



February 28, 2020

Lakeland Hills
Townhouse Community

Submission Dated December 6, 2019
Attention: William McGrath
Beta Group Incorporated

We have reviewed the above submission and offer the following comments. In general, I feel that architectural design of this development represents the quality of housing appropriate to this type of developments and consistent with this community. That said, I am confused. The elevations identify the garages on the rear and the entrance doors on the front. How does this work with the attached site plan. All the garages face the street.

In particular:

1 UNIT DESIGN

As stated previously, the proposed units represent good design practices for suburban residential neighborhoods. My sole criticism is the prominence of the garage doors on the street elevations. It is unfortunate that none of the garages could be side loaded. It will be important that the garage doors are carriage style units with top glazing.

2 SITE PLAN

In general this site plan is acceptable. I am most concerned by the width of the duplex unit driveways. It is a very wide curb-cut(40 feet?) and a substantial amount of asphalt in the front of these units. This is out of character with the towns rural setting.

3 SITE PLAN

Where do guests park? Is the roadway wide enough for on street parking and not blocking emergency access?

4 MATERIALS

The palette of finish materials will need to be presented. My major concern regarding the materials, is the amount of exposed concrete and prominence of the garage doors.

Sincerely,

Glen S. Fontecchio, Architect