

**FAR FLOOR AREA TABULATION:**

FIRST FLOOR AREA:	1,670 SQ FT
SECOND FLOOR AREA:	1,815 SQ FT
ATTIC AT 5'-0" AND ABOVE:	1,001 SQ FT
GARAGE & FRONT PORCH:	703 SQ FT
BASEMENT AREA ABOVE 6'-7 1/2":	1,648 SQ FT
<b>PROPOSED GROSS FLOOR AREAS:</b>	<b>6,837 SQ FT</b>
<b>TOTAL FAR ALLOWABLE:</b>	<b>9,428 SQ FT</b>

**172 NORTH STREET LEXINGTON, MA**

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**FIRST FLOOR PLAN**  
1,670 SQ FT Finished FL Area

**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.

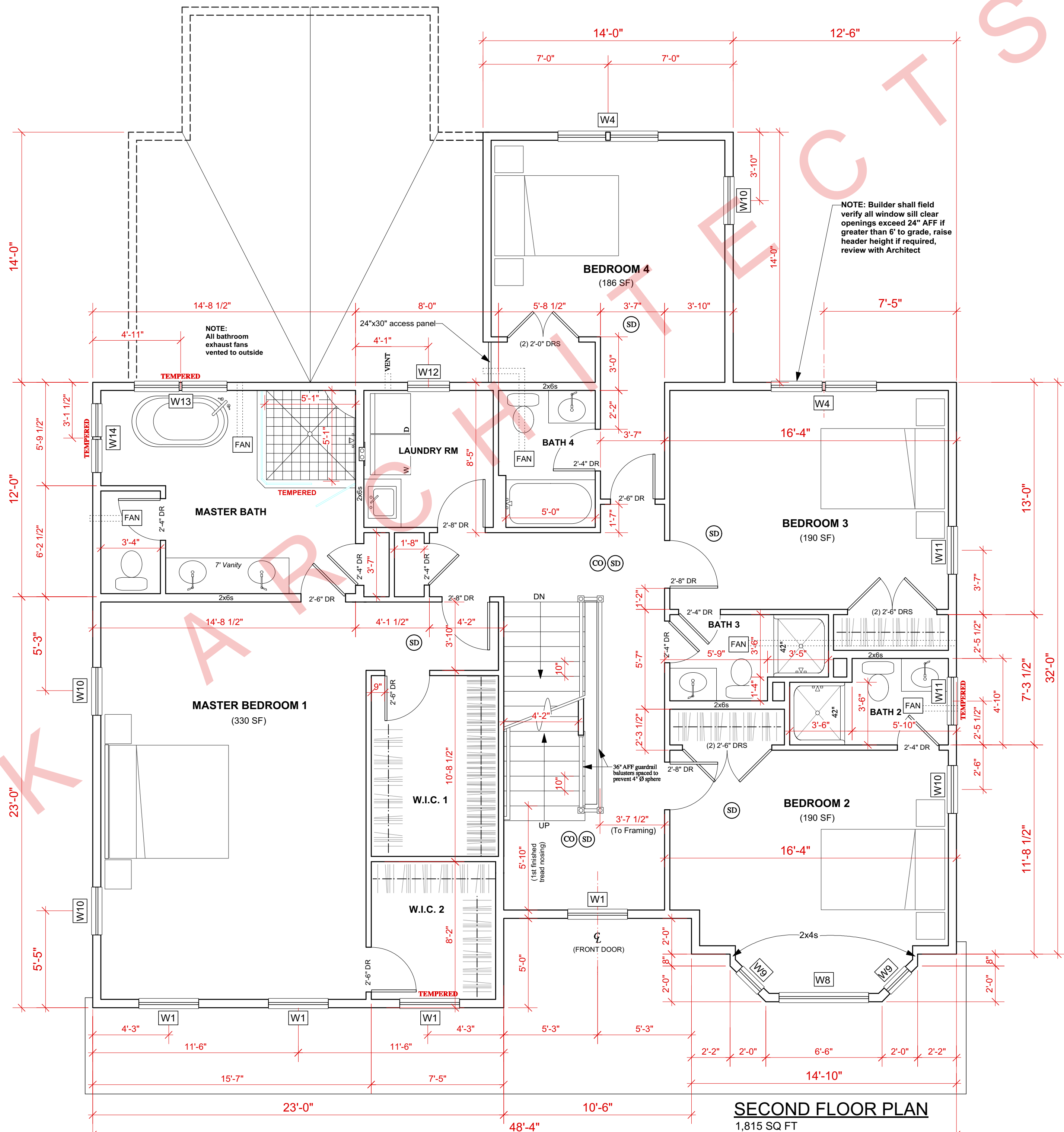
**Floors:** Framing sizes as noted on framing plans with kraftfaced fiberglass insulation (if applicable) in R values per HERS rating. Subfloor shall be min. 3/4" T&G Advantech / Equal glued & nailed 6" o.c. to joists.

**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 Certaineed (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.



