



BPDA Design Review Provisos
43-45 Mount Vernon Street, Charlestown
6/4/2024

General

1. All changes to the exterior and/or site plans shall be submitted to the Boston Planning & Development Agency ("BPDA") for review and approval.
2. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA.
3. All site improvements, including but not limited to hardscape and plantings, must be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA for a delay in completing the site improvements.

Landscape/Street/Site

4. Building, building protrusions, and construction shall not negatively impact the existing street light fixture. Approval from the City's Public Improvement Commission may be required.
5. Fences shall be of high-quality material; wood or metal is preferred. Chain link fencing is not preferred, especially in front yards; if chain-link is used, it must be vinyl-coated chain link in combination with landscaping. Fences shall not be higher than 6'-0" without ZBA approval. Fences of 6'-0" height are only allowed for rear yards. Front yard fences should not be taller than 42" (3'-6").
6. Permeable surfaces are encouraged on site; use permeable paving for any necessary paved surfaces and increase the vegetative cover as much as possible through the inclusion of ground-level plantings, green roofs, and porous surfaces. Project sites located in a Groundwater Conservation Overlay District (GCOD) are strongly encouraged to maximize permeable surfaces on their site.

Building

7. The existing brick foundations are to remain and will not be parged in concrete.
8. Siding: No vinyl or aluminum siding will be allowed. Clapboards shall be wood or fiber-cement. Shingles shall be wood or fiber-cement. All trim (corner boards, door/window casings, soffit/fascia trim, skirt boards, frieze boards, etc.) shall be wood or fiber cement with a painted finish.
9. Doors: All doors including garage doors should be wood. Metal or vinyl doors will not be allowed. Fiberglass doors may be considered as long as the detailing and finish matches wood doors and has a painted finish. All doors facing the street, including garage doors shall have translucent panels.

10. Windows: Windows should be wood or wood clad in another material, such as aluminum, fiberglass, or vinyl. All vinyl windows will not be allowed. All windows shall have exterior muntins and half screens.
11. Window and door trim shall have the following minimum dimensions: 4" casings with 5" or 6" trim at head. Corner boards shall be 8" wide at minimum.
12. Vestibule ceilings and walls shall be painted wood paneling.
13. Pressure treated lumber will not be allowed as an externally visible material for exterior decking. All pressure treated wood exposed to public views on the site shall be covered and shielded from view. Use of PVC, composite, and/or natural wood materials is acceptable.

Mechanical

14. The final location of the HVAC compressors, gas meters, electric meters, generators, switchgear, and transformers shall be adequately screened from public view and will not be allowed in the front yard.
15. All mechanical vents shall be through the roof or rear wall and shall not be visible from the public street. Vents located on elevations that do not directly face a public way should be composed on the facade so as to minimize their appearance.

PROPOSED ADDITION & RENOVATION 43 MOUNT VERNON STREET, CHARLESTOWN, MASSACHUSETTS



IMAGE FROM GOOGLE STREET VIEW

SITE LOCATION MAP:

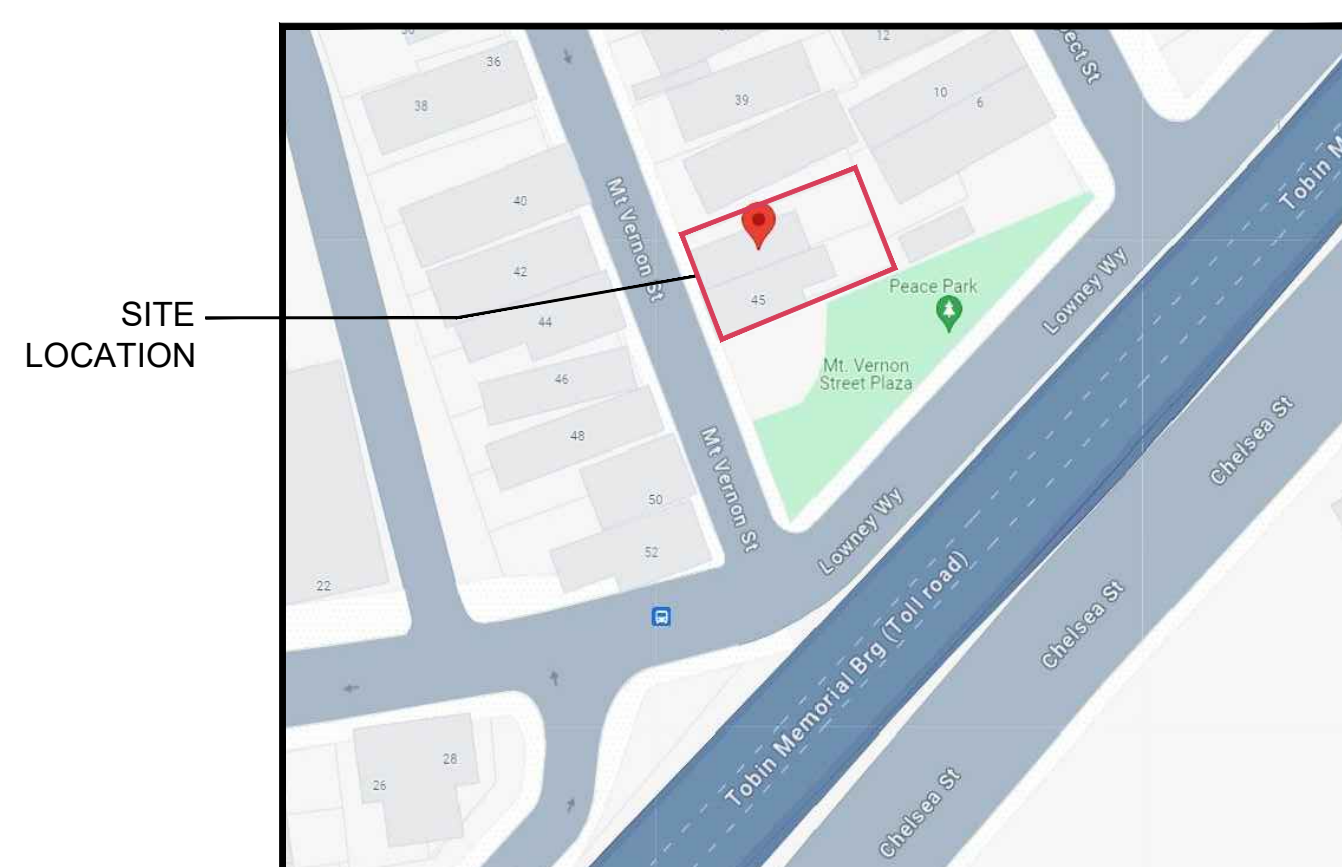


IMAGE FROM GOOGLE MAP

ZONING SUMMARY

ZONING CODE ANALYSIS 43 MT. VERNON ST.
 Governing Article: Article 62 Charlestown
 Subdistrict: 3F-2000, OS-UP

Use Regulations: Section Table	
Existing	Proposed
1 Family	1 Family

Dimensional Regulations: Table					
	Code Requirement		Existing Condition	Proposed Project	Notes
	Any Other Dwelling				
Lot Area Minimum	1,000 SF				
Min Lot Area for Additional Units	1,000 SF				
Total Required Lot Size	1,000 SF		1,309 SF	1,309 SF	
Min Required Lot Width and Frontage	20' / 20'		18.5' / 18.2'	18.5' / 18.2'	
Max FAR	2.00		1.60	2.00	2,093 SF EX'G 2,617 SF PROP
Max Building Height / Stories	3 STORIES / 35'		3 STORIES / 32.9'	3 STORIES / 32.9'	HEIGHT OF PROP ADDITION 21.0'
Usable Open Space	427 SF / DU		430 SF / DU	430 SF / DU	326 SF YARD & 117 SF ROOF DECK
Min Front Yard	MODAL / 0'		0'	0'	No Change
Min Side Yard	2.5'		0'	0' / 2.7'	
Min Rear Yard	18'		22.9'	18.2'	62-30.10
Max Use of Rear Yard	25%				

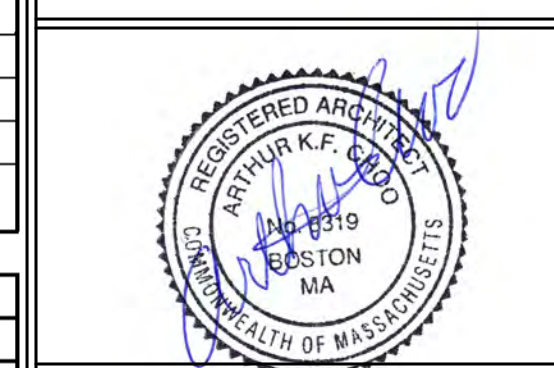
Overlays:
NDOD
Parks Design Review

Parking:
EX'G PARK'G - 0 SPACES
REQ'D PARK'G - 0 SPACES (62.29.2)
PROP PARK'G - 0 SPACES

Other Non-Dimensional Zoning Issues:

Location
PROPOSED ADDITION & RENOVATION
43 MOUNT VERNON STREET
CHARLESTOWN, MA 02129

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



No.	Revision Date

Project No: 2023208
 Scale: AS NOTED
 Date: 02-20-2024
 Drawn By: DF

Drawing Name
COVER SHEET
 Sheet No.

CS

KEY

- Ⓢ SMOKE DETECTOR
- Ⓜ HEAT DETECTOR
- Ⓒ CARBON MONOXIDE DETECTOR
- ① 1 HOUR WALL
- WTR WALL TO REMAIN
- ⊗ FAN
- Ⓒ 45 MIN. DOOR
- Ⓑ 1-1/2 HOUR DOOR
- Ⓢ WINDOW TYPE
- ① 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
- ② 2 HOUR CLG. WALL(SEE C.T.2/A-3.1)
- FE FIRE EXTINGUISHER
- NEW WALL

CODE SUMMARY

EX'G TYPE 5 CONSTRUCTION
 EX'G R-3 USE GROUP
 EX'G 3 STORIES & BASEMENT

SOIL TESTING

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE DESIGNING ARCHITECT OR STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. ANY SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM IS DESIGNED BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IT SHALL BE THE CONTRACTORS OR OWNERS' RESPONSIBILITY TO DETERMINE SUITABLE SOIL CONDITIONS AND VERIFY THE BEARING PRESSURE. IF A SUITABLE SOIL THAT CAN WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

PREPARED FOR:
EAGLE HILL CAPITAL
200 FALCON STREET
EAST BOSTON, MA 02128

REFERENCES:
OWNERS OF RECORD:
THOMAS C. WHITE 45 MOUNT VERNON STREET
DIANA WHITE

PHILIP A. DOHERTY 43 MOUNT VERNON STREET
JOSEPH F. DOHERTY, JR.
DEBORAH A. FIORILLO

DEED: BK 8768; PG 6 45 MOUNT VERNON STREET
BK 60981; PG 113 43 MOUNT VERNON STREET

PLAN: BK 6080; PG 161
PL BK 2A; PL 10 (So. MIDDLESEX)

LCC: 4971-A

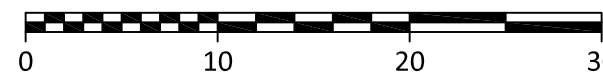
YUNITS: SHEET P-13
SHEET S-13

NOTES:
PARCEL ID: 0202760000 45 MOUNT VERNON STREET
0202761000 43 MOUNT VERNON STREET

UTILITY SITE PLAN

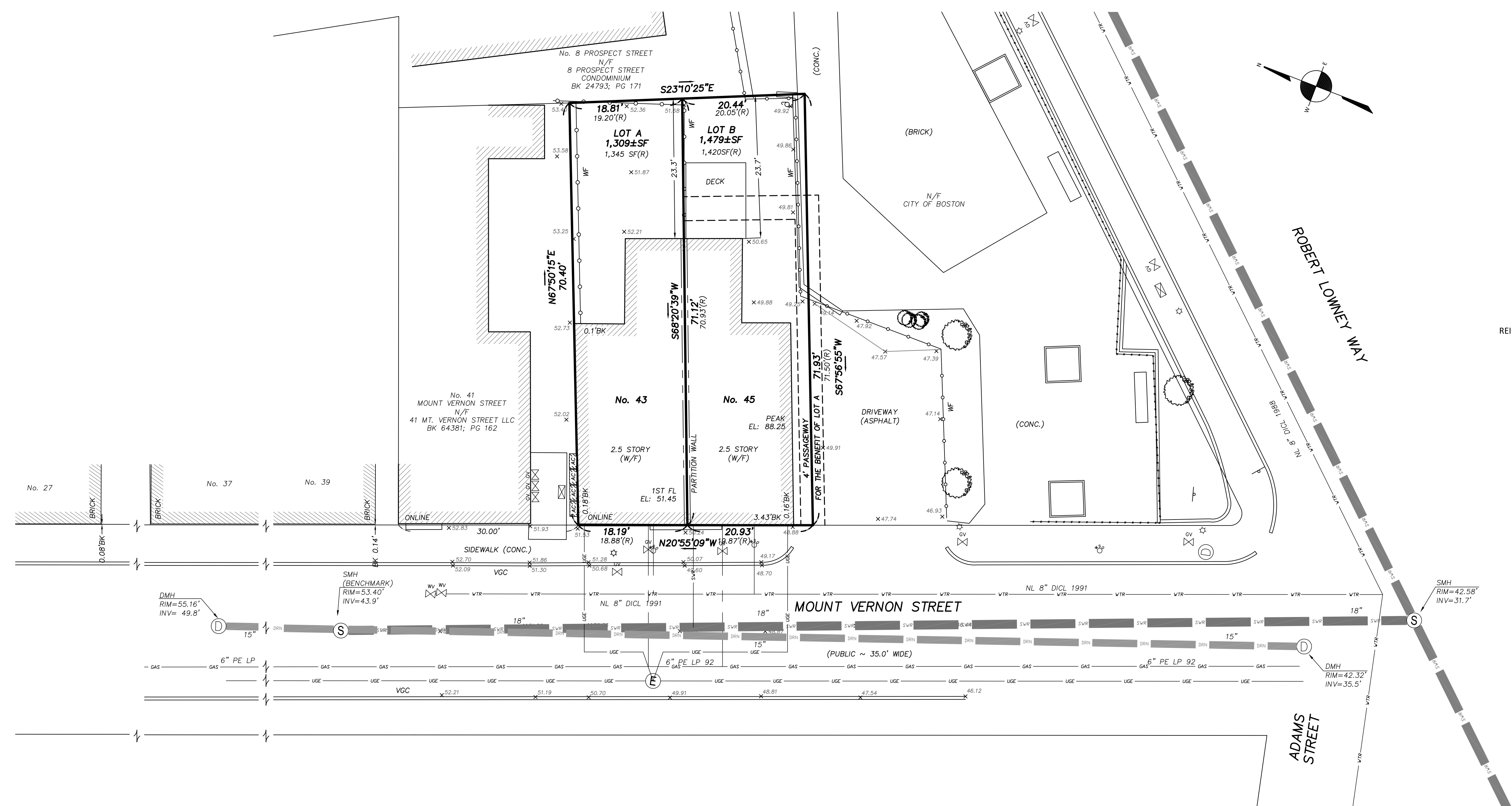
LOCATED AT
43 & 45 MOUNT VERNON STREET
CHARLESTOWN, MA

DATE: NOVEMBER 30, 2023 SCALE: 1.0 INCH = 10.0 FEET



LEGEND

BOUND	□
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	— DRN —
SEWER LINE	— SVR —
GAS LINE	— GAS —
WATER LINE	— VTR —
STONE WALL	— X — X —
CHAIN LINK FENCE	— X — X —
INVERT	INV
POLY VINYL CHLORIDE	PVC
VITRIFIED CLAY	VC
REINFORCED CONCRETE PIPE	RCP
FOUND	FND
CONCRETE BOUND	CB
STONE BOUND	SB



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF NOVEMBER 28, 2023 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR 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 AN INVERT ELEVATION COMPILED FROM PLANS OBTAINED FROM BOSTON WATER AND SEWER COMMISSION.

BENCHMARK
1) RIM OF SEWER MANHOLE
ELEVATION = 53.40'

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF 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 (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS FLOOD ZONE: X
MAP NUMBER: 25025C0018J
EFFECTIVE DATE: 03-16-2016

FIELD:	JJH
DRAFT:	NPP
CHECK:	GCC
DATE:	11/30/23
JOB #	23-00718

PREPARED FOR:
OWNER OF RECORD:
FL MOUNT VERNON LLC
200 FALCON STREET
BOSTON, MA 02128

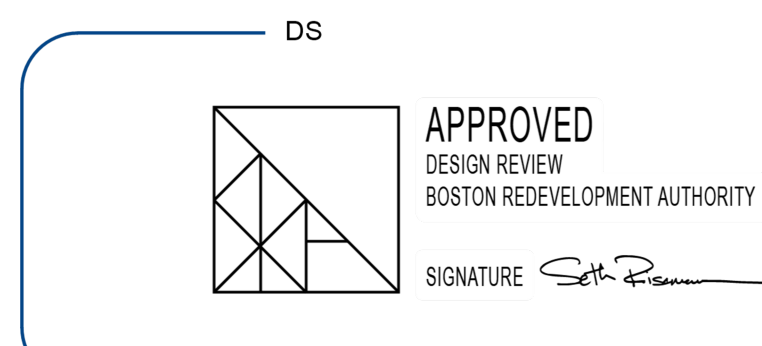
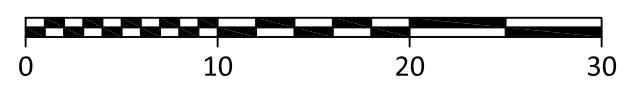
REFERENCES:
DEED: BK 69731, PG 151 45 MOUNT VERNON STREET
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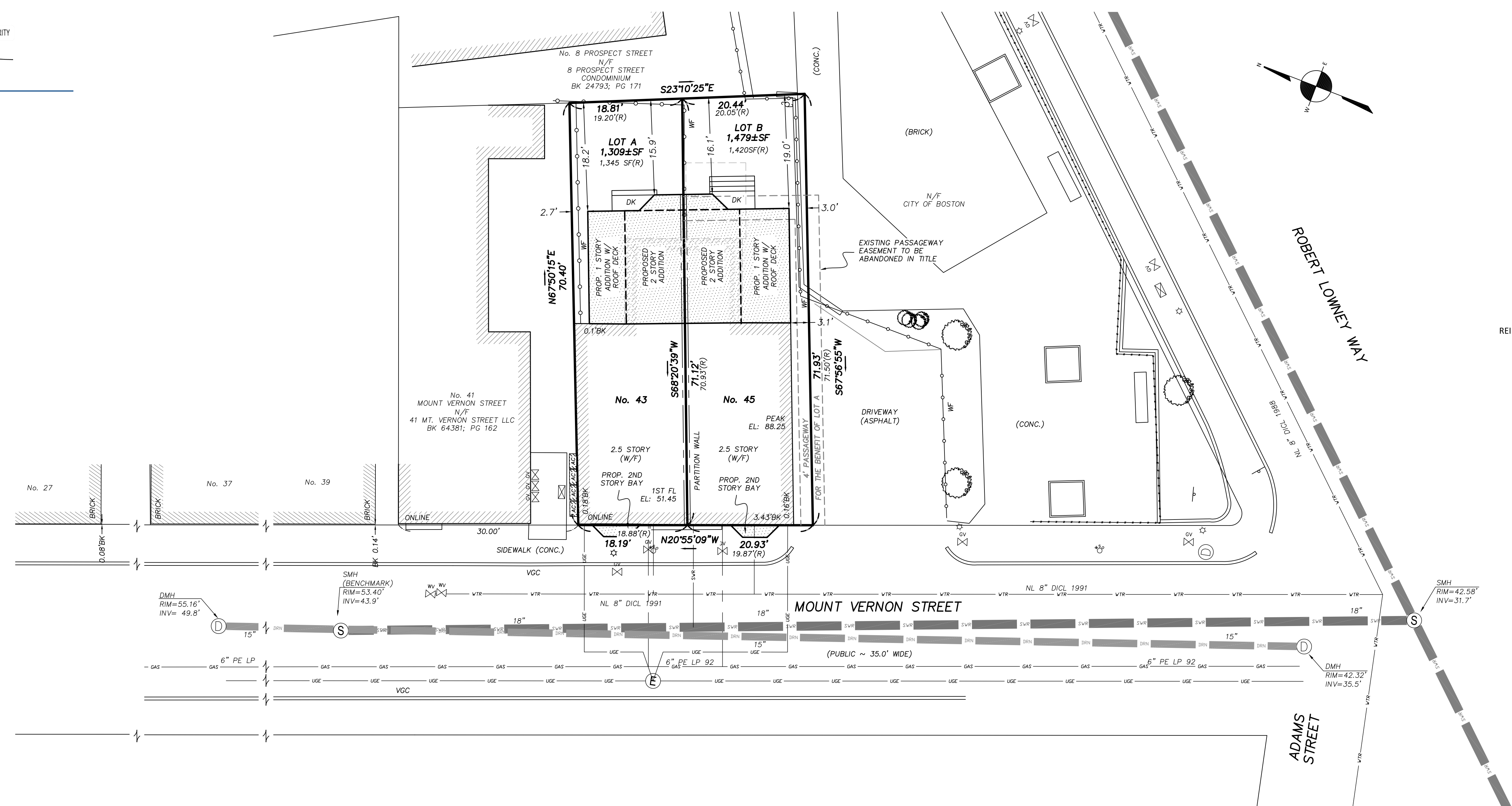
LOCATED AT
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CHARLESTOWN, MA

DATE: JANUARY 30, 2024 SCALE: 1.0 INCH = 10.0 FEET



06/04/2024

Approved pursuant to the requirements in a Neighborhood Design Overlay District and with the attached provisos.



LEGEND	
BOUND	□
IRON PIPE/ IRON ROD	○
DRILL HOLE	⊙
BENCHMARK	⊕
GAS VALVE	⊕
HYDRANT	⊕
WATER SHUTOFF	⊕
WATER VALVE	⊕
CATCH BASIN	□
DRAIN MANHOLE	⊕
SEWER MANHOLE	⊕
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STONE WALL	— X —
CHAIN LINK FENCE	— X —
INVERT	INV
POLY VINYL CHLORIDE	PVC
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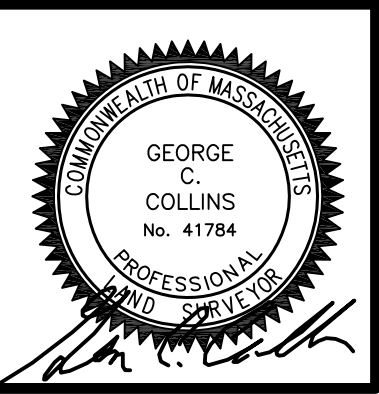
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MAP NUMBER: 25025C0018J
EFFECTIVE DATE: 03-16-2016

FIELD:	JJH
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CHECK:	GCC
DATE:	01/30/24
JOB #	23-00718



GENERAL NOTES:

**CONTRACTOR RESPONSIBILITY-
CONTRACTOR IS SOLELY RESPONSIBLE FOR:**

- VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.
- ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
- OBTAINING AND PAYING FOR ALL PERMITS.
- PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES.
- CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS.
- SCHEDULING AND SEQUENCING.
- CONSTRUCTION MEANS, METHODS AND TECHNIQUES
- MAINTAINING DRAWINGS AND PERMITS ON SITE.
- JOB SITE SAFETY
- COORDINATION BETWEEN TRADES, AND SUPPLIERS.
- PROVIDE SCHEDULE TO OWNER AND ARCHITECT,
- PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT.
- TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS.
- REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
- GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

REVIEW OF WORK BY DESIGNERS-

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:

- POURING CONCRETE
- INSULATING
- INSTALLING DRYWALL
- FINAL INSPECTION

SHOP DRAWINGS-

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER.

NON SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK.

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ANY OTHER WORK ON THE DRAWINGS.

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW TIME.

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS.

CHANGE ORDERS-

CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS, UNFORESEEN FIELD CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK.

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A SKETCH FOR CLARIFICATION.

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME AND MATERIALS.

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP DRAWINGS UNLESS AGREED TO.

ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO THE SCHEDULE.

REQUISITIONS-

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECTED SHALL BE SUBMITTED A MINIMUM OF ONE WEEK PRIOR TO BEING SUBMITTED TO THE BANK FOR REVIEW.

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

FOUNDATION NOTES:

- ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT, FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
- ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL; OR, ON ENGINEERED BANK RUN GRAVEL FILL MATERIAL WITH A MINIMUM DRY DENSITY OF 95%.
- ALL FOOTING SHALL BE POURED IN THE DRY ONLY. WATER SHALL NOT BE ALLOWED TO FLOW THROUGH THE DEPOSITED CONCRETE.
- NO FOOTING SHALL BE POURED ON FROZEN GROUND. FOUNDATIONS NEED TO BE PROTECTED FROM FREEZING FOR A MIN. OF 5 DAYS AFTER THEY WERE POURED.
- THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS; OR, AS SHOWN ON DRAWINGS.
- LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
- ALL REINFORCEMENT: ASTM A615-60, WWF A185.

CONCRETE NOTES:

- ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF:
 - 3000 PSI** FOR FOUNDATION WALL, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE SURFACES EXPOSED TO THE WEATHER.
- MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.

REINFORCING NOTES:

- ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60.
- ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 615-40.
- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS.
- ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
- THE CONTRACTOR SHALL SUBMIT FOUR PRINTS OF SHOP DRAWINGS: SHOWING ALL REINFORCING DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTERS, ETC. TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT.
- CLEARANCES OF MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:

A. FOOTINGS	3 INCHES
B. SIDES OF FOUNDATIONS WALLS, EXPOSED FACES OF FOUNDATIONS, SIDES OF COLUMNS/PIERS, SLABS ON GRADE FROM TOP SURFACE	2 INCHES
C. INTERIOR FACES OF FOUNDATIONS, TOP REINFORCING IN SLABS EXPOSED TO THE WEATHER	1-1/2 INCHES
D. TOP STEEL OF INTERIOR SLABS	1 INCHES
- MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTIONS 10" OR LESS, 1/2" FOR SECTIONS GREATER THAN 10".

DESIGN CRITERIA:

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE NINTH EDITION OF THE MASSACHUSETTS BUILDING CODE.

DESIGN LIVE LOAD = 40 POUNDS PER SQUARE FOOT
 - FLOORS
 - PRIVATE DECK

DESIGN SNOW LOAD = 40 POUNDS PER SQUARE FOOT
 WITH SNOW DRIFT
 WHERE APPLICABLE.

WIND LOAD = 128 MILES PER HOUR
 SEISMIC: Ss = 0.217
 S1 = 0.069

ALL LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.

WOOD NOTES:

- ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
- ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A MINIMUM:
 - FB=875 PSI, FV=135 PSI, E=1,300,000 PSI.
- ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0" O.C.
- ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-0" O.C. MAXIMUM.
- PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
- PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
- PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
- PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
- PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
- PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL.
- ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows;or as noted on drawings.

Span of opening:	Size: 2x6 studs	Size: 2x4 studs
less than 4'-0"	3 - 2x4	2 - 2x4
up to 6'-0"	3 - 2x6	2 - 2x6
up to 8'-0"	3 - 2x8	2 - 2x8
up to 10'-0"	3 - 2x10	2 - 2x10

DEMO NOTES

- DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER.
- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION BEFORE STARTING DEMOLITION.
- ALL EXISTING UNUSED WALL PENETRATIONS IN INTERIOR AND EXTERIOR WALLS ALONG WITH PENETRATIONS LEFT AFTER SELECTIVE DEMOLITION ACTIVITIES SHALL BE INFILLED TO MATCH ADJACENT WALL FINISHES AND THICKNESS AS DIRECTED.
- MAINTAIN CLEAR EXIT PATHS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
- ALL STRUCTURAL ELEMENTS SHALL BE PROTECTED DURING DEMOLITION.
- REMOVE ONLY NON-LOAD BEARING CONSTRUCTION AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC.. SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NON-CONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT.
- PROTECT ALL EXISTING STRUCTURE, SYSTEMS, FINISHES AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS. ANY SUCH DAMAGE CAUSED DURING THE COURSE OF THIS WORK WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BEFORE THIS WORK IS CONCLUDED.
- ALL STRUCTURAL FLOOR SHOULD BE REMOVE AND REPLACE ONE FLOOR AT A TIME.
- CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE NOT AFFECTED BY THE DEMOLITION.
- ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.
- G.C. TO MAINTAINING FIRE SEPARATION BETWEEN ATTACHED BUILDING.

E X T E R I O R:

- REMOVE ALL WINDOWS, SKYLIGHTS, AND DOORS SHOWN DASHED.
- REMOVE ALL EXISTING ROOFING MATERIALS. EXISTING FLASHING TO REMAIN WERE POSSIBLE.
- REMOVE ALL ROOF PENETRATION ELEMENTS. PROVIDE TEMPORARY UNIT AS NEEDED WITH COMMON ELEMENTS.
- REMOVE EXISTING REAR WALLS SHOWN DASHED, INCLUDING ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS THERE IN. PROVIDE TEMPORARY SUPPORT AS NEEDED.

I N T E R I O R:

- REMOVE ALL EXISTING NON-LOAD BEARING WALLS, DOORS, AND PARTITIONS SHOWN DASHED, INCLUDING ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS THERE IN.
 - REMOVE EXISTING MEZZANINE STAIR.
 - EXISTING MEZZANINE TO BE REMOVED OVER KITCHEN AND BACK TO THE STEP UP AT THE ENTRY WALL.
 - REMOVE ALL FLOOR AND CEILING FINISHES BACK TO SUBSTRATE.
 - CONTRACTOR RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF APPLIANCES AND PLUMBING FIXTURES, ACCESSORIES AND ASSOCIATED HARDWARE.
 - CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF ALL CEILINGS, FURRING STRIPS AND FASTENERS DOWN TO EXPOSED STRUCTURE AT EXISTING PITCHED ROOF AREA.
 - G.C. IS RESPONSIBLE FOR PATCHING AND FINISHING ANY REMAINING WALLS. G.C. IS RESPONSIBLE TO MAINTAIN FIRE WALL & SEPARATION AND PATCH ANY OPENINGS OR GAPS IN KIND AFFECTED BY THE DEMOLITION TO MATCH EXISTING EXACTLY OR PER INTERIOR SPECS.
 - G.C. SHALL BE FULLY RESPONSIBLE FOR PROTECTING ALL EXISTING SURFACES AND ITEMS TO REMAIN, TYPICAL THROUGHOUT.
 - COORDINATE ALL DEMOLITION WITH STRUCTURAL DRAWINGS. PROVIDE TEMPORARY SHORING AS REQUIRED.
 - GC IS RESPONSIBLE FOR PROVIDING DEMOLITION ENGINEERING IF REQUIRED.
 - EXISTING INTERIOR PARTITIONS ARE ASSUMED 2x4 WOOD STUDS WITH PLASTER OR GWB FINISH.
 - REMOVE AND PROPERLY DISPOSE OF ALL BASE TRIM, WAINSCOTING, CASING, AND MOLDING UNLESS OTHERWISE NOTED.
- MEP NOTES**
- G.C. IS RESPONSIBLE FOR THE REMOVAL OF ALL PLUMBING FIXTURES.
 - G.C. IS RESPONSIBLE FOR KEEPING AND CAPPING OFF ANY PIPING WITHIN WALLS NOT BEING DEMOLISHED.
 - G.C. TO COORDINATE CAREFUL REMOVAL OF EXISTING LIGHTING WITH NEW LIGHTING PLANS.
 - G.C. TO MAKE OBSOLETE ALL EXISTING KNOB AND TUBE WIRING (IF APPLICABLE) . REMOVE WHERE DEMOLITION ALLOWS.
 - G.C. IS RESPONSIBLE FOR CAPPING ANY GAS OR ELECTRICAL LINES.

