

05.17.21

Dear Roxborough DRC,

Below are our responses in red to your review comments dated 05.12.21 for our 6129 Woodbine Way project. We have attached the updated sheets with the revisions.

*1. Per Section 3.3: Retainage, Grading, Drainage: Please Clarify on DESC "OP" on DESC legend (missing). Please clearly note size and locations of erosion control blankets.*

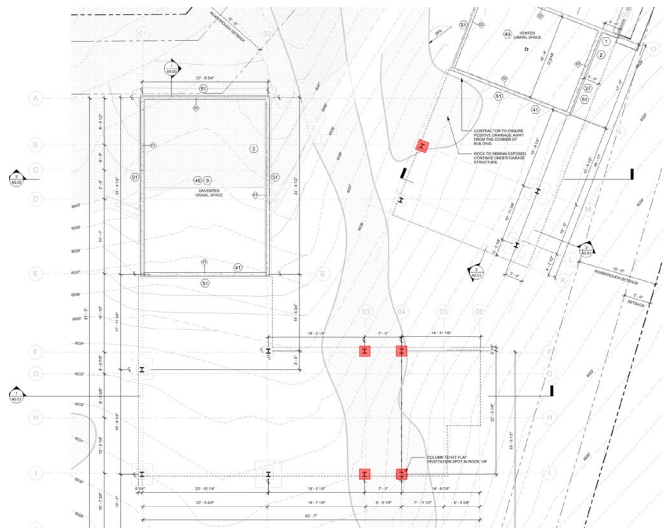
Please reference Proof Civil's response letter in the attached submittal.

*2. Per Section 3.3: It is the sole responsibility of the Lot Owner to ascertain that any alterations made to their undeveloped lot do not cause off-site drainage problems. Alterations include vegetation removal, grade changes, and any type of new structure. DESC shows drainage directed toward residence at lot 27. Please revise drainage plan at this location with drainage control methods.*

Please reference Proof Civil's response letter in the attached submittal. Also, attached in the submittal is a historic drainage diagram for reference.

*3. Per Section 4.6, Siding: No greater than 6" exposed concrete foundations permitted at columns.*

We have revised our call outs on our column to concrete foundation on detail 5/ A8.00 to clarify that the exposed concrete at column soil bearing locations shall not exceed 6". Where our columns hit rock, structural will need to have the minimum be 6" which due to the rock slope will potentially make some instances be a few inches more than the 6" on the opposite side. See detail 5 on sheet A8.00. We have added a note that in areas that exceed the 6", we are proposing to paint to match the onsite rock color. The maximum number of locations we anticipate this at is 5 of the 12. See diagram with locations marked in red for reference below.



*4. Per Section 7.13.2 Color/Materials Board: Siding materials/colors require specific elevation labeling. Please coordinate accurately, elevations with legend and materials board. The DRC is concerned, that the house, as presented, will have an overall dark appearance and with increased heat gain in this semi-arid environment.*

We have added material labels onto our elevation drawings that coordinate with our labels on the material matrix. We have also provided rendered elevations for clarity on material locations.

One of the goals of having a dark structure is to integrate the home with the landscape and lend the focus to the view of the red rocks, versus the house itself. We feel the dark siding achieves this, compared to if the house was lighter. When we look at houses in the park, the darker colored homes appear to blend better into the landscape.

We understand that our material is dark, but we do not see a concern in heat gain, as we have a significant overhang on the south that will block much of the heat of the day. The west side will get some heat, but the dark siding material is at a minimum on that elevation, as much of that face is glazing with operable corten shade panels. That face also has significant cedar and shrubbery covering that will block some of the heat gain. We have rendered those in our elevations for more clarity. Our wall assembly itself is a rainscreen system with 1" of continuous rigid insulation. This will also help to alleviate the heat gain as air can flow between the panels and the wall.

*5. Per Section 5.2, Landscape Plan: Provide note on landscape plan: "All disturbed areas not included in newly landscaped areas must be re-vegetated with natural grass" Please provide sample of red gravel mulch (earth tone red only).*

Our note has been revised to write, "All disturbed areas not included in newly landscaped areas must be re-vegetated with natural grass". This note is located under our landscape matrix.

Instead of the red gravel, we will use a dark mulch as used on the adjacent home north west of us.

6. Per Section 5.2, Landscape Plan: Provide amount and location of landscape light fixtures.

We have added the landscape fixture to the landscape plan and clarified off to the side the fixture type, location, count and description.

Please reach out to us with any questions.

Respectfully,

Matt Davis

Davis Urban, LLC

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