



City of Boston  
Planning Department

**Planning Department Design Review Provisos**  
**12 Prospect St, Charlestown**  
**Neighborhood Design Review**  
**03.27.2025**

**General**

1. All changes to the exterior and/or site plans shall be submitted to the Planning Department 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 Planning Department.
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 Planning Department for a delay in completing the site improvements.

**Building**

4. 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.
5. Access to roof decks shall be through a hatch, not headhouse.
6. 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.
7. Window and door trim shall have the following minimum dimensions: 4" casings with 5" or 6" trim at head. Cornerboards shall be 8" wide at minimum.

**Mechanical**

8. 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.
9. 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.



IMAGE FROM GOOGLE STREET VIEW

## ZONING SUMMARY

## ZONING CODE ANALYSIS 12 PROSPECT ST.

**Governing Article:** Article 62 Charlestown  
**Subdistrict:** 3F-2000, OS-UP

Use Regulations: Section Table	
Existing	Proposed
2 Family	2 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		1,330 SF	1,330 SF	
Min Required Lot Width and Frontage	20' / 20'		22.2' / 22.2'	22.2' / 22.2'	NO CHANGE
Max FAR	2.00		2.32	2.32	3,080 SF EX'G NO CHANGE
Max Building Height / Stories	3 STORIES / 35'		3 STORIES / 34.8'	3 STORIES / 34.8'	NO CHANGE
Usable Open Space	433 SF / DU		172 SF / DU	229 SF / DU	343 SF YARD & 114 SF ROOF DECK
Min Front Yard	MODAL / 0'		0'	0'	NO CHANGE
Min Side Yard	2.5'		0' / 3.9'	0' / 3.9'	
Min Rear Yard	15'		.2'	.2'	62-30.10
Max Use of Rear Yard	25%				

**Overlays:**

NDOD  
Parks Design Review

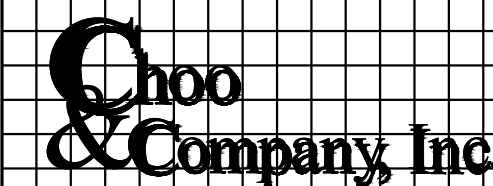
**Parking:**

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

**TWO-FAMILY RENOVATION  
& ADDITION  
12 PROSPECT STREET  
CHARLESTOWN, MA 02129**



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

[illegible]

Project No: 2024109

Scale: **AS NOTED**

Date: 10-10-2024

Drawn By: DF

Drawing Name

COVER SHEET

Sheet No.

CS











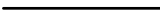
# BPDA ZONING VIEWER



# GOOGLE MAPS



## KEY

- |   |                                     |
|---|-------------------------------------|
|  | SMOKE DETECTOR                      |
|  | HEAT DETECTOR                       |
|  | CARBON MONOXIDE DETECTOR            |
|  | 1 HOUR WALL                         |
|  | FAN                                 |
|  | 45 MIN. DOOR                        |
|  | WINDOW TYPE                         |
|  | 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1) |
|  | NEW WALL                            |
|  | EX'G WALL TO REMAIN                 |
|  | WALL TO BE REMOVED                  |

## CODE SUMMARY

PROPOSED TYPE 5B CONSTRUCTION  
PROPOSED R-3 USE GROUP (SINGLE-FAMILY)  
PROPOSED 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.

GENERAL NOTES:

CONTRACTOR RESPONSIBILITY-  
CONTRACTOR IS SOLELY RESPONSIBLE FOR:

- 1. VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.
- 2. ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
- 3. OBTAINING AND PAYING FOR ALL PERMITS.
- 4. PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES.
- 5. CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS.
- 6. SCHEDULING AND SEQUENCING.
- 7. CONSTRUCTION MEANS, METHODS AND TECHNIQUES
- 8. MAINTAINING DRAWINGS AND PERMITS ON SITE.
- 9. JOB SITE SAFETY
- 10. COORDINATION BETWEEN TRADES, AND SUPPLIERS.
- 11. PROVIDE SCHEDULE TO OWNER AND ARCHITECT,
- 12. PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT.
- 13. TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 14. SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS.
- 15. REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
- 16. 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:

- 17. POURING CONCRETE
- 18. INSULATING
- 19. INSTALLING DRYWALL
- 20. 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:

- 1. 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.
- 2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL; OR, ON ENGINEERED BANK RUN GRAVEL FILL MATERIAL WITH A MINIMUM DRY DENSITY OF 95%.
- 3. ALL FOOTING SHALL BE POURED IN THE DRY ONLY. WATER SHALL NOT BE ALLOWED TO FLOW THROUGH THE DEPOSITED CONCRETE.
- 4. 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.
- 5. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS; OR, AS SHOWN ON DRAWINGS.
- 6. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
- 7. ALL REINFORCEMENT: ASTM A615-60, WWF A185.

CONCRETE NOTES:

- 1. 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.
- 2. MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.

REINFORCING NOTES:

- 1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60.
- 2. ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 615-40.
- 3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS.
- 4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
- 5. 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.
- 6. 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
- 7. 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:

- 1. ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
- 2. ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A MINIMUM:
  - FB=875 PSI, FV=135 PSI, E=1,300,000 PSI.
- 3. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0" O.C.
- 4. 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.
- 5. PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
- 6. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
- 7. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
- 8. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
- 9. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
- 10. 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.
- 11. 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

- 1. DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER.
- 2. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION BEFORE STARTING DEMOLITION.
- 3. 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.
- 4. MAINTAIN CLEAR EXIT PATHS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
- 5. ALL STRUCTURAL ELEMENTS SHALL BE PROTECTED DURING DEMOLITION.
- 6. 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.
- 7. 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.
- 8. ALL STRUCTURAL FLOOR SHOULD BE REMOVE AND REPLACE ONE FLOOR AT A TIME.
- 9. CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE NOT AFFECTED BY THE DEMOLITION.
- 10. ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.
- 11. G.C. TO MAINTAINING FIRE SEPARATION BETWEEN ATTACHED BUILDING.

EXTERIOR:

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

INTERIOR:

- 1. REMOVE ALL EXISTING NON-LOAD BEARING WALLS, DOORS, AND PARTITIONS SHOWN DASHED, INCLUDING ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS THERE IN.
  - 2. REMOVE EXISTING MEZZANINE STAIR.
  - 3. EXISTING MEZZANINE TO BE REMOVED OVER KITCHEN AND BACK TO THE STEP UP AT THE ENTRY WALL.
  - 4. REMOVE ALL FLOOR AND CEILING FINISHES BACK TO SUBSTRATE.
  - 5. CONTRACTOR RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF APPLIANCES AND PLUMBING FIXTURES, ACCESSORIES AND ASSOCIATED HARDWARE.
  - 6. CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF ALL CEILINGS, FURRING STRIPS AND FASTENERS DOWN TO EXPOSED STRUCTURE AT EXISTING PITCHED ROOF AREA.
  - 7. 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.
  - 8. G.C. SHALL BE FULLY RESPONSIBLE FOR PROTECTING ALL EXISTING SURFACES AND ITEMS TO REMAIN, TYPICAL THROUGHOUT.
  - 9. COORDINATE ALL DEMOLITION WITH STRUCTURAL DRAWINGS. PROVIDE TEMPORARY SHORING AS REQUIRED.
  - 10. GC IS RESPONSIBLE FOR PROVIDING DEMOLITION ENGINEERING IF REQUIRED.
  - 11. EXISTING INTERIOR PARTITIONS ARE ASSUMED 2x4 WOOD STUDS WITH PLASTER OR GWB FINISH.
  - 12. REMOVE AND PROPERLY DISPOSE OF ALL BASE TRIM, WAINSCOTING, CASING, AND MOLDING UNLESS OTHERWISE NOTED.
- MEP NOTES**
- 1. G.C. IS RESPONSIBLE FOR THE REMOVAL OF ALL PLUMBING FIXTURES.
  - 2. G.C. IS RESPONSIBLE FOR KEEPING AND CAPPING OFF ANY PIPING WITHIN WALLS NOT BEING DEMOLISHED.
  - 3. G.C. TO COORDINATE CAREFUL REMOVAL OF EXISTING LIGHTING WITH NEW LIGHTING PLANS.
  - 4. G.C. TO MAKE OBSOLETE ALL EXISTING KNOB AND TUBE WIRING (IF APPLICABLE) . REMOVE WHERE DEMOLITION ALLOWS.
  - 5. G.C. IS RESPONSIBLE FOR CAPPING ANY GAS OR ELECTRICAL LINES.

Location

TWO-FAMILY RENOVATION  
& ADDITION  
12 PROSPECT 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: 2024109  
Scale: AS NOTED  
Date: 10-10-2024  
Drawn By: DF

Drawing Name

GENERAL  
NOTES

Sheet No.

A-0.1

PREPARED FOR:  
OWNER OF RECORD:  
12-14 PROSPECT STREET, LLC  
200 FALCON STREET  
EAST BOSTON, MA 02128

REFERENCES:  
DEED: BK 71055, PG 182  
PLAN: BK 4460, PG 381  
BK 8395, PG 272 (E)  
BK 8396, PG 618  
BK 9699, PG 242  
PL BK 28, PL 63 (S. MIDDLESEX)  
BK 20596, PG 242  
BK 24793, PG 171  
#25 OF 2012

CITY OF BOSTON ENGINEERING RECORDS  
FB 490, PGS 114-117  
FB 555, PG 118-119  
FB 712, PGS 62-63  
FB 909, PGS 80-81  
FB 1144, PGS 82-85  
YUNITS: SHEET S-13

NOTES:  
PARCEL ID: 0202819000 (#12)  
0202818000 (#14)

