

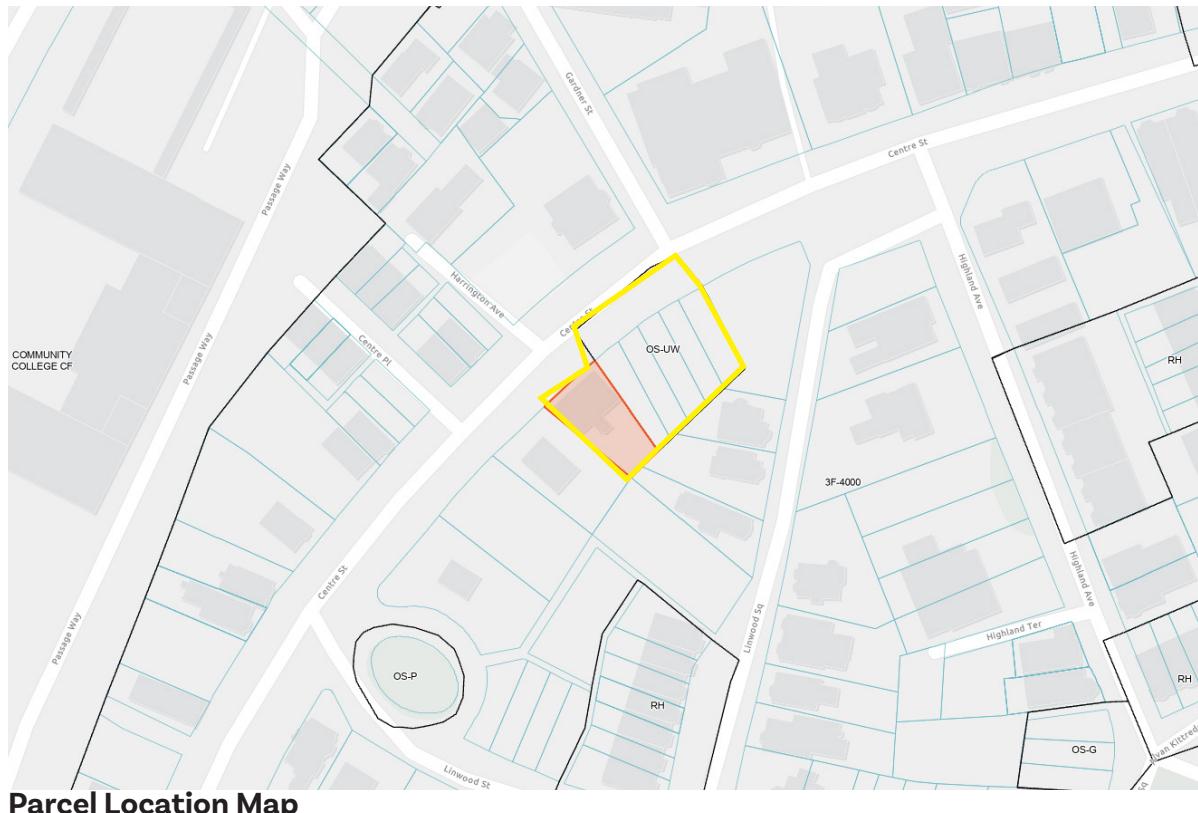
48 CENTRE ST

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.



