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REPONSE TO THE ARCHITECTURAL CONSULTANT COMMENTS LETTER DATED 10-19-21 AND THE E-MAIL FROM SEAN MULLIN AT THE PLANNING DEPARTMENT DATED 01-28-22:

We have taken into consideration the architectural consultant, Cannon Design Group, comments letter dated 10-19-21, and have addressed the issues concerns in the following:

ISSUES AND CONCERNS

1. The wide difference in roof slopes and heights, including 2:12 and 5:12 slopes,is visually awkward, and do not work well in creating a unified design. It appears as though a traditional style, large home has been scrunched down, unnecessarily except for a one-size-fits-all universal requirement in the Town's *Hillside Standards and Design Guidelines*. And, this variation in roof slopes is not consistent with Residential Design Guideline 3.5.1.

3.5.1 Unify roof pitches

- *Utilize the same slope for all primary roofs.*

We have completely redesigned the roof system to create one unified roof slope to unify the roof pitches and eliminate complexity. We also increased the height of the roof slope to 3:12 to elevate the height of the roof so that it is more consistent with the Residential Design Guidelines 3.5.1 and 3.5.2. See revised exterior elevations Sheets A5-1 and A5-2.

REAR ELEVATION

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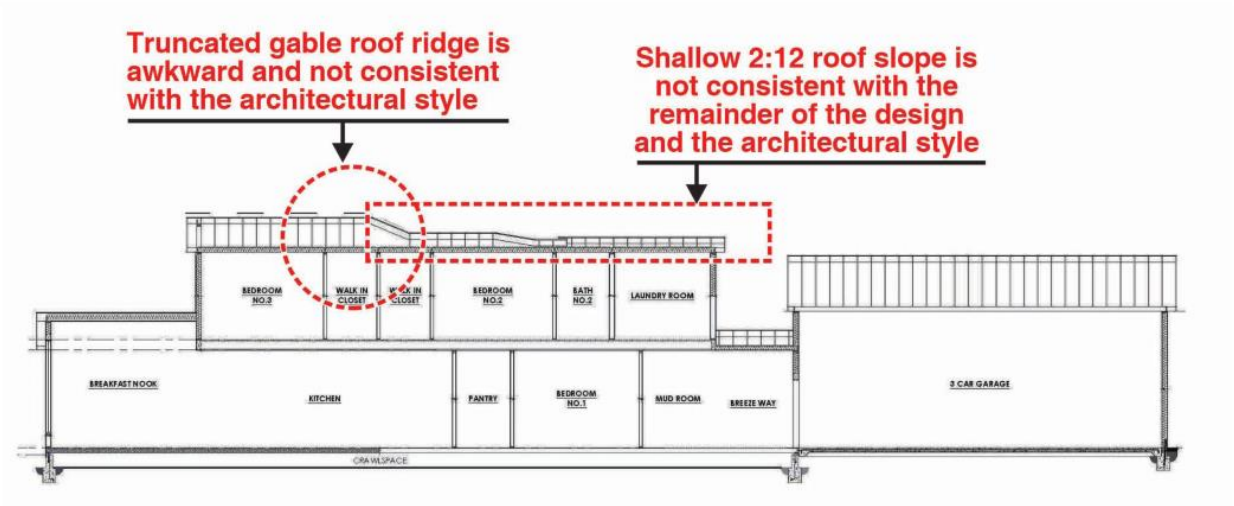
2. The truncated roof ridge and full rear gable on the front of the house are awkward, and not consistent with the architectural style.



The truncated gable has been removed to eliminate the inconsistency with the architectural style. We have also unified the roof slope to one pitch and elevated the roof slope to 3:12 to elevate the height of the roof so that it is more consistent with the Residential Design Guidelines 3.5.1 and 3.5.2. See revised exterior elevations Sheets A5-1 and A5-2 and Roof Plan A4-1.