MODAL SETBACK = 0.0' ON PROSPECT STREET



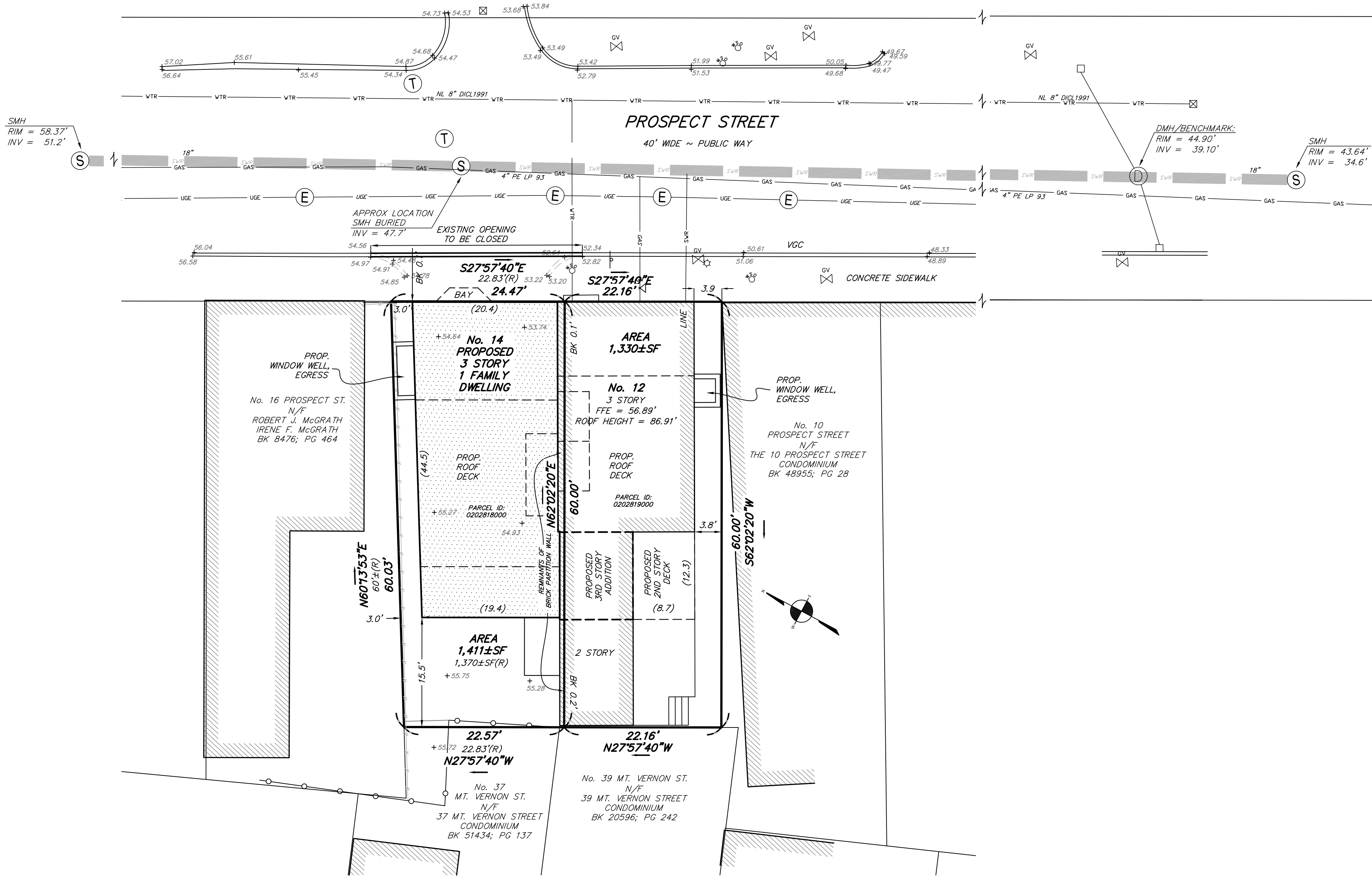
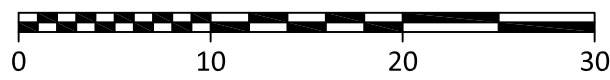
03/31/2025

ALT#1664594, Approved with attached Provisos

# PROPOSED CONDITIONS PLAN

LOCATED AT  
12-14 PROSPECT STREET  
CHARLESTOWN, MA

DATE: MARCH 19, 2025 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
- SEWER LINE
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRIC LINE
- CHAIN LINK FENCE
- INVERT
- PVC
- POLY VINYL CHLORIDE
- VITRIFIED CLAY
- REINFORCED CONCRETE PIPE
- FOUND
- CONCRETE BOUND
- STONE BOUND

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF OCTOBER 19, 2017 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.

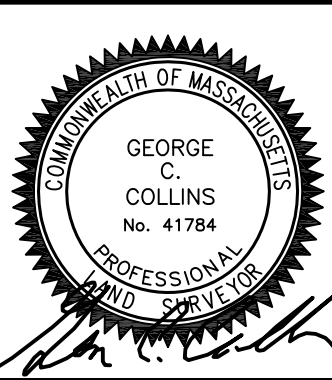
**VERTICAL DATUM**  
THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO BOSTON CITY BASE AND WERE DETERMINED FROM A RIM ELEVATION COMPILED FROM PLANS OBTAINED FROM BOSTON WATER AND SEWER COMMISSION.



**BENCHMARK**  
1) RIM OF DRAIN MANHOLE  
ELEVATION = 44.90'

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  
ZONE: X  
COMMUNITY PANEL: 25025C0018J  
EFFECTIVE DATE: 03/16/2016

FIELD: JJH  
DRAFT: RAP, SAP  
CHECK: GCC  
DATE: 03/19/25  
JOB # 17-00576



Location		
TWO-FAMILY RENOVATION & ADDITION 12 PROSPECT STREET CHARLESTOWN, MA 02129		
		
One Billings Road Quincy, MA 02171 617-786-7727 fax 617-786-7715		
		
No.	Description	Date
1	NDOD	03-19-2025
Project No:	2024109	
Scale:	AS NOTED	
Date:	10-10-2024	
Drawn By:	DF	
Drawing Name	PROPOSED LANDSCAPE PLAN	
Sheet No.	L-1.0	

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 ARE 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

DEMOLITION GENERAL NOTES:

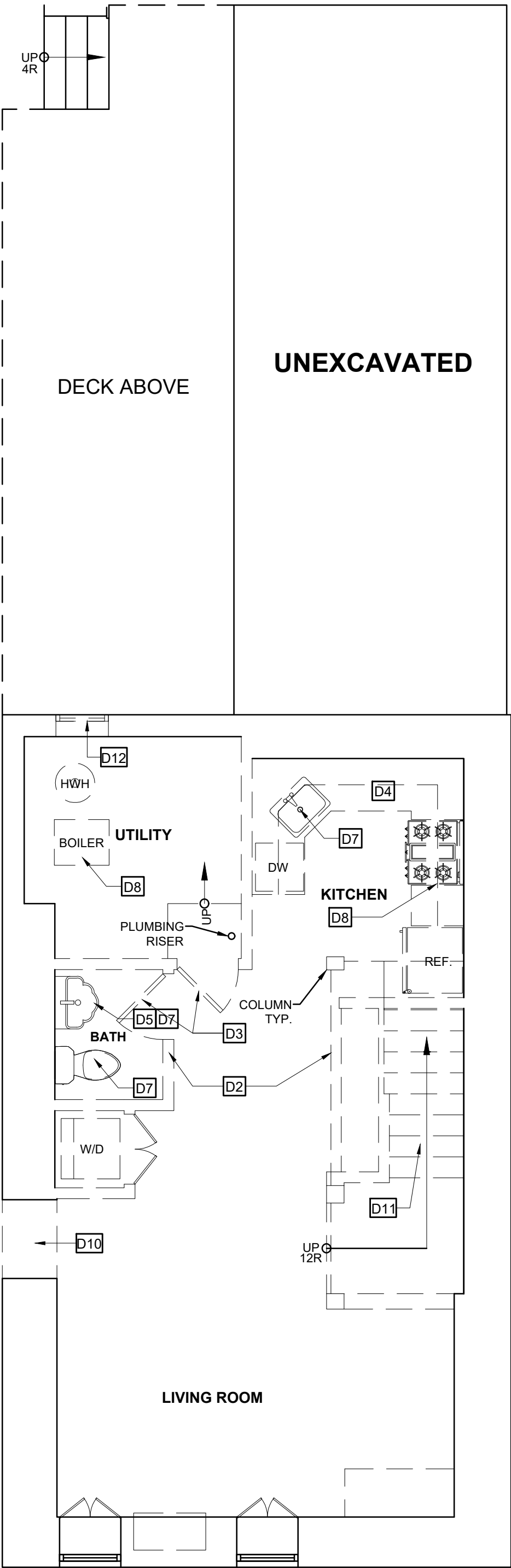
- CONTRACTOR TO NOTIFY ARCHITECT AND OWNER IF MATERIALS CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED
- CONFORM APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL AND DISPOSAL OF MATERIALS
- NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS
- DEMOLISH EXISTING WORK IN AN ORDERLY AND CAREFUL MANNER AS REQ'D TO ACCOMMODATE NEW WORK, PREVENT MOVEMENT OR SETTLEMENT OF STRUCT. PROVIDE BRACING AND / OR SHORING AS REQUIRED TO MAINTAIN SAFETY
- COORDINATE ALL DEMOLITION WORK WITH OWNER AS NECESSARY
- GENERAL CONTRACTOR TO NOTIFY OWNER REPRESENTATIVE AND ARCHITECT OF ANY DISCREPANCIES OR IRREGULARITIES DISCOVERED DURING CONSTRUCTION
- CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING (E) FLOOR SLAB AND WALLS AFTER COMPLETION OF DEMOLITION AND PRIOR TO THE COMMENCEMENT OF NEW CONSTRUCTION
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE FIRE RATING AND INTEGRITY OF EXISTING WALLS AND CEILING
- DEMOLITION CONTRACTOR SHALL REMOVE ALL (E) FLOOR COVERING AND/OR FINISHES, UNDERLAYMENT, GLUE AND ANY OTHER ADHESIVE AND SHALL PREPARE THE FLOOR SLAB FOR THE NEW FLOOR FINISHES OR COVERINGS AS SPECIFIED BY MANUFACTURER
- DEMOLITION CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL AND PLUMBING DEMOTION WORK WITH PLANS PRIOR TO THE COMMENCEMENT OF ANY WORK AND COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS AS NECESSARY
- CONTRACTOR TO COORDINATE THE REMOVAL, DISCONNECTION AND /OR CAPPING OF ANY UTILITIES WITH OWNER AS NECESSARY. ALL UNDER-SLAB UTILITY LINES TO BE CUT, CAPPED AND SEALED PER STATE AND LOCAL CODES
- REMOVAL AND CAPPING OF PLUMBING FIXTURES TO BE COORDINATED PER PLAN AND WITH GENERAL CONTRACTOR TO MAINTAIN REQUIRED MINIMUM USAGE DURING CONSTRUCTION (WHEN APPLICABLE)

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.

