

NEW SINGLE FAMILY



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

ACCESSIBILITY
MAAB - MASSACHUSETTS
521 CMR: ARCHITECTURAL ACCESS BOARD

MECHANICAL
INTERNATIONAL MECHANICAL CODE 2015 (IMC 2015)

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

PLUMBING
248 CMR 10.00: UNIFORM STATE PLUMBING CODE -2021

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

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

SCOPE: NEW FAMILY HOME
SINGLE FAMILY HOME
ADDRESS: 03 DANIELS ST LEXINGTON MA
CLIENT: DALTO

PROPERTY INFORMATIONS

LOT SIZE:	0.22 ACRES
MODEL:	RESIDENTIAL
BOOK PAGE:	51673, 0129
PROPERTY ID:	13-68
LOCATION ID:	F_738368_2979325
EXISTING AREA:	0.00 SF
NEW AREA:	4167.85 SF
TOTAL AREA:	4167.85 SF

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

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

1. ARCHITECTURE

- A01 ARCHITECTURE
- A02 GENERAL NOTES
- A03 SITE PLAN
- A04 PROPOSED DRAINAGE PLAN
- A05 PROPOSED BASEMENT PLAN AND FIRST FLOOR PLAN
- A06 PROPOSED SECOND FLOOR AND ATTIC PLAN
- A07 PROPOSED ROOF PLAN
- A08 PROPOSED CROSS SECTION A & B
- A09 ELEVATIONS
- A10 ELEVATIONS
- A11 STAIR DETAILS
- A12 DETAILS SHEET
- A13 DETAILS SHEET
- A14 DOOR TYPES
- A15 WINDOWS TYPE
- A16 RCP
- A17 POWER AND COMMUNICATION
- A18 PLUMBING POINTS
- A19 GROSS AREA

TOTAL OF SHEETS: 19

DATE: 01/09/2025

KEY PLAN

BLOCK # LOT #

REVISIONS

REV DATE DESCRIPTION

DESIGN
DAFNE BORSATTI
COORDINATOR
BRUNA PUGLIESSA
DRAWN BY
MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY

ADDRESS:
03 DANIELS ST
LEXINGTON MA

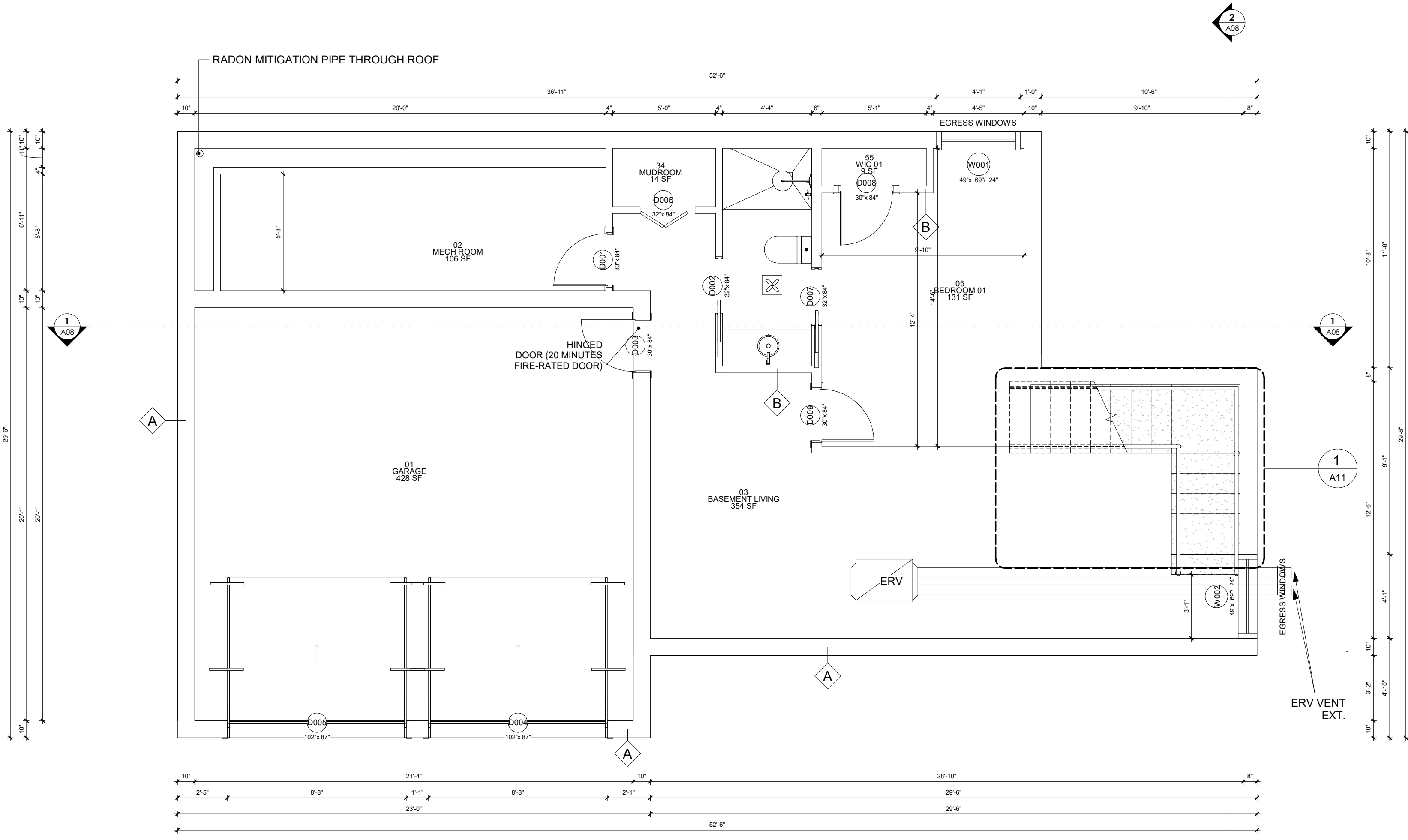
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SHEET TITLE:
ARCHITECTURE

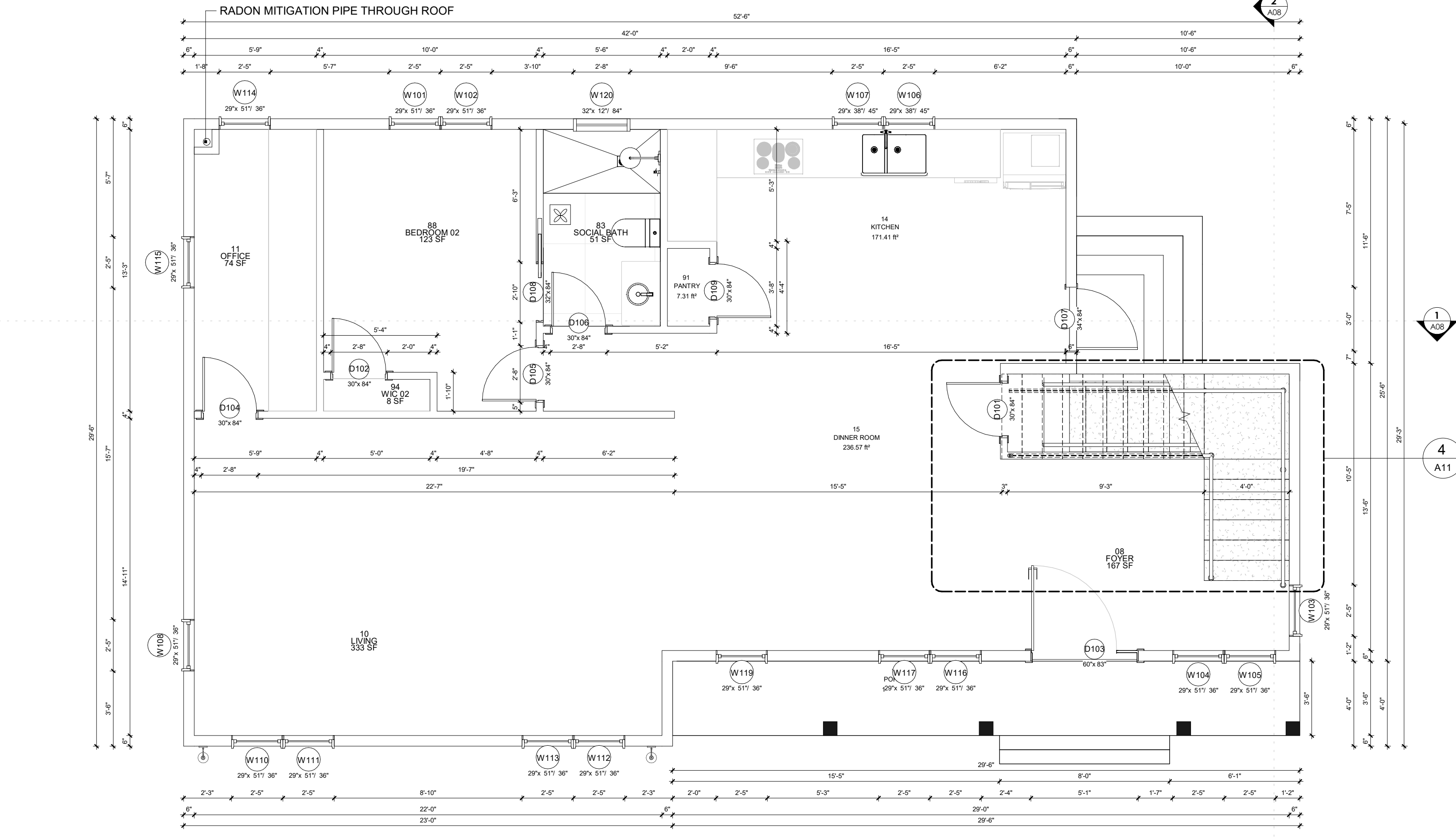
A1

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

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



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



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

#	ROOM NAME	AREA
BASEMENT		
01	GARAGE	428 SF
02	MECH ROOM	106 SF
03	BASEMENT LIVING	354 SF
05	BEDROOM 01	131 SF
07	BATHROOM	46 SF
34	MUDROOM	14 SF
55	WIC 01	9 SF
1ST FLOOR		
08	FOYER	167 SF
10	LIVING	333 SF
11	OFFICE	74 SF
14	KITCHEN	171 SF
15	DINNER ROOM	237 SF
16	PORCH	103 SF
83	SOCIAL BATH	51 SF
88	BEDROOM 02	123 SF
91	PANTRY	7 SF
94	WIC 02	8 SF
2ND FLOOR		
18	BEDROOM 03	224 SF
19	MST WIC	80 SF
20	MST BATH	98 SF
21	WIC 03	26 SF
22	BATH 3	65 SF
23	BATH 4	49 SF
24	MST BEDROOM	172 SF
25	WIC 04	12 SF
26	HALLWAY	103 SF
27	LAUNDRY	35 SF
28	MST TOILET	20 SF
30	BEDROOM 04	116 SF
58	CL	7 SF
ATTIC		
97	PLAY AREA	410 SF
99	UNFINISHED ATTIC	618 SF
100	UNFINISHED ATTIC	80 SF
TOTAL AREA		4476 SF

CALCULATIONS FOR VENTILATION REQUIREMENTS IN THE BASEMENT LIVING ROOM
 TOTAL FLOOR AREA: 354 SF
 VENTILATION REQUIREMENT: 4% OF 354 SF

VENTILATION REQUIREMENT
 = 354 x 0.04
 = 14.16 SF

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

ASHRAE 62.2 MECHANICAL VENTILATION CALCULATION - BASEMENT

TOTAL CONDITIONED FLOOR AREA: 354 SF
 NUMBER OF BEDROOMS: 1
 ASSUMED OCCUPANTS: 2

REQUIRED VENTILATION RATE:
 VENTILATION RATE (CFM) = (0.03 x FLOOR AREA IN SF) + [7.5 x (NUMBER OF BEDROOMS + 1)]
 CFM = (0.03 x 354) + [7.5 x (1 + 1)]
 CFM = 10.62 + 15.00
 CFM = 25.62

CONCLUSION:
 A CONTINUOUS VENTILATION RATE OF 25.62 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 (ENERGY RECOVERY VENTILATOR) SYSTEM RATED BETWEEN 50-110 CFM, SERVING THE LIVING ROOM AND BEDROOM THROUGH R-6 INSULATED DUCTWORK, WITH INSTALLATION ACCESSIBLE 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)

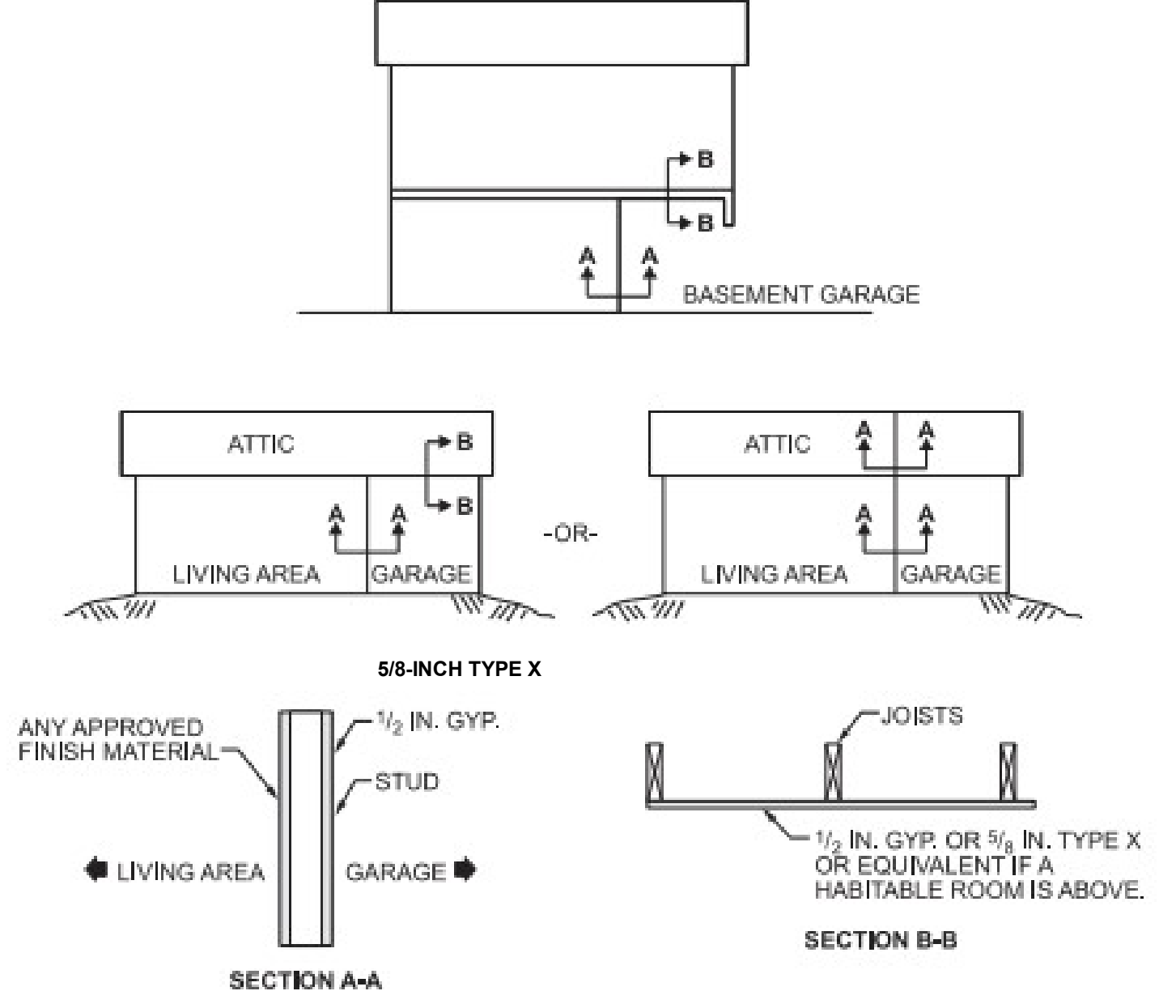
- WALLS BETWEEN THE DWELLING/ATTIC AND THE ATTACHED GARAGE: PROVIDE **MINIMUM 5/8-INCH TYPE X** OR EQUIVALENT ON THE **GARAGE SIDE**.
- **GARAGE CEILING** BELOW A HABITABLE ROOM: PROVIDE **MINIMUM 5/8-INCH TYPE X GYPSUM BOARD** OR EQUIVALENT ON THE **GARAGE SIDE**.
- **STRUCTURAL MEMBERS** SUPPORTING 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

DESIGN
 DAFNE BORSATTI
 COORDINATOR
 BRUNA PUGLIESSA
 DRAWN BY
 MARCIO CORREA

PROJECT:
NEW SINGLE FAMILY

ADDRESS:
 03 DANIELS ST
 LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:

PROPOSED BASEMENT PLAN AND FIRST FLOOR PLAN
A5

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

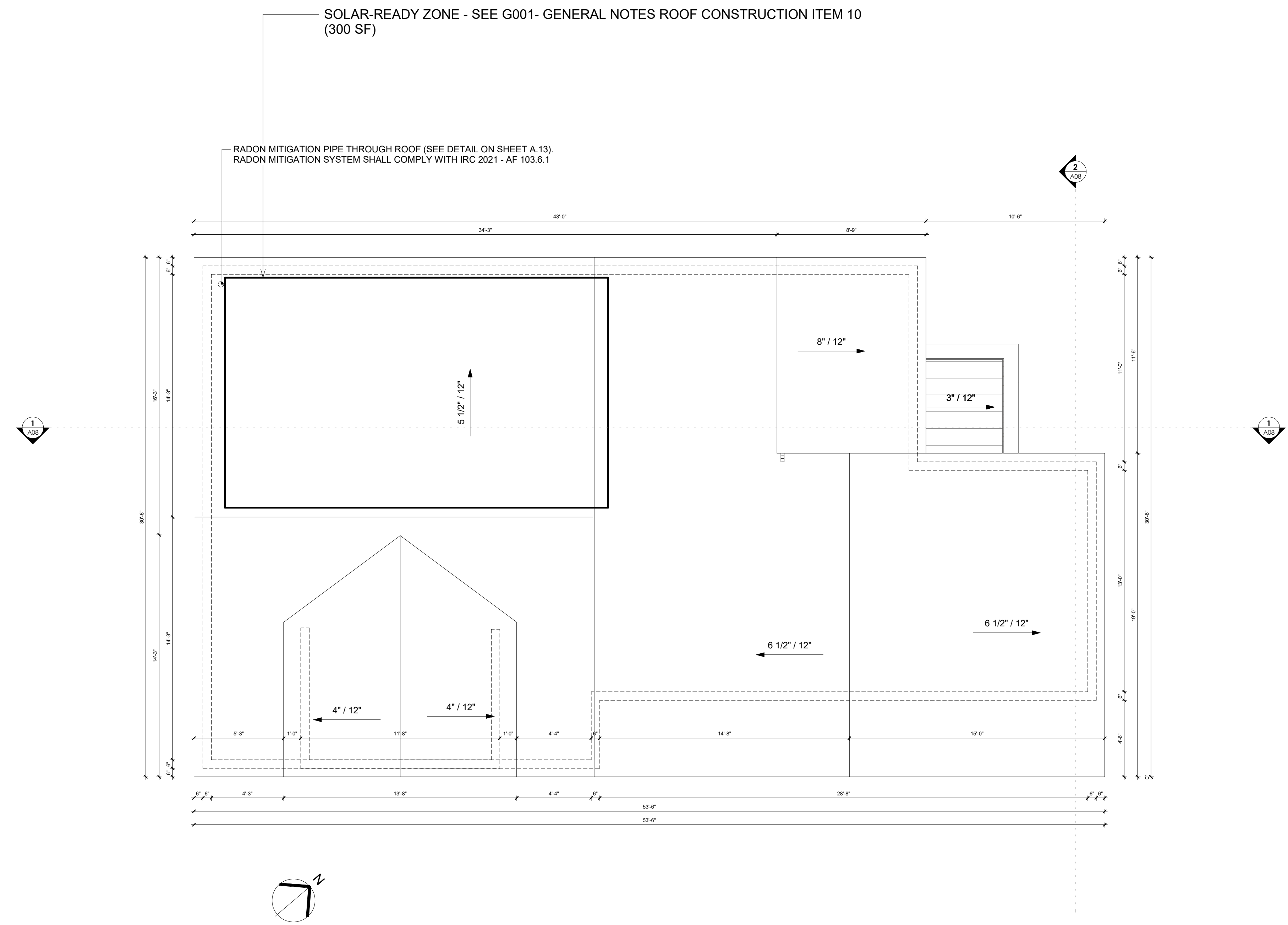
LEGEND

 EXHAUST FAN

PROP. SCHEDULE AREA		
#	ROOM NAME	AREA
BASEMENT		
01	GARAGE	428 SF
02	MECH ROOM	106 SF
03	BASEMENT LIVING	354 SF
05	BEDROOM 01	131 SF
07	BATHROOM	46 SF
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30	BEDROOM 04	116 SF
58	CL	7 SF
ATTIC		
97	PLAY AREA	410 SF
99	UNFINISHED ATTIC	618 SF
100	UNFINISHED ATTIC	80 SF
TOTAL AREA		4476 SF

SOLAR-READY ZONE - SEE G001- GENERAL NOTES ROOF CONSTRUCTION ITEM 10 (300 SF)

RADON MITIGATION PIPE THROUGH ROOF (SEE DETAIL ON SHEET A.13).
 RADON MITIGATION SYSTEM SHALL COMPLY WITH IRC 2021 - AF 103.6.1



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

KEY PLAN

BLOCK # _____ LOT # _____

REVISIONS

REV.	DATE	DESCRIPTION

DESIGN
 DAFNE BORSATTI
 COORDINATOR
 BRUNA PUGLIESSA
 DRAWN BY
 MARCIO CORREA

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

SEAL/SIGNATURE

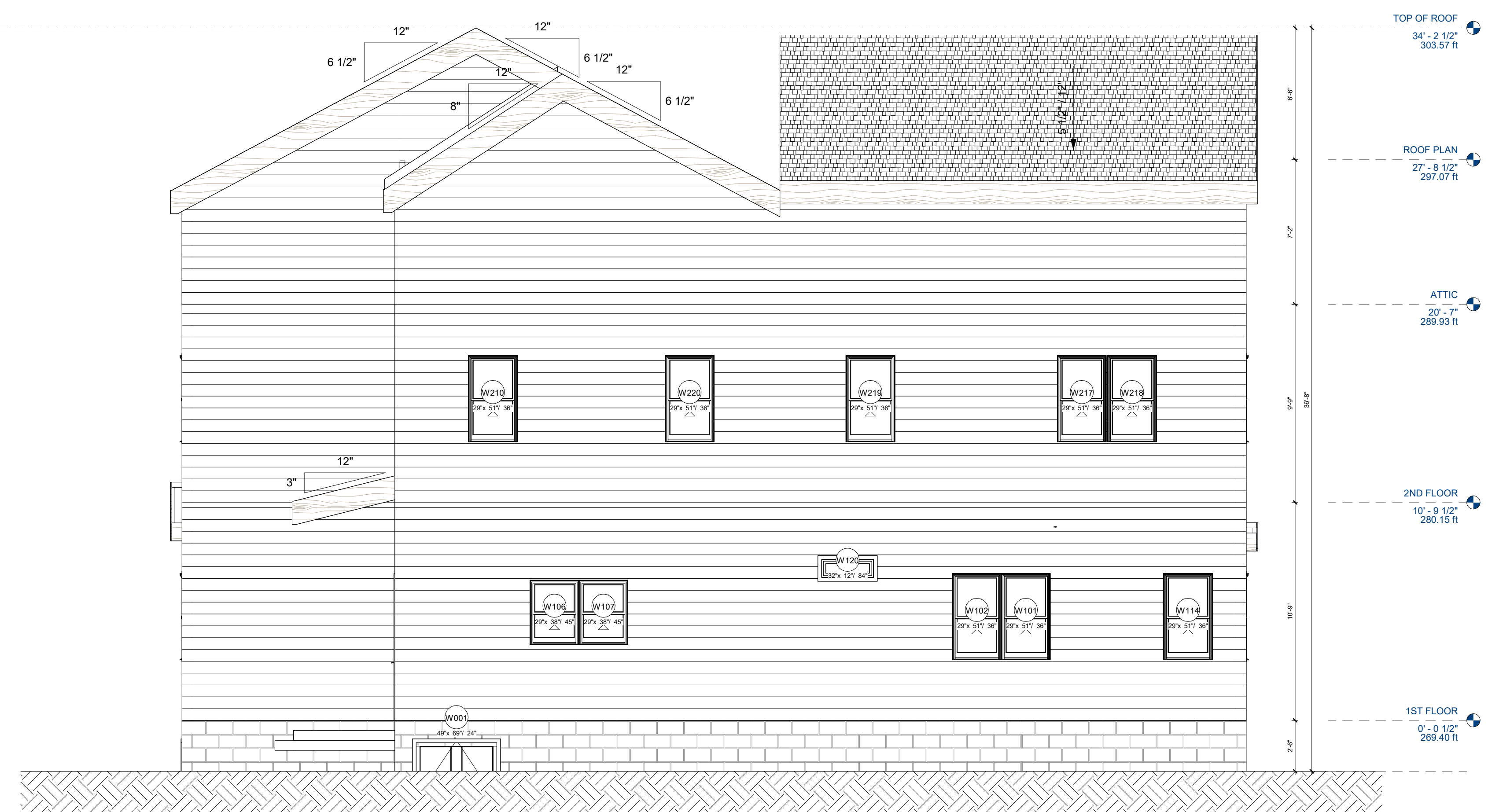
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PROPOSED ROOF PLAN

A7

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1 SOUTH ELEVATION.
 SCALE: 1 : 50



2 WEST ELEVATION.
 SCALE: 1 : 50

KEY PLAN

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

REVISIONS

REV	DATE	DESCRIPTION

DESIGN
 DAFNE BORSATTI
 COORDINATOR
 BRUNA PUGLIESSA
 DRAWN BY
 MARCIO CORREA

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

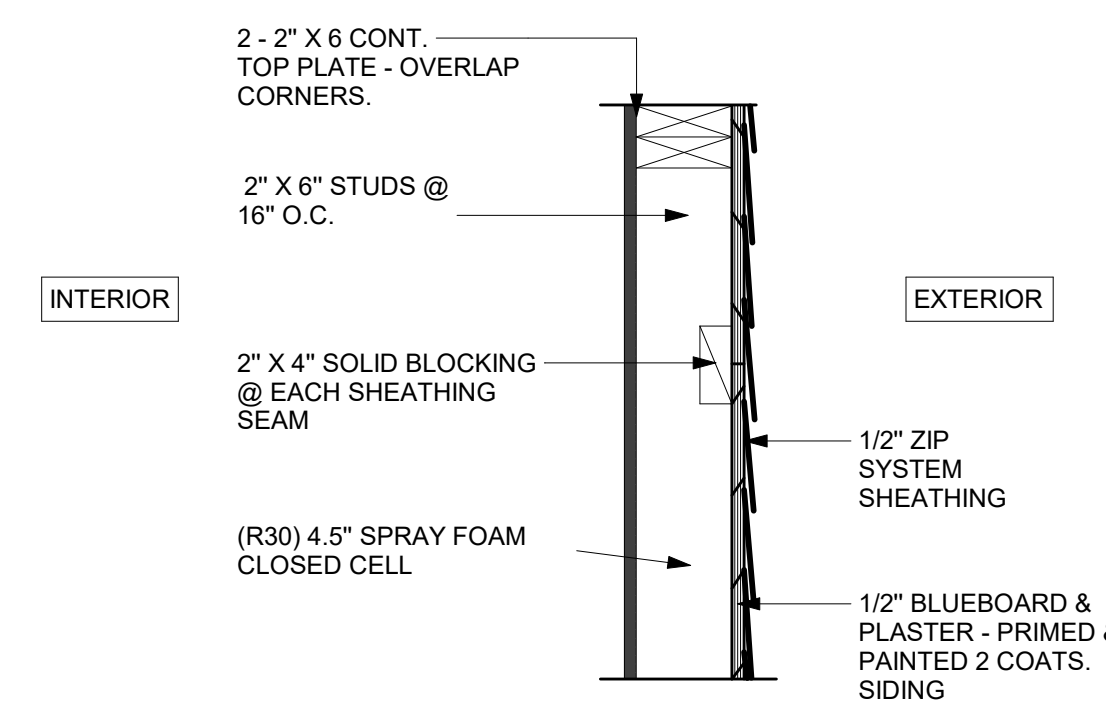
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 ELEVATIONS

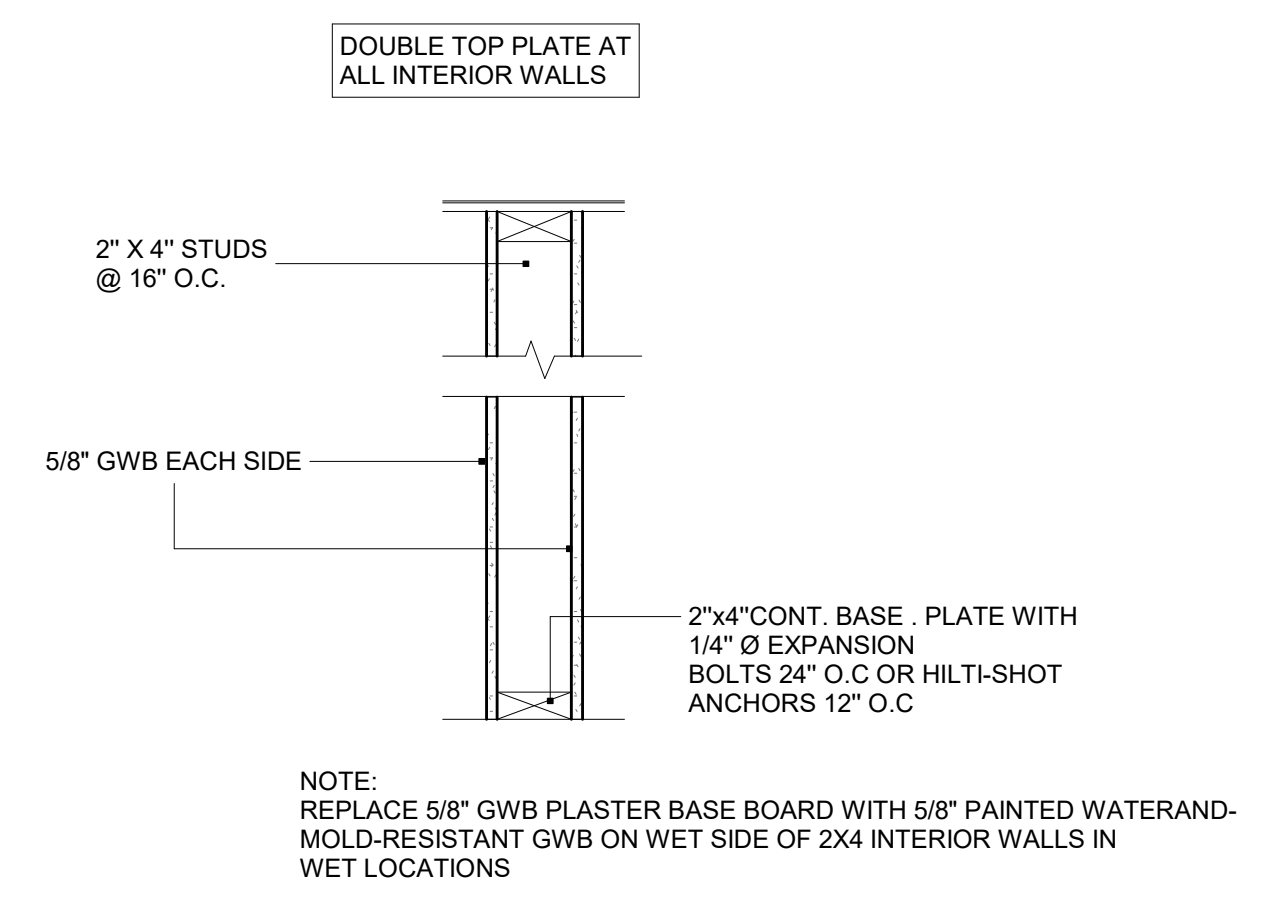
A9

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

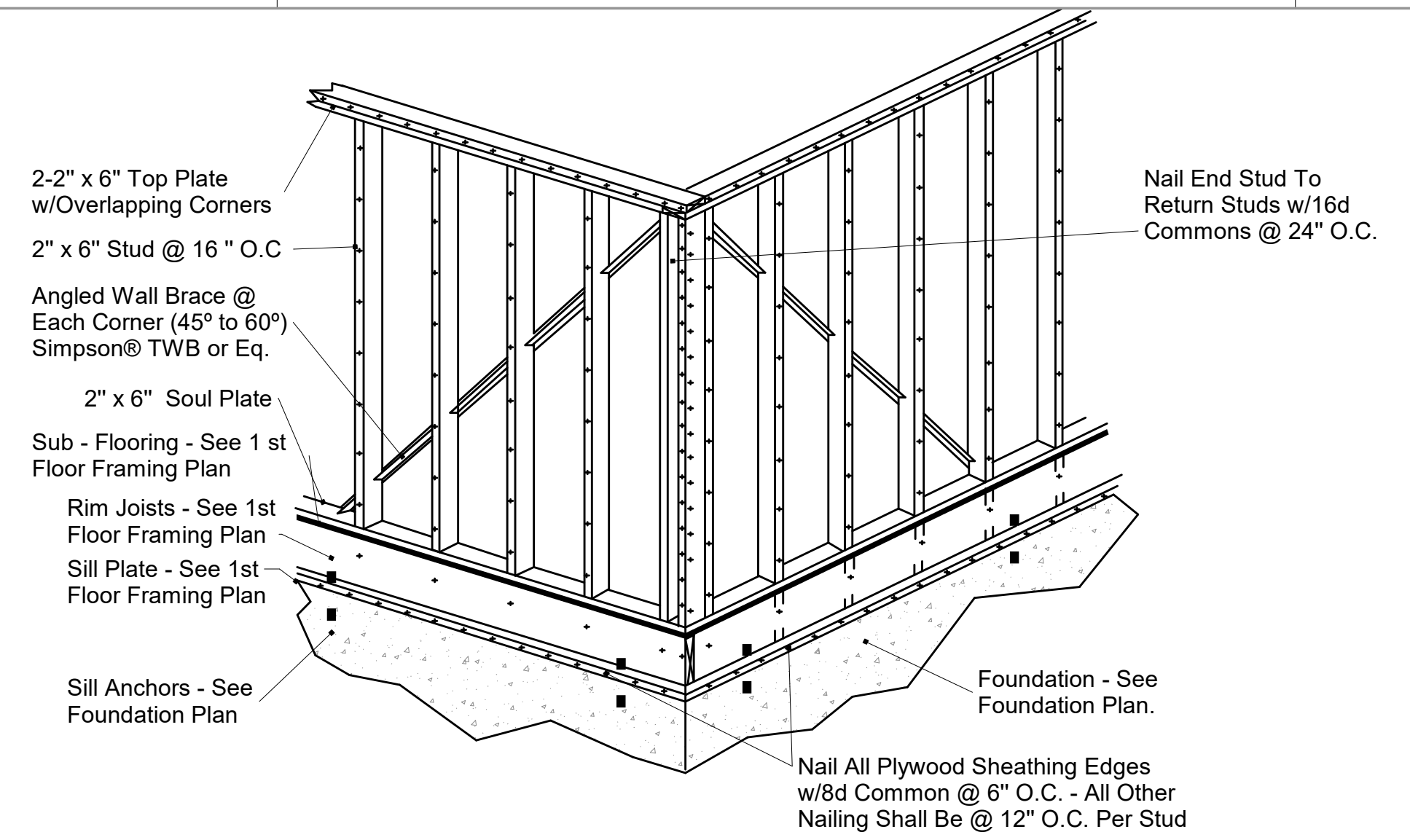
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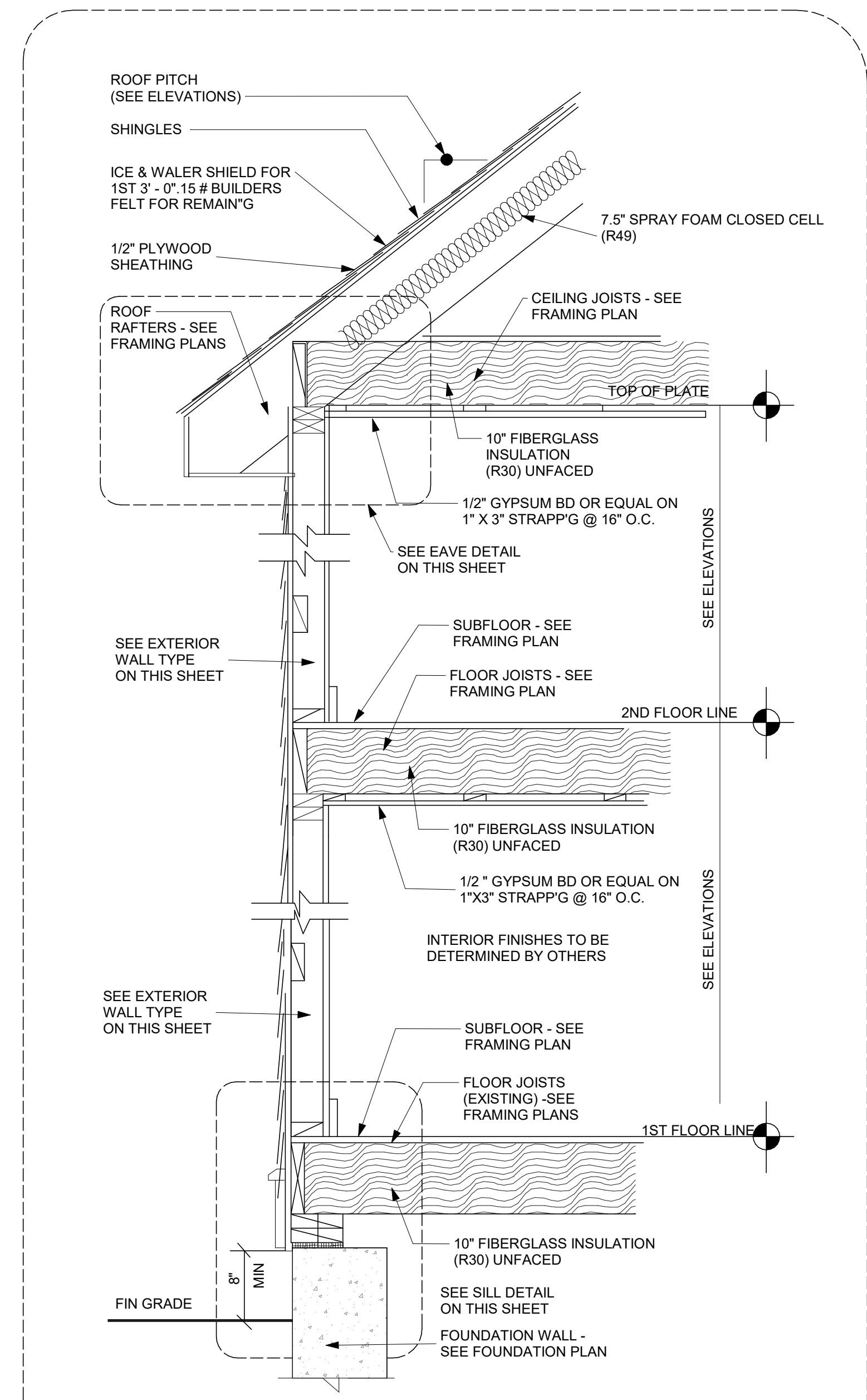
1 DT - TYPICAL EXTERIOR WALL - TYPE A
 SCALE: NOT TO SCALE



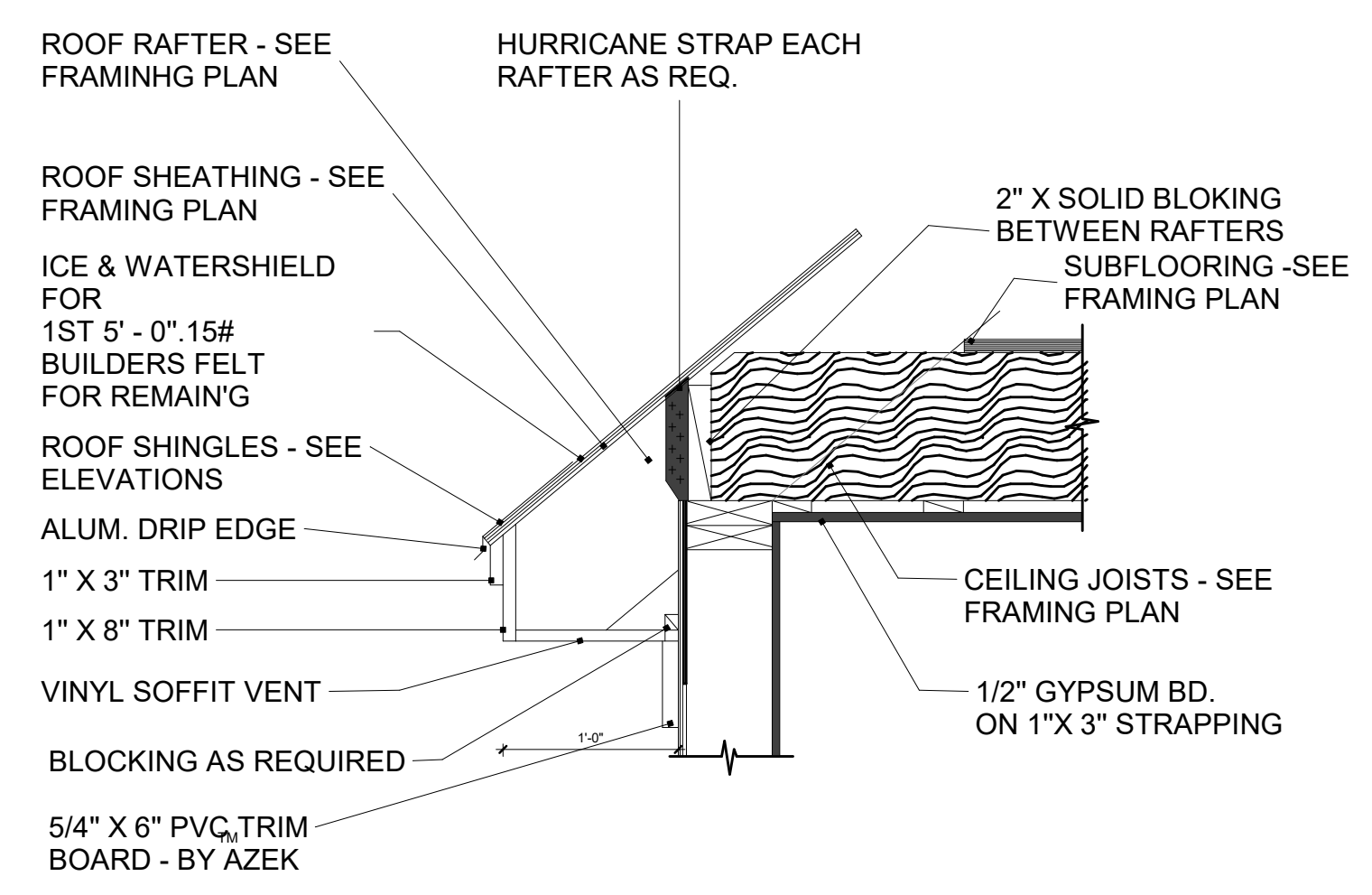
2 DT - TYPICAL INTERIOR WALL (NON LOADING-BEARING WALL) TYPE B
 SCALE: NOT TO SCALE



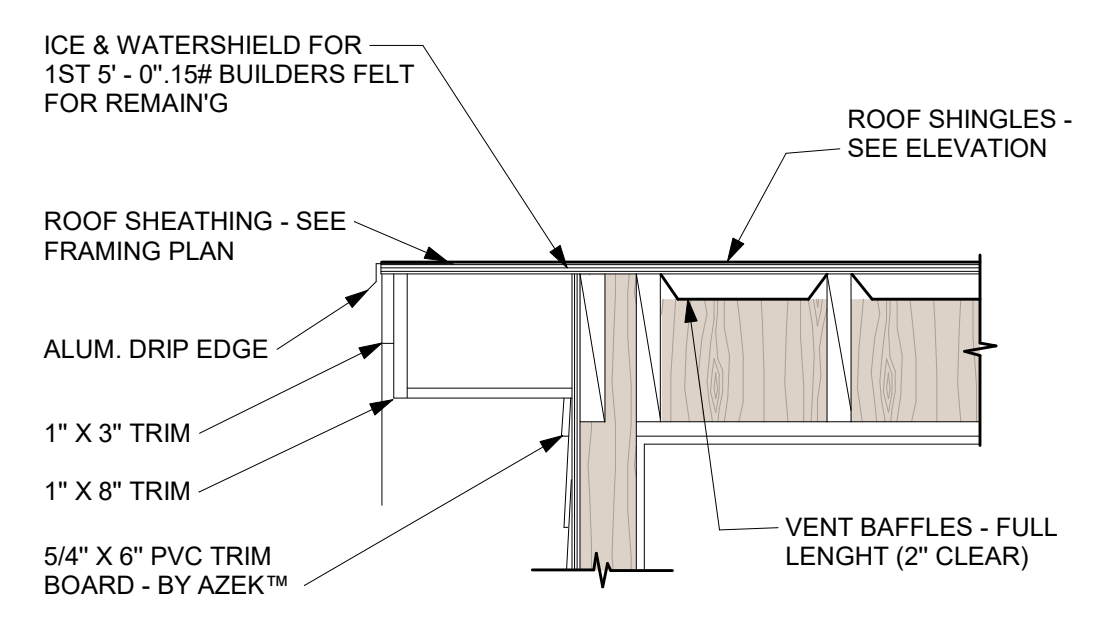
3 DT - CORNER FRAMING
 SCALE: NOT TO SCALE



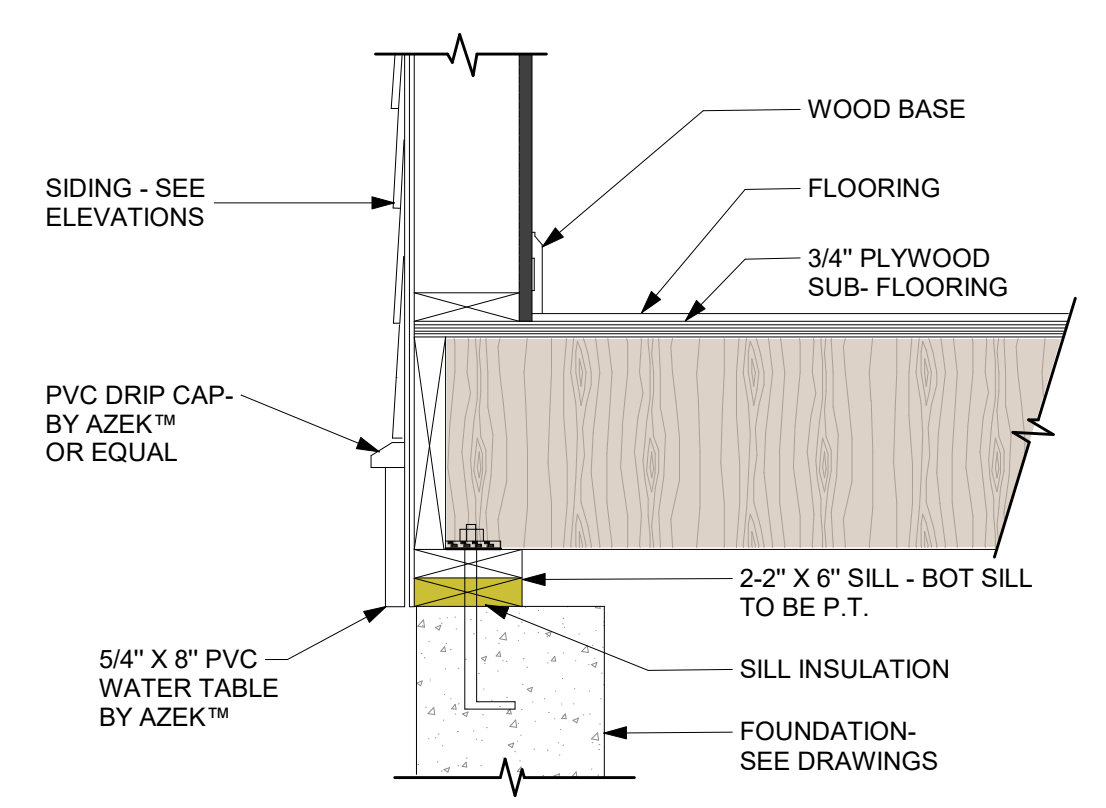
4 DT - TYPICAL WALL SECTION
 SCALE: NOT TO SCALE



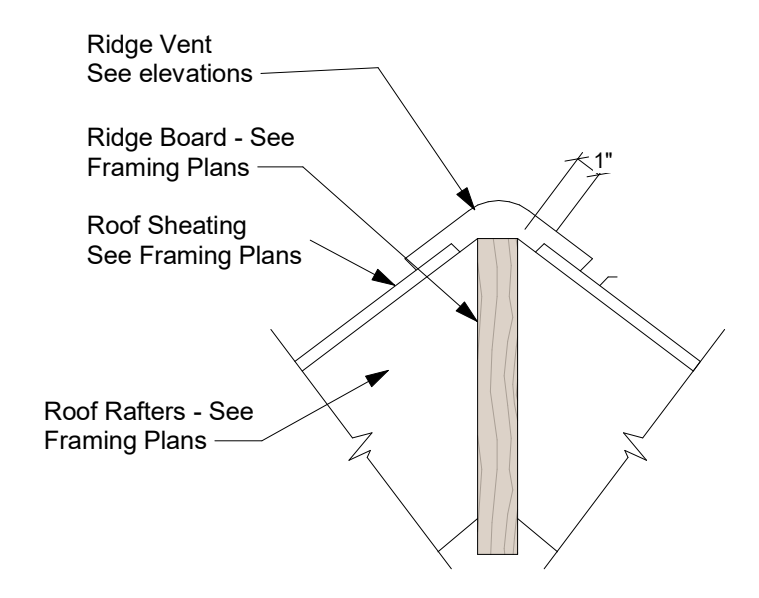
5 DT - EAVE DETAIL
 SCALE: NOT TO SCALE



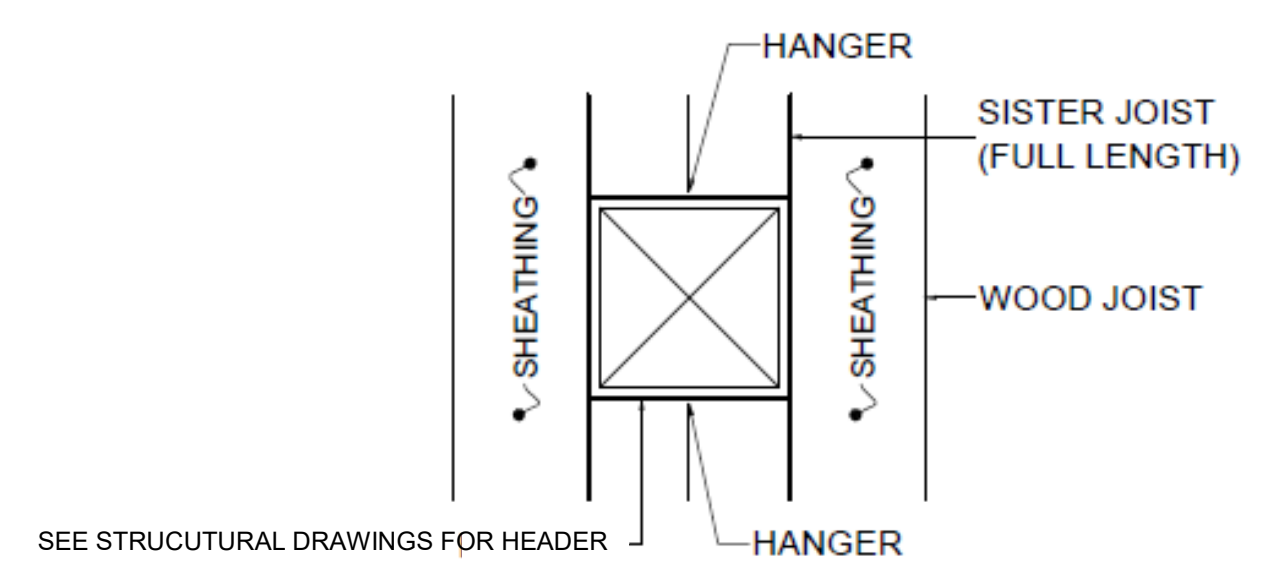
6 DT - RAKE DETAIL
 SCALE: NOT TO SCALE



7 DT - SILL DETAIL
 SCALE: NOT TO SCALE



8 DT - TYPICAL RIDGE DETAIL
 SCALE: NOT TO SCALE



9 DT - FRAMING AROUND OPENINGS
 SCALE: NOT TO SCALE

NOTES:

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

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

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

KEY PLAN

BLOCK # LOT #

REVISIONS

REV. DATE DESCRIPTION

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

PROJECT: NEW SINGLE FAMILY

ADDRESS: 03 DANIELS ST LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE: DETAILS SHEET

A12

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

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WINDOW SCHEDULE							
WINDOW BASIS OF DESIGN TBD BY OTHERS							
#	ROOM NAME	TYPE	DIMENSIONS		SILL HEIGHT	Qty.	BW / BWT
			WIDTH	HEIGHT			
BASEMENT							
W001	BEDROOM 01	A	49"	69"	24"	1	BW
W002	BASEMENT LIVING	A	49"	69"	24"	1	BW
1ST FLOOR							
W101	BEDROOM 02	B	29"	51"	36"	1	BW
W102	BEDROOM 02	B	29"	51"	36"	1	BW
W103	FOYER	B	29"	51"	36"	1	BW
W104	PORCH	B	29"	51"	36"	1	BW-T
W105	FOYER	B	29"	51"	36"	1	BW
W106	KITCHEN	B	29"	38"	45"	1	BW
W107	KITCHEN	B	29"	38"	45"	1	BW
W108	LIVING	B	29"	51"	36"	1	BW
W110	LIVING	B	29"	51"	36"	1	BW
W111	LIVING	B	29"	51"	36"	1	BW
W112	LIVING	B	29"	51"	36"	1	BW
W113	LIVING	B	29"	51"	36"	1	BW
W114	OFFICE	B	29"	51"	36"	1	BW
W115	OFFICE	B	29"	51"	36"	1	BW
W116	PORCH	B	29"	51"	36"	1	BW-T
W117	DINNER ROOM	B	29"	51"	36"	1	BW
W119	DINNER ROOM	B	29"	51"	36"	1	BW
W120	SOCIAL BATH	C	32"	12"	84"	1	BW-T
2ND FLOOR							
W201	LAUNDRY	B	29"	51"	36"	1	BW
W202	LAUNDRY	B	29"	51"	36"	1	BW
W204	FOYER	B	29"	51"	36"	1	BW
W205	FOYER	B	29"	51"	36"	1	BW
W206	FOYER	B	29"	51"	36"	1	BW
W208	BATH 3	B	29"	51"	36"	1	BW-T
W209	BATH 3	B	29"	51"	36"	1	BW-T
W210	BEDROOM 04	B	29"	51"	36"	1	BW
W212	BEDROOM 03	B	29"	51"	36"	1	BW
W213	BEDROOM 03	B	29"	51"	36"	1	BW
W214	BEDROOM 03	B	29"	51"	36"	1	BW
W215	BEDROOM 03	B	29"	51"	36"	1	BW
W216	BATH 04	B	29"	51"	36"	1	BW-T
W217	MST BATH	B	29"	51"	36"	1	BW-T
W218	MST BATH	B	29"	51"	36"	1	BW-T
W219	MST BEDROOM	B	29"	51"	36"	1	BW
W220	MST BEDROOM	B	29"	51"	36"	1	BW
ATTIC							
W301	PLAY AREA	B	29"	51"	36"	1	BW
W302	PLAY AREA	B	29"	51"	36"	1	BW
W303	PLAY AREA	B	29"	51"	36"	1	BW
W304	PLAY AREA	B	29"	51"	36"	1	BW
W305		D	24"	24"	98"	1	BW
W306		D	24"	24"	98"	1	BW
W307		D	24"	24"	98"	1	BW
W308		D	24"	24"	98"	1	BW
TOTAL						45	

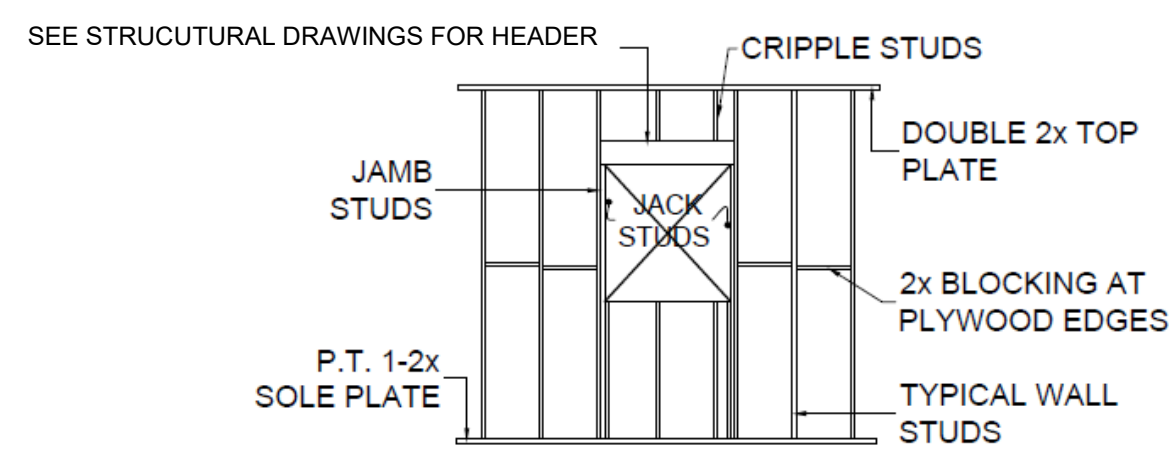
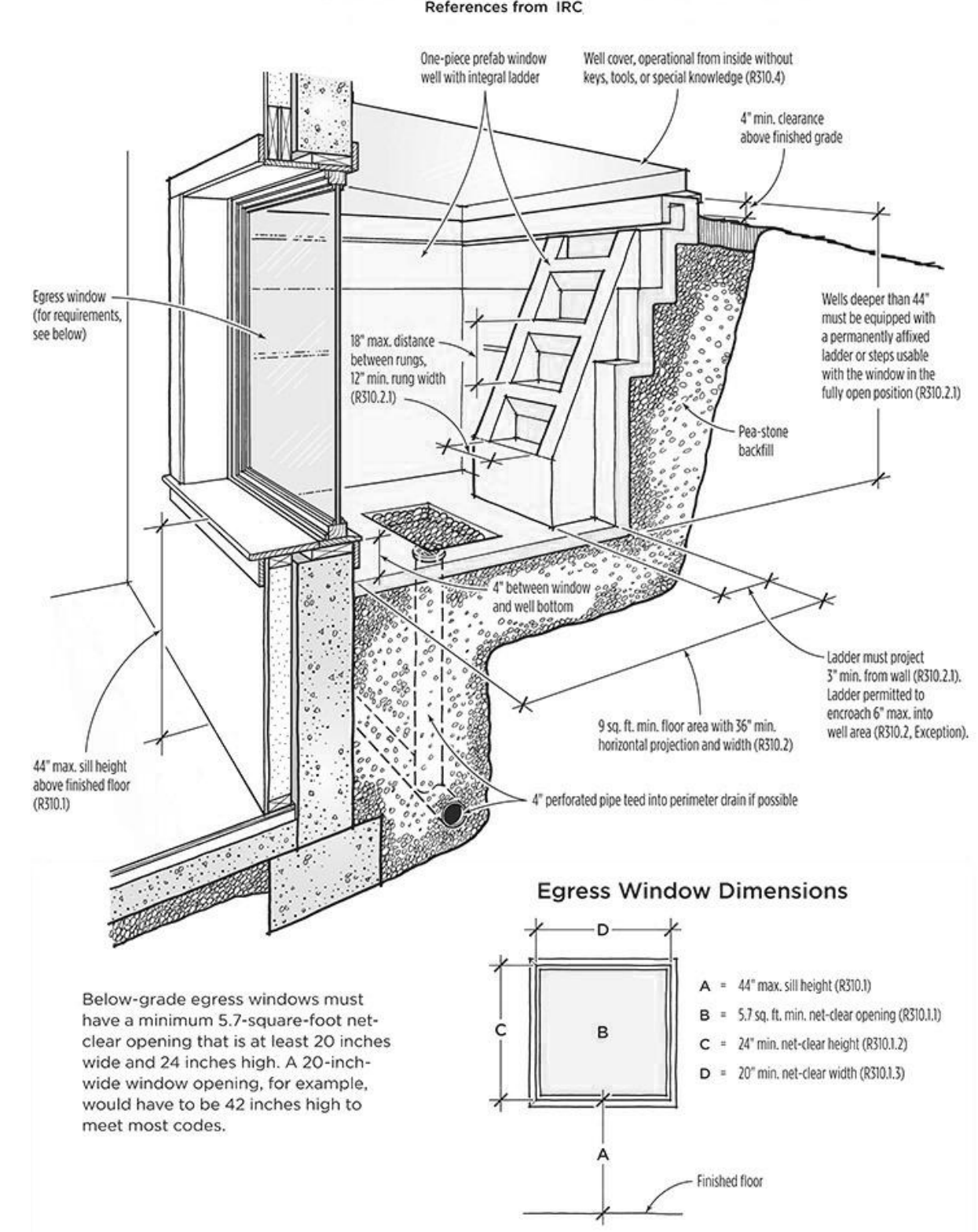
1. All windows shall comply with the Massachusetts Energy Code, U-Factor of 0.30 and a Solar Heat Gain Coefficient (SHGC) of 0.34.

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

WINDOWS:

- ALL WINDOWS SHALL BE ANDERSEN® 200 SERIES OR APPROVED EQ.
- ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
- THE MIN. OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQ'D & AN APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE/HR IN THE ROOM IS INSTALLED OR A WHOLE-HOUSE MECH. VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15CFM PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM & 1 OCCUPANT FOR EACH ADDITIONAL BEDROOM.
- TO DETERMINE LIGHT & VENTILATION REQUIREMENTS, ANY ROOM SHALL BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM WHEN AT LEAST ONE-HALF OF THE AREA OF THE COMMON WALL IS OPEN & UNOBSTRUCTED & PROVIDES AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM BUT NOT LESS THAN 25SQ.FT.
- BATHROOMS, WATER CLOSET COMPARTMENTS & OTHER SIMILAR ROOMS SHALL BE PROVIDED W/ AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3SQ.FT., 1/2 OF WHICH MUST BE OPENABLE. MECHANICAL VENTILATION IS REQ'D FOR BATHROOMS W/ A SHOWER OR BATHTUB. THE GLAZED AREAS SHALL NOT BE REQ'D WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MIN. VENTILATION RATES SHALL BE 50CFM FOR INTERMITTENT VENTILATION OR 20CFM FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
- REQ'D GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A YARD. REQ'D GLAZED OPENINGS MAY FACE INTO A ROOFED PORCH WHERE THE PORCH ABUTS A YARD & THE LONGER SIDE OF THE PORCH IS AT LEAST 65% UNOBSTRUCTED & THE CEILING HEIGHT IS NOT LESS THAN 7'. EAVE PROJECTIONS SHALL NOT BE CONSIDERED AS OBSTRUCTING THE CLEAR OPEN SPACE OF A YARD OR COURT. REQUIRED GLAZED OPENINGS MAY FACE INTO THE AREA UNDER A DECK, BALCONY, BAY OR FLOOR CANTILEVER PROVIDED A CLEAR VERTICAL SPACE AT LEAST 36" IN HEIGHT IS PROVIDED.
- ALL EMERGENCY ESCAPE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A NET CLEAR OPENING OF 5.7 SQ.FT. MINIMUM. EXCEPT FOR GRADE-LEVEL OR BELOW-GRADE WINDOWS, WHICH SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQ.FT. THE MINIMUM NET CLEAR OPENING SHALL BE 24" IN HEIGHT AND 20" IN WIDTH; WINDOWS IN EXISTING DWELLINGS THAT DO NOT CONFORM TO THESE REQUIREMENTS MAY BE REPLACED WITHOUT CONFORMING TO THESE DIMENSIONAL REQUIREMENTS, PROVIDED THAT THE NEW WINDOWS DO NOT SIGNIFICANTLY REDUCE THE EXISTING OPENING SIZE.
- REQ'D GLAZED OPENINGS SHALL BE PERMITTED TO OPEN INTO PATIO COVERS THAT ABUTTS, YARD IF IN EXCESS OF 40% OF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR ARE ENCLOSED ONLY BY INSECT SCREENING, & THE CEILING HEIGHT OF THE SUNROOM IS NOT LESS THAN 7'.
- WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.
- WINDOW OPENING LIMITING DEVICES SHALL BE SELF ACTING & SHALL BE POSITIONED TO PROHIBIT THE FREE PASSAGE OF A 4" DIA. SPHERE THROUGH THE WINDOW OPENING WHEN THE WINDOW OPENING LIMITING DEVICE IS INSTALLED W/ THE MANUFACTURER'S INSTRUCTIONS. WINDOW OPENING LIMITING DEVICES SHALL BE DESIGNED W/ RELEASE MECHANISMS TO ALLOW FOR EMERGENCY ESCAPE THROUGH THE WINDOW OPENING WITHOUT THE NEED FOR KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING LIMITING DEVICES SHALL COMPLY W/ ALL OF THE FOLLOWING: RELEASE OF THE WINDOW OPENING-LIMITING DEVICE SHALL REQUIRE NO MORE THAN 15LBS OF FORCE. THE WINDOW OPENING LIMITING DEVICE RELEASE MECHANISM SHALL OPERATE PROPERLY IN ALL TYPES OF WEATHER. WINDOW OPENING LIMITING DEVICES SHALL HAVE THEIR RELEASE MECHANISMS CLEARLY IDENTIFIED FOR PROPER USE IN AN EMERGENCY. THE WINDOW OPENING LIMITING DEVICE SHALL NOT REDUCE THE MIN. NET CLEAR OPENING AREA OF THE WINDOW UNIT BELOW WHAT IS REQUIRED.
- WINDOWS & DOORS SHALL BE INSTALLED & FLASHED IN ACCORDANCE W/ MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. FENESTRATION SHALL BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS, & APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE W/ THE REQUIREMENTS OF ASTM E 1886 & ASTM E 1996, OR AAMA 506.
- WINDOWS & DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS. PROTECTION OF EXTERIOR WINDOWS & GLASS DOORS IN BUILDINGS LOCATED IN WIND-BORNE DEBRIS REGIONS. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE W/ AAMA/WDMA/CSA 101/1.S.2/A440.
- THE FOLLOWING ARE HAZARDOUS LOCATIONS FOR GLAZING APPLICATIONS: GLAZING IN ALL DOORS, AND IN ADJACENT PANELS WITHIN 24". GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3" DIA. SPHERE IS UNABLE TO PASS. GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS. GLAZING WITHIN 60" OF DOORWAYS, STAIRWAYS, LANDINGS AND RAMPS. GLAZING WITHIN 60" OF SWIMMING POOLS, HOT TUBS, WHIRLPOOLS, SAUNAS, SPAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING LESS THAN 18" ABOVE THE FLOOR. GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION. GLAZING ADJACENT TO A DOOR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 36" OR LESS IN DEPTH. GLAZING GREATER THAN 9SQ.FT. IN AREA.

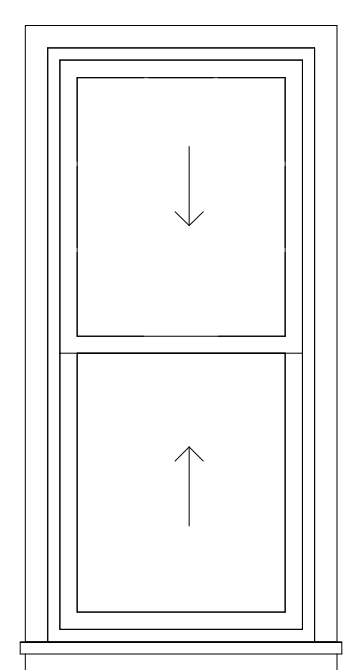
Code Requirements for Window Wells



NOTES:

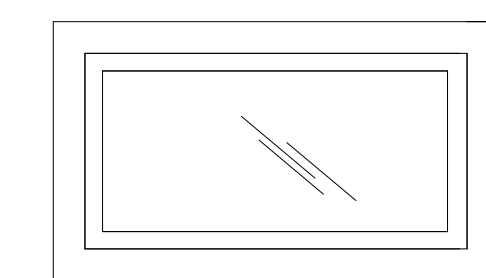
1. FOR HEADER, JACK AND JAMB SIZE AND NUMBER REFER TO HEADER SCHEDULE.

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

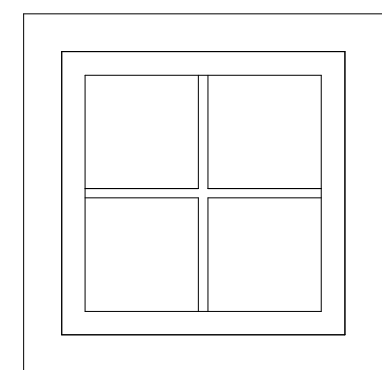


3 TYPE B - DOUBLE HUNG
 SCALE: NOT TO SCALE

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



4 TYPE C - PICTURE WINDOWS
 SCALE: NOT TO SCALE



5 TYPE D - AWNING WINDOW
 SCALE: NOT TO SCALE

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KEY PLAN

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

REVISIONS

REV	DATE	DESCRIPTION

DESIGN
 DAFNE BORSATTI
 COORDINATOR
 BRUNA PUGLIESSA
 DRAWN BY
 MARCIO CORREA

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

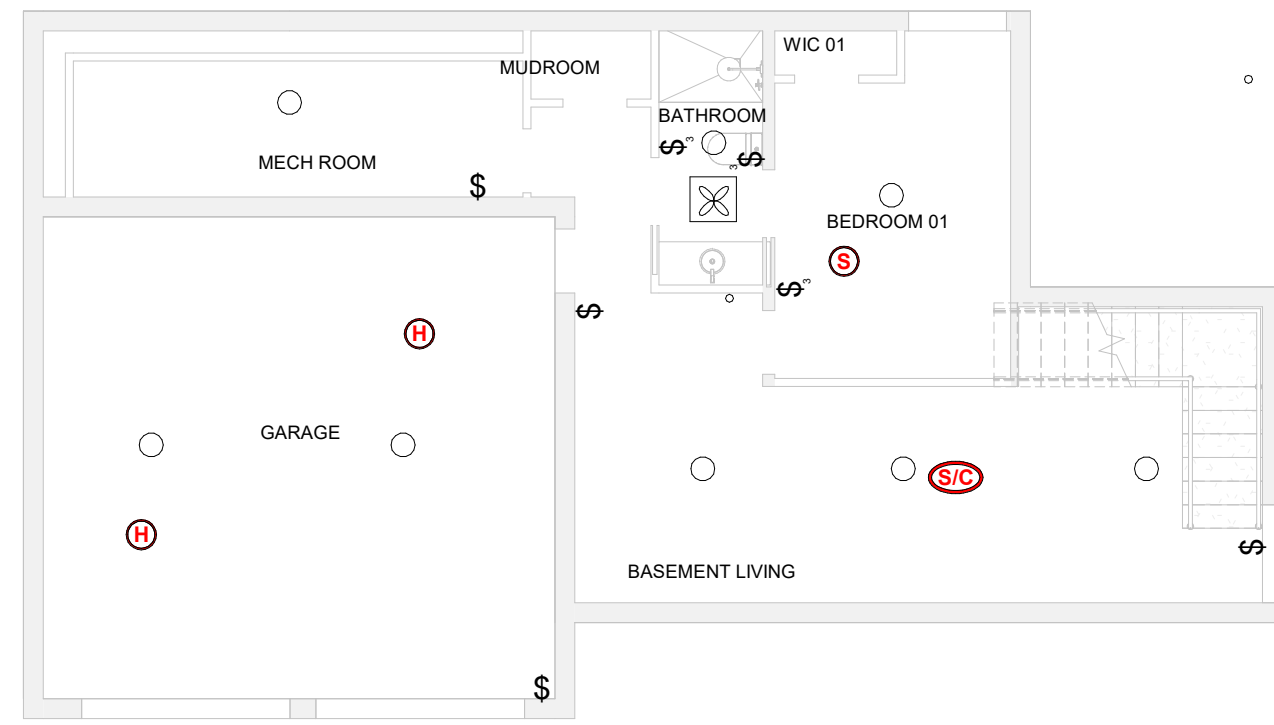
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SHEET TITLE:
 WINDOWS TYPE

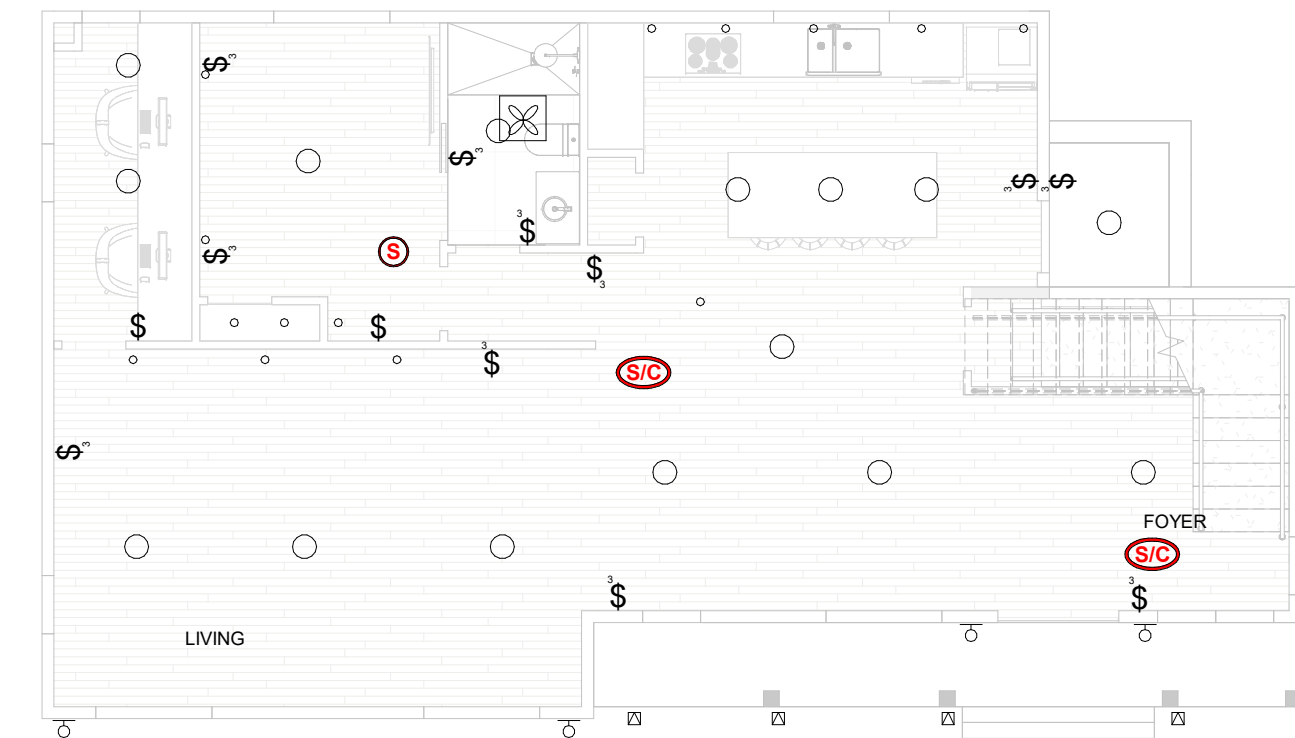
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DATE: 01/09/2025 PROJECT NO.: 1105

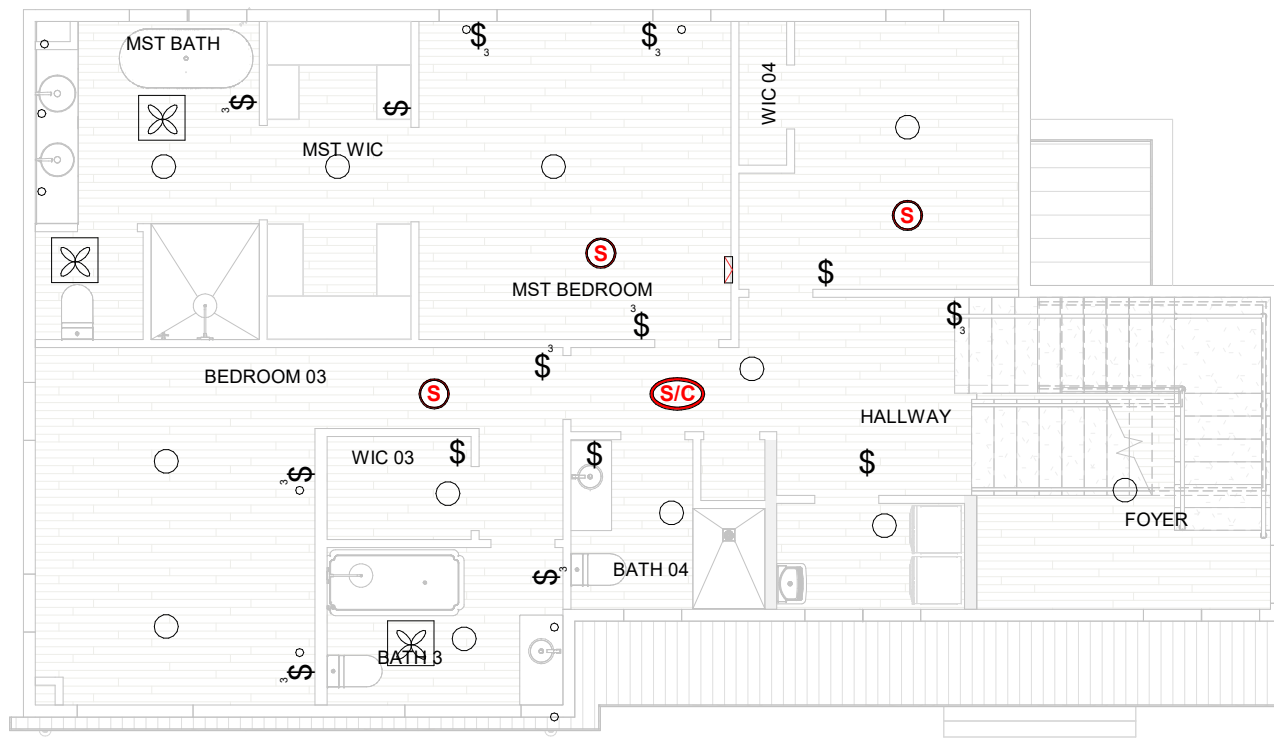
LEGEND	
	HEAT DETECTOR
	COMBO SMOKE & CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	EXHAUST FAN
	FIRE ALARM KEYPAD
	LAMP TBD BY OWNER
	SINGLE SWITCH
	3 - WAY SWITCH
	FLOOR LAMP
	OUTDOOR SCONCES



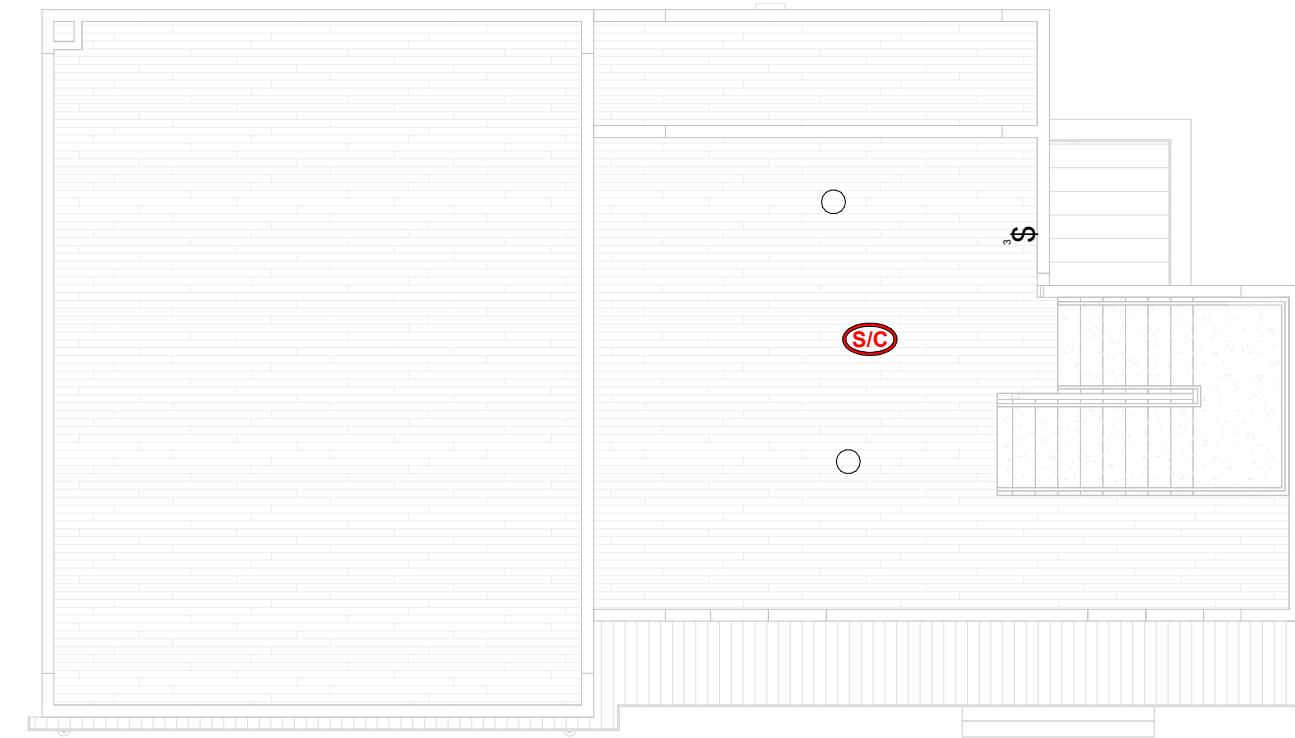
1 RCP BASEMENT PLAN
 SCALE: 1/8" = 1'-0"



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



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



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

KEY PLAN

BLOCK #	LOT #
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DESIGN
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 COORDINATOR
 BRUNA PUGLIESSA
 DRAWN BY
 MARCIO CORREA

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

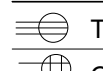

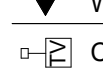

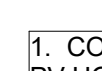
SEAL/SIGNATURE

SHEET TITLE:
 RCP

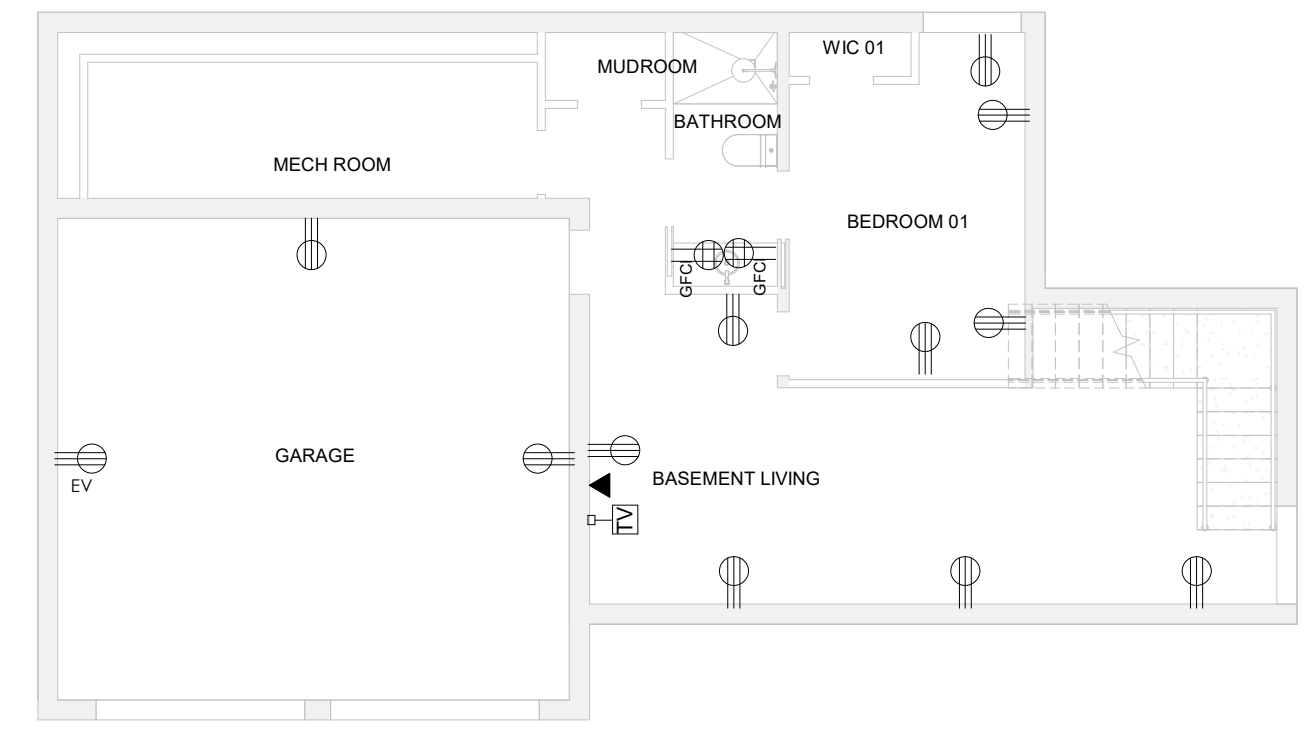
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DATE: 01/09/2025	PROJECT NO.: 1105
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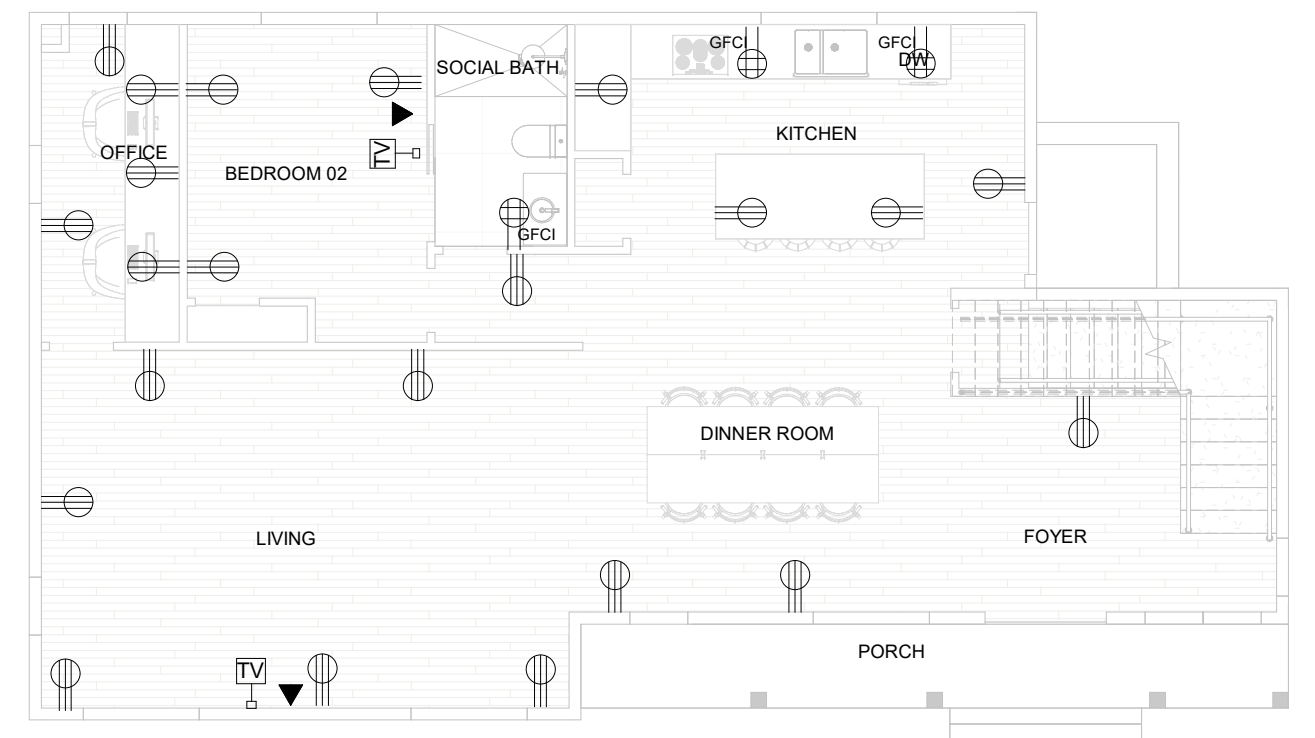
*ALL DIMENSIONS SHOWN IN THIS DRAWING FOLLOW THE ORIGINAL DESIGN. VARIATIONS MAY OCCUR DURING THE CONSTRUCTION PROCESS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO CHECK THESE DIMENSIONS, WITH THE GOAL OF PRESERVING THE ARCHITECTURAL PROJECT'S CHARACTERISTICS.

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

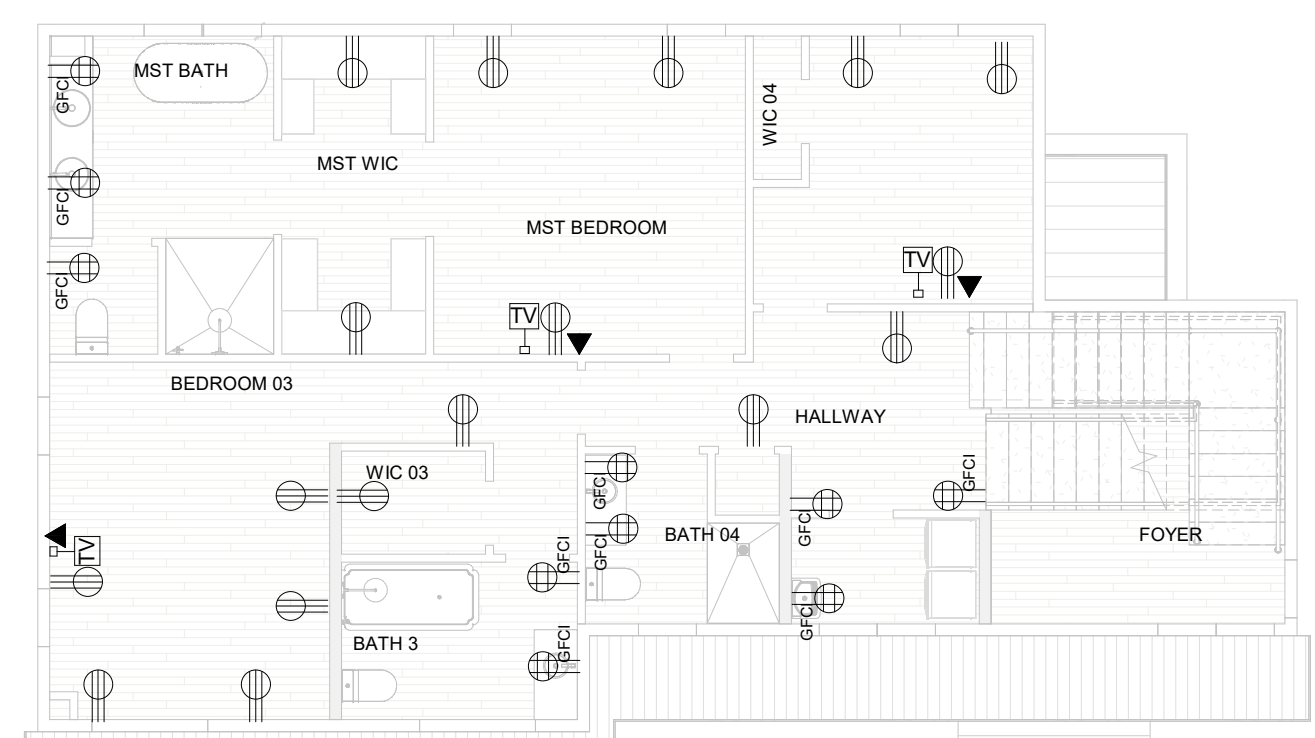
1. CONTRACTOR TO PROVIDE SEPARATE CIRCUIT FOR PV HOOKUP SOLAR-READY ZONE INDICATE AT ROOF AS PER 225 CMR 22: MASSACHUSETTS RESIDENTIAL STRETCH ENERGY CODE AND MUNICIPAL OPT-IN SPECIALIZED CODE 2023.
2. (2) 1" EMPTY CONDUIT FOR FUTURE SOLAR READY PROVISIONS FROM EXTERIOR ELECTRICAL PANEL UP TO ROOF



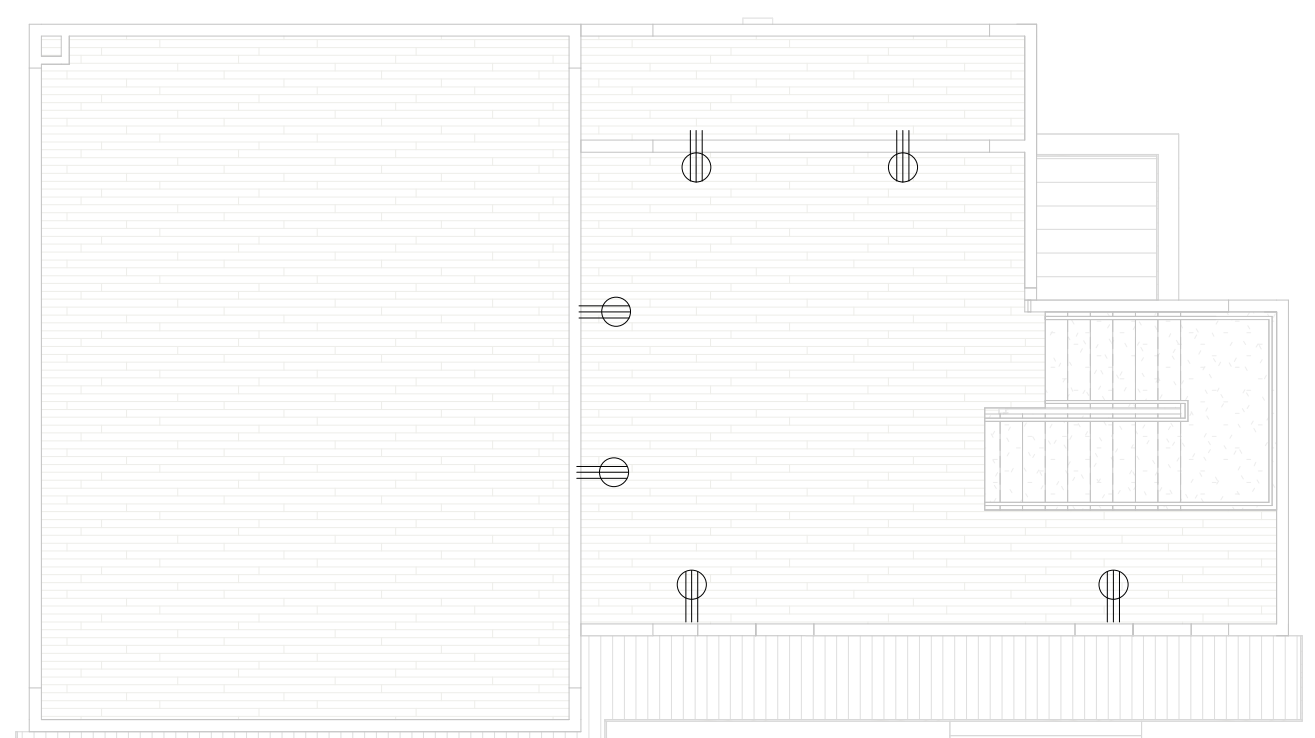
1 POWER AND COMMUNICATION BASEMENT PLAN
 SCALE: 1/8" = 1'-0"



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



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



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

KEY PLAN

BLOCK #	LOT #
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 BRUNA PUGLISSA
 DRAWN BY
 MARCIO CORREA

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

SEAL/SIGNATURE

SHEET TITLE:
POWER AND COMMUNICATION

A16

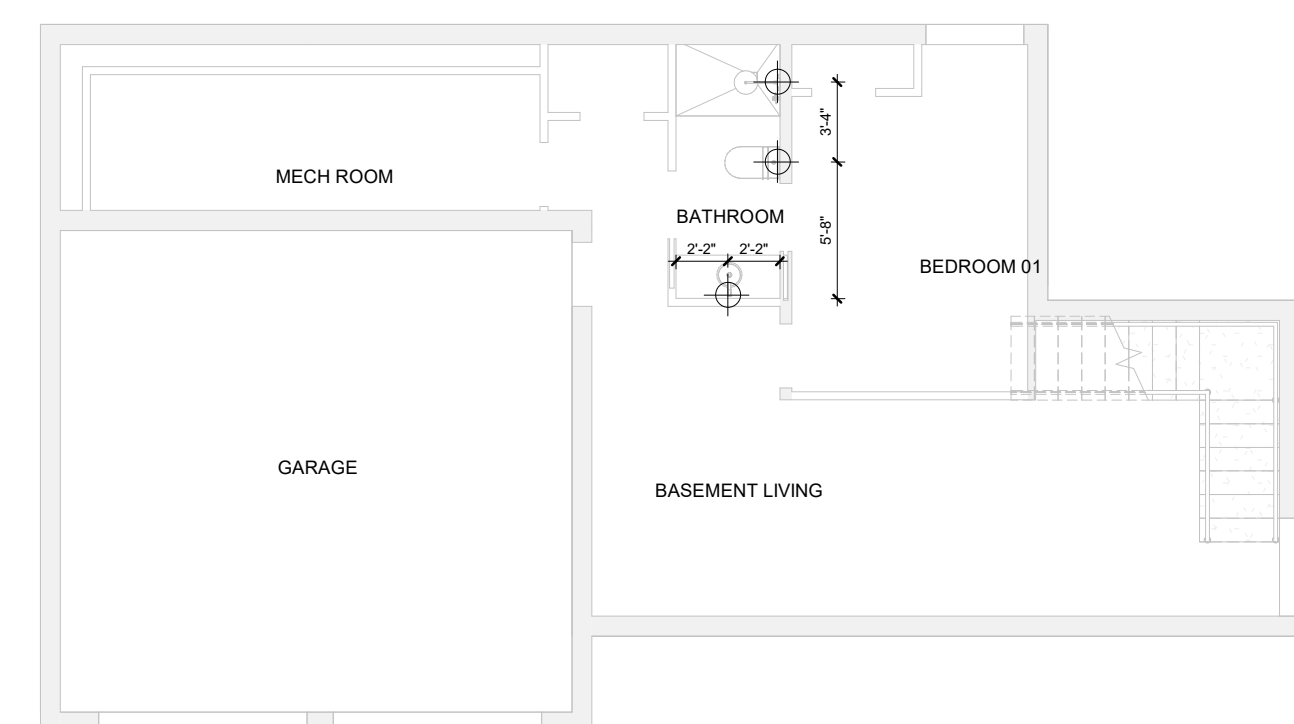
DATE: 01/09/2025	PROJECT NO.: 1105
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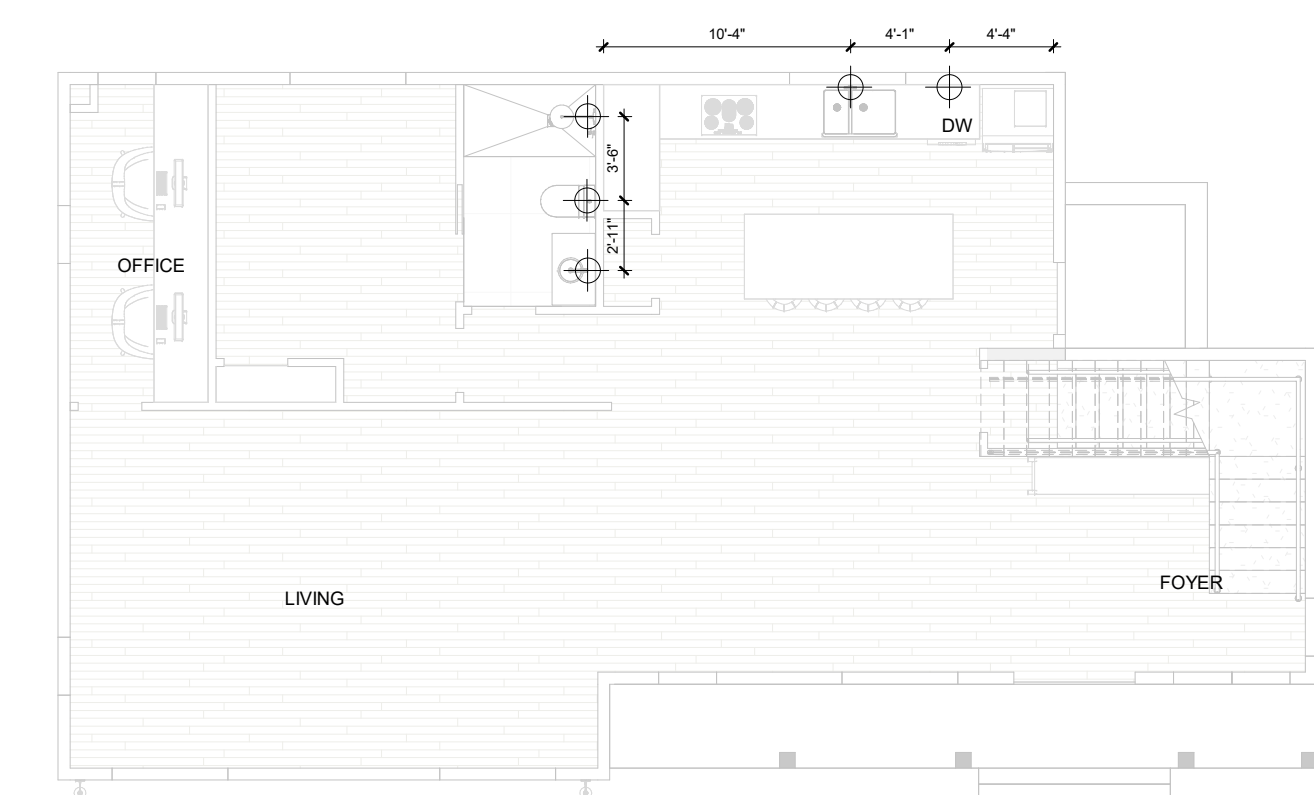
LEGEND
 ⊕ PLUMBING POINTS



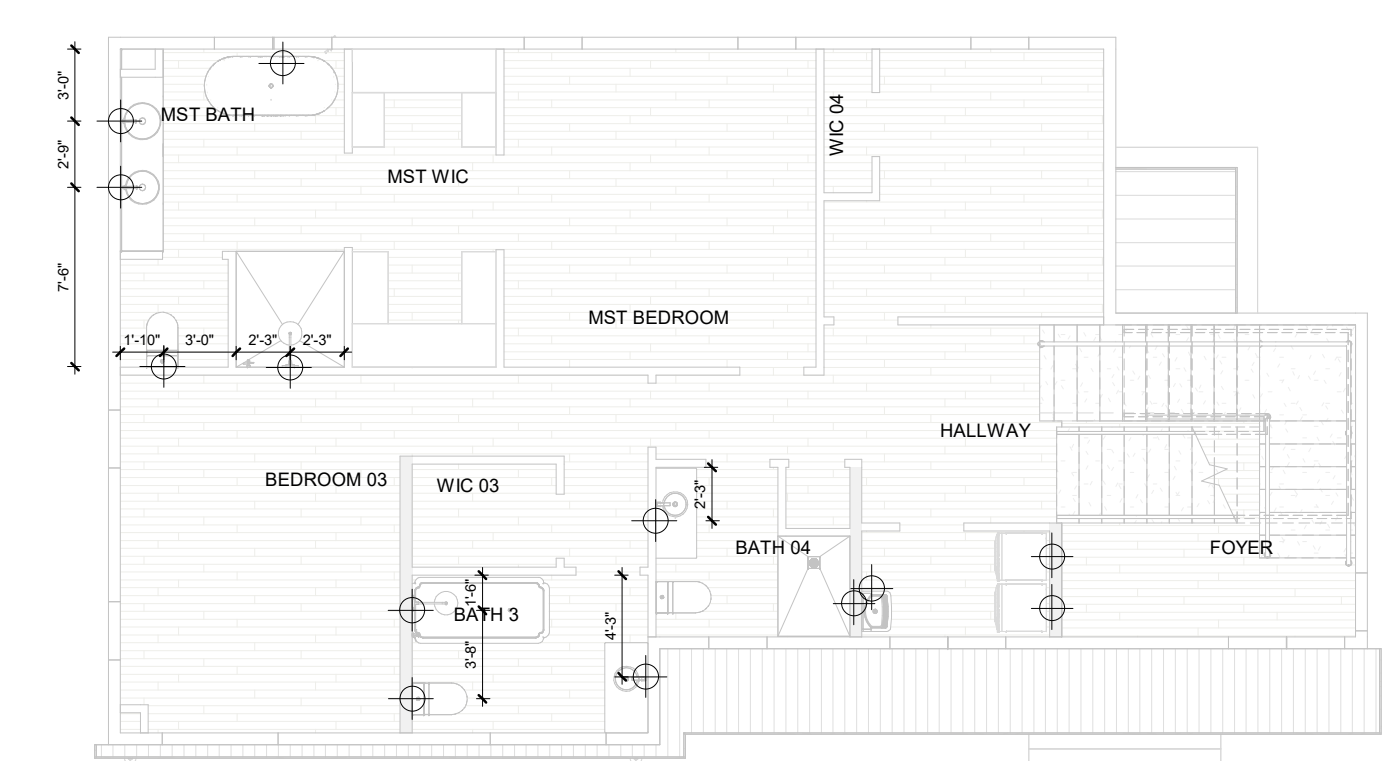
Dafne Borsatti
 DB Project Design.
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 +1 (778) 982-9151
 info@daborsatti.com
 daborsatti@gmail.com
 31 West Main St - Northborough
 MA, 01532



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



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



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



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

KEY PLAN

BLOCK # LOT #

REVISIONS

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 BRUNA PUGLIESSA
 DRAWN BY
 MARCIO CORREA

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

SEAL/SIGNATURE

SHEET TITLE:
PLUMBING POINTS

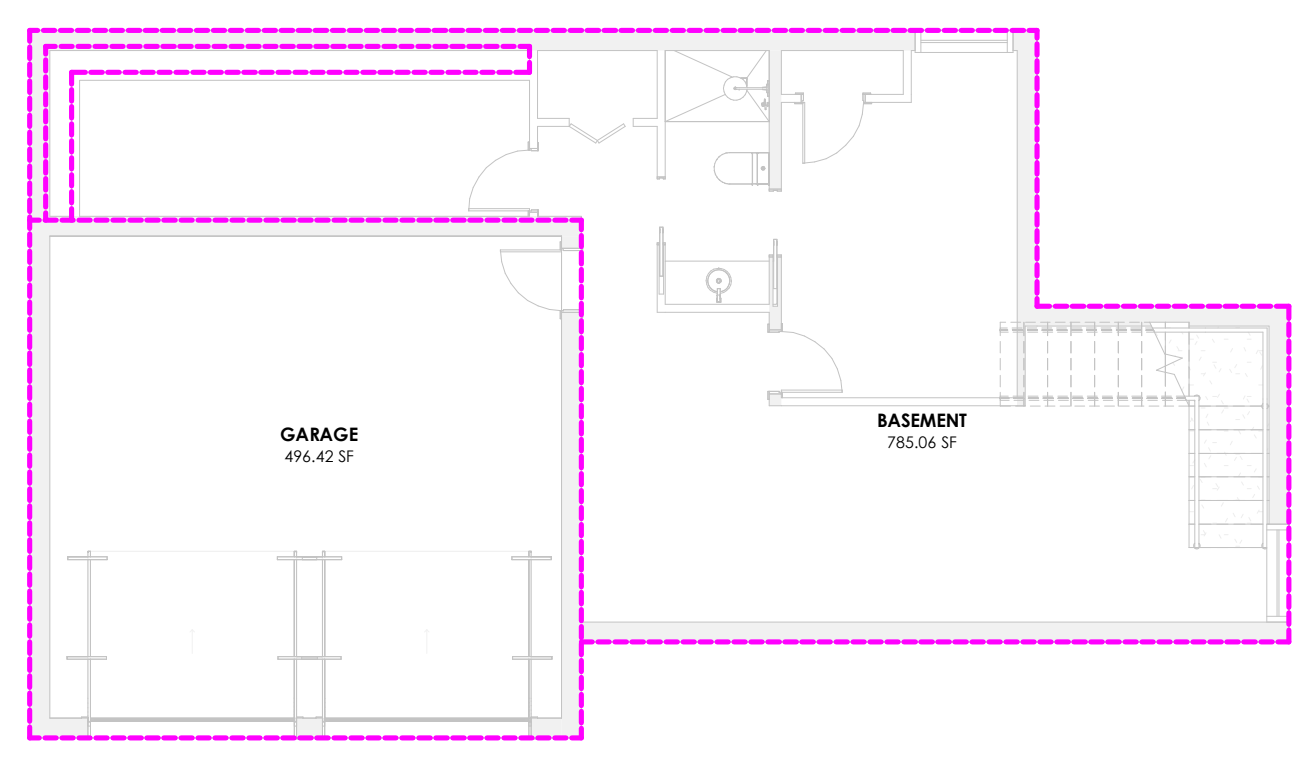
A17

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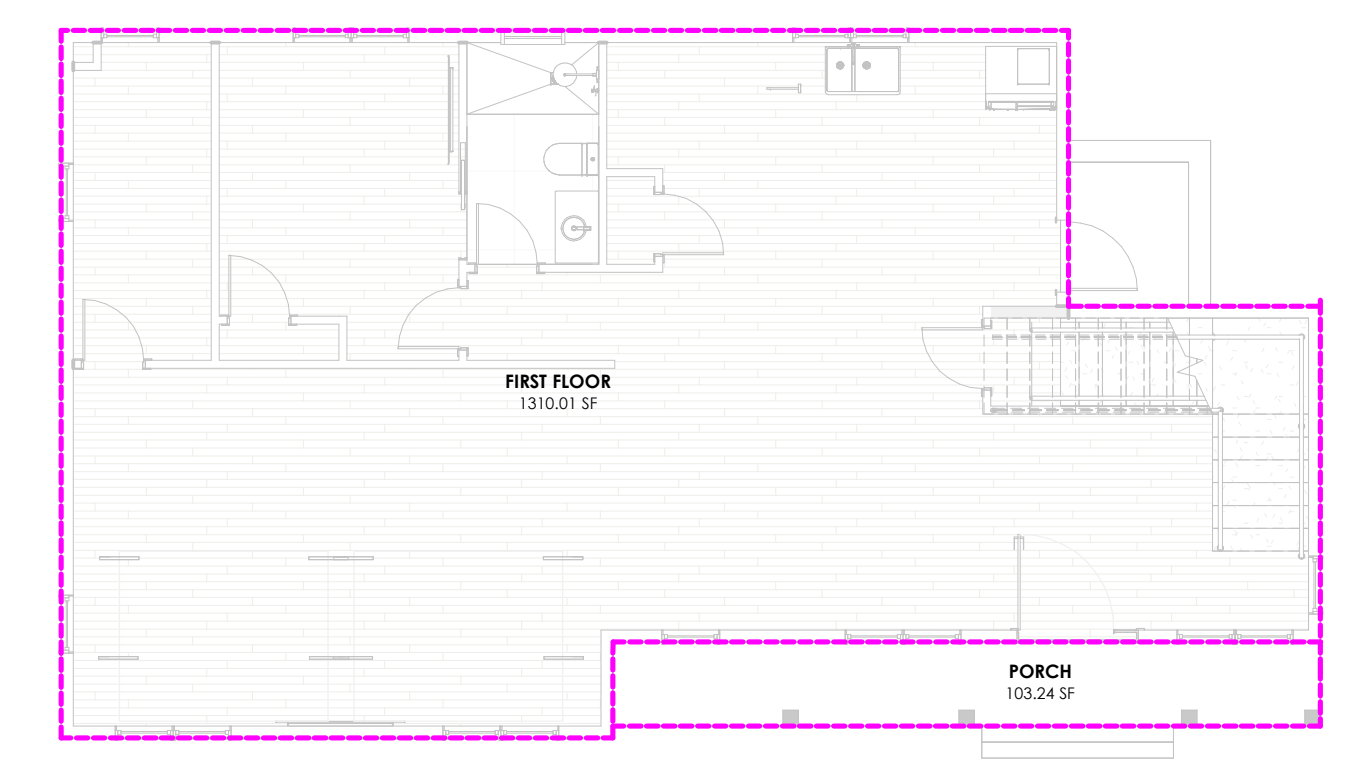
DATE: 01/09/2025 PROJECT NO.: 1105



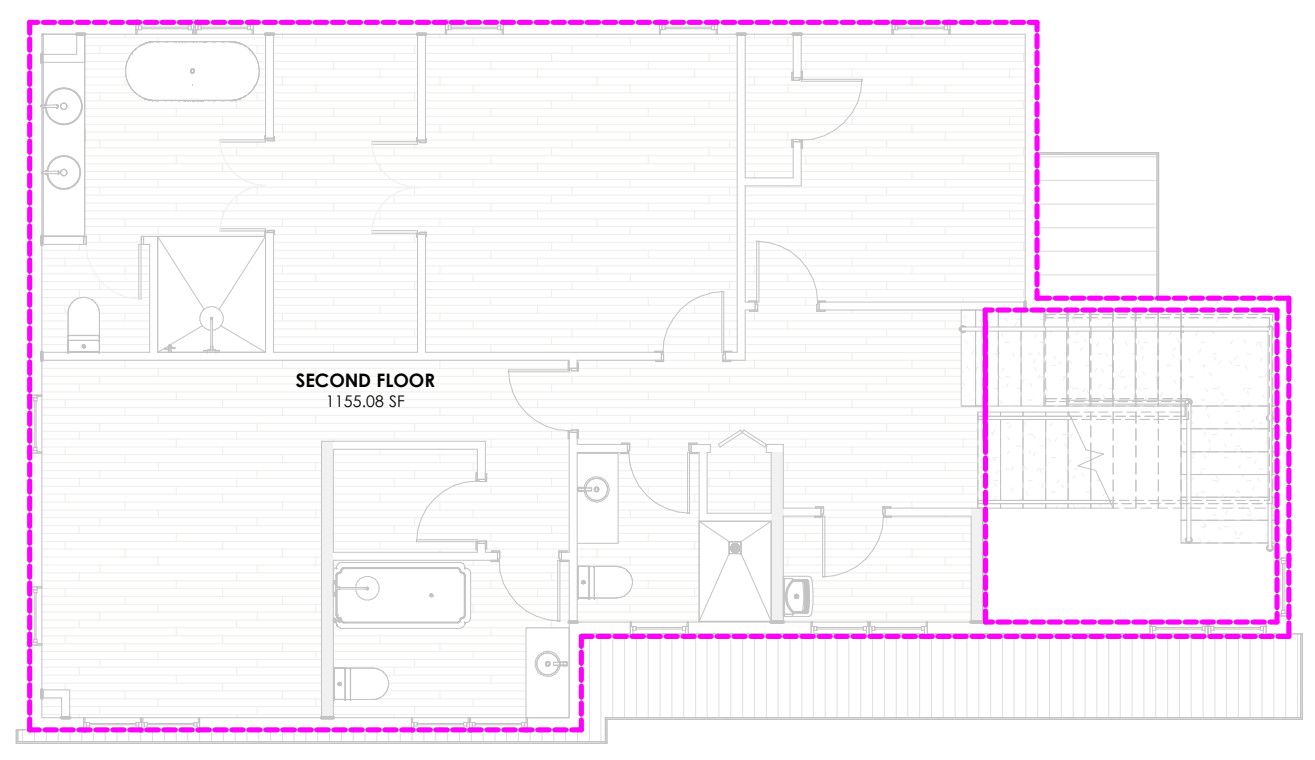
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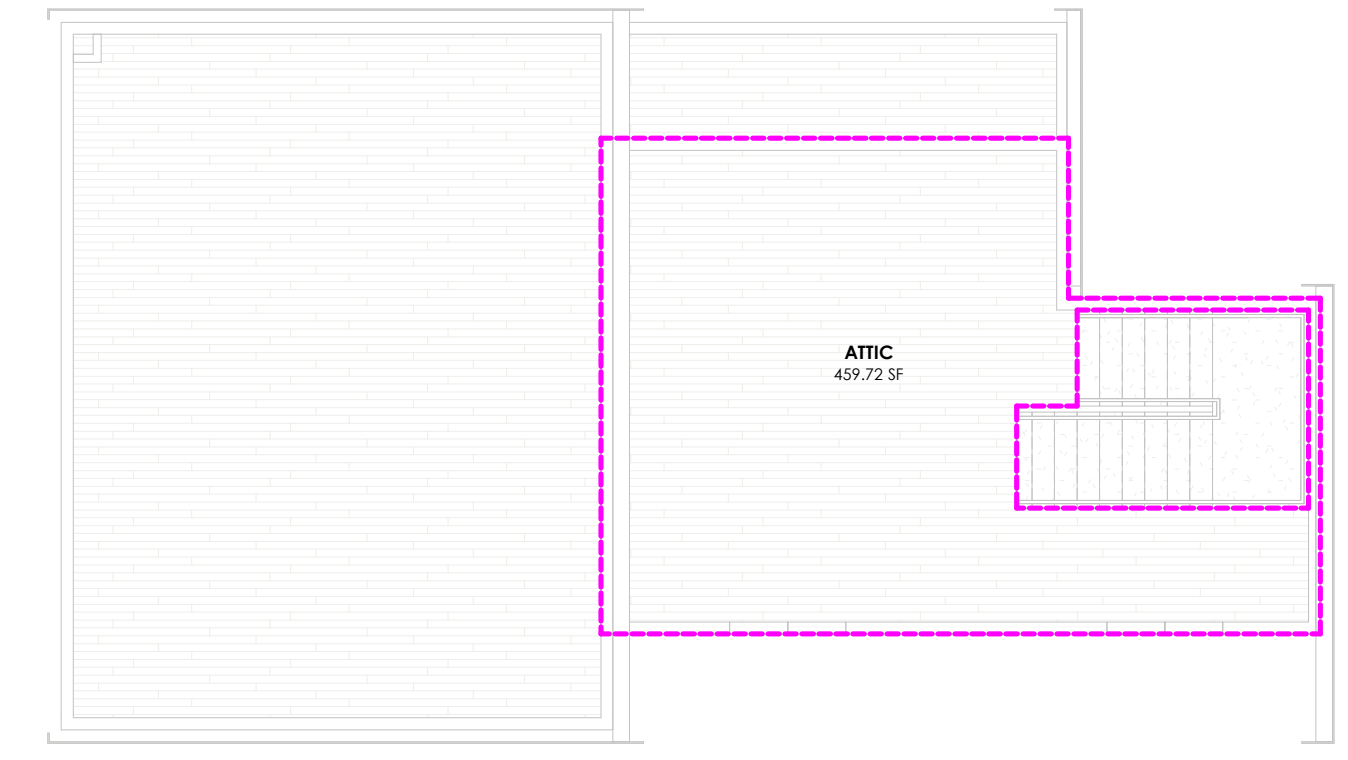
1 BASEMENT
 SCALE: 1/8" = 1'-0"



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



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



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

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

KEY PLAN

BLOCK # LOT #

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PROJECT:
NEW SINGLE FAMILY

ADDRESS:
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 LEXINGTON MA

SEAL/SIGNATURE

SHEET TITLE:
GROSS AREA

A18

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