

Memorandum
1980 Piner Road, Santa Rosa (APN 036-011-053)
Project PRJ18-054

Design Review Board Comment

Adjustments Made

Porte-cochere scale was too tall and needed less design elements. Simpler was suggested.

Porte-cochere was redesign removing some of the small clear story window elements and thus reducing height.

Window Fenestration

The general comments were the window elements and design included rectangular and arch in nature and one design should be utilized.

The windows have been redesigned, eliminating the arches and using a rectangular design.

General façade

The façade contained too many different elements and colors and suggested that a calming, tranquil approach be taken to create a better sense of harmony

The façade colors have been adjusted as suggested and the multiple elements on the façade have been eliminated or reduced to create a tranquil and harmonious design.

Material Pallet

Similar to the comments on the façade, a simpler palate selection was suggested.

The colors have been adjusted to a muted color pallate

Trash Enclosure

It was suggested the trash enclosure be relocated from the proposed site near the rear fence line to across the driveway.

The trash enclosure has been adjusted to the other side of the driveway. Also, verified it is a covered enclosure with a roof element.

Fencing

The fencing proposed was complimented for the stone elements that are similar to the proposed façade design.

The fencing proposed is the same fencing proposed

Wetland Avoidance Measures

General comments included protecting the wetlands and the buffer zone

Per the submitted design, the wetland will not be built upon and a "buffer" zone of over 20 feet is in the majority of the design, meeting wetland consultant standards. The area is landscaped with a low lying fence and "sensitive area" signage.