

Correction Response Narrative

Montpellier Addition

9.28.23

The owner has decided to greatly reduce the scope of the project since the prior submittal. This largely eliminates most of the correction items because the issues that were of concern are simply not a part of the project anymore. The project has been reduced to the following scope:

- Remove one section of deck (then replace after). This will allow for some leveling of grade below the deck to create golf cart parking.
- Remodel the basement level bathroom.
- Add a small knee-braced roof section to give some coverage outside the existing mud room.
- Replace existing windows/skylights in the dining room. It's an old, leaky system that needs updating.
- Prep for future solar

All other previous scope elements have been eliminated. They are no longer proposing an addition, deck expansion, or replacing a significant portion of the existing roof to simplify roof shapes, which represented a bulk of the scope of the prior submittal.

Gross Floor Area / Height Limit

Scope reduction eliminated the potential addition and existing roof modifications, which now results in no change to Gross Floor Area or potential impact to Height Limit.

Lot Coverage / Hardscape

Scope reduction greatly lowered the lot coverage/hardscape totals from prior submittal. See updated calcs on site plan and revised site development sheet.

Trees

Scope reduction resulted in no change to trees from prior submittal.

Civil

Scope reduction greatly lowered the lot coverage/hardscape totals from prior submittal. As such, we believe we are well below the threshold that would require civil engineering.

Easements

Correct and updated easements are now shown on the survey and site plan.

Water Meter

Reduction in scope resulted in reduced fixture count from prior submittal. The scope of project now only includes the addition of one toilet and one vanity sink.

Thank you,



Matthew Mawer