
COHATCH RIVERVIEW VILLAGE
AFDP RED CABIN REBUILT(2)
10.29.2026
© Tim Lai ArchitecT

Summary of the differences between the original and the proposed

Orientation of the new construction
We propose a slight rotation of the reconstruction toward the north so that it is parallel to the new build and North Riverview Street.

Total square footage
The footprint will increase from 4,612 SF to 5,870 SF (including 58 SF for smoker area) primarily due to the increased square footage of the previously unexcavated B2 level and the storage space to the north under the deck of B1's pavilion

Overall heights
The overall height will increase from 11'4" to 13' 6 ½"

Grading change in front of red cabin
We propose a grading change of 2' in front of 62 and the finished floor height of the first level. This will significantly improve the visibility and front patio drainage from north to south.

Roof pitch changes
We propose to increase the roof pitch at three places:
- Main roof of red cabin from 5 ½" / 12" to 6 ¼" / 12"
- Pavilion's roof from 1 ½" / 12" to 3" / 12"
- B2 covered patio's roof from ¼" / 12" to 1" / 12"

Mechanical equipment screening in the following areas:
- South of the red cabin on the B1 level - we propose aluminum louver screens in a dark bronze finish to visually screen the mechanical units.
- On the southeast side of the main roof, we propose a roof screen to visually conceal the newly added DOAS (dedicated outdoor air system) needed for the kitchen hood on the south side of the building's B1 level. This three-sided roof screen will be clad with fiber cement lap siding with a 4" reveal, painted in iron ore grey on the north and south sides and blade louvers with a 4" reveal on the east side to maintain the necessary airflow.
- A side exhaust unit of 37" diameter with galvanized finish is proposed to be mounted on the south facade's B1 level. We propose eliminating a window originally in the vicinity.

Hyphen / transitional space:
The proposed design eliminates the original "hyphen" space between the main building and B1 pavilion to simplify construction and reduce material changes.

Window placement and elimination
Window placement are largely similar to that of the original red cabin. We propose slight adjustments in three areas:
- South facade: Shift the two first-floor windows slightly eastward to keep them away from the interior bathroom.
- South facade: Eliminate the original window on the B1 level to accommodate the kitchen hood in the interior.
- East facade: On the B2 level, the two southernmost windows are to be hydraulic to accommodate bar seating

B2 level's new storage area:
It is directly under the pavilion deck and will be constructed with CMUs and clad with fiber cement boards painted iron ore grey. The trim pattern follows that of the pavilion to create visual continuity.

A free-standing canopy at the descent area:
Made of wood for structure with a grey, standing-seam metal roof, this free-standing canopy will be painted iron ore grey and it measures 6x10x9 ' (h) to provide year-round protection for the outdoor smoker.

Status of satisfying the demolition approval conditions:
1. Foundation wall stones - saved and palletized on site
2. Front chimney stones - currently palletized and will be evaluated if they are suitable for reuse
3. Arched windows - saved and stored on site to be evaluated for future use
4. Interior doors and siding - saved and stored on site to be evaluated for future use
5. Retain and work around carved stone in B2 level - After our study, we deemed this not feasible because its location conflicts with the space needed for mechanical equipment. Additionally, these carved stone steps will not be visible from the window in the storage room in front of the mechanical room. Lastly, these carved stones are located higher than the rest of the mechanical room's finished floor.

© Tim Lai ArchitecT



1. SW 6328 Fireweed



2. SW 7599 Brick Paver



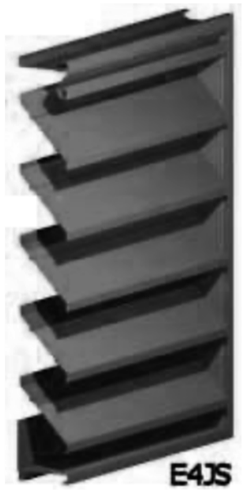
3. SW 7069 Iron Ore (B1 Pavilion accent trim, B2 Storage siding and trim, Smoker structure)



4. SW7067 Cityscape (B1 & B2 trim, wrap and siding)



5. 2” Deep Standard Flat Blade Louver, Architectural Louvers E2JS Slate Gray (Lower level equipment screen)



6. 4” Deep Standard Flat Blade Louver, Architectural Louvers E4JS Slate Gray (Roof top equipment screen)

