



City of Boston
Planning Department

Planning Department Design Review Provisos
5 Monument Street, Charlestown
Neighborhood Design Overlay District
16 March 2026

DS

APPROVED

 Design Section
 BOSTON REDEVELOPMENT AUTHORITY

 Design Review
 for the
 Board of Appeal


 Signature

03/18/2026

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.

Landscape/Street/Site

4. All new trees shall have a minimum caliper of 3-inch caliper.
5. Existing trees on the parcel shall be prioritized for preservation when considering lot coverage and building footprint. Mature, healthy and native trees of 6" caliper and above are particularly significant and should be protected to the greatest extent possible. Where impacts are unavoidable and trees must be removed, trees shall be mitigated as specified in the following:
 - a. Tree replacement shall be based on 1:1 ratio, based on caliper size of removed trees.
 - b. Replacement trees are to be planted in landscaped areas within the project site, or off-site in the near vicinity (in open pits or other available areas in the general location of the project), with approval by the City.
 - c. The Proponent shall be responsible for installation of trees, and maintenance of newly planted trees for at least 24 months after the date of Final Inspection, or issuance of a Certificate of Occupancy.
6. Existing street trees within the public right of way are to be protected and retained. Building, building protrusions, and construction shall not negatively impact the existing street tree, critical root zone, nor impede the healthy growth of the tree's canopy.
 - a. Where impacts are unavoidable and public street trees must be removed, the proponent must apply for tree removal approval from the City's Tree Warden and provide mitigation as specified by the Parks and Recreation Department.
7. Fences shall be of high-quality material; wood or metal is preferred. Chain link fencing is not preferred, especially in front yards; if chain-link is used, it must be vinyl-coated chain link in combination with landscaping. Fences shall not be higher than 6'-0" without ZBA approval. Fences of 6'-0" height are only allowed for rear yards. Front yard fences should not be taller than 42" (3'-6").
8. Screening and buffering shall be provided along the side yards to ensure privacy for you and your neighbors. The planting buffer should contain a mix of deciduous and evergreen trees and shrubs. The use of bulbs, perennials, and annuals are encouraged. A minimum five (5) foot wide buffer is encouraged.

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Planning Department BOA Design Review Provisos
 Attachment B
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9. Parking shall be located in the rear, as such that it is not visible from the public realm, wherever possible. Parking shall not be located in the front yard. Screening and buffering shall be provided between parking and the public right of way, and from your neighbors if space allows. A minimum five (5) foot wide buffer is encouraged. Parking shall not be partially covered by the building; it should be wholly within the footprint of the building and screened or entirely outside the building footprint.
10. Curb-cuts should be limited to 10ft wide for residential projects, and 20ft wide for commercial projects. The pedestrian sidewalk must be continuous over the access driveway.
11. Driveway widths should be limited to 10ft wide. If necessary, driveways may taper from curb-cut dimension to the width of the garage opening.
12. Permeable surfaces are encouraged on site; use permeable paving for any necessary paved surfaces and increase the vegetative cover as much as possible through the inclusion of ground-level plantings, green roofs, and porous surfaces. Project sites located in a Groundwater Conservation Overlay District (GCOD) are strongly encouraged to maximize permeable surfaces on their site.
13. Public sidewalks fronting the project site should be upgraded to meet the Americans with Disabilities Act (ADA) minimum 4' wide clear path of travel (exclusive of the 6" curb).
14. Projects are encouraged to provide usable open space for its residents. Open space at the ground level is encouraged to contribute to an active and engaging public realm, such as at-grade courtyards or garden spaces. Balconies, terraces, accessible rooftops, green roofs, and other means of providing above-grade amenities are also encouraged.

Building

15. No more than 12" of the foundation shall be exposed.
16. Masonry: Brick veneer must be at least one full wythe of brick deep. Thin brick will not be allowed.
17. Stucco: Stucco must be a traditional hard-coat stucco exterior system. An Exterior Insulation and Finish System (EIFS) is not approved.
18. 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.
19. Doors: All doors including garage doors should be wood. Metal or vinyl doors will not be allowed. Fiberglass doors may be considered as long as the detailing and finish matches wood doors and has a painted finish. All doors facing the street including garage doors shall have translucent panels.
20. 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.
21. 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.
22. All front porches and the rear porches shall have wood (fir, mahogany, redwood, etc.) square edge decking, select painted pine trim at exposed stringers, skirt boards, platform trim, stair risers, column trim, painted fir top and bottom rails and balusters. Porch ceilings shall be bead board and all stairs shall have closed risers. All lattice shall have a painted finish. Pressure treated lumber shall be covered and shielded from the public views on the site. Composite materials can be considered for porches.

- 23. Pressure treated lumber will not be allowed as an externally visible material for exterior decking. All pressure treated wood exposed to public views on the site shall be covered and shielded from view. Use of PVC, composite, and/or natural wood materials is acceptable.
- 24. Access to roof decks shall be through a hatch, not headhouse.
- 25. Dormers: Shed dormers should have a slope ratio of 3.5 to 12 minimum. They shall be held from the sides of the roof 3'-0" and from the edge of the roof (in the direction the dormer faces) 1'-6" or the minimum dimension is necessary to allow a visible portion of roof to pass in front of the dormer.
- 26. Dormers: Gable dormers shall be held down from the roof ridge 1'-0" minimum. They shall be held from the sides of the roof 3'-0" and from the edge of the roof (in the direction the dormer faces) 1'-6" or whatever minimum dimension is necessary to allow a visible portion of roof to pass in front of the dormer.

Mechanical

- 27. 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.
- 28. 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.

Project Specific

- 29. All double hung windows with mullions and muntins must be specified and noted on the drawings as 'true, simulated, divided lites'.

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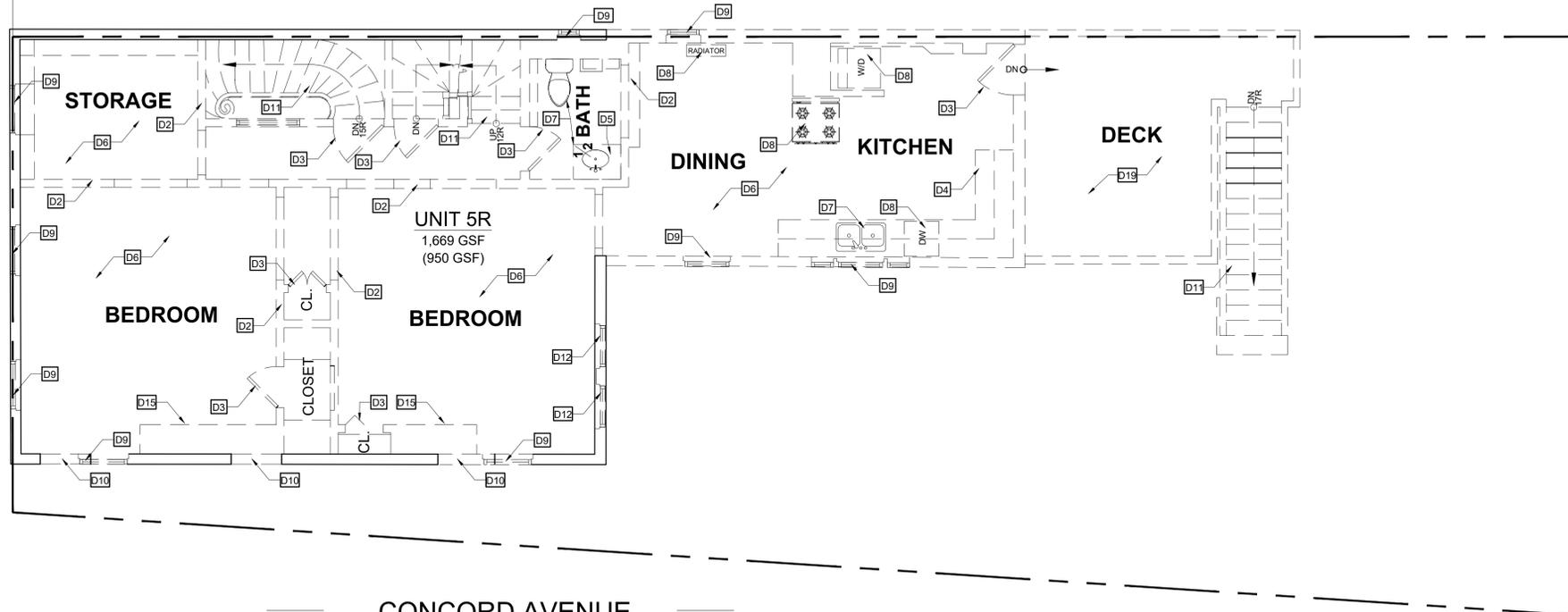
Design Section
BOSTON REDEVELOPMENT AUTHORITY

