

No. 5 SLOCUM RD
N/F
SUSAN B. HOBBS
BK 33077; PG 341

No. 169 MOSS HILL RD
N/F
THOMAS M. KILROY
& JOANN C. ARONE
BK 10407; PG 239

LOT 17
9,395 SF±

No. 173
1 STORY
W/F

DRIVEWAY

SLOCUM (40.0' WIDE) ROAD

MOSS HILL (40.0' WIDE) ROAD

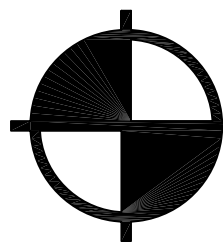
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF APRIL 11, 2013, AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X".
MAP No. 25025C0067G
EFFECTIVE DATE: SEPTEMBER 25, 2009

PREPARED FOR:
MARY A. WALSH
173 MOSS HILL ROAD
JAMAICA PLAIN, MA 02130

REFERENCES:
DEED: BK 19867; PG 60
PLAN: BK 7162; PG 59
PLAN: BK 7315; PG 233
L-9279 (SURREYHILL LANE)
L-9780 (SLOCUM ROAD)

CERTIFIED PLOT PLAN
LOCATED AT
173 MOSS HILL ROAD
JAMAICA PLAIN, MA



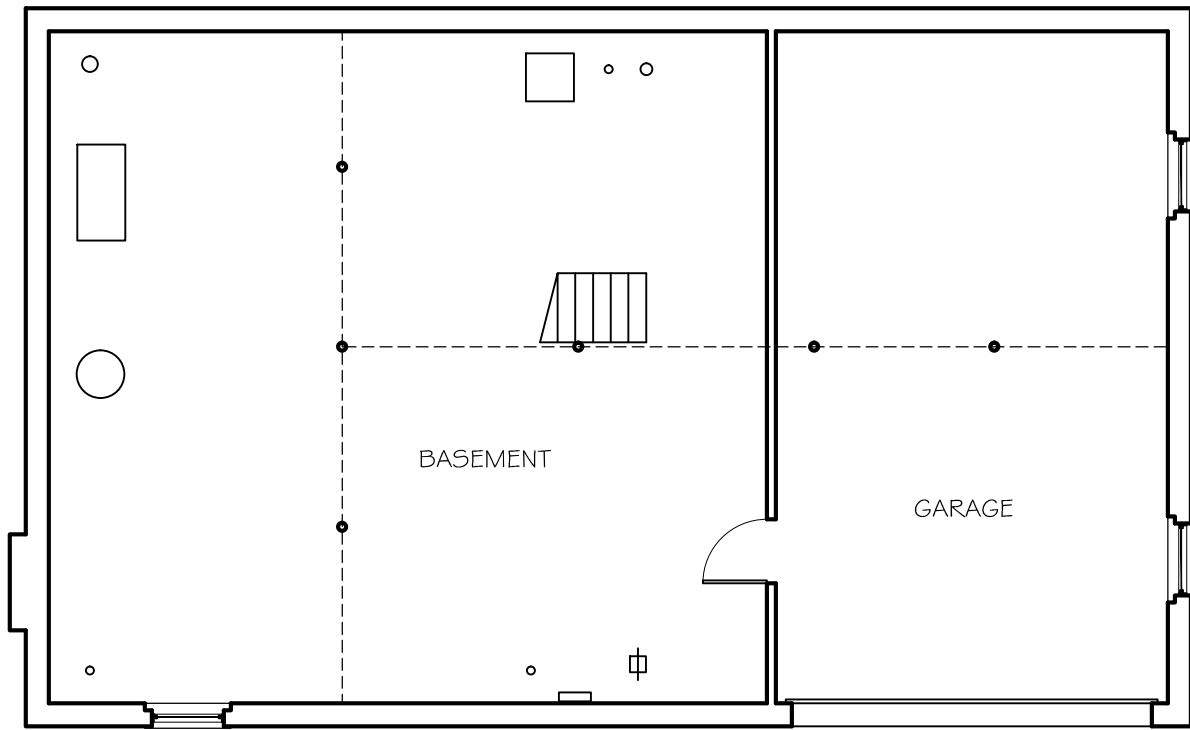
BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA. 02129
(617) 242-1313

