

Architectural Changes Description

- 1) Massing revision for all four sides of the building includes reducing SF of the units by offsetting 2nd and 3rd floor patio walls 1'-6" deep inside. It created upper floors step back look. Adding mansard barrel tile roof over balconies in all patio corners aims to break up the large surface, adding visual depth. Per Code: *"Structures located on lots greater than 50' lot width, shall have at least 2 different massing forms and two offsetting wall planes of at least 10" the length of the façade having a minimal depth of at least 16". (Section 7.10.2. Building Massing)*
Keeping the 16" deep wall offset with French balcony and Tower Roof at the South side of the building creates a dynamic interplay of light and shadow, which breaks up the middle part surface.
- 2) Removing tall Entrance arch, adding shorter version of arched Entry contributes to making the building appear less tall and breaking east facade massing.
- 3) 10% secondary materials issue.

Per Code: *"A maximum 10% of wall area of the front elevation can be either patterned tiles, clay/concrete roof tiles, natural cut stone (coral, oolite, coralina, or similar), and/or cast or engineered stone equivalent to natural cut stone." (Section 7.10.3. Facades and Exterior Walls).*
Code doesn't state this is a must requirement therefore no application for secondary material.
- 4) Updated trash enclosure is consistent with the new building architecture.