

Exterior Building Color & Material Samples
Color Drawdowns
Archaeological Resources
Airport Vicinity Development Checklist
Parking Study
Trip Generation Comparison
Parking Master Plan



Fire Plan Review By:
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Item Number	Comment / Response	Status/ Completed Date	Discipline Responsible
	City of Scottsdale Planning & Development Comments - 06/22/2017 SkySong Hotel - 24-DR-2017 - 1st Review Comments		
	Development Review Board - 6/22/2017		
	Zoning		
1	<p>Please revise the project narrative to respond to all applicable criteria set forth in Section 1.904 of the Zoning Ordinance; which was revised in December of 2012. Also, revise narrative to identify all applicable design criteria specified in the Skysong Design Guidelines (26-ZN-2004#2), and provide responses to the guidelines. Identify each criterion with bold print and numbering, then follow with responses underneath each criterion in bullet format in regular print. Refer to Pages 39-42 of the Design Guidelines.</p> <p><i>Response: The project narrative has been revised to identify and respond to all of the the Skysong Design Guidelines. -</i></p>	7/17/17	Architecture
2	<p>Building Elevation Design:</p> <p>Please provide information and details related to screening devices to be utilized for screening of any mechanical equipment. Refer to Sections 1.904.A.4 and 7.105 of the Zoning Ordinance.</p> <p><i>Response: Roof parapets have been extended higher to screen mechanical equipment on the roof. The heights of the</i></p>	7/17/17	Architecture
3	<p>Please provide information and details related to the proposed roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.</p> <p><i>Response: Please see Roof Plan. Storm water is collected on the roof by roof drains and overflow roof drains. Roof drainage piping runs down through the building and is collected by a trunk line below the First Floor slab. Trunks lines are typically located below the corridors. Trunk lines are routed out of the building where they connect to civil storm drainage. Overflow roof drain piping runs down through the building and turns out to the exterior walls above the First Floor ceiling. The overflow roof drain piping turns down in the exterior walls and terminates (with a downspout nozzle) 18" above the slab. No scuppers are to be used on the exterior of the building face. -TL Cooper Carry</i></p>	7/17/17	Architecture
4	<p>Landscape Design</p> <p>Please revise the landscape plan to include summary data indicating the landscape area (in square feet) of on-site, right-of-way and parking lot landscaping. Refer to Sections 10.200 and 1.303 of the Zoning Ordinance.</p> <p><i>Response: Please see revised Landscape drawings. -DD, Laskin & Associates</i></p>	7/17/17	Landscape
5	<p>Please revise the landscape plan so the legend includes quantities for all proposed plantings, and caliper sizes for all trees. Refer to Section 10.200 of the Zoning Ordinance.</p> <p><i>Response: Please see revised Landscape drawings. -DD, Laskin & Associates</i></p>	7/17/17	Landscape

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6	<p>Fire</p> <p>Please revise the site plan to demonstrate the following (either graphically or with additional notes):</p> <ul style="list-style-type: none"> • Minimum drive aisle width of 24 feet (Fire Ordinance 4283, 503.2.1) ✓ • Unobstructed vertical clearance of 13 feet 6 inches (Fire Ordinance 4283, 503.2.1) ✓ • Key switch/pre-emption sensor for any vehicular gates (Fire Ordinance 4283, 503.6.1) ✓ • Required and provided hydrant spacing (existing and/or proposed) (Fire Ordinance 4283, 507.5.1.2) ✓ • Required fire lanes (Fire Ordinance 4283, 503.3) ✓ • Required FDC spacing (Fire Ordinance 4283, 912) ✓ <p><i>Response: Please see revised Site Plan and Civil Plan (Results of ALTA survey) showing the following items.</i></p> <ul style="list-style-type: none"> • Minimum drive aisle width of 24 feet is dimensioned on the east and west sides of the building. ✓ • the canopy over the hotel entry has a minimum clearance of 14'-0", but this is not over the proposed fire lanes. This is also covered by General Note 1. • For concerns with key switch/pre-emption sensor for any vehicular gates, please see General Note 2. • Please see locations of existing fire hydrants on revised Site Plan and Civil Plan (Results of ALTA survey), none of which are further than 445'-0" apart. Please also see General Note 3. ✓ • Fire Lanes are shown to the east and north side of the proposed building. Please also see General Note 4. ✓ • Please see location of new FDC for the building on the revised Site Plan and Civil Plan (Results of ALTA survey). New FDC is located 6'-8" from the north service alley curb. -TL, Cooper Carry ✓ 	7/25/17	Civil Architecture
	<p>Significant Policy Related Issues</p> <p>The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staffs recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:</p>		
7	<p>Site Design</p> <p>Please revise the site plan and landscape plan to clearly indicate the property line(s). Refer to the Plan and Report Requirements for Development Applications (PRRDA).</p> <p><i>Response: It's our understanding the entire site (38 acres) is owned by the City of Scottsdale. The Hotel site is a lease agreement. Therefore, the only true property line for the Hotel is shown as the ROW along Scottsdale Road. We have shown the lease line for reference. -JB, Wood/Patel</i></p>	7/17/17	Civil Architecture
8	<p>Notes and dimensions on the site plan, density plan and site details appear to be 6-point font size or less. Please revise notes and dimensions so they are minimum 12-point font size (1/6 of an inch). Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: Notes and dimensions have been revised to be a larger font size, a minimum of 12-point font on the 24" x 36" size sheets for the site plan, density plan, and site details. -TL, Cooper Carry</i></p>	7/17/17	Architecture
9	<p>Please revise the site plan to eliminate the floor plan and only show the building footprint. Showing interior spaces on the site plan results in too much information, making the site plan difficult to read. Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: The site plan has been revised to remove the first floor plan from the drawing. -TL, Cooper Carry</i></p>	7/17/17	Architecture
10	<p>Related to Comment #9 above, please revise the site plan to eliminate all landscape symbols.</p> <p><i>Response: The site plan has been revised to remove all landscape symbols. All technical landscape information can be found only on the landscape plan. -TL, Cooper Carry</i></p>	7/17/17	Architecture
11	<p>Please revise the site plan (and landscape plan) to indicate a landscape area with a minimum width of six feet between the building and the sidewalk along Enterprise Drive. This is consistent with other buildings along that frontage. Refer to Sensitive Design Principle 5 and the Scottsdale Commercial Design Guidelines.</p> <p><i>Response: The existing 6'-0" sidewalk along Enterprise Drive is to remain. Adjacent to the sidewalk is an existing landscaped area approximately 5'-0" wide between the edge of sidewalk and curb, which is currently planted with yucca and four trees, which is also remain. Please see site plan and landscape plan. -TL, Cooper Carry</i></p>	7/17/17	Landscape Architecture

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12	<p>Please utilize a dashed or dotted line to show the location and dimension of space provided for required bicycle parking and rack design on the site plan. Per City of Scottsdale Supplement to MAG Detail #2285, this space should be a minimum of 6.5 feet X 9.5 feet. Also refer to the Plan and Report Requirements for Development Applications, Section 2-1.808.B of the Design Standards & Policies Manual (DSPM) and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: An area that is 10'-6" x 8'-0" has been provided for the parking of 6 bicycles at the northeast corner of the building, adjacent to the food and beverage entrance. Please see revised site plan. -TL, Cooper Carry</i></p>	7/17/17	Architecture
13	<p>Please revise the site plan to indicate widths for all existing and proposed pedestrian pathways/sidewalks. Minimum six feet in width is recommended for all internal sidewalks. Refer to the PRRDA and Section 2-1.708 of the DSPM.</p> <p><i>Response: The site plan has been revised to show the 6' min sidewalk width. There is one location at the SE corner of the building where the sidewalk reduces to approximately 4.3' due to an existing electrical control panel. It's our understanding this electrical control panel is very expensive to relocate. -JB, Wood/Patel</i></p>	7/17/17	Civil Architecture
14	<p>Please revise the site plan to shift the proposed north/south pedestrian connection at the NEC of the site slightly to the east so that it is more obvious to pedestrians looking to walk north to Skysong 4. As currently proposed, it is located in an area of the service entry that is not very visible (or inviting) from the main restaurant entrance or hotel entrance. Perhaps it can angle northwest to connect to the sidewalk for Skysong 4. Refer to Section 2-1.708 of the DSPM.</p> <p><i>Response: The pedestrian connection at the northeast corner of the site has been located to continue the straight path of the sidewalk adjacent to Skysong 4. By locating the pedestrian connection further east, and straight across, it would still cause a pedestrian to need to turn to reach the sidewalk at Skysong 4, because of the street parking located directly north of the hotel sidewalk. The domestic water meter has been placed in the landscaped area between the proposed pedestrian connection and the driveway to the east, which is directly south of the domestic water meter for Skysong 4, so they are both easily accessible. Please see revised civil drawings and site plan. -TL, Cooper Carry</i></p>	7/17/17	Civil Architecture
15	<p>Fire</p> <p>Please revise the site plan to demonstrate the following:</p> <ul style="list-style-type: none"> • Commercial turning radii (25' inner, 49' outside, 55' bucket swing) (Section 2-1.802.5 of the DSPM) • Minimum 20-foot width for any divided entrance or drive-thru bypass lanes (Section 2-1.802.2 of the DSPM) • Turn-around for emergency vehicles at the terminus of any dead-end in excess of 300 feet (Section 2-1.802.8 of the DSPM) • Fire lane surface that will support minimum 83,000 lbs. gross vehicle weight (Section 2-1.802.3 of the DSPM) • Location of Fire Riser room (Section 6-1.504.1 of the DSPM) <p><i>Response: Please see revised Site Plan and Civil Plan (Results of ALTA survey) showing the following items:</i></p> <ul style="list-style-type: none"> • <i>The commercial turning radii (25' inner, 49' outside, 55' bucket swing) is shown at the intersections on the site plan and comply with the requirements.</i> • <i>There are no divided entrances of drive-thrus proposed on this project. Please see General Note 6.</i> • <i>There are no dead-end fire lanes more than 300' proposed on this project. Please see the dimension on the Site Plan and see General Note 7.</i> • <i>Materials used on fire lane surface will support minimum 83,000 lbs. gross vehicle weight. Please see General Note 5.</i> • <i>The Fire Riser room is located on the north side of the building along the service alley, and is shown on the Site Plan and Civil Plan.</i> 	7/25/17	Civil
16	<p>Drainage</p> <p>It appears that the proposed storm drain from the pool area goes underneath the building, which conflicts with the Scottsdale Building Code. Please revise the grading and drainage plan to indicate an alternative path for the storm drain, or provide justification for routing it underneath the building.</p> <p><i>Response: The current site plan does not have available space for the storm drain to route around the building. If the building footprint is reduced to accommodate routing a storm drain around the building, then the project may be at risk. The storm drain under the building will be sized to handle the 100 yr storm event. -JB, Wood/Patel</i></p>	7/17/17	Civil
17	<p>There is an existing eight-foot PUE on the west portion of the site. Please revise the grading and drainage plan to indicate the easement. Refer to Section 4-1.900 of the DSPM.</p> <p><i>Response: It's our understanding there is an 20' Utility Corridor Easement on the west boundary of the site, not an 8' PUE. This Utility Easment Corridor Easement has been labeled on the site plan. If you want to see the document, we can provide. -JB, Wood/Patel</i></p>	7/17/17	Civil

