

SONG TOWNHOUSE

285 COMMONWEALTH AVE, BOSTON, MA 02115

BOLT

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NOTE: IMAGES FOR REPRESENTATION PURPOSES ONLY,
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TITLE PAGE

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

SEAL

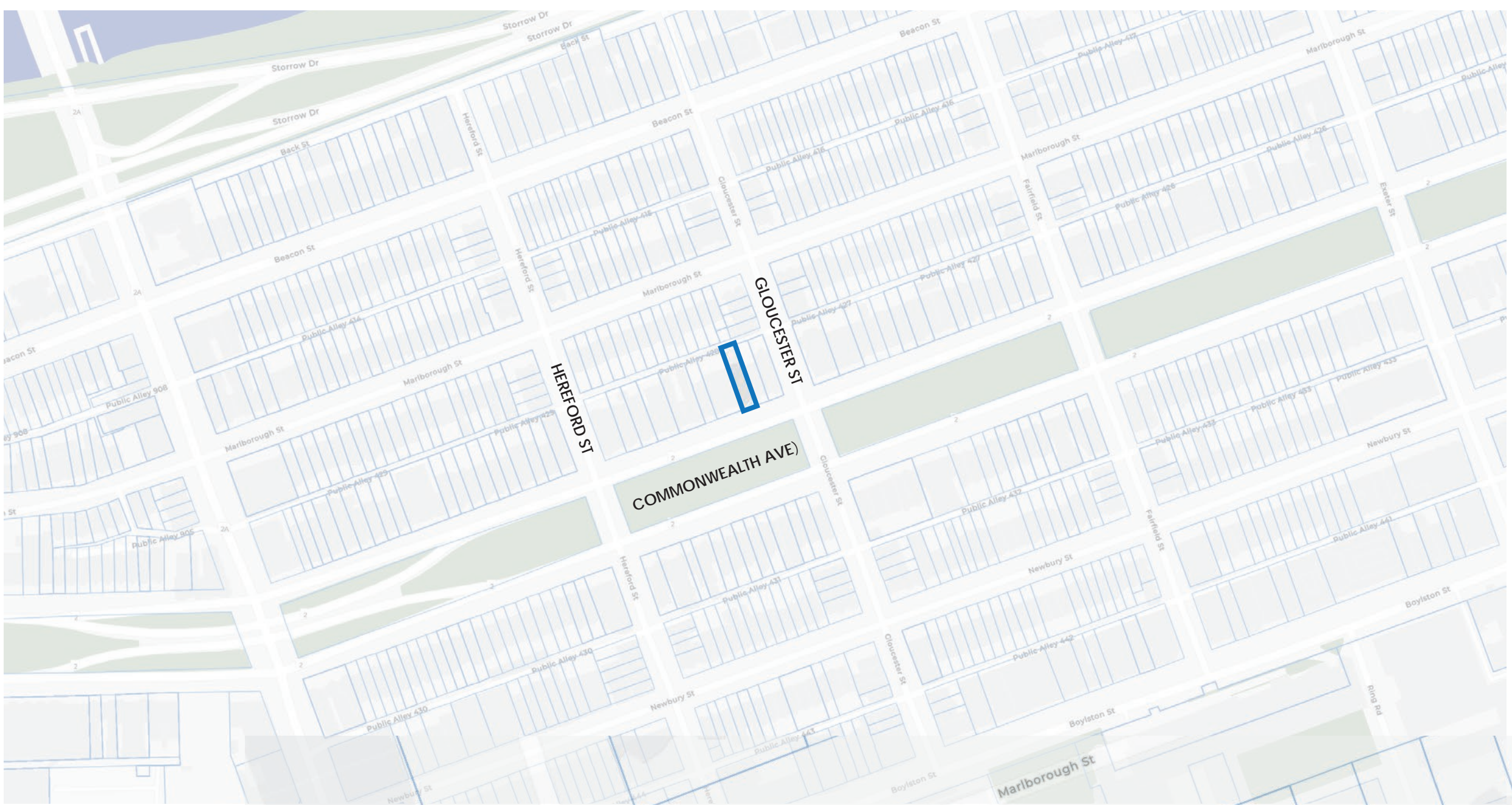
NORTH

SYMBOL LEGEND

INTERIOR ELEVATION	ELEVATION MARKER	DUPLEX RECEPTACLE
DETAIL CALLOUT	LIGHTING CALLOUT	FOURPLEX RECEPTACLE
SECTION MARKER	EQUIPMENT CALLOUT	THIRD-WIRE SWITCH
MATERIAL CALLOUT	SINGLE GANG SWITCH	DOUBLE GANG SWITCH

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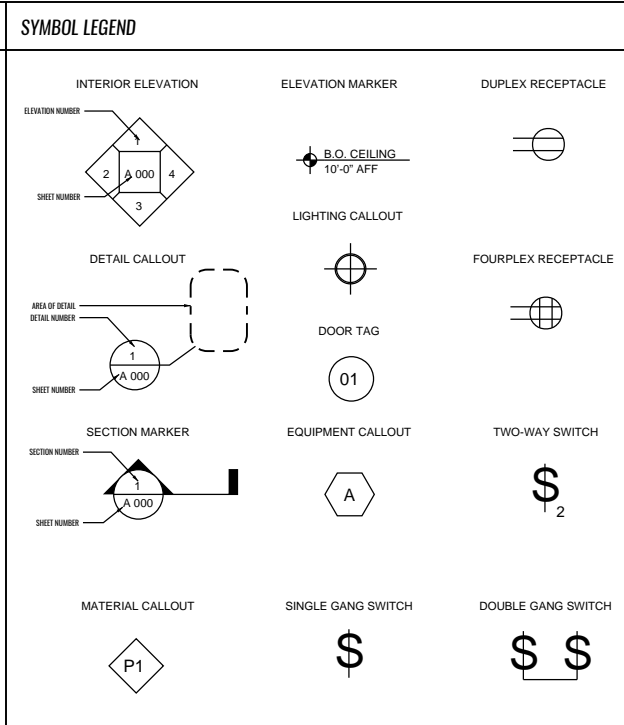
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BLOCK PLAN

SCALE	AS NOTED	DATE	13 APRIL, 2023
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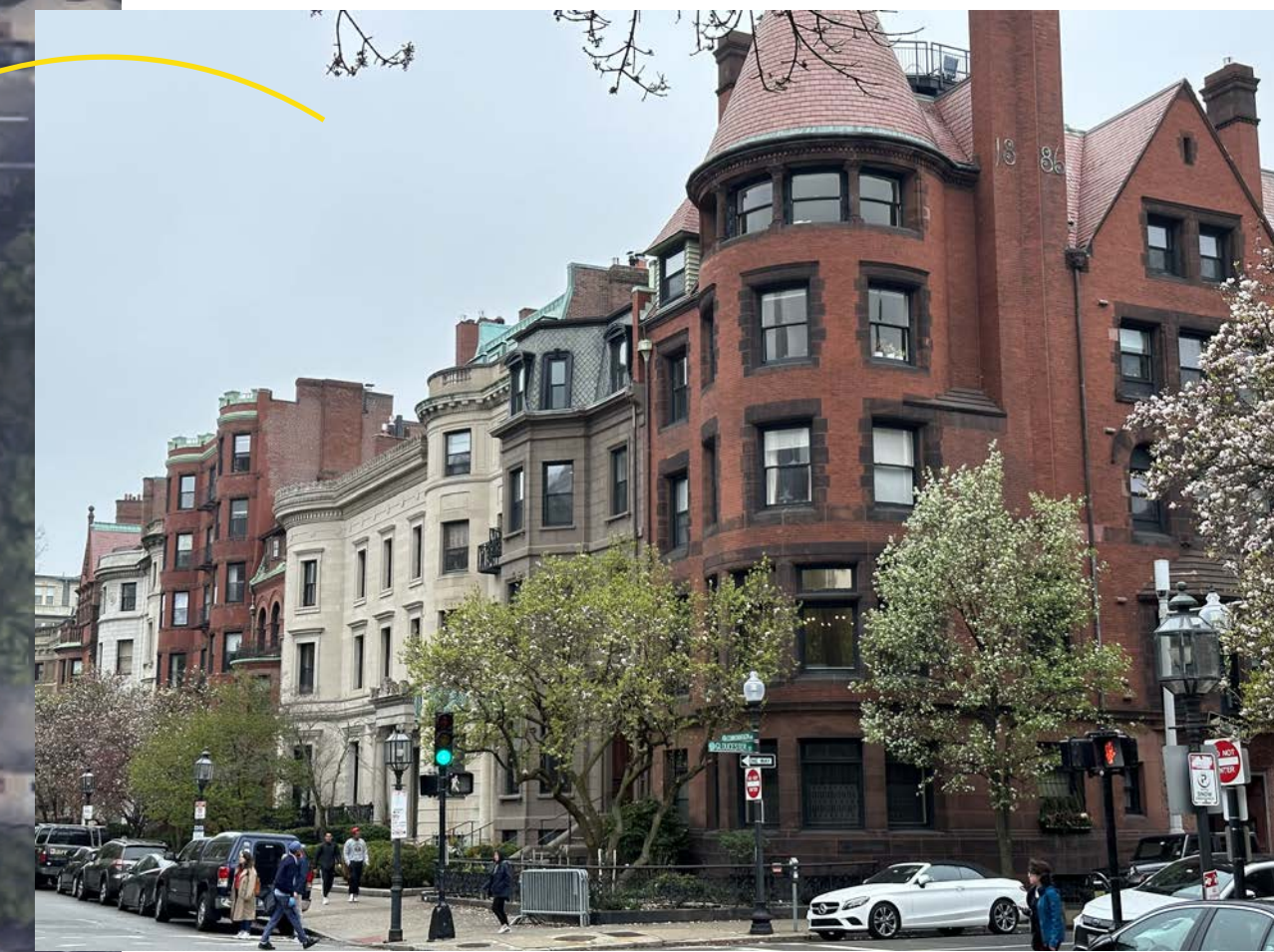
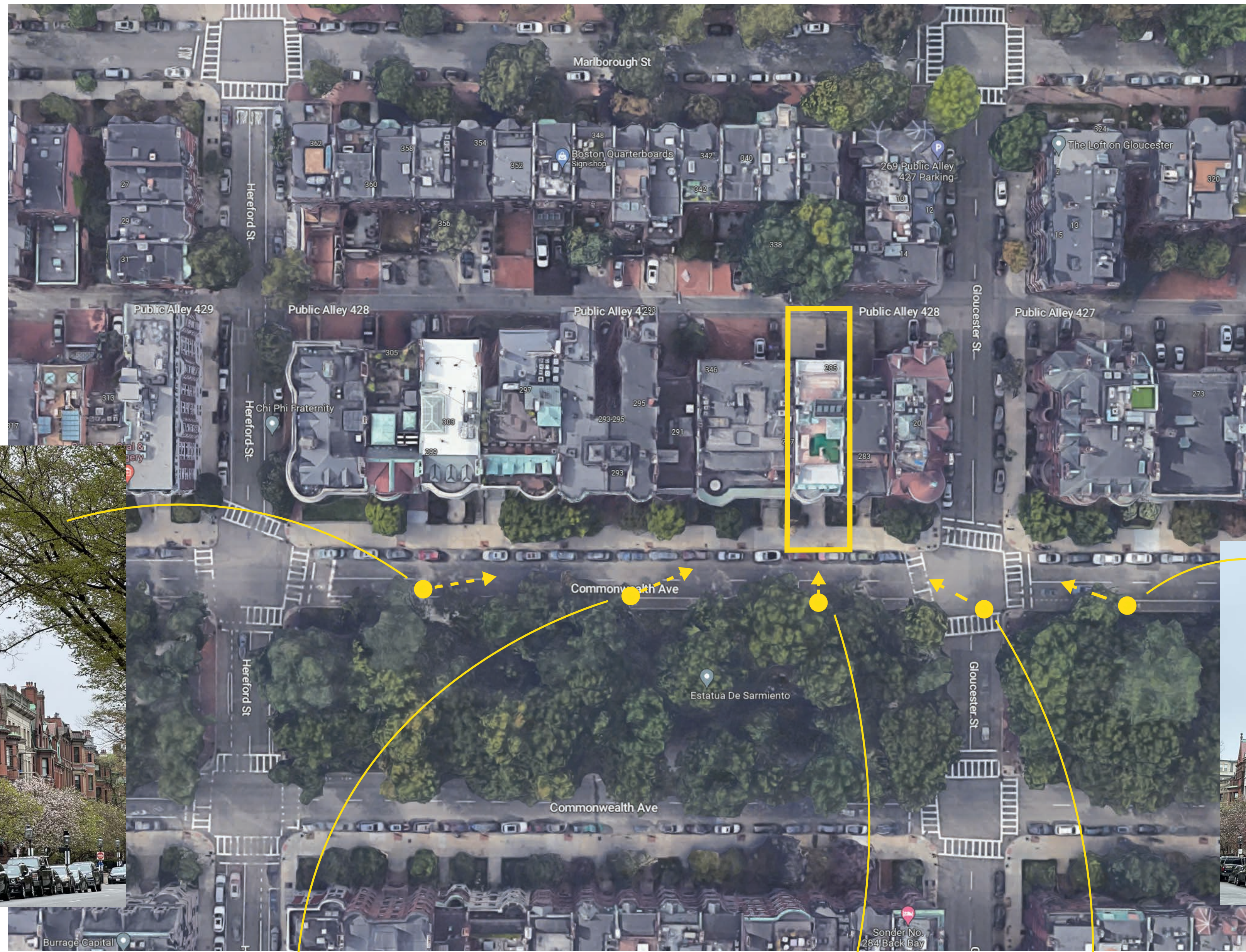
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SITE PHOTOS

