

Plan Review Comments (draft) March 2016:

As discussed with B. Sedgwick on 3/17/16, please insert the elevation sheets into the plan set.

1.

- This is to clarify our chat about windows: The side elevation (19th Street) of the building is to have window (or windows) added. If more than 1 window, include a fixture in between. There needs to be a minimum wall space of 11 feet left between the edges of the window(s) and each of the ends of the building.
- On the Wooster St. face of the building, please lower the location and/or extend area of each window a bit lower.

2. It is acknowledged that Plan Version 2 shows a shift in the building envelope to three feet back from the western property line. In his comments of 2/26 (after the TRC meeting), Rob Gordon (Comment No. 6) mentioned the procedure for obtaining variances for sight distance triangle encroachments. This version shows an encroachment. At TRC, the alternative of chamfering the building corner was offered by staff. The chamfered corner treatment would eliminate the requirement for an encroachment variance. If the encroachment remains, Rob's Comment No. 6 applies and approval of a formal variance would be required through Transportation.

Please clarify location of bike racks and their co-location with trees as shown on the plan.

For the shrubs being specified in the R/W, please specify either Dwarf Burford or Dwarf Yaupons. Looks like you need maybe 3-gal @ 12 each.