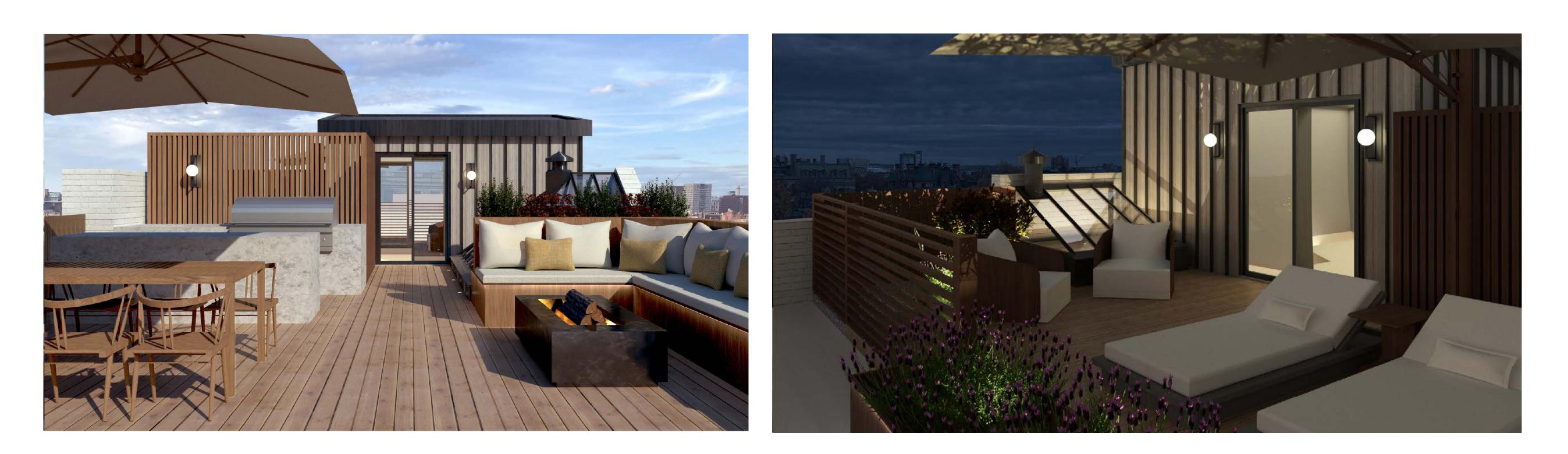
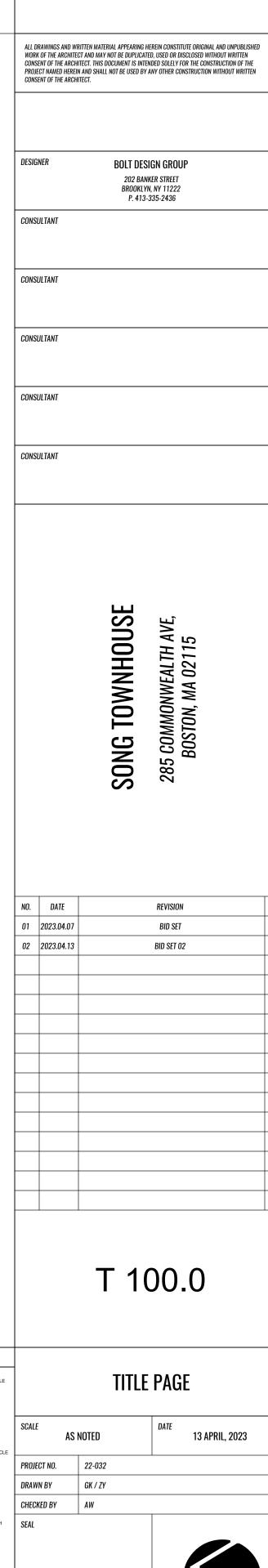
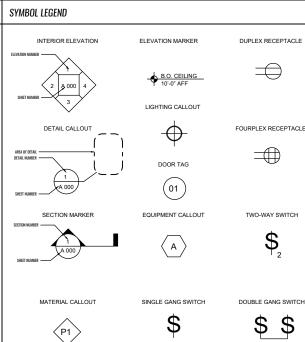
# SONG TOWNHOUSE 285 COMMONWEALTH AVE, BOSTON, MA 02115



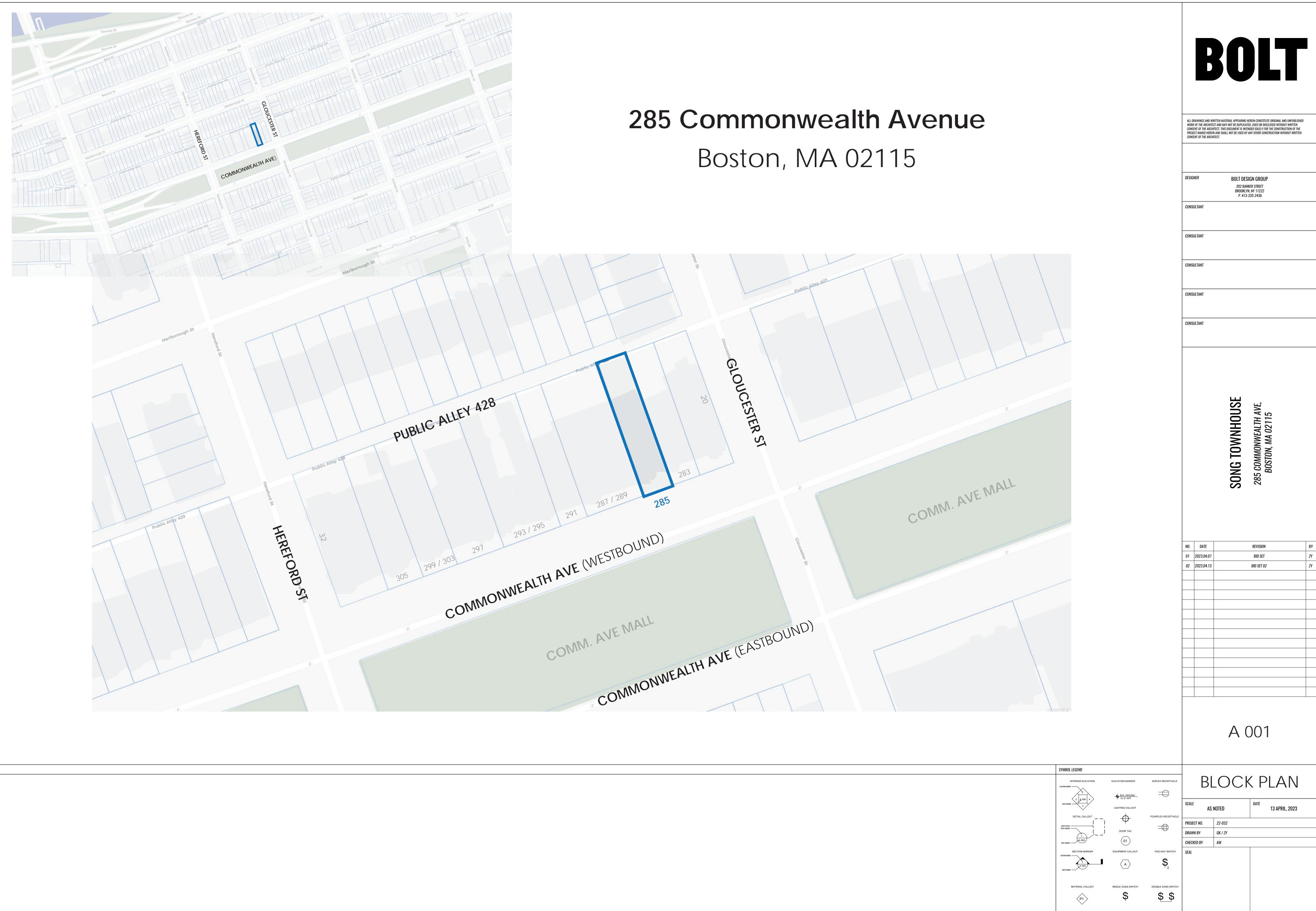
### NOTE: IMAGES FOR REPRESENTATION PURPOSES ONLY, NOT FOR CONSTRUCTION



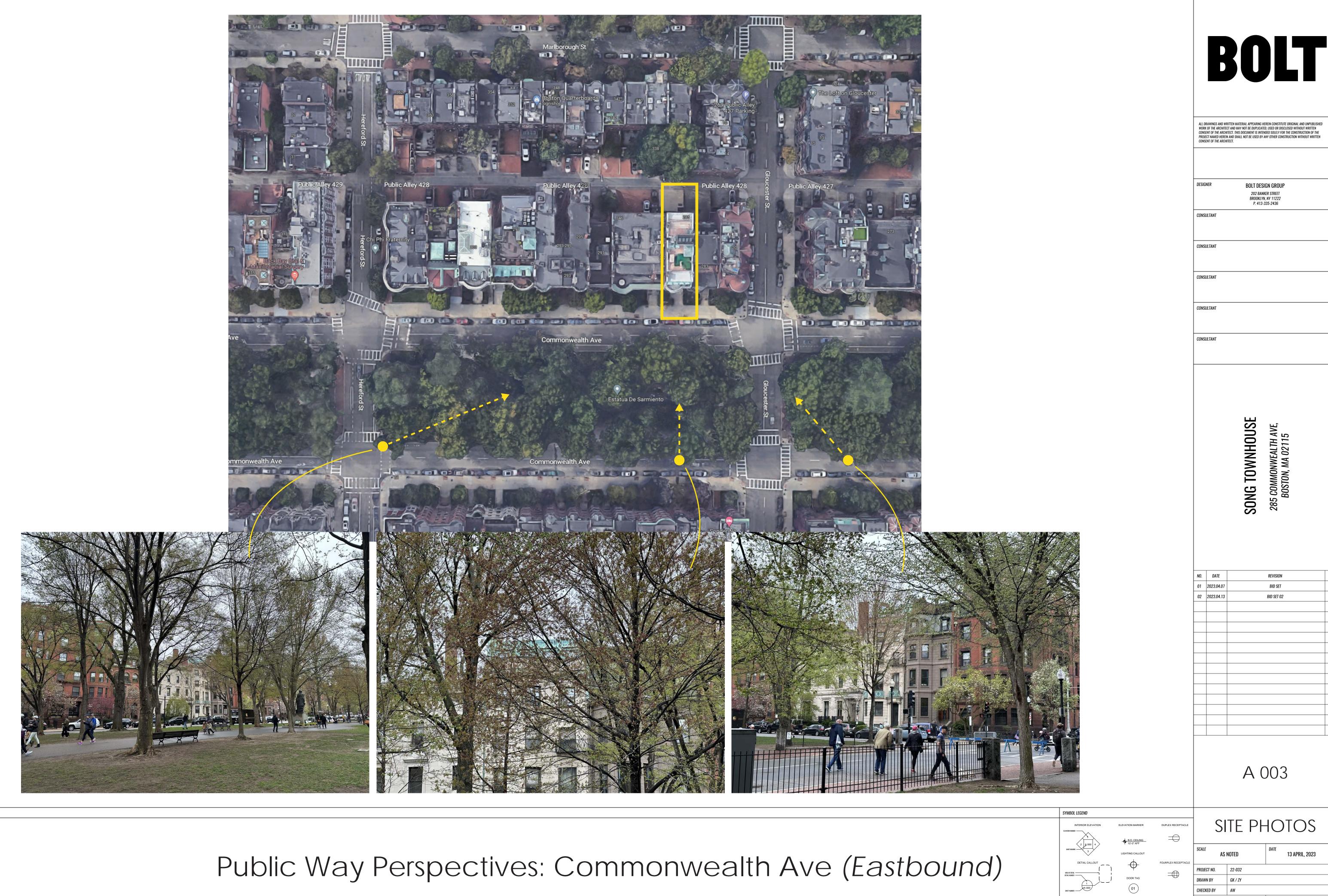




NORTH







Note: Rooftop Not Visible in Any View

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## No proposed work is visible to the public way, except for recoloring of penthouse as per BBAC Guidelines

No change to existing deck footprint

Existing-to-remain low-profile headhouse; No change to size/form

Existing-to-remain mechanicals

Existing skylights to remain; No change to size/form

## Scope of work on roof limited to height-appropriate millwork and cosmetic updates to aging materials

No change to existing deck footprint

SYMBOL LEGEND

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## **BBAC GUIDELINE COMPLIANCE**

#### BACK BAY ARCHITECTURAL COMMISSION

Guidelines for the Residential District

The purpose of these guidelines is to encourage appropriate maintenance and restoration in the Back Bay Residential District and to inform the public concerning general procedures and practices of the Back Bay Architectural Commission and the criteria by which it reviews applications in the district, applied in the light of the purposes and criteria set forth in the Enabling Act, St. 1966. Ch. 625, as amended. Persons contemplating any exterior work must obtain approval from the commission prior to commencing work." The commission will act in accordance with the following guidelines, although each application is reviewed on a case by case basis.

#### INTRODUCTION

AUTHORITY The General Court in 1966 passed an act establishing the Back Bay Architectural District and the Back Bay Architectural Commission, a commission presently within the City's Environment Department (Chapter 625 of the Acts of 1966 as amended), This act enables the commission to review all exterior changes to buildings within the district. The area of its jurisdiction is within the boundaries of the centerlines of Back Street on the north, Embankment Road and Arlington Street on the east, Boylston Street on the south, and Charlesgate East on the west. The residential portion of the district, with which these guidelines are concerned, is that portion which is zoned for residential use and which lies north of the alley between Commonwealth Avenue and Newbury Street.

PURPOSE The purpose of the Back Bay Architectural Commission, as defined by its statute is:

"(a) to promote the economic, cultural, educational and general welfare of the public through high standards of design throughout the Back Bay and through the preservation of the residential portion of the Back Bay area in the City of Boston; (b) to safeguard the heritage of the City of Boston by preventing the despoliation of a district in that city which reflects important elements of its cultural, social, economic and political history; (c) to stabilize and strengthen residential property values. in such area; (d) to foster civic beauty; and (e) to strengthen the economy of the Commonwealth and the City of Boston."

MEMBERSHIP The Back Bay Architectural Commission is made up of nine commissioners and five alternates appointed by the Mayor from nominations by the Back Bay Association, the Neighborhood Association of the Back Bay, the Boston Society of Architects, the Greater Boston Real' Estate Board, and the Mayor's Office.

APPLICATION PROCEDURES Owners contemplating exterior changes to their properties should contact the Environment Department (City Hall, Room 805, 617-635-3850) obtain an application for a Certificate of Appropriateness, The commission holds a public hearing on the second Wednesday each month to deter-mine the appropriateness of proposed alterations. Applications must be received at least two weeks before a hearing to be scheduled for review ~ incomplete applications will not be heard. Any proposed change will be reviewed in relation to the building as a whole and to 'Its context. When changes to a condominium or other building i multiple ownership are proposed, the entire building shall be considered and treated uniformly. The commission requires that all regulatory concerns, including zoning, building code, and environmental issues, be resolved prior to architectural review, although informal advisory review may be allowed at the discretion of the commission. No application for Certificates of Appropriateness will be approved where outstanding architectural violations exist.

'See Application Procedures, Section 1.5; for definitions of certain terms, see Glossary. Section 17

### be substantially altered by painting.

#### DOORS AND ENTRANCES

DOOR OPENINGS Alterations to the design, proportions an arrangement of door openings on the historic facade, other than restoration to documented historical conditions, are inappropriate. The reduction or enlargement of openings, the introduction of openings not characteristic in proportion and scale, and the blocking up of original openings are also inappropriate.

**DOORS** Every effort should be made to retain and repair original doors, ransoms, and sidelights. Original doors and enframements may be refinished with an appropriate paint or stain color. Any changes in door color must be approved by commission staff. Replacement doors shall maintain the materials, proportions, and form of the original.

INAPPROPRIATE ELEMENTS Aluminum doors, sliding doors, flush doors, doors that reduce or enlarge the height or width of the entry, and those that are asymmetrically divided or made with textured class, plastic panels, or colored inserts are inappropriate. Where they exist, their replacement with more historically appropriate elements is encouraged.

STORM DOORS Storm doors are inappropriate on a primary entrance, but may be appropriate on secondary elevations. They should be painted to match the color of the door frame. Unfinished aluminum storm doors are not appropriate to the district.

ENTRYWAYS, PORTICOS, PORCHES AND STOOPS Front entry vestibules. porticos, and porches shall not be altered, removed, or enclosed. Front steps shall not be rebuilt or repaired in any material or configuration other than the original stone masonry or a modem substitute similar in texture and color.

ENTRY LIGHTING Lighting of entryways is encouraged. Lighting fixtures should be of a style, finish, and character appropriate to the architecture of a building, Lighting should be in traditional locations: hung from the ceiling within the entryway or attached to the side panels of the entryway. Light fixtures should not be affixed to the face of the building. Exposed conduit is inappropriate. Lighting the building facade in inappropriate.

REAR YARD LIGHTING Lighting of rear yards and parking areas is encouraged. Fixtures should be inconspicuous and shielded to direct light downward. A white light source is more appropriate than a sodium or mercury vapor fixture. All conduit shall be concealed.

HARDWARE AND HOUSE NUMBERS Door hardware should replicate original forms and materials. House numbers should be brass or bronze, no more than 6 inches in height, and traditional in style. They may be painted in a dark or gold color and located on the transom above the primary entrance, or affixed to doors or rear fences. Reflective house numbers may be appropriate only in the alleys.

MAILBOXES, BUZZERS, AND INTERCOMS These should be flush-mounted within the reveal of the door, rather than on the masonry facade of the building. They shall be small in size and brass or dark finish.

SIGNS, AWNINGS, AND CANOPIES

COMPLIANCE Certificates of Appropriateness are valid for one year. Construction shall comply with the drawings and plans approved by the commission. Changes to approved plan must be reviewed by the commission before construction. Failure to comply with approved plans will invalidate a Certificate.

#### GENERAL GUIDELINES

CHARACTER The Back Bay, in spite of its many variations architectural style, is, distinguished by a consistency of character, form and scale. This unity was established by the original deed restrictions on building height, setback, and materials, which assured the development of a continuous street facade, regular cornice lines, and a repetitive pattern o projection bays and oriel windows.

CRITERIA Proposed changes shall respect the predominant characteristics of the district, including forms, proportional relationships, colors, and materials. Historic materials and features shall be maintained and repaired rather

APPLICATION OF CRITERIA Alterations to primary elevations (facades); other than restoration, are inappropriate On secondary elevations, alterations in conformance with the guidelines may be appropriate. Alterations which are not visible from the street also fall within the commission's Jurisdiction.

REPLACEMENT OF ELEMENTS Replacement of missing architectural features should be based on evidence of the original features, substantiated by physical and pictorial information. Proposals for new work should be based on evidence of appropriate detail with regard to size, shape. material, design, color and texture. Alteration or removal of inappropriate elements is encouraged. All work shall be executed with the highest quality materials and workmanship.

DEMOLITION

OF HISTORIC STRUCTURES Demolition of historic structures is prohibited in the residential portion of the district.

OF PORTIONS OF STRUCTURES Partial demolition may be considered acceptable where it involves an inappropriate alteration or addition to a building. Removal of architecturally significant features and alterations to historic facades are inappropriate.

#### NEW CONSTRUCTION

CRITERIA All new construction, whether of entire buildings or additions to existing buildings, should be designed to harmonize with the predominant characteristics of the district in height, mass setback. rhythm. scale, proportions and materials.

HEIGHT Building height shall reflect the dominant cornice heights of surrounding buildings.

SETBACK New buildings shall observe the historic front and rear vard setbacks, and shall occupy the full width of their primary frontage or frontages.

CORNICES

and restrained in design. Brass or bronze plaques are appropriate. Freestanding, projecting, lit, animated, and neon signs are not allowed in the residential district. Freestanding notice hoards are acceptable for churches. In areas zoned for business use. such as Massachusetts Avenue, Back Bay Business District sign guidelines will apply.

BANNERS AND FLAGS National. state and municipal flags may be flown from existing flagpoles or brackets without review by the commission, provided they are no larger than 24 square feet. Banners may be appropriate on institutional buildings. Commercial sign banners are not appropriate.

MARKETING AND CONSTRUCTION SIGNS Temporary marketing and construction signs may be installed for a period of 6 months, renewable at the discretion of the commission. Such signs shall be limited to one sign per building, and may freestanding in the front yard, attached to construction scaffolding, or located inside a window, They may he no larger than 6 square feet, and. if freestanding, no higher than 54". Materials should be wood or metal. painted no more than three colors. Signs are not to he illuminated.

AWNINGS AND CANOPIES Awnings and canopies are not allowed on townhouses with raised stoops, as they tend to obscure architectural detail. Canopies which are traditional in design and materials and dark in color may be appropriate for buildings with entrances at or below grade.

#### LANDSCAPING

FRONT YARDS Historical front yard configurations shall n be altered. Where previous renovation has altered tile traditional alignment, restoration is encouraged. Extensive excavation of front yards in inappropriate.

LANDSCAPING Landscaping plans should be reviewed by the commission. Appropriate ground Covers for front yards include grass, vines, or low growing plants. Clipped formal hedges and ornamental iron fences are appropriate edge treatments. The planting of flowering trees in front yards is ,encouraged. Trees should be dwarf varieties limited in size to 15-20 feet at maturity.

PLANTER BOXES The seasonal installation of window planter boxes on front and rear elevations is encouraged. Where window grilles are desired, curved grilles may be installed.

#### IRONWORK

CRITERIA All new or replacement ironwork should be compatible with the building in style, scale, weight, and detailing. Ironwork should be painted black or an appropriate dark color.

FENCING Original yard fencing shall be maintained and repaired. Restoration of perimeter fencing of historically appropriate proportion and design is encouraged.

BALCONIES New balconies are not allowed on primary elevations. Small ornamental balconies may be appropriate on rear elevations.

WINDOW GRILLES The installation of iron security grilles may be appropriate. Grilles shall be mounted within the window reveal and secured into mortar joints, rather than into the masonry. They shall have pierced horizontal rails or

CRITERIA The historic comice line shall be maintained. Creation of new dominant comice lines is Inappropriate.

FORM AND MATERIALS Removal of original cornices is not allowed. Replacement cornices shall replicate the existing forms and materials.

#### ROOFS

REAR YARDS

**ROOFTOP ADDITIONS** In determining the appropriateness of an addition, the commission will take into consideration its visibility from any public way along direct and oblique sight lines, as well as scale, proportions, materials and design. Original roof configurations and the dominance of historic cornice lines shall be maintained on both the front and rear elevations. Rooftop mechanical equipment and elevator overrides shall be incorporated into the volume of any proposed addition. No proposed rooftop additions; existing footprint to remain.

INAPPROPRIATE ADDITIONS Additions to buildings distinguished by complex roof forms and additions to comer buildings are discouraged. Additions to pre-existing addition multi-story additions, and roof decks on top of roof additions are inappropriate. Full compliance / Not applicable.

PENTHOUSE DESIGN Proposals for new or renovated penthouses shall Integrate with all building elevations. Appropriate materials include slate, copper. and standing sea metal; end walls which abut party walls shall be brick. Addition of a mansard to an existing mansard is inappropriate on the primary elevation. Parapet extensions to party wails an significant dimensional changes to chimneys are inappropriate Full compliance / Not applicable.

ROOF DECKS Visibility of decks from any public way shall be minimal. Roof decks should he set back (-) the inward edge of the chimneys and kept as close to the roof as possible. Railings should be ornamental iron. Permanent opaque elevations such as screening and planters should not exceed I railing height and should not be visible from I public way Roof deck is completely invisibile to the public way; Existing footprint to remain, no change. ROOF ACCESS STRUCTURES New roof access structure may consist of hatches or low profile headhouses. which lire minimally visible. Headhouses shall 'lie traditional in form a minimal in dimension, and located toward the center of he building. Appropriate cladding materials include standing seam copper or dark finished metal.

Full compliance. Plan to refinish headhouse in dark metal. SKYLIGHTS New skylights may be allowed if they have a or traditional mullioned shape and are minimally visible from street level. Skylights or roof windows in I mansard root not appropriate. No new skylights.

MATERIALS Replacement slate shall match the original in design, color, coursing and texture: synthetic slate and asphalt shingles are inappropriate. Roofing materials shall be nonreflective and dark in color. Full compliance / Not applicable.

PURPOSE These guidelines are designed to encourage alterations which facilitate the service function of the alleys while enhancing their residential character. to remove inappropriate additions, to restore historic or characteristic architectural features, to encourage landscaping, and to improve visual quality.

DESIGN CRITERIA Removal or replacement of inappropriate structures is encouraged and shall be reviewed the commission. Building alterations "hall be consistent in scale, form, proportion, detail, material, and color with the

characteristic architecture of the residential district. Alterations which compound or perpetuate inappropriate or which remove historic features or landscaping are inappropriate.

INAPPROPRIATE ADDITIONS Inappropriate additions include the following: additions more than one s height, additions on top of existing additions or ells, freestanding accessory structures, stacked decks, carpor canopies.

LANDSCAPING, FENCING AND PAVING The maintenance and addition of historic gardens and gard and the replacement of landscaping in rear yards and parking areas is encouraged. Rear yards and parking co be walled or fenced in brick, wrought iron, or vertical board painted an appropriate color. Chain link or stor fencing, and barbed or razor wire are not appropriate. Appropriate paving materials include brick or other un poured concrete or asphalt is inappropriate except as maintenance of an existing condition.

#### WINDOWS

WINDOW OPENINGS Alterations to the design and arrangement of window openings on the historic faca than restoration to documented historical conditions, are inappropriate. The lowering of sills on the rear eleva be appropriate provided that the head and side jamb conditions are preserved. The introduction of openings characteristic in proportion and scale and the blocking up of original openings are inappropriate.

PRESERVATION Original window, material shall be retained whenever possible; if it is beyond repair, the openings, sash, glass, lintels, sills. shutter hardware, frames, surrounds, and all other details shall be duplicated same configuration, dimensions, style, and material as existing. Retention of original historic material such as c leaded, or stained glass is mandatory.

COLORS All proposed changes in paint color are subject to review. Generally, sash and frames should be c color. Appropriate colors for dark masonry buildings include semigloss black, slate gray, dark brown, dark r brown, and deep green. Appropriate colors for light masonry buildings include beige, dove gray, slate blue, fi and black. White and cream are appropriate for Colonial Revival buildings.

REPLACEMENT SASH Double hung, large panel (1/1 or 2,12) wooden replacement sash with through-g muntins are appropriate for most buildings in the district. Openings shall not be reduced or enlarged to accomstock sizes or shapes. New window sash should not be divided into a smaller or larger number of lights that original. Where the building has been altered to have several types of windows, proposed changes should be consistent with either the predominant window pattern of the building or the original histor

INAPPROPRIATE ELEMENTS Inappropriate replacement window elements include: multi-paned alumin metal-clad or vinyl-clad replacement sash; simulated muntins including snap-in, surface-applied, or betweenmetal panning of frames; and reflective or tinted glass (except replacement stained glass). Picture. strip, sliding jalousie and most casement windows are inappropriate. Replacement of windows with vents is inappropriate.

**ORIELS** Historic oriels shall not be removed or replaced. Oriels should be painted in subdued dark colors. oriels on the primary elevation are inappropriate.

building; however, bowed grilles designed to support planter boxes may be appropriate.

**DOOR GRILLES** The installation of ornamental iron grilles on exterior doors may be appropriate.

RAILINGS Restoration of original iron or stonework handrails is encouraged. New handrails shall conform to historic precedents and shall be attached at the side of the front steps. Aluminum and other industrial materials are not appropriate.

FIRE ESCAPES AND FIRE BALCONIES Installation of fire escapes and fire balconies on primary elevations is inappropriate. Fixed diagonal fire stairways are not allowed. Fire egress should be accomplished in the interior whenever possible. Exterior solutions shall be limited to secondary elevations.

#### UTILITY EQUIPMENT

ROOFTOP MECHANICAL EQUIPMENT All mechanical systems should be located on the uppermost roof to minimize their visibility, and shall be incorporated within new volumetric additions. Equipment should be the smallest available, and should be grouped near the center of the roof and mounted as close to the roof as possible. Compliance with noise regulations is required. Exterior ductwork and conduit are inappropriate. Not visible; Existing to remain and located in ideal space.

ANTENNAS The use of master antennas is encouraged. Antennas shall be located on the roof as close to the center as possible so as to be invisible from the street. Antennas shall not exceed 6 feet in any dimension nor extend more than 5 feet above the main roof level. Antennas and all associated equipment including stands, strapping, and fasteners should be dark (preferably black) in color. Antenna cable should be run inside the building. Removal of unused antennas is encouraged.

COMMUNICATIONS AND SERVICE EQUIPMENT All communications and service equipment is subject to commission review. No telephone, electrical, cable television wiring or other utility equipment shall be installed on the primary elevations of any buildings. All wiring and equipment should be black. Building attachments shall be made between the first and second story on the rear elevations. All connections to individual building units must be made inside the building.

GUTTERS AND DOWNSPOUTS Gutters, downspouts, flashing, and other visible metalwork on the primary elevation shall be copper. Decorative copper fittings must be preserved Unpainted mill Finish aluminum is inappropriate. Downspout should be placed inconspicuously and should not obscure significant architectural features.

AIR CONDITIONERS Individual window air conditioners are permitted on a seasonal basis (May through September) without commission approval. Air conditioning units should protrude minimally; external support brackets are not allowed Air conditioners shall not disturb the contl2uration of the window opening or puncture the walls of a building.

SECURITY CAMERAS Security cameras are allowed only unusual circumstances (i.e., consulates). Where necessary they shall be inconspicuous in size, color. and location.

cated on the uppermost roof in an inconspicuous area. Wall pe vents is inappropriate.

PUBLIC AREAS

CRITERIA Construction work in public areas of the Back B should be planned and executed to enhance and architectural character of the district.

SIDEWALKS AND CURBS Existing granite, brick or concrete sidewalks shall be repaired and restored Where original materials have been replaced, their restoration is encouraged. Granite curbs shall be retained wherever possible.

STREET FURNITURE Miscellaneous public street furniture such as traffic and light boxes, vending mac newspaper boxes, trash receptacles, mail boxes, and telephone panels a booths, poles, meters, etc., are su commission review and shall be appropriate in scale and design.

STREET LIGHTING The installation of historically appropriate lighting fixtures is encouraged. Existing g and historically appropriate fixtures shall be repaired or replaced in kind.

OPEN SPACE Preservation and enhancement of public open space is important to the architectural district public spaces should reflect the historic fabric of the area.

WIRING Additional poles for overhead wires are prohibited, All new wiring shall he Installed undergroun streets are disrupted for underground installation or repair, they shall be repaired to match the original cond materials, color, and texture.

BIBLIOGRAPHY

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Chase, Sarah and Kim Lovejoy. Brownstone: An Owners, Care and Repair Guide, Boston. MA : Society Preservation of New England Antiquities, 1989. (Brochure available from SPNEA or the Environment De

#### GLOSSARY

Exterior work: Any repair. reconstruction, restoration. replacement, rehabilitation. alteration, demolition, or construction proposed for the exterior of a building which may involve changes in materials. dimensions, de configuration, texture, color, or visual appearance (includes masonry cleaning, repointing, repair, and painti Maintenance and repair: Any work which will involve no change in materials, dimensions, design, configurate texture or visual appearance.

Primary elevation: Also the "façade" the front or street façade of a building.

				<b>B</b>				
iate structures, ne story in	<b>STORM WINDOWS</b> Exterior combination Storm windows shoul have narrow perimeter framing which conforms to the primary window the primary window. Storm window frames shall match the window are not appropriate. Exterior storm windows are inappropriate for w	ow opening; the meeting rail shall align with th frame color-, clear or mill finished aluminum windows with arches, leaded glass, faceted fra	nat of frames	ALL DRAWINGS AND WRITTE WORK OF THE ARCHITECT AI CONSENT OF THE ARCHITECT PROJECT NAMED HEREIN AN CONSENT OF THE ARCHITECT	ID MAY NOT BE DUPLICATE . This document is inten ) Shall not be used by A	D, USED OR DISCLOSI NDED SOLELY FOR THE	ED WITHOUT WRITTEN E CONSTRUCTION OF THE	1
rports, and garden walls g courts may stockade	mullioned lights, or curved glass. Interior storm windows are encou <b>EXTERIOR BLINDS</b> Hinged wooden blinds may be appropriate height and one-half the width of the window and replicate traditiona appropriate color and properly secured with traditional hardware. Of appropriate where documentation of original installation exists	e on some alley elevations. They should match il louvered forms. They should be painted an		DESIGNER	202 BANK	IGN GROUP		
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	<b>CRITERIA</b> Since improper cleaning and repair methods ca alter as review required for all proposed masonry cleaning and repair prior			CONSULTANT				
facade, other evation may ngs not	<b>PRESERVATION</b> Masonry shall be kept as clean and dry a poss exterior sealers are generally not effective in preserving masonry in allowed except in extraordinary circumstances. Samples of any pro- commission be application.	sible through appropriate maintenance. Since can cause permanent damage, their application		CONSULTANT				
the existing cated in the as curved,	<b>REPAIR</b> Original masonry should, wherever possible, be cleaned. Small areas of masonry that may need replacement shall be patched texture, color and detailing as closely as possible. Original details, c shall be preserved or replicated. Covering brick or stone masonry w	with a material matching the original surface i arved surfaces, moldings, enframement, and c	in	CONSULTANT				
be dark in rk red, gray 1e, forest green,	BROWNSTONE Brownstone may require special treatment invol reviewed individually. Any replacement material must approximate			CONCULTANT				
zh-glass commodate	CLEANING The commission recommends cleaning of masonry o gentle cleaning method possible shall be used. Methods and specific review prior to commencing work. Wire brushing sandblasting, and	nly when necessary to halt deterioration. The r cations shall be submitted to the commission for	most	CONSULTANT				
han the storic pattern. aminum, vinyl, en-glass grids,	<b>REPOINTING</b> New mortar shall match the color and profile of th content to preserve the softer nineteenth-century brick. Methods and for review prior to commencing work. Joints should be raked, toold surfaces. Flush and smeared joints and scrub coating are not allowe and residual Film shall be removed.	d specifications shall be submitted to the com ed, scored, or otherwise treated to imitate olde	lime mission er wall	CONSULTANT				
ling aluminum iate. ors. Alterations	<b>PAINT</b> Unpainted masonry facades shall not be painted unless the removal, especially from brick surfaces, is encouraged. Previously papproved by the commission. Previously painted masonry surfaces a manner approved by the commission staff) before repainting is ap trim is approved, all of the stone trim elements, including front step.	painted masonry may be repainted only in a co- should be tested for possible removal of the pa proved. In instances where repainting of maso	olor aint (in onry					
enetration for nce the historical	<u>Secondary elevations</u> : The side and rear walls of a building. <u>Shall</u> : Where "shall" is used in these guidelines, it denotes action wh significant architectural features. Should: Where "should" is used, it denotes a recommended course of the second s		otect		SONG TOWNHOUSE	285 COMMONWEALTH AVE, BOSTON, MA 02115		
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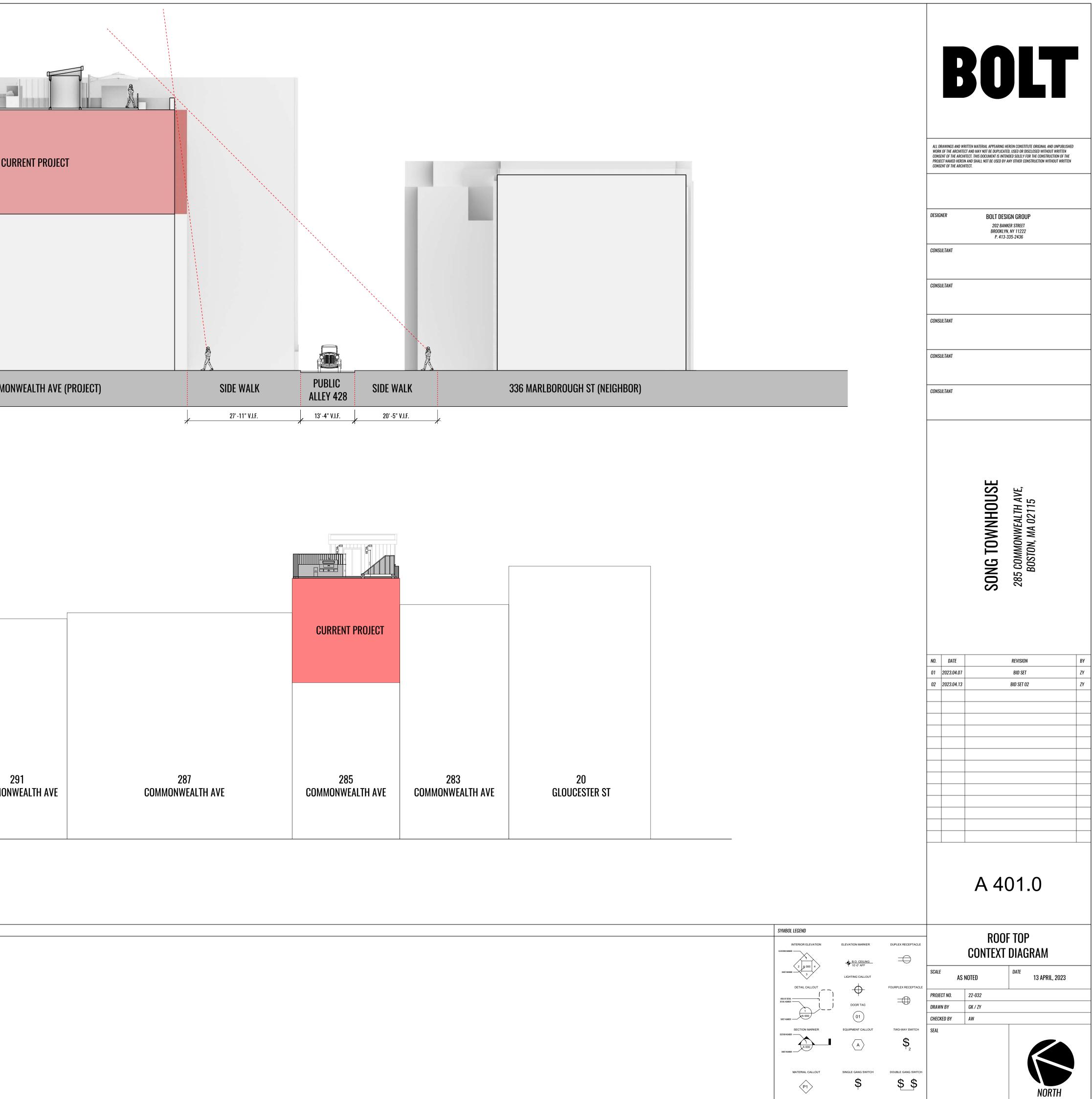
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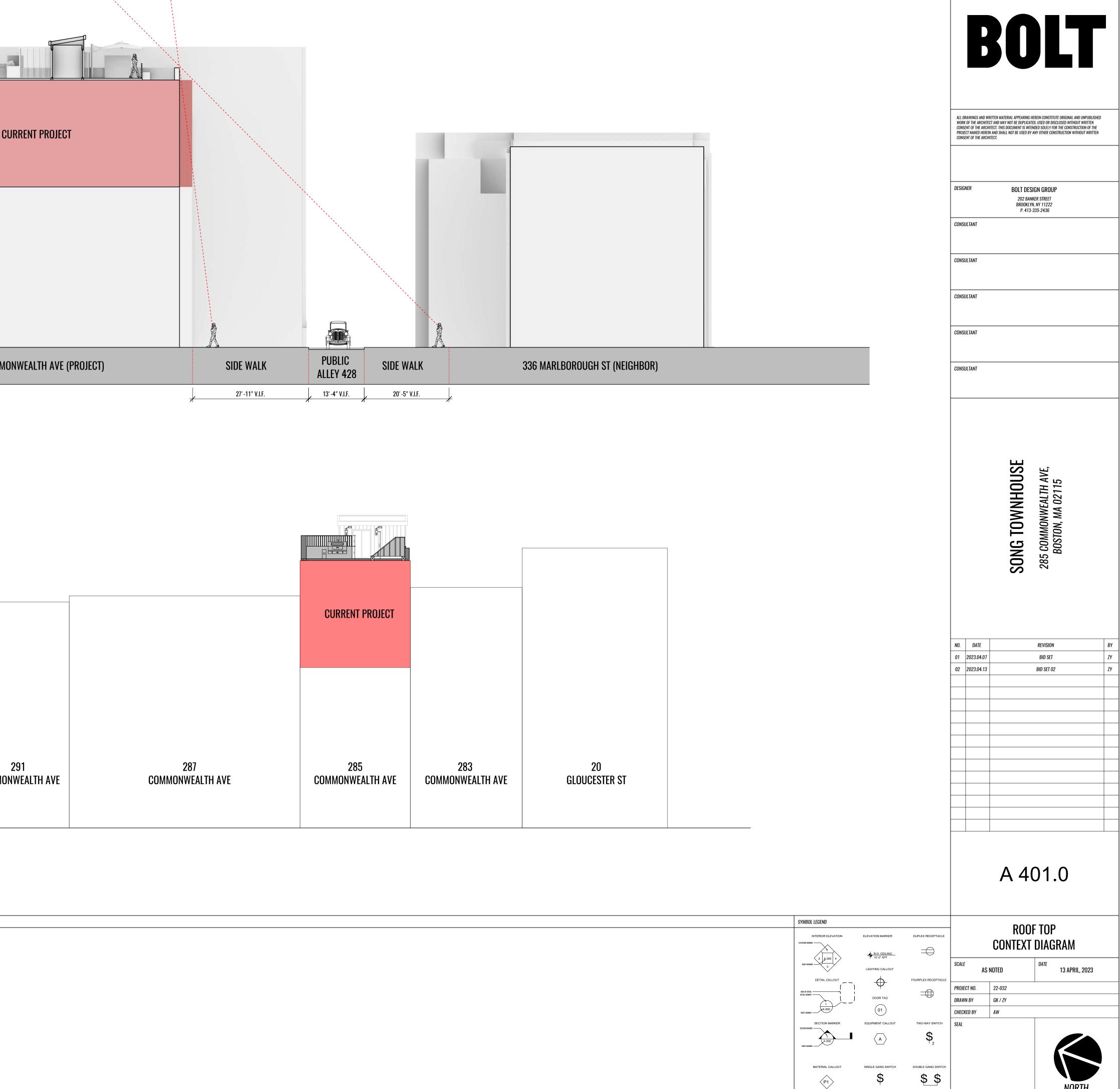
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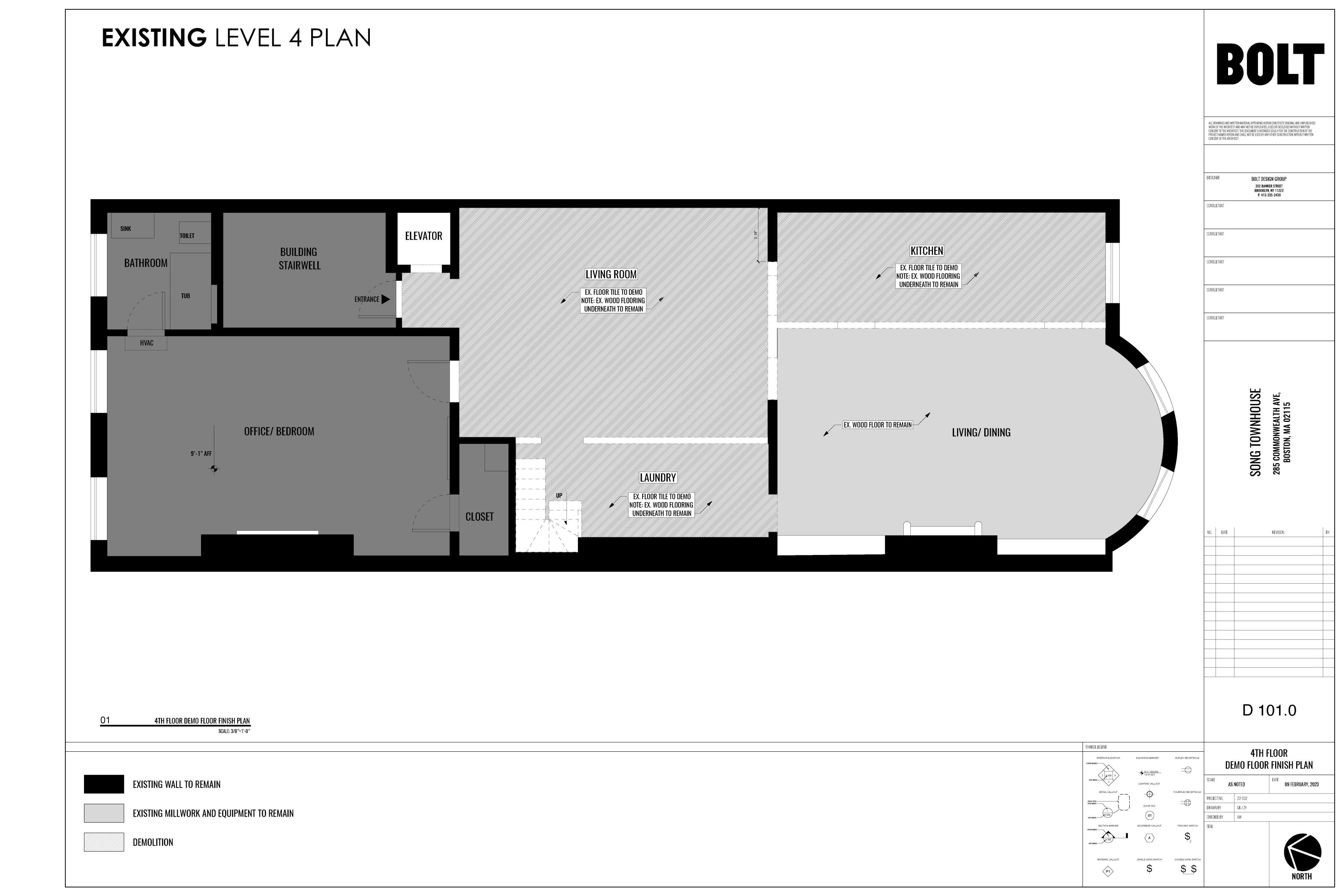
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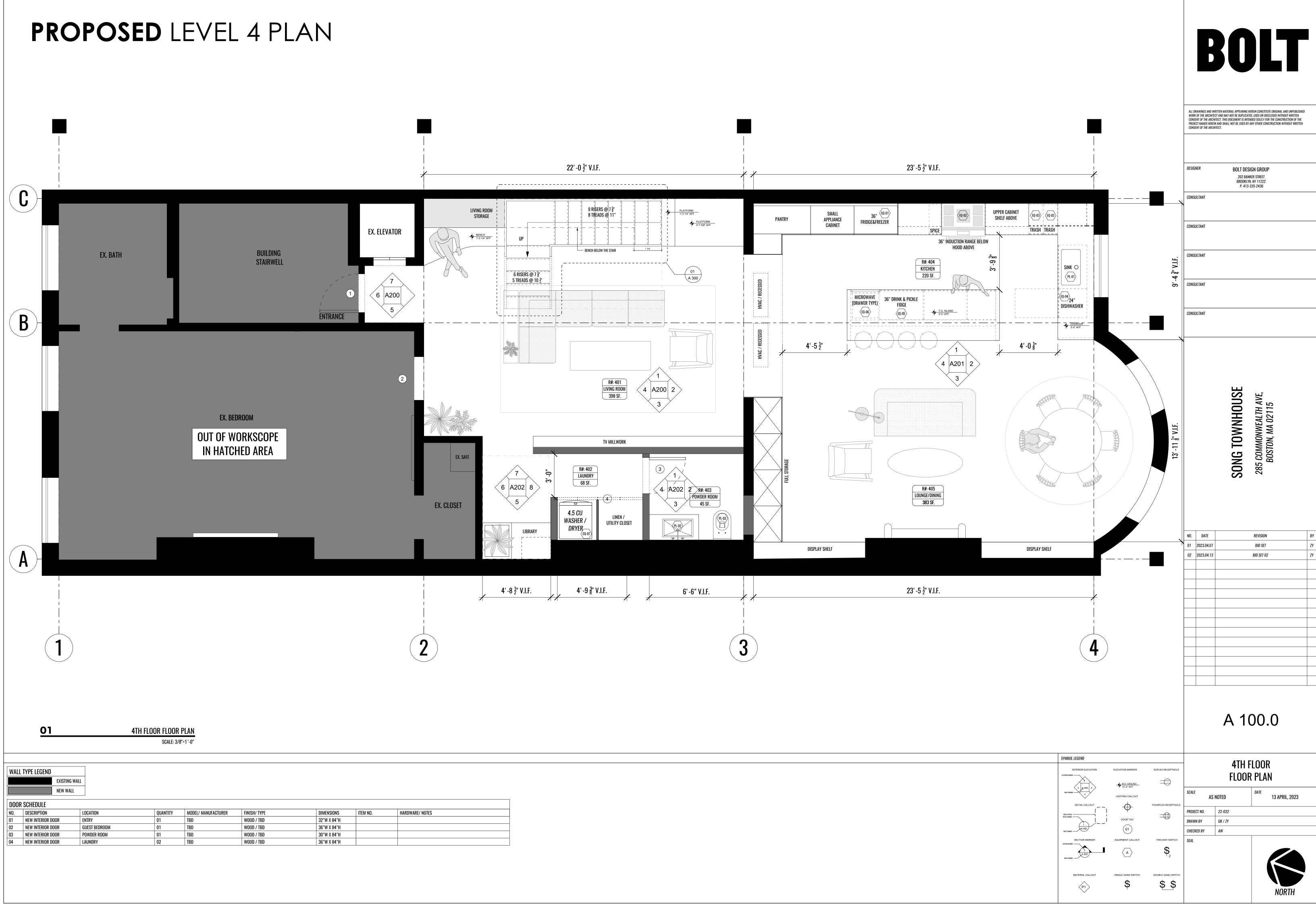
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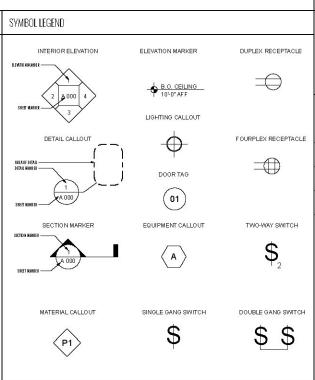


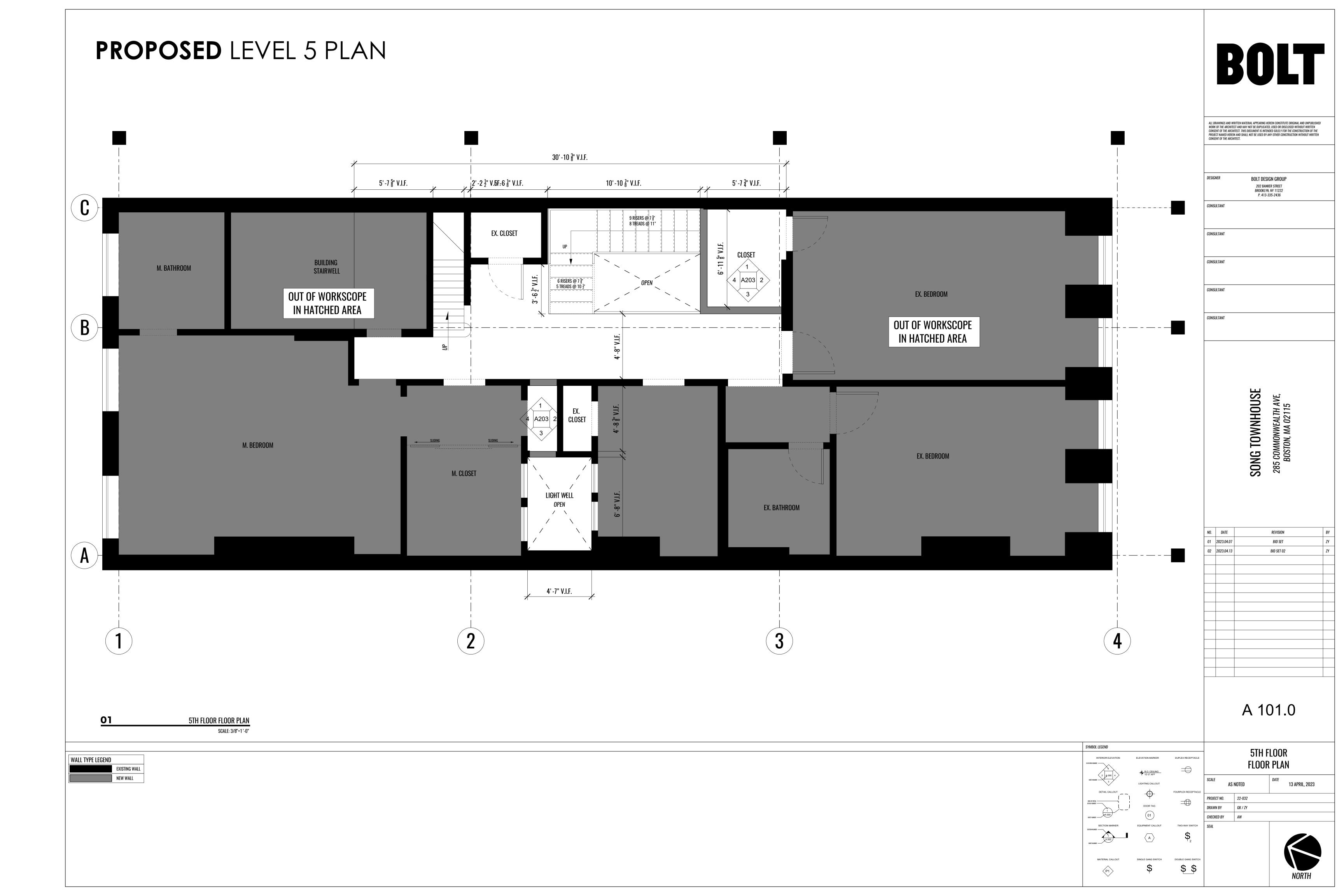


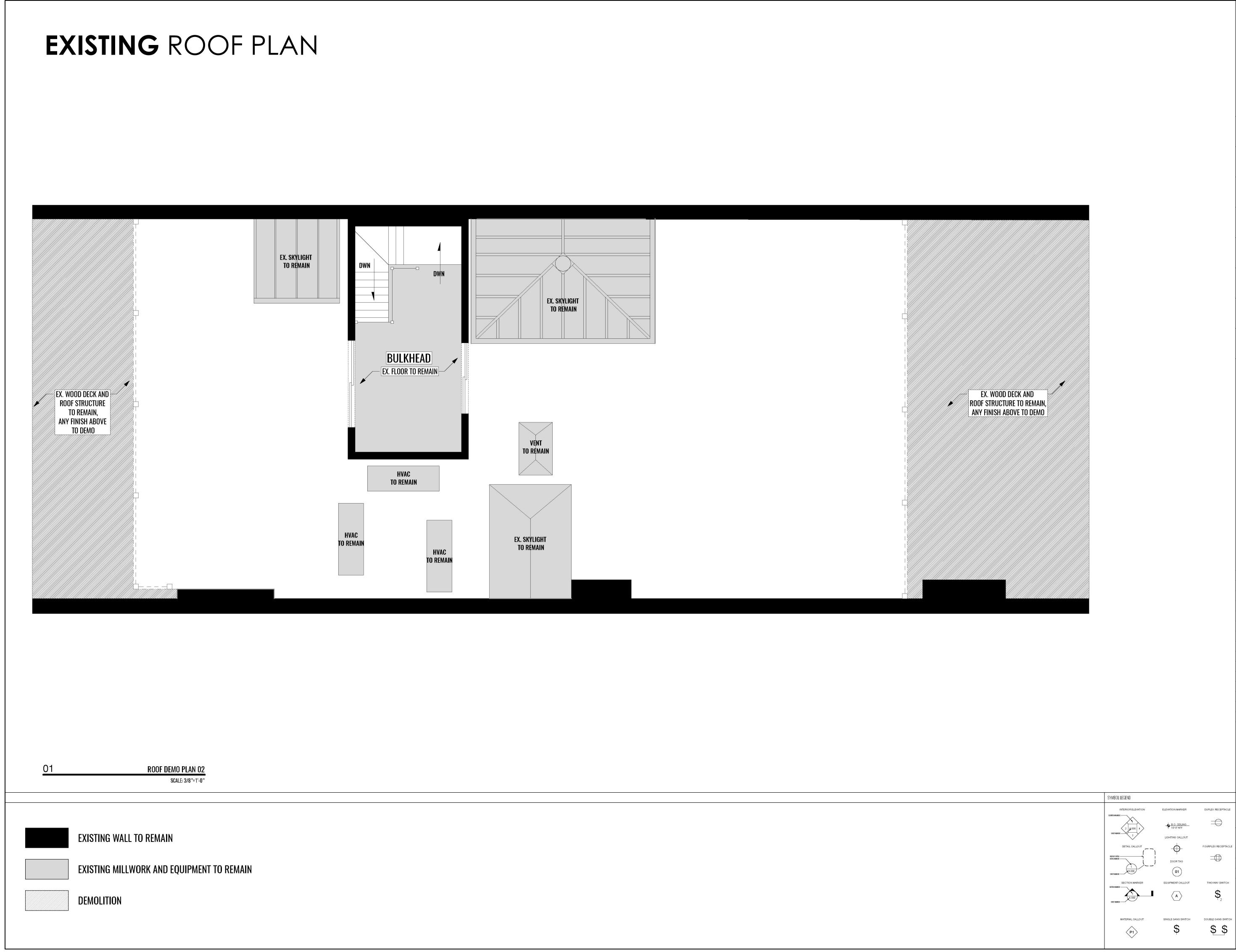


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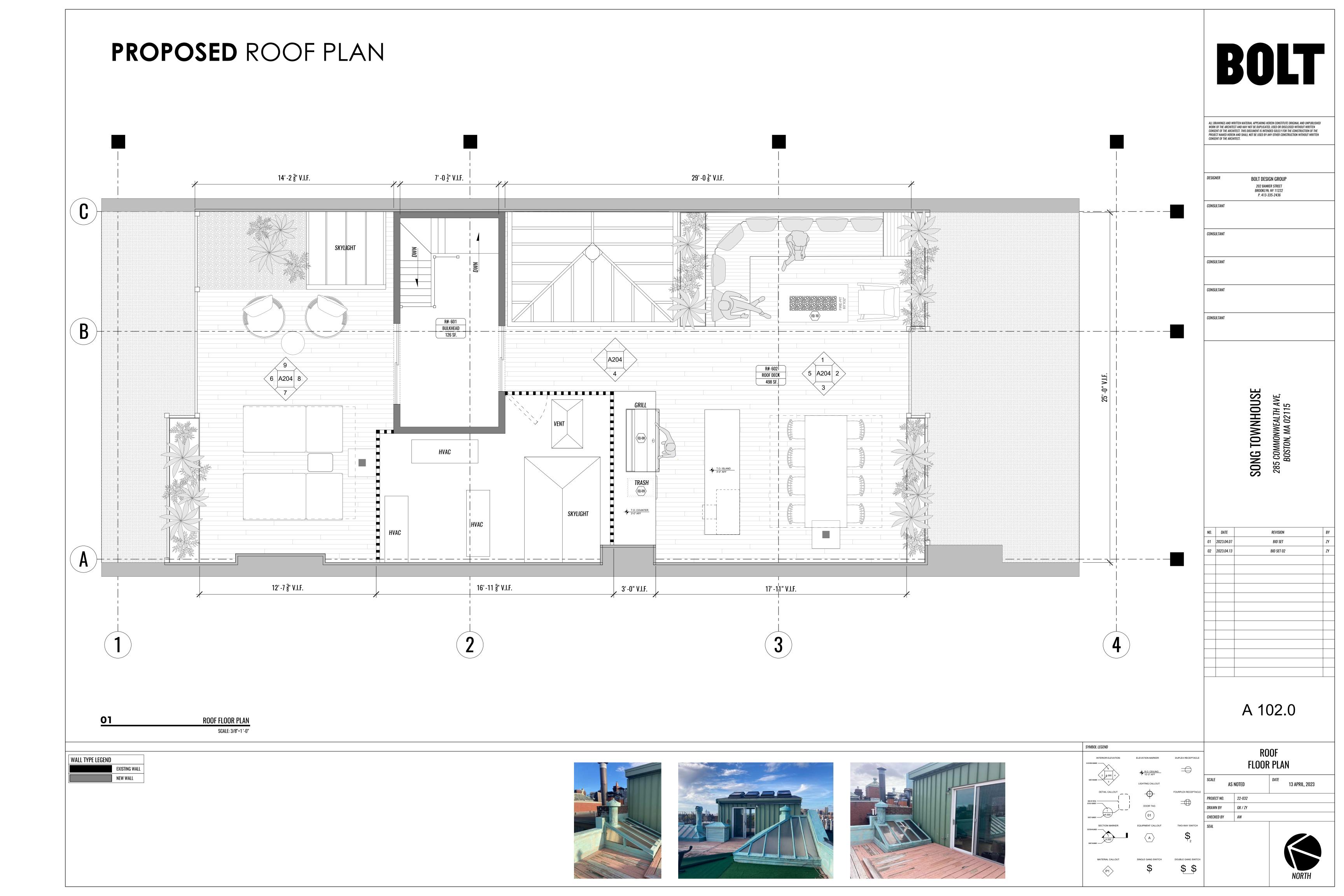




