

# 46 MONTGOMERY, LLC. SINGLE FAMILY RENOVATION

46 MONTGOMERY STREET  
BOSTON, MA. 02116

**SOUTH END LANDMARKS DISTRICT COMMISSION  
DRAWINGS ISSUED FOR REVIEW JANUARY 16, 2023**



## PROJECT TEAM

ARCHITECT:  
**PITMAN & WARDLEY ASSOCIATES, LLC**  
32 CHURCH STREET  
SALEM, MA. 01970  
978-744-8982

PROJECT OWNER  
**46 MONTGOMERY STREET, LLC.**  
282 POWDER POINT AVE.  
DUXBURY, MA. 02332  
ATTN: DAVID WATSON, MANAGER

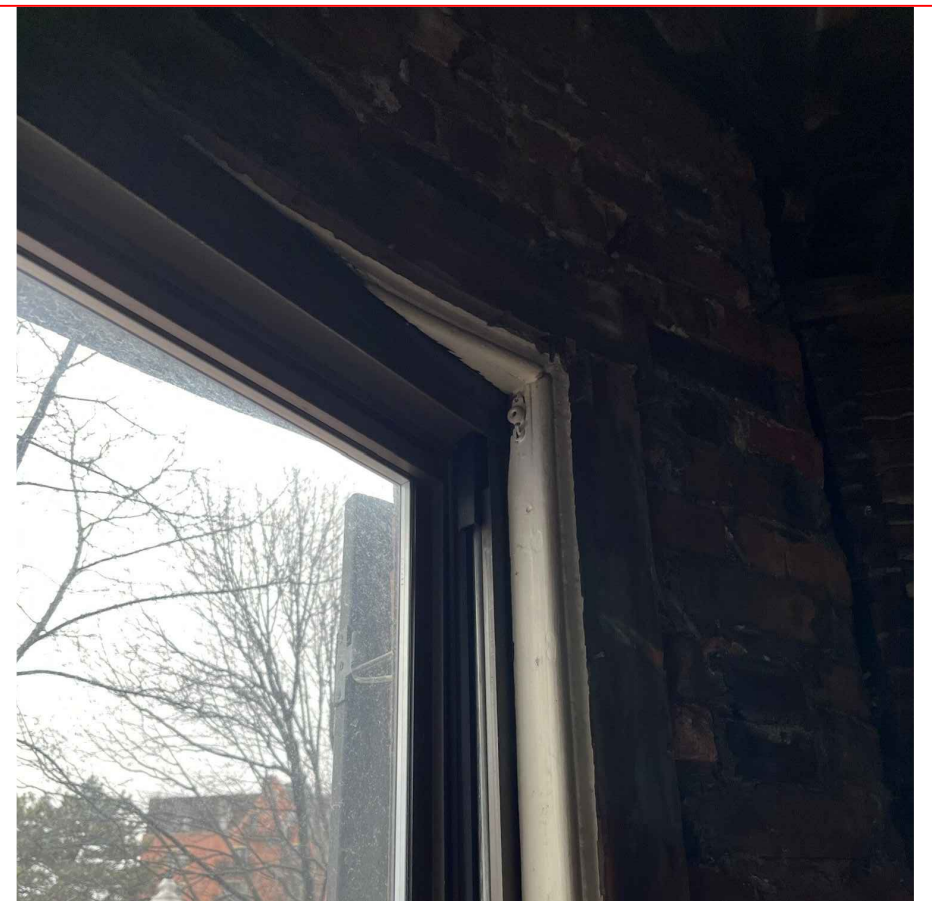
GENERAL CONTRACTOR  
**KENNEDY DESIGN BUILD, LLC.**  
244 WILLARD STREET  
QUINCY, MA. 02169  
781-789-3629  
ATTN: SEAN KENNEDY

CIVIL ENGINEER  
**GREATER BOSTON SURVEY & ENGINEERING**  
19 FREDITH ROAD  
WEYMOUTH, MA. 02189  
781-413-7029  
ATTN: PAUL TYRELL

