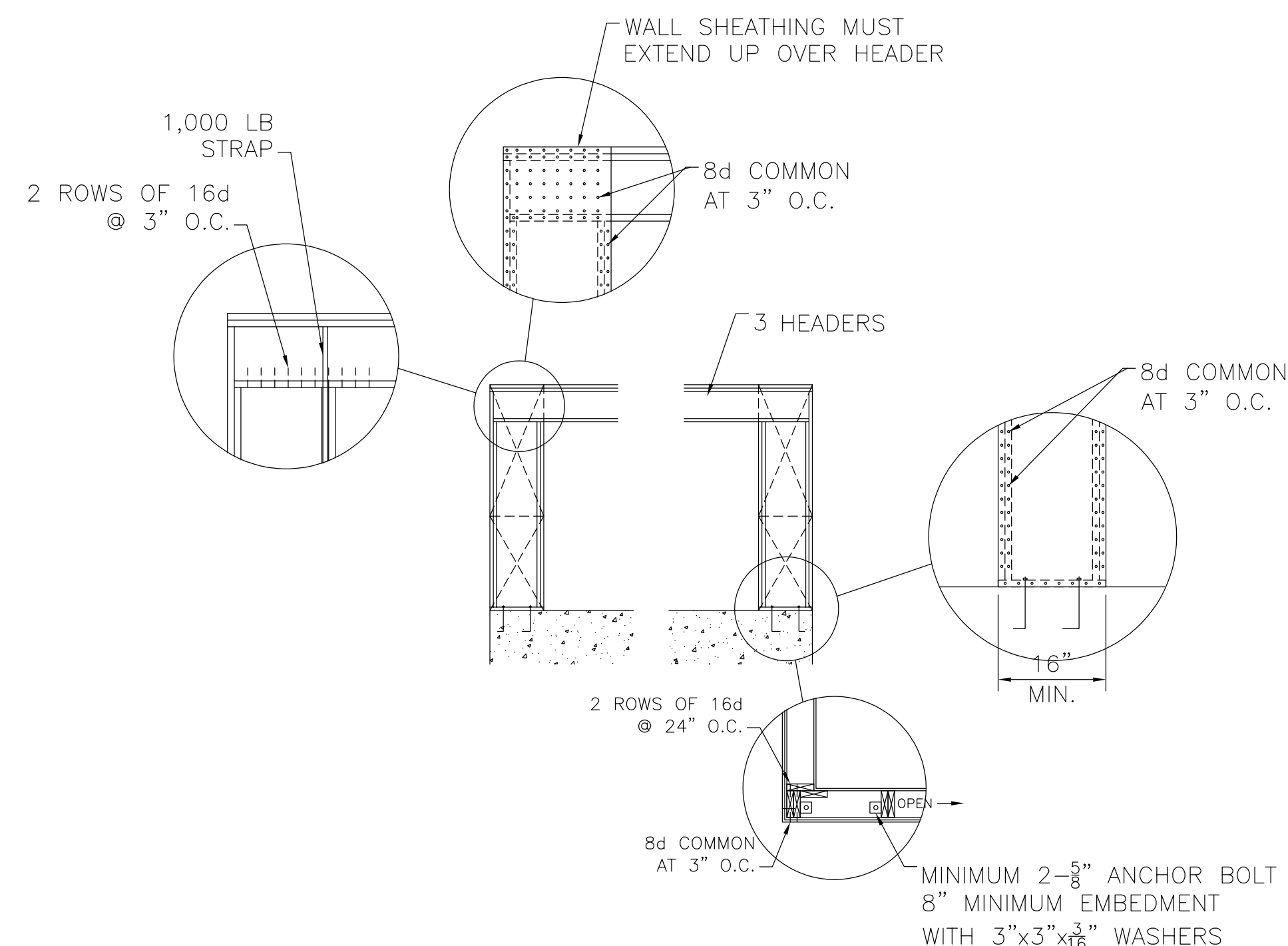
1. ALL STRUCTURAL LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE AFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION".
2. ALL SAWN LUMBER FLOOR AND ROOF FRAMING SHALL BE SPRUCE-PINE-FIR NO. 1(KD-19) 19% MAX. MOISTURE CONTENT  $F_b=875$  PSI,  $F_v=70$  PSI,  $F_c=1200$  PSI,  $F_{c\perp}=425$ ,  $F_t=425$  PSI AND  $E=1,200,000$  PSI OR APPROVED EQUAL.
3. DO NOT CUT, NOTCH OR DRILL HOLES IN MICRO LAM (LVL) OR PARALLEL LAM (PSL) BEAMS AND GIRDERS EXCEPT AS APPROVED BY E.O.R OR BASED ON MANUFACTURER'S RECOMMENDATIONS
4. STUDS SHALL BE "DOUBLED" UP ADJACENT TO OPENINGS, TYPICAL UNLESS NOTED OTHERWISE.
5. JOISTS SHALL BE "DOUBLED" UP UNDER NON-BEARING STUD WALLS, TYPICAL.
6. HEADERS OVER OPENINGS SHALL BE MIN. 3-2x8 LUMBER OR AS SHOWN ON DETAILS.
7. ALL SILLS SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE NO. 2 OR BETTER.
8. ALL FLUSH CONNECTIONS SHALL HAVE BEAM OR JOIST HANGERS.
9. FRAMING CONNECTORS FOR WOOD CONSTRUCTION SHALL BE OF SIZE, TYPE AND MATERIAL TO MEET ICBO APPROVAL FOR INDICATED DESIGN LOADS AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL. PROVIDE HURRICANE ANCHORS AT ALL EAVE CONDITIONS WITH A MINIMUM 500 LB UPLIFT CAPACITY UNLESS OTHERWISE NOTED.
