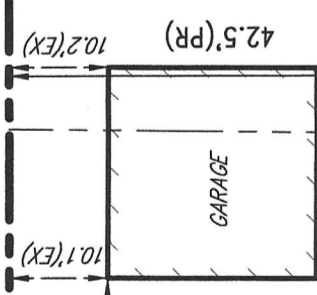
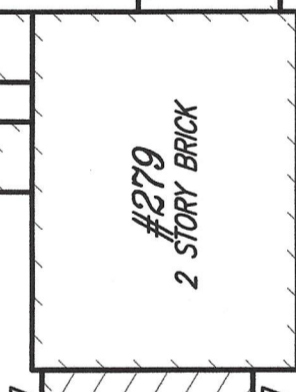


Now or Formerly
DAVID FLANAGAN
WARD: 19 - PARCEL: 2247

S 75°30'00" E 105.00'



46.0'(PR)
**PROPOSED
2ND STORY
ADDITION**



#279
2 STORY BRICK

LOT 2A

LOT 1

Now or Formerly
**GEORGE LEWIS VI &
ALICE LOVELL LEWIS**
WARD: 19 - PARCEL: 2244
BOOK 59910 - PAGE 139

**TOTAL
AREA=12,810 S.F.**

Now or Formerly
MARK COLEMAN
WARD: 19 - PARCEL: 2243

118.90'

11.9'(EX)

4.5'(EX)

S 15°11'45" W

50.5'(EX)

"X" CUT
(FOUND)

36.99'(S)

37.04'(R)

"X" CUT
(FOUND)

9.09'

N 78°45'01" W 105.22'

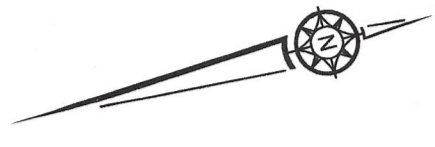
NAIL
(FOUND)

14.43'

22.21'(S)

22.28'(R)

"X" CUT
(FOUND)



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, PLANS AND DEEDS OF RECORD.



William E. Tirrell
WILLIAM E. TIRRELL, PLS (MA# 49930) DATE 5/5/21



PLAN FOR PROPOSED ADDITION
279 POND STREET
BOSTON, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
P.O. BOX 1190 FRAMINGHAM, MA 01701
PH: 508-628-1444 FAX: 508-879-9292
WWW.FRAMINGHAMSURVEY.COM

SCALE:	1"=20'	DRAWN BY:	RDN	DWG:	243.21 EXPP
DATE:	MAY 3, 2021	CHECKED BY:	NET	JOB NO:	243.21

GRAPHIC SCALE (IN FEET)

