



TBA ARCHITECTS, INC

MEMORANDUM

TO: ROBERT STAULO
FROM: RUSSEL FELDMAN
PROJECT: BRIGHAM HOUSE RENOVATIONS
SUBJECT: PROPOSAL CHANGES
DATE: APRIL 20, 2006

The following summarizes the main changes to the program and design from that which we submitted to the CPC previously. They reflect the feedback we received from the CPC itself and its staff at its public hearing and also at a meeting at the Brigham House, as well as several follow-up discussions with Mike Duff, as recommended by the CPC.

Changes to Exterior Work

1. Eliminate the back porch and stairs and reconfigure the back entry to bring the stairs into the building so that there is no protrusion into the sidewalk area. (Net cost reduction.)
2. Reduce the construction around the back bulkhead as originally proposed and instead slightly enlarge the existing bulkhead to widen the stairs to the basement and make them less steep so that the stair is safer and more serviceable. Provide a metal bulkhead enclosure so that detritus doesn't gather and the hole doesn't pose a danger to anyone walking by. (Net cost reduction.)
3. Replace more of the clapboard siding than originally proposed (85% versus 5%). (Cost increase.)
4. Replace more of the decorative shingles than originally proposed (100% instead of 50%). (Cost increase.)
5. Replace the entire building soffit rather than the 25% originally proposed. (Cost increase.)
6. Replace the entire flat roof area rather than the 5% originally proposed. (Cost increase.)
7. Change gutters to wood from copper lined wood. (Net cost reduction.)
8. Additional weather tightening and trim repair on all existing windows to remain (Cost increase.)

Changes to Interior Work

1. Maintain the interior stair to basement. (Net cost reduction.)
2. Create a new MAAB compliant bathroom in the Meeting/Tech Room area rather than as originally proposed at the basement stair area. (Net cost reduction from original proposal.) This solution is slightly more expensive than reconfiguring the

existing bathroom in its existing location (perhaps \$2500) but we feel this is a relatively minor expenditure that results in a very significant benefit to the building overall.

3. Replacement of existing furnace and burner with limited work on system distribution and controls. (Cost increase.)
4. Chimney cleanout and repair. (Cost increase.)
5. Reduction of new interior doors and trim. (Cost reduction.)
6. Elimination of kitchenette cabinet and sink. Plumbing provided to area for future installation. (Cost reduction.)

General Cost Changes

1. Increase construction inflation from Spring 2006 Fall 2006. (2.5% additional.)
2. Reduce project contingency from 15% to 10%. (Cost reduction.)

END

**Renovations to Brigham House
20 Hartford Street
Newton Highlands**

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total
A Substructure							
A10	Foundations						\$2,447
A1010	Standard Foundations	Brick Foundation Wall Repointing	s.f.	125	\$5.25	\$656	
	Foundation Walls	Footing for new foundations	l.f.	25	\$56.00	\$1,400	
	Foundation Walls	Infill existing bulkhead foundation wall, reinf. filled conc block on footing	s.f.	0	\$16.50	\$0	
	Foundation Walls	Cut and frame new bulkhead	s.f.	40	\$9.76	\$390	
B Shell							
B10	Superstructure						\$8,085
B1010	Floors and Walls						
	Floor Construction	2x8 wood joists @ 16 in. O.C.	s.f.	72	\$1.75	\$126	
	Stairs	Build in place, pine treads plus framing porch plus rear stair	riser	10	\$74.00	\$740	
		Oak rails, both sides	l.f.	12	\$110.00	\$1,320	
	Ornamental Rail at Flat Roof	6x6 pine posts, rails and ballusters; flashing	l.f.	72	\$42.00	\$3,024	
	Landing Superstructure	2x10 12 oc wood frame with plywood subfloor	s.f.	16	\$3.80	\$61	
	Exterior wall	2x6 studs, plywood, R11 batt insul, cedar siding	s.f.	72	\$10.61	\$764	
	Away Stairs	New treads and risers to basement stairs	flight	1	\$50	\$50	
	Window Infill	New interior insulated shutters over window lower sash	ea.	0	\$125.00	\$0	
	Away cover	New metal bulkhead door and frame to cover basement entry	item	1	\$1,500.00	\$1,500	
	Floor Construction	Reframe basement for stair, floor Infill	item	0	\$750.00	\$0	
	Basement	Concrete slab	s.f.	0	\$2.88	\$0	
	Bulkhead Roof Cover	Posts, framing, deck	item	0	\$1,500.00	\$0	
B1020	Roof Construction						\$2,955
	Flat roofs	Replace existing flat roof	s.f.	525	\$4.50	\$2,363	
	Pitched roofs	Repair existing along gutters, valleys 5%	s.f.	45	\$13.16	\$592	
	Back porch roof	Framing and roofing for porch and stairs	s.f.	0	\$38.16	\$0	
	Bulkhead Roof Cover	Roof Invl framing; operable with frame	s.f.	0	\$38.16	\$0	
B20	Exterior Closure						\$98,561
B2010	Exterior Walls						
07210	Soffits	Scrape soffits, cover with 1/8" plywood for painting 100% area	l.f.	1260	\$25.00	\$31,500	
	Fascia	Replace 100% fascia boards	s.f.	151	\$10.00	\$1,510	
	Cornices	Reconstruct deteriorated corners, whole assembly	ea.	9	\$500.00	\$4,500	
	Siding preparation	Scrape all siding, clapboards, trim	s.f.	3,424	\$3.50	\$11,984	
	Repair Siding	New 18" #1 red cedar, 4" exposure, 85% of area	s.f.	2,910	\$6.00	\$17,462	
	Repair Siding	Cut shingles replacement at aprons, 100% area	s.f.	712	\$7.50	\$5,340	
	Columns	Strip columns and capitals	item	2	\$2,500.00	\$5,000	
	Columns	Epoxy consolidate and repair of capitals	item	2	\$1,000.00	\$2,000	
	Paint siding and trim	Oil Primer and two coats, two colors, exterior latex	s.f.	3,424	\$3.25	\$11,128	
	Paint premium	Multi color detailing, 4 colors	s.f.	3,424	\$1.50	\$5,136	
	Paint premium	Ornamental Roof Rail	l.f.	72	\$7.50	\$540	
	Insulation	Fiberglass batt roofs under new roof areas only, R19 average	l.f.	72	\$1.83	\$132	
	Insulation	Blow in fiberglass insulation, 6" R13	s.f.	3,424	\$0.68	\$2,328	
	Bulkhead Roof Covering	Paint deck and trim, oil primer and two coats	item	0	\$250.00	\$0	
B2020	Exterior Windows						\$8,848
900-0440	Window preparation	Careful scraping and reglazing	ea.	38	\$110.00	\$4,180	

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08590	Window frames	Miscellaneous trim repair and patching	ea.	6	\$75.00	\$450	
08510	Window replacements	Double hung, double glazed wood to replicate existing	ea.	4	\$735.00	\$2,940	
	Window repair	Repair existing decorative window	ea.	1	\$300.00	\$300	
08580	Window-storm	Custom size fixed storm windows, painted finish	ea.	5	\$195.60	\$978	
B2030	Exterior Doors						\$3,192
	Prep Doors	Scrape & sand, wood	s.f.	40	\$0.55	\$22	
	Paint Doors	Paint & 2 coats exterior latex, both sides	s.f.	40	\$28	\$1,120	
	Entry Door	New wood door, frame and hardware	ea	1	\$1,600	\$1,600	
	Bulkhead	Steel security door	s.f.	1	\$450.00	\$450	
2002 city est							\$7,320
B30	Roofing						
B3010	Roof Coverings						
	Flat roofs	EPDM fully adhered on new deck all flat roof areas	s.f.	525	\$4.58	\$2,406	
	New roof	Asphalt shingle to match existing	s.f.	0	\$4.61	\$0	
	Existing roof	Patch existing asphalt at gutters, valleys and eaves, 10%	s.f.	278	\$4.61	\$1,282	
	Gutters	wood clear, hemlock or fir, 4"x5"	l.f.	151	\$12.55	\$1,895	
	Downspouts	copper corrugated	l.f.	151	\$11.50	\$1,737	
2002 city est							
07710-1600							
C	INTERIORS						
C10	Interior Construction						\$20,611
C1010	Interior Partitions						
		Structural framing for new spans at bay	item	1	\$400.00	\$400	
		New infil at doors	ea.	2	\$57.75	\$116	
		New partitions, 2x4 studs, GWB taped both sides	s.f.	990	\$1.99	\$1,970	
		Open existing partitions, refinish floors & cigs	ea.	4	\$150	\$600	
		Case openings with decorative trim	opening	7	\$800	\$5,600	
C1020	Interior Doors						
		New doors, 4 panel oak to match existing incl hardware	ea.	4	\$850	\$3,400	
		New doors, reuse existing into new frames incl hardware	ea.	2	\$400	\$800	
		New pocket doors, 6 wide panel wood	ea.	0	\$750	\$0	
C1030	Interior Specialties						
		Bathroom accessories: towel, soap, toilet, sanitary, mirror, hook	set	1	\$1,500	\$1,500	
		Accessibility set: grab bars, mtd with blocking	set	1	\$225	\$225	
		Custom carpentry repair: stair rail and ballusters	item	1	\$6,000	\$6,000	
		Wallcovering for hanging art/painting/other specialty surfaces	s.f.	0	\$8.50	\$0	
		Kitchenette cabinet	ea.	0	\$750.00	\$0	
C30	Interior Finishes						\$41,646
C3010	Interior Finishes						
		1/2 in. Bluebd cigs, skim coat plaster on vibration board for sound isolation	s.f.	1,152	\$2.45	\$2,822	
		1/2 in. Bluebd walls, skim coat plaster	s.f.	378	\$1.38	\$520	
		patch existing walls and ceilings	s.f.	9,444	\$0.50	\$4,722	
		walks-roller, prime & 2 coats	s.f.	10,596	\$0.55	\$5,785	
		Viryl wallpaper as vapor barrier, exterior wall surfaces	s.f.	3,424	\$1.24	\$4,246	
09920	Painting						
		Woodwork sanding, touchup stain, varnish	s.f.	5,632	\$0.75	\$4,224	
		Wood flooring - strip oak patch/infil existing, 10%	s.f.	563.2	\$8.13	\$4,579	
C3020	Interior Floor Finishes						
		Wood flooring - strip oak patch new floor	s.f.	592	\$9.13	\$5,405	
		Refinish existing wood	s.f.	5,112	\$1.80	\$9,202	
		Level existing deck for floor	s.f.	35	\$1.00	\$35	

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D SERVICES							
D20 Plumbing Systems							
		New bathrooms: 2 fixtures incl piping and rough in	set	1	\$4,052	\$4,052	
		New kitchenette supply piping, rough out only	st	1	\$1,500	\$1,500	
		New bathroom supply piping	set	1	\$4,000	\$4,000	
		Relocate existing fixtures	ea	0	\$1,250	\$0	
		Plumbing demo	bathrm	1	\$250	\$250	
		Kitchenette sink	ea	0	\$250	\$0	
		Craft sink and cabinet	ea	1	\$250	\$250	
							\$10,052
D30 HVAC Systems							
		New burner and furnace	ea	1	\$3,400	\$3,400	\$4,550
		Chimney flue cleanout and repair	item	1	\$400	\$400	
		Duct rehab/modificatin	item	1	\$750	\$750	
D50 Electrical Systems							
D5020 Lighting & Branch Wiring							
		Renhabilitated Light Fixtures	ea.	2	\$250	\$500	\$8,860
		New Light Fixtures	ea.	10	\$308	\$3,080	
		Bulkhead Roof Covering	ea.	1	\$325	\$325	
		Distribution	ea.	17	\$115	\$1,955	
		Demo	budget	1	\$2,500	\$2,500	
		Light Fixtures	budget	1	\$500	\$500	
		Pendant fixture over pool table					
		Communication & Security Systems					\$0
		Not Used					
		Emergency lighting and alarms (audible, visual)	budget	1	\$5,000	\$5,000	\$5,000
E Equipment & Furnishings							
		Equipment					\$0
		Not Used					
		Furnishings					\$0
		Not Used					
F Other Building Construction							
		Special Construction					\$0
		Not used					
		Selective Demolition					\$451
		Building Elements Demolition					
		Windows & Doors	item	0	\$75.00	\$0	\$0
		Excavate foundation wall	l.f.	0	\$80.00	\$0	\$0
		Gutters & Downspouts	l.f.	151	\$1.00	\$151	\$151

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	Stairs	Remove basement access stair treads	item	1	\$50.00	\$50	
	Bulkhead	Remove bulkhead walls and floor	item	1	\$150.00	\$150	
	Landscape	Remove plantings at rear patio	item	1	\$100.00	\$100	
	Basement	Excavate for new basement area and stair, hand excavate	cy.	0.00	\$25.00	\$0	
G Building Sitework							
G10	Site Preparation					\$13,013	
	Porch Flooring	Back entry, 1x4 mahogany	sf.	16	\$4.00	\$64	
	Stair Railing	Custom design architectural grade hardwood	lf.	12	\$75	\$900	
	Walkways	Remove concrete walkways	item	1	\$150	\$150	
	Ramp	Repair wooden ramp	budget	1	\$6,000	\$6,000	
	Ramp	Repair and reset rails and ballusters	lf.	121	\$12.50	\$1,513	
	Stairs	Construct new concrete bulkhead stairs to basement, reinf conc	flight	1	\$4,386	\$4,386	
G20	Site Improvements					\$2,900	
	Sidewalks	Patch sidewalks around rear bulkhead	item	1	\$400.00	\$400	
	Utilities	No work	lf.	0	\$0.00	\$0	
	Fill & Grading	New fill and grading at old bulkhead	sy.	0	\$2.44	\$0	
	Landscape	Relandscape back patio, perimeter as required	budget	1	\$2,500	\$2,500	
Subtotal Construction Subcontracts, Unadjusted						\$238,488	
	Location factor		15.0%			\$35,773	
	General Conditions (Overhead and Profit) per Means		25.0%			\$68,565	
	Filed Sub-bid Premium		15.0%			\$41,139	
	Inflation to bid premium (fall 2006)	2005 Means cost system is published in autumn 2004	9.0%			\$34,557	
TOTAL ESTIMATED CONSTRUCTION COST						\$418,523	
	Architect/Engineering Fee	design, coordination, construction documents & construction monitoring	12.8%			\$53,445	
	Reimbursable Expenses	project related reimbursable costs (% of fees), quality assurance testing	10.0%			\$5,345	
	Design Contingency		0.0%			\$0	
	Change Order Contingency		10.0%			\$41,852	
TOTAL ESTIMATED PROJECT BUDGET						\$519,165	

Project Cost Summary	
Construction Cost	\$419,000
Architect/Engineering Fee	\$53,000
Contingencies and Reimbursables	\$47,000
TOTAL ESTIMATED PROJECT BUDGET	\$519,000



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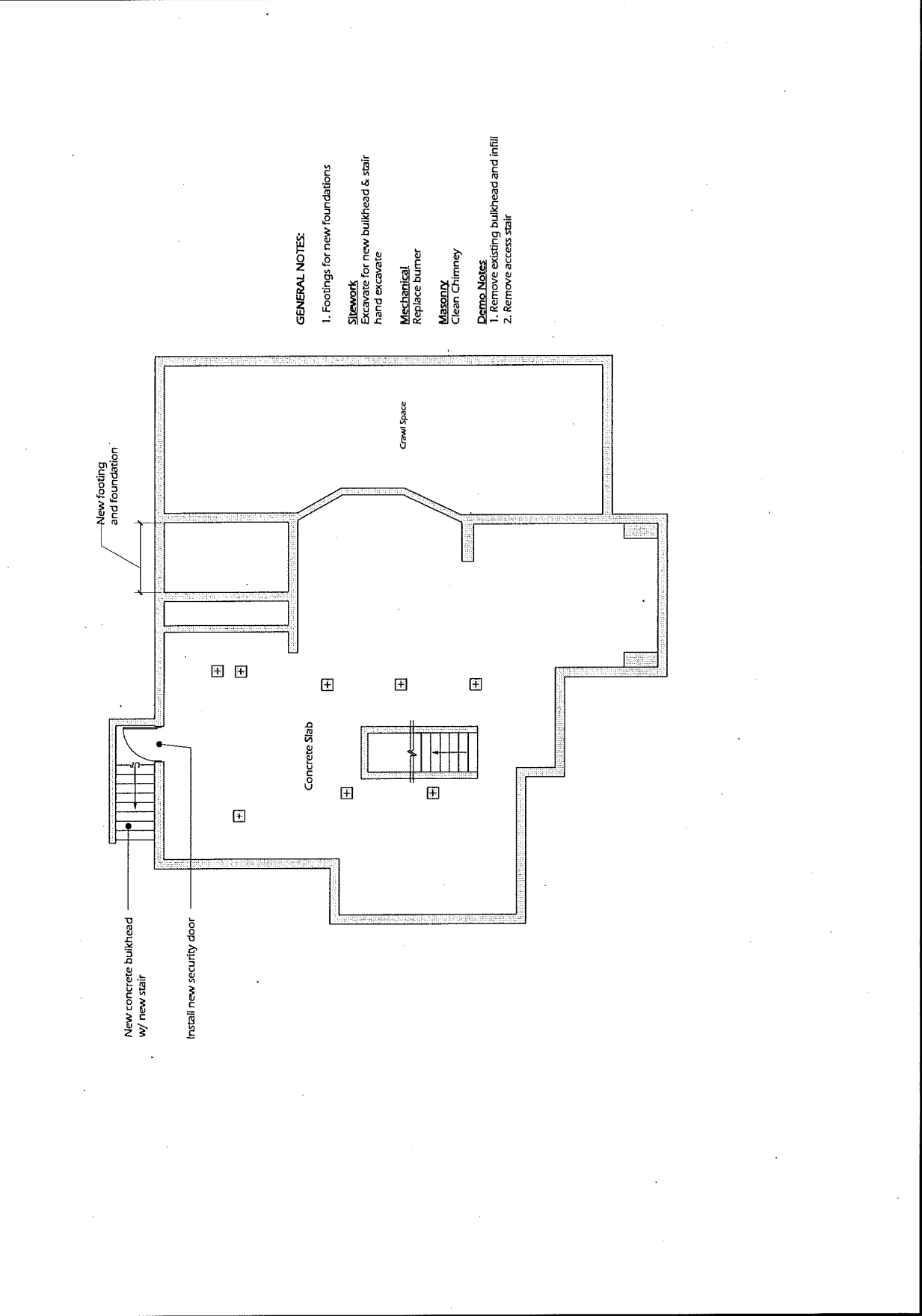
Renovations and Alterations to
THE BRIGHAM HOUSE
 20 Hartford Street
 Newton Highlands, Massachusetts 02461

REVISIONS	DATE OF ISSUE
02.16.06	September 1, 2004
02.07.05	

DATE OF ISSUE	SCALE
September 1, 2004	1/8" = 1'-0"

Basement Floor
 Plan
 Schematic Design

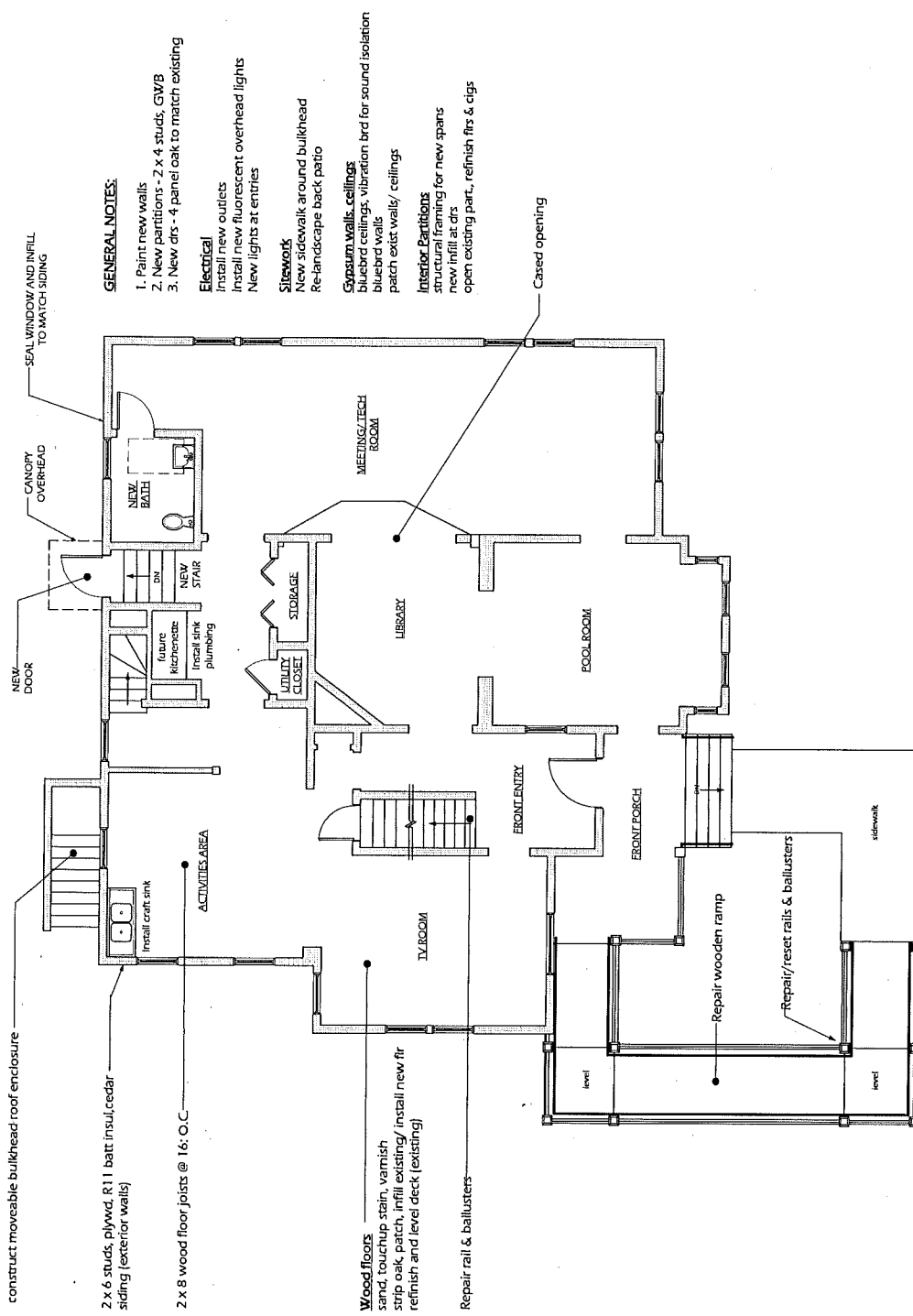
A-1
 CONTRACT NO. 2004-001
 NOT FOR CONSTRUCTION
 TBA PROJECT # 398



GENERAL NOTES:

- Footings for new foundations
- Sitework**
 Excavate for new bulkhead & stair hand excavate
- Mechanical**
 Replace burner
- Masonry**
 Clean Chimney
- Demo Notes**
 1. Remove existing bulkhead and infill
 2. Remove access stair

REVISIONS	DATE OF ISSUE	DESIGNED BY	CHECKED BY
02.16.05	September 1, 2004	DAWNEY	DAWNEY
		SCALE	1/8" = 1'-0"



02.16.05

September 1, 2004

DAWNEY

DAWNEY

SCALE

1/8" = 1'-0"

SCHMATIC DESIGN

First Floor Plan

Showing Ramp

A-2

NOT FOR CONSTRUCTION

TBA PROJECT # 001



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THE BRIGHAM HOUSE
20 Hartford Street
Newton Highlands, Massachusetts 02461

REVISIONS
02.16.06

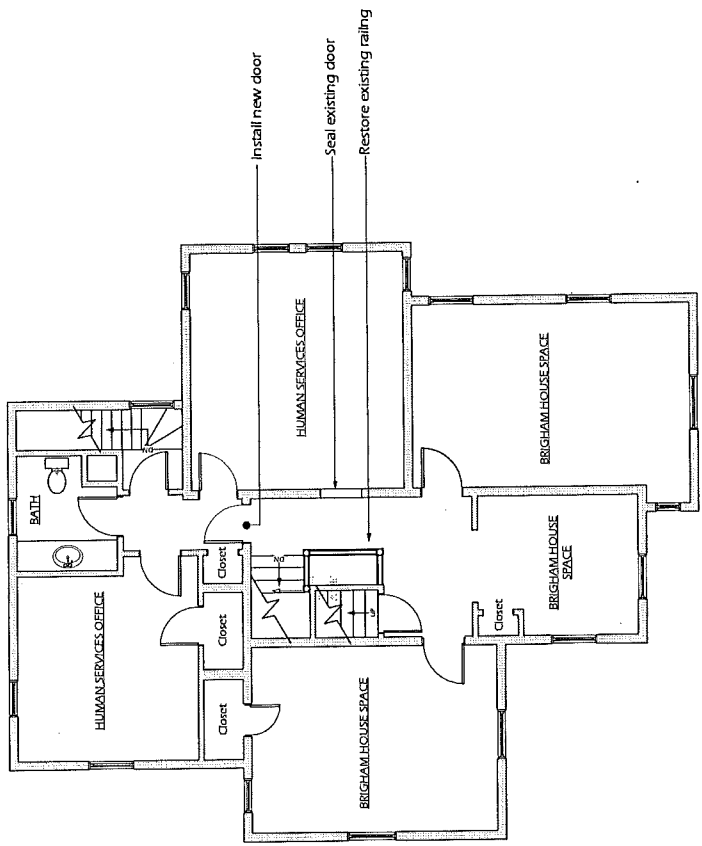
DATE OF ISSUE
September 1, 2004

CHECKED BY
KHV

SCALE
1/8" = 1'-0"

SCHWARTZ DESIGN
Second Floor

A-3
CONTRACT
FOR CONSTRUCTION
T&A PROJECT # 208





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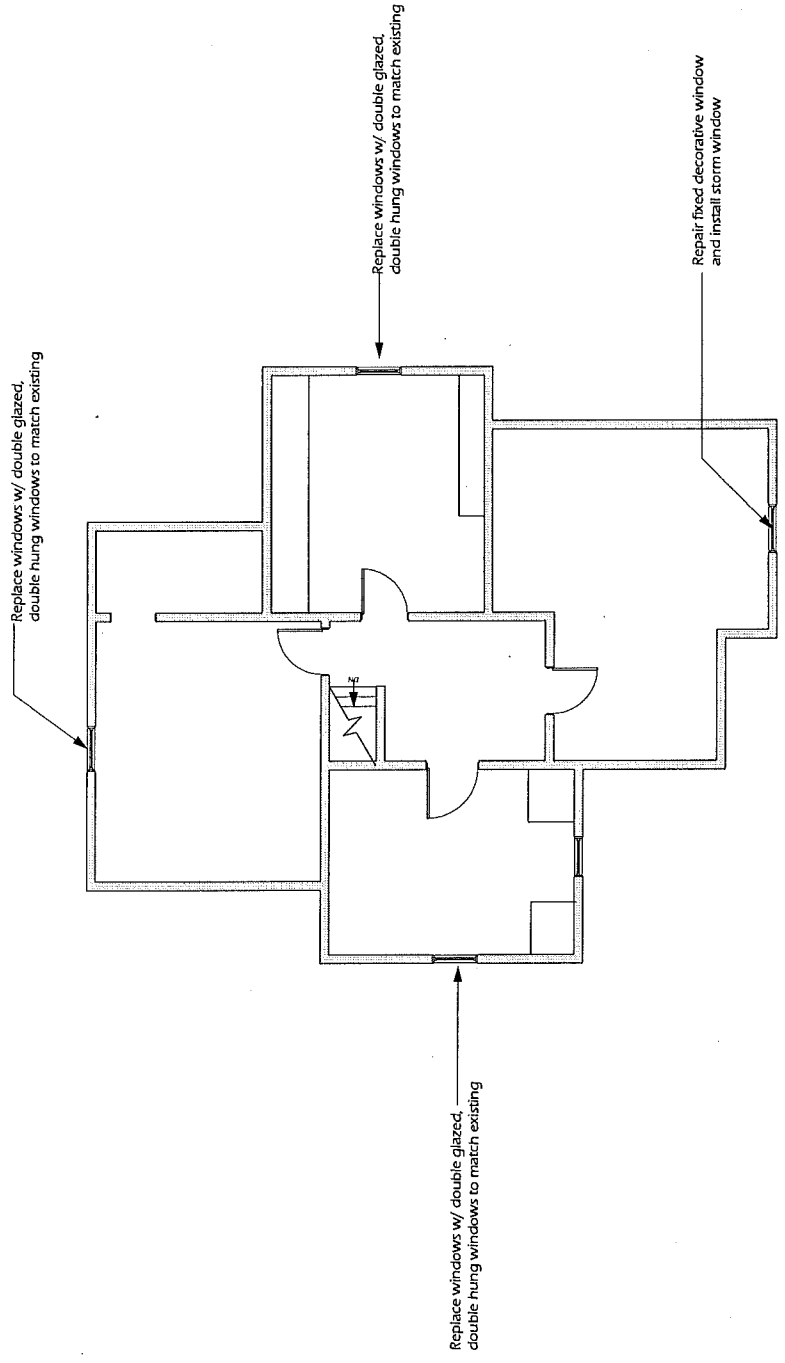
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 Renovations and Alterations to
 20 Hartford Street
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02.16.06	September 1, 2004		
02.07.05			

Attic Floor
 Plan
 SCALE
 1/8" = 1'-0"

A-4
 CONTRACT
 2004
 NOT FOR CONSTRUCTION
 T&A PROJECT # 008

SCHMATIC DESIGN





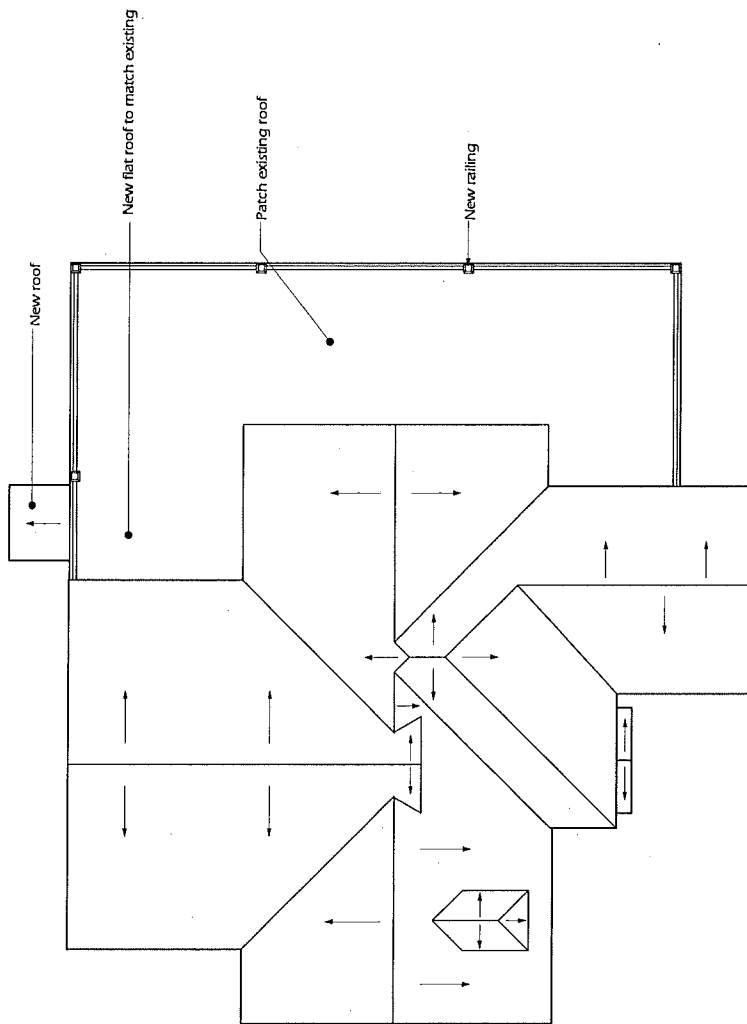
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02.16.06	02.07.05	September 1, 2004	KNV

SCALE
 1/8" = 1'-0"

SCHEMATIC DESIGN
 Roof Plan
 A-5
 TBA PROJECT # 008
 COPYRIGHT © 2004
 NOT FOR CONSTRUCTION



GENERAL NOTES:

1. Fiberglass batt insulation, R19
 2. Patch existing at gutters, valleys & eaves
- Pitched Roofs**
 2 X 12 16' O.C. @ 4:12
 asphalt shingle & paper
- Flat Roof**
 EPDM to match existing

REVISIONS	DATE OF ISSUE	REVISIONS
02.16.06	02.07.05	September 1, 2004
		REVISED
		SCALE
		1/8" = 1'-0"

Schematic Design
 Front Elevation
 (Hartford Street)

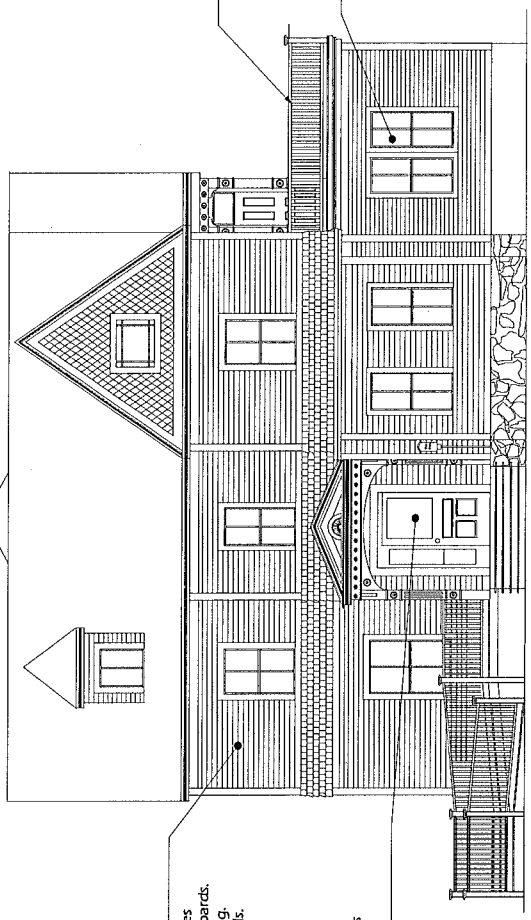
A-6
 NOT FOR CONSTRUCTION
 TBA PROJECT # 090

- GENERAL NOTES:**
1. Replace all fascia boards
 2. Re-construct deteriorated cornices
 3. Scrape soffits, cover w/ plywood for painting
 4. New gutters and downspouts, as noted on plans

Demolition Notes
 remove windows and drs
 remove gutters, damaged soffits & fascia
 remove siding
 remove damaged apron sheathing

Railing
 install new railing on flat roof

Windows
 scrape and reglaze
 misc trim repair & patch
 New dble hung dble glazed wood
 repair decorative window
 fixed storm windows, as noted



Siding
 Replace all clapboards and shingles
 Install new 18 #1 red cedar clapboards.
 Replace damaged apron sheathing.
 Scrape trim and ornamental details.
 Replace damaged elements.
 Prepare for paint.
 Paint all exterior wood.

Columns
 strip columns & capitals
 epoxy consolidate & repair capitals

Doors
 scrape & sand wd
 paint (both sides)



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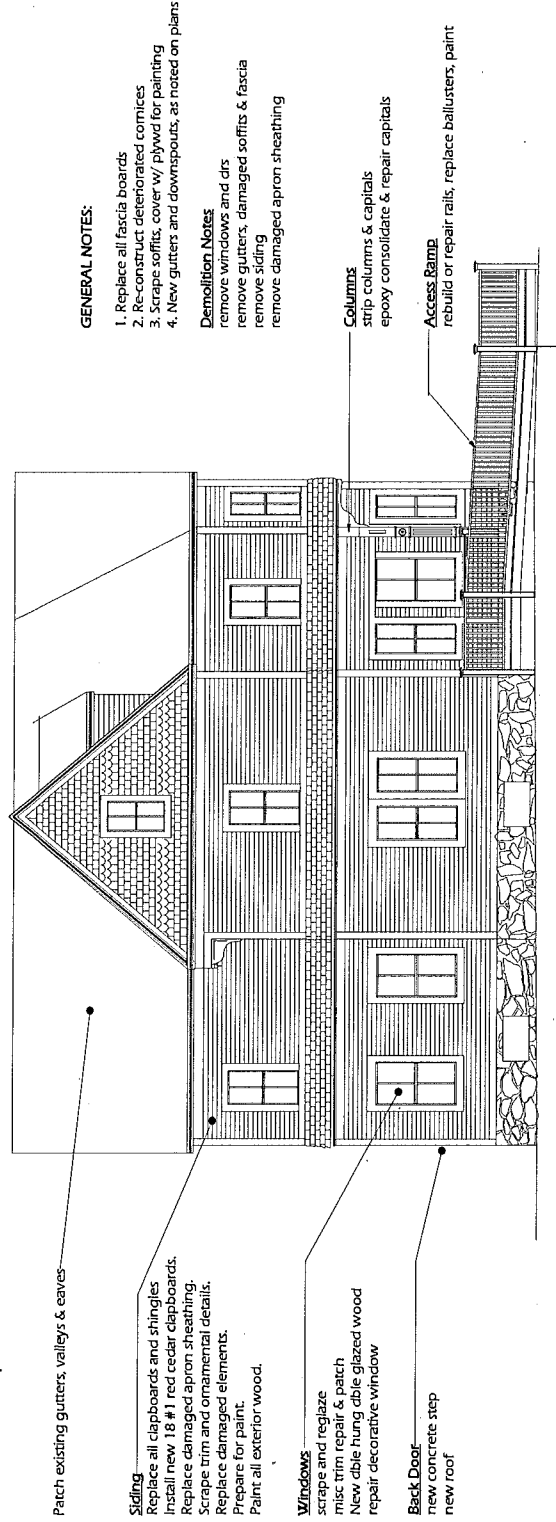
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REVISIONS	DATE OF ISSUE	DESIGNED BY	DRAWN BY	CHECKED BY
02.07.05	September 1, 2004			
02.16.06				

Left Side
Elevation

A-9

NOT FOR CONSTRUCTION



- GENERAL NOTES:**
1. Replace all fascia boards
 2. Re-construct deteriorated cornices
 3. Scrape soffits, cover w/ plywood for painting
 4. New gutters and downspouts, as noted on plans

- Demolition Notes**
- remove windows and drs
 - remove gutters, damaged soffits & fascia
 - remove siding
 - remove damaged apron sheathing

Columns
strip columns & capitals
epoxy consolidate & repair capitals

Access Ramp
rebuild or repair rails, replace balusters, paint

Patch existing gutters, valleys & eaves

Siding
Replace all clapboards and shingles
Install new 18 #1 red cedar clapboards.
Replace damaged apron sheathing.
Scrape trim and ornamental details.
Replace damaged elements.
Prepare for paint.
Paint all exterior wood.

Windows
scrape and reglaze
misc trim repair & patch
New double hung double glazed wood
repair decorative window

Back Door
new concrete step
new roof

SCALE
1/8" = 1'-0"

SCHEMATIC DESIGN



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SCALE	1/8" = 1'-0"
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REVISIONS	02.16.06
DATE OF ISSUE	02.07.05
REVISIONS	02.16.06

SCHEMATIC DESIGN
 Rear Elevation
 A-8
 COPYRIGHT 2004
 NOT FOR CONSTRUCTION
 T&A PROJECT # 898

GENERAL NOTES:

1. Replace all fascia boards
 2. Re-construct deteriorated cornices
 3. Scrape soffits, cover w/ plywood for painting
 4. New gutters and downspouts, as noted on plans
- Demolition Notes**
 remove windows and drs
 remove gutters, damaged soffits & fascia
 remove siding
 remove damaged apron sheathing

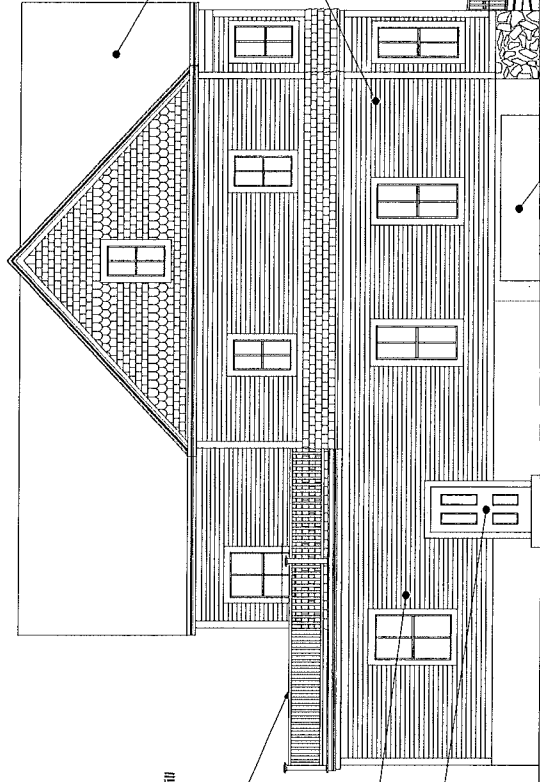
Patch existing gutters, valleys & eaves

Siding

Replace all clapboards and shingles
 Install new 18 # 1 red cedar clapboards.
 Replace damaged apron sheathing.
 Scrape trim and ornamental details.
 Replace damaged elements.
 Prepare for paint.
 Paint all exterior wood.

Access Ramp

rebuild or repair rails, replace balusters, paint



Pitched Roof
 Asphalt shingles to match existing
 Fiberglass batt insulation, R19 (atc)