Design Review
for the
Board of Appeal


Signature

03/18/2026

MONUMENT STREET



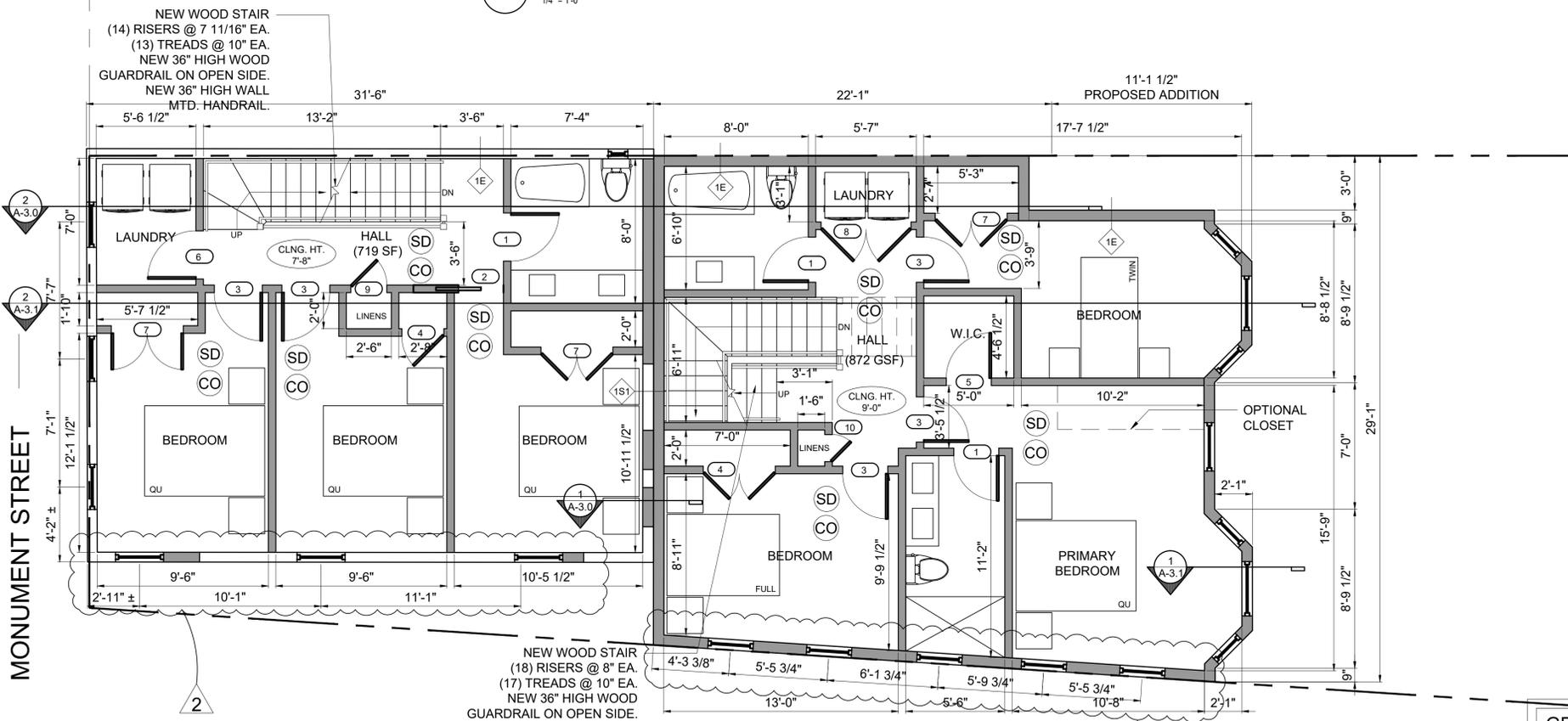
CONCORD AVENUE

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

DEMOLITION KEYNOTES

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

MONUMENT STREET



CONCORD AVENUE

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

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

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

Location

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



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

No.	Description	Date
2	NDOD	03-09-2026

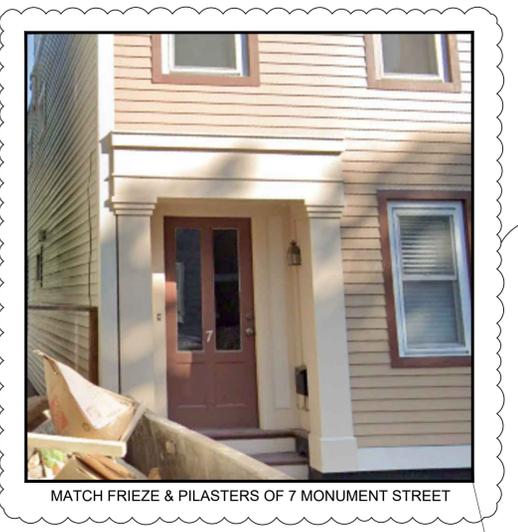
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Date: 11-18-2025
Drawn By: TD/DF

EXISTING & PROPOSED SECOND FLOOR PLANS

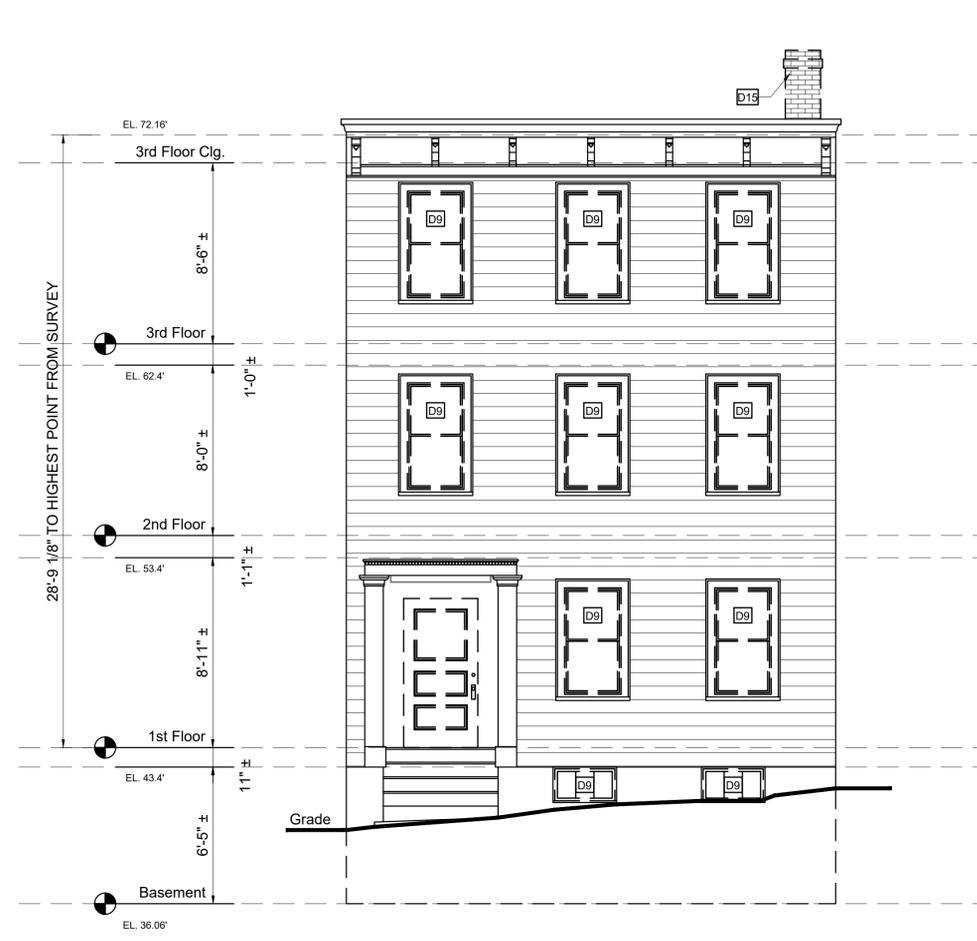
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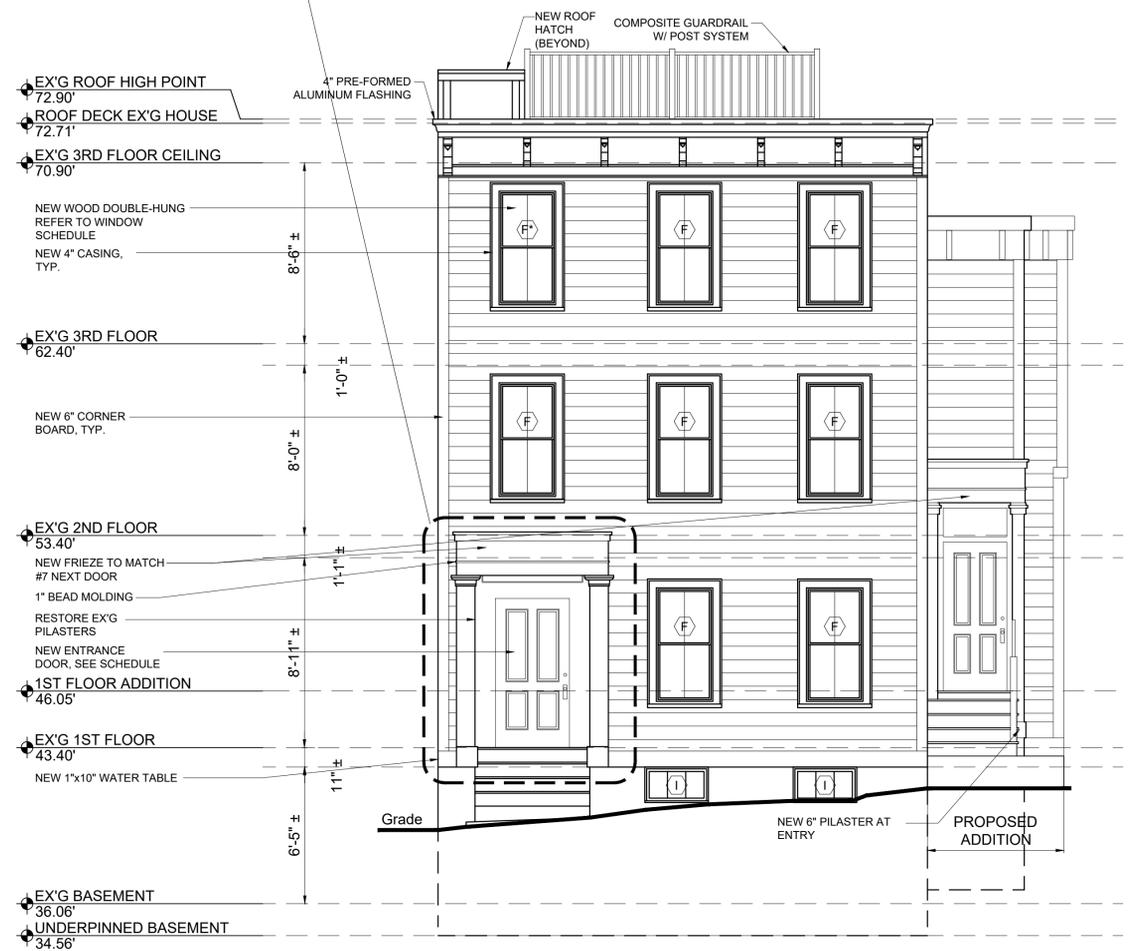
03/18/2026



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



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



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

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

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

No.	Description	Date
2	NDOD	03-09-2026

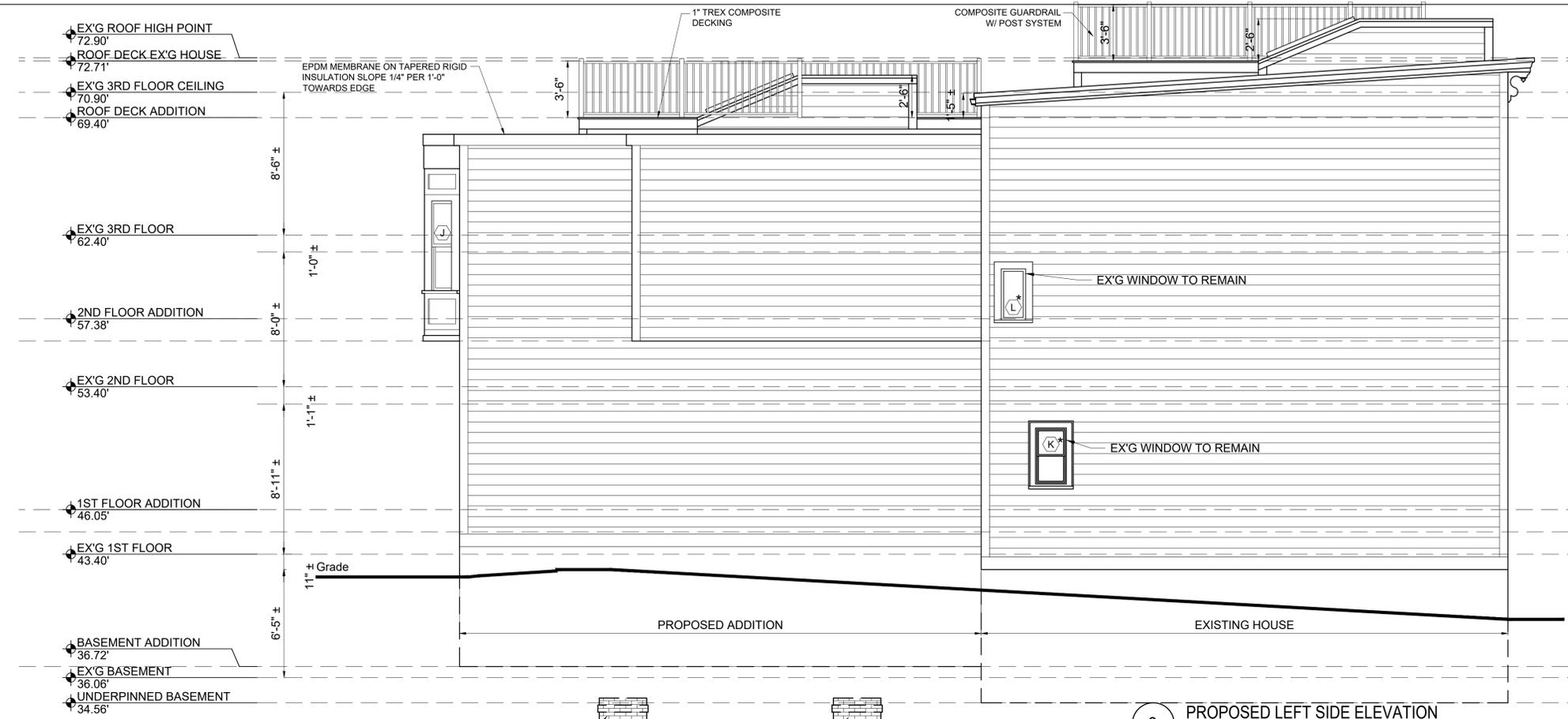
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 Date: 11-18-2025
 Drawn By: TD/DF

