



## 8841 Old Redwood Highway Design Concept

The project at 8841 Old Redwood Highway takes an underutilized parcel of land on the city boundary and incorporates a 35 lot subdivision. The project compliments the development pattern of the surrounding neighborhoods, and specifically the existing SFD neighboring development to the North and potential development to the South. The site is entered from Redwood Highway and slopes up to the Western Property line. 6000 sq. ft. minimum size lots are accessed off a centralized cul-de-sac and include a stub road to the southern property. Sensitivity was given to the neighboring parcel on the north to abut their property with similar lot widths and existing grades, along with plotting single story homes that back to the existing single family homes. The lots are graded to work with the existing grades and minimize retaining walls and earthwork. The home designs are integral to the grading concept and incorporate steps in the building foundation in lieu of site retaining walls. Additionally, a side yard use easement is incorporated on one side of the home, typically the garage side to maximize usable side yards. As the site slopes up to the Western property line, the slope increases. Due to the natural grades, five custom lots are proposed for the lost on the western edge with designs to be submitted at a future date.

There are five unique home designs ranging from 1750 to 2550 sq. ft. with a multitude of plan and elevation options.

- Plan 1 incorporates 3 elevations total for the base plan and the “X” plan option.
- Plan 2 incorporates 3 elevations for the base plan and 4 elevations for the “X” plan option.
- Plan 3 incorporates 3 elevations for the base plan and 4 elevations for the “X” plan option.
- Plan 4 incorporates 3 elevations for the base plan and 2 elevations for the “X” plan option.
- Plan 5 incorporates 2 elevations for the base plan and 2 elevations for the “X” plan option.

The number of elevations allows a possible 26 different elevations for 30 lots. This variety provides a unique streetscape and differentiation between homes not typically seen in new subdivisions.

Each home incorporates two to three different elevational styles that are traditional-based to compliment the existing home design in the surrounding neighborhoods. Materials and colors include composition shingle roofs, lap siding, shingle and board and batt siding. Colors reinforce the architectural styles by incorporating timeless neutral tones which also compliment the surrounding neighborhoods.

The proposed project is designed to be a sensitive integration into the existing neighborhood. The site grading, lots sizes, and homes designs, are consistent and complimentary to the surrounding area and incorporate strategies to minimize grading and site retaining walls. As designed, this project will be an asset to the community.