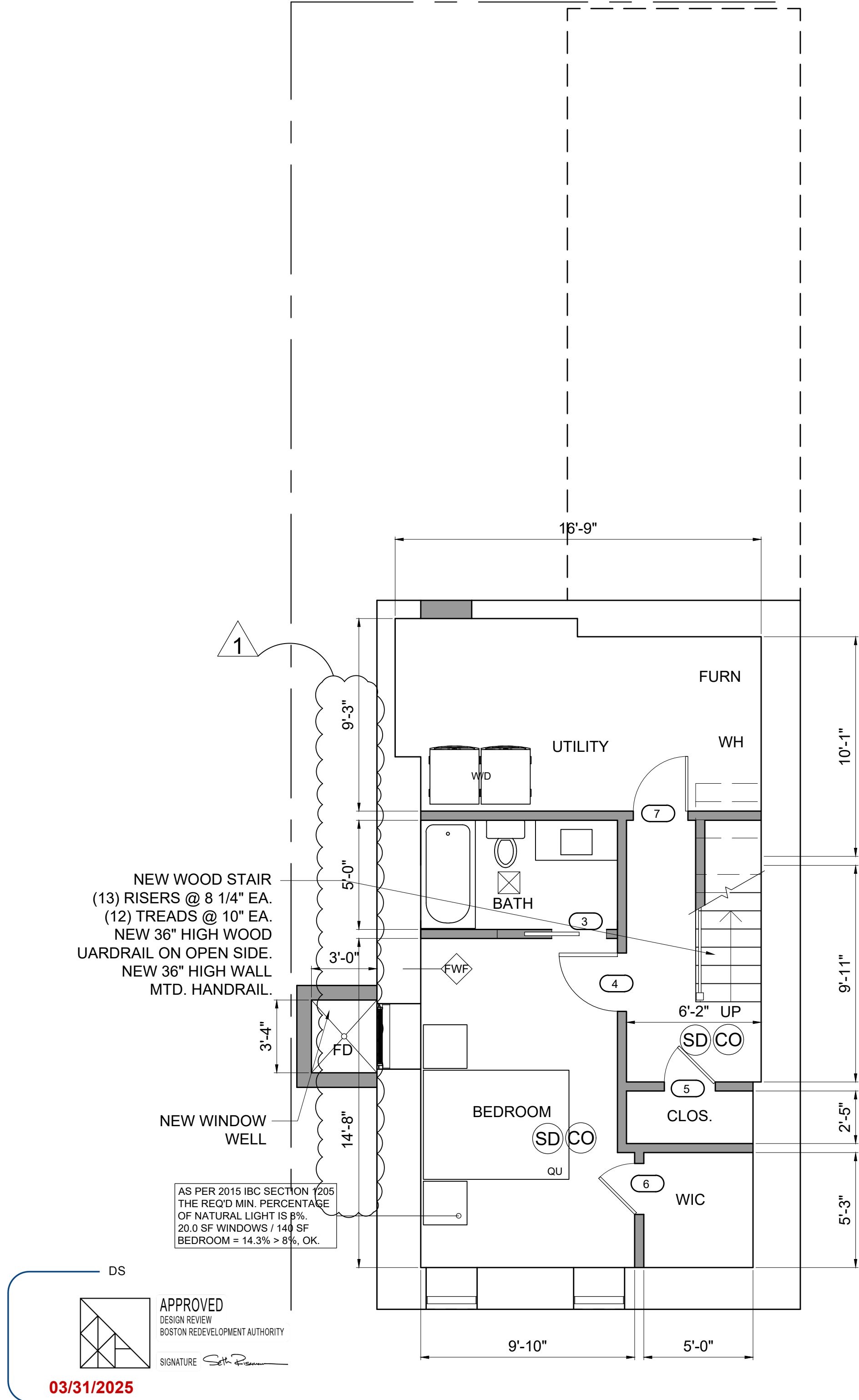
GENERAL NOTES - NOTE: GC TO COORD. R. VALUES W/ HERS REPORT

- PROVIDE R-30 INSULATION IN ALL FLOOR JOIST CAVITIES.
- PROVIDE R-38.5 INSULATION IN ALL NEW EXTERIOR WALL CAVITIES.
- PROVIDE R-60 INSULATION IN ALL ROOF JOIST CAVITIES, TYPICAL.
- PROVIDE R-19 INSULATION IN BASEMENT WALL EXTERIOR STUD WALL CAVITIES.
- PROVIDE R-10 INSULATION UNDER SLAB
- PROVIDE R-15 CI IN NEW CRAWL SPACE WALLS.



PROSPECT STREET

1 EXISTING BASEMENT FLOOR PLAN - 629 GSF  
1/4" = 1'-0"



PROSPECT STREET

2 PROPOSED BASEMENT FLOOR PLAN - 458 GSF  
1/4" = 1'-0"

Location

TWO-FAMILY RENOVATION  
& ADDITION  
12 PROSPECT STREET  
CHARLESTOWN, MA 02129

Choo  
& Company, Inc.

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



No.	Description	Date
1	NDOD	03-19-2025

Project No: 2024109  
Scale: AS NOTED  
Date: 10-10-2024  
Drawn By: DF

Drawing Name

EXISTING &  
PROPOSED  
BASEMENT  
FLOOR PLANS

Sheet No.

A-1.0

DEMOLITION KEYNOTES

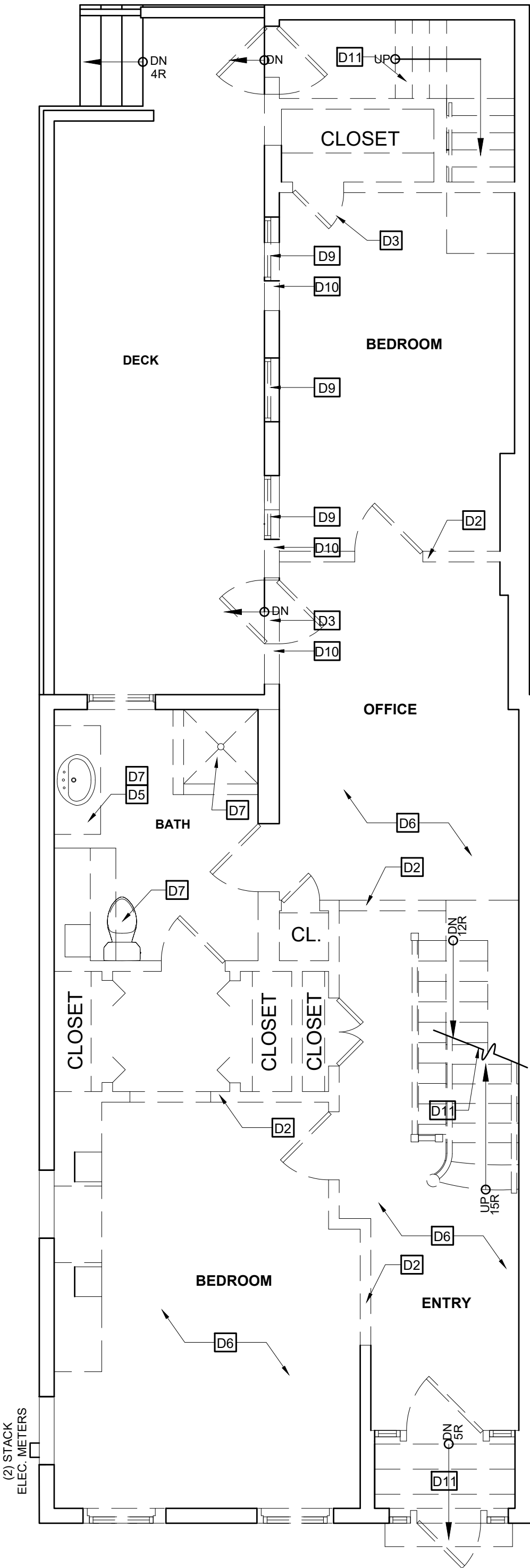
- D1 PORTION OF (E) WALL TO BE REMOVED FOR NEW OPENING  
D2 EXIST. INTERIOR WALL TO BE REMOVED  
D3 EXIST. DOOR / FRAMES TO BE REMOVED  
D4 EXIST CASEWORK TO BE REMOVED  
D5 EXIST. LAVATORY COUNTER TO BE REMOVED  
D6 EXIST. FLOORING TO BE REMOVED  
D7 EXIST. PLUMBING FIXTURE TO BE REMOVED  
D8 EXIST. 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 ARE 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

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.

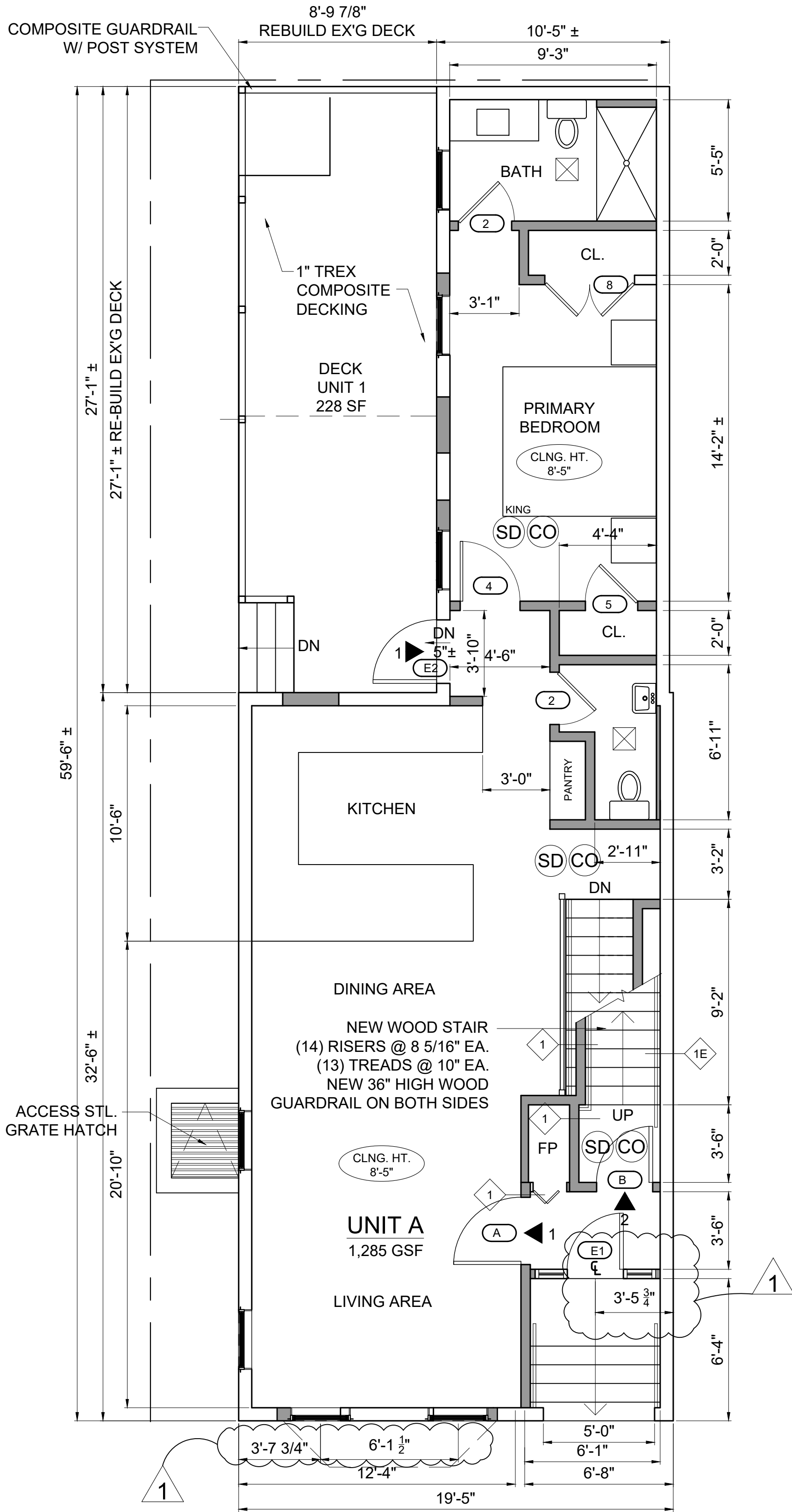
GENERAL NOTES - NOTE: GC TO COORD. R. VALUES W/ HERS REPORT

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.



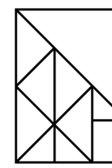
PROSPECT STREET

1 EXISTING FIRST FLOOR PLAN - 910 GSF  
1/4" = 1'-0"



PROSPECT STREET

2 PROPOSED FIRST FLOOR PLAN - 869 GSF  
1/4" = 1'-0"



APPROVED  
DESIGN REVIEW  
BOSTON REDEVELOPMENT AUTHORITY  
SIGNATURE *Seth P...*

03/31/2025

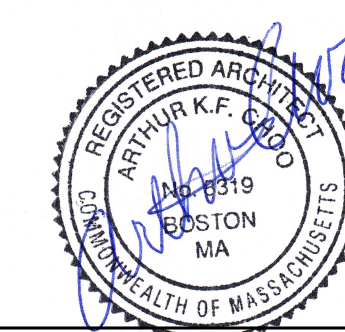
ALT#1664594, Approved with attached Provisos

Location

TWO-FAMILY RENOVATION  
& ADDITION  
12 PROSPECT STREET  
CHARLESTOWN, MA 02129

Choo  
& Company, Inc.

