City of Newton

PUBLIC BUILDINGS DEPARTMENT

Stephanie Kane Gilman, Commissioner
Telephone (617) 796-1600
FAX (617) 796-1601
TTY: (617) 796-1089
52 ELLIOT STREET
NEWTON HIGHLANDS, MA 02461-1605

Setti D. Warren
Mayor

TO: Community Preservation Committee

FROM: Stephanie Kane Gilman
Commissioner of Public Buildings

DATE: July 28, 2011

RE: Museum Archives Supplemental Funding Request - $ 461,602

Attached is a revised budget, updated drawings, required CPC documents, as well as documentation to various review agencies for the Museum Archives Project for your information. The revised supplemental funding request is $ 461,602. It is noted that several of the required approvals from City and State agencies are currently in the process and until the formal acceptances are received, we will proceed up to the bidding phase of the project.

This Supplemental Funding is for the cost of actual construction and other related expenses not previously requested. It is my understanding that this project is on your docket for the August 17, 2011 meeting. We have invited Martha Werenfels from the Museum Project design firm, Durkee Brown Virveiros Werenfels Architects, to attend the meeting to answer any questions you may have regarding the project's design and programming to date.

The Architect and various departments within the City of Newton have performed additional value engineering and minor changes to the means and methods of the construction since the August 20, 2010 drawings were completed. We have reduced the construction cost reported at the April 6, 2011 CPC meeting of $540,782 down to $428,960.00.

This project has not significantly changed in overall scope from the drawings completed by the Architect that were dated August 20, 2010.

Should you have any questions, please feel free to contact my office regarding this request.

AFC:dla
Enclosure
CC: Alice E. Ingerson, Community Preservation Program Manager
Cindy Stone, Director, Newton History Museum
Maureen Lemieux, Chief Financial Officer
Robert Rooney, Chief Operating Officer

City of Newton

Setti D. Warren
Mayor

Newton, Massachusetts Community Preservation Program
Fy12-13 FUNDING REQUEST

(For staff use)
date rec'd:

27 July 2011

☐ PRE-PROPOSAL ☑ PROPOSAL

For full instructions, see **www.newtonma.gov/cpa** or contact:

Community Preservation Program Manager
Newton Planning and Development Department,1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

You may adjust the space for each question, but do not use more than 1 page to answer all questions on this page.

Project CONTACTS	*Name, title, mailing address, email, phone, fax, & website if there is one.*
MANAGER - will be responsible for budgets, deadlines & reports Art Cabral, Newton Public Buildings Department 52 Elliot St., Newton Highlands, MA 02461-1605 Phone (617) 796-1600, Fax (617) 796-1601 acabral@newtonma.gov	*OTHER CONTACTS* Cindy Stone - Director, Historic Newton, 617.796.1451, cstone@newtonma.gov Stephanie Kane Gilman, Public Buildings Commissioner, sgilman@newtonma.gov

Project TITLE	***Museum Archives Preservation and Access Project***		
Project LOCATION	*Full street address (with zip code) or other precise location.* 527 Washington Street, Newton Corner, MA 02458		
Project BUDGET	***CP FUNDS TO BE REQUESTED:*** $562,947	*OTHER FUNDS TO BE USED:* $64,000	*TOTAL PROJECT COST:* $626,947
SUMMARY	*Explain project goals & why funds are needed. For multi-project "programs," describe how individual projects were chosen & prioritized.*		

The Newton History Museum's two-dimensional collections, which include maps and plans, more than 2,000 photographs, and over 6,000 Historic Property Survey Files, are essential resources for historical research in the City. These collections are presently crammed into the 17th-century post-and-beam wing of the Jackson Homestead, which lacks effective climate control and fire protection. Despite the Homestead's best efforts for care and preservation, these collections of irreplaceable documents and photographs are at risk.

The Newton History Museum Archives Preservation and Access Project seeks funds to rehabilitate the library/storage area, expand collections storage into an adjacent storage area in the wing, install compact shelving in the new space to relieve current over-crowded conditions, and provide space for future collecting. Remodeling will include insulating the wing to improve climate control and provide long-range energy savings and installation of a fire suppression system. Relocating the existing heating and cooling j (HVAC) units in the garage will allow us to maximize space for compact shelving and improve HVAC functions. It also will provide the opportunity to upgrade the accessible entrance for the museum.

The need to preserve and properly store irreplaceable collection materials is the overriding goal of this project. Newton's historic resources include the Museum's archival collections, which are used by homeowners and neighborhood activists, architects and real estate professionals, city departments and mass media, as well as students, scholars, and genealogists. The archives are also used by educators in the schools and elsewhere in Newton to teach local history as the context for understanding American history. The Newton community in its very broadest sense is the beneficiary of this project, which supports the concept of "planning with history" articulated in Newton's *Comprehensive Plan* (April 2007).

HOW WILL CP FUNDS BE USED?		HISTORIC RESOURCES	OPEN SPACE	RECREATION LAND	COMMUNITY HOUSING
Check all that apply.	acquire				*Contact staff for separate form..*
	create	not allowed			
	preserve	✓			
	support	not allowed	not allowed	not allowed	
	rehabilitate/ restore	✓	allowed only if the resource was originally acquired or created with CP funds		

You may adjust the space for each question, but do not use more than 1 page to answer all questions on this page.

CITYWIDE PLANS: *List plans by title, year & page(s) where each plan identifies this specific project or its general goals as a priority. See links to plans from:* **www.newtonma.gov/cpa/program.htm.**

See original proposal submitted in 2007 and online at
www.newtonma.gov/cpa/projects/museum/museum.htm

OTHER FUNDING: *What non-CP funds will you use or are you pursuing? List names of other funders, amounts requested, & expected dates of funding decisions.*

$24,000 from an Anonymous Donor for construction

$40,000 from CDBG for ramp/accessibility

STEWARDSHIP: *How will the project be maintained and funded once CP funds have been spent? (Hint for City-owned resources: "through the operating budget" is seldom a persuasive answer.)*

The Public Buildings Department's operating budget will cover costs for in-house or contracted personnel to perform all building-related maintenance and repairs required. The City's CIP Program will cover capital improvements. Historic Newton will be responsible for the day-to-day operational costs of utilities and interior cleaning. DPW and Parks & Recreation Departments will perform exterior grounds maintenance and repair.

COMMUNITY CONTACTS: *List email addresses and/or phone numbers for at least 3 Newton residents or organizations that can provide feedback on the proposal and its manager's qualifications. No more than 1 should be a Board member, supervisor, or employee of the project manager.*

See original proposal submitted in 2007 and online at
www.newtonma.gov/cpa/projects/museum/museum.htm

TIMELINE

Project or Program Title: **MUSEUM ARCHIVES PRESERVATION and ACCESS PROJECT**

Steps (for a project) or **Projects** (for a multi-project program) *For requests over $300,000, show how funding could be phased over multiple years.*	**Assistance Required** *(fundraising, permits, etc.)*	**Start** *season/ year*	**Finish** *season/ year*	**Cost** *estimate*
1 Hire Designer	Public Buildings Department Designer Selection Process	2009	2009	$101,345
2 Prepare Bid Documents Resolve all permit issues	Public Bldgs, Historic Newton, ISD, MAAB, Planning	2009	2011	$ part of #1
3 Bid Project/Award GC Contract	Purchasing GC-TBD Pubilc Bldgs & Historic Newton staff	Winter 2012	Winter 2012	$ Staff time
4 Move Archival Collections to temporary storage locations 4-6 months, catalogue collection while in storage	Mover - TBD & Historic Newton staff	Spring 2012	Fall 2012	$ 27,500 Plus staff time
5 Construction	Public Bidgs – oversight Contractor TBD	Spring 2012	Fall 2012	$448,102
6 F F & E Purchase/Instaliation	TBD	Fall 2012	Fall 2012	$50,000
7 Return Archival Collections	Mover – TBD	Fall 2012	Fall 2012	$ See #4 above.
8 **SUMMARY of FUNDING SOURCES**	CP $ 27,500 (Moving/StoL) CP $ 50,000 (FF&E) CP $384,102 (Construction) CP $ 101,345 (Design) CDBG $40,000 (Ramp/Access) Donor$ 24,000 (Construction) **$626,947 Total Project**			$

ATTACHMENTS

For pre-proposals, do not attach additional pages.
For proposals, your 1-page list of all attachments provided should follow this page.

Newton History Museum Archives and Access Project Total Cost

Revised Project Cost:	**$ 626,947**	**Revised Additional Project Funding :**	**$ 525,602**
Less previously Approved Funding	**$ 101,345**	**Less Total Private Contributions/CDBG Funds**	**$ (64,000)**
Sub Total Additonal Project Funding :	**$ 525,602**	**Requested additional CPA Funding for Project**	**$ 461,602**

Project Cost Comparison:

	Project Costs 07/27/2011:
Project Design	$ 76,280
Legal	$ -
Site Survey	$ 5,852
Archaeologist/Geotechnical	$ 3,000
Hazardous material testing/specification writing	$ 3,000
Printing	$ 2,500
Construction (Breakdown attached)	$ 428,960
FF & E	$ 50,000
Temporary Archive Storage/Moving	$ 27,500
Sub-Total	$ 597,092
5% Project Contingency	$ 29,855
Project Total	$ 626,947
Less Other Project Contributions/Funding	$ (64,000) *
CPA Portion of Project	$ 562,947
Less Previously Approved by the CPA	$ (101,345)
Additional Funding Request	**$ 461,602**

*Other Project Contributions/Funding:

$24,000 - Anonymous Donation for Construction Cost
$40,000 - CDBG funds toward access improvements (ramp)
$64,000 - Total Private Contributions/CDGB Funds

Summary of Project Costs

City of Newton - Public Buildings Department
Newton History Museum Archives at the Jackson Homestead
527 Washington Street - Newton, MA

Version 1.0 Date: 07.28.11

		Archive Reno	MAAB Upgrades	Code Upgrades	Sub-Total
A. Construction Trade Costs					
Div. 01 - Allowances (Unforseen Structural & Wd Trim Repairs)		$13,778			$13,778
Div. 02 - Selective Demolition		$13,500	$6,000		$19,500
Div. 03 - Cast-In-Place Concrete		$15,838	$16,323		$32,161
Div. 05 - Metals		$21,416	$4,160		$25,576
Div. 06 - Wood and Plastic		$42,965	$19,448		$62,413
Div. 07 - Thermal and Moisture Protection		$15,387			$15,387
Div. 08 - Openings		$5,840	$6,000		$11,840
Div. 09 - Finishes		$38,381	$2,472	$250	$41,103
Div. 10 - Specialties		$2,850			$2,850
Div. 11 - Equipment		$0			$0
Div. 12 - Furnishings		$1,250			$1,250
Div. 22 - Plumbing		$14,467			$14,467
Div. 23 - HVAC		$40,077			$40,077
Div. 26 - Electrical		$49,235		$23,810	$73,045
Div. 31 - Earthwork		$6,000	$3,862		$9,862
Div. 32 - Exterior Improvements			$13,716		$13,716
Sub-Total		**$280,984**	**$71,981**	**$24,060**	**$377,025**
Proportion of Cost		75%	19%	6%	100%
B. Contingency	5.00%				**$18,851**
C. General Contractor's Costs					
General Requirements		$30,908.24	$7,917.91	$2,646.60	$41,472.75
Overhead and Profit	2.50%	$7,797.31	$1,997.47	$667.67	$10,462.44
Sub-Total		**$319,690**	**$81,896**	**$27,374**	**$428,960**
Summary of Total Project Construction Cost					**$428,960**

Notes:
1. The construction costs above are based upon a professional cost estimate perpared by Daedalus on 9/2/10. Value Engineering items as directed by the City have been incorporated and are reflected in the revised Construction Documents submitted with this Summary of Project Costs. Daedalus will prepare a 75% Construction Document estimate.
2. Work excludes exterior envelope (siding, roof, windows, etc.) except where impacted by new ramp and entrance construction.
3. Work includes a new fire alarm system throughout the original house and ELL.
4. Work excludes hazardous material abatement.
5. Project scope and budget assumes successfully obtaining MAAB and plumbing variances.

Full plans posted separately on Newton CPC website.

Newton History Museum Archives

at the Jackson Homestead

527 Washington St. - Newton, MA

City of Newton
Public Buildings Department

OWNER/CLIENT:

OWNER

CITY OF NEWTON
PUBLIC BUILDINGS DEPARTMENT
52 ELLIOT STREET
NEWTON HIGHLANDS, MA 02461
Tele: 617.796.1600 Fax: 617.796.1601

ARCHITECT:

DURKEE, BROWN, VIVEIROS & WERENFELS ARCHITECTS

111 CHESTNUT STREET
PROVIDENCE, RI 02903
Tele: 401.831.1240 Fax: 401.331.1945

STRUCTURAL ENGINEERS:

YODER + TIDWELL, LTD.

14 IMPERIAL PLACE
PROVIDENCE, RI 02903
Tele: 401.751.2460 Fax: 401.274.7517

M/E/P/FP ENGINEERS:

R.W. SULLIVAN ENGINEERING

529 MAIN STREET, SUITE 203
BOSTON, MA 02129
Tele: 617.523.8227 Fax: 617.523.8016

DRAWING LIST

A000	COVER SHEET
EXISTING CONDITIONS PLAN (SITE SURVEY)	
A010	FIRST FLOOR CODE PLAN
A011	BASEMENT AND SECOND FLOOR CODE PLANS
A108	SITE PLAN
AD201	DEMOLITION PLAN
S201	STRUCTURAL PLANS
A200	BASEMENT FLOOR PLAN
A201	FIRST FLOOR PLAN
A202	SECOND FLOOR PLAN
A300	EXTERIOR ELEVATIONS I
A301	EXTERIOR ELEVATIONS II
A400	SECTIONS AND DETAILS
A700	INTERIOR ELEVATIONS AND DETAILS
A800	WALL TYPES
A801	DOOR & FRAME TYPES, DETAILS AND SCHEDULES
A901	FIRST FLOOR REFLECTED CEILING PLAN

PLUMBING

P000	PLUMBING LEGEND AND NOTES
P201	PLUMBING FIRST FLOOR PLAN

HVAC

H000	HVAC LEGEND & NOTES
H101	HVAC FIRST FLOOR DEMOLITION PLAN
H201	HVAC FIRST FLOOR PLAN

ELECTRICAL

E000	ELECTRICAL LEGEND AND NOTES
E001	ELECTRICAL SCHEDULES
E101	ELECTRICAL FIRST FLOOR DEMOLITION PLAN
E200	BASEMENT ELEC. & FA PLAN
E201	FIRST FLOOR LIGHTING PLAN
E202	SECOND FLOOR ELEC. & FA PLAN
E301	FIRST FLOOR POWER PLAN
E401	FIRST FLOOR FIRE ALARM PLAN

ABBREVATIONS:

DURKEE BROWN VIVEIROS WERENFELS ARCHITECTS

111 CHESTNUT STREET
PROVIDENCE, RI 02903
www.durkeebrown.com

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

NEWTON HISTORY MUSEUM ARCHIVES
527 WASHINGTON STREET
NEWTON, MA 02461

CITY OF NEWTON
PUBLIC BUILDINGS DEPT.
52 ELLIOT STREET
NEWTON HIGHLANDS, MA

NO	DATE	BY	DESCRIPTION

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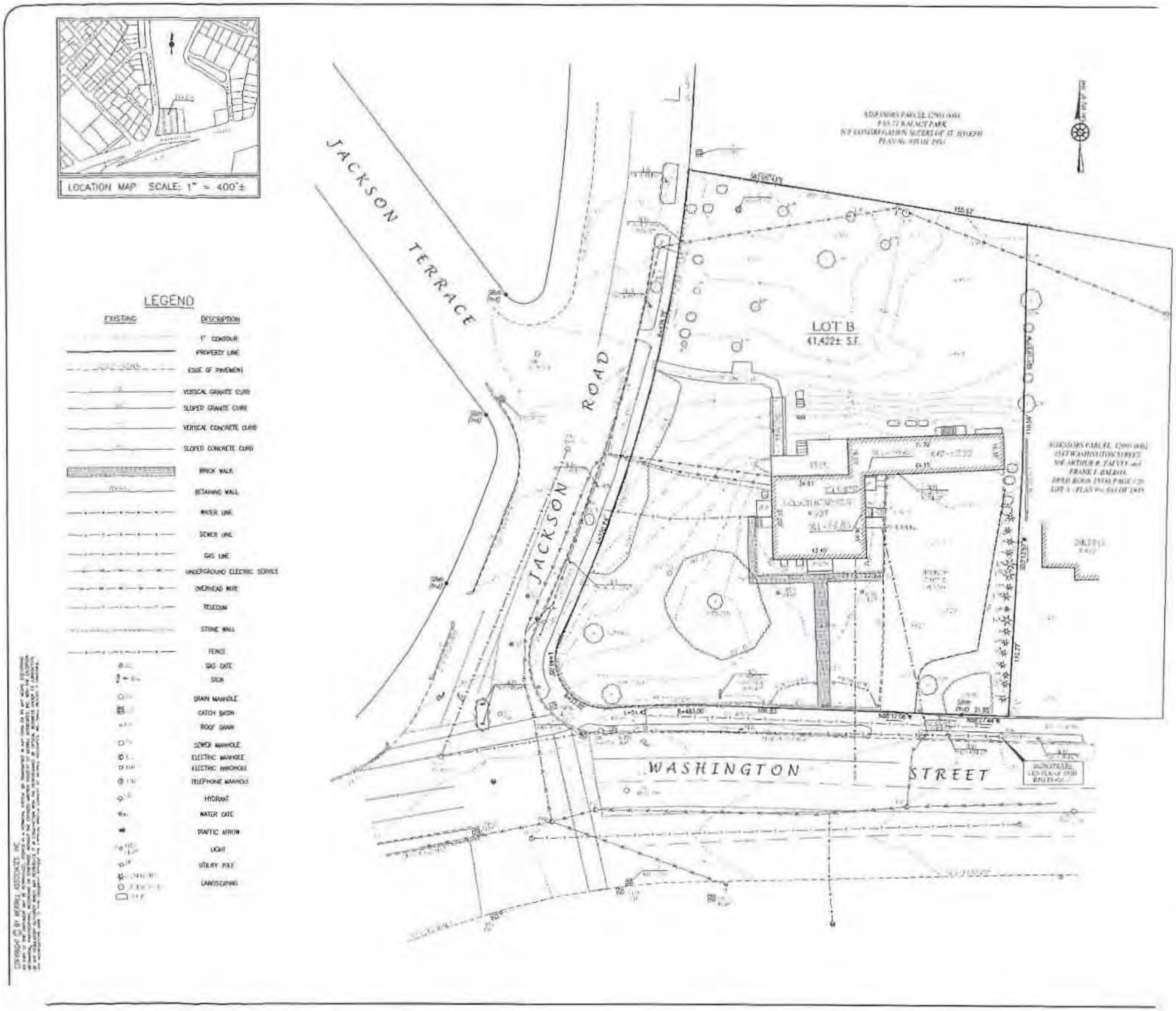
DATE: 2/15/2011
DRAWN BY:
JOB NO.: 0901
FILE:

COVER SHEET

A000

Progress for City and State Review



RECORD OWNERS:
ASSESSORS PARCEL 12003 0033
#527 WASHINGTON STREET

CITY OF NEWTON
JACKSON HOMESTEAD
100 COMMONWEALTH AVENUE
NEWTON, MA 02459
DEED BOOK 7524 PAGE 273
LOT B – PLAN No. 683 OF 1945

PLAN REFERENCES:
1. PLAN No. 683 OF 1945, BOOK 6894 PAGE 179
2. SEIZURE PLAN OF JACKSON ROAD, MARCH 1897

NOTES:
1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NEWTON ASSESSORS DEPARTMENT, NEWTON ENGINEERING DEPARTMENT AND THE MIDDLESEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ASSOCIATES, INC., AUGUST 2010.
3. ALL ELEVATIONS ARE BASED ON THE CITY OF NEWTON DATUM.
4. WETLAND RESOURCE AREAS WERE NOT OBSERVED OR INVESTIGATED FOR THIS SURVEY.
5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD PLANS PROVIDED BY THE CITY OF NEWTON ENGINEERING DEPARTMENT AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ASSOCIATES, INC. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

20 0 20 40 60
SCALE IN FEET

REVISIONS

DRAWN BY: VC
DESIGNED BY: PT
CHECKED BY: PT

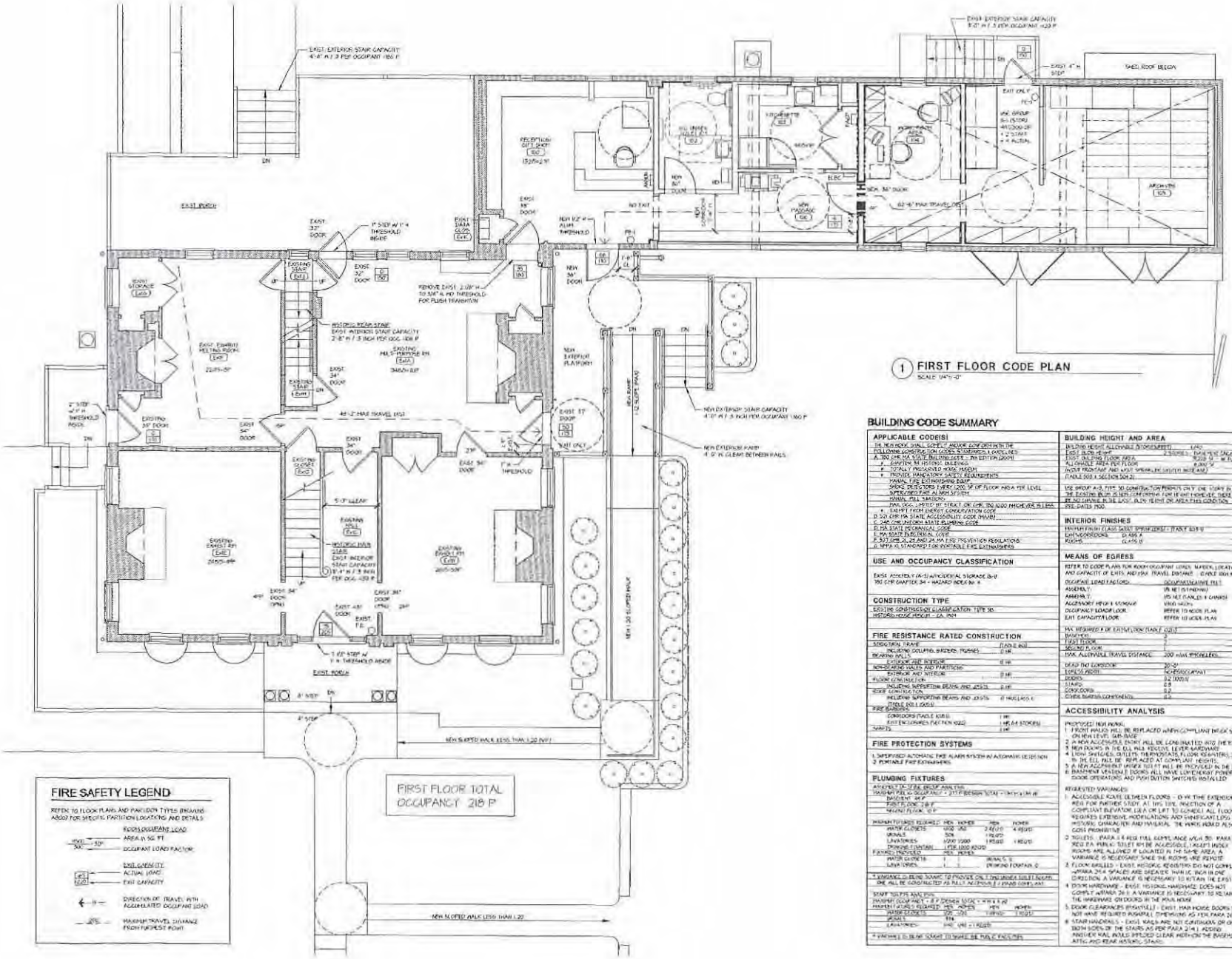
MERRILL ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS

EXISTING CONDITIONS PLAN
#527 WASHINGTON STREET
NEWTON, MASSACHUSETTS

PREPARED FOR: CITY OF NEWTON
100 COMMONWEALTH AVENUE
NEWTON, MA 02459

SEPTEMBER 9, 2010
SCALE: 1"=20'
JOB No. 10-074

SHEET 1 OF 1



1 FIRST FLOOR CODE PLAN
SCALE: 1/4"=1'-0"

FIRE SAFETY LEGEND

REFER TO FLOOR PLANS AND PARTITION TYPES DRAWING A002 FOR SPECIFIC PARTITION LOCATIONS AND DETAILS

ROOM OCCUPANT LOAD
AREA IN SQ. FT.
OCCUPANT LOAD FACTOR

EXIT CAPACITY
ACTUAL LOAD
EXIT CAPACITY

DIRECTION OF TRAVEL WITH ACCUMULATED OCCUPANT LOAD

MAXIMUM TRAVEL DISTANCE FROM FARTHEST POINT

BUILDING CODE SUMMARY

APPLICABLE CODE(S)