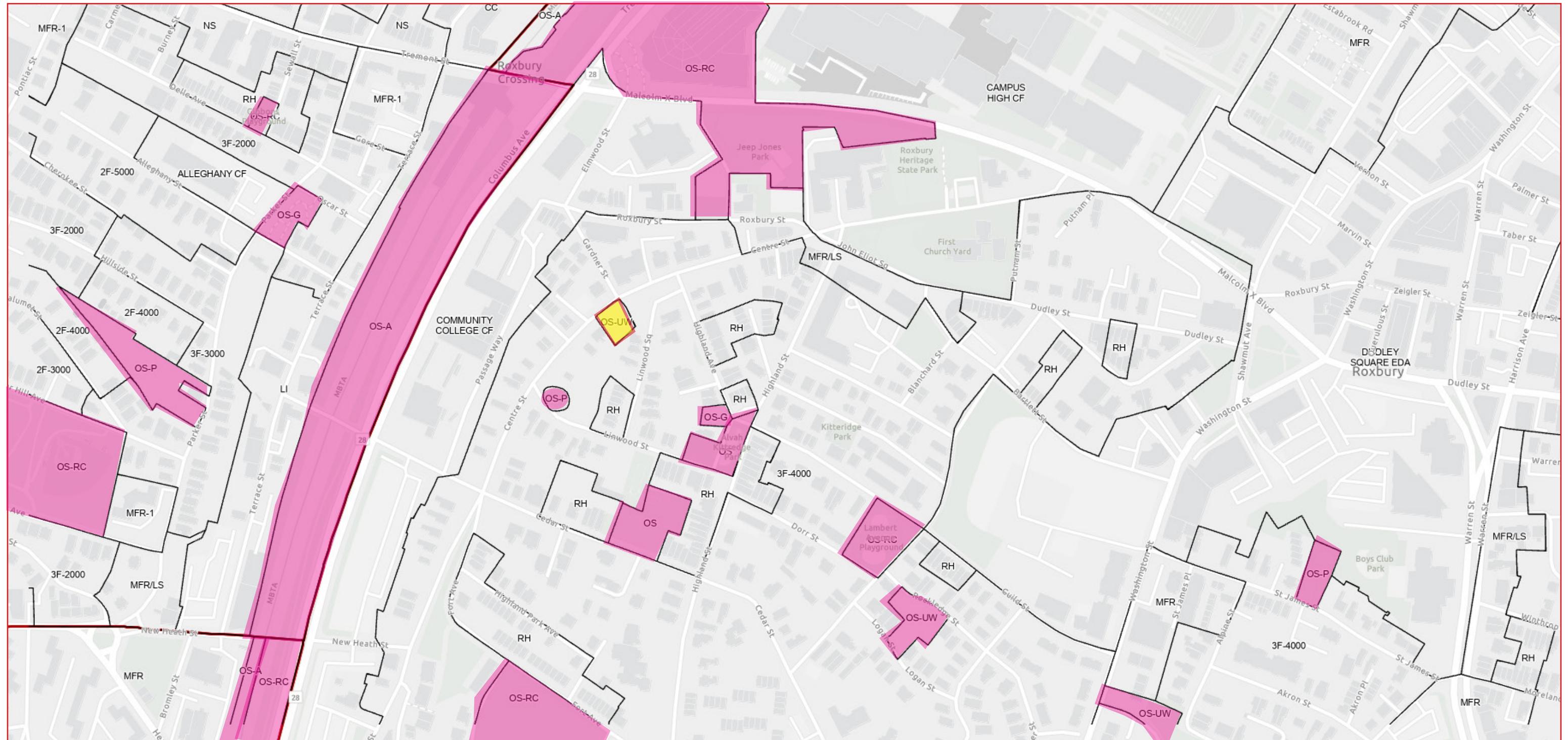
Existing home and yard

HIGHLAND PARK ACDC ADVISORY REVIEW

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

48 CENTRE ST

EXISTING CONDITIONS



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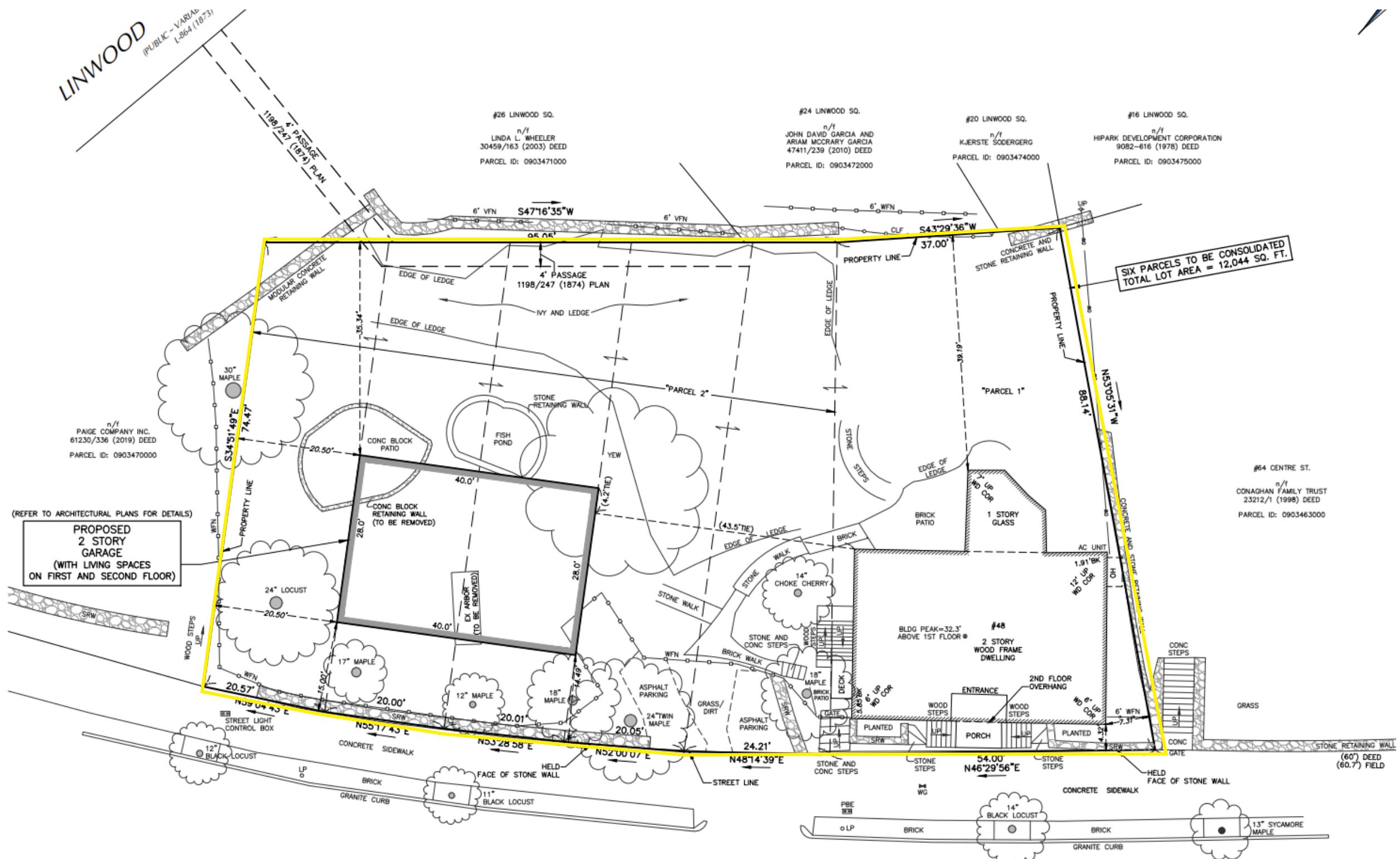
48 CENTRE ST

