

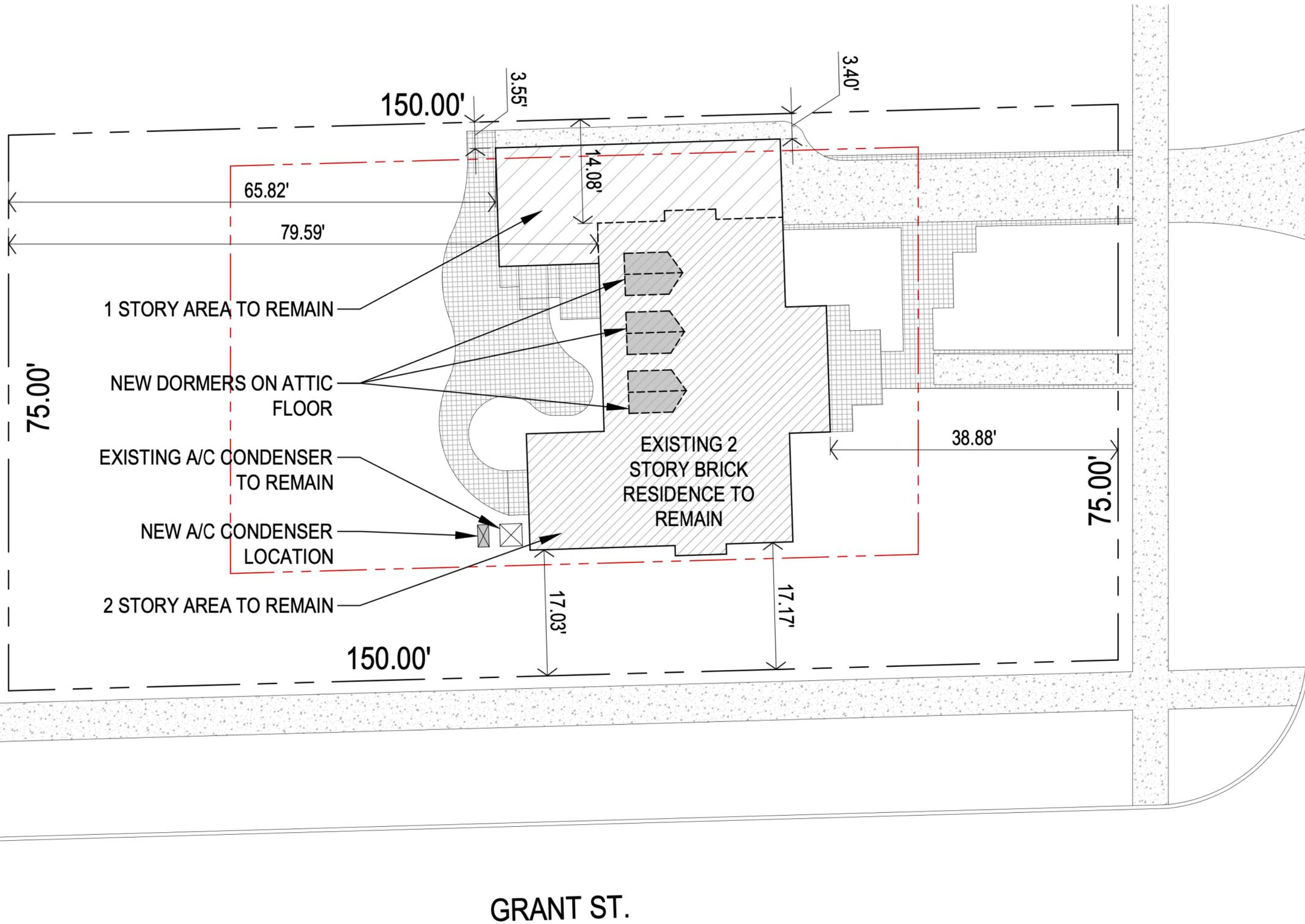
2300 Lincolnwood Dr.

Attic renovation with addition of
three dormers and four skylights



Site plan

- Addition of three dormers most visible from the south elevation on Grant St.



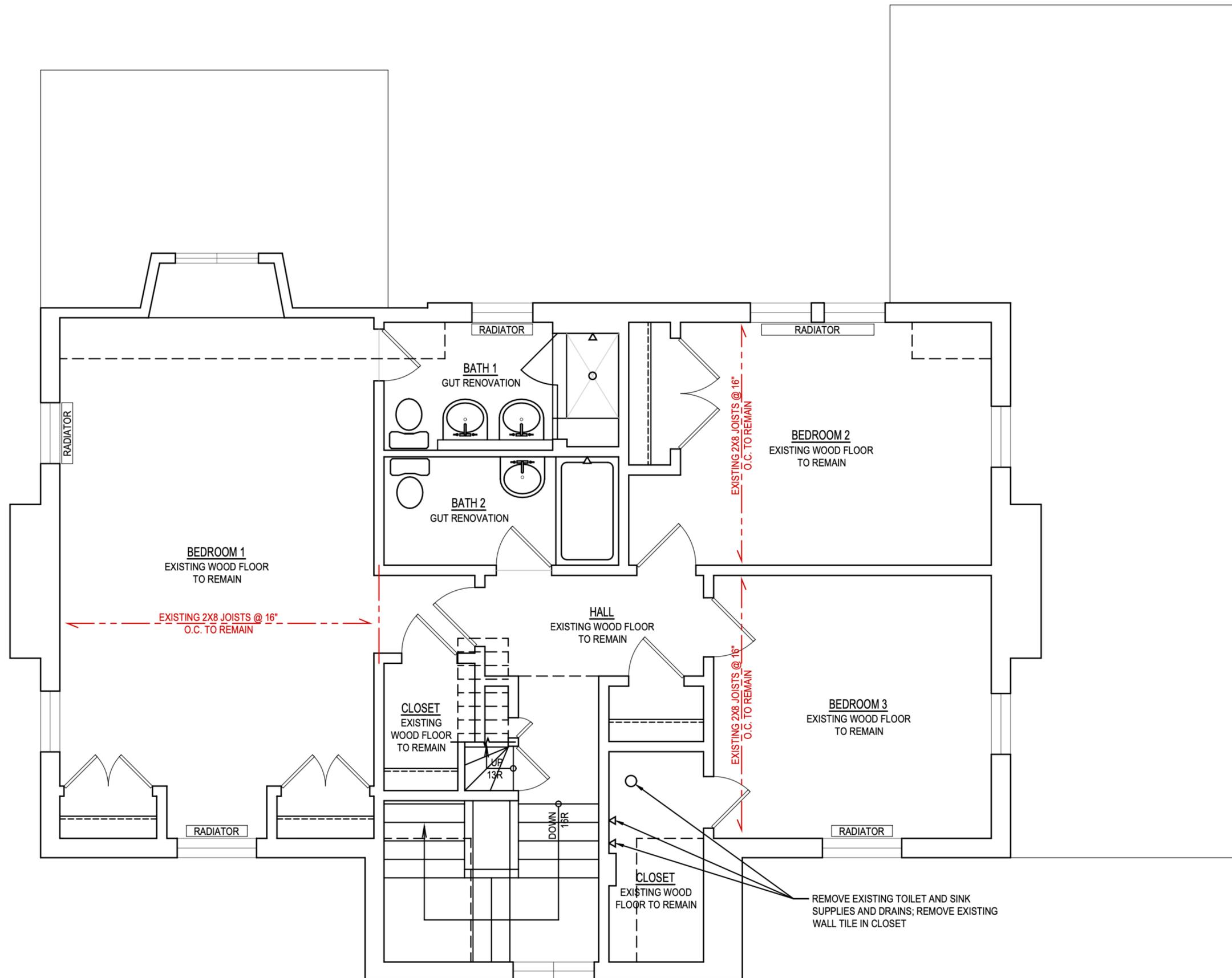
LINCOLNWOOD DRIVE

GRANT ST.



