

PROJECT OWNER
KENNEDY DESIGN BUILD, LLC.
244 WILLARD AVE.
QUINCY, MA. 02169
617-445-5729

PROJECT TEAM
ARCHITECT
PITMAN & WARDLEY ASSOCIATES, LLC.
32 CHURCH STREET, 3RD FLOOR
SALEM, MA. 01970
978-744-8982

GENERAL CONTRACTOR
KENNEDY DESIGN BUILD, LLC.
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QUINCY, MA. 02169
617-445-5729

CIVIL ENGINEER
CIVIL ENVIRONMENTAL CONSULTANTS, LLC.
8 OAK STREET
PEABODY, MA. 01960
978-531-1191

**40 CONCORD SQUARE
BOSTON, MASSACHUSETTS**

**SOUTH END LANDMARKS DISTRICT COMMISSION
SUBMISSION AUGUST 14, 2023
REVISED SEPTEMBER 15, 2023**

40 CONCORD SQUARE
BOSTON, MASSACHUSETTS 02118



**40 CONCORD SQUARE
MULTI-FAMILY DEVELOPMENT**
40 CONCORD SQUARE
BOSTON, MA. 02118

SUBMISSION
SOUTH END LANDMARKS DISTRICT COMMISSION
DESIGN REVIEW SUBMISSION AUGUST 14, 2023

ISSUE	DATE
SELDC SUBMISSION	AUGUST 14, 2023
SELDC REVISION	SEPTEMBER 15, 2023

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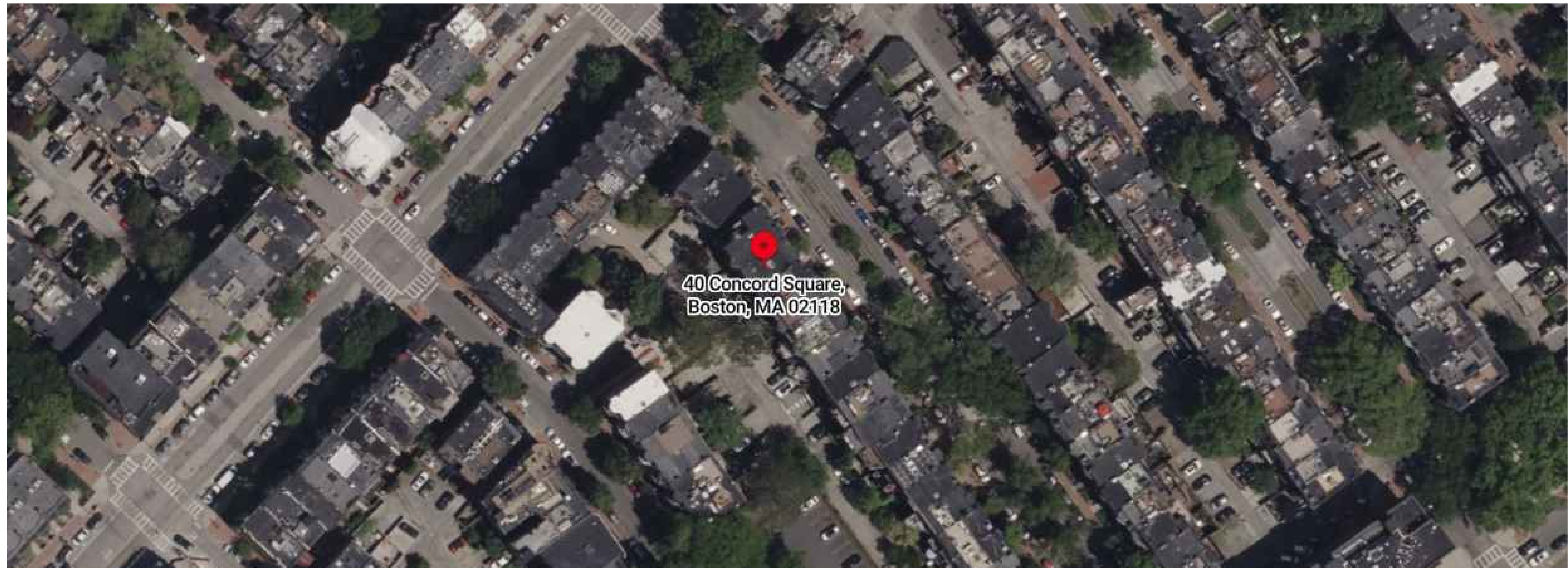
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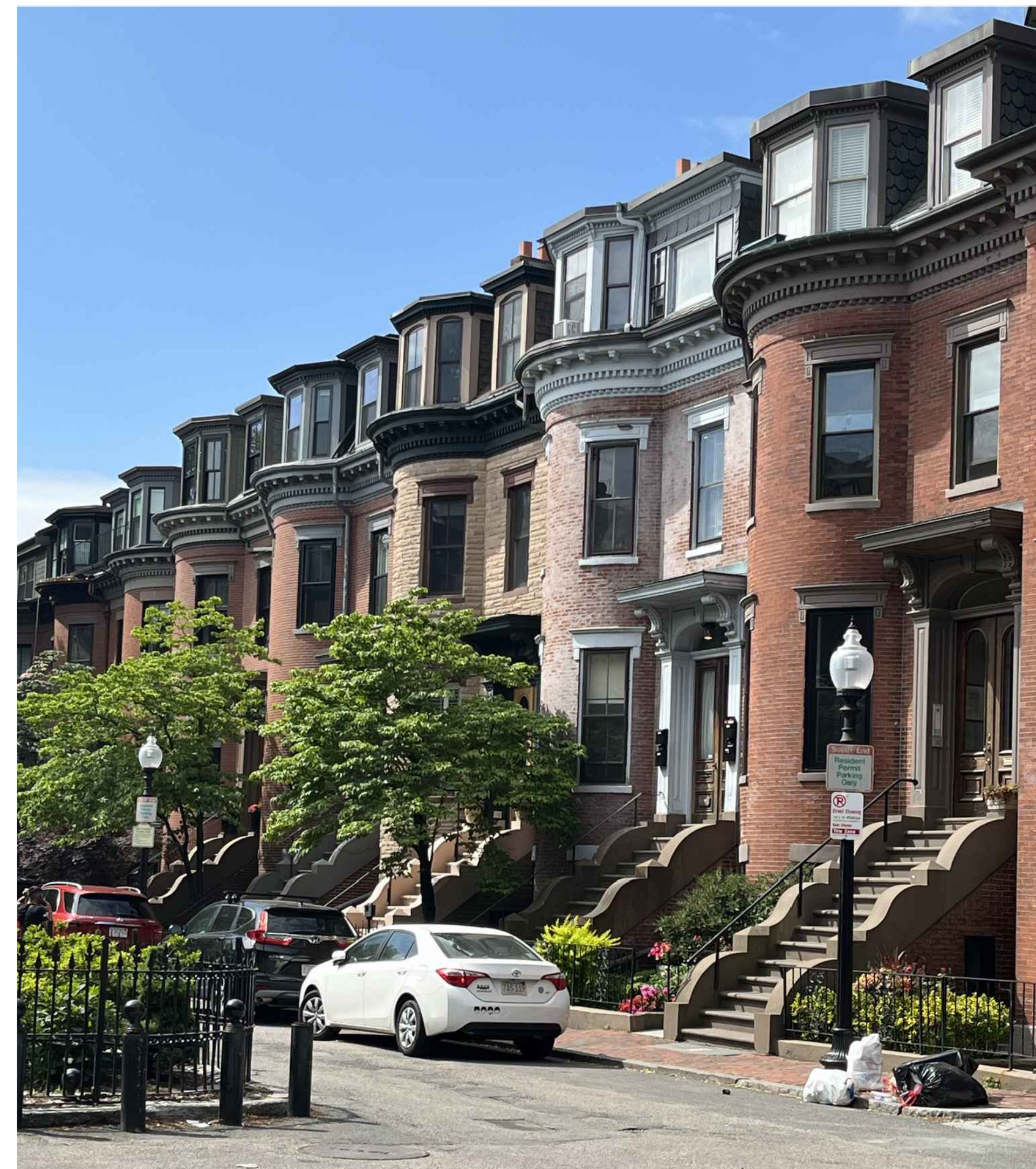
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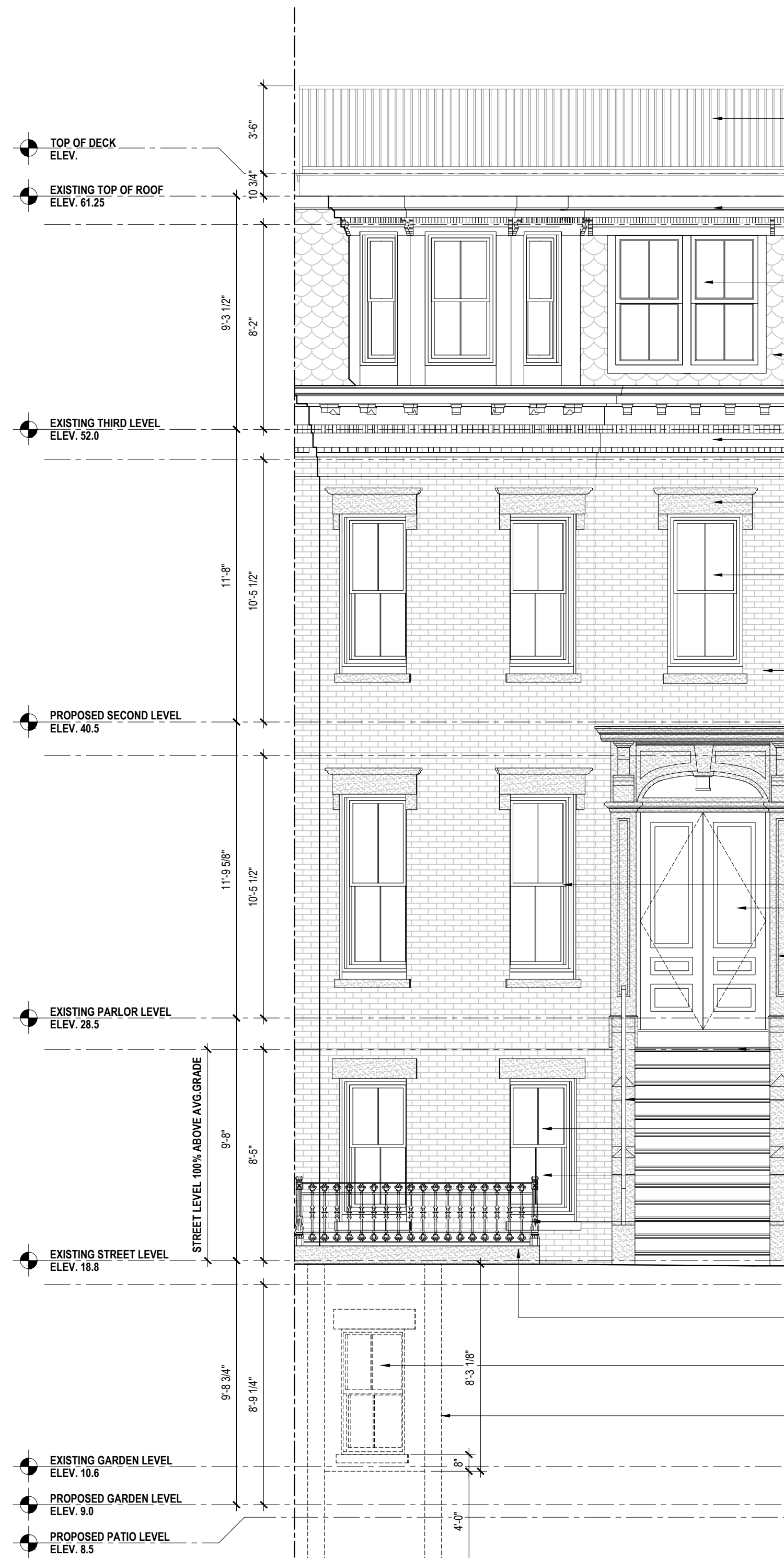
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1 EXISTING FRONT ELEVATION
1/4" = 1'-0"



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

NEW METAL 44" METAL DECK RAILING SYSTEM. RAILINGS SHALL BE PAINTED BLACK.

EXISTING TRIM DETAILS AT ALL ROOFS AND DORMERS ARE TO REMAIN AND REPAIRED IN KIND.

EXISTING WINDOW ASSEMBLY AT MANSARD DORMER TO BE REMOVED AND REPLACED WITH SINGLE DOUBLE HUNG WINDOW.

EXISTING SLATE ROOF TO BE REPAIRED IN KIND.

ALL EXISTING CORNICE DETAILS ARE TO BE REPAIRED IN KIND.

EXISTING SILLS AND LINTELS ARE TO BE REPAIRED IN KIND AND REPAINTED BENJAMIN MOORE HC-69. (TYPICAL)

EXISTING NON HISTORICAL WINDOWS ARE TO BE REPLACED WITH NEW HISTORICALLY ACCURATE DOUBLE HUNG WINDOWS, PAINTED BLACK.

EXISTING BRICK AT FRONT FACADE SHALL BE REPAIRED, RE-POINTED, AND SEALED AS REQUIRED.

CURVED SASH IN BOW WINDOWS. EXISTING FRONT DOOR TO REMAIN AND BE RESTORED.

EXISTING BROWNSTONE ORNAMENT AND DOOR SURROUND TO BE PATCHED AND REPAIRED IN KIND. PAINTED TO MATCH SILLS AND LINTELS.

EXISTING BROWNSTONE STAIRS SHALL BE REPAIRED IN KIND.

EXISTING HANDRAIL TO REMAIN.

EXISTING WINDOW GRATES ARE TO BE REMOVED IN THEIR ENTIRETY.

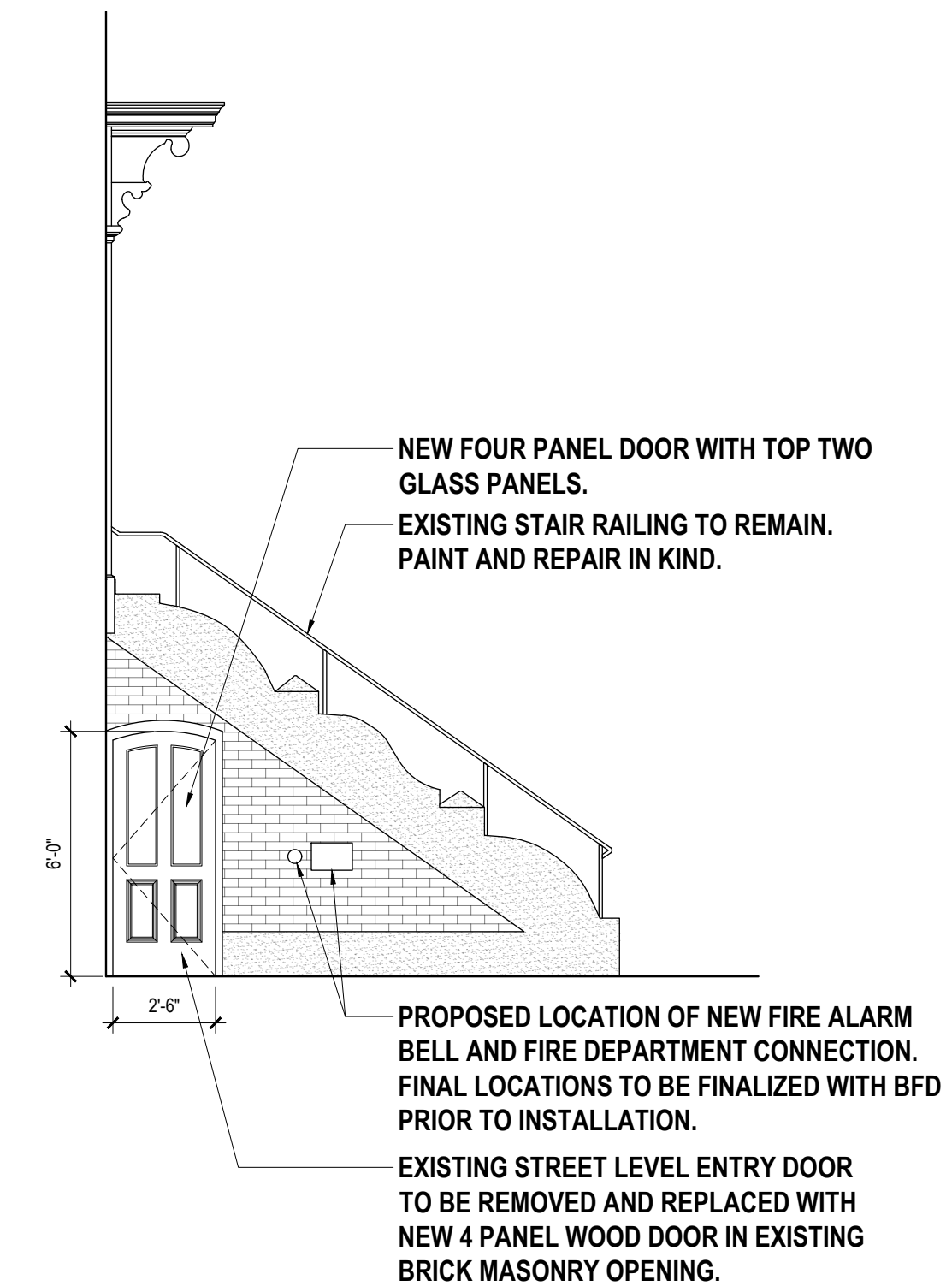
RESTORE EXISTING STREET LEVEL WINDOWS.

