**Description of the Project:**

The building is being converted into (2) condominium units, (1) unit on the 1st Floor, (1) unit on the 2nd Floor. The basement will be shared by both condominium units.

The brick masonry on the original building will be tuck-pointed, cracks repaired, and the entire, original building masonry will be cleaned.

The wood windows currently installed will be removed as well as the “trim” to flush out the windows to the existing masonry openings. New windows, sized to fit the existing masonry openings will be installed with brick mold used to trim out the windows in the masonry openings. Marvin wood windows are to be installed.

The missing porch roof at the main entrance will be rebuilt as shown on the new elevations. The steps at both entrances will be repaired.

The varying brick colors for the additions to the house from the original brick color distracts from the original house structure. Picking up the context of the neighboring property directly to the west which is clad in a gray, panel, the owner has selected a similar gray, panel clad system to cover the distracting differences in the masonry of the additions to the house. This led to the brick masonry for the additions being clad using the American Fiber board siding system over the original brick. The color is to be gray to be similar to the neighboring structure to the west.

New patios and porches will be constructed at the rear of the building and the doors re-arranged to match the new porch heights and locations.

A spiral staircase is to be added at the rear of the 2nd Floor leading up to a small room at the roof level to access the roof deck at the 2nd addition at the rear of the house.

**Detailed Scope of Work:**

• New asphalt shingles at hip roof, Certainteed XT-25 shingles, Nickel Gray color. See Item 5A, 5B & 5C for information related to Certain XT-25 shingles

• New gutters and downspouts, k-shaped gutter, round downspouts, dark bronze color

• New TPO roof membrane at flat portions of roof, Firestone Ultraply TPO on 3” poly-isocyanate insulation. See item 6 for information related to Firestone TPO roof membrane.

• 2-piece metal coping/wall cap at parapet walls, dark bronze anodized

• New Main Porch roof and columns. Clad wood structural members in Azek. Owner to select from standard wood colors or paint to match Marvin Evergreen color.

• Repair front porch landing and steps

• Repoint/tuck existing masonry

• Remove existing wood windows, replace with Marvin Essential series, Evergreen exterior, Stone White interior. See Items 1A, 1B, 1C, 1D and 1E for Marvin Window related details and information.

• New wood porch and rails. Composite lumber deck boards, Trex Ehhance series, Foggy Wharf color with Trex composite 4 x 4 post sleeves, skirt and top cap. Trex top rail with cable rails below. See Item 8 for Trex systems, colors and details.

• American Fiber Cement panels on rear, addition walls, Cembrit Patina series, P020 Granite color. See item 4A, 4B and 4C for information and details related to Fiber Cement Panels. See Photographs Items 4D & 4E showing neighboring house installation of panels serving as context.

• New French swinging wood doors at porches/patios where indicated., Marvin Ultimate series, Evergreen exterior, Stone White interior. See Items 2A, 2B, 2C, & 2D for Marvin Sliding Door related details and information.

• New sliding wood doors at porches/patios where indicated., Marvin Ultimate series, Evergreen exterior, Stone White interior. See Items 3A, 3B, 3C, & 3D for Marvin Sliding Door related details and information