

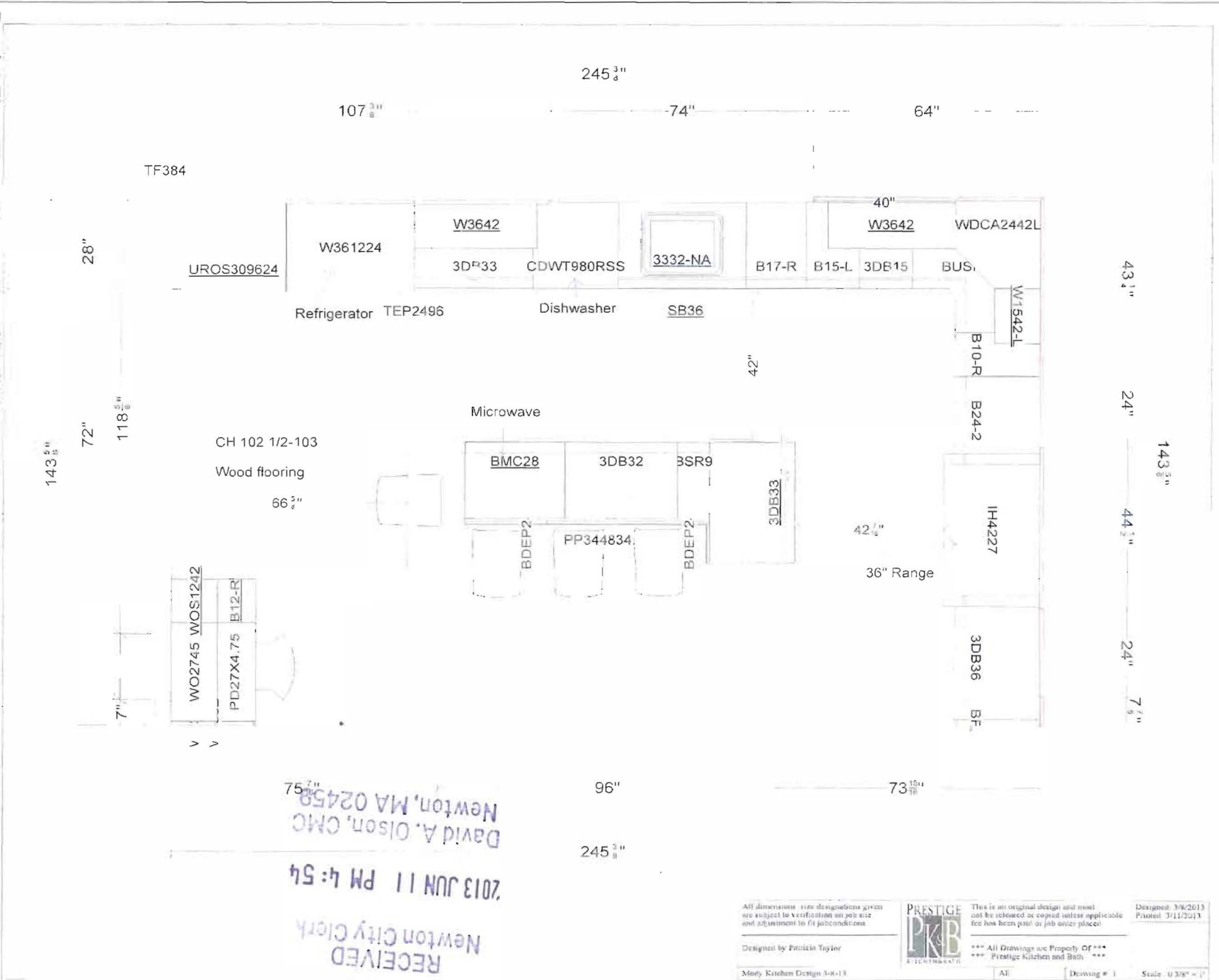


Infill corner; Siding & trim to match existing;
New post to grade at outside corner

15 Rice Street, Newton, MA

15 Rice Street, Newton, MA

Partial First Floor Plan at New Kitchen



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All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.

Designed by Patricia Taylor
Modis Kitchen Design 3-8-13

PRESTIGE
PKB
A COMMITMENT TO EXCELLENCE

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

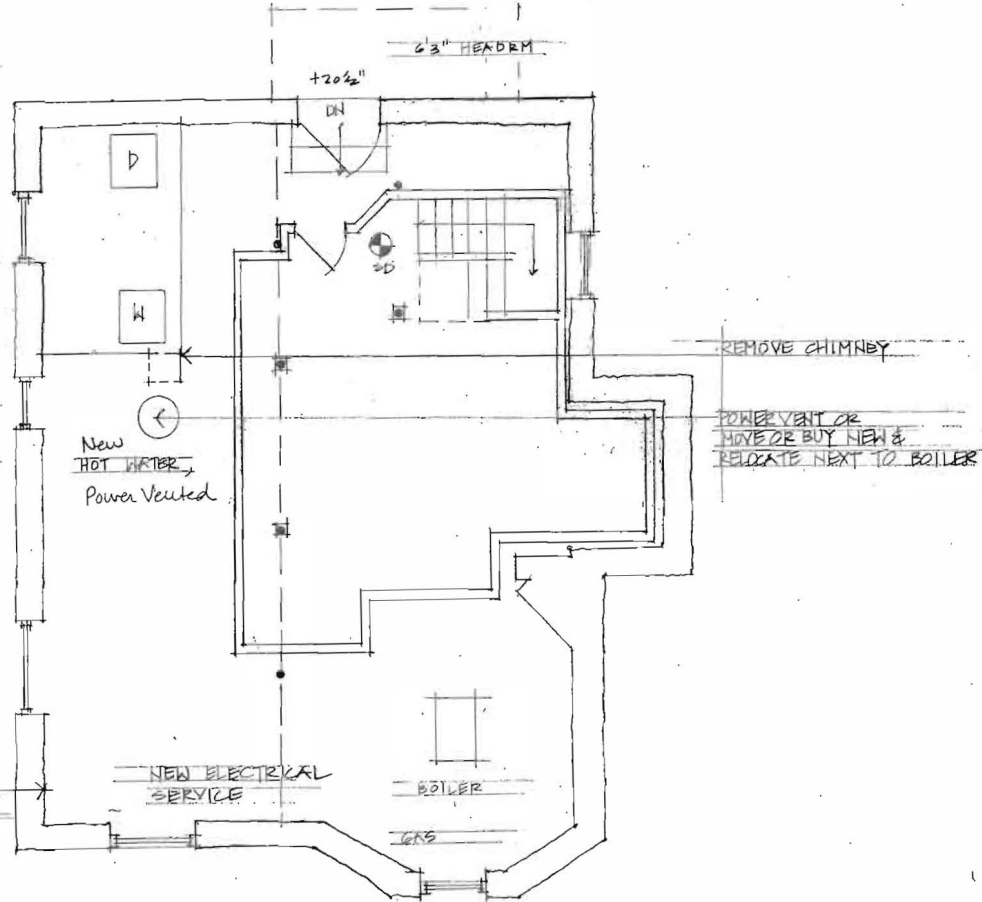
*** All Drawings are Property Of ***
*** Prestige Kitchen and Bath ***

