RICHARD**TAYLOR**
A R C H I T E C T S

October 30, 2020

Project: New Custom Home
Address: 185 S. Riverview Street
Owners: Paul and Kathie Ghidotti
Applicant: Richard Taylor, AIA

Paul and Kathie are proposing to build a custom home of approximately 3,400 heated/cooled square feet on this property. The new home will be a "story-and-a-half" cottage, incorporating elements of modest agricultural buildings found in Dublin, and reminiscent of the "hall and parlor" family of folk/national vernacular homes of the 19th century. The home has three bedrooms, a large open living room/dining room/kitchen, and a three-season room facing the south and west sides of the property.

The house will be pushed back from S. Riverview Street, so that it roughly aligns with adjacent homes on either side. The garage will be at the far west end of the house, with a driveway extending along the north side of the lot. Outdoor living space faces to the south and west.

Sideyards have been adjusted to push the house as far south as possible. All development on the property is within the 50% lot coverage allowance (see below).

Exterior wall materials include cultured stone veneer; stained wood trim; and vertical board siding stained one color on the house and another on the garage.
Roofing materials are composite slate shingles and standing seam metal roofing.

Changes we've made in response to the Board's comments at the previous informal review include:

- Added an open porch and a step-down of the roof on the north side between the house and garage, to enhance the visual separation between the masses from the north side
- Reduced the height of the garage roof, now approximately 32" below the roof of the main house
- Reduced the number of roofing materials from three to two
- Changed chimney materials from siding to stone
- Pulled house forward slightly to better align with adjacent homes

Final area calculations:

Lot 18,011 sf
50% lot coverage = 9,005.5 sf
Building footprint – 5,199.5 sf
Driveway and walk – 2,941 sf
Patio – 929 sf
Total lot coverage – 8,885.5 sf