888 Longfellow Driveway, Garage, Fence project

Project description - removal and replacement of existing dilapidated driveway, construction of new 2 car garage and installation of new backyard fence.

* Existing conditions
	+ Dilapidated concrete driveway and garage pad
	+ Cedar fence
		- 6’ cedar picket fence with cedar tone posts and cross members
* Scope of work
	+ Removal of existing driveway and garage pad.
	+ installation of new concrete/gravel driveway, driveway apron, and garage pad.
	+ side drive to match existing two track driveway.
	+ New garage approach 24’ wide to new garage. To include reinforced 6’ x 16’ gravel drainage areas.
	+ New garage pad and footings per code for 24’ x 24’ garage.
	+ New 24’ x 24’ garage. See included plans for details. Brick veneer on garage front to be similar to existing home brick veneer. Alura Fiber/cement board lap siding painted to match existing home. Garage shingles to match existing home shingles.
	+ Install new 6’ tall cedar privacy fence to match existing east property line fence. With 8’ wide cedar swinging gate at side driveway entrance.
* Materials and notes
	+ Garage
		- Foundation will be 8” concrete block instead of raised concrete above slab
		- Entry door will be on opposite side compared to garage plan
		- Materials
			* Siding will be smooth Lap Hardie Plank with 7” reveal, painted to match residence
			* Trim - 1” x 6” smooth fiber cement
			* Roof - architectural shingle to match home
			* Gutters - standing seam to match home
			* Garage door - insulated (see in brochures)
			* Brick veneer panels (see in brochures)
			* Entry door - plain steel fire door ( see in brochures)
	+ Driveway, pad and footings - 4” thick, footings 42” deep as per code
	+ Gravel spaces - 2” of crushed gravel base, then 2” plastic gravel grid filled with crushed gravel
	+ Fence - pickets, posts and supports to match existing.
* Brochure - see attached site plan, photos and details of hip roof garage plan.