

EXISTING CONDITIONS PLAN

LOCATED AT
5 MONUMENT STREET
CHARLESTOWN, MA

DATE: SEPTEMBER 23, 2025 SCALE: 1.0 INCH = 10.0 FEET



PREPARED FOR:
 EAGLE HILL CAPITAL
 207 PACON STREET
 EAST BOSTON, MA 02128

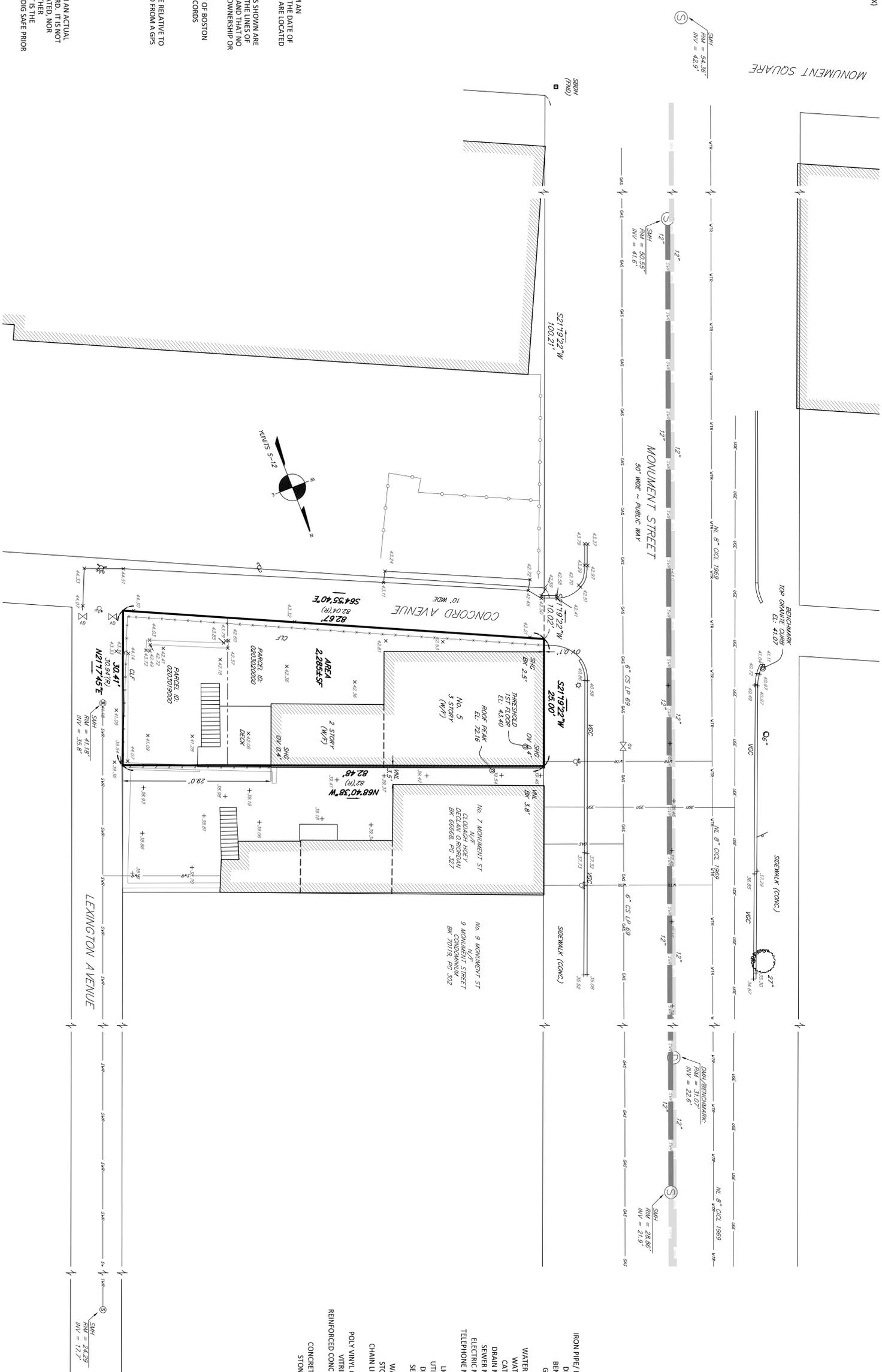
OWNERS OF RECORD:
 NONAMA M. GOULD
 5 MONUMENT STREET
 CHARLESTOWN, MA 02129

JAMES E. GOULD
 207 PACON STREET, #3M
 NEW YORK, NY 10028

DEED: BK 64634, PG 157
PLAN: PL BK 1-A, PL 31 (So. MIDDLESEX)
LCC: 4744-B
 6979-A

CITY OF BOSTON ENGINEERING:
 FB 5559, PG 142-144
 FB 5259, PG 142-144
 FB 1159, PG 34-35
 VUNITS, SHEET 12

NOTES:
 PARCEL ID: 0203020000
 0203019000



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 23, 2025 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF INTEREST ARE NOT TO BE CONSIDERED AS ESTABLISHED AND THAT NO NEW LINES OR INTERESTS ARE TO BE CONSIDERED FOR NEW WAYS ARE SHOWN.

ABUTTERS' NAMES REFER TO CURRENT CITY OF BOSTON ASSESSOR'S RECORDS AND/OR CURRENT RECORDS AVAILABLE AT THE REGISTRY OF DEEDS.

VERTICAL DATUM
 THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO BOSTON CITY BASE AND WERE DETERMINED FROM A GPS OBSERVATION.

BENCHMARK
 1) RIM OF DRAIN MANHOLE
 ELEVATION = 31.07'

2) TOP GRANITE CURB
 ELEVATION = 41.07'

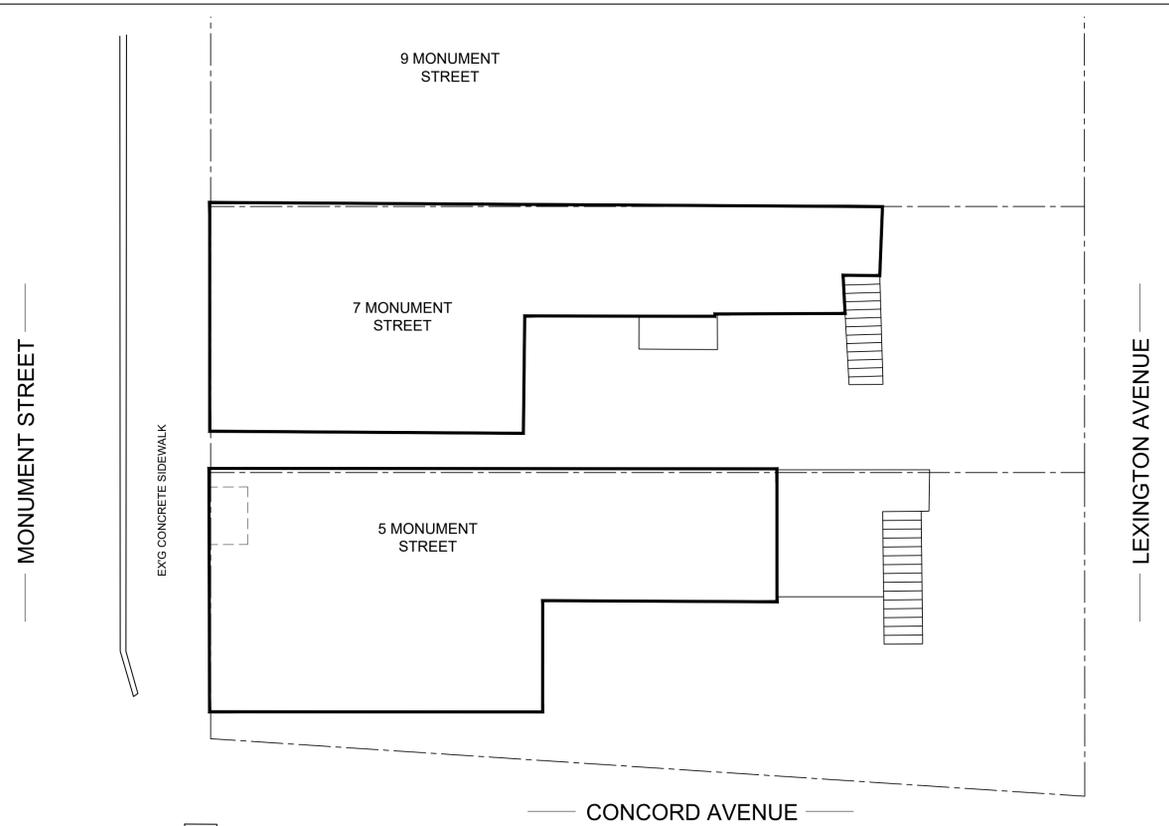
UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INNOVATION RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE PRIOR TO ANY EXCAVATIONS.

