

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.

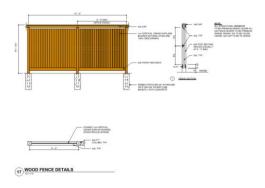
Provided a cut sheet for each type of light fixture showing type of lighting element and ability to directionally cut off light if needed.

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



Elevations: Alex / JMA to address

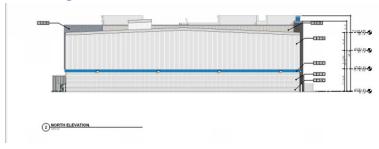
Please revise to show solid cedar fence around north and east perimeters as proposed. Please have colors of fence match stain proposed.



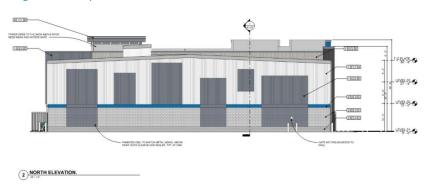
Other Changes since conceptual Design:

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

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

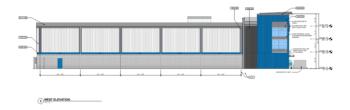


Original concept North elevation

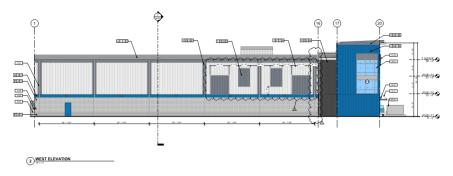


Proposed concept North elevation



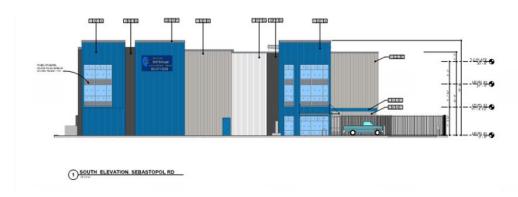


Original concept revised concept West elevation



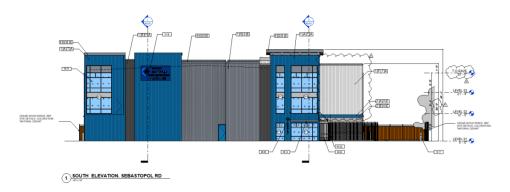
Proposed and current concept West elevation

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



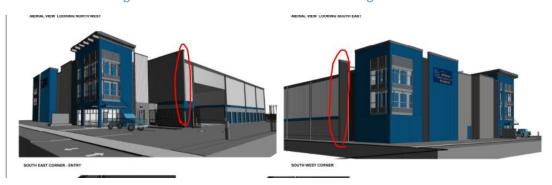
Original concept South elevation





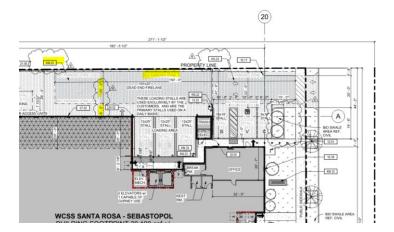
Proposed and current North elevation

- Tower element revised, color and storefront have been updated.
 - Specified sight/exterior building lighting to bronze.
 - Removed wing walls from the West and East of building.

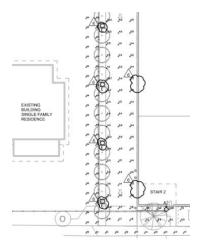


• Fire lane confirmed and notes provided to provide signage at East dead end fire lane "No Parking – Fire Lane" and provide signage at west entry gate "No Fire Apparatus Access."

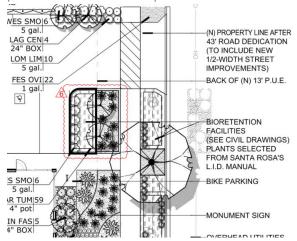




• Provide bollard lighting along the North End of drive aisle to prevent light spill to neighboring property.

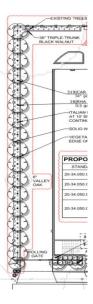


• Landscape revised plans providing screening to parking area along Sebastopol Rd. We also provided curb at landscape area.





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



Revised and coordinated the FDC, PIC AND DDC

