

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

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

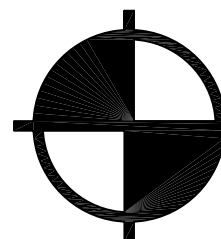
REFERENCES:
DEED: BK 19867; PG 60
PLAN: BK 7162; PG 59
PLAN: BK 7315; PG 233
L-9279 (SURREYHILL LANE)
L-9780 (SLOCUM ROAD)

SCALE: 1 INCH = ? FEET

DATE: APRIL 12, 2013

CERTIFIED PLOT PLAN

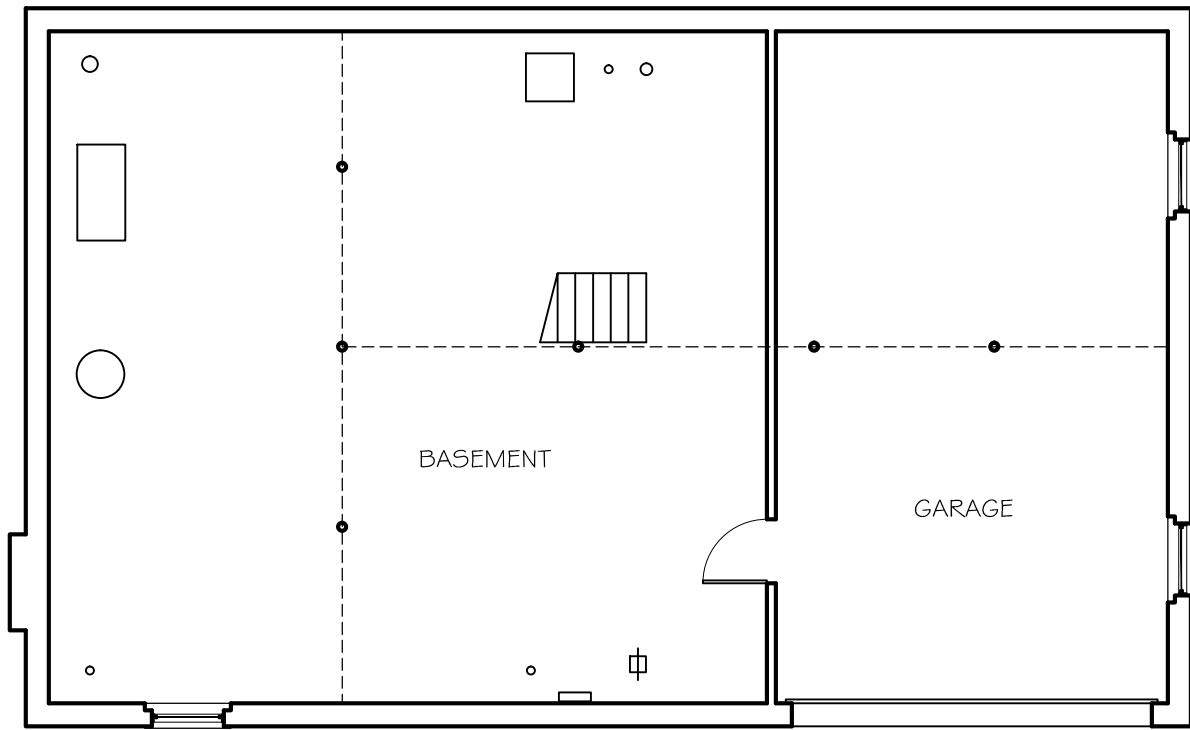
LOCATED AT
**173 MOSS HILL ROAD
JAMAICA PLAIN, MA**



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

JOB # 13-00250

