



- Scope:
- Provide OSHA appropriate staging as required to protect and provide continued public sidewalk access and protect all from injury and or property damage.
- Remove and replace main roof soffit, frieze and connecting crown/bed molding
- Remove and replace corner boards
- Remove and replace window casings and sills.
- Remove and replace existing entry alcove ceiling with tongue and groove boards.
- Remove and replace storefront casings, sills and roofline crown molding.
- Install a flat panel and frame detail over brick foundation below the storefront.
- Remove and replace copper step roof.
- Remove and replace clapboard siding.
- Install blown-in insulation at all locations and fiberglass batt insulation where accessible.
- Paint all new work and remaining portions of the front façade. Allowance for potential latent rot repair: 205F
- Requirements:
- Building Permits by Contractor and paid for by the association
- All work will be completed to the HDC and code requirements
- Material used must be approved by HDC
- All flat trim and moldings to be fully primed, all cuts must be primed and joints sealed (Material will be Boral if HDC approved)
- Clapboards to be red cedar CVG primed with all joints primed, sealed and back-flashed.
- Tongue and groove ceilings to be 1x6 v-groove CVG red primed with all joints primed and sealed.
- Copper roofing to be standing seam 16oz red copper with a full drip edge as approved by HDC. Underlayment must be high-temperature ice and water shield (Shop drawings required).
- Provide and allowance for latent rot repair.
- Siding and trim underlayment to be Henry Blueskin VP100 installed to provide full coverage of the exposed sheathing, and lap onto the copper roof ice and water shield as well as onto the top cleat of the copper roofing.
- Remove and reinstall the existing sign bracket (bracket to be refurbished by others). Install a flat inset board 1" proud of the top, bottom and sides of the bracket wall mount. Trim piece will be finish painted in the siding color.
- Remove and reinstall the existing surface light fixtures (4)(light fixtures to be refurbished by Others). Provide a flat trim detail at fixture mount locations.
- Entire building front to be fully painted. Prime all trim and doors with oil based primer California Troubleshooter)(tinted to final finish colors) and finish with California 2010 exterior paint. Clapboards to be finished with two coats of Benjamin Moore Arborcoat stain.
- All construction debris and trash to be properly disposed of at a licensed facility. The construction site must be cleaned/organized daily, and all trash removed from the site. Final cleaning will include cleaning the exterior of all window and door glass (including removing any paint or adhesive spatter/residue).
- Any onsite equipment and or material storage locations will be approved in advance.
- Expected duration of the work is 6-8 weeks.