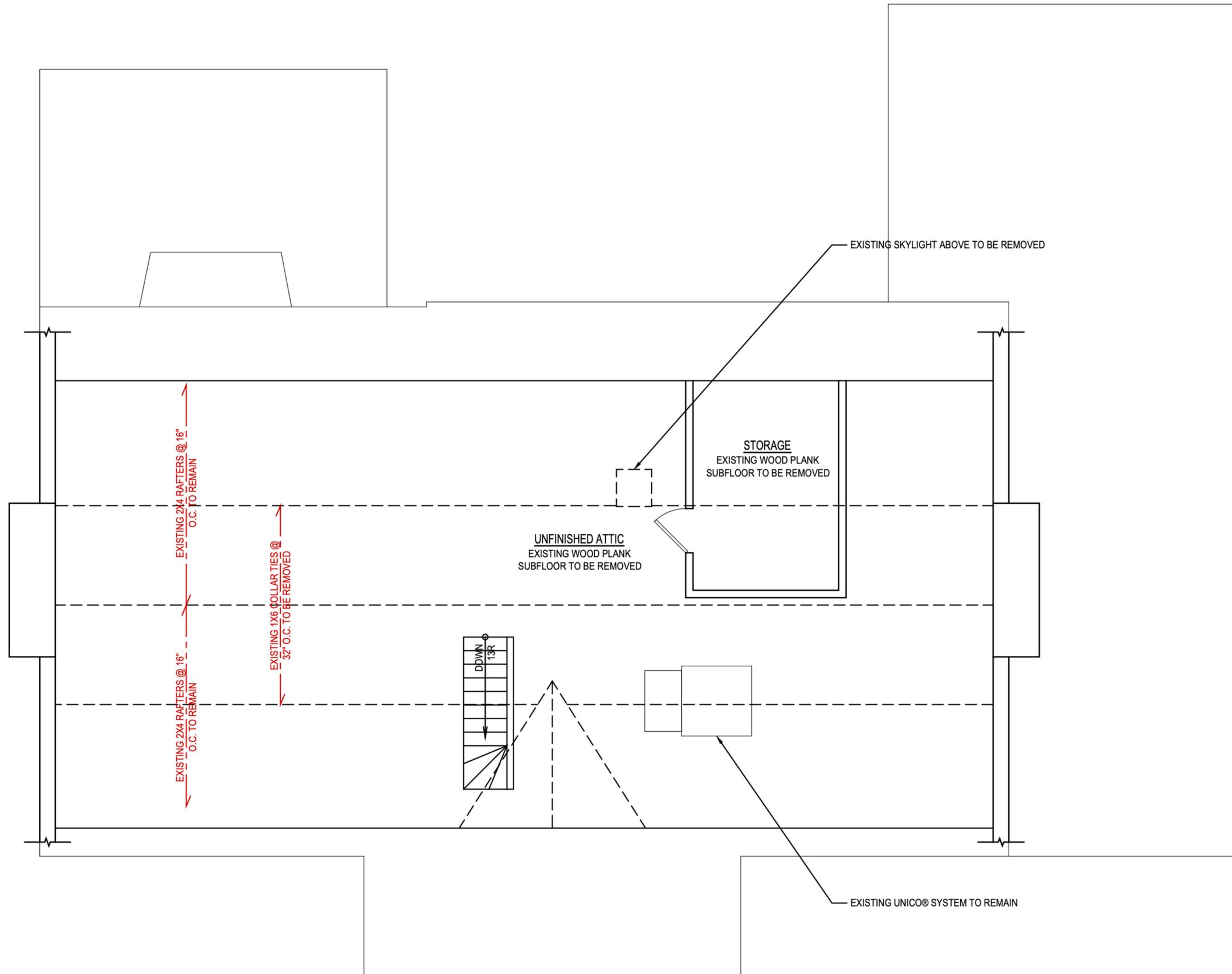
Existing 2nd floor plan

- New stair to attic
- Remodel existing bathrooms



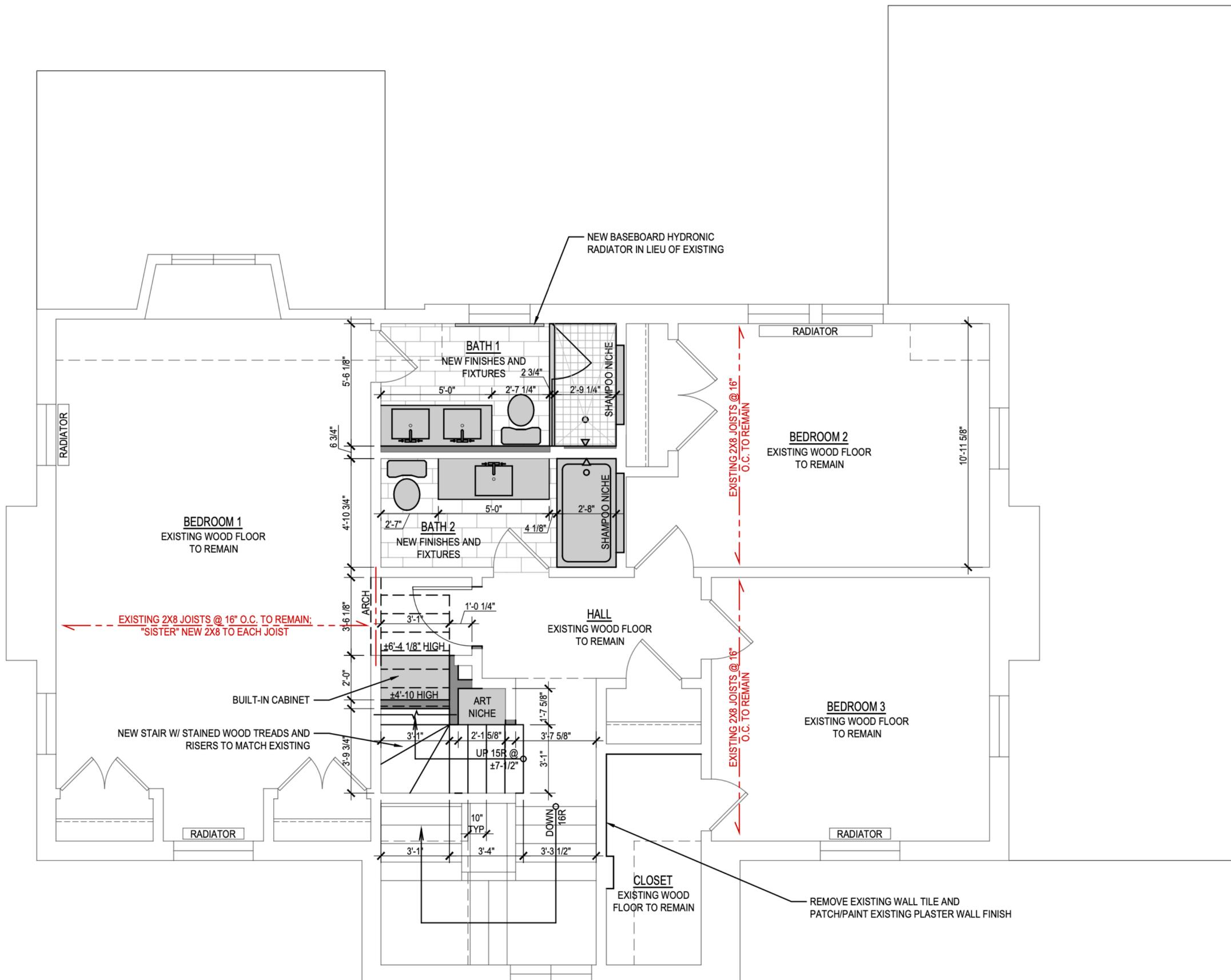
Existing attic plan

- Unfinished space
- Stair is not code compliant



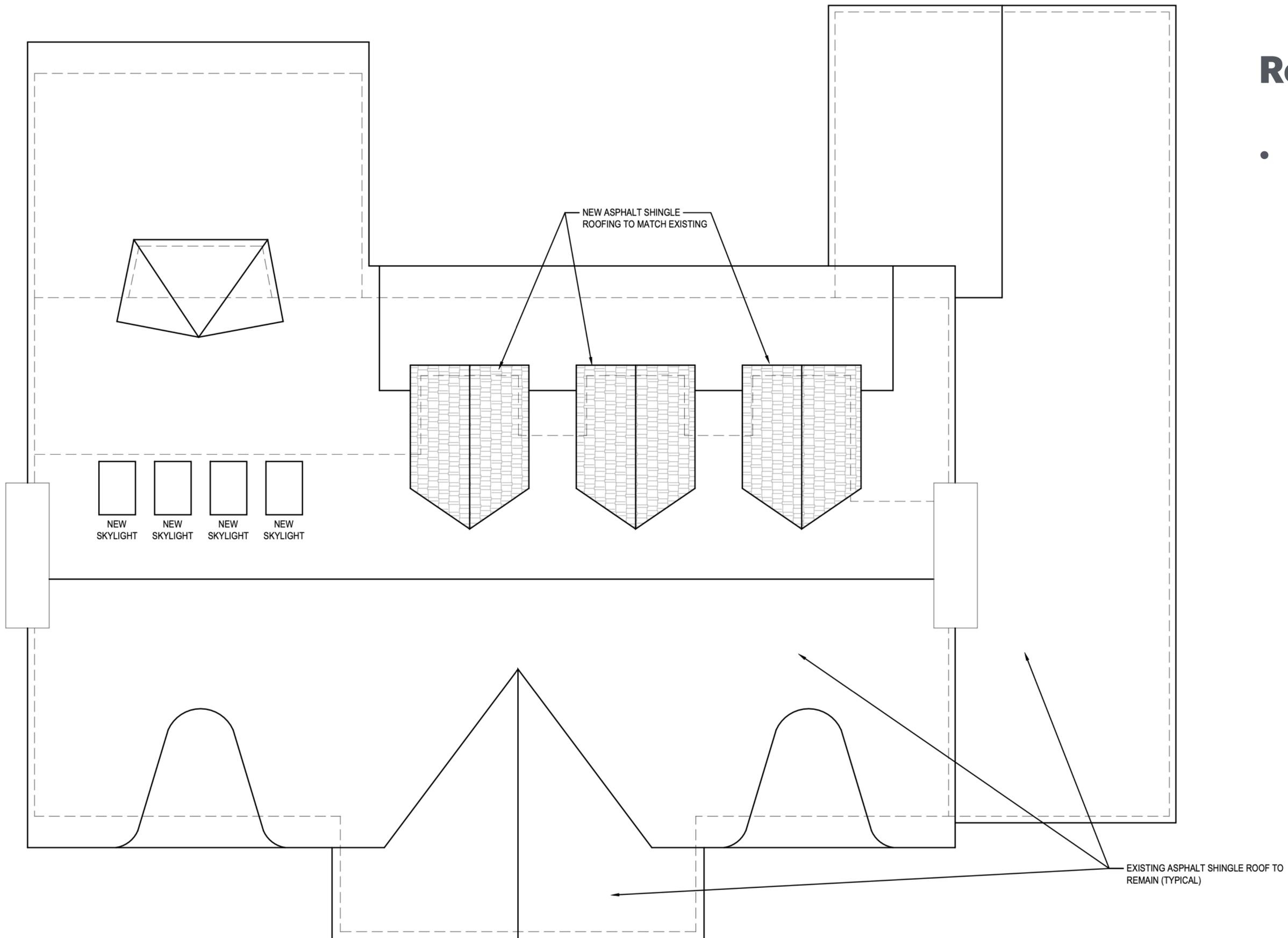
New 2nd floor plan

- Remodeled bathrooms
- New stair to attic



Roof plan

- Dormers and skylights create rhythm on the rear façade and are centered with existing elements below



Rear (west) elevation



- Dormers and skylights create rhythm on the rear façade and are centered with existing elements below
- Siding on dormers to match siding on sides of existing eaves
- Existing dormer finished with asphalt roofing. Likely not the original material
- Gables on new dormers reduce overall scale