SCALE AS NOTED DATE 13 APRIL, 2023

PROJECT NO. 22-032
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SEAL



Public Way Perspectives: Commonwealth Ave (Westbound)

Note: Rooftop Not Visible in Any View

SYMBOL LEGEND

INTERIOR ELEVATION 	ELEVATION MARKER 	DUPLEX RECEPTACLE
DETAIL CALLOUT 	LIGHTING CALLOUT 	FOUR-PLEX RECEPTACLE
SECTION MARKER 	EQUIPMENT CALLOUT 	THREE-WAY SWITCH
MATERIAL CALLOUT 	SINGLE GANG SWITCH 	DOUBLE GANG SWITCH

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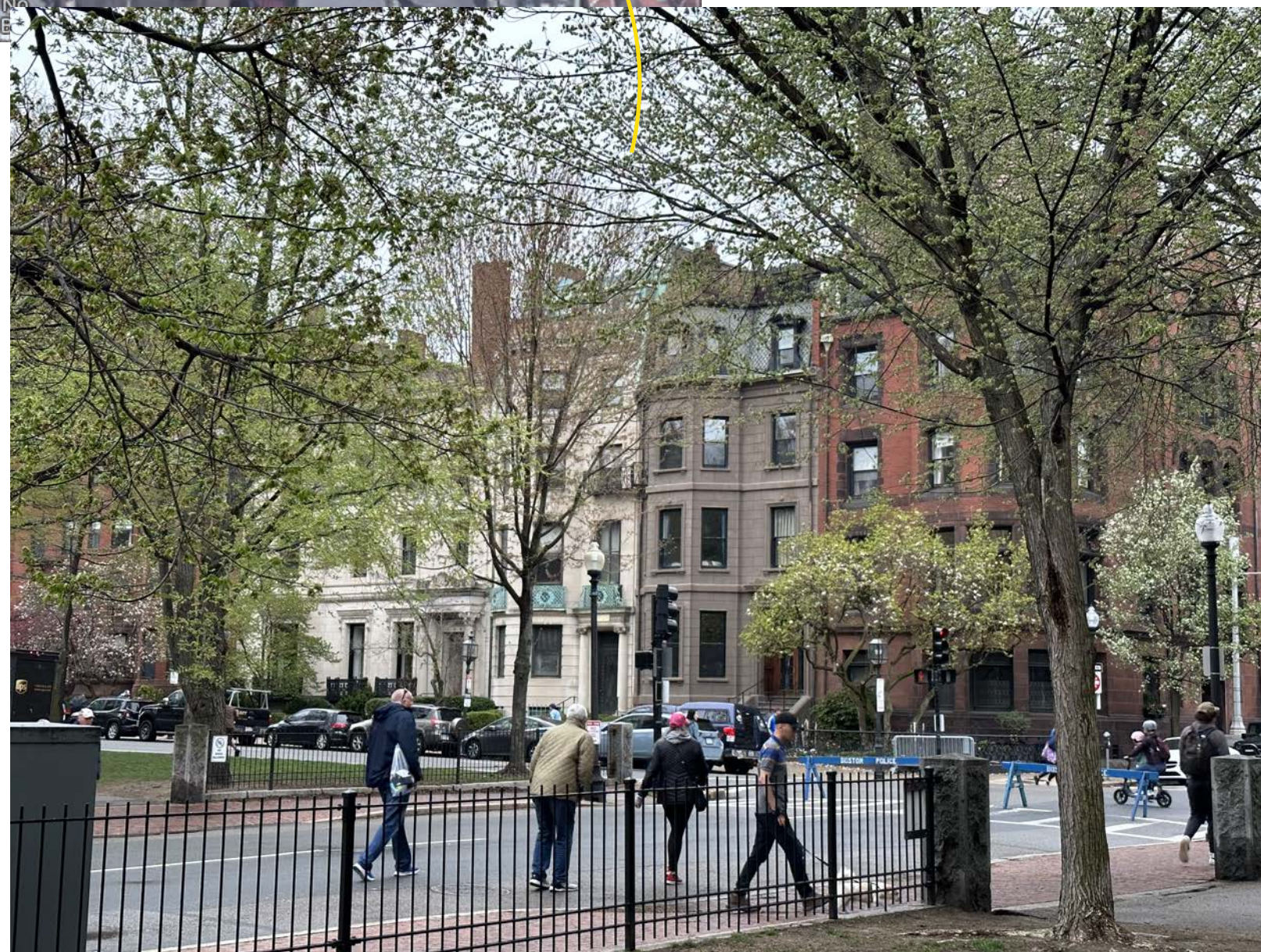
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SITE PHOTOS

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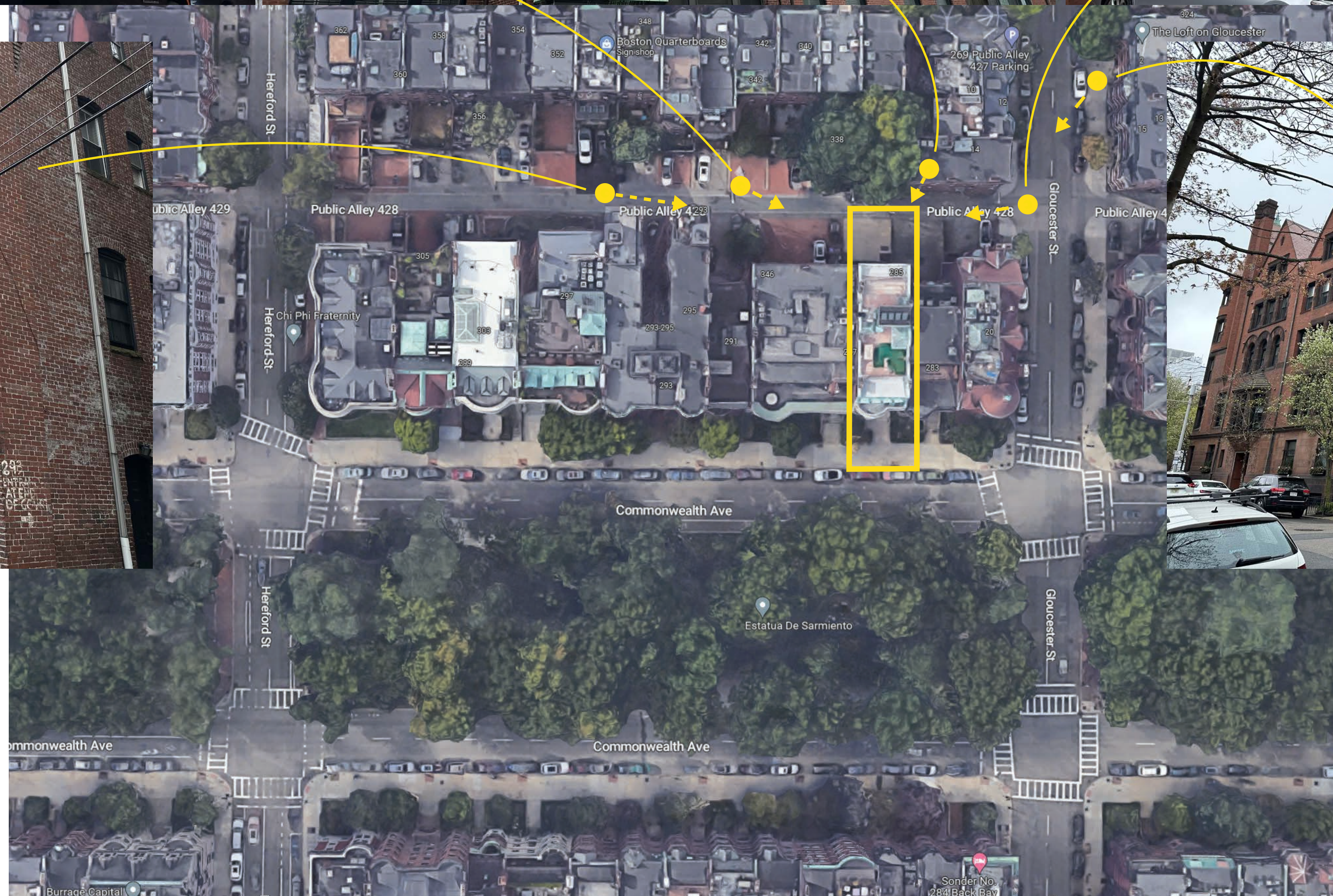


Public Way Perspectives: Commonwealth Ave (Eastbound)

Note: Rooftop Not Visible in Any View

SYMBOL LEGEND

INTERIOR ELEVATION	ELEVATION MARKER	DUPLEX RECEPTACLE
DETAIL CALLOUT	LIGHTING CALLOUT	FOUR-PLEX RECEPTACLE
SECTION MARKER	EQUIPMENT CALLOUT	THREE-WAY SWITCH
MATERIAL CALLOUT	SINGLE GANG SWITCH	DOUBLE GANG SWITCH



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SITE PHOTOS

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SEAL

Public Way Perspectives: Public Alley 428

Note: Only Existing-to-Remain Penthouse Visible; No Other Elements Visible

SYMBOL LEGEND

INTERIOR ELEVATION	ELEVATION MARKER	DUPLEX RECEPTACLE
DETAIL CALLOUT	LIGHTING CALLOUT	FOUR-PLEX RECEPTACLE
SECTION MARKER	EQUIPMENT CALLOUT	THREE-WAY SWITCH
MATERIAL CALLOUT	SINGLE GANG SWITCH	DOUBLE GANG SWITCH

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SITE ISOMETRIC

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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 head-house; 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

INTERIOR ELEVATION	ELEVATION MARKER	DUPLEX RECEPTACLE
DETAIL CALLOUT	LIGHTING CALLOUT	FOURPLEX RECEPTACLE
SECTION MARKER	EQUIPMENT CALLOUT	THREE-WAY SWITCH
MATERIAL CALLOUT	SINGLE GANG SWITCH	DOUBLE GANG SWITCH

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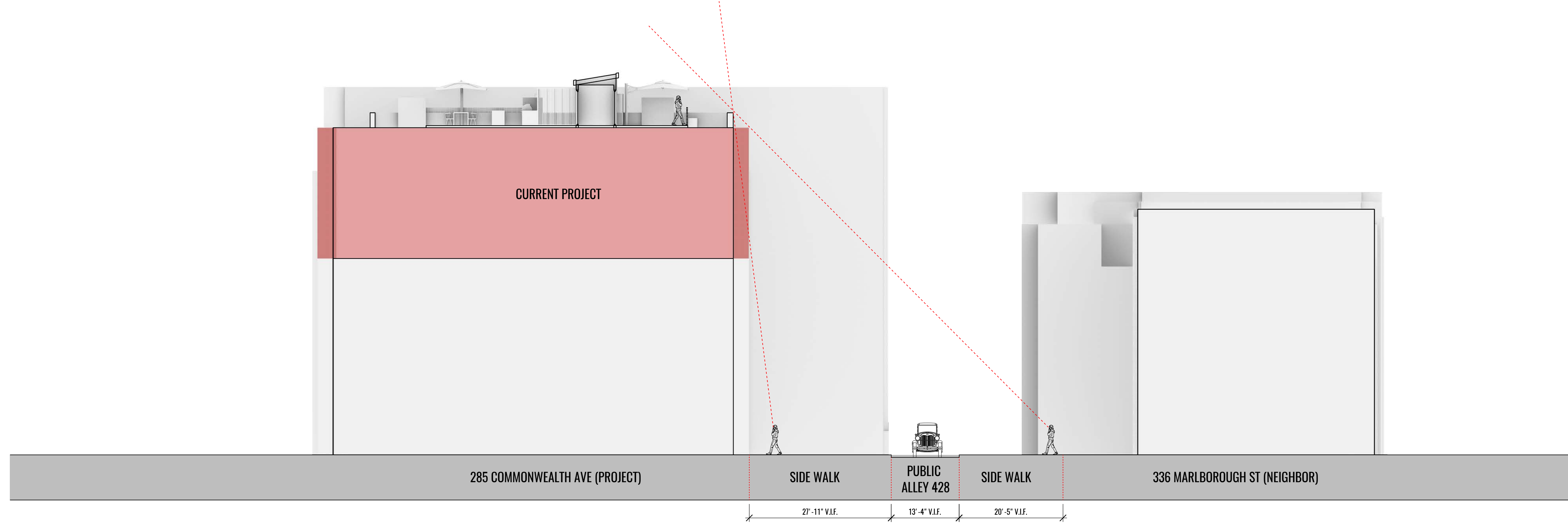
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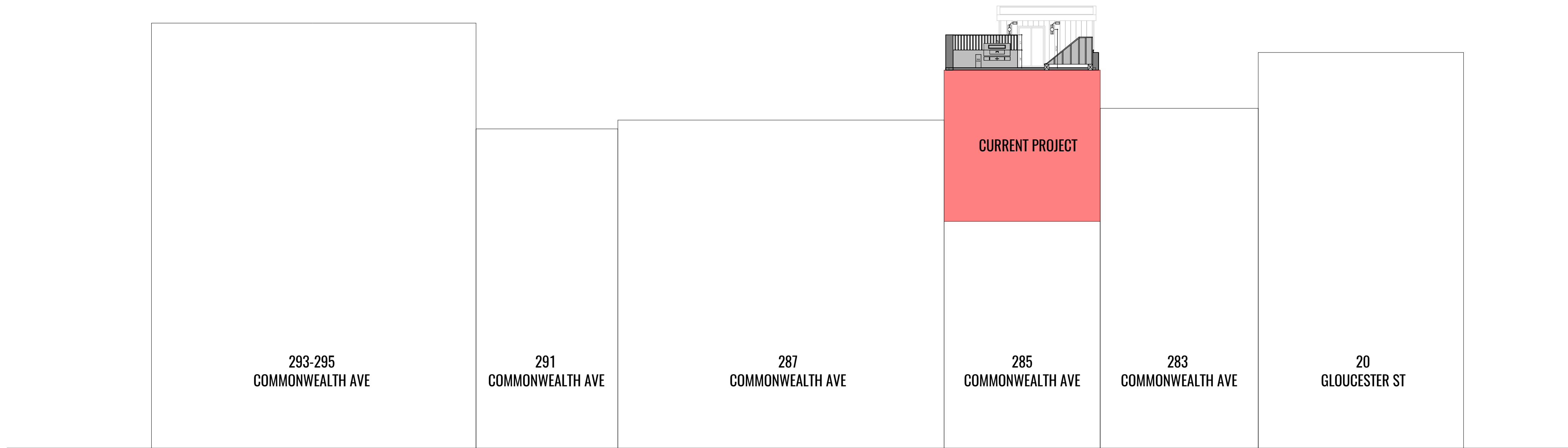
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01 ROOF TOP - CONTEXT SECTION DIAGRAM
 NOT TO SCALE



02 ROOF TOP - CONTEXT ELEVATION DIAGRAM
 NOT TO SCALE

SYMBOL LEGEND

INTERIOR ELEVATION	ELEVATION MARKER	DUPLEX RECEPTACLE
DETAIL CALLOUT	LIGHTING CALLOUT	FOURPLEX RECEPTACLE
SECTION MARKER	EQUIPMENT CALLOUT	THREE-WAY SWITCH
MATERIAL CALLOUT	SINGLE GANG SWITCH	DOUBLE GANG SWITCH

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ROOF TOP CONTEXT DIAGRAM

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EXISTING LEVEL 4 PLAN

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NO.	DATE	REVISION	BY

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01 4TH FLOOR DEMO FLOOR FINISH PLAN
SCALE: 3/8"=1'-0"

- EXISTING WALL TO REMAIN
- EXISTING MILLWORK AND EQUIPMENT TO REMAIN
- DEMOLITION

SYMBOL LEGEND		
INTERIOR ELEVATION	ELEVATION MARKER	COUNTER RECEPTACLE
REVISION	H.O. CALLOUT	
SLOT MARK	LIGHTING CALLOUT	FOUR-PURPLE RECEPTACLE
DETAIL CALLOUT	DOOR TAG	
SLOT MARK	EQUIPMENT CALLOUT	THROW SWITCH
SECTION MARKER	BRKLE SIGNAL SWITCH	DOUBLE SIGNAL SWITCH
SLOT MARK	MATERIAL CALLOUT	

4TH FLOOR DEMO FLOOR FINISH PLAN	
SCALE: AS NOTED	DATE: 09 FEBRUARY, 2023
PROJECT NO.: 22-032	DRAWN BY: GR/ZY
CHECKED BY: JW	

NORTH

PROPOSED LEVEL 4 PLAN

BOLT

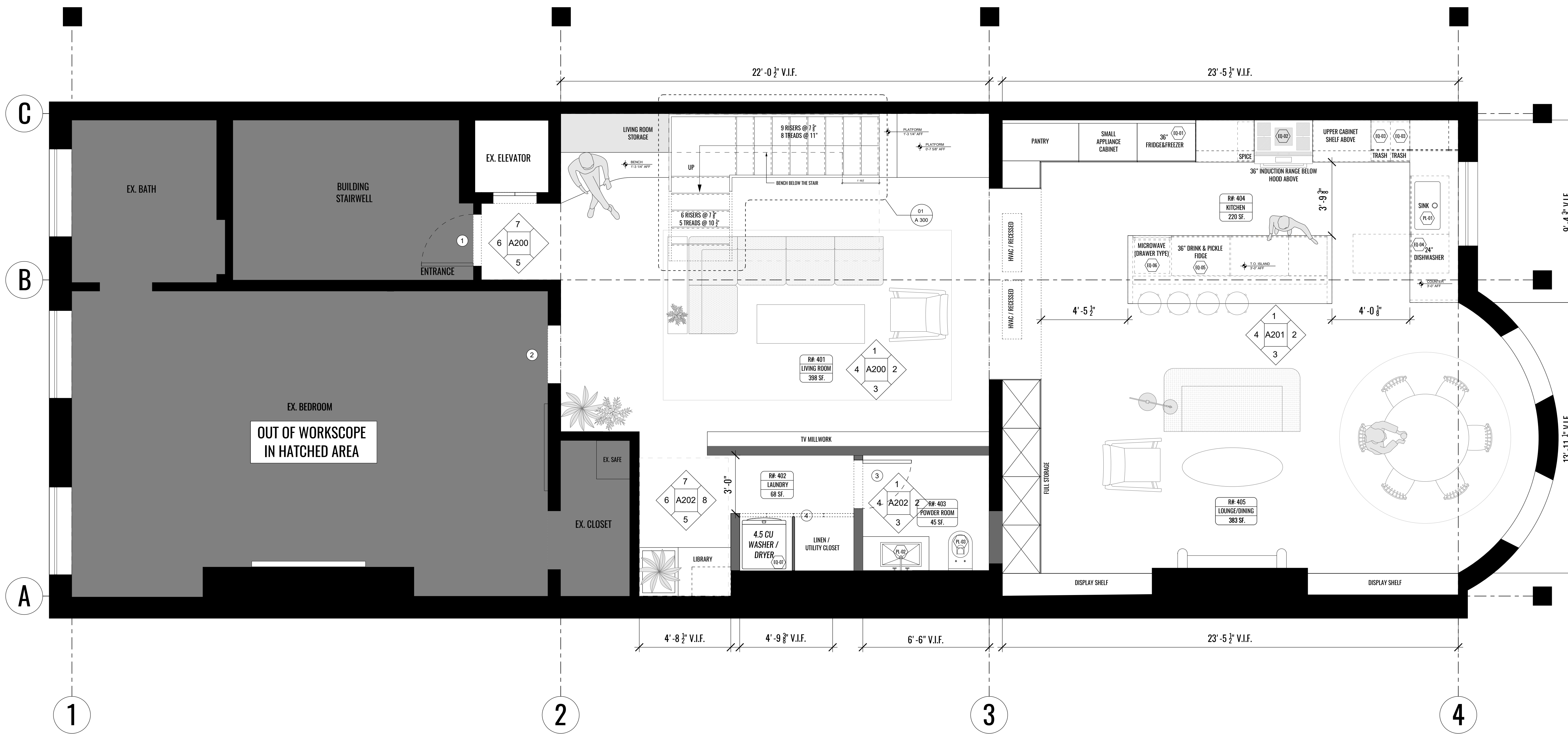
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01 4TH FLOOR FLOOR PLAN
SCALE: 3/8"=1'-0"

A 100.0

4TH FLOOR FLOOR PLAN

SCALE AS NOTED DATE 13 APRIL, 2023

PROJECT NO. 22-032
DRAWN BY DK / ZY
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WALL TYPE LEGEND

	EXISTING WALL
	NEW WALL

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		

SYMBOL LEGEND

EXISTING LEVEL 5 PLAN

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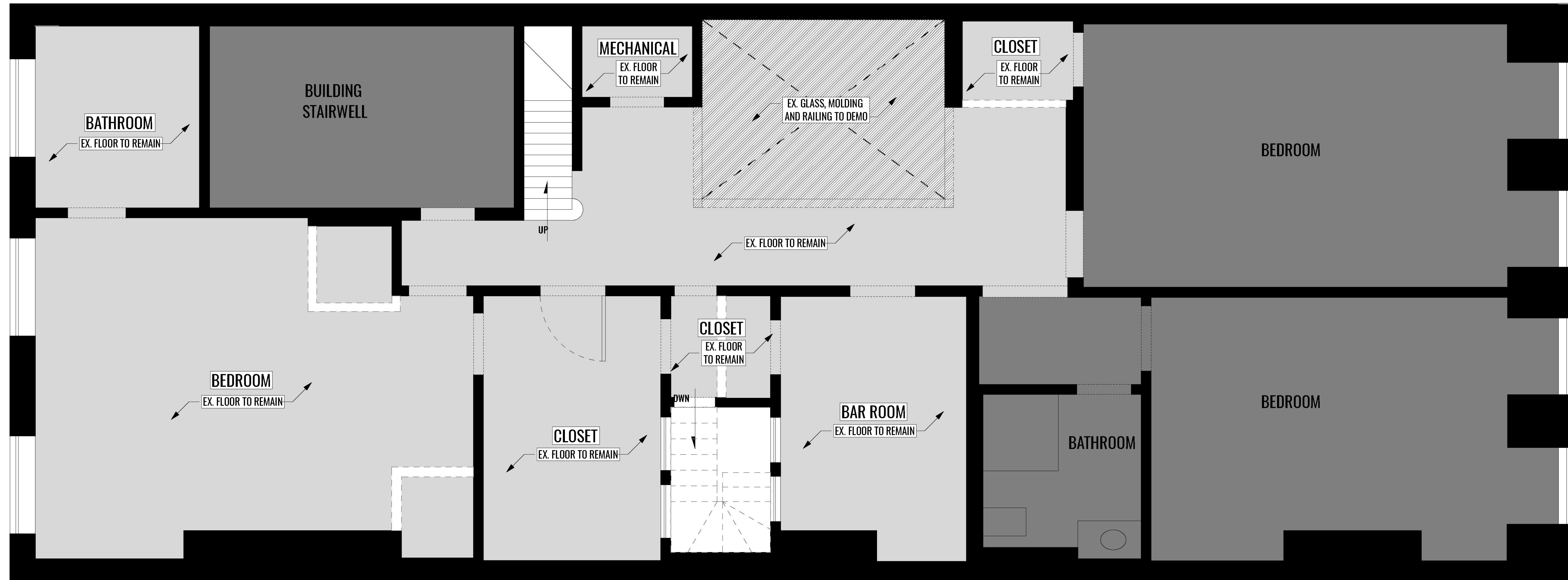
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NO.	DATE	REVISION	BY



