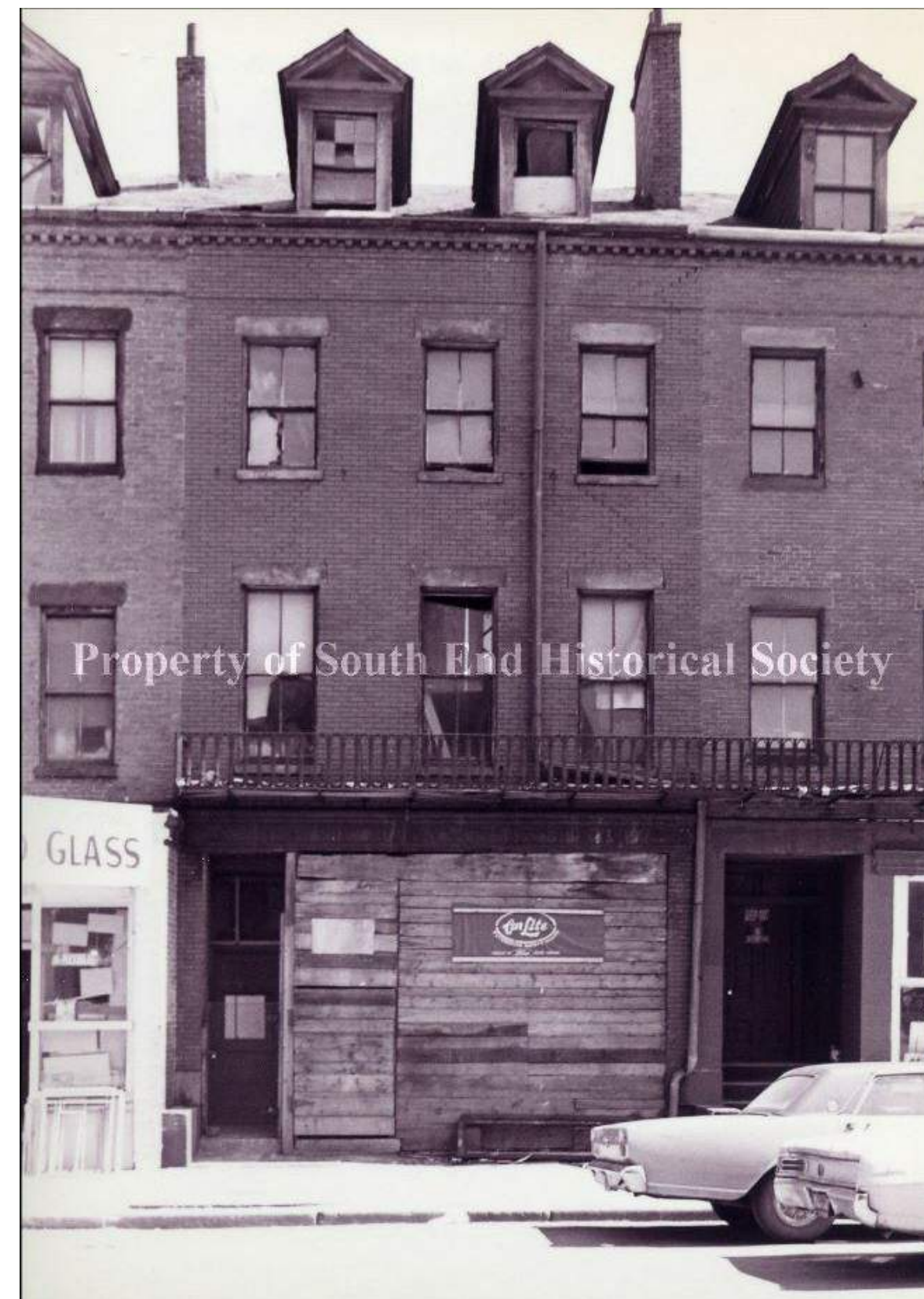


ARCHITECTURAL DRAWING LIST			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
A-000	COVER SHEET	10/20/2023	
C-0	EXISTING CIVIL PLAN	11/9/2021	
C-1	PROPOSED CIVIL SITE PLAN	08/24/2022	
C-2	PROPOSED CIVIL DETAILS	08/24/2022	
A-020	ARCHITECTURAL SITE PLAN	10/20/2023	
A-021	AREA PLANS	10/20/2023	
EX-101	EXISTING FLOOR PLANS	10/20/2023	
A-101	FLOOR PLANS	10/20/2023	
A-300	FRONT ELEVATION	10/20/2023	
A-301	REAR ELEVATION	10/20/2023	
A-302	SIDE ELEVATIONS	10/20/2023	
A-303	VESTIBULE DETAILS	10/20/2023	
A-304	HISTORICAL PHOTOGRAPHS	10/20/2023	
A-900	WINDOW SCHEDULE	10/20/2023	
AV-1	PROPOSED PERSPECTIVES	10/20/2023	




**PROJECT NAME**  
**252 SHAWMUT**

**PROJECT ADDRESS**  
 252 SHAWMUT STREET  
 BOSTON, MA

**CLIENT**  
**PAK LAM TAM &  
 ERIC TAM**

**ARCHITECT**

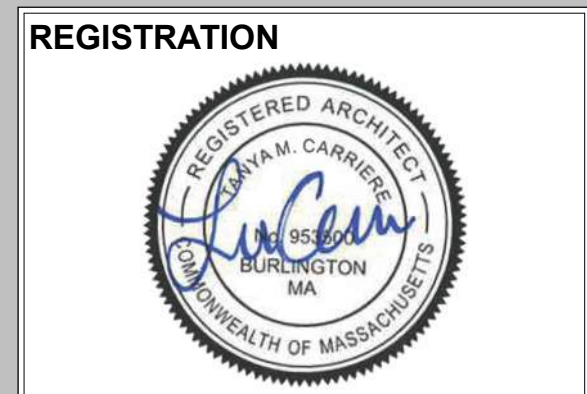


**KHALSA**

17 IVALOO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TELEPHONE: 617-591-8682

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**REGISTRATION**

Project number	21064
Date	10/20/2023
Drawn by	ERS
Checked by	TC
Scale	

**REVISIONS**

No.	Description	Date

**COVER SHEET**

**A-000**

252 SHAWMUT



# PROJECT: 252 SHAWMUT RENOVATION

**PROJECT ADDRESS:**  
 252 SHAWMUT STREET  
 BOSTON, MA

**ARCHITECT**  
 KHALSA DESIGN INC.  
 ADDRESS:  
 17 IVALOO STREET, SUITE 400  
 SOMERVILLE, MA 02143

**OWNER**  
 PAK LAM TAM & ERIC TAM  
 14 PAMELA COURT  
 NEWTON, MA 02466

**SD SET 10/20/2023**

252  
SHAWMUT AVENUE

Boston, Massachusetts 02118

PREPARED FOR:

PAK LAM & ERIC TAM

14 Pamela Court  
Auburndale, MA 02466

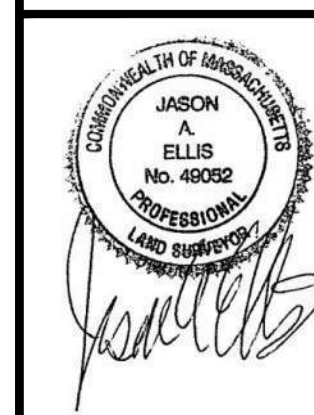
HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

121 EAST BERKELEY STREET, BOSTON, MA 02118  
VOICE (617) 357-8145, FAX (617) 357-9495  
WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

EXISTING CONDITIONS  
PLAN OF LAND  
IN  
BOSTON, MA

PLOT DATE: Dec 09, 2021 1:01 pm  
PATH: G:\Civil 3D Projects\25431 - Tam - Boston\Sur\DWG\

DWG: 25431ec.dwg	
LAYOUT: Layout1-EC	
SHEET: 1 OF 1	
PROJECT NO.:	25431

ASSESSORS:

PROPERTY ID: 0306051000

ZONING:

SOUTH END NEIGHBORHOOD  
MFR/LS-MULTIFAMILY RESIDENTIAL/LOCAL SERVICES

REFERENCES:

DEED BOOK 57524, PAGE 151  
PLAN BOOK 568 PAGE 15  
PLAN BOOK 2012 PAGE 456  
PLAN BOOK 1763 PAGE 89  
PLAN BOOK 8980 PAGE 159  
SOUTH END PROJECT R-56 SHEET S-20  
BY YUNITS ENGINEERING DATED AUG. 26  
1968

RECORD OWNER:

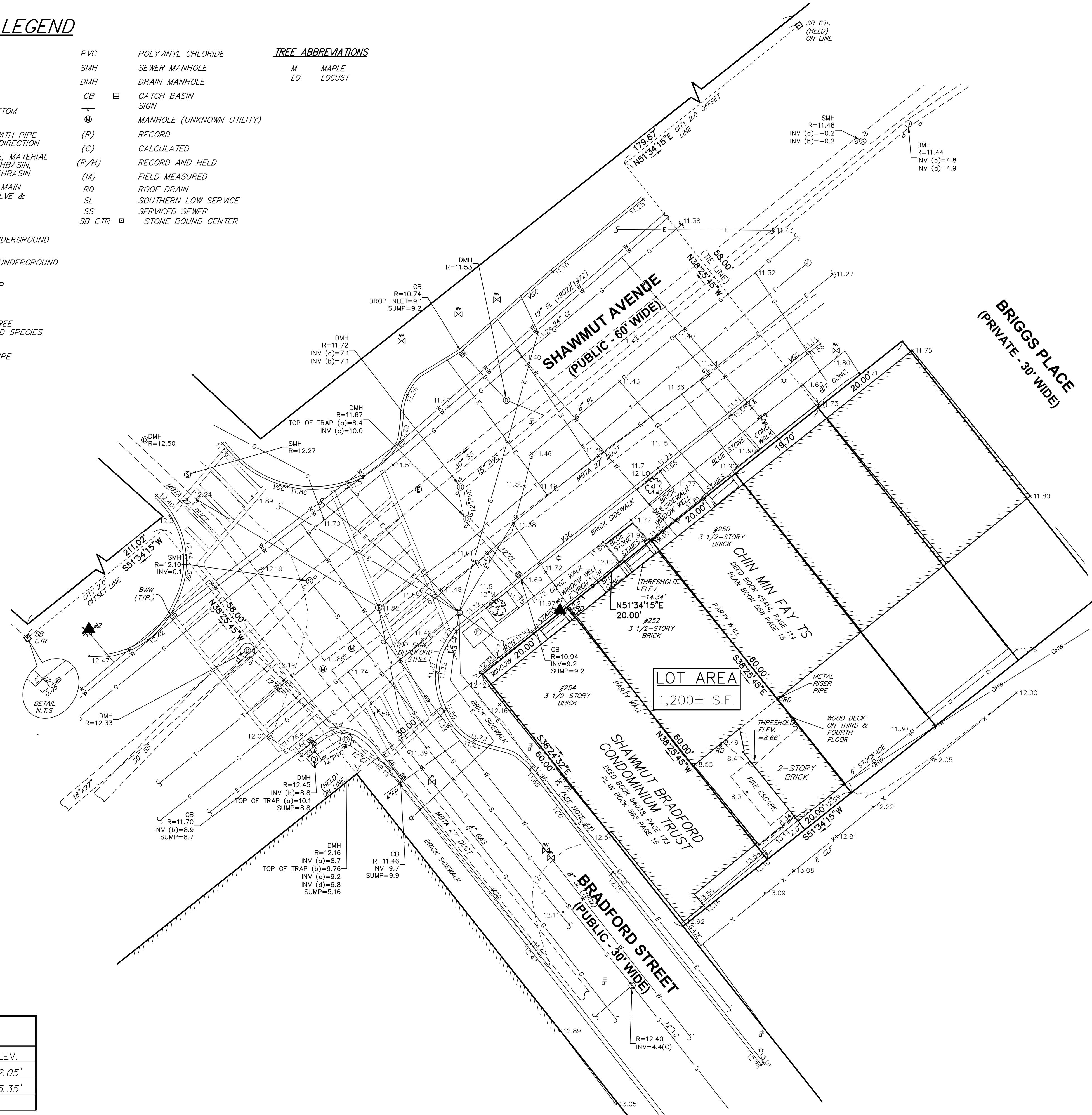
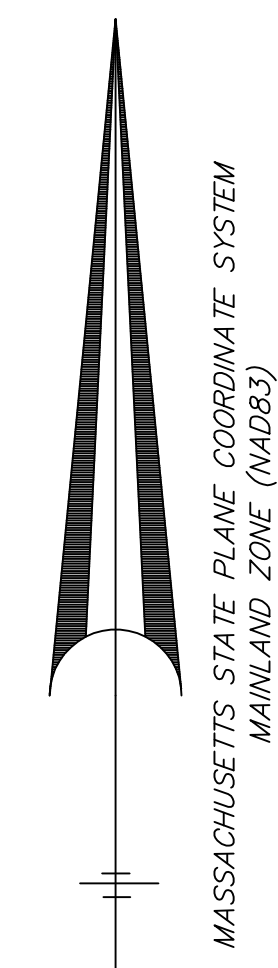
PLT SHAWMUT AVE  
14 PAMELA COURT  
AUBURNDALE, MA 02466

NOTES:

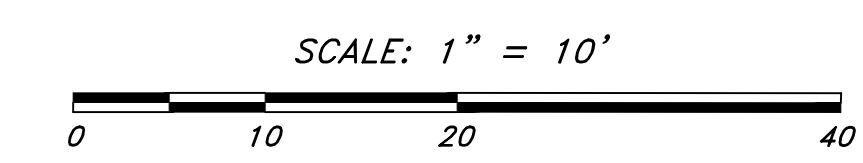
- 1) THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. THE VERTICAL DATUM FOR THIS SURVEY IS BOSTON CITY BASE. SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATION UTILIZING REALIZATION NAD83(2011) AND GEOID 12A.
- 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE BOSTON WATER SEWER COMMISSION (BWSC), MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE, & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 3) UNDERGROUND ELECTRIC UTILITY SHOWN HEREON ARE COMPILED FROM EVERSOURCE ELECTRIC. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION OF THESE FINDINGS.

LEGEND

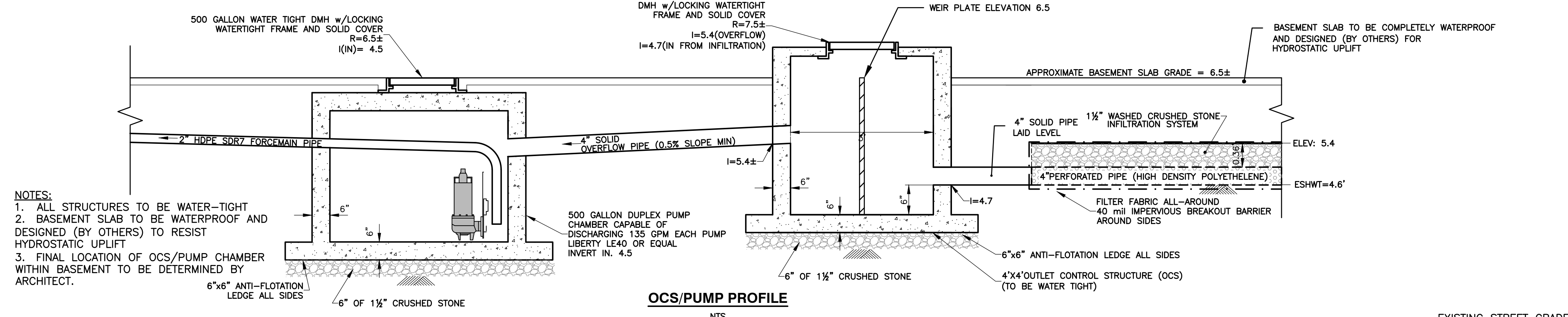
- |                   |   |        |                           |                           |
|-------------------|---|--------|---------------------------|---------------------------|
| ---234---         | SURFACE CONTOUR   | PVC    | POLYVINYL CHLORIDE        | <b>TREE ABBREVIATIONS</b> |
| —x—x—x—           | EDGE OF PAVEMENT  | SMH    | SEWER MANHOLE             | M MAPLE                   |
| —x—x—x—           | CHAIN LINK FENCE  | DMH    | DRAIN MANHOLE             | LO LOCUST                 |
| —x—x—x—           | WIRE FENCE  | CB     | CATCH BASIN               |                           |
| —26.75<br>—26.25  | CURB WITH TOP AND BOTTOM CURB ELEVATION   | ⊕      | SIGN                      |                           |
| —8" CI            | SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION                               | ⊙      | MANHOLE (UNKNOWN UTILITY) |                           |
| —12" RCP          | DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN | (R)    | RECORD                    |                           |
| —6" CI            | WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT                         | (C)    | CALCULATED                |                           |
| —10" DI           | GAS MAIN WITH SIZE & GATE VALVE   | (R/H)  | RECORD AND HELD           |                           |
| —E—               | ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES   | (M)    | FIELD MEASURED            |                           |
| —T—               | TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES   | RD     | ROOF DRAIN                |                           |
| —28.8<br>—23.2    | RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS   | SL     | SOUTHERN LOW SERVICE      |                           |
| × 232.6           | SPOT ELEVATION  | SS     | SERVICED SEWER            |                           |
| ⊙ 26.8<br>⊙ 12" M | PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES                                   | SB CTR | STONE BOUND CENTER        |                           |
| ☆                 | LIGHT POLE  |        |                           |                           |
| RCP               | REINFORCED CONCRETE PIPE  |        |                           |                           |
| CI                | CAST IRON   |        |                           |                           |
| VC                | VITRIFIED CLAY  |        |                           |                           |



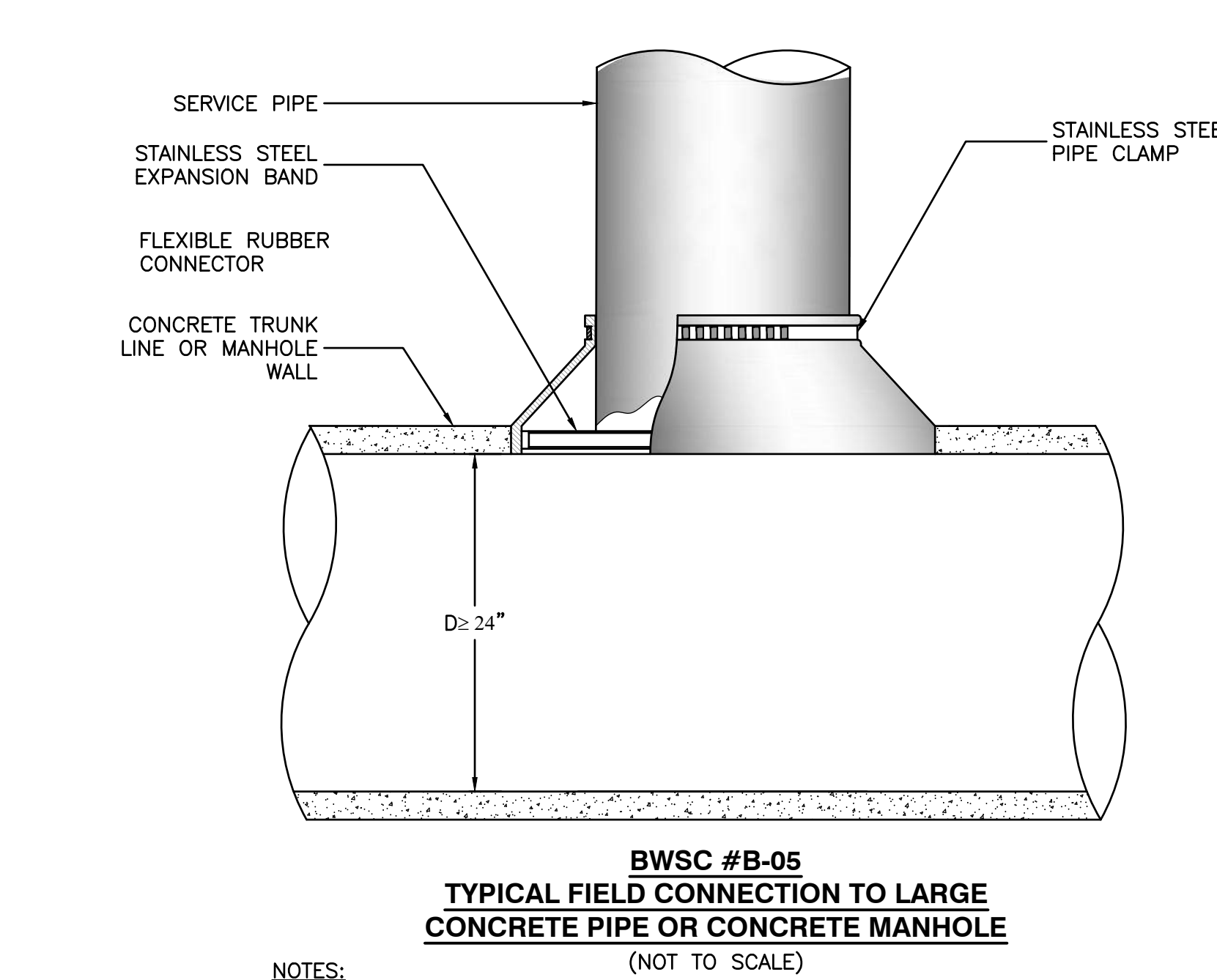
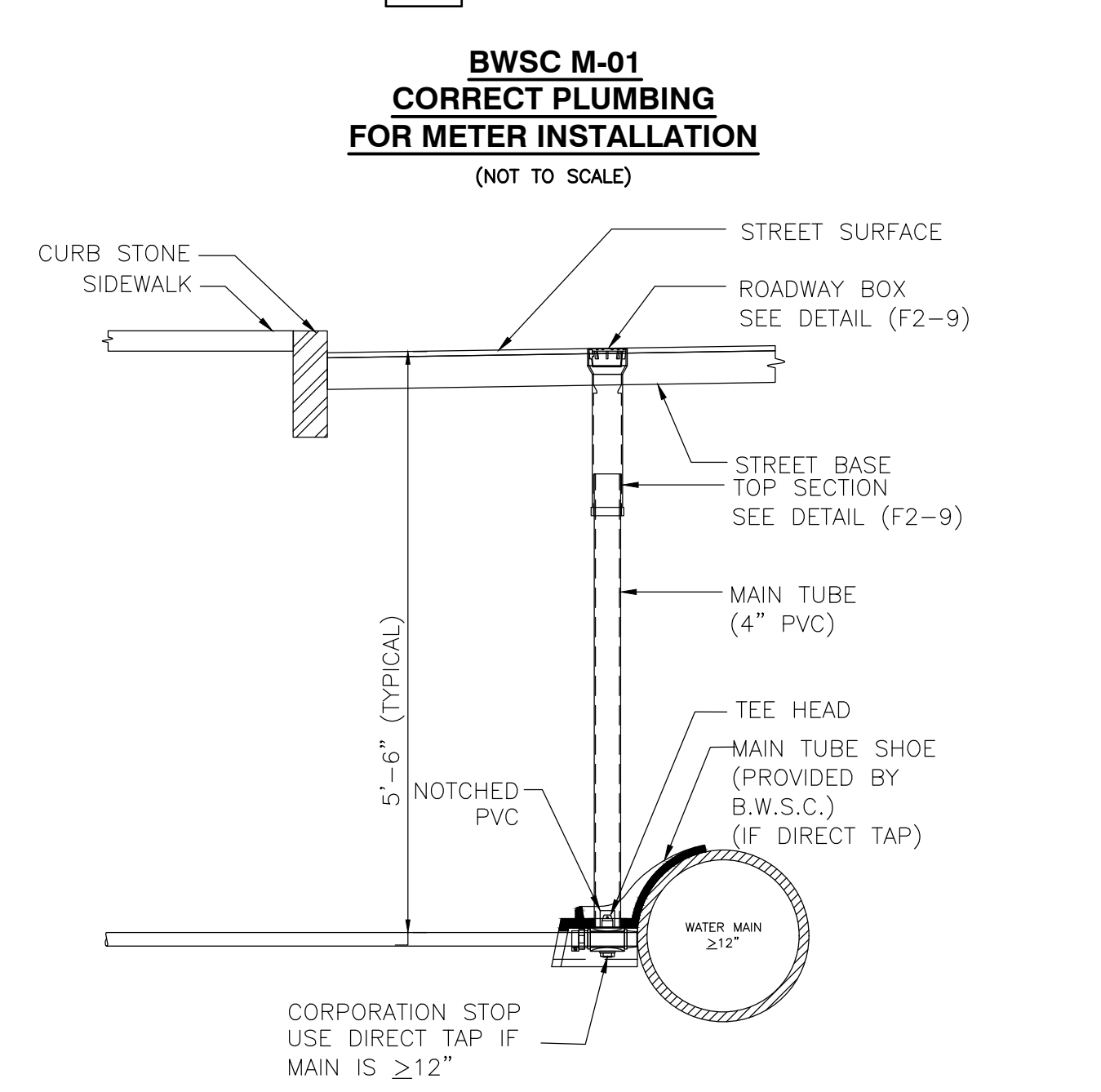
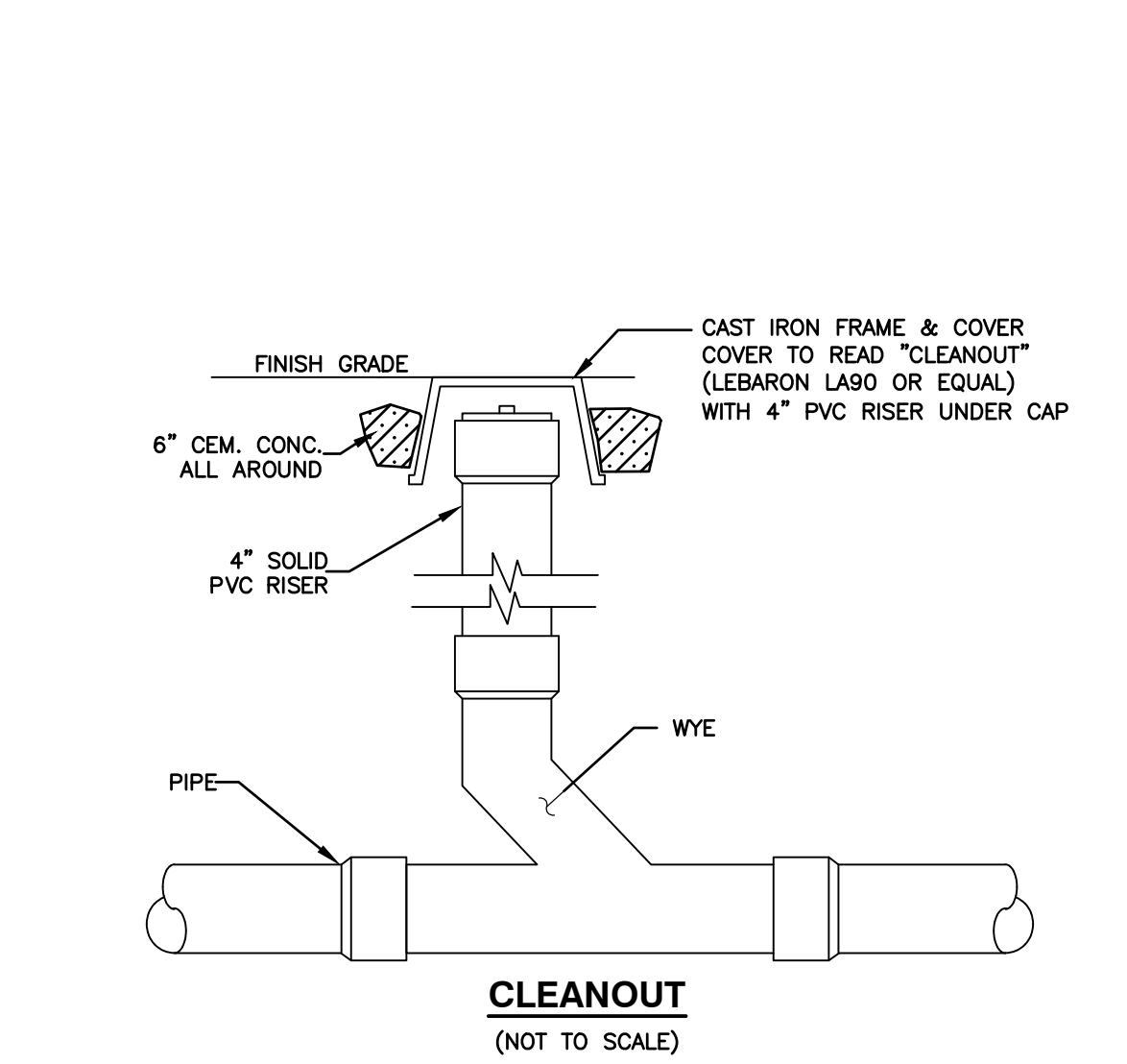
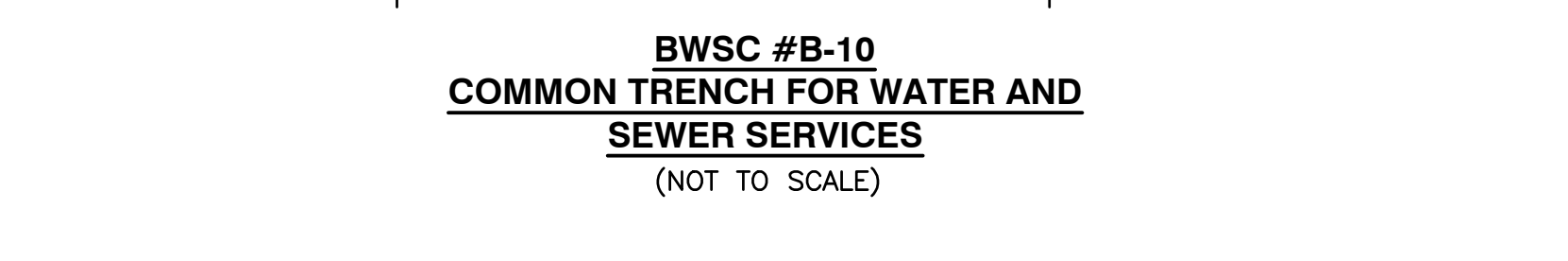
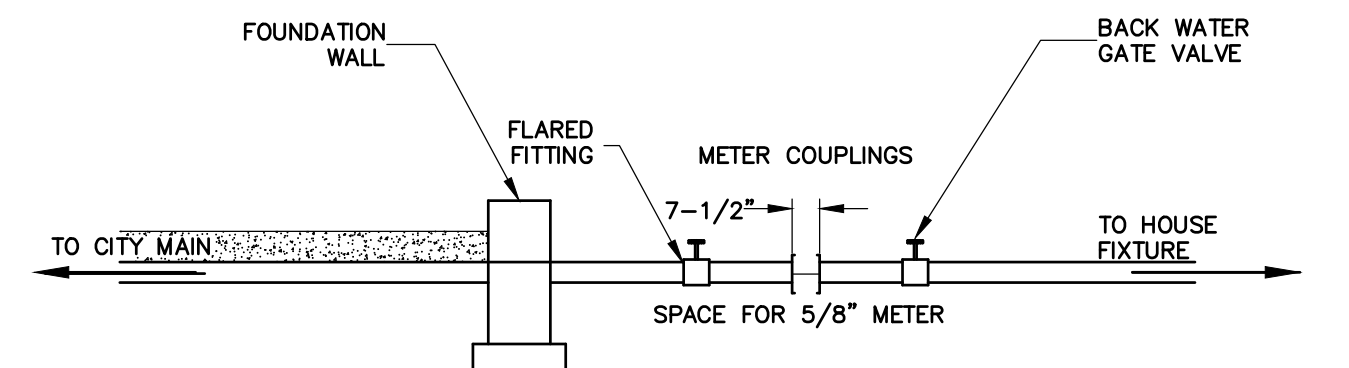
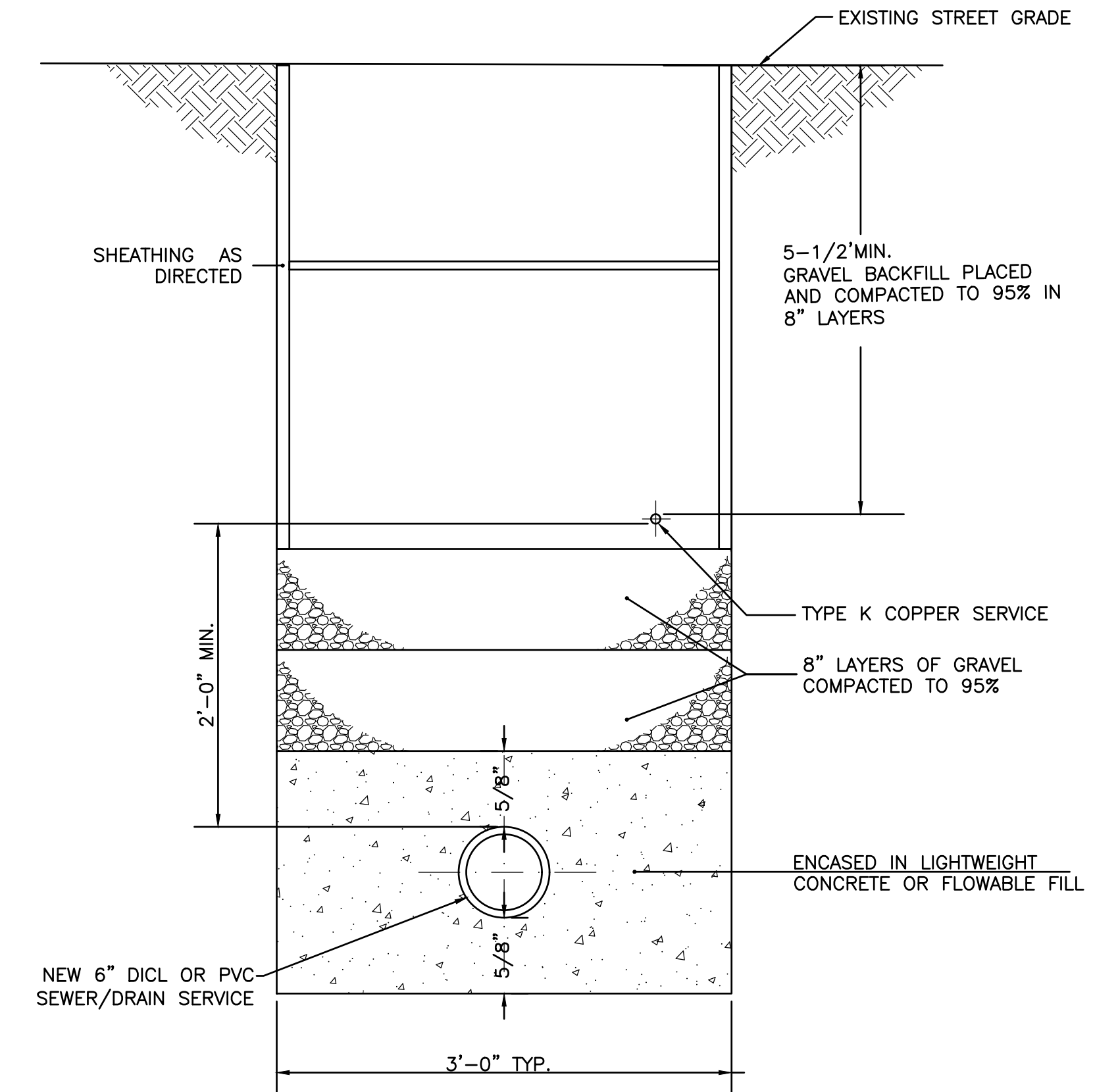
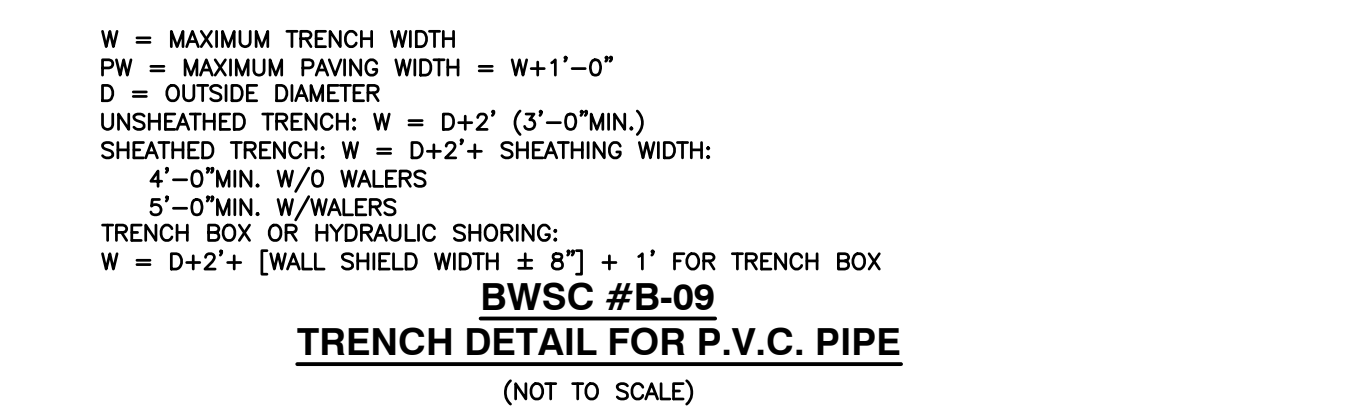