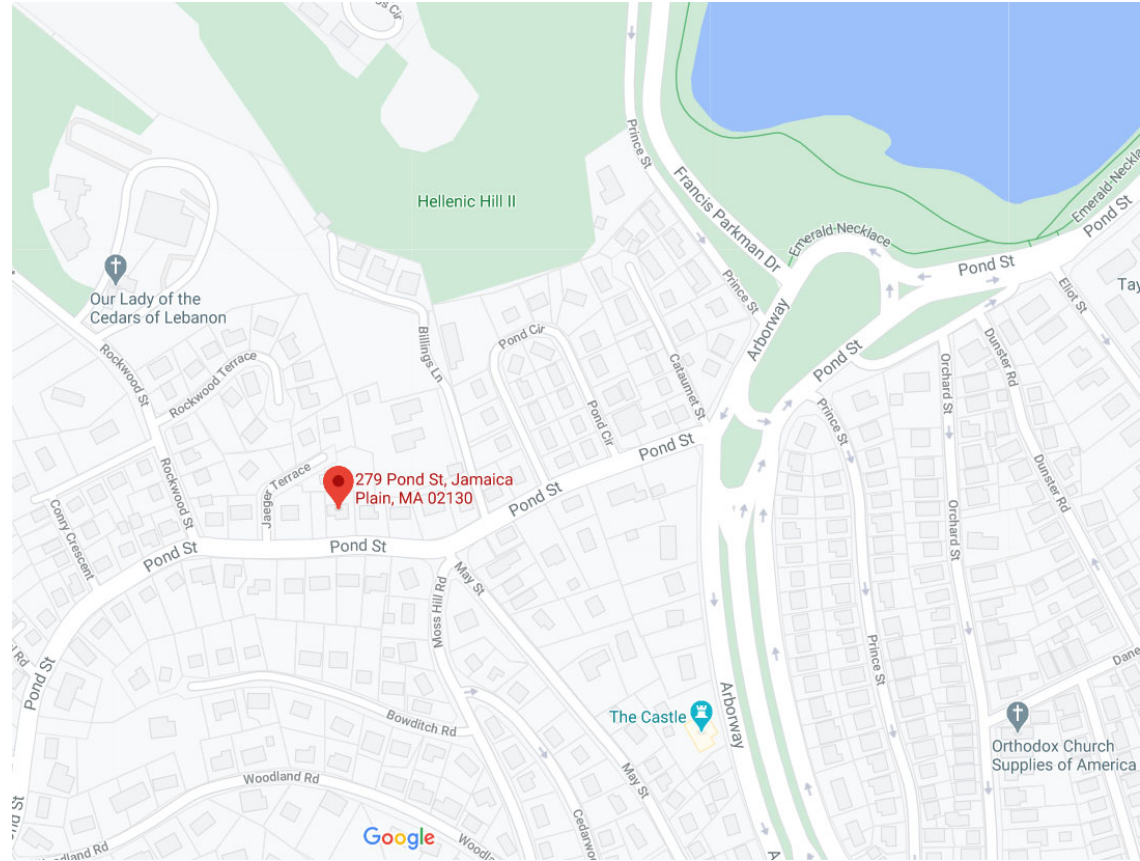


POND STREET (PUBLIC - VARIABLE WIDTH)

LEWIS RESIDENCE

279 POND STREET

JAMAICA PLAIN, MA 02130



CODE AND ZONING SUMMARY

279 Pond Street
 Jamaica Plain, MA 02130
 Parcel ID: 1902244000
 Owner: George Lewis VI

Zoning District: Jamaica Plain Neighborhood (S-.3)
 Zoning Subdistrict: 1F-9000
 Subdistrict Type: Single-Family Residential
 Overlays: Neighborhood Design
 Lot Size: 12,810 SF
 Allowable FAR: 0.30

Existing Total Living Area: 2,773 SF
 Existing FAR: 0.22

Proposed Addition: 214 SF
 New Total Living Area: 2,987 SF
 New FAR: 0.23

Setbacks

Front: Required: 25'
 Existing: 50.5' Proposed: Unchanged
 Side: Required: 12'
 E. Existing: 4.5' Proposed: Unchanged
 W. Existing: 46.0' Proposed: Unchanged
 Rear: Required: 40'
 Existing: 42.5' Proposed: Unchanged

All setbacks as existing (addition is over existing wing).

Building height is unchanged.

Drawing Index	
Sheet Number	Sheet Name

A0	Project Information
A1	Notes
A2	Second Floor Plan
A3	Roof Plan
A4	South Elevation
A5	West Elevation
A6	North Elevation
A7	Building Section
D1	Second Floor Demolition Plan
E1	Second Floor Electrical Plan

VICINITY MAP



Osborn Studio+
 22 Emerson Street
 Brookline, MA 02445
 617-306-8480

Lewis Residence
 279 Pond Street
 Jamaica Plain, MA 02130

No.	Description	Date

Project Information		A0
Project number	2103	
Date	05/05/21	
Drawn by	MCO	
Checked by	LCO	Scale

GENERAL NOTES

1. Obtain necessary permits and complete all work according to the Mass Building Code.
2. Provide schedule for owner including start and proposed finish date, and time line for finish and material choice decisions.
3. Protect existing house during construction. Contractor to maintain sealed off area during construction and to minimize traffic through main house.
4. Contractor to provide temporary toilet facilities.
5. Provide temporary bracing as required. Carry out any demolition operations with utmost care to maintain integrity of structure and finishes scheduled to remain.
6. Work will require modification to the existing structure. The contractor shall be responsible for providing bearing, supports, and/or bracing in accordance with good engineering practices. Framing lumber to be Hem fir No. 2 or bettr, with Fb=1100 PSI, E=1,400,000 PSI. All beam to post connectors to be of sizes necessary to accommodate connected pieces. Owner is responsible for any outside structural engineering design costs.
7. Structural notes and details to be reconfirmed after demolition.
8. Provide fireblocking, draftstops and firestops as per code.
9. Insulate all exterior walls and roofs with cavity insulation and rigid exterior insulation.
10. Patch, touch up, and clean all existing walls, ceilings and floors scheduled to remain, which are damaged by construction or such things as rewiring. Provide neat transition to new materials.
11. Unless otherwise noted, construction details shall match existing as much as possible.
12. Confirm all measurements in the field; do not scale drawings.
13. Provide owner or architect with samples of finish materials.
14. All materials and products to be installed as per manufacturer's recommendations.
15. Remove all construction and demolition materials and leave premises broom clean.
16. All work to be done according to the highest standards of the trade.
17. Warranty: Contractor to provide Owner with one-year warranty against defects in workmanship, materials, equipment, and systems contractor is providing.
18. Liability and Workmen's Compensation insurance will be the responsibility of the contractor and must be kept in effect for the entire duration of the project. A written verification of the insurance coverage is required prior to the start of construction.


