

6 December 2021

PRELIMINARY COMMENTS ON BUILDING DESIGN

RE: Wareham Planning Board
Modification to Special Permit / Site Plan Review

#36-21

Bay Point Club LLC
Phase IV
19 Bay Point Drive

The following preliminary comments are based on the drawings prepared by Studio JBD of the Jefferson Architectural Group and provided by the applicant at the 22 November 2021 Planning Board Meeting.

1. Only the First and Second Floor Plans are provided. It would be helpful to be able to review the Garage Floor Plans as well.
2. While it is clear that these are preliminary architectural drawings it should be noted that there are a number of doors and windows (among other architectural elements) that do not yet coordinate between plans and elevations.
3. It would be useful to have the unit types noted on the elevations.
4. It is understood that the shifting of the units relative to each other has been done in response to a request from this Planning Board. However, I would like to see the architecture be more supportive of the shifting and vice versa. Additionally, the sloping grade's effect on the buildings also needs to be more holistically considered.
5. The end walls of these long buildings could be taken better advantage of.
6. Placement of the stairs in the Unit 3 type puts the landing against an outside wall. This has forced the entrance to the unit so that it is not visible from the Street/Sidewalk. Additionally, it results in the front door leading to a corner of the Living Room which does not work well for interior circulation and furniture placement in that space.
7. The dormers shown on the elevation drawings are not consistent with those shown in the renderings. The elevation drawings show all gabled dormers while the renderings show some with gable dormers and some with shed dormers.
8. Will there be access from any/all of the porches to grade?

Respectfully submitted,

Jane Gleason, AIA LEED AP
Associate Member
Wareham Planning Board