



February 26, 2023

**Project Report**

Prepared for City of Olivette

Re: 1 Marbrooke Lane, Olivette MO, 63132 PCDC Review

**Question 1:**

*An explanation on how the mass, size and bulk of the new home is compatible with the prevailing mass, size and bulk of adjacent and surround detached residences.*

The proposed house is a story and a half structure with hip roofs at each neighbor sides. Massing of principal structure and attached garage are similar to other newer development along the street.

**Question 2:**

*An explanation on how the height of the new home is compatible with the prevailing height of adjacent and surrounding detached residences.*

The height of this design is 30'-3" to the highest ridge and is a bit lower than adjacent neighbor but higher than older single story homes on the street.

**Question 3:**

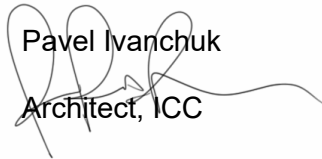
*An explanation on what architectural features of the new home are intended to compliment the architectural characteristics of adjacent and surround detached residences.*

Existing homes are predominantly single story bungalows using brick and siding materials. Proposed development is also using similar material palette of brick and siding as well as similar aesthetic values of restraint and simplicity.

**Question 4:**

*An explanation on the efforts that will be incorporated on the site development to eliminate any adverse affect on grading and storm water drainage on the adjacent and surrounding properties.*

Proposed water drainage is similar to existing conditions where water came in from each west side and front and drained out to back.

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