SCOPE OF WORK

1. Remove existing second floor side deck, posts, railings and decking. Leave existing roof intact, inspect condition, patch and repair if necessary.
2. Remove existing second floor bathroom. Save existing plumbing fixtures and evaluate for reuse. Save doors for reuse.
3. Remove hexagonal window in bathroom on north side of house.
4. Frame new addition off master bedroom, on top of existing side roof.
5. Insulate exterior walls and ceiling with stud/rafter cavity insulation and rigid exterior insulation, as per code, install smart vapor retarder between GWB and studs/rafters.
6. Install new shower, vanity and sinks, and toilet in master bathroom.
7. Flooring to be tile in master bath and closet, selected by owners.
8. Flooring in family bathroom to be tile, selected by owners.
9. Windows to be Pella with interior blinds (composite exterior and wood interior). Custom transom window to be determined.
10. Pocket doors as noted.
11. GWB and skim coat plaster throughout.
12. Interior trim and baseboards to match existing.
13. Paint all new interior and exterior work. Eggshell finish, Benjamin Moore Regal paints. Prime and two finish coats. Interior and exterior colors to be determined by owners.
14. Run new stack for master bathroom plumbing. Plumbing for hot and cold water to shower and sinks, connected to house plumbing.
15. Install new tub and toilet selected by owners in family bathroom. Reuse existing vanity, counter and sink.
16. Electrical work as described.
17. Install vent fans in master bathroom and family bathroom.
18. Connect to existing heat and AC system.
19. Install gutters and downspouts to match existing.
20. The following will be provided by owner, or by contractor for an additional cost once final decisions are made:
 - Plumbing fixtures and fittings
 - Decorative light fixtures
 - Built-in cabinets, storage, and other millwork
 - Mirrors, medicine cabinets, and bath accessories
 - Countertops
 - Tile and grout

GENERAL ELECTRICAL NOTES

1. Wiring includes master bathroom, walk-in closet and family bathroom.
2. Final lighting plan for master bathroom and family bathroom to be verified in field after rough framing.
3. Coordinate outlet locations with cabinetry, built ins and furniture layout.
4. Provide GFI outlets as per code.
5. All decorative light fixtures and bulbs to be provided by owner.
6. Check with owner about switch style (Lutron vs. toggle).
7. Install "warm floor" electric heat under tile with separate thermostat as supplemental heat.
8. Vents and closet lights by electrical subcontractor.




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No.	Description	Date

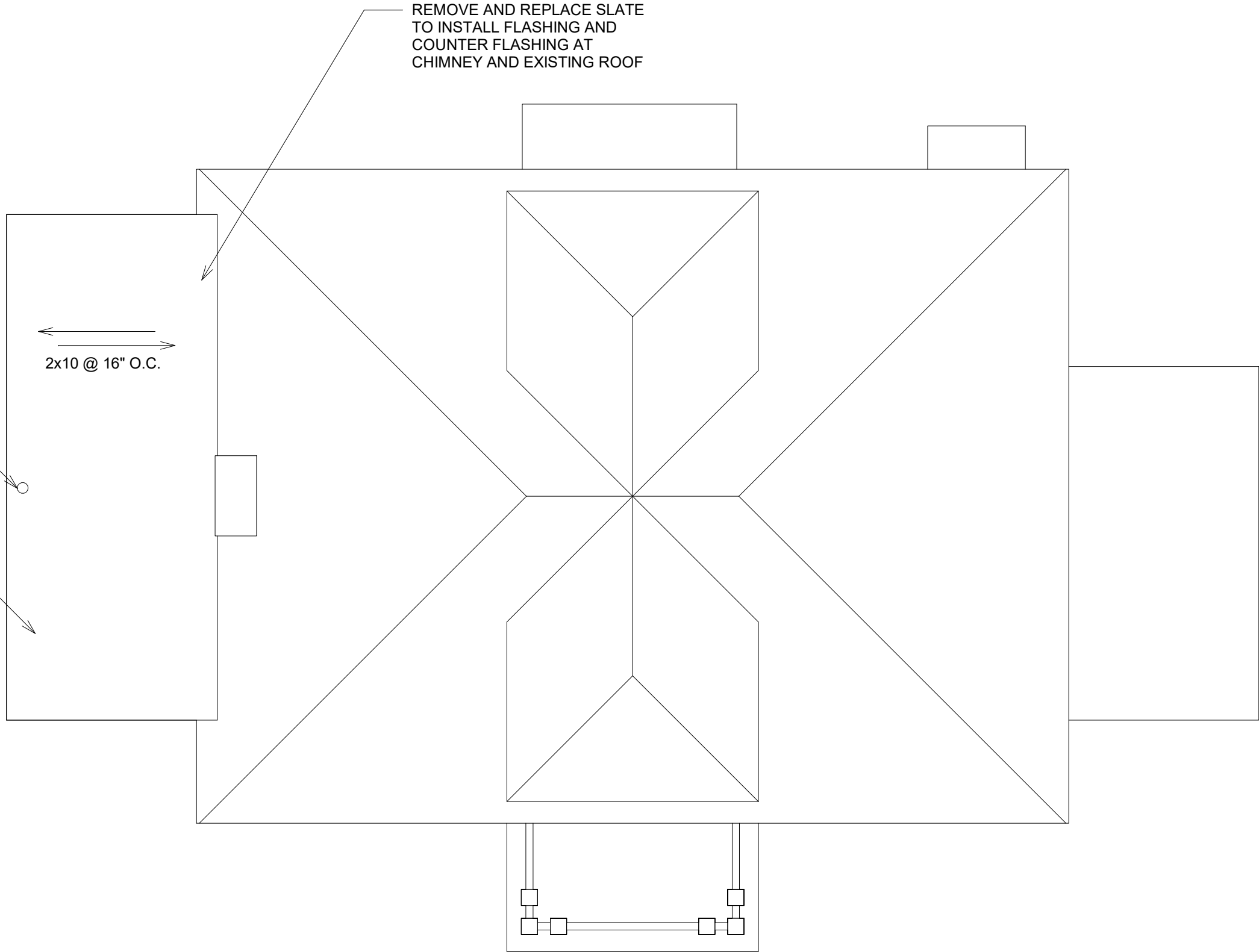
Notes	
Project number	2103
Date	05/05/21
Drawn by	MCO
Checked by	LCO
A1	
Scale	

