



Polaris 3G Map – Mecklenburg County, North Carolina

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Sandifer House Scope of Work

Kitchen

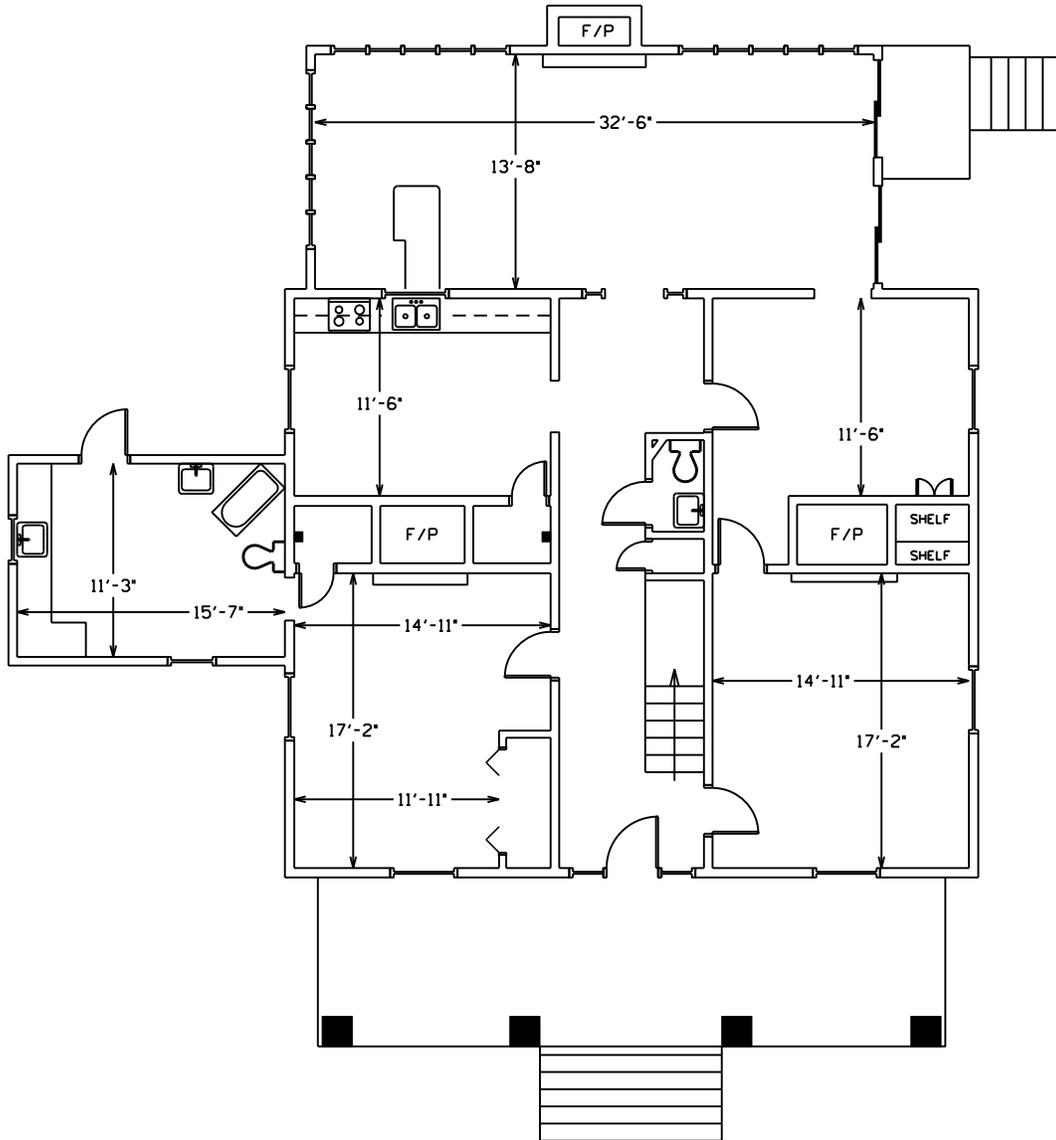
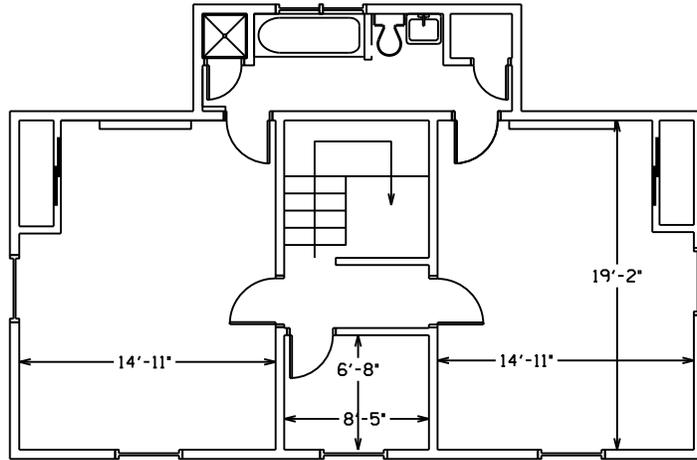
- 1) We propose to remodel and update the existing kitchen by installing modern cabinetry (painted wood).
- 2) We will leave the original wood paneling on the walls and ceiling
- 3) We would refinish the existing wooden flooring.
- 4) We propose to open up the original exterior window of the room into an enlarged arch-way (~6' wide). This window had been removed during a prior renovation and is currently a 'pass-through' to the addition.
- 5) We propose to build an extension to the current pantry coming into the room. We would do so without disturbing the existing doorway or wall, so that the new pantry could be removed and the wall returned to its current configuration.

