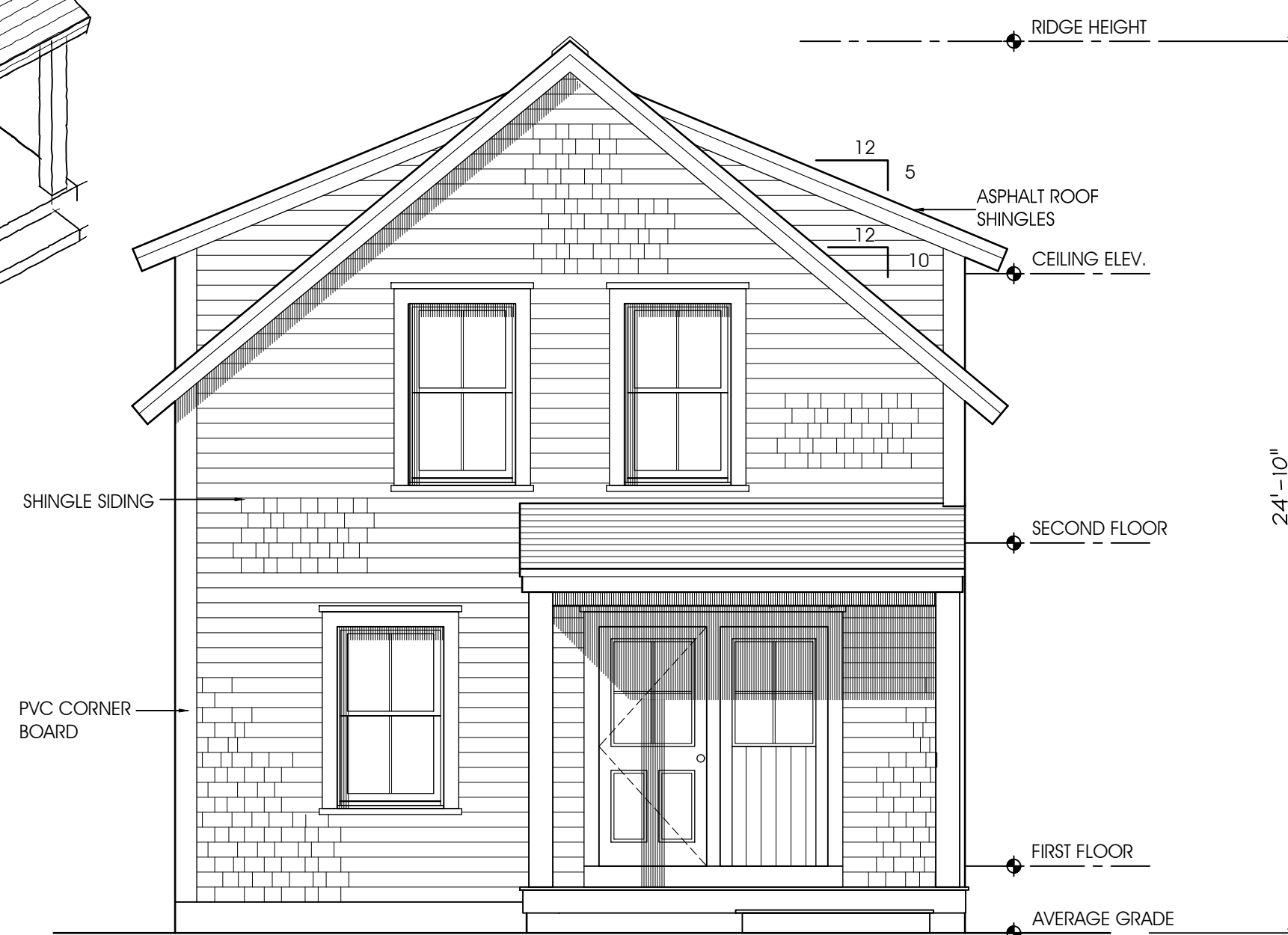
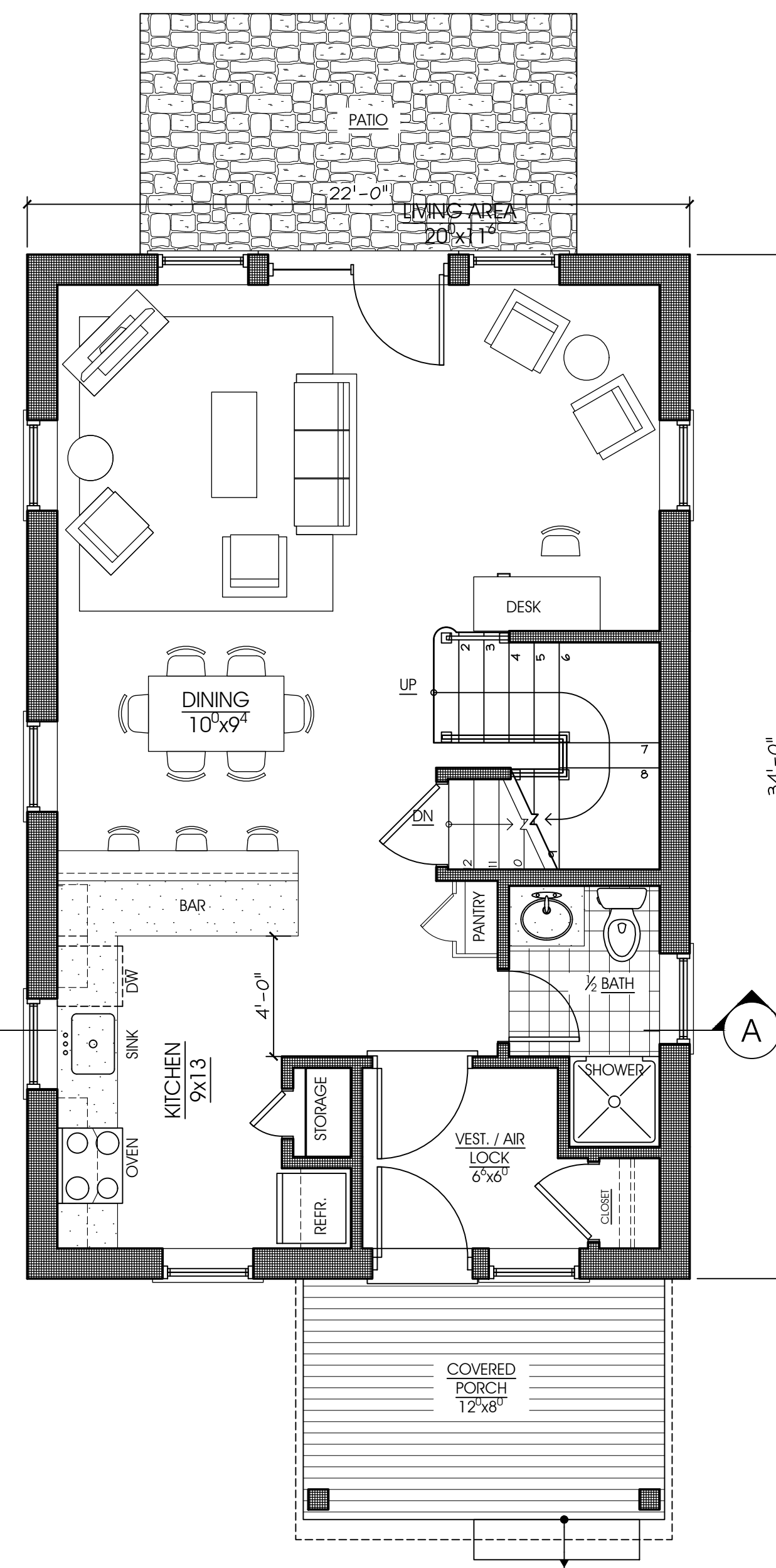


