



City of Boston
Planning Department

Planning Department Design Review Provisos
14 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.

PROPOSED SINGLE-FAMILY TOWNHOUSE

14 PROSPECT STREET, CHARLESTOWN, MASSACHUSETTS 02129

Location

PROPOSED SINGLE-FAMILY
TOWNHOUSE
14 PROSPECT STREET
CHARLESTOWN, MA 02129

ZONING SUMMARY

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

| Use Regulations: Section Table | |
|--------------------------------|----------|
| Existing | Proposed |
| | 1F |

Dimensional Regulations: Table

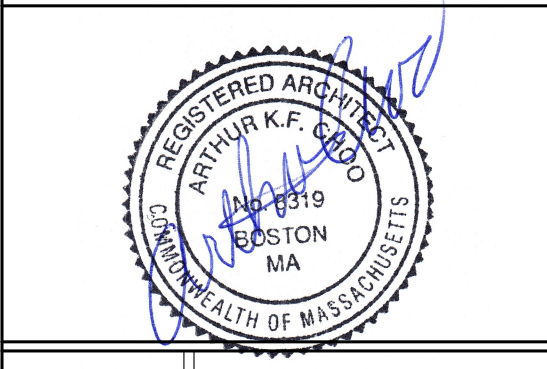
| | Code Requirement | Existing Condition | Proposed Project | Notes |
|-------------------------------------|--------------------|--------------------|-------------------|--------------------------------------|
| | Any Other Dwelling | | | |
| Lot Area Minimum | 1,000 SF | | | |
| Min Lot Area for Additional Units | 1,000 SF | | | |
| Total Required Lot Size | 1,000 SF | 1,411 SF | 1,411 SF | |
| Min Required Lot Width and Frontage | 20' / 20' | 23.5' / 24.47' | 23.5' / 24.47' | |
| Max FAR | 2.00 | | 2.00 | 2,821 SF |
| Max Building Height / Stories | 3 STORIES / 35' | | 3 STORIES / 32.9' | |
| Usable Open Space | 453 SF / DU | | 474 SF | 340 SF YARD & 114 SF ROOF DECK REQ'D |
| Min Front Yard | MODAL / 0' | | 0' | |
| Min Side Yard | 2.5' | | 0' / 3.0' | |
| Min Rear Yard | 15' | | 15.5' | 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:

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



| No. | Revision Date |
|-----|---------------|
| | |
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| | |

Project No: 2024109
Scale: AS NOTED
Date: 09-16-2024
Drawn By: DF

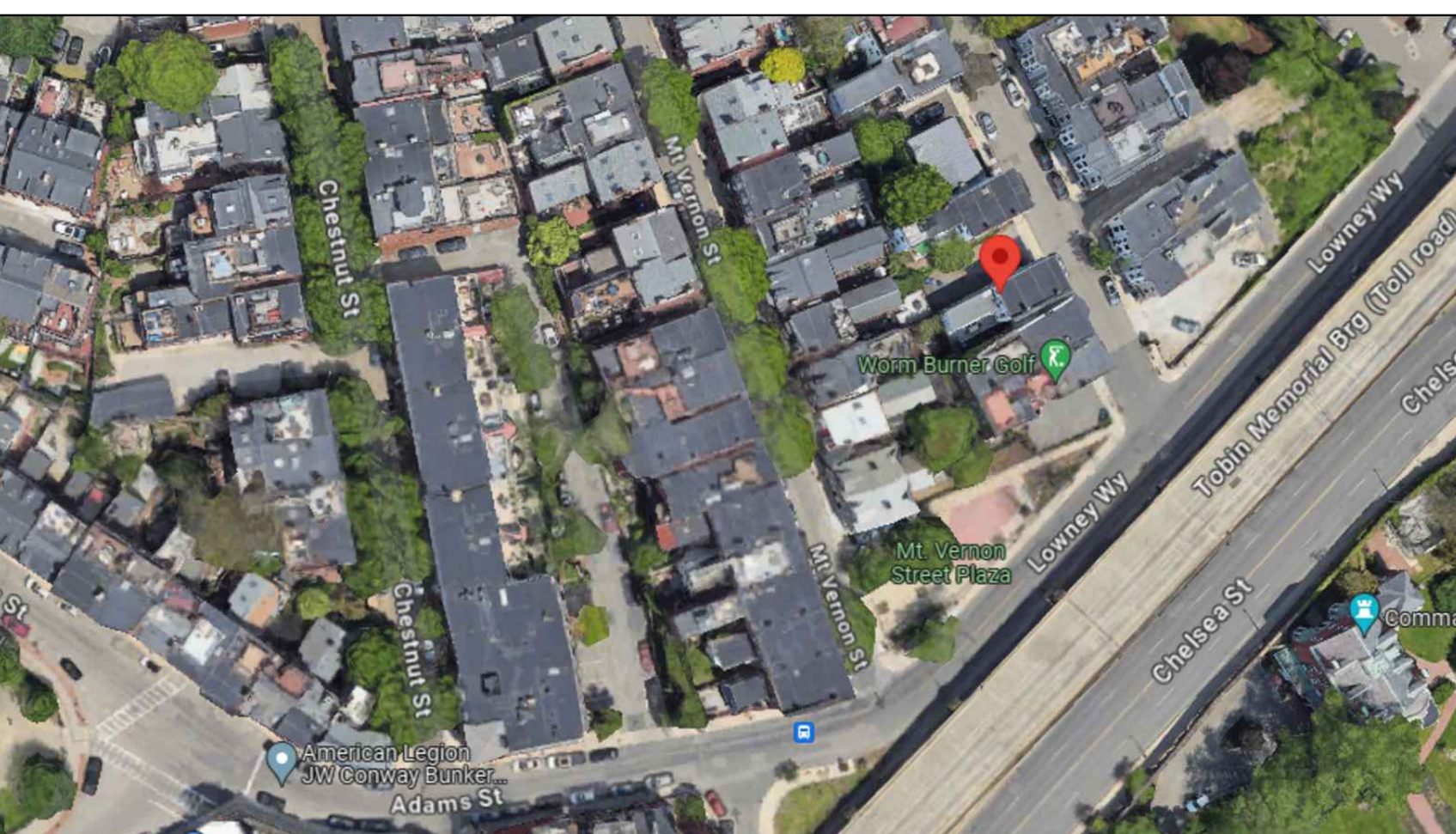
Drawing Name
COVER SHEET
Sheet No.

CS

BPDA ZONING VIEWER



GOOGLE MAPS



KEY

- Ⓢ SMOKE DETECTOR
- Ⓜ HEAT DETECTOR
- Ⓒ CARBON MONOXIDE DETECTOR
- ① 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)
- Ⓔ FIRE EXTINGUISHER
- ▬ NEW WALL

CODE SUMMARY

PROPOSED TYPE 5B CONSTRUCTION
PROPOSED R-3 USE GROUP (SINGLE-FAMILY)
PROPOSED 3 STORIES & BASEMENT
PROPOSED SPRINKLERED & ALARMED

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:

- 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.

EXTERIOR:

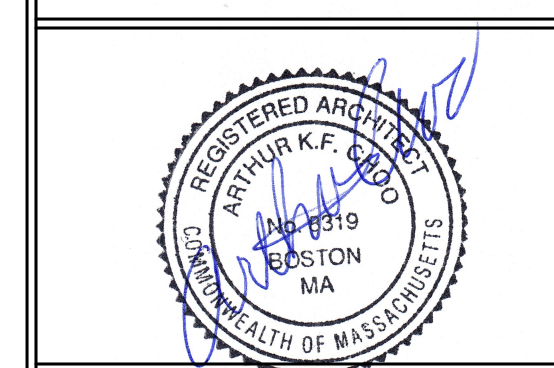
- REMOVE ALL WINDOWS, SKYLIGHTS, AND DOORS SHOWN DASHED.
- REMOVE ALL EXISTING ROOFING MATERIALS. EXISTING FLASHING TO REMAIN WERE POSSIBLE.
- REMOVE ALL ROOF PENETRATION ELEMENTS. PROVIDE TEMPORARY UNIT AS NEEDED WITH COMMON ELEMENTS.
- REMOVE EXISTING REAR WALLS SHOWN DASHED, INCLUDING ALL MECHANICAL,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

INTERIOR:

- 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

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



| No. | Revision Date |
|-----|---------------|
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| | |
| | |

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

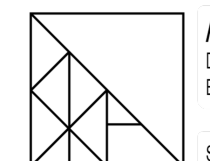
REFERENCES:
 DEED: BK 71055, PG 182
 PLAN: BK 4460, PG 381
 BK 8395, PG 272 (E)
 BK 8396, PG 618
 BK 9699, PG 242
 PL BK 28, PL 63 (S. MIDDLESEX)
 BK 20596, PG 242
 BK 24793, PG 171
 #25 OF 2012

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

DS



APPROVED
 DESIGN REVIEW
 BOSTON REDEVELOPMENT AUTHORITY

SIGNATURE *[Signature]*

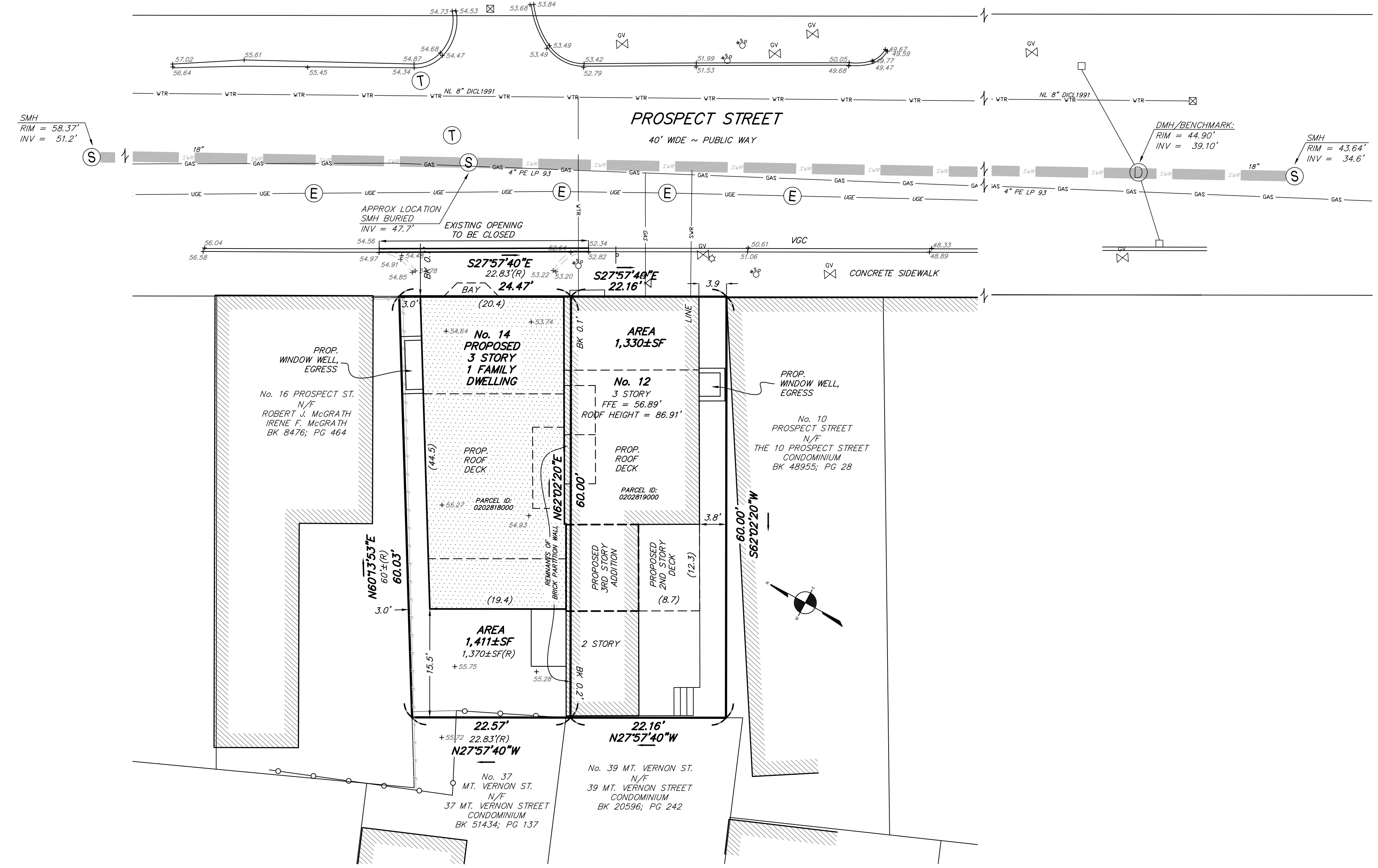
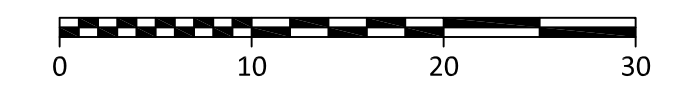
03/31/2025

ERT#1664598, Approved with 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 | — DRN — |
| SEWER LINE | — SWR — |
| GAS LINE | — GAS — |
| WATER LINE | — WTR — |
| UNDERGROUND ELECTRIC LINE | — UGE — |
| CHAIN LINK FENCE | — X X X — |
| INVERT | INV |
| PVC | 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 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.

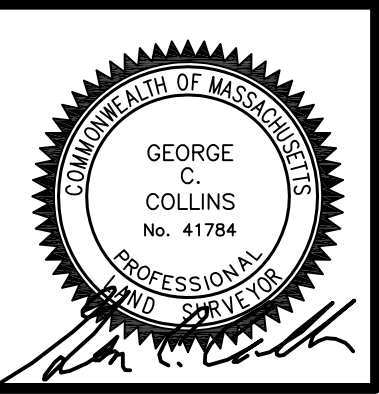
VERTICAL DATUM
 THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO BOSTON CITY BASE AND WERE DETERMINED FROM A RIM ELEVATION COMPILED FROM PLANS OBTAINED FROM BOSTON WATER AND SEWER COMMISSION.

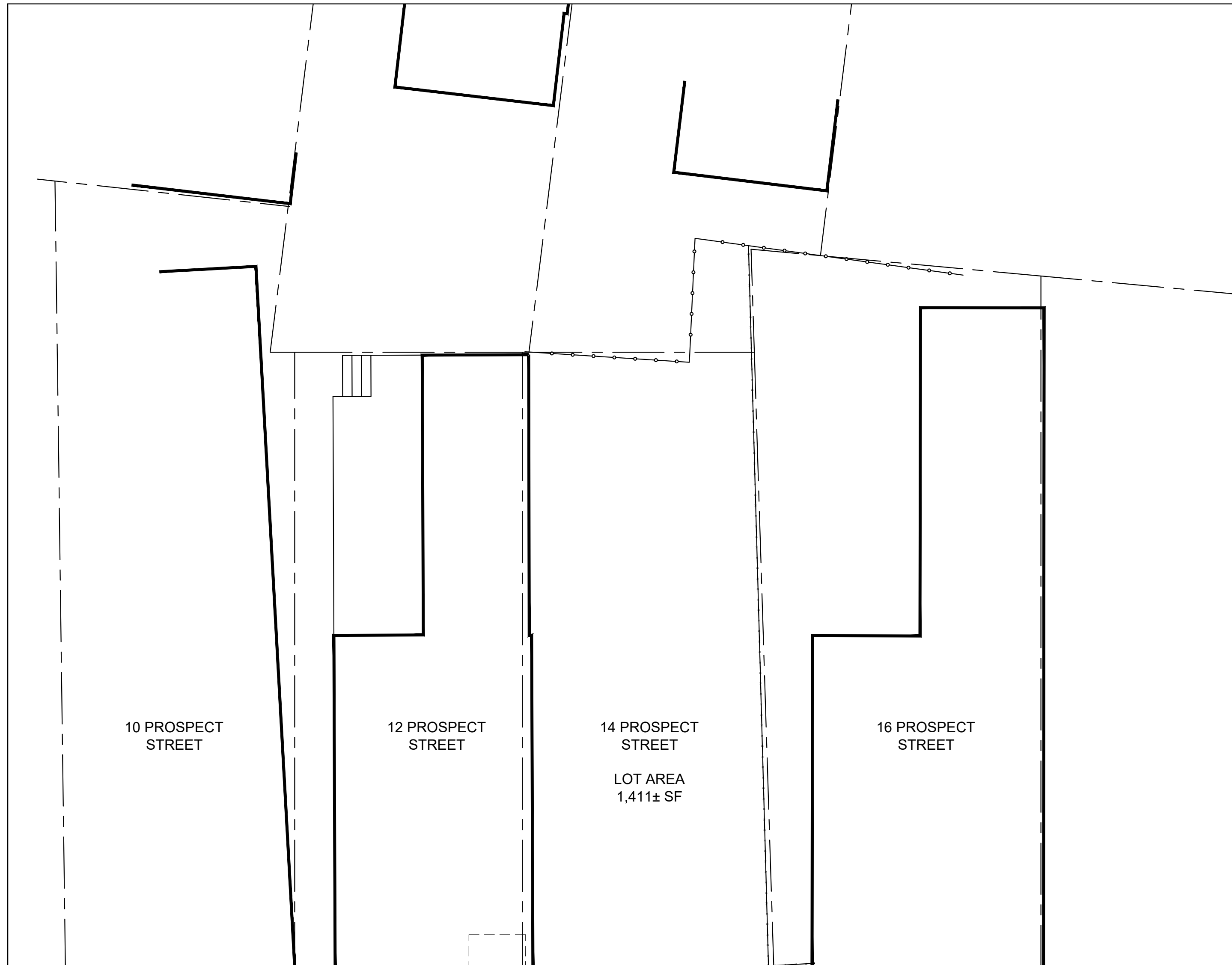
BENCHMARK
 1) RIM OF DRAIN MANHOLE
 ELEVATION = 44.90'

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

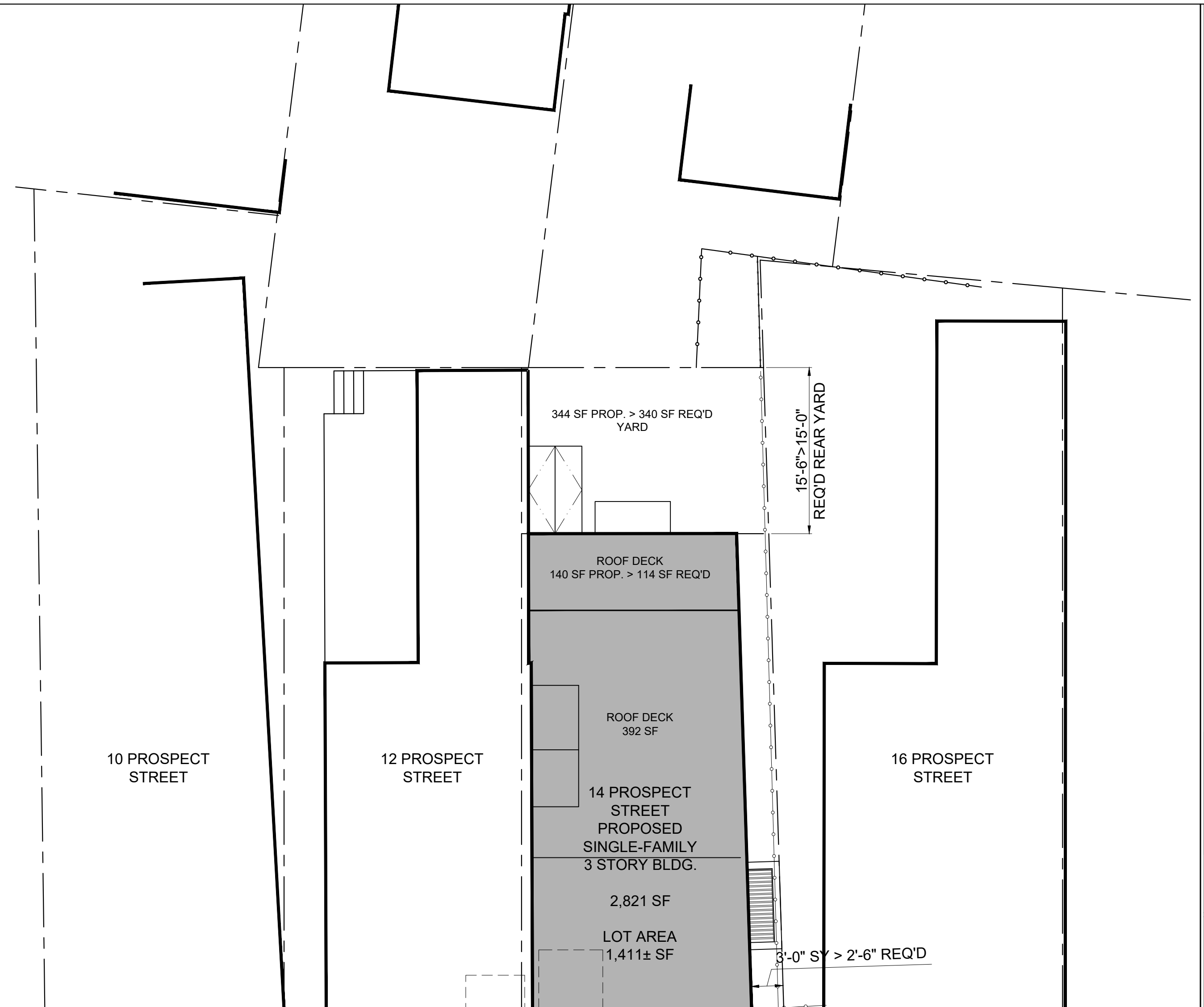
| | |
|--------|----------|
| FIELD: | JJH |
| DRAFT: | RAP, SAP |
| CHECK: | GCC |
| DATE: | 03/19/25 |
| JOB # | 17-00576 |





PROSPECT STREET

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



DS

APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY
SIGNATURE *[Signature]*

03/31/2025

ERT#1664598, Approved with Provisos

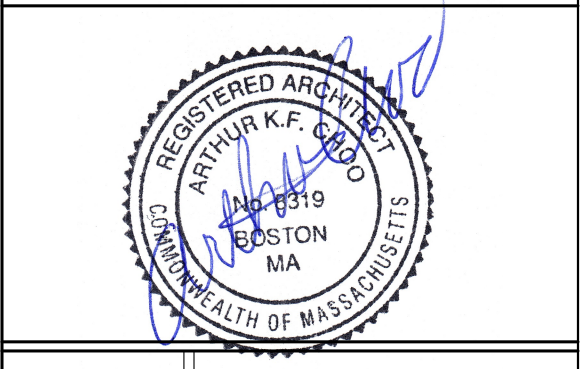
2 PROPOSED LANDSCAPE PLAN
1/4" = 1'-0"

Location

PROPOSED SINGLE-FAMILY TOWNHOUSE
14 PROSPECT 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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Project No: 2024109
Scale: AS NOTED
Date: 09-16-2024
Drawn By: DF

Drawing Name

PROPOSED LANDSCAPE PLAN

Sheet No.

L-1.0

THIS DRAWING WAS PRODUCED FROM A UNDERLAY UTILITY SITE PLAN DATED 05/08/24 PREPARED BY BOSTON SURVEY INC., UNIT C-4 SHIPWAY PLACE, CHARLESTOWN, MA 02129.

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.

GC IS RESPONSIBLE TO TEST FOR RADON GAS PRIOR TO CONSTRUCTION AND INFORM ARCHITECT AND OWNER IF MITIGATION IS REQUIRED

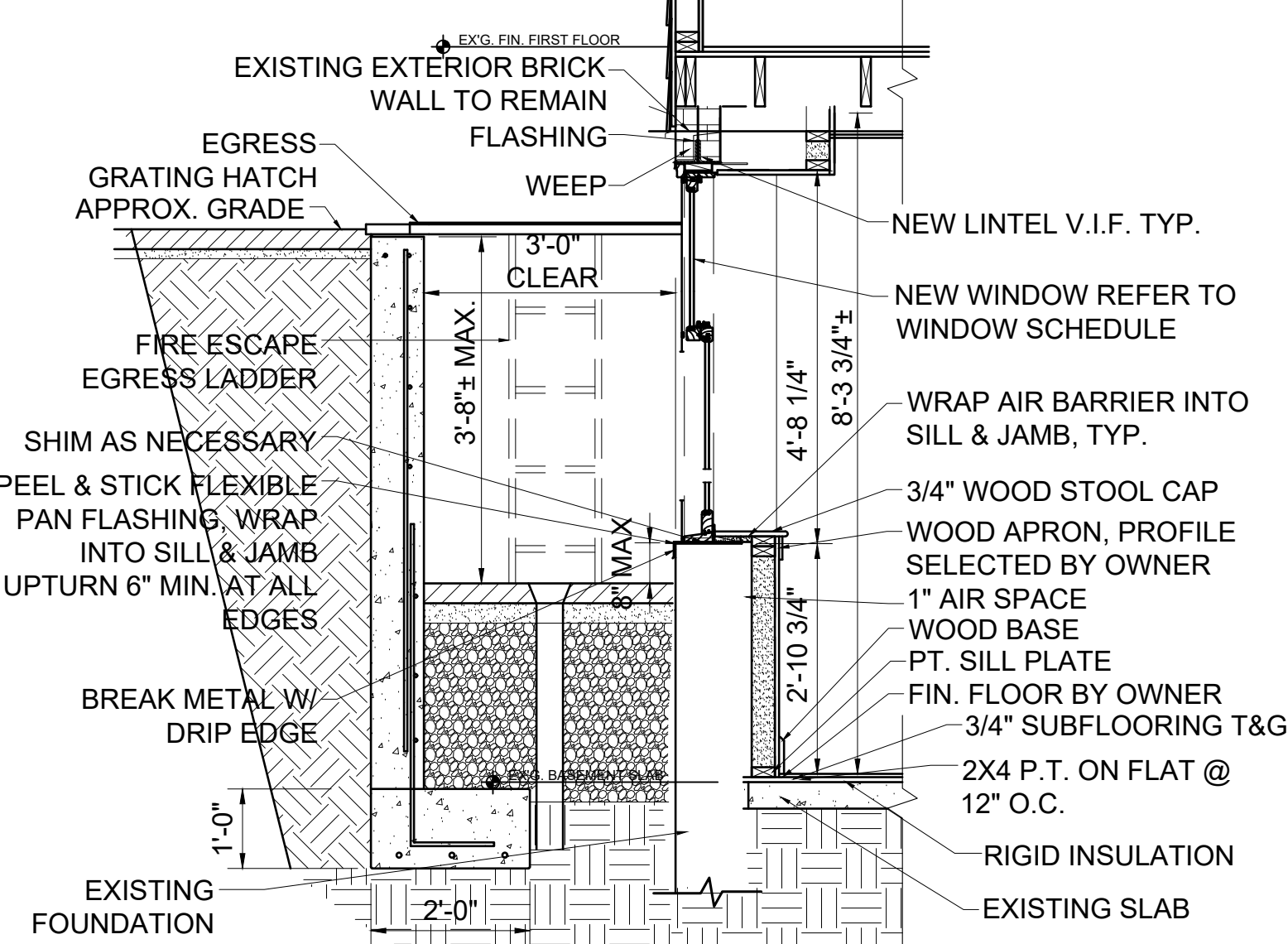
PRECAST CONC. BULKHEAD STAIR
(12) RISERS @ 7 1/2" EA.
(11) TREADS @ 9" EA.

AS PER 2015 IBC SECTION 1030 EMERGENCY ESCAPE AND RESCUE OPENINGS EXCEPTION 2, EERO'S ARE NOT REQUIRED FROM BASEMENTS OR SLEEPING ROOMS THAT HAVE AN EXIT DOOR OR EXIT ACCESS DOOR THAT OPENS DIRECTLY TO A YARD.

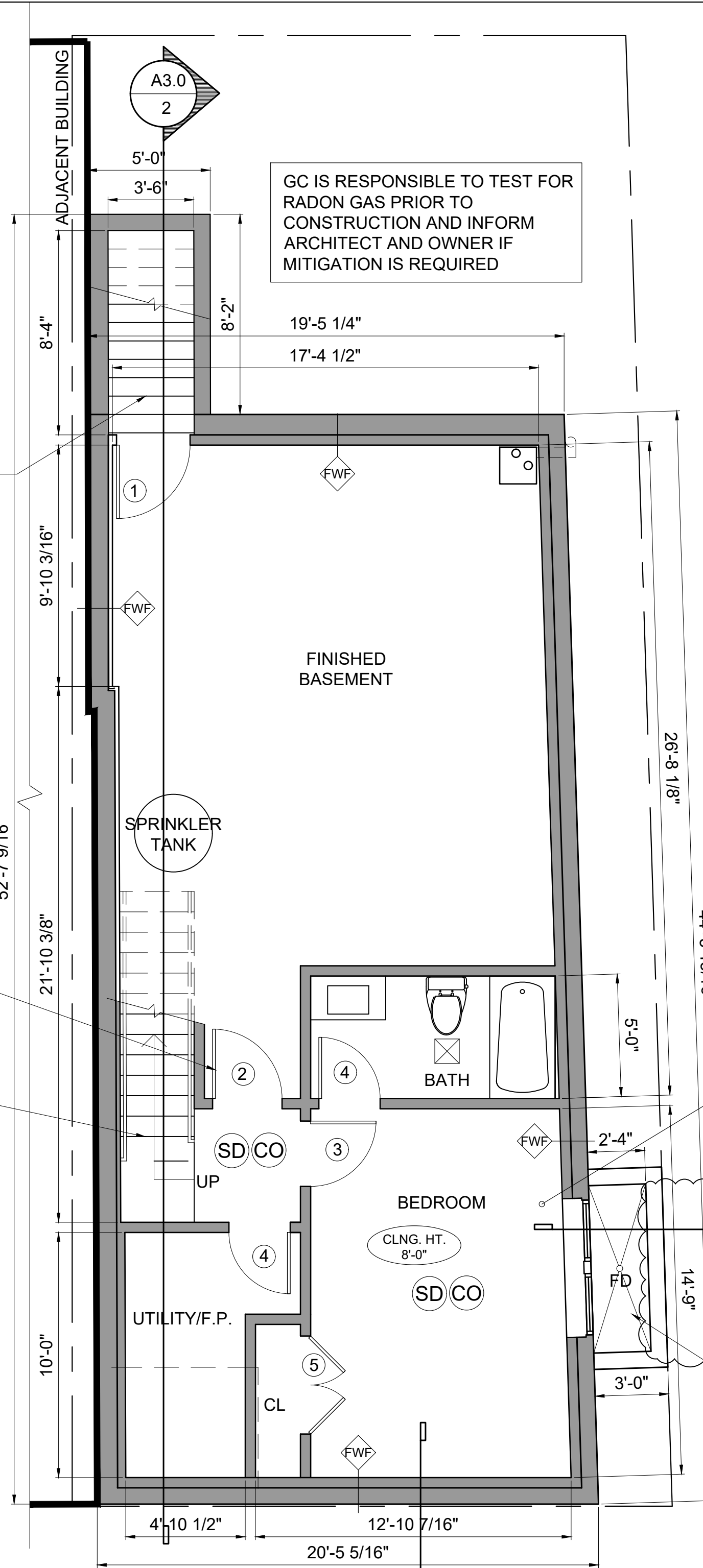
NEW WOOD STAIR
(14) RISERS @ 8" EA.
(12) TREADS @ 10" EA.
NEW 36" HIGH WOOD GUARDRAIL ON OPEN SIDE.
NEW 36" HIGH WALL MTD. HANDRAIL.

EGRESS WINDOW REQUIREMENT

- EMERGENCY ESCAPE WINDOWS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- ALL EMERGENCY ESCAPE WINDOWS ON A GRADE FLOOR SHALL HAVE A MIN. NET CLEAR OPENING OF 5.0 SQUARE FEET.
- THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
- THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.



