

## Technical Brief

May 17, 2023

**Subject: Summary of Changes since Conceptual design review on February 17 2022**

### Conclusion(s):

After conceptual design meeting, Mike Wixon from city of Santa Rosa issued the following comments to be addressed. We address and update the drawings accordingly.

### Project Description: addressed by JMA

Discrepancy for noted square footage in building. This was verified and Currently 6200 SF

### Preliminary Landscape Plan: addressed by Bill Rinehart.

In the plant schedule show the expected drought tolerance of each species as L, M or H per the City's WELO

### Preliminary Grading, Drainage and Utility Plan: addressed by Monica / Summit

Showed preliminary finished grades around perimeter of building, at back of sidewalks and at gutter flow line, at road centerlines, and around perimeter of site to the north and east.

### Cross Sections: addressed by Monica / Summit

Provided east-west cross section through Britany Ln and building (similar to north-south cross section) In cross section showing adjacent home and proposed building, please provide a solar angle line (worst case in Winter angle) to demonstrate building will not create a shadow on the adjacent site.

### Site Plan: Revised/addressed by JMA and Summit

Site Plan and Overall Site Plan to match areas shown on Preliminary Grading and Preliminary Landscape Plans as well. Monica, please review and correct the civil plan or advise if arch plan need to be changed.

### Electric Plan: addressed by Monica / Summit

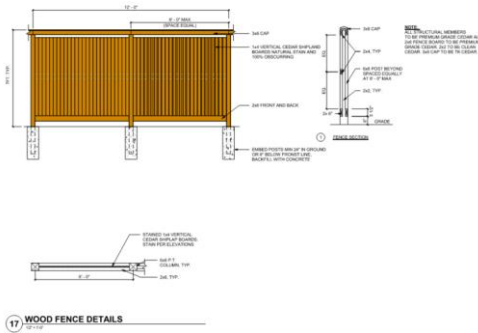
Revised and provided the photometric (electrical plan) to show an additional set of values/measurements immediately off-site around the perimeter of the project.

Provided a cut sheet for each type of light fixture showing type of lighting element and ability to directionally cut off light if needed.

confirmed LED lights will be the warm range of light or otherwise (showing the K rating would be helpful)

**Elevations:** Alex / JMA to address

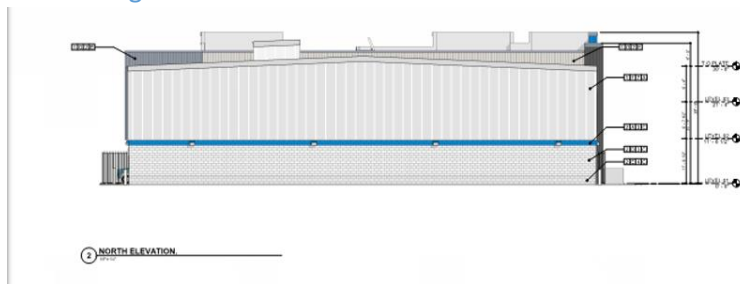
Please revise to show solid cedar fence around north and east perimeters as proposed. Please have colors of fence match stain proposed.



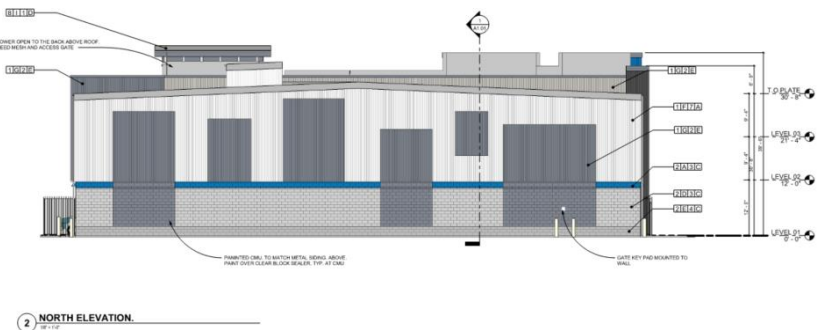
**Other Changes since conceptual Design:**

Notice of incompleteness was issued by Mike Janusek Feb 13<sup>th</sup> 2023. Below are building change and responses.

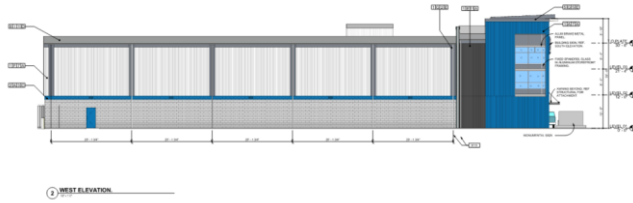
- Provided decorative and material changes to the North and West side of building by providing contracting materials.



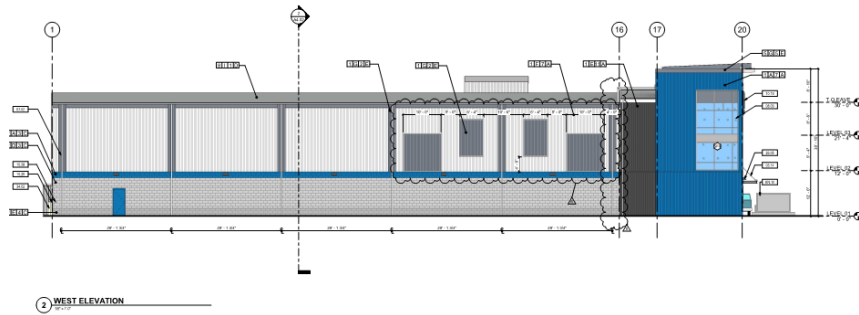
**Original concept North elevation**



**Proposed concept North elevation**



Original concept revised concept West elevation



Proposed and current concept West elevation

- Revised building elements on front façade to improve building language and design.

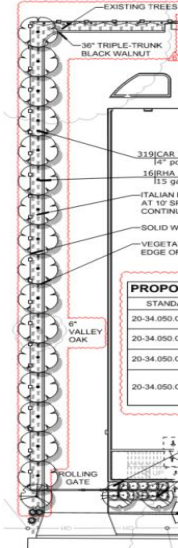


Original concept South elevation





- The landscape provided more screening and trees along the northern property.



- Revised and coordinated the FDC, PIC AND DDC