LEFT SIDE ELEVATION

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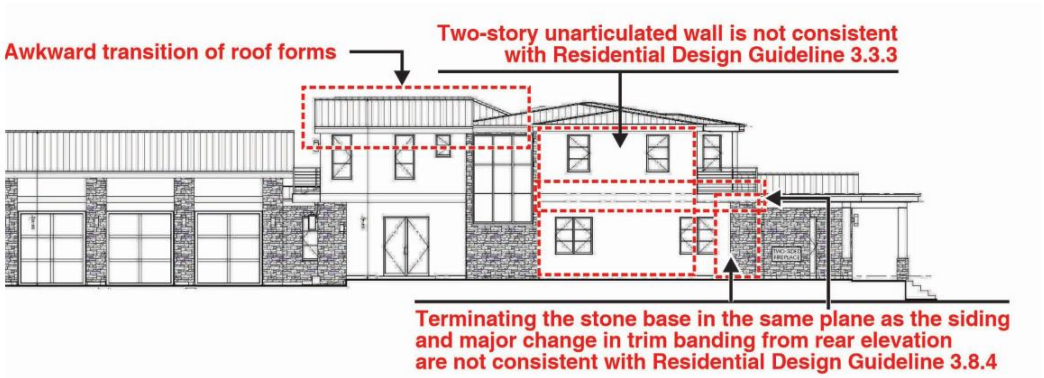
4. The two-story unarticulated wall on the right and left side elevations are not consistent with Residential Design Guideline 3.3.3.

3.3.3 Provide visual relief for two story walls

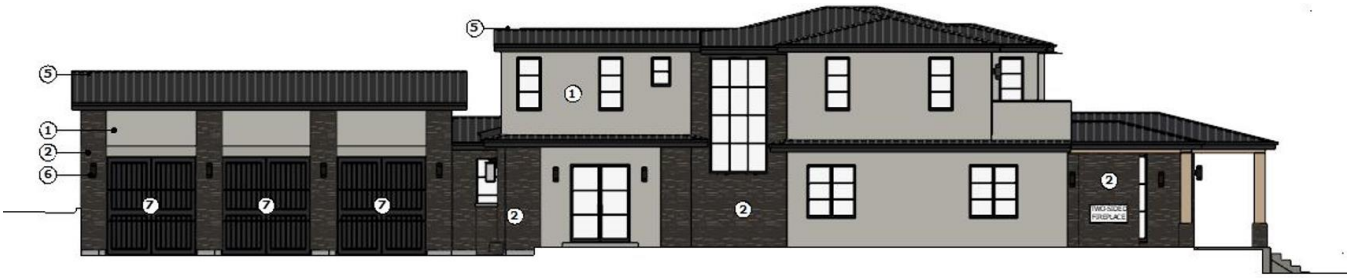
Some techniques include:

- *Belly bands (see photo below left)*
- *Pop outs and bay windows*
- *Material and color changes*
- *Chimneys*
- *Wide overhangs with projecting brackets*
- *Juliet balconies (see photo below left)*
- *Window boxes and pot shelves*
- *Landscaped trellises and lattices*

5. There is an inconsistency in the use and color of belly band trims on the rear and side elevations



The truncated gable has been removed. The two-story unarticulated walls have also been modified for visual relief using a continuous lower roof eave that matches the front and rear lower roof eaves to be consistent with Residential Design Guideline 3.3.3. The termination in the stone base has been addressed by wrapping the stone veneer around so that it terminates into a wall as per Residential Design Guideline 3.8.4. See revised exterior elevations Sheets A5-1 and A5-2.



RIGHT SIDE ELEVATION

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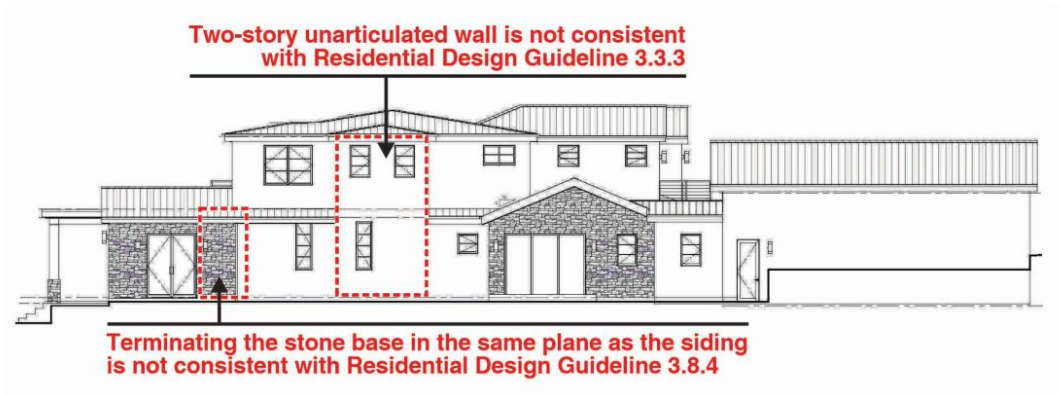

The two-story unarticulated wall has been modified to include a roof overhang at the first-floor level and is line with the other roof plane to be consistent with Residential Design Guideline 3.3.3. The stone veneer at the walls have been revised so that the stone terminates into a wall versus terminating in the same plane as the exterior stucco for consistency as per Residential Design Guideline 3.8.4. See revised exterior elevations Sheets A5-1 and A5-2.

