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**JEFFERSON AVENUE East Side Commercial District Program GRANT PROJECT**  
**WORK WRITE UP for 902 JEFFERSON**



Exterior and interior repair project with addition of exterior lighting on front façade. No structural work, no new windows or doors other than replacement of front door of commercial space. Repair and electrical permits should be sufficient for this job.

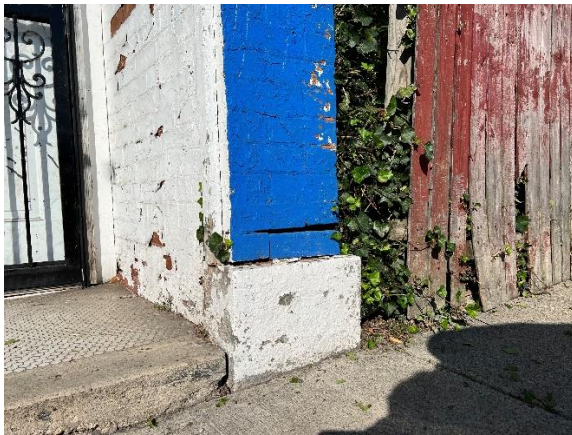
**A. EXTERIOR**

1. New insulated steel entry door, half glass.
2. Paint all of exterior, 3-color paint scheme. Replace any missing or damaged trim in kind to match existing.
3. Install 1 ½" thick steel grates at two lightwells in driveway, approximately 12"x42" (contractor must field verify dimensions). Forward window well concrete to be patched on back side, replicate lip for holding grate in place.



Front lightwell condition

4. Roofing: Tear off roof, repair sheathing as required, install new 30-year architectural composition shingle roofing. Properly flash all chimneys, valleys, and roof/wall junctions with 24 ga. galvanized sheet metal or 0.0201 aluminum. All edges to have aluminum or galvanized sheet metal drip edge. No roofing cement to be used anywhere.
5. Camera all underground drainage, remove any blockages, reattach downspouts to existing drain boots.
6. Exterior lighting for signboard—4 - LED wall sconce downlight fixtures. Lithonia WDGE2 LED P2SW 3000K VW (visual comfort), surface mount, black. New wiring back to panel with timer. Install above signage, below intermediate cornice.
7. Reset approximately one half square foot of brickwork at the base of the right pier on the front façade.



Brickwork to be reset and repointed.

8. Remove vegetation growing up against the house, and any tree limbs that inhibit painting exterior.
- B. INTERIOR of commercial space in first floor front unit.
1. Remove dropped ceiling, repair existing original tin ceiling, replace missing tiles with similar to match as close as possible, paint. Paint any conduit or piping to match ceiling.



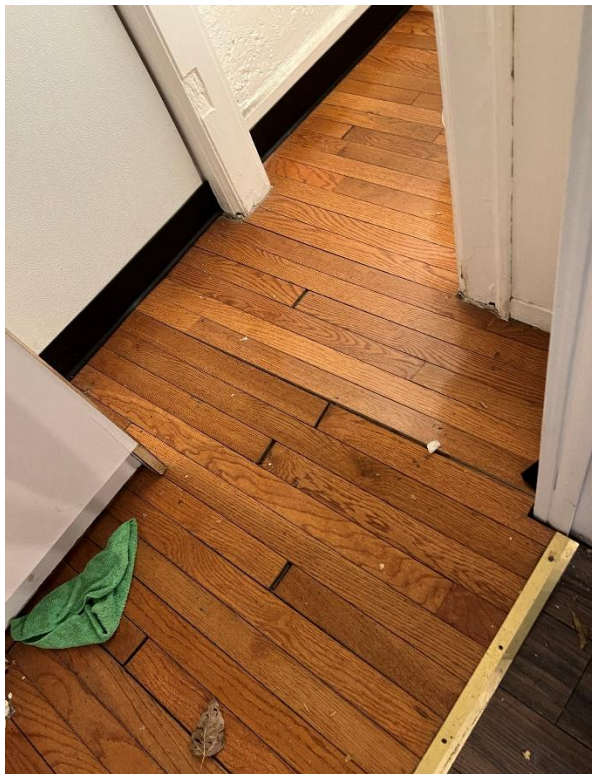
Typical ceiling condition

2. Install drywall above dropped ceiling where studs are exposed at closet to rear of space.



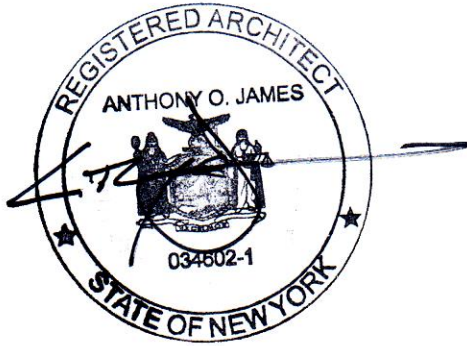
Wall above dropped ceiling at closet.

3. Repair or replace flooring where damaged, to match existing. Approximately 10 sq.ft. Contractor to confirm square footage.



Wood flooring at restroom with minor water damage, reset boards flush and tight.

Any questions should be addressed to the architect.



Anthony O. James, R.A.  
Anthony O. James, Architect  
10/4/23