



May 14, 2024 Rev. 7.26.2024

**112 S Riverview St
Razor Residence Project Narrative
#24-081ARB-MPR**

As noted in Case 23-021 from July 2023 submitted by a previous applicant, the Razor residence will be located in the Historic South (2.3) section within the Dublin Historic District. The project was approved with 6 conditions. Since we hope to finalize the window/door changes with this submission, some of those conditions won't be completed until the building permit version is finalized. Condition #1 required modifications that created other minor changes to the elevation that are addressed individually below.

Condition #1: Reduce lot coverage to 25%. The homeowner's architect has reduced the coverage and provided area calculations as requested. That reduction in coverage is primarily seen in the reduction of the size of the southern two-story decks and in the overall depth of the North side of the house.

Misc. Changes Proposed:

1. Change windows from Anderson 400 to Sierra Pacific Westchester double hung wood clad windows in White.
2. Overall depth of North side of the house reduced
3. Basement height increased to 12' from 11' 1"
4. A staircase to grade is proposed from the Basement Level North Deck to allow an additional safe exit from the property in case of emergency
5. North and South Decks are reduced in size
6. Lighting noted on Rear/Right/Left Elevations
7. Water table raised on Left Elevation to match Right Elevation
8. Windows/Doors - several changes are being requested - some to reflect the SF decrease of the southern decks to meet Condition #1 and a few others based on the review of the interior spaces for future use and are listed below by Floor

FINISHED BASEMENT

- a. Left Elevation has (1) 3070dh window added
- b. Right Elevation single door, double window and single window changed to (1) 1080 four panel slider and (1) 4070dh window
- c. Right Elevation Single window in Family Room size changed to 2670dh
- d. Right Elevation Window in Family Room previously shown in Water Table deleted
- e. Rear Elevation Family Room triple door changed to (3) 2870dh windows and (1) 3070-2dh window
- f. Rear Elevation Hearth Room windows changed to (2) 3070dh windows and (1) 3070-2dh window
- g. Rear Elevation Basement Bedroom changed double French door to (1) 3080 single French door and added (1) 2860-2dh
- h. Rear Elevation unfinished basement storage changed from French door to (1) Thermatru 3080 Smooth Star Shaker style Fiberglass single Door (waiver requested per Alternative Building Materials 2.4.1)

FIRST FLOOR

- i. On the Front Elevation, the front door changed from a Thermatru solid door with sidelights to a 42" wide Thermatru Classic Craft Fir Grain Fiberglass Door with SDL Glass and the sidelights were deleted. Additional trim detail added on either side of door with coach lights. (waiver requested per Alternative Building Materials 2.4.1)
- j. Left Elevation single door to North Deck changed to (1) 1080 four panel slider and (1) 2874dh window; fireplace relocated to Rear Elevation
- k. Right Elevation single door, double window and single window changed to (1) 1080 four panel slider and (1) 2874dh window
- l. Right Elevation single window size in Family Room changed to (1) 3070dh window
- m. Rear Elevation Family Room single door changed to 2870dh window
- n. Rear Elevation Hearth/Sunroom double window replaced with smooth Hardie panels and fireplace moved to this location. (2) 4074dh windows flank the fireplace
- o. Rear elevation double hung windows at back of garage replaced with (1) 8080 sliding glass doors

SECOND FLOOR

- p. Rear Elevation sliding door from Master Suite changed to (1) 6068 Double French Door
- q. Rear Elevation swinging French Door changed to (1) 6068 sliding door