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



No.	Description	Date
1	NDOD	03-19-2025

Project No: 2024109  
Scale: AS NOTED  
Date: 10-10-2024  
Drawn By: DF

Drawing Name

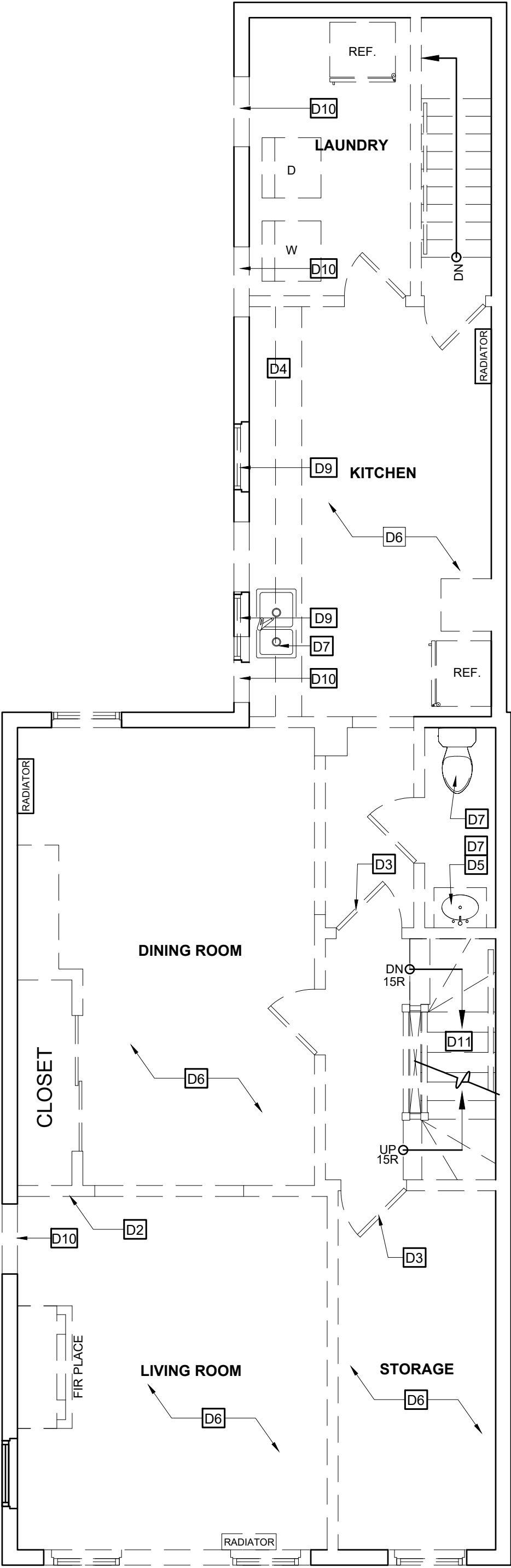
EXISTING &  
PROPOSED  
FIRST FLOOR  
PLANS

Sheet No.

A-1.1

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 ARE 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



PROSPECT STREET

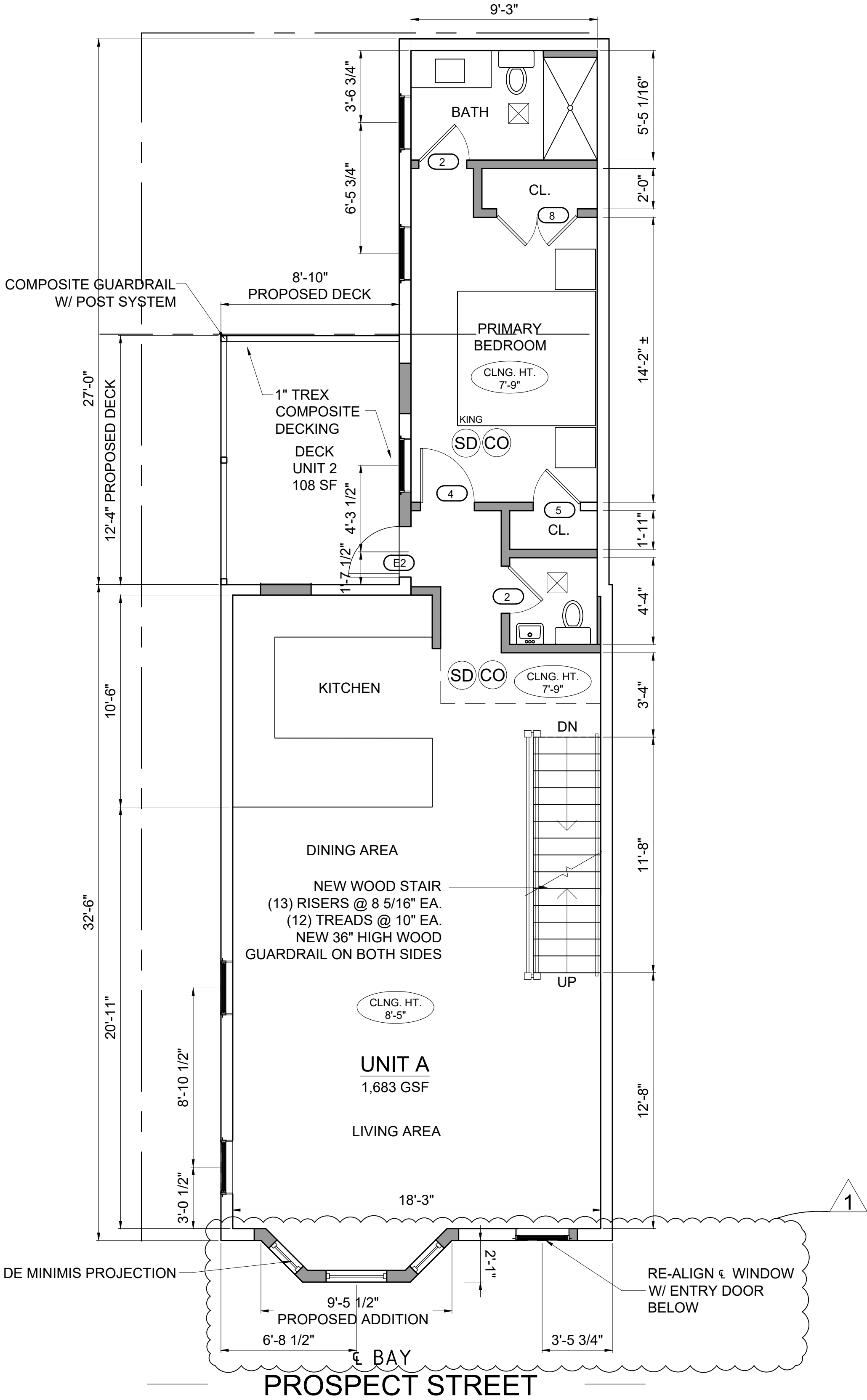
1 EXISTING SECOND FLOOR PLAN - 910 GSF  
1/4" = 1'-0"

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.



PROSPECT STREET

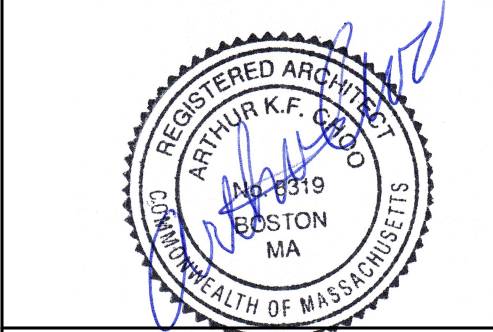
2 PROPOSED SECOND FLOOR PLAN - 910 GSF  
1/4" = 1'-0"

Location

TWO-FAMILY RENOVATION  
& ADDITION  
12 PROSPECT STREET  
CHARLESTOWN, MA 02129

Choo  
& Company, Inc.

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



No.	Description	Date
1	NDOD	03-19-2025

Project No: 2024109  
Scale: AS NOTED  
Date: 10-10-2024  
Drawn By: DF

Drawing Name

EXISTING &  
PROPOSED  
SECOND FLOOR  
PLANS

Sheet No.

A-1.2

DEMOLITION KEYNOTES

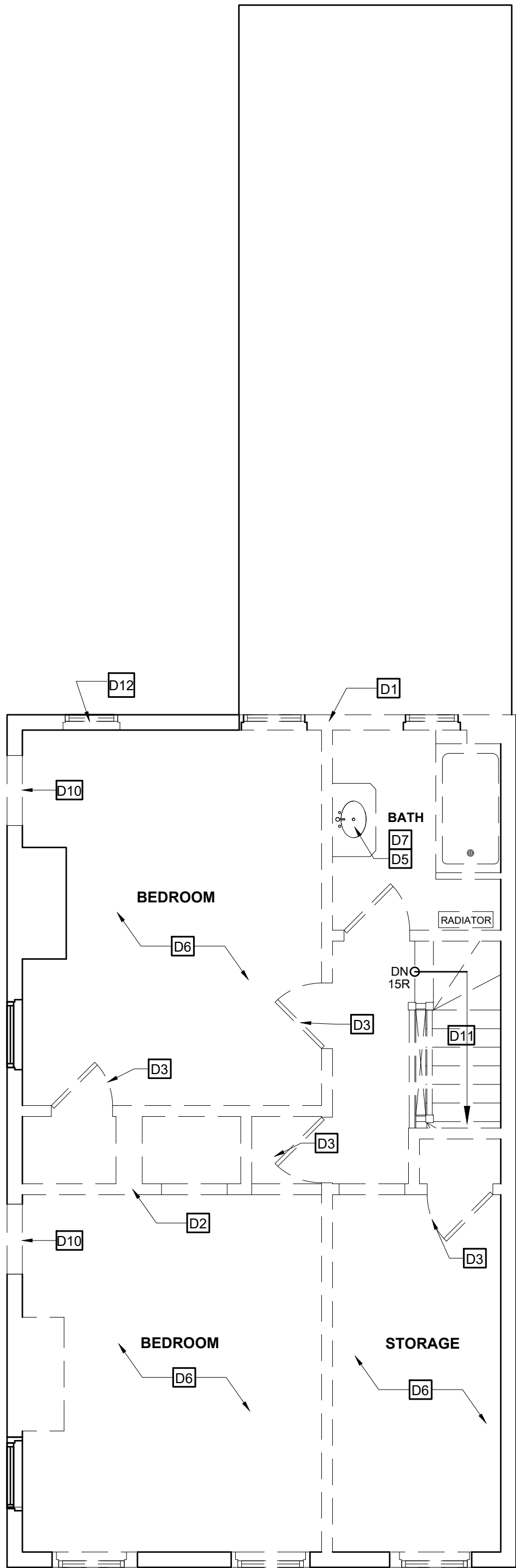
- D1 PORTION OF (E) WALL TO BE REMOVED FOR NEW OPENING
- D2 EXIST. INTERIOR WALL TO BE REMOVED
- D3 EXIST. DOOR / FRAMES TO BE REMOVED
- D4 EXIST CASEWORK TO BE REMOVED
- D5 EXIST. LAVATORY COUNTER TO BE REMOVED
- D6 EXIST. FLOORING TO BE REMOVED
- D7 EXIST. PLUMBING FIXTURE TO BE REMOVED
- D8 EXIST. 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 ARE 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

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.

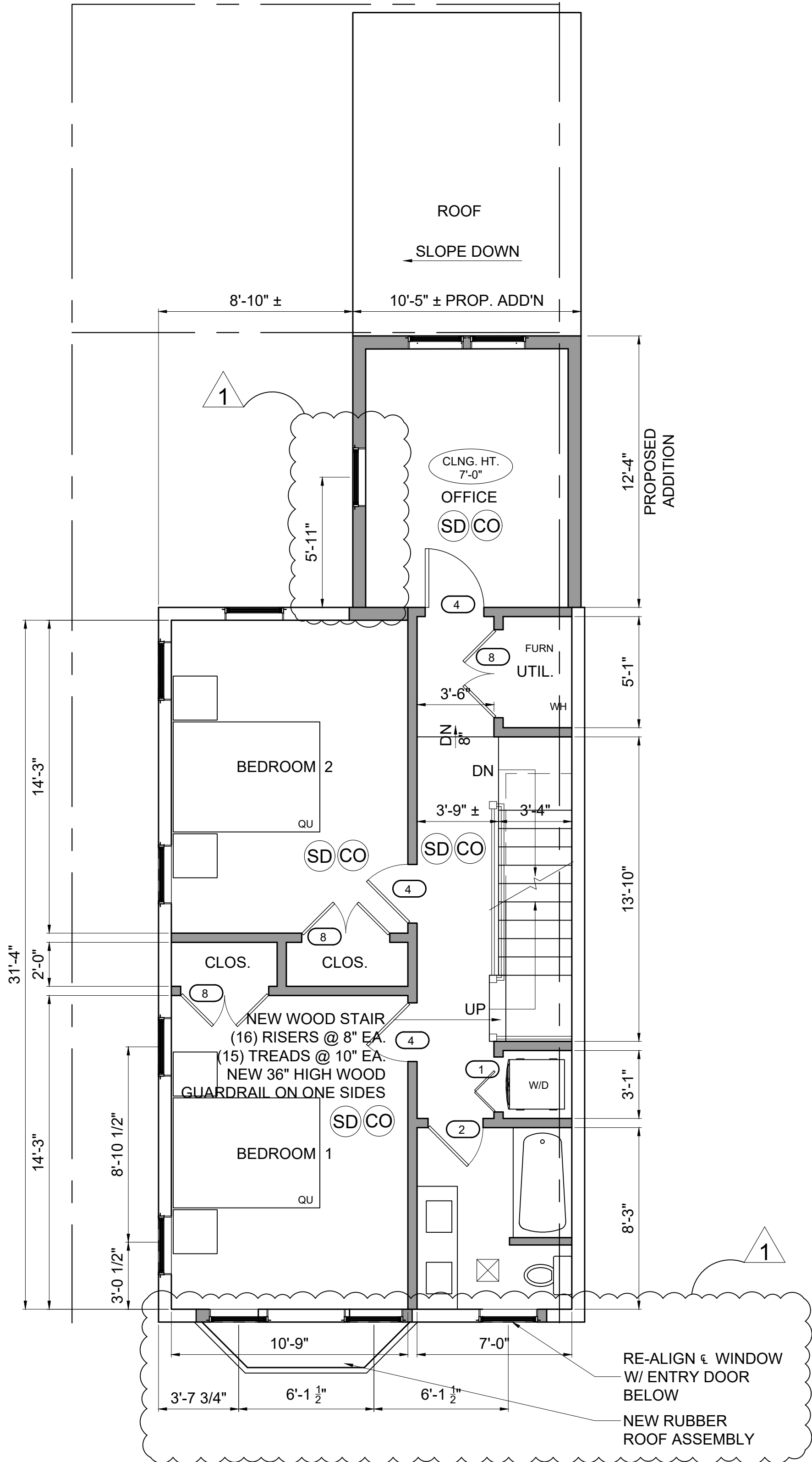
GENERAL NOTES - NOTE: GC TO COORD. R. VALUES W/ HERS REPORT

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.



PROSPECT STREET

1 EXISTING THIRD FLOOR PLAN - 629 GSF  
1/4" = 1'-0"



PROSPECT STREET

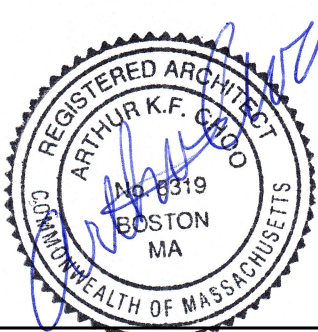
2 PROPOSED THIRD FLOOR PLAN - 757 GSF  
1/4" = 1'-0"

Location

TWO-FAMILY RENOVATION  
& ADDITION  
12 PROSPECT STREET  
CHARLESTOWN, MA 02129

Choo  
& Company, Inc.

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



No.	Description	Date
1	NDOD	03-19-2025

Project No: 2024109  
Scale: AS NOTED  
Date: 10-10-2024  
Drawn By: DF

Drawing Name

EXISTING &  
PROPOSED  
THIRD FLOOR  
PLANS

Sheet No.

A-1.3

DEMOLITION KEYNOTES

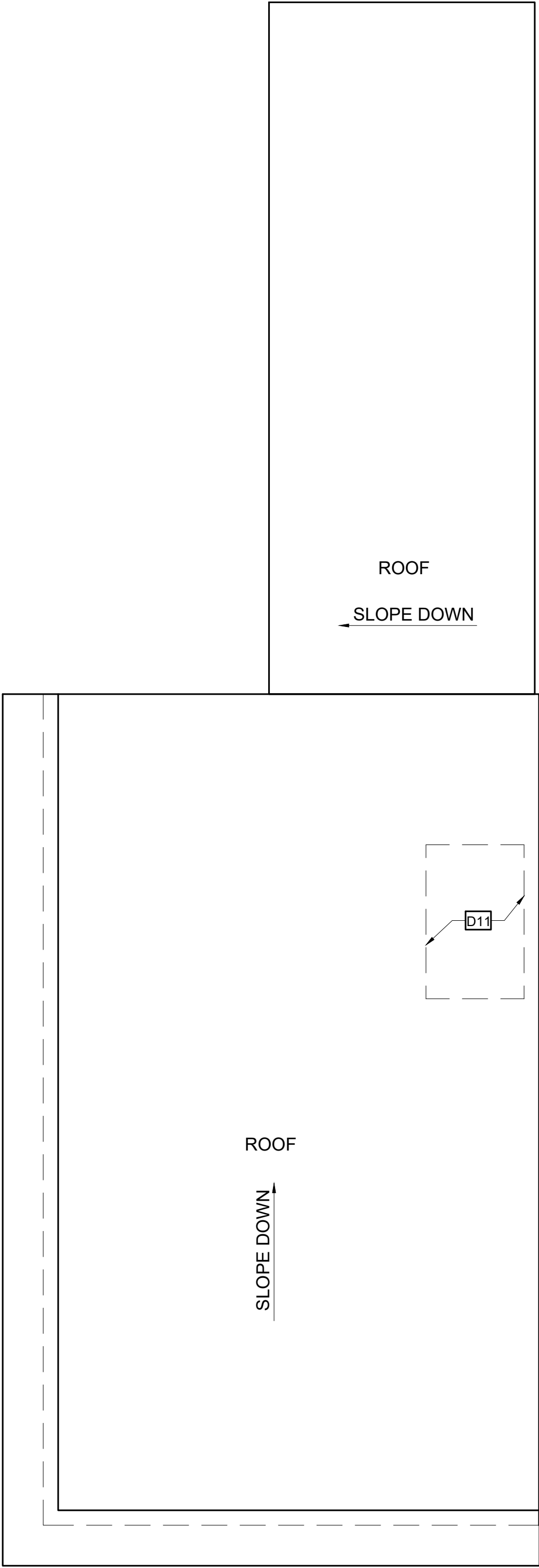
- D1 PORTION OF (E) WALL TO BE REMOVED FOR NEW OPENING
- D2 EXIST. INTERIOR WALL TO BE REMOVED
- D3 EXIST. DOOR / FRAMES TO BE REMOVED
- D4 EXIST CASEWORK TO BE REMOVED
- D5 EXIST. LAVATORY COUNTER TO BE REMOVED
- D6 EXIST. FLOORING TO BE REMOVED
- D7 EXIST. PLUMBING FIXTURE TO BE REMOVED
- D8 EXIST. 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 ARE 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

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

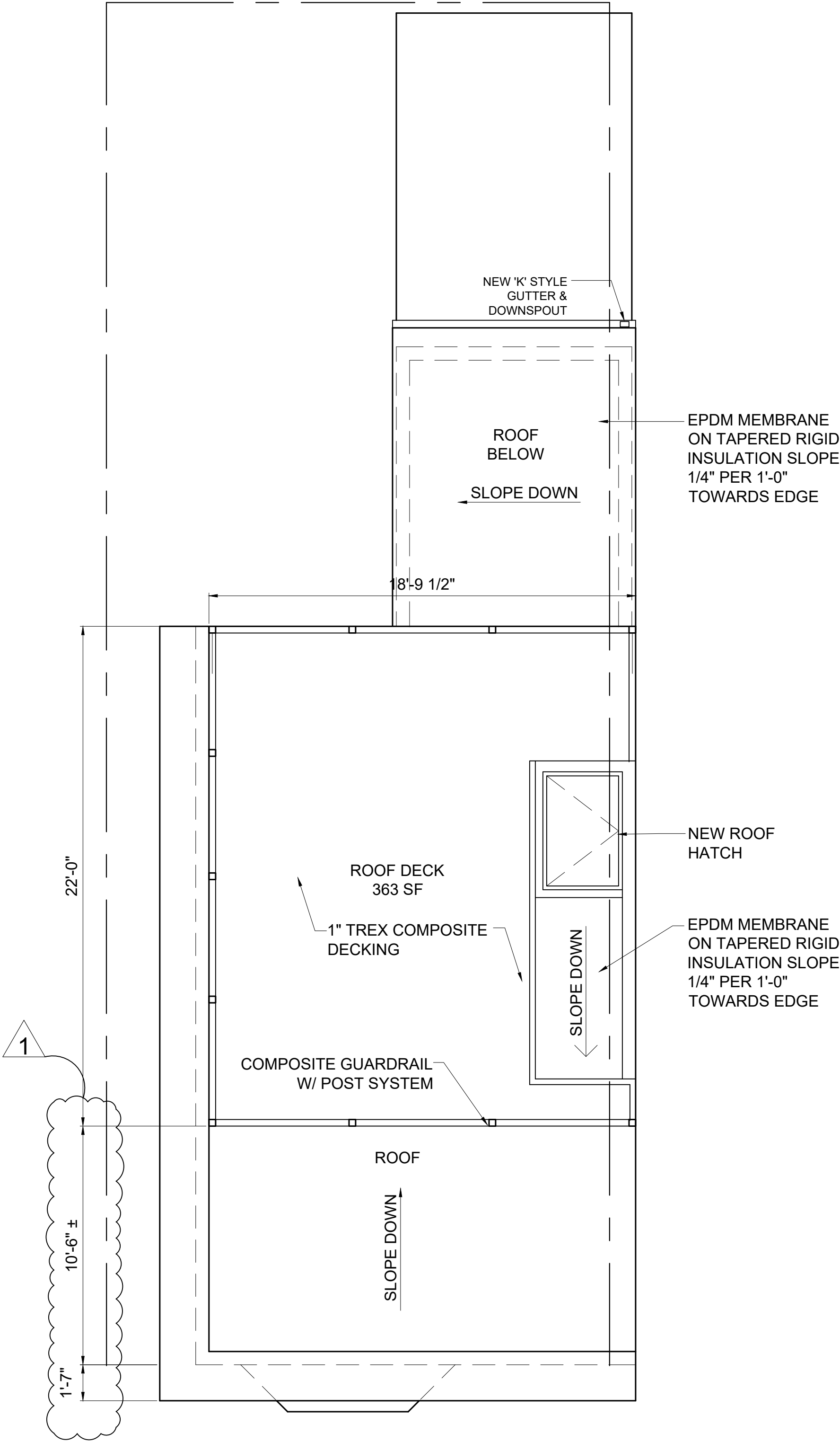
1. PROVIDE R-30 INSULATION IN ALL FLOOR JOIST CAVITIES.
2. PROVIDE R-38.5 INSULATION IN ALL NEW EXTERIOR WALL CAVITIES.
3. PROVIDE R-60 INSULATION IN ALL ROOF JOIST CAVITIES, TYPICAL.
4. PROVIDE R-19 INSULATION IN BASEMENT WALL EXTERIOR STUD WALL CAVITIES.
5. PROVIDE R-10 INSULATION UNDER SLAB
6. PROVIDE R-15 CI IN NEW CRAWL SPACE WALLS.



PROSPECT STREET

1 EXISTING ROOF PLAN

1/4" = 1'-0"



PROSPECT STREET

2 PROPOSED ROOF PLAN

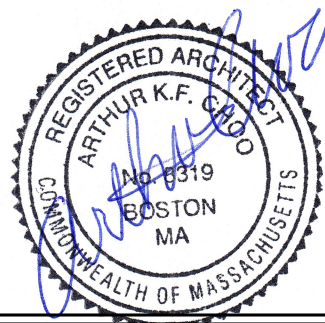
1/4" = 1'-0"

Location

TWO-FAMILY RENOVATION  
& ADDITION  
12 PROSPECT STREET  
CHARLESTOWN, MA 02129

Choo  
& Company, Inc.

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



No.	Description	Date
1	NDOD	03-19-2025

Project No: 2024109  
Scale: AS NOTED  
Date: 10-10-2024  
Drawn By: DF

Drawing Name

EXISTING &  
PROPOSED  
ROOF PLANS

Sheet No.

A-1.4

DS  
APPROVED  
DESIGN REVIEW  
BOSTON REDEVELOPMENT AUTHORITY  
SIGNATURE *[Signature]*  
03/31/2025

ALT#1664594, Approved with attached Provisos

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"

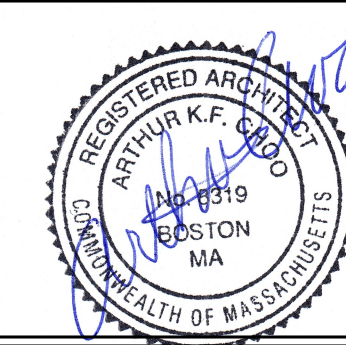
2 PROPOSED FRONT ELEVATION  
1/4" = 1'-0"

Location

TWO-FAMILY RENOVATION  
& ADDITION  
12 PROSPECT STREET  
CHARLESTOWN, MA 02129

Choo  
& Company, Inc.

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



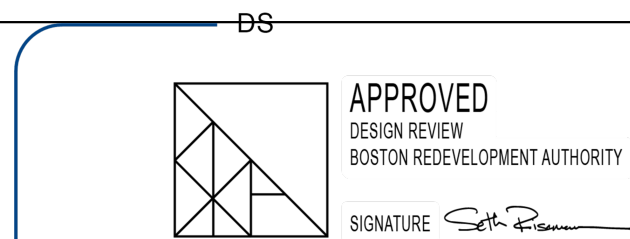
No.	Description	Date
1	NDOD	03-19-2025

Project No: 2024109  
Scale: AS NOTED  
Date: 10-10-2024  
Drawn By: DF

Drawing Name  
EXISTING/DEMO  
& PROPOSED  
FRONT  
ELEVATIONS

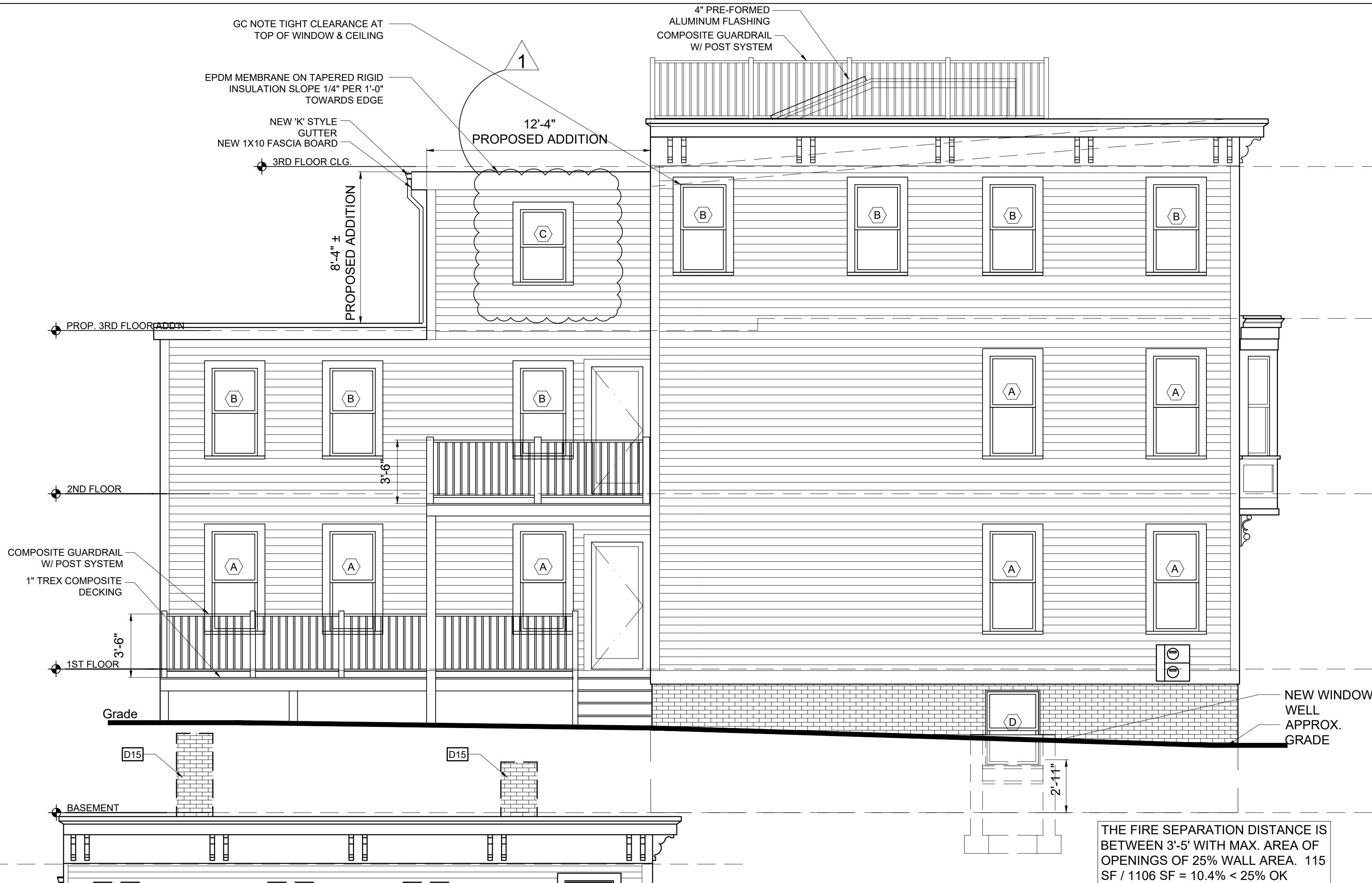
Sheet No.

A-2.1



03/31/2025

ALT#1664594, Approved with attached Provisos



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



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

Location

**TWO-FAMILY RENOVATION  
& ADDITION  
12 PROSPECT STREET  
CHARLESTOWN, MA 02129**

**Choo  
& Company, Inc.**

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

No.	Description	Date
1	NDOD	03-19-2025

Project No: 2024109  
Scale: AS NOTED  
Date: 10-10-2024  
Drawn By: DF

Drawing Name

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

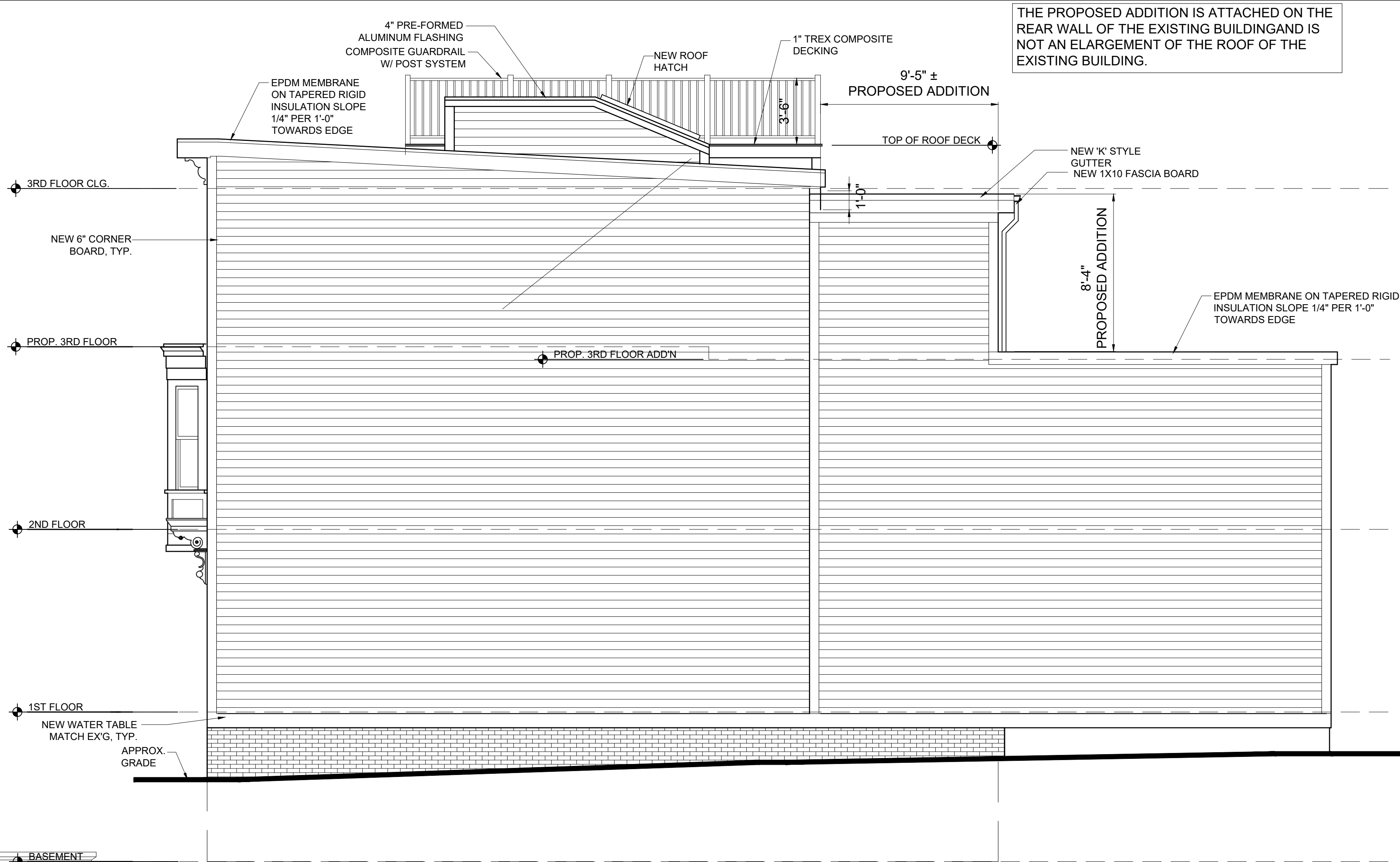
Sheet No.

**A-2.2**

Sheet No.

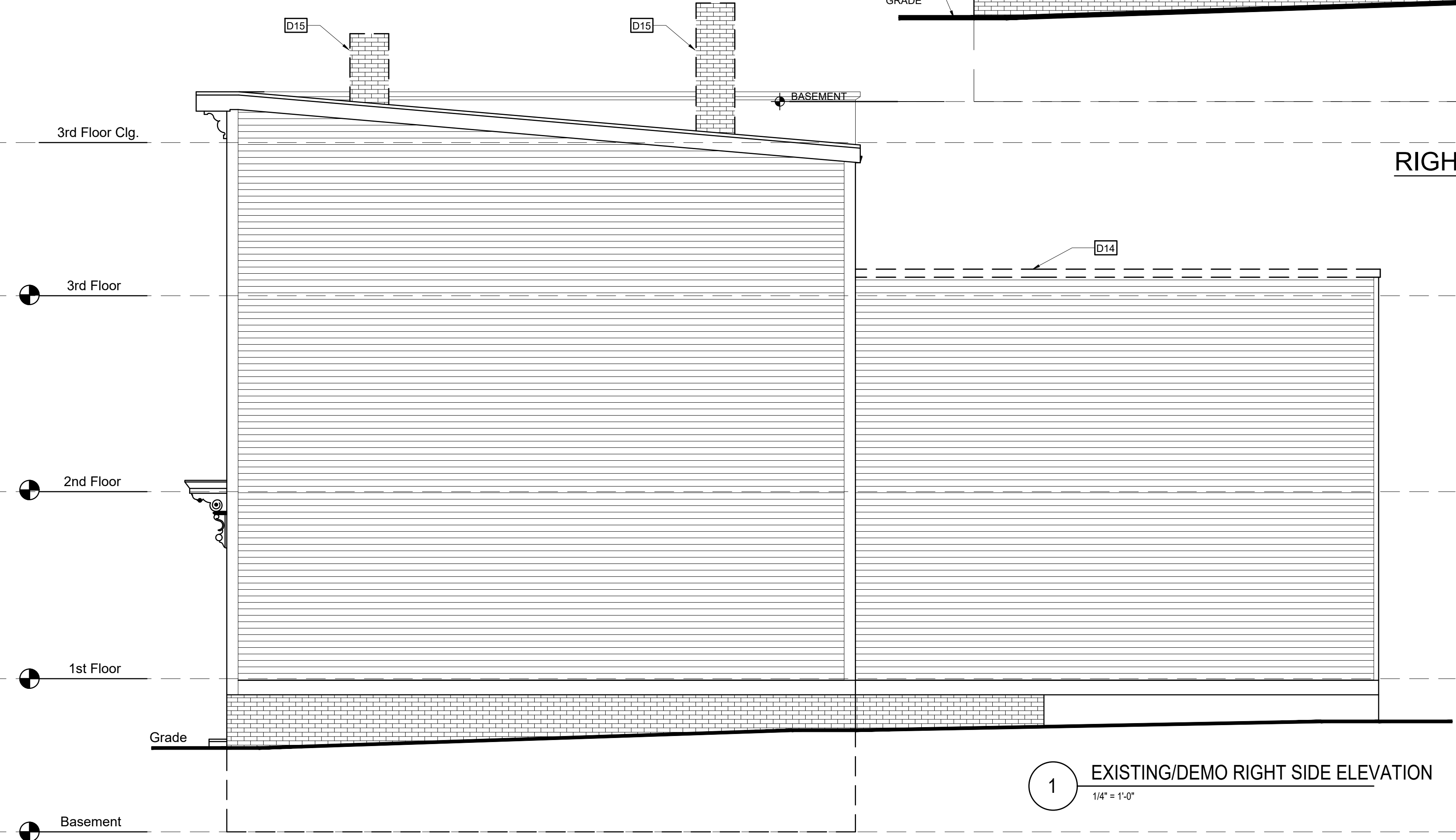
DS  
APPROVED  
DESIGN REVIEW  
BOSTON REDEVELOPMENT AUTHORITY  
SIGNATURE *Seth P...*

03/31/2025  
ALT#1664594, Approved with attached Provisos



RIGHT ELEVATION

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



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

Location  
**TWO-FAMILY RENOVATION  
& ADDITION  
12 PROSPECT STREET  
CHARLESTOWN, MA 02129**

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

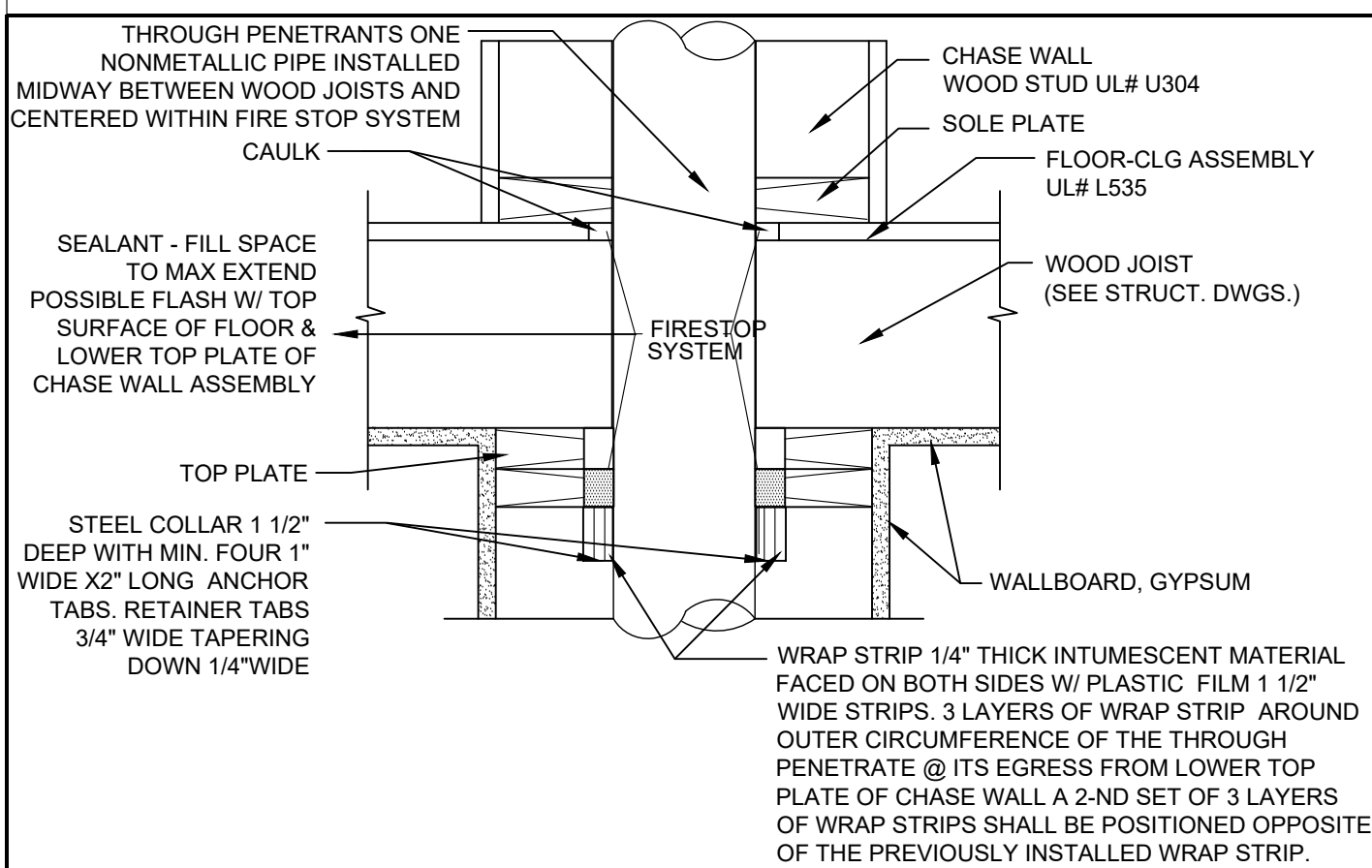
No.	Description	Date

Project No: 2024109  
Scale: AS NOTED  
Date: 10-10-2024  
Drawn By: DF

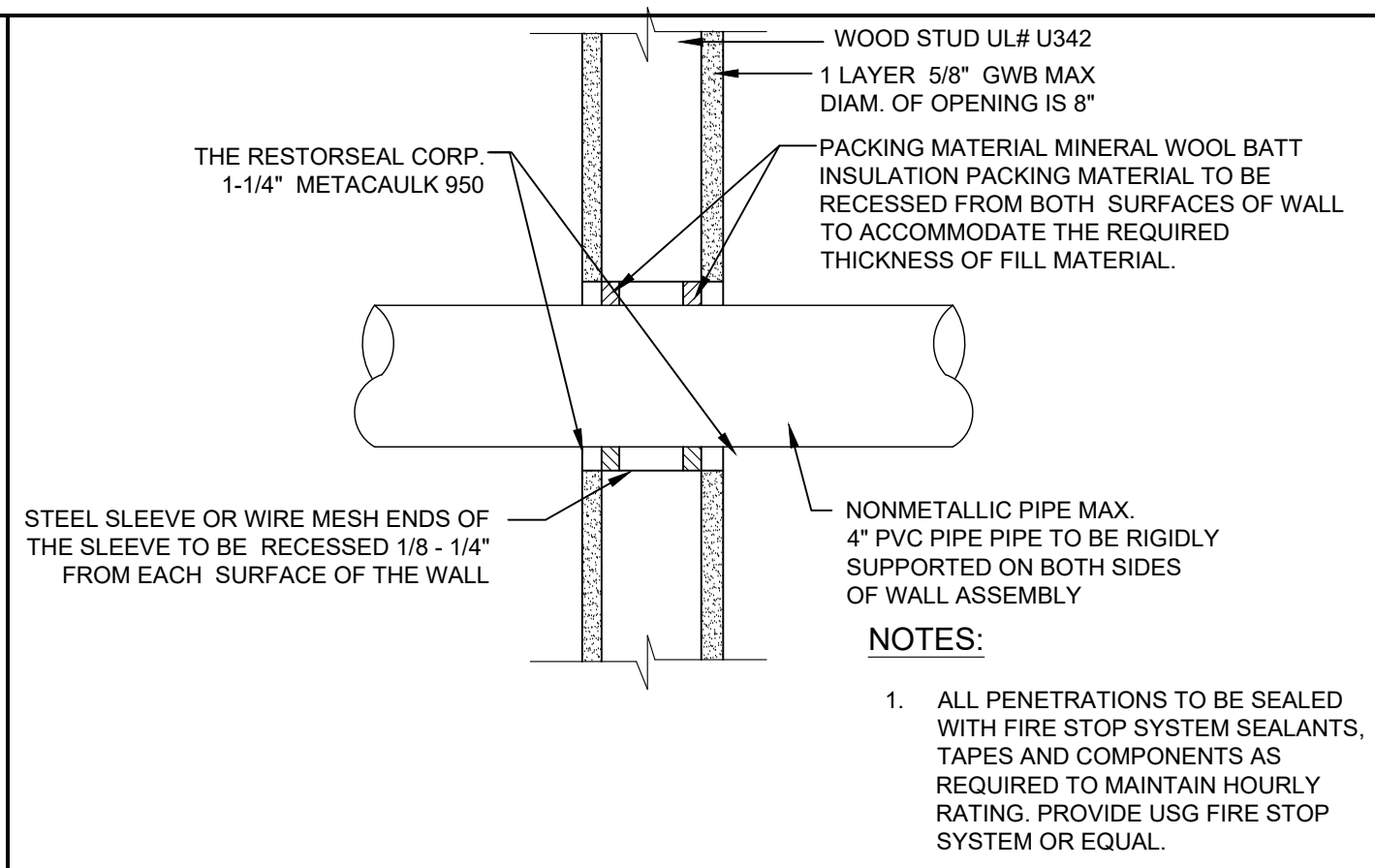
Drawing Name  
**EXISTING/DEMO  
& PROPOSED  
RIGHT SIDE  
ELEVATIONS**

