



12/2/20

To: Kristinae Toomians
Senior Planner
City of Santa Rosa Planning and Economic Development

Re: Roof Design Revision Narrative
Caritas Homes, Santa Rosa – Burbank Housing

The following is a list of changes made to the roof design since the Final Design Review approval of the project by the Design Review and Cultural Heritage Board. The changes only occur at and above the ceiling elevation of the 4th floor. These changes are a value engineering effort to reduce the estimated construction cost, by using positive (sloped) roof drainage in lieu of a costlier flat membrane material.

1. Majority of the main flat roof, eyebrow, and parapet (above the 4th floor) is replaced with a low sloped roof (3:12 slope) with overhanging eave and composition shingles
 - Limited flat areas remain and are reserved for mechanical equipment
 - a deep soffited eave now replaces the original ornamental projecting cornice (from street level, the soffits are indistinguishable from the previous eyebrows)
 - the elevation of the ridge does not extend above the original parapet height (there is no increase in overall building height)
2. Stair 3 in the southeast corner no longer continues to the roof.
 - the main roof now ends in a hipped roof on the south end of the mews
 - access to the roof, as required by code, provided from ladder through a roof access hatch at Stair 1
 - access to flat roof at SW corner provided through roof access hatch
 - access to new attic space provided through attic access panels
3. The tower element at the SW corner is reduced in height to minimize the structural supports needed at the parapet walls.
4. Glazed/polycarbonate roofing was removed at covered porch adjacent to the community room
 - composite shingle roofing continues across from community room
 - two skylights were added
 - two exterior light fixtures within the porch were removed
 - this change is at the interior courtyard and not on a street-facing façade.

Thank you,

Matthew Baker
Project Architect