

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

REFERENCES:
OWNERS OF RECORD:
THOMAS F. McNULTY
GRACE E. McNULTY
12 PROSPECT STREET
CHARLESTOWN, MA 02129

DEED: BK 46727, PG 31
BK 4460, PG 381
PLAN: BK 8395, PG 272 (E)
BK 8396, PG 618
BK 9699, PG 242
PL BK 2B, 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 5-13

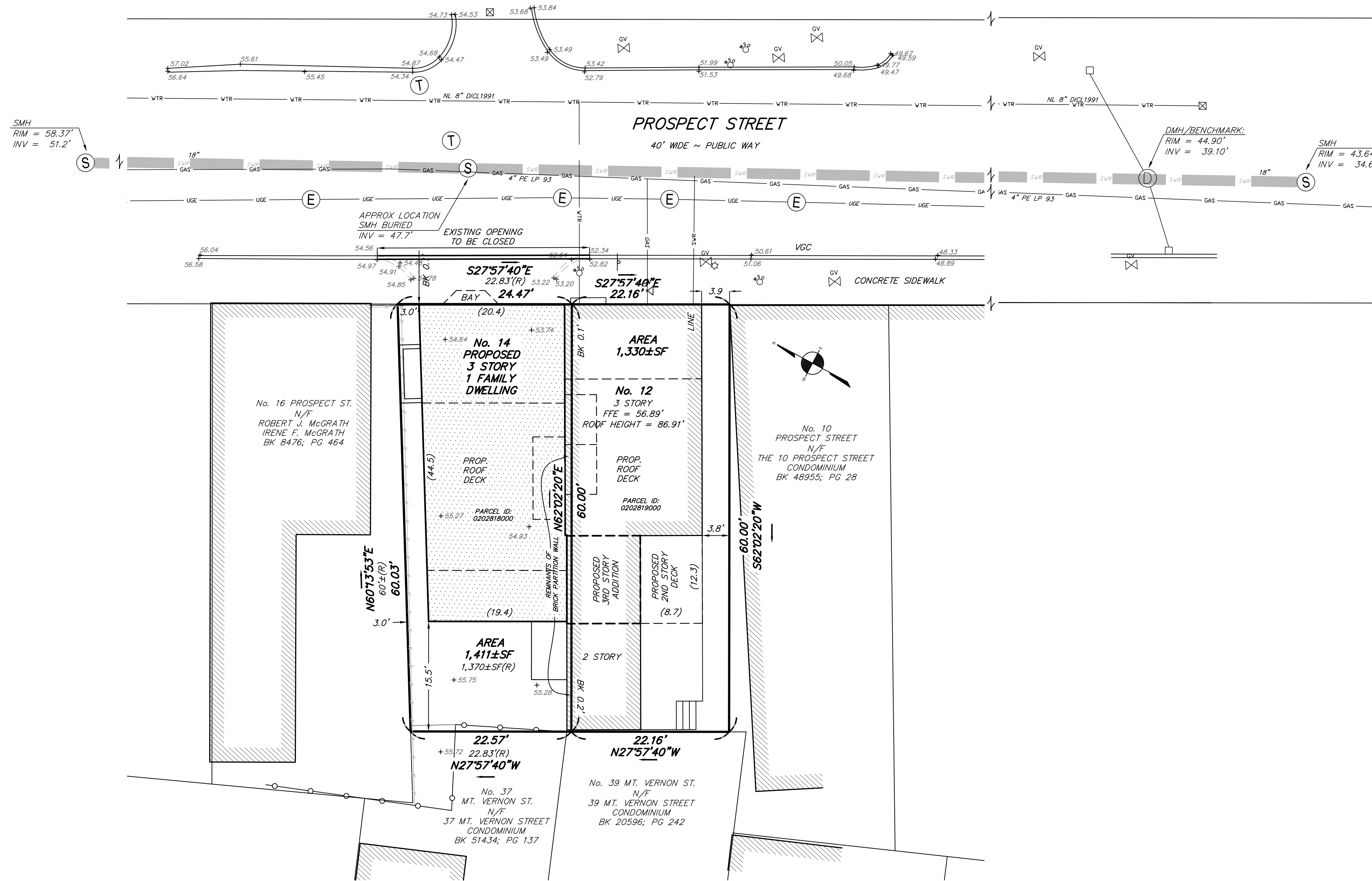
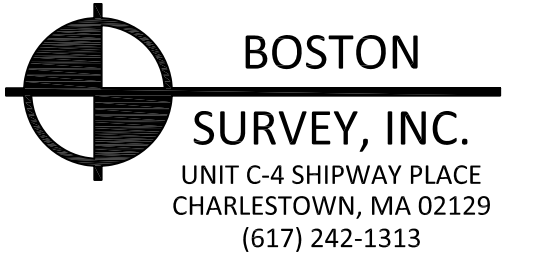
NOTES:
PARCEL ID: 0202819000 (#12)
0202818000 (#14)

MODAL SETBACK = 0.0' ON PROSPECT STREET

SITE PLAN OF LAND

LOCATED AT
12-14 PROSPECT STREET
CHARLESTOWN, MA

DATE: SEPTEMBER 19, 2024 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.

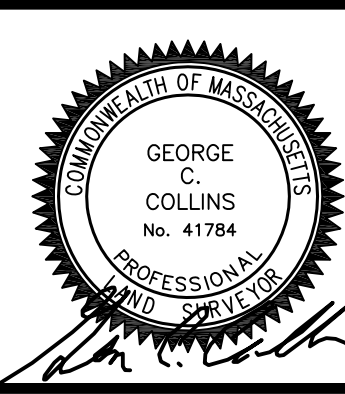
VERTICAL DATUM
THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO BOSTON CITY BASE AND WERE DETERMINED FROM A RIM ELEVATION COMPILED FROM PLANS OBTAINED FROM BOSTON WATER AND SEWER COMMISSION.

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:	09/19/24
JOB #	17-00576



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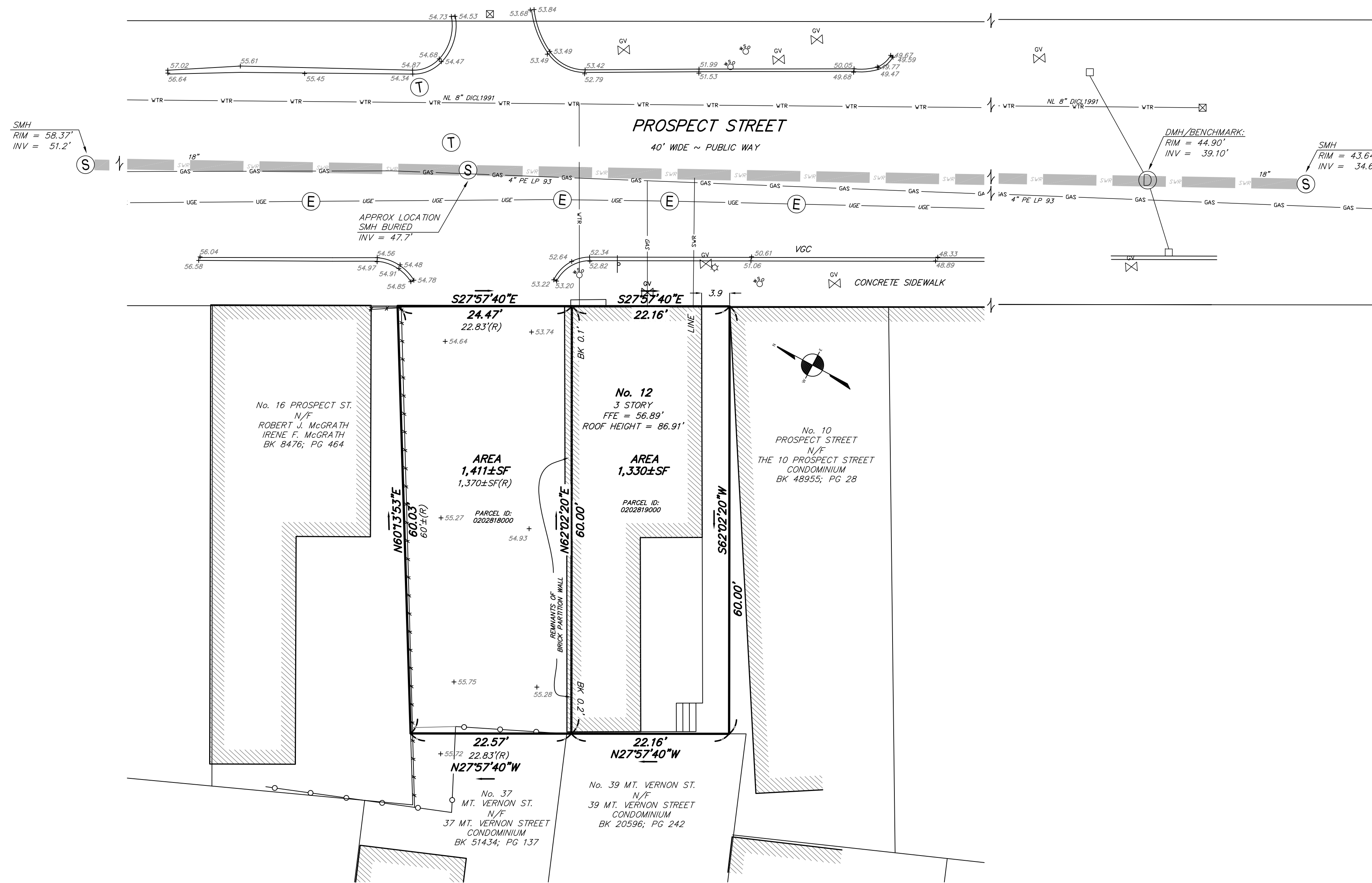
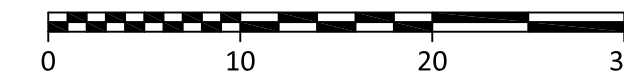
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NOTES:
 PARCEL ID: 0202819000 (#12)
 0202818000 (#14)

UTILITY SITE PLAN
 LOCATED AT
12-14 PROSPECT STREET
CHARLESTOWN, MA

DATE: MAY 8, 2024 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 —
- INVERT INV
- PVC PVC
- VITRIFIED CLAY VC
- REINFORCED CONCRETE PIPE RCP
- FOUND FND
- CONCRETE BOUND CB
- STONE BOUND SB

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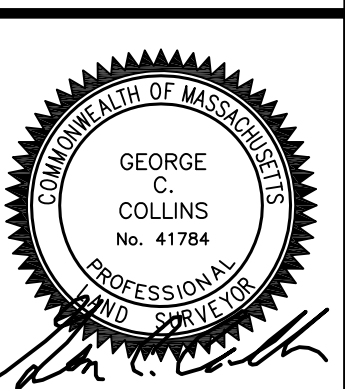
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 COMMUNITY PANEL: 25025C0018J
 EFFECTIVE DATE: 03/16/2016

FIELD: JH
 DRAFT: RAP, SAP
 CHECK: GCC
 DATE: 05/08/24
 JOB # 17-00576



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%			

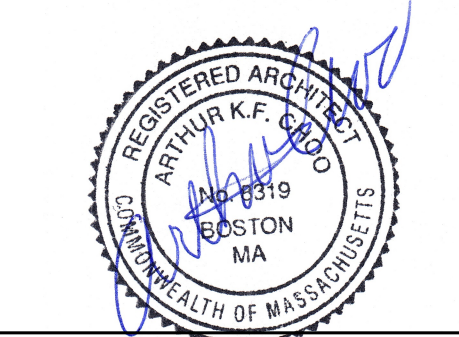
Overlays:
NDOD
Parks Design Review

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
02176-7727 fax 617-786-7715



No.	Revision Date

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

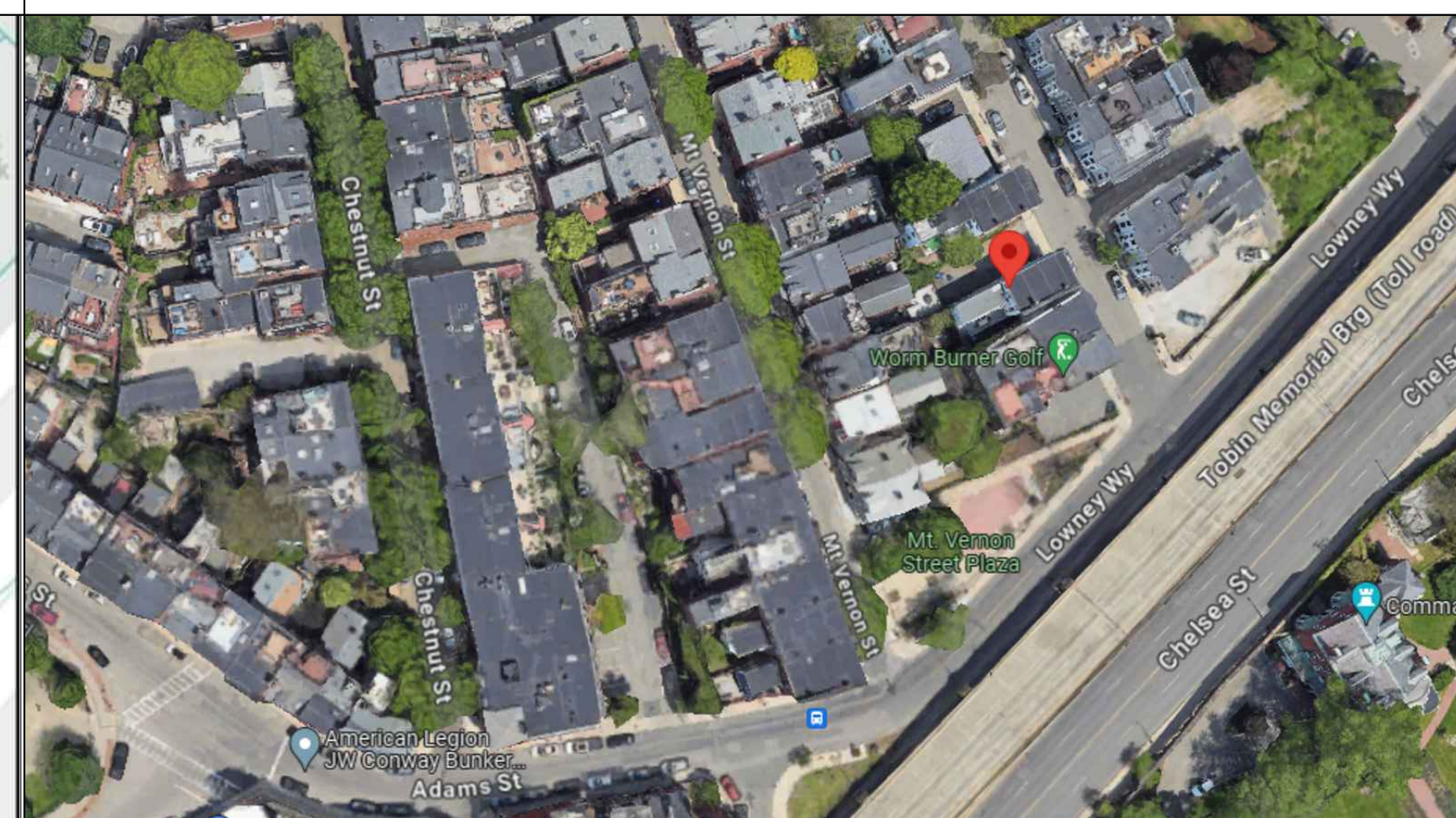
Drawing Name
COVER SHEET

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:

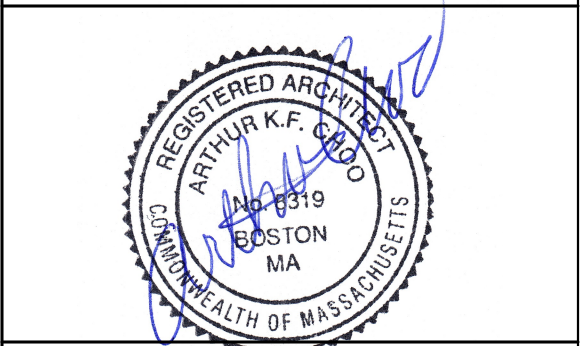
- REMOVE ALL EXISTING NON-LOAD BEARING WALLS, DOORS, AND PARTITIONS SHOWN DASHED, INCLUDING ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS THERE IN.
 - REMOVE EXISTING MEZZANINE STAIR.
 - EXISTING MEZZANINE TO BE REMOVED OVER KITCHEN AND BACK TO THE STEP UP AT THE ENTRY WALL.
 - REMOVE ALL FLOOR AND CEILING 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**



One Billings Road Quincy, MA
 02177-7866-7727 fax 617-786-7715



No.	Revision Date

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

Drawing Name

GENERAL NOTES

Sheet No.

A-0.1



PROSPECT STREET

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



PROSPECT STREET

2 PROPOSED LANDSCAPE PLAN
1/4" = 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.

Location

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

Choo & Company, Inc.
One Billings Road Quincy, MA 02176-7727
tel 617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 2024109
Scale: AS NOTED
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Drawing Name

PROPOSED LANDSCAPE PLAN

Sheet No.

L-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.

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.

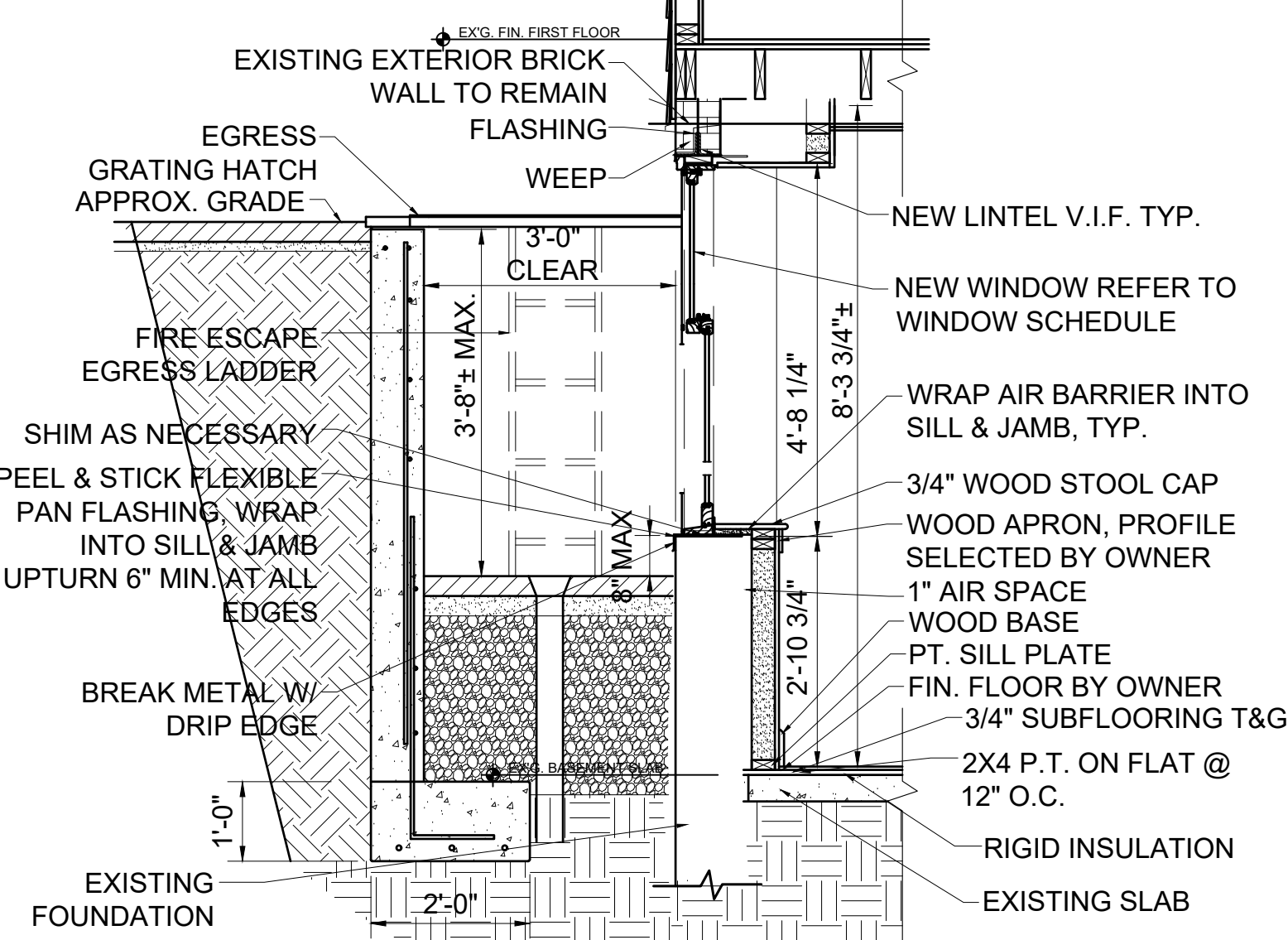
NEW WOOD STAIR
(14) RISERS @ 8" EA.
(12) TREADS @ 10" EA.
NEW 36" HIGH WOOD GUARDRAIL ON OPEN SIDE.
NEW 36" HIGH WALL MTD. HANDRAIL.

NEW WOOD STAIR
(13) TREADS @ 10" EA.
(14) RISERS @ 7 1/2" EA.

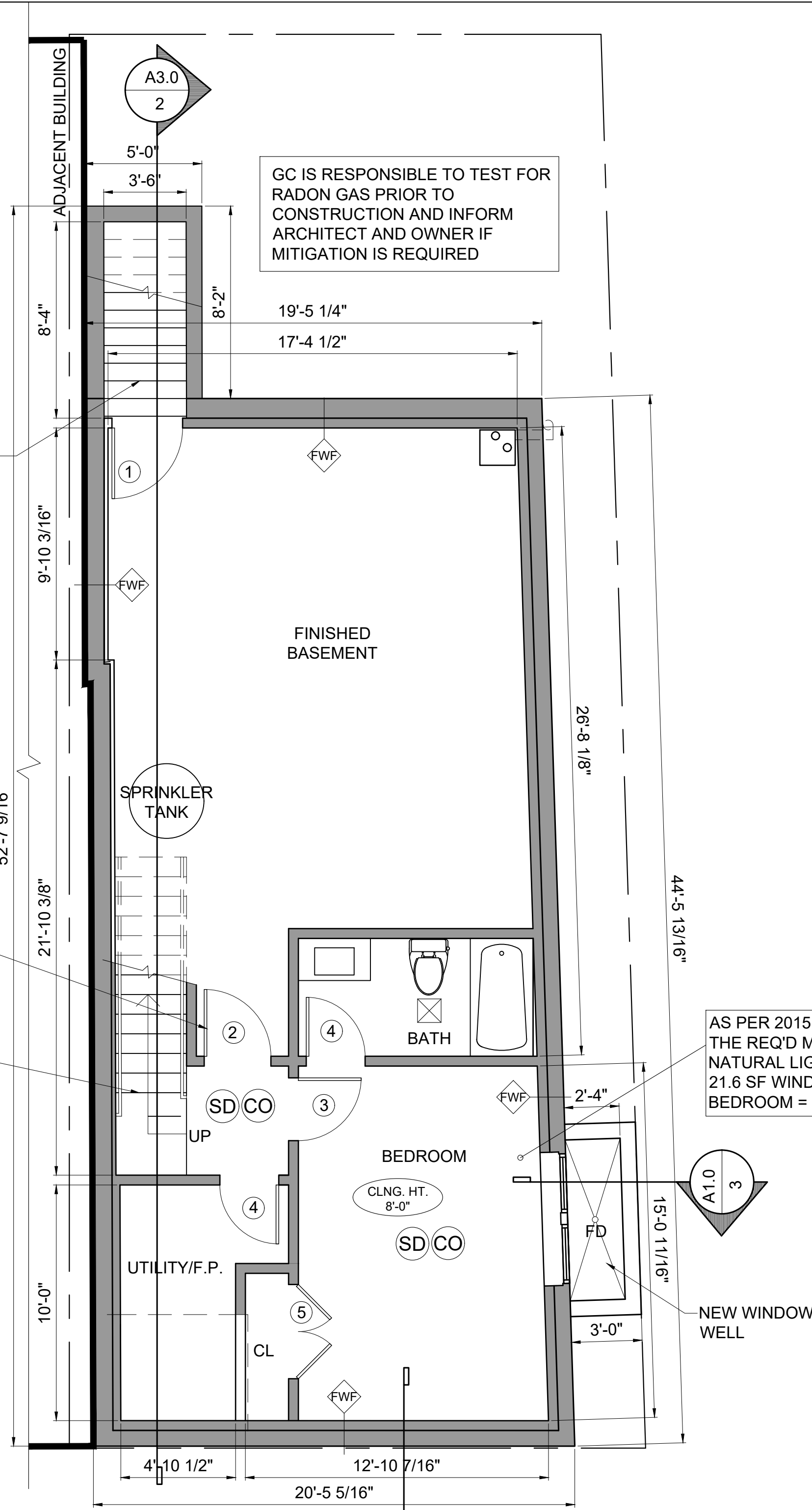
AS PER 2015 IBC SECTION 1205 THE REQ'D MIN. PERCENTAGE OF NATURAL LIGHT IS 8%.
21.6 SF WINDOWS / 164 SF BEDROOM = 13.2% > 8%, OK.

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.

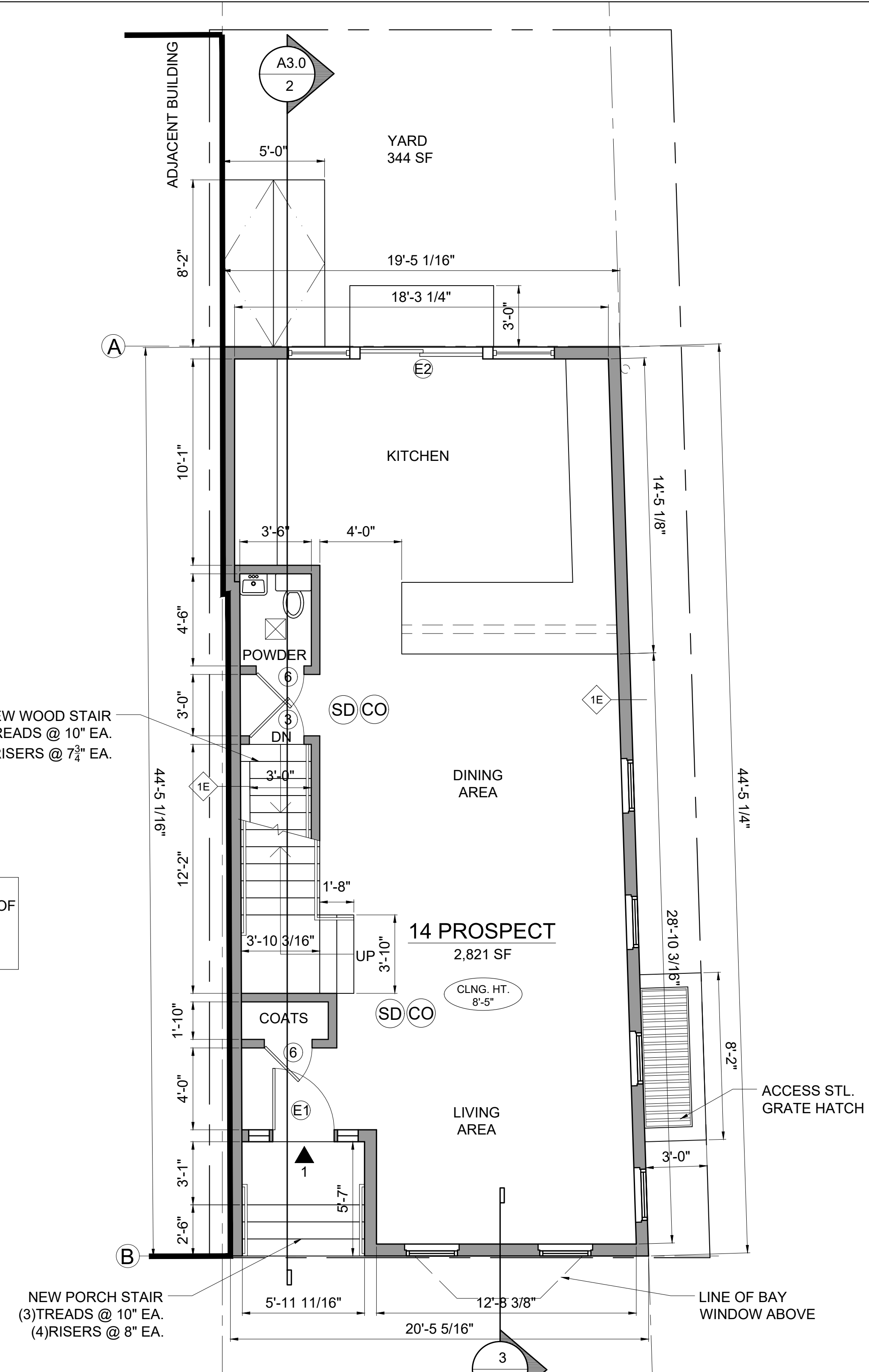


3 DETAIL AT WINDOW WELL
1/2" = 1'-0"



PROSPECT STREET

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



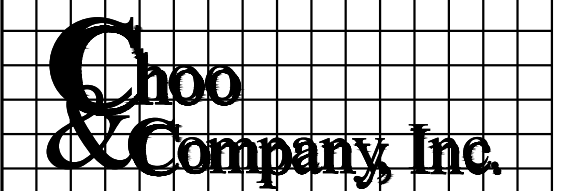
PROSPECT STREET

2 PROPOSED FIRST FLOOR PLAN - 824 GSF
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-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'.

Location

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



One Billings Road Quincy, MA
02176-7727 fax 617-786-7715



No.	Revision Date

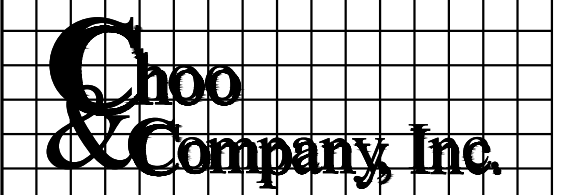
Project No: 2024109
Scale: AS NOTED
Date: 09-16-2024
Drawn By: DF

Drawing Name
PROPOSED BASEMENT & FIRST FLOOR PLANS

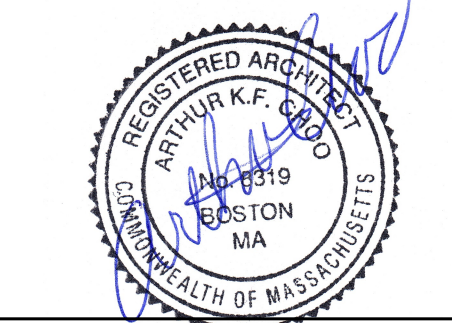
Sheet No.
A-1.0

Location

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



One Billings Road Quincy, MA
02176-7727 fax 617-786-7715

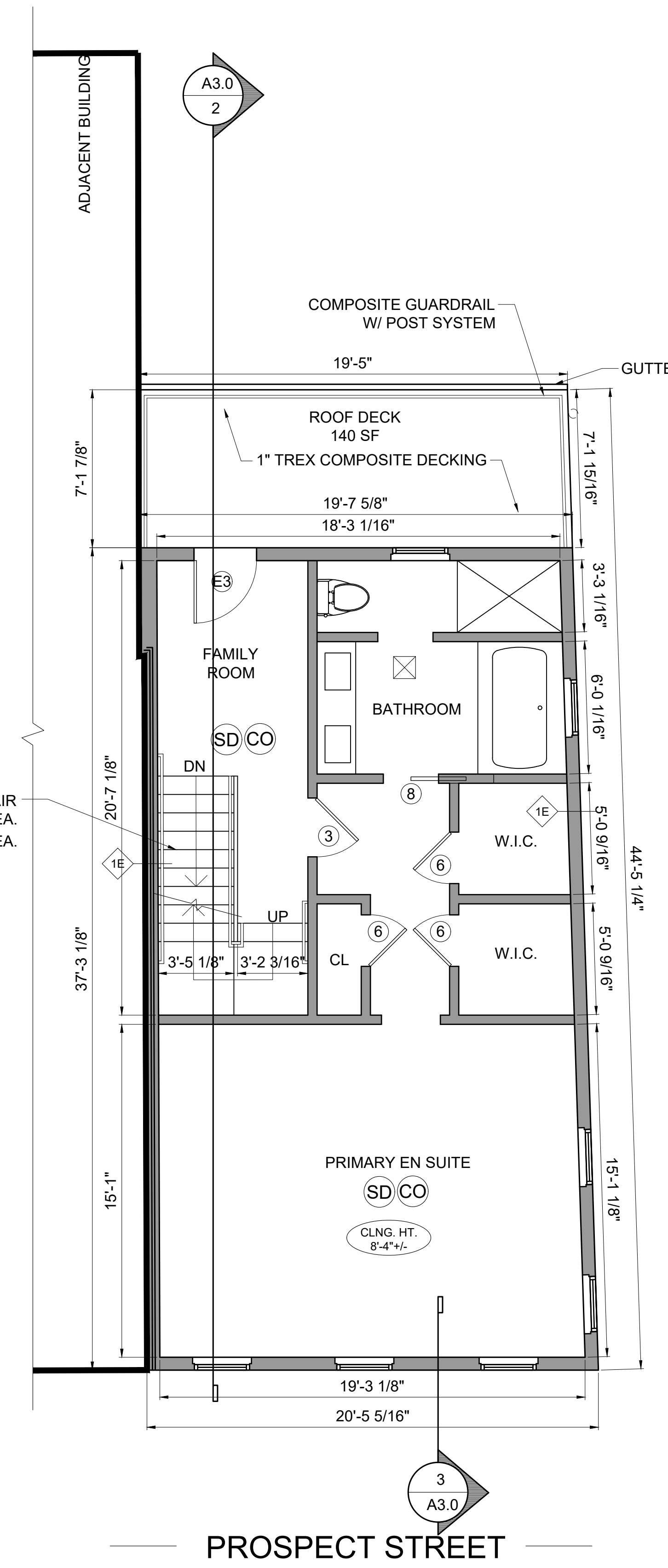
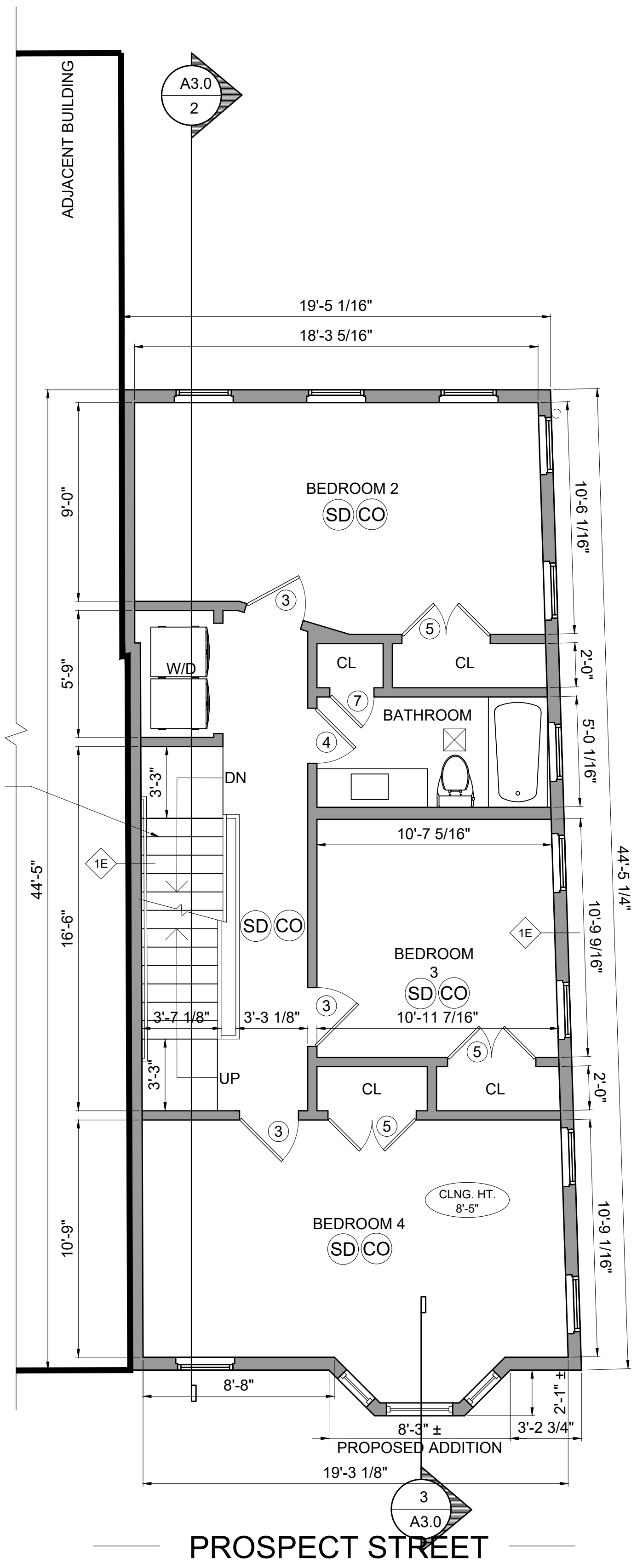


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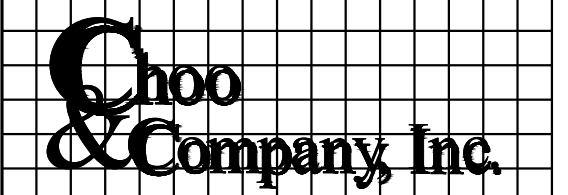
Drawing Name
**PROPOSED
SECOND &
THIRD FLOOR
PLANS**

Sheet No.
A-1.1

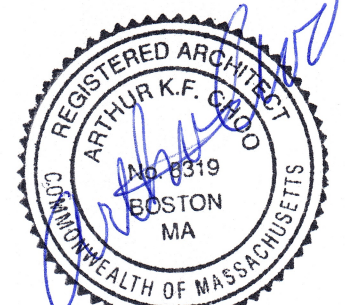


Location

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



One Billings Road Quincy, MA
02177-7866 fax 617-786-7715

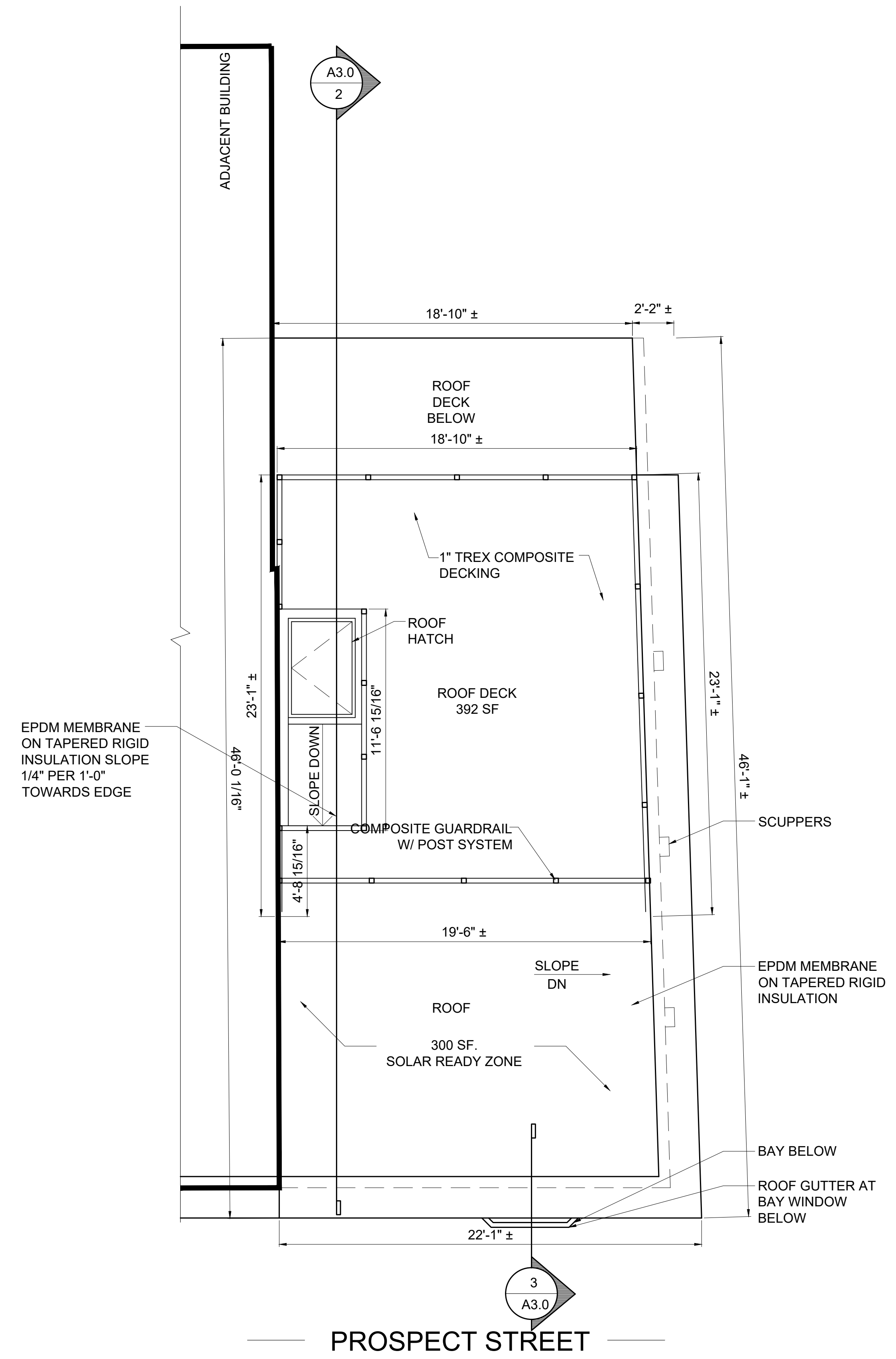


No.	Revision Date

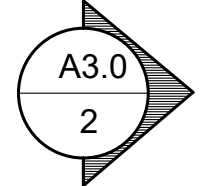
Project No: 2024109
Scale: AS NOTED
Date: 09-16-2024
Drawn By: DF

Drawing Name
**PROPOSED
ROOF PLAN**

Sheet No.
A-1.2



ADJACENT BUILDING



PROSPECT STREET

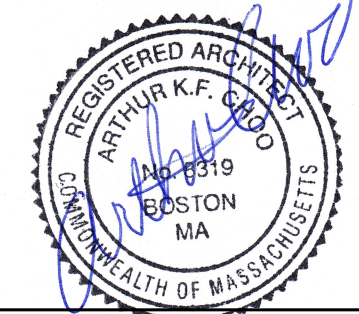
1 PROPOSED ROOF PLAN
1/4" = 1'-0"

Location

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

**Choo
& Company, Inc.**

One Billings Road Quincy, MA
02177-7866 fax 617-786-7715



No.	Revision Date

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

Drawing Name
**PROPOSED
 FRONT &
 RIGHT SIDE
 ELEVATIONS**

Sheet No.
A-2.1



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

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

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

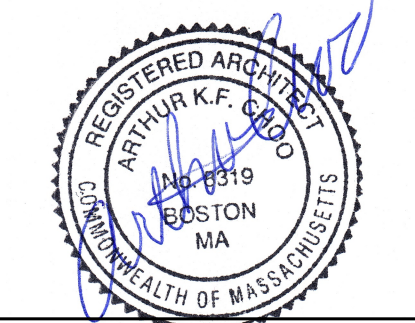
Location

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



Choo & Company, Inc.