REMOVE AND REPLACE SLATE
TO INSTALL FLASHING AND
COUNTER FLASHING AT
CHIMNEY AND EXISTING ROOF

←→
2x10 @ 16" O.C.

INSTALL NEW PLUMBING
VENT AS NEEDED

EPDM ROOF WITH SLOPE
TO GUTTERS



1 Roof Plan
3/16" = 1'-0"



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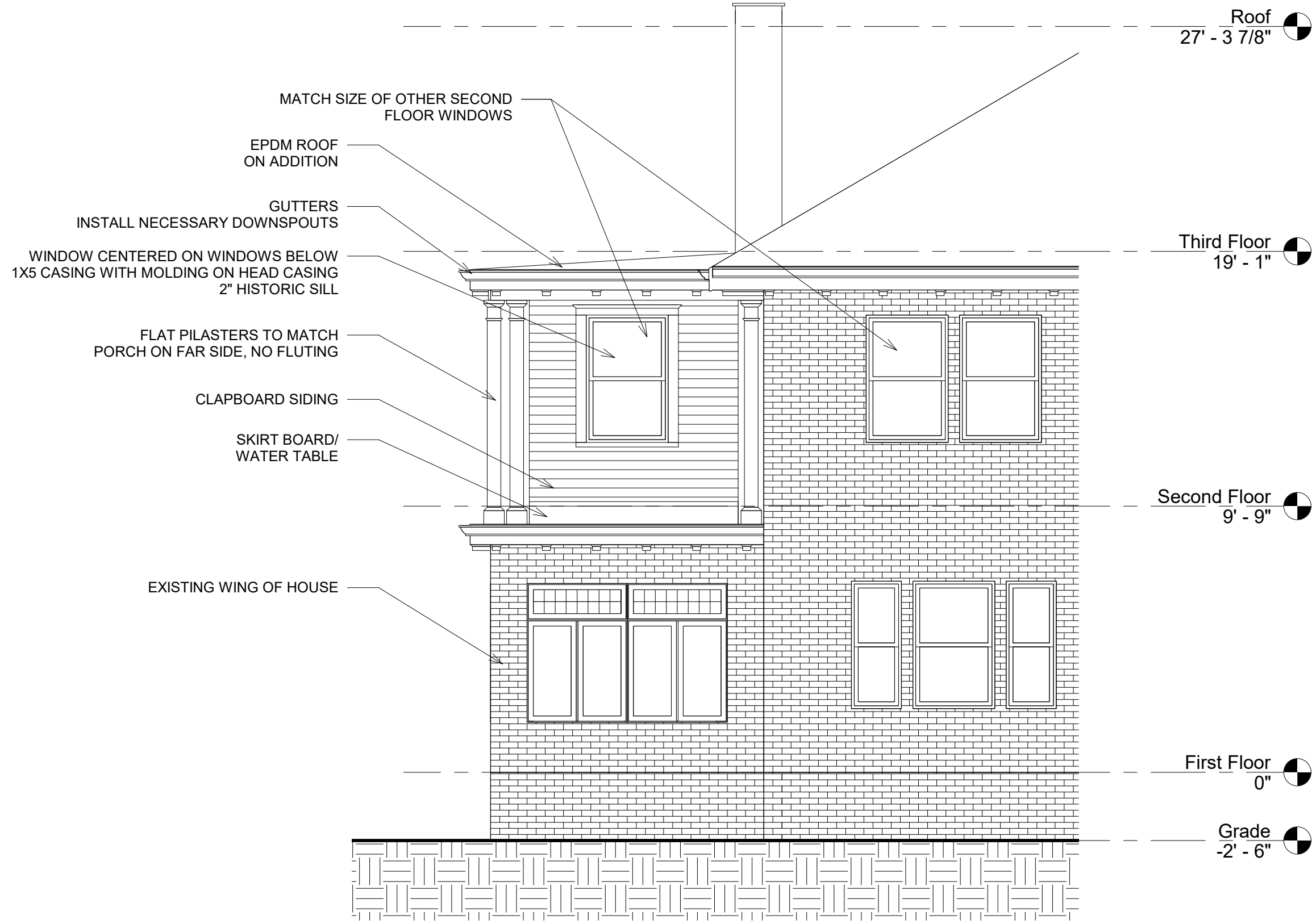
No.	Description	Date