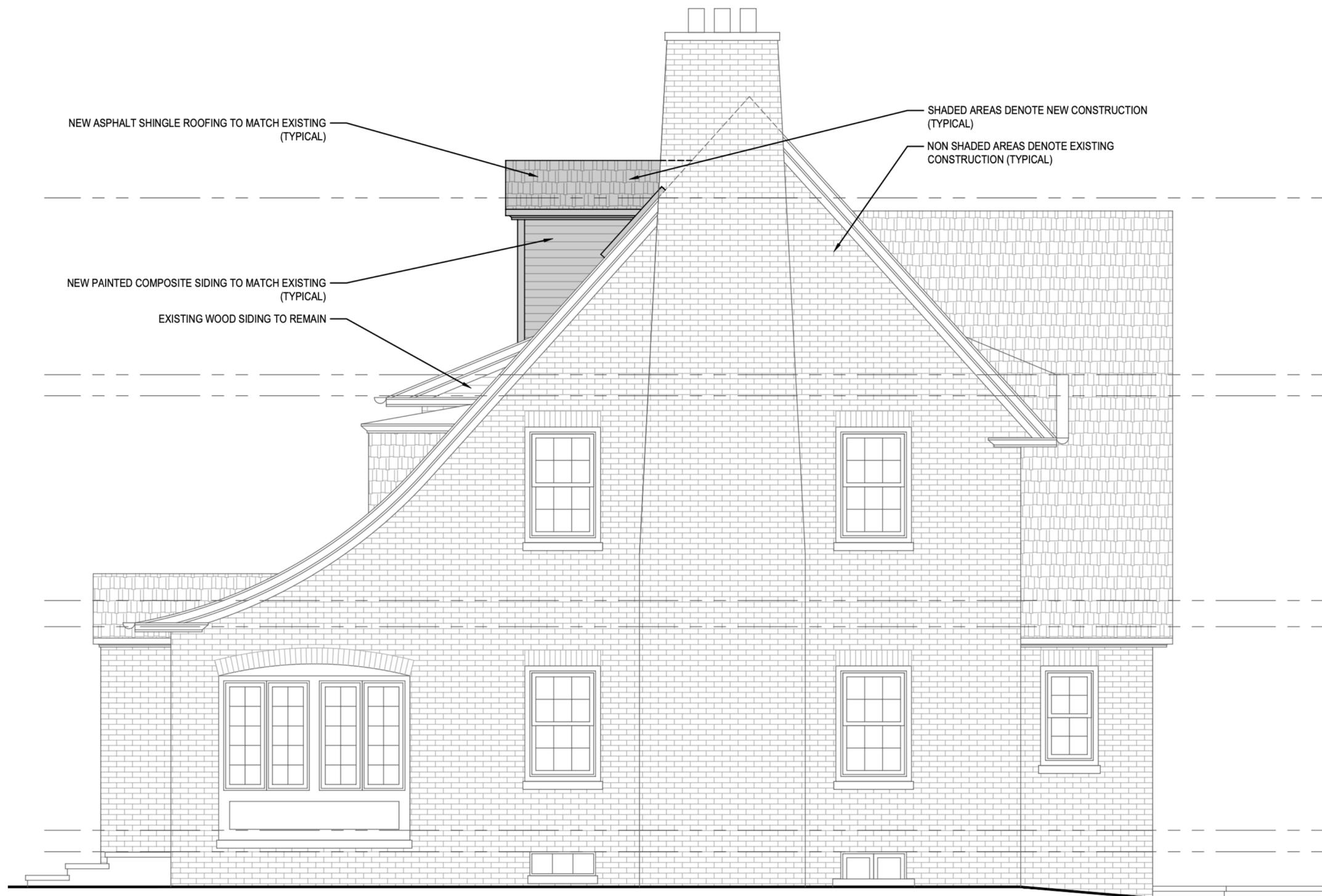


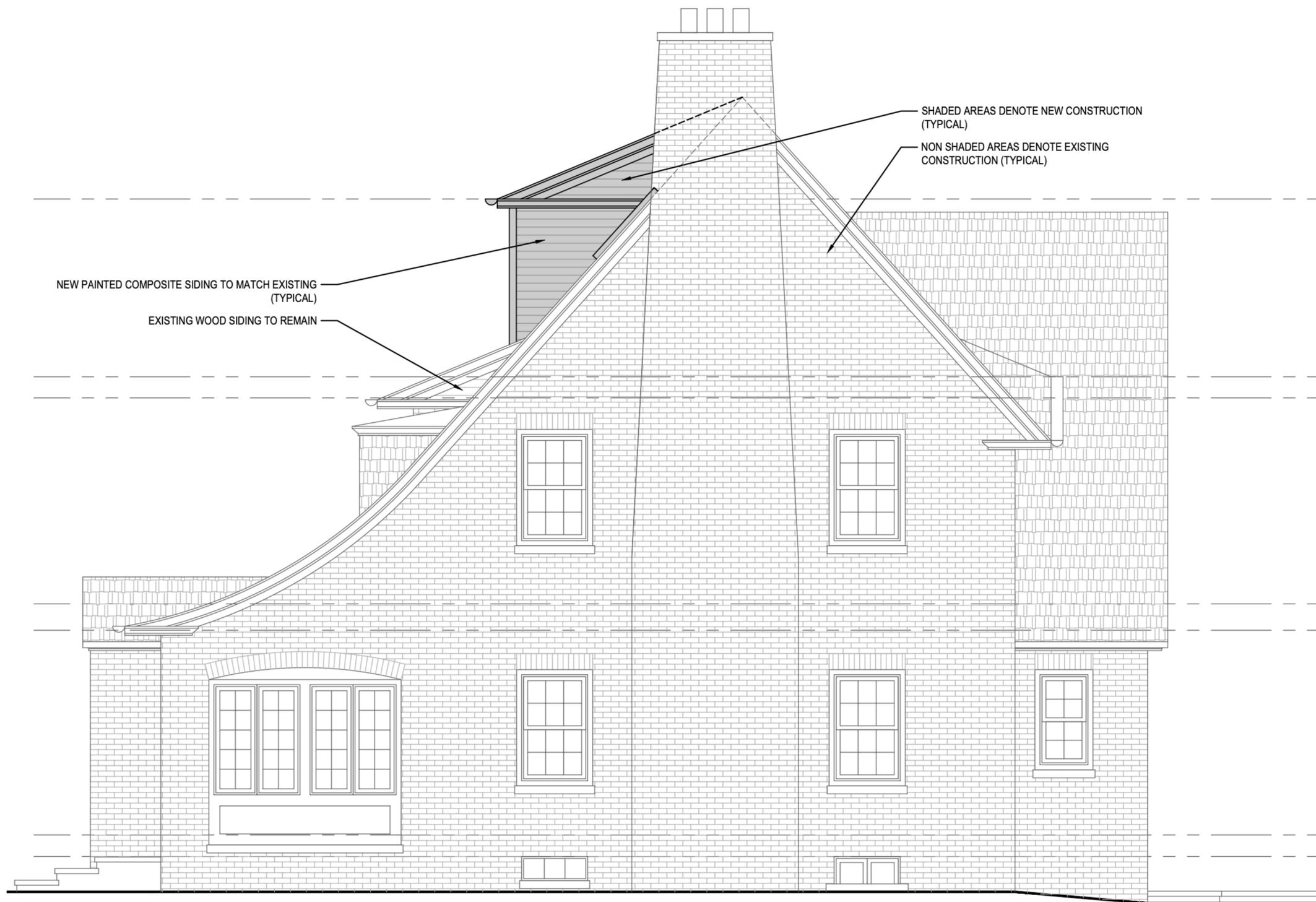
Alternate rear (west) elevation

- Shed roof on dormers match pitch and detail of existing
- We believe this results in larger perceived scale and prefer the gable dormers

South elevation

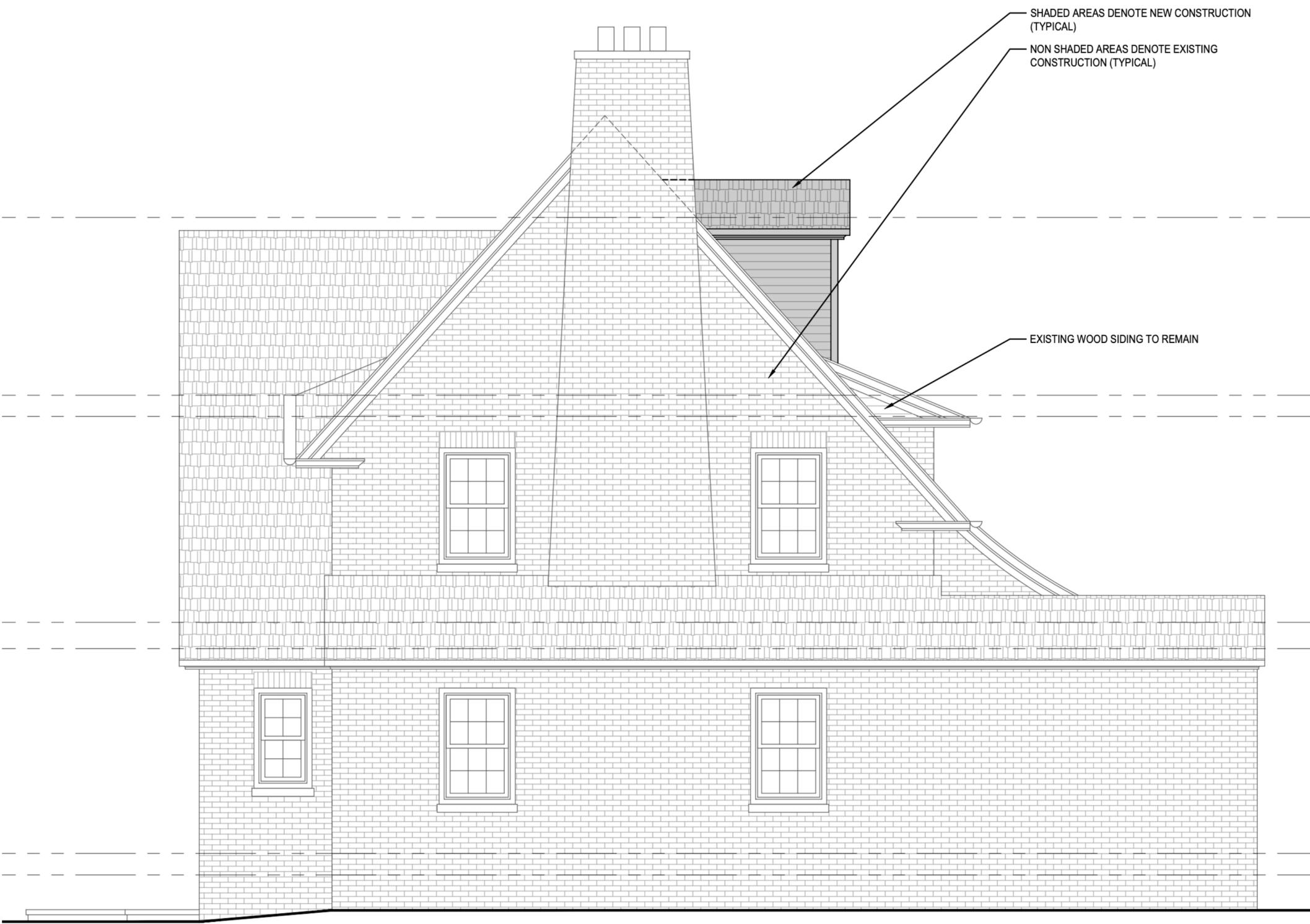
- Gable dormers
- New composite siding to match existing wood siding in small areas of the home