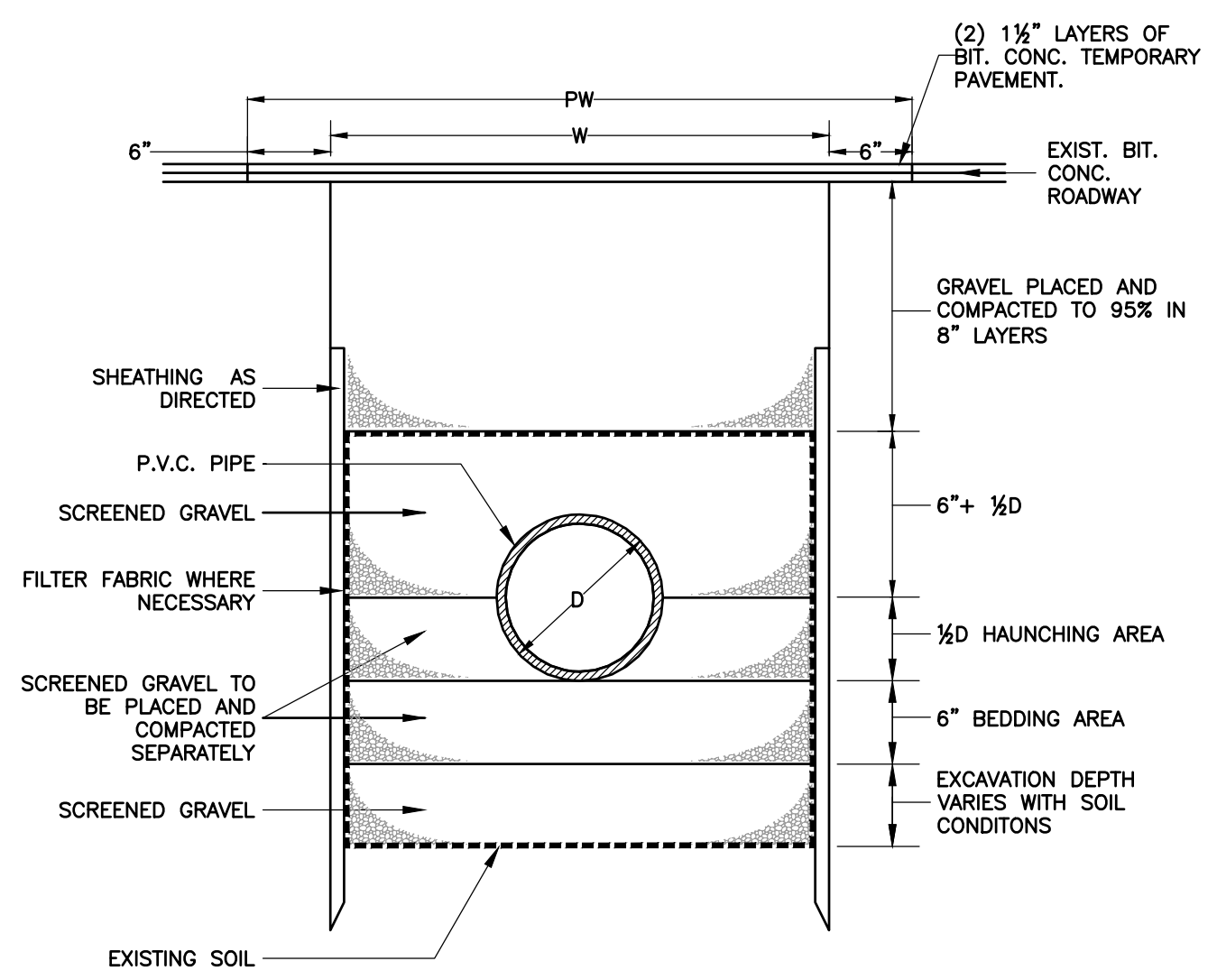
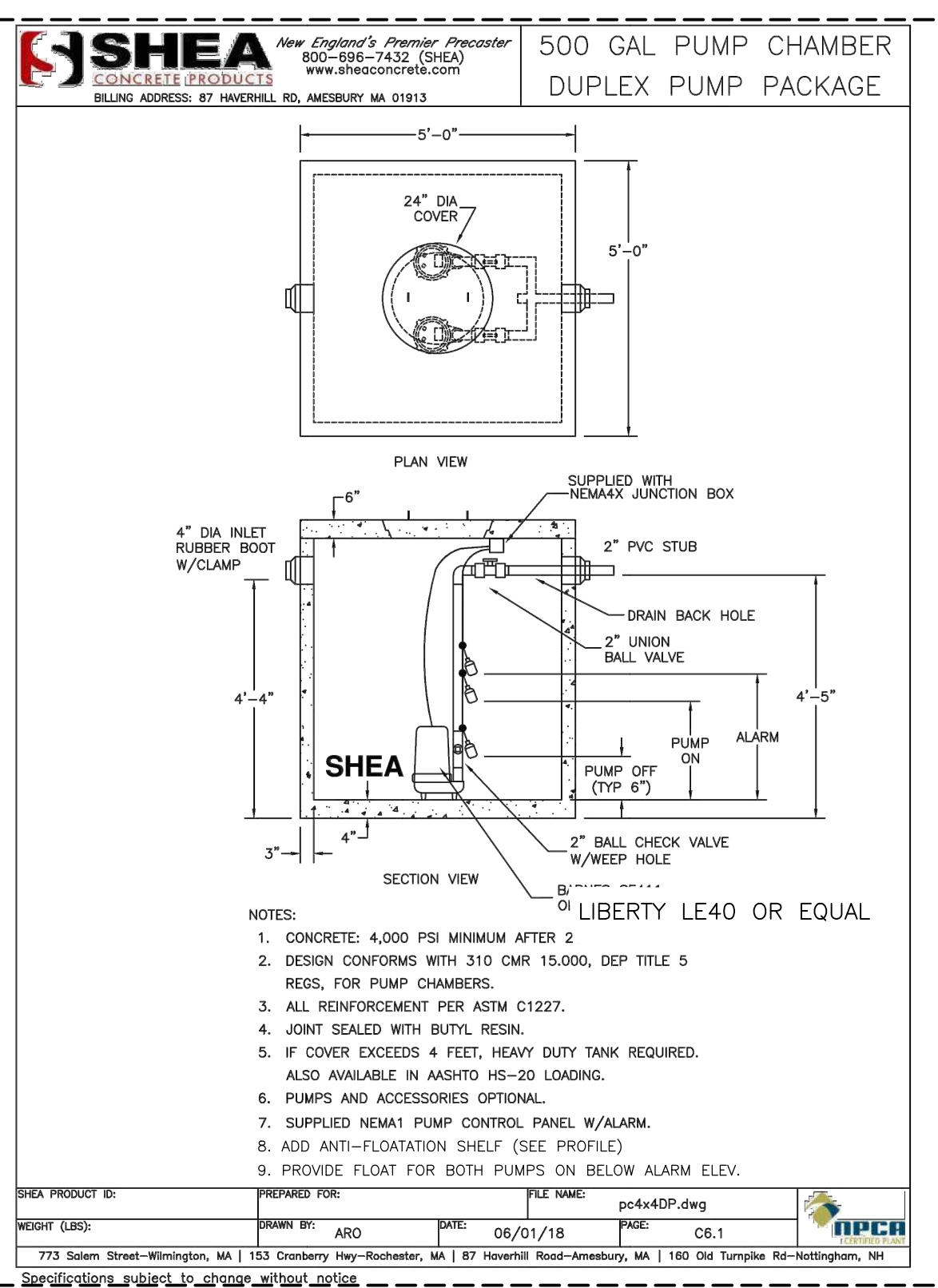
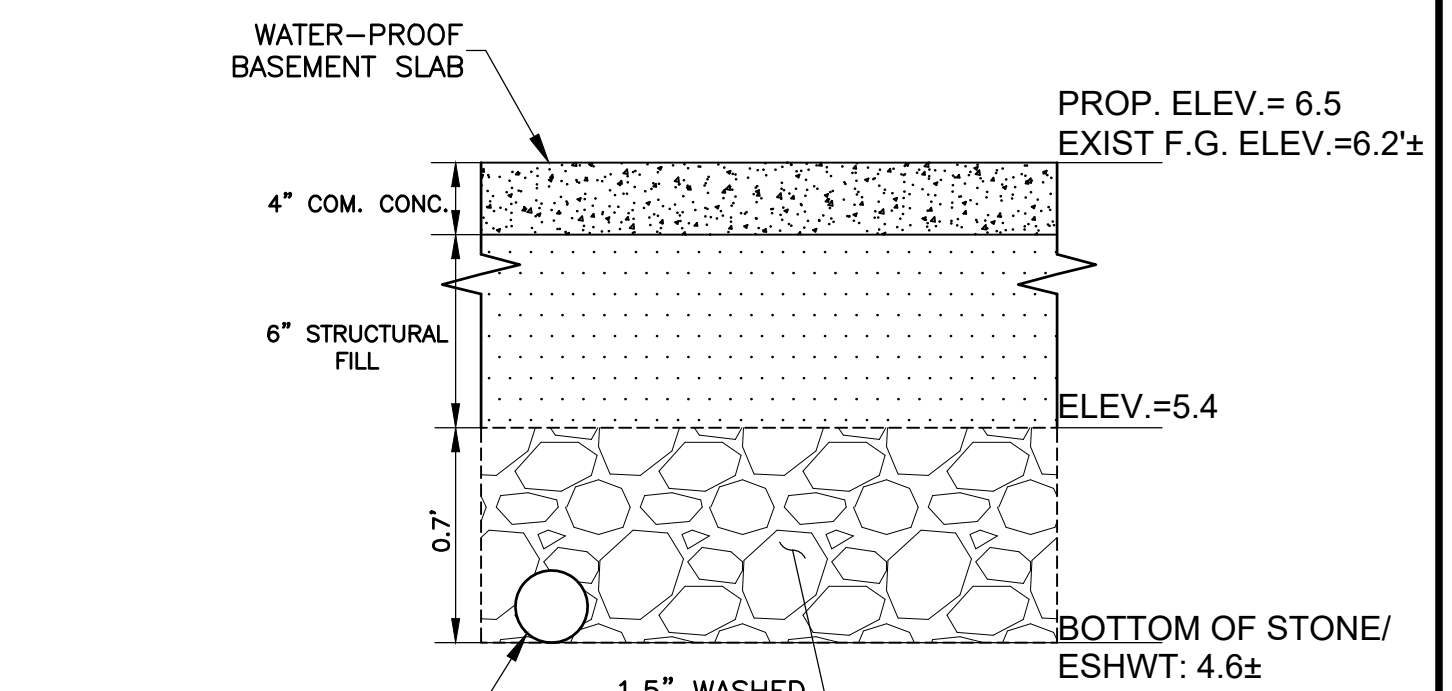
ELEVATION BENCH MARKS		
DATUM: BOSTON CITY BASE		
NO.	DESCRIPTION	ELEV.
1.	L.O.C.L.S.S. BUILDING #254	12.05'
2.	HYDRANT BOLT OVER MAIN OUTLET	15.35'
3.		



