SCOPE OF EXTERIOR WORK

SINGLE-FAMILY HOUSE AT 1480 SHIPHERD ST., MI 48214

I. Introduction

We would like you to know that when we first bought the property located at 1480 Shipherd Street remotely from Lima, Perú, none of the people involved in the property purchase or future rehabilitation knew about the fact that we needed approval from the HDC, however, we are looking forward to getting all the permits and approvals requested by the HDC and the BSEED of the City of Detroit.

It is important to highlight that from an economic perspective, the property is currently deteriorated and neglected, the area is low densely populated which decreases the value of the neighbors' properties and reduces the city's tax collection. More properties in use will boost the city's economy and will bring life into the city. However, currently we are not being able to conduct the interior works that we need to perform in order to use the property properly.

From an historical point of view, having identified the unique and historic features of the property that define the house's character, we are making every effort to preserve and protect the current existing features and to replicate the former ones. We will bring back the exterior of the house to its original look with similar and original materials. The list with the elements that were removed from the facade and sides of the property that will be replicated can be found on page number 5 of the current document.

Following you may find pictures of the block where the property is located and also of the properties located nearby. The property is located almost at the end of the right hand side of the block. There are only a few well kept properties and the others require urgent attention on this low-density populated area .

Block where our property is located with large empty areas.

We are planning to be respectful with the area where the property is located and to do our best to preserve the historical integrity of the property while developing the area because as you may see the blocks look kind of empty and still need to be developed and populated.

It is important to note that poorly maintained properties as the ones that we can see on the pictures can significantly bring down the value of other homes in the area. Our project will bring a better look to the area.

According to the records of the Detroit Historic District Commision this is how the property located in 1480 Shipherd St. MI 48214 looked before.
(Photography obtained from the records of the Detroit Historic District Commission).

This picture shows how the property looks like. Siding and roof were removed before we knew about the requirements for the HDC approval. It is important to note that the new roof is very similar to the previous one, as you may see in the next pictures.

II. SCOPE OF EXTERIOR WORK

Following is the picture of how the property looked when we first bought it (picture from web). As you may see it was abandoned with wooden details. We would like to bring it back to life while preserving its architectural characteristics.

The scope of exterior work of this property includes the following topics.

REPLICATION OF ALL DISTINCTIVE CHARACTER-DEFINING ELEMENTS IN FACADE AND SIDES:

The following elements that were removed (or currently exist) from facade and sides will be replicated:

Facade:

- Pedimented projecting gable end with stepped wood fascia will be replicated (material to be used: wood)
- Original detilated wood cornice from facade will be repaired.
- Wood trim will replicated in wood with the same width of the existing remaining trim.

- Wood fascia, soffits and dentils will be replicated (material to be used: wood). We can provide the HDC detailed drawings.
- The small pedimented gable end with stepped wood fascia sunburst patterned panels that were removed will be replaced in wood. Material: wood. Width: the same width of the existing remaining trim of the facade.

As for the sides of the house:

As for the north and south side walls of the property, we are considering the following works:

- Wood panel siding at dormers located at the sides of the property will be repaired.
- Wood trim and sofitswill be repaired.

As for the rear addition:

- Wood fascia, soffit, and eave return will be replicated.

For all the exterior:

- The exposure dimensions of the original lapped siding which was narrow at the front and standard at the sides and rear will be replicated. Please, see detail of siding in page number 09.

Front porch:

The existing front porch will be preserved and repaired. No changes will be made on it.

The fascia and soffits and detailing at the porch roof will be replicated, in material and design.

We aim to preserve each of the historical elements currently existing on the porch as:

- Columns
- Pilasters
- Floor
- Ceiling
- Former dentils
- Soffit
- Steps

Current condition of the property:

All the existing historic details that you may see on the following picture will be preserved:

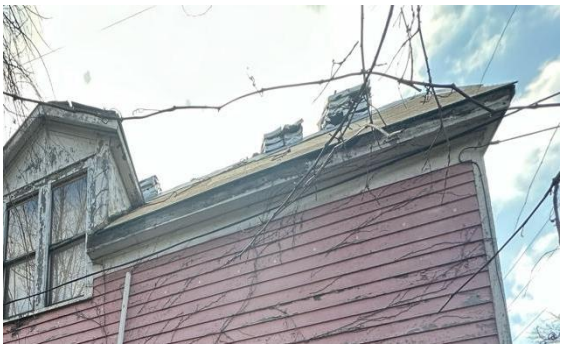
- Original columns
- Original pilasters
- Original floor
- Original ceiling
- Original dentils
- Original soffit
- Original steps
- Original frames
- 03 existing windows

All these wooden original architectural details will be kept (current condition).

No changes will be made.

All the white wooden details will be preserved (current condition of the property)

ROOF REPLACEMENT



Old deteriorated and cracked former roof

The old roof has been replaced by replacing the structure with OSB Plywood followed by EPILAY SUPERIOR Fire-resistant Synthetic Underlayment and finally GAF Royal Sovereign Charcoal Algae resistant 3-Tab roofing Shingles.

	**New roof currently installed** GAF Royal Sovereign Charcoal Algae resistant 3-Tab roofing Shingles

- Dormers: will be preserved.
- Gutters: will be replaced with 6 inches vinyl gutters.
- Soffit: has already been replaced with wooden soffit of 10 inches.
- Fascia: has been replaced with wooden 06 inches fascia.

SIDING:

Siding will be replicated and current architectural details will be preserved. We are proposing to give a similar look as the previous siding by installing vinyl siding with the same patterns. It is a very durable and low maintenance option, having the ability to mimic traditional materials while preserving the historical aesthetics. The siding proposed Transformations vinyl siding from Ply Gem Performance Collection (featured profiles of Double 4 in., Double 5 in. and Double 4-1/2 in. Dutch Lap) is practical and a visually respectful choice for preserving the charm of the historic property and is energy safe (0.040 thickness).

- **Proposed siding pattern:**

Currently the front of the property has two different siding pattern and we want to preserve them:

- Fish scales in the upper part of the façade.
- Linear siding in the bottom portion of the façade

- **Siding exposure:**

The exposure dimensions of the new lapped vinyl siding will replicate the original siding so the exposure dimensions will match the original siding in i) the side wall next to the porch and ii) the rest of the property. It is important to note that originally the lapped siding at the side wall had a wider exposure than the lapped siding at the front facade.

The process started with the removal of all rotten siding, as you may see next:

- **Proposed color:**
    - Color: B:10 from Color System B approved by The HDC (Body – Trim – Cornice/porch).
    - Color: B:19 for Sash and Iron cresting.

LANDSCAPING:

As for the site we will not propose any changes.

We will not make any changes concerning fencing, hardscape or landscape.

We will not remove any trees, shrubbery or plantings.

BACK PORCH REPAIR:

It is important to highlight that due to structural conditions the newly erected rear has been appended to rear of the building as the remaining east wall was not able to be repared. It is also important to note that the distinctive character-defining elements of the original roofline will be repliated.

As for the procedure, we have started with the site preparation and have followed a systematic approach with the following steps in order to ensure a successful result respecting the original layout of the house. Original square footage and the total sqft with the new addition are the same:

1. Site Preparation

1. **Clearing and Grading**: Clear the site of any obstacles and level the ground as necessary.

2. Foundation Construction

1. **Excavation**: Dig trenches for footings and foundation walls according to the approved plans.
2. **Footings**: Pour concrete footings that will support the foundation walls.
3. **Waterproofing and Drainage**: Apply waterproofing membranes or coatings to the exterior foundation walls.

3. Framing and Structural Work

1. **Framing**: Build the structural framework of the extension, including walls, floors, and roof structure. Ensure all framing meets the requirements of the Michigan Building Code (MBC) for structural integrity and safety.
2. **Roofing**: Install roofing materials according to manufacturer specifications and local building codes. Ensure proper ventilation and insulation as required.
3. **Materials:**
    a. **Dimensional Lumber**: Construction will use dimensional lumber (2x4, 2x6, etc.) for framing walls, floors, and roofs. It's versatile, readily available, and relatively economical.
    b. **Engineered Wood Products**: These include oriented strand board (OSB), and engineered joists (such as I-joists or trusses). They offer strength and dimensional stability and are often used for longer spans and specialized applications.

We have already finished with steps number 1 to 3. After the HDC approval, we are going to start with the following procedures:

4. Exterior Enclosure

1. **Windows and Doors**: Install windows and exterior doors, ensuring they are properly sealed and meet energy efficiency standards.
2. **Exterior Finishes**: Apply siding, brickwork, stucco, or other exterior finishes as specified in the architectural plans and in compliance with local codes.

5. MEP Systems (Mechanical, Electrical, Plumbing)

1. **Electrical**: Rough-in electrical wiring according to the approved electrical plans. Install electrical outlets, switches, and fixtures as per code requirements.
2. **Plumbing**: Install plumbing lines for water supply, drainage, and venting. This includes rough-in for sinks, toilets, showers, etc., as specified in the plumbing plans.
3. **HVAC (Heating, Ventilation, and Air Conditioning)**: Install HVAC systems, ductwork, and equipment as per mechanical plans. Ensure proper ventilation and energy efficiency.

7. Interior Finishes

1. **Insulation**: Install insulation in walls, floors, and attic spaces to meet energy code requirements and improve energy efficiency.
2. **Drywall**: Hang drywall, tape, mud, and sand seams to prepare for painting or other wall finishes.
3. **Interior Trim and Finishes**: Install interior doors, trim, cabinets, countertops, flooring, and any other finishes specified in the architectural plans.

8. Final Touches and Clean-Up

1. **Final Systems Testing**: Conduct final testing of electrical, plumbing, and HVAC systems to ensure they are functioning properly.
2. **Punch List**: Create a punch list of remaining tasks and deficiencies to be addressed before final inspection and occupancy.
3. **Clean-Up**: Remove construction debris, clean interior spaces, and prepare the site for final inspection and occupancy.

WINDOWS

(Please see attached document concerning this topic)

Some of the current windows of the property are rotting, broken and are in really bad conditions and bad looking. As for the windows, we are looking to:

1. **First Floor:**

   Preserving and repairing the existing vinyl windows.

   We are going to change the broken glasses.

2. **Rear Area:**

   Installing 04 new windows. Vinyl clad wood windows.

Please, see the brochure with windows information.

3. Second floor:

Preserving the exterior wooden details of the windows.

- Replacing the missing windows with vinyl windows. Please, see the brochure with windows information.
- Replacing broken windows with vinyl windows. Please, see the brochure with windows information.

Current upper windows to be replaced by vinyl windows

a. Front window:
    i. Material: Wood
    ii. Size: 41 ½" x 54"
b. Left Side Windows (View from front house sidewalk):
    i. Material: Wood
    ii. Size: 32" x 63" (x4)
c. Right Side Windows (View from front house sidewalk)
    i. Material: Wood
    ii. Size: 24" x 54" - 28" x 54"
d. Back Side Windows (Extension windows - to be installed):
    i. Rough Opening side lower window: 28" x 54"
    ii. Rough Opening Upper windows: 28" x 45" (x3)