Sunroom

- 1) The current sunroom was an addition added in ~1980s. Most of the windows are non-functional and leak. The exterior of the original back of the house was covered in drywall and a dropped ceiling.
- 2) We propose to preserve the original siding inside the addition that had been covered with drywall, and to repair the decorative trim.
- 3) We propose to preserve the original eave of the house in the interior of the room as a decorative feature, and finish the ceiling of the addition with 6" plank boards
- 4) We propose to replace the two banks of windows on the back of the house with two banks of 3 double-hung windows. The dimensions of the new banks be roughly the same dimensions.
- 5) We propose to replace the one bank of windows on the north side of the house with a single wood window, roughly centered on the wall.
- 6) We propose to remove both sliding glass doors on the south side of the room (see below).

Back stoop.

- 1) When the addition was added, a small brick stoop was built. We propose to leave the current brick stoop and level with it, build a wooden floor that has a trap to access the crawlspace. Foundation piers will be built so that the floor can be tied into the original house without modifying any of the original exterior. We will remove the opening between sunroom and this new floor space so that the original opening of the window in the corner is re-exposed. We will trim out as necessary to match the other side of the original window opening. We will fill in the wall in the area of the other sliding glass door.
- 2) We propose to enclose this new floor and the original brick stoop as a mudroom. Again, we will tie into the original exterior without making any modifications to that exterior. We will add a wood double hung window and a 15-light wood door to the exterior.
- 3) We propose to build a new covered brick stoop (6' x 14') extending the depth of the sunroom addition.



12601 MORRIS CHAPEL RD



AMERICAN KITCHENS

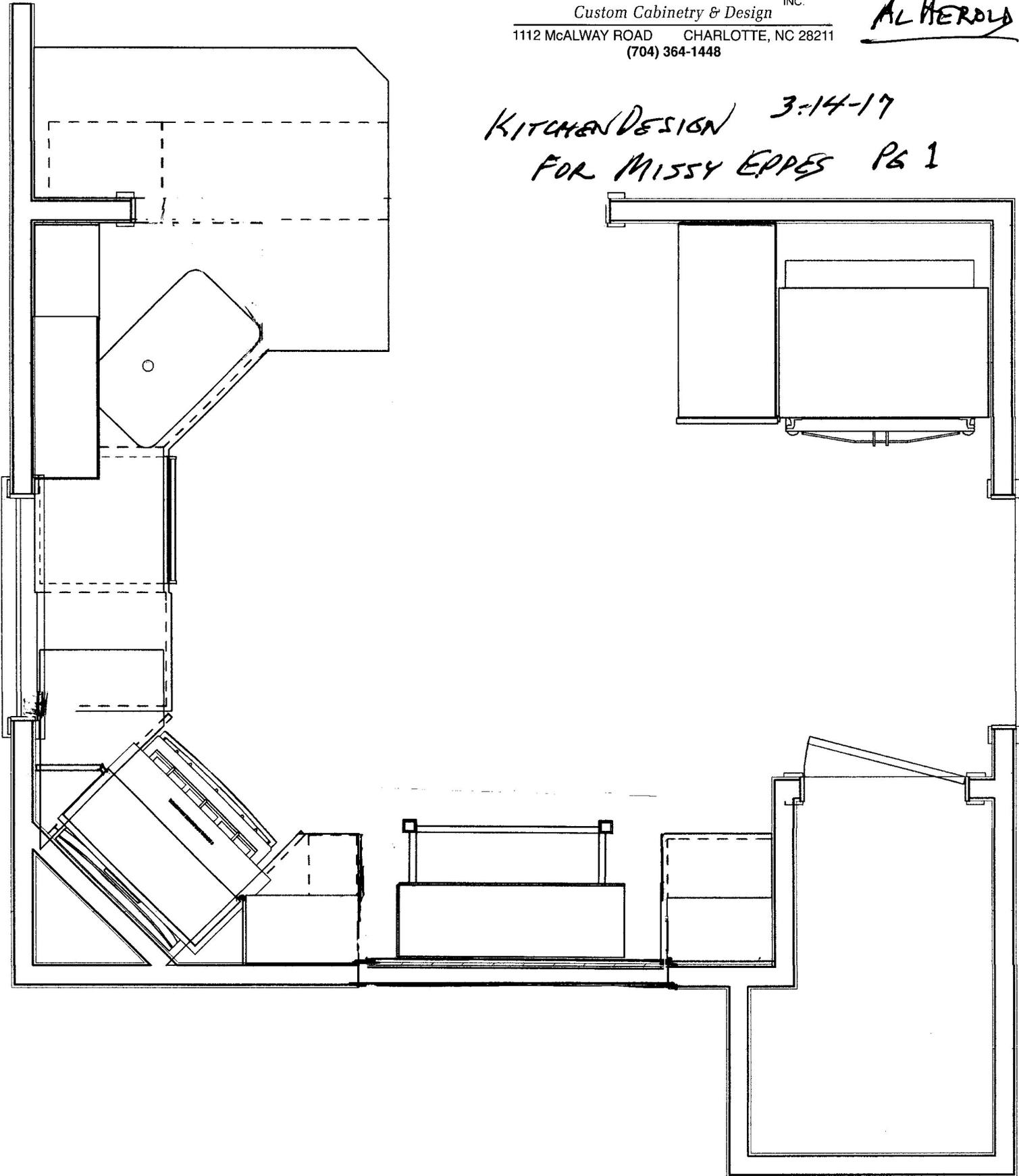
Custom Cabinetry & Design

INC.

1112 McALWAY ROAD CHARLOTTE, NC 28211
(704) 364-1448

BY
AL HEROLD

KITCHEN DESIGN 3-14-17
FOR MISSY EPPES PG 1







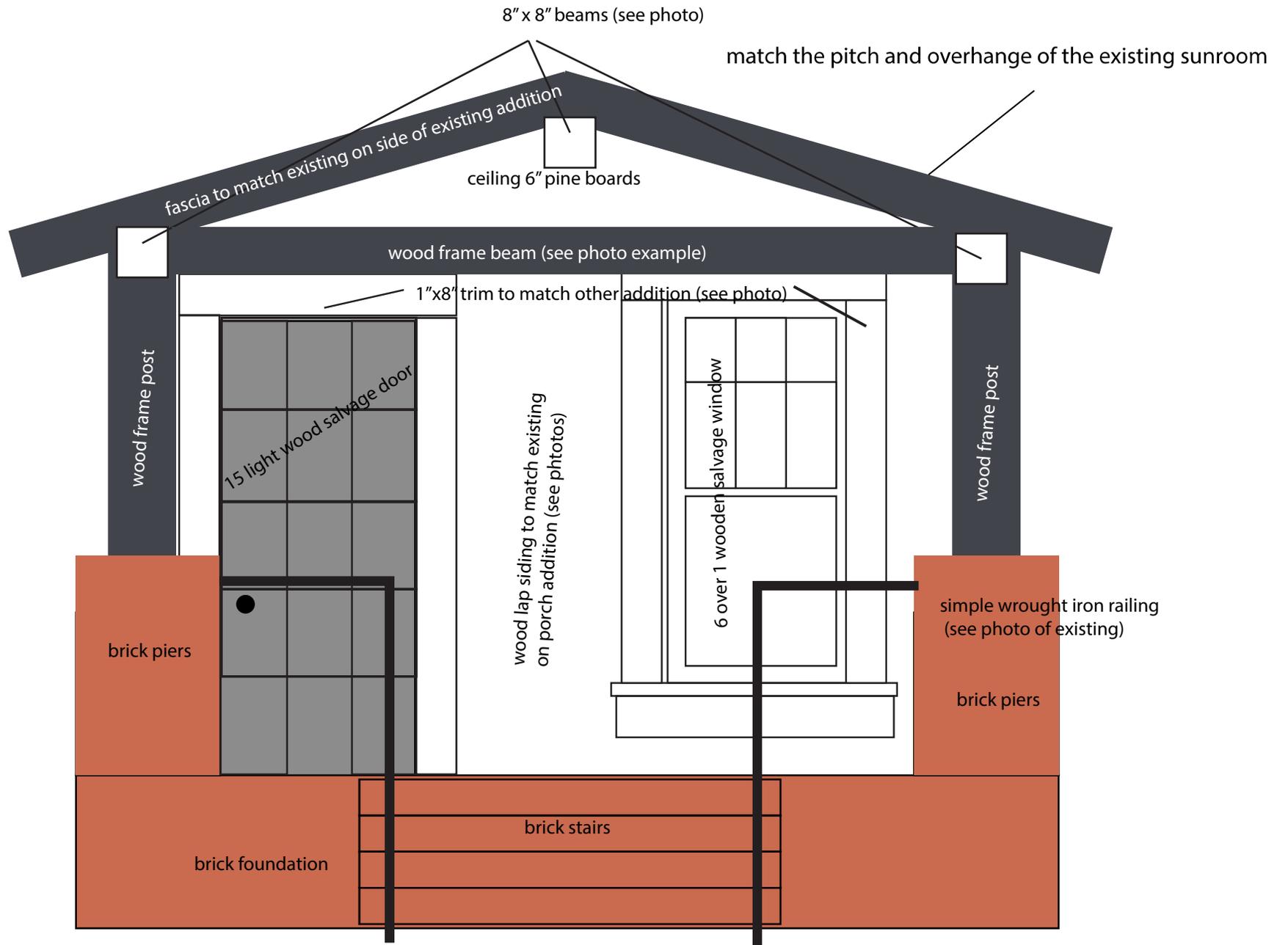












2'

edge of new proposed window bank

sunroom

N

open

new solid wall

piers to support new floor

new wooden frame floor with trap door down to cellar/crawlspace

Flooring will be salvage 2" pine

existing brick stoop/floor of proposed mudroom

flooring will remain brick

exterior wall

new door

new window

proposed new exterior wall

proposed new brick stoop/porch

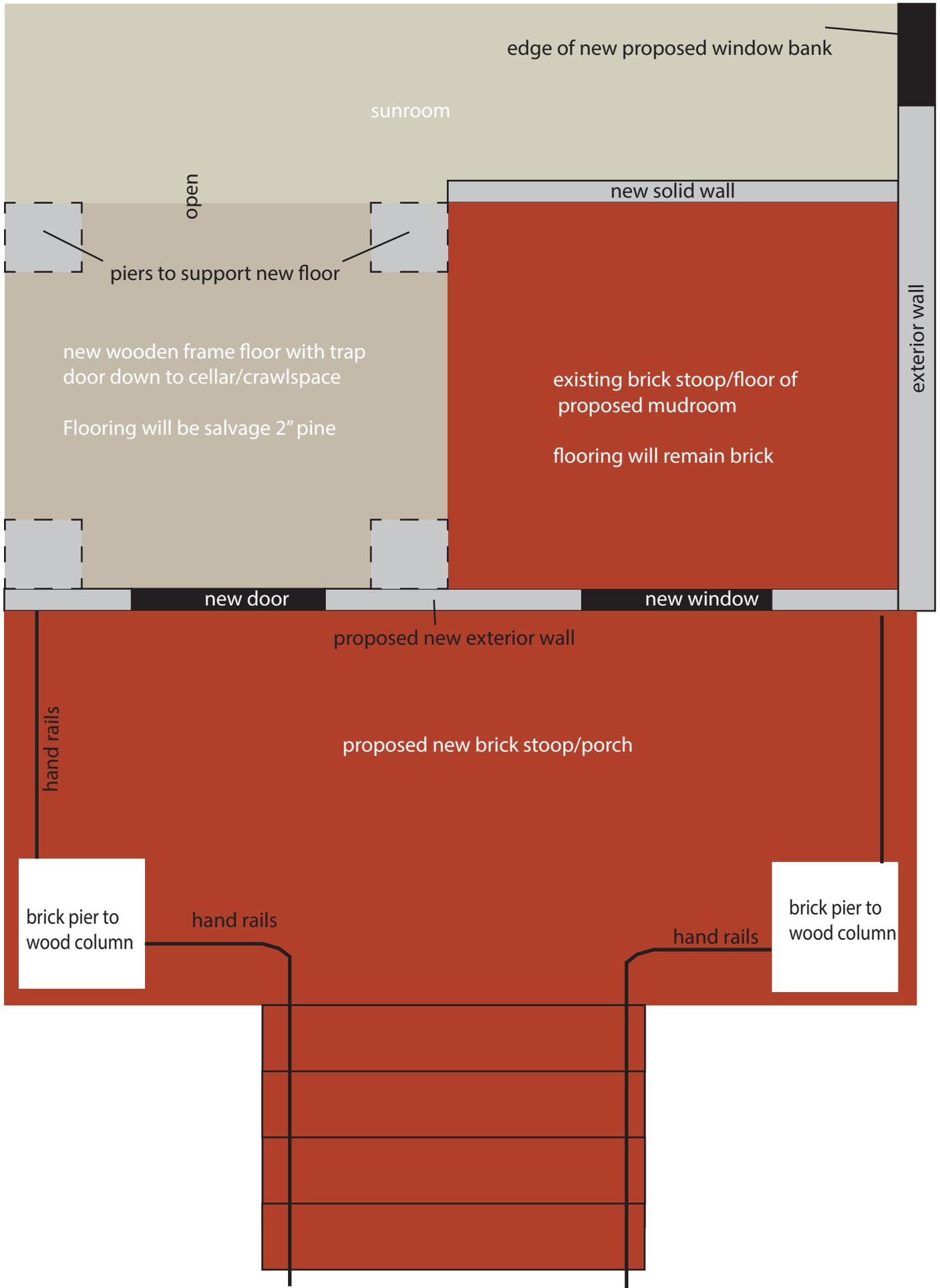
hand rails

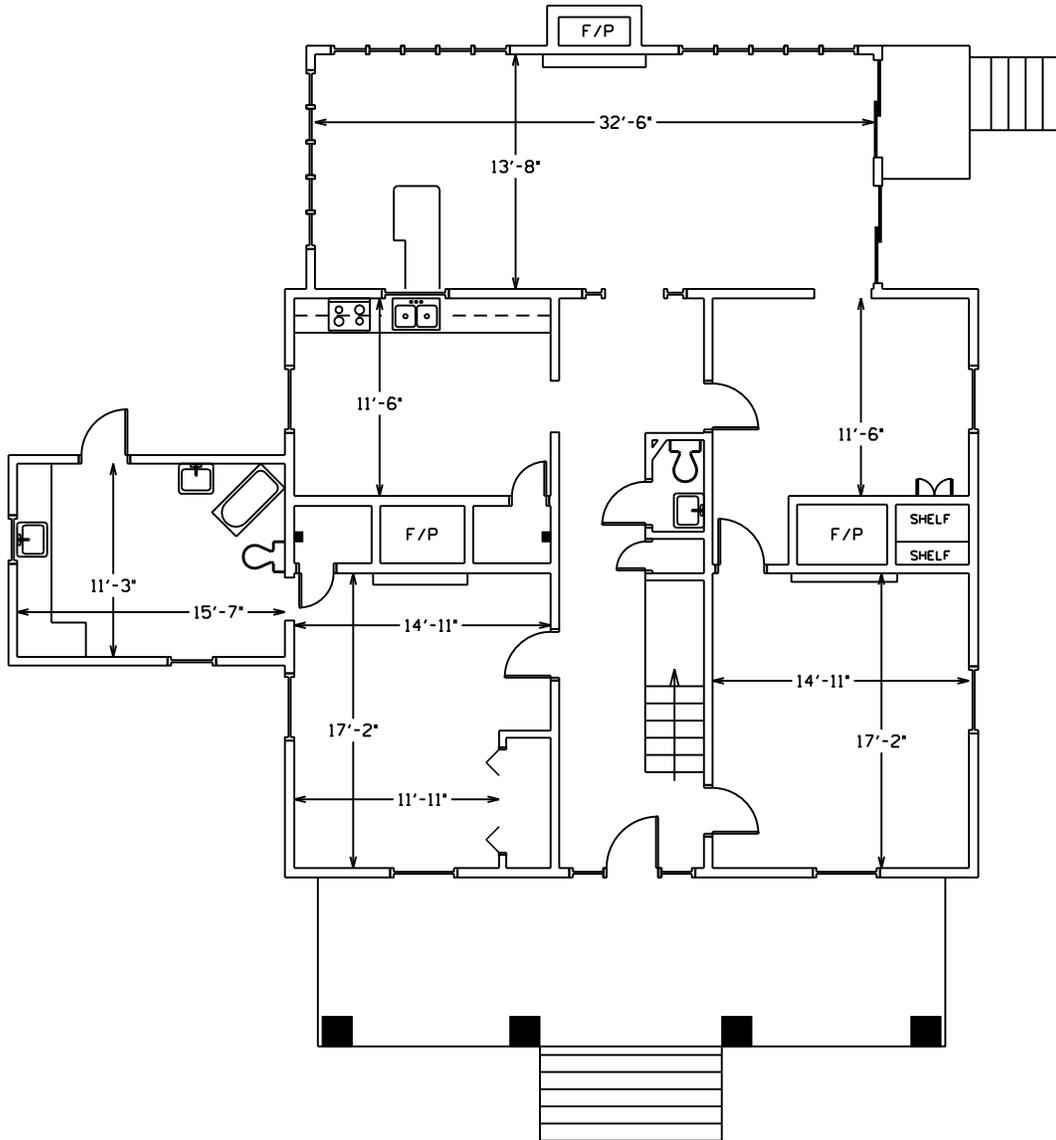
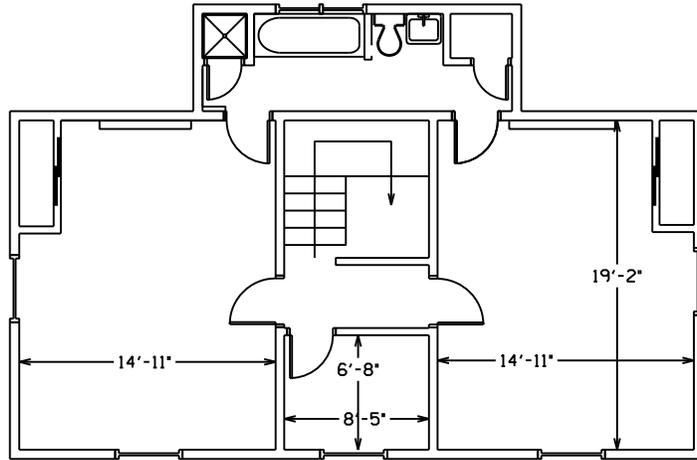
brick pier to wood column

hand rails

hand rails

brick pier to wood column





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