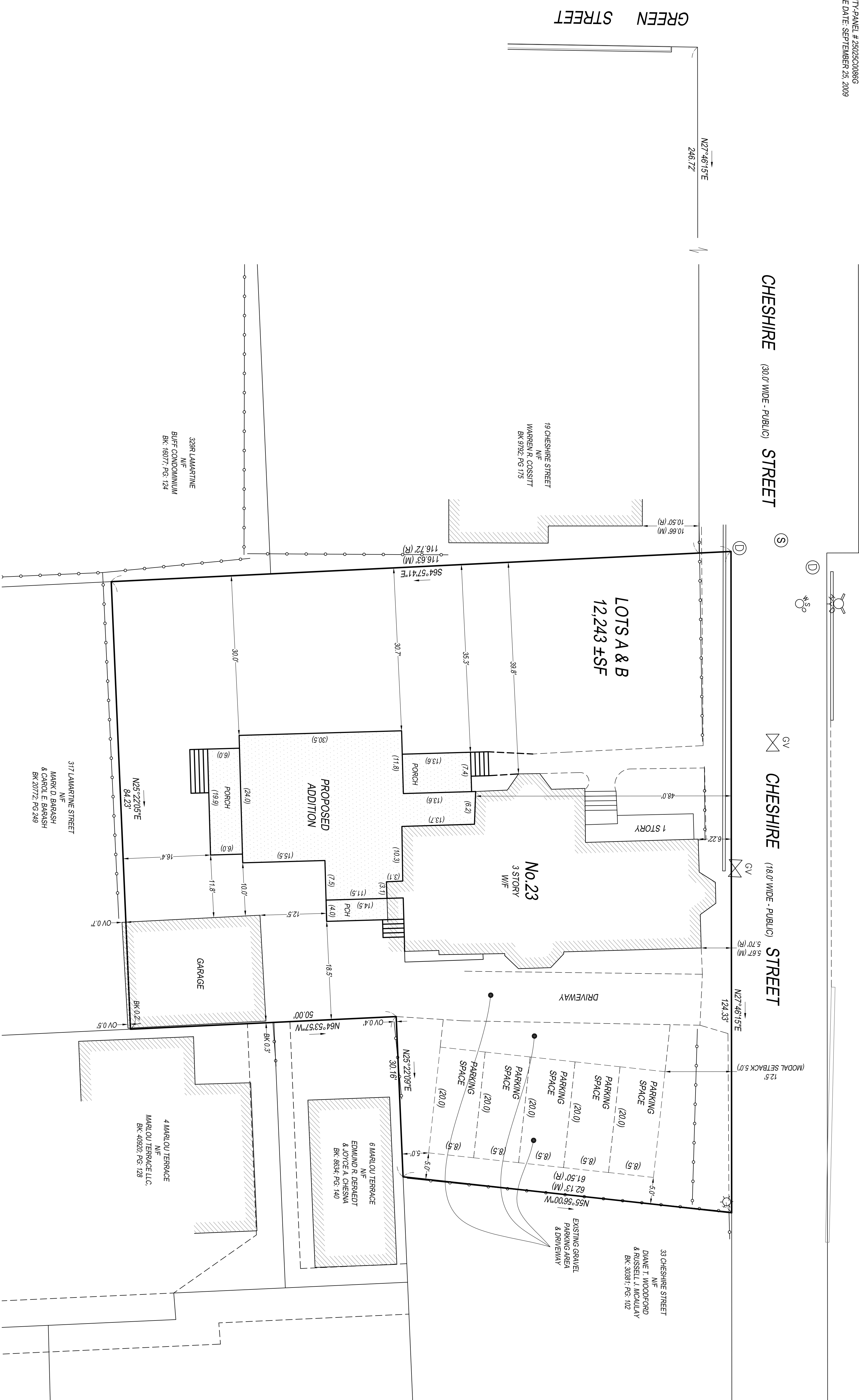


I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JANUARY 21, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
 COMMUNITY-PANEL #28028C00886
 EFFECTIVE DATE: SEPTEMBER 25, 2009