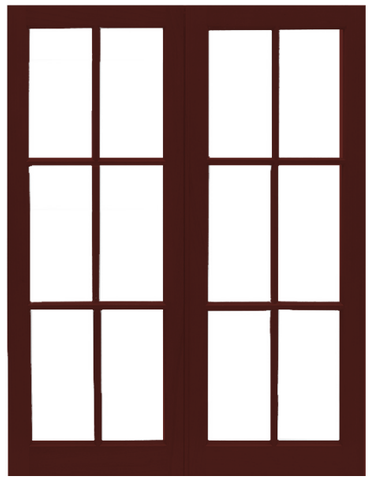


7. Standing Seam Metal Roof, DMI Aged Copper



8. Standing Seam Metal Roof, DMI Dark Bronze

© Tim Lai ArchitecT



9. Marvin Ultimate Casement Window with SDLS (Wineberry)



10. Chimney stone veneer to match existing



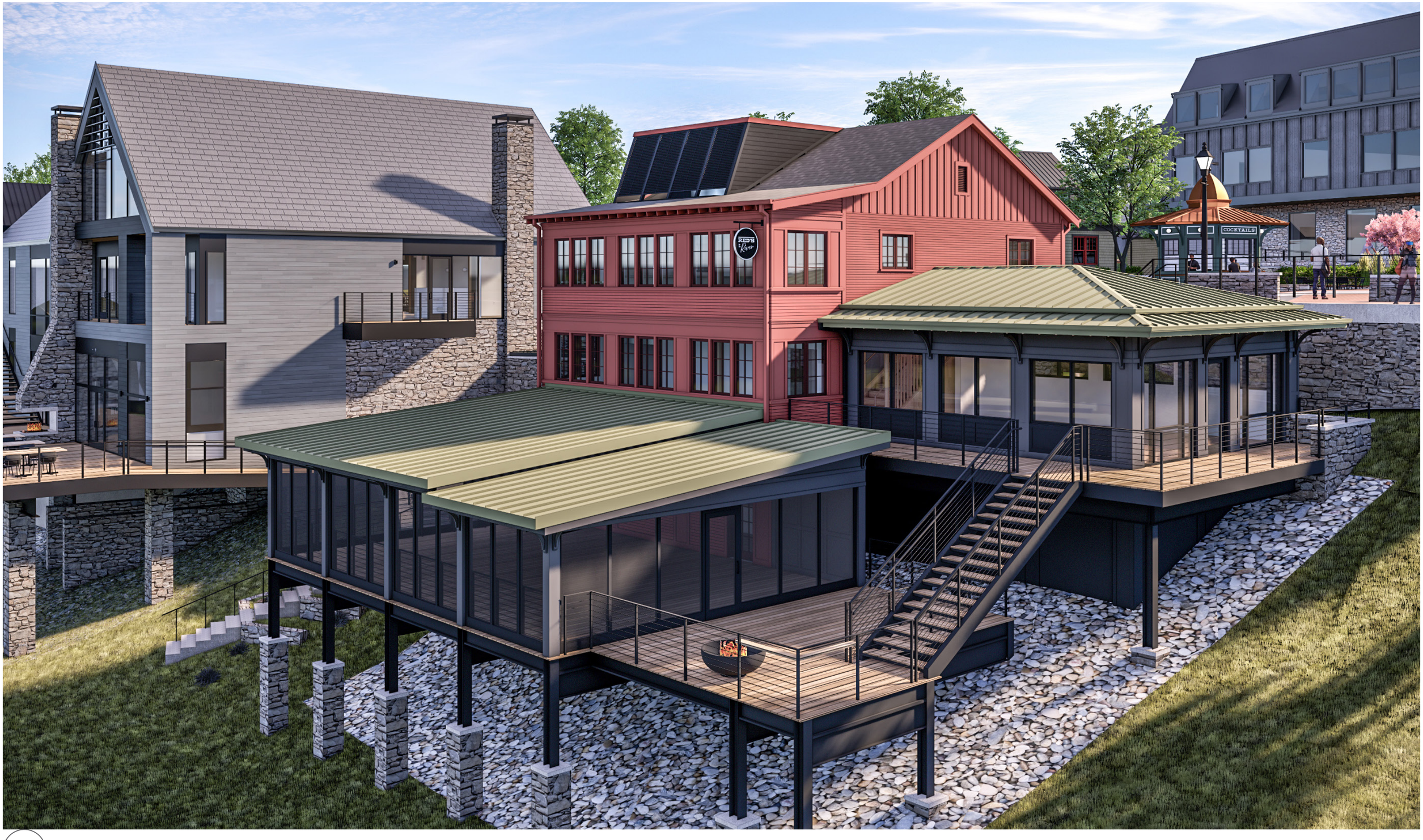
11. Foundation stone veneer to match existing



