



April 15, 2024

64 Edmund Pl.,  
Detroit, MI 48201

RE: 64 Edmund Renovations, District Historic Commission Submission

### Scope of Work

1. Demolition of interior walls and floors
2. Demolition of southeast (rear) exterior wall
3. Demolition of existing front porch
4. Removal of damaged roof elements on northwest mass
  - a. Removal of existing chimneys
5. Removal of remaining roof elements on southeast mass
6. Excavate existing basement level (+/- 2'-0")
  - a. Underpin existing foundation walls as required
  - b. Construct new basement slab
7. Replace missing windows in existing openings
  - a. Anderson 400 series single hung windows in black
  - b. Void spaces below new windows to be clad with black metal panel
8. Existing bay window to be repaired using in-kind materials and painted
9. Construct new painted wood front porch
  - a. Porch covering, columns, and railings to be painted wood
10. Construct new side entry porch
  - a. Masonry with black aluminum railing
11. Demolish west exterior wall as required for new side entry door in existing window space
12. Construct new membrane roof on existing southeast mass
13. Repair/Replace existing exterior detailing as required using in-kind materials

# 4545 architecture

14. Construct new 3rd story doghouses and roof decks on existing building
  - a. To be clad with Hardie board and batten siding in rich espresso
  - b. Windows to be Anderson 400 series in black
  - c. Roof decks to be Trex Signature in whidbey with aluminum railing in black
  - d. Stained wood trellis overhead
15. Build out interior
  - a. New wood framed floors and walls
  - b. Existing masonry walls to be furred out with wood framing and gyp. bd. interior
  - c. Coordinate new mechanical, electrical, and plumbing systems
16. Construct new rear addition
  - a. 1st floor brick to coordinate with existing
  - b. 2nd floor clad in Hardie board and batten siding in rich espresso
  - c. Windows and sliding doors to be Anderson 400 series in black
  - d. Roof deck to be Trex Signature in whidbey with aluminum railing in black