01 5TH FLOOR DEMO FLOOR FINISH PLAN
SCALE: 3/8"=1'-0"

D 103.0

5TH FLOOR DEMO FLOOR FINISH PLAN

SCALE: AS NOTED	DATE: 09 FEBRUARY, 2023
PROJECT NO.: 22-032	DRAWN BY: SK/ZY
CHECKED BY: JW	SEAL:

- EXISTING WALL TO REMAIN
- EXISTING MILLWORK AND EQUIPMENT TO REMAIN
- DEMOLITION

SYMBOL LEGEND

INTERIOR ELEVATION	ELEVATION MARKER	COUPLER RECEPTACLE
RECEPTACLE	FLUORESCENT LIGHT FIXTURE	FOUR-PIN RECEPTACLE
DETAIL CALLOUT	LIGHTING CALLOUT	
DOOR AND WINDOW SCHEDULE	DOOR TAG	
SECTION MARKER	EQUIPMENT CALLOUT	THREE-WAY SWITCH
SECTION MARKER		DOUBLE SINGLE SWITCH
MATERIAL CALLOUT	BREAKER AND SWITCH	
		DOUBLE SINGLE SWITCH



PROPOSED LEVEL 5 PLAN

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5TH FLOOR FLOOR PLAN

SCALE AS NOTED DATE 13 APRIL, 2023

PROJECT NO. 22-032
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01 5TH FLOOR FLOOR PLAN
SCALE: 3/8"=1'-0"

WALL TYPE LEGEND

	EXISTING WALL
	NEW WALL

SYMBOL LEGEND

EXISTING ROOF PLAN

BOLT

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01 ROOF DEMO PLAN 02
SCALE: 3/8"=1'-0"

NO.	DATE	REVISION	BY

D 105.0

- EXISTING WALL TO REMAIN
- EXISTING MILLWORK AND EQUIPMENT TO REMAIN
- DEMOLITION

SYMBOL LEGEND		
INTERIOR ELEVATION	ELEVATION MARKER	DOUBLE RECEPTACLE
DOOR SWICH	ELECTRICAL PANEL	FOURPLER RECEPTACLE
DETAIL CALLOUT	LIGHTING CALLOUT	FOURPLER RECEPTACLE
DOOR TAG	DOOR TAG	FOURPLER RECEPTACLE
SECTION MARKER	EQUIPMENT CALLOUT	THROW SWITCH
MATERIAL CALLOUT	BRKLE BAND SWITCH	DOUBLE BAND SWITCH

ROOF DEMO PLAN 02

SCALE: AS NOTED DATE: 09 FEBRUARY, 2023

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NORTH

PROPOSED ROOF PLAN

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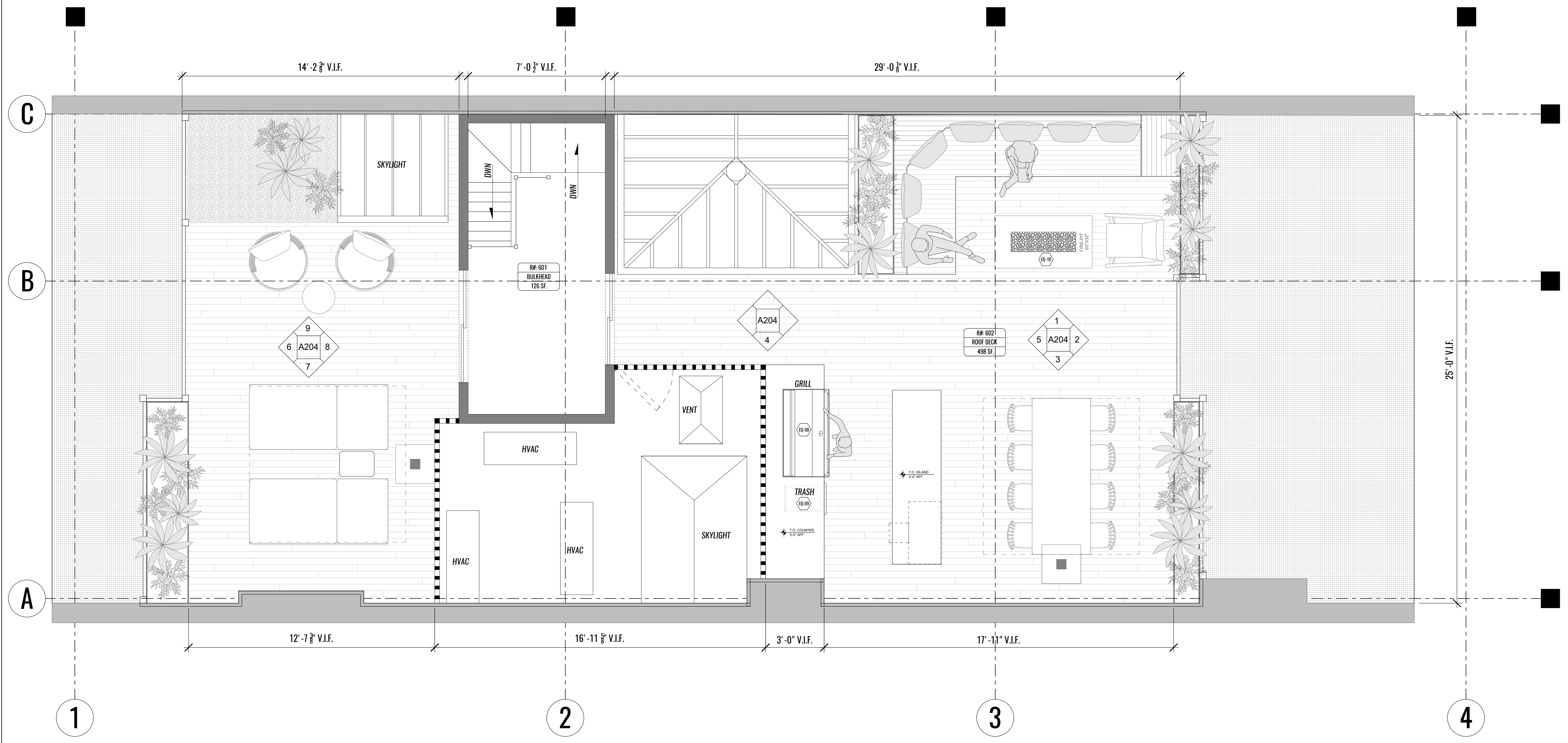
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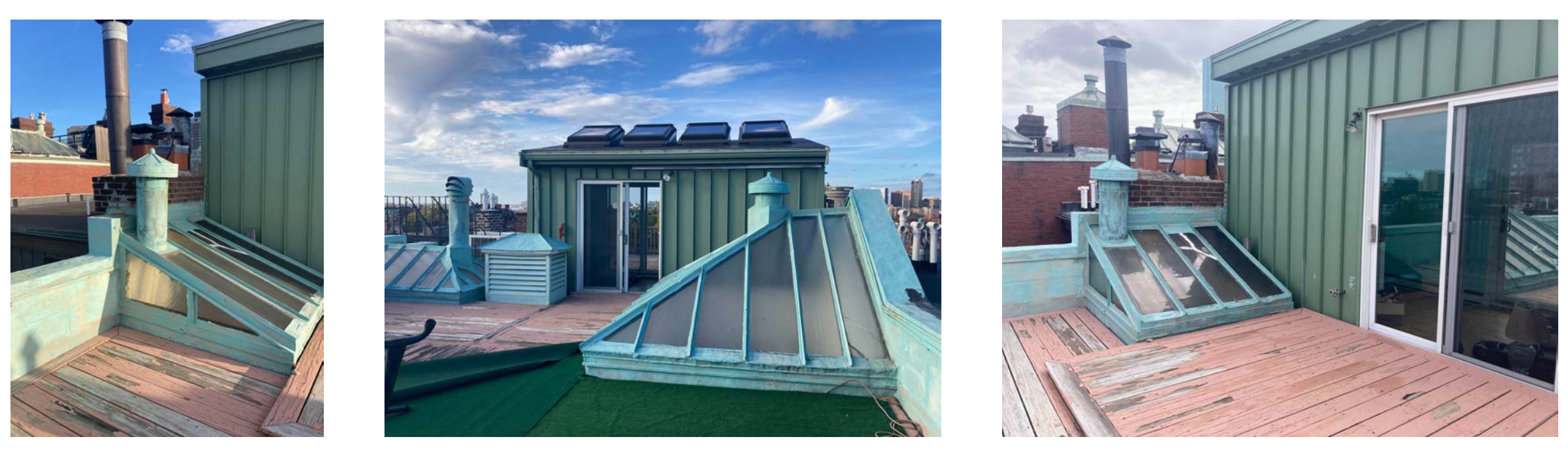


01 ROOF FLOOR PLAN
SCALE: 3/8"=1'-0"

A 102.0

WALL TYPE LEGEND

	EXISTING WALL
	NEW WALL



SYMBOL LEGEND

	INTERIOR ELEVATION		ELEVATION MARKER		DUPLEX RECEPTACLE
	DETAIL CALLOUT		LIGHTING CALLOUT		FOURPLEX RECEPTACLE
	SECTION MARKER		EQUIPMENT CALLOUT		TWO-WAY SWITCH
	MATERIAL CALLOUT		SINGLE GANG SWITCH		DOUBLE GANG SWITCH

ROOF FLOOR PLAN

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ROOF FLOOR FLOOR FINISH PLAN

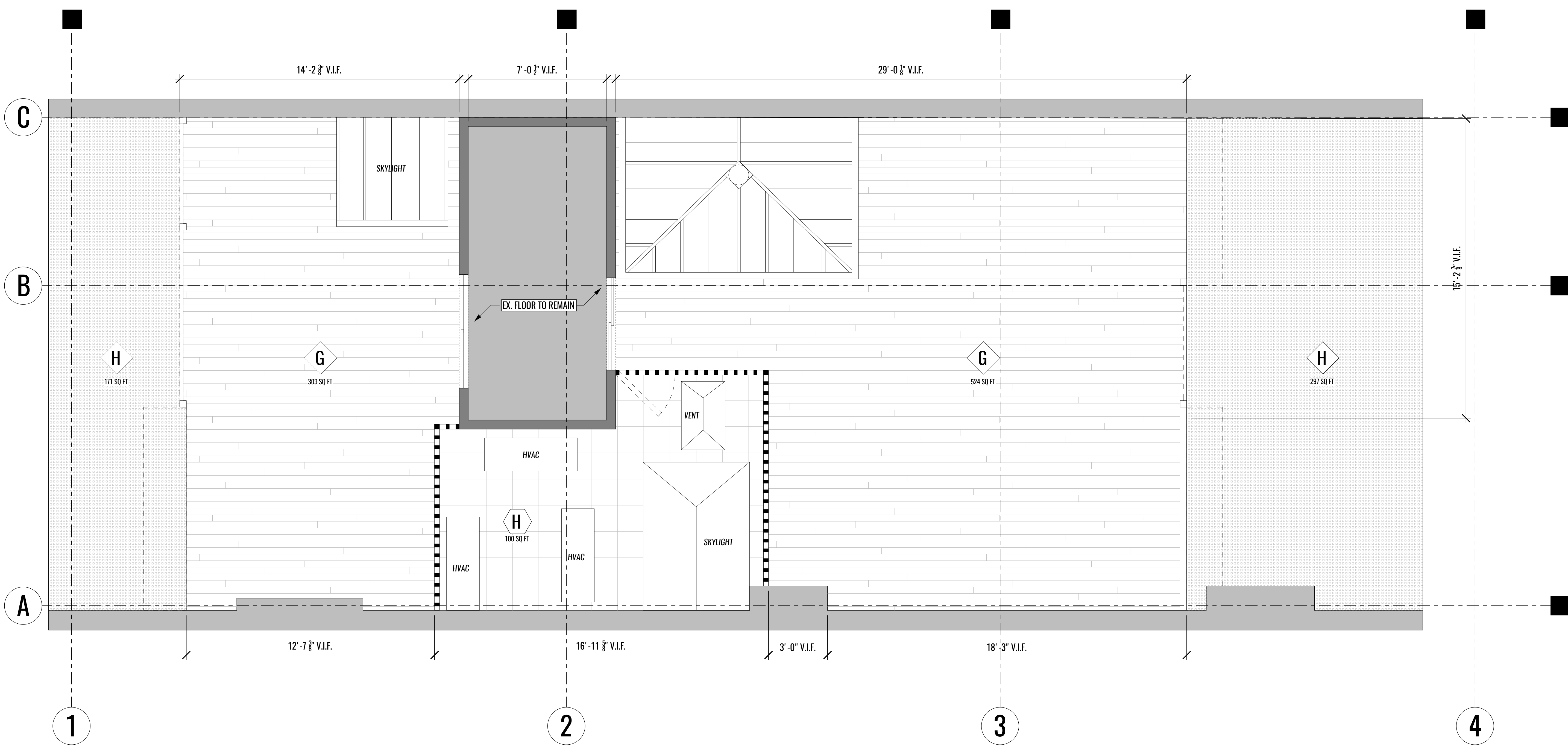
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01 ROOF FLOOR FLOOR FINISH PLAN
SCALE: 3/8"=1'-0"

FLOOR TYPE	HATCH	DESCRIPTION	AREA	SQUARE FEET
G	[Hatch]	SEE FINISH SCHEDULE FOR DESCRIPTION OF FINISH. REFER TO FINISH SCHEDULE FOR ALL FINISHING REQUIREMENTS. REFER TO FINISH SCHEDULE FOR ALL FINISHING REQUIREMENTS. REFER TO FINISH SCHEDULE FOR ALL FINISHING REQUIREMENTS.	ROOF FLOOR	827
F	[Hatch]	ROOF FLOOR FINISH	ROOF FLOOR	588

SYMBOL LEGEND

INTERIOR ELEVATION	ELEVATION MARKER	DUPLEX RECEPTACLE
DETAIL CALLOUT	LIGHTING CALLOUT	FOURPLEX RECEPTACLE
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MATERIAL CALLOUT	SINGLE GANG SWITCH	DOUBLE GANG SWITCH

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ROOF
RCP

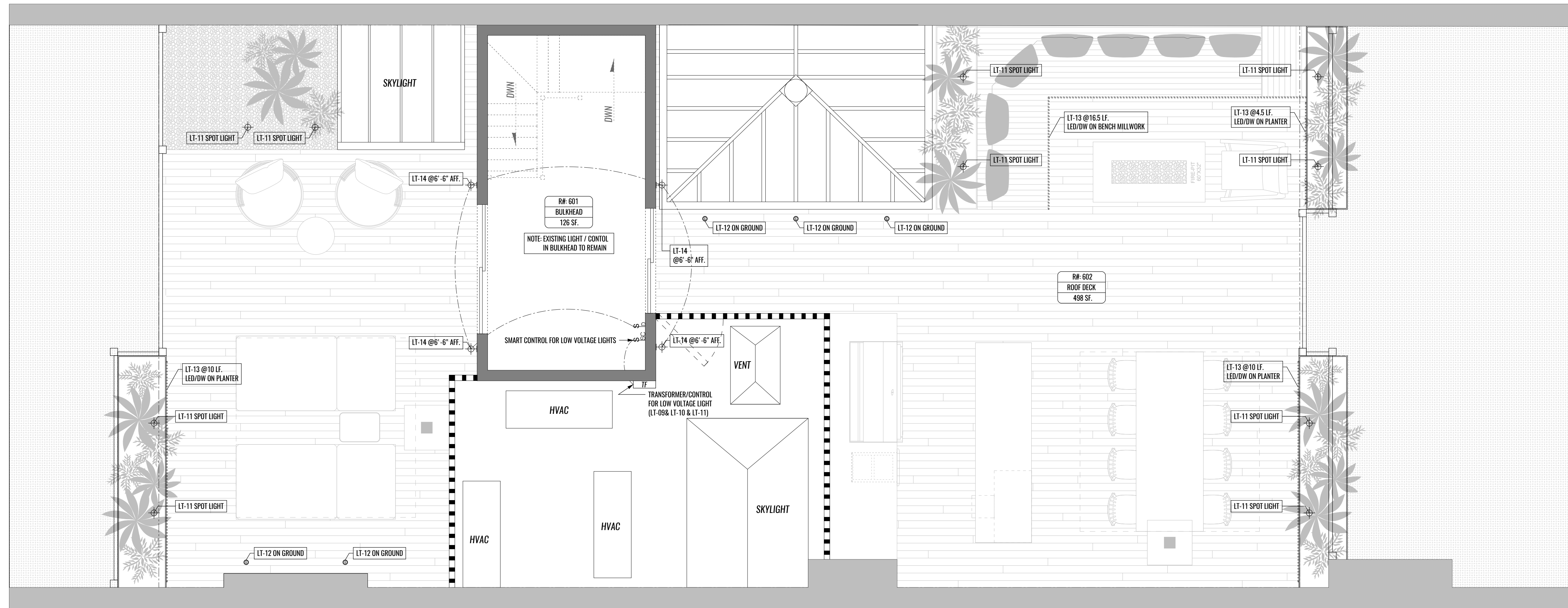
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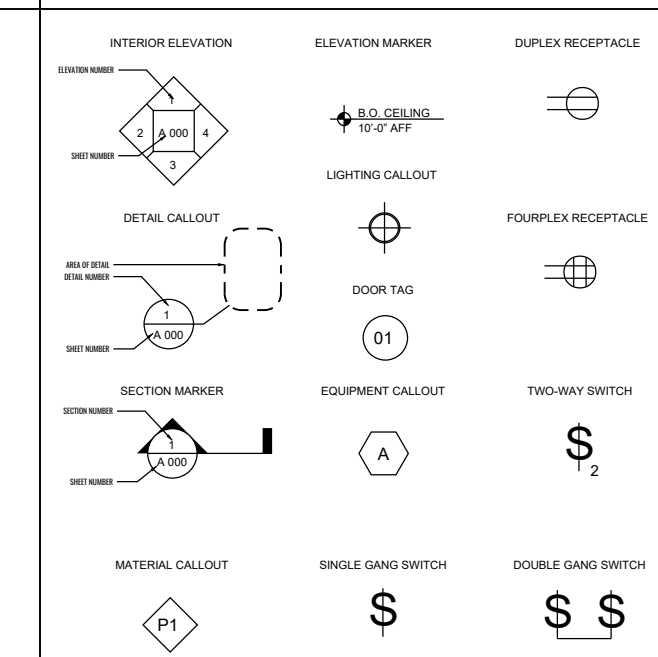


NOTE: LIGHTS WILL HAVE LIMITED BRIGHTNESS SO TO NOT DISTURB NEIGHBORS

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

NO.	DESCRIPTION	LOCATION	QUANTITY	SYMBOL	MODEL / MANUFACTURER	COLOR / FINISH	DIMENSIONS	ITEM NO.	BULB / ELECTRICAL INFO
LT-11	OUTDOOR LOW V. SPOT LIGHT	RW602	10 / EACH	⊕					
LT-12	OUTDOOR LOW V. GOURND WELL (RECESSED)	RW602	5 / EACH	⊙					
	OUTDOOR LED STRIP DIMMABLE ZROOK	RW602	41 / L.F.	⊖	LED STRIP / CANAL BULB				
LT-13	OUTDOOR LED DRIVER	RW602	4 / EACH	⊕	DRIVER / CANAL BULB				
	OUTDOOR DIFFUSER	RW602	41 / L.F.	⊖	2CM CHANNEL STRAIGHT DIFFUSER / CANAL BULB				
LT-14	OUTDOOR WALL SCOSCE	RW602	4 / EACH	⊕					
N/A	EXISTING SWITCH			⊕					
N/A	2 WAY SWITCH WITH DIMMER		1 / EACH	⊕					
N/A	3 WAY SWITCH WITH DIMMER		0 / EACH	⊕					
N/A	SMART CONTROLLER		1 / EACH	⊕					
N/A	OUTDOOR LOW VOLTAGE TRANSFORMER		1 / EACH	⊕					
	SMART CONTROL TIMER		1 / EACH	⊕					

SYMBOL LEGEND



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NO.	DATE	REVISION	BY
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02	2023.04.13	BID SET 02	ZY

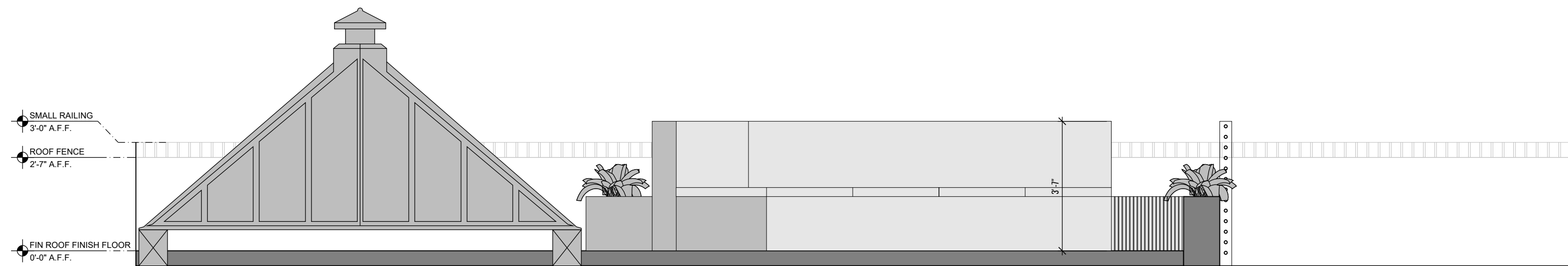
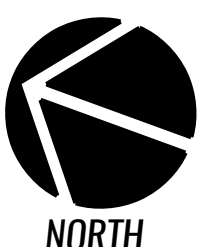
A 203.0

ROOF ELEVATION

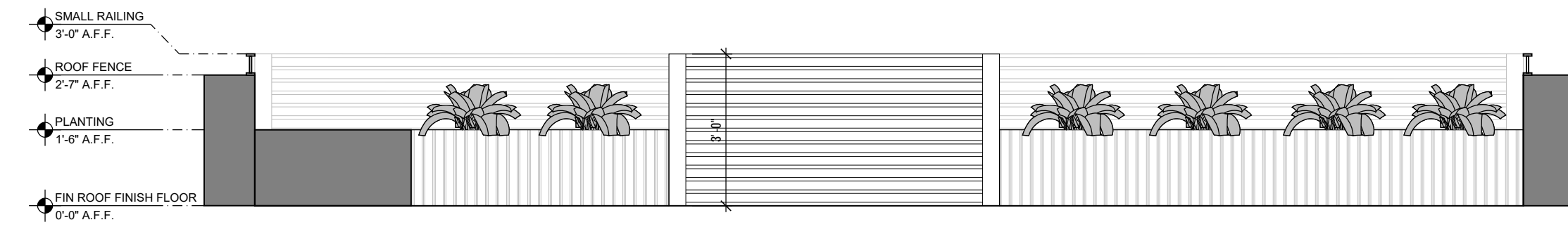
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PROJECT NO.: 22-032
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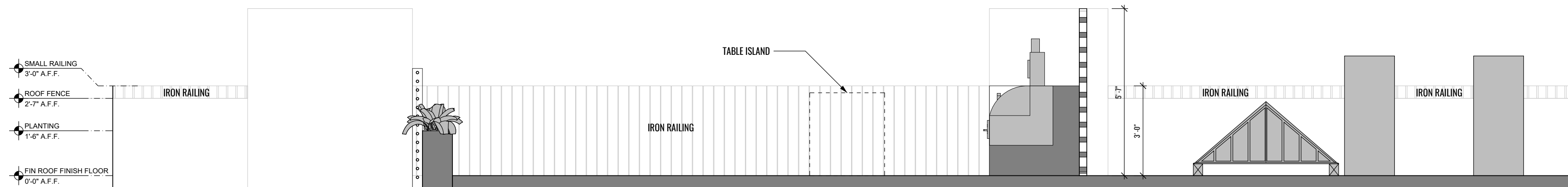
SCALE