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18	<p>Building Elevation Design Please revise the Color & Material Sample Boards so that all material manufacturer names and material identification names and numbers are keynoted on the individual materials and the building elevations. Refer to the Development Application Checklist, Part III -Samples and Models.</p> <p><i>Response: Please see revised material boards with additional product and manufacturer information. Materials have also been keynoted on the black and white building elevations. -TL, Cooper Carry</i></p>	7/17/17	Architecture
19	<p>Notes and dimensions on the building elevations appear to be 6-point font size or less. As a result, it is difficult to read and understand the descriptions provided for each of the "Skin System Notes". Please revise notes and dimensions so they are minimum 12-point font size (1/6 of an inch). Refer to the PRRDA and Section 1.303 of the Zoning Ordinance. NOTE: there will likely be additional comments once the revised elevations have been received and reviewed by staff.</p> <p><i>Response: Notes and dimensions have been revised to be a larger font size, a minimum of 12-point font on the 24" x 36" size sheets for the site plan, density plan, and site details. -TL, Cooper Carry</i></p>	7/17/17	Architecture
20	<p>In order to improve readability of the building elevations, please add number notations (0.0, +1.5, - 0.5, etc.) that indicate the differences in planer surfaces; or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Refer to Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: We have not added these particular notes, but instead have added 11 wall sections to the submission to make the depth and planar changes of the exterior walls more understandable. Please refer to the wall sections in conjunction with the black and white line drawing elevations. -TL, Cooper Carry</i></p>	7/17/17	Architecture
21	<p>Please revise the proposed material and color scheme to include textures and muted colors that are found in the surrounding desert context. Refer to Sensitive Design Principle 9.</p> <p><i>Response: Based on conversations with Greg Bloemberg and Steve Venker at the City of Scottsdale, some of the materials have been altered to comply with a more muted color palette. The cool gray tones present in the EIFS paint, louvered panels, and mullions have changed to a dark taupe or bronze color. The terra cotta color of the EIFS paint and louvered panels has been altered to a more subdued hue that has more red undertones than orange. Please see revised material boards. -TL, Cooper Carry</i></p>	7/17/17	Architecture
22	<p>Please provide window sections that confirm all exterior window glazing will be recessed a minimum of 50% of the exterior wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Demonstrate amount of recess by providing dimensions from the face of the exterior wall to the face of glazing, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines.</p> <p><i>Response: Please see new wall section sheets for details and dimensions for the location of the window glazing within the wall sandwich and in relation to overhangs, canopies and shading devices. -TL, Cooper Carry</i></p>	7/17/17	Architecture
23	<p>Please provide door sections that confirm all exterior doors will be recessed a minimum of 30% of the exterior wall thickness. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines.</p> <p><i>Response: Please see new wall section sheets for details and dimensions for the location of the doors within the wall sandwich and in relation to overhangs, canopies, and shading devices. -TL, Cooper Carry</i></p>	7/17/17	Architecture
24	<p>Several windows on the east, south and west sides of the building appear to be unprotected from solar exposure and heat gain; and do not appear to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies or other exterior design elements provide shading for these windows. Shade devices should be designed so that the shade material has a density of at least 75%, in order to maximize the effectiveness of the shade device. Refer to Sensitive Design Principle 9 and the Architecture Section (Climatic Response) of the Commercial Design Guidelines.</p> <p><i>Response: Please see new wall section sheets for details and dimensions for the location of the window glazing within the wall sandwich and in relation to overhangs, canopies and shading devices. -TL, Cooper Carry</i></p>	7/17/17	Architecture

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25	<p>Please revise the building elevations to indicate the locations for all building-mounted light fixtures. Refer to the PR RDA and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: Issue resolved in current revision. -BA, C.M. Kling</i></p>	7/17/17	Architecture Lighting
26	<p>Please revise the building elevations to indicate and illustrate the location of the electrical service entrance. Service entrance sections (SES) shall be incorporated into the design of the building; either in a separate utility room or with the face of the SES flush with the face of the building. An SES that is incorporated into the building design shall not be located on the side of the building that faces a public right of way, roadway easement or private street. Refer to Section 2-1.402 of the DSPM.</p> <p><i>Response: Please see the North Streetscape Elevation for the location of the electrical service entrance along the service alley. -TL, Cooper Carry</i></p>	7/17/17	Architecture Civil
27	<p>Please provide streetscape elevations for Scottsdale Road that give a view of the building from a greater distance, and show existing buildings to the north and south for context. Also, revise the enlarged streetscape elevations for Scottsdale Road to clearly indicate where proposed barriers are to be located (and how high the barriers will be) to staff can understand how they may affect the pedestrian experience on Scottsdale Road. Refer to the PR RDA.</p> <p><i>Response: Please see revised Scottsdale Road (larger scale) street elevation and new Scottsdale Road street elevation (smaller scale), which shows the context and adjacent buildings to the north and south. -TL, Cooper Carry</i></p>	7/17/17	Architecture
28	<p>Landscape Design</p> <p>Due to the large and long leaves, with terminal spines and teeth on the leaf edges, of the Agave Americana v. marginata Variegated Agave (Century Plant), please confirm on landscape plan that this species is located 10 feet on-center from the edge of any pedestrian pathways or areas and parking spaces. Refer to Section 2-1.1001.13 of the DSPM.</p> <p><i>Response: The use of the Agave Americana V has been moved a min. of 10' from walk ways and parking. -DD, Laskin & Associates</i></p>	7/17/17	Landscape
29	<p>Lighting Design</p> <p>Notes on the lighting plans and cut sheets appear to be 6-point font size or less. Please revise the notes so they are a minimum of 12-point font size (1/6 of an inch). Refer to the PR RDA and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: Issue resolved in current revision. -BA, C.M. Kling</i></p>	7/17/17	Lighting
30	<p>Please revise the site lighting plan to eliminate interior floor plans and show only the building footprint. Showing interior floor plans results in too much information and makes the plan difficult to read. Refer to the PR RDA and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: Issue resolved in current revision. -BA, C.M. Kling</i></p>	7/17/17	Lighting
31	<p>On the site lighting plan, there are several notes indicating "Bench detail required"; however, there is no "Bench detail" shown on the lighting plans or site details plan. Please provide information, illustrations and details related to the "Bench detail" on the site lighting plan. Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: Note removed. Mounting clips indicated on cut sheet. -BA, C.M. Kling</i></p>	7/17/17	Lighting Architecture
32	<p>Please provide information, illustrations and details for the proposed KX2, KX5, KX6, KX7 and KX9 fixtures indicated on the site lighting plan, the building elevation lighting plans and fixture cut sheets. Refer to the PR RDA and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: Details provided in revised sheets and indicated on cut sheets. -BA, C.M. Kling</i></p>	7/17/17	Lighting
33	<p>Floor Plans</p> <p>Please provide a floor plan and/or a roof plan that indicates and illustrates the location of the roof access ladder. Refer to Section 2-1.401.3 of the DSPM.</p> <p><i>Response: Please see revised roof plan indicating location of the roof access ladder from Stair 1. -TL, Cooper Carry</i></p>	7/17/17	Architecture

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34	<p>Please indicate and illustrate the location of the electrical service entrance. See Comment #23.</p> <p><i>Response: Please see the North Streetscape Elevation for the location of the electrical service entrance along the service alley. -TL, Cooper Carry</i></p>	7/17/17	Architecture
35	<p>Open Space</p> <p>Please revise the open space plan so that the gray tones and cross-hatched patterns, denoting the different types of open space, will be lighter tones and less densely patterned. As shown, the gray tones and cross-hatched patterns are difficult to distinguish from each other and become too dark and blurry when reduced to 8.5 X 11 size paper. Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: Please see revised Open Space Plan. Hatches on the drawing have been revised to be a less dense pattern and should now be distinguishable at all scales. -TL, Cooper Carry</i></p>	7/17/17	Architecture
36	<p>Circulation</p> <p>Please revise the site plan to indicate a Corner Safety Triangle at the intersection of Scottsdale Road & Enterprise Drive. Refer to Section 5-3.119.D and Figure 5.3-27 of the DSPM.</p> <p><i>Response: Please see revised civil plan which illustrates the corner safety triangle at the intersection of Scottsdale Road and Enterprise Drive. Communication between Wood/Patel and Phillip Kercher at the City of Scottsdale indicated that the safety triangle represented in the drawing would be acceptable. -TL, Cooper Carry</i></p> <p>Considerations</p> <p>The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:</p>	7/17/17	Civil Architecture
37	<p>Circulation</p> <p>Please consider providing a raised crosswalk connection from the hotel entrance to the parking garage; rather than a grade-level crosswalk. Considering this is the main connection to the garage, it will likely get a high volume of use from hotel guests and should be more clearly delineated.</p> <p><i>Response: Please see revised civil plan and site plan. The crosswalk between the parking garage and the hotel entrance has been changed to a raised crosswalk as requested. -TL, Cooper Carry</i></p> <p>Technical Corrections</p> <p>The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:</p>	7/17/17	Civil
38	<p>Site</p> <p>Even if collection is through a private provider, refuse collection must be designed to City standards; or as closely as possible to City standards if there are extenuating circumstances. Please revise the site plan to show a more angled approach to the trash compactor. This will result in a more direct approach for service vehicles, rather than making vehicles turn in and straighten to collect refuse.</p> <p>NOTE: typically a minimum 30-degree approach angle is required. Refer to Section 2-1.804 of the DSPM.</p> <p><i>Response: Please see revised civil plan and site plan. The refuse enclosure has changed in configuration to allow for the 30-degree approach as requested. -TL, Cooper Carry</i></p>	7/17/17	Civil Architecture
39	<p>Drainage</p> <p>Please confirm the drainage report sealed on 6/21/06 is the approved report for Skysong. Refer to Section 4-1.900 of the DSPM</p> <p><i>Response: It's our understanding the Drainage Report sealed on 6/21/06 is the approved report for Skysong. JB, Wood/Patel</i></p>	7/17/17	Civil

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40		<p>Fire</p> <p>If available, please provide the following with the next submittal. If they are not available, all will be required as part of the final construction plan submittal:</p> <ul style="list-style-type: none"> • Fire & Life Safety Report • Owner's Information Certificate • NFPA 13 compliant Fire sprinkler system shall be required <p><i>Response: This will be provided with the construction documents as a part of the plan review and permit process. -TL, Cooper Carry</i></p>	7/25/17	Architecture
41		<p>Circulation</p> <p>Please revise the site plan to indicate a Non-Motorized Public Access Easement over any portion of the street sidewalk on Scottsdale Road that encroaches on to the site.</p> <p><i>Response: We can provide a Non-Motorized Vehicle Access Easement if required, however, since the site is already owned by the City of Scottsdale, we question if this is really necessary. Doesn't the City control the property? and can't the City just reject a proposed vehicle entrance in the future? -JB, Wood/Patel</i></p>	7/17/17	Civil Architecture



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	<p>City of Scottsdale Planning & Development Comments - 06/22/2017 SkySong Hotel - 24-DR-2017 - 1st Review Comments</p>		
	<p>Development Review Board - 6/22/2017</p>		
1	<p>Zoning Please revise the project narrative to respond to all applicable criteria set forth in Section 1.904 of the Zoning Ordinance, which was revised in December of 2012. Also, revise narrative to identify all applicable design criteria specified in the Skysong Design Guidelines (26-ZN-2004#2), and provide responses to the guidelines. Identify each criterion with bold print and numbering, then follow with responses underneath each criterion in bullet format in regular print. Refer to Pages 39-42 of the Design Guidelines.</p> <p><i>Response: The project narrative has been revised to identify and respond to all of the the Skysong Design Guidelines. -</i></p>	7/17/17	Architecture
2	<p>Building Elevation Design: Please provide information and details related to screening devices to be utilized for screening of any mechanical equipment. Refer to Sections 1.904.A.4 and 7.105 of the Zoning Ordinance.</p> <p><i>Response: Roof parapets have been extended higher to screen mechanical equipment on the roof. The heights of the</i></p>	7/17/17	Architecture
3	<p>Please provide information and details related to the proposed roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.</p> <p><i>Response: Please see Roof Plan. Storm water is collected on the roof by roof drains and overflow roof drains. Roof drainage piping runs down through the building and is collected by a trunk line below the First Floor slab. Trunk lines are typically located below the corridors. Trunk lines are routed out of the building where they connect to civil storm drainage. Overflow roof drain piping runs down through the building and turns out to the exterior walls above the First Floor ceiling. The overflow roof drain piping turns down in the exterior walls and terminates (with a downspout nozzle) 18" above the slab. No scuppers are to be used on the exterior of the building face. -TL Cooper Carry</i></p>	7/17/17	Architecture
4	<p>Landscape Design Please revise the landscape plan to include summary data indicating the landscape area (in square feet) of on-site, right-of-way and parking lot landscaping. Refer to Sections 10.200 and 1.303 of the Zoning Ordinance.</p> <p><i>Response: Please see revised Landscape drawings. -DD, Laskin & Associates</i></p>	7/17/17	Landscape
5	<p>Please revise the landscape plan so the legend includes quantities for all proposed plantings, and caliper sizes for all trees. Refer to Section 10.200 of the Zoning Ordinance.</p> <p><i>Response: Please see revised Landscape drawings. -DD, Laskin & Associates</i></p>	7/17/17	Landscape
6	<p>Fire Please revise the site plan to demonstrate the following (either graphically or with additional notes):</p> <ul style="list-style-type: none"> • Minimum drive aisle width of 24 feet (Fire Ordinance 4283, 503.2.1) • Unobstructed vertical clearance of 13 feet 6 inches (Fire Ordinance 4283, 503.2.1) • Key switch/pre-emption sensor for any vehicular gates (Fire Ordinance 4283, 503.6.1) • Required and provided hydrant spacing (existing and/or proposed) (Fire Ordinance 4283, 507.5.1.2) • Required fire lanes (Fire Ordinance 4283, 503.3) • Required FDC spacing (Fire Ordinance 4283, 912) <p><i>Response: Please see revised Density Plan, Site Plan, Elevations, and Civil Plan showing these items. -TL, Cooper Carry</i></p>	7/17/17	Civil Architecture

Item Number	Comment / Response	Status/ Completed Date	Discipline Responsible
7	<p>Significant Policy Related Issues The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staffs recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:</p> <p>Site Design Please revise the site plan and landscape plan to clearly indicate the property line(s). Refer to the Plan and Report Requirements for Development Applications (PRRDA).</p> <p><i>Response: It's our understanding the entire site (38 acres) is owned by the City of Scottsdale. The Hotel site is a lease agreement. Therefore, the only true property line for the Hotel is shown as the ROW along Scottsdale Road. We have shown the lease line for reference. -JB, Wood/Patel</i></p>	7/17/17	Civil Architecture
8	<p>Notes and dimensions on the site plan, density plan and site details appear to be 6-point font size or less. Please revise notes and dimensions so they are minimum 12-point font size (1/8 of an inch). Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: Notes and dimensions have been revised to be a larger font size, a minimum of 12-point font on the 24" x 36" size sheets for the site plan, density plan, and site details. -TL, Cooper Carry</i></p>	7/17/17	Architecture
9	<p>Please revise the site plan to eliminate the floor plan and only show the building footprint. Showing interior spaces on the site plan results in too much information, making the site plan difficult to read. Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: The site plan has been revised to remove the first floor plan from the drawing. -TL, Cooper Carry</i></p>	7/17/17	Architecture
10	<p>Related to Comment #9 above, please revise the site plan to eliminate all landscape symbols.</p> <p><i>Response: The site plan has been revised to remove all landscape symbols. All technical landscape information can be found only on the landscape plan. -TL, Cooper Carry</i></p>	7/17/17	Architecture
11	<p>Please revise the site plan (and landscape plan) to indicate a landscape area with a minimum width of six feet between the building and the sidewalk along Enterprise Drive. This is consistent with other buildings along that frontage. Refer to Sensitive Design Principle 5 and the Scottsdale Commercial Design Guidelines.</p> <p><i>Response: The existing 6'-0" sidewalk along Enterprise Drive is to remain. Adjacent to the sidewalk is an existing landscaped area approximately 5'-0" wide between the edge of sidewalk and curb, which is currently planted with yucca and four trees, which is also remain. Please see site plan and landscape plan. -TL, Cooper Carry</i></p>	7/17/17	Landscape Architecture
12	<p>Please utilize a dashed or dotted line to show the location and dimension of space provided for required bicycle parking and rack design on the site plan. Per City of Scottsdale Supplement to MAG Detail #2285, this space should be a minimum of 6.5 feet X 9.5 feet. Also refer to the Plan and Report Requirements for Development Applications, Section 2-1.808.B of the Design Standards & Policies Manual (DSPM) and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: An area that is 10'-6" x 8'-0" has been provided for the parking of 6 bicycles at the northeast corner of the building, adjacent to the food and beverage entrance. Please see revised site plan. -TL, Cooper Carry</i></p>	7/17/17	Architecture
13	<p>Please revise the site plan to indicate widths for all existing and proposed pedestrian pathways/sidewalks. Minimum six feet in width is recommended for all internal sidewalks. Refer to the PRRDA and Section 2-1.708 of the DSPM.</p> <p><i>Response: The site plan has been revised to show the 6' min sidewalk width. There is one location at the SE corner of the building where the sidewalk reduces to approximate 4.3' due to an existing electrical control panel. It's our understanding this electrical control panel is very expensive to relocate. -JB, Wood/Patel</i></p>	7/17/17	Civil Architecture