Roof Plan

Project number 2103
Date 05/05/21
Drawn by MCO
Checked by LCO

A3

Scale 3/16" = 1'-0"



1 South Elevation
1/4" = 1'-0"




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No.	Description	Date

South Elevation
 Project number 2103
 Date 05/05/21
 Drawn by MCO
 Checked by LCO

A4

Scale 1/4" = 1'-0"



Roof
27' - 3 7/8"

1
A7

Third Floor
19' - 1"

NEW WINDOW
PAIR OF CASEMENTS
TEMPERED GLASS
BLINDS WITHIN DOUBLE GLASS
AND TRANSOM TO MATCH
FIRST FLOOR WINDOW STYLE

EPDM FLAT ROOF WITH
SLIGHT SLOPE TO GUTTERS
GUTTERS TO ALIGN AND MATCH
DOWNSPOUTS TO MATCH EXISTING

10" WATER TABLE
EXISTING FRONT PORCH

1' - 10"
SILL HT.

3' - 8"

Second Floor
9' - 9"

First Floor
0"

Grade
-2' - 6"

1 West Elevation
1/4" = 1'-0"

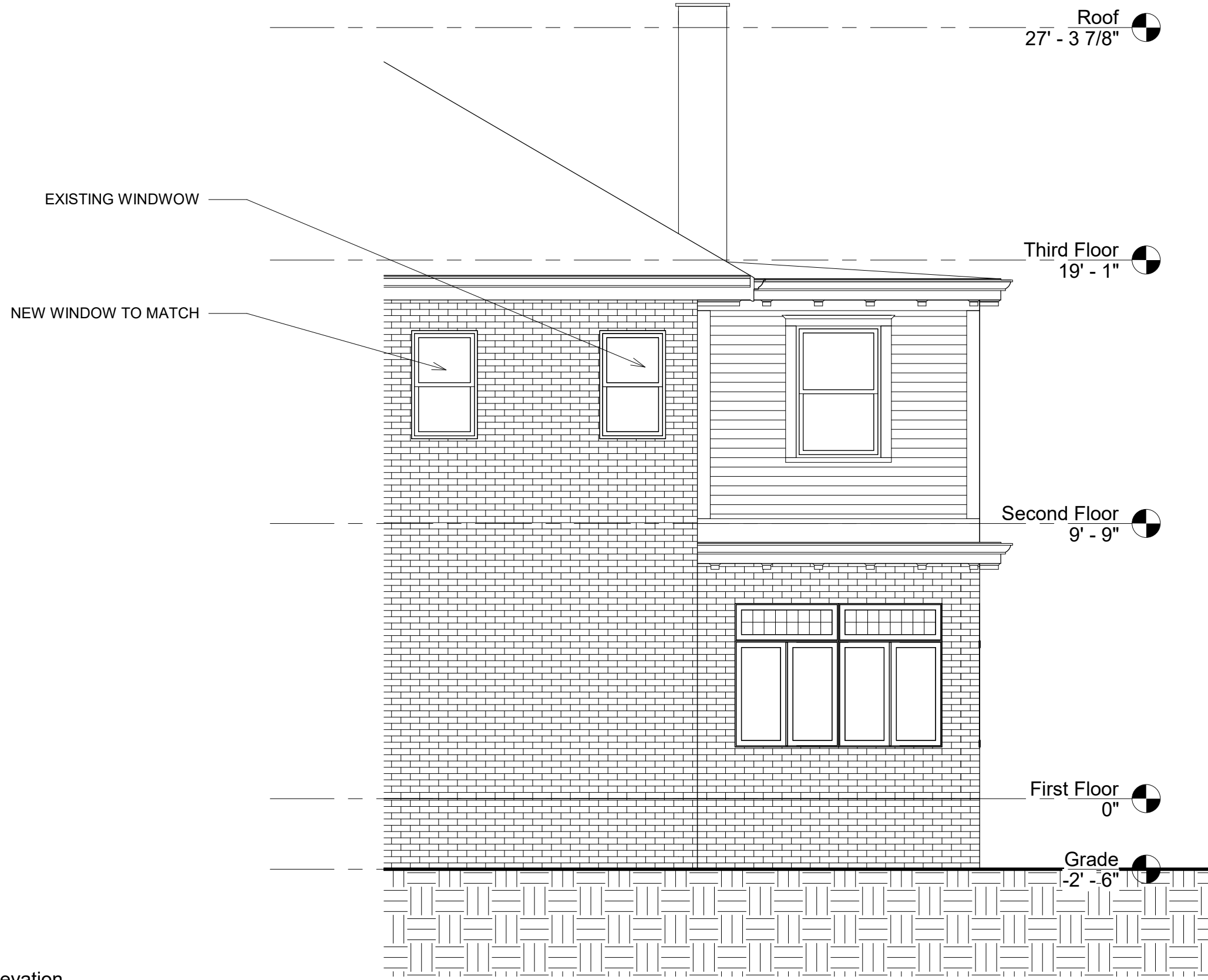


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No.	Description	Date

West Elevation		A5
Project number	2103	
Date	05/05/21	
Drawn by	MCO	
Checked by	LCO	Scale 1/4" = 1'-0"



1 North Elevation
1/4" = 1'-0"



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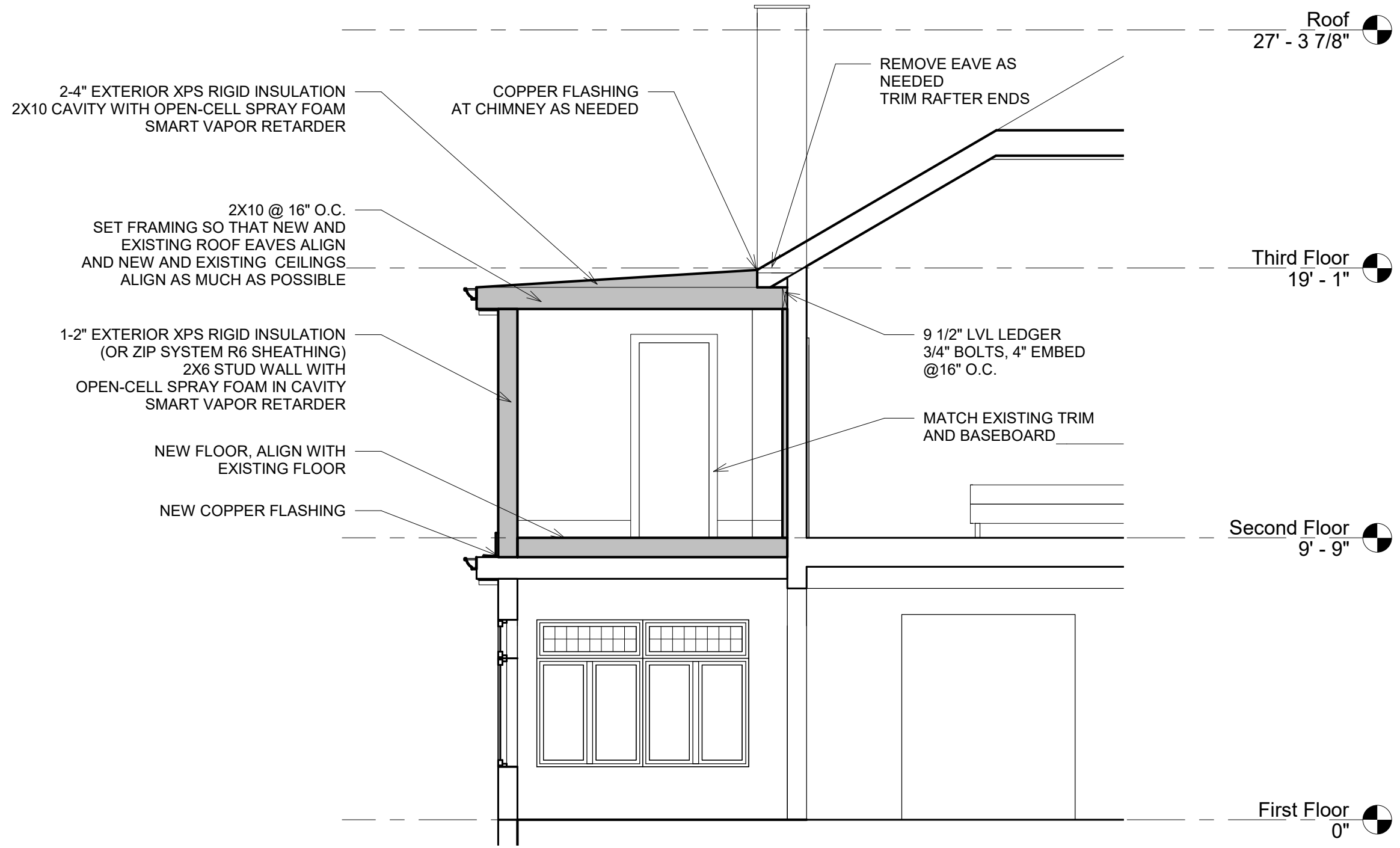
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No.	Description	Date