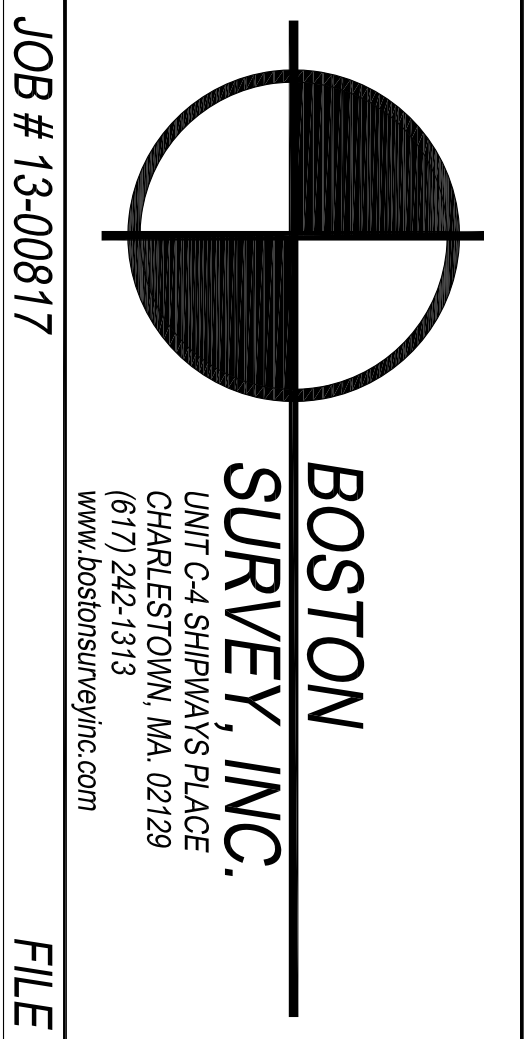
DRAFTSMAN: RAP	REVIEWED BY: GCC
PLAN PREPARED 02/12/14	
PROPOSED CONDITIONS 02/20/14	
PROPOSED CONDITIONS - R2 06/02/14	

REFERENCES:	
DEED: BK 52163; PG 144	LAYOUTS
BK 8550; PG END	L-1521 (CHESHIRE STREET)
BK 4353; PG 361	L-8697 (CHESHIRE STREET EXT.)
BK 16077; PG 124	
BK 10259; PG END	
BK 4363; PG 402	
BK 13718; PG 303	