**EXISTING CONDITIONS: FRONT FACADE**

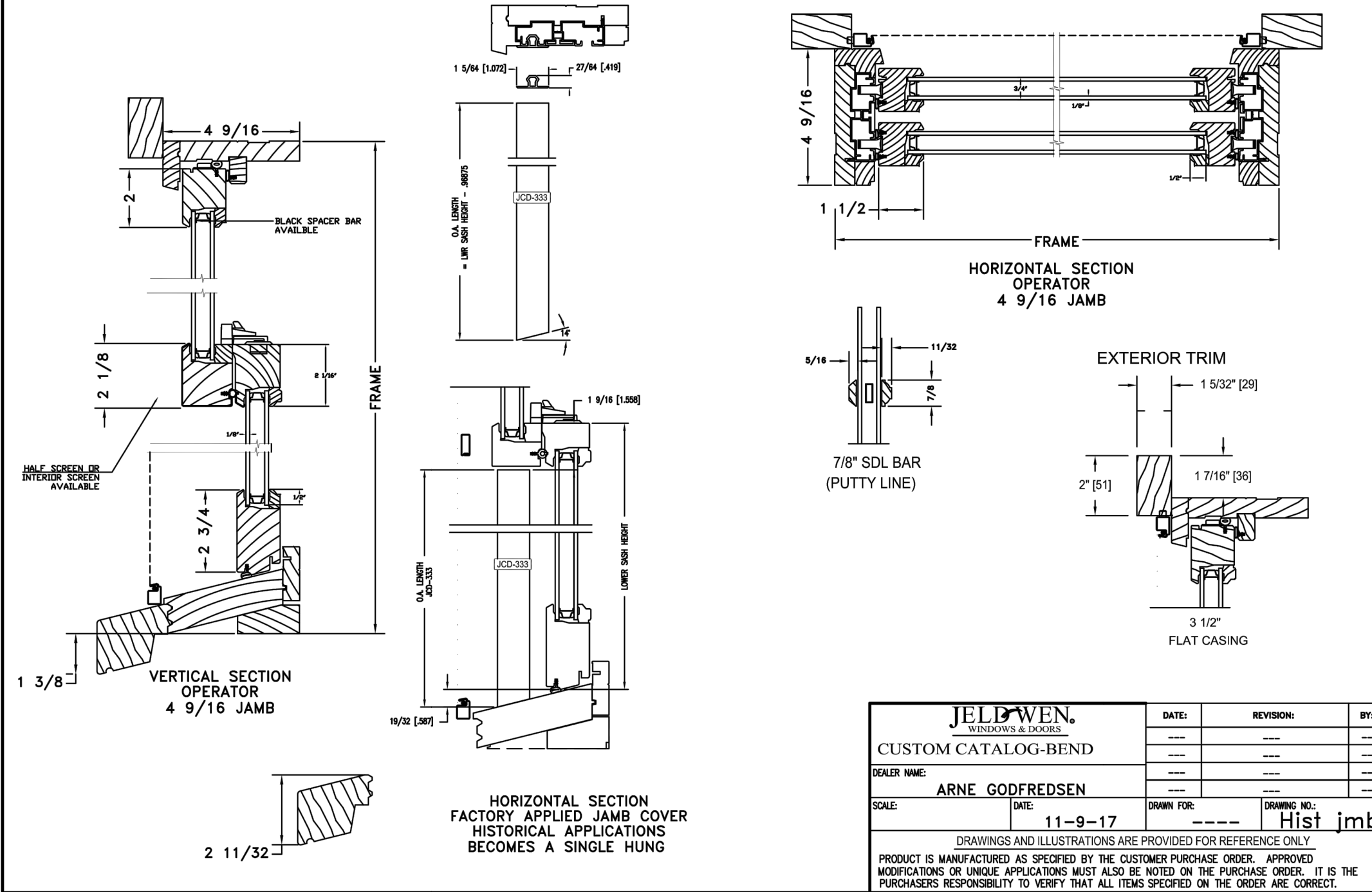


**EXISTING CONDITIONS: FRONT