FILE # 13-00250 - 04/12/13

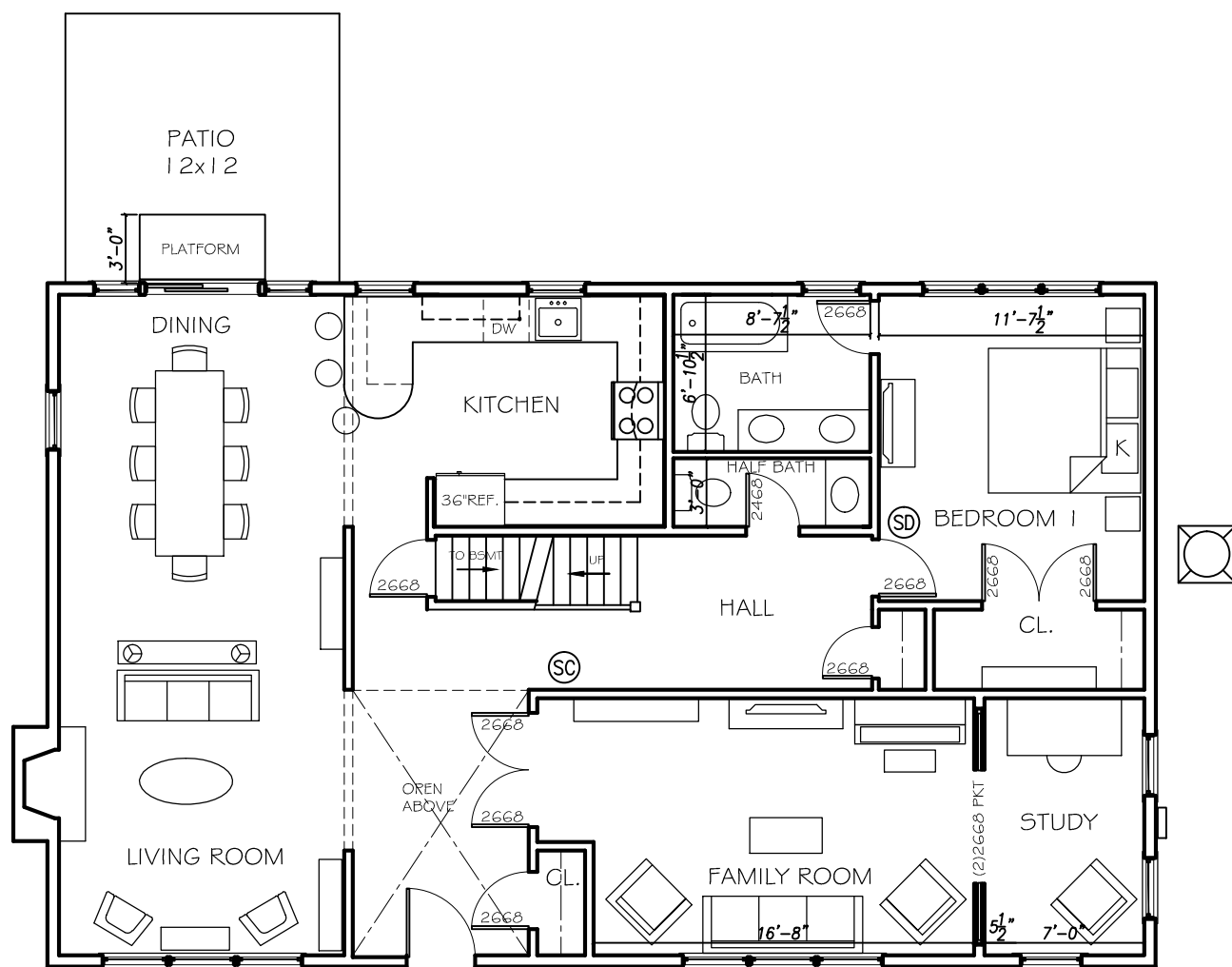


FLOOR AREA SUMMARY – 173 MOSS HILL ROAD

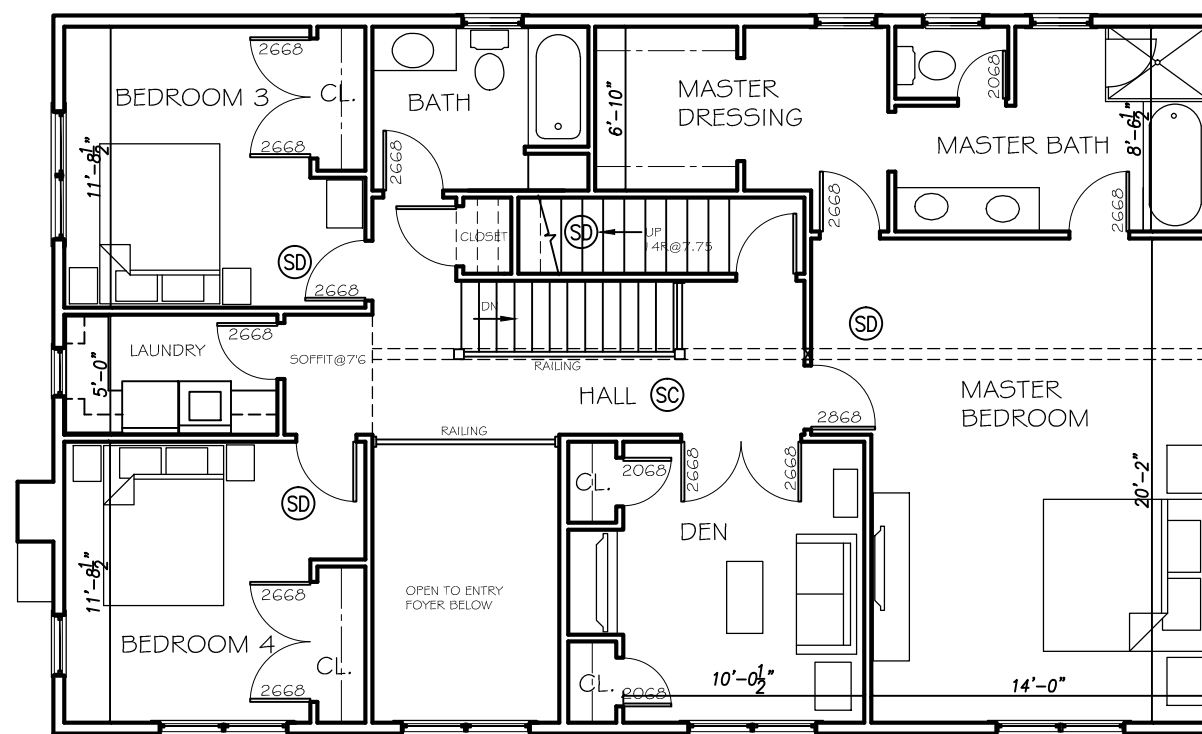
	EXISTING GROSS FLOOR AREA	ADDITIONAL GROSS FLOOR AREA	PROPOSED TOTAL GROSS FLOOR AREA
BASEMENT	0 S.F. (UNFINISHED)	0 S.F.	0 S.F.
FIRST FLOOR	1453 S.F.	0 S.F.	1453 S.F.
SECOND FLOOR	0 S.F. (UNFINISHED)	1334 S.F.	1334 S.F.
ATTIC	N.A.	0 S.F. (UNFINISHED)	0 S.F. (UNFINISHED)
TOTAL	1453 S.F.	1334 S.F.	2787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