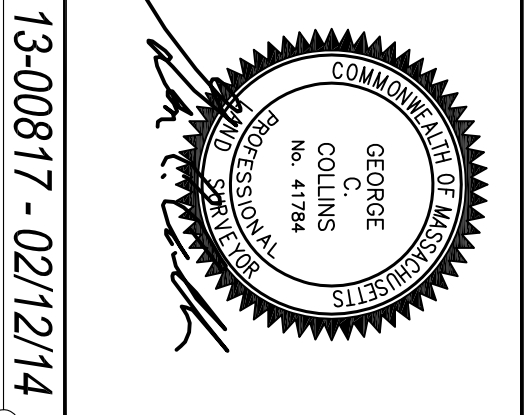
SITE PLAN OF LAND

LOCATED AT
23 CHESHIRE STREET
JAMAICA PLAIN, MA

PREPARED FOR:
 JOHN F. NICOLACI, JR. REVOCABLE TRUST
 JOHN F. NICOLACI, JR.
 219 JARRY STREET
 NEW BEDFORD, MA 02745

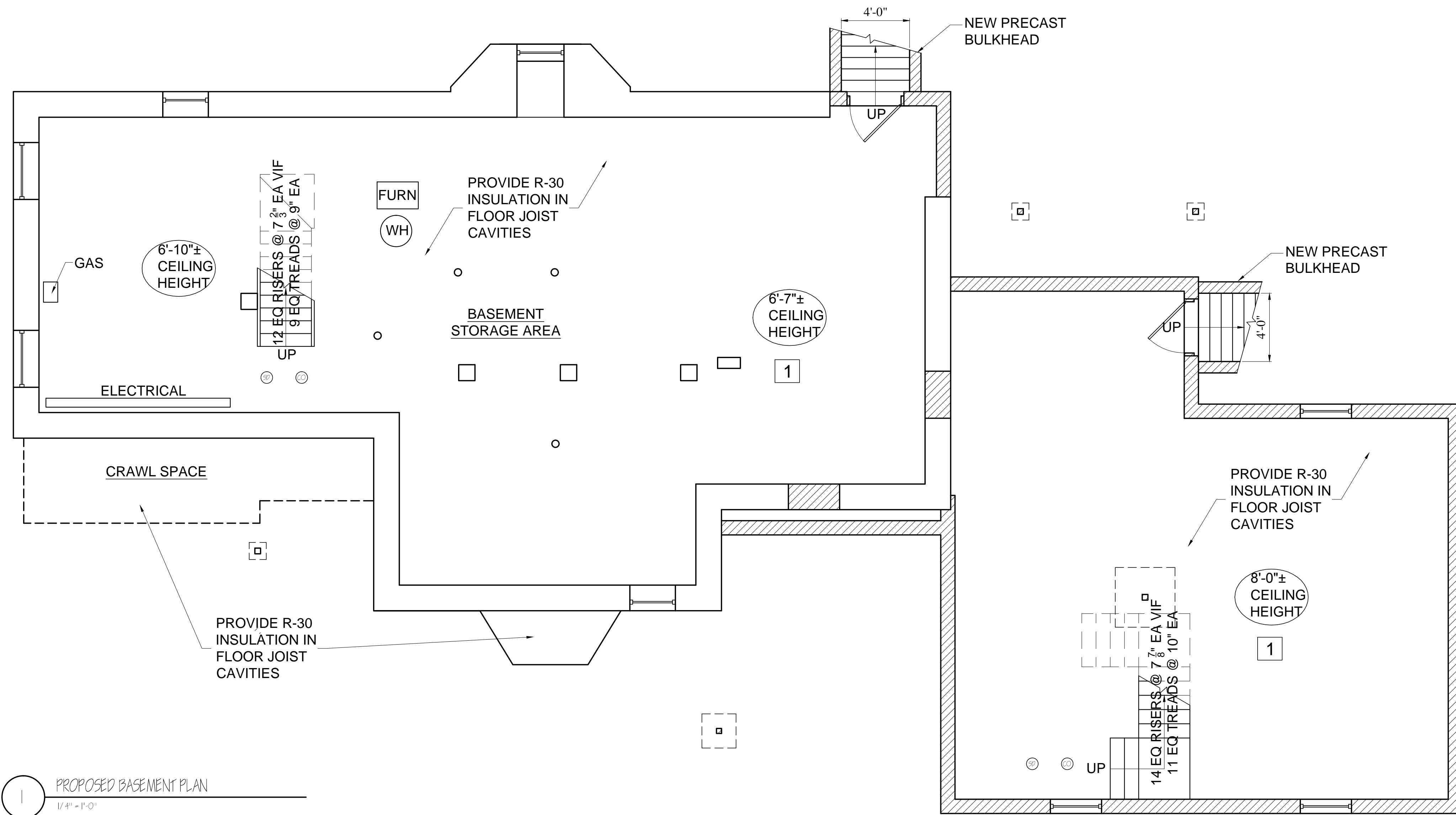


UNIT C-4 SHIPMAN'S PLACE
 CHARLESTOWN, MA 02129
 (617) 242-1313
 WWW.BOSTONSURVEYINC.COM



JOB # 13-00817 FILE # 13-00817 - 02/12/14

23 CHESHIRE STREET



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

Location

HOUSE RENOVATION &
ADDITION
23 CHESHIRE STREET
JAMAICA PLAIN, MA 02130

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