FACADE WINDOWS**

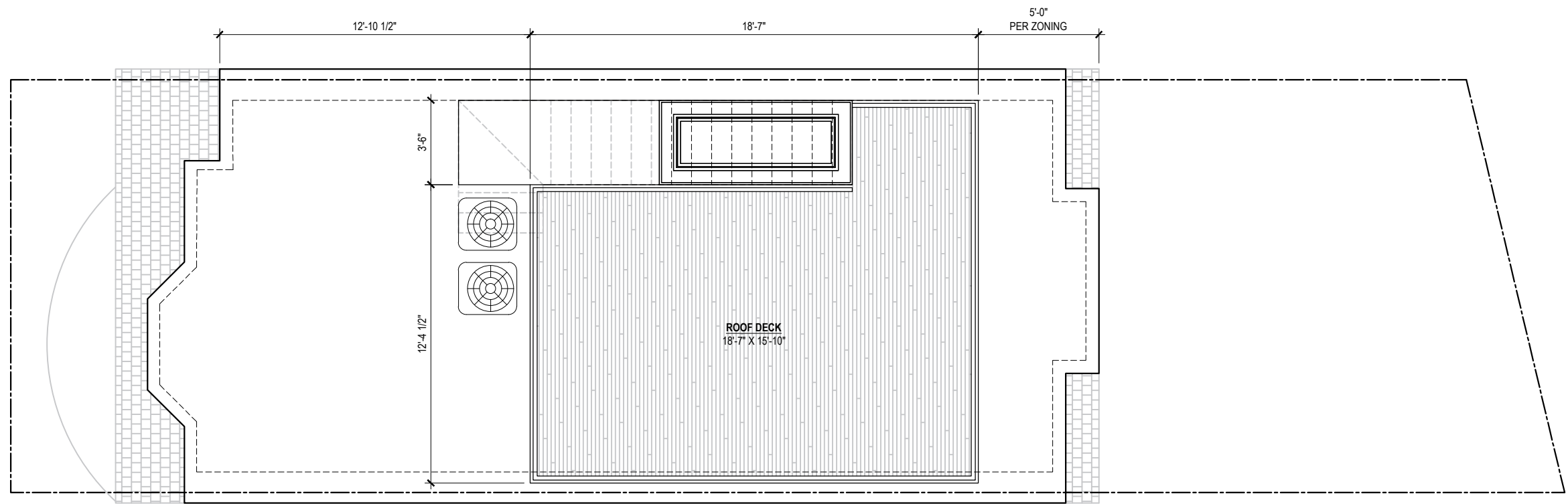


# PROPOSED FRONT FACADE WINDOW DETAILS

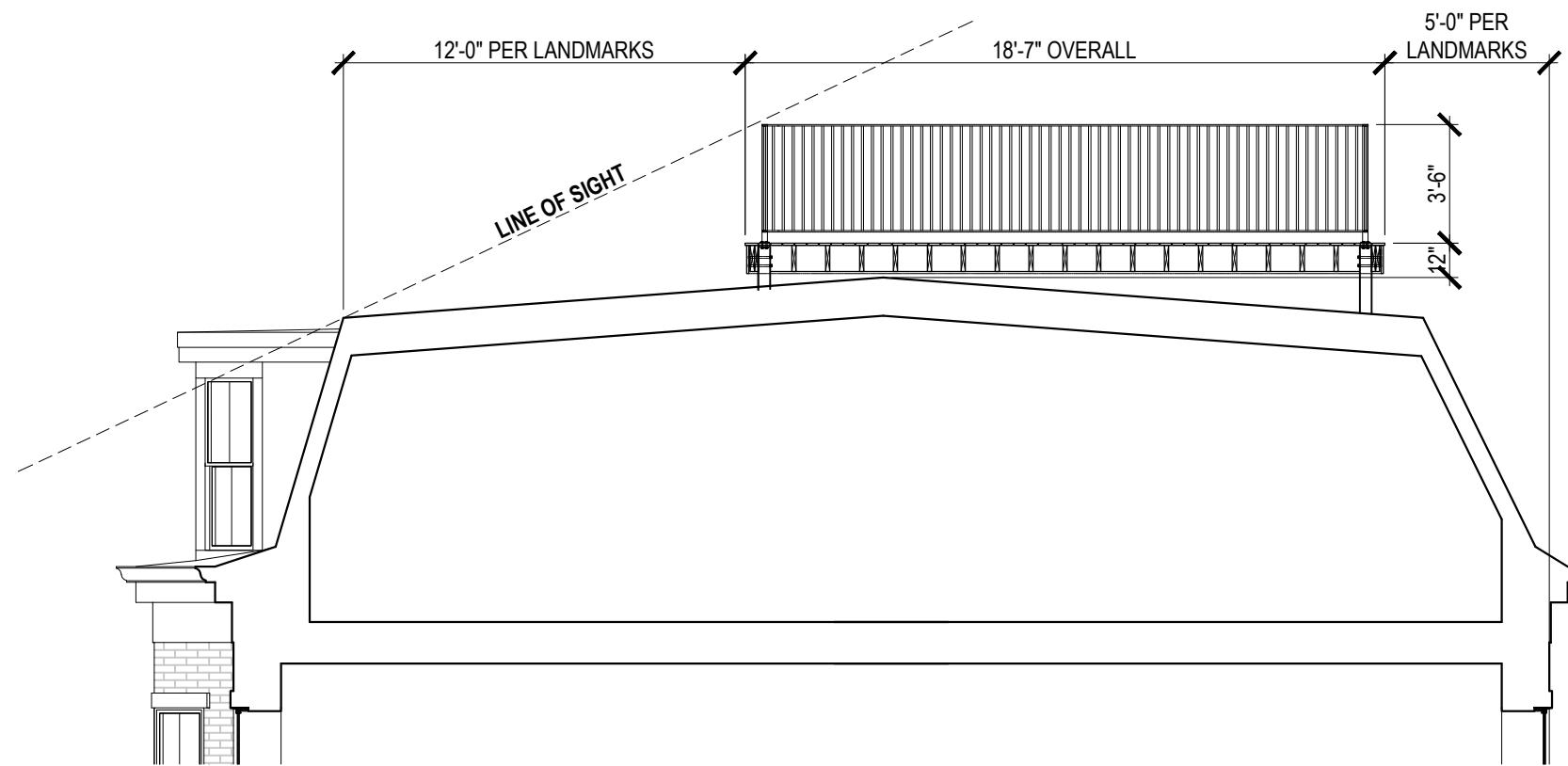
## CUSTOM SERIES PRIMED DOUBLE HUNG W / 4 9/16 JAMB W/ 2" SILL NOSING AND JAMB COVER



