

HEIGHT LIMIT

In response to a dispute with a neighbor over the interpretation of the area's local covenant (regarding height limit), the owner has agreed to reduce the roof pitch. The original pitch/ridge height was already well below the city's height limit standard. This adjustment will only further extend the distance below the city's height limit. This revision has no impact on the city's height limit limitation. Additionally, there was no change to basement level or main floor elevations.

BUILDING

To maintain the desired vaulted ceilings on the main level (with a now reduced roof pitch), portions of the roof framing were adjusted to 'stick framing'. Therefore, this revision impacts framing layouts.

LOT COVERAGE / GROSS FLOOR AREA

The owner decided to adjust the floor plan layout to better take advantage of possible views. Please note that although several interior walls and room locations changed, the overall building footprint/perimeter did not change. In addition, there was no change to the roof envelope or lot coverage. Nor was there any change to Gross Floor Area.

Thank you,

A handwritten signature in black ink, appearing to read "Matt Mawer". The signature is stylized with a cursive-like flow.

Matthew Mawer