One Billings Road Quincy, MA
02176-7727 fax 617-786-7715



No.	Revision Date

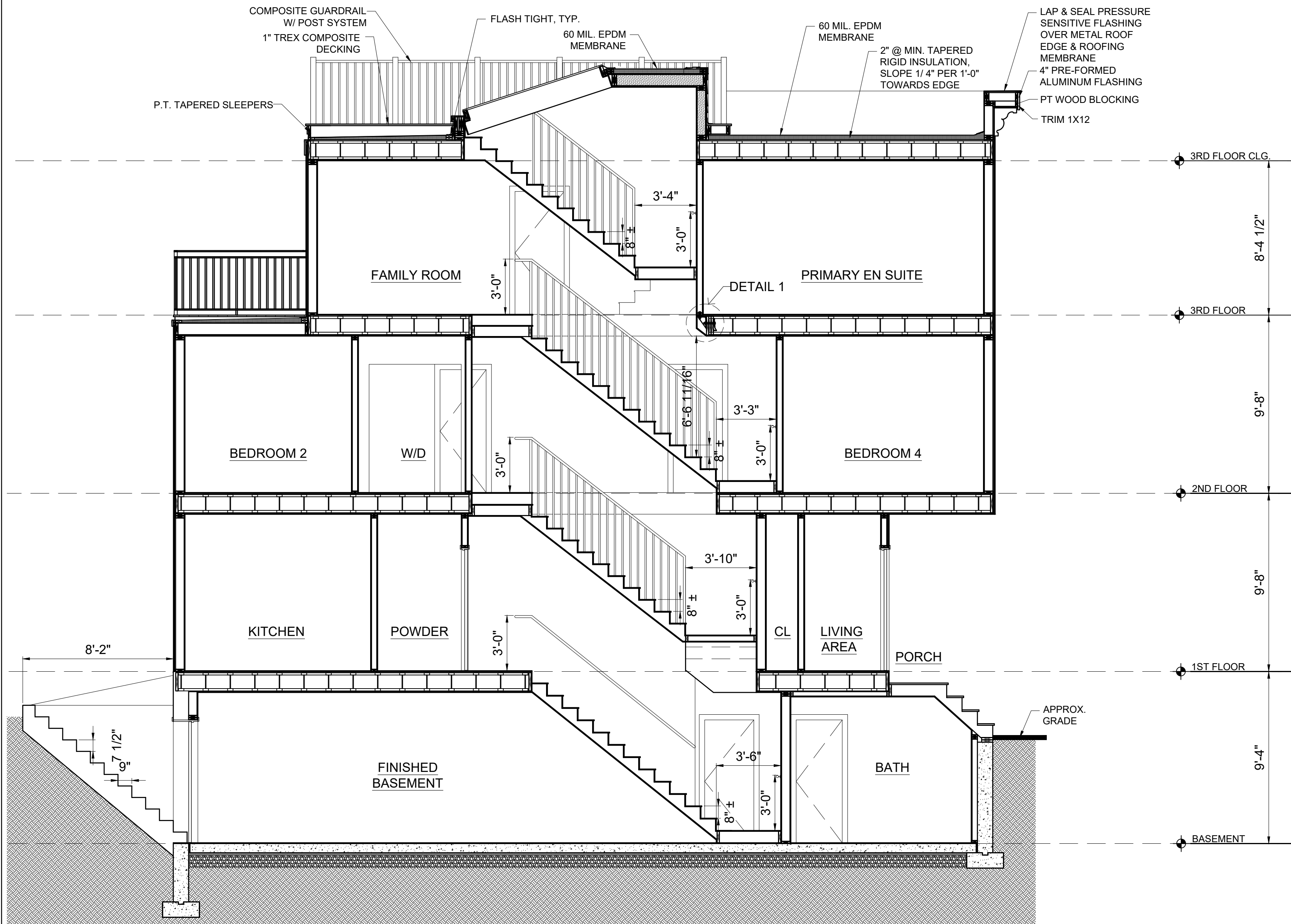
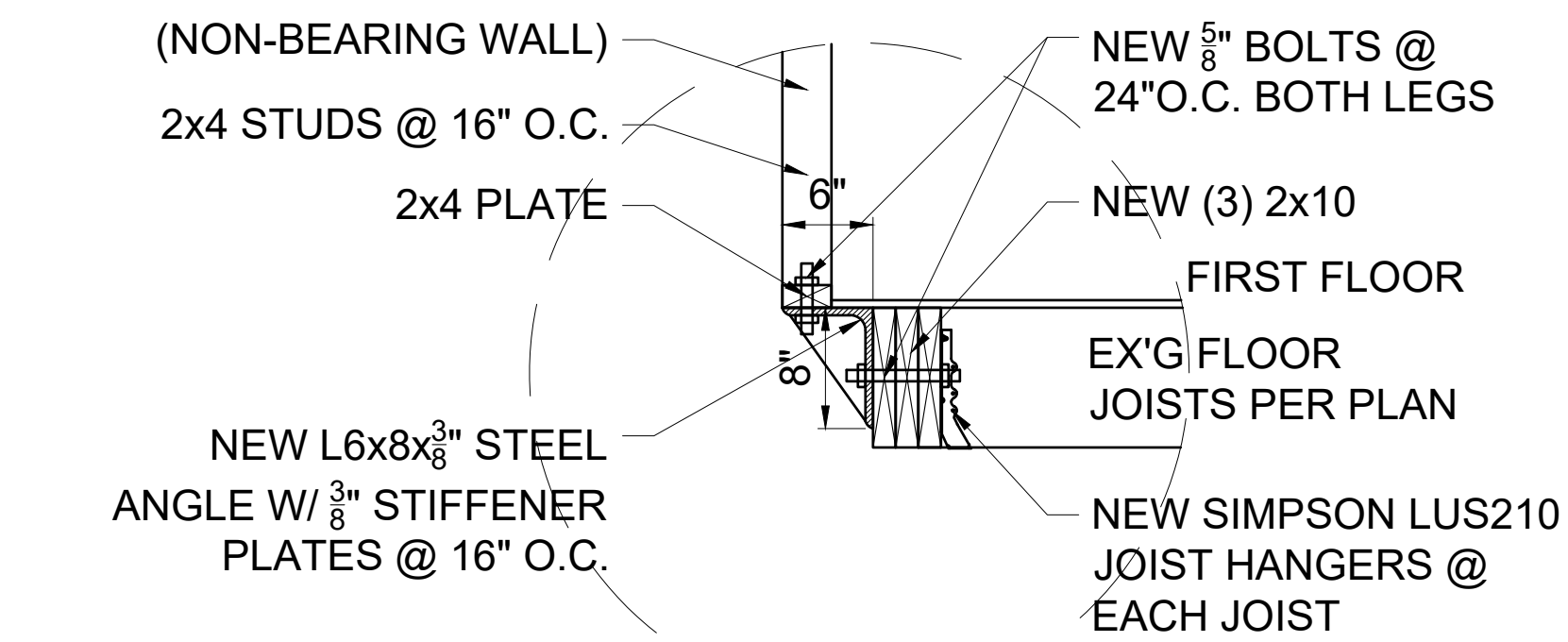
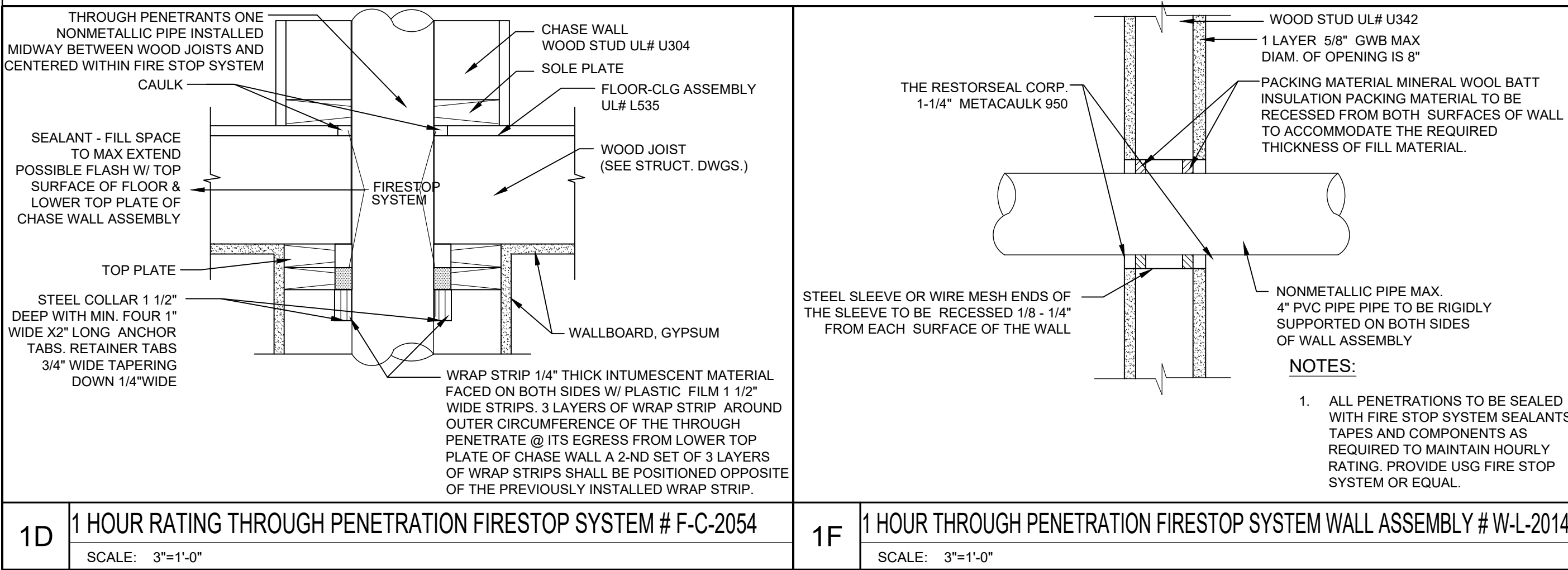
Project No: 2024109
Scale: AS NOTED
Date: 09-16-2024
Drawn By: DF

Drawing Name
**PROPOSED
REAR
ELEVATION**

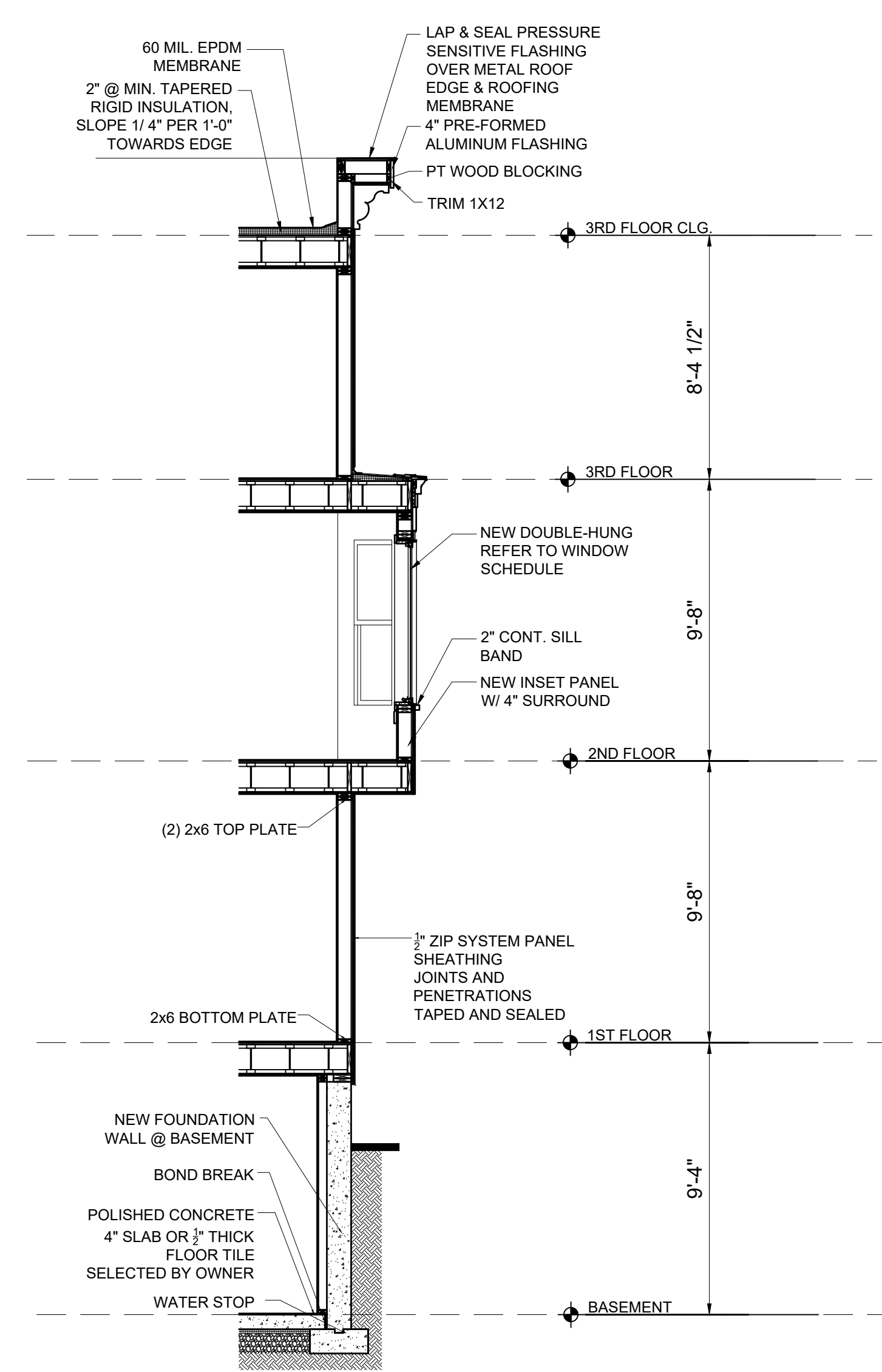
Sheet No.
A-2.2

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

PENETRATIONS



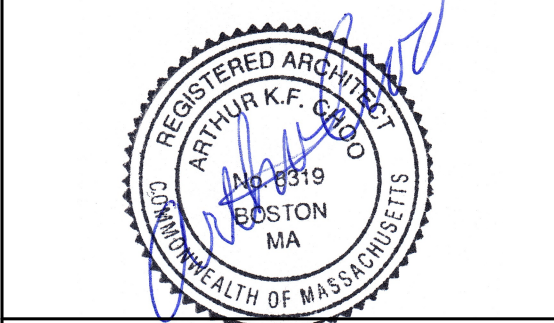
2 BUILDING SECTION THROUGH THE STAIRS
1/4" = 1'-0"



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

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

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



No.	Revision Date

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Drawing Name
BUILDING SECTIONS

Sheet No.
A-3.0

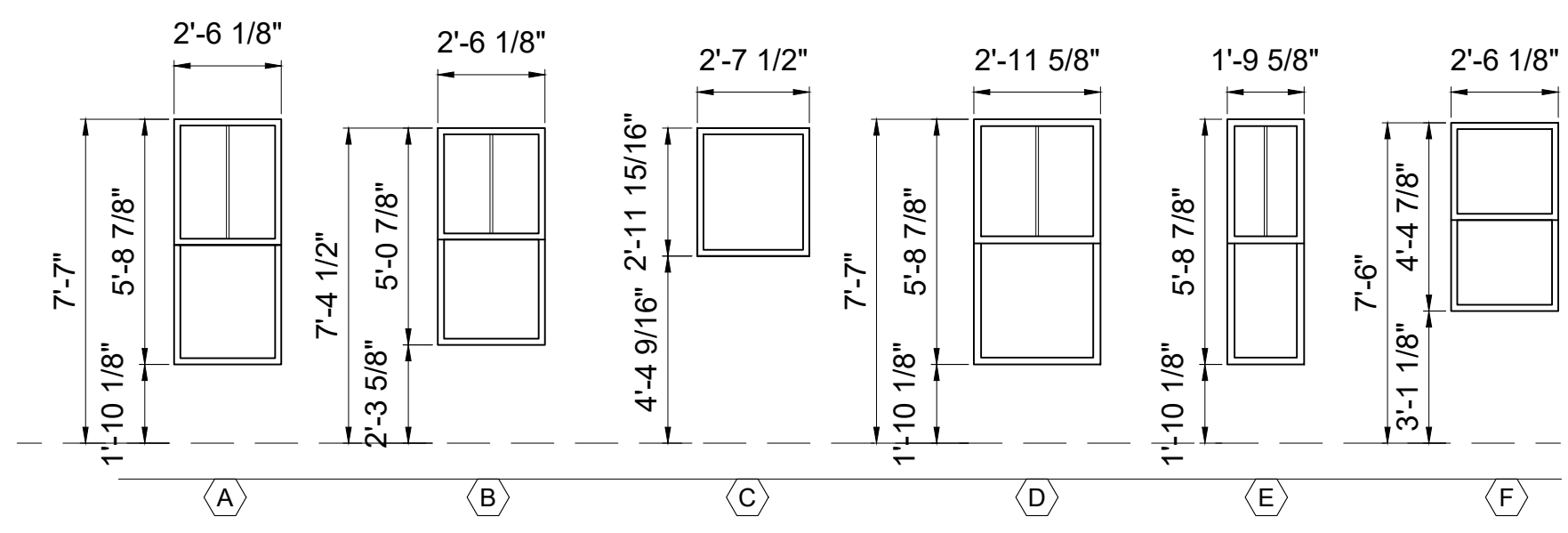
WINDOW SCHEDULE					
NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	REMARKS
A	ANDERSEN 400	TW2456	12	2'-6 1/8" X 5'-8 7/8"	DOUBLE HUNG, SIMULATED DIVIDED LITES 2 OVER 1 LITES, PRIMED INTERIOR, WHITE HARDWARE
B	ANDERSEN 400	TW24410	10	2'-6 1/8" X 5'-0 7/8"	DOUBLE HUNG, SIMULATED DIVIDED LITES 2 OVER 1 LITES, PRIMED 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

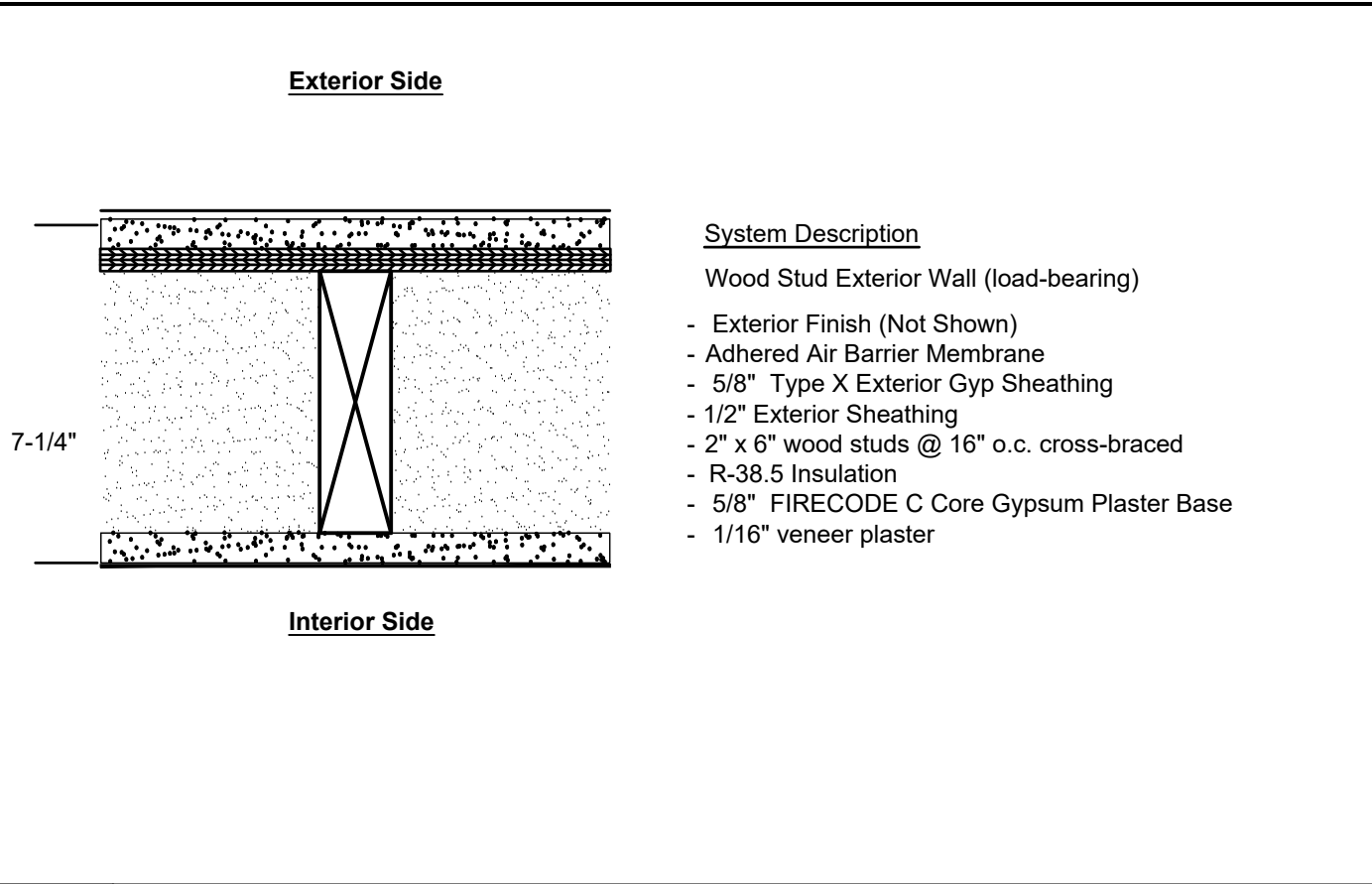
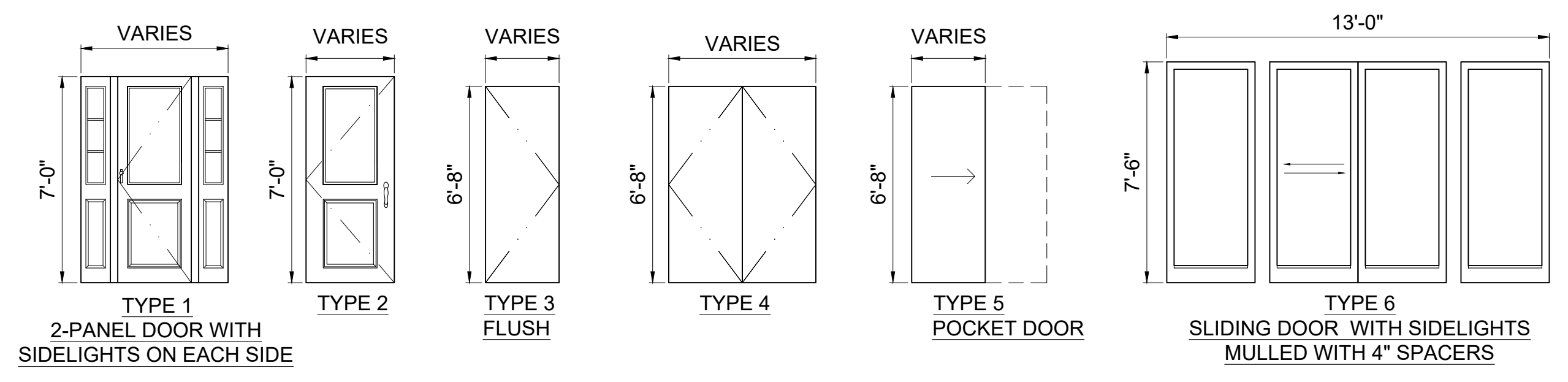
DOOR SCHEDULE

NOTE: GC TO CONFIRM SIZES & QUANTITIES PRIOR TO ORDERING

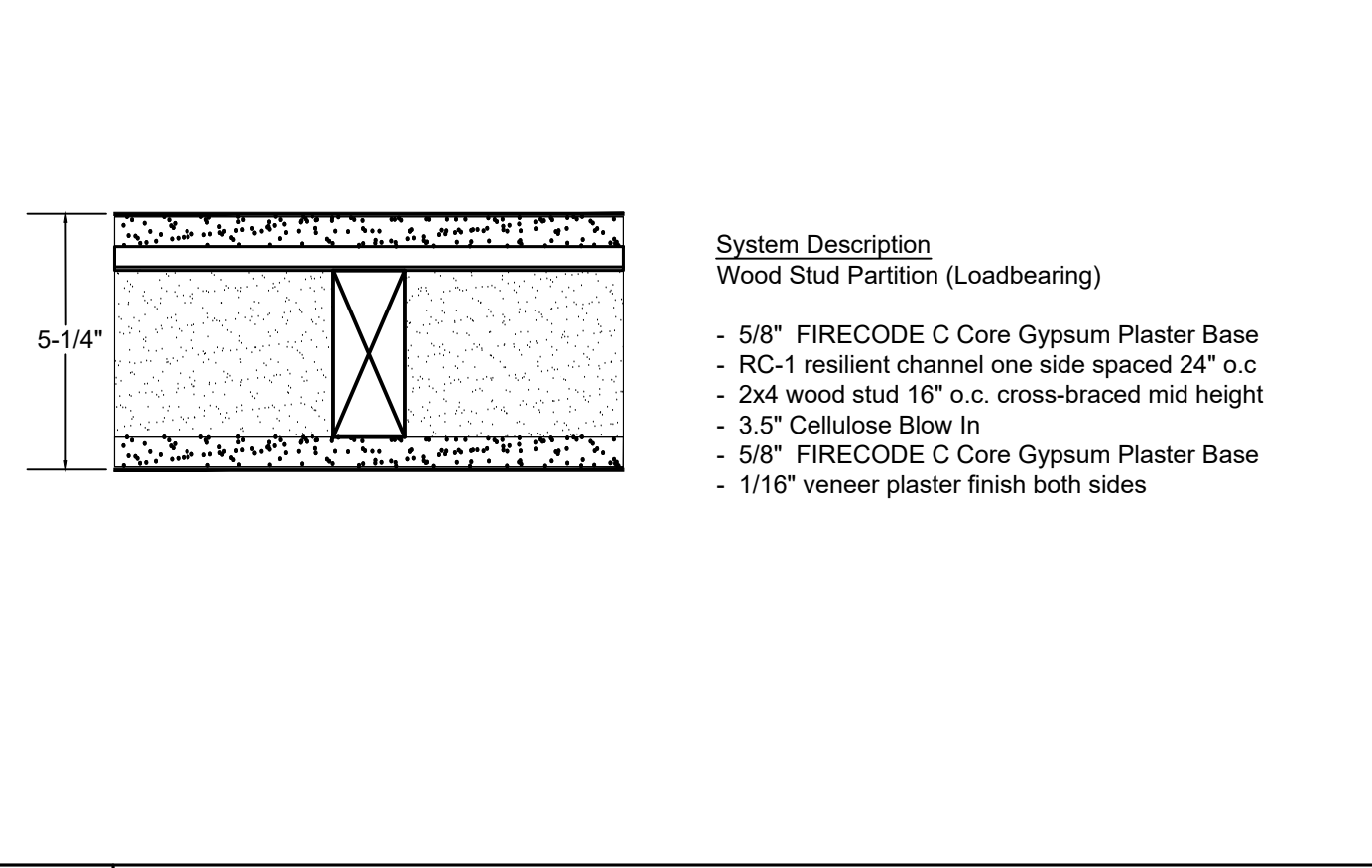
NO.	SIZE	MATERIAL	RATING	FRAME	TYPE	HARDWARE	REMARKS
E1	3'-0" x 7'-0" x 1 3/4"	WOOD/GL	45 MIN.	WOOD	1	ENTRANCE	DOOR UNIT W/ 3'-0" x 7'-0" EGRESS DOOR & 1'-0" x 7'-0" SIDELIGHT, PROVIDE DEADBOLT
E2	3'-0" x 6'-8" x 1 3/4"	WOOD/GL	-	WOOD	6	EXTERIOR	DECK EXTERIOR DOOR
E3	3'-0" x 6'-8" x 1 3/4"	WOOD	45 MIN.	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

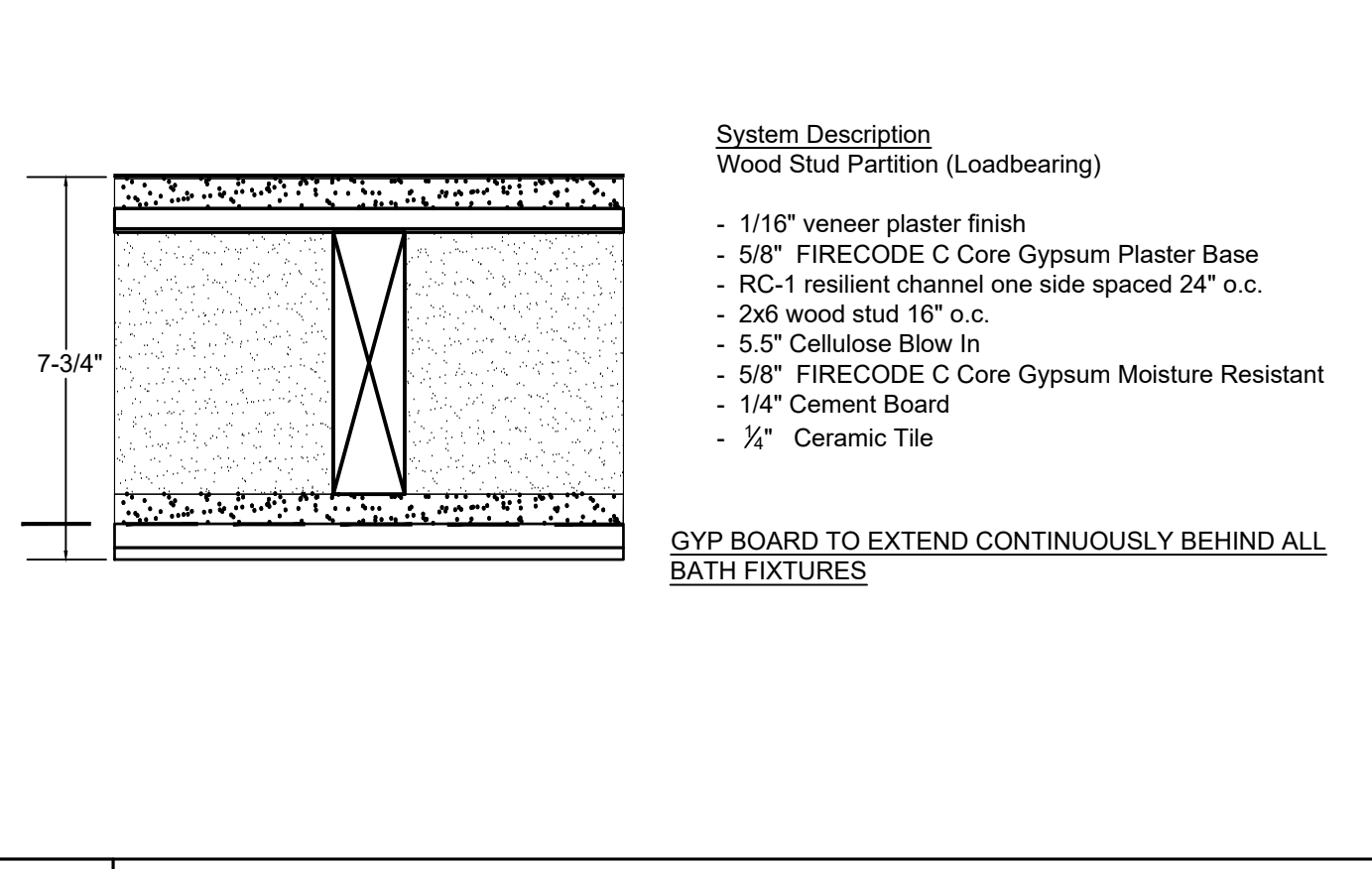
NOTE: ALL DOORS TO BE PRE-HUNG. DOOR STYLE, HARDWARE & FINISHES TO BE SELECTED BY OWNER, ALL DOORS ARE BASED ON ANDERSON 400 OR EQUAL.



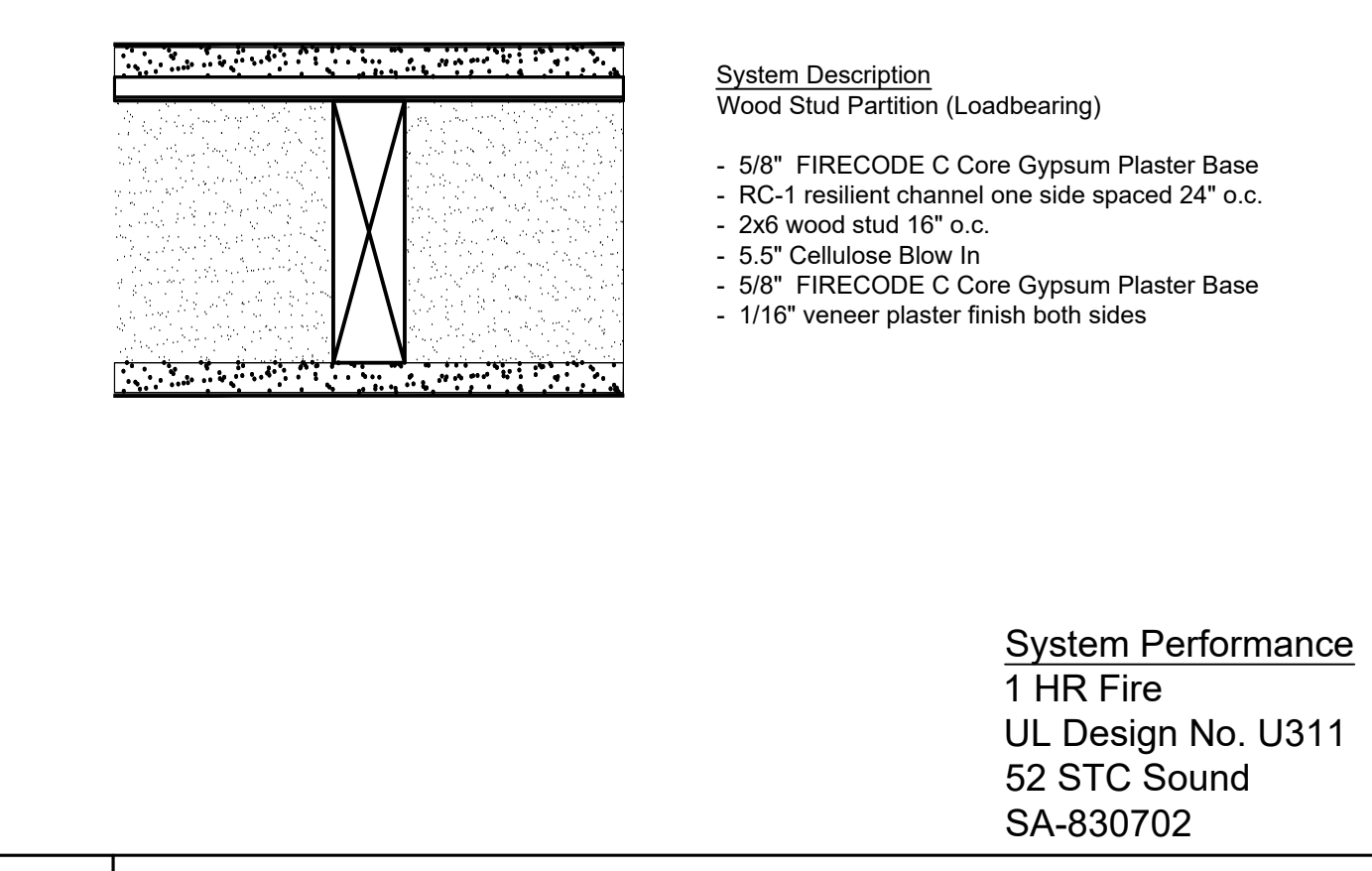
1E 1 HR EXT PARTITION -WOOD LOAD BEARING
SCALE: 3"=1'-0"



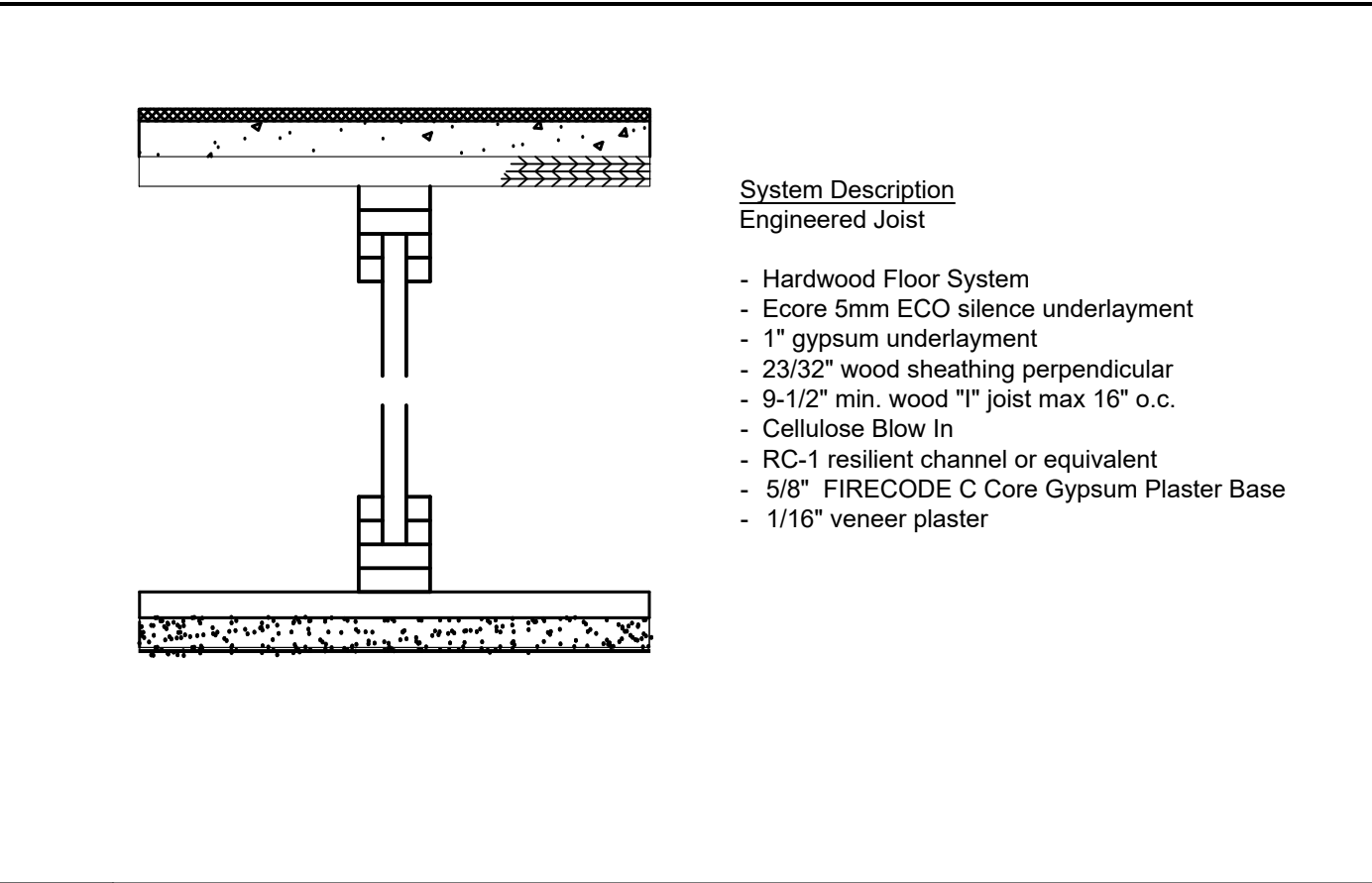
0 PARTITION -WOOD LOAD BEARING
SCALE: 3"=1'-0"



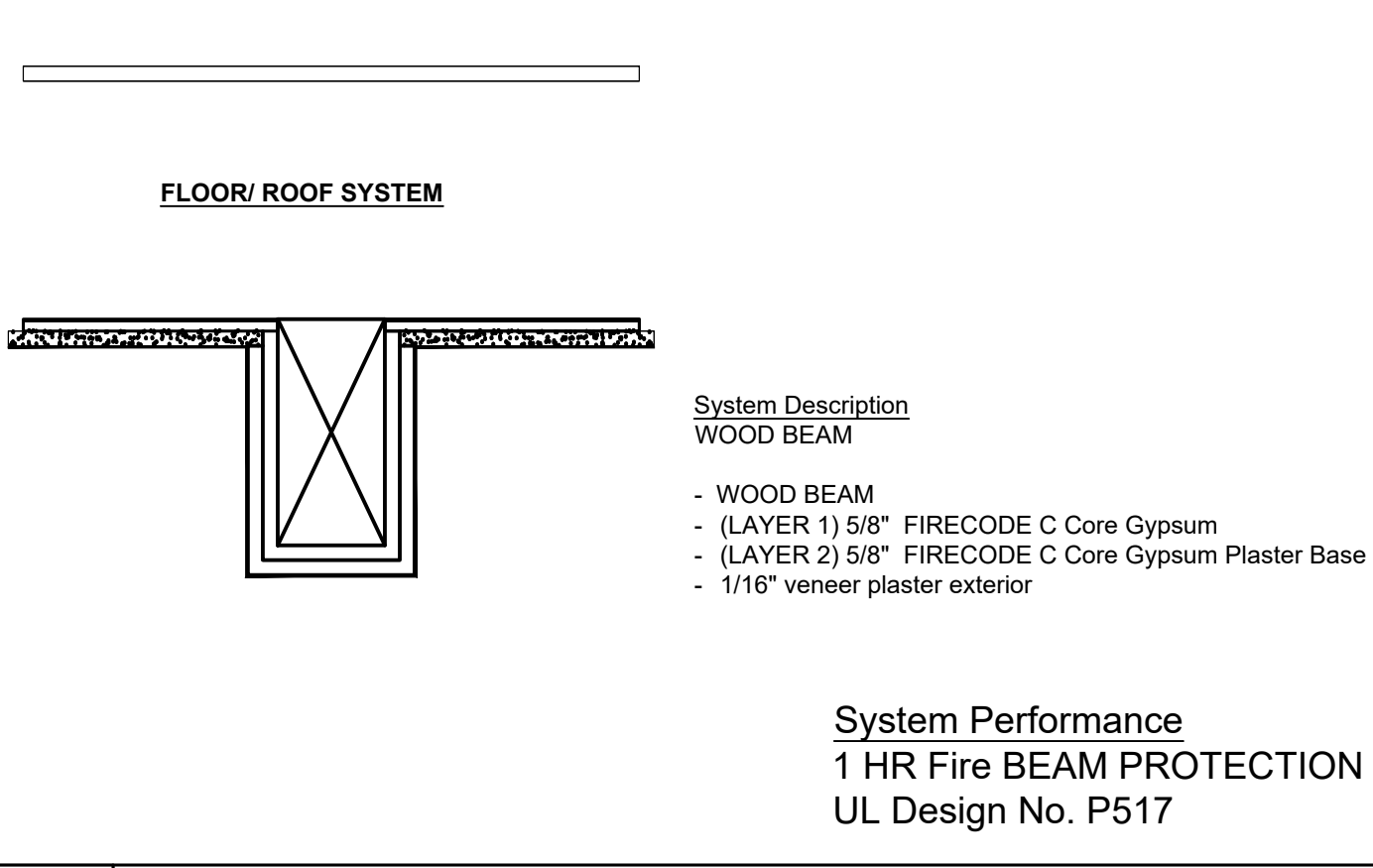
0B NON RATED PARTITION BATH / WOOD BEARING
SCALE: 3"=1'-0"



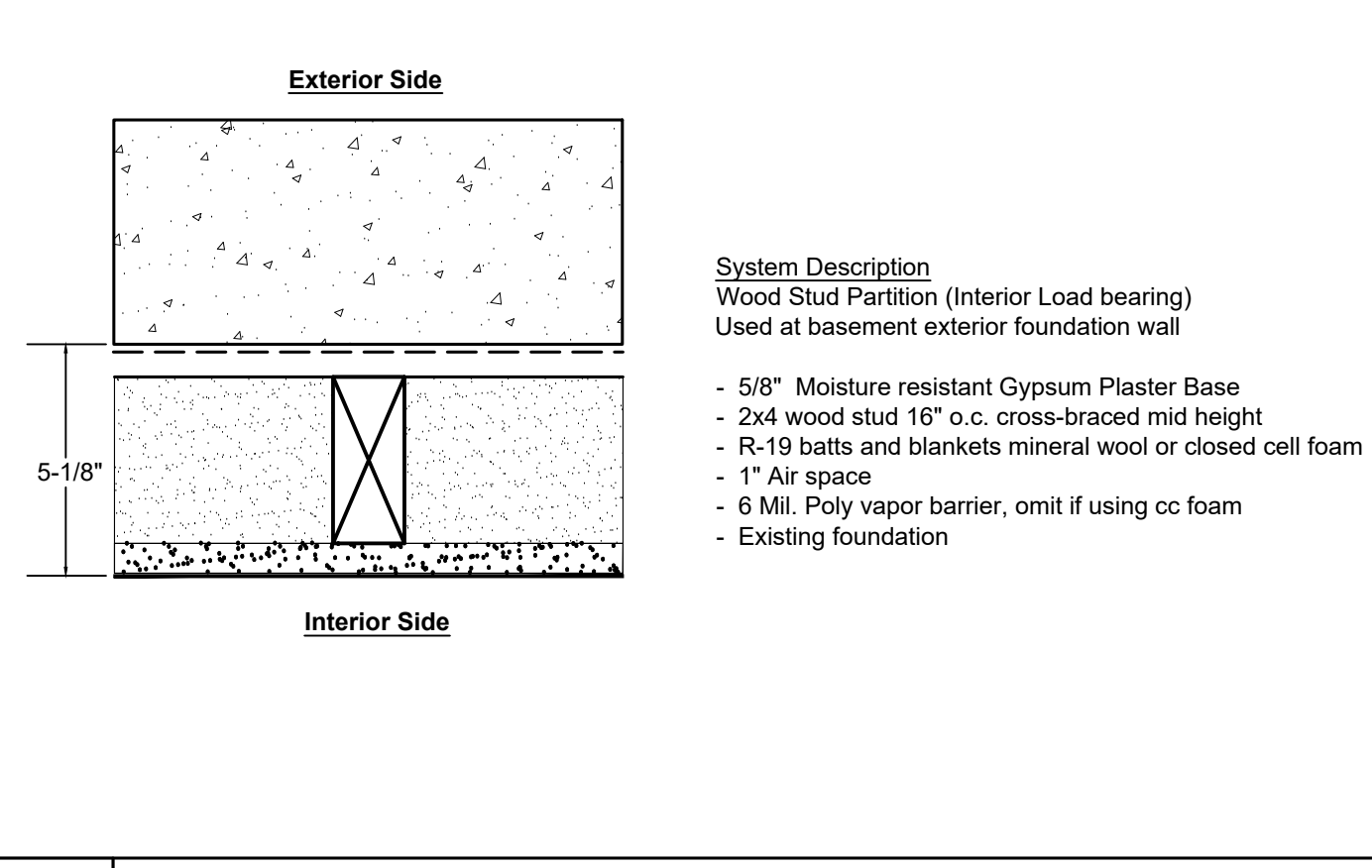
1 1 HR PARTITION -WOOD LOAD BEARING STC +50
SCALE: 3"=1'-0"



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

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14 PROSPECT STREET
CHARLESTOWN, MA 02129

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 02176-7727 fax 617-786-7715

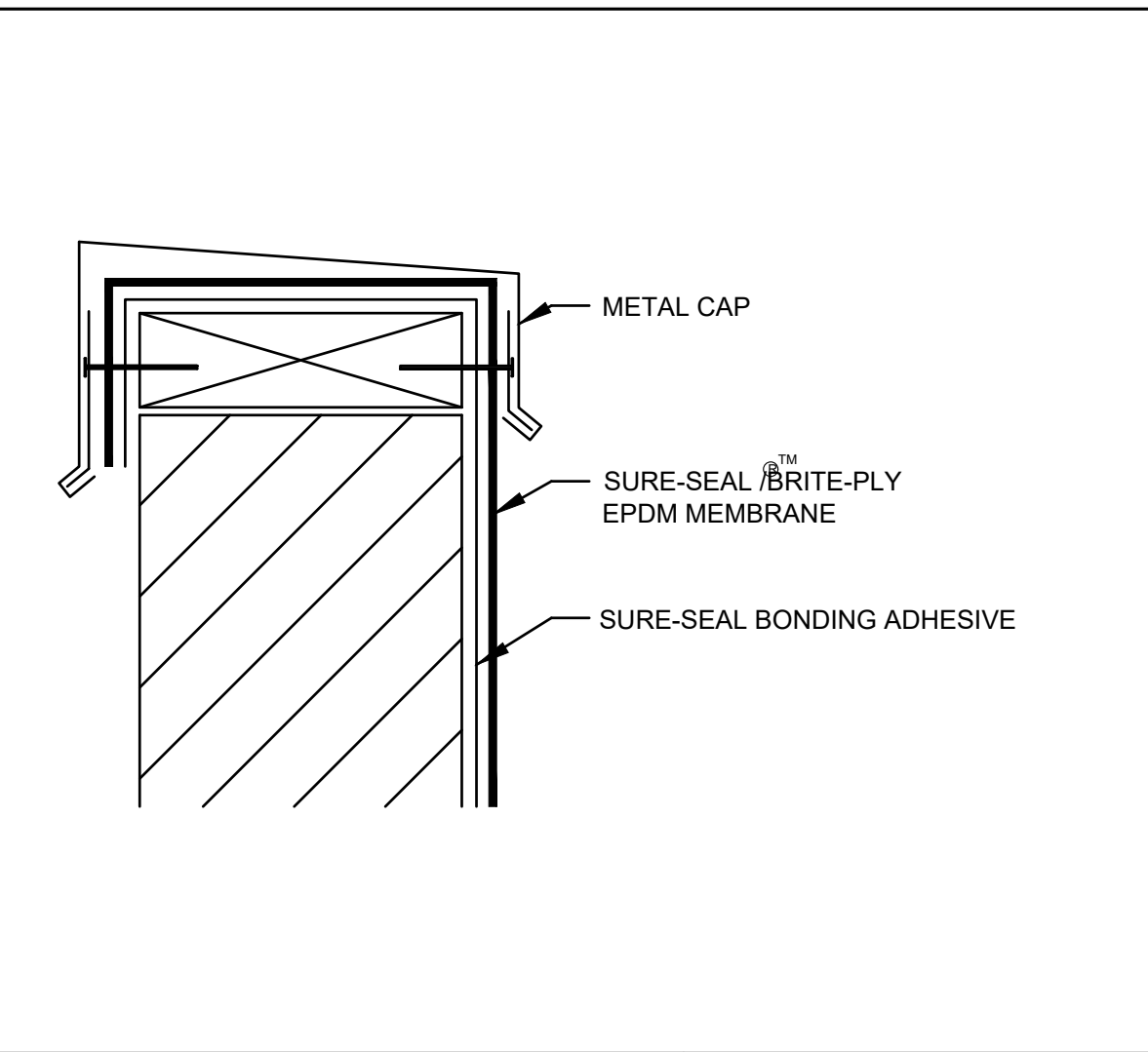
REGISTERED ARCHITECT
 ARTHUR K.F. CHOO
 No. 9319
 BOSTON
 MA
 COMMONWEALTH OF MASSACHUSETTS

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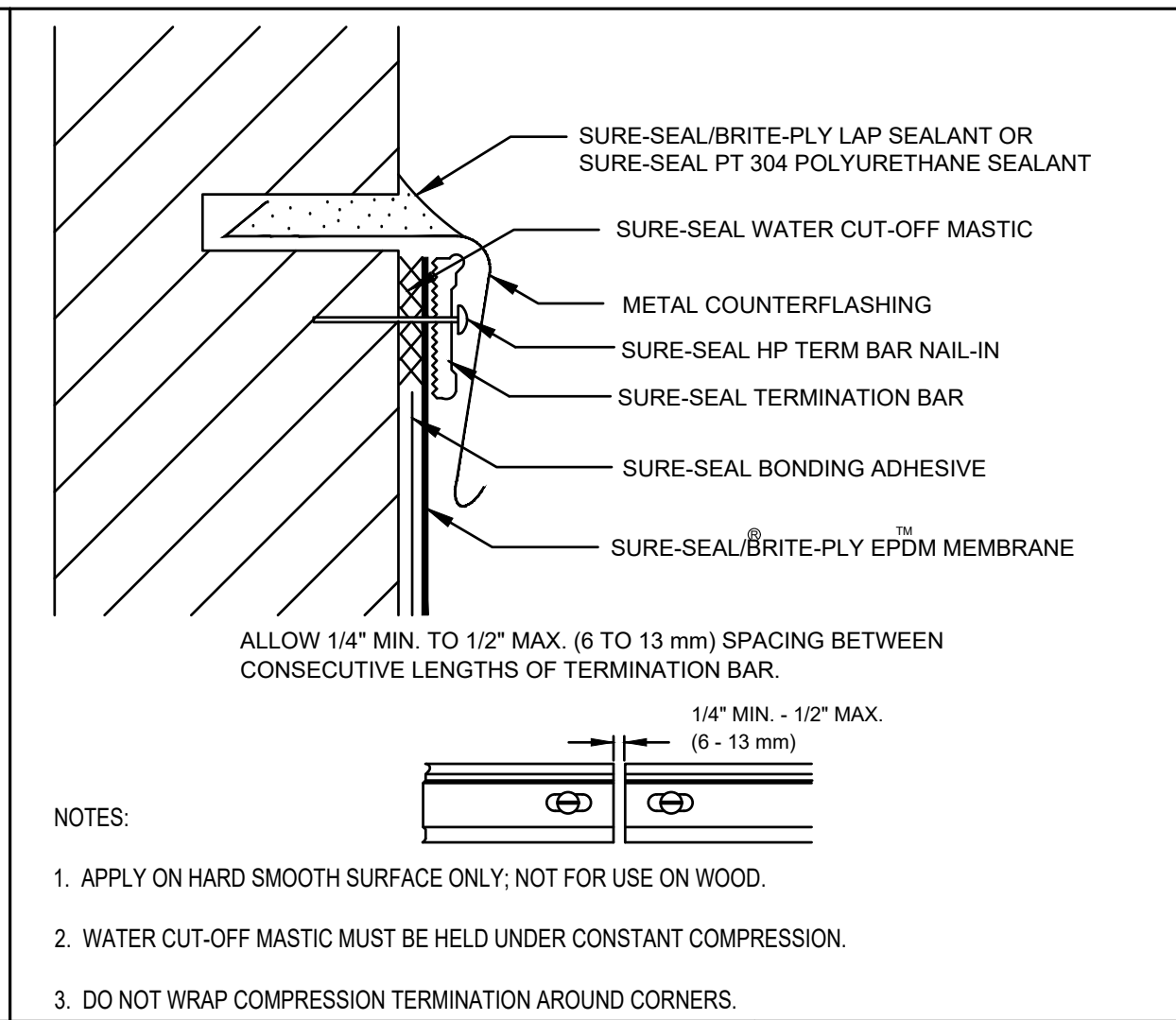
Drawing Name
WALL TYPES & SCHEDULES

Sheet No.
A-3.1



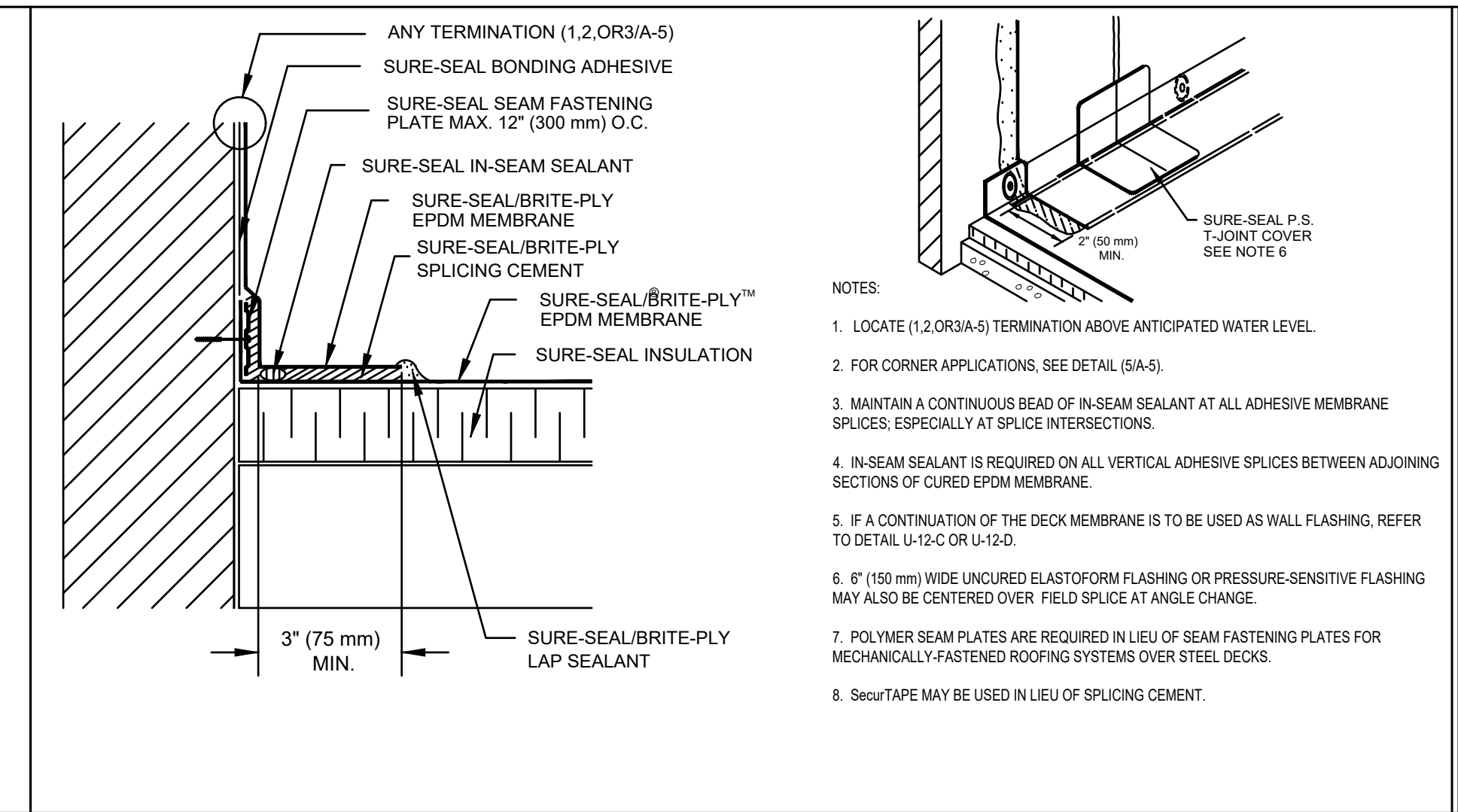
CAP FLASHING TERMINATION

1



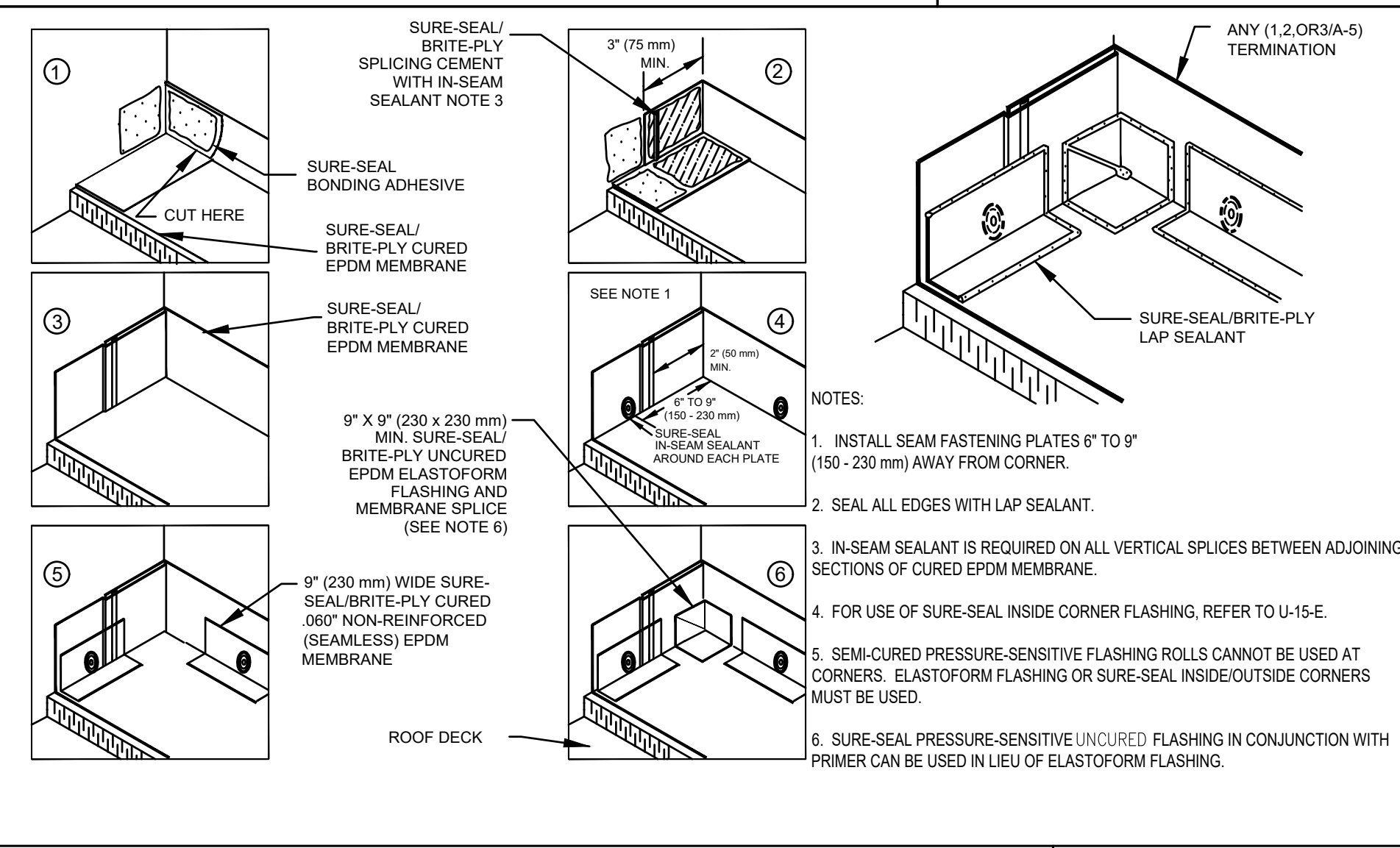
COUNTERFLASHING TERMINATION

2



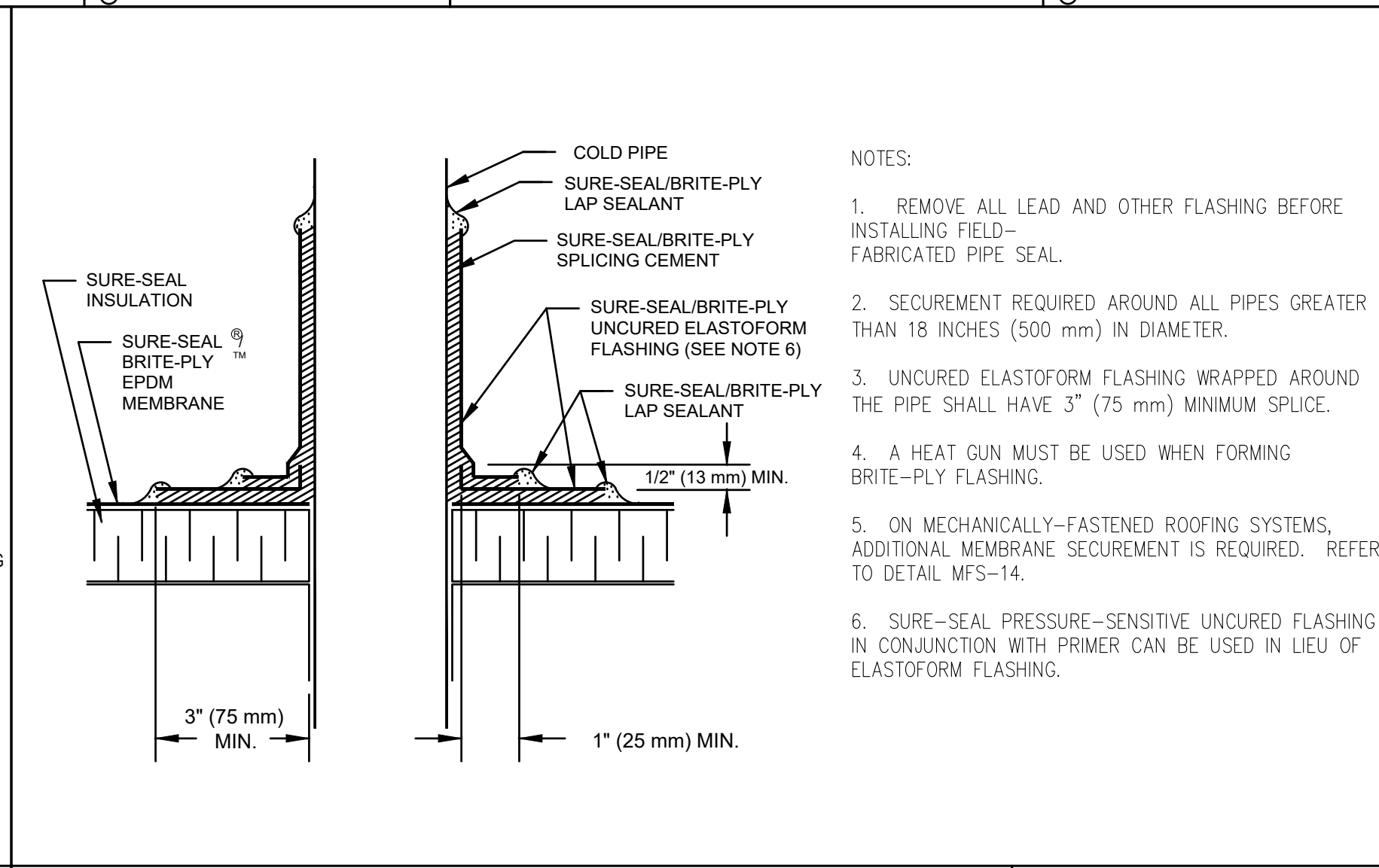
PARAPET/CURB CURED EPDM

3



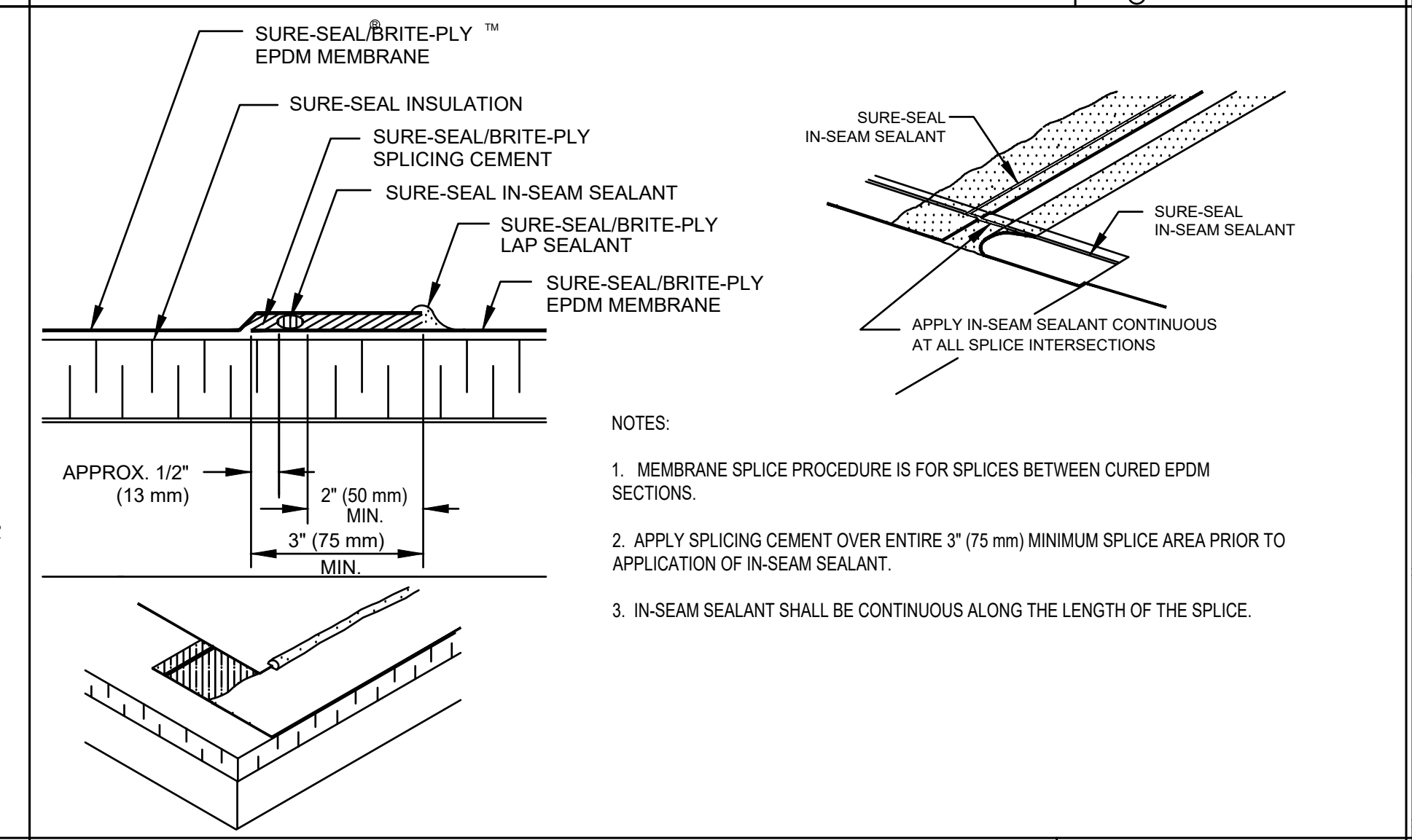
INSIDE CORNER CONTINUOUS EPDM WALL FLASHING

4



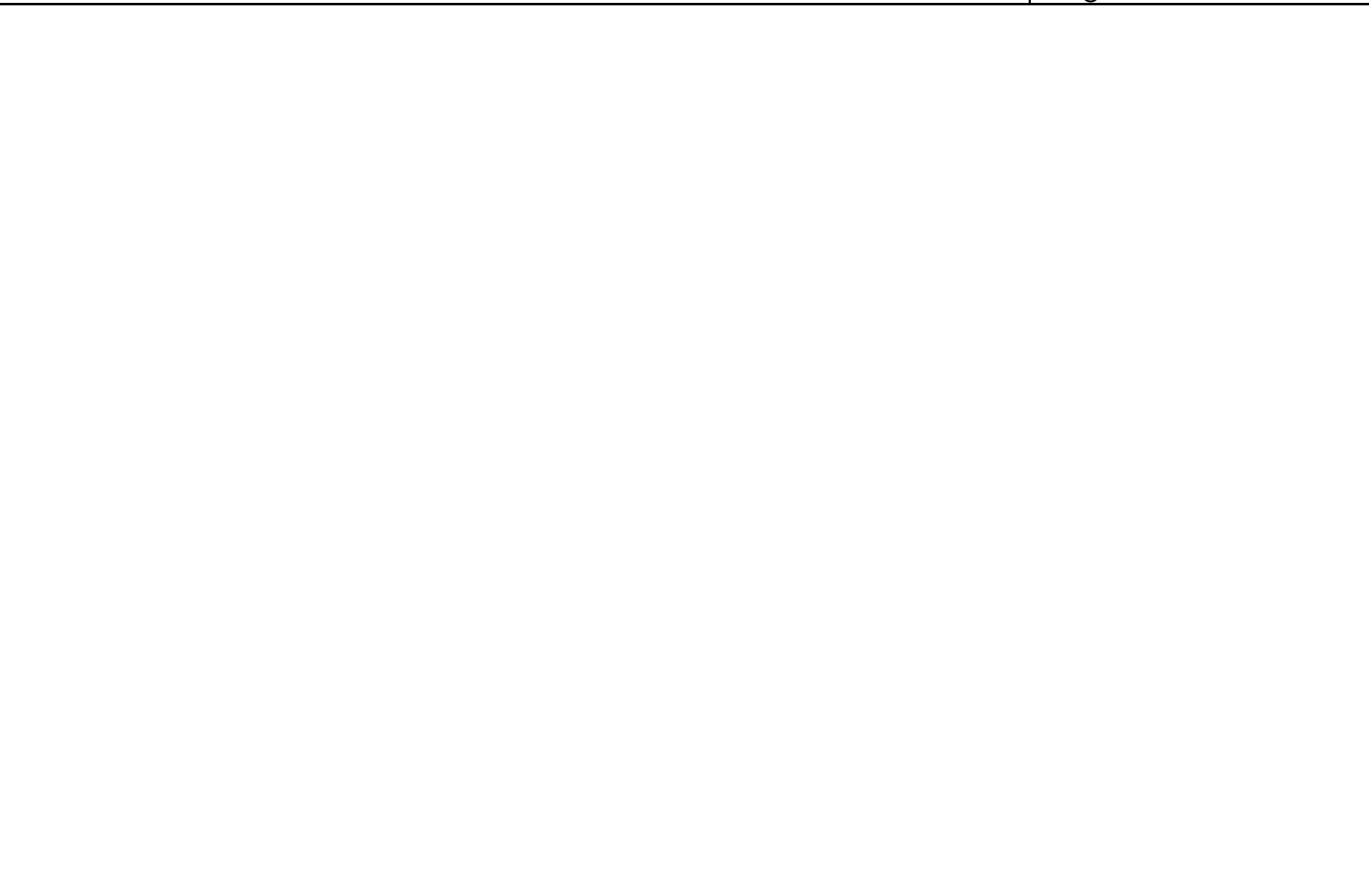
FIELD FABRICATED PIPE SEAL

5



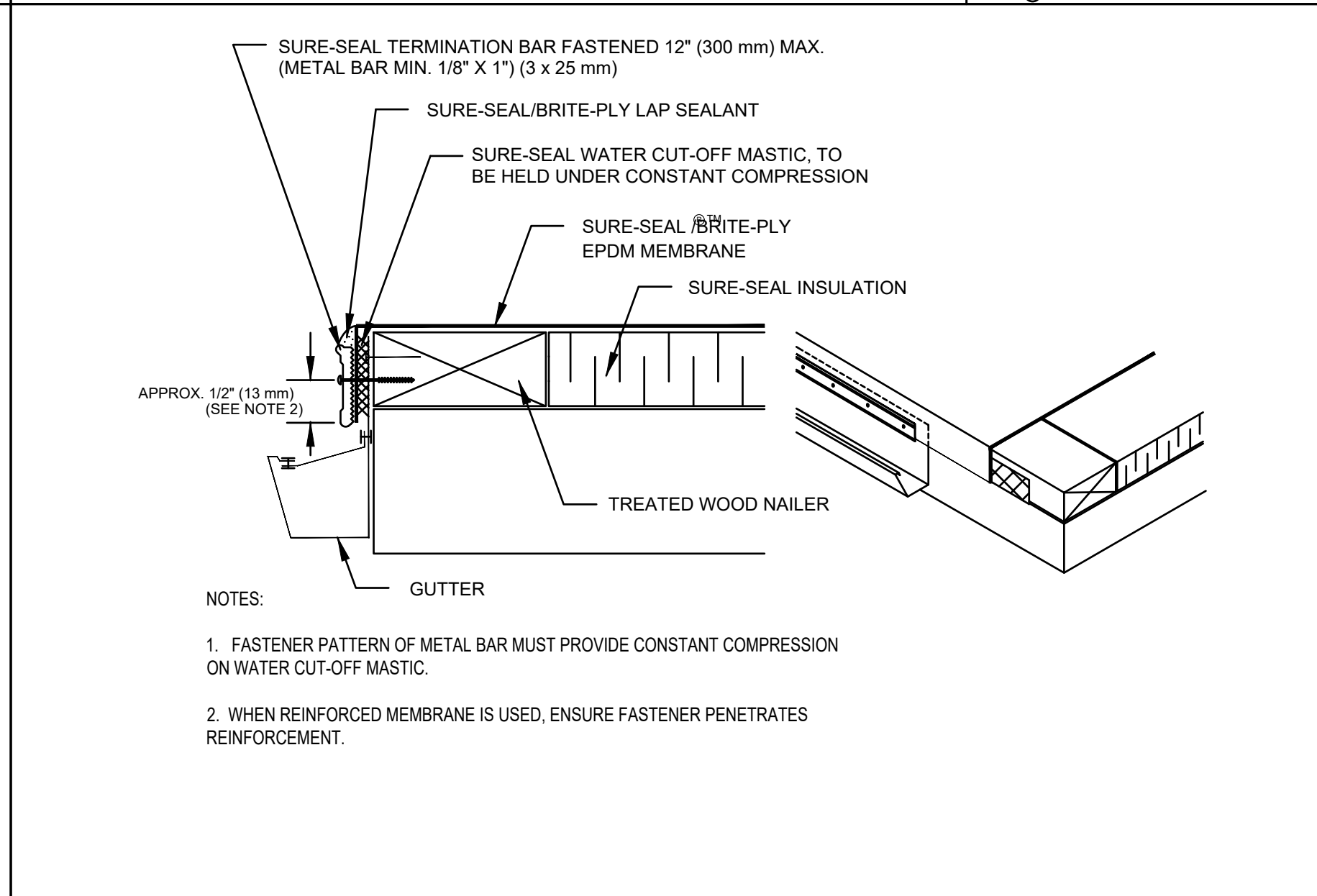
MEMBRANE SPLICE WITH SPLICING CEMENT

6



METAL BAR TERMINATION

7

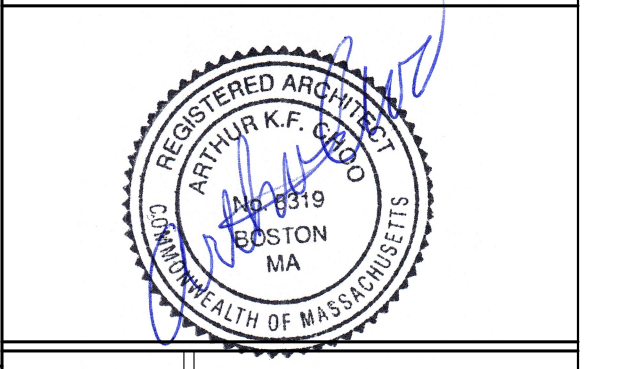


CURB FLASHING

8

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

Choo & Company, Inc.
 One Billings Road Quincy, MA
 02174-7866 fax 617-786-7715



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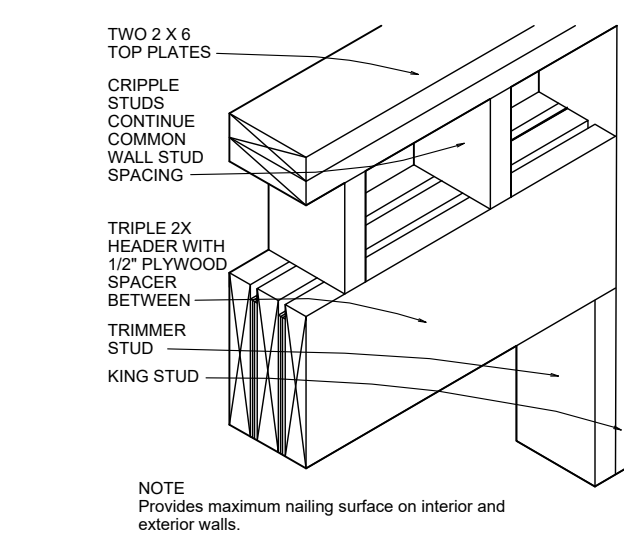
Drawing Name
MEMBRANE ROOF DETAILS

Sheet No.
A-4.0

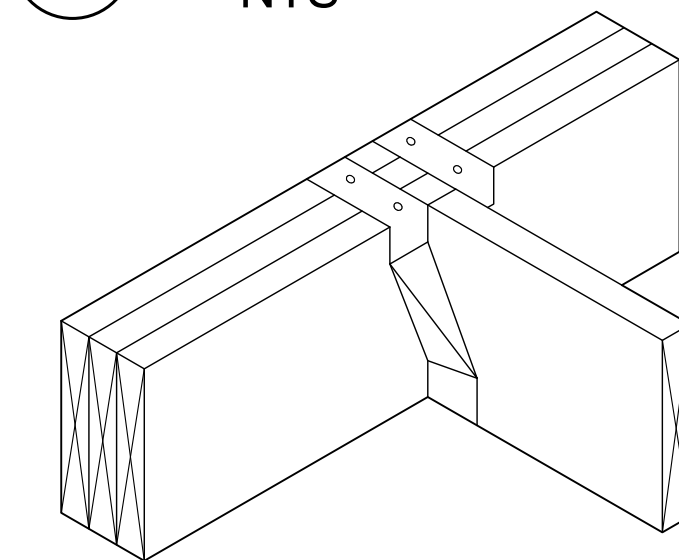
RECOMMENDED FASTENING SCHEDULE

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

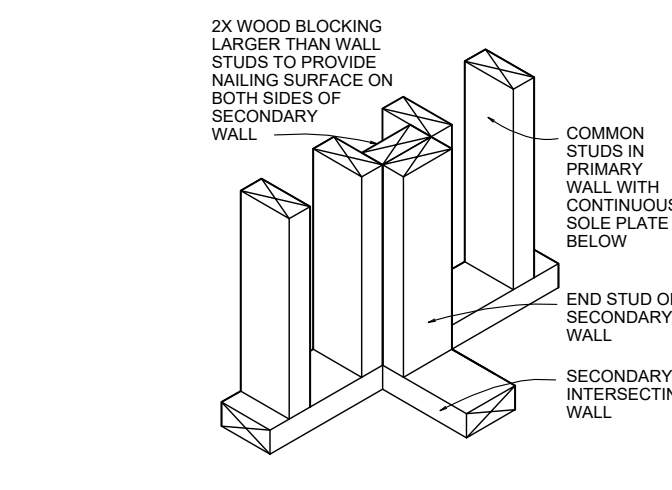
NOTE *: SHINGLE NAILS SHALL PENETRATE NOT LESS THAN 3/4" INTO NAILING STRIPS, SHEATHING OR SUPPORTING CONSTRUCTION EXCEPT AS OTHERWISE PROVIDED IN 780 CMR 1225.4.4.



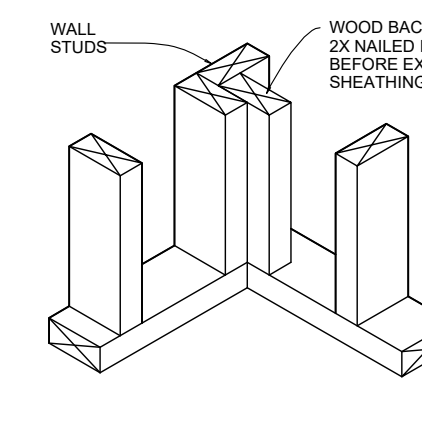
2X6 BEARING HEADER DETAIL
NTS



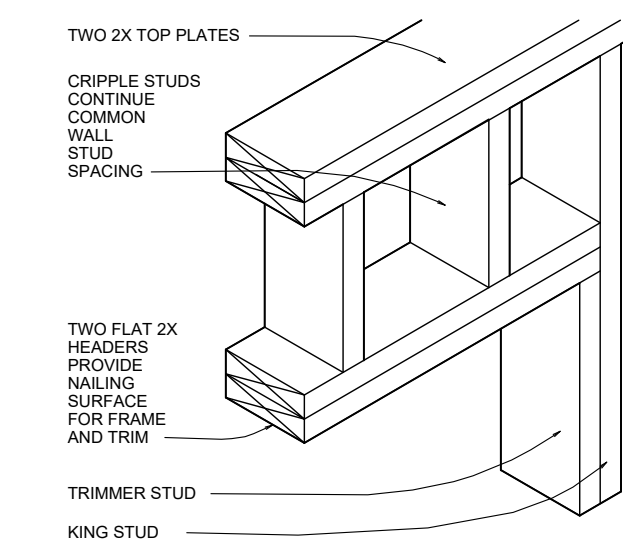
WOOD JOISTS SUPPORTED ON WOOD GIRDERS
1"=1'-0"



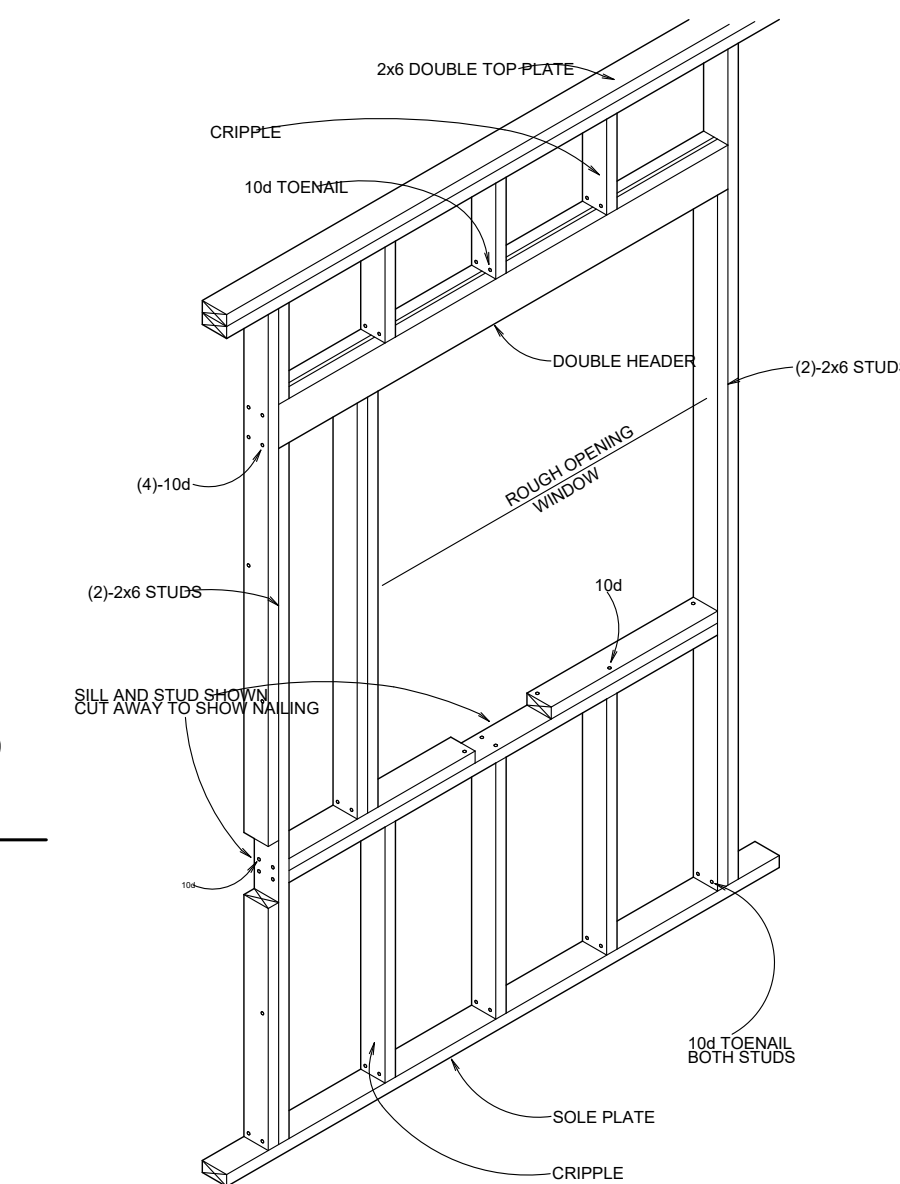
INSULATED WALL DETAILS
1"=1'-0"



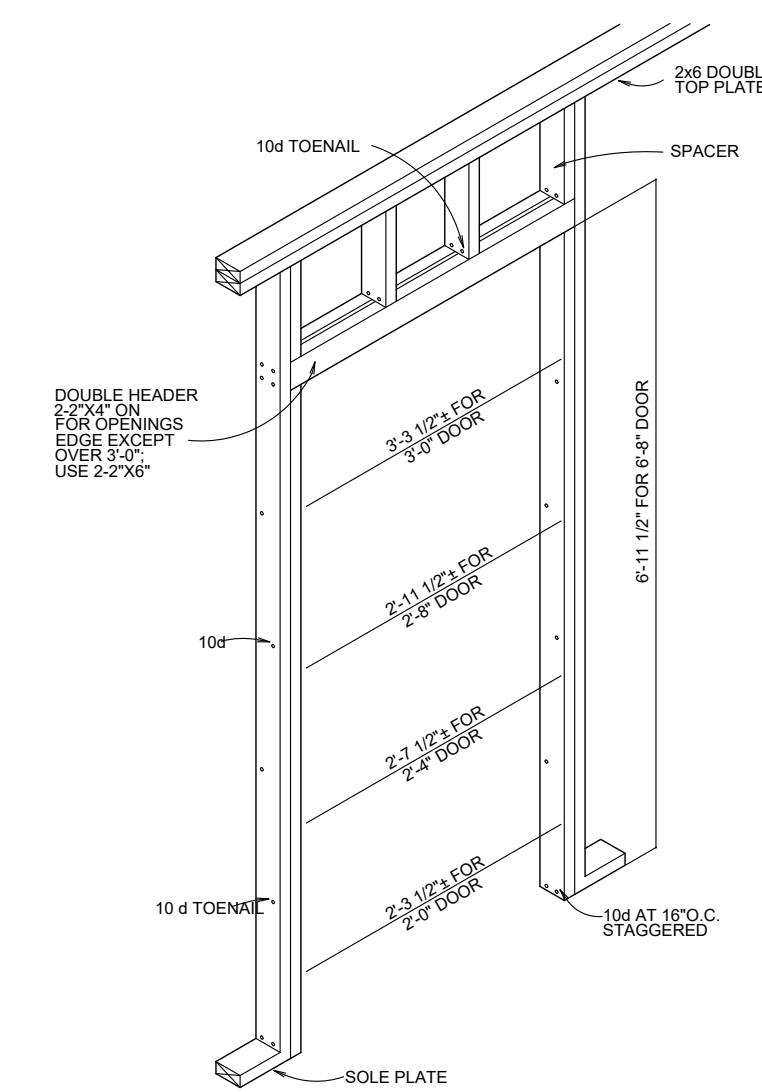
INSULATED WALL DETAILS
1"=1'-0"



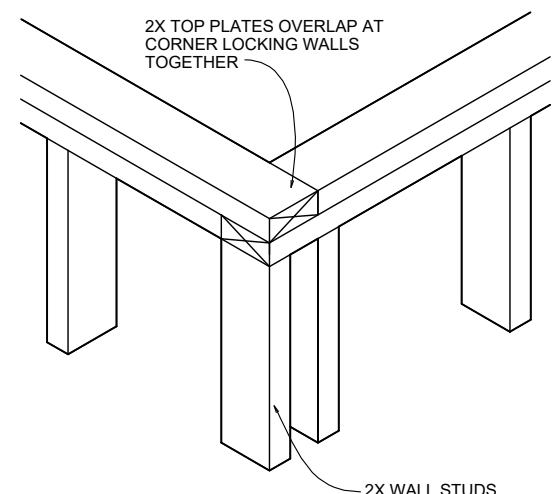
2X PARTITION WALL HEADER DETAIL
NTS



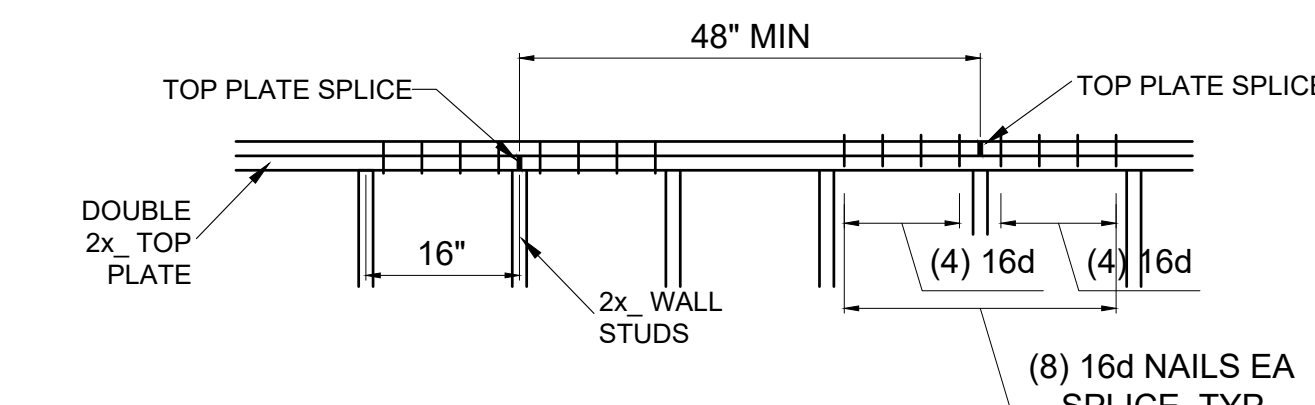
WINDOW OPENING DETAIL
1"=1'-0"



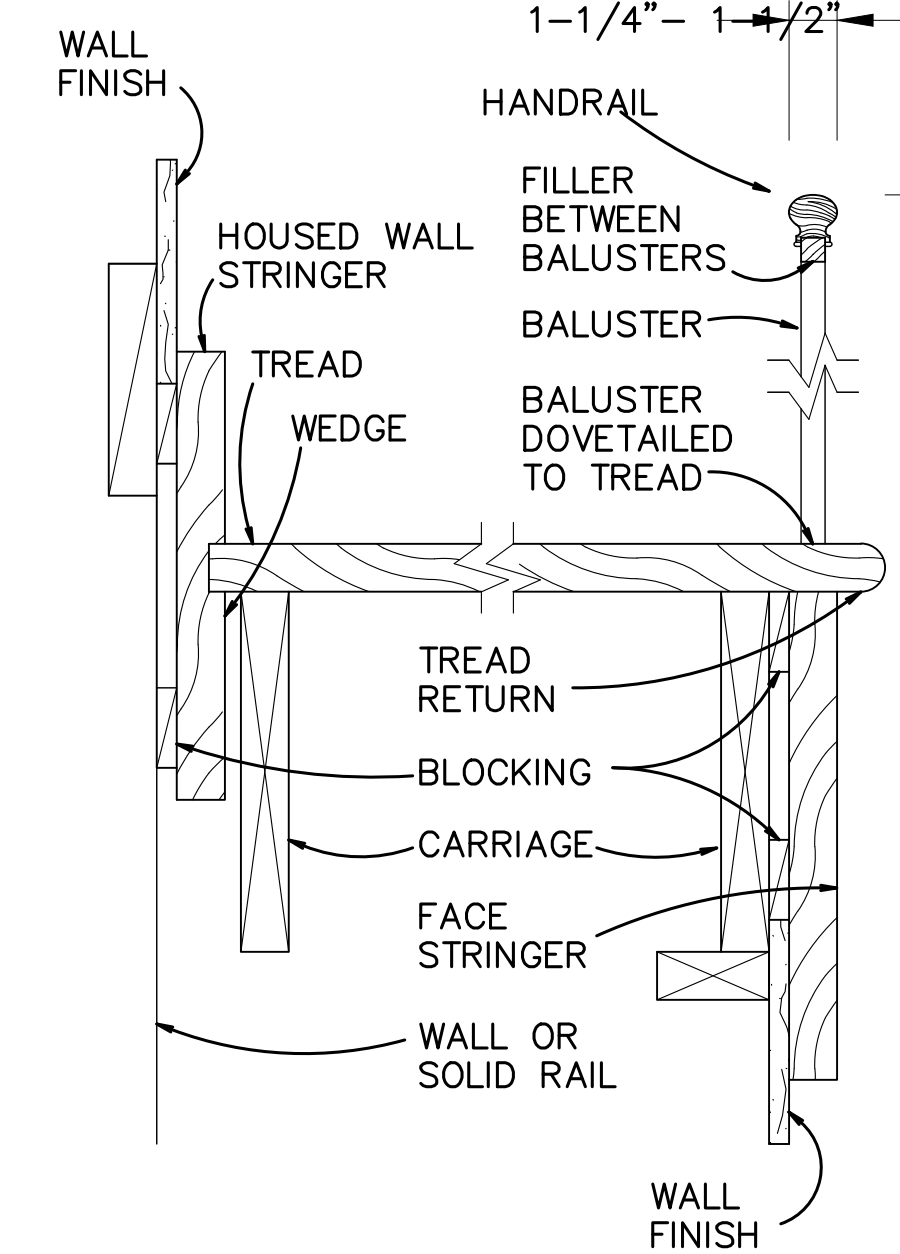
DOOR OPENING DETAIL
1"=1'-0"



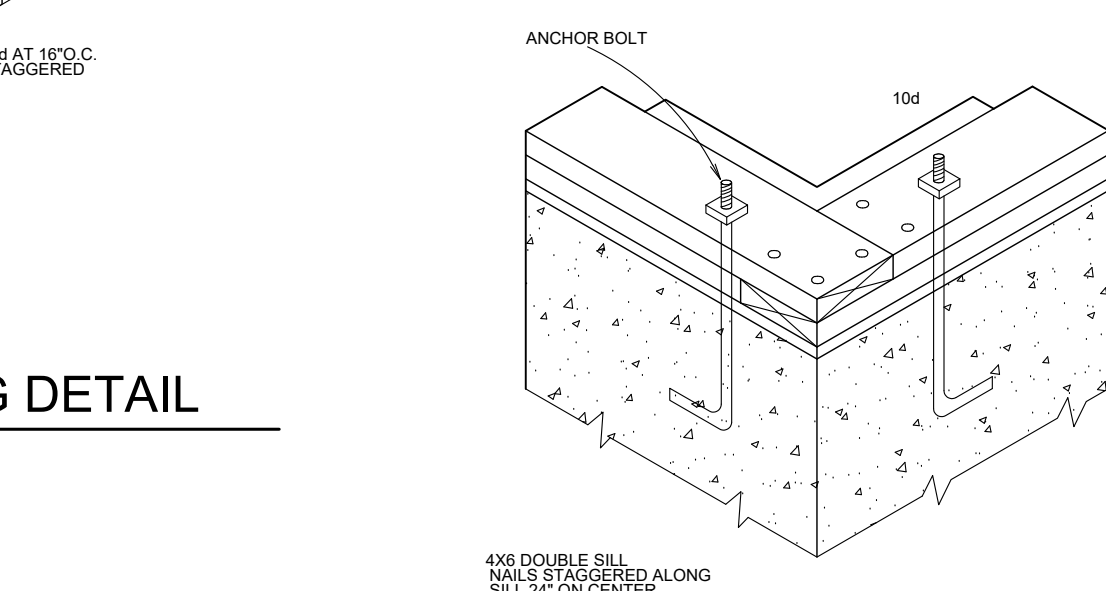
TOP PLATE FRAMING DETAIL
NTS



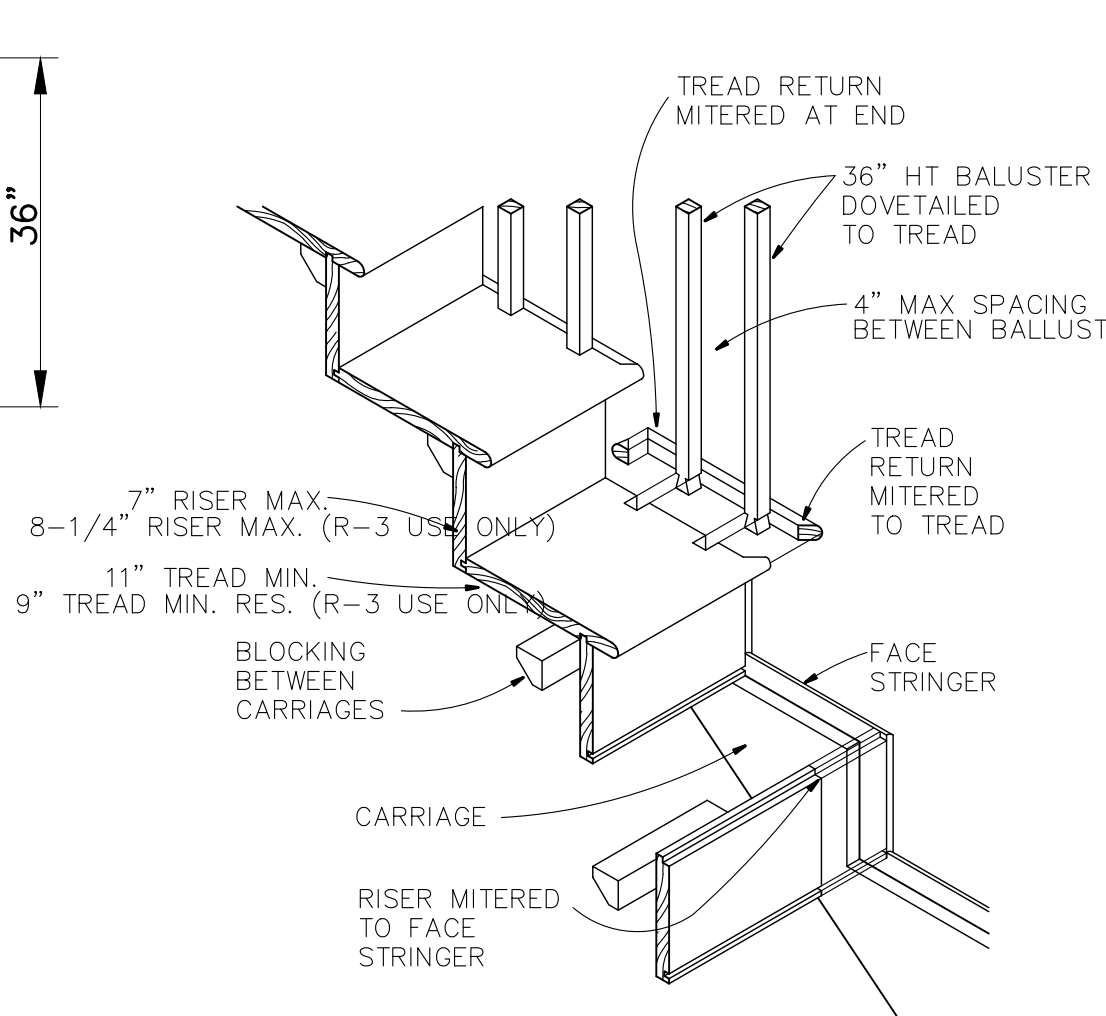
TYPICAL DOUBLE TOP PLATE SPLICE DETAIL
NTS



STAIR DETAIL
NTS



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



STAIR DETAIL
NTS

Location

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

Choo & Company, Inc.

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



No.	Revision Date

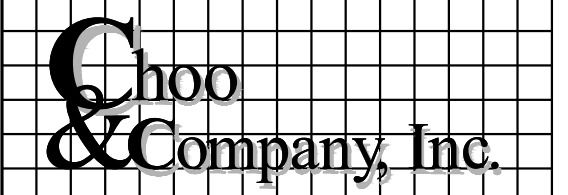
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Scale: AS NOTED
Date: 09-16-2024
Drawn By: DF

Drawing Name
FASTENING SCHEDULE & FRAMING DETAILS

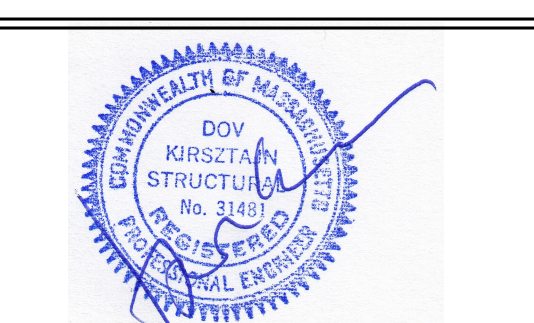
Sheet No.

A-4.1

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



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



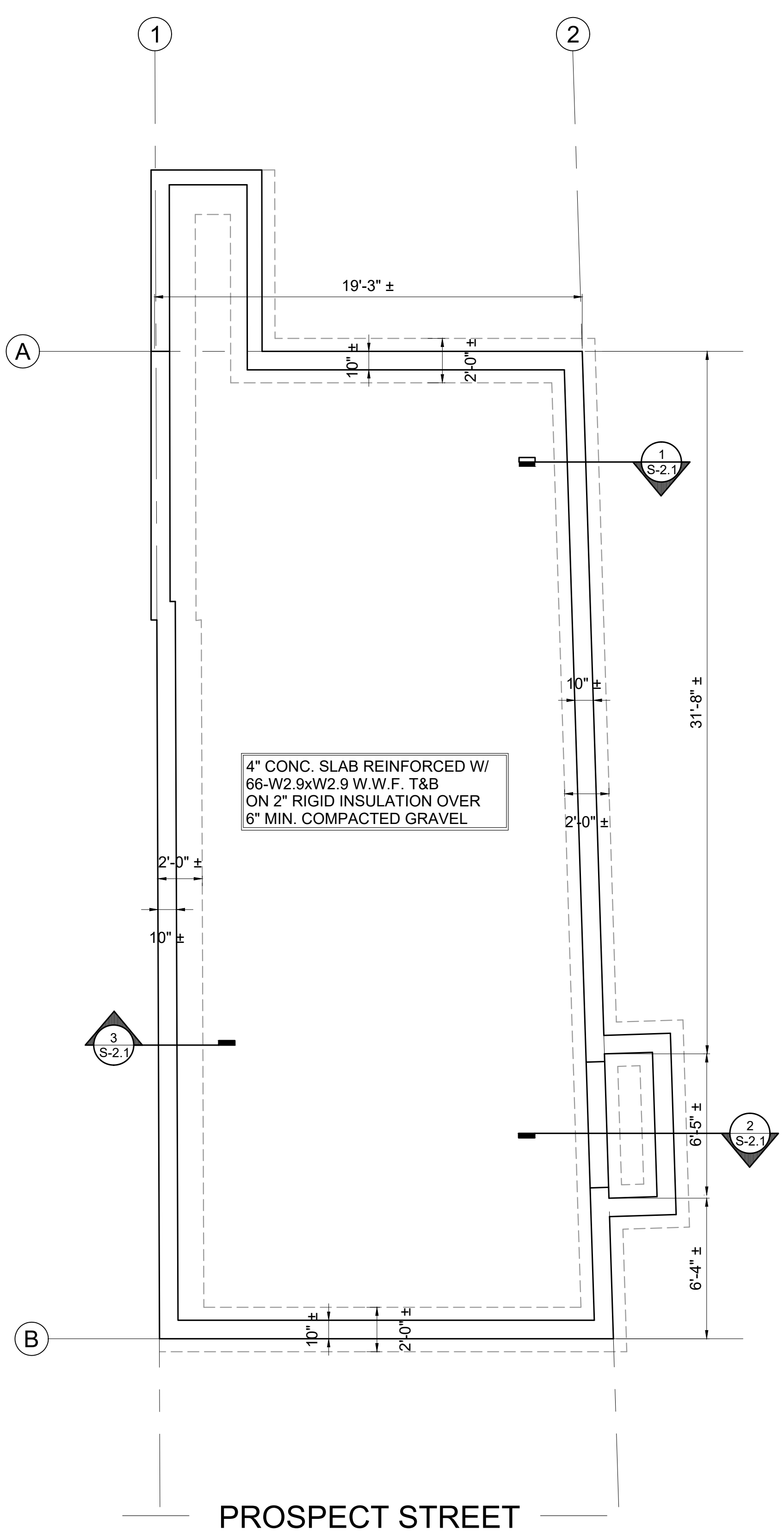
No.	Description	Date

Project No: 2024109 Scale: AS NOTED Date: 09-17-2024 Drawn By: RB

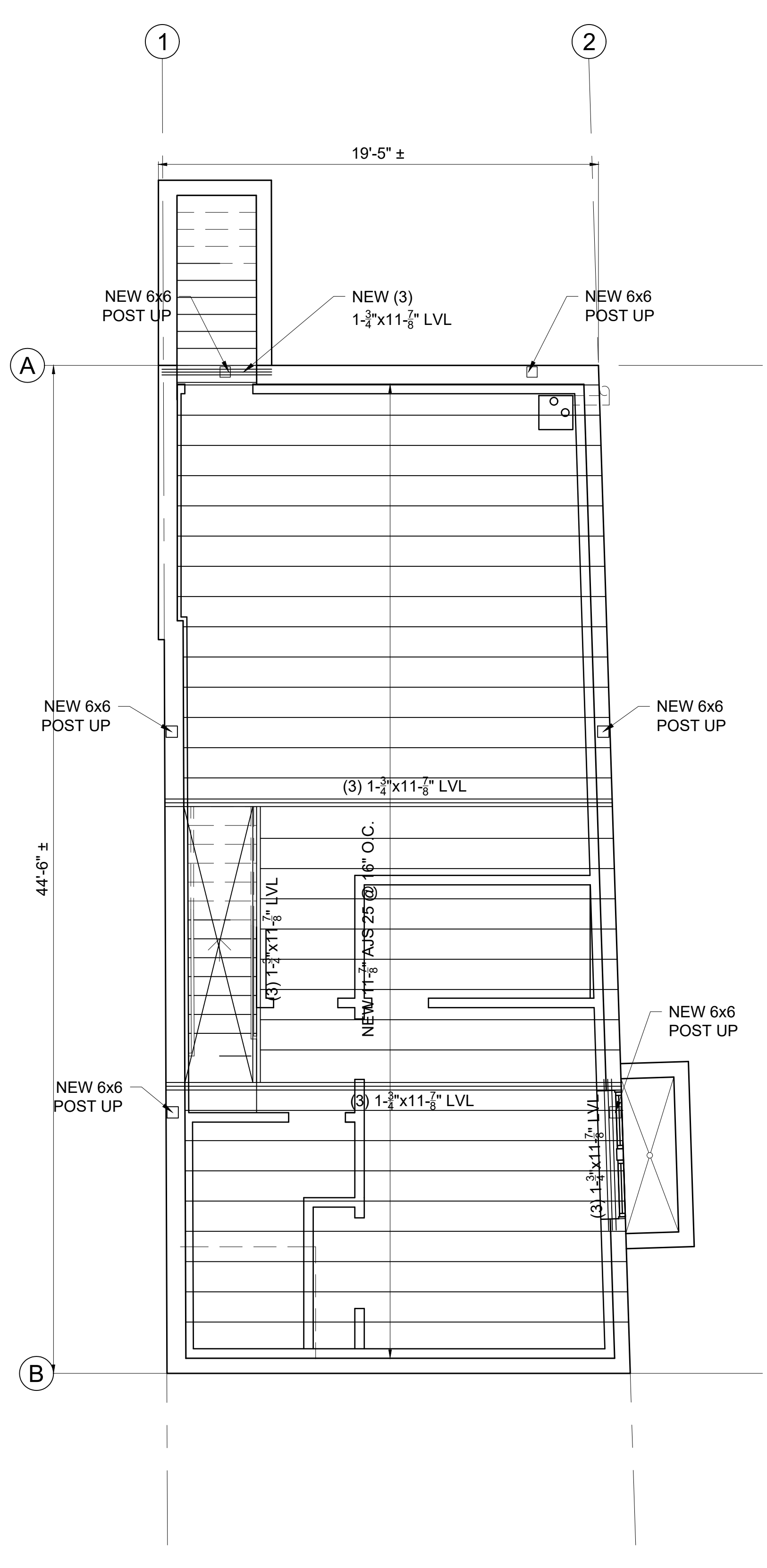
FOUNDATION, FIRST & SECOND FLOOR FRAMING PLANS

Sheet No.

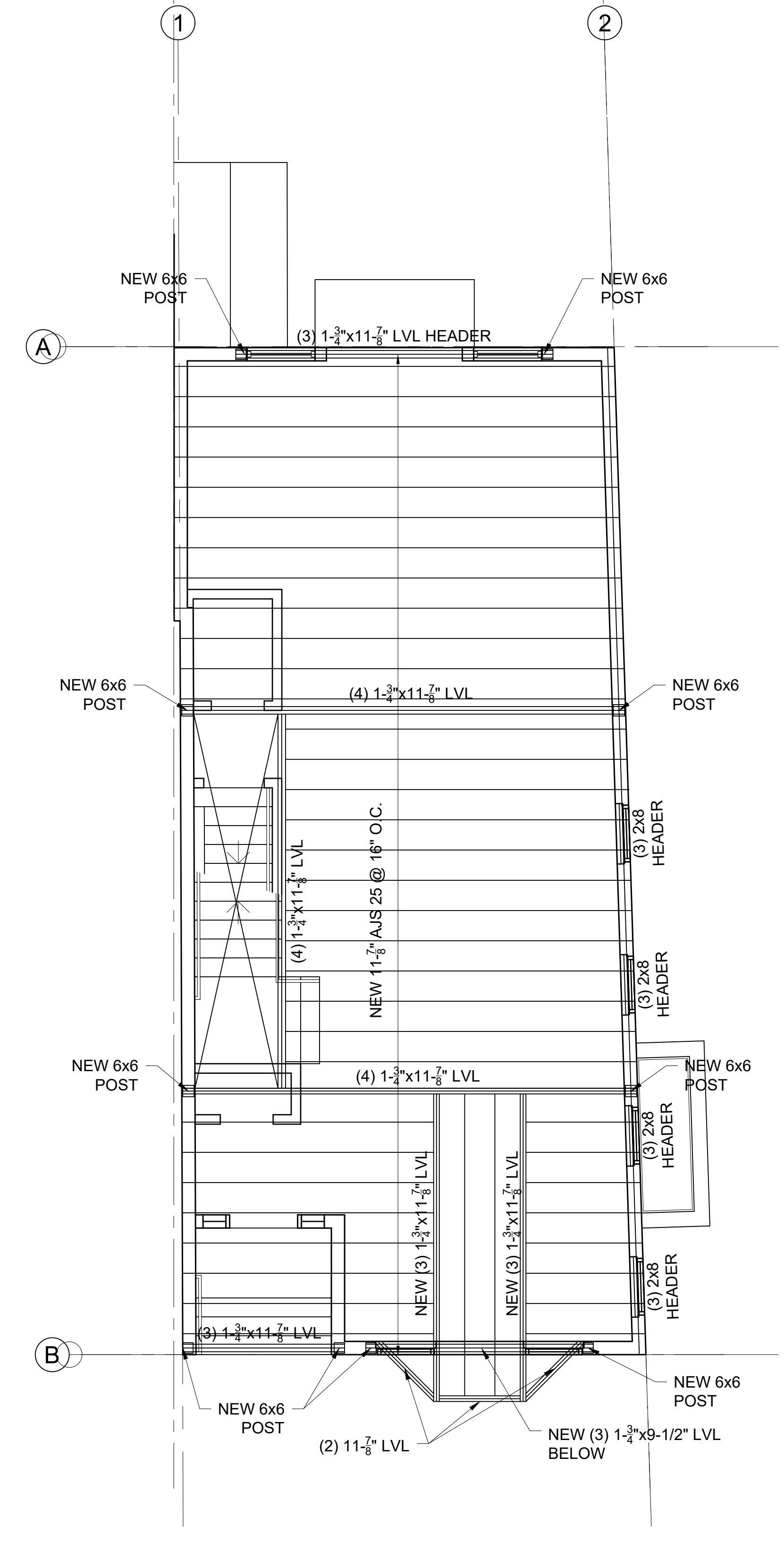
S-1.1



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



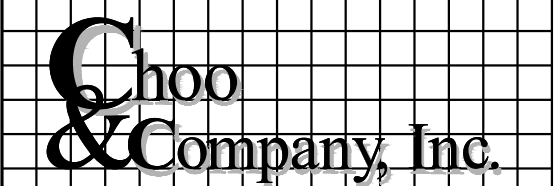
1 FIRST FLOOR FRAMING PLAN 1/4" = 1'-0"



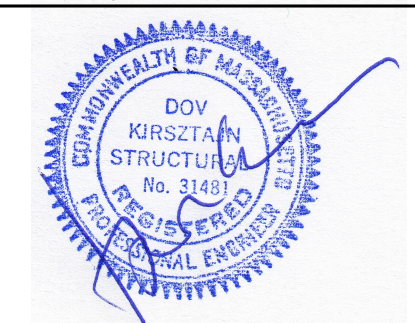
2 SECOND FLOOR FRAMING PLAN 1/4" = 1'-0"

Location

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



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



No.	Description	Date

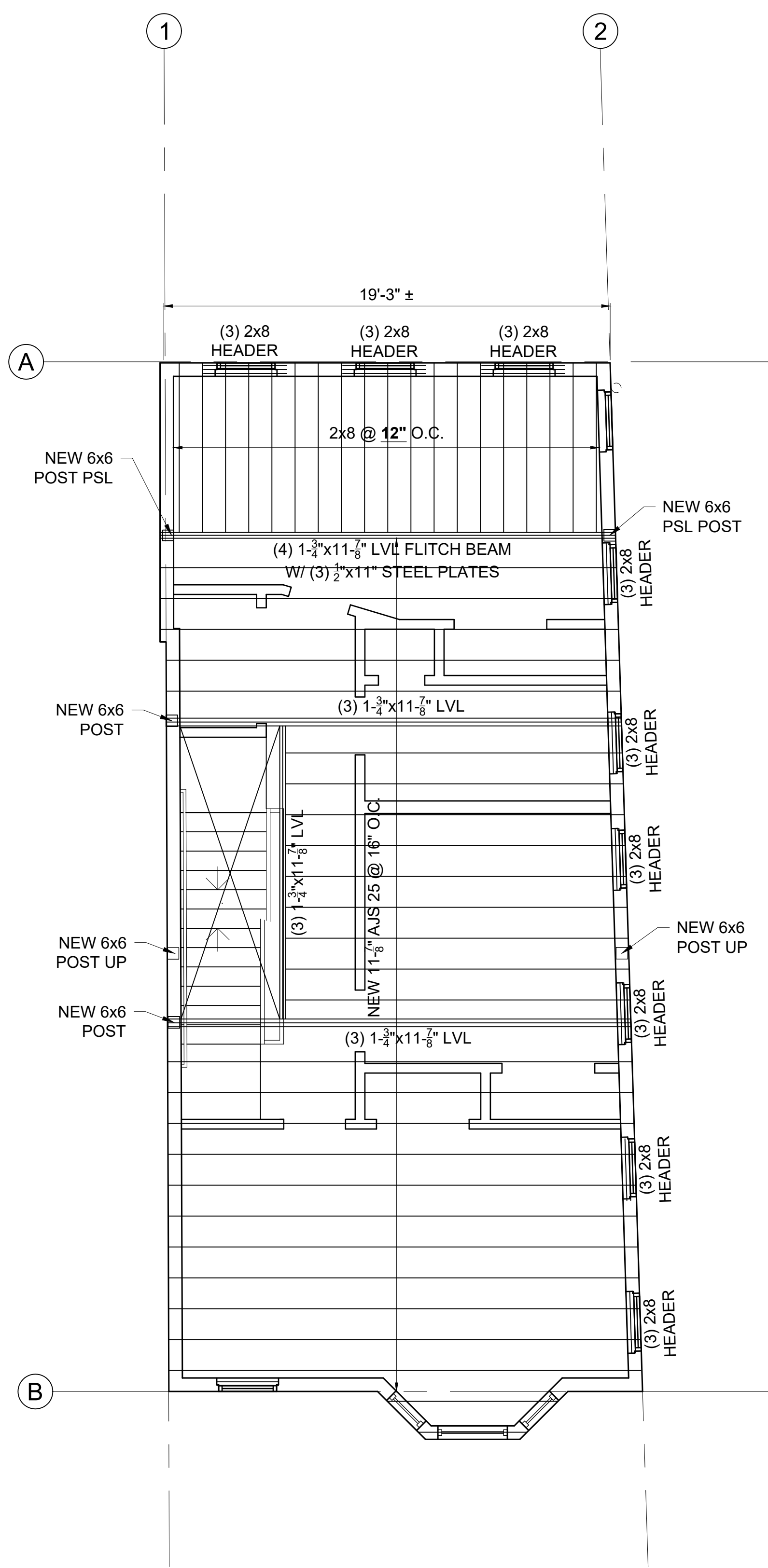
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Scale: AS NOTED
Date: 09-17-2024
Drawn By: RB

Drawing Name

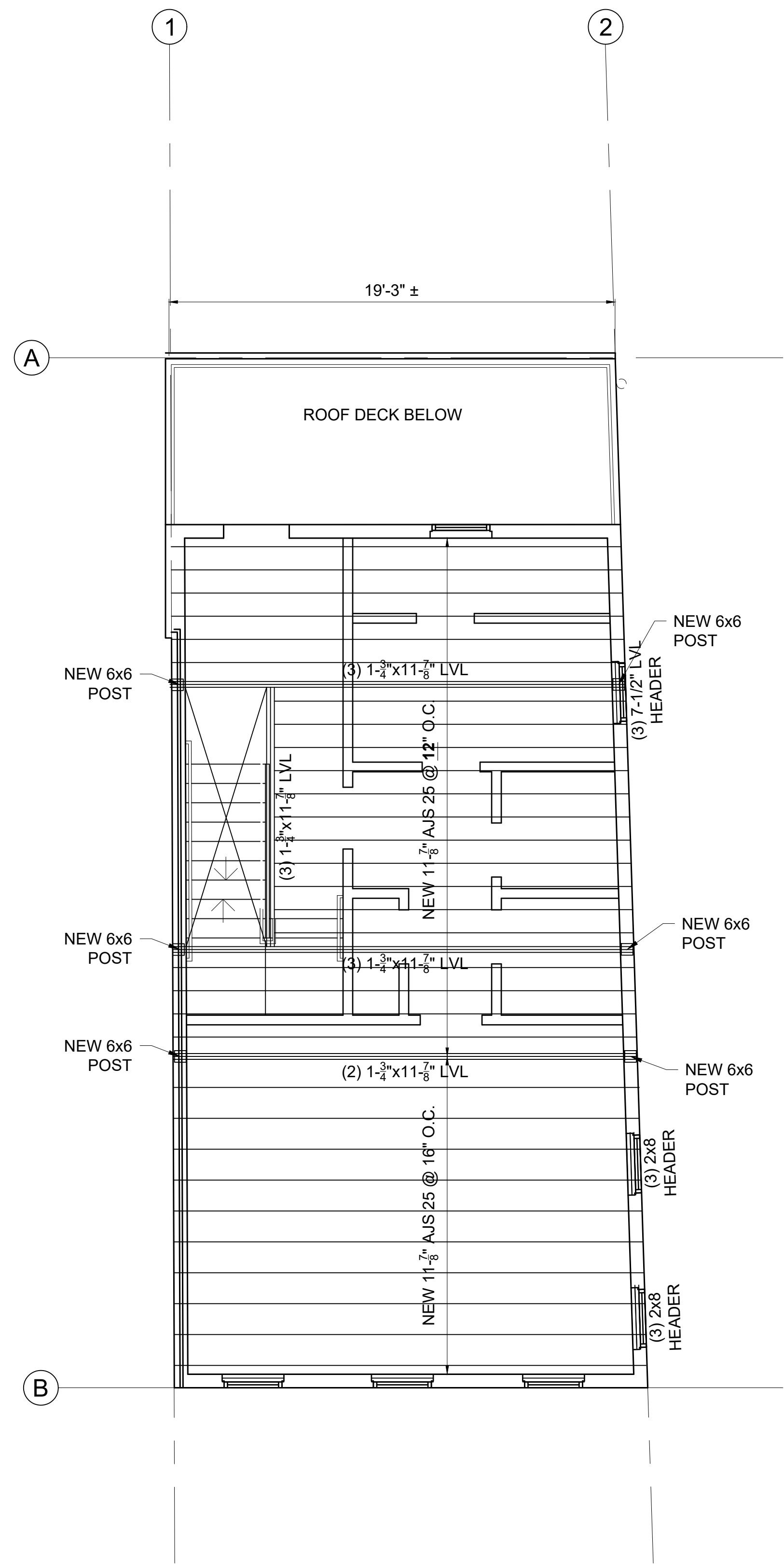
THIRD FLOOR,
ROOF &
ROOF DECK
FRAMING PLANS

Sheet No.

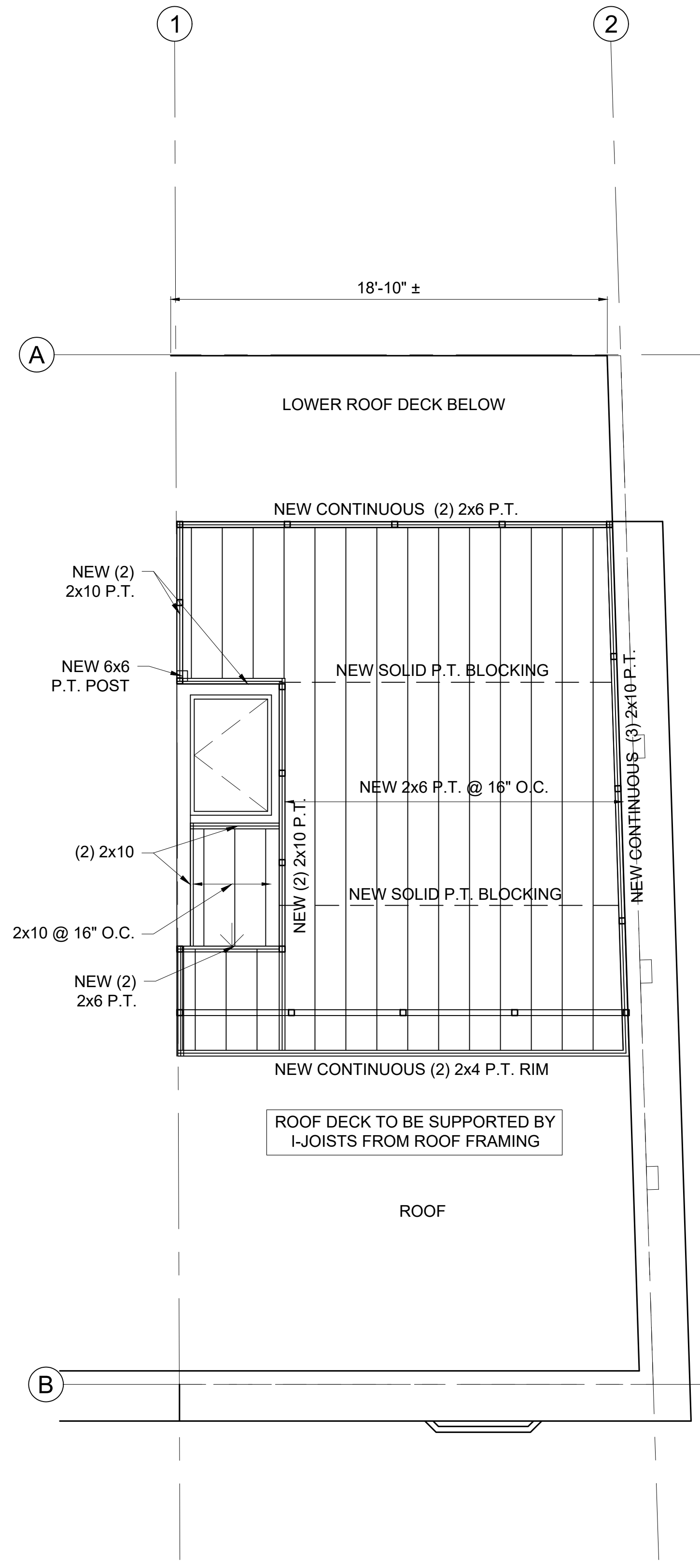
S-1.2



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



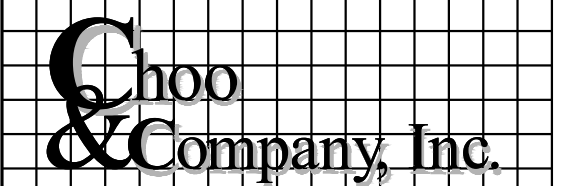
1 ROOF FRAMING PLAN
1/4" = 1'-0"



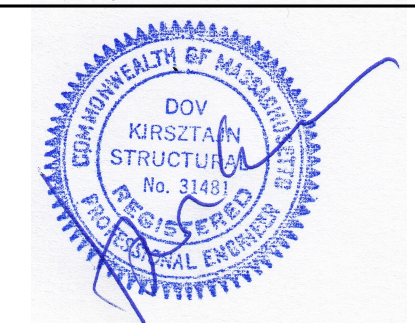
2 ROOF DECK FRAMING PLAN
1/4" = 1'-0"

Location

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



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



No.	Description	Date

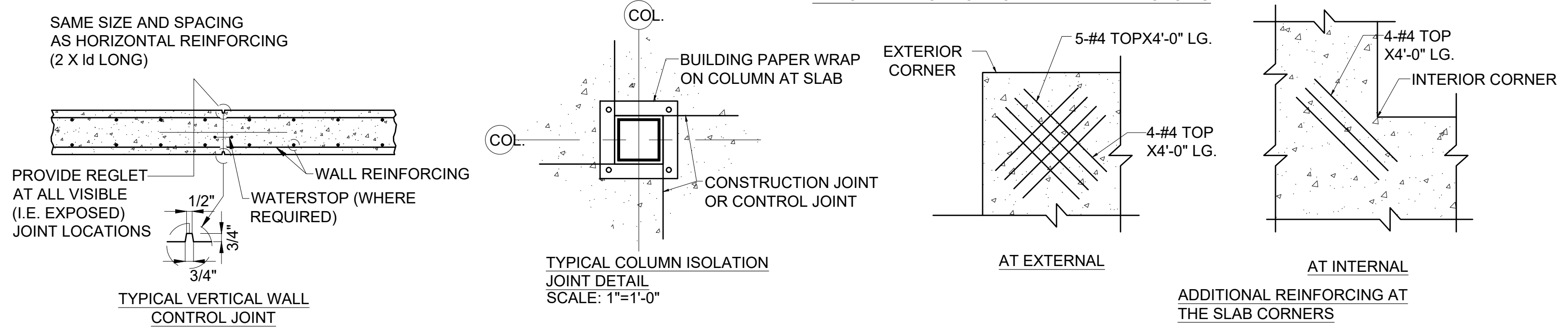
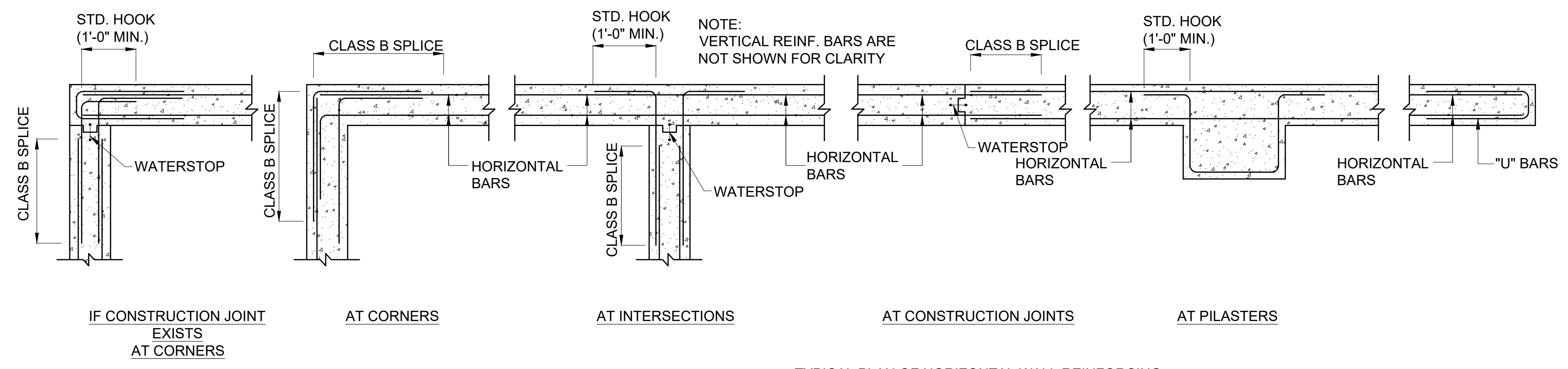
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Date: 09-17-2024
Drawn By: RB

Drawing Name

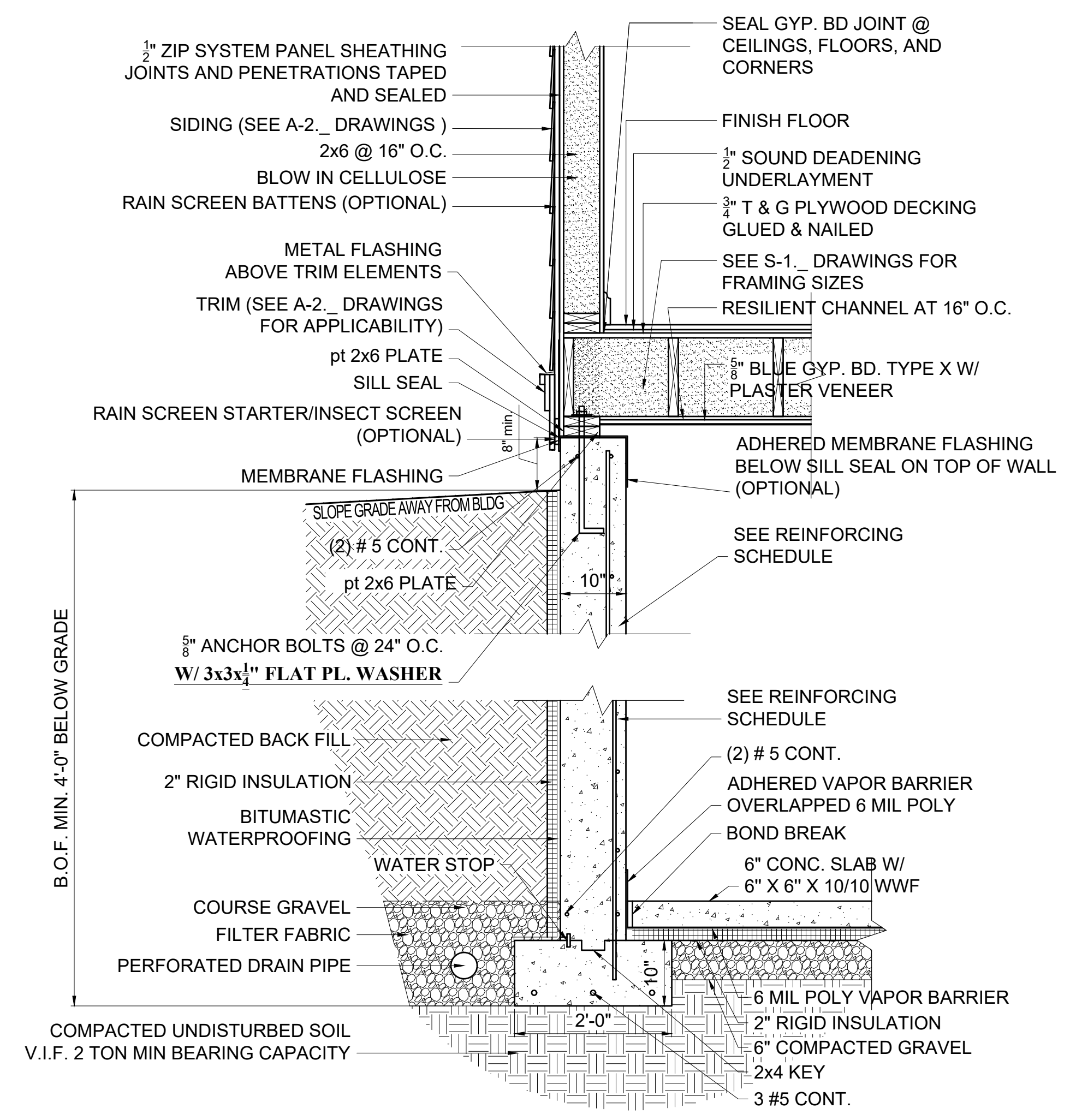
**CONCRETE
DETAILS**

Sheet No.

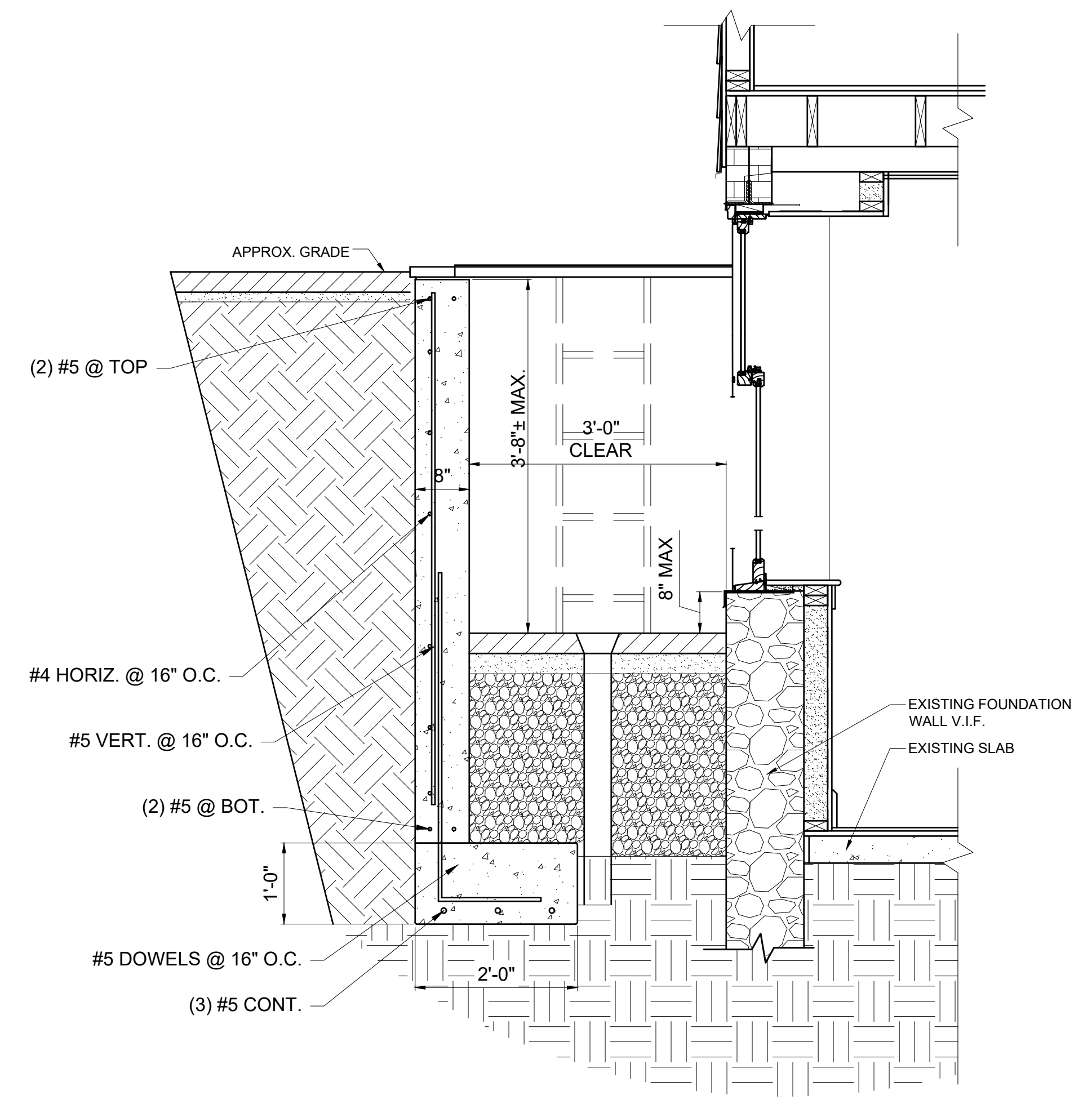
S-2.1



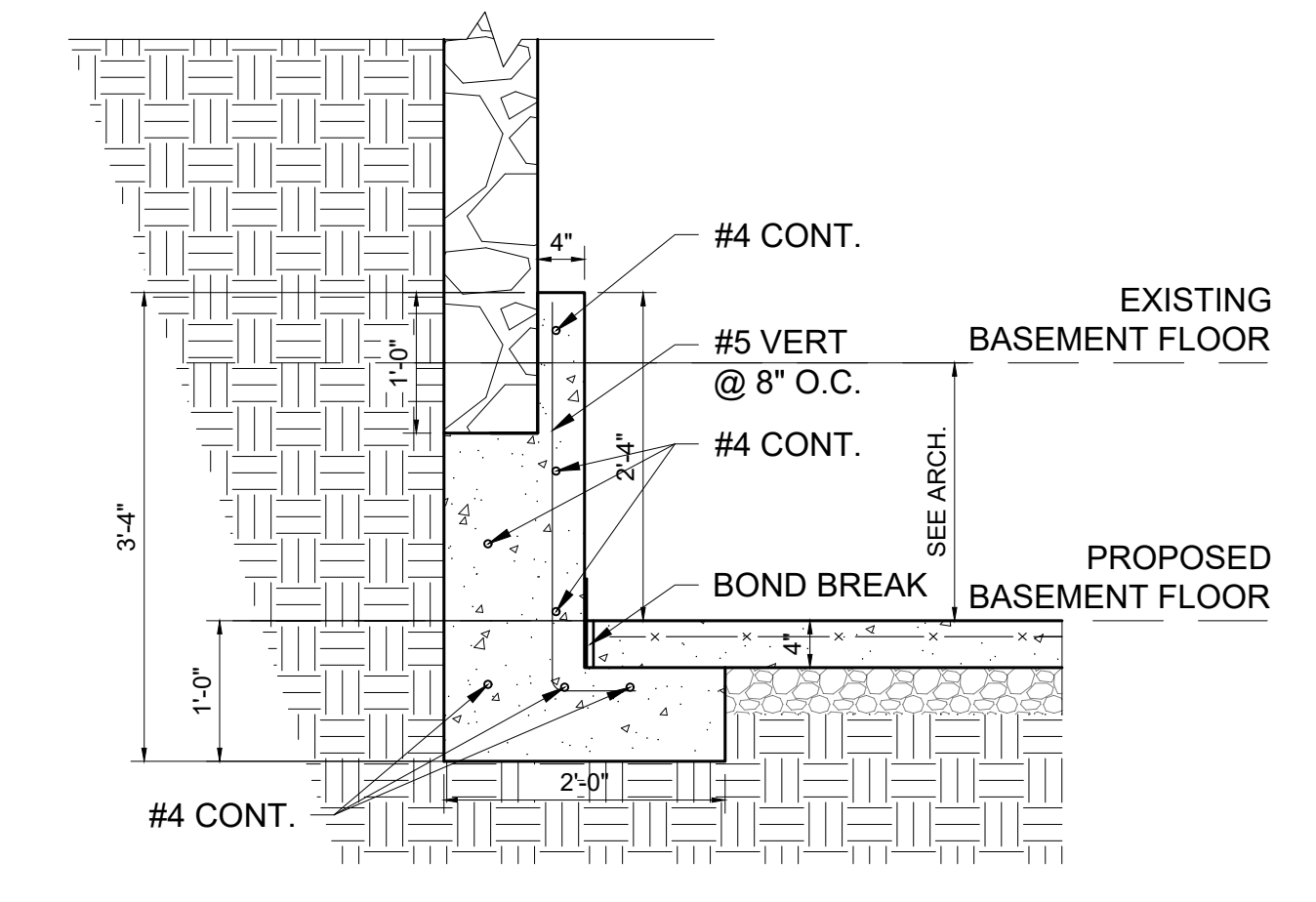
1 TYPICAL CONCRETE DETAILS
1/2" = 1'-0"



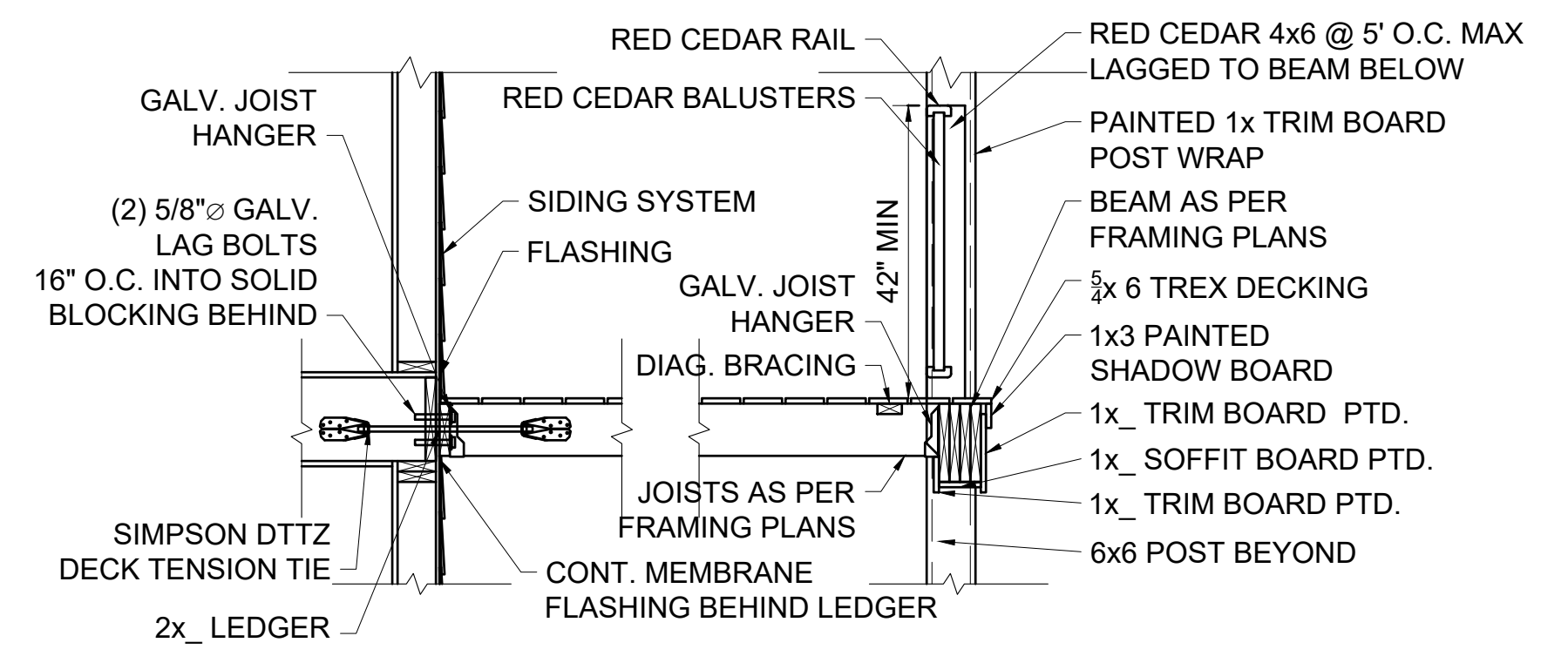
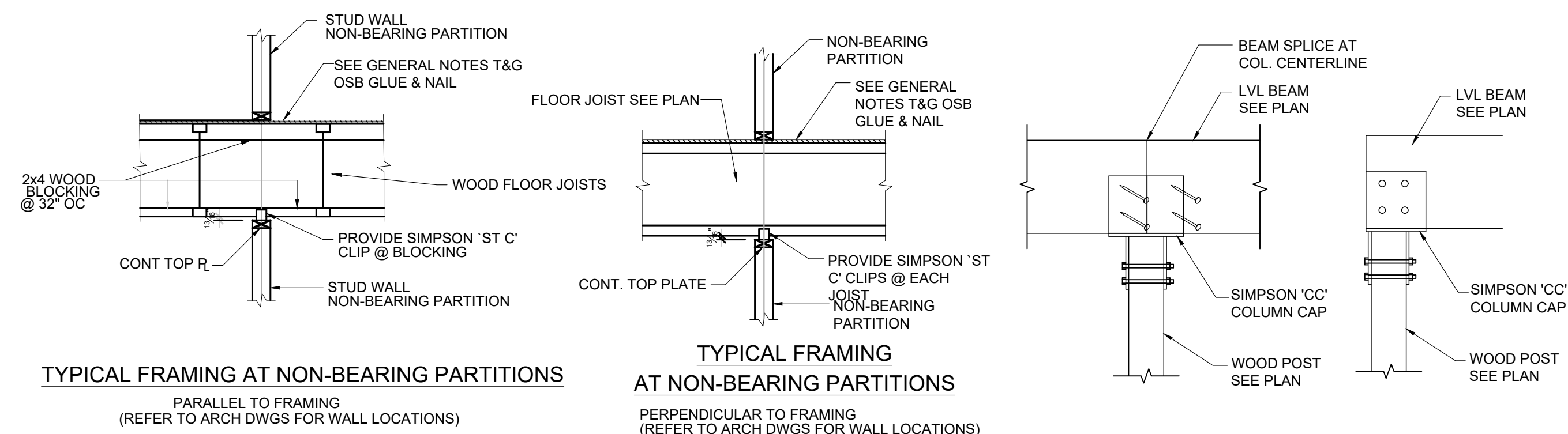
1 FOUNDATION WALL SECTION
3/4" = 1'-0"