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

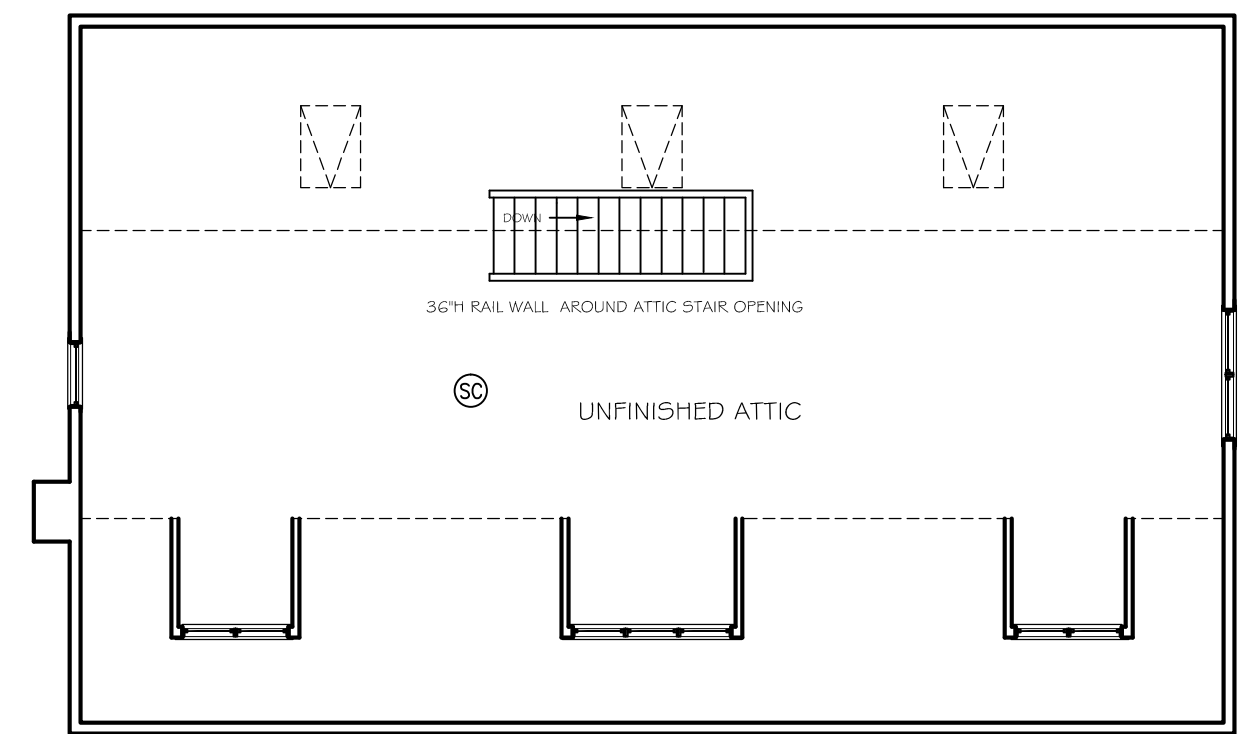
SECOND FLOOR PLAN



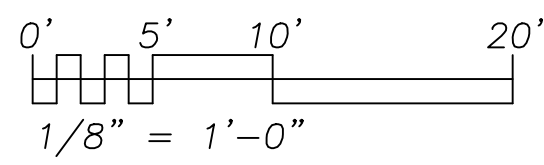
FIRST FLOOR PLAN



SECOND FLOOR PLAN



ATTIC PLAN



JONATHAN RAISZ
ARCHITECT

26 THORNDIKE STREET
BROOKLINE, MA 02446
PHONE (617) 734-1040
RAISZ@RCN.COM

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

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

DATE:
APRIL 24, 2013
REVISIONS:

A1

Ⓢ SMOKE DETECTOR
Ⓢ SMOKE/CARBON MONOXIDE DETECTOR



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

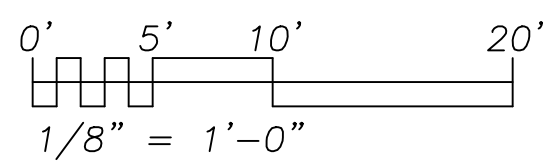
KEY	QTY	UNIT	
A	6	TW210410	400 SERIES DH
B	25	TW2846	400 SERIES DH
C	2	A2	FIXED SASH
D	7	A2	OPERABLE SASH
E	7	AN 21	OPERABLE SASH
F	2	TW2046	400 SERIES DH
G	1	FWG5068R	GLIDING DOOR
H	1	3'0x6'8	BROSCO P-7666U
V	3	VSMO6	VELUX SKYLIGHT



RIGHT ELEVATION



REAR ELEVATION



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ARCHITECT

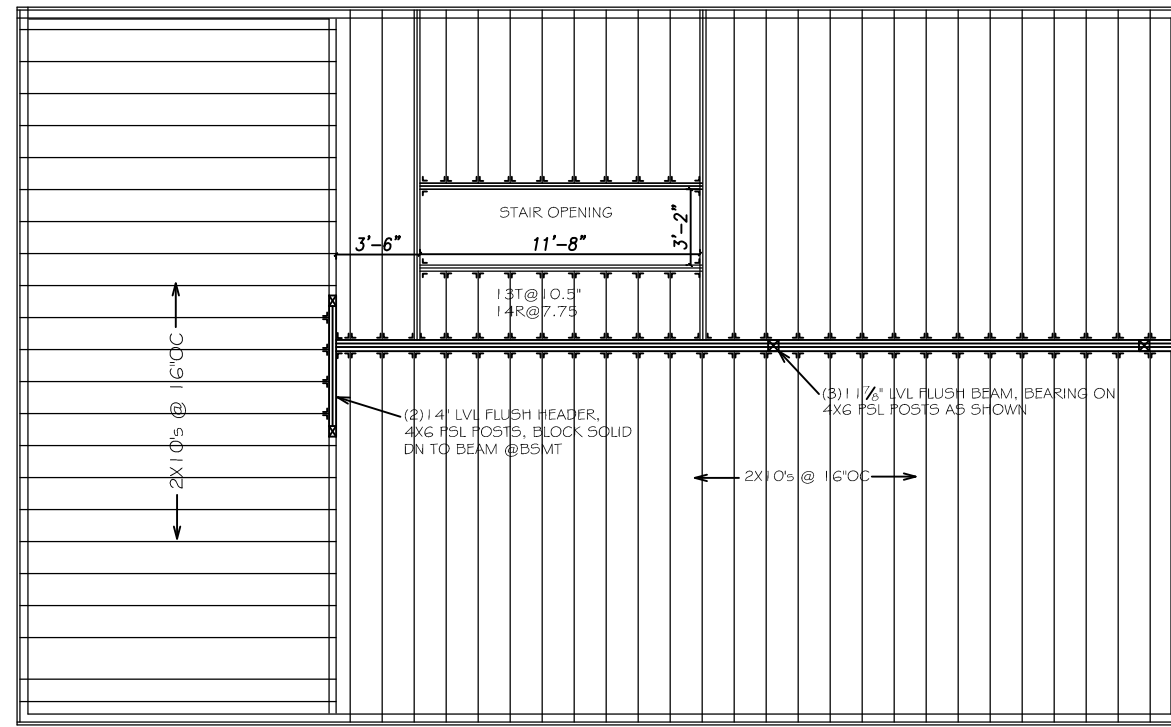
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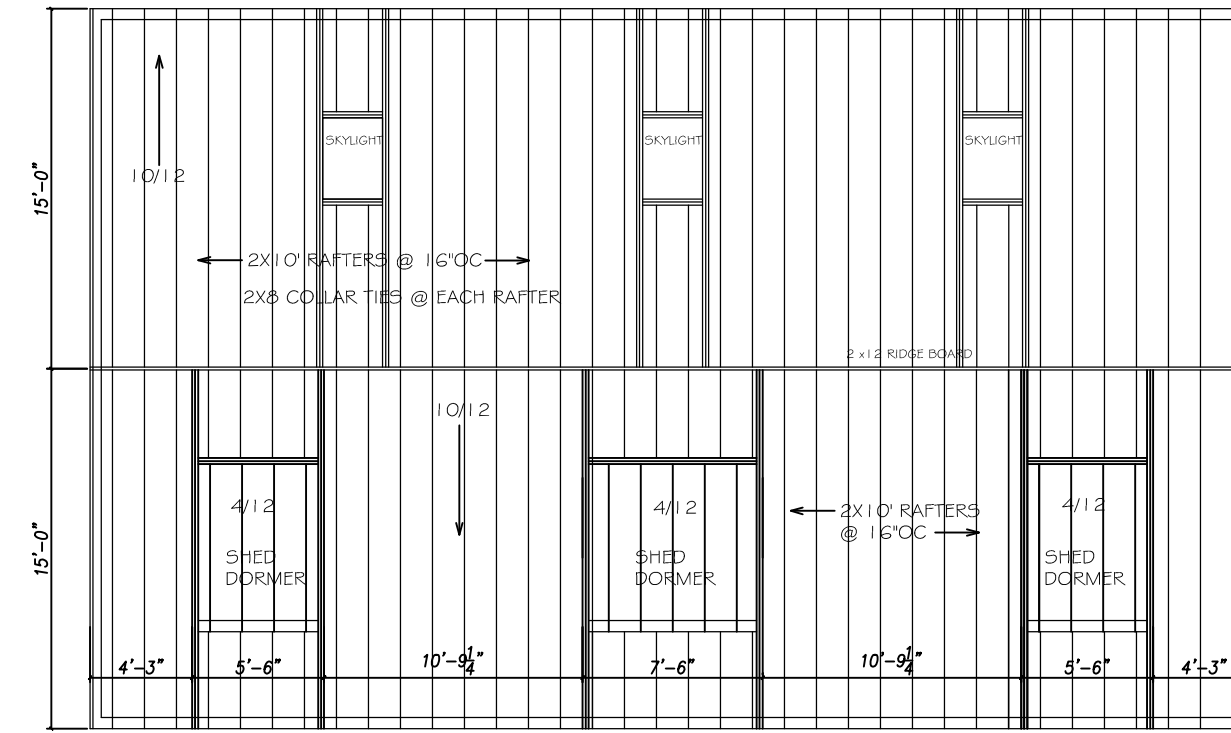
PROPOSED ELEVATIONS
 SCALE: 1/8"=1'-0"

