
MDG *Renovations*

FLAVIN SCOPE OF WORK JOB BOOK

GENERAL CONSTRUCTION

*****No work in adjacent Primary closet**

Primary closet into another bedroom, but put a zipper wall there

Demo entire bathroom (incl. Glass blocks) and columns except:

- **Keep doors and windows**
- **Keep arched area above tub (Will need to be cut back)**
- **Keep freestanding soffit above countertop. May need to be cut back in depth**
- **Keep part of soffit above shower. Will need to be reshaped and enlarged**

Make toilet room smaller to make room for vanity area. New door and opening to toilet room

Current ceiling heights: Bedroom, Sitting room, and Main Bathroom area: 12'

94" height under soffit

95 1/2" above tub (Don't need to change height to meet the 94" soffit across the room. Eye won't pick up)

Ceiling height in shower: +/- 8'. Maintain that height with

Make soffit above Pat's vanity the same height as the other vanity

Remove cornice in Bedroom

Client will move out of Primary Suite for construction. Will take most needed items from

ELECTRICAL

****See Electrician's scope and Electrical plan for specifics**

New trims for can lights in room; keep locations

Heated floor

Washlet toilet (No separate bidet)

Add 32" chandelier in center of Bathroom; center with the Master closet door, and within the can lights

Add lighted mirrors

Keep speakers in ceiling; one may have to move due to larger shower. TBD ON SITE

Add light in shower (one there already to be replaced) = 2

Add exhaust outside of shower. Replace exhaust in toilet room

Heated towel Rails on either side of Shown Door

(NO Steam shower!)

Outlets per electrical plan and Streib's scope

One countertop outlet with grommet. *Confirm location on site

MDG Renovations

PLUMBING

****See Plumber's scope and Electrical plan for specifics**

Move one sink location. Total (2) vanity sinks and faucets

Tub plumbing to move with new freestanding tub

Move new washlet toilet location and turn 90 degrees

Cap off old Bidet toilet

Multiple shower heads

(NO Steam shower!)

Bathroom accessories - ***Waiting for info and drawing from Emily**

VANITY AREAS / CABINETRY

Move one vanity location

Single-height countertop

Linen cabinet at end of long countertop

TUB AREA

Freestanding tub

Location of tub filler - ***Waiting for drawing**

SHOWER

Enlarged, squared off shape

Ceiling height in shower: 8' as now. Flat ceiling

Build bench seat and niche

Shower door layout TBD - ***Waiting for drawing**

TILE AND INSTALL

Flush tile vents in floor

Accent tile around mirrors

Accent tile on one wall above bench seat, and in front on bench apron

24x48 Field tile on bathroom floors and shower walls

Small hex tiles on shower base

Niche on wall next to bedroom - ***Waiting for drawing**

No accent tile around tub

Heated Floor

MDG *Renovations*

TOILET ROOM

Soft close Pocket door for Toilet room - 28" wide. ***Confirm size on site**

SITTING ROOM

Fireplace - New stone surround & hearth. Bring reveal down to 1" top and bottom to cover more of the firebox metal frame

Wire for TV above FP; +/- 70" Picture frame TV going in. *46 ½" top of crown to mantel; 68" between cabinets; mantel 58" wide.*

- ***Confirm mounting location on site with Emilly. Has TV been purchased?**

Paint built-in bookcases flanking FP & existing mantel *** Confirming existing mantel with Emily**

Repaint walls, trim and ceiling

Remove fan and replace with new decorative light fixture - ***Waiting for light fixture specs**

BEDROOM

Remove fan and install new decorative light fixture - ***Waiting for light fixture specs**

Repaint walls, trim and ceiling

PAINTING

Paint walls, trim and ceiling in Bathroom

Paint walls, trim and ceilings in Primary Bedroom and Sitting Room

*** Waiting for paint schedule**