12. Stone to match “Fish wall” (B1 Pavilion foundation)

© Tim Lai ArchitecT

View from Northeast



© Tim Lai ArchitecT



© Tim Lai ArchitecT

View from Southwest



© Tim Lai ArchitecT



© Tim Lai ArchitecT



© Tim Lai ArchitecT

62 N. Riverview Frontage - Before and After



COR-TEN Planter + Wall
(old)



Brick Edging / At-grade Planter /
Direct Entry (new)

© Tim Lai ArchitecT



Taylor Juniper (or similar)



Sky Pencil Holly (or similar)



Mango Tango Hyssop (or similar)



Sailor Course Brick Edging



Blue Dune Lyme Grass (or similar)

© Tim Lai ArchitecT

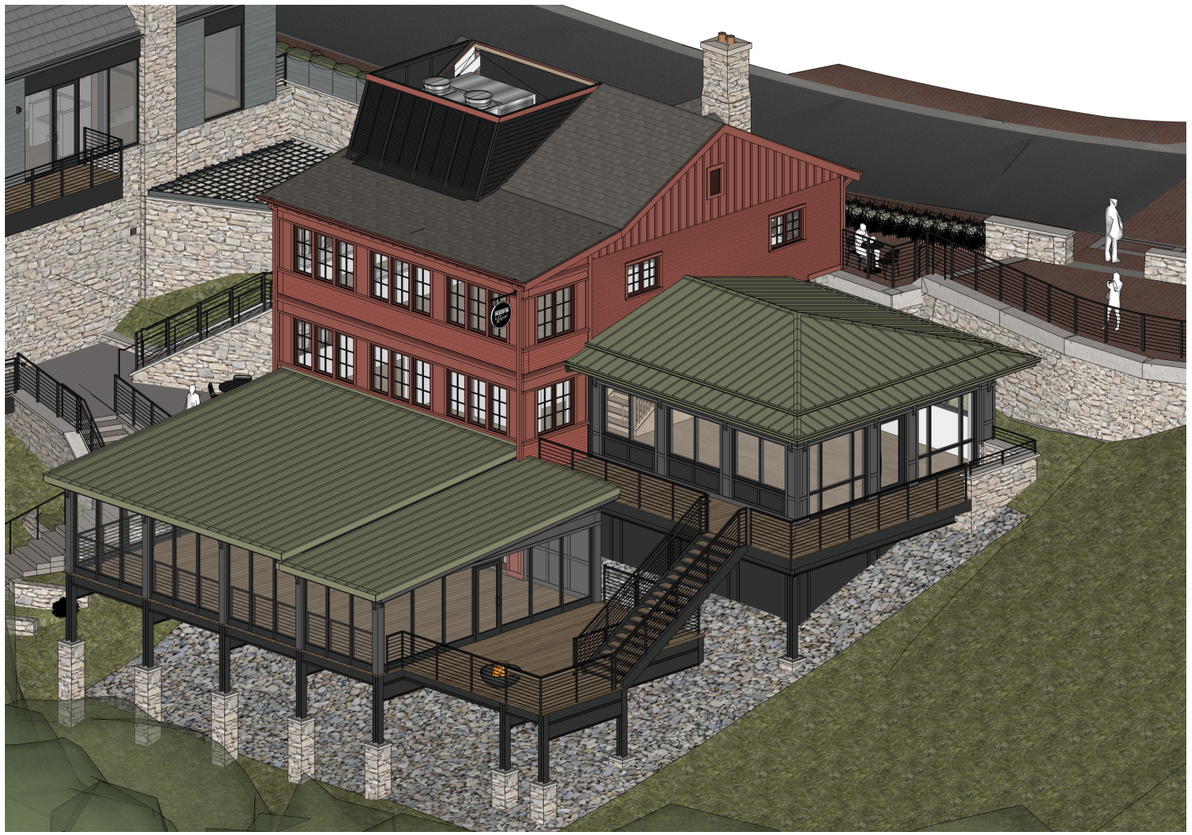


Character Image

© Tim Lai ArchitecT

