

VWC3 Fifth (Technical) Submittal Response

DATE: March 17, 2017

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ATTN: Sara Ullman

FROM: Gabriel Cullen

Planning and Development
Services Department
15151 E. Alameda Parkway, Ste. 2300
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PROJECT: Village at Westerly Creek III (DA-1639-01, Case # 2009-4001-02)

WE ARE SENDING:

☐ ASI RESPONSE

☒ DRAWINGS

☐ REPORT

☐ CHANGE ORDER

☐ PRODUCT LITERATURE

☐ SAMPLES

☐ CUT SHEET

☐ RFI RESPONSE

☐ SPECIFICATIONS

☐ OTHER: (DESCRIBE)

☒ REVIEW RESPONSE

MESSAGE:

Sara,

Below are my responses to the Second Submission Development Review comments.

Key Issues:

1. Easement releases are in process.
2. Accessible routes are shown on the site plan and photometric plan, and have been approved.
3. Building elevations have been revised to reflect Life Safety comments.

PLANNING DEPARTMENT

1. Completeness and Clarity of the Application
 - A. Accessible routes from each building to the public right of way have been shown on the site plan and photometric plan.
2. Landscape Design
 - A. Kelly Bish confirmed that no further submittal is required.
3. Other site Planning and Technical Issues
 - A. The following changes were made to the west end units at Buildings A and C to accommodate Fair Housing Act Requirements:

- (2) 3-bedroom flat units were moved to the 1st level, and (2) 4-bedroom two-story units were moved up to the 2nd and 3rd levels of the buildings.
- 4 attached covered parking spaces which were included behind the affected two-story units have been removed from the project. These spaces were relocated as detached covered parking spaces adjacent to each affected building.
- Building elevations were updated and adjusted slightly to reflect these floor plan changes and ensure compliance with exterior material percentage requirements.
- These changes are documented on the following sheets:
03, 09, 10, 12, 19, 20, 23, 24.

4. Civil Engineering

- A. No comments.

5. Life Safety

- A. All comments have been addressed.
 B. Building Letter 'B' has been moved to the West Elevation.
 C. Building Letter 'C' has been moved to the North Elevation.
 D. Building Letter 'D' was added to the South Elevation.
 E. Site Plan and Building Elevations match with regard to Fire Riser Room locations.
 F. Building 'G' has been labeled.
 G. Building Letter 'E' has been moved to the West Elevation.
 H. Building I address has been corrected.

6. Real Property

- A. Easement releases and dedications are in process.

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