



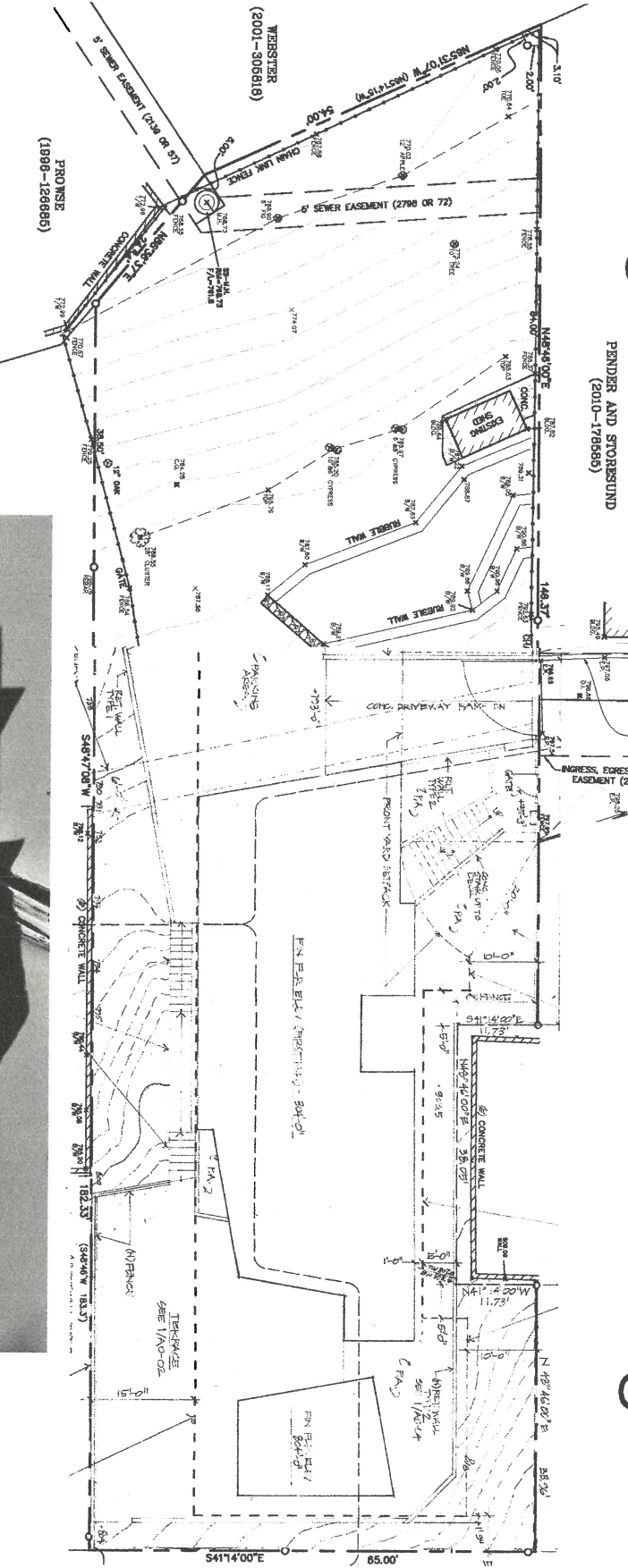
# Points of Discussion



1. Strong Site Constraints Dictate Design
2. All Protected Views of Neighbors Are Preserved
3. Mediation Study Results — Two Issues
4. Larger Community Issues



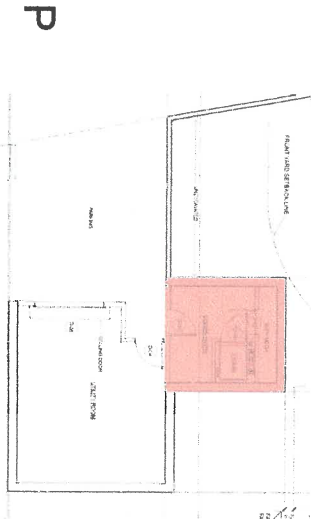
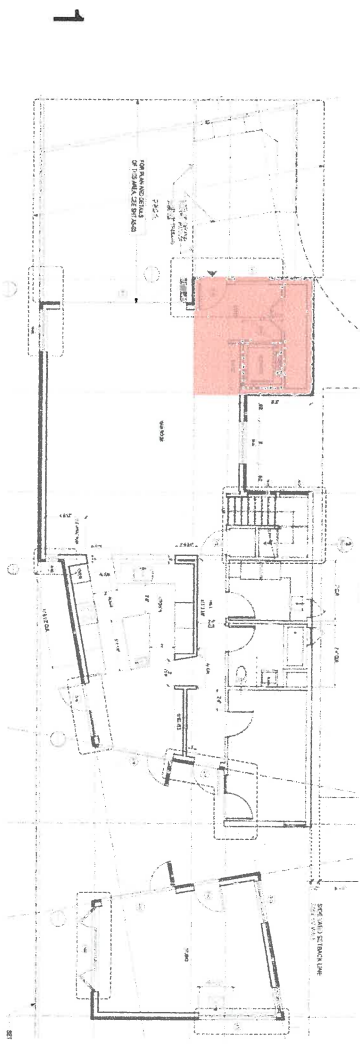
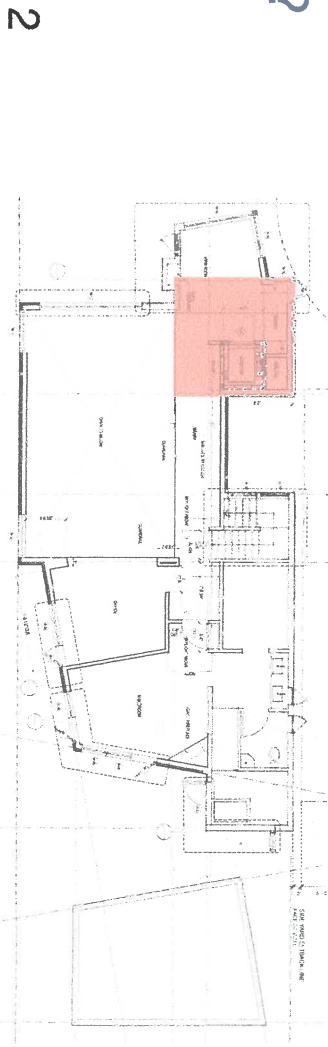
# 1 Strong Site Constraints Dictate Design



