

HATHAWAY ROAD

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/2018
2	REVISIONS TO BE MADE TO THIS SET	
3	REVISIONS TO BE MADE TO THIS SET	
4	REVISIONS TO BE MADE TO THIS SET	
5	REVISIONS TO BE MADE TO THIS SET	
6	REVISIONS TO BE MADE TO THIS SET	
7	REVISIONS TO BE MADE TO THIS SET	
8	REVISIONS TO BE MADE TO THIS SET	
9	REVISIONS TO BE MADE TO THIS SET	
10	REVISIONS TO BE MADE TO THIS SET	
11	REVISIONS TO BE MADE TO THIS SET	
12	REVISIONS TO BE MADE TO THIS SET	

PROPOSED PLAN  
 LEXINGTON, MASS.  
 SCALE: (NOT TO SCALE) NOVEMBER 15, 2018  
 KEENAN SURVEY  
 8 WINCHESTER PLACE, SUITE 208  
 WINCHESTER, MASS. 01890  
 781-729-4213

**GENERAL CONSTRUCTION SPECIFICATIONS:**  
**Interior Walls:** 2x4 wood frame construction @ 16" o.c. with 3 1/2" sound reduction fiberglass batt insulation between studs for all walls between bedrooms (TBD). Finish both sides with 1/2" blueboard w/ skimcoat of plaster (BBSF).  
**Exterior Walls:** 2x6 wood frame construction @ 16" o.c. (unless otherwise noted). Owens Corning or equal 5 1/2" R-21 unfaced fiberglass batt insulation between studs. Verify min. required wall R-values per HERS rating. Finish interior face with BBSF over polyethylene vapor barrier applied over all exterior walls. Exterior stud face to have 7/16" Advantech Zip System or 1/2" CDX plywood sheathing. Cement board or cedar siding shall be installed over fully taped Advantech Zip-System sheathing or Tyvek Housewrap.  
**Floors:** Framing sizes as noted on framing plans with kraftfaced fiberglass insulation (if applicable) in R values per HERS rating. Subfloor shall be min. 3/4" T&G Advantech / Equal glued & nailed 6" o.c. to joists.  
**Roof & Ceilings:** Framing sizes as noted on framing plans with R values per HERS rating. Provide full coverage all rafter bays with spray foam insulation, no roof venting required. Exterior face of rafters shall have 1/2" CDX fir plywood or 1/2" Advantech roof sheathing with Certainteed (or equal) 30 year roof shingles installed over 15# felt paper or shingle manufacturer's required underlayment. Provide ice & water shield at all valleys and eaves and along wall transitions and projections.  
 Moisture from plaster job, painting, or any other source during construction must be fully mitigated by general contractor during construction to avoid potential mold problems. Architect is not responsible for any moisture complications attributable to any job site climate conditions or any performed work. Use of alternative insulation products or systems other than specified herein shall further indemnify architect of any liability attributable to building envelop performance. Architect is further exempt from liability associated with any HVAC systems installed.

All structural assemblies, building components, materials, workmanship, energy conservation, life-safety, and fire protection shall conform fully with 780 CMR 9th Edition of the Massachusetts State Building Code Volume for One and Two Family Dwellings. Stretch Energy Code shall utilize the 2015 IECC base code with all Mass amendments. All duct testing and associated Stretch Code testing requirements and procedures shall be the responsibility of the Builder. See project specific HERS Rating for insulation values, all of which shall supercede any insulation values stated herein these construction documents. **SEE DRAWINGS FOR ADDITIONAL NOTES AND SPECIFICATIONS. OWNER SHALL REVIEW WITH BUILDER. MODIFICATIONS TO ANY SPECIFICATIONS INDICATED WITHIN THESE CONSTRUCTION DOCUMENTS.**

WINDOW SCHEDULE					
WINDOW	MANUFACTURER (PELLA)	R.O. W x H	CLEAR OPENING	U-VALUE	SAFETY GLASS
W1	450 CSMT 2329	1'-11 3/4" x 2'-5 3/4"	N/A	.26 LOW E	NOT REQ.
W2	450 CSMT 2353-3	6'-0 1/4" x 4'-5 3/4"	13.25' x 48.75' (4.5 SF)	.26 LOW E	NOT REQ.
W3	450 AWN 2929	2'-5 3/4" x 2'-5 3/4"	4.3 sq ft	.26 LOW E	PER PLAN
W4	450 AWN 2929-2	4'-11" x 2'-5 3/4"	4.3 sq ft	.26 LOW E	NOT REQ.
W5	450 DH 2947	2'-5 3/4" x 3'-11 3/4"	25.5' x 20.25'	.26 LOW E	PER PLAN
W6	450 DH 2965	2'-5 3/4" x 5'-5 3/4"	25.5' x 29.25'	.26 LOW E	PER PLAN
W7	450 DH 2971	2'-5 3/4" x 5'-11 3/4"	25.5' x 32.52'	.26 LOW E	NOT REQ.
W8	450 DH 3359	2'-9 3/4" x 5'-11 3/4"	29.5' x 26.25'	.26 LOW E	NOT REQ.
W9	450 DH 3365-2	5'-6 3/4" x 5'-5 3/4"	29.5' x 29.25'	.26 LOW E	NOT REQ.
W10	450 DH 3757-2	6'-2 3/4" x 4'-9 3/4"	33.5' x 25.25'	.26 LOW E	PER PLAN
W11	450 DH 3759	3'-1 3/4" x 4'-11 3/4"	33.5' x 26.25'	.26 LOW E	NOT REQ.
W12	450 DH 3759-2	6'-2 3/4" x 4'-11 3/4"	33.5' x 26.25'	.26 LOW E	NOT REQ.
W13	450 DH 3765	3'-1 3/4" x 5'-5 3/4"	33.5' x 29.25'	.26 LOW E	NOT REQ.
W14	450 DH 3771	3'-1 3/4" x 5'-11 3/4"	33.5' x 32.25'	.26 LOW E	NOT REQ.
W15	450 DH 4159	3'-5 3/4" x 4'-11 3/4"	37.5' x 26.25'	.26 LOW E	NOT REQ.
W16	450 PICTURE 5365	4'-5 3/4" x 5'-5 3/4"	N/A	.26 LOW E	NOT REQ.

