

JULY 8<sup>TH</sup>, 2022

**PROJECT:** **BELMONT PARK ESTATE**  
**APPLICATION NO.:** PZ22-12000014  
**RE:** PAM COMMENTS DATED: 05/03/22

TO WHOM IT MAY CONCERN,

PLEASE FIND ARCHITECTURAL RESPONSES TO PAM COMMENTS RECEIVED ON 05/03/22 AS INDICATED BELOW:

- **PLANNING DEPARTMENT** (REVIEWER: DANIEL KEESTER)
  - **COMMENT 2** - FLOOR PLANS WERE NOT PROVIDED OF THE 2ND FLOORS. PROVIDE ARCHITECTURAL FLOOR PLANS OF THE 2ND FLOOR.  
**RESPONSE: PLEASE SEE NEW SHEET A-1.2 FOR 2<sup>ND</sup> FLOOR PLANS**
  
- **ZONING DEPARTMENT** (REVIEWER: HELLENA LAHENS)
  - **COMMENT 7** - AT TIME OF OFFICIAL SUBMITTAL, PROVIDE ALL THE REQUIRED ELEVATIONS OF THE BUILDINGS AND ENSURE ALL SIDES ARE LABELED WITH NORTH, SOUTH, AND EAST DIRECTIONS.  
**RESPONSE: RAW – ELEVATIONS HAVE BEEN NOTED ACCORDINGLY. SEE SHEET A-2.1**
  - **COMMENT 13** - INCLUDE THE BEDROOM UNIT BREAKDOWN WITH SQUARE FOOTAGES IN THE ZONING DATA TABLE ON THE SITE PLAN.  
**RESPONSE: SEE ZONING DATA TABLE ON SITE PLAN SHEETS. EACH UNIT IS 1125 SF. THERE ARE 3 BEDROOMS PER UNIT, 12 BEDROOMS PER BUILDING.**
  - **COMMENT 14** - ALL ELEVATIONS SHOULD INCLUDE HEIGHT OF ALL BUILDINGS ON THE PROPERTY. MEASUREMENTS FOR THE HEIGHT OF THE BUILDING, ON THE ELEVATIONS, SHALL BE FROM “AVERAGE FINISHED GRADE” OF THE PROPERTY. THE ELEVATIONS ARE SHOWN MEASURED FROM THE FINISHED FLOOR; REVISE THE HEIGHT MEASUREMENTS TO BE FROM AVERAGE FINISHED GRADE. (155.9401 G. HEIGHT).  
**RESPONSE: ELEVATIONS HAVE BEEN NOTED ACCORDINGLY. SEE SHEET A-2.1**
  - **COMMENT 15** - FLOOR PLANS WERE NOT PROVIDED OF THE 2ND FLOORS. PROVIDE ARCHITECTURAL FLOOR PLANS OF THE 2ND FLOOR.  
**RESPONSE: PLEASE SEE NEW SHEET A-1.2 FOR 2<sup>ND</sup> FLOOR PLANS**
  - **COMMENT 16** - PUT ALL FLOOR PLANS IN CONTEXT WITH THE PROPERTY LINES, SETBACKS, AND DIMENSION ALL ENCROACHMENTS. THE PLANS MUST DEMONSTRATE COMPLIANCE WITH THE SETBACK REQUIREMENTS SHOWING THOSE PORTIONS OF A STRUCTURE EXTENDING ABOVE A HEIGHT OF 20 FEET SHALL BE SET BACK AN

ADDITIONAL 1 FT FOR EACH 4 FT (OR MAJOR FRACTION THEREOF) THE HEIGHT OF THE PORTION OF THE STRUCTURE EXCEEDS 20 FT.

**RESPONSE: REFER TO SITE PLAN SHEETS FOR SITE DIMENSIONS. ALL PORTIONS OF THE BUILDING STRUCTURES ARE BELOW 24 FEET HEIGHT. REFER TO ELEVATIONS SHEET A-2.1.**

- **COMMENT 24** - DEMONSTRATE HOW THE BUILDING BASE PLANTING LANDSCAPE CODE SECTION IS BEING ADDRESSED PER CODE SECTION 155.5203.E. THE REQUIRED SHRUBS WITHIN THREE FEET OF THE BASE OF THE BUILDING. IF A STREET SIDEWALK IS LOCATED BETWEEN THE BASE OF THE BUILDING AND THE STREET, REQUIRED SHRUBS MAY BE PLANTED UP TO 15 FEET FROM THE BASE OF THE BUILDING. REQUIRED SHRUBS SHALL MAINTAIN A MAXIMUM AVERAGE ON-CENTER SPACING OF SIX FEET AND BE EVENLY DISTRIBUTED ALONG THE BUILDING FAÇADE.

**RESPONSE: REFER TO LANDSCAPE PLANS FOR ALL PLANTING LOCATIONS, QUANTITIES, AND TYPES.**

- **COMMENT 25** - IDENTIFY ALL MECHANICAL EQUIPMENT ON THE SITE AND PROVIDE DETAIL OF THE PROPOSED SCREENING. MECHANICAL EQUIPMENT MOUNTED ON THE ROOF OF A BUILDING SHALL BE SCREENED BY A PARAPET WALL, ROOF SCREEN, OR SIMILAR DEVICE OF A HEIGHT EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL EQUIPMENT BEING SCREENED (155.5301.A).

**RESPONSE: REFER TO MECHANICAL SHEET M-1 FOR MECHANICAL EQUIPMENT AND DETAILS.**

- **COMMENT 26** - A PHOTOMETRIC PLAN MUST BE SUBMITTED IN COMPLIANCE WITH THE CODE. FOR THE MINIMUM REQUIREMENTS REFER TO ZONING CODE SECTION 155.5401.