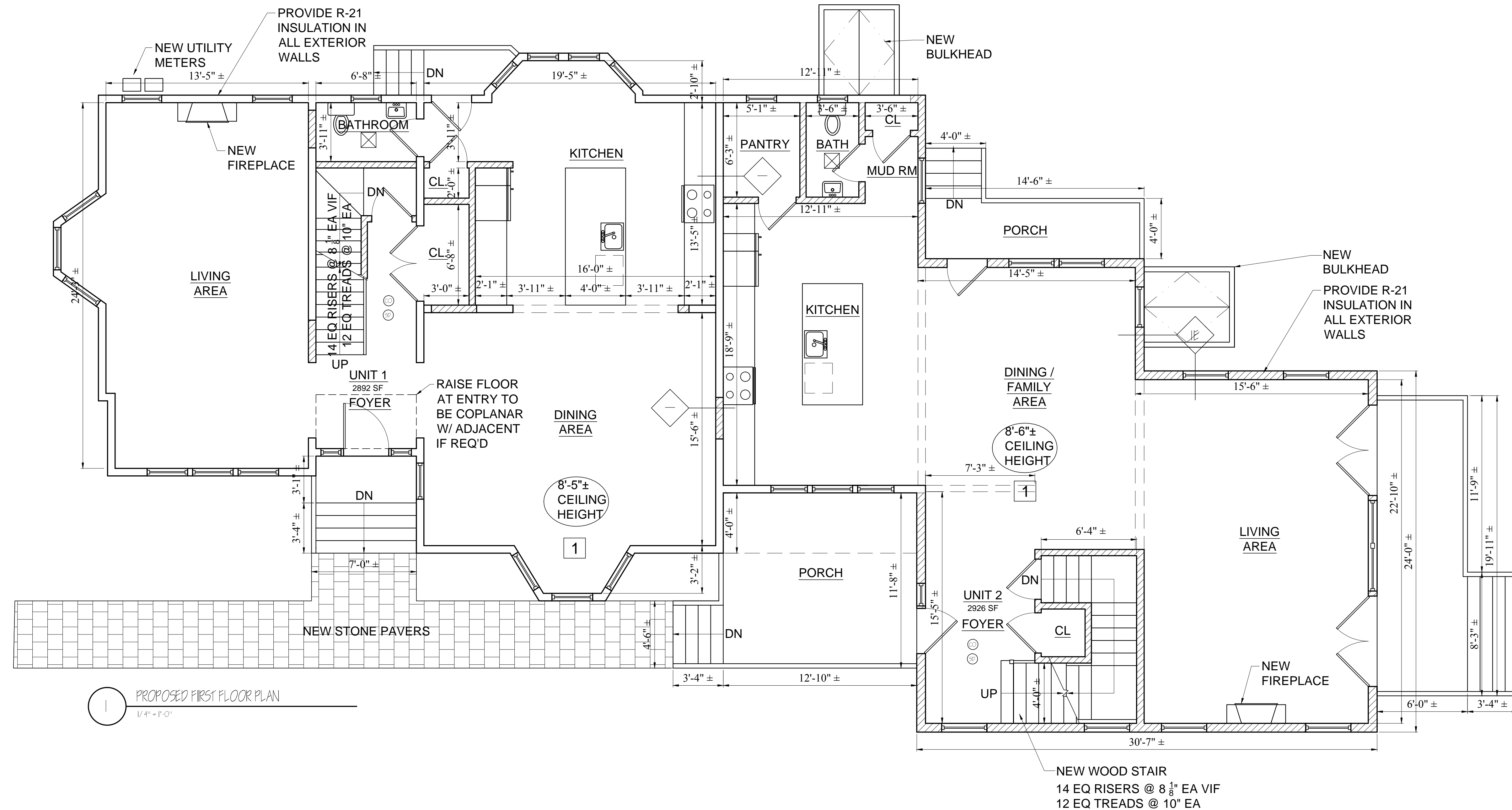
No.	Revision Date
	05-19-2014

Project No: 13310
Scale: AS NOTED
Date: 2-24-14
Drawn By: DF

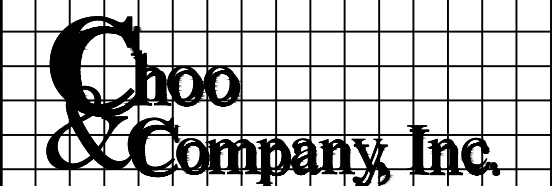
Drawing Name
**PROPOSED
BASEMENT
PLAN**

Sheet No.
A-1.1

23 CHESHIRE STREET



HOUSE RENOVATION &
ADDITION
23 CHESHIRE STREET
JAMAICA PLAIN, MA 02130



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

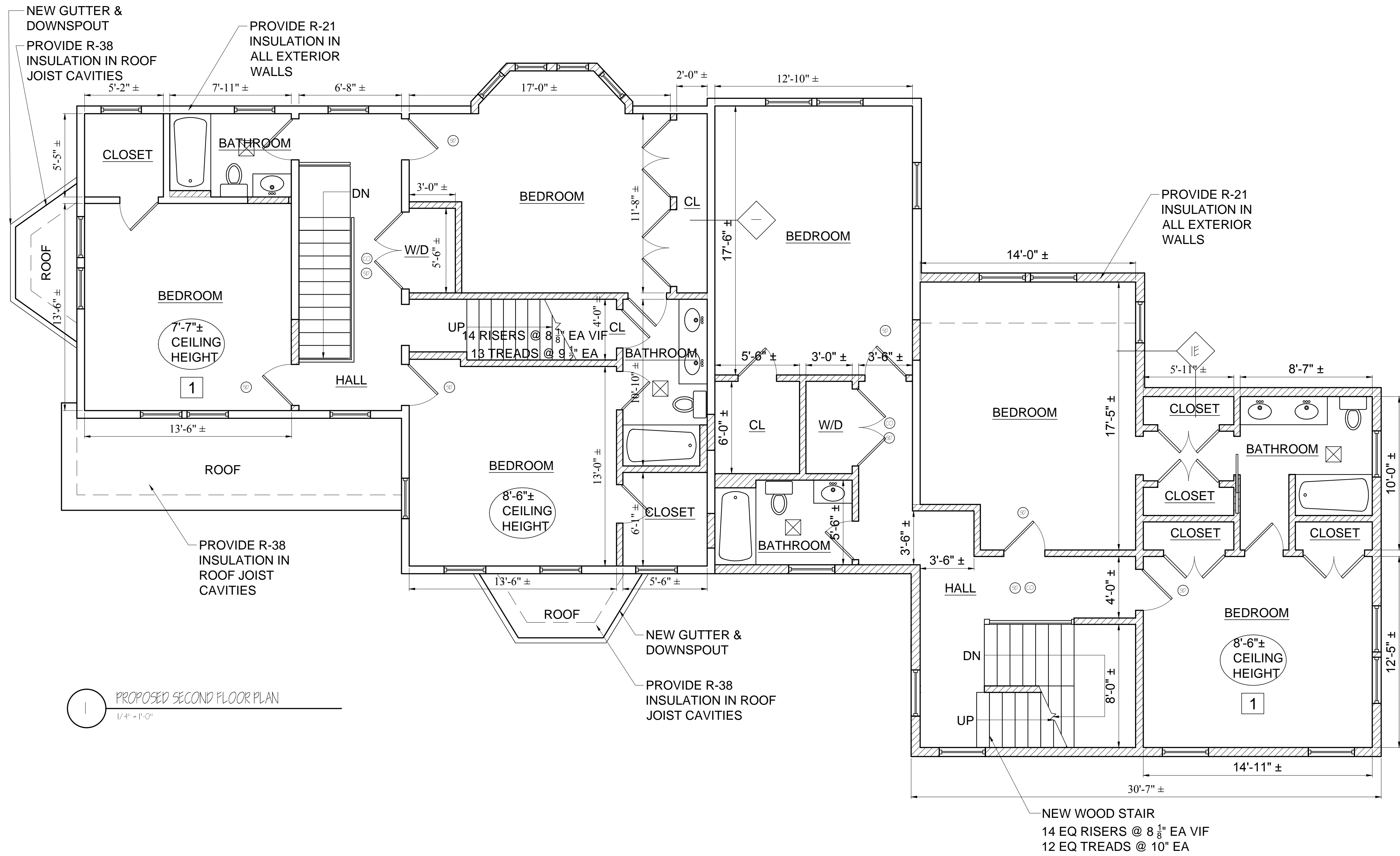
No.	Revision Date
	05-19-2014

Project No: 13310
Scale: AS NOTED
Date: 2-24-14
Drawn By: DF

PROPOSED
FIRST FLOOR
PLAN

Sheet No.
A-1.2

23 CHESHIRE STREET



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

Location
HOUSE RENOVATION & ADDITION
23 CHESHIRE STREET
JAMAICA PLAIN, MA 02130

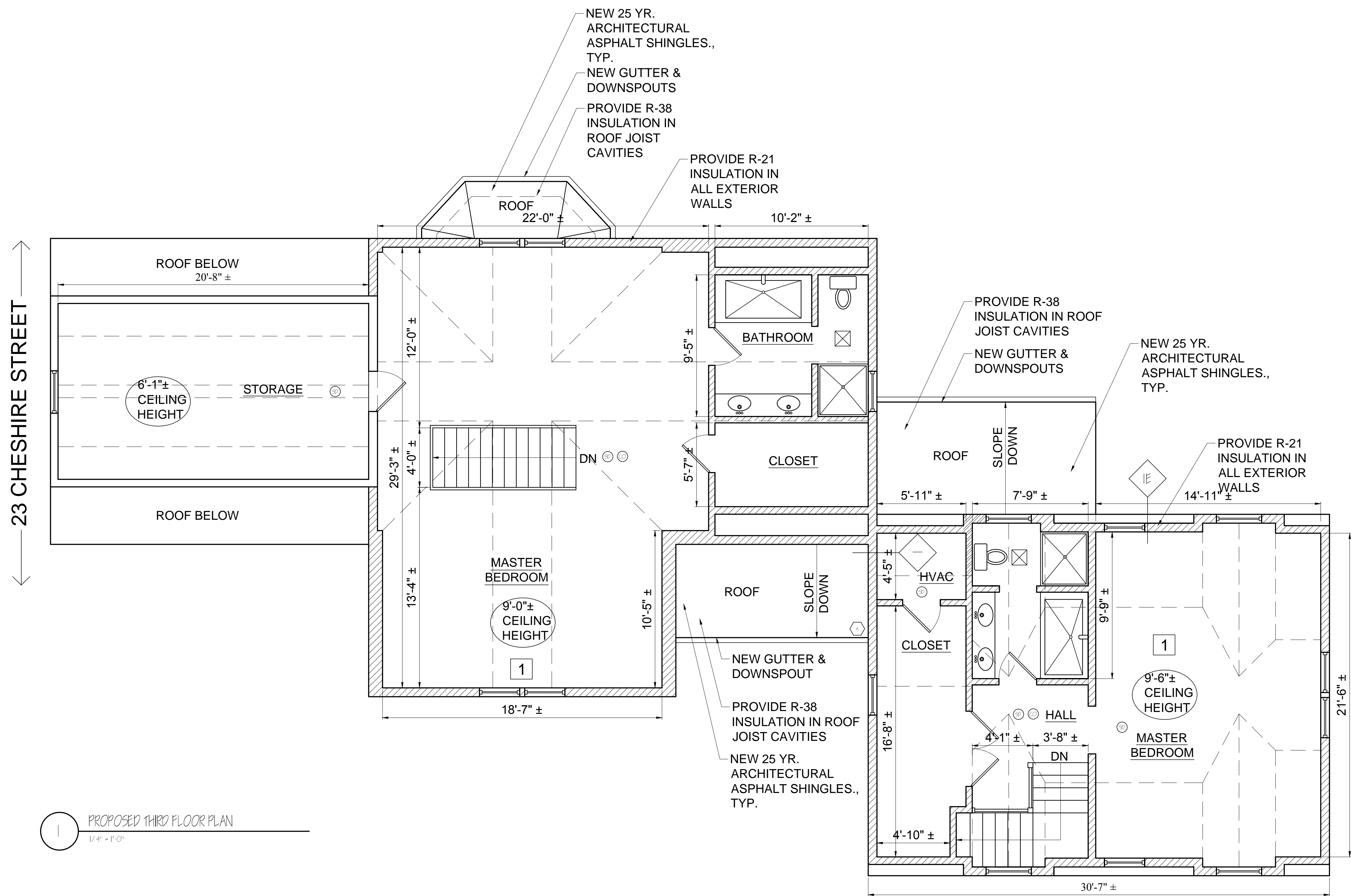
Choo & Company, Inc.
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date
	05-19-2014

Project No: 13310
 Scale: AS NOTED
 Date: 2-24-14
 Drawn By: DF

Drawing Name
PROPOSED SECOND FLOOR PLAN

Sheet No.
A-1.3



1 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

23 CHESHIRE STREET

Location

HOUSE RENOVATION &
ADDITION
23 CHESHIRE STREET
JAMAICA PLAIN, MA 02130

Choo
& Company, Inc.

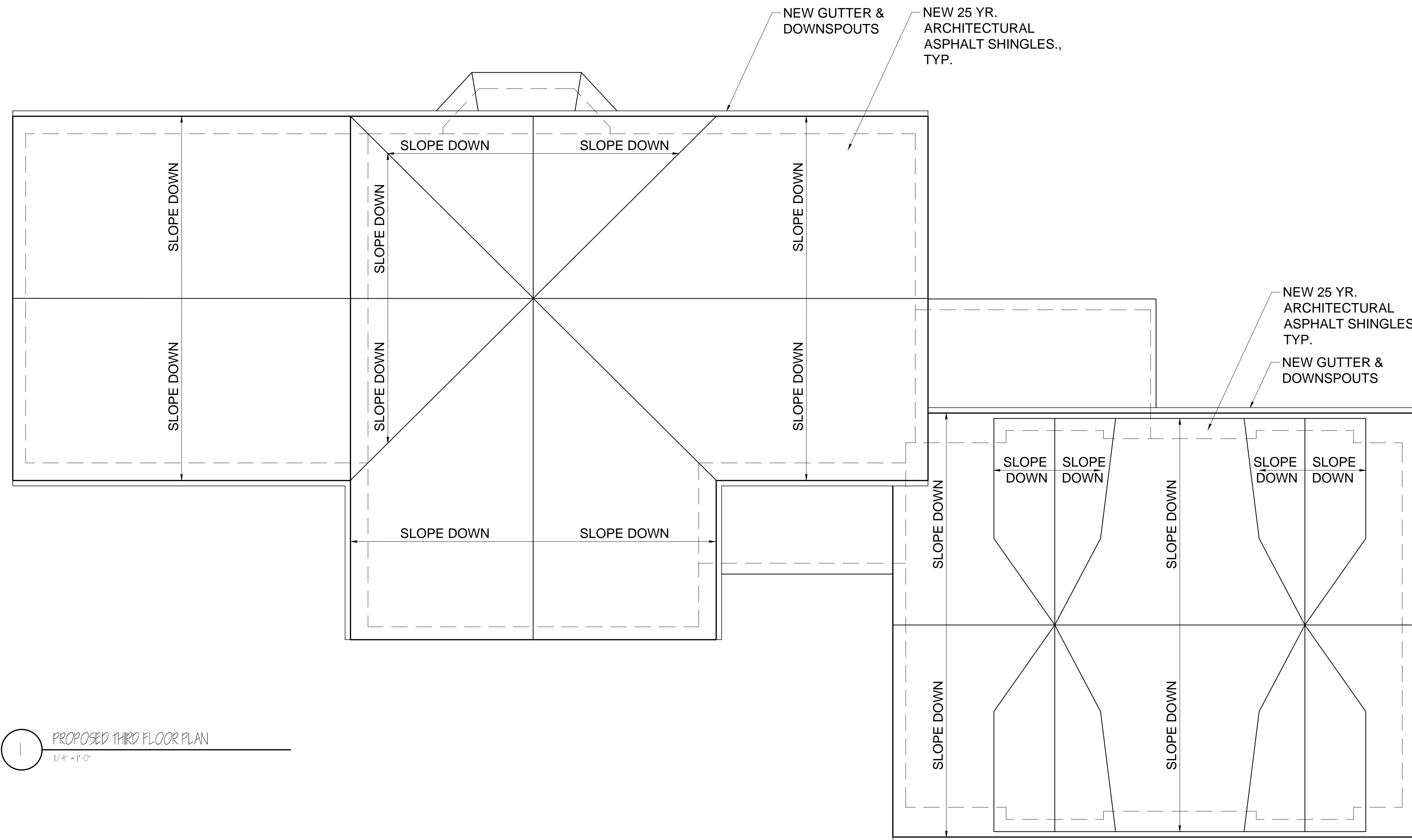
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	05-19-2014

Project No: 13310
Scale: AS NOTED
Date: 2-24-14
Drawn By: DF

Drawing Name
PROPOSED
THIRD FLOOR
PLAN

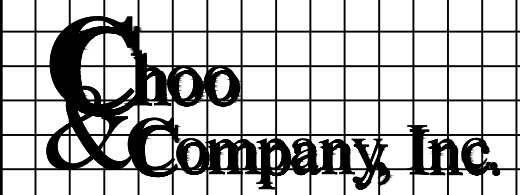
Sheet No.
A-1.4



1 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

Location

HOUSE RENOVATION & ADDITION
23 CHESHIRE STREET
JAMAICA PLAIN, MA 02130



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 617-786-7727 fax 617-786-7715

