

CONCEPT DESIGN REVIEW COMMENTS AND RESPONSES FOR CHERRY RANCH
DEVELOPMENT

10.09.20, AXIA Architects

Below is a summary of the Design Review Boards comments on the Cherry Ranch Development during the August 20, 2020 Concept Design Review of the project, and respective responses.

I. CONSIDER DELETING THE OPTION 3 ELEVATIONS

Response: The Series 3 design option have been retained as we believe the Series 3 provides the desired differentiation among units. The Series 3 design option has gable ends on the sides of the house and the potential for a second story balcony. We believe these are important elements that will add variety to the overall street elevations.

II. POSSIBLY RETIRE THE TYPE C UNIT PLANS.

Response: The Type C units cannot be retired as this unit type is a modification of Type B unit design to fit on reduced depth lots situated primarily on the northern portion of the development on either side of the dead-end street. The shorter depth lots along the dead-end street cannot accommodate Type A or Type B units within the residential small lot subdivision required setbacks. The required setbacks facilitated the design of Type C units.

**III. EXPLORE CARPENTRY AND INTRODUCE COLORS AT PORCH LEVEL.
CREATE DIFFERENTIATION OF HOME OWNERSHIP WITH COLORS AND
PORCH TYPES.**

Response: Series 1, 2, and 3 options for all units types have been revised to incorporate distinctly unique columns, railings, and roof types at each front porch to enhance the superior building design and increase differentiation among units of the same type.

IV. EXPLORE ASPHALT SHINGLE COLOR OTHER THAN RED.

Response: The red tone asphalt shingle roofing color has been removed and replaced with a complimentary earth tone color that is cohesive with proposed colors and finishes.

**V. THE TWO-STORY UNITS ARE ALL DARK; CONSIDER OFF-WHITE INSTEAD
OF OLIVE.**

Response: The colors and finishes proposed can be applied to any unit type. The material palette depicts only a sample of possible color/finish to unit combinations. It is our intention that the two-story units are both off-white and dark for variety.