

Project Narrative and Scope of Work – Details for each item listed for review

1. Replacement of Exterior Siding, Soffit, Trim, and Gutters
 - a. Exterior Siding
 - i. Proposing to replace the existing siding on the home with James Hardie “Hardie Plank”, Smooth Texture
 - ii. Hardie Plank to be used to match the existing plank siding on the home
 - iii. Width of new siding to be 6.25” to achieve an exposure width of 5”, which matches the current exposure width of the existing plank siding on the home
 - iv. Photos and specs included in application packet
 - b. Soffit
 - i. Proposing to replace the soffit with James Hardie “Hardie Soffit”, Smooth Texture
 - ii. Width of soffit to match existing – No change in roofline or soffit overhang
 - iii. Photos and specs included in application packet
 - c. Trim
 - i. Proposing to replace the existing exterior trim with James Hardie “Hardie Trim”, Smooth Texture
 - ii. Width of Hardie Trim to be 3.5” to match the current width of the existing trim on the home
 - iii. Photos and specs included in application packet
 - d. Gutters
 - i. Gutters to be replaced with like kind gutters, matching the original appearance of the gutters currently on the property
2. Replacement of Windows
 - a. Casement Windows
 - i. Proposing to replace windows 1 and 2 on the front elevation, as detailed on the elevation sheets, with **Pella Aluminum Clad Wood Casement Windows**. Details and specs included
 - ii. Divided lite pattern of new windows to match original divided lite pattern and appearance of existing windows
 - iii. Sizes to remain unchanged, new windows will match existing window size
 - iv. Photos and specs included in application packet
 - b. Single Hung Windows
 - i. Proposing to replace windows 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14, as detailed on the elevation sheets, with **Pella Aluminum Clad Wood Single Hung Windows**
 - ii. Windows 3 through 9 are located on the rear and side elevations which are not visible from the street. Windows 10, 11, and 12 are not visible from the exterior of the home.
 - iii. All windows are proposed to be 2 Lite in pattern, with a single horizontal divider
 - iv. Sizes to remain unchanged, new windows will match existing window size

v. Photos and specs included in application packet

3. Eliminate Two Exterior Doors
 - a. Exterior Door from Front Porch to Garage
 - i. Proposing eliminating the exterior door on the front porch that currently accesses the garage. This area will receive matching siding to coordinate with the appearance of the remaining exterior of the home
 - b. Exterior Door from Back Yard to Middle Bedroom
 - i. Proposing eliminating the exterior door in the back yard that currently accesses the middle bedroom. Window in this bedroom is suitable size for egress. This area will receive matching siding to coordinate with the appearance of the remaining exterior of the home
4. Enclosure of Existing Sunroom
 - a. Existing sunroom was constructed of metal storm windows and is not usable living space, however it is under the existing roof and on existing foundation.
 - b. Proposing to enclose the existing sunroom with framed walls under existing roof and on existing foundation, no change in roofline or footprint. Proposal includes the addition of two **Pella Aluminum Clad Wood Single Hung Windows**, and one new exterior door. New Rear exterior door to be similar in design and spec to existing front door
 - c. Window sizes to be 36" x 52" to match the size of the existing single hung windows on the rear of the property. Windows will also match the divided lite pattern to be used on the rear of the property
 - d. Exterior door will be 36" x 80" to match size of existing front door, and will provide access from the living area to the back yard
5. Expansion of existing approach and driveway
 - a. Proposing to widen a portion of the driveway to the full existing width of 19'6", i.e., Existing driveway is 19'6" wide at eastern boundary where connecting to the garage and front porch, and when traveling west drive tapers down to 11' wide at the approach and connection to the street right of way
 - b. Proposing to add additional paving at the ROW and western boundary to expand the width to 19'6", to match the existing 19'6" width at the eastern boundary.
 - i. Work within the ROW will conform to City standards, with 4' sidewalks and the standard 5' turn radius at each end of the approach.