

Attachment # 2

.XID Design Build, LLC

October 22, 2024

652 Robin Glen Dr. - Conditions Response Form

Conditions

1. Reduce the proposed floor to ceiling height at the first and second floor; and lower the heights of the garage and pool cabana to provide better proportions and avoid the sense of monumentality as well as minimize the visual impact.

The original design shows Floor 1 at a height of 13' - 6". Now we have reduced the Floor 1 height to 11' - 6". The original Floor 2 height was 11' - 00". Now, the height for Floor 2 is 9' - 6". Therefore, the total amount we have reduced from our original design height is 3' - 6". We lowered the height of the garage from 15' to 12' - 6". Making these revisions ultimately minimizes the visual impact of any features of the design which may be monumental.

2. Redesign the facades that are visible from the street, particularly the east façade, to reduce the boxy appearance and monumentality of the house by stepping back the second floor to follow the site topography, providing more articulations, using various roof heights and types, and incorporating a variation of materials/colors.

We have modified the east facade by stepping it back by 2' - 7", which has reduced the second floor massing. The resulting facade showcases more massing articulation and therefore appears less monumental. After stepping back the second floor east facade, we decided to enhance the design by adding a cornice molding detail.

In regards to providing various roof heights/types, we have established three different roof heights in order to showcase a variety of rooflines from an elevation point of view. We now have differing roof heights where over 60% of the roof is pushed down to a lower height. In elevation views, our varying roof heights is visible in the roofline.

3. Revise the colors of the proposed exterior wall finishes to provide a distinct color palette.

We have selected a new limestone and a new stucco color, both of which vary in color. In addition, we have added a green vertical wall. The green wall helps to blend the building with the surrounding landscape and reduces the monumentality of the proposed house.

4. Eliminate the balcony next to bedroom 5 (east side) to avoid potential privacy conflicts with the neighboring properties to the east.

We eliminated the seating area in front of bedroom 5 and reduced the balcony from 20 feet to 4 feet to leave just enough space to be able to operate the french doors to allow for natural ventilation for the bedroom.

We added a trellis to both the west and east facade of the house with bougainvillea above the patio, making it visually appealing when looking at the facade. Adding the trellis also breaks the solidity of the design and adds greenery and landscape to the overall house.

5. Relocate the outdoor kitchen (BBQ counter) and HVAC condensers to the west side of the house.

We have relocated the outdoor kitchen and HVAC condensers to the west side of the house.

6. Redesign the deck area and retaining walls on the west side to meet the zoning code height restriction.

We have redesigned the whole deck area and retaining walls to meet the zoning code height restriction. We created a lower deck and lounge area in order not to exceed the maximum height limit from grade.

7. Redesign the proposed retaining wall on the east side of the new house with the project's civil engineer to study the soil condition to avoid potential runoff.

Civil drawings have been updated per the proposed design modification by the design team. Please refer to civil sheets. We reduced the deck on the east side as well, which has reduced the risk of potential runoff.

8. Revise the landscape plan to replace the proposed shrubs on the east side of the house with drought-tolerant hedges or trees that will grow tall to provide privacy buffer.

Landscape plans have been updated. Please refer to the landscape sheets. The landscape architect is proposing eight Catalina Ironwood trees that will grow up to 30 feet. Please refer to updated rendering on sheet X-1.02, which shows the east view with the trees.

9. Revise the proposed material for the windows to meet Building and Safety code (Title 24) requirements.

The proposed windows throughout the house are aluminum, which meet the Building and Safety code (Title 24) requirements.