**NEW CONSTRUCTION – GARAGE WITH STORAGE ATTIC**

**DESCRIPTION OF EXISTING CONDITIONS/PROJECT/DETAILED SCOPE OF WORK/MARERIALS**

**235 EAST BOSTON BLVD, DETROIT, MI 48202**

**OWNERS: RICKE AND EUGENIA HARDAWAY**

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**DESCRIPTION OF EXISTING CONDITIONS**

There was a 2 story garage our property at 235 E. Boston Blvd according to the Detroit City Records in 1915, remaining foundation and the outline of the missing garage permanently fixed on the neighbor’s east facing side of their garage at 221 E. Boston Blvd, Lot 11. There are no photos or materials to use a reference for the new constructed garage. We have been storing our vintage and luxury vehicles at a local storage facility too long.

**DESCRIPTION OF PROJECT**

The project will remove and replace the existing foundation and construct a 24 ft x 62 ft garage with an attic storage space. The new garage will secure and shelter our vehicles and equipment from the weather.

**DETAILED SCOPE OF WORK**

The new garage will be a wood framed 5 car garage with the exterior 3 sided with brick veneer and a CMU rear wall construction.

**DEMO**

* Remove fencing to accommodate construction work
* Partial Excavation of the existing garage foundation

**FOUNDATION**

Prepare and pour cement foundation, 16 in wide, 42 in deep w/2-#5 bars, top and bottom [5/8 in diameter], 1-1/2 courses of 6” CMU grouted solid with anchor bolts

**FLOOR**

* GARAGE FOOR
	+ Poured 5” concrete slab w/6 mil vapor barrier on compacted fill
	+ Welded Mesh Wire (fabric) for concrete slab: 6x6-W2.9xW2.9
	+ Install drainage system
* ATTIC STORAGE FLOOR
	+ Install 4’x8’ ¾” OSB board on the floor

**WALLS**

* EXTERIOR WALLS
	+ Block
		- Install 8” CMU on rear wall (north, alley facing)
	+ Brick
		- Install Bowerston Plant Company, “Olde Cheyenne” 4 in Modular brick on 3 wall sides (west/south/west)
	+ Mortar
	+ Solomon Colors, 44A Series Color
* INTERIOR WALLS
	+ 2” X 6” wood Studs with building paper and 7/16” sheathing
	+ Install 5/8” 4’x8’ drywall on all garage walls and ceiling (w/tape & mud)
	+ Install Insulation in walls and ceilings, Owens Corning R-13 Kraft Faced Fiberglass Insulation Continuous Roll 15 in. x 32 ft., Model# RF10
	+ Prime and Paint walls, White, Behr Prime BEHR PREMIUM PLUS 5 gal. #CE-01 Alpenglow Semi-Gloss Enamel Low Odor Interior Paint & Primer, Model# 305005

**ROOF**

* Install roof Truss (24 inch on center)
* Install Roofing materials:
	+ Owens Corning 3-Tab Autumn Brown Roof Supreme Shingles, constructed of durable weathering-grade asphalt and tough Fiberglass mat core for reliability and lasting performance, 25-Year Limited Warranty, 60-MPH Wind Resistance Limited Warranty, Streak Guard Protection with a 10-Year Algae Resistance Limited Warranty. UL 790 Class A Fire Resistance – the industry’s highest classification
	+ F4 1/2 Brown Aluminum Drip Edge Flashing
	+ Ridge Vent.
	+ OSB 7/16th
	+ Roof Felt Underlayment
	+ Starter Shingles
	+ Ice & Water Shield Underlayment - Self-Adhering
* Install Brown Aluminum Gutters, TBD
* Install Brown Aluminum Downspouts, TBD

**TRIM**

* SLATE TIME
	+ I215 Sq ft total Slate Trim on roof’s gable ends - Majestic Niagara Slate, natural-looking, 5/8” thick, synthetic slate roofing tile produced in 12” and 14” widths. 9” and 10” exposure options allow for the creation of unique looks using staggered or random width offset installations.

**ELECTRICAL**

* EXTERIOR
	+ Install (Qty 7) MOTINI Outdoor Wall Lantern with Motion Sensor Waterproof Exterior Dusk to Dawn Wall Sconce Lighting Fixture with Clear Ribbed Glass Shade Wall Mount Light for Garden, Patio, Porch, Bulb Included
	+ Install weatherproof GFI outlets
* INTERIOR
	+ Install Garage Area (Qty 12) 6 in. Selectable CCT (2700-5000K) Canless Integrated LED New Construction or Remodel Recessed Kit
	+ Install Storage Area (Qty 6) 6 in. Selectable CCT (2700-5000K) Canless Integrated LED New Construction or Remodel Recessed Kit
	+ Install wires, switches, plugs, electric service panel

**DOORS**

* Garage Car Doors Install Five 9 ft x 8 ft garage doors, Ideal Door® Traditional 9' x 8' White Insulated Garage Door (R-Value 6.3), Model Number: Ezset\_M4Sv\_9X8\_4251617 Menards ® SKU: 4251617
* Install Five garage door openers - Genie B6172H Wall Mount Smart Garage Door Opener, Black & Genuine Accessories Bundle, Combo Pack 3-Button Garage Door Opener Remote and Wireless Keypad - Works on Genie Intellicode Garage Door Openers
* Garage Entrance Door
	+ Install One 36 in x 84 in steel framed entrance door
	+ Install locking mechanism, Cove 690 Satin Nickel Keyed Entry Door Knob and Single Cylinder Deadbolt Combo Pack

**WINDOWS**

* Install 2 Attic double hung windows, Pella Lifestyle 31.5-in x 53.5-in x 4.5625-in Jamb Wood New Construction White Enduraclad Double Hung Window, Item #141452Model #748171605401

**ADDITIONAL**

**ATTIC LADDER**

* Install Aluminum Attic Ladder: 10 ft to 12 ft Ceiling Height Range, 90 in Swing Clearance, 66.0 lb

**CAR LIFT**

* BenPack Model # HDS-14X, Lifting Capacity-14,000 lbs,Width-130", Length-271”, Height-93”
* Concrete requirements 3000 PSI, 4-6 " Thickness, Wire Mesh