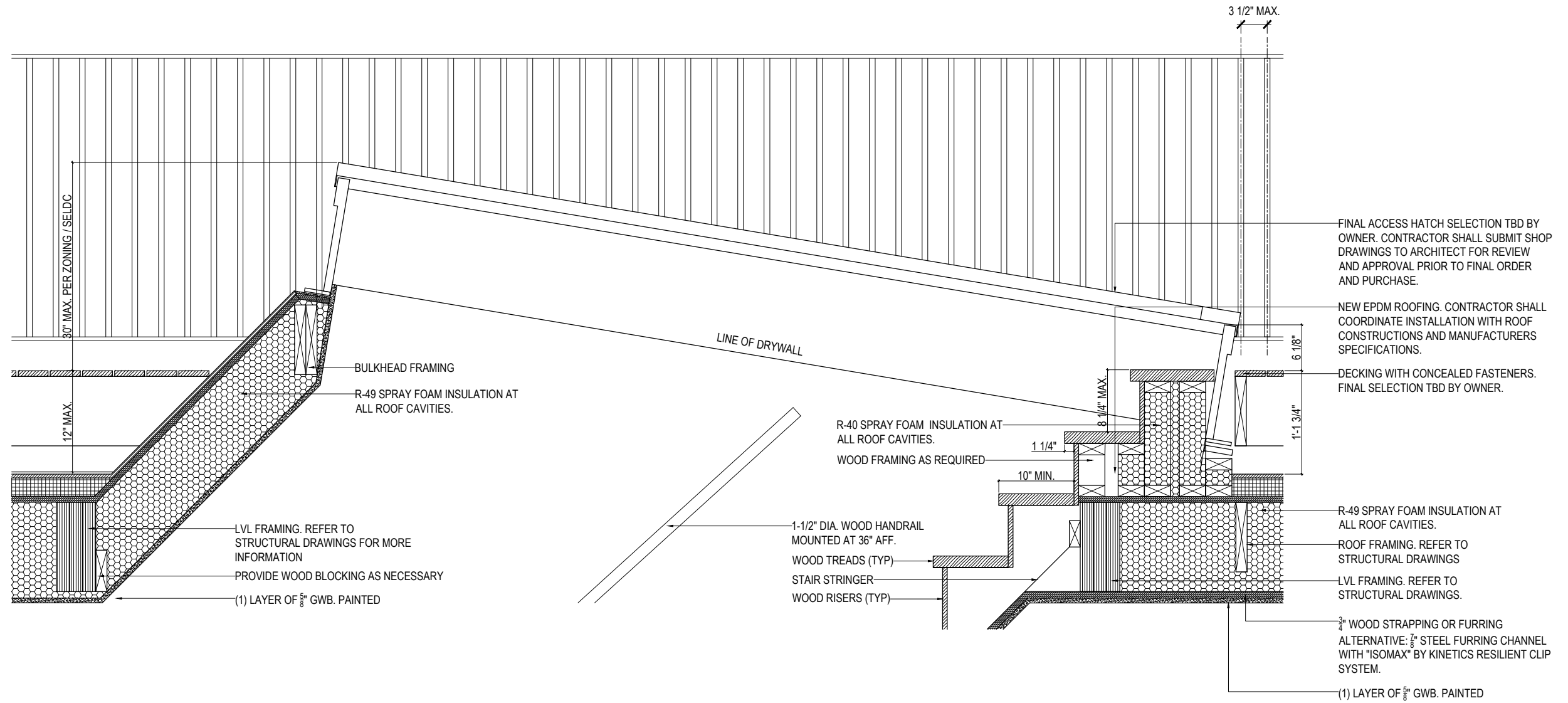
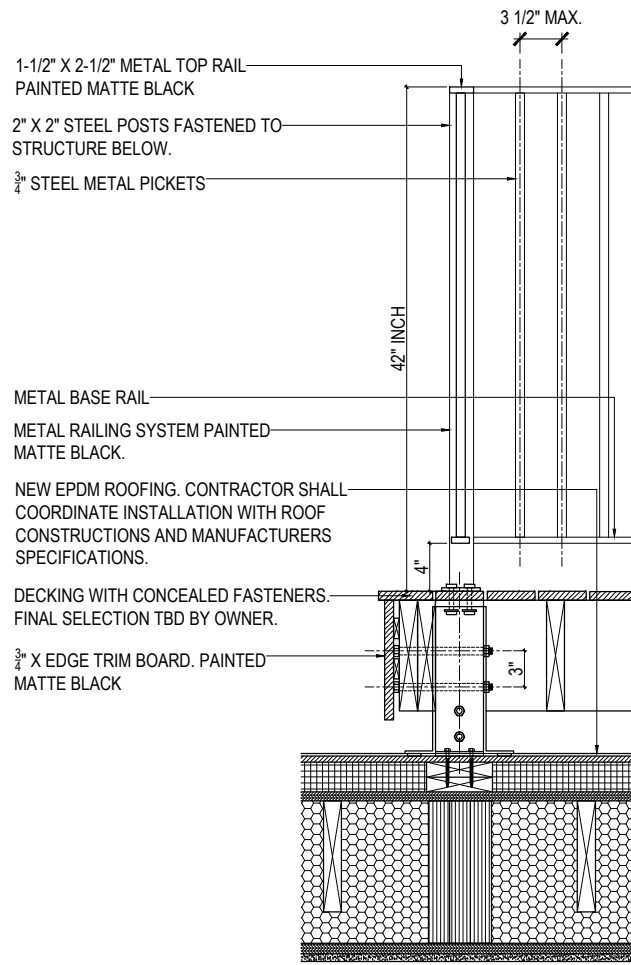
<b>JELD-WEN</b> WINDOWS & DOORS CUSTOM CATALOG-BEND		DATE:	REVISION:	BY:
		---	---	---
DEALER NAME:		---	---	---
ARNE GODFREYSEN		---	---	---
SCALE:	DATE:	DRAWN FOR:	DRAWING NO.:	
	11-9-17	----	Hist jmb	
DRAWINGS AND ILLUSTRATIONS ARE PROVIDED FOR REFERENCE ONLY				
PRODUCT IS MANUFACTURED AS SPECIFIED BY THE CUSTOMER PURCHASE ORDER. APPROVED MODIFICATIONS OR UNIQUE APPLICATIONS MUST ALSO BE NOTED ON THE PURCHASE ORDER. IT IS THE PURCHASERS RESPONSIBILITY TO VERIFY THAT ALL ITEMS SPECIFIED ON THE ORDER ARE CORRECT.				



**01** PROPOSED ROOF DECK PLAN  
 3/16" = 1'-0"



**02** PROPOSED SIDE LINE SECTION  
 3/16" = 1'-0"



**01** ENLARGED RAILING & ROOF HATCH DETAIL  
3/16" = 1'-0"



**01** EXISTING FRONT ELEVATION  
3/16" = 1'-0"



- NEW METAL ROOF DECK RAILING SYSTEM  
PAINTED MATTE BLACK 44" AFF
- PROVIDE NEW EPDM RUBBER ROOF AND ALL  
ATTACHMENTS. CONTRACTOR SHALL BE  
RESPONSIBLE FOR INSTALLATION PER THE  
MANUFACTURERS SPECIFICATIONS.
- EXISTING TRIM DETAILS AT ALL ROOFS AND  
DORMERS ARE TO REMAIN. REPLACE AND  
REPAIR MISSING AND DAMAGED PIECES  
AND AREAS AS REQUIRED. DORMER TO BE  
PAINTED BLACK
- EXISTING SLATE ROOF TO BE REPAIRED.
- ALL EXISTING CORNICE DETAILS ARE TO BE  
REPAIRED AND REPLACED AS REQUIRED.  
CORNICE TO BE PAINTED BROWNSTONE.
- EXISTING SILLS AND LINTELS ARE TO BE  
REPAIRED AS REQUIRED.
- EXISTING WOOD CURVED SASH  
WINDOWS WILL BE RESTORED AND NEW  
STORM WINDOWS WILL BE INSTALLED.
- EXISTING FIRE ESCAPES CONNECTING TO  
ADJACENT PROPERTIES ARE TO REMAIN,  
REPAIRED AS REQUIRED AND PAINTED BLACK.
- EXISTING BRICK SHALL BE RESEALED,  
AND POINTED AND REPAIRED IN ITS  
ENTIRETY.
- NEW HISTORICALLY ACCURATE WOOD  
SHUTTERS. LOUVERS FIXED TO 50% OPEN  
AND POINTING DOWN TO SIDE. PROVIDE  
SURFACE MOUNTED REVERE HARDWARE.
- EXISTING FRONT DOOR WILL BE  
RESTORED.
- EXISTING STAIRS AND RAILINGS ARE TO  
BE REPAIRED AS NECESSARY.
- ELECTRICAL ALARM BELL ON OUTSIDE WALL.  
FIRE DEPARTMENT CONNECTION ON  
OUTSIDE WALL. FINAL LOCATION AND TYPE  
SHALL BE APPROVED BY THE LOCAL FIRE  
DEPARTMENT.
- REPAIR EXISTING GRANITE CURB AND  
REPAIR IRON FENCE AS NECESSARY.

**02** PROPOSED FRONT ELEVATION  
3/16" = 1'-0"