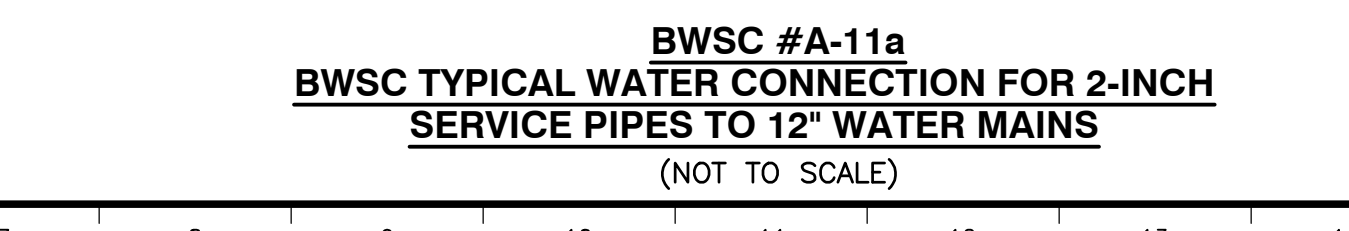




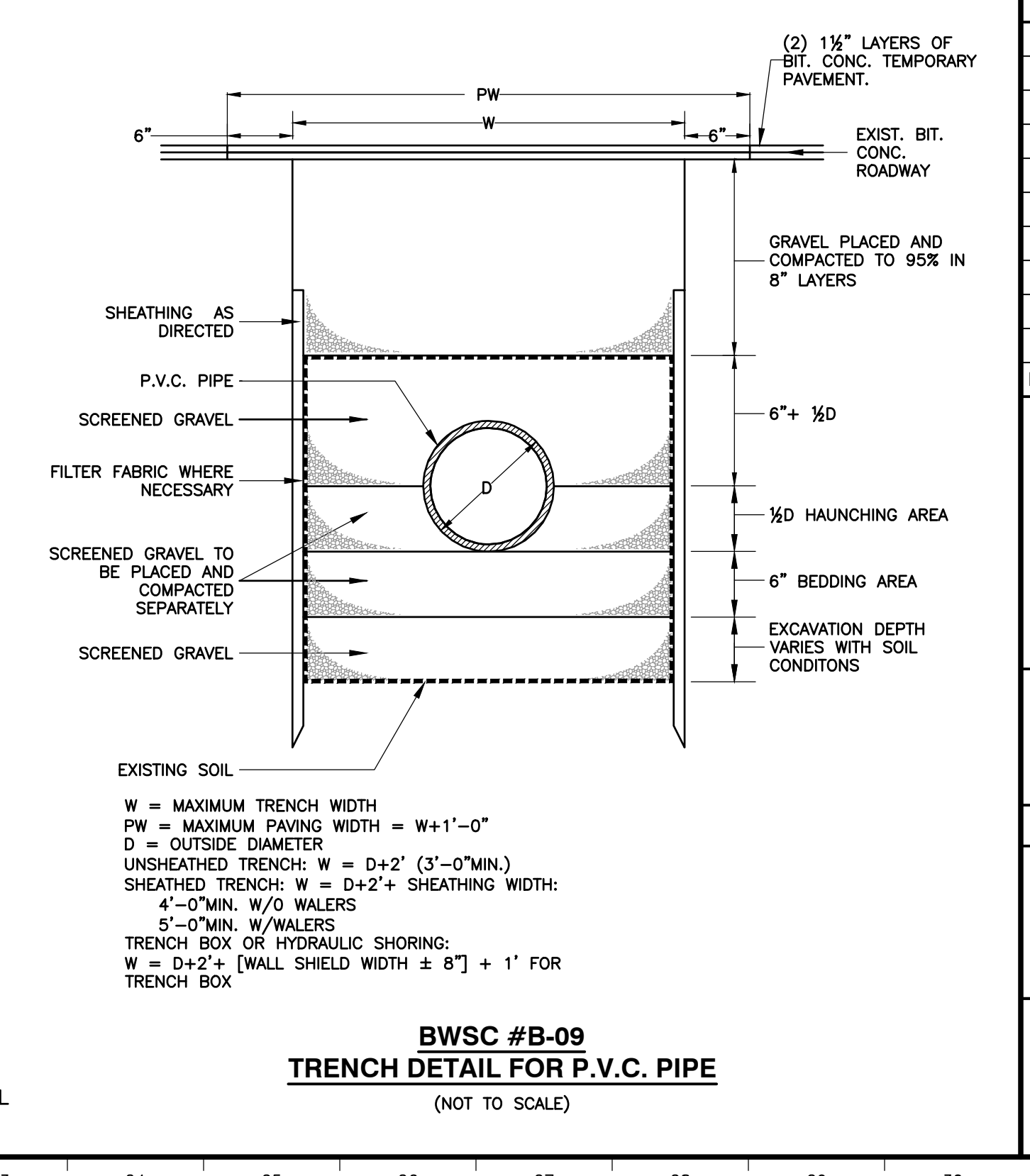
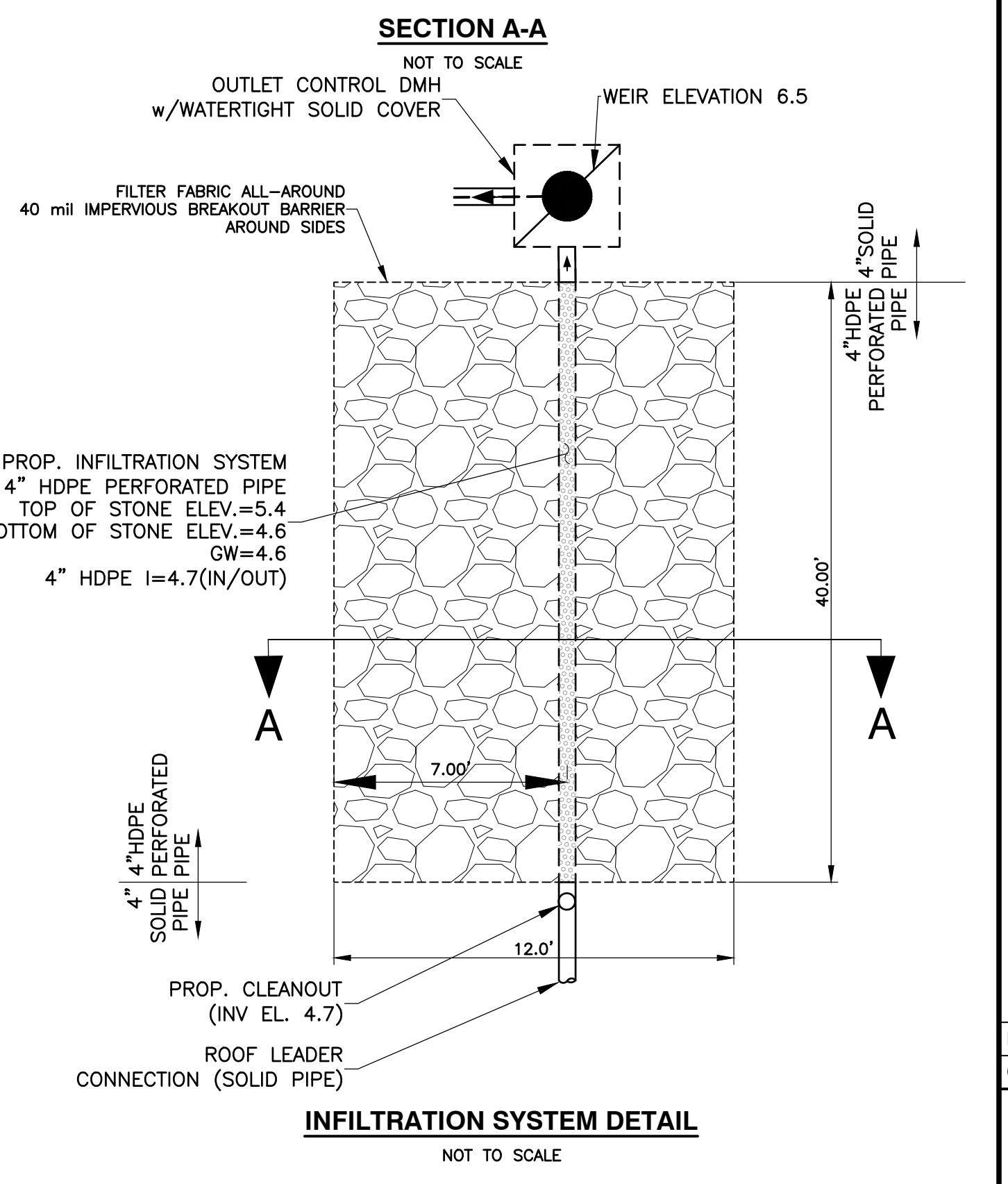
- NOTES:**
1. ALL STRUCTURES TO BE WATER-TIGHT
  2. BASEMENT SLAB TO BE WATERPROOF AND DESIGNED (BY OTHERS) TO RESIST HYDROSTATIC UPLIFT
  3. FINAL LOCATION OF OCS/PUMP CHAMBER WITHIN BASEMENT TO BE DETERMINED BY ARCHITECT.



**REFERENCES:**  
EXISTING PROPERTY LINE, TOPOGRAPHIC AND UTILITY INFORMATION IS TAKEN FROM A DIGITAL FILE RECEIVED ON AUGUST 17, 2021 AND NAMED "25431E0.dwg" OF A PLAN TITLED "EXISTING CONDITIONS, 252 SHAWMUT AVENUE, BOSTON, MA 02118" AND DATED NOVEMBER 9, 2021. PLAN PREPARED BY HANCOCK ASSOCIATES OF BOSTON, MA.  
PROPOSED ARCHITECTURAL BUILDING INFORMATION HAS BEEN TAKEN FROM A DIGITAL FILE RECEIVED ON NOVEMBER 5, 2021 AND NAMED "PROPOSED FLOOR PLAN". PLAN PREPARED BY KHALSA DESIGN OF SOMERVILLE, MA.



- NOTES:**
1. OPENING IN CONCRETE WALL SHALL BE CORED USING HIGH SPEED DIAMOND DRILL
  2. ALL METAL FIXTURES SHALL BE OF STAINLESS STEEL
  3. SERVICE LINE SHALL BE FLUSH WITH THE INSIDE OF THE CONCRETE PIPE OR WALL
  4. IF TRUNK LINE DIAMETER IS LESS THAN 24" THEN A SADDLE TYPE CONNECTION WILL BE USED

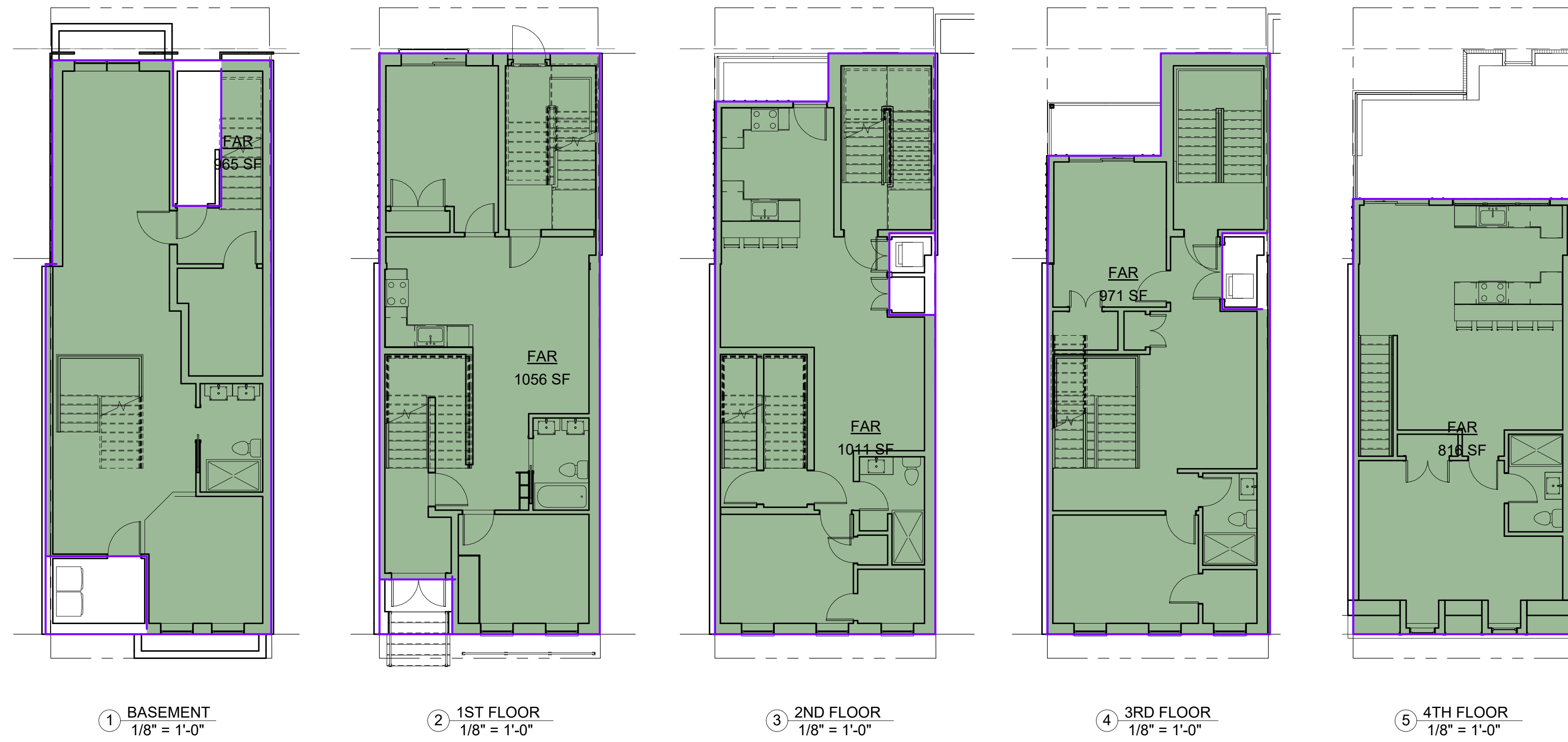


DRAWN BY: KNB	DESIGNED BY: KNB
CHECKED BY: FK	APPROVED BY: AD

REVISIONS		
ISSUE	DATE	BWSC COMMENTS
1	8/24/22	
		DATE: 04-07-2022
		SCALE: AS NOTED
		SHEET 2 OF 2

**252 SHAWMUT AVENUE**  
SOUTH END, BOSTON, MASSACHUSETTS  
**DETAILS**  
BWSC# 22165  
**HANCOCK ASSOCIATES**  
121 E. Berkeley Street, 4th Floor, Boston, MA 02118  
tel: 617-357-8145 fax: 617-357-9495 web: hancockmoore.com





Gross Floor Area (per zoning)		
Area	Level	Name
965 SF	BASEMENT	FAR
1056 SF	1ST FLOOR	FAR
1011 SF	2ND FLOOR	FAR
971 SF	3RD FLOOR	FAR
816 SF	4TH FLOOR	FAR
4818 SF		



AREA SCHEDULE (UNIT AREA)		
Area	Name	Level
<b>COMMON AREA</b>		
69 SF	COMMON	2ND FLOOR
161 SF	COMMON	3RD FLOOR
122 SF	COMMON	BASEMENT
151 SF	COMMON	1ST FLOOR
112 SF	COMMON	1ST FLOOR
154 SF	COMMON	2ND FLOOR
769 SF		
769 SF	TOTAL COMMON AREA	
<b>LEASABLE AREA</b>		
820 SF	Unit 1	BASEMENT
791 SF	Unit 1	1ST FLOOR
1611 SF		
761 SF	Unit 2	2ND FLOOR
761 SF		
63 SF	Unit 3	2ND FLOOR
843 SF	Unit 3	3RD FLOOR
817 SF	Unit 3	4TH FLOOR
1723 SF		
4095 SF	TOTAL LEASABLE AREA	
<b>STORAGE</b>		
55 SF	MECH	BASEMENT
55 SF		
90 SF	STORAGE	BASEMENT
90 SF		
145 SF	TOTAL STORAGE/MECH	
5009 SF	TOTAL AREA	

**PROJECT NAME**  
252 SHAWMUT

**PROJECT ADDRESS**  
252 SHAWMUT STREET  
BOSTON, MA

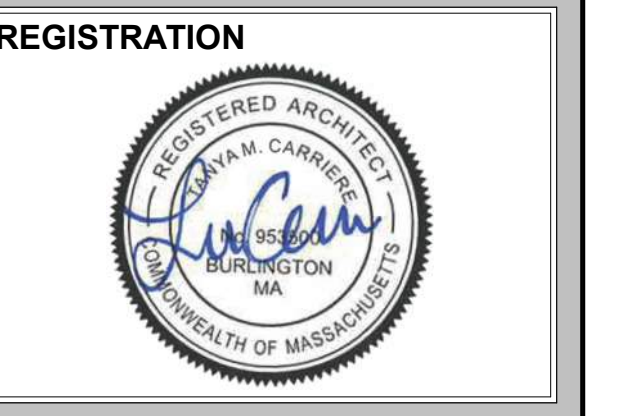
**CLIENT**  
PAK LAM TAM &  
ERIC TAM

**ARCHITECT**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682

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**REGISTRATION**

Project number: 21064  
Date: 10/20/2023  
Drawn by: ERS  
Checked by: TC  
Scale: 1/8" = 1'-0"

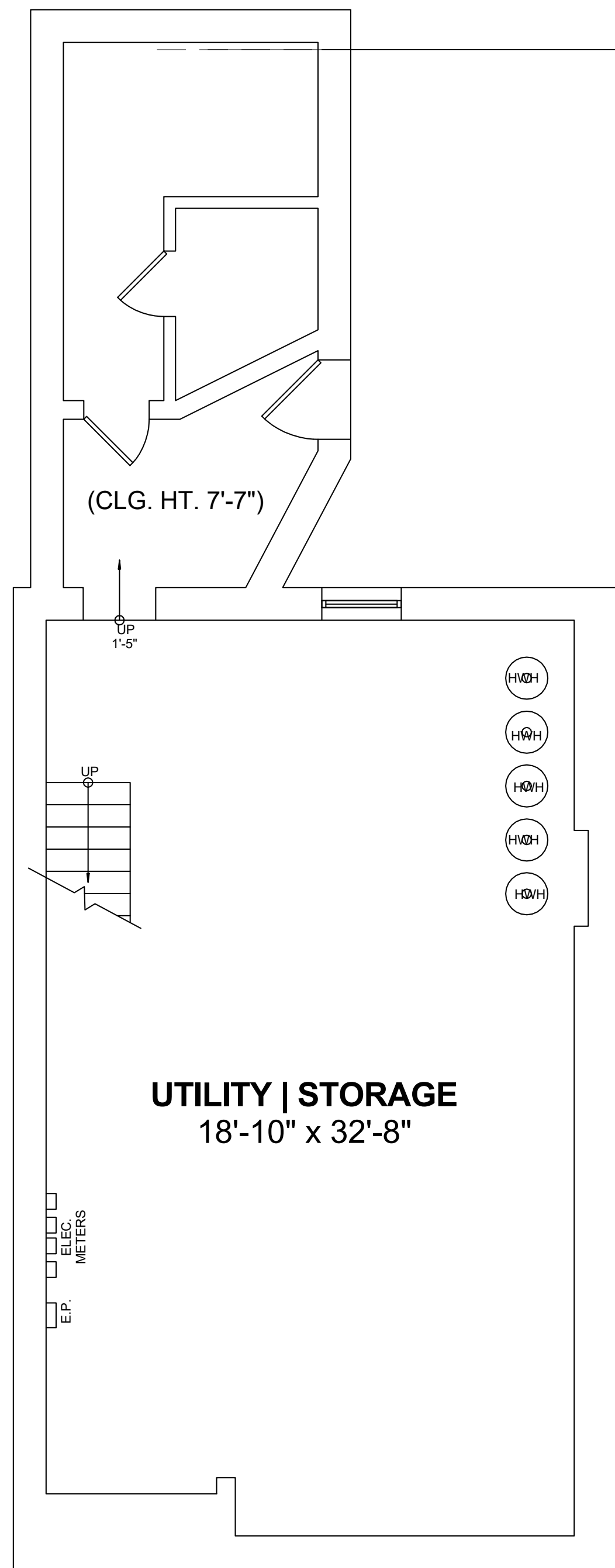
**REVISIONS**

No.	Description	Date

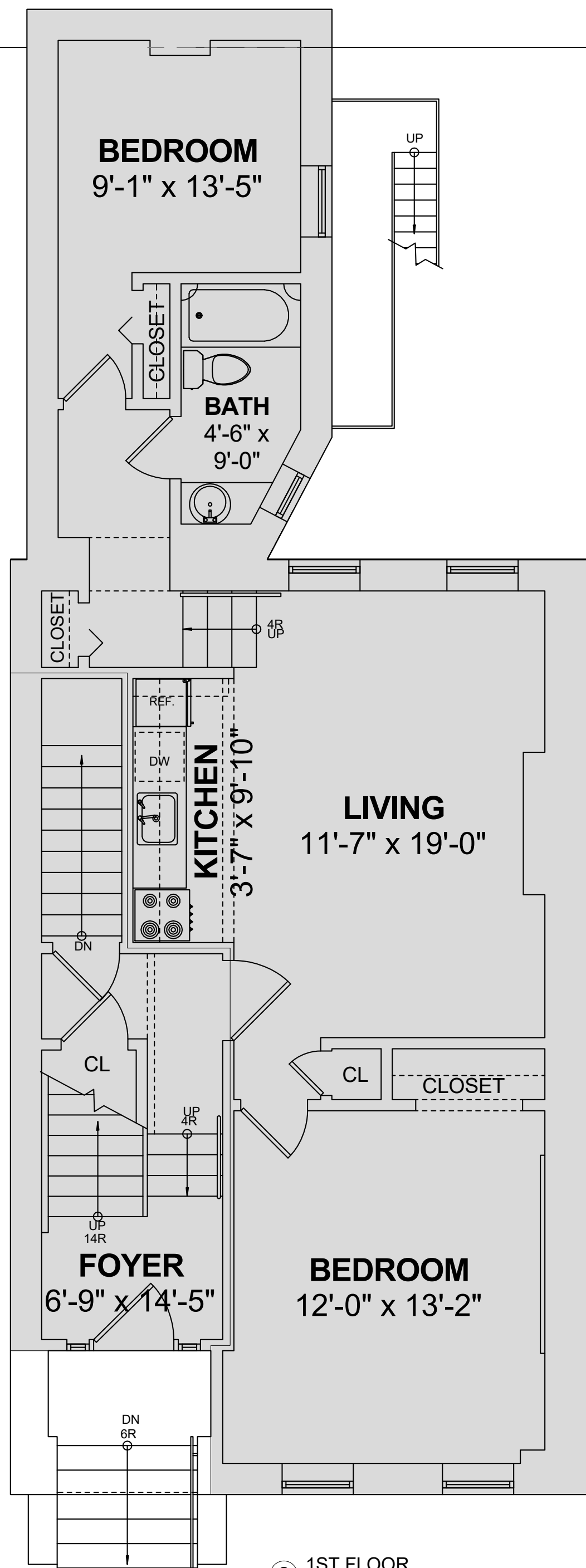
**AREA PLANS**

**A-021**

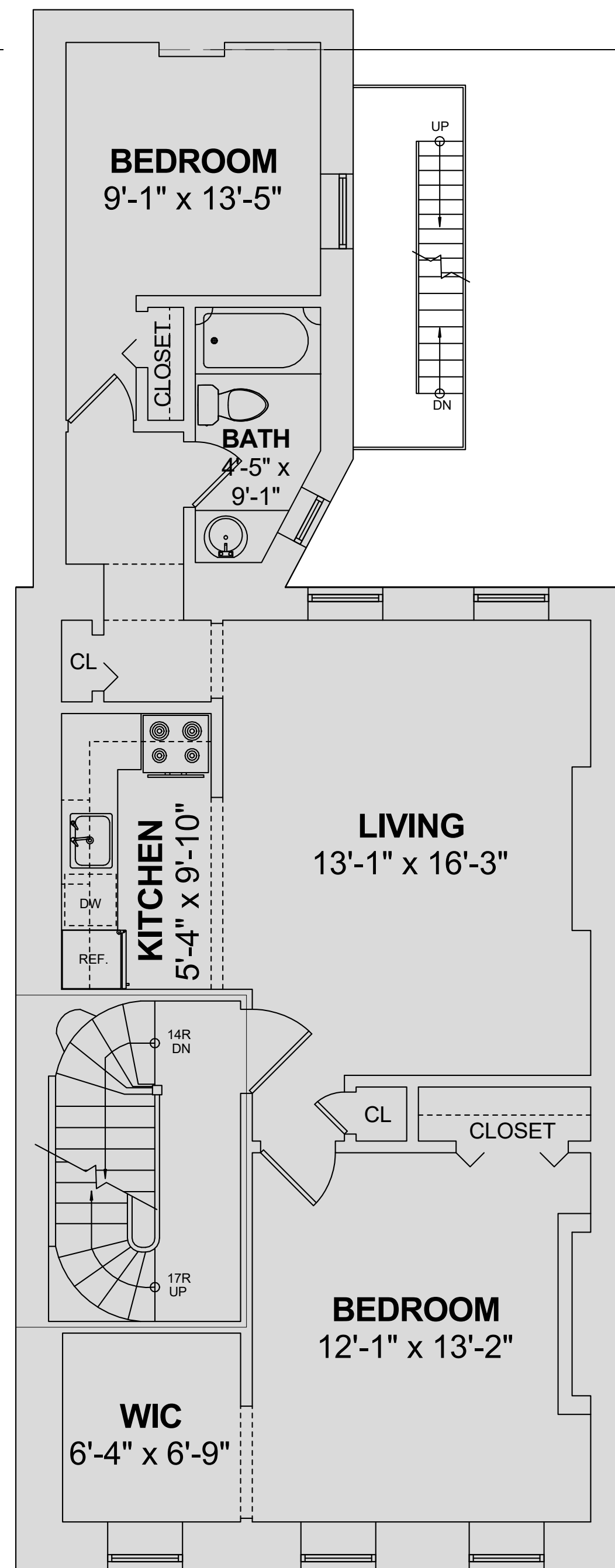
252 SHAWMUT



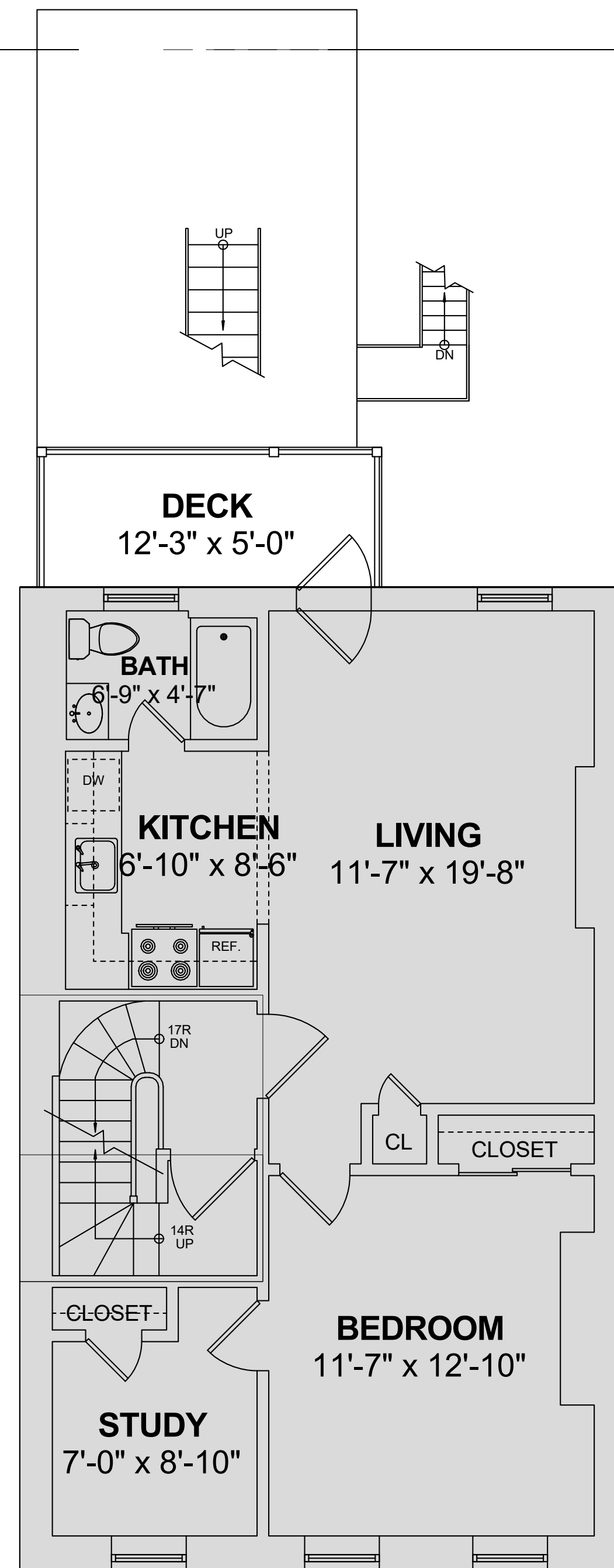
1 BASEMENT  
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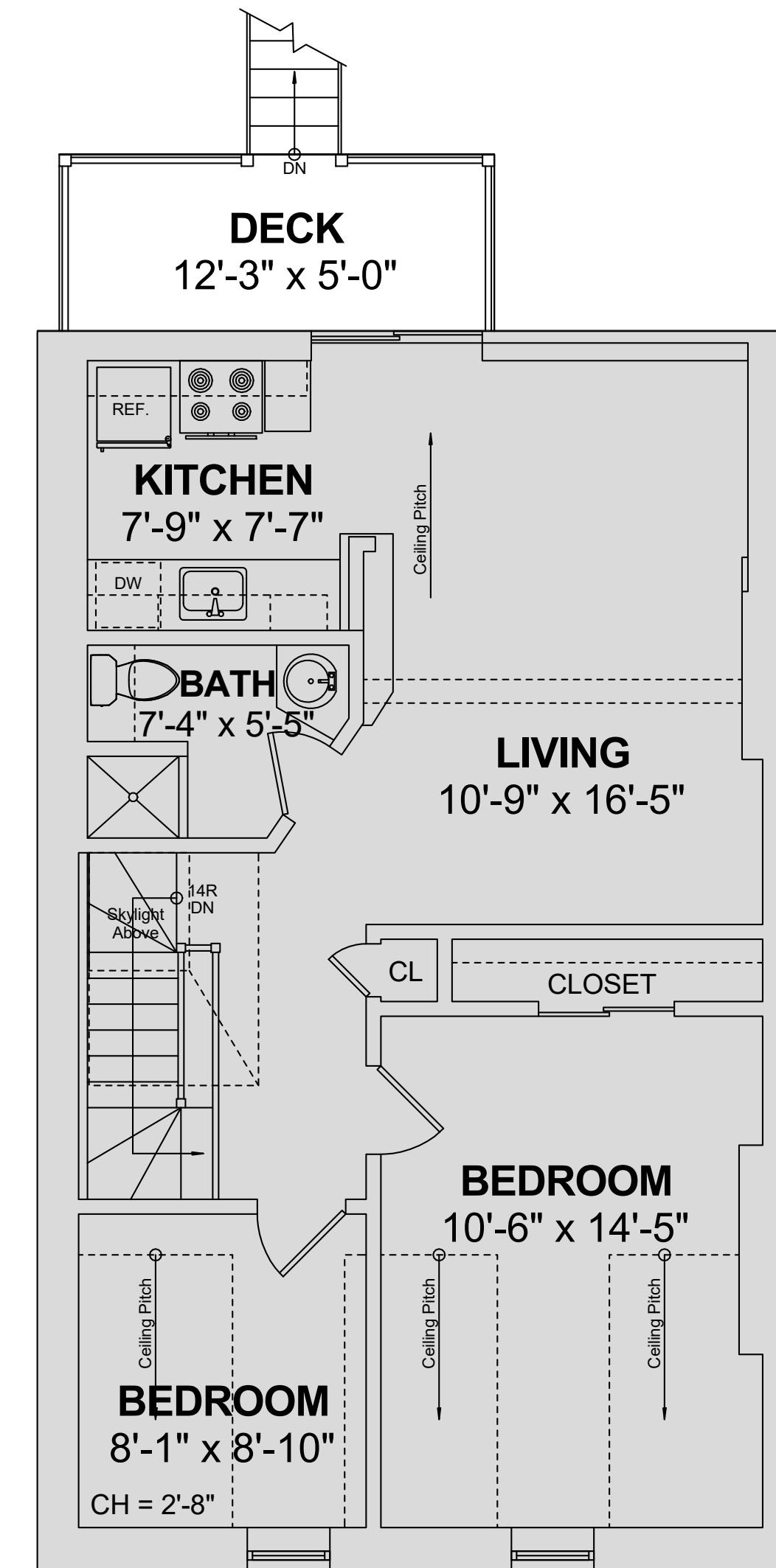
2 1ST FLOOR  
1/4" = 1'-0"



3 2ND FLOOR  
1/4" = 1'-0"



4 3RD FLOOR  
1/4" = 1'-0"



5 4TH FLOOR  
1/4" = 1'-0"

PROJECT NAME

252 SHAWMUT

PROJECT ADDRESS  
252 SHAWMUT STREET  
BOSTON, MA

CLIENT

PAK LAM TAM &  
ERIC TAM

ARCHITECT



KHALSA

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
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REGISTRATION



Project number 21064  
Date 06/28/2023  
Drawn by Author  
Checked by Checker  
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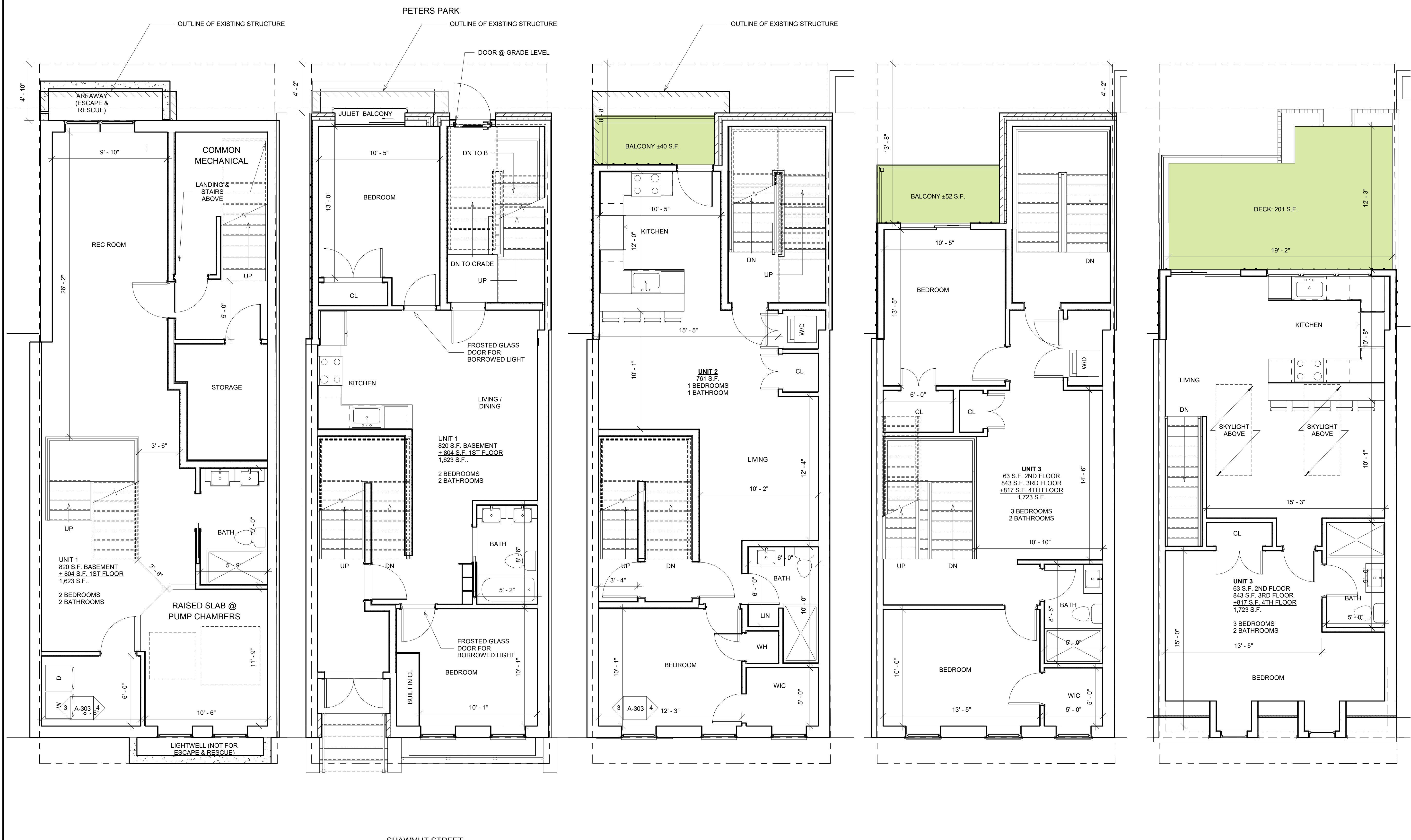
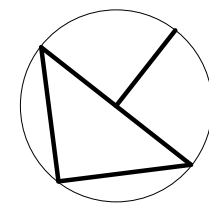
REVISIONS

No.	Description	Date

EXISTING FLOOR  
PLANS

EX-101

252 SHAWMUT



1 Proposed Basement  
1/4" = 1'-0"

2 Proposed 1st Floor  
1/4" = 1'-0"

3 Proposed 2nd Floor  
1/4" = 1'-0"

4 Proposed 3rd Floor  
1/4" = 1'-0"

5 Proposed 4th Floor  
1/4" = 1'-0"

PROJECT NAME

**252 SHAWMUT**

PROJECT ADDRESS  
252 SHAWMUT STREET  
BOSTON, MA

CLIENT

**PAK LAM TAM &  
ERIC TAM**

ARCHITECT



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REGISTRATION



Project number 21064  
Date 10/20/2023  
Drawn by ERS  
Checked by TC  
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

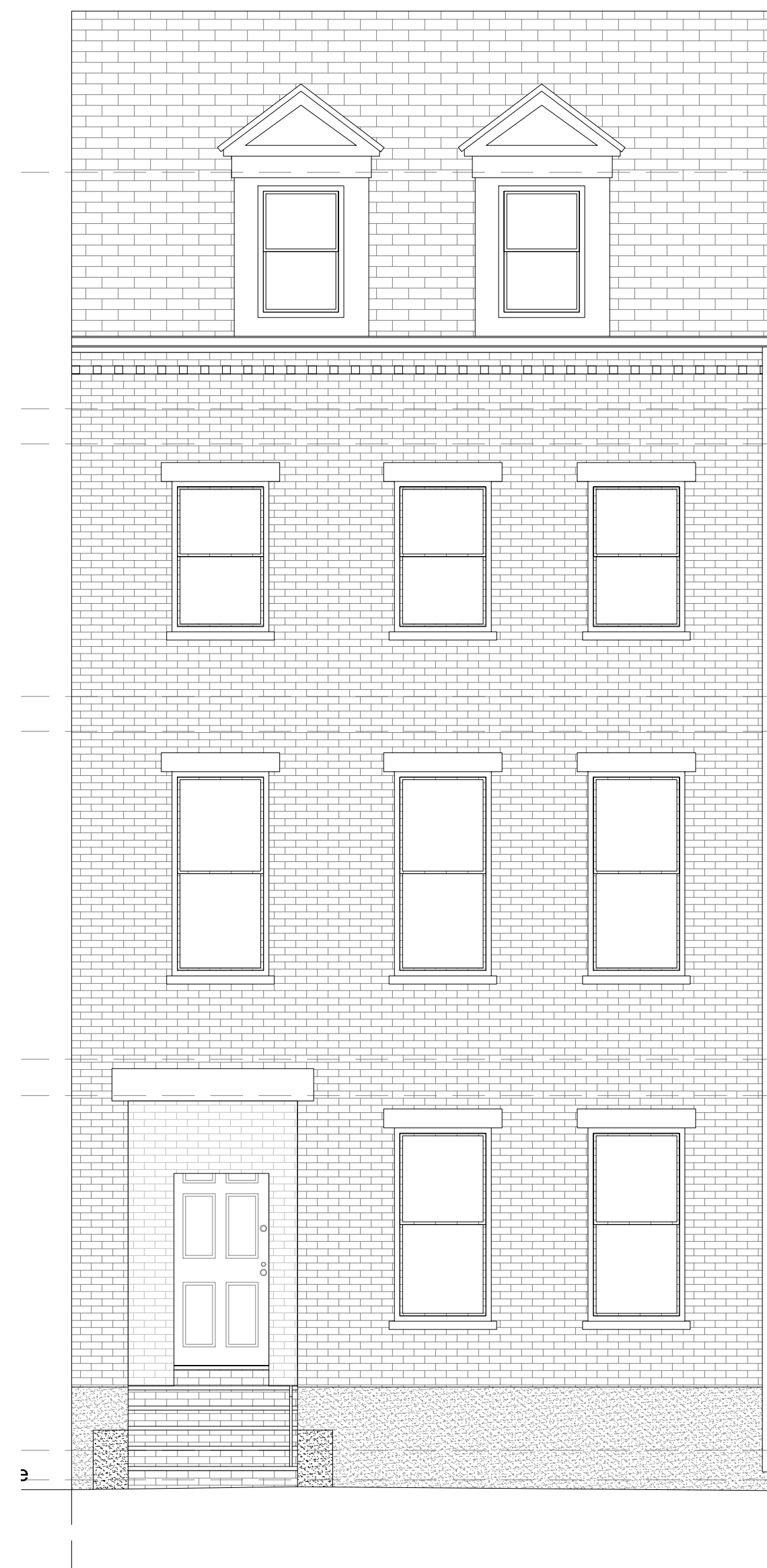
FLOOR PLANS

**A-101**

252 SHAWMUT

ITKG-SERVER\Dan212\064-Kenwood\_252-Shawmut-Ave\_ARCH\_SD\_DDD21064-252-Shawmut-reduced.rvt 10/20/2023 11:35:27 AM





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



① FRONT ELEVATION  
1/4" = 1'-0"

**PROJECT NAME**  
**252 SHAWMUT**

**PROJECT ADDRESS**  
252 SHAWMUT STREET  
BOSTON, MA

**CLIENT**  
**PAK LAM TAM &  
ERIC TAM**

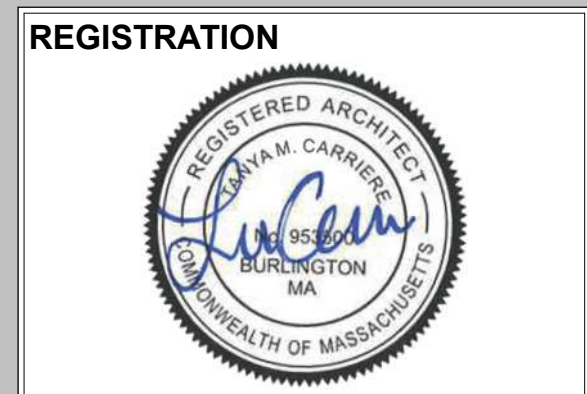
**ARCHITECT**

**DESIGN**  
**KHALSA**

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**REGISTRATION**

Project number 21064  
Date 10/20/2023  
Drawn by ERS  
Checked by TC  
Scale 1/4" = 1'-0"

**REVISIONS**

No.	Description	Date

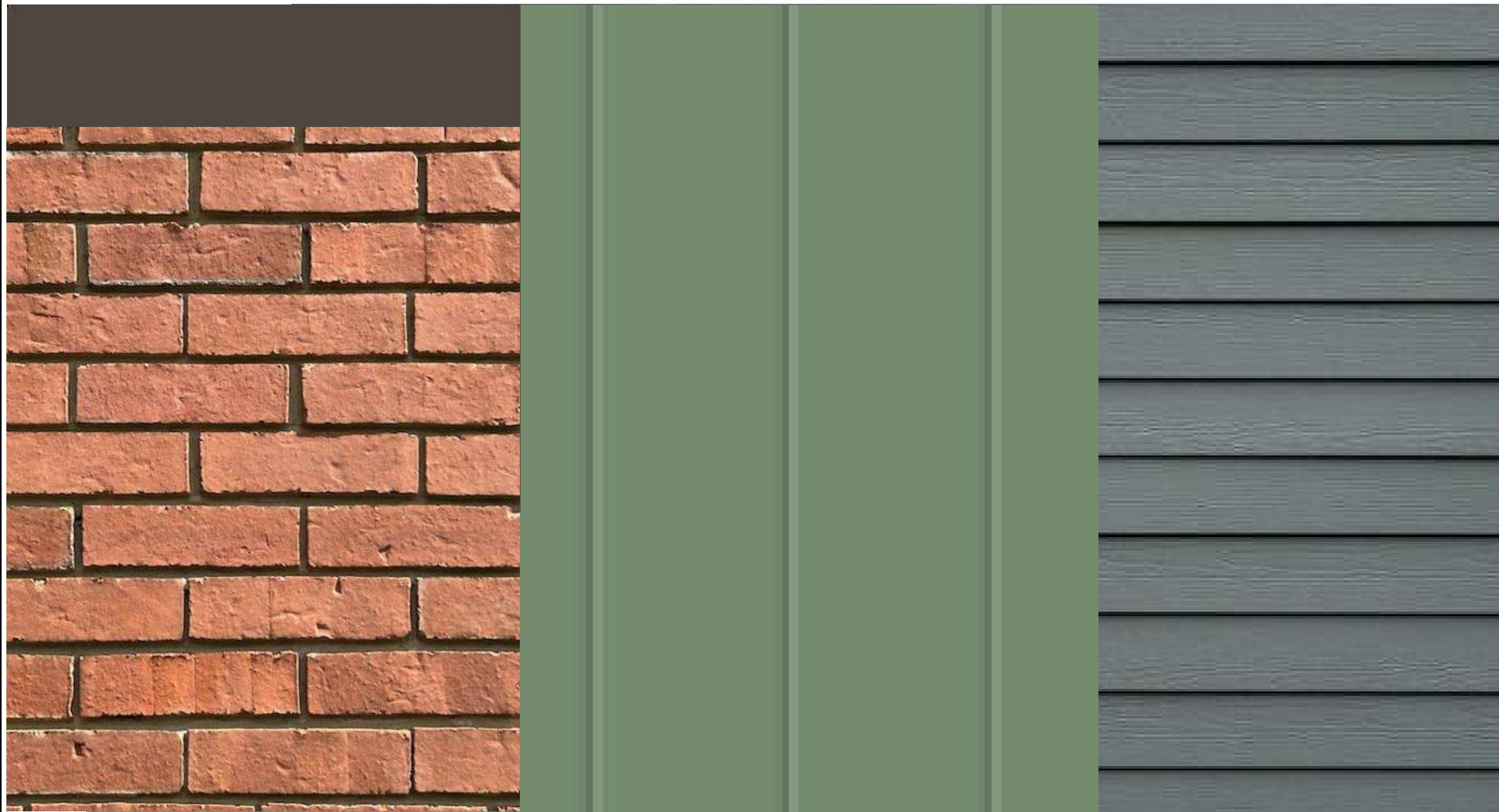
**FRONT  
ELEVATION**

**A-300**

252 SHAWMUT

**MATERIALS:**

REPAIR EXISTING LINTELS & SILLS; REPAINT TO MATCH EXISTING MASONRY  
(CPS-240 "BROWNSTONE" BY BENJAMIN MOORE) STANDING SEAM METAL PANELS : PATINA GREEN WOOD CLAPBOARD



NEW BRICK AND MORTAR TO MATCH EXISTING  
(SPEC MIX SM600-DARK BROWN)



WROUGHT IRON RAILINGS

I:\TKG-SERVER\DATA\21064-252-Shawmut-Ave\_Boston\03 Drawings\00\_ARCH\_SD\_DDI21064-252-Shawmut-reduced.rvt 10/20/2023 11:35:29 AM



**PROJECT NAME**  
**252 SHAWMUT**

**PROJECT ADDRESS**  
 252 SHAWMUT STREET  
 BOSTON, MA

**CLIENT**  
**PAK LAM TAM &  
 ERIC TAM**

**ARCHITECT**

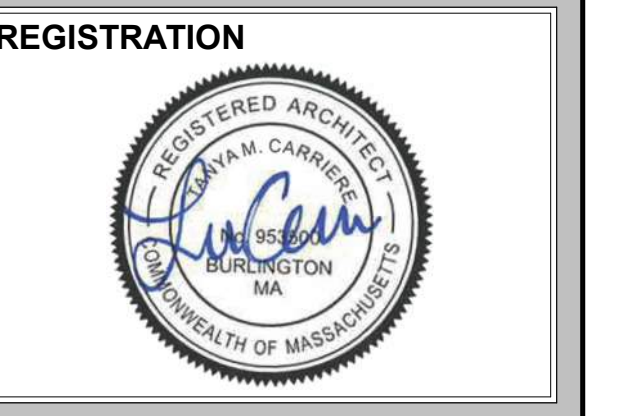
**DESIGN**

**KHALSA**

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Project number 21064  
 Date 10/20/2023  
 Drawn by ERS  
 Checked by TC  
 Scale 1/4" = 1'-0"

**REVISIONS**

No.	Description	Date

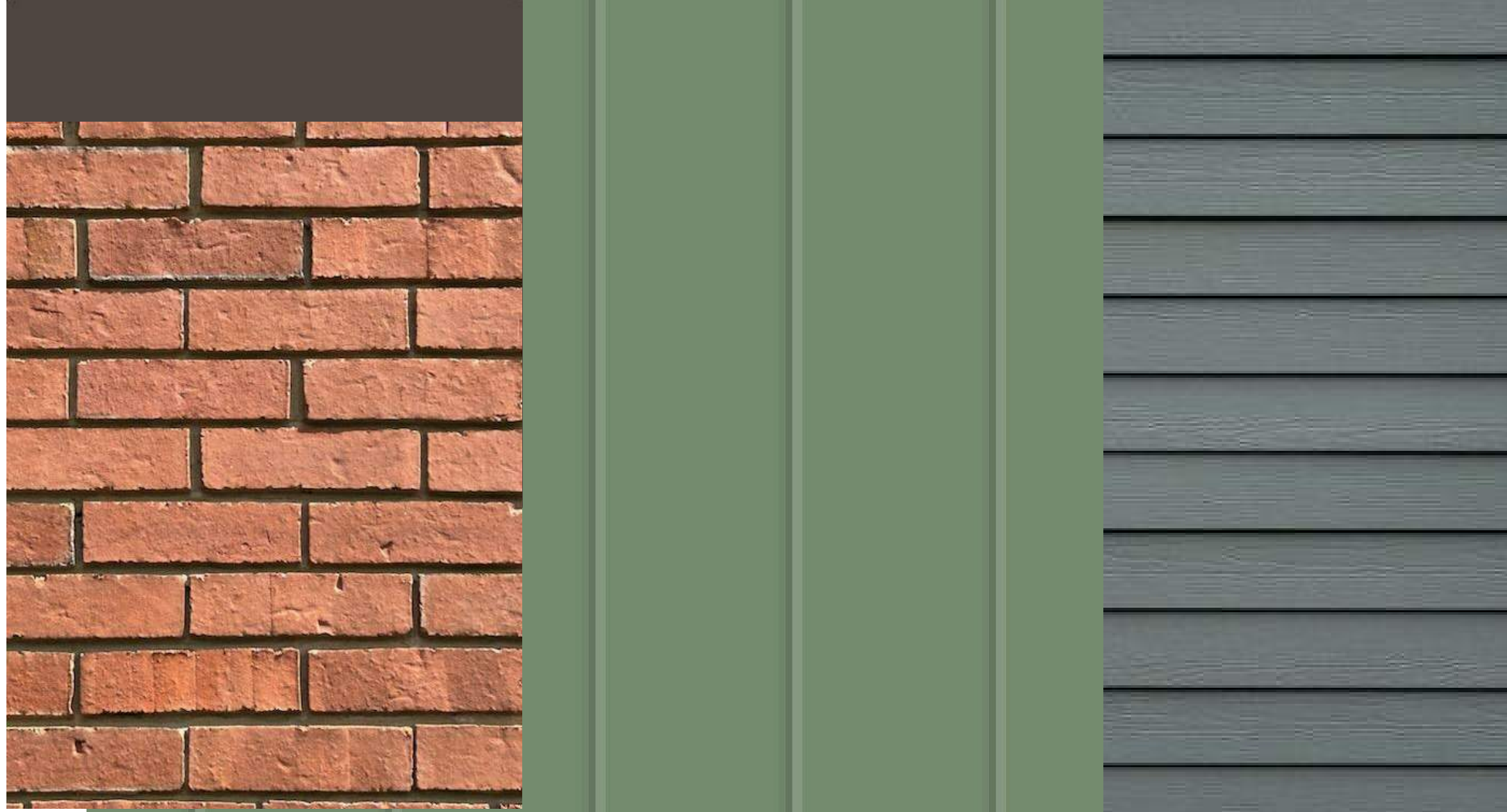
**REAR  
 ELEVATION**

**A-301**

252 SHAWMUT

**MATERIALS:**

- REPAIR EXISTING LINTELS & SILLS;  
 REPAINT TO MATCH EXISTING MASONRY
- STANDING SEAM METAL PANELS : PATINA GREEN
- WOOD CLAPBOARD



NEW BRICK AND MORTAR TO MATCH EXISTING

PROJECT NAME

**252 SHAWMUT**

PROJECT ADDRESS  
252 SHAWMUT STREET  
BOSTON, MA

CLIENT

**PAK LAM TAM &  
ERIC TAM**

ARCHITECT



**KHALSA**

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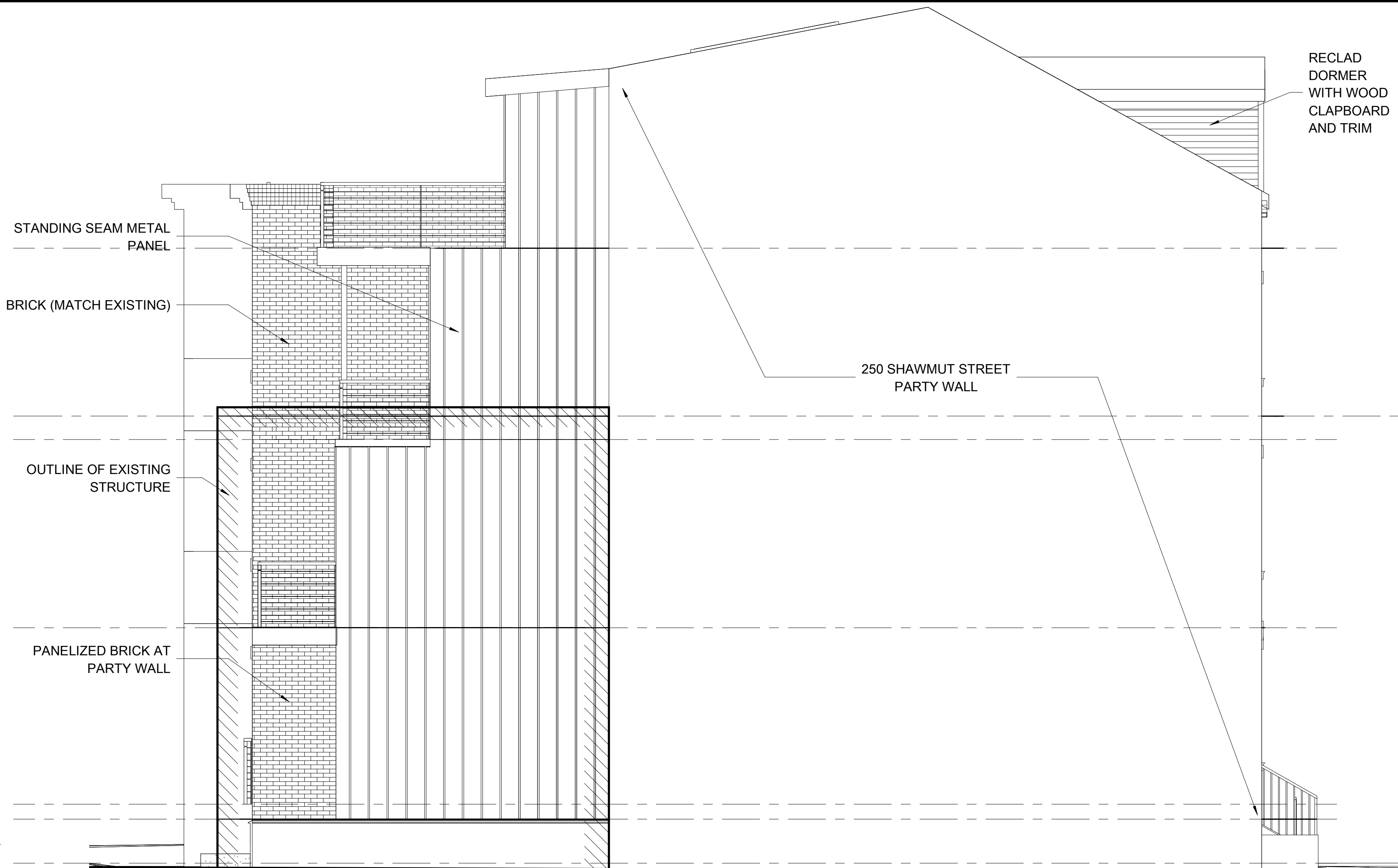
REVISIONS

No.	Description	Date

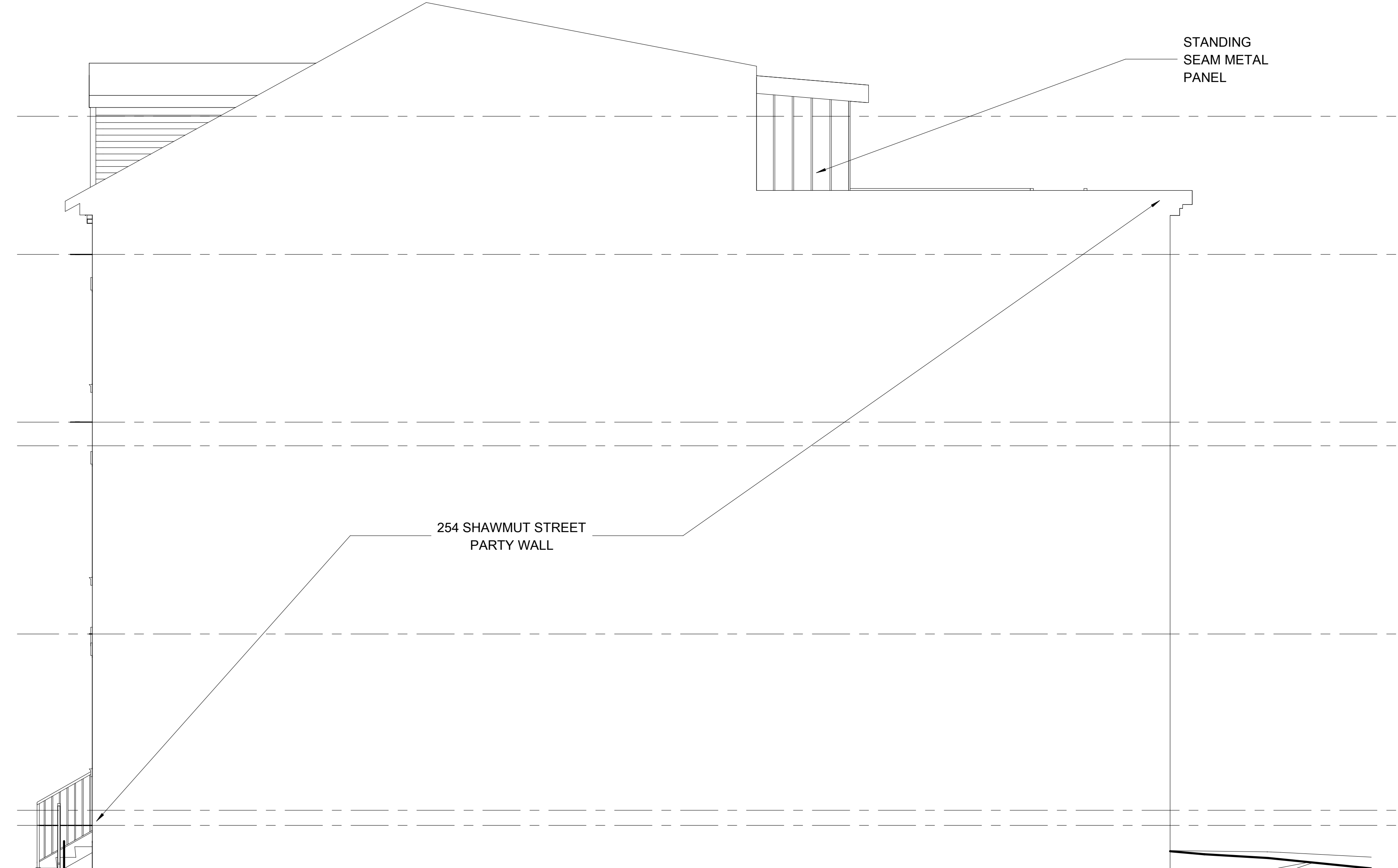
**SIDE  
ELEVATIONS**

**A-302**

252 SHAWMUT



① LEFT SIDE ELEVATION  
1/4" = 1'-0"



② RIGHT SIDE ELEVATION  
1/4" = 1'-0"



EXISTING WOOD CLADDING AN MOULDING TO REMAIN; REPAIR IN KIND

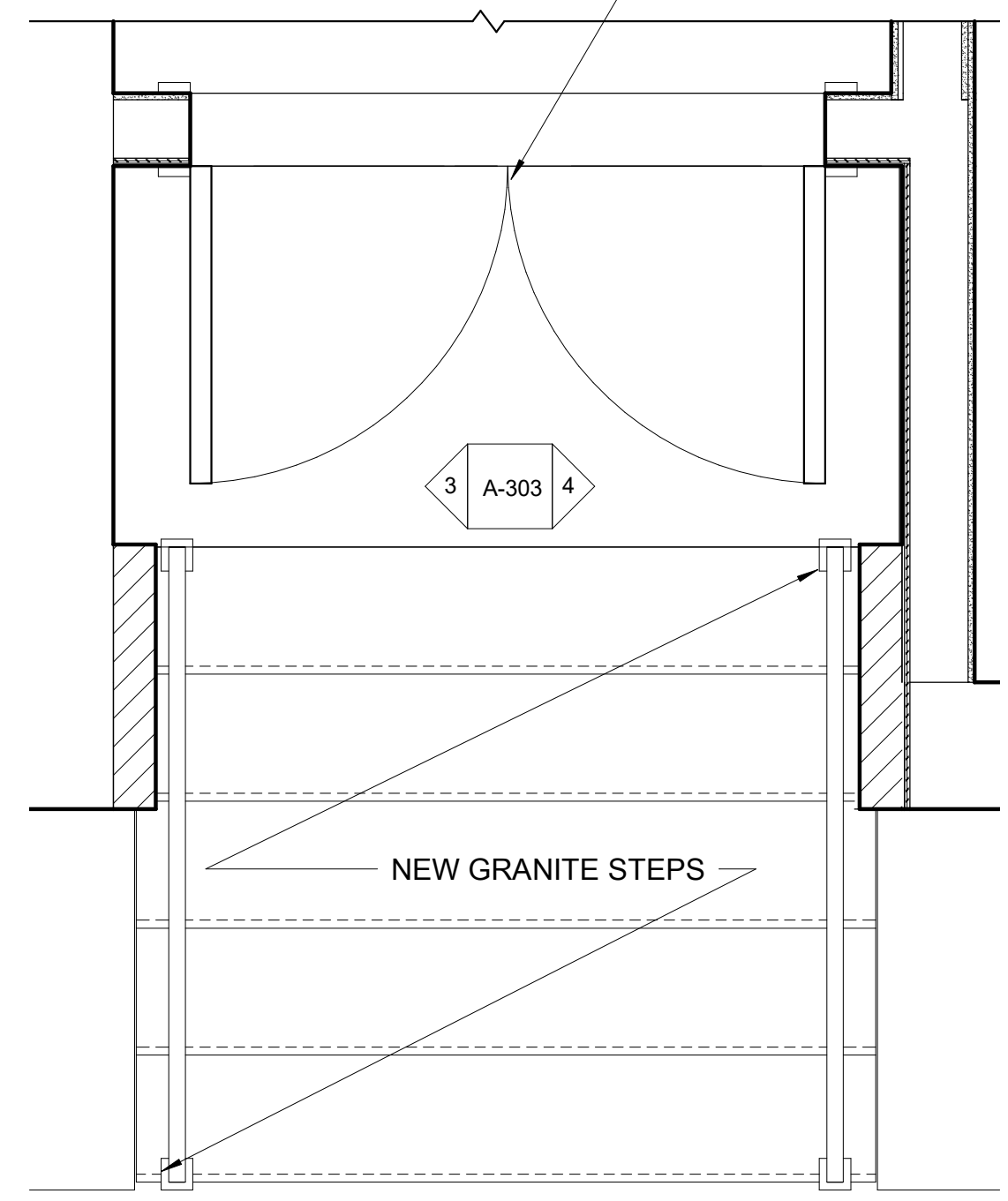


NEW DOOR; REPLICATE NEARBY HISTORICAL DOORS



REMOVE ALUMINUM MAILBOXES

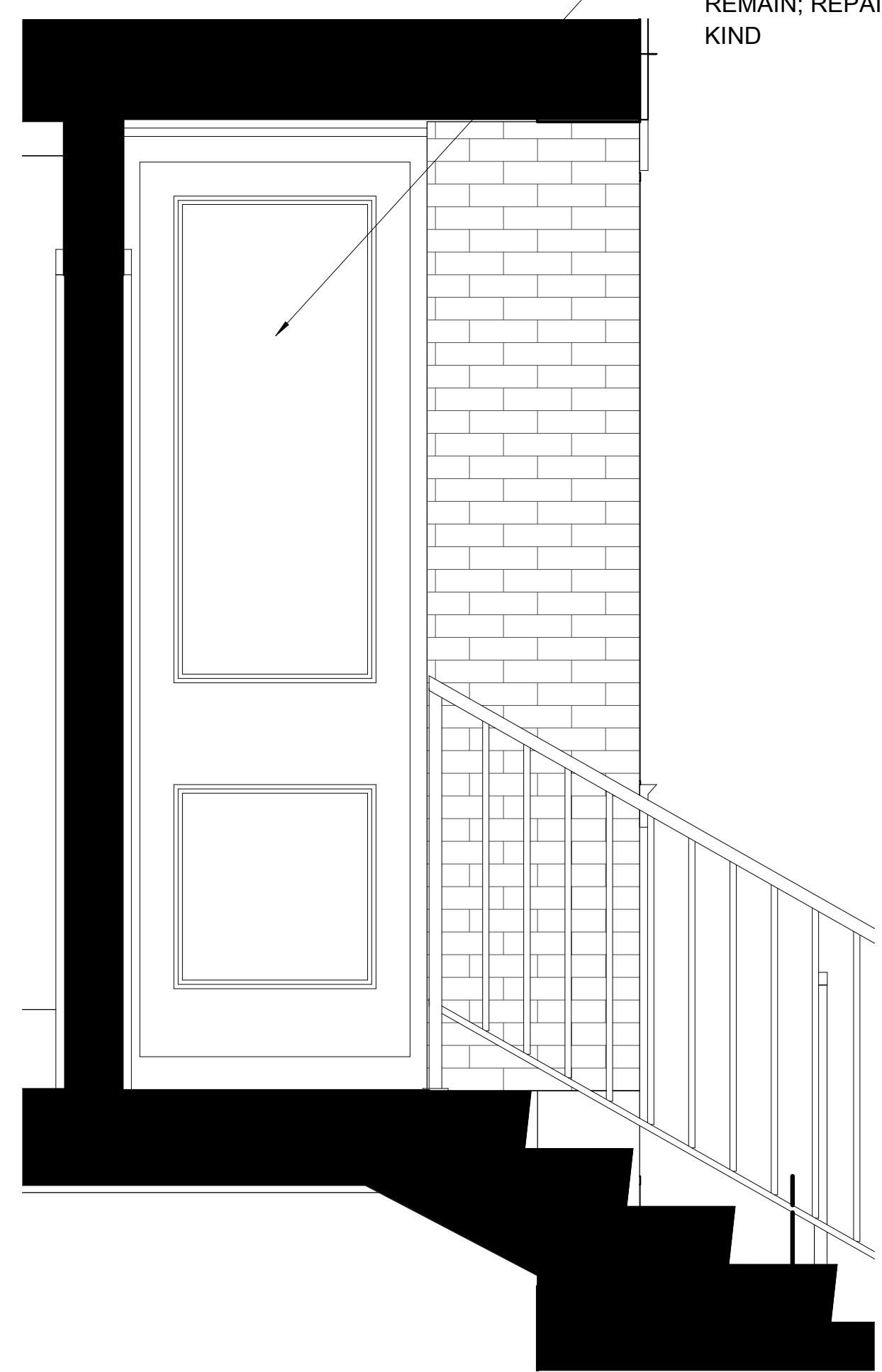
EXISTING WOOD CLADDING AN MOULDING TO REMAIN; REPAIR IN KIND



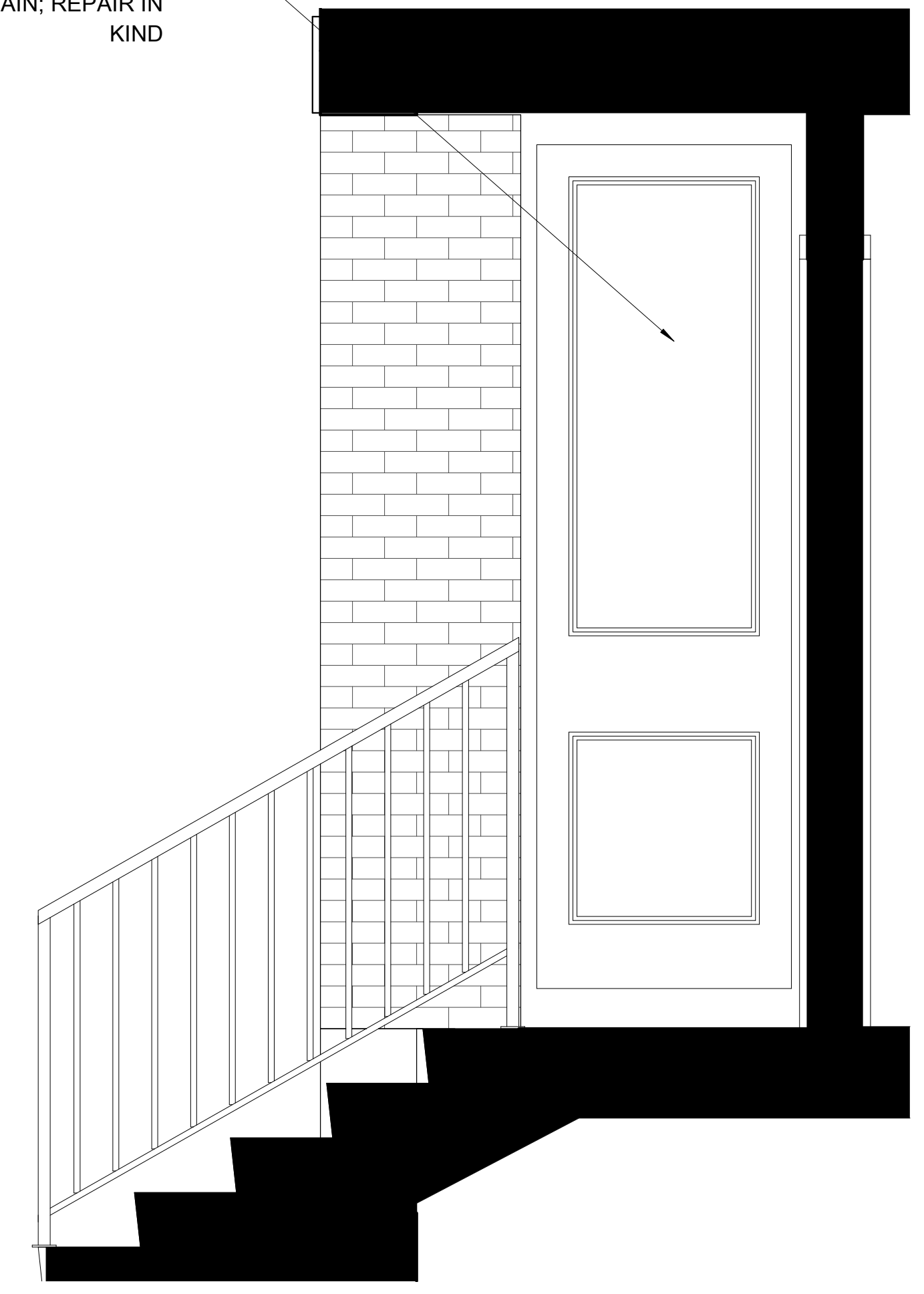
1 Vestibule Floor Plan  
3/4" = 1'-0"



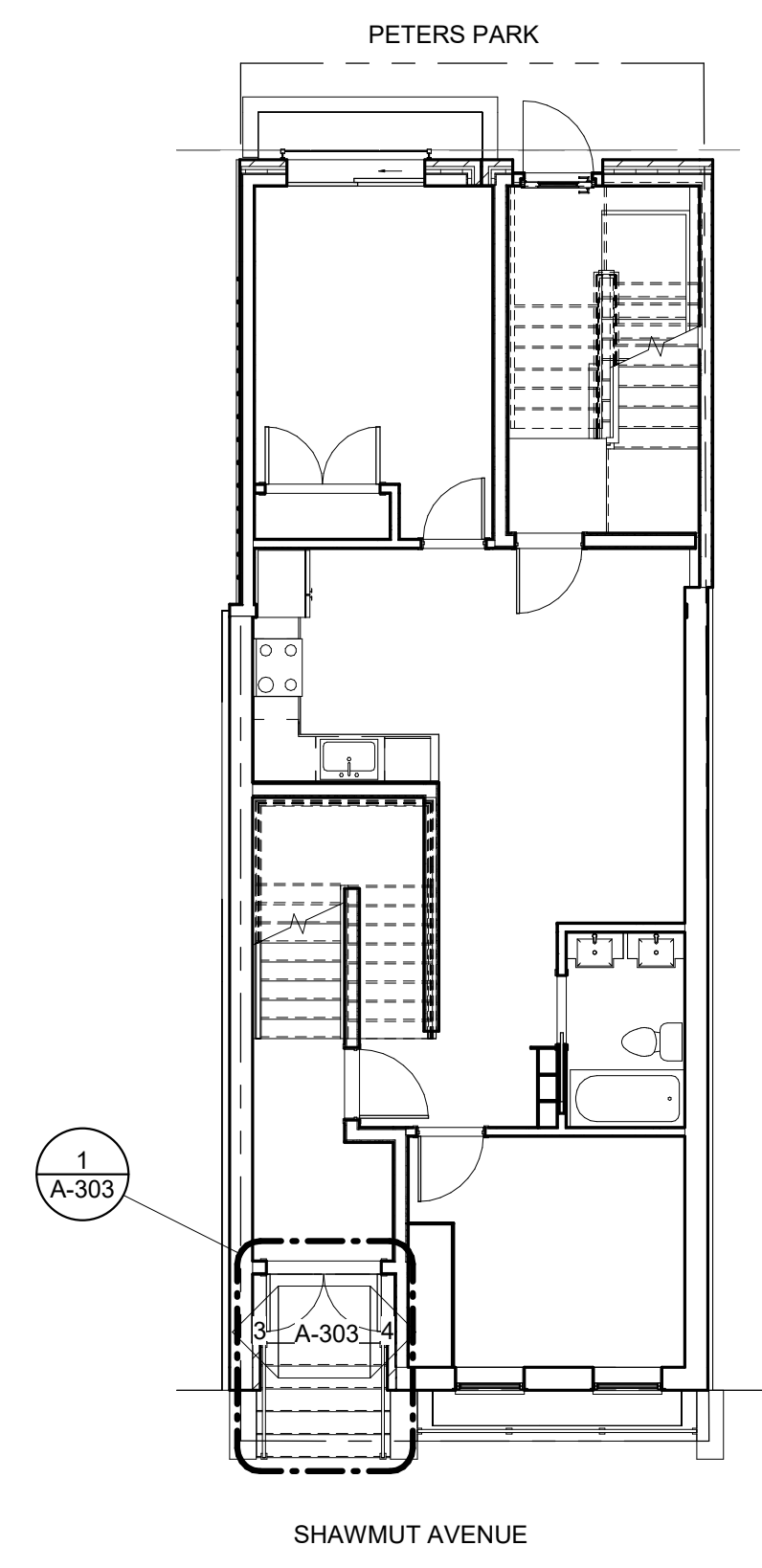
NEW GRANITE STEPS



4 Vestibule Right Elevation  
3/4" = 1'-0"



3 Vestibule Left Elevation  
3/4" = 1'-0"



SHAWMUT AVENUE

**PROJECT NAME**  
252 SHAWMUT

**PROJECT ADDRESS**  
252 SHAWMUT STREET  
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**VESTIBULE  
DETAILS**

**A-303**

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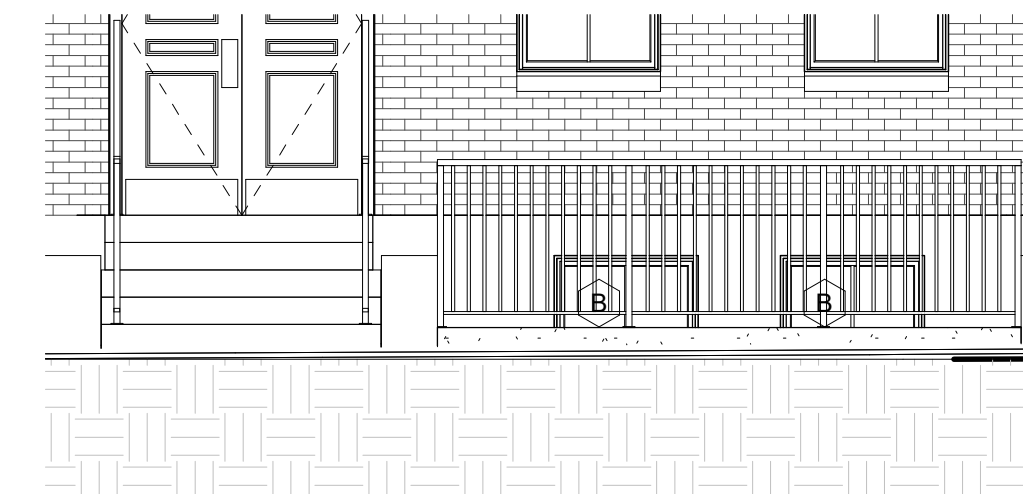
246

248

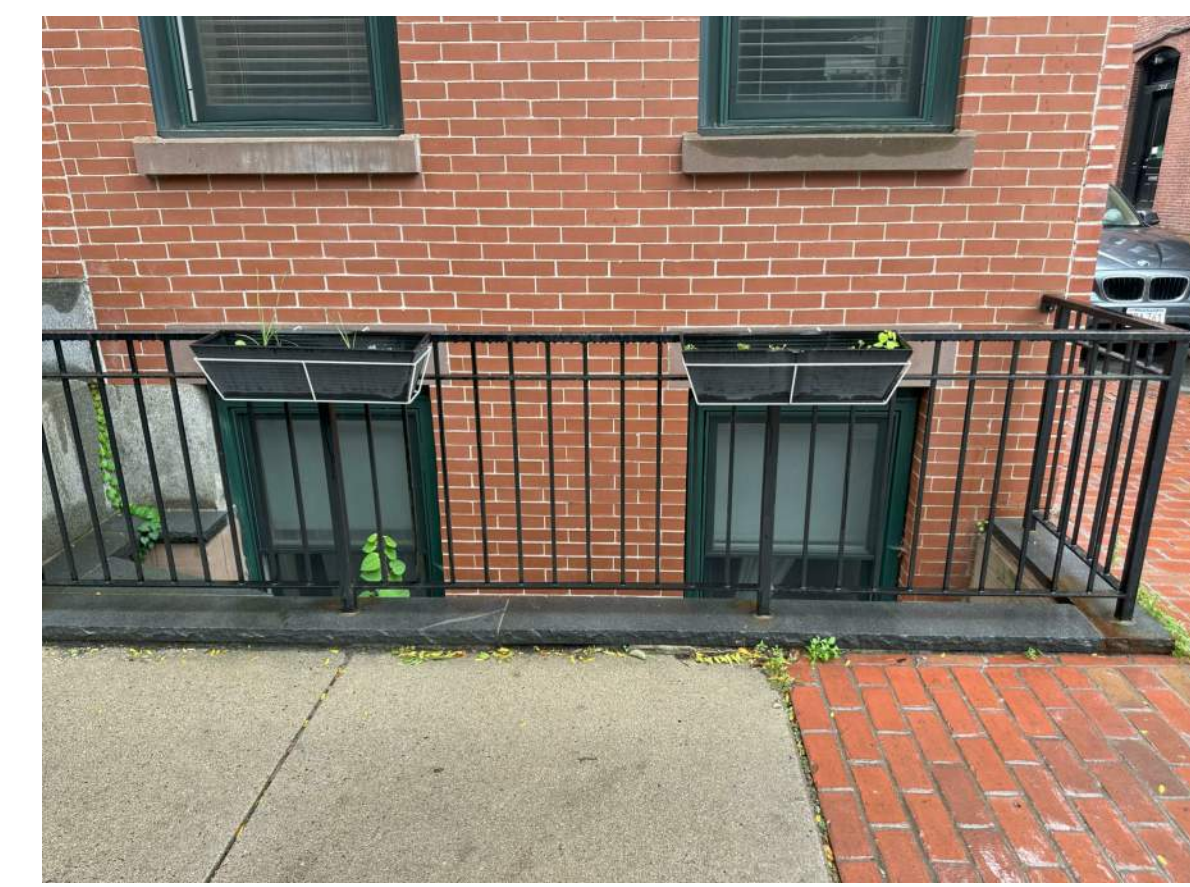
250

252

254



1 FRONT ELEVATION WINDOW WELL  
1/4" = 1'-0"



PROJECT NAME

252 SHAWMUT

PROJECT ADDRESS  
252 SHAWMUT STREET  
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HISTORICAL  
PHOTOGRAPHS

A-304

252 SHAWMUT

PROJECT NAME

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PROJECT ADDRESS  
**252 SHAWMUT STREET  
 BOSTON, MA**

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No.	Description	Date

**WINDOW  
 SCHEDULE**

**A-900**

252 SHAWMUT

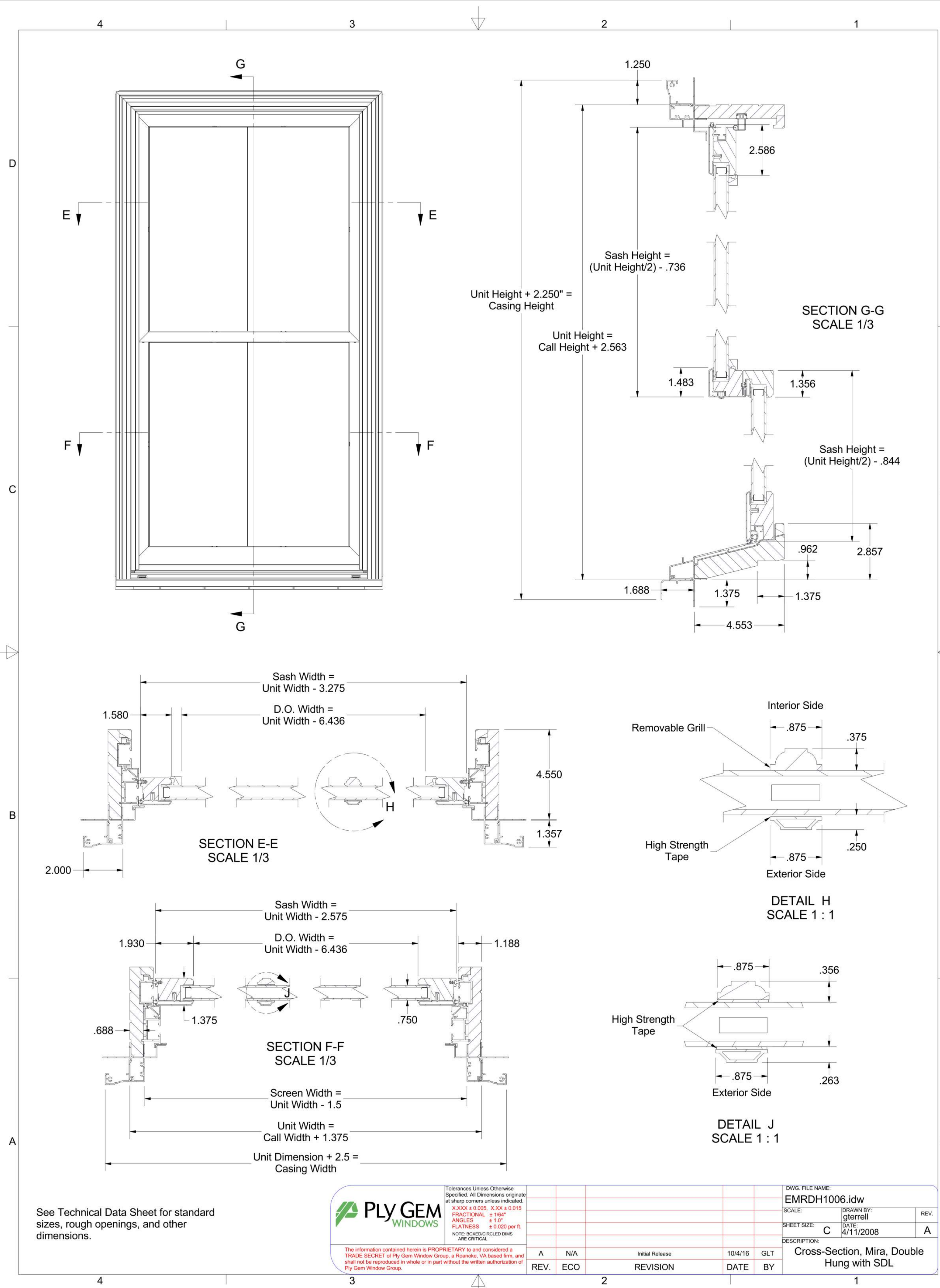
**WINDOW SCHEDULE**

TYPE MARK	STYLE	WIDTH	HEIGHT	MATERIAL	MANUFACTURER
A	DOUBLE HUNG	3' - 0"	6' - 0"	WOOD CLAD	PLYGEM MIRA
B	DOUBLE HUNG	3' - 0"	5' - 0"	WOOD CLAD	PLYGEM MIRA
C	CASEMENT	2' - 4"	3' - 9"	WOOD CLAD	PLYGEM MIRA
D	FIXED	3' - 0"	4' - 0"	WOOD CLAD	PLYGEM MIRA
E	TRIPLE CASEMENT	9' - 0"	3' - 0"	WOOD CLAD	PLYGEM MIRA

ELEVATION-FRONT VIEW	3' - 0" x 6' - 0"	3' - 0" x 5' - 0"	2' - 4" x 3' - 9"
STYLE	DOUBLE HUNG	DOUBLE HUNG	CASEMENT
MARK	A	B	C
ELEVATION-FRONT VIEW	3' - 0" x 4' - 0"	9' - 0" x 3' - 0"	
STYLE	FIXED	TRIPLE CASEMENT	
MARK	A	B	

**WINDOW NOTES:**

- 1.) CONTRACTOR TO VERIFY SIZES OF EXISTING WINDOW OPENINGS TO REMAIN, PRIOR TO ORDERING OF WINDOWS
- 2.) BEDROOM WINDOWS TO COMPLY WITH EMERGENCY ESCAPE AND RESCUE MINIMUM OPENING AREA, HEIGHT & WIDTH AS REQUIRED BY THE IBC 2015 (MA AMENDMENTS). WINDOW TO COMPLY w/ MIN. NET CLEAR OPENING DIMENSIONS OF 20" X 24" & 5.7' NET S.F. SILL HEIGHT OF OPENING TO BE A MAXIMUM OF 3'-8" ABOVE THE FINISHED FLOOR.
- 3.) ALL WINDOWS THAT HAVE OPENINGS LESS THAN 36" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE SHALL HAVE A WINDOW OPENING CONTROL DEVICE. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE, THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED FOR EMERGENCY ESCAPE AND RESCUE OPENING.
- 4.) WINDOWS SHALL HAVE EXTERIOR MUNTINS AS SHOWN ON THE ELEVATIONS & HALF SCREENS ON ALL WINDOWS.
- 5.) WINDOW SUBMITTAL TO BE SUBMITTED TO ARCHITECT PRIOR TO ORDERING OF WINDOWS.
- 6.) ALL FINISHES AND HARDWARE TO BE SELECTED BY OWNER.
- 7.) LOCATIONS REQUIRING TEMPERED GLASS TO BE VERIFIED PRIOR TO ORDERING WINDOWS.



See Technical Data Sheet for standard sizes, rough openings, and other dimensions.

10/20/2023 11:35:35 AM \\ITKGS-SERVER\DRData\21064-Kenwood\_252-Shawmut-Ave\_Boston\03 Drawings\00\_ARCH\_SD\_D02\064-252-Shawmut-reduced.rvt



FRONT PERSPECTIVE



REAR PERSPECTIVE



REAR PERSPECTIVE



REAR PERSPECTIVE W/ EXISTING MASSING



REAR PERSPECTIVE W/ EXISTING MASSING

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**PROPOSED  
PERSPECTIVES**

**AV-1**

252 SHAWMUT