



Memo

To: **PROJECT DESCRIPTION – RIVER MARSH VILLAGE, Pembroke, MA.**

From: Jim Kelliher

Date: 12/2/2016

The proposed buildings are designed with pitched roofs that are no more than two stories high. However, the buildings are scaled down to emulate a similar massing to the single family homes in the surrounding neighborhood, which are all one and two story wood framed buildings. This is accomplished by presenting varying single story roof lines across the entire front and rear of each building.

On the front there is a one story entry porch adjoining a projecting single story pitched garage roof. The garage is integrated into the front elevation to provide an ease of access while minimizing the need for excessive paved surfaces. The scale of the garage is visually reduced with the layering of roof lines on the front elevation of the homes. The second story front bedroom dormers are each only 16' wide with gables facing the street presenting a varied second story roof line.

The rear elevations are only one story with second story dormers facing the back of the building. A half-story clerestory window in the first floor family room of each unit breaks up the roof line.

The exterior finishes of the buildings are also selected from typical New England residential materials to blend with the surrounding neighborhood. To give the project some variety, the siding may vary slightly in color, orientation, exposure or possibly between painted clapboards and solid-stained wood shingles. The trim will be typical painted wood rakes, casings, fascia and etc. Roofing will be a single color of architectural asphalt shingles typical throughout. Windows will be white, weather resistant double hung fenestrations with 6/6 muntin patterns to blend with the colonial character of Pembroke. Foundations will be concrete but reduced as low as feasible to the grade to minimize visual appearance. Entry porches will be stone or a similar cultured product and exterior columns, decks and railings will be a combination of wood and/or composite materials with increased durability and longevity of appearance.