A New Shore Chapter

Coastal addition & alteration / Illustrative design direction



Preserve the cottage spirit. Create room for the next generation.

Test a sensitive rear addition, coherent shingle exterior and porch improvements for a coastal residential setting.

AS-BUILT FIRST

Project plans are prepared after our as-built teams measure and document the existing structure. This sample is a design schematic, not actual construction or permit plans.

Sample illustration only. No existing building has been surveyed for this concept.

What stays. What changes.

Gray: existing context / Blue: proposed work or area of study



Measured survey required before design development

Existing: shore cottage



REAR ADDITION

Proposed: rear expansion + porch

RETAIN / VERIFY

Cottage proportions and selected street-facing features.

NEW / ALTER / COORDINATE

Rear gathering space, porch connection and coordinated cladding.

These diagrams communicate relationships and scope only. They are not traced from the rendering, not dimensioned, not to scale and not an assessment of any existing structure.

A starting point for your layout.

Conceptual space relationships - adjust after existing conditions are measured



DESIGN QUESTIONS

Which relationships matter most in A New Shore Chapter? Identify daylight, privacy, circulation, storage and indoor/outdoor connections. Use the companion worksheet to record decisions before a measured layout is developed.

PROJECT-SPECIFIC REVIEW

Flood designation and substantial-improvement review; wind exposure; corrosion resistance; coastal approvals; dune and site constraints.

Next: complete the design layout worksheet, arrange the as-built visit and agree a location-specific scope. No structural sizes, footing depths or construction details are established by this sample.