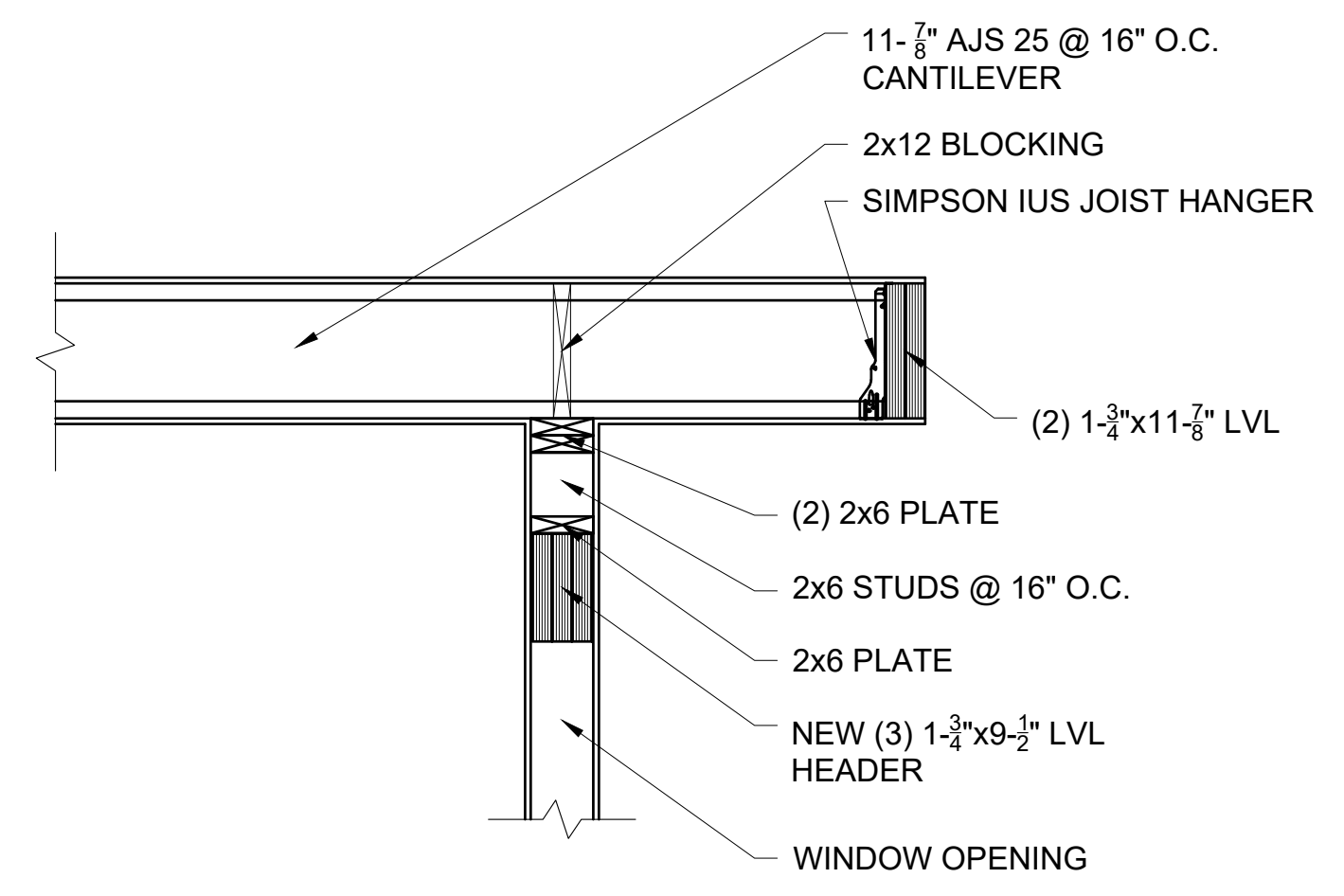
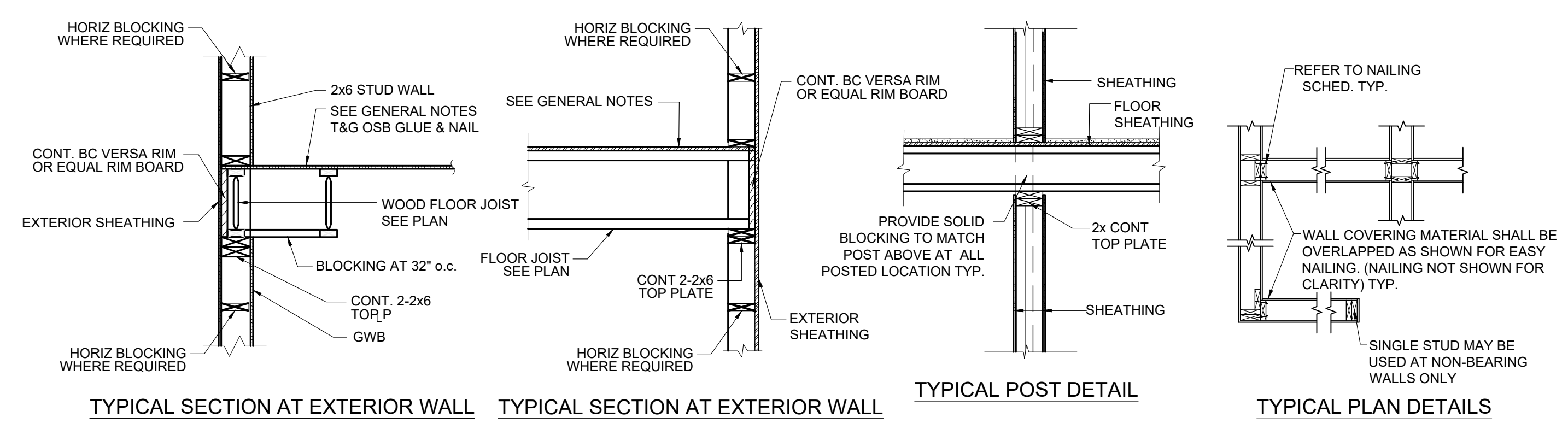
2 WINDOW WELL DETAIL
3/4" = 1'-0"



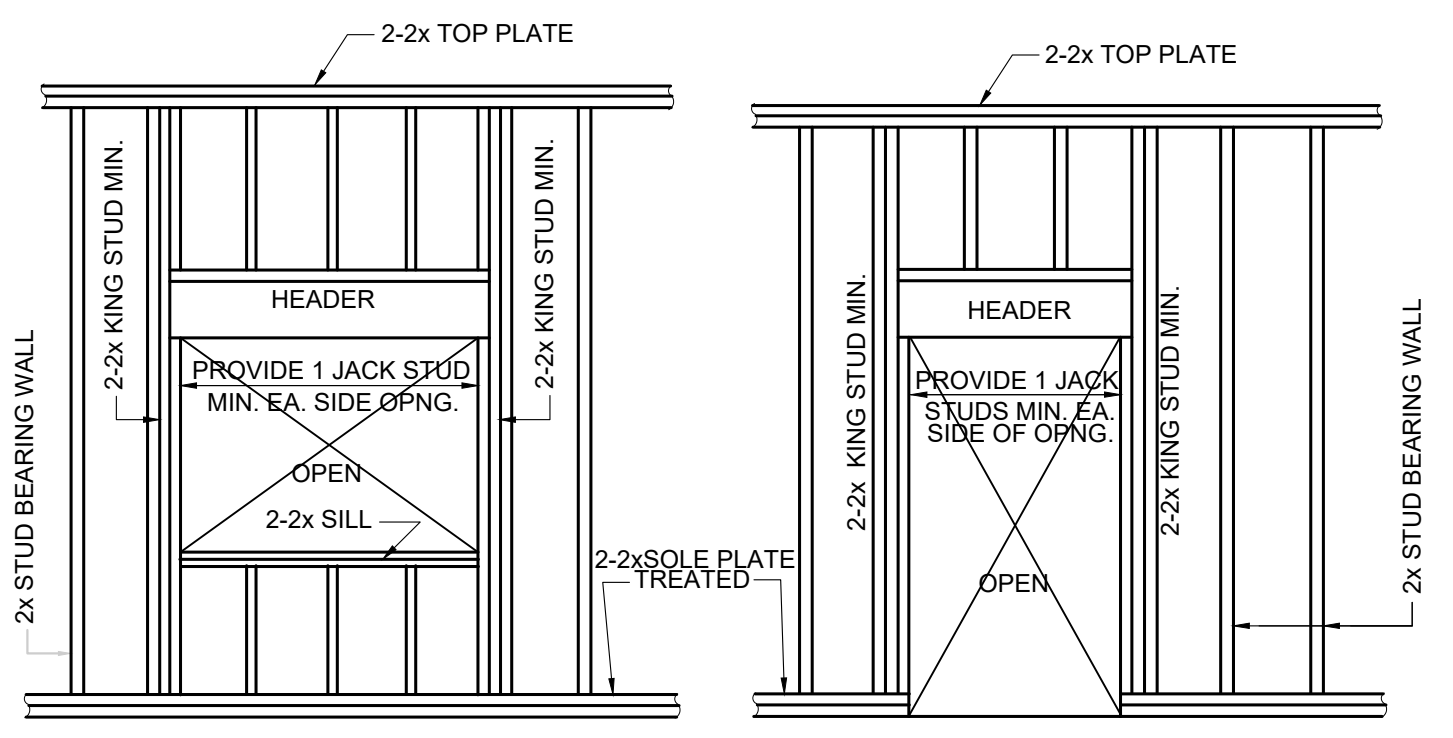
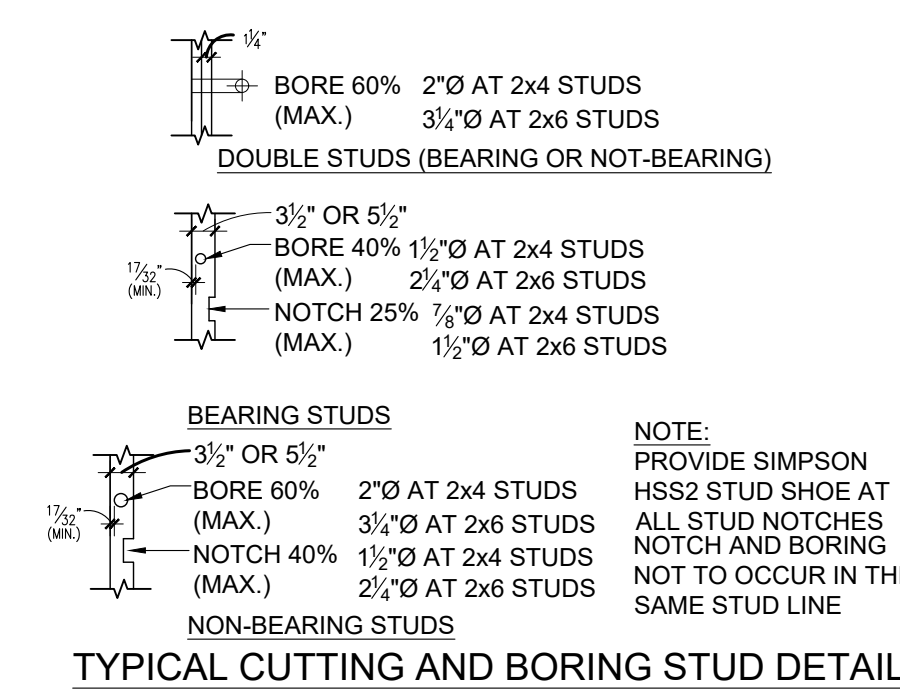
3 UNDERPINNING DETAIL
3/4" = 1'-0"



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



2 CANTILEVER @ WINDOW BAY
3/4" = 1'-0"



TYP. WINDOW OPENING TYPICAL DOOR FRAMING

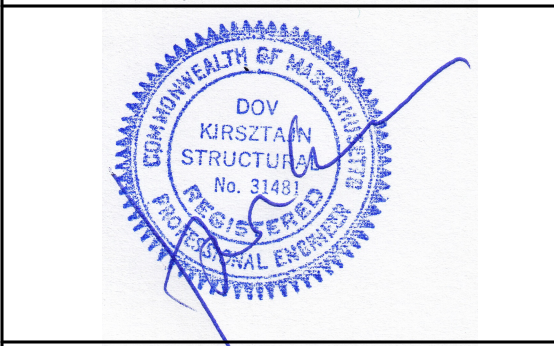
HEADER SCHEDULE (U.N.O.)

BEARING WALLS			
OPNG. WIDTH	HDR. DEPTH	KING STUDS	TRIMMER
3'-0" OR LESS	6"	2-2x6	1-2x6
3'-6" TO 8'-6"	6"	3-2x6	1-2x6
6'-6" TO 8'-6"	SEE PLAN	5-2x6	2-2x6
8'-6" TO 16'-0"	SEE PLAN	7-2x6	3-2x6
NON-BEARING WALLS			
OPNG. WIDTH	HDR. DEPTH	KING STUDS	TRIMMER
4'-0" OR LESS	6"	2-2x6	1-2x6
4'-0" TO 7'-6"	6"	3-2x6	1-2x6
7'-6" TO 10'-0"	10"	5-2x6	2-2x6
10'-0" TO 14'-0"	12"	6-2x6	3-2x6

TYPICAL WOOD DETAILS
1/2" = 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.	Description	Date

Project No: 2024109
Scale: AS NOTED
Date: 09-17-2024
Drawn By: RB

Drawing Name
WOOD DETAILS

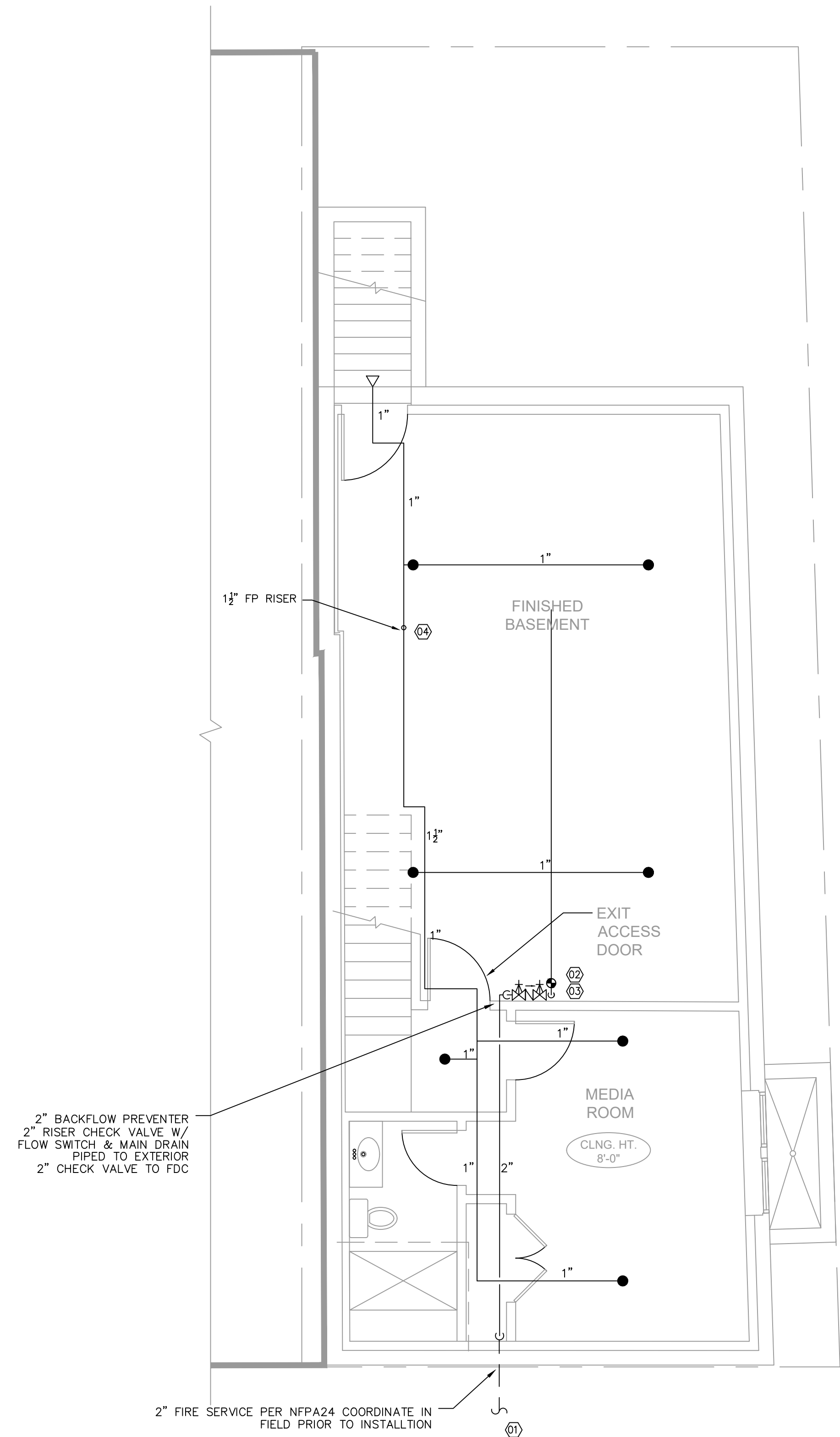
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S-2.2

FIRE PROTECTION NOTES:

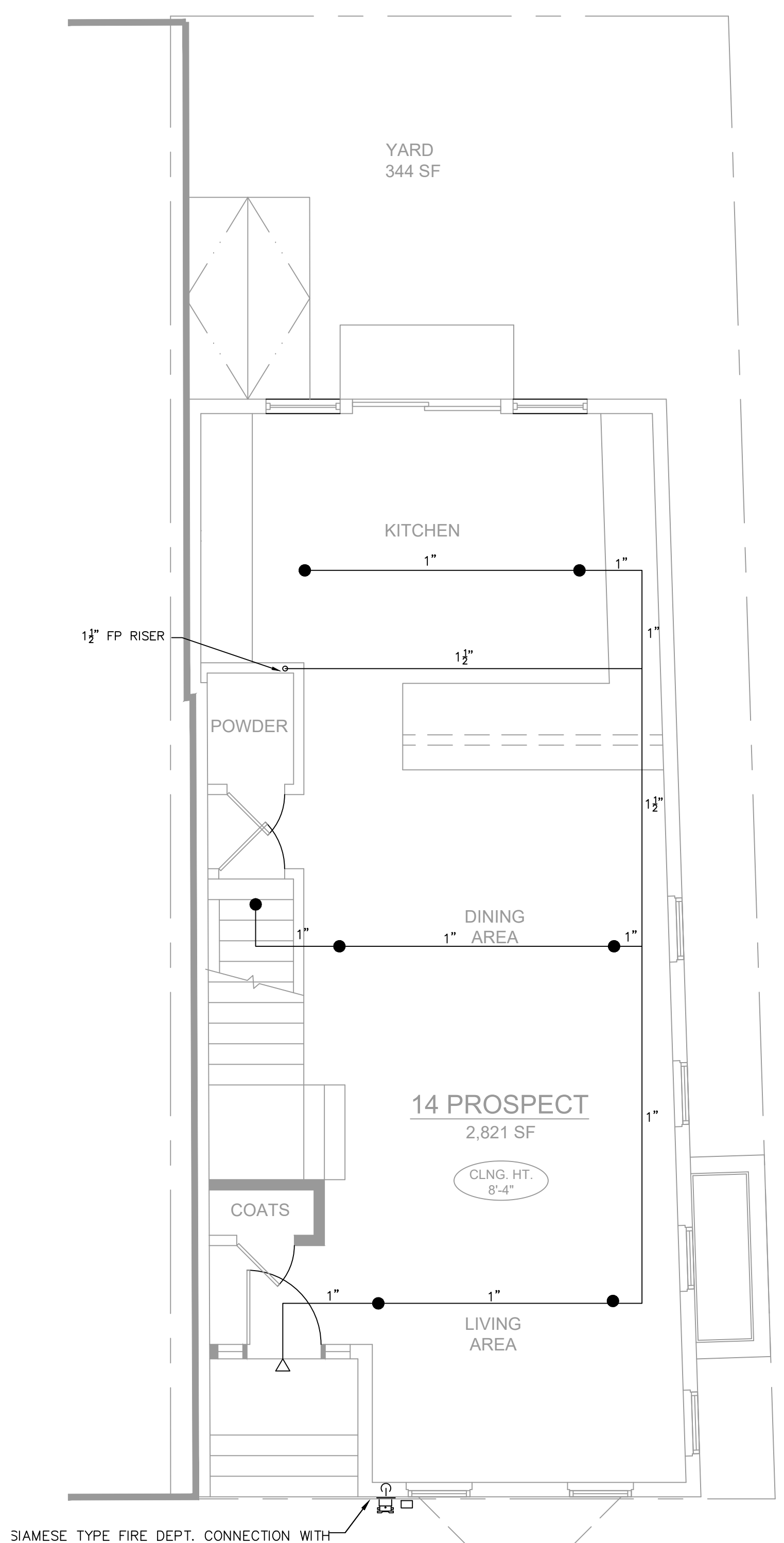
SPRINKLER HEAD LAYOUT BASED ON LIGHTING NOT TO EXCEED 12' BELOW THE GWB CEILING

SPRINKLER CONTRACTOR IS RESPONSIBLE FOR COORDINATING PIPE ROUTING WITH OTHER TRADES AND STRUCTURAL COMPONENTS

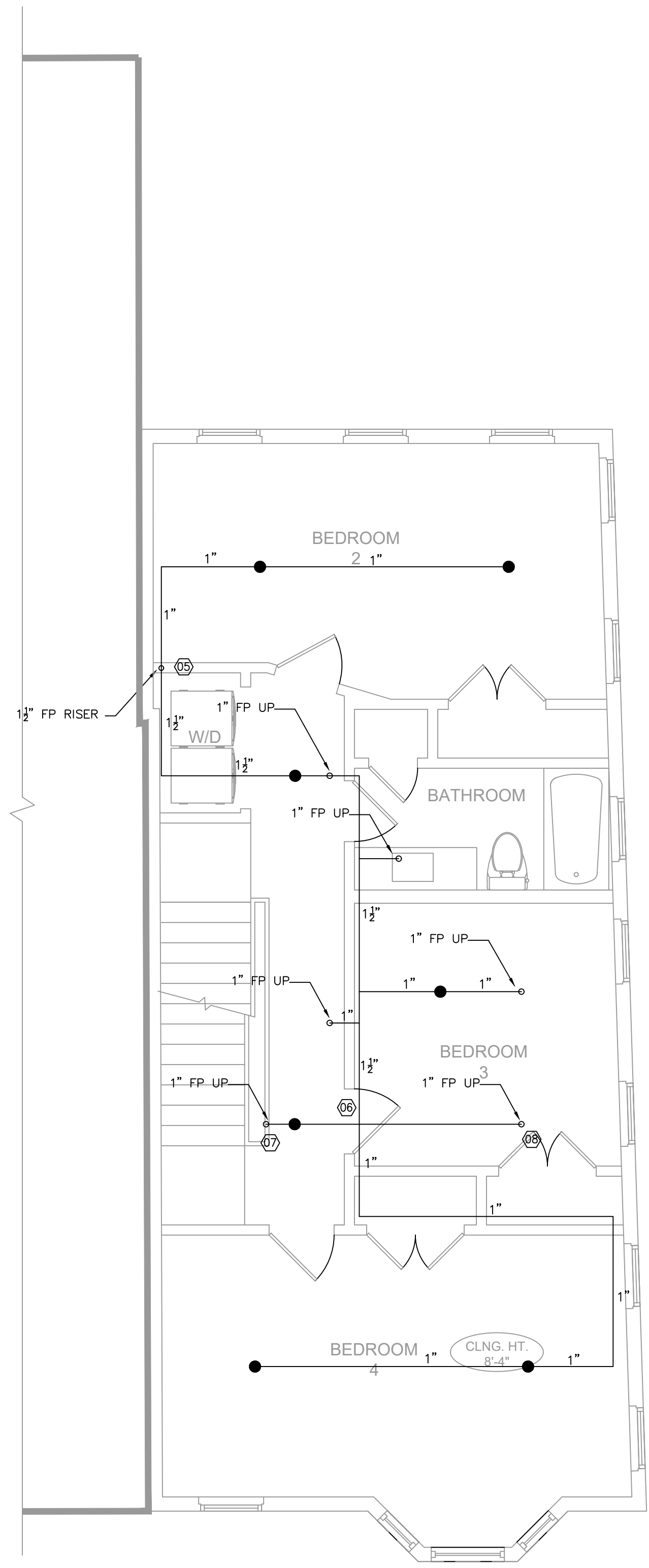
DRY SIDEWALL SPRINKLER HEADS ARE REQUIRED AT ALL BUILDING OVERHANGS EXCEEDING 4'-FT



BASEMENT PLAN
Scale: 1/4" = 1'-0"



FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

ZADE ENGINEERING LLC
CONSULTING ENGINEERS
ONE BILLINGS RD. QUINCY, MA
TEL. (617) 338-4406
FAX. (617) 451-2540
E-MAIL : Zade@ZadeEngineering.com

Project:
14 PROSPECT ST.
BOSTON, MA 02129

Title:
FIRE PROTECTION PLAN

Revisions:	
NO.	DATE

Project No.: Drawn: JD
Date: 10/11/2024 Checked: MM
Scale: AS NOTED Approved: MM

Sheet:
FP1

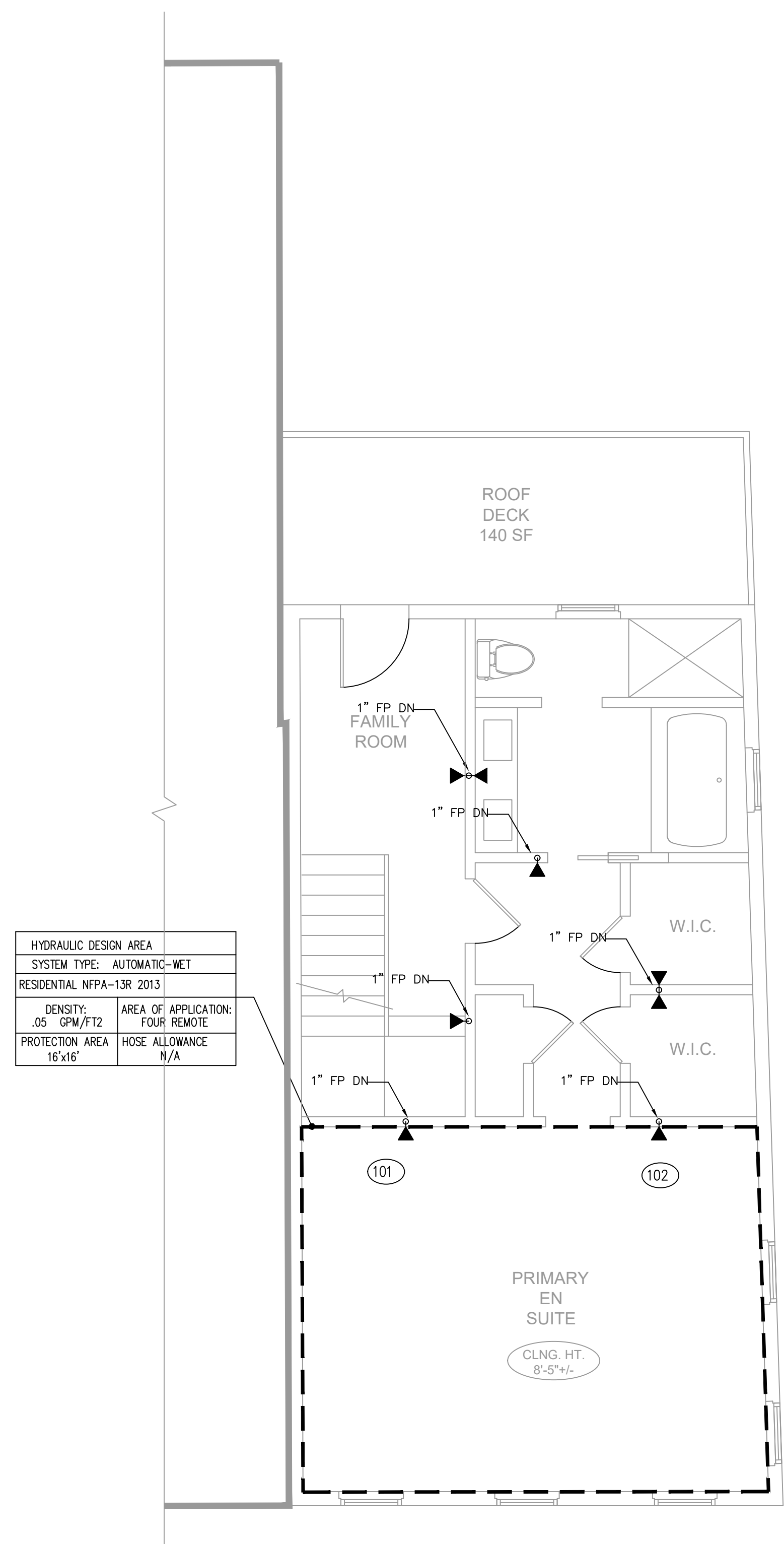
Verify All Dimensions in Field Do Not Scale

FIRE PROTECTION NOTES:

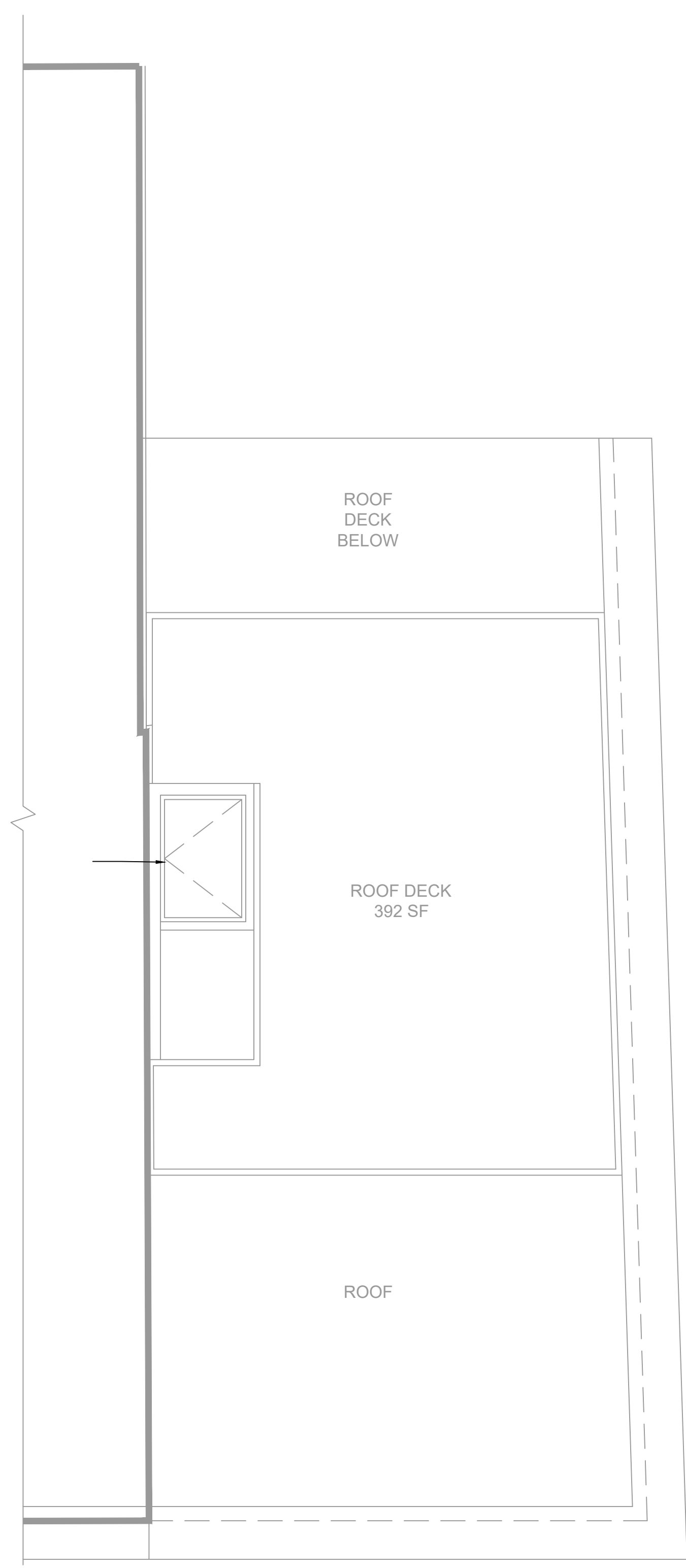
SPRINKLER HEAD LAYOUT BASED ON LIGHTING NOT TO EXCEED 13' BELOW THE GWB CEILING

SPRINKLER CONTRACTOR IS RESPONSIBLE FOR COORDINATING PIPE ROUTING WITH OTHER TRADES AND STRUCTURAL COMPONENTS

DRY SIDEWALL SPRINKLER HEADS ARE REQUIRED AT ALL BUILDING OVERHANGS EXCEEDING 4-FT



THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"
PROSPECT STREET



ROOF PLAN
Scale: 1/4" = 1'-0"
PROSPECT STREET

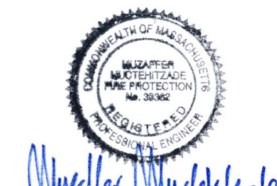
ZADE ENGINEERING LLC
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TEL. (617) 338-4406
FAX. (617) 451-2540
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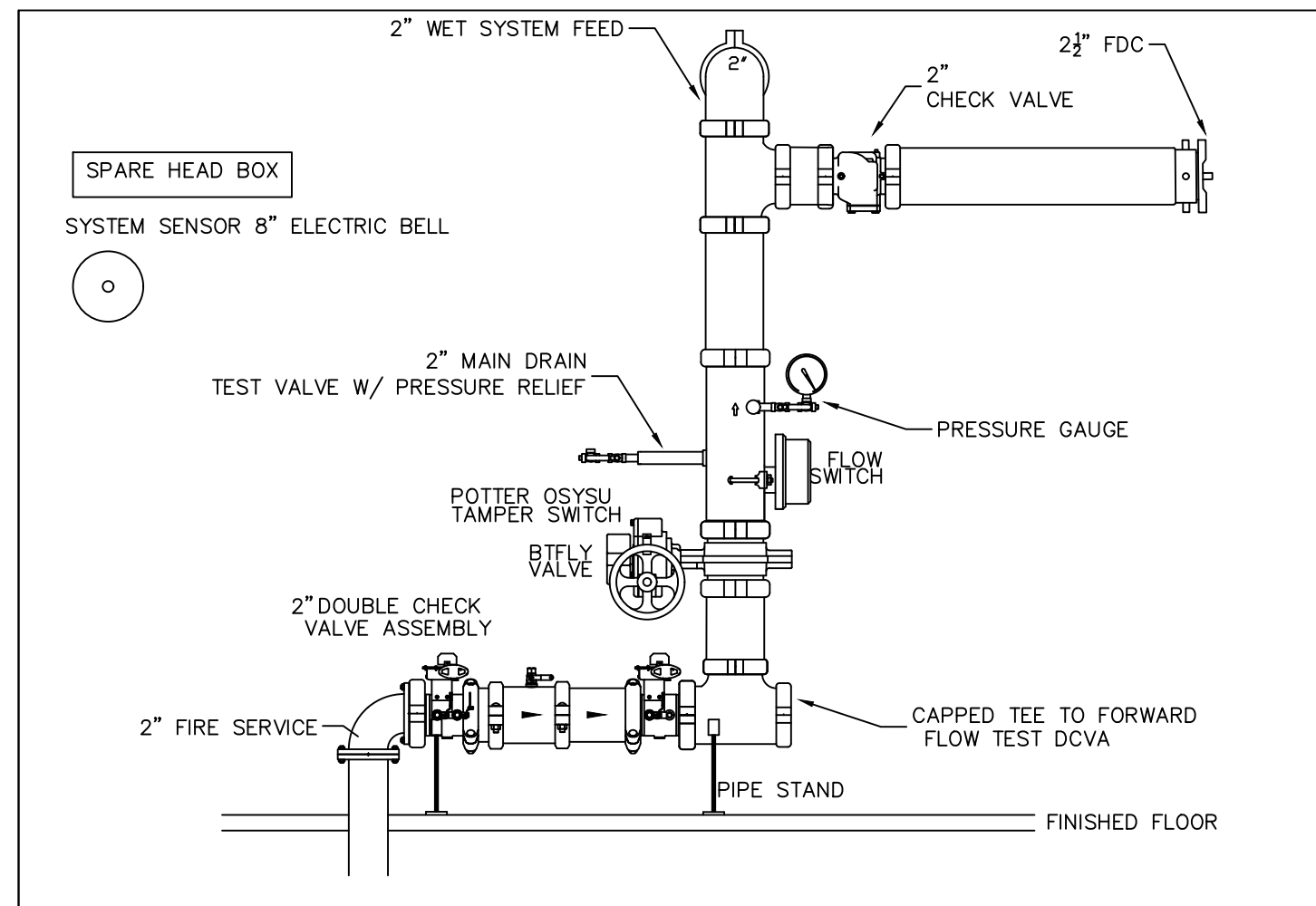
Project:
14 PROSPECT ST.
BOSTON, MA 02129

Title:
FIRE PROTECTION PLAN

Revisions:	
NO.	DATE

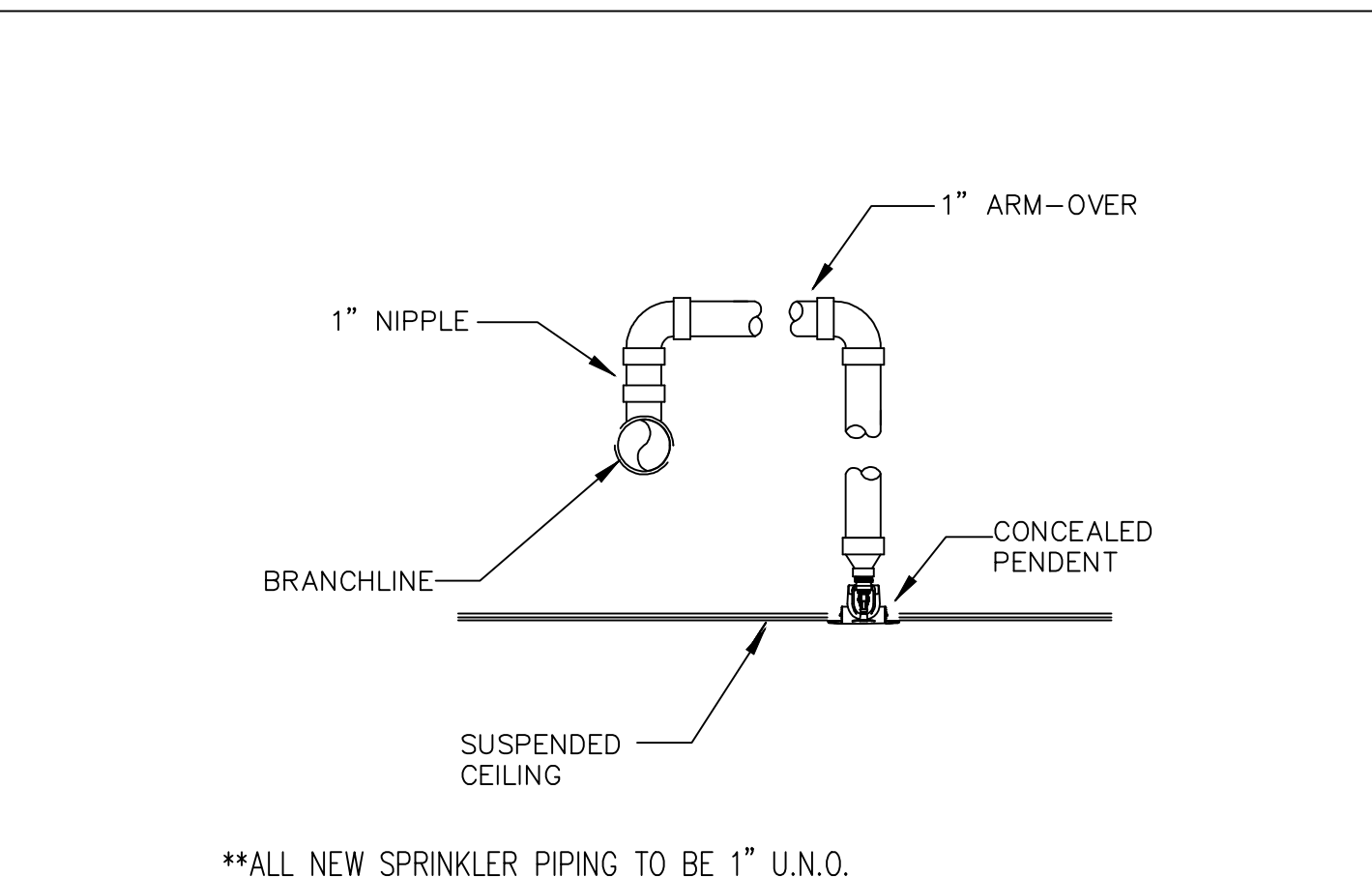
Project No.: Drawn: JD
Date: 10/11/2024 Checked: MM
Scale: AS NOTED Approved: MM

Sheet:

Wesley W. Zade FP2



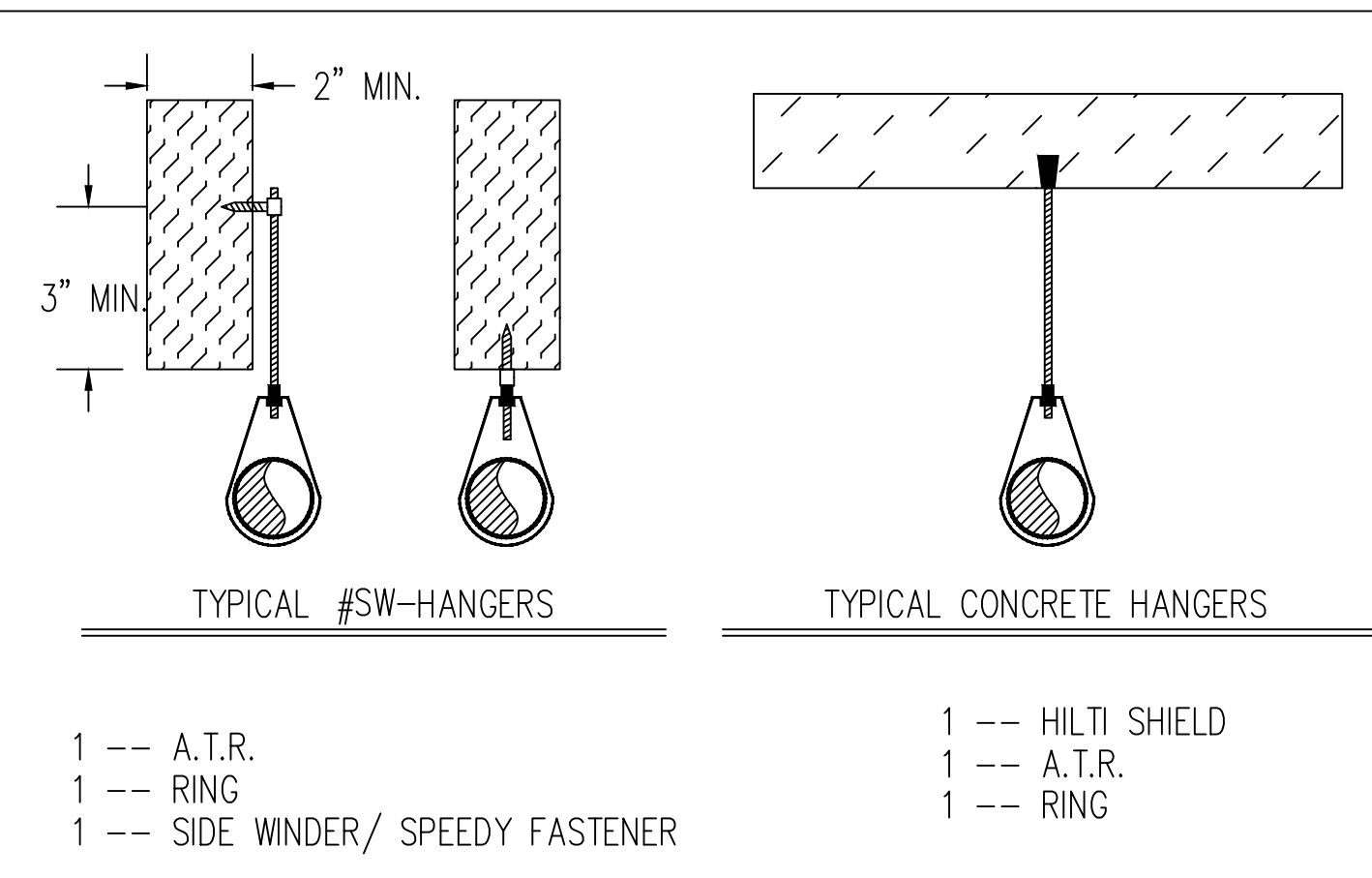
SPRINKLER SUPPLY MANIFOLD

NTS



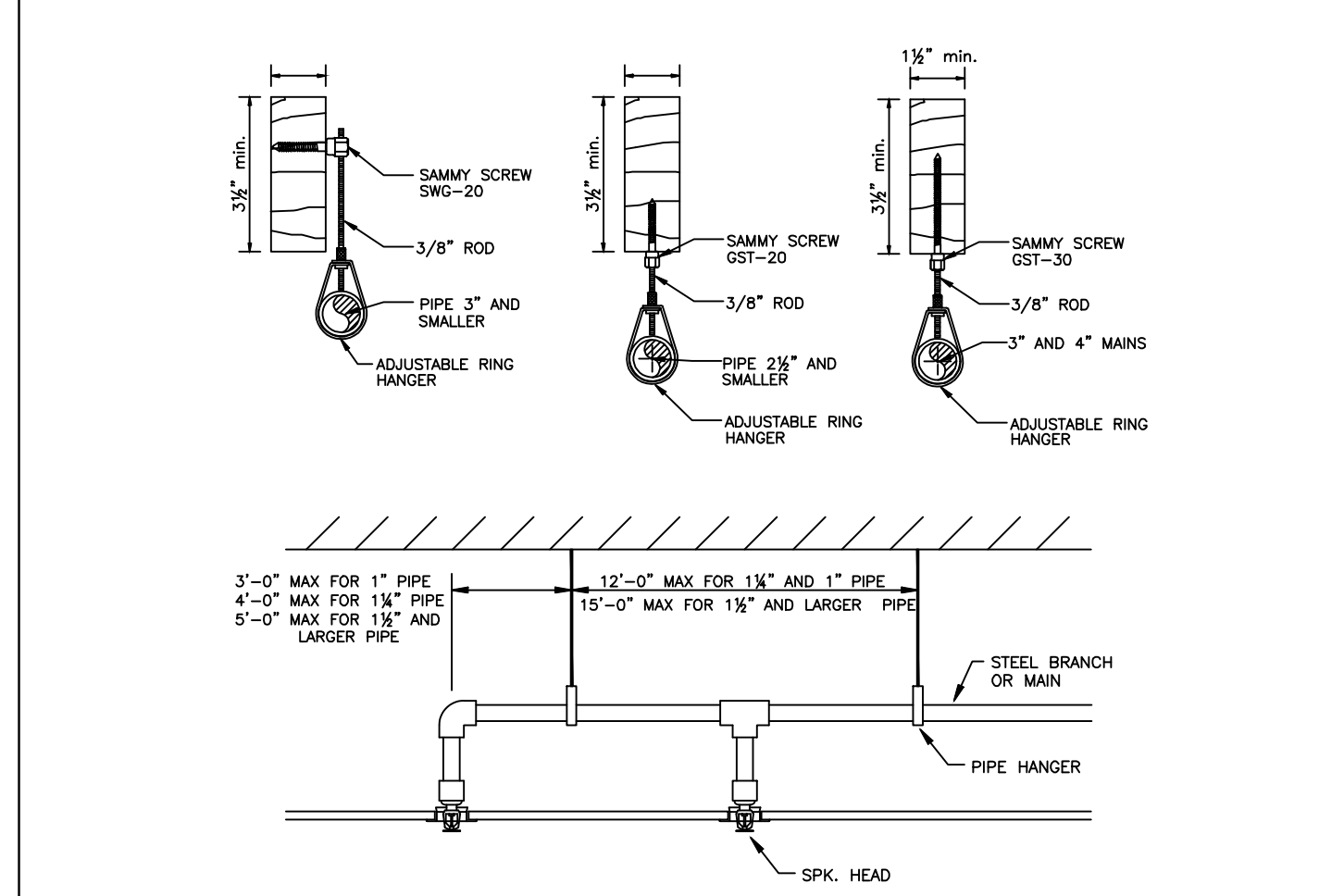
TYPICAL PENDENT SPRINKLER INSTALLATION

NTS



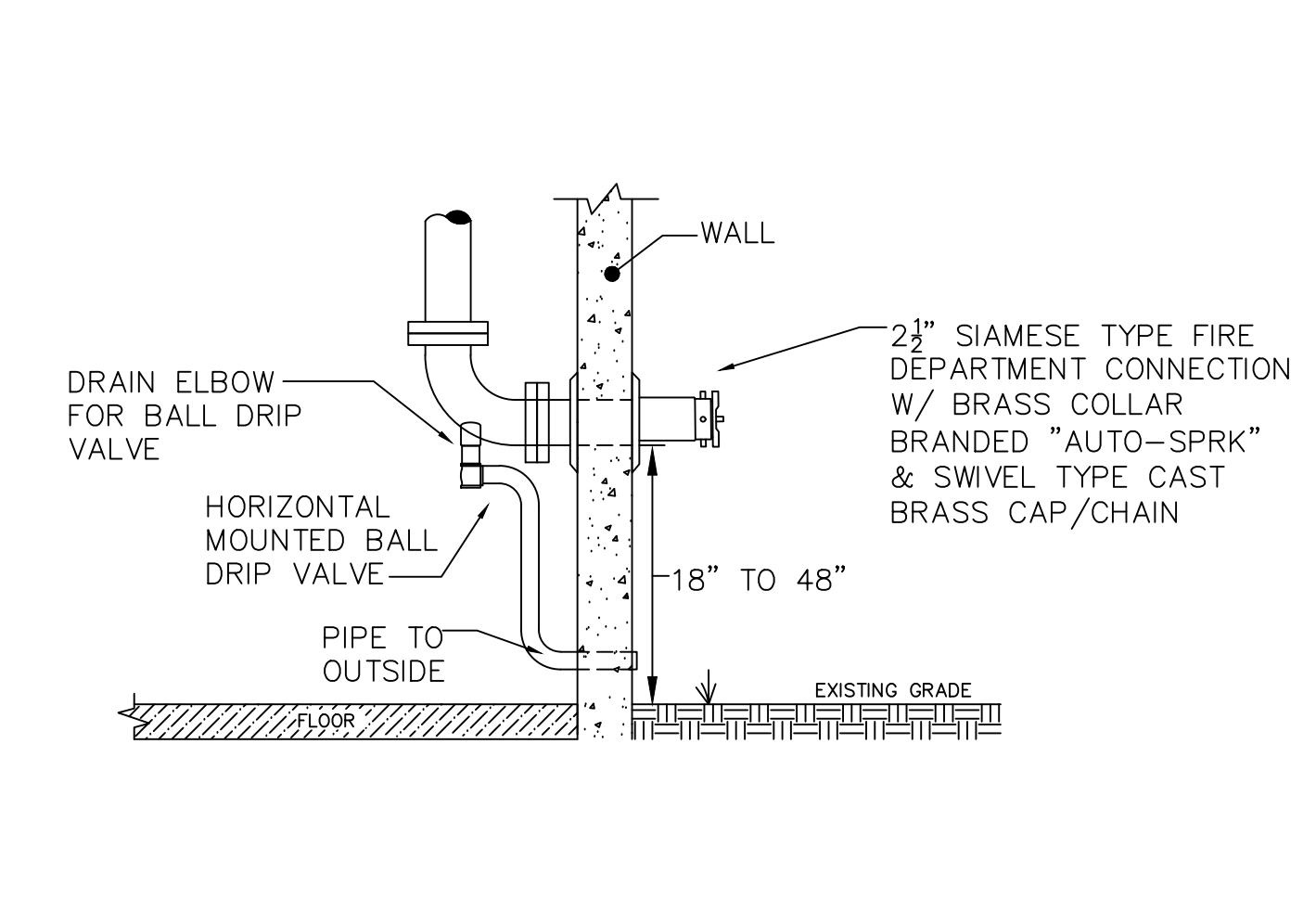
TYPICAL HANGER DETAILS

NTS



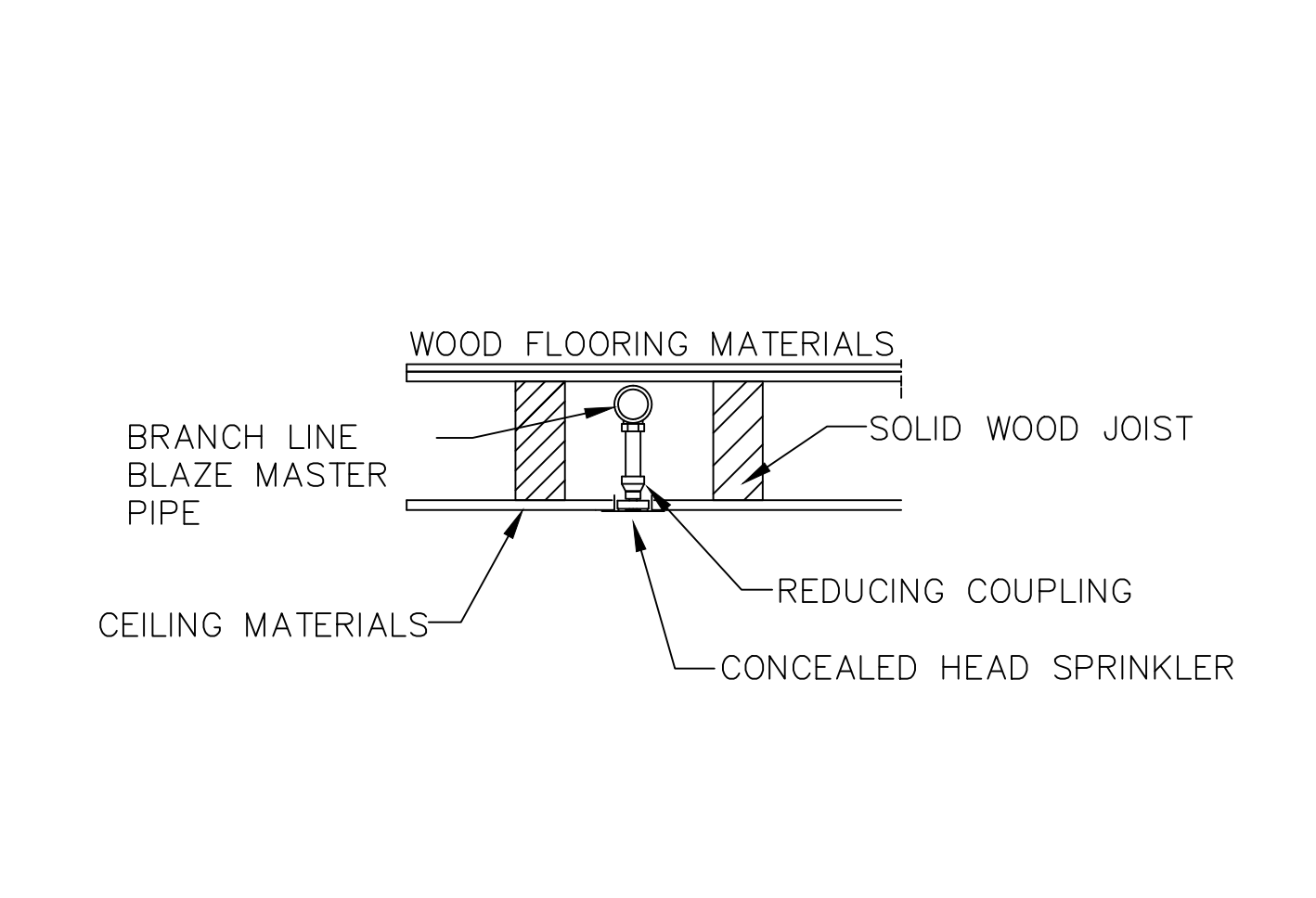
PIPE HANGER SPACING

NTS



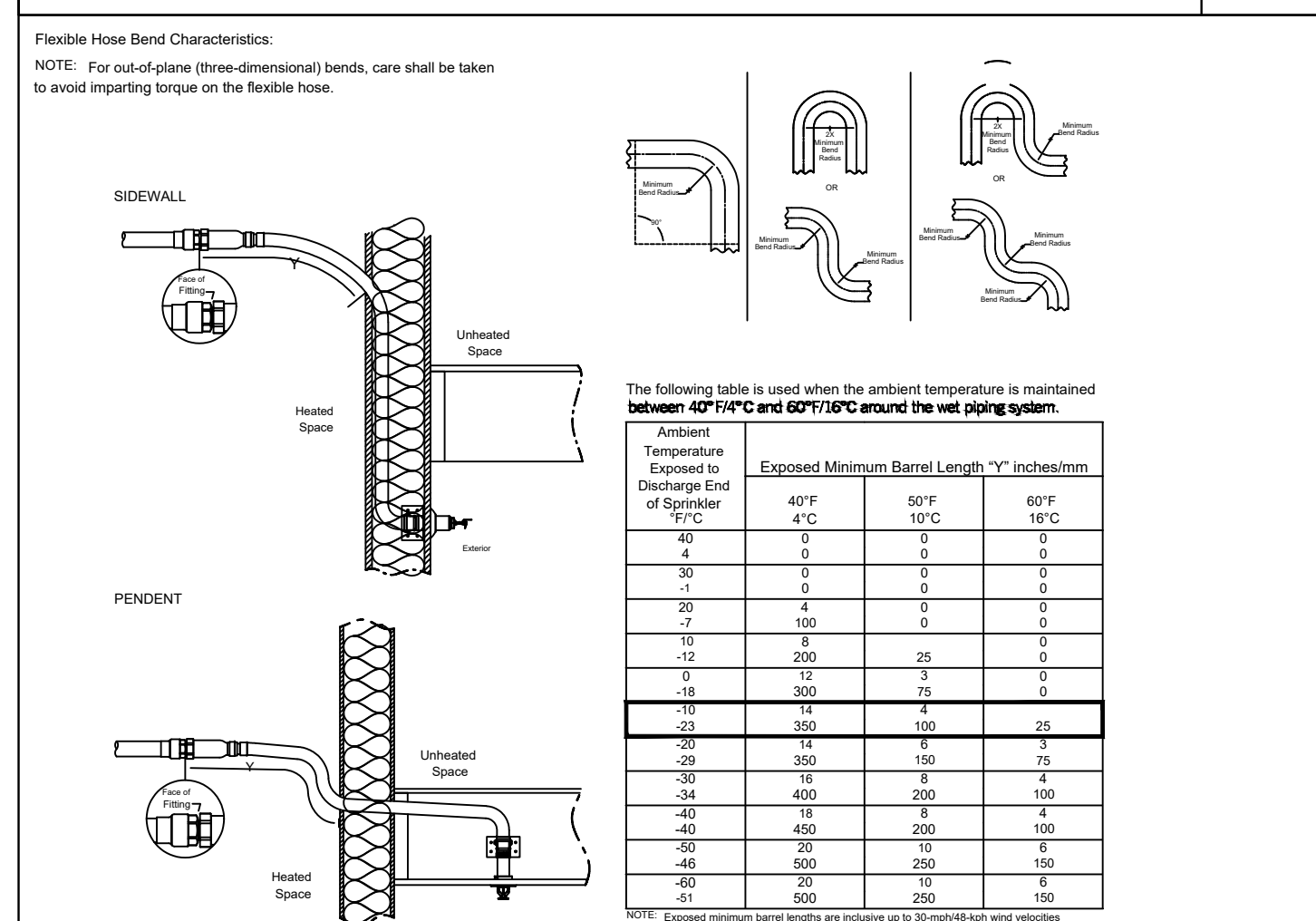
FIRE DEPARTMENT CONNECTION

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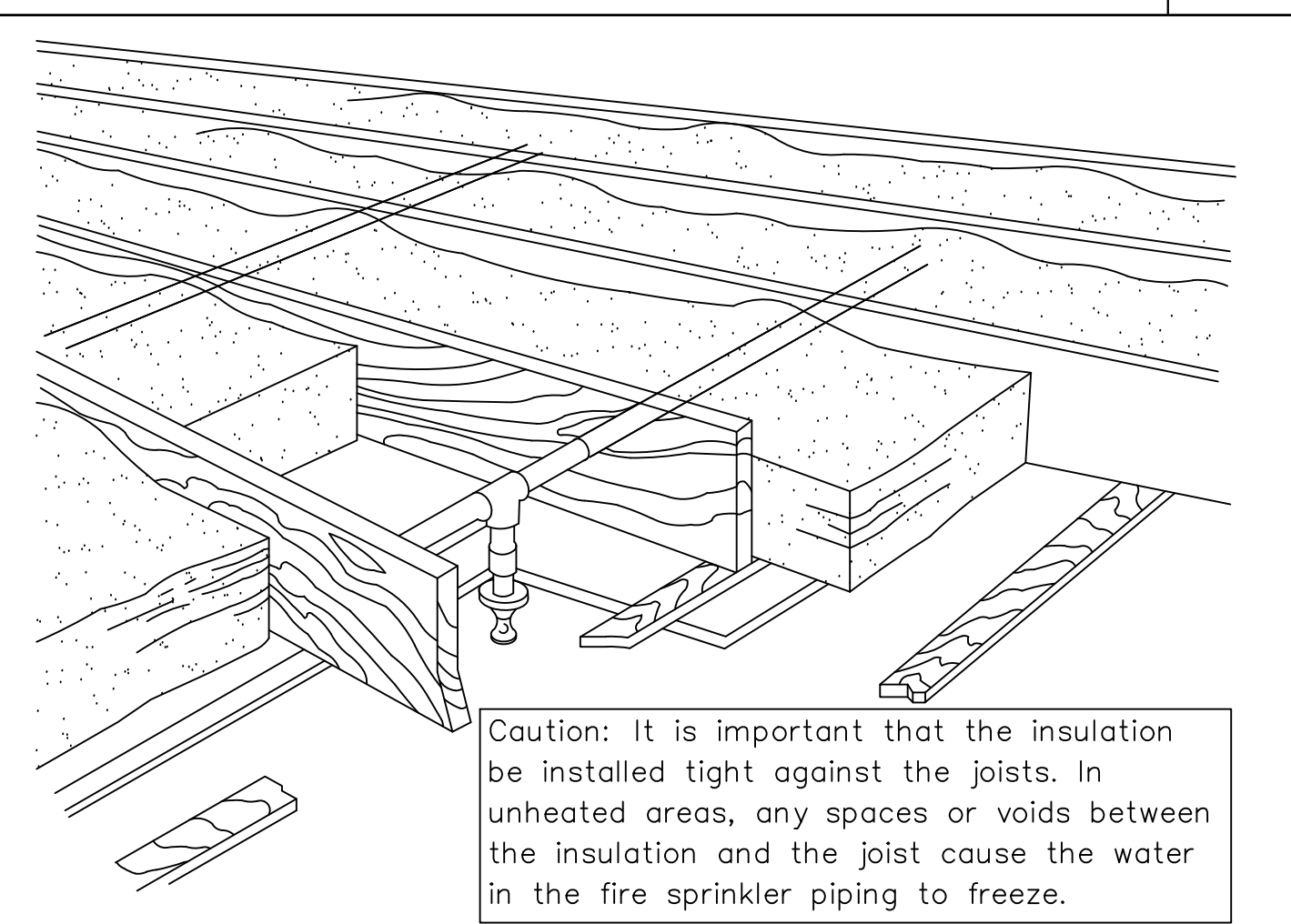
SPRINKLER PIPING AT CEILING PLENUM

NTS



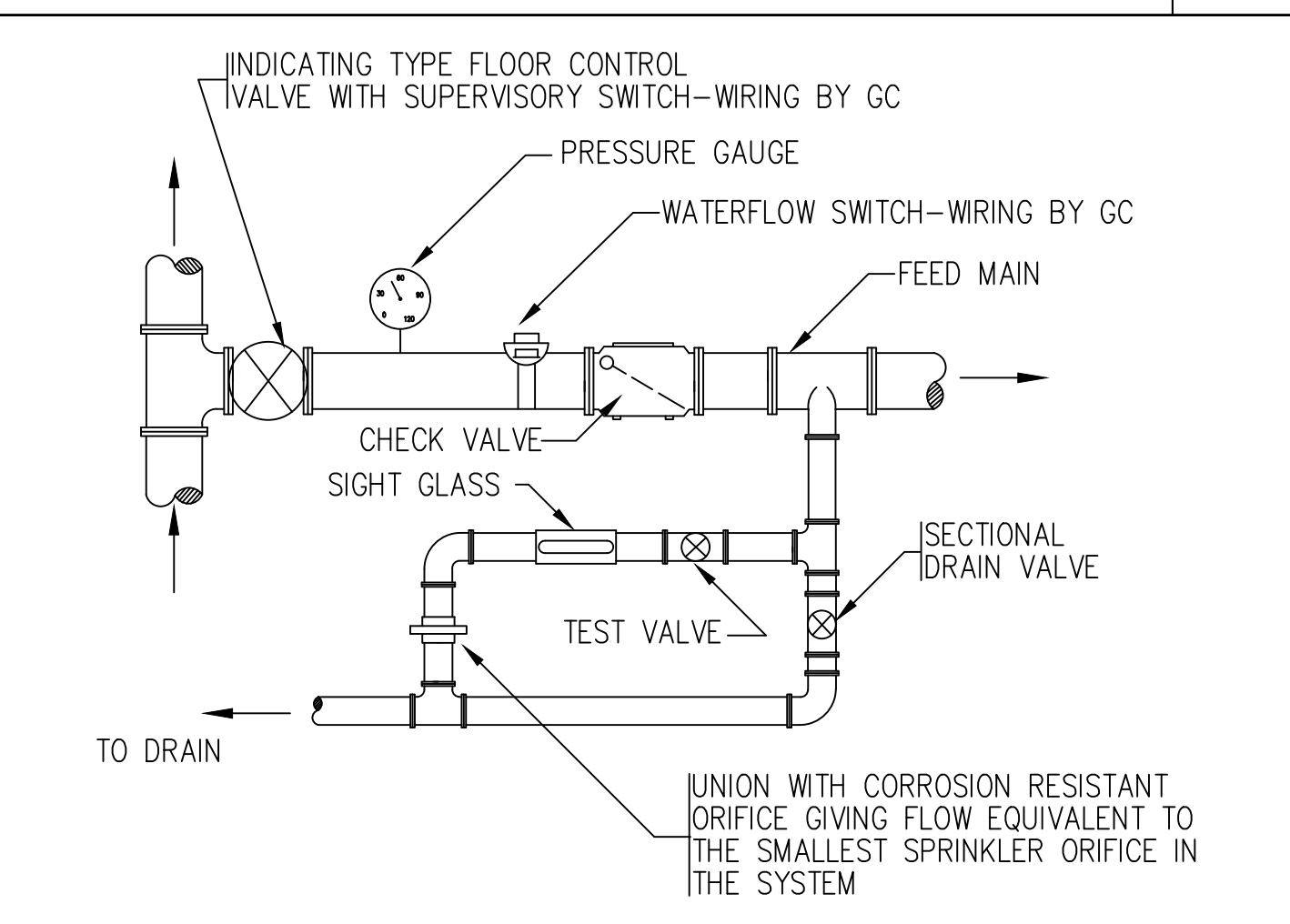
DRY SIDEWALL SPRINKLER DETAIL

NTS



INSULATION DETAIL

NTS



UNIT CONTROL VALVE ASSEMBLY

NTS

ZADE ENGINEERING LLC
 CONSULTING ENGINEERS
 ONE BILLINGS RD. QUINCY, MA
 TEL. (617) 338-4406
 FAX. (617) 451-2540
 E-MAIL : Zade@ZadeEngineering.com

Project:
 14 PROSPECT ST.
 BOSTON, MA 02129

Title:
 FIRE PROTECTION DETAILS

Revisions:

NO.	DATE

Project No.:
 Date: 10/11/2024
 Scale: AS NOTED

Drawn: JD
 Checked: MM
 Approved: MM

Sheet:

 FP3

DESIGN CRITERIA

1. THE AUTOMATIC FIRE SUPPRESSION SYSTEM HAS BEEN HYDRAULICALLY SIZED PER NFPA-13R 2013, CMR 780 (9TH) WITH AMENDMENTS
2. SPRINKLER COVERAGE SHALL BE REQUIRED IN AREAS OF THE BUILDING PER NFPA-13R

PIPE, FITTINGS AND JOINTS

1. PIPE AND FITTINGS SHALL CONFORM TO THE LATEST ANSI, ASTM, NFPA AND AWWA STANDARDS INCLUDING LATEST AMENDMENTS.
2. SPRINKLER MAINS AND BRANCHES MAY BE LIGHT WALL BLACK STEEL PIPE WITH ROLLED GROOVE TYPE MALLEABLE IRON PIPE COUPLINGS AND FITTINGS WITH GASKETS AS APPROVED BY THE NATIONAL FIRE PROTECTION ASSOCIATION AND THE UNDERWRITERS' LABORATORIES. SCHEDULE 40 BLACK STEEL PIPE WITH STANDARD WEIGHT MALLEABLE IRON FITTINGS AS APPROVED BY NFPA AND UL MAY BE USED WITH, OR IN LIEU OF, THE SYSTEM DESCRIBED ABOVE. CPVC PIPING MAY BE USED WHERE ALLOWED BY LOCAL & NATIONAL LIFE SAFETY CODES

HANGERS AND SUPPORTS

1. HANGERS AND SWAY BRACING WHERE REQUIRED, SHALL BE INSTALLED TO MEET NFPA AND LOCAL STATE BUILDING CODE COMPLIANCE AS TO LOCATION, SPACING, AND MAXIMUM LOADS.
2. HANGER MATERIAL SHALL BE COMPATIBLE WITH PIPING MATERIALS WITH WHICH IT COMES INTO CONTACT.
3. HANGERS SHALL BE INSTALLED, IN ADDITION TO THE ABOVE, AT ALL CHANGES OF DIRECTION (HORIZONTAL AND VERTICAL), VALVES AND EQUIPMENT CONNECTIONS. HANGERS SHALL BE LOCATED SO THAT THEIR REMOVAL IS NOT REQUIRED TO SERVICE, ASSEMBLE OR REMOVE EQUIPMENT.
4. HORIZONTAL RUNS MAY USE BAND HANGERS UP TO 4" SIZE. PIPING LARGER THAN 4" SHALL BE PROVIDED WITH CLEVIS TYPE.
5. ALL RODS, CLAMPS, NUTS, WASHERS, SHIELDS AND HANGERS IN ALL AREAS SHALL BE ELECTRO-GALVANIZED COATED STEEL.

VALVES AND SUNDRIES

1. SHUTOFF VALVES ON THE ABOVEGROUND FIRE PROTECTION SYSTEM SHALL BE UL, FM BUTTERFLY OR OS&Y GATE VALVES, AS INDICATED, ON SIZES 2-1/2" AND LARGER, VALVES UP TO 2" SHALL BE UL, FM BALL VALVES. ALL ISOLATION / CONTROL VALVES SHALL BE MONITORED.
2. CHECK VALVES SHALL BE 175-POUND CLASS FOR FIRE PROTECTION.
3. VALVES SHALL BE PROVIDED WITH SEATS SUITABLE FOR THE SERVICE INTENDED.
4. VALVES SHALL BE AS MANUFACTURED BY NIBCO, VICTAULIC, WALLWORTH, MILWAUKEE OR APPROVED EQUAL. MANUFACTURERS MODEL NUMBERS REFERENCED BELOW ARE USED TO INDICATE A TYPE, MATERIAL AND QUALITY TO BE PROVIDED.
5. ALL VALVES SPECIFIED HEREIN SHALL BE UL/FM APPROVED, 175 PSI MINIMUM WORKING PRESSURE. ALL CONTROL VALVES SHALL BE PROVIDED WITH TAMPER SWITCH.

AUTOMATIC SPRINKLERS

1. SPRINKLER HEADS: QUICK RESPONSE, BULB TYPE, AND STYLE AS INDICATED OR REQUIRED BY THE APPLICATION. UNLESS OTHERWISE INDICATED.
2. IN ALL OPEN AREAS, WHERE ELECTRICAL EQUIPMENT IS LOCATED, AN APPROVED TYPE SHIELD, TO KEEP WATER OFF THE ELECTRICAL EQUIPMENT, SHALL BE PROVIDED.
3. PROVIDE ALL SPRINKLER HEADS WITH PROTECTIVE CAGE.
4. PROVIDE IN THE VALVE ROOM, A FINISHED STEEL CABINET SUITABLE FOR WALL MOUNTING, WITH HINGED COVER AND SPACE FOR 6 SPARE SPRINKLER HEADS PLUS SPRINKLER HEAD WRENCH.

SPRINKLER SHOP DRAWINGS

1. CONTRACTOR SHALL SUBMIT ENGINEERED TIER II SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION. SHOP DRAWINGS AND HYDRAULIC CALCULATIONS SHALL BE DETAILED PER NFPA-13D REQUIREMENTS FOR WORKING DRAWINGS—FINAL AFFIDAVITS CANNOT BE ISSUED WITHOUT APPROVED SHOP DRAWINGS.
2. HYDRAULIC CALCULATIONS SHALL ACCOUNT FOR ALL OFFSETS IN THE SYSTEM BASED ON A 100% COORDINATED SET. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL STRUCTURAL AND ARCHITECTURAL FEATURES PRESENT

FLUSHING AND TESTING

1. ALL LABOR, MATERIALS, INSTRUMENTS, DEVICES AND POWER REQUIRED FOR TESTING SHALL BE PROVIDED BY THIS CONTRACTOR. THE TESTS SHALL BE PERFORMED IN THE PRESENCE AND TO THE SATISFACTION OF THE ENGINEER, GENERAL CONTRACTOR AND THE LOCAL FIRE DEPARTMENT AND SUCH OTHER PARTIES AS MAY HAVE LEGAL JURISDICTION. NO PIPING IN ANY LOCATION SHALL BE CLOSED UP, FURRED IN, OR COVERED BEFORE TESTING.
2. WHERE PORTIONS OF PIPING SYSTEMS ARE TO BE COVERED OR CONCEALED BEFORE COMPLETION OF THE PROJECT, THOSE PORTIONS SHALL BE TESTED SEPARATELY IN THE MANNER SPECIFIED HEREIN FOR THE RESPECTIVE ENTIRE SYSTEM.
3. ANY PIPING OR EQUIPMENT THAT HAS BEEN LEFT UNPROTECTED AND SUBJECT TO MECHANICAL OR OTHER INJURY IN THE OPINION OF THE GENERAL CONTRACTOR SHALL BE RE TESTED IN PART OR IN WHOLE AS DIRECTED.
4. THE ENGINEER RETAINS THE RIGHT TO REQUEST A RECHECK OR RESETING OF ANY PUMP OR INSTRUMENT BY THIS CONTRACTOR DURING THE GUARANTEE PERIOD AT NO ADDITIONAL COST TO THE CONTRACTOR.
5. REPAIR, OR IF DIRECTED, REPLACE ANY DEFECTIVE WORK WITH NEW WORK WITHOUT EXTRA CHARGE TO THE CONTRACT. REPEAT TESTS AS DIRECTED, UNTIL THE WORK IS PROVEN TO MEET THE REQUIREMENTS SPECIFIED HEREIN.
6. RESTORE TO ITS FINISHED CONDITION ANY WORK, DAMAGED OR DISTURBED, PROVIDED BY OTHER CONTRACTORS AND ENGAGE THE ORIGINAL CONTRACTOR TO DO THE WORK OF RESTORATION TO THE DAMAGED OR DISTURBED WORK.
7. THIS CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND ANY INSPECTORS HAVING JURISDICTION, A MINIMUM OF 48 HOURS IN ADVANCE OF MAKING ANY REQUIRED TESTS SO THAT ARRANGEMENTS MAY BE MADE FOR THEIR PRESENCE TO WITNESS HIS SCHEDULED TESTS.
8. TESTING SHALL BE IN ACCORDANCE WITH NFPA-13D "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS".
9. EACH SYSTEM SHALL BE TESTED TO A HYDROSTATIC PRESSURE OF 200 PSI FOR TWO HOURS.
10. FLUSHING OF ALL BURIED SUPPLY PIPING SHALL BE PERFORMED AT A MINIMUM RATE OF 680 GPM FOR SYSTEMS WITH A 4" SERVICE.
11. ALL WATER FLOW DETECTING DEVICES AND CIRCUITS SHALL BE FLOW TESTED THROUGH THE INSPECTOR'S TEST CONNECTION AND ACTIVATE WITHIN FIVE MINUTES OF INITIATION.
12. FIRE PROTECTION CONTRACTOR SHALL OBTAIN RECENT HYDRANT FLOW TEST RESULTS FOR THE USE OF PREPARING WORKING DRAWINGS PER NFPA-13D
13. SPRINKLER FLOW TEST DISCHARGE AND FLUSHING WATER DISCHARGE SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND THE LOCAL FIRE DEPARTMENT OR PUBLIC WORKS AS TO ACCEPTABLE DISCHARGE POINTS PRIOR TO SCHEDULING OF FLUSHING AND TESTS. THIS CONTRACTOR SHALL PROVIDE ALL HOSE AND EQUIPMENT NECESSARY TO PERFORM THE REQUIRED TESTING AND FLUSHING.

AS-BUILT DRAWINGS AND CONTRACTOR CERTIFICATES

1. CONTRACTOR SHALL HAVE, ON HAND, AT TIME OF FINAL INSPECTION BY THE AUTHORITY HAVING JURISDICTION, FOR TEMPORARY / FINAL CERTIFICATE OF OCCUPANCY, ALL COMPLETED CERTIFICATES OF MATERIAL AND TESTING FOR ABOVEGROUND AND UNDERGROUND PIPING AS WELL AS THE AS-BUILT DRAWINGS OF THE FIRE PROTECTION INSTALLATION.

2. PROVIDE RED-LINE TIER III AS BUILT RECORD DRAWINGS TO ZADE ASSOCIATES FOR REVIEW & APPROVAL AS A CONDITION OF FINAL AFFIDAVIT

PATCHING, REPLACEMENT AND MODIFICATION OF EXISTING WORK

1. AFTER INSTALLATION OF PIPELINES, THE CONTRACTOR SHALL NEATLY PATCH, REPAIR, AND/OR REPLACE EXISTING WORK WHERE DAMAGED, REMOVED OR ALTERED FOR PIPE LINE INSTALLATION. THIS WORK SHALL BE SIMILAR AND EQUAL IN QUALITY TO THE WORK REMOVED OR DAMAGED, UNLESS OTHERWISE SHOWN OR SPECIFIED. SUCH WORK SHALL INCLUDE PATCHING AND REPLACEMENT OF EXISTING PIPING AT POINTS OF CONNECTION TO NEW PIPING, PATCHING OF INSULATION, AND WHEREVER ANY SUCH PATCHING WORK IS INDICATED ON THE DRAWINGS OR OTHERWISE REQUIRED.

INSTALLATION

1. GENERAL: INSTALL FIRE PROTECTION SPECIALTY VALVES, FITTINGS, AND SPECIALTIES IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS, NFPA-13R (2013) AND THE AUTHORITY HAVING JURISDICTION.
2. USE PROPER TOOLS TO PREVENT DAMAGE DURING INSTALLATIONS.
3. ALL PENDENT MOUNTED SPRINKLERS SHALL BE INSTALLED ON RETURN BENDS.
4. ALL SPRINKLERS INSTALLED IN ACOUSTICAL CEILING TILES SHALL BE CENTERED IN TILES WHERE APPLICABLE.
5. COORDINATE AND VERIFY DRAFT CURTAINS ARE INSTALLED AS REQUIRED BY SPRINKLER HEAD SPECIFICATIONS

FIRE PROTECTION SPECIFICATION

FIRE PROTECTION SPECIFICATION

1. BEFORE BIDDING THE JOB, CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY EXISTING CONDITIONS. REPORT ADVERSE CONDITIONS IN WRITING TO ARCHITECT/ENGINEER
2. SPRINKLER PIPING SHALL BE:
 - A. SCH.10/40 BLACK STEEL WITH 125 LB. CAST IRON THREADED/GROOVED JOINTS WHERE EXPOSED, USED FOR VALVE TRIM, SYSTEM DRAINS OR OTHER ANCLLARY SYSTEM COMPONENT
 - B. CPVC SHALL BE PERMITTED FOR USE WHERE INSTALLED CONCEALED AND IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS, BE LISTED FOR FIRE PROTECTION AND SHALL EMPLOY FITTINGS FROM THE SAME MANUFACTURER
3. SPRINKLER HEADS IN COMMON AREAS SHALL BE QUICK RESPONSE CONCEALED TYPE MANUFACTURED BY VIKING OR EQUAL. WITHIN UNITS THEY WILL BE RESIDENTIAL CONCEALED TYPE.
4. APPLY AND OBTAIN PERMIT AND APPROVAL FROM LANDLORD'S INSURANCE COMPANY, FIRE DEPARTMENT AND STATE AND LOCAL AUTHORITIES.
5. COORDINATE WITH ARCHITECT AND ARCHITECTURAL REFLECTED CEILING PLAN FOR THE LOCATION OF SPRINKLER HEADS.
6. COORDINATE SPRINKLER WORK WITH OTHER DISCIPLINES. SINCE PERFORMANCE OF SPRINKLER SYSTEM IS AFFECTED BY OBSTRUCTIONS AND NOT OTHER WAY AROUND, THIS CONTRACTOR SHALL COORDINATE ALL LIGHTING FIXTURE LOCATIONS AND TYPES AND OTHER OBSTRUCTIONS PRIOR TO ANY WORK DONE.
7. THE SYSTEM SHALL BE HYDROSTATICALLY TESTED AT NOT LESS THAN 200 PSI PRESSURE FOR 2 HOURS. THERE WILL BE NO VISIBLE LEAKAGE WHEN THE SYSTEM IS SUBJECTED TO THE HYDROSTATIC PRESSURE TEST.
8. GUARANTEE ALL WORK AND MATERIAL FOR ONE YEAR FROM THE DATE OF ACCEPTANCE.

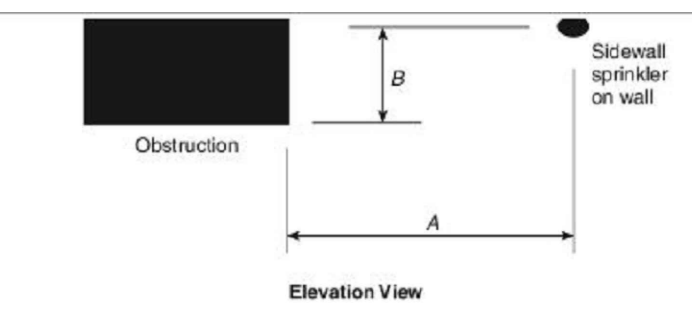


FIGURE 6.4.6.3.7.2(b) Positioning of Sprinkler to Avoid Obstruction Along Wall (Residential Sidewall Sprinklers).

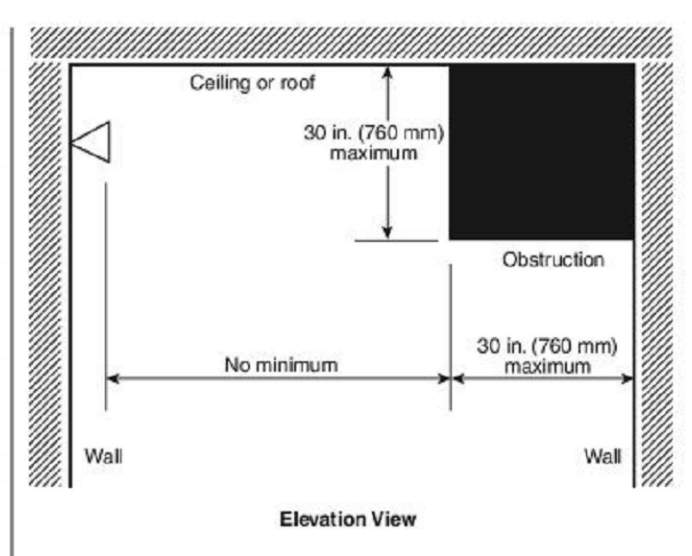


FIGURE 6.4.6.3.7.2(c) Positioning of Sprinkler to Avoid Obstruction Against Wall (Residential Sidewall Sprinklers).

Table 6.4.6.3.6.2 Positioning of Sprinklers to Avoid Obstructions to Discharge (Residential Upright and Pendant Spray Sprinklers)

Distance from Sprinklers to Side of Obstruction (A)	Maximum Allowable Distance of Deflector Above Bottom of Obstruction (in.) (B)
Less than 1 ft	0
1 ft to less than 1 ft 6 in.	0
1 ft 6 in. to less than 2 ft	1
2 ft to less than 2 ft 6 in.	1
2 ft 6 in. to less than 3 ft	1
3 ft to less than 3 ft 6 in.	3
3 ft 6 in. to less than 4 ft	3
4 ft to less than 4 ft 6 in.	5
4 ft 6 in. to less than 5 ft	7
5 ft to less than 5 ft 6 in.	7
5 ft 6 in. to less than 6 ft	7
6 ft to less than 6 ft 6 in.	9
6 ft 6 in. to less than 7 ft	11
7 ft and greater	14

For SI units, 1 in. = 25.4 mm; 1 ft = 0.3048 m. Note: For A and B, refer to Figure 6.4.6.3.6.2.

RESIDENTIAL OBSTRUCTION CHART

SCALE: N.T.S.

SYM	POSITION	FINISH	TEMP	K	NPT	SIN
⊙	UPRIGHT	BRASS	155°	5.60	1/2"	EQ
⊗	UPRIGHT	BRASS	200°	5.60	1/2"	EQ
●	PENDENT	CONCEALED	155°	5.60	1/2"	EQ
●	RES PENDENT	CONCEALED	155°	5.80	1/2"	VK494/EQ
●	RES PENDENT	CONCEALED	200°	5.80	1/2"	VK494/EQ
●	DRY PENDENT	CONCEALED	155°	5.60	1/2"	EQ
▶	STD SIDEWALL	CONCEALED	155°	5.60	1/2"	EQ
▶	RES SIDEWALL	CONCEALED	155°	4.00	1/2"	VK480
▶	DRY SIDEWALL	CONCEALED	155°	11.2	3/4"	TYS339

NFPA-13R 2013 DESIGN CRITERIA

THE SPRINKLER SYSTEM SHALL PROVIDE AT LEAST THE FLOW REQUIRED TO PRODUCE A MINIMUM DENSITY OF 0.05 gpm/sf OR THE LISTING OF THE SPRINKLER HEAD WHICHEVER IS GREATER, TO THE DESIGN SPRINKLERS.

THE NUMBER OF SPRINKLERS IN THE DESIGN AREA SHALL BE ALL OF THE SPRINKLERS WITHIN A COMPARTMENT, UP TO A MAXIMUM OF FOUR SPRINKLERS, THAT REQUIRE THE GREATEST HYDRAULIC DEMAND.

SPRINKLER HEADS IN KITCHENS AND W/D ROOMS TO BE 175F

RESIDENTIAL SPRINKLERS SPACED MAXIMUM 8' FROM ANY WALL

SPRINKLER COVERAGE REQUIREMENTS

- BASED ON NFPA-13R
- 1) SPRINKLER SHALL NOT BE REQUIRED IN BATHROOMS OF 55 SF AND LESS.
 - 2) SPRINKLER SHALL NOT BE REQUIRED IN CLOTHES CLOSETS, LINEN CLOSETS, AND PANTRY THAT MEET THE FOLLOWING CONDITIONS:
 - A) THE AREA OF THE SPACE DOES NOT EXCEED 24 SF.
 - B) THE SHORTEST DIMENSION DOES NOT EXCEED 3 FT.
 - C) THE WALLS AND CEILINGS ARE SURFACED WITH NON-COMBUSTIBLE OR LIMITED COMBUSTIBLE AS DEFINED BY NFPA-220.
 - 3) SPRINKLER SHALL NOT BE REQUIRED IN COVERED, UNHEATED PROJECTIONS OF THE BUILDING AT ENTRANCE/EXITS AS LONG AS THE DWELLING UNIT HAS ANOTHER MEANS OF EGRESS.
 - 4) SPRINKLER SHALL NOT BE REQUIRED IN CLOSETS IN GARAGE AND EXTERIOR CLOSETS (REGARDLESS OF SIZE) LOCATED ON EXTERIOR BALCONIES, EXTERIOR BREEZEWAY/CORRIDORS, OR ACCESSED FROM OUTDOOR WHERE THE CLOSET DOES NOT HAVE DOORS OR UNPROTECTED PENETRATIONS DIRECTLY INTO THE DWELLING UNIT.
 - 5) SPRINKLER SHALL BE INSTALLED IN ANY CLOSET USED FOR HEATING AND/OR AIR-CONDITIONING EQUIPMENT, WASHERS AND/OR DRYERS, OR WATER HEATERS EXCEPT AS ALLOWED BY 8.3.8. (SEE NOTE #4 ABOVE).
 - 6) SPRINKLERS SHALL NOT BE REQUIRED IN COMBUSTIBLE FLOOR/CEILING ASSEMBLIES

FIRE PROTECTION MATERIAL SCHEDULE

SYSTEM	PIPE								FITTINGS			JOINTS		
	BLAZEMASTER CPVC	EXTRA HEAVY CPVC	STEEEL SCHED 10	STEEEL SCHED 30	STEEEL SCHED 40	STEEEL SCHED 80	GALVANIZED	CEMENT LINED	MALLEABLE IRON	BLAZEMASTER CPVC	MALLEABLE IRON	MECH-JOINT-FLANGED	GROOVED	S/LIP
BURIED BUILDING FIRE SERVICE	●									●				
RESIDENTIAL CROSS MAINS	●									●				
RESIDENTIAL BRANCH LINES	●									●				
ARM-OVER & DROPS	●									●				
SPRINKLER DRAIN PIPE										●				

NOTES:
1. COMPONENT PRESSURE RATING PER MANUFACTURER
2. EXPOSED CPVC PROHIBITED
3. ALL PIPE NOT NORMALLY FILLED WITH WATER SHALL BE SCH. 40 BLACK

PREPARATION OF SHOP DRAWINGS:

PER 780CMR 901.2.1 SPRINKLER CONTRACTOR SHALL PREPARE TIER II SHOP DRAWINGS INCLUDING PIPING & HYDRAULIC CALCULATIONS, AND SHALL SUBMIT TO THE ENGINEER FOR APPROVAL PRIOR TO THE START OF WORK. ENGINEER SHALL CERTIFY SYSTEM INSTALLATION FOR CODE COMPLIANCE AT PROJECT COMPLETION.

FLOW TEST DATA

STATIC	-----	55 PSI
RESIDUAL	-----	50 PSI
FLOW	-----	850 GPM

FIRE PROTECTION CONTRACTOR SHALL SCHEDULE AND PAY FOR A NEW HYDRANT FLOW TEST

FIRE PROTECTION ABBREVIATIONS

DSW	DRY SIDEWALL
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DIA	DIAMETER
DR	DRAIN
ETR	EXISTING TO REMAIN
FHV	FIRE HOSE VALVE
IT	INTERMEDIATE TEMPERATURE
FP	FIRE PROTECTION
FS	FLOW SWITCH
SP	STANDPIPE
GV	GATE VALVE
GAL	GALLONS
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
MAX	MAXIMUM
MIN	MINIMUM
N	NOT TO SCALE
DN	PIPE DROP
PSI	POUNDS PER SQUARE INCH
PRV	PRESSURE REDUCING VALVE
RV	RELIEF VALVE
SPK	SPRINKLER
TS	TAMPER SWITCH
UP	PIPE RISE
VF	VERIFY IN FIELD

FIRE PROTECTION LEGEND

SYMBOL	DESCRIPTION
⊙	SUPERVISED BUTTERFLY VALVE
⊗	DOUBLE CHECK VALVE ASSEMBLY
⊕	SUPERVISED OS&Y GATE VALVE
⊖	FLOW ALARM SWITCH
⊙	SPRINKLER ZONE CONTROL ASSEMBLY (SEE DETAIL)
⊙	PUMP (FIRE OR JOCKEY)
⊙	DRY ALARM VALVE
⊙	WET ALARM VALVE
⊙	CHECK VALVE
⊙	DRAIN VALVE
⊙	FIRE VALVE ASSEMBLY 2-1/2" X 2-1/2" X 1-1/2"
⊙	HYDRAULIC JUNCTION POINT
⊙	HYDRAULIC DISCHARGE NODE
⊙	BURIED SERVICE PIPING
⊙	ABOVE GROUND FP SYSTEM PIPING

ZADE ENGINEERING LLC

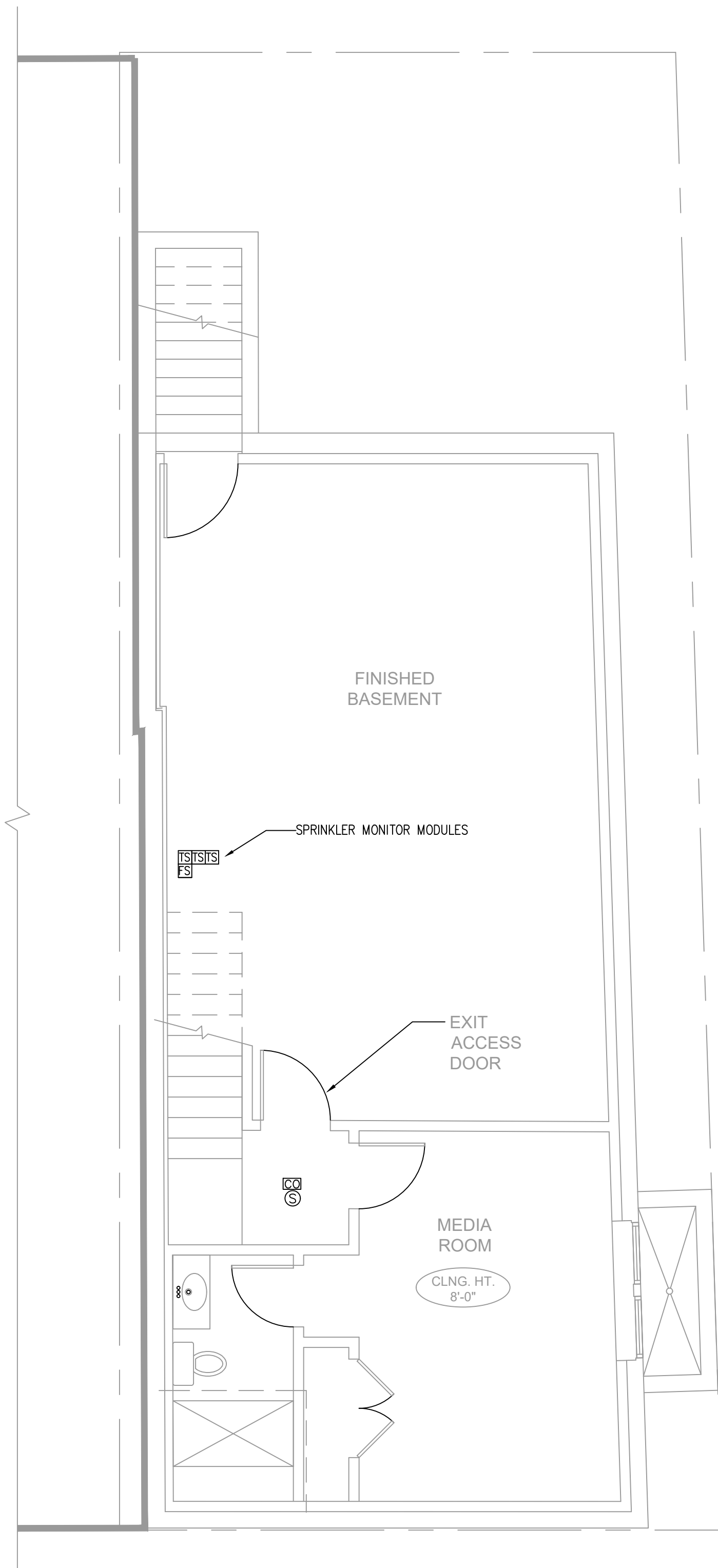
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FIRE PROTECTION NOTES

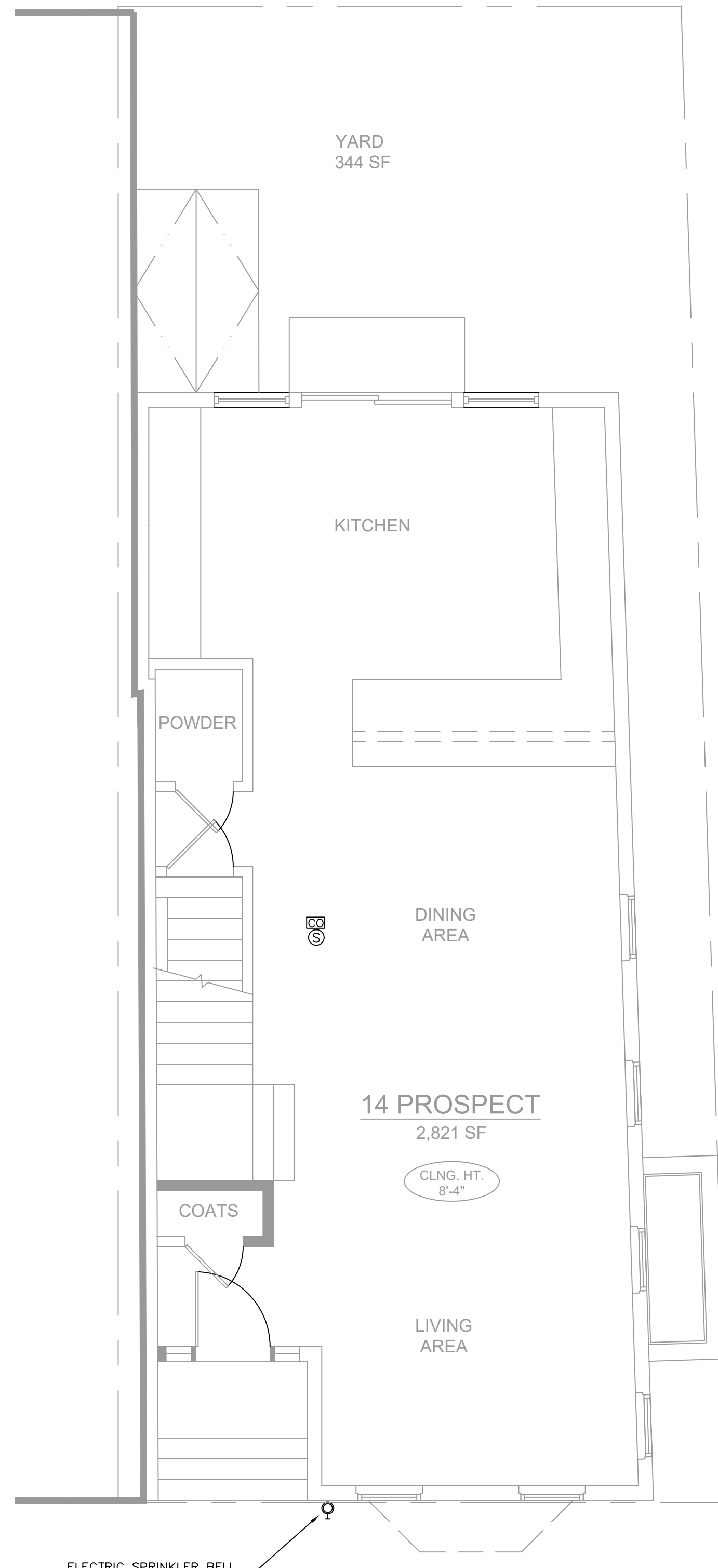
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BASEMENT PLAN
Scale: 1/4" = 1'-0"

PROSPECT STREET



FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

PROSPECT STREET



SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

PROSPECT STREET

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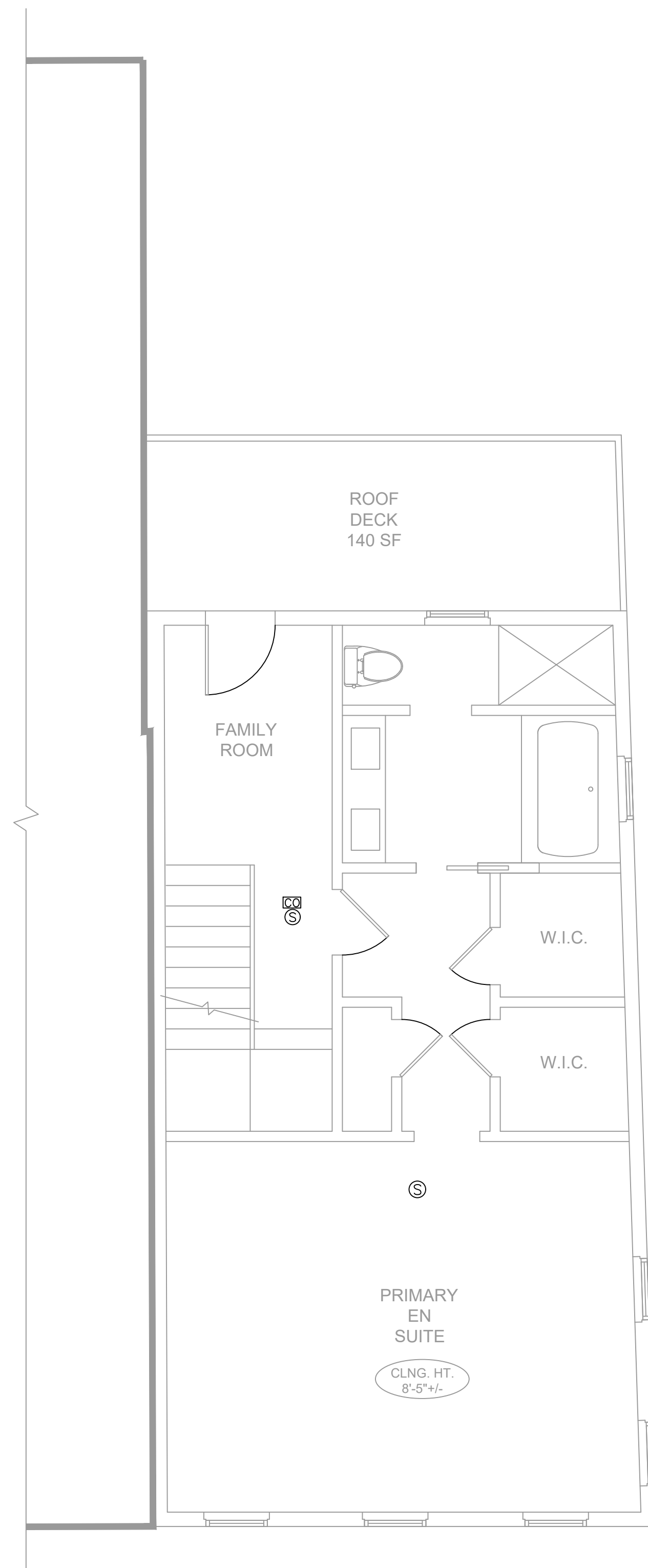
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FIRE ALARM PLAN

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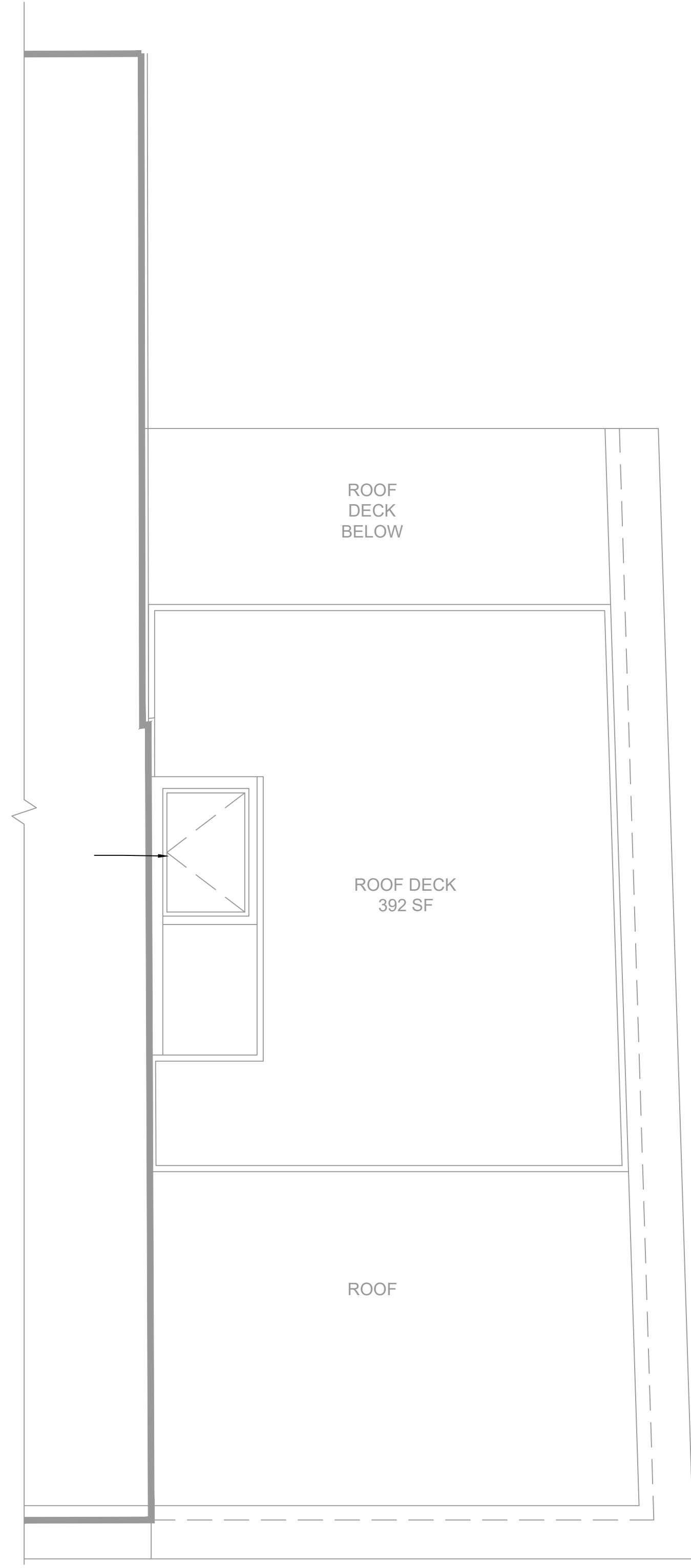
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Verify All Dimensions in Field Do Not Scale



THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

PROSPECT STREET



ROOF PLAN
Scale: 1/4" = 1'-0"

PROSPECT STREET

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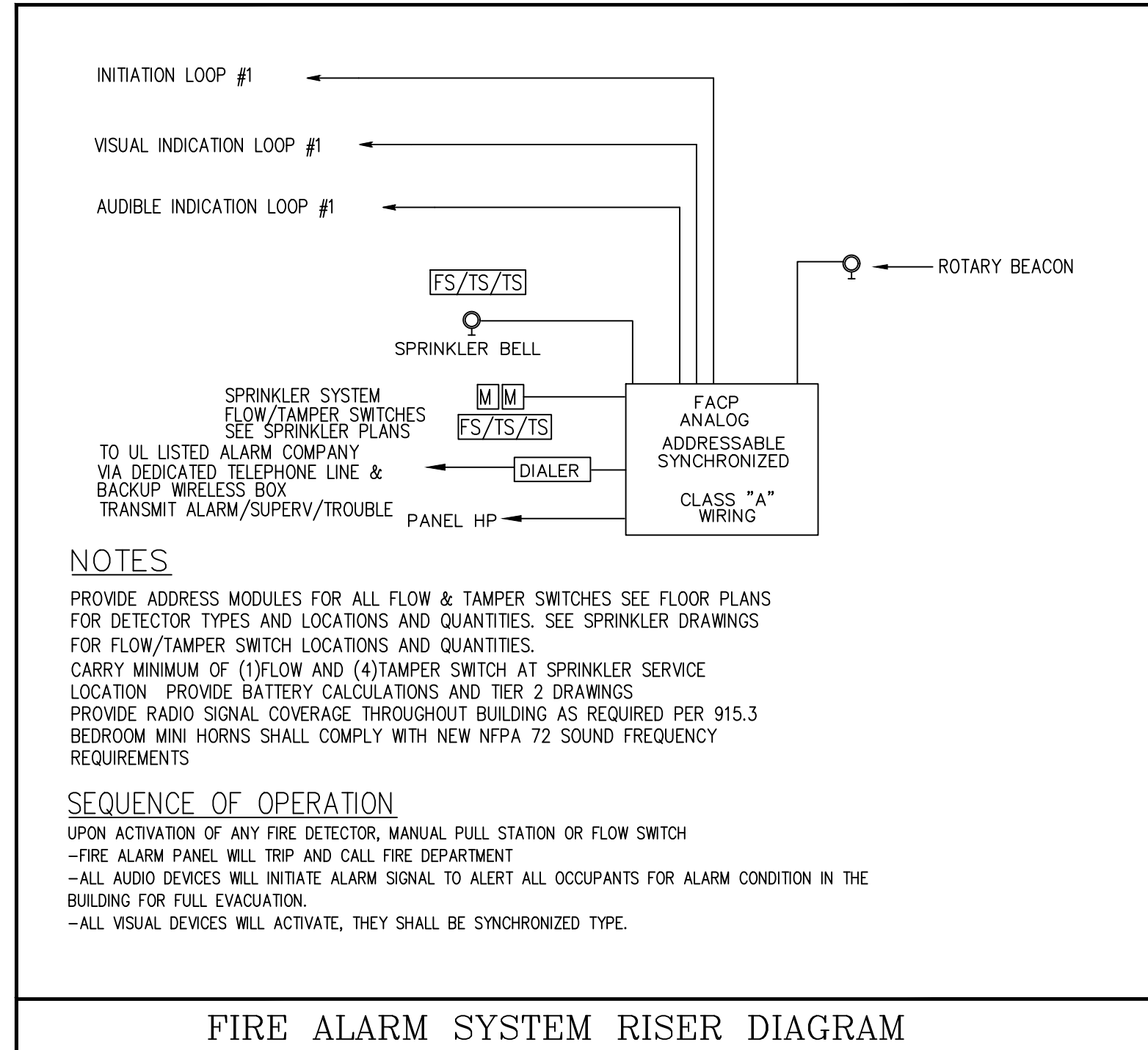
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Walter W. Wadsworth
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LEGEND	
	SYSTEM TYPE SMOKE DETECTOR, ANALOG ADDRESSABLE
	HEAT DETECTOR, ADDRESSABLE TYPE
	FIRE ALARM PULL AND HORN/LIGHT DEVICE, PER NFPA 72/SYNCHRONIZED, 15CD IN CORR., 60CD IN COMMON AREAS
	FIRE ALARM PULL STATION, ADDRESSABLE, MOUNTED AT 4'-0" AFF.
	FIRE ALARM HORN/LIGHT(SYNCHRONIZED), MTD AT 6'-8" AFF, 15 CD IN CORRIDORS, 60 CD IN COMMON AREAS
	FIRE ALARM LIGHT ONLY(SYNCHRONIZED), MTD AT 6'-8" AFF, 15 CD IN CORRIDORS, 60 CD IN COMMON AREAS
	SPRINKLER SYSTEM FLOW SWITCH, WIRING ONLY.
	SPRINKLER SYSTEM TAMPERSwitch, WIRING ONLY.
	LOW PRESSURE SWITCH WIRED AS SUPERVISORY
	FIRE ALARM CONTROL PANEL.
	FIRE ALARM REMOTE ANNUNCIATOR WITH TROUBLE BUZZER.
	DIALER BY E.C. WIRED TO UL LISTED ALARM CO.
	LOCAL TYPE 110V SMOKE DETECTOR, PHOTOELECTRIC TYPE WITH BATTERY BACK-UP. "L" INDICATES BUILT-IN STROBE 177CD)TANDEM WIRED WITH OTHER LOCAL DETECTORS IN THE UNIT. WIRED TO LIGHTING CIRCUIT
	LOW FREQUENCY MINI HORN
	LOCAL TYPE CO DETECTOR
	ALARM MODULE



PROVIDE ALL NECESSARY STRUCTURE AND RACEWAYS TO BE ABLE TO INSTALL BDA SYSTEM PER IBC 915.2&3 UPON COMPLETION OF THE BUILDING AND AFTER ESTABLISHING THE NEED TO INSTALL HEAD END EQUIPMENT OF A BDA SYSTEM TO MEET EMERGENCY SERVICES COMMUNICATION NEEDS AS TO BE DETERMINED BY THE FD. PROVIDE ADD ALTERNATE COST FOR ALL HARDWARE COMPONENTS AND INSTALLATION OF FOR EACH BUILDING (EACH BUILDING MAY HAVE DIFFERENT NEEDS) RUN CONDUITS IN 2HR RATED ENCLOSURE. IF EQUIPMENT IS TO BE INSTALLED IT WILL BE HOUSED IN 2HR ENCLOSURE. CARRY THE COST OF TESTING THE BUILDING UPON COMPLETION OF INTERIOR PARTITIONS

REGARDLESS SHOWN ON PLANS OR NOT PROVIDE CARBON MONOXIDE DETECTORS AT -OUTSIDE EACH BEDROOM WIRED TO SMOKE DETECTOR CIRCUIT AND -IN THE ROOM HOUSING THE GAS APPLIANCE. DETECTORS SHALL BE UL LISTED. DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP. CO DETECTORS SHALL BE AS MANUFACTURED BY BRK CO 5120BN, VOICE TYPE

AUDIBLE APPLIANCES PROVIDED FOR THE SLEEPING AREAS TO AWAKEN OCCUPANTS SHALL PRODUCE A LOW FREQUENCY ALARM SIGNAL THAT COMPLIES WITH THE FOLLOWING.

(1) THE ALARM SIGNAL SHALL BE A SQUARE WAVE OR PROVIDE EQUIVALENT AWAKENING ABILITY.

(2) THE WAVE SHALL HAVE A FUNDAMENTAL FREQUENCY OF 520 HZ +/- 10 PERCENT.

IN RESIDENTIAL BUILDINGS, FOR ALL GAS FIRED VENTILATION/AIR CIRCULATION EQUIPMENT, PROVIDE DUCT MOUNTED CO DETECTOR COMPLETE WITH HOUSING AND SAMPLING TUBE AS MANUFACTURED BY MACURCO CM 15A OR EQUAL AND CONNECT TO FIRE ALARM PANEL VIA MONITOR MODULE

ALL CO DETECTORS MUST "LATCH" AT THE PANEL; THAT IS TO SAY, THE RESPONDER TO A CO DETECTOR SUPERVISORY ALARM MUST BE LEAD TO MITIGATE THE CO ISSUE AT THE DETECTOR AND THEN CLEAR/RESET THE FIRE ALARM PANEL. THIS WILL MEAN THE CO SUPERVISORY ALARM CANNOT BE MITIGATED AT THE POINT LOCATION, BUT REQUIRES A COMPETENT RESPONDER TO ADDRESS THE PANEL IN THE FIRE COMMAND CENTER.

ALARM MONITORING SERVICE RECEIVES A SUPERVISORY CARBON MONOXIDE SIGNAL; THAT IS TO SAY, LITERALLY THE WORDS "CARBON MONOXIDE" MUST BE PRESENT AT ALARM COMPANY, THE LETTERS "CO" ARE NOT ACCEPTABLE.

-ALL SMOKE DETECTOR LOCATIONS SHALL BE COORDINATED WITH REFLECTED CEILING PLANS IN FIELD SO THAT DETECTORS SHALL BE MINIMUM 3FT AWAY FROM SUPPLY DIFFUSER.

-DUCT SMOKE DETECTORS SHALL BE INSTALLED IN HEATED AREAS AT THE SUPPLY SIDE BEFORE THE FIRST TAKE OFF, MINIMUM 5FT AWAY FROM THE UNIT COIL. REMOTE TEST/INDICATOR LOCATIONS SHALL BE NEXT TO FACP PANEL OR AS DIRECTED BY THE FIRE DEPARTMENT.

-A/V DEVICE LOCATIONS ARE SHOWN BASED ON DISTANCE REQUIREMENTS. CONTRACTOR SHALL COORDINATE PHYSICAL STRUCTURES SO THAT VISIBILITY WILL BE MAINTAINED. PROPOSED CHANGES SHALL BE FORWARDED TO ARCHITECT/ENGINEER FOR APPROVAL.

	CONTROL UNIT ANN	NOTIFICATION	FIRE SAFETY SYSTEM CONTROLS
1	ACTUATE COMMON ALARM SIGNAL		
2	ACTUATE AUDIBLE ALARM-GLOBAL		
3	ACTUATE COMMON SUPERVISORY SIGNAL ALARM		
4	ACTUATE AUDIBLE SUPERVISORY ALARM		
5	ACTUATE COMMON SUPERVISORY TROUBLE SIGNAL		
6	ACTUATE AUDIBLE TROUBLE SIGNAL		
7	ACTUATE ALL AUDIBLE EVACUATION SIGNALS		
8	ACTUATE ALL VISIBLE ALARM SIGNALS		
9	DISPLAY CHANGE OF STATUS		
10	TRANSMIT ALARM SIGNAL TO SUPERVISORY STATION		
11	TRANSMIT TROUBLE SIGNAL TO SUPERVISORY STATION		
12	TRANSMIT SUPERVISORY SIGNAL TO SUPERVISORY STATION		
13	ACTUATE EXTERIOR SPRINKLER BELL		
14	ACTUATE EXTERIOR BEACON		
15			
16			

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Title:
 FIRE ALARM NOTES/DETAILS

NO.	DATE

Project No.:
 Date: 10/11/2024
 Scale: AS NOTED

Drawn: JD
 Checked: MM
 Approved: MM

Sheet:

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