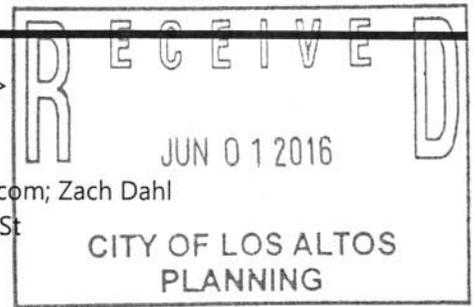


Sean Gallegos

From: J Stuart Mitchell <stuartmitchell@sbcglobal.net>
Sent: Tuesday, May 31, 2016 10:52 PM
To: Sean Gallegos
Cc: maithilibobde@hotmail.com; nbobde@hotmail.com; Zach Dahl
Subject: Bobde Design Review June 1st - 516 Van Buren St



Hello Sean

We are Bobde neighbors on 506 Van Buren St next door on the east side of the new home construction project. You and I spoke briefly today.

As a courtesy also copying Nikhil and Maithili - not sure on email addresses but wanted to make sure I was transparent and openly communicating.

As mentioned, we have reviewed house plans and since we will not be able to attend tomorrow night design review meeting so we wanted to communicate a few written comments.

We are generally appreciative of an early introduction to our new neighbors and early sharing of initial conceptual plans from Maithili. Thank you. Also the anticipation of a complete and quality designed house in the neighborhood

Here are a few Mitchell questions and comments.

2nd floor Balcony

- the balcony on east side next to us is quite large (12'x16') and potentially looking down on our property (potentially our new patio area) directly from the side and over our backyard. It does not seem as recessed as the pictures indicate versus the design drawings. Is there some way to limit eastern exposure - half wall and high windows or some other recommendation especially since it is more than a balcony but an outside living space and open bathroom area.

Cabana/Pool House

- seems right against our property especially extended roof - understand 10' foundation setback but roof extension in drawing seems very close to property line. Seems compliant with daylight plane but due to size will takeaway from natural environment we have enjoyed and it would be useful to reconcile drawings that seem to be 5' roof line from property line and actual building plans. Also the pool house sits right up against our backyard outside patio/living area and interested in noise and insulation plans. We have fully isolated and enclosed our pool house for this reason. Pumps can be noisy.

Landscaping

- given the size of the project I am hopeful we can build and finish new fence at maximum height (due to extra screening - not sure what's in actual plans but think 6' plus 2' lattice should make sense - TBD) at earliest possible time in the project, ivy removal and start early perimeter screening and

planting. As mentioned to Bobde's we are willing to split cost of the fence as I have maintained it at my expense for many years and it is on last legs.

On trees, I am actually concerned that the beautiful Douglas fir (#8) survives the project so ask extra caution on critical root zone given utilities routing to cabana. We have a failed example in the neighborhood. However, I think trees in far back need work which have not been sufficiently maintained by previous owners. Both large trees are too close the Deodar (#4) and Canary Pine (#5). I understand arborist report but I think the Deodar was pushed to grow crooked due to dominance of Canary Pine and we have already had major tree falls in the area due to simply too close together and lack of maintenance. Maybe a safety hazard. So suggest removal of Deodar or serious pruning and trimming.

Thank you

Respectfully

Stuart Mitchell