**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 brick masonry for the additions will be 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

• 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

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

• New Main Porch roof and columns

• Repair front porch landing and steps

• Repoint/tuck existing masonry

• Remove existing wood windows, replace with Marvin Essential series, Evergreen exterior, Stone White interior

• New wood porch and rails

• American Fiber Cement panels on rear, addition walls, Cembrit Patina series, P020 Granite color

• New sliding wood doors at porches/patios, Marvin Essential series, Evergreen exterior, Stone White interior