



May 22, 2023

1108 Van Dyke St.
Detroit, MI 48214

RE: 1108 Van Dyke St. Residential Exterior Renovation, Historic District Commission Submission

Scope of Work

1. Exterior Work
 - a. Repair, tuckpoint, and re-paint existing brick as required to match existing
 - i. Front elevation, chimneys, etc.
 - b. Repair all windows as required. Use like materials and match existing profiles when replacing damaged components.
 - i. Work to be completed by McKissack Building Co.
 - c. Remove all existing exterior stucco and lath. Install new Densglass sheathing, paper-backed metal lath, and three-coat stucco system (scratch coat, brown coat, and finish coat). Paint to match existing.
 - i. North, South, and East facades, typ.
 - d. Repair and replace wood fascia and trim as required. Use like materials and match existing profiles when replacing damaged components. Paint to match existing
 - e. Replace existing gutters with new aluminum k-style gutters and downspouts. Color to be white to match existing.
 - f. Repair wood porch canopy and columns (North elevation). Use like materials and match existing profiles when replacing damaged components. Install new asphalt shingle roof to match existing
 - g. Reconstruct bay window on North elevation. Deconstruct bay window as required to underpin existing sinking footings. Use like materials and match existing profiles when replacing damaged components. Reinstall repaired existing windows. Install new asphalt shingle roof to match existing. Paint to match existing.
 - h. Repair existing concrete porch slab (North elevation) as required.
2. Interior Work
 - a. Perform demolition as required to reconfigure bathrooms as shown on floor plans.
 - b. Repair and replace all damaged wall, ceiling, and floor finishes as required.
 - c. Repair damaged floor structure as required (from water damage)
3. Site Work
 - a. Remove Existing dead tree at front of site.
 - b. Remove existing brush from north side of garage.

- c. Install new ornamental plantings as shown on schematic landscape plan.
 - d. Install new hardscape walkways and patio area as shown on schematic landscape plan.
4. Garage Work
- a. Repair structure as required
 - b. Remove existing siding and replace with new Hardie lap siding (finish: smooth, color: match house).
 - c. Install new asphalt shingle roof to match house.
 - d. Repair windows as required.
 - e. Replace existing garage doors. New garage doors to be Overhead Door Company Courtyard Series Model 7560 (162A) with recessed panel design to match existing. Color: match siding paint color.