EXISTING/DEMO & PROPOSED FRONT ELEVATIONS

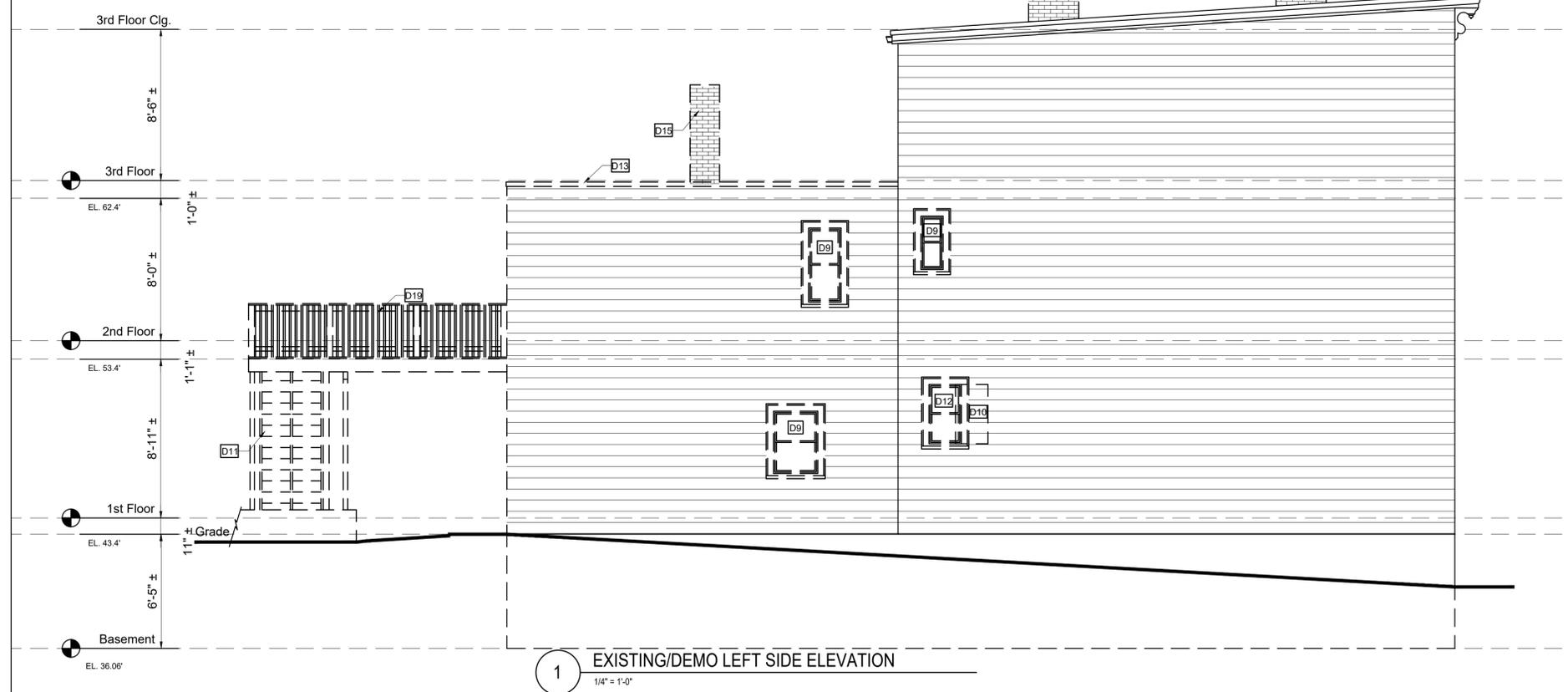
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2 PROPOSED LEFT SIDE ELEVATION
 1/4" = 1'-0"



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

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



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

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

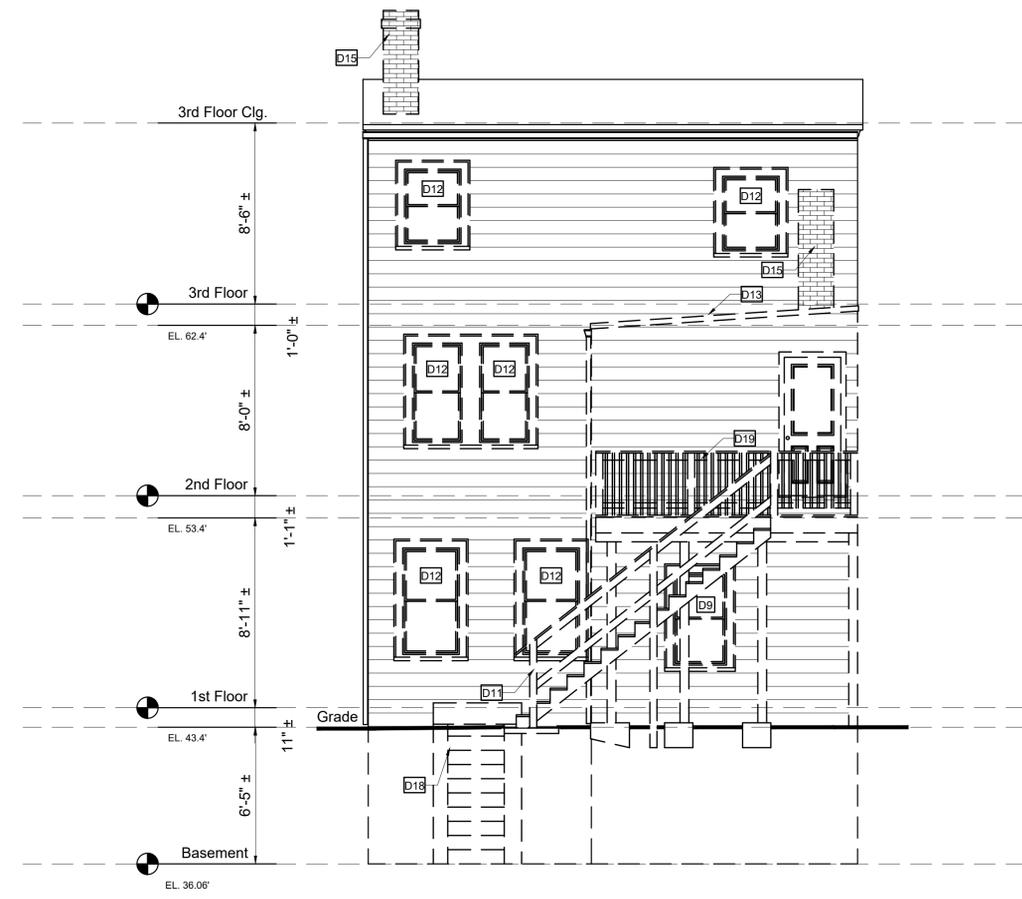
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 Date: 11-18-2025
 Drawn By: TD/DF

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

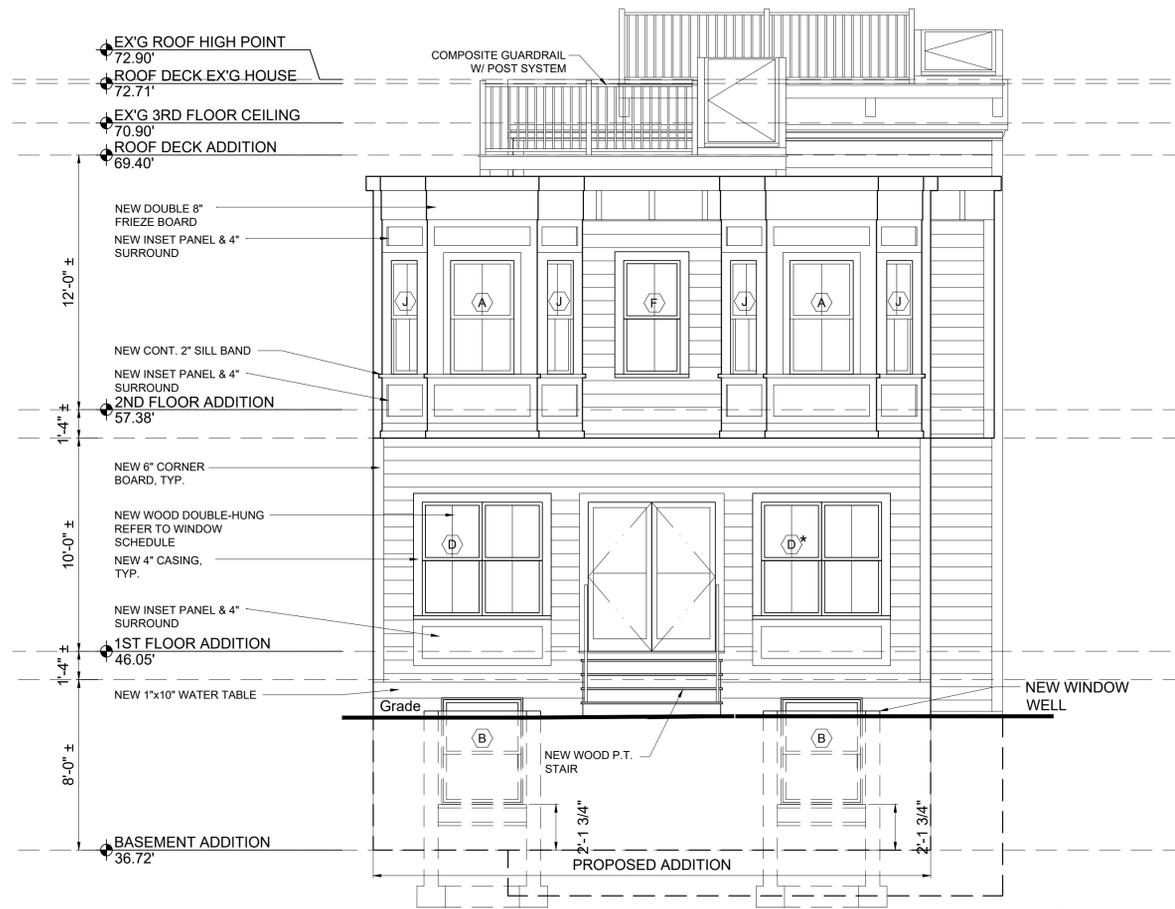
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1 EXISTING/DEMO REAR ELEVATION
 1/4" = 1'-0"



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

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



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

No.	Description	Date
2	NDOD	03-09-2026

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

Drawing Name
**EXISTING/DEMO
 & PROPOSED
 REAR
 ELEVATIONS**

Sheet No.
A-2.3

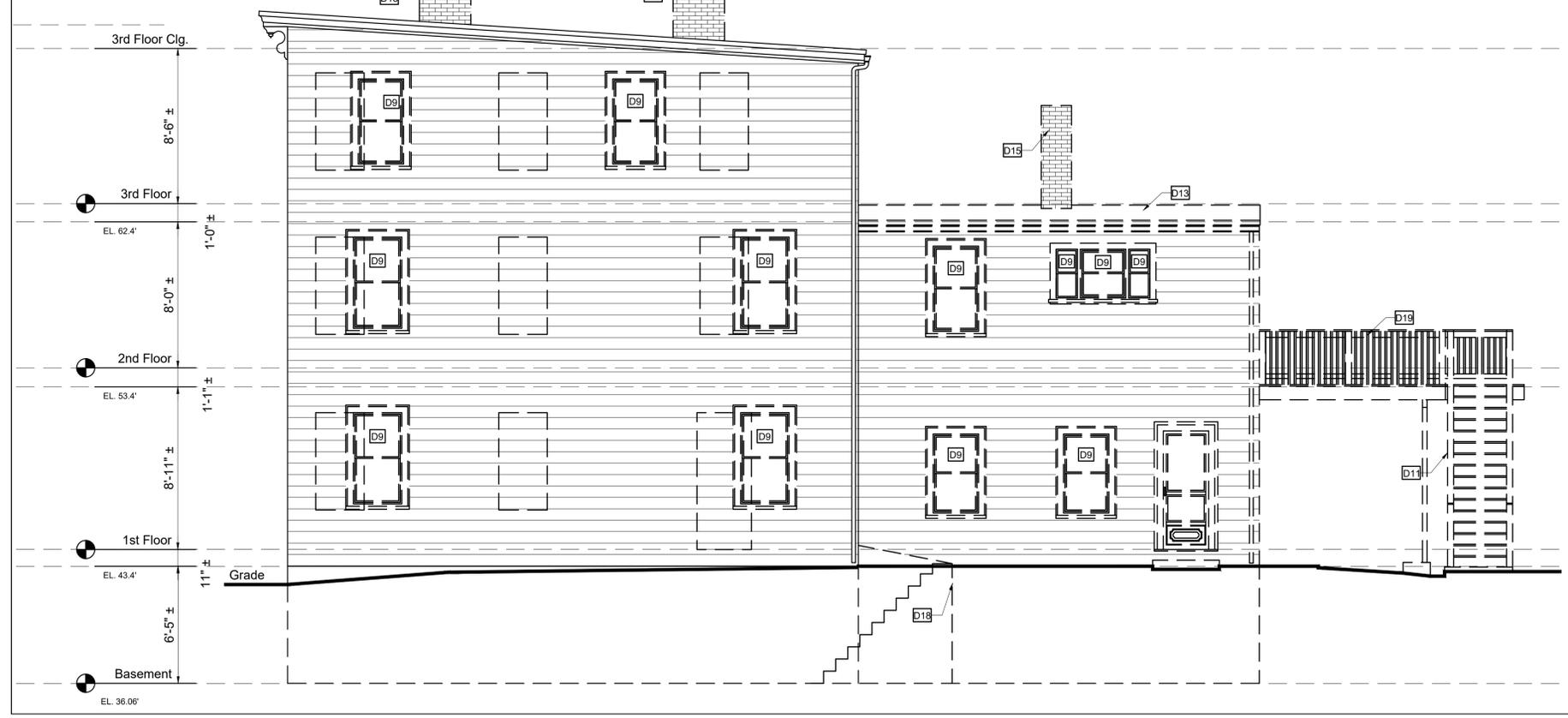


- EX'G ROOF HIGH POINT 72.90'
- ROOF DECK EX'G HOUSE 72.71'
- EX'G 3RD FLOOR CEILING 70.90'
- ROOF DECK ADDITION 69.40'
- EX'G 3RD FLOOR 62.40'
- 2ND FLOOR ADDITION 57.38'
- EX'G 2ND FLOOR 53.40'
- 1ST FLOOR ADDITION 46.05'
- EX'G 1ST FLOOR 43.40'
- BASEMENT ADDITION 36.72'
- EX'G BASEMENT 36.06'
- UNDERPINNED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

