



RE: 46-DR-2022 Marshall Four

February 27, 2023

Marshall Four

4251 N. Marshall Way
Scottsdale, Arizona 85251

Design Review Comments - Response Letter

Comments:

Zoning Ordinance and Scottsdale Revise Code Significant Issues

Zoning –

Comments 1 - 4:

- a. Refer to the revised site plan sheet SP1.00 showing the front set back at 14 feet which demonstrates compliance with Table 5.3006.C in the Zoning Ordinance.
- b. Refer to sheet CS0.1 which includes all project data.

Circulation –

5. Refer to sheet SP1.00 showing the 2' alley dedication on the east alley.

Drainage –

6. See revised drainage report and G&D addressing all the redlined comments.

Significant Policy Related Issues

Site Design –

7. See sheet SP1.00 showing the revised design to include a door and path that accesses the bike parking.
8. See sheet SP1.00 showing the addition of a doorway accessing the commercial space. Pedestrian access is now in compliance for both residential and commercial uses.

Landscape Design –

9. We've been advised by the city in the past to steer away from the use of Sissoo trees because of the root system which causes damage. We are going to continue to propose the Palo Verde species unless the Design Review staff and/or the City Council directs us to only use Sissoo trees at this location.

Building Elevation Design –

- 10. See revised Elevations to show all exterior wall mounted light fixtures.
- 11. Refer to SP1.00 and Elevation sheets which shows the integration of the SES panel within the architectural design of the building.

Considerations

13. Refer to the Elevation sheets showing the revised balcony and wing walls along the south property line. We brought the fire wall back in towards the building allowing the elevation to expose the balconies and roof line.

Site Design

- 14. Refer to the Construction Management Plan Exhibit showing the locations of construction parking & barricading, and material & equipment staging.
- 15. Refer to sheet SP1.00 to show the dimension of 12'-4" from centerline of alley and the parking spaces.

Building Elevation Design –

- 18. Refer to details 17&18/CS0.2 showing internal roof drains. All drainage shall daylight at the north end of the property line away from the pedestrian walkways and the front of the building.
- 19. Please see the updated revised elevations to show the refuse collection and the SES.
- 20. Provided on sheet A2.02.

Floor Plans –

- 21. Refer to floor plan sheets to show balconies and open space at 3rd level at the northeast corner.

Lighting Design

- 22. Will include "WA" light fixture at northeast corner for next submittal.
- 23. Will provide photometrics for all levels for next submittal.

If you have any questions or require additional information, please feel free to contact us at 602.619.7751.

Sincerely,

Mark Tomecak, R.A.