

The Scope of Work for this project can be viewed as three parts. The three part have to be done as one project because the amount of work is small for a paving company.

### **Part One. The Courtyard.**

The courtyard of The Carlton was improved in 2005 during the renovation of the Carleton Plaza Hotel into condominiums. At the time the developers were interested in building a pond structure in the center of the courtyard. The construction of the pond was never finished. The pond is surrounded by a concrete pad and some landscaping. Some of the walkway has started to deteriorate and break up. The scope of work for this area would include the removal of the pond structure and the concrete pad and sidewalks, and its replacement with an open green space surrounded by landscape beds and newly poured concrete walkways and curbs. The green space will include a lawn and some shrubs. The shrubs will include Boxwoods, Burning Bushes, Spireas, Barberries and Hostas. These will define the green space and provide some color to the courtyard. The intent is to convert this are into a more useful area for the residents of the building, and to establish a new curb for the second part of the scope of work, the existing parking area.

### **Part Two. The Exiting North and West Parking Area.**

The Carlton has a paved parking area on the North and West End of the building consisting of 31 parking spots. The asphalt paved area has been deteriorating the past few years and needs to be resurfaced. With the improvement of the courtyard the residents will gain 5 more parking spots next to the courtyard. The resurfacing will include the removal of the existing parking surface and its replacement with new asphalt surface, new striping of the parking spots and a green space at the entrance of the parking area.

### **Part Three. The Surfacing of Attached Vacant Properties.**

The properties known as 69 Edmund Place and 95 Edmund Place have been vacant land for more than 15 years. The Area was acquired 15 years ago by the developers of The Carlton and fenced in to secure a safe parking area for the residents. Under its current conditions the area is a graveled lot. The scope of work will include leveling the surface, pouring concrete curbs and placing 8 inches of compact 21AA and 3 inches of asphalt top coat. This will provide the residents with a suitable parking surface. Included in the plans is the installment of a second gated entrance to the parking area for the residents of The Carlton and 32 additional parking spots. The second entrance already exists and has been utilized by the waste disposal and the snow clearing companies. This entrance will continue to utilize the existing curb cut on Edmund Place for access into the property. Green spaces will be created at the entrance, between the sidewalk and the parking surface where trees and shrubs will be planted creating a buffer. The existing fence will remain and a matching automatic gate will be installed. The fence is there for the security of the residents and their vehicles. Other surrounding properties have erected similar fencing to protect their residents and their vehicles.