

64 Danbury  
Jan 22, 2024

*Note: - Responses are provided in the same order as the comments received.*

## **ARB COMMENTS**

### **Typical Residential Buildings:**

#### **Comment:**

The 'suspended' balconies were positively received.

#### **Comment:**

Canopy roofs over garages conflict with the balcony design and should be eliminated.

#### **Response:**

The gabled canopies are eliminated and replaced with 5'-6" wide metal canopies covering entries.

#### **Comment:**

Redesign canopy roofs over the common entries between garages to incorporate the design of the balconies- cantilever the canopy, align top surfaces, provide 'structural box' to bring scale down to door beneath, provide ~4' of cover, utilize similar materials.

#### **Response:**

A new 5'-6" wide metal canopy at garage end and 18'-5" wide canopy on smaller sides has been introduced. The canopy is supported by cables and extends 5'-0" outward.

#### **Comment:**

Entry doors should have 1/4 panel in the lower portion.

#### **Response:**

A bottom panel 1'-6" high has been added to all entry doors.



**Comment:**

Garage door lites to be divided vertically into smaller lites to coordinate with DH windows.

**Response:**

The garage door has been divided into smaller lites same style as double hung windows.

**Comment:**

Add a single row of divided lites at sliding glass doors.

**Response:**

A single row of divided lites have been added at the sliding glass doors, same style as double hung windows.

**Comment:**

Unify gable end entries under a single roof similar to central entries, rather than separate small gable canopies.

**Response:**

The gabled canopies were eliminated and replaced with a unified 18'-5" wide metal canopy covering entrances projecting 5' outward.

**Comment:**

Increase lap siding exposure to 7"- 9", like mix of horizontal and vertical textures.

**Response:**

Lap siding exposure has been increased to 9"

**Amenities building:**

**Comment:**

Discussed continuous dormer clerestory, which now will serve as windows to mezzanine level flex office/conference room spaces.



**Comment:**

Reconfigure cupola into a lower, longer monitor' structure. Eliminate windows on gable ends, weathervane.

**Response:**

The cupola has been lowered and made shallower to create a longer overall structure.

Weathervane has been removed and the windows on gable ends are replaced with decorative louvers.

**Comment:**

Increase lap siding exposure to 7" - 9", consider mix of horizontal and vertical.

**Response:**

Lap siding exposure has been increased to 9"

**Trash Building:**

The committee approved the revised design. Have flat ceiling to minimize bird nesting in rafters.

**Response:**

The ceiling will be an 8' high flat ceiling.

**Tennis Pavilion:**

**Comment:**

Reduce roof pitch to be similar to trash pavilion.

**Response:**

Scale of the Trash pavilion has been reduced by reducing the roof overhang.

**Comment:**

Diminish and/or turn cupola 45 degrees, eliminate weathervane. Will interior be exposed framing?

**Response:**

Rotated cupola 45 degrees and eliminated the weathervane, Interior will be Exposed framing.



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**ADDITIONAL COMMENT ON BUILDING HEIGHT:**

**Comment:**

The building height for a gabled roof is supposed to be measured on a gabled roof at the mid-point between the ridge and the eaves, of the highest ridge, and not an average between two roofs, see Figure A-3. As a result, the height of the upper ridge, as shown in the elevation drawings, exceeds the maximum allowable.

**Response:**

To reduce the building height, roof slope was adjusted to be 8/12 pitch for all Residential Buildings

The building height is now measured to the midpoint between the highest ridge and the highest eave of the building.



# **Environmental Land Solutions, LLC**

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## **ARB COMMENTS**

### **Amenities building:**

#### **Comment:**

Pool deck east edge to be softer, naturalize line with greater setback from adjacent residential building units to east. Make planting transition similar to 'nature trail' area between eastern pair of buildings.

#### **Response:**

**The landscape plan has been revised by reducing the pool deck and softening the landscaping layout.**

### **Site lighting:**

#### **Comment:**

The committee approved lighting to provide 1 footcandle average light level, 3000k max.

#### **Response:**

The lighting plan has been revised to provide adequate lighting at the pathway stairs to Building 7, with the addition of a pole light. In addition, the light temperature was changed to 2700K.

### **Site:**

#### **Comment:**

Changes to naturalize planting layout were positively received.

#### **Response:**

**No response needed.**

#### **Comment:**

The pool deck east edge of Amenities Building to be a naturalized line with greater setback from adjacent residential building units to east. Make planting transition between Amenities Building and adjacent Residential Building similar to 'nature trail' area.

#### **Response:**

**The landscape plan has been revised. The plan has reduced the pool deck and softening the landscaping planting layout.**

**Comment:**

Cut sheets on AC corral fencing, signage, sidewalk, and curb materials not submitted or reviewed.

**Response:**

**These site elements are found and detailed on the plans prepared by ELS and Tighe & Bond. Details for the fencing and signage are on sheet LP-2, on the plan provided by ELS. Details for the concrete sidewalk and curb are on sheets C-601 & C-603, on plans provided by Tighe & Bond.**