

## 402 BARONS WAY – PROJECT DESCRIPTION

We purchased this home in the Kingsmill Subdivision in July of 2024. It is a wonderful location and a lovely neighborhood with multiple walking paths, a variety of architectural styles, and large lots sited to provide some privacy.

We propose to do an extensive interior and exterior remodel of this existing single-family home. The house was built in 1992 and has not been updated at all except for replacing some appliances and mechanical units. Our overall goals are as follows:

- Update and upgrade the house to be as energy efficient and resilient as possible by replacing worn-out materials such as windows, doors, roofing, insulation, flooring, cabinets, as well as plumbing and electrical systems. We want to make sure the home is also as fire resistant as possible by using many new products designed to resist or prevent fire intrusion. Most gas fueled products will be replaced by electric products.
- Changes to the floor plan will repurpose rooms and create more efficient and practical use of space, including modifying some unusual architectural features. This will accommodate our needs as we age in place and allow for accessible one-level living in the future if necessary.
- Ensure the home is as low maintenance as possible by updating and upgrading everything now so we can manage maintenance etc. easily as we age.
- Eventually we would also like to change the landscaping to be more drought tolerant and low maintenance. We also plan to add solar panels and batteries.

### EXTERIOR CHANGES

**WINDOWS AND DOORS** – will be either replaced or removed and some will be resized and/or relocated. There currently too many windows and fewer new ones will make the house much more energy efficient. We plan to use Andersen 100 Series windows in a dark bronze or black color.

**ROOF AND ATTIC** – the existing roof will be replaced with dark, composition shingles instead of tile. This roof has had multiple leaks and repairs and is no longer reliable. We plan to add one skylight and change the stairwell roof style from a turret to a gable. We plan to use a dark Cool Roof Reflective Shingle - specific product to be decided. We will also replace attic, foundation and gable vents with new, fire/ember resistant products.

**BALCONY** – the balcony on the exterior above the garage will be removed and replaced with a window. This feature has also had leaks and would be a continual maintenance issue.

**STAIRWELL-DOWNSTAIRS BATHROOM EXPANSION** – both of these areas will be expanded beyond the existing front of the house. The bathroom front wall will move to the edge of the porch (retaining the existing roof). The stairwell front wall will move approximately 2 ½ feet beyond the porch and change from a rounded shape to rectangular shape with a gable roof. These changes will allow us to create a downstairs bedroom and bathroom suite with more efficient and accessible space if we become handicapped as we age.

**ENTRY** – with the stairwell moving the entry will become larger with better traffic patterns to the downstairs bedroom suite, closet and the stairs. We also plan to move the entry door wall to the same plane as the exterior wall for the adjacent room (Dining/Library).

**FIREPLACE CHASES** – all three existing fireplaces will be removed as well as the existing chimney chases. A new direct vent gas fireplace will be installed in the Living Room but will not need a chimney.

**KITCHEN-LAUNDRY EXPANSION** – the bay window in the kitchen will be changed to a bumped-out wall along the entire laundry room and kitchen exterior wall that ends where the existing bay window ends near the breakfast nook location.

**GARAGE** – the third small bay in the garage will be enclosed and changed into a home gym and climate-controlled storage area. The small garage door will be replaced by a new window.

**FRONT PORCH** – the front porch will be reduced in size to run from the new stairwell wall to the garage wall. The existing front porch on the right side is useless as the stairwell wall bulges out onto the porch and prevents easy access. The existing stucco columns will be reduced to just 2 stucco columns that support a straight (no arches) stucco soffit under the existing porch roof.

**EXTERIOR WALLS** – the exterior walls will remain stucco. They will be painted a light, taupe color like **BEHR Cotton Grey** accented by dark windows, doors, gutter and roofing materials.

## INTERIOR CHANGES

**WINDOWS AND DOORS** – all windows and doors will have consistent header heights within the same rooms. Most of the downstairs rooms will have 7'6" header heights, upstairs the header heights will all be 6'8". There will be a mixture of casement windows and sliding windows throughout the house with dark frames on the interior as well as the exterior.

**RANDOM HOLLOW WALLS CORRECTION** – the boxed out hollow walls of various depths along the downstairs hallway will all be changed to 2x6 walls. These new walls will encase the existing support system of studs along that space. Some walls and a door will be added to enclose the former Dining Room to become a Library. The doorway openings will be adjusted for optimal flow between spaces.

**BALCONY REMOVAL** – the balcony on the landing above the Living Room will be removed and the landing will be reduced in depth to line up with the new walls below it.

## DETAILED ROOM BY ROOM CHANGES

### ROOM BY ROOM CHANGES – 1<sup>ST</sup> FLOOR

- Dining room becomes a Library with a door that closes.
- Downstairs bedroom and bathroom become a suite with more accessible traffic patterns. The bathroom becomes larger and closet space is doubled. The bedroom becomes slightly smaller. These changes will allow one-level living if we find it necessary for one or both of us.

- Family Room fireplace is removed to create a Great Room by uniting the Family Room and existing Breakfast Nook and will create a larger, flexible Dining area.
- Kitchen is rearranged to reflect the different space and become much more efficient. Appliances and plumbing will change to new locations. The existing small wet bar will be replaced by a larger Beverage Center in a different location.
- The existing Laundry Room becomes a Half-Bath and Mud Room. A large utility closet in that area will also be pre-wired and pre-plumbed for a potential, future washer and dryer. The main laundry area will move upstairs.
- As previously mentioned, we plan to enclose the third bay of the garage and convert it to a home gym and climate-controlled storage area.
- Five stairwell windows are replaced with one very tall window on the landing. The closet under the stairwell is expanded and easier to access.
- Living Room fireplace is replaced by a direct vent fireplace on the right-side wall which makes it easy to exhaust to the outside. The walls surrounding the fireplace are 8'9" high topped by a soffit running along that wall. The top of the soffit is 10 ft. from the floor and a matching soffit runs along the opposite wall at the same height.

#### **ROOM BY ROOM CHANGES – 2<sup>ND</sup> FLOOR**

- Main Laundry Room will be moved to the second floor using part of the space from the existing Bedroom 2. The rest of that room will become a small Home Office.
- The existing Hall Bath will expand from 4'11" to 6' wide to allow better access into both areas of that bathroom. This change reduces the new Laundry and Home Office to 9'3" wide.
- In Existing Bedroom 3 the sliding glass door will be replaced by a window with a deep windowsill.
- The existing Den will change into a Bedroom by adding a closet along the hallway/landing wall and changing the current wide doorway into a door. The walls will be modified to accommodate these changes.
- The existing 5 ft. wide hallway off the landing will narrow to 4 ft. to accommodate the new bedroom closet. The angled wall at the corner will be squared to allow for a closet across from the Master Suite.
- The Master Suite will be completely rearranged. The smaller closet, fireplace and large sunken bathtub will be removed. The shower and toilet areas will be relocated and the closet will be expanded to become a large closet and dressing room. The main bedroom area will change shape to become longer but narrower. The coffered ceiling will become a flat, 8' high ceiling. Window sizes and locations will also be modified.
- As mentioned, the balcony will be removed from the landing and the landing will be reduced in depth. The new venting skylight will be placed above the landing for additional light and to allow heat to escape at the ceiling level. An additional window will be added to the hallway at the top of the stairs – both windows in that area will be sliding windows to allow for more air circulation and venting.