FEMA
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE FLOODING POTENTIAL OF THIS PROPERTY FALLS IN X AREA DESIGNATED AS COMMUNITY PANEL: 25025G00181
 EFFECTIVE DATE: MARCH 16, 2016

LEGEND

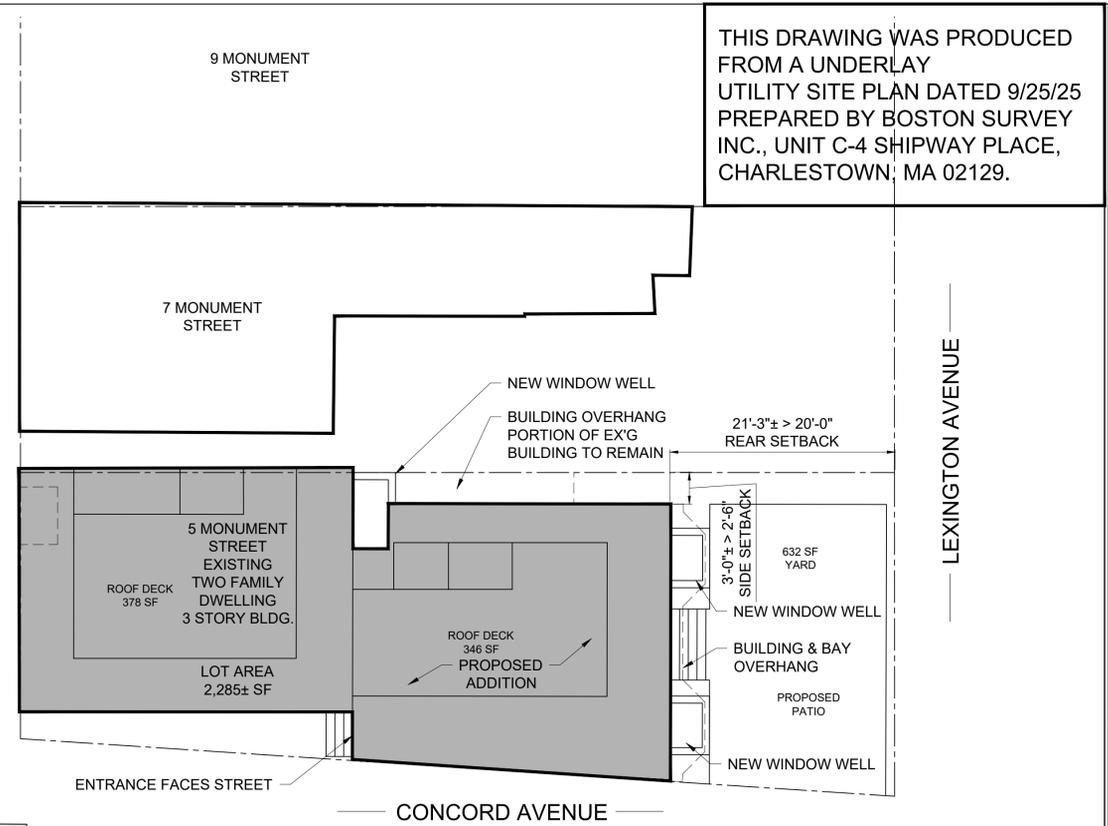
- ROUND □ IRON PIPE/IRON ROD
- DRILL HOLE
- BENCHMARK
- GAS VALVE
- HYDRANT
- WATER SHUTOFF
- WATER VALVE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- SIGN
- LIGHT POLE
- UTILITY POLE
- DRAIN LINE
- SEWER LINE
- GAS LINE
- WATER LINE
- STONE WALL
- CHAIN LINK FENCE
- INVERT
- POLY VINYL CHLORIDE
- PVC
- VITRIFIED CLAY
- REINFORCED CONCRETE PIPE
- FOUND
- CONCRETE BOUND
- STONE BOUND
- S8

FIELD: SM
 DRAFT: RAD
 CHECK: GCC
 DATE: 09/25/25
 JOB #: 25-006831



CONCORD AVENUE

1 EXISTING LANDSCAPE PLAN
1/8" = 1'-0"

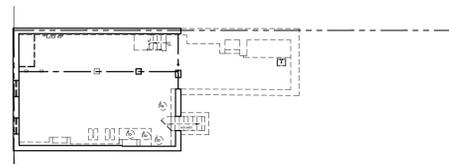


CONCORD AVENUE

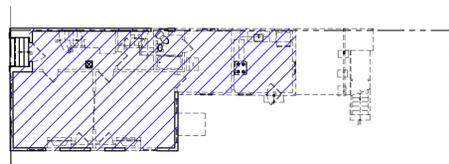
THIS DRAWING WAS PRODUCED FROM A UNDERLAY UTILITY SITE PLAN DATED 9/25/25 PREPARED BY BOSTON SURVEY INC., UNIT C-4 SHIPWAY PLACE, CHARLESTOWN, MA 02129.

OPEN SPACE (OS) CALCULATION PER DU:
 REQUIRED OS: 350 SF + (.25 x 285) = 421 SF / DU
 REQUIRED GROUND LEVEL OS: 421 SF x .75 = 316 SF / DU
 DECK OS: 724 SF
 MAXIMUM ALLOWABLE DECK OS: 421 SF x .25 = 105 SF / DU

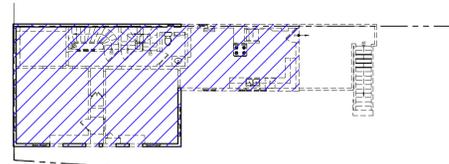
2 PROPOSED LANDSCAPE PLAN
1/8" = 1'-0"



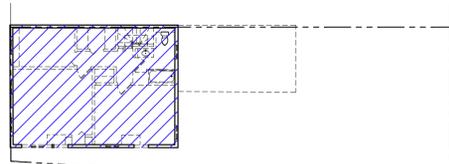
BASEMENT
0 SF



FIRST FLOOR
968 SF



SECOND FLOOR
994 SF



THIRD FLOOR
719 SF

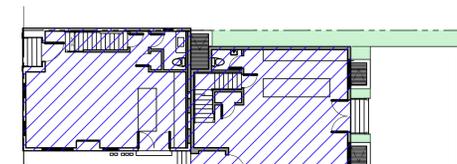
$0 + 968 + 994 + 719 = 2,681$ SF

2,681 SF (LIVING AREA) / 2,285 SF LOT AREA = 1.17 EXISTING

3 EXISTING FAR DIAGRAM
NTS



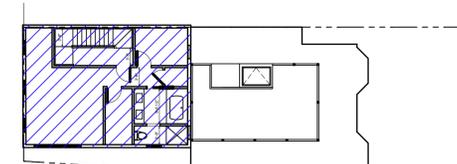
BASEMENT
820 SF



FIRST FLOOR
1,429 SF



SECOND FLOOR
1,591 SF



THIRD FLOOR
719 SF

$820 + 1429 + 1591 + 719 = 4,559$ SF

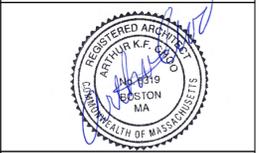
4,559 SF (LIVING AREA) / 2,285 SF LOT AREA = 1.99 < 2.0 REQ'D MAX.

