

July 13, 2022

Mr. Diego Guevara
City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060

Project Name: Alliance - Gateway
Application No.: PZ22-12000009

Dear Diego,

We have received your comment letter dated June 6, 2022 and have revised the construction plans accordingly. In addition, we have provided the following responses to your comments.

ZONING:

1. *Add dimensions to the Site Plan showing distance between the proposed building and the property lines, as well as exterior dimensions of the proposed building.*

RESPONSE: Dimensions have been added showing the distance between the proposed building and the property lines, as well as the exterior dimensions of the building. Please see sheet C-301 for reference.

2. *Add dimensions of the proposed vehicular accesses width, and distance between them.*

RESPONSE: Dimensions of the proposed vehicular accesses have been added. Please see sheet C-301 for reference.

3. *Show pedestrian circulation. Provide general walkway layout and design as required. See Sec. 155.5101.G.a.ii.*

RESPONSE: A Pedestrian Access plan has been added to our sheet set. Please see sheet C-303 for reference.

4. *The office area (square footage) on site plan does not match the office area of the architectural floor plan. Revise and coordinate. No discrepancies should exist. (drawings 002C-301 Site Plan & 006A-101 Floor Plan).*

RESPONSE: The building square footage has been revised and coordinated with the architectural plans.

5. *Provide dimensions for the proposed parking spaces, including handicap and truck stalls, as required by Sec. 155.5101 or provide typical parking details diagrams for automobile, truck and ADA parking spaces.*

RESPONSE: Dimensions have been added to the proposed parking stalls. Please see sheet C-301 for reference.

6. *The proposed off-street parking areas and each off-street loading area and berths shall be identified by double striping as required by Sec. 155.5102.C.4. Off-Street parking and Loading-Markings.*

RESPONSE: Double striping has been added to proposed parking stalls. Please see sheet C-301 for reference.

7. *Mechanical equipment mounted in the roof shall be screened as per Section 155.5301.1.a.*

RESPONSE: Noted. All rooftop mechanical equipment shall be screened.

8. *Comply with Section 155.5603.E. Façade Articulation; particularly the following requirements.*

- Wall Plane Horizontal Articulation
- Vertical Articulation
- Roof Line Variation
- Building Façade Materials

RESPONSE: Dimensions demonstrating compliance with Wall Plane Horizontal Articulation have been added to Sheet A201 Building Elevations.

9. *Provide color elevations with proposed materials and callouts describing them as required. Include dimensions and total height of the elevation.*

RESPONSE: Color elevations will be provided for AAC review. Color and materials selections and height information have been added to Sheet A201 Building Elevations.

10. *Elevation height should be measured from the average finish grade, not the finished floor. Add dimensions.*

RESPONSE: Building height information has been added to Sheet A201 Building Elevations.

11. *Provide a Photometric Plan as required by Sec. 155.5401.B.3 General Exterior Lighting Standards – Lighting Plan Required.*

RESPONSE: A Photometric Plan has been included in the submittal package.

We believe the above responses and corresponding plan changes have adequately satisfied the comments. Should you have any questions or would like to discuss the project at any time during your review, please contact us at (561) 571-0280.

Sincerely,

BOHLER ENGINEERING



Merouane El Kaoussi P.E.
Senior Project Manager

cc: File