North Elevation

Project number 2103
Date 05/05/21
Drawn by MCO
Checked by LCO

A6
Scale 1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"

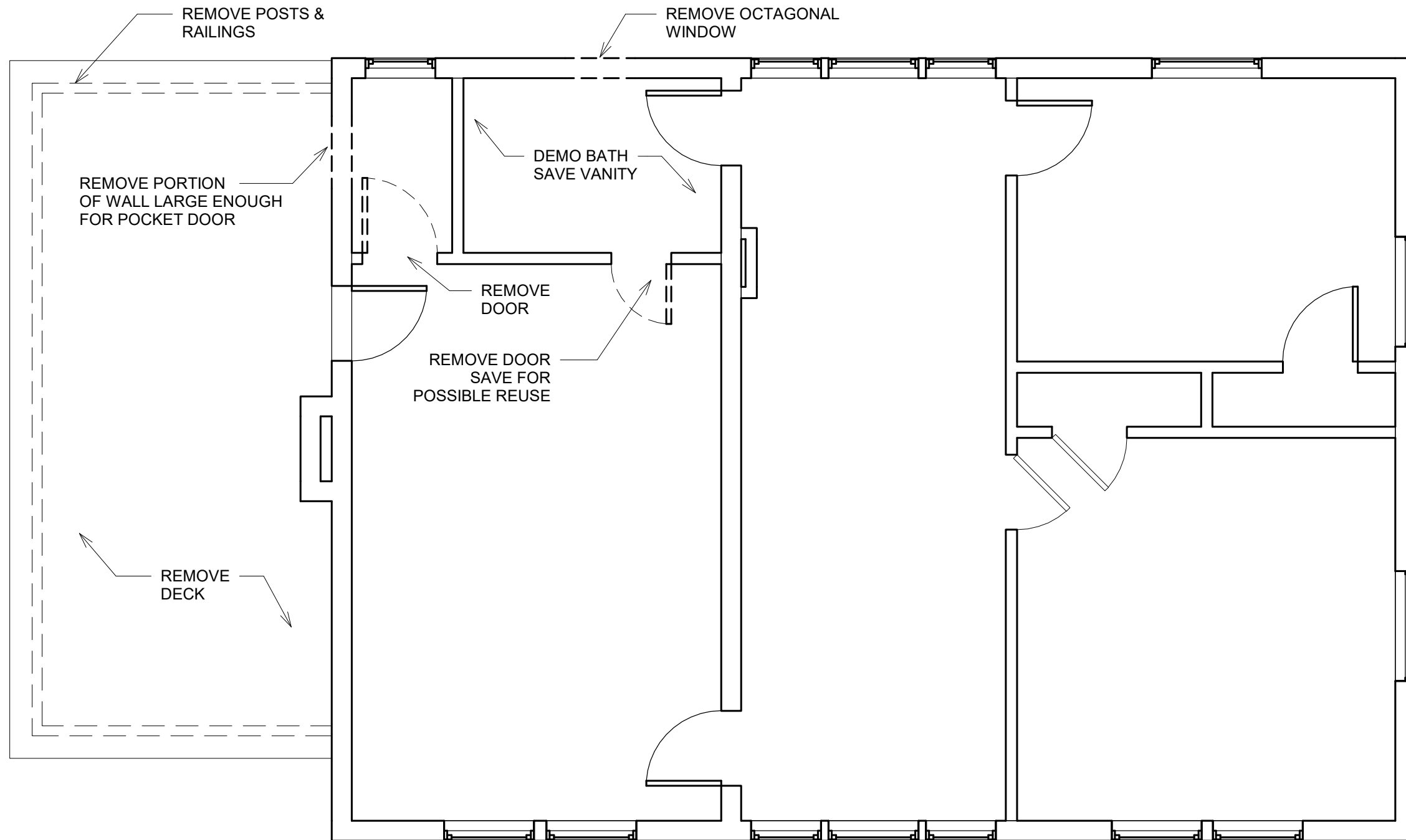



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No.	Description	Date

Building Section	
Project number	2103
Date	05/05/21
Drawn by	MCO
Checked by	LCO
A7	
Scale 1/4" = 1'-0"	



