



Millard, Inc.  
Architects  
Engineers  
Planners

# Residential - The River Retreat

Roswell, Georgia

## Project Name:

The River Retreat  
Single Family Residence  
2,490 square feet (conditioned)  
3 Bedroom / 3.5 bath  
Roswell, Georgia  
Project Completion: Fall 2013



## Project delivery method:

Design/Build with  
Posada Construction, Inc.

## Services performed:

Programming, Schematic Design, Design Development, Construction Documents, Structural Engineering, Coordination and Compliance with FEMA and City of Roswell Flood Plain Ordinances.

## Project Summary:

Millard, Inc. was challenged by a long term client to renovate and add-on to a small 1.5 story home situated less than 50 feet from the banks of the Chattahoochee River. The existing home was dark, dated and except for a small covered porch, turned its back on the river. After careful examination of the codes and flood plain regulations it was determined that the existing house was two feet under the 100 year flood plain. Substantial work would need to be done to bring the structure into compliance and protect it from potential damage in a future flood. Rather than raising and renovating the existing home, it was decided to build a completely new house on the site. Due to the local flood ordinances we were limited to building within the footprint of the existing structure. Millard, Inc. maximized the use of the existing footprint, creating a two story, 2,490 square foot home that opened itself up to the river.

The main floor level was raised nearly six feet higher to move all electrical and mechanical components above flood level. In addition to protecting the infrastructure of the home, this created an area at ground level that could be used as a covered 'outdoor living' space and storage for lawn and garden items. The area is designed to allow the free flow of water beneath the house should a flood occur, but is a wonderfully rustic space with direct access to the river that can be used for a multitude of functions.

Whenever possible, Millard, Inc. pushed the service areas and bathrooms toward the streetside of the home, allowing the regularly occupied areas of the house to have a more intimate relationship with the river. The main level features the home's living and dining spaces as well as the owner's suite, complete with large expanses of windows to maximize the views and connection to the river. The upper level consists of two additional bathrooms, two generous bedrooms, each with their own Juliet balconies, as well as an expansive upper level home office with a cozy sheltered porch over looking the river. Built-in cabinetry and functional niches masterfully allow utilization all of the available space within the tight footprint of the former home. Views are framed in most rooms to obscure neighboring homes and allow the occupants to have the sense of being in a country retreat only 20 minutes from downtown Atlanta.

