

25 White Place, Brookline, MA.

OUTLINE SPECIFICATIONS

SCOPE OF WORK:

New 145 sf. second story addition at exist two story single family house. The proposed master bathroom addition is located above existing one story kitchen. Work consists of an expansion of 2nd Bedroom, new windows, exterior cladding and trim at existing house. Scope of work to include mechanical systems and energy upgrades to exist residence where appropriate.

Zoning:

Zoning District: T-5
White Place National Historic District

Lot size: 2,141 sf.
Existing house: 2 floors: 1,118 sf. Gross

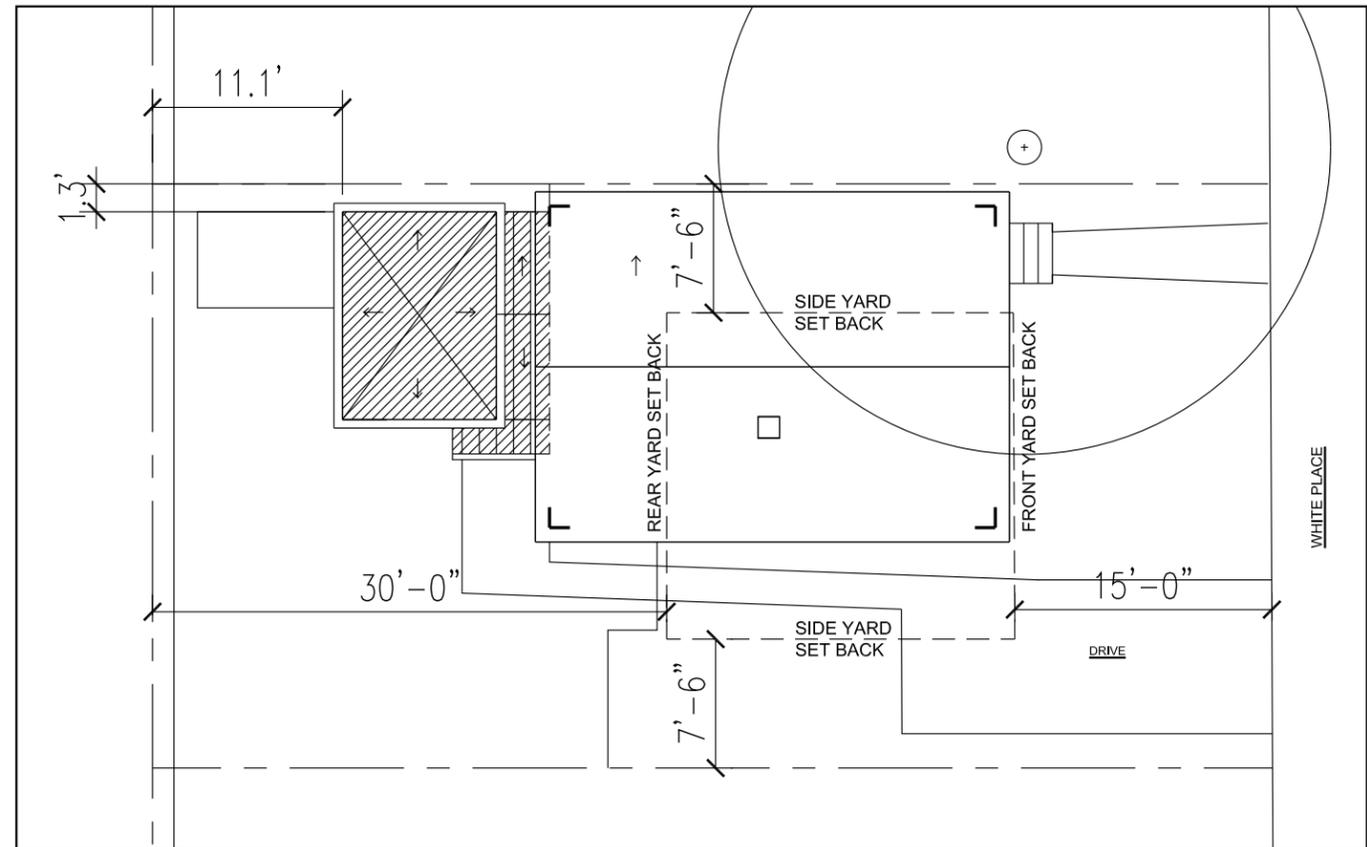
Proposed Addition: 145 sf. Gross.
Proposed Total House: 1,263 sf. Gross
Max Allowable FAR: 1
Existing FAR: .52 Proposed FAR: .59
Open Space Ratio: 70%

Applicable Codes:

- IEBC 2015
- 780 CMR Existing Building Code of Massachusetts
- 527 CMR Massachusetts State Fire Prevention Code
- 248 CMR Fuel Gas + Plumbing Code (Massachusetts State Plumbing Code)
- Referenced Standards

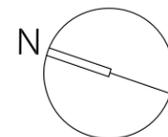
DIVISION 1 - GENERAL REQUIREMENTS AND NOTES

- 1.1 This project shall comply with all general conditions as set forth by the AIA in document number A-107.
- 1.2 Contractor to provide all necessary permits and comply with all local and state codes.
- 1.3 Contractor to leave the premises at the end of the project in a clean condition with the removal of all debris and construction related equipment, clean all windows, and return all non-renovated areas of the house, yard and driveway to their original condition if damage has occurred.
- 1.4 The Contractor shall provide adequate weather protection for the buildings and its contents during the course of the work.
- 1.5 The Contractor shall provide the owner with all warranties, guarantees, and instructions on any equipment or appliances.
- 1.6 Provide a 12-month warranty on all new and renovated construction, commencing with the final approved application for payment. Also provide a subcontractors release of liens to the owner with the final application for payment.
- 1.7 Millwork subcontractor shall provide shop drawings for approval by owner on all cabinetry and custom casework as specified in these drawings.
- 1.8 Any and all questions regarding the documents shall be directed to the architect for clarifications. Where inconsistencies exist in the plans and details, the larger scale drawings (i.e. details) shall govern. If dimensions are inconsistent or incorrect contact Architect prior to construction.