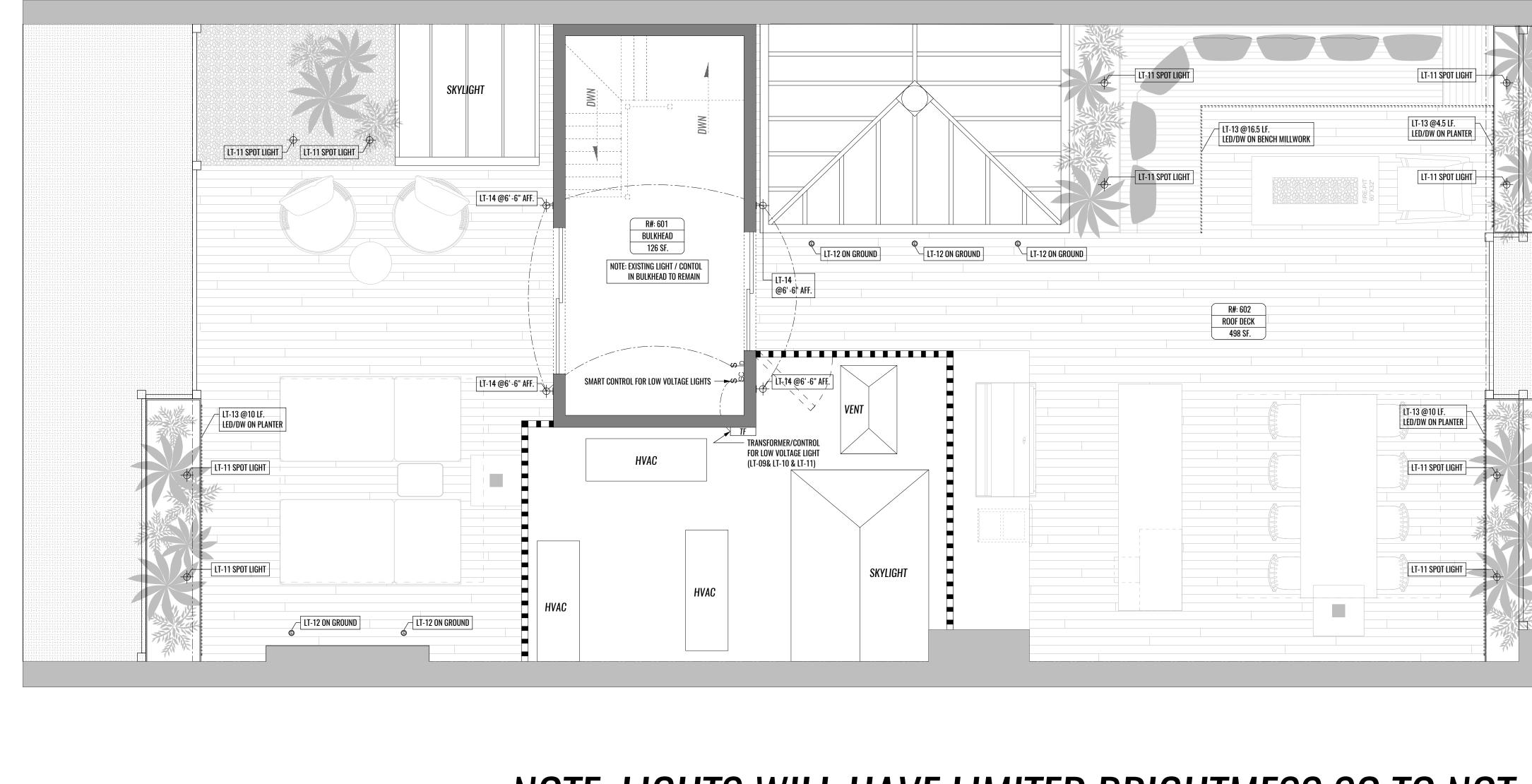




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DESIGN	IER	202	DESIGN GROUP 2 Banker street 10klyn, ny 11222	
CONSU	ILTANT		413-335-2436	
CONSU	ILTANT			
		SONG TOWNHOUSE	285 COMMONWEALTH AVE, Boston, ma 02115	
NO.	DATE		REVISION	BY
			105.0 Roof 0 Plan 02	
SCALE	AS	NOTED	DATE 09 FEBRUARY, 2023	
PROJEC DRAWI CHECK	N BY	22-032 GK / ZY AW		
SEAL			NORTH	







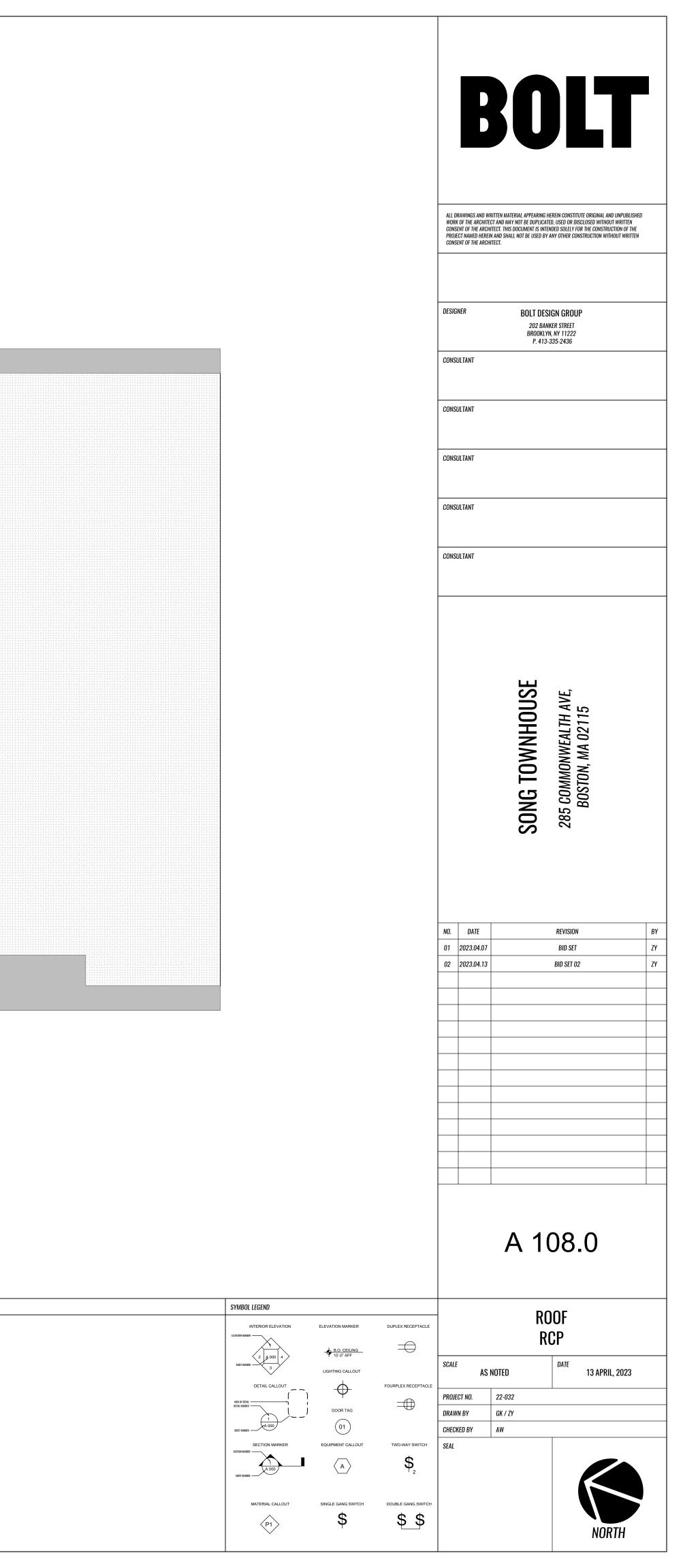
## NOTE: LIGHTS WILL HAVE LIMITED BRIGHTMESS SO TO NOT DISTRUB NEIGHBORS

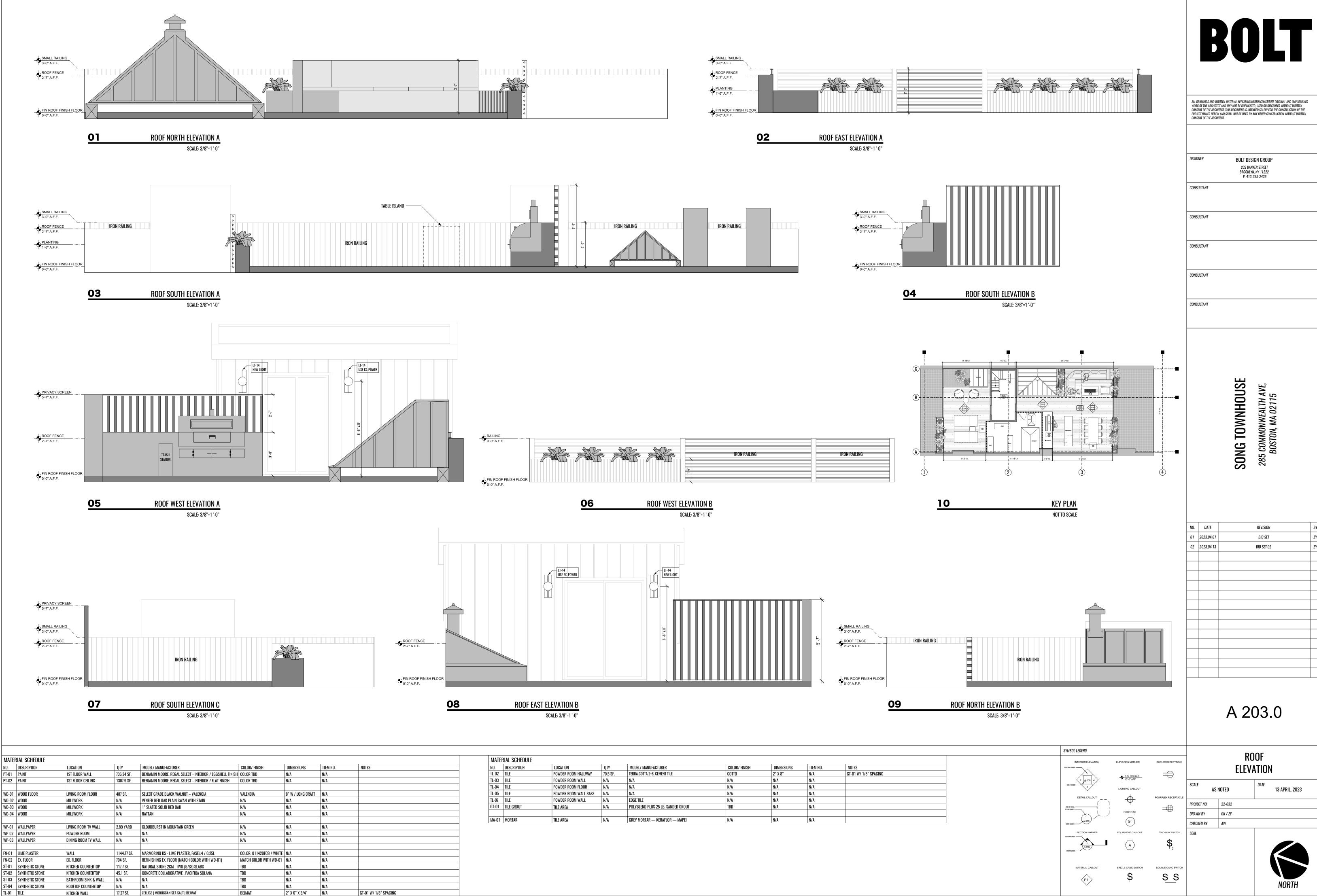
01

ROOF FLOOR RCP SCALE: 3/8"=1'-0"

NO.	DESCRIPTION	LOCATION	QUANTITY	SYMBOL	MODEL/ MANUFACTURER	<b>COLOR/ FINISH</b>	DIMENSIONS	ITEM NO.	<b>BULB/ ELECTRICAL IN</b>
LT-11	OUTDOOR LOW V. SPOT LIGHT	R#602	10 / EACH	<b>+</b>					
LT-12	OUTDOOR LOW V. GOURND WELL (RECESSED)	R#602	5 / EACH	®					
	OUTDOOR LED STRIP DIMMABLE 2700K	R#602	41 / L.F.	c = = = = = = = 3	LED STRIP / CANAL BULB				
LT-13	OUTDOOR LED DRIVER	R#602	4 / EACH		DRIVER / CANAL BULB				
	OUTDOOR DIFFUSER	R#602	41 / L.F.		2CM CHANNEL STRAIGHT DIFFUSER / CANAL BULB				
LT-14	OUTDOOR WALL SCONCE	R#602	4 / EACH	<u>+</u>					
N/A	EXISTING SWITCH			<del>ب</del> ھ					
N/A	2 WAY SWITCH WITH DIMMER		1 / EACH	<del>0</del>					
N/A	3 WAY SWITCH WITH DIMMER		0 / EACH	<b>%</b>					
N/A	SMART CONTROLLER		1 / EACH	<b>%</b>					
N/A	OUTDOOR LOW VOLTAGE TRANSFORMER		1 / EACH	TF					
	SMART CONTROL TIMER		1 / EACH						

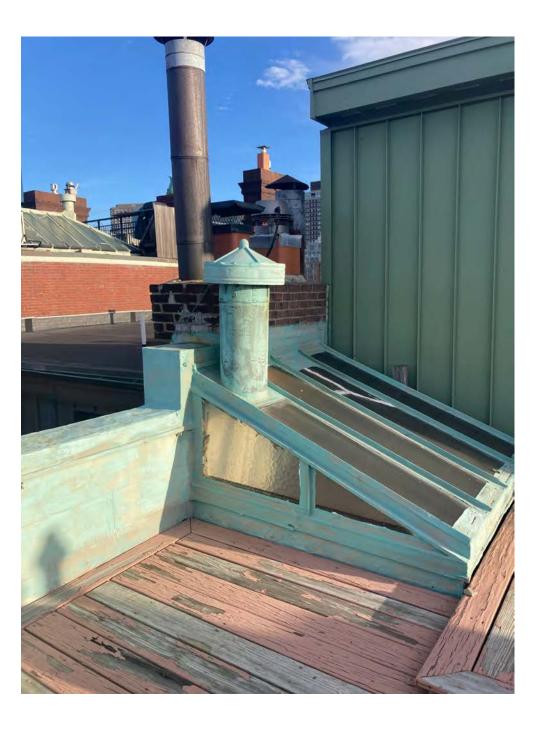
L INFO		





WD-04 WOOD WP-01 WALLPAPER WP-02 WALLPAPER WP-03 WALLPAPER

NO.	DESCRIPTION	LOCATION	QTY	MODEL/ MANUFACTURER	COLOR/ FINISH	DIMENSIONS	ITEM NO.	NOTES
TL-02	TILE	POWDER ROOM HALLWAY	70.5 SF.	TERRA COTTA 2×8, CEMENT TILE	COTTO	2" X 8"	N/A	GT-01 W/ 1/8" SPACING
TL-03	TILE	POWDER ROOM WALL	N/A	N/A	N/A	N/A	N/A	
TL-04	TILE	POWDER ROOM FLOOR	N/A	N/A	N/A	N/A	N/A	
TL-05	TILE	POWDER ROOM WALL BASE	N/A	N/A	N/A	N/A	N/A	
TL-07	TILE	POWDER ROOM WALL	N/A	EDGE TILE	N/A	N/A	N/A	
GT-01	TILE GROUT	TILE AREA	N/A	POLYBLEND PLUS 25 LB. SANDED GROUT	TBD	N/A	N/A	
MA-01	MORTAR	TILE AREA	N/A	GREY MORTAR — KERAFLOR — MAPEI	N/A	N/A	N/A	





**ROOF TOP - CURRENT CONDITION PHOTO 01** 01 NOT TO SCALE



02

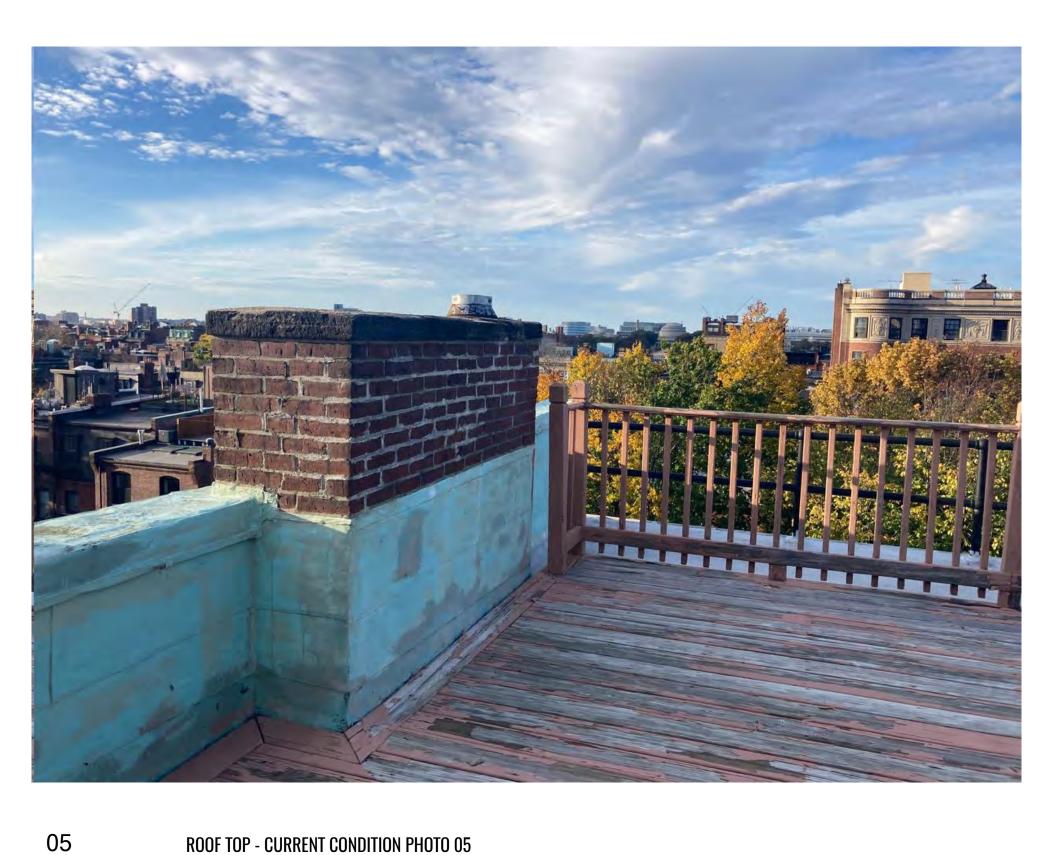
04

**ROOF TOP - CURRENT CONDITION PHOTO 04** NOT TO SCALE



03 **ROOF TOP - CURRENT CONDITION PHOTO 03** 

**ROOF TOP - CURRENT CONDITION PHOTO 02** NOT TO SCALE



NOT TO SCALE

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ROOF TOP - CURRENT CONDITION PHOTO 05
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NOT TO SCALE

	CONSULTANT			
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	_			
		ROOF TO	P PHOTOS	
$\rightarrow$	SCALE	S NOTED	DATE 17 APRIL, 2023	
FOURPLEX RECEPTACLE	PROJECT NO.	22-032	ι / ΑΓ ΛΊL, ΖUΖJ	
$= \bigoplus$	DRAWN BY	22-032 GK / ZY		
	CHECKED BY	AW		
	SEAL			
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**BOLT DESIGN GROUP** 

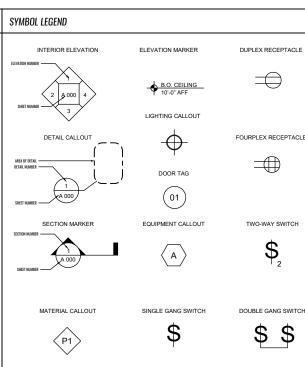
202 BANKER STREET Brooklyn, ny 11222 P. 413-335-2436

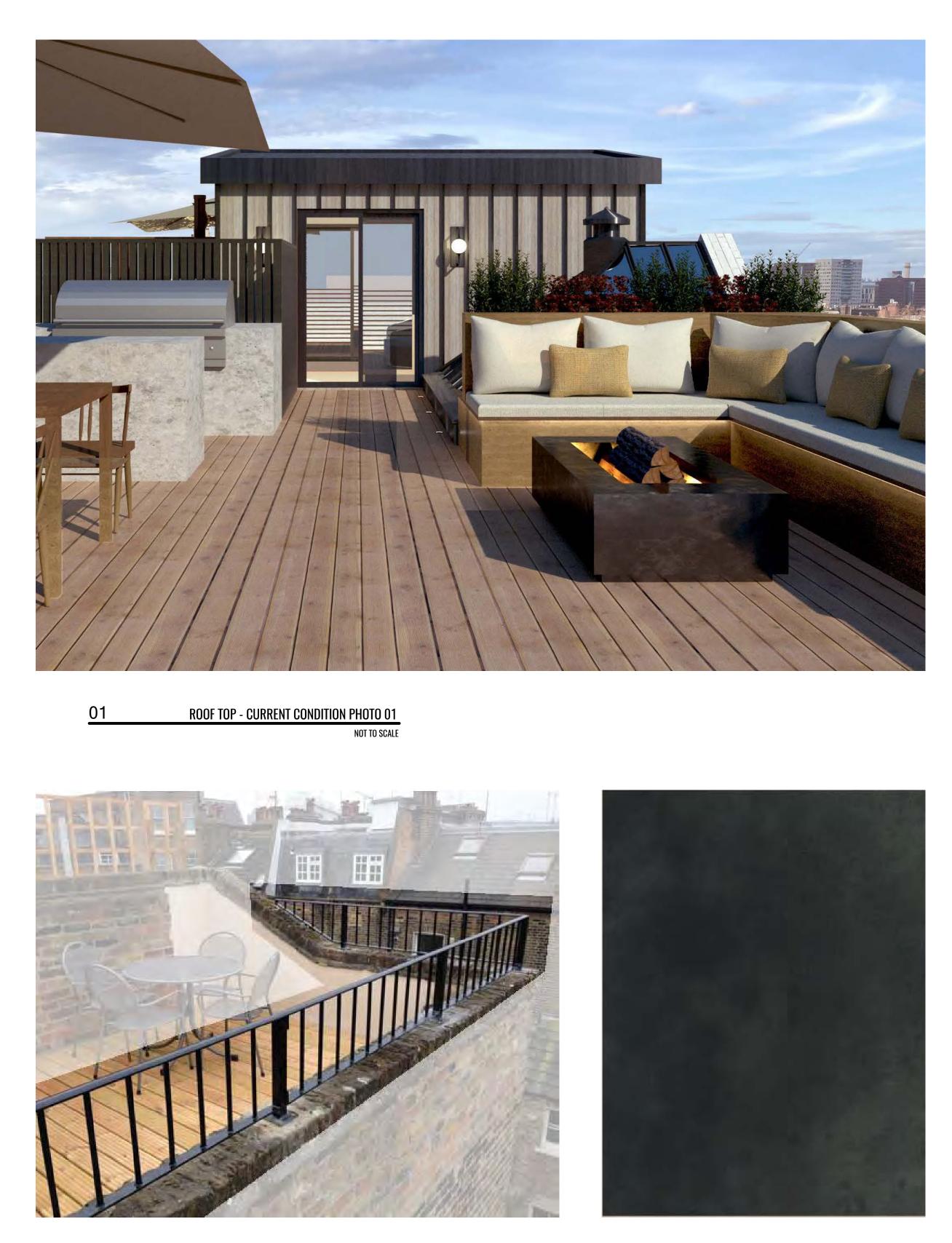
DESIGNER

CONSULTANT

CONSULTANT







**ROOF TOP - INSPIRED MATERIAL FOR RAILING** BLACK METAL NOT TO SCALE

03

04



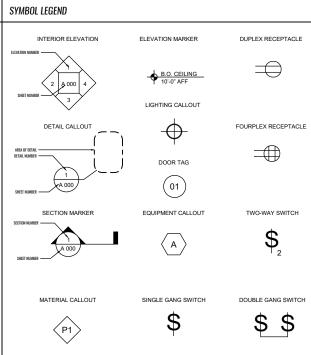


**ROOF TOP - INSPIRED MATERIAL FOR WALL** WEATHERED ALASKAN YELLOW CEDAR / 5"W NOT TO SCALE

05

**ROOF TOP - INSPIRED MATERIAL FOR RAILING BLACK METAL** NOT TO SCALE

#### **ROOF TOP - INSPIRED MATERIAL FOR FLOOR** 06 24 X 24 IPE DECKING OAK OUTDOOR PORCELAIN PAVER NOT TO SCALE



SCALE

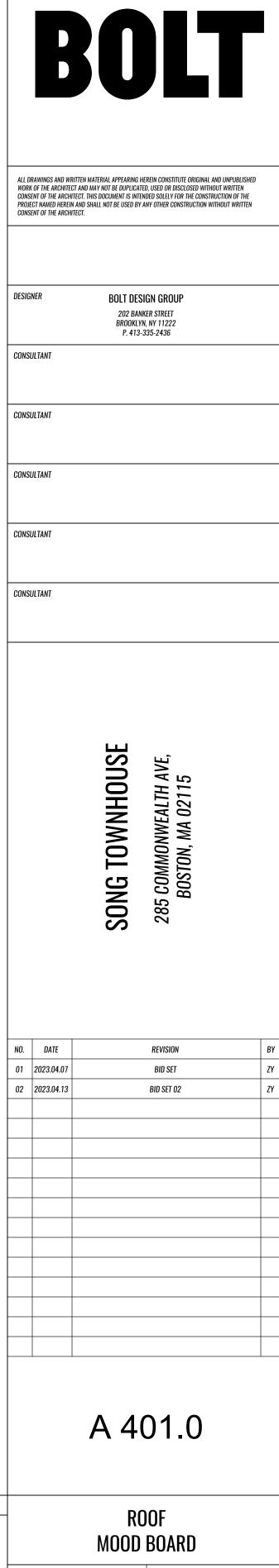
SEAL

AS NOTED

PROJECT NO. 22-032

DRAWN BY GK / ZY

CHECKED BY AW



DATE 17 APRIL, 2023



NO.	DESCRIPTION	LOCATION	QTY	MODEL/ MANUFACTURER	COLOR/ FINISH	DIMENSIONS	ITEM NO.	NOTES
PT-01	PAINT	1ST FLOOR WALL	736.34 SF.	BENJAMIN MOORE, REGAL SELECT - INTERIOR / EGGSHELL FINISH	COLOR TBD	N/A	N/A	
PT-02	PAINT	1ST FLOOR CEILING	1307.9 SF	BENJAMIN MOORE, REGAL SELECT - INTERIOR / FLAT FINISH	COLOR TBD	N/A	N/A	
WD-01	WOOD FLOOR	LIVING ROOM FLOOR	487 SF.	SELECT GRADE BLACK WALNUT – VALENCIA	VALENCIA	8" W / LONG CRAFT	N/A	
WD-02	WOOD	MILLWORK	N/A	VENEER RED OAK PLAIN SWAN WITH STAIN	N/A	N/A	N/A	
WD-03	WOOD	MILLWORK	N/A	1" SLATED SOLID RED OAK	N/A	N/A	N/A	
WD-04	WOOD	MILLWORK	N/A	RATTAN	N/A	N/A	N/A	
WP-01	WALLPAPER	LIVING ROOM TV WALL	2.89 YARD	CLOUDBURST IN MOUNTAIN GREEN	N/A	N/A	N/A	
WP-02	WALLPAPER	POWDER ROOM	N/A	N/A	N/A	N/A	N/A	
WP-03	WALLPAPER	DINING ROOM TV WALL	N/A	Ν/Α	N/A	N/A	N/A	
FN-01	LIME PLASTER	WALL	1144.77 SF.	MARMORINO KS - LIME PLASTER, FASE:L4 / 0.25L	COLOR: 011420FCB / WHITE	N/A	N/A	
FN-02	EX. FLOOR	EX. FLOOR	704 SF.	REFINISHING EX. FLOOR (MATCH COLOR WITH WD-01)	MATCH COLOR WITH WD-01	N/A	N/A	
ST-01	SYNTHETIC STONE	KITCHEN COUNTERTOP	117.7 SF.	NATURAL STONE 2CM , TWO (57SF) SLABS	TBD	N/A	N/A	
ST-02	SYNTHETIC STONE	KITCHEN COUNTERTOP	45.1 SF.	CONCRETE COLLABORATIVE , PACIFICA SOLANA	TBD	N/A	N/A	
ST-03	SYNTHETIC STONE	<b>BATHROOM SINK &amp; WALL</b>	N/A	N/A	TBD	N/A	N/A	
ST-04	SYNTHETIC STONE	ROOFTOP COUNTERTOP	N/A	N/A	TBD	N/A	N/A	
TL-01	TILE	KITCHEN WALL	17.27 SF.	ZELLIGE   MOROCCAN SEA SALT   BEJMAT	BEJMAT	2" X 6" X 3/4"	N/A	GT-01 W/ 1/8" SPACING
TL-02	TILE	POWDER ROOM HALLWAY	70.5 SF.	TERRA COTTA 2×8, CEMENT TILE	COTTO	2" X 8"	N/A	GT-01 W/ 1/8" SPACING
TL-03	TILE	POWDER ROOM WALL	N/A	N/A	N/A	N/A	N/A	
TL-04	TILE	POWDER ROOM FLOOR	N/A	N/A	N/A	N/A	N/A	
TL-05	TILE	POWDER ROOM WALL BASE	N/A	N/A	N/A	N/A	N/A	
TL-07	TILE	POWDER ROOM WALL	N/A	EDGE TILE	N/A	N/A	N/A	
GT-01	TILE GROUT	TILE AREA	N/A	POLYBLEND PLUS 25 LB. SANDED GROUT	TBD	N/A	N/A	
MA-01	MORTAR	TILE AREA	N/A	GREY MORTAR — KERAFLOR — MAPEI	N/A	N/A	N/A	

DOOR	SCHEDULE							
NO.	DESCRIPTION	LOCATION	QUANTITY	MODEL/ MANUFACTURER	FINISH/ TYPE	DIMENSIONS	ITEM NO.	HARDWARE/ NOTES
01	NEW INTERIOR DOOR	ENTRY	01	TBD	WOOD / TBD	32"W X 84"H		
02	NEW INTERIOR DOOR	GUEST BEDROOM	01	TBD	WOOD / TBD	36"W X 84"H		
03	NEW INTERIOR DOOR	POWDER ROOM	01	TBD	WOOD / TBD	30"W X 84"H		
04	NEW INTERIOR DOOR	LAUNDRY	02	TBD	WOOD / TBD	36"W X 84"H		

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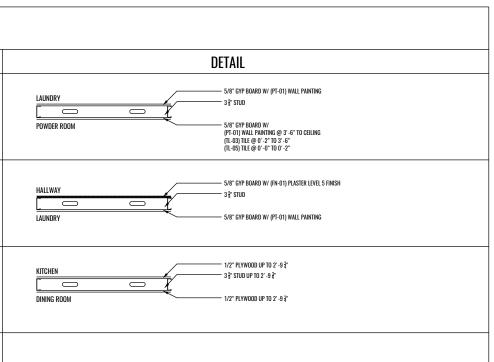
NG SCHEDULE - 4TH FLOOR			1			1	1	1
DESCRIPTION	LOCATION	QUANTITY	SYMBOL	MODEL/ MANUFACTURER	COLOR/ FINISH	DIMENSIONS	ITEM NO.	BULB/ ELECTRICAL INFO
RECESSED LIGHT 3.5" DIA.	R#401/402/403/405	10 / EACH	R					
RECESSED LIGHT 2" DIA.	R#404	3 / EACH	®					
KITCHEN ISLAND PENDANT	R#404	1 / EACH						
DINING CHANDELIER	R#405	1 / EACH	à					
LOUNGE WALL SCONCE	R#405	2 / EACH						
DINING WALL SCONCE	R#405	2 / EACH						
STAIR UP/DW LIGHT	R#401	2 / EACH						
UP/DW LIGHT	R#402	1 / EACH						
LED STRIP DIMMABLE 2700K	R#401/402/403/404/405	80.5/ L.F.	c = = = = = = 3	LED STRIP / CANAL BULB				
LED DRIVER	R#401/402/403/404/405	7 / EACH		DRIVER / CANAL BULB				
DIFFUSER	R#401/402/403/404/405	80.5 / L.F.		2CM CHANNEL STRAIGHT DIFFUSER / CANAL BULB				
POWDER ROOM WALL SCONCE	R#403	1 / EACH	<u></u>					
EXISTING RECESSED LIGHT	R#401/404	18 / EACH	R					
EXISTING SWITCH			<del>ഗ</del> —					
2 WAY SWITCH WITH DIMMER		15 / EACH	ക_					
3 WAY SWITCH WITH DIMMER		2 / EACH						
SMART CONTROLLER		0 / EACH	<b>A</b> OOOOOO					
OUTDOOR LOW VOLTAGE TRANSFORMER		0 / EACH	TF					
SMART CONTROL TIMER		0 / EACH						
	DESCRIPTION RECESSED LIGHT 3.5" DIA. RECESSED LIGHT 2" DIA. KITCHEN ISLAND PENDANT DINING CHANDELIER LOUNGE WALL SCONCE DINING WALL SCONCE STAIR UP/DW LIGHT UP/DW LIGHT LED STRIP DIMMABLE 2700K LED DRIVER DIFFUSER POWDER ROOM WALL SCONCE EXISTING RECESSED LIGHT EXISTING SWITCH 2 WAY SWITCH WITH DIMMER 3 WAY SWITCH WITH DIMMER SMART CONTROLLER OUTDOOR LOW VOLTAGE TRANSFORMER	DESCRIPTIONLOCATIONRECESSED LIGHT 3.5" DIA.R#401/402/403/405RECESSED LIGHT 2" DIA.R#404KITCHEN ISLAND PENDANTR#404DINING CHANDELIERR#405LOUNGE WALL SCONCER#405DINING WALL SCONCER#405STAIR UP/DW LIGHTR#401UP/DW LIGHTR#401UP/DW LIGHTR#401/402/403/404/405LED DRIVERR#401/402/403/404/405DIFFUSERR#401/402/403/404/405POWDER ROOM WALL SCONCER#401/402/403/404/405LED STRIP DIMMABLE 2700KR#401/402/403/404/405LED DRIVERR#401/402/403/404/405DIFFUSERR#401/402/403/404/405POWDER ROOM WALL SCONCER#403EXISTING RECESSED LIGHTR#401/404EXISTING SWITCH22 WAY SWITCH WITH DIMMER33 WAY SWITCH WITH DIMMERSMART CONTROLLEROUTDOOR LOW VOLTAGE TRANSFORMER	DESCRIPTIONLOCATIONQUANTITYRECESSED LIGHT 3.5" DIA.R#401/402/403/40510 / EACHRECESSED LIGHT 2" DIA.R#4043 / EACHKITCHEN ISLAND PENDANTR#4041 / EACHDINING CHANDELIERR#4051 / EACHLOUNGE WALL SCONCER#4052 / EACHDINING WALL SCONCER#4052 / EACHSTAIR UP/DW LIGHTR#4012 / EACHUP/DW LIGHTR#4012 / EACHLED STRIP DIMMABLE 2700KR#401/402/403/404/40580.5 / L.F.LED DRIVERR#401/402/403/404/4057 / EACHDIFFUSERR#4011 / EACHEXISTING RECESSED LIGHTR#4031 / EACHEXISTING SWITCH12 / EACH3 WAY SWITCH WITH DIMMER2 / EACHSMART CONTROLLER0 / EACHOUTDOOR LOW VOLTAGE TRANSFORMER0 / EACH	DESCRIPTIONLOCATIONQUANTITYSYMBOLRECESSED LIGHT 3.5" DIA.R#401/402/403/40510 / EACHImage: Constraint of the symbolRECESSED LIGHT 2" DIA.R#4043 / EACHImage: Constraint of the symbolKITCHEN ISLAND PENDANTR#4041 / EACHImage: Constraint of the symbolDINING CHANDELIERR#4051 / EACHImage: Constraint of the symbolLOUNGE WALL SCONCER#4052 / EACHImage: Constraint of the symbolDINING WALL SCONCER#4052 / EACHImage: Constraint of the symbolDY/DW LIGHTR#4012 / EACHImage: Constraint of the symbolUP/DW LIGHTR#4021 / EACHImage: Constraint of the symbolUP/DW LIGHTR#4021 / EACHImage: Constraint of the symbolUP/DW LIGHTR#4021 / EACHImage: Constraint of the symbolUP/DW LIGHTR#401/402/403/404/40580.5 / L.F.Image: Constraint of the symbolUP/DW LIGHTR#401/402/403/404/40580.5 / L.F.Image: Constraint of the symbolUFRR#401/402/403/404/40580.5 / L.F.Image: Constraint of the symbolUFRR#401/402/403/404/40580.5 / L.F.Image: Constraint of the symbolDIFUSERR#4031 / EACHImage: Constraint of the symbolPOWDER ROOM WALL SCONCER#4031 / EACHImage: Constraint of the symbolEXISTING RECESSED LIGHTR#401/40418 / EACHImage: Constraint of the symbolEXISTING SWITCHImage: Constraint of the symbolImage: Constraint of the symbol <td>DESCRIPTION   LOCATION   QUANTITY   SYMBOL   MODEL/ MANUFACTURER     RECESSED LIGHT 3.5" DIA.   R#401/402/403/405   10 / EACH   Image: Constraint of the constraint o</td> <td>DESCRIPTIONLOCATIONQUANTITYSYMBOLMODEL/ MANUFACTURERCOLOR/ FINISHRECESSED LIGHT 3.5" DIA.R#401/402/403/40510 / EACHImage: Color / FINISHImage: Color / FINISHRECESSED LIGHT 2" DIA.R#4043 / EACHImage: Color / FINISHImage: Color / FINISHRECESSED LIGHT 2" DIA.R#4043 / EACHImage: Color / FINISHRECESSED LIGHT 2" DIA.R#4041 / EACHImage: Color / FINISHKITCHEN ISLAND PENDANTR#4041 / EACHImage: Color / FINISHDINING CHANDELIERR#4051 / EACHImage: Color / FINISHLOUNGE WALL SCONCER#4052 / EACHImage: Color / FINISHDINING WALL SCONCER#4052 / EACHImage: Color / FINISHUP/DW LIGHTR#4012 / EACHImage: Color / FINISHUP/DW LIGHTR#4012 / EACHImage: Color / FINISHUP/DW LIGHTR#4012 / EACHImage: Color / FINISHLED STRIP DIMMABLE 2700KR#401/402/403/404/40580.5 / LF.Image: Color / FINISHLED DRIVERR#401/402/403/404/40580.5 / LF.Image: Color / Colo</td> <td>DESCRIPTION   LOCATION   QUANTITY   SYMBOL   MODEL/ MANUFACTURER   COLOR/ FINISH   DIMENSIONS     RECESSED LIGHT 3.5" DIA.   R#401/402/403/405   10 / EACH   ®</td> <td>DESCRIPTION LOCATION QUANTITY SYMBOL MODEL/ MANUFACTURER COLOR/ FINISH DIMENSIONS ITEM NO.   RECESSED LIGHT 3." DIA. R#401/402/403/405 10 / EACH Image: Color of C</td>	DESCRIPTION   LOCATION   QUANTITY   SYMBOL   MODEL/ MANUFACTURER     RECESSED LIGHT 3.5" DIA.   R#401/402/403/405   10 / EACH   Image: Constraint of the constraint o	DESCRIPTIONLOCATIONQUANTITYSYMBOLMODEL/ MANUFACTURERCOLOR/ FINISHRECESSED LIGHT 3.5" DIA.R#401/402/403/40510 / EACHImage: Color / FINISHImage: Color / FINISHRECESSED LIGHT 2" DIA.R#4043 / EACHImage: Color / FINISHImage: Color / FINISHRECESSED LIGHT 2" DIA.R#4043 / EACHImage: Color / FINISHRECESSED LIGHT 2" DIA.R#4041 / EACHImage: Color / FINISHKITCHEN ISLAND PENDANTR#4041 / EACHImage: Color / FINISHDINING CHANDELIERR#4051 / EACHImage: Color / FINISHLOUNGE WALL SCONCER#4052 / EACHImage: Color / FINISHDINING WALL SCONCER#4052 / EACHImage: Color / FINISHUP/DW LIGHTR#4012 / EACHImage: Color / FINISHUP/DW LIGHTR#4012 / EACHImage: Color / FINISHUP/DW LIGHTR#4012 / EACHImage: Color / FINISHLED STRIP DIMMABLE 2700KR#401/402/403/404/40580.5 / LF.Image: Color / FINISHLED DRIVERR#401/402/403/404/40580.5 / LF.Image: Color / Colo	DESCRIPTION   LOCATION   QUANTITY   SYMBOL   MODEL/ MANUFACTURER   COLOR/ FINISH   DIMENSIONS     RECESSED LIGHT 3.5" DIA.   R#401/402/403/405   10 / EACH   ®	DESCRIPTION LOCATION QUANTITY SYMBOL MODEL/ MANUFACTURER COLOR/ FINISH DIMENSIONS ITEM NO.   RECESSED LIGHT 3." DIA. R#401/402/403/405 10 / EACH Image: Color of C

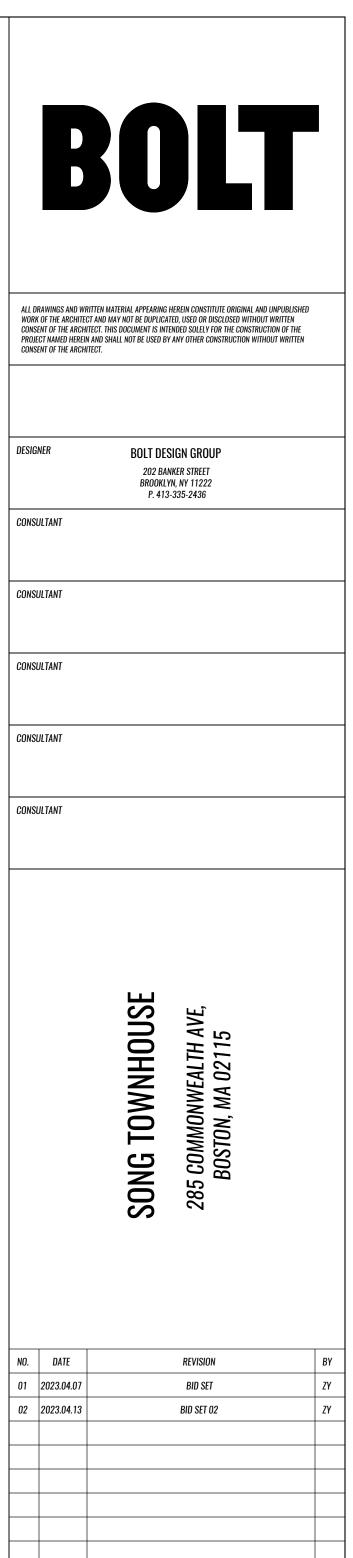
LIGHTING SCHEDULE - 5TH FLOOR									
NO.	DESCRIPTION	LOCATION	QUANTITY	SYMBOL	MODEL/ MANUFACTURER	COLOR/ FINISH	DIMENSIONS	ITEM NO.	BULB/ ELECTRICAL INFO
N/A	3 WAY SWITCH WITH DIMMER		2 / EACH	<b>8</b> 00					

10.	DESCRIPTION	LOCATION	QUANTITY	SYMBOL	MODEL/ MANUFACTURER	COLOR/ FINISH	DIMENSIONS	ITEM NO.	BULB/ ELECTRICAL INFO
T-11	OUTDOOR LOW V. SPOT LIGHT	R#602	10 / EACH	$\Phi$					
.T-12	OUTDOOR LOW V. GOURND WELL (RECESSED)	R#602	5 / EACH	0					
	OUTDOOR LED STRIP DIMMABLE 2700K	R#602	41 / L.F.	C = = = = = = = 3	LED STRIP / CANAL BULB				
LT-13	OUTDOOR LED DRIVER	R#602	4 / EACH		DRIVER / CANAL BULB				
	OUTDOOR DIFFUSER	R#602	41 / L.F.		2CM CHANNEL STRAIGHT DIFFUSER / CANAL BULB				
LT-14	OUTDOOR WALL SCONCE	R#602	4 / EACH	\$					
N/A	EXISTING SWITCH			ഴ—					
N/A 🗄	2 WAY SWITCH WITH DIMMER		1 / EACH	ക					
N/A 🗄	3 WAY SWITCH WITH DIMMER		0 / EACH	<b>8</b> D3					
N/A	SMART CONTROLLER		1 / EACH	<mark>ک</mark>					
N/A	OUTDOOR LOW VOLTAGE TRANSFORMER		1 / EACH	TF					
:	SMART CONTROL TIMER		1 / EACH						

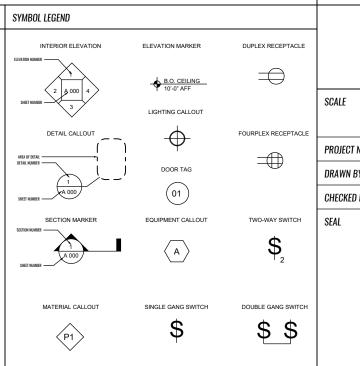
WALL ITES DETAIL							
WALL TYPE	DETAIL	WALL TYPE					
A1	LIVING ROOM 3 <sup>4</sup> <sup>°</sup> STUD LAUNDRY 5/8° GYP BOARD W/ (FN-01) PLASTER LEVEL 5 FINISH	A5					
A2	LIVING ROOM 5/8" GYP BOARD W/ (FN-01) PLASTER LEVEL 5 FINISH 3 \$" STUD 5/8" GYP BOARD W/ POWDER ROOM (WP-02) WALLPAPER @ 3"-6" TO CELLING (IL-03) TILE @ 0"-2" TO 3"-6" (IL-05) TILE @ 0"-0" TO 0"-2"	A6					
A3	DINING ROOM     5/8° GYP BOARD W/ (PT-01) WALL PAINTING       C     6° STUD       POWDER ROOM     5/8° GYP BOARD W/       (PT-01) WALL PAINTING @ 3°-6° TO CELING       (TL-03) TILE @ 0°-2° TO 3°-6°       (TL-05) TILE @ 0°-0° TO 0°-2°	A7					
A4	EXISTING WALL POWDER ROOM (51-03) STONE SLAB @ 3'-6" TO CEILING (TL-03) TILE @ 0'-2" TO 3'-6" (TL-05) TILE @ 0'-0" TO 0'-2"						

WALL TYPES DETAIL							
WALL TYPE	DETAIL						
B1	CLOSET 3 <sup>°</sup> S STUD HALL 5/8° GYP BOARD W/ (PT-01) WALL PAINTING						
<b>B2</b>	LIGHT WELL 5/8" GYP BOARD W/ (FN-01) PLASTER LEVEL 5 FINISH 3 §" STUD CLOSET 5/8" GYP BOARD W/ (PT-01) WALL PAINTING						









SCHEDULE DATE 13 APRIL, 2023 AS NOTED PROJECT NO. 22-032 DRAWN BY GK / ZY CHECKED BY AW





The Below scope of work is to include, but not be limited to the following:

#### 1.1. Interior + roof renovation scope of work

#### 1.1.1. LOGISTICS

#### 1.1.1.1. SITE AND LANDLORD

- 1.1.1.1.1. Site Survey
- 1.1.1.1.2. MEP survey
- 1.1.1.1.3. Trash location and waste management
- 1.1.1.1.4. Building working hours
- 1.1.1.1.5. Temporary utilities
- 1.1.1.1.6. Structural engineer walkthrough

#### 1.1.1.2. DOB AND FILING

- 1.1.1.2.1. Asbestos testing and report
  - 1.1.1.2.1.1. Asbestos abatement (required)
- 1.1.1.2.2. Alt-2 Filing
- 1.1.1.2.3. Engineering (MEP + structural)
- 1.1.1.2.4. Architectural drawing set
- 1.1.1.2.5. Expediting
- 1.1.1.2.6. Special inspections
- 1.1.1.2.7. After hours work permit (if required)
- 1.1.1.2.8. Load letter
- 1.1.1.2.9. Landmark committee filing

#### 1.1.1.3. BDG

- 1.1.1.3.1. Formal egress analysis
- 1.1.1.3.2. Verify isolated service for utilities
- 1.1.1.3.3. General project management
- 1.1.1.3.4. Site supervision
- 1.1.1.3.5. Project administration
- 1.1.1.3.6. Design
- 1.1.1.3.7. Final cleaning
- 1.1.1.3.8. FFE procurement



#### 1.1.2. DEMOLITION

#### 1.1.2.1. 4TH FLOOR

1.1.2	.1.1.	Removal o	f kitchen tile (preserve wood underneath)
	1.1.2.1	.1.1. Cu	t hole in wood under new dishwasher and sink to
		ac	cept new tile
1.1.2	.1.2.	Removal o	f all wall finishes, paneling, molding, etc. in kitchen
1.1.2	.1.3.	Removal o	f all kitchen cabinets, counters, backsplash, sinks,
		appliances	, lighting fixtures in kitchen
1.1.2	.1.4.	Partial dem	nolition of wall between kitchen and foyer (will require
		temporary	bracing and new beam)
1.1.2	.1.5.	TBD demo	for new kitchen hood exhaust
1.1.2	.1.6.	Full demoli	tion of wall between kitchen and fireplace room (will
		require tem	nporary bracing and new beam)
1.1.2	.1.7.	Removal o	f existing foyer flooring (preserve wood underneath)
1.1.2	.1.8.	Removal o	f existing laundry flooring (preserve wood underneath)
1.1.2	.1.9.	Removal o	f all existing wall paneling, molding, and base in foyer
1.1.2.1	1.10.	Full demoli	tion of wall and door between foyer and laundry room
1.1.2.	1.11.	Full demoli	tion of entire stair and railing in laundry room (4th to
		5th floor)	
1.1.2.1	1.12.	Removal o	f all lighting fixtures in laundry room
1.1.2.1	1.13.	Removal o	f laundry room shelving, cabinets, closets, millwork
1.1.2.1	1.14.	Removal o	f wall lighting fixtures in existing fireplace room
1.1.2.1	1.15.	Removal o	f wall lighting fixtures in foyer
1.1.2.1	1.16.	Removal o	f door and frame between laundry room and fireplace
		room	
1.1.2.2.	5TH FL	OOR	
1.1.2	.2.1.	Removal o	f existing railing around skylight opening, molding, and
		decorative	skylight glass panel (between 4th and 5th floor)
1.1.2	.2.2.	Removal o	f existing skylight glass panel and molding (between
		5th floor ar	nd roof)
4 4 0		Dama (0)	wiether events is reacted by the started

- 1.1.2.2.3. Demo (2) existing small closets in master bedroom
- 1.1.2.2.4. Demo existing walk-in master closet millwork and wall lighting
- 1.1.2.2.5. Demo existing wet bar sink and cabinets in bar room



1.1.2.2.6. Demo plan south wall of small closet in bedroom for expansion

#### 1.1.2.3. ROOF

- 1.1.2.3.1. Demo existing roofing assembly including membrane, insulation, tar, flashing, etc.
  - 1.1.2.3.1.1. structure to remain as-is
- 1.1.2.3.2. Demo existing wood decking, wood railing, artificial turf
  - 1.1.2.3.2.1. Metal railings to remain as-is
- 1.1.2.3.3. Asbestos abatement
- 1.1.2.3.4. Potential small demolition for new gas line up to grill

#### 1.1.3. PLUMBING

#### 1.1.3.1. ROUGH PLUMBING

- 1.1.3.1.1. Kitchen sink + faucet
- 1.1.3.1.2. Kitchen garbage disposal
- 1.1.3.1.3. Kitchen dishwasher
- 1.1.3.1.4. Powder room sink + faucet
- 1.1.3.1.5. Powder room toilet
- 1.1.3.1.6. New gas line + shut off valve up to roof grill
- 1.1.3.1.7. Move water line for washing machine

#### 1.1.3.2. FINISH PLUMBING

- 1.1.3.2.1. Fixture installation
  - 1.1.3.2.1.1. Kitchen faucet
  - 1.1.3.2.1.2. Kitchen filtered water spout
  - 1.1.3.2.1.3. Kitchen sink
  - 1.1.3.2.1.4. Kitchen pot filler
  - 1.1.3.2.1.5. Powder room faucet
  - 1.1.3.2.1.6. Powder room sink
  - 1.1.3.2.1.7. Powder room toilet

#### 1.1.3.2.2. Appliance installation

- 1.1.3.2.2.1. Dishwasher
- 1.1.3.2.2.2. Tall refrigerator w/ ice maker
- 1.1.3.2.2.3. New washing machine



#### 1.1.4. ELECTRICAL

#### 1.1.4.1. ROUGH ELECTRICAL

- 1.1.4.1.1. New kitchen outlets
- 1.1.4.1.2. New kitchen lighting
- 1.1.4.1.3. New living room outlets (TV wall)
- 1.1.4.1.4. New living room lighting
- 1.1.4.1.5. Relocate fireplace room sconces
- 1.1.4.1.6. New powder room lighting
- 1.1.4.1.7. New powder room outlets
- 1.1.4.1.8. New powder room exhaust fan (TBD)
- 1.1.4.1.9. Relocate laundry dryer connection

#### 1.1.4.2. FINISH ELECTRICAL

- 1.1.4.2.1. Light fixture installation
- 1.1.4.2.2. Outlet and cover installation
- 1.1.4.2.3. Switch and cover installation

#### 1.1.5. FRAMING

#### 1.1.5.1. 4TH FLOOR

- 1.1.5.1.1. Fill in the old door opening between the laundry room and fireplace room w/ stud wall and gyp board.
- 1.1.5.1.2. Frame out new opening between kitchen and living room 1.1.5.1.2.1. New structural beam over opening
- 1.1.5.1.3. New structural beam in place of old kitchen/ fireplace room wall
- 1.1.5.1.4. Frame new wall between living room and laundry/ powder room
- 1.1.5.1.5. Additional support at beam at top of new stair (in exist skylight opening)
- 1.1.5.1.6. New powder room wall and door framing
- 1.1.5.1.7. New laundry closet and door framing
- 1.1.5.2. 5TH FLOOR



- 1.1.5.2.1. Frame + gyp to cover existing stair openings (2) at top of stair and into hallway
- 1.1.5.2.2. Frame (2) walls of enlarged closet for plan north bedroom
- 1.1.5.2.3. Frame + gyp to cover existing master bedroom doorway

#### 1.1.5.3. ROOF

- 1.1.5.3.1. New wood decking support
- 1.1.5.3.2. New built-in wood bench seating framing

#### 1.1.6. FLOORING

- 1.1.6.1. Patch existing wood flooring between kitchen and fireplace room
- 1.1.6.2. Refinish all existing wood flooring
- 1.1.6.3. Installation of tile in library
- 1.1.6.4. Installation of tile in powder room
- 1.1.6.5. Installation of tile under dishwasher + sink (TBD)
- 1.1.6.6. New wood decking on roof (TBD, possible lpe)

#### 1.1.7. <u>CEILING</u>

1.1.7.1. Patch and paint as required

#### 1.1.8. WALL FINISHES

#### 1.1.8.1. 4TH FLOOR

- 1.1.8.1.1. Patch + paint all holes from demo
- 1.1.8.1.2. Kitchen wall paint
- 1.1.8.1.3. Kitchen wall tile
- 1.1.8.1.4. Kitchen walls stone backsplash
- 1.1.8.1.5. Fireplace room wall paint
- 1.1.8.1.6. Fireplace room wallpaper
- 1.1.8.1.7. Fireplace room wall base
- 1.1.8.1.8. Living room wall plaster



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- 1.1.8.1.9. Living room TV wall wallpaper
- 1.1.8.1.10. Living room wall base
- 1.1.8.1.11. Powder room wall tile
- 1.1.8.1.12. Powder room wall base
- 1.1.8.1.13. Powder room paint
- 1.1.8.1.14. Laundry room paint

#### 1.1.8.2. 5TH FLOOR

- 1.1.8.2.1. Patch + paint all holes from demo
- 1.1.8.2.2. Match existing wall finishes

#### 1.1.9. MILLWORK

#### 1.1.9.1. KITCHEN

- 1.1.9.1.1. Upper and lower cabinets
- 1.1.9.1.2. Upper open shelving
- 1.1.9.1.3. Custom wood sheathing on hood

#### 1.1.9.2. FIREPLACE ROOM

- 1.1.9.2.1. Recessed closet millwork w/ cane doors
- 1.1.9.2.2. Fireplace floating shelves
- 1.1.9.2.3. Fireplace low cabinets

#### 1.1.9.3. LIVING ROOM

- 1.1.9.3.1. TV wall recessed millwork w/ cane drawers
- 1.1.9.3.2. Under-stair storage cabinets + bench

#### 1.1.9.4. LAUNDRY

1.1.9.4.1. Open shelving in closet

#### 1.1.9.5. POWDER ROOM

1.1.9.5.1. Custom vanity

#### 1.1.9.6. LIBRARY

- 1.1.9.6.1. Planter
- 1.1.9.6.2. Bench
- 1.1.9.6.3. Floating shelf

#### 1.1.9.7. ROOF

1.1.9.7.1. Built-in L-shaped bench seating



- 1.1.9.7.2. Custom grill counter (TBD, potentially concrete)
- 1.1.9.7.3. Custom island (TBD, potentially concrete)
- 1.1.9.7.4. Custom iron railing (perimeter of entire roof deck)
- 1.1.9.7.5. (3) Custom wood planters

#### 1.1.9.8. STAIR

- 1.1.9.8.1. New wood/ steel L-shaped stair (4th to 5th floor)
- 1.1.9.8.2. New stair rail (4th to 5th floor)
- 1.1.9.8.3. New railing around 5th floor stair opening

#### 1.1.10. LIGHTING

- 1.1.10.1. (2) kitchen island pendants
- 1.1.10.2. Under cabinet LEDs
- 1.1.10.3. (3) 2" recessed lights in kitchen
- 1.1.10.4. (4) new sconces in fireplace room
- 1.1.10.5. LEDs under fireplace shelving
- 1.1.10.6. (2) powder room sconces
- 1.1.10.7. (2) powder room recessed lights
- 1.1.10.8. (1) library sconce
- 1.1.10.9. (1) laundry room recessed light
- 1.1.10.10. (2) stair sconces
- 1.1.10.11. LED along stair edge
- 1.1.10.12. LED inside TV wall recessed millwork
- 1.1.10.13. LED under powder room vanity (optional)

#### 1.1.11. DOORS, HARDWARE, AND FFE

- 1.1.11.1. Powder room toilet
- 1.1.11.2. Powder room sink
- 1.1.11.3. Powder room mirror
- 1.1.11.4. Powder room toilet paper holder
- 1.1.11.5. Powder room faucet



- 1.1.11.6. (1) new powder room solid core door, hinges, handle
- 1.1.11.7. (1) new laundry room tri-fold door, hinges, pull
- 1.1.11.8. Kitchen sink
- 1.1.11.9. Kitchen faucet
- 1.1.11.10. Kitchen filtered water tap
- 1.1.11.11. Kitchen pot filler
- 1.1.11.12. Kitchen hood
- 1.1.11.13. Millwork hinges
- 1.1.11.14. Millwork pulls
- 1.1.11.15. Millwork drawer slides
- 1.1.11.16. Millwork shelf brackets