

19690 Shrewsbury Garage Restoration Proposal –

Assessment and Planning:

Obtain necessary permits and approvals from local authorities for the construction work.

Preparation:

Clear the area around the garage to provide space for equipment and materials.

Disconnect electrical connected to the garage.

Stabilization:

Shore up the garage structure to prevent collapse during lifting. This may involve installing temporary support beams or braces.

Lentils attached through the exterior of the structure into the framing.

Remove Garage door, entry door, & windows. Entry door is in disrepair and will be rebuilt with existing door material. Windows to have full restoration and reglazing for reuse.

Lifting the Garage:

Use hydraulic jacks or a lifting system to raise the garage evenly and gradually. Carefully monitor the lifting process to prevent structural damage.

Lift the garage to a height that allows access to remove the old foundation and construct the new one.

Removing the Old Foundation:

Demolish and remove the existing foundation, taking care to dispose of debris properly.

Excavate the area beneath the garage to prepare for the new foundation. Ensure the excavation is done according to the specifications of the new foundation design.

Constructing the New Foundation:

Pour a new concrete foundation.

Install reinforcement, such as rebar, as necessary to ensure the strength and stability of the new foundation.

Allow sufficient time for the concrete to cure and gain strength before proceeding.

Lowering the Garage onto the New Foundation:

Carefully lower the garage onto the new foundation using the lifting system/hydraulic jacks.

Ensure that the garage is positioned accurately on the foundation, with proper alignment and support.

Securing the Garage:

Once the garage is set on the new foundation, secure it in place using anchor bolts or other appropriate fastening methods.

Remove any temporary supports or bracing that were used during the lifting process.

Restoration and Finishing:

Reconnect electricity to the garage.

Repair any damage to the garage structure incurred during the lifting process.

***Due to the observed condition of the garage, the deteriorated condition of the masonry veneer, it is anticipated that the front facade will need to be replaced, and areas around the structural headers and doorways. Masonry removed from the front of garage in order for steel lintel to be replaced. Additional masonry mortar cracks are anticipated to the existing through this process, and significant tuckpointing is anticipated. Removal and replacement of all bricks which have been vertically sheared. Roofing 2x4 structure and wall studs to be sistered for repair/resupport. Roof structure observed to be supported by OSB sheathing. OSB sheathing removed after roof is stripped, rafters resupported with properly sized structural support. Roof to be re-sheeted & reshingled. Window, garage and door openings to be assessed after foundation is placed and structure reset.

Replace or repair doors, windows, roofing, and other exterior components as needed.

Restore landscaping and any other features that were disrupted during the construction process.

Final Inspection and Approval:

Obtain any necessary inspections and approvals from local authorities before allowing the garage to be used.

Cleanup:

Remove construction debris and restore the work site to its original condition.