

PROJECT TEAM

CIVIL ENGINEER Columbia Design Group 14 Lipham Avenue Dorchester, MA 02125 617.506.1474	M/E/P/FP ENGINEERING Allied Consulting Engineers 235 Littleton Road, Unit 5 Westford, MA 01886 978.443.7888	INTERIOR DESIGN Reunion Goods & Services Reunion Goods & Services 32 Avenue of the Americas New York, NY 10013 212.342.2685
HISTORIC PRESERVATION Building Conservation Associates 10 Langley Road Newton Centre, MA 02459 617.916.5661	STRUCTURAL ENGINEER Bouchard Engineering, PLLC 561 Windsor Street A-402 Somerville, MA 02143 617.334.7442	

STAMP

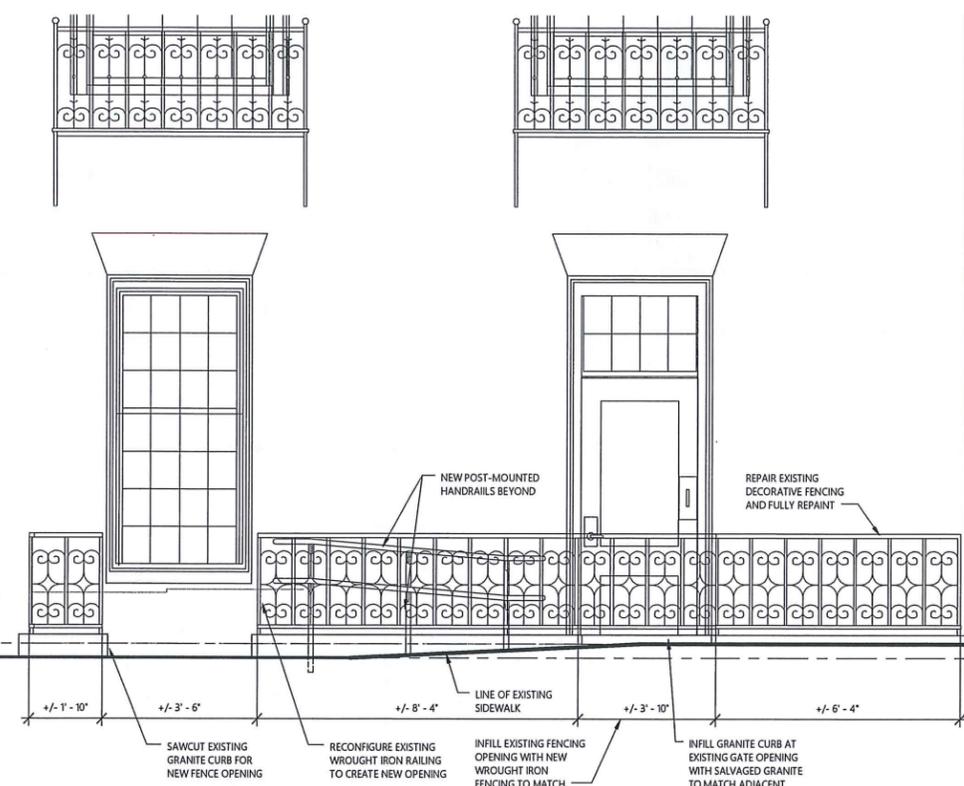
PROJECT
Renovations to
72 Mount Auburn
 72 Mount Auburn Street
 Cambridge, MA

REVISIONS

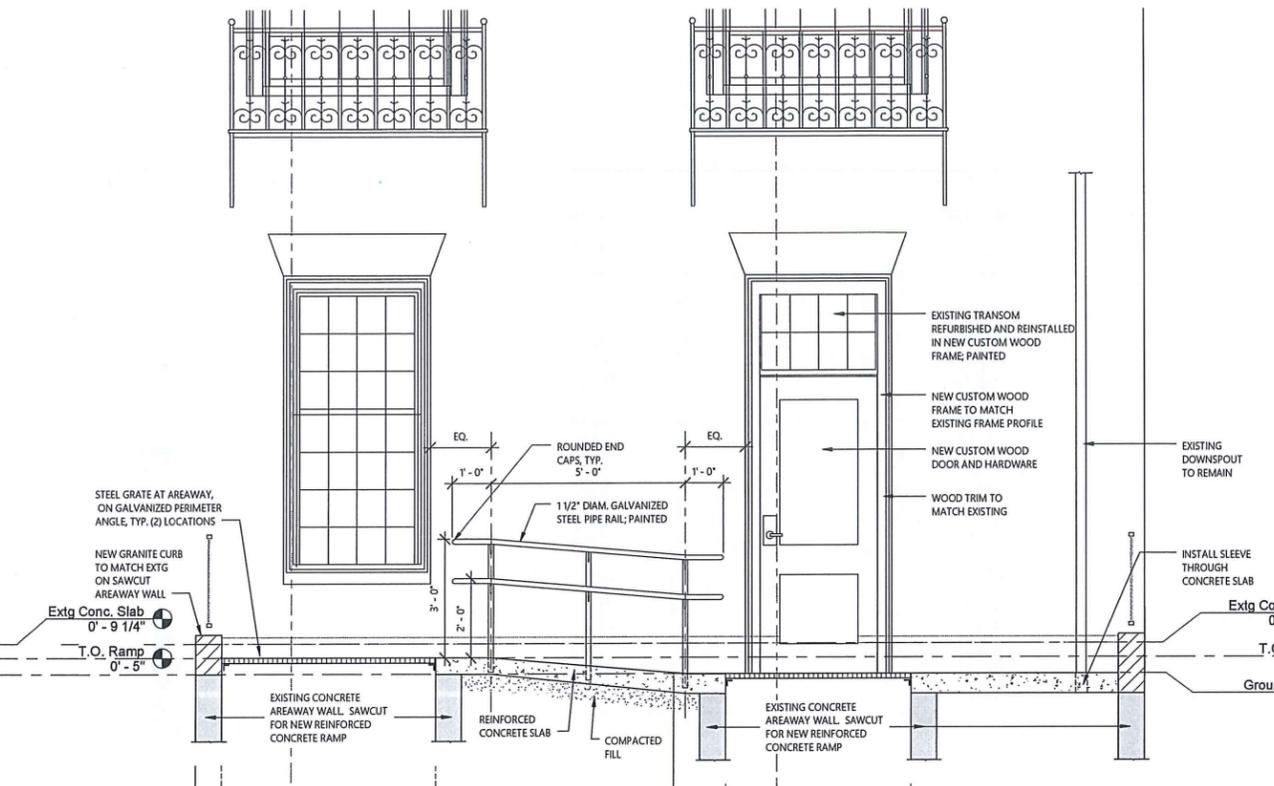
NO.	DATE	DESCRIPTION
01/17/19	02/17/19	DATE OF ISSUE
		DATE OF SUBMISSION
		PROJECT #
		FILE NAME
		SCALE
		DRAWN BY