DOOR SCHEDULE					
DOOR	PELLA ARCHITECT SERIES	R.O. W x H	U-VALUE	SAFETY GLASS	TEMPERED
D1	3486 RIGHT (TBD)	Actual: 3'-0" x 8'-0"	NA	.30	TEMPERED
D2	FRONT DOOR (Product TBD)	Actual: 2'-8" x 6'-8"	NA	.16	
D3	THERMA-TRU (20 min. rated)	Actual: 2'-8" x 6'-8"	NA	.16	
D4	THERMA-TRU 210 (9-LITE)	Actual: 2'-8" x 6'-8"	NA	.26	TEMPERED
D5	SIMPSON or equal (Product TBD)	Actual: 2'-8" x 6'-8"	NA	.26	TEMPERED

**12 HATHAWAY ROAD LEXINGTON, MA**  
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 NEWTON CENTRE, MA 02459  
 PHONE: 617-571-0645  
 RALPHK@RDKARCHITECTS.COM  
 www.rdkarchitects.com

CONSULTANTS:  
 PROJECT:  
**NEW HOUSE**  
**12 HATHAWAY RD**  
**LEXINGTON, MA**

BUILDER:  
**DND HOMES, INC.**  
 271 Lincoln St Lx2421

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DATE:  
**NOVEMBER 28, 2018**

BUILDING PERMIT SET  
 Per 9th Ed. 780 CMR One & Two Family Dwellings

REVISIONS:

BUILDER / GENERAL CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL SUB-CONTRACTORS ARE WORKING FROM MOST CURRENT ISSUE DATE OF PLANS.

REGISTRATION:  
  
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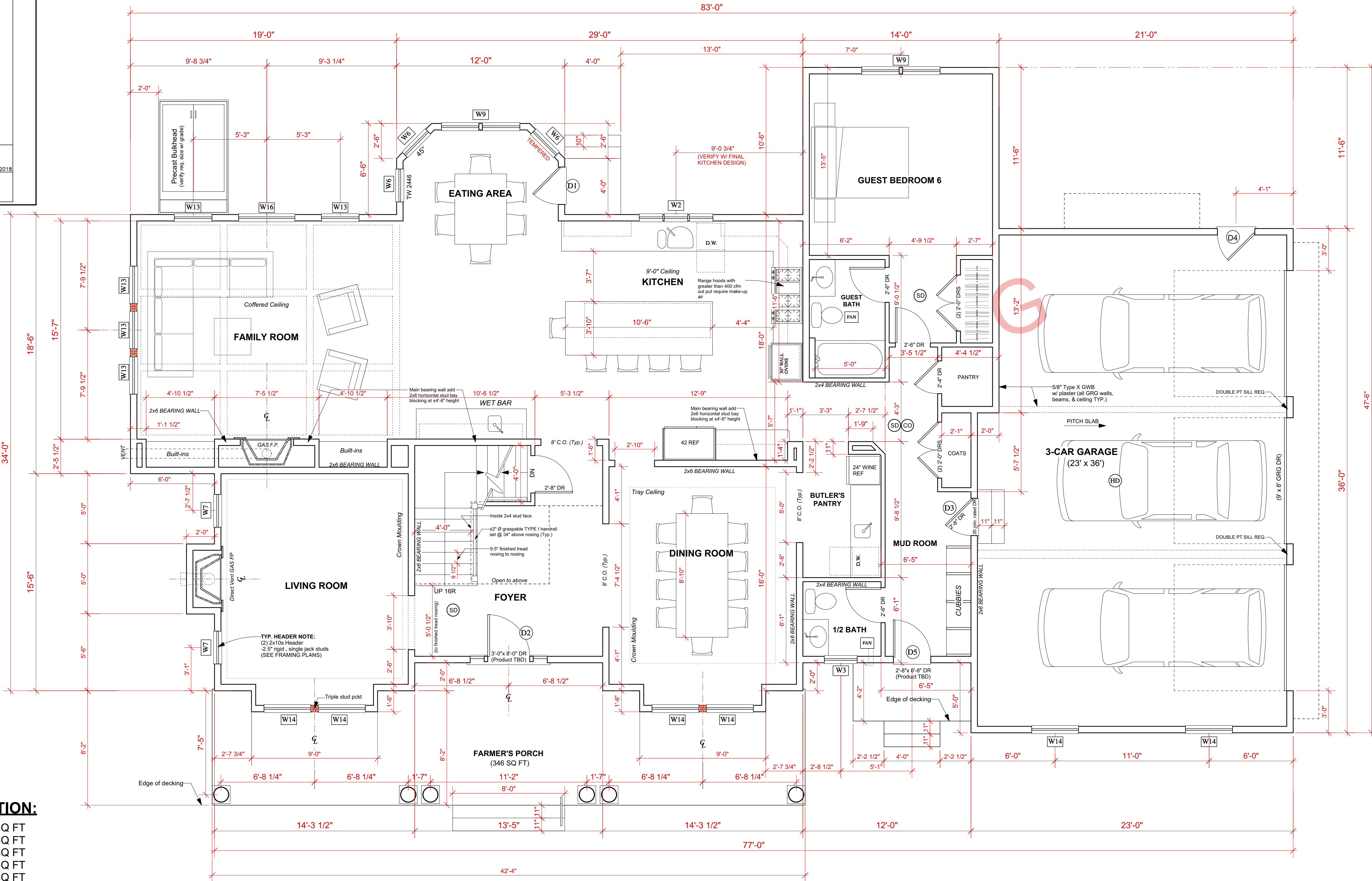
SCALE:  
**1/4" = 1'-0"**