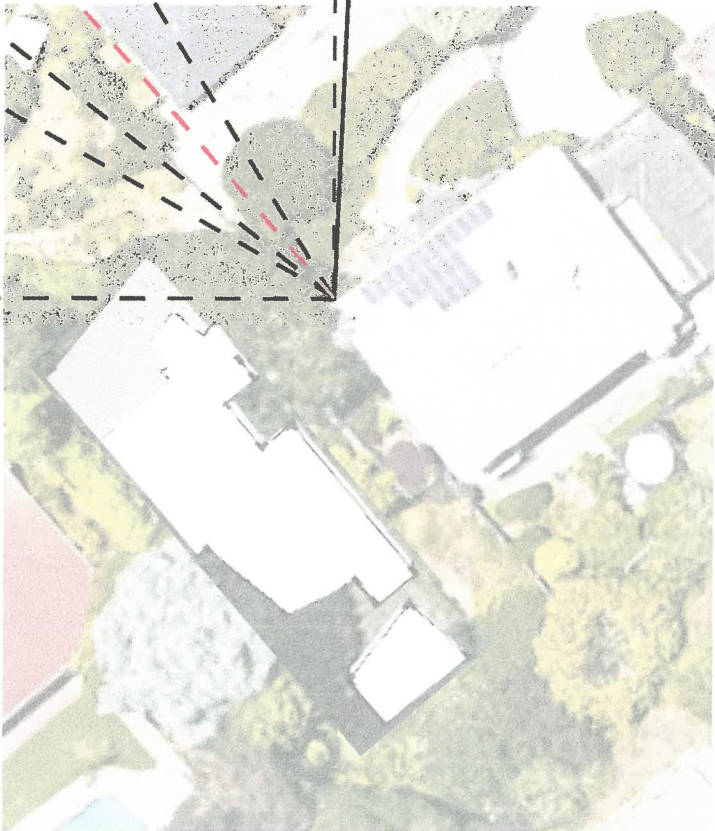
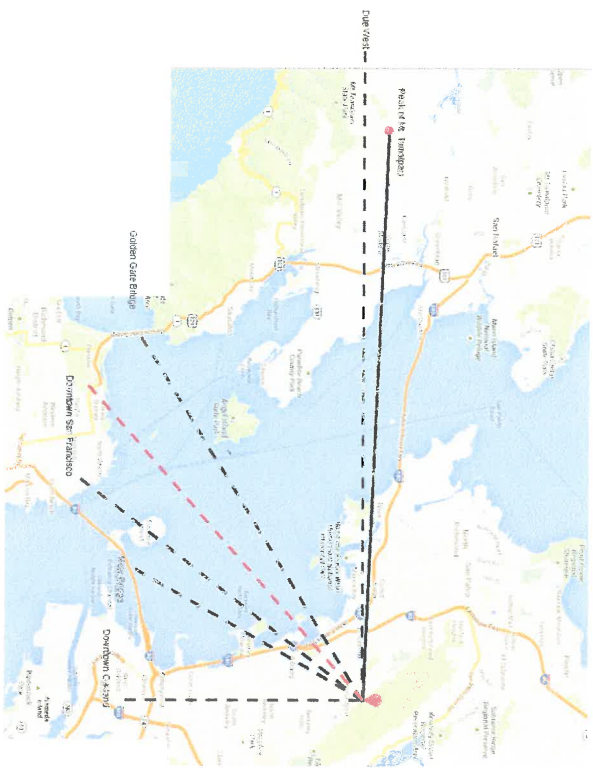
# 1 Strong Site Constraints Dictate Design

Where is the building 3-Stories?

Note: the house is 2 stories where visible above grade!



# 2 All Protected Views Are Preserved



Protected Views—  
With Proposed House



# 3 Mediation Study Results — Two Issues

## #1

Can the proposed house be lowered 8-feet to permit a view of the horizon from the bedroom window at the rear of the house? (Note: 8 feet is the minimum reduction required to see the horizon.)



Conclusion of study: IT CANNOT.  
(Even with assumptions of Luks)

# 3 Mediation Study Results — Two Issues

## #2

Is there a significant shading of the Glass Door on the lowest level of the first floor of the side of the house, and if so, can it be mitigated?

Conclusion of study:

THE EFFECT IS MARGINAL



The Glass Door is shaded 150 hours additional by the proposed house out of 2,190 morning daylight hours during the year, or <7% of morning daylight hours.

*Mitigation measure reduces shading period by 1/3, or 50 hours.*

