

Sharon Lehm

From: Mike Moore
Sent: Monday, April 08, 2013 2:50 PM
To: Sharon Lehm
Subject: FW: another update

Sharon –

Please add this to the material I just sent you.

Thanks.

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From: John McCauley [<mailto:j.j.mccauley@comcast.net>]
Sent: Monday, April 08, 2013 2:51 PM
Cc: Mike Moore; Jim McCann; Andy Berman; Garry Lion; Chris Skelton; Richardson Heidi; Ricardo Capretta; Geiszler Steve
Subject: another update

Heidi, I discussed this with Garry and agree with his suggestion, except I edited the N.B. comments into sentences below.

Fellow commissioners, the words below describe our previous conceptual idea presented to CC but with a further improvement in clarity. Thanks for the edits Garry!

It is the third version I am sending to you. Moving from a conceptual idea to actual words is harder than it looks! I suggest you use this in your deliberations tonight.

Mike, please add this to the public record.

John

On Apr 8, 2013, at 1:18 PM, Garry Lion wrote:

C. Project effective floor area will be calculated to compare the project size to the maximum allowable floor area on the lot. The project effective floor area will be the gross floor area of the project (measured from/to the external walls on all floors), except the floor area will be multiplied by one and one half times wherever the

height of an area exceeds 14 feet. This height measurement is the vertical distance between a top and a bottom elevation depending on an area's location in the project as described below:

a) The top measurement elevation will be to the ceiling wherever there is conditioned space above the ceiling. The top elevation will be exterior side of the roof in all areas with vaulted spaces or unconditioned attic space above, except as follows. If the slope of the roof is greater than four feet of rise for twelve feet of run, the roof area above the midpoint (on the exterior roof midway between the wall and the peak) will have a top elevation equal to the midpoint's elevation. The additional height between the midpoint and the peak will be excluded from the height measurement for the area between the roof's midlines.

b) The bottom measurement elevation will be the floor wherever conditioned space exists below the floor. Otherwise, the bottom elevation will be the lower of natural or finished grade. In cases where the total change in grade along the perimeter of the project varies by no more than +/- 5 (?) feet from the average grade, the project can be considered flat at the average grade. On other (more sloping) lots, the grade elevation will be measured in representative horizontal sections no larger than 5(?) feet in any dimension to determine the bottom elevation for the floor area above each section. The project architect can use discretion in selecting the representative sections to align with rooms and/or roof lines above as long as the calculations are reasonable representative of the slope of the grade and collectively inclusive of all the floor area.