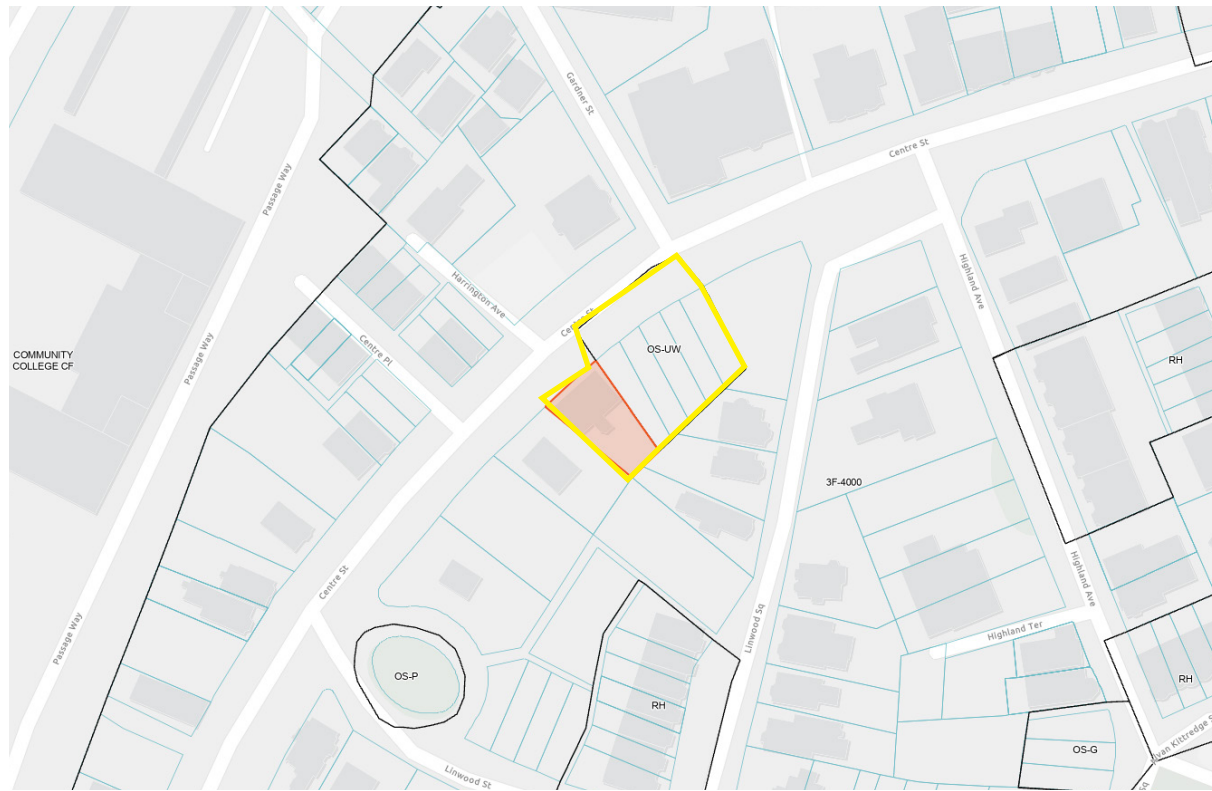


# 48 CENTRE ST

## NEW CONSTRUCTION SINGLE-FAMILY HOME

The owners of the single-family home at 48 Centre St are pursuing a permit to consolidate five lots they own, adjacent to 48 Centre St, and build a single-family home on it as their retirement home. The new building will have a 2-car garage, basement for storage, living room and kitchen on the first floor, and primary bedroom with an ensuite bathroom on the second floor.

The proposed work includes pre-constructed panelized exterior walls that are built off-site and brought in on trucks for fast erection on top of a poured-in-place concrete foundation. The interior will then be finished using typical construction methods. The building will have its utilities tied into Centre St.