SITE PLAN

NTS.



LEGEND

- EXIST. CONSTRUCTION
- NEW CONSTRUCTION

- 1.9 All dimensions on the plans are from finish surface to finish surface unless so noted.
- 1.10 The character and scope of the work are illustrated by the drawings and the notes. To interpret and explain the drawings other information deemed necessary by the Architect will be furnished to the Contractor when and as required by the work.
- 1.11 Minor details not usually shown or specified but necessary for proper construction of any part of the work shall be included as if they were indicated in the drawings.

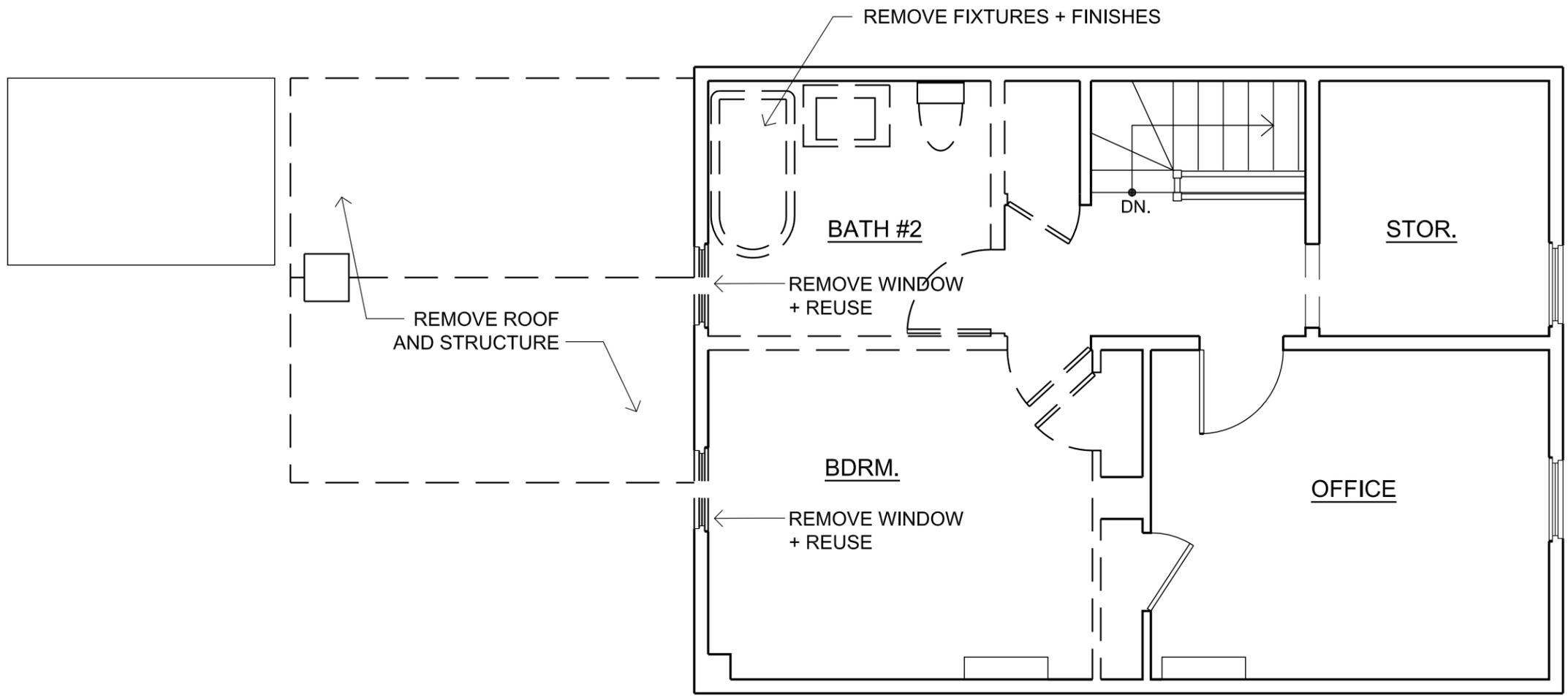


RAWIZZA RESIDENCE 25 WHITE PLACE, BROOKLINE, MA.

A0.1

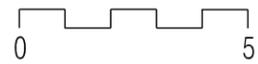
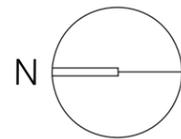
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DEMOLITION PLAN

1/4" = 1'-0"