DATE:
 APRIL 24, 2013
 REVISIONS:

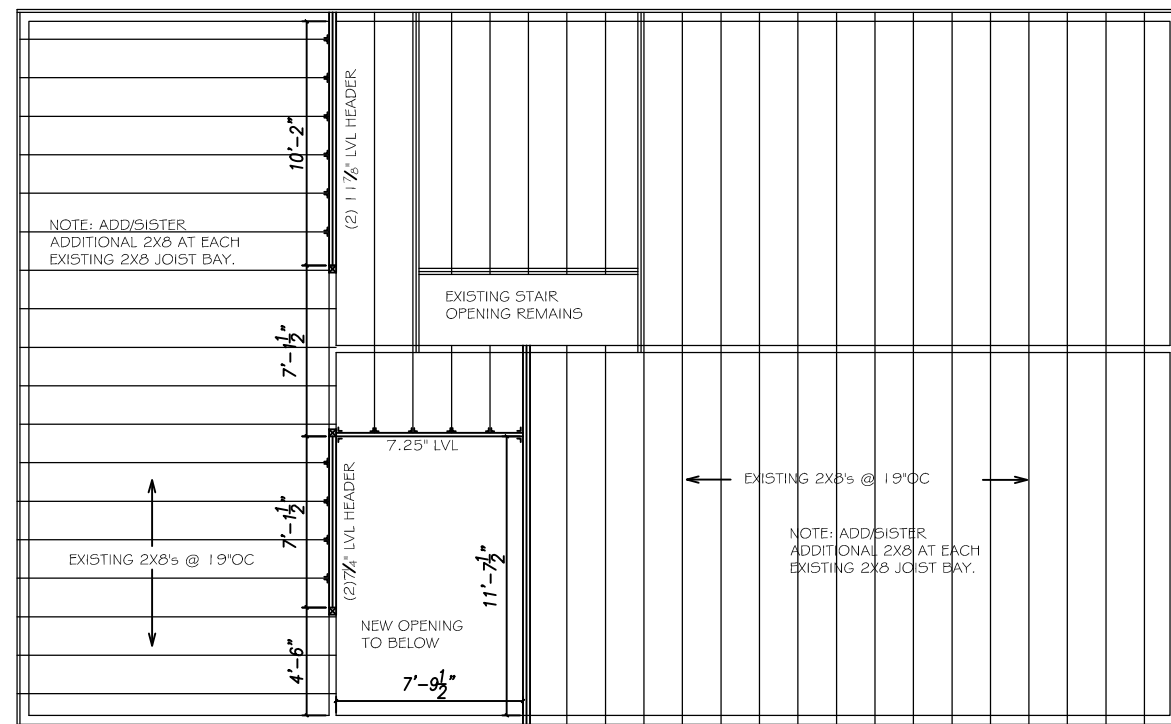
A2



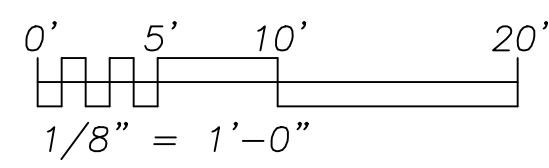
ATTIC FLOOR FRAMING PLAN



ROOF FRAMING PLAN



SECOND FLOOR FRAMING PLAN



