

COMPOSITE FLOOR PLAN

In my review I saw only two issues that staff may wish to explore further.

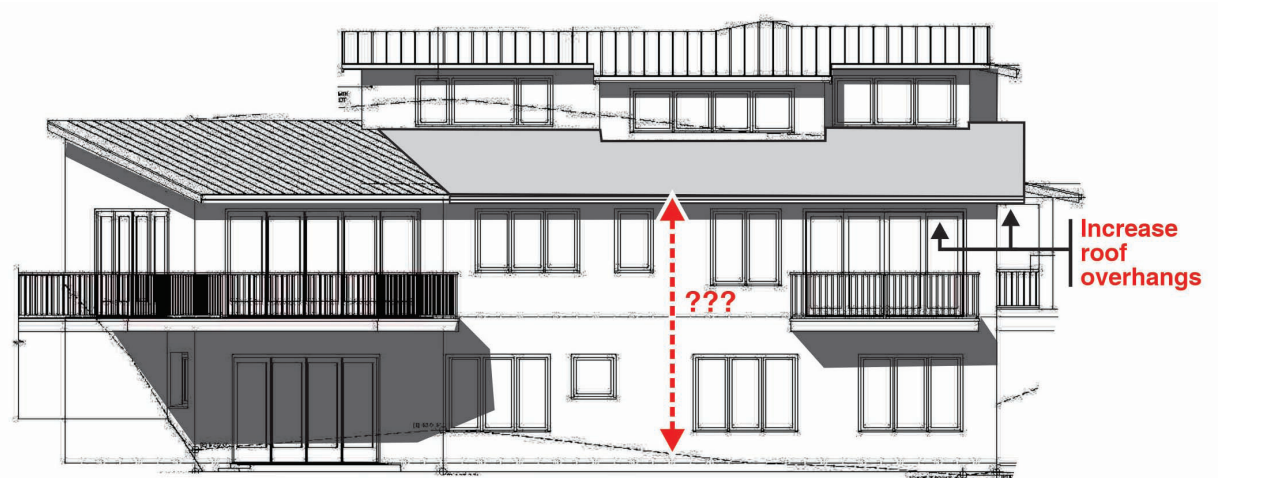
1. The roof overhangs at the second level are smaller than the upper level.
2. There is a portion of the southwest downhill facade that has a two story flat face which would appear to be inconsistent with both the Town's Hillside Development Standards and Design Guidelines and the Town's Single Family Residential Design Guidelines.



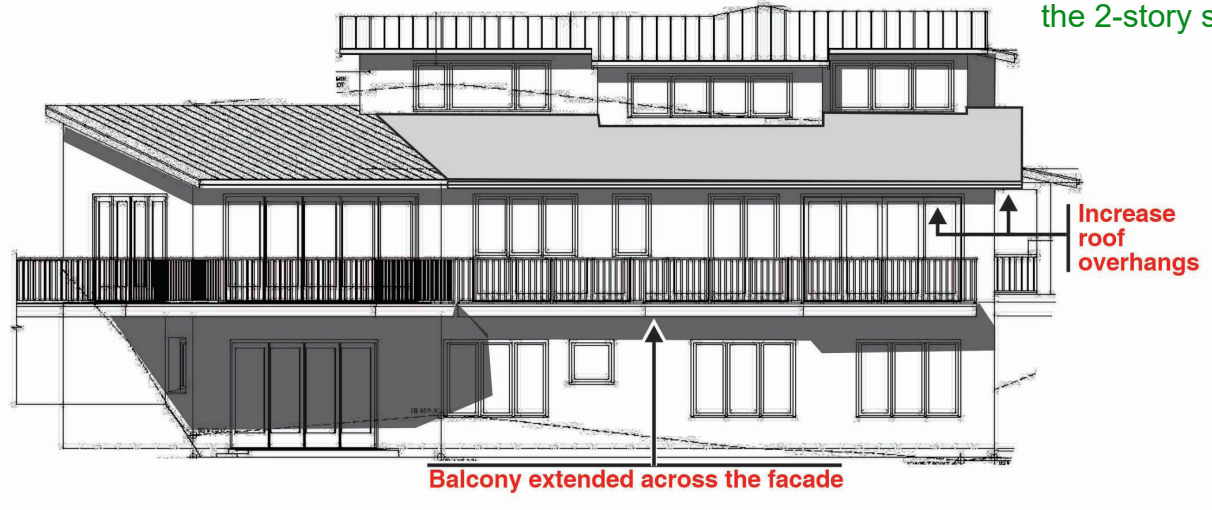
Two story wall segment would appear to not be consistent with both the Hillside Design Standards and Guidelines and the Town's Residential Design Guidelines

RECOMMENDATIONS

1. Increase the roof overhang to provide a stronger eave shadow line to mitigate the two story facade.
The eaves have been lengthened over the area with the 2-story facade
2. There may be two ways to address the issue of the two story flat downhill facade section:
 - A. Leave it as proposed given the amount of downhill landscaping that is currently a buffer to views from the home below and the applicant's commitment to plant screen landscaping at the lower property line.



- B. Extend the balcony across the facade connecting the currently proposed balcony and deck.
The middle floor has been cantilevered out 18" to between the balconies to break up the 2-story section



Jocelyn, please let me know if you have any questions or if there are any issues that I did not address.

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon