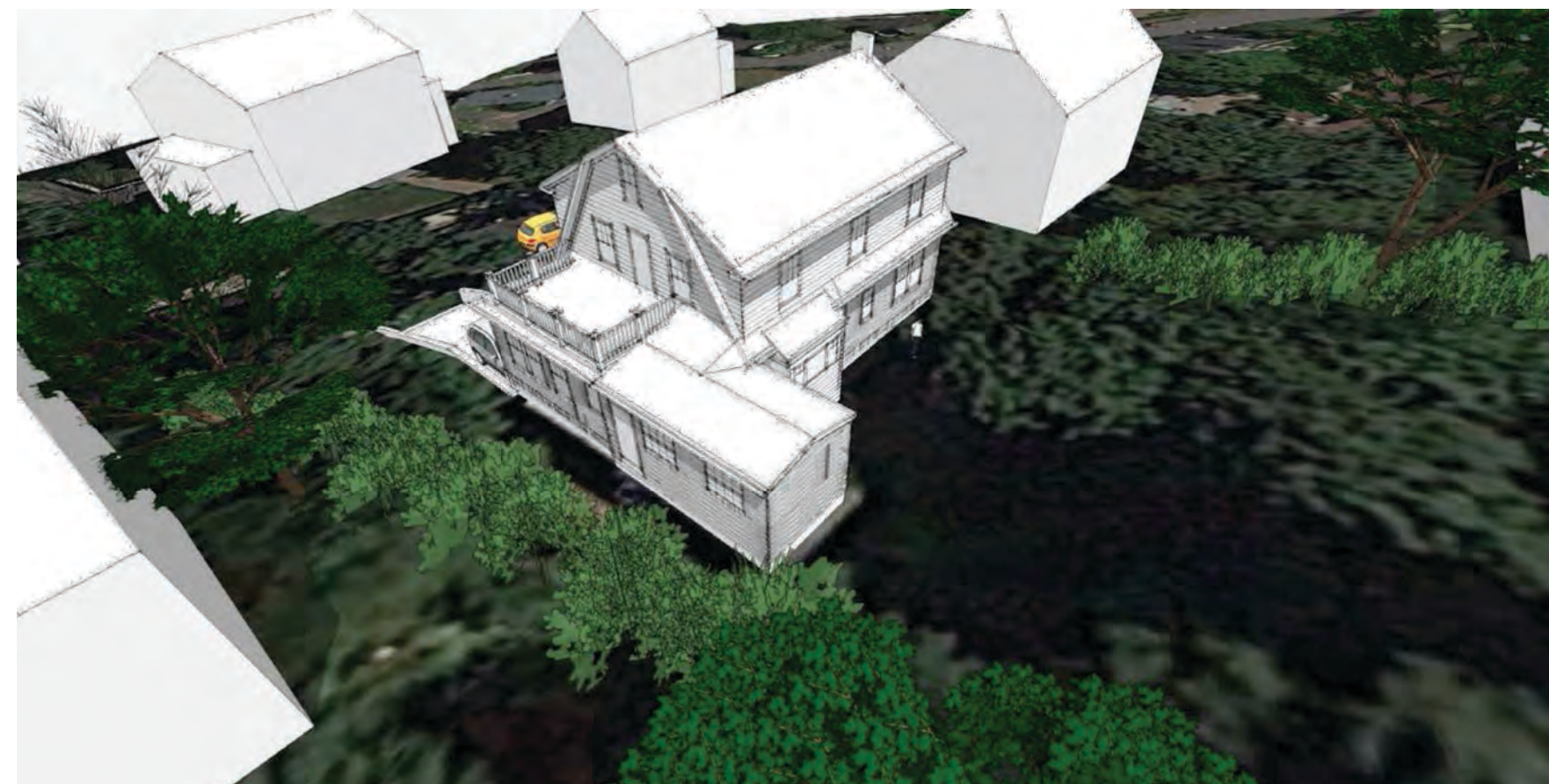
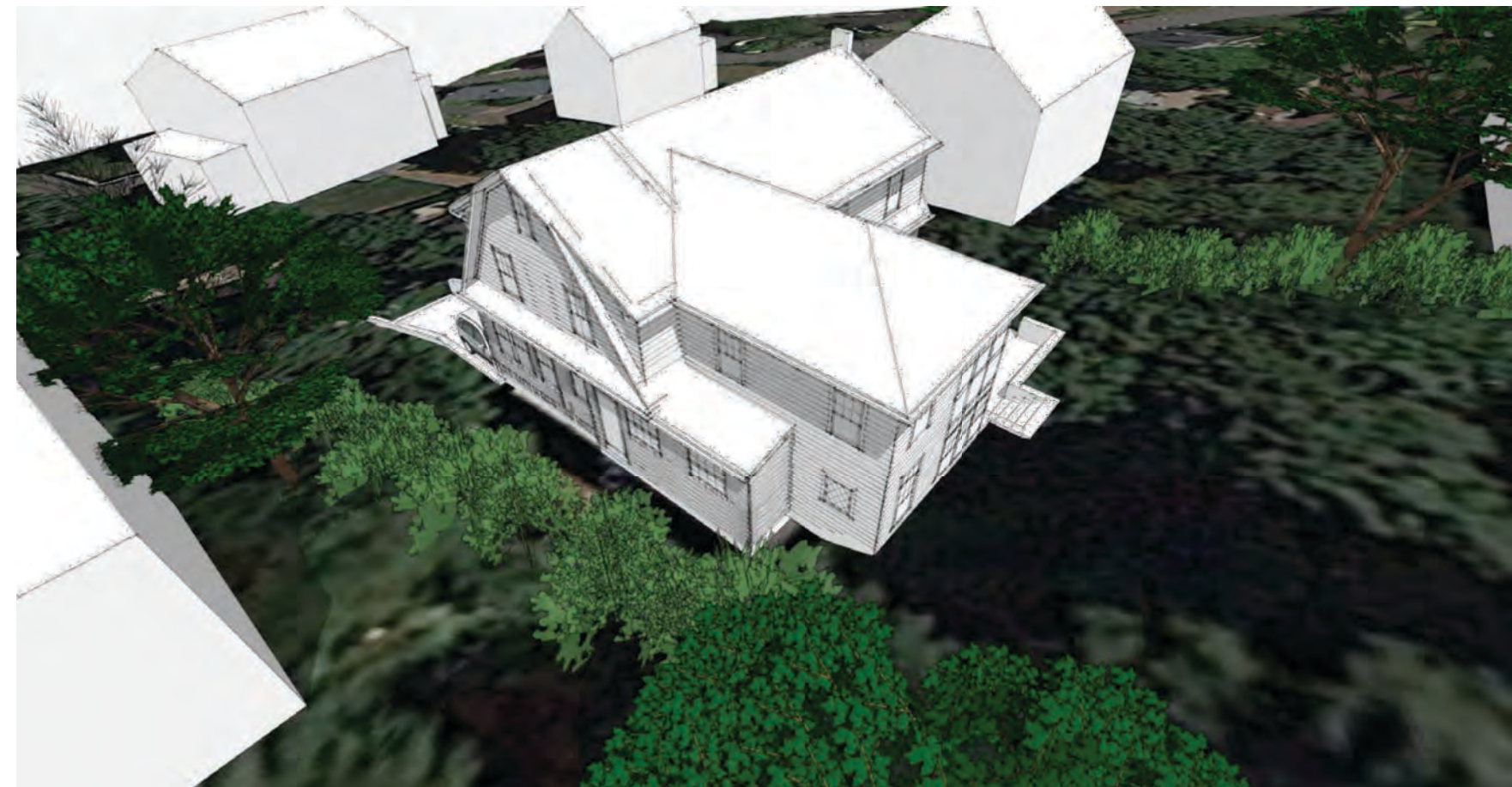
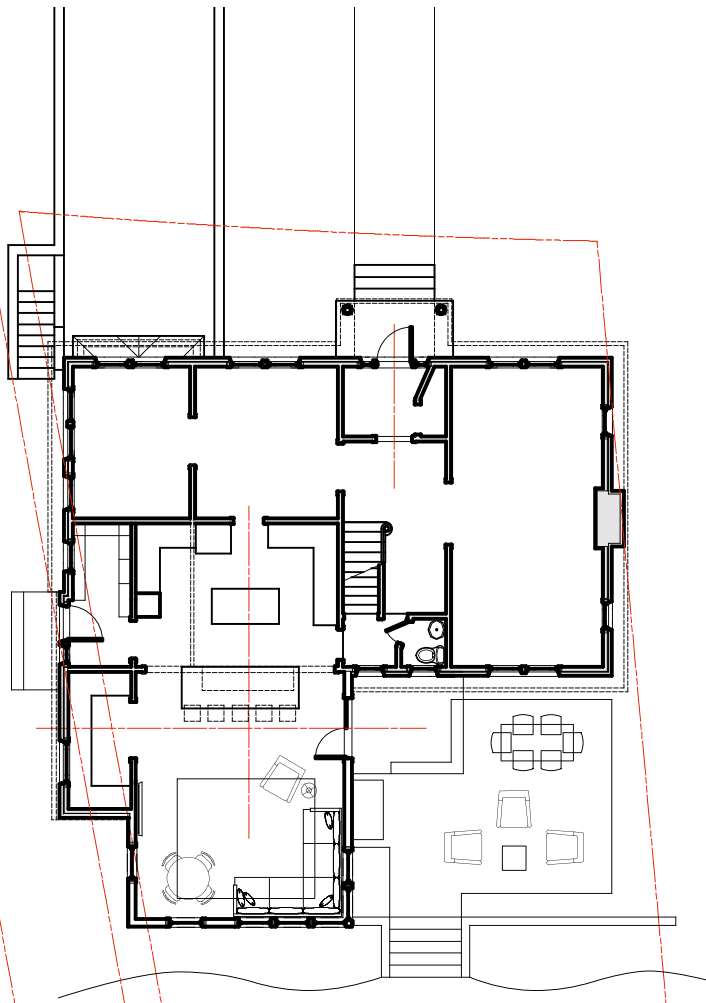


The Roy Residence

16 Bowditch Road
 Jamaica Plain, MA 02130

Addition and Renovation

- A0.1 Cover Sheet
- X1.0 Existing / Demolition Basement Plan
- X1.1 Existing / Demolition First Floor Plan
- X1.2 Existing / Demolition First Floor Plan
- X1.3 East Demolition Elevation
- X1.4 North Demolition Elevation
- X1.5 West Demolition Elevation
- X1.6 South Demolition Elevation
- A1.1A First Floor Plan A
- A1.1B First Floor Plan B
- A1.1C First Floor Plan C
- A1.2A Second Floor Plan A
- A1.2B Second Floor Plan B
- A1.2C Second Floor Plan C



COVER

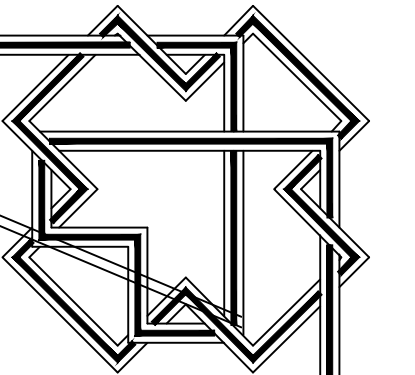
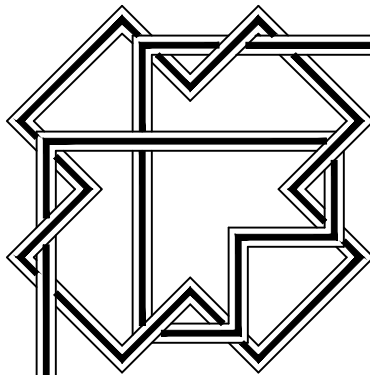
Roy Residence

16 Bowditch Road
 Jamaica Plain, MA
 02130

DATE: AUG 10, 2014
 SCALE: AS NOTED
 DRAWN: OMA
 CHECKED: OMA
 REVISIONS:

DRAWING NO.:

A0.1

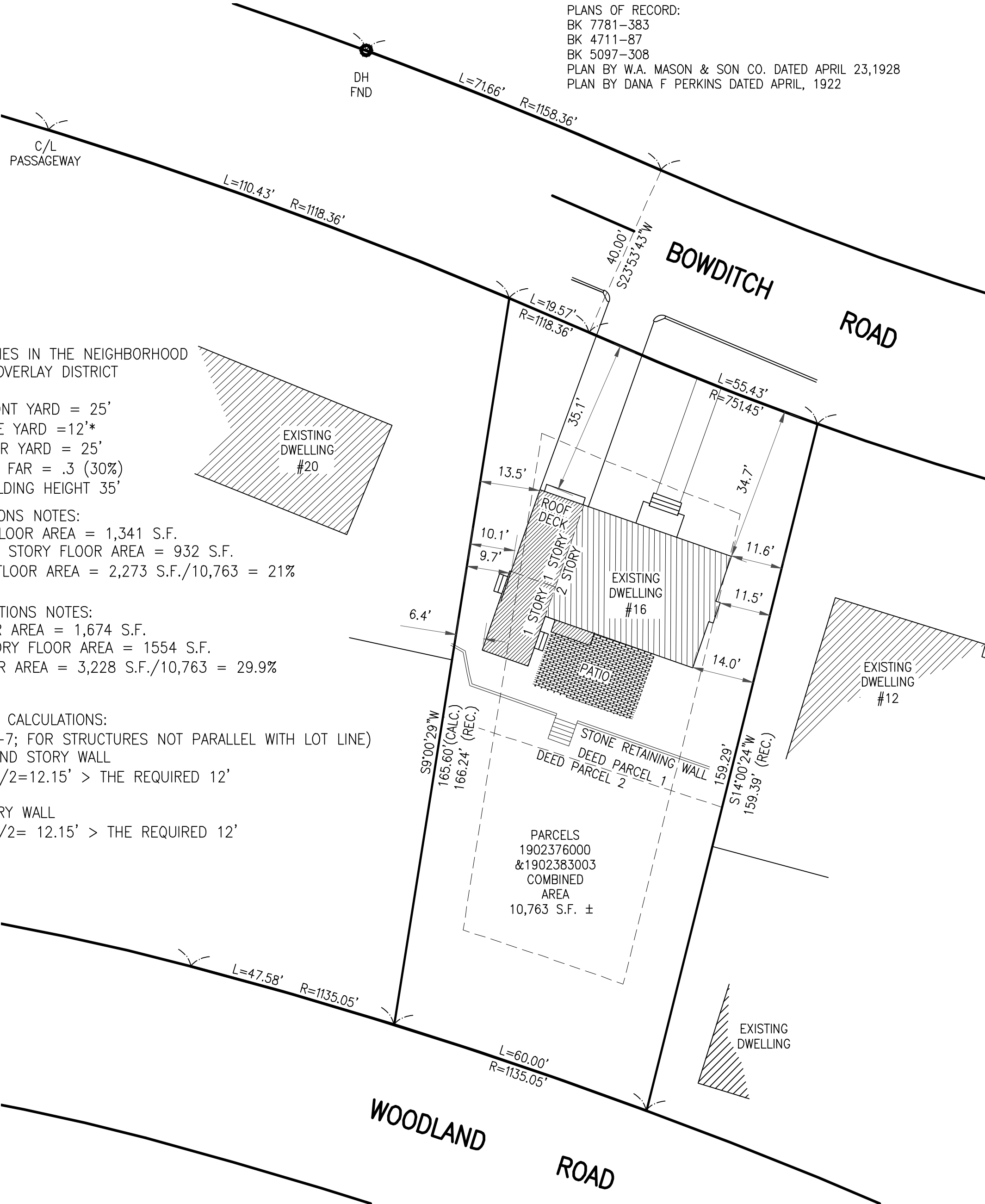


RECORD NOTES:

RECORD DEED: BOOK 33148-202
RECORD PLAN: BK 7857-END

PLANS OF RECORD:

BK 7781-383
BK 4711-87
BK 5097-308
PLAN BY W.A. MASON & SON CO. DATED APRIL 23, 1928
PLAN BY DANA F PERKINS DATED APRIL, 1922



EXISTING CONDITIONS
SCALE: 1"=20'

LOCUS LIES IN THE NEIGHBORHOOD
DESIGN OVERLAY DISTRICT
1F-9000
MIN. FRONT YARD = 25'
MIN. SIDE YARD = 12'*
MIN. REAR YARD = 25'
MAXIMUM FAR = .3 (30%)
MAX BUILDING HEIGHT 35'

EXISTING CONDITIONS NOTES:

EXISTING FIRST FLOOR AREA = 1,341 S.F.
EXISTING SECOND STORY FLOOR AREA = 932 S.F.
TOTAL EXISTING FLOOR AREA = 2,273 S.F./10,763 = 21%

PROPOSED CONDITIONS NOTES:

NEW FIRST FLOOR AREA = 1,674 S.F.
NEW SECOND STORY FLOOR AREA = 1554 S.F.
TOTAL NEW FLOOR AREA = 3,228 S.F./10,763 = 29.9%

SIDELINE SETBACK CALCULATIONS:

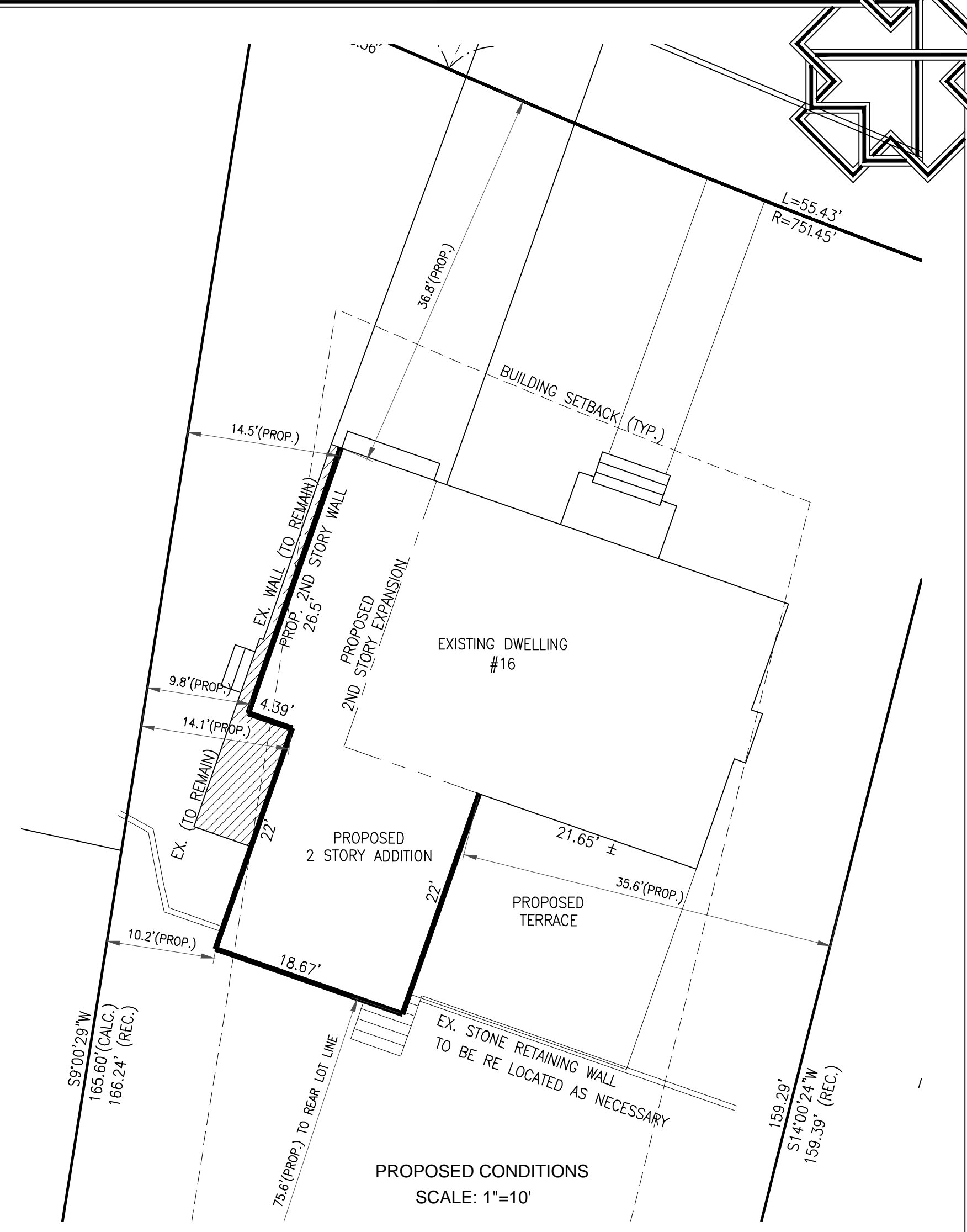
(SEE SECTION 19-7; FOR STRUCTURES NOT PARALLEL WITH LOT LINE)

PROPOSED NEW 2ND STORY WALL

$9.8' + 14.5' = 24.3' / 2 = 12.15' > \text{THE REQUIRED } 12'$

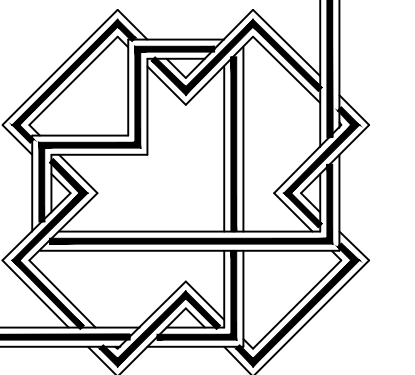
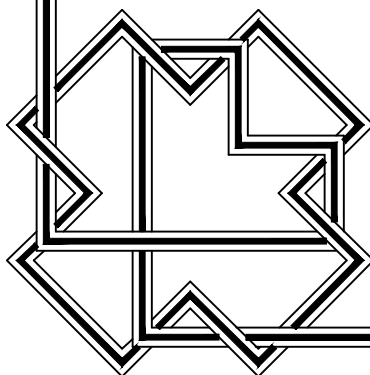
PROPOSED 2 STORY WALL

$10.2' + 14.1' = 24.3' / 2 = 12.15' > \text{THE REQUIRED } 12'$



PROPOSED CONDITIONS
SCALE: 1"=10'

PLOT
PLAN OF LAND
IN
THE NEIGHBORHOOD OF JAMAICA PLAIN
BOSTON, MASS.
PREPARED FOR
CHRISTOPHER & CHARLENE ROY
SCALE: 1"=20' (OR AS NOTED) JULY 3, 2014
J WEBBY CONSULTING LLC
PROFESSIONAL LAND SURVEYORS & PLANNERS
6 PINE HILL ROAD KINGSTON, MA.
02364 TEL. 1-781-983-3715

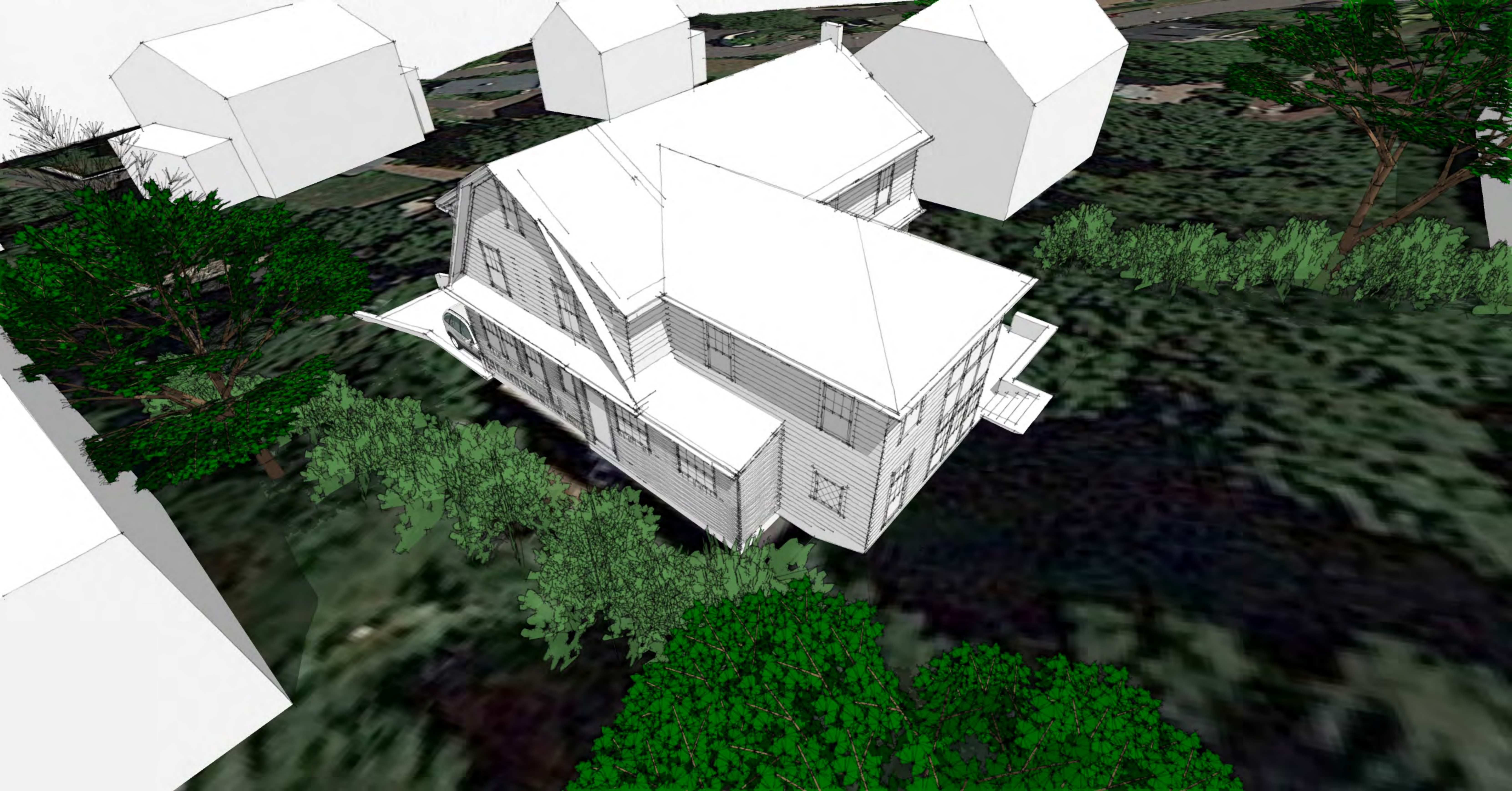


16 Bowditch Road
Proposed 2nd floor addition



16 Bowditch Road
Proposed 2nd floor addition

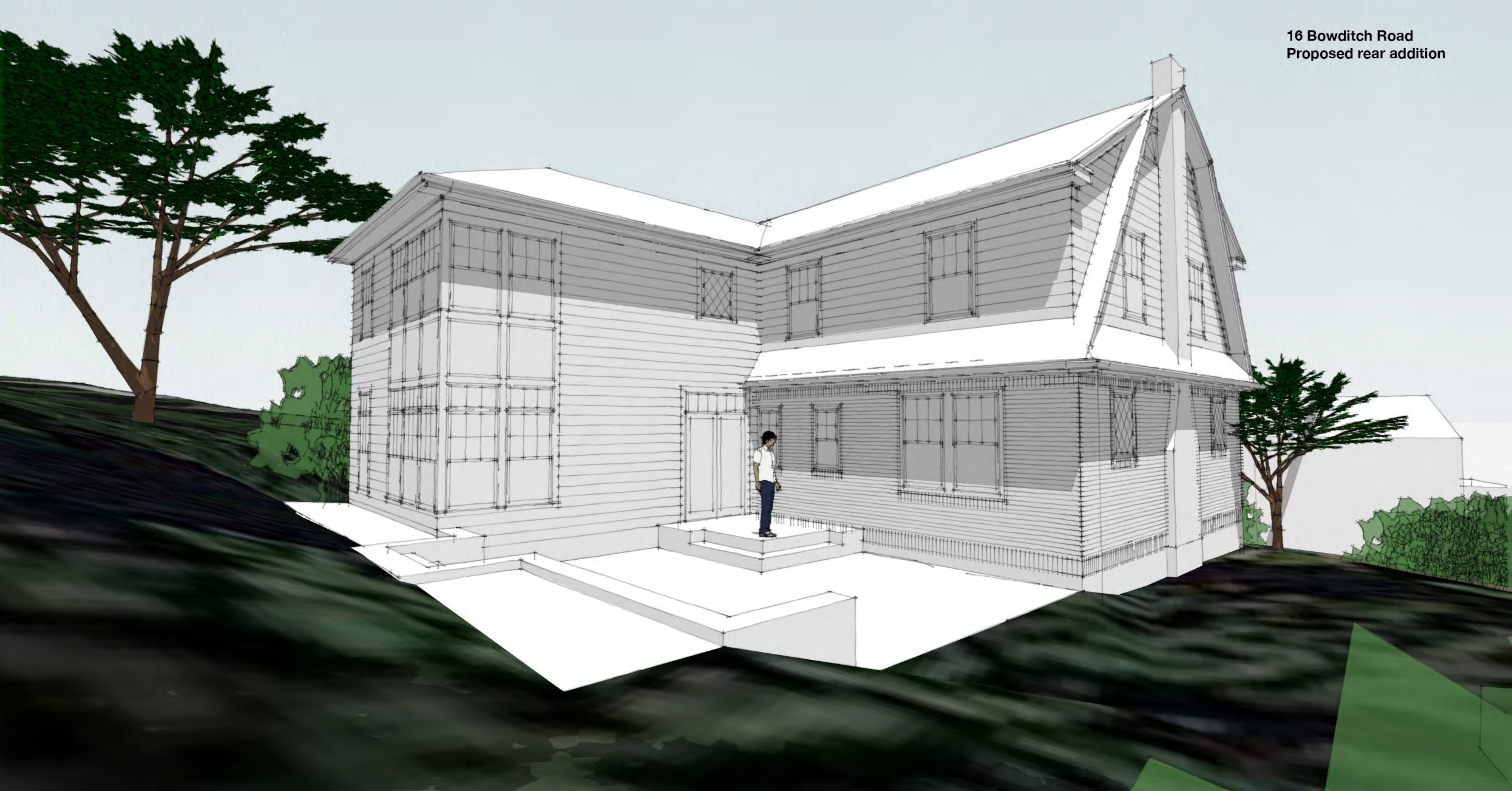


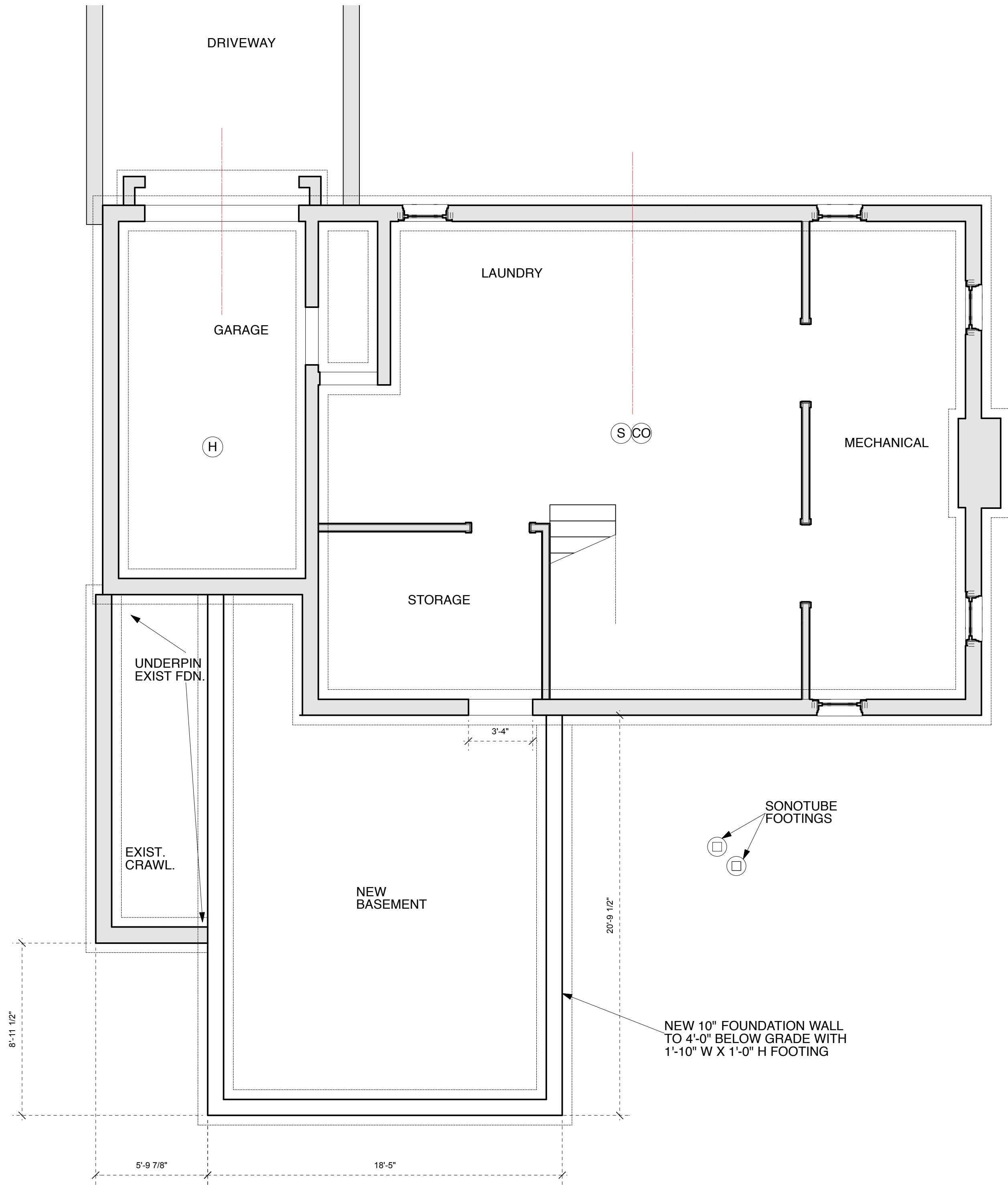


16 Bowditch Road
Proposed rear addition



16 Bowditch Road
Proposed rear addition





- (H) HEAT DET.
- (S) SMOKE DET.
- (CO) CO DET.

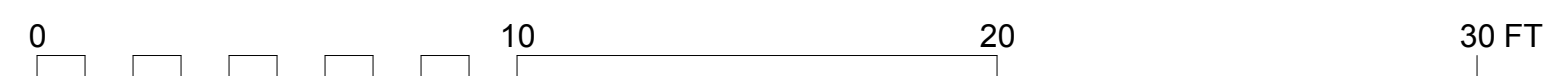
**BASEMENT /
FOUNDATION
PLAN C4**

**Roy
Residence**

16 Bowditch Road
Jamaica Plain, MA
02130

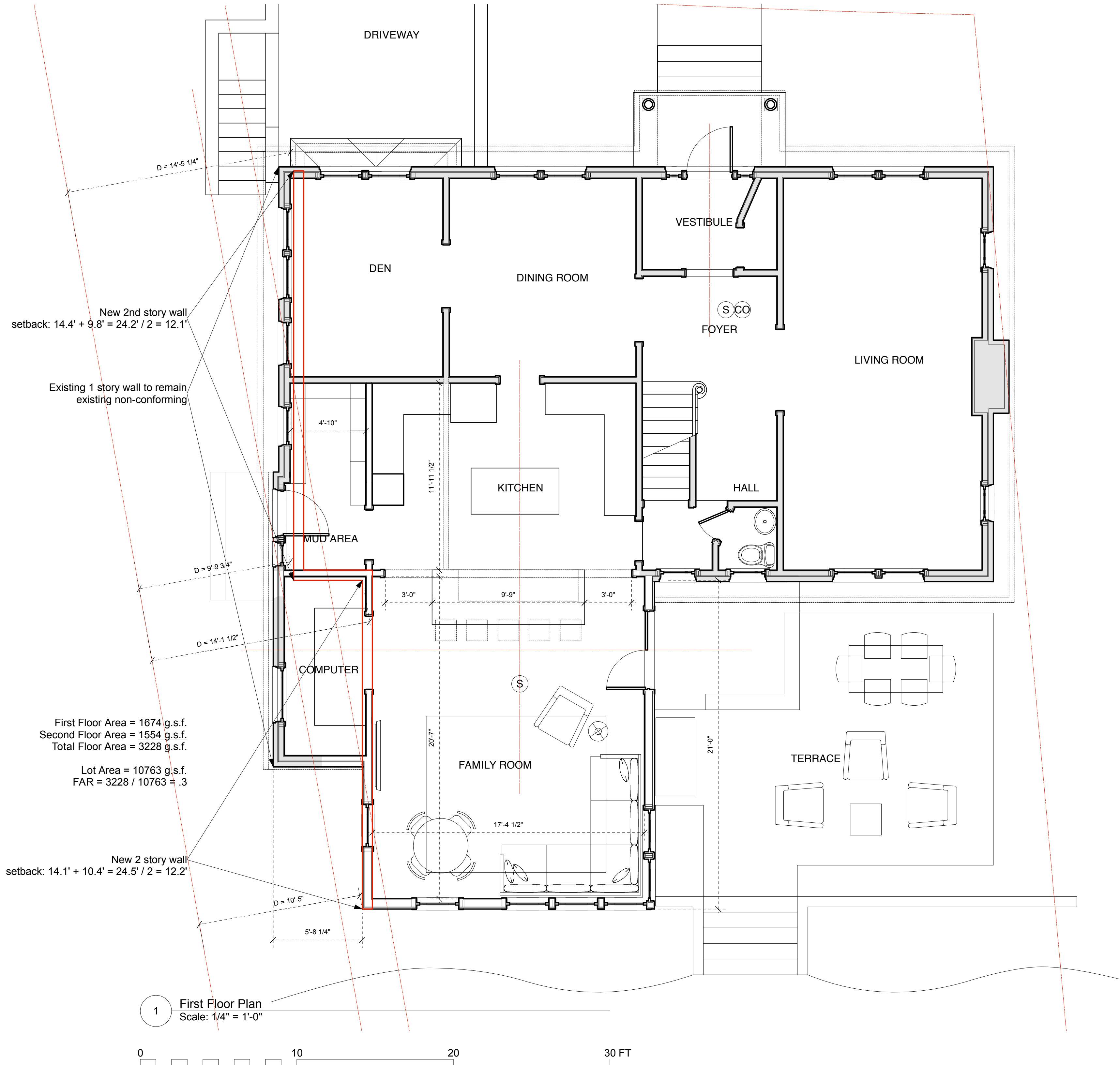
DATE: AUG 10, 2014
 SCALE: AS NOTED
 DRAWN: OMA
 CHECKED: OMA
 REVISIONS:

1 Basement / Foundation Plan
Scale: 1/4" = 1'-0"



DRAWING NO.:

A1.0C4



New 2nd story wall
 setback: $14.4' + 9.8' = 24.2' / 2 = 12.1'$

Existing 1 story wall to remain
 existing non-conforming

First Floor Area = 1674 g.s.f.
 Second Floor Area = 1554 g.s.f.
 Total Floor Area = 3228 g.s.f.

Lot Area = 10763 g.s.f.
 FAR = $3228 / 10763 = .3$

New 2 story wall
 setback: $14.1' + 10.4' = 24.5' / 2 = 12.2'$

- (H) HEAT DET.
- (S) SMOKE DET.
- (CO) CO DET.

**FIRST FLOOR
 PLAN C4**

**Roy
 Residence**

16 Bowditch Road
 Jamaica Plain, MA
 02130

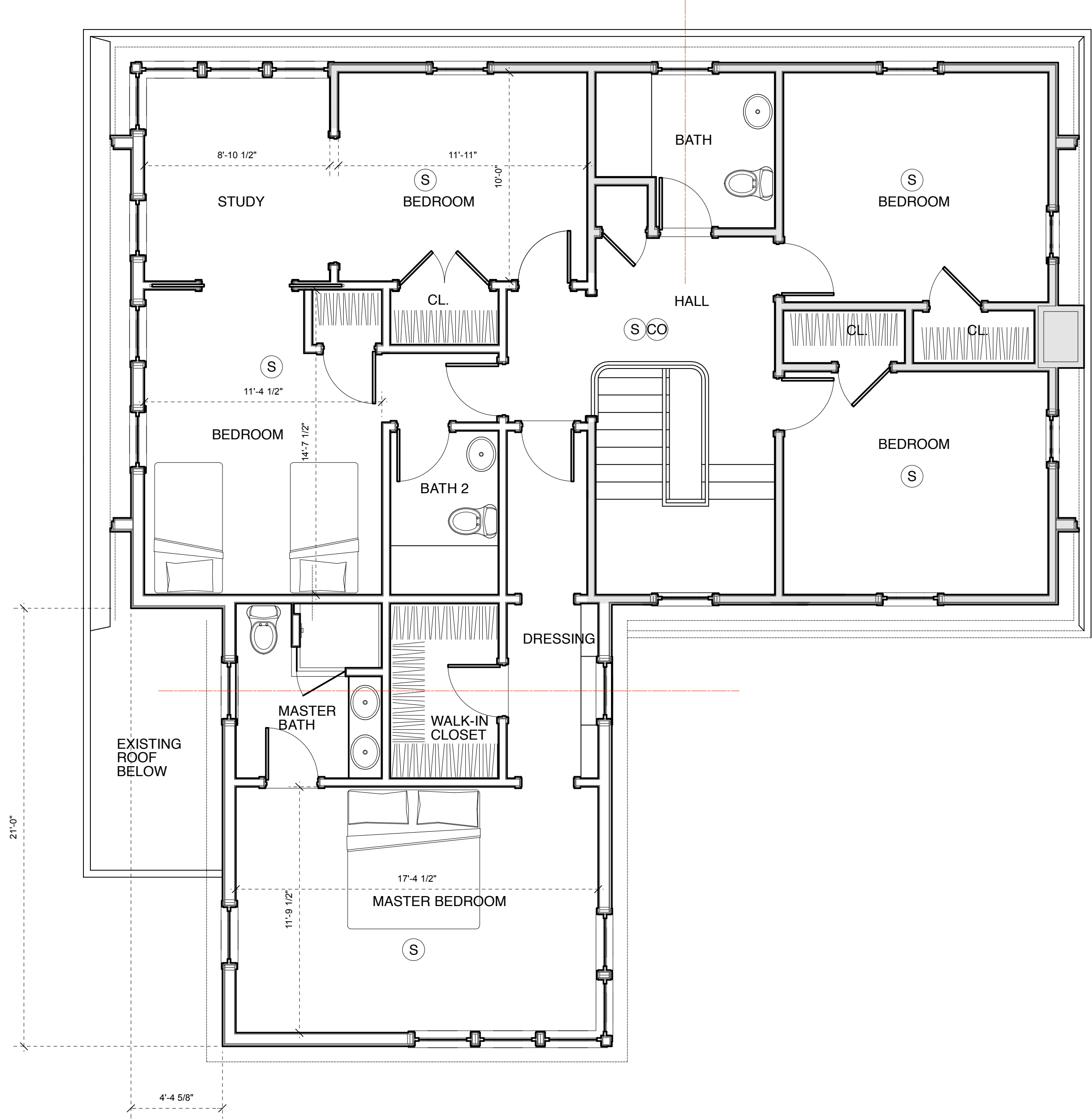
DATE: AUG 10, 2014
 SCALE: AS NOTED
 DRAWN: OMA
 CHECKED: OMA
 REVISIONS:

1 First Floor Plan
 Scale: 1/4" = 1'-0"



DRAWING NO.:

A1.1C4



First Floor Area = 1674 g.s.f.
 Second Floor Area = 1554 g.s.f.
 Total Floor Area = 3228 g.s.f.

- (H) HEAT DET.
- (S) SMOKE DET.
- (CO) CO DET.

SECOND FLOOR PLAN C4

Roy Residence

16 Bowditch Road
 Jamaica Plain, MA
 02130

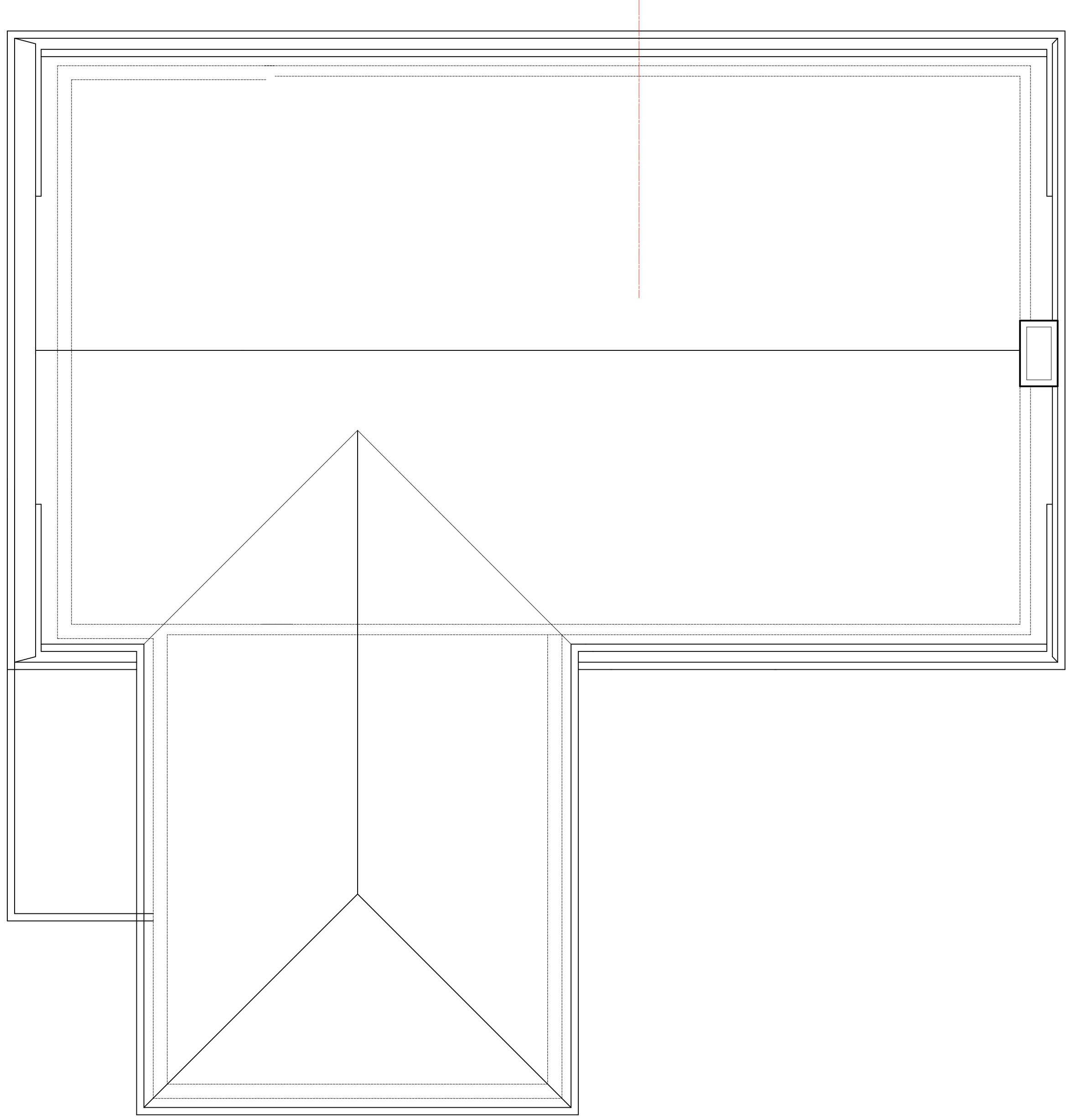
DATE: AUG 10, 2014
 SCALE: AS NOTED
 DRAWN: OMA
 CHECKED: OMA
 REVISIONS:

1 Second Floor Plan
 Scale: 1/4" = 1'-0"



DRAWING NO.:

A1.2C4

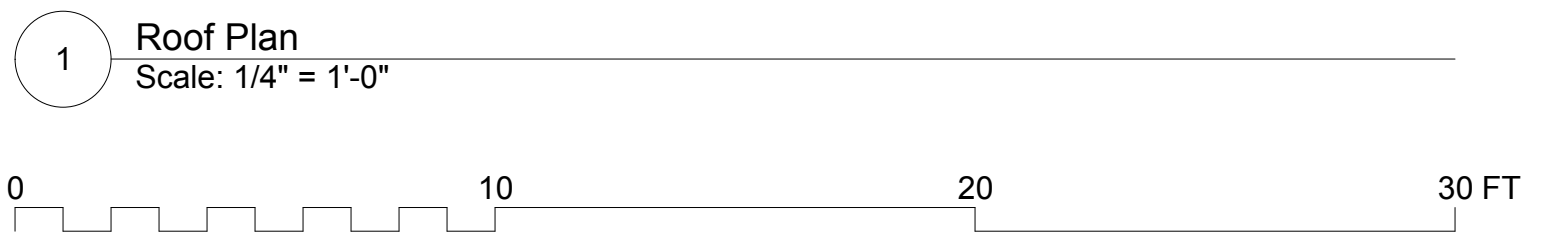


**ROOF
PLAN**

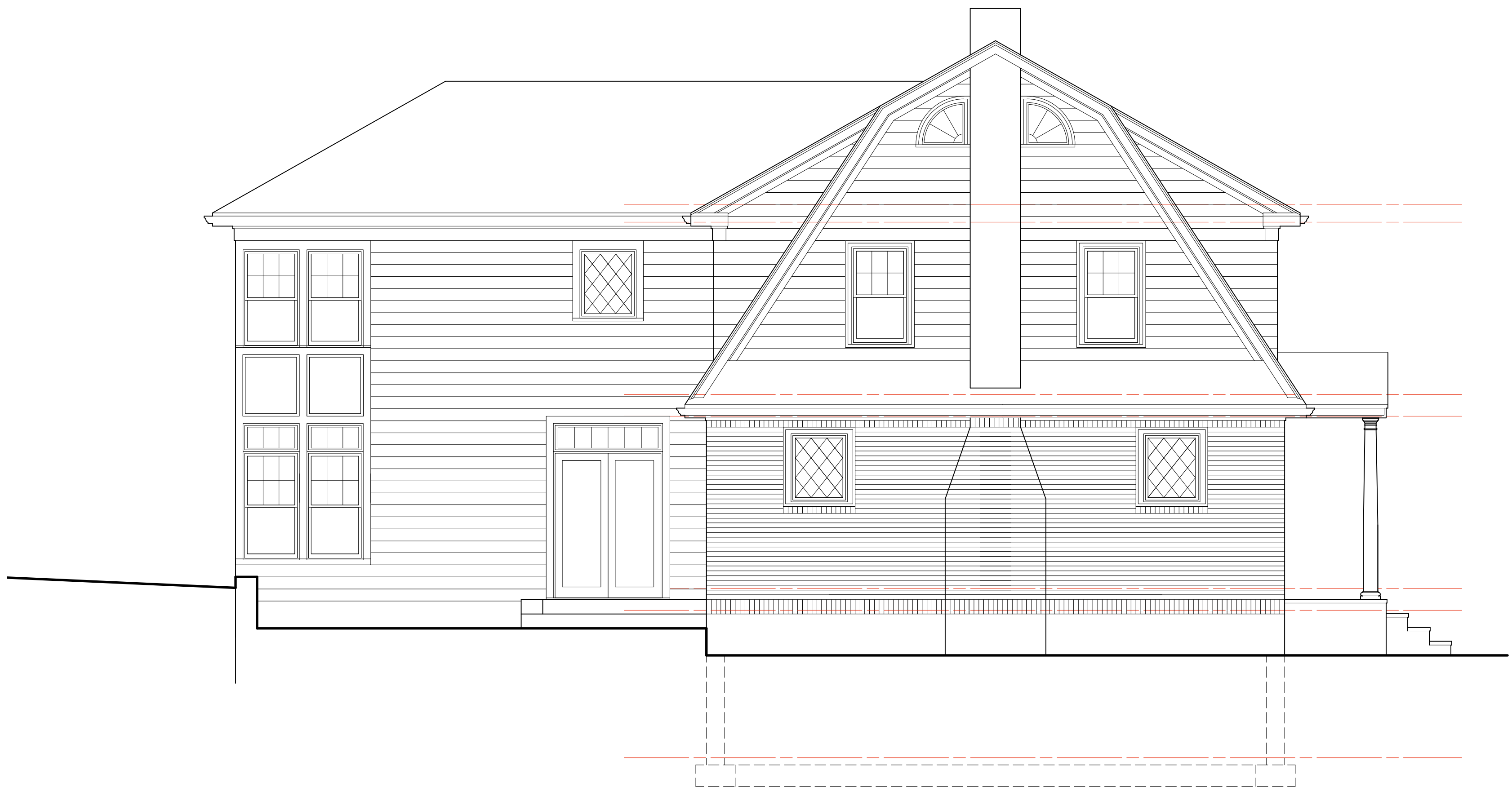
**Roy
Residence**

16 Bowditch Road
Jamaica Plain, MA
02130

DATE: AUG 10, 2014
SCALE: AS NOTED
DRAWN: OMA
CHECKED: OMA
REVISIONS:



DRAWING NO.:
A1.3C4

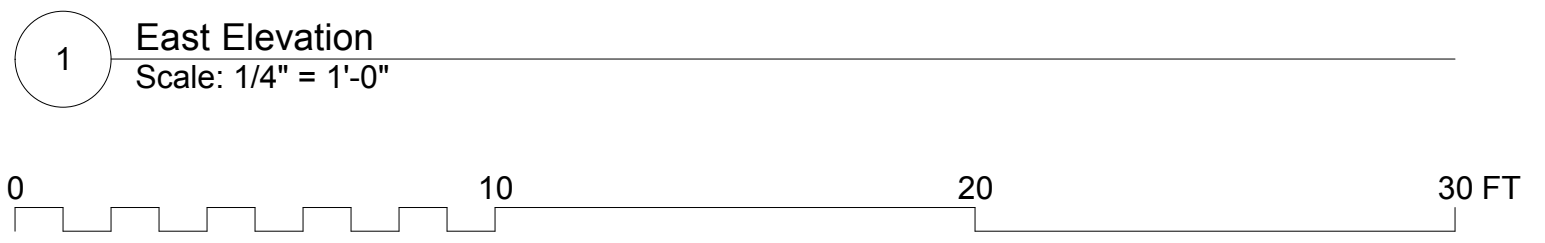


**EAST
ELEVATION**

**Roy
Residence**

16 Bowditch Road
Jamaica Plain, MA
02130

DATE: AUG 10, 2014
SCALE: AS NOTED
DRAWN: OMA
CHECKED: OMA
REVISIONS:



DRAWING NO.:

A1.4

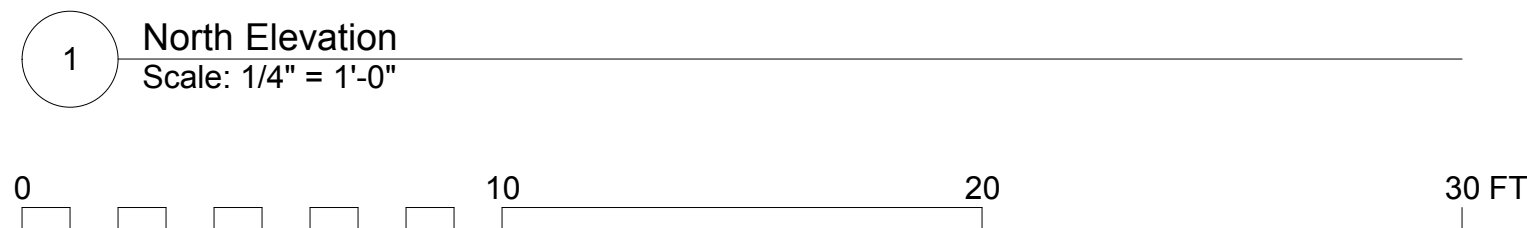


**NORTH
ELEVATION**

**Roy
Residence**

16 Bowditch Road
Jamaica Plain, MA
02130

DATE: AUG 10, 2014
SCALE: AS NOTED
DRAWN: OMA
CHECKED: OMA
REVISIONS:



DRAWING NO.:

A1.5D

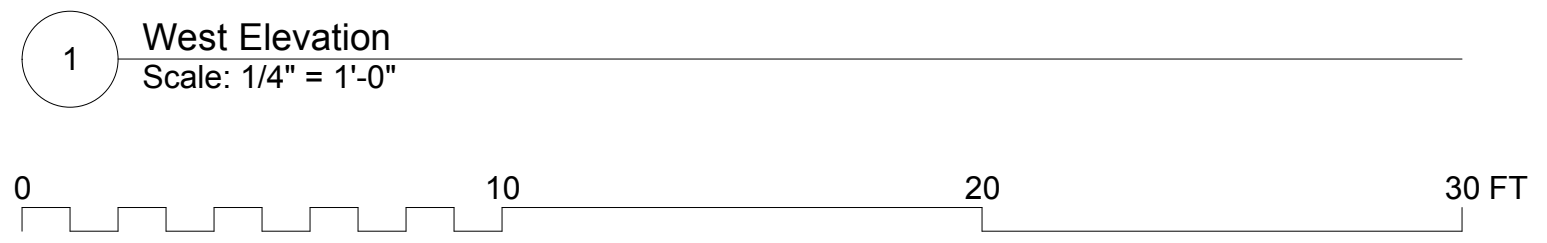


**WEST
 ELEVATION**

**Roy
 Residence**

16 Bowditch Road
 Jamaica Plain, MA
 02130

DATE: AUG 10, 2014
 SCALE: AS NOTED
 DRAWN: OMA
 CHECKED: OMA
 REVISIONS:



DRAWING NO.:

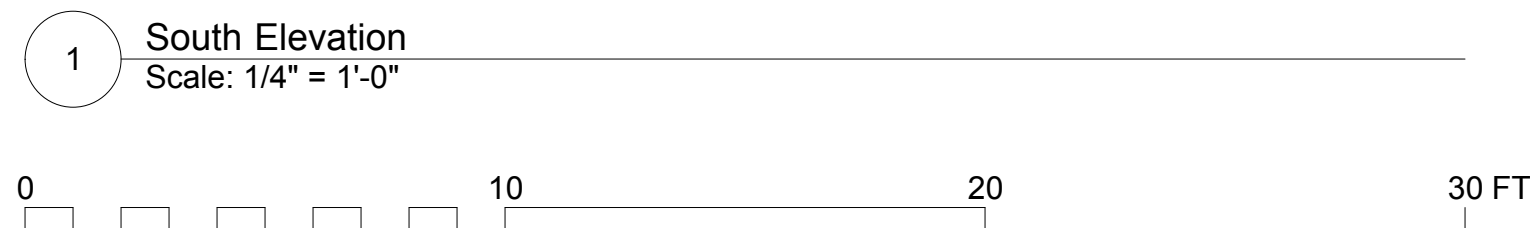
A1.6



Roy
Residence

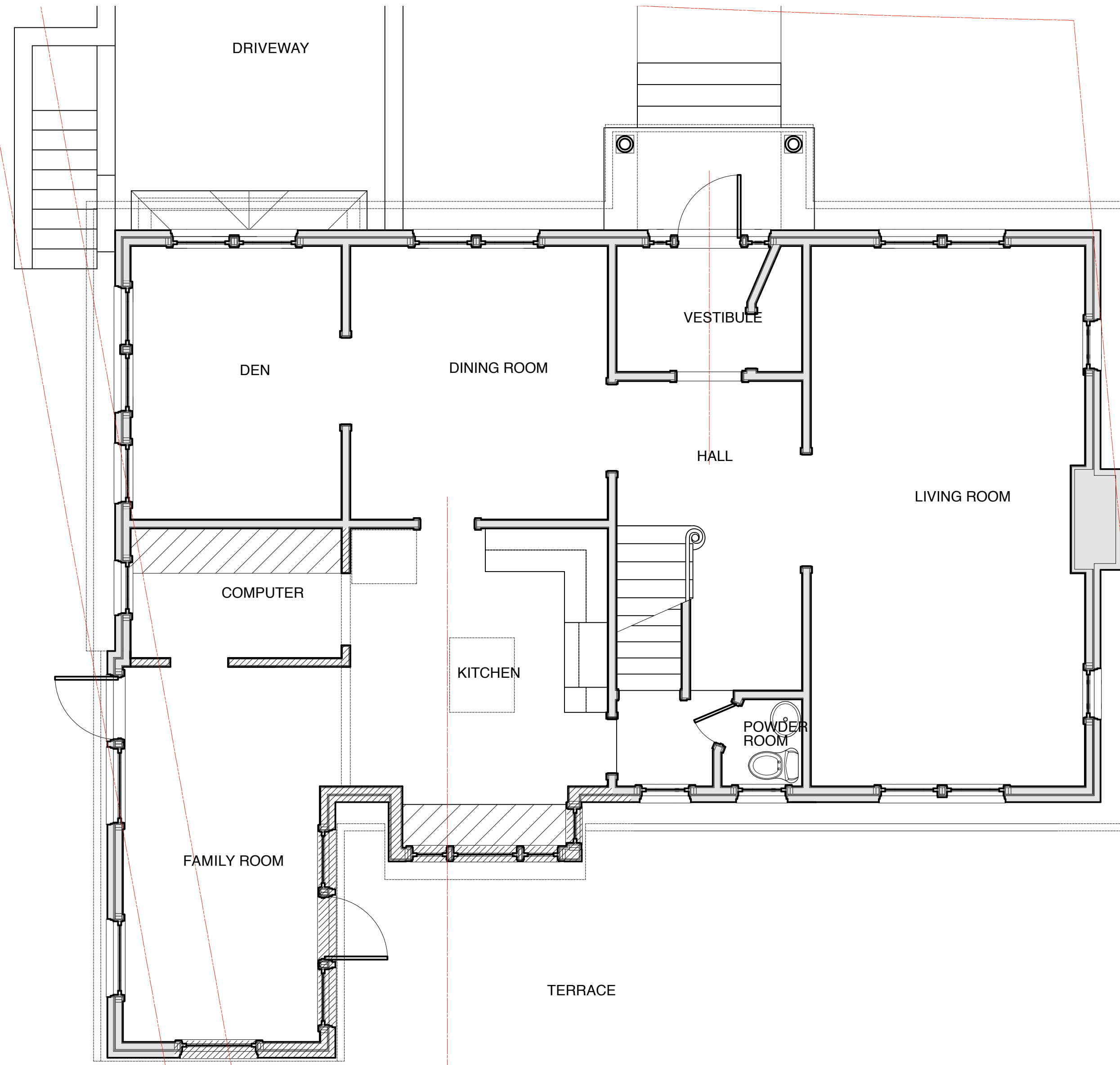
16 Bowditch Road
Jamaica Plain, MA
02130