EXISTING CONDITIONS



48 CENTRE ST

EXISTING CONDITIONS SITE PLAN

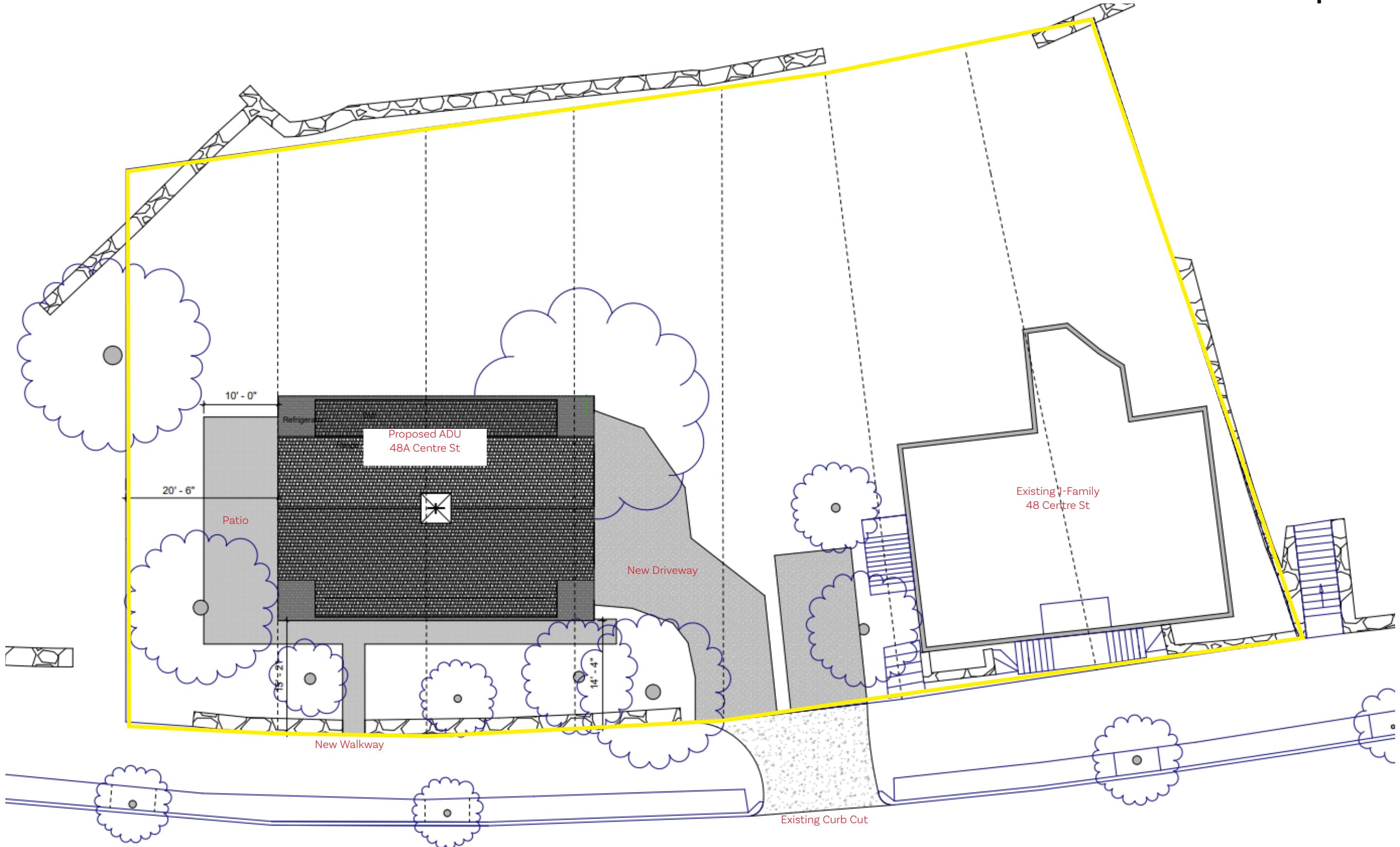


CENTRE

(PUBLIC ~ VARIABLE MAP)

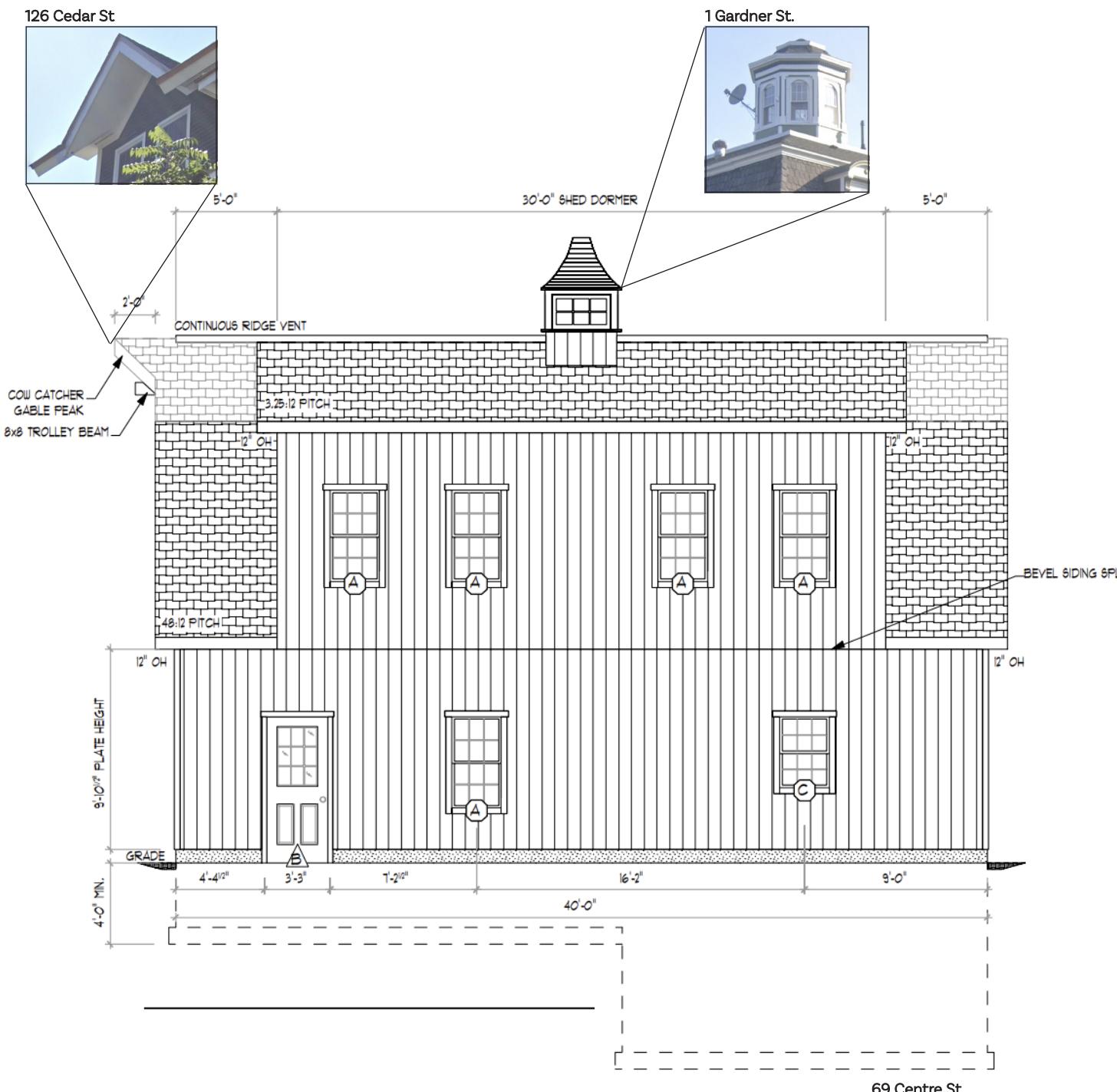
48 CENTRE ST

EXISTING CONDITIONS SITE PLAN



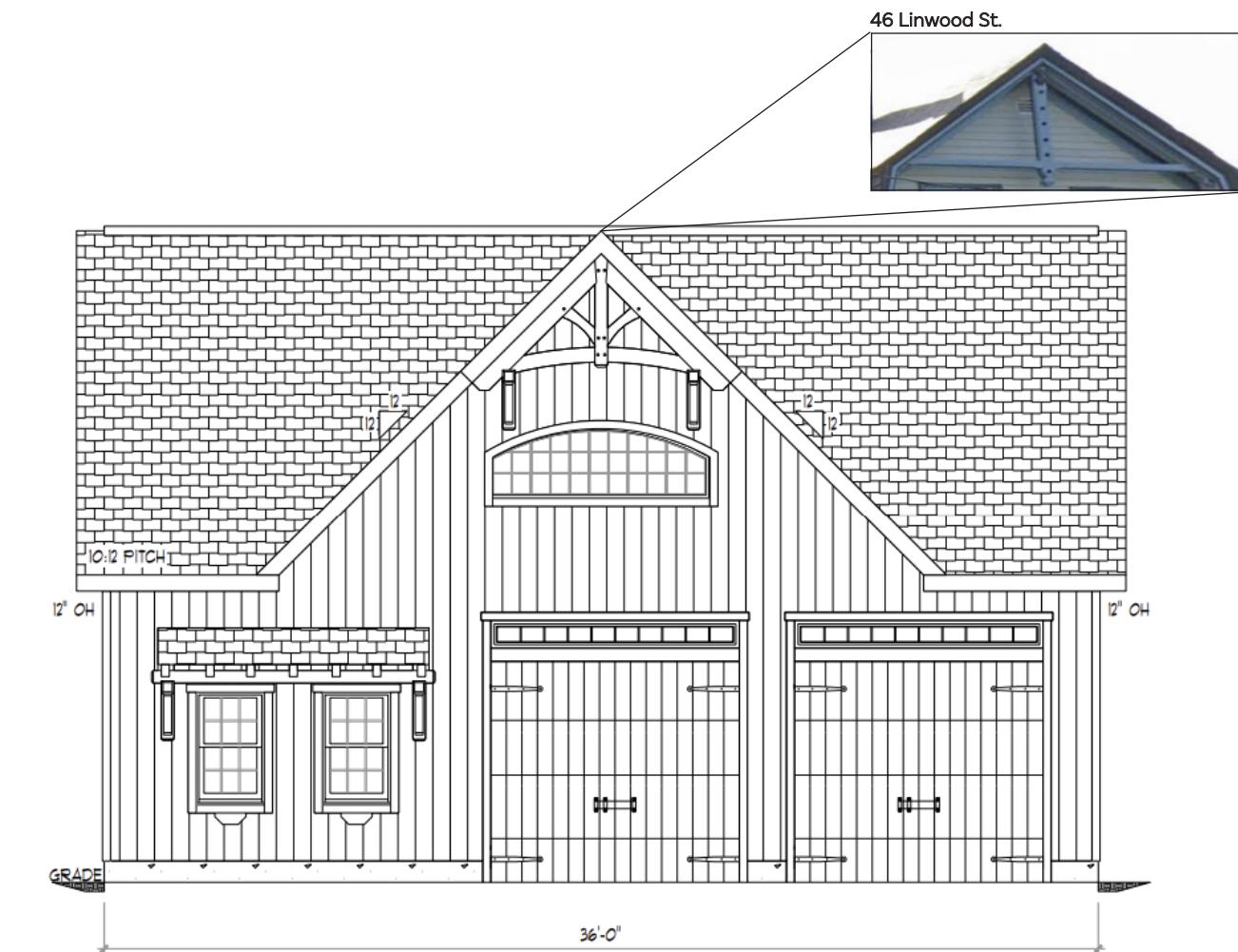
