



ABOVE AND BEYOND, LLC
COMMERCIAL - INSTITUTIONAL - RESIDENTIAL
ROOFING - SIDING - SHEET METAL SYSTEMS

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Scope of Work: Dormers-Stairway for Third Floor Apartment

- Establish a location for the front left dormer, approximately 6-8' from the front wall
- Install a temporary ridge pole support in this section
- Remove and dispose of the current shingles-roof decking in this area.
- Cut and remove the rafters in this area
- Determine the outer floor sill and create a level area to frame the top wall section
- Frame in the flooring section as needed in this area
- Frame a new exterior wall section with 2x6 KD lumber 16" O/C with a double top and bottom plate, and reinforced corners
- Frame into the wall section 3 non operational 30x30" windows, all of the window opening will be framed with triple 2x6 headers, double sills, single jacks and king studs
- Install new 2x10 KD rafters from the top of the wall to the existing ridge pole
- Cut the new rafters with a plumb cut on the ridge pole a 1 1/2 " seat cut on the exterior wall and a 1' overhang on the eave New roof pitch will be approximately a 3/12 pitch
- Frame in the gable end walls of the dormer back into the building far enough to allow an opening for a 32" Egress door
- Sheath the exterior wall with 7/16" OSB
- Wrap the OSB with TyPar vapor barrier
- Install Faced R21 Insulation in the new wall section
- Close in the existing roof area around the new dormer
- Sheath the new roof with 5/8" CDX plywood
- Install 100% Ice and Water shield to the new roof section and along the new wall-existing roof transitions