

# LAWRENCE RESIDENCE INTERIOR RENOVATION

218 WEST CANTON STREET, UNIT 1  
BOSTON, MASSACHUSETTS 02118

## SOUTH END LANDMARKS DISTRICT COMMISSION DRAWINGS ISSUED JUNE 27, 2024

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

DESIGN TEAM:  
ARCHITECT:  
PITMAN AND WARDLEY ASSOCIATES, LLC  
32 CHURCH STREET  
SALEM, MASSACHUSETTS. 01970  
978-744-8982  
GENERAL CONTRACTOR:  
KENNEDY DESIGN BUILD, LLC.  
244 WILLARD AVENUE  
QUINCY, MASSACHUSETTS. 02169  
617-445-5279  
CIVIL ENGINEER:  
CIVIL ENVIRONMENTAL CONSULTANTS, LLC.  
8 OAK STREET  
PEABODY, MASSACHUSETTS. 01960  
978-531-1191

### 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 13

### ZONING REVIEW

PROJECT ADDRESS: 218 WEST CANTON STREET, BOSTON MA. 02116  
PARCEL ID: 0400699022  
MAP NO. 1P  
ARTICLE: 64 (TABLE) (APPENDIX)

ZONING DISTRICT: SOUTH END NEIGHBORHOOD  
ZONING SUB-DISTRICT: MULTIFAMILY RESIDENTIAL  
ZONING OVERLAYS: GROUNDWATER CONSERVATION OVERLAY DISTRICT  
RESTRICTED PARKING DISTRICT  
COASTAL FLOOD RESILIENCE OVERLAY DISTRICT

### DRAWING INDEX

- ARCHITECTURAL
- SELDC - 1 EXISTING PHOTOGRAPHS
  - SELDC - 2 EXISTING AND PROPOSED WORK AT FRONT ELEV.
  - SELDC - 3 EXISTING AND PROPOSED WORK AT STOOP ENTR
  - SELDC - 4 EXAMPLE STOOP ENTRY DOORS

UNIT 1 SQFT CALCULATION	
LOWER LEVEL	921 GSF
UPPER LEVEL	956 GSF
TOTAL	1,877 GSF

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

	ALLOWABLE / REQD.	EXISTING	PROPOSED	COMPLIANCE
LOT AREA	NONE	2,205 SF	NO CHANGE	
LOT WIDTH	NONE	21'-0"	NO CHANGE	
F.A.R. (2.0)	2.0		NO CHANGE	
BUILDING HEIGHT	70'-0"	41'-4"	NO CHANGE	
OPEN SPACE	200 SF / UNIT		NO CHANGE	
FRONT YARD	STREET AVERAGE	STREET AVERAGE	NO CHANGE	
SIDE YARD	0'-0"	0'-0"	NO CHANGE	
REAR YARD	20'-0"	54'-9"	NO CHANGE	

### PROJECT SCOPE

THE SCOPE OF WORK FOR THE PROJECT UNDER THIS PERMIT SHALL BE THE INTERIOR RENOVATION AND CONSTRUCTION OF AN EXISTING CONDO UNIT IN AN ALREADY EXISTING MULTI-UNIT CONDO BUILDING. THE NEW WORK SHALL INCLUDE BUT NOT LIMITED TO FRAMING, ELECTRICAL, MECHANICAL AND STRUCTURAL SYSTEMS, INTERIOR WALL PARTITIONS AND FINISHES THROUGHOUT ALONG WITH ALL NECESSARY EXTERIOR, SITE AND LANDSCAPE IMPROVEMENTS

ALL LIFE SAFETY IS TO BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR. THE SYSTEM SHALL BE APPROVED BY THE LOCAL FIRE DEPARTMENT AND CONNECTED TO THE LOCAL FIRE ALARM SYSTEM.

ALL ELECTRICAL SYSTEMS SHALL BE DESIGN BUILD, SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.

