



August 23, 2021

Compliance/Response Memorandum

Consulting Architect Report for 400 Surmont Drive

By: CDG Cannon Design Group

Compliance/Response Memorandum

Parcel 1 Windows

Window details are not provided, but viewing the building sections, it does not appear that the windows are adequately recessed for this architectural style without window trim. This would not be consistent with Residential Design Guideline 3.7.4.

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

Recommendations: Provide an adequate recess for all windows and assure that the size of the window headtrim and sills are properly scaled for the size of the home.

Response: Windows for Parcel 1 will be set to the inside and will provide the desired look/detail. The floor plan has been revised to show the new window placement.

Parcel 2 Wall Base Material

This will be a judgement call for the architect and applicant, but using board form concrete at the exposed base for the walls may not be the best solution for this architectural style. On the downhill elevation where a substantial amount of the wall base is exposed, the result may be visually appear to be a refined wall material sitting on a podium of concrete - see diagram below.

I noted that on the Parcel 1 home downhill elevation, the stucco wall surface would extend down the full height of the wall - see comparable downhill elevation below.

Recommendations: Reevaluate the Parcel 2 building base materials, details and potential buffer landscaping.

Response: We will proceed with board form concrete and will provide a textural change, see image below for reference.



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EXHIBIT 11

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