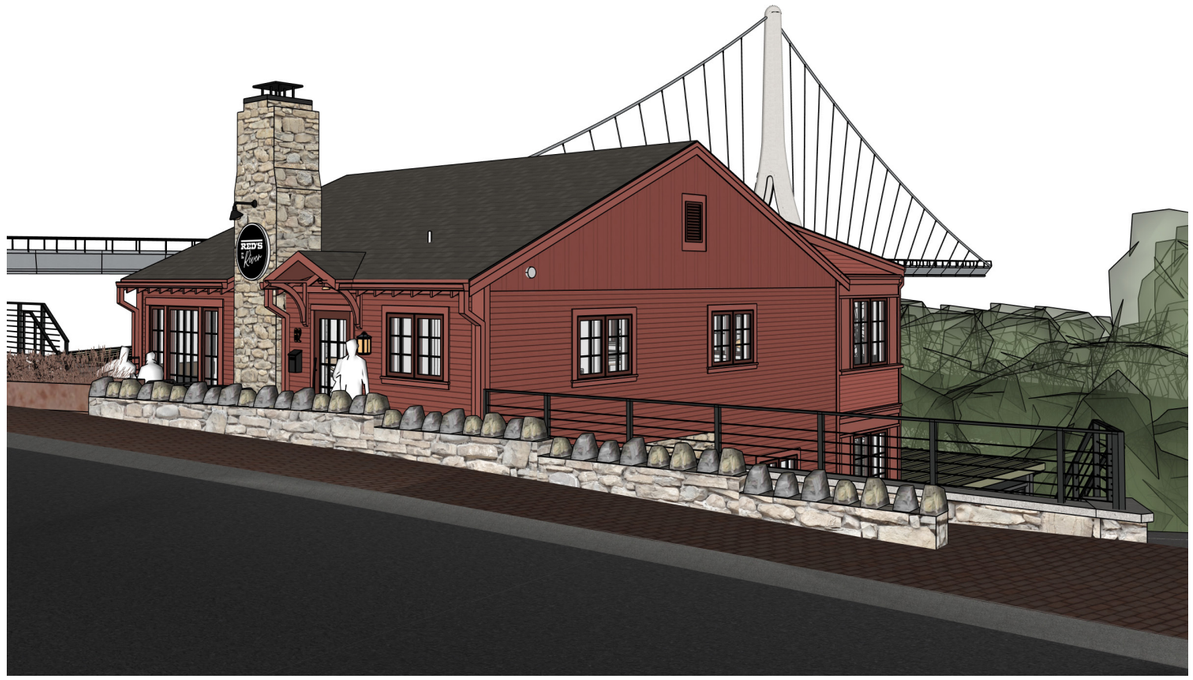


Previously approved



Proposed change

© Tim Lai ArchitecT



Previously approved



Proposed change

© Tim Lai ArchitecT

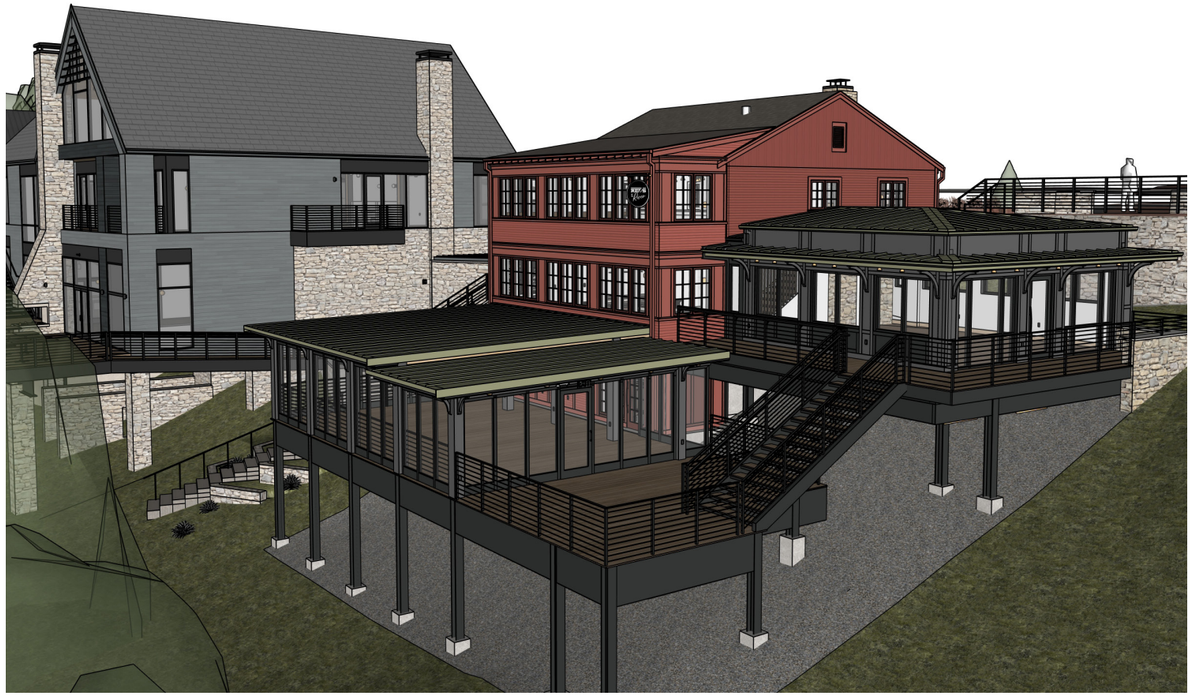


Previously approved

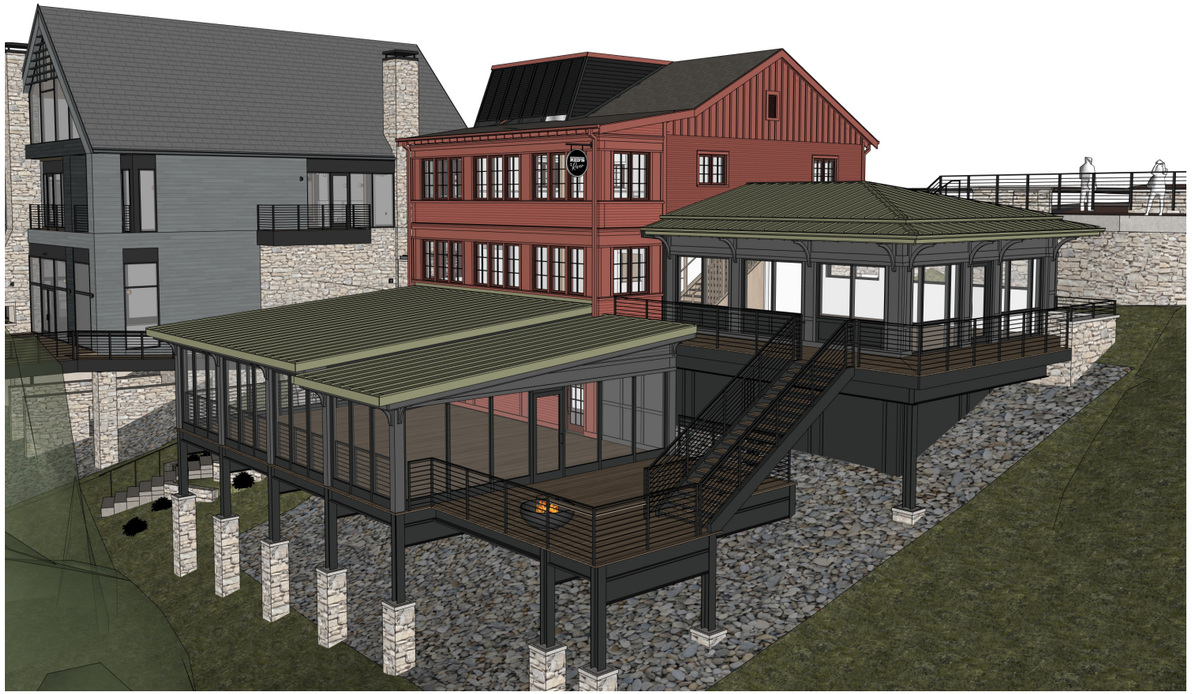


Proposed change

© Tim Lai ArchitecT



Previously approved



Proposed change

© Tim Lai ArchitecT

HANLIN RAINALDI - 62 RED HOUSE TRIM DETAILS -10/20/26

	INCHES			
Description	**Length**	**Width**	**Height**	**Notes**
louver at Gable		24.5	34.75	1in slats
louver top/bottom trim		1.5		south side
louver side trim		2.875		south side
board and batten-board (center exposed)		7		south side
board and batten-board (actual)		9		south side
board and batten-full		10		south side
board and batten - batten		1.5		south side
exterior window trim		3.5		west side
exterior corner trim - vertical		9.25		west side
exterior corner trim - vertical		5.75		south side
exterior trim frieze		5.75		west side
exterior trim soffit		11.5		west side
exterior trim fascia		5.5		west side

All materials and severely weathered and actual dimensions may vary.
These dimensions taken from trim on 10/12/26 (removed from building before demolition).
Actual dimensions will be smaller than nominal cut green lumber dimensions.

© Tim Lai ArchitecT