SCALE: 1 INCH = ? FEET

DATE: APRIL 12, 2013

JOB # 13-00250

FILE # 13-00250 - 04/12/13

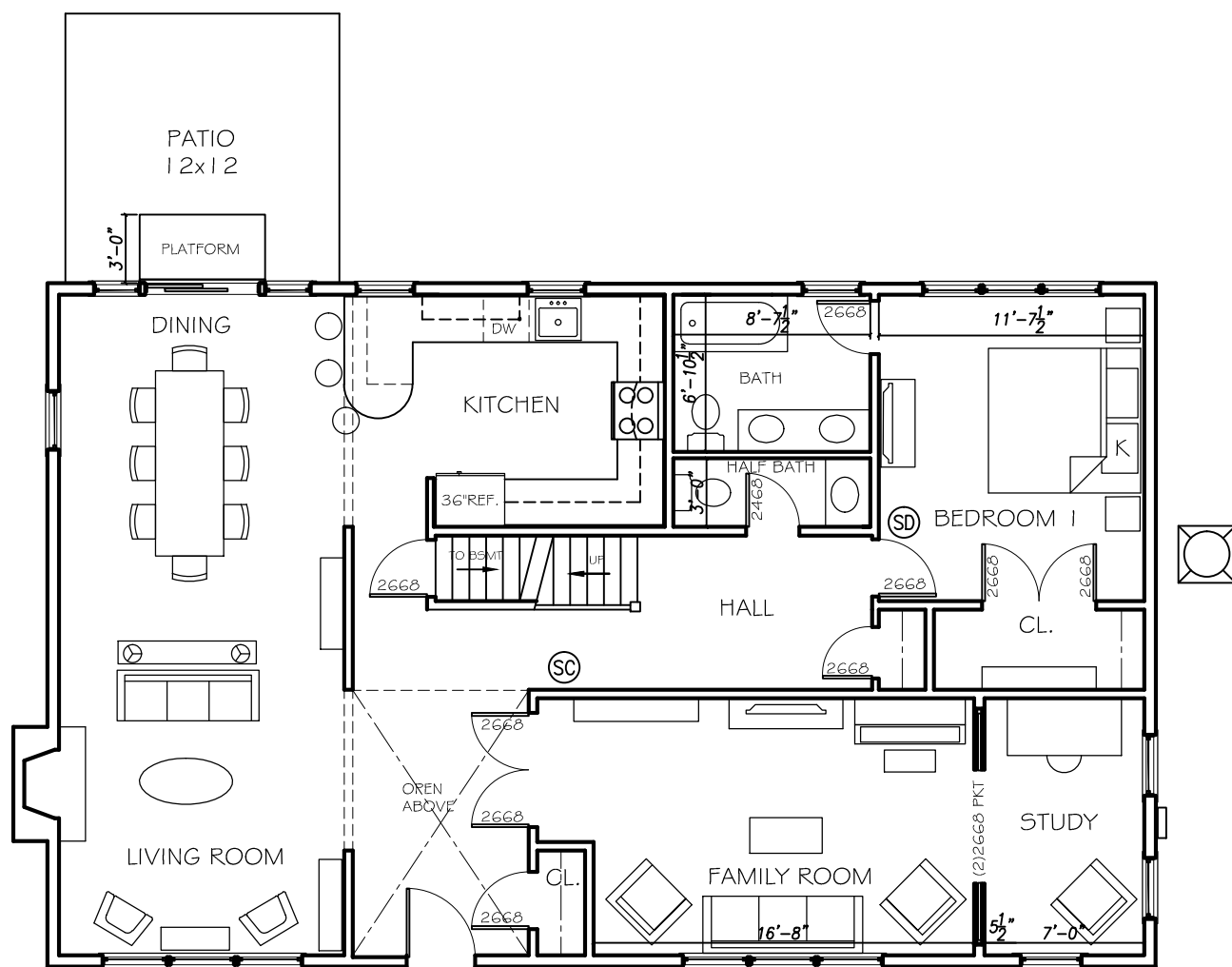


FLOOR AREA SUMMARY - 173 MOSS HILL ROAD

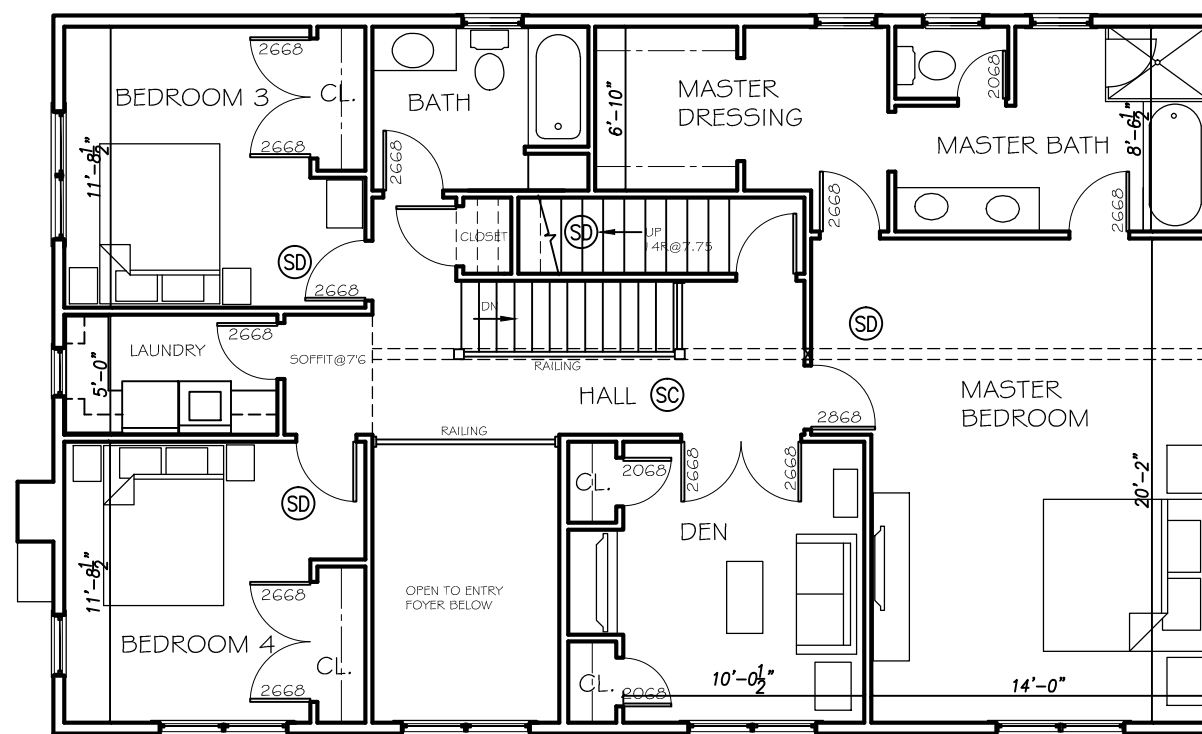
	EXISTING GROSS FLOOR AREA	ADDITIONAL GROSS FLOOR AREA	PROPOSED TOTAL GROSS FLOOR AREA
BASEMENT	0 S.F. (UNFINISHED)	0 S.F.	0 S.F.
FIRST FLOOR	1453 S.F.	0 S.F.	1453 S.F.
SECOND FLOOR	0 S.F. (UNFINISHED)	1334 S.F.	1334 S.F.
ATTIC	N.A.	0 S.F. (UNFINISHED)	0 S.F. (UNFINISHED)
TOTAL	1453 S.F.	1334 S.F.	2787 S.F.

MAXIMUM ALLOWABLE GROSS FLOOR AREA = .3 (F.A.R.) X 9395 (LOT AREA) = 2818.5 S.F.