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SHEET TITLE:  
**FIRST FLOOR PLAN**

SHEET NUMBER:  
**A-1**

SET TOTAL: A-1 - A-11



**FAR GROSS FLOOR AREA TABULATION:**

FIRST FLOOR AREA:	2,189 SQ FT
SECOND FLOOR AREA:	2,595 SQ FT
ATTIC AT 5'-0" AND ABOVE:	966 SQ FT
3-CAR GARAGE:	792 SQ FT
COVERED PORCHES:	346 SQ FT
BASEMENT AREA ABOVE 6'-7 1/2":	2,182 SQ FT
<b>PROPOSED GROSS FLOOR AREA:</b>	<b>9,070 SQ FT</b>

MAX. ALLOWABLE GFA = 10,096  
 (9,350 + 0.16 x (34,661-30,000))

**FIRST FLOOR PLAN**  
**FAR FLOOR AREA: 2,189 SQ FT**

NOTE: All 2x6 walls framed as bearing walls with horizontal blocking at mid height for interior load bearing partitions only or as noted.

CONSULTANTS:

PROJECT:  
**NEW HOUSE**  
12 HATHAWAY RD  
LEXINGTON, MA

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**DND HOMES, INC.**  
271 Lincoln St Lex 02421

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BUILDING PERMIT SET  
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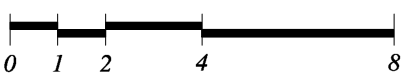
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SHEET TITLE:  
**SECOND FLOOR PLAN**

SHEET NUMBER:

**A-2**

SET TOTAL: A-1 - A-11

WINDOW SCHEDULE						
WINDOW	MANUFACTURER (PELLA)	R.O. W x H	CLEAR OPENING	U-VALUE	SAFETY GLASS	
W1	450 CSMT 2329	1'-11 3/4" x 2'-5 3/4"	N/A	.26	LOW E	NOT REQ.
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W6	450 DH 2965	2'-5 3/4" x 5'-5 3/4"	25.5' x 29.25'	.26	LOW E	PER PLAN
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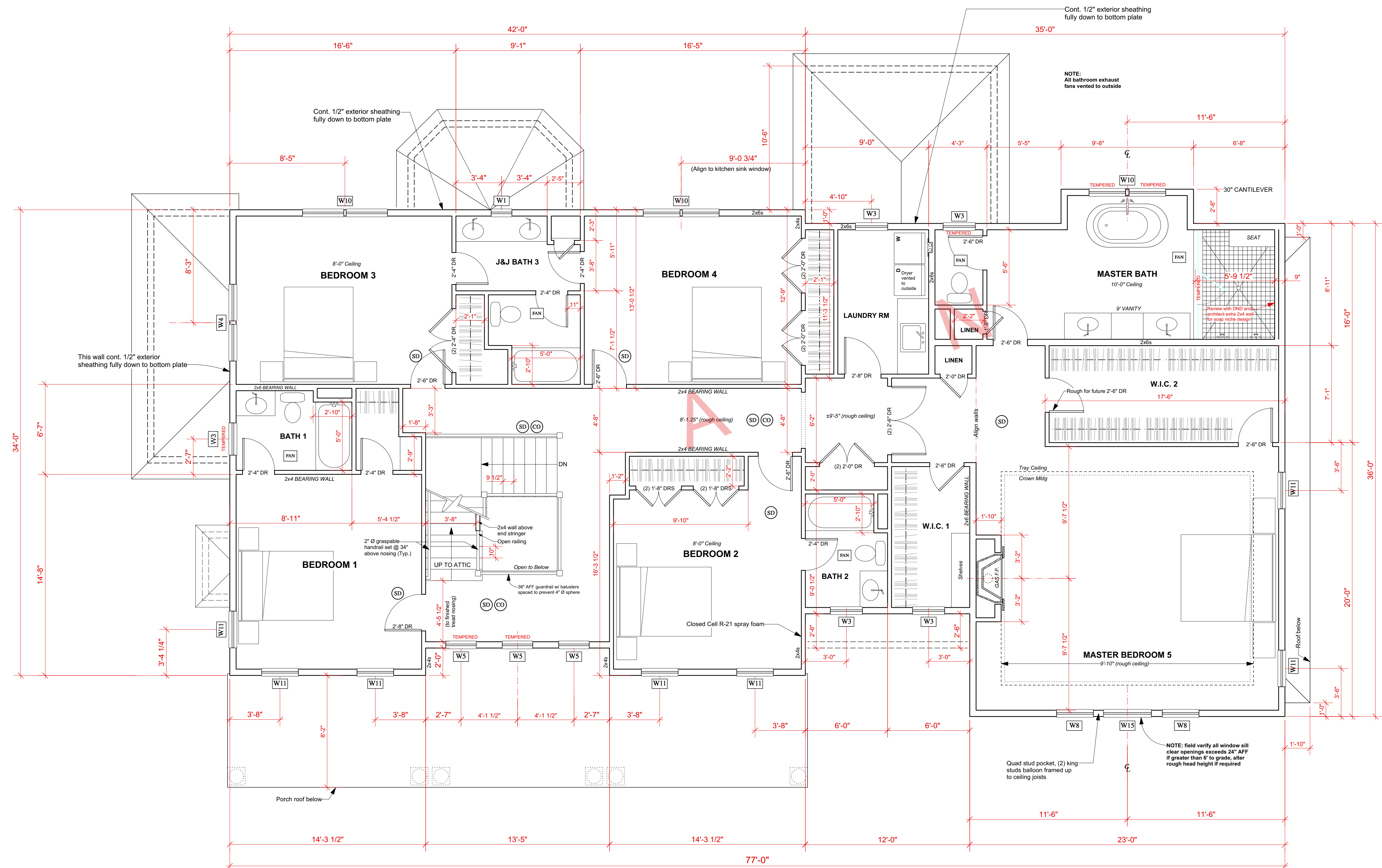
  

DOOR SCHEDULE					
D1	PELLA ARCHITECT SERIES 3486 RIGHT (TBD)	R.O. 2'-10.25" x 7'-2.5"	NA	.30	TEMPERED
D2	FRONT DOOR (Product TBD)	Actual: 3'-0" x 8'-0"	NA	.16	
D3	THERMA-TRU (20 min. rated)	Actual: 2'-8" x 6'-8"	NA	.16	
D4	THERMA-TRU 210 (9-LITE)	Actual: 2'-8" x 6'-8"	NA	.26	TEMPERED
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**12 HATHAWAY ROAD LEXINGTON, MA**

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**SECOND FLOOR PLAN**  
FAR FLOOR AREA: 2,595 SQ FT

CONSULTANTS:

PROJECT:  
**NEW HOUSE**  
12 HATHAWAY RD  
LEXINGTON, MA

BUILDER:  
**DND HOMES, INC.**  
271 Lincoln St Lex 02421

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DATE:  
**NOVEMBER 28, 2018**

**BUILDING PERMIT SET**  
Per 9th Ed. 780 CMR One & Two Family Dwellings

REVISIONS:

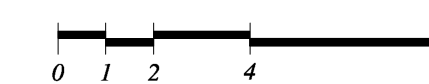
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SHEET TITLE:  
**FINISHED ATTIC FLOOR PLAN**

**ROOF PLAN FUTURE SOLAR PANELS**

SHEET NUMBER:

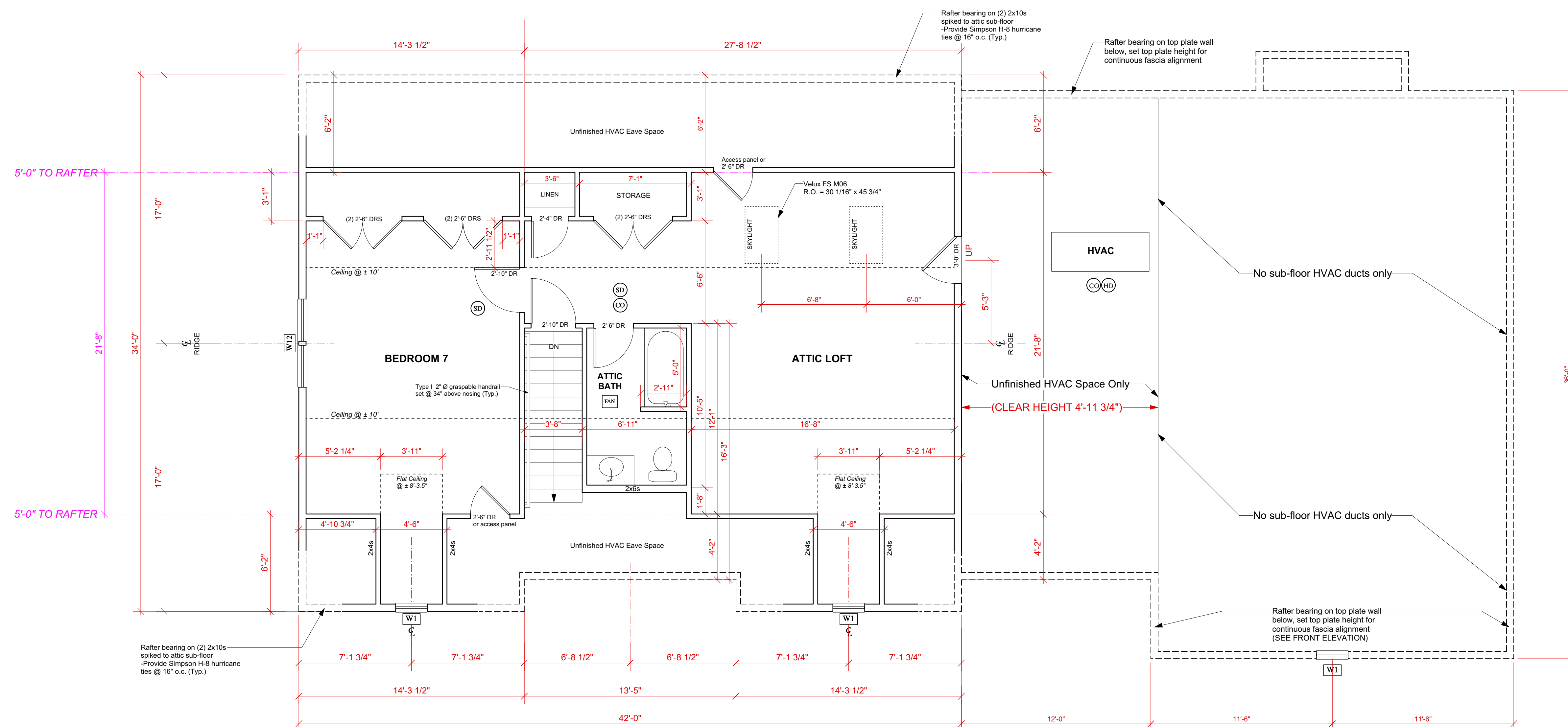
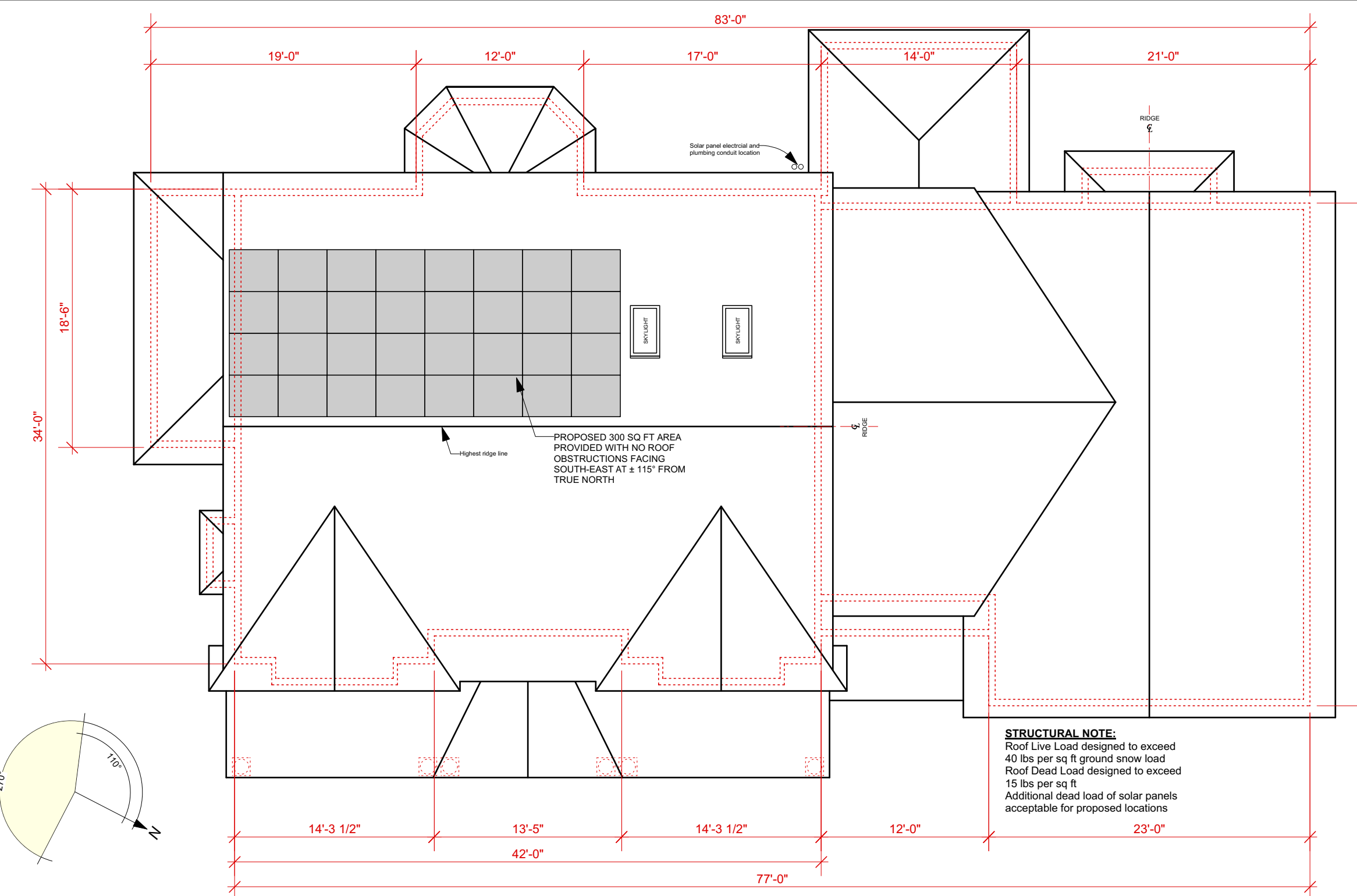
# A-3

