



October 29, 2012

**LCHCA Application
4772 The Highway**

The renovation proposed for 4772 The Highway is intended to be a sensitive heritage renovation/restoration working within the existing footprint of the residence, and respecting its current heritage character the exterior changes include:

General exterior upgrades

1. The existing wood windows are to be replaced with new wood custom windows to match existing character and size in existing locations, and new openings designed to work in harmony with current heritage character.
2. New wood shake roof to be installed to match existing.
3. New wood shake cladding to match existing character to be installed in areas of work system (including new insulation in all exterior walls to increase the energy efficiency of the home.)

Lower level:

Addition of a mud room below the existing main entrance porch steps on the west side of the of the house.

Main level:

1. Addition of a foyer and enclosed conservatory in the space currently occupied by the front porch on the west side of the home.
2. On the north side add a 2'-0" expansion under the existing roof line to include French doors off the existing kitchen space and add a wood deck providing access to the garden area.

Upper level:

1. On the north side, add a sitting room in the area currently occupied by an exterior deck.
2. Expand the existing master bathroom by replacing the current west side center dormer with a new wider shed dormer.
3. Expand the current south facing deck to wrap around slightly to the west side of the house to the proposed bathroom space.
4. Add a small dormer on the east side to provide adequate headroom for the new master closet.