Parcel Location Map



Existing home and yard

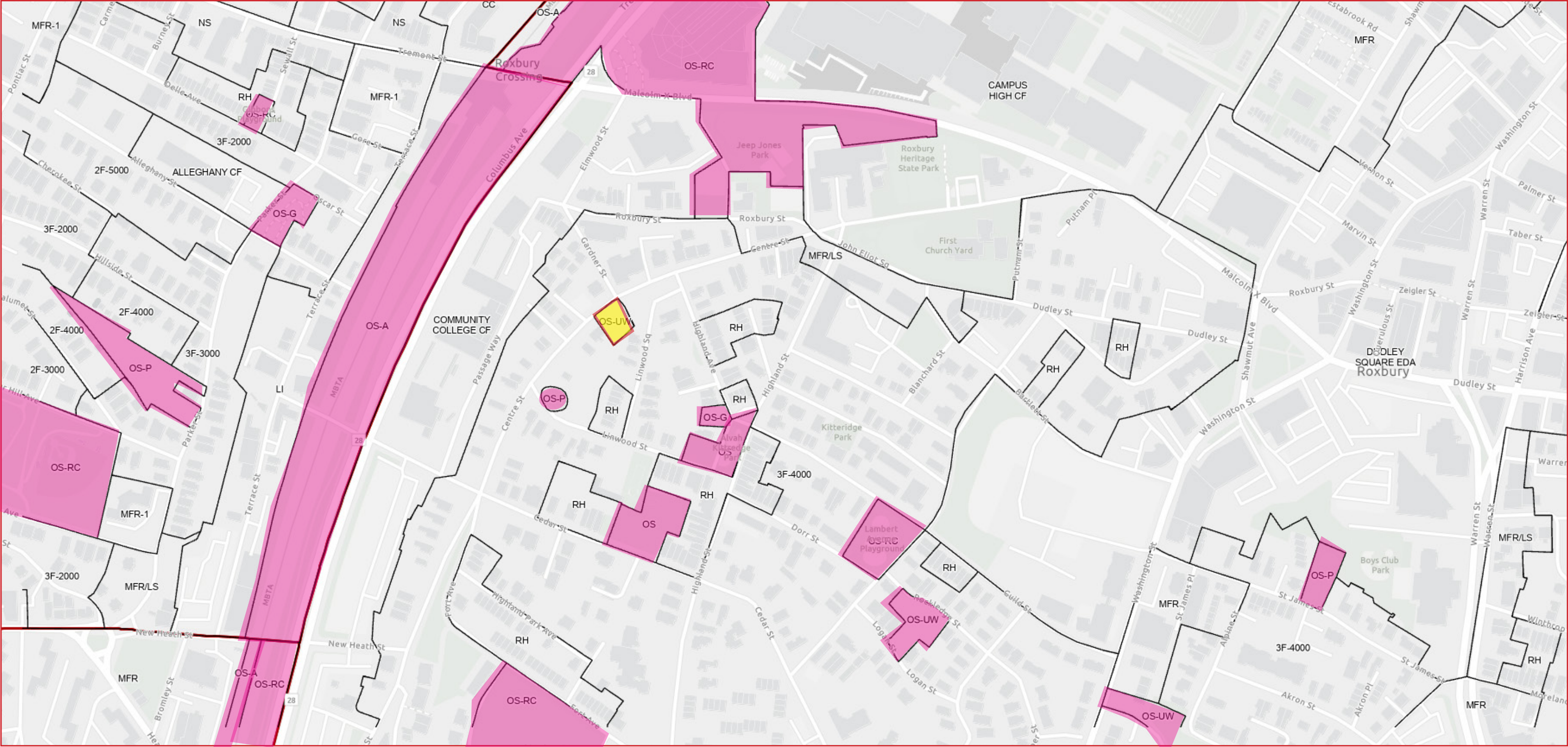
## HIGHLAND PARK ACDC ADVISORY REVIEW

- Introductions
- Project Context: Existing Site
- Project Design: Architectural Style Comparison
- Q & A