10. MINIMUM NAILING SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED ON DRAWINGS.
11. ALL PLYWOOD SHALL HAVE STAGGERED JOINTS AND ALL NAILS SHALL BE THREADED AND SHALL BE BLOCKED SOLID AT EDGES.
12. PROVIDE FULL DEPTH WOOD BLOCKING AT ALL JOIST MIDSPAN WHERE SPANS EXCEED 8'-0" AND AT 8'-0" O.C. MAX SPACING FOR SPANS EXCEEDING 16'-0".
13. NOT ALL WOOD MEMBERS ARE SHOWN ON THE STRUCTURAL DRAWINGS. GC SHALL COORDINATE ALL DRAWINGS TO DETERMINE THE GEOMETRY REQUIRED AND SIZE ALL MISCELLANEOUS PIECES AS NECESSARY TO COMPLETE THE JOB.
14. FLOOR SUBFLOOR SHALL BE 3/4" C-D INT-STRUCTURAL 1 PLYWOOD TONGUE AND GROOVE NAILED TO FLOOR CONSTRUCTION IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE.(BLOCK ALL EDGES).
15. ALL ENGINEERED BEAMS SHALL BE VERSA LAM 2.0E 3100 OR EQUIVALENT & COLUMNS TO BE VERSA LAM 1.7 FLOOR CONSTRUCTION IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE.(BLOCK ALL EDGES).
16. ALL DIMENSION LUMBER EXPOSED TO EXTERIOR ELEMENTS SHALL BE PRESSURE TREATED (P.T) WOOD.