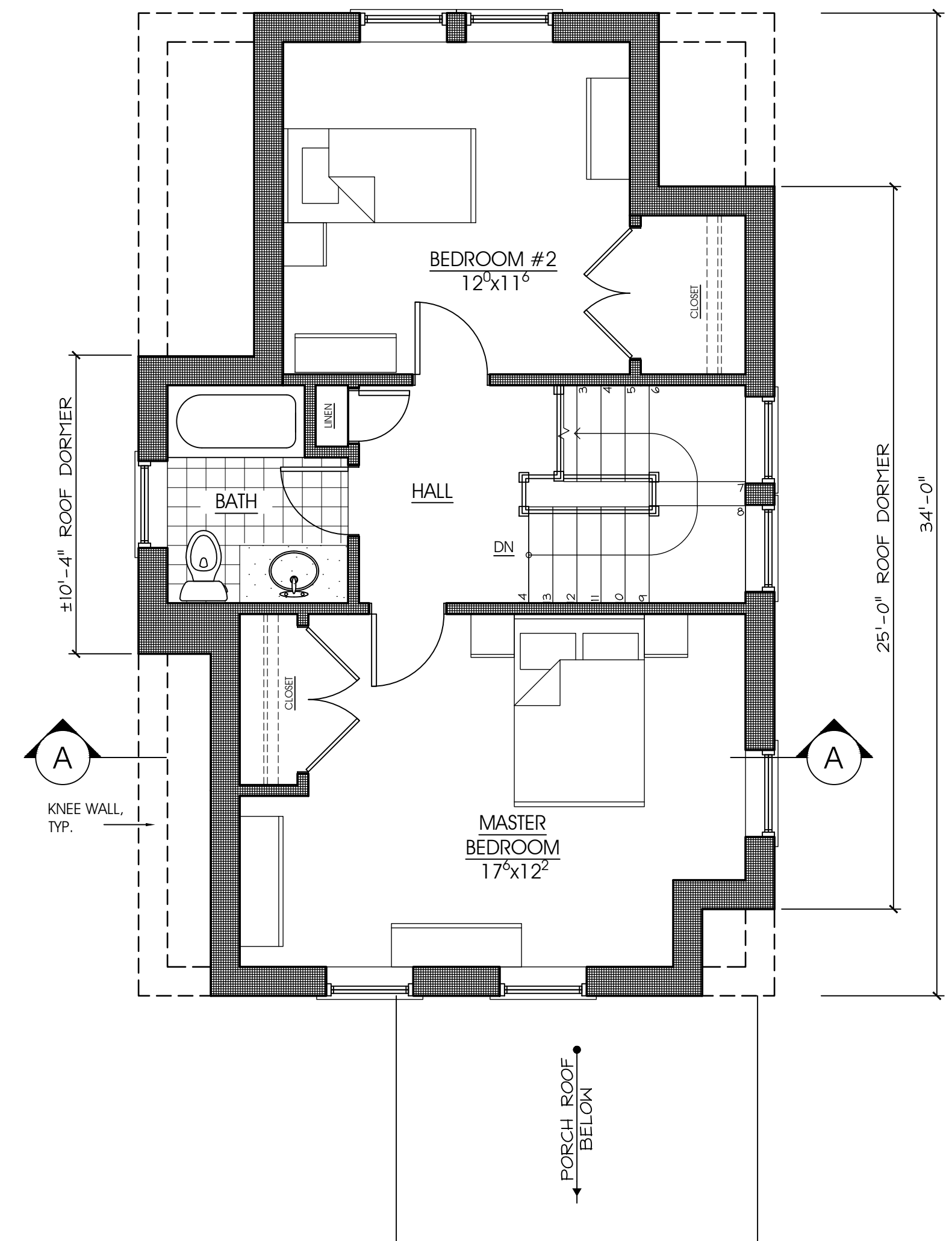
(A) CONCEPT SECTION
SCALE: 1/4" = 1'-0"