4 PROPOSED FAR DIAGRAM
NTS

Location
TWO-FAMILY RENOVATION & ADDITION
5 MONUMENT STREET
CHARLESTOWN, MA 02129



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



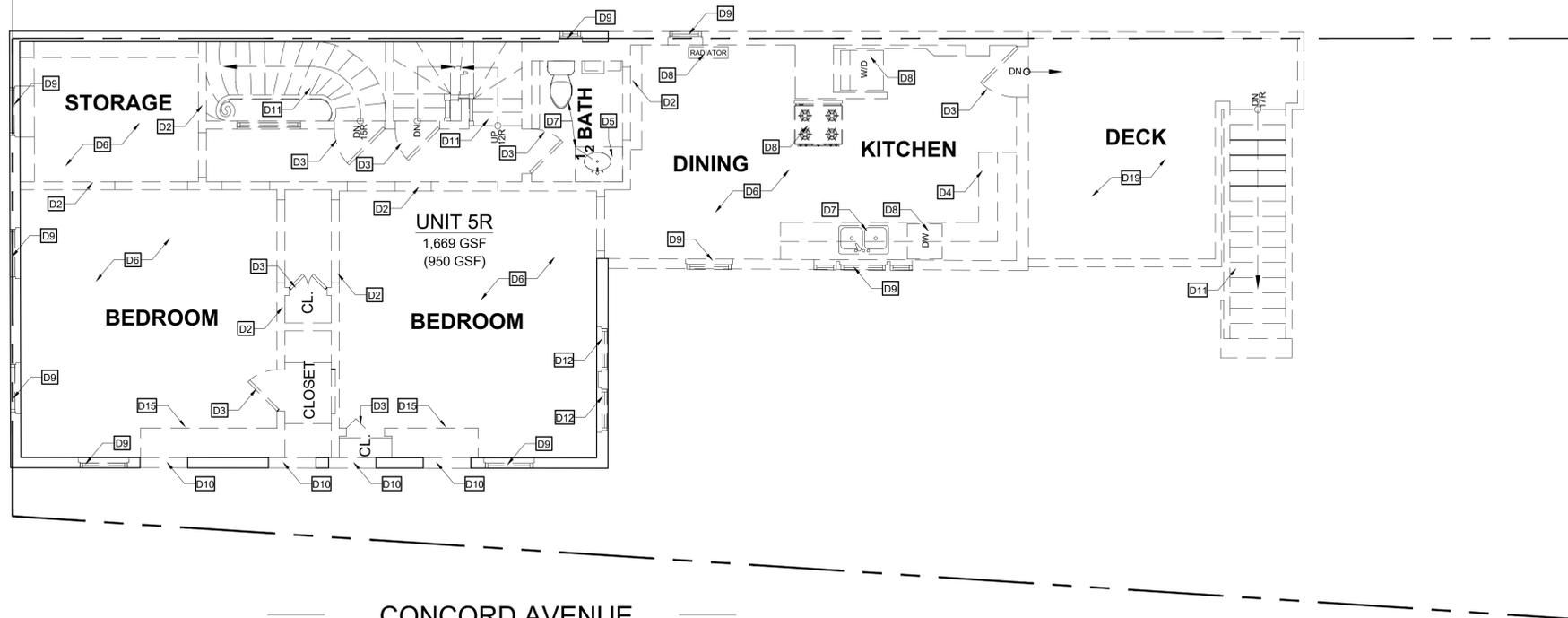
No.	Description	Date

Project No: 2025169
 Scale: AS NOTED
 Date: 11-18-2025
 Drawn By: TD/DF

Drawing Name
PROPOSED LANDSCAPE PLAN

Sheet No.
L-1.0

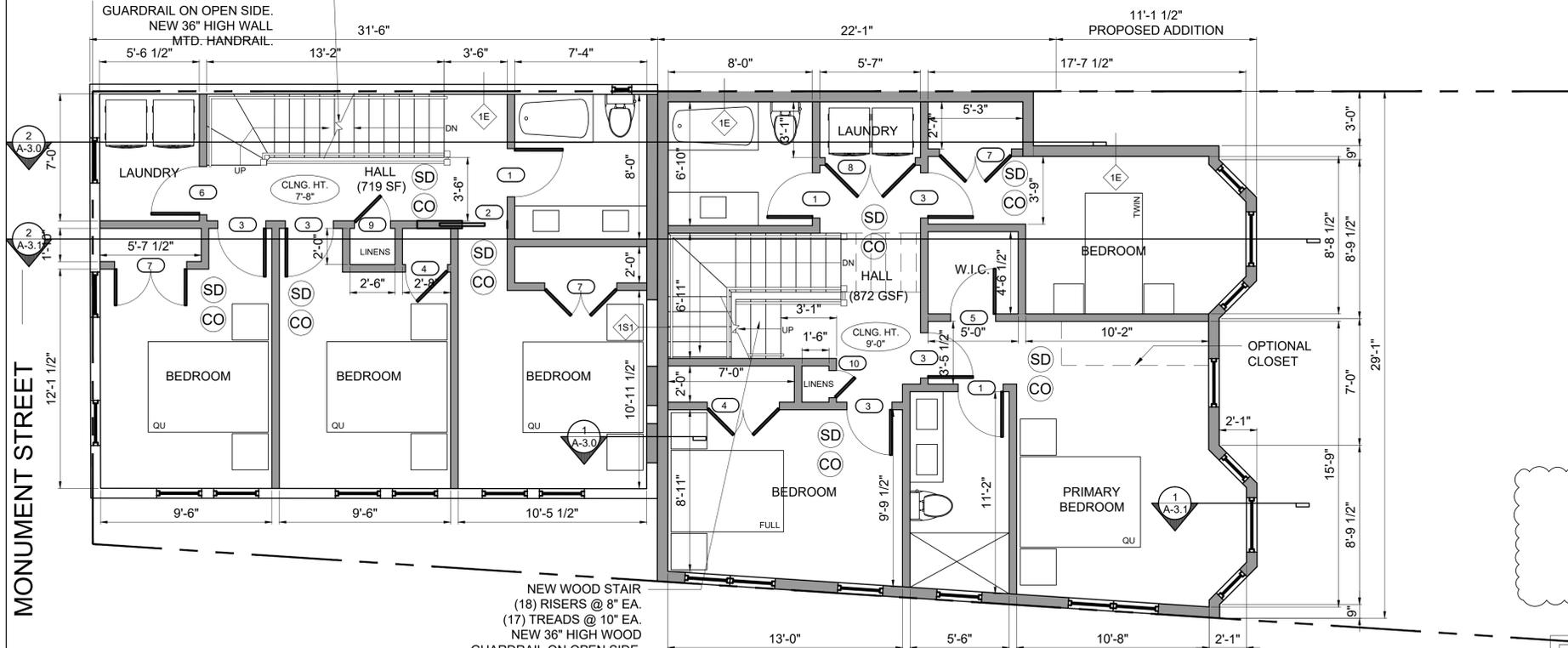
MONUMENT STREET



CONCORD AVENUE

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

NEW WOOD STAIR
(14) RISERS @ 7 11/16" EA.
(13) TREADS @ 10" EA.
NEW 36" HIGH WOOD
GUARDRAIL ON OPEN SIDE.
NEW 36" HIGH WALL
MTD. HANDRAIL.



NEW WOOD STAIR
(18) RISERS @ 8" EA.
(17) TREADS @ 10" EA.
NEW 36" HIGH WOOD
GUARDRAIL ON OPEN SIDE.
NEW 36" HIGH WALL
MTD. HANDRAIL.

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

MONUMENT STREET

DEMOLITION KEYNOTES

- D1 PORTION OF (E) WALL TO BE REMOVED FOR NEW OPENING
- D2 EXIST. INTERIOR WALL TO BE REMOVED
- D3 EXIST. DOOR / FRAMES TO BE REMOVED
- D4 EXIST. CASEWORK TO BE REMOVED
- D5 EXIST. LAVATORY COUNTER TO BE REMOVED
- D6 EXIST. FLOORING TO BE REMOVED
- D7 EXIST. PLUMBING FIXTURE TO BE REMOVED
- D8 EXIST. EQUIPMENT TO BE REMOVED
- D9 EXIST. WINDOW TO BE REMOVED
- D10 CUT OUT NEW OPENING, PREP AREA FOR NEW WINDOW OR DOOR CONSTRUCTION
- D11 REMOVE (E) WOOD STAIR, PREP AREA FOR NEW CONSTRUCTION
- D12 REMOVE (E) WINDOW AND INFILL WITH MATCHING MATERIALS
- D13 REMOVE EXISTING ROOF, PREP AREA FOR NEW CONSTRUCTION
- D14 REMOVE EXISTING FINISH SIDING, PREP AREA FOR NEW CONSTRUCTION
- D15 REMOVE EXISTING CHIMNEY
- D16 REMOVE EXISTING DECK, PREP AREA FOR NEW CONSTRUCTION
- D17 EXIST. EXTERIOR WALL TO BE REMOVED IN FULL, PREP AREA FOR NEW CONSTRUCTION
- D18 EXIST. BULKHEAD TO BE REMOVED, PREP AREA FOR NEW CONSTRUCTION
- D19 EXIST. DECK TO BE REMOVED, PREP AREA FOR NEW CONSTRUCTION

NOTE:ENERGY CODE COMPLIANCE
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRETCH/ ENERGY CODE COMPLIANCE PRIOR TO CLOSING OF WALLS. THE PROPER ENERGY CONSULTANT, HERS RATER, OR OTHER ALLOWED PROFESSIONAL SHALL PERFORM THE FINAL INSPECTIONS ASSOCIATED WITH THE CONSTRUCTION REQUIREMENTS AT THE DIRECTION OF THE CONTRACTOR.

- GENERAL NOTES** - NOTE: GC TO COORD. R. VALUES W/ HERS REPORT
1. PROVIDE R-30 INSULATION IN ALL FLOOR JOIST CAVITIES.
 2. PROVIDE R-30 INSULATION IN ALL NEW EXTERIOR WALL CAVITIES.
 3. PROVIDE R-60 INSULATION IN ALL ROOF JOIST CAVITIES, TYPICAL.
 4. PROVIDE R-19 INSULATION IN BASEMENT WALL EXTERIOR STUD WALL CAVITIES.
 5. PROVIDE R-10 INSULATION UNDER SLAB
 6. PROVIDE R-15 CI IN NEW CRAWL SPACE WALLS.

Location

**TWO-FAMILY RENOVATION
& ADDITION
5 MONUMENT STREET
CHARLESTOWN, MA 02129**



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



No.	Description	Date

Project No: 2025169
Scale: AS NOTED
Date: 11-18-2025
Drawn By: TD/DF

Drawing Name
EXISTING & PROPOSED SECOND FLOOR PLANS

Sheet No.
A-1.2

Location

TWO-FAMILY RENOVATION & ADDITION 5 MONUMENT STREET CHARLESTOWN, MA 02129



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



No.	Description	Date

Project No: 2025169
 Scale: AS NOTED
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 Drawn By: TD/DF

