

**DRB22-0895, 845 West 46th Street.****Narrative Responses:****1. APPLICATION COMPLETENESS**

- a. Utilize the city standard zoning data sheet.

Response: Please refer to sheet A.1.0.1 for Zoning Data Sheet.

- b. Is the house currently under construction? This needs to be noted in the LOI. If the house is not already permitted and under construction, then why cant the house be moved towards the rear and comply with the required setbacks. Variances must be noted in the LOI.

Response: The house is currently under construction, please refer to the revised LOI.

- c. Provide current color photos of the site, as of December 2022.

Response:

Response: please refer to sheets EX0.3 and EX0.3.1 for current photos of home under construction.

- d. Must provide current photos of the site and surrounding neighborhood – No google street view images, or any other service.

Response: please refer to sheets EX0.4, EX0.5, and EX0.6 for site and surrounding neighborhood photos.

2. ARCHITECTURAL REPRESENTATION

- a. Provide front and side property lines, along with setbacks, on the floor plan drawings.

Response: please refer to sheets A2.0 and A2.1 revised to show the Property Lines and Setbacks. This information is also provided in sheet A1.0.

- b. Must provide a single dimension string on all elevations noting the height of the home.

Response: please refer to sheets A3.0 and A3.1 dimension noting height of the building.

- c. Unit size diagram is wrong. Exterior areas such as balconies do not count.

Response: Please refer to sheet A1.2 for revised Unit Size Calculations.

- d. Format drawings for 11x17 prints. Increase font size. Much of the text is not legible.

Response: all PDFs are formatted in 11"x17". The height of text is increased as requested.

- e. Provide building sections and section marks on plans and reference plan sheet # on sections.

Response: please refer to Floor Plan sheets now showing section marks as requested.

- f. Provide a street context drawing.
Response: please refer to sheet A6.10 for information.
- g. Bay window is NOT a bay window. Provide a section. Floor cannot extent. Must be at least 17" higher than the interior finished floor.
Response: Bay Window reference is removed. Please refer to Section 1 on sheet A4.3 for window section.
- h. Provide additional renderings to show side elevations.
Response: please refer to sheets A6.4 through A6.7 for additional renderings.
- i. Note materials on elevations
Response: elevations revised to note materials.
- j. Where is the black stone finish proposed?
Response: it is not a stone finish. It is black paint over stucco. Please refer to the South Elevation on sheet A3.0.
- k. Lot coverage diagram is not clear. Update to clearly show what areas are enclosed areas above/below and which are covered terraces. Text is not legible on unit size and lot coverage diagrams. Please print sheets -11x17 prints ONLY (if needed) to see clearly what is not legible and increase text size. Everything must be clear without the use of a magnifying glass when PRINTED.
Response: please refer to sheet A1.1, Lot Coverage Diagram revised to clarify areas.
- l. The letter of intent must include the Sea Level Rise and Resiliency Criteria as per sec. 133-50.
Response: please refer to revised LOI.
- m. Include the cost of estimate under a separate cover or in the letter of intent.
Response: Cost Estimate is provided in the LOI.
- n. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.
Response: provided
- o. Final submittal drawings need to be DATED, SIGNED AND SEALED.
Response: drawings are Dated, Signed, and Sealed.

3. DESIGN RECOMMENDATIONS

- a. Lighten the finishes
Response: Please refer to sheet A5.0 for finishes clarifications. Also please refer to the additional provided renderings.
- b. Add fenestration or non-stucco materials to east elevation.
Response: Please refer to the up-date East Elevation and additional renderings. Wood cladding material and stucco joint reveals are utilized to break-up the mazing.

Best Regards,

Manuel D. Fernandez, AIA
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