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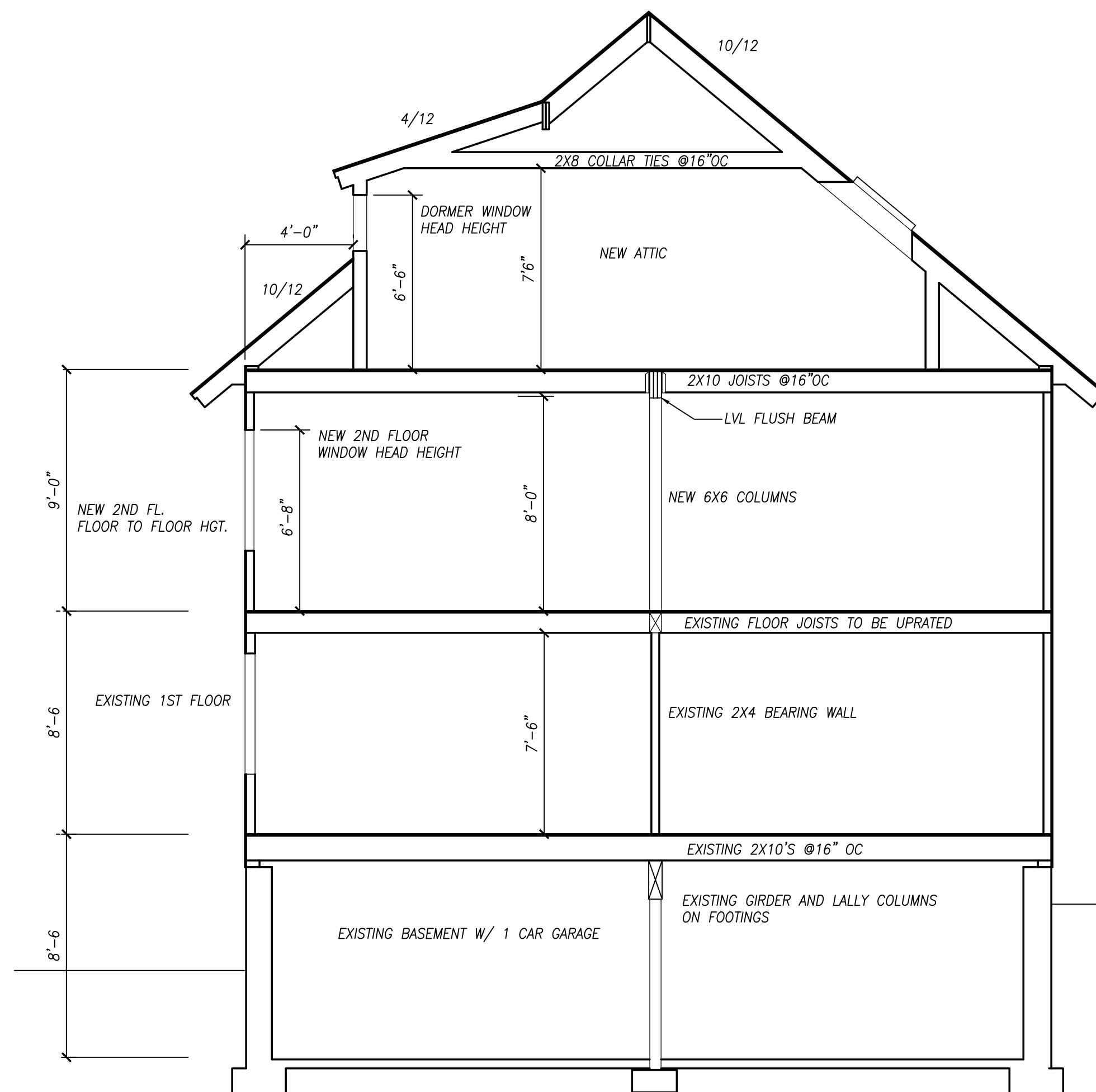
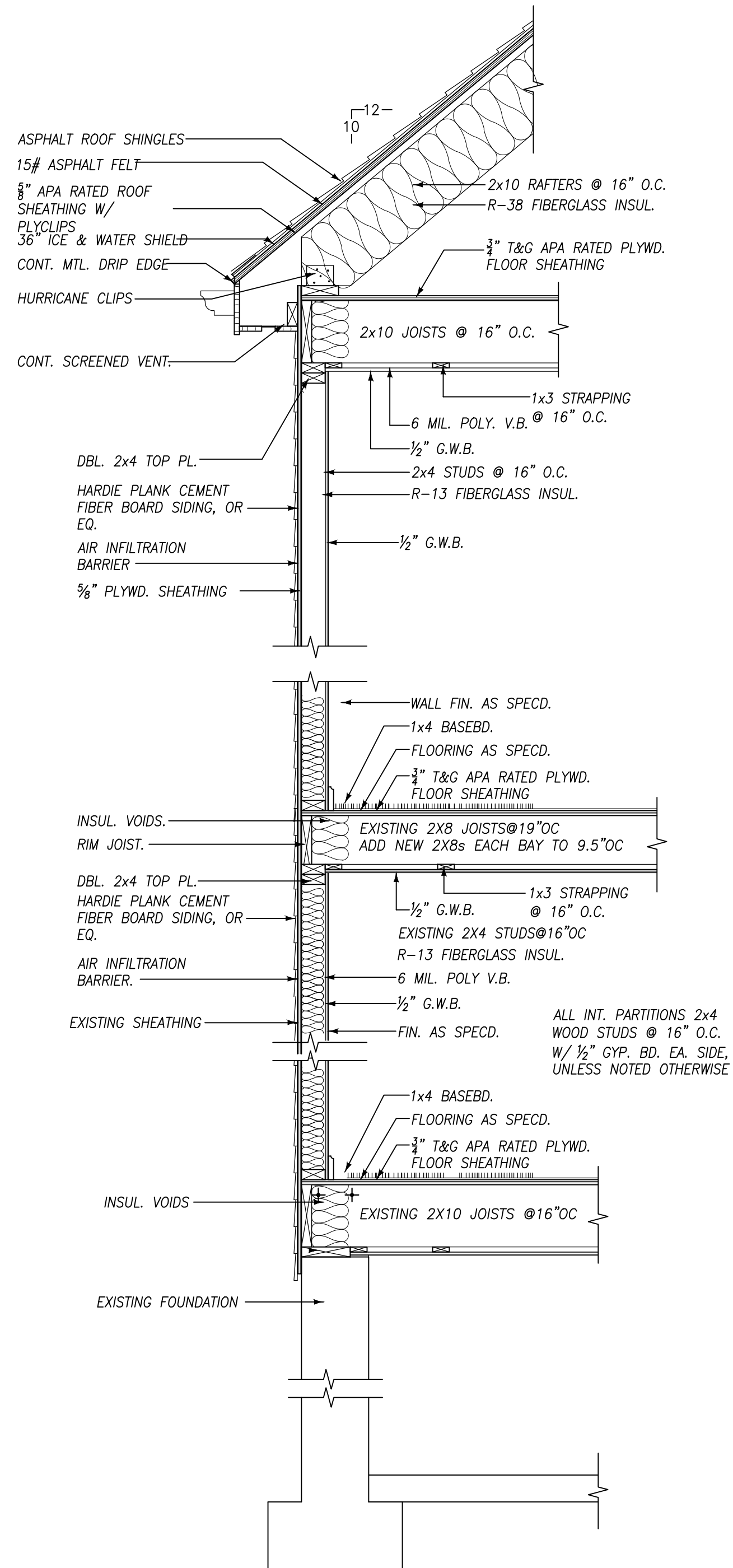
ADDITION AND RENOVATIONS TO:
173 MOSS HILL ROAD
JAMAICA PLAIN, MA 02130