Designed: 3/8/2013
Printed: 3/11/2013

Scale: 1/8" = 1'-0"
Drawing # 1
All

GENERAL NOTES

1. Obtain necessary permits and complete all work according to the Mass Building Code.
2. Provide schedule for owner including start and proposed finish date, and time line for finish and material choice decisions. Owner is responsible for moving and storing personal belongings from areas being renovated.
3. Discuss with owner any items they want to save and store in designated place.
4. Protect existing house during construction. Contractor to maintain sealed off area during construction and to minimize traffic through areas not being worked on. Protect main stairway.
5. Provide temporary bracing as required. Carry out any demolition operations with utmost care to maintain integrity of structure and finishes scheduled to remain.
6. Work may require modification to the existing structure. The contractor shall be responsible for providing bearing, supports, and/or bracing in accordance with good engineering practices. Framing lumber to be Hem fir No. 2 or better, with Fb=1100 PSI, E=1,400,000 PSI. All beam to post connectors to be of sizes necessary to accommodate connected pieces.
7. Structural notes and details to be reconfirmed after demolition. Any changes or hidden conditions to be verified with architect or structural engineer. Any discrepancies or ambiguous work shall be brought to the attention of the architect or owner for their decisions and approval.
8. Patch, touch up, and clean all existing walls, ceilings and floors scheduled to remain, which are damaged by construction or such things as rewiring. Provide neat transition to new materials.
9. Unless otherwise noted, construction details shall match existing as much as possible.
10. Confirm all measurements in the field; do not scale drawings.
11. Provide owner or architect with examples of finish materials.
12. All materials and products to be installed as per manufacturer's recommendations.
13. Remove all construction and demolition materials and leave premises broom clean.
14. All work to be done according to the highest standards of the trade.
15. Warranty: Contractor to provide Owner with one-year warranty against defects in materials, equipment, and systems contractor is providing.
16. Liability and Workmen's Compensation insurance will be the responsibility of the contractor and must be kept in effect for the entire duration of the project. A written verification of the insurance coverage is required prior to the start of construction.



BASEMENT

NEUTRALIZE - IONIZED PERIMETER AT RM DOORS
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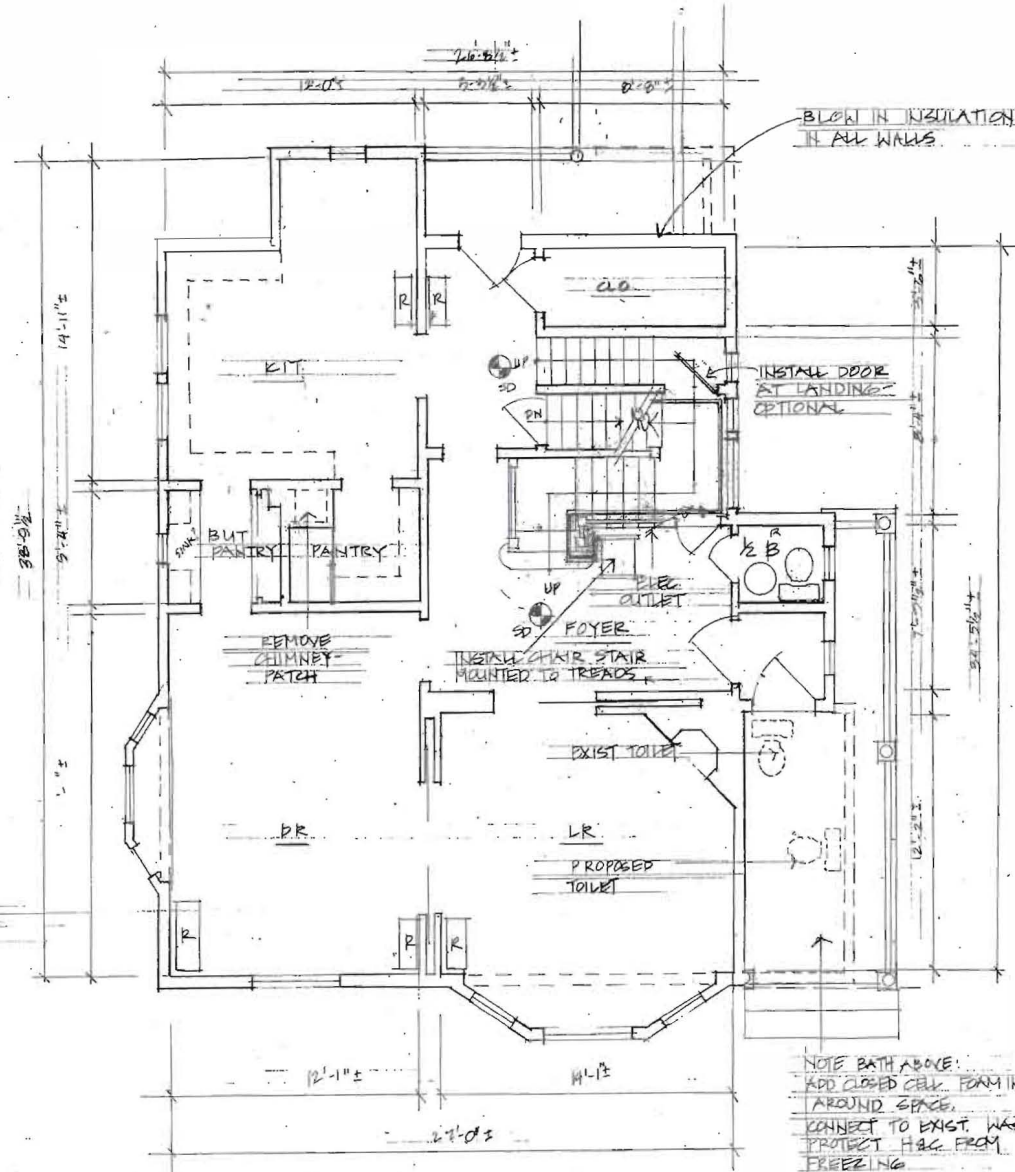
BASEMENT GENERAL NOTES
 SCALE: 1/4" = 1'-0"
 DATE: 06/12/09

