

PEA GROUP

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June 23, 2023
PEA Project No: 22-1301

Mr. Chris McLeod
Planning Manager
City of Rochester Hills Department of Planning
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Re: Primrose School
City File No: 22-041 | Parcel No: 15-23-301-018

Dear Mr. McLeod,

These plans have been revised per the review comments in your plan markups dated June 13, 2023. Please note the following responses to the comments received:

Preliminary Site Plan (Sheet C-3.0):

1. Summary of Revisions:
 - a. Adjusted retaining wall bend northward to better protect existing trees to remain.

Fire Protection Plan (Sheet C-3.1):

1. Summary of Revisions:
 - a. Updated Rochester Hills Fire Truck turning model to reflect actual vehicle dimensions per update from FD.
 - b. Added Fire Flow Test Data to Site Data Table.
 - c. Updated Building Construction type in Site Data Table.
 - d. Added additional requested notes to Fire Department Notes.
 - e. Added two additional fire hydrants to layout.

Preliminary Grading Plan (Sheet C-4.0):

1. Summary of Revisions:
 - a. Updated retaining wall elevations.

Preliminary Utility Plan (Sheet C-6.0):

1. Summary of Revisions:
 - a. Updated water main and easement per new hydrants.

- b. Adjusted water main layout per comments.
- c. Updated domestic lead to come off fire lead.
- d. Updated Sanitary BOD calculation.

Details (Sheet C-9.2):

1. Summary of Revisions:
 - a. Added required note to sign detail.

Preliminary Landscape Plan (Sheet L-1.0):

1. Summary of Revisions:
 - a. Updated tree replacement calculations.

Tree Preservation Plan (Sheet T-1.0):

1. Summary of Revisions:
 - a. Updated tree replacement calculations.

Floor Plan (Sheet A1.0):

1. Summary of Revisions:
 - a. Updated Building Program Table.

Exterior Elevations (Sheet A4.0):

1. Summary of Revisions:
 - a. Updated notes to specify that equipment screening will be painted to match the building façade.
2. Response to Selected Comments:
 - a. Regarding the requested additional increase of masonry on the façade:

Response: The original elevations submitted for review included a stone wainscot base on all facades of the building (3'-8" AFF at entry tower element and 2'-8" AFF at the remainder of the building, which was an upgrade from the standard set of plans in an effort to satisfy the need for additional masonry building materials. Based on city feedback after the first submittal, the stone wainscot base at the entry tower was raised to 13'-6" AFF and 3'-8" AFF at the remainder of the building. Additional glazing and a larger awning were also added to the west elevation of the entry tower as this is the primary façade facing S. Rochester Road to further enhance and satisfy the City's request for additional masonry and façade modifications. The residential areas east and west of the proposed Primrose utilize a mix of stone, brick, board and batten, and lap siding. We feel that the proposed elevations blend well with the surrounding architecture as-is and additional masonry on all facades would proportionally make the building feel out of scale as there is not a clean break point for starting/stopping the masonry.

We trust these submittals meet requirements. If you should have any questions or require any additional information, please feel free to contact this office.

PEA Group

A handwritten signature in blue ink, appearing to read "Becky Klein", is centered within a light gray rectangular box.

Becky Klein, PE, LEED AP BD+C
Project Manager

Attachment: Exhibit "A"