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.

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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 better, 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. Unless otherwise noted, construction details shall match existing as much as possible.
11. Confirm all measurements in the field; do not scale drawings.
12. Provide owner or architect with samples of finish materials.
13. All materials and products to be installed as per manufacturer’s recommendations.
14. Remove all construction and demolition materials and leave premises broom clean.
15. All work to be done according to the highest standards of the trade.
16. Warranty: Contractor to provide Owner with one-year warranty against defects in workmanship, materials, equipment, and systems contractor is providing.
17. 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 bedroom 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.
REMOVE AND REPLACE SLATE TO INSTALL FLASHING AND COUNTER FLASHING AT CHIMNEY AND EXISTING ROOF

INSTALL NEW PLUMBING VENT AS NEEDED

EPDM ROOF WITH SLOPE TO GUTTERS

2x10 @ 16" O.C.
MATCH SIZE OF OTHER SECOND FLOOR WINDOWS
EPDM ROOF ON ADDITION
GUTTERS INSTALL NECESSARY DOWNSPOUTS
WINDOW CENTERED ON WINDOWS BELOW
1X5 CASING WITH MOLDING ON HEAD CASING
2" HISTORIC SILL
FLAT PILASTERS TO MATCH PORCH ON FAR SIDE, NO FLUTING
CLAPBOARD SIDING
SKIRT BOARD/ WATER TABLE
EXISTING WING OF HOUSE

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

Lewis Residence
279 Pond Street
Jamaica Plain, MA 02130

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

No. Description Date

South Elevation

No.

1

Description

Date

2103
Project number

05/05/21
Date

MCO
Drawn by

LCO
Checked by

Scale 1/4" = 1'-0"
EPDM FLAT ROOF WITH SLIGHT SLOPE TO GUTTERS
GUTTERS TO ALIGN AND MATCH DOWNSPOUTS TO MATCH EXISTING

Third Floor
19'-1"

10' WATER TABLE
EXISTING FRONT PORCH

Second Floor
9'-9"

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

First Floor
0'

Roof
27'-3 7/8"

Scale
1/4" = 1'-0"
2x10 cavity with open-cell spray foam smart vapor retarder

2x10 cavity with open-cell spray foam smart vapor retarder

1-2" exterior xps rigid insulation
(Or Zip System R6 sheathing)

2x6 stud wall with open-cell spray foam in cavity smart vapor retarder

New floor, align with existing floor

New copper flashing

Copper flashing at chimney as needed

Remove eave as needed trim rafter ends

3/4" bolts, 4" embed @16" O.C.

9 1/2" lvl ledger

Smart vapor retarder

Match existing trim and baseboard

Remove eave as needed

Trim rafter ends

2x10 @ 16" O.C.

Set framing so that new and existing roof eaves align and new and existing ceilings align as much as possible

New floor, align with existing floor

New copper flashing

2-4" exterior xps rigid insulation

First Floor 0'

Second Floor 9' - 9"

Third Floor 19' - 1'

Roof 27' - 3 7/8"
Additional Recessed Lights as per owner

More outlets as needed for built-ins

Add outlets if needed at new walls

Warm floor mats and thermostats as per owner

Legend:
- Recessed downlight (waterproof in showers)
- Ceiling-mounted light
- Wall sconce
- Duplex outlet
- Duplex outlet, counter height
- Ground Fault Interrupter
- Fan only