3 DETAIL AT WINDOW WELL
1/2" = 1'-0"



PROSPECT STREET

1 PROPOSED BASEMENT FLOOR PLAN - 404 GSF
1/4" = 1'-0"

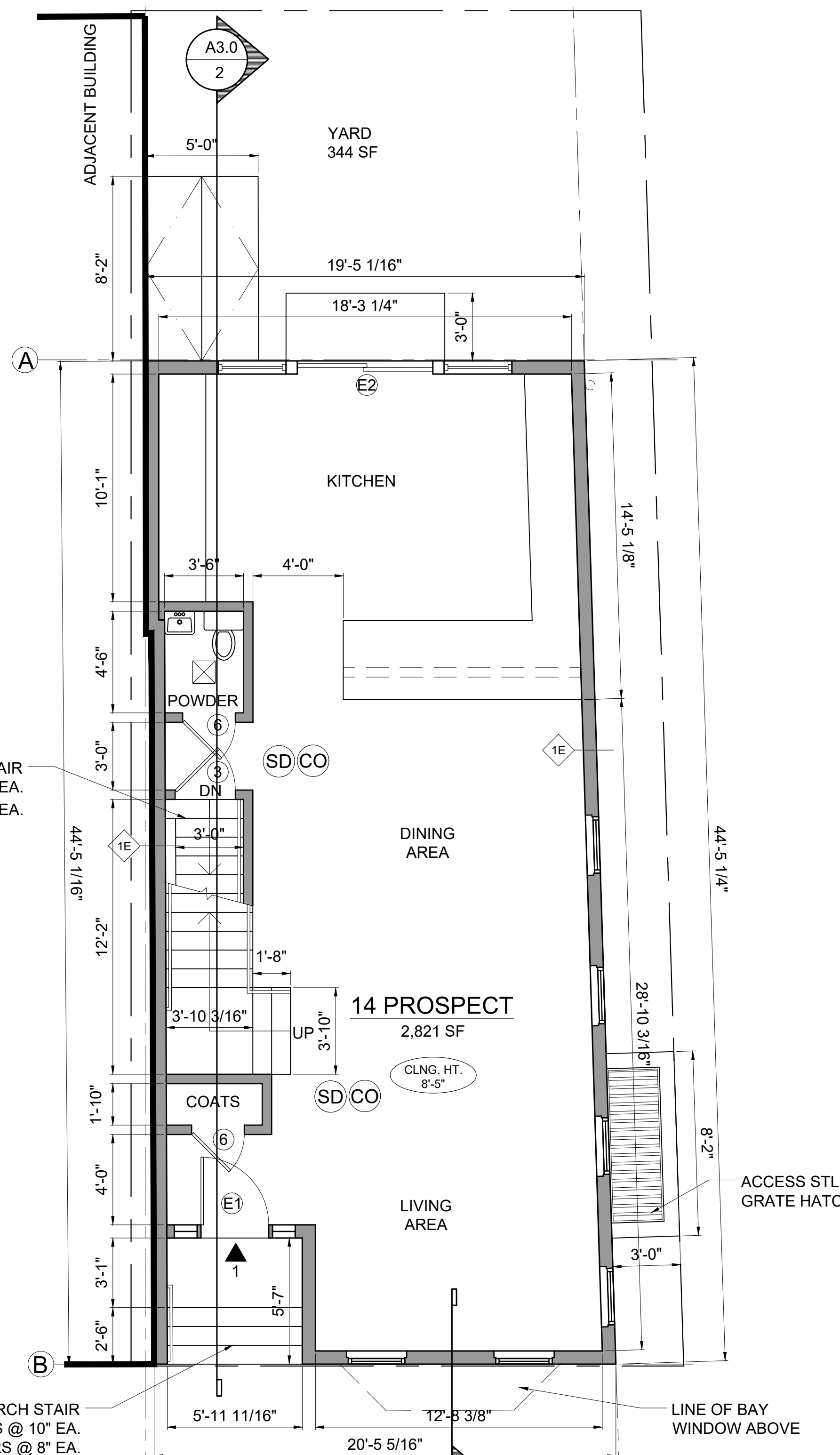


03/31/2025

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

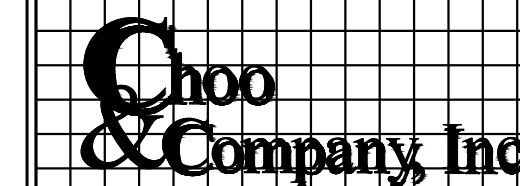
1. PROVIDE R-30 INSULATION IN ALL FLOOR JOIST CAVITIES.
2. PROVIDE R-30 INSULATION IN ALL NEW EXTERIOR WALL CAVITIES.
3. PROVIDE R-60 INSULATION IN ALL ROOF JOIST CAVITIES, TYPICAL.
4. PROVIDE R-19 INSULATION IN BASEMENT WALL EXTERIOR STUD WALL CAVITIES.
5. PROVIDE R-10 INSULATION UNDER SLAB FOR 4'.



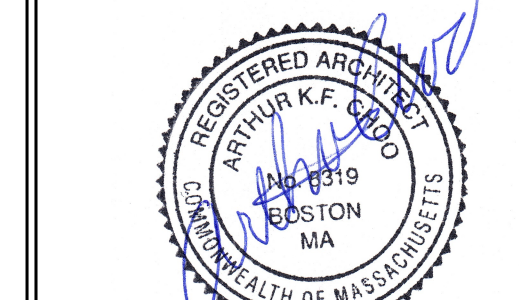
PROSPECT STREET

2 PROPOSED FIRST FLOOR PLAN - 824 GSF
1/4" = 1'-0"

Location
PROPOSED SINGLE-FAMILY TOWNHOUSE
14 PROSPECT STREET
CHARLESTOWN, MA 02129



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

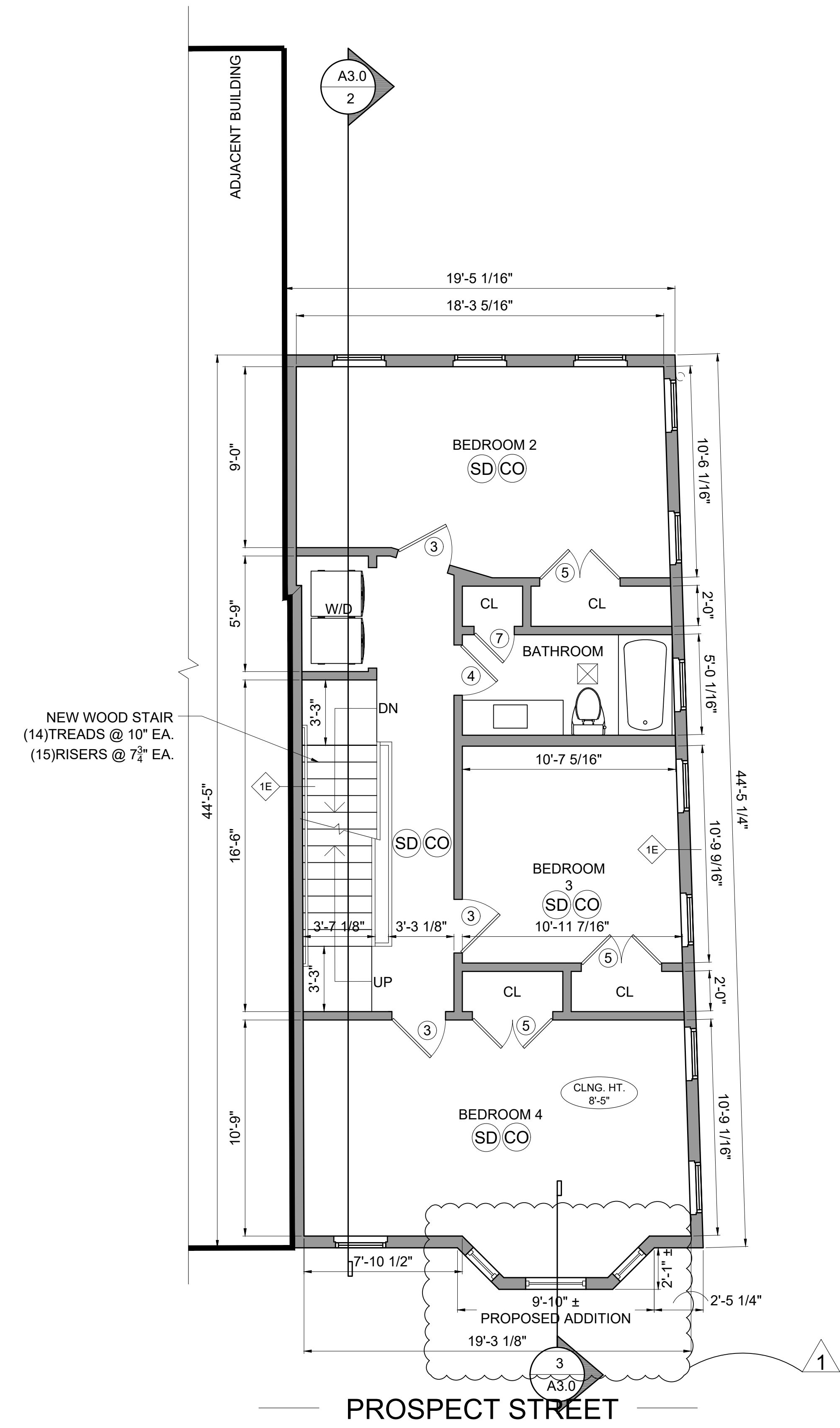


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| 1 | 03-18-2025 NDOD |

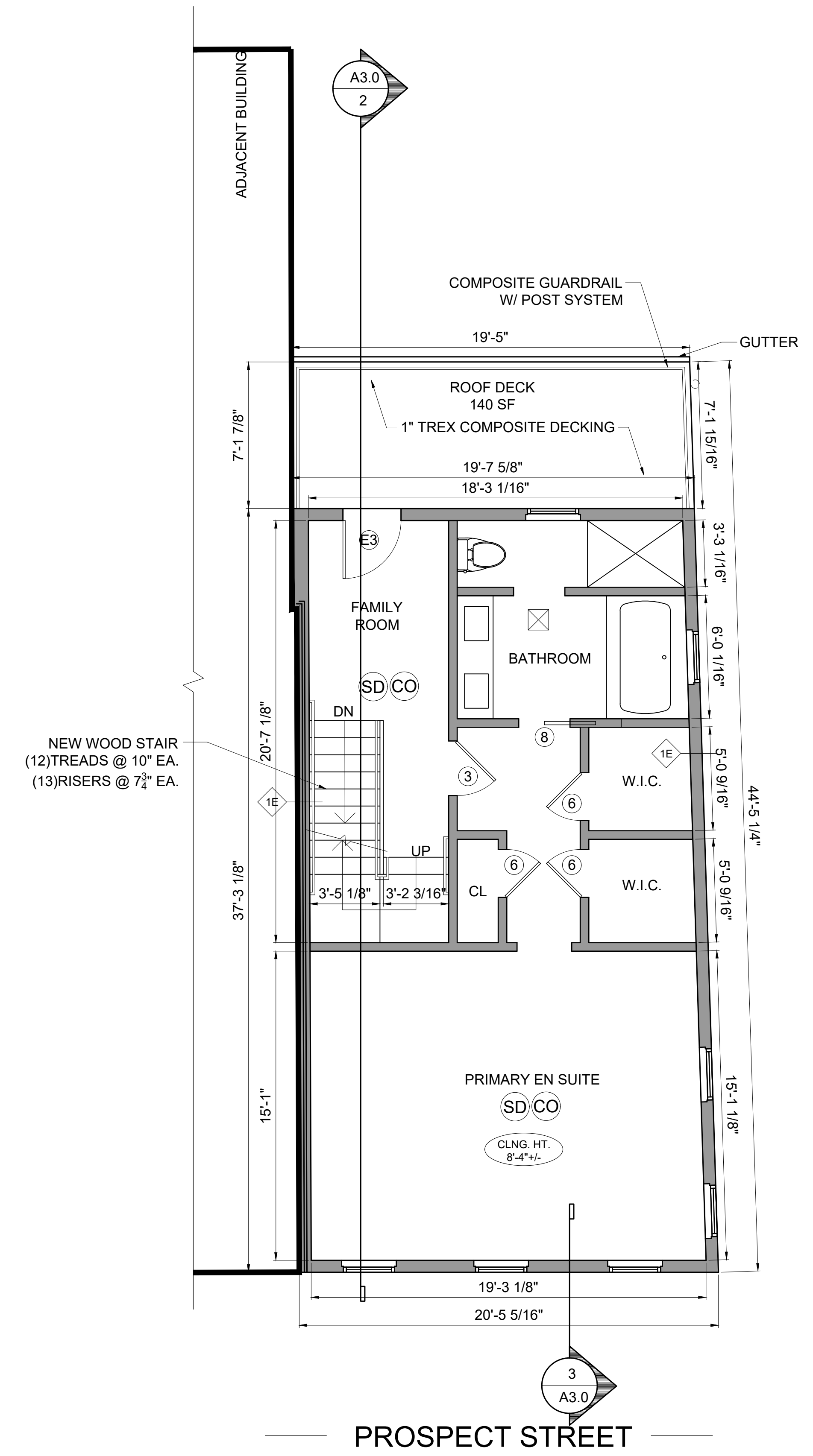
Project No: 2024109
Scale: AS NOTED
Date: 09-16-2024
Drawn By: DF

Drawing Name
PROPOSED BASEMENT & FIRST FLOOR PLANS

Sheet No.
A-1.0



1 PROPOSED SECOND FLOOR PLAN - 861 GSF
1/4" = 1'-0"



1 PROPOSED THIRD FLOOR PLAN - 731 GSF
1/4" = 1'-0"

Location
PROPOSED SINGLE-FAMILY TOWNHOUSE
 14 PROSPECT STREET
 CHARLESTOWN, MA 02129

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

REGISTERED ARCHITECT
 ARTHUR K.F. CHOO
 No. 8319
 BOSTON
 MA
 COMMONWEALTH OF MASSACHUSETTS

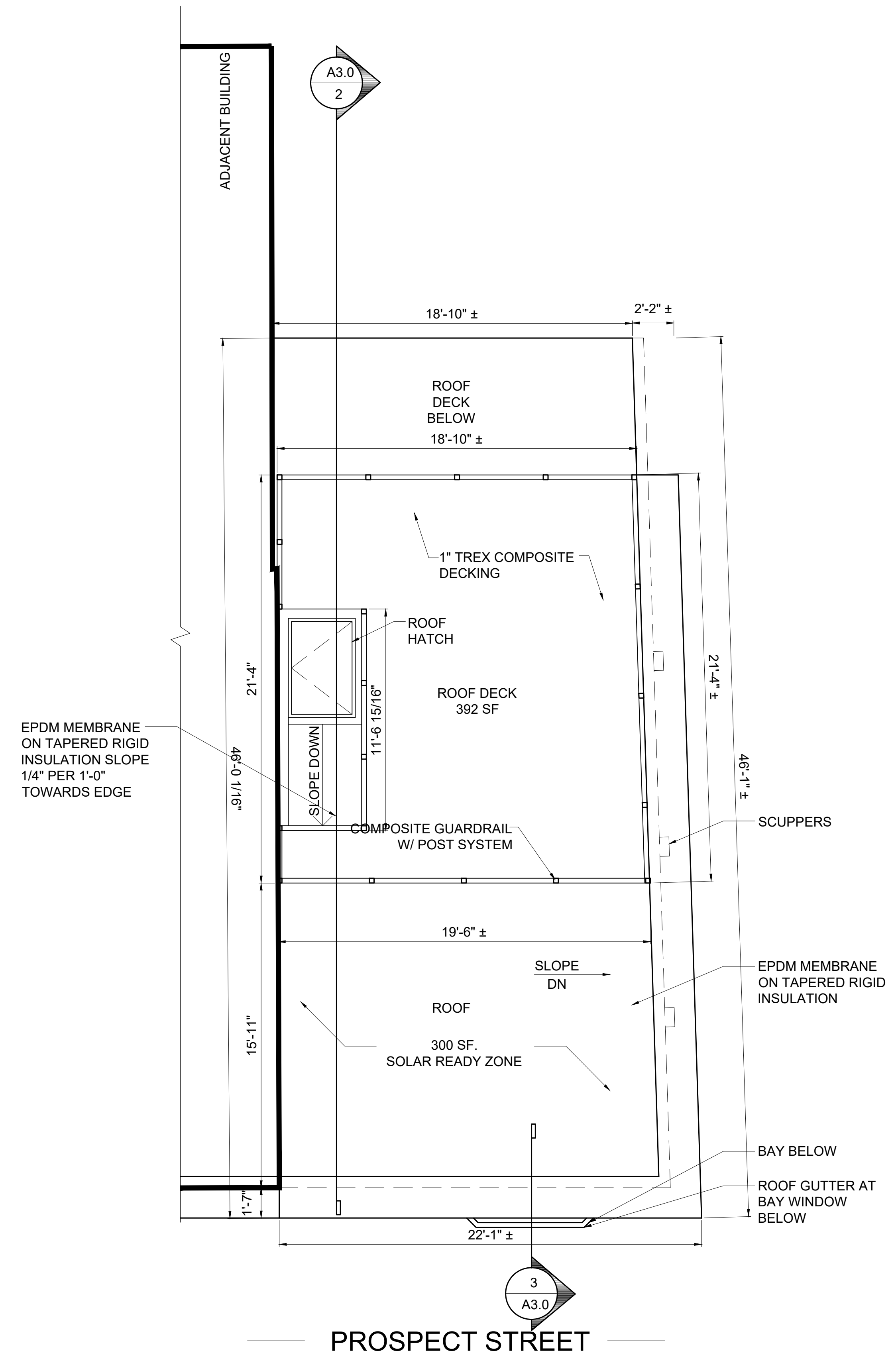
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| 1 | 03-18-2025 NDOD |

Project No: 2024109
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Drawing Name
PROPOSED SECOND & THIRD FLOOR PLANS

Sheet No.
A-1.1

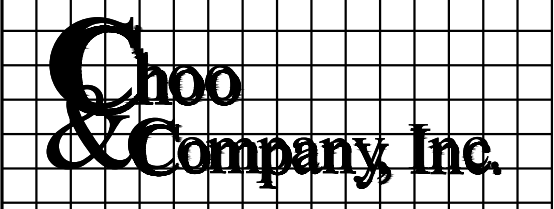
EPDM MEMBRANE ON TAPERED RIGID INSULATION SLOPE 1/4" PER 1'-0" TOWARDS EDGE



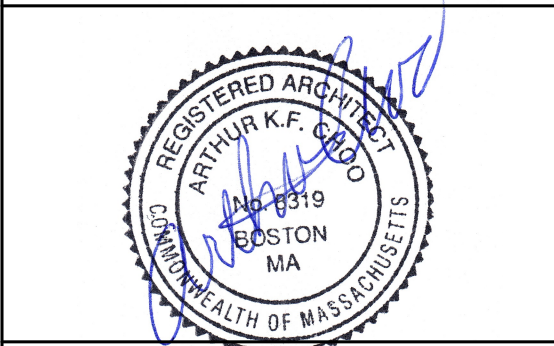
1 PROPOSED ROOF PLAN
1/4" = 1'-0"

Location

PROPOSED SINGLE-FAMILY
TOWNHOUSE
14 PROSPECT STREET
CHARLESTOWN, MA 02129



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Drawing Name
PROPOSED ROOF PLAN

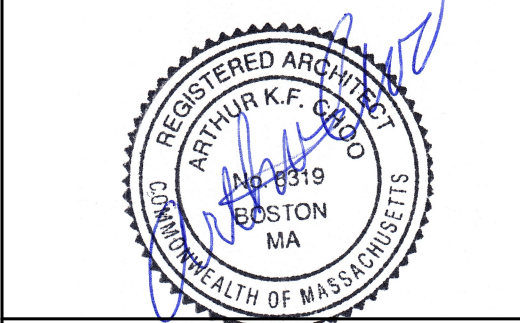
Sheet No.
A-1.2



03/31/2025
ERT#1664598, Approved with Provisos

Location
**PROPOSED SINGLE-FAMILY
TOWNHOUSE
14 PROSPECT STREET
CHARLESTOWN, MA 02129**

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One Billings Road Quincy, MA 02171
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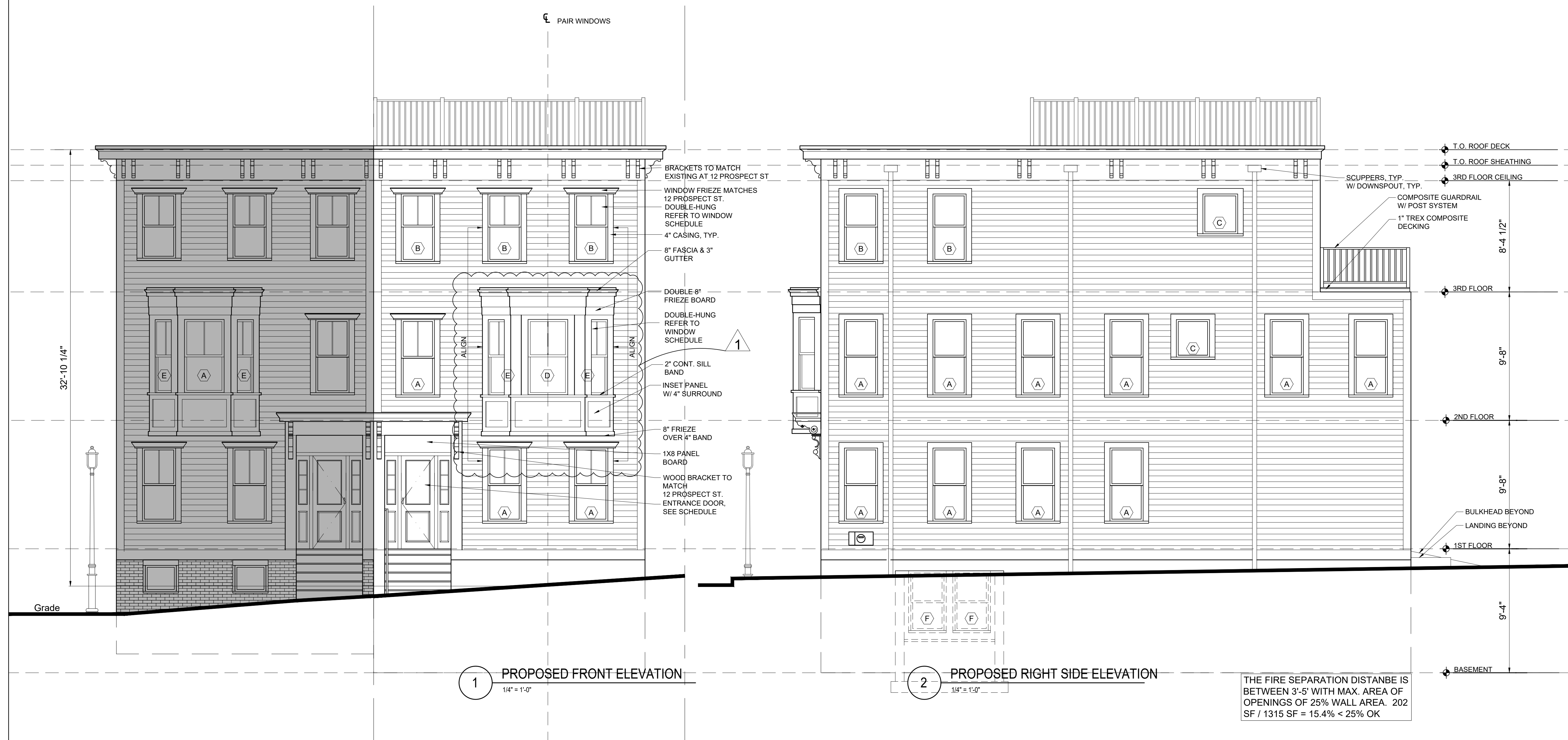


| No. | Revision Date |
|-----|-----------------|
| 1 | 03-18-2025 NDOD |

Project No: 2024109
Scale: AS NOTED
Date: 09-16-2024
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Drawing Name
**PROPOSED
FRONT &
RIGHT SIDE
ELEVATIONS**

Sheet No.
A-2.1



THE FIRE SEPARATION DISTANCE IS BETWEEN 3'-5" WITH MAX. AREA OF OPENINGS OF 25% WALL AREA. 202 SF / 1315 SF = 15.4% < 25% OK

DS



03/31/2025

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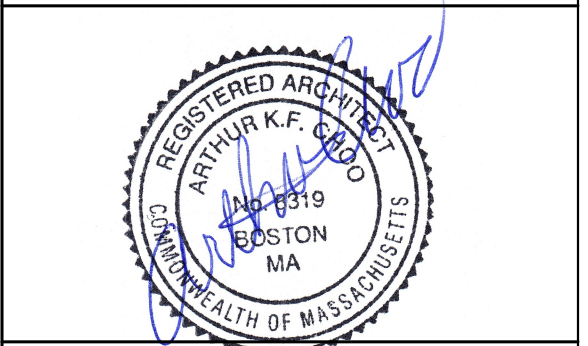


Location

**PROPOSED SINGLE-FAMILY
TOWNHOUSE
14 PROSPECT STREET
CHARLESTOWN, MA 02129**

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Project No: 2024109
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Drawing Name

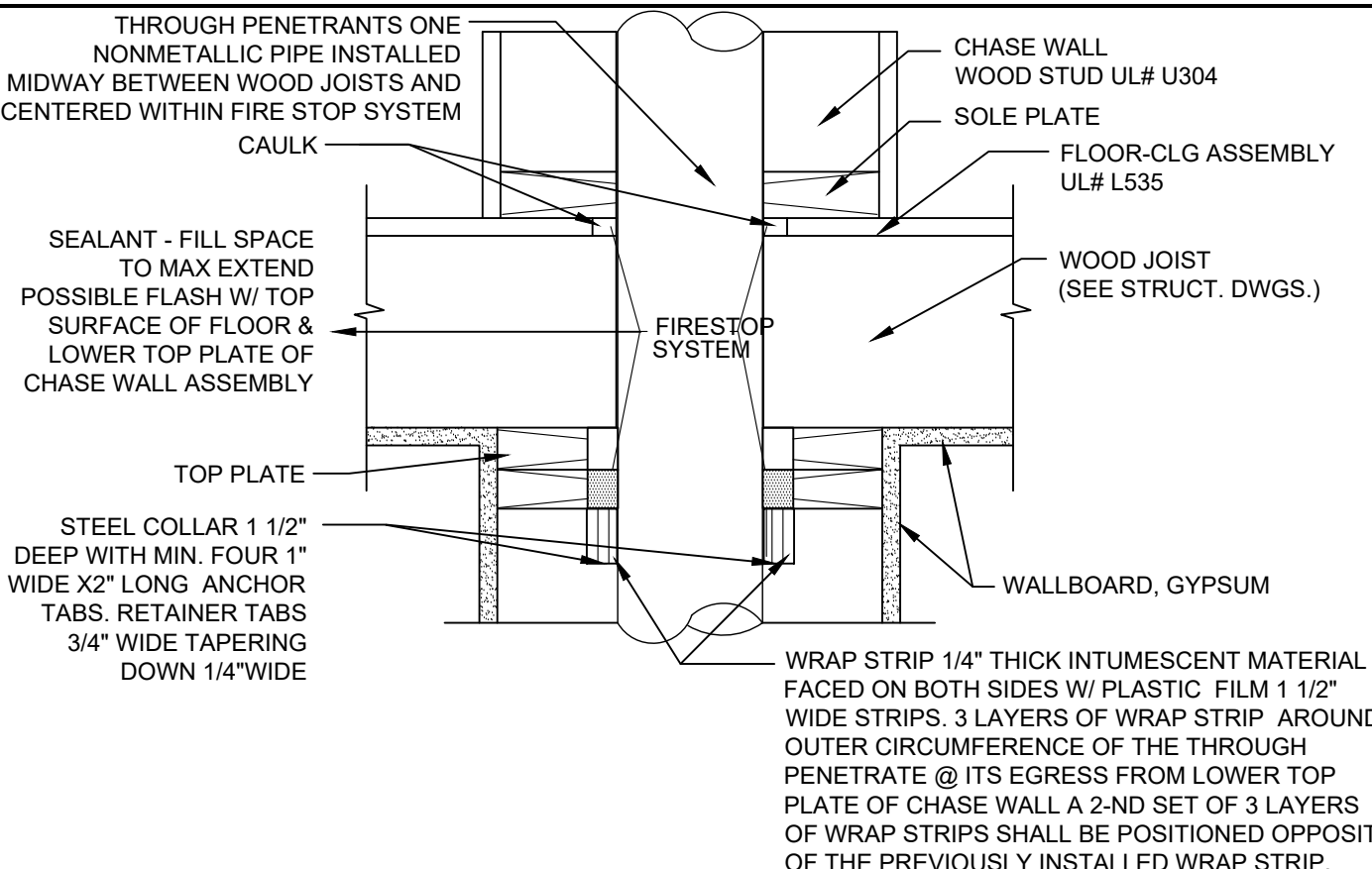
**PROPOSED
REAR
ELEVATION**

Sheet No.

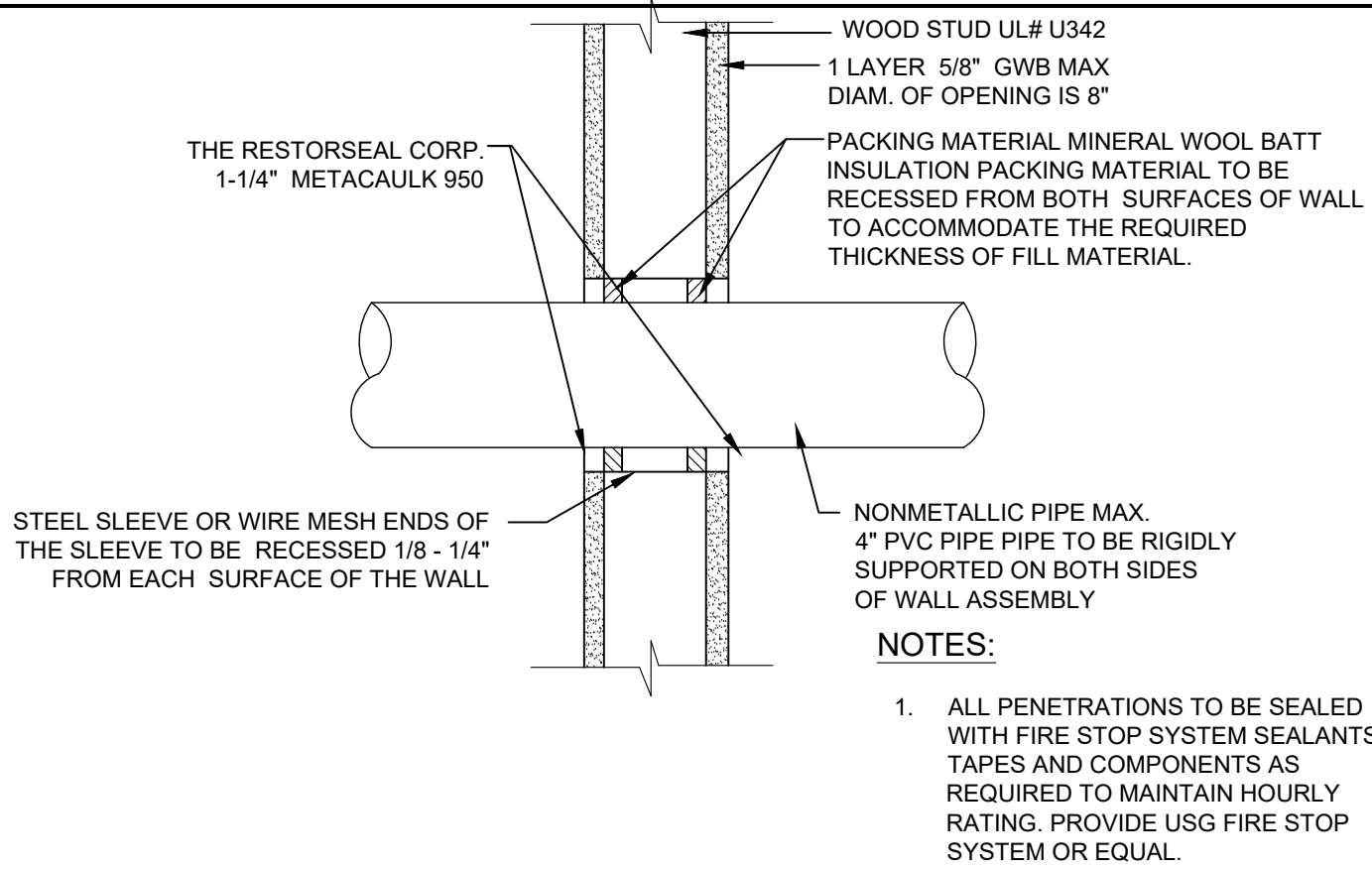
A-2.2

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

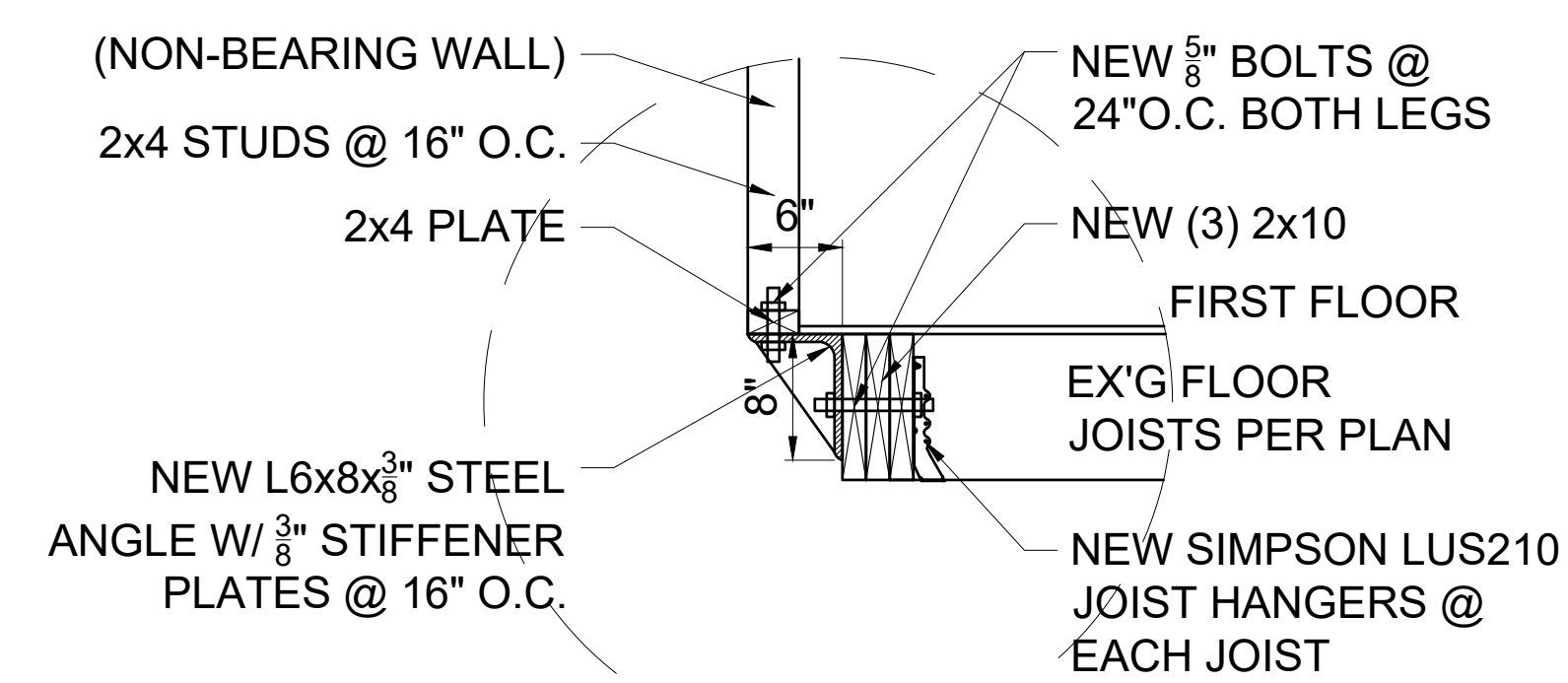
PENETRATIONS



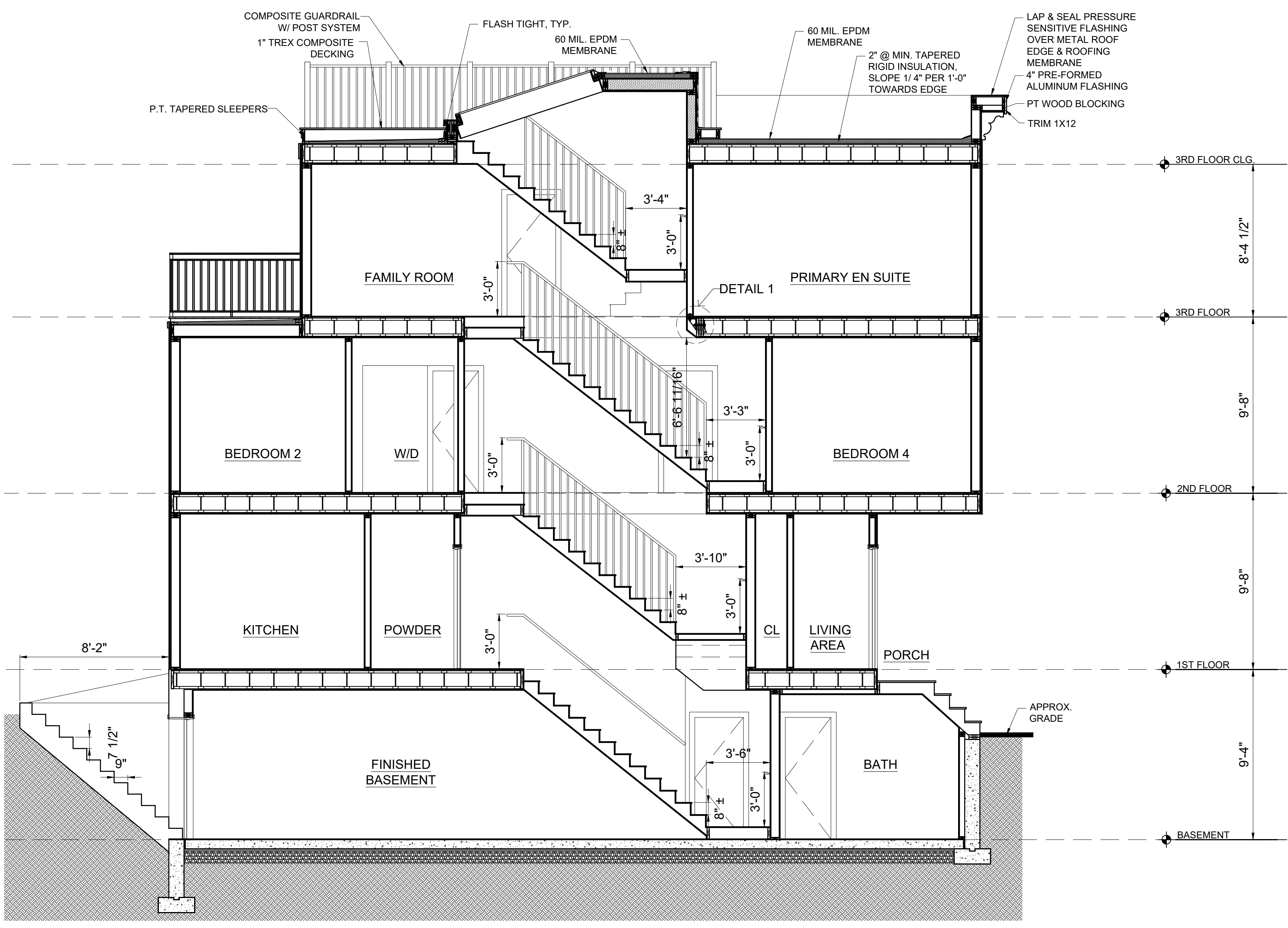
1D 1 HOUR RATING THROUGH PENETRATION FIRESTOP SYSTEM # F-C-2054
SCALE: 3"=1'-0"



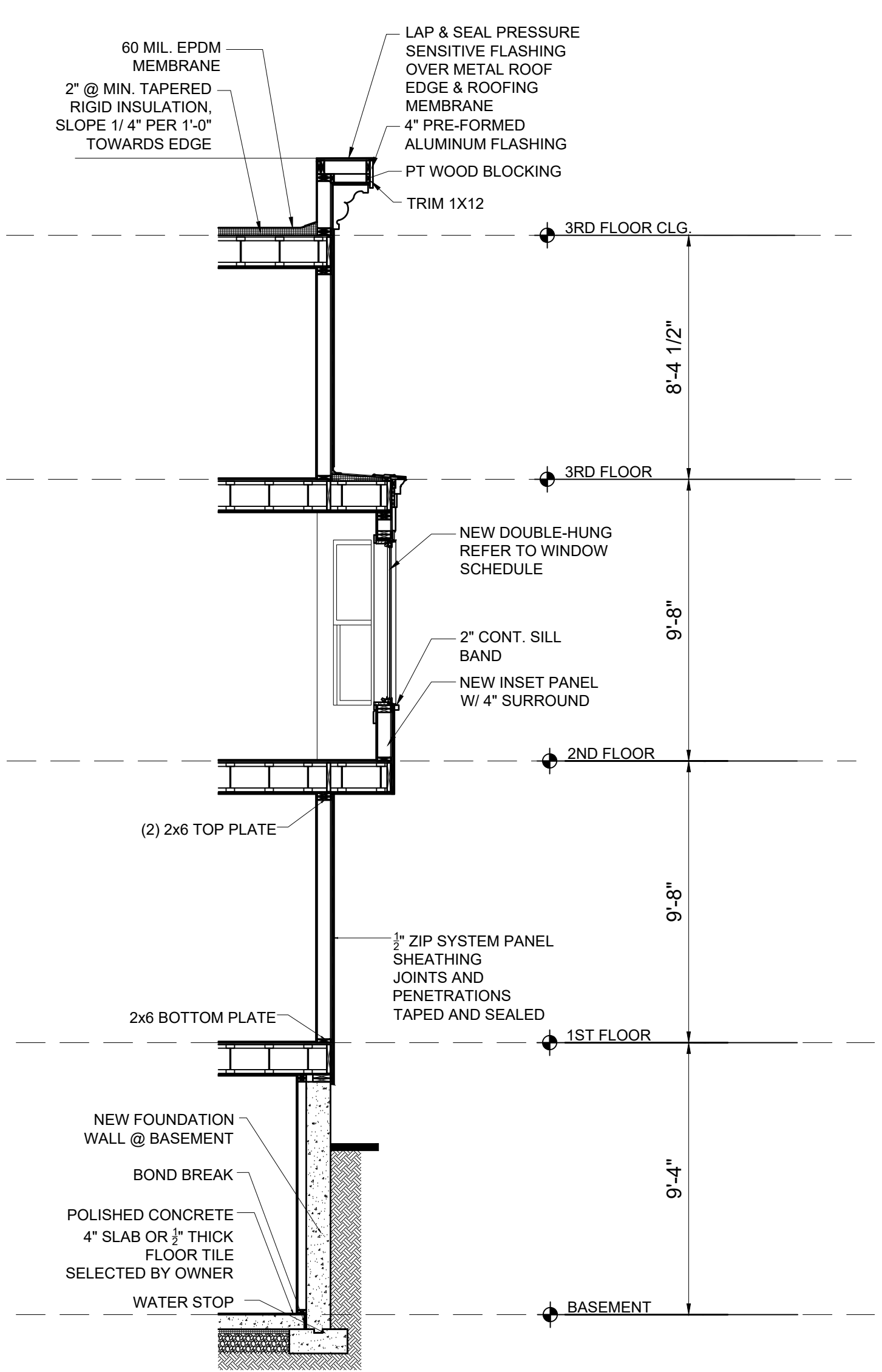
1F 1 HOUR THROUGH PENETRATION FIRESTOP SYSTEM WALL ASSEMBLY # W-L-2014
SCALE: 3"=1'-0"



1 3RD FLOOR STAIR LANDING DETAIL
1/4" = 1'-0"



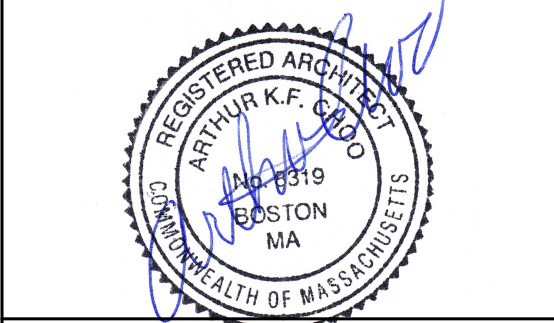
2 BUILDING SECTION THROUGH THE STAIRS
1/4" = 1'-0"



3 SECTION THROUGH THE BAY WINDOW
1/4" = 1'-0"

Location
PROPOSED SINGLE-FAMILY TOWNHOUSE
14 PROSPECT STREET
CHARLESTOWN, MA 02129

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Drawing Name
BUILDING SECTIONS

Sheet No.
A-3.0

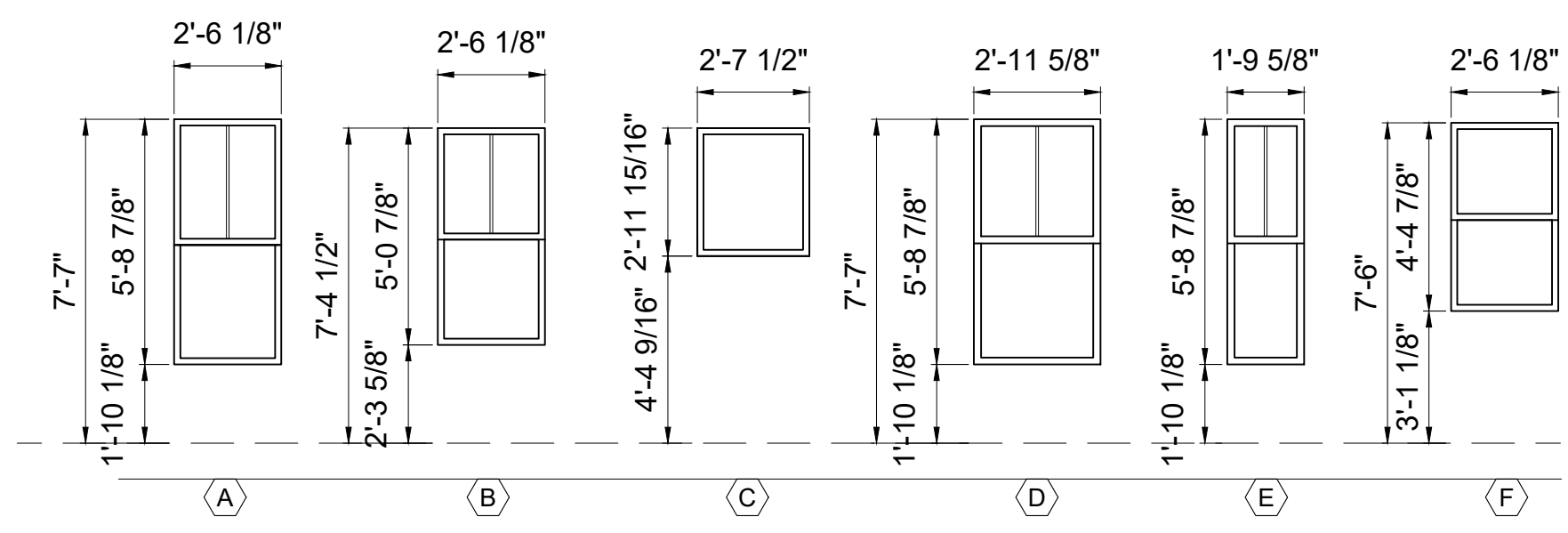
| WINDOW SCHEDULE | | | | | |
|-----------------|--------------|---------|----------|--------------------------|--|
| NO. | MANUFACTURER | MODEL | # NEEDED | R.O. | REMARKS |
| A | ANDERSEN 400 | TW2456 | 12 | 2'-6 1/8" X 5'-8 7/8" | DOUBLE HUNG, SIMULATED DIVIDED LITES 2 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE |
| B | ANDERSEN 400 | TW24410 | 10 | 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 | A281 | 2 | 2'-7 1/2" X 2'-11 15/16" | AWNING, PRIMED INTERIOR, |
| D | ANDERSEN 400 | TW21056 | 1 | 2'-11 5/8" X 5'-8 7/8" | DOUBLE HUNG, SIMULATED DIVIDED LITES 2 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE |
| E | ANDERSEN 400 | TW1856 | 2 | 1'-9 5/8" X 5'-8 7/8" | DOUBLE HUNG, SIMULATED DIVIDED LITES 2 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE |
| F | ANDERSEN 400 | TW2442 | 2 | 2'-6 1/8" X 4'-4 7/8" | DOUBLE HUNG, SIMULATED DIVIDED LITES 2 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE |

* 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.

- 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 7'-6" A.F.F.
 - FIRST FLOOR FINISHED HEIGHT IS 7'-3" A.F.F.
 - SECOND FLOOR FINISHED HEIGHT IS 7'-7" A.F.F.
 - THIRD FLOOR FINISHED HEIGHT IS 7'-4 1/2" A.F.F.

WINDOW TYPES



* TEMPERED GLASS

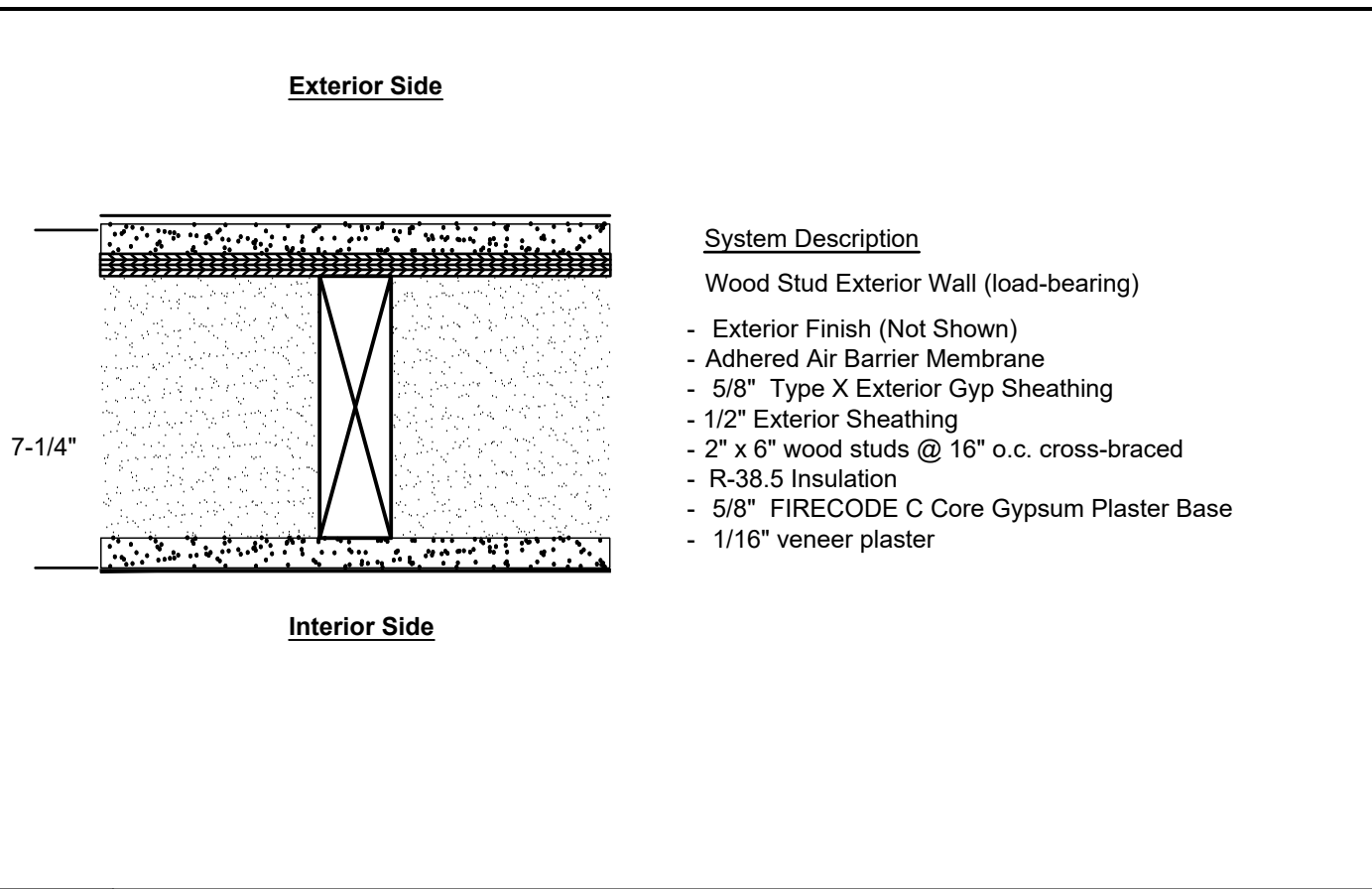
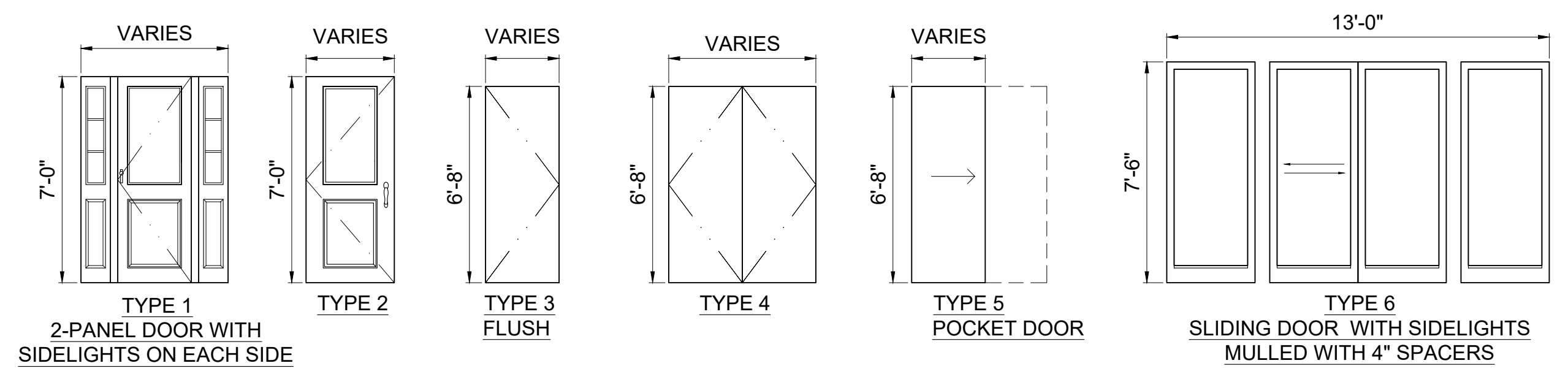
DOOR SCHEDULE

NOTE: GC TO CONFIRM SIZES & QUANTITIES PRIOR TO ORDERING

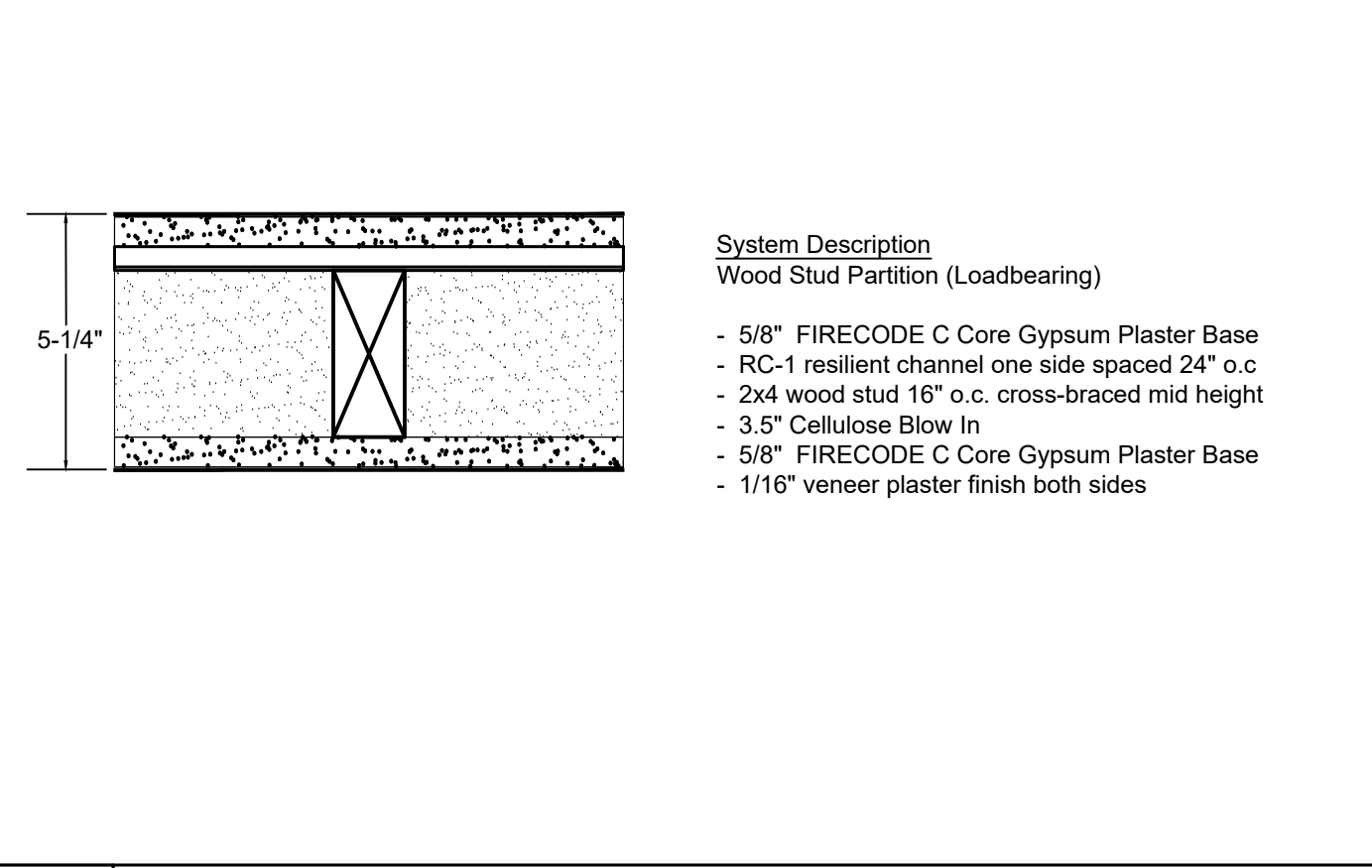
| NO. | SIZE | MATERIAL | RATING | FRAME | TYPE | HARDWARE | REMARKS |
|-----|----------------------------|----------|---------|-------|------|--------------|--|
| E1 | 3'-0" x 7'-0" x 1 3/4" | WOOD/GL | 45 MIN. | WOOD | 1 | ENTRANCE | DOOR UNIT W/ 3'-0" x 7'-0" EGRESS DOOR & 1'-0" x 7'-0" SIDELIGHT, PROVIDE DEADBOLT |
| E2 | 3'-0" x 6'-8" x 1 3/4" | WOOD/GL | - | WOOD | 6 | EXTERIOR | DECK EXTERIOR DOOR |
| E3 | 3'-0" x 6'-8" x 1 3/4" | WOOD | 45 MIN. | WOOD | 2 | ENTRANCE | DECK EXTERIOR DOOR |
| 1 | 3'-0" x 6'-8" x 1 3/8" | WOOD | 45 MIN. | WOOD | 3 | BULKHEAD | DOOR UNIT W/ 3'-0" x 6'-8" EGRESS DOOR, PROVIDE DEADBOLT |
| 2 | 2'-10" x 6'-8" x 1 3/8" | WOOD | - | WOOD | 3 | EXIT ACCESS | PANEL DOOR, PROVIDE PRIVACY LATCH & ASTRAGAL, THRESHOLD |
| 3 | 2'-8" x 6'-8" x 1 3/8" | WOOD | - | WOOD | 3 | BEDROOM | PANEL DOOR, PROVIDE PRIVACY LATCH & ASTRAGAL, THRESHOLD |
| 4 | 2'-6" x 6'-8" x 1 3/8" | WOOD | - | WOOD | 3 | BATHROOM | PANEL DOOR, PROVIDE PRIVACY LATCH & ASTRAGAL, THRESHOLD |
| 5 | (2) 2'-0" x 6'-8" x 1 3/8" | WOOD | - | WOOD | 4 | CLOSET | PAIR OF PANEL DOORS |
| 6 | 2'-4" 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 | WALK IN CLOSET, PANEL DOOR, PROVIDE ASTRAGAL |
| 8 | 2'-6" x 6'-8" x 1 3/8" | WOOD | - | WOOD | 5 | BATHROOM | POCKET PANEL DOOR, PROVIDE PRIVACY LATCH & ASTRAGAL, THRESHOLD |

DOOR TYPES

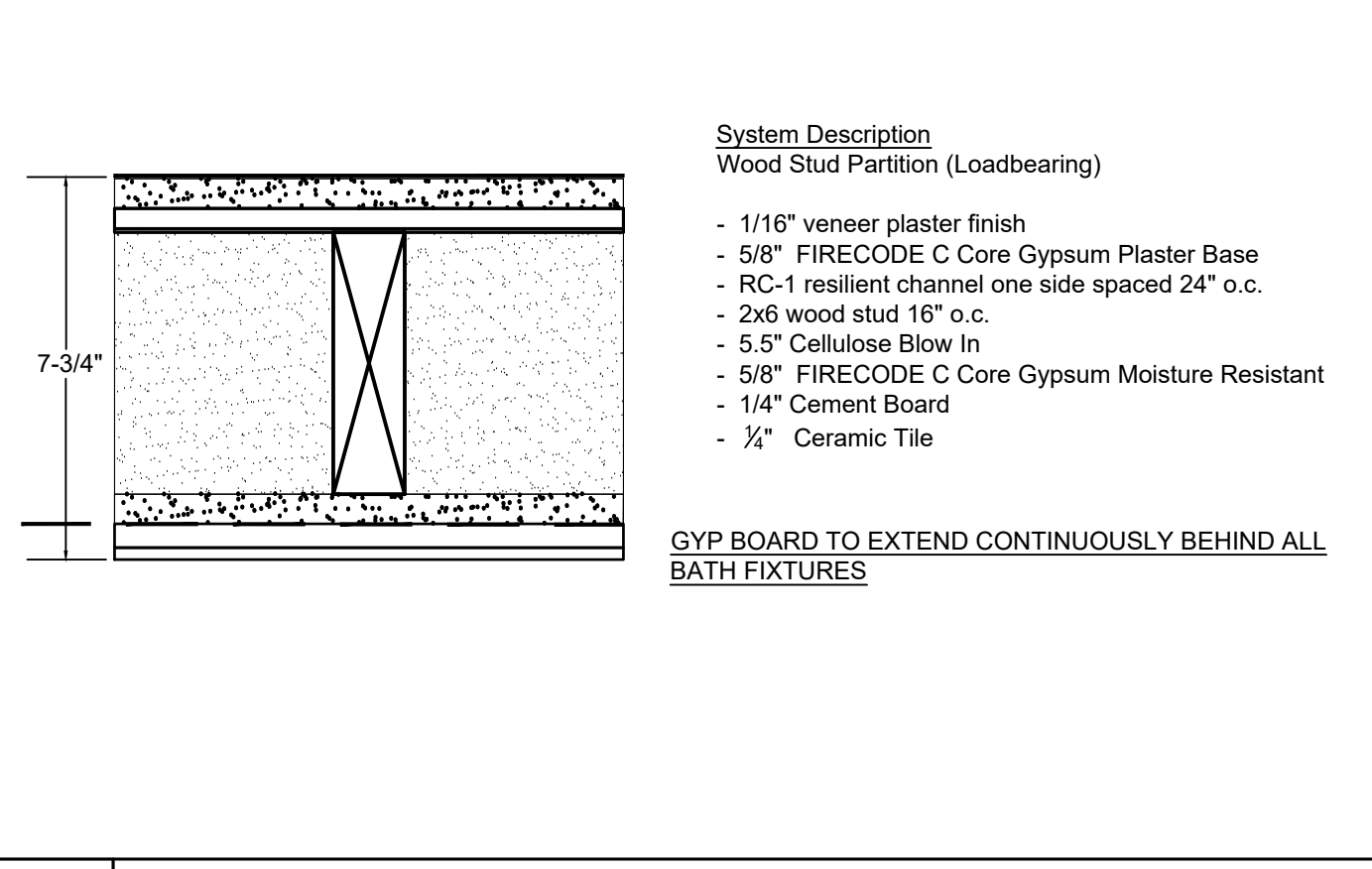
NOTE: ALL DOORS TO BE PRE-HUNG. DOOR STYLE, HARDWARE & FINISHES TO BE SELECTED BY OWNER, ALL DOORS ARE BASED ON ANDERSON 400 OR EQUAL.



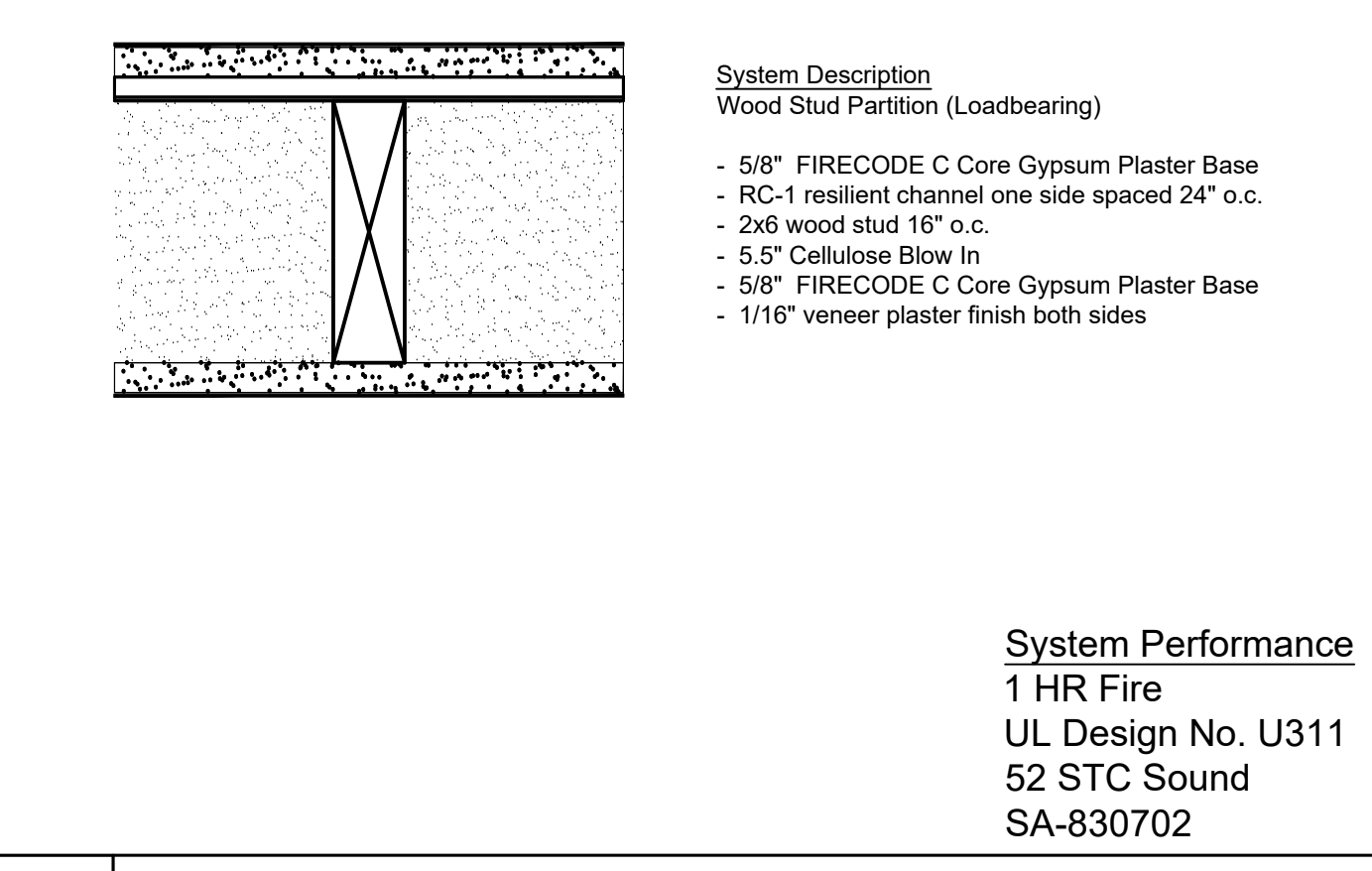
1E 1 HR EXT PARTITION -WOOD LOAD BEARING
SCALE: 3"=1'-0"



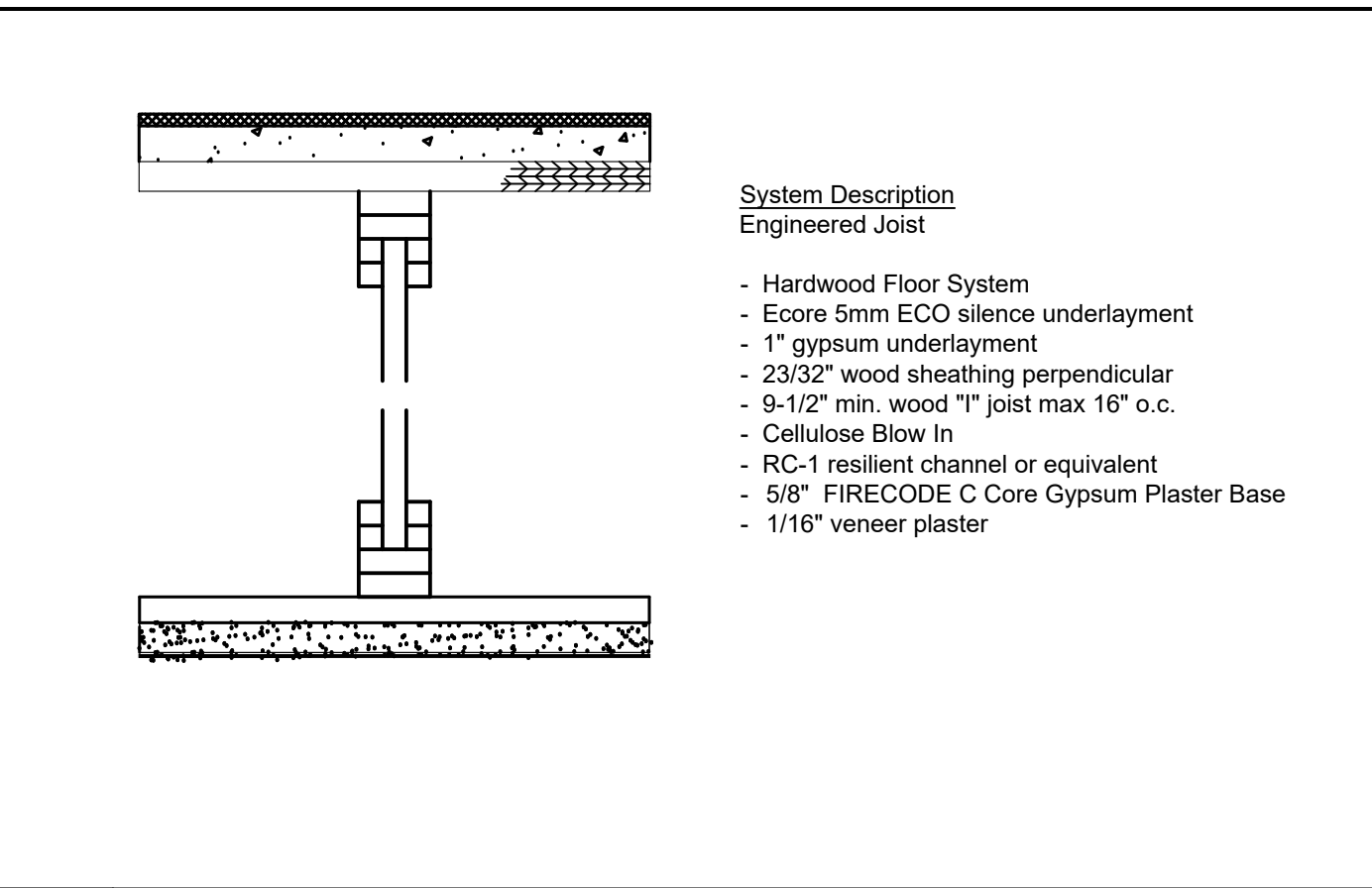
0 PARTITION -WOOD LOAD BEARING
SCALE: 3"=1'-0"



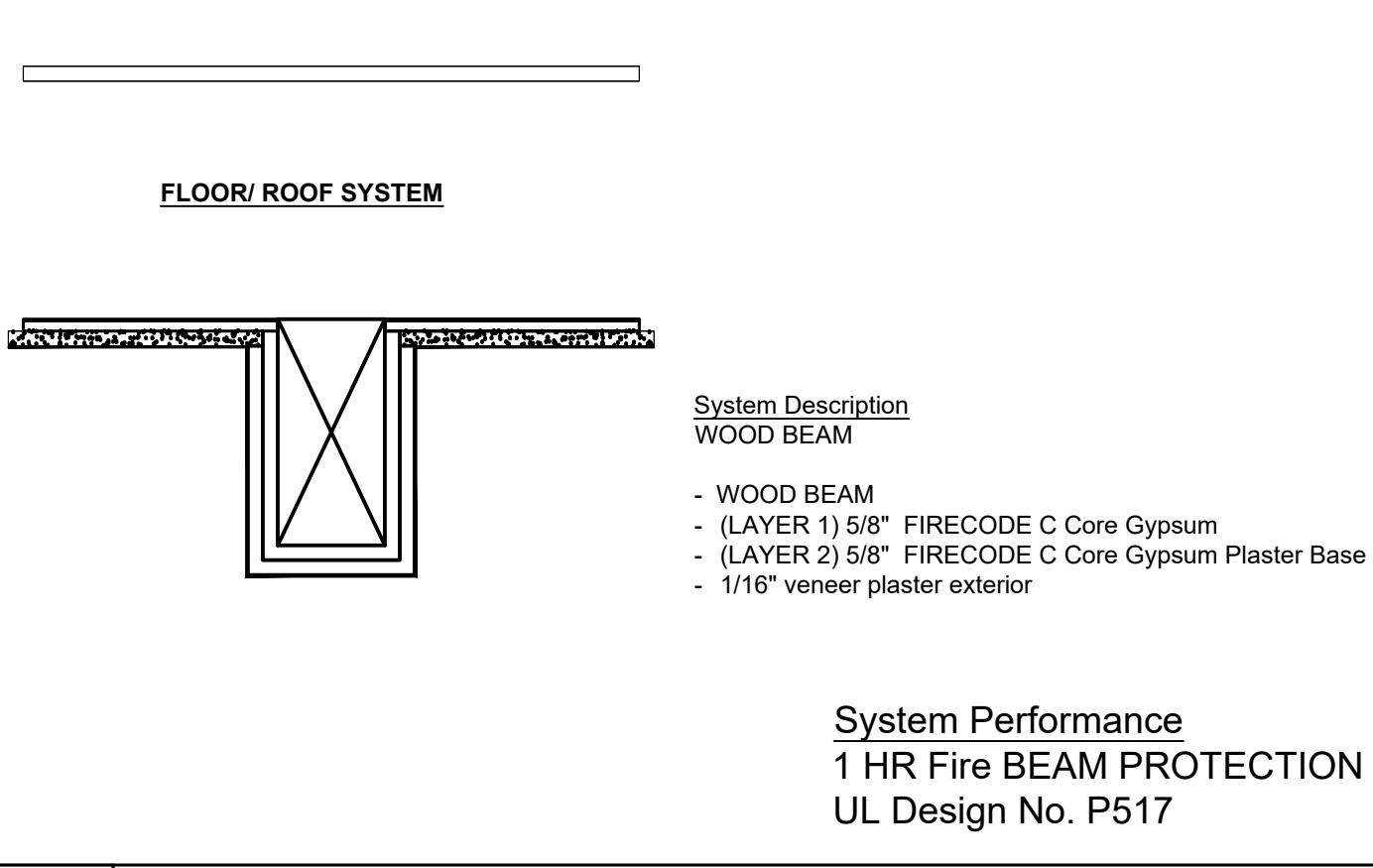
0B NON RATED PARTITION BATH / WOOD BEARING
SCALE: 3"=1'-0"



