

RENOVATIONS TO CASAS BORINQUEN APARTMENTS BOSTON, MA

BUILDING K 403 SHAWMUT AVENUE



Owner:
INQUILINOS BORICUAS EN ACCION
 2 San Juan St, Boston MA 02118
 617.927.1707

Architects:
DAVIS SQUARE ARCHITECTS
 240A Elm Street, Somerville, MA 02144
 617.628.5700

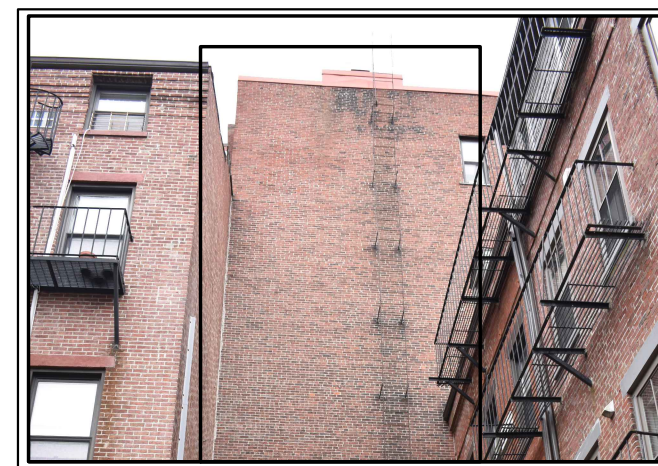
SOCIAL IMPACT COLLECTIVE, INC.
 11 Florence St., Winchester, MA 02190
 857.526.2299

Civil Engineer:
DEVELLIS ZREIN INC.
 PO Box 307, Foxborough, MA 02035
 508.473.4114

Surveyor:
PRECISION LAND SURVEYING
 32 Turnpike Road, Southborough, MA 01772

Structural Engineer:
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 1 Cranberry Hill, Suite 301, Lexington, MA 02421

MEPFP Engineer:
BLW ENGINEERS
 311 Great Road, Littleton, MA 01460
 978.485.4301





SOUTH END LANDMARKS
 COMMISSION SUBMISSION
 01.12.24


PROJECT NO.
 2023024.00

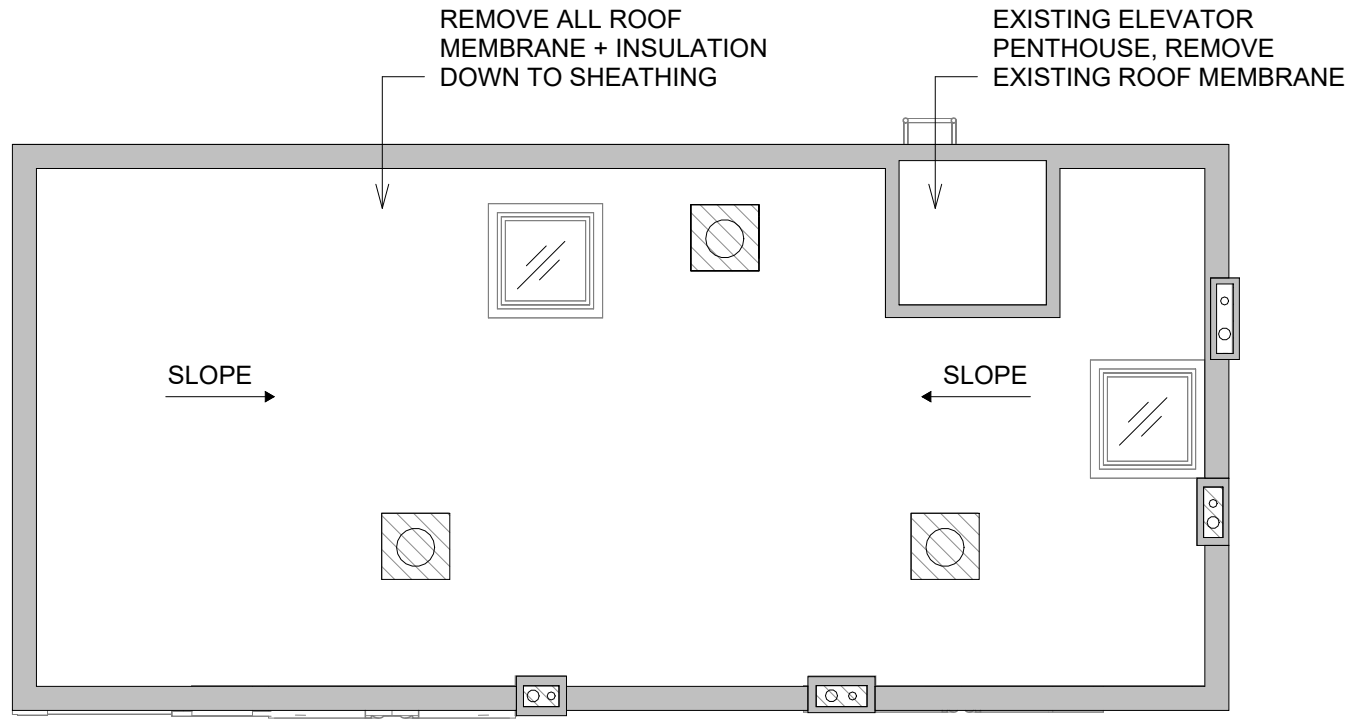


ROOF KEY:

 EX. CHIMNEY

 EX. VENTS

 EX. SKYLIGHT



1 405 SHAWMUT AVE - EXISTING ROOF PLAN
1/8" = 1'-0"

MEP SCOPE:

- REMOVE ALL EXISTING MECHANICAL, ELECTRICAL & PLUMBING IN BUILDING DOWN TO BASEMENT.



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Project
403 SHAWMUT AVENUE

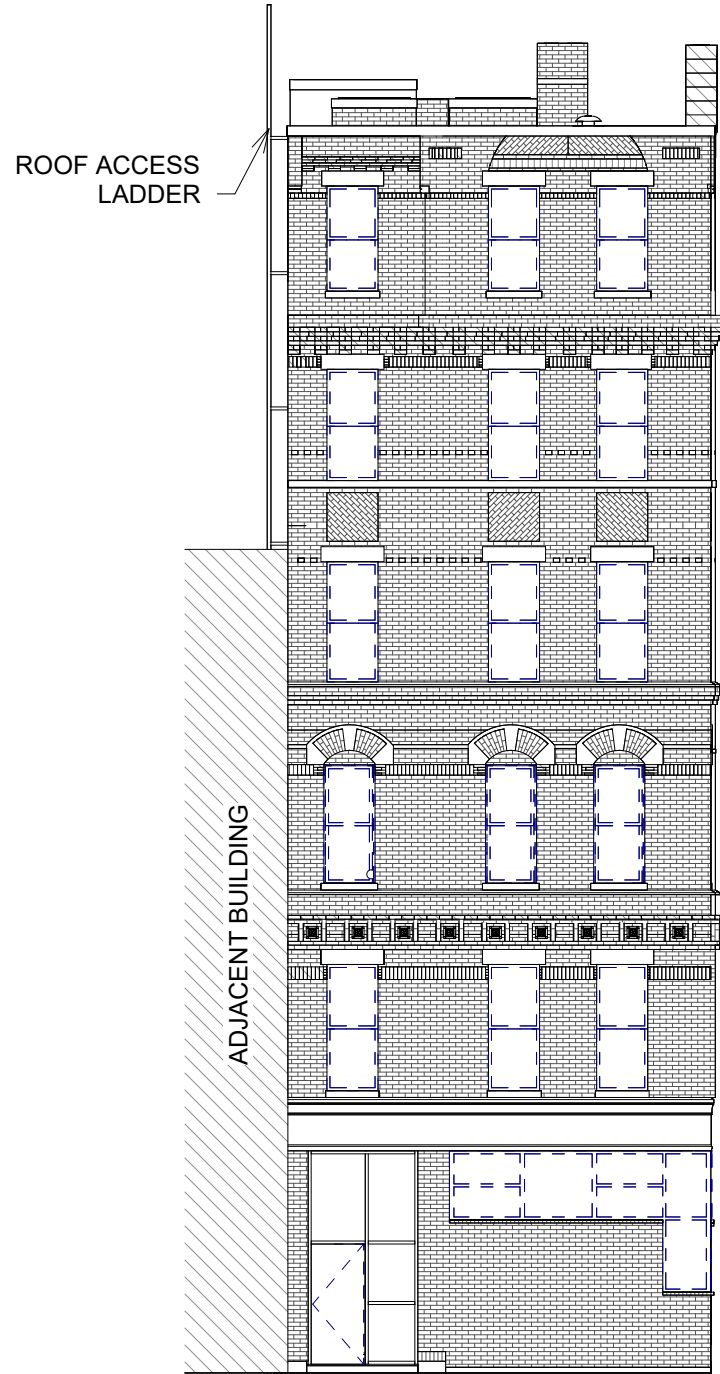
Title
403 SHAWMUT AVE - EXISTING ROOF PLAN

Scale
1/8" = 1'-0"