Item Number	Comment / Response	Status/ Completed Date	Discipline Responsible
14	<p>Please revise the site plan to shift the proposed north/south pedestrian connection at the NEC of the site slightly to the east so that it is more obvious to pedestrians looking to walk north to Skysong 4. As currently proposed, it is located in an area of the service entry that is not very visible (or inviting) from the main restaurant entrance or hotel entrance. Perhaps it can angle northwest to connect to the sidewalk for Skysong 4. Refer to Section 2-1.708 of the DSPM.</p> <p><i>Response: The pedestrian connection at the northeast corner of the site has been located to continue the straight path of the sidewalk adjacent to Skysong 4. By locating the pedestrian connection further east, and straight across, it would still cause a pedestrian to need to turn to reach the sidewalk at Skysong 4, because of the street parking located directly north of the hotel sidewalk. The domestic water meter has been placed in the landscaped area between the proposed pedestrian connection and the driveway to the east, which is directly south of the domestic water meter for Skysong 4, so they are both easily accessible. Please see revised civil drawings and site plan. -TL, Cooper Carry</i></p>	7/17/17	Civil Architecture
15	<p>Fire</p> <p>Please revise the site plan to demonstrate the following:</p> <ul style="list-style-type: none"> • Commercial turning radii (25' inner, 48' outside, 55' bucket swing) (Section 2-1.802.5 of the DSPM) • Minimum 20-foot width for any divided entrance or drive-thru bypass lanes (Section 2-1.802.2 of the DSPM) • Turn-around for emergency vehicles at the terminus of any dead-end in excess of 300 feet (Section 2-1.802.8 of the DSPM) • Fire lane surface that will support minimum 83,000 lbs. gross vehicle weight (Section 2-1.802.3 of the DSPM) • Location of Fire Riser room (Section 6-1.504.1 of the DSPM) <p><i>Response: Please see revised Density Plan, Site Plan, Elevations, and Civil Plan showing these items. -TL, Cooper Carry</i></p>	7/17/17	Civil
16	<p>Drainage</p> <p>It appears that the proposed storm drain from the pool area goes underneath the building, which conflicts with the Scottsdale Building Code. Please revise the grading and drainage plan to indicate an alternative path for the storm drain, or provide justification for routing it underneath the building.</p> <p><i>Response: The current site plan does not have available space for the storm drain to route around the building. If the building footprint is reduced to accommodate routing a storm drain around the building, then the project may be at risk. The storm drain under the building will be sized to handle the 100 yr storm event. -JB, Wood/Patel</i></p>	7/17/17	Civil
17	<p>There is an existing eight-foot PUE on the west portion of the site. Please revise the grading and drainage plan to indicate the easement. Refer to Section 4-1.900 of the DSPM.</p> <p><i>Response: It's our understanding there is an 20' Utility Corridor Easement on the west boundary of the site, not an 8' PUE. This Utility Easment Corridor Easement has been labeled on the site plan. If you want to see the document, we can provide. -JB, Wood/Patel</i></p>	7/17/17	Civil
18	<p>Building Elevation Design</p> <p>Please revise the Color & Material Sample Boards so that all material manufacturer names and material identification names and numbers are keynoted on the individual materials and the building elevations. Refer to the Development Application Checklist, Part III -Samples and Models.</p> <p><i>Response: Please see revised material boards with additional product and manufacturer information. Materials have also been keynoted on the black and white building elevations. -TL, Cooper Carry</i></p>	7/17/17	Architecture
19	<p>Notes and dimensions on the building elevations appear to be 8-point font size or less. As a result, it is difficult to read and understand the descriptions provided for each of the "Skin System Notes". Please revise notes and dimensions so they are minimum 12-point font size (1/8 of an inch). Refer to the PRRDA and Section 1.303 of the Zoning Ordinance. NOTE: there will likely be additional comments once the revised elevations have been received and reviewed by staff.</p> <p><i>Response: Notes and dimensions have been revised to be a larger font size, a minimum of 12-point font on the 24" x 36" size sheets for the site plan, density plan, and site details. -TL, Cooper Carry</i></p>	7/17/17	Architecture

Item Number	Comment / Response	Status/ Completed Date	Discipline Responsible
20	<p>In order to improve readability of the building elevations, please add number notations (0.0, +1.5, - 0.5, etc.) that indicate the differences in planer surfaces; or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Refer to Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: We have not added these particular notes, but instead have added 11 wall sections to the submission to make the depth and planar changes of the exterior walls more understandable. Please refer to the wall sections in conjunction with the black and white line drawing elevations. -TL, Cooper Carry</i></p>	7/17/17	Architecture
21	<p>Please revise the proposed material and color scheme to include textures and muted colors that are found in the surrounding desert context. Refer to Sensitive Design Principle 9.</p> <p><i>Response: Based on conversations with Greg Bloemberg and Steve Venker at the City of Scottsdale, some of the materials have been altered to comply with a more muted color palette. The cool gray tones present in the EIFS paint, louvered panels, and mullions have changed to a dark taupe or bronze color. The terra cotta color of the EIFS paint and louvered panels has been altered to a more subdued hue that has more red undertones than orange. Please see revised material boards. -TL, Cooper Carry</i></p>	7/17/17	Architecture
22	<p>Please provide window sections that confirm all exterior window glazing will be recessed a minimum of 50% of the exterior wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Demonstrate amount of recess by providing dimensions from the face of the exterior wall to the face of glazing, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines.</p> <p><i>Response: Please see new wall section sheets for details and dimensions for the location of the window glazing within the wall sandwich and in relation to overhangs, canopies and shading devices. -TL, Cooper Carry</i></p>	7/17/17	Architecture
23	<p>Please provide door sections that confirm all exterior doors will be recessed a minimum of 30% of the exterior wall thickness. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines.</p> <p><i>Response: Please see new wall section sheets for details and dimensions for the location of the doors within the wall sandwich and in relation to overhangs, canopies, and shading devices. -TL, Cooper Carry</i></p>	7/17/17	Architecture
24	<p>Several windows on the east, south and west sides of the building appear to be unprotected from solar exposure and heat gain; and do not appear to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies or other exterior design elements provide shading for these windows. Shade devices should be designed so that the shade material has a density of at least 75%, in order to maximize the effectiveness of the shade device. Refer to Sensitive Design Principle 9 and the Architecture Section (Climatic Response) of the Commercial Design Guidelines.</p> <p><i>Response: Please see new wall section sheets for details and dimensions for the location of the window glazing within the wall sandwich and in relation to overhangs, canopies and shading devices. -TL, Cooper Carry</i></p>	7/17/17	Architecture
25	<p>Please revise the building elevations to indicate the locations for all building-mounted light fixtures. Refer to the PR RDA and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: Issue resolved in current revision. -BA, C.M. Kling</i></p>	7/17/17	Architecture Lighting
26	<p>Please revise the building elevations to indicate and illustrate the location of the electrical service entrance. Service entrance sections (SES) shall be incorporated into the design of the building; either in a separate utility room or with the face of the SES flush with the face of the building. An SES that is incorporated into the building design shall not be located on the side of the building that faces a public right of way, roadway easement or private street. Refer to Section 2-1.402 of the DSPM.</p> <p><i>Response: Please see the North Streetscape Elevation for the location of the electrical service entrance along the service alley. -TL, Cooper Carry</i></p>	7/17/17	Architecture Civil
27	<p>Please provide streetscape elevations for Scottsdale Road that give a view of the building from a greater distance, and show existing buildings to the north and south for context. Also, revise the enlarged streetscape elevations for Scottsdale Road to clearly indicate where proposed barriers are to be located (and how high the barriers will be) to staff can understand how they may affect the pedestrian experience on Scottsdale Road. Refer to the PR RDA.</p> <p><i>Response: Please see revised Scottsdale Road (larger scale) street elevation and new Scottsdale Road street elevation (smaller scale), which shows the context and adjacent buildings to the north and south. -TL, Cooper Carry</i></p>	7/17/17	Architecture

Item Number	Comment / Response	Status/ Completed Date	Discipline Responsible

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28	<p>Landscape Design Due to the large and long leaves, with terminal spines and teeth on the leaf edges, of the Agave Americana v. marginata Variegated Agave (Century Plant), please confirm on landscape plan that this species is located 10 feet on-center from the edge of any pedestrian pathways or areas and parking spaces. Refer to Section 2-1.1001.13 of the DSPM.</p> <p><i>Response: The use of the Agave Americana V has been moved a min. of 10' from walk ways and parking. -DD, Laskin & Associates</i></p>	7/17/17	Landscape
29	<p>Lighting Design Notes on the lighting plans and cut sheets appear to be 6-point font size or less. Please revise the notes so they are a minimum of 12-point font size (1/8 of an inch). Refer to the PR RDA and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: Issue resolved in current revision. -BA, C.M. Kling</i></p>	7/17/17	Lighting
30	<p>Please revise the site lighting plan to eliminate interior floor plans and show only the building footprint. Showing interior floor plans results in too much information and makes the plan difficult to read. Refer to the PR RDA and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: Issue resolved in current revision. -BA, C.M. Kling</i></p>	7/17/17	Lighting
31	<p>On the site lighting plan, there are several notes indicating "Bench detail required"; however, there is no "Bench detail" shown on the lighting plans or site details plan. Please provide information, illustrations and details related to the "Bench detail" on the site lighting plan. Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: Note removed. Mounting clips indicated on cut sheet. -BA, C.M. Kling</i></p>	7/17/17	Lighting Architecture
32	<p>Please provide information, illustrations and details for the proposed KX2, KX5, KX6, KX7 and KX9 fixtures indicated on the site lighting plan, the building elevation lighting plans and fixture cut sheets. Refer to the PR RDA and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: Details provided in revised sheets and indicated on cut sheets. -BA, C.M. Kling</i></p>	7/17/17	Lighting
33	<p>Floor Plans Please provide a floor plan and/or a roof plan that indicates and illustrates the location of the roof access ladder. Refer to Section 2-1.401.3 of the DSPM.</p> <p><i>Response: Please see revised roof plan indicating location of the roof access ladder from Stair 1. -TL, Cooper Cary</i></p>	7/17/17	Architecture
34	<p>Please indicate and illustrate the location of the electrical service entrance. See Comment #23.</p> <p><i>Response: Please see the North Streetscape Elevation for the location of the electrical service entrance along the service alley. -TL, Cooper Cary</i></p>	7/17/17	Architecture
35	<p>Open Space Please revise the open space plan so that the gray tones and cross-hatched patterns, denoting the different types of open space, will be lighter tones and less densely patterned. As shown, the gray tones and cross-hatched patterns are difficult to distinguish from each other and become too dark and blurry when reduced to 8.5 X 11 size paper. Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: Please see revised Open Space Plan. Hatches on the drawing have been revised to be a less dense pattern and should now be distinguishable at all scales. -TL, Cooper Cary</i></p>	7/17/17	Architecture
36	<p>Circulation Please revise the site plan to indicate a Corner Safety Triangle at the intersection of Scottsdale Road & Enterprise Drive. Refer to Section 5-3.119.D and Figure 5.3-27 of the DSPM.</p> <p><i>Response: Please see revised civil plan which illustrates the corner safety triangle at the intersection of Scottsdale Road and Enterprise Drive. Communication between Wood/Patel and Phillip Kercher at the City of Scottsdale indicated that the safety triangle represented in the drawing would be acceptable. -TL, Cooper Cary</i></p>	7/17/17	Civil Architecture

Item Number	Comment / Response	Status/ Completed Date	Discipline Responsible
37	<p>Considerations The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:</p> <p>Circulation Please consider providing a raised crosswalk connection from the hotel entrance to the parking garage; rather than a grade-level crosswalk. Considering this is the main connection to the garage, it will likely get a high volume of use from hotel guests and should be more clearly delineated.</p> <p><i>Response: Please see revised civil plan and site plan. The crosswalk between the parking garage and the hotel entrance has been changed to a raised crosswalk as requested. -TL, Cooper Carry</i></p>	7/17/17	Civil
38	<p>Technical Corrections The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:</p> <p>Site Even if collection is through a private provider, refuse collection must be designed to City standards; or as closely as possible to City standards if there are extenuating circumstances. Please revise the site plan to show a more angled approach to the trash compactor. This will result in a more direct approach for service vehicles, rather than making vehicles turn in and straighten to collect refuse.</p> <p>NOTE: typically a minimum 30-degree approach angle is required. Refer to Section 2-1.804 of the DSPM.</p> <p><i>Response: Please see revised civil plan and site plan. The refuse enclosure has changed in configuration to allow for the 30-degree approach as requested. -TL, Cooper Carry</i></p>	7/17/17	Civil Architecture
39	<p>Drainage Please confirm the drainage report sealed on 6/21/06 is the approved report for Skysong. Refer to Section 4-1.900 of the DSPM</p> <p><i>Response: It's our understanding the Drainage Report sealed on 6/21/06 is the approved report for Skysong. JB, Wood/Patel</i></p>	7/17/17	Civil
40	<p>Fire If available, please provide the following with the next submittal. If they are not available, all will be required as part of the final construction plan submittal:</p> <ul style="list-style-type: none"> • Fire & Life Safety Report • Owner's Information Certificate <p><i>Response: This will be provided with the construction documents as a part of the plan review and permit process. -TL, Cooper Carry</i></p>	7/17/17	Architecture
41	<p>Circulation Please revise the site plan to indicate a Non-Motorized Public Access Easement over any portion of the street sidewalk on Scottsdale Road that encroaches on to the site.</p> <p><i>Response: We can provide a Non-Motorized Vehicle Access Easement if required, however, since the site is already owned by the City of Scottsdale, we question if this is really necessary. Doesn't the City control the property? and can't the City just reject a proposed vehicle entrance in the future? -JB, Wood/Patel</i></p>	7/17/17	Civil Architecture



Item Number	Comment / Response	Status/ Completed Date	Discipline Responsible
	<p>City of Scottsdale Planning & Development Comments - 08/01/2017 SkySong Hotel - 24-DR-2017 - 2nd Review Comments</p>		
	<p>Development Review Board - 08/01/2017</p>		
3	<p>Zoning Please provide information and details related to the proposed roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.</p> <p><i>Response: Storm water is collected on the roof by roof drains and overflow roof drains. Roof drainage piping runs down through the building and is collected by a trunk line below the First Floor slab. Trunk lines are typically located below the corridors. Trunk lines are routed out of the building where they connect to civil storm drainage. Overflow roof drain piping runs down through the building and turns out to the exterior walls above the First Floor ceiling. The overflow roof drain piping turns down in the exterior walls and terminates (with a downspout nozzle) 18" above the slab. No scuppers are to be used on the exterior of the building face. Please see Roof Plan for roof drain and overflow drain locations. Please see north, south, and east streetscape elevations for locations of overflow outlets at 18" above grade. -TL Cooper Carry</i></p>	8/9/17	Architecture
4	<p>Landscape Design Please revise the landscape plan to include summary data indicating the landscape area (in square feet) of on-site, right-of-way and parking lot landscaping. Refer to Sections 10.200 and 1.303 of the Zoning Ordinance.</p> <p><i>Response: Please see revised Landscape drawings. -DD, Laskin & Associates</i></p>	8/9/17	Landscape
5	<p>Please revise the landscape plan so the legend includes quantities for all proposed plantings, and caliper sizes for all trees. Refer to Section 10.200 of the Zoning Ordinance.</p> <p><i>Response: Please see revised Landscape drawings. -DD, Laskin & Associates</i></p>	8/9/17	Landscape
18	<p>Building Elevation Design Please revise the Color & Material Sample Boards so that all material manufacturer names and material identification names and numbers are keynoted on the individual materials and the building elevations. Refer to the Development Application Checklist, Part III -Samples and Models.</p> <p><i>Response: Please see revised material boards with additional product and manufacturer information. Materials have also been keynoted on the black and white building elevations with skin system notes and colors that correspond to the products displayed on the material boards. -TL, Cooper Carry</i></p>	8/9/17	Architecture
26	<p>Please revise the building elevations to indicate and illustrate the location of the electrical service entrance. Service entrance sections (SES) shall be incorporated into the design of the building; either in a separate utility room or with the face of the SES flush with the face of the building. An SES that is incorporated into the building design shall not be located on the side of the building that faces a public right of way, roadway easement or private street. Refer to Section 2-1.402 of the DSPM.</p> <p><i>Response: Please see the Site Plan and Level 1 Floor plan for the location of the main electrical room on the building interior which is where the electrical service entrance section is located. Please see the North Streetscape Elevation for the location of the service entrance door for access to all utility rooms in the back of house area of the hotel. -TL, Cooper Carry</i></p>	8/9/17	Architecture Civil

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28	<p>Landscape Design Due to the large and long leaves, with terminal spines and teeth on the leaf edges, of the Agave Americana v. marginata Variegated Agave (Century Plant), please confirm on landscape plan that this species is located 10 feet on-center from the edge of any pedestrian pathways or areas and parking spaces. Refer to Section 2-1.1001.13 of the DSPM.</p> <p><i>Response: The use of the Agave Americana V has been moved a min. of 10' from walk ways and parking. -DD, Laskin & Associates</i></p>	8/9/17	Landscape
31	<p>Lighting Design On the site lighting plan, there are several notes indicating "Bench detail required"; however, there is no "Bench detail" shown on the lighting plans or site details plan. Please provide information, illustrations and details related to the "Bench detail" on the site lighting plan. Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.</p> <p><i>Response: See updated Landscape Plan sheet with added bench detail. - DD, Laskin & Associates</i></p>	8/9/17	Lighting Landscape
33	<p>Floor Plans Please provide a floor plan and/or a roof plan that indicates and illustrates the location of the roof access ladder. Refer to Section 2-1.401.3 of the DSPM.</p> <p><i>Response: Please see revised roof plan indicating location of the roof access ladder from Stair 1. -TL, Cooper Carry</i></p>	8/9/17	Architecture







aztec brick
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waynesboro taupe
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BENJAMIN MOORE®
CLASSIC COLORS®

As color samples are affected by age, light, heat, and mechanical coating processes, this sample may vary slightly in color or in finish from the actual paint.



waynesboro taupe
1544

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CLASSIC COLORS®

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1544

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/M9414785





kendall charcoal
HC-166

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CLASSIC COLORS®

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HC-166

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M9416975



kendall charcoal
HC-166

BENJAMIN MOORE®
CLASSIC COLORS®

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kendall charcoal
HC-166

BENJAMIN MOORE®

24-DR-2017
5/23/17

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kendall charcoal
HC-166

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CLASSIC COLORS®

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HC-166

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kendall charcoal
HC-166

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CLASSIC COLORS®

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M9416975



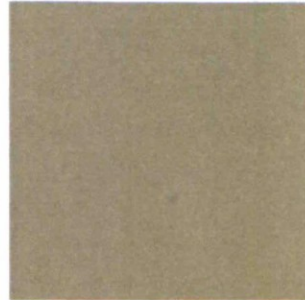
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EIFS - PAINT BY BENJAMIN MOORE



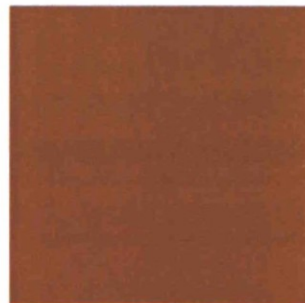
KENDALL CHARCOAL
HC-166 - COLOR #1



WAYNESBORO TAUPE
1544 - COLOR #2

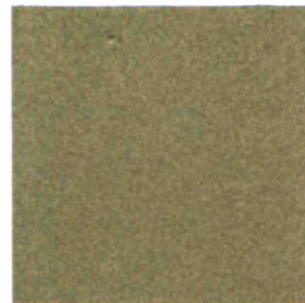


ELMIRA WHITE
HC-84 - COLOR #3

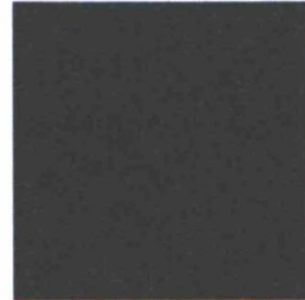


AZTEC BRICK
2175-10 - COLOR #4

**MULLIONS - PPG
DURANAR SUNSTORM**



NATURAL SUEDE
UC106666F-S



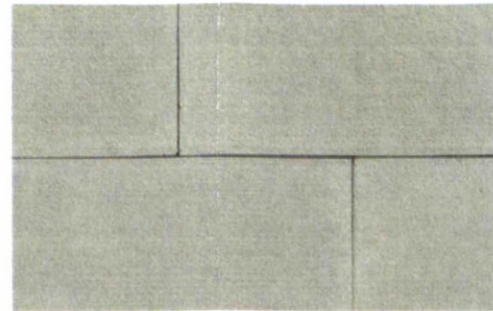
MEDIUM GRAY
UC102662F-S

**CAST STONE BASE -
READING ROCK**



ROCKCAST
SMOKEHOUSE

**CULTURED STONE-
ELDORADO STONE**



NICKEL
ZEN 24 - COLOR #5



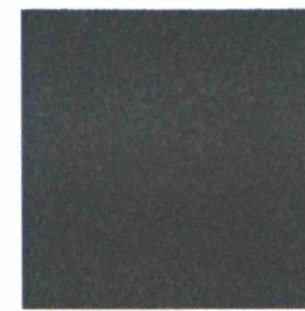
SOFT LIGHT
ZEN 24 - COLOR #6

**SITE WALLS -
STACKED BOND CMU**

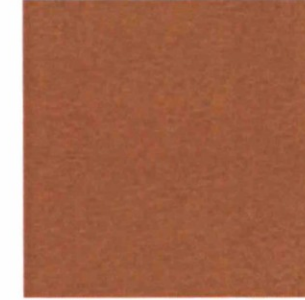


8" X 16" AND 4" X 16"

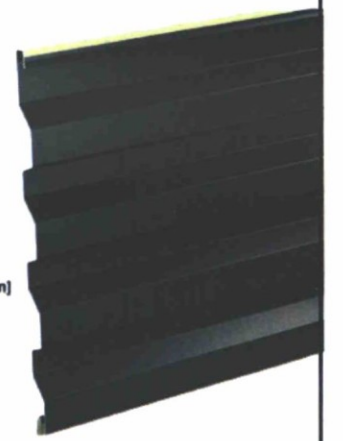
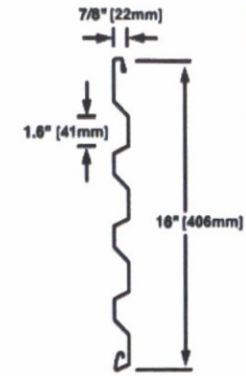
**LOUVERED PANELS-
CENTRIA**