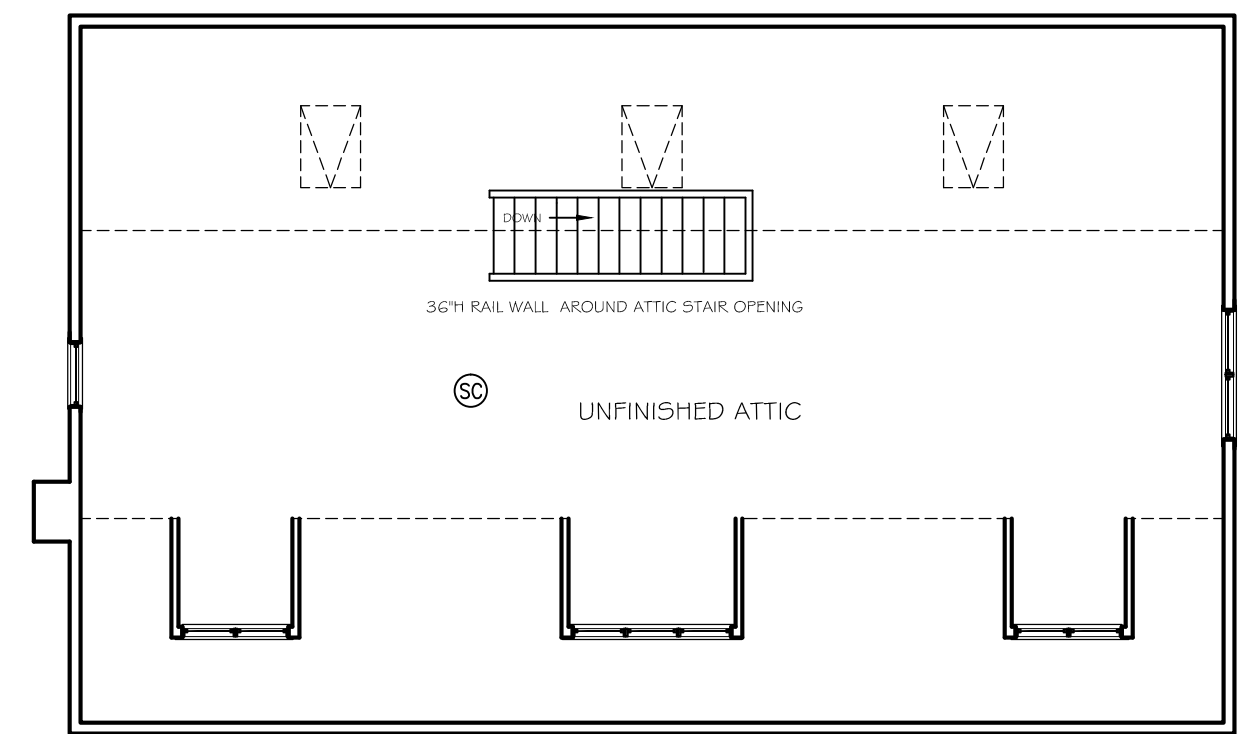
SECOND FLOOR PLAN



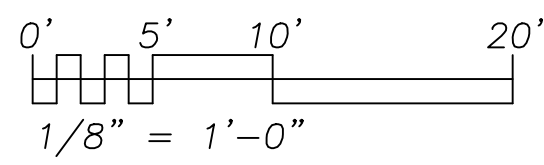
FIRST FLOOR PLAN



SECOND FLOOR PLAN



ATTIC PLAN



Ⓢ SMOKE DETECTOR
 Ⓞ SMOKE/CARBON MONOXIDE DETECTOR

<p>JONATHAN RAISZ ARCHITECT 26 THORNDIKE STREET BROOKLINE, MA 02446 PHONE (617) 734-1040 RAISZ@RCN.COM</p>	<p>ADDITION AND RENOVATIONS TO: 173 MOSS HILL ROAD JAMAICA PLAIN, MA 02130</p>	<p>PROPOSED PLANS SCALE: 1/8"=1'-0"</p>	<p>DATE: APRIL 24, 2013 REVISIONS:</p>	<p>A1</p>
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FRONT ELEVATION

ELEVATION NOTES:

FIRST FLOOR SIDING TO BE CLAPBOARD WITH 1X6 CORNER BOARDS.
 SECOND FLOOR SIDING TO BE SHINGLE WITH WOVEN CORNERS, FLARE OVER CROWN MOLDING AS SHOWN.



LEFT ELEVATION

WINDOW AND EXTERIOR DOOR SCHEDULE

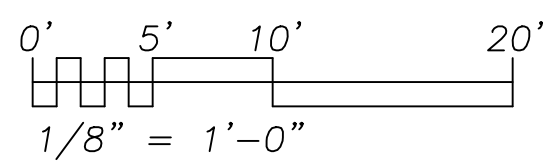
KEY	QTY	UNIT	
A	6	TW210410	400 SERIES DH
B	25	TW2846	400 SERIES DH
C	2	A2	FIXED SASH
D	7	A2	OPERABLE SASH
E	7	AN 21	OPERABLE SASH
F	2	TW2046	400 SERIES DH
G	1	FWG5068R	GLIDING DOOR
H	1	3'0x6'8	BROSCO P-7666U
V	3	VSMO6	VELUX SKYLIGHT



RIGHT ELEVATION



REAR ELEVATION



JONATHAN RAISZ
ARCHITECT

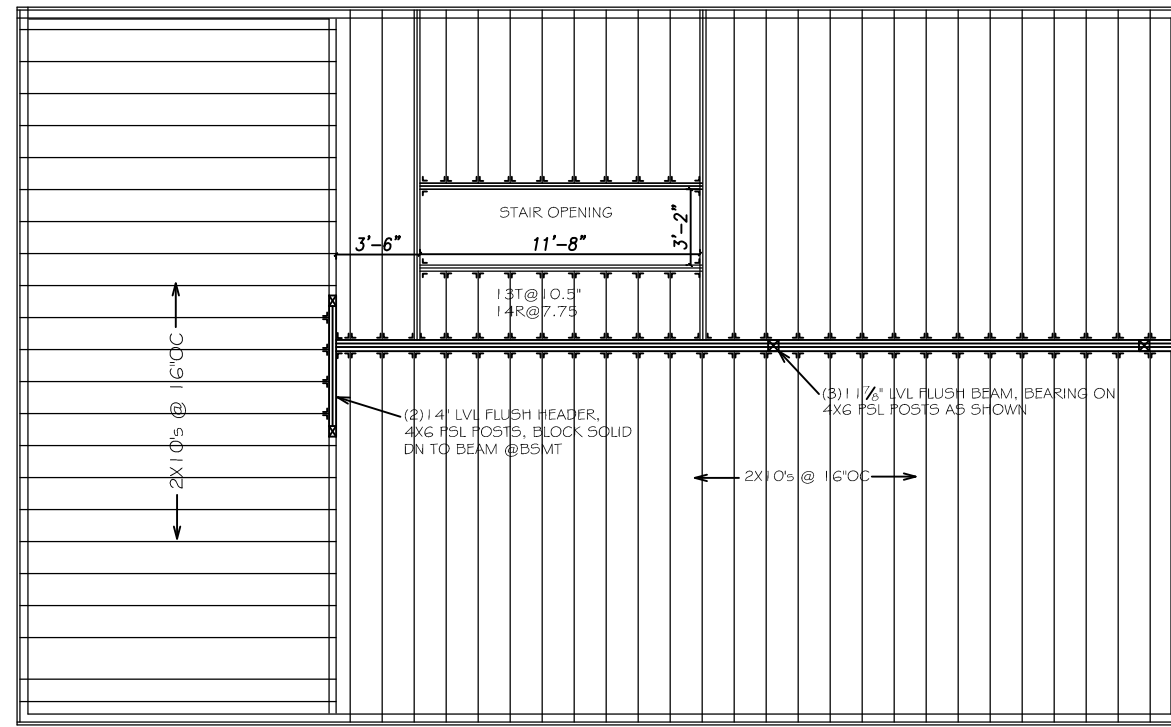
26 THORNDIKE STREET
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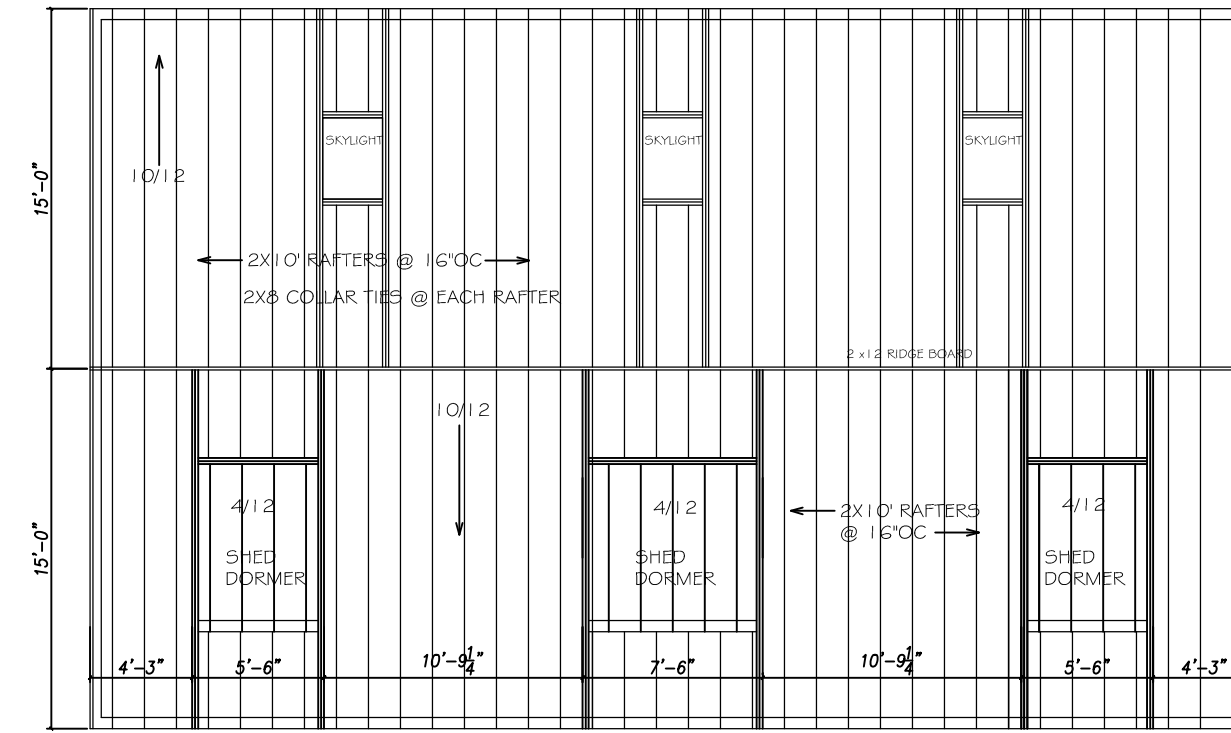
PROPOSED ELEVATIONS
 SCALE: 1/8"=1'-0"

