

September 10, 2021

Development Review Committee  
City of Margate – Development Services Department  
901 NW 66<sup>th</sup> Avenue, Suite C  
Margate, FL 33063

**Project Name:** Chipotle Restaurant with Drive Thru  
**Application No.:** CRA Design Guidelines

Dear Development Review Committee,

We have received your comment letter dated August 10, 2021 and have revised the construction plans accordingly. In addition, we have provided the following responses to your comments.

**SHEET A300:**

1. *Light transmission should be 75% (3.3) it might be but verify.*

**RESPONSE:** A visible light transmittance (VLT) of 75% atypically “clear” in this day and age in terms of energy codes. Based on the prescriptive VLT requirements for fenestrations per the Florida Energy Code, glass could have a maximum VLT of around 62%. Although energy calculations can be run using a performance based design, 75% VLT would cause the mechanical systems to be upsized to accommodate the additional heat gain. Additionally, most of this project’s glass faces south and east. Chipotle prototypically uses an insulated glass with a low-e coating that has a transparency of 68%. We respectfully ask for approval of prototypical glass having a VLT of 68% for these reasons

2. *Awnings seem to work well. Must be 3ft. (3.10.2)*

**RESPONSE:** Awnings have a 5’-0” projection. These dimensions have been added to the elevations for confirmation

3. *Color Palette: Accent color (rust toned walls) compromise less than 25% of wall area (page 146). Color wheel not as relevant due to base tones in the gray spectrum (seems fine) you might as for color samples to test at color.adobe.com*

**RESPONSE:** Colors on the color palette have been chosen in accordance with the Non-residential Property Color Palette Guidelines 2018, Color Palette List “A”, Card 37

**SHEET C-301:**

1. *Connect to parcel to the East (2.3)*

**RESPONSE:** The parcel to the east is not contiguous with this site. There is a one way drive aisle directly to the east, therefore a connection in that direction is not advised due to potential traffic conflicts and backup on W Atlantic Boulevard as well as throat distance requirements.



2. If desired, drive through can enter/exit to parking (2.6)

**RESPONSE: One ingress/egress is preferable to provide adequate queuing distance for vehicles entering the drive-thru and to avoid back-up into the main aisle to the north.**

3. Outdoor Seating is encouraged (2.13) vegetation (trees & plants are encouraged)

**RESPONSE: Outdoor seating is provided at the southwest corner of the building along with a 4' foundation planting area. Vegetation will be provided within 8,014 SF of landscape area, including islands and foundation planting throughout the site, as shown on the landscape plan.**

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**

Chris Lall

Assistant Project Manager

cc: File