DEVELOPMENT REVIEW BOARD SUBMITTAL #2

GREYSTAR INDEPENDENT LIVING



TODD + ASSOCIATES

CRITICAL THINKING / CREATIVE DESIGN

GREYSTAR

Scottsdale Project No. 4-DR-2021



SEE 8.5"x11" PHOTO EXHIBIT
ATTACHED SEPARATELY

N

0' 75' 150' 300'

SCALE: 1"=150'-0"

PHOTO EXHIBIT OF EXISTING CONDITIONS

16

PROJECT

NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

CLIENT

GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL

SCHEMATIC NOT
FOR CONSTRUCTION
OR RECORDING

CONTACT

TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING.
LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

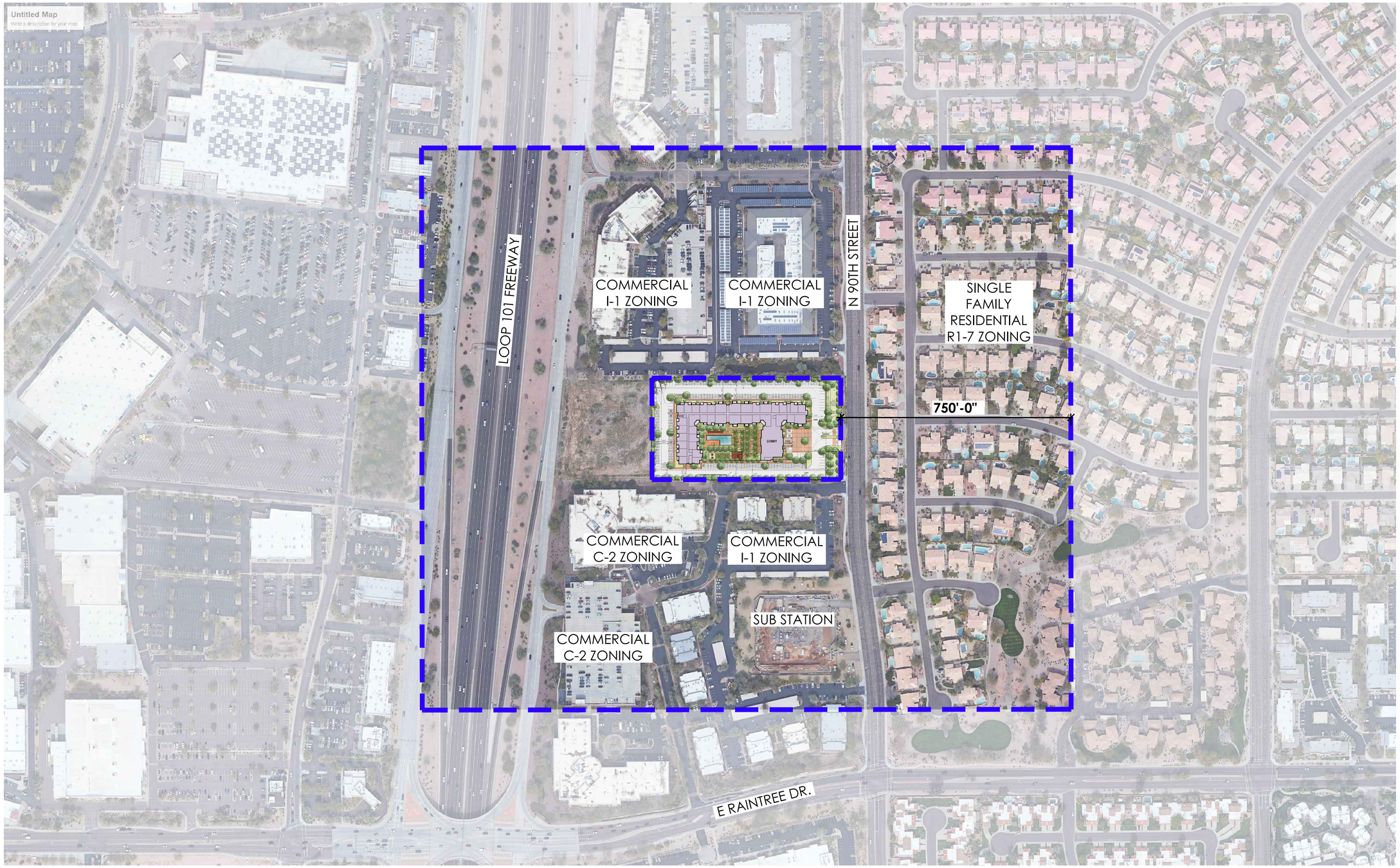
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PHASE

05-06-21
DRB SUBMITTAL #2

DATA

Proj Mgr.
Dwn By:



VICINITY MAP



N

0' 75' 150' 300'

SCALE: 1"=150'-0"

CONTEXT AERIAL

23

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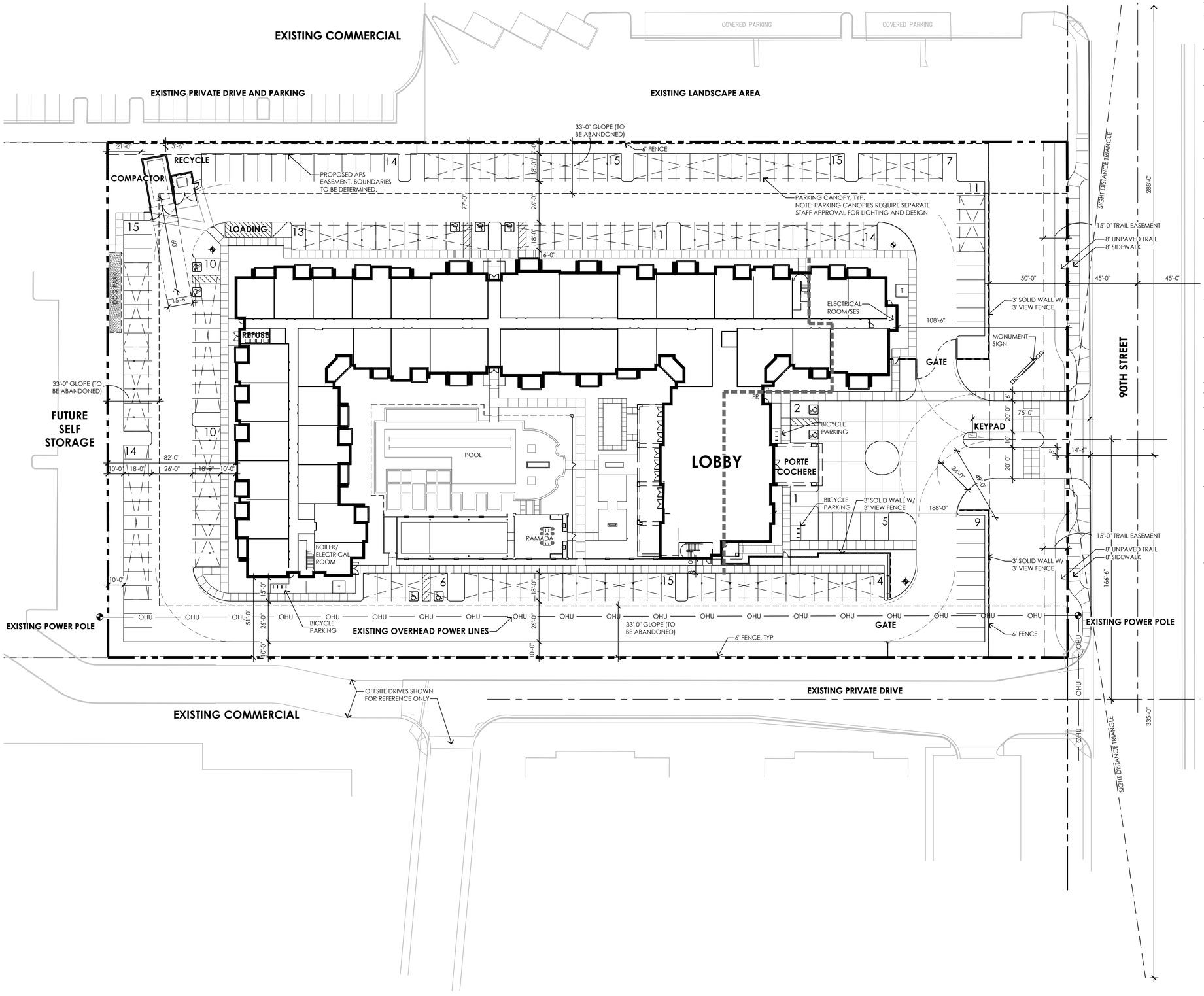
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PHASE

05-06-21
DRB SUBMITTAL #2

DATA

Proj Mgr.
Dwn By:



SITE DATA

PROJECT DESCRIPTION:
NEW 155-UNIT RESIDENTIAL HEALTHCARE FACILITY.
TOTAL PROPOSED BUILDING AREA: ±180,000 GSF (IBC)

SITE AREA

GROSS:	±217,800 SF (±5.0000 AC)
NET:	±203,311 SF (±4.67 AC)

ZONING

EXISTING:	R1-35
PROPOSED:	C-O

DENSITY

MAXIMUM:	40 DU/GROSS AC. (200 DU)
PROPOSED:	±31.0 DU/AC. (155 DU)

OPEN SPACE

REQUIRED RES. H.C. OPEN SPACE	±48,684 SF
PROVIDED:	±61,419 SF

GROSS BUILDING AREA (*PER CITY OF SCOTTSDALE GROSS BLDG. AREA DEFINITION)

1ST FLOOR	±42,032 GSF
2ND FLOOR	±40,979 GSF
3RD FLOOR	±42,060 GSF
4TH FLOOR	±36,046 GSF
TOTAL	±161,117 GSF

FLOOR AREA RATIO (THE RATIO OF GROSS FLOOR AREA TO THE NET LOT AREA OF A SITE.)

MAXIMUM:	0.80 (±162,649 GSF)
PROPOSED:	161,117 / 203,311 = 0.79 (±161,117 GSF)

BUILDING HEIGHT

MAX HEIGHT ALLOWED: (EXCLUDING ROOFTOP APPURTENANCES)	48'
PROPOSED:	3 STORIES AND 4 STORIES (48' MAX., EXCLUDING ROOFTOP APPURTENANCES)

UNIT COUNT 155 D.U.

PARKING REQUIRED
155 DU x 1.25 P.S. / DU — 194 P.S.

TOTAL PARKING PROVIDED

UNCOVERED	46 P.S.
CARPORT	154 P.S.
TOTAL	**200 P.S.** (1.29 P.S./D.U.)

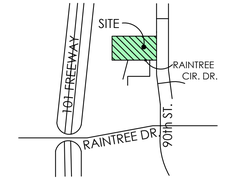
ACCESSIBLE PARKING (INCLUDED IN NUMBERS ABOVE)
REQUIRED: 4% of Provided Parking, min. = 201x.04 = 9 P.S.
PROVIDED

ACCESSIBLE COVERED CARPORT	7 P.S.
ACCESSIBLE UNCOVERED PARKING	2 P.S.
TOTAL ACCESSIBLE PROVIDED	**9 P.S.**

REQUIRED BICYCLE PARKING
REQUIRED BIKE PARKING: 0.1 SPACES FOR EACH P.S. PROVIDED MAXIMUM OF 100 SPACES
PROVIDED BIKE PARKING: 20 SPACES

NOTE:
PARKING CANOPIES REQUIRE SEPARATE STAFF APPROVAL FOR LIGHTING AND DESIGN. SHOWN FOR REFERENCE ONLY.

VICINITY MAP



N

0' 15' 30'
SCALE: 1"=30'-0"

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GARY D. TODD
5/5/21
Date Signed
ARIZONA, USA

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SITE PLAN
24



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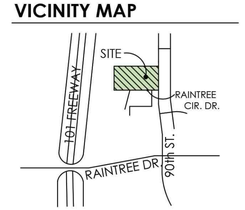
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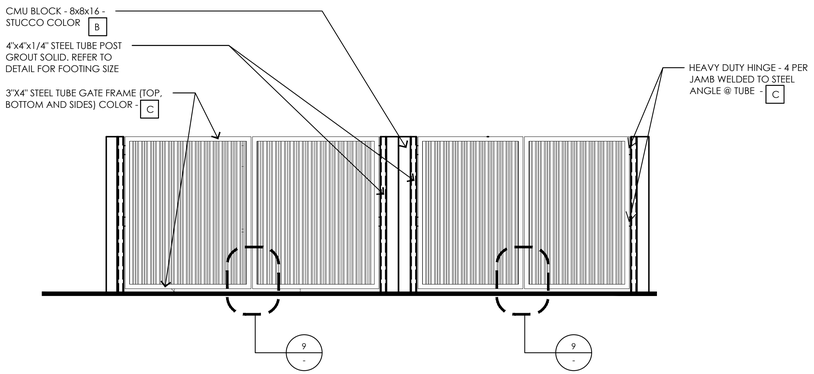
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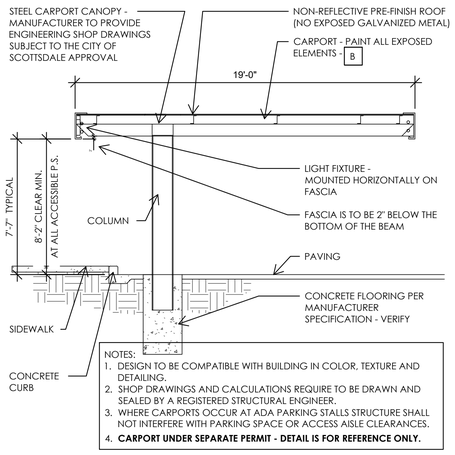
DATA
Proj Mgr.
Dwn By:

SITE PLAN
24



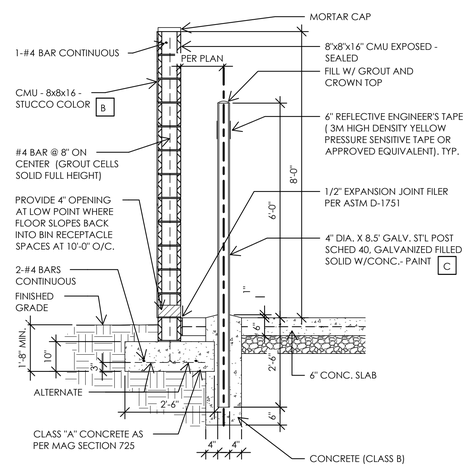
10 ENCLOSURE GATE ELEVATION

SCALE: 1/4" = 1'-0"



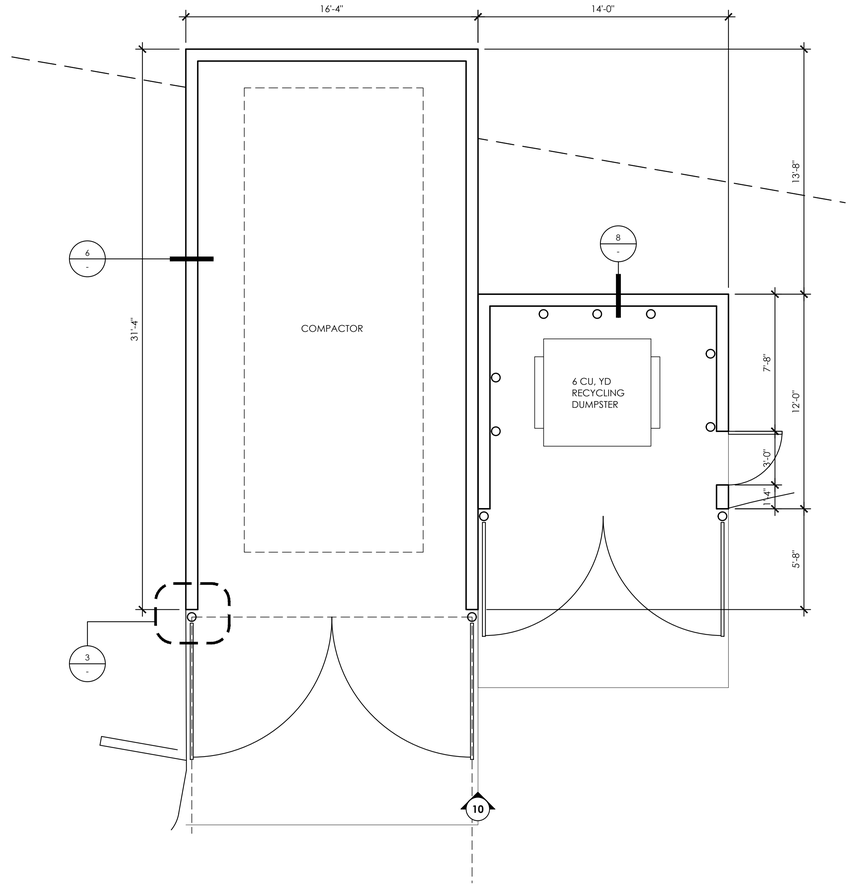
11 CARPORT

SCALE: 1/4" = 1'-0"



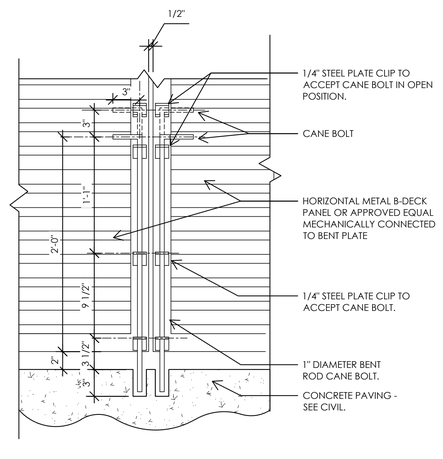
8 BOLLARD @ ENCLOSURE WALL

SCALE: 1/2" = 1'-0"



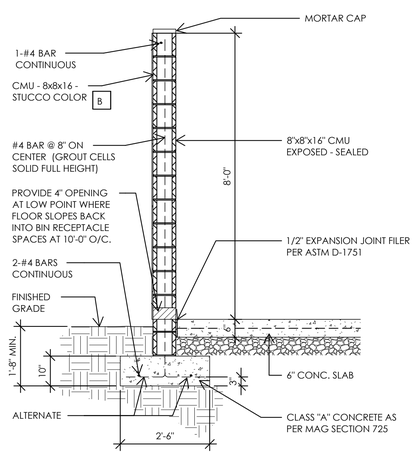
5 ENLARGED COMPACTOR & RECYCLING ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



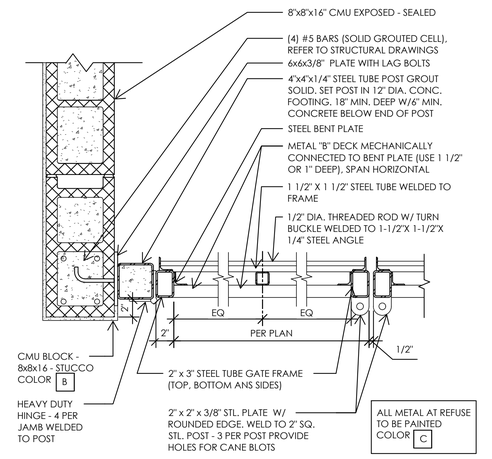
9 CANE BOLT DETAIL

SCALE: 1 1/2" = 1'-0"



6 ENCLOSURE SCREEN WALL

SCALE: 1/2" = 1'-0"



3 GATE CONNECTION DETAIL

SCALE: 1 1/2" = 1'-0"

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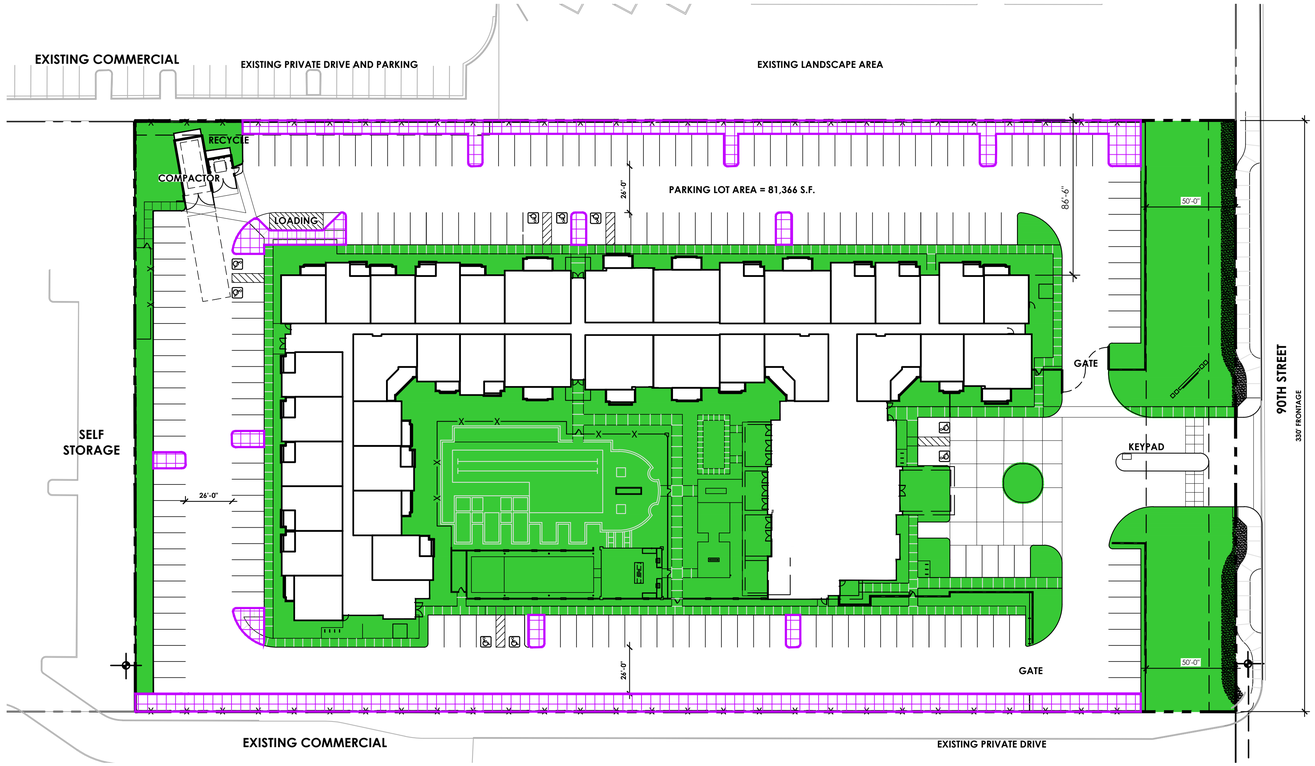
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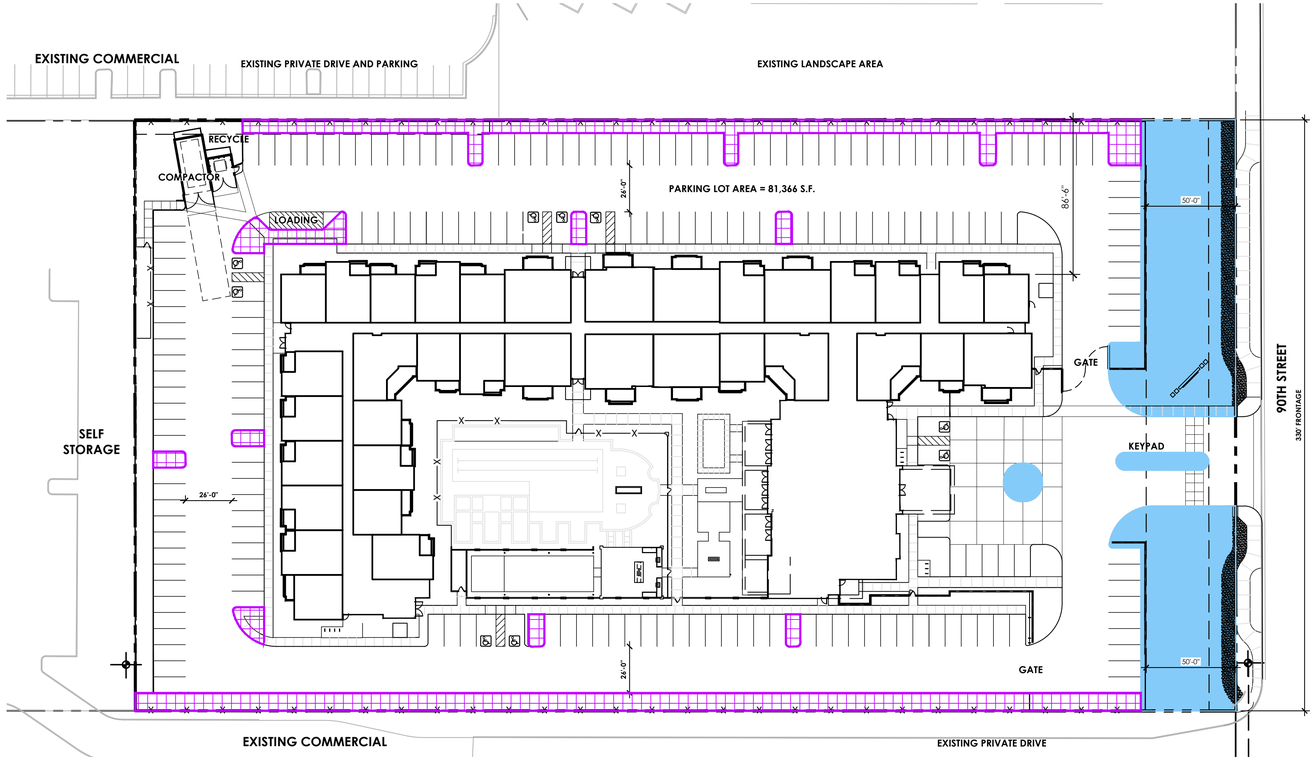
DATA

Proj Mgr.:
Drawn By:

SITE DETAILS

26





SITE AREA
NET: 4.67 ac. (203,311 S.F.)

REQUIRED OPEN SPACE:

RESIDENTIAL HEALTH CARE FACILITIES:
MINIMUM = 0.24 x NET LOT AREA
0.24 x 203,311 S.F. = 48,795 S.F.
REQUIRED RES. H.C. OPEN SPACE = 48,795 S.F.

PROVIDED OPEN SPACE: ±61,419 S.F. (±30.3%)

REQUIRED PARKING LOT LANDSCAPING:

PARKING LOT ARE REQUIRED =
PARKING LOT AREA x 15% =
81,366 x 15% = **12,205 S.F.**

PROVIDED PARKING LOT LANDSCAPING: ±12,275 S.F.

REQUIRED FRONTAGE OPEN SPACE:
RESIDENTIAL HEALTH CARE FACILITIES:

EXCEPTION (b):
NOT REQUIRED TO EXCEED 50 S.F. PER L.F. OF FRONTAGE = 50 S.F x 330 L.F. = **16,500 S.F.**

PROVIDED FRONTAGE OPEN SPACE: ±16,639 S.F.

SYMBOLS

- COMMON OPEN SPACE
- FRONTAGE OPEN SPACE
- PARKING LOT LANDSCAPING

VICINITY MAP



N

0' 15' 30' 60'
SCALE: 1"=30'-0"

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OPEN SPACE PLAN
27



Plant Materials Legend



Trees	Caliper	Quantity	Height	Width
Acacia smallii Sweet Acacia	3"	9	12.0'-14'0'	4.0'-6.0'
Acacia willardiana Palo Blanco	2"	19	9.0'-11.0'	5.0'-7.0'
Olea europaea 'Wilsonii' Wilsonii Olive	3"	5	8.0'-10.0'	7.0'-9.0'
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	2" MULTI TRUNK	6	8.0'-10.0'	5.0'-7.0'
** Phoenix dactylifera Date Palm	16" CLEAR TRUNK	20	18.0' TO PINAPPLE	
Pistacia lentiscus Mastic Tree	2"	28	9.0'-11.0"	4.0'-6.0'
Prosopis hybrid Thornless Mesquite	2"	18	8.0'-10.0"	7.0'-8.0'
Quercus virginiana 'Cathedral' Cathedral Live Oak	2"	61	10.0'-12.0"	5.0'-6.0'
Sophora secundiflora Texas Mountain Laurel	15 gal	35	2.0'-3.0'	1.0'-2.0'

** NOTE:
- PHOENIX DACTYLIFERA (DATE PALM) MAY BE SUBSTITUTED FOR
-- WASHINGTONIA FILIFEREA (CALIFORNIA PALM)
-- CANOPY SHADE TREE SUCH AS OLEA EUROPA (OLIVE)
DEPENDING ON FINAL ENGINEERING AND DESIGN.

Extra Large Shrubs	Size	Quantity
Bougainvillea 'Rosenka' Bougainvillea	15 gal.	11
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	8
Tecoma Stans Yellow Bells	15 gal.	32
Vauquelinia californica Arizona Rosewood	15 gal.	54
Large Shrubs	**Size**	**Quantity**
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	57
Medium Shrubs	**Size**	**Quantity**
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	30
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	152
Nerium oleander 'Little Red' Little Red Oleander	5 gal.	177
Rosmarinus officinalis 'Tuscan Blue' Rosemary	5 gal.	42
Ruellia brittoniana Purple Ruellia	5 gal.	40
Ruellia peninsularis Desert Ruellia	5 gal.	39
Small Shrubs	**Size**	**Quantity**
Guara lindheimeri Pink Guara	5 gal.	46
Myrtus communis 'compacta' Dwarf Myrtle	5 gal.	357
Olea Europaea "Little Ollie" Little Ollie Dwarf Olive	5 gal.	57
Groundcovers	**Size**	**Quantity**
Eremophila prostrata 'Outback Sunrise' Outback Sunrise Eremophila	1 gal.	227
Lantana montevidensis Purple Trailing Lantana	1 gal.	85
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	253
Teucrium chamaedrys prostratum Prostate Germander	1 gal.	83

Cacti/ Accents	Size	Quantity
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	18
Aloe striata Coral Aloe	5 Gal.	156
Bouteloua gracilis Blond Ambition	5 gal	46
Euphorbia royleana Churee	5 gal.	7
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.	49
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	12
Muhlenbergia rigida 'Nashville' Purple Muhly	5 gal.	47
Pedilanthus macrocarpus Slipper Plant	5 gal.	8
Yucca pallida Pale Leaf Yucca	5 gal	81
Yucca rupicola Twisted Yucca	20 gal.	25
Vines	**Size**	**Quantity**
Bougainvillea 'California Gold' Orange Bougainvillea	5 gal	25
Ficus pumila Creeping Fig	5 gal	40

GREYSTAR®

Greystar Independent Living

Conceptual Landscape Plan

Plan Scale 1:30 Date:05-05-2021

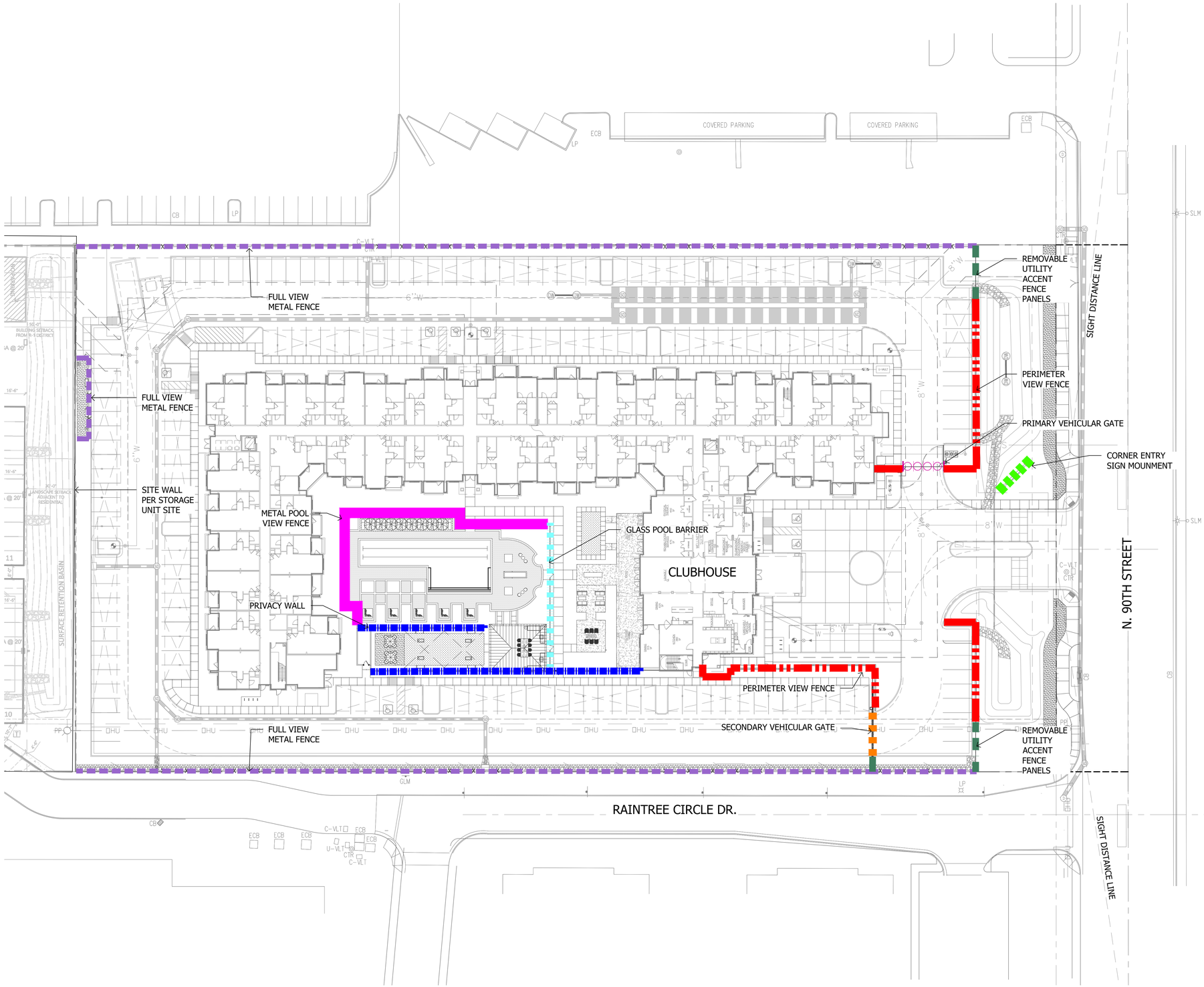
30' 60' 90'

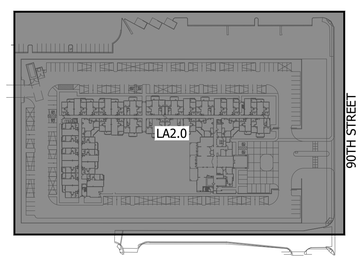
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ABLA

WALL LEGEND

SYMBOL	DESCRIPTION	DETAIL
	PERIMETER VIEW FENCE	DETAIL 3, SHEET LA6.1
	FULL VIEW METAL FENCE	DETAIL 4, SHEET LA6.1
	SECONDARY VEHICULAR GATES	DETAIL 2, SHEET LA6.2
	CORNER ENTRY SIGN MONUMENT	DETAIL 1, SHEET LA6.1
	PRIVACY WALL AT COURTYARD	DETAIL 2, SHEET LA6.1
	METAL POOL VIEW FENCE	DETAIL 3, SHEET LA6.2
	GLASS POOL BARRIER	DETAIL 1, SHEET LA6.3
	PRIMARY VEHICULAR GATES	DETAIL 1, SHEET LA6.2
	REMOVABLE UTILITY ACCENT FENCE PANELS	DETAIL 4, SHEET LA6.2