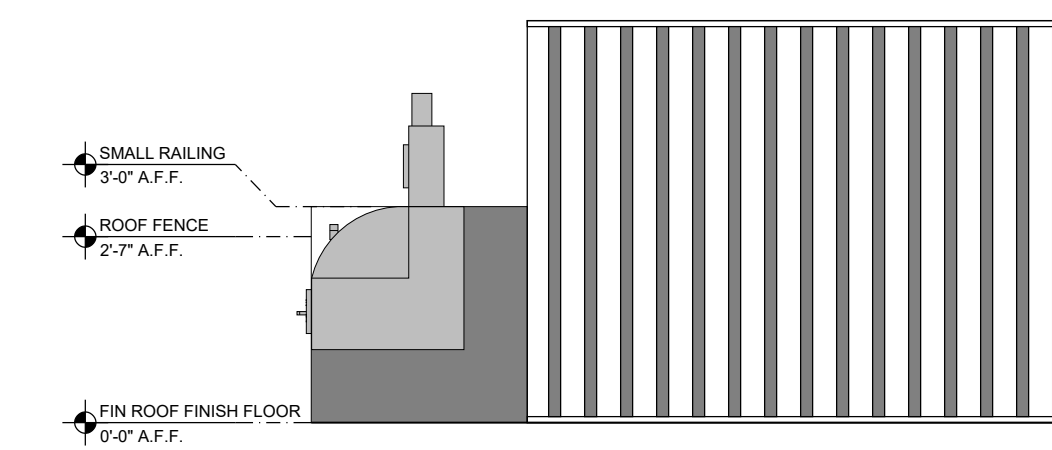
01 ROOF NORTH ELEVATION A
SCALE: 3/8"=1'-0"



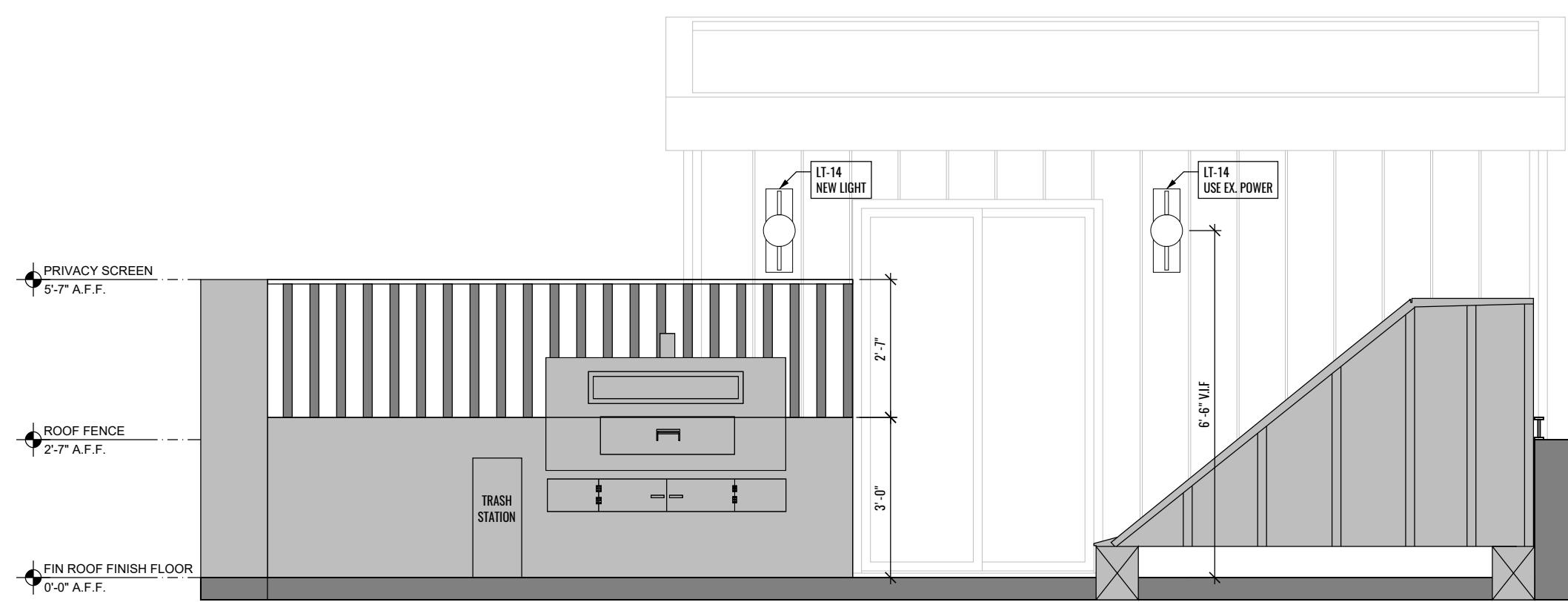
02 ROOF EAST ELEVATION A
SCALE: 3/8"=1'-0"



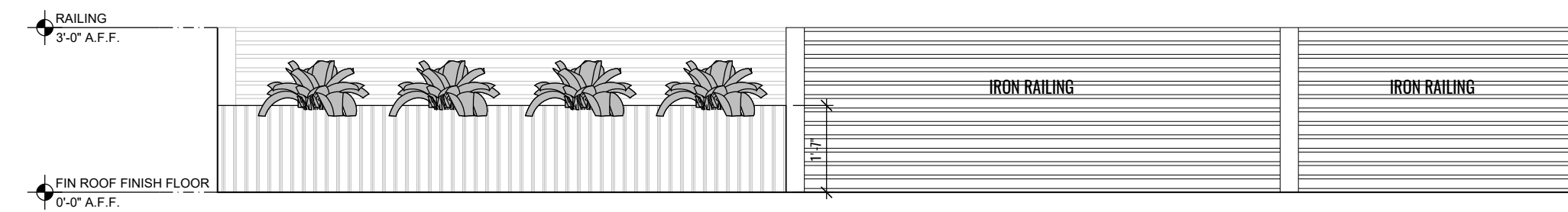
03 ROOF SOUTH ELEVATION A
SCALE: 3/8"=1'-0"



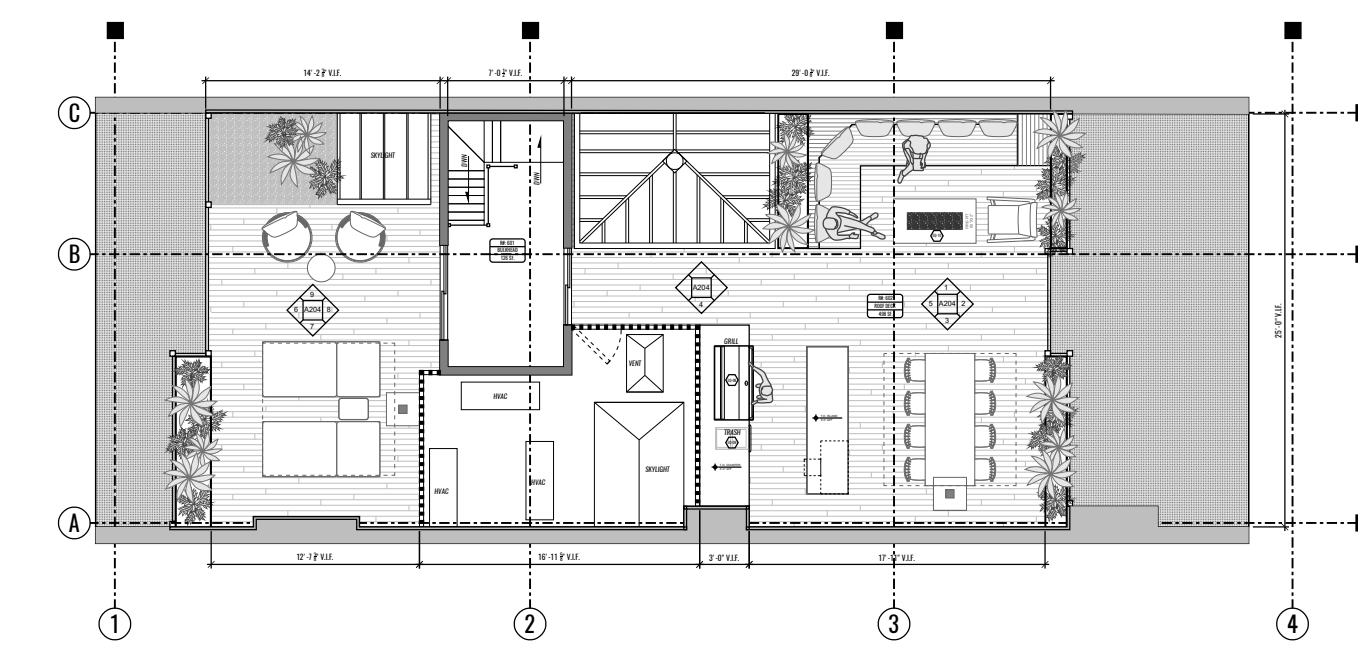
04 ROOF SOUTH ELEVATION B
SCALE: 3/8"=1'-0"



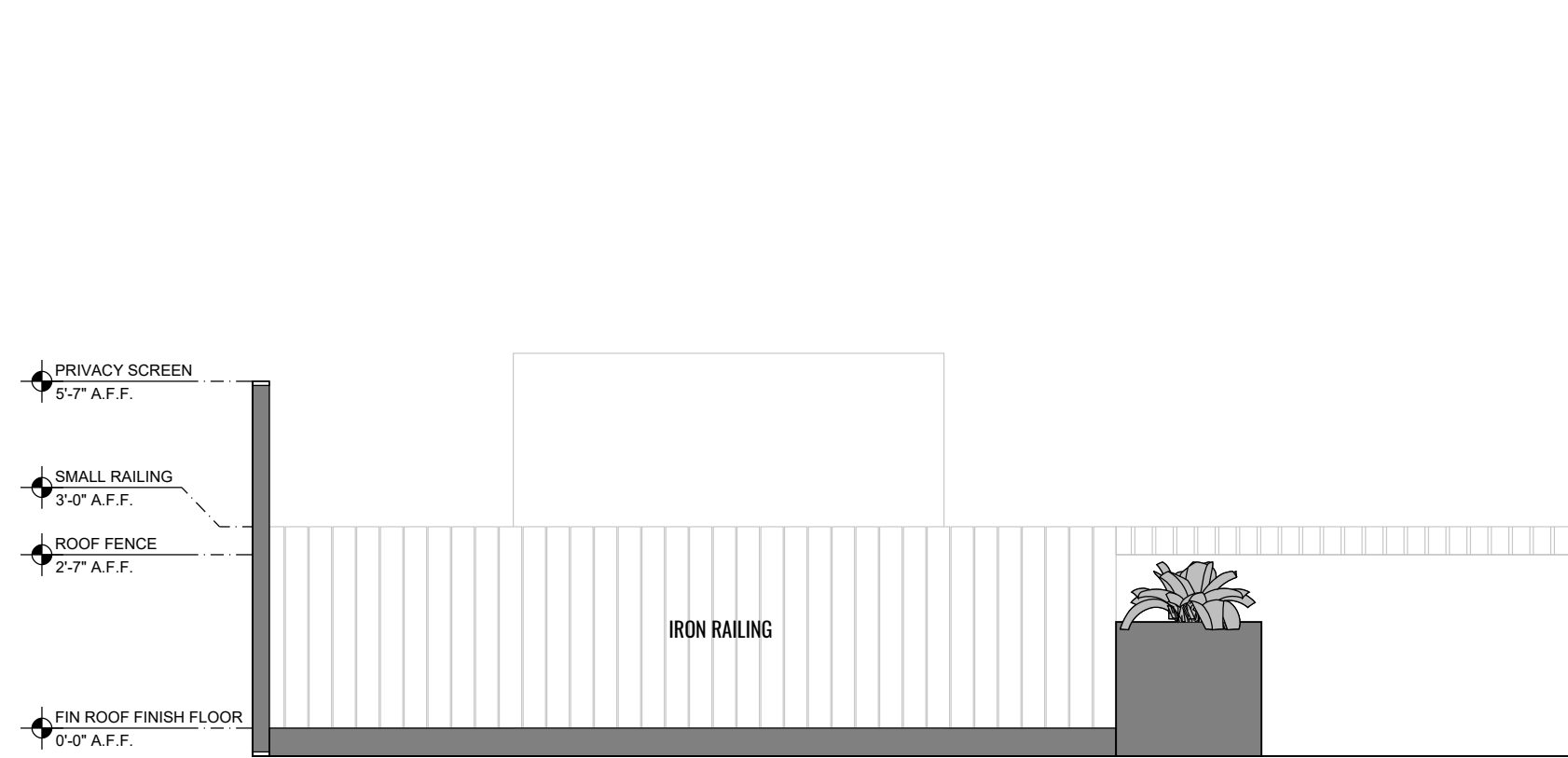
05 ROOF WEST ELEVATION A
SCALE: 3/8"=1'-0"