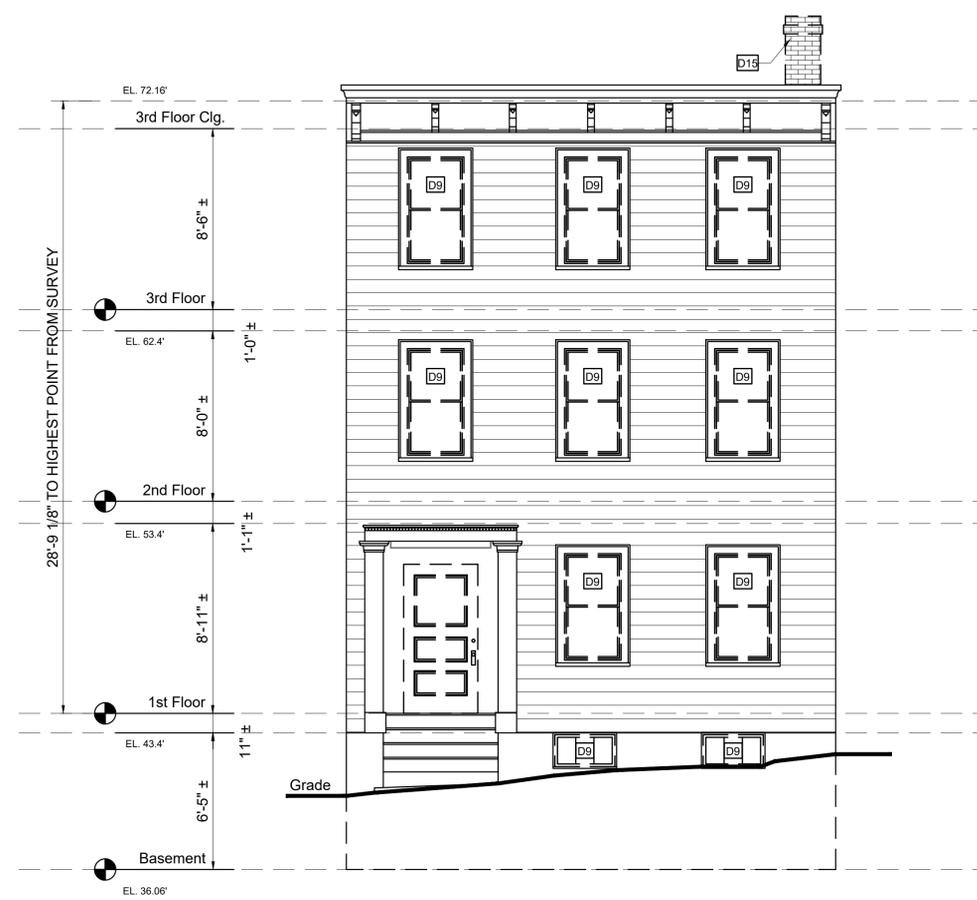
Drawing Name

EXISTING/DEMO & PROPOSED FRONT ELEVATIONS

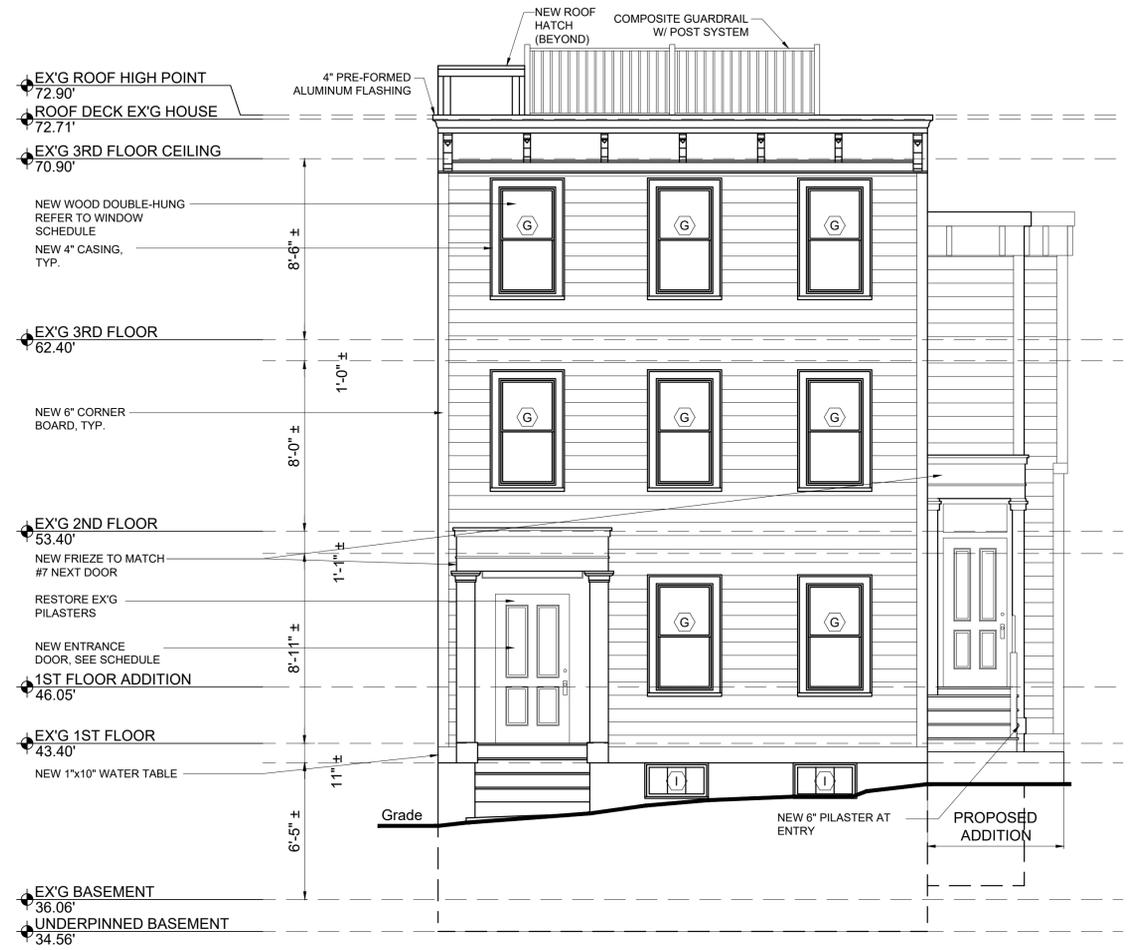
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A-2.1

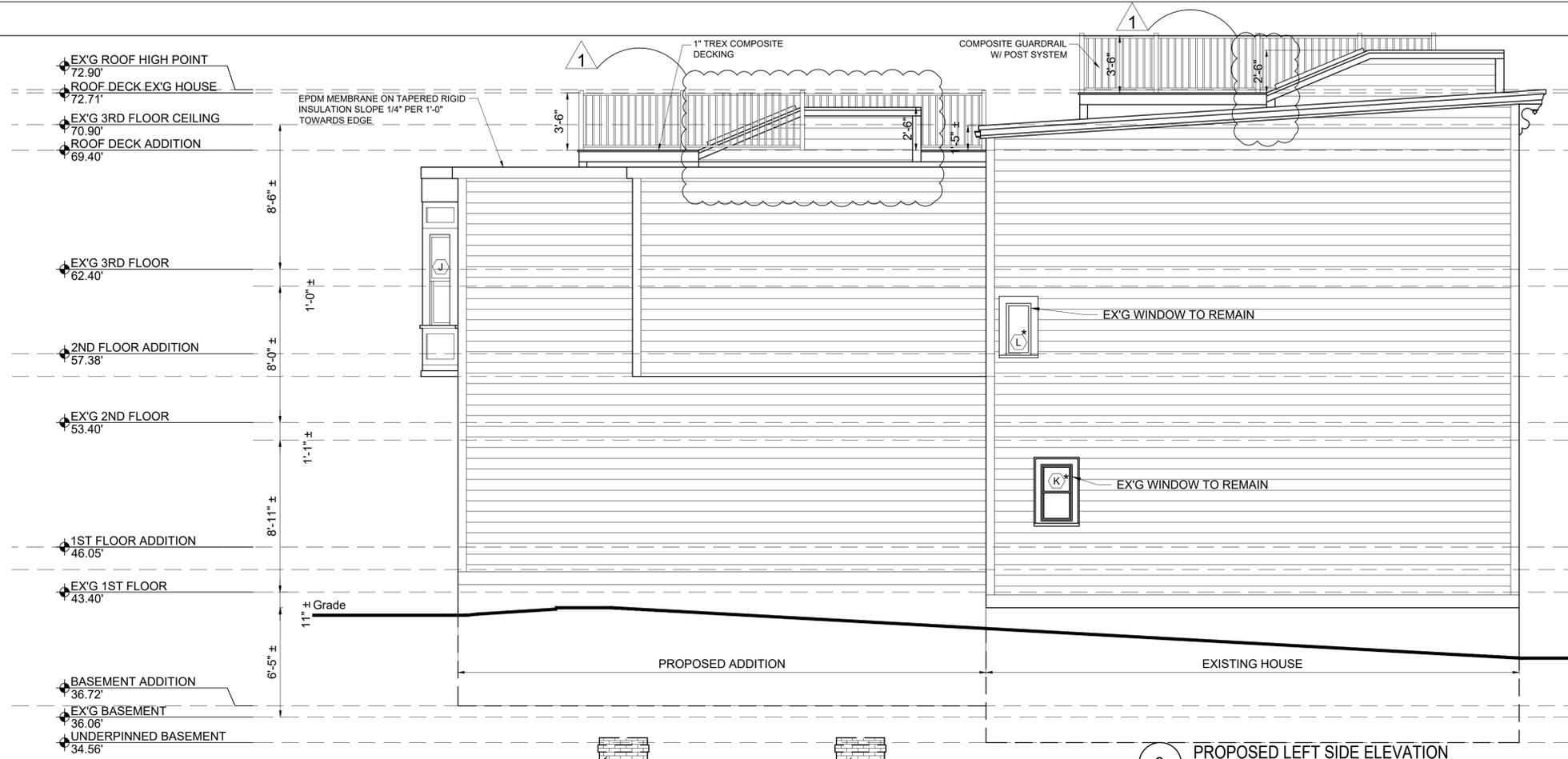
- GENERAL EXTERIOR FINISH NOTES:**
1. THERE CAN BE NO EXPOSED PRESSURE TREATED WOOD (PT). ALL PT MEMBERS NEED TO BE CLAD W/ 1x TRIM.
 2. TRIM MATERIAL IS TO BE EITHER FIBER CEMENT OR POLY-ASH (BORAL) TRIM PRODUCT. AZEK & VINYL IS NOT ALLOWED.
 3. THE EXPOSED CONCRETE FOUNDATION IS TO HAVE A PORTLAND CEMENT STUCCO FINISH, (TRADITIONAL HARD-COAT EXTERIOR SYSTEM). EIFS (SYNTHETIC STUCCO) IS NOT PERMITTED.