Alternate south elevation

- Shed dormers to match existing
- We believe this configuration makes the dormers look too large
- This is the most visible side of the dormers from the street



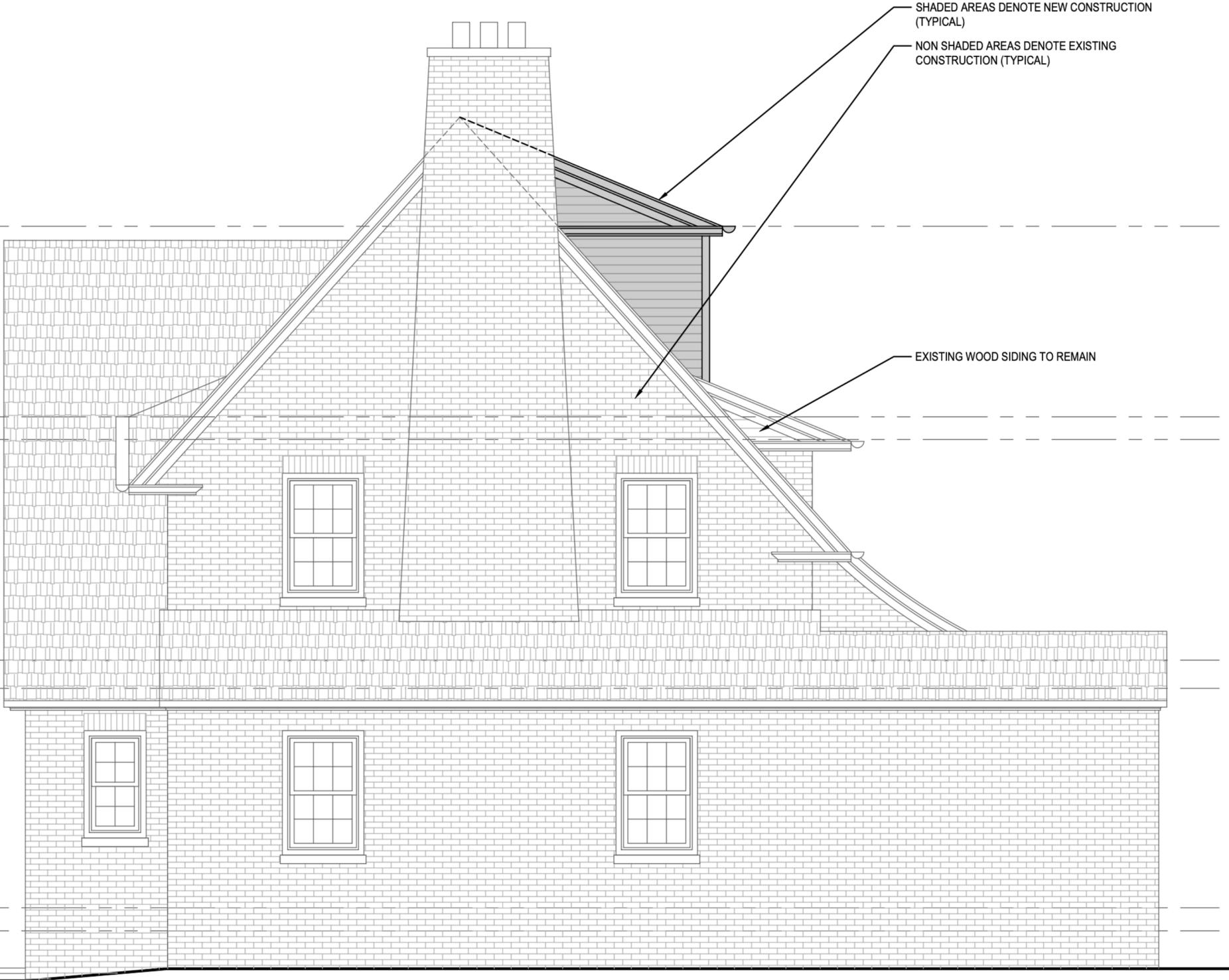
North elevation

- Gable dormers follow a typical condition on the sides and front of the home



Alternate north elevation

- Shed dormers to match existing
- We believe this configuration makes the dormers look too large



