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PROJECT: **122 Circuit Rd., Tuxedo Park, NY**

1)
Repair Screened in Patio:
We would like to restore the screened-in patio on the far left of the house. Much of the exterior wood has rotted, but an engineer has inspected the house and confirmed that the patio remains structurally sound. The proposed work is cosmetic; no structural changes are planned.

Page 1 of the attached PDF shows the existing exterior. The following pages illustrate the design we would like to create, which we feel is more in keeping with the character of the house. Simple, matching balusters on the upper deck would continue around the rear patio, creating a consistent appearance.

2)
Stain/Replace Cedar Siding:
We would like to stain the entire house. The dark cedar shingles would remain essentially the same color, with the finish refreshed and properly sealed. The attached AI rendering approximates our intended colors.

For long-term maintenance, upkeep, and improved insulation, we are considering replacing all the existing cedar siding with new cedar siding. The color would remain the same.

3)
Painting the trim:
The current trim, which includes hunter green and several other shades of green, would be painted a deep, rich brown using Behr's "Blackout," shown in the sample on page 3.

The AI rendering also illustrates outdoor lanterns and landscaping to complement the proposed exterior.

CURRENT EXTERIOR







EXTERIOR FRONT YARD - UPDATED AI IMAGE





EXTERIOR DECK



New Trim Color