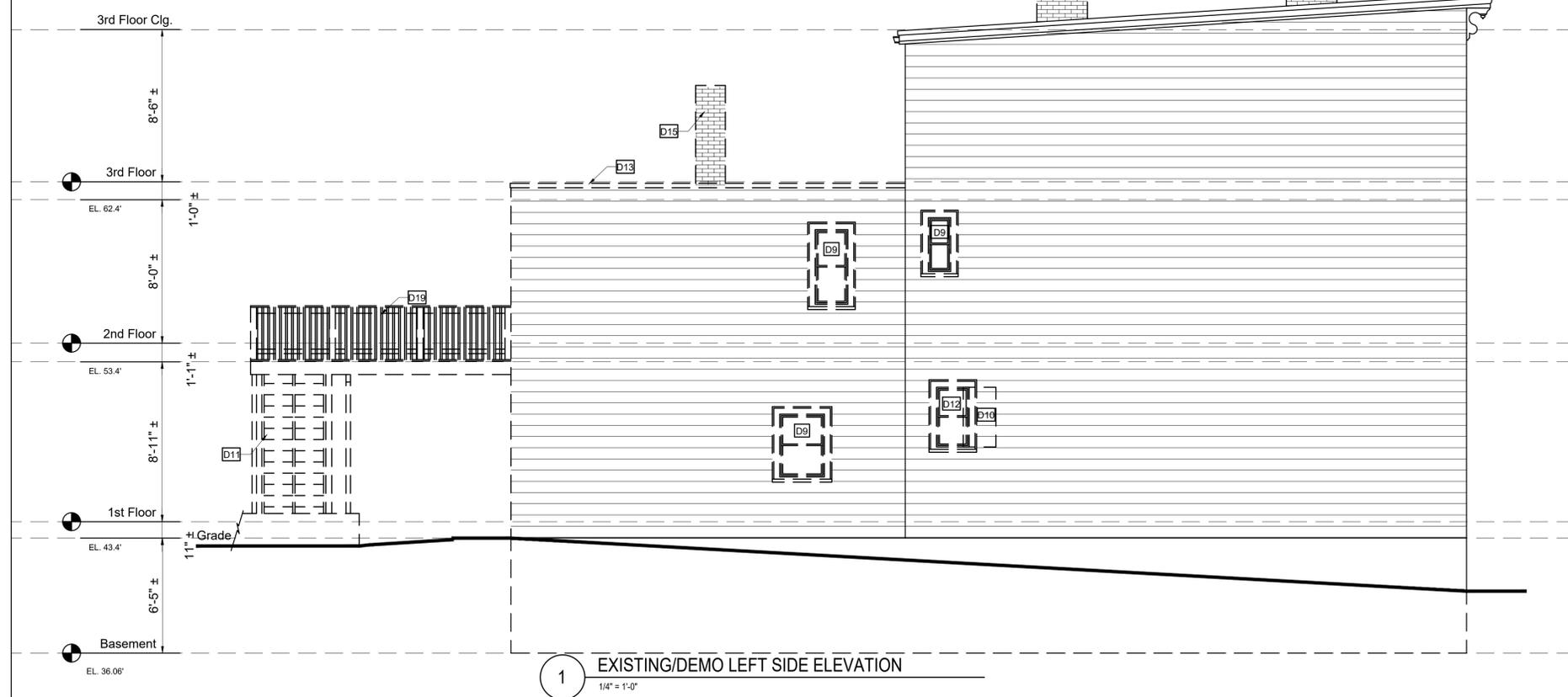
1 EXISTING/DEMO FRONT ELEVATION
 1/4" = 1'-0"



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



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

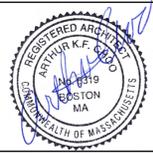


1 EXISTING/DEMO LEFT SIDE ELEVATION
1/4" = 1'-0"

Location
**TWO-FAMILY RENOVATION
& ADDITION
5 MONUMENT STREET
CHARLESTOWN, MA 02129**



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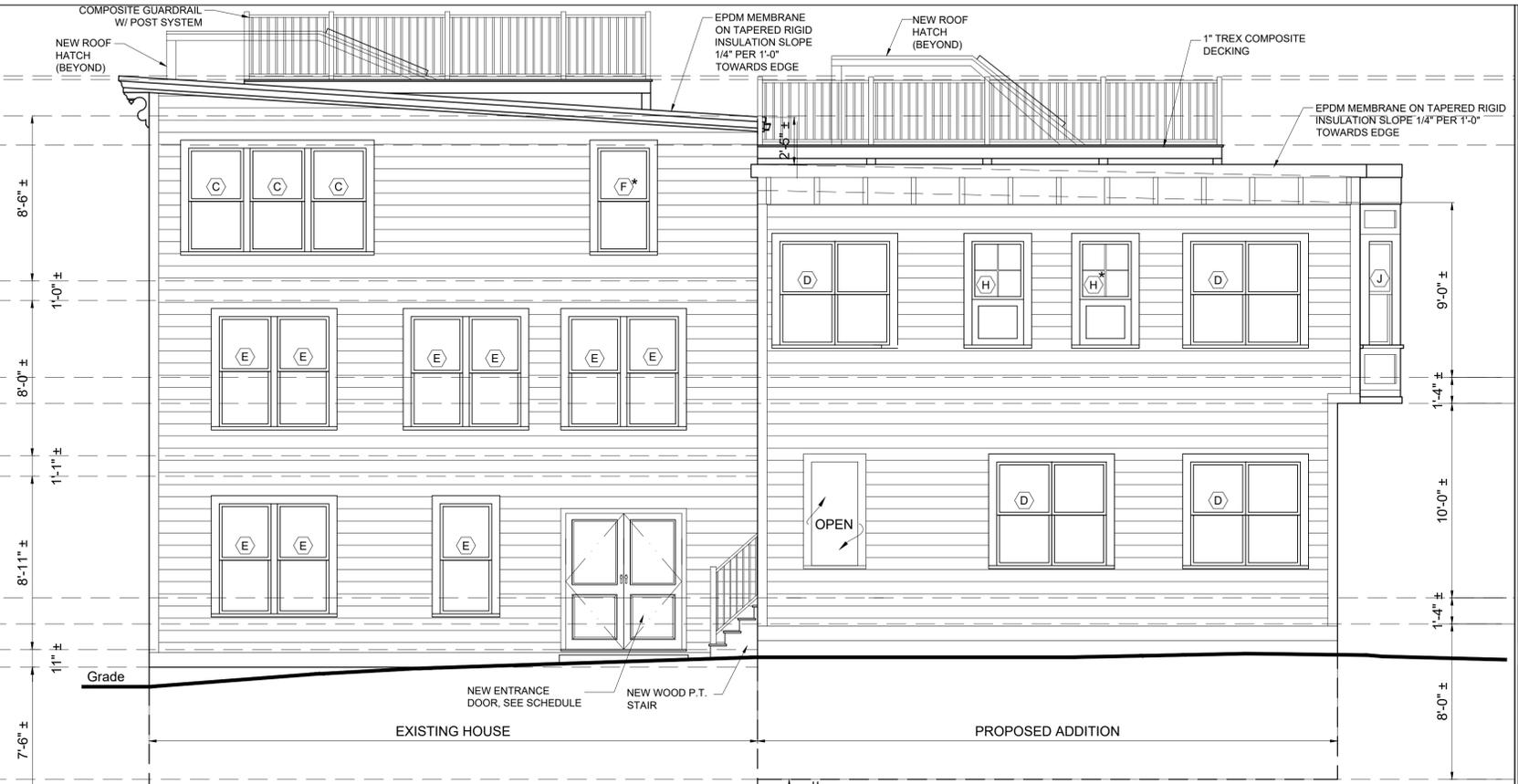
No.	Description	Date
1	RD HATCH	01-09-2026

Project No: 2025169
Scale: AS NOTED
Date: 11-18-2025
Drawn By: TD/DF

Drawing Name
**EXISTING/DEMO
& PROPOSED
LEFT SIDE
ELEVATIONS**

Sheet No.
A-2.2

- EX'G ROOF HIGH POINT 72.90'
- ROOF DECK EX'G HOUSE 72.71'
- EX'G 3RD FLOOR CEILING 70.90'
- ROOF DECK ADDITION 69.40'
- EX'G 3RD FLOOR 62.40'
- 2ND FLOOR ADDITION 57.38'
- EX'G 2ND FLOOR 53.40'
- 1ST FLOOR ADDITION 46.05'
- EX'G 1ST FLOOR 43.40'
- BASEMENT ADDITION 36.72'
- EX'G BASEMENT 36.06'
- UNDERPINNED BASEMENT 34.56'



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



1 EXISTING/DEMO RIGHT SIDE ELEVATION
1/4" = 1'-0"

Location
**TWO-FAMILY RENOVATION
& ADDITION
5 MONUMENT STREET
CHARLESTOWN, MA 02129**



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617-786-7727 fax 617-786-7715

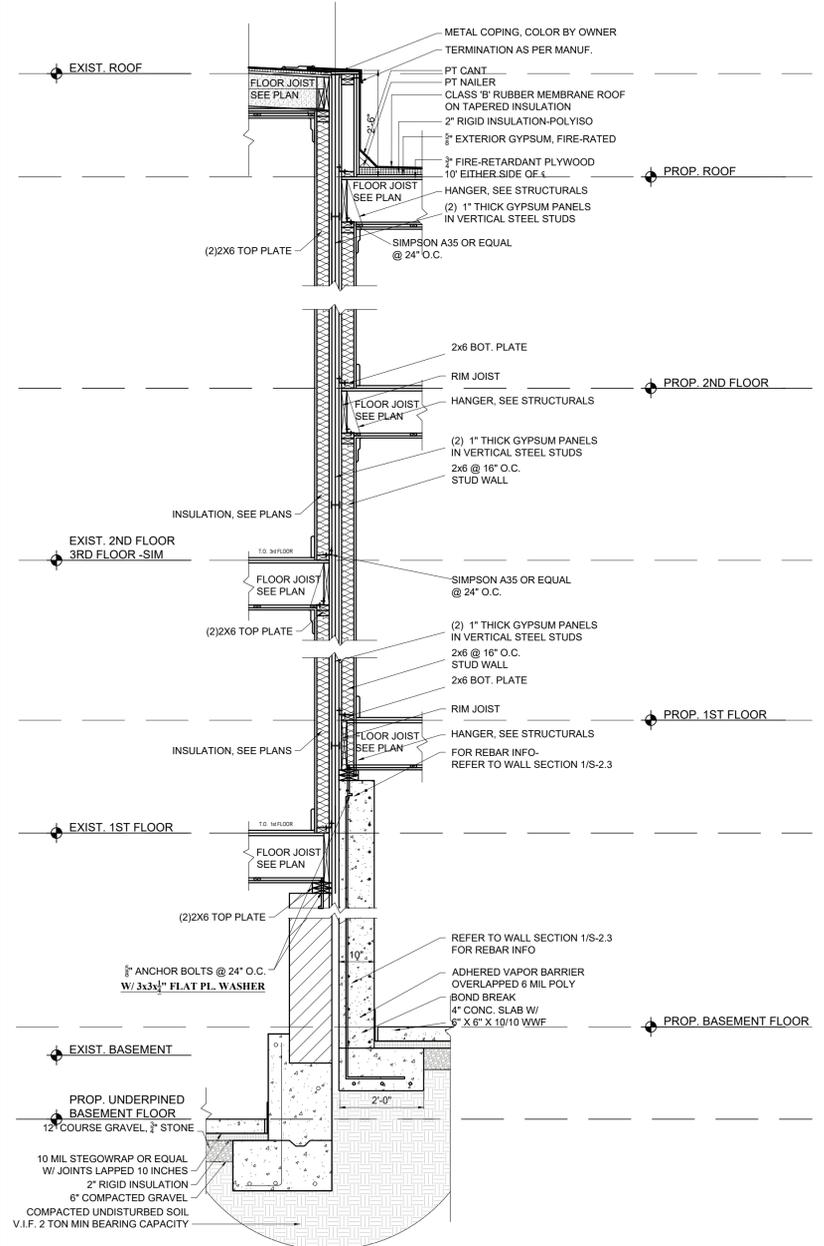


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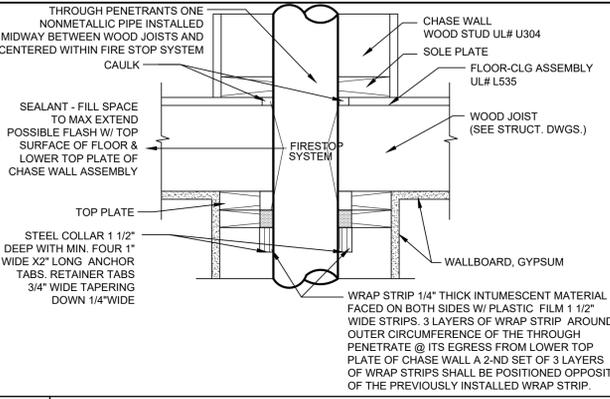
Drawing Name
**EXISTING/DEMO
& PROPOSED
RIGHT SIDE
ELEVATIONS**

Sheet No.
A-2.4

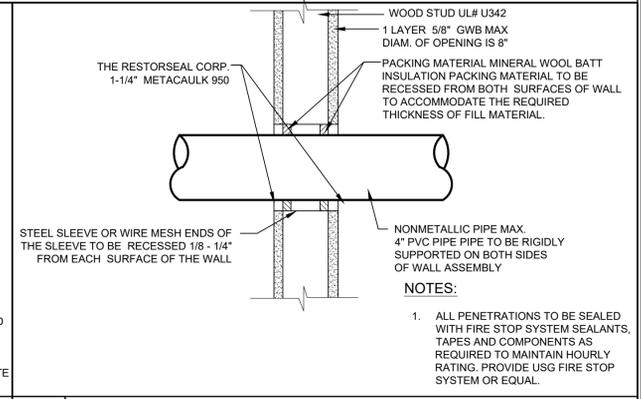


1 WALL SECTION @ PARTY WALL
1/2" = 1'-0"

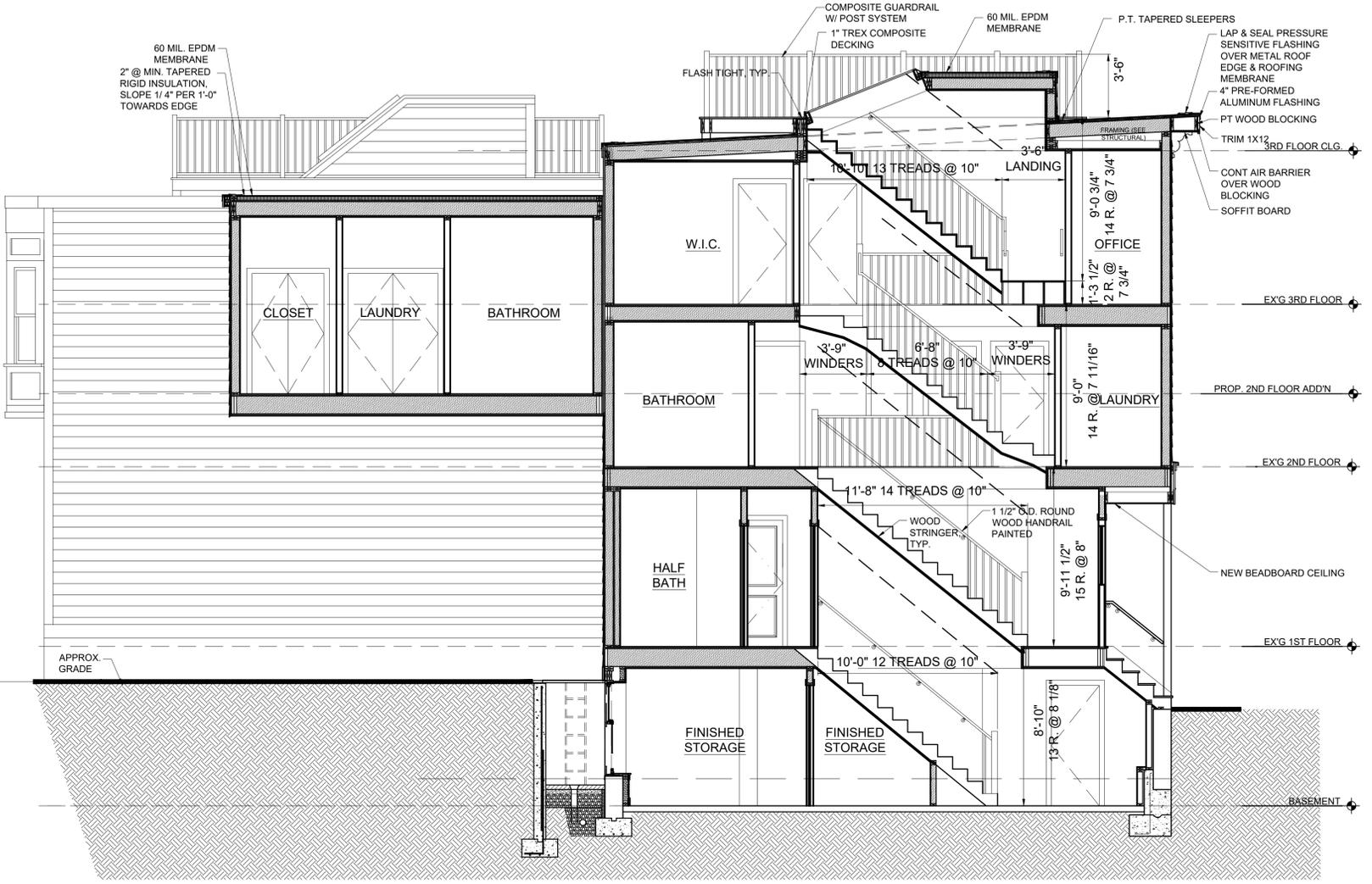
PENETRATIONS



1D 1 HOUR RATING THROUGH PENETRATION FIRESTOP SYSTEM # F-C-2054
SCALE: 3"=1'-0"



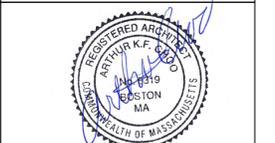
1F 1 HOUR THROUGH PENETRATION FIRESTOP SYSTEM WALL ASSEMBLY # W-L-2014
SCALE: 3"=1'-0"



