



a.23 studios

The Gateway at Vistoso Preserve

Subject:	Architectural Concept Design	Activity Number:	2302614 / REFERENCE 23-2914
Date:	December 20, 2023	Issued by:	Grace Schau

City Comments | [Comment Response](#)

Residential Building Comments

1. Elevations should include building heights.
 - a. Please see the revised elevations showing the building heights.
2. Please note, architectural submittals should be submitted to the Rancho Vistoso VCA as well.
 - a. Understood, we are in the review process with the Rancho Vistoso VCA and have a final review with the ALRC on January 10th.
3. Please note, any roof top mounted equipment needs to be fully screened.
 - a. Please see the roof line and mechanical units dashed into the revised elevations. We've also added a sheet to the rendering package with a section indicating the HVAC screening.
4. Please note, any rooftop access ladders (if applicable) are required to be designed internally. All rainwater downspouts are required to be internalized as well.
 - a. Roof access ladders will be into the roof well, screened by the parapet wall, for access to the HVAC units. The roof drains from the roof well will be run with internal rainwater leaders to daylight at the sidewalk level. The hip roof portions of the building will not have gutters or downspouts.
5. The same color scheme should not be repeated in adjacent buildings or buildings directly across the street from one another. Please include a second combination.
 - a. Please see the added 2 color schemes and the site plan indicating which building will utilize each color.
6. Primary building should incorporate a variety of colors, rather than a single color (all elevations).
 - a. Please see the revised color scheme showing a more liberal use of the trim colors per the approved Rancho Vistoso color palettes. No
7. Decorative element(s) or windows need to be added here.
 - a. Please see the revised elevation, a window has been added in the indicated location.
8. Stone veneer should be added here on this elevation.
 - a. Architecturally we don't believe this is an appropriate placement for stone veneer. This wall is the corner of the patio mass, which is broken from the overall building for scale, bringing with it the roof form. We believe "painting" this wall with a veneer will result in exposing the thinness of the material which is antithetical to the visual weight of stacked stone as well as detracting from the conceptual design of the building. To achieve the goal of breaking up the façade, we utilized a darker stucco color to anchor this mass and turn the corner of the building as well as the second-floor patio wall with this darker stucco color.

Amenity Building Comments

1. Decorative element(s) need to be added here.

- a. Please see the revised elevation showing a series of apertures into the open-air mail room in the indicated location with a common stucco decorative header.
2. This leader line seems to be misaligned.
 - a. Please see the revised elevations with this correction.
3. Clarify what these represent?
 - a. This comment is in relation to openings in the building façade. These are apertures and thresholds into the open-air mail room and corridor leading to the leasing office and clubhouse.
4. Large wall planes should be broken up (all instances).
 - a. Please see the revised elevations showing a new stack stone veneer wainscot to provide definition to the wall planes.
5. Clubhouse? Maintenance building?
 - a. In the previous submittal we included elevations of a typical residential building and the clubhouse. In response to this comment, we have added a sheet showing the maintenance building elevations.

Please let us know if you have any additional comments or follow-up questions!

Sincerely,

a.23studios