

## **ARCHITECTURAL NARRATIVE MEMORANDUM**

### **Preliminary Project Narrative – Perkins Landing – Perkins Row, Topsfield**

The proposed buildings are designed with pitched roofs that are multi-story duplex style units. The units will typically be 2 bedrooms with 1½-2½ bathrooms and 10% will be 3 bedrooms with 1½-2½ bathrooms.

The garage is integrated into the front elevation to provide an ease of access while minimizing the need for excessive paved surfaces. The scale of the garage is visually reduced with the layering of roof lines on the front elevation of the homes. The second story front bedrooms are designed facing the street presenting a varied second story roofline that is integrated with the main roof.

The rear elevations are a combination of one-story facades with second story shed facing the back of the building. Each of the ground floors will have standard height ceilings, first floors will have nine-foot ceiling heights and second floors will have standard ceiling heights.

Exterior finish materials shall be selected from a variety of decay and weather resistant products like vinyl siding and PVC trim. These materials are common, readily available residential materials providing durability and longevity in the local climate; thereby reducing maintenance. To give the project some variety between units, the installed vinyl siding may vary slightly in color (simple earth tones of green, blue, grey or tan). The trim will be typical PVC or equivalent for rakes, casings, fascia and etc. Roofing will be a single color (grey tone) of architectural asphalt shingles typical throughout. Windows will be Pella or similar, white, weather resistant fenestrations varied as specified to blend with the continuity and character of the development. Foundations will be concrete but reduced as low as feasible to the grade to minimize visual appearance. All homes will have similar aluminum gutters and downspouts.

All Perkins Landing homes will have a home energy rating certificate (HERS). Ratings will be provided by certified home energy rating professionals following review. The homes will be insulated per code, typical throughout and will conform to all requirements for air and moisture barriers per local code regulations. Air exchange and lighting energy requirements as applicable will be met.

Final architectural details to be determined and adjusted as necessary.