

April 10, 2008

Moujabber Addition
10 Sea View Avenue Extension
Oak Bluffs

Project Narrative

Summary and Goals:

The attached plans represent a redesign of the addition proposed for Joseph Moujabber's property at 10 Sea View Avenue Extension in Oak Bluffs. Internally, the new design enlarges and updates the existing five-bedroom house's interior without increasing the number of bedrooms. It does this by expanding one existing bedroom, replacing two smaller bedrooms with larger bedrooms within the addition, enlarging the current kitchen, and creating a new laundry and circulation core. Externally, our goal is to blend the addition with the existing building and the North Bluff neighborhood, based on guidance from the Land Use Planning Committee and the Cottage City Historical Commission. The new design accomplishes this by:

- Demolishing the existing partially constructed structure. This allows the new addition to conform to zoning setbacks and connect to the existing house's current floor elevations. Where possible, the demolished structure's components will be recycled into the addition or donated to local charitable institutions such as Habitat for Humanity.
- Limiting the addition to two-thirds of the size of the existing house and conforming it to the existing house's roof height. This minimizes the addition's silhouette when viewed from the ferry landing.
- Conforming the addition's architectural characteristics to those identified by the MVC staff in its analysis of the North Bluffs Character Area. This includes eliminating projecting decks, maintaining the existing house's roof pitch, and employing gabled roof dormers, exposed rafter tails, and decorative brackets to match the existing residence.
- Reducing the addition's water view to a small stairwell loft. This provides for a sea view without resorting to more extreme architectural alternatives that exist in or near the character area, such as those depicted in Exhibits A-C.

Additional Considerations:

Traffic: Given that the addition will not alter the number of bedrooms in the existing house, the redesign will not create any additional parking or traffic burden. The redesign will actually reduce the demand for on-street parking by creating four additional parking spaces in the garage and driveway. In addition, access will not create a safety risk, as the driveway connects to a one-way side street and the projected landscaping and grade will provide a clear view of the oncoming traffic flow.

Lighting: External lighting will be limited to fixtures in entry and garage areas and will be downward facing where possible. The external impact from interior lighting will be limited, as window openings as a proportion of overall wall area (12.25%) will conform to character area norms.

Drainage: Lowering the addition's elevation will allow us to contour the lot so that on-site drainage will be directed toward the two rear lot corners on Pasque and North Bluff Avenues.

Energy and Environmental Building Concerns: The addition will be designed to comply with the Commission's Energy and Environmental draft policy wherever possible, including the installation of high-efficiency heating and cooling units.

Construction Process and Schedule: Mr. Moujabber intends to delay construction until the fall of 2008 in order to avoid interfering with seasonal tourism.

EXHIBIT A



EXHIBIT B



EXHIBIT C