Sheet No.  
**A-2.4**

## PENETRATIONS



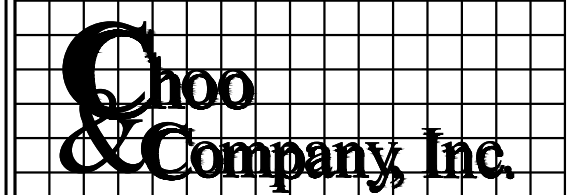
1D	1 HOUR RATING THROUGH PENETRATION FIRESTOP SYSTEM # F-C-2054
	SCALE: 3"=1'-0"



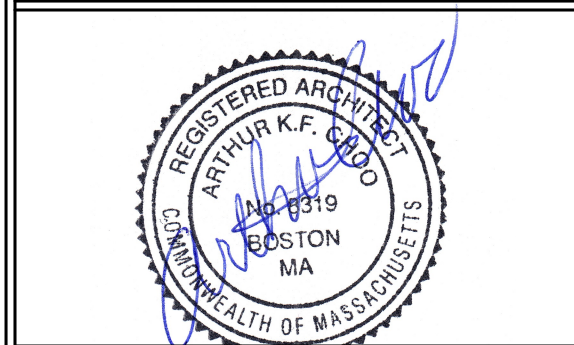
1F	1 HOUR THROUGH PENETRATION FIRESTOP SYSTEM WALL ASSEMBLY # W-L-2014
	SCALE: 3"=1'-0"

Location
----------

**TWO-FAMILY RENOVATION  
& ADDITION  
12 PROSPECT STREET  
CHARLESTOWN, MA 02129**



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

[illegible]

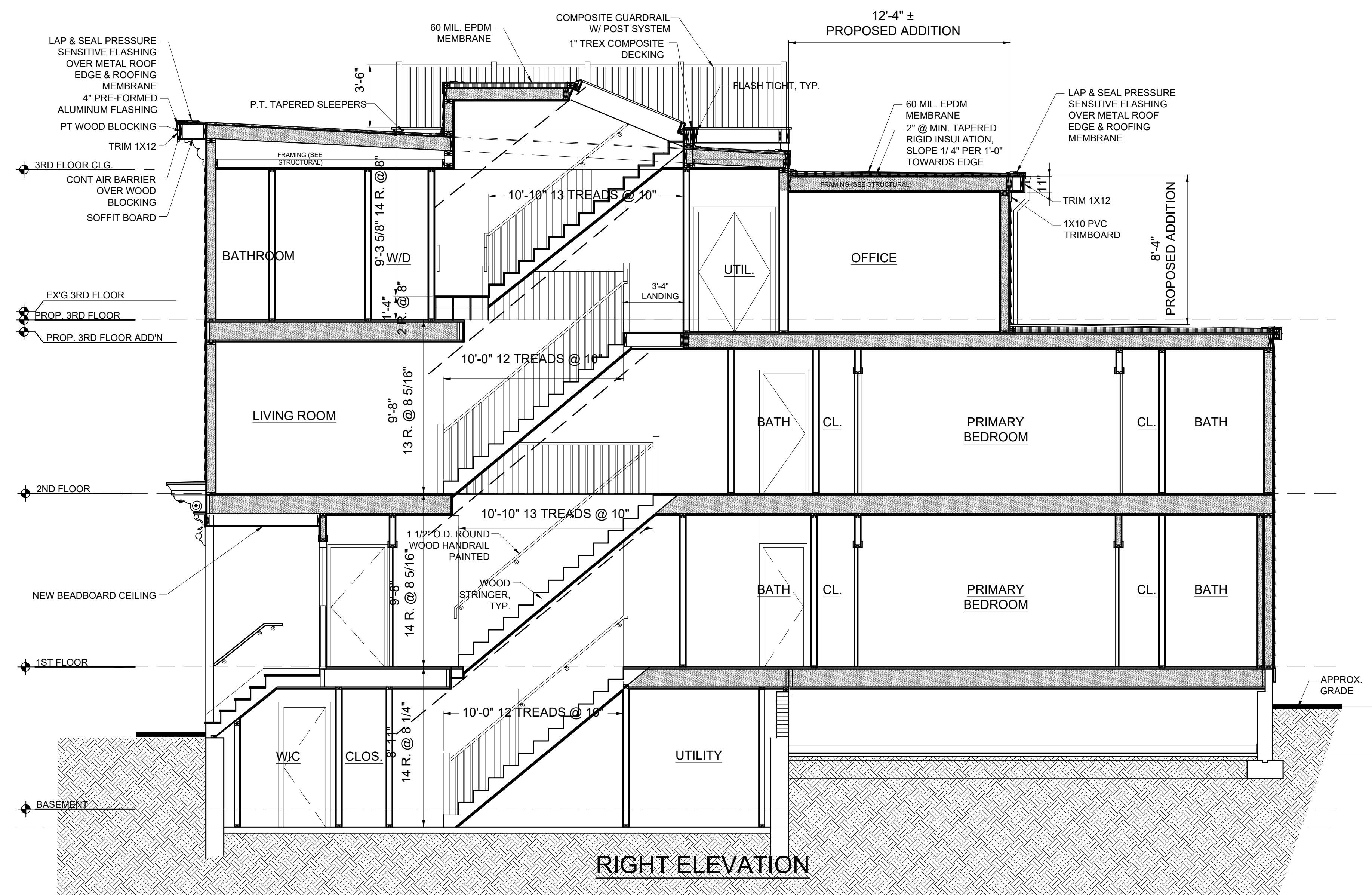
Project No: 2024109  
Scale: AS NOTED  
Date: 10-10-2024  
Drawn By: DF

Drawing Name
--------------

## BUILDING SECTION (STAIR) & PENETRATION DETAILS

Sheet No.

# A-3.0



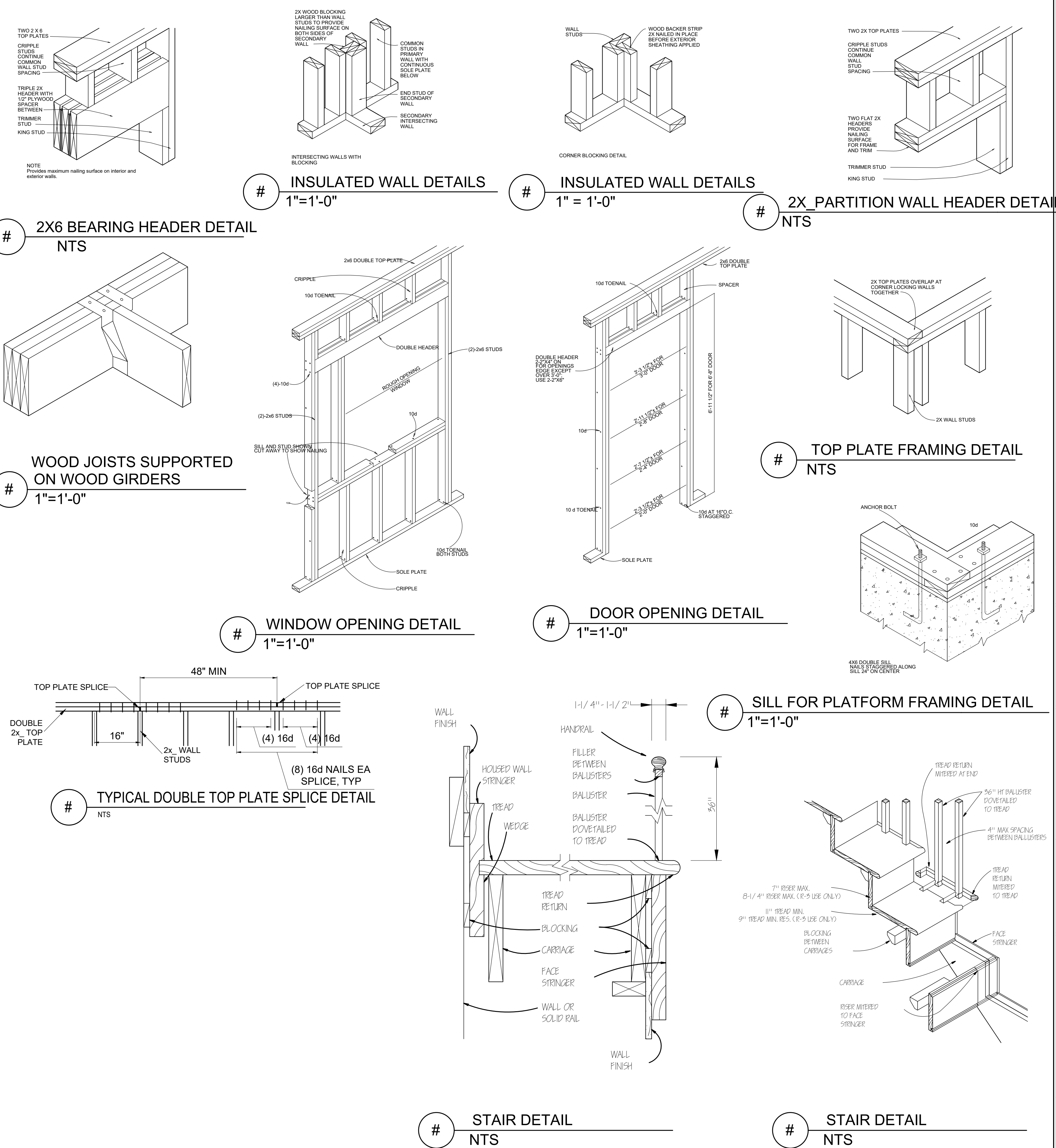
1 STAIR SECTION  
1/4" = 1'-0"





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) (5/16", 3/8", OR 1/2")  (OVER 6" IN WIDTH)	8D 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

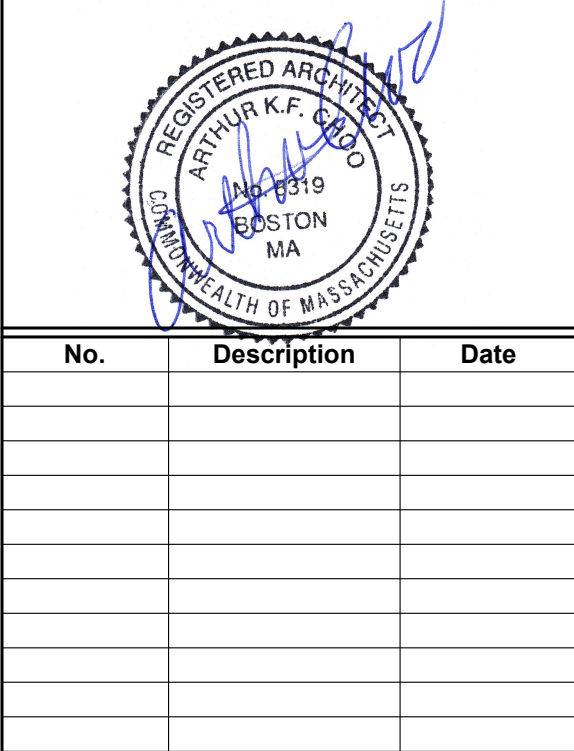
NOTE \*: SHINGLE NAILS SHALL PENETRATE NOT LESS THAN 3/4" INTO NAILING STRIPS, SHEATHING OR SUPPORTING CONSTRUCTION EXCEPT AS OTHERWISE PROVIDED IN 780 CMR 1225.4.4.



TWO-FAMILY RENOVATION  
& ADDITION  
12 PROSPECT STREET  
CHARLESTOWN, MA 02129

**Choo  
& Company, Inc.**

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



Project No: 2024109  
Scale: AS NOTED  
Date: 10-10-2024  
Drawn By: DF

Drawing Name

# FASTENING SCHEDULE & FRAMING DETAILS

Sheet No.

A-4.2