DATE:
 APRIL 24, 2013
 REVISIONS:

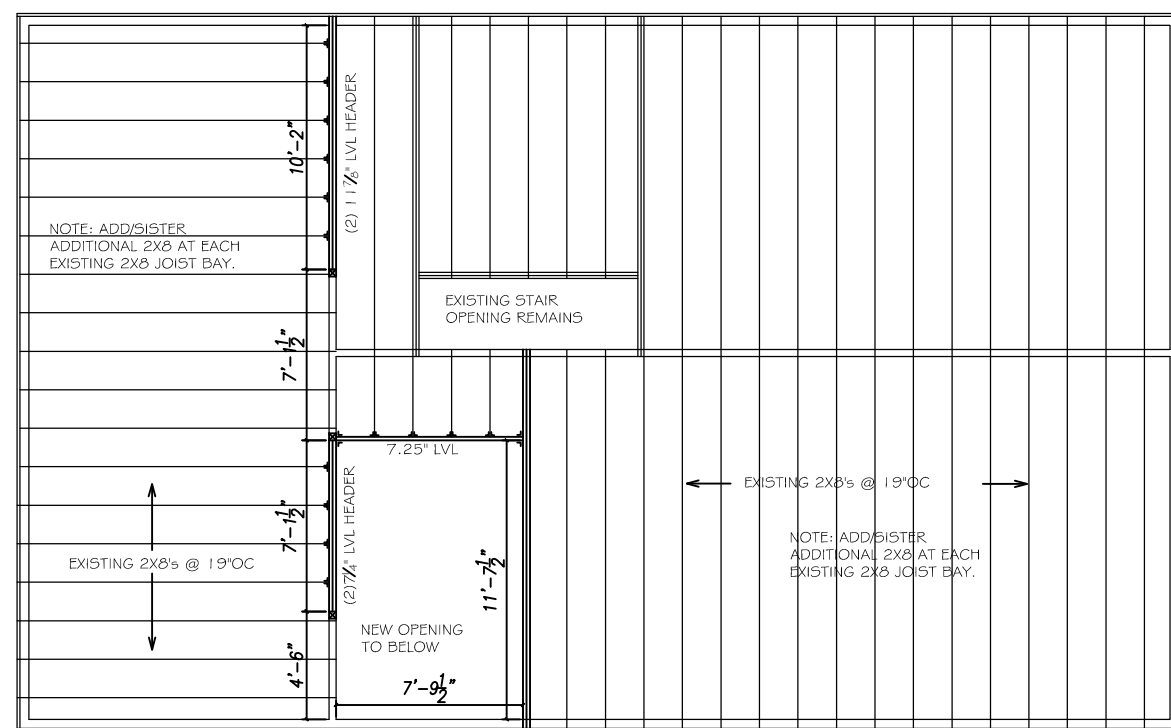
A2



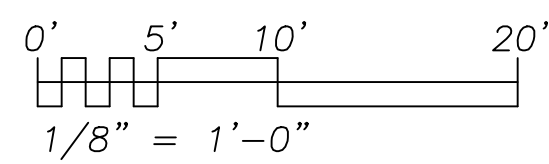
ATTIC FLOOR FRAMIN PLAN



ROOF FRAMIN PLAN



SECOND FLOOR FRAMIN PLAN



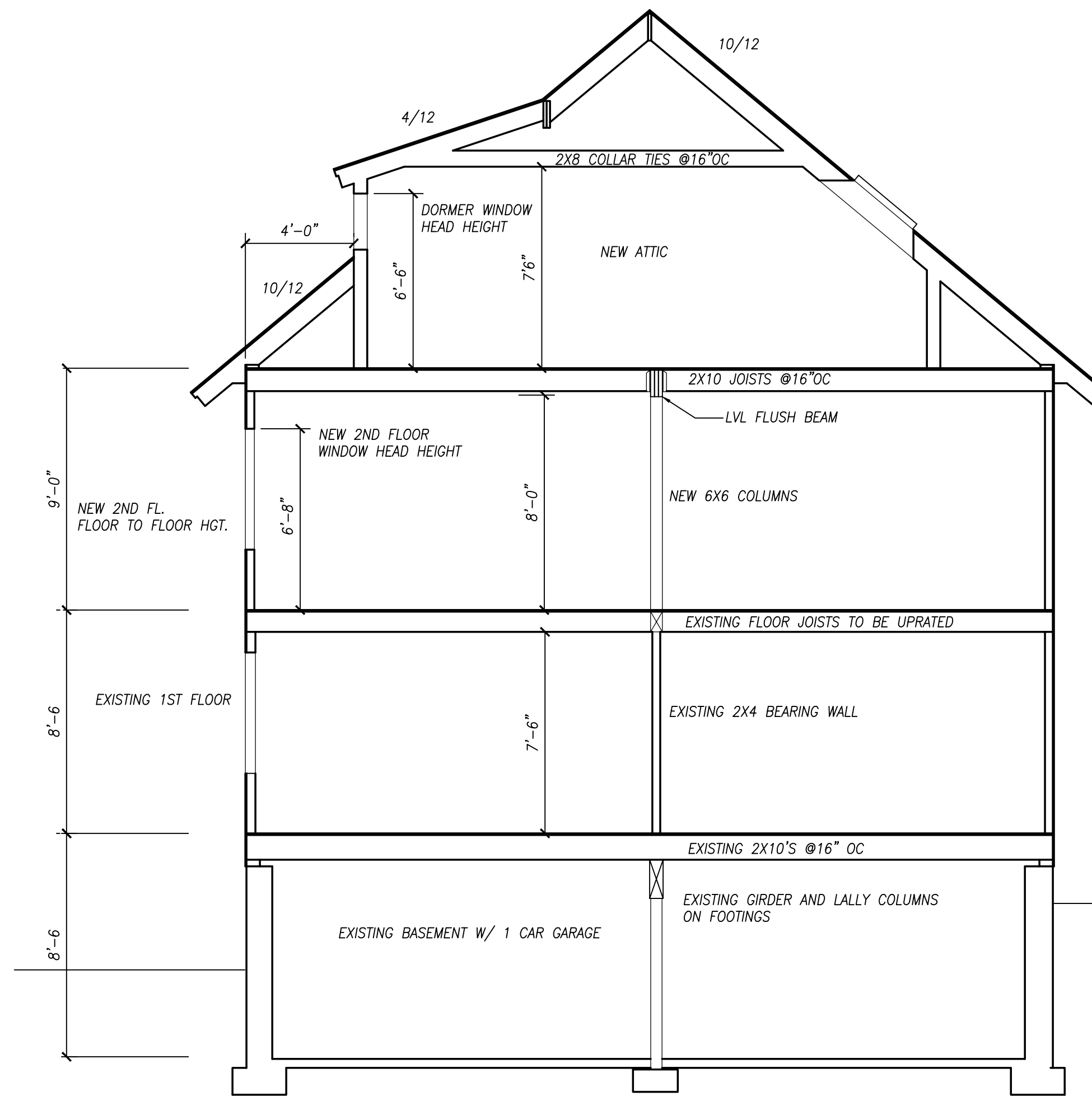
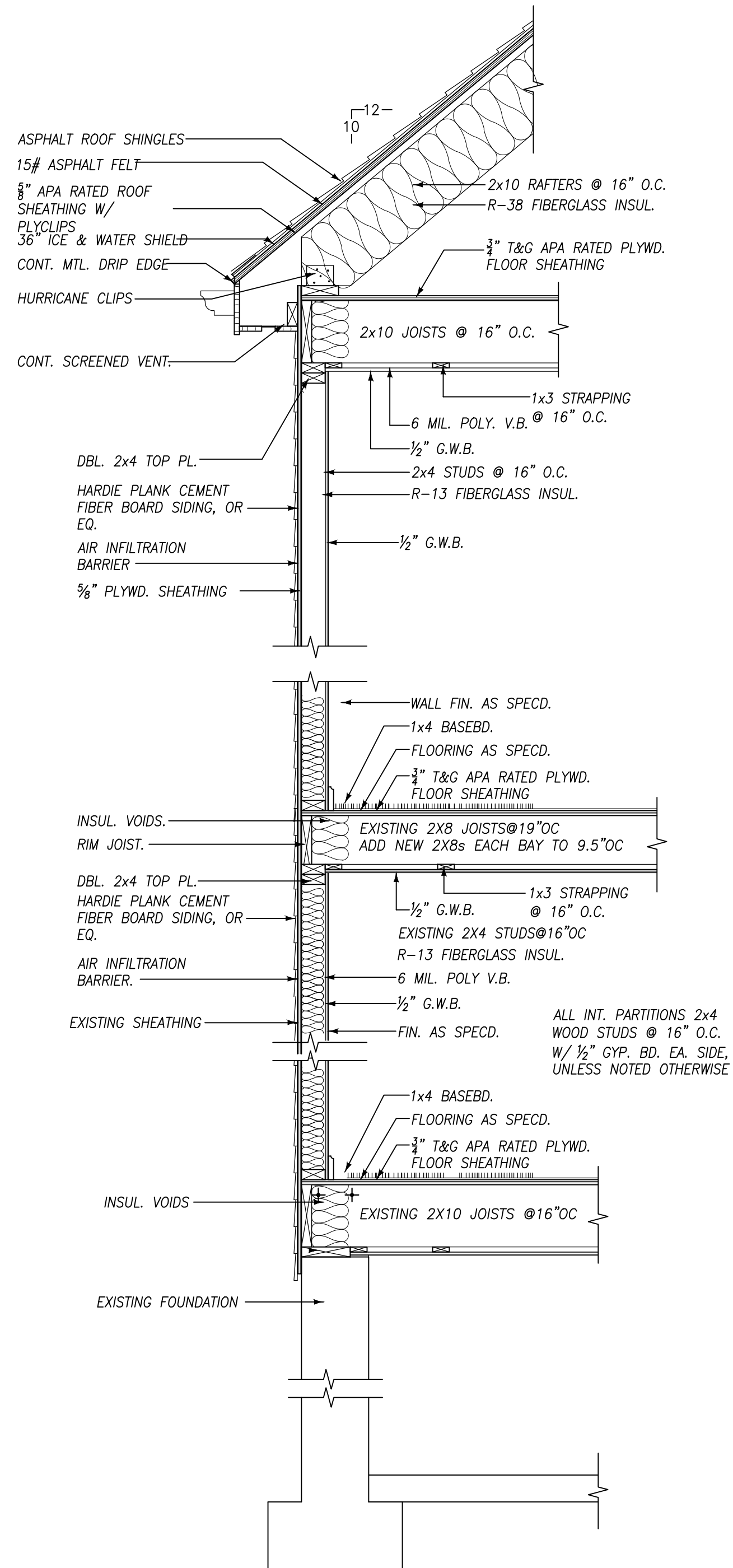
JONATHAN RAISZ ARCHITECT
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ADDITION AND RENOVATIONS TO:
173 MOSS HILL ROAD
 JAMAICA PLAIN, MA 02130

FRAMING PLANS
 SCALE: 1/8"=1'-0"

DATE:
 APRIL 24, 2013
 REVISIONS:

A3



① T . S
 S : 3/4"=1'-0"

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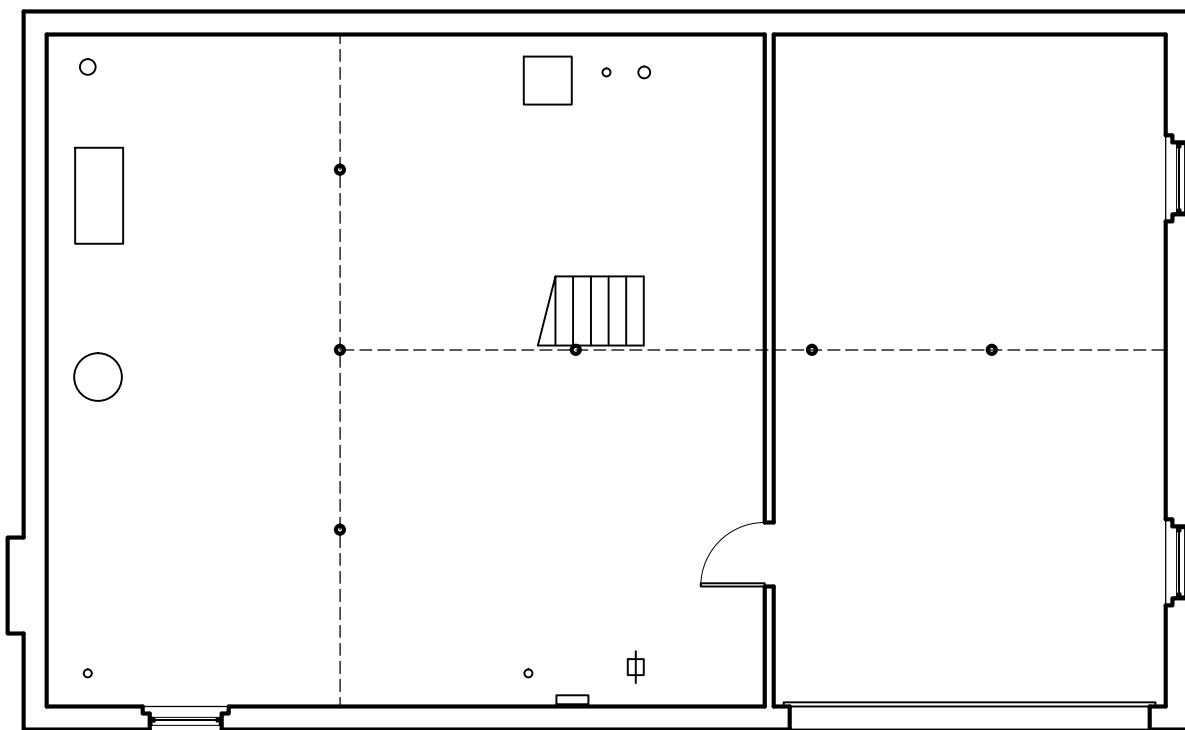
ADDITION AND RENOVATIONS TO:
173 MOSS HILL ROAD
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SECTIONS

