

Project Narrative: New Construction Single-Family Home

Project Title: New Construction – Single-Family Residence

Project Location: [14 Judith Ann Rd, Dennis Ma

Project Type: Ground-Up Residential Construction

Parcel Size: [e.g., 5998 SF]

Zoning: [e.g., R-1 Residential Single Family]

Lot Coverage & FAR Compliance: Compliant with local zoning codes

### Project Description

This project proposes the construction of a new single-family residence located at 14 Judith Ann Rd, designed to meet the needs of a modern family while aligning with local planning and zoning regulations. The new home will replace an existing structure and contribute to the residential character of the surrounding neighborhood.

### Design Overview

The proposed residence is a 2.75-story structure with a total gross floor area of approximately 2020 square feet. The architectural style is Cape style, with exterior finishes including , composite shingle roofing, and energy-efficient windows and doors.

The layout includes:

Bedrooms: [5 Bedrooms]

Bathrooms: [e.g., 4 Full Bathrooms, 1 Powder Room]

Living Spaces: Open-concept living/dining/kitchen area

Outdoor Space: Landscaped front yard and private backyard with patio

#### Site Improvements

Site development will include grading, installation of utility connections (water, sewer, electricity, and gas), a new driveway, landscaping, fencing, and stormwater drainage systems in accordance with city requirements. The home will be set back in accordance with local setbacks and height limitations, maintaining compatibility with neighboring properties.

#### Sustainability and Energy Efficiency

The project is designed to comply with the latest energy code requirements. Sustainable features include:

High-efficiency HVAC system

Low-flow plumbing fixtures

LED lighting throughout

Energy Star-rated appliances

## Construction Timeline

Design & Permitting: [e.g., September 2025 – December 2025]

Construction Start: [e.g., January 2026]

Estimated Completion: [e.g., October 2026]

Duration: Approx. 9–12 months

## Goals and Benefits

This new single-family home aims to:

Provide quality housing consistent with the neighborhood's residential character

Utilize sustainable building practices and materials

Enhance curb appeal and property values in the area

Meet the needs of today's families with modern amenities and design