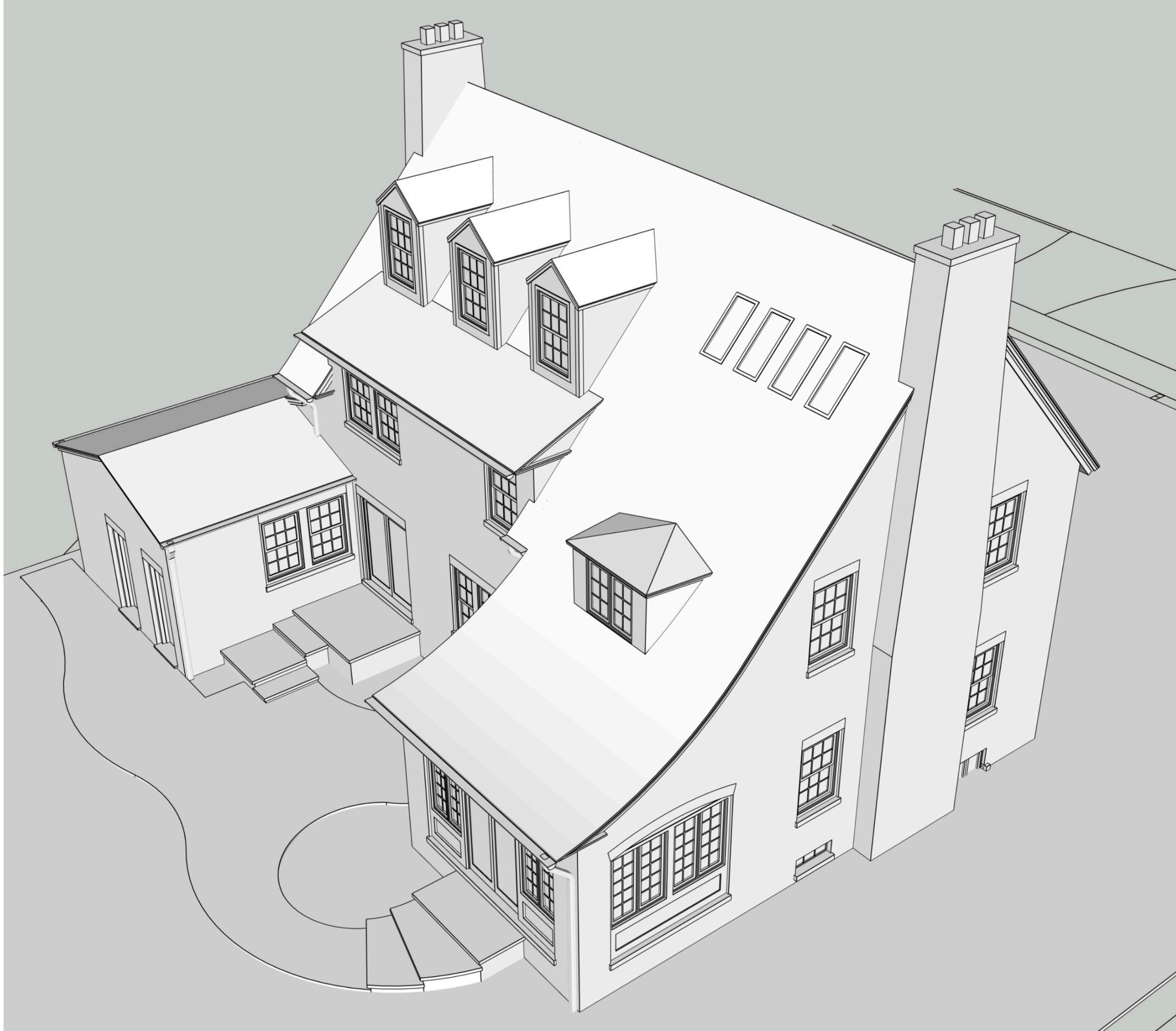
Standards for review

- Minimal alteration of the property. 497sf of new finished area with the addition of only three dormers
- No removal of distinguishing original qualities or character of the property are proposed
- Proposed dormers match architectural features such as windows, siding, roofing and gables present throughout the home
- Proposed dormers do not increase the height of the home
- The locations of the proposed dormers and skylights relate to existing features and create a rhythm on the rear façade
- The size of the proposed windows matches the existing windows
- Proposed materials and details match existing
- The proposed gable roof shapes are compatible with predominant features of the home
- Scale of proposed structures is visually compatible with the existing home
- Distinguishing qualities and character of the property is preserved









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