NEW BLACK METAL GARDEN RAIL TO COMPLEMENT NEIGHBORING RAILS. RAIL DIMENSIONS TO BE SIMILAR TO NEIGHBORING RAILS.

EXISTING BROWNSTONE CURB TO BE REPAIRED IN KIND.

NEW EGRESS COMPLIANT DOUBLE HUNG WINDOW TO MATCH.

CONSTRUCT NEW CAST IN PLACE CONCRETE WALL FOR NEW EGRESS WELL. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION. STREET FACING WALL SHALL MATCH PROFILE OF EXISTING BOW WINDOW. WALL SHALL BE PAINTED IN BENJAMIN HC-69 TO MATCH BROWNSTONE.



3 PROPOSED STREET LEVEL ENTRY
1/4" = 1'-0"

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GENERAL CONTRACTOR SHALL PROVIDE ROOF DECK MOCK-UP.
ARCHITECT AND LANDMARKS STAFF SHALL VERIFY THAT THE
NEW DECK, RAILING AND MECHANICAL EQUIPMENT IS
NOT VISIBLE FROM THE THE PUBLIC WAY.

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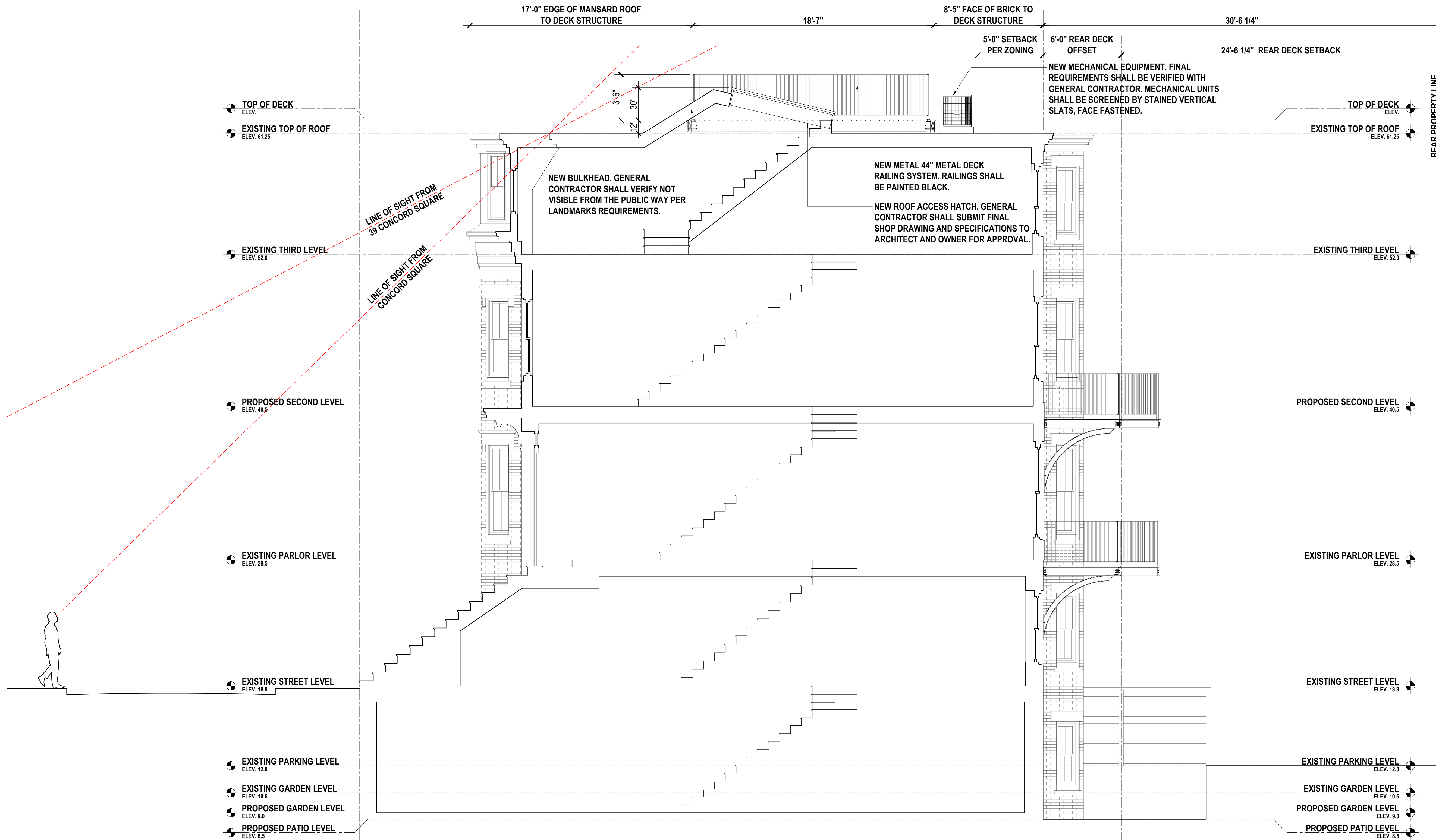
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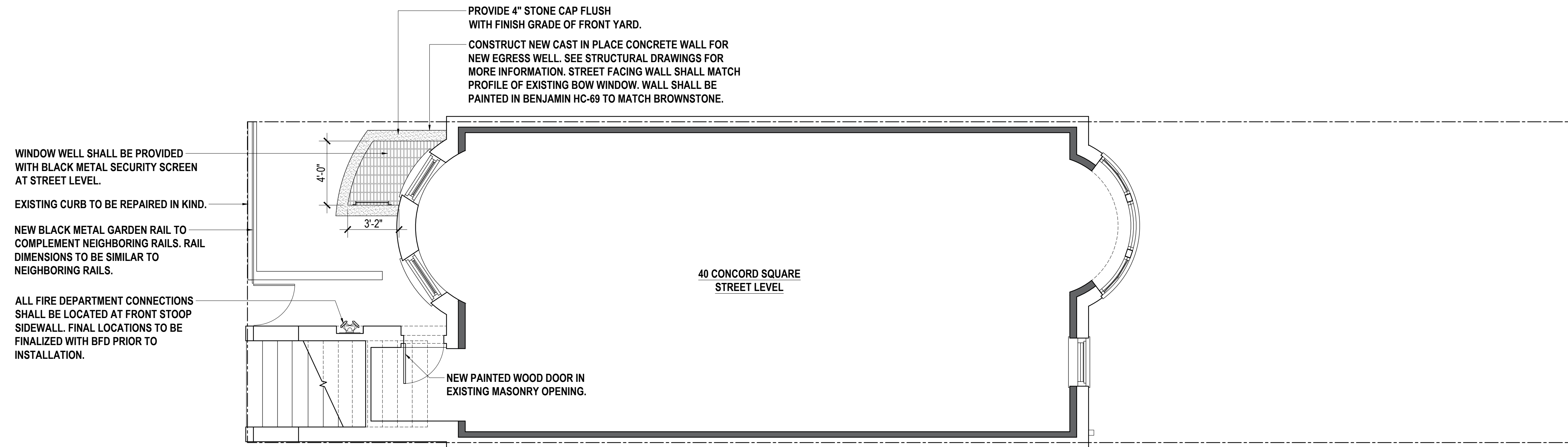
1 PROPOSED BUILDING SECTION
1/4" = 1'-0"

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WINDOW WELL SHALL BE PROVIDED WITH BLACK METAL SECURITY SCREEN AT STREET LEVEL.

EXISTING CURB TO BE REPAIRED IN KIND.

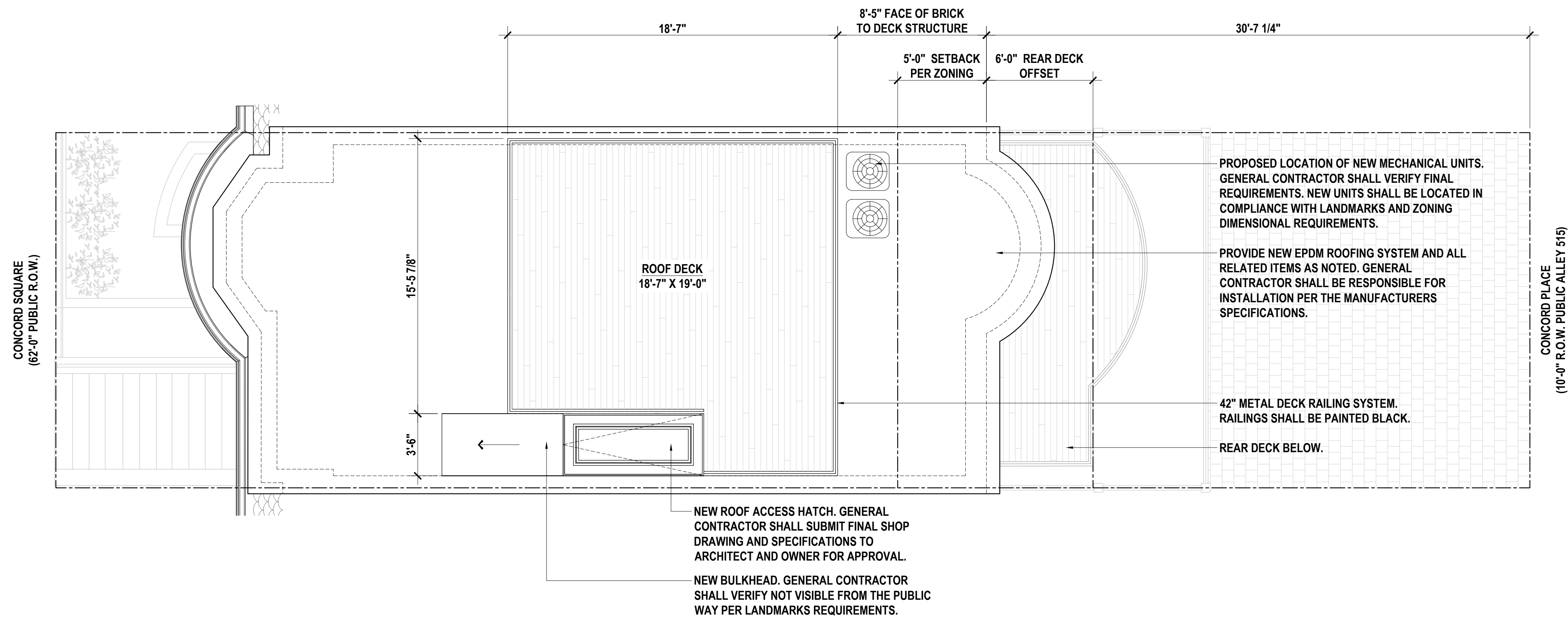
NEW BLACK METAL GARDEN RAIL TO COMPLEMENT NEIGHBORING RAILS. RAIL DIMENSIONS TO BE SIMILAR TO NEIGHBORING RAILS.