No.	Revision Date
	05-19-2014

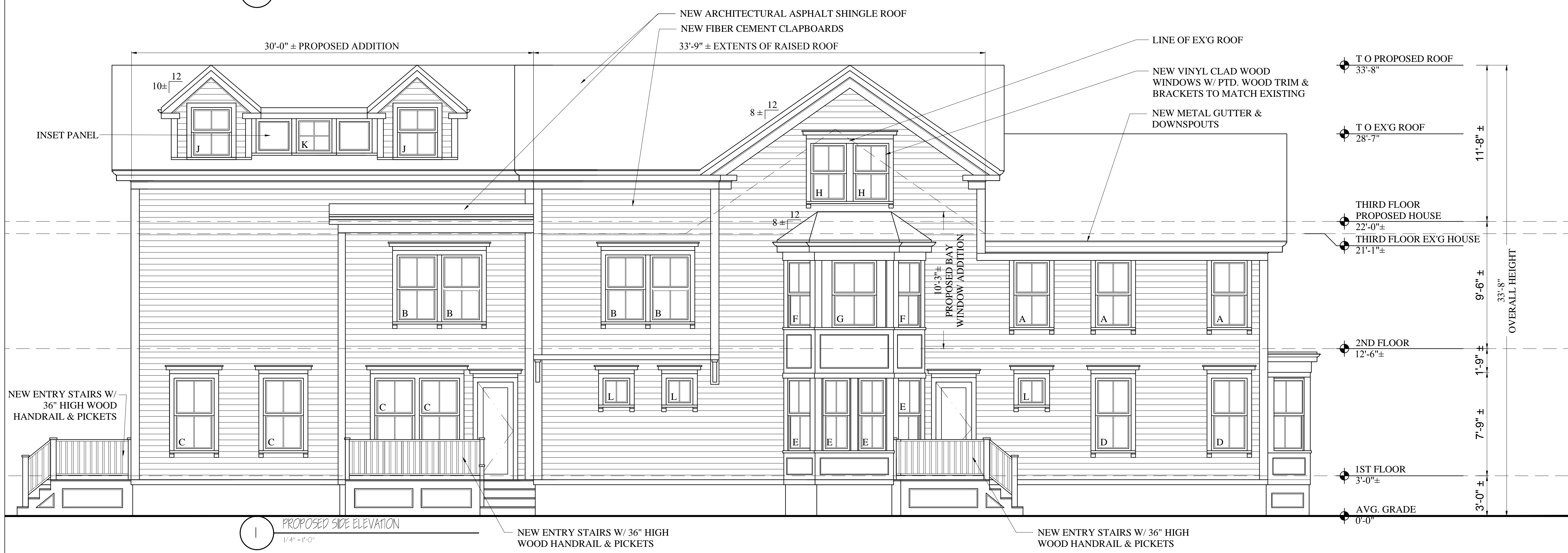
Project No: 13310
 Scale: AS NOTED
 Date: 2-24-14
 Drawn By: DF

Drawing Name
PROPOSED ROOF PLAN

Sheet No.
A-1.5



2 PROPOSED SIDE ELEVATION
1/4" = 1'-0"



1 PROPOSED SIDE ELEVATION
1/4" = 1'-0"

Location

HOUSE RENOVATION & ADDITION
23 CHESHIRE STREET
JAMAICA PLAIN, MA 02130

Choo & Company, Inc.
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617-786-7727 fax 617-786-7715

No.	Revision Date
	05-19-2014

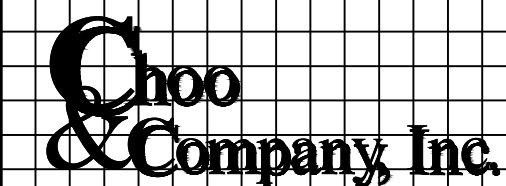
Project No: 13310
Scale: AS NOTED
Date: 2-24-14
Drawn By: DF

Drawing Name
PROPOSED ELEVATIONS

Sheet No.
A-2.1

Location

HOUSE RENOVATION & ADDITION
23 CHESHIRE STREET
JAMAICA PLAIN, MA 02130



One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No. Revision Date
 05-19-2014

Project No: 13310
 Scale: AS NOTED
 Date: 2-24-14
 Drawn By: DF

Drawing Name

PROPOSED ELEVATIONS

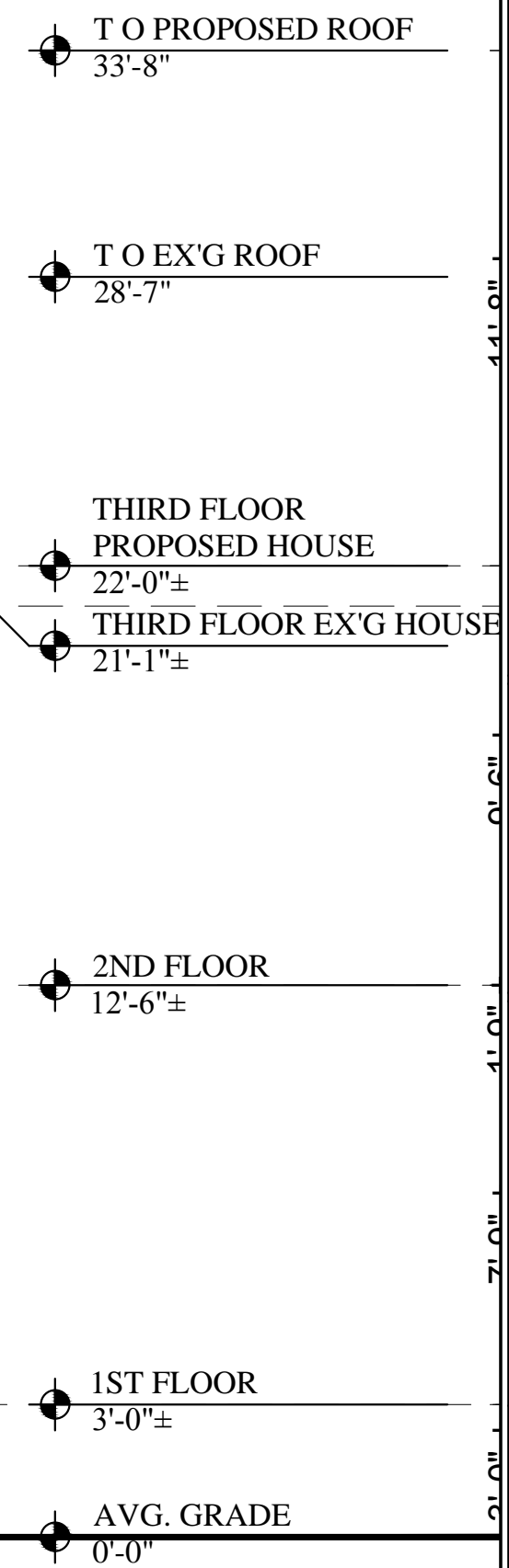
Sheet No.
A-2.2



1 PROPOSED REAR ELEVATION
 1/4" = 1'-0"



2 PROPOSED CHESHIRE STREET ELEVATION
 1/4" = 1'-0"



WINDOW SCHEDULE

NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	REMARKS
A	MARVIN OR EQUAL	CUDH2626	18	2'-8 3/8"x5'-0 7/8"	WOOD INTERIOR / BLACK VINYL EXTERIOR - 2 SDL OVER 2, BRICKMOULD JAMB PROFILE
B	MARVIN OR EQUAL	CUDH3026	12	3'-0 3/8"x5'-0 7/8"	WOOD INTERIOR / BLACK VINYL EXTERIOR - 2 SDL OVER 2, BRICKMOULD JAMB PROFILE
C	MARVIN OR EQUAL	CUDH3028E	7	3'-0 3/8"x5'-4 7/8"	WOOD INTERIOR / BLACK VINYL EXTERIOR - 2 SDL OVER 2, BRICKMOULD JAMB PROFILE
D	MARVIN OR EQUAL	CUDH2628E	15	2'-8 3/8"x5'-4 7/8"	WOOD INTERIOR / BLACK VINYL EXTERIOR - 2 SDL OVER 2, BRICKMOULD JAMB PROFILE
E	MARVIN OR EQUAL	CUDH1628	4	1'-10 3/8"x5'-4 7/8"	WOOD INTERIOR / BLACK VINYL EXTERIOR - 2 SDL OVER 2, BRICKMOULD JAMB PROFILE
F	MARVIN OR EQUAL	CUDH1626	2	1'-10 3/8"x5'-4 7/8"	WOOD INTERIOR / BLACK VINYL EXTERIOR - 2 SDL OVER 2, BRICKMOULD JAMB PROFILE
G	MARVIN OR EQUAL	CUDH3626E	1	3'-6 3/8"x5'-0 7/8"	WOOD INTERIOR / BLACK VINYL EXTERIOR - 2 SDL OVER 2, BRICKMOULD JAMB PROFILE
H	MARVIN OR EQUAL	CUDH2622	4	2'-8 3/8"x4'-4 7/8"	WOOD INTERIOR / BLACK VINYL EXTERIOR - 2 SDL OVER 2, BRICKMOULD JAMB PROFILE
J	MARVIN OR EQUAL	CUDH3018	4	3'-0 3/8"x3'-8 7/8"	WOOD INTERIOR / BLACK VINYL EXTERIOR - 2 SDL OVER 2, BRICKMOULD JAMB PROFILE
K	MARVIN OR EQUAL	CUPAWN3232	2	2'-9"x2'-7 5/8"	WOOD INTERIOR / BLACK VINYL EXTERIOR - 4 SDL, BRICKMOULD JAMB PROFILE
L	MARVIN OR EQUAL	CUPAWN2424	3	2'-11"x1'-11 5/8"	WOOD INTERIOR / BLACK VINYL EXTERIOR - 2 SDL, BRICKMOULD JAMB PROFILE
M	MARVIN OR EQUAL	CUCART3054E	1	2'-7"x4'-5 5/8"	RESTORE ORIGINAL OR WOOD INTERIOR / BLACK VINYL EXTERIOR - 2 SDL OVER 2, BRICKMOULD JAMB PROFILE
* GC IS RESPONSIBLE FOR VERIFYING SIZE & QUANTITY IN THE FIELD PRIOR TO ORDERING PROVIDE HALF SCREENS ON TRACKS					