

January 6, 2022

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**Subject: Responses for 2<sup>nd</sup> Review**

RE: 23-DR-2021  
AC Scottsdale AKA Kimsey  
986U0 (Key Code)

**Please update the following sheets per the attached corrections (23-DR-2021 2-CORR PLNG and 23-DR-2021 2-CORR LANDSCAPE) and items below:**

1. **Comment/Question/Clarification:** Site Plan - See CORR set for comments.

**Design Team Response:** Updates have been made to the following:

24 – Project Data has been updated, interior walls have been removed graphically, unnecessary linework has been removed.

40-40.5 – Light fixtures locations have been provided and updated, building colors have been updated, and shading devices have been noted.

45.2 – Mechanical screen walls have been moved to 15'-0" from edge of roof. Per discussions with staff, the elevator overrun in the residential building is located on the inside edge of the roof adjacent to the courtyard and not along the outside edge of the roof facing the edge of property.

46 – Clarification notes have been provided for the patio at Unit Type D.

2. **Comment/Question/Clarification:** Provide the first floor plan.

**Design Team Response:** First floor plan provided.

3. **Comment/Question/Clarification:** Floor Area Exhibits - Patios needs to meet a 6' depth and 60 SF total per code. Some are listed at 5' deep.

**Design Team Response:** 6' deep patios are provided. Unit Types D is multi-level and a minimum 6' deep patio on the first floor.

4. **Comment/Question/Clarification:** Roof Plan - Roof top equipment must be 15' from all sides of the building, please update plans.

**Design Team Response:** Roof top equipment screening has been adjusted. Per discussions with staff, the elevator overrun in the residential building is located on the inside edge of the roof adjacent to the courtyard and not along the outside edge of the roof facing the edge of property.

5. **Comment/Question/Clarification:** Elevations, Perspectives, and Material Board -

a. The Old Town Scottsdale Urban Design & Architectural Guidelines (OTSUDAG) promote the use of muted earth tones for building materials and colors, except when used as accents. Several pieces of the proposed building façade utilize variations of gray colors without color tone. Please revise the material palette to meet the intent of the OTSUDAG for portions of the building utilizing gray colors. – Comment remains. Colors and material finishes are the same as presented in the 1st Submittal. Please provide information regarding the manufacturer name and specific finish to be used (paint/material name/color) labeled on the Material Board with the next submittal.

**Design Team Response:** Material boards and elevations have been updated to include revised colors, LRV numbers, and color specifications.

b. The OTSUDAG promote appropriate architectural responses to the unique climate of the desert southwest, including shading of windows and outdoor areas. Windows and balconies on the east, south, and west sides of the building are currently exposed and do not incorporate appropriate environmental response. Please revise the project plans to incorporate shading of windows and balcony areas into the architectural design. Small changes made to west elevation; could not identify any changes to south elevation. Updates are not shown in perspectives. Please revise the project perspectives to incorporate any revisions to the building designs between submittals.

**Design Team Response:** Per discussions with staff, vertical fins have been provided along the west elevation to protect windows, trellises have been provided over balconies, balconies will help shade the balconies below, and windows/doors are recessed into the wall thickness to provide further shading and articulation to the façade.

c. Please Indicate the locations of all building mounted lighting fixtures on the building elevation drawings with a symbol. It is a little confusing to point to a blank location.

**Design Team Response:** Locations for exterior building mounted lighting fixtures have been updated and annotated.

6. **Comment/Question/Clarification:** DRB Narrative - Address finalized proposed public art locations and list Cultural Council approval date of art design.

**Design Team Response:** Public art locations have been provided in narrative and on the site plan under keynote 54

7. **Comment/Question/Clarification:** Landscape Plan and Landscape Narrative - See CORR set for inconsistencies with responses and plan.

**Design Team Response:** Landscape plans and narrative have been updated in response to comments.

8. **Comment/Question/Clarification:** Photometrics and Cutsheets– See the CORR set for corrections.

a. Please update the photometrics to show the proposed property lines clearly. Remove any proposed lighting from the new and existing city ROW. No up lighting permitted, please remove all up lighting. Lighting shall be directed downward and shielded. The tags and cut sheets do not match. S2, S3, and S8 are missing cut sheets and S7, S13, S18, and S20 are not listed. Scope needs to match and be in numerical order in the photometric data and cut sheets.

**Design Team Response:** Photometrics and cutsheets have been updated in response to comments.

b. The amount of lighting seems a little excessive and overkill. There are numerous lights right next to each other. Please evaluate and remove unnecessary lights.

**Design Team Response:** Lighting locations have been reviewed and updated.

Sincerely,

Stefan Richter