

# RENAISSANCE INVESTMENTS MILFORD STREET DEVELOPMENT

18 MILFORD STREET  
BOSTON, MASSACHUSETTS 02118

SOUTH END LANDMARKS DISTRICT COMMISSION  
DRAWINGS ISSUED FOR REVIEW JANUARY 10, 2025

**PROJECT TEAM**

**OWNER**  
RENAISSANCE INVESTMENTS  
13 WILLOW AVENUE  
SALEM, MA. 01970  
617-513-0705

**ARCHITECT**  
PITMAN AND WARDLEY ASSOCIATES, LLC  
32 CHURCH STREET, 3RD FLOOR  
SALEM, MASSACHUSETTS. 01970  
978-744-8982

**GENERAL CONTRACTOR**  
KENNEDY DESIGN, BUILD, LLC.  
244 WILLARD STREET  
QUINCY, MA. 02169  
617-445-5279

**CIVIL ENGINEER**  
CIVIL ENVIRONMENTAL CONSULTANTS  
8 OAK STREET  
PEABODY, MA. 01960  
978-5331-5501

**ZONING ATTORNEY**  
ALPINE ADVISORY  
130 BEACH ROAD  
ORLEANS, MA. 02563  
617-413-6771

**REAL ESTATE BROKER**  
HANNEMAN GONZALES | PENNEY GOULD  
126 NEWBURY STREET, 2ND FLOOR  
BOSTON, MA. 02116  
617-480-7775

**PROJECT NAME:**

**MILFORD STREET  
RESIDENTIAL DEVELOPMENT**  
18 MILFORD STREET  
BOSTON, MA. 02118

**SUBMISSION:**

**SOUTH END LANDMARKS  
DISTRICT COMMISSION**

DRAWINGS ISSUED FOR REVIEW  
JANUARY 13, 2025

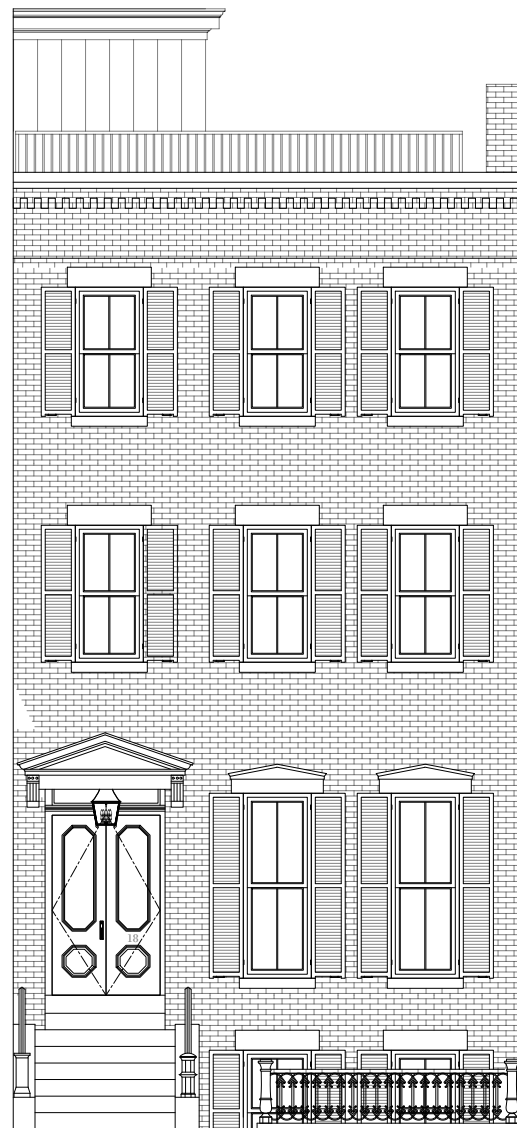
**SEAL/SIGNATURE:**

DATE:  
PROJECT NO:  
JOB NO:

**SHEET NUMBER:**

**SELDC - 0**  
ARCHITECTURAL

All drawings and written material appearing herein constitute original unpublished work, and may not be distributed, used or disclosed without the written consent of Pitman & Wardley Associates, LLC.



**PROJECT DATA**

- A: BUILDING USE GROUP:  
CONVERSION FROM FOUR TO TWO UNIT DWELLING
- B: USE GROUP R-3:  
(TWO-FAMILY DWELLING)
- C: CONSTRUCTION CLASSIFICATION:  
EXISTING TYPE 3B CONSTRUCTION
- D: FULLY SPRINKLED PER NFPA 13D

EXISTING SQUARE FOOTAGE	
GARDEN LEVEL	756 GSF
STREET LEVEL	756 GSF
PARLOR LEVEL	700 GSF
SECOND LEVEL	718 GSF
THIRD LEVEL	718 GSF
HEADHOUSE	98 GSF
<b>TOTAL</b>	<b>3,746 GSF</b>

UNIT 1 SQFT CALCULATION	
GARDEN LEVEL	756 GSF
STREET LEVEL	756 GSF
PARLOR	606 GSF
<b>TOTAL</b>	<b>2,118 GSF</b>

UNIT 2 SQFT CALCULATION	
PARLOR LEVEL	52 GSF
SECOND LEVEL	718 GSF
THIRD LEVEL	718 GSF
FOURTH LEVEL	105 GSF
<b>TOTAL</b>	<b>1,593 GSF</b>

COMMON AREA SQFT CALCULATION	
PARLOR LEVEL	35 GSF
<b>TOTAL</b>	<b>35 GSF</b>

<b>TOTAL BUILDING</b>	<b>3,746 GSF</b>
-----------------------	------------------

ALL BUILDING SQUARE FOOTAGE CALCULATIONS SHALL BE VERIFIED BY THE ARCHITECT AT THE COMPLETION OF THE DEMOLITION PHASE

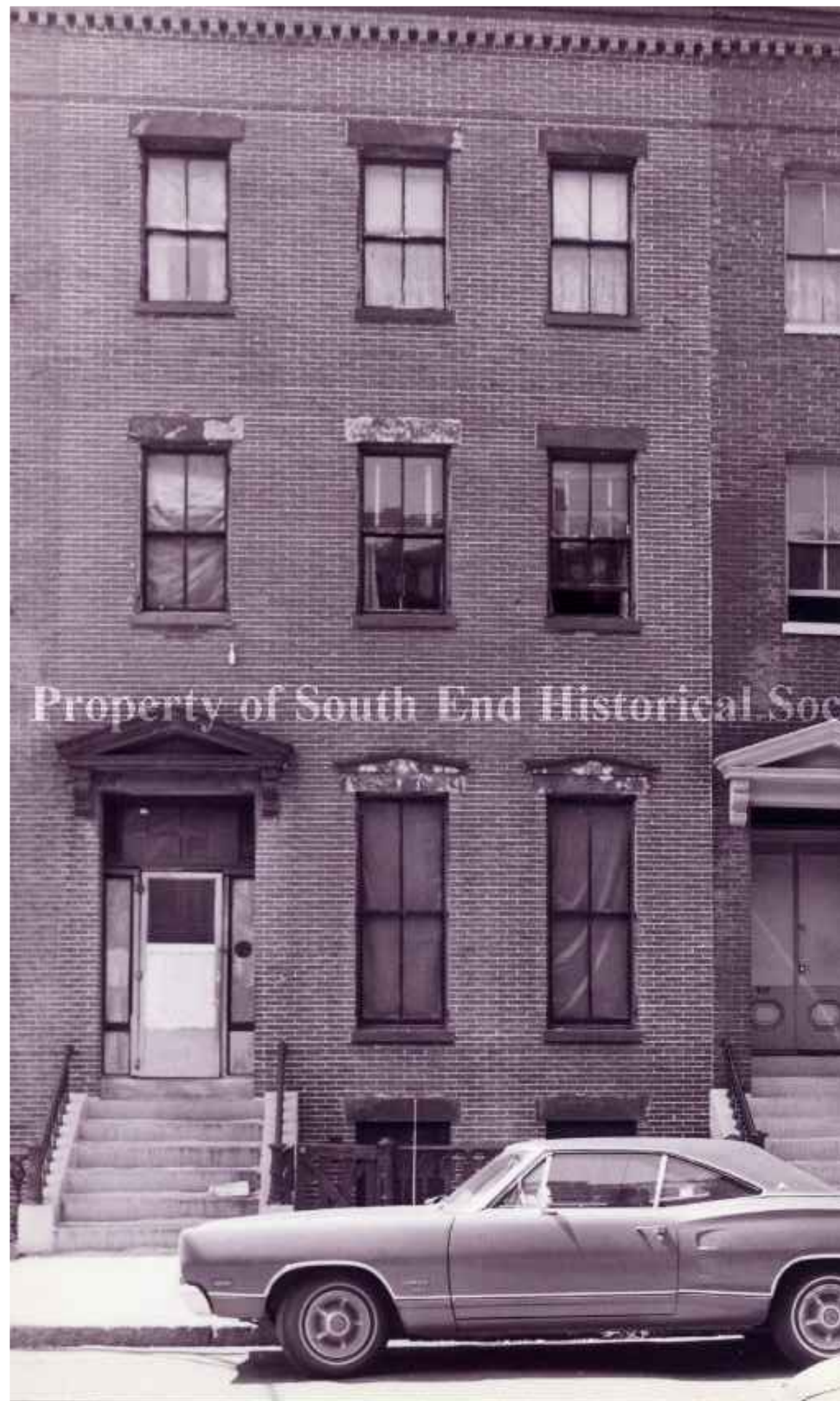
**ZONING REVIEW**

- PROJECT ADDRESS: 18 MILFORD STREET, BOSTON MASSACHUSETTS 02118
- PARCEL ID: 0305860000
- MAP NO. 1P
- ARTICLE: ARTICLE 64
- ZONING DISTRICT: SOUTH END NEIGHBORHOOD
- ZONING SUB-DISTRICT: MFR
- ZONING OVERLAYS: COASTAL FLOOD RESILIENCE OVERLAY DISTRICT  
GROUNDWATER CONSERVATION OVERLAY DISTRICT  
RESTRICTED PARKING DISTRICT

	ALLOWABLE	EXISTING	PROPOSED	COMPLIANCE
LOT AREA	N/A	1,149 SF	1,149 SF	
LOT WIDTH	N/A	21'-1"	21'-1"	
F.A.R. (2.0)	2.0	2.0	2.0	
BUILDING HEIGHT	70'-0"	49'-5"	49'-5"	
OPEN SPACE	200 SF/UNIT			
FRONT YARD	STREET AVERAGE	STREET AVERAGE	STREET AVERAGE	
SIDE YARD	0'-0"	0'-0"	0'-0"	
REAR YARD	20'-0"	29'-7"	29'-7"	

**PROJECT SCOPE**

THE SCOPE OF WORK FOR THIS PROJECT INVOLVES THE RENOVATION OF AN EXISTING FOUR-UNIT BUILDING, CONVERTING IT INTO TWO NEW DWELLING UNITS. THE WORK WILL INCLUDE FRAMING, INSTALLATION OF WALL PARTITIONS, AND FINISHES THROUGHOUT. ELECTRICAL SYSTEMS WILL BE DESIGNED, SUPPLIED, AND INSTALLED BY THE GENERAL CONTRACTOR, WHO IS ALSO RESPONSIBLE FOR THE DESIGN, SUPPLY, AND INSTALLATION OF ALL MECHANICAL SYSTEMS, INCLUDING HVAC. NECESSARY STRUCTURAL MODIFICATIONS WILL BE MADE TO ACCOMMODATE THE NEW DESIGN. THE GENERAL CONTRACTOR WILL ALSO SUPPLY AND INSTALL ALL LIFE SAFETY SYSTEMS, WHICH MUST BE APPROVED BY THE LOCAL FIRE DEPARTMENT AND CONNECTED TO THE LOCAL FIRE ALARM SYSTEM. ADDITIONALLY, EXTERIOR, SITE, AND LANDSCAPING WORK WILL BE COMPLETED AS REQUIRED TO FINISH THE PROJECT.



**1** FRONT ELEVATION - 1972 SOUTH END STREETS SURVEY  
SCALE: 3/16" = 1'-0"



**2** FRONT ELEVATION - PROPOSED  
SCALE: 3/16" = 1'-0"

**PITMAN &  
WARDLEY**  
ASSOCIATES LLC  
ARCHITECTURE & DESIGN  
32 CHURCH STREET  
SALEM, MASSACHUSETTS 01970  
978-744-8982

**PROJECT TEAM**

**OWNER**  
RENAISSANCE INVESTMENTS  
13 WILLOW AVENUE  
SALEM, MA. 01970  
617-513-0705

**ARCHITECT**  
PITMAN AND WARDLEY ASSOCIATES, LLC  
32 CHURCH STREET, 3RD FLOOR  
SALEM, MASSACHUSETTS. 01970  
978-744-8982

**GENERAL CONTRACTOR**  
KENNEDY DESIGN, BUILD, LLC.  
244 WILLARD STREET  
QUINCY, MA. 02169  
617-445-5279

**CIVIL ENGINEER**  
CIVIL ENVIRONMENTAL CONSULTANTS  
8 OAK STREET  
PEABODY, MA. 01960  
978-5331-5501

**ZONING ATTORNEY**  
ALPINE ADVISORY  
130 BEACH ROAD  
ORLEANS, MA. 02563  
617-413-6771

**REAL ESTATE BROKER**  
HANNEMAN GONZALES | PENNEY GOULD  
126 NEWBURY STREET, 2ND FLOOR  
BOSTON, MA. 02116  
617-480-7775

**PROJECT NAME:**

**MILFORD STREET  
RESIDENTIAL DEVELOPMENT**  
18 MILFORD STREET  
BOSTON, MA. 02118

**SUBMISSION:**

**SOUTH END LANDMARKS  
DISTRICT COMMISSION**  
DRAWINGS ISSUED FOR REVIEW  
JANUARY 13, 2025

**SEAL/SIGNATURE:**

**DATE:**  
**PROJECT NO:**  
**JOB NO:**

**SHEET NUMBER:**

**SELDC - 1**  
**ARCHITECTURAL**

All drawings and written material appearing herein constitute original unpublished work, and may not be distributed, used or disclosed without the written consent of Pitman & Wardley Associates, LLC.

© Pitman & Wardley Associates LLC. 2024

PROJECT TEAM

OWNER  
RENAISSANCE INVESTMENTS  
13 WILLOW AVENUE  
SALEM, MA. 01970  
617-513-0705

ARCHITECT  
PITMAN AND WARDLEY ASSOCIATES, LLC  
32 CHURCH STREET, 3RD FLOOR  
SALEM, MASSACHUSETTS. 01970  
978-744-8982

GENERAL CONTRACTOR  
KENNEDY DESIGN, BUILD, LLC.  
244 WILLARD STREET  
QUINCY, MA. 02169  
617-445-5279

CIVIL ENGINEER  
CIVIL ENVIRONMENTAL CONSULTANTS  
8 OAK STREET  
PEABODY, MA. 01960  
978-5331-5501

ZONING ATTORNEY  
ALPINE ADVISORY  
130 BEACH ROAD  
ORLEANS, MA. 02563  
617-413-6771

REAL ESTATE BROKER  
HANNEMAN GONZALES | PENNEY GOULD  
126 NEWBURY STREET, 2ND FLOOR  
BOSTON, MA. 02116  
617-480-7775

PROJECT NAME:

MILFORD STREET  
RESIDENTIAL DEVELOPMENT  
18 MILFORD STREET  
BOSTON, MA. 02118

SUBMISSION:

SOUTH END LANDMARKS  
DISTRICT COMMISSION

DRAWINGS ISSUED FOR REVIEW  
JANUARY 13, 2025

SEAL/SIGNATURE:

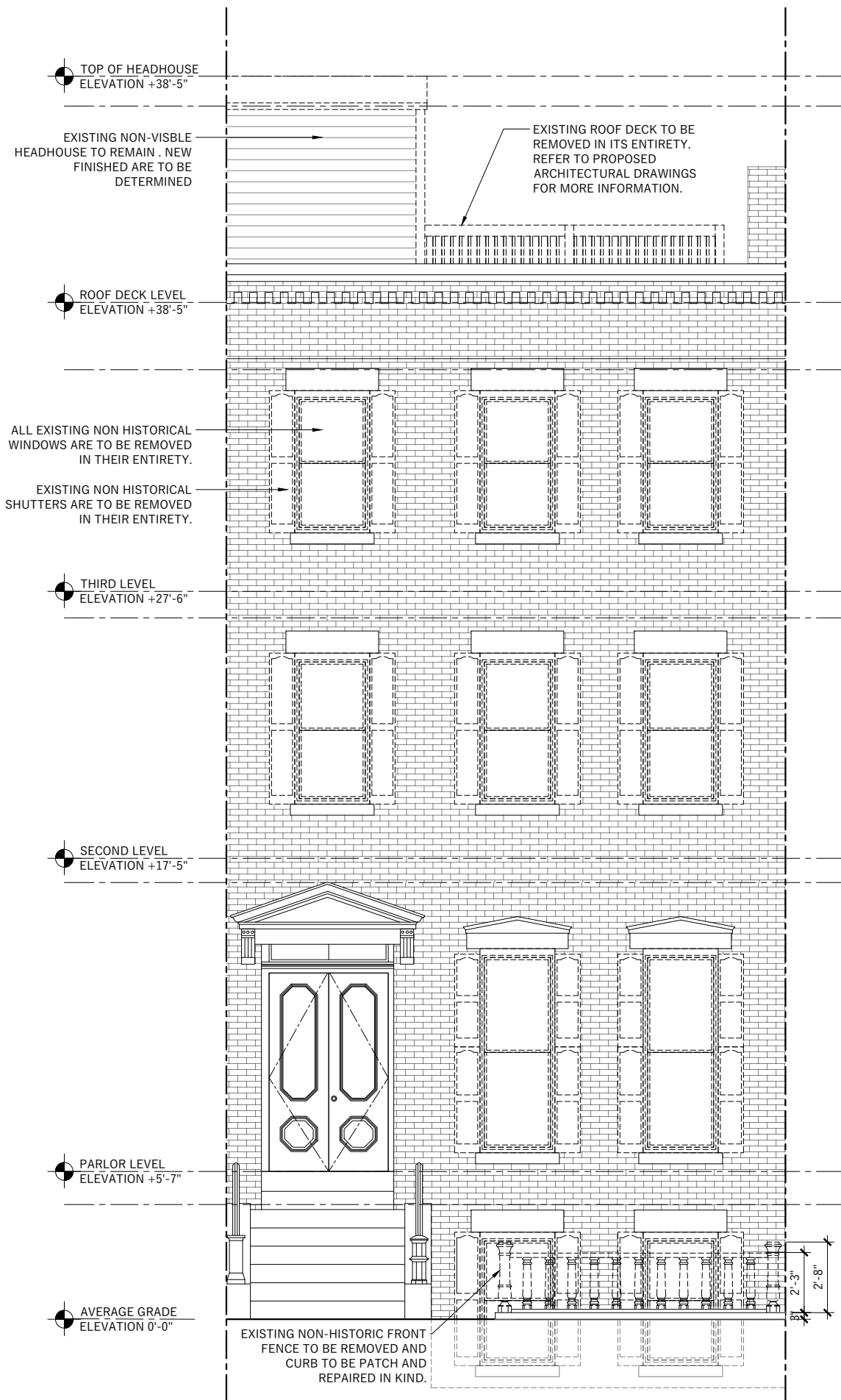
DATE:  
PROJECT NO:  
JOB NO:

SHEET NUMBER:

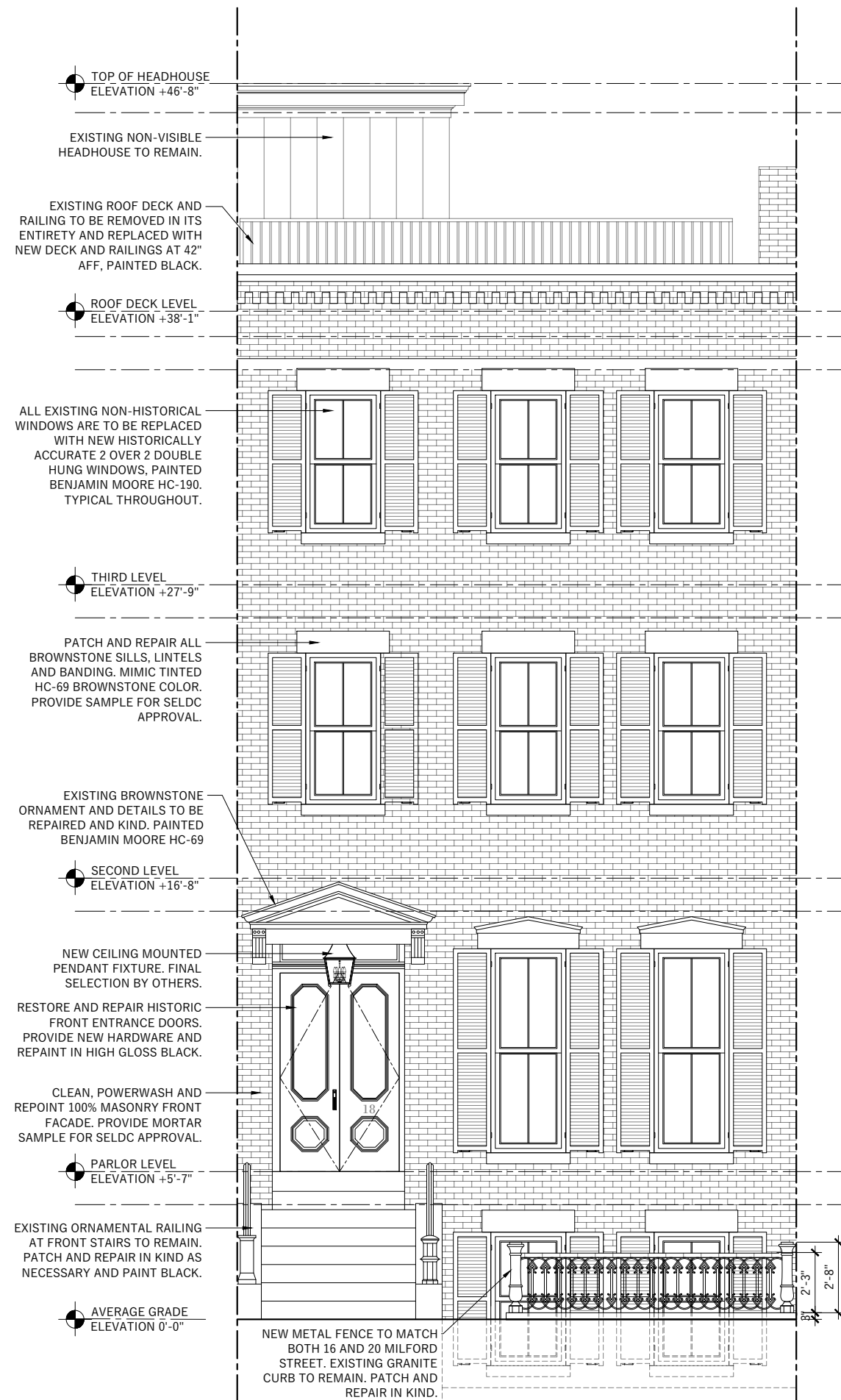
**SELDC - 2**  
ARCHITECTURAL

All drawings and written material appearing herein constitute original unpublished work, and may not be distributed, used or disclosed without the written consent of Pitman & Wardley Associates, LLC.