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



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

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

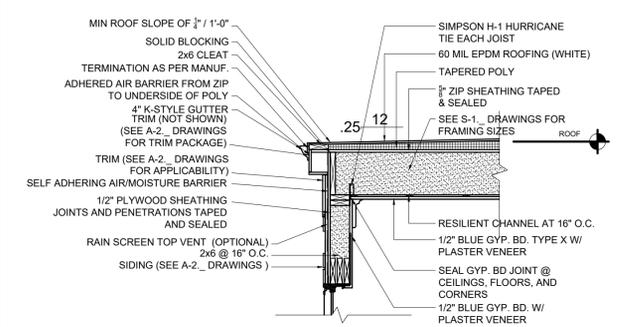
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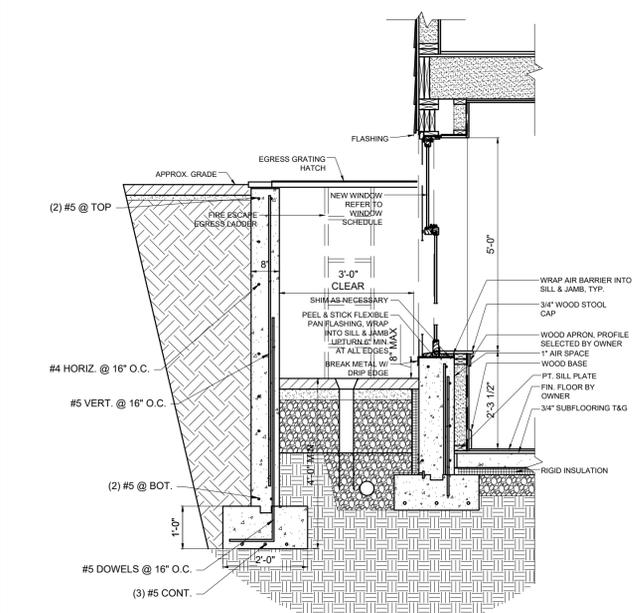
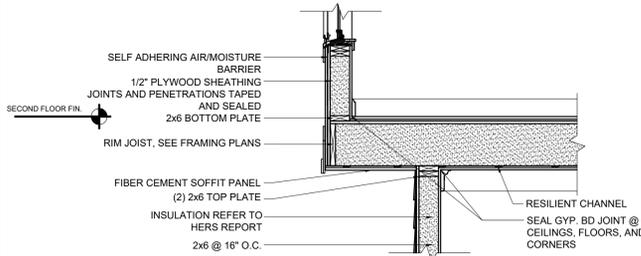
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**EXISTING/DEMO
 & PROPOSED
 RIGHT SIDE
 ELEVATIONS**

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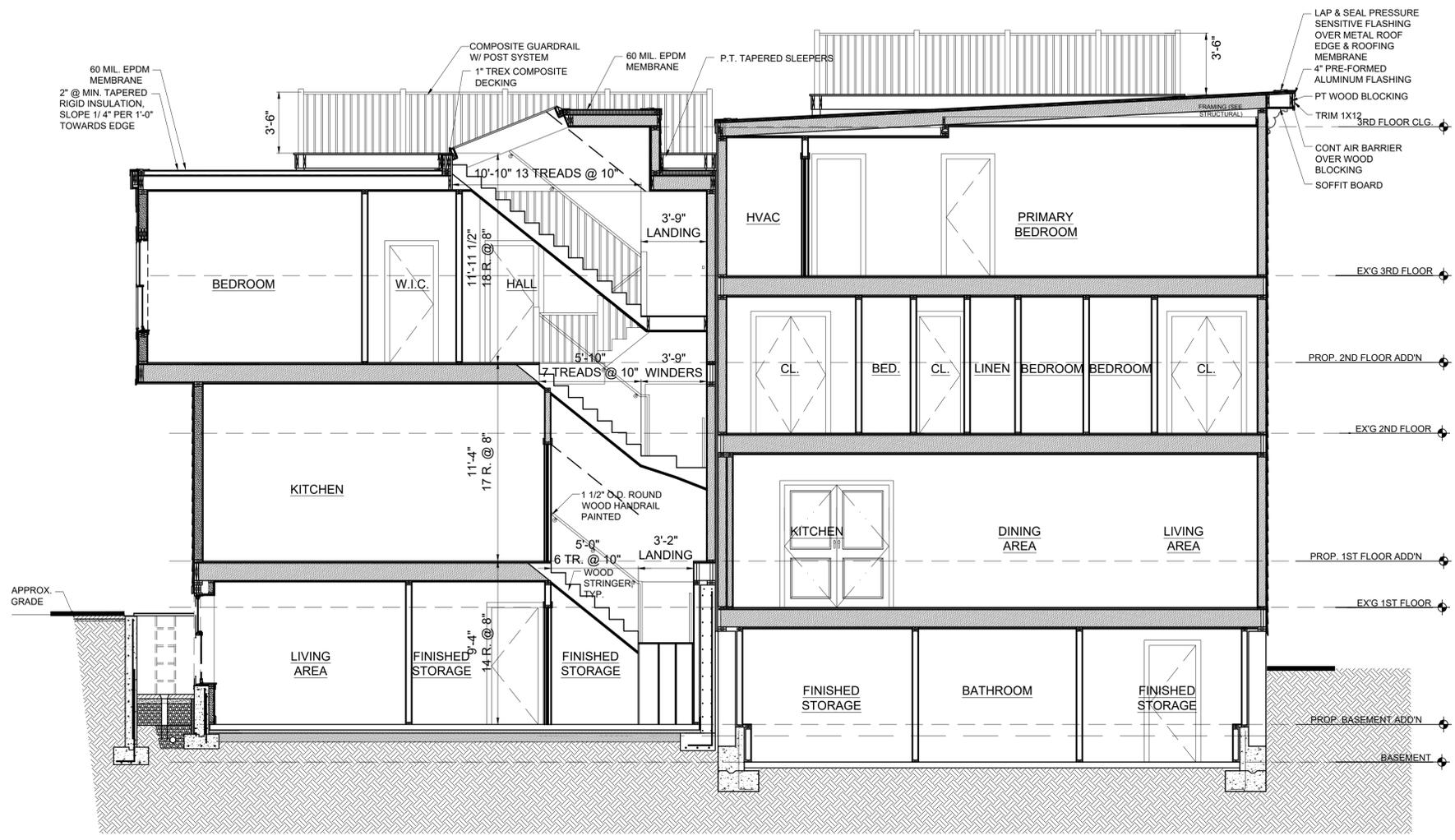


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1 WALL SECTION
 1/2" = 1'-0"



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

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



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

No.	Description	Date

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

Drawing Name
**WALL
 SECTION
 & STAIR
 SECTION**

Sheet No.
A-3.1

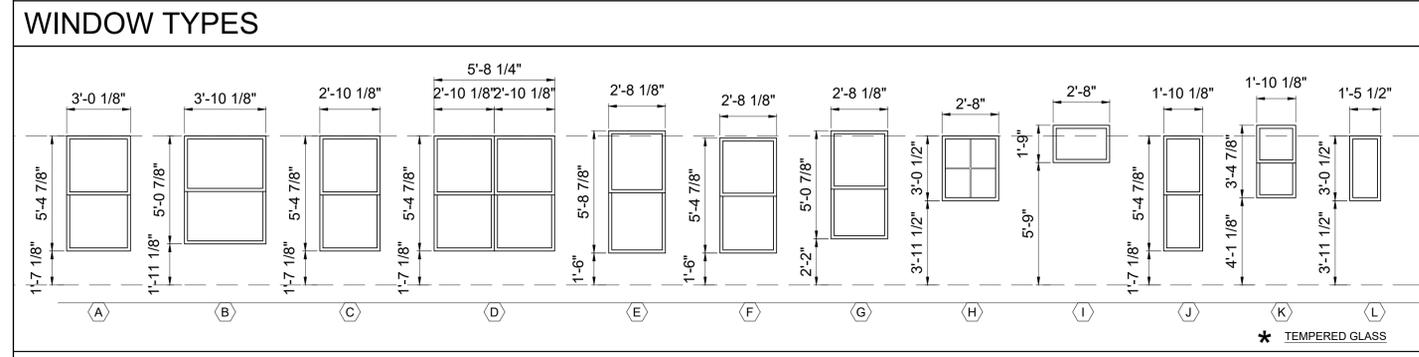
WINDOW SCHEDULE					
NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	REMARKS
A	ANDERSEN 400	TW21052	2	3'-0 1/8" X 5'-4 7/8"	DOUBLE HUNG, 2 OVER 2 LITES, PRIMED INTERIOR, BLACK EXTERIOR, WHITE HARDWARE
B	ANDERSEN 400	TW38410	3	3'-10 1/8" X 5'-0 7/8"	DOUBLE HUNG, 2 OVER 2 LITES, TEMPERED GLASS, PRIMED INTERIOR, BLACK EXTERIOR, WHITE HARDWARE
D	ANDERSEN 400	TW2652	1	(2) 2'-8 1/8" X 5'-4 7/8"	MULLED PAIR DOUBLE HUNG, 2 OVER 2 LITES, PRIMED INTERIOR, BLACK EXTERIOR WHITE HARDWARE, * TEMPERED UNIT AT KITCHEN
D*	ANDERSEN 400	TW2656	1	(2) 2'-8 1/8" X 5'-4 7/8"	MULLED PAIR DOUBLE HUNG, 2 OVER 2 LITES, TEMPERED GLASS, PRIMED INTERIOR, BLACK EXTERIOR WHITE HARDWARE, * TEMPERED UNIT AT KITCHEN
F	ANDERSEN 400	TW2652	23	2'-8 1/8" X 5'-4 7/8"	DOUBLE HUNG, 2 OVER 2 LITES, PRIMED INTERIOR, BLACK EXTERIOR, WHITE HARDWARE
F*	ANDERSEN 400	TW2652	2	2'-8 1/8" X 5'-4 7/8"	DOUBLE HUNG, 2 OVER 2 LITES, TEMPERED GLASS, PRIMED INTERIOR, BLACK EXTERIOR, WHITE HARDWARE
H	ANDERSEN 400	CX13	1	2'-8" X 3'-0 1/2"	CASEMENT, 2 LITES, TEMPERED GLASS, PRIMED INTERIOR, BLACK EXTERIOR, WHITE HARDWARE
I	ANDERSEN 400	AN281	2	2'-8" X 1'-9"	AWNING OPEN INWARD, PRIMED INTERIOR, BLACK EXTERIOR, 3 LITES, WHITE HARDWARE
J	ANDERSEN 400	TW1852	4	1'-10 1/8" X 5'-4 7/8"	DOUBLE HUNG, 1 OVER 1 LITES, PRIMED INTERIOR, BLACK EXTERIOR, WHITE HARDWARE
K	ANDERSEN 400	TW1832	1	1'-10 1/8" X 3'-4 7/8"	DOUBLE HUNG, 1 OVER 1 LITES, TEMPERED GLASS, PRIMED INTERIOR, BLACK EXTERIOR, WHITE HARDWARE
L	ANDERSEN 400	CR13	1	1'-5 1/2" X 3'-0 1/2"	FIXED CASEMENT, TEMPERED GLASS, PRIMED INTERIOR, BLACK EXTERIOR, WHITE HARDWARE.

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 TSDL W/ BLACK SPACER BAR & INSULATED GLASS WITH ARGON GAS & A LOW-E TYPE COATING, U-VALUE .3 MINIMUM.
- ALL WINDOWS TO INCLUDE INSECT SCREENING PER MANUFACTURER.
- SIZES SHOWN ARE BASED ON STANDARD WINDOW SIZES, AND DIMENSIONS. G.C. TO COORDINATE ROUGH OPENINGS WITH WINDOW MANUFACTURER'S SPECIFICATIONS.
- PROVIDE WINDOW OPENING CONTROL DEVICES ON ALL BEDROOM WINDOWS (COMPLY WITH ASTM F2090).

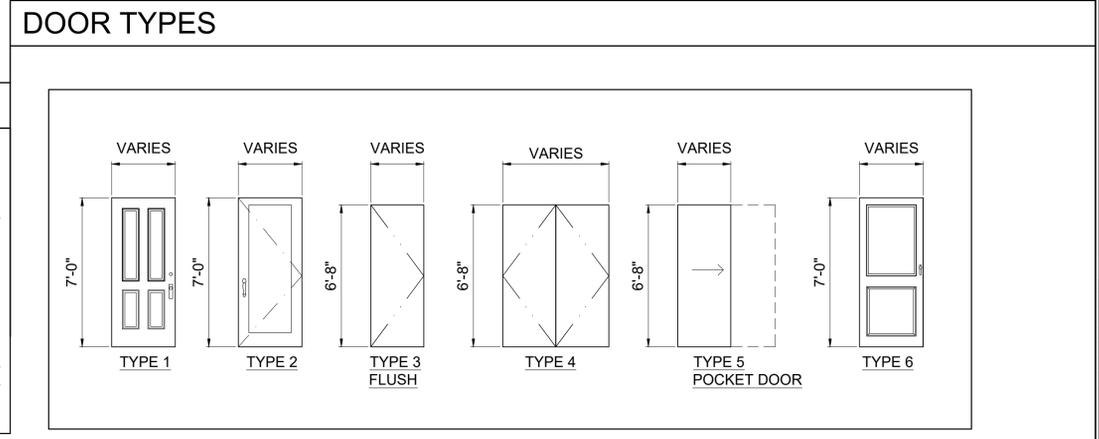
WINDOW HEAD HEIGHTS:

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



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

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

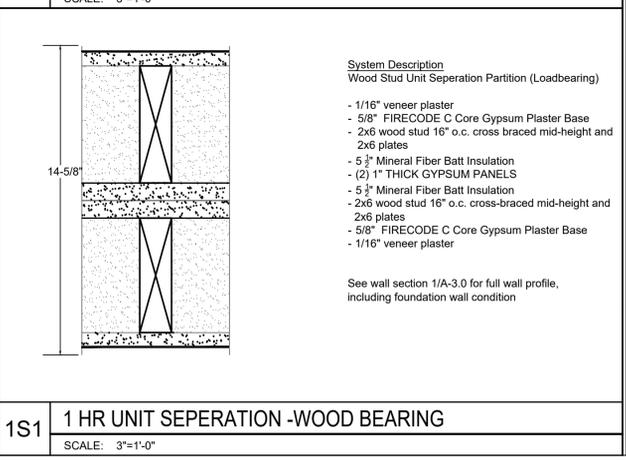
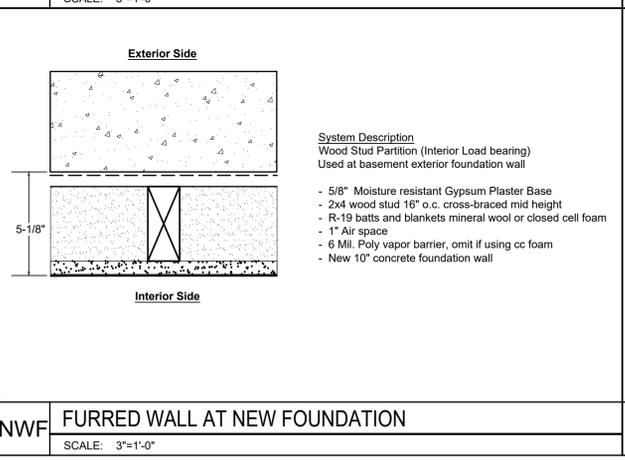
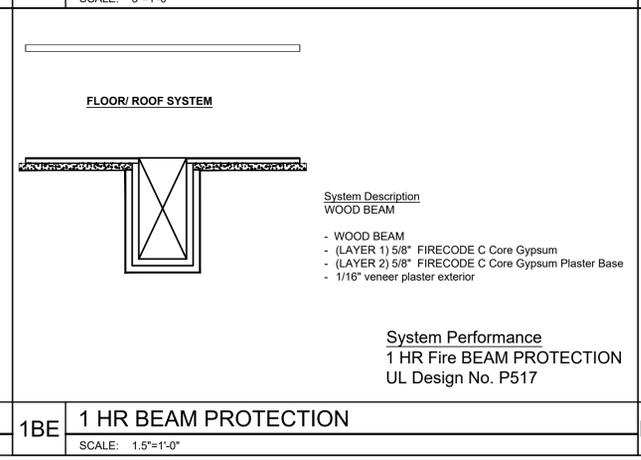
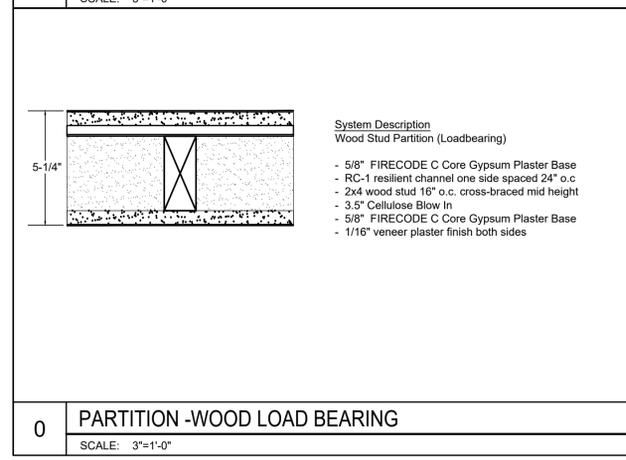
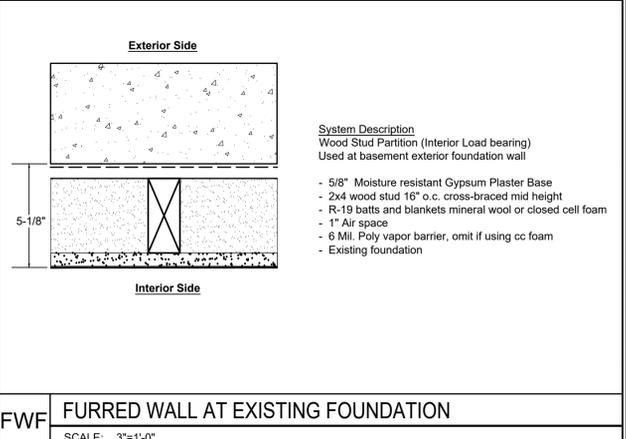
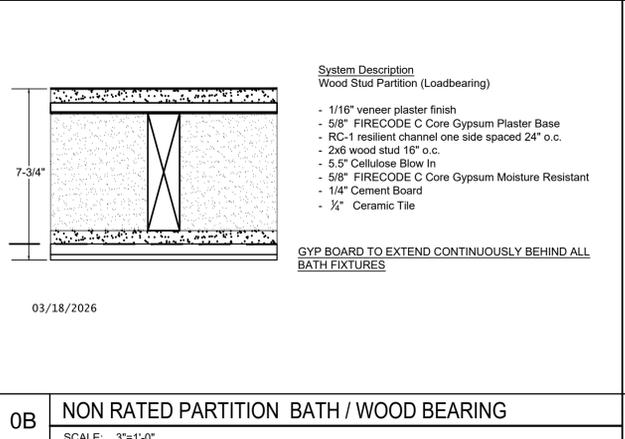
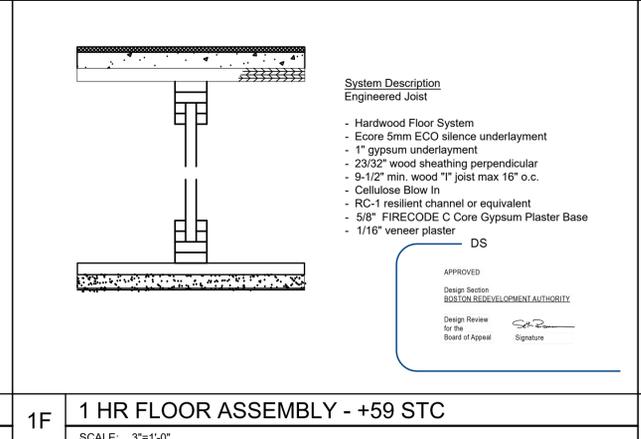
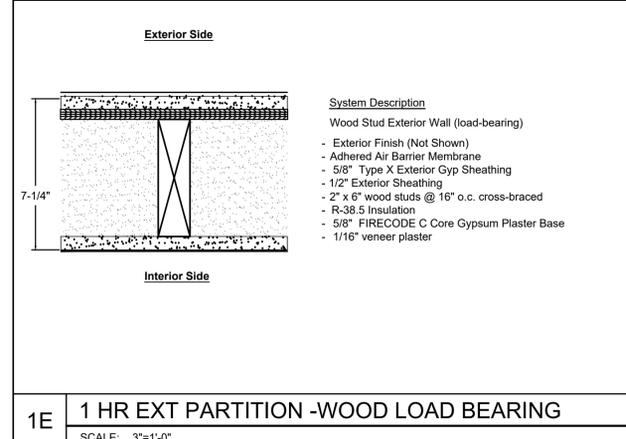


Location

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

Choo & Company, Inc.

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



No.	Description	Date
2	NDOD	03-09-2026

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

Drawing Name

WALL TYPES & SCHEDULES

Sheet No.

A-3.2