

A R C A N U M

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08.18.20

Larry Cannon
Canon Design Group
700 Larkspur Landing Circle, Suite 199
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RE: 62 Ellenwood Avenue – Community Development Department Comments

Dear Larry:

Responses to the comments in the letter dated May 19, 2020 are itemized below.

Comments:

1. The additional landscaping in the front setback will be a welcome feature to integrate the home into the surrounding neighborhood, but the substantial additional paving proposed to provide at least six additional parking spaces seems out of character with the immediate neighborhood.

Response: The paving for the parking stalls on the main driveway have changed from non-pervious paving to pervious pavers to allow for infiltration of water onto the site. Keeping additional parking onsite, will allow the public/neighborhood to use the on-street parking that will be provided. Please see Landscape sheet L1.0 for updated information.

2. The change in roof form and wall materials on the second-floor south wing of the house seems arbitrary, and an unwelcome change from the traditional forms and simplicity of the house style.

Response: Please see the revised elevation I/A0.6. The roof forms are now both hipped and vertical wood siding has been implemented for a continuous material palette that softens the appearance of the home along the north-south second floor mass.

3. The metal trellis elements seem too small for the large cedar wood columns.

Response: Please see revised elevation sheets with larger trellises as recommended by the town comprised of steel members. The steel members were implemented to create a nice contrast with the other exterior materials and match the doors and windows.

4. The proposed fencing along the Ellenwood Avenue edge has some stone features at auto and pedestrian entries, but appears to be a uniform picket fence without additional elements or buffer landscaping along the remainder of the edge as is common on other nearby properties.

Response: The front fence has been redesigned to break-up the uniformity of the picket by creating patterning and offsetting the plans closer to the house which resembles some of the patterning and visual variety from the existing homes. This also allows for more planting in front of the house to help soften the space. A planting plan for the front of the property especially along the Front Fence has been added to the planting plan on L3.0-L3.2.

5. Additional design changes to the drawings are listed below.
- a. Sheet A0.3 – A0.5 – minor floor plan adjustments
 - b. Sheet A0.6
 - i. East Elevation: garage footprint decreased in size, windows at family room no longer full height, doors added at east dining room wall, office mass updated to stone and awning added at doors, added window at master bedroom, window at second floor bath decreased in size and removed horizontal wood screen, roof height adjusted, updates to keynotes/finishes legend
 - ii. North Elevation/Section: chimney footprint decreased in size, height and updated to stone, shutters removed from north facing window, added window at stair landing, bay window added at master bedroom, awning added at master bath, roof height adjusted, updates to keynotes/finishes legend
 - c. Sheet A0.7
 - i. North and West Elevations: Office mass updated to stone, awnings added at east and west facing offices, bay window added at master bedroom, awning added at master bath, roof height adjusted, updates to keynotes/finishes legend
 - d. Sheet A0.8
 - i. South Elevation: garage footprint decreased, guest bedroom footprint increased slightly
 - ii. South Elevation / Section: awning at master bath, roof pitched modified at outdoor dining, windows at family room no longer full height, roof height adjusted, roof height adjusted, updates to keynotes/finishes legend
 - iii. East Section added
 - e. Sheet A0.9 – outdoor shower added at south elevation, updates to keynotes/finishes legend
 - f. Sheet A1.2 – all shadow studies updated per the listed changes above

Please contact me if any additional information is required.

Sincerely,
Lisa Nichols