FRAMING PLANS

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

DATE:
APRIL 24, 2013
REVISIONS:

A3



① T . S
 S : 3/4"=1'-0"

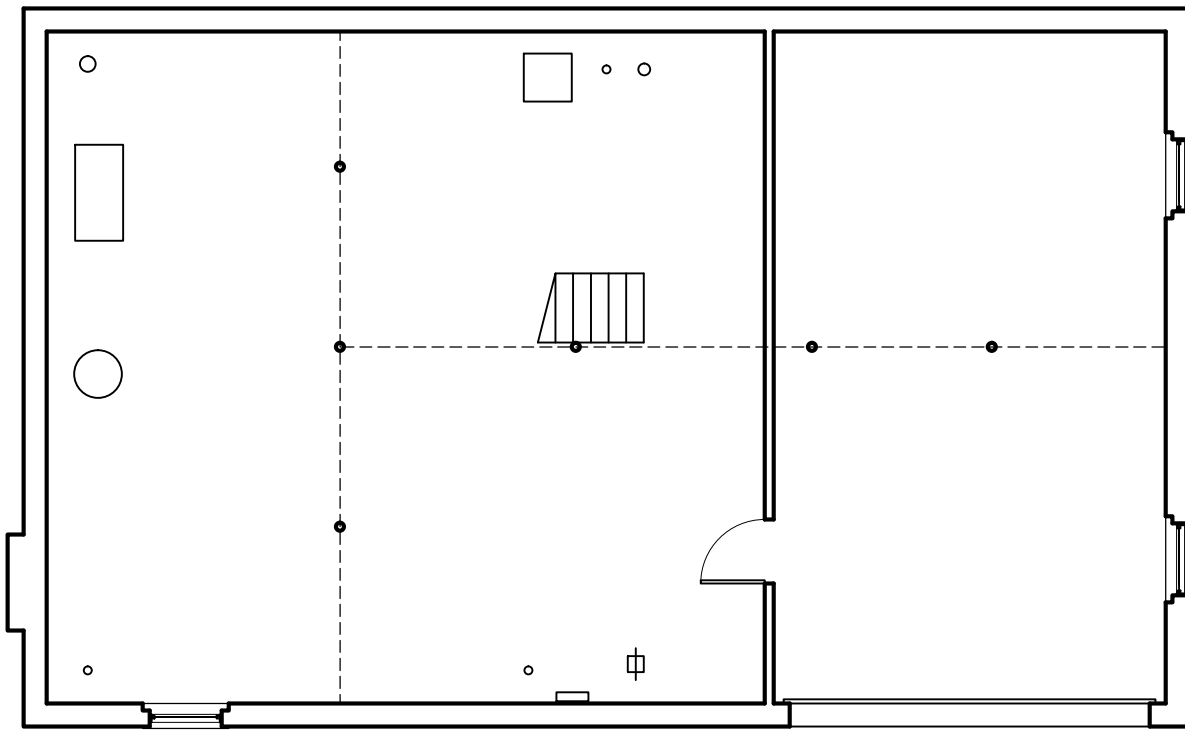
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ADDITION AND RENOVATIONS TO:
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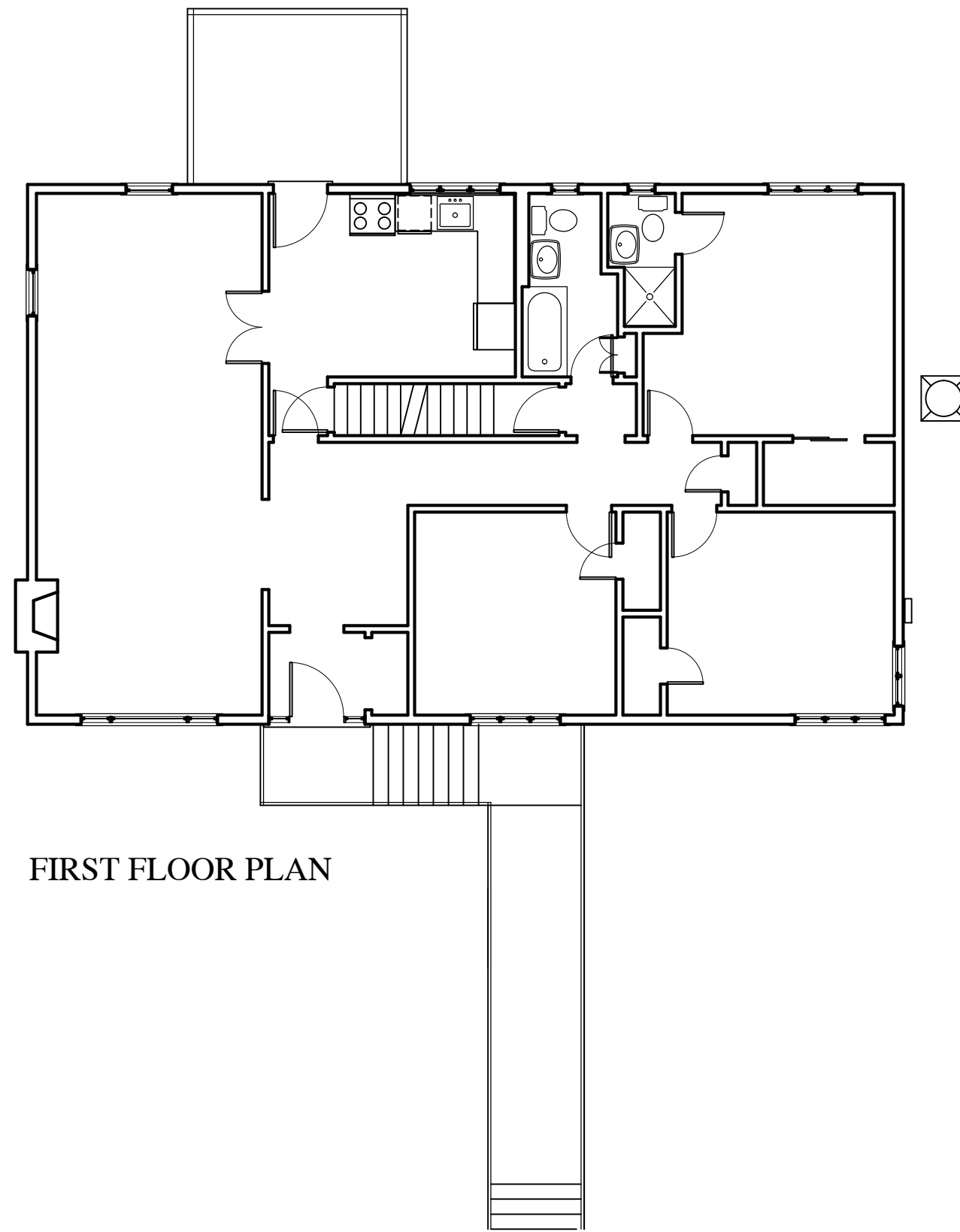
SECTIONS
 SCALE: AS NOTED