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PROJECT:  
**NEW HOUSE**  
**172**  
**NORTH STREET**  
LEXINGTON, MA 02420

DATE:  
**FEBRUARY 14, 2018**

BUILDING PERMIT SET  
PER 9th ED. 1&2 FAMILY MA CODE

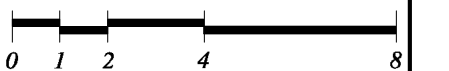
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REGISTRATION:

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



SHEET TITLE:  
**SECOND FLOOR PLAN**

DO NOT SCALE DRAWINGS. CONSULT ARCHITECT OF ANY DIMENSIONAL CONFLICTS OR REQUIRED DIMENSIONS NOT INDICATED ON THE DRAWINGS.

SHEET NUMBER:

**A-2**

SET TOTAL: A-1 - A-13

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**SECOND FLOOR PLAN**  
1,815 SQ FT



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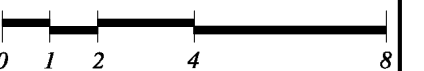
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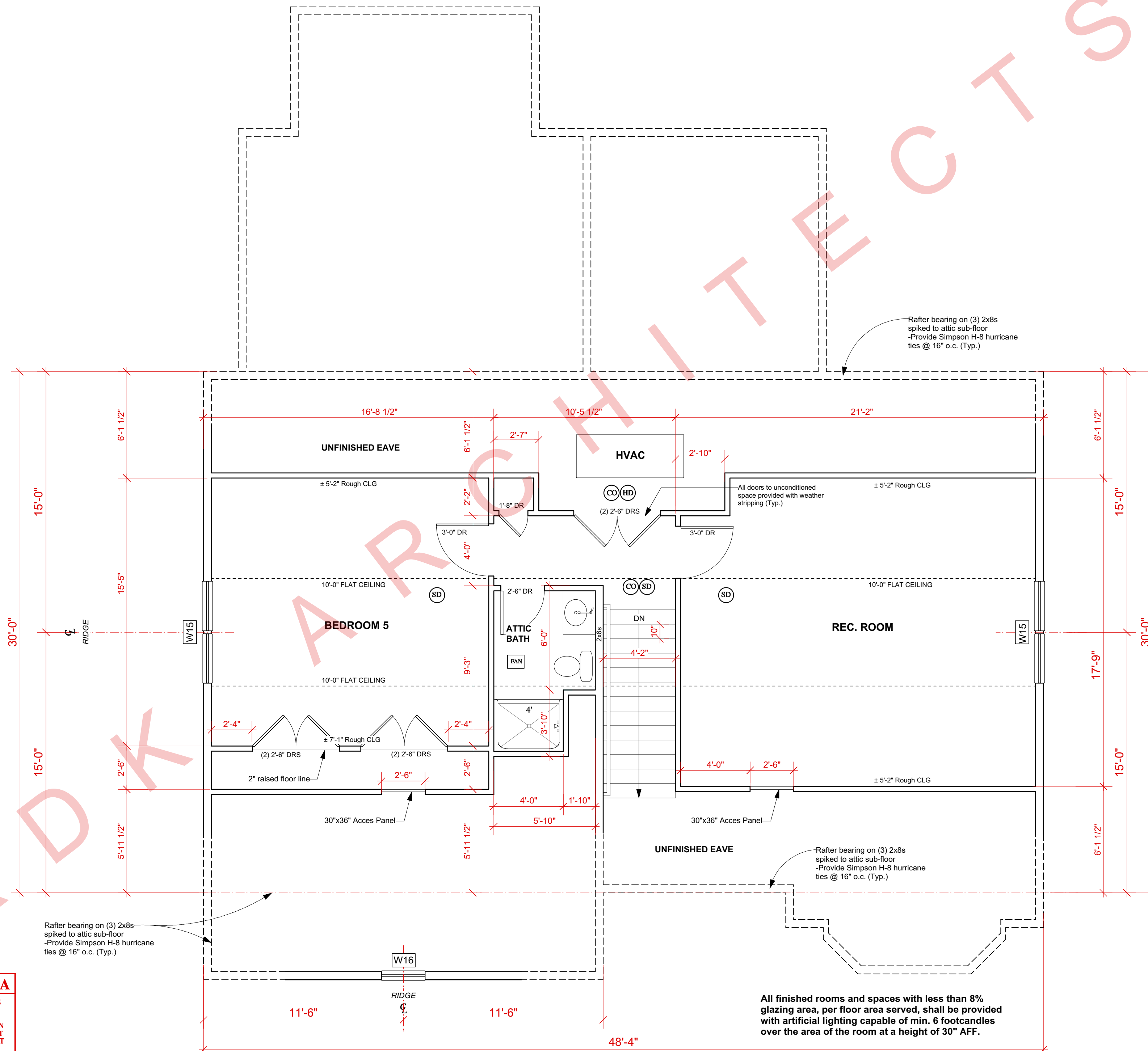
SHEET TITLE:  
**ATTIC FLOOR PLAN**

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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.

**ATTIC FLOOR PLAN**  
± 850 SQ FT Finished  
(5'-0" FAR = 1,001 SQ FT)

