



September 4, 2019

Shari Meads
City of Santa Rosa Planning and Economic Development
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

RE: **Round Barn Design Review Amendment Submittal**

Dear Shari-

Per our previous discussions, attached for your review is the Round Barn Design Review Amendment. As we transitioned from the original design review approval to construction drawings, so did the evolution of the architecture for the project. While we believe that the original architectural concepts were strong, we also explored ways to enhance and improve plans and the overall community.

The primary purpose of this amendment is to update the current design review package that was approved by the City on 11/15/18. The proposed changes include increased number of building styles, enhanced rooflines that allow for increased fire access, addition of more private open space areas (covered porches), as well as many minor window and detail changes. We also updated the exterior building and material and color schemes from what was approved. We believe these changes will help to enhance the overall development by providing more building variations with the goal to create less uniformity. For ease of review, we have formatted the design review submittal as a comparison document to the original approval.

Below is a summary list of the significant changes that are subject to review and approval by you and the Design Review Board. Please refer to the Design Review Amendment for specific details.

1. General Comments:

- a. **Site Plan-** Generally, site plan has stayed consistent with the original approval. The only notable change would be the elimination of a retaining wall adjacent to Building 42 and 44 on the western side of the property. We were able to eliminate the large wall through re-grading of the slope. The only other noteworthy change would be the re-numbering of the buildings. Instead of building the entire project in one phase, we have decided to break it into two distinct phases, starting with the area on the western portion of the project. (See Sheet SP1 for phasing description). While the building types have not changed,



we have renumbered the buildings to correspond with the new phasing. Included on SP1 is a matrix of the approved vs revised building numbers.

- b. **Line of Site-** While the overall height of the buildings has dropped slightly to comply with the current Fire Code, there was no overall effect to the line of sight.

2. Building Specific Comments:

a. **Building Types 100-500 (Sheets A1 to A5)**

- i. Added two new elevation styles which includes replacing horizontal siding with board and batts. We decide that the number of different elevation types should be increased to add more variety between buildings than what was originally approved. This makes the project far less homogenous. Also, the enhanced elevations have been upgraded to achieve a more authentic Farm House style that is reminiscent of the area.
- ii. Added covered decks for units 2A and 3A.
- iii. Added wrap around deck and reconfigured porch for unit 3B.
- iv. Modified the roof lines and parapets which were redesigned to allow for better fire access and to comply with Sec. D105 of the California Fire Code. Also includes changes in overall building height from finish floor to top of plate from 30'-2^{1/2"} to 29'-10^{3/4"}.
- v. Added awnings, gables and trellises and reconfigured windows on elevations.
- vi. Added AC roof access hatches in-lieu of exterior ladder access.

b. **Building Sections Types 100-500 (Sheets A6.1 to A6.3)**

- i. No notable changes except for top of plate measurements as noted above in a. iv.

c. **Unit Plans 1A & 1B- (Sheet A6.4)**

- i. No notable changes.

d. **Unit Plans 2A (Sheet A6.6)**

- i. Added covered deck and trellis.

e. **Unit Plans 3A & 3AX (Sheet A6.7)**

- i. Added covered deck and trellis.
- ii. Revised 2nd floor massing at kitchen.



City Ventures

f. Unit Plans 3B (Sheet A6.8)

- i. Added covered deck and trellis.
- ii. Revised 2nd floor massing at kitchen.
- iii. Added awning.

Thank you for the opportunity to provide the amended Design Review package for the Round Barn project. As stated earlier, we believe these changes will significantly enhance the overall development of the project. Should you have any questions or need additional details and explanation, please feel free to call me.

Cordially,

Michael White
Senior Vice President