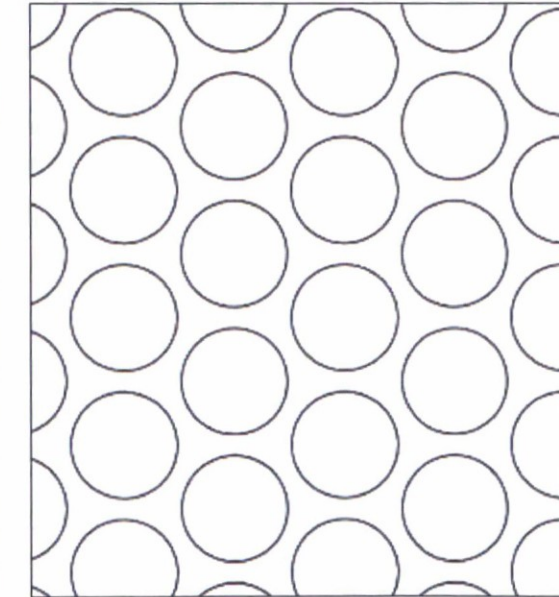
XL MEDIUM GRAY
#9920 - COLOR #7



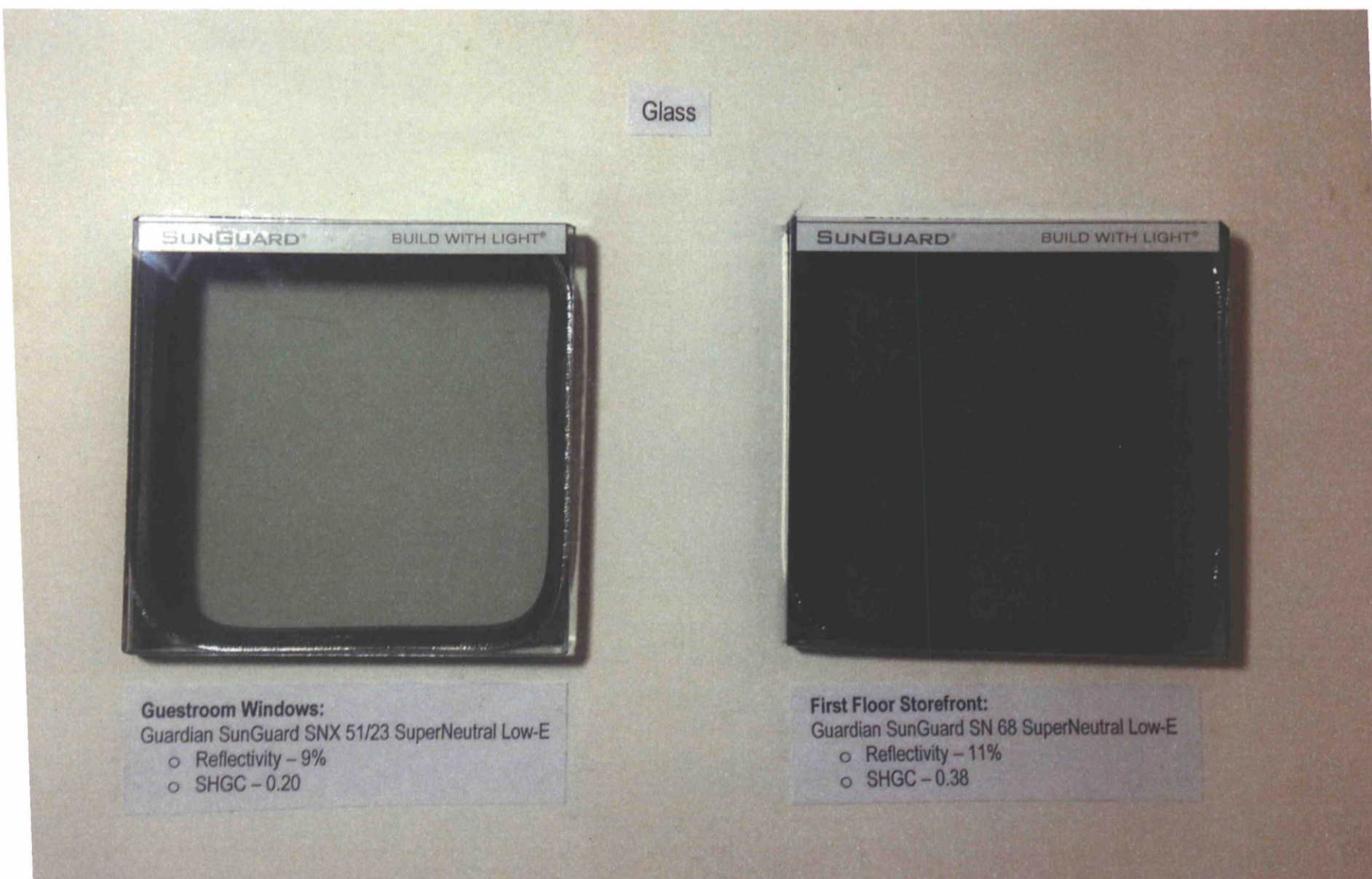
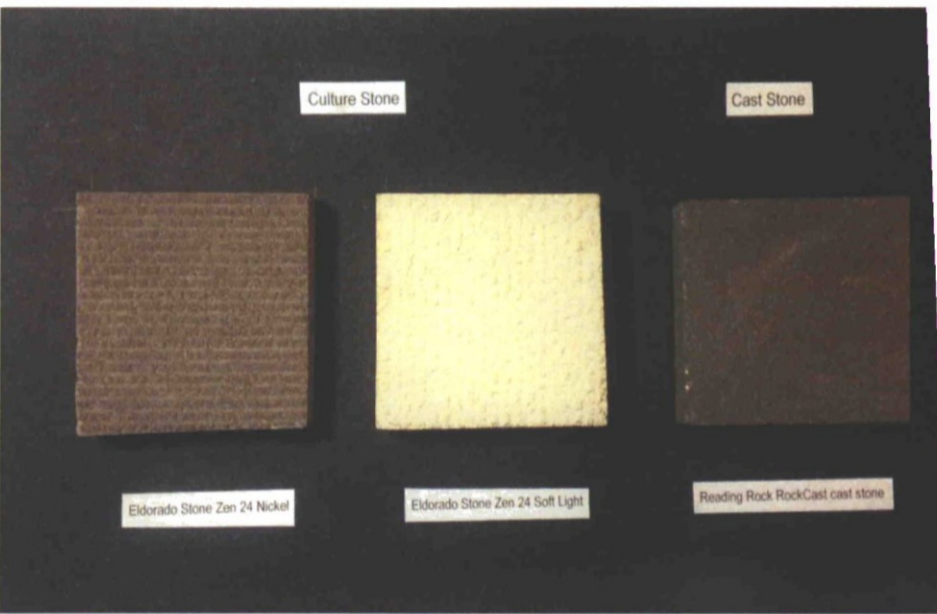
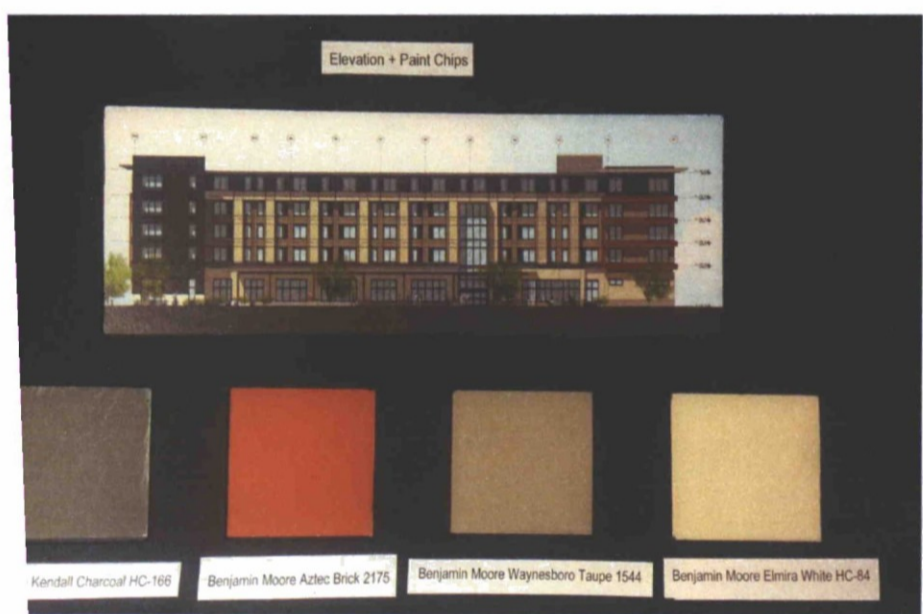
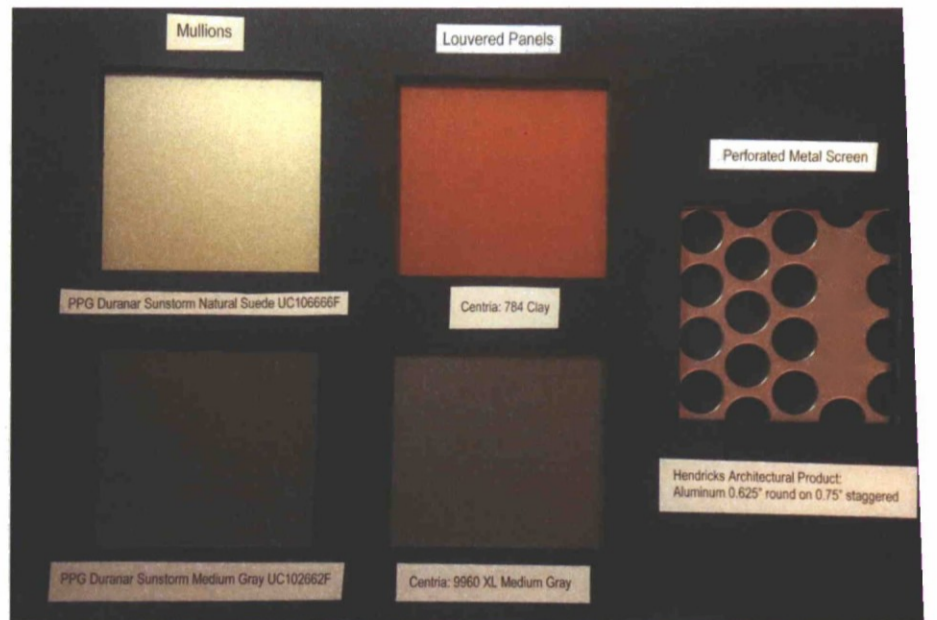
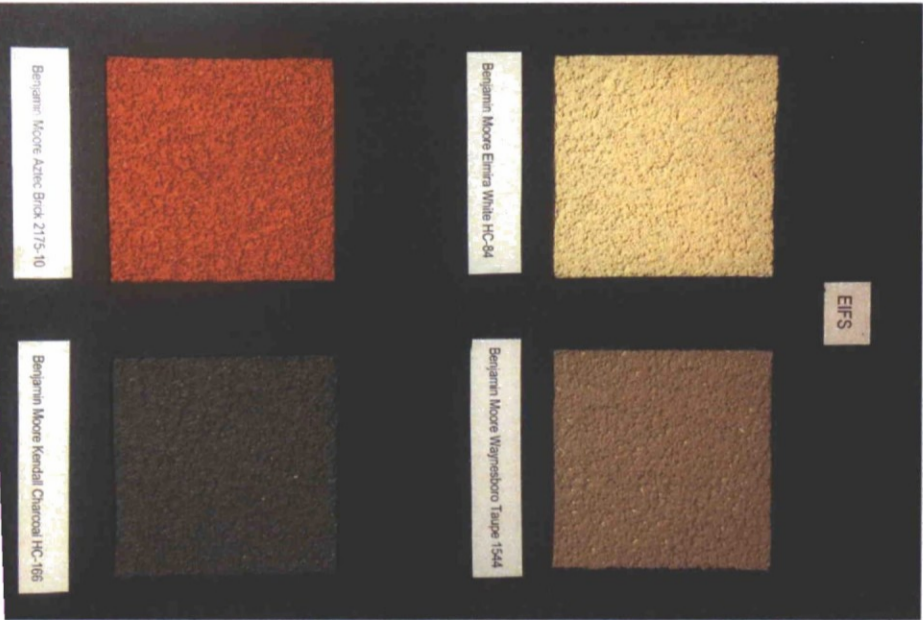
CLAY
#784 - COLOR #8



**METAL SCREENS
- HENDRICK
ARCHITECTURAL**

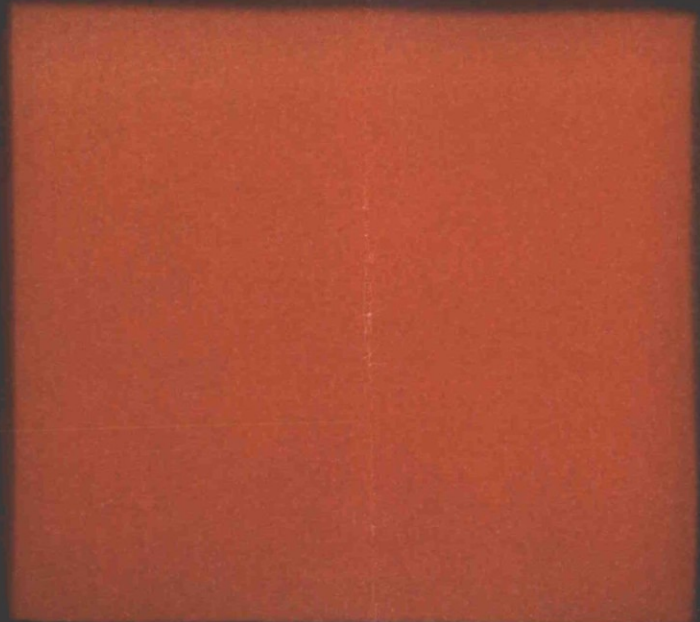
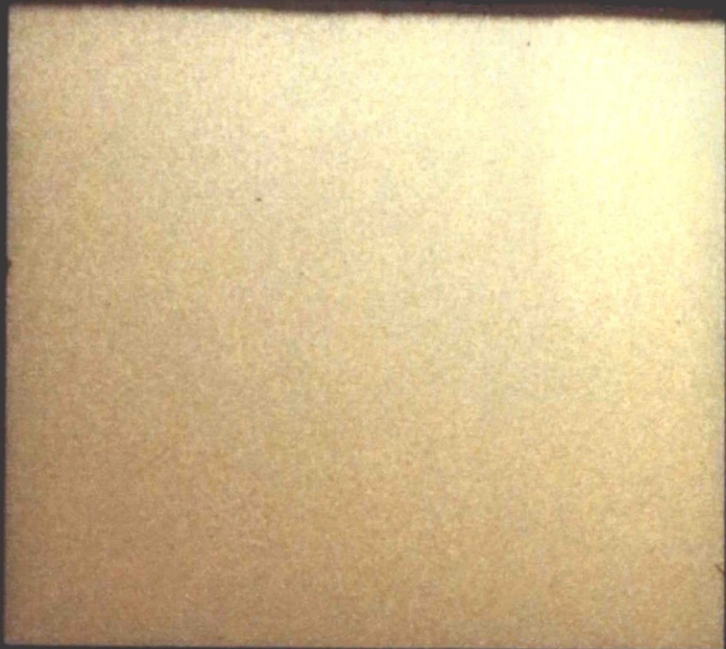


ALUMINUM - 0.625" DIAMETER
ROUND ON 0.750" CENTERS

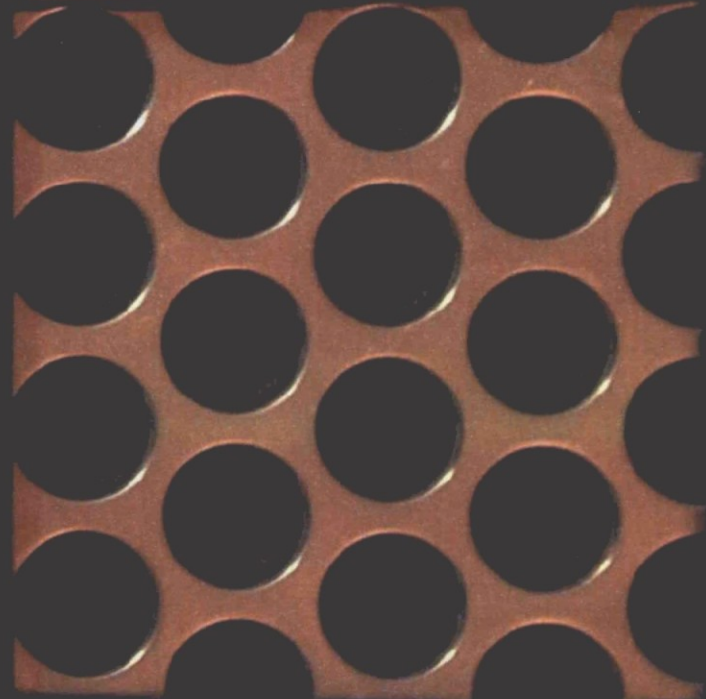


IVIIIIIIIS

Louvered Panels



Perforated Metal Screen



PPG Duranar Sunstorm Natural Suede UC106666F

Centria: 784 Clay

Hendricks Architectural Product:
Aluminum 0.625" round on 0.75" staggered



PPG Duranar Sunstorm Medium Gray UC102662F

Centria: 9960 XL Medium Gray

EIFS



Benjamin Moore Elmira White HC-84



Benjamin Moore Waynesboro Taupe 1544



Benjamin Moore Aztec Brick 2175-10



Benjamin Moore Kendall Charcoal HC-166

Glass



Guestroom Windows:

Guardian SunGuard SNX 51/23 SuperNeutral Low-E

- Reflectivity – 9%
- SHGC – 0.20



First Floor Storefront:

Guardian SunGuard SN 68 SuperNeutral Low-E

- Reflectivity – 11%
- SHGC – 0.38

Culture Stone



Eldorado Stone Zen 24 Nickel



Eldorado Stone Zen 24 Soft Light

Cast Stone

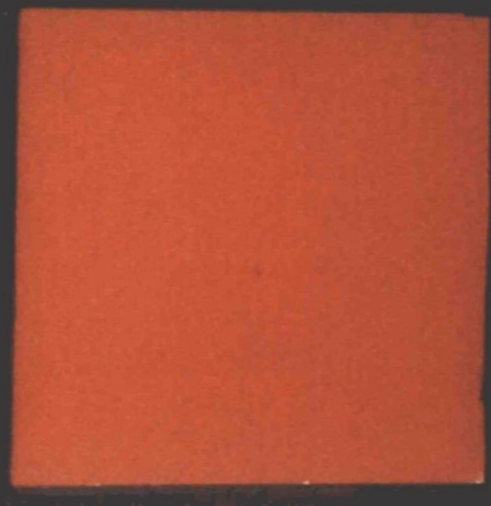


Reading Rock RockCast cast stone

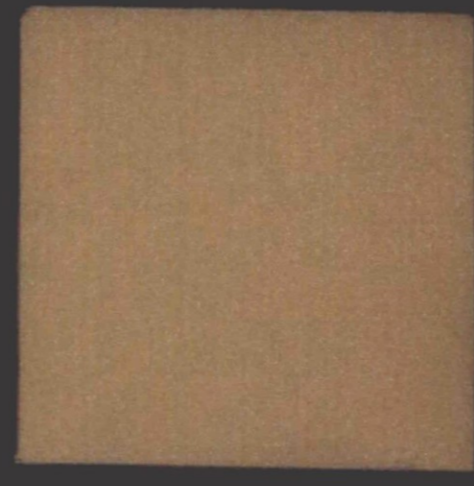
Elevation + Paint Chips



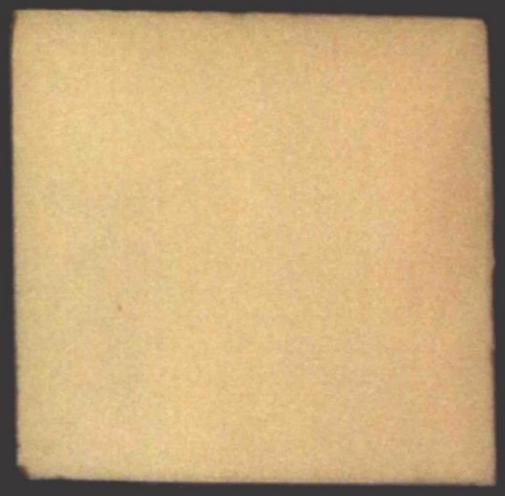
Benjamin Moore Kendall Charcoal HC-166



Benjamin Moore Aztec Brick 2175



Benjamin Moore Waynesboro Taupe 1544

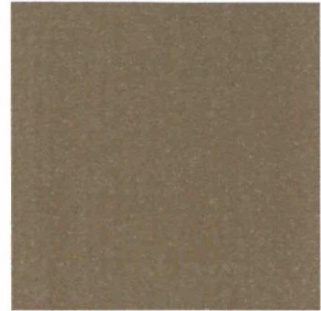


Benjamin Moore Elmira White HC-84

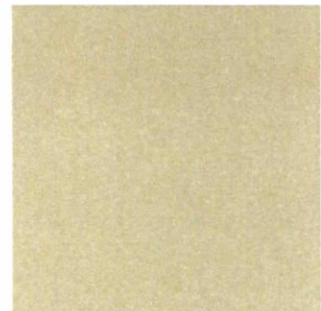
EIFS - PAINT BY BENJAMIN MOORE



KENDALL CHARCOAL
HC-166 - COLOR #1



WAYNESBORO TAUPE
1544 - COLOR #2



ELMIRA WHITE
HC-84 - COLOR #3



AZTEC BRICK
2175-10 - COLOR #4

**MULLIONS - PPG
DURANAR SUNSTORM**



RENAISSANCE SILVER
32



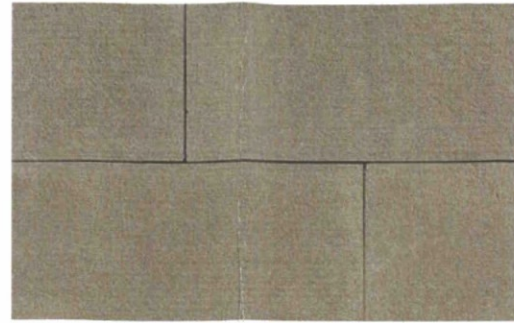
MEDIUM GRAY
43

**CAST STONE BASE -
READING ROCK**

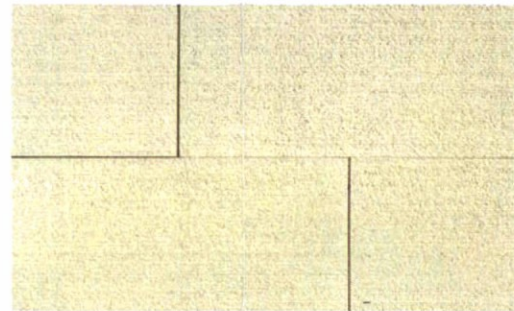


ROCKCAST
SMOKEHOUSE

**CULTURED STONE -
ELDORADO STONE**



NICKEL
ZEN 24 - COLOR #5



SOFT LIGHT
ZEN 24 - COLOR #6

**METAL SCREENS -
MCNICHOLLES**



ROUND END SLOT
PERFORATED METAL

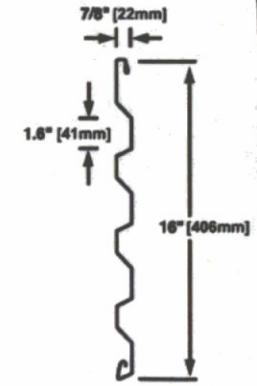
**LOUVERED PANELS -
CENTRIA**



MIDNIGHT BRONZE
#9914 - COLOR #7



CLAY
#784 - COLOR #8



**SITE WALLS -
STACKED BOND CMU**



8" X 16" AND 4" X 16"