**RESPONSE: REFER TO ELECTRICAL SHEET E-1 FOR PHOTOMETRIC PLAN.**

- **COMMENT 27** - BASED ON THE ELEVATIONS THE PRIMARY ENTRANCES ARE FACED TOWARDS THE PARKING LOTS. MULTIFAMILY RESIDENTIAL DEVELOPMENTS WITH MORE THAN ONE BUILDING SHALL BE CONFIGURED SO THAT PRIMARY BUILDING ENTRANCES ARE ORIENTED TOWARDS EXTERNAL STREETS, INTERNAL STREETS, OR OPEN SPACE AREAS (LIKE COURTYARDS). BUILDINGS MAY BE ORIENTED TOWARDS OFF-STREET PARKING LOTS ONLY IN CASES WHERE NO OTHER PRACTICAL ALTERNATIVE EXISTS. (SEE FIGURE 155.5601.C.1.B: MULTI-BUILDING ORIENTATION.)

**RESPONSE: PRIMARY ENTRANCES ARE ORIENTED FACING TOWARDS THE STREET. SEE ELEVATION SHEET A-2.1 FOR CLARIFICATIONS.**

- **COMMENT 28** - THE ARCHITECTURAL DESIGN OF THE BUILDING LACKS VARIABILITY. REPETITIVE "LOOK-ALIKE" MULTI-BUILDING DEVELOPMENTS SHALL BE PROHIBITED. REVISE DESIGN OF BUILDINGS TO COMPLY WITH SEC. 155.5601.C.4.

**RESPONSE: PER SEC.155.5601.C.4, THE PROPOSED DEVELOPMENT INCORPORATES (C) A DISTINCT VARIATION IN COLOR AND USE OF MATERIALS AND (E) A VARIATION IN STRUCTURE HEIGHT BY AT LEAST TEN PERCENT. REFER TO ELEVATION SHEETS A-2.1 AND A-2.2.**

- **COMMENT 29** - THE ELEVATIONS SHOW A FLAT ROOF LINE. FLAT ROOFS ON PRINCIPAL BUILDINGS SHALL BE CONCEALED BY PARAPET WALLS THAT EXTEND AT LEAST THREE FEET ABOVE THE ROOF LEVEL AND HAVE THREE-DIMENSIONAL CORNICE TREATMENTS THAT PROJECT AT LEAST EIGHT INCHES OUTWARD FROM THE PARAPET FACADE PLANE (155.5601.C.5). ARTICULATE THE ROOF LINE TO COMPLY WITH THE FAÇADE STANDARDS.

**RESPONSE: PARAPET AND CORNICES HAVE BEEN CLARIFIED WITH DIMENSIONS. SEE ELEVATIONS, SHEET A-2.1.**

- **COMMENT 30** - PROVIDE A CALLOUT LEGEND OF THE BUILDING MATERIALS ON THE ELEVATION SHEETS.

**RESPONSE: REFER TO ELEVATION SHEETS A-2.1 AND A-2.2 FOR BUILDING MATERIAL LEGEND AND LOCATIONS.**

- **FIRE DEPARTMENT (REVIEWER: JIM GALLOWAY)**

- **COMMENT 2** - PROVIDE GREATER DETAIL FOR SITE ACCESS TO EACH PROPOSED BUILDING AND LOCATION OF PROPOSED STAIRS AND STAIR DISCHARGES. NORTH OR SOUTH SIDE OF PROPOSED BUILDING?

**RESPONSE: STAIR AND RAMP LOCATIONS HAVE BEEN CLARIFIED. SEE FLOOR PLAN SHEET A-1.1 AND SITE PLAN SHEETS.**

- **COMMENT 3** - PROVIDE CODE REFERENCE FOR SINGLE MEANS OF EGRESS FOR 2ND FLOOR UNITS.

**RESPONSE: SINGLE EXIT OR ACCESS TO A SINGLE EXITING IS PERMITTED PER FBC 1006.3.3 PART 1. SINGLE EXITS: A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS: 1. THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND COMMON PATH OF EGRESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.3(1) OR 1006.3.3(2).**

**(BUILDING IS R-2 OCCUPANCY, OCCUPANY LOAD IS LESS THAN 49).**

- **LANDSCAPE DEPARTMENT (REVIEWER: WADE COLLUM)**

- **COMMENT 11** - PROVIDE A PHOTOMETRIC PLAN.

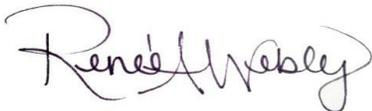
**RESPONSE: SEE ELECTRICAL SHEET E-1 FOR PHOTOMETRIC PLAN.**

- **COMMENT 18** - PROVIDE A CROSS SECTION DETAIL OF THE PROPOSED BUILDING FOOTERS / SLAB AS IT APPEARS THAT IT WILL ENCROACH INTO THE REQUIRED FOUNDATION LANDSCAPING SOIL SPACE AT THE FOOTERS OF THE BUILDING. PROVIDE DRAWINGS AND VERIFICATION OF THE USE OF MONOLITHIC SLABS AS IT RELATES TO THESE AREAS.

**RESPONSE: SEE STRUCTURAL SHEET S-1 AND CIVIL/SITE PLAN SHEETS.**

PLEASE CONTACT US SHALL YOU HAVE ANY QUESTIONS OR CONCERNS.

KINDEST REGARDS,



RENÉE A. WEBLEY, ARCHITECT, NCARB, AIA, LEED AP