



## 7810 Kercheval Avenue

### *Scope of Work*

This project involves a significant renovation to the existing House and Garage, as well as new addition that would be located as the connector between the House and Garage.

- The House will be re-programmed to have eight (8) AirBNB units with a common area space on the first floor
- Two (2) additional dormers will be added to the third floor under the existing roof structure
  - One dormer exists currently, but will be expanded to accommodate the new staircase location
- The existing porch structure, located between the House and Garage will be removed and an addition will be built to connect the House and Garage.
  - This addition will provide the ADA access to the first floor and lower level
  - The addition will be clad with MCM paneling and storefront glazing
- All windows that are existing will be repaired and restored; any missing windows will be constructed by a historic window manufacturer to build the windows to correctly match the existing window design
- All doors will be either restored if historically correct; any missing or historically incorrect doors will be replaced to match with historically correct details pertaining to the existing structure
- The existing House will be renovated with completely new mechanical systems (HVAC, plumbing, and electrical)
- The existing garage will be renovated and modernized to better serve a future tenant. This will include demolition and removal of debris, improvements to electrical systems, and adding new storefronts to make the space more attractive and usable.