narrative:

_______ are undertaking an extensive renovation of their 1932 Cape Cod house at ________ to better suit their growing family. A series of renovations over the years has resulted in an awkward interior layout. The proposed work includes a new kitchen, master bath, powder room, and laundry room. Corresponding exterior changes that fall under the purview of the HDC include:

- removal of an existing concrete block entry stoop and aluminum awning on the north elevation
- removal of the existing unused concrete steps to the sunroom on the north elevation
- removal of the existing aluminum siding and restoration of the underlying wood clapboards and trim on the north elevation, the north dormer, and the sunroom
- removal of the unused furnace chimney
- revised window configurations on the north elevation
- replacement of a deteriorated hopper window in the west gable
- replacement of the existing vinyl sliding doors at the sunroom with new casement windows
- installation of a new skylight on the north dormer
- a new stainless steel chimney for a wood stove in the sunroom

proposed materials:

windows: aluminum-clad wood with SDLs
doors: aluminum-clad wood with SDLs
siding: painted wood to match existing
trim: painted smooth surface Miratec composite boards
porch columns: painted wood
porch railings: painted wood
porch decking: painted tongue and groove decking
roofing: asphalt shingle to match existing
gutters: prefinished alum. K-style to match existing
2  south elevation - existing
1/8" = 1'-0"

3  south elevation - proposed
1/8" = 1'-0"

- remove chimney
- remove exist. vinyl slider doors
- new wood siding t.m.e.
- new casement windows
remove exist. window
remove exist. concrete block stairs
remove exist. vinyl slider doors

east elevation - existing
1/8" = 1'-0"

new stainless steel chimney
new wood siding t.m.e.
new casement windows

new covered entry porch

east elevation - proposed
1/8" = 1'-0"
north elevation - existing

1/8" = 1'-0"

- remove exist. sliding doors
- remove exist. concrete block stairs
- remove chimney
- remove windows
- remove door
- remove concrete block stoop and pipe railing
- remove alum. awning

north elevation - proposed

1/8" = 1'-0"

- new stainless steel chimney
- new casement windows
- new double hung windows
- new covered entry porch, stair, and door
- patch roof
- new skylight
- new double hung windows
west elevation - existing

8
1/8" = 1'-0"

west elevation - proposed

9
1/8" = 1'-0"

remove window

new double hung window

new covered entry porch and stair

4:12
southeast elevation - existing

northwest elevation - existing
lower floor plan - existing

1/8" = 1'-0"

lower floor plan - proposed

1/8" = 1'-0"