

May 18, 2018

City of Santa Rosa
Planning & Economic Development Department
100 Santa Rosa Avenue, Room 3
Santa Rosa, California 95404

Re: Design Review Application
Baggett Cottages
1084 and 1086 Dutton Ave
Design Concept Narrative

APN: 125-281-045

Dear Design Review Board:

The proposed Baggett Cottages provide superior design and a well thought out plan to develop and finish improvements at the NE corner of the intersection of Dutton Avenue and W. Barham. The development of the 1.06-acre site will incorporate 6-parcels with 7-Living Units. The proposed Architecture is comprised of 2-existing Single-Family Units, to be relocated on-site, one new Detached Garage, one new Accessory Dwelling Unit over a Garage and four Single-Family Attached Units. The design of the site is appropriate for its location and consistent in form, massing and materials to the surrounding area.

The design concept of the dwellings is to provide thoughtful, enduring Architecture, integrated into the existing surrounding neighborhood and community. A combination of 4" smooth lap siding and board & batten siding compliment the structure with composition shingle roofing. Roofing, siding and trim colors will be used to blend with the natural color palette of the environment and neighboring structures. Covered porches also help to create inviting entry and outdoor living areas for each living unit. Unit floor areas consist of 1,295 square feet for the new Attached Single Family and 504 square feet for the new ADU. Each plan will incorporate advanced energy efficiency through compliance with Title 24, and sustainable measures in compliance with CALGreen Building Standards plus Tier I elective measures.

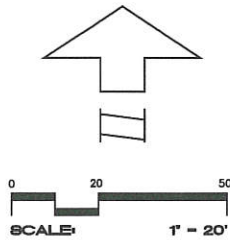
The site will include both on-site parking and off-site parking and the Site improvements and access to public transit will promote pedestrian connectivity. Decorative trees and landscape plantings for each parcel create aesthetic spaces to compliment the Architectural design, and low water use plantings encourage thoughtful use of our resources. Landscape and irrigation plans in conformance with Santa Rosa's Water Efficient Landscape Ordinance will be submitted with the building permit application.

We are proud to present this project, which conforms to the City of Santa Rosa's Design Guidelines for superior design. I am available to answer any questions regarding the materials submitted for this application.

Regards,



Brian Pruitt
Farrell-Faber & Associates, Inc.



JOB NO.
17-116

SHEET NO.
1

OF 1 SHEETS



EXISTING ELEVATION LOT 1



City of Santa Rosa

MAY 23 2018

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Development Department