

RUSSELL BLUE- ARCHITECT * 7786 Lakeside-Blvd-Ste- 612,Boca Raton, FL

May 5, 2022

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Re: Response to Staff comments – Lot 9 – 1415 Marseille Drive – DRB 22 – 0874 – dated April 29, 2022

1. The drawing A-06 and A-06A have the Lot Coverage Diagram and the Lot Coverage Floor plans. The Unit Size plans are on drawings A-08, A-09 and A-10,
2. The garage has been dimensioned and shows that it complies with the Lot Coverage exception criteria.
3. There is no longer an enclosed area inside of the garage. The only use inside of the garage is for car parking.
4. The garage is a total of 408 sq.ft. and under the 500 sq.ft. maximum.
5. We have provided a roof plan on drawing A-10 that shows the elevations. There are no exceptions, waivers or variances that are asked for under this application.
6. The A-10 drawing show the roof deck dimensions.
7. All walkways are not greater than 44" in width.
8. We have provided a breakdown of all pervious and impervious percentages and sq.ft. within the front and rear yards on page A-07.
9. The rear and side setbacks to the cabana are shown on the site plan and comply with the regulations and setbacks for accessory structures.
10. The accessory structure on this application meets the regulations for separation between the main structure and the cabana, as shown on drawing A-06A and A-07.
11. We have updated the Zoning Data sheet on A-6 to show the crown of the road grade elevation. We have the adjusted grade elevation updated to show that.
12. The lot depth of 132.12' has been shown as the depth of the lot on the Zoning Data sheet.

Design Recommendations:

We have refined the openings on the 2nd floor to address the neighbors concern for privacy. We have made the 2nd floor windows on the side elevation opaque to address the privacy concerns. We have also left most of the clearstory windows to help keep the privacy of the neighbors. We have a combination of microcement and the fiber cement wood siding.

Sincerely,

Russell Blue, RA – LEED AP
RWB/thf