KEY MAP NOT TO SCALE

GREYSTAR®

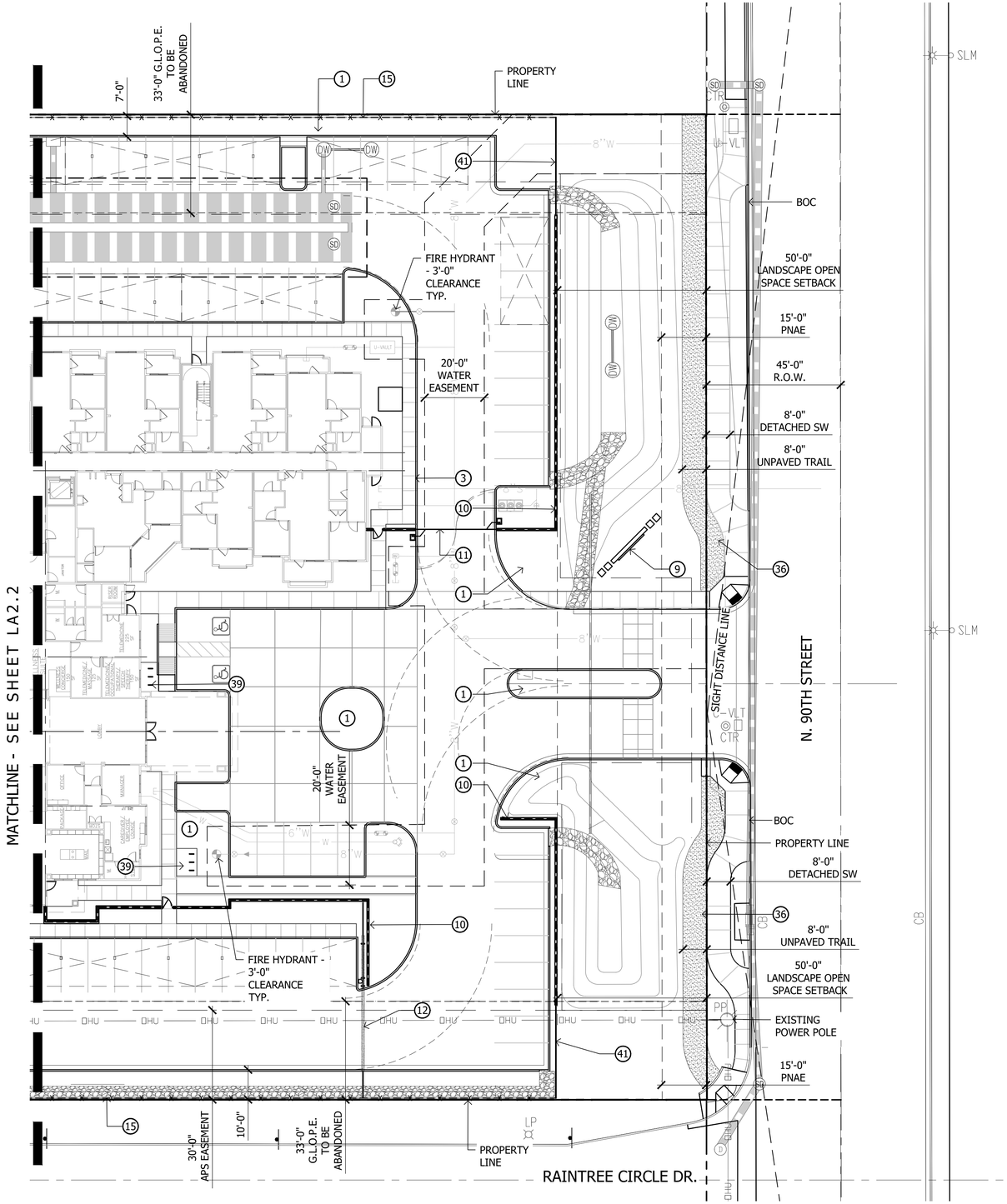
Greystar Independent Living

LA2.0 - Wall Plan

Plan Scale 1:30' 30' 60' 90' Date:05-05-2021

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ABLA



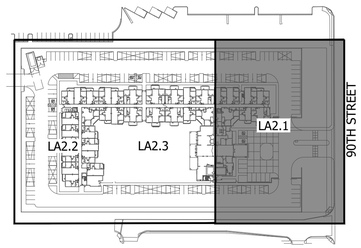
KEYNOTES

1. LANDSCAPE AREA - SEE PLANTING PLANS
2. GAME LAWN
3. CONCRETE SIDEWALK - SEE DETAIL 1&2, SHEET LA 6.5
4. CONCRETE HEADER - SEE DETAIL 5, SHEET LA 6.5
5. STEEL HEADER - SEE DETAIL 7, SHEET LA6.5
6. CONCRETE PAVING
7. TURF
8. ARTIFICIAL TURF - SEE PLANTING PLANS AND DETAIL 6, SHEET LA6.5
9. CORNER ENTRY SIGN MONUMENT - SEE DETAIL 1, SHEET LA6.1
10. PERIMETER VIEW FENCE - SEE DETAIL 3, SHEET LA6.1
11. PRIMARY VEHICULAR GATE - SEE DETAIL 1, SHEET LA6.2
12. SECONDARY VEHICULAR GATE - SEE DETAIL 2, SHEET LA6.2
13. PRIVACY WALL AT POOL COURTYARD - SEE DETAIL 2, SHEET LA6.1
14. GLASS POOL BARRIER - SEE DETAIL 1, SHEET LA6.3
15. FULL VIEW METAL FENCE - SEE DETAIL 4, SHEET LA6.1
16. PLAZA SEATING NODE
17. SITE FURNISHINGS - BY OWNER
18. FIRE PIT - SEE DETAIL 4, SHEET LA6.4
19. YOGA LAWN
20. SHADED OUTDOOR KITCHEN - SEE DETAIL 5, SHEET LA6.3
21. NORTH BBQ BAR - SEE DETAIL 3, SHEET LA6.3
22. SOUTH BBQ BAR - SEE DETAIL 4, SHEET LA6.3
23. BBQ ISLAND - SEE DETAIL 6, SHEET LA6.3
24. FESTOON LIGHTS - SEE DETAIL 11, SHEET LA6.4
25. DAYBED - SEE DETAIL 10, SHEET LA6.4
26. LAP POOL
27. LOUNGE POOL
28. SPA
29. PLANTER
30. DOG PARK
31. PET WASTE STATION - SEE DETAIL 2, SHEET LA6.4
32. METAL POOL VIEW FENCE - SEE DETAIL 3, SHEET LA6.2
33. BENCH - SEE DETAIL 5, SHEET LA6.4
34. TRASH RECEPTACLE - SEE DETAIL 6, SHEET LA6.4
35. POOL EQUIPMENT
36. STABILIZED DECOMPOSED GRANITE - SEE DETAIL 4, SHEET LA6.5
37. ADIRONDACK CHAIRS - SEE DETAIL 3, SHEET LA6.4
38. ACCENT BANDING - SEE DETAIL 8, SHEET LA6.5
39. BIKE RACK - SEE DETAIL 1, SHEET LA6.4
40. BEAN BAG TOSS - SEE DETAIL 7 SHEET LA6.3
41. REMOVABLE UTILITY ACCENT PANELS - SEE DETAIL 4, SHEET LA6.2
42. FULL VIEW METAL PEDESTRIAN GATE - SEE DETAIL 5, SHEET LA6.1
43. FIRE PIT/SPA CONTROLS - SEE DETAIL 7, SHEET LA6.4

SYMBOLS AND ABBREVIATIONS

TYP: TYPICAL

POINT OF BEGINNING FOR DIMENSIONS



KEY MAP NOT TO SCALE

GREYSTAR®

Greystar Independent Living

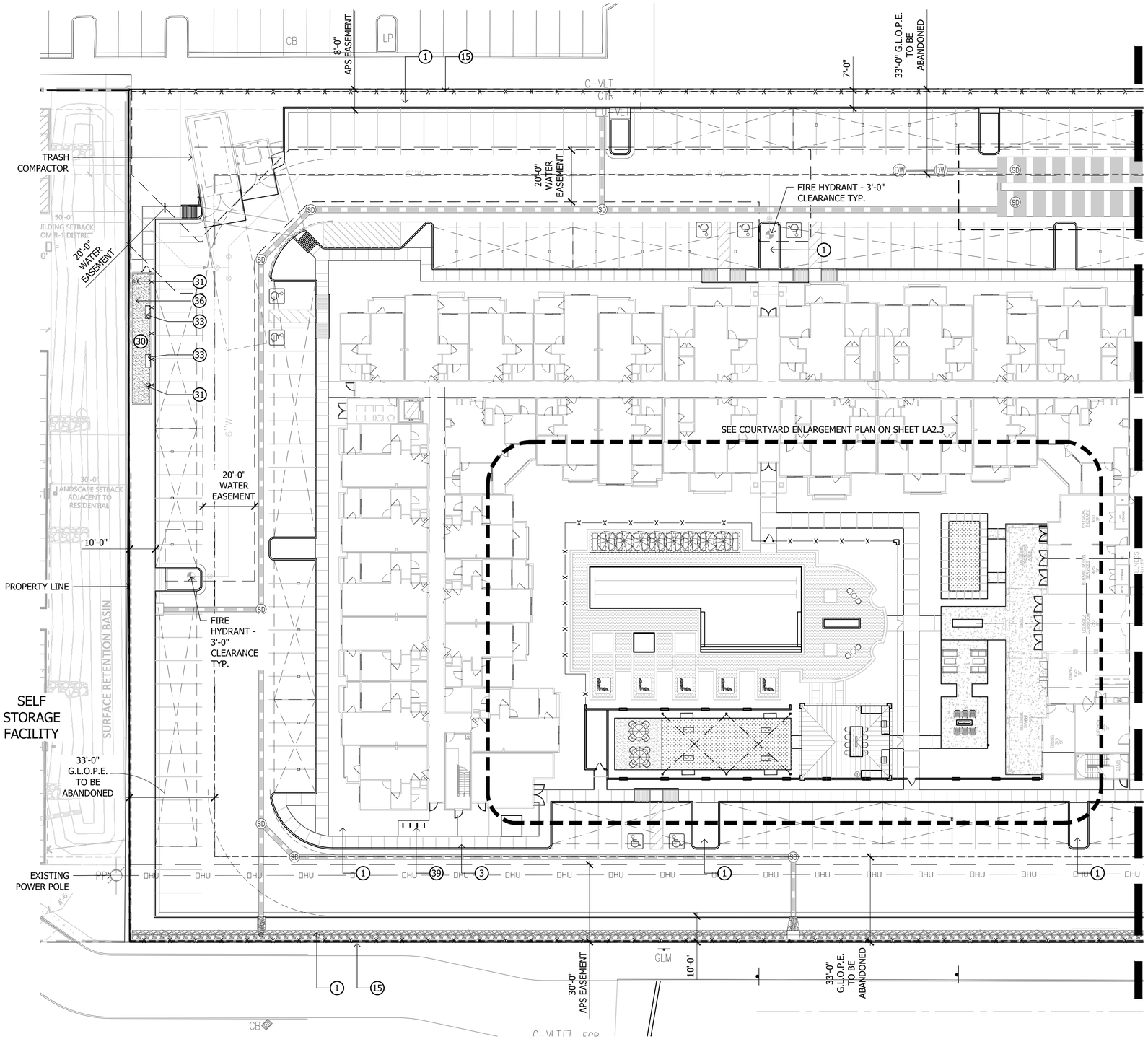
LA2.1 - Hardscape Plan

Plan Scale 1:20' Date:05-05-2021

20' 40' 60'

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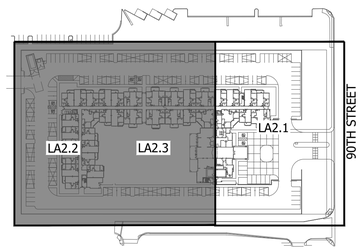
KEYNOTES

1. LANDSCAPE AREA - SEE PLANTING PLANS
2. GAME LAWN
3. CONCRETE SIDEWALK - SEE DETAIL 1&2, SHEET LA 6.5
4. CONCRETE HEADER - SEE DETAIL 5, SHEET LA 6.5
5. STEEL HEADER - SEE DETAIL 7, SHEET LA6.5
6. CONCRETE PAVING
7. TURF
8. ARTIFICIAL TURF - SEE PLANTING PLANS AND DETAIL 6, SHEET LA6.5
9. CORNER ENTRY SIGN MONUMENT - SEE DETAIL 1, SHEET LA6.1
10. PERIMETER VIEW FENCE - SEE DETAIL 3, SHEET LA6.1
11. PRIMARY VEHICULAR GATE - SEE DETAIL 1, SHEET LA6.2
12. SECONDARY VEHICULAR GATE - SEE DETAIL 2, SHEET LA6.2
13. PRIVACY WALL AT POOL COURTYARD - SEE DETAIL 2, SHEET LA6.1
14. GLASS POOL BARRIER - SEE DETAIL 1, SHEET LA6.3
15. FULL VIEW METAL FENCE - SEE DETAIL 4, SHEET LA6.1
16. PLAZA SEATING NODE
17. SITE FURNISHINGS - BY OWNER
18. FIRE PIT - SEE DETAIL 4, SHEET LA6.4
19. YOGA LAWN
20. SHADED OUTDOOR KITCHEN - SEE DETAIL 5, SHEET LA6.3
21. NORTH BBQ BAR - SEE DETAIL 3, SHEET LA6.3
22. SOUTH BBQ BAR - SEE DETAIL 4, SHEET LA6.3
23. BBQ ISLAND - SEE DETAIL 6, SHEET LA6.3
24. FESTOON LIGHTS - SEE DETAIL 11, SHEET LA6.4
25. DAYBED - SEE DETAIL 10, SHEET LA6.4
26. LAP POOL
27. LOUNGE POOL
28. SPA
29. PLANTER
30. DOG PARK
31. PET WASTE STATION - SEE DETAIL 2, SHEET LA6.4
32. METAL POOL VIEW FENCE - SEE DETAIL 3, SHEET LA6.2
33. BENCH - SEE DETAIL 5, SHEET LA6.4
34. TRASH RECEPTACLE - SEE DETAIL 6, SHEET LA6.4
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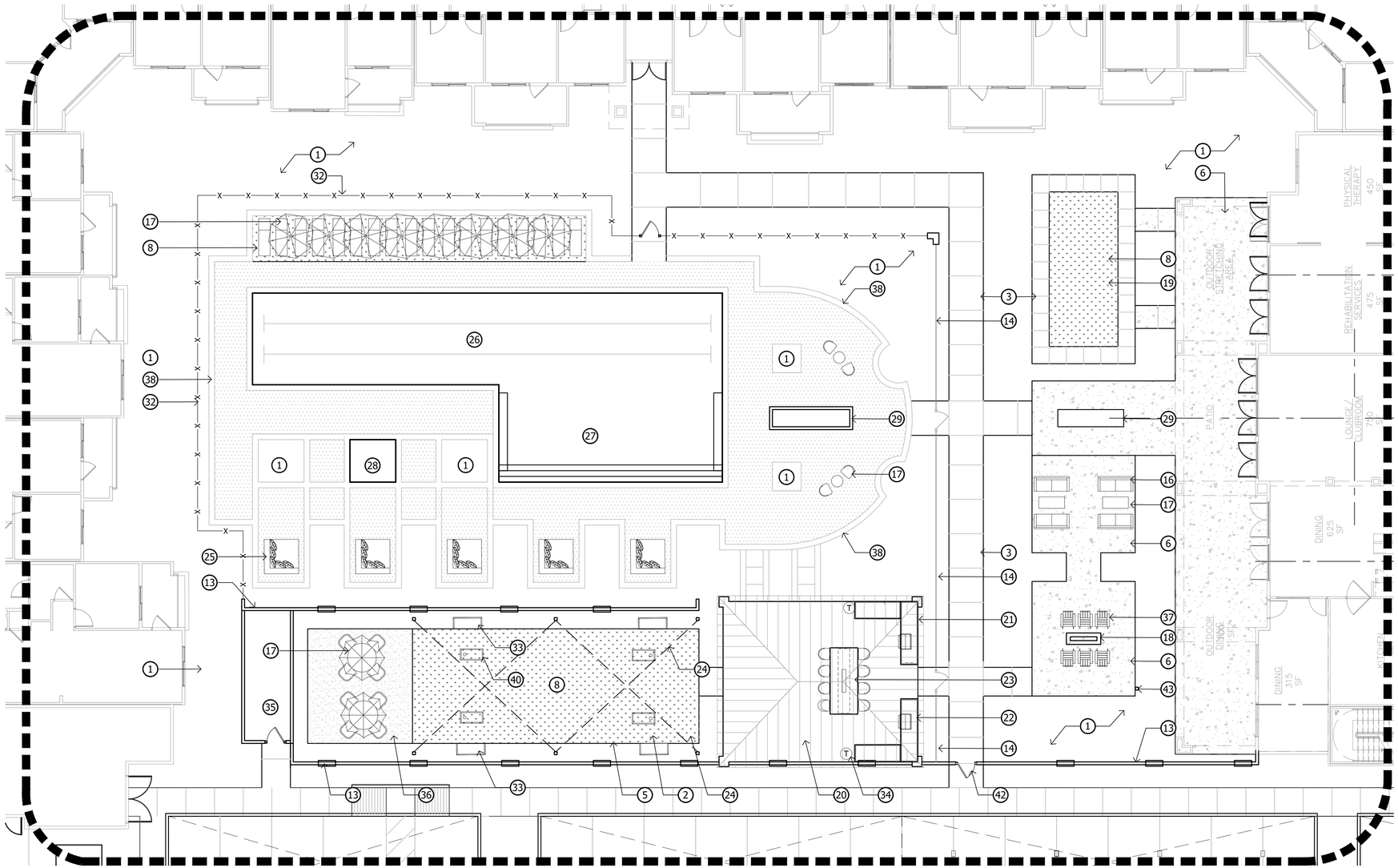
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Plan Scale 1:20' 20' 40' 60' Date:05-05-2021

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COURTYARD ENLARGEMENT



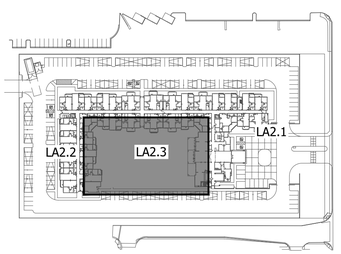
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SYMBOLS AND ABBREVIATIONS

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KEY MAP NOT TO SCALE

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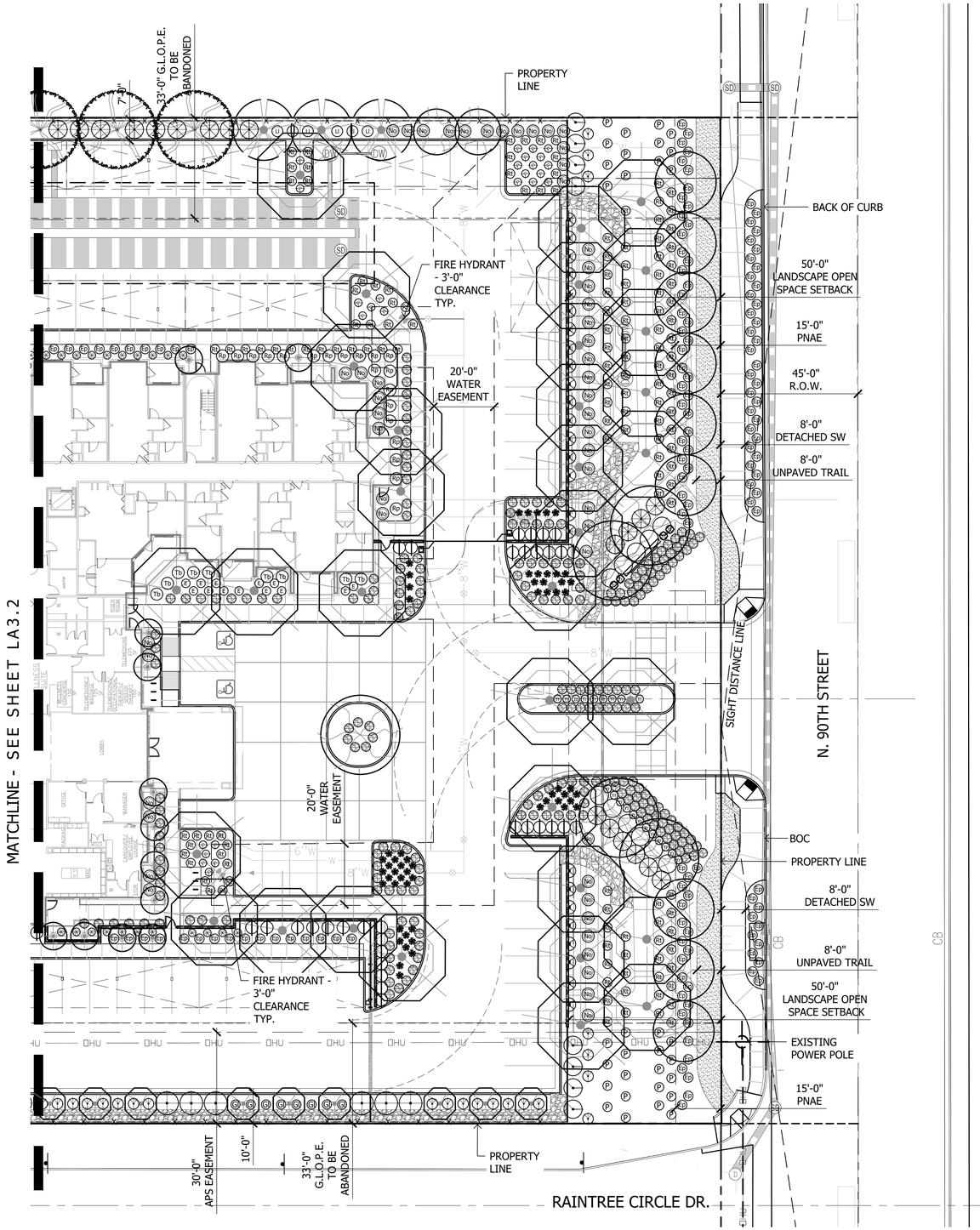
Greystar Independent Living

LA2.3 - Hardscape Plan

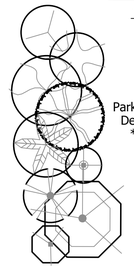
Plan Scale 1:10' 10' 20' 30' Date:05-05-2021

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Plant Materials Legend



Trees	Caliper	Quantity	Height	Width
Acacia smallii Sweet Acacia	3"	9	12.0'-14'0'	4.0'-6.0'
Acacia willardiana Palo Blanco	2"	19	9.0'-11.0'	5.0'-7.0'
Olea europaea 'Wilsonii' Wilsonii Olive	3"	5	8.0'-10.0'	7.0'-9.0'
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	2" MULTI TRUNK	6	8.0'-10.0'	5.0'-7.0'
** Phoenix dactylifera Date Palm	16" CLEAR TRUNK	20	18.0' TO PINAPPLE	
Pistacia lentiscus Mastic Tree	2"	28	9.0'-11.0"	4.0'-6.0'
Prosopis hybrid Thornless Mesquite	2"	18	8.0'-10.0"	7.0'-8.0'
Quercus virginiana 'Cathedral' Cathedral Live Oak	2"	61	10.0'-12.0"	5.0'-6.0'
Sophora secundiflora Texas Mountain Laurel	15 gal	35	2.0'-3.0'	1.0'-2.0'

** NOTE:
- PHOENIX DACTYLIFERA (DATE PALM) MAY BE SUBSTITUTED FOR
-- WASHINGTONIA FILIFEREA (CALIFORNIA PALM)
-- CANOPY SHADE TREE SUCH AS OLEA EUROPA (OLIVE)
DEPENDING ON FINAL ENGINEERING AND DESIGN.

Extra Large Shrubs	Size	Quantity
Bougainvillea 'Rosenka' Bougainvillea	15 gal.	11
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	8
Tecoma Stans Yellow Bells	15 gal.	32
Vauquelinia californica Arizona Rosewood	15 gal.	54

Large Shrubs	Size	Quantity
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	57

Medium Shrubs	Size	Quantity
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	30
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	152
Nerium oleander 'Little Red' Little Red Oleander	5 gal.	177
Rosmarinus officinalis 'Tuscan Blue' Rosemary	5 gal.	42
Ruellia brittoniana Purple Ruellia	5 gal.	40
Ruellia peninsularis Desert Ruellia	5 gal.	39

Small Shrubs	Size	Quantity
Guara lindheimeri Pink Guara	5 gal.	46
Myrtus communis 'compacta' Dwarf Myrtle	5 gal.	357
Olea Europaea "Little Ollie" Little Ollie Dwarf Olive	5 gal.	57

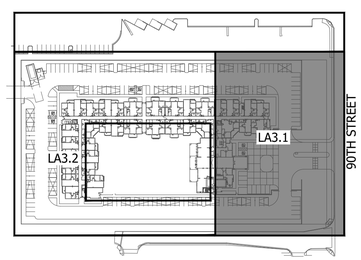
Groundcovers	Size	Quantity
Eremophila prostrata 'Outback Sunrise' Outback Sunrise Eremophila	5 gal	227
Lantana montevidensis Purple Trailing Lantana	1 gal.	85
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	253
Teucrium chamaedrys prostratum Prostate Germander	1 gal.	83

Cacti/ Accents	Size	Quantity
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	18
Aloe striata Coral Aloe	5 Gal.	156
Bouteloua gracilis Blond Ambition	5 gal	46
Euphorbia royleana Churee	5 gal.	7
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.	49
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	12
Muhlenbergia rigida 'Nashville' Purple Muhly	5 gal.	47
Pedilanthus macrocarpus Slipper Plant	5 gal.	8
Yucca pallida Pale Leaf Yucca	5 gal	81
Yucca rupicola Twisted Yucca	20 gal.	25

Vines	Size	Quantity
Bougainvillea 'California Gold' Orange Bougainvillea	5 gal	25
Ficus pumila Creeping Fig	5 gal	40

LANDSCAPE MATERIALS

Banding at Pool Coping	1,516 l.f.	See Detail 11, Sheet LA6.5
Pool Decking Kool Deck Acrylic Lace	2,972 s.f.	See Detail 10, Sheet LA6.5
Artificial Turf	1,324 s.f.	See Detail 6, LA6.5
Steel Header	196 l.f	See Detail 6, LA6.5
Decomposed Granite Top RockprosUSA 3/8" Screened - Color: TBD	27,590 s.f.	
Annuals	1,019 s.f.	
Unpaved Trail Decomposed Granite Rockpros USA 1/4" Minus - Color: Madison Gold	2,105 s.f.	



KEY MAP NOT TO SCALE

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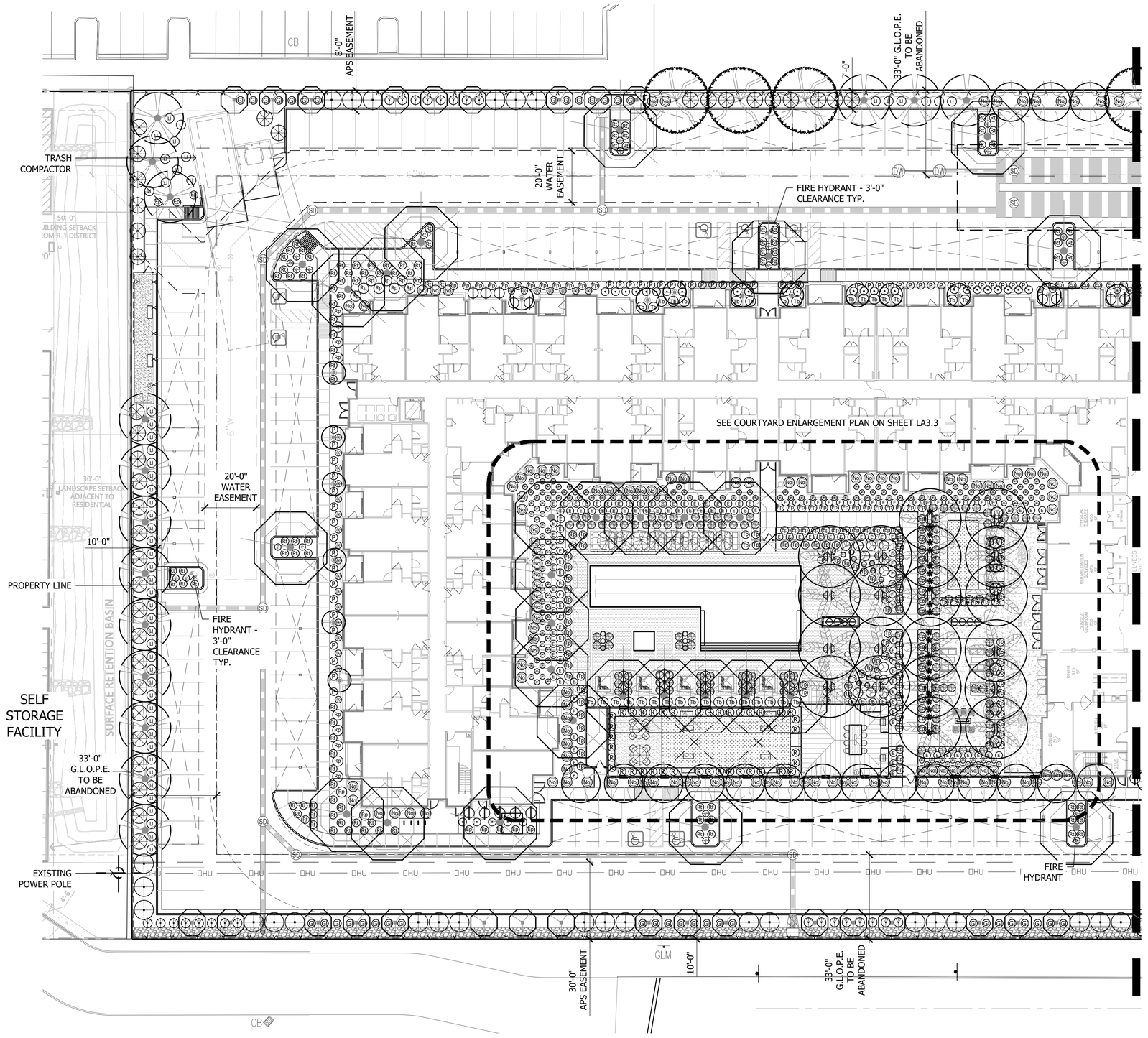
LA3.1 - Landscape Plan

Plan Scale 1:20' Date:05-05-2021

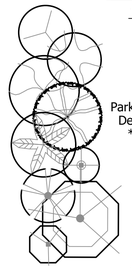
20' 40' 60'

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Plant Materials Legend



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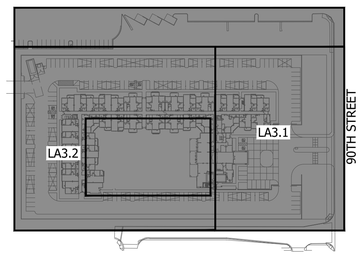
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Annuals	1,019 s.f.	
Unpaved Trail Decomposed Granite Rockpros USA 1/4" Minus - Color: Madison Gold	2,105 s.f.	



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LA3.2 - Landscape Plan

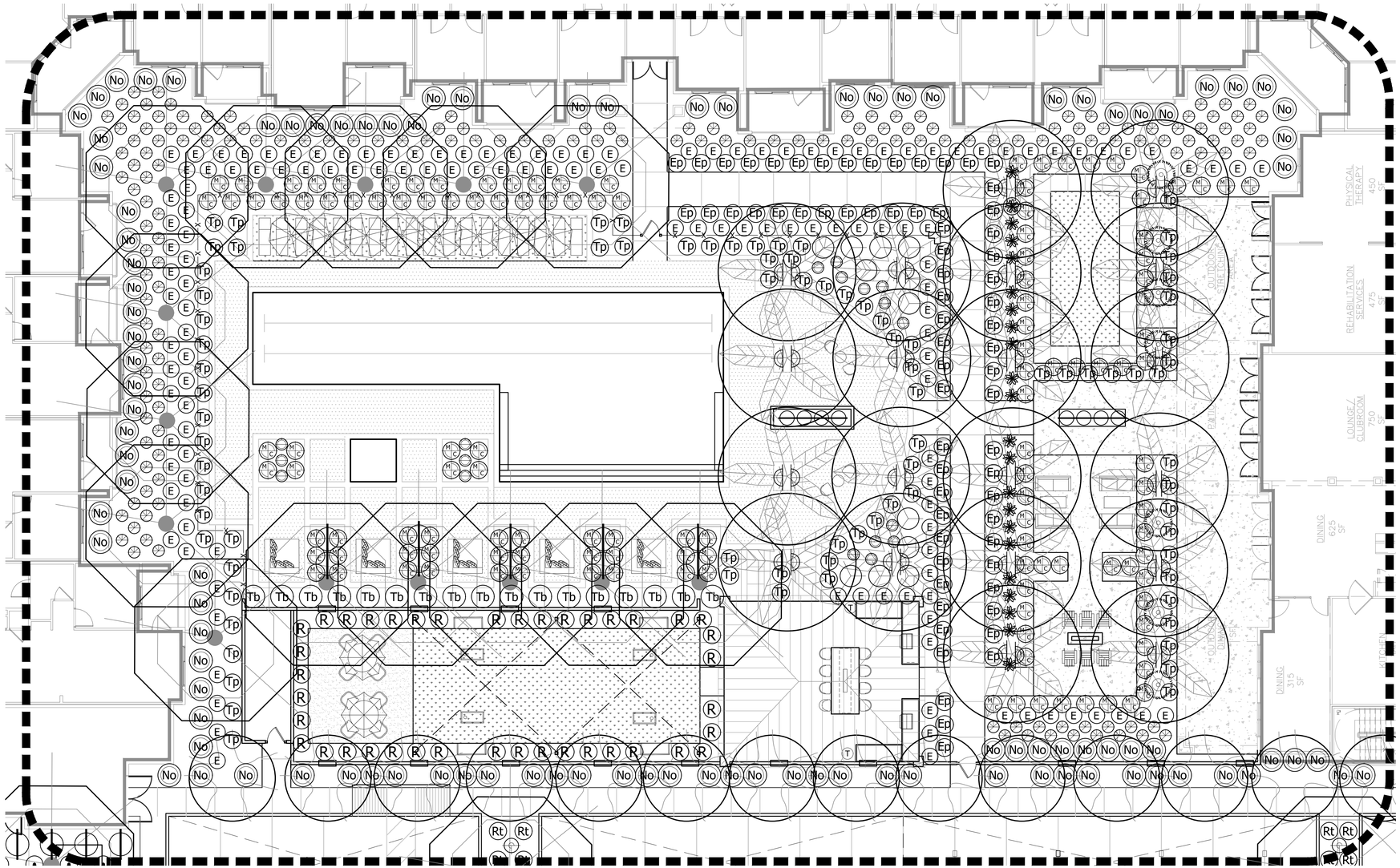
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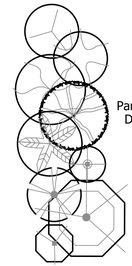
ABLASTUDIO.COM

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COURTYARD ENLARGEMENT



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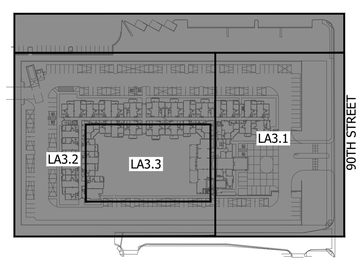
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Decomposed Granite Top Rockpros 3/8" Screened - Color: TBD	USA 27,590 s.f.	
Annuals	1,019 s.f.	
Unpaved Trail Decomposed Granite Rockpros 1/4" Minus - Color: Madison Gold	USA 2,105 s.f.	



KEY MAP NOT TO SCALE

GREYSTAR®

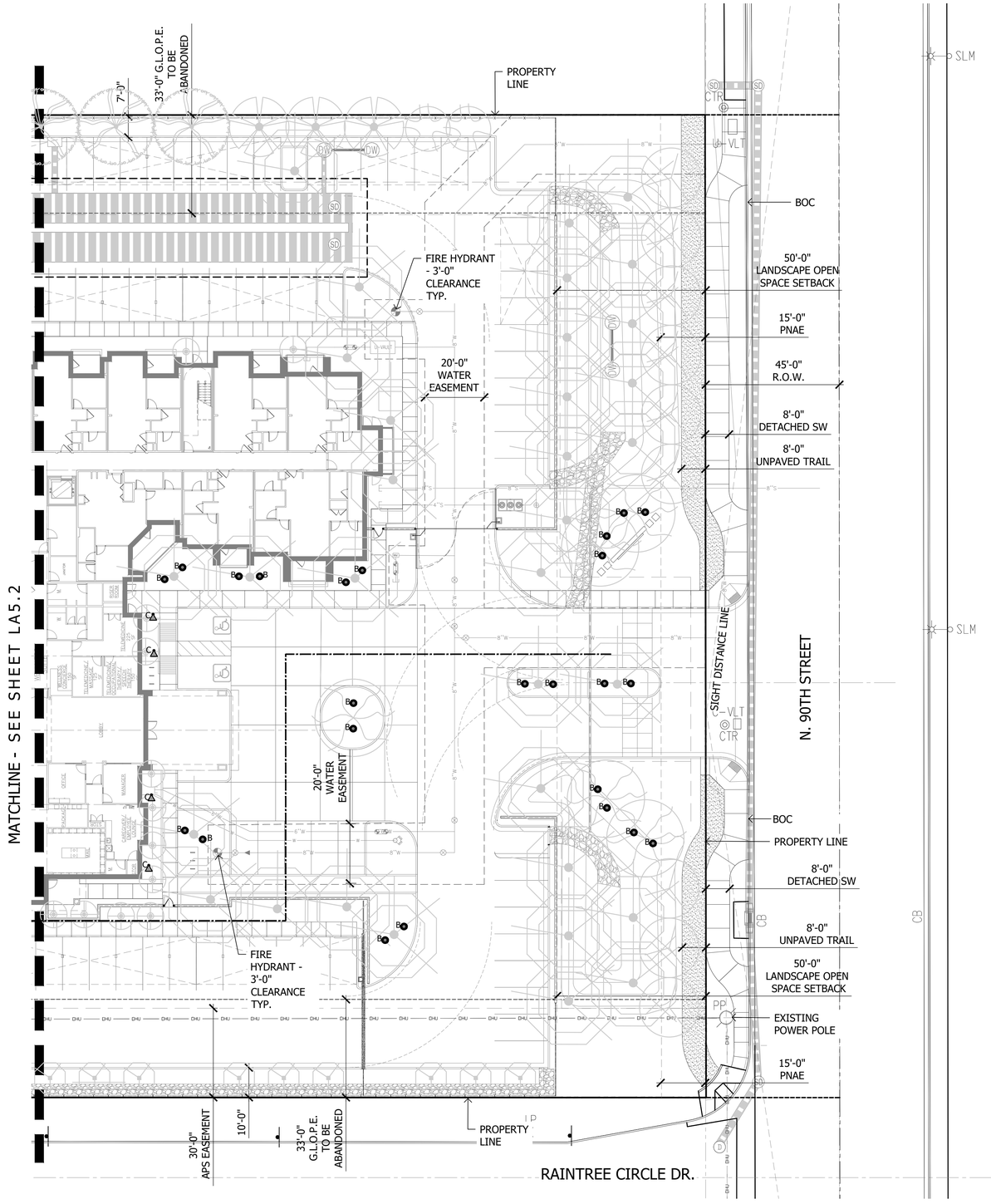
Greystar Independent Living

LA3.3 - Landscape Plan

Plan Scale 1:10' 10' 20' 30' Date:05-05-2021

ABLASTUDIO.COM

ABLA



LIGHTING LEGEND

SYMBOL	DESCRIPTION	QTY
	DIRECTIONAL UPLIGHT	
A	FX LUMINAIRE, LED BBQ FIXTURE BQ-ZD-1LED-WM-SS	2
	WELL LIGHTS	
B	FX LUMINAIRE, LED WELL LIGHT FIXTURE KG-ZD-3LED-FB	62
C	FX LUMINAIRE, LED UP LIGHT LC-ZD-3LED-FB	7
D	LF-ZD-1LED-BZ	4
	LEIT LIGHTING, STRING LIGHTS	
	TRANSFORMERS & HUBS	
T	FX LUMINAIRE LUXOR WIFI LIGHTING SYSTEM	
	LZDC300-M ENCLOSURE — 300 WATT METAL	1
	LZDC150-M ENCLOSURE — 150 WATT METAL	1
	FXWIFIMOD — WIFI ANTENNA	2
	LAM MODULE — LIGHT ASSIGNMENT	
	LIGHTING CABLE	

WIRE SPLICES TO BE SPEARS DS-400 OR 3M DBRY OR APPROVED EQUAL

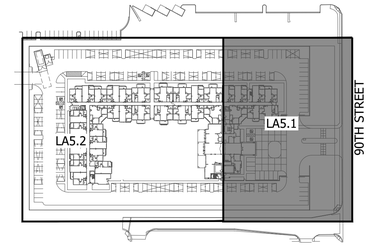
PLEASE CONTACT LOCAL FX REPRESENTATIVE WITH QUESTIONS AND/OR TECHNICAL SUPPORT KRIS KLEIN 480-305-4289

NOTE:

1) ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

2) LOCATE TRANSFORMERS IN POOL EQUIPMENT ROOM - SLEEVE LOW VOLTAGE LIGHTING ACCORDINGLY.

3) REFER TO ELECTRICAL PLANS FOR ALL LINE VOLTAGE LIGHTING DESIGN.



KEY MAP NOT TO SCALE

GREYSTAR®

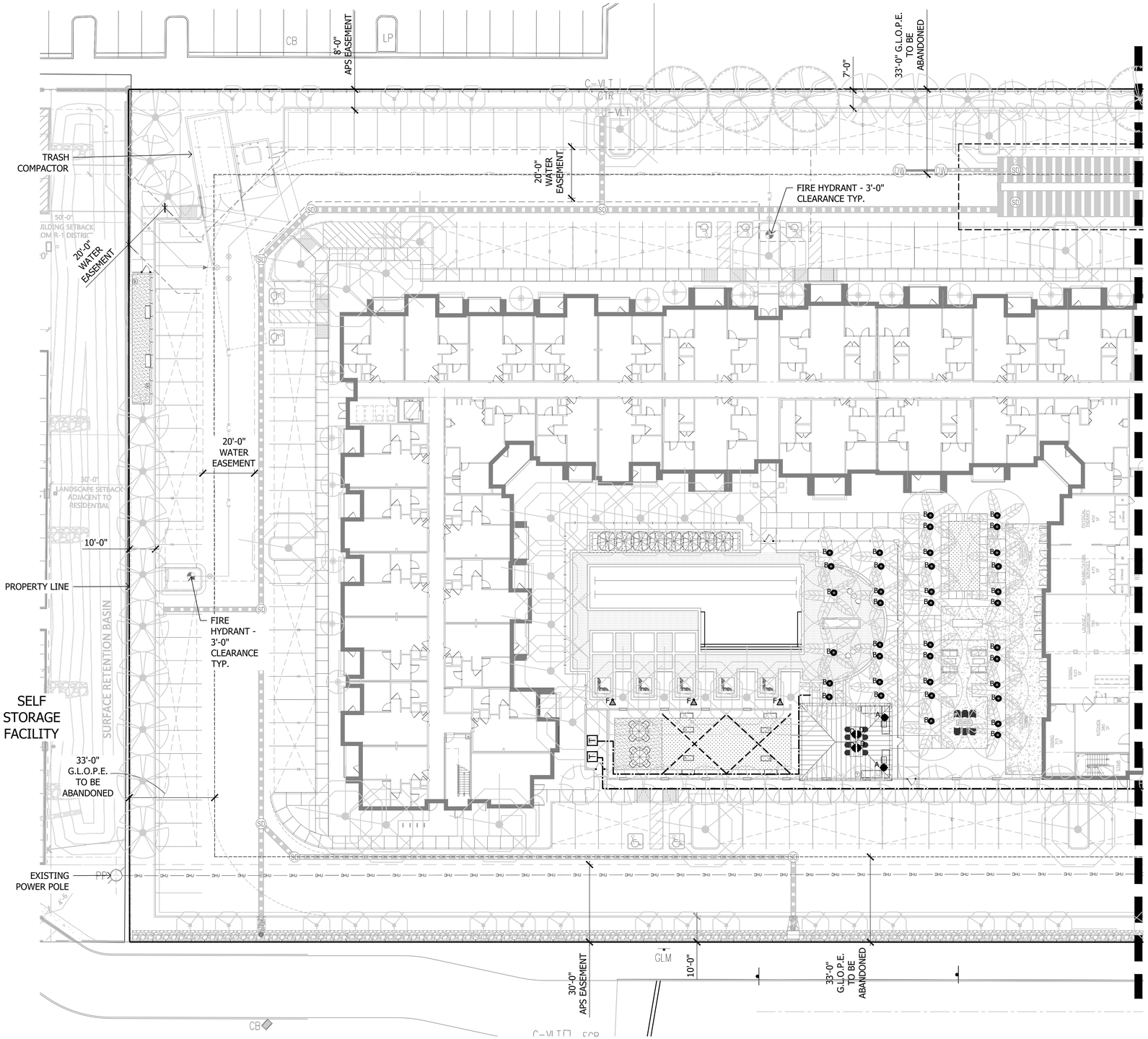
Greystar Independent Living

LA5.1 - Lighting Plan

Plan Scale 1:20' 20' 40' 60' Date:05-05-2021

ABLASTUDIO.COM

ABLA



LIGHTING LEGEND

SYMBOL	DESCRIPTION	QTY
DIRECTIONAL UPLIGHT		
A	FX LUMINAIRE, LED BBQ FIXTURE BQ-ZD-1LED-WM-SS	2
WELL LIGHTS		
B	FX LUMINAIRE, LED WELL LIGHT FIXTURE KG-ZD-3LED-FB	62
C	FX LUMINAIRE, LED UP LIGHT LC-ZD-3LED-FB	7
D	LF-ZD-1LED-BZ	4
	LEIT LIGHTING, STRING LIGHTS	
TRANSFORMERS & HUBS		
T	FX LUMINAIRE LUXOR WIFI LIGHTING SYSTEM	
	LZDC300-M ENCLOSURE — 300 WATT METAL	1
	LZDC150-M ENCLOSURE — 150 WATT METAL	1
	FXWIFIMOD — WIFI ANTENNA	2
	LAM MODULE — LIGHT ASSIGNMENT	
	LIGHTING CABLE WIRE SPLICES TO BE SPEARS DS-400 OR 3M DBRY OR APPROVED EQUAL	

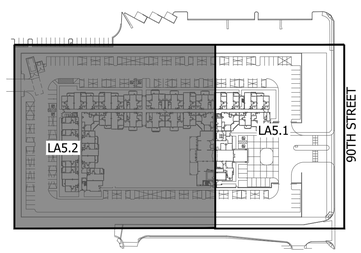
PLEASE CONTACT LOCAL FX REPRESENTATIVE WITH QUESTIONS AND/OR TECHNICAL SUPPORT
KRIS KLEIN 480-305-4289

NOTE:

1) ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

2) LOCATE TRANSFORMERS IN POOL EQUIPMENT ROOM - SLEEVE LOW VOLTAGE LIGHTING ACCORDINGLY.

3) REFER TO ELECTRICAL PLANS FOR ALL LINE VOLTAGE LIGHTING DESIGN.



KEY MAP NOT TO SCALE

GREYSTAR®

Greystar Independent Living

LA5.2 - Lighting Plan

Plan Scale 1:20' 20' 40' 60' Date:05-05-2021

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ABLA

LANDSCAPE LIGHTING CUT SHEETS #5

FXLuminaire

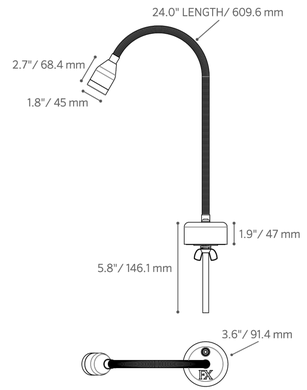
LED Specialty Lights



The BQ 1 LED stainless steel light illuminates grilling areas. It is designed to work with the Luxor® system, or it can be operated independently with an optional plug-in transformer.

BQ: Barbeque Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIV-ALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	42
MAX LUMENS:	81.5
CRI (Ra)	82



Learn more about FX Luminaire specialty lights. Visit: fxl.com/products

LANDSCAPE LIGHTING CUT SHEETS #6

ORDERING INFORMATION LED



BQ: Barbeque Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	BQ
2	OPTIONAL ZD	ZD (*Refer to the Luxor page in the Lighting Control section*)
3	LAMP	1LED (50,000 avg. life hours)
4	FINISH	SS

EXAMPLE: BQ-ZD-1LED-SS = BQ - ZD Option - 1LED Board - Stainless Steel

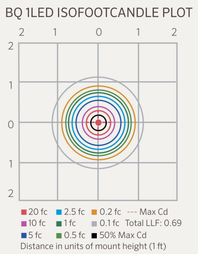
METALS

SS = Stainless Steel

FIELD INSTALLED OPTIONS:

PART NUMBER	DESCRIPTION
MT12W	MINI TRANSFORMER, 12W

PHOTOMETRICS:



Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum. It is calculated using LM-79 method for SSL Luminaires.

c UL us LISTED 3YJ8

The BQ includes a 1 LED board, mounting hardware for countertop, and a 2 ft lead.

3/15 760.744.5240 | fxl.com FXLuminaire

Low Voltage Light Fixture - "A"

BQ-ZD-1LED-WM-SS

FXLuminaire

LED Well Lights

PROJECT

CATALOG #

TYPE

NOTES



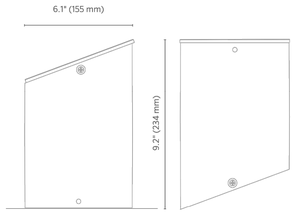
Angled Orientation

KG Well Light DESIGNER PREMIUM

Reversible angled or flat-top well light in 3, 6, or 9 LED.
RGBW capable with **Luxor®** systems.

Quick Facts

- Die-cast brass or aluminum construction
- Powder-coat, natural, or antiqued brass finishes
- Cree® integrated LEDs
- Reversible design for flat or angled installation
- Tamper-resistant features
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V



LANDSCAPE & ARCHITECTURAL LIGHTING

KG Well Light ORDERING INFORMATION

Fixture	Luxor Option	Compliance	Output	Finish			
KG*	**[default]** *Zone*	**[default]** *UL Listed*	**3LED** *128 Lumens*	**BS** *Natural Brass*		**WG** *White Gloss*	
	ZD *Zone/Dim*	**e** *CE Certified*	**6LED** *265 Lumens*	**BZ** *Bronze Metallic*		**FW** *Natural Brass*	
			9LED *321 Lumens*	**DG** *Desert Granite*		**AL** *Almond*	
	ZDC *Zone/Dim/Color*		**[default]** *123 Lumens*	**WI** *Weathered Iron*		**AB** *Antique Bronze*	
				SB *Sedona Brown*		**AT** *Antique Tumbled*	
				FB *Black*		**NP** *Nickel Plate*	
				CB** *Camo Bronze*			

***Composite grid faceplate*

EXAMPLE FIXTURE CONFIGURATION: KG-ZD-6LED-BS

KG – [ ] – [ ] – [ ] – [ ]

**Includes 6" (152 mm) Reversible (Flat/Angled) Conduit Sleeve (250011630000)*

Accessory: Specify Separately

Item	Code
CLEAR PROTECTIVE INSERT *2.5" (64 mm) x 12" (305 mm)*	KG-CPI

LANDSCAPE & ARCHITECTURAL LIGHTING

KG Well Light PHOTOMETRICS

KG 3LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 23.9°	Horizontal 23.8°
4.2' (1.3 m)	22.8 fc (245 lx)	1.8' (0.6 m)	1.8' (0.6 m)
8.3' (2.5 m)	5.7 fc (61 lx)	3.5' (1.1 m)	3.5' (1.1 m)
12.5' (3.8 m)	2.5 fc (27 lx)	5.3' (1.6 m)	5.3' (1.6 m)
16.7' (5.1 m)	1.5 fc (16 lx)	7.0' (2.1 m)	7.0' (2.1 m)
20.8' (6.3 m)	0.9 fc (10 lx)	8.8' (2.7 m)	8.8' (2.7 m)
25.0' (7.6 m)	0.6 fc (7 lx)	10.6' (3.2 m)	10.5' (3.2 m)

KG 6LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 27.8°	Horizontal 27.9°
4.2' (1.3 m)	42.7 fc (460 lx)	2.1' (0.6 m)	2.1' (0.6 m)
8.3' (2.5 m)	10.7 fc (115 lx)	4.1' (1.3 m)	4.1' (1.3 m)
12.5' (3.8 m)	4.8 fc (52 lx)	6.2' (1.9 m)	6.2' (1.9 m)
16.7' (5.1 m)	2.7 fc (29 lx)	8.3' (2.5 m)	8.3' (2.5 m)
20.8' (6.3 m)	1.7 fc (18 lx)	10.3' (3.1 m)	10.3' (3.1 m)
25.0' (7.6 m)	1.2 fc (13 lx)	12.4' (3.8 m)	12.4' (3.8 m)

KG 9LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 27.9°	Horizontal 27.0°
4.2' (1.3 m)	51.7 fc (557 lx)	2.1' (0.6 m)	2.0' (0.6 lx)
8.3' (2.5 m)	13.0 fc (140 lx)	4.1' (1.3 m)	4.0' (1.2 m)
12.5' (3.8 m)	5.8 fc (62 lx)	6.2' (1.9 m)	6.0' (1.8 m)
16.7' (5.1 m)	3.2 fc (35 lx)	8.3' (2.5 m)	8.0' (2.4 m)
20.8' (6.3 m)	2.1 fc (23 lx)	10.4' (3.2 m)	10.0' (3.1 m)
25.0' (7.6 m)	1.4 fc (15 lx)	12.4' (3.8 m)	12.0' (3.7 m)

KG ZDC Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 54.4°	Horizontal 38.9°
4.2' (1.3 m)	4.4 fc (47 lx)	4.4' (1.3 m)	3.0' (0.9 m)
8.3' (2.5 m)	1.1 fc (12 lx)	9.0' (2.7 m)	6.1' (1.9 m)
12.5' (3.8 m)	0.5 fc (5 lx)	13.4' (4.1 m)	9.2' (2.8 m)
16.7' (5.1 m)	0.3 fc (3 lx)	17.8' (5.4 m)	12.2' (3.7 m)
20.8' (6.3 m)	0.2 fc (2 lx)	22.3' (6.8 m)	15.3' (4.7 m)
25.0' (7.6 m)	0.1 fc (1 lx)	26.7' (8.1 m)	18.3' (5.6 m)

Cree is a registered trademark of Cree Inc. MoistureBlock is a trademark of DSM&T Co. Inc.

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Learn more. Visit fxl.com | +1 760.744.5240

FXLIT-015-SS-SPECIALTY-DSN-KG 4/20

Low Voltage Light Fixture - "B"
KG-ZD-3LED-FB

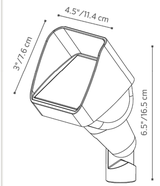
FXLuminaire



Our largest wall-wash up light, the LC, projects a broad spectrum of light on large walls and spaces. It is available in 1, 3, 6 and 9LED, and is available in an array of finishes to suit the needs of any design that calls for a large-span wall washing up light.

LC: Up Light

NUMBER OF LEDS:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	30.9	36.5	36.1	36.8
MAX LUMENS:	63	154	331	436
CRI (Ra)	82.8	80.2	82.2	79.2



Learn more about FX Luminaire up lights. Visit: fxl.com

760.744.5240



LC: Up Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	**FIXTURE**	LC
2	**OPTIONAL ZD**	ZD (*Refer to the Luxor page in the Lighting Control section*)
3	**LAMP**	1LED, 3LED, 6LED, 9LED (*50,000 avg. life hours*)
4	**FINISH**	AB*, AT*, NP*, BS, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: LC-ZD-3LED-BZ = **LC - ZD Option - 3LED Board - Bronze Metallic Finish**

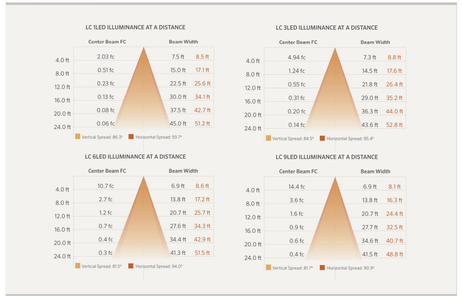
FIELD INSTALLED OPTIONS: Order Individually

Mounting Options
Long Slot Spike *(250015840000) 2.5" x 10"* **Included**
Super Slot Spike *(753900) 2" x 10"*
SuperJ-Box *(SJ-XX**) 2.5" x 12"*
Post Mount *(PM-XX**) 2.5" x 13"*



EXAMPLE: 753900 = **Super Slot Spike**

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for SSL Luminaires:
"Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

METALS

- **AB** = Antique Bronze* (On Brass)
- **AT** = Antique Tumbled* (On Brass)
- **NP** = Nickel Plate*
- **BS** = Natural Brass

POWDER COAT

- **WG** = White Gloss
- **FW** = Flat White
- **AL** = Almond
- **BZ** = Bronze Metallic
- **DG** = Desert Granite
- **WI** = Weathered Iron
- **VF** = Verde Speckle
- **SB** = Sedona Brown
- **FB** = Flat Black

The LC includes your choice LED boards, choice of finish, 4 ft. lead wire and a Long Slot Spike.

All LC up lights come standard with amber, green, blue and frosted filters

** May require longer lead time*

*** Denotes finish code*

c UL us LISTED 3YJ8

Low Voltage Light Fixture - "C"
LC-ZD-3LED-FB

FXLuminaire

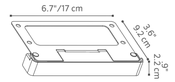
LED Wall Lights



The LF is our LED under-the-cap hardscape wall light. It can easily be fitted between a block wall and capstone for a neat, clean installation. Due to its modular bracket design, the LF can even be installed under railings and existing construction.

LF: Wall Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	37
MAX LUMENS:	77
CCT (Ra)	81.6



Learn more about FX Luminaire wall lights. Visit: fxl.com

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ORDERING INFORMATION — LED

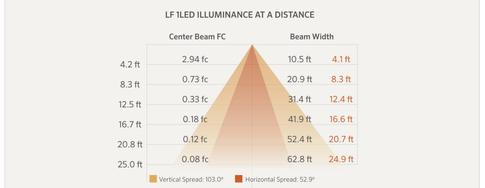
LF: Wall Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	LF
2	OPTIONAL ZD	ZD (*Refer to the Luxor page in the Lighting Control section*)
3	LAMP	1LED (*50,000 avg. life hours*)
4	FINISH	AB*, AT*, CU, BS, SS, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: LF-ZD-1LED-SS = **LF - ZD Option - 1LED Board - Stainless Steel Finish**

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for SSL Luminaires:
"Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

METALS

- **AB** = Antique Bronze* (On Copper)
- **AB** = Antique Bronze* (On Brass)
- **AT** = Antique Tumbled* (On Copper)
- **AT** = Antique Tumbled* (On Brass)
- **CU** = Copper
- **BS** = Natural Brass
- **SS** = Stainless Steel

POWDER COAT

- **WG** = White Gloss
- **FW** = Flat White
- **AL** = Almond
- **BZ** = Bronze Metallic
- **DG** = Desert Granite
- **WI** = Weathered Iron
- **VF** = Verde Speckle
- **SB** = Sedona Brown
- **FB** = Flat Black

The LF includes a 1LED board, choice of faceplate finish, 9 ft lead wire.

All LF wall lights come standard with amber, and frosted filters

** May require longer lead time*

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FXLuminaire

Low Voltage Light Fixture - "D"
LF-ZD-1LED-BZ

FXLuminaire

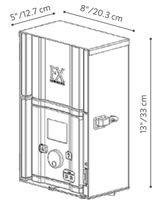
LED Lighting Controller



With Luxor controlling an LED landscape lighting system, lights don't simply turn on and off. They come alive. Luxor offers both zoning and dimming capabilities that provide virtually limitless design possibilities.

LUXOR: Lighting Controller

MODELS:	150 or 300 Watt
FINISHES:	Stainless Steel or Matte Gray Powder Coat
DEPTH:	5" / 12.7 cm
WIDTH:	8" / 20.3cm
HEIGHT:	13" / 33 cm



Learn more about FX Luminaire Lighting Controllers. Visit: fxl.com

760.744.5240

ORDERING INFORMATION LED



LUXOR: Lighting Controller

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

Step	Description	Code
1	**TRANSFORMER**	LZD
2	**SIZE**	150, 300
3	**FINISH**	SS, M

EXAMPLE: LZD-150-M = Luxor Transformer -150W - Matte Gray Finish

FIELD INSTALLED OPTIONS: Order individually

Description	Code
Wi-Fi module add-on with antenna	FXWIFIMOD
Light Assignment Module for iOS & Android	LAM
Luxor Faceplate Mount	LUXORFPMNT

EXAMPLE: LAM = Light Assignment Module

FEATURES:

- Up to 250 independently adjustable lighting groups can be created
- Compatible with FX LED ZD lights only
- All groups can be turned on independently and dimmed from 1-100%
- Utilizes FX Luxor Communication Technology to connect lights to the controller
- User interface includes a full color LCD display for easy setup, maintenance and adjusting of groups
- Uses event based scheduling, which allows a single group of lights to change dimming percentages throughout the night
- Fully removable facepack, uses a RJ-11 cable that is extendable up to 1000'
- Simple two-wire configuration for easy installation and adjusting
- Fixture addressing takes place on the front of the facepack for easy access
- No matter where a light is within a system, it can communicate with the transformer to receive its schedule, intensity, and group
- Astronomical Timing Function with Map Placement
- Available in 150 & 300 Watts
- Stainless Steel or Matte Gray powder coated cabinet finishes

METALS

SS = Stainless Steel

POWDER COAT

M = Paintable Matte Gray

The Luxor is available in 150 or 300 watt options, choice of stainless steel or matte gray powder coat and a 3' power cord.

WI-FI-OPTIONS



Smartphone with Luxor Wi-Fi App to wirelessly adjust lighting at any time

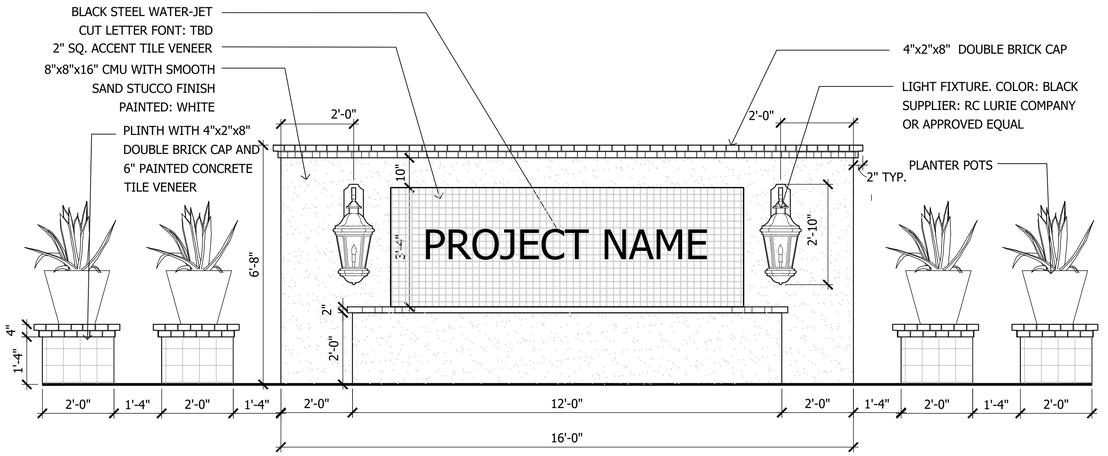
Smartphone with Light Assignment Module (LAM) which wirelessly assigns fixtