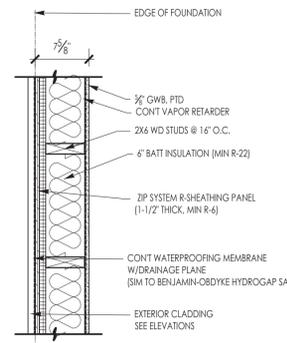
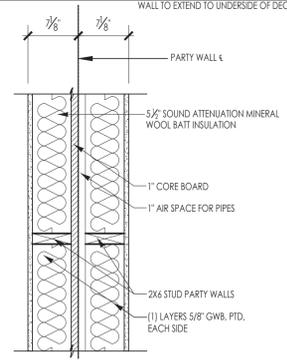


GENERAL CONSTRUCTION NOTES

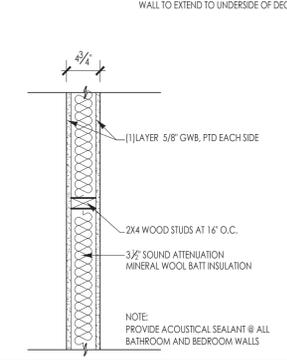
- ALL WORK IS TO BE PERFORMED IN PROFESSIONAL AND WORKMANLIKE MANNER, IN ACCORDANCE WITH ALL APPLICABLE FEDERAL & STATE CODES, INCLUDING THE INTERNATIONAL BUILDING CODE (IBC), THESE INCLUDE, BUT ARE NOT LIMITED TO, THE INTERNATIONAL EXISTING BUILDING CODE (IEBC), MASS STATE BUILDING CODE, THE AMERICAN NATIONAL STANDARD (ANSI), THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC), THE NATIONAL ELECTRIC CODE (NEC), THE INTERNATIONAL PLUMBING CODE (IPC), THE INTERNATIONAL MECHANICAL CODE (IMC), AND THE NATIONAL FIRE PROTECTION STANDARDS, AS WELL AS ALL LOCAL REGULATIONS GOVERNING THE PROJECT.
- CONTRACTOR TO VISIT SITE AND TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD, AND REPORT ALL DISCREPANCIES TO ARCHITECT, PRIOR TO PROCEEDING WITH WORK.
- ALL MATERIALS USED ON THIS PROJECT SHALL BE IN COMPLIANCE WITH THE APPLICABLE INTERNATIONAL BUILDING CODE.
- THE CONTRACTOR SHALL MAINTAIN COMPLETE AND UP-TO-DATE DRAWINGS AT THE JOB SITE, AND SHALL SUBMIT ACCURATE AS-BUILT DRAWINGS TO ARCHITECT AND OWNER AT END OF PROJECT.
- THE INTENTION OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND OTHER ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT THEY HAVE VISITED THE SITE AND HAVE FAMILIARIZED THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
- THE ARCHITECT WILL HAVE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THEIR BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, & SHORING, AND FOR COORDINATING THE WORK OF ALL SUB-CONTRACTORS.
- EACH CONTRACTOR SHALL PERFORM ALL REQUIRED CUTTING AND PATCHING FOR THEIR OWN TRADE, UNLESS OTHERWISE NOTED.
- DRAWINGS SHALL NOT BE SCALED TO OBTAIN DIMENSIONS.
- CONTRACTOR SHALL PROPERLY PROTECT AND MAKE SAFE WORK PREMISES.
- THE CONTRACTOR SHALL KEEP THE WORKSITE CLEAN AND TIDY, AND AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR TRASH CAUSED BY THEIR OPERATIONS.
- ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES AND SHALL MAINTAIN REQUIRED EMERGENCY EGRESS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT, AND THEIR AGENTS AND EMPLOYEES, FROM AND AGAINST ANY CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCES OF THE WORK.
- THE CONTRACTOR SHALL PAY ALL FEES AND SECURE PERMITS FROM ALL AGENCIES HAVING JURISDICTION AND AT COMPLETION SHALL SEE THAT THE PROJECT IS SIGNED OFF BY THE APPROPRIATE AUTHORITY HAVING JURISDICTION.
- WEATHER PROTECTION:** THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST THE RAIN, WIND, STORM, FROST, OR HEAT SO AS TO MAINTAIN ALL WORK MATERIALS, APPARATUS, AND FIXTURES FROM INJURY OR DAMAGE.
- THE CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE THE CONTRACT LIMITS AND RESTORE ALL SUCH PROPERTY TO ITS CONDITION PRIOR TO THE START OF THE WORK.
- DAMAGE:** ALL WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS AND WORKMANSHIP UNTIL THE DATE OF OWNER'S ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSES TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING CAUSED BY REPAIR OF THEIR WORK.
- ALL FINISHES SHALL COMPLY WITH THE LIMITS FOR FIRE RESISTANCE/FLAMMABILITY AS SPECIFIED IN THE APPLICABLE INTERNATIONAL BUILDING CODE.
- ALL DEMOLITION AND RELOCATING OF EXISTING MEP SYSTEMS EFFECTING NEW PLUMBING, HVAC, AND ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH RESPECTIVE SUBCONTRACTORS. RELOCATE/REWORK ALL ACTIVE MECHANICAL AND ELECTRICAL LINES WHERE REQUIRED DUE TO REMOVALS AND NEW LAYOUT. MODIFICATIONS FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE COMMENCING WORK.
- CONTRACTORS SHALL COORDINATE WITH PROPERTY MANAGER AS REQUIRED WHEN ITEMS OF NEW PLUMBING WORK REQUIRE ACCESS TO ADJACENT COMMON AREAS, AND TENANT SPACES OUTSIDE AREA OF WORK. REPLACE AND RESTORE FINISHES TO MATCH AFTER COMPLETION OF WORK.
- PROVIDE ALL BLOCKING REQUIRED TO INSTALL MILLWORK, EQUIPMENT, CASEWORK, GRAB BARS, RAILINGS, ETC. TYPE AND LOCATION SHALL BE SUBJECT TO REVIEW BY ARCHITECT.
- FOAM IN PLACE INSULATION FOR SMALL GAPS AND VOIDS.
- CAULK ALL JOINTS OF DISSIMILAR MATERIALS.
- PLAN DIMENSIONS ARE TO FACE OF PARTITION AT INTERIOR AND FACE OF FOUNDATION AT EXTERIOR, UNLESS OTHERWISE NOTED.
- REFER TO OWNERS ENVIRONMENTAL REPORT REGARDING CONTAMINANTS AND ASBESTOS ON THE PROJECT SITE/BUILDING.



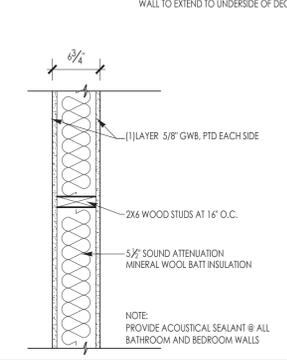
A1 EXTERIOR WALL ASSEMBLY
SCALE: 1" = 1'-0"
1-HOUR RATED



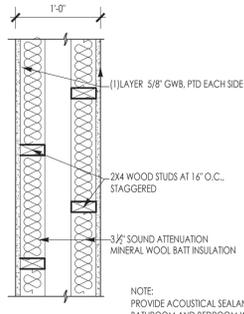
B1 PARTY WALL ASSEMBLY
SCALE: 1" = 1'-0"
1-HOUR RATED



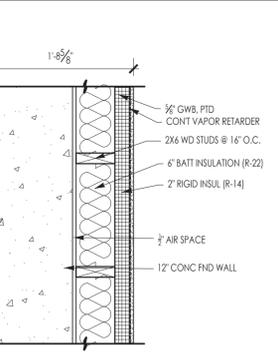
C4 INTERIOR WALL ASSEMBLY
SCALE: 1" = 1'-0"
WALL TO EXTEND TO UNDERSIDE OF DECK



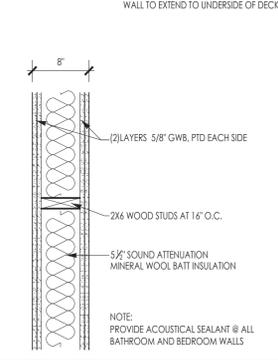
C6 INTERIOR WALL ASSEMBLY
SCALE: 1" = 1'-0"
1-HOUR RATED
SIM UL U419



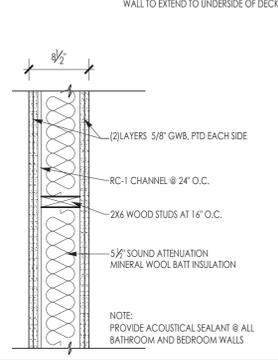
D INTERIOR + PLUMBING WALL ASSEMBLY
SCALE: 1" = 1'-0"
1-HOUR RATED



E EXTERIOR WALL ASSEMBLY
SCALE: 1" = 1'-0"
1-HOUR RATED



F1 INTERIOR WALL ASSEMBLY
SCALE: 1" = 1'-0"
1-HOUR RATED
STC: 51
SIM UL U419



F2 INTERIOR WALL ASSEMBLY
SCALE: 1" = 1'-0"
2-HOUR RATED
SIM UL U411

LINT COUNT BREAK DOWN
TOTAL UNITS: 24
STANDARD STUDIO: 12
HC STUDIO: 10
STUDIO PLUS: 2

MINIMUM ENERGY CODE VALUES (10% BETTER THAN 2021 IECC REQUIRED FOR CREDITS)	
GROUP R USES	
ROOF TO BE SOLAR READY	
HERS RATING (MIXED-FUEL)	42
ROOF	
INSULATION ABOVE DECK	R-33 CI
ATTIC INSULATION	R-66
WALLS ABOVE GRADE	
WOOD FRAMED	R-22 + R-5.5 CI
WALLS BELOW GRADE	
MASS	R-15 CI
FLOORS	
JOISTS/FRAMING	R-33
SLAB ON GRADE FLOORS	
UNHEATED SLAB	R-22 FOR 2'4" BELOW
HEATED SLAB	R-16.5 FOR 3'6" BELOW AND R-6 FULL SLAB
FENESTRATION	
FIXED	U-0.30
OPERABLE	U-0.32
ENTRANCE DOORS	U-0.42
SHGC, FIXED	PF<0.2 0.38
	0.2+PF<0.5 0.46
	PF>0.5 0.61
SHGC, OPER	PF<0.2 0.33
	0.2+PF<0.5 0.40
	PF>0.5 0.53
SKYLIGHTS	U-0.45
	SHGC 0.40



ARCHITECT'S STAMP:



ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

■	SCHEMATIC	01.12.2026
□	DESIGN DEVELOPMENT	
□	BID	
□	PERMIT	
□	CONSTRUCTION	
□	EXISTING CONDITIONS	

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	REVISION DATE

DATE:	01.12.2026
SCALE:	AS NOTED
PROJECT:	- -
DRAWN:	JGH
CHECKED:	JGH
PROJECT TITLE:	RESIDENTIAL BUILDING 342 WEST BOYLSTON STREET WORCESTER, MA 01606

SHEET TITLE:
GENERAL NOTES & DETAILS

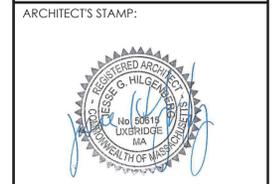
SHEET NUMBER:

T-1.1



ARCHITECT:

DIXON SALO ARCHITECTS
 INCORPORATED
 300 MAIN STREET
 LYNDENHILL, MASSACHUSETTS 01902
 (508) 755-0333 (C) 508.372.5348
 ADMIN@DIXONSALOARCHITECTS.COM



ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

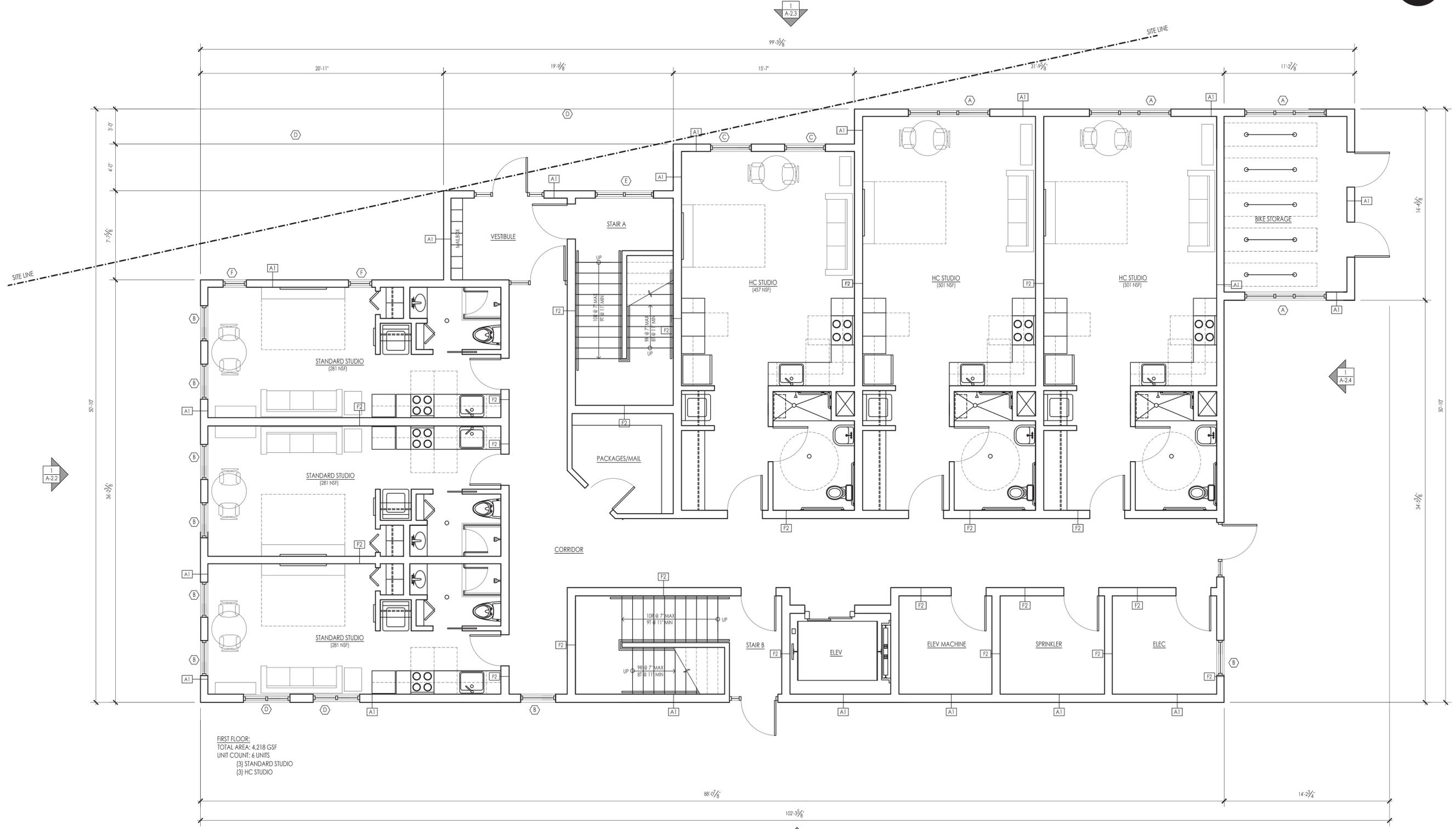
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□	DESIGN DEVELOPMENT	
□	BID	
□	PERMIT	
□	CONSTRUCTION	
□	EXISTING CONDITIONS	
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	REVISION DATE	

DATE: 01.12.2026
 SCALE: AS NOTED
 PROJECT: - -
 DRAWN: JGH
 CHECKED: JGH

PROJECT TITLE:
 RESIDENTIAL BUILDING
 342 WEST BOYLSTON STREET
 WORCESTER, MA 01606

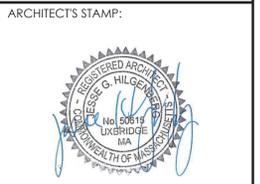
SHEET TITLE:
 PROPOSED FIRST FLOOR PLAN

SHEET NUMBER:
A-1.1



FIRST FLOOR:
 TOTAL AREA: 4,218 GSF
 UNIT COUNT: 6 UNITS
 (3) STANDARD STUDIO
 (3) HC STUDIO

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



ENGINEER:
 ENGINEER'S STAMP:

GENERAL INFORMATION:

-  SCHEMATIC 01.12.2026
-  DESIGN DEVELOPMENT
-  BID
-  PERMIT
-  CONSTRUCTION
-  EXISTING CONDITIONS

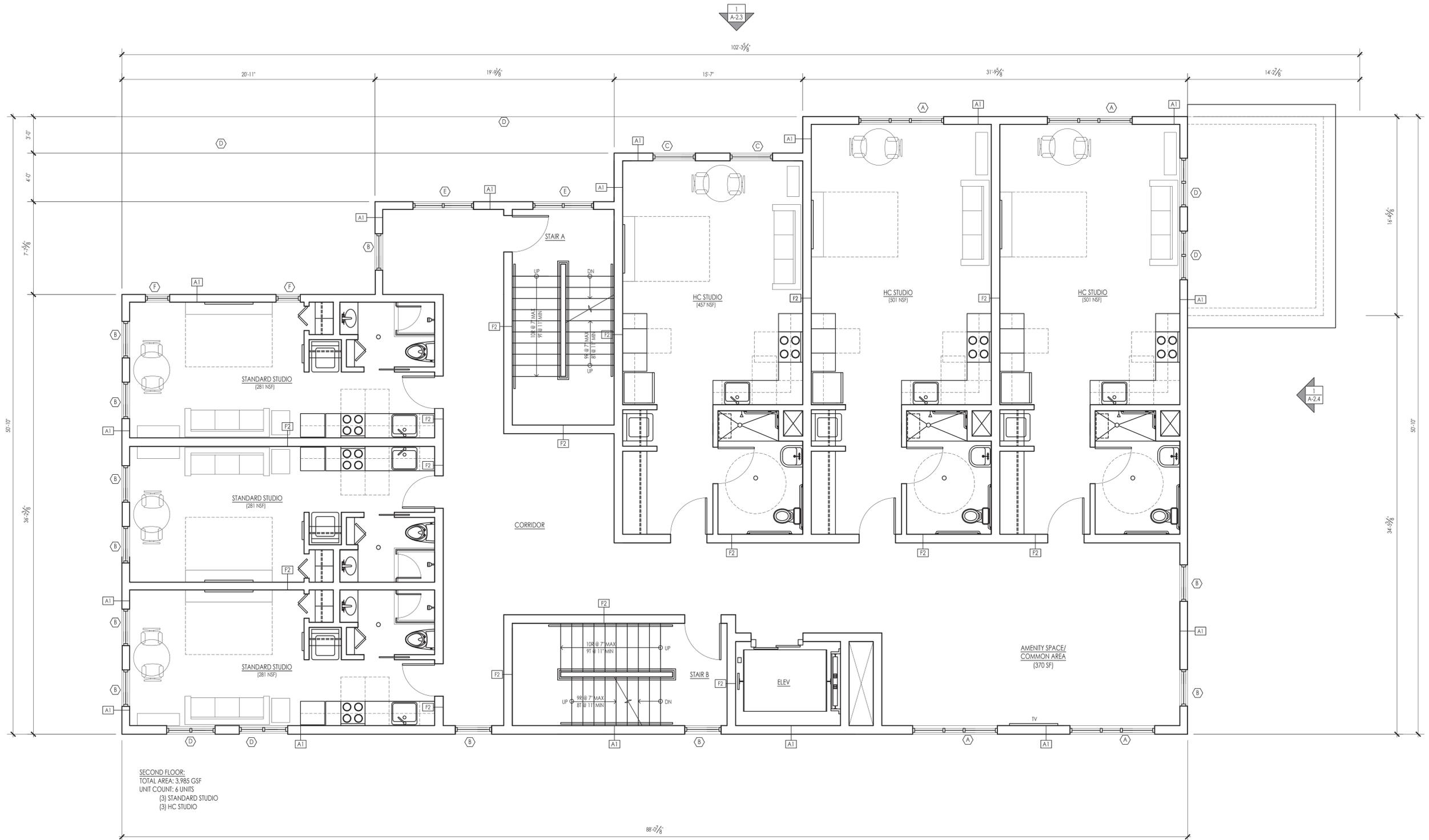
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	REVISION DATE

DATE: 01.12.2026
 SCALE: AS NOTED
 PROJECT: - -
 DRAWN: JGH
 CHECKED: JGH

PROJECT TITLE:
 RESIDENTIAL BUILDING
 342 WEST BOYLSTON STREET
 WORCESTER, MA 01606

SHEET TITLE:
 PROPOSED SECOND FLOOR PLAN

SHEET NUMBER:
A-1.2



SECOND FLOOR:
 TOTAL AREA: 3,785 GSF
 UNIT COUNT: 6 UNITS
 (3) STANDARD STUDIO
 (3) HC STUDIO

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



ARCHITECT'S STAMP:



ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

- SCHEMATIC 01.12.2026
- DESIGN DEVELOPMENT
- BID
- PERMIT
- CONSTRUCTION
- EXISTING CONDITIONS

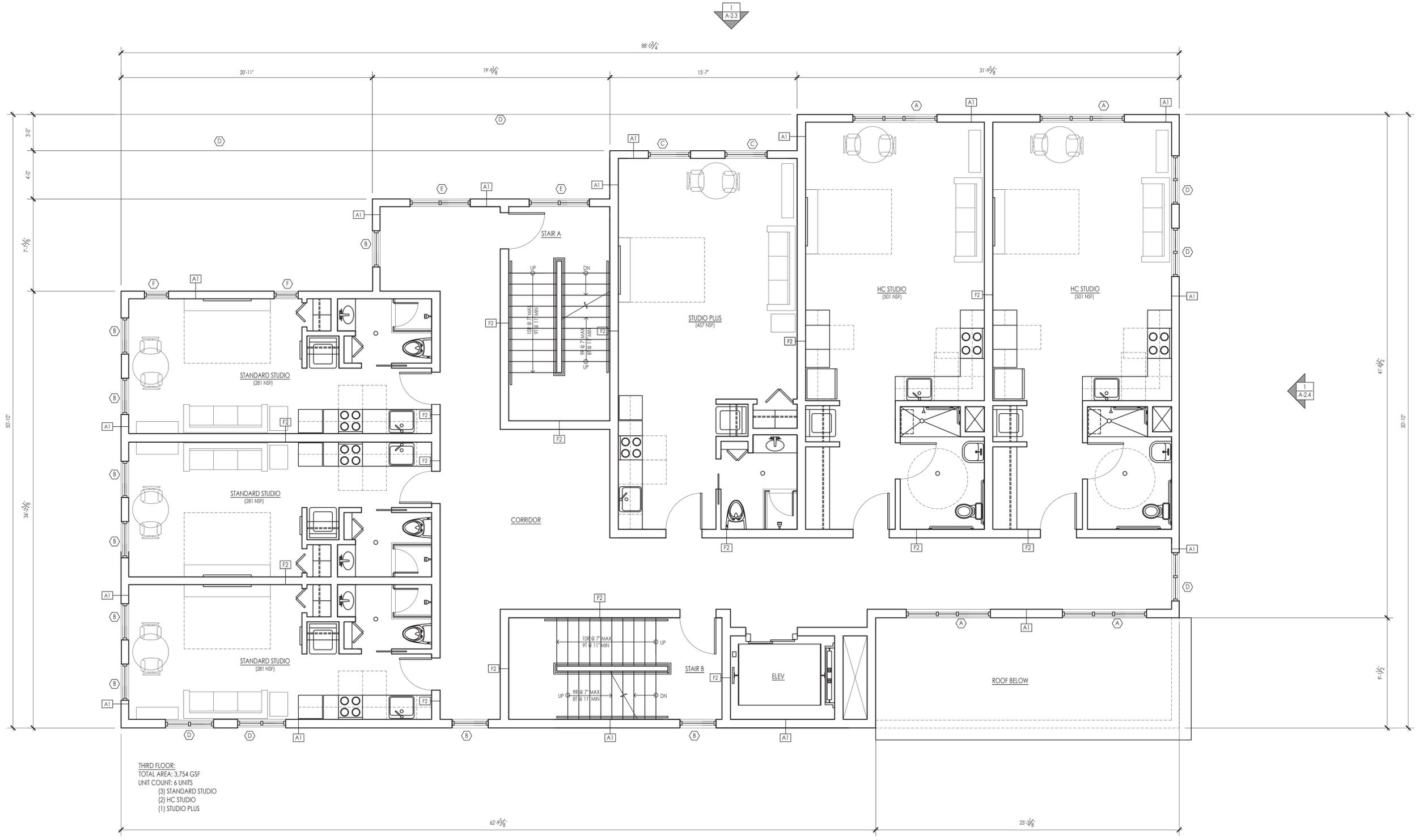
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REVISION DATE	

DATE: 01.12.2026
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 PROJECT: - -
 DRAWN: JGH
 CHECKED: JGH

PROJECT TITLE:
 RESIDENTIAL BUILDING
 342 WEST BOYLSTON STREET
 WORCESTER, MA 01606

SHEET TITLE:
 PROPOSED THIRD FLOOR PLAN

SHEET NUMBER:
A-1.3



THIRD FLOOR:
 TOTAL AREA: 3,754 GSF
 UNIT COUNT: 6 UNITS
 (3) STANDARD STUDIO
 (2) HC STUDIO
 (1) STUDIO PLUS

PROPOSED THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0" 1
A-1.3



ARCHITECT:

DIXON SALO ARCHITECTS
 INCORPORATED
 300 MAIN STREET, FIRST FLOOR
 LYNDENHILL, MASSACHUSETTS 01905
 (508) 752-5333 (C) 1998-2024
 ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:



ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

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	DESIGN DEVELOPMENT	
	BID	
	PERMIT	
	CONSTRUCTION	
	EXISTING CONDITIONS	

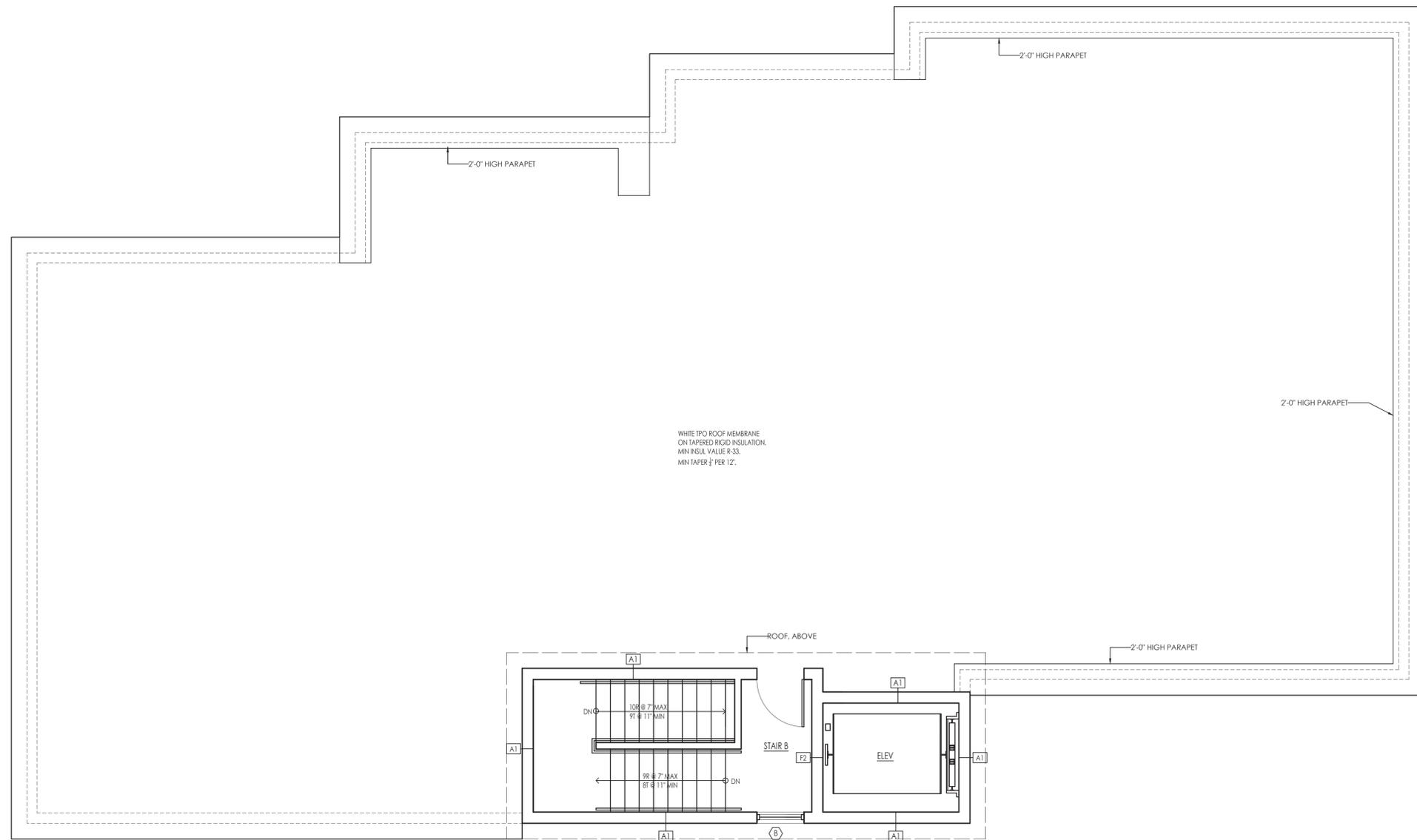
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	REVISION DATE

DATE: 01.12.2026
 SCALE: AS NOTED
 PROJECT: - -
 DRAWN: JGH
 CHECKED: JGH

PROJECT TITLE:
 RESIDENTIAL BUILDING
 342 WEST BOYLSTON STREET
 WORCESTER, MA 01606

SHEET TITLE:
 PROPOSED ROOF PLAN

SHEET NUMBER:
A-1.5



ROOF LEVEL
 TOTAL AREA: 266 GSF

NOTE:
 1. ROOF TO BE SOLAR READY (10 PSF MAX)

- SCHEMATIC 01.12.2026
- DESIGN DEVELOPMENT
- BID
- PERMIT
- CONSTRUCTION
- EXISTING CONDITIONS

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	REVISION DATE

DATE: 01.12.2026
 SCALE: AS NOTED
 PROJECT: - -
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 CHECKED: JGH

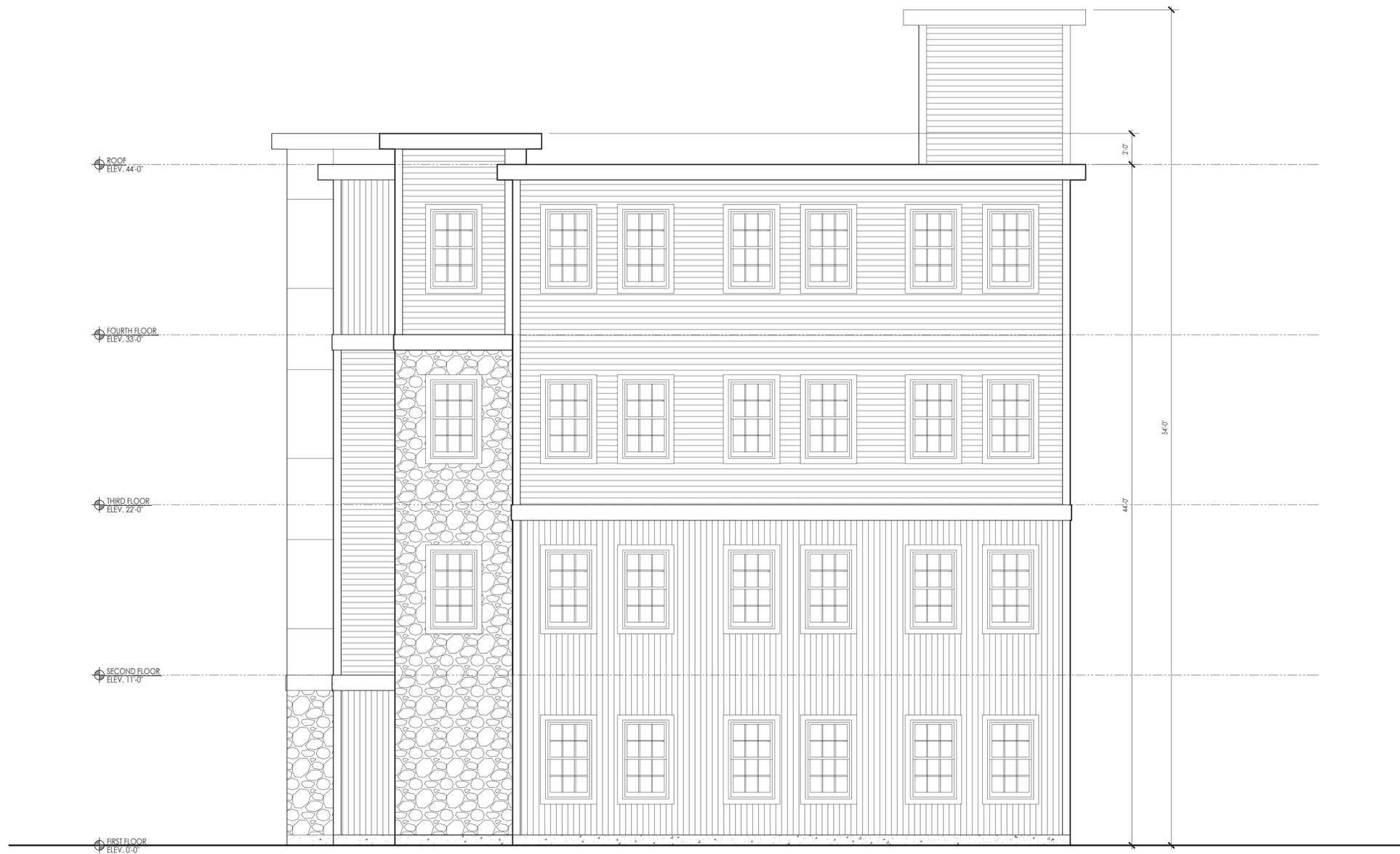
PROJECT TITLE:
 RESIDENTIAL BUILDING
 342 WEST BOYLSTON STREET
 WORCESTER, MA 01606

SHEET TITLE:
 PROPOSED WEST ELEVATION

SHEET NUMBER:
A-2.1



PROPOSED WEST ELEVATION 1
A-2.1
SCALE: 1/2" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

ARCHITECT:

DIXON SALO ARCHITECTS INCORPORATED
 300 MAIN STREET, SUITE 200
 WORCESTER, MA 01606
 (508) 755-0333 (F) 508-752-8348
 ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:


ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

- SCHEMATIC 01.12.2026
- DESIGN DEVELOPMENT
- BID
- PERMIT
- CONSTRUCTION
- EXISTING CONDITIONS

NO.	REVISION DATE
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DATE: 01.12.2026
 SCALE: AS NOTED
 PROJECT: - -
 DRAWN: JGH
 CHECKED: JGH

PROJECT TITLE:
 RESIDENTIAL BUILDING
 342 WEST BOYLSTON STREET
 WORCESTER, MA 01606

SHEET TITLE:
 PROPOSED SOUTH ELEVATION

SHEET NUMBER:
A-2.2

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	REVISION DATE

DATE: 01.12.2026
 SCALE: AS NOTED
 PROJECT: - -
 DRAWN: JGH
 CHECKED: JGH

PROJECT TITLE:
 RESIDENTIAL BUILDING
 342 WEST BOYLSTON STREET
 WORCESTER, MA 01606

SHEET TITLE:
 PROPOSED EAST ELEVATION

SHEET NUMBER:
A-2.3



PROPOSED EAST ELEVATION
 SCALE: 1/2" = 1'-0"



ARCHITECT:

DIXON SALO ARCHITECTS
 INCORPORATED
 300 MAIN STREET, FIRST FLOOR
 LYNN, MASSACHUSETTS 01904
 (508) 751-0333 (C) 1988-2024
 ADMIN@DIXONSALOARCHITECTS.COM



ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

-  SCHEMATIC 01.12.2026
-  DESIGN DEVELOPMENT
-  BID
-  PERMIT
-  CONSTRUCTION
-  EXISTING CONDITIONS

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	REVISION DATE

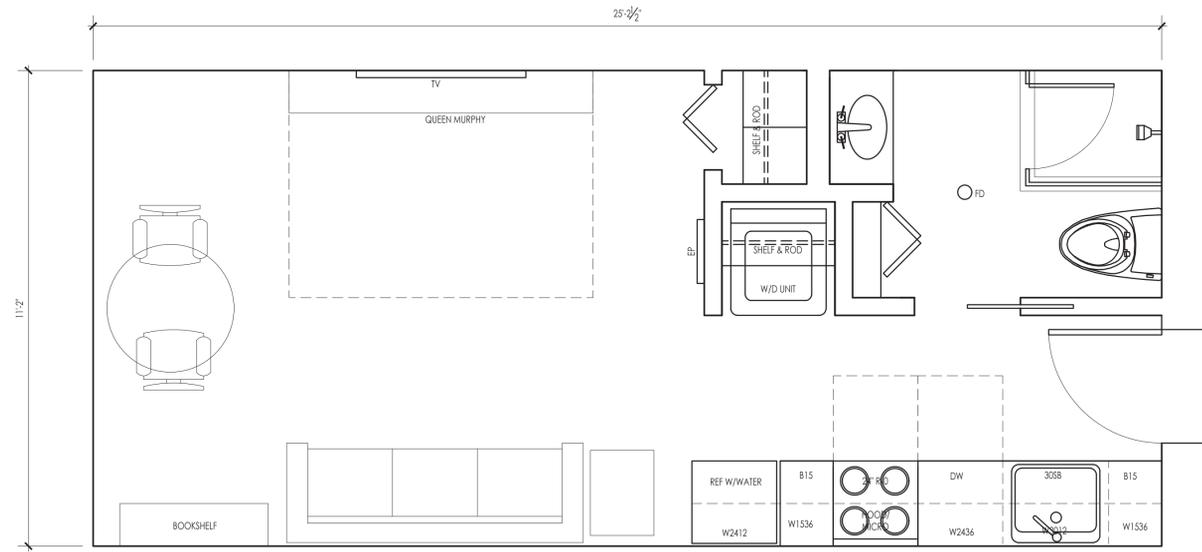
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PROJECT TITLE:
 RESIDENTIAL BUILDING
 342 WEST BOYLSTON STREET
 WORCESTER, MA 01606