**ROOF FRAMING NOTES:**

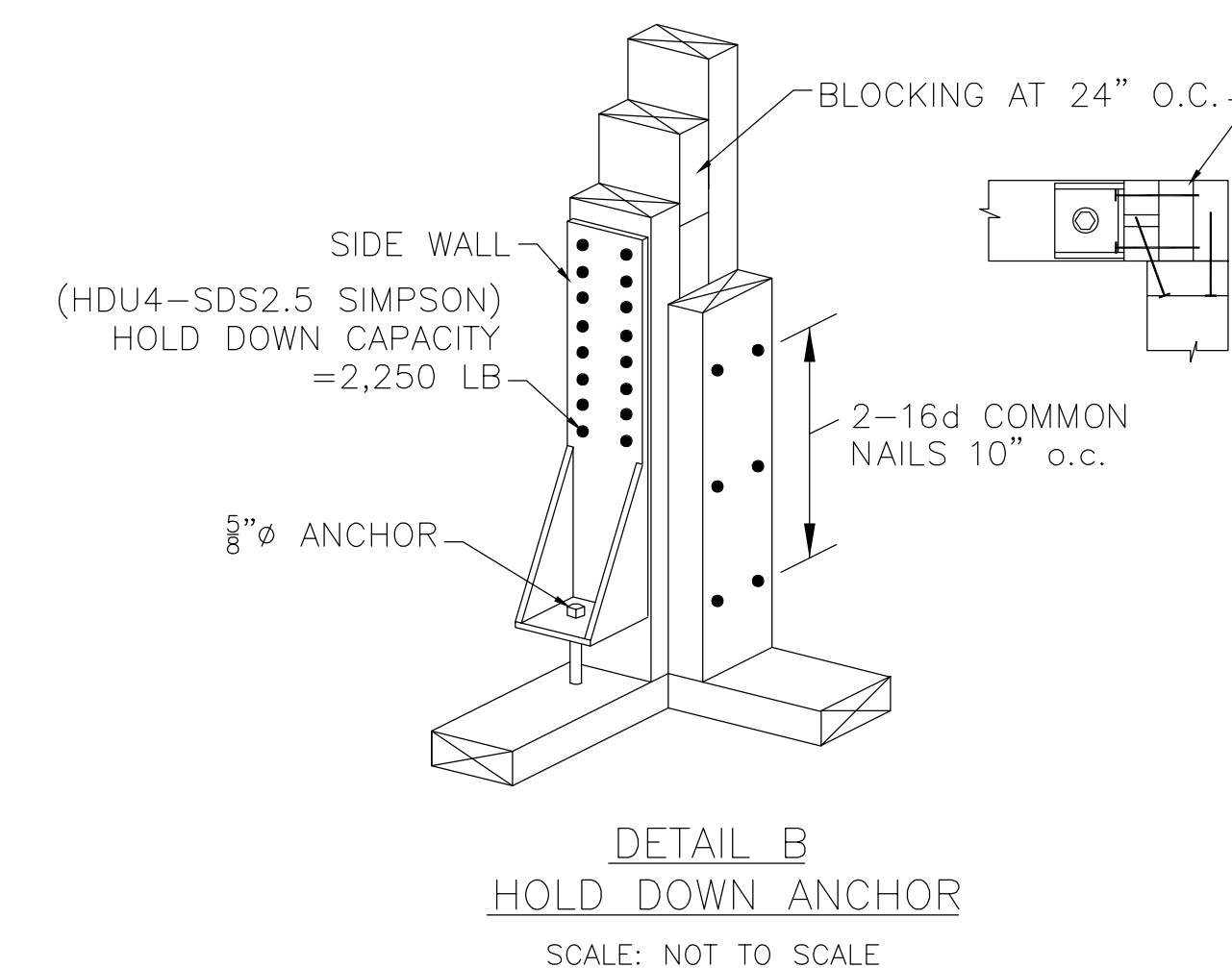
1. 30 YEAR ASPHALT SHINGLES ON #30 BUILDING PAPER AT ALL NEW ROOF, BLEND TO EXISTING.
2. ALL ROOF SHEATHING SHALL BE 5/8" TONGUE AND GROOVE CDX PLYWOOD
3. 3'-0" WIDE ICE AND WATER SHIELD AT ALL ROOF/WALL JUNCTIONS.
4. GENERAL CONTRACTOR TO PROVIDE FLASHING PER MANUFACTURER'S INSTALLATION REQUIREMENTS AT ALL ROOF/WALL JUNCTIONS.
5. CONTINUOUS ROOF VENT TYPICAL.
6. ALUMINUM DRIP EDGE.
7. ALUMINUM GUTTERS AND DOWNSPOUTS.
8. 1x8 FASCIA & SOFFIT WITH 2" CONTINUOUS VENT 2xSUB-FASCIA. 1x2 TRIM
9. USE SIMPSON HURRICANE CLIPS AS REQUIRED BY STATE BUILDING CODE/IRC.
10. GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING TO AVOID EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENT IN PLACE DURING CONSTRUCTION
11. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND/OR SNOW.
12. VENTILATION OPENING SHALL HAVE A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENING HAVING A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAXIMUM.



TYPICAL HOUSE WALL SECTION  
 SCALE : N.T.S.



BRACING DETAIL AT GARAGE DOOR

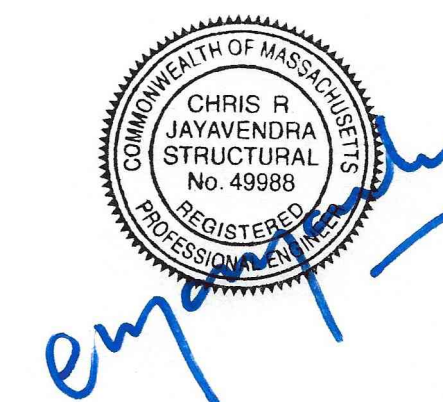


DETAIL B  
 HOLD DOWN ANCHOR  
 SCALE: NOT TO SCALE

**NEW CONSTRUCTION**

22 ESTABROOK STREET  
 LEXINGTON, MA

ENGINEER STAMP



CONSULTANT

**CJ Associates, LLC**  
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MARK	DATE	DESCRIPTION
	11-01-24	PERMIT SET

PROJECT NUMBER:

DRAWN BY:

CHECKED BY: CJ

SHEET TITLE

**GENERAL NOTES & DETAILS**

**S-5**