



403 EXISTING BLDG

Typical examples of masonry failures



Photo showing masonry bowing and separating from floor framing

DEMO NOTES:

- After initial planned and limited demo was complete to prepare for renovation, the masonry was found to be in worse condition than previously anticipated.
- The exterior walls are separating from the wood floor framing at multiple floors.
- Per ISD request the property went through multiple independent structural reviews and after ISD's internal review the current building was determined to be in violation of the building code.
- The city order requires the owner to make safe or raze and to comply IBA (Owner) is moving forward with removing the building.

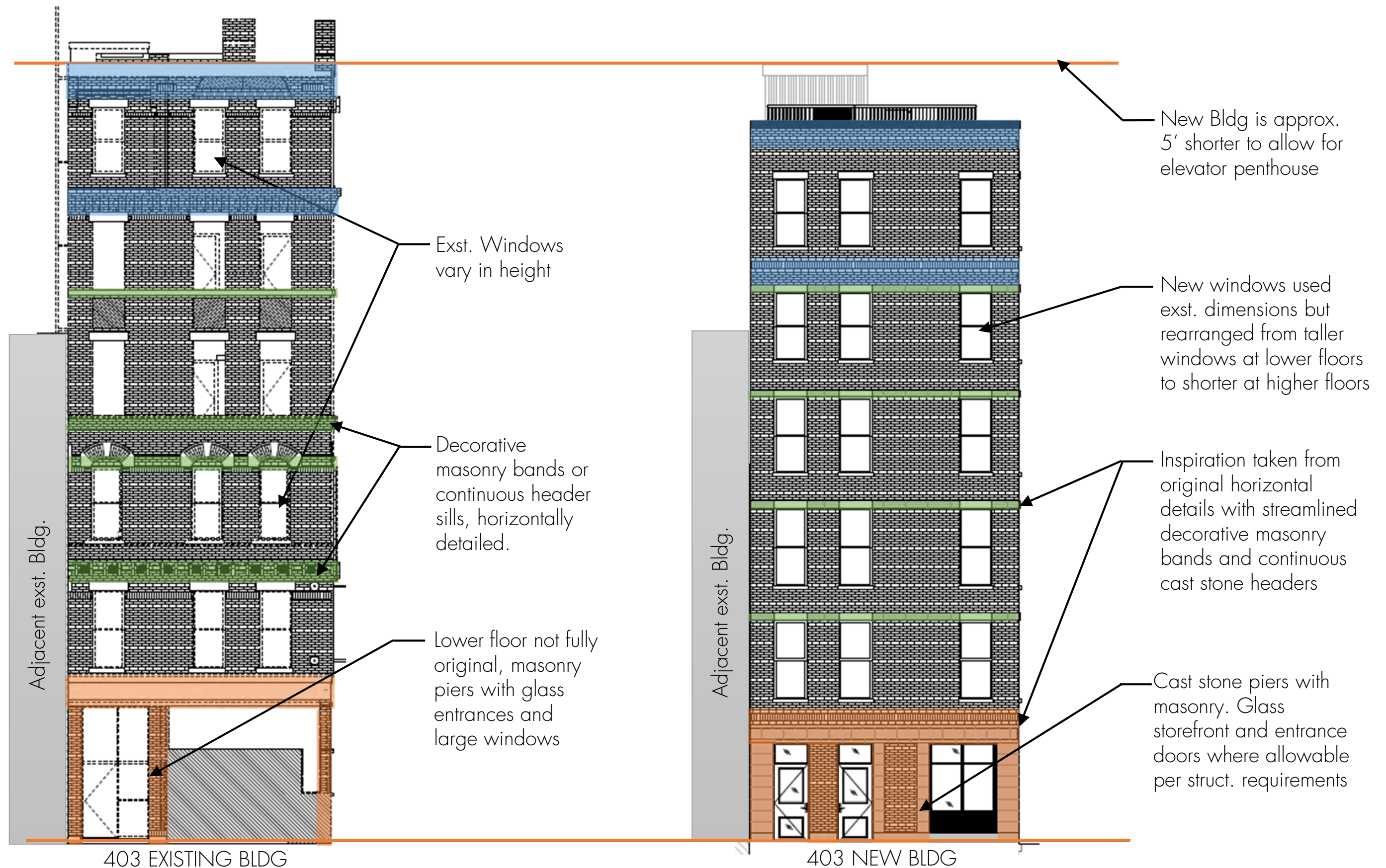
403 Shawmut – Existing Building Demo

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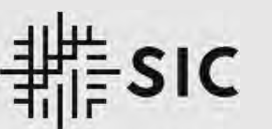
403 Shawmut – Surrounding Buildings Context

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403 Shawmut – Street Elevation Comparisons

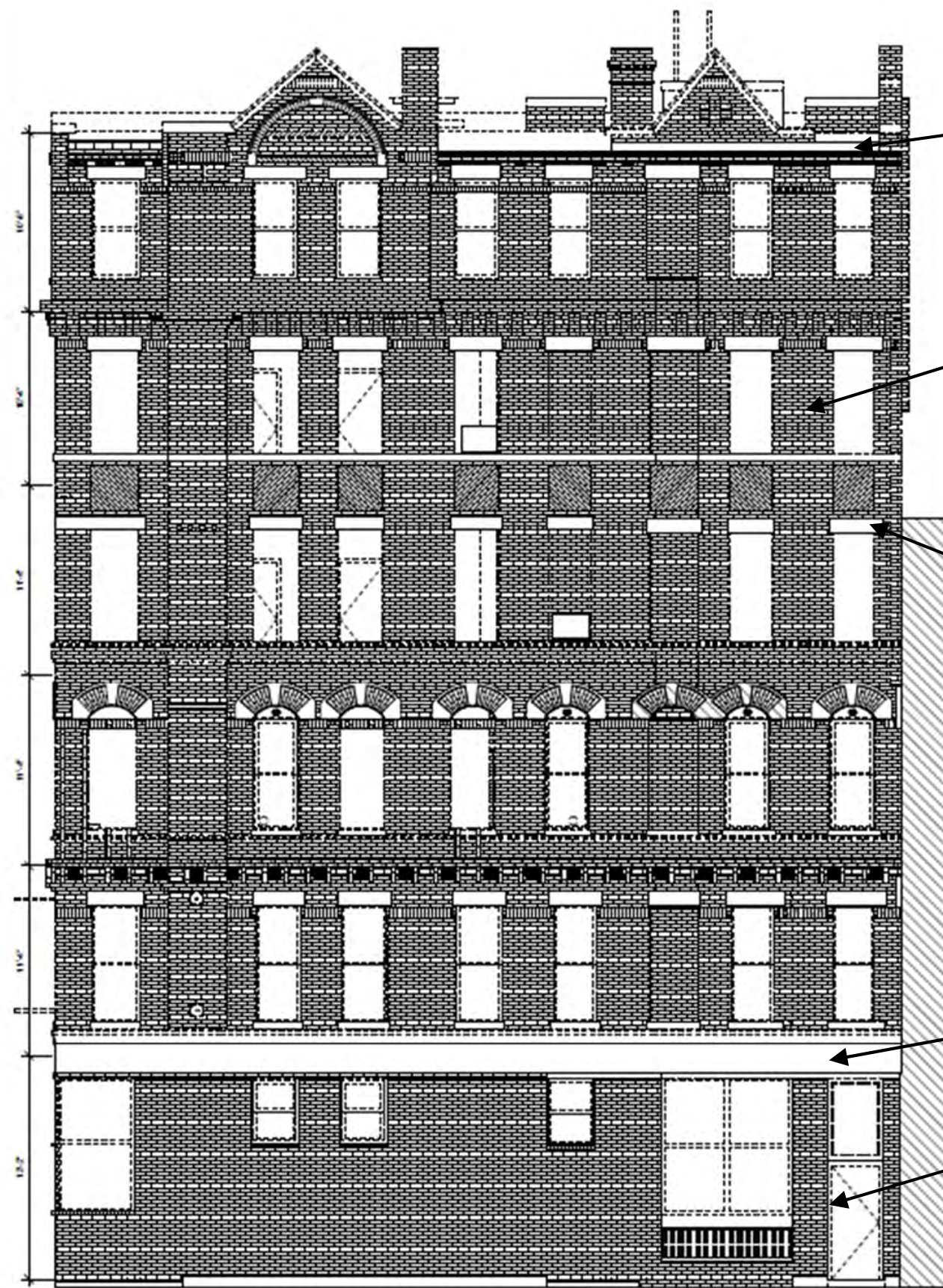
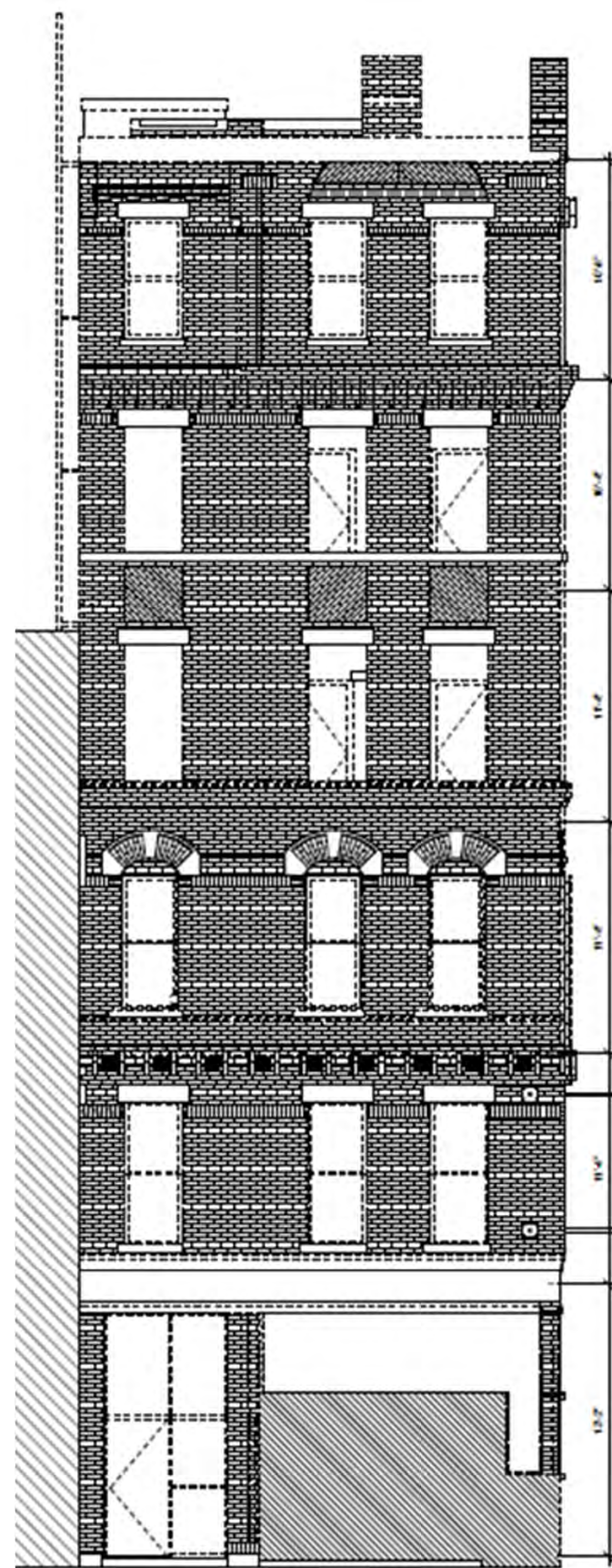
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Large metal cap flashing at roof edge

Red brick masonry bearing walls

Painted brownstone headers and sills

Grey stone sign band

Black windows & Storefronts

403 Shawmut – Existing Building Elevation

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403 Shawmut – New Elevation

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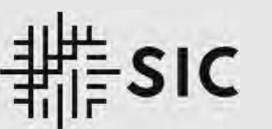


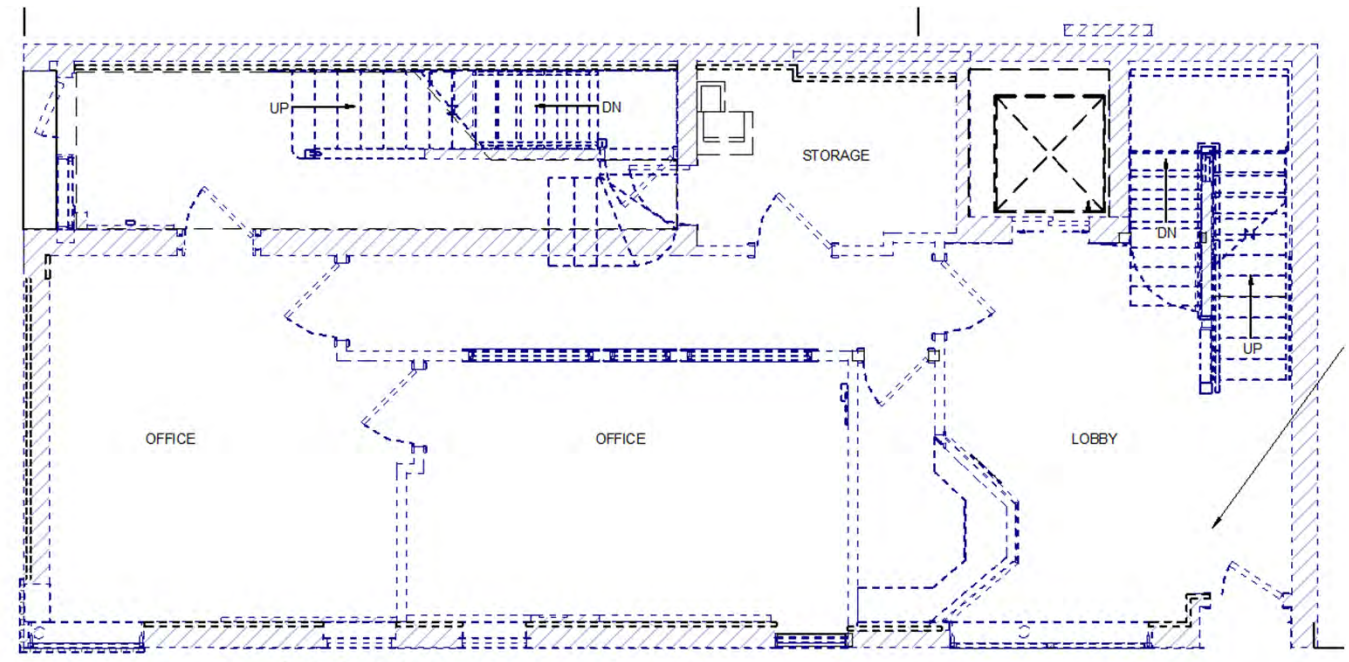
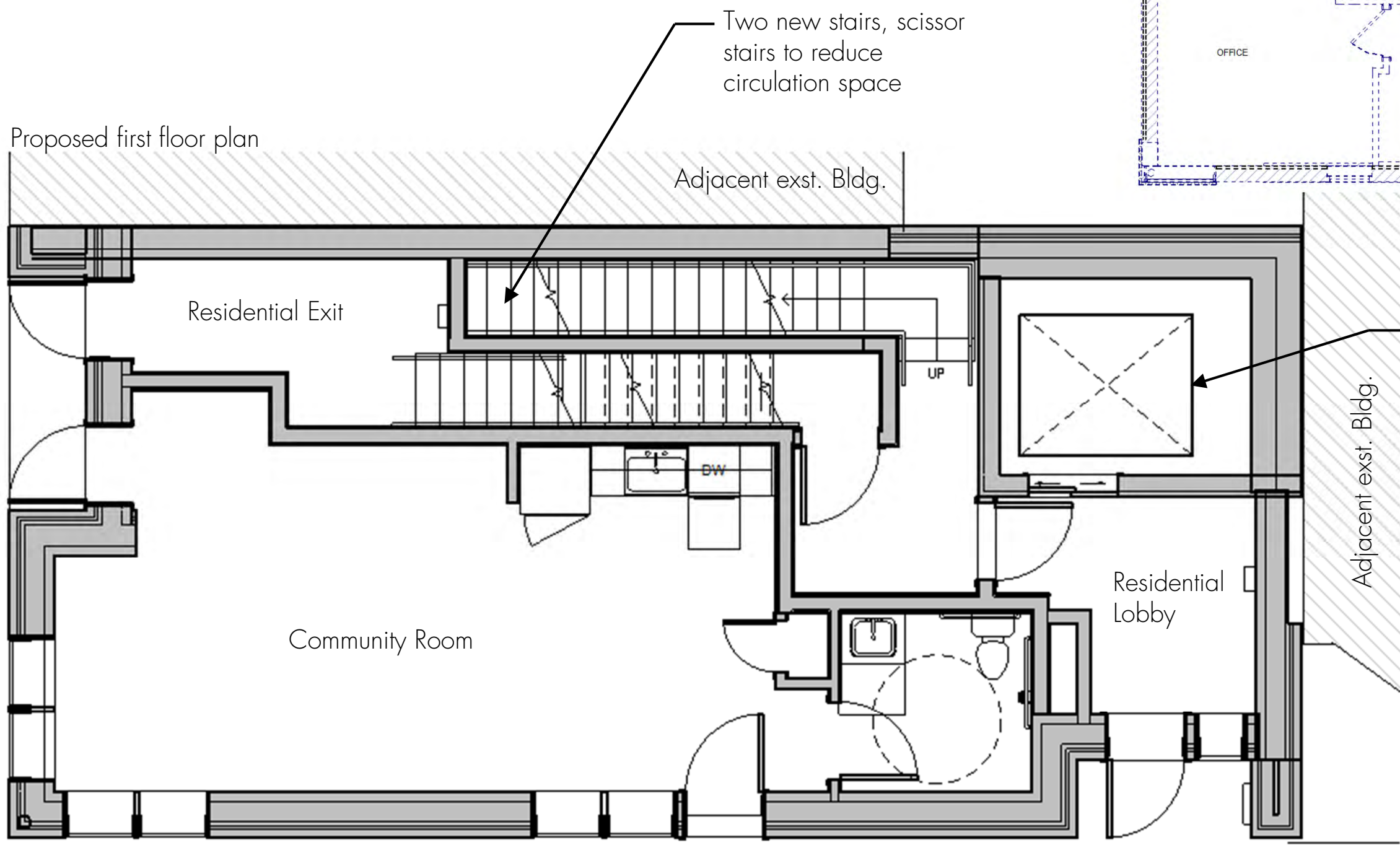
403 Shawmut – Elevation Rendering

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Existing plan

Larger elevator to meet code

PLAN NOTES:

- New building will be located on the same footprint and the foundation will be reused. New structural supports will be installed against the foundation per the struct dwgs.
- The first floor will have separate residential and common room entrances.
- Elevator size increased to meet current code to meet stretcher compliance.

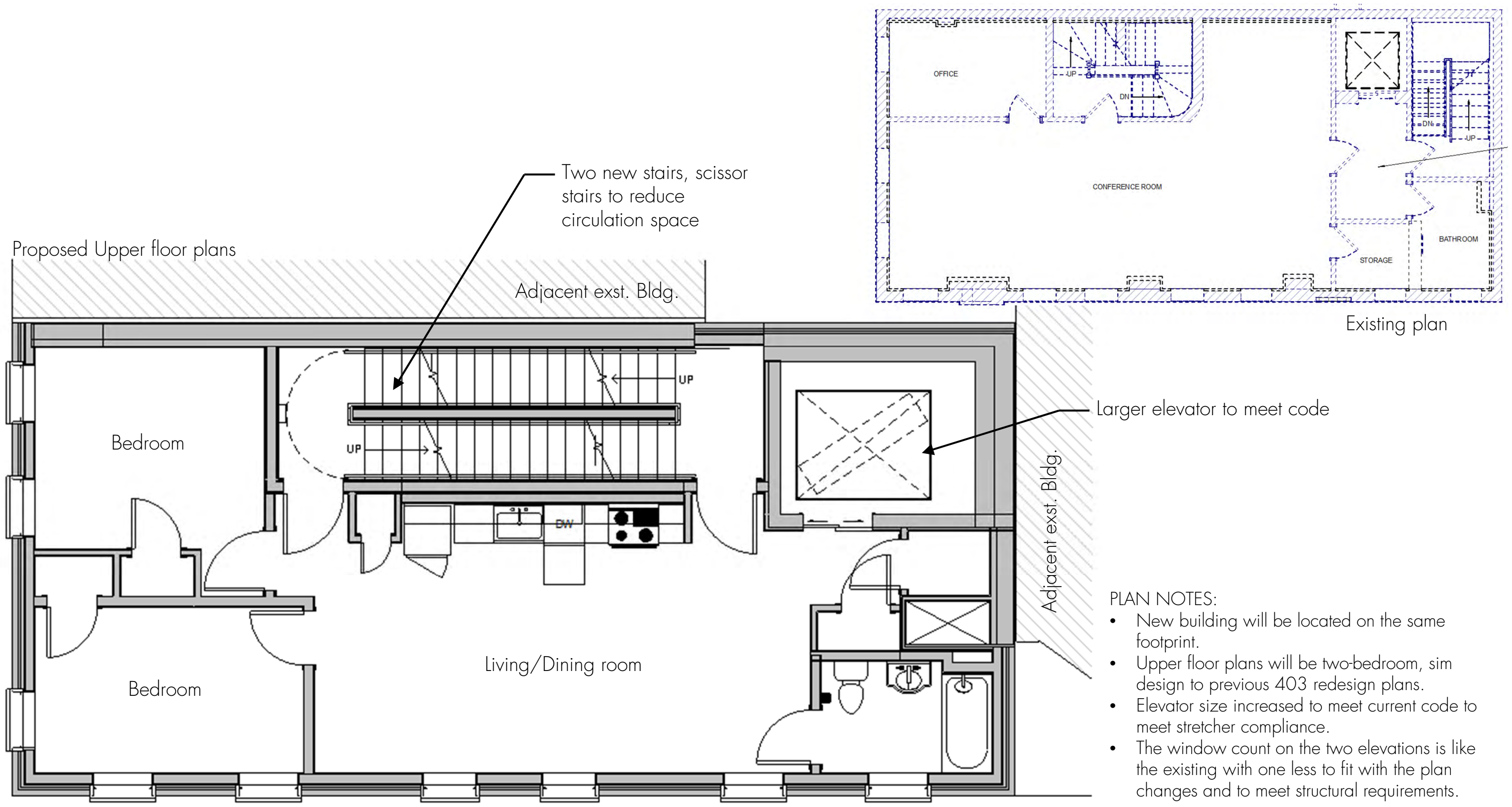
403 Shawmut – New Plans

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403 Shawmut – New Plans

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