



**Residential
Commercial
Industrial**

Architectural Design / Planners

April 13th, 2026

To:
City of Rochester Hills
Building Department
Preliminary comments only

FOR 2 NEW CONDOMINIUMS,
PENELOPE'S PLACE
Address: 2727 South Adams Rd.

The following are in response to your review comments; we are submitting revised plans attached with following changed items:

A.101a, A.102a, A.102b, this sheet has been modified. See the underlined comments below.

1. Provide access to riser room from exterior of the building. The riser room will require its own address.
 - **Riser room was revised to have a door with direct access to the exterior of the building.**
 - **Emergency head remote light added above this new exterior door.**
2. Is this a correct description of unit?
 - **'One bed to bath' revised to 'one bed one bath'.**

A.201 & A.202, this sheet has been modified. See the underlined comments below.

1. RM district height limit is 30ft, 2 stories.
 - **A PUD will be submitted to allow 3-story buildings with future submittal.**
2. Provide access to riser room from exterior of the building. The riser room will require its own address.
 - **Riser room was revised to have a door with direct access to the exterior of the building.**

A.301, this sheet has been modified. See the underlined comments below.

1. Provide access to riser room from exterior of the building. The riser room will require its own address.
 - **Riser room was revised to have a door with direct access to the exterior of the building.**

Sincerely,
Thea
Project Manager

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