

## **Description of Work at 31-33 Lang Street**

The existing house at 31-32 Lang Street was built in 1918. There is a detached two car garage, sitting behind the house. The house is a two-family, side by side with both entrances on the front elevation of the house.

There are two newer additions on the rear of the house, these will be removed as they are not structurally sound.

The existing square footage of the house is 3215.5 square feet. The left side is 1423 square feet and the right side is 1792.5 square feet. The garage is 540 square feet.

The proposed project is to turn the existing two family house into a single family house. The rear additions will be removed.

The existing garage will be removed. It will be replaced with a single family house. The two structures will be connected by a single story, narrow structure that will include storage for both units.

The front house will remain structurally the same. It will be the same walls and roof. The existing vinyl siding will be replaced with wood clapboard siding.

The following changes are proposed:

1. The front entry will be turned into an open porch. The roof will remain the same.
2. The entry door for the right unit will become a window.
3. On the right side elevation the window locations change and there will be a bump out for a gas fireplace.
4. The left side elevation- all the windows will remain in the existing location.
5. On the rear elevation the window locations will change since the rear additions will be removed. There will be a door and a deck added.

The existing house will retain its same character. All the windows that are added or replaced will match the existing windows.

The new house will match the existing house in that it will be a two-story house with a hip roof. It will not be higher than the existing house. The roof pitch will match existing. The windows will match the exiting house.

Each unit will have parking for two cars. The main driveway will be on the right side of the house, where it is now. There will be parking for the front house behind the house – between the two houses. The parking for the new house will be on the right side of the house, at the end of the driveway.

The new square footages:

Existing house	2624 square feet
Connector	136 square feet
<u>New House</u>	<u>1988 square feet</u>

Total	4748 square feet
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Max FAR for the site 4792 square feet