2 STAIR SECTION
1/4" = 1'-0"

Location
**TWO-FAMILY RENOVATION
& ADDITION
5 MONUMENT STREET
CHARLESTOWN, MA 02129**

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



No.	Description	Date

Project No: 2025169
Scale: AS NOTED
Date: 11-18-2025
Drawn By: TD/DF

**BUILDING
SECTION (STAIR)
& PENETRATION
DETAILS**

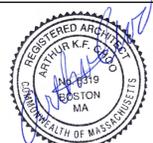
Sheet No.
A-3.0

Location

TWO-FAMILY RENOVATION & ADDITION 5 MONUMENT STREET CHARLESTOWN, MA 02129

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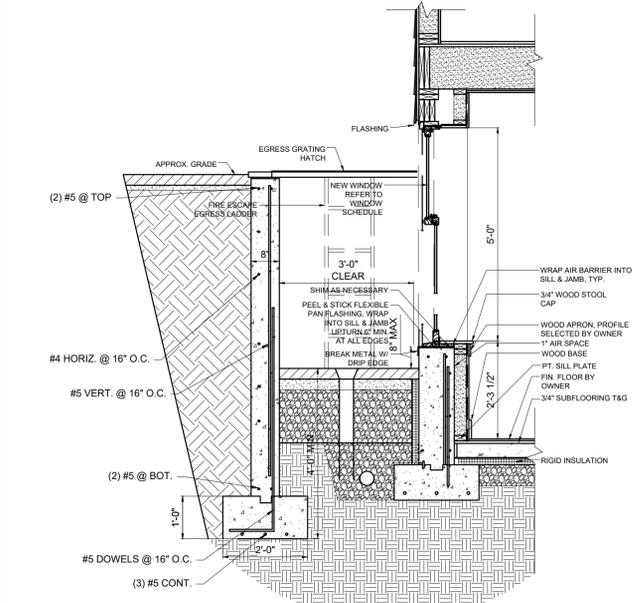
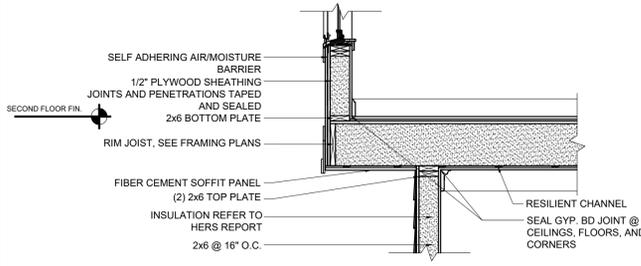
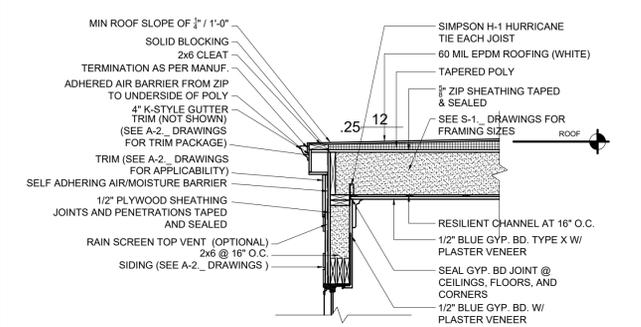
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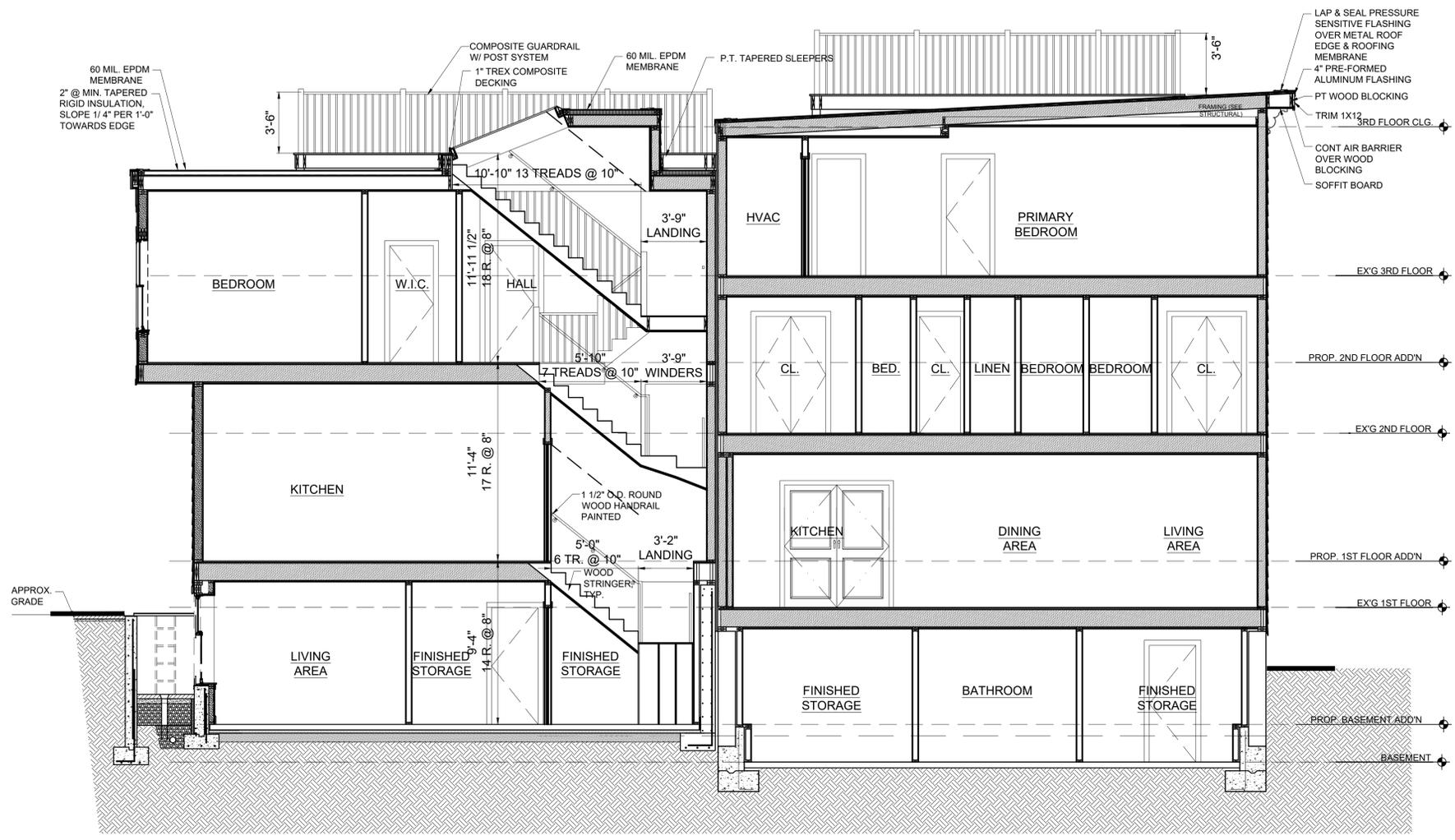
WALL SECTION & STAIR SECTION

Sheet No.

A-3.1



1 WALL SECTION
1/2" = 1'-0"



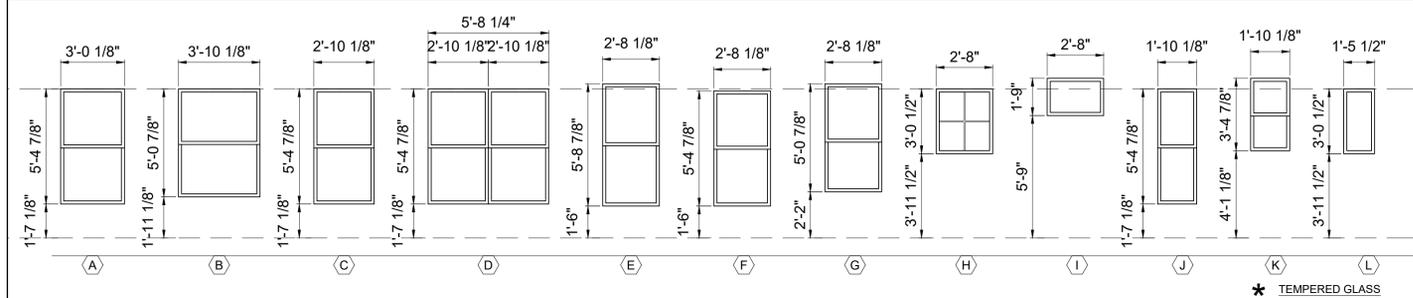
2 STAIR SECTION
1/4" = 1'-0"

WINDOW SCHEDULE					
NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	REMARKS
A	ANDERSEN 400	TW21052	2	3'-0 1/8" X 5'-4 7/8"	DOUBLE HUNG, 1 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE
B	ANDERSEN 400	TW38410	3	3'-10 1/8" X 5'-0 7/8"	DOUBLE HUNG, 1 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE
C	ANDERSEN 400	TW2852	4	2'-10 1/8" X 5'-4 7/8"	DOUBLE HUNG, 1 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE
D	ANDERSEN 400	TW2852	6	2'-10 1/8" X 5'-4 7/8"	MULLED DOUBLE HUNG, 1 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE, * TEMPERED UNIT AT KITCHEN
E	ANDERSEN 400	TW2656	9	2'-8 1/8" X 5'-8 7/8"	DOUBLE HUNG, 1 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE
F	ANDERSEN 400	TW2652	1	2'-8 1/8" X 5'-4 7/8"	DOUBLE HUNG, 1 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE, TEMPERED
G	ANDERSEN 400	TW26410	8	2'-8 1/8" X 5'-0 7/8"	DOUBLE HUNG, 1 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE
H	ANDERSEN 400	CX13	2	2'-8" X 3'-0 1/2"	CASEMENT, SIMULATED DIVIDED LITES 2 OVER 2 LITES, PRIMED INTERIOR, WHITE HARDWARE, * TEMPERED UNIT AT BATHROOM
I	ANDERSEN 400	AN281	2	2'-8" X 1'-9"	AWNING, PRIMED INTERIOR, WHITE HARDWARE
J	ANDERSEN 400	TW1852	4	1'-10 1/8" X 5'-4 7/8"	DOUBLE HUNG, 1 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE
K	ANDERSEN 400	TW1832	1	1'-10 1/8" X 3'-4 7/8"	DOUBLE HUNG, 1 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE, TEMPERED
L	ANDERSEN 400	CR13	1	1'-5 1/2" X 3'-0 1/2"	FIXED CASEMENT, PRIMED INTERIOR, WHITE HARDWARE, TEMPERED

- WINDOW NOTES:
- GC IS RESPONSIBLE FOR VERIFYING SIZES & QUANTITIES PRIOR TO ORDERING.
 - ALL WINDOWS ARE BASED ON ANDERSEN WINDOW BUILDING PRODUCTS.
 - WINDOWS ARE TO HAVE SGL & INSULATED GLASS WITH ARGON GAS & A LOW-E TYPE COATING, U-VALUE .3 MINIMUM.
 - ALL WINDOWS TO INCLUDE INSECT SCREENING PER MANUFACTURER.
 - SIZES SHOWN ARE BASED ON STANDARD WINDOW SIZES, AND DIMENSIONS. G.C. TO COORDINATE ROUGH OPENINGS WITH WINDOW MANUFACTURER'S SPECIFICATIONS.
 - PROVIDE WINDOW OPENING CONTROL DEVICES ON ALL BEDROOM WINDOWS (COMPLY WITH ASTM F2090).