SET TOTAL: A-1 - A-11

### 12 HATHAWAY ROAD LEXINGTON, MA

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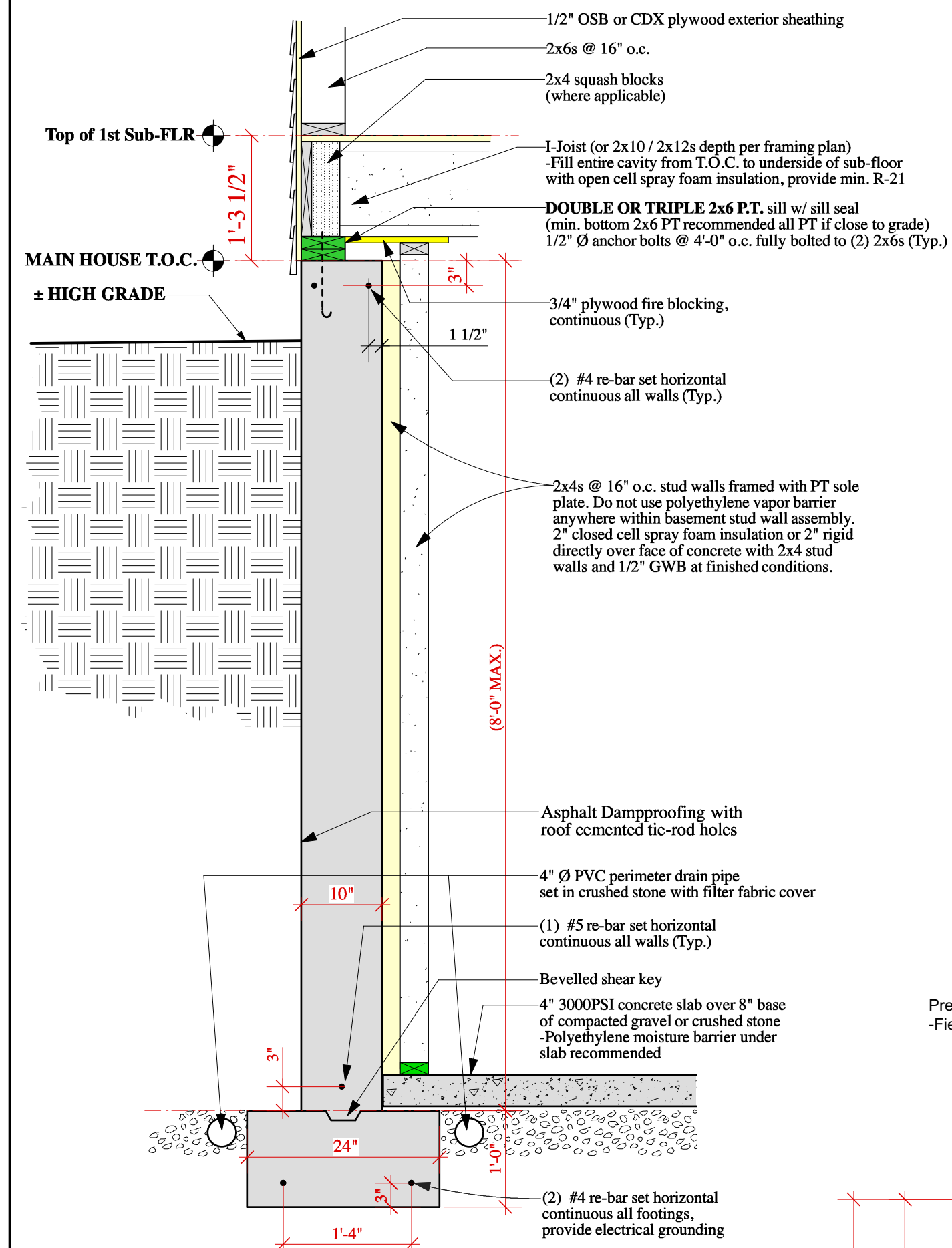
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### ATTIC FLOOR PLAN

FAR AREA: 966 SQ FT  
(At 5'-0" + TO UNDERSIDE OF RAFTER)  
2nd FL Footprint or Area: 2,595 x .40 = 1,038 SQ FT  
966 SQ FT is less than 1,038 SQ FT  
Attic complies with 1/2 Story Bylaw

All finished rooms and spaces with less than 8% glazing area, per floor area served, shall be provided with artificial lighting capable of min. 6 footcandles over the area of the room at a height of 30" AFF.



**TYPICAL FOUNDATION WALL DETAIL**

Scale: 3/4" = 1'-0"

**RADON MITIGATION SYSTEM NOT SHOWN (SYSTEM DESIGN BY OTHERS PER SITE SPECIFIC REQUIREMENTS)**

**CONCRETE SPECIFICATIONS:**

CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) ACI (LATEST EDITION), SPECIFICATIONS FOR STRUCTURAL CONCRETE, EXCEPT AS MODIFIED BELOW:

CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 psi @ 28 DAYS AND A MAXIMUM SLUMP OF 5".

CONCRETE SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/4" AND AN AIR-CONTENT OF 5 +/- 1%.

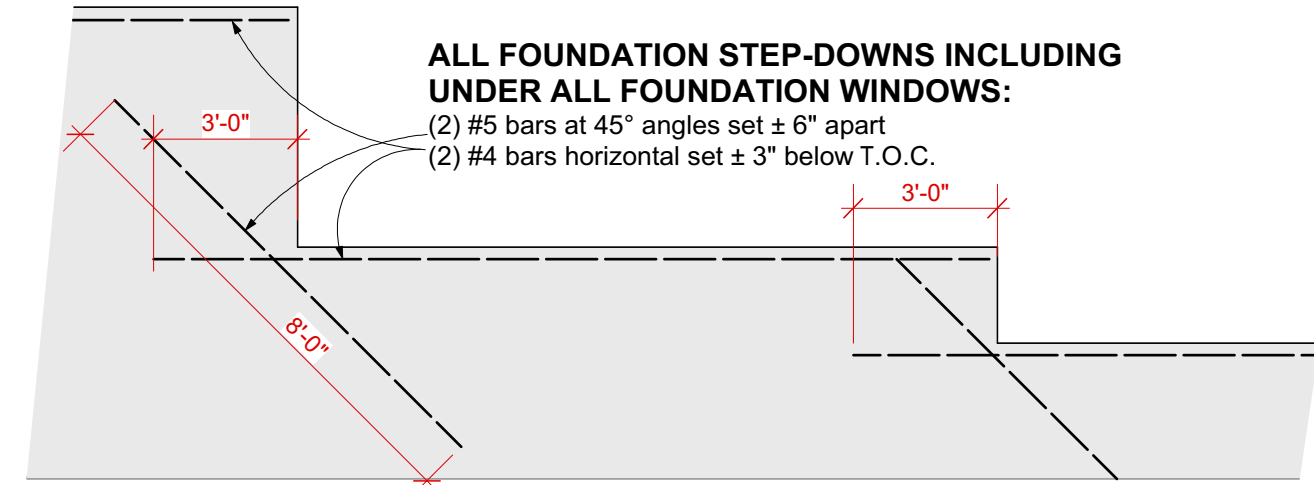
REINFORCING STEEL SHALL CONFORM TO ASTM, GRADE 615, GRADE 60.

CLEARANCE OF REINFORCING STEEL FROM ADJACENT SURFACES SHALL BE 3" WHEN CASTING AGAINST GROUND AND 2" ELSEWHERE.

CONCRETE SHALL BE POURED CONTINUOUSLY WITH NO "COLD JOINTS" AND ADEQUATELY VIBRATED TO PREVENT AIR POCKETS AND HONEYCOMB EFFECTS.

**FOUNDATION NOTES:**

- All foundation walls shall be 10" thick, with 12" x 24" continuous keyed footings at min. 4'-0" below grade.
- All foundation walls shall have 2x6 pressure treated sills with sillseal at all wood/concrete joints. Provide 1/2" J- anchor bolts embedded a minimum of 8", set @ 4'-0" o.c. with a minimum of 2 per sill and a maximum of 1'-0" o.c.
- Poured slabs shall be 4" 3000 psi concrete on crushed stone.
- Foundation concrete shall attain a minimum compressive strength after 28 days of 3000 psi.
- All foundation walls shall receive min. 1 coat of asphalt dampproofing over roof cement pargeled tie-rod holes.
- Install continuous 4" Ø PVC footing drain pipe with internal and external drainage system. System engineering and components to be fully coordinated by Contractor or others based on lot specific drainage requirements. RDK Architects is not responsible for the performance of any drainage systems or water intrusion into the basement.