(A) CONCEPT ELEVATION
SCALE: 1/4" = 1'-0"



(A) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



(A) SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

(A) CONCEPT MASSING
SCALE: N.T.S.

FIRST FLOOR AREA = 748 GSF
SECOND FLOOR AREA = 637 GSF
TOTAL GROSS SF AREA = 1,385 GSF

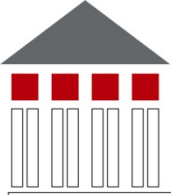
PROPOSED TWO BEDROOM PROTOTYPE RESIDENCE (1,385 SF)

9.15.2017

DESIGN BY:
RICHARD FENUCCIO, ARCHITECT
RICK@CAPEARCHITECTS.COM

 BROWN LINDQUIST FENUCCIO & RABER
ARCHITECTS, INC.

203 WILLOW STREET, SUITE A PH 508-362-8382
YARMOUTHPORT, MA 02675 WWW.CAPEARCHITECTS.COM FAX 508-362-2828



Design Concept- 2 Bedroom Prototype Residence

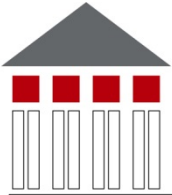
This cottage-style two bedroom, two bath home on two floors is a compact 22'-0" X 34'-0" simple massing with numerous high efficiency strategies including:

- Optional double-framed high R-value exterior walls or 2X6 exterior walls w/ supplemental exterior rigid insulation
- A double door air-lock vestibule
- High venting awning windows above stair well to induce "chimney effect" natural ventilation
- Utilization of an anticipated high efficiency electric heat pump HVAC system.

The first floor plan includes an open kitchen-dining area- living area with a partially open u-shaped stair. Minimal space is allocated for general circulation yielding highly efficient space utilization. Affordability will be improved by virtue of the compact rectangular form, dimensioning system and use of the attic roof frame for the second floor bedrooms and shared hall bath.

The overall materials and forms are highly consistent with local cottage-style architecture and all materials would be locally recognizable and available. Outdoor spaces are provided by means of a 12' X 8' covered front porch and a rear masonry patio (or deck space) which will serve as an extension of the living space to the outdoors.

- Richard Fenuccio, Design Architect
Brown Lindquist Fenuccio & Raber Architects, Inc. 9/15/17



15 September 2017

Project: Prototype Residences for Cape Cod Young Professionals &
Cape Cod & Islands Association of Realtors

Estimated Fee Proposal for Preparation of Construction Documents:

Brown Lindquist Fenuccio & Raber Architects, Inc. would anticipate charging the following estimated fees for preparation of Architectural and Structural Construction Documents exclusive of site/civil engineering, "MEP" systems design, detailed specifications, and construction phase activities. The final fee will be contingent on establishing a clear set of deliverables.

Two Bedroom Prototype Residence: \$18,000.00

- Richard Fenuccio, Design Architect
Brown Lindquist Fenuccio & Raber Architects, Inc. 9/15/17