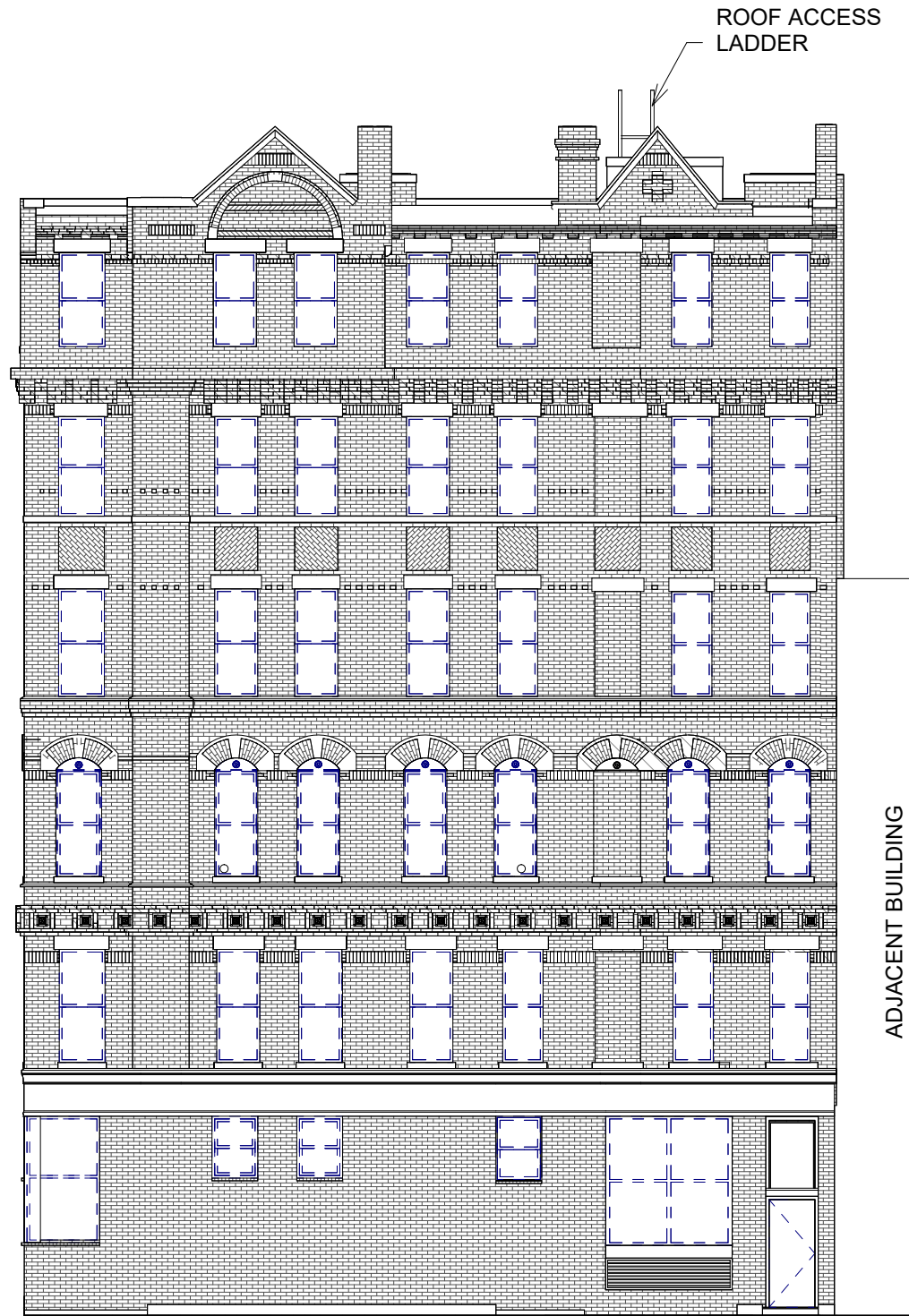
Project No.
2023024.00

Date
01/11/24

Sheet No.
Drawing Reference
K-X100



1 405 SHAWMUT AVE - EXISTING WEST ELEVATION
3/32" = 1'-0"



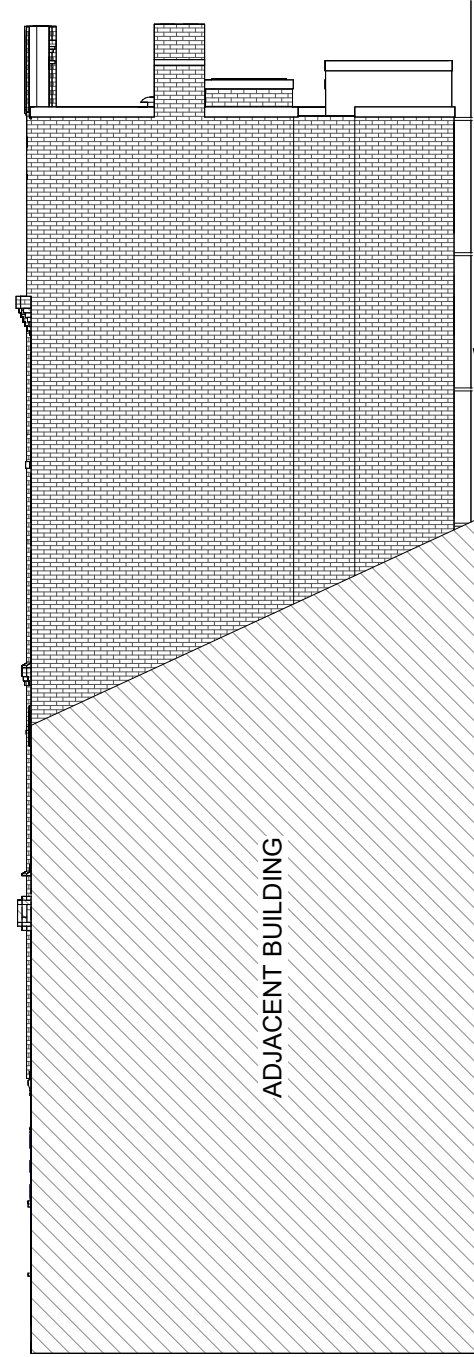
2 405 SHAWMUT AVE - EXISTING SOUTH ELEVATION
3/32" = 1'-0"

SCOPE NOTES:

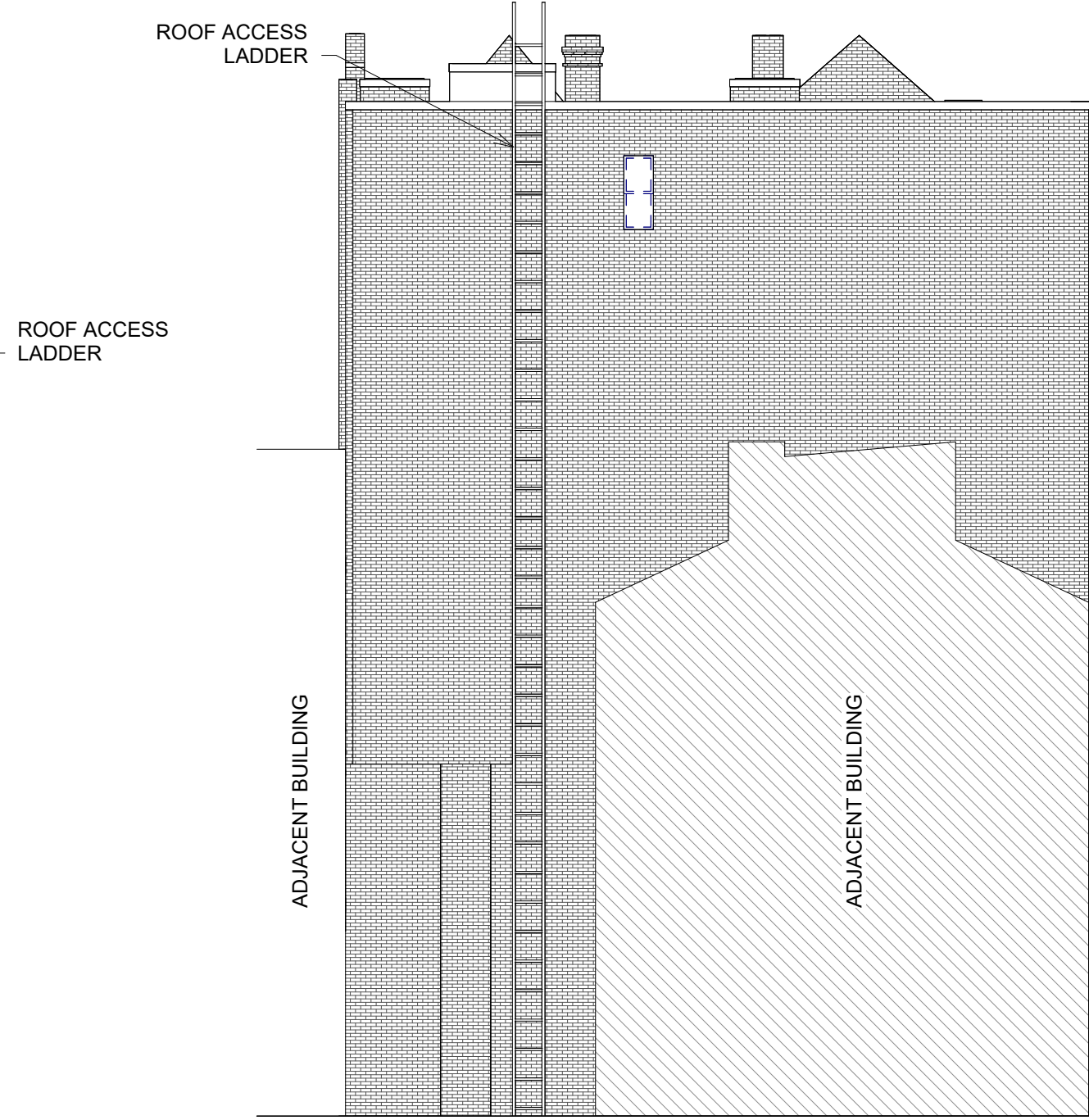
- REMOVE ALL INFILL EXISTING WINDOWS.
- RETAIN EXISTING WOOD TRIM + ARCHED HEADERS.
- RETAIN EXISTING STOREFRONT FRAMES, REMOVE DOORS.
- REMOVE ALL ROOF FLASHING.



1 405 SHAWMUT AVE - EXISTING EAST ELEVATION
3/32" = 1'-0"



2 405 SHAWMUT AVE - EXISTING NORTH ELEVATION
3/32" = 1'-0"



SCOPE NOTES:

- REMOVE ALL INFILL EXISTING WINDOWS.
- RETAIN EXISTING WOOD TRIM + ARCHED HEADERS.
- RETAIN EXISTING STOREFRONT FRAMES, REMOVE DOORS.
- REMOVE ALL ROOF FLASHING.