DATE:
 APRIL 24, 2013
 REVISIONS:

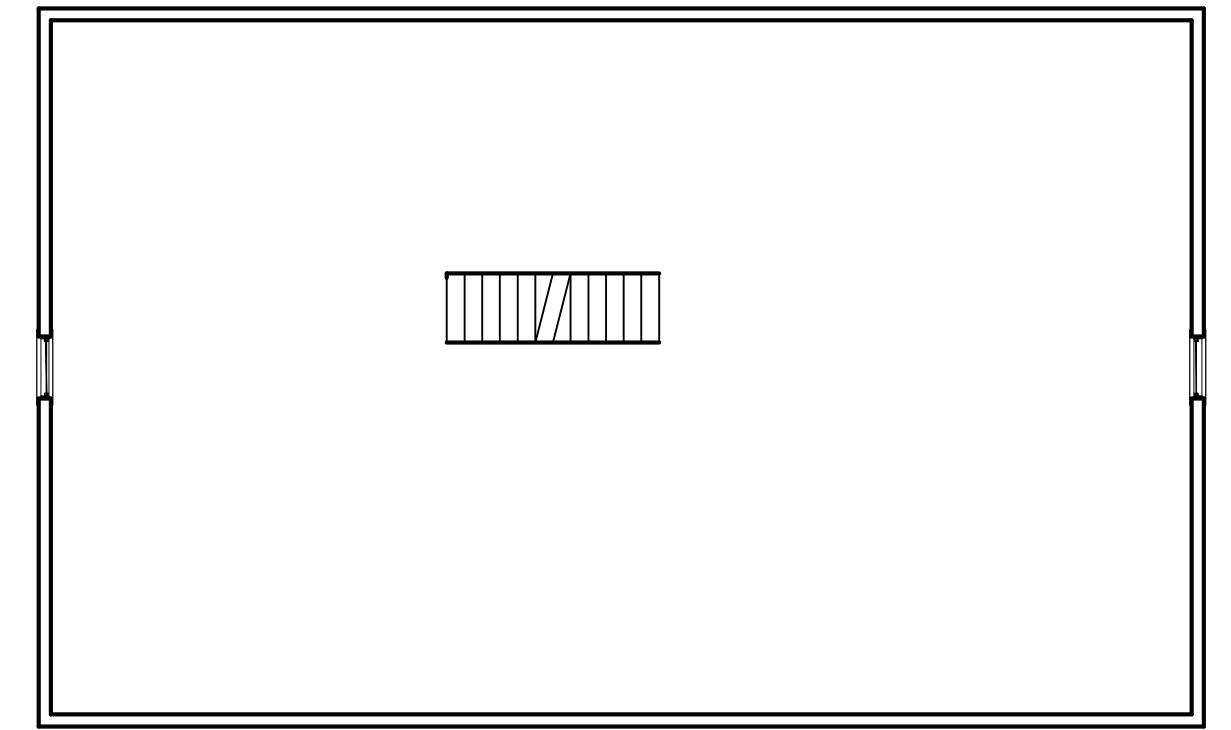
A4



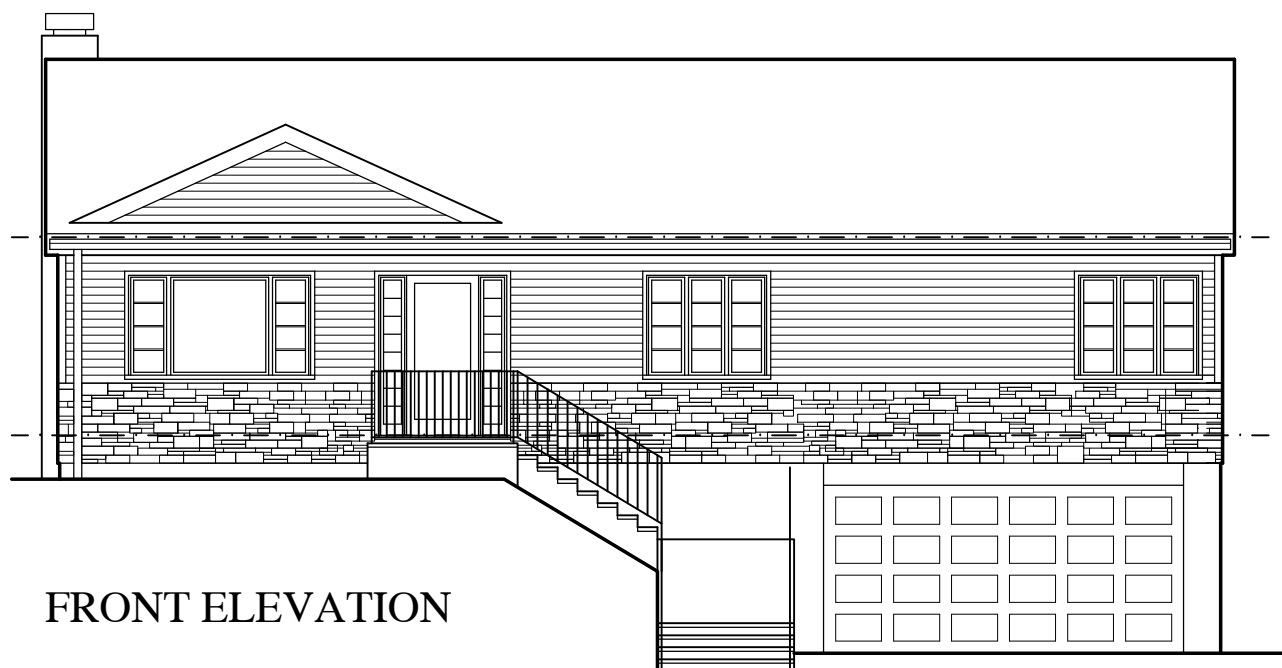
BASEMENT PLAN



FIRST FLOOR PLAN



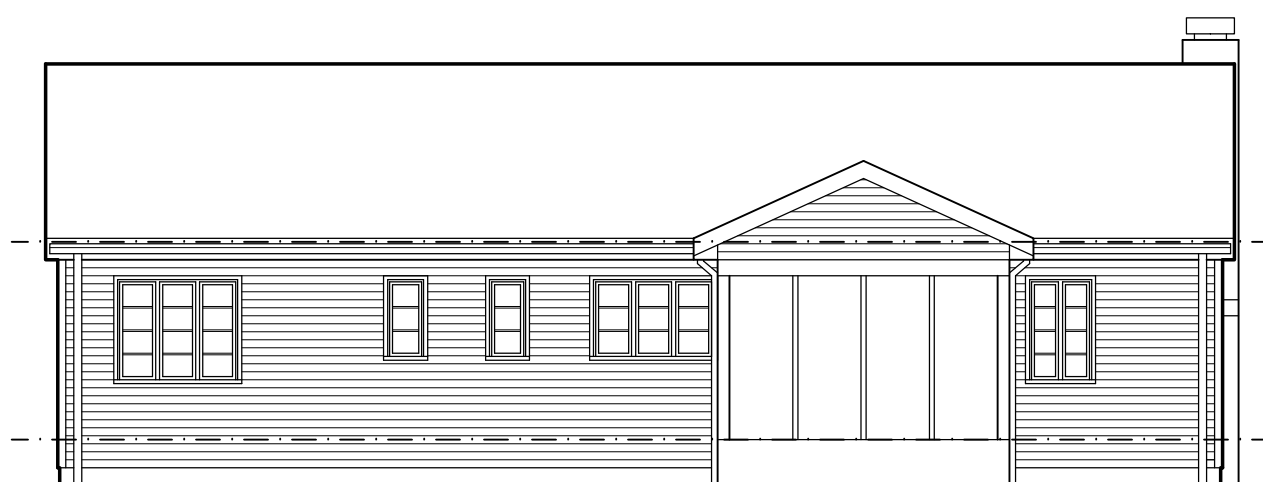
SECOND FLOOR PLAN



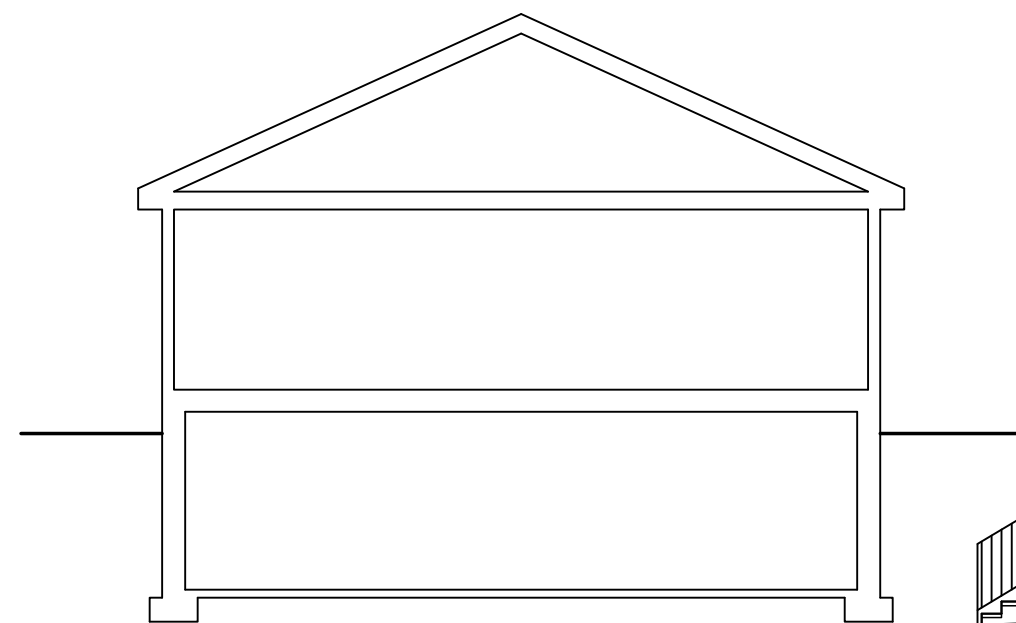
FRONT ELEVATION



LEFT ELEVATION



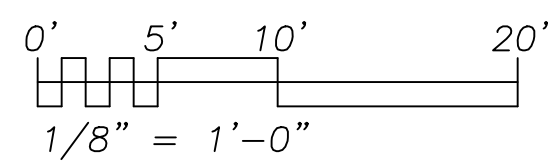
REAR ELEVATION



SECTION



RIGHT ELEVATION



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E ISTEIN CONDITIONS

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

DATE:
APRIL 24, 2013
REVISIONS:

E1

DATE:

APRIL 24, 2013

REVISIONS:

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