ALL FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED AT FRONT STOOP SIDEWALL. FINAL LOCATIONS TO BE FINALIZED WITH BFD PRIOR TO INSTALLATION.

PROVIDE 4" STONE CAP FLUSH WITH FINISH GRADE OF FRONT YARD.
CONSTRUCT NEW CAST IN PLACE CONCRETE WALL FOR NEW EGRESS WELL. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION. STREET FACING WALL SHALL MATCH PROFILE OF EXISTING BOW WINDOW. WALL SHALL BE PAINTED IN BENJAMIN HC-69 TO MATCH BROWNSTONE.

NEW PAINTED WOOD DOOR IN EXISTING MASONRY OPENING.

1 PROPOSED STREET LEVEL PLAN
1/4" = 1'-0"



PROPOSED LOCATION OF NEW MECHANICAL UNITS. GENERAL CONTRACTOR SHALL VERIFY FINAL REQUIREMENTS. NEW UNITS SHALL BE LOCATED IN COMPLIANCE WITH LANDMARKS AND ZONING DIMENSIONAL REQUIREMENTS.

PROVIDE NEW EPDM ROOFING SYSTEM AND ALL RELATED ITEMS AS NOTED. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION PER THE MANUFACTURERS SPECIFICATIONS.

42" METAL DECK RAILING SYSTEM. RAILINGS SHALL BE PAINTED BLACK.

REAR DECK BELOW.

NEW ROOF ACCESS HATCH. GENERAL CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWING AND SPECIFICATIONS TO ARCHITECT AND OWNER FOR APPROVAL.

NEW BULKHEAD. GENERAL CONTRACTOR SHALL VERIFY NOT VISIBLE FROM THE PUBLIC WAY PER LANDMARKS REQUIREMENTS.