DATE: AUG 10, 2014
SCALE: AS NOTED
DRAWN: OMA
CHECKED: OMA
REVISIONS:



DRAWING NO.:

A1.7



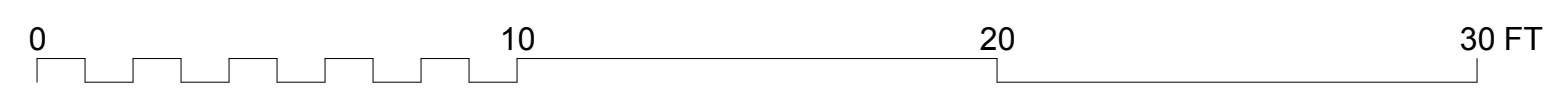
FIRST FLOOR
EXISTING /
DEMOLITION
PLAN

Roy
Residence

16 Bowditch Road
Jamaica Plain, MA
02130

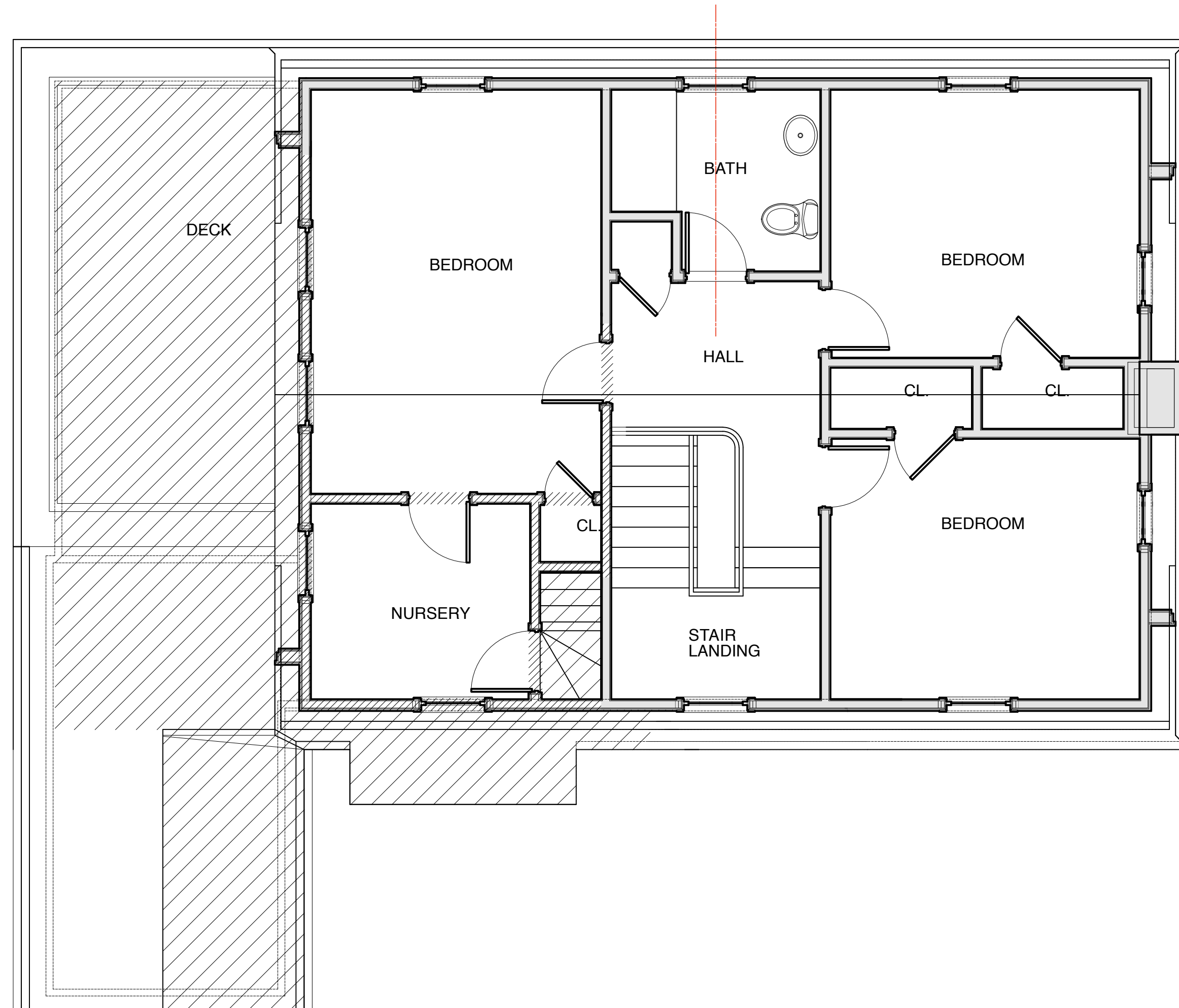
DATE: AUG 10, 2014
SCALE: AS NOTED
DRAWN: OMA
CHECKED: OMA
REVISIONS:

1 First Floor Existing / Demolition Plan
Scale: 1/4" = 1'-0"



DRAWING NO.:

X1.1



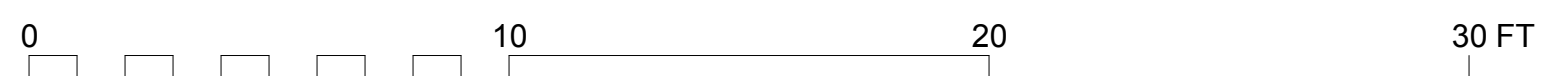
**SECOND
FLOOR
EXISTING /
DEMOLITION
PLAN**

**Roy
Residence**

16 Bowditch Road
Jamaica Plain, MA
02130

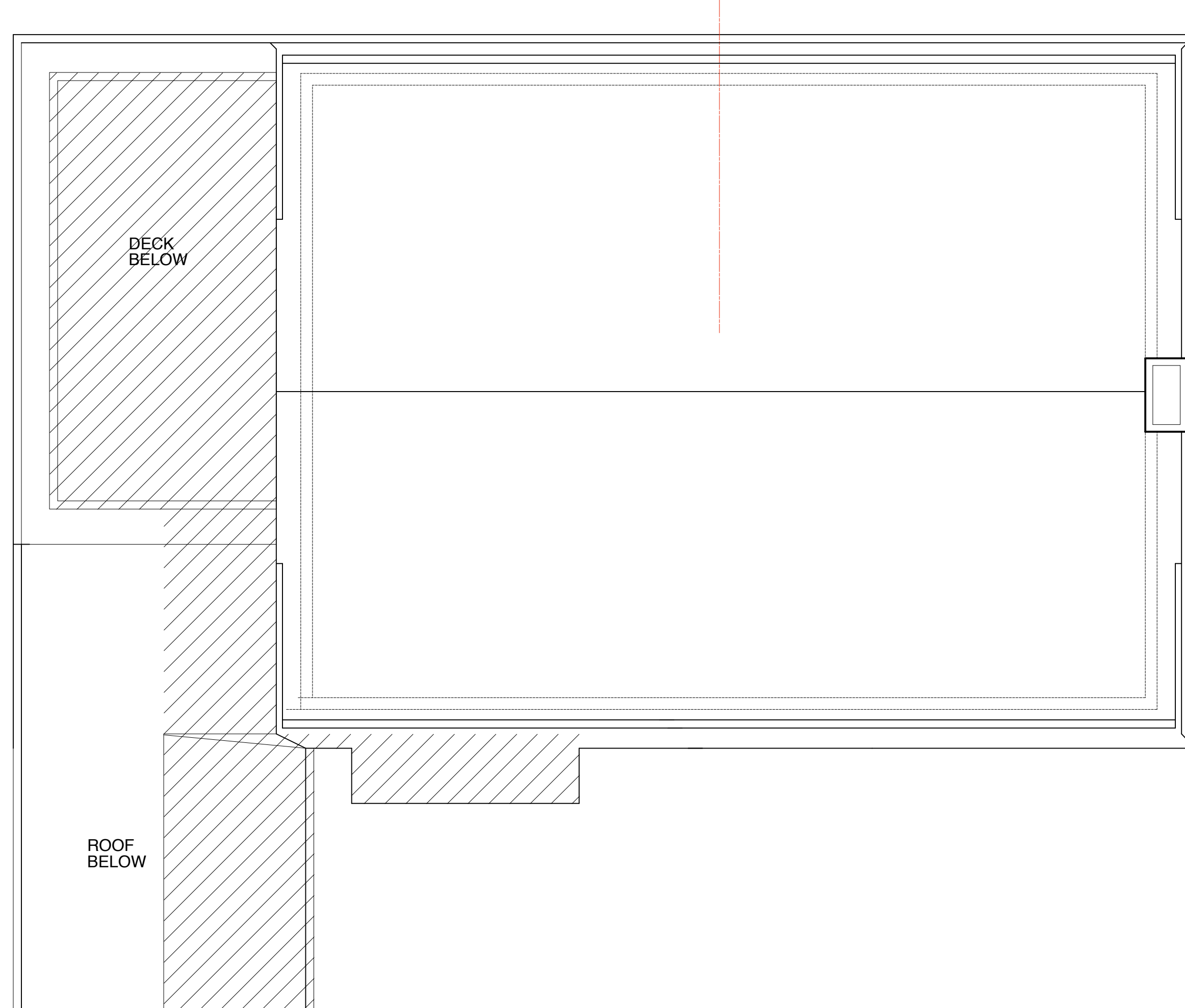
DATE: AUG 10, 2014
SCALE: AS NOTED
DRAWN: OMA
CHECKED: OMA
REVISIONS:

1 Second Floor Existing / Demolition Plan
Scale: 1/4" = 1'-0"



DRAWING NO.:

X1.2



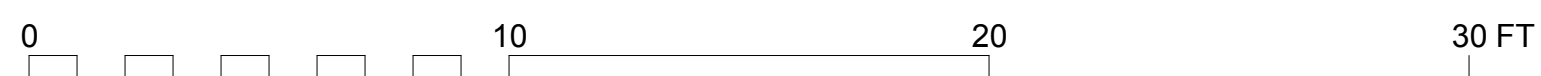
**ROOF
EXISTING /
DEMOLITION
PLAN**

**Roy
Residence**

16 Bowditch Road
Jamaica Plain, MA
02130

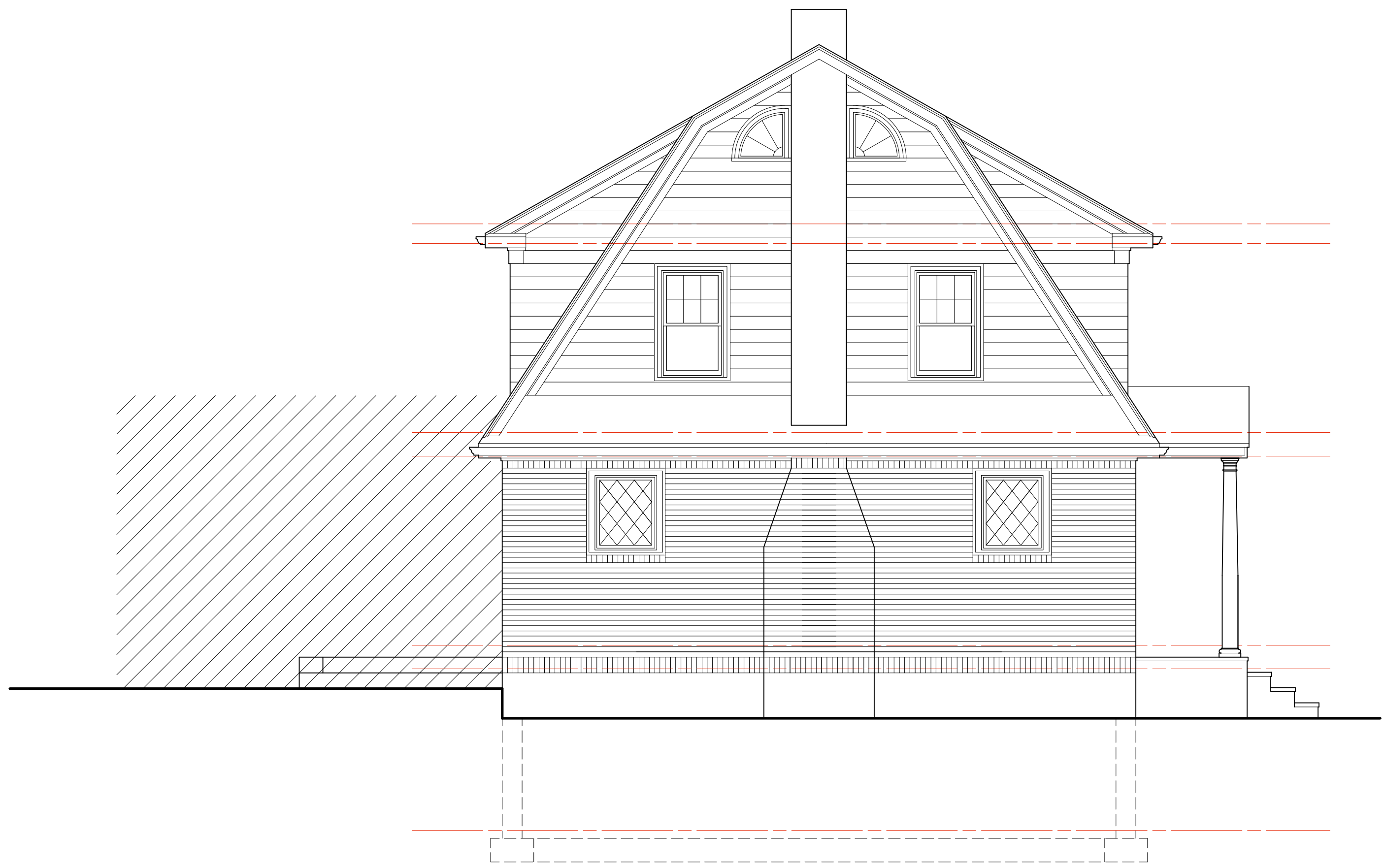
DATE: AUG 10, 2014
SCALE: AS NOTED
DRAWN: OMA
CHECKED: OMA
REVISIONS:

1 Roof Existing / Demolition Plan
Scale: 1/4" = 1'-0"



DRAWING NO.:

X1.3



**EAST
EXISTING /
DEMOLITION
ELEVATION**

**Roy
Residence**

16 Bowditch Road
Jamaica Plain, MA
02130

DATE: AUG 10, 2014
SCALE: AS NOTED
DRAWN: OMA
CHECKED: OMA
REVISIONS:

DRAWING NO.:

X1.4

1 East Existing / Demolition Elevation
Scale: 1/4" = 1'-0"
0 10 20 30 FT



**NORTH
 EXISTING /
 DEMOLITION
 ELEVATION**

**Roy
 Residence**

16 Bowditch Road
 Jamaica Plain, MA
 02130

DATE: AUG 10, 2014
 SCALE: AS NOTED
 DRAWN: OMA
 CHECKED: OMA
 REVISIONS:

1 North Existing / Demolition Elevation
 Scale: 1/4" = 1'-0"

DRAWING NO.:

X1.5



WEST
EXISTING /
DEMOLITION
ELEVATION

Roy
Residence

16 Bowditch Road
Jamaica Plain, MA
02130

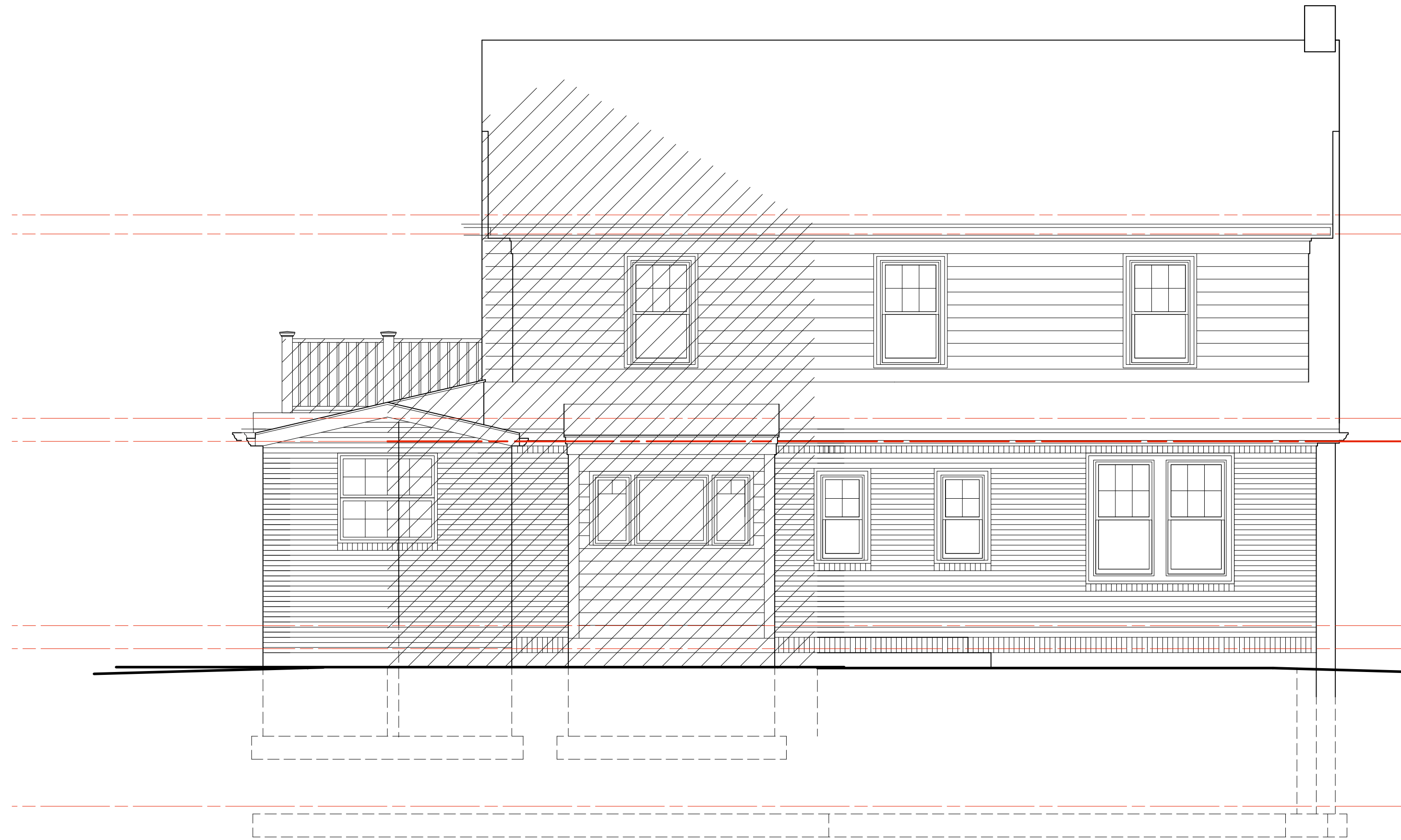
DATE: AUG 10, 2014
SCALE: AS NOTED
DRAWN: OMA
CHECKED: OMA
REVISIONS:

1 West Existing / Demolition Elevation
Scale: 1/4" = 1'-0"



DRAWING NO.:

X1.6



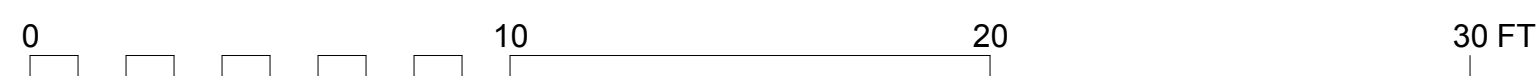
SOUTH
EXISTING /
DEMOLITION
ELEVATION

Roy
Residence

16 Bowditch Road
Jamaica Plain, MA
02130

DATE: AUG 10, 2014
SCALE: AS NOTED
DRAWN: OMA
CHECKED: OMA
REVISIONS:

1 South Existing / Demolition Elevation
Scale: 1/4" = 1'-0"



DRAWING NO.:

X1.7