# 48 CENTRE ST

EXISTING CONDITIONS





# 48 CENTRE ST

EXISTING CONDITIONS





48 CENTRE ST  
EXISTING CONDITIONS





48 CENTRE ST  
EXISTING CONDITIONS





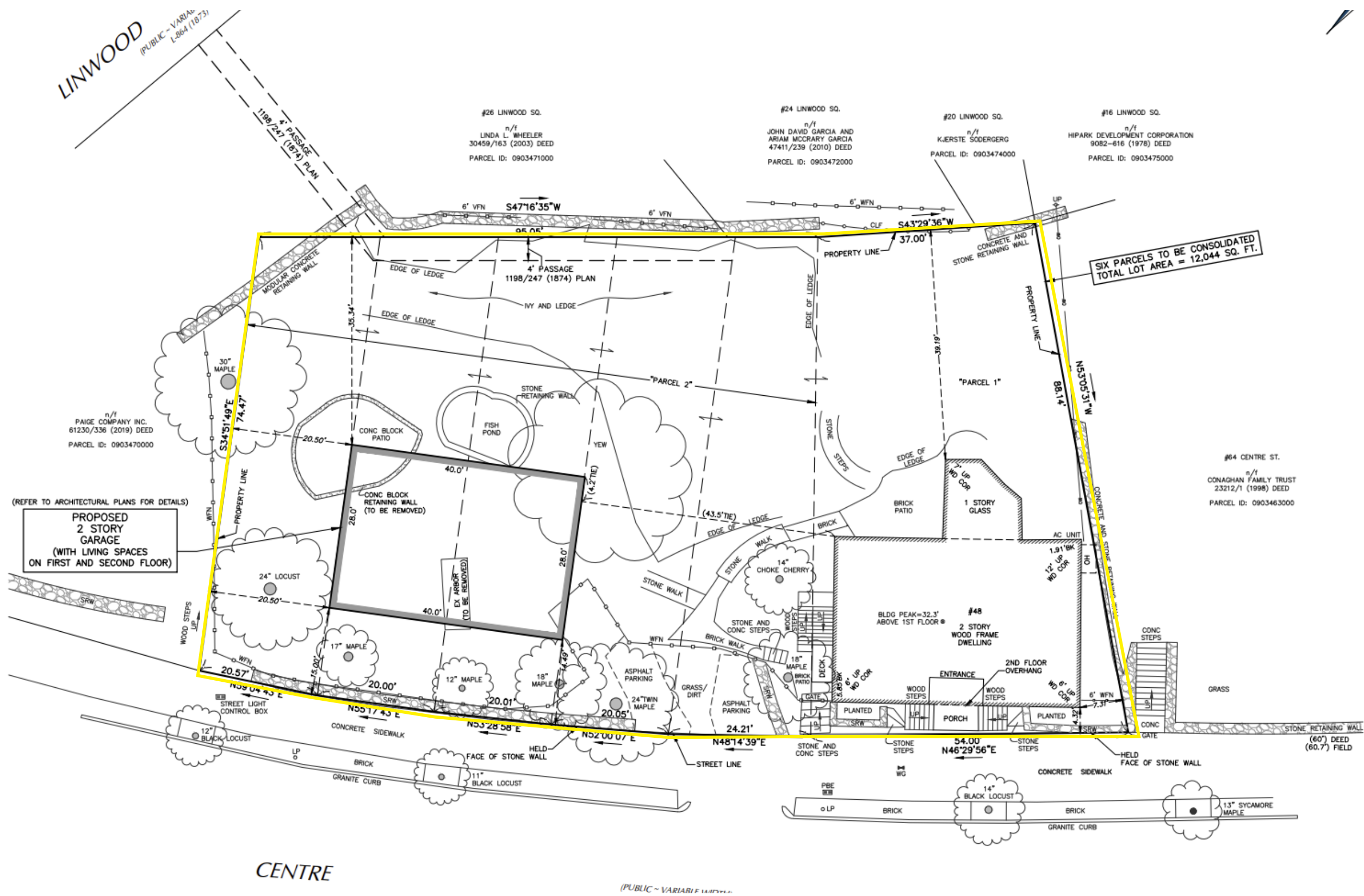
48 CENTRE ST  
EXISTING CONDITIONS





# 48 CENTRE ST

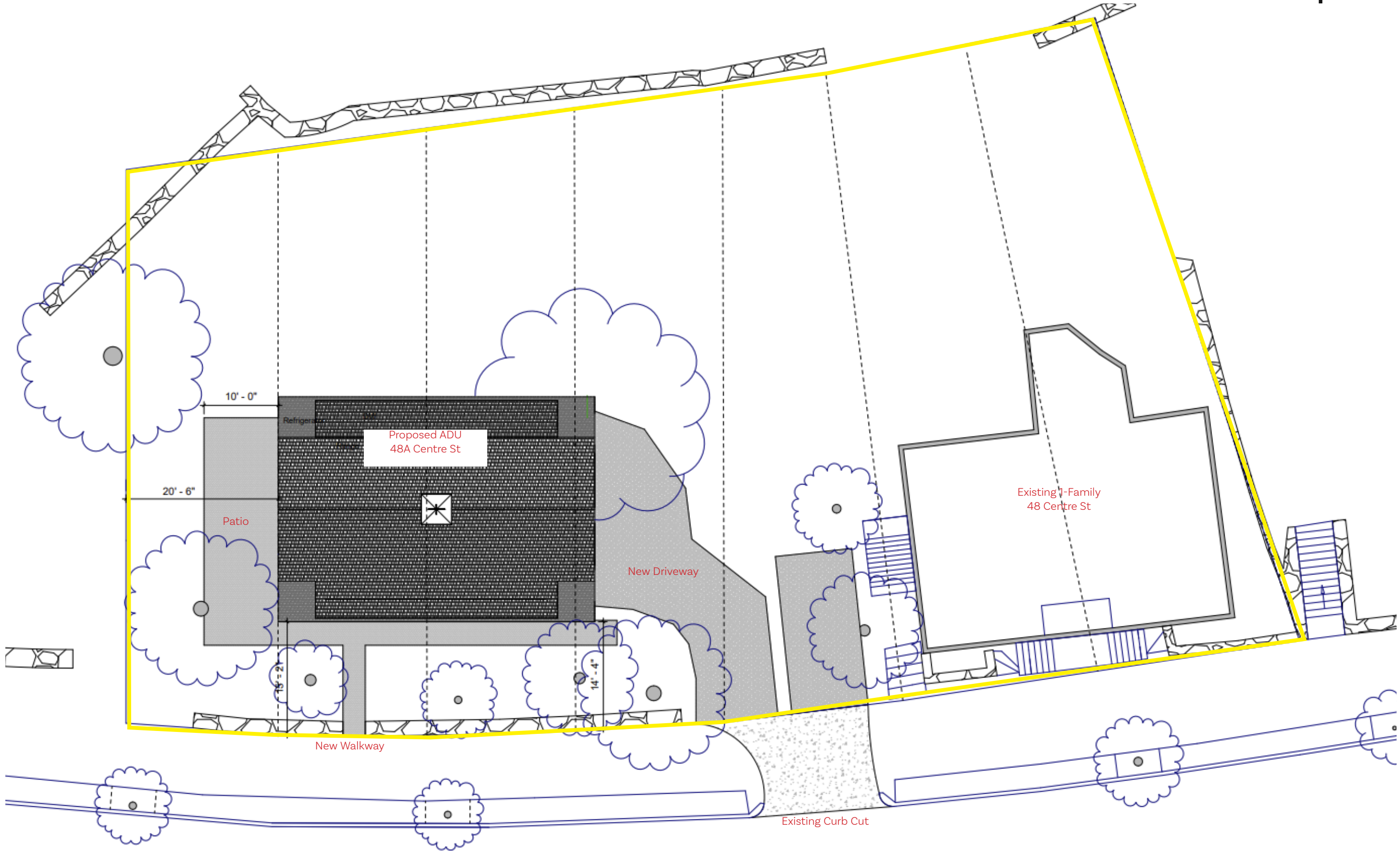
## EXISTING CONDITIONS SITE PLAN





# 48 CENTRE ST

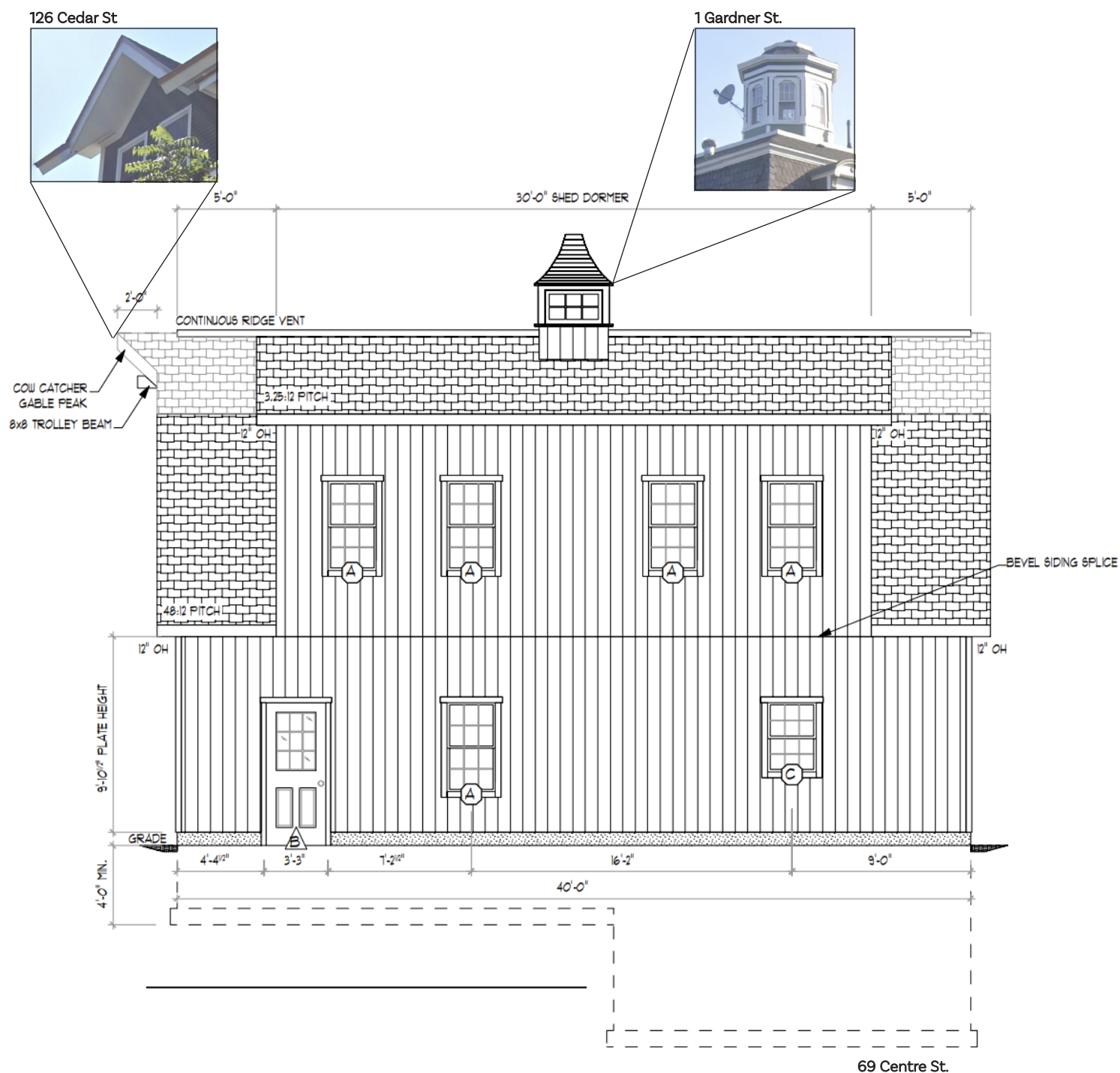