Location

**PROPOSED ADDITION &
RENOVATION
43 MOUNT VERNON STREET
CHARLESTOWN, MA 02129**



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



No.	Revision Date

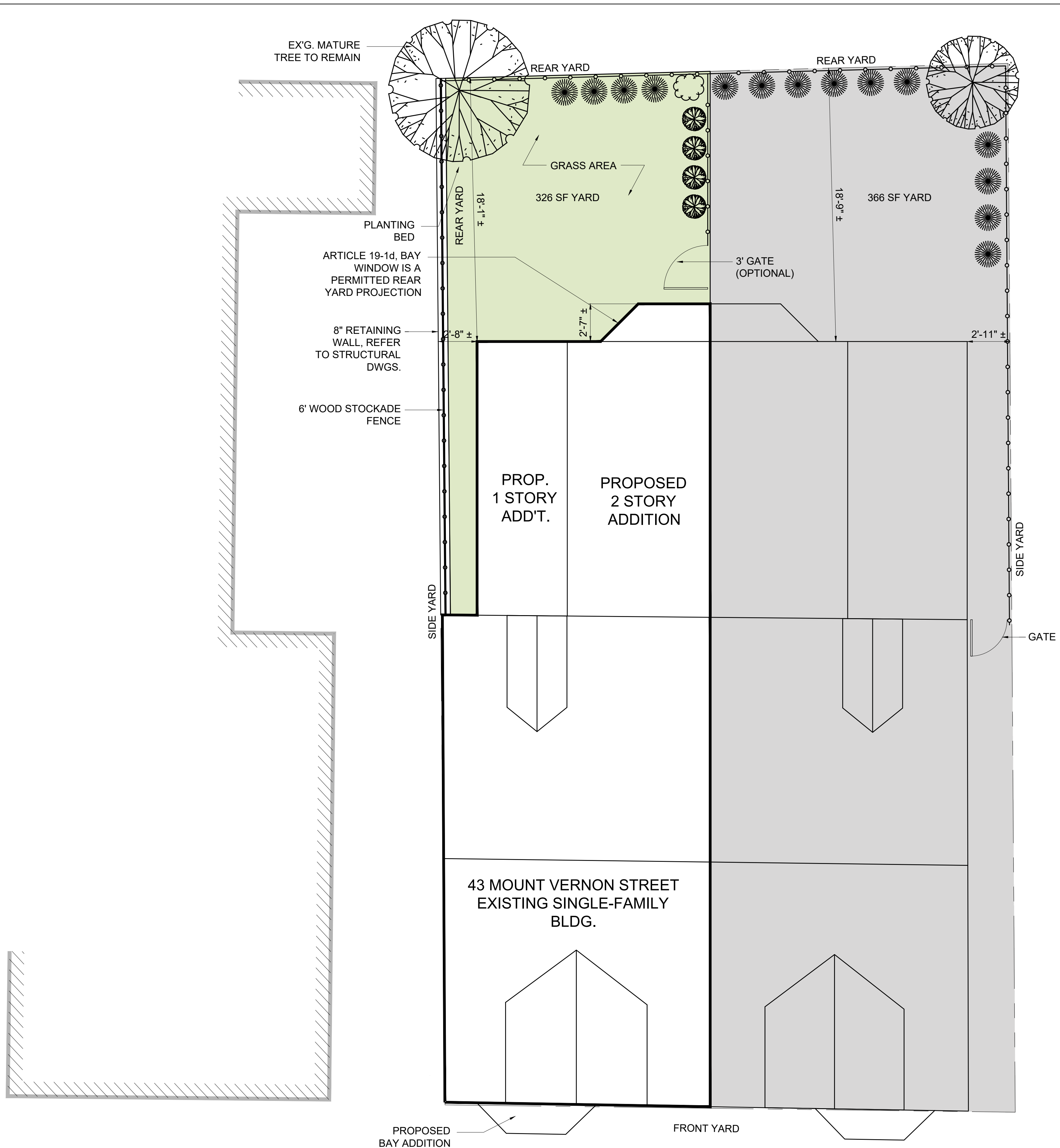
Project No: 2023208
 Scale: AS NOTED
 Date: 02-20-2024
 Drawn By: DF

Drawing Name

**GENERAL
NOTES**

Sheet No.

A-0.1



Location
PROPOSED ADDITION & RENOVATION
43 MOUNT VERNON STREET
CHARLESTOWN, MA 02129

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



No.	Revision Date

Project No: 2023208
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Drawing Name
PROPOSED LANDSCAPE PLAN

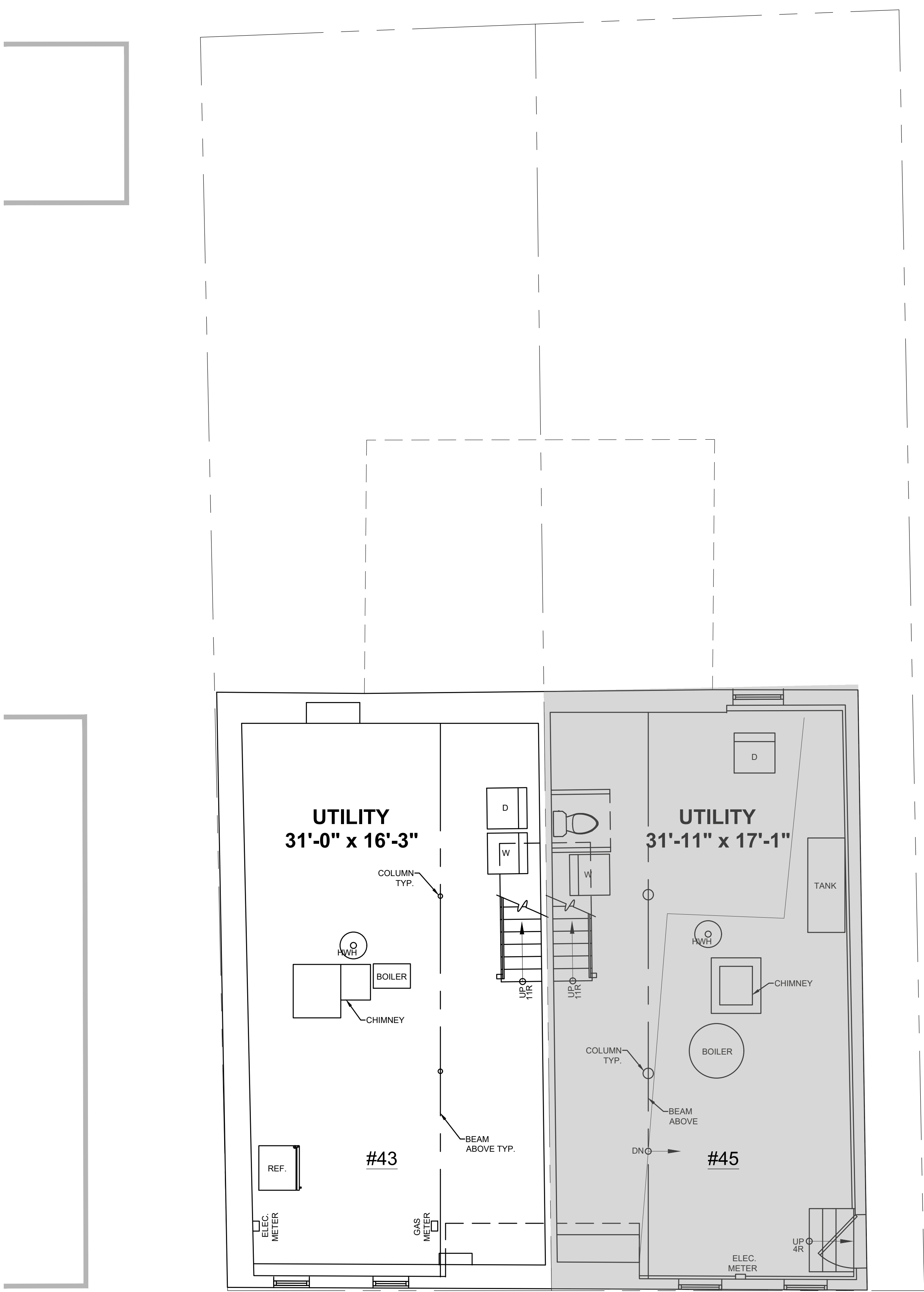
Sheet No.
L-1.0

PLANTING SCHEDULE		
SYMBOL	QUANTITY	NAME
	1	RHODODENDRON, 5 GAL. POT
	4	OAK LEAF HYDRANGEA, 5 GAL. POT
	4	6' TALL ARBORVITAE

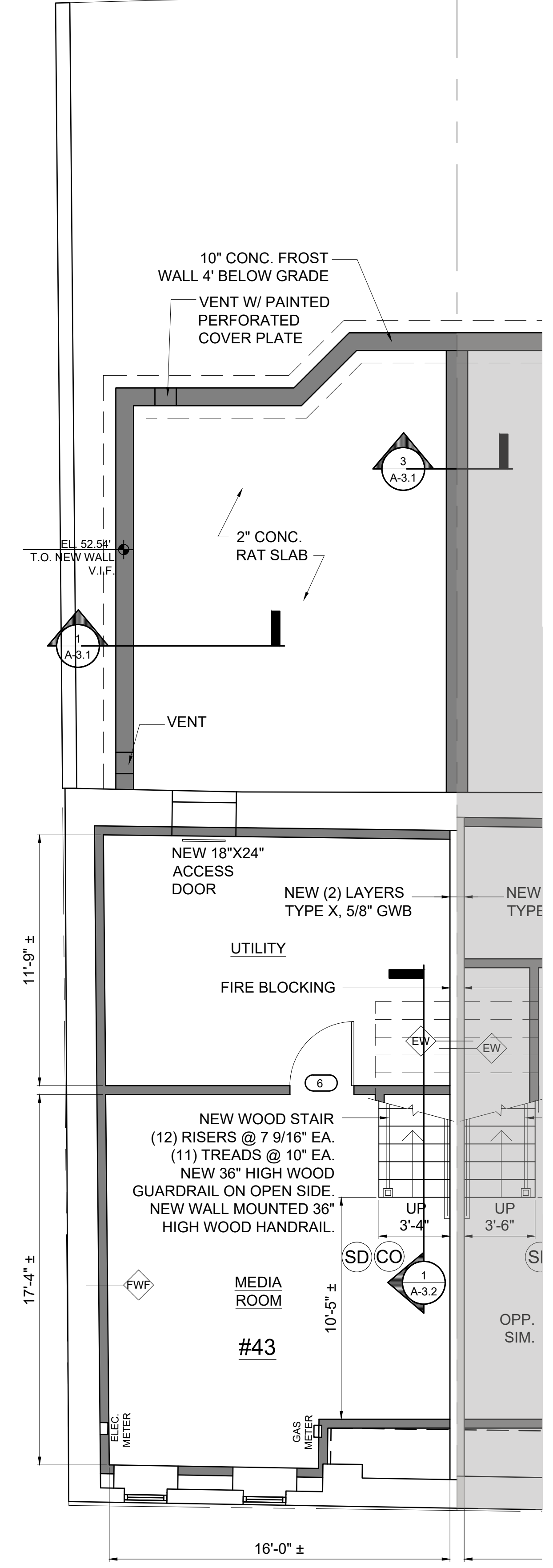
OPEN SPACE (OS) CALCULATION
 REQ'D OS: 350 SF + (.25 x 309 SF) = 427 SF
 GROUND LEVEL OS: 326 SF
 DECK OS: 113 SF,
 MAX ALLOWABLE DECK OS 427 SF x .25 = 107 SF
 TOTAL OS: 326 SF + 107 SF = 433 SF > 427 REQ'D OK

THIS DRAWING WAS PREPARED FROM AN UNDERLAY CERTIFIED PLOT PLAN PREPARED BY BOSTON SURVEY, INC., UNIT C-4 SHIPWAY PLACE, CHARLESTOWN, MA 02129. PROJECT NUMBER 23-00718 DATED 11-30-23

1 PROPOSED LANDSCAPE PLAN
 1/4" = 1'-0"



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.



THESE PLANS WERE PREPARED BY NATIONAL FLOOR PLANS DATED NOVEMBER 2023

— MT. VERNON STREET —
1 EXISTING BASEMENT FLOOR PLAN
 1/4" = 1'-0"

GENERAL NOTES - NOTE: GC TO COORD. R. VALUES W/ HERS REPORT
 1. PROVIDE R-30 INSULATION IN ALL FLOOR JOIST CAVITIES.
 2. PROVIDE R-38.5 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.

— MT. VERNON STREET —
2 PROPOSED BASEMENT FLOOR PLAN
 1/4" = 1'-0"

Location
PROPOSED ADDITION & RENOVATION
43 MOUNT VERNON STREET
CHARLESTOWN, MA 02129

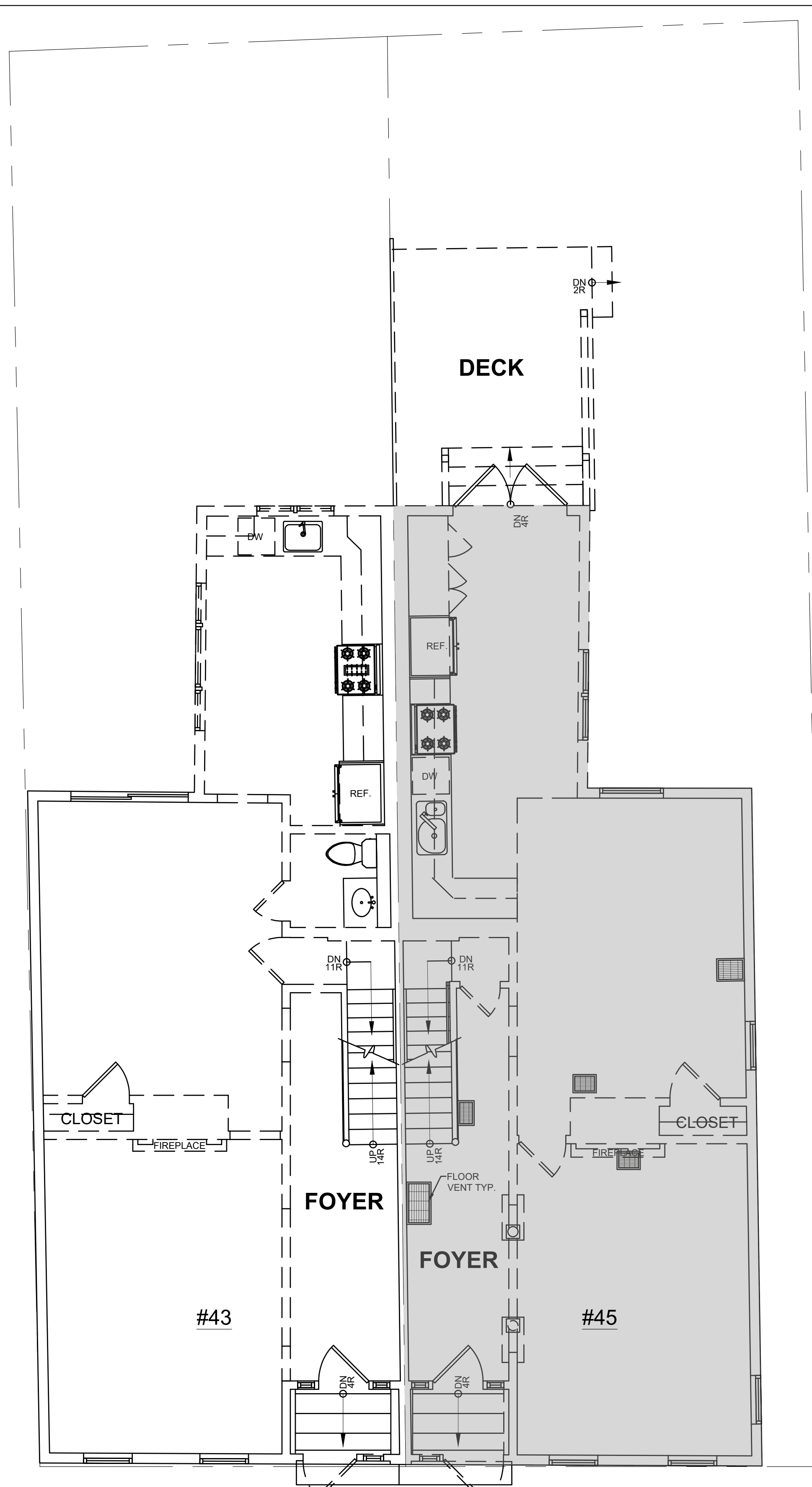


No.	Revision Date

Project No: 2023208
 Scale: AS NOTED
 Date: 02-20-2024
 Drawn By: DF

Drawing Name
EXISTING & PROPOSED BASEMENT FLOOR PLANS

Sheet No.
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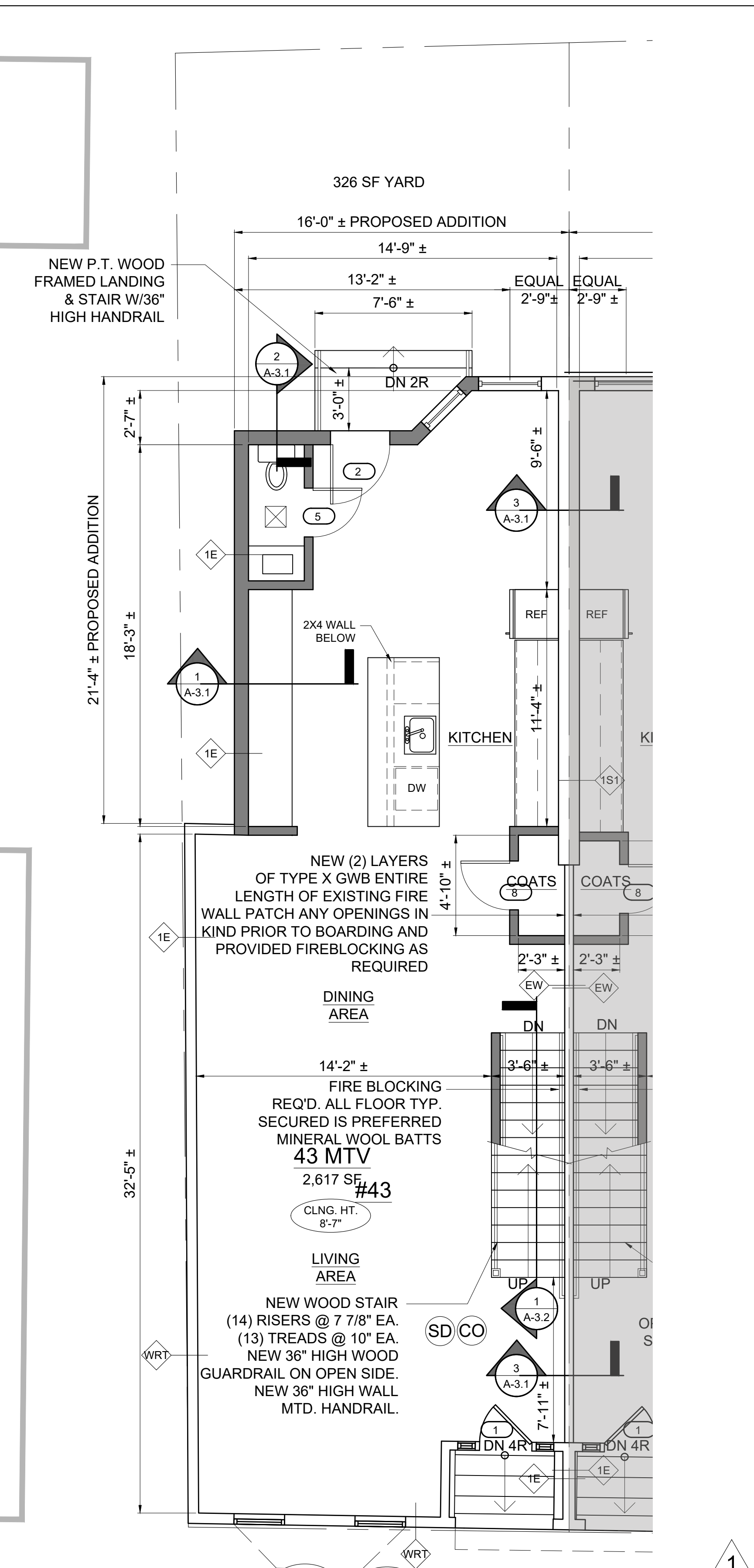
THESE PLANS WERE PREPARED BY NATIONAL FLOOR PLANS DATED NOVEMBER 2023

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

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-38.5 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.

WRT = WALL TO REMAIN



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

Location
PROPOSED ADDITION & RENOVATION
43 MOUNT VERNON STREET
CHARLESTOWN, MA 02129

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

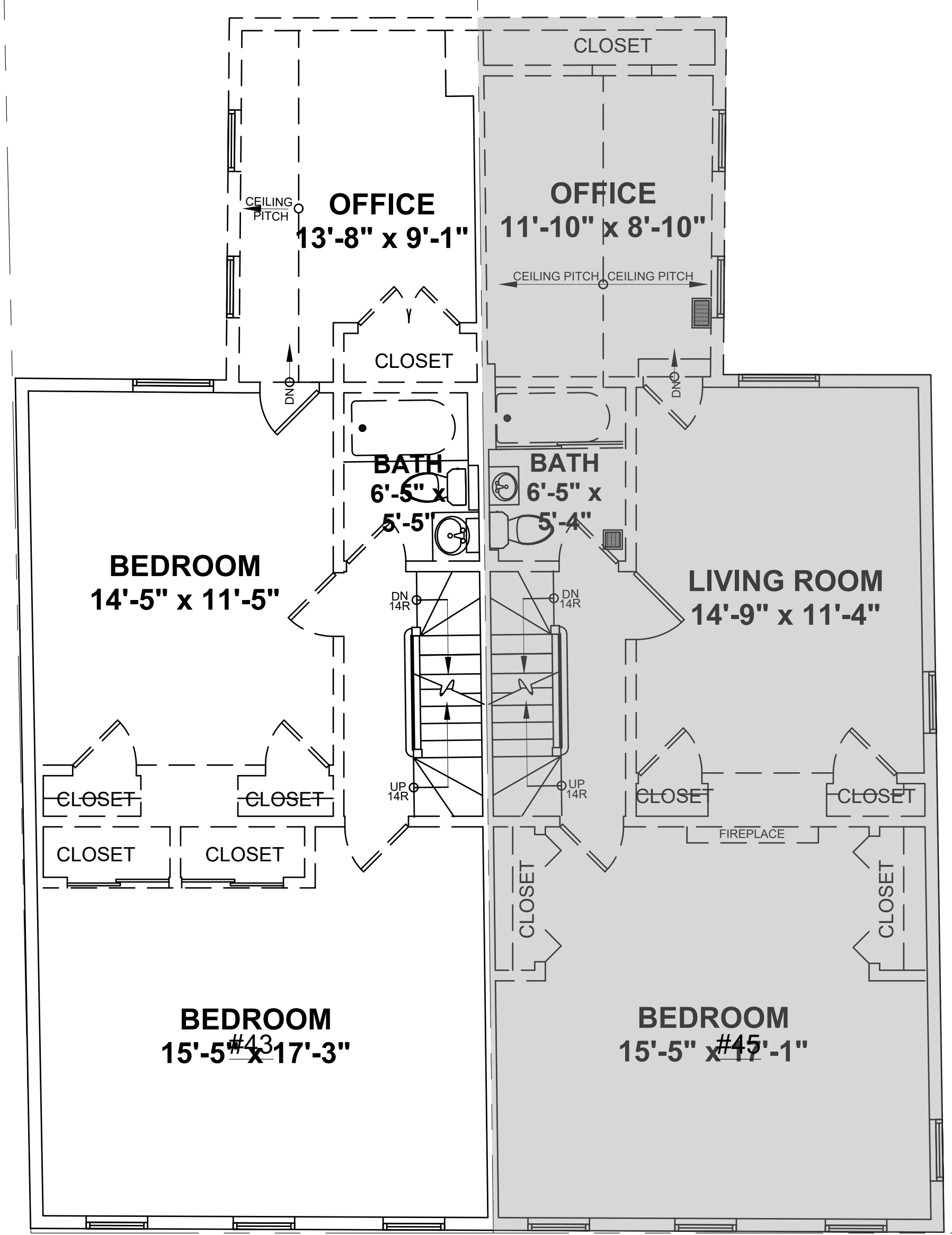


No.	Revision Date
1	BPDA 04-26-2024

Project No: 2023208
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Drawing Name
EXISTING & PROPOSED FIRST FLOOR PLANS

Sheet No.
A-1.1



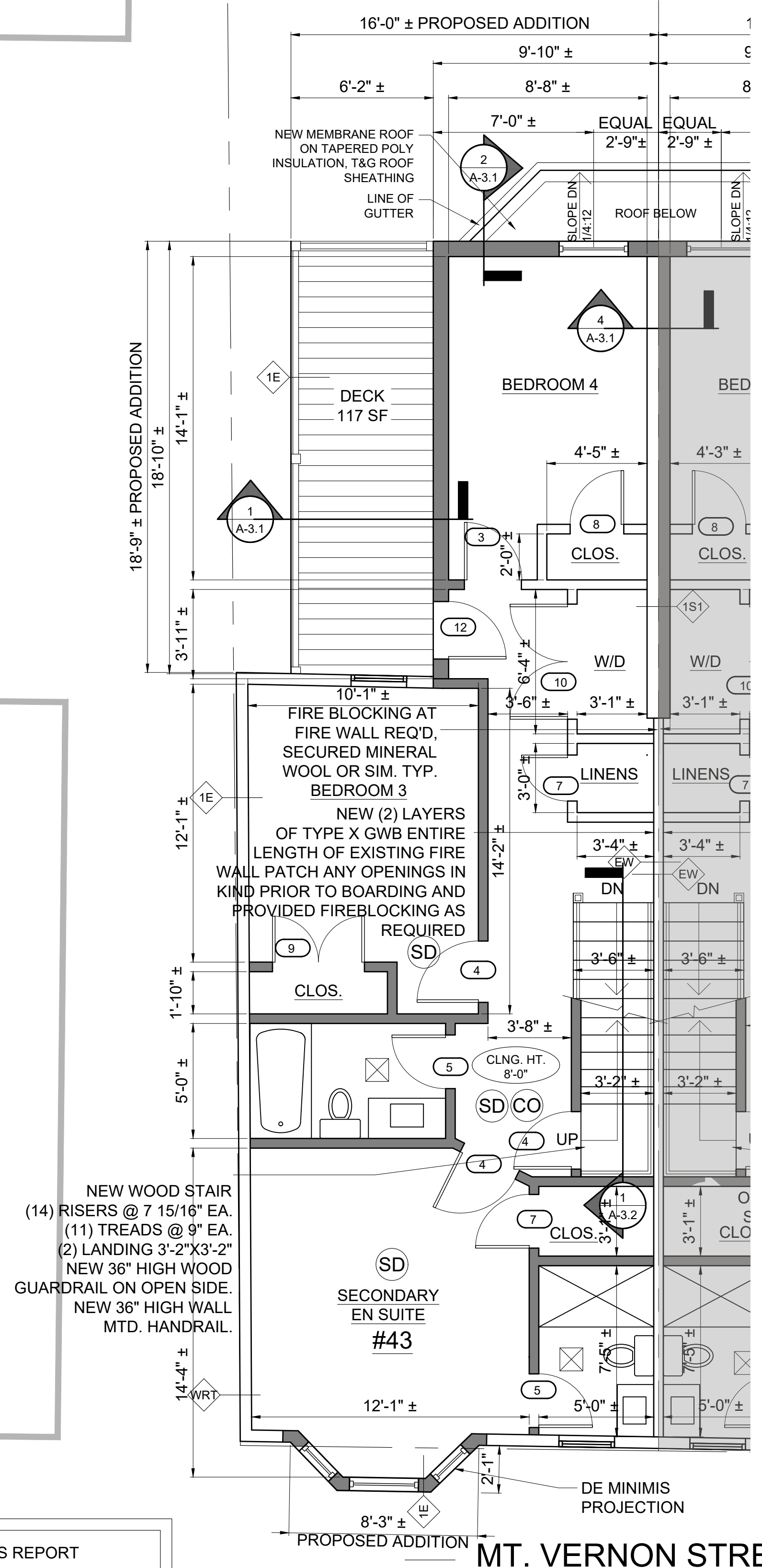
THESE PLANS WERE PREPARED BY NATIONAL FLOOR PLANS DATED NOVEMBER 2023

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

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-38.5 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.

WRT = WALL TO REMAIN

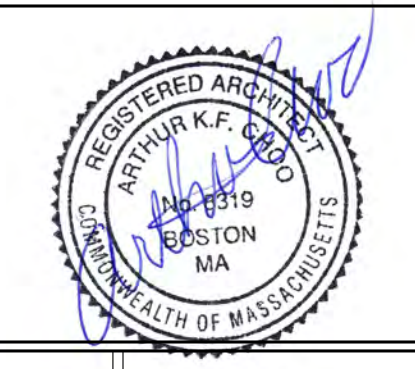


2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

Location
PROPOSED ADDITION & RENOVATION
43 MOUNT VERNON STREET
CHARLESTOWN, MA 02129



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

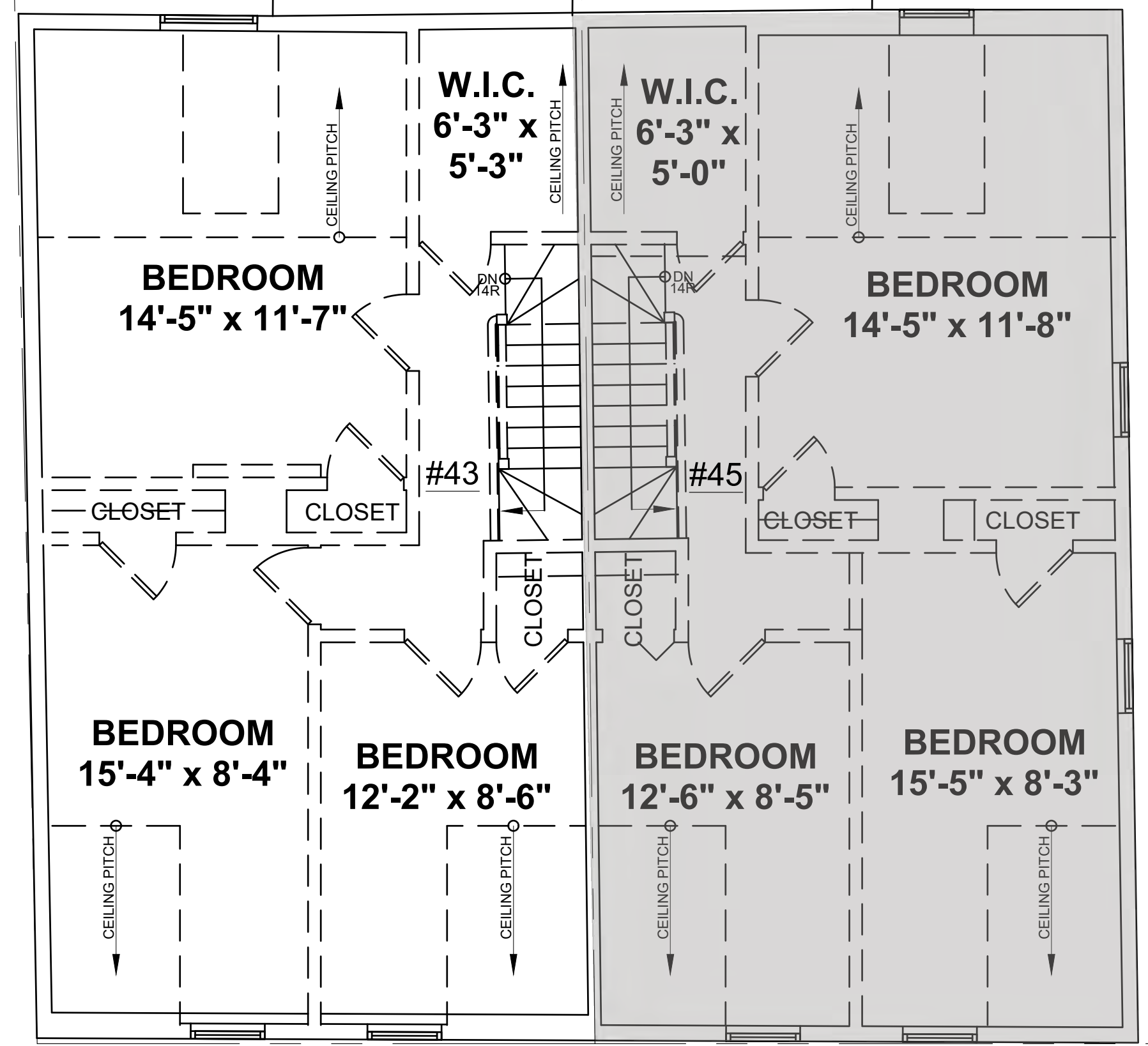


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Project No: 2023208
Scale: AS NOTED
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Drawn By: DF

Drawing Name
EXISTING & PROPOSED SECOND FLOOR PLANS

Sheet No.
A-1.2

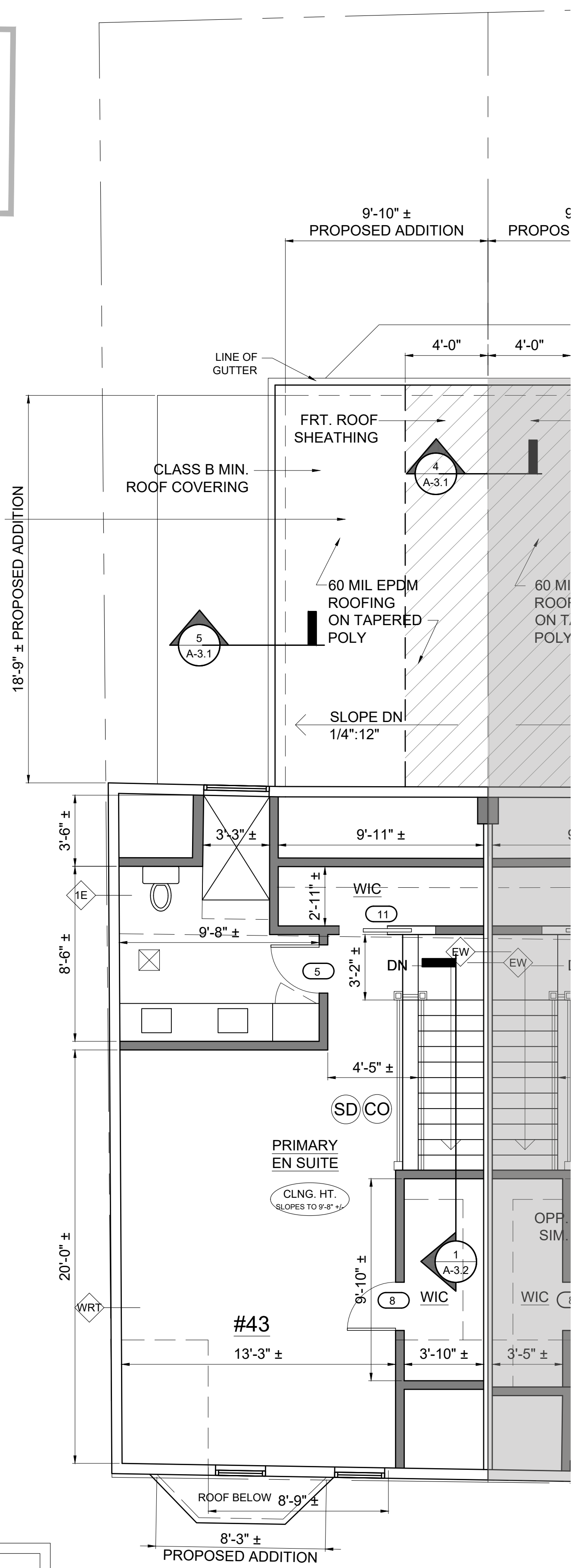


THESE PLANS WERE PREPARED BY NATIONAL FLOOR PLANS

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

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

GENERAL NOTES
1. PROVIDE R-30 INSULATION IN ALL FLOOR JOIST CAVITIES.
2. PROVIDE R-20 INSULATION IN ALL EXTERIOR STUD WALL CAVITIES.
3. 1" POLYISO BOARD R-6.
4. PROVIDE R-60 INSULATION IN ALL ROOF JOIST CAVITIES, TYPICAL.
5. PROVIDE R-19 INSULATION IN BASEMENT WALL EXTERIOR STUD WALL CAVITIES.
6. PROVIDE R-10 INSULATION UNDER SLAB



2 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

Location
PROPOSED ADDITION & RENOVATION
43 MOUNT VERNON STREET
CHARLESTOWN, MA 02129

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

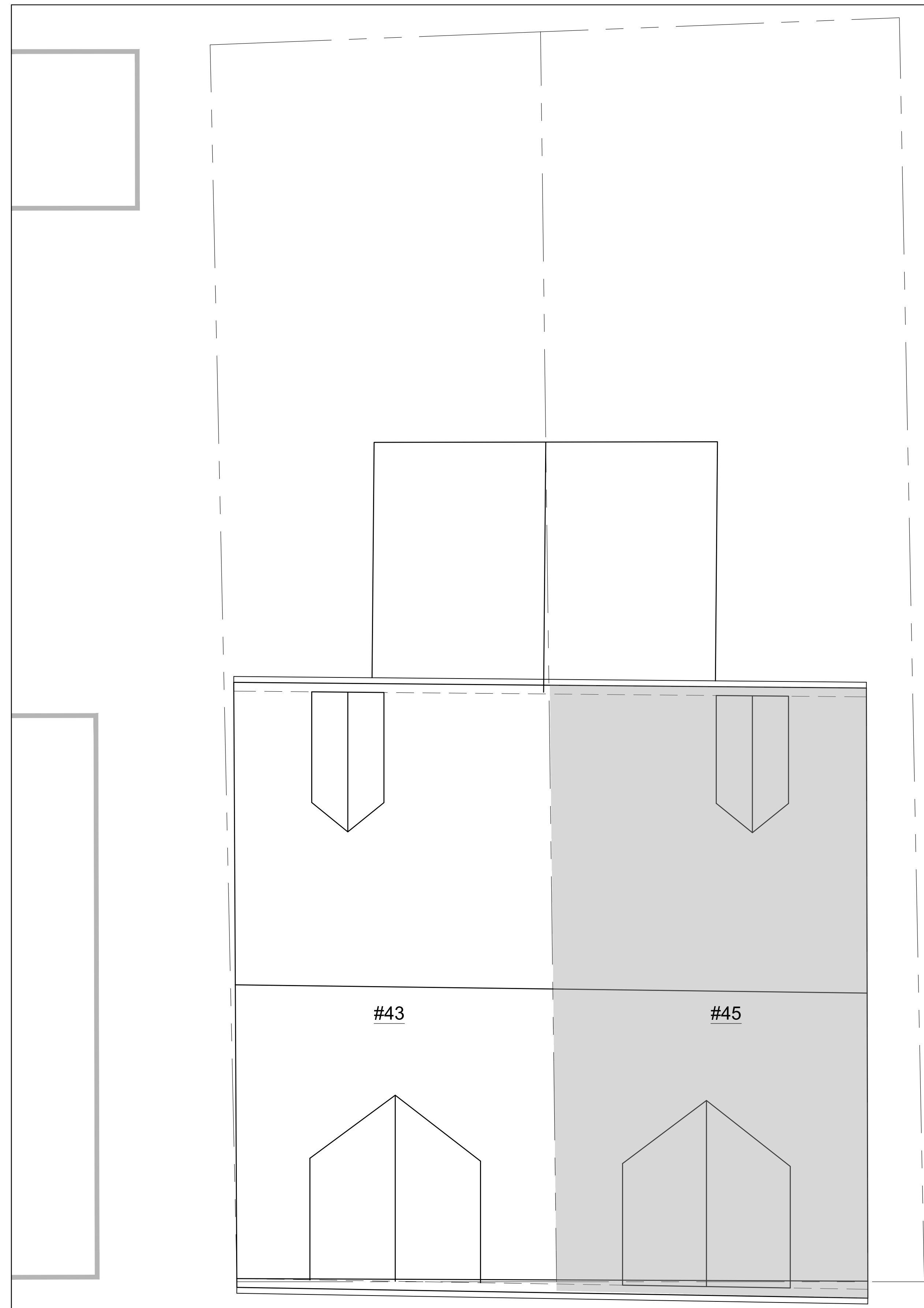


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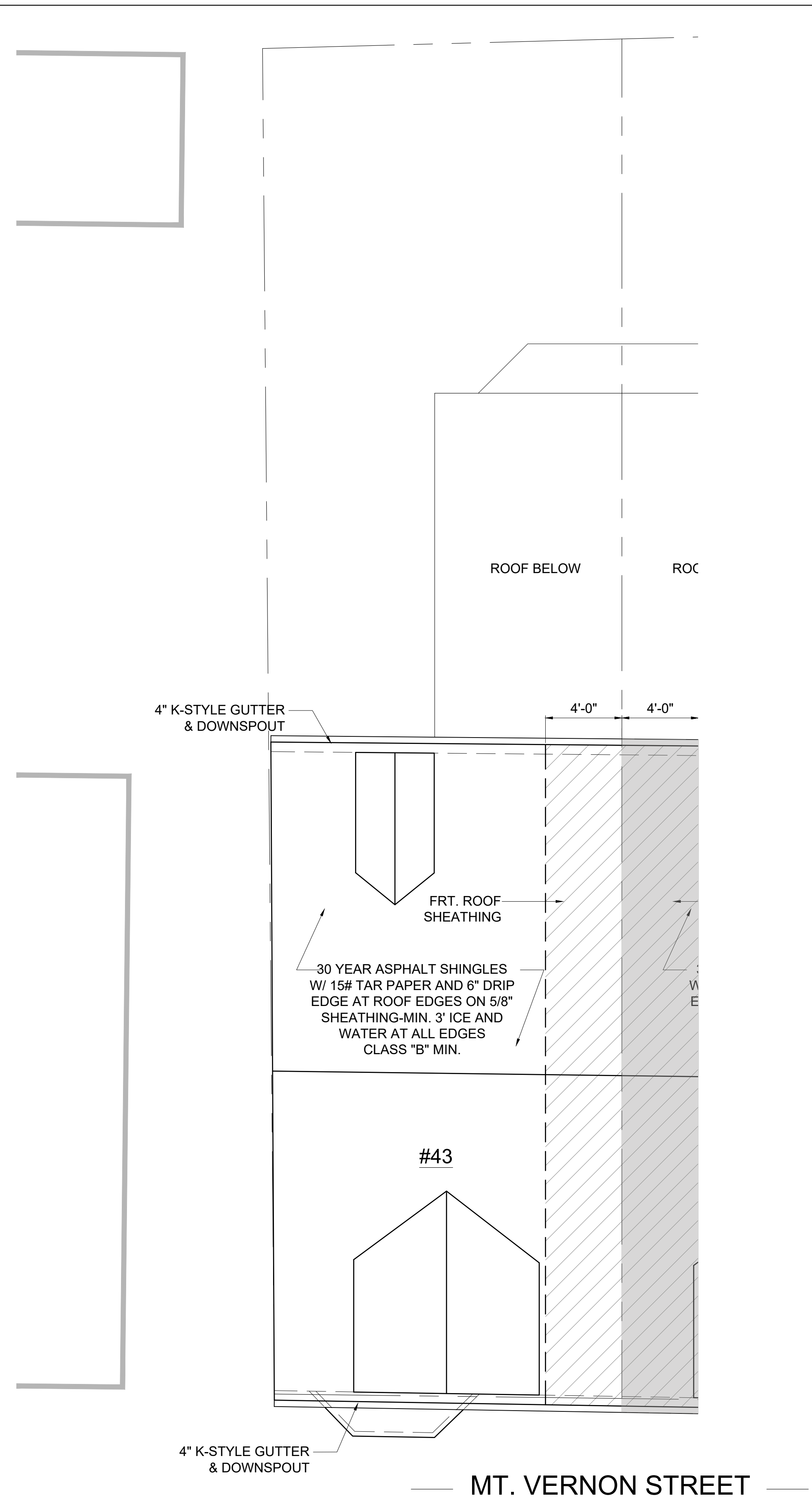
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Drawn By: DF

Drawing Name
EXISTING & PROPOSED THIRD FLOOR PLANS

Sheet No.
A-1.3



1 EXISTING ROOF PLAN
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

Location
PROPOSED ADDITION & RENOVATION
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One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



No.	Revision Date

Project No: 2023208
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Date: 02-20-2024
Drawn By: DF

Drawing Name
EXISTING & PROPOSED ROOF PLANS

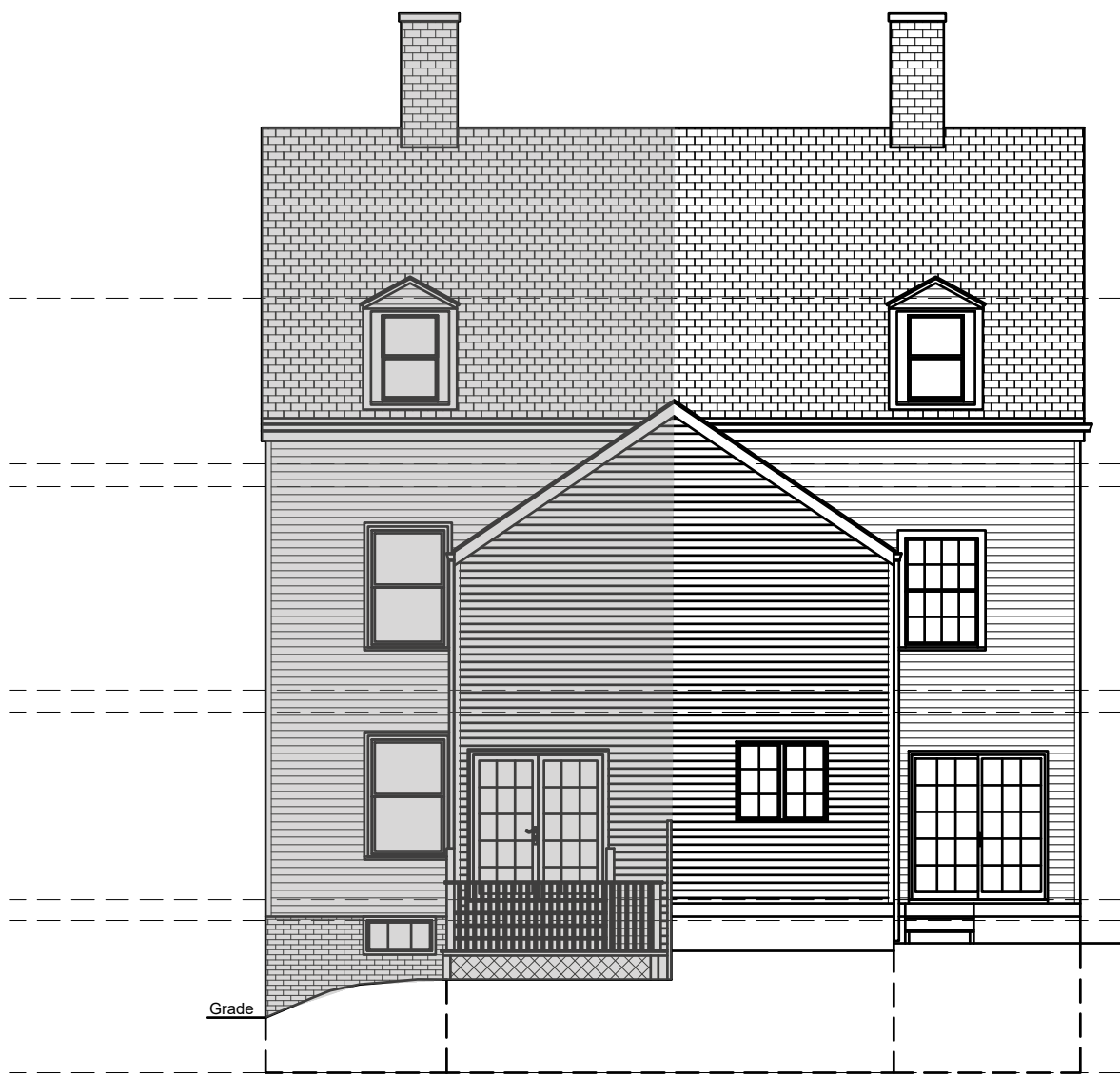
Sheet No.
A-1.4



4 EXISTING FRONT ELEVATION
1/8" = 1'-0"



5 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



6 EXISTING REAR ELEVATION
1/8" = 1'-0"



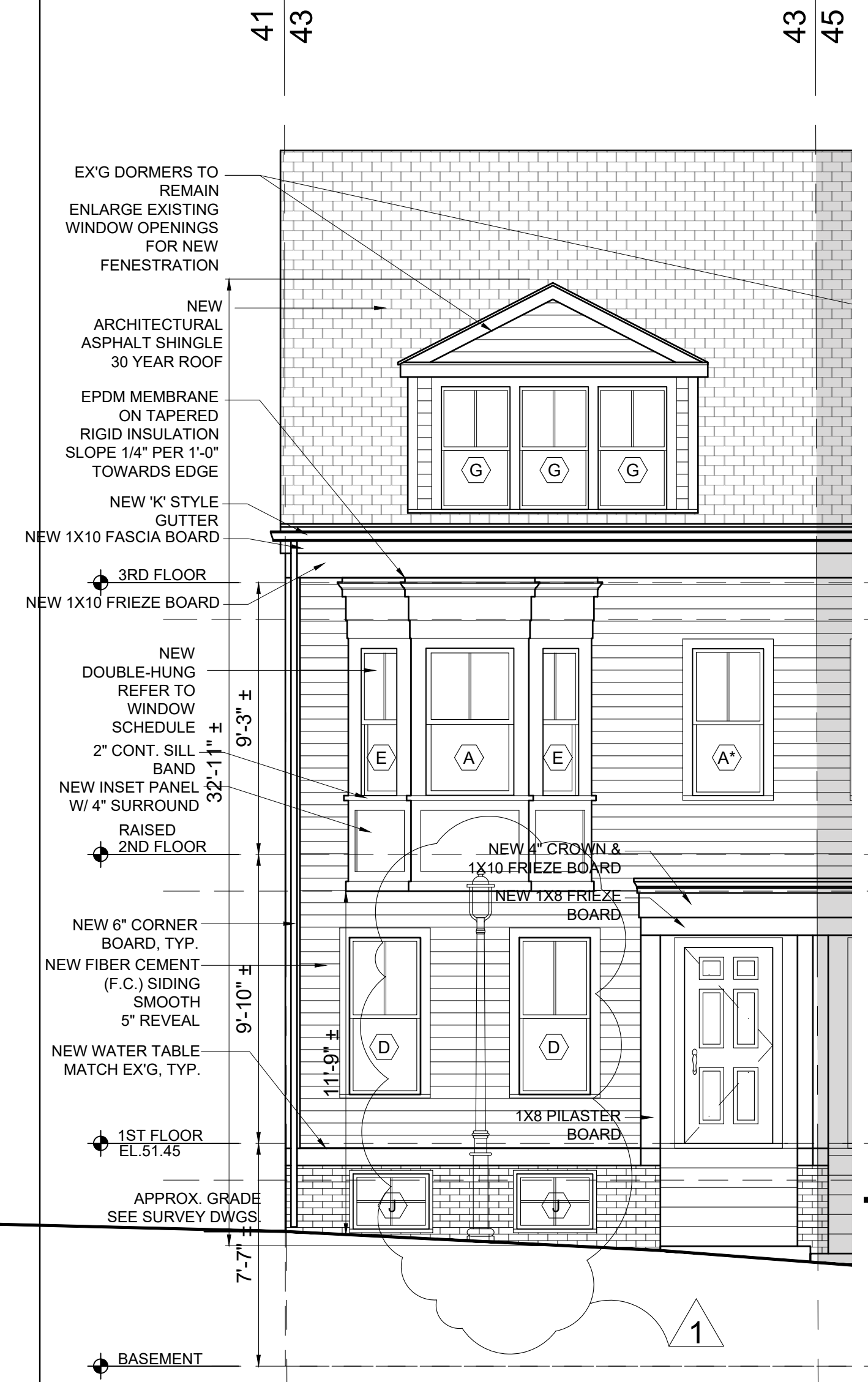
7 PROPOSED FRONT ELEVATION
1/8" = 1'-0"

GENERAL EXTERIOR FINISH NOTES:

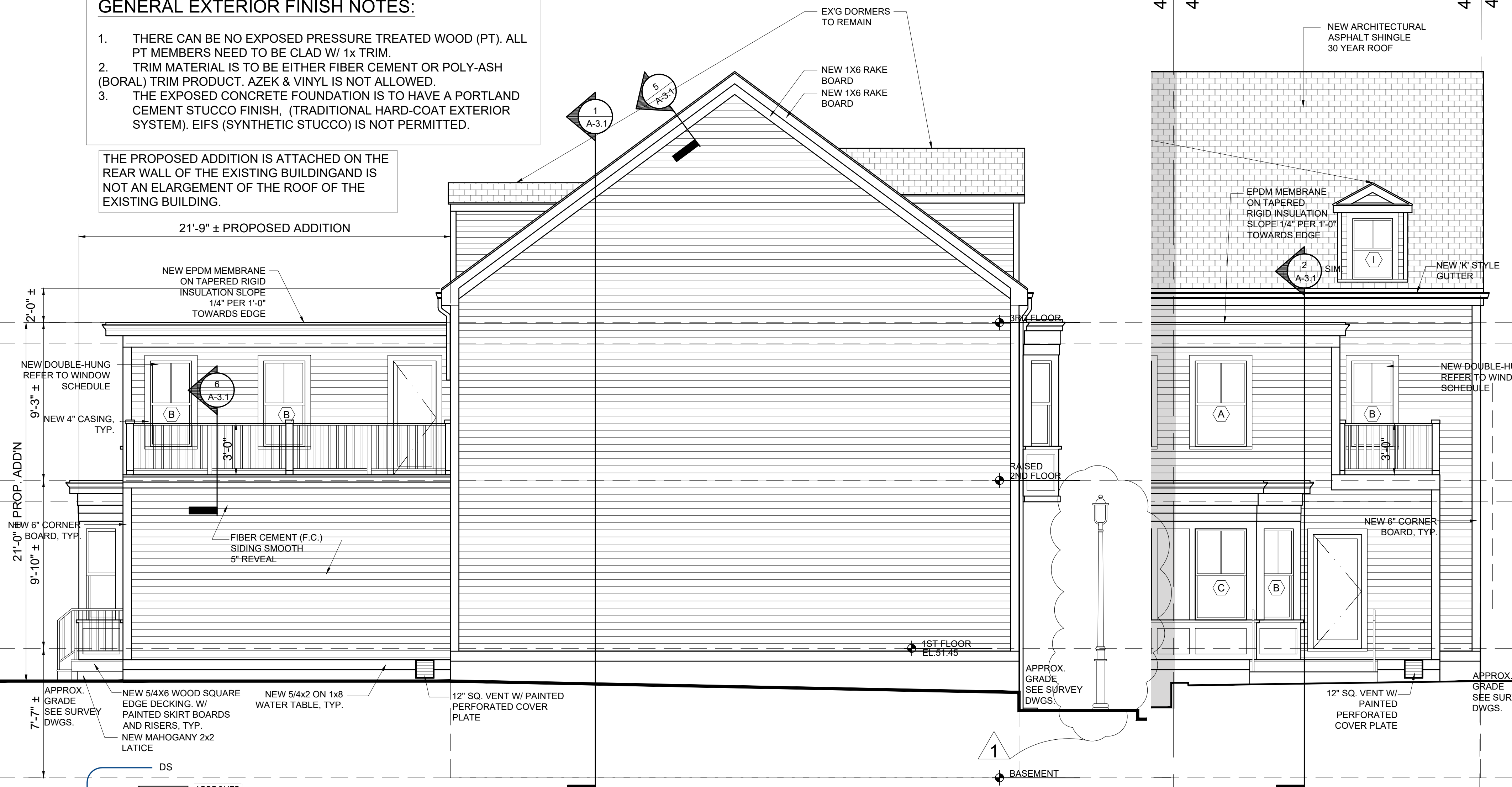
1. THERE CAN BE NO EXPOSED PRESSURE TREATED WOOD (PT). ALL PT MEMBERS NEED TO BE CLAD W/ 1x TRIM.
2. TRIM MATERIAL IS TO BE EITHER FIBER CEMENT OR POLY-ASH (BORAL) TRIM PRODUCT. AZEK & VINYL IS NOT ALLOWED.
3. THE EXPOSED CONCRETE FOUNDATION IS TO HAVE A PORTLAND CEMENT STUCCO FINISH, (TRADITIONAL HARD-COAT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

THE PROPOSED ADDITION IS ATTACHED ON THE REAR WALL OF THE EXISTING BUILDING AND IS NOT AN ENLARGEMENT OF THE ROOF OF THE EXISTING BUILDING.

21'-9" ± PROPOSED ADDITION



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



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

3 PROPOSED REAR ELEVATION
1/4" = 1'-0"



Location
PROPOSED ADDITION & RENOVATION
43 MOUNT VERNON STREET
CHARLESTOWN, MA 02129

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

No.	Revision Date
1	BPDA 04-26-2024

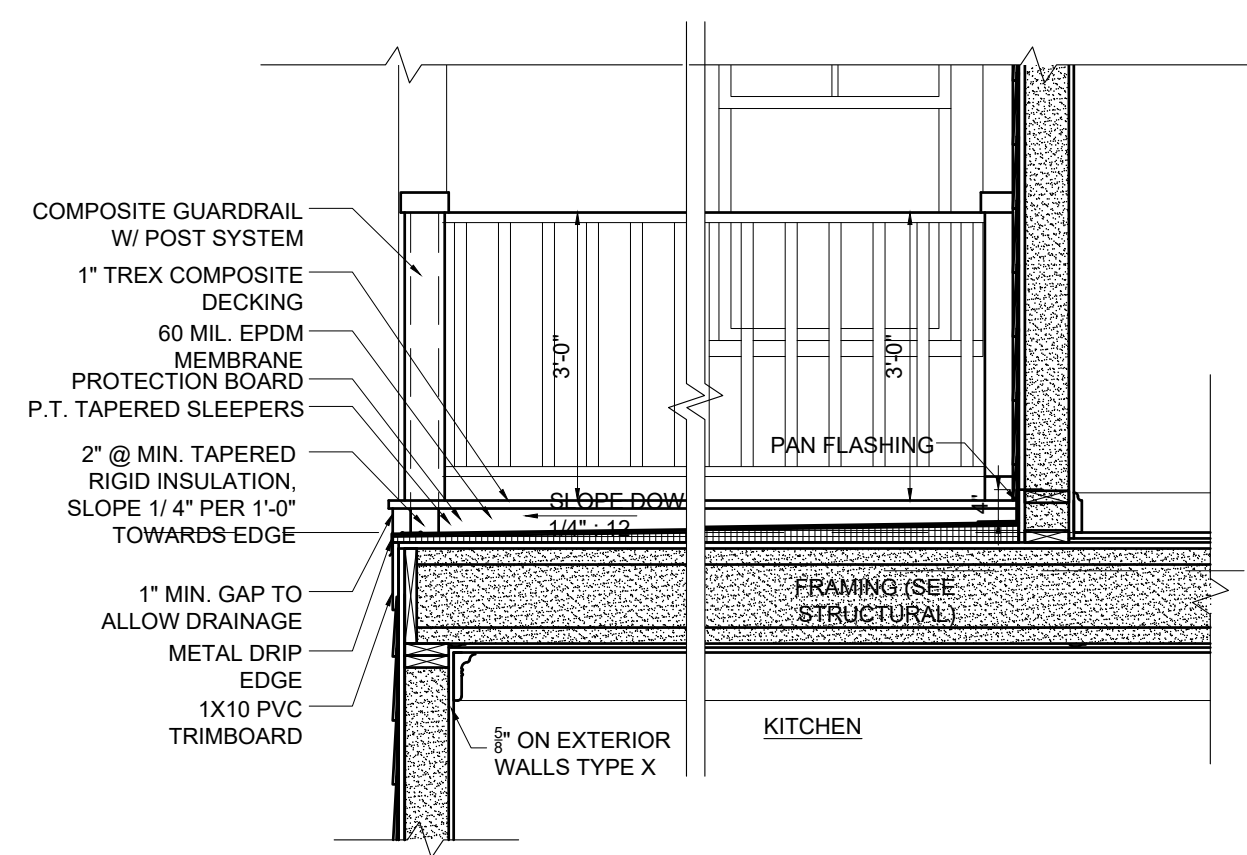
Project No: 2023208
Scale: AS NOTED
Date: 02-20-2024
Drawn By: DF

Drawing Name
EXISTING & PROPOSED FRONT ELEVATIONS

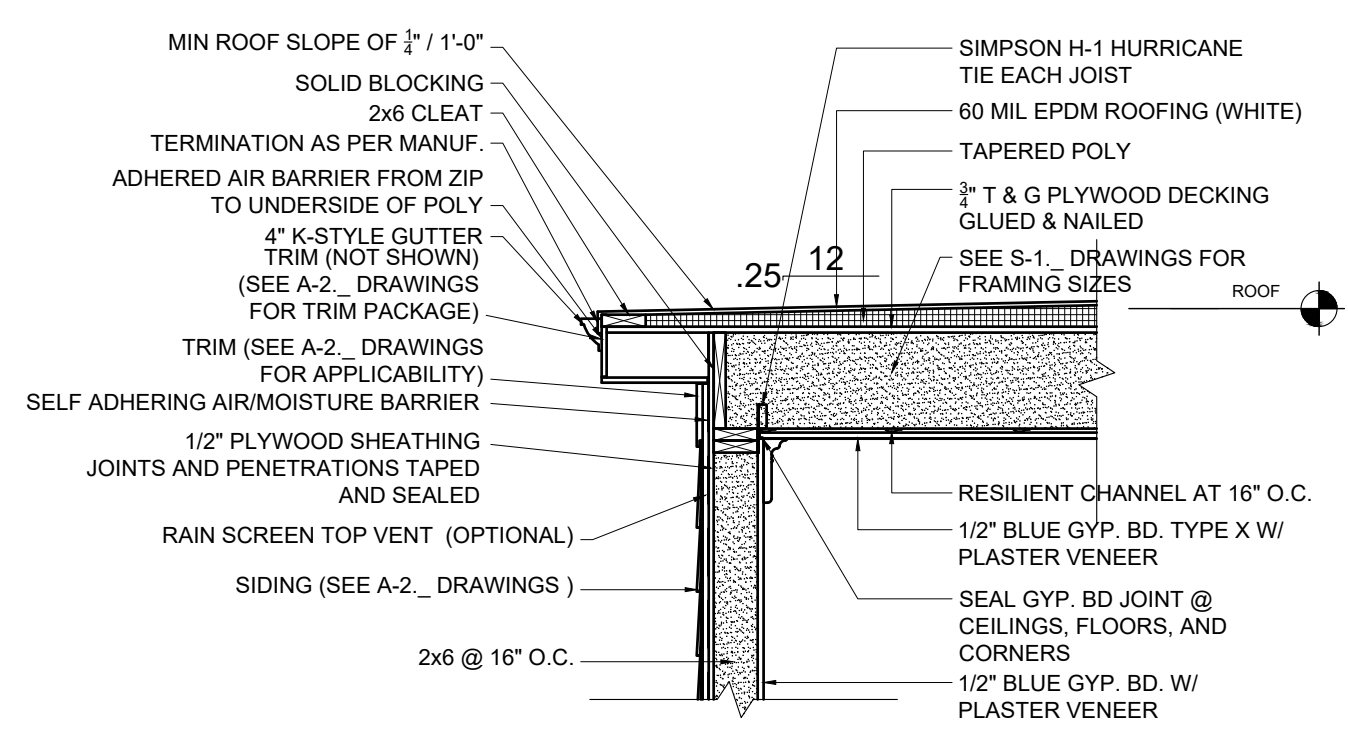
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A-2.1

06/04/2024

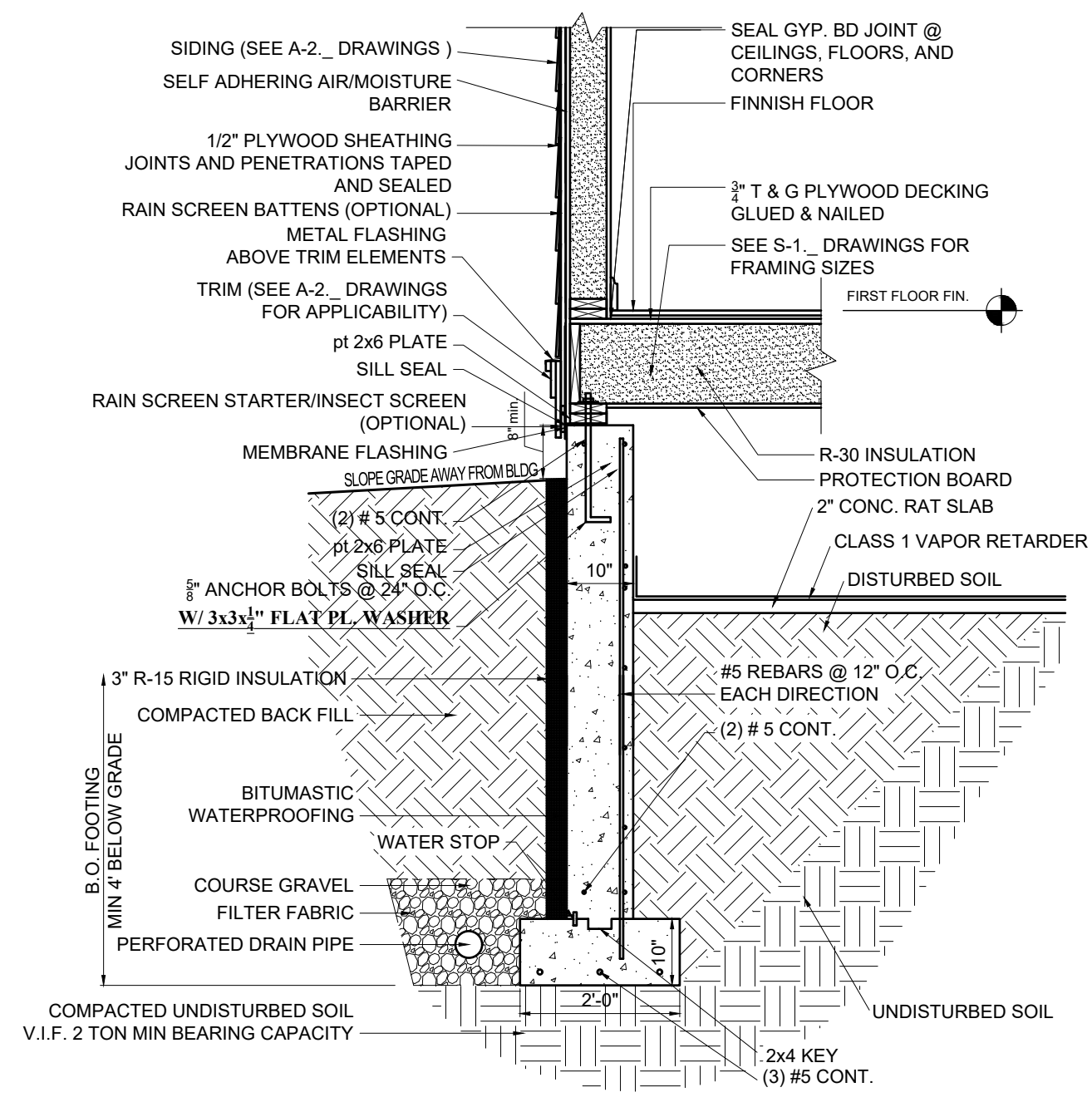
Approved pursuant to the requirements in a Neighborhood Design Overlay District and with the attached provisos.



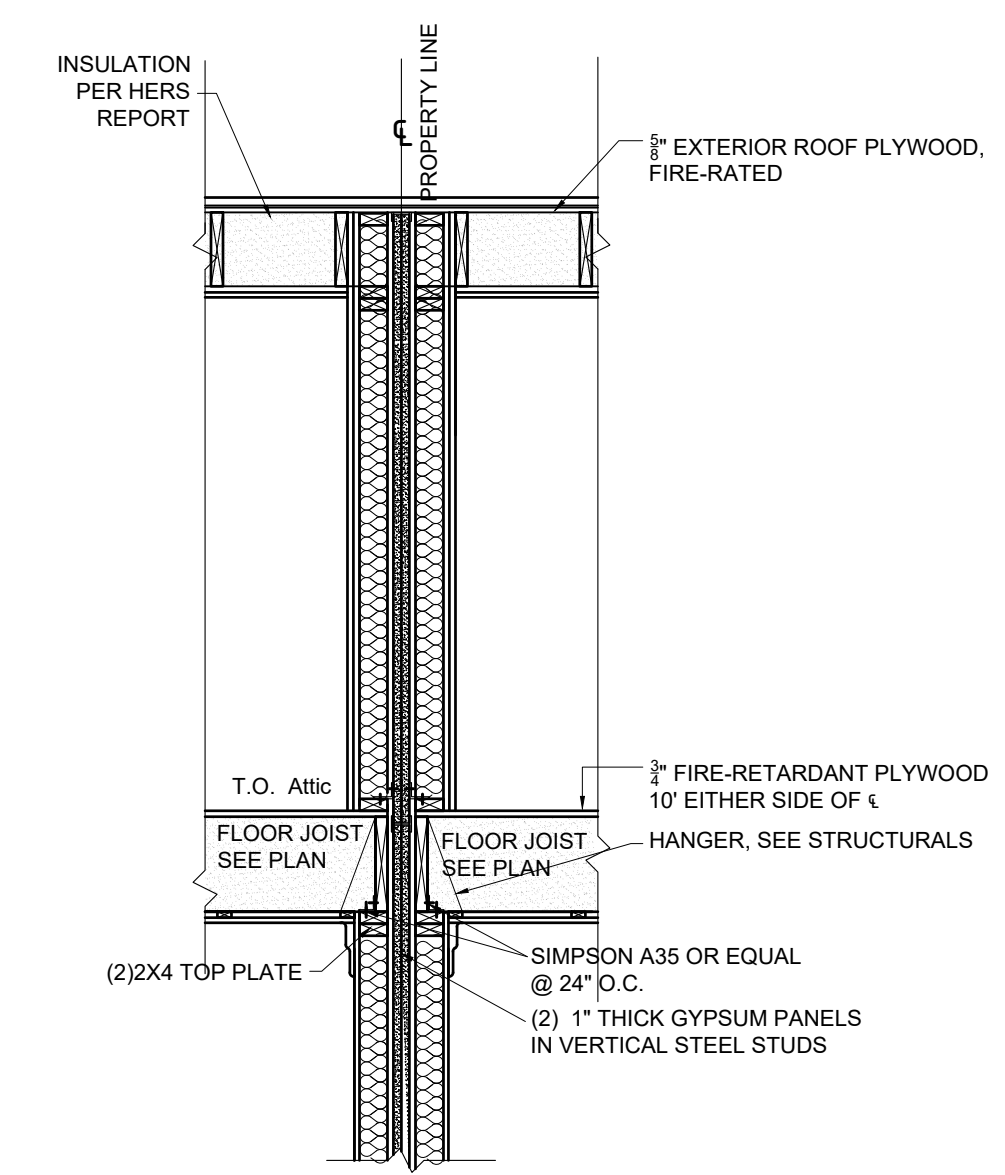
1 PROPOSED RATED WALL SECTION
1/2" = 1'-0"



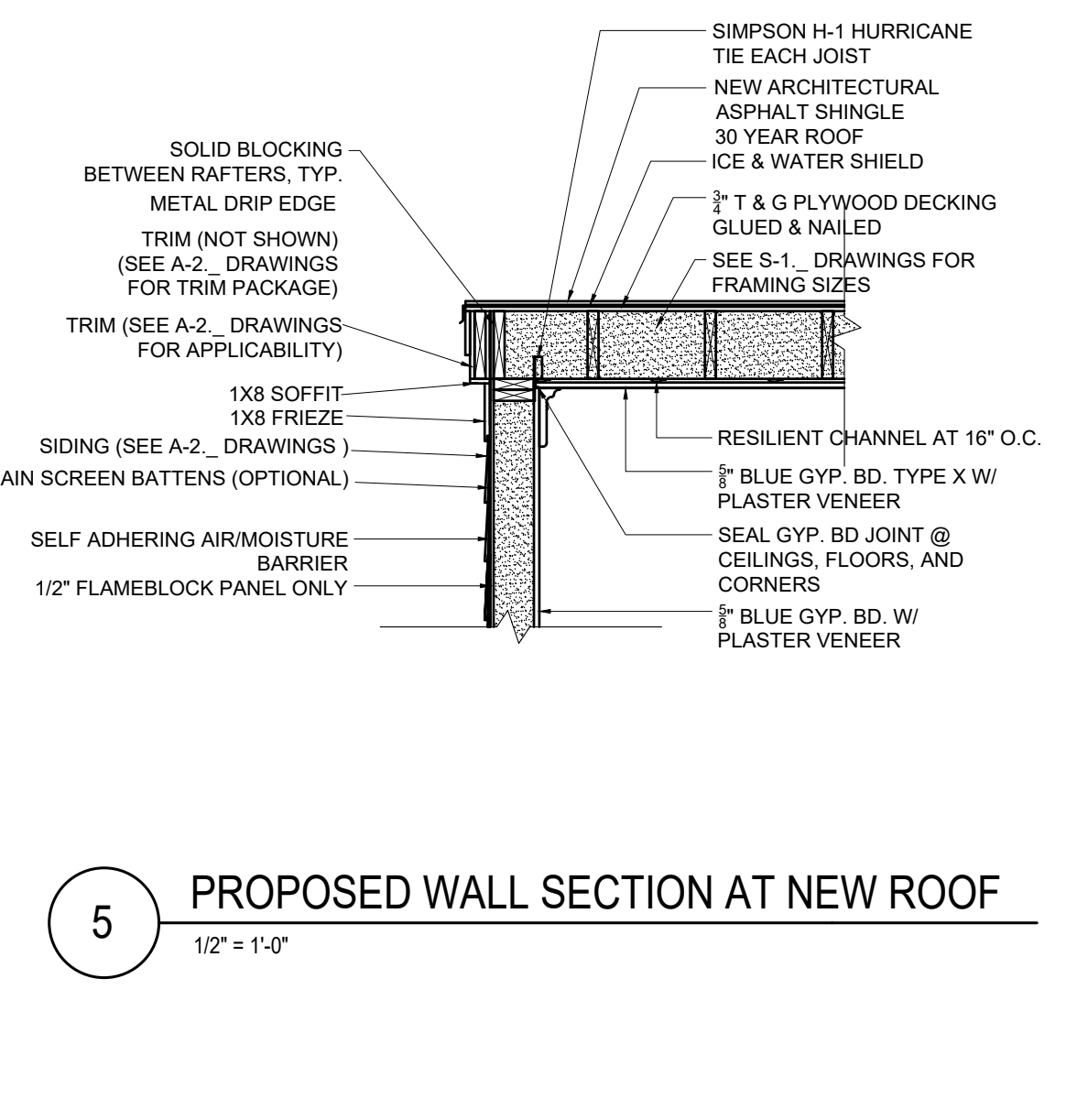
2 PROPOSED NON RATED WALL SECTION
1/2" = 1'-0"



3 PROPOSED WALL SECTION BETWEEN NEW ADDITIONS
1/2" = 1'-0"



4 PROPOSED WALL SECTION AT NEW ROOF
1/2" = 1'-0"

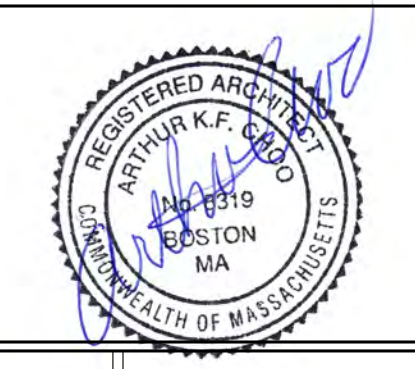


5 PROPOSED WALL SECTION AT NEW ROOF
1/2" = 1'-0"

Location

PROPOSED ADDITION & RENOVATION
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CHARLESTOWN, MA 02129

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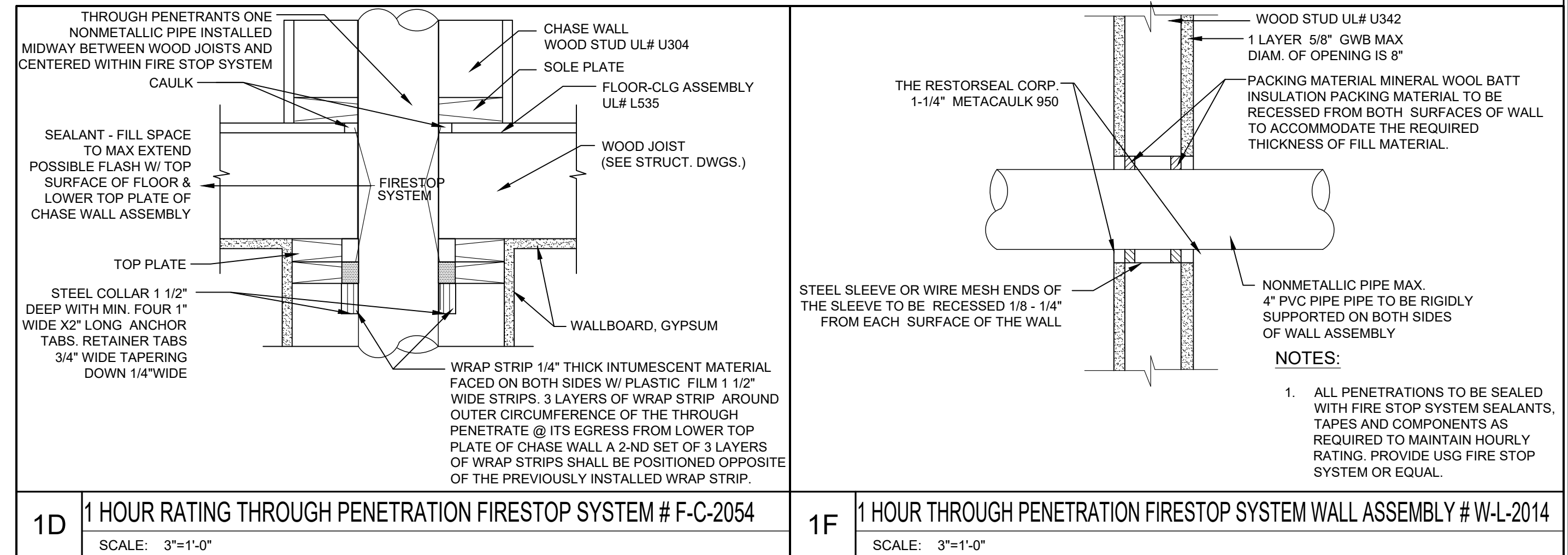
No.	Revision Date

Project No: 2023208
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Drawing Name
WALL SECTIONS & DETAILS

Sheet No.
A-3.1

PENETRATIONS

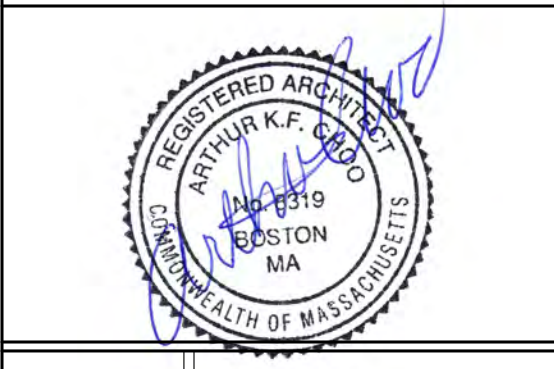


Location

PROPOSED ADDITION & RENOVATION
43 MOUNT VERNON STREET
CHARLESTOWN, MA 02129

Choo & Company, Inc.

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 617-786-7727 fax 617-786-7715



No.	Revision Date

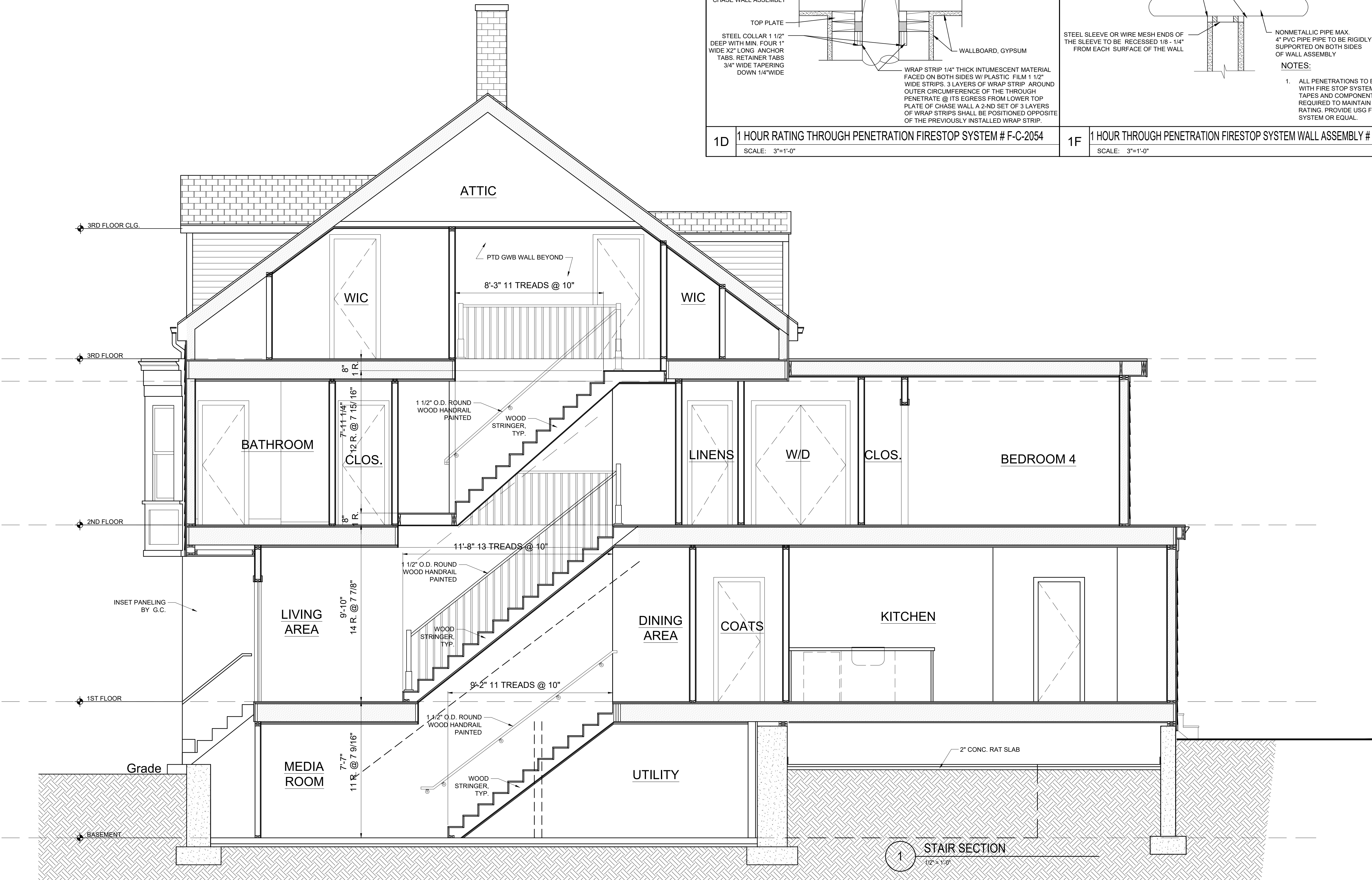
Project No: 2023208
 Scale: AS NOTED
 Date: 02-20-2024
 Drawn By: DF

Drawing Name

STAIR SECTION & PENETRATION DETAILS

Sheet No.

A-3.2



WINDOW SCHEDULE					
* NOTE THIS SCHEDULE IS BASED ON STANDARD SIZES WHEN AVAILABLE.					
* PROVIDE WINDOW FALL PREVENTION DEVICES PER ASTM F2090 ON ALL WINDOWS W/ SILL HEIGHT BELOW 3' A.F.F.					
NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	REMARKS
A	ANDERSEN 400	TW210410	2	3'-0 1/8" X 5'-0 7/8"	DOUBLE HUNG, SIMULATED DIVIDED LITES 2 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE
B	ANDERSEN 400	TW24410	3	2'-6 1/8" X 5'-0 7/8"	DOUBLE HUNG, SIMULATED DIVIDED LITES 2 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE
C	ANDERSEN 400	TW21056	1	3'-0 1/8" X 5'-4 7/8"	DOUBLE HUNG, SIMULATED DIVIDED LITES 2 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE
D	ANDERSEN 400	TW2452	3	2'-6 1/8" X 5'-4 7/8"	DOUBLE HUNG, SIMULATED DIVIDED LITES 2 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE
E	ANDERSEN 400	TW18410	2	1'-10 1/8" X 5'-0 7/8"	DOUBLE HUNG, SIMULATED DIVIDED LITES 2 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE
F*	ANDERSEN 100	TW210410	1	3'-0 1/8" X 5'-0 7/8"	DOUBLE HUNG, SIMULATED DIVIDED LITES 2 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE, TEMPERED GLASS
G	ANDERSEN 400	TW20310	3	2'-2 1/8" X 4'-0 7/8"	DOUBLE HUNG, SIMULATED DIVIDED LITES 2 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE
H	NOT USED				
I*	ANDERSEN 100	TW2032	1	2'-2 1/8" X 3'-4 7/8"	DOUBLE HUNG, SIMULATED DIVIDED LITES 2 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE, TEMPERED GLASS
J*	ANDERSEN WINDOW	A281	2	2'-8" X 2'-0 5/8"	AWNING, PRIMED INTERIOR, SIMULATED DIVIDED LITES, SERIES 200, TEMPERED GLASS
K					
L					

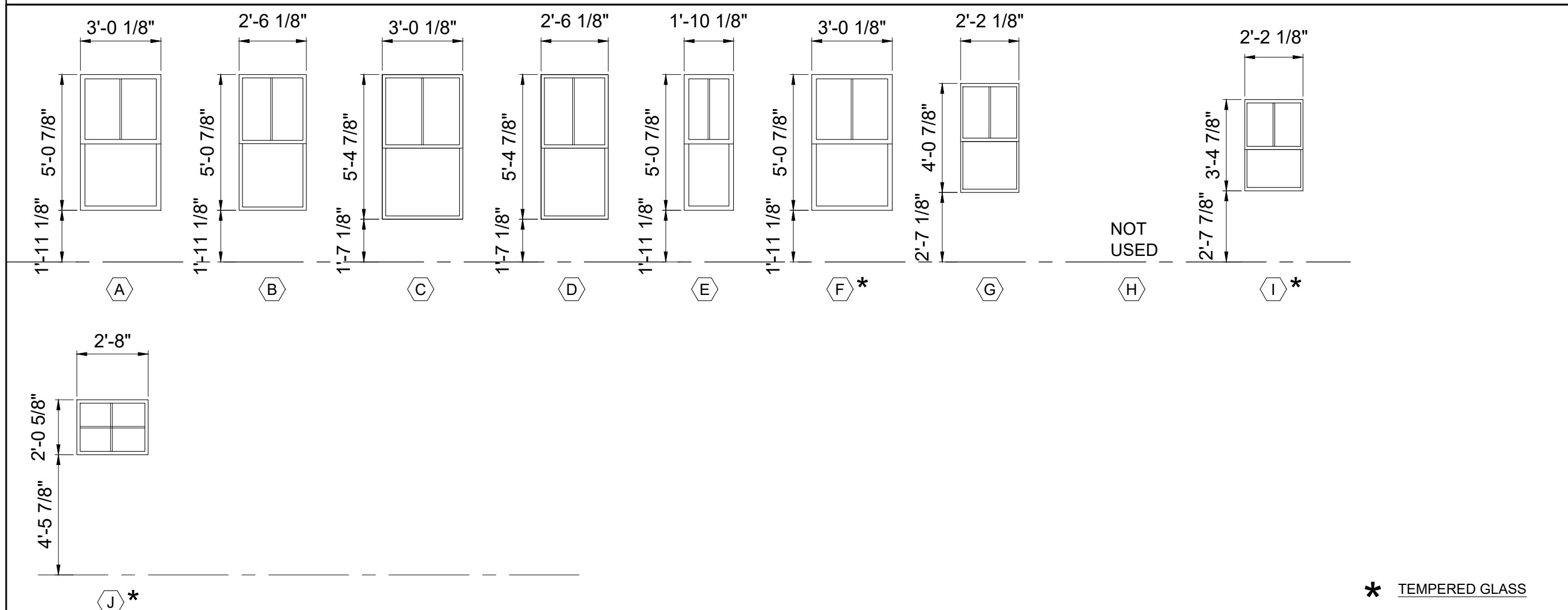
WINDOW NOTES:

- GC IS RESPONSIBLE FOR VERIFYING SIZES & QUANTITIES PRIOR TO ORDERING.
- ALL WINDOWS ARE BASED ON ANDERSEN WINDOW BUILDING PRODUCTS.
- WINDOWS ARE TO HAVE SDL & 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 WHICH COMPLY WITH ASTM F2090 ON ALL WINDOWS.

WINDOW HEAD HEIGHTS:

- BASEMENT FINISHED HEIGHT IS 6'-8" A.F.F.
- FIRST FLOOR FINISHED HEIGHT IS 7'-0" A.F.F.
- SECOND FLOOR FINISHED HEIGHT IS 7'-0" A.F.F.
- THIRD FLOOR FINISHED HEIGHT IS 6'-8" A.F.F.

WINDOW TYPES



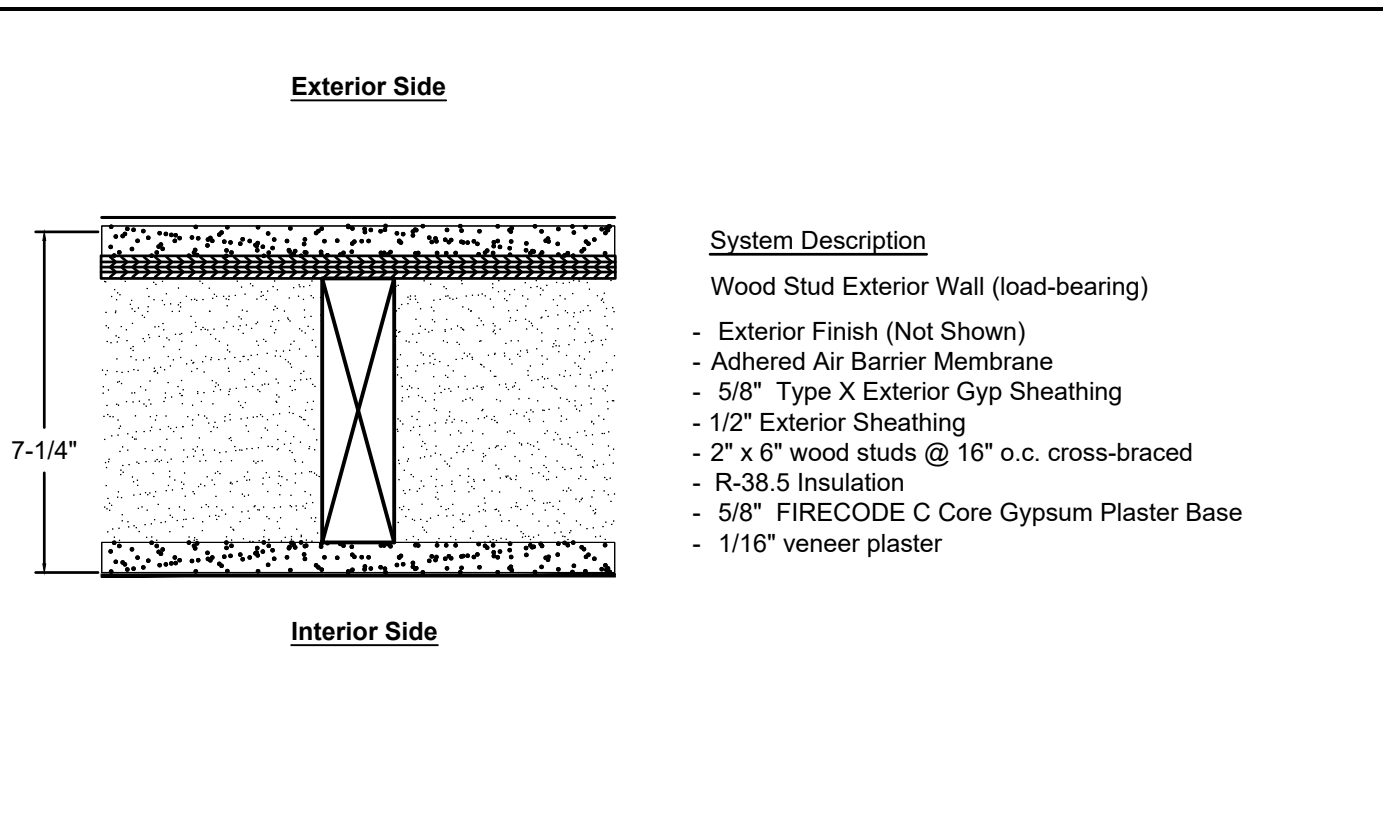
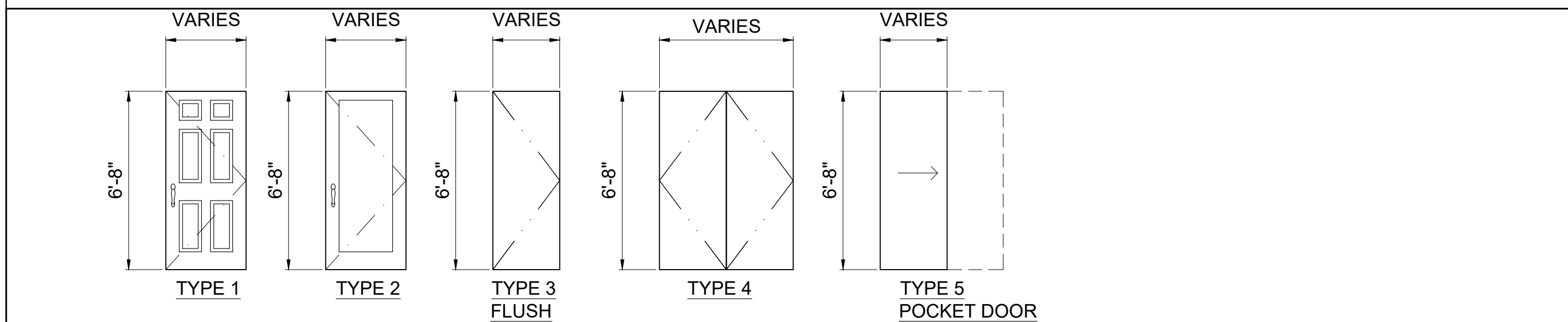
DOOR SCHEDULE

NOTE: GC TO CONFIRM SIZES & QUANTITIES PRIOR TO ORDERING

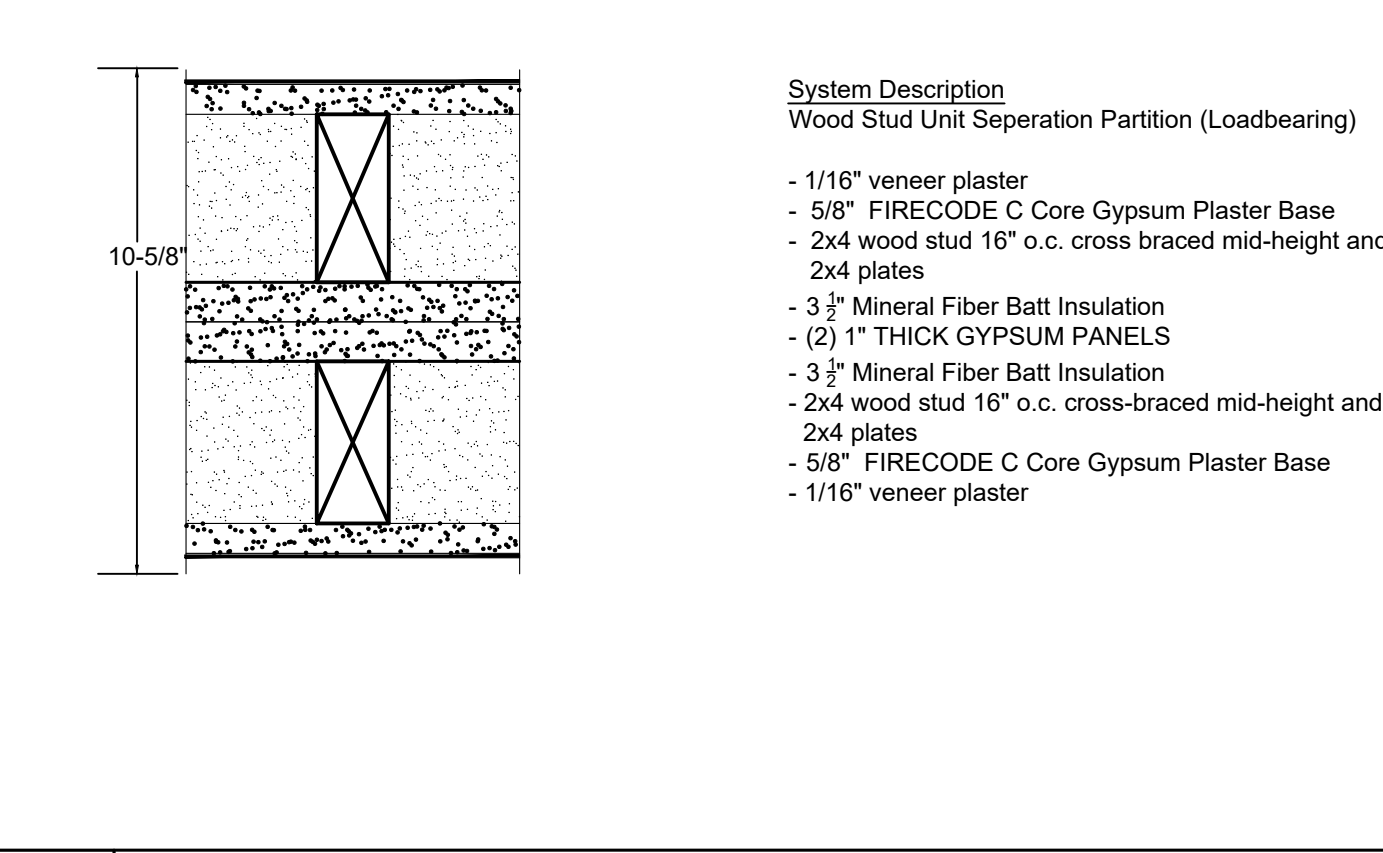
NO.	SIZE	MATERIAL	RATING	FRAME	TYPE	HARDWARE	REMARKS
1	3'-0" x 8'-0" x 1 3/4"	WOOD	-	WOOD	1	ENTRANCE	DOOR UNIT W/ 3'-0"x 6'-8" EGRESS DOOR & 1'-4"x6'-8" SIDELIGHT, PROVIDE DEADBOLT
2	2'-10" x 8'-0" x 1 3/4"	WOOD/GL	-	WOOD	2	ENTRANCE	DOOR UNIT W/ 3'-0"x 6'-8" EGRESS DOOR, PROVIDE DEADBOLT
3	2'-6" x 6'-8" x 1 3/8"	WOOD	-	WOOD	3	BED	PANEL DOOR, PROVIDE PRIVACY LATCH & ASTRAGAL
4	2'-8" x 6'-8" x 1 3/8"	WOOD	-	WOOD	3	BED	PANEL DOOR, PROVIDE PRIVACY LATCH & ASTRAGAL
5	2'-4" x 6'-8" x 1 3/8"	WOOD	-	WOOD	3	BATHROOM	PANEL DOOR, PROVIDE PRIVACY LATCH & ASTRAGAL
6	3'-0" x 6'-8" x 1 3/8"	WOOD	-	WOOD	3	SINGLE DUMMY	PANEL DOOR, PROVIDE ASTRAGAL
7	2'-0" x 6'-8" x 1 3/8"	WOOD	-	WOOD	3	SINGLE DUMMY	PANEL DOOR, PROVIDE ASTRAGAL
8	2'-4" x 6'-8" x 1 3/8"	WOOD	-	WOOD	3	SINGLE DUMMY	PANEL DOOR, PROVIDE ASTRAGAL
9	(2) 2'-0" x 6'-8" x 1 3/8"	WOOD	-	WOOD	4	SINGLE DUMMY	PAIR OF PANEL DOORS
10	(2) 2'-6" x 6'-8" x 1 3/8"	WOOD	-	WOOD	4	SINGLE DUMMY	PAIR OF PANEL DOORS
11	2'-4" x 6'-8" x 1 3/8"	WOOD	-	WOOD	5	-	POCKET DOOR, PROVIDE ASTRAGAL
12	2'-6" x 6'-8" x 1 3/4"	WOOD/GL	-	WOOD	4	-	DOOR UNIT W/ 2'-6"x 6'-8" DECK DOOR, PROVIDE DEADBOLT

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.

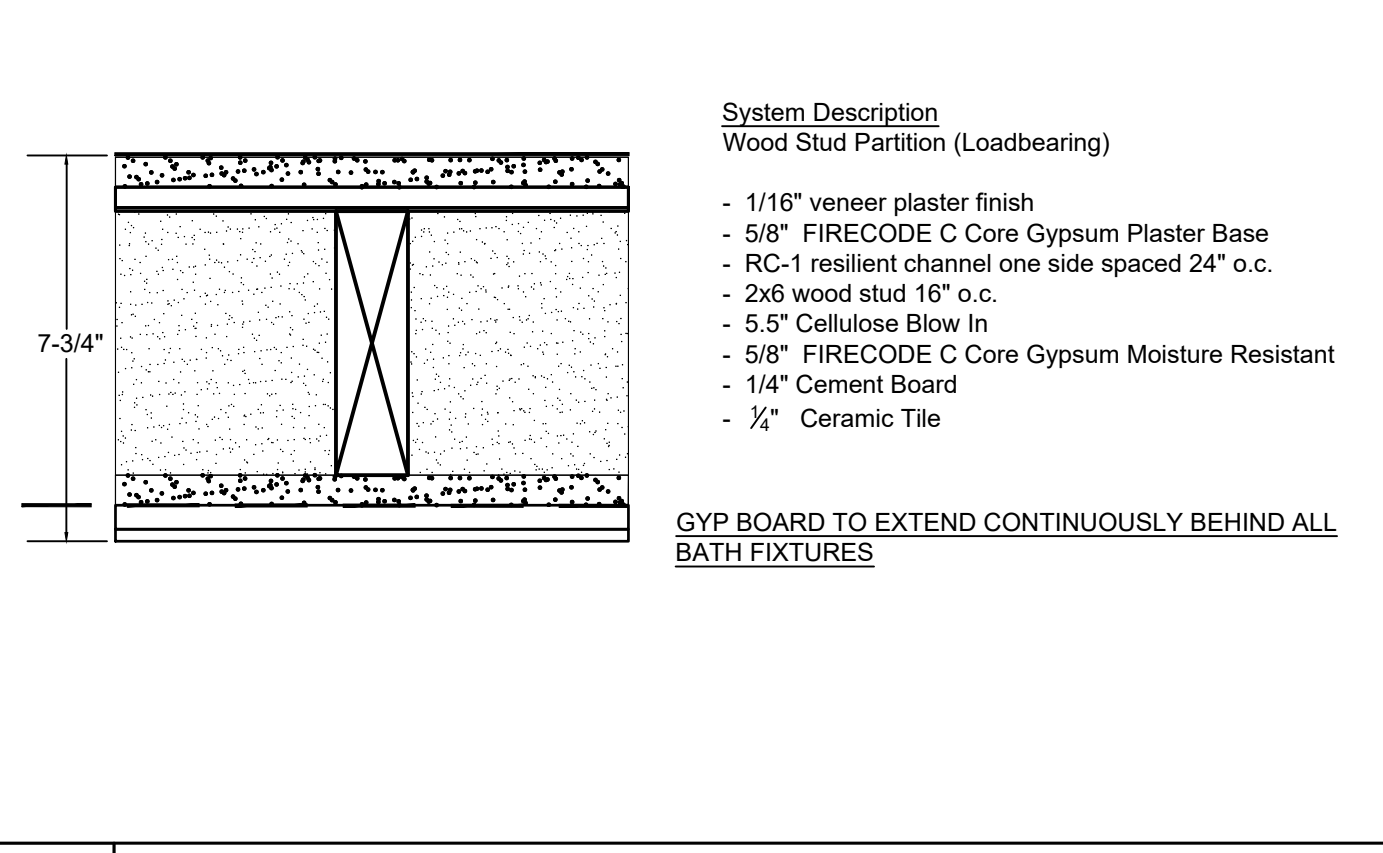
DOOR TYPES



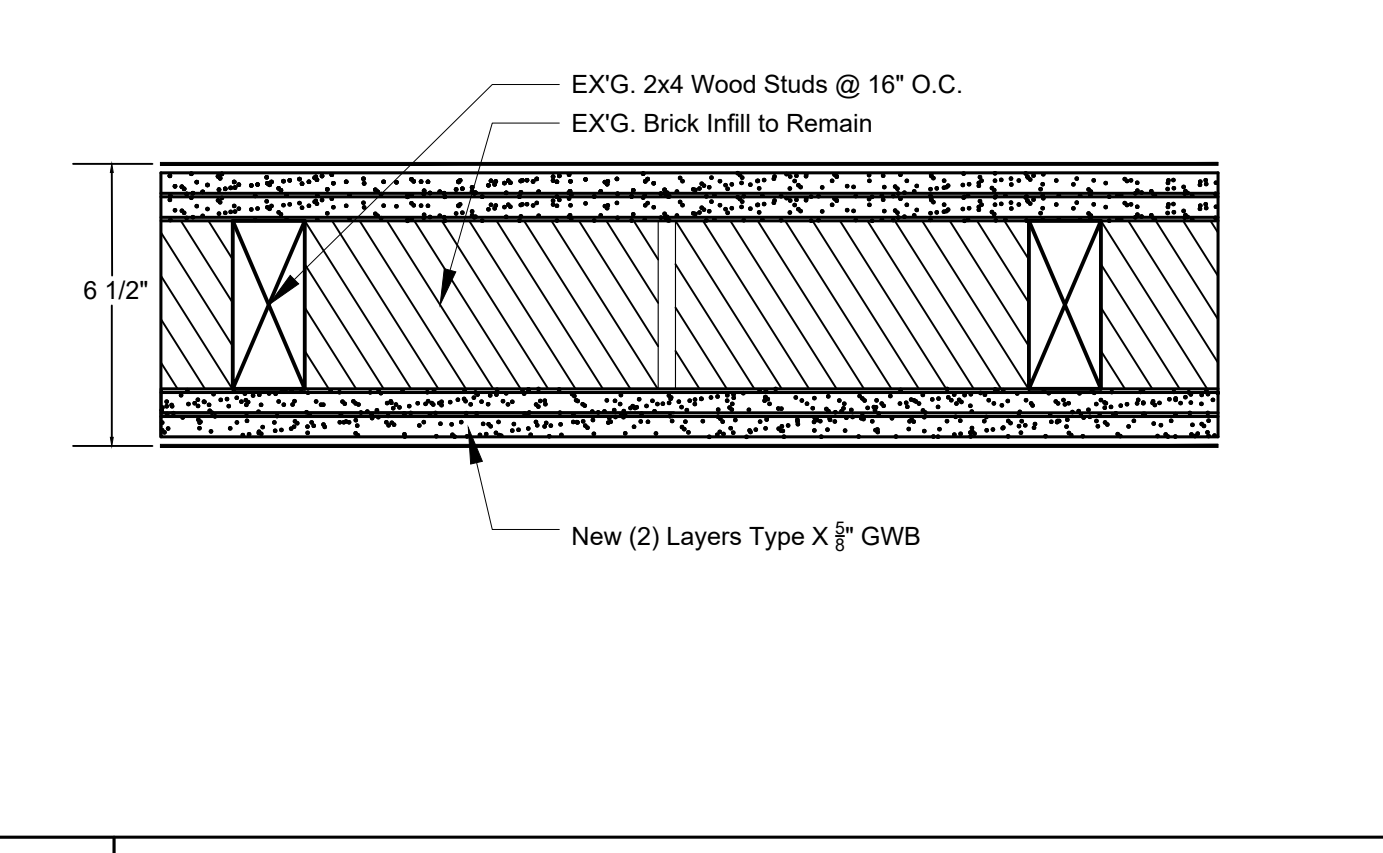
1E 1 HR EXT PARTITION -WOOD LOAD BEARING
SCALE: 3"=1'-0"



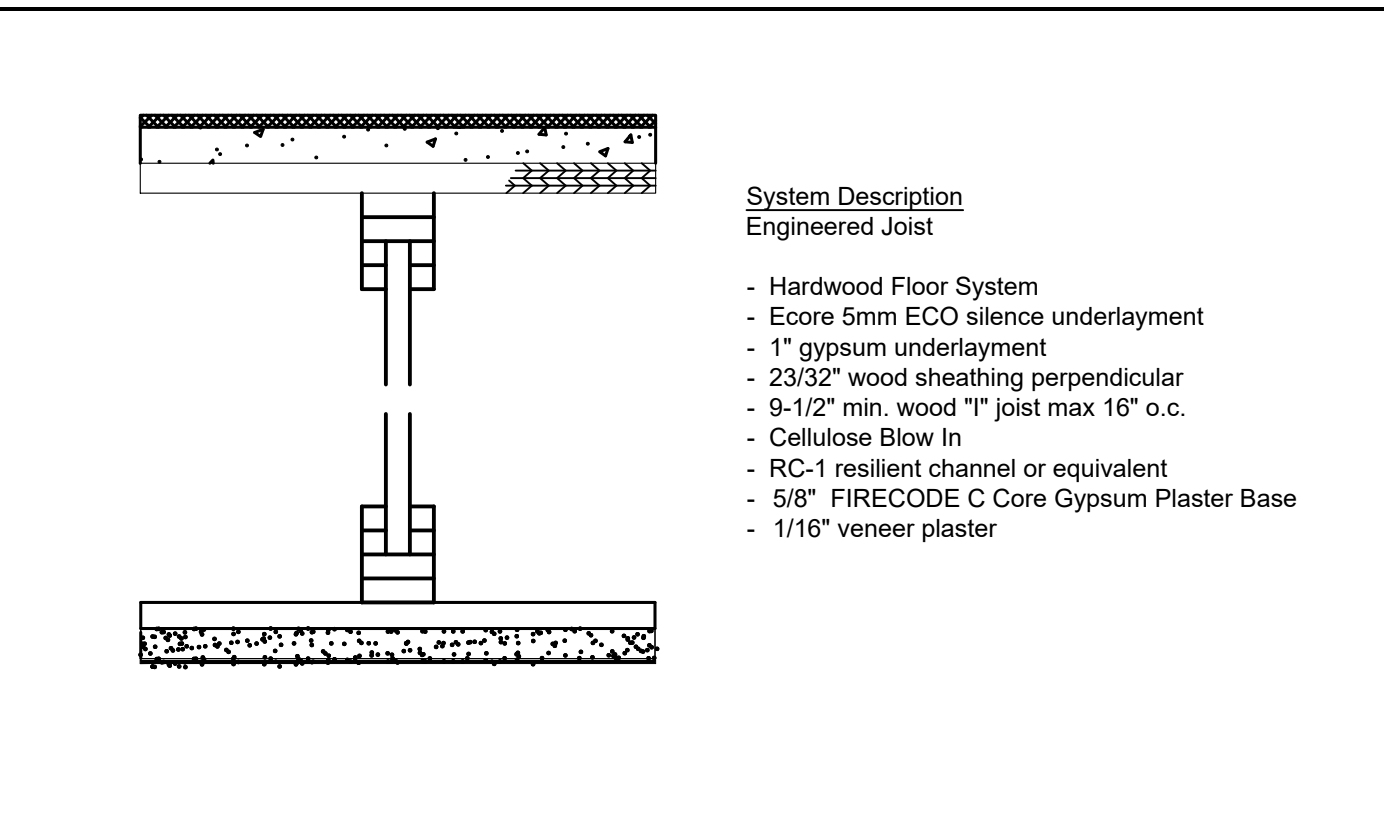
1S1 1 HR UNIT SEPERATION -WOOD BEARING
SCALE: 3"=1'-0"



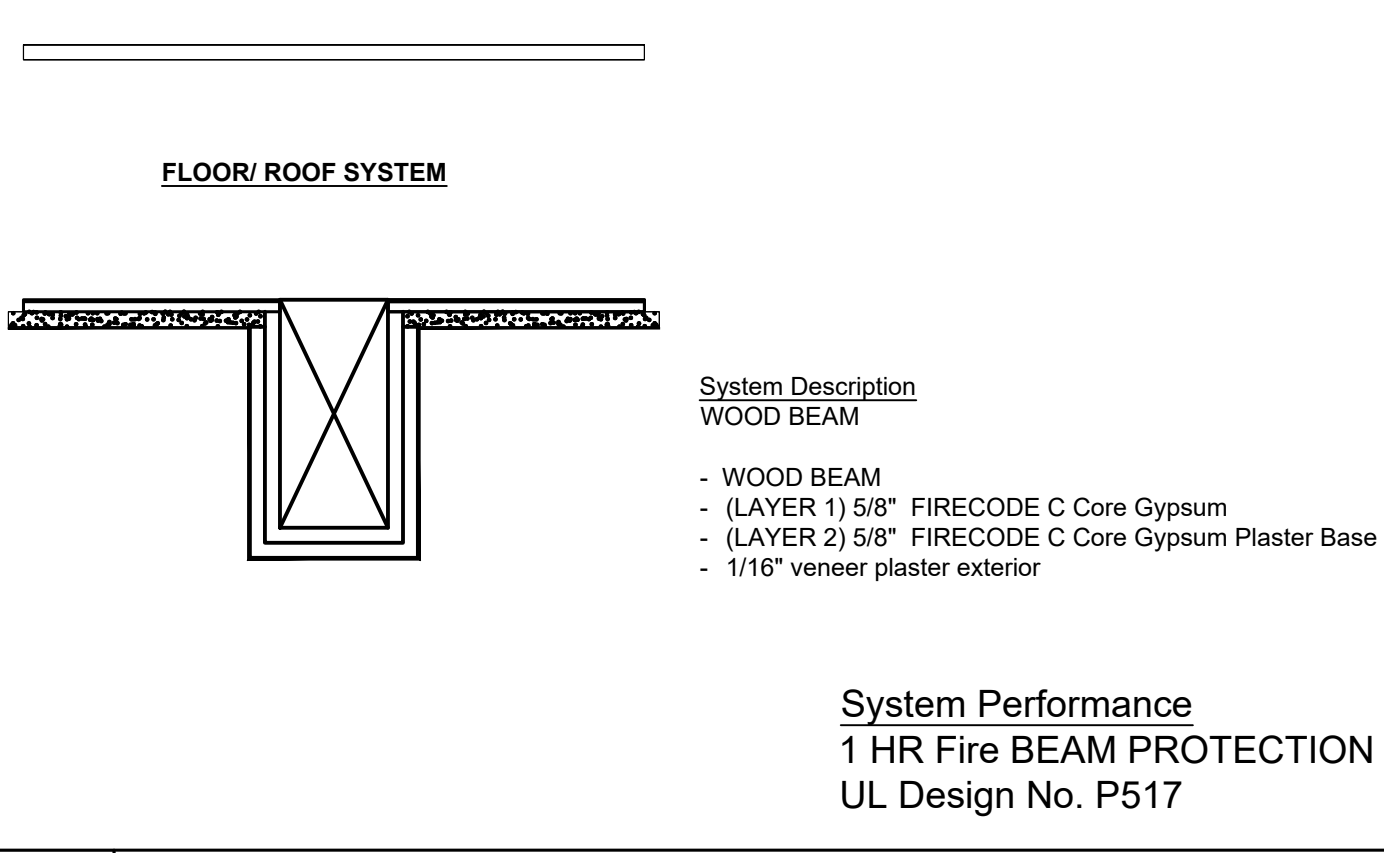
0B NON RATED PARTITION BATH / WOOD BEARING
SCALE: 3"=1'-0"



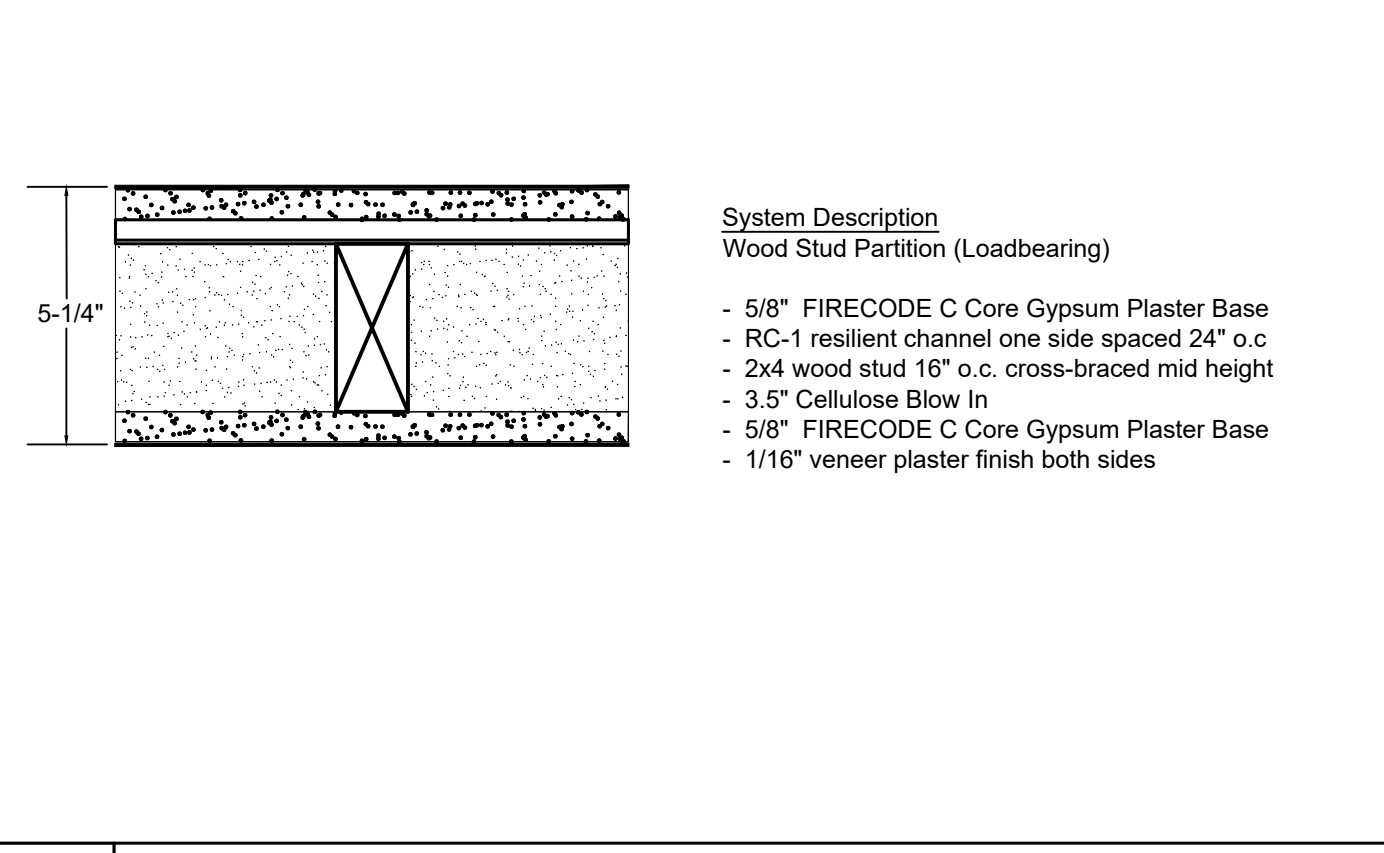
EW EXISTING FIRE WALL
SCALE: 3"=1'-0"



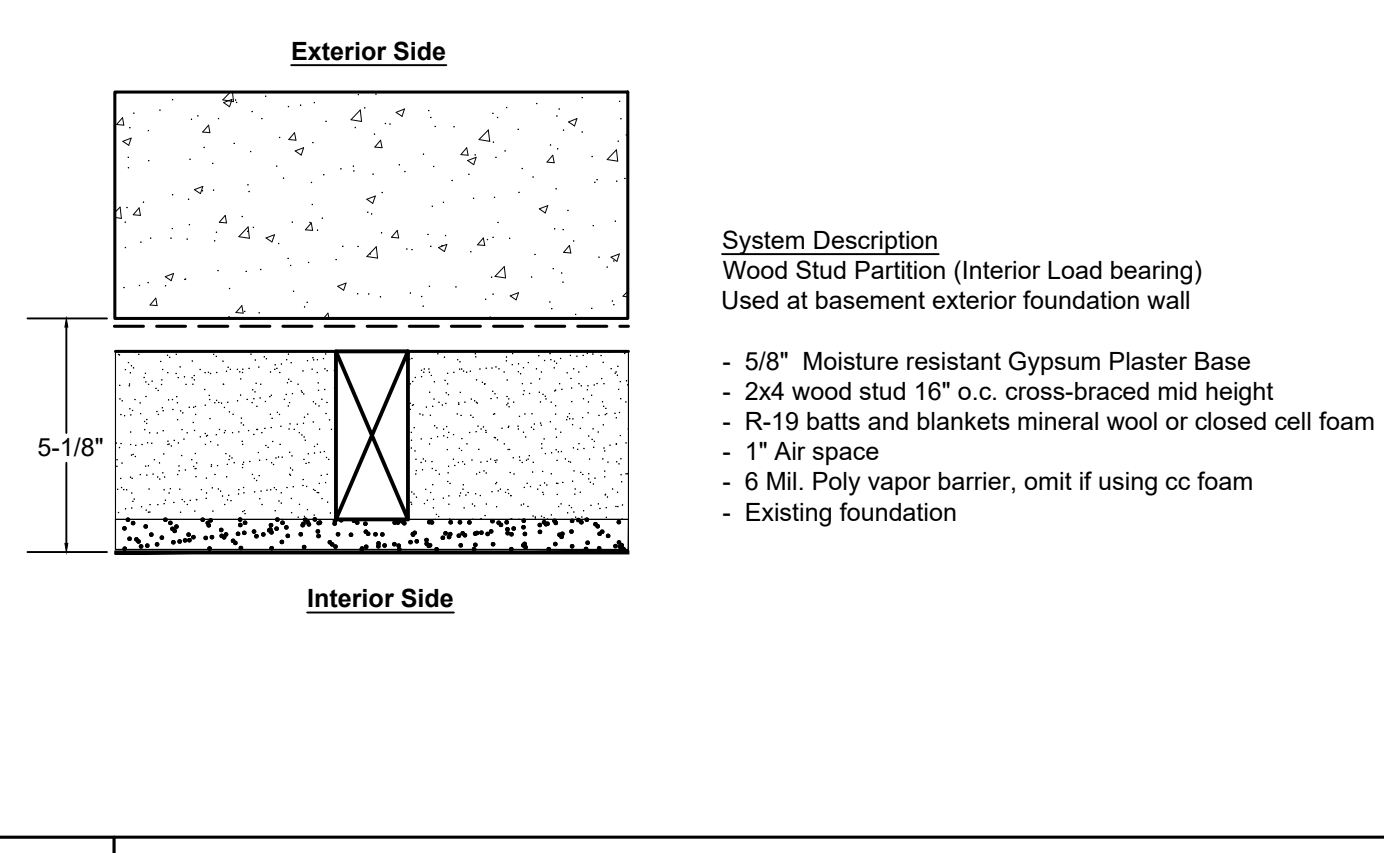
1F 1 HR FLOOR ASSEMBLY - +59 STC
SCALE: 3"=1'-0"



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

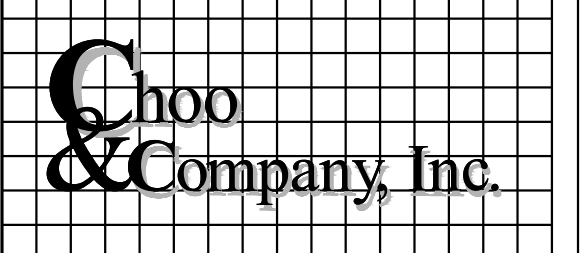


0 PARTITION -WOOD LOAD BEARING
SCALE: 3"=1'-0"



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

Location
PROPOSED ADDITION & RENOVATION
43 MOUNT VERNON STREET
CHARLESTOWN, MA 02129



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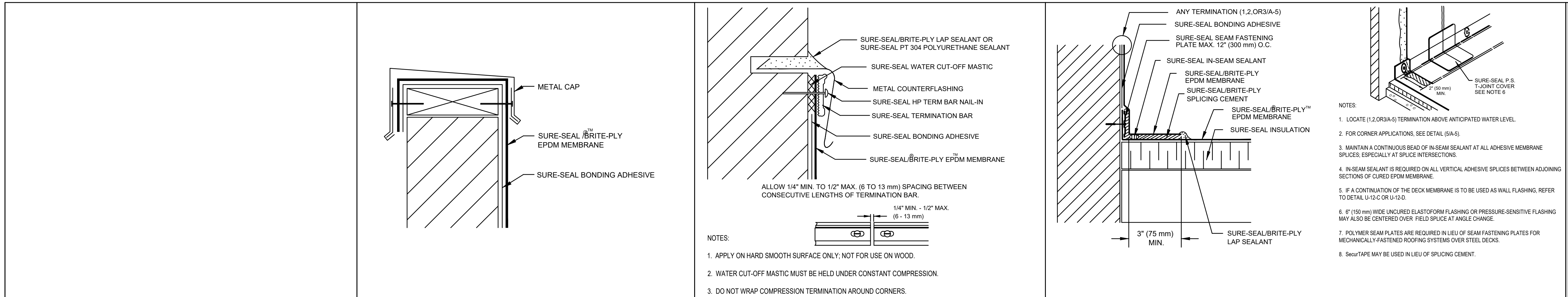


No.	Revision Date

Project No: 2023208
Scale: AS NOTED
Date: 02-20-2024
Drawn By: DF

Drawing Name
WALL TYPES & SCHEDULES

Sheet No.
A-3.3



CAP FLASHING TERMINATION

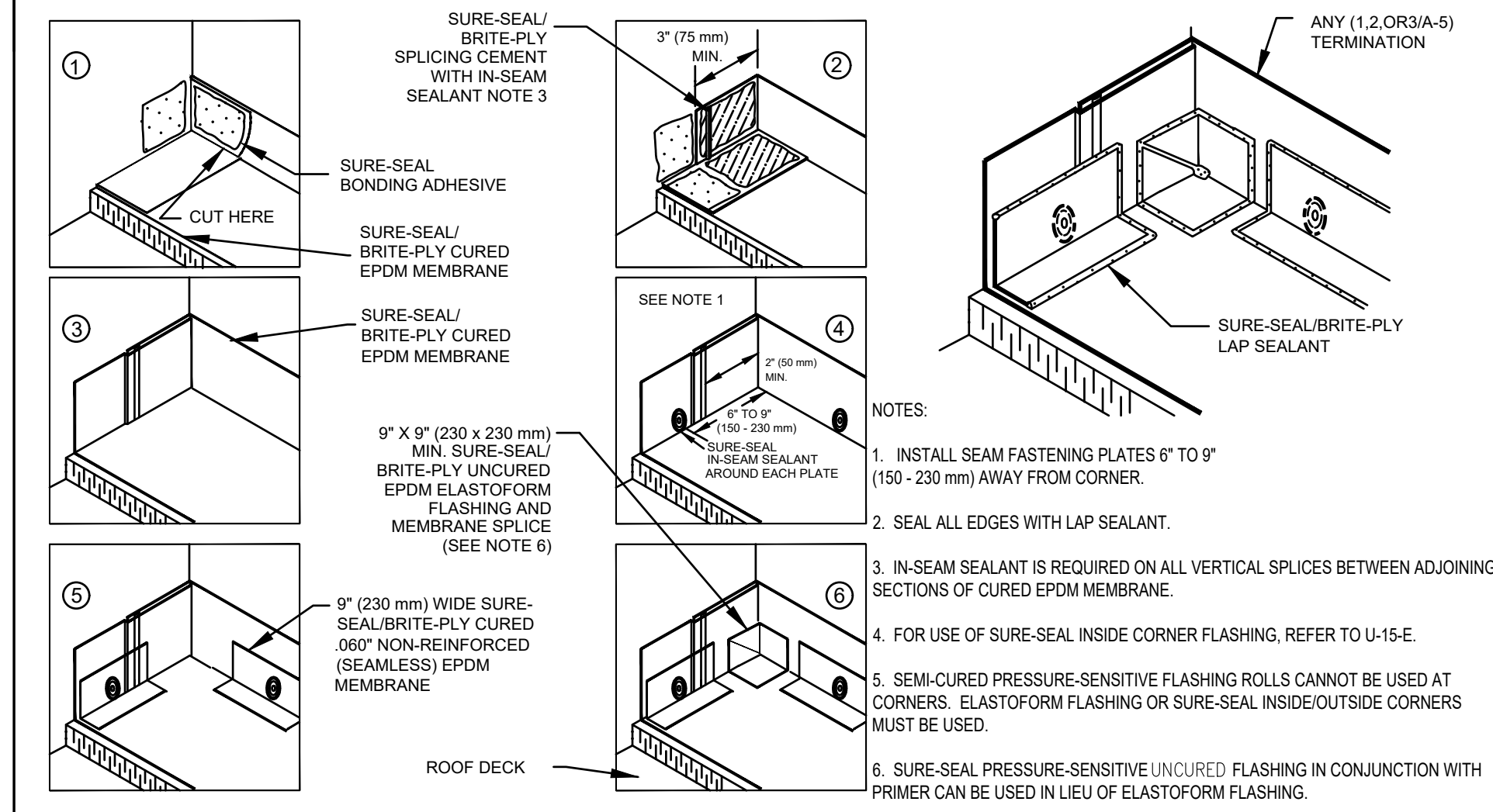
2

COUNTERFLASHING TERMINATION

3

PARAPET/CURB CURED EPDM

4



INSIDE CORNER CONTINUOUS EPDM WALL FLASHING

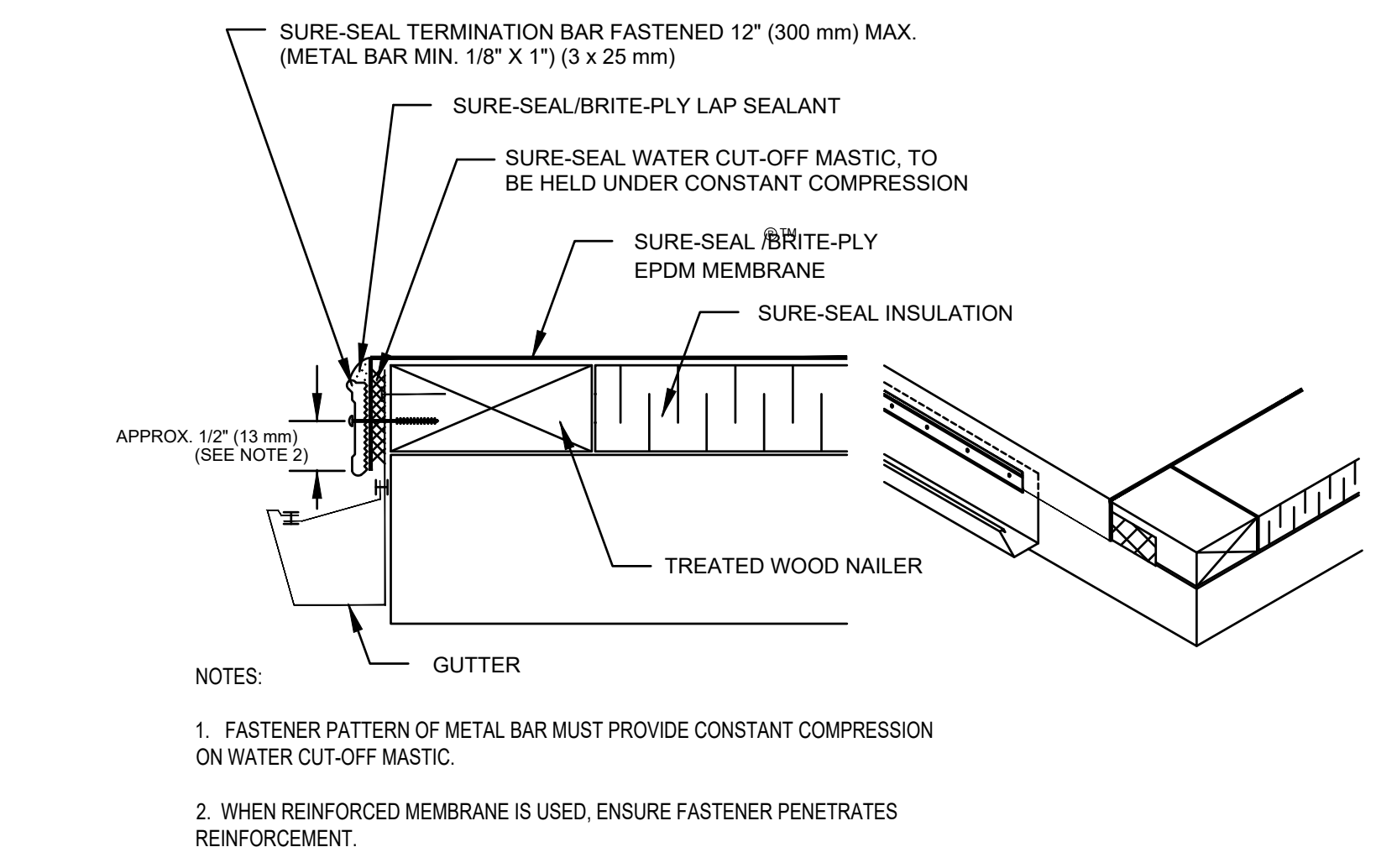
5

FIELD FABRICATED PIPE SEAL

6

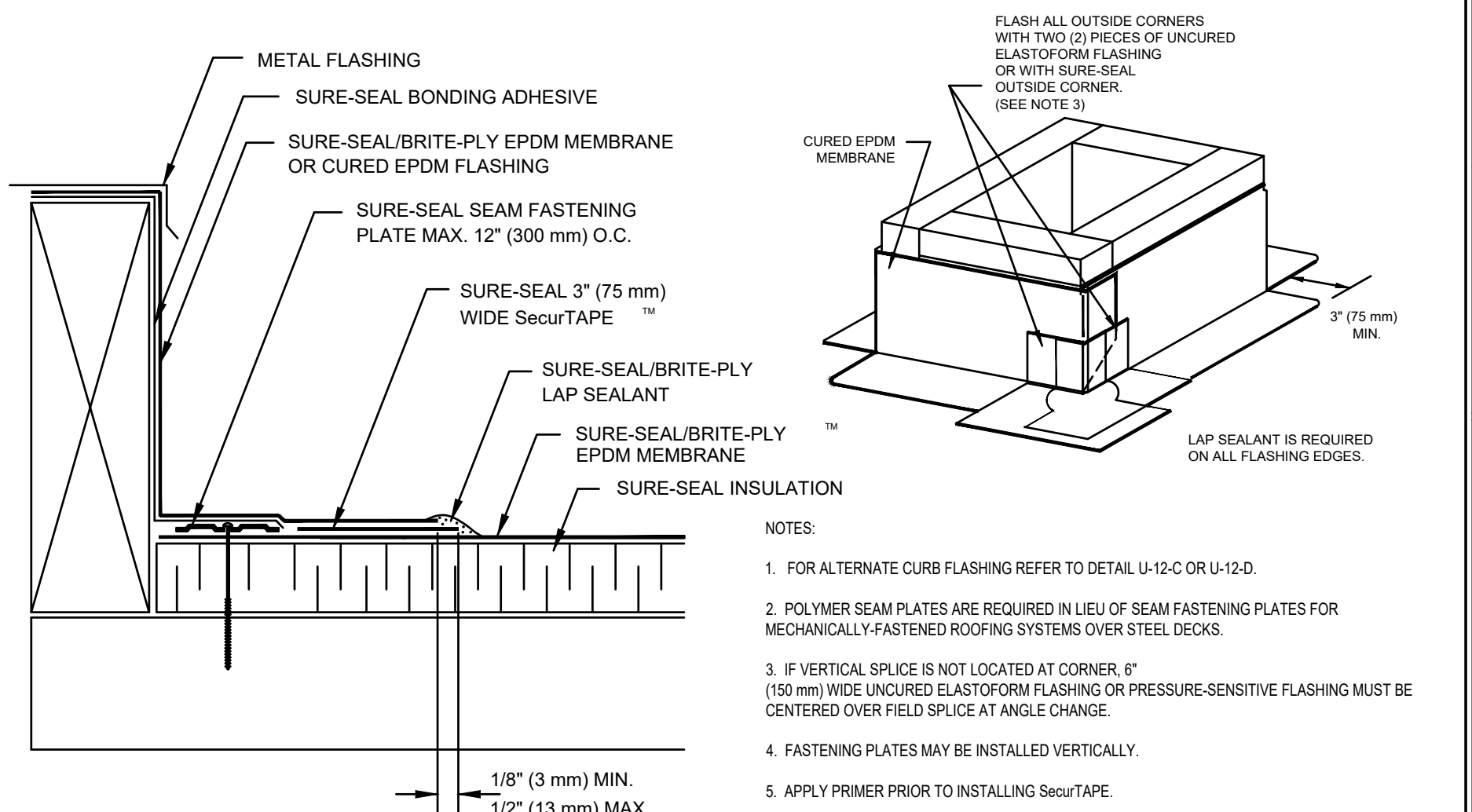
MEMBRANE SPLICE WITH SPLICING CEMENT

7



METAL BAR TERMINATION

9



CURB FLASHING

10

Location
PROPOSED ADDITION & RENOVATION
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No.	Revision Date

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Drawn By: DF

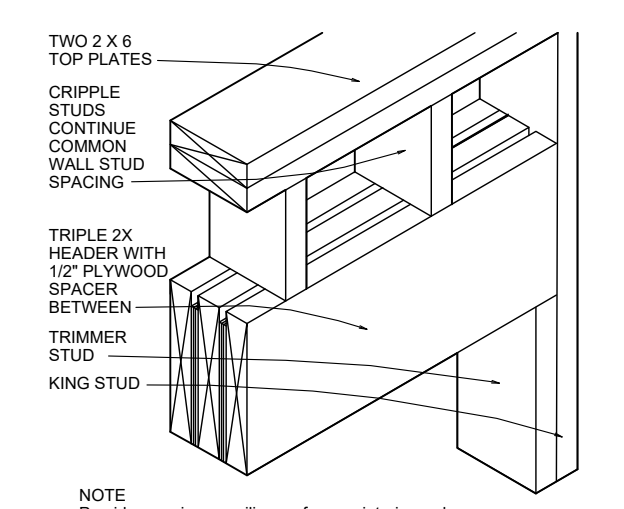
Drawing Name
MEMBRANE ROOF DETAILS

Sheet No.
A-4.1

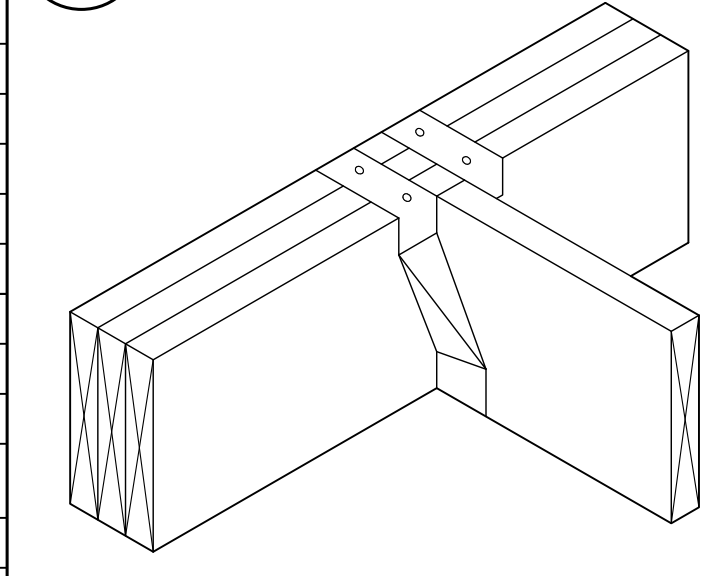
RECOMMENDED FASTENING SCHEDULE

BUILDING ELEMENT	NAIL SIZE AND TYPE	NUMBER AND LOCATION
STUD TO SOLE PLATE	8D COMMON 16D COMMON	4 TOE-NAIL OR 2 DIRECT-NAIL
STUD TO CAP PLATE	16D COMMON	2 TOE-NAIL OR 2 DIRECT-NAIL
DOUBLE STUDS	10D COMMON	12" O.C. DIRECT
CORNER STUDS	16D COMMON	24" O.C. DIRECT
SOLE PLATE TO JOIST OR BLOCKING	16D COMMON	16" O.C.
DOUBLE CAP PLATE	10D COMMON	16" O.C. DIRECT
CAP PLATE LAPS	10D COMMON	2 DIRECT-NAIL
RIBBON STRIP, 6" OR LESS	10D COMMON	2 EACH DIRECT BEARING
RIBBON STRIP, 6" OR MORE	10D COMMON	3 EACH DIRECT BEARING
ROOF RAFTER TO PLATE	8D COMMON	3 TOE-NAIL
JACK RAFTER TO RIDGE	16D COMMON	2 TOE-NAIL OR DIRECT-NAIL
JACK RAFTER TO HIP	10D COMMON 16D COMMON	3 TOE-NAIL OR 2 DIRECT-NAIL
FLOOR JOISTS TO STUDS (NO CEILING JOISTS)	10D COMMON 10D COMMON	5 DIRECT OR 3 DIRECT
FLOOR JOISTS TO STUDS (WITH CEILING JOISTS)	10D COMMON	2 DIRECT
FLOOR JOISTS TO SILL OR GIRDER	3D COMMON	3 TOE-NAIL
LEDGER STRIP	16D COMMON	3 EACH DIRECT
CEILING JOISTS TO PLATE	16D COMMON	3 TOE-NAIL
CEILING JOISTS (LAPS OVER PARTITION)	10D COMMON	3 DIRECT-NAIL
CEILING JOISTS (PARALLEL TO RAFTER)	10D COMMON	3 DIRECT
COLLAR BEAM	10D COMMON	3 DIRECT
BRIDGING TO JOISTS	8D COMMON	2 EACH DIRECT END
DIAGONAL BRACE (TO STUD AND PLATE)	8D COMMON	2 EACH DIRECT BEARING
TAIL BEAMS TO HEADERS (WHEN NAILING PERMITTED)	20D COMMON	1 EACH END 4 SQ. FT. FLOOR AREA
HEADER BEAMS TO TRIMMERS	20D COMMON	1 EACH END 8 SQ. FT. FLOOR AREA
1" ROOF DECKING (OVER 6" IN WIDTH)	8D COMMON 8D COMMON	2 EACH DIRECT RAFTER 3 EACH DIRECT RAFTER
1" SUBFLOORING (6" OR LESS)	8D COMMON	2 EACH DIRECT JOIST
1" SUBFLOORING (8" OR MORE)	8D COMMON	3 EACH DIRECT JOIST
2" SUBFLOORING	16D COMMON	2 EACH DIRECT JOIST
1" WALL SHEATHING (8" OR LESS IN WIDTH)	8D COMMON	2 EACH DIRECT STUD
1" WALL SHEATHING (OVER 8" IN WIDTH)	8D COMMON	3 EACH DIRECT STUD
PLYWOOD ROOF & WALL SHEATHING (1/2" OR LESS) (5/8" OR GREATER) (5/8", 3/8", OR 1/2") (OVER 6" IN WIDTH)	6D COMMON 8D COMMON 16 GAUGE GALVANIZED WIRE STAPLES, 3/8" MINIMUM CROWN; LENGTH OF 1" PLUS PLYWOOD THICKNESS SAME AS IMMEDIATELY ABOVE	6" O.C. DIRECT EDGES & 12" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES & 12" O.C. INTERMEDIATE 4" O.C. EDGES & 8" O.C. INTERMEDIATE 2 1/2" O.C. EDGES & 5" O.C. INTERMEDIATE
PLYWOOD SUBFLOORING (1/2") (3/8", 3/4") (1", 1 1/8") (1/2") (3/8")	6D COMMON OR 6D ANNULAR OR SPIRAL THREAD 8D COMMON OR 8D ANNULAR OR SPIRAL THREAD 10D COMMON OR 8D RING SHANK OR 8D ANNULAR OR SPIRAL THREAD 16D GALVANIZED WIRE STAPLES 3/8" MINIMUM CROWN; 1 3/8" LENGTH	6" O.C. DIRECT EDGES & 10" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES & 10" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES & 6" O.C. INTERMEDIATE 4" O.C. EDGES & 7" O.C. INTERMEDIATE 2 1/2" O.C. EDGES & 4" O.C. INTERMEDIATE
BUILT-UP GIRDERS AND BEAMS	20D COMMON	32" O.C. DIRECT
CONTINUOUS HEADER TO STUD	8D COMMON	4 TOE-NAIL
CONTINUOUS HEADER, TWO PIECES	16D COMMON	16" O.C. DIRECT
1/2" FIBER BOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL OR 16 GAUGE STAPLE, 1 1/2" LONG WITH MIN. CROWN OF 7/16"	3" O.C. EXTERIOR EDGE 6" O.C. INTERMEDIATE
25/32" FIBER BOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL OR 8D COMMON NAIL OR 16 GAUGE STAPLE, 1 1/2" LONG WITH MIN. CROWN OF 7/16"	3" O.C. EXTERIOR EDGE 6" O.C. INTERMEDIATE
GYPSUM SHEATHING	12 GAUGE 1 3/4" LARGE HEAD CORROSION-RESISTANT	4" O.C. EDGE 8" O.C. INTERMEDIATE
PARTICLE BOARD UNDERLAYMENT (1/4"-3/4")	6D ANNULAR THREADED	6" O.C. DIRECT EDGES 10" O.C. INTERMEDIATE
PARTICLE BOARD ROOF AND WALL SHEATHING 1/2" OR LESS	6D COMMON	6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE
5/8" OR GREATER	8D COMMON	6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE
PARTICLE BOARD SUBFLOORING (5/8" OR GREATER)	8D COMMON	6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE
SHINGLES, WOOD*	NO. 14 B&S GAGE CORROSION RESISTIVE	2 EACH BEARING
WEATHER BOARDING	8D CORROSION	2 EACH BEARING

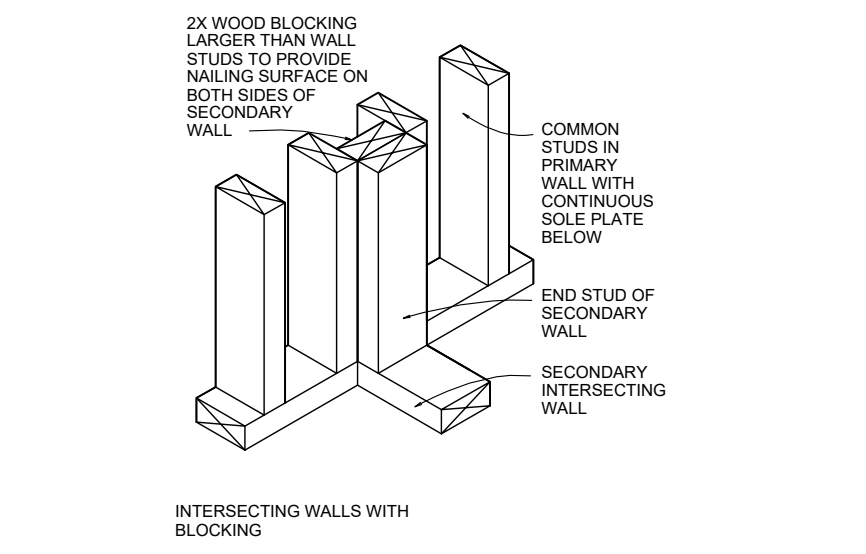
NOTE *: SHINGLE NAILS SHALL PENETRATE NOT LESS THAN 3/4" INTO NAILING STRIPS, SHEATHING OR SUPPORTING CONSTRUCTION EXCEPT AS OTHERWISE PROVIDED IN 780 CMR 1225.4.4.



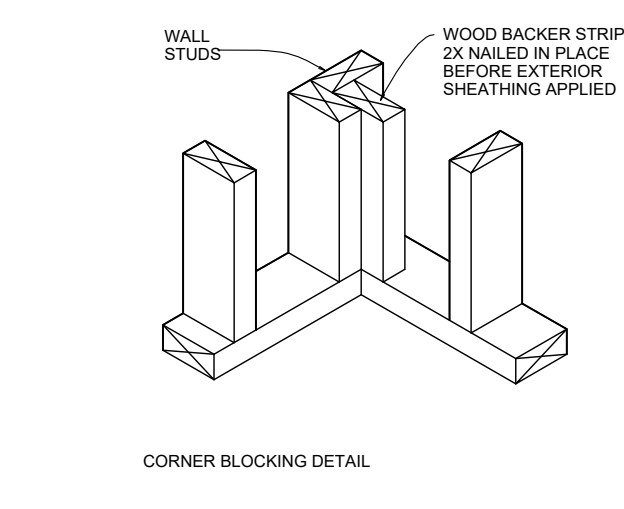
2X6 BEARING HEADER DETAIL
NTS



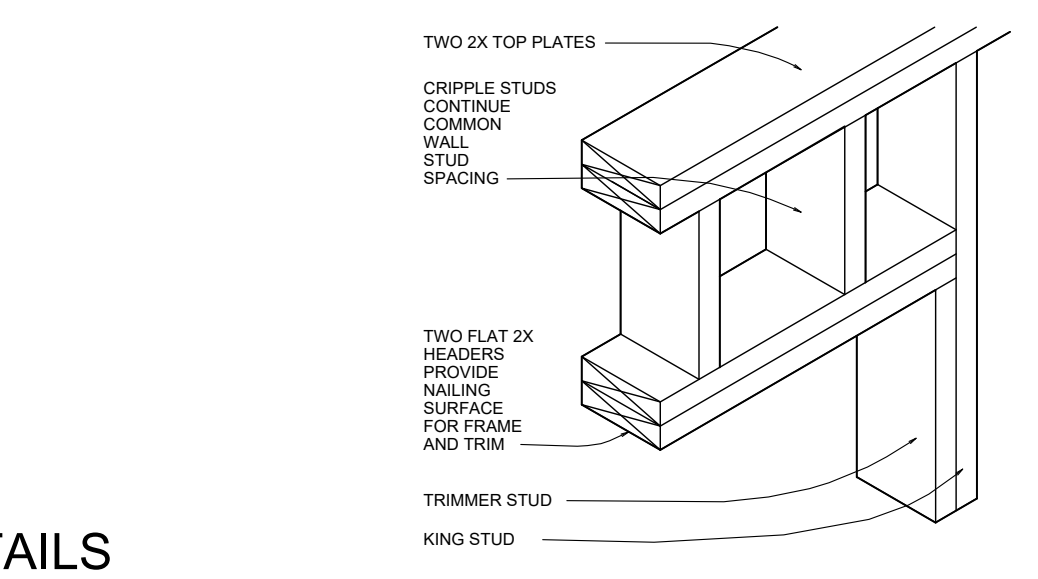
WOOD JOISTS SUPPORTED ON WOOD GIRDERS
1"=1'-0"



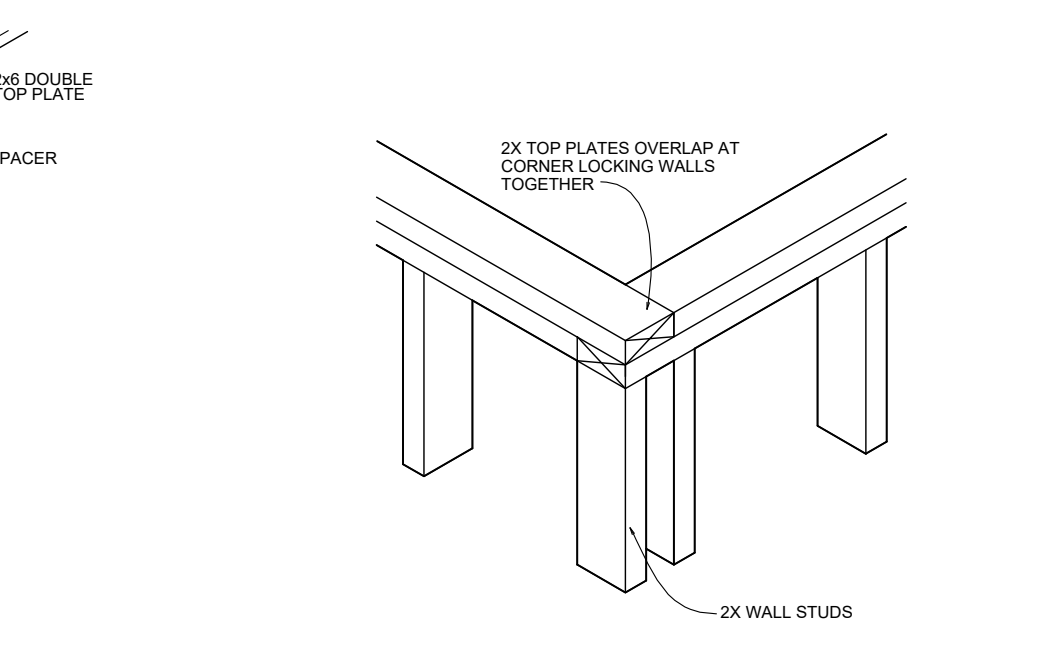
INSULATED WALL DETAILS
1"=1'-0"



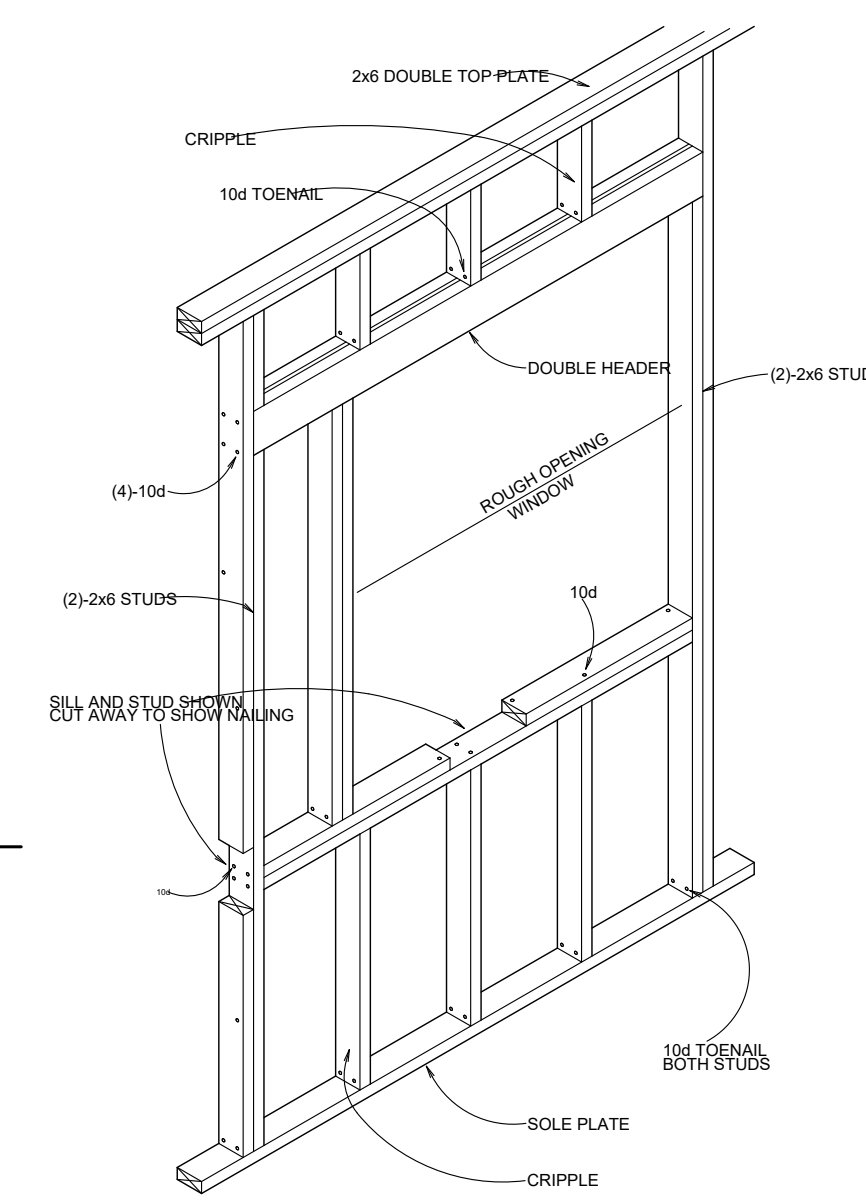
INSULATED WALL DETAILS
1"=1'-0"



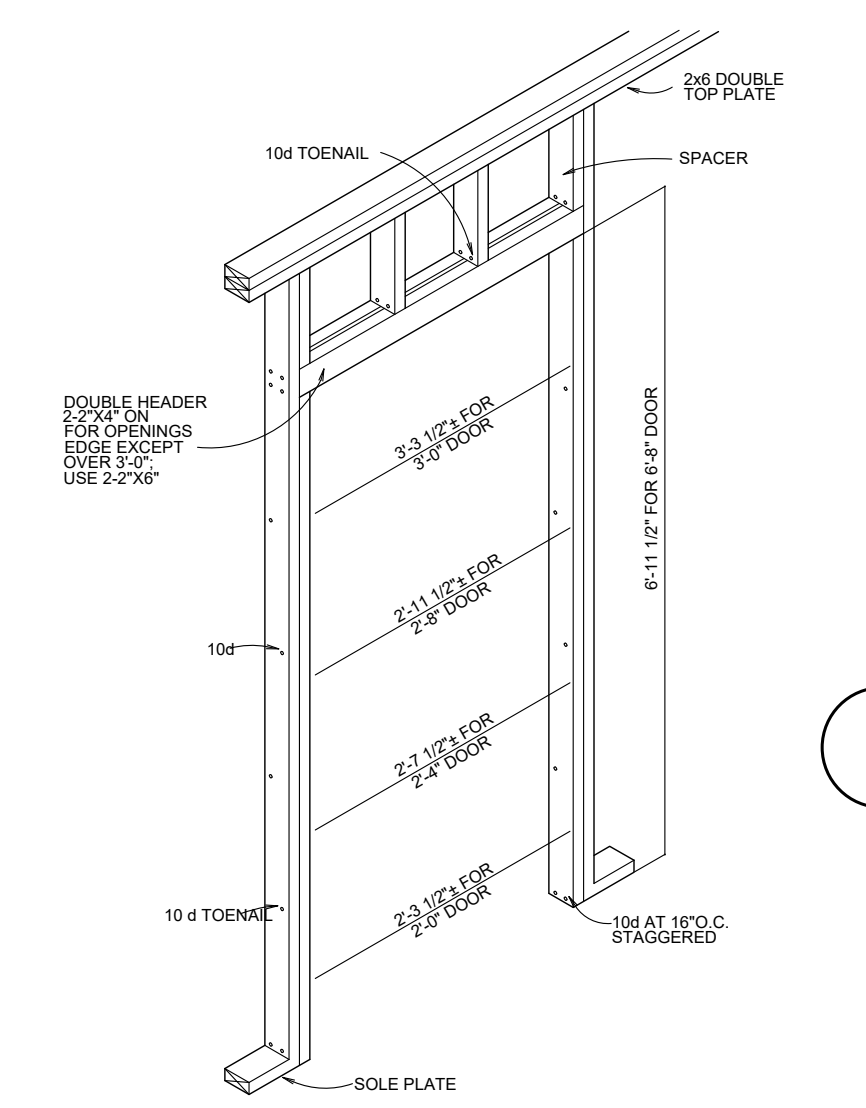
2X PARTITION WALL HEADER DETAIL
NTS



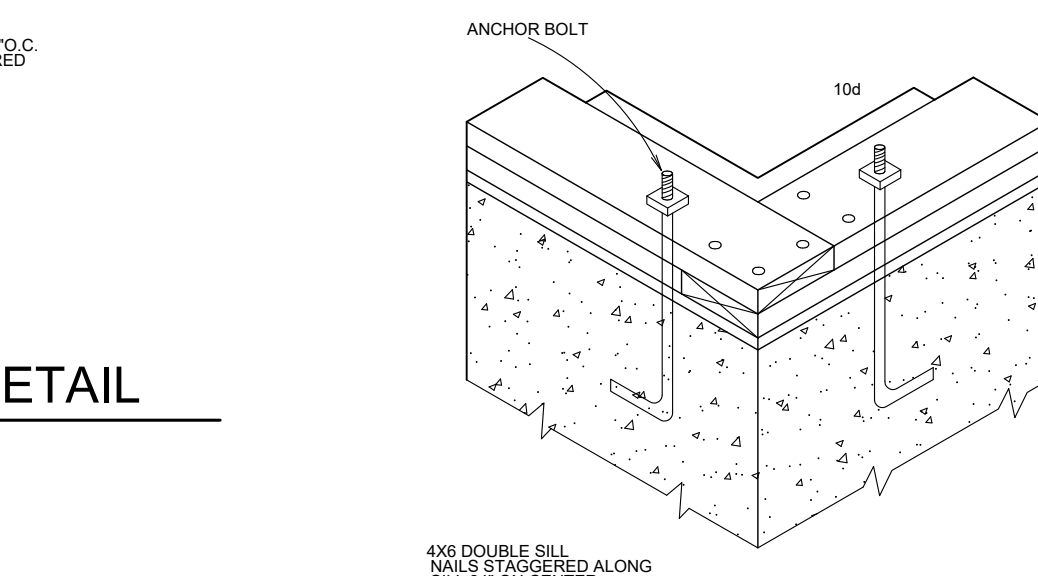
TOP PLATE FRAMING DETAIL
NTS



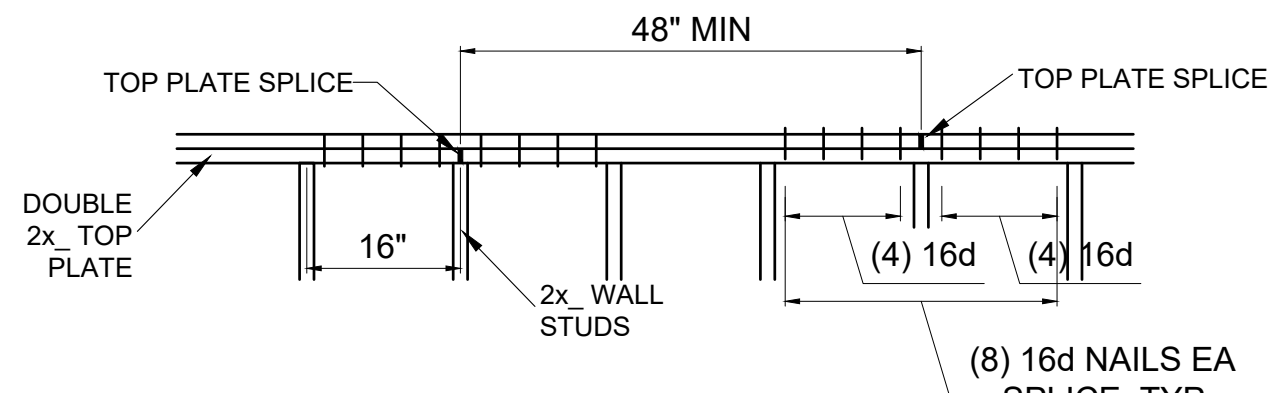
WINDOW OPENING DETAIL
1"=1'-0"



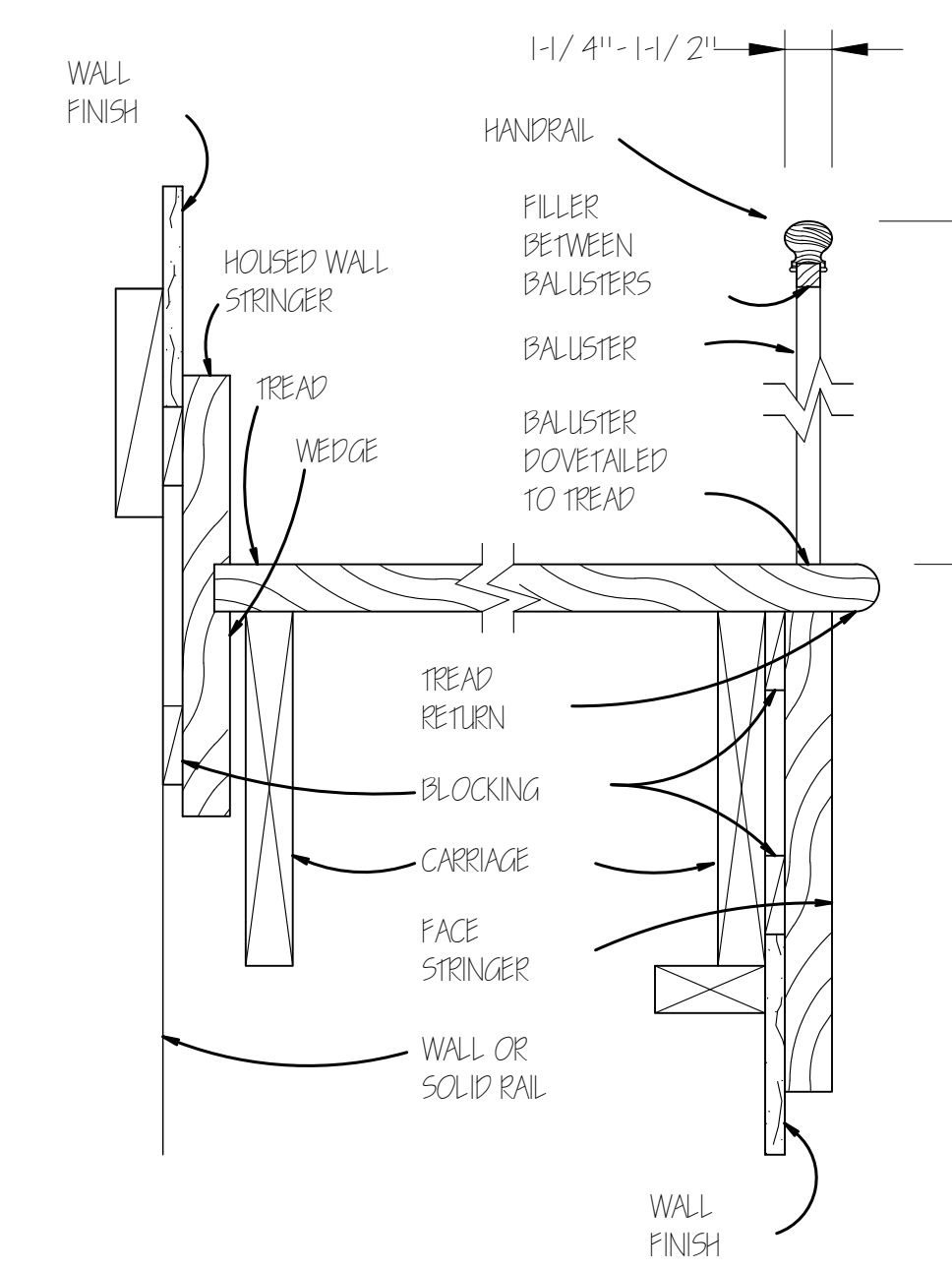
DOOR OPENING DETAIL
1"=1'-0"



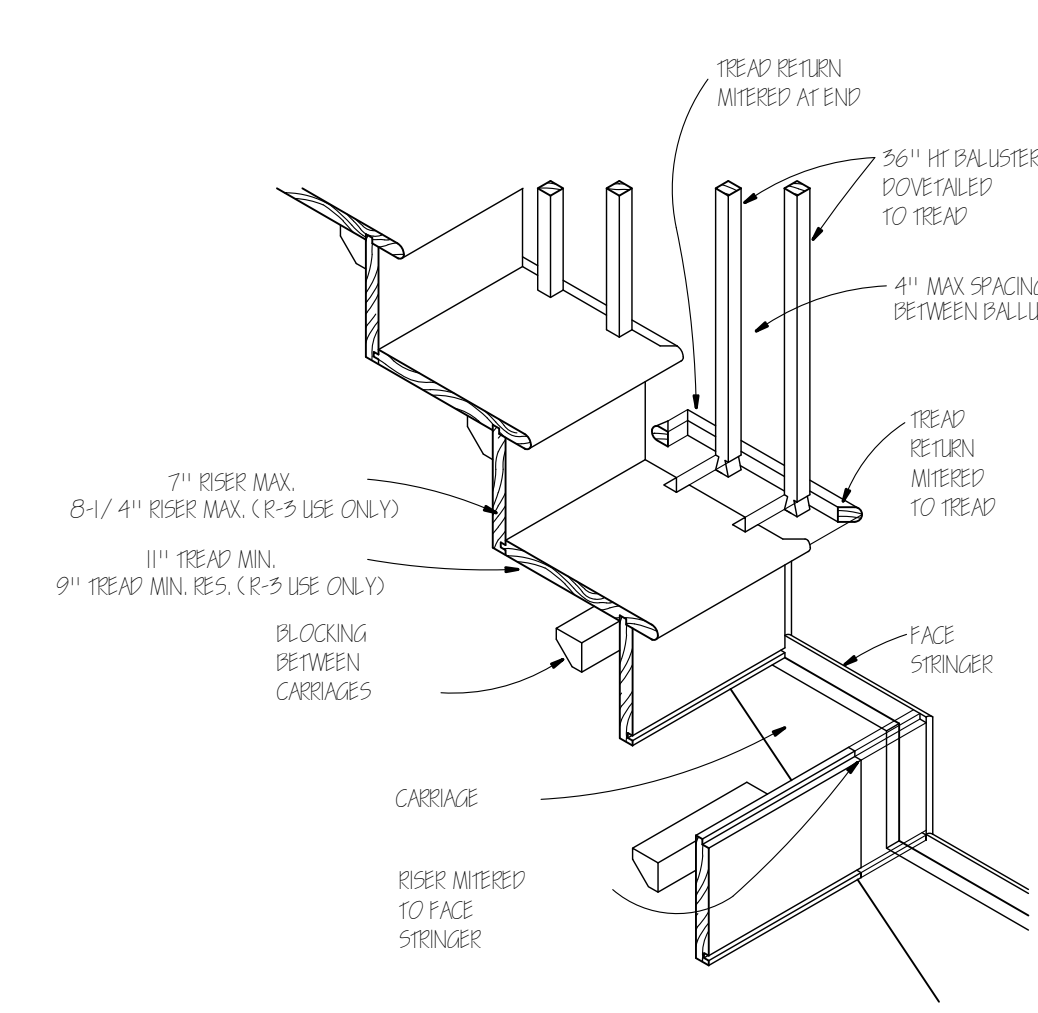
SILL FOR PLATFORM FRAMING DETAIL
1"=1'-0"



TYPICAL DOUBLE TOP PLATE SPLICE DETAIL
NTS



STAIR DETAIL
NTS



STAIR DETAIL
NTS

Location

PROPOSED ADDITION & RENOVATION
43 MOUNT VERNON STREET
CHARLESTOWN, MA 02129

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

No. _____ Revision Date _____

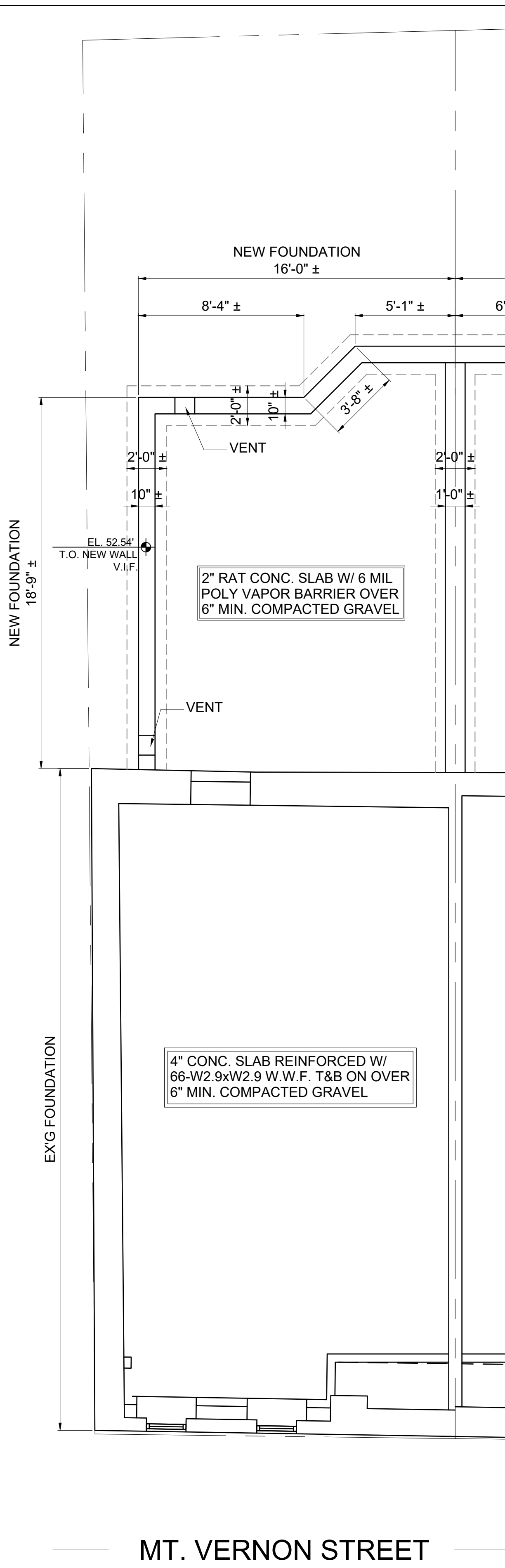
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 Scale: AS NOTED
 Date: 02-20-2024
 Drawn By: DF

Drawing Name

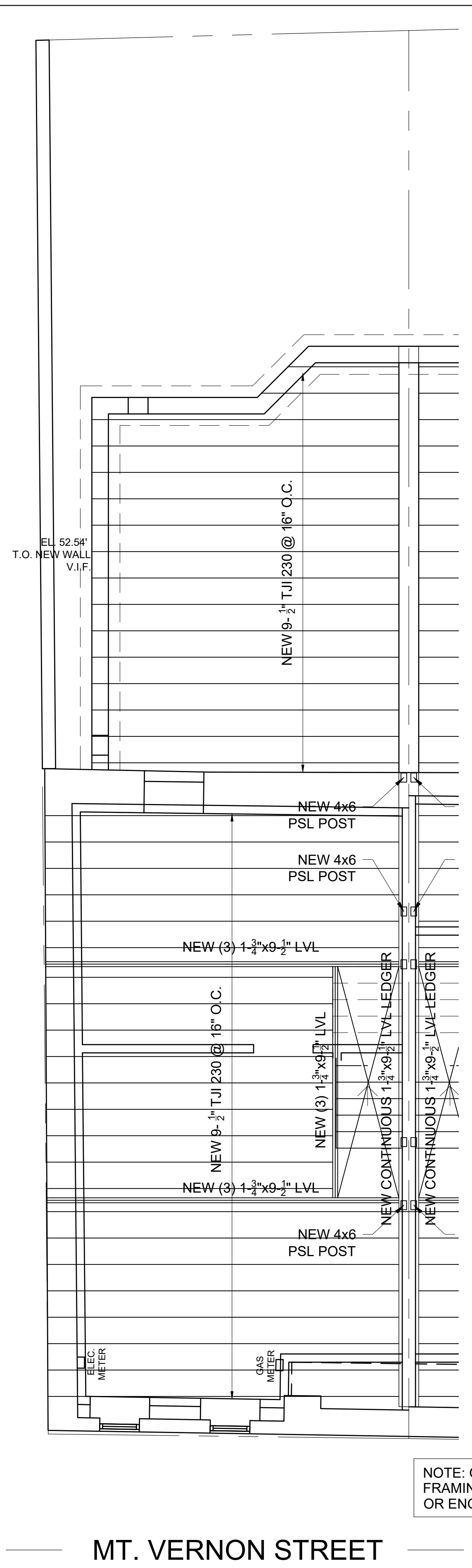
FASTENING SCHEDULE & FRAMING DETAILS

Sheet No.

A-4.2

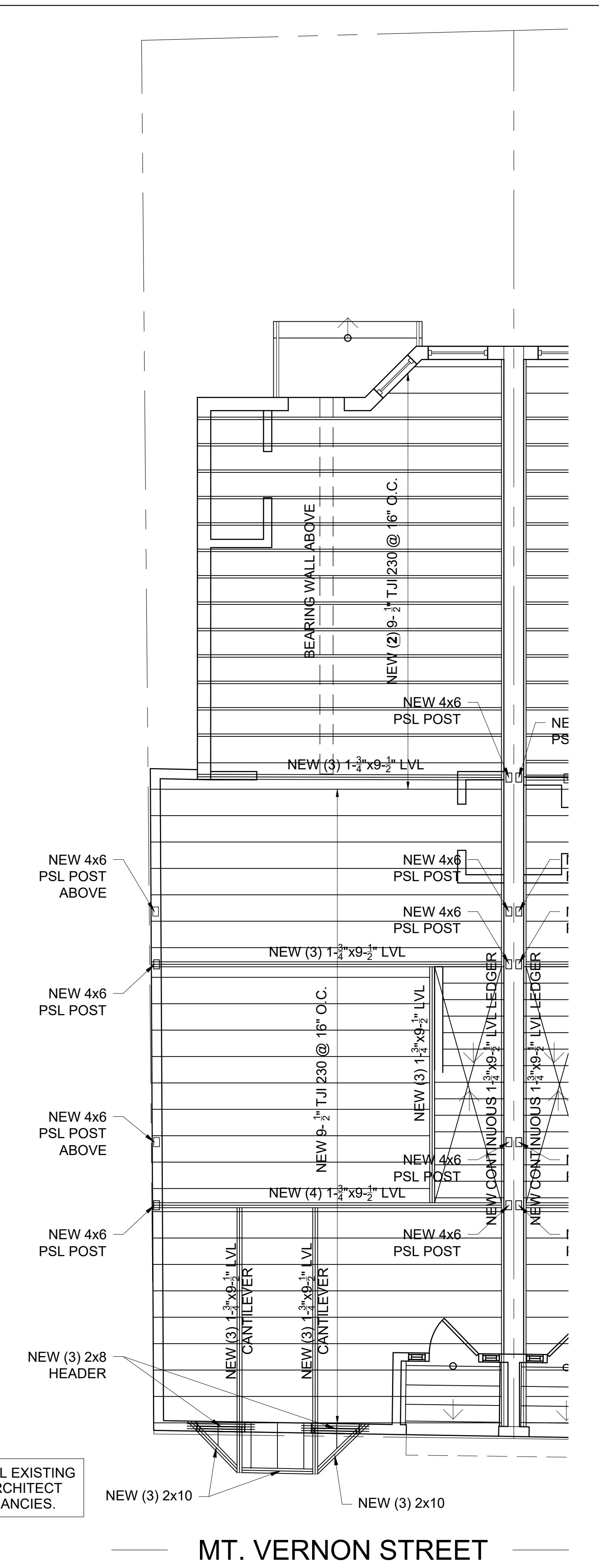


1 FOUNDATION PLAN
1/4" = 1'-0"



2 PROPOSED FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

NOTE: G.C. TO VERIFY IN FIELD ALL EXISTING FRAMING AS NOTED. CONTACT ARCHITECT OR ENGINEER WITH ANY DISCREPANCIES.



3 PROPOSED SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

Location

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CHARLESTOWN, MA 02129

Choo & Company, Inc.

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

No.	Revision Date

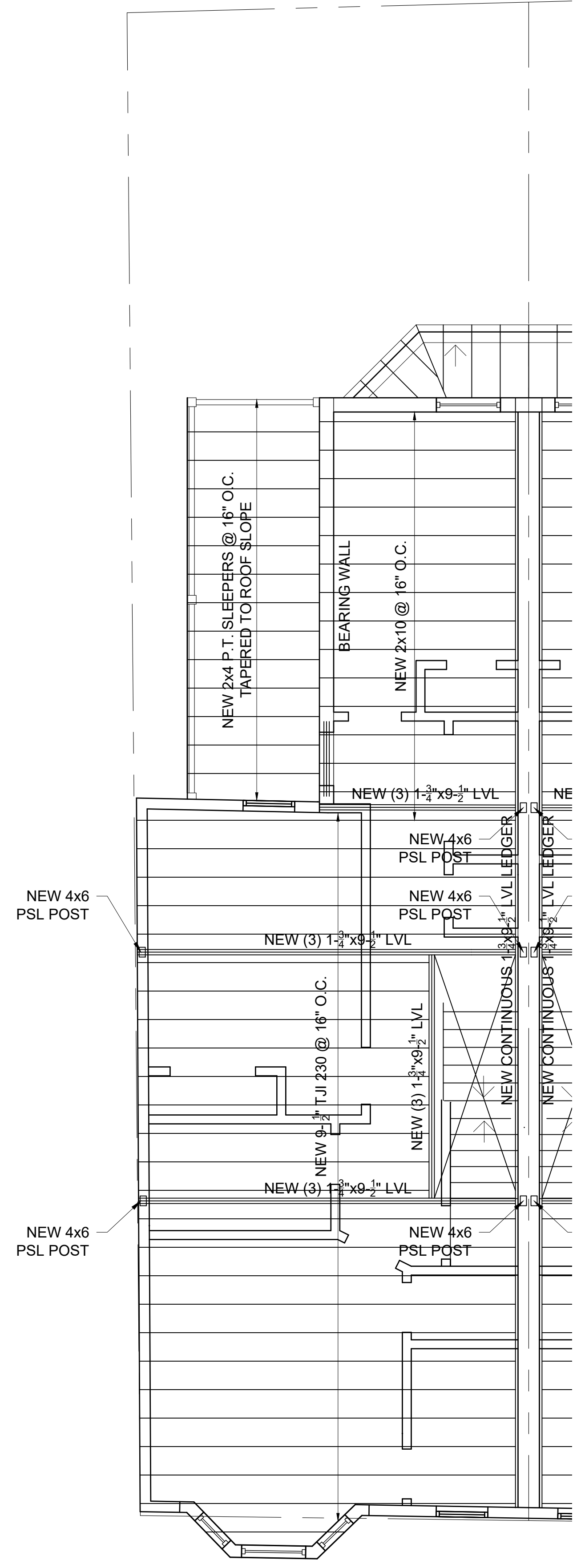
Project No: 2023208
Scale: AS NOTED
Date: 02-20-2024
Drawn By: NS

Drawing Name

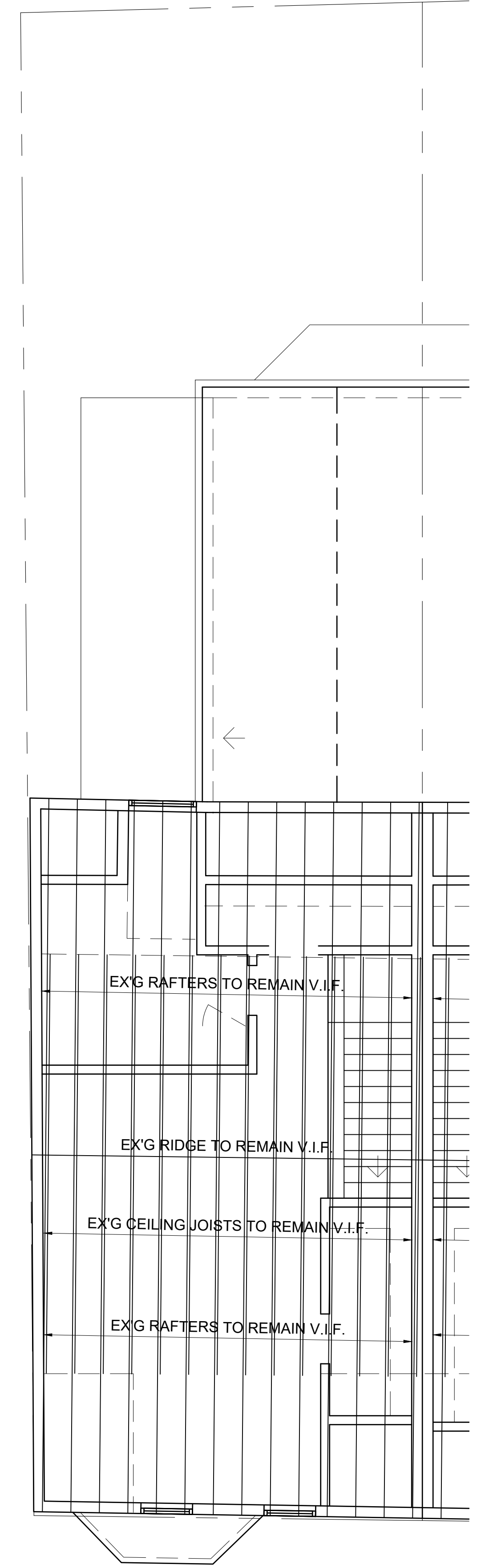
FOUNDATION & FIRST & SECOND FLOOR FRAMING PLAN

Sheet No.

S-1.1



1 PROPOSED THIRD FLOOR FRAMING PLAN
1/4" = 1'-0"

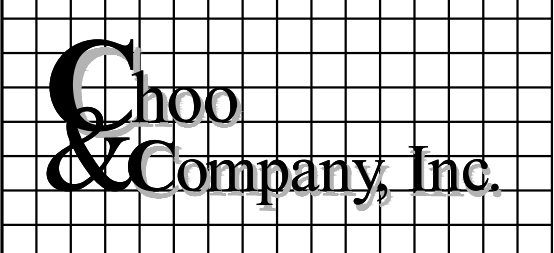


2 PROPOSED ROOF FRAMING PLAN
1/4" = 1'-0"

NOTE: G.C. TO VERIFY IN FIELD ALL EXISTING FRAMING AS NOTED. CONTACT ARCHITECT OR ENGINEER WITH ANY DISCREPANCIES.

Location

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43 MOUNT VERNON STREET
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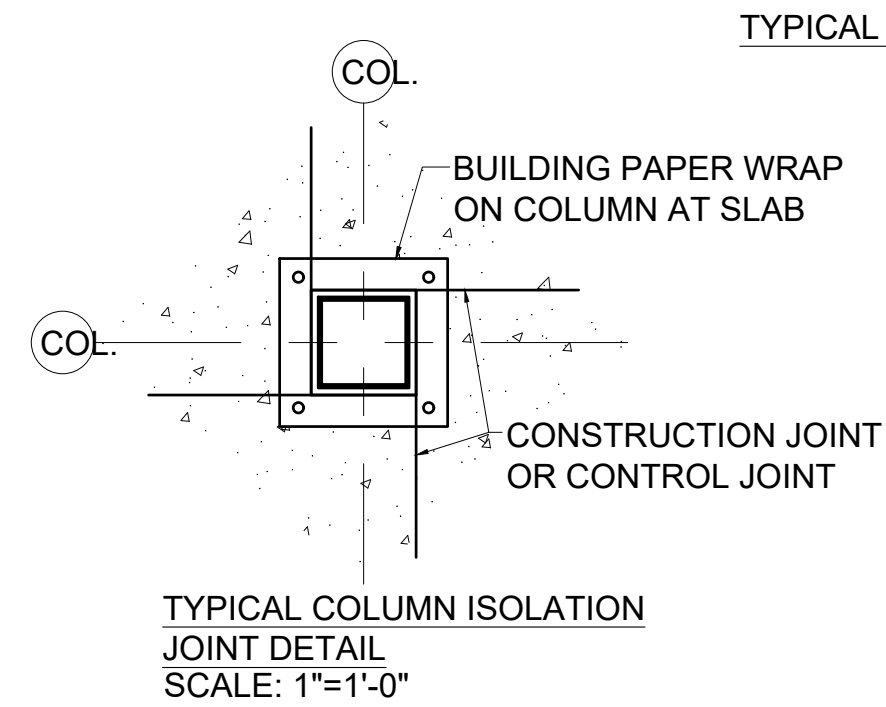
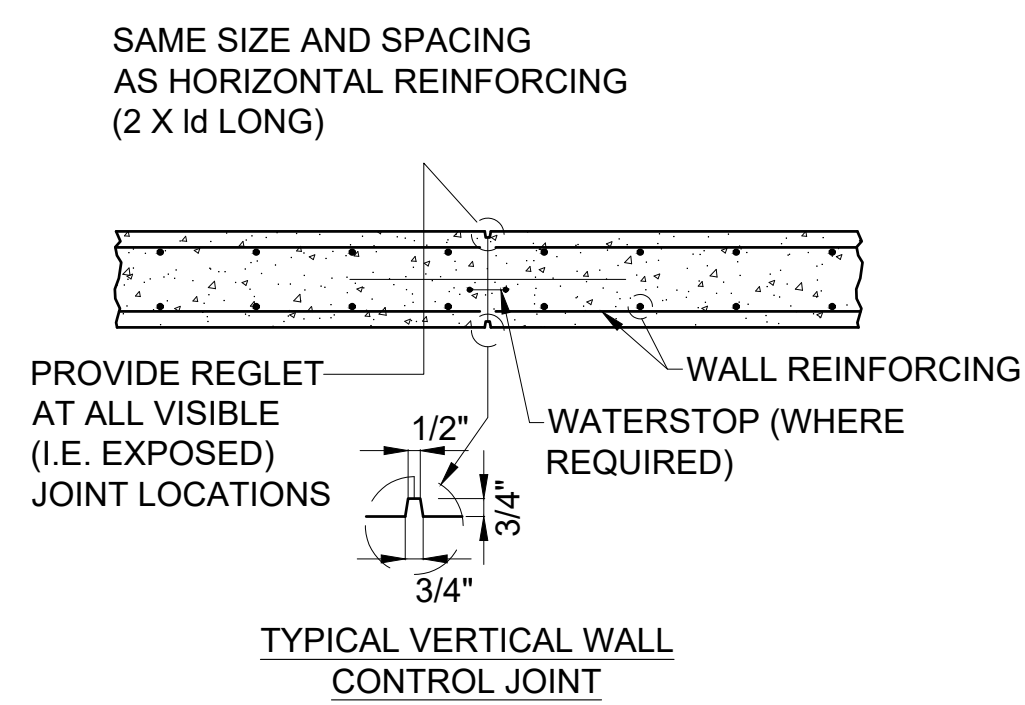
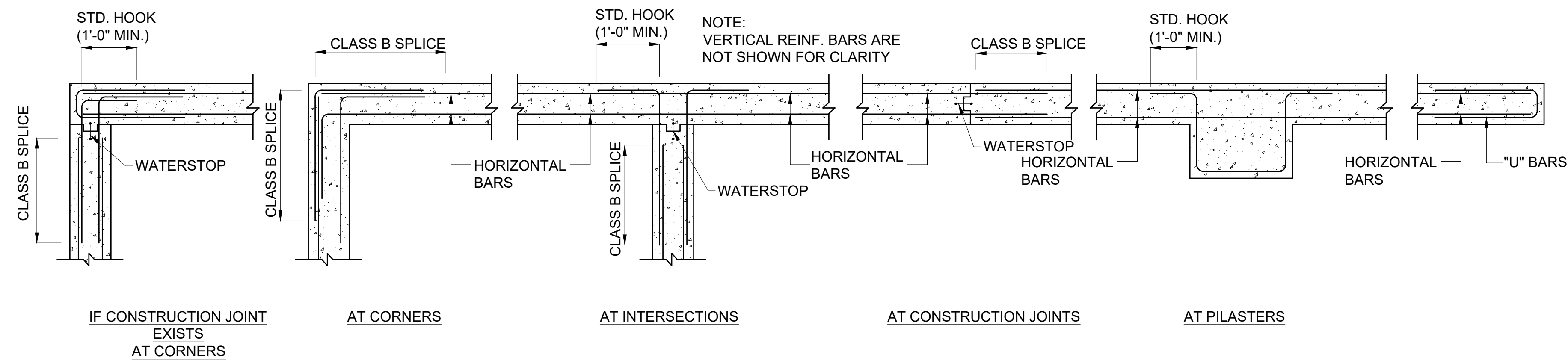


No.	Revision Date

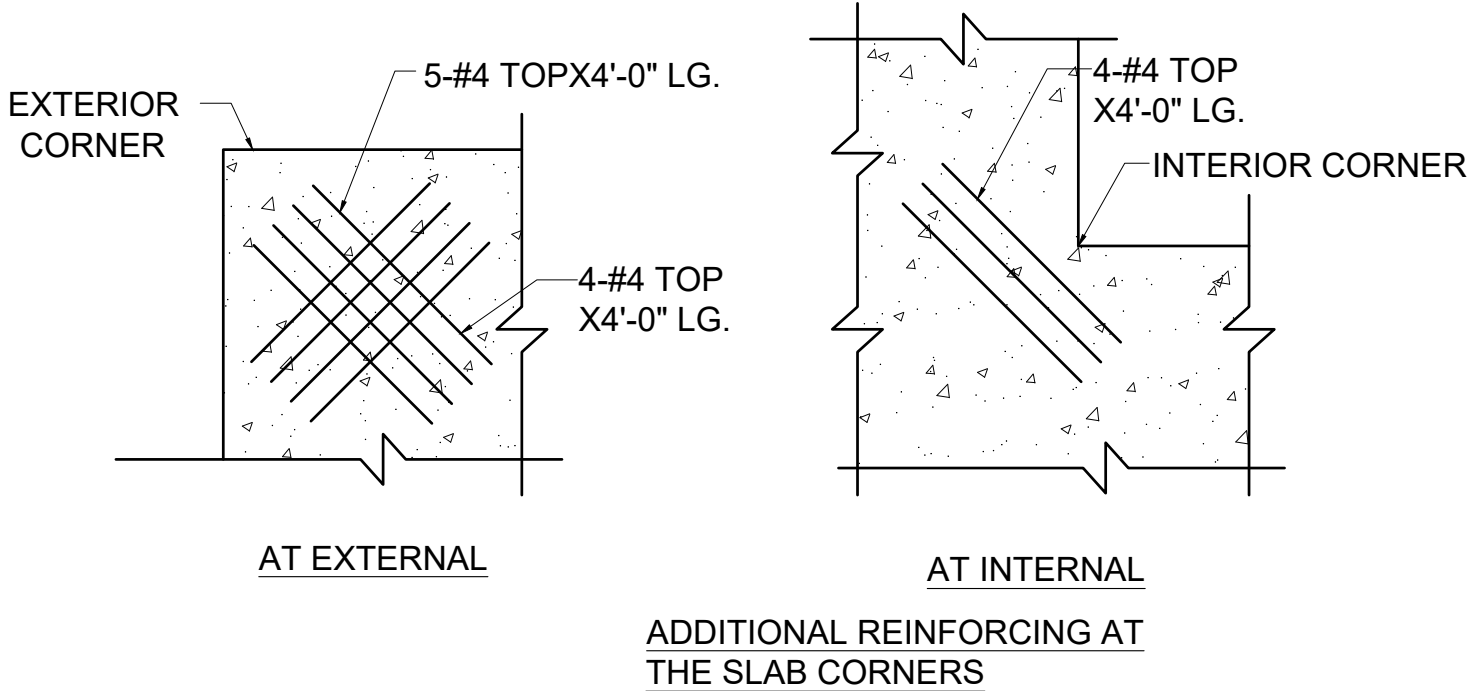
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Scale: AS NOTED
Date: 02-20-2024
Drawn By: NS

Drawing Name
THIRD FLOOR & ROOF FRAMING PLAN

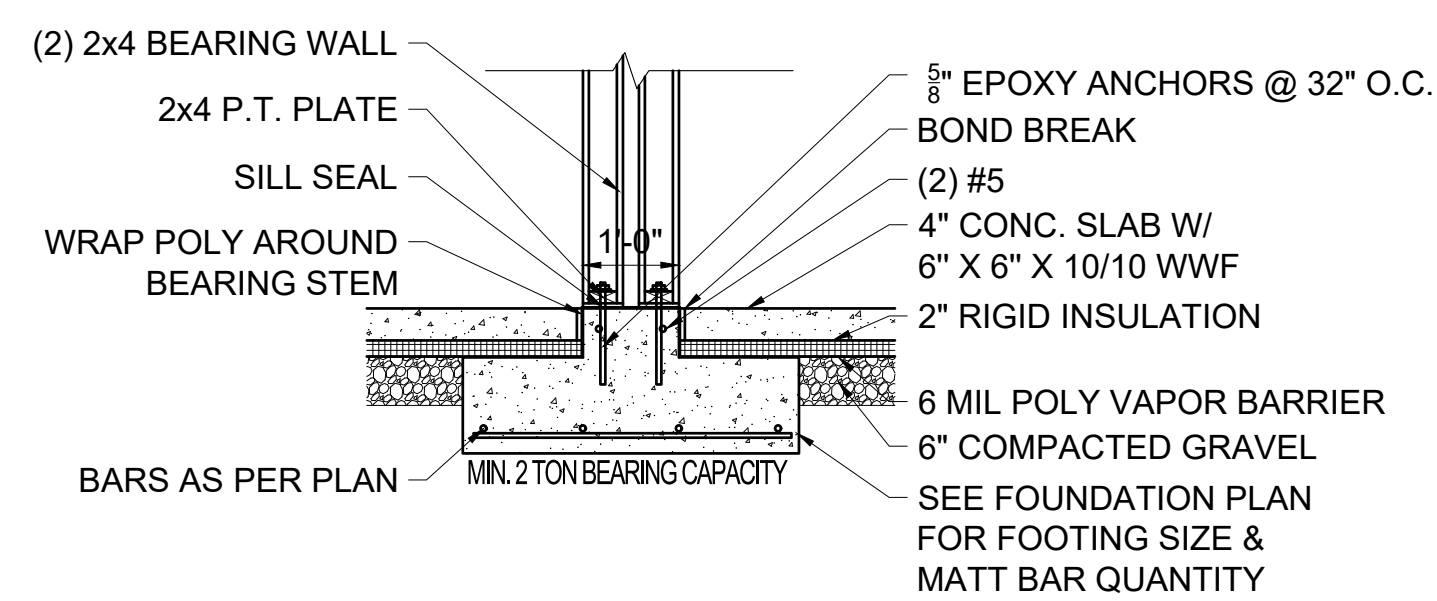
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S-1.2



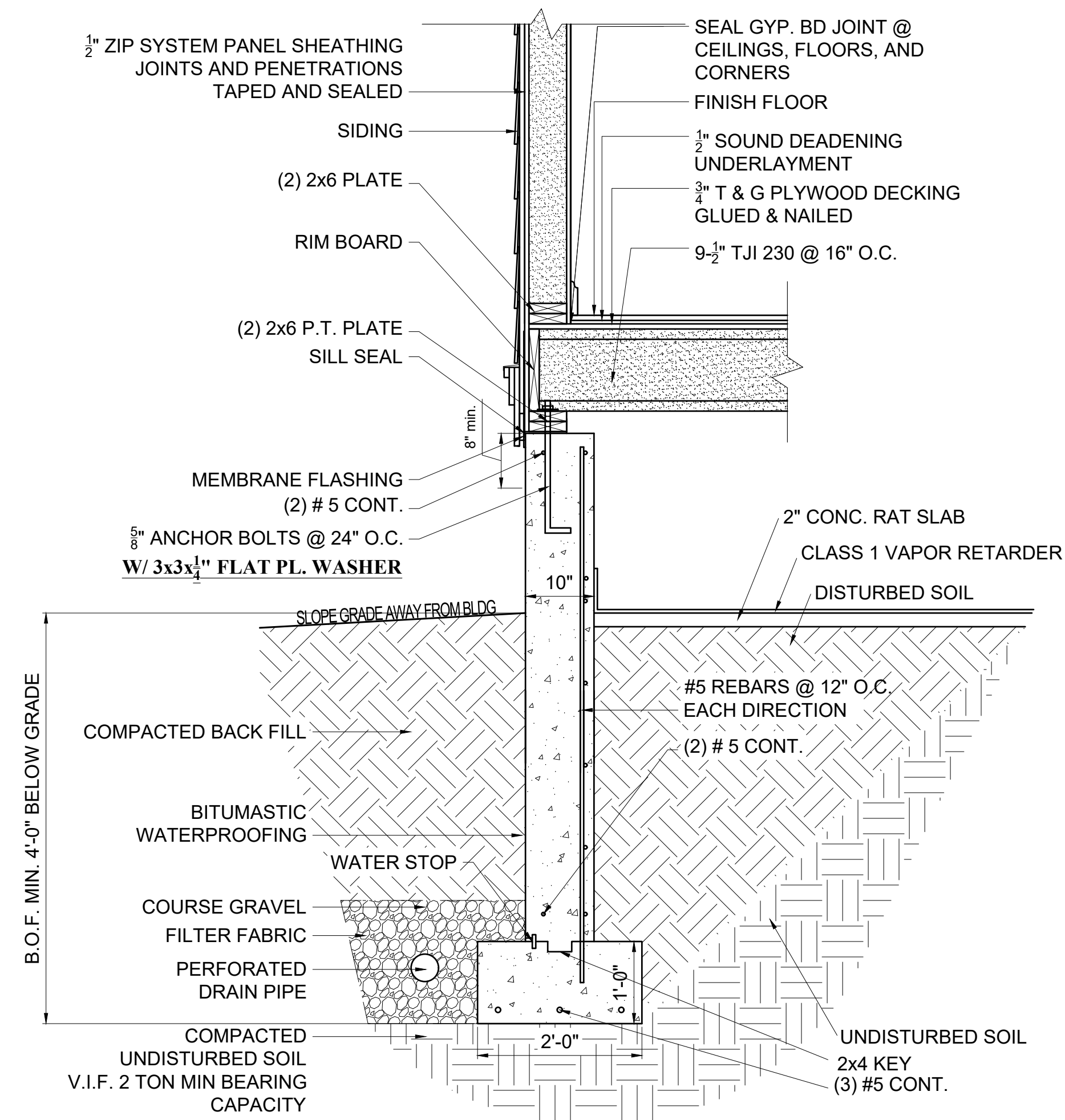
TYPICAL PLAN OF HORIZONTAL WALL REINFORCING



TYPICAL CONCRETE DETAILS
1/2" = 1'-0"



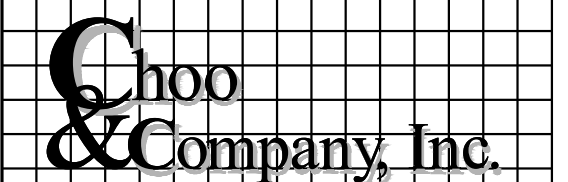
1 PARTY WALL STRIP FOOTING DETAIL
1/2" = 1'-0"



2 FOUNDATION WALL @ ADDITION
1/2" = 1'-0"

Location

**PROPOSED ADDITION &
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43 MOUNT VERNON STREET
CHARLESTOWN, MA 02129**



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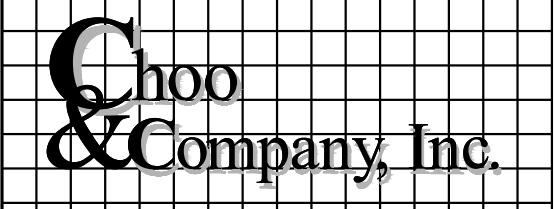
Project No: 2023208
Scale: AS NOTED
Date: 02-20-2024
Drawn By: NS

Drawing Name
**CONCRETE
DETAILS**

Sheet No.
S-2.1

Location

**PROPOSED ADDITION &
RENOVATION
43 MOUNT VERNON STREET
CHARLESTOWN, MA 02129**



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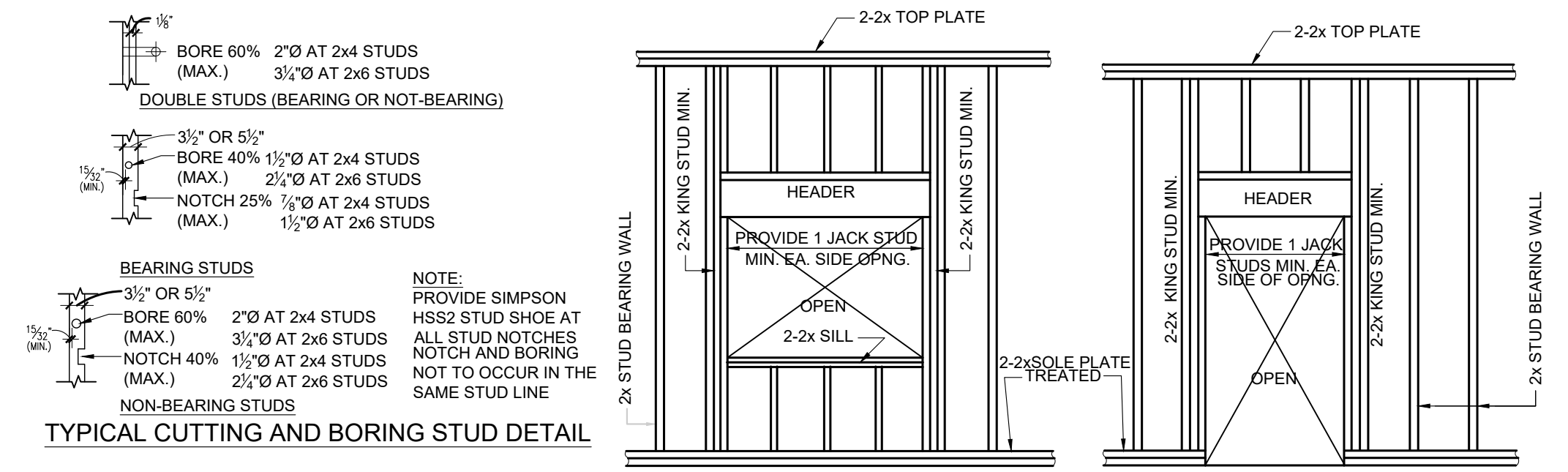
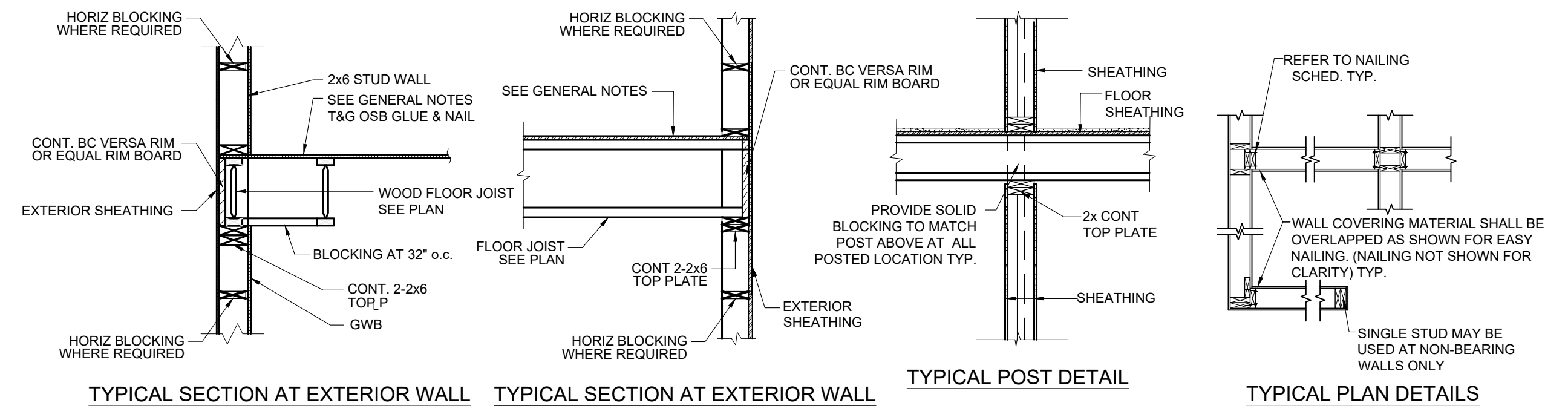
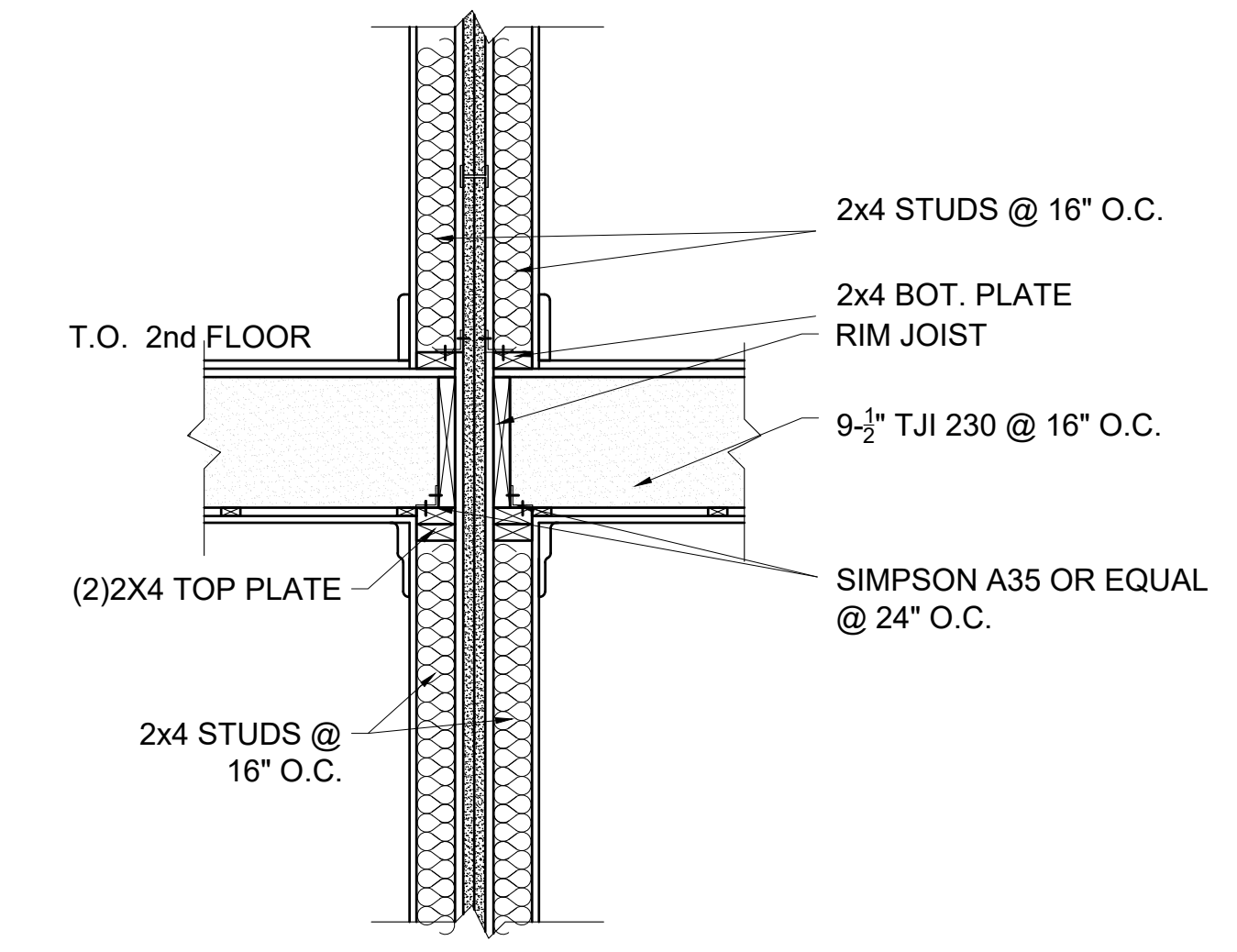
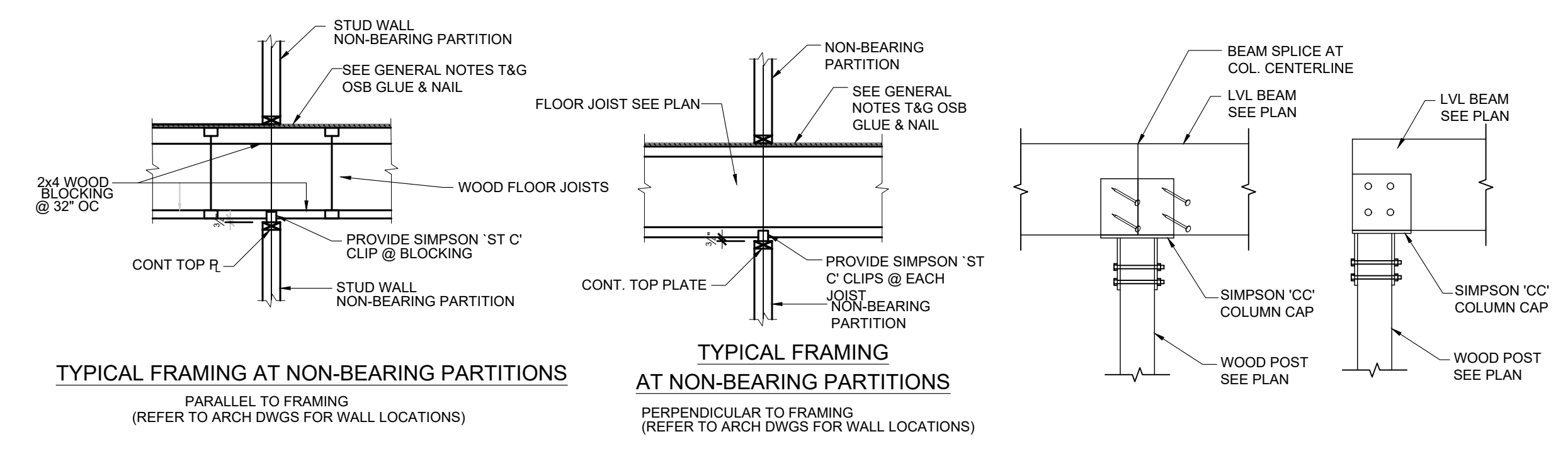


No.	Revision Date

Project No: 2023208
Scale: AS NOTED
Date: 02-20-2024
Drawn By: NS

Drawing Name
WOOD DETAILS

Sheet No.
S-2.2



HEADER SCHEDULE (I.N.O.)

BEARING WALLS			
OPNG. WIDTH	HDR. DEPTH	KING STUDS	TRIMMER
3'-0" OR LESS	6"	2-2x6	1-2x6
3'-0" TO 3'-6"	8"	2-2x6	1-2x6
3'-6" TO 4'-0"	8"	2-2x6	2-2x6
4'-0" TO 4'-6"	10"	2-2x6	2-2x6
4'-6" TO 5'-0"	12"	2-2x6	2-2x6
NON-BEARING WALLS			
OPNG. WIDTH	HDR. DEPTH <td>KING STUDS</td> <td>TRIMMER</td>	KING STUDS	TRIMMER
4'-0" OR LESS	6"	2-2x6	1-2x6
4'-0" TO 4'-6"	8"	2-2x6	1-2x6
4'-6" TO 5'-0"	8"	2-2x6	2-2x6
5'-0" TO 5'-6"	10"	2-2x6	2-2x6
5'-6" TO 6'-0"	12"	2-2x6	2-2x6

TYPICAL WOOD DETAILS
1/2" = 1'-0"