MODY/LERNER HOUSE
 15 Rice Street, Newton, MA

A1

SPECIFIC NOTES/SCOPE OF WORK

1. **GENERAL**- Provide itemized costs for all costs which can be isolated and estimated. Give unit or hourly cost for those items needing to be done time and material, or budgeting costs.
2. **EXTERIOR**
 - a. Strip and replace asphalt roof. Use 40 year, architectural grade asphalt shingles. Provide owner with color samples and install sample if desired.
 - b. Replace flashings around chimney. All flashings to be copper.
 - c. Rear chimney to be removed. Patch opening.
 - d. Install two velux skylights
 - e. Repair and replace where necessary all fascia, eoffit, gutters and downspouts. Give options for replacing isolated parts of wood gutter or replacing all gutters and downspouts with new heavy duty aluminum.
 - f. Replace all wood shingles on dormers, including new copper flashing.
 - g. Replace shingles and clapboards on main house siding where needed.
 - h. Wood trim repair as needed.
 - i. Scrap and paint entire house.
 - j. Replacement windows may be installed, pending costs.
3. **INSULATION**
 - a. Install Icynene spray insulation in areas being gutted, in basement along perimeter of foundation and in third floor attic and exposed areas.
 - b. Pay special attention to bath over front porch. Use urethane insulation in floor, walls, ceiling, to super insulate
 - c. Spray in insulation for all exterior walls.
 - d. Fill previous stud pockets if windows are replaced.
 - e. Take before and after infrared pictures to verify thoroughness.
4. **ELECTRIAL**
 - a. Upgrade service.
 - b. Rewire entire existing house- Standard outlets, and room lighting. Add lights for closets.
 - c. Remove all telephone wires and install new Cat 5 lines throughout.
 - d. New lighting and layout. In renovated parts of second and third floors.
 - e. Install interconnected smoke and CO detectors as per code.
 - f. All light fixtures to be supplied by owners.
5. **CHAIR STAIR** - To be installed by others. Electrical outlet needed at base.
6. **INTERIOR RENOVATIONS**
 - a. Gut and renovate second floor bath, vent to exterior. Shift toilet location and install shower. New finishes as per drawings. Particular attention to insulation.
 - b. The following items to be chosen by owner and provided and installed by contractor for additional price once decisions are made:
 - Plumbing fixtures and fittings
 - Tile and Grout
 - Vanity and counter, wall cabinet
 - Shower door
 - Accessories and mirror
 - c. Add closets, and change some doorways in second floor bedrooms.
 - d. Enlarge bedroom on third floor, installing skylights.
 - e. Redo front room on third floor into dressing room.
 - f. Paint new work. Keep this price separate pending final scope of interior painting.