ALL MECHANICAL SYSTEMS SHALL DESIGN BUILD, SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.



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**SELDC - 0**

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FRONT OF 218 WEST CANTON STREET



EXISTING STREET LEVEL ENTRY



EXISTING WINDOW

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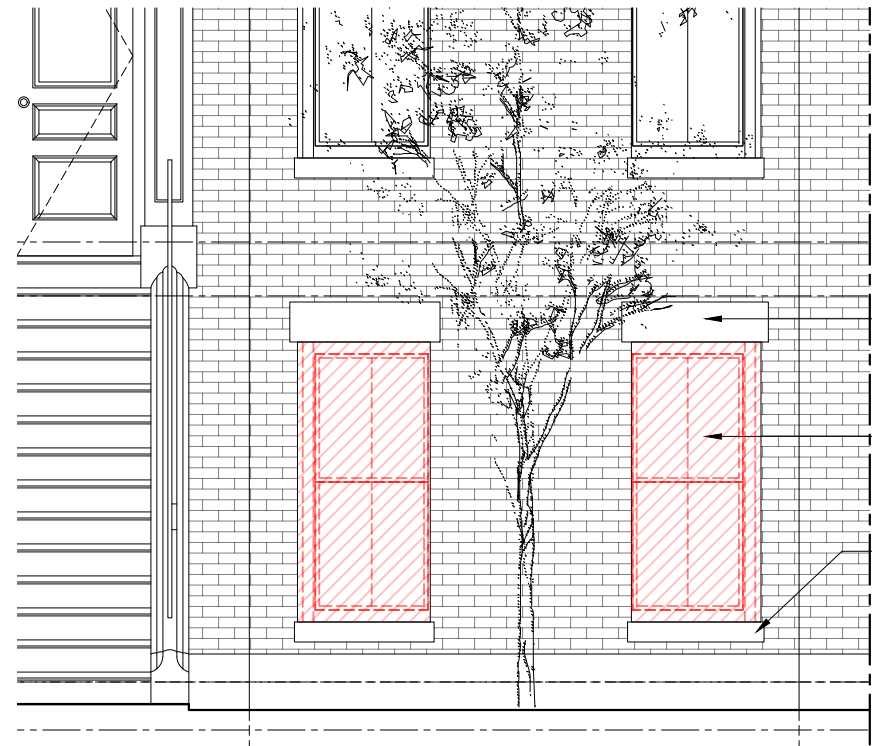
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**White Dove**  
OC-17

*NOTE: PROPOSED PAINT COLOR TO MATCH  
EXISTING. A SAMPLE MOCKUP TO BE PROVIDED  
FOR STAFF REVIEW AND FINAL APPROVAL.*



EXISTING MASONRY HEADERS TO REMAIN. PATCH AND REPAIR IN KIND. FINAL FINISH TO MATCH EXISTING BUILDING STANDARD.

EXISTING NON HISTORICAL WINDOWS IN EXISTING MASONRY OPENINGS SHALL BE REMOVED IN THEIR ENTIRETY.

EXISTING MASONRY SILLS TO REMAIN. PATCH AND REPAIR AS NECESSARY. FINAL FINISH TO MATCH EXISTING BUILDING STANDARD.

**1** EXISTING STREET LEVEL WINDOW ELEVATION  
1/4" = 1'-0"

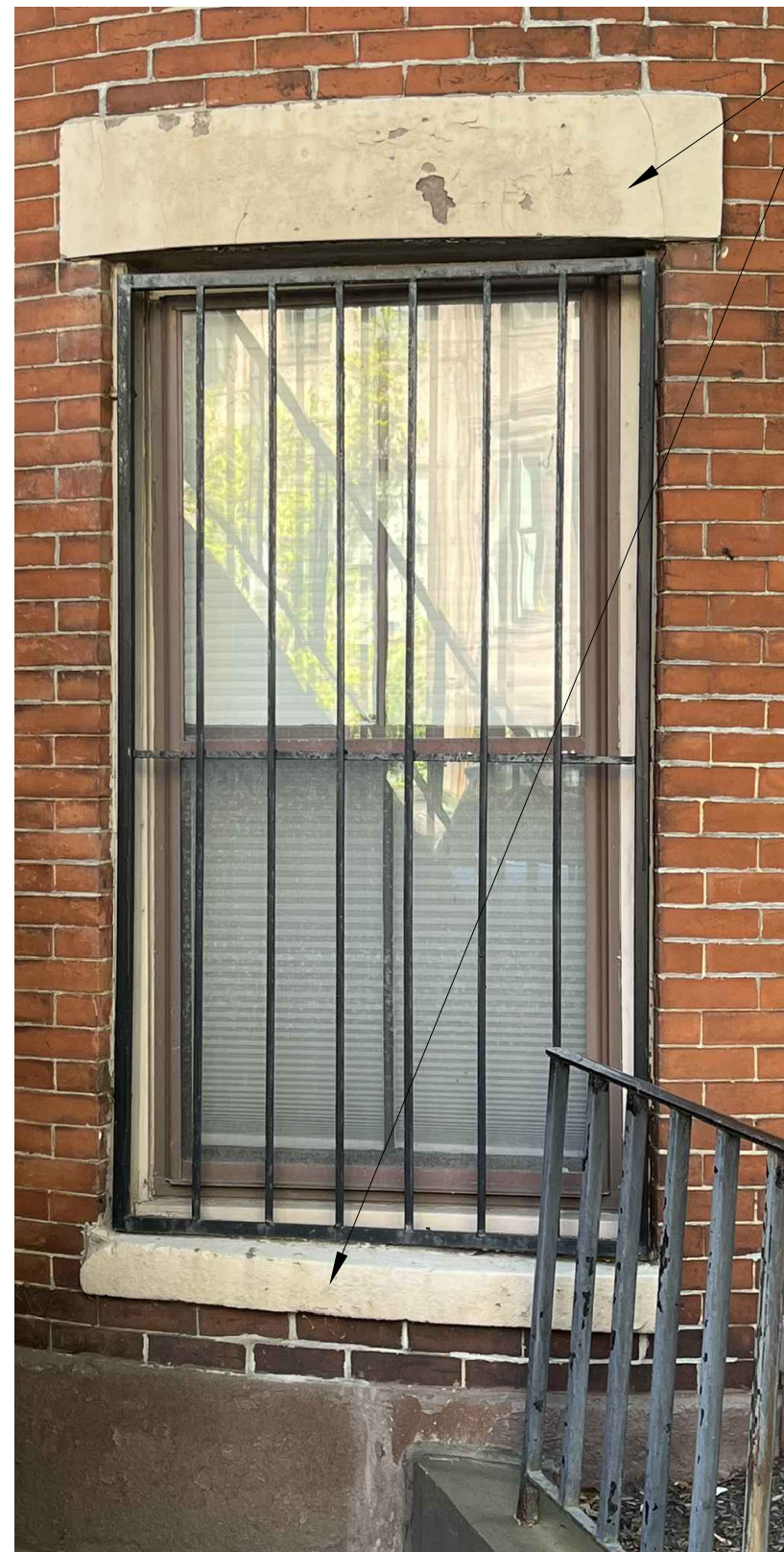


PATCH AND REPAIR IN KIND EXISTING STONE MASONRY HEADERS. COLOR TO MATCH EXISTING.

NEW HISTORICALLY ACCURATE '2' OVER '2' DOUBLE HUNG WINDOWS, PAINTED BLACK.

PATCH AND REPAIR MASONRY SILLS AS NECESSARY. FINAL FINISH TO MATCH EXISTING BUILDING STANDARD.

**2** PROPOSED STREET LEVEL WINDOW ELEVATION  
1/4" = 1'-0"



EXISTING PAINT TO BE REMOVED FROM ORIGINAL BROWNSTONE SILLS AND LINTELS. ANY AND ALL PATCHING WILL MATCH THE PHYSICAL AND AESTHETIC CHARACTERISTICS OF THE ORIGINAL STONE.

**3** EXISTING TYPICAL WINDOW  
NOT TO SCALE

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**SELDC - 2**

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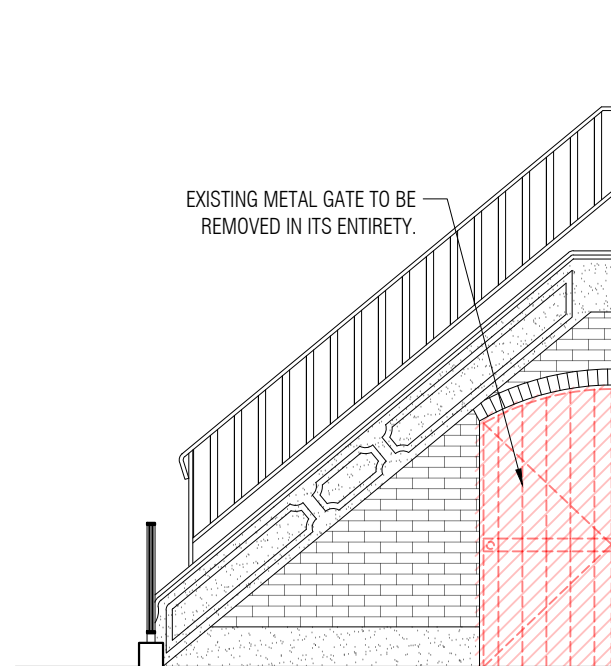
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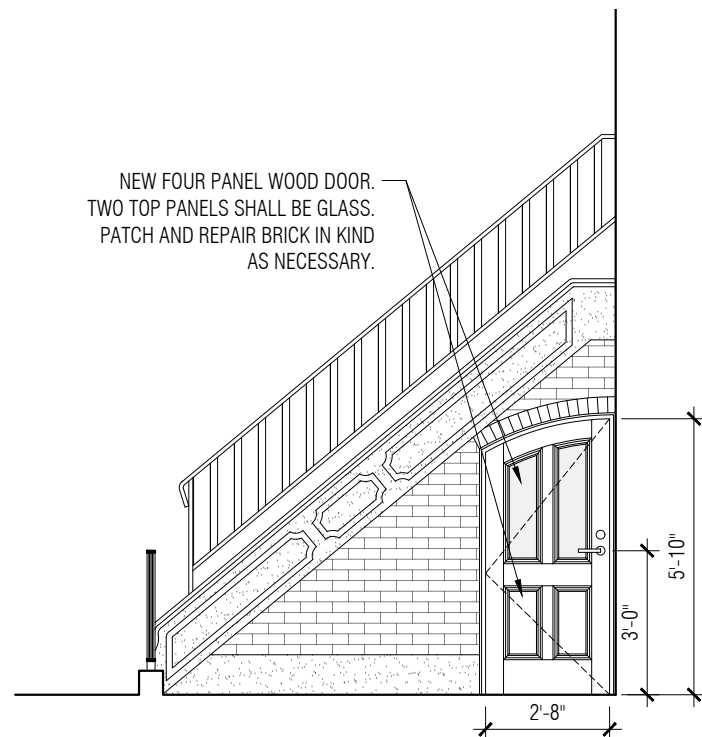
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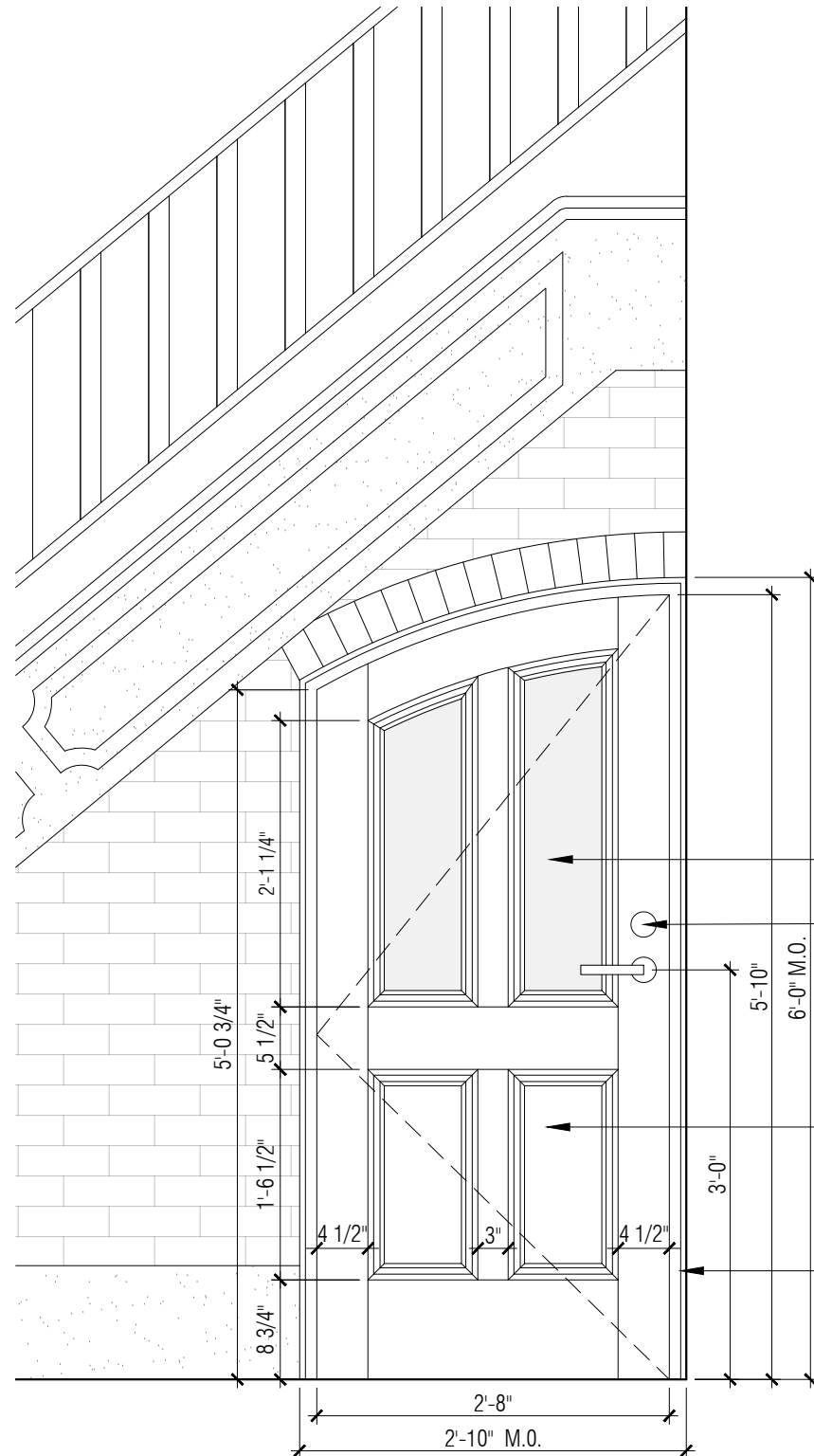
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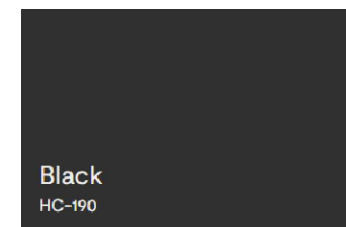
**1 EXISTING STOOP ENTRY DOOR**  
1/4" = 1'-0"



**2 PROPOSED STOOP ENTRY DOOR**  
1/4" = 1'-0"



**3 ENLARGED STOOP ENTRY DOOR**  
3/4" = 1'-0"



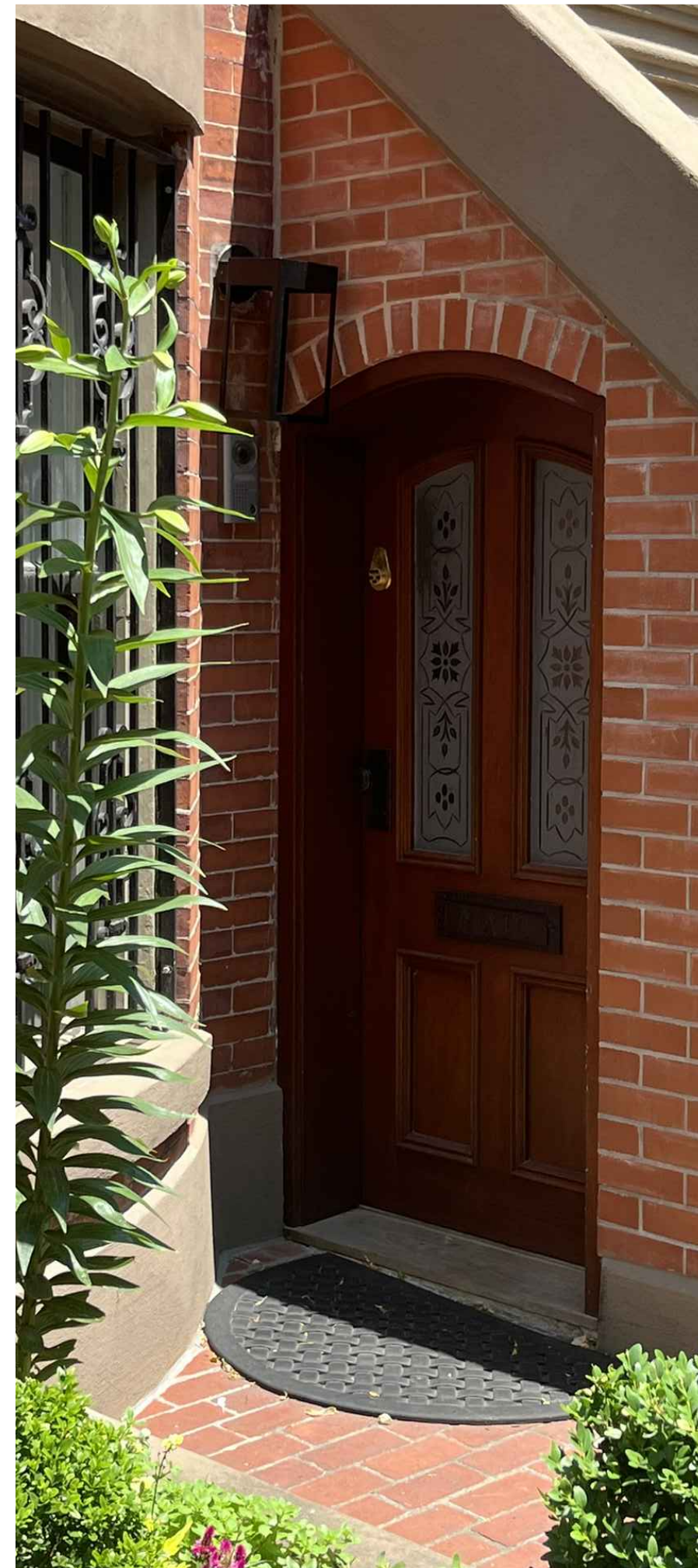
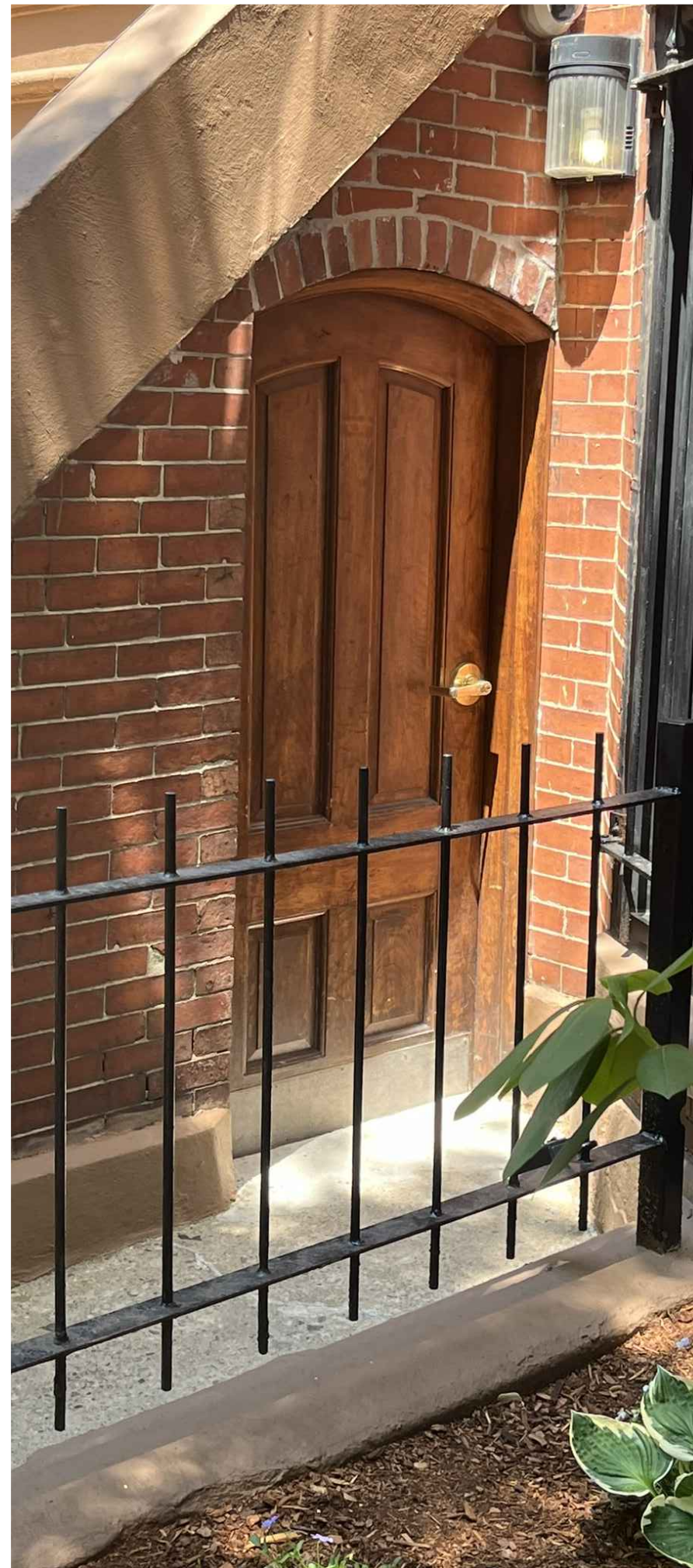
PANELS IN TOP ROW SHALL BE 1/4"  
CLEAR TEMPERED GLASS.

NEW DOOR HARDWARE BY OTHERS.

SOLID WOOD RAISED PANEL DOOR.  
ALL PANELS SHALL HAVE A VERTICAL  
GRAIN ORIENTATION, PAINTED  
BENJAMIN MOORE HC-190

NEW 1-1/2" BRICK MOLD PAINTED TO  
MATCH DOOR.





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