

Current Project - Project Markups Listing

23-032ARB-MPR

File Name	Markup Name	Markup Text	Markup Date	Created by	Response
007_A3.1_FRONT_ELEVATIONS.pdf	Planning	Locations of columns are out of proportion with width of gable. Staff doesn't support this detail overall: too fussy for a Mid-century Ranch.	04/27/2023	Sarah Holt	Front porch has been removed from the front elevation and is no longer in scope.
007_A3.1_FRONT_ELEVATIONS.pdf	Planning	Gable form not supported for style of house.	04/27/2023	Sarah Holt	Front porch / gable form is no longer in scope.
007_A3.1_FRONT_ELEVATIONS.pdf	Planning	Please rework this porch addition, save for a later application after more thought, or replace with an at-grade patio.	04/27/2023	Sarah Holt	Front porch has been removed from the front elevation and is no longer in scope.
007_A3.1_FRONT_ELEVATIONS.pdf	Planning	Heights should be to mid-point of gable, per Code. Please revise.	04/27/2023	Sarah Holt	Gable mid-points added to all elevations.
007_A3.1_FRONT_ELEVATIONS.pdf	Planning	Will need Fypon gable vent material example (others have provided the entire vent) to see durability and texture.	04/27/2023	Sarah Holt	Actual Fypon gable vent for this project has been provided as part of this resubmission, matches the other five (5) existing Fypon vents on the home.
007_A3.1_FRONT_ELEVATIONS.pdf	Planning	Staff will support the use of the vinyl windows for consistency on the house.	04/27/2023	Sarah Holt	Acknowledged. Thank you.
007_A3.1_FRONT_ELEVATIONS.pdf	Planning	What material are the new white columns? Black metal railings/spindles need to have cut sheet and sample.	04/27/2023	Sarah Holt	Front porch has been removed from the front elevation and is no longer in scope.
007_A3.1_FRONT_ELEVATIONS.pdf	Planning	I looked on line for the Kona Brown for the TimberTech Composite, and could not find that color. Please confirm and change if necessary. Will also require a Waiver.	04/27/2023	Sarah Holt	TimberTech Kona Brown composite for the steps is under their Advanced PVC line, which is their highest level product with a 50-yr warranty. Cut sheet and sample have been provided. Waiver has been added.
009_A3.3_REAR_ELEVATIONS.pdf	Planning	What material are the columns? Need spec/photo/example of the spindles.	04/27/2023	Sarah Holt	Columns are 4x4 PT posts wrapped it Azek trim, matching existing columns, painted white. Railing is TimberTech powder-coated aluminum, "Classic" profile, square spindles. Cut sheet and sample have been provided.
005_A2.2_PROPOSED_FIRST_FLOOR_PLAN.pdf	Planning	Staff has many concerns about this porch request. Recommend to remove it from this request or rework it significantly. We could support a patio/large stoop, but not the design as presented.	04/11/2023	Sarah Holt	Front porch has been removed from the first floor plan and is no longer in scope.
006_A2.3_EXISTING_&_PROPOSED_ROOF_PLANS.pdf	Planning	This element is not typical of a Mid-century Modern house. We are concerned about the way it bumps forward of the original facade.	04/11/2023	Sarah Holt	Front porch has been removed from the roof plans and is no longer in scope.



Current Project - Project Markups Listing

File Name	Markup Name	Markup Text	Markup Date	Created by	Response
006_A2.3_EXISTING_&_PROPOSED_ROOF_PLANS.pdf	Planning	This roof form also appears applied and not appropriate to the house style. We are open to other ideas about how to incorporate a porch or to use an uncovered stoop/patio at the front.	04/11/2023	Sarah Holt	Front porch has been removed from the roof plans and is no longer in scope.