

PROJECT: 5970 N BAY RD
 MASTER PERMIT #: DRB -21-069
 COMMENTS RESPONSES: COMMENTS FOR FINAL SUBMISSION - JULY 14 2021



CONSULTANT		RESPONSES
ARCHITECTURAL	1	Include in CSS file the valuation. included.
	2	The roof deck and covering in the rendering are not consistent with the plans Updated. See rendering sheets.
	3	Show grade elevation on all elevation and section drawings. Added. See elevations and section sheets.
	5	Missing Driveway dimensions. Added. See site plan SP1.0
	6	Missing Context elevation Provided see sheet A5.2
	7	Ensure that all text is legible. Increase the text size for the elevations where it is not legible. Text increased.
	8	Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also cover sheet and drawings need to be dated the final submittal date. Added. See Cover sheet.
	9	Reduce the width of the driveway to no more than 18 feet. Reduced to 18' see site plan.
	10	Chose a lighter gray for the stucco. Updated see Elevation sheets.
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	13	Any waivers, variances, or substantial inconsistencies in the plans that are identified after final submittal will result in removal of the application from the September 10th agenda. Noted.
	14	50% of the open space provided in order to avoid a waiver for the length of 2-story side elevations on the north side must be landscaped. This must be revised to comply. Any added waiver request will require See Sheet A3.1 for North Courtyard Landscape calculation. 96% of Courtyard is proposed to be sodded.
	15	The south elevation must be revised to comply with max length of 2-story side elevations. The balcony as drawn, with a solid wall, will count as part of the 2-story extension. This cannot be a solid wall. Rendering shows compliance with a glass railing, but floor plans show a solid wall. Updated. See sheet A4.1
	16	The portion of the stair that accesses beyond 5 feet from the enclosed building envelope, must be included as lot coverage. Updated see Lot coverage Sheet.
	17	Roof top covered structure not shown on plans and appears to exceed the max size permitted. Show compliance. Updated. See Unit size sheet A3.4