EXISTING CONDITIONS SITE PLAN





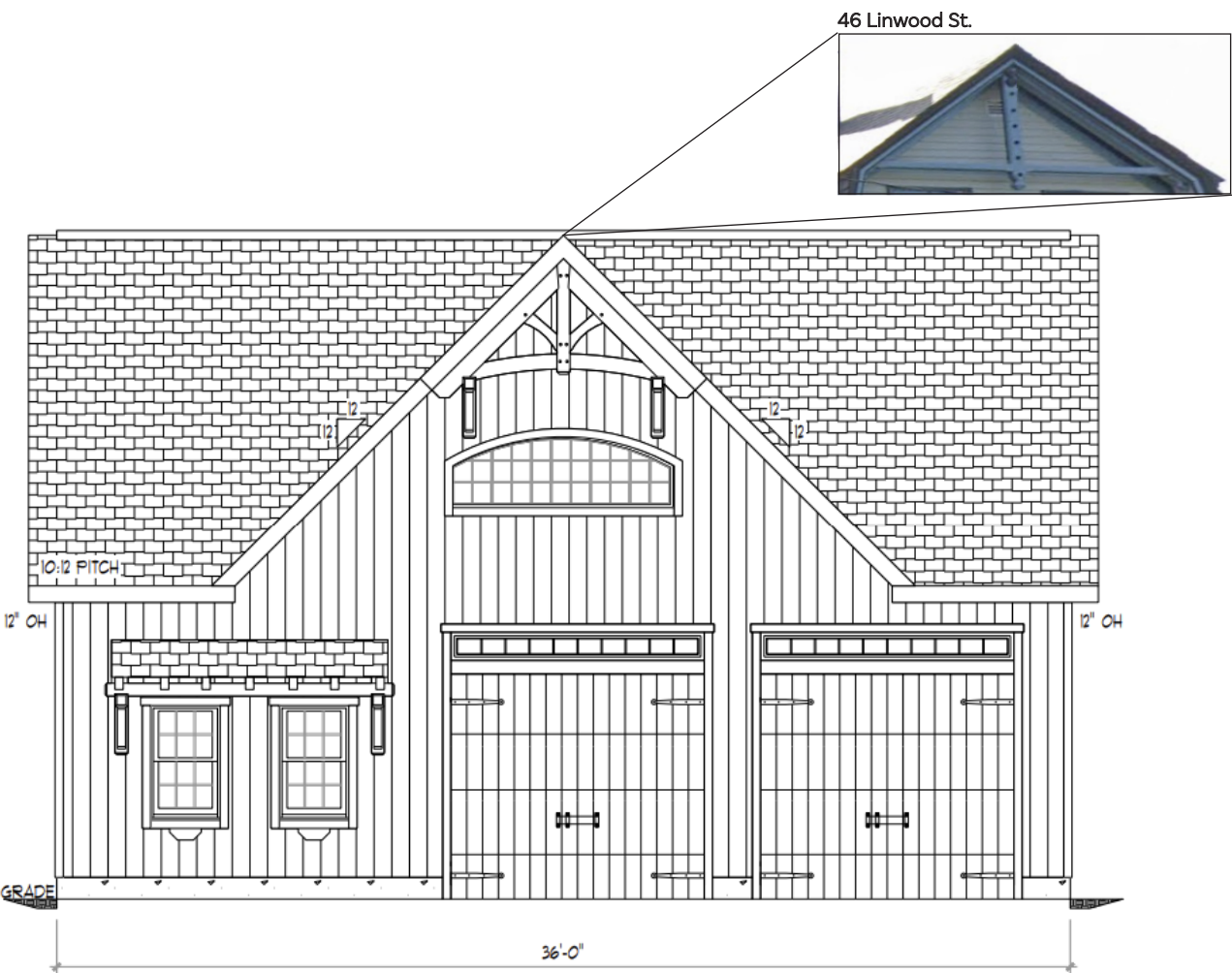
# 44 CENTRE ST

## NEW CONSTRUCTION SINGLE FAMILY HOME



### Gambrel Barn Architectural Elements

- Gambrel Roof
- Mirrored Roof Slope and Window Placement
- Central Cupola to Bring Light Into Upper Level
- Cow Catcher Gable Peak Provides Aesthetic Break in Symmetrical Design



Street View (Car Entrance)