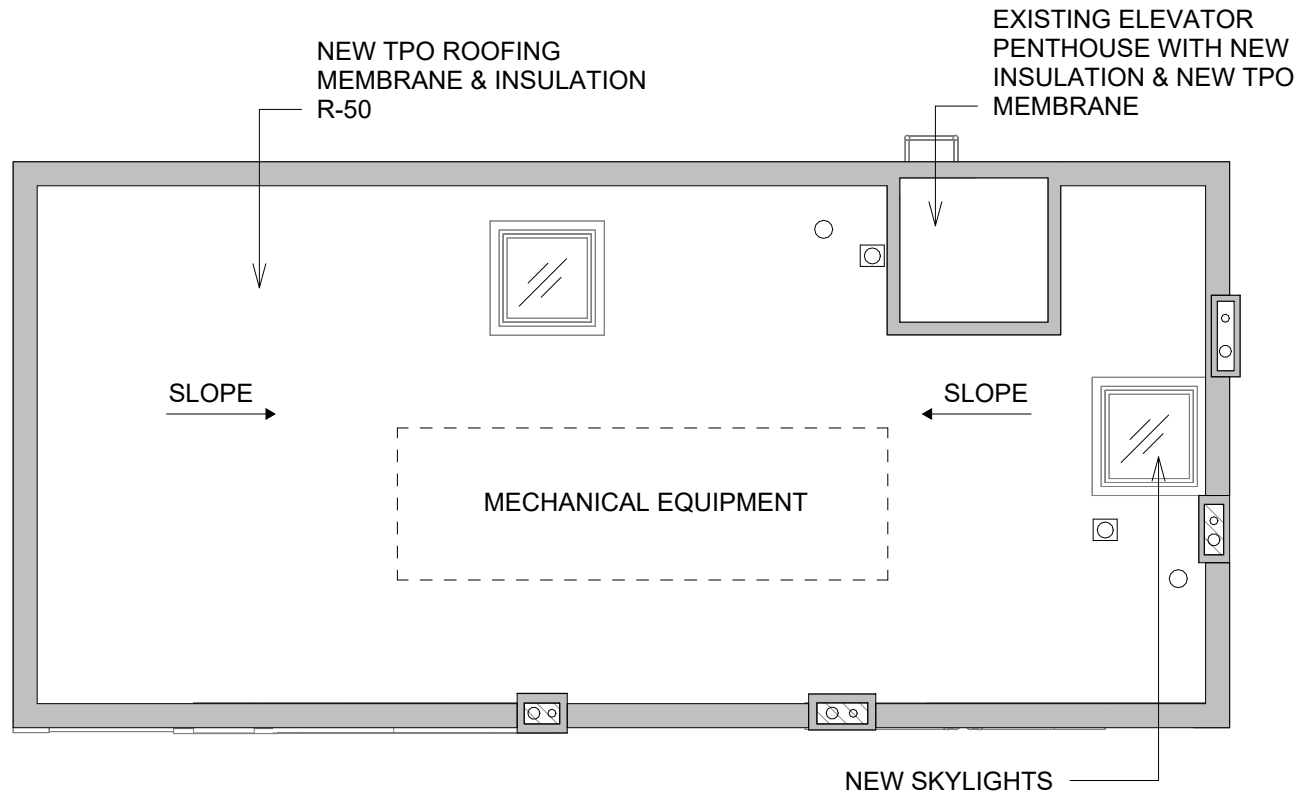
ROOF KEY:

 NEW CHIMNEY

 NEW VENTS

 NEW SKYLIGHT

 NEW 4.5" PIPE



1 405 SHAWMUT AVE - PROPOSED ROOF PLAN
1/8" = 1'-0"

MEP SCOPE:

- NEW INDIVIDUAL MECHANICAL UNITS WITH HEATING & COOLING + CONDENSORS ON ROOF.
- NEW INDIVIDUAL HW TANKS IN EACH APARTMENT.
- NEW ELECTRICAL WIRING PANNEL IN EACH UNIT.
- NEW SPRINKLER SYSTEM RUN IN EXISTING CEILING JOIST BAYS.

Sheet No. **K-A100**

Project 403 SHAWMUT AVENUE
Title 403 SHAWMUT AVE - PROPOSED ROOF PLAN
Scale 1/8" = 1'-0"

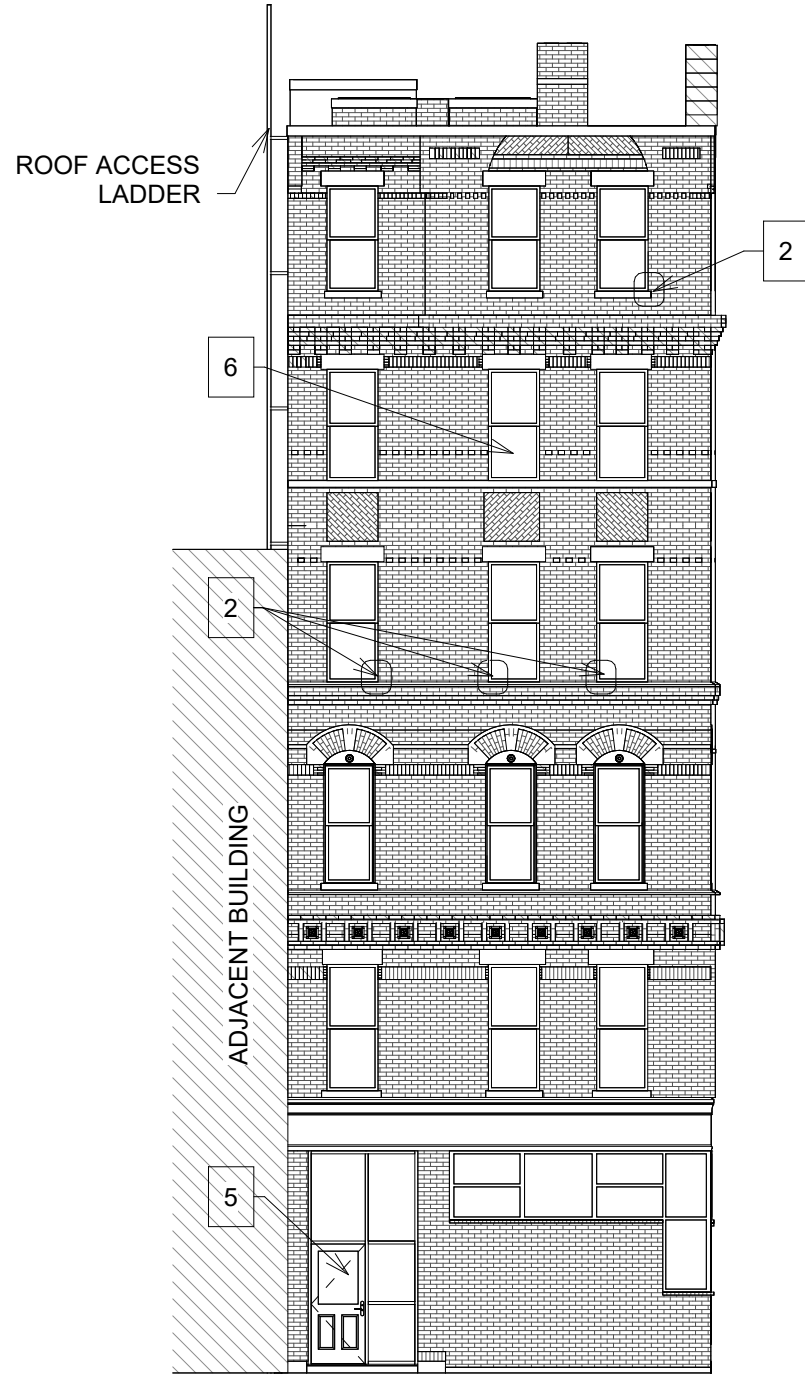
Project No. 2023024.00
Date 01/11/24

Project 403 SHAWMUT AVENUE
Title 403 SHAWMUT AVE - PROPOSED ROOF PLAN
Scale 1/8" = 1'-0"

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Scale 1/8" = 1'-0"



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1 405 SHAWMUT AVE - PROPOSED WEST ELEVATION
3/32" = 1'-0"



2 405 SHAWMUT AVE - PROPOSED SOUTH ELEVATION
3/32" = 1'-0"

