

PROJECT: 93 PALM AVE.

MASTER PERMIT #: DRB-21-0692

COMMENTS RESPONSES: REVISION DELTA #1 - STAFF FIRST SUBMITTAL COMMENTS



KOBI KARP

ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT		DRB 1st REVIEW - FERNANDA SOTELO - 07/20/2021	RESPONSES
ARCHITECTURAL	1	Missing in CSS the construction cost valuation; include it in LOI or provide under separate cover	Provided.
	2	Provide full legal description in Microsf Word	Provided.
	3	Open Space Diagram - Include the setback dimensions - front setback should be at 30'	Added. See Sheet A0.09. Open Space goes to 30'
	5	Unit size diagrams - one floor plan to sheet, include roof plan	Roof Plan included. Floor plan has been place on separate sheets. See sheets A0.10,A0.11,A0.12
	6	Plans and elevations: dimension overall building volumes	Overall building volumes Dimensions has been added.
	7	General - Make sure dimension on elevations	Dimension has been added.
	8	Second floor plan, show lower roofs and site	Added.
	9	Floor Plan -elevations illegible on some plans	Elevetations has been updated.
	10	Roof Level plans - show compliance: Deck 25% of enclosed floor space below; Roof top canpy, 20% of enclosed floor below	Compliance has benn added to plans. See Sheet A3.03
	11	Elevations: Datum too small, increase font	Font has been increased.
	12	East Elevation - Habitable space at front of site is shown lower than BFE + Freeboard; clarify? Noted in plans at 10' NGVD	Has been clarify.
	13	Revise yard section to comply with Sec. 142-105 (b) (8). Exterior building and lot standars	Yard Sections has been updated.
	14	Recommend including some additional details of proposed wood louvers.	Added.
	15	Recommend some elevation details of home.	Added.
	16	Missing survey sheet in drawings set.	Added.
	17	Add " Final Submittal " to front cover title for heightened clarity of reference for next deadlines. Also cover sheet and drawings need to be dated the final submittal date.	Added. See Cover Sheet.
	18	Staff recommends documentation of existing home and accesory building.	Applicant has agreed to document existing building and is the <u>process of doing so.</u>
	19	Staff recommends the inclusion of a separate from driveway pedestrian pathway from street.	Pedestrian pathway has been added.
	20	Fences shall comply with sections 142-106 (b) (7) Fences, walls, and gates.	Property Fecnes has been updated and now comply with 142-106 (b) (7)