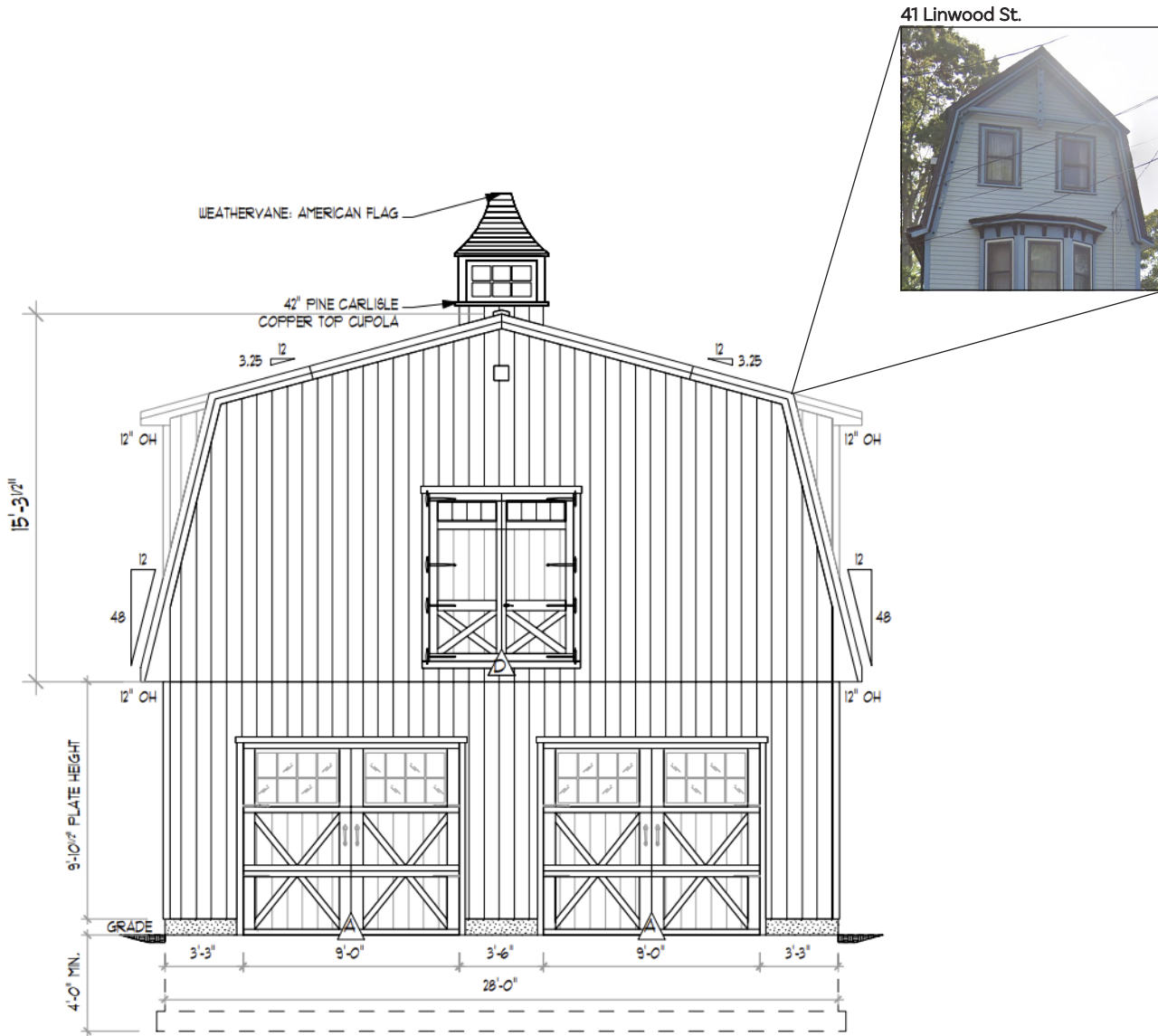
### Carriage Barn Architectural Elements

- Gable Roof
- Central Arched Window in Upper Gable Area
- Two Barn Style Garage Doors That Are Off-center Towards The Right
- Two Windows and an Awning Fill the Space on the Left



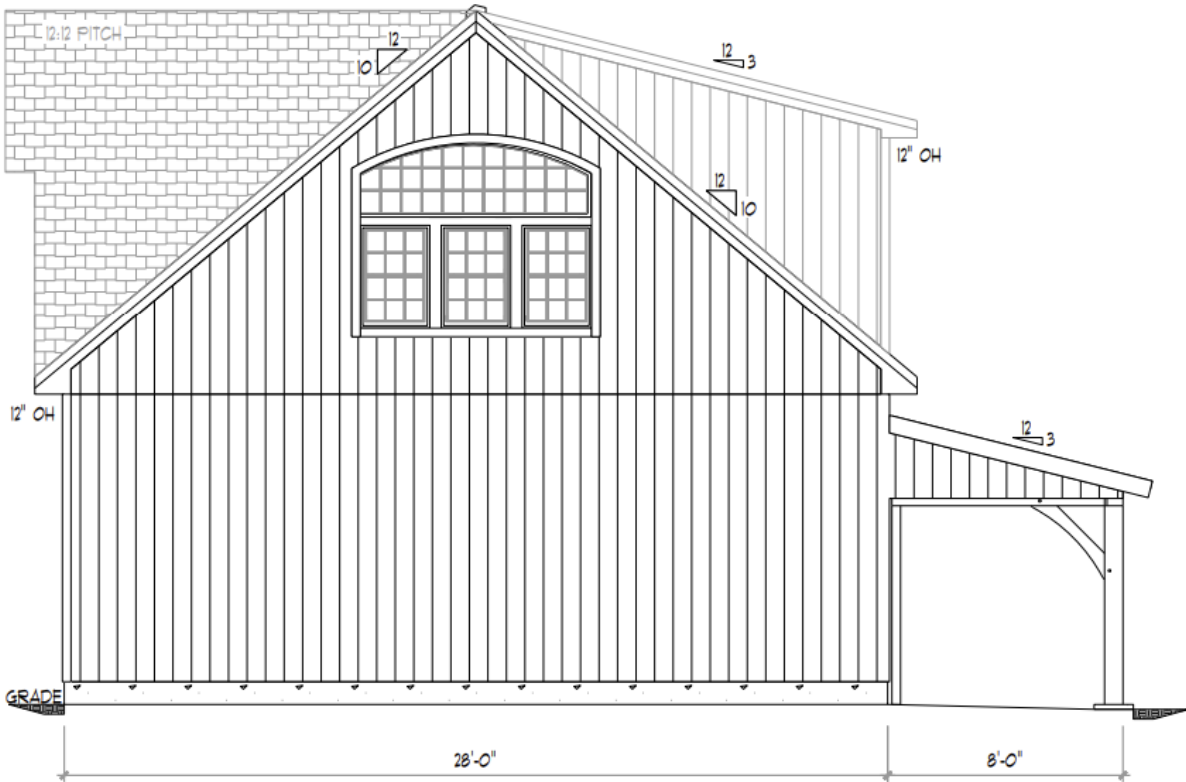
44 CENTRE ST

NEW CONSTRUCTION SINGLE FAMILY HOME



Driveway View (Car Entrance)

- Gambrel Barn Architectural Elements
- Gambrel Roof with Lower Roof Angle at 104 Degrees, and Upper Roof Angle at 164. 8 Degrees
  - Mirrored Garage Barn Style Doors Positioned for Easy Access from Existing Curb Cut
  - Decorative Double Loft Door



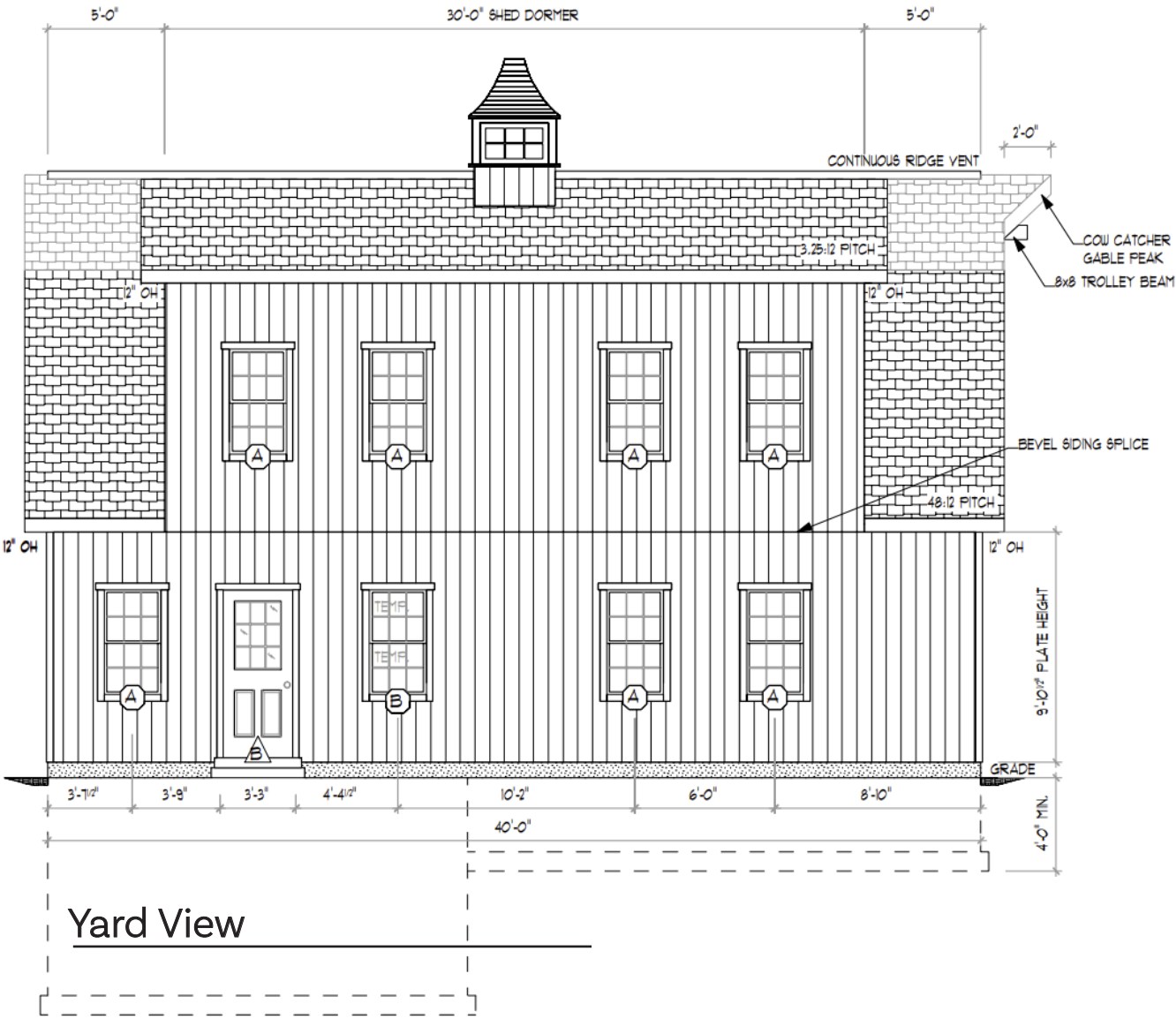
Driveway View

- Carriage Barn Architectural Elements
- Multiple Roof Pitches Including 45-degree angle, 40-degree angle, and a 14-degree angle Pitch
  - Vertical Board and Batton Siding
  - Central Arched Window is Located Above Three Single Hung Windows on Upper Level

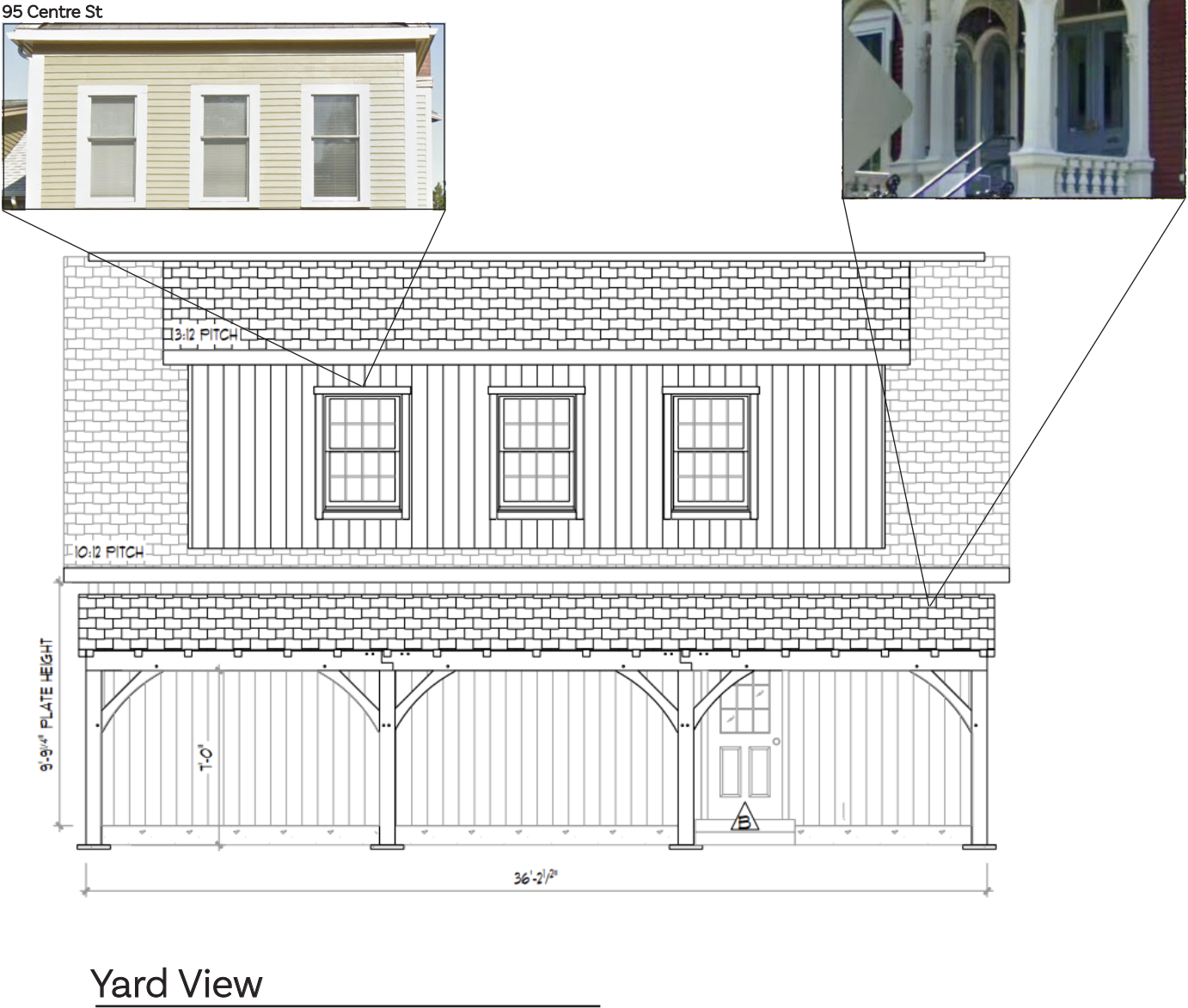


# 44 CENTRE ST

## NEW CONSTRUCTION SINGLE FAMILY HOME



- Gambrel Barn Architectural Elements**
- Central 30' Shed Dormer Provides Vertical Space on Second Level
  - Colonial Style Single Hung Windows

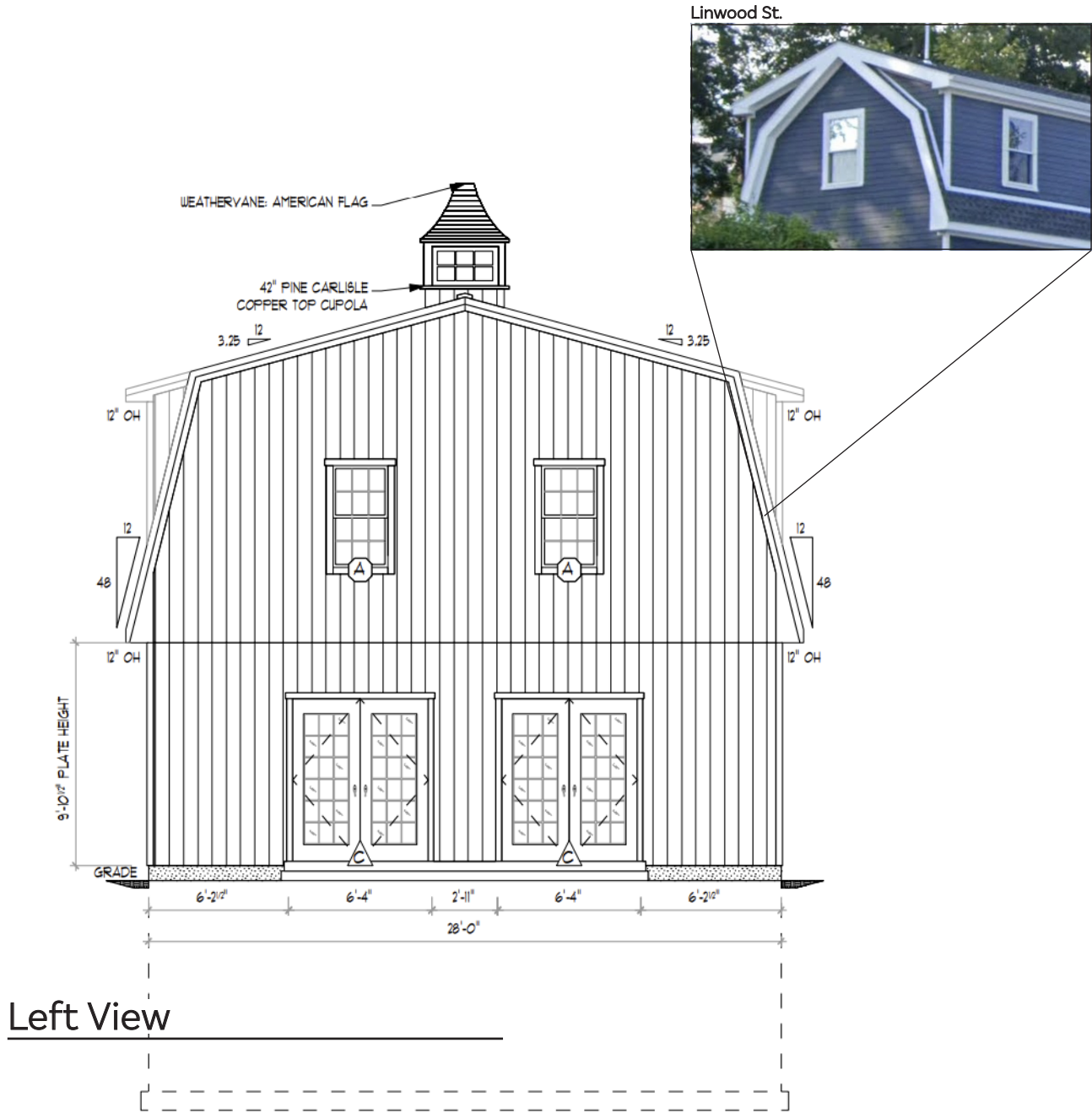


- Carriage Barn Architectural Elements**
- An 8' Deep Covered Porch, with Large Columns and Curved Brackets, Faces the Back Yard
  - Large Central Dormer With Three Evenly Spaced Single-Hung Windows



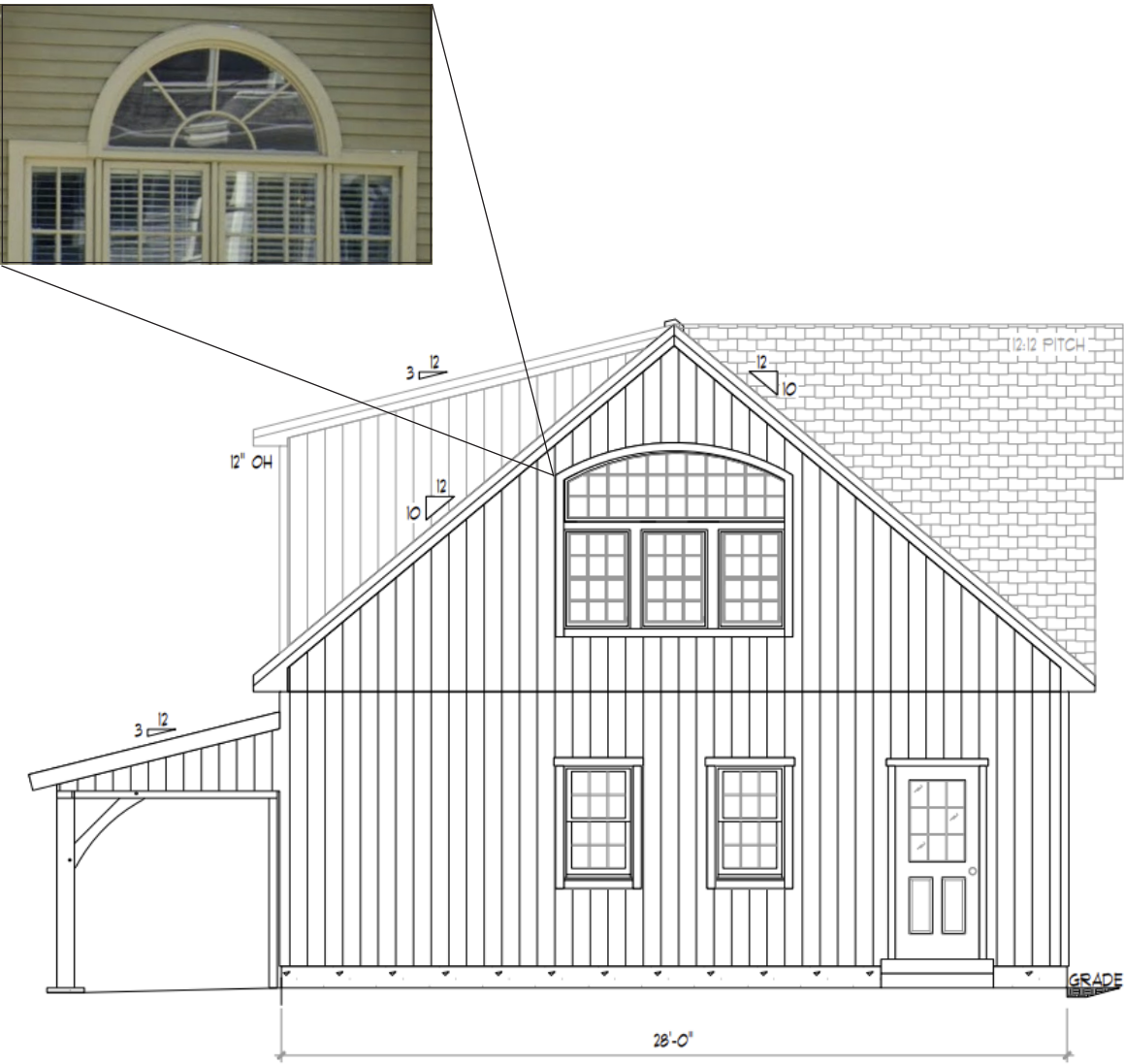
# 44 CENTRE ST

## NEW CONSTRUCTION SINGLE FAMILY HOME



### Gambrel Barn Architectural Elements

- Simple Window Placement
- Symmetrical Window and Door Layout
- Copper Top Cupola can Bring an Added Visual Element Through Material Difference



### Carriage Barn Architectural Elements

- Panel Door with Glass Inserts Serves as the Main Entrance
- Two Central Windows on First level, In Line With Windows Above



# 44 CENTRE ST

NEW CONSTRUCTION SINGLE FAMILY HOME



Gambrel Barn Style Renders



WINDOW SCHEDULE							
WINDOW MANUFACTURE: ANDERSEN 100 SERIES							
LETTER	QTY	MODEL	COLOR	GRILL	EGRESS	TEMP.	RGH. OPG (WxH)
(A)	14	2646 SINGLE HUNG	SANDSTONE	GBG	NO	NO	2'-6" X 4'-6"
(B)	1	2646 SINGLE HUNG	SANDSTONE	GBG	NO	YES	2'-6" X 4'-6"
(C)	1	2636 SINGLE HUNG	SANDSTONE	GBG	NO	NO	2'-6" X 3'-6"

BUILDING MATERIAL SCHEDULE		
ITEM	DESCRIPTION	FINISH / COLOR
ROOF ASSEMBLY		
ROOFING	30 YEAR TAMKO ARCHITECTURAL SHINGLES	RUSTIC BLACK
WEATHER BARRIER	SYNTHETIC UNDERLAYMENT	N/A
ROOF DECKING	1/2" DOUGLAS FIR PLYWOOD	N/A
EAVE OVERHANGS	12" W/ PINE SOFFIT & 2" CIRCLE VENTS	NONE
GABLE OVERHANGS	12" LADDER FRAMED W/ PINE SOFFIT	NONE
FASCIAS	1x PINE	NONE
RAKES	1x PINE	NONE
RIDGEVENT	CONTINUOUS ROLLED VENT	N/A
WALL ASSEMBLY		
FRAMING	2x6 STUDS @ 16" O.C.	NONE
SHEATHING	1/2" DOUGLAS FIR PLYWOOD	N/A
WEATHER BARRIER	TYVEK BUILDING WRAP	N/A
VENT	1x3 HORIZ. FURRING STRIPS @ 24" O.C.	N/A
EXTERIOR SIDING	1x8 KILN DRIED VERT. SHIPLAP PINE	NONE
WINDOW & DOOR TRIM	1x PINE	NONE

Carriage Barn Style Renders





# QUESTIONS? COMMENTS?



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