100 Jamie Court -Minor Residential Application MR-26-007

1. ARCHITECT RECOMMENDATION:
    1. Simplify the second floor plan and massing, and move entry and stair back.
    We simplified the second floor plan and massing by reducing the overall height from 26ft to 22ft, and reconfigured the entrance and staircase back by ~3 ft.
    The applicant incorporated the recommendation.
    2. Lower the first floor to second floor height to 9 feet and the second floor to ceiling height to 9 feet to be more in scale with other homes in the immediate neighborhood.
    We lowered the first floor to second floor height to 9ft and the second floor to ceiling height to 9ft as recommended to be more in scale with other homes in the immediate neighborhood.

    The overall height is now 22ft. The adjacent structure West of the proposed home is 16ft; across the street East of the proposed home is 25ft.
    The applicant incorporated the recommendation.
    3. Add trim to all windows to match existing.
    We added wooden trim to all windows to match the existing windows.
    The applicant incorporated the recommendation.
    4. Add belly band trim on two-story walls.
    We added wooden belly band trim on two-story walls to visually separate the number of stories.
    The applicant incorporated the recommendation.
    5. Revise the balcony railing to blend with the proposed architectural style.
    We revised the street-facing balcony from glass railing to a 3 ft 6 in high wall with wooden siding like the exterior walls to blend in with the proposed architectural style.

    And removed the rear bedroom balcony to preserve the rear neighbor's privacy.
    The applicant incorporated the recommendation.
    6. Add traditional beam and other structures at side balcony as necessary.
    We added a traditional beam at the side balcony to support the large opening facing the street.

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