**12 HATHAWAY ROAD LEXINGTON, MA**

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 NEWTON CENTRE, MA 02459  
 PHONE: 617-571-0645  
 RALPHK@RDKARCHITECTS.COM  
 www.rdkarchitects.com

CONSULTANTS:

PROJECT:  
**NEW HOUSE**  
 12 HATHAWAY RD  
 LEXINGTON, MA

BUILDER:  
**DND HOMES, INC.**  
 271 Lincoln St Lex 02421

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DATE:  
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BUILDING PERMIT SET  
 Per 9th Ed. 780 CMR One & Two Family Dwellings

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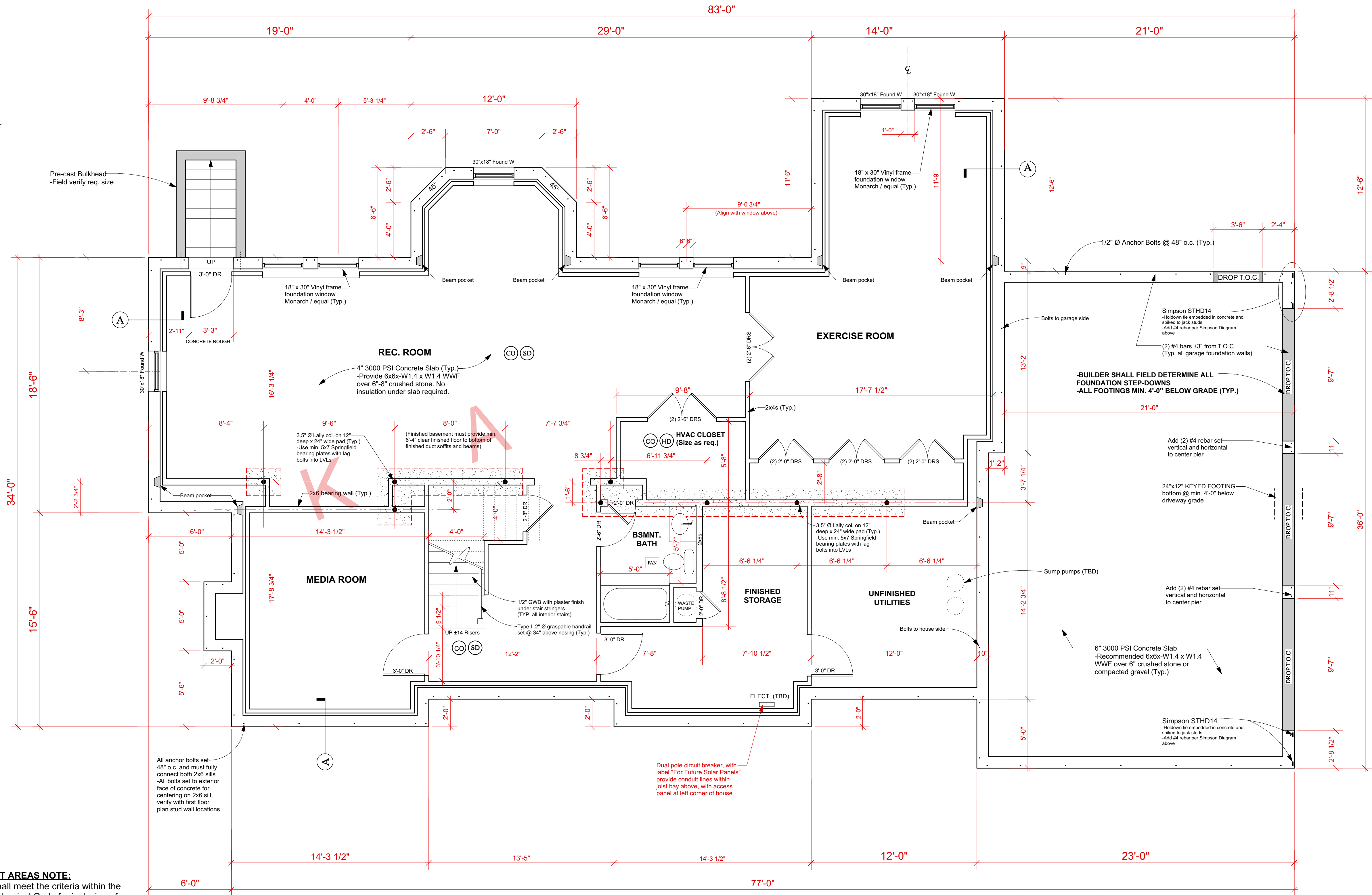
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SHEET TITLE:  
**FOUNDATION & BASEMENT FLOOR PLAN**

SHEET NUMBER:

**A-4**

SET TOTAL: A-1 - A-11



**FINISHED BASEMENT AREAS NOTE:**  
 -Mechanical system shall meet the criteria within the 2015 International Mechanical Code for inclusion of make-up fresh air exchange for all conditioned basement spaces.

-All finished rooms and spaces with less than 8% glazing area, per floor area served, shall be provided with artificial lighting capable of min. 6 footcandles over the area of the room at a height of 30" AFF.

**LEGEND:**

- 2x4 / 2x6 WALLS
- 10" FOUNDATION WALLS
- 10" DROP T.O.C.
- ALL DIMENSIONS TO FACE OF CONCRETE

**FOUNDATION PLAN**  
 FAR Basement Area: 2,182 SQ FT  
 Actual Finished Floor Area: 1,950 SQ FT  
 4" Basement Slab Area: 1,990 SQ FT