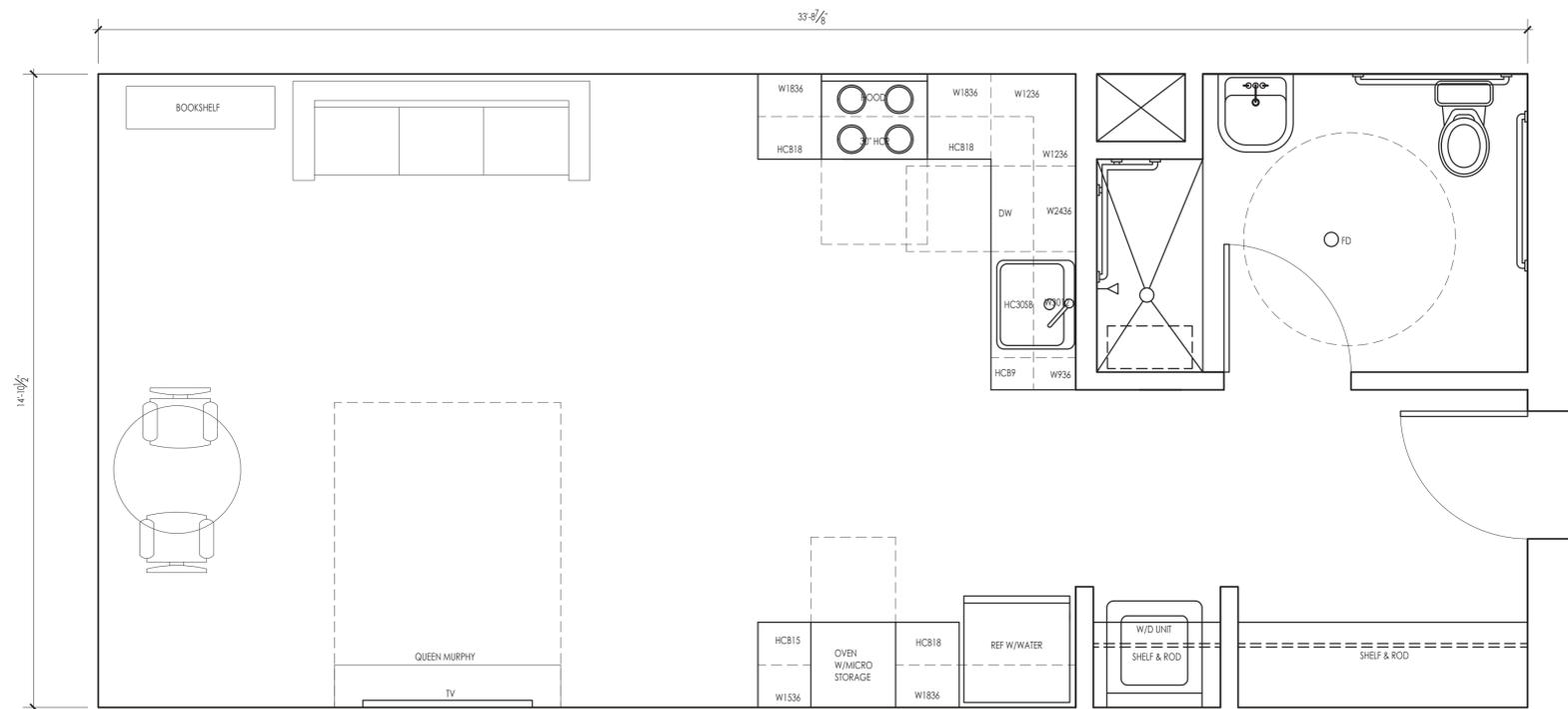
SHEET TITLE:
 PROPOSED NORTH ELEVATION

SHEET NUMBER:
A-2.4

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



PROPOSED UNIT PLAN - STANDARD STUDIO 1
A-3.1
SCALE: 1/2" = 1'-0"



PROPOSED STANDARD UNIT PLAN 2
A-3.1
SCALE: 1/2" = 1'-0"

ARCHITECT:

DIXON SALO ARCHITECTS
 INCORPORATED
 300 MAIN STREET, FIRST FLOOR
 WORCESTER, MASSACHUSETTS
 01508-7545-0333 (C) 508-772-5348
 ADMIN@DIXONSALOARCHITECTS.COM



ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

- SCHEMATIC 01.12.2026
- DESIGN DEVELOPMENT
- BID
- PERMIT
- CONSTRUCTION
- EXISTING CONDITIONS

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	REVISION DATE

DATE: 01.12.2026
 SCALE: AS NOTED
 PROJECT: - -
 DRAWN: JGH
 CHECKED: JGH

PROJECT TITLE:
 RESIDENTIAL BUILDING
 342 WEST BOYLSTON STREET
 WORCESTER, MA 01606

SHEET TITLE:
 TYPICAL UNIT PLANS

SHEET NUMBER:
A-3.1