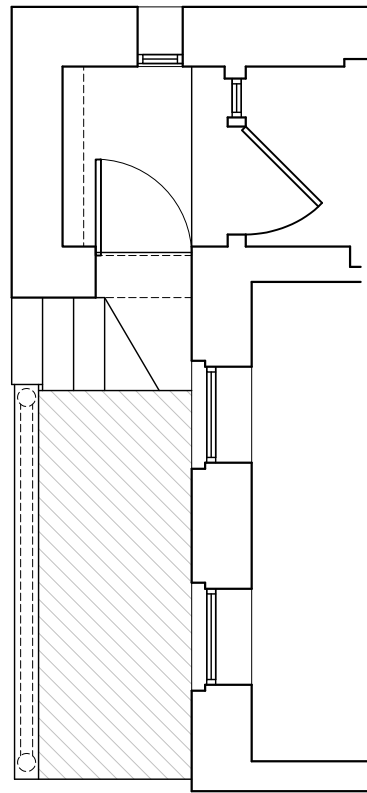
© Pitman & Wardley Associates LLC. 2024



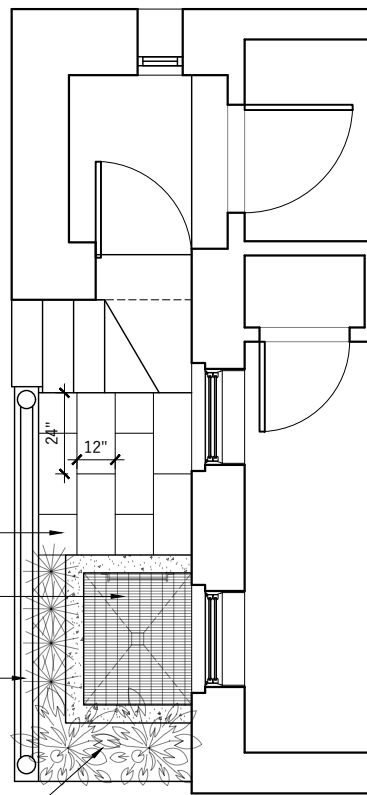
**1 FRONT ELEVATION - EXISTING**  
SCALE: 3/16" = 1'-0"



**2 FRONT ELEVATION - PROPOSED**  
SCALE: 3/16" = 1'-0"

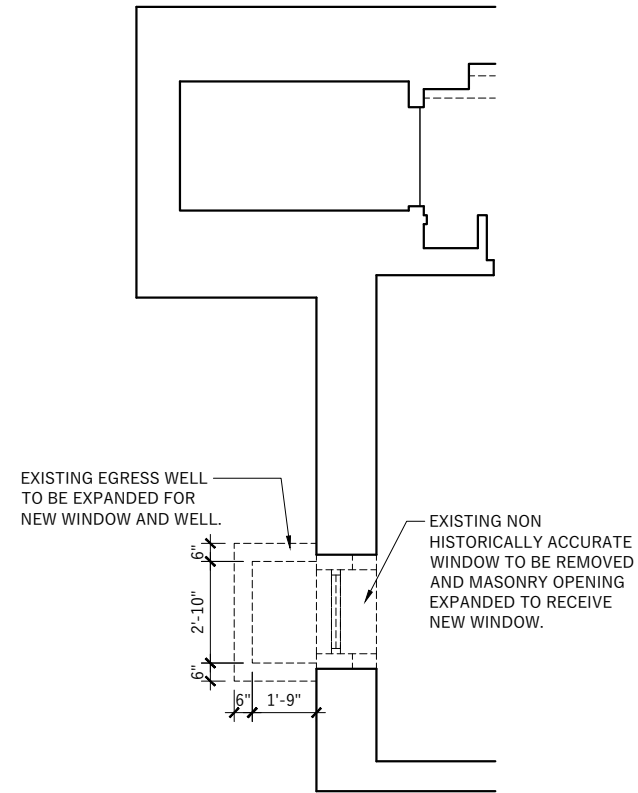


**1 FRONT AREAWAY AT STREET LEVEL - EXISTING**  
SCALE: 3/16" = 1'-0"

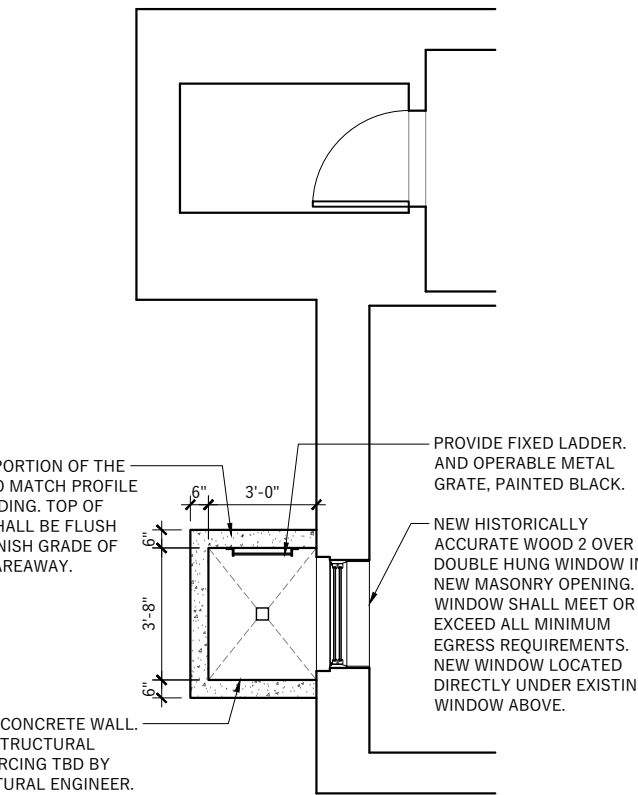


- NEW 12" x 24" BLUESTONE IN EXISTING AREAWAY.
- NEW EGRESS WELL WITH OPERABLE METAL GRATE, PAINTED BLACK.
- EXISTING NON-HISTORICAL FRONT FENCE TO BE REMOVED AND REPLACED WITH NEW FENCE TO MATCH 16 MILFORD STREET.
- PROPOSED LANDSCAPE IN FRONT AREA WAY AS NECESSARY.