Flat Roof
 Patch existing
 EPDM adhered on new deck over porch infill

Railing
 install new railing on flat roof

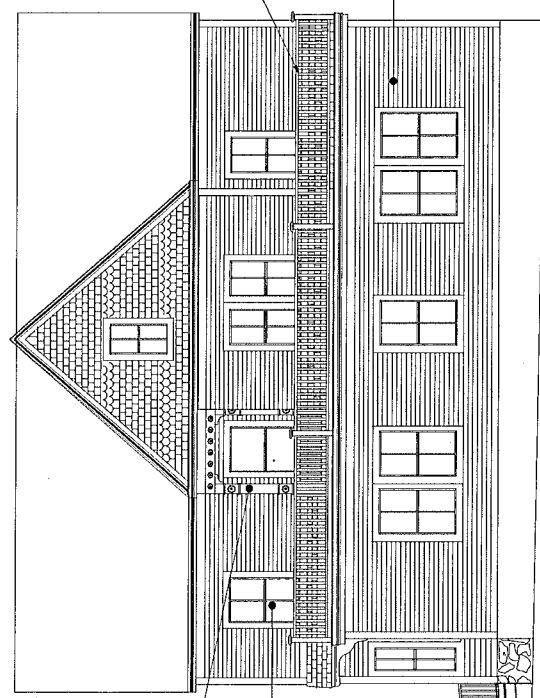
infill window

Back Door
 New door
 New roof w/ ornamental brackets
 New concrete step

Bulkhead
 new concrete bulkhead
 new concrete stairs

REVISIONS	DATE OF ISSUE	APPROVED BY	DATE
02.07.05	September 1, 2004	KHV	
02.16.06			

- GENERAL NOTES:**
1. Replace all fascia boards
 2. Re-construct deteriorated cornices
 3. Scrape soffits, cover w/ plywood for painting
 4. New gutters and downspouts, as noted on plans
- Demolition Notes**
 remove windows and cbs
 remove gutters, damaged soffits & fascia
 remove siding
 remove damaged apron sheathing
- Railing**
 install new railing on flat roof
- Siding**
 Replace all clapboards and shingles
 install new, 18 #1 red cedar clapboards.
 Replace damaged apron sheathing.
 Scrape trim and ornamental details.
 Replace damaged elements.
 Prepare for paint.
 Paint all exterior wood.



- Columns**
 strip columns & capitals
 epoxy consolidate & repair capitals
- Windows**
 scrape and reglaze
 misc trim repair & patch
 New dble hung a/cle glazed wood [3rd flr]
 repair decorative window
- Access Ramp**
 rebuild or repair rails
 replace ballusters, paint



TBA ARCHITECTS, INC.
 PLANNING
 ARCHITECTURE
 INTERIOR DESIGN
 215 HARTFORD STREET, SUITE 200
 NEWTON HIGHLANDS, MASSACHUSETTS 02461
 TEL: 617.552.1100 FAX: 617.552.1101

Renovations and Alterations to
THE BRIGHAM HOUSE
 20 Hartford Street
 Newton Highlands, Massachusetts 02461

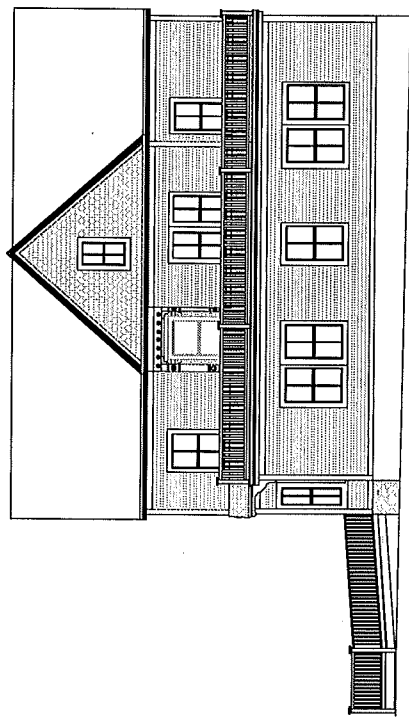
0216.06	DATE OF ISSUE	September 1, 2004
0207.05	REVISIONS	

SCALE
 1/8" = 1'-0"

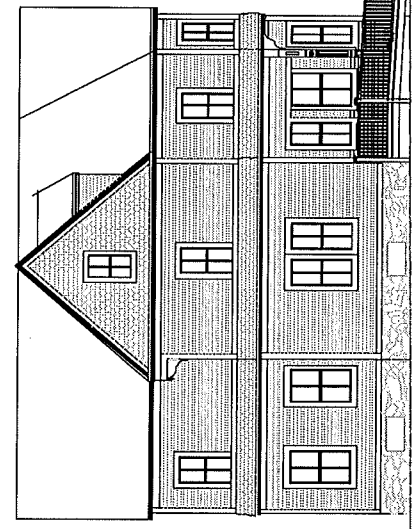
PROJECT # 204
 CONTRACT # 204
 NOT FOR CONSTRUCTION
 TBA ARCHITECTS, INC.

SCHEMATIC DESIGN
 All Elevations

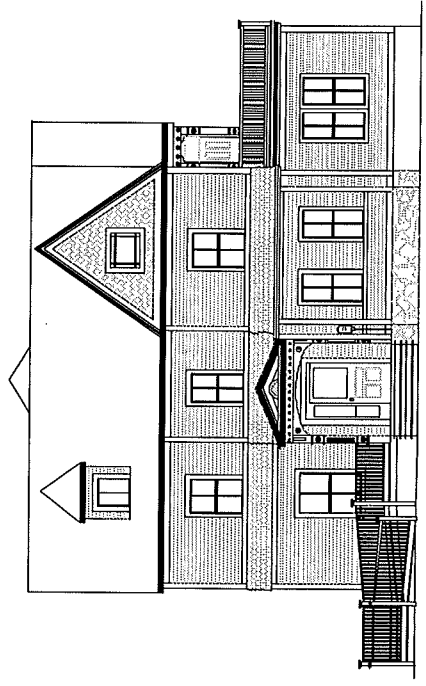
A-10



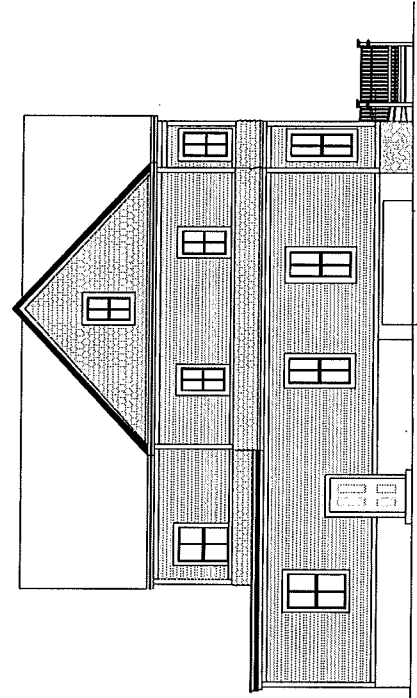
Right Side Elevation



Left Side Elevation



Front (Hartford Street) Elevation



Rear Elevation