Historic District Commission Meeting

Thursday, July 23, 2026 at 7:00 PM
Remote Participation Only

Agenda

Pursuant to Chapter 2 of the Acts of 2025, the meeting and public hearing will be conducted In City Hall in the Third Floor Conference Room with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

A. This meeting will be held on Thursday, July 23, 2026, at 7:00 pm Location:City Hall — Third Floor Conference Room and Remote Participation On Zoom

B. The in-person meeting will also be televised through WCATV (Watertown Cable Access Television) on Comcast Channel 22 or RCN Channel 13 and can be streamed online at: http://vodwcatv.org/CablecastPublicSite/watch-now?site=3

C. The Public may join the virtual meeting online: https://watertown-ma.zoom.us/j/92090463343

D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 920 9046 3343

E. Public may comment through email: sjenness@watertown-ma.gov

F. Please Visit the Historic District Commission Website here: https://www.watertown-ma.gov/213/Historic-District-Commission

---

1. Call to Order
2. Roll Call
3. Acceptance of Minutes
   A. Review and Accept Minutes from the April 16, 2026, Historic District Commission
4. Public Hearings
   A. **235 Mt. Auburn St.** Kelly Boucher, Architect, for Robert Purdy, Owner, requests a Certificate from the Commission for approval of removal of two rear windows on a previously approved rear addition.

   B. **72 Mt. Auburn St.** Bennie Ber, AIA, for owner (Young Construction Co., Inc) requests a Certificate from the Commission for changes to the site, including a new building for 7 residential units attached to the basement of the existing structure, maintaining the existing building (converting office use to 1 residential use), and changes to the site plan with updated landscape and removal of surface parking. A previous Certificate of Appropriateness was received for this property on June 26, 2025; however, the Certificate's original approved plans were changed as a result of the zoning approval process (zoning board case PZ-

25-33).

5. Commission Update
   A. Brendan Shanahan, Historical Society Appointee, has stepped down from his position with the Historical Society. Marilynne Roach is currently seeking a new appointee from the Historical Society to replace Brendan Shanahan on the Historic District Commission.
6. Agent Report
7. Adjournment

filed 6/25/26

City of Watertown

Historic District Commission
Parker Building
124 Watertown St.- Room 2-A
Watertown, Massachusetts 02472
Tel: (617) 972-6426

HDC 26-5

Filing Number: _____

As owner or authorized trustee of the property at 235 Mt Auburn Street
in Watertown, Massachusetts, I hereby make application to the Watertown Historic District Commission for issuance of a Certificate of **(check one)**:

(X) **Appropriateness**, ( ) **Nonapplicability**, or ( ) **Hardship** for the alteration, construction, or demolition as described:

Project Description (include everything being changed):

Amend approved Historic District Application to remove 2 windows from upper portion of driveway facing bump-out and replace them with panels to match the floor below.

Name of Property Owner or Condo Trust of Record: Robert Purdy

Mailing Address: 15 Westwood Road, Somerville MA 02143

Telephone: (617) 733-4425

Email: purdyconstruction@yahoo.com

Signature of Property Owner(s) and Authorized Condo Trustee of Record, if applicable (Required):

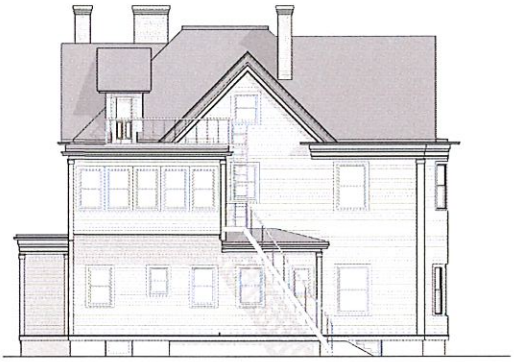
_____

Name of Applicant, if not Record Owner: Kelly Boucher, Architect

Mailing Address: KBA 54 Harvard Street, Brookline MA 02445

Telephone: (617) 827-3527

Email: kelly@boucherarchitecture.com



EXISTING ELEVATION

3/16" = 1'-0"

PROPOSED RENDERING WITH PANELS

APPROVED ELEVATION

3/16" = 1'-0"

PROPOSED AMENDMENDMENT

3/16" = 1'-0"

0 2 4 8 16

No.	Descrip.	Date

PRIVATE OWNER

title: PROPOSED AMENDMENT TO DRIVE FACING ELEVATION

project: 235 MT. AUBURN ST

KBA

job number: 25-027

scale: 3/16" = 1'-0"

issue date: 06.25.26

LOT B - HISTORIC APPLICATION AMENDMENT

Sheet no.
A100

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

ARCHITECTURAL LEGEND

- Existing Wall
- Wall to be Demolished
- New Wall
- Existing Door
- Door to be Removed
- New Door
- Existing Window
- Window to be removed
- New Window

DRAWING SYMBOL LEGEND

- Elevation Marker (1 / A 201)
- Section Marker (2 / A 301)
- Partial Section Marker
- Detail Reference Marker (1 / A 401)
- Detail Box
- Revision Marker (1)
- Centerline Marker
- Elevation Benchmark Marker (Title / Elevation)

LIFE SAFETY LEGEND

- Fire Department Beacon
- Audible Notification Device
- Audio-Visual Notification Device
- Visual Notification Device
- Carbon Monoxide Detector
- Smoke Detector
- Manual Alarm Station
- EMERG LT — Emergency Light
- EXIT — Exit Sign
- FACP — Fire Alarm Control Panel

ELECTRICAL POWER LEGEND

- (X) Wall Duplex (X = Circuit Number where shown)
- (X) Wall Quadplex
- (X) Floor Simplex
- (X) Floor Duplex
- (X) Floor Quadplex
- (X) Ceiling Duplex
- (X) Ceiling Quadplex
- (X) 220v Outlet
- J (X) Junction Box

COMMUNICATIONS LEGEND

- Telephone
- Data
- Data/Voice
- TV — TV/Cable
- Security
- Speaker
- Paging
- Clock
- Nurse
- Pushbutton
- Bell/Buzzer
- BT — Bell Transformer
- CH — Chime
- D — Electric Door Opener

Contacts

Owner	Builder
Young Construction Company	Builder
72 Mount Auburn Street	Address
Watertown, Massachusetts 02472	Town, Massachusetts Zip
v (617) 448-3752	v (617) 000 6000
Contact: Mr. Peter Lee	Contact: Mr. Contact
yleepsi@gmail.com	e-mail

Architect	Land Surveyor and Civil Engineer
Neh•Koo•Dah	VTP Associates, Inc.
2001 Beacon Street #211	132 Adams Street 2nd Floor Suite 3
Boston, Massachusetts 02135	Newton, Massachusetts 02458
(617) 285-1985	v (617) 332 8271
Contact: Mr. Bennie Ber	Contact: Mr. Joe Porter
bber@nehkoodah.com	vtp@vtpassociates.com

Structural Engineer	Plumbing, HVAC, & Electrical Engineer
Design by Sami LLC	Energy Economics, Inc.
81 Oceanside Drive	184 Gibbs Street
Scituate, Massachusetts 02066	Newton, Massachusetts 02459-1930
v (617) 000 6000	v (617) 527-3353
Contact: Mr. Sami Kassis	Contact: Mr. Gary M. Elovitz, PE
info@designbysami.com	gary@energyguys.com

Landscape Architect
Ray Dunetz Landscape Architecture, Inc.
179 Green Street
Boston, Massachusetts 02130
v (617) 524 6265
Contact: Mr. Ray Dunetz
rd@raydunetz.com

Drawing List

G 001	Cover Sheet	
G 002	Code Information	
G 003	Code Information	
G 004	Zoning Information	
G 005	Dwelling Unit Information	
L 100	Planting Plan	
AS 101	Architectural Site Plan (First Floor)	
AS 102	Architectural Site Plan (Basement)	
AS 103	Architectural Site Plan - Roof Plans	
AS 104	Parking Maneuvering Diagrams	
AS 301	Architectural Site Sections	
AS 302	Architectural Site Section	
AS 311	Architectural Site Details	
AD 101	Demolition Plan - Basement & First Floor	
AD 102	Demolition Plan - Second Floor & Attic	
A 101	Floor Plan - Basement/Parking	
A 102	Floor Plan - Historic Building First Floor	
A 103	Floor Plan - Historic Building Second Floor	
A 104	Floor Plan - Historic Building Attic	
A 105	Roof Plan - Historic Building	
A 111	Floor Plan - New Structure Basement/Parking	
A 112	Floor Plan - New Structure First Floor	
A 113	Floor Plan - New Structure Second Floor	
A 114	Floor Plan - New Structure Third Floor	
A 115	Roof Plan - New Structure	
A 151	Reflected Ceiling Plan 1	
A 152	Reflected Ceiling Plan 2	
A 153	Reflected Ceiling Plan 3	
A 201	Historic Structure Elevations - Front and Rear	
A 202	Historic Structure Left Elevation	
A 203	Historic Structure Right Side Elevation	
A 211	Elevation - New Building Mount Auburn Front	
A 212	Elevation - New Building Summer Street Front	
A 213	Elevation - New Building Rear	
A 214	Elevation - New Building Right Elevation	
A 215	Mount Auburn Front Views	
A 216	Summer Street Front Views	
A 231	Enlarged Elevations and Wall Sections	
A 301	Building Sections - Historic House	
A 302	Building Sections - Historic House	
A 303	Building Sections - Historic House	
A 311	Building Sections	
A 312	Building Sections	
A 313	Building Sections	
A 314	Building Sections	
View 15	View 15	
View 16	View 16	
View 17	View 17	
View 71	AutoTurn Maneuvering 1	
View 72	AutoTurn Maneuvering 2	
View 73	AutoTurn Maneuvering 3	
View 74	AutoTurn Maneuvering 4	
View 75	AutoTurn Maneuvering 5	
B-1 Vert	B-1 Vert	
B-1	Existing Basement	
B-2	Existing First Floor	
B-3	Existing Second Floor	
B-4	Existing Attic	
B-Pres Horiz	B-1 Pres Horiz	
B-Pres Horiz-2	Sheet Title	

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Cover Sheet

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: G 001
Date: 28 May 2026	of
CAD File Name: 23024	

Existing Building Code Review					
Codes in Effect	780 CMR Massachusetts State Building Code 9th Edition				
	2015 International Existing Building Code (2015 IEBC)				
Design Criteria	**Existing**	**Allowed / Required**	**Proposed**	**Reference**	
Existing Structures				**Chapter 34 / 2015 IEBC**	
Compliance Method			TBD	2015 IEBC 301.1	
Risk Category				2015 IBC Table 1604.5	
Structural Performance Level BSE-1N				2015 IEBC Table 301.1.4.1	
Structural Performance Level BSE-1N					
Work Area			0 sq ft	2015 IEBC Ch. 2	
Classification of Work			TBD	2015 IEBC Ch. 5	
Fire Protection		TBD	NC	TBD	
Means of Egress		TBD	NC	TBD	
Accessibility		TBD	NC	TBD	
Structural		TBD	NC	TBD	
Energy Conservation		Alteration are Required to conform to the Code for New Construction			

Building Code Review - Structural Design		
Codes in Effect	780 CMR Massachusetts State Building Code 9th Edition	
	521 CMR Massachusetts Architectural Access Board Regulations	
	2010 ADA Standards for Accessible Design	
Design Criteria		**Reference**
Risk Category	III	Table 1604.5
Deck Attachment to Exterior Wall	Provide positive anchorage to primary structure	1604.8.3
Ground Snow Load	40 psf	Table 1604.11
Basic Wind Speed	139 mph	
Floor Live Load	100 psf	Table 1607.1
Roof Live Load		
Wind-Borne Debris Region		1609.2
Surface Roughness (Exposure) Category		1609.4.2
Design Pressure Horizontal (outward pressure)	20 psf	
Design Pressure Vertical (upward pressure)	33 psf	spri.org Wind Calculator
Flood Loads		Section 1612
Design Flood Elevation		1612.3.1
Seismic Design Category		Section 1613
Site Class		1613.3.2
Design Load-Bearing Value of Soil		
Structural Observations		1704.6

Building Code Review				
Codes in Effect	780 CMR Massachusetts State Building Code 9th Edition			
	521 CMR Massachusetts Architectural Access Board Regulations			
	2010 ADA Standards for Accessible Design			
Design Criteria	**Existing**	**Allowed / Required**	**Proposed**	**Reference**
Existing Use Group			No Change (NC)	Chapter 3
Special Use				Chapter 4
Year Built				
Type of Construction			NC	Chapter 6
Allowable Height			NC	Table 503
Allowable Height (Stories)			NC	Table 503
Allowable Building Area per Floor (At)			NC	Table 503
Automatic Sprinkler System Height Increase (feet)			NC	504.2
Automatic Sprinkler System Height Increase (Stories)			NC	504.2
Dwelling Unit Separation Walls			NC	420.2 / 709
Dwelling Unit Horizontal Separation			NC	420.3 / 712
Building Perimeter (P)				506.2
Qualifying Building Perimeter (F)				506.2
Width of Public Way (W)				506.2.1
Area Increase due to Frontage (If)				506.2 Equation 5-2
Area Increase due to Sprinkler (Is)				506.3
Unlimited Area Building		NA		507
Interior Wall & Ceiling Finishes			Flame Spread < 75	Table 803.9
			Smoke Dev'd < 450	Table 803.9
Automatic Sprinkler System		Would be Required for New Construction	No	Section 903
Automatic Sprinkler System may be required by M.G.L. c. 148 § 26A, 26A 1/2, 26G, 26G 1/2, 26H or 26I, or M.G.L. c. 272 §§ 86 through 86d				
Standpipe System				Section 905
Portable Fire Extinguishers				906.1 / NFPA 10
Minimum Extinguisher Rating				Table 906.3(1)
Maximum Floor Area per Extinguisher				
Maximum Travel Distance to Extinguisher				
Manual Fire Alarm System				907.2.3 Exception 3
Smoke Alarms				907.2.3
Common Path of Egress Travel				1014.3
Exit Access Travel Distance				Table 1016.1
Corridor Fire-Resistance Rating				Table 1018.1
Exit Enclosure				1022.1
Exit Passageways				1023.1
Width				1023.2
Construction				1023.3
Exterior Wall Flashing				
Perimeter of exterior door and window assemblies				
Penetrations and termeinations of exterior wall assemblies				1405.4
Exterior wall intersections with roofs, chimneys, porches, decks, balconies, and similar projections				

		8 Units		Total	
Unit #		**Gross Area**	**Net Area**	**Unit Type:**	
		0		**Studio Units**	
		0		**1 BR Units**	
Unit 2	Flat	950 SF	893 SF	2 BR	
Unit 3	Flat	904 SF	841 SF	2 BR	
Unit 4	Flat	987 SF	928 SF	2 BR	
Unit 5	Flat	914 SF	848 SF	2 BR	
Unit 6	Flat	990 SF	925 SF	2 BR	
Unit 7	Flat	909 SF	848 SF	2 BR	
Unit 1	Multi-Level	---		2 BR	2 BR
*** Unit 1 Total 1,317 sq ft**			**Net 1,209 SF**		
				7	**2 BR Units**
Unit 8	Multi-Level	---		3 BR	
*** Unit 8 Total 1,673 sq ft**			**Net 1,591 SF**		
				1	**3 BR Units**

Number of Standard Spaces (including car lifts)	Number of Accessible Spaces	
5	**0**	

Open Space Tabulation			
Zoning District	WSQ2		
		7,300 SF	
Lot Area		**7,300 SF**	
	Open Space	2,508 SF	
Open Space		**2,508 SF**	
	Floor 1	2,742 SF	
	Floor 2	2,705 SF	
	Floor 3	2,086 SF	
Proposed Gross Floor Area		**7,533 SF**	
Proposed Open Space		**33%**	

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

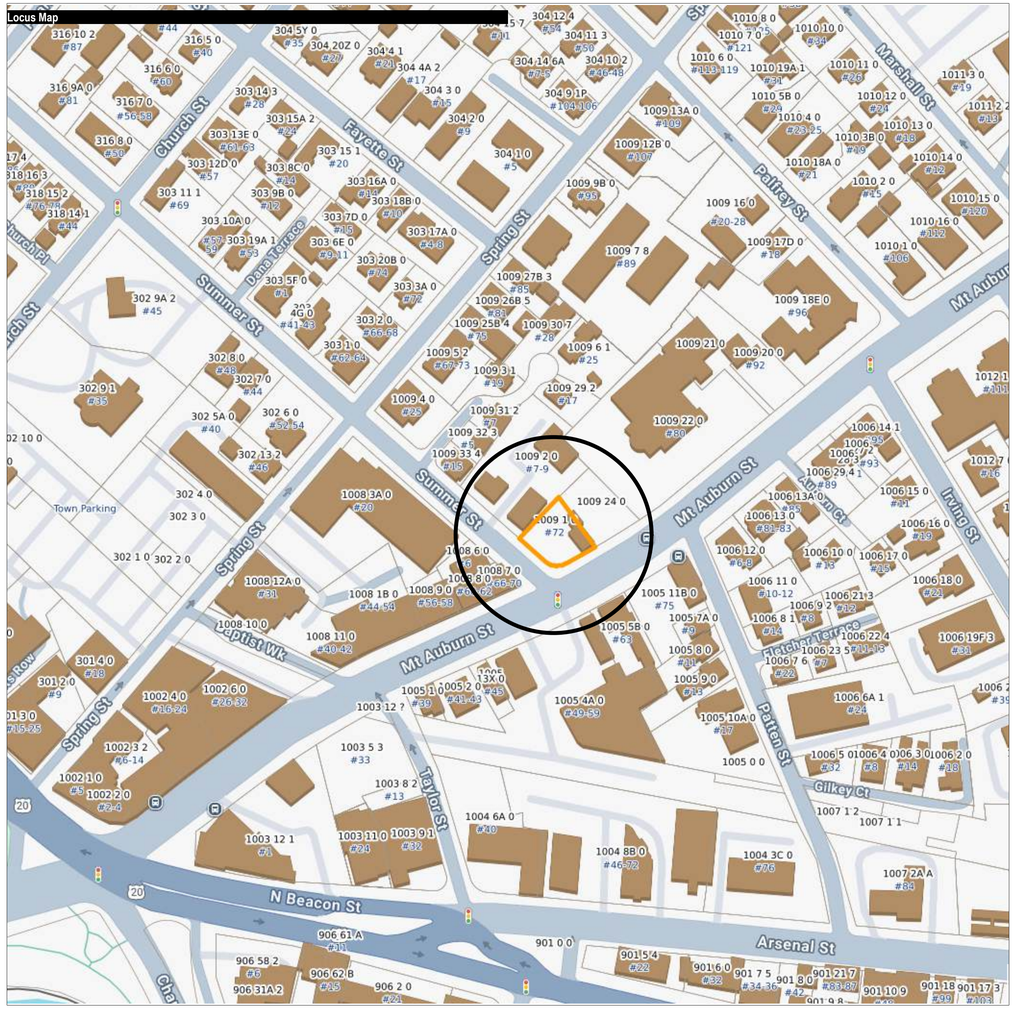
Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

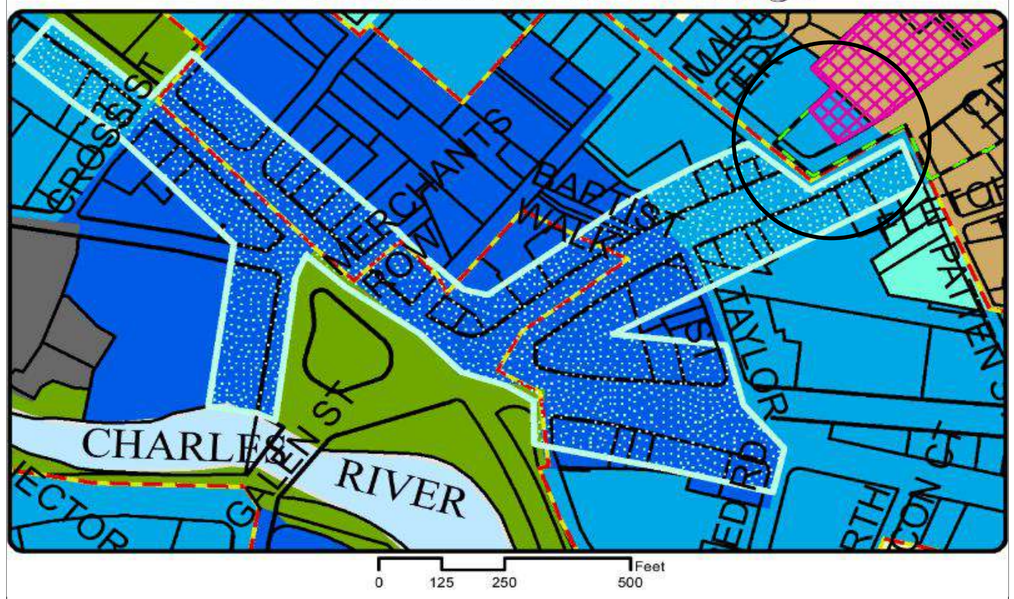
Drawing Title
Code Information

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: G 002 of
Date: 28 May 2026	
CAD File Name: 23024	

Locus Map



Zoning Map Detail



Special Districts

- NMU - Neighborhood Mixed Use
- WSQ3 - Watertown Square 3
- WSQ2 - Watertown Square 2
- WSQ1 - Watertown Square 1
- RMUD - Regional Mixed Use
- PSCD-3 - Pleasant Street Corridor
- PSCD-2 - Pleasant Street Corridor
- PSCD-1 - Pleasant Street Corridor
- OSC - Open Space/Conservancy

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

No.	Date	Issue Notes

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

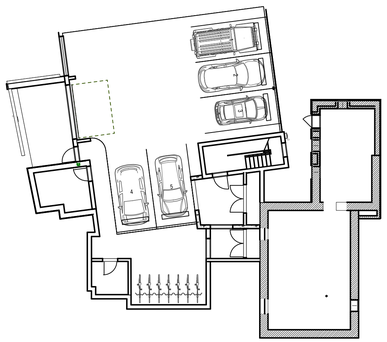
© Neh•Koo•Dah 2023-2026

Consultant

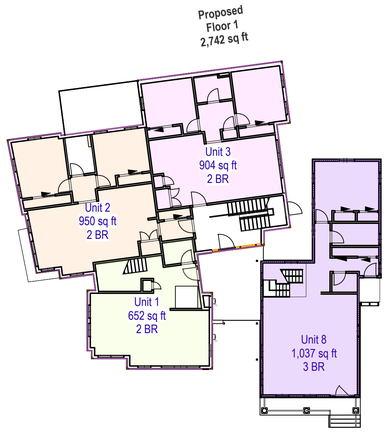
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Code Information

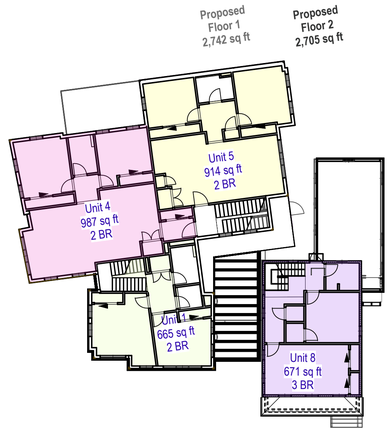
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: G 003 of
Date: 28 May 2026	
CAD File Name: 23024	



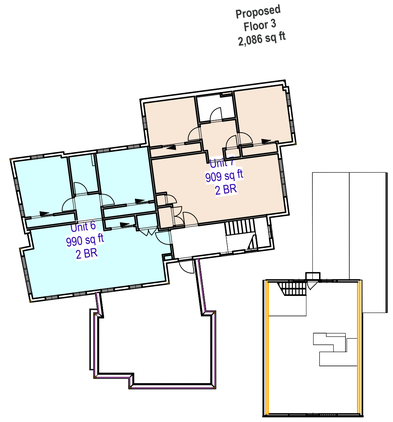
1 Dwelling Unit Diagram - Basement
Scale: 1/16" = 1'-0"



2 Dwelling Unit Diagram - First Floor
Scale: 1/16" = 1'-0"



3 Dwelling Unit Diagram - Second Floor
Scale: 1/16" = 1'-0"



4 Dwelling Unit Diagram - Third Floor / Attic
Scale: 1/16" = 1'-0"

		8 Units		Total	
Unit #		**Gross Area**	**Net Area**	**Unit Type:**	
		0		**Studio Units**	
		0		**1 BR Units**	
Unit 2	Flat	950 SF	893 SF	2 BR	
Unit 3	Flat	904 SF	841 SF	2 BR	
Unit 4	Flat	987 SF	928 SF	2 BR	
Unit 5	Flat	914 SF	848 SF	2 BR	
Unit 6	Flat	990 SF	925 SF	2 BR	
Unit 7	Flat	909 SF	848 SF	2 BR	
Unit 1	Multi-Level	---		2 BR	2 BR
*** Unit 1 Total 1,317 sq ft**			**Net 1,209 SF**		
			7	**2 BR Units**	
Unit 8	Multi-Level	---		3 BR	
*** Unit 8 Total 1,673 sq ft**			**Net 1,591 SF**		
			1	**3 BR Units**	

Number of Standard Spaces (including car lifts)	Number of Accessible Spaces	
5	**0**	

Lot	**Lot Area Floors**		
Lot Area	7300 sq ft		
	7,300 sq ft		
Existing Structure	**2 Floors**		
Floor 1	1038 sq ft		
Floor 2	648 sq ft		
	1,686 sq ft		
New Structure	**3 Floors**		
Floor	**Gross Area**		
Floor 1	2,742 sq ft		
Floor 2	2,705 sq ft		
Floor 3	2,086 sq ft		
	7,533 sq ft		
Floor Area Ratio	**1.26**		

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Dwelling Unit Information

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: G 005 of
Date: 28 May 2026	
CAD File Name: 23024	

223203_lrp2.dwg

LEGEND

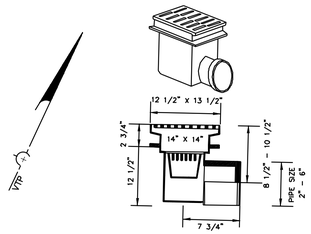
EXISTING BUILDING
PROPOSED BUILDING
PROPERTY LINE
CONTOUR
STOCKADE FENCE
CHAINLINK FENCE
PICKET FENCE
SEWER LINE
DRAIN LINE
WATER LINE
WATER/GAS VALVE
DRAIN/SEWER MANHOLE
CATCH BASIN
UTILITY/LIGHT POLE
DECIDIOUS TREE
CONIFEROUS TREE
FIRE HYDRANT
WETLAND FLAG

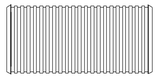
MIDDLESEX COUNTY REGISTRY OF DEEDS

DEED REFERENCE
BOOK 74024 PAGE 347

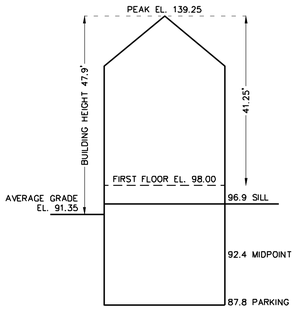
PLAN REFERENCE
BOOK 755 PAGE 2010

OWNER OF RECORD
72 MT AUBURN STREET LLC





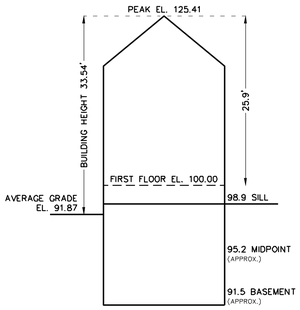
CORRUGATED PLASTIC PIPE (CPP)
(ADS N-12 ST IB (Soiltight) PIPE (per ASTM F2648)



PROPOSED BUILDING HEIGHT

NOT TO SCALE

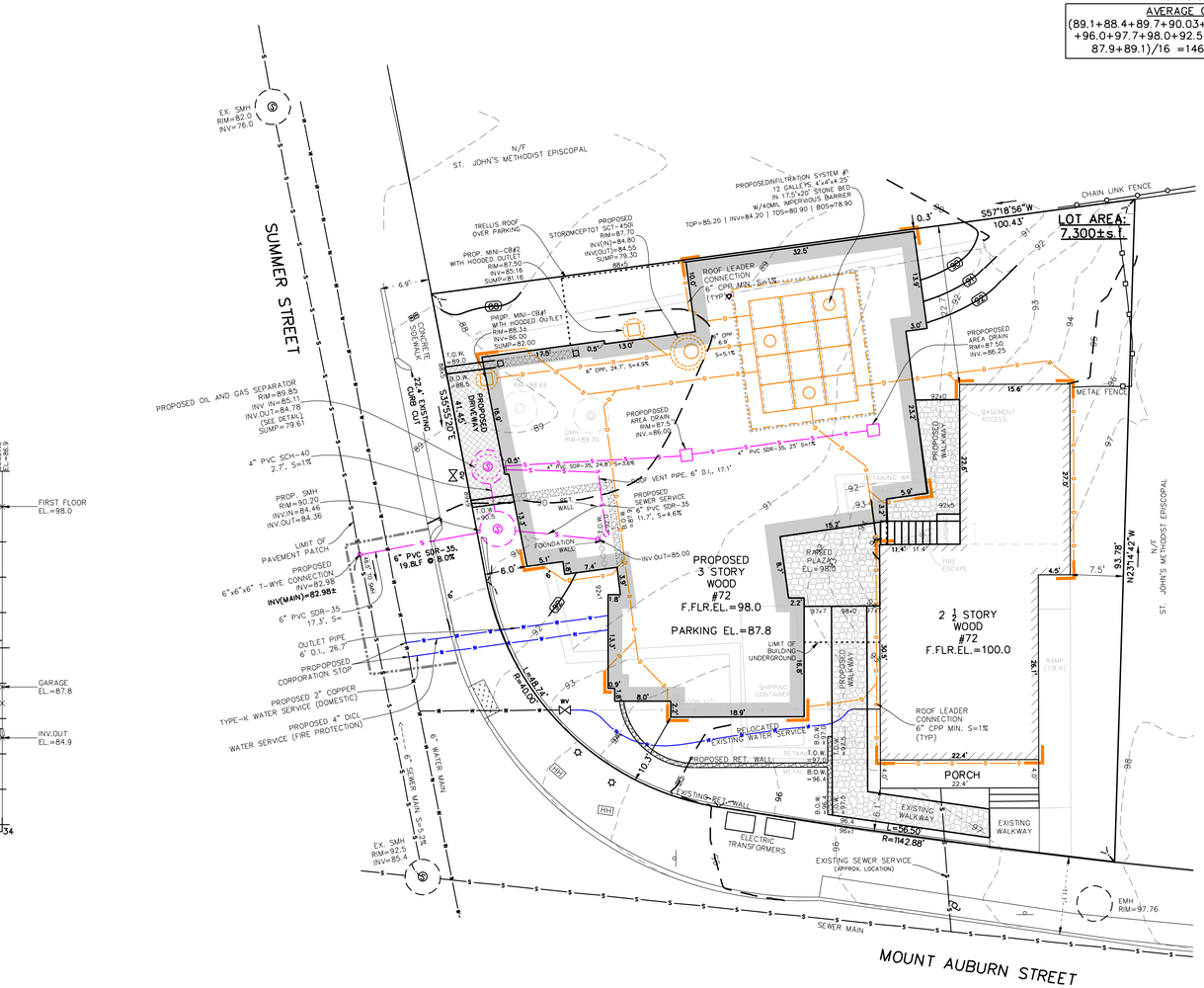
AVERAGE GRADE
(89.1+88.4+89.7+90.03+91.37+90.60+91.1+
+96.0+97.7+98.0+92.5+92.0+89.5+88.6+
87.9+89.1)/16 =1461.6/16 = 91.35



EXISTING BUILDING HEIGHT

NOT TO SCALE

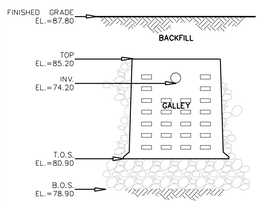
AVERAGE GRADE
(96.88+93.18+95.28+95.64+92.18+
95.03+96.30+97.54)/8=91.87



TESTPIT LOG

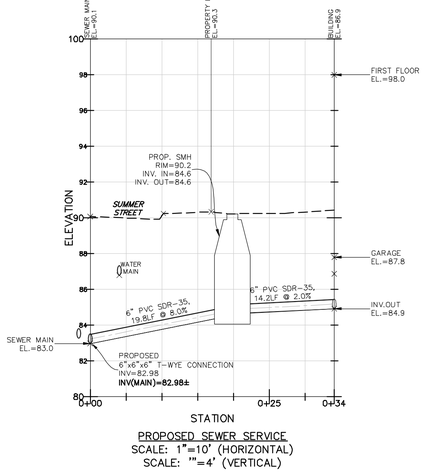
TEST PIT 1 (EL.=150.6)
0-3" ASPHALT
3-48" FILL AND TOPSOIL

48-72" SUBSOIL 'B' MEDIUM SAND
72-126" 'C' MEDIUM TO FINE SAND
NO WATER
NO REFUSAL



INFILTRATION SYSTEM #1 ELEVATIONS DETAIL

NOT TO SCALE



PROPOSED SEWER SERVICE

SCALE: 1"=10' (HORIZONTAL)
SCALE: "=4' (VERTICAL)

WATERTOWN STANDARD NOTES:

HIGHWAY:
- CONCRETE MIX: 4,000 PSI CONCRETE, —INCH STONE.
- ASPHALT PATCHES SHALL HAVE A MINIMUM DEPTH OF 5—INCHES, OR MATCH EXISTING ROAD DEPTH.
- ALL CURBING AND SIDEWALK WORK SHALL BE INSPECTED BY THE DPW PRIOR TO POURING.
- ALL WORK SHALL COMPLY WITH ADA REQUIREMENTS.
- FLOWABLE FILL REQUIRED AS BACKFILL IN THE PUBLIC WAY.

WATER AND SEWER:
- CUT AND CAP EXISTING WATER AND SEWER SERVICES AT THE MAIN PRIOR TO ANY BUILDING DEMOLITION.
- USE OF FIRE HYDRANTS FOR DEMOLITION OR CONSTRUCTION IS NOT PERMITTED UNLESS APPROVED BEFOREHAND BY THE DEPARTMENT OF PUBLIC WORKS.
- WATER PIPES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 5—FEET.
- A MINIMUM SEPARATION OF 5—FEET IS REQUIRED BETWEEN ALL UTILITIES.

DRAINAGE AND STORMWATER MANAGEMENT:
- ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED AND INSPECTED BY DPW PRIOR TO COMMENCEMENT OF ANY EARTH MOVING ACTIVITIES.
- THE ENGINEER—OF—RECORD SHALL WITNESS INSTALLATION OF ANY SUB—SURFACE INFILTRATION SYSTEM. IF SUB—SURFACE SOIL CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, THE DESIGN SHALL BE MODIFIED AND RESUBMITTED TO THE TOWN FOR APPROVAL PRIOR TO CONTINUING INSTALLATION.

AS—BUILT:
- UPON COMPLETION OF THE WORK, AS—BUILT DRAWINGS SHALL BE SUBMITTED IN BOTH PAPER AND ELECTRONIC FORMAT. THE DRAWINGS SHALL BE BASED UPON A FIELD SURVEY OF ACTUAL AS—BUILT LOCATIONS, AND SHALL BE STAMPED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS. THE AS—BUILT DRAWING SHALL DEPICT ALL BUILDINGS, PAVED SURFACES, TOPOGRAPHY, AND MAJOR LANDSCAPE FEATURES. WATER, SEWER, AND DRAINAGE FEATURES, AS WELL AS OTHER UNDERGROUND UTILITIES INSTALLED BY OTHERS, SHALL BE LOCATED ON THE PLAN, INCLUDING SIZE AND MATERIAL. ALL STORMWATER MANAGEMENT CONTROLS, BOTH STRUCTURAL AND NON—STRUCTURAL, DESIGNED TO MANAGE THE STORMWATER ASSOCIATED WITH THE COMPLETED SITE SHALL ALSO BE INCLUDED.

TOTAL AVAILABLE BMP STORAGE:
1,455.1 cu.ft.

IMPERVIOUS AREA CALCULATION

	EXISTING	PROPOSED
BUILDING	1,301.8s.f.	3,761.5s.f.
DRIVEWAY	3,536.8s.f.	289.9s.f.
WALKWAY, PATIO, ETC	71.5s.f.	570.9s.f.
TOTAL IMPERVIOUS AREAS	**4,910.1s.f.**	**4,622.3s.f.**
INCREASE IN IMPERVIOUS AREA	−287.8s.f.	
DRAINAGE REQUIRED		

PHOSPHORUS LOAD CALCULATION

LOAD FACTOR	1.96 lb/ac-year
EXISTING IMPERVIOUS AREA	0.1127 ac
PROPOSED IMPERVIOUS AREA	0.1061 ac
INFILTRATED AREA	0.0930 ac
EXISTING PHOSPHORUS LOAD	0.2209 lb-year
PROPOSED PHOSPHORUS LOAD	0.2080 lb-year
PHOSPHORUS LOAD REDUCTION	0.1823 lb-year
0.1823 / 0.2080 = 87.7% ----> THERFORE IS OK	

* SEE HYDROCAD DRAINAGE REPORT

ZONING CHART

WATERTOWN, MASSACHUSETTS

ZONE: WSQ2 SUBMISSION: PROPOSED

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	–	7,300±s.f.	N/C
LOT FRONTAGE	–	146.7'	N/C
BUILDING HEIGHT	55.0'	33.54'	47.9'
OPEN SPACE	10.0%	37.8%	44.2%

DIG SAFE

DIG SAFE
EXCAVATORS BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES OF MEMBER UTILITIES, CALL TOLL FREE 1-888-344-7233. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY

0 10 20 30 40

SCALE: 1" = 10'

NOTES:
1. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON INFORMATION FROM AVAILABLE RECORDS AND THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND GOVERNMENT AGENCIES. TO BE VERIFIED IN FIELD PRIOR TO ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
3. ALL THE PROPOSED DOWNSPOUTS TO CONNECT INTO ONSITE INFILTRATION SYSTEMS.
4. SUBJECT PARCEL IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500—YEAR FLOODPLAIN) AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP, PANEL NO. 556 OF 656, COMMUNITY NO. 25017C0556E WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 2010.
5. TEST PITS DONE BY KMM GEOTECHNICAL CONSULTANTS LLC. SEE GEOTECHNICAL SUMMARY

COMMONWEALTH OF MASSACHUSETTS MARK P. BISIO 52010 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS JOSEPH R. PORTER NO. 38901 REGISTERED LAND SURVEYOR

TOPOGRAPHIC SITE PLAN
WATERTOWN, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#72 MOUNT AUBURN STREET

SCALE: 1in.=10ft.
DATE: SEPTEMBER 16, 2025
REVISED: NOVEMBER 26, 2025,
FEBRUARY 20, 2026

PROJECT: 223203

VTP ASSOCIATES INC.
LAND SURVEYORS – CIVIL ENGINEERS.
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

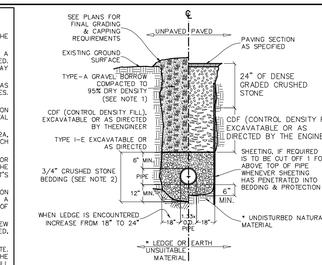
SHEET 1 OF 2

© 2020 VTP ASSOCIATES, INC.

223203_Sp2.dwg

GENERAL & UTILITIES NOTES:

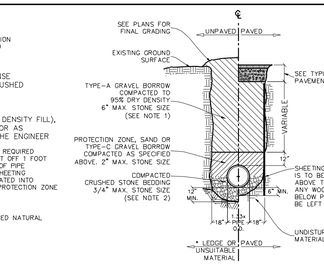
1. THE APPLICANT WILL HAVE TO APPLY FOR STREET OPENING, UTILITY CONNECTION, AND AN INSTALL CURB & SIDEWALK PERMITS WITH THE DPW PRIOR TO START OF WORK.
2. AFTER ALL ENGINEERING PERMITS ARE OBTAINED, THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEERING DIVISION CONSTRUCTION INSPECTOR A MINIMUM OF 48-HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE SITE UTILITIES AND STORMWATER COMPONENTS INSPECTED. THE SYSTEM & UTILITIES MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM & UTILITIES MAY BE BACKFILLED.
3. THE CONTRACTOR MUST PROVIDE POLICE DETAILS, SCHEDULED 48 HOURS IN ADVANCE, FOR THE DIRECTION AND CONTROL OF TRAFFIC, AS REQUIRED BY THE TOWN ENGINEER. ALL ROADS AFFECTED BY CONSTRUCTION SHALL ALWAYS REMAIN OPEN TO EMERGENCY VEHICLES. CONTRACTOR IS TO COORDINATE WITH POLICE AND FIRE DEPARTMENT TO ENSURE PUBLIC SAFETY.
4. ALL WORK MUST BE DONE IN ACCORDANCE WITH TOWN OF WATERTOWN STANDARD SPECIFICATIONS AND TOWN OF WATERTOWN CONSTRUCTION DETAILS, COPIES OF WHICH MAY BE OBTAINED AT THE ENGINEERING OFFICE. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE TOWN OF WATERTOWN ENGINEERING DEPARTMENT.
5. AS OF JANUARY 1, 2009, ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES, BOTH ON PUBLIC AND/OR PRIVATE PROPERTY.
6. NO EXCAVATION IS ALLOWED WITHIN ANY TOWN RIGHT-OF-WAY BETWEEN NOVEMBER 15TH AND APRIL 15TH. IF AN EMERGENCY EXISTS OR THERE ARE EXTENUATING CIRCUMSTANCES, APPLICANT MAY SEEK PERMISSION FOR SUCH WORK FROM THE TOWN DPW COMMISSIONER VIA THE TOWN ENGINEER. IF PERMISSION IS GRANTED, SPECIAL CONSTRUCTION STANDARDS WILL BE APPLIED. APPLICANT OR APPLICANT'S REPRESENTATIVE MUST CONTACT THE TOWN OF WATERTOWN ENGINEERING DEPARTMENT PRIOR TO START OF WORK FOR CLARIFICATION.
7. THE EXISTING WATER SERVICE MUST BE COMPLETELY REMOVED FROM THE DWELLING TO THE CORPORATION AT THE MAIN. THE CORPORATION SHALL BE CAPPED, AND A NEW TAP SHALL BE MADE FOR THE NEW SERVICE. EACH PHASE OF THIS PROCESS MUST BE INSPECTED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION. FAILURE TO HAVING THIS INSPECTION PERFORMED, MAY RESULT IN THE DELAY OR DENIAL OF A WATER SERVICE PERMIT.
8. THE EXISTING SEWER SERVICE MUST BE COMPLETELY REMOVED FROM THE DWELLING TO THE MAIN. THE REMOVAL, ALONG WITH THE NEW CONNECTION MUST BE INSPECTED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION. FAILURE TO HAVING THESE INSPECTIONS PERFORMED, MAY RESULT IN THE DELAY OR DENIAL OF A SEWER SERVICE PERMIT.
9. THE NEW SEWER SERVICE(S) AND/OR STRUCTURE(S) SHALL BE PRESSURE TESTED OR VIDEOTAPED AFTER FINAL INSTALLATION IS COMPLETE. METHOD OF FINAL INSPECTION SHALL BE DETERMINED SOLELY BY THE CONSTRUCTION INSPECTOR FROM THE TOWN ENGINEERING DIVISION. THE SEWER SERVICE WILL NOT BE ACCEPTED UNTIL ONE OF THE TWO METHODS STATED ABOVE IS COMPLETED. A CERTIFICATE OF OCCUPANCY WILL NOT BE RECOMMENDED UNTIL ALL PIPING AND STRUCTURES ARE TESTED AND PASS.
10. THE NEW WATER SERVICE SHALL BE INSTALLED IN CONJUNCTION WITH THE TOWN OF WATERTOWN UTILITIES DIVISION. THE OWNER/CONTRACTOR MAY OBTAIN A WATER SERVICE APPLICATION BY CONTACTING THE UTILITIES DIVISION OR BY VISITING THE TOWN OF WATERTOWN WEBSITE. AFTER THE APPLICATION IS PAID IN FULL THE OWNER/CONTRACTOR SHALL FOLLOW THE INSTRUCTIONS PLAN NOTES MENTIONED AND FOLLOWING.
11. EXCEPT FOR GAS SERVICES, ALL UTILITY TRENCHES WITHIN THE TOWN OF WATERTOWN RIGHT-OF-WAY WILL BE BACK FILLED WITH TYPE IE (EXCAVATABLE) CONTROLLED DENSITY FILL AS SPECIFIED BY THE TOWN OF WATERTOWN ENGINEERING SPECIFICATIONS. EXCAVATABLE FLOW FILL WITH EXTEND TO WITHIN 18 OF ROADWAY ASPHALT.
12. 5 YEAR MORATORIUM APPLIES – IF AT TIME OF CONSTRUCTION THE ROADWAY IS UNDER A 5-YEAR MORATORIUM, THE ROADWAY MUST BE MILLED AND PAVED GUTTER-TO-GUTTER FOR 25 FEET IN EACH DIRECTION FROM THE OUTERMOST TRENCHES
13. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS AND AS-BUILT LOCATIONS. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE ON-SITE INSPECTION(S) OF ALL SUBSURFACE STRUCTURES. THIS INCLUDES BUT NOT LIMITED TO DRAINAGE, UTILITIES (INCLUDING SEWER PIPE SLOPE), ROOF LEADER COLLECTION SYSTEM, TRENCH DRAINS, MANHOLES ETC. ENGINEER OF RECORD MUST ALSO CONDUCT BOTTOM OF HOLE INSPECTION(S) PRIOR TO SUBSURFACE DRAINAGE SYSTEM(S) BEING INSTALLED. CONTRACTOR TO NOTIFY ENGINEER BEFORE BACKFILLING OR SIGN OFF CANNOT OCCUR WITHOUT RE-EXCAVATION.
14. PLEASE SEE SECTION 8-C REQUIREMENT #8 OF THE STORMWATER MANAGEMENT AND EROSION CONTROL RULES & REGULATIONS PAGE 11 OF 17, POST CONSTRUCTION OPERATION AND MAINTENANCE PLAN (O&M). THE O & M PLAN MUST BE RECORDED AT THE APPROPRIATE REGISTRY OF DEEDS AND THAT PROOF OF RECORDING MUST BE PROVIDED TO THE ENGINEERING DIVISION PRIOR TO THE RECOMMENDATION OF THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
15. PRIOR TO THE ENGINEERING DIVISION RECOMMENDING THAT A CERTIFICATE OF OCCUPANCY BE ISSUED, AN AS-BUILT PLAN MUST BE SUBMITTED IN BOTH DIGITAL AND IN HARD COPY TO THE ASSIGNED ENGINEERING CONSTRUCTION INSPECTOR. THE AS-BUILT PLAN MUST SHOW DIMENSIONAL TIES FROM FIXED POINTS (FOUNDATION CORNERS) TO ALL SUBSURFACE COMPONENTS AS WELL AS FINAL GRADING. THE AS-BUILT PLAN MUST BE STAMPED, SIGNED, AND DATED BY THE ENGINEER OF RECORD.



* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF WATERTOWN.

1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

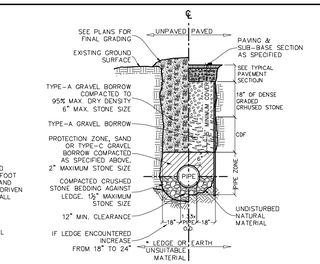
GRAVITY SEWER TRENCH DETAIL
NOT TO SCALE



* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF WATERTOWN.

1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

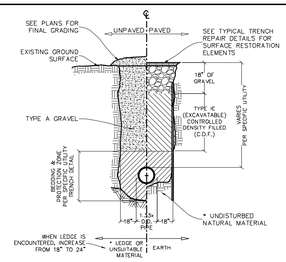
P.V.C. DRAIN TRENCH DETAIL
NOT TO SCALE



* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF WATERTOWN.

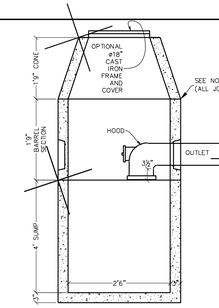
1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

WATER SERVICE TRENCH DETAIL
NOT TO SCALE



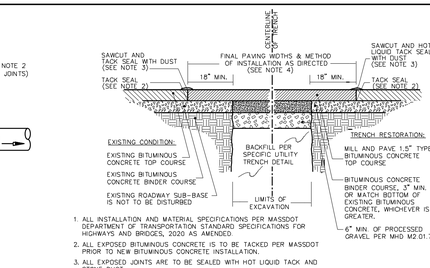
* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF WATERTOWN.
NOTE: TRENCHBOX OR SHEETING SHALL MEET OSHA STANDARDS.

C.D.F. TRENCH DETAIL
NOT TO SCALE



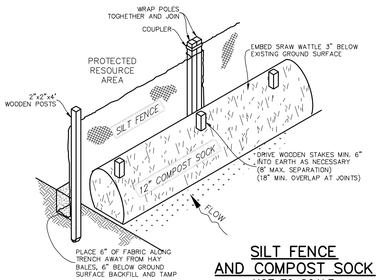
NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. BUTYL RESIN JOINTER JOINT CONFORMS TO LATEST ASTM C443 SPEC.
3. FLAT COVER WITH CLEANOUT CAN BE USED IN PLACE OF CONE.
4. OPTIONAL ROUND COVER CAN BE USED IN PLACE OF CAST IRON COVER AND FRAME.

30" MINI DRAIN MANHOLE WITH HOOD
NOT TO SCALE



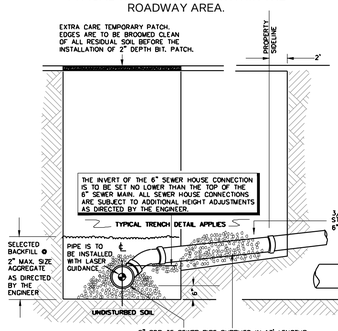
1. ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASSDOT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 2020 AS AMENDED.
2. ALL EXPOSED BITUMINOUS CONCRETE IS TO BE TACKED PER MASSDOT PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATION.
3. ALL EXPOSED JOINTS ARE TO BE SEALED WITH HOT LIQUID TACK AND STONE DUST.
4. ANY TOP COURSE APPLIED AT A WIDTH OF 6' WIDE OR GREATER IS TO BE PLACED BY MACHINE/BOX SPREADER WHEN & AS DIRECTED BY THE CITY OF WATHAM.
5. SUPERPAVE FOR PAVEMENT

TYPICAL TRENCH REPAIR & PAVEMENT SECTION DETAIL
NOT TO SCALE



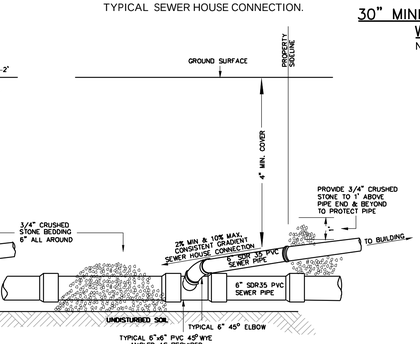
SILT FENCE AND COMPOST SOCK
NOT TO SCALE

TYPICAL TRENCH SECTION WITHIN THE ROADWAY AREA.

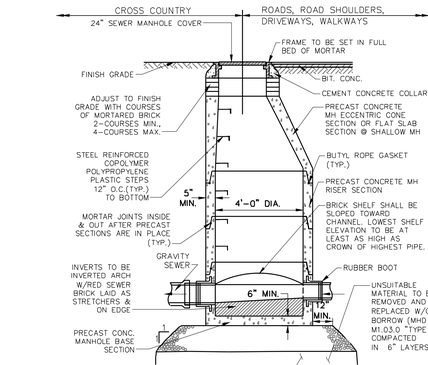


END VIEW

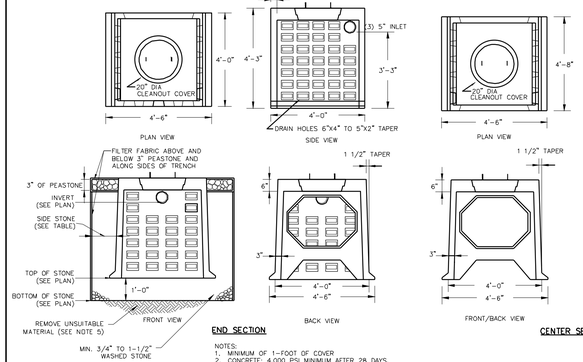
TYPICAL SEWER HOUSE CONNECTION.



ELEVATION VIEW



TYPICAL SEWER MANHOLE DETAIL
NOT TO SCALE



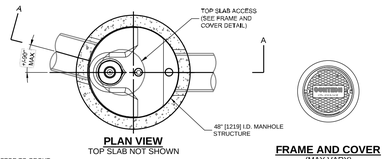
END SECTION

CENTER SECTION

NOTES:
1. MINIMUM OF 1'-FOOT OF COVER
2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
3. ALSO AVAILABLE IN H-20 LOADING.
4. SECTIONS AVAILABLE WITHOUT 20" CLEANOUT.
5. EXCAVATION OF UNSUITABLE MATERIAL WILL EXTEND FIVE FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE GALLEY SECTIONS AND TO A DEPTH OF NATURALLY OCCURRING PERVIOUS MATERIAL. UNSUITABLE MATERIAL WILL BE REPLACED WITH GRAVEL BORROW(MHD M1.03.0 TYPE "B") COMPACTED IN 6" LAYERS.

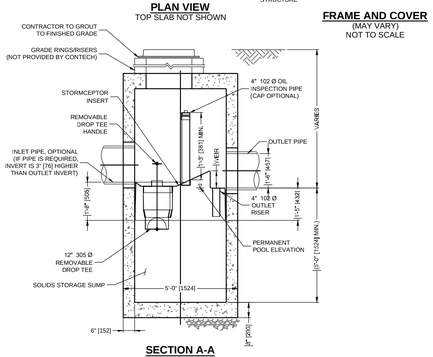
GALLEY SECTIONS
NOT TO SCALE

INLET	D	A	B	INLET	D	A	B
4"	3'-6"#	3'-0"	2'-6"	8"	5'-0"#	6'-0"	5'-0"
5"	3'-6"#	5'-0"	4'-0"		5'-6"x 5'-6"	4'-6"	4'-0"
	3'-6"x 3'-6"	4'-0"	3'-0"		6'-0"#	4'-0"	3'-6"
	4'-0"	3'-8"	3'-0"		6'-0"x 6'-0"	3'-0"	2'-6"
	4'-0"x 4'-0"	3'-0"	2'-6"		6'-6"#	3'-6"	3'-0"
	4'-6"	3'-0"	2'-6"		6'-6"x 6'-6"	3'-0"	2'-6"
6"	4'-0"#	5'-0"	4'-6"	10"	5'-6"#	7'-6"	6'-6"
	4'-0"x 4'-0"	4'-0"	3'-6"		6'-0"x 6'-0"	5'-6"	4'-6"
	4'-6"#	4'-0"	3'-6"		6'-0"#	6'-6"	5'-6"
	4'-6"x 4'-6"	3'-6"	3'-0"		6'-6"x 6'-6"	5'-0"	4'-0"
	5'-0"#	3'-6"	3'-0"				
	5'-0"x 5'-0"	3'-0"	2'-6"				

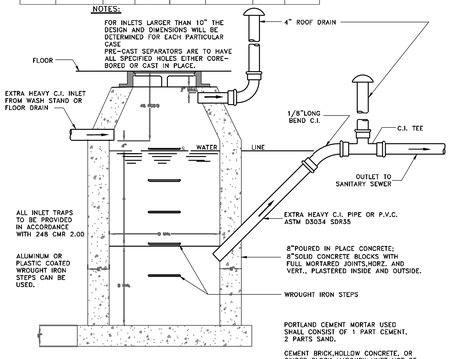


PLAN VIEW
TOP SLAB NOT SHOWN

FRAME AND COVER
(MAY VARY)
NOT TO SCALE



SECTION A-A
C.D.F. TRENCH DETAIL
NOT TO SCALE



GENERAL CONSTRUCTION NOTES

BASIN TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE,COVER TO HAVE A CENTER HOLE.

A TIGHT COVER MUST BE USED IF BASIN IS LOCATED INSIDE OF BUILDING.

OPENING SHALL BE NOT LESS THAN 24" DIA.

THE CATCH BASIN SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.

INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.

WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.

THE NEW CATCH BASIN MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.

ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.

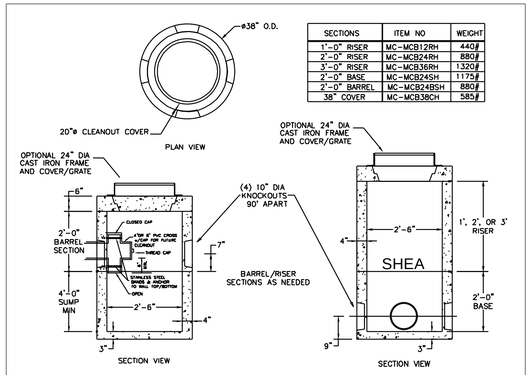
SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE M.W.R.A.

WROUGHT IRON STEPS SHALL BE SPACED ABOUT 18" APART.

BOTH VENTS SHALL BE EXTENED INDEPENDENTLY 18" ABOVE THE ROOF, OR AS APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE M.W.R.A.

(Outlet pipe to be 45 degree angle)

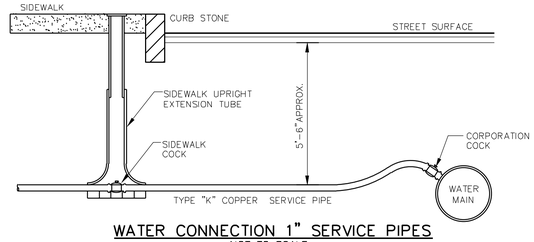
MWRA OIL AND WATER SEPARATOR
NOT TO SCALE



SECTIONS	ITEM NO	WEIGHT
1'-0" RISER	MC-MCB12RH	440#
2'-0" RISER	MC-MCB24RH	880#
3'-0" RISER	MC-MCB36RH	1320#
2'-0" BASE	MC-MCB24SH	1175#
2'-0" BARREL	MC-MCB24BSH	880#
38" COVER	MC-MCB38CH	585#

NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR AASHTO HS-20 LOADING, 1-5 FEET COVER.
3. OPTIONAL PVC HOOD/GAS TRAP - 4'-0" MIN SUMP SEE SITE PLAN FOR ELEVATIONS

SHEA
MANHOLE 30" DIA H-20



WATER CONNECTION 1" SERVICE PIPES
NOT TO SCALE

DETAILS
WATERTOWN, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#72 MOUNT AUBURN STREET
SCALE: N.T.S.
DATE: SEPTEMBER 16, 2025
REVISED: NOVEMBER 26, 2025, FEBRUARY 20, 2026

PROJECT: 223203

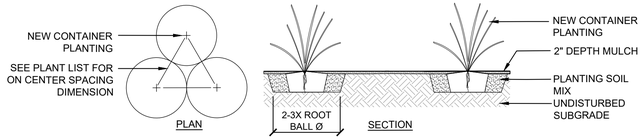
VTP ASSOCIATES INC.
LAND SURVEYORS – CIVIL ENGINEERS.
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET 2 OF 2

©2025 VTP ASSOCIATES, INC.

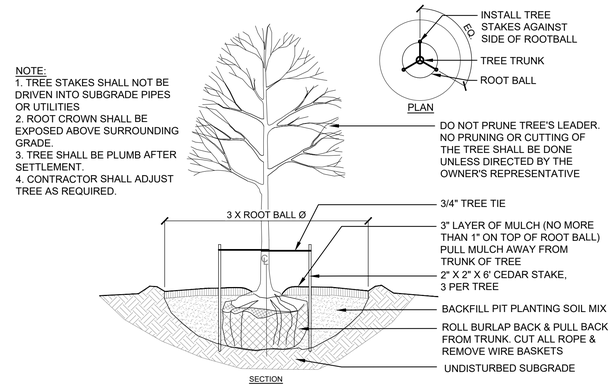
NOTES:

1. PROVIDE 6" DEPTH OF NEW TOPSOIL AT ALL LAWN AND SEEDED AREAS.
2. SEED ALL DISTURBED AREAS WITH SPECIFIED SHADE SEED MIX.
3. IF DISCREPANCIES EXIST BETWEEN PLANT COUNTS ON THE DRAWINGS AND THE PLANT SCHEDULE, THE PLANT SCHEDULE SHALL GOVERN.
4. ALL NEW PLANT MATERIAL SHALL BE NURSERY-GROWN AND OF SPECIMEN QUALITY.
5. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER-GROWN.
6. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL REQUIRE WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL STAKE ALL PROPOSED PLANT LOCATIONS FOR APPROVAL PRIOR TO INSTALLATION.
9. ALL PLANTS SHALL BE SET AT OR SLIGHTLY ABOVE FINISH GRADE. NO PLANTS SHALL BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
10. CONTRACTOR SHALL APPLY 2" MIN. DEPTH OF SHREDDED HARDWOOD MULCH AT ALL PLANTING BEDS.
11. PROVIDE SPECIFIED SHADE SEED MIX AT ALL NON-LAWN SEEDED AREAS, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
12. REMOVE ALL WEEDS AND UNWANTED VEGETATION FROM PLANTING AREAS PRIOR TO FINAL ACCEPTANCE.



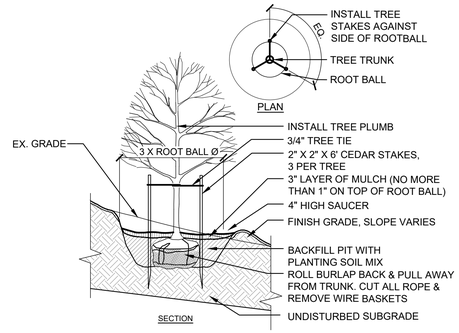
2 CONTAINER PLANTING - SECTION

SCALE: NTS



3 TREE PLANTING - SECTION

SCALE: NTS



4 TREE PLANTING ON SLOPE - SECTION

SCALE: NTS

1 PLANTING PLAN

SCALE: 1/8" = 1'-0"

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
TREES					
BN	2	BETULA NIGRA	RIVER BIRCH	2" CAL	B&B
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL	B&B
SHRUBS					
CA	7	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	#3 CONT	4' OC
DF	4	DASIPHORA FRUTICOSA	SHRUBBY CINQUEFOIL	#3 CONT	3' OC
IG	35	ILEX GLABRA	INKBERRY	#5 CONT	4' OC
LT	19	DIERVILLA LONICERA	BUSH HONEYSUCKLE	#3 CONT	3' OC
VA	5	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	#3 CONT	4' OC
SA	5	SPIRAEA ALBA	MEADOWSWEET	#1 CONT	3' OC
PERENNIALS, GRASSES AND VINES					
AC	247	ASARUM CANADENSE	CANADA WILD GINGER	#1 CONT	12" OC
AT	31	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	#1 CONT	12" OC
BA	28	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO	#1 CONT	24" OC
CP	65	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	#1 CONT	12" OC
DC	16	DESMODIUM CANADENSE	SHOWY TICK TREFOIL	#1 CONT	12" OC
PA	386	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	#1 CONT	12" OC
PV	10	PANICUM VIRGATUM	SWITCHGRASS	#1 CONT	24" OC
SS	16	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#1 CONT	24" OC

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

NotForConstruction

No.	Date	Issue Notes

Design Firm
RAY DUNETZ LANDSCAPE ARCHITECTURE, INC.
179 GREEN STREET
BOSTON, MA 02130
T: 617-524-6265

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Planting Plan

Project Manager	Project ID: 23024
Drawn By: JQ	Scale: Sheet Scale
Reviewed By: RD	Drawing No.: L 100 of
Date: 30 January 2026	
CAD File Name: 23024	

1 Architectural Site Plan - Showing First Floor
Scale: 3/16" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Architectural Site Plan (First Floor)

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: AS 101
Date: 28 May 2026	of
CAD File Name: 23024	

1 Architectural Site Plan - Showing Basement and Parking
Scale: 3/16" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Architectural Site Plan (Basement)

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: AS 102
Date: 28 May 2026	of
CAD File Name: 23024	

Zero setback party wall

Screen fence

Planted area per L 100

Pedestrian door

Granite block steps

Long-Term Bicycle Parking (7 Spaces)

Planted area per L 100

Stone wall

Planted area per L 100

Existing traffic light control cabinet

Planted area per L 100

Concrete slab

Planted area per L 100

Short-Term Bicycle Parking (3 Spaces)

10'-0"

13'-4"

Driveway

Traffic Cone of Vision

89'-0"

87'-0"

85'-0"

57.08% Rise

1 AS 302

3 AS 301

1 Architectural Site Plan -Showing Pergola
Scale: 3/16" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

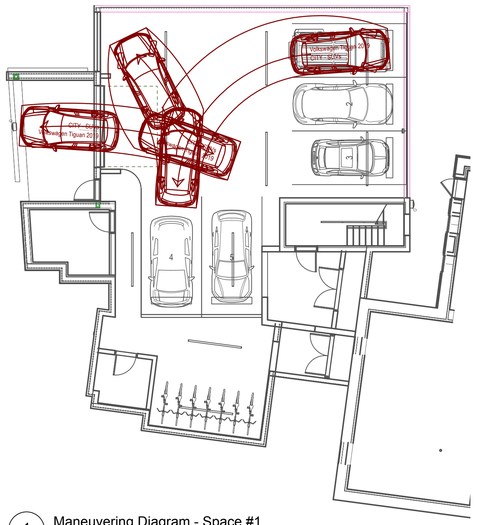
© Neh•Koo•Dah 2023-2026

Consultant

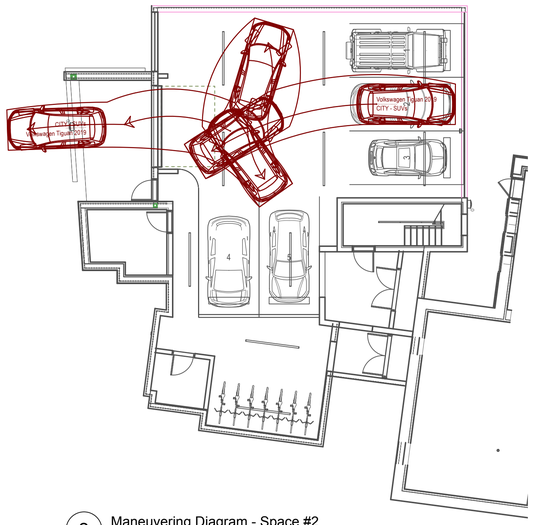
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Architectural Site Plan - Roof Plans

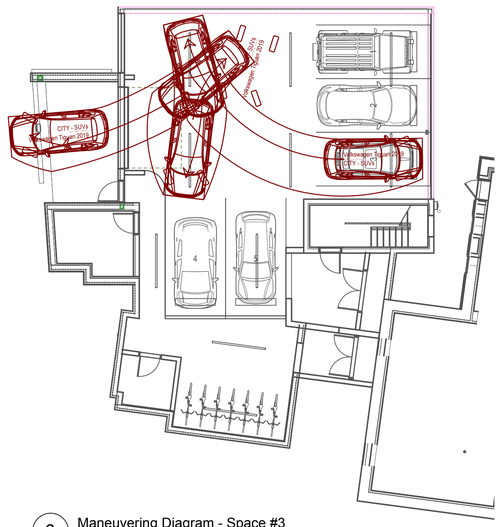
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: AS 103
Date: 28 May 2026	of
CAD File Name: 23024	



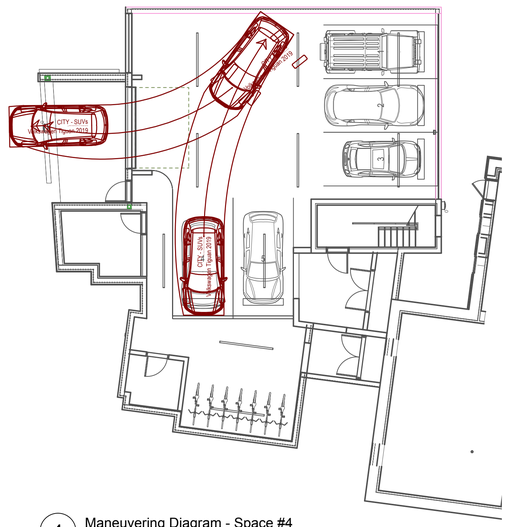
1 Maneuvering Diagram - Space #1
Scale: 3/32" = 1'-0"



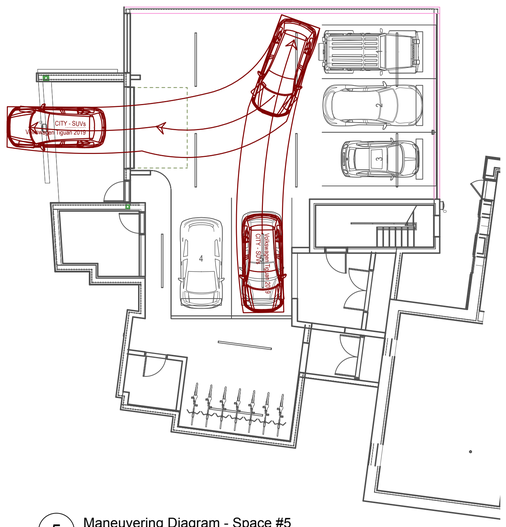
2 Maneuvering Diagram - Space #2
Scale: 3/32" = 1'-0"



3 Maneuvering Diagram - Space #3
Scale: 3/32" = 1'-0"



4 Maneuvering Diagram - Space #4
Scale: 3/32" = 1'-0"



5 Maneuvering Diagram - Space #5
Scale: 3/32" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

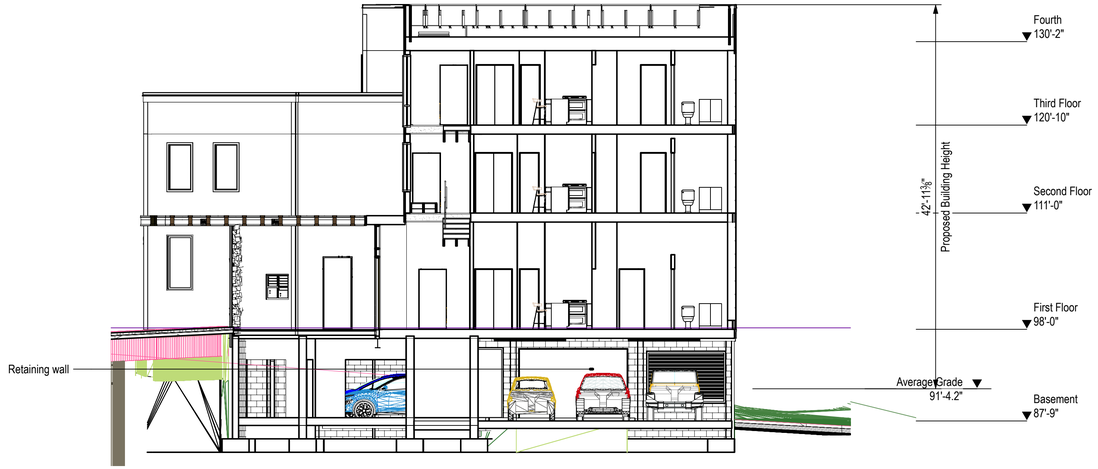
© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

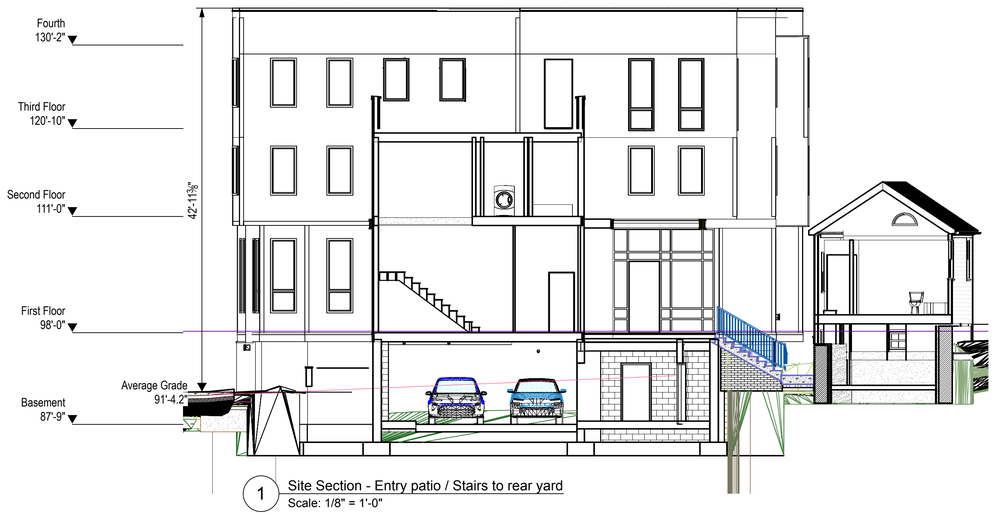
Drawing Title
Parking Maneuvering Diagrams

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: AS 104
Date: 28 May 2026	of
CAD File Name: 23024	

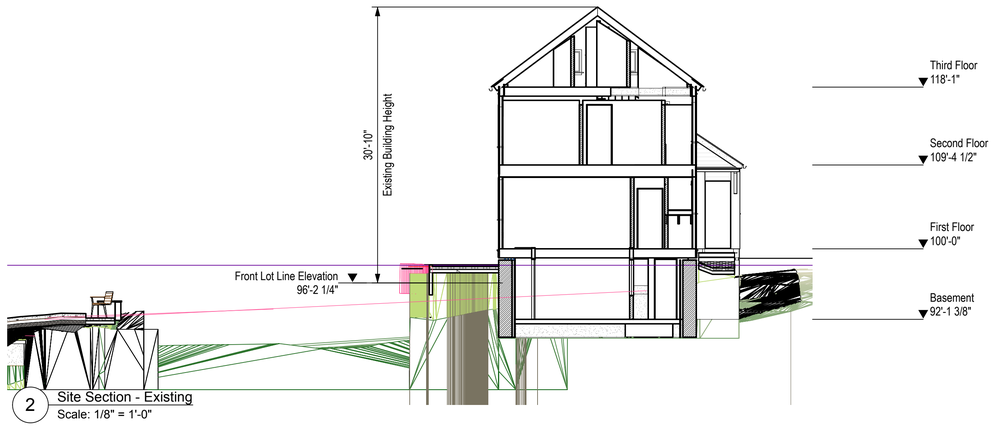


3 Site Section through Main Entrance
Scale: 1/8" = 1'-0"

4 View 18 - Walk to Side Door
Scale: 1/4" = 1'-0"



1 Site Section - Entry patio / Stairs to rear yard
Scale: 1/8" = 1'-0"



2 Site Section - Existing
Scale: 1/8" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

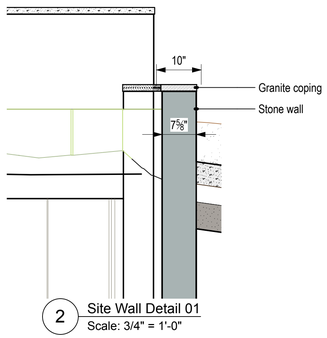
© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Architectural Site Sections

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: AS 301
Date: 28 May 2026	of
CAD File Name: 23024	



2 Site Wall Detail 01
Scale: 3/4" = 1'-0"

1 Site Section through main entrance/ Pergola
Scale: 1/4" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

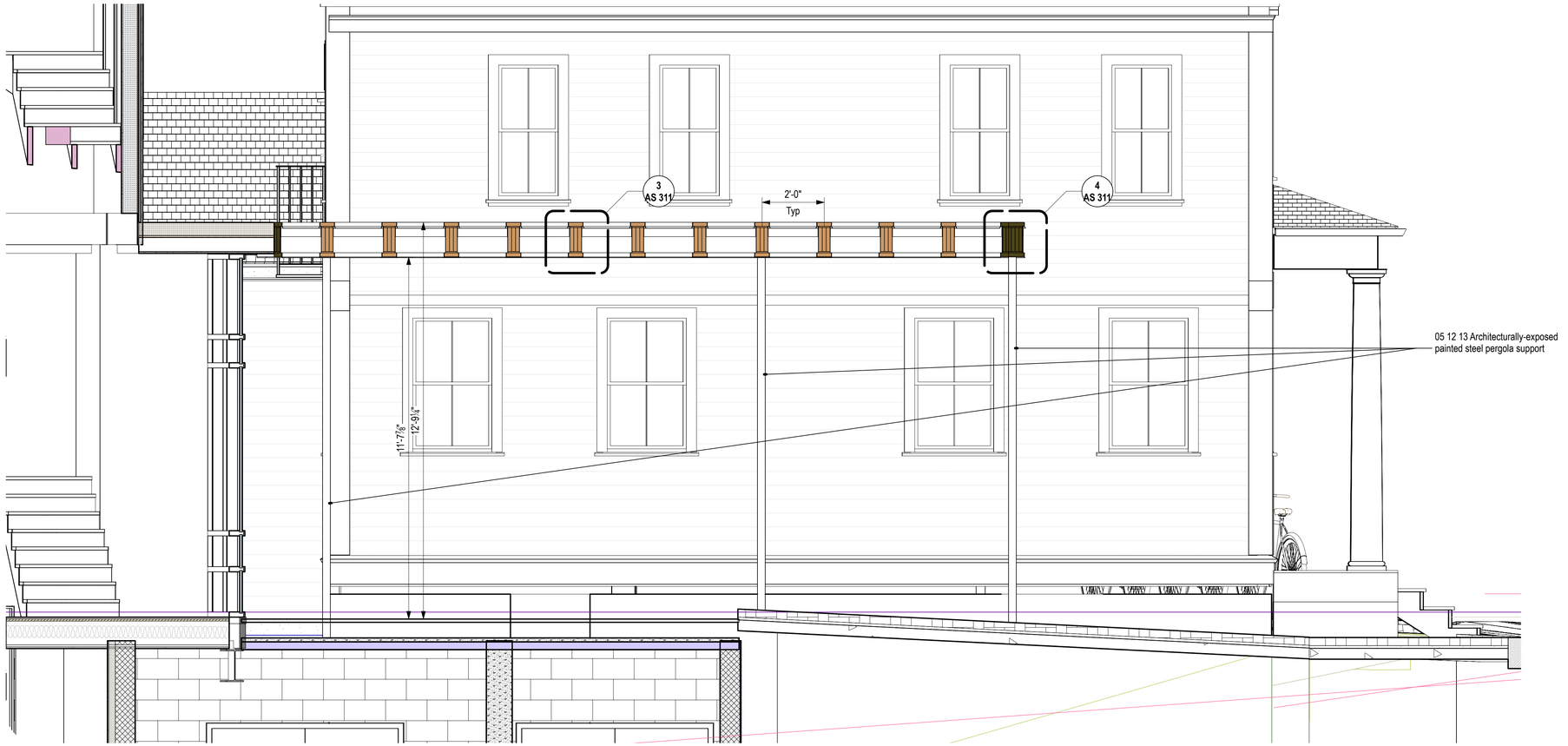
© Neh•Koo•Dah 2023-2026

Consultant

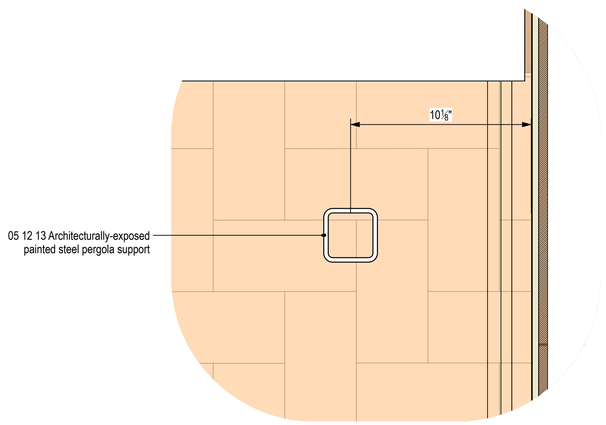
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Architectural Site Section

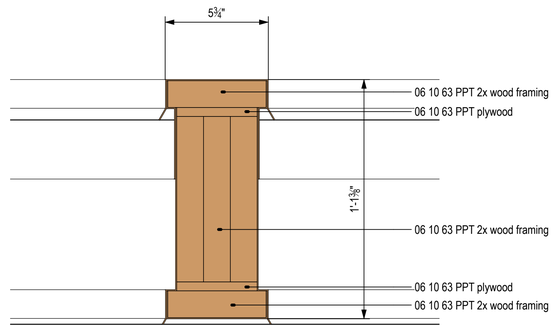
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: AS 302
Date: 28 May 2026	of
CAD File Name: 23024	



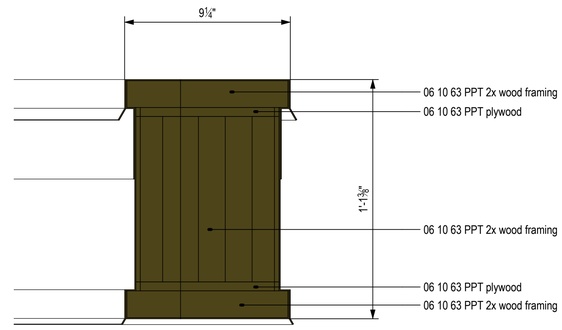
1 Entry Pergola Detail
Scale: 1/2" = 1'-0"



2 Plan Detail - Pergola Support
Scale: 3" = 1'-0"



3 Pergola Detail - Typical Member
Scale: 3" = 1'-0"



4 Pergola Detail - Front Member
Scale: 3" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

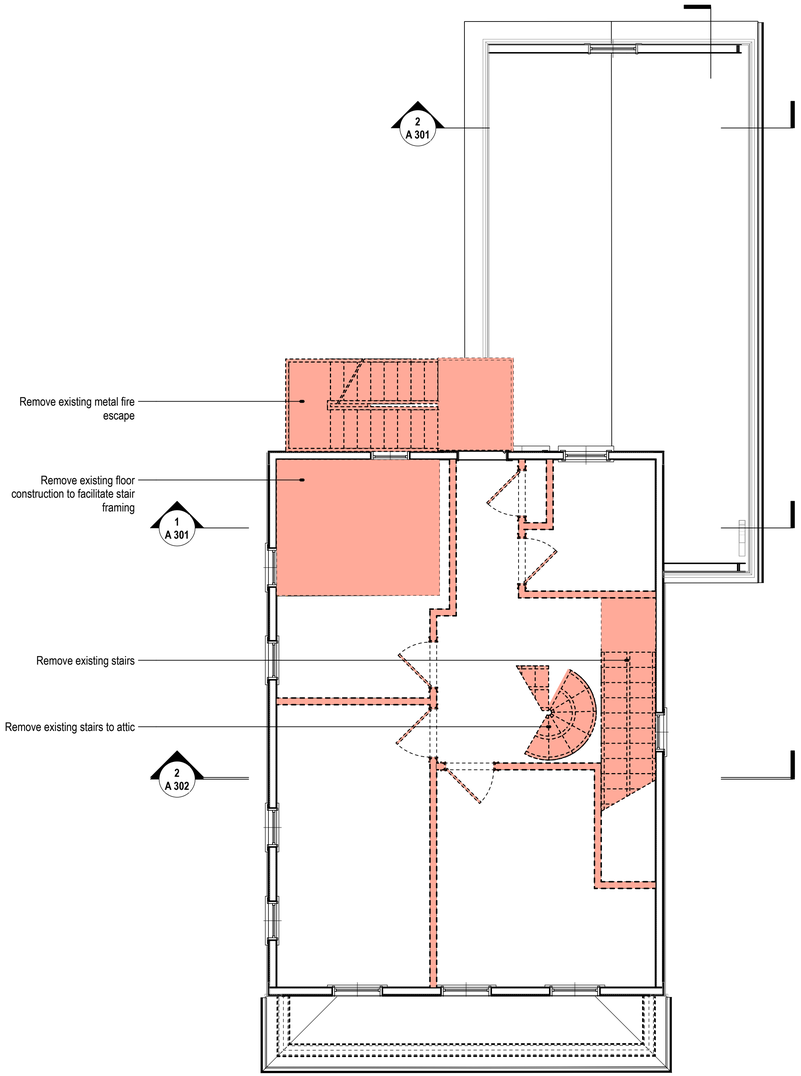
© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Architectural Site Details

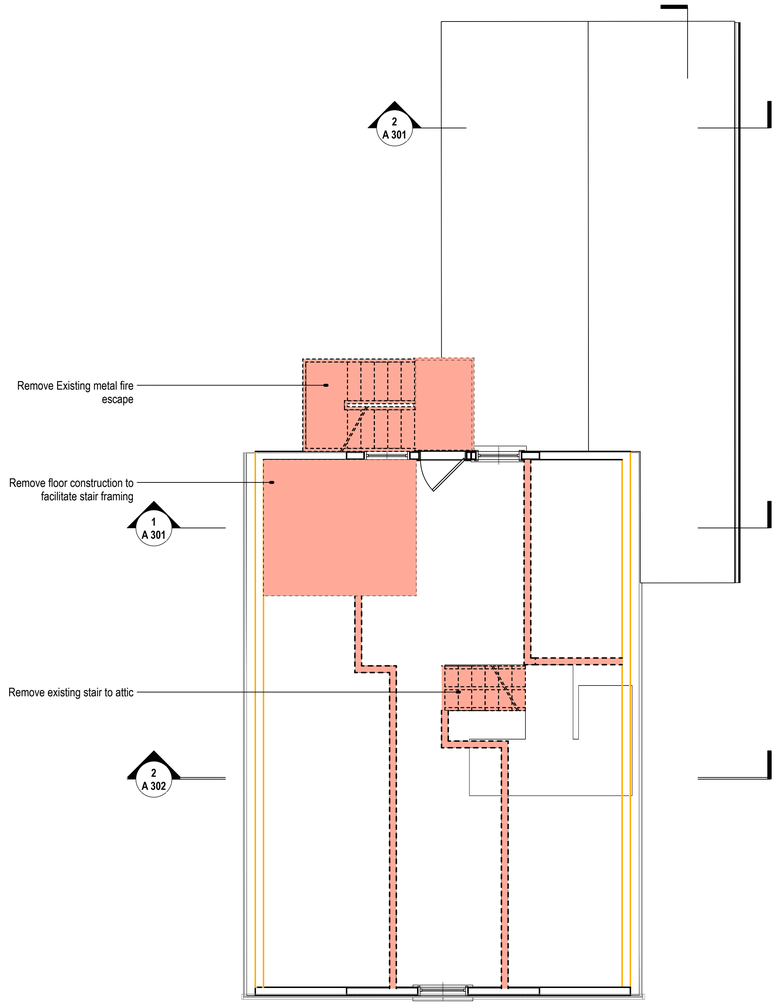
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: AS 311
Date: 28 May 2026	of
CAD File Name: 23024	



NKD - Demolition 01

Selective Demolition

1 DEMOLITION PLAN - HISTORIC BUILDING SECOND FLOOR
SCALE: 1/4" = 1'-0"



NKD - Demolition 01

Selective Demolition

2 DEMOLITION PLAN - HISTORIC BUILDING ATTIC
SCALE: 1/4" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

NEH•KOO•DAH

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

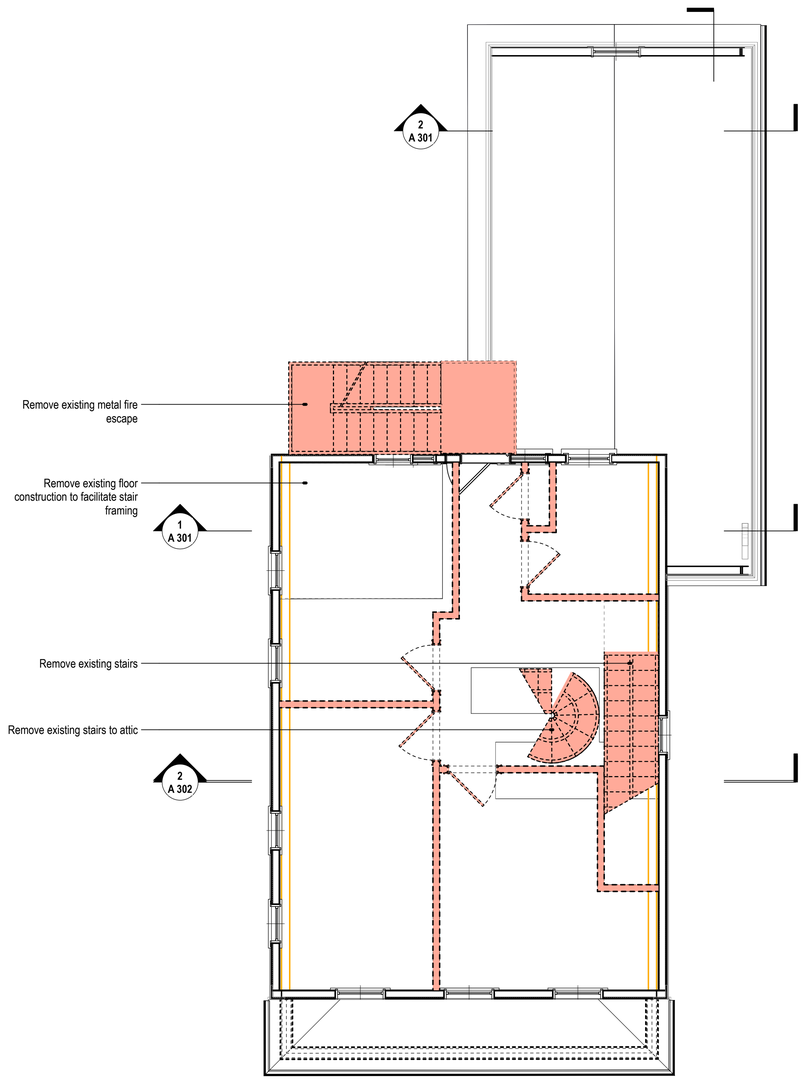
© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Demolition Plan - Second Floor & Attic

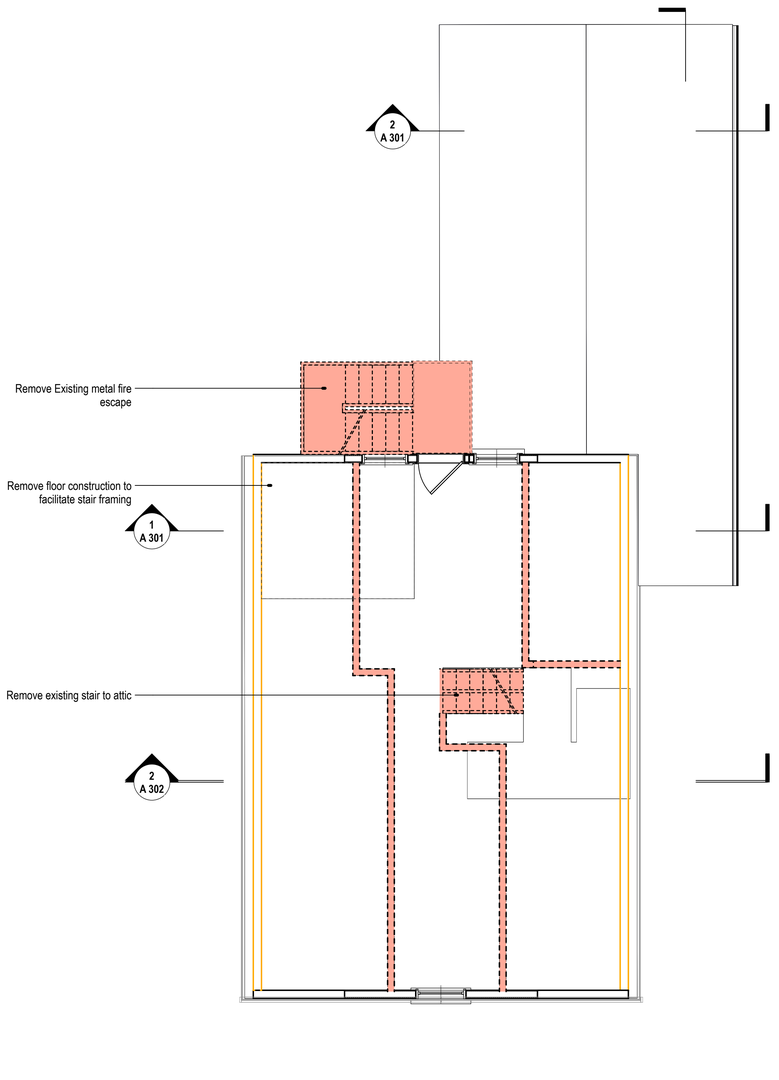
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: AD 102
Date: 28 May 2026	of
CAD File Name: 23024	



NKD - Demolition 01

Selective Demolition

1 DEMOLITION PLAN - HISTORIC BUILDING SECOND FLOOR
SCALE: 1/4" = 1'-0"



NKD - Demolition 01

Selective Demolition

2 DEMOLITION PLAN - HISTORIC BUILDING ATTIC
SCALE: 1/4" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

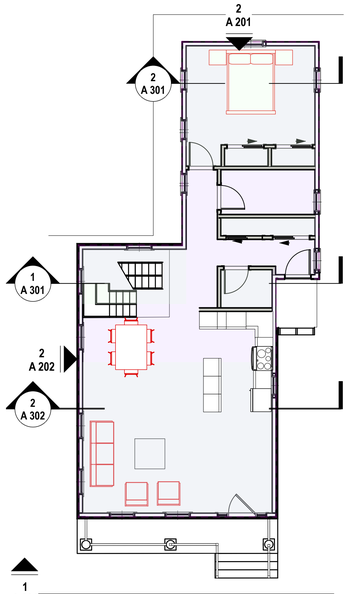
© Neh•Koo•Dah 2023-2026

Consultant

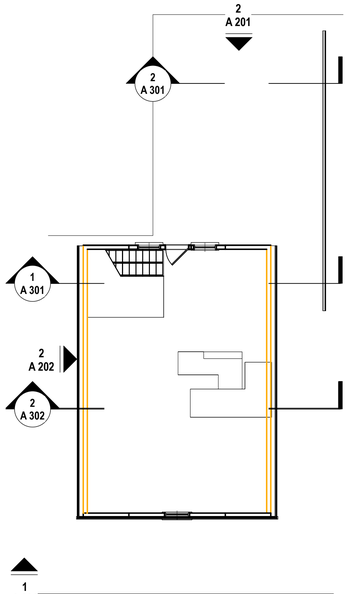
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Demolition Plan - Second Floor & Attic

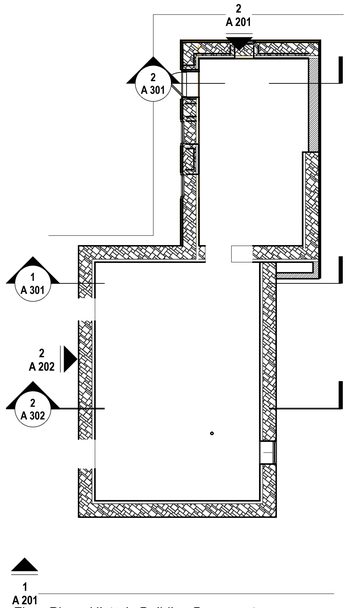
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: AD 102
Date: 28 May 2026	of
CAD File Name: 23024	



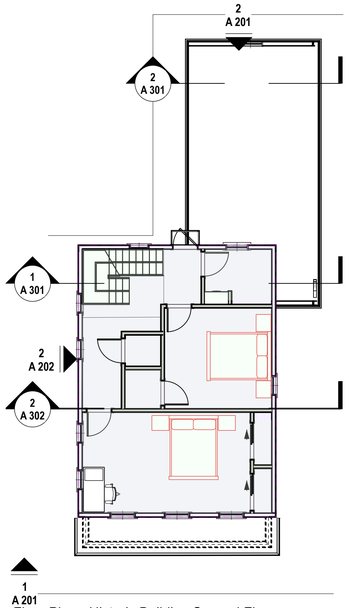
3 Floor Plan - Historic Building First Floor
Scale: 1/8" = 1'-0"



5 Floor Plan - Historic Building Attic
Scale: 1/8" = 1'-0"



1 Floor Plan - Historic Building Basement
Scale: 1/8" = 1'-0"



4 Floor Plan - Historic Building Second Floor
Scale: 1/8" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

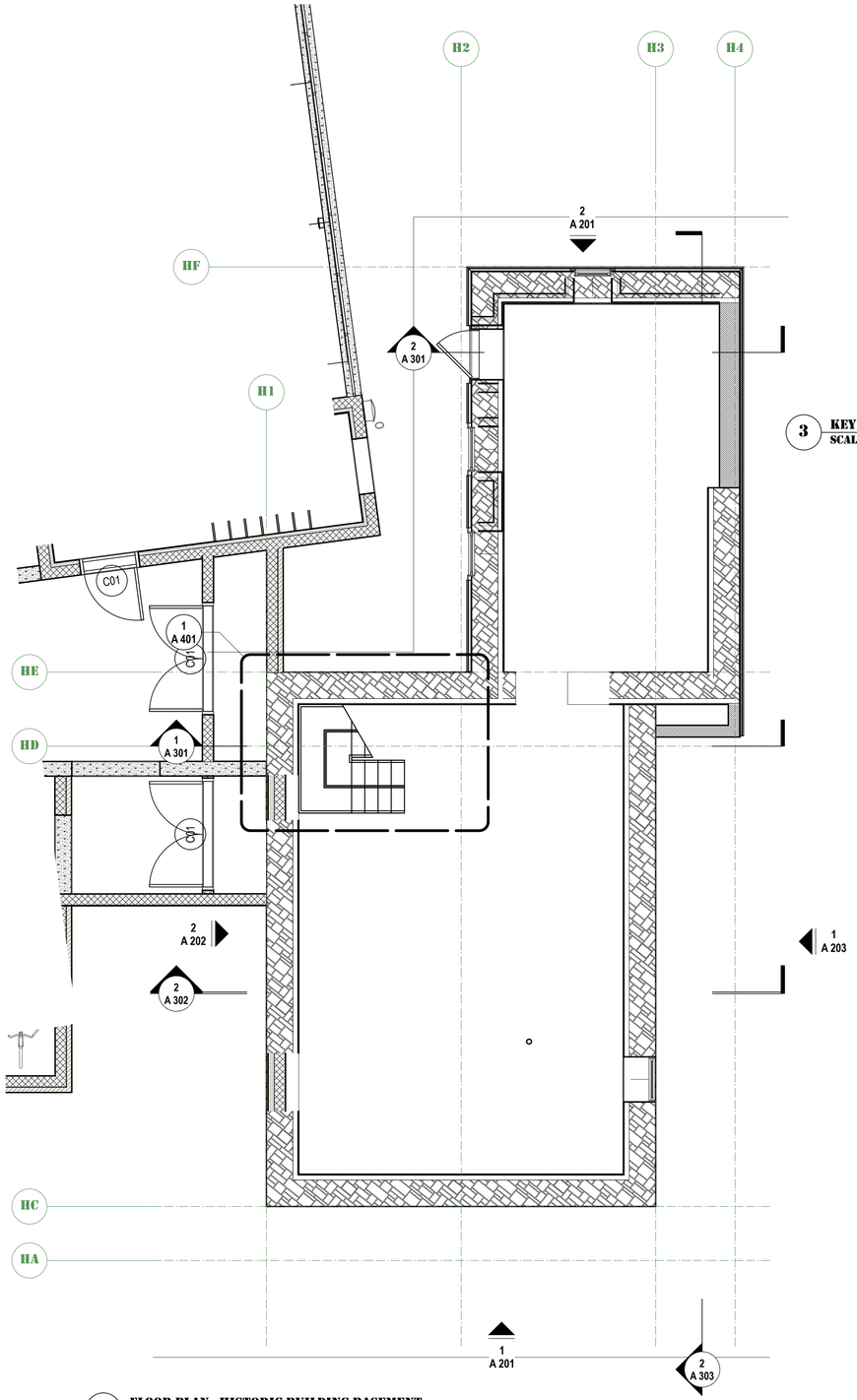
© Neh•Koo•Dah 2023-2026

Consultant

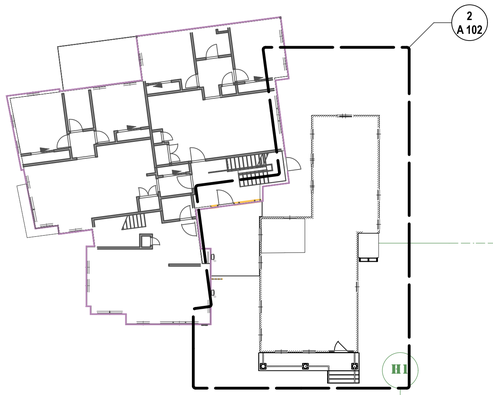
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Floor Plan - Basement/Parking

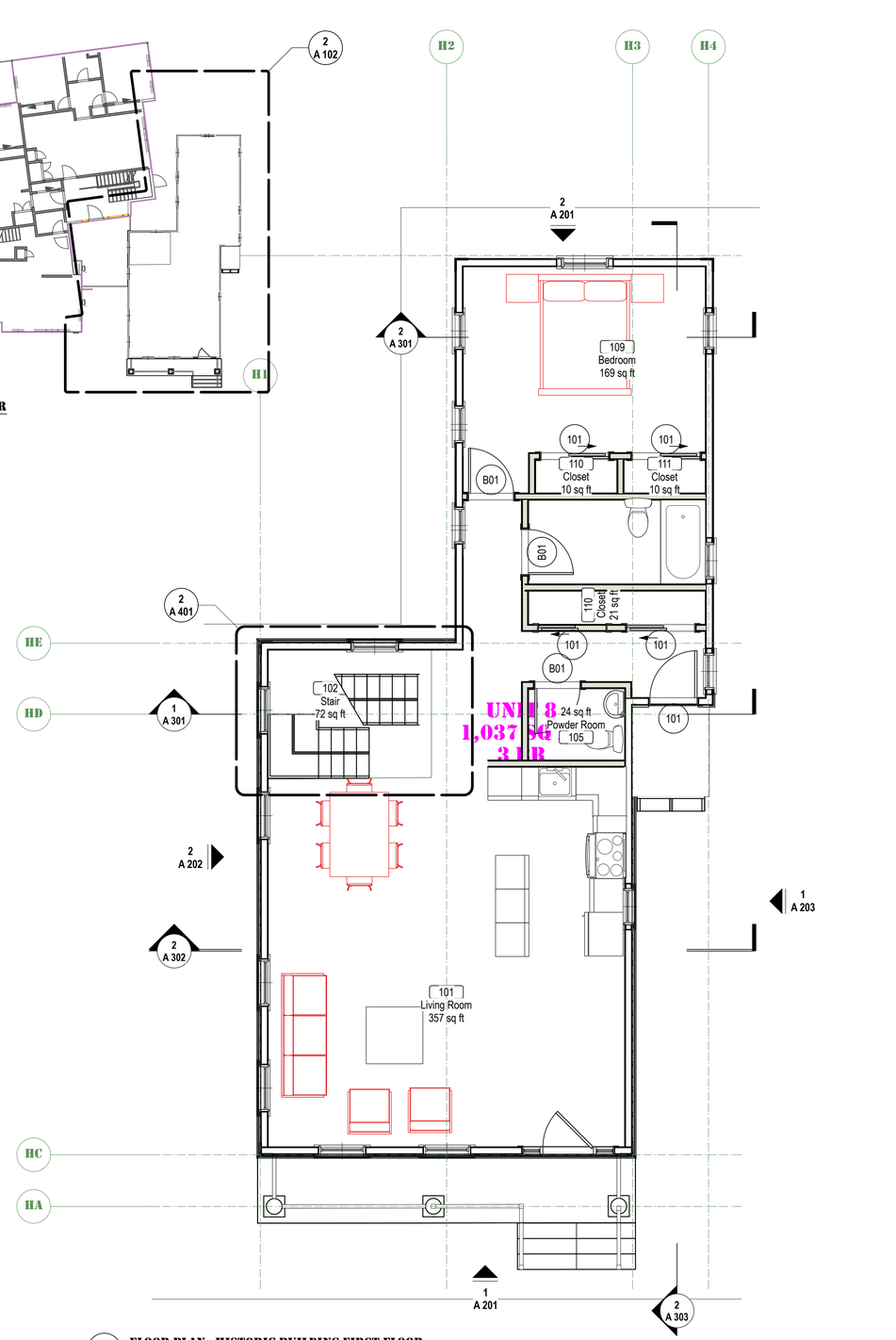
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 101
Date: 28 May 2026	of
CAD File Name: 23024	



1 FLOOR PLAN - HISTORIC BUILDING BASEMENT
SCALE: 1/4" = 1'-0"



3 KEY PLAN - FIRST FLOOR
SCALE: 1/16" = 1'-0"



2 FLOOR PLAN - HISTORIC BUILDING FIRST FLOOR
SCALE: 1/4" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

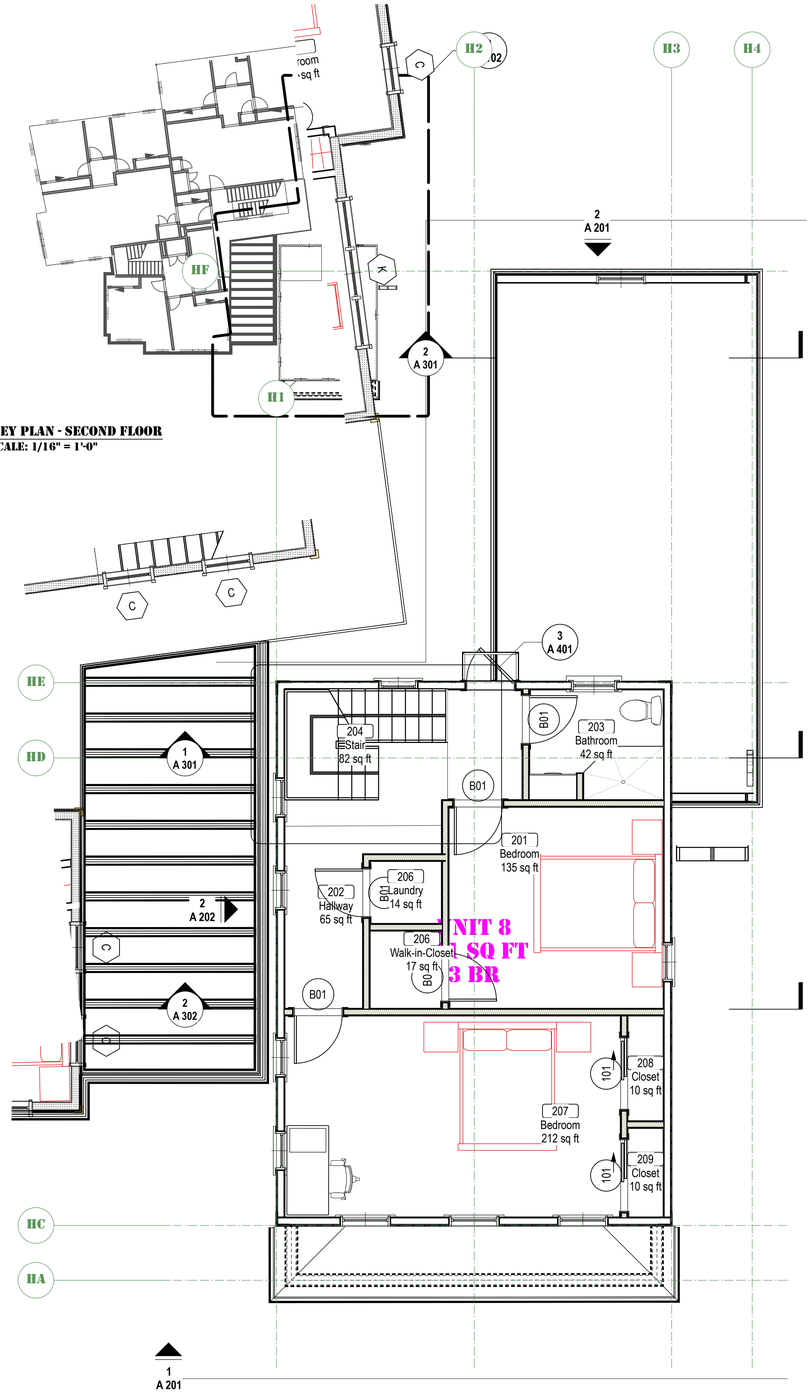
© Neh•Koo•Dah 2023-2026

Consultant

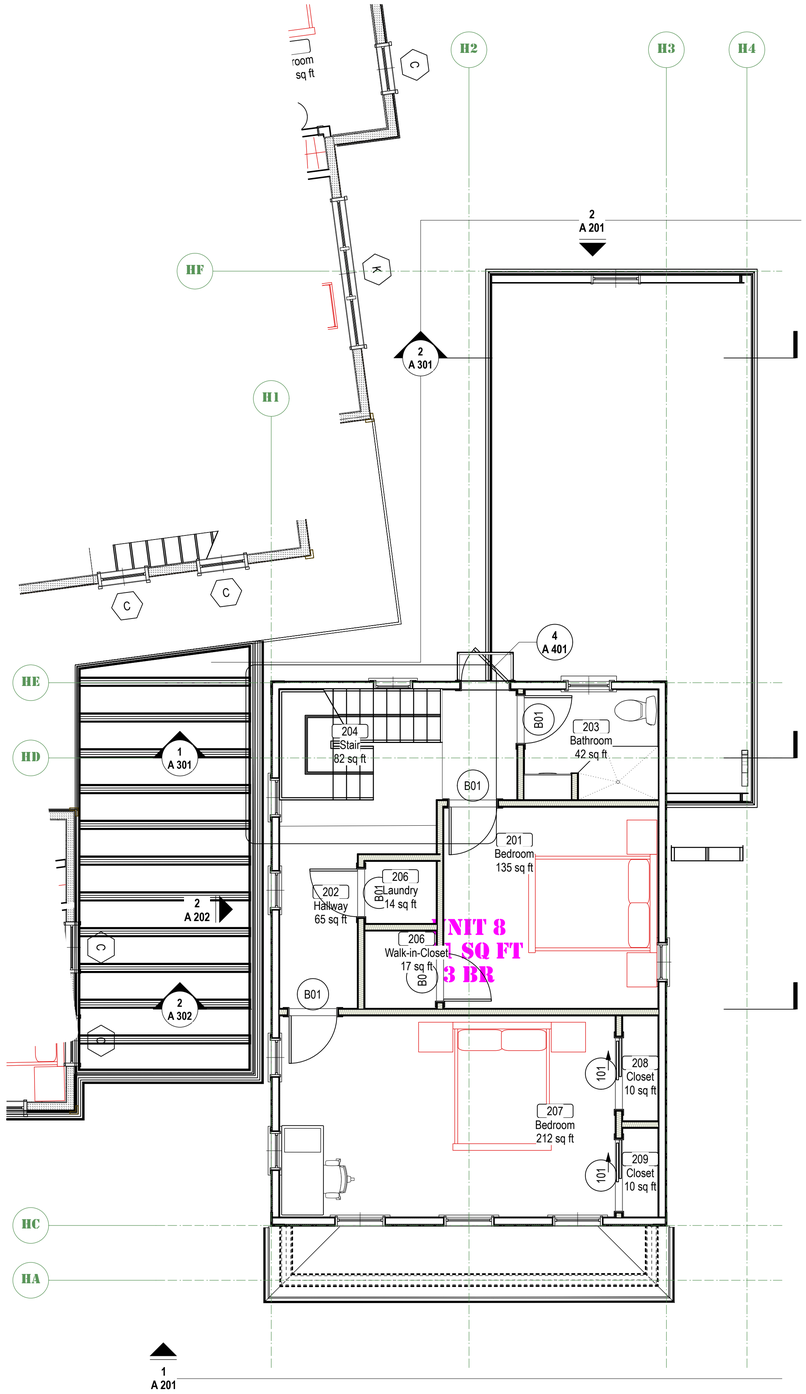
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Floor Plan - Historic Building First Floor

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 102
Date: 28 May 2026	of
CAD File Name: 23024	



3 **FLOOR PLAN - HISTORIC BUILDING SECOND FLOOR**
SCALE: 1/4" = 1'-0"



2 **FLOOR PLAN - HISTORIC BUILDING ATTIC**
SCALE: 1/4" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

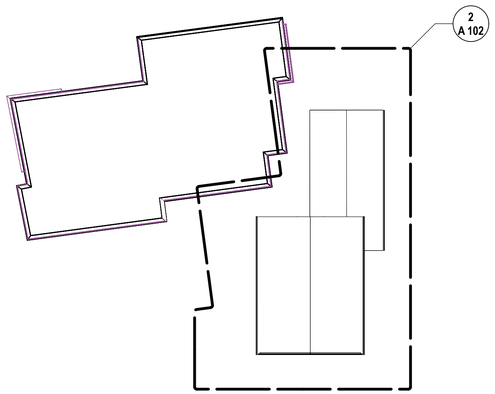
© Neh•Koo•Dah 2023-2026

Consultant

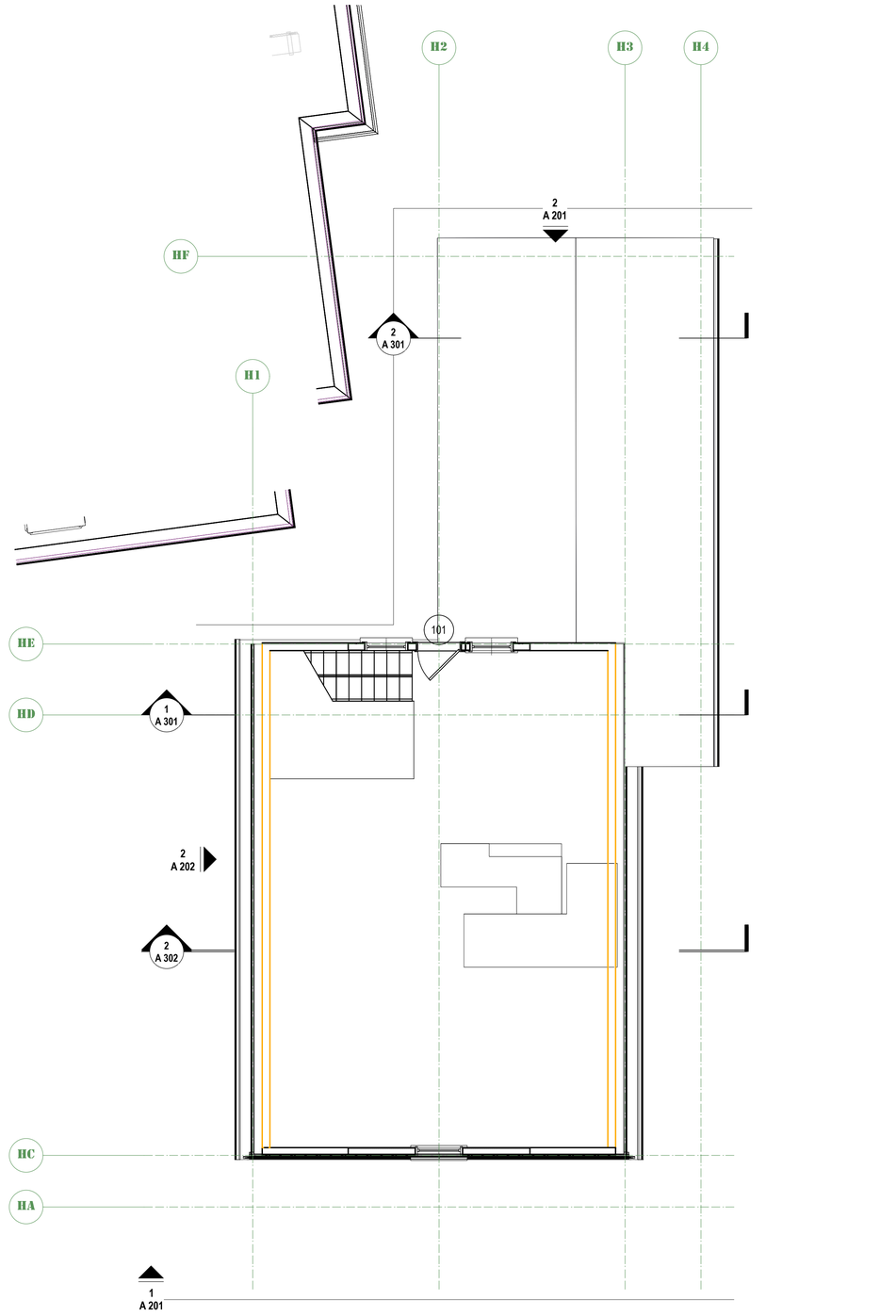
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Floor Plan - Historic Building Second Floor

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 103
Date: 28 May 2026	of
CAD File Name: 23024	



1 KEY PLAN - ATTIC
SCALE: 1/16" = 1'-0"



2 FLOOR PLAN - HISTORIC BUILDING ATTIC
SCALE: 1/4" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

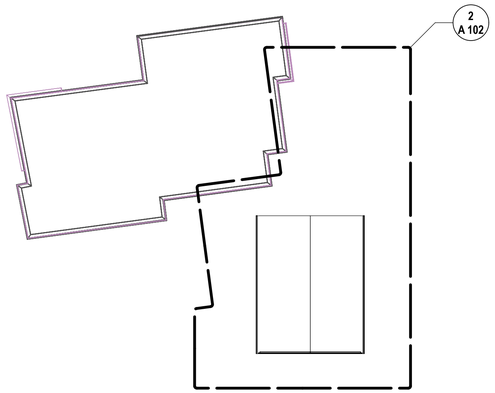
© Neh•Koo•Dah 2023-2026

Consultant

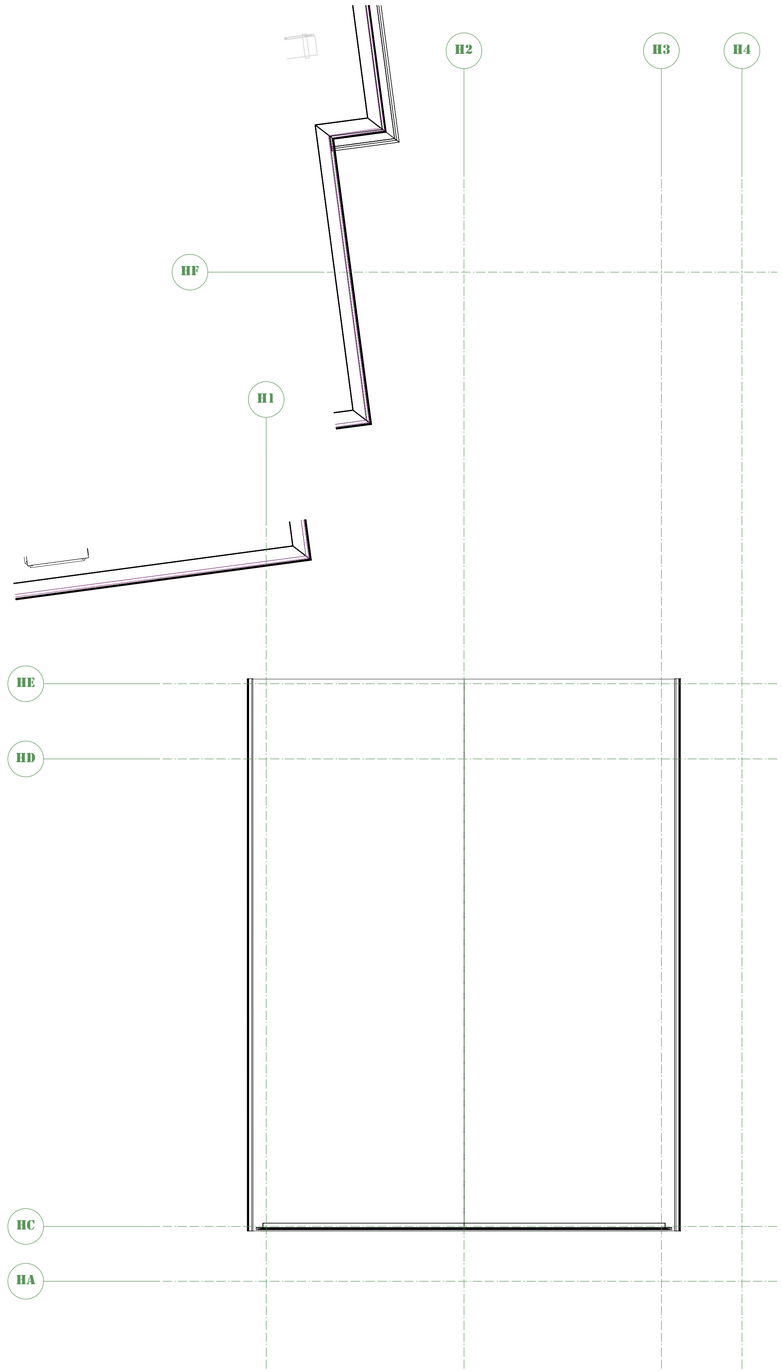
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Floor Plan - Historic Building Attic

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 104
Date: 28 May 2026	of
CAD File Name: 23024	



1 KEY PLAN - ROOF
SCALE: 1/16" = 1'-0"



2 ROOF PLAN - HISTORIC BUILDING
SCALE: 1/4" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

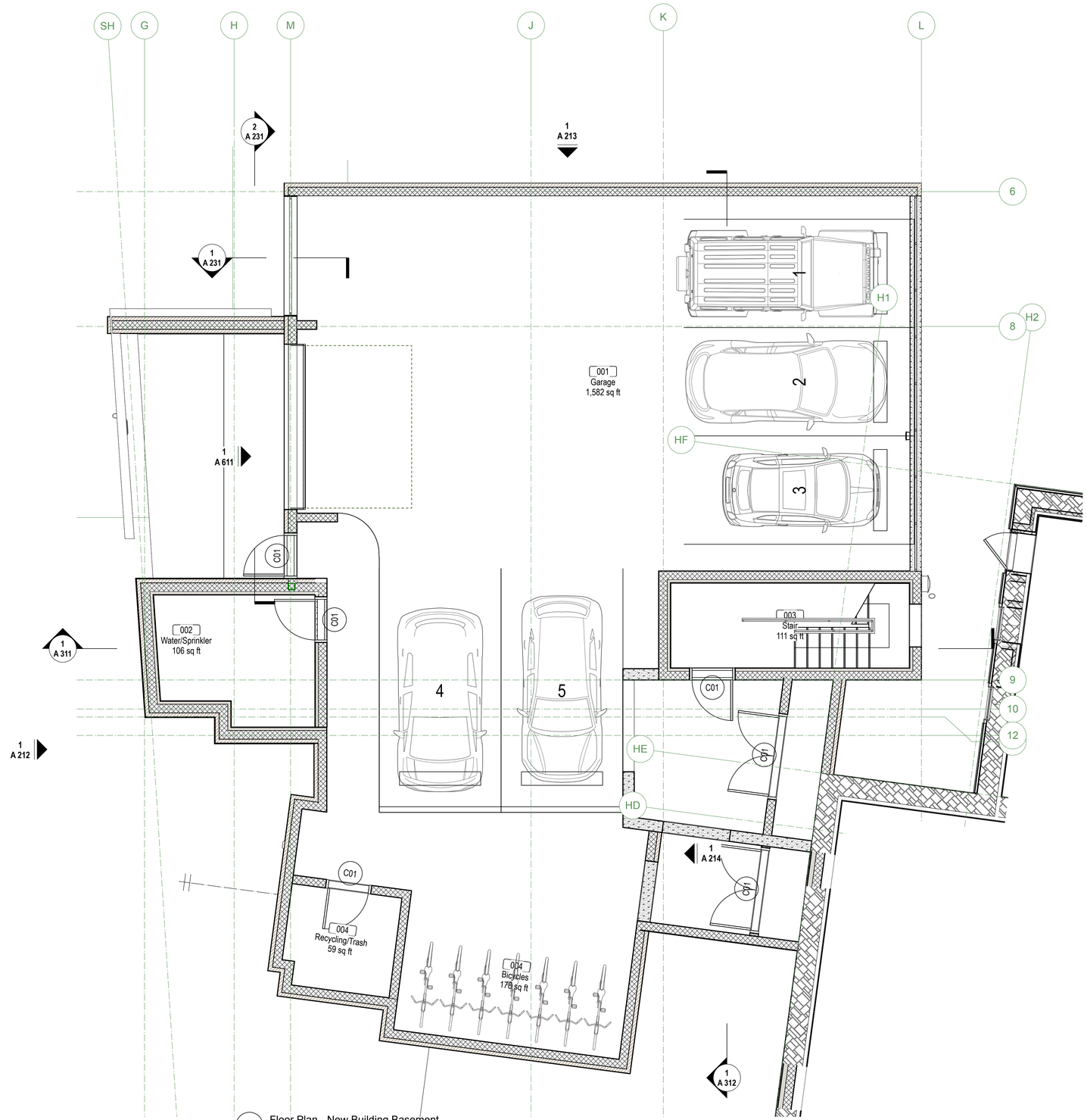
© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Roof Plan - Historic Building

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 105
Date: 28 May 2026	of
CAD File Name: 23024	



2 Floor Plan - New Building Basement
Scale: 1/4" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Floor Plan - New Structure Basement/Parking

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 111
Date: 28 May 2026	of
CAD File Name: 23024	

2 Floor Plan - New Building First Floor
Scale: 1/4" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

No.	Date	Issue Notes

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

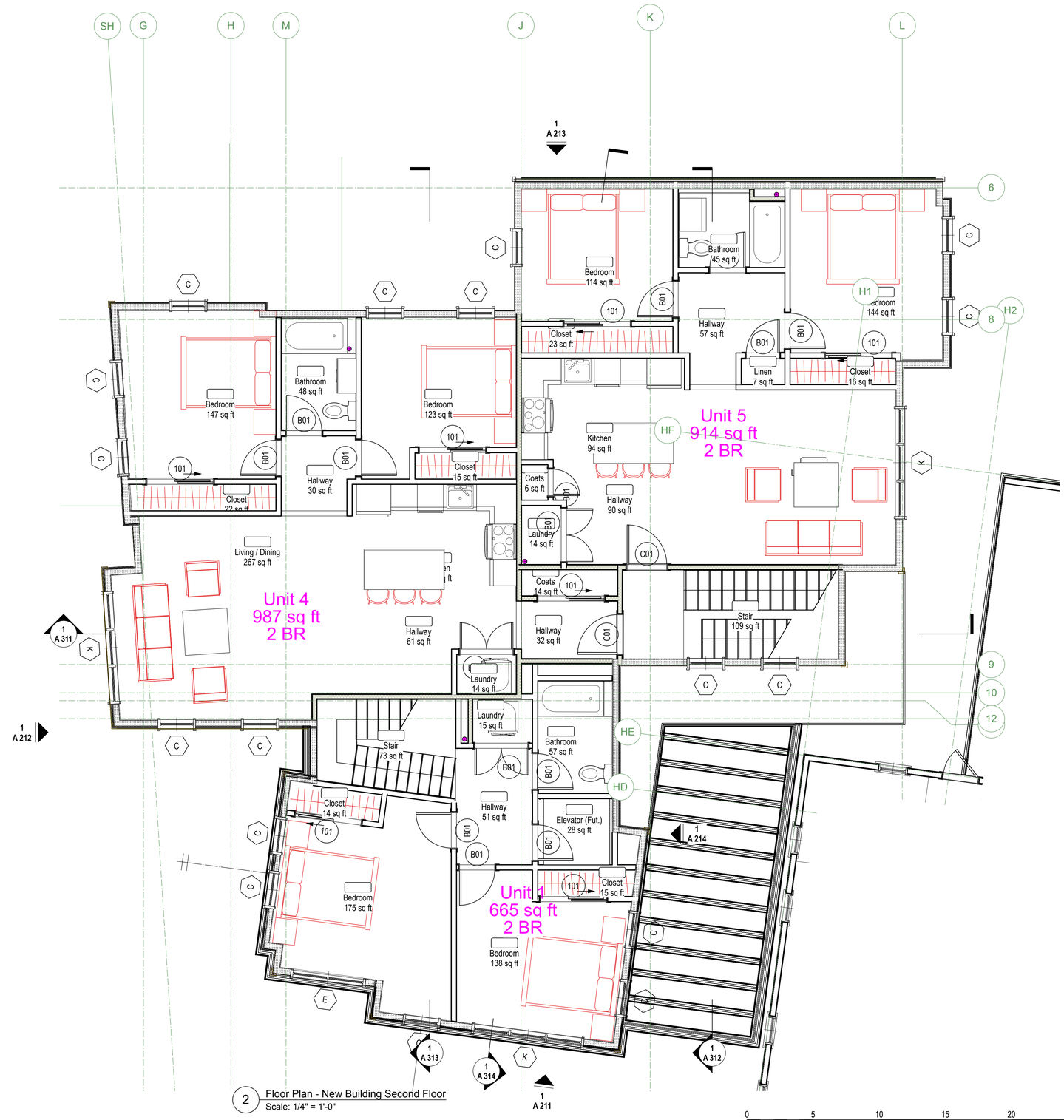
© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Floor Plan - New Structure First Floor

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 112 of
Date: 28 May 2026	
CAD File Name: 23024	



2 Floor Plan - New Building Second Floor
Scale: 1/4" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

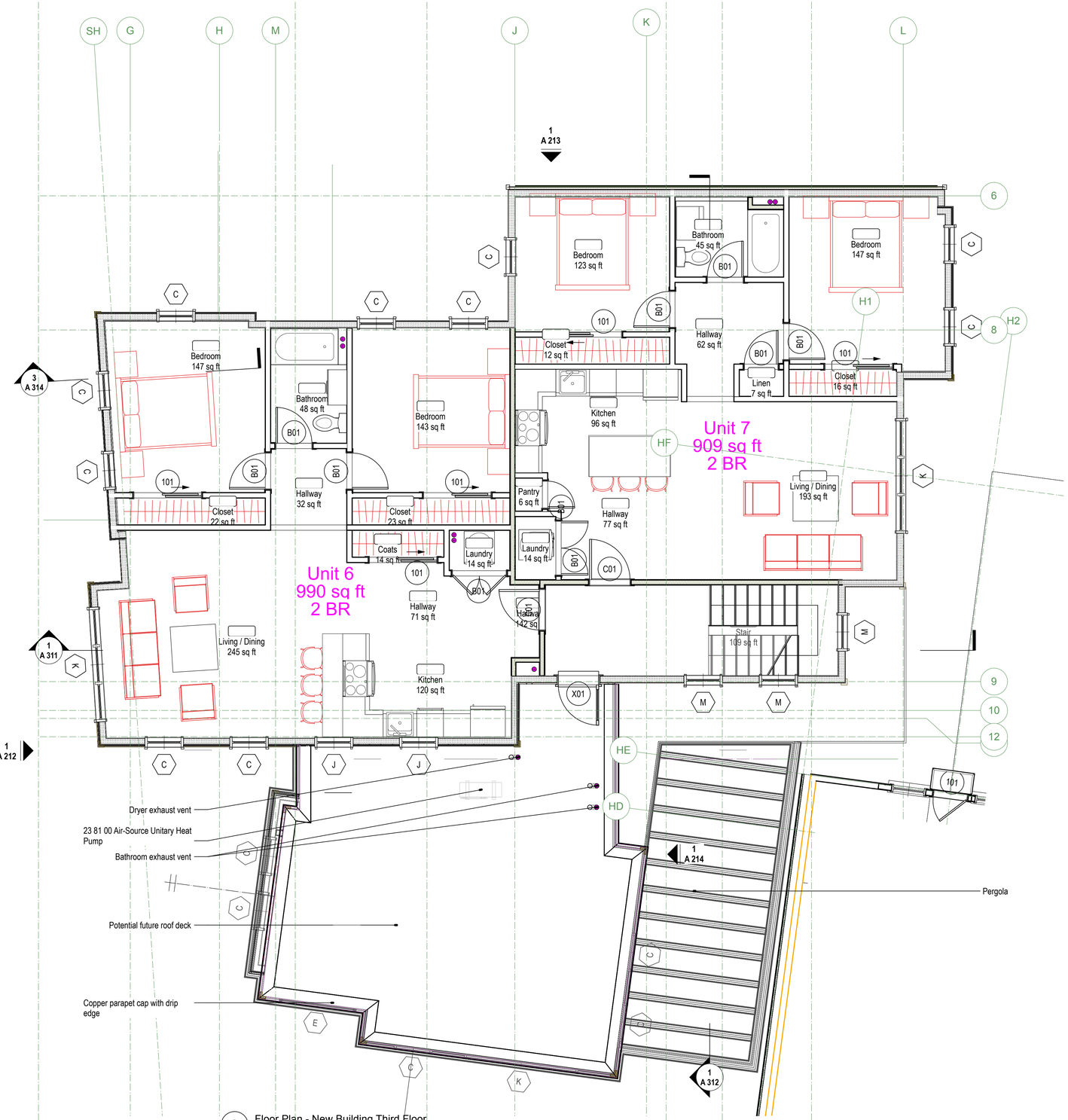
© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Floor Plan - New Structure Second Floor

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 113
Date: 28 May 2026	of
CAD File Name: 23024	



2 Floor Plan - New Building Third Floor
Scale: 1/4" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

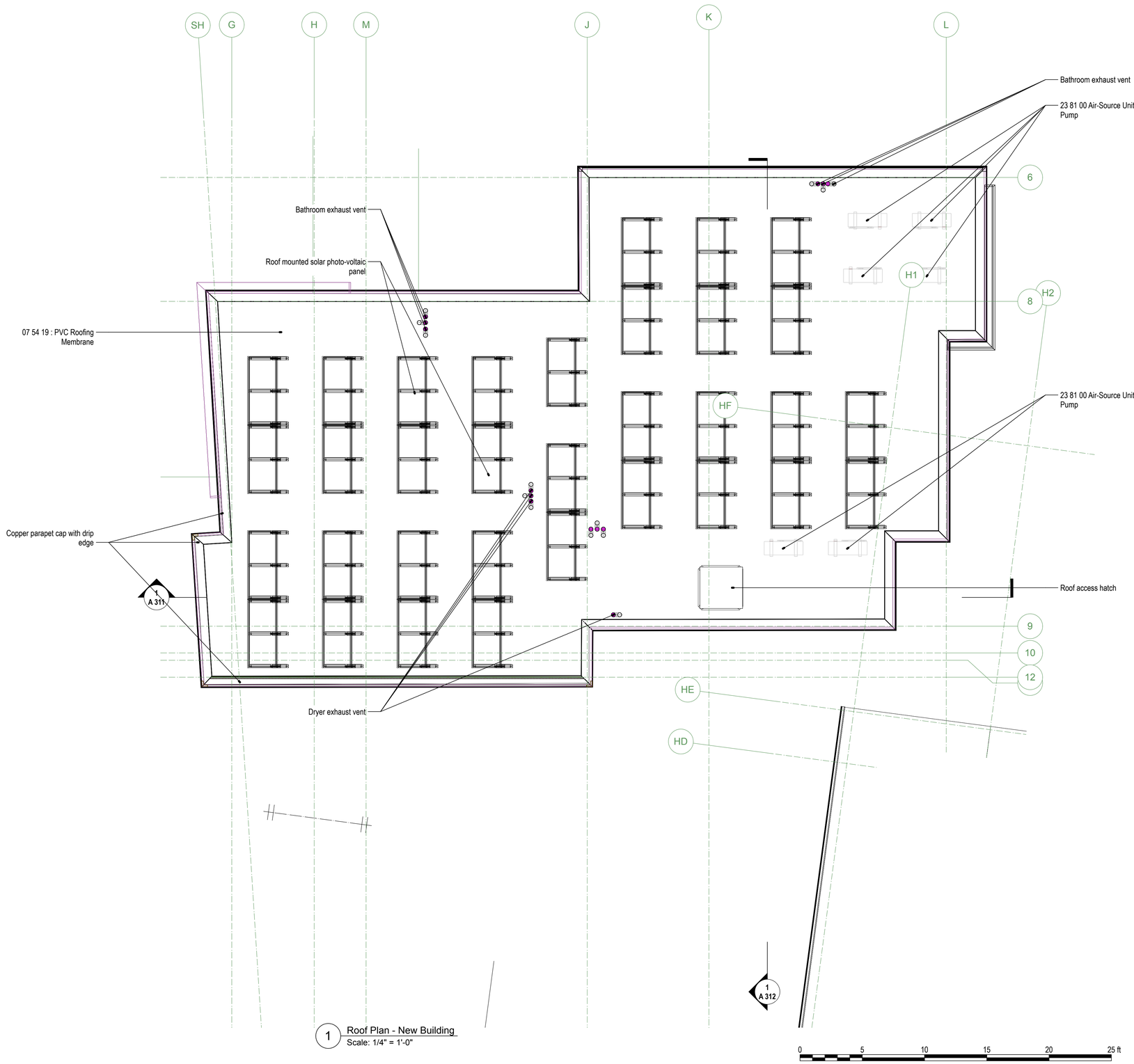
© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Floor Plan - New Structure Third Floor

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 114 of
Date: 28 May 2026	
CAD File Name: 23024	



1 Roof Plan - New Building
Scale: 1/4" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

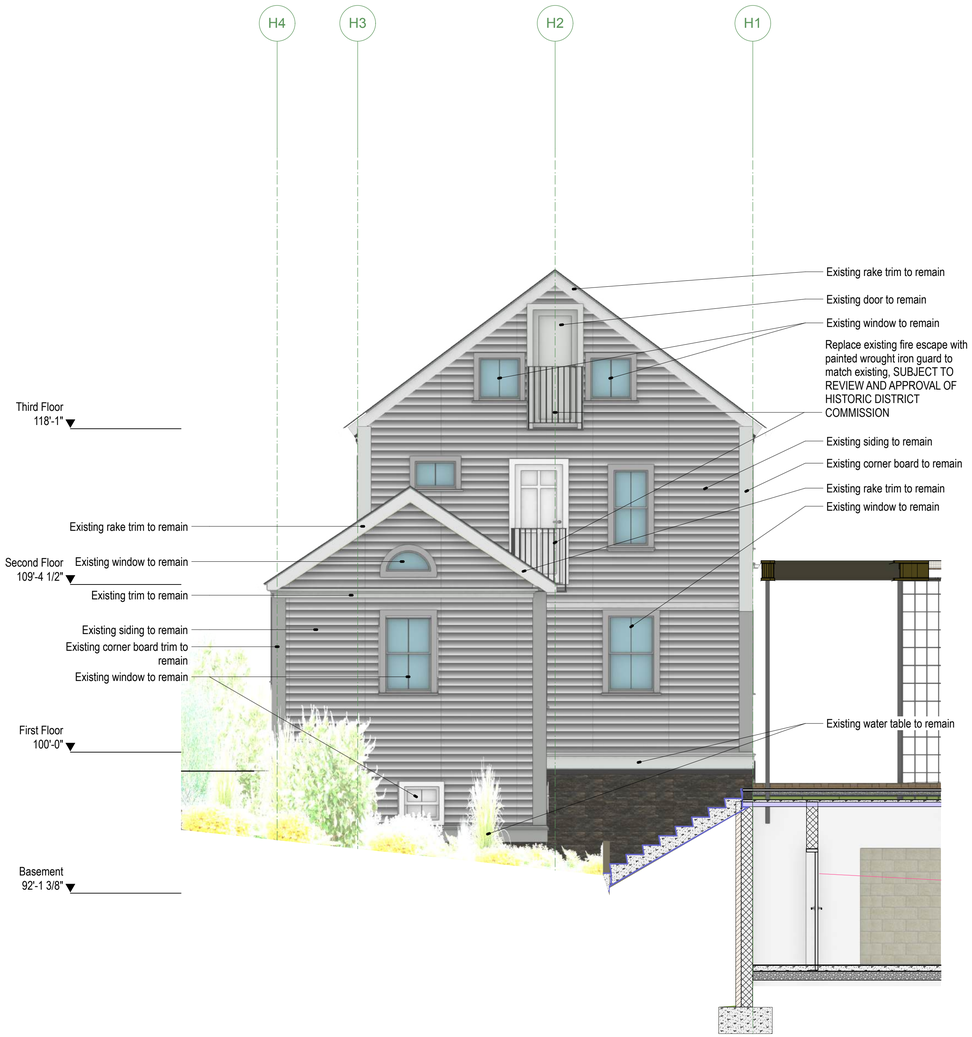
© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Roof Plan - New Structure

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 115
Date: 28 May 2026	of
CAD File Name: 23024	



2 Elevation - Historic Building Rear
Scale: 1/4" = 1'-0"

1 Elevation - Historic Building Front (Mount Auburn Street)
Scale: 1/4" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
C	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

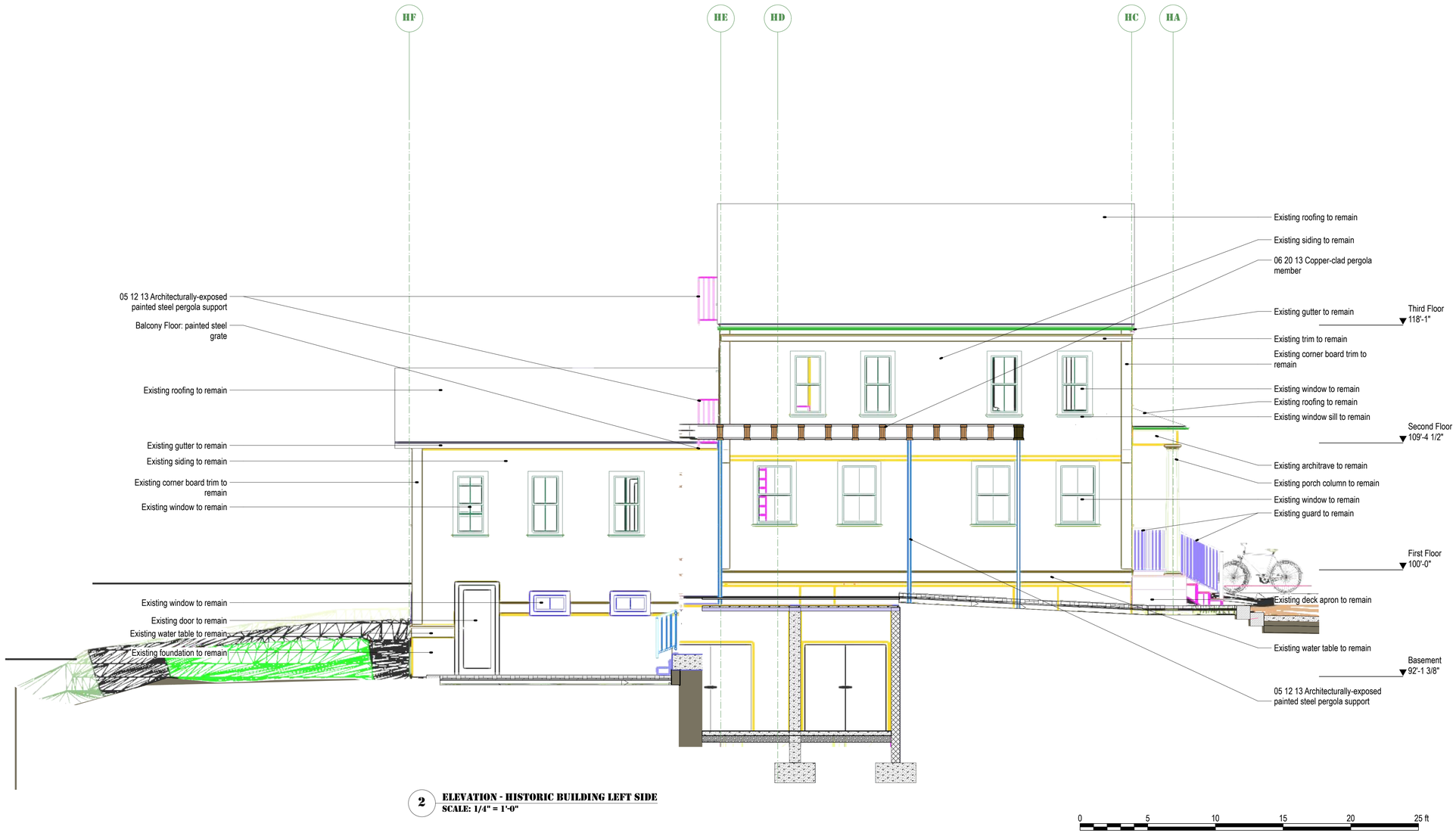
© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Historic Structure Elevations - Front and Rear

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 201
Date: 28 May 2026	of
CAD File Name: 23024	



2 ELEVATION - HISTORIC BUILDING LEFT SIDE
SCALE: 1/4" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Historic Structure Left Elevation

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 202
Date: 28 May 2026	of
CAD File Name: 23024	

1 **ELEVATION - HISTORIC BUILDING MOUNT AUBURN RIGHT SIDE YARD**
SCALE: 1/4" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Historic Structure Right Side Elevation
With New Structure Views

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 203
Date: 28 May 2026	of
CAD File Name: 23024	

1 ELEVATION - NEW BUILDING FRONT (MOUNT AUBURN STREET)
SCALE: 1/4" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue
A	06 NOV 2025	Planning & Zoning Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

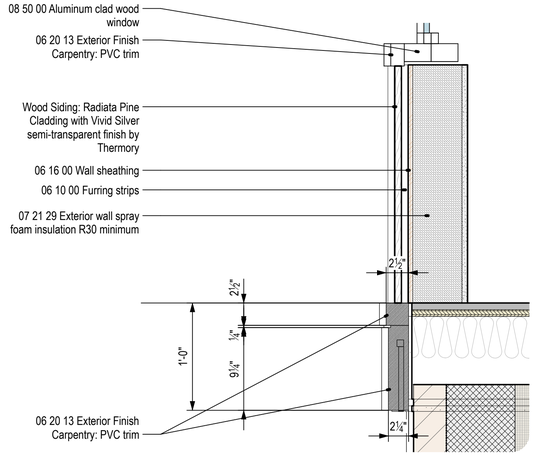
© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Elevation - New Building Mount Auburn Front

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 211
Date: 28 May 2026	of
CAD File Name: 23024	



3 **SECTION DETAIL - EXTERIOR WALL @ FIRST FLOOR**
SCALE: 1 1/2" = 1'-0"

1 **ELEVATION - NEW BUILDING ELEVATION AS VIEWED FROM SUMMER STREET**
SCALE: 1/4" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
D	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Elevation - New Building Summer Street Front

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 212
Date: 28 May 2026	of
CAD File Name: 23024	

1 ELEVATION - NEW BUILDING REAR ELEVATION
SCALE: 1/4" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Elevation - New Building Rear

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 213
Date: 28 May 2026	of
CAD File Name: 23024	

1 ELEVATION - NEW BUILDING RIGHT SIDE
SCALE: 1/4" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title: Elevation - New Building Right Elevation

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 214
Date: 28 May 2026	of
CAD File Name: 23024	

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Mount Auburn Front Views
With New Structure Views

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 215 of
Date: 28 May 2026	
CAD File Name: 23024	

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

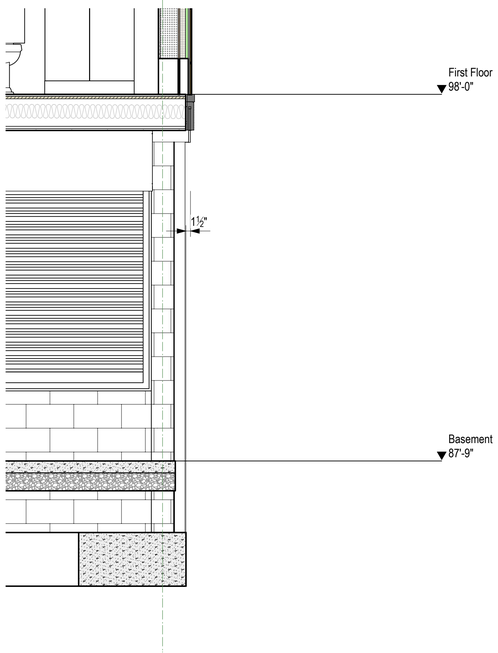
© Neh•Koo•Dah 2023-2026

Consultant

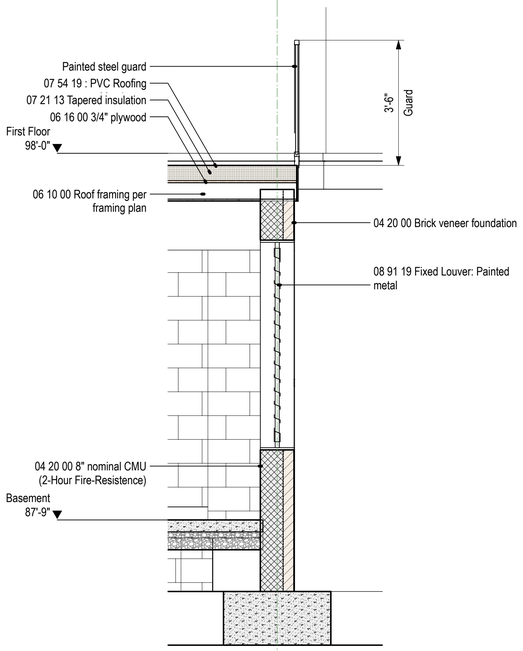
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Summer Street Front Views
With New Structure Views

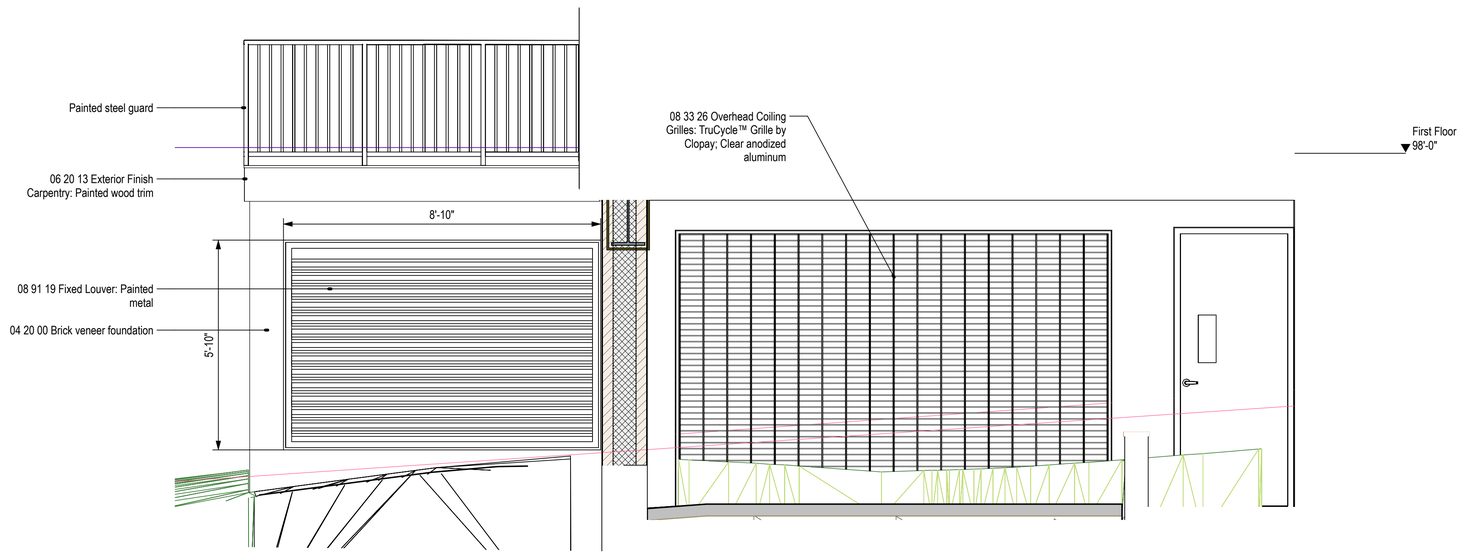
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 216 of
Date: 28 May 2026	
CAD File Name: 23024	



3 Party Wall Footing Detail
Scale: 1/2" = 1'-0"



1 Section Detail - Garage Vent Louver
Scale: 1/2" = 1'-0"



2 Enlarged Elevation - Garage Door and Pedestrian Door
Scale: 1/2" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

No.	Date	Issue Notes

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

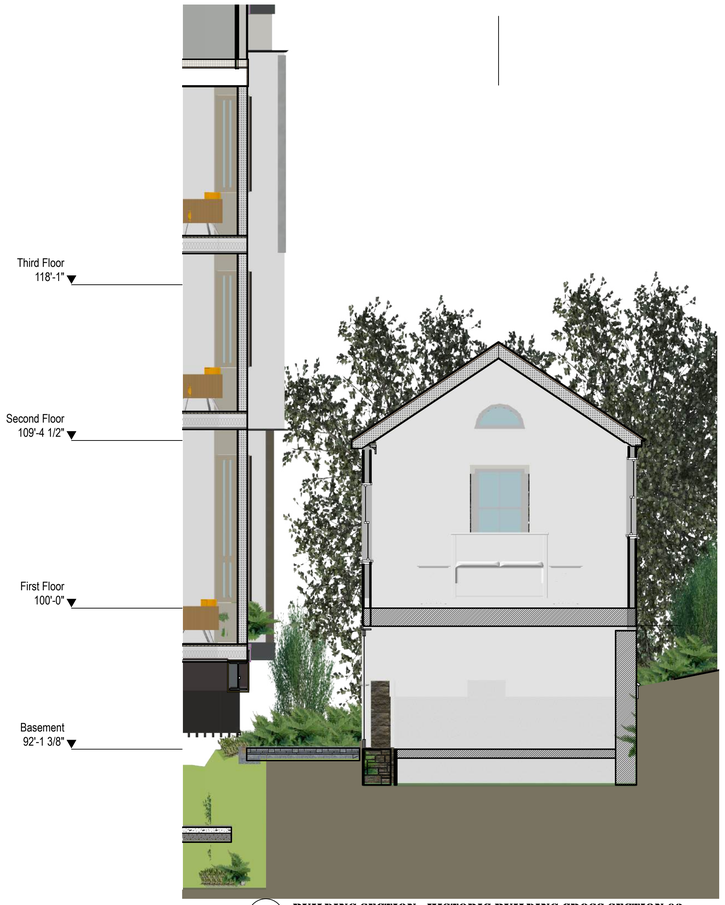
© Neh•Koo•Dah 2023-2026

Consultant

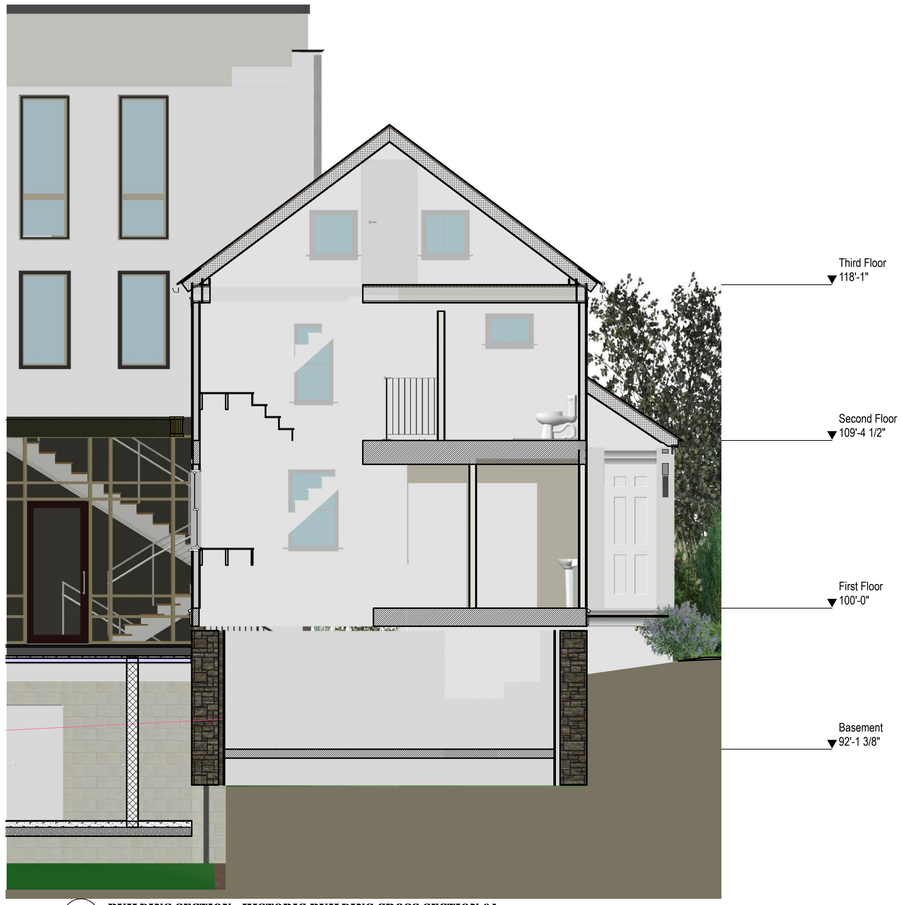
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Enlarged Elevations and Wall Sections

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 231 of
Date: 28 May 2026	
CAD File Name: 23024	



2 BUILDING SECTION - HISTORIC BUILDING CROSS SECTION 02
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION - HISTORIC BUILDING CROSS SECTION 01
SCALE: 1/4" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

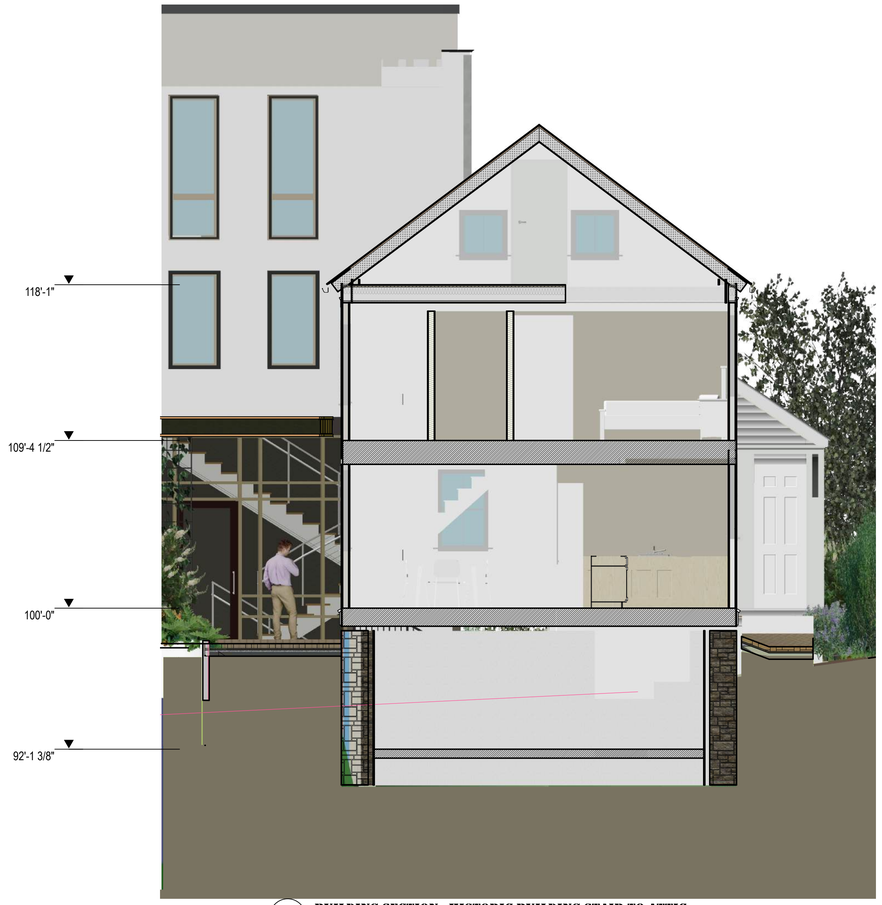
© Neh•Koo•Dah 2023-2026

Consultant

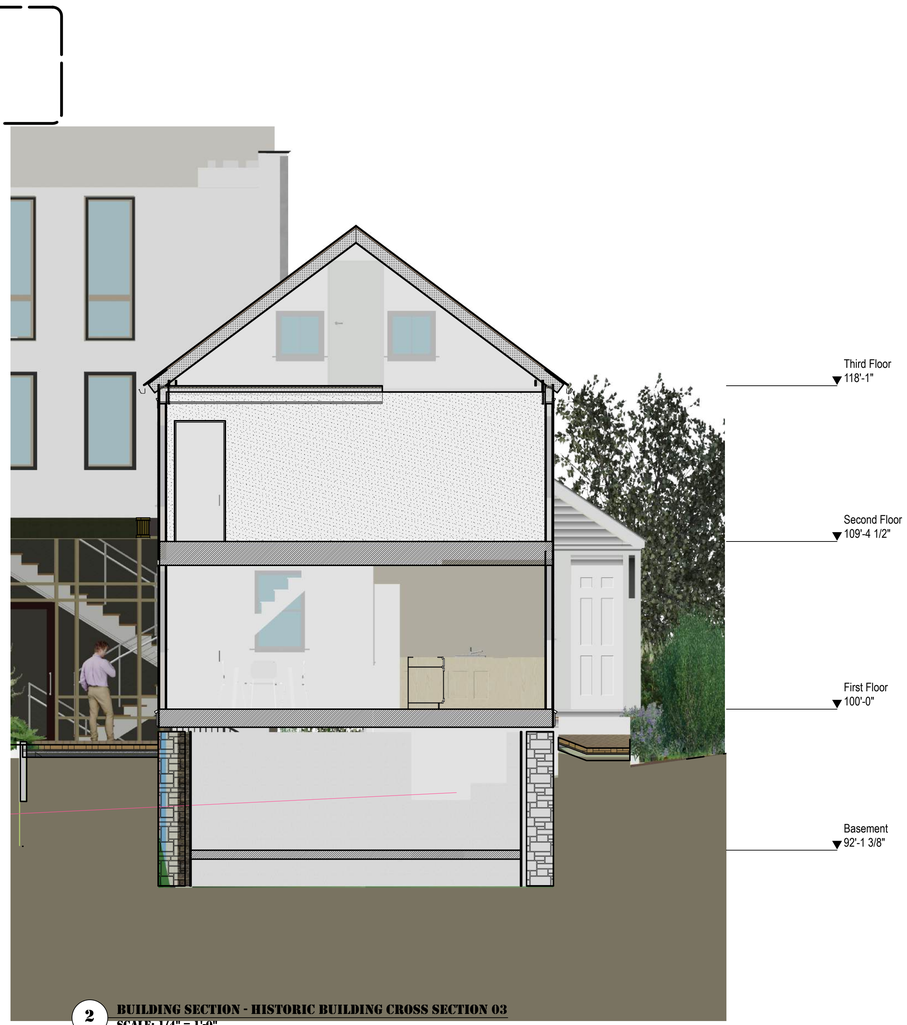
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Building Sections - Historic House

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 301
Date: 28 May 2026	of
CAD File Name: 23024	



1 **BUILDING SECTION - HISTORIC BUILDING STAIR TO ATTIC**
SCALE: 1/4" = 1'-0"



2 **BUILDING SECTION - HISTORIC BUILDING CROSS SECTION 03**
SCALE: 1/4" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

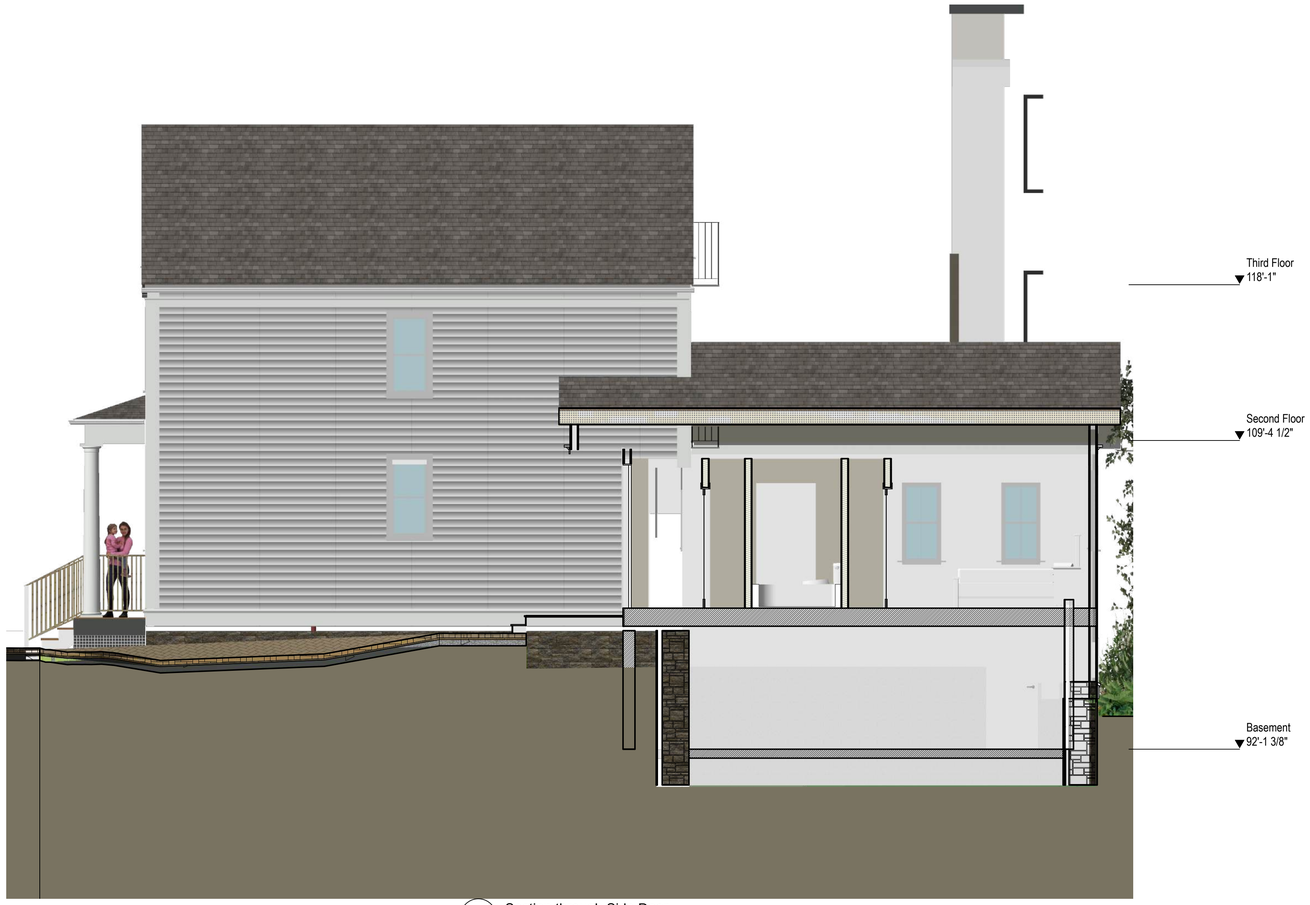
© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Building Sections - Historic House

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: **A 302**
Date: 28 May 2026	of
CAD File Name: 23024	



2 Section through Side Door
Scale: 1/4" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

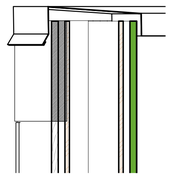
© Neh•Koo•Dah 2023-2026

Consultant

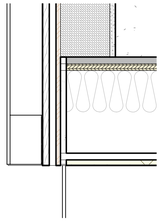
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Building Sections - Historic House

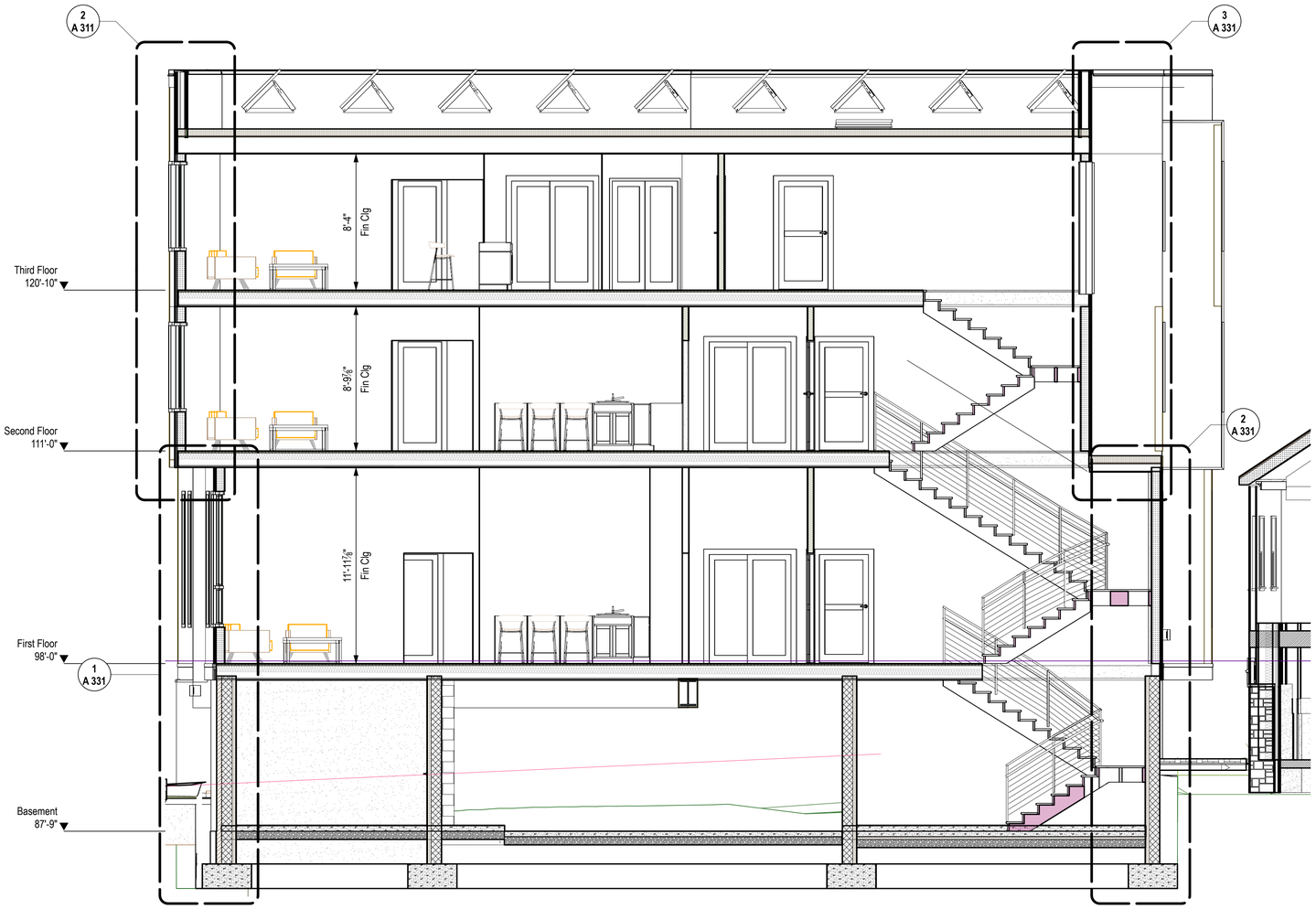
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 303
Date: 28 May 2026	of
CAD File Name: 23024	



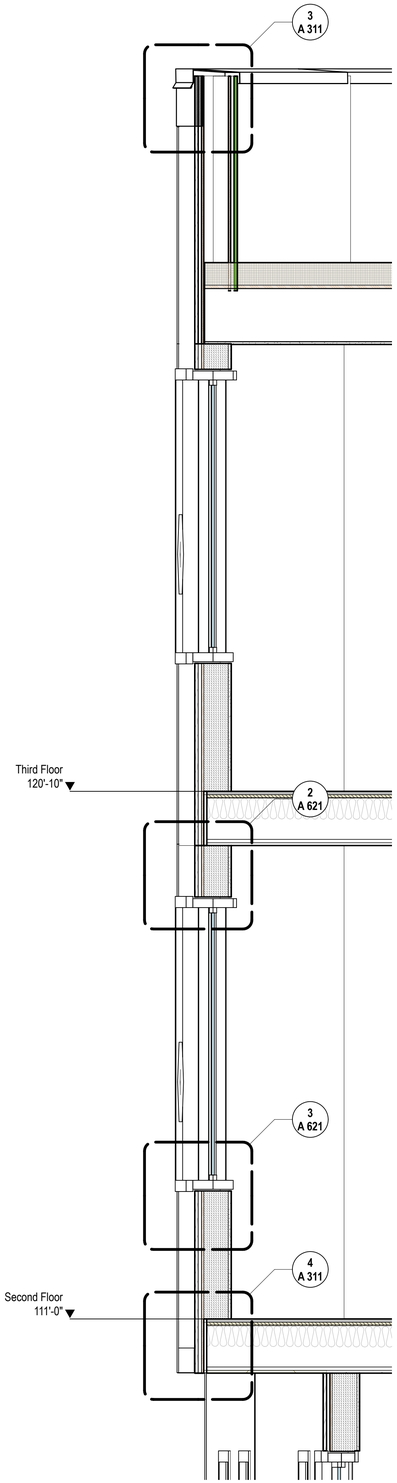
3 Section Detail - Parapet Top
Scale: 1 1/2" = 1'-0"



4 Section Detail - Bay Projection Bottom
Scale: 1 1/2" = 1'-0"



1 Building Section - New Building Section through Stair
Scale: 1/4" = 1'-0"



2 Wall Section - Bay Projection Summer Street
Scale: 3/4" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

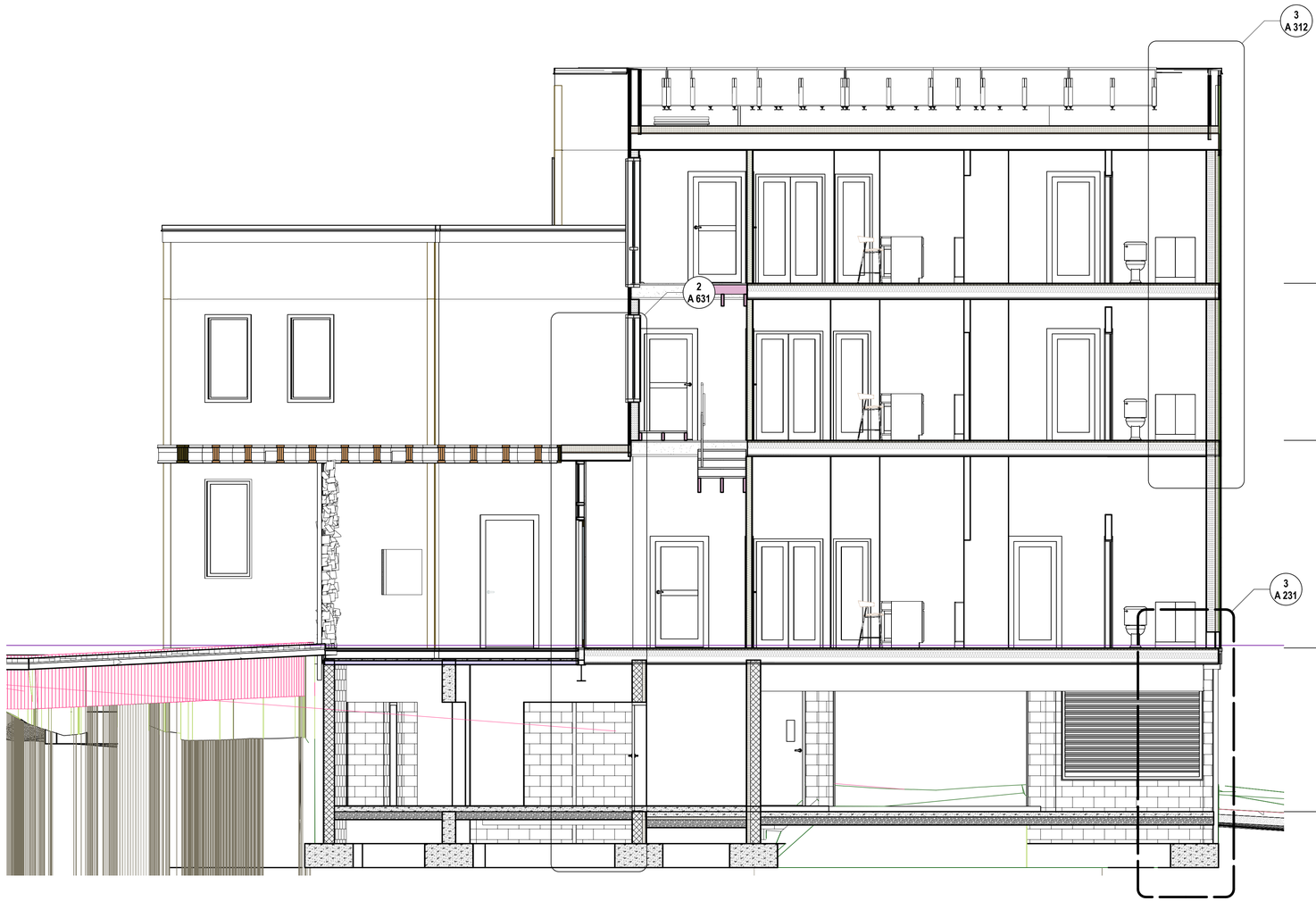
© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

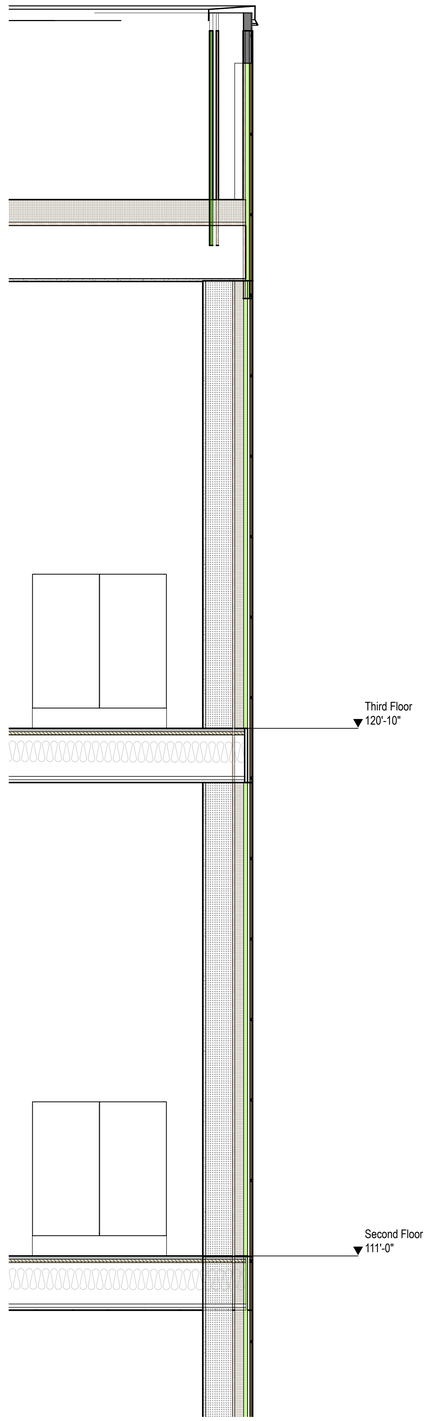
Drawing Title
Building Sections

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 311
Date: 28 May 2026	of
CAD File Name: 23024	



1 Building Section - New Building Section through Stair
Scale: 1/4" = 1'-0"

0 5 10 15 20 25 ft



3 Wall Section - Party Wall Top
Scale: 3/4" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Building Sections

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 312
Date: 28 May 2026	of
CAD File Name: 23024	

1 Building Section - New Building Section Front Unit Entry
Scale: 1/4" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

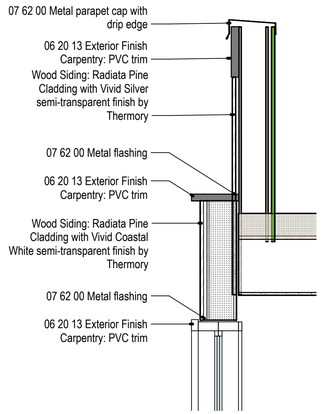
© Neh•Koo•Dah 2023-2026

Consultant

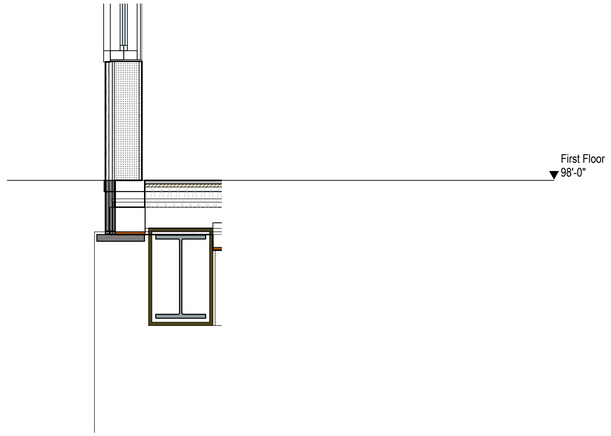
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Building Sections

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No. A 313 of
Date: 28 May 2026	
CAD File Name: 23024	

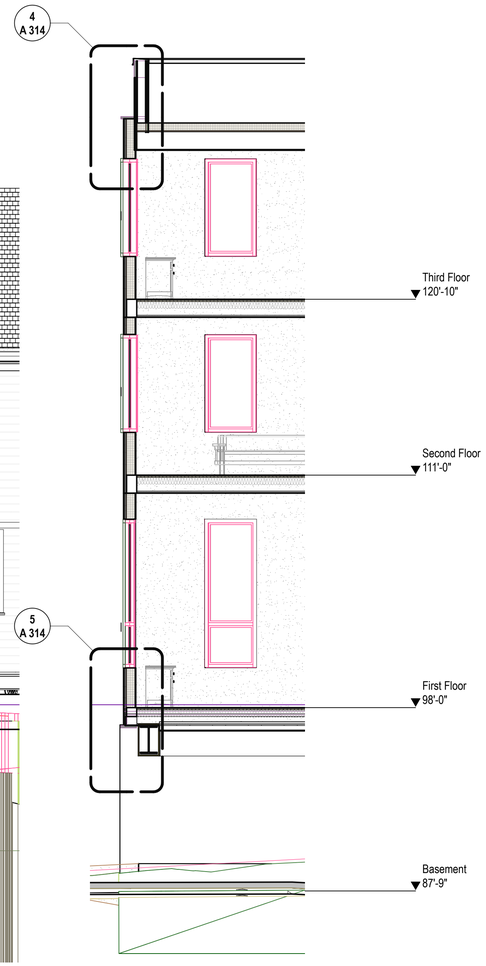


4 Section Detail - Bay Projection Top
Scale: 3/4" = 1'-0"



5 Section Detail - Bay Projection Bottom 2
Scale: 3/4" = 1'-0"

1 Building Section 1/A314
Scale: 1/4" = 1'-0"



3 Building Section - Partial - at Bay Projection
Scale: 1/4" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

No.	Date	Issue Notes

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

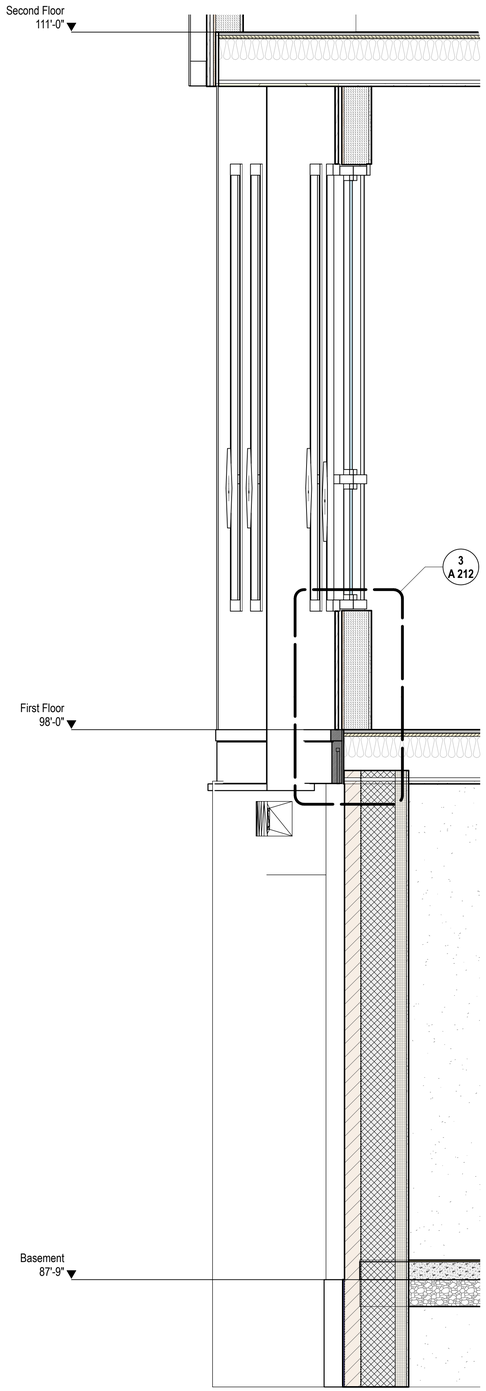
© Neh•Koo•Dah 2023-2026

Consultant

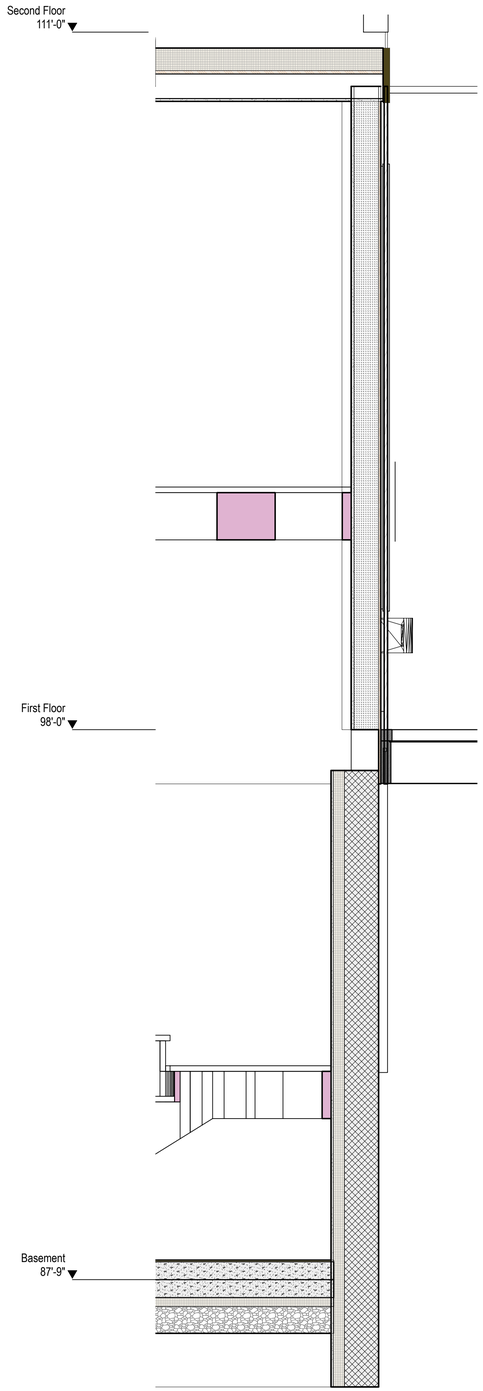
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Building Sections

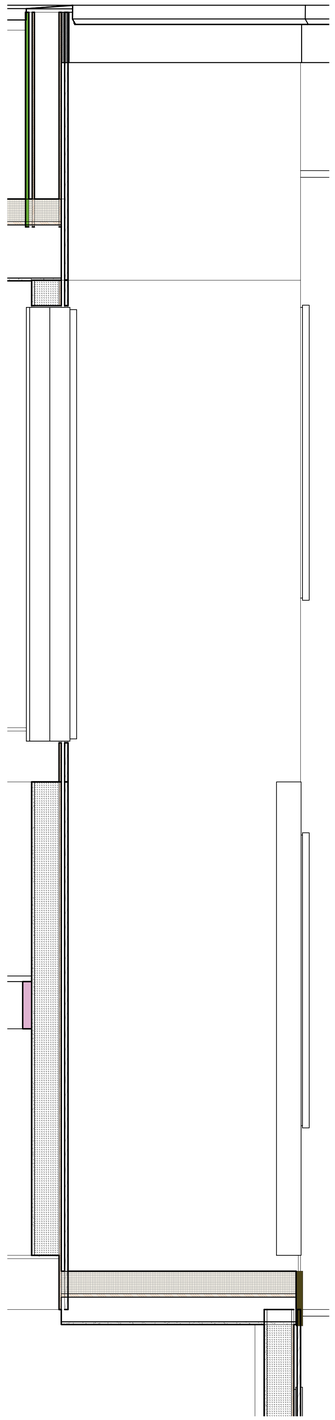
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 314
Date: 28 May 2026	of
CAD File Name: 23024	



1 Wall Section - Bay Projection Summer Street Lower
Scale: 3/4" = 1'-0"



2 Wall Section - Stair Rear Lower
Scale: 3/4" = 1'-0"



3 Wall Section - Stair Rear Upper
Scale: 3/4" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

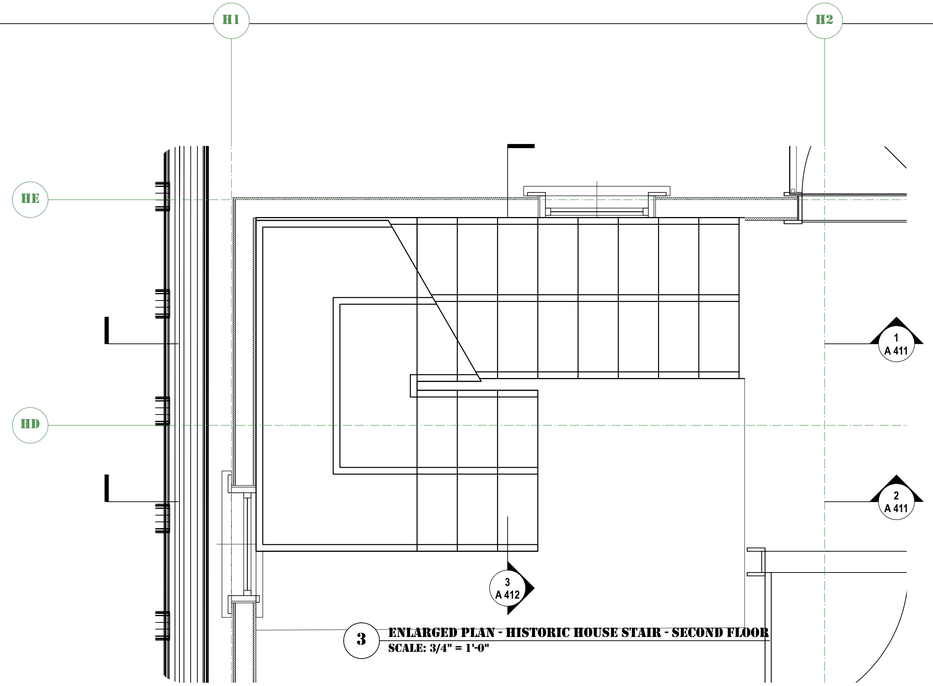
© Neh•Koo•Dah 2023-2026

Consultant

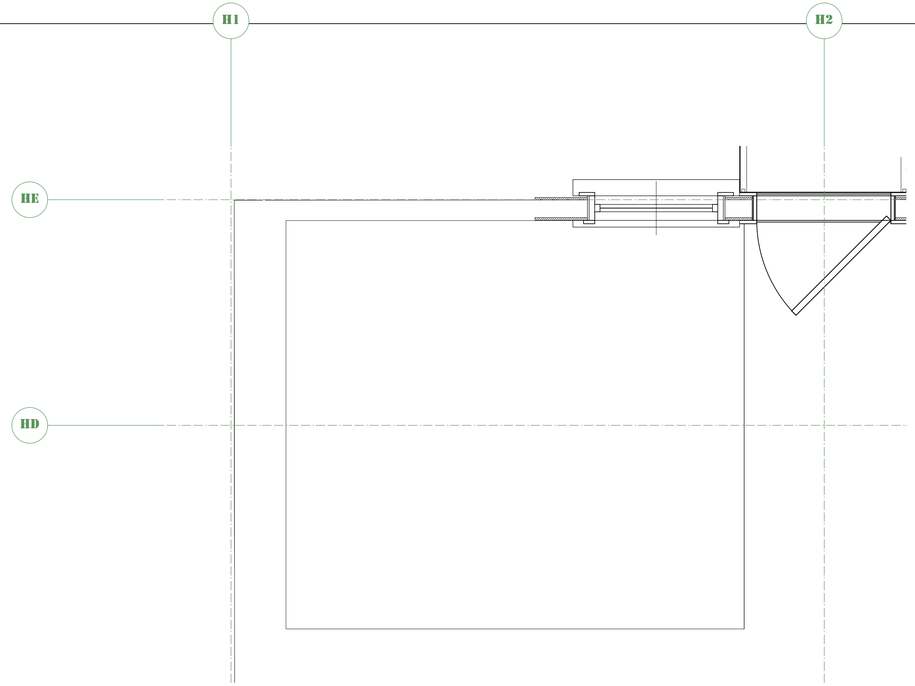
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

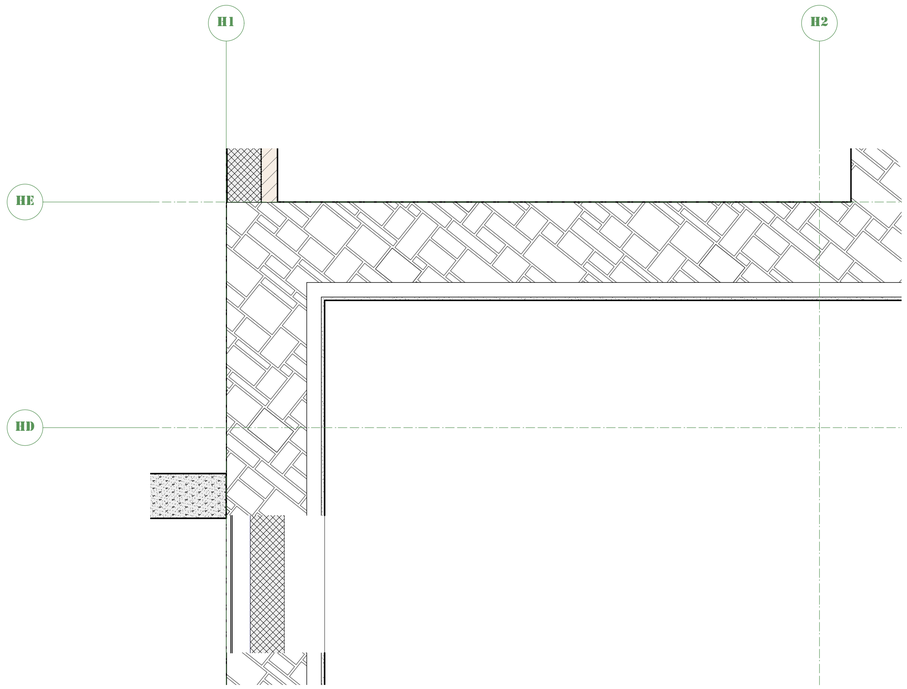
Drawing Title
Wall Sections

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 331
Date: 28 May 2026	of
CAD File Name: 23024	

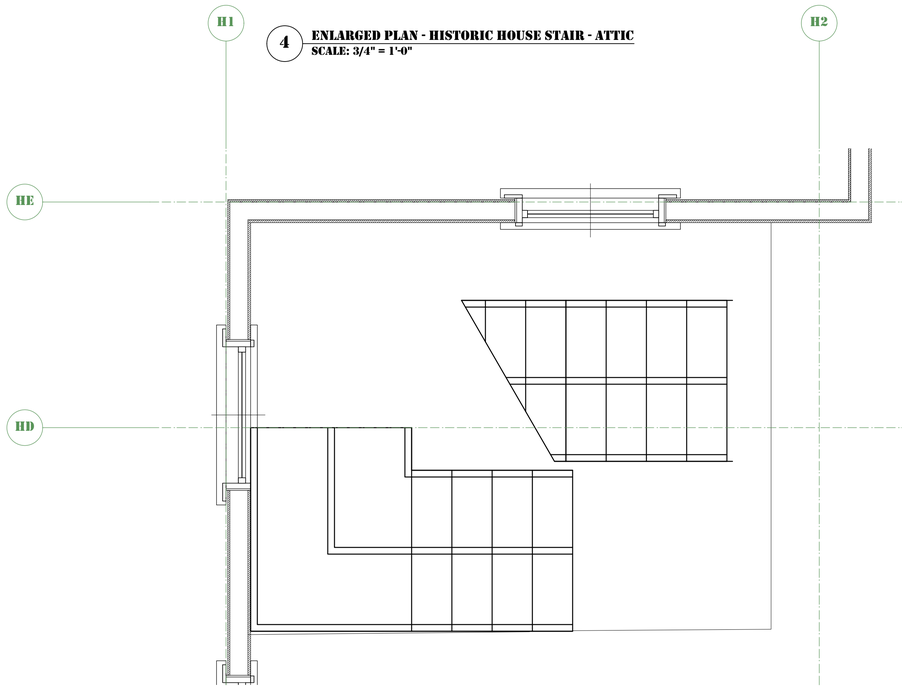


3 ENLARGED PLAN - HISTORIC HOUSE STAIR - SECOND FLOOR
SCALE: 3/4" = 1'-0"





2 ENLARGED PLAN - HISTORIC HOUSE STAIR - BASEMENT FLOOR
SCALE: 3/4" = 1'-0"



4 ENLARGED PLAN - HISTORIC HOUSE STAIR - ATTIC
SCALE: 3/4" = 1'-0"

2 ENLARGED PLAN - HISTORIC HOUSE STAIR - FIRST FLOOR
SCALE: 3/4" = 1'-0"

0 1 2 3 4 5 6 7 8 9 10 11 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

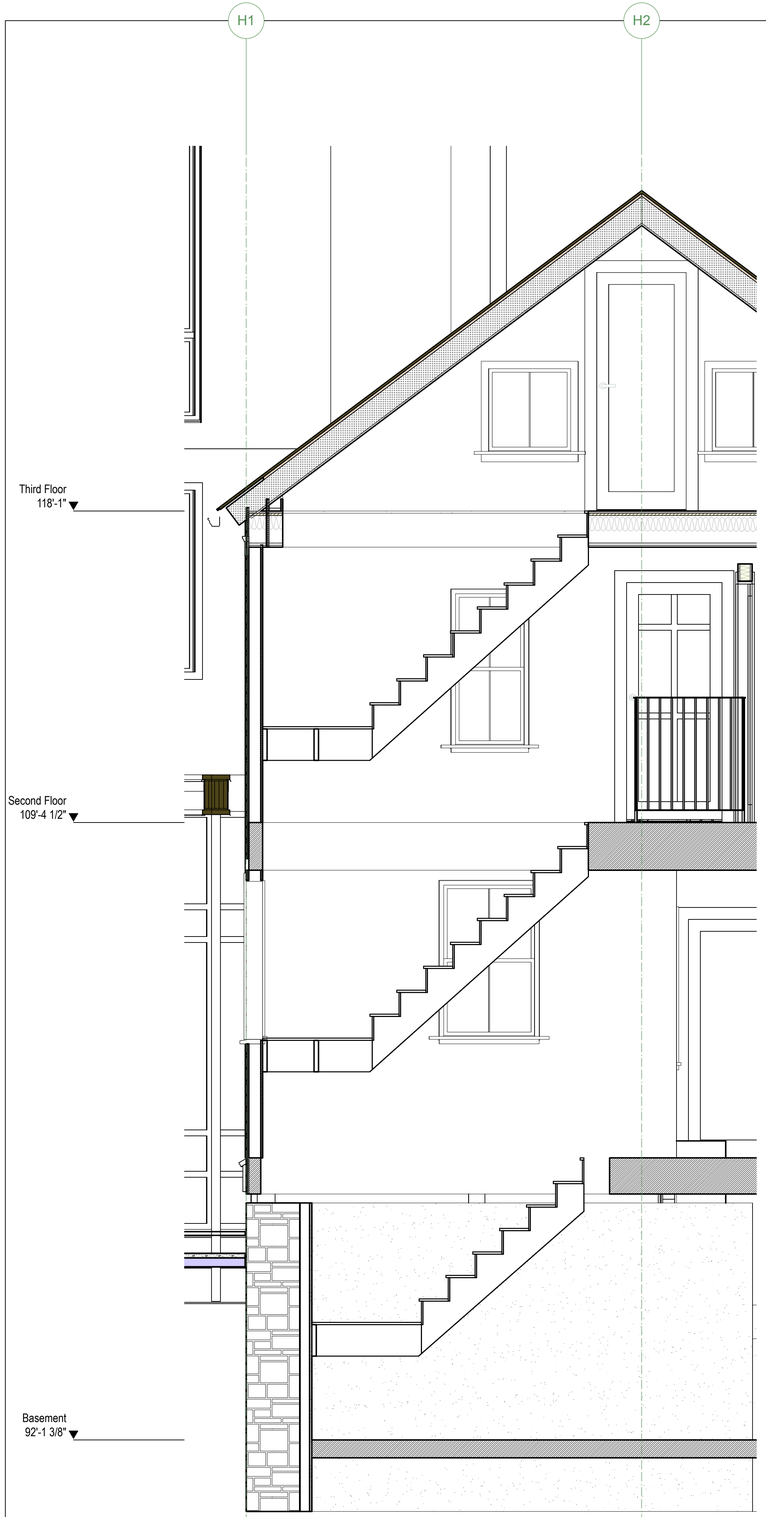
© Neh•Koo•Dah 2023-2026

Consultant

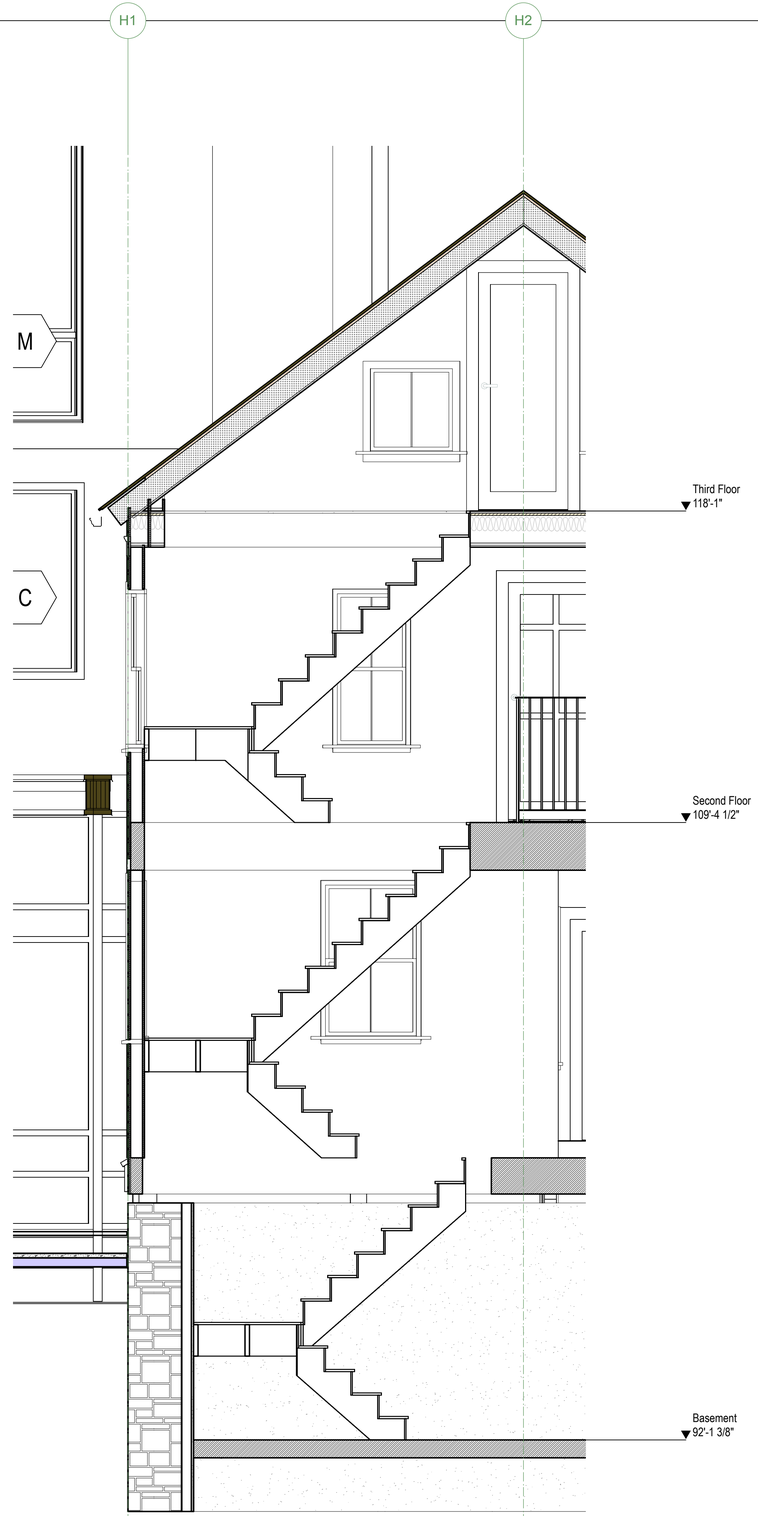
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Historic Building Stair Plans
Interior Elevations

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 401
Date: 28 May 2026	of
CAD File Name: 23024	



1 Historic House Stair Section 01
Scale: 1/2" = 1'-0"



2 Historic House Stair Section 02
Scale: 1/2" = 1'-0"

0 1 2 3 4 5 6 7 8 9 10 11 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

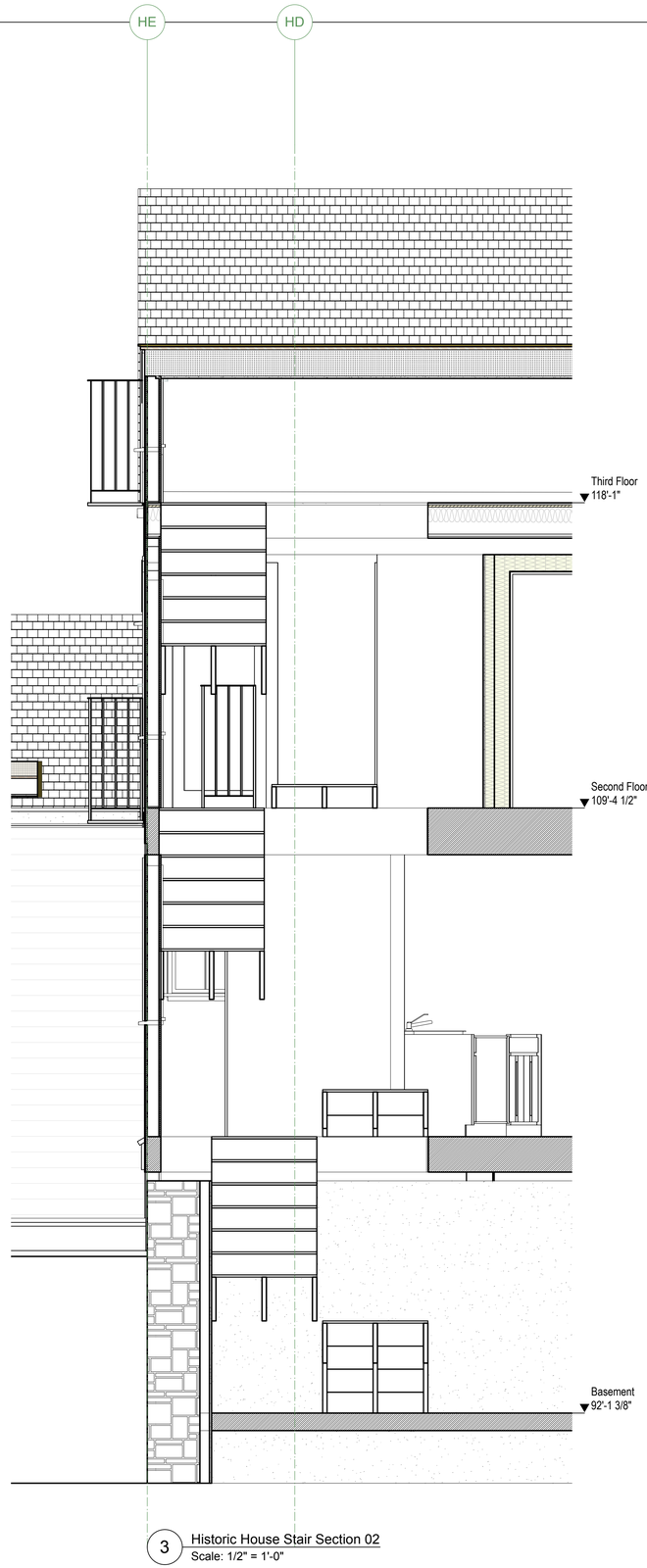
© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Historic Building Stair Sections
Interior Elevations

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 411
Date: 28 May 2026	of
CAD File Name: 23024	



3 Historic House Stair Section 02
Scale: 1/2" = 1'-0"

0 1 2 3 4 5 6 7 8 9 10 11 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Historic Building Stair Sections
Interior Elevations

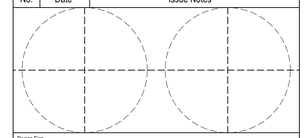
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 412
Date: 28 May 2026	of
CAD File Name: 23024	

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue



Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Enlarged Plans, Interior Elevations
Interior Elevations

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 451
Date: 28 May 2026	of
CAD File Name: 23024	

0 5 10 15 20 25 ft

1 Detail 01
Scale: 1 1/2" = 1'-0"

0 5 10 15 20 25 ft

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

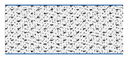
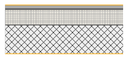
Drawing Title
Details
Interior Elevations

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 501
Date: 28 May 2026	of
CAD File Name: 23024	

Wall Styles

Mark	Description	Wall Function	Cost Index Code	Fire Rating	STC Rating	Model	Manufacturer
1A	5/8" gyp board each side of 2x4 wood stud 16 inches on center max	---		1 Hour	44 STC		
1B	5/8" gyp board each side of 2x4 wood stud 16 inches on center max	Partition Type 01B		NR	44 STC		
CW-1		Unstyled Curtain Wall					
Exst01	---	---		---	---		
NKD - CMU w-Terra Cotta Rainscreen - no Interior Finish		NKD - CMU w-Terra Cotta Rainscreen - no Interior Finish		Non-compliant with NFPA 285			

Wall Styles with Images

Image	Mark	Description	Wall Function	Cost Index Code	Fire Rating	STC Rating	Model	Manufacturer
	1A	5/8" gyp board each side of 2x4 wood stud 16 inches on center max	---		1 Hour	44 STC		
	1B	5/8" gyp board each side of 2x4 wood stud 16 inches on center max	Partition Type 01B		NR	44 STC		
	CW-1		Unstyled Curtain Wall					
	Exst01	---	---		---	---		
	NKD - CMU w-Terra Cotta Rainscreen - no Interior Finish		NKD - CMU w-Terra Cotta Rainscreen - no Interior Finish		Non-compliant with NFPA 285			

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

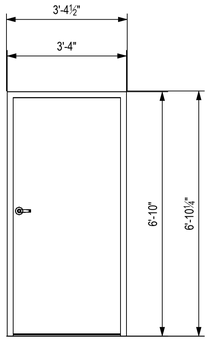
Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Partition Types
Interior Elevations

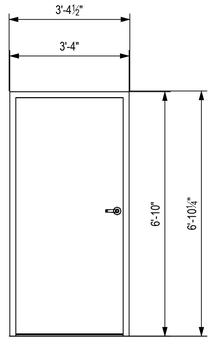
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 601
Date: 28 May 2026	of
CAD File Name: 23024	

NKD - Door Types



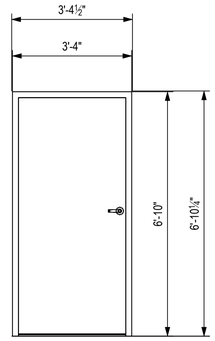
Door Designation(s): C01

Manufacturer:
Model:
1.750"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: DHW-002



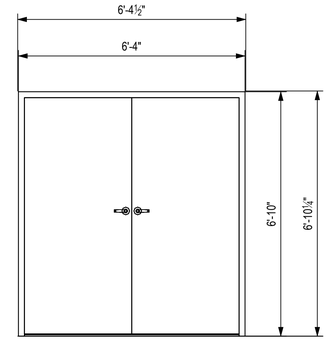
Door Designation(s): C01

Manufacturer:
Model:
1.750"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: DHW-002



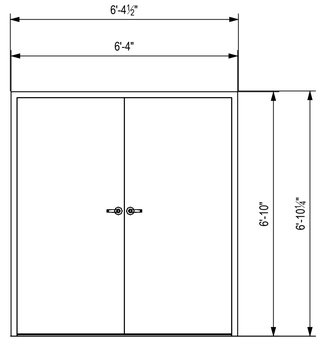
Door Designation(s): C01

Manufacturer:
Model:
1.750"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: DHW-002



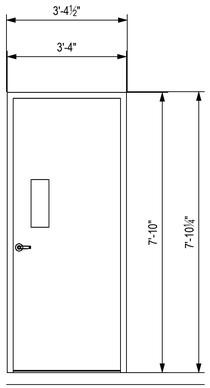
Door Designation(s): C01

Manufacturer:
Model:
1.750"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: DHW-002



Door Designation(s): C01

Manufacturer:
Model:
1.750"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: DHW-002



Door Designation(s): C01

Manufacturer:
Model:
1.750"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: DHW-002

1 DOOR ELEVATION - GARAGE DOOR AND PEDESTRIAN DOOR
SCALE: 1/2" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

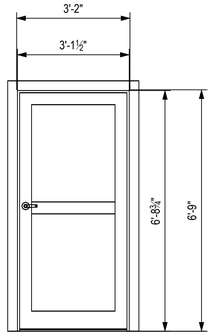
Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Door Schedule - Basement
Interior Elevations

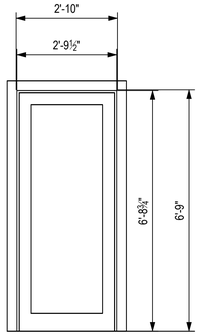
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 611
Date: 28 May 2026	of
CAD File Name: 23024	

NKD - Door Types



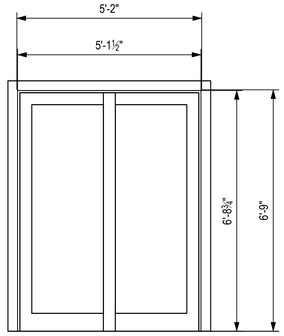
Door Designation(s): C01

Manufacturer:
Model:
Leaf Thickness: 2"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: DHW-002



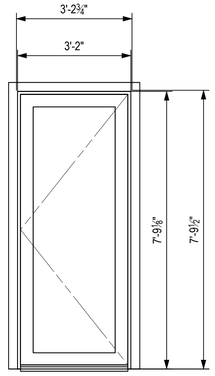
Door Designation(s): B01

Manufacturer:
Model:
Leaf Thickness: 1 1/2"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3

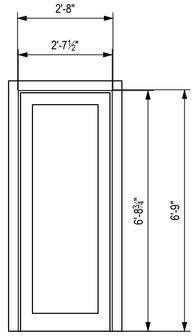


Door Designation(s): 101

Manufacturer:
Model:
Leaf Thickness: 1 1/2"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3

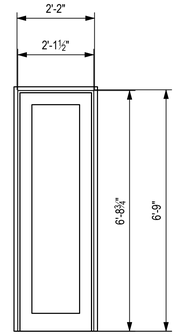


Door Designation(s): X01
Shearing Shades ; Status Sensor/ Smart Lock
Manufacturer: Pella (450 Series)
Model: Contemporary Patio (Active-Passive)
Leaf Thickness: 2"
Door Material: Aluminum-Clad
Door Fire Rating:
Door Finish: n/a
Door Hardware: HDW-3
Shearing Shades ; Status Sensor/ Smart Lock



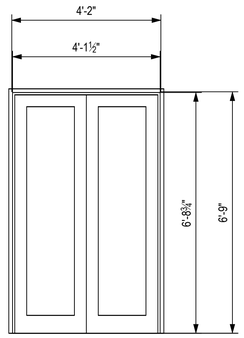
Door Designation(s): B01

Manufacturer:
Model:
Leaf Thickness: 1 1/2"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



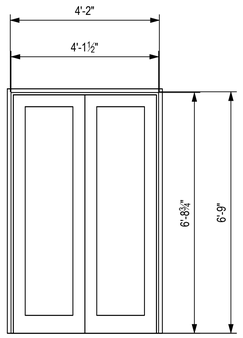
Door Designation(s): B01

Manufacturer:
Model:
Leaf Thickness: 1 1/2"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



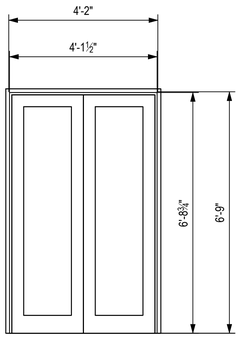
Door Designation(s): B01

Manufacturer:
Model:
Leaf Thickness: 1 1/2"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



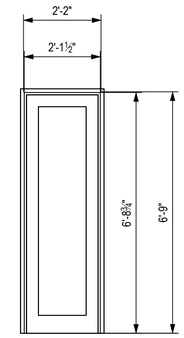
Door Designation(s): B01

Manufacturer:
Model:
Leaf Thickness: 1 1/2"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



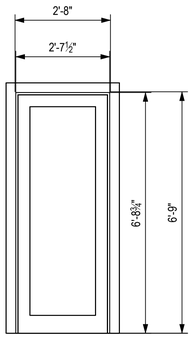
Door Designation(s): B01

Manufacturer:
Model:
Leaf Thickness: 1 1/2"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



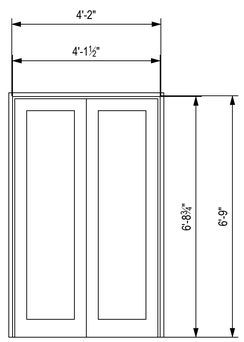
Door Designation(s): B01

Manufacturer:
Model:
Leaf Thickness: 1 1/2"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



Door Designation(s): B01

Manufacturer:
Model:
Leaf Thickness: 1 1/2"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



Door Designation(s): B01

Manufacturer:

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

NEH•KOO•DAH

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

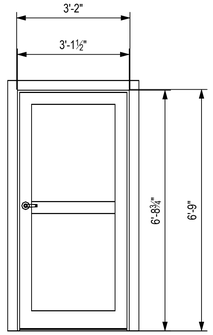
Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Door Schedule
Interior Elevations

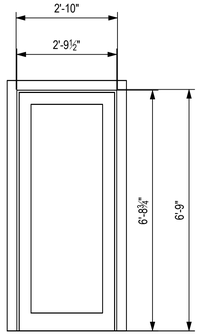
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 611
Date: 28 May 2026	of
CAD File Name: 23024	

NKD - Door Types



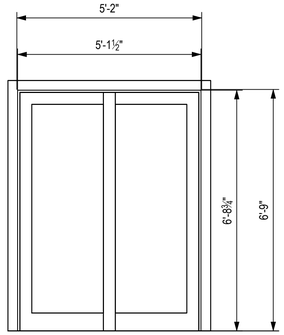
Door Designation(s): C01

Manufacturer:
Model:
1.750"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: DHW-002



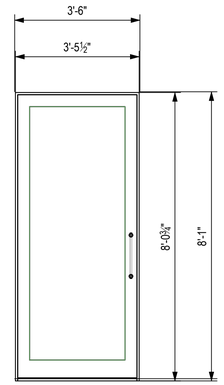
Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



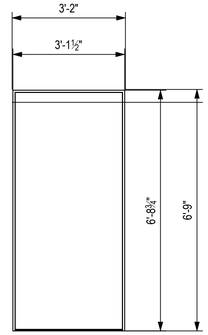
Door Designation(s): 101

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



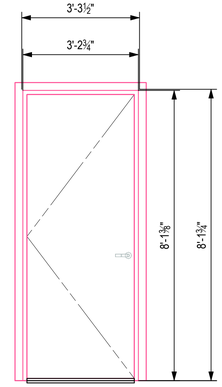
Door Designation(s): X01

Manufacturer:
Model:
1.750"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: DHW-002

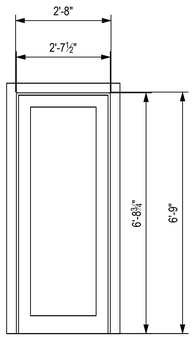


Door Designation(s): 101

Manufacturer:
Model:
1.750"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3

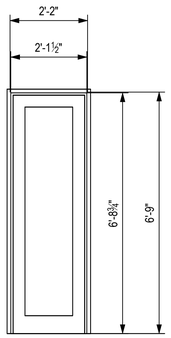


Door Designation(s): X11
Status Sensor & Smart Lock
Manufacturer:
Model: **Residential Entry (Rectangular Inswing)**
1.700"
Door Material: Wood Interior/Glass/Exterior Alum Clad
Door Fire Rating:
Door Finish: Wood Interior/Glass/Exterior Alum Clad
Door Hardware: DHW-003
Status Sensor & Smart Lock



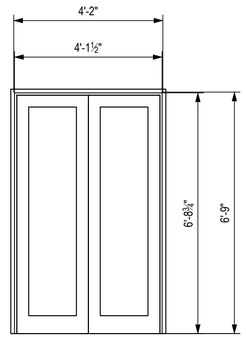
Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



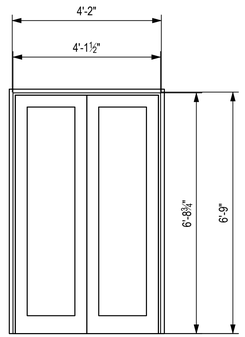
Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



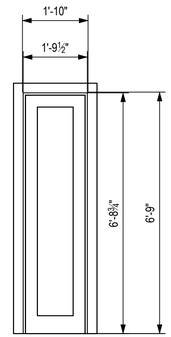
Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

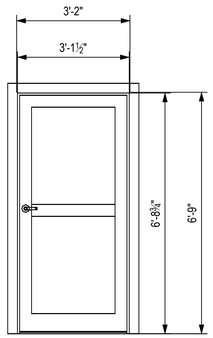
Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Door Schedule - First Floor
Interior Elevations

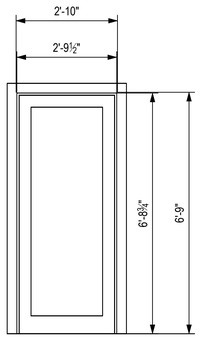
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 612
Date: 28 May 2026	of
CAD File Name: 23024	

NKD - Door Types



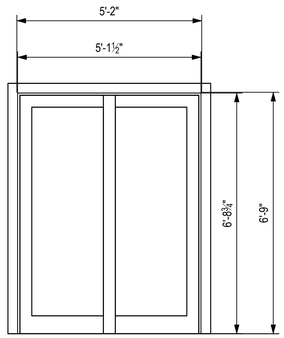
Door Designation(s): C01

Manufacturer:
Model:
1.750"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: DHW-002



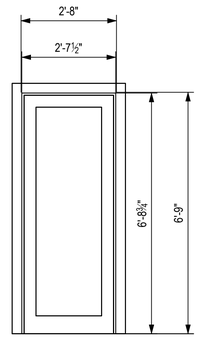
Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



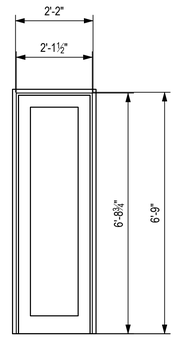
Door Designation(s): 101

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



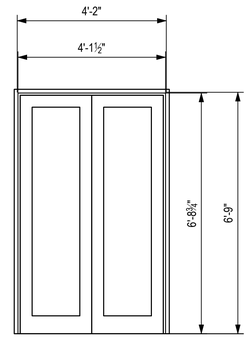
Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



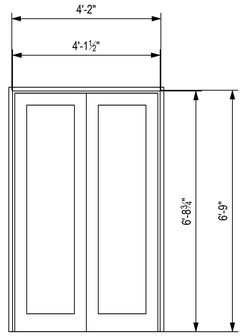
Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



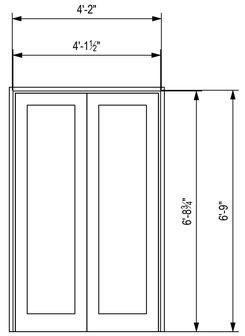
Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

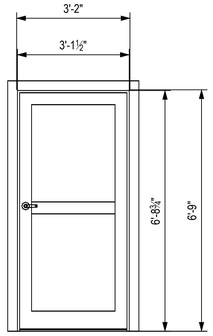
Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Door Schedule - Second Floor
Interior Elevations

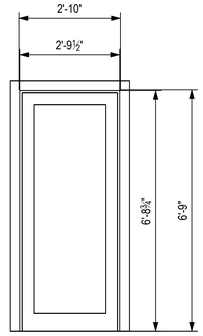
Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 613
Date: 28 May 2026	of
CAD File Name: 23024	

NKD - Door Types



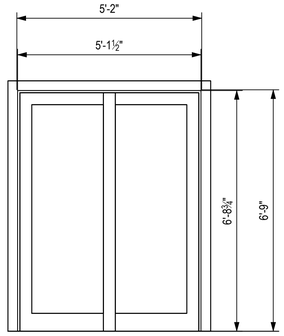
Door Designation(s): C01

Manufacturer:
Model:
1.750"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: DHW-002



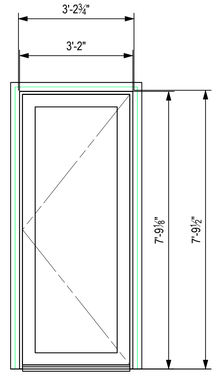
Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3

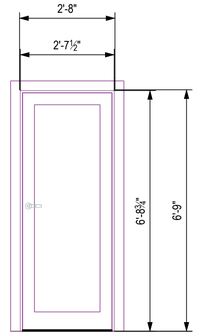


Door Designation(s): 101

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3

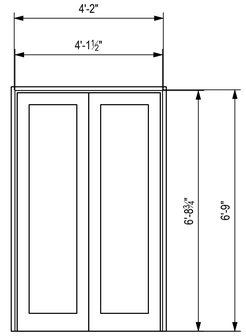


Door Designation(s): X01
Shearing Shades ; Status Sensor/ Smart Lock
Manufacturer: Pella (450 Series)
Model: Contemporary Patio (Active-Passive)
2.063"
Door Material: Aluminum-Clad
Door Fire Rating:
Door Finish: n/a
Door Hardware: HDW-3
Shearing Shades ; Status Sensor/ Smart Lock



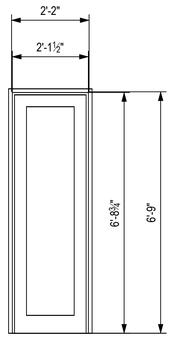
Door Designation(s): 101

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: NKD - 006



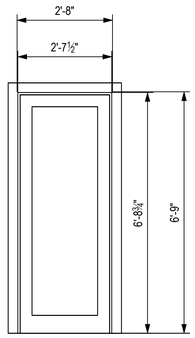
Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



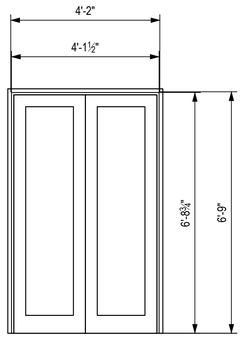
Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3



Door Designation(s): B01

Manufacturer:
Model:
1.375"
Door Material:
Door Fire Rating:
Door Finish:
Door Hardware: HDW-3

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

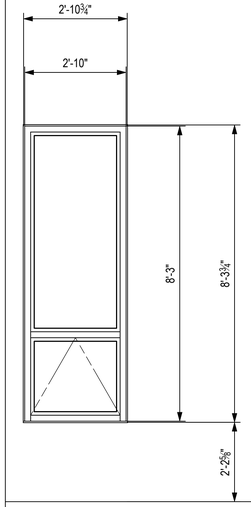
Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

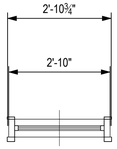
Drawing Title
Door Schedule - Third Floor
Interior Elevations

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 614
Date: 28 May 2026	of
CAD File Name: 23024	

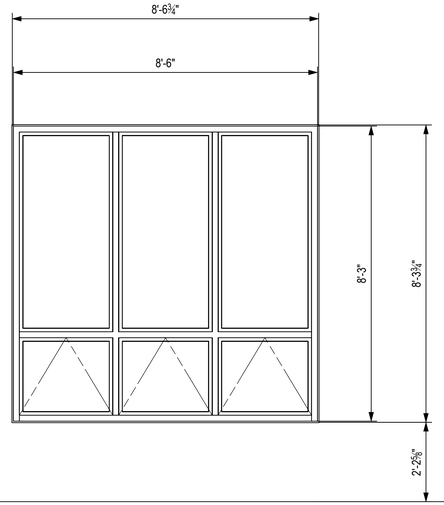
NKD - Window Types



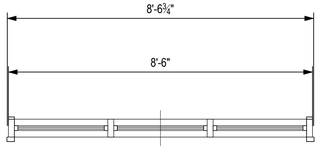
Egress: EER Req'd



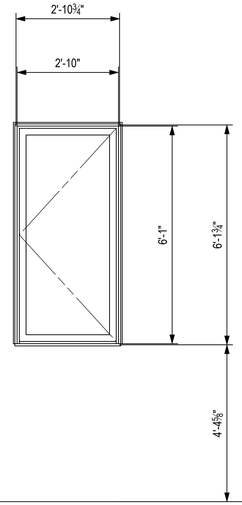
Window Designations: A
Configuration Custom
Location(s): A



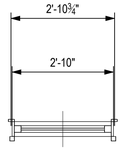
Egress: FALSE



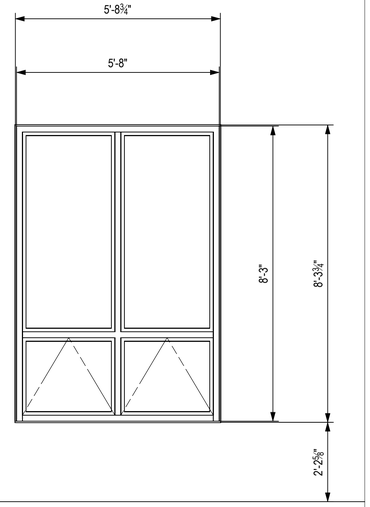
Window Designations: B
Configuration Custom
Location(s): B



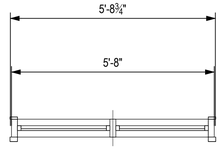
Egress: FALSE



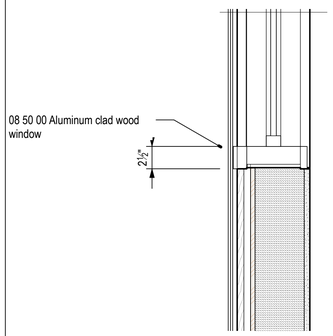
Window Designations: D
Configuration Casement
Location(s): D



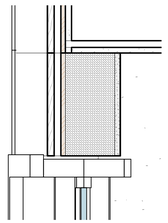
Egress: FALSE



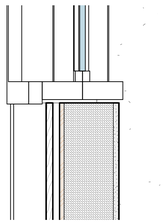
Window Designations: H
Configuration Custom
Location(s): H



1 **TYPICAL WINDOW JAMB DETAIL**
SCALE: 1 1/2" = 1'-0"



2 **SECTION DETAIL - TYPICAL WINDOW HEAD**
SCALE: 1 1/2" = 1'-0"



3 **SECTION DETAIL - TYPICAL WINDOW SILL**
SCALE: 1 1/2" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

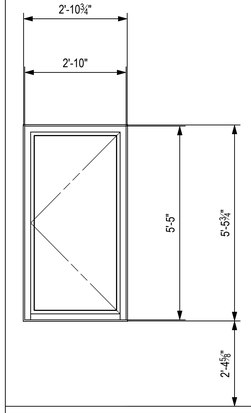
Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

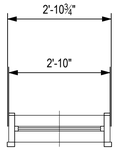
Drawing Title
Window Schedule Basement and First Floor
Interior Elevations

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 621
Date: 28 May 2026	
CAD File Name: 23024	of

NKD - Window Types

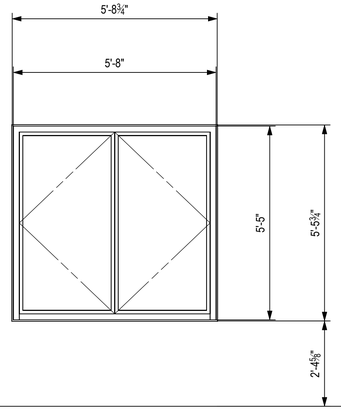


Egress: FALSE

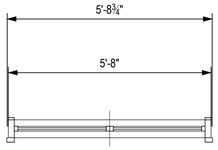


C

Window Designations: C
Configuration Casement
Location(s): C

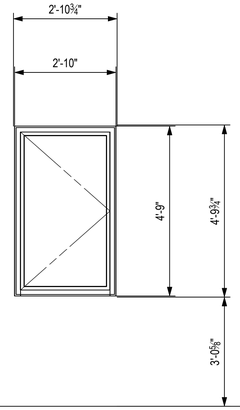


Egress: FALSE

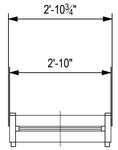


E

Window Designations: E
Configuration Casement
Location(s): E

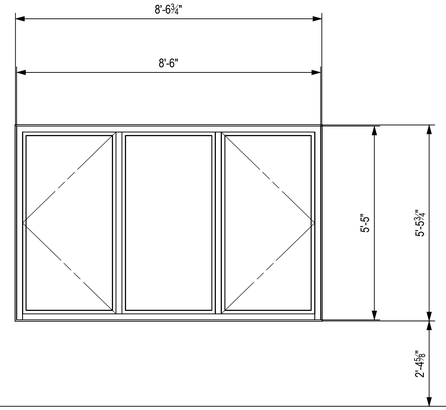


Egress: FALSE

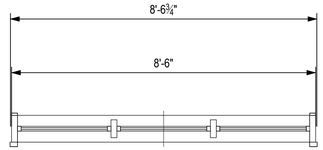


J

Window Designations: J
Configuration Casement
Location(s): J

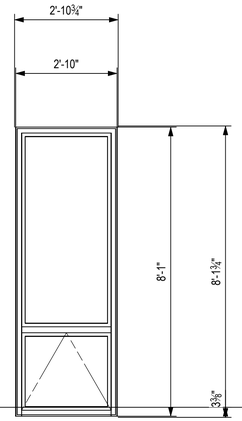


Egress: FALSE

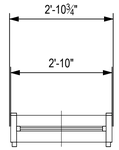


K

Window Designations: K
Configuration Custom
Location(s): K



Egress: FALSE



M

Window Designations: M
Configuration Custom
Location(s): M

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

NEH•KOO•DAH

No.	Date	Appr	Revision Notes

For ZBA Review

F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

No.	Date	Issue Notes

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

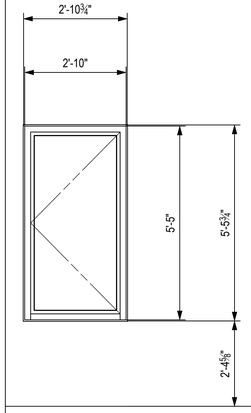
Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

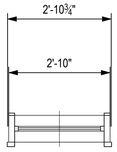
Drawing Title
Window Schedule Second & Tghird Floors
Interior Elevations

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By:	Drawing No.: A 622
Date: 28 May 2026	of
CAD File Name: 23024	

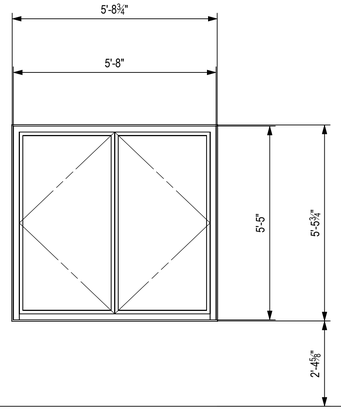
NKD - Window Types



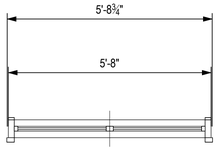
Egress: FALSE



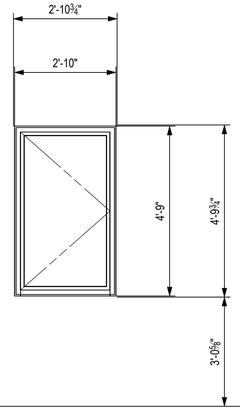
Window Designations: C
Configuration Casement
Location(s): C



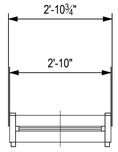
Egress: FALSE



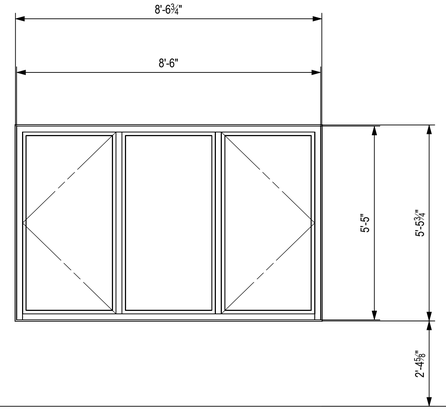
Window Designations: E
Configuration Casement
Location(s): E



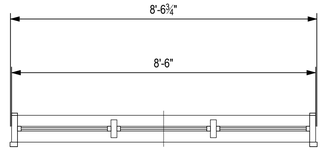
Egress: FALSE



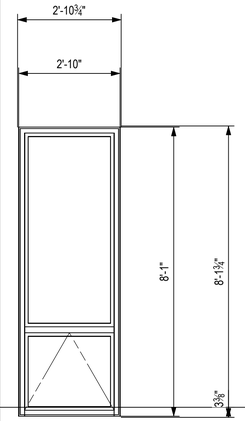
Window Designations: J
Configuration Casement
Location(s): J



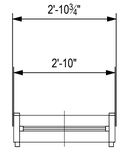
Egress: FALSE



Window Designations: K
Configuration Custom
Location(s): K



Egress: FALSE



Window Designations: M
Configuration Custom
Location(s): M

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

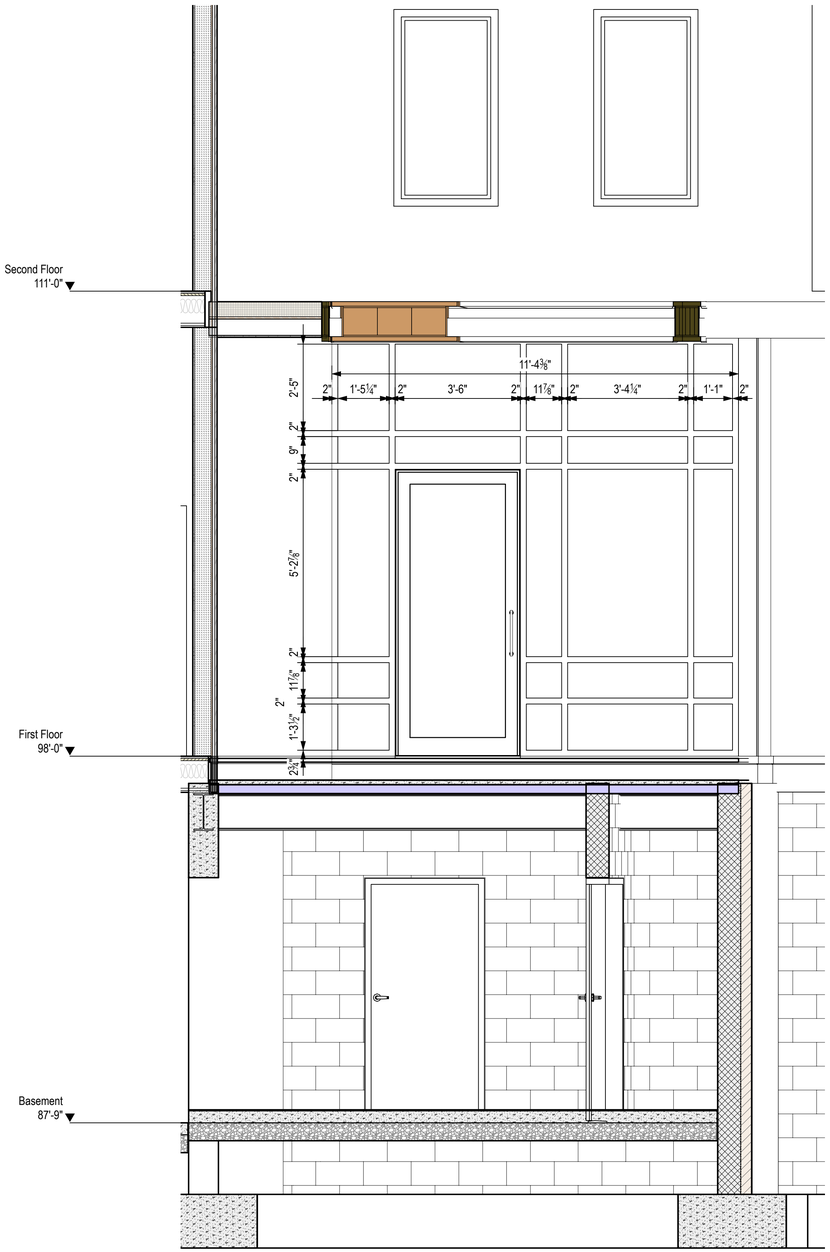
© Neh•Koo•Dah 2023-2026

Consultant

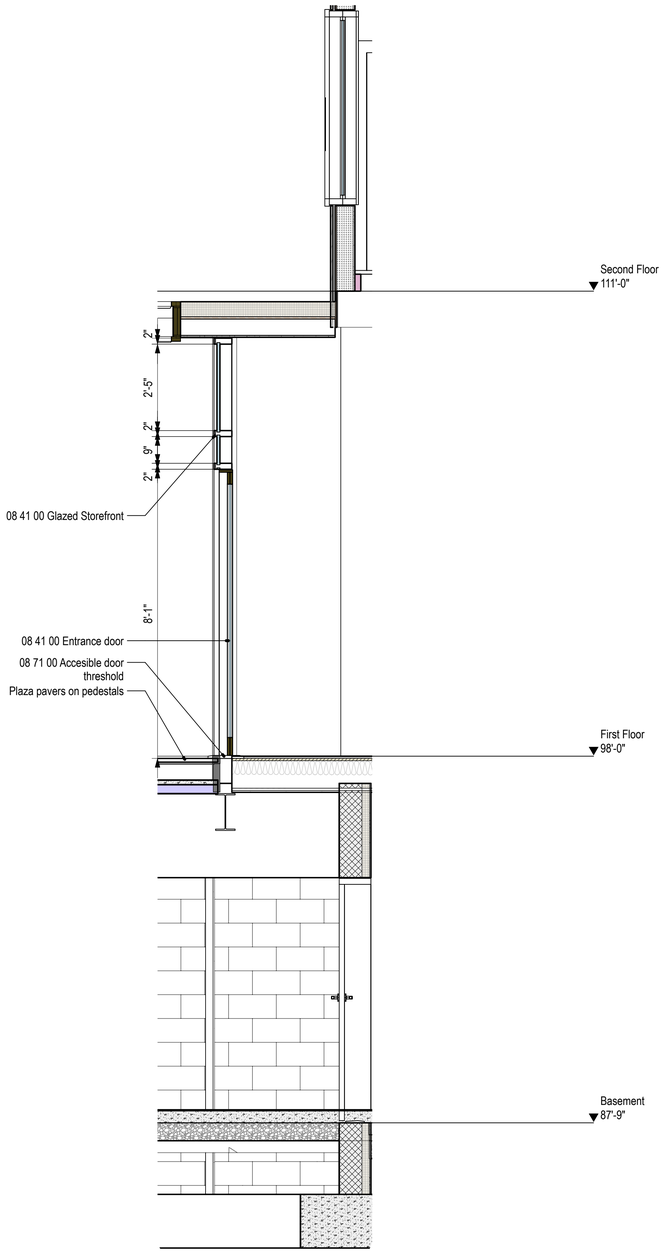
Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Window Schedule Second & Third Floors
Interior Elevations

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 622
Date: 28 May 2026	of
CAD File Name: 23024	



1 ENLARGED ELEVATION - ENTRANCE
SCALE: 1/2" = 1'-0"



2 WALL SECTION - ENTRANCE
SCALE: 1/2" = 1'-0"

Multi Family Residence
72 Mount Auburn Street
Watertown
Massachusetts

No.	Date	Appr	Revision Notes

For ZBA Review

No.	Date	Issue Notes
G	28 MAY 2026	Historic District Commission 6/26
F	25 MAR 2026	ZBA Re-Issue
E	25 FEB 2026	ZBA Issue
B	24 NOV 2025	Planning Board Review Issue

Design Firm
Neh•Koo•Dah
2001 Beacon Street #211
Boston, Massachusetts 02135

© Neh•Koo•Dah 2023-2026

Consultant

Project Title
72 Mount Auburn Street
Watertown
Massachusetts

Drawing Title
Entrance Details
Interior Elevations

Project Manager	Project ID: 23024
Drawn By: VKL/BB	Scale: Sheet Scale
Reviewed By	Drawing No.: A 631
Date: 28 May 2026	of
CAD File Name: 23024	

Multi-Family Residence
72 Mount Auburn Street, Watertown

Historic District Commission
July 23, 2026

Prepared for:

Young Construction Company, Inc.

youngconcompany.com

Prepared by:

Neh•Koo•Dah

2001 Beacon Street #211

Boston, Massachusetts 02135

nehkoodah.com

Agenda

- Background
- Changes from Previously Approved Design
- Work Affecting Existing Historic Structure
- Sitework — Hardscapes
- Sitework — Planting
- Sitework — Entrance Area
- New Structure — Massing
- Exterior Materials
- Fenestration

Background

- **Existing Conditions Plan**
- **Photographs**

223203_BC.dwg

LEGEND

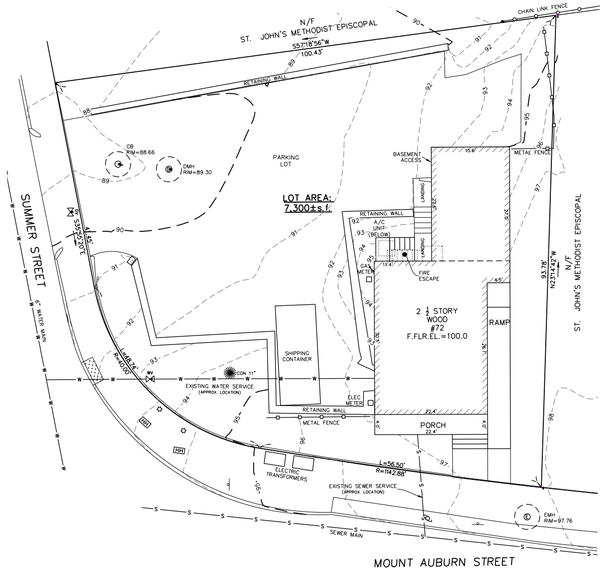
EXISTING BUILDING
PROPERTY LINE
CONTOUR
STOCKADE FENCE
CHAINLINK FENCE
PICKET FENCE
SEWER LINE
DRAIN LINE
WATER LINE
WATER/GAS VALVE
DRAIN/SEWER MANHOLE
CATCH BASIN
UTILITY/LIGHT POLE
HAND HOLD
DECIDUOUS TREE
CONIFEROUS TREE
FIRE HYDRANT
WETLAND FLAG

MIDDLESEX COUNTY REGISTRY OF DEEDS

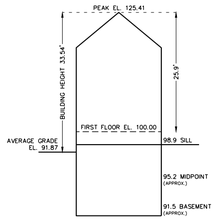
DEED REFERENCE
BOOK 74024 PAGE 347

PLAN REFERENCE
BOOK 755 PAGE 2010

OWNER OF RECORD
72 MT AUBURN STREET LLC



NOTE
ALL UTILITY INFORMATION SHOWN IS FROM AVAILABLE RECORDS. TO BE VERIFIED IN FIELD PRIOR TO ANY CONSTRUCTION



EXISTING BUILDING HEIGHT
NOT TO SCALE

AVERAGE GRADE
(96.88+93.18+95.28+95.64+92.18+95.03+96.30+97.54)/8=91.87

ZONING CHART		
WATERTOWN, MASSACHUSETTS		
ZONE: CB	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	–	7,300±s.f.
LOT FRONTAGE	100.0'	146.7'
BUILDING HEIGHT	55.0'	33.54'
OPEN SPACE	20.0%	37.8%

TOPOGRAPHIC SITE PLAN
WATERTOWN, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#72 MOUNT AUBURN STREET

SCALE: 1in.=10ft. DATE: JANUARY 03, 2024

PROJECT: 223203

VTP ASSOCIATES INC.
LAND SURVEYORS ~ CIVIL ENGINEERS
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET 1 OF 1

© 2019 VTP ASSOCIATES, INC.

0 10 20 30 40
SCALE: 1" = 10'

Previously Approved Design

- June 2025 — Certificate of Appropriateness
- Culmination of a long and thorough process
- Several approaches considered
- Massing and formal expression distinct from historic structure
- Reduced height front element — deference to historic house
- Muted color scheme not detracting
- Materials and fenestration resonate with historic
- Understated ornamentation
- Parapets — clean roof lines
- Effort to preserve prominence and visibility of historic house

Historic House

- Currently used as office
- Proposed conversion to one dwelling unit
- Minimal impact on envelope

Historic House

- Remove Accessibility Ramp
- Side Door Remains as Second Exit
- Patio and Stepping Stones to Street

Historic House

- Remove Fire Escape
- Replace with Balcony Guards

Sitework

- **Front Element Aligns with Historic House**
- **Rear Element Aligns with Summer Street**

1 **ARCHITECTURAL SITE PLAN - SHOWING FIRST FLOOR**
SCALE: 3/16" = 1'-0"

Sitework

- Pergola Between Historic House and New Structure
- Pergola Does Not Touch Historic House
- Pergola Provides Spatial and Psychological Transition from Public Realm (Street) to Private Domain (Dwelling)
- Pergola Provides Partial Shading

New Structure - Massing

- The proposed addition has simple massing so not to compete nor overwhelm the historic house
- This is the reason for the two-story element at the front of the addition

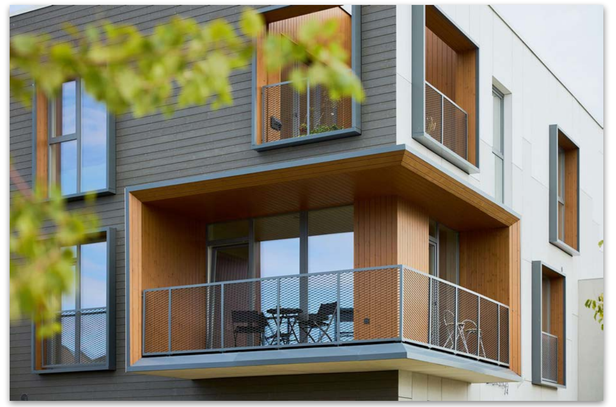
New Structure - Street Views

New Structure - Street Views

Architectural Expression - Materials

Cladding Type 1 - Light Colored Cladding

- **Thermally-Modified Pine Cladding, Vivid Coastal White semi-transparent finish**
- **6” flat boards with nickel gap joints**
- **6” trim at corners, cladding board finish**
- **Copper Parapet Coping**
- **PVC Cornice Trim at Parapets**



Vendor’s Promotional Image

Architectural Expression - Materials

Cladding Type 1 - Darker Colored Cladding

- **Thermally-Modified Pine Cladding, Vivid Silver semi-transparent finish**
- **6” flat boards with nickel gap joints**
- **6” trim at corners, cladding board finish**
- **Copper Parapet Coping**
- **PVC Cornice Trim at Parapets**

Construction Photograph provided by Vendor

Architectural Expression - Materials
Party Wall

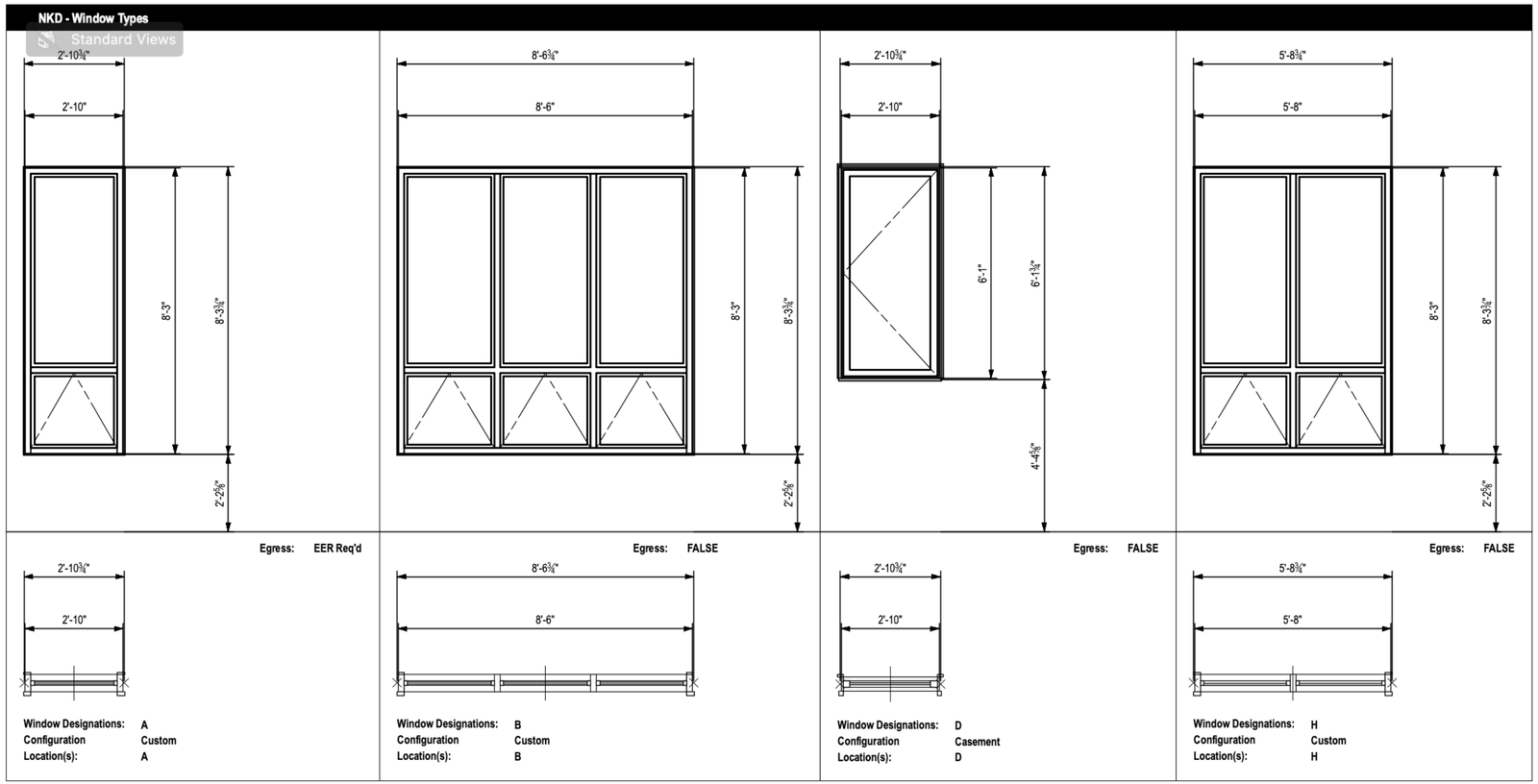
- Fire rated exterior wall construction
- Noncombustible Cladding
- Nichiha Roughsawn Smoke
- Running Bond Pattern
- 10’-0” x 1’-6” Panels
- ~3/8” joints

Architectural Expression - Materials

- **Red Clay Brick Veneer Foundation Walls**
- **Stainless Steel Open Grille Roll-Up Garage Door**
- **PVC Water Table Trim**

Architectural Expression - Fenestration

- **Aluminum-Clad Wood Windows**
- **PVC Opening Trim**

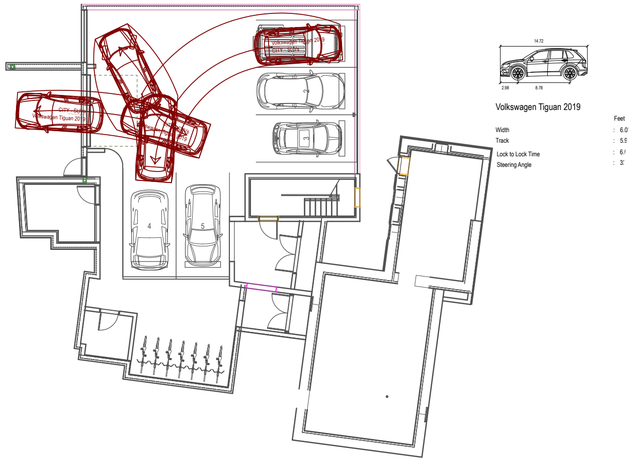


Exterior Lighting

Invue Round Reveals Architectural Wall
Luminaire by Cooper Lighting Solutions

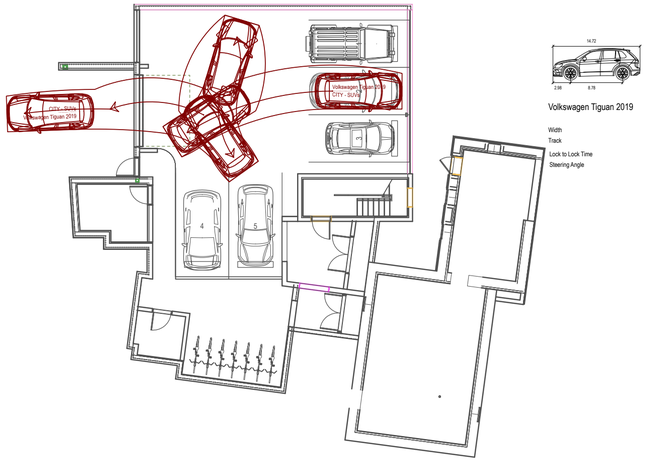
Parking - Electric Vehicle Ready

Parking - Vehicle Maneuvering



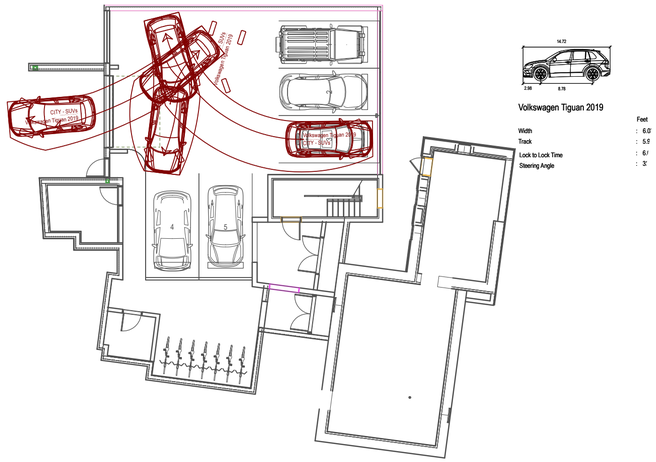
Volkswagen Tiguan 2019

	Feet
Width	: 6.0'
Track	: 5.5'
Lock to Lock Time	: 6.0
Steering Angle	: 31°



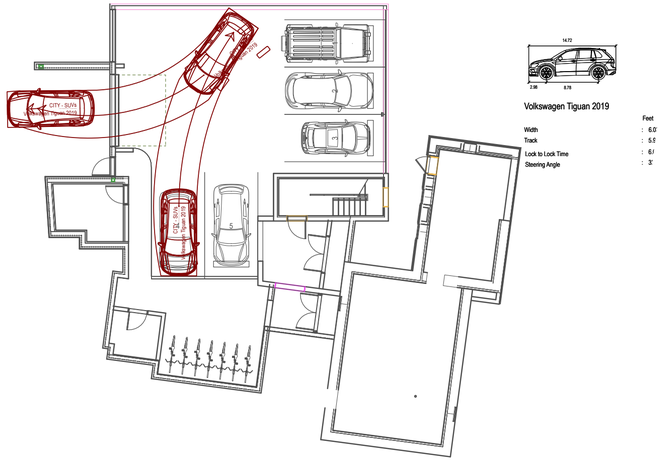
Volkswagen Tiguan 2019

	Feet
Width	: 6.0'
Track	: 5.5'
Lock to Lock Time	: 6.0
Steering Angle	: 31°



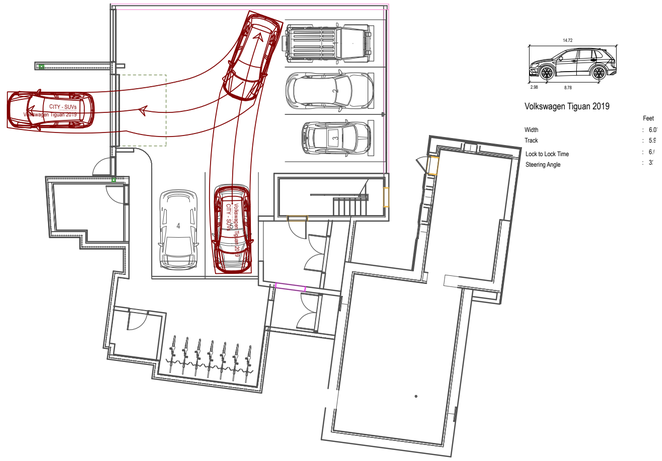
Volkswagen Tiguan 2019

	Feet
Width	: 6.0'
Track	: 5.5'
Lock to Lock Time	: 6.0
Steering Angle	: 31°



Volkswagen Tiguan 2019

	Feet
Width	: 6.0'
Track	: 5.5'
Lock to Lock Time	: 6.0
Steering Angle	: 31°



Volkswagen Tiguan 2019

	Feet
Width	: 6.0'
Track	: 5.5'
Lock to Lock Time	: 6.0
Steering Angle	: 31°

Sustainability - Solar Panels

- **Not Visible from Street level**