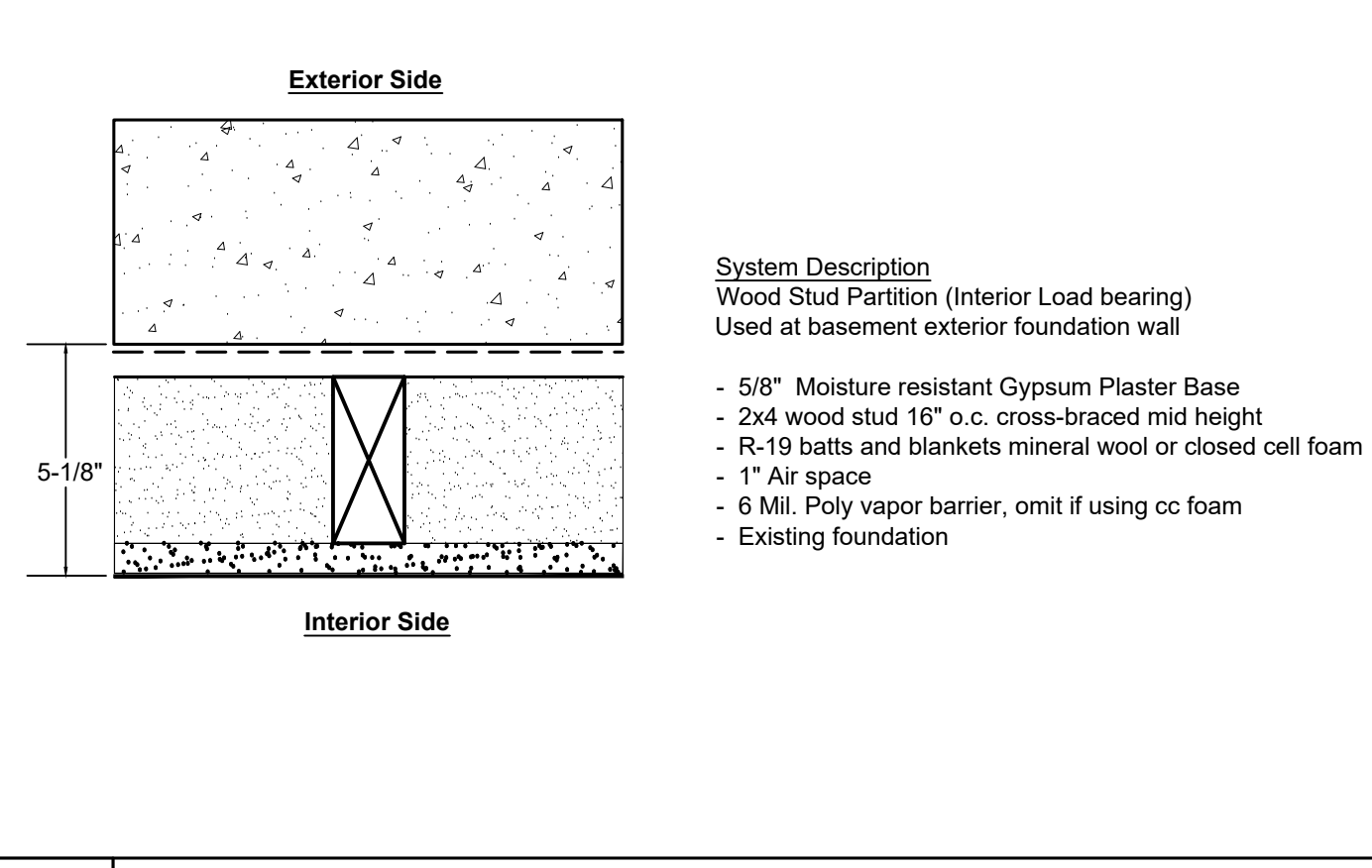
1 1 HR PARTITION -WOOD LOAD BEARING +50
SCALE: 3"=1'-0"



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



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



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

Location
PROPOSED SINGLE-FAMILY TOWNHOUSE
 14 PROSPECT STREET
 CHARLESTOWN, MA 02129

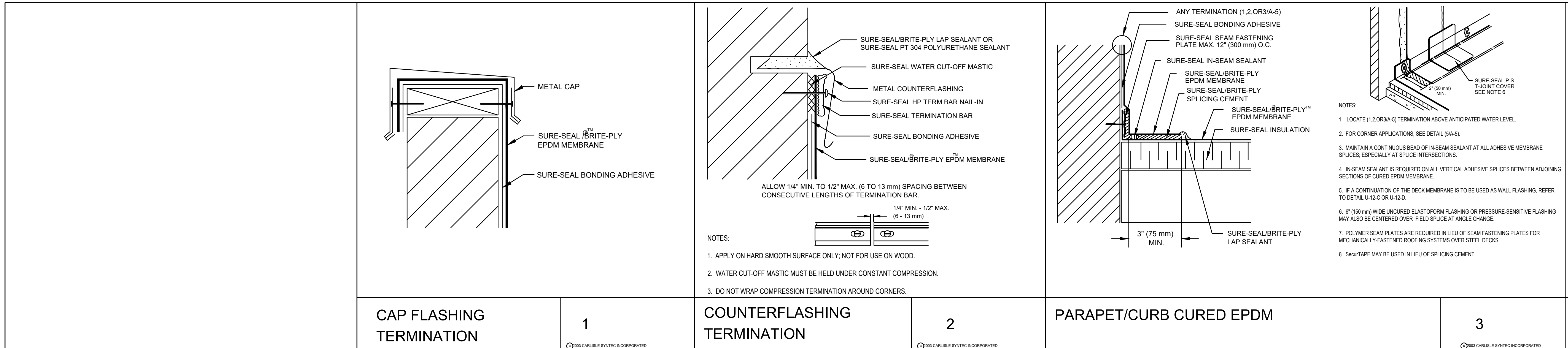
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Project No: 2024109
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Drawing Name
WALL TYPES & SCHEDULES

Sheet No.
A-3.1



CAP FLASHING TERMINATION

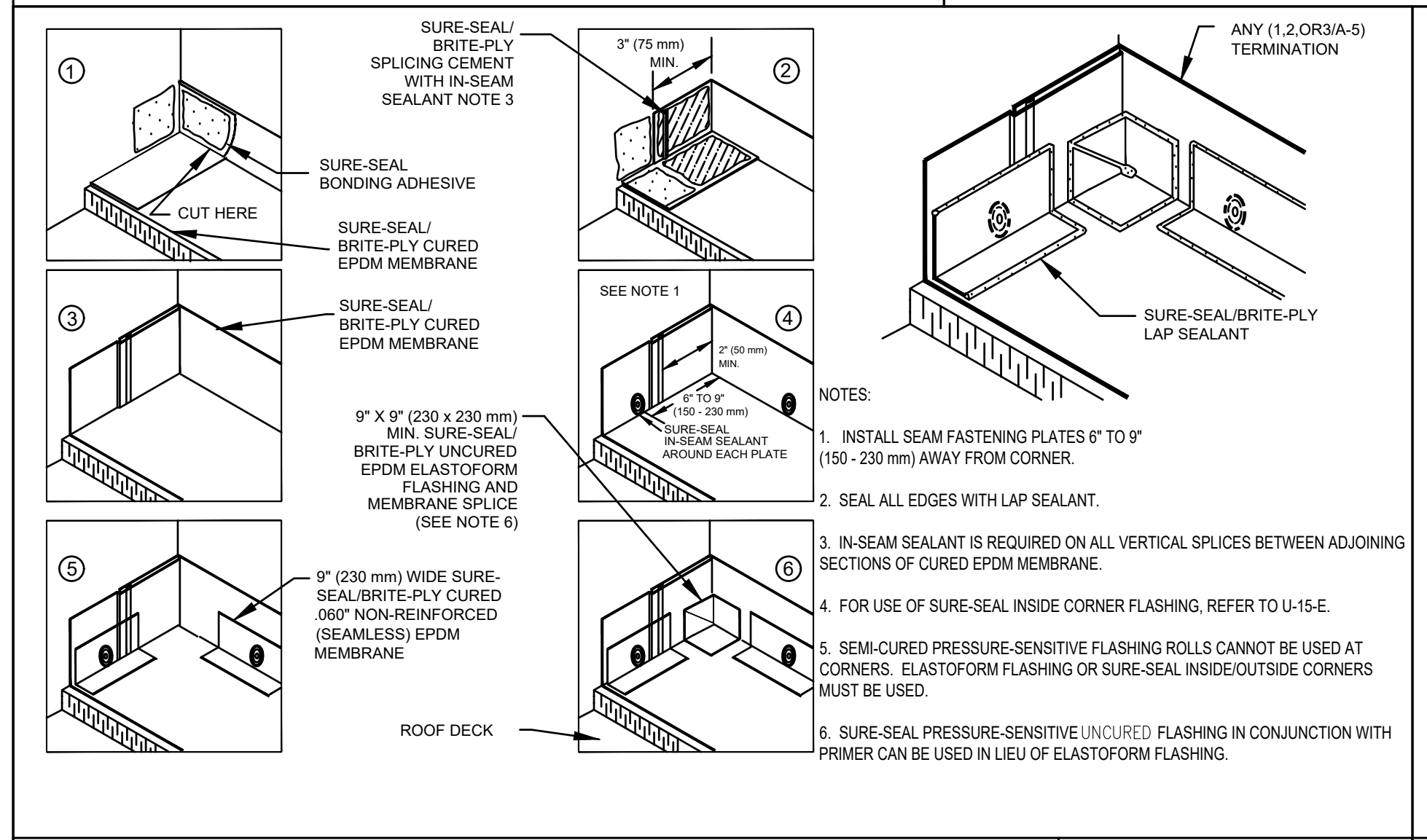
1

COUNTERFLASHING TERMINATION

2

PARAPET/CURB CURED EPDM

3



INSIDE CORNER CONTINUOUS EPDM WALL FLASHING

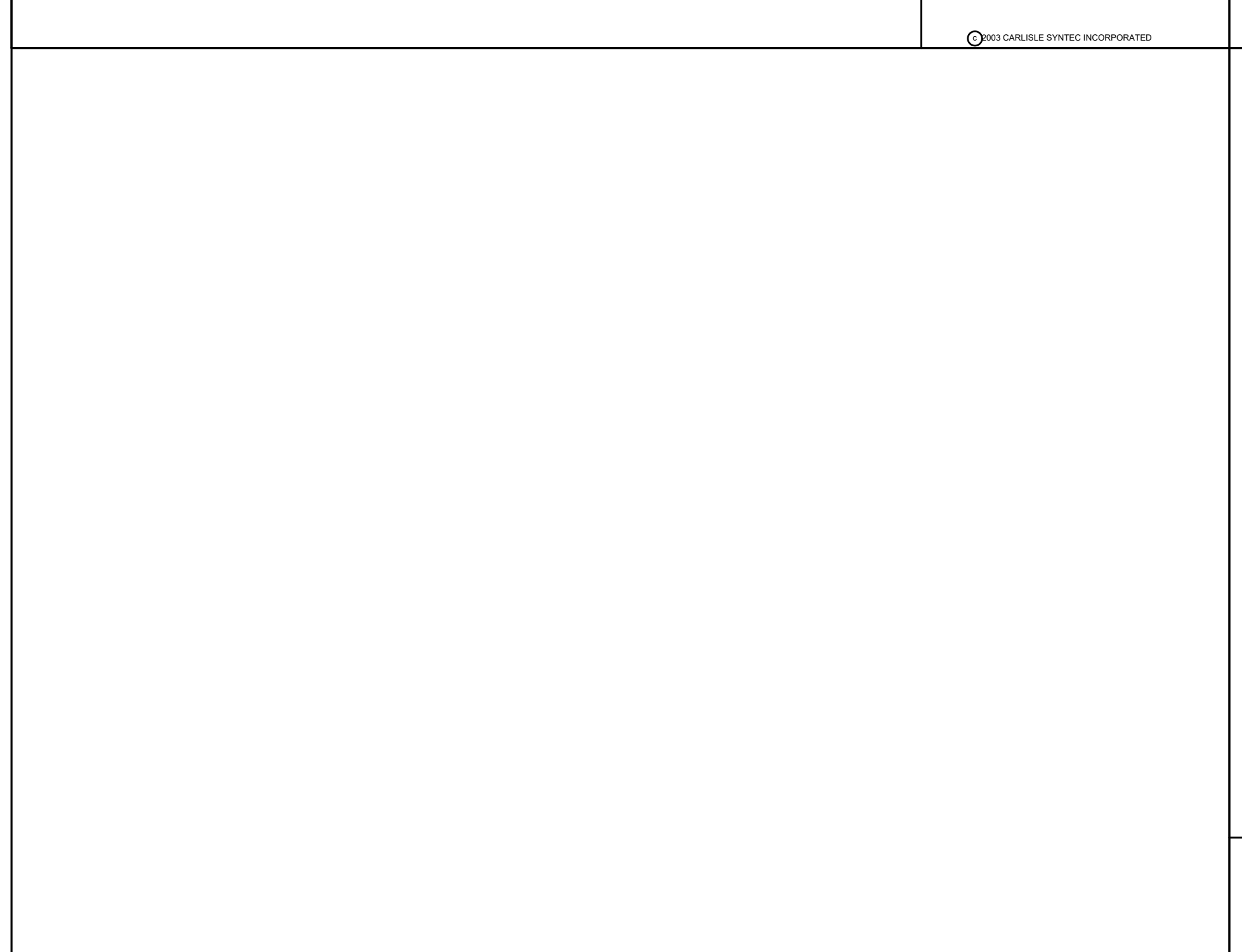
4

FIELD FABRICATED PIPE SEAL

5

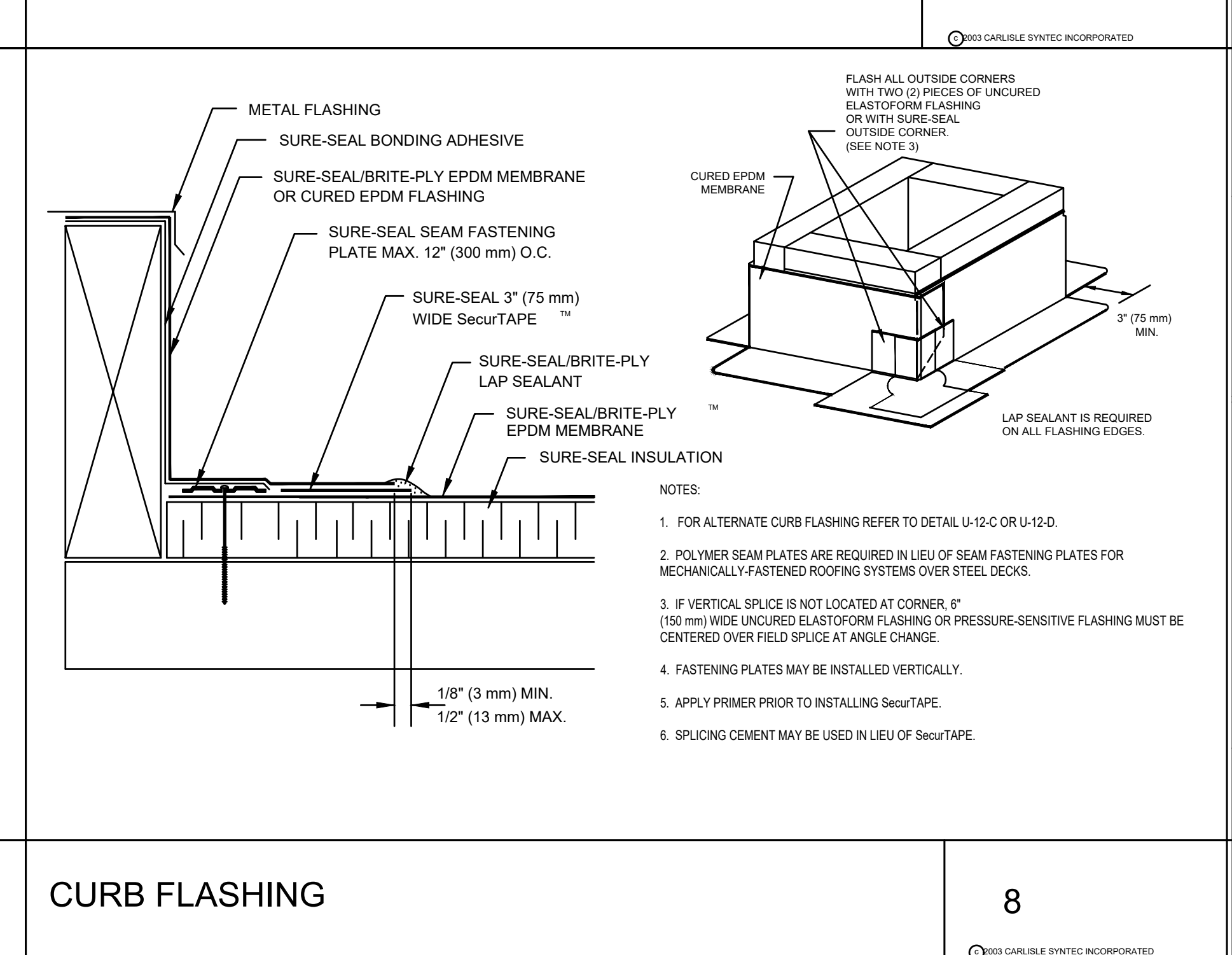
MEMBRANE SPLICE WITH SPLICING CEMENT

6



METAL BAR TERMINATION

7



CURB FLASHING

8

Location
PROPOSED SINGLE-FAMILY TOWNHOUSE
14 PROSPECT STREET
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Project No: 2024109
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Drawing Name
MEMBRANE ROOF DETAILS

Sheet No.
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