44 CENTRE ST

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



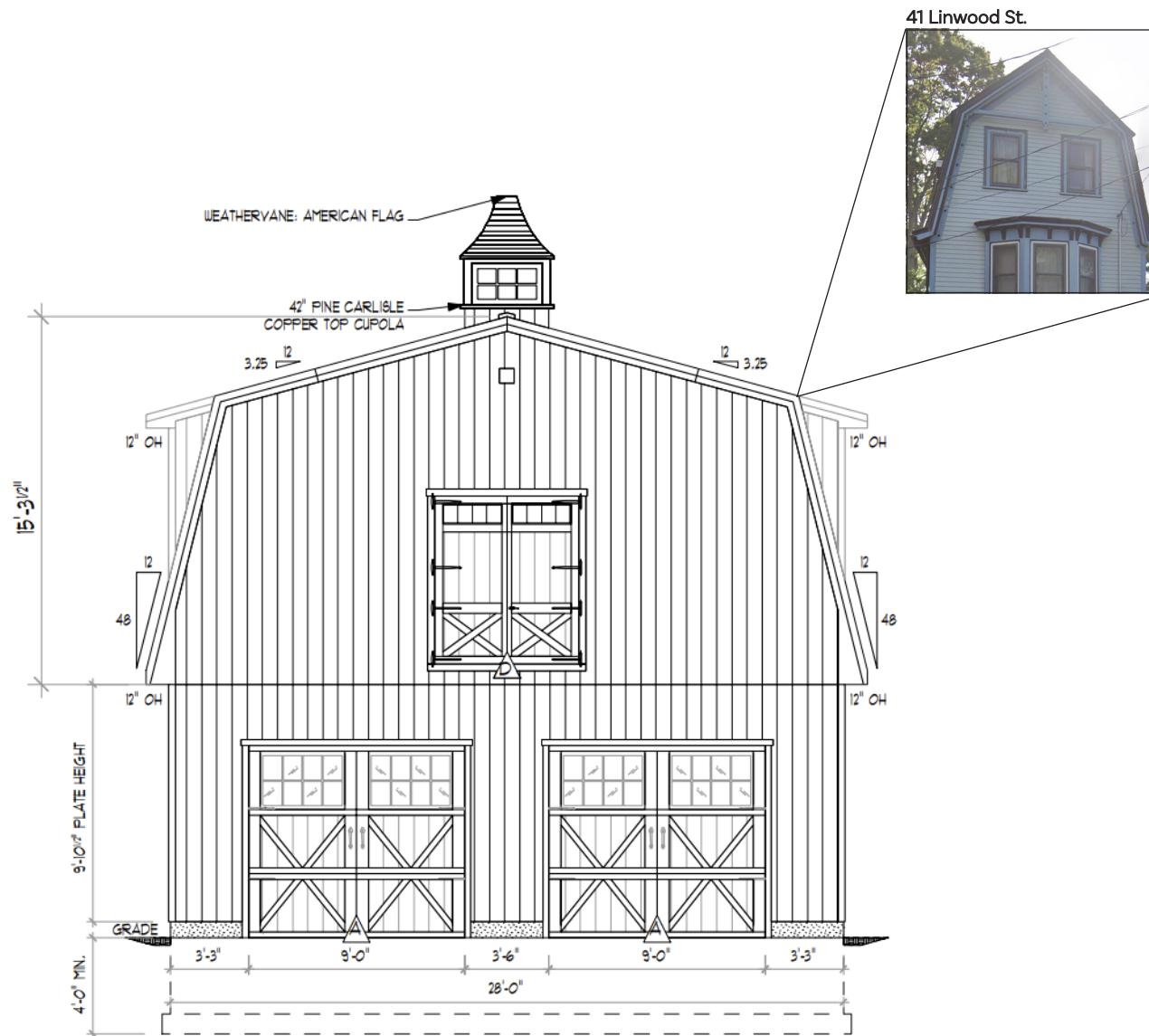
Street View (Car Entrance)

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

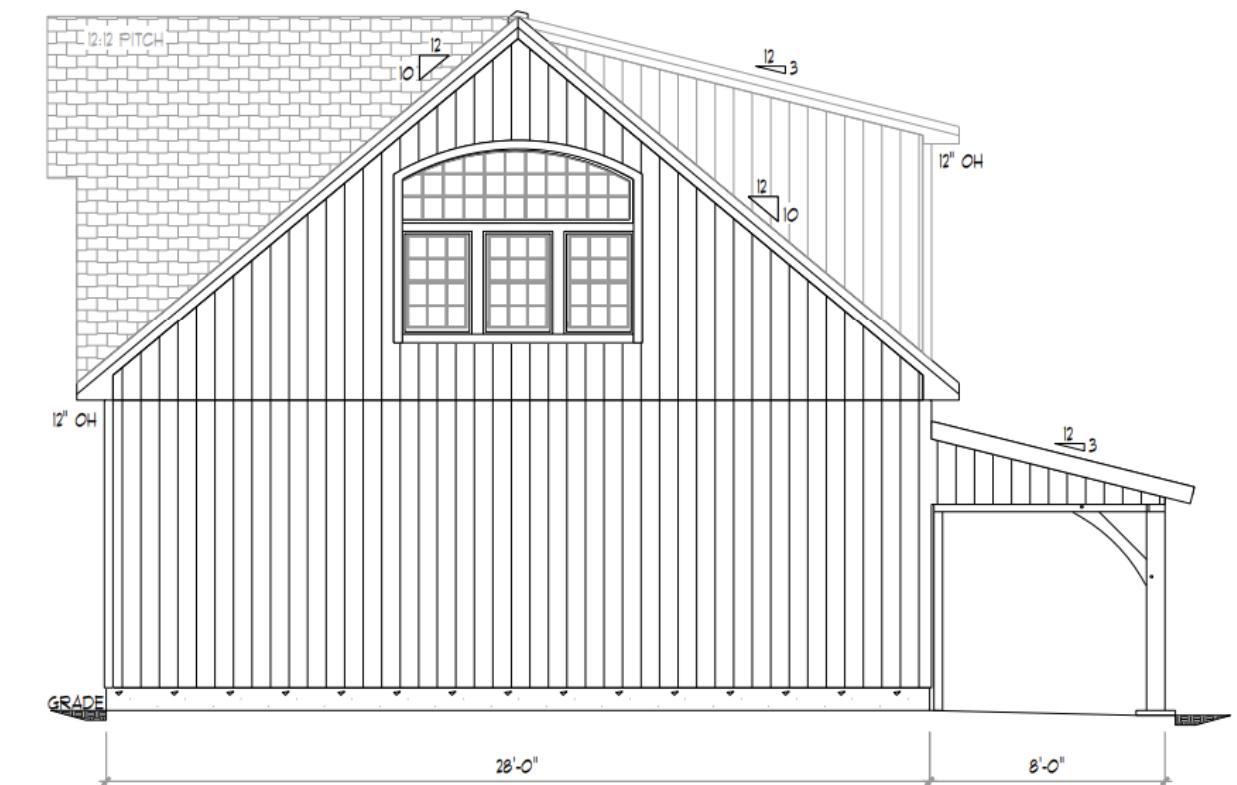
NEW CONSTRUCTION SINGLE FAMILY HOME



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



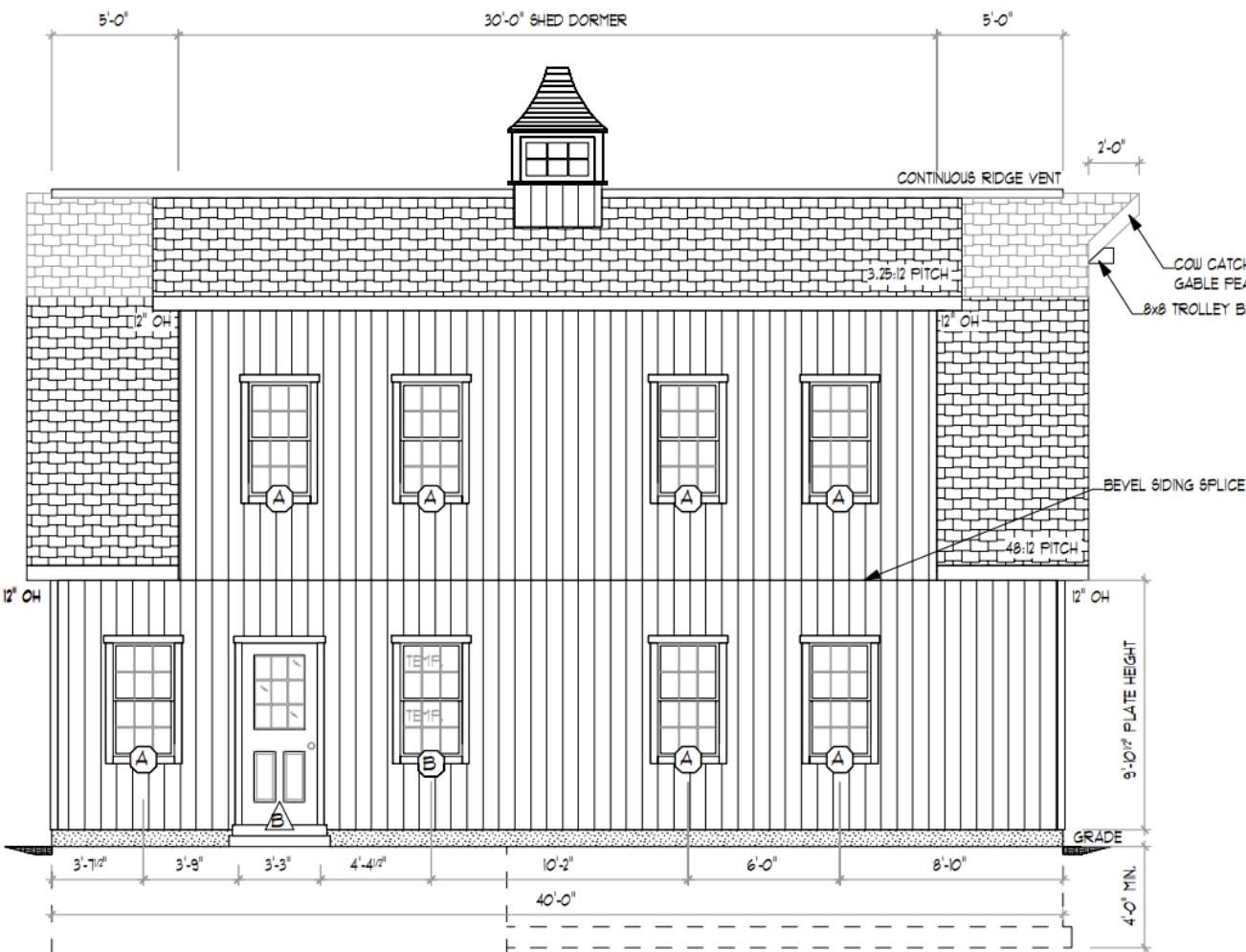
Driveway View

Carriage Barn Architectural Elements

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

44 CENTRE ST

NEW CONSTRUCTION SINGLE FAMILY HOME



Yard View

Gambrel Barn Architectural Elements

- Central 30' Shed Dormer Provides Vertical Space on Second Level
- Colonial Style Single Hung Windows



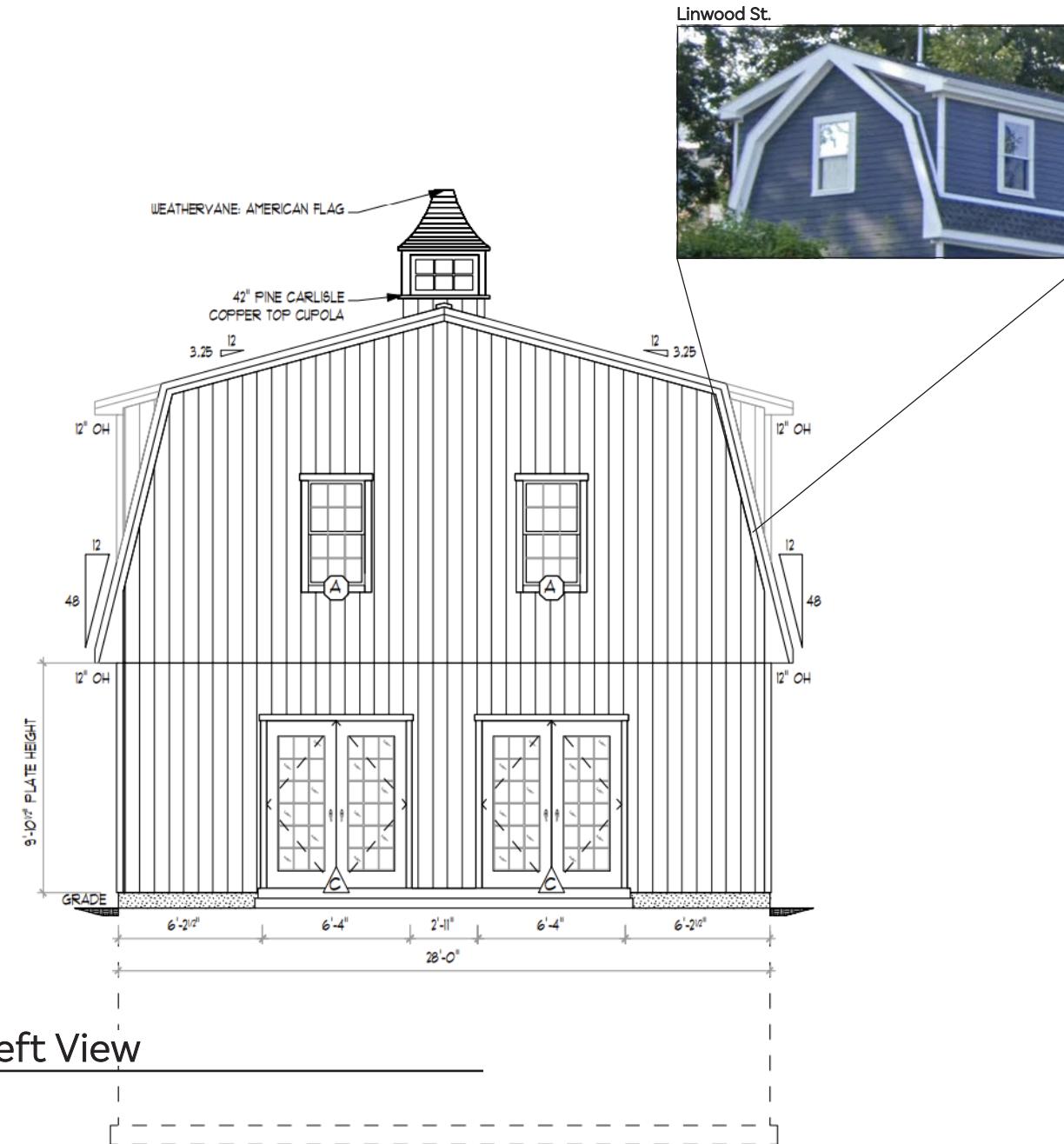
Yard View

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

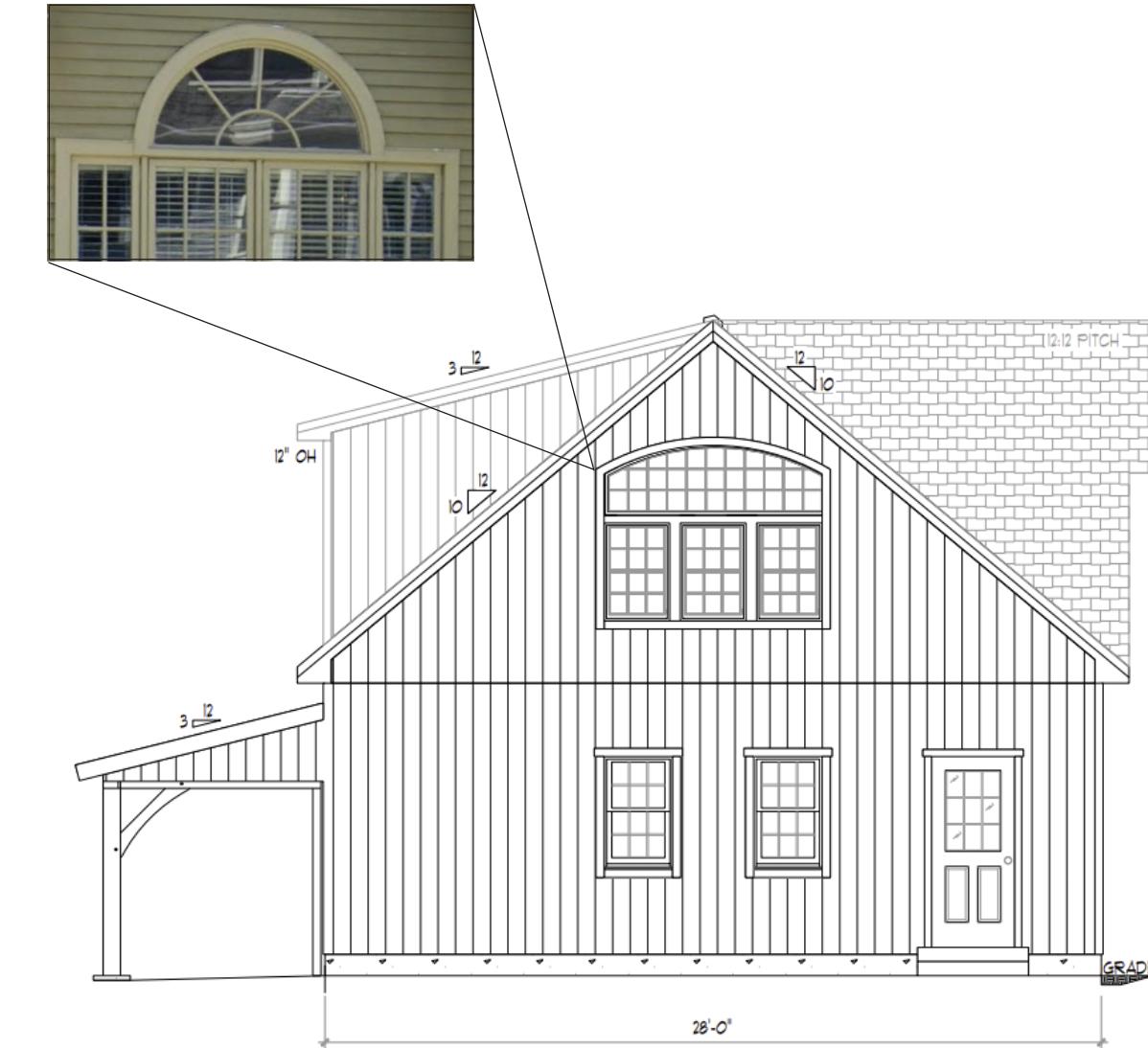
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NEW CONSTRUCTION SINGLE FAMILY HOME



Gambrel Barn Architectural Elements

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



Left View (Main Entrance)

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

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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 HORIZONTAL FURRING STRIPS @ 24" O.C.	N/A
EXTERIOR SIDING	1x6 KILN DRIED VERT. SHIPLAP PINE	NONE
WINDOW & DOOR TRIM	1x PINE	NONE

Carriage Barn Style Renders



QUESTIONS? COMMENTS?



OWNER: Ed Blank & Lisa Berger
edblank@mac.com, lisaberger@mac.com

ARCHITECT: Michael Chavez, NCARB, NOMA, LEED AP
Social Impact Collective, Inc.
michael@sicollective.com
(857) 526-2299