THE NEW WORK SHALL COMPLY AND BE CONFORM IN THE FOLLOWING CONSTRUCTION CODES STANDARDS & CRITERIA:
A. 780 CMR MA STATE BUILDING CODE - 7th EDITION (2008)
a. EXCEPTION IN HISTORIC BUILDINGS
b. TO FULLY PRESERVE HVAC MASONRY
c. PROVIDE MANDATORY SAFETY REQUIREMENTS
MANUAL FIRE EXTINGUISHING EQUIP.
SMOKE DETECTORS EVERY 1200 SF OF FLOOR AREA PER LEVEL
SUPERVISED FIRE ALARM SYSTEM
MANUAL PULL STATIONS
(NFPA 101 LIMITED BY STRICT ON CMR 780 1000 WHICHEVER IS LESS)
d. EXEMPT FROM ENERGY CONSERVATION CODE
B. 521 CMR MA STATE ACCESSIBILITY CODE (MAAB)
C. 248 CMR (2009) MA STATE PLUMBING CODE
D. MA STATE MECHANICAL CODE
E. MA STATE ELECTRICAL CODE
F. 527 CMR 21, 23 AND 24 MA FIRE PREVENTION REGULATIONS
G. NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS

USE AND OCCUPANCY CLASSIFICATION

EXIST. ASSEMBLY (A-3) INCIDENTAL STORAGE (S-1)
780 CMR CHAPTER 34 - HAZARD INDEX NO. 4

CONSTRUCTION TYPE

EXISTING CONSTRUCTION CLASSIFICATION TYPE 3B
HISTORIC HOUSE PRIOR TO 1901

FIRE RESISTANCE RATED CONSTRUCTION

FOUNDATION FRAME	(TABLE 602)
INCLUDING COLUMNS, GIRDERS, TRUSSES	0 HR
BEARING WALLS	
EXTERIOR AND INTERIOR	0 HR
NON-BEARING WALLS AND PARTITIONS	
EXTERIOR AND INTERIOR	0 HR
FLOOR CONSTRUCTION	
INCLUDING SUPPORTING BEAMS AND JOISTS	0 HR
ROOF CONSTRUCTION	
INCLUDING SUPPORTING BEAMS AND JOISTS	0 HR (TABLE 601 & 602)
FIRE BARRIERS	
CORRIDORS (TABLE 1018.1)	1 HR
EXITENCLOSURES (SECTION 1022)	1 HR (4 STORIES)
SHAFTS	1 HR

FIRE PROTECTION SYSTEMS

1. SUPERVISED AUTOMATIC FIRE ALARM SYSTEM W/ AUTOMATIC DETECTION
2. PORTABLE FIRE EXTINGUISHERS

PLUMBING FIXTURES

ASSEMBLY (A-3) BY GROUP ANALYSIS
MAXIMUM FULL OCCUPANCY = 217 P (BASED ON TOTAL = 1,300 SF / 6 SF)
BASEMENT: 0 P
FIRST FLOOR: 218 P
SECOND FLOOR: 0 P

MAXIMUM FIXTURES REQUIRED	MEN	WOMEN	MEN	WOMEN
WATER CLOSETS	1/200	1/50	2 REQ'D	4 REQ'D
URINALS	50%		1 REQ'D	
LAVATORIES	1/200	1/200	1 REQ'D	1 REQ'D
DRINKING FOUNTAIN	1/1000	1/1000		
FIXTURES PROVIDED	MEN	WOMEN		
WATER CLOSETS	1	1	(WALL S)	
URINALS	1		(DRINKING FOUNTAIN)	

* VARIANCE IS BEING SOUGHT TO PROVIDE ONE (1) UNISEX TOILET ROOM. ONE ALL BE CONSTRUCTED AS FULLY ACCESSIBLE / ADAAB COMPLIANT.

SEAT TOILETS AND SINKS
MAXIMUM OCCUPANCY = 8 P (WOMEN TOTAL = 4 P / 6 SF)
MAXIMUM FIXTURES REQUIRED: MEN WOMEN MEN WOMEN
WATER CLOSETS: 1/25 1/25 1 REQ'D 1 REQ'D
URINALS: 67% 1 REQ'D
LAVATORIES: 1/40 1/40 1 REQ'D

* VARIANCE IS BEING SOUGHT TO WAIVE SEAT TOILET FIXTURES

BUILDING HEIGHT AND AREA

BUILDING HEIGHT ALLOWABLE (STORIES/HEIGHT)	4/60
EXIST. BLDG HEIGHT	2 STORIES - EAVE HEIGHT (ALLOWABLE) 30'-0" W/ 4 FL.
EXIST. BLDG FLOOR AREA	1,300 SF
ALLOWABLE AREA PER FLOOR	8,000 SF
(NOW FRONTAGE AND NOW SPRINKLER SAFETY INCREASE)	
(TABLE 503 & SECTION 506.2)	

USE GROUP A-3, TYPE 3B CONSTRUCTION PERMITS ONLY ONE STORY IN HEIGHT. THE EXISTING BLDG IS NOT COMPLYING FOR HEIGHT HOWEVER THERE WILL BE NO CHANGE IN THE EXIST. BLDG HEIGHT OR AREA THIS CONDITION PRE-DATES 1900.

INTERIOR FINISHES

INTERIOR FINISH CLASS (WITH SPRINKLERS) - (TABLE 803.9)	
CAST WOODWORK	CLASS A
ROOMS	CLASS B

MEANS OF EGRESS

REFER TO CODE PLANS FOR ROOM OCCUPANT LOADS, NUMBER, LOCATION AND CAPACITY OF EXITS, AND MAX. TRAVEL DISTANCE. (TABLE 1004.1.1)

OCCUPANT LOAD FACTORS:	OCCUPANTS/GROSS FEET
ASSEMBLY:	15 NET (STANDING)
AREAS W/	15 NET (TABLES & CHAIRS)
ASSEMBLY NEW & STORAGE	1000 GROSS
OCCUPANCY LOAD/FLOOR:	REFER TO CODE PLAN
EXIT CAPACITY/FLOOR:	REFER TO CODE PLAN

MIN. REQUIRED # OF EXITS/FLOOR (TABLE 1021)

BASEMENT	1
FIRST FLOOR	2
SECOND FLOOR	1
MAX. ALLOWABLE TRAVEL DISTANCE:	200 (NOW SPRINKLERED)

DEAD END CORRIDOR:	50'-0"
EXIT ACCESS:	NO REQUIREMENT
DOORS:	32" (WIDE)
STAIRS:	0.3
CORRIDORS:	0.2
OTHER BUILDING COMPONENTS:	0.2

ACCESSIBILITY ANALYSIS

PROPOSED NEW WORK:
1. FRONT WALKS WILL BE REPLACED WITH COMPLIANT WALK SET ON NEW LEVEL SUB-BASE
2. A NEW ACCESSIBLE ENTRY WILL BE COORDINATED INTO THE ELL
3. NEW DOORS IN THE ELL WILL INCLUDE LEVER HARDWARE
4. LIGHT SWITCHES, OUTLETS, THERMOSTATS, FLOOR REGISTERS, ETC. IN THE ELL WILL BE REPLACED AT COMPLIANT HEIGHTS.
5. A NEW ACCESSIBLE UNISEX TOILET WILL BE PROVIDED IN THE ELL
6. BASEMENT VESTIBULE DOORS WILL HAVE LOW ENERGY POWER DOOR OPERATORS AND PUSH BUTTON SWITCHES INSTALLED

REQUESTED VARIANCES:
1. ACCESSIBLE ROUTE BETWEEN FLOORS - O-YR THE EXTENSION IS NEED FOR FURTHER STUDY. AT THIS TIME, INSTALLATION OF A COMPLIANT ELEVATOR, LIFT OR LIFT TO CONNECT ALL FLOORS REQUIRES EXTENSIVE MODIFICATIONS AND SIGNIFICANT LOSS OF HISTORIC CHARACTER AND MATERIAL. THE WORK WOULD ALSO BE COST PROHIBITIVE
2. TOILETS - PARA 2.4 REQ FULL COMPLIANCE WITH 30. PARA 30.1 REQ FOR PUBLIC TOILET RM BE ACCESSIBLE. TOILET ROOM ROOMS ARE ALLOWED IF LOCATED IN THE SAME AREA. A VARIANCE IS NECESSARY SINCE THE ROOMS ARE REMOTE
3. FLOOR GRILLES - EXIST. HISTORIC REGISTERS DO NOT COMPLY WITH PARA 29.4 SPACES ARE GREATER THAN 1/2 INCH IN ONE DIRECTION. A VARIANCE IS NECESSARY TO RETAIN THE EXISTING
4. DOOR HARDWARE - EXIST. HISTORIC HARDWARE DOES NOT COMPLY WITH PARA 26.1. A VARIANCE IS NECESSARY TO RETAIN THE HARDWARE ON DOORS IN THE POUL HOUSE
5. DOOR CLEARANCES (PARTIAL) - EXIST. MAIN HOUSE DOORS DO NOT HAVE REQUIRED PUSHPULL DIMENSIONS AS PER PARA 26
6. STAIR HANDRAILS - EXIST. RAILS ARE NOT CONTINUOUS OR ON BOTH SIDES OF THE STAIRS AS PER PARA 24.1. ADDED HANDRAIL RAILS INSTALLED (CLEAR WIDTH ON THE BASEMENT, ATTIC AND REAR HISTORIC STAIRS)

DURKEE BROWN VIVEIROS WERENFELS ARCHITECTS
T 401 831 1349 F 401 331 2315
111 EXCHANGE STREET PROVIDENCE, RI 02903
www.durkeebrownarch.com

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

NEWTON HISTORY MUSEUM ARCHIVES
527 WASHINGTON STREET
NEWTON, MA 02461

CITY OF NEWTON
PUBLIC BUILDINGS DEPT.
52 ELLIOT STREET
NEWTON HIGHLANDS, MA

NO.	DATE	BY	DESCRIPTION
1		EC	DRAB REVIEW

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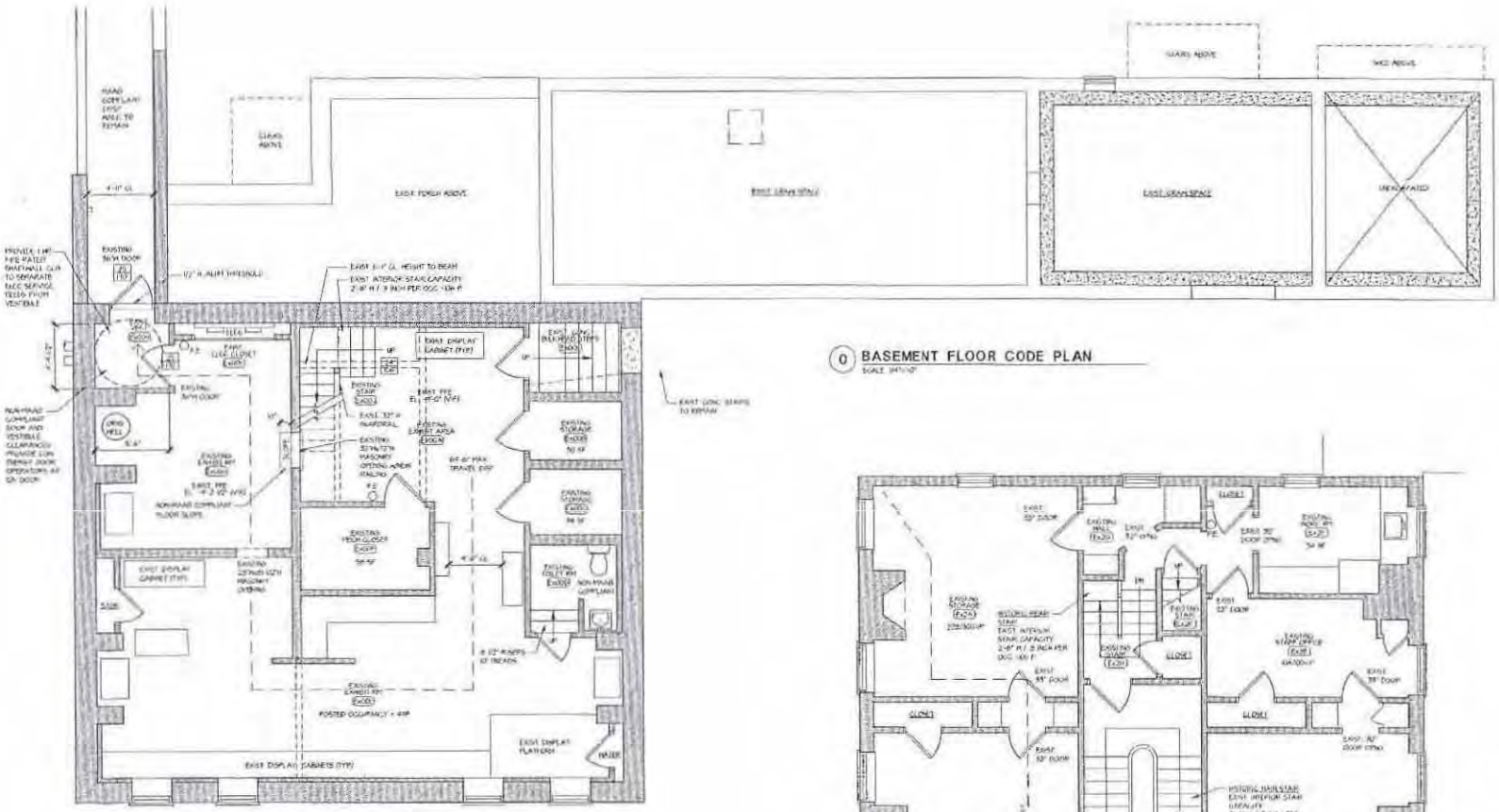
OWNER / INSTRUMENT OF SERVICE & ARCHITECTS

DATE: 01/2011
DRAWN BY: EC
JOB NO.: 0927
FILE:

FIRST FLOOR CODE PLAN

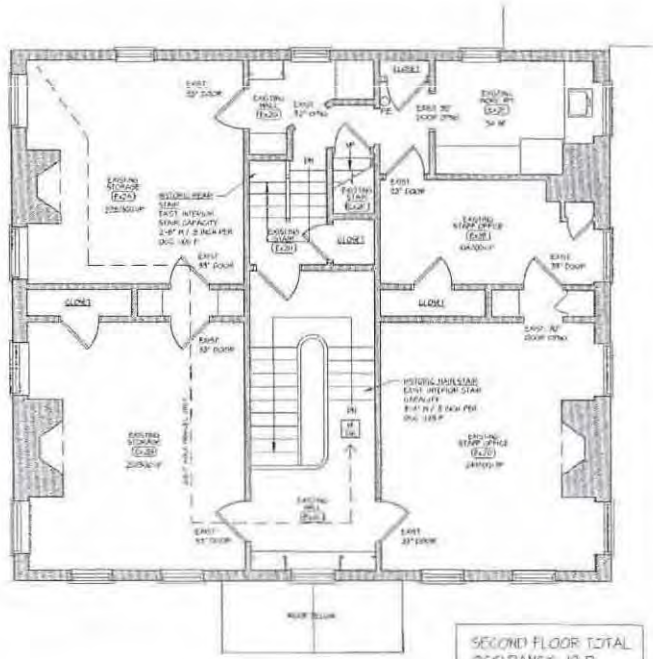
A010

Progress for City and State Review



BASEMENT TOTAL
OCCUPANCY 44 P

0 BASEMENT FLOOR CODE PLAN



SECOND FLOOR TOTAL
OCCUPANCY 10 P

1 SECOND FLOOR CODE PLAN

DURKEE BROWN
VIVEIROS WERENFELS
ARCHITECTS

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CONSTRUCTION

NEWTON HISTORY
MUSEUM ARCHIVES

527 WASHINGTON STREET
NEWTON, MA 02461

CITY OF NEWTON
PUBLIC BUILDINGS DEPT.

52 ELLIOT STREET
NEWTON HIGHLANDS, MA

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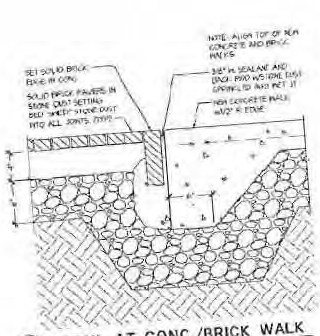
FILE:

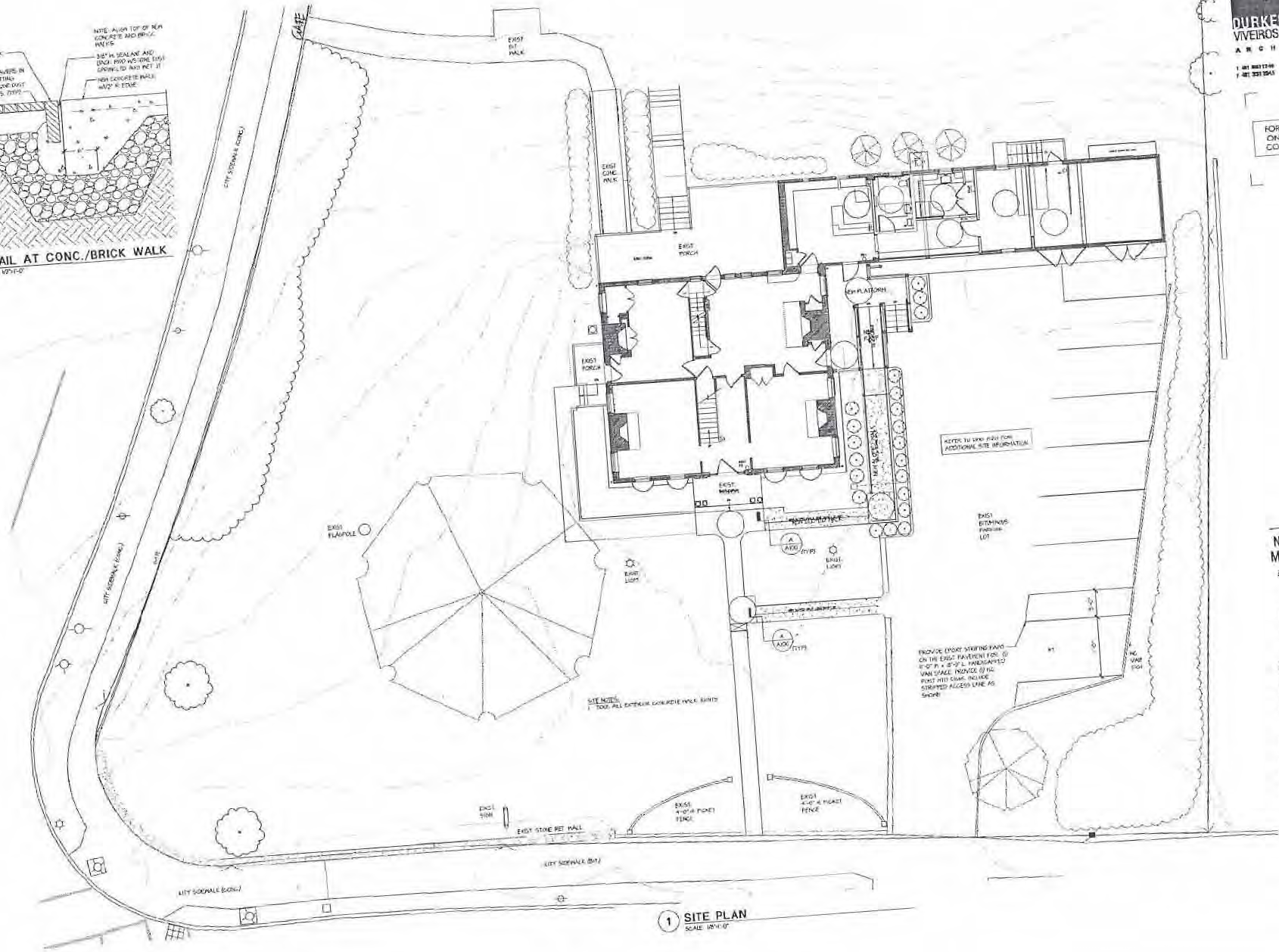
BASEMENT
AND SECOND FLOOR
CODE PLANS

A011

Progress for City and State Review



A DETAIL AT CONC./BRICK WALK
SCALE: 1 1/2"=1'-0"



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

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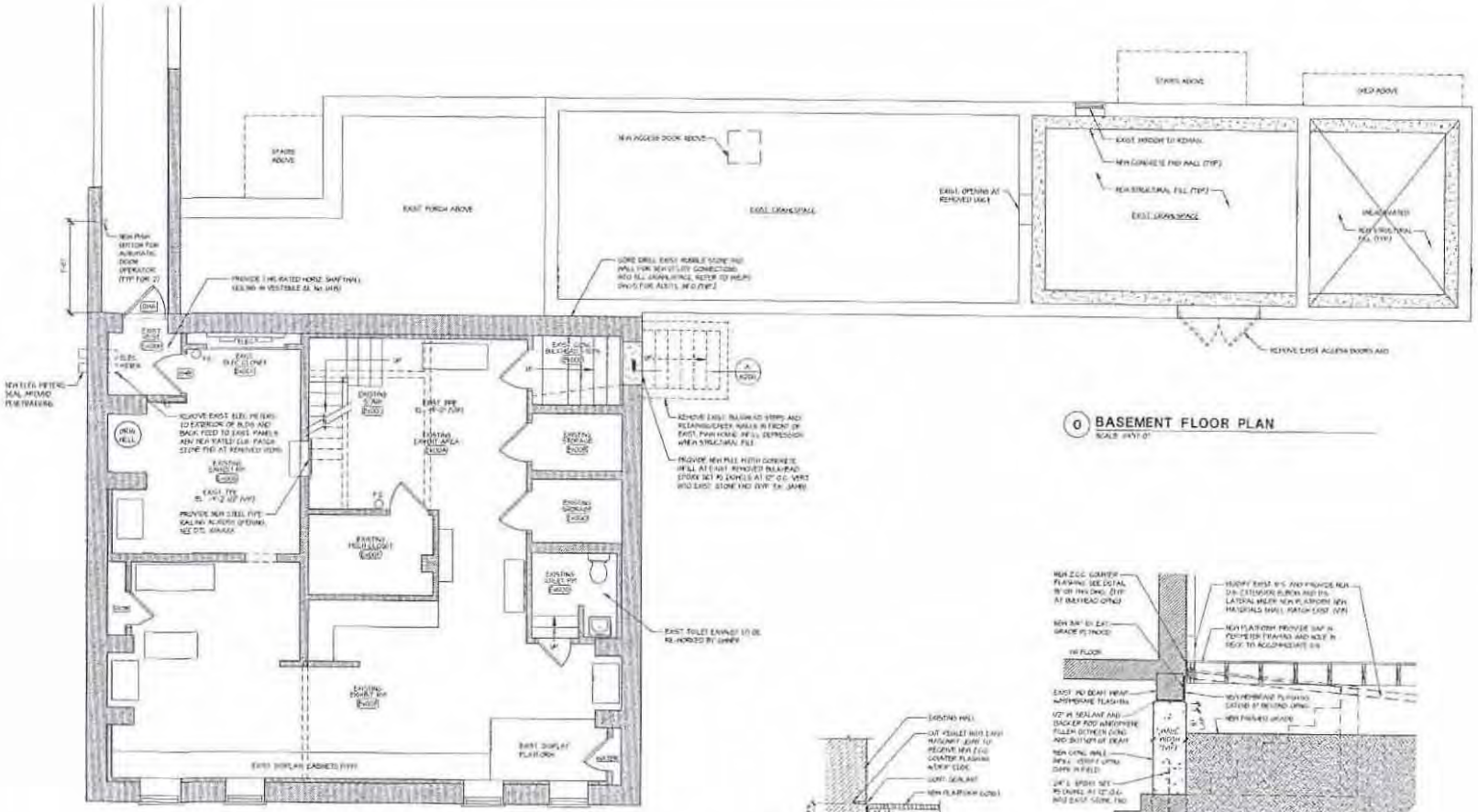
SITE PLAN

A100

Progress for City and State Review



0 BASEMENT FLOOR PLAN

B FLASHING DETAIL

A SECTION AT REMOVED BULKHEAD

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FILE:

BASEMENT FLOOR PLAN

A200

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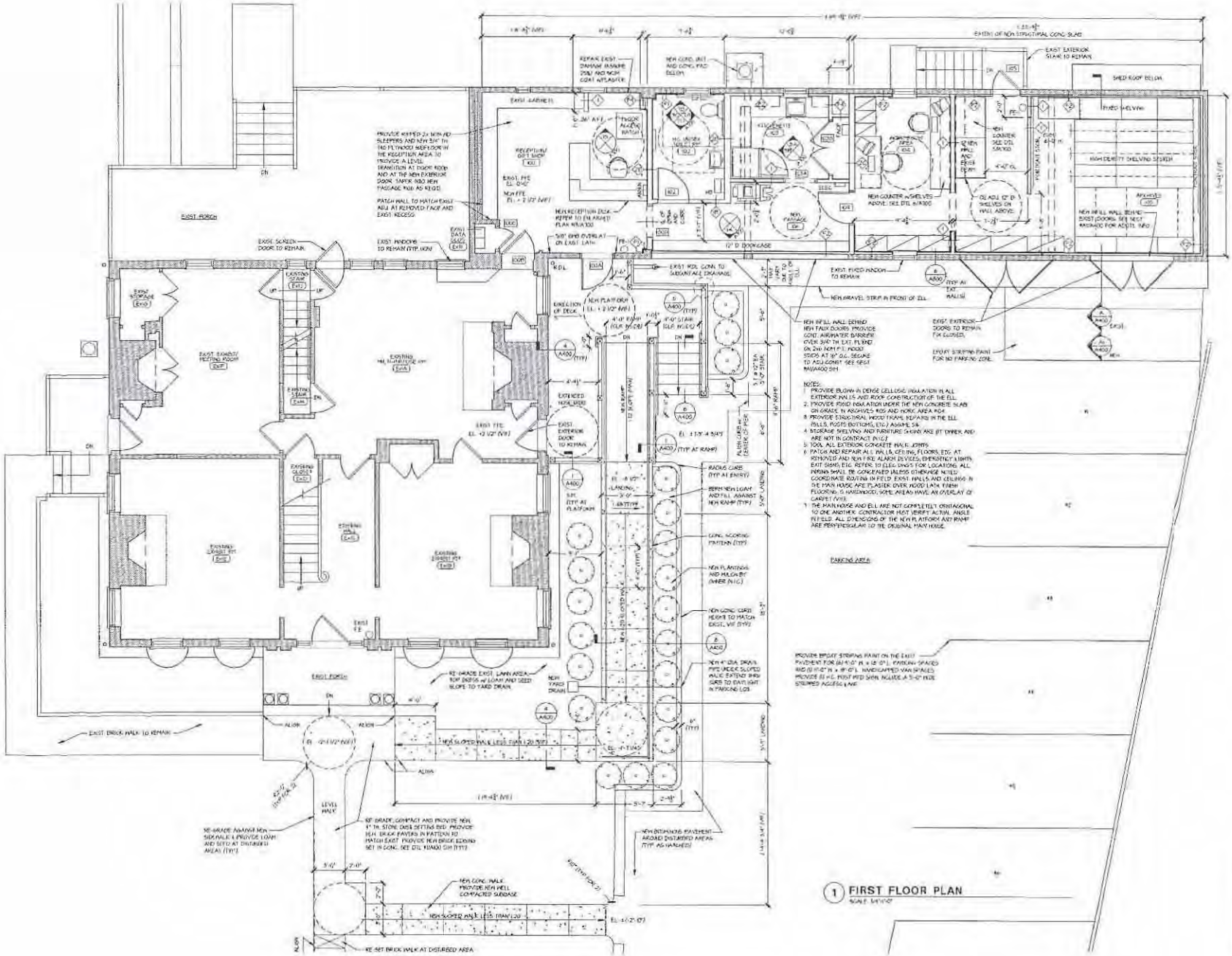

1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

DURKEE BROWN VIVEIROS WERENFELS ARCHITECTS

111 EXCHANGE STREET
PROVIDENCE, RI 02903

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NEWTON HISTORY MUSEUM ARCHIVES

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NEWTON, MA 02461

CITY OF NEWTON
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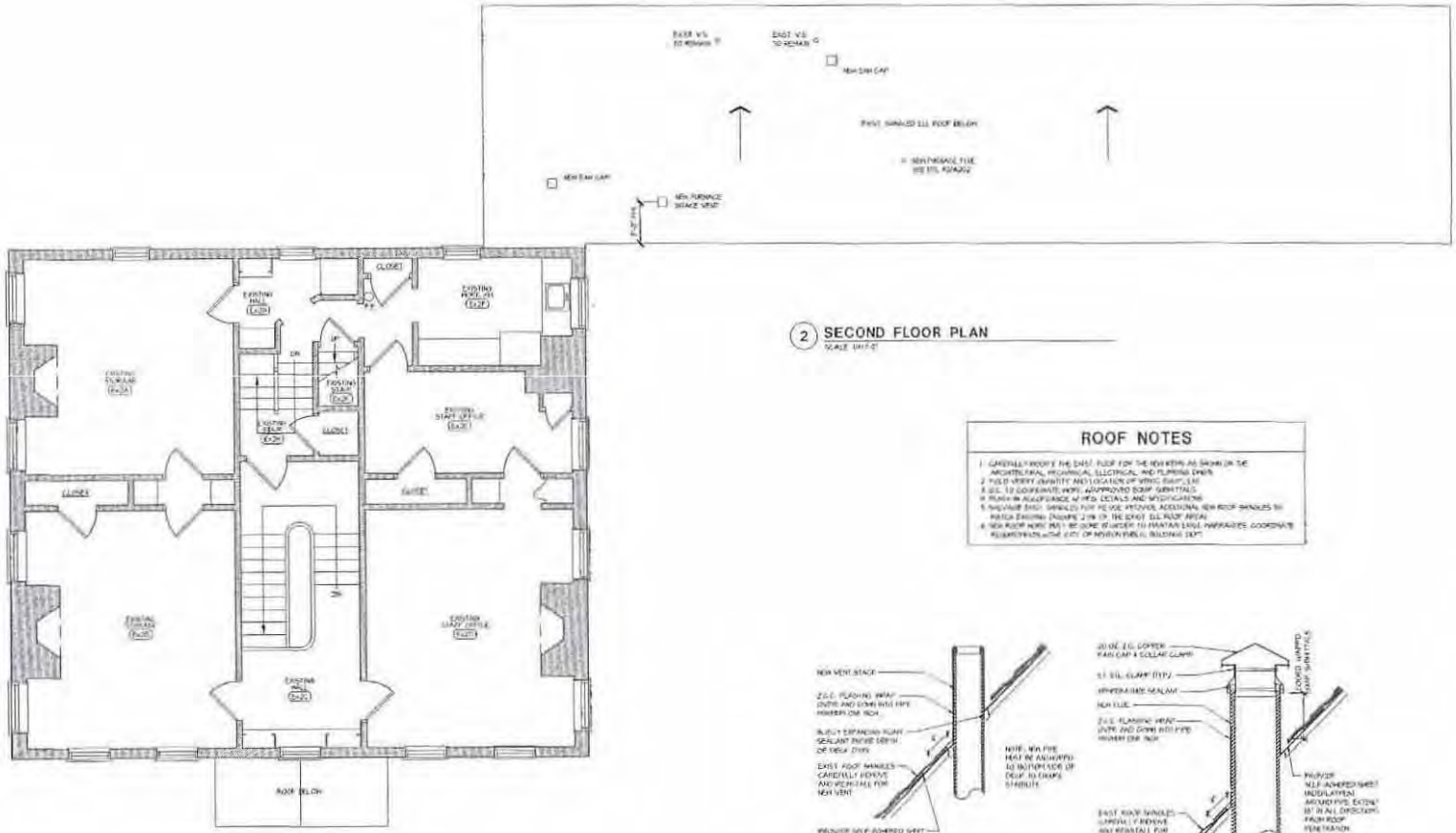
FILE:

FIRST FLOOR PLAN

A201

Progress for City and State Review

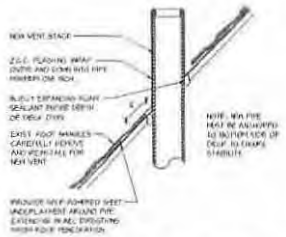


2 SECOND FLOOR PLAN

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

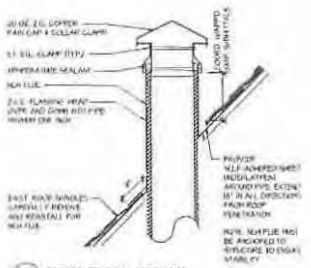
ROOF NOTES

1. CAREFULLY REMOVE THE EXIST. ROOF FOR THE NEW VENTS AS SHOWN ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DWGS.
2. FIELD VERIFY QUANTITY AND LOCATION OF VENTS, FLUES, ETC.
3. S.C. TO COORDINATE WORK, APPROVED SHOP SUBMITTALS.
4. PLUMB IN ALIGNMENT W/ MFG. DETAILS AND SPECIFICATIONS.
5. MAXIMUM EXIST. SHINGLES FOR REUSE PROVIDE ADDITIONAL NEW ROOF SHINGLES TO MATCH EXISTING (MINIMUM 2% OF THE EXIST. S.L. ROOF AREA).
6. NEW ROOF WORK MUST BE DONE IN ORDER TO MAINTAIN LEAK WARRANTIES. COORDINATE REGISTRATION WITH THE CITY OF NEWTON PUBLIC BUILDING DEPT.



1 TYP. NEW VENT PIPE DETAIL

SCALE: 1/2"=1'-0"



2 NEW FLUE DETAIL

SCALE: 1/2"=1'-0"

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JOB NO: 0621
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SECOND FLOOR PLAN

A202

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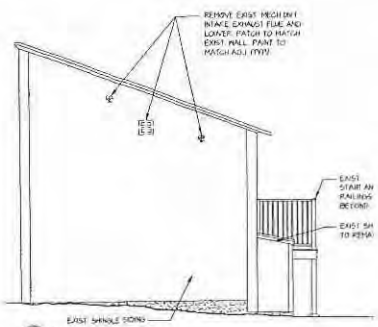
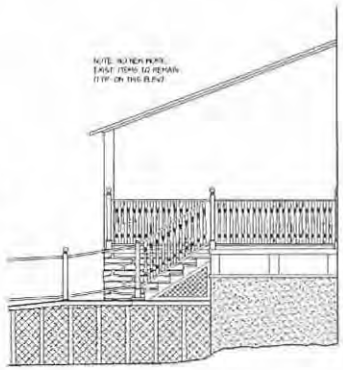
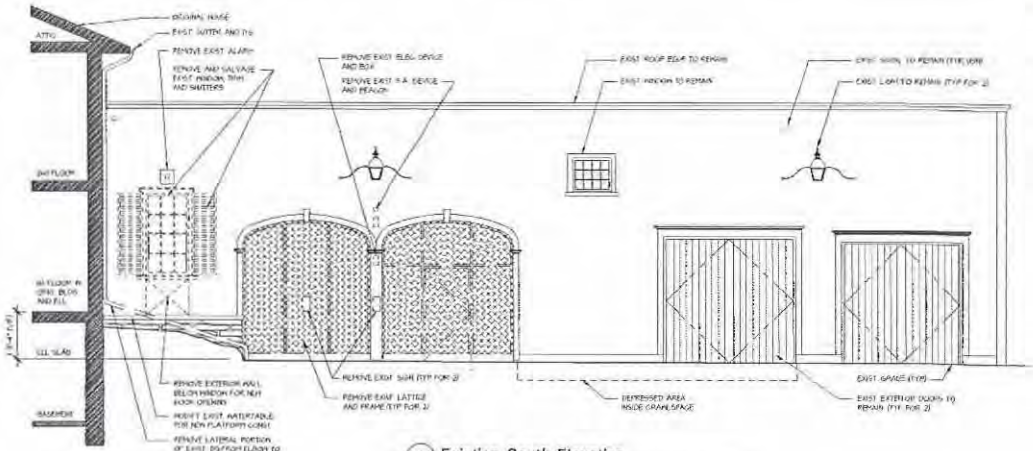


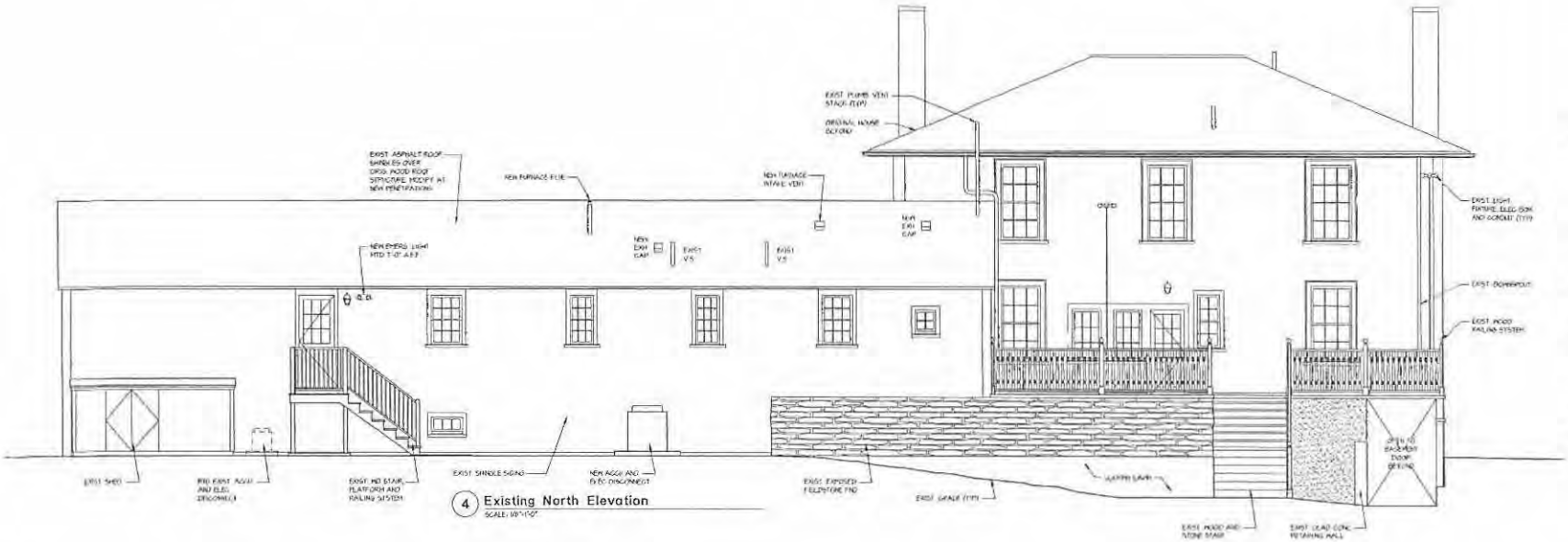
3 East Elevation
SCALE: 1/8"=1'-0"



2 Existing West Elevation
SCALE: 1/8"=1'-0"



1 Existing South Elevation
SCALE: 1/8"=1'-0"



4 Existing North Elevation
SCALE: 1/8"=1'-0"

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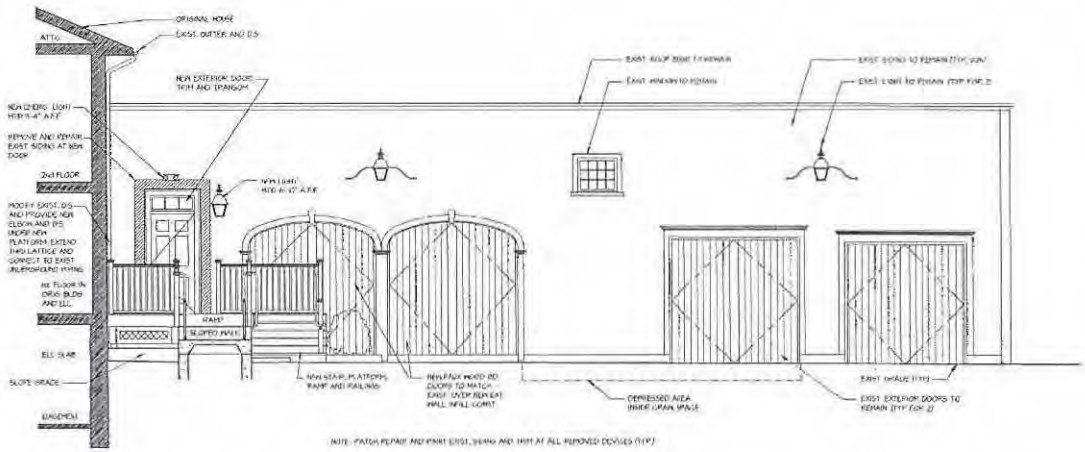
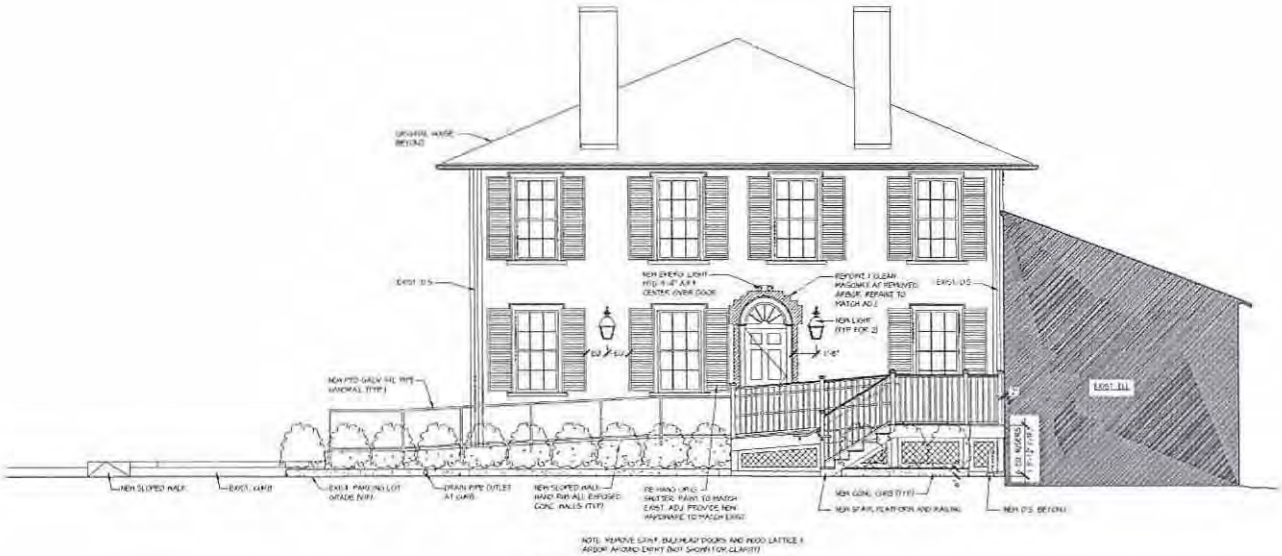
EXTERIOR ELEVATIONS I

A300

Progress for City and State Review



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



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

DURKEE BROWN VIVEIROS WERENFELS ARCHITECTS

T 401 831 1240 F 401 331 3543
111 CHESTNUT STREET PROVIDENCE, RI 02903
www.durkeebrown.com

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FILE:

EXTERIOR ELEVATIONS II

A301

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