

David LaPierre

RE: Time for call 1011 Grecean

January 14, 2025 at 5:18 PM EST

To: Kristen Wilson, Frank Tavoracci, Samuel Harrison, Kevin Vallès

Cc: maddy@209capital.com; Adrienne Merheb; Mary E. Desmond

Frank (And team)

DRAFT concepts attached for discussion with village only.

Grading:

It's a little more complicated than just manipulating the grades because of the average grade/stories and definition of cellar/basement. We are trying to keep the average grade number as is in order maintain the lower levels current cellar status and not become a basement/story. We were able to lower the garage floor, driveway and offset the cut by raising the AC condenser platform with fill underneath and adding a small retaining wall in front of the garage. This offsets the grade changes in front of the garage doors which translates to a lower retaining wall to the south. We will need to add steps to both the stairs to the south of the mudroom and to the stairs inside the garage. We will not exceed 36" extension over the setback with stoop steps.

Wall:

The lowest we could get the wall is 3'-6" without impacting the average grade number. Please note the footing size gets smaller to the lower wall height and we can thin up the veneer stone as well to pull back from the neighbor slightly. This could make the face of wall 14" off property line +/- and footing 8" off property line +/- . Also worth noting that the wall is 42" tall at its highest and immediately gets lower as you move towards the road to the east. By about 12' the wall is 36" tall and the length of the wall has also been reduced as well.