

DEC 07 2016

COMMUNITY DEVELOPMENT
DEPARTMENT



STONE PARK capital

Response to Design Review Comments:

Show site plan with required number of parking spaces; include orchard style parking.

-The site plan has been updated to show the correct number of parking spaces (92) as required per the Minor Conditional Use Permit. Additionally, in order to respect the preferred City Design Guidelines of "Orchard Style" surface parking, the design added an additional landscaped island with trees near the south-facing portion of the building.

Provide more detail for the trash area, lighting at the pool area, porte-cochere, bollard lighting, interior of parapet structures, bio retention areas, and the stone construction.

-Please find additional detail for the trash area which has also been relocated in order to meet city requirements for service and maintenance.

-Attached is further detail as to the placement and style of lighting throughout the site.

-Attached is detail for the interior of the parapet structures.

-The plan has been updated in conjunction with Rob Cox of Tangram Landscaping, and Paul Bartholow of Brelje & Race Consulting Engineers to demonstrate the location and capacity of the bio retention areas.

-There is added detail in the submission as it relates to the stone veneer that is intended for the exterior of the building including the use of a steel angle for the return area of the North and South of the building.

Revisit use of steel on the trellis structures.

-Due to the direction of the Board, we have updated the renderings to include powder coated steel as opposed to timber, and have included detail.

Revisit the north and south building elevations.

-After the comments from the Board, the design has been updated to include direction to reduce the amount of stone and the elevations reflect those changes.

Show bike racks and specify location and number on the plan.

-The revised site plan shows bike racks that will accommodate 12 bikes as per the direction of the Board.

Provide 3D renderings, including views from the freeway

-This submission includes multiple 3D views from the freeway showing both Northern and Southern views.

NOTE: Additionally, we have included floor plans for all four floors of the proposed hotel.

Response to Design Review comments:

We have incorporated the following comments and suggestions into our design:

- 1 Revised site plan with correct number of spaces
Corrected landscape plan
- 2 Added information and detail of trash enclosure and site lighting
bio-retention areas.
Added details of the stone veneer and porte cochere
- 3 Changed trellis to steel and show detail
- 4 Revised north and south elevations
- 5 Added bike racks to site plan
- 6 Provided 3D renderings

In addition we have included all four floor plans.

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