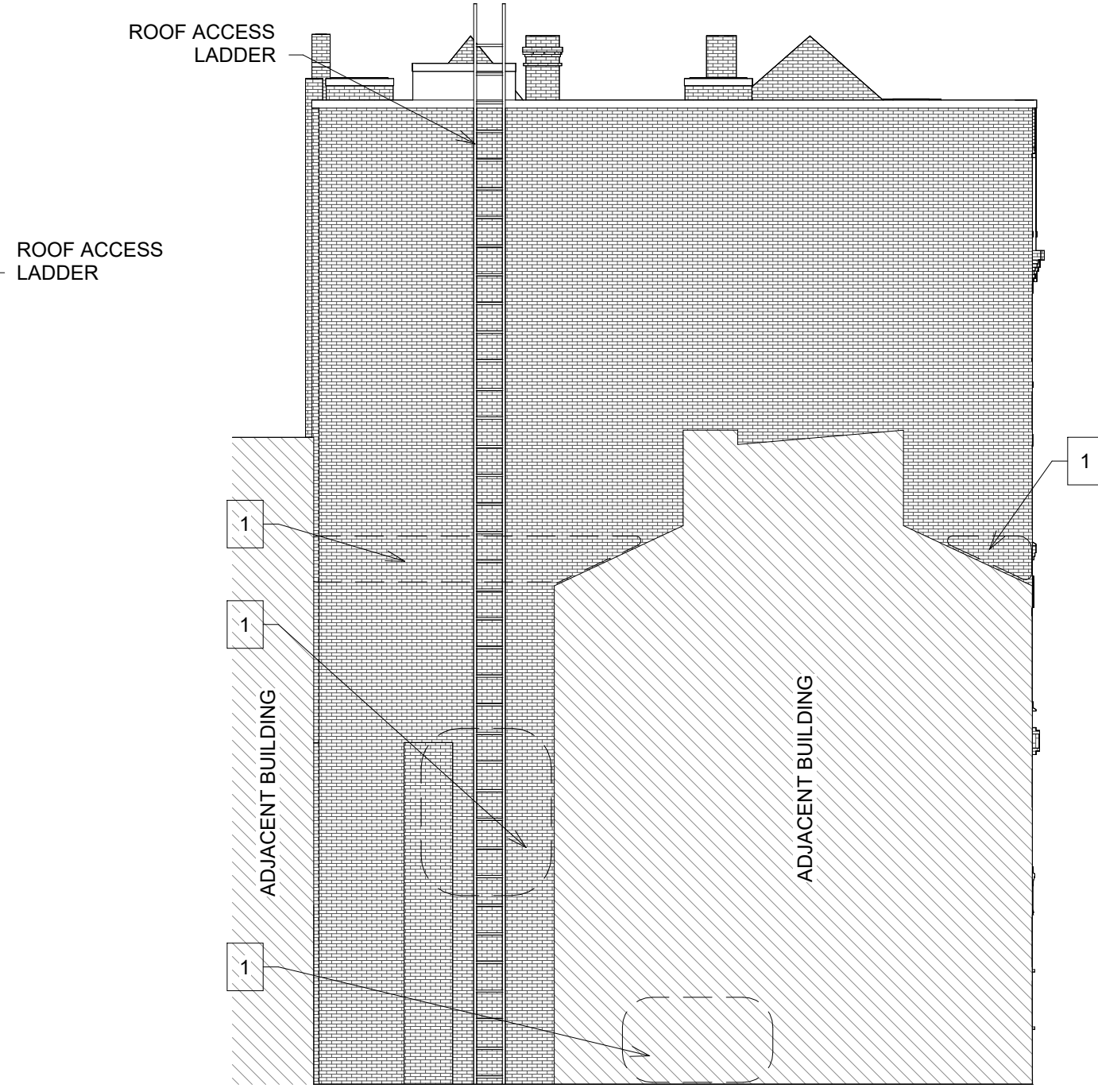
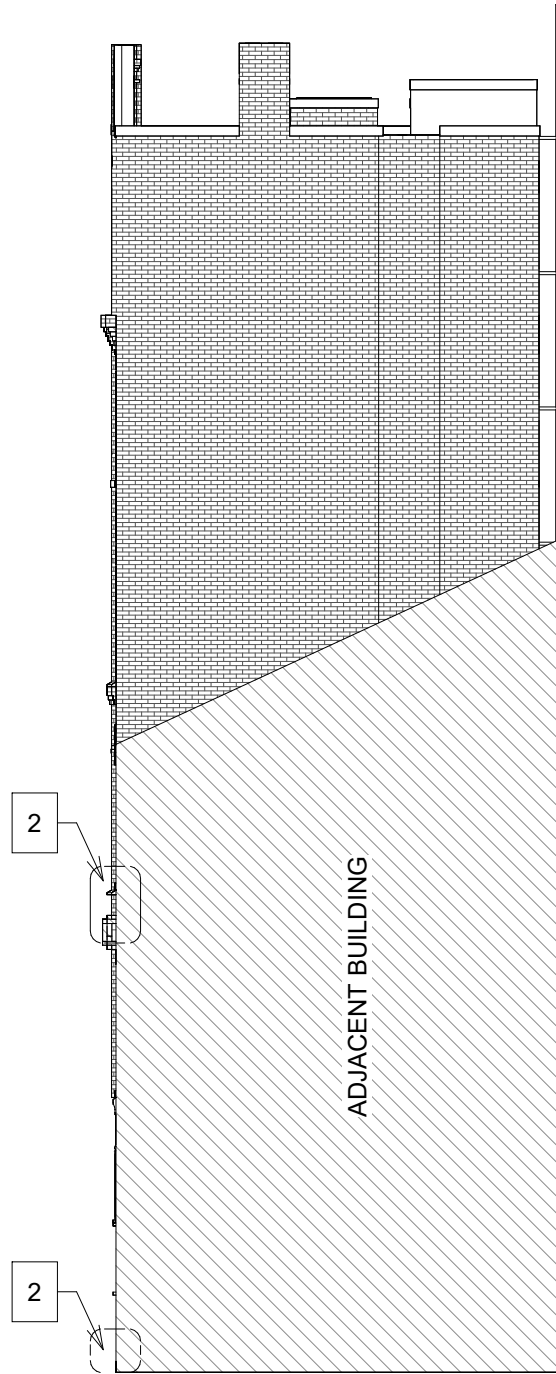
GENERAL NOTES:

- 75% + STONE HEADERS/LINTELS ARE DELAMINATED - REMOVE & REPLACE IN KIND. LOCATIONS TO BE DETERMINED IN FIELD.

NUMBERED NOTES:

- REMOVE AND REPLACE EXISTING BRICK AT SPALLS, CRACKS, DAMAGES, ETC.
- EXISTING CRACKED MORTAR TO BE REPLACED.
- REMOVE EXISTING ABANDONED METAL EMBEDMENT.
- REPOINT
- EXISTING STOREFRONT WITH NEW DOOR.
- NEW WINDOWS ALL LOCATIONS, SEE DETAILS FOR TRIM SCOPE.





1 405 SHAWMUT AVE - PROPOSED EAST ELEVATION
3/32" = 1'-0"

2 405 SHAWMUT AVE - PROPOSED NORTH ELEVATION
3/32" = 1'-0"

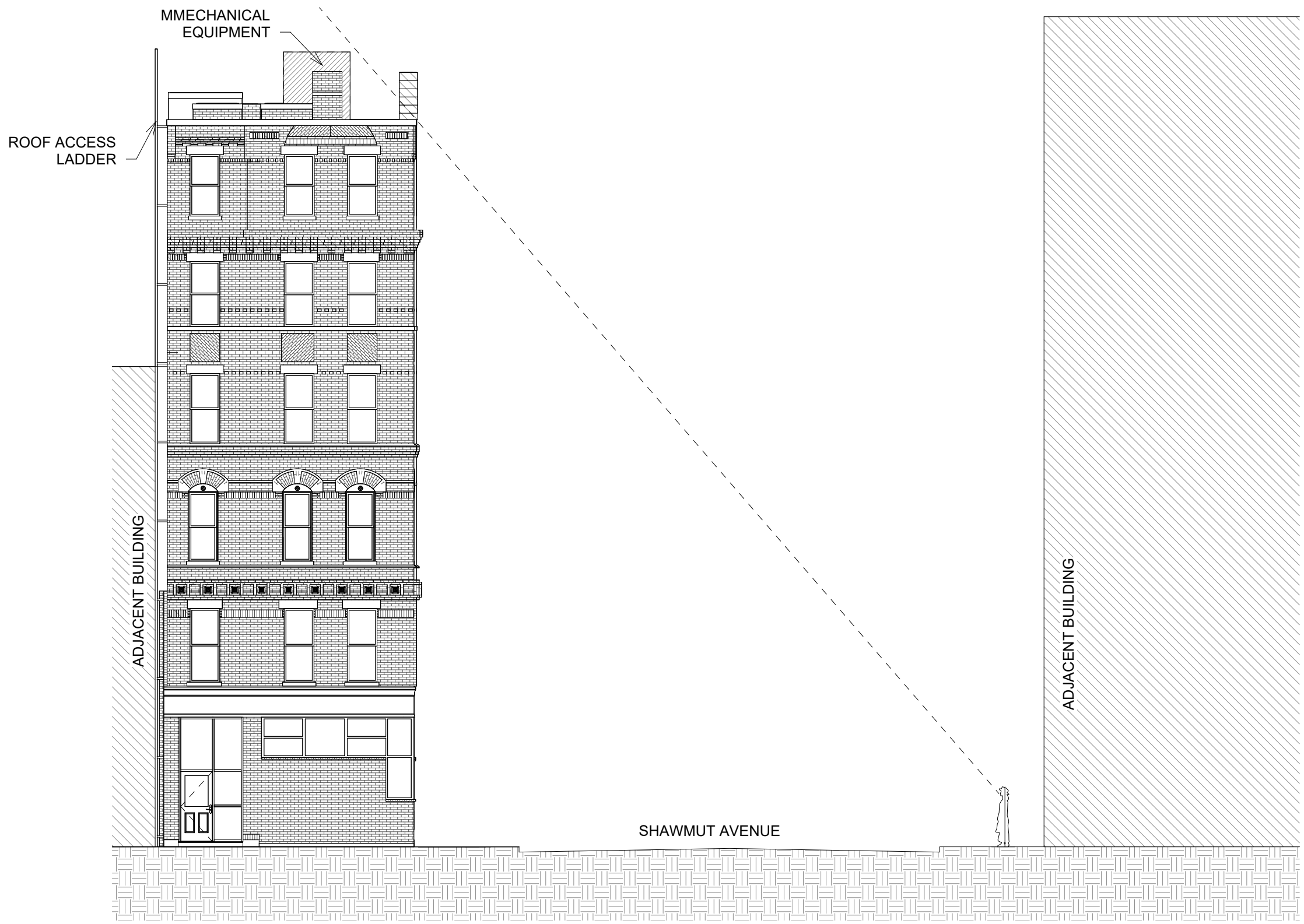
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- NEW WINDOWS ALL LOCATIONS, SEE DETAILS FOR TRIM SCOPE.





1 405 SHAWMUT AVE - PROPOSED WEST BROOKLINE STREET SITELINE
 3/32" = 1'-0"



1 405 SHAWMUT AVE - PROPOSED SHAWMUT AVENUE SITELINE
3/32" = 1'-0"

Sheet No.
K-A301

Drawing Reference

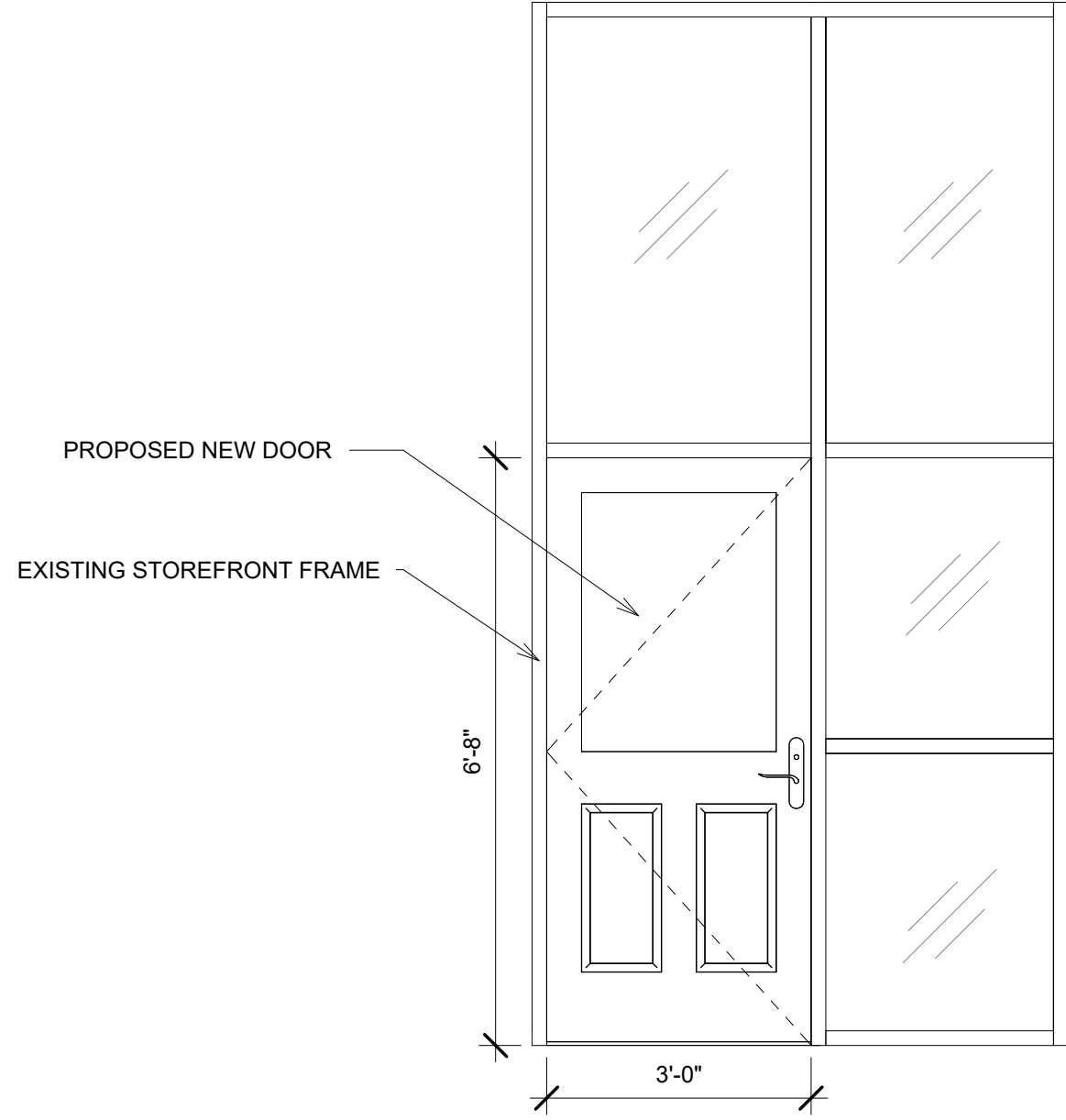
Project
403 SHAWMUT AVENUE

Title
403 SHAWMUT AVE - PROPOSED SHAWMUT AVENUE SITELINE

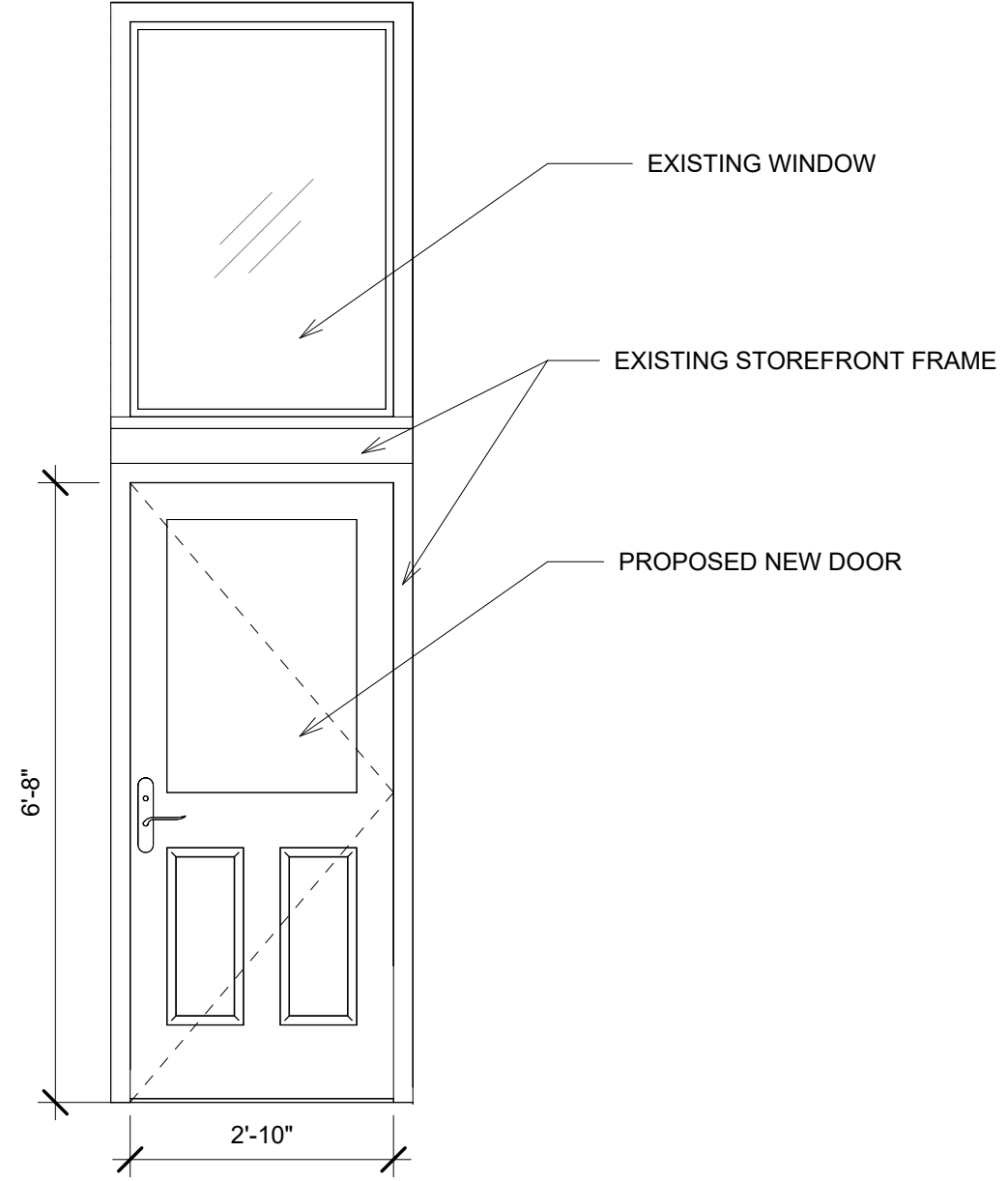
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3/32" = 1'-0"

Project No.
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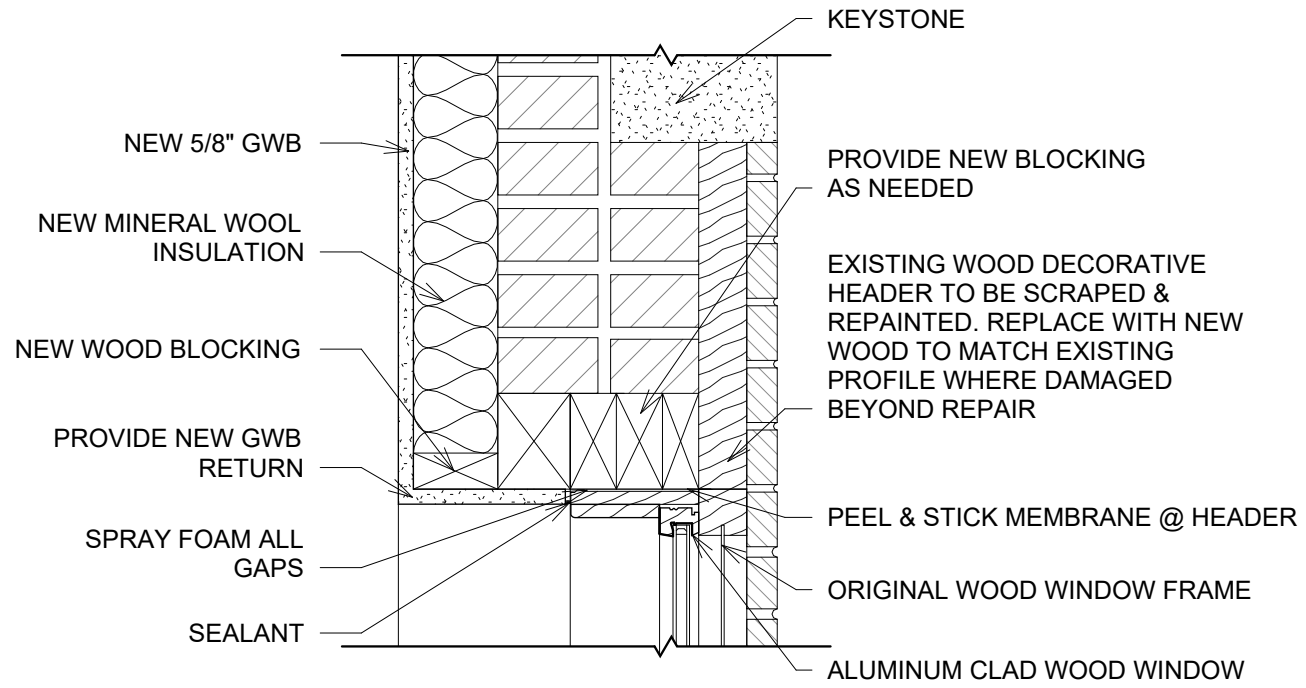
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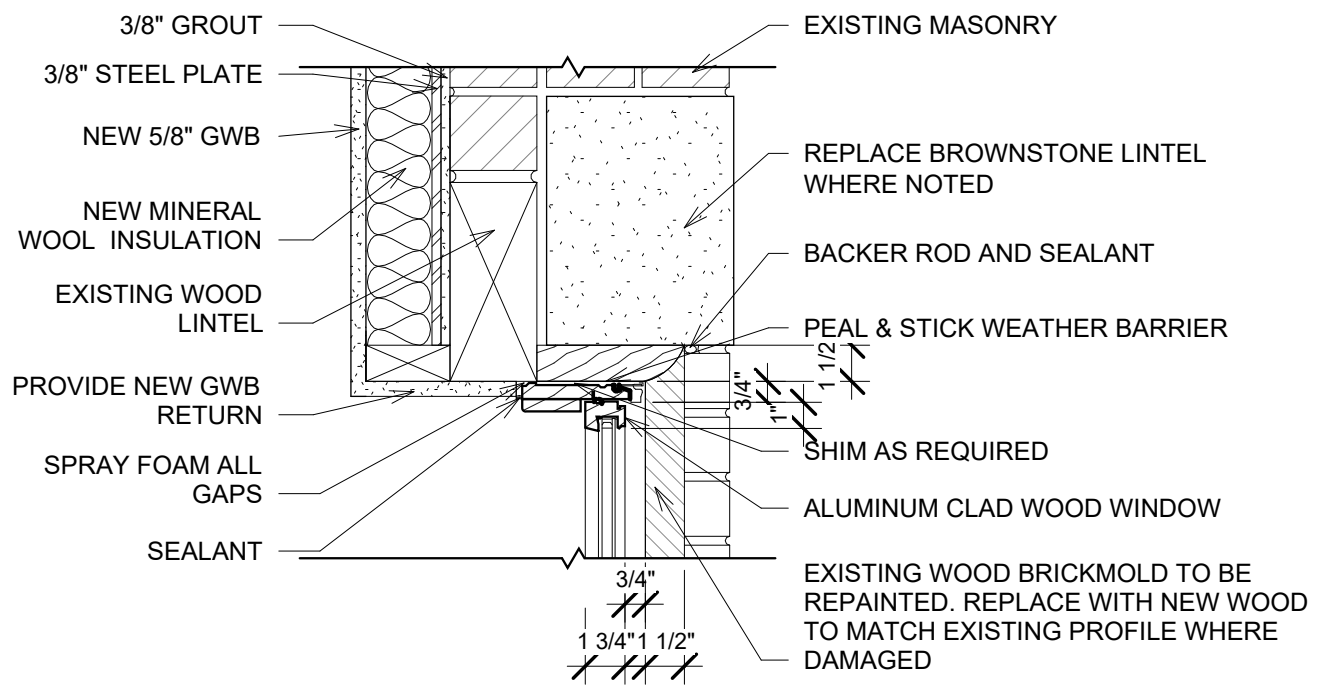
1 405 SHAWMUT AVE - ENTRANCE DOOR ELEVATION (WEST BUILDING SIDE)
1/2" = 1'-0"



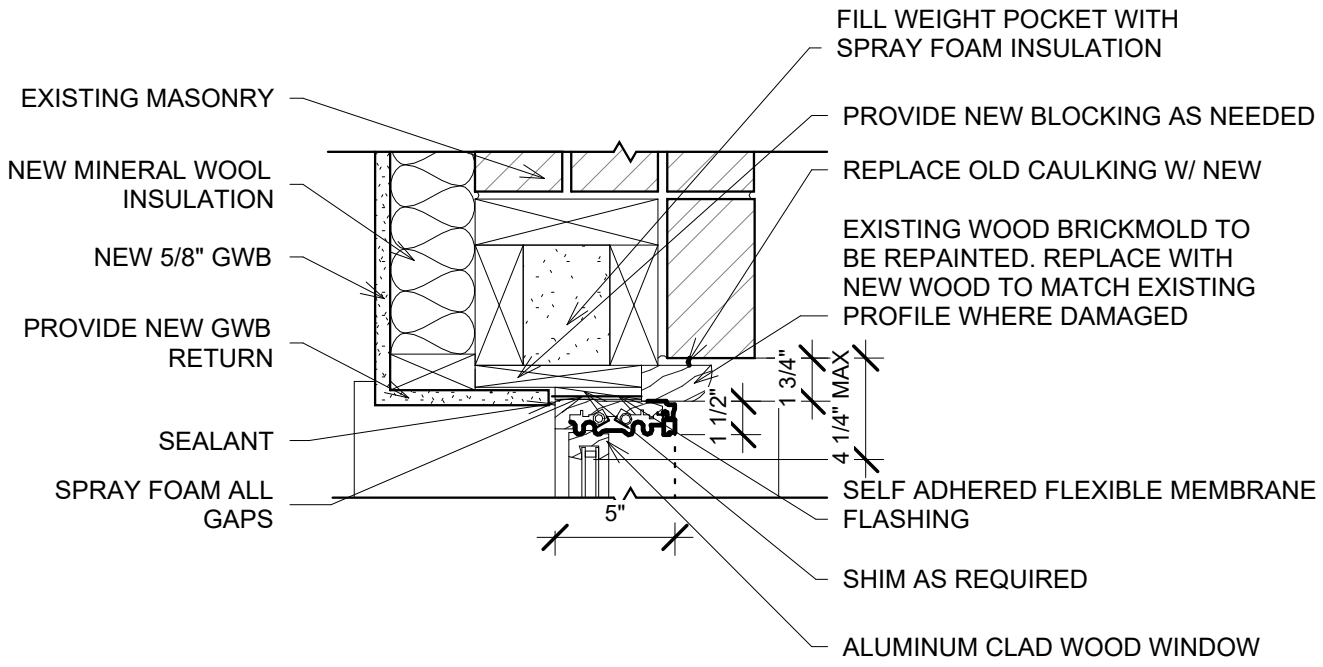
2 405 SHAWMUT AVE - ENTRANCE DOOR ELEVATION (SOUTH BUILDING SIDE)
1/2" = 1'-0"



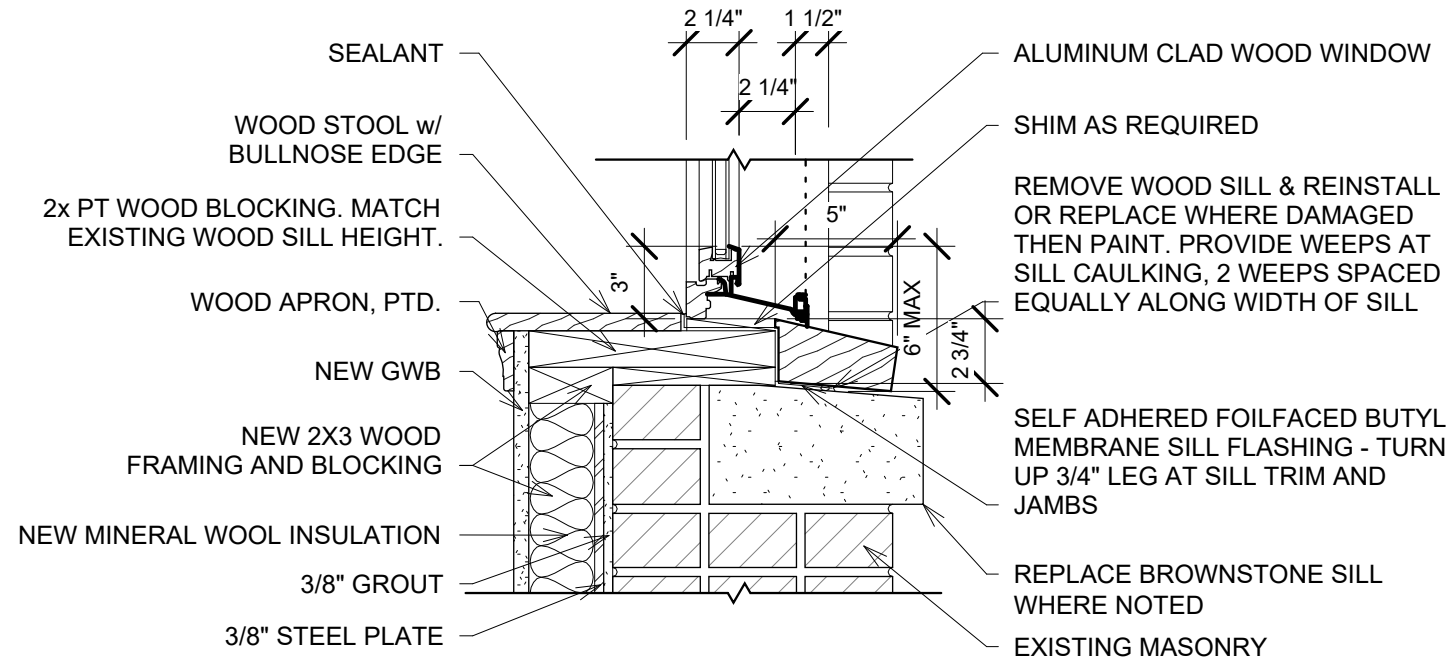
1 WINDOW HEAD @ ARCHED TOP WINDOWS
1 1/2" = 1'-0"



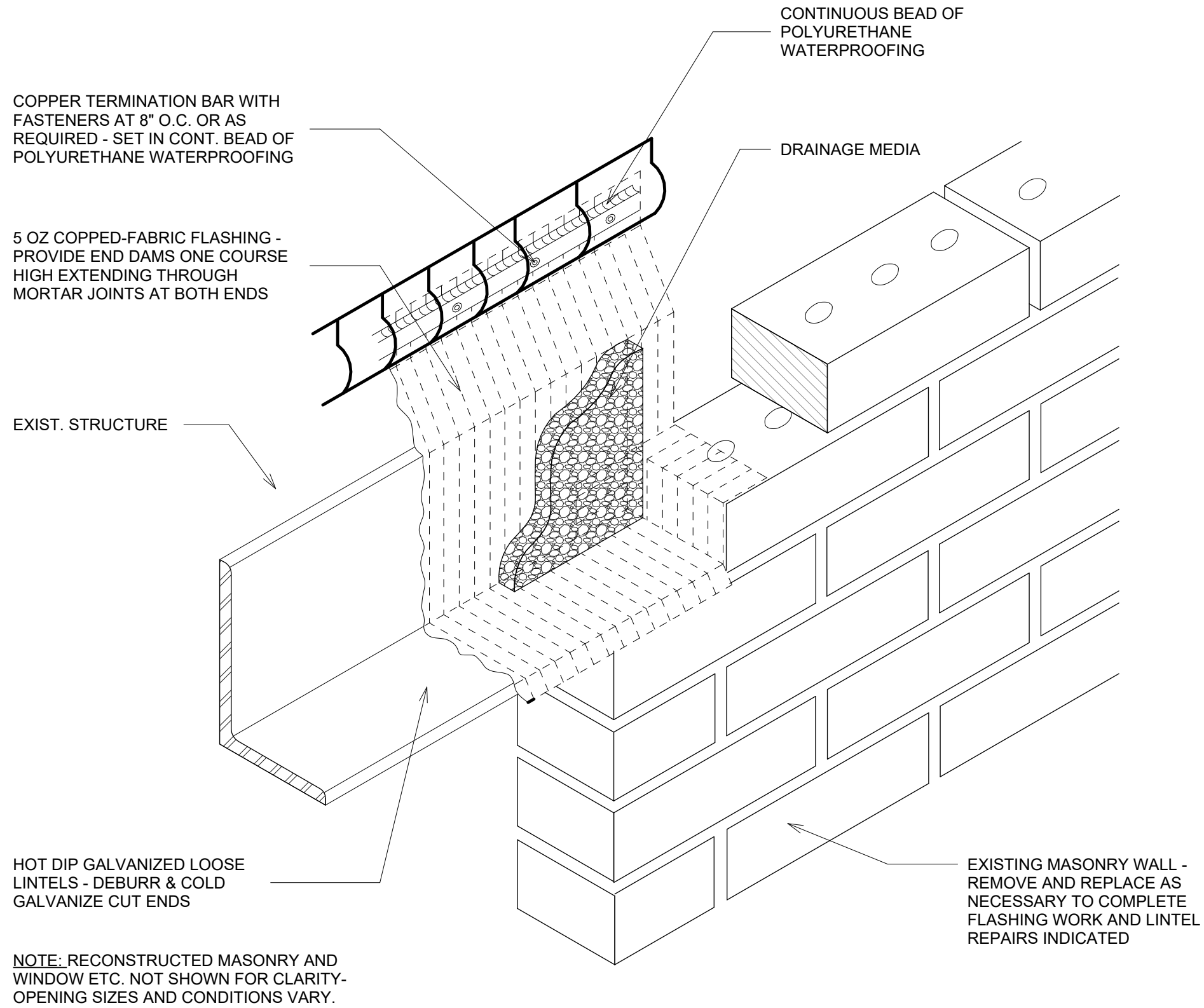
2 WINDOW HEAD @ BROWNSTONE LINTEL
1 1/2" = 1'-0"



3 WINDOW JAMB @ BRICK
1 1/2" = 1'-0"

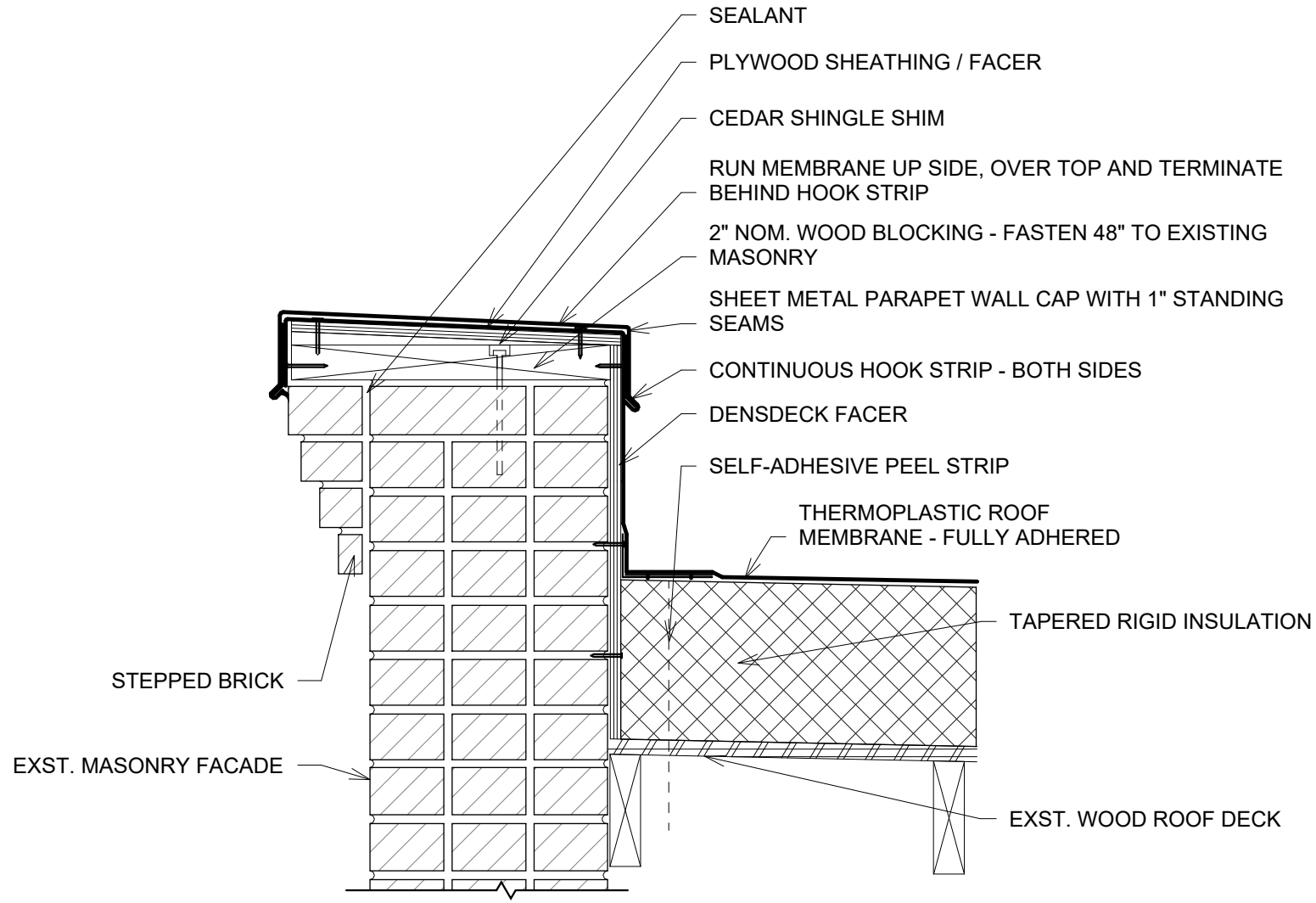


4 WINDOW SILL @ BROWNSTONE SILL
1 1/2" = 1'-0"

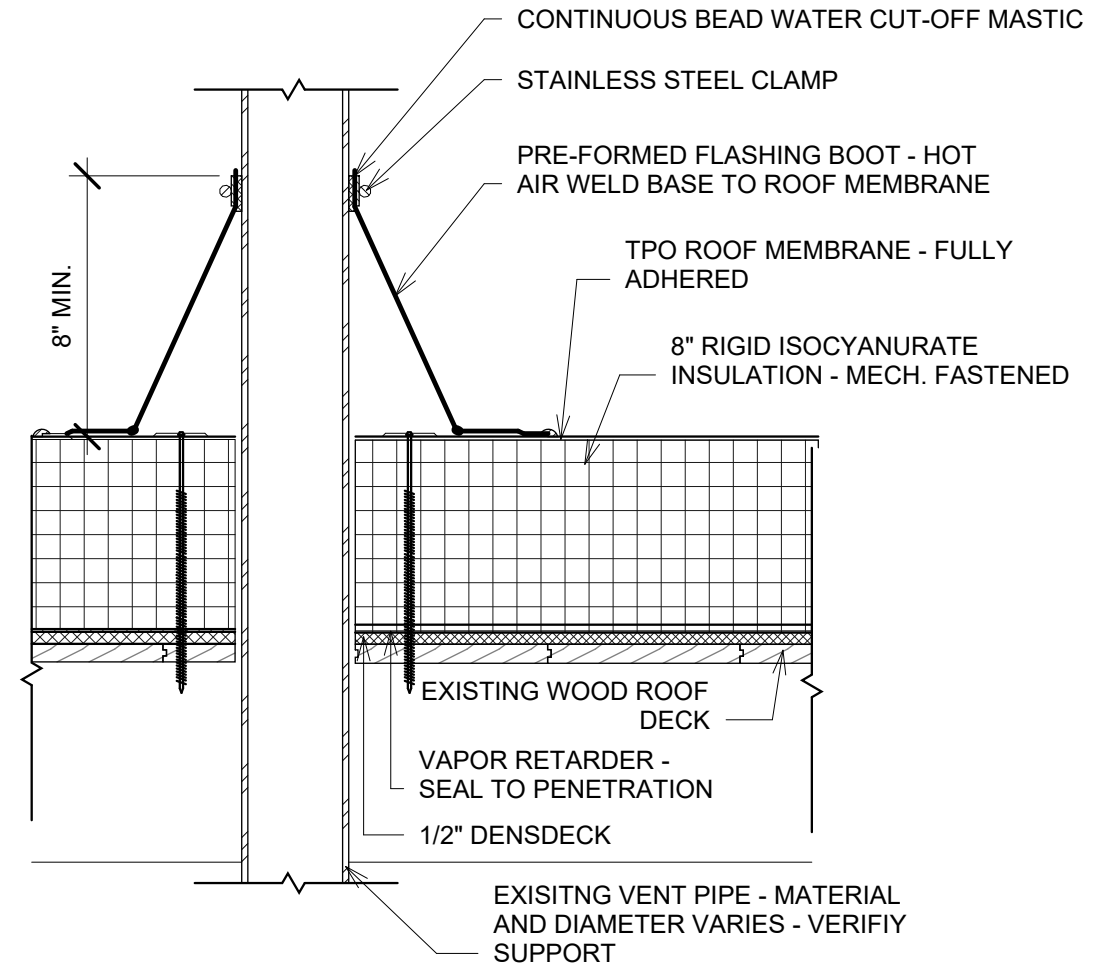


1 BRICK LINTEL REPLACEMENT
3" = 1'-0"



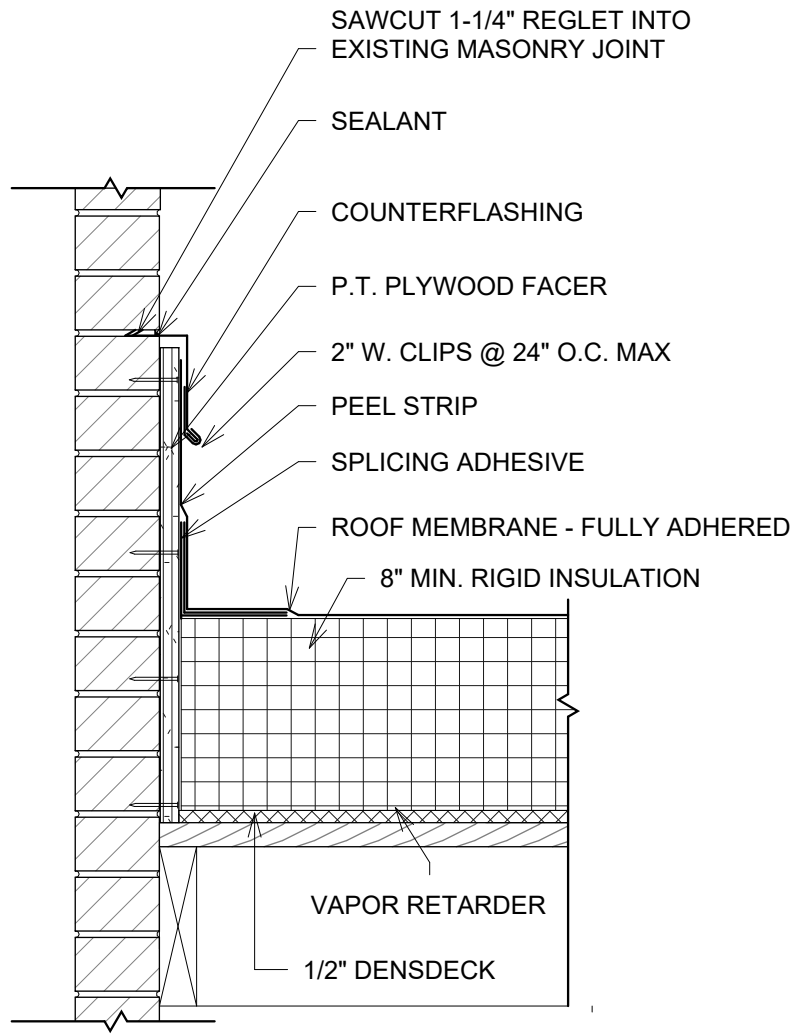


1 ROOF: TYPICAL PARAPET
1 1/2" = 1'-0"

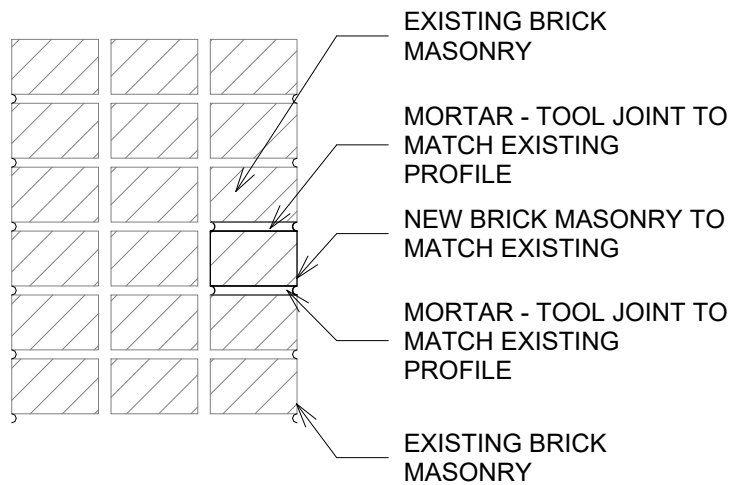


NOTE:
PROVIDE FIELD WRAP WHERE OBSTRUCTED BY VENT CAPS OR JOINT BELLS.

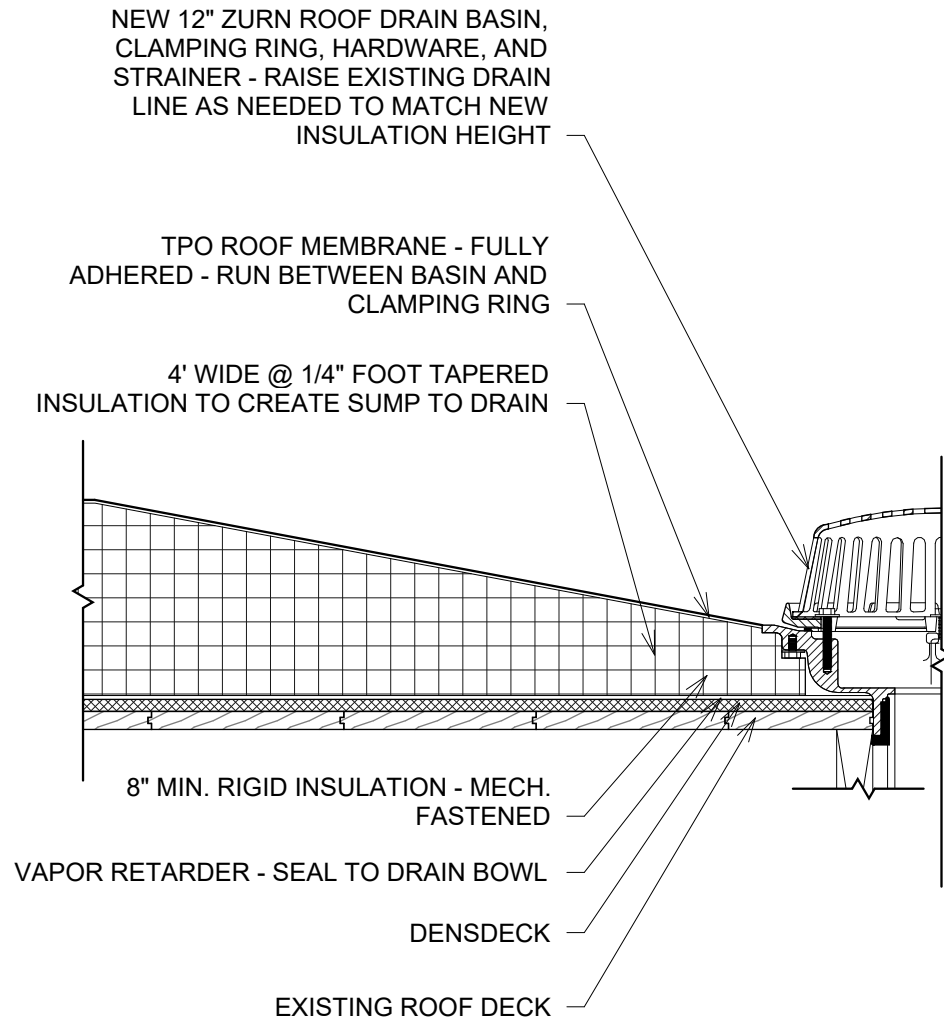
2 VENT STACK FLASHING
1 1/2" = 1'-0"



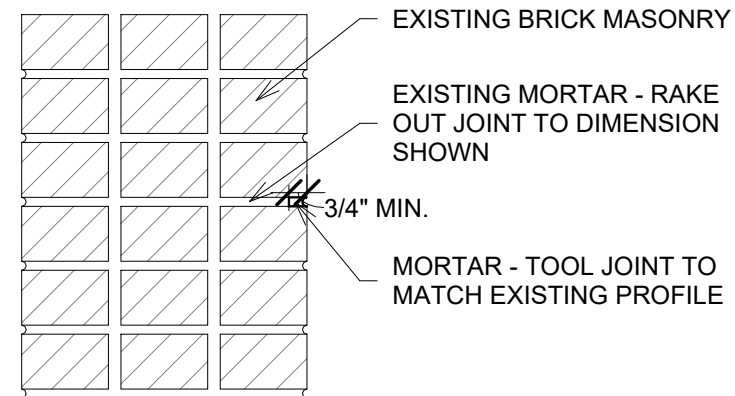
1 ROOF AT CHIMNEY OR RISING WALL
1 1/2" = 1'-0"



3 TYP. BRICK REPLACEMENT
1 1/2" = 1'-0"



2 ROOF DRAIN EXTENSION DETAIL
1 1/2" = 1'-0"



4 TYP. REPOINTING DETAIL
1 1/2" = 1'-0"