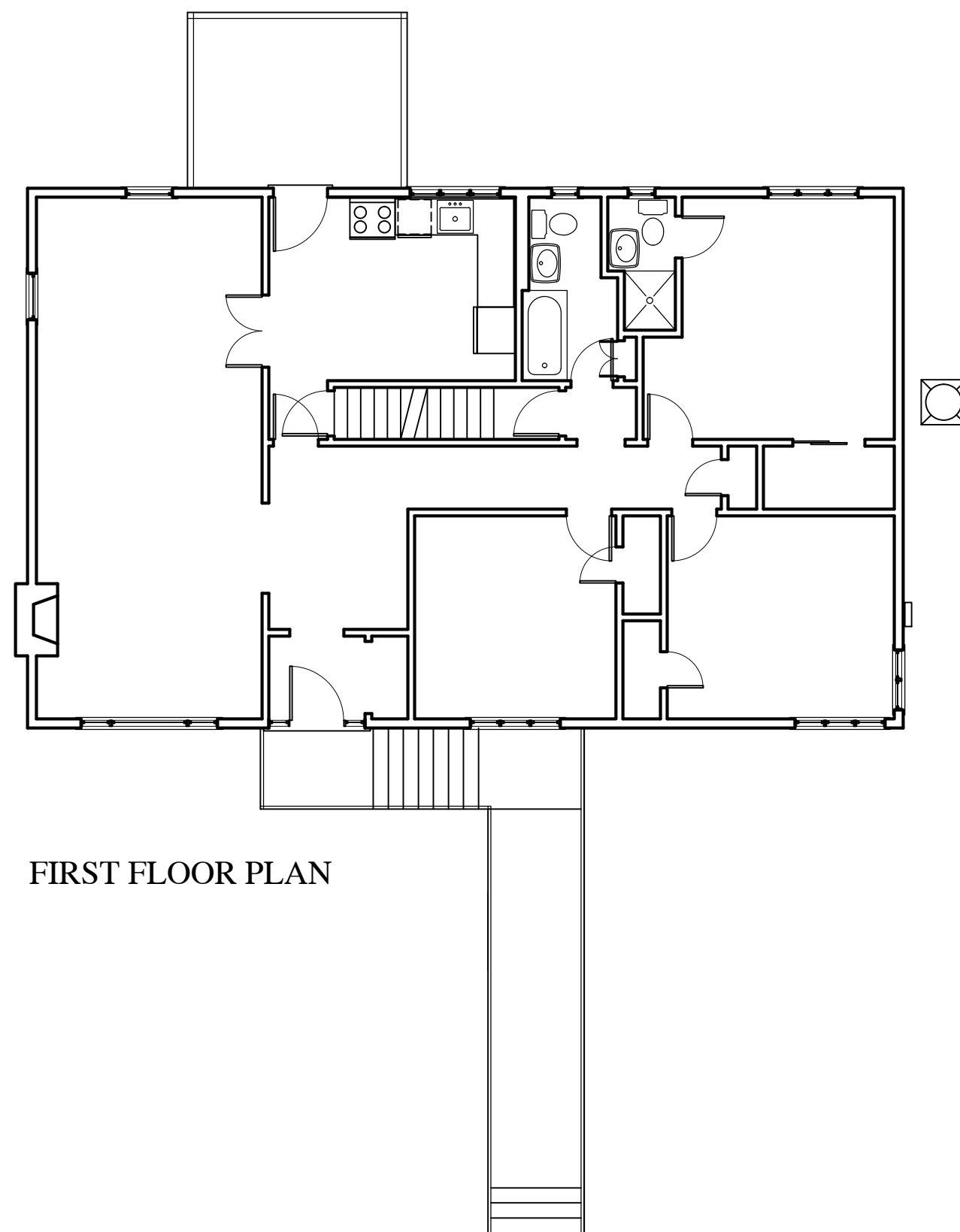
SCALE: AS NOTED

DATE:
 APRIL 24, 2013
 REVISIONS:

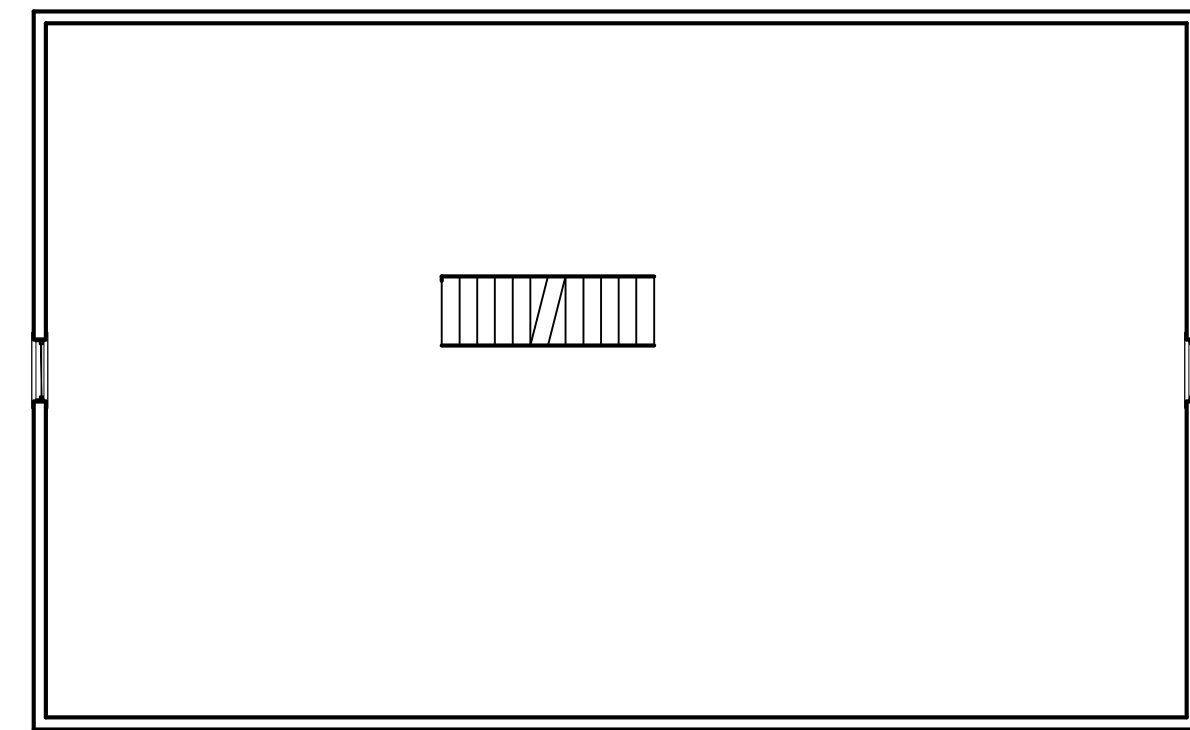
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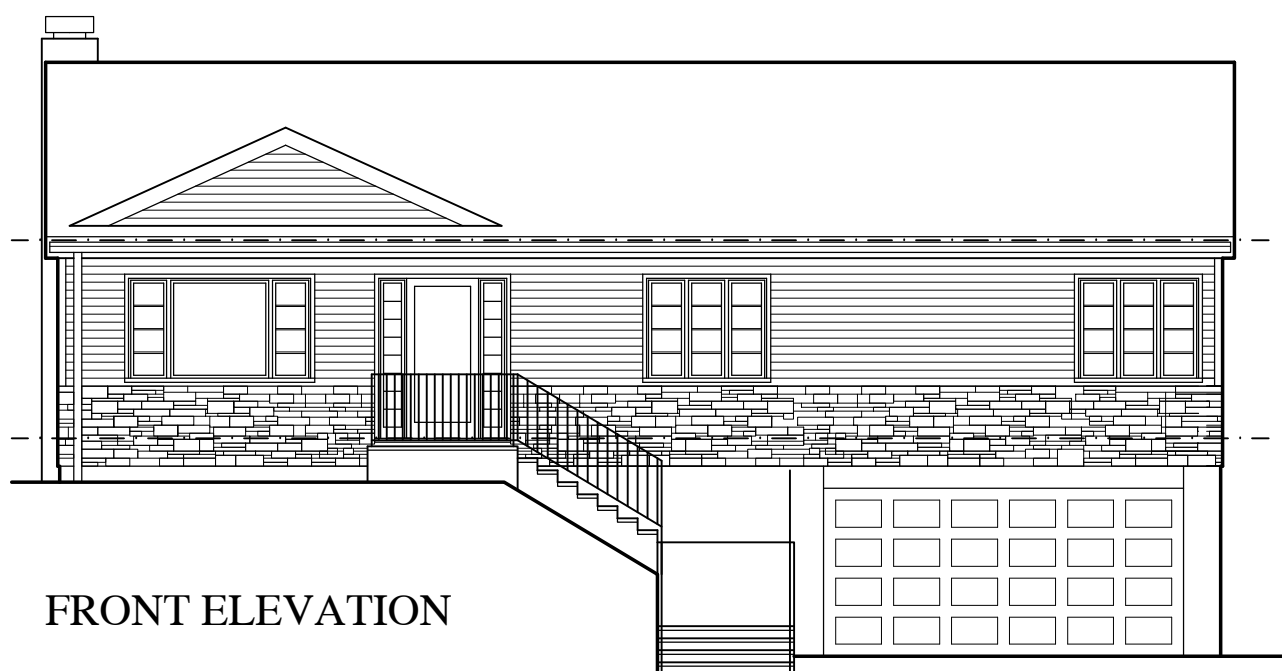
BASEMENT PLAN



