

Detailed Description of Proposed Work

Project Overview: The **Tonhawa Home Revival** project at 454 W Tonhawa Ave will combine floodplain compliance efforts with a comprehensive remodel. The objective is to raise the structure above the Base Flood Elevation (BFE) while simultaneously upgrading the home's interior and exterior. All engineering and permits are in place to ensure compliance with both floodplain management regulations and local building codes.

Floodplain Compliance Scope:

The project involves elevating the structure and modifying the surrounding area to meet floodplain requirements. Specific floodplain-related work includes:

1. **Elevation of Structures:**
 - The lowest floor will be raised at least 2' above the BFE requirements of 1158 feet. This includes the decks and other external structures to ensure they are compliant with floodplain regulations.
 2. **Fill Management:**
 - Approximately 1.49 cubic yards of fill will be removed to balance the impact of structures below the BFE. The grading around the property will be adjusted to ensure proper drainage and compliance with floodplain regulations. The final grading and fill removal plan will ensure that no additional flood risk is posed to neighboring properties.
 3. **Deck and Fencing Adjustments:**
 - The two decks will be raised in accordance with the BFE requirements. A 6' privacy fence with breakaway sections will be installed around the backyard to comply with floodway regulations.
 4. **Concrete and Landscaping:**
 - New sidewalks and driveway will be installed, ensuring compliance with floodplain drainage and structural requirements.
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Remodel Scope of Work:

Structural and Exterior Work:

- The renovation will start with the removal of existing siding, kitchen cabinets, and doors.
- Structural work includes leveling the floor on the northeast side, installing new ceiling rafters, and adding an LVL beam to transfer the load as required.
- The exterior will be updated with new siding, painted in a single color with white trim, and new front and back doors will be installed.

Attachment A - Scope of Work and Budget

- Concrete work will replace the sidewalks and driveway ensuring flood compliance and enhancing the property's exterior.
- Landscaping will include bush removal, new flower planting, adding mulch, and sodding the front yard.

HVAC, Electrical, and Plumbing:

- The HVAC system will be upgraded with a new 2-ton central unit and modified ductwork.
- Electrical work will include new wiring for the AC unit, updates to lighting, and installation of new fixtures throughout the house.
- Plumbing updates will focus on relocating the washer to a new laundry area while keeping other plumbing fixtures in place.

Interior Work:

- New windows, LVP flooring, and fresh paint will be installed throughout the home, including walls, doors, ceilings, and trim.
- The kitchen will be fully remodeled with new cabinets, countertops, appliances, and a backsplash.
- The bathroom will be upgraded with a new tile surround, pedestal sink, and updated flooring.