

NARRATIVE RESPONSES 7-27-23

Draft Notice:

DRB23-0929-7590 Bayside Lane: An application has been filed requesting Design Review Approval for a new two-story residence with an understory on a vacant lot.

Please provide a narrative response to the comments listed below.

1. APPLICATION COMPLETENESS

- a. The signed letter of intent shall respond to the Sea Level Criteria of sec. 7.1.2.4.
- b. An electronic version of the survey must be signed and sealed, dated no more than six months of the application. Survey must provide lot area, grade elevation, B.F.E., spot elevations, etc.
- c. Vacant sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain a No Trespassing sign from the City's Police Department.
- d. Provide an axonometric plan showing the relationship from the first to second-floor level.
- e. The required yard sections shall be included in the architectural set.

2. ARCHITECTURAL REPRESENTATION

- a. Include the cost of estimate under a separate cover or in the letter of intent. **SEE ATTACHED**
- b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity. **DONE**
- c. Final submittal drawings need to be DATED, SIGNED AND SEALED. **DONE**

3. DESIGN RECOMMENDATIONS

- a. The exterior building elevation displays a greyish stucco color whereas the color renderings demonstrate a white painted stucco finish. The elevations and renderings shall be consistent in terms of materials and color surfaces. **SEE UPDATED ELEVATIONS WITHOUT HATCH**

4. ZONING COMMENTS

- a. Please indicate the material finish of the vertical scores in the exterior building elevation. **DONE ON ELEVATIONS**
- b. Understory area(s) below the lowest habitable floor can utilize non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments, provided they are open a minimum of 50 percent (50%) on each side. Please demonstrate how the decorative wall is 50% open on all sides. **SEE UPDATED PLANS WITH OPENINGS AT 50%**
- c. The total area of enclosed and air-conditioned building access shall be limited to no greater than 5 percent (5%) of the lot area. **NOTED AND COMPLIED**
Provide the dimensions of the elevator, hallway, and staircase in the ground floor plan. **DONE**
- d. Enclosed, non-air-conditioned areas, for parking and storage, may be permitted and shall not count in the unit size calculations, provided such areas do not exceed 600 square feet. Provide a different hatch or color pattern that displays the areas exceeding 600 S.F. for parking and storage will count in unit size. **NOTED AND COMPLIED**
- e. All parking, including required parking, shall be provided within the understory area, and shall be clearly delineated by a different surface finish or bollards. Provide the material finish of the understory area. **NOTED AND COMPLIED**

- f. A continuous soffit shall be lowered a minimum of 2 feet from the lowest slab of the first level above the understory area in order to screen from view all lighting, sprinkler, piping, plumbing, electrical conduits, and all other building services, unless concealed by other architectural method(s). **NOTED AND COMPLIED**
- g. All portions of the understory area that are not air-conditioned shall consist of pervious or semi-pervious material, such as wood deck, gravel or pavers set in sand. Concrete, asphalt and similar material shall be prohibited within the non-air-conditioned portions of the understory area. **NOTED AND COMPLIED**
- h. All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be set back a minimum of five feet from each side of the underneath of the slab of the first habitable floor above, with the exception of driveways and walkways leading to the property, and access walkways and/or steps or ramps for the front and side area. **NOTED AND COMPLIED**
- i. Walkways cannot exceed 44" in width within the required yards. **NOTED AND COMPLIED**
- j. Dimension the building height from B.F.E., plus freeboard to the main roofline. **UPDATED ON SECTIONS AND ELEVATIONS**
- k. Roof decks shall not exceed 6 inches above the highest point of the proposed flat roof. **NOTED AND COMPLIED**
- l. The proposed roof deck shall not exceed a combined deck area of 25 percent (25%) of the enclosed floor area immediately one floor below, regardless of deck height. Provide the dimensions of the roof deck for further review. **NOTED AND COMPLIED**
- m. Roof decks shall be setback a minimum of 10 feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for non-waterfront lots. **NOTED AND COMPLIED**
- n. Built in planters, gardens or similar landscaping areas, not to exceed 3 feet, 6 inches above the finished roof deck height. **NOTED AND COMPLIED**
- o. The proposed pergola shall not exceed a combined area of 20 percent (20%) of the enclosed floor area immediately one floor below and shall be set back a minimum of 10 feet from the perimeter of the enclosed floor below. **NOTED AND COMPLIED**
- p. Air conditioning and mechanical equipment not to exceed 5 feet above the point at which they emerge from the roof. **NOTED AND COMPLIED**
- q. The yard shall comply with the minimum and maximum elevation of sec. 7.2.2.3(b)(x).
- r. Within the required front yard or required side yard facing a street, fences, walls and gates shall not exceed five feet, as measured from grade. The height may be increased up to a maximum total height of seven feet if the fence, wall or gate is set back from the front and/or side street property line. Height may be increased by one foot for every two feet of setback. **NOTED AND COMPLIED**
- s. Within the required rear or side yard, fences, walls and gates shall not exceed seven feet, as measured from grade, except when such yard abuts a public right-of-way, waterway or golf course, in which case the maximum height shall not exceed five feet. Within single-family districts, in the event that a property has approval for adjusted grade, the overall height of fences, walls and gates may be measured from adjusted grade, provided that the portion of such fences, walls or gates above four feet in height consists of open pickets with a minimum spacing of three inches, unless otherwise approved by the design review board or historic preservation board, as applicable. **NOTED AND COMPLIED**
- t. The grade elevation is 4.09' N.G.V.D. and the adjusted grade is 6.045' N.G.V.D. Please revise the zoning data sheet with the correct information. **SEE REVISED ZONING DATA**

u. The proposed building height is 27' as measured from B.F.E. plus freeboard. Please revise the zoning data sheet with the correct information. **SEE REVISED ZONING DATA**

v. Provide a written narrative with responses. **ok**

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.