1 Second Floor Demolition
1/4" = 1'-0"



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No.	Description	Date

Second Floor Demolition Plan

Project number 2103
Date 05/05/21
Drawn by MCO
Checked by LCO

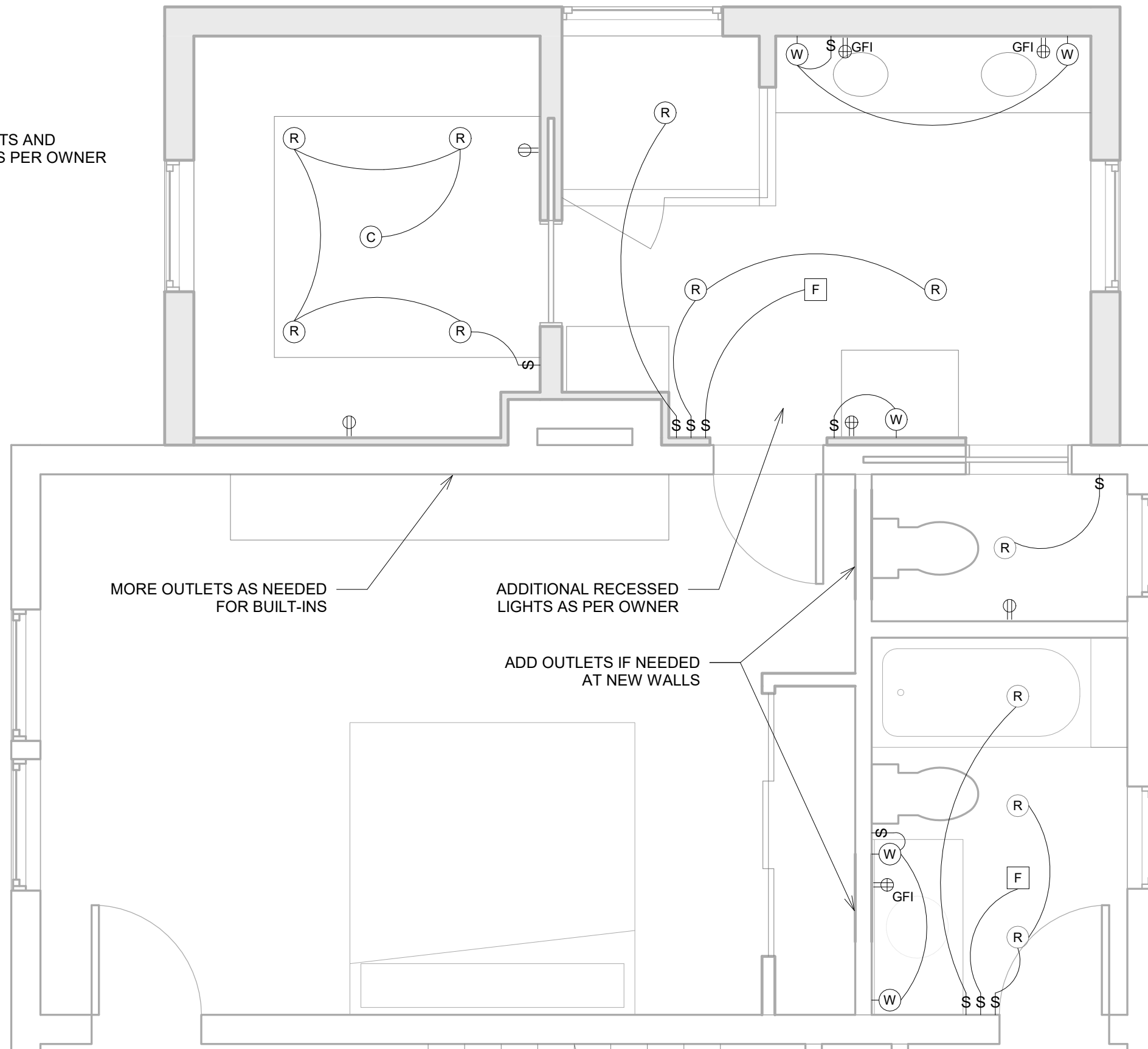
D1

Scale 1/4" = 1'-0"

WARM FLOOR MATS AND THERMOSTATS AS PER OWNER

LEGEND

- (R) RECESSED DOWNLIGHT (WATERPROOF IN SHOWERS)
- (C) CEILING-MOUNTED LIGHT
- (W) WALL SCONCE
- ⊕ DUPLEX OUTLET
- ⊕⊕ DUPLEX OUTLET, COUNTER HEIGHT GROUND FAULT INTERRUPTOR
- [F] FAN ONLY



MORE OUTLETS AS NEEDED FOR BUILT-INS

ADDITIONAL RECESSED LIGHTS AS PER OWNER

ADD OUTLETS IF NEEDED AT NEW WALLS



1 Second Floor Electrical
3/8" = 1'-0"



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No.	Description	Date

Second Floor Electrical Plan

Project number 2103
Date 05/05/21
Drawn by MCO
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E1

Scale 3/8" = 1'-0"



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No.	Description	Date

Existing Front View

Project number 2103
 Date 08/23/21
 Drawn by MCO
 Checked by LCO

A15

Scale



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No.	Description	Date

Proposed Front View		A16
Project number	2103	
Date	08/23/21	
Drawn by	MCO	
Checked by	LCO	Scale