- WINDOW HEAD HEIGHTS:
- EXIST. BASEMENT FINISHED HEIGHT IS 7'-6" A.F.F.
 - EXIST. FIRST FLOOR FINISHED HEIGHT IS 7'-6" A.F.F.
 - EXIST. SECOND FLOOR FINISHED HEIGHT IS 7'-2" A.F.F.
 - EXIST. THIRD FLOOR FINISHED HEIGHT IS 7'-2" A.F.F.
 - ADDITION BASEMENT FINISHED HEIGHT IS 7'-2" A.F.F.
 - ADDITION FIRST FLOOR FINISHED HEIGHT IS 7'-0" A.F.F.
 - ADDITION SECOND FLOOR FINISHED HEIGHT IS 7'-0" A.F.F.

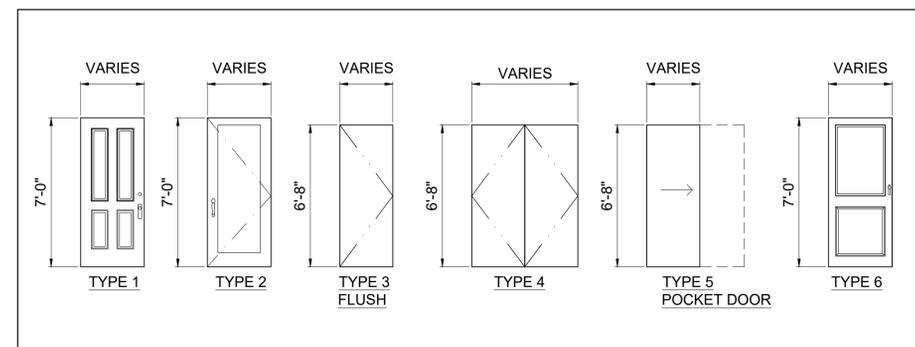
WINDOW TYPES



DOOR SCHEDULE										
NO.	SIZE	MATERIAL	RATING	FRAME	TYPE	HARDWARE	REMARKS			
E1	3'-6" x 7'-0" x 1 3/4"	WOOD/GL	45 MIN.	WOOD	1	ENTRANCE	DOOR UNIT W/ 3'-6" x 7'-0" EGRESS DOOR, W/ TWO LITES, PROVIDE DEADBOLT			
E2	(2) 3'-0" x 6'-8" x 1 3/4"	WOOD/GL	45 MIN.	WOOD	2	ENTRANCE	DECK EXTERIOR DOOR			
E3	(2) 3'-0" x 6'-8" x 1 3/4"	WOOD/GL	45 MIN.	WOOD	6	ENTRANCE	DOOR UNIT W/ 3'-0" x 7'-0" EGRESS DOOR, W/ HALF LITE			
E4	2'-6" x 6'-8" x 1 3/4"	WOOD/GL	45 MIN.	WOOD	1	ENTRANCE	DOOR UNIT W/ 3'-0" x 7'-0" EGRESS DOOR, W/ TWO LITES, PROVIDE DEADBOLT			
1	2'-6" x 6'-8" x 1 3/8"	WOOD	-	WOOD	3	BATHROOM	PANEL DOOR, PROVIDE PRIVACY LATCH & ASTRAGAL, THRESHOLD			
2	2'-6" x 6'-8" x 1 3/8"	WOOD	-	WOOD	5	BATHROOM	POCKET PANEL DOOR, PROVIDE PRIVACY LATCH & ASTRAGAL, THRESHOLD			
3	2'-8" x 6'-8" x 1 3/8"	WOOD	-	WOOD	3	BED	PANEL DOOR, PROVIDE PRIVACY LATCH & ASTRAGAL			
4	2'-4" x 6'-8" x 1 3/8"	WOOD	-	WOOD	3	SINGLE DUMMY	CLOSET, PANEL DOOR, PROVIDE ASTRAGAL			
5	2'-4" x 6'-8" x 1 3/8"	WOOD	-	WOOD	3	SINGLE DUMMY	WALK IN CLOSET, PANEL DOOR, PROVIDE ASTRAGAL			
6	2'-6" x 6'-8" x 1 3/8"	WOOD	-	WOOD	3	SINGLE DUMMY	UTILITY, PANEL DOOR, PROVIDE ASTRAGAL			
7	(2) 2'-0" x 6'-8" x 1 3/8"	WOOD	-	WOOD	4	SINGLE DUMMY	PAIR OF PANEL DOORS			
8	(2) 2'-0" x 6'-8" x 1 3/8"	WOOD	-	WOOD	4	SINGLE DUMMY	PAIR OF PANEL DOORS			
9	2'-0" x 6'-8" x 1 3/8"	WOOD	-	WOOD	3	SINGLE DUMMY	LINEN, PANEL DOOR, PROVIDE ASTRAGAL			
10	1'-6" x 6'-8" x 1 3/8"	WOOD	-	WOOD	3	SINGLE DUMMY	LINEN, PANEL DOOR, PROVIDE ASTRAGAL			

NOTE: ALL DOORS TO BE PRE-HUNG. DOOR STYLE, HARDWARE & FINISHES TO BE SELECTED BY OWNER, ALL DOORS ARE BASED ON ANDERSON 400 OR EQUAL.

DOOR TYPES



1E 1 HR EXT PARTITION -WOOD LOAD BEARING
SCALE: 3"=1'-0"

System Description
Wood Stud Exterior Wall (load-bearing)

- Exterior Finish (Not Shown)
- Adhered Air Barrier Membrane
- 5/8" Type X Exterior Gyp Sheathing
- 1/2" Exterior Sheathing
- 2" x 6" wood studs @ 16" o.c. cross-braced
- R-38.5 Insulation
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster

1F 1 HR FLOOR ASSEMBLY - +59 STC
SCALE: 3"=1'-0"

System Description
Engineered Joist

- Hardwood Floor System
- Ecore 5mm ECO silence underlayment
- 1" gypsum underlayment
- 23/32" wood sheathing perpendicular
- 9-1/2" min. wood T1 joist max 16" o.c.
- Cellulose Blow In
- RC-1 resilient channel or equivalent
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster

0B NON RATED PARTITION BATH / WOOD BEARING
SCALE: 3"=1'-0"

System Description
Wood Stud Partition (Loadbearing)

- 1/16" veneer plaster finish
- 5/8" FIRECODE C Core Gypsum Plaster Base
- RC-1 resilient channel one side spaced 24" o.c.
- 2x6 wood stud 16" o.c.
- 5.5" Cellulose Blow In
- 5/8" FIRECODE C Core Gypsum Moisture Resistant
- 1/4" Cement Board
- 1/2" Ceramic Tile

GYP BOARD TO EXTEND CONTINUOUSLY BEHIND ALL BATH FIXTURES

FWF FURRED WALL AT EXISTING FOUNDATION
SCALE: 3"=1'-0"

System Description
Wood Stud Partition (Interior Load bearing)
Used at basement exterior foundation wall

- 5/8" Moisture resistant Gypsum Plaster Base
- 2x4 wood stud 16" o.c. cross-braced mid height
- R-19 batts and blankets mineral wool or closed cell foam
- 1" Air space
- 6 Mil. Poly vapor barrier, omit if using cc foam
- Existing foundation

0 PARTITION -WOOD LOAD BEARING
SCALE: 3"=1'-0"

System Description
Wood Stud Partition (Loadbearing)

- 5/8" FIRECODE C Core Gypsum Plaster Base
- RC-1 resilient channel one side spaced 24" o.c.
- 2x4 wood stud 16" o.c. cross-braced mid height
- 3.5" Cellulose Blow In
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster finish both sides

1BE 1 HR BEAM PROTECTION
SCALE: 1.5"=1'-0"

System Description
WOOD BEAM

- WOOD BEAM
- (LAYER 1) 5/8" FIRECODE C Core Gypsum
- (LAYER 2) 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster exterior

System Performance
1 HR Fire BEAM PROTECTION
UL Design No. P517

NWF FURRED WALL AT NEW FOUNDATION
SCALE: 3"=1'-0"

System Description
Wood Stud Partition (Interior Load bearing)
Used at basement exterior foundation wall

- 5/8" Moisture resistant Gypsum Plaster Base
- 2x4 wood stud 16" o.c. cross-braced mid height
- R-19 batts and blankets mineral wool or closed cell foam
- 1" Air space
- 6 Mil. Poly vapor barrier, omit if using cc foam
- New 10" concrete foundation wall

1S1 1 HR UNIT SEPERATION -WOOD BEARING
SCALE: 3"=1'-0"

System Description
Wood Stud Unit Separation Partition (Loadbearing)

- 1/16" veneer plaster
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 2x6 wood stud 16" o.c. cross braced mid-height and 2x6 plates
- 5 1/2" Mineral Fiber Batt Insulation
- (2) 1" THICK GYPSUM PANELS
- 5 1/2" Mineral Fiber Batt Insulation
- 2x6 wood stud 16" o.c. cross-braced mid-height and 2x6 plates
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster

See wall section 1/A-3.0 for full wall profile, including foundation wall condition

Location

TWO-FAMILY RENOVATION & ADDITION
5 MONUMENT STREET
CHARLESTOWN, MA 02129

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

PROJECT NO. 2025169
SCALE: AS NOTED
DATE: 11-18-2025
DRAWN BY: TD/DF
DRAWING NAME: WALL TYPES & SCHEDULES
SHEET NO. **A-3.2**

