

MALLOW RESIDENCE – 519 N. MIDLAND AVENUE  
NARRATIVE SUMMARY  
July 13, 2021

The applicant submits this proposal for a new residence located approximately in the same location as a single-family home that was demolished in 2020. The current submission modifies a previously approved project in the following ways:

- The structure, thermal envelope and mechanical systems will be designed to Passive House standards, significantly exceeding code minimums.
- The footprint has been reconfigured to accommodate the thicker exterior walls and to increase the front porch area.
- The driveway circle has been deleted.
- The hot tub pavilion has been expanded to include roofed area adjacent to the existing pool and re-located.
- The roof line has been reduced above the north end over the garage.
- Exterior siding will be cedar shingles with painted wood trim instead of carbonized wood planks. Roofing materials are unchanged as natural slate and plain red copper.
- In keeping with the Passive House standards, the windows and patio doors will have steel reinforced pvc frames, triple glazed and argon filled.
- Wood burning fireplace has been deleted.

All other elements of the project are un-changed from the previously approved project.