FIRST FLOOR PLAN



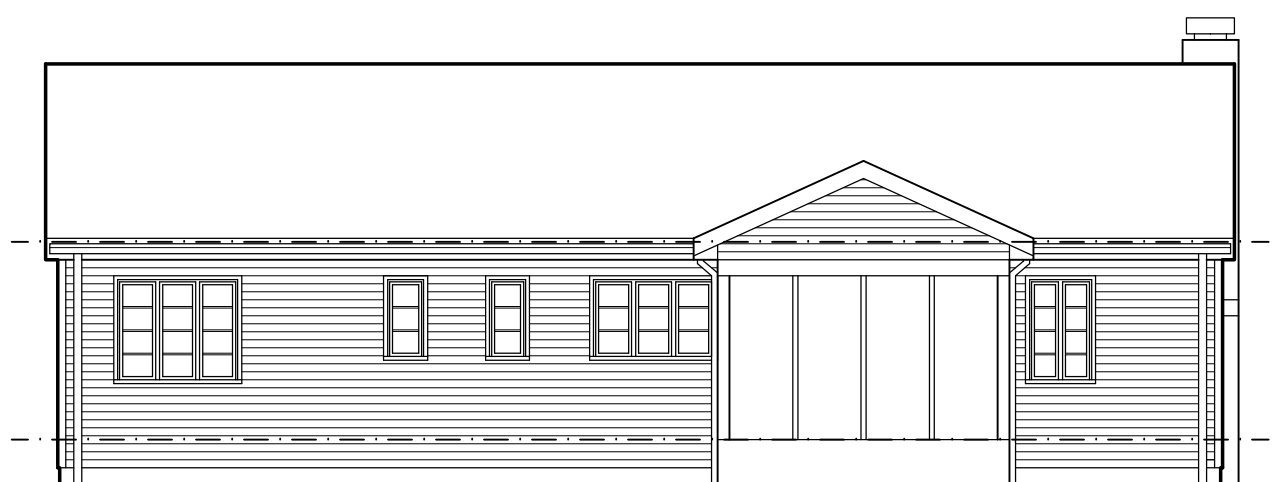
SECOND FLOOR PLAN



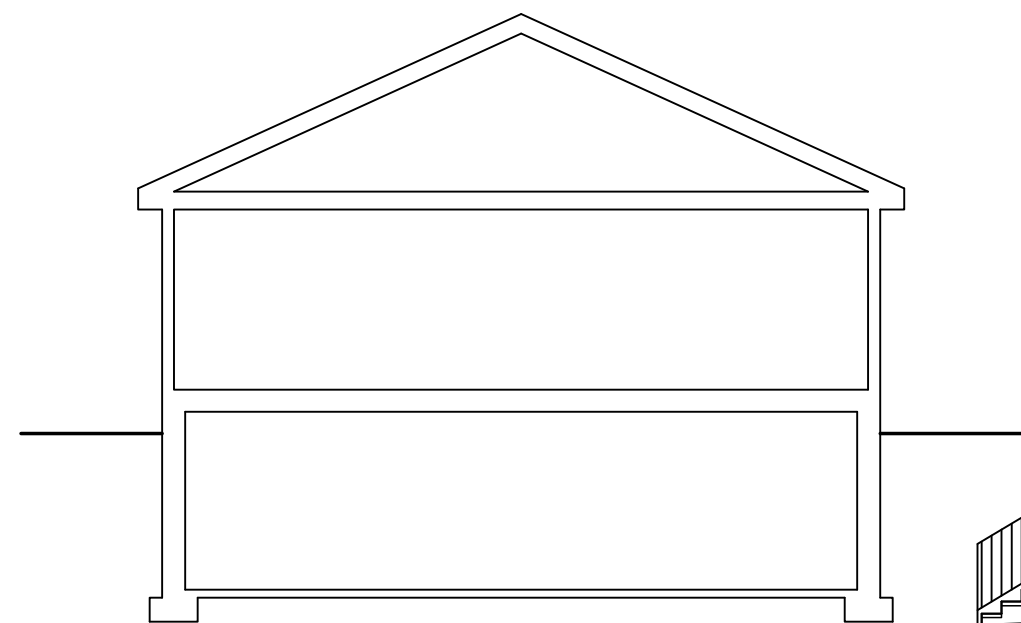
FRONT ELEVATION



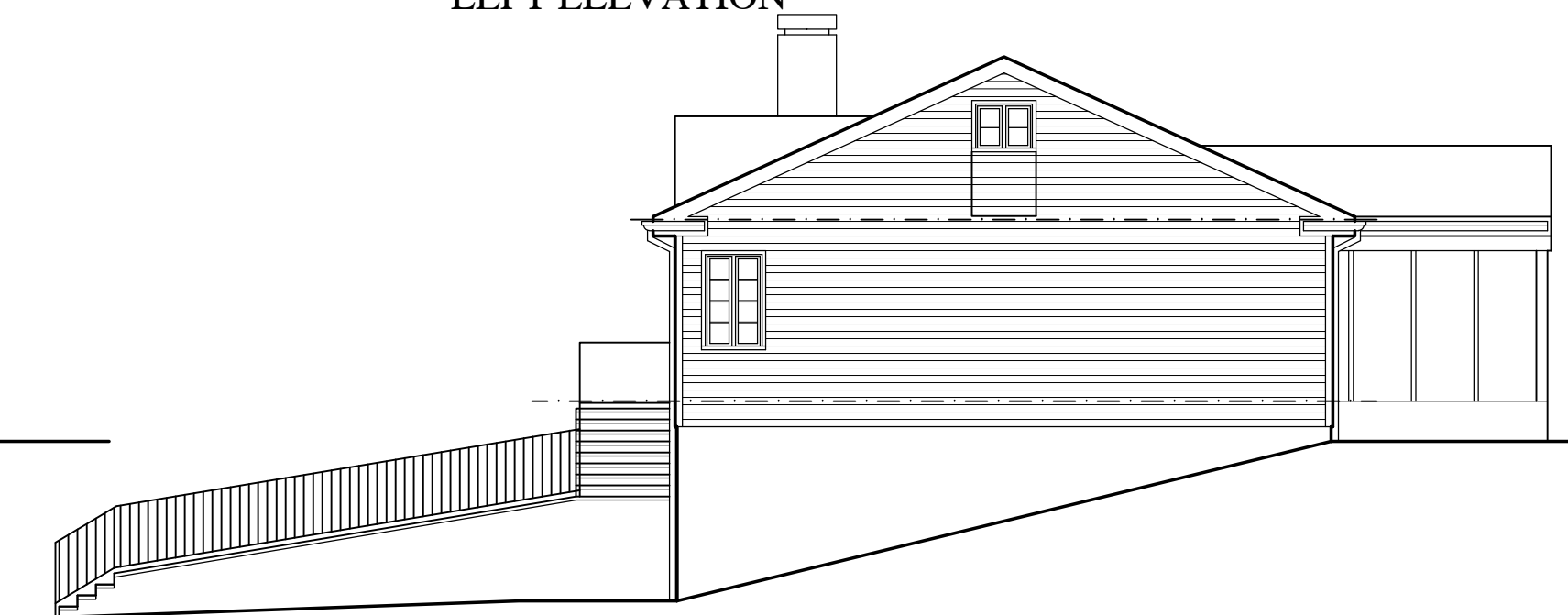
LEFT ELEVATION



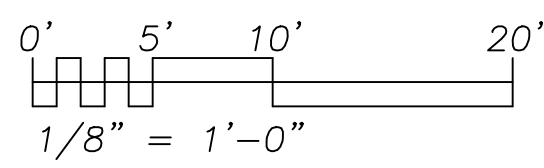
REAR ELEVATION



SECTION



RIGHT ELEVATION



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ADDITION AND RENOVATIONS TO:
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E ISTEIN CONDITIONS

SCALE: 1/8"=1'-0"

DATE:
APRIL 24, 2013
REVISIONS:

E1

173 MOSS HILL ROAD - ADDITION AND RENOVATIONS

SCOPE OF WORK

Scope of work includes:

Second story addition and interior renovations as shown.

OUTLINE SPECIFICATIONS

Division 1 - General Requirements

All work to conform to Massachusetts State Building Code and all applicable local laws and regulations.

Contractor to verify all dimensions and details and report all errors and/or discrepancies to architect prior to the start of construction.

Contractor to complete all work indicated in the drawings and specifications, details not shown to be completed in accordance with accepted practices.

All work to be done in a good and workmanlike manner and completed in a timely fashion.

Contractor to obtain building permit, contractor is responsible for plumbing, electrical and all other necessary permits and obtaining all required certificates and signoffs.

Contractor to insure that all work be performed by licensed tradesmen where required and that all contractors and subcontractors carry worker's compensation and liability insurance.

Contractor to leave all surfaces broom clean upon completion.

All work to be guaranteed to be free of substantial defects for a period of at least one year after completion.

Division 2 - Demolition

Isolate work area to control dust. Protect existing floors as required to avoid damage. Remove and properly dispose of existing walls, windows, doors, structure, roofing, fixtures, carpet, etc. as required.

Division 6 - Wood and Plastics

Framing

All structural lumber shall conform to the latest edition of the NFPA

"National Design Specifications for stress grade lumber and its

fastenings" and shall have a minimum allowable bending stress of 1000

p.s.i., modulus of elasticity of 1,100,000 p.s.i. and a horizontal shear stress of 90 p.s.i.

All flush connections to have joist or beam hangers.

All nailing shall be in accordance with Mass. Code, Appendix "C".

Rough Carpentry

Beams - as noted.

Exterior walls - 2x4 standard const. grade spruce 16" o.c.

Headers - (2) 2x8 or as noted K.D. #2 spruce or better.

Wall sheathing - 1/2" CDX plywood.

Interior walls - 2x4 standard const. grade spruce 16" o.c.

Floor joists - 2x8 K.D. #2 spruce or better. 16" o.c. as shown.

Floor sheathing - 3/4" T&G plywood glued and screwed.

Roof framing - 2x10, K.D. #2 spruce or better. 16" o.c. as shown.

Roof sheathing - 5/8" CDX plywood w/ plyclips.

Strapping - 1x3, 16" o.c.

Siding - Shingles to be R&R red cedar perfection

Clapboard to be C.V.G. red cedar.

Trim - D select or better pre-primed pine.

Finish Carpentry

Baseboard - 7 1/4" MDF speed base

Door and Window Casings - 1x4 flat stock with 5/4"x6 heads with 2 1/4" cove.

Window trim - 1x4 flat stock apron, 5/4x6 stool cap with full bullnose.

Division 7 - Thermal and Moisture Protection

Walls - R-13 unfaced fiberglass batt.

Ceiling - R-38 unfaced fiberglass batt.

Vapor barrier - 6 mil. poly.

Air infiltration barrier - Tyvek house wrap, or approved equal.

Roof - 30 year Architectural, asphalt shingle over #15 felt, install over ice and water shield at eaves and valleys.

Gutters and downspouts - .027" Continuous formed aluminum, match existing

Sealants - Paint grade silicone 25 yr guarantee.

Division 8 - Doors and Windows

Note: Review all door and window selections with owner prior to bidding.

Windows - Andersen 400 series, terratone, simulated divided light as shown,

4 1/2" flat casing with 2" cornice top, coordinate selection with owner.

Interior doors - Glenview 3 panel, solid core, molded, by Masonite, in solid

jamb, paint finish, coordinate selection with owner.

Door hardware - Schlage, Plymouth, oil rubbed bronze finish, coordinate

selection with owner.

Division 9 - Finishes

Walls and ceilings - 1/2" blue board with smooth plaster finish.

Wood flooring - Match existing. Patch as required. Weave new work and old.

refinish entire floor. Sand and apply sealer and three coats of polyurethane finish.

Ceramic tile - Coordinate selection with owner. Install tile over 1/2" cement board.

Paint and stain - Coordinate selection with owner. Paint entire house, interior and exterior.

Division 15 - Plumbing and HVAC

Install fixtures and fittings furnished by owner.

HVAC - Design build installation, review options with owner

Division 16 - Electrical

Install new circuits as required

Lighting - Coordinate selection with owner

Outlets and switches - For all fixtures and as per code

Telephone - Coordinate locations with owner

Cable - Coordinate locations with owner

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SPECIFICATIONS

DATE:
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