

March 2, 2022

16668 Shannon Road – S-21-039

Architectural Memo March 2022 Issues/Concerns Response

1. The floor second floor bay window was removed. Eave heights were adjusted.
2. The back balcony was softened and sides opened.
3. The articulated base was removed. Window types and architectural details are now consistent around all sides as recommend.
4. The drive way landscaping is not being removed.

Architectural Recommendation Response:

1. The front facade was simplified as recommended by removing the bay window in favor of a rectangular window.
 2. The first floor eave heights were changed to have a common eave height.
 3. The rear balcony now wood beams in lieu of stucco as recommended and the sides were opened.
 4. Uniform eave heights were adopted.
 5. The projected base was removed instead of carrying it around to all sides as it became awkward with window placements.
 6. The drive way is not changing with the these plans. Existing landscaping will not be removed. We will be adding trees to the front of the property but we are awaiting Shannon Road Ped/Bike improvement plans. The diagram that points to the east part (right) of the front yard states “retain existing landscaped area” is a misunderstanding as driveway already exists there. The area was overgrown ivy from our neighbors property that has been removed – the existing tree (Pyracantha) will remain.
 7. Windows were update to be turn and tilt to maximize environmentally friendly air ventilation. The windows will not be divided.
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