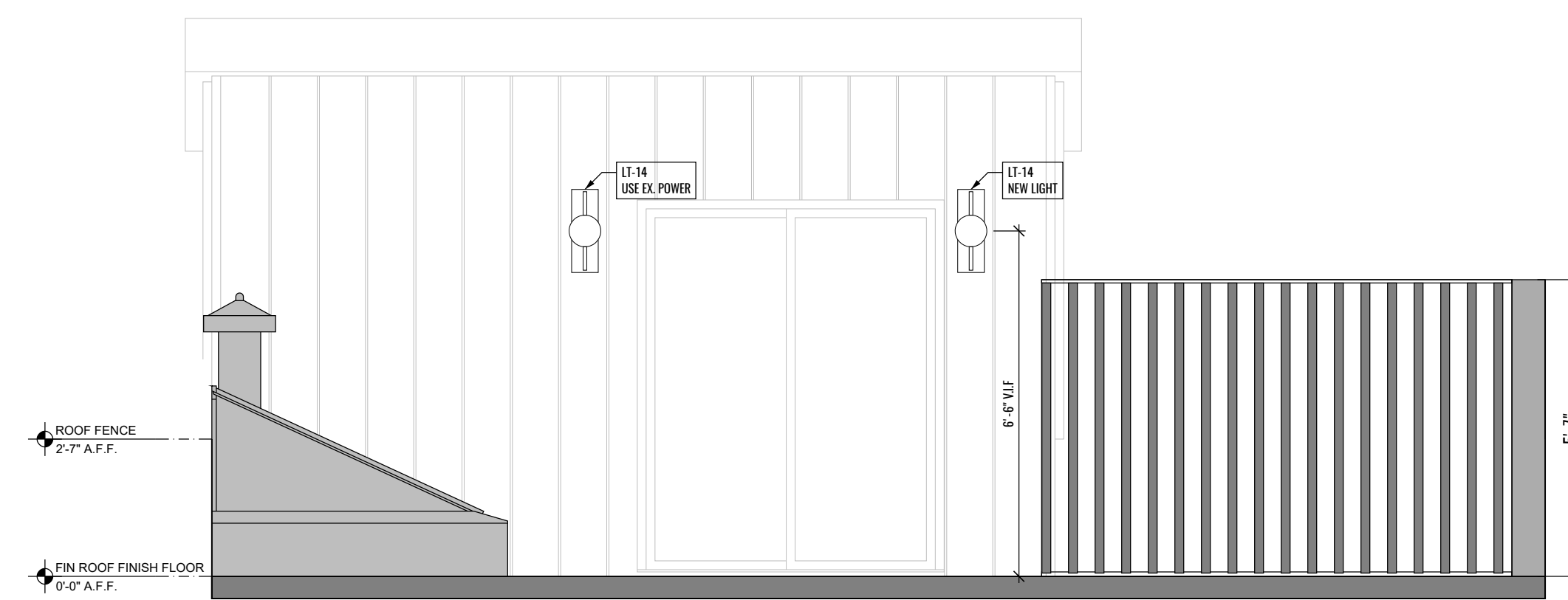
06 ROOF WEST ELEVATION B
SCALE: 3/8"=1'-0"



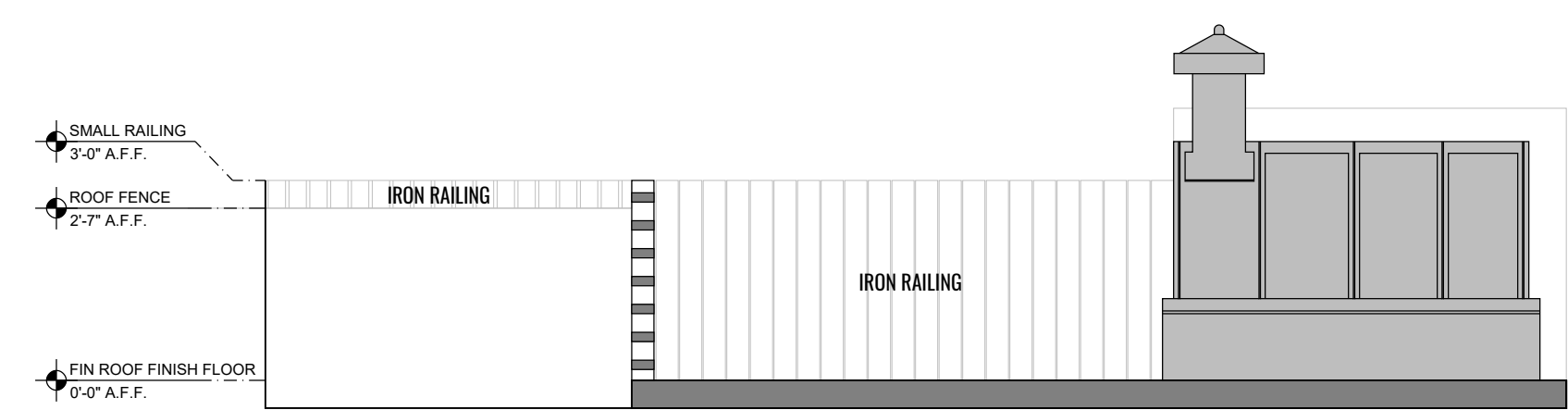
10 KEY PLAN
NOT TO SCALE



07 ROOF SOUTH ELEVATION C
SCALE: 3/8"=1'-0"



08 ROOF EAST ELEVATION B
SCALE: 3/8"=1'-0"



09 ROOF NORTH ELEVATION B
SCALE: 3/8"=1'-0"

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	6" 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	BATTAN	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	N/A	N/A	N/A	N/A	
FN-01	LIME PLASTER	WALL	1144.77 SF.	MARMORINO KS - LIME PLASTER, FASEL4 / 0.25L	COLOR: 011420PGB / 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 ZCM, TWO (575F) 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	BATHROOM SINK & WALL	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) BEMAT	BEMAT	2" X 6" X 3/4"	N/A	GT-01 W/ 1/8" SPACING

NO.	DESCRIPTION	LOCATION	QTY	MODEL / MANUFACTURER	COLOR / FINISH	DIMENSIONS	ITEM NO.	NOTES
TL-02	TILE	POWDER ROOM HALLWAY	70.5 SF.	TERRA COTTA 2-R. 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	N/A	EDGE TILE	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 - KERAFLOK - MAPEI	N/A	N/A	N/A	

SYMBOL LEGEND	
	INTERIOR ELEVATION
	ELEVATION MARKER
	DUPLEX RECEPTACLE
	LIGHTING CALLOUT
	FOURPLEX RECEPTACLE
	DETAIL CALLOUT
	DOOR TAG
	EQUIPMENT CALLOUT
	TWO-WAY SWITCH
	SECTION MARKER
	SINGLE GANG SWITCH
	DOUBLE GANG SWITCH
	MATERIAL CALLOUT



01 ROOF TOP - CURRENT CONDITION PHOTO 01
NOT TO SCALE



02 ROOF TOP - CURRENT CONDITION PHOTO 02
NOT TO SCALE



03 ROOF TOP - CURRENT CONDITION PHOTO 03
NOT TO SCALE



04 ROOF TOP - CURRENT CONDITION PHOTO 04
NOT TO SCALE



05 ROOF TOP - CURRENT CONDITION PHOTO 05
NOT TO SCALE

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ROOF TOP PHOTOS

SCALE AS NOTED DATE 17 APRIL, 2023

PROJECT NO. 22-032

DRAWN BY DK / ZY

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SEAL



SYMBOL LEGEND

INTERIOR ELEVATION	ELEVATION MARKER	DUPLEX RECEPTACLE
DETAIL CALLOUT	LIGHTING CALLOUT	FOURPLEX RECEPTACLE
SECTION MARKER	EQUIPMENT CALLOUT	TRIPWIRE SWITCH
MATERIAL CALLOUT	SINGLE GANG SWITCH	DOUBLE GANG SWITCH



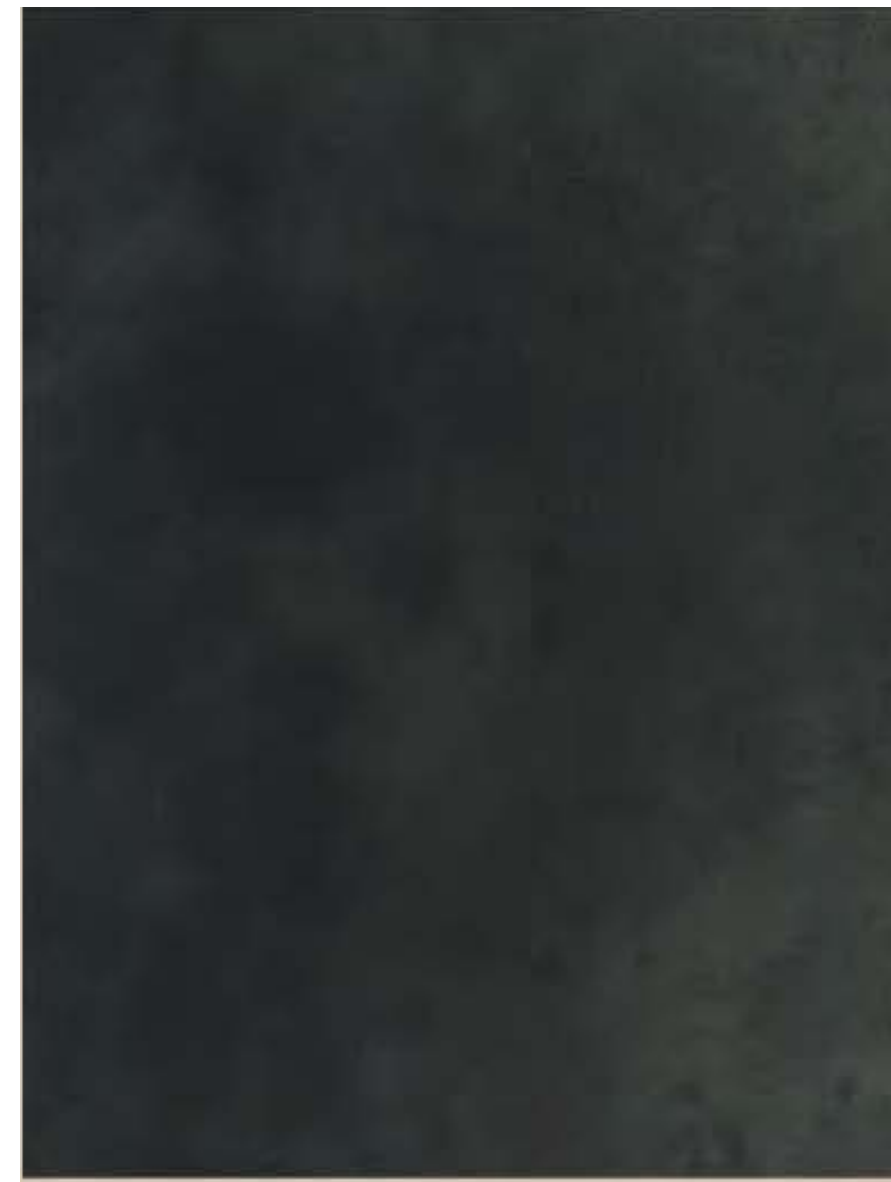
01 ROOF TOP - CURRENT CONDITION PHOTO 01
NOT TO SCALE



02 ROOF TOP - CURRENT CONDITION PHOTO 02
NOT TO SCALE



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



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



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



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

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ROOF MOOD BOARD

SCALE AS NOTED DATE 17 APRIL, 2023

PROJECT NO. 22-032

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SEAL



SYMBOL LEGEND

INTERIOR ELEVATION 	ELEVATION MARKER 	DUPLEX RECEPTACLE
DETAIL CALLOUT 	LIGHTING CALLOUT 	FOURPLEX RECEPTACLE
SECTION MARKER 	EQUIPMENT CALLOUT 	TRIPLE GANG SWITCH
MATERIAL CALLOUT 	SINGLE GANG SWITCH 	DOUBLE GANG SWITCH

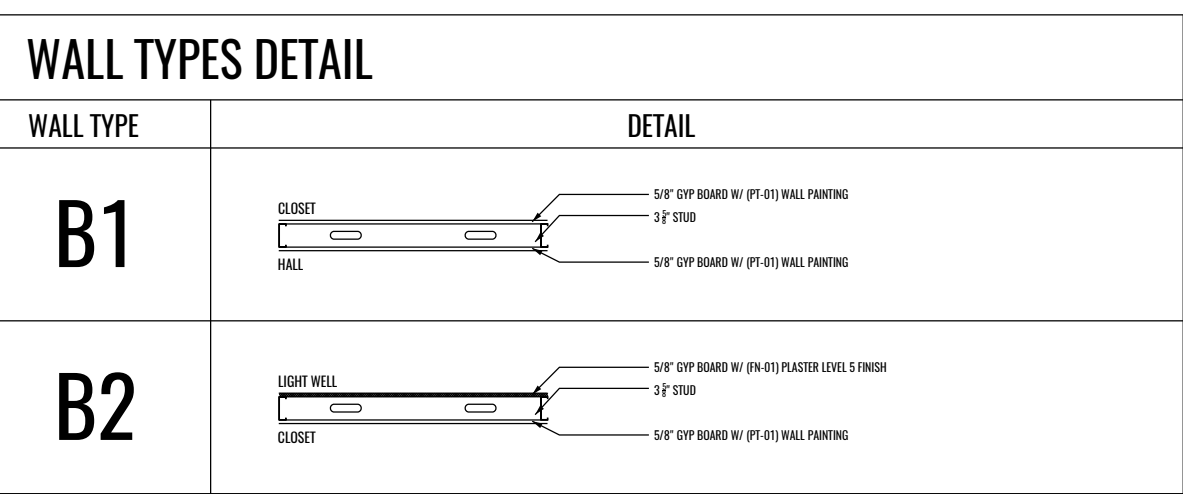
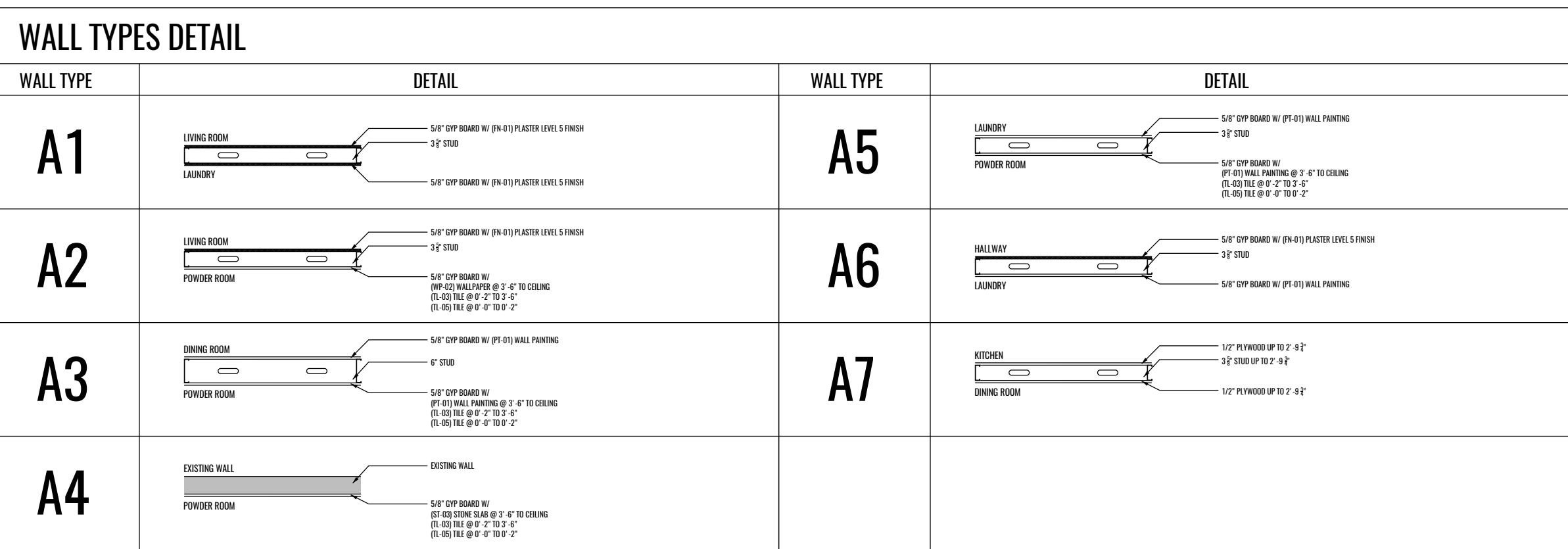
NO.	DESCRIPTION	LOCATION	QTY	MODEL / MANUFACTURER	COLOR / FINISH	DIMENSIONS	ITEM NO.	NOTES
PT-01	PAINT	1ST FLOOR WALL	736.34 SF.	BENJAMIN MOORE, REGAL SELECT - INTERIOR / EGGSHELL FINISH	COLOR TBD	N/A	N/A	
PT-02	PAINT	1ST FLOOR CEILING	1307.9 SF.	BENJAMIN MOORE, REGAL SELECT - INTERIOR / FLAT FINISH	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	N/A	N/A	N/A	N/A	
FN-01	LIME PLASTER	WALL	1144.77 SF.	MARMORINO KS - LIME PLASTER, FASEL4 / 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 (5/5F) 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	BATHROOM SINK & WALL	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 BEIMAT	BEIMAT	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-R, 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 - KERAFLOK - MAPEI	N/A	N/A	N/A	

NO.	DESCRIPTION	LOCATION	QUANTITY	MODEL / MANUFACTURER	FINISH / TYPE	DIMENSIONS	ITEM NO.	HARDWARE / NOTES
O1	NEW INTERIOR DOOR	ENTRY	01	TBD	WOOD / TBD	32" W X 84" H		
O2	NEW INTERIOR DOOR	GUEST BEDROOM	01	TBD	WOOD / TBD	36" W X 84" H		
O3	NEW INTERIOR DOOR	POWDER ROOM	01	TBD	WOOD / TBD	30" W X 84" H		
O4	NEW INTERIOR DOOR	LAUNDRY	02	TBD	WOOD / TBD	36" W X 84" H		

NO.	DESCRIPTION	LOCATION	QUANTITY	SYMBOL	MODEL / MANUFACTURER	COLOR / FINISH	DIMENSIONS	ITEM NO.	BULB / ELECTRICAL INFO
LT-01	RECESSED LIGHT 3.5" DIA.	R#401/402/403/404/405	10 / EACH						
LT-02	RECESSED LIGHT 2" DIA.	R#404	3 / EACH						
LT-03	KITCHEN ISLAND PENDANT	R#404	1 / EACH						
LT-04	DINING CHANDELIER	R#405	1 / EACH						
LT-05	LOUNGE WALL SCONCE	R#405	2 / EACH						
LT-06	DINING WALL SCONCE	R#405	2 / EACH						
LT-07	STAIR UP/DW LIGHT	R#401	2 / EACH						
LT-08	UP/DW LIGHT	R#402	1 / EACH						
LT-09	LED STRIP DIMMABLE 2700K	R#401/402/403/404/405	80.5 / L.F.						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
LT-10	POWDER ROOM WALL SCONCE	R#403	1 / EACH						
EXLT-01	EXISTING RECESSED LIGHT	R#401/404	18 / EACH						
N/A	EXISTING SWITCH								
N/A	2 WAY SWITCH WITH DIMMER		15 / EACH						
N/A	3 WAY SWITCH WITH DIMMER		2 / EACH						
N/A	SMART CONTROLLER		0 / EACH						
N/A	OUTDOOR LOW VOLTAGE TRANSFORMER		0 / EACH						
N/A	SMART CONTROL TIMER		0 / EACH						

NO.	DESCRIPTION	LOCATION	QUANTITY	SYMBOL	MODEL / MANUFACTURER	COLOR / FINISH	DIMENSIONS	ITEM NO.	BULB / ELECTRICAL INFO
N/A	3 WAY SWITCH WITH DIMMER		2 / EACH						

NO.	DESCRIPTION	LOCATION	QUANTITY	SYMBOL	MODEL / MANUFACTURER	COLOR / FINISH	DIMENSIONS	ITEM NO.	BULB / ELECTRICAL INFO
LT-11	OUTDOOR LOW V. SPOT LIGHT	R#602	10 / EACH						
LT-12	OUTDOOR LOW V. GROUND WELL (RECESSED)	R#602	5 / EACH						
	OUTDOOR LED STRIP DIMMABLE 2700K	R#602	41 / L.F.						LED STRIP / CANAL BULB
	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								
N/A	2 WAY SWITCH WITH DIMMER		1 / EACH						
N/A	3 WAY SWITCH WITH DIMMER		0 / EACH						
N/A	SMART CONTROLLER		1 / EACH						
N/A	OUTDOOR LOW VOLTAGE TRANSFORMER		1 / EACH						
N/A	SMART CONTROL TIMER		1 / EACH						



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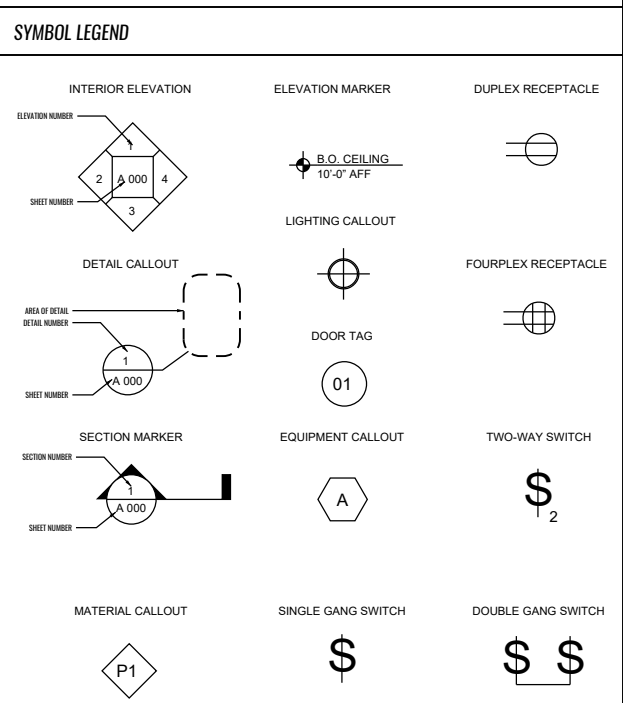
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BOSTON, MA 02115

NO.	DATE	REVISION	BY
01	2023.04.07	BID SET	ZY
02	2023.04.13	BID SET 02	ZY

A 500.0

SCHEDULE

SCALE	AS NOTED	DATE	13 APRIL, 2023
PROJECT NO.	22-032		
DRAWN BY	DK / 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 of kitchen tile (preserve wood underneath)
 - 1.1.2.1.1.1. Cut hole in wood under new dishwasher and sink to accept new tile
- 1.1.2.1.2. Removal of all wall finishes, paneling, molding, etc. in kitchen
- 1.1.2.1.3. Removal of all kitchen cabinets, counters, backsplash, sinks, appliances, lighting fixtures in kitchen
- 1.1.2.1.4. Partial demolition 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 demolition of wall between kitchen and fireplace room (will require temporary bracing and new beam)
- 1.1.2.1.7. Removal of existing foyer flooring (preserve wood underneath)
- 1.1.2.1.8. Removal of existing laundry flooring (preserve wood underneath)
- 1.1.2.1.9. Removal of all existing wall paneling, molding, and base in foyer
- 1.1.2.1.10. Full demolition of wall and door between foyer and laundry room
- 1.1.2.1.11. Full demolition of entire stair and railing in laundry room (4th to 5th floor)
- 1.1.2.1.12. Removal of all lighting fixtures in laundry room
- 1.1.2.1.13. Removal of laundry room shelving, cabinets, closets, millwork
- 1.1.2.1.14. Removal of wall lighting fixtures in existing fireplace room
- 1.1.2.1.15. Removal of wall lighting fixtures in foyer
- 1.1.2.1.16. Removal of door and frame between laundry room and fireplace room

1.1.2.2. 5TH FLOOR

- 1.1.2.2.1. Removal of existing railing around skylight opening, molding, and decorative skylight glass panel (between 4th and 5th floor)
- 1.1.2.2.2. Removal of existing skylight glass panel and molding (between 5th floor and roof)
- 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. CEILING

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

- 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