LEGEND

- EXIST. CONSTRUCTION
- TO BE DEMOLISHED

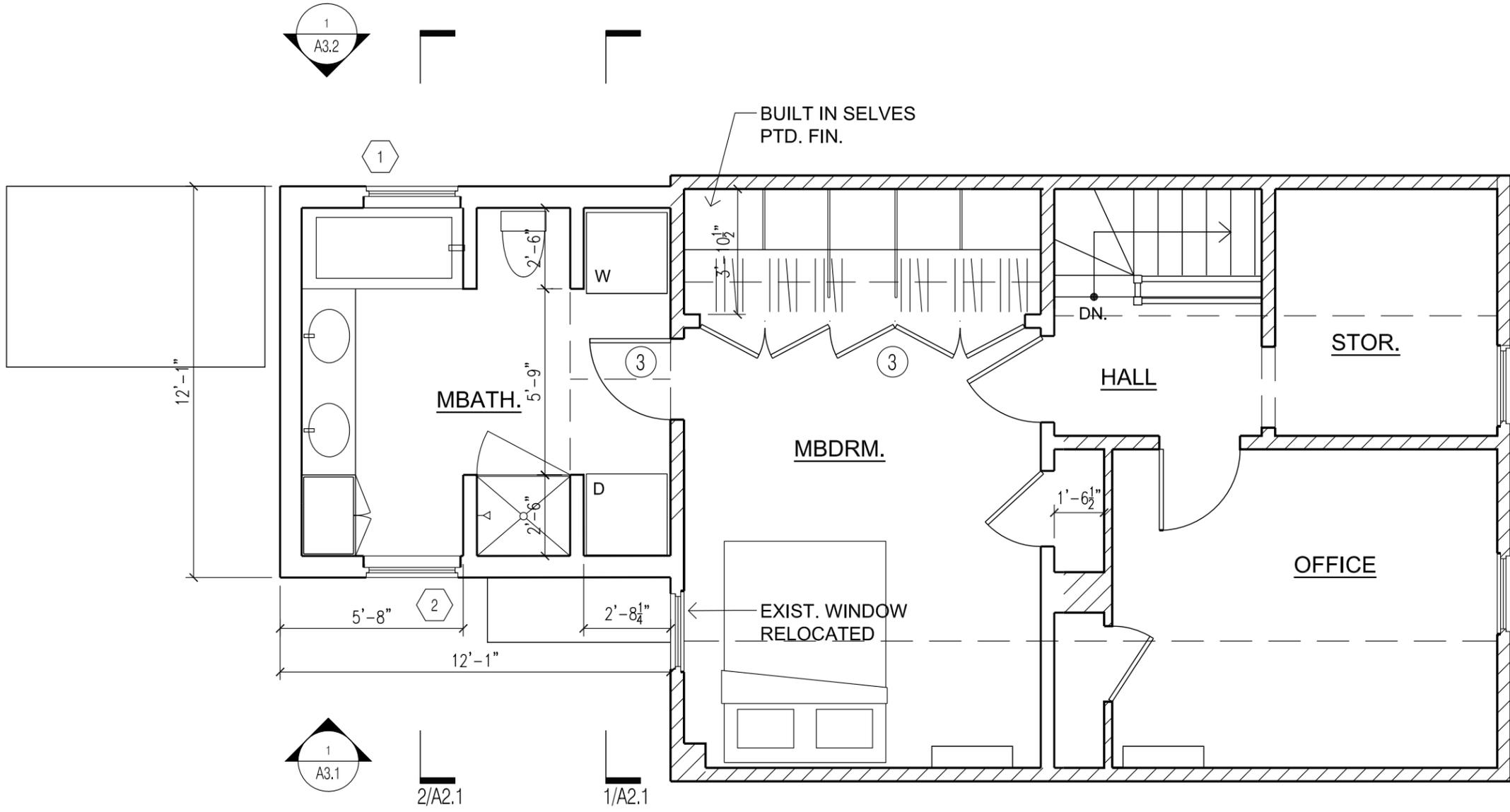
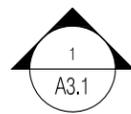
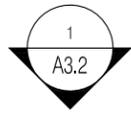


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D1

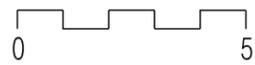
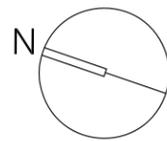
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PROPOSED 2ND. FLOOR PLAN

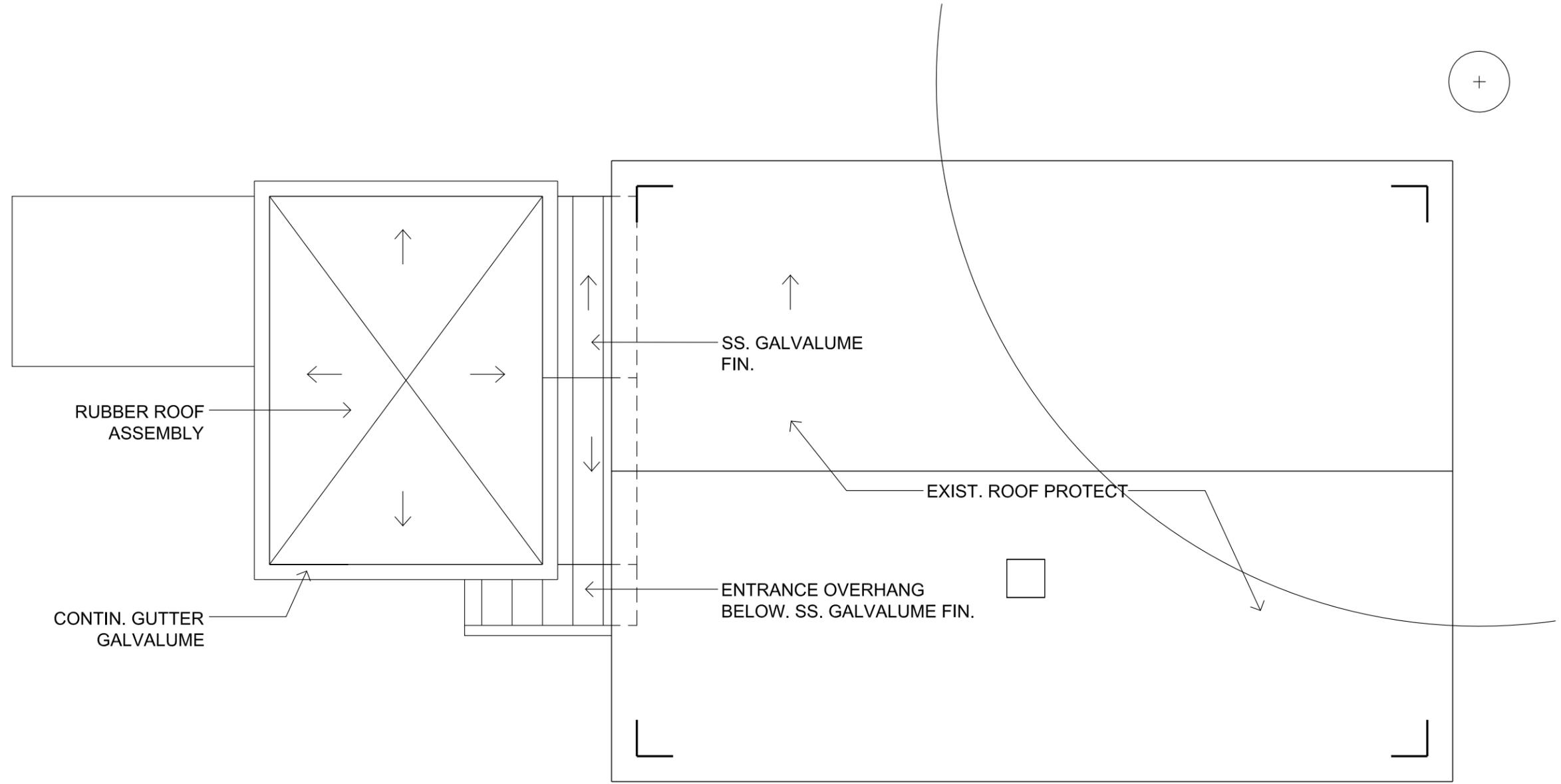
1/4" = 1'-0"



LEGEND

- EXIST. CONSTRUCTION
- NEW CONSTRUCTION





ROOF PLAN

1/4" = 1'-0"

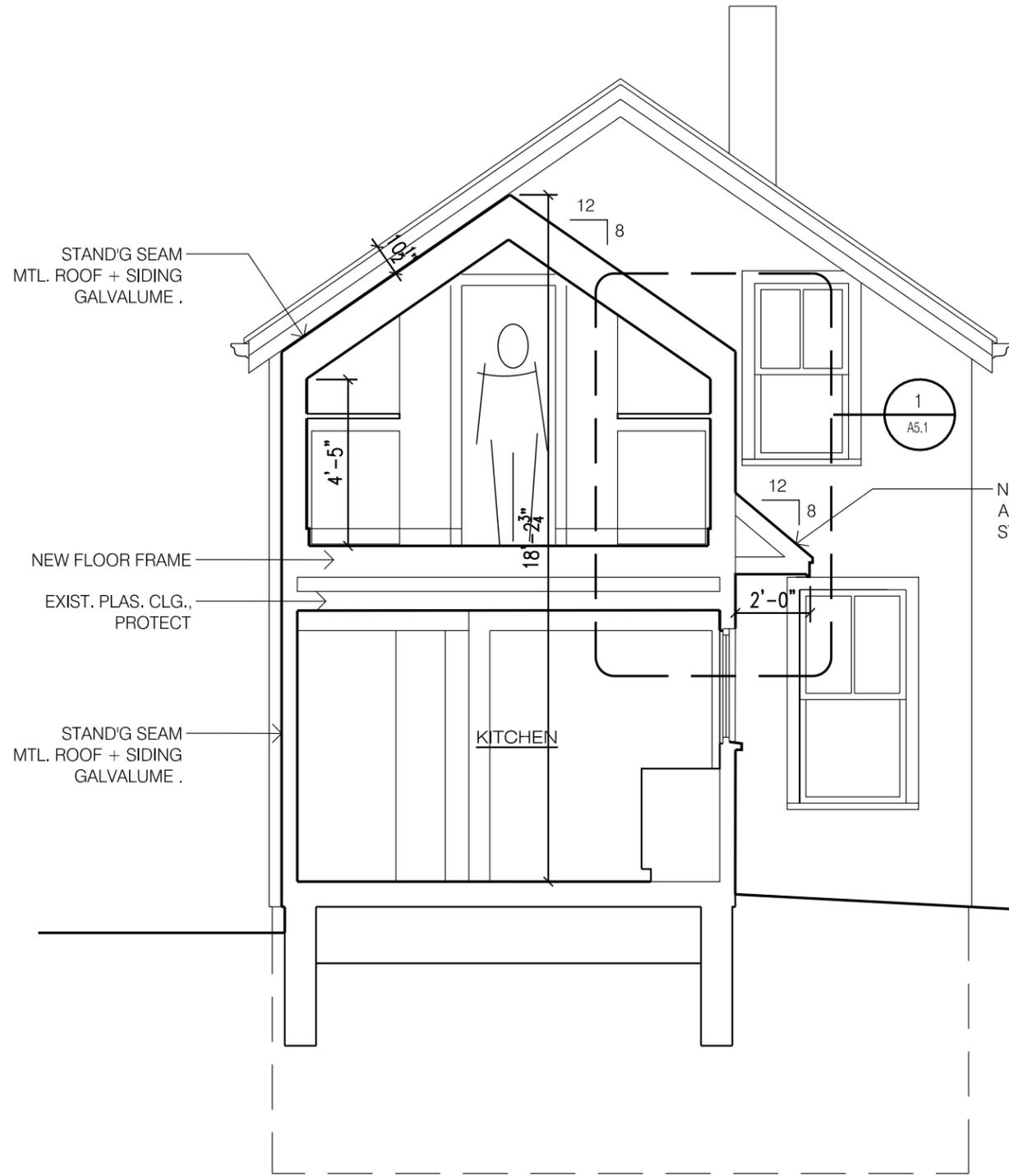


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A1.2

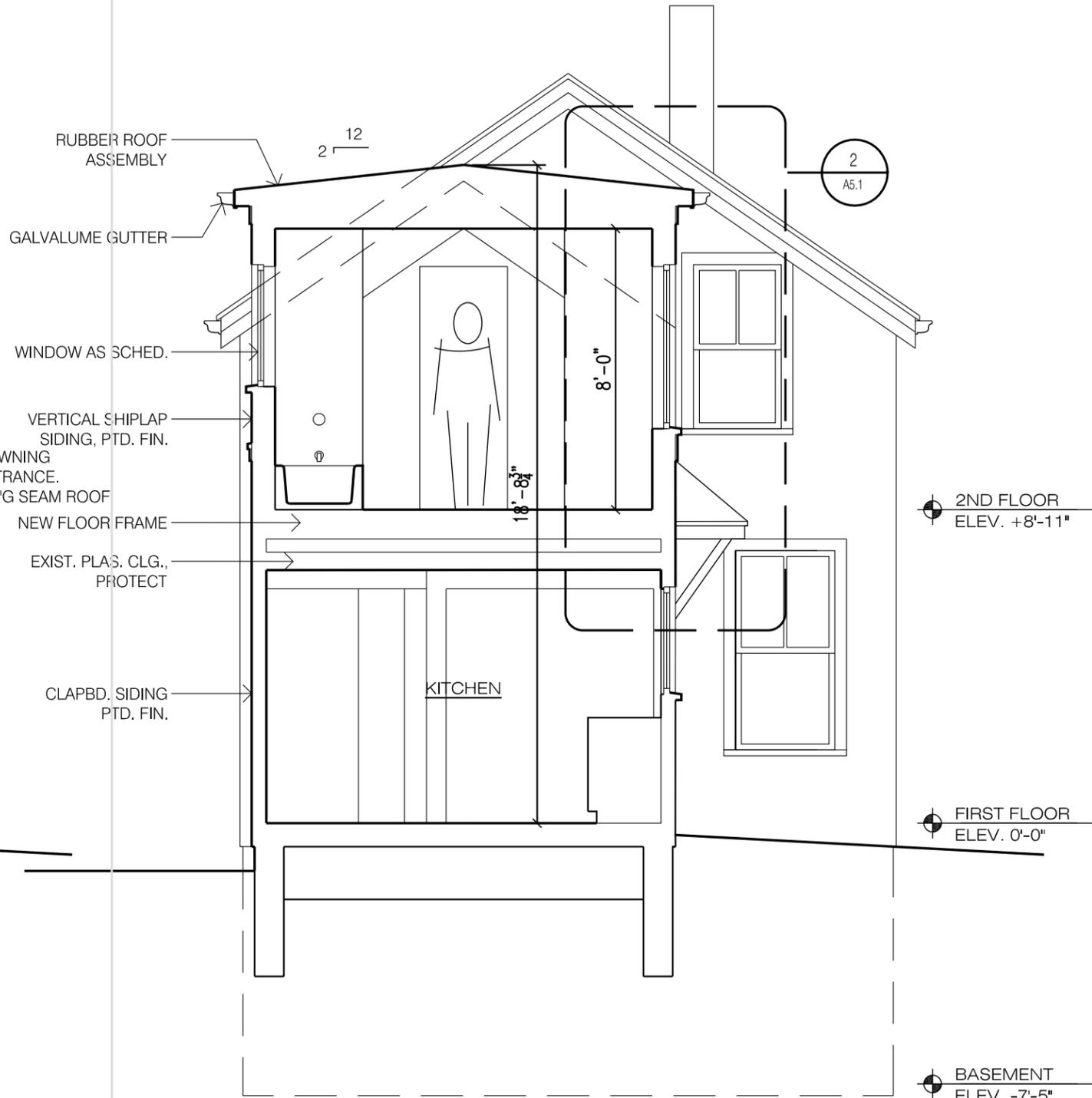
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SECTION 'AA'

1/4" = 1'-0"



SECTION 'BB'

1/4" = 1'-0"



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A2.1

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WEST ELEVATION

1/4" = 1'-0"

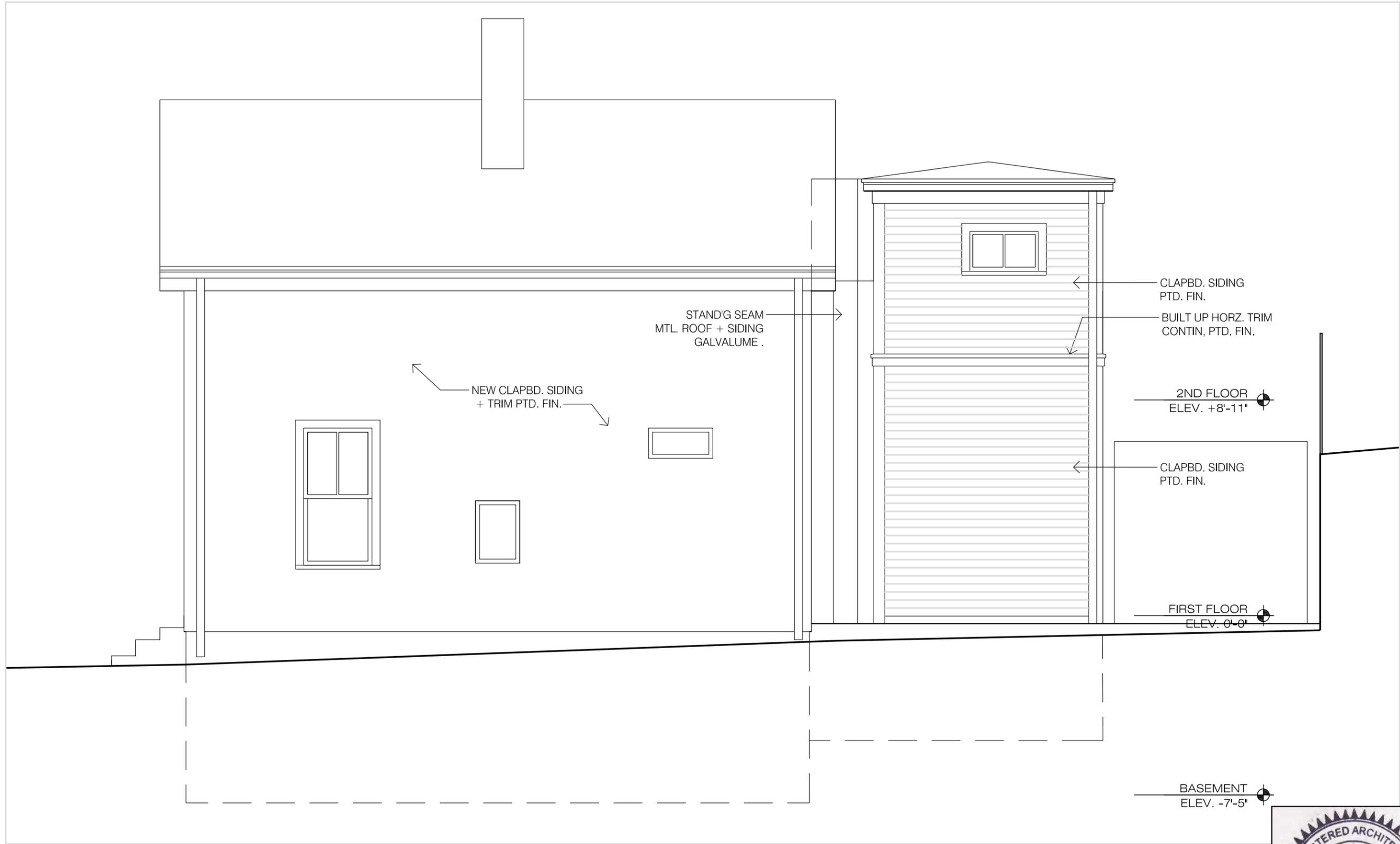


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A3.1



EAST ELEVATION

1/4" = 1'-0"

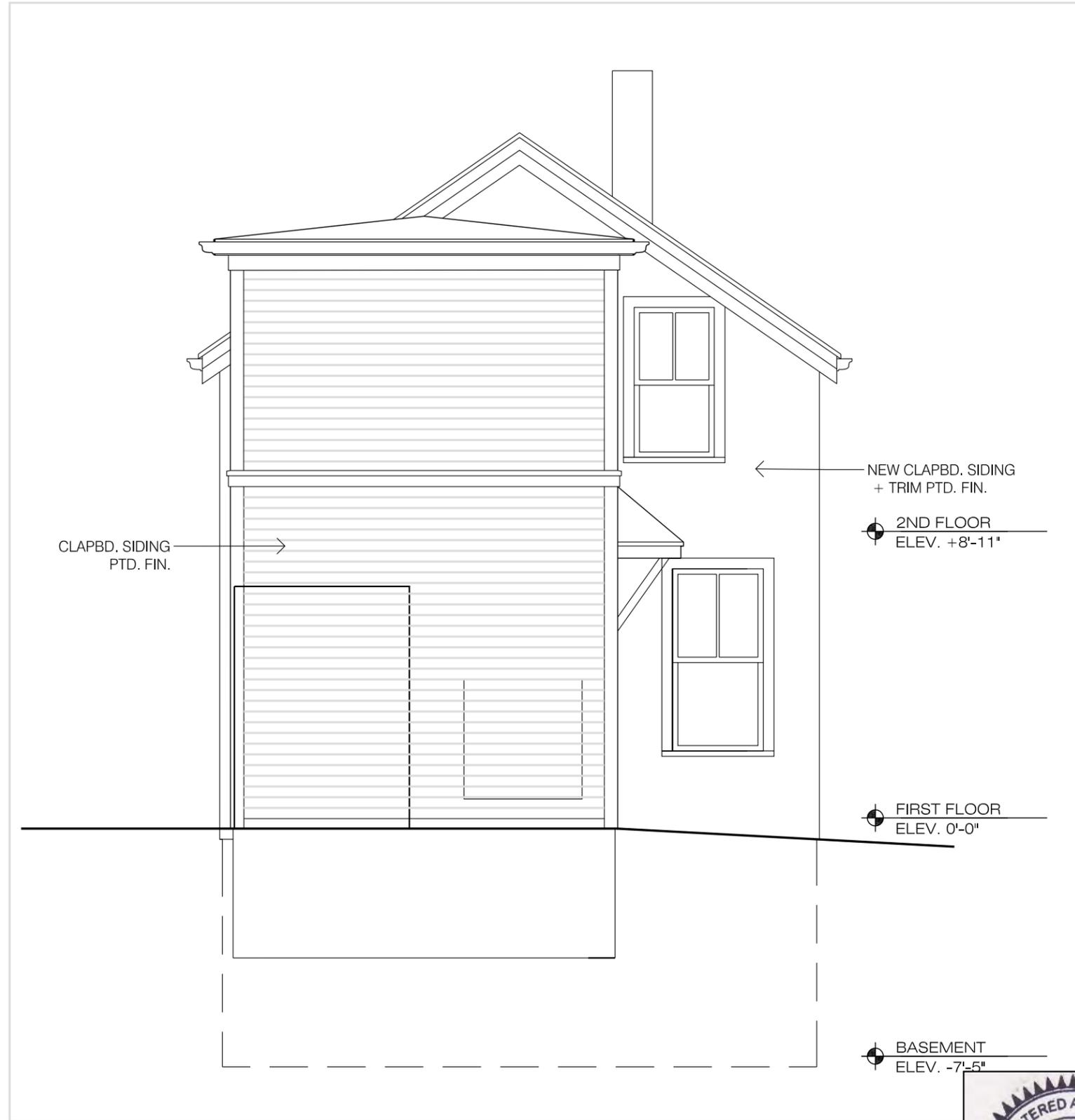


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A3.2

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NORTH ELEVATION

1/4" = 1'-0"

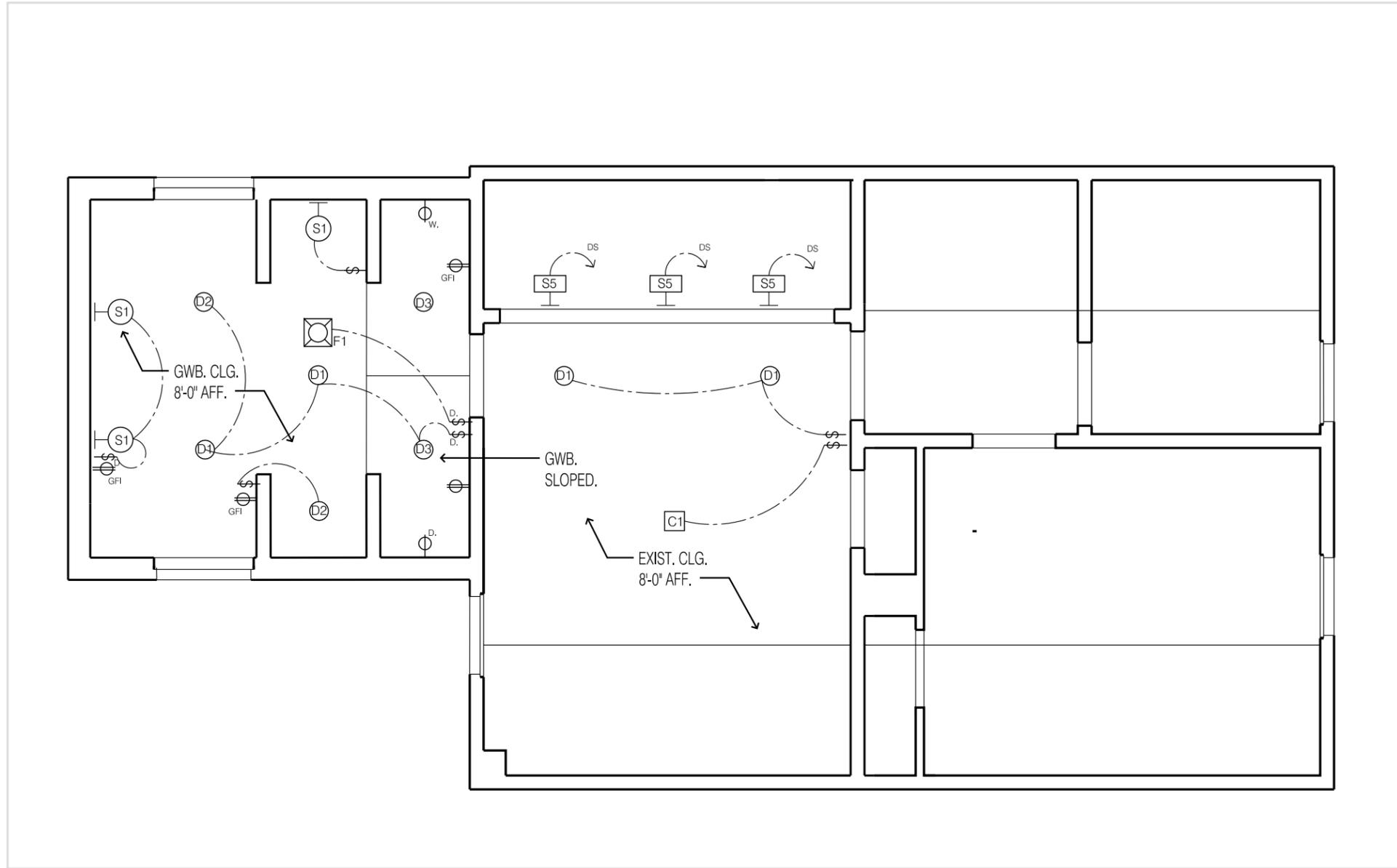


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A3.3



FIXTURE LEGEND

(D1)	DOWNLIGHT: 3" DIA.
(D2)	DOWNLIGHT: 3" DIA. SEALED
←(D3)	GIMBLE
D4 ○	DOWNLIGHT: 2" DIA. LED
[S5]	WALL MTD. LED.
[C1]	CEILING MTD.
(S1)	WALL SCONCE: BY OWNER
(P1)	PENDANT: BY OWNER
(SD)	SMOKE DETECTOR
(CO)	CO-2 DETECTOR
(X)	VENT FAN

REFLECTED CEILING PLAN

1/4" = 1'-0"

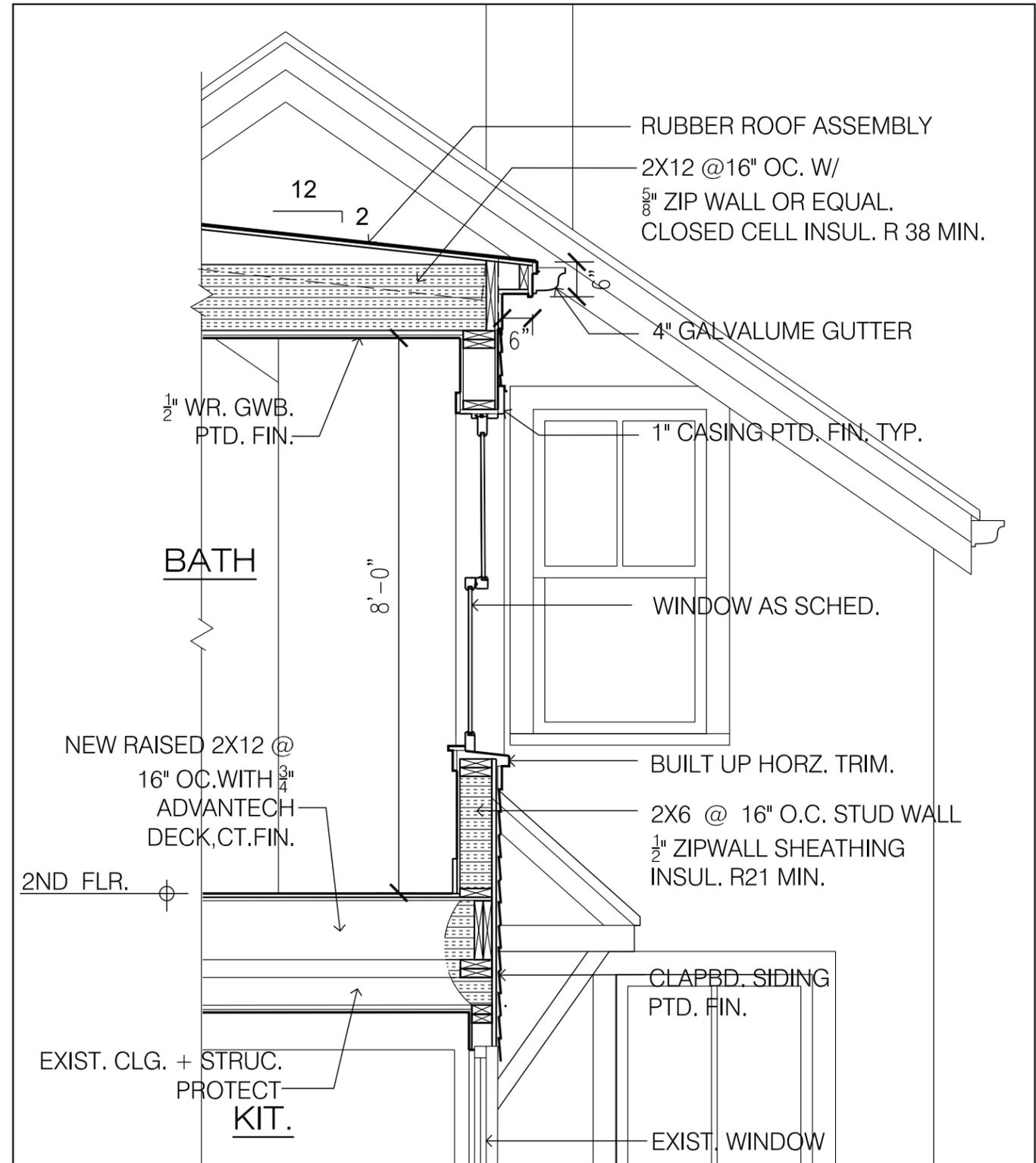
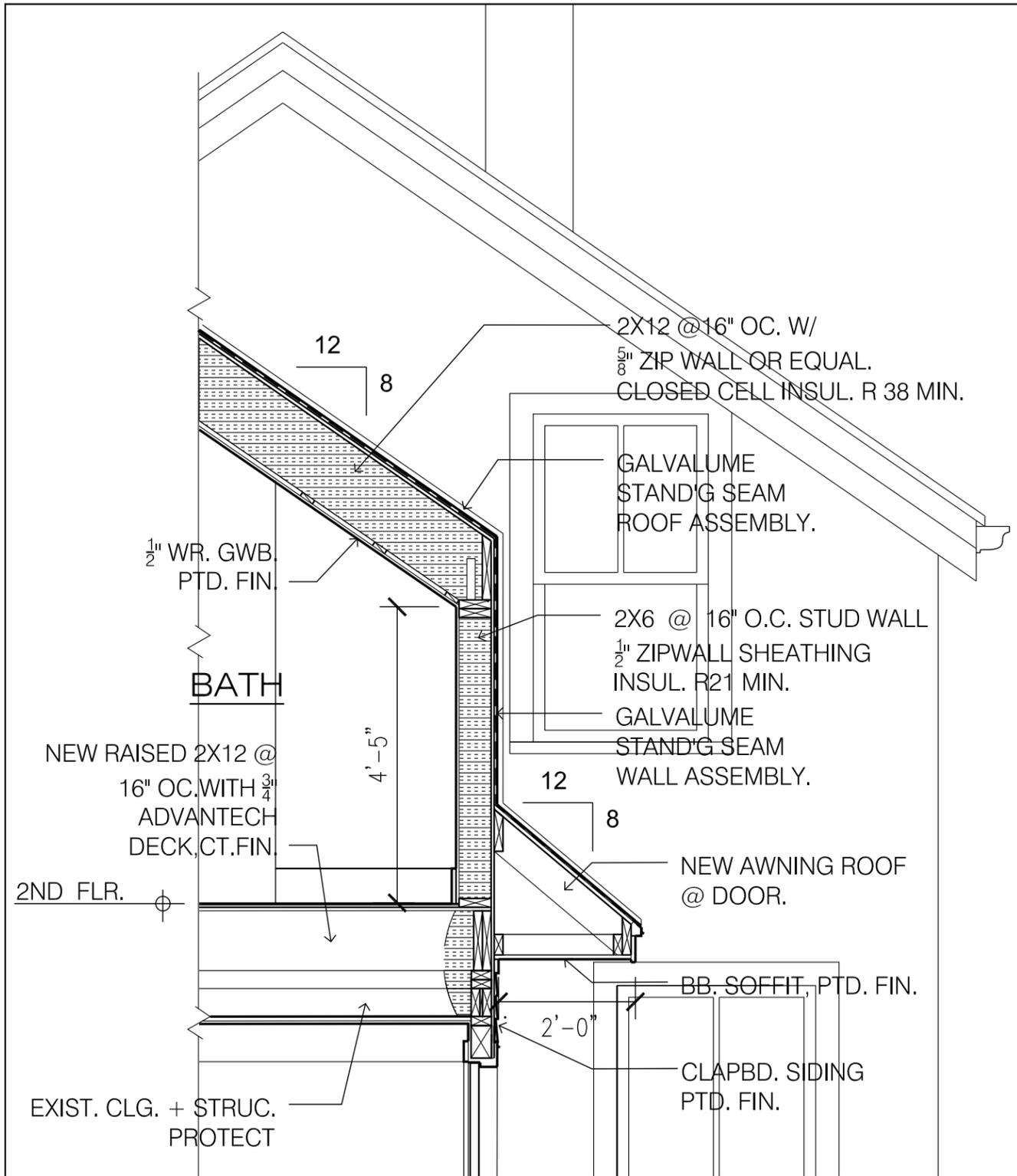


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A4.1



1 WALL SECTION
1/2" = 1'-0"

2 WALL SECTION
1/2" = 1'-0"