BLOW IN INSULATION IN ALL WALLS

INSTALL DOOR AT LANDING OPTIONAL

INSTALL CHAIR STAIR MOUNTED TO TREADS

NOTE BATH ABOVE: ADD CLOSED CELL FOAM INSUL. AROUND SPACE. CONNECT TO EXIST. WASTE. PROTECT H.B.C. FROM FREEZING

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 GENERAL - REWIRE ALL ROOMS

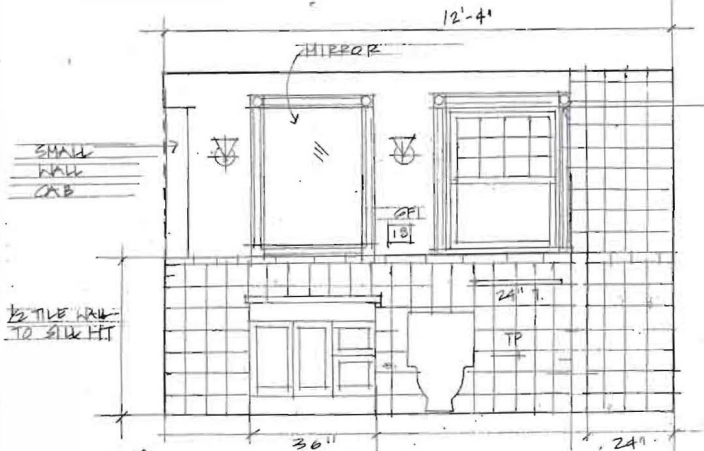
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FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 DATE: AUG. 13, 09

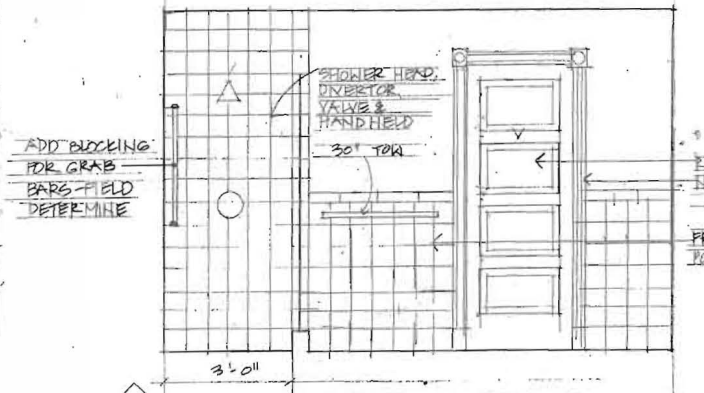
MODY/LERNER HOUSE
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NEW BELLY CASING
3 ROSETTES

NEW WINDOW -
MAXIM WIDTH 30IG
PRICE AS SHOWN IN AS
STANDARD DIV. LIGHTS



ADD BLOCKING FOR GRAB BARS FIELD DETERMINE

SHOWER HEAD DIVERTOR VALVE & HANDHELD

30\"/>



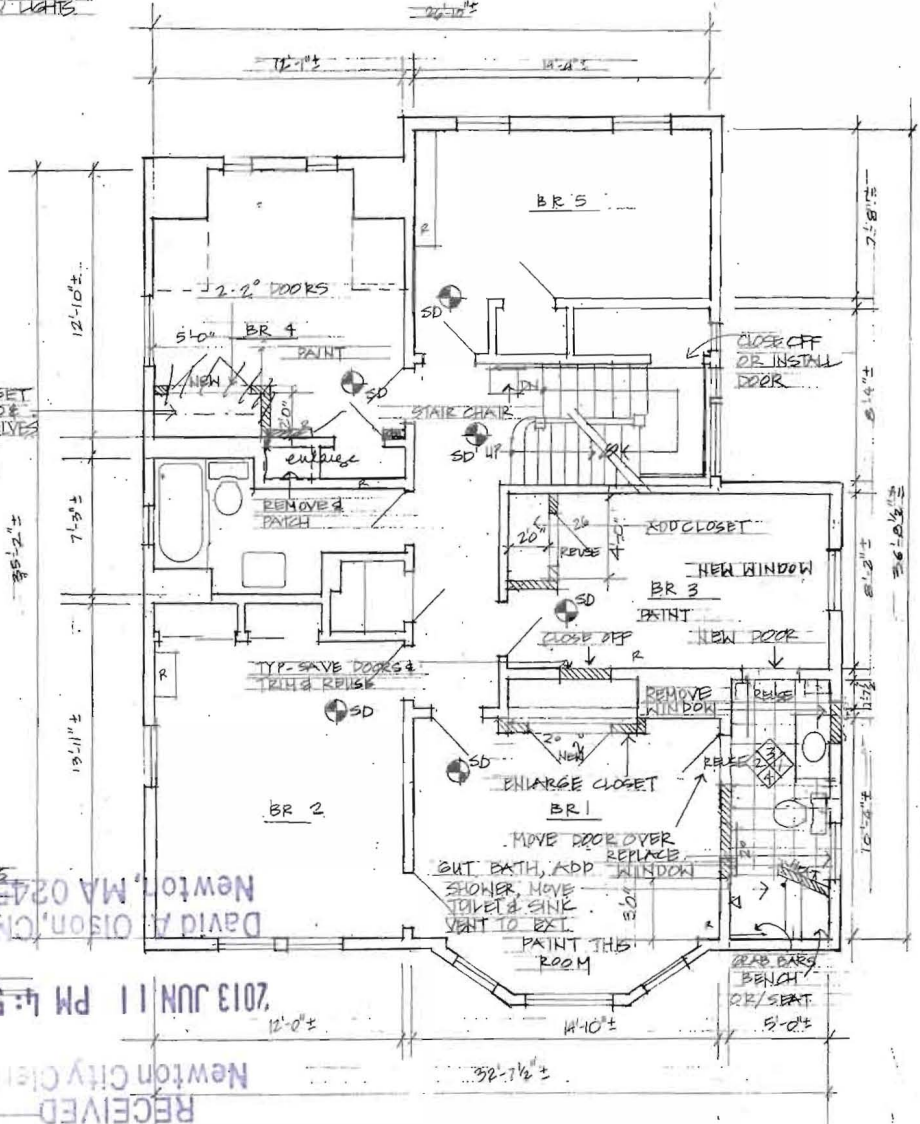
NEW CLOSET
HALF ROBE
HALF SHELVES

REUSE EXIST. OR
NEW CASING

FRAME FOR FUTURE
POSS. DOUBLE DRS.

GENERAL NOTES FOR ALL BATHROOMS

- Confirm tile and tile trim dimensions and coordinate with shower valve and outlet placement.
- Provide blocking for towel bars and future grab bars in shower.
- Reconfirm height of shower head with owner.
- Reconfirm location of wall sconces with owner.
- Seal all tiles and stone as per manufacturer's recommendations.
- Slope threshold of shower towards shower.
- Coordinate hardware finishes with bath finishes if appropriate.
- Provide cement board under all tiled surfaces.



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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
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A3

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THIRD FLOOR PLAN
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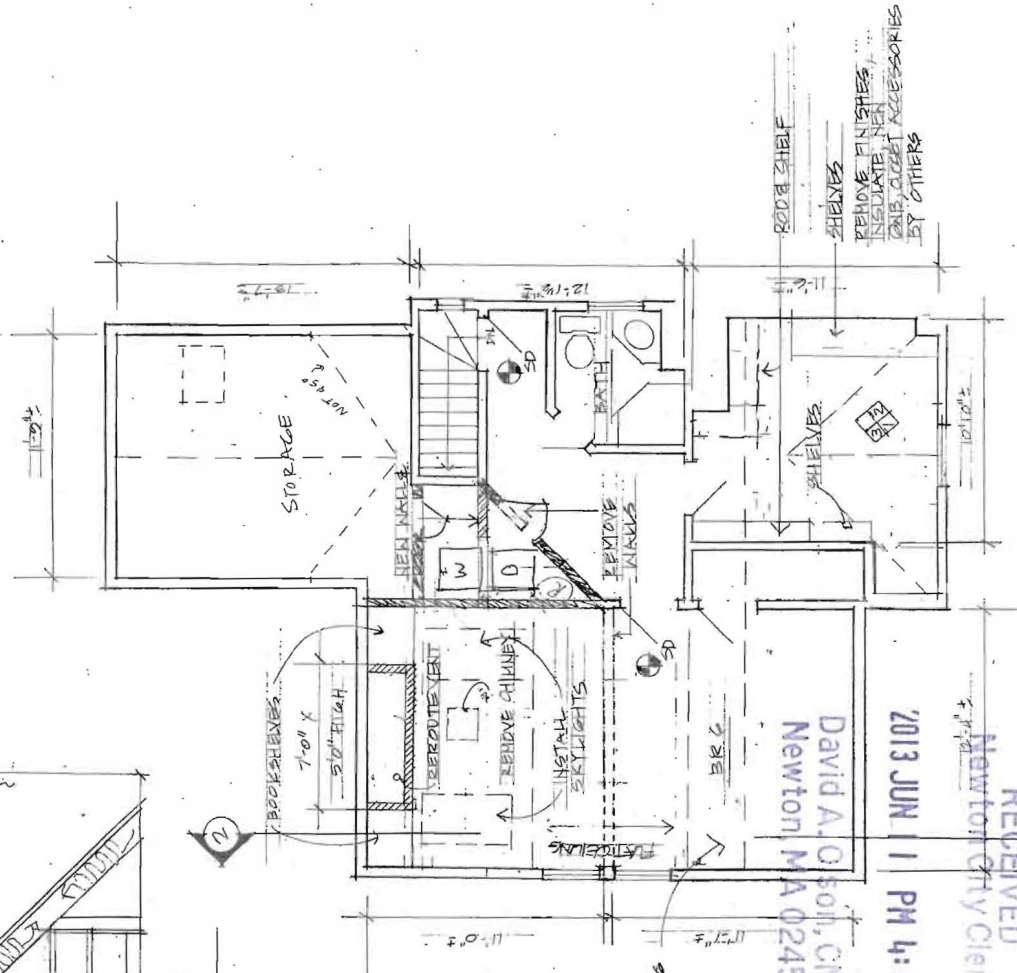
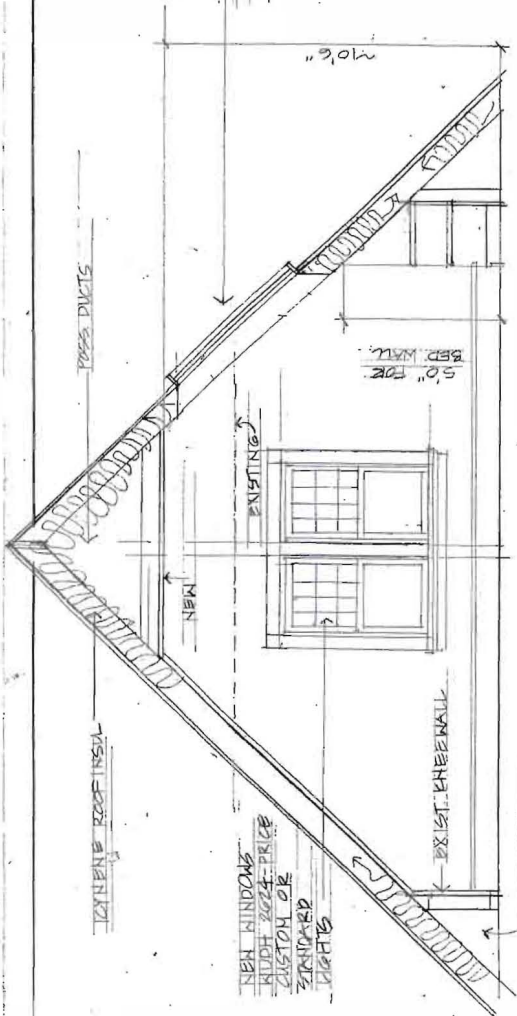
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A4

MARVIN WINDOW GENERAL NOTES

- Wood, Ultratrac double hung, or casement as shown.
- Exterior-tiger trim in field, to match existing.
- Hardware all.
- Double pane finish for hardware with owner.
- Double pane Low E and Argon Insulated glass.
- 2 x 4 jamb in existing house.
- Mount in new wall.
- Screens for window.
- Provide optional price for custom and standard divided lites
- Reconfirm size in field, and rough opening information with supplier.

INSTALL NEW
 SKYLIGHTS - VELUX # 306 US
 E.O. 30716 x 40 3/4



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PLAN 1

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