**2 FRONT AREAWAY AT STREET LEVEL - PROPOSED**  
SCALE: 3/16" = 1'-0"

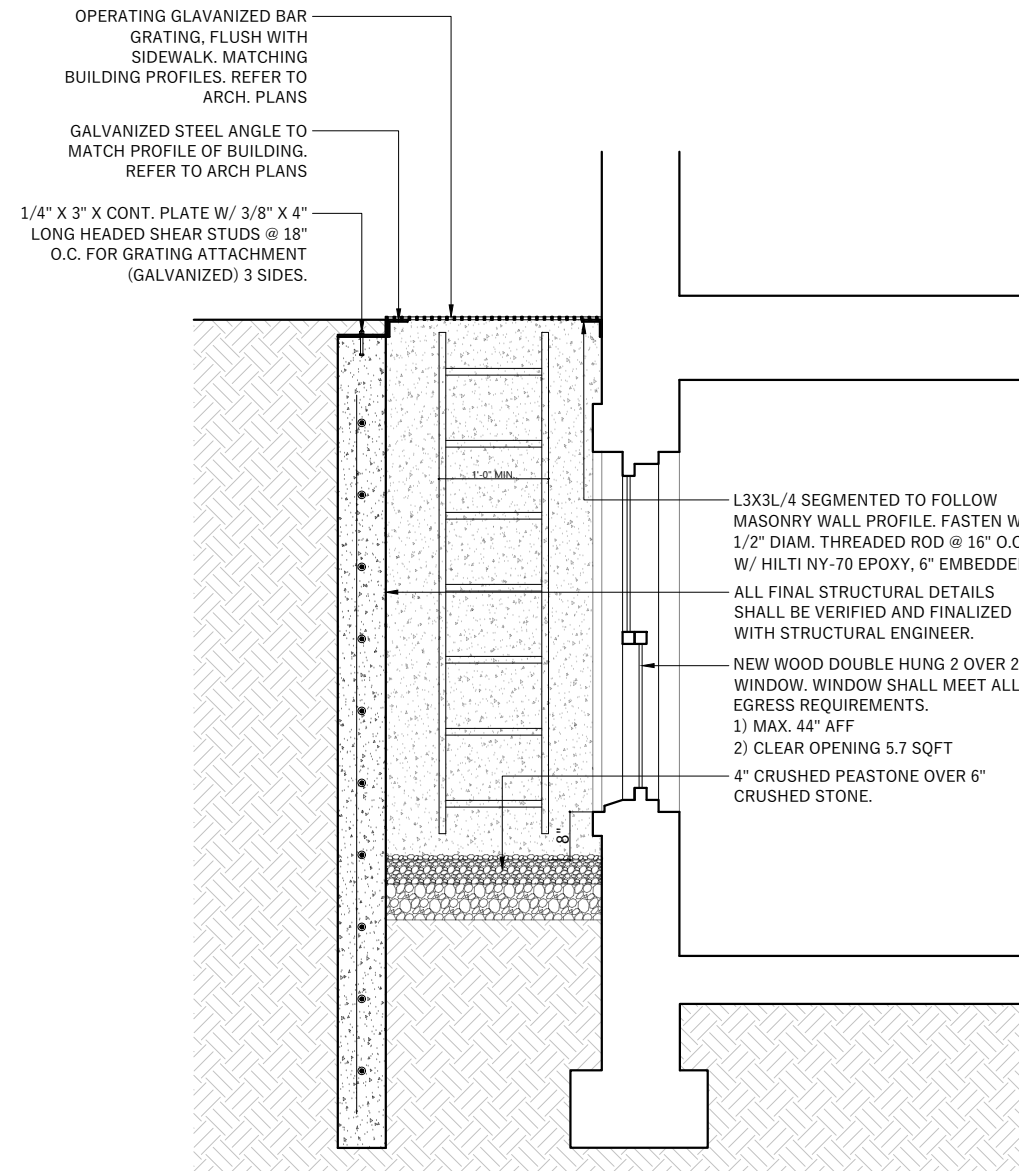


**3 FRONT AREAWAY AT GARDEN LEVEL - EXISTING**  
SCALE: 3/16" = 1'-0"



- FRONT PORTION OF THE WELL TO MATCH PROFILE OF BUILDING. TOP OF WALL SHALL BE FLUSH WITH FINISH GRADE OF FRONT AREAWAY.
- PROVIDE FIXED LADDER AND OPERABLE METAL GRATE, PAINTED BLACK.
- NEW HISTORICALLY ACCURATE WOOD 2 OVER 2 DOUBLE HUNG WINDOW IN NEW MASONRY OPENING. WINDOW SHALL MEET OR EXCEED ALL MINIMUM EGRESS REQUIREMENTS. NEW WINDOW LOCATED DIRECTLY UNDER EXISTING WINDOW ABOVE.
- NEW 6" CONCRETE WALL. FINAL STRUCTURAL REINFORCING TBD BY STRUCTURAL ENGINEER. WALL AND CAP TO HAVE BROWNSTONE FINISH AND PAINTED BENJAMIN MOORE HC-69.

**4 FRONT AREAWAY AT GARDEN LEVEL - PROPOSED**  
SCALE: 3/16" = 1'-0"



**1 TYPICAL SECTION AT NEW EGRESS WELL**  
SCALE: 3/8" = 1'-0"

**PROJECT TEAM**

**OWNER**  
RENAISSANCE INVESTMENTS  
13 WILLOW AVENUE  
SALEM, MA. 01970  
617-513-0705

**ARCHITECT**  
PITMAN AND WARDLEY ASSOCIATES, LLC  
32 CHURCH STREET, 3RD FLOOR  
SALEM, MASSACHUSETTS. 01970  
978-744-8982

**GENERAL CONTRACTOR**  
KENNEDY DESIGN, BUILD, LLC.  
244 WILLARD STREET  
QUINCY, MA. 02169  
617-445-5279

**CIVIL ENGINEER**  
CIVIL ENVIRONMENTAL CONSULTANTS  
8 OAK STREET  
PEABODY, MA. 01960  
978-5331-5501

**ZONING ATTORNEY**  
ALPINE ADVISORY  
130 BEACH ROAD  
ORLEANS, MA. 02563  
617-413-6771

**REAL ESTATE BROKER**  
HANNEMAN GONZALES | PENNEY GOULD  
126 NEWBURY STREET, 2ND FLOOR  
BOSTON, MA. 02116  
617-480-7775

**PROJECT NAME:**  
**MILFORD STREET**  
**RESIDENTIAL DEVELOPMENT**  
18 MILFORD STREET  
BOSTON, MA. 02118

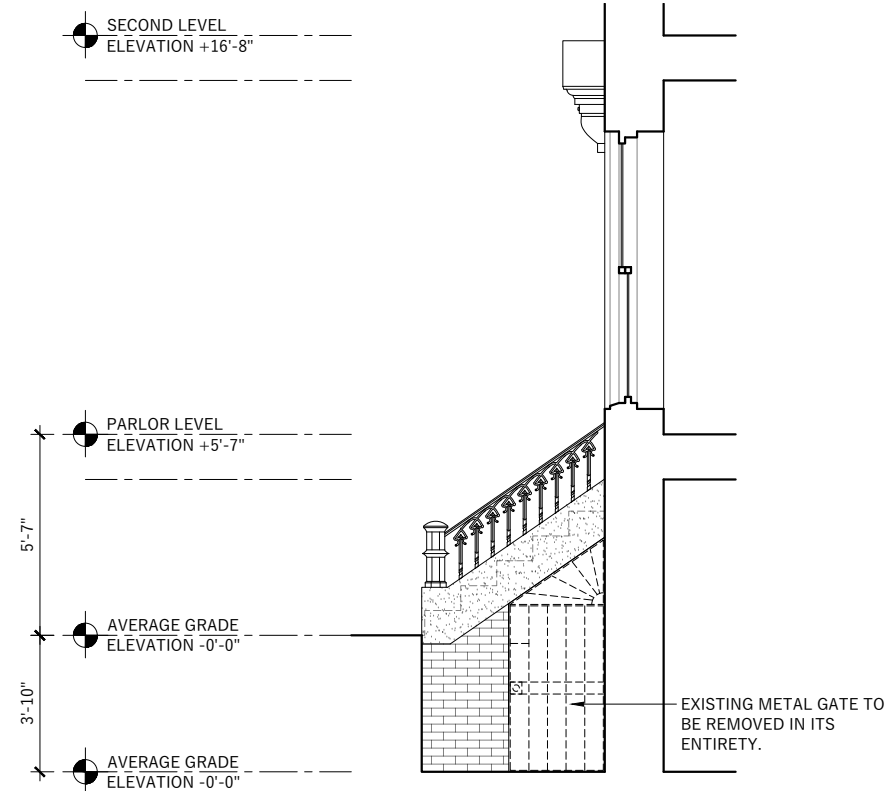
**SUBMISSION:**  
**SOUTH END LANDMARKS**  
**DISTRICT COMMISSION**  
DRAWINGS ISSUED FOR REVIEW  
JANUARY 13, 2025

**SEAL/SIGNATURE:**

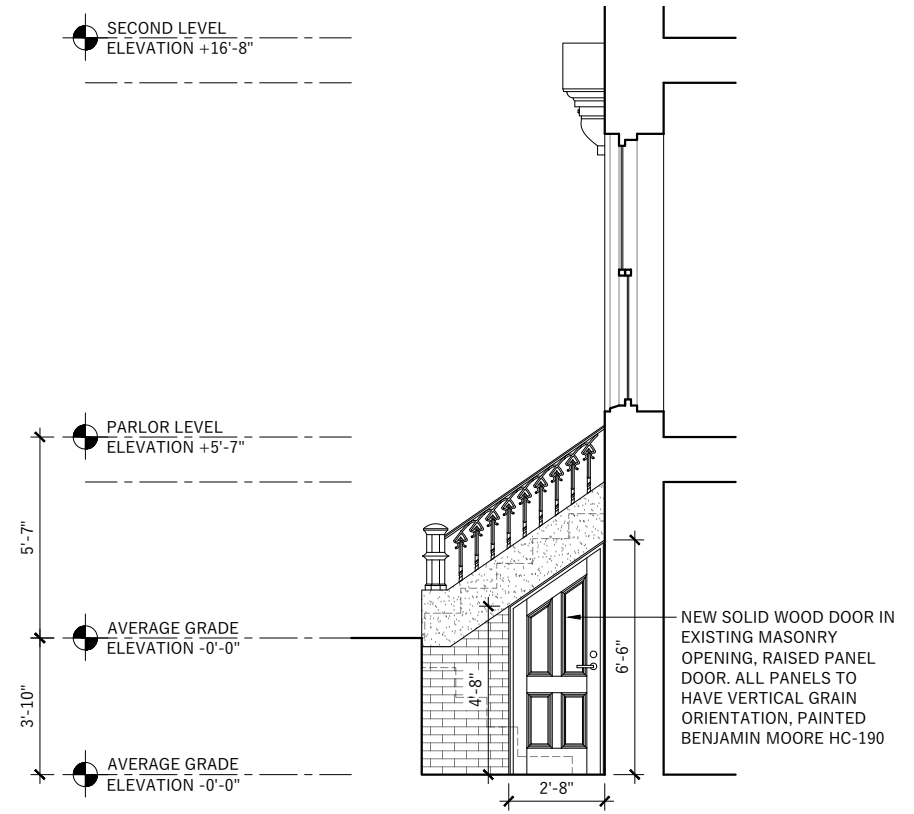
**DATE:**  
**PROJECT NO:**  
**JOB NO:**

**SHEET NUMBER:**  
**SELDC - 3**  
**ARCHITECTURAL**

All drawings and written material appearing herein constitute original unpublished work, and may not be distributed, used or disclosed without the written consent of Pitman & Wardley Associates, LLC.  
© Pitman & Wardley Associates LLC. 2024



**1 STREET LEVEL ENTRY ELEVATION - EXISTING**  
SCALE: 3/16" = 1'-0"



**2 STREET LEVEL ENTRY ELEVATION - PROPOSED**  
SCALE: 3/16" = 1'-0"

**PROJECT TEAM**

**OWNER**  
RENAISSANCE INVESTMENTS  
13 WILLOW AVENUE  
SALEM, MA. 01970  
617-513-0705

**ARCHITECT**  
PITMAN AND WARDLEY ASSOCIATES, LLC  
32 CHURCH STREET, 3RD FLOOR  
SALEM, MASSACHUSETTS. 01970  
978-744-8982

**GENERAL CONTRACTOR**  
KENNEDY DESIGN, BUILD, LLC.  
244 WILLARD STREET  
QUINCY, MA. 02169  
617-445-5279

**CIVIL ENGINEER**  
CIVIL ENVIRONMENTAL CONSULTANTS  
8 OAK STREET  
PEABODY, MA. 01960  
978-5331-5501

**ZONING ATTORNEY**  
ALPINE ADVISORY  
130 BEACH ROAD  
ORLEANS, MA. 02563  
617-413-6771

**REAL ESTATE BROKER**  
HANNEMAN GONZALES | PENNEY GOULD  
126 NEWBURY STREET, 2ND FLOOR  
BOSTON, MA. 02116  
617-480-7775

**PROJECT NAME:**  
MILFORD STREET  
RESIDENTIAL DEVELOPMENT  
18 MILFORD STREET  
BOSTON, MA. 02118

**SUBMISSION:**  
SOUTH END LANDMARKS  
DISTRICT COMMISSION  
DRAWINGS ISSUED FOR REVIEW  
JANUARY 13, 2025

**SEAL/SIGNATURE:**

**DATE:**  
PROJECT NO:  
JOB NO:

**SHEET NUMBER:**  
**SELDC - 4**  
ARCHITECTURAL

All drawings and written material appearing herein constitute original unpublished work, and may not be distributed, used or disclosed without the written consent of Pitman & Wardley Associates, LLC.  
© Pitman & Wardley Associates LLC. 2024

PROJECT TEAM

OWNER  
RENAISSANCE INVESTMENTS  
13 WILLOW AVENUE  
SALEM, MA. 01970  
617-513-0705

ARCHITECT  
PITMAN AND WARDLEY ASSOCIATES, LLC  
32 CHURCH STREET, 3RD FLOOR  
SALEM, MASSACHUSETTS. 01970  
978-744-8982

GENERAL CONTRACTOR  
KENNEDY DESIGN, BUILD, LLC.  
244 WILLARD STREET  
QUINCY, MA. 02169  
617-445-5279

CIVIL ENGINEER  
CIVIL ENVIRONMENTAL CONSULTANTS  
8 OAK STREET  
PEABODY, MA. 01960  
978-5331-5501

ZONING ATTORNEY  
ALPINE ADVISORY  
130 BEACH ROAD  
ORLEANS, MA. 02563  
617-413-6771

REAL ESTATE BROKER  
HANNEMAN GONZALES | PENNEY GOULD  
126 NEWBURY STREET, 2ND FLOOR  
BOSTON, MA. 02116  
617-480-7775

PROJECT NAME:

MILFORD STREET  
RESIDENTIAL DEVELOPMENT  
18 MILFORD STREET  
BOSTON, MA. 02118

SUBMISSION:

SOUTH END LANDMARKS  
DISTRICT COMMISSION  
DRAWINGS ISSUED FOR REVIEW  
JANUARY 13, 2025

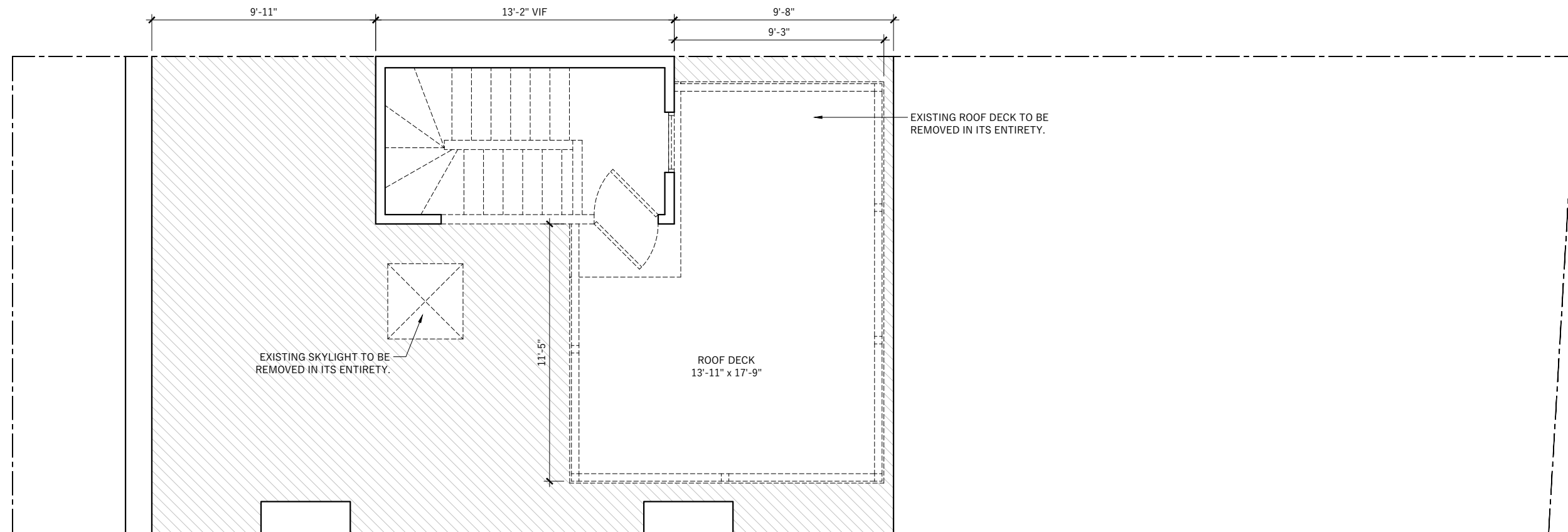
SEAL/SIGNATURE:

DATE:  
PROJECT NO:  
JOB NO:

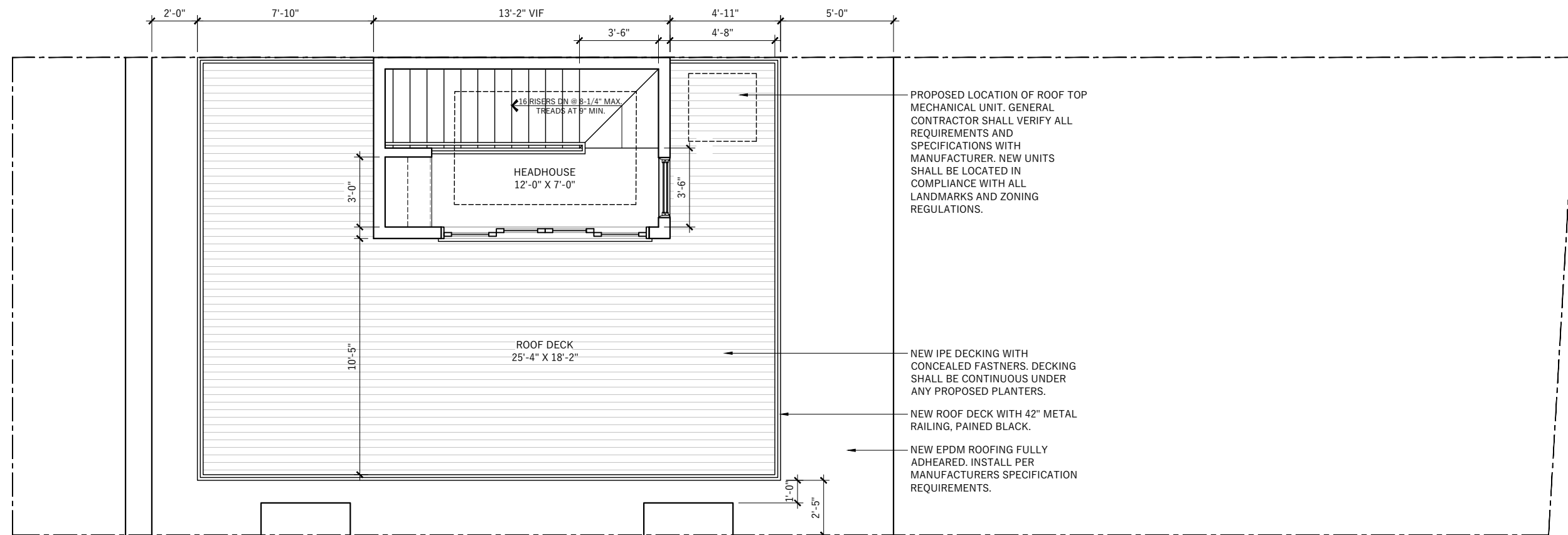
SHEET NUMBER:

**SELDC - 5**  
ARCHITECTURAL

All drawings and written material appearing herein constitute original unpublished work, and may not be distributed, used or disclosed without the written consent of Pitman & Wardley Associates, LLC.



**1** ROOF DECK & HEADHOUSE - EXISTING  
SCALE: 3/16" = 1'-0"



**2** ROOF DECK & HEADHOUSE - PROPOSED  
SCALE: 3/16" = 1'-0"

PROJECT TEAM

OWNER  
RENAISSANCE INVESTMENTS  
13 WILLOW AVENUE  
SALEM, MA. 01970  
617-513-0705

ARCHITECT  
PITMAN AND WARDLEY ASSOCIATES, LLC  
32 CHURCH STREET, 3RD FLOOR  
SALEM, MASSACHUSETTS. 01970  
978-744-8982

GENERAL CONTRACTOR  
KENNEDY DESIGN, BUILD, LLC.  
244 WILLARD STREET  
QUINCY, MA. 02169  
617-445-5279

CIVIL ENGINEER  
CIVIL ENVIRONMENTAL CONSULTANTS  
8 OAK STREET  
PEABODY, MA. 01960  
978-5331-5501

ZONING ATTORNEY  
ALPINE ADVISORY  
130 BEACH ROAD  
ORLEANS, MA. 02563  
617-413-6771

REAL ESTATE BROKER  
HANNEMAN GONZALES | PENNEY GOULD  
126 NEWBURY STREET, 2ND FLOOR  
BOSTON, MA. 02116  
617-480-7775

PROJECT NAME:

MILFORD STREET  
RESIDENTIAL DEVELOPMENT  
18 MILFORD STREET  
BOSTON, MA. 02118

SUBMISSION:

SOUTH END LANDMARKS  
DISTRICT COMMISSION

DRAWINGS ISSUED FOR REVIEW  
JANUARY 13, 2025

SEAL/SIGNATURE:

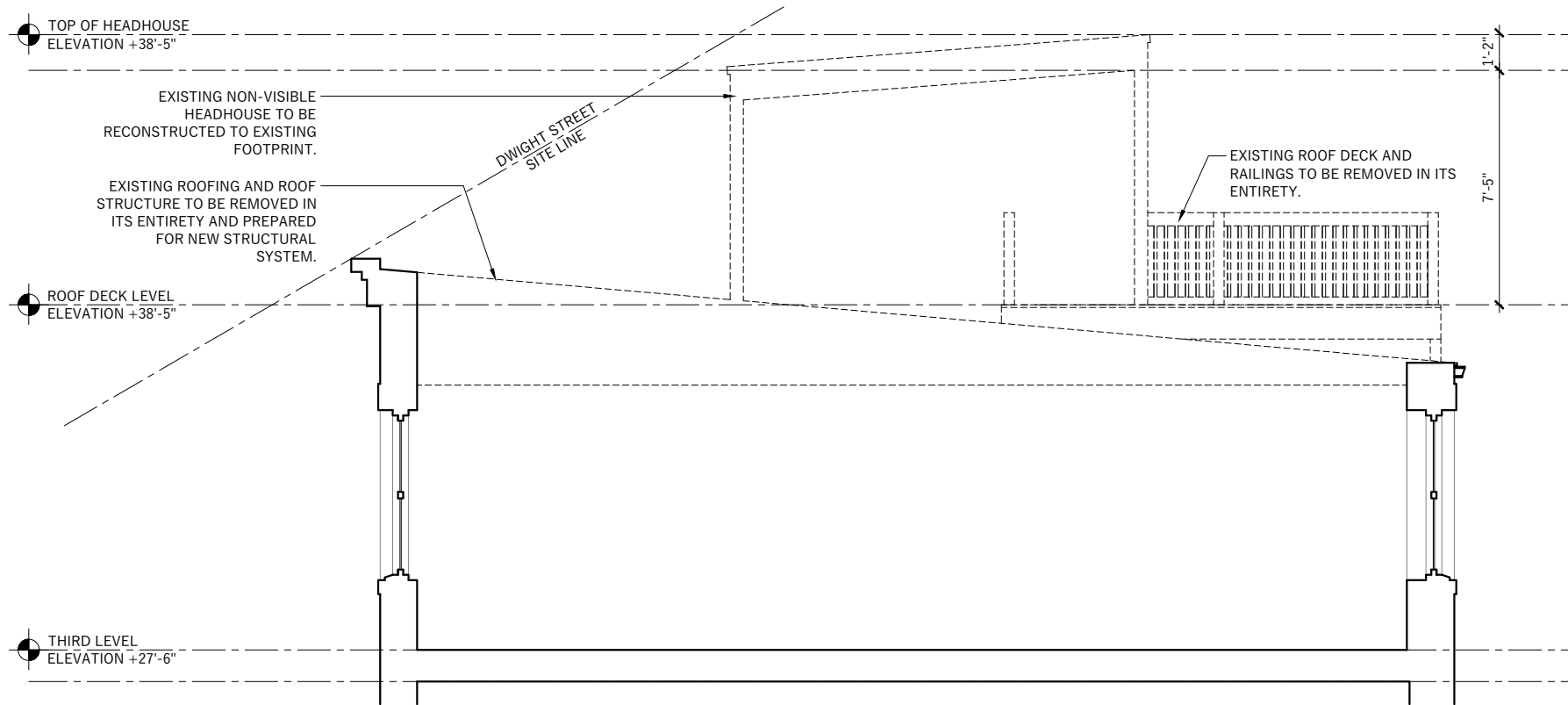
DATE:  
PROJECT NO:  
JOB NO:

SHEET NUMBER:

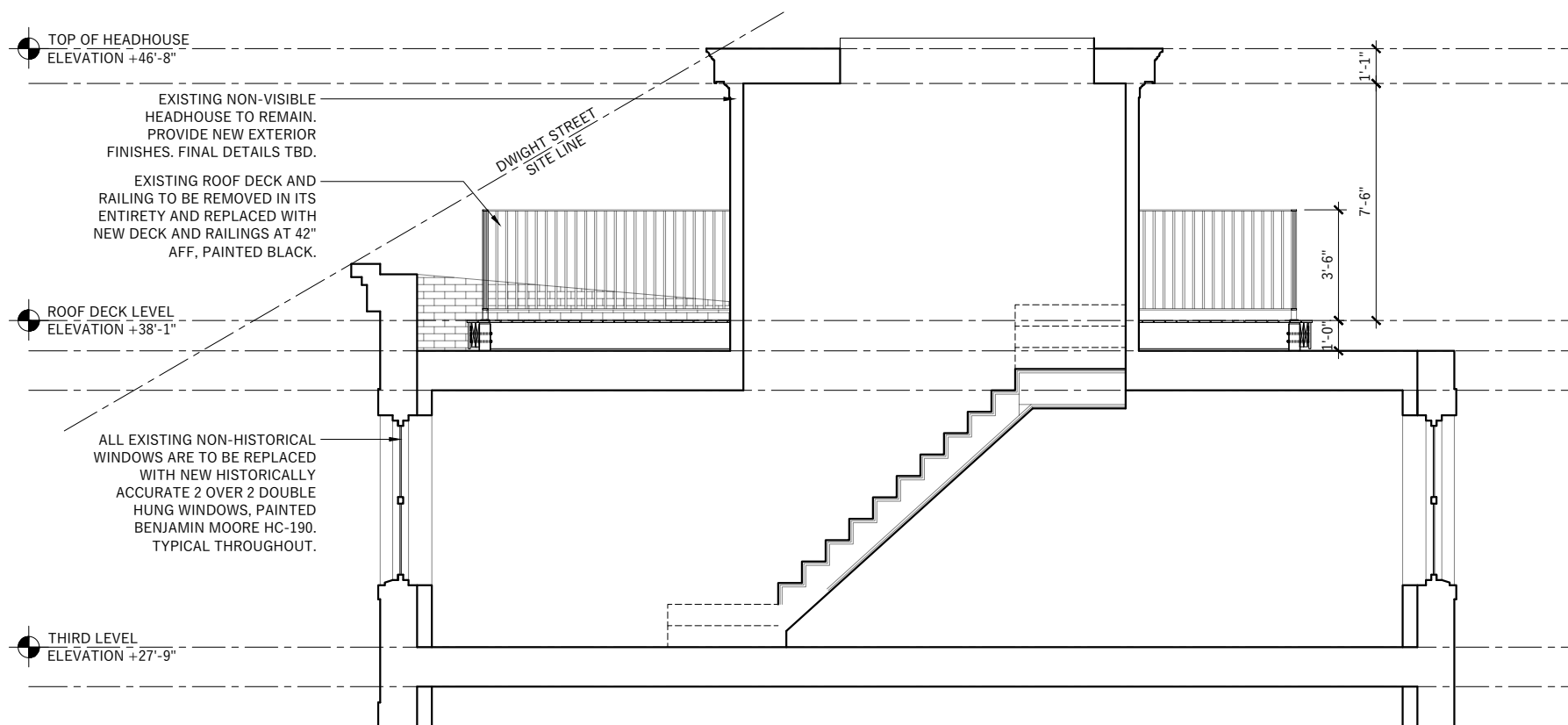
**SELDC - 6**  
ARCHITECTURAL

All drawings and written material appearing herein constitute original unpublished work, and may not be distributed, used or disclosed without the written consent of Pitman & Wardley Associates, LLC.

© Pitman & Wardley Associates LLC. 2024



**1** ROOF DECK & HEADHOUSE SECTION - EXISTING  
SCALE: 3/16" = 1'-0"



**2** ROOF DECK & HEADHOUSE SECTION - PROPOSED  
SCALE: 3/16" = 1'-0"

**PROJECT TEAM**

**OWNER**  
RENAISSANCE INVESTMENTS  
13 WILLOW AVENUE  
SALEM, MA. 01970  
617-513-0705

**ARCHITECT**  
PITMAN AND WARDLEY ASSOCIATES, LLC  
32 CHURCH STREET, 3RD FLOOR  
SALEM, MASSACHUSETTS. 01970  
978-744-8982

**GENERAL CONTRACTOR**  
KENNEDY DESIGN, BUILD, LLC.  
244 WILLARD STREET  
QUINCY, MA. 02169  
617-445-5279

**CIVIL ENGINEER**  
CIVIL ENVIRONMENTAL CONSULTANTS  
8 OAK STREET  
PEABODY, MA. 01960  
978-5331-5501

**ZONING ATTORNEY**  
ALPINE ADVISORY  
130 BEACH ROAD  
ORLEANS, MA. 02563  
617-413-6771

**REAL ESTATE BROKER**  
HANNEMAN GONZALES | PENNEY GOULD  
126 NEWBURY STREET, 2ND FLOOR  
BOSTON, MA. 02116  
617-480-7775

**PROJECT NAME:**

**MILFORD STREET  
RESIDENTIAL DEVELOPMENT**  
18 MILFORD STREET  
BOSTON, MA. 02118

**SUBMISSION:**

**SOUTH END LANDMARKS  
DISTRICT COMMISSION**

DRAWINGS ISSUED FOR REVIEW  
JANUARY 13, 2025

**SEAL/SIGNATURE:**

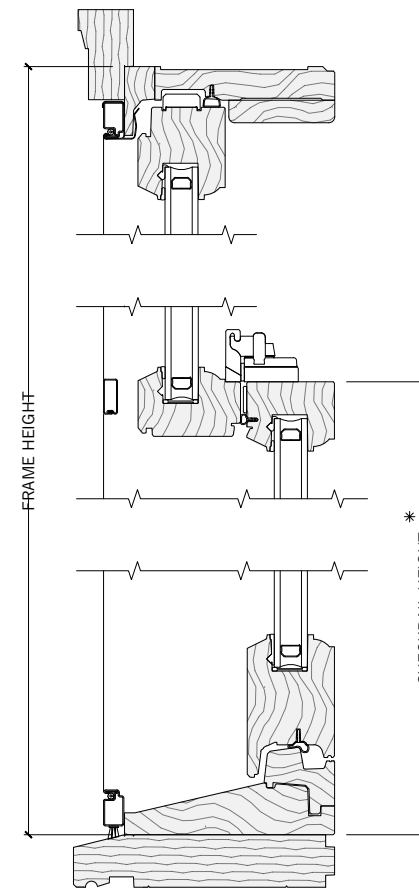
DATE:  
PROJECT NO:  
JOB NO:

**SHEET NUMBER:**

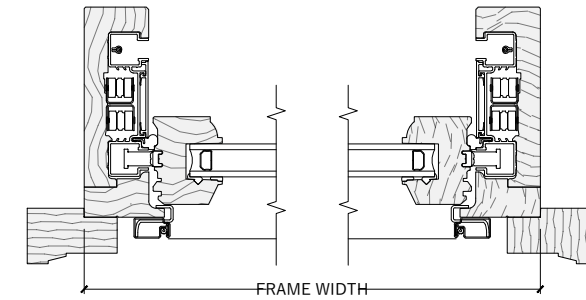
**SELDC - 7**  
ARCHITECTURAL

All drawings and written material appearing herein constitute original unpublished work, and may not be distributed, used or disclosed without the written consent of Pitman & Wardley Associates, LLC.

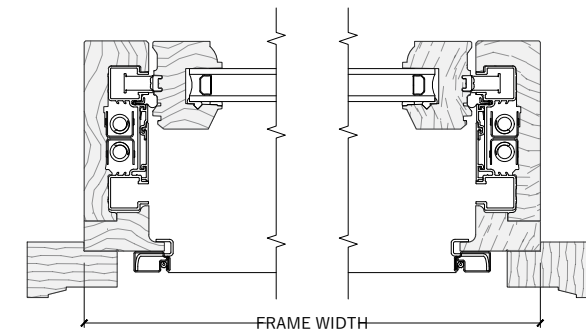
© Pitman & Wardley Associates LLC. 2024



**1 SECTION AT NEW WINDOW**  
SCALE: 3" = 1'-0"



**2 SECTION AT UPPER JAMB**  
SCALE: 3" = 1'-0"



**3 SECTION AT LOWER JAMB**  
SCALE: 3" = 1'-0"

**GENERAL WINDOW REPLACEMENT NOTES:**

1. ALL PROPOSED WINDOWS WHERE INDICATED SHALL BE WOOD 2 OVER 2 DOUBLE HUNG WINDOWS.
2. ALL PROPOSED WINDOWS SHALL BE THERMALLY INSULATED.
3. ALL PROPOSED WINDOWS SHALL BE SIMULATED DIVIDED LITE WINDOWS
4. PROVIDE 5/8" MUNTIN DIMENSION
5. MUNTIN DIMENSIONS SHALL HAVE A RAISED TRAPEZOIDAL PROFILE.
6. WINDOW JAMB LINERS SHALL BE BLACK IN COLOR.
7. SPACE BARS BETWEEN THERMALLY INSULATED PANES, SHALL BE ANODIZED
8. BRICK MOLD SHALL BE WOOD AND PAINTED BLACK.
9. PROVIDE BETTERVUE MESH HALF SCREENS
10. ALL NEW WINDOWS SHALL BE PAINTED BLACK.
11. GENERAL CONTRACTOR SHALL VERIFY WINDOW AND DOOR SCHEDULES WITH ARCHITECT AND MANUFACTURER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. SHOP DRAWINGS FOR ALL DOOR AND WINDOWS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO THE FINAL ORDER AND START OF CONSTRUCTION.