

Folio# 02-3215-003-0240

ARCHITECTURAL PRESENTATION [RECORDED BY: JAMES MURPHY]			
COMMENT	REVISION NO.	LOCATION	RESPONSE
1a. Applicant is encouraged to provide rendered images of proposal to abutting properties.	3	A-20.1	Refer to sheet A-23.1.
2a. Include with Final Submittal the "Grade Calculations" that staff has provided with comments.	3		The "Grade Calculations" that staff has provided are included with Final Submittal.
2b. NOTE: as part of the Planning Board analysis and recommendation, a reduction of unit size to 45% maximum may be imposed.	3		The Applicant has worked diligently to provide a modest home, which is consistent with homes in the neighborhood and is below the permitted 50% unit size.
2c. A-6 Increase setback fonts. Add dimension of covered area. Add + x SF next to hatched diagram. Add -x SF within garage outline. Add structural column to lot coverage at rear of property (attached to family room).	3	A-6	Refer to sheet A-7: Zoning Lot Coverage.
2d. A-7 Increase setback fonts. First floor: Add dimension of covered area. Add + x SF next to hatched diagram. Add -x SF within garage outline. Second floor: + x SF next to hatched diagram. NOTE: detached one story structure cannot be located in side yard without a variance.	3	A-7	Refer to sheet A-8: Zoning First Floor and Second Floor
2e. A-10. Wall at front property must be setback 4' in order to be 7'-0" high (measured from CMB Grade). Detached one story structure cannot be located in side yard without a variance.	3	A-10	Refer to sheet A-11: Site Plan.
2f. A-12 Detached one story structure cannot be located in side yard without a variance. Possible to add green space/planting area to large pool deck area.	3	A-12	Refer to sheet A-13: First Floor Plan
2g. A-14 Missing elevator. Relocate elevator more centrally within site plan.	3	A-14	Please refer to page A-15 of the Final DRB Plans. While not perfectly centrally located, the elevator is well within the confines of the proposed home, and not along the edge.

2h. A-27 Add x sf pervious and y sf impervious and % of each.	3	A-27	Refer to sheet A-28: Open Space Diagram.
2i. A-33 EXPLODED AXON Graphically improve first and second floor to show areas enclosed by weather walls on each floor that went towards each floor calculation. Add SF for each enclosed area (not unit size) per floor adjacent to level and % ratio. NOTE: double height spaces count for second floor volume for this Code requirement, but NOT towards overall unit size.	3	A-33	Refer to sheet A-34: Exploded Axonometric.
2j. A-34 Remove shadow. Highlight south parcel residence within this application.	3	A-34	Refer to sheet A-35: Adjacent Axonometric.
2k. A-36 Correct and Lighten rendering, "muddy".	3	A-36	Refer to sheet A-36: Front Perspectives.
2l. A-37 Correct and Lighten rendering, "muddy".	3	A-37	Refer to sheet A-37: Rear Perspectives.
2m. L-pages. Missing details of 'green roof' proposed on one-story garage and 'cabana'.	3	L-1A	Refer to sheet L-1A
2n. MATERIAL Selection of Porcelain tile with wood finish should be revisited.			The Applicant and perspective home owners have reviewed and analyzed the materials and feel that the selection is appropriate for their needs and is consistent with the aesthetics of the neighborhood.
2o. Missing contour grading plan.	3	L-1B	Refer to sheet L- 1B
2p. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.	3		Refer to Cover Sheet.
2q. Add narrative response sheet.	3		Narrative response sheet is attached.
ZONING/VARIANCE			
COMMENT	REVISION NO.	LOCATION	RESPONSE
3a. Revise survey to clearly indicate lot area and lot width of the property.	3		Survey has been revised and now shows both lot area and lot width.

3b. Lot width is inconsistent on page A-10 (78'-0") and on page A-5 (89.5').	3	A-10	Refer page A-11. It has been updated to reflect 89.5' (the average of the two widths).
3c. Based on the lot width of 89.5', the sum of the side setbacks shall be 22'-4". Plans indicate 22'-0".	3		Please refer to all plans, they indicate 22'-4".
3d. The proposed cabana structure shall comply with the required 12'-0" or 12'-4" side setback for the main home.	3		Please refer to all plans, the cabana structure complies with the setback for the main home.
3e. Lot depth of 202' results in a required rear setback of 30'-4". Revise rear setback.	3		Refer to all plan, the rear setback is 30'-4"
3f. Yard elevations shall be revised. Minimum and maximum yard elevation in required side yards is 6.56' NGVD. However, when abutting property owners have jointly agreed to a higher elevation, both side yards may be elevated to the same higher elevation through the submission of concurrent building permits, not to exceed the minimum required flood elevation.	3	A-10	Refer to sheet A-11: Site Plan.
3g. 7-foot high wall indicated at the front property line on page A-10 is not allowed. Provide a section detail of the front fence showing height from grade elevation. Maximum 5'-0" in height is allowed at the front property line.	3	A-10 A-29	Refer to sheet A-11 and A-30
3h. Deck located within the side yard cannot exceed 6.56' NGVD.	3	A-10	Refer to sheet A-11: Site Plan.
3a. Variance to reduce the required side setback in order to construct a detached one-story cabana structure in the side yard.	3	A-10	Refer to sheet A-11: Site Plan.
DESIGN			
COMMENT	REVISION NO.	LOCATION	RESPONSE
4a. If lot coverage is below 25%, the second floor can exceed 70% of the first floor. DRB waiver approval is required.	3		Please refer to the letter of intent, which is part of the first and final submission.
4b. Possible to add green space/planting area to large pool deck area.	3	L-1	Refer to sheet L-1.

<p>4c. The outdoor stair located along the south elevation directly faces adjacent neighbor. It is designed per code and within the developable lot area, however, given its significant massing, staff recommends that its view from neighbor be softened with tall planting material.</p>	<p>3</p>	<p>L-1</p>	<p>Refer to sheet L-1.</p>
<p>4d. NOTE DESIGN AS PROPOSED, the site plans and diagrams still depict a similarly designed house. One story garage and garage same location, length of north elevation, location of exterior stair, double height interior spaces are the same, one story cabana same location, pool location and shape similar, landscaping plans. Etc. Architect should explore further differentiating residences from one another. If changes to the site plans are not for consideration, then dramatic differences in the exterior finishes, roof heights, overhangs, materials, etc should be explored and incorporated along both street and water side elevations.</p>	<p>3</p>		<p>The homes, although similar, are not identical. Furthermore, the elemental details contained throughout are distinct, including elements such as the angled roof, louvers, glass walls and the materiality of the homes. The North home proposes to use aluminum wood finish details, dark concrete, grey stone, & black stucco. The South home uses white stucco, porcelain wood finish tiles, & travertine stone. Furthermore, the homes are designed for an end users and are not spec homes. Finally, the conditions of the site, including the narrowing depth, in comparison to neighboring lots, as well as their location on the waterfront result in the proposed layout, for maximization of the views to the waterway. Every home within the neighborhood maximizes its views of the bay.</p>