

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)Building address 330 E 4th StOwner of building Nahla Yousef (NY Properties) Phone [REDACTED]Owner's **email** & mailing address [REDACTED]Applicant Nicholas Yousef Phone: [REDACTED]Applicant's **email** & mailing address [REDACTED]

Street and Number [REDACTED]

City [REDACTED]

Zip Code [REDACTED]

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD.**USE THE CHECKLIST ON THE BACK OF THIS APPLICATION TO ENSURE YOUR SUBMISSION IS COMPLETE.*****Application form, photographs, and drawings must be submitted (see attached for deadline) prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.*****1. PHOTOGRAPHS** - Photographs of your building and neighboring buildings **must accompany** your application.**2. TYPE OF WORK PROPOSED** - Check all that apply. Please bring any samples or manufactures specifications for products you will use in this project.☐ Trim and decorative woodwork☐ Skylights☐ Siding and Masonry☐ Metal work☐ Roofing, gutter and downspout☐ Light fixtures☐ Windows, doors, and associated hardware☐ Signs☐ Storm windows and storm doors☒ Demolition☐ Shutters and associated hardware☐ Other _____☐ Paint (Submit color chips - HARB only)**3. DRAWINGS OF PROPOSED WORK** - Required drawings **must accompany** your application. Please submit **ONE ORIGINAL AND TEN (10) COPIES OF DRAWINGS, PHOTOGRAPHS, APPLICATION FORM, AND ANY SPECIFICATIONS**☐ Alteration, renovation, restoration (1/4" or 1/8"=1'0" scale drawings required IF walls or openings altered.)☐ New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)☐ New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)☒ Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan)☐ A scale drawing, with an elevation view, is required for all sign submittals**4. DESCRIBE PROJECT** - Describe any work checked in #2 and #3 above. Attach additional sheets as needed.

Proposing to demo existing building and construct a 4 unit apartment with 1 additional commercial space on first floor.

5. APPLICANT'S SIGNATURE [Signature]DATE: 8/16/24OWNER'S SIGNATURE [Signature]DATE: 8/16/24

TNY Contracting LLC

HIC# PA171005

4018 Hunsicker Dr.

Walnutport, PA 18088

(610)-703-6838 – Nicholas Youssef

(484) – 695-5240 – Tony Nassar

Proposal Submitted for: 330 East 4th street Bethlehem pa 18015

1319sqft total living area

clean out, some demo of carpets , some lose plaster. Clearing overgrown bushes and trees. This work has already been performed (11k)

Garage and shed demo and haul out - \$35k

Exterior stucco repair and paint - 7k

Dumpsters (~8-10) - 10k

Demo - plaster and lath remaining - 5k

Demo all framing (joices , sub floor , wall framing) - 10k

Bracing where needed

Ensure exterior brick walls are structurally braced during demo of interior to ensure no collapse. Structural brick work looks to be deteriorating with tons of loose bricks

Basement walls - parge on exterior and interior install perimeter drain , spray foam insulation on walls - 20k

Demo basement slab - 4k

New basement slab and vapor barrier- 5k

Lolly columns / metal I beams - 2k

Fix structural brick walls. - 15k

Sill plate to be pressure treated with foam gasket

New floor joices for first and second floor

New wall framing throughout code compliant

Lvl beams to carry second floor joices

Install 3/4 inch adventech subfloor

(All framing work materials and labor - 40k)

New asphalt shingle roof. Replace damaged wood - 13k

Repair all box gutter systems - 3k

Capping for fascia and new aluminum soffit - 4k

Replace back and front door - 3k

Replace all windows with double hung vinyl windows , cap all windows - 35 window units. (Window , capping, labor , all materials (\$750 each) - \$26,250

Basement stairs don't have proper head room height and will not be code compliant (roughly 5ft of head room)

Basement ceiling head room roughly 5ft 10inches. (also not code compliant)

Cut plumbing in basement and run pvc drains and pex water lines to kitchen , laundry and bathrooms ,

Install shower

(All plumbing work materials and labor 16k)

Install hvac system (duct work) with heat pump in basement , and outside unit (18k)

Install new wiring , panel , breakers to code including arch fault breakers (18k)

Install proper fire blocking , fire caulking

Install fiberglass batt insulation in basement ceilings joices , all exterior walls , and attic (7k)

Install drywall and spackle - 12k

Install kitchen cabinets , vanities , interior doors , window and door casing , and base trim labor and materials (18k)

Paint ceilings , walls , trim , and doors (8k)

Install vinyl plank flooring throughout \$6/sqft material and labor - \$7,900

Install granite counter tops on kitchen and vanities (2k)

Install 4 piece appliance set for kitchen - 4k

Install all plumbing finish fixtures materials and labor - 2k

Install all electric lighting outlets switches and finish fixtures (materials and labor - 2k)

Clear and clean up yard , landscaping , seeding (5k)

Side walk and curb repair - 35k

Add asphalt parking pad where old garages existed - 4k

Total estimated price - \$372,150

Total price does not include unknowns , permits , architect fees, and engineer fees

The estimate described above could be more costly if attempts to fixing the basement foundation and structural brick work becomes a more significant issue. Even if the attempts to fix the structural damage is secure, safe, and sound, the basement will still have a head room of 5 ft 10 inches which is below current codes. The above estimate is significantly high , and the home required tremendous amounts of work which do not economically make sense and create a great hardship for the owners.