



SLOCUM HALL DESIGN GROUP, INC
 600 Pleasant St.
 Watertown, MA 02472
 617-744-6399
 slocumhalldesign.com

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RENOVATION/ADDITION 165 BRATTLE STREET CAMBRIDGE, MA 024138

ARCHITECTURAL DRAWINGS BY SHDG

Sheet Number	Sheet Title
A002	COLOR SELECTION
AEX200	EXISTING CONDITIONS - EXTERIOR ELEVATIONS
AEX201	EXISTING CONDITIONS - EXTERIOR ELEVATIONS
A200	PROPOSED - EXTERIOR ELEVATIONS
A201	PROPOSED - EXTERIOR ELEVATIONS

LANDSCAPE PLANS BY SYMBIO

Sheet Number	Sheet Title
L1	SITE PLAN
L2	EXISTING FENCE PLAN
L3	DETAILS
L4	DETAILS
L5	DETAILS
L6	SITE PHOTOS
L7	SITE PHOTOS
L8	SITE PHOTOS
L9	SITE PHOTOS
L10	SITE PHOTOS
L11	SITE PHOTOS
L12	PROPOSED VIEW

RENOVATION / ADDITION
 165 BRATTLE STREET
 CAMBRIDGE, MA 024138



ARCHITECTURE + DESIGN

LANDSCAPE ARCHITECT



AUGUST 22, 2024
 CHC SUBMISSION #2

REVISIONS:

- △ _____ SHDG
- △ _____ SHDG
- △ _____ SHDG

PROJECT NO:

2412

ISSUE DATE:

2024.08.22

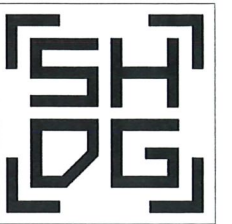
SHEET TITLE:

COVER SHEET

SHEET NO:

A000

COLOR SELECTION



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PER MEETING WITH THE CAMBRIDGE HISTORICAL COMMISSION COLOR CONSULTANTS THESE COLORS WERE CONSIDERED APPROPRIATE FOR THE STYLE AND ERA OF THE HOUSE.

Puritan Gray
HC-164

MAIN BODY

Stonington Gray
HC-170

TRIM

Kendall Charcoal
HC-166

KITCHEN WING
OLD EXTENSION

Black
HC-190

SHUTTERS
WINDOWS



RENDERING OF THE FRONT OF THE HOUSE.
THE INTENT IS TO SHOW THE SELECTED COLORS.
PAINT COLORS MAY NOT BE ACCURATELY REPRESENTED.

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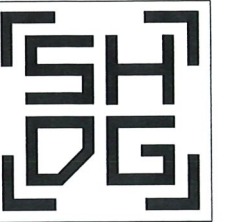
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COLOR
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A002



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



1 EXISTING EAST ELEVATION
1/4"=1'-0"

GENERAL NOTES:

SLATE ROOF SCOPE:
SLATE ROOF IS IN GOOD CONDITION AND NO MAJOR REPAIRS ARE ANTICIPATED.
LOOSE, BROKEN, OR MISSING SLATES TO BE REPLACED WITH NEW SLATE TO MATCH COLOR, THICKNESS, EDGE FINISH TO ADJACENT CONDITIONS. ROOF IS SLATE BLEND OF VARYING SIZES, SHAPES, AND THICKNESSES.

EXTERIOR TRIM / ROT REPAIR:
WATER TABLE: PVC INFILL AS NEEDED
SIDING / TRIM / STICKING: CEDAR REQUIRED PER CHC. (ANYTHING ABOVE THE WATER TABLE CANNOT BE PVC, EXCEPT FOR FASCIA)
SOFFIT: CEDAR PREFERRED BY CHC. PVC SHEET MAY BE ALLOWED IF DIMENSIONAL CEDAR IS NOT FEASIBLE.

WINDOW RESTORATION SCOPE:
(ALL UNITS - MAIN BUILDING)
REMOVE SASH FOR SHOP REPAIR:
SCRAPE AND SAND. REPLACE GLAZING COMPOUND AS NEEDED; GLASS TO BE REUSED. REPLACE FAILED BALANCES WITH WEIGHT & CHAIN SYSTEM. REPLACE / ADD CHECK RAIL METAL WEATHERSTRIPPING; REPLACE PARTING BEAD. BOTH UPPER AND LOWER SASH TO BE OPERABLE.

SHUTTER RESTORATION SCOPE:
(ALL UNITS ON MAIN HOUSE)
REMOVE SHUTTERS FOR BENCH REPAIR; SCRAPE LOOSE PAINT, REPLACE ROT WITH CEDAR, STABILIZE WITH HIDDEN SS FASTENERS & SUPPORTS AS NEEDED; RE-USE HANGING HARDWARE. PAINT.

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EXISTING
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RENOVATION / ADDITION
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AEX200



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SHEET TITLE:
EXISTING
CONDITIONS -
EXTERIOR
ELEVATIONS

SHEET NO:

AEX201

GENERAL NOTES:

SLATE ROOF SCOPE:
SLATE ROOF IS IN GOOD CONDITION, AND NO MAJOR REPAIRS ARE ANTICIPATED.
LOOSE, BROKEN, OR MISSING SLATES TO BE REPLACED WITH NEW SLATE TO MATCH COLOR, THICKNESS, EDGE FINISH TO ADJACENT CONDITIONS. ROOF IS SLATE BLEND OF VARYING SIZES, SHAPES, AND THICKNESSES.

EXTERIOR TRIM / ROT REPAIR:
WATER TABLE: PVC INFILL AS NEEDED
SIDING / TRIM / STICKING: CEDAR REQUIRED PER CHC. (ANYTHING ABOVE THE WATER TABLE CANNOT BE PVC, EXCEPT FOR FASCIA)
SOFFIT: CEDAR PREFERRED BY CHC, PVC SHEET MAY BE ALLOWED IF DIMENSIONAL CEDAR IS NOT FEASIBLE.

WINDOW RESTORATION SCOPE:
(ALL UNITS - 12/18 BUILDING)
REMOVE SASH FOR SHOP REPAIR: SCRAPE AND SAND, REPLACE GLAZING COMPOUND AS NEEDED, GLASS TO BE REUSED. REPLACE FAILED BALANCES WITH WEIGHT & CHAIN SYSTEM. REPLACE / ADD CHECK RAIL METAL WEATHERSTRIPPING. REPLACE PARTING BEAD. BOTH UPPER AND LOWER SASH TO BE OPERABLE.

SHUTTER RESTORATION SCOPE:
(ALL UNITS ON MAIN HOUSE)
REMOVE SHUTTERS FOR BENCH REPAIR. SCRAPE, LOOSE PAINT, REPLACE ROT WITH CEDAR, STABILIZE WITH HIDDEN SS FASTENERS & SUPPORTS AS NEEDED. RE-USE HANGING HARDWARE. PAINT.



2 EXISTING SOUTH ELEVATION (STREET)
1/4"=1'-0"



1 EXISTING WEST ELEVATION
1/4"=1'-0"

SALVAGE EXTERIOR TRIM PARTS AND PIECES FOR POTENTIAL REUSE - WINDOW SILLS, STICKING, CORBELS, BRACKETS, PYRAMIDAL MEDALLIONS, MOULDINGS, ETC. (CONTRACTOR'S OPTION)



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SHEET TITLE:
PROPOSED -
EXTERIOR
ELEVATIONS

SHEET NO:

A200



1 PROPOSED - NORTH ELEVATION - REAR YARD
1/4"=1'-0"



1 PROPOSED - EAST ELEVATION (DRIVEWAY)
1/4"=1'-0"

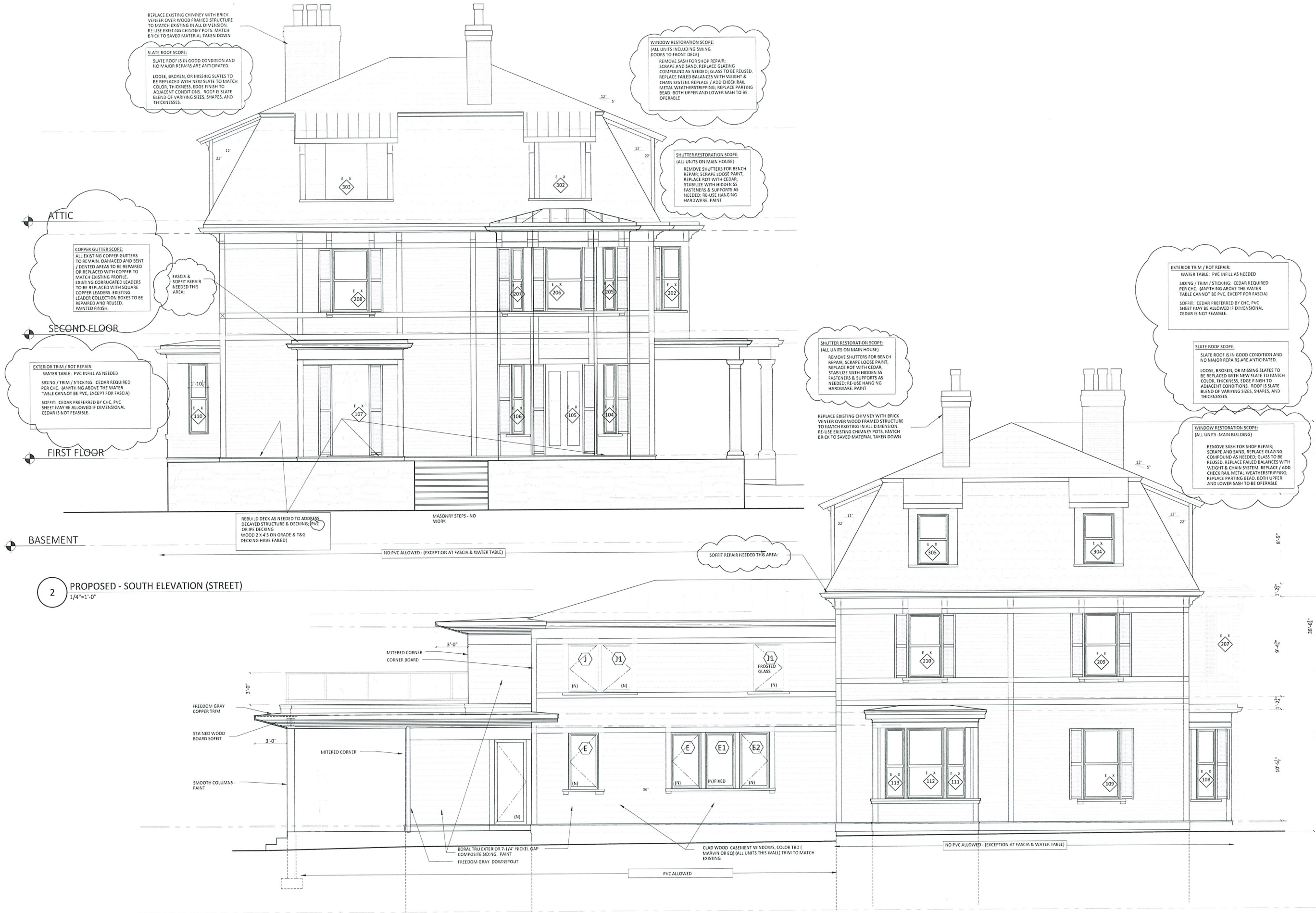
NO PVC ALLOWED - (EXCEPTION AT FASCIA & WATER TABLE)



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RENOVATION / ADDITION
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2 PROPOSED - SOUTH ELEVATION (STREET)
 1/4"=1'-0"

1 PROPOSED - WEST ELEVATION
 1/4"=1'-0"

- REVISIONS:
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PROJECT NO:
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 PROPOSED -
 EXTERIOR
 ELEVATIONS

SHEET NO:

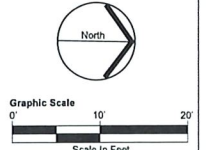
A201

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DRAWING TITLE
Site Plan

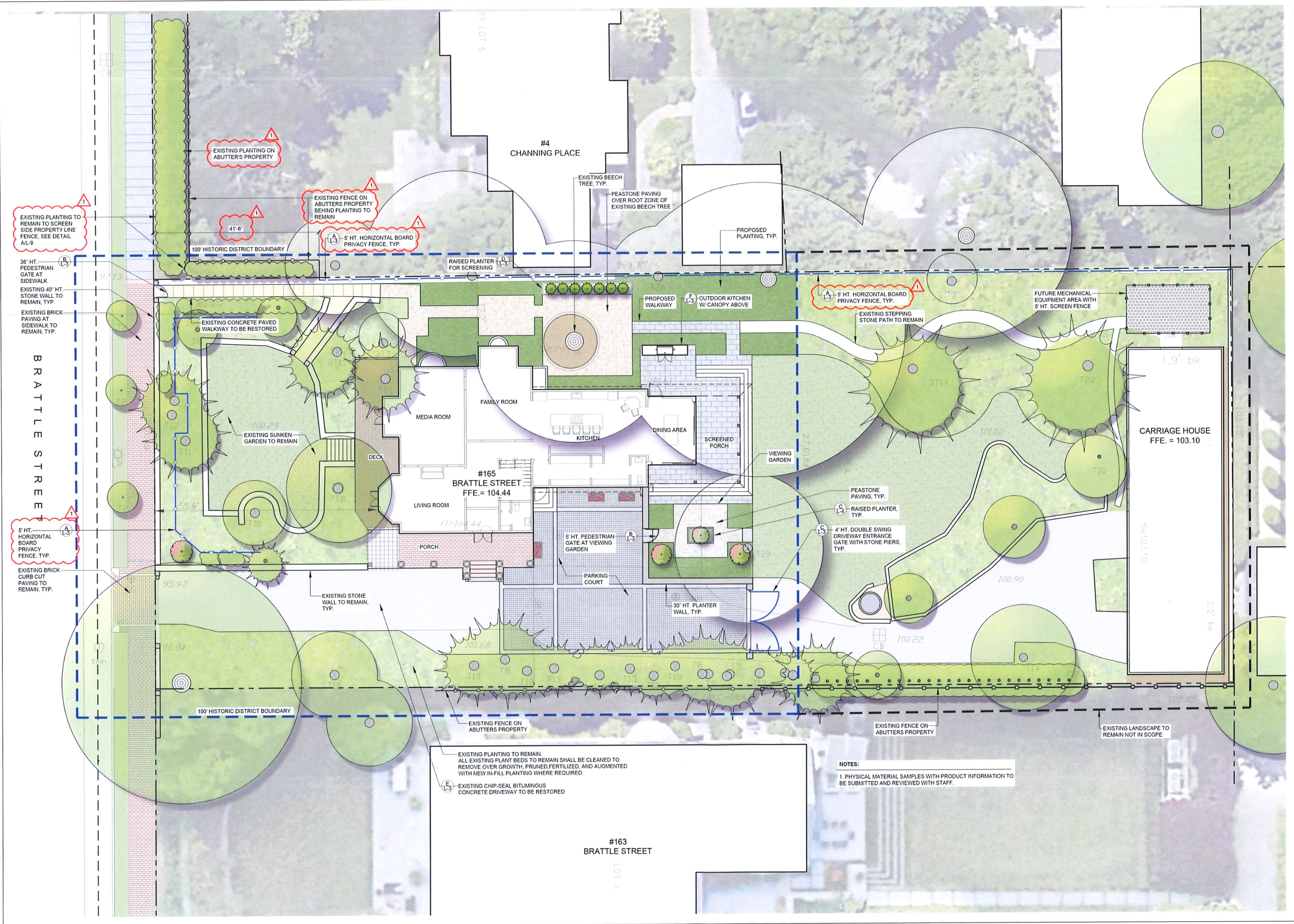
DRAWING INFORMATION



July 17, 2024
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DESCRIPTION
As Noted
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DRAWN BY
23008
PROJECT #

DRAWING NUMBER

L-1



EXISTING PLANTING TO REMAIN.
ALL EXISTING PLANT BEDS TO REMAIN SHALL BE CLEANED TO REMOVE OVER GROWTH, PRUNED FERTILIZED, AND AUGMENTED WITH NEW IN-FILL PLANTING WHERE REQUIRED.

EXISTING CHIP-SEAL BITUMINOUS CONCRETE DRIVEWAY TO BE RESTORED

NOTES:
1. PHYSICAL MATERIAL SAMPLES WITH PRODUCT INFORMATION TO BE SUBMITTED AND REVIEWED WITH STAFF.

PROJECT NAME

**#165
Brattle Street**

Cambridge, MA

PROJECT TEAM

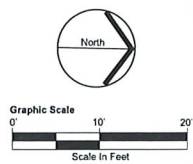
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DRAWING TITLE

**Existing
Fence
Plan**

DRAWING INFORMATION



July 17, 2024
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Site Plan
DESCRIPTION

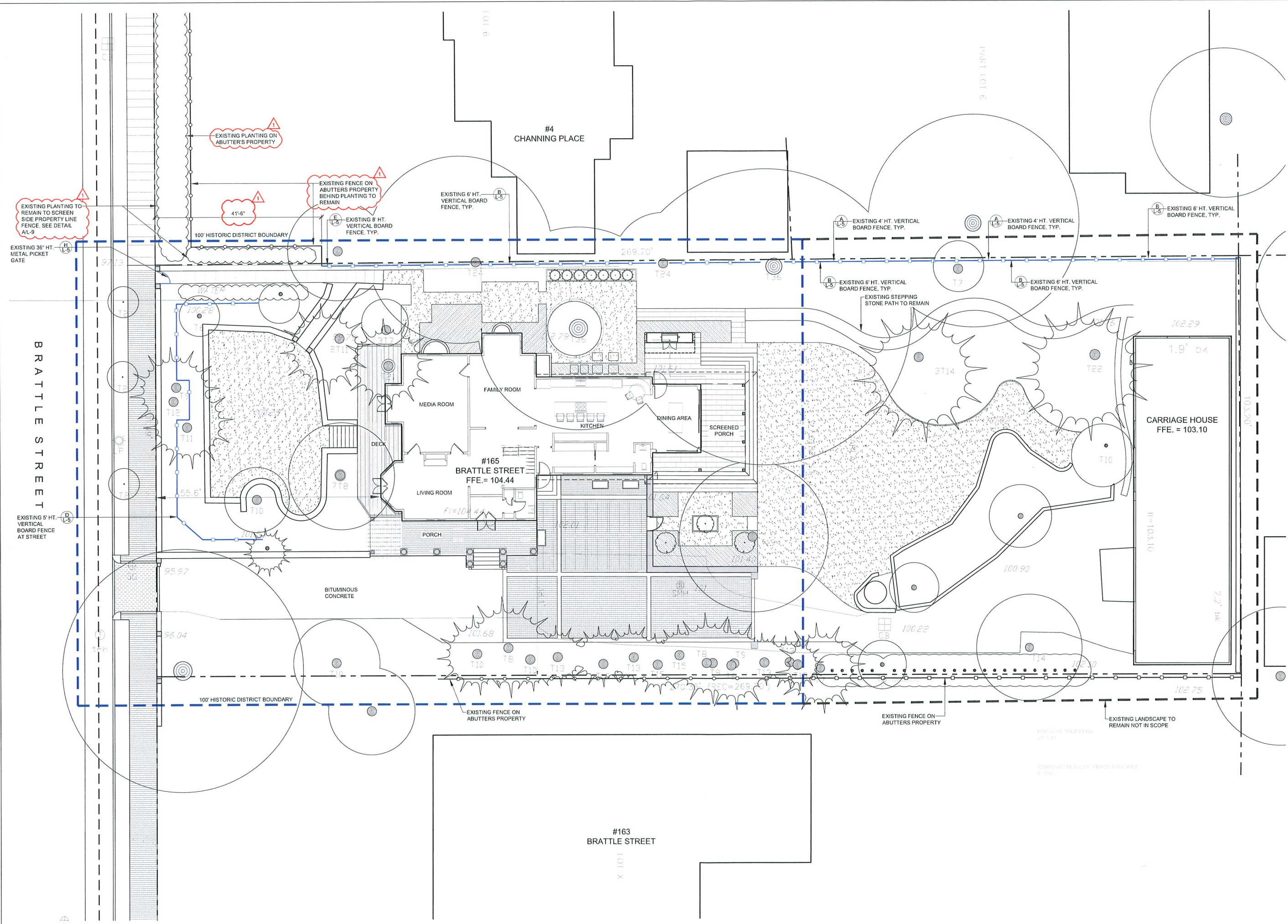
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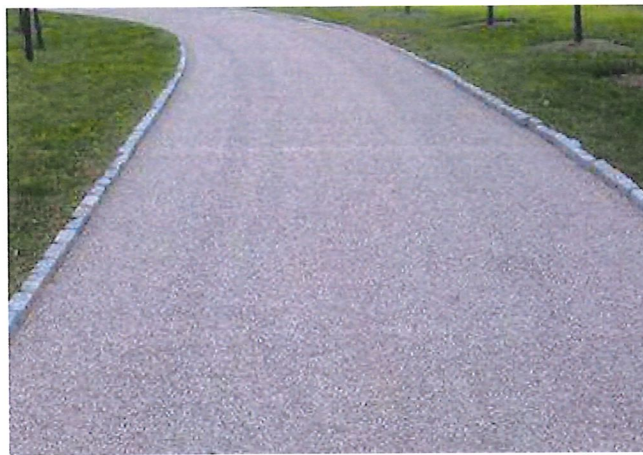
DRAWING NUMBER

L-2



#163
BRATTLE STREET

101



E Chip-Seal Finish at Asphalt Driveway
L-3



B Louvered roof over outdoor



A Outdoor kitchen with built-in grill, cabinets for storage and counter

F Outdoor Kitchen
L-3

1



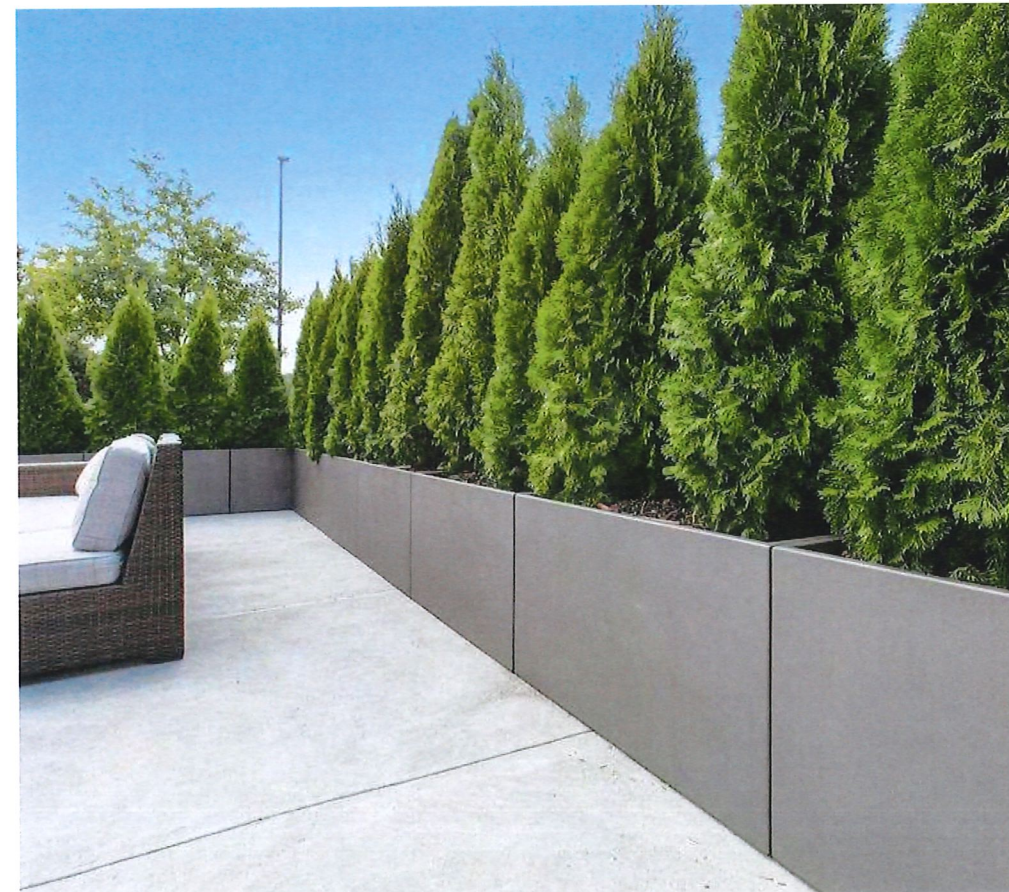
Note:
1. The driveway gate is horizontal composite boards, similar in height to the siding with granite columns to match the existing granite columns at the stone wall along the street.
2. The color of the gate shall be "Whickham Gray (HC-166)" by Benjamin Moore to match the trim color of the main house.

C 4' ht. Composite Gate
L-3



Note:
1. Fence to be painted Benjamin Moore Black forest green (HC-187).
2. Fence height shall be 5' to match front property line fence.
3. Fence to be horizontal composite boards.
4. Fence shall be finished on both sides as shown in the photo above.

A Horizontal Board Privacy Fence
L-3



Note:
1. Raised planter with screen planting for privacy.
2. The intent is to limit disturbance to the existing beech tree which will be preserved.

D Raised Planter At Kitchen Garden
L-3

1



Note:
1. Metal pedestrian gate is horizontal slats, powder coated to match the new privacy fence.
2. Height is as noted on Drawing L-1.

B Pedestrian Gate
L-3

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FXLuminaire

62 Temple

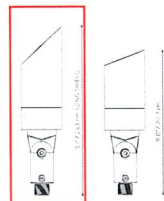
Accent Lights



The MU is one of the most versatile spotlights on the market and is the perfect choice for the discriminating landscape designer. Using several different filter and accessory options, the designer can control shape, color shifts, and light output. A wide variety of effects can be produced by adding our Recessing® Hex Baffle® or one of our many filters, spread lens or glare control options.

MU: Up Light

MATERIALS:	Die-cast aluminum AZD housing and shield with stainless steel hardware. Die-cast zinc/aluminum alloy knurled.
SOCKET:	M12 G5.3 socket with strain clips
WIRING:	18 AWG OPT-NA 300°C ROV
POWER:	Input: 10-16VAC/VDC 50-60Hz. Requires transformer (req. not listed separately)
LAMP OPTIONS:	No Lamp, LED amp, 20 LED amp, Halogen



LANDSCAPE LIGHTING

Up Light



C Raised Planter At Viewing Garden



ATLANTIS
1516BZ-LL
ATLANTIS LARGE LED PATH LIGHT
The bold, clean lines of the Atlantis path lights complement contemporary architecture for the ultimate in urban sophistication.

FINISH:	Bronze
MATERIAL:	Aluminum
CLASS:	Spot/Lane
ADJUSTABLE:	YES, WITH HELIX ON TRANSFORMER PRIMARY

DIMENSIONS	
WIDTH:	8.5"
HEIGHT:	22"
DEPTH:	1.8"
HEIGHT:	26"

LIGHT SOURCE	
LIGHT SOURCE:	Bi-pin
LED NAME:	EA-LM6-150
VOLTAGE:	12V
COLOR TEMP:	2700K
LUMENS:	150
CRI:	80
FOOT-CANDLE/FEET EQUIVALENCY:	1 x 25w
DIMMABLE:	YES, WITH HELIX ON TRANSFORMER PRIMARY
TRANSFORMER REQUIRED:	Yes

MOUNTING	
LEAD WIRE:	1 X 26"

SHIPPING	
CARTON LENGTH:	8.5
CARTON WIDTH:	24.5
CARTON HEIGHT:	6.2
CARTON WEIGHT:	3

PRODUCT DETAILS:

- A wiring kit and ground spike are supplied
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- For more information on how to control your landscape lighting via the Hawley Home Automation App, click here
- LED Bulbs carry a 3-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture

HINKLEY Path Light

HINKLEY 3300 Pin Oak Parkway Avon Lake, OH 44012 PH: (440) 653-8000 Fax: (440) 653-9232 hinkley.com

FXLuminaire LED Up Lights



Our largest and most up light, the LC, projects a broad spectrum of light on large walls and spaces. It is available in L, S, & and SLE, and is available in an array of finishes to suit the needs of any design that calls for a large-space wall washing light.

LC: Up Light

NUMBER OF LEDS:	1	3	6	9
WADGEN LUMEN OUTPUT EQUIVALENT:	10 lum	29 lum	58 lum	87 lum
USEFUL LED LIFE (L70):	50,000 hrs	50,000 hrs	50,000 hrs	50,000 hrs
INPUT VOLTAGE:	10 to 16V	10 to 16V	10 to 16V	10 to 16V
WATT TOTAL (don't use for lighting selection):	2.4	4.5	7.5	10.5
WATTS USED:	2.0	4.2	7.1	10.2
LEAKING PER WATT (EFFICIENCY):	85.6	85.6	85.1	86.8
MAX LUMENS:	63	134	231	325
CR (Ra):	82.8	82.2	82.2	79.2

Wash Light

Note:
1. Fixtures included for type only, final fixture & color selection is in progress

B Landscape Light Fixtures

L-4



LS Liriope spicata
Liriope
Height: 9"-18" Spread: 12"-24"
Bloom: August to September



SP Stewartia pseudocamellia
Japanese Stewartia
Height: 12'-25' Spread: 8'-12'



IC Ilex crenata 'Steeds'
Common Steeds Holly
Height: 8' Spread: 3'-4'



IH Impatiens hawkeyii
Common Impatiens
Height: 6" Spread: 6"-12"
Bloom: March to September

VF Veronica filiformis SM
Creeping Speedwell
Height: 6"-12" Spread: Indefinite
Bloom: April to May



BM Buxus microphylla var. japonica 'Green Mountain'
Green Mountain Boxwood
Height: 3'-5' Spread: 2'-3'



VM Vinca minor
Common Periwinkle
Height: 6" Spread: 6"-12"
Bloom: May to June



PT Pachysandra terminalis
Japanese Spurge
Height: 6"-12" Spread: 6"-12"



A Plant Material

LANDSCAPE ARCHITECT



1035 Cambridge Street, Suite #1
Cambridge, MA 02141
Web: www.symbio-design.com
Tel: 617-921-4254

PROJECT NAME
#165
Brattle Street

Cambridge, MA

PROJECT TEAM

REVISIONS

1.	August 23, 2024
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DRAWING TITLE

Details

DRAWING INFORMATION

July 17, 2024
DATE OF ISSUE
Site Plan
DESCRIPTION
As Noted
SCALE
23008
PROJECT #
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DRAWING NUMBER

L-4



G View From Sidewalk
L-5



H Existing 36" ht. Metal Picket Gate
L-5



D 5' ht. Existing Vertical Board Fence at Street
L-5



E 8' ht. Existing Vertical Board Fence
L-5



F View From Brattle Street
L-5



A 4' ht. Existing Vertical Board Fence
L-5



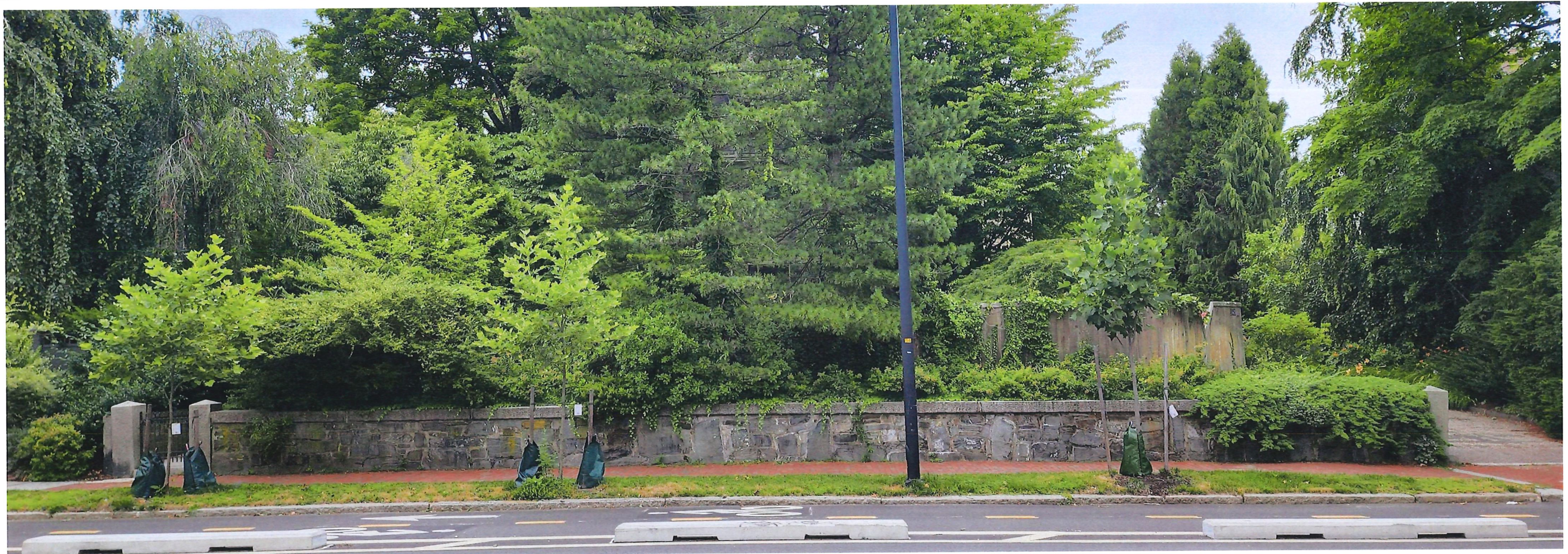
B 6' ht. Existing Vertical Board Fence
L-5



C View from Driveway within Property
L-5

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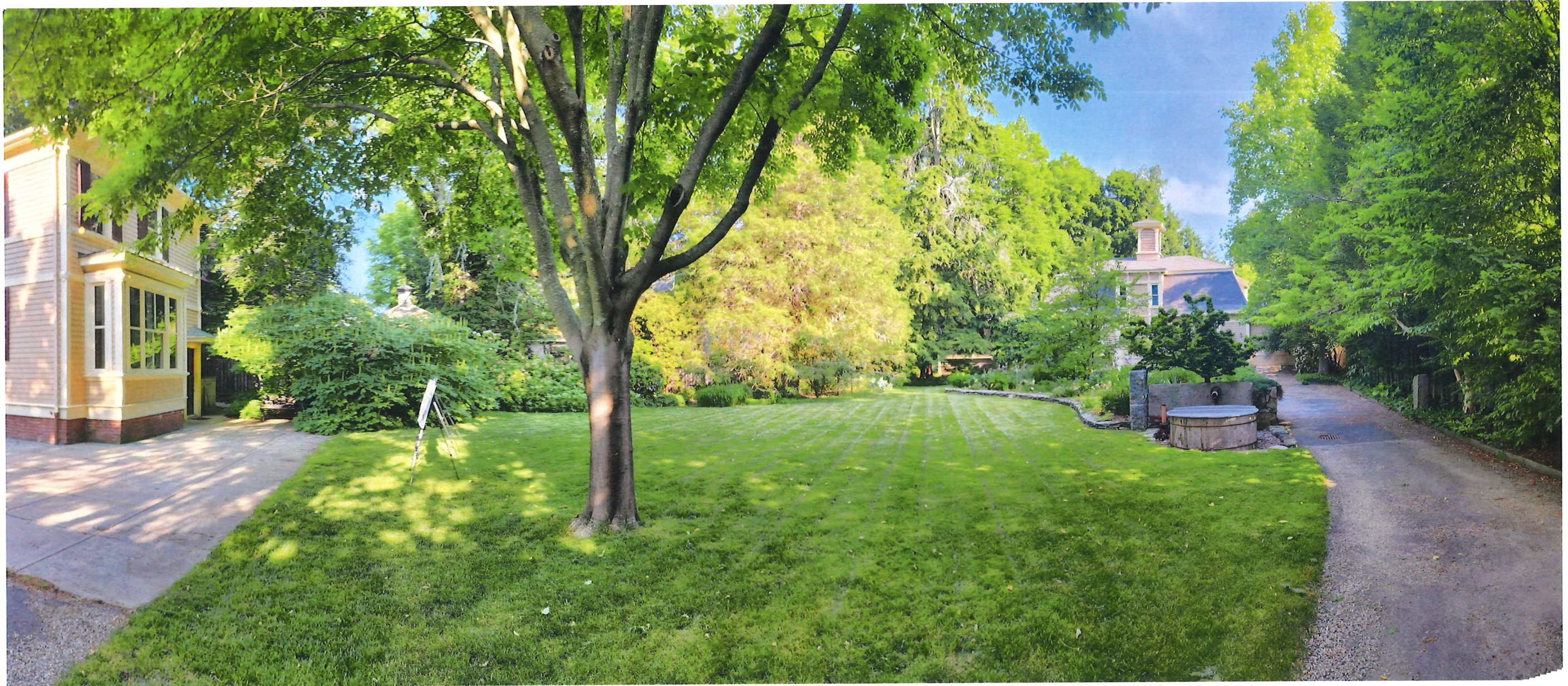
**Site
Photos**

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L-7



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L-8



B Existing Utilities and Beech Tree behind the House
L-9



Key:
A The top of the new fence shall slope with the grade to match the existing condition



Key:
A Existing 40"ht. stone wall to remain.
B Existing 36" ht. pedestrian gate to be replaced.
C Existing Holly to remain
D Existing fence on abutter's property to remain
E & F Existing Yew to remain



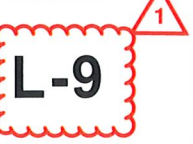
Notes:
1. Large openings are observed throughout the front property line fence.
2. The fence has reached the end of it useful life due to the presence of the large openings which have reduced the structural integrity of the fence.

C Existing Front Property Line Fence
L-9

A Existing Planting to Remain at the Propety Line
L-9

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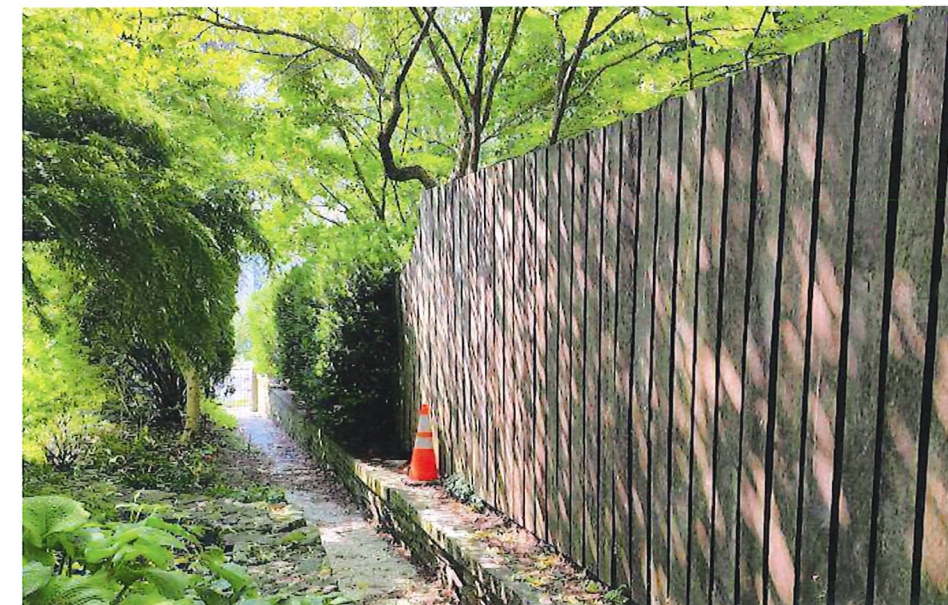
L-10



Notes:

1. Rotted wood is observed at the abutter's front property line fence. This condition reduces the structural integrity of the fence.

A Existing Abutter's Property Line Fence
L-10



Notes:

1. The fence is located 41'-6" from the front property line along Brattle street.
2. See drawing L-2, existing fence plan for additional information.

B Existing Side Property Line Fence
L-10

1



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L-11

A Existing View From Sidewalk
L-11



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A Proposed View From Sidewalk
L-12

L-12