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

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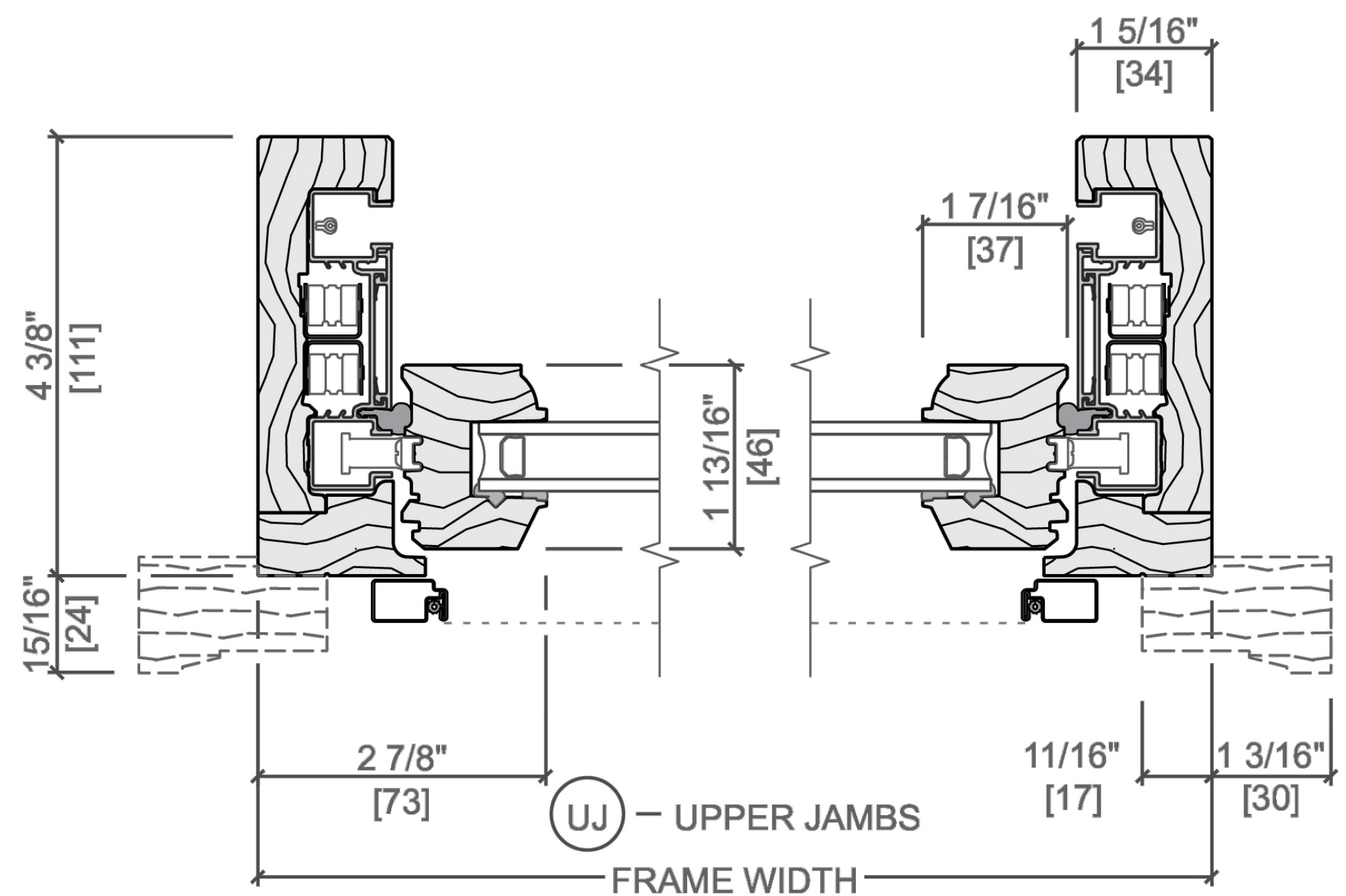
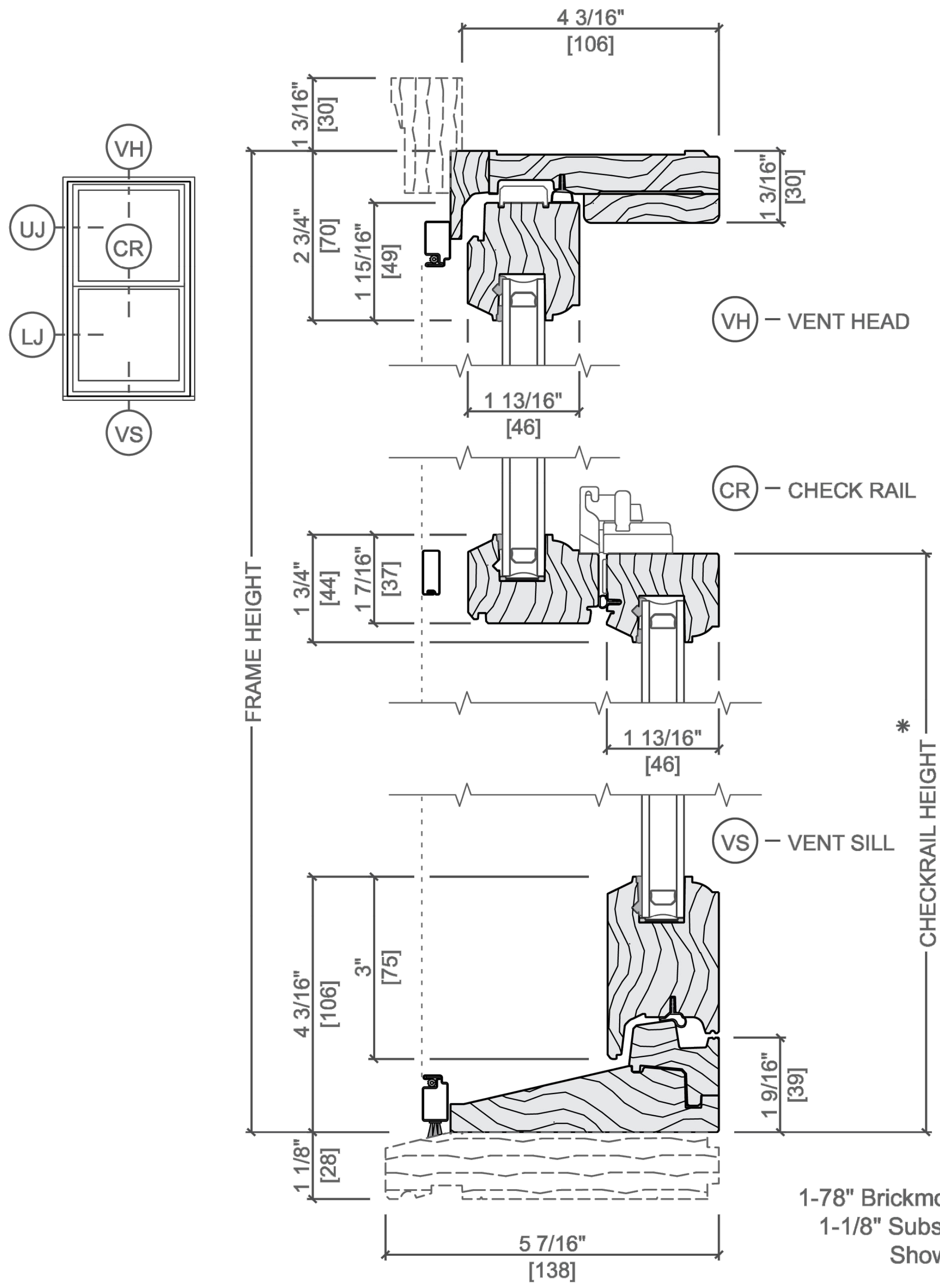
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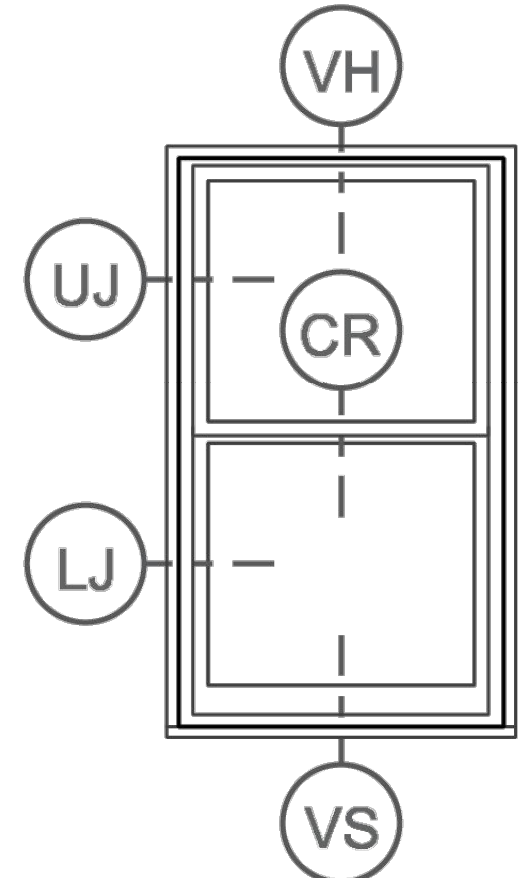
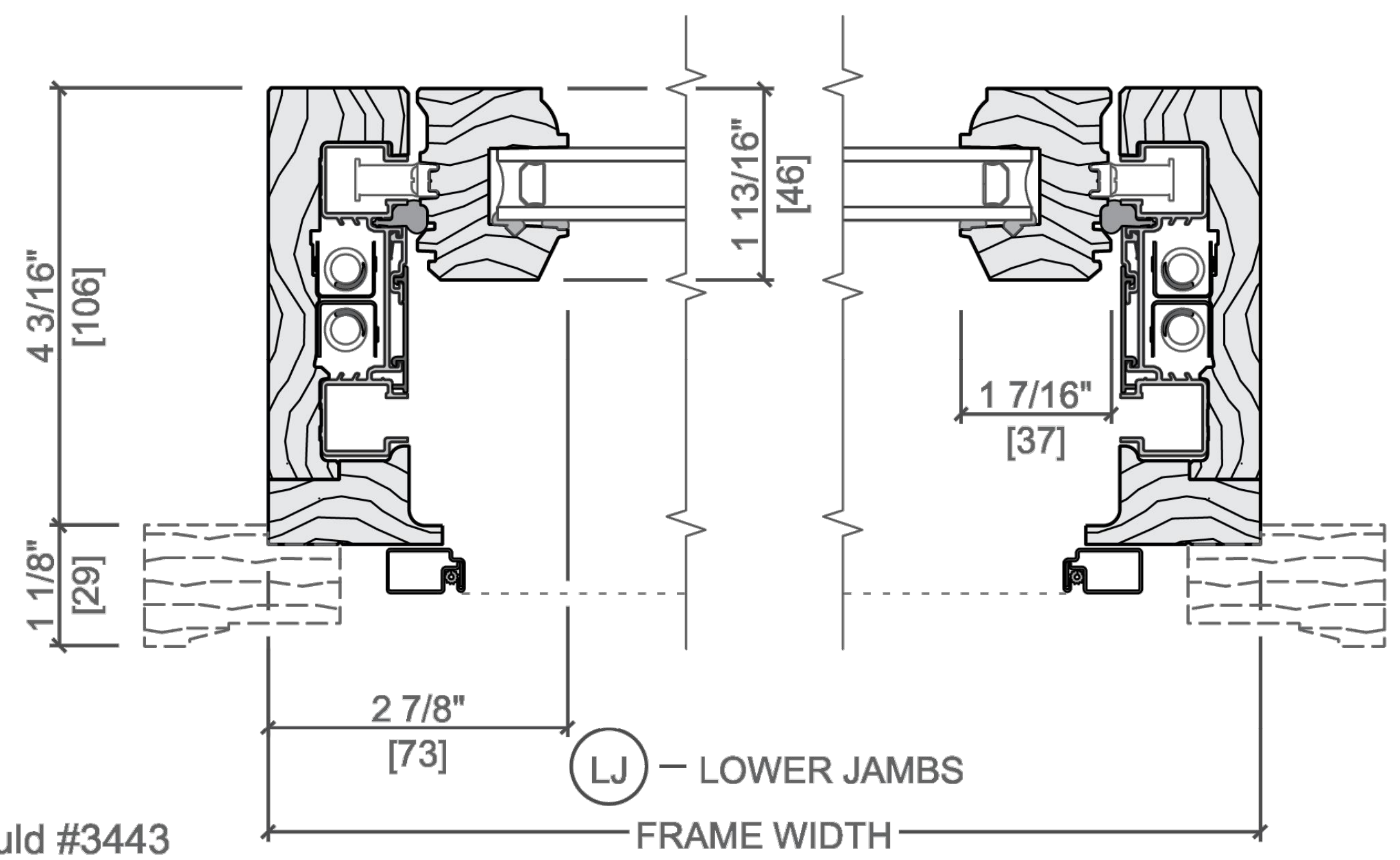


Pella® Reserve™ Traditional Hung Window

Unit Sections - Wood Exterior Putty Glaze Exterior Profile



* Dimension required for ordering units with unequal sash.



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