Efficiency of design

- Ratio of square footage to living space is too high and could be significantly reduced.
- The building appears to have been designed as two floors, and modified to be one floor of living space, without lowering the height significantly.
- As designed, the attic space would be mostly unused, reducing efficiency in terms of space, energy, and cost.
- The dormers on the main corners could be eliminated.

Massing and configuration

- Height and massing of building would negatively affect the streetscape.
- Consider breaking the building into two main structures that are more modest in appearance, and better configuring the main entryway and community space connecting the two.
- Current design with walkways in front and hallways in back is not ideal in terms of privacy, light, and cross-ventilation for the living spaces. Hallways could be reduced or replaced with walkways in back.
- Walkways/porches may be more appropriate in back, facing the sun and away from the road.

Materials

- Consider natural construction materials that are less harmful to the environment.