



# Corrections Notice

November 19, 2025

Permit Application: SPRMU250307

Property address: 2077 WALTON CREEK RD, UNIT:1;

Following are the comments regarding the plan review for the above referenced application. We have noted several concerns and/or non-conforming items regarding the work to be performed. These items must be addressed through revised drawings submitted online through your My Items page in order to proceed.

**Construction Site Management Review** (Reviewed By: Scott Slamal )

**Planning Review** (Reviewed By: Jeremy Brown )

1. Provide revised glazing calculations for all facades. Planning will not be able to approve reductions in glazing without additional public hearing review. It would appear that while most windows stay the same, there are some select windows that have visible small reductions and the garage doors that eliminate glazing panes.
2. South Elevations on both buildings may not "end" the stone veneer as proposed without returning to an inside corner CDC 437.I.1.b

**Applicant Responses:**

1) Please find updated glazing calculations on the matrix on the following page. Note, the original development plan calculated glazing via the entire facade area as the denominator, whereas the updated calculations utilize the method clarified in WI-20-05, by excluding areas between finished ceilings and finished floors, and excluding attic areas. When using the correct methodology, the glazing percentages increased substantially.

2) The revised elevations ensure that the stone veneer does not end without returning to an inside corner.

If I can provide any further information to you, please feel free to contact me at (970) 870-5334 or by email at [mmichael-ferrier@co.routt.co.us](mailto:mmichael-ferrier@co.routt.co.us).

Sincerely,

A handwritten signature in black ink, appearing to read 'Malea Michael-Ferrier', written in a cursive style.

Malea Michael-Ferrier  
Assistant Building Official

LOCATION	CALCULATED W/ ENTIRE FAÇADE*						CALCULATED PER INTERPRETATION WI-20-05**			
	ORIGINAL GLAZING % (DEV PLAN)	LAST UPDATED GLAZING % (4/1/25)	NEW GLAZING AREA (SF)	FAÇADE AREA (SF)	GLAZING %	% DIFFERENCE FROM ORIG	NEW GLAZING AREA (SF)	FAÇADE AREA (SF)	GLAZING %	% DIFFERENCE FROM ORIG
B1-W	20.89%	24.86%	864.11	3419.00	25.27%	4.38%	864.11	2672.38	32.33%	11.44%
B1-E	21.95%	18.91%	492.53	2213.00	22.26%	0.31%	492.53	1768.2	27.85%	5.90%
B1-S	14.92%	10.10%	130.17	1226.00	10.62%	-4.30%	130.17	883.83	14.73%	-0.19%
B1-N	20.95%	16.77%	182.04	1118.00	16.28%	-4.67%	182.04	783.61	23.23%	2.28%
B2-W	20.00%	24.00%	501.00	2096.00	23.90%	3.90%	501.00	1673.83	29.93%	9.93%
B2-E	22.04%	21.77%	313.31	1425.00	21.99%	-0.05%	313.31	1181.24	26.52%	4.48%
B2-S	11.09%	9.55%	100.20	1051.00	9.53%	-1.56%	100.20	761.69	13.15%	2.06%
B2-N	15.48%	19.66%	227.66	1113.00	20.45%	4.97%	227.66	840.93	27.07%	11.59%

\* This section was calculated using the ENTIRE façade area, which resulted in a far lower glazing % than if calculated per the current method, as described in WI-20-05.

\* This section was calculated correctly per WI-20-05, by excluding areas between finished ceilings and finished floors, and excluding attic areas.

## Architect's Supplemental Instructions

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PROJECT: Terrain at Walton Creek

ASI NUMBER: ASI-10

DATE: December 12<sup>th</sup>, 2025

OWNER: May Riegler Properties  
7200 Wisconsin Avenue NW, #500, Bethesda, MD 20814

ARCHITECT: Kevin & Asako Sperry Architecture, PLLC  
500 7<sup>th</sup> Ave, 8<sup>th</sup> Floor, New York, NY 10018

CONTRACTOR: KoCon

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The Contractor shall carry out the Work in accordance with the following supplemental instructions. The General Contractor is to inform the owner if any modifications within this ASI will have an impact on total project sum or schedule.

Please find attached a full set, with the following modified drawings, dated 12/12/2025, along with descriptions of what has changed within the pages:

- A0200 – BLDG 1 FLOOR PLANS
  - Removed wall between Utility Closet and Closet.
- A0202 – BLDG 2 FLOOR PLANS
  - Removed wall between Utility Closet and Closet.
  - Added W/D to W/D closet and removed overhead rod & shelf.
- A0400 – BLDG 1 UNIT #1 ENLARGED PLANS
  - Removed wall between Utility Closet and Closet.
- A0401 – BLDG 1 UNIT #2/3/4 ENLARGED PLANS
  - Removed wall between Utility Closet and Closet.
- A0404 – BLDG 2 UNIT #2 ENLARGED PLANS
  - Removed wall between Utility Closet and Closet.
  - Added W/D to W/D closet and removed overhead rod & shelf.
- A0405 – BLDG 2 UNIT #3 ENLARGED PLANS
  - Removed wall between Utility Closet and Closet.
- A0300 – BLDG 1 ELEVATIONS
  - Added masonry material in lieu of wood siding
- A0301 – BLDG 1 ELEVATIONS
  - Added masonry material in lieu of wood siding
- A0302 – BLDG 2 ELEVATIONS
  - Added masonry material in lieu of wood siding
- A0303 – BLDG 2 ELEVATIONS
  - Added masonry material in lieu of wood siding

Please contact us with any questions regarding this information.

Sincerely,

KASA



Kevin C Sperry, AIA  
Partner  
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