DRAWING
 Entry Ramp Plans and Elevations

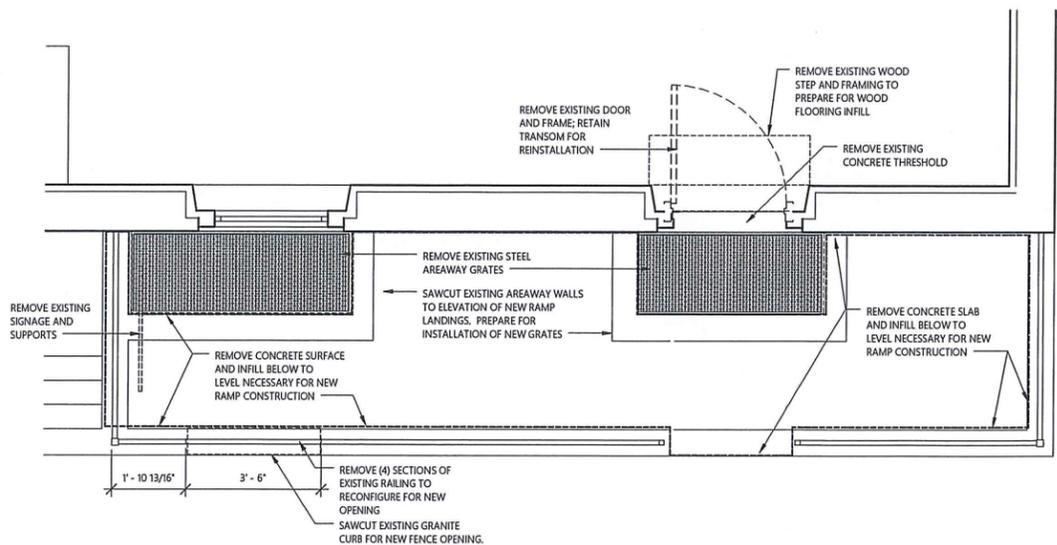
DRAWING NUMBER
A103



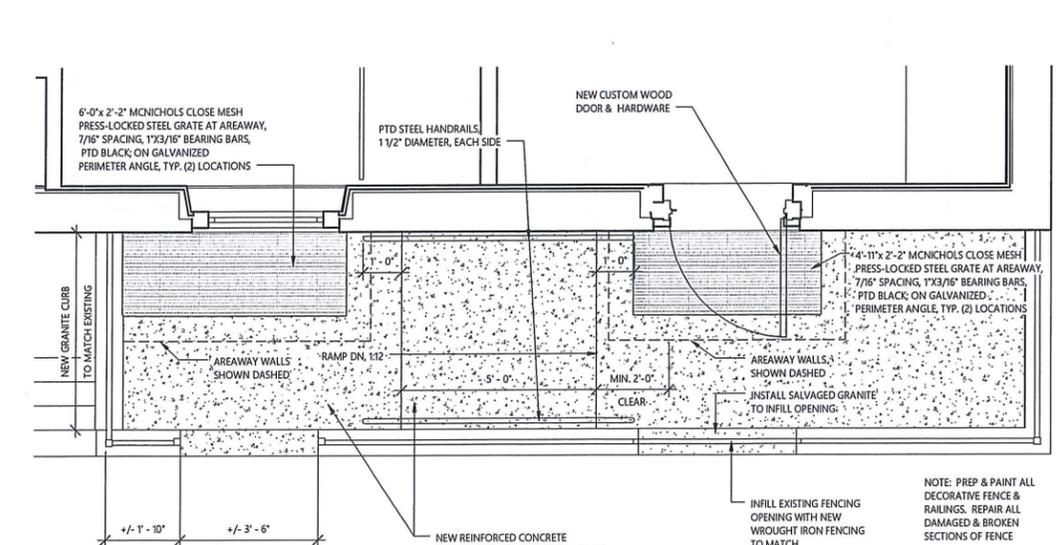
1 PARTIAL NORTH ELEVATION
 1/2" = 1'-0"



2 PARTIAL ELEVATION THROUGH RAMP
 1/2" = 1'-0"

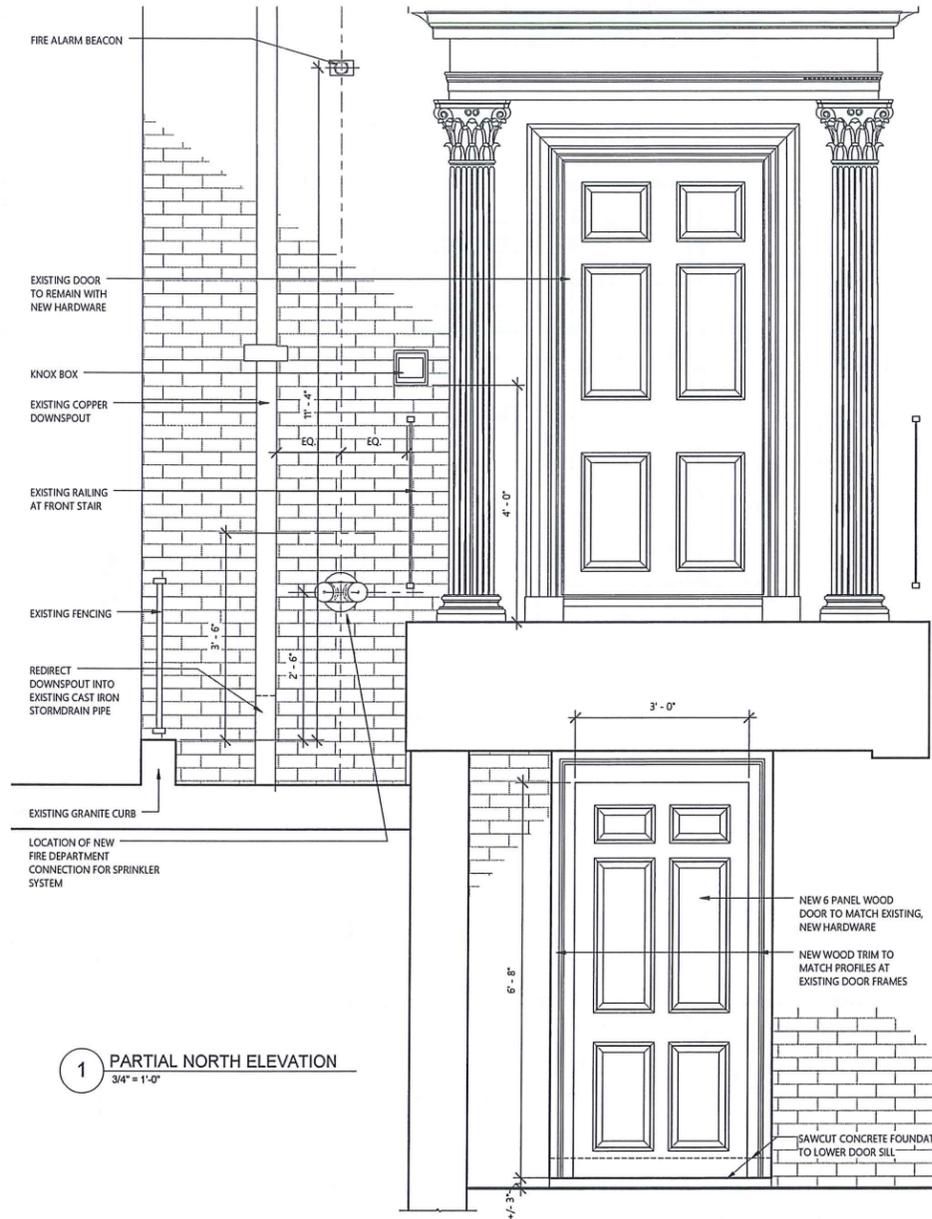


3 ENLARGED SIDEWALK DEMO PLAN
 1/2" = 1'-0"

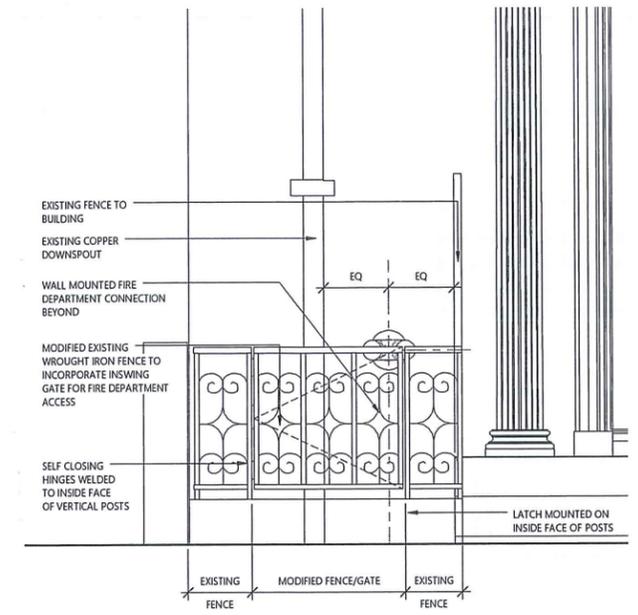


4 ENLARGED PLAN AT RAMP
 1/2" = 1'-0"

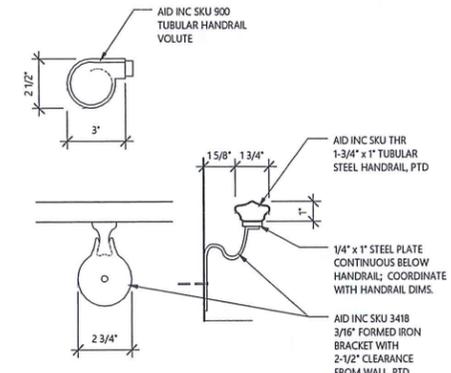
CRMD Projects 72 Mount Auburn - Phase 2
 4/17/2019 2:32:01 PM
 Author



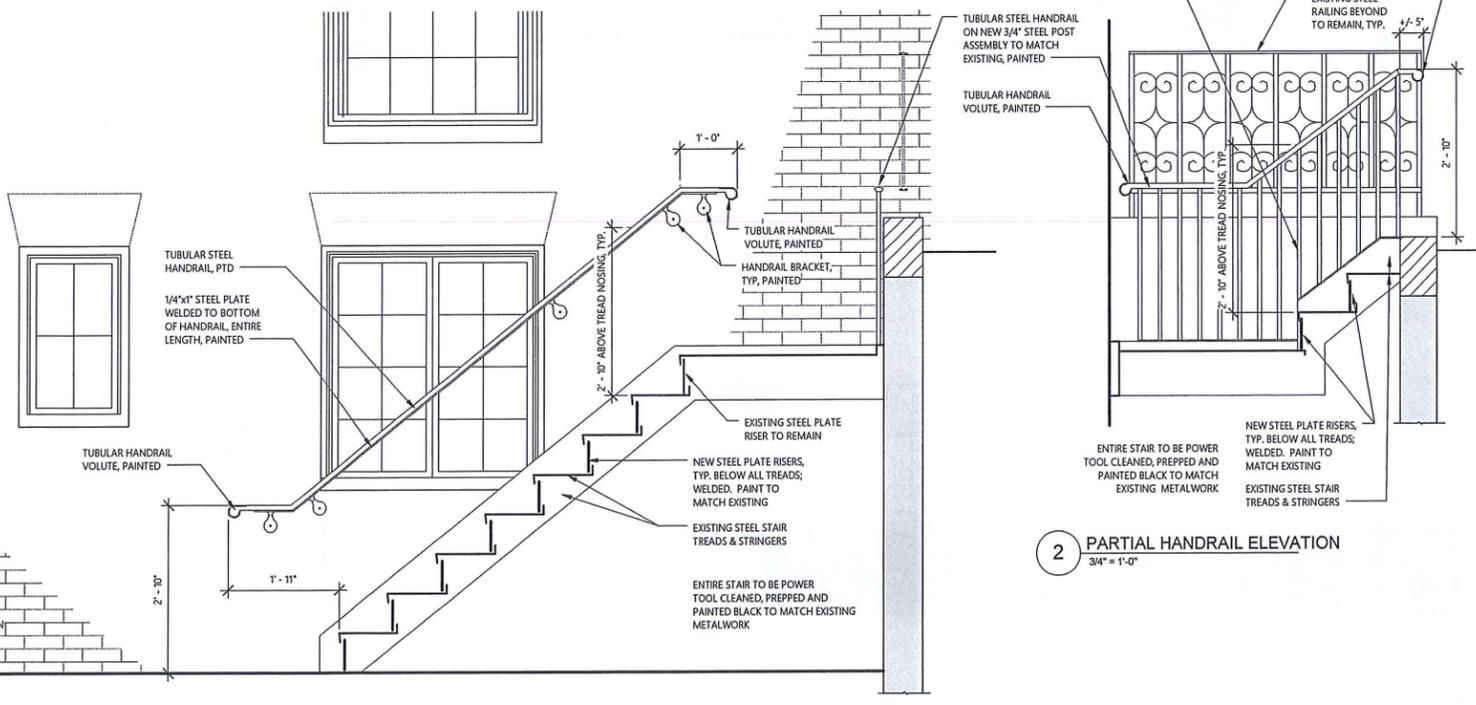
1 PARTIAL NORTH ELEVATION
3/4" = 1'-0"



3 PARTIAL NORTH ELEVATION
3/4" = 1'-0"



4 HANDRAIL AND BRACKET DETAIL
3" = 1'-0"



2 PARTIAL HANDRAIL ELEVATION
3/4" = 1'-0"

CIVIL ENGINEER Columbia Design Group 14 Upham Avenue Dorchester, MA 02125 617.506.1474
M/E/P/E/R ENGINEERING Allied Consulting Engineers 235 Littleton Road, Unit 5 Westford, MA 01886 978.443.7888
INTERIOR DESIGN Reunion Goods & Services 32 Avenue of the Americas New York, NY 10013 212.343.2665
STRUCTURAL ENGINEER Bouchard Engineering, PLLC 551 Windsor Street, A402 Somerville, MA 02143 617.334.7442
HISTORIC PRESERVATION Building Conservation Associates 10 Langley Road Newton Centre, MA 02459 617.596.5661

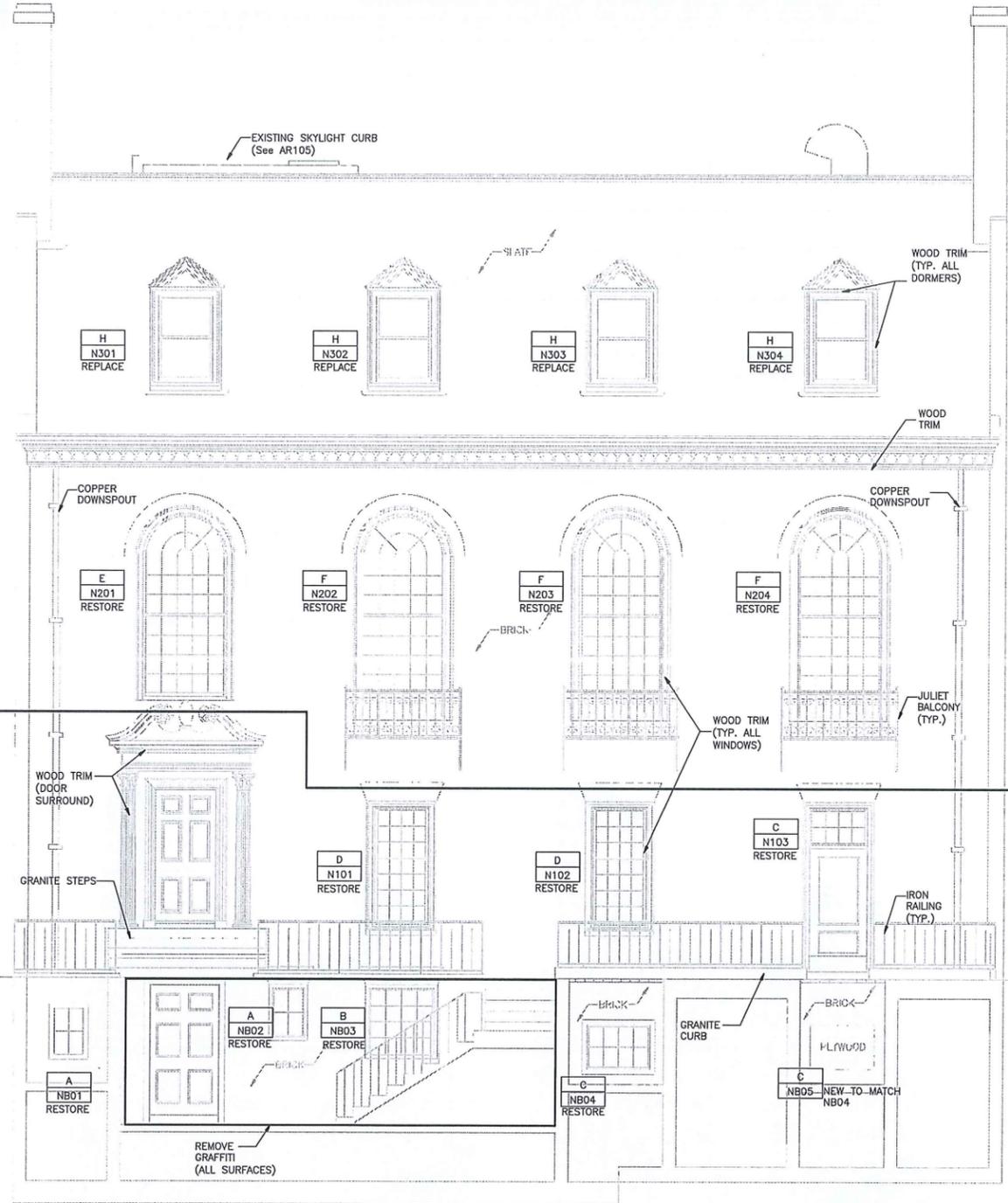
PROJECT TEAM
PROJECT
STAMP
REVISIONS

DRAWING INFO
DATE OF ISSUE
SUBMISSION
PROJECT #
FILE NAME
SCALE
DRAWN BY

Miscellaneous
Exterior Details

DRAWING NUMBER
A104

Renovations to
72 Mount Auburn
72 Mount Auburn Street
Cambridge, MA

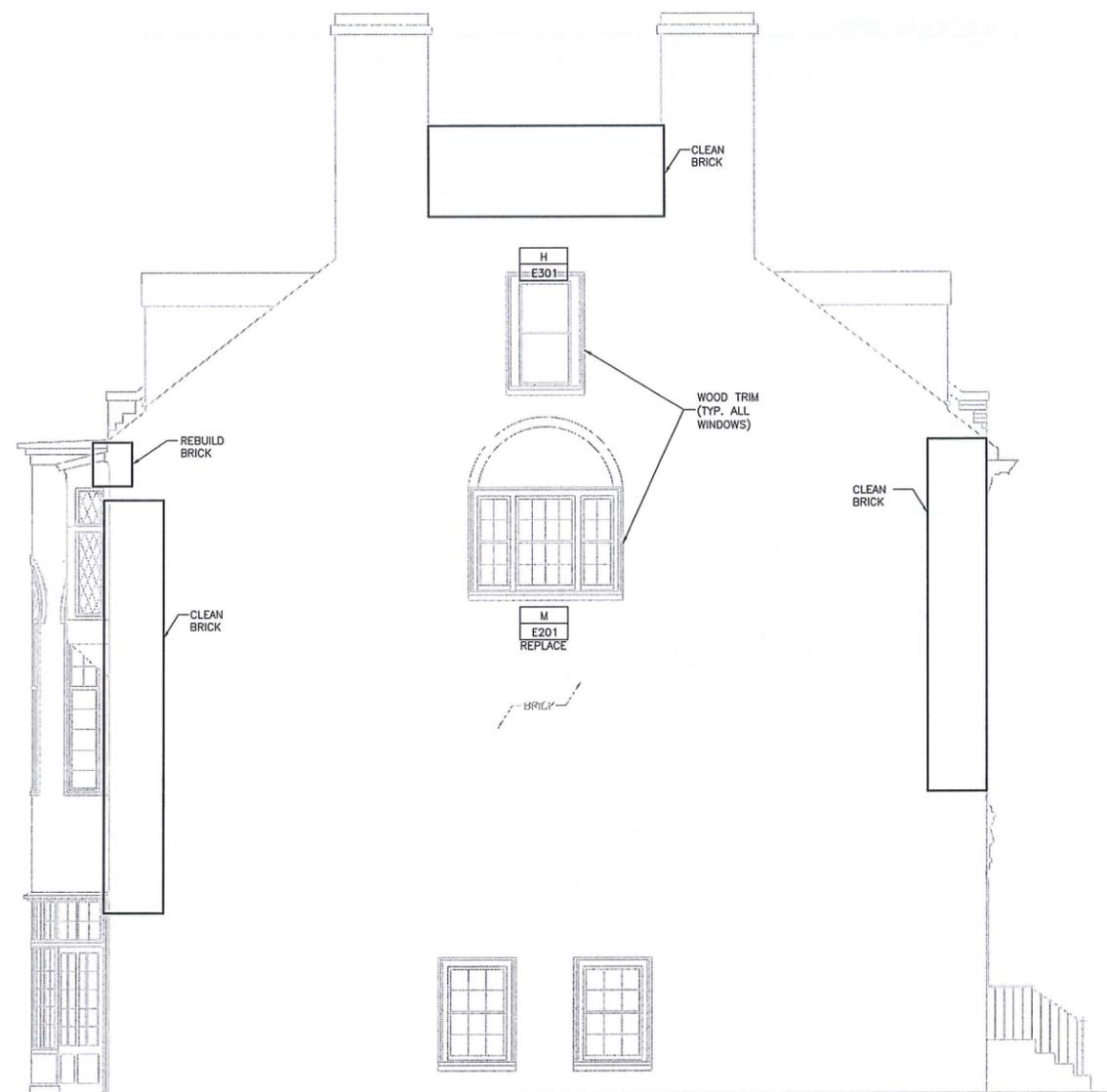


1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

- SCOPE OF WORK – NORTH ELEVATION – PHASING AS NOTED ON DRAWINGS
- MASONRY**
- MASONRY REPAIRS IN ASSOCIATION WITH ACCESSIBILITY WORK – ARE NOT IDENTIFIED ON THIS SHEET
 - REMOVE GRAFFITI IN FRONT AREAWAY USING GENTLEST MEANS POSSIBLE. RECOMMENDED CLEANER IS PROSO CO GRAFFITI REMOVER. WASHING WILL BE DONE WITH LOW PRESSURE, IMPLEMENTING APPROPRIATE WASTE COLLECTION AS REQUIRED. NO HIGH-PRESSURE WASHING WILL BE PERMITTED. ALLOWANCE 750 SQ. FT.
 - PARGING IN ARCHWAY UNDER FRONT STEPS – REMOVE LOOSE MATERIAL, APPLY NEW CEMENTITIOUS PARGING WITH AN EVEN COATING. APPLY KEIM GRANITAL SILICATE COATING, MATCHING EXISTING YELLOW COLOR.
 - CLEAN GRANITE CURBING AND STEPS. RESET AND REPOINT GRANITE STEPS.
- IRONWORK**
- "JULIET BALCONIES", WINDOW GATES, AND REMAINING RAILING AT PROPERTY LINE TO BE INSPECTED AND RESECURED WHERE NECESSARY. GRATES AT AREAWAYS TO BE REPLACED AS PART OF ACCESSIBILITY WORK (SEE ARCHITECTURAL DRAWINGS) AND NOT INCLUDED IN THIS SCOPE.
 - LOOSE PAINT TO BE REMOVED.
 - EXPOSED IRON TO HAVE ALL RUST REMOVED AND PRIMED WITH DIRECT TO METAL (DTM) PRIMER. PRIMING TO OCCUR WITHIN 2 HOURS OF EXPOSURE OF METAL.
 - BALCONIES TO BE REPAINTED WITH DTM PAINT; PRODUCT APPROVAL REQUIRED BY PRESERVATION CONSULTANT; COLOR TO MATCH EXISTING (BLACK). GOLD COLOR DETAIL ON JULIET BALCONIES TO BE RETAINED AND/OR REPLICATED.
 - MOCK UPS FOR COLOR REQUIRED; MOCK-UPS TO BE REVIEWED BY PRESERVATION CONSULTANT AND CAMBRIDGE HISTORICAL COMMISSION.
- WOOD**
- ALL WOOD SURFACES (INCLUDING CORNICE, WINDOW AND DOOR ARCHITRAVES, DOORS, WINDOWS, MISC. TRIM) TO BE CLEANED WITH WATER, LOW PRESSURE HOSE, NYLON BRISTLE BRUSH AND MILD DETERGENT (E.G., "SIMPLE GREEN" OR APPROVED EQUIVALENT).
 - ALL PAINTED SURFACES TO BE PREPPED FOR REPAINTING. PREPARATION TO INCLUDE SCRAPING.
 - AT ALL LOCATIONS WHERE PAINT HAS LOST ADHESION, TRANSITIONS BETWEEN INTACT PAINT SURFACES AND AREAS OF LOSS TO BE SCRAPED TO A SMOOTH TRANSITION.
 - POSSIBLE LOCATIONS OF DAMAGED WOOD TO BE REPAIRED WITH WOOD DUTCHMAN REPAIRS MATCHING EXISTING IN DIMENSION AND PROFILE. NEW WOOD FOR REPAIRS TO BE 100% HEARTWOOD, CYPRESS, SPANISH CEDAR, OR AFRICAN MAHOGANY. ALLOWANCE OF 25 SQUARE FEET.
 - WOOD SURFACES TO BE PRIMED (XIM PEEL BOND OR APPROVED EQUIVALENT) AND PAINTED (BENJAMIN MOORE OR SHERWIN WILLIAMS, COLOR AND SHEEN TO MATCH EXISTING). FINISH PAINT TO BE 2 COATS.
- SLATE**
- REPLACE BROKEN SLATE TILES, MATCHING COLOR AND DIMENSION.
 - ALLOWANCE OF 50 SLATE TILES FOR ALL ROOF SURFACES AND DORMER CHEEK WALLS.
 - REPLACEMENT HARDWARE TO BE COPPER – NAILS, HOOKS, BIBS.
- GUTTERS/DOWNSPOUTS**
- CLEAN ALL GUTTERS AND DOWNSPOUTS; CLEAR ANY OBSTRUCTIONS
 - INSPECT GUTTER LINER AND REPAIR AS NECESSARY
 - ALLOWANCE FOR FULL REPLACEMENT OF GUTTER LINER WITH 16 OZ COPPER; WIDTH OF BUILDING IS 56'; SIZE OF GUTTER TROUGH IS UNKNOWN
 - RESET / RESECURE ALL DOWNSPOUT BRACKETS AS NECESSARY
- WINDOWS**
- SEE ASSOCIATED WINDOW SCHEDULE FOR INTERVENTION, LOCATION, STYLE AND APPROXIMATE SIZES. ALL REPLACEMENT WINDOW SIZES TO BE CONFIRMED BY CONTRACTOR.
 - RESTORATION
 - SASH TO BE REMOVED AND RESTORED AT OFF-SITE LOCATION
 - TEMPORARY WINDOW BLANK TO BE INSTALLED USING 1/4" PLEXIGLAS® INSTALLED IN 3/4" WOOD FRAMES, BLANKS TO PROTECT AGAINST WATER INFILTRATION; ANY LEAK DAMAGE TO BE RESPONSIBILITY OF CONTRACTOR. MOCK-UP TO BE REVIEWED BY PRESERVATION CONSULTANT.
 - SASH CONSERVATION TO FOLLOW DETAILED SPECIFICATION, BUT MINIMAL STANDARDS INCLUDE
 - USE OF WOOD DUTCHMAN REPAIRS FOR ANY REPAIR GREATER THAN 1/2 SQ. IN.
 - GLAZING PUTTY TO BE SARCO MULTIGLAZE
 - EXTERIOR FINISH TO MATCH EXISTING.
 - INSTALLATION TO INCLUDE
 - FULL REPAIRS AS NEEDED TO EXISTING SILLS, STOOLS, JAMBS, STOPS, PARTING BEADS, ETC.
 - SPRING BRONZE WEATHER STRIPPING
 - NEW BRASS SASH CHAIN OR METAL CORE SASH CORD DEPENDING ON EXISTING CONDITIONS
 - FULL LENGTH JACKS SET INTO JAMBS WITH BRONZE SCREWS TO SECURE UPPER SASH IN PLACE
 - RESTORE LOCK AND SASH LIFT HARDWARE WHERE EXISTING; PROVIDE NEW LOCK HARDWARE WHERE MISSING; HARDWARE TO MATCH ADJACENT EXAMPLES.
 - REPLACEMENT
 - WHERE NOTED, REPLACEMENT WINDOWS TO BE WOOD, TRUE DIVIDED LITES, PROFILE TO MATCH ORIGINAL PROFILE; WHERE CURRENT WINDOW IS A MODERN REPLACEMENT, PROFILE INFORMATION IS BASED ON WINDOW N203.
 - ALT 1 – WOOD, TRUE DIVIDED SASH WITH INSULATED GLASS UNITS
 - CONTRACTOR RESPONSIBLE FOR EXACT MEASUREMENT OF WINDOW OPENING
 - REPLACEMENT SASH MAY INCLUDE JAMB LINERS AND SPRING BALANCES (I.E., NOT NECESSARY TO RE-ESTABLISH SASH WEIGHTS AND ASSOCIATED POCKETS AND CHAIN OR CORDS)

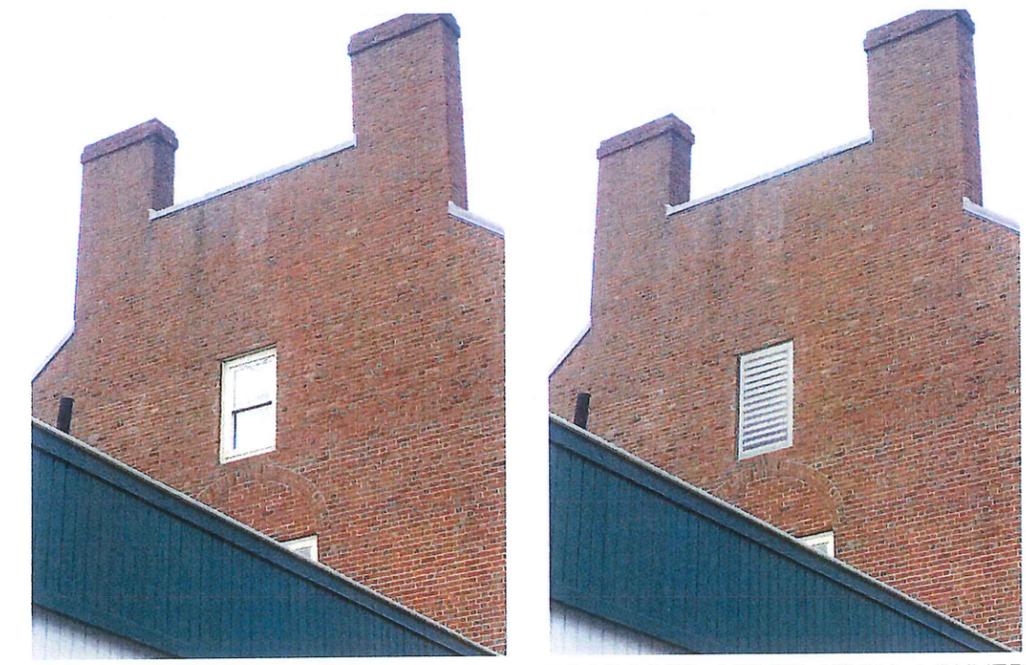
WINDOW	TYPE	OPERATION	APPROX. DIM.	REPAIR NOTES	
NB01	A	Casement	1' 6-1/2" x 2' 4"	Restore	TYPE A
NB02	A	Casement	1' 6-3/4" x 2' 7"	Restore	TYPE B
NB03	B	Casement, Double	1' 9-1/2" x 3' 11" (each)	Restore	TYPE C
NB04	C	Fixed	3' 7" x 2' 4"	Restore	TYPE D
NB05	C	Fixed	3' 7" x 2' 4"	Currently a plywood blank; provide new matching existing NB04	TYPE E
N101	D	Double Hung	3' 0-1/2" x 6' 5-3/4"	Restore Provide jacks to secure upper sash in place	TYPE F
N102	D	Double Hung	3' 0-1/2" x 6' 5-3/4"	Restore Provide jacks to secure upper sash in place	TYPE G
N201	E	Double Hung	4' 6" x 9' 7-1/4"	Restore Provide jacks to secure upper sash in place	TYPE H
N202	F	Double Hung	4' 6" x 10' 8"	Restore Provide jacks to secure upper sash in place	TYPE I
N203	F	Double Hung	4' 6" x 10' 8"	Restore Provide jacks to secure upper sash in place	TYPE J
N204	F	Double Hung	4' 6" x 10' 8"	Restore Provide jacks to secure upper sash in place	TYPE K
N301	H	Double Hung	2' 8-1/4" x 4' 4-1/4"	Replace to 6 over 6 true divided light, Type J	TYPE L
N302	H	Double Hung	2' 8-1/4" x 4' 4-1/4"	Replace to 6 over 6 true divided light, Type J	TYPE M
N303	H	Double Hung	2' 8-1/4" x 4' 4-1/4"	Replace to 6 over 6 true divided light, Type J	TYPE N
N304	H	Double Hung	2' 8-1/4" x 4' 4-1/4"	Replace to 6 over 6 true divided light, Type J	TYPE O

1 EAST ELEVATION
SCALE: 1/4"=1'-0"



- SCOPE OF WORK - EAST ELEVATION - PHASE 2 WORK
- MASONRY
- MASONRY CLEANING AS NOTED ON DRAWINGS, ALLOWANCE OF 200 SQ FT. PROSOCO SURE KLEAN 800 STAIN REMOVER OR APPROVED EQUIVALENT, FOLLOWING MANUFACTURERS SPECIFICATIONS. NO HIGH PRESSURE WASH PERMITTED.
 - MASONRY REPAIRS AS NOTED ON DRAWINGS (SOUTHWEST CORNER), ALLOWANCE OF 40 SQ FT.
- WORK TO INCLUDE
- BRICK REPLACEMENT, MATCHING EXISTING IN KIND, COLOR AND DIMENSION
 - REPOINT WHERE MORTAR LOST
 - MORTAR TO MATCH EXISTING IN COLOR AND AGGREGATE
 - MOCK UPS FOR BRICKS AND MORTAR REQUIRED; MOCK-UPS TO BE REVIEWED BY PRESERVATION CONSULTANT AND CAMBRIDGE HISTORICAL COMMISSION. ALLOW MINIMUM 1 WEEK CURE TIME ON MORTAR PRIOR TO REVIEW
- WOOD
- ALL WOOD SURFACES (INCLUDING CORNICE, WINDOW AND DOOR ARCHITRAVES, DOORS, WINDOWS, MISC. TRIM) TO BE CLEANED WITH WATER, LOW PRESSURE HOSE, NYLON BRISTLE BRUSH AND MILD DETERGENT (E.G., "SIMPLE GREEN" OR APPROVED EQUIVALENT).
 - ALL PAINTED SURFACES TO BE PREPPED FOR REPAINTING. PREPARATION TO INCLUDE SCRAPING AND SANDING (ASSUME PRESENCE OF LEAD PAINT AND EXECUTE FOLLOWING LOCAL, STATE, AND FEDERAL REGULATIONS, SANDING TO BE CONNECTED TO HEPA VACUUMS FOR SAFE CONTAINMENT OF LEAD.)
 - AT ALL LOCATIONS WHERE PAINT HAS LOST ADHESION. TRANSITIONS BETWEEN INTACT PAINT SURFACES AND AREAS OF LOSS TO BE SCRAPED OR SANDED TO A SMOOTH TRANSITION.
 - POSSIBLE LOCATIONS OF DAMAGED WOOD TO BE REPAIRED WITH WOOD DUTCHMAN REPAIRS MATCHING EXISTING IN WOOD SPECIES, DIMENSION AND PROFILE. NEW WOOD FOR REPAIRS TO BE 100% HEARTWOOD, CYPRESS, SPANISH CEDAR, OR AFRICAN MAHOGANY. ALLOWANCE OF 25 SQUARE FEET.
 - WOOD SURFACES TO BE PRIMED (XIM PEEL BOND OR APPROVED EQUIVALENT) AND PAINTED (BENJAMIN MOORE OR SHERWIN WILLIAMS, COLOR AND SHEEN TO MATCH EXISTING). FINISH PAINT TO BE 2 COATS.
- WINDOWS
- SEE ASSOCIATED WINDOW SCHEDULE FOR INTERVENTION, LOCATION, STYLE AND APPROXIMATE SIZES
 - RESTORATION
 - SASH TO BE REMOVED AND RESTORED AT OFF-SITE LOCATION
 - TEMPORARY WINDOW BLANK TO BE INSTALLED USING 1/2" PLEXIGLAS® INSTALLED IN 3/4" WOOD FRAMES. BLANKS TO PROTECT AGAINST WATER INFILTRATION; ANY LEAK DAMAGE TO BE RESPONSIBILITY OF CONTRACTOR. MOCK-UP TO BE REVIEWED BY PRESERVATION CONSULTANT.
 - SASH CONSERVATION TO FOLLOW DETAILED SPECIFICATION, BUT MINIMAL STANDARDS INCLUDE
 - USE OF WOOD DUTCHMAN REPAIRS FOR ANY REPAIR GREATER THAN 1 SQ. IN.
 - GLAZING PUTTY TO BE SARCO MULTIGLAZE
 - EXTERIOR FINISH TO MATCH EXISTING.
 - INSTALLATION TO INCLUDE
 - FULL REPAIRS AS NEEDED TO EXISTING SILLS, STOOLS, JAMBS, STOPS, PARTING BEADS, ETC.
 - SPRING BRONZE WEATHER STRIPPING
 - NEW BRASS SASH CHAIN OR METAL CORE SASH CORD DEPENDING ON EXISTING CONDITIONS
 - FULL LENGTH JACKS SET INTO JAMBS WITH BRONZE SCREWS TO SECURE UPPER SASH IN PLACE
 - RESTORE LOCK AND SASH LIFT HARDWARE WHERE EXISTING; PROVIDE NEW LOCK HARDWARE WHERE MISSING; HARDWARE TO MATCH ADJACENT EXAMPLES.
- REPLACEMENT
 - WHERE NOTED, REPLACEMENT WINDOWS TO BE WOOD, TRUE DIVIDED SASH, PROFILE TO MATCH ORIGINAL PROFILE; WHERE CURRENT WINDOW IS A MODERN REPLACEMENT, PROFILE INFORMATION IS BASED ON WINDOW N203.
 - ALT 1 - WOOD, TRUE DIVIDED SASH WITH INSULATED GLASS UNITS
 - ALT 2 - ALUMINUM CLAD WITH INSULATED GLASS UNITS
 - CONTRACTOR RESPONSIBLE FOR EXACT MEASUREMENT OF WINDOW OPENING
 - REPLACEMENT SASH MAY INCLUDE JAMB LINERS AND SPRING BALANCES (I.E., NOT NECESSARY TO RE-ESTABLISH SASH WEIGHTS AND ASSOCIATED POCKETS AND CHAIN OR CORDS)

WINDOW	TYPE	OPERATION	APPROX. DIM.	REPAIR NOTES	
E201	M	Tri-partite, Double Hung	7' 1-1/2" x 5' 10-3/4" (full unit)	Replace	
E301	W	Double Hung	2' 8" x 5' 3"	Replace with ventilation louvers	



EXISTING WINDOW OPENING PROPOSED VENTILATION LOUVER

CIVIL ENGINEER
Cambridge Design Group
14 Upland Avenue
Dorchester, MA 02125
617.506.1474

ME/P/PP ENGINEERING
Cambridge Design Group
235 Littleton Road, Unit 5
Westford, MA 01886
978.443.7888

INTERIOR DESIGN
Paradise Goods & Services
32 Avenue of the Americas
New York, NY 10013
212.243.2665

HISTORIC PRESERVATION
Building Conservation Associates
100 State Street
Newton Centre, MA 02459
617.516.5661

STRUCTURAL ENGINEER
Rott McGroddy Design Collaborative, LLC
561 Winsor Street, 4402
Somerville, MA 02143
617.334.7442

PROJECT TEAM

STAMP

PROJECT

**Renovations to
72 Mount Auburn
72 Mount Auburn Street
Cambridge, MA**

REVISIONS

DATE OF ISSUE	DESCRIPTION	BY
2019-08-12	CAMBRIDGE HISTORICAL COMMISSION	
	PROJECT #	
	FILE NAME	72 Mount Auburn.rvt
	SCALE	AS NOTED
	DRAWN BY	BCA

DRAWING

East
Elevation
Exterior
Restoration

DRAWING NUMBER

AR102



1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

WINDOW	TYPE	OPERATION	APPROX. DIM.	REPAIR NOTES
S101	N	Casement	2' 0" x 4' 6-1/2" (each lower casement) 2' 0" x 1' 11-1/2" (each upper casement)	Restore
S102	N	Casement	2' 0" x 4' 6-1/2" (each lower casement) 2' 0" x 1' 11-1/2" (each upper casement)	Restore
S103	N	Casement	2' 0" x 4' 6-1/2" (each lower casement) 2' 0" x 1' 11-1/2" (each upper casement)	Restore
S104	N	Casement	2' 0" x 4' 6-1/2" (each lower casement) 2' 0" x 1' 11-1/2" (each upper casement)	Restore
S105	N	Casement	2' 0" x 4' 6-1/2" (each lower casement) 2' 0" x 1' 11-1/2" (each upper casement)	Restore
S106	O	Casement	2' 0" x 1' 11-1/2" (each upper casement)	Restore

- SCOPE OF WORK - SOUTH ELEVATION - PHASE 2 WORK EXCEPT AS NOTED IN DRAWINGS (FIRST FLOOR BOW)
MASONRY
- WORK TO INCLUDE
 - BRICK REPLACEMENT, MATCHING EXISTING IN KIND, COLOR AND DIMENSION; ALLOWANCE OF 50 BRICKS
 - REPOINT WHERE MORTAR LOST; ALLOWANCE OF 100 SQ FT THIS ELEVATION
 - MORTAR TO MATCH EXISTING IN COLOR AND AGGREGATE
 - MOCK UPS FOR BRICKS AND MORTAR REQUIRED; MOCK-UPS TO BE REVIEWED BY PRESERVATION CONSULTANT AND CAMBRIDGE HISTORICAL COMMISSION. ALLOW MINIMUM 1 WEEK CURE TIME ON MORTAR PRIOR TO REVIEW
- IRONWORK
- FIRE ESCAPE TO BE INSPECTED AND RESECURED/REPAIRED WHERE NECESSARY BASED ON INSPECTION REPORT.
 - LOOSE PAINT TO BE REMOVED.
 - EXPOSED IRON TO HAVE ALL RUST REMOVED AND PRIMED WITH DIRECT TO METAL (DTM) PRIMER. PRIMING TO OCCUR WITHIN 2 HOURS OF EXPOSURE OF METAL.
 - BALCONIES TO BE REPAINTED WITH DTM PAINT; PRODUCT APPROVAL REQUIRED BY PRESERVATION CONSULTANT; COLOR TO MATCH EXISTING (BLACK).
- WOOD
- ALL WOOD SURFACES (INCLUDING CORNICE, WINDOW AND DOOR ARCHITRAVES, DOORS, WINDOWS, MISC. TRIM) TO BE CLEANED WITH WATER, LOW PRESSURE HOSE, NYLON BRISTLE BRUSH AND MILD DETERGENT (E.G., "SIMPLE GREEN" OR APPROVED EQUIVALENT).
 - ALL PAINTED SURFACES TO BE PREPPED FOR REPAINTING, PREPARATION TO INCLUDE SCRAPING.
 - AT ALL LOCATIONS WHERE PAINT HAS LOST ADHESION, TRANSITIONS BETWEEN INTACT PAINT SURFACES AND AREAS OF LOSS TO BE SCRAPED TO A SMOOTH TRANSITION.
 - PROBABLE LOCATIONS OF DAMAGED WOOD TO BE REPAIRED WITH WOOD DUTCHMAN REPAIRS MATCHING EXISTING IN DIMENSION AND PROFILE. NEW WOOD FOR REPAIRS TO BE 100% HEARTWOOD, CYPRESS, SPANISH CEDAR, OR AFRICAN MAHOGANY. ALLOWANCE OF 100 SQUARE FEET THIS ELEVATION.
 - WOOD SURFACES TO BE PRIMED (XIM PEEL BOND OR APPROVED EQUIVALENT) AND PAINTED (BENJAMIN MOORE OR SHERWIN WILLIAMS, COLOR AND SHEEN TO MATCH EXISTING). FINISH PAINT TO BE 2 COATS.
- SLATE
- REPLACE BROKEN SLATE TILES, MATCHING COLOR AND DIMENSION.
 - ALLOWANCE OF 50 SLATE TILES FOR ALL ROOF SURFACES AND DORMER CHEEK WALLS.
 - REPLACEMENT HARDWARE TO BE COPPER - NAILS, HOOKS, BIBS.
- METAL
- FLAT SEAM COPPER ROOFS TO BE REPLACED; 16 OZ. COPPER, FLAT SEAM.
 - INSTALLATION SPECIFICATIONS TO FOLLOW INDUSTRY STANDARD PER COPPER DEVELOPMENT ASSOCIATION.
- GUTTERS/DOWNSPOUTS
- CLEAN ALL GUTTERS AND DOWNSPOUTS; CLEAR ANY OBSTRUCTIONS
 - INSPECT GUTTER LINER AND REPAIR AS NECESSARY
 - ALLOWANCE FOR FULL REPLACEMENT OF GUTTER LINER WITH 16 OZ COPPER; WIDTH OF BUILDING IS 56'; SIZE OF GUTTER TROUGH IS UNKNOWN.
 - RESET / RESECURE ALL DOWNSPOUT BRACKETS AS NECESSARY
- WINDOWS
- SEE ASSOCIATED WINDOW SCHEDULE FOR INTERVENTION, LOCATION, STYLE AND APPROXIMATE SIZES
 - RESTORATION
 - SASH TO BE REMOVED AND RESTORED AT OFF-SITE LOCATION
 - TEMPORARY WINDOW BLANK TO BE INSTALLED USING 1/4" PLEXIGLAS® INSTALLED IN 3/4" WOOD FRAMES. BLANKS TO PROTECT AGAINST WATER INFILTRATION; ANY LEAK DAMAGE TO BE RESPONSIBILITY OF CONTRACTOR. MOCK-UP TO BE REVIEWED BY PRESERVATION CONSULTANT.
 - SASH RESTORATION TO FOLLOW DETAILED SPECIFICATION, BUT MINIMAL STANDARDS INCLUDE
 - USE OF WOOD DUTCHMAN REPAIRS FOR ANY REPAIR GREATER THAN 1/2 SQ. IN.
 - GLAZING PUTTY TO BE SARCO MULTIGLAZE
 - EXTERIOR FINISH TO MATCH EXISTING.
 - INSTALLATION TO INCLUDE
 - FULL REPAIRS AS NEEDED TO EXISTING SILLS, STOOLS, JAMBS, STOPS, PARTING BEADS, ETC.
 - SPRING BRONZE WEATHER STRIPPING
 - NEW BRASS SASH CHAIN OR METAL CORE SASH CORD DEPENDING ON EXISTING CONDITIONS
 - FULL LENGTH JACKS SET INTO JAMBS WITH BRONZE SCREWS TO SECURE UPPER SASH IN PLACE
 - RESTORE LOCK AND SASH LIFT HARDWARE WHERE EXISTING; PROVIDE NEW LOCK HARDWARE WHERE MISSING; HARDWARE TO MATCH ADJACENT EXAMPLES.
 - REPLACEMENT
 - WHERE NOTED, REPLACEMENT WINDOWS TO BE WOOD, TRUE DIVIDED SASH, PROFILE TO MATCH ORIGINAL PROFILE; WHERE CURRENT WINDOW IS A MODERN REPLACEMENT, PROFILE INFORMATION IS BASED ON WINDOW N205.
 - ALT 1 - WOOD, TRUE DIVIDED SASH WITH INSULATED GLASS UNITS
 - CONTRACTOR RESPONSIBLE FOR EXACT MEASUREMENT OF WINDOW OPENING
 - REPLACEMENT SASH MAY INCLUDE JAMB LINERS AND SPRING BALANCES (I.E., NOT NECESSARY TO RE-ESTABLISH SASH WEIGHTS AND ASSOCIATED POCKETS AND CHAIN OR CORDS)

WINDOW	TYPE	OPERATION	APPROX. DIM.	REPAIR NOTES	DETAIL
S201	G	Double Hung	4' 6" x 10' 8"	Curved sash	REF. A
S202	G	Double Hung	4' 6" x 10' 8"	Curved sash	REF. A
S203	G	Double Hung	4' 6" x 10' 8"	Curved sash	REF. A
S401	H	Double Hung	2' 8-1/4" x 4' 4-1/4"	Replace to 6 over 6 true divided light, Type J	REF. B REF. C
S402	H	Double Hung	2' 8-1/4" x 4' 4-1/4"	Replace to 6 over 6 true divided light, Type J	REF. B REF. C
S403	H	Double Hung	2' 8-1/4" x 4' 4-1/4"	Replace to 6 over 6 true divided light, Type J	REF. B REF. C
S404	I	Double Hung	2' 8-1/4" x 4' 4-1/4" (each unit)	Replace to 6 over 6 true divided light, Type V	REF. D REF. E REF. F

PROJECT TEAM
CIVIL ENGINEER Columbia Design Group 10 Upland Avenue Boston, MA 02125 617.595.1474
M/E/P/FP ENGINEERING Allied Consulting Engineers 235 Upton Road, Unit 5 Boston, MA 02126 617.443.7888
HISTORIC PRESERVATION Building Conservation Associates 10 Langley Road Boston, MA 02129 617.916.5661
INTERIOR DESIGN Lumen Group & Services 1000 Massachusetts Avenue New York, NY 10013 212.343.2655
STRUCTURAL ENGINEER Bentley Engineering, PLLC 1000 Massachusetts Avenue Somerville, MA 02143 617.334.7442

STAMP

PROJECT
**Renovations to
72 Mount Auburn
72 Mount Auburn Street
Cambridge, MA**

REVISIONS
2019-02-12 SUBMISSION CAMBRIDGE HISTORICAL COMMISSION PROJECT # FILE NAME 72 Mount Auburn SCALE AS NOTED DRAWN BY ECA

DRAWING
South Elevation
Exterior
Restoration

DRAWING NUMBER
AR103



1 WEST ELEVATION
 SCALE: 1/4"=1'-0"

SCOPE OF WORK – WEST ELEVATION – PHASE 2 WORK
 MASONRY
 1. MASONRY CLEANING AS NOTED ON DRAWINGS, ALLOWANCE OF 125 SQ. FT. PROSDCO SURE KLEAN 800 STAIN REMOVER OR APPROVED EQUIVALENT, FOLLOWING MANUFACTURERS SPECIFICATIONS. NO HIGH PRESSURE WASH PERMITTED.

IRONWORK
 1. WINDOW GATE TO BE INSPECTED AND RESECURED AS NECESSARY.
 2. LOOSE PAINT TO BE REMOVED.
 3. EXPOSED IRON TO HAVE ALL RUST REMOVED AND PRIMED WITH DIRECT TO METAL (DTM) PRIMER. PRIMING TO OCCUR WITHIN 2 HOURS OF EXPOSURE OF METAL.
 4. GATE TO BE REPAINTED WITH DTM PAINT; PRODUCT APPROVAL REQUIRED BY PRESERVATION CONSULTANT; COLOR TO MATCH EXISTING (BLACK).

WOOD
 1. ALL WOOD WINDOW TRIM SURFACES TO BE CLEANED WITH WATER, LOW PRESSURE HOSE, NYLON BRISTLE BRUSH AND MILD DETERGENT (E.G., "SIMPLE GREEN" OR APPROVED EQUIVALENT).
 2. ALL PAINTED SURFACES TO BE PREPPED FOR REPAINTING. PREPARATION TO INCLUDE SCRAPING.
 3. AT ALL LOCATIONS WHERE PAINT HAS LOST ADHESION, TRANSITIONS BETWEEN INTACT PAINT SURFACES AND AREAS OF LOSS TO BE SCRAPED TO A SMOOTH TRANSITION.
 4. POSSIBLE LOCATIONS OF DAMAGED WOOD TO BE REPAIRED WITH WOOD DUTCHMAN REPAIRS MATCHING EXISTING IN DIMENSION AND PROFILE. NEW WOOD FOR REPAIRS TO BE 100% HEARTWOOD, CYPRESS, SPANISH CEDAR, OR AFRICAN MAHOGANY; ALLOWANCE OF 25 SQUARE FEET.
 5. WOOD SURFACES TO BE PRIMED (XIM PEEL BOND OR APPROVED EQUIVALENT) AND PAINTED (BENJAMIN MOORE OR SHERWIN WILLIAMS, COLOR AND SHEEN TO MATCH EXISTING). FINISH PAINT TO BE 2 COATS.

WINDOWS
 1. SEE ASSOCIATED WINDOW SCHEDULE FOR INTERVENTION, LOCATION, STYLE AND APPROXIMATE SIZES
 2. RESTORATION
 a. SASH TO BE REMOVED AND RESTORED AT OFF-SITE LOCATION
 b. TEMPORARY WINDOW BLANK TO BE INSTALLED USING 1/4" PLEXIGLAS® INSTALLED IN 3/4" WOOD FRAMES. BLANKS TO PROTECT AGAINST WATER INFILTRATION; ANY LEAK DAMAGE TO BE RESPONSIBILITY OF CONTRACTOR. MOCK-UP TO BE REVIEWED BY PRESERVATION CONSULTANT.
 c. SASH CONSERVATION TO FOLLOW DETAILED SPECIFICATION, BUT MINIMAL STANDARDS INCLUDE
 i. USE OF WOOD DUTCHMAN REPAIRS FOR ANY REPAIR GREATER THAN 1/2" SQ. IN.
 ii. GLAZING PUTTY TO BE SARCO MULTIGLAZE
 iii. EXTERIOR FINISH TO MATCH EXISTING.
 d. INSTALLATION TO INCLUDE
 i. FULL REPAIRS AS NEEDED TO EXISTING SILLS, STOOLS, JAMBS, STOPS, PARTING BEADS, ETC.
 ii. SPRING BRONZE WEATHER STRIPPING
 iii. NEW BRASS SASH CHAIN OR METAL CORE SASH CORD DEPENDING ON EXISTING CONDITIONS
 iv. FULL LENGTH JACKS SET INTO JAMBS WITH BRONZE SCREWS TO SECURE UPPER SASH IN PLACE
 v. RESTORE LOCK AND SASH LIFT HARDWARE WHERE EXISTING; PROVIDE NEW LOCK HARDWARE WHERE MISSING; HARDWARE TO MATCH ADJACENT EXAMPLES.
 3. REPLACEMENT
 a. WHERE NOTED, REPLACEMENT WINDOWS TO BE WOOD, TRUE DIVIDED SASH, PROFILE TO MATCH ORIGINAL PROFILE; WHERE CURRENT WINDOW IS A MODERN REPLACEMENT, PROFILE INFORMATION IS BASED ON WINDOW N203.
 i. ALT 1 – WOOD, TRUE DIVIDED SASH WITH INSULATED GLASS UNITS
 b. CONTRACTOR RESPONSIBLE FOR EXACT MEASUREMENT OF WINDOW OPENING
 c. REPLACEMENT SASH MAY INCLUDE JAMB LINERS AND SPRING BALANCES (I.E., NOT NECESSARY TO RE-ESTABLISH SASH WEIGHTS AND ASSOCIATED POCKETS AND CHAIN OR CORDS)

WINDOW	TYPE	OPERATION	APPROX. DIM.	REPAIR NOTES	
W301	U	Hopper	3' x 1'6"	Restore	
W302	W	Double Hung	2' 8" x 5' 3"	Replace to 6 over 6 true divided light, Type J	

PROJECT TEAM
 CIVIL ENGINEER
 Columbia Design Group
 14 Upham Avenue
 Dorchester, MA 02125
 617.506.1474
 MEP/FP ENGINEERING
 Allied Consulting Engineers
 235 Littleton Road, Unit 5
 Westford, MA 01886
 978.443.7888
 HISTORIC PRESERVATION
 Building Conservation Associates
 10 Langley Road
 Newton Centre, MA 02459
 617.916.5601
 INTERIOR DESIGN
 Revision Goods & Services
 32 Avenue of the Americas
 New York, NY 10013
 212.343.2865
 STRUCTURAL ENGINEER
 Bouchard Engineering, PLLC
 561 Windsor Street A402
 Somerville, MA 02143
 617.334.7442

STAMP

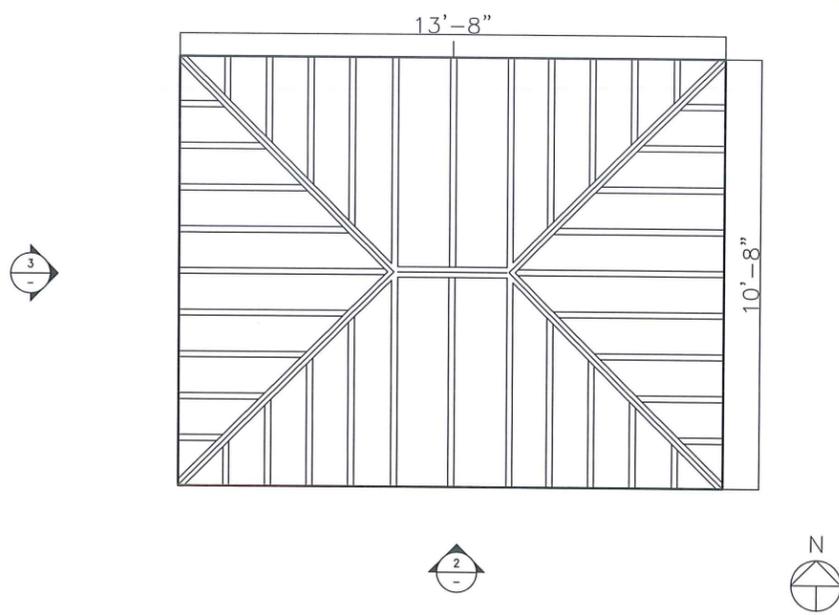
PROJECT
 Renovations to
 72 Mount Auburn
 72 Mount Auburn Street
 Cambridge, MA

REVISIONS

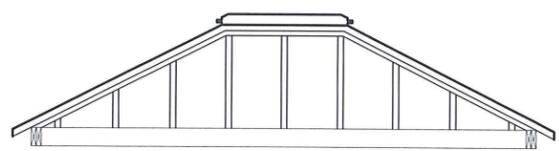
DATE OF ISSUE	DESCRIPTION
2019-02-12	CAMBRIDGE HISTORICAL COMMISSION
	72 Mount Auburn
	AS NOTED
	BCA

DRAWING
 West
 Elevation
 Exterior
 Restoration

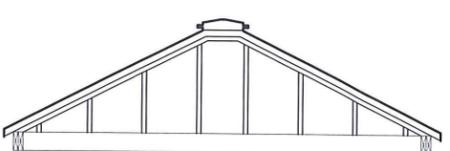
DRAWING NUMBER
 AR104



1 SKYLIGHT — PLAN VIEW
SCALE: 1/2"=1'-0"

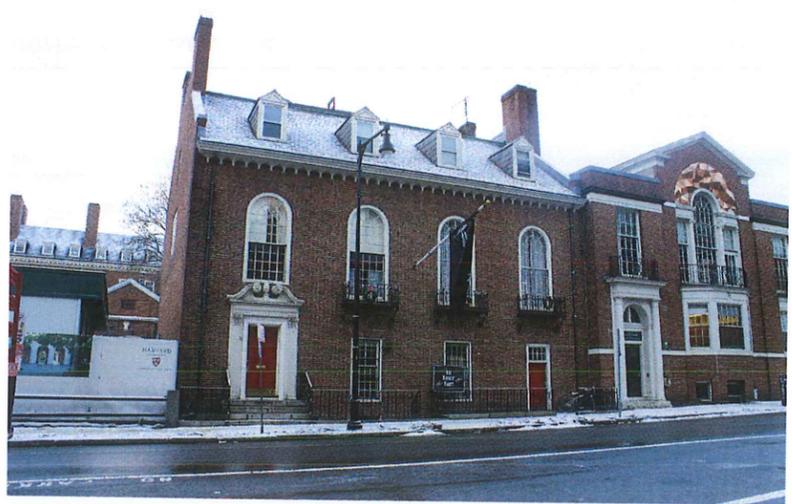


2 SKYLIGHT — SIDE VIEW
SCALE: 1/2"=1'-0"



3 SKYLIGHT — END VIEW
SCALE: 1/2"=1'-0"

REPLICATION OF SKYLIGHT — PHASE 2 WORK
ACTUAL CURB DIMENSIONS TO BE CONFIRMED IN THE FIELD
PLANNED HEIGHT ABOVE CURB IS 3' 0"
SKYLIGHT INSTALLATION TO INCLUDE ASSOCIATED ROOF REPAIRS TO EPDM



EXISTING — NO SKYLIGHT



PROPOSED SKYLIGHT



EXISTING — NO SKYLIGHT



PROPOSED SKYLIGHT

PROJECT TEAM

CIVIL ENGINEER Columba Design Group 14 Upham Avenue Dorchester, MA 02125 617.506.1474	M/E/P/ENGINEERING Allied Consulting Engineers 235 Littleton Road, Unit 5 Westford, MA 01886 978.443.7888	INTERIOR DESIGN Reunion Goods & Services 32 Avenue of the Americas New York, NY 10013 212.343.2665
HISTORIC PRESERVATION Building Conservation Associates 10 Langley Road Newton Centre, MA 02459 617.916.5861	STRUCTURAL ENGINEER Bauchard Engineering, PLLC 561 Windsor Street A402 Somerville, MA 02143 617.334.7442	

PROJECT

**Renovations to
72 Mount Auburn**
72 Mount Auburn Street
Cambridge, MA

DRAWING INFO

DATE OF ISSUE	2019-02-12
SUBMISSION	CAMBRIDGE HISTORICAL COMMISSION
PROJECT #	
FILE NAME	72 Mount Auburn.rvt
SCALE	AS NOTED
DRAWN BY	BCA

Skylight
**South
Windows**

DRAWING NUMBER
AR105

[Faint, illegible text block]

[Faint, illegible text block]

[Faint, illegible text block]