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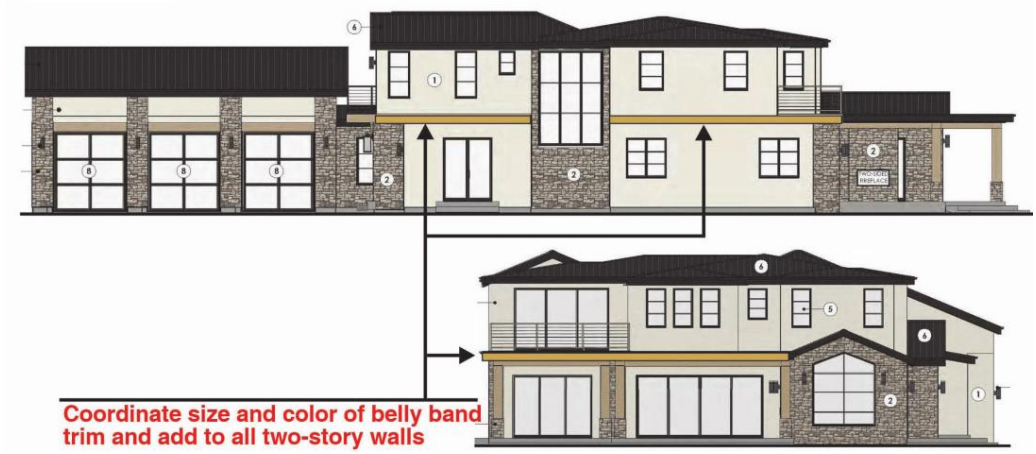
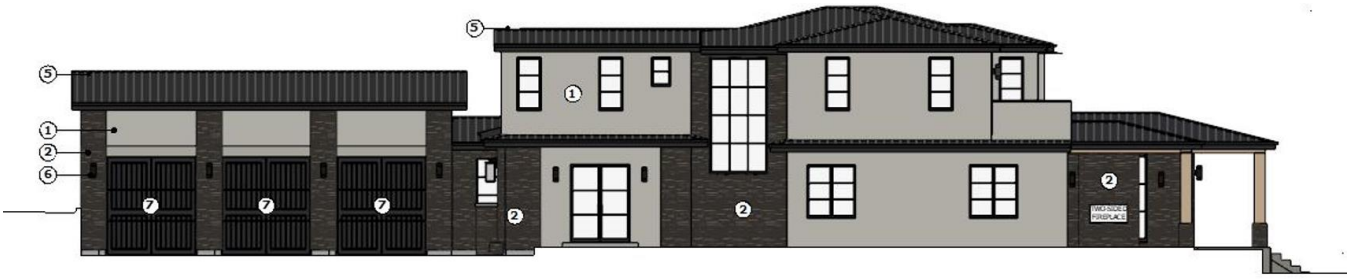
2. Coordinate the size and color of the belly band trim, and add to all unarticulated two-story walls.



The belly bands have been completely removed in favor a roof eave line at the first-floor to create one continuous line around the home instead of breaking up the wall sections with a belly band to create continuity as per the Residential Design Guidelines. See revised exterior elevations Sheets A5-1 and A5-2.



RIGHT SIDE ELEVATION

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3. Strongly consider increasing the roof slopes to be more consistent with the proposed architectural style, and the slopes proposed on the home's front elevation. To achieve this, floor-to-ceiling heights may need to be reduced to conform with the building height limitations in the Hillside Development Standards and Guidelines

SUMMARY:

All comments made by the consultant have been addressed. The stone veneer at the walls have been revised so that the stone terminates into a inside corner versus terminating in the same plane as the exterior stucco and have color and material changes for visual relief for consistency as per Residential Design Guideline 3.3.3 and 3.8.4.

All truncated gables have been removed.

The two-story unarticulated walls have also been modified for visual relief using a continuous lower roof eave that matches the front and rear lower roof eaves to be consistent with Residential Design Guideline 3.3.3.

We have completely redesigned the roof system to create one unified roof slope to unify the roof pitches and eliminate the complexity of the roof forms. In addition, we increased the height of the roof slope to 3:12 to elevate the height of the roof so that it is more consistent with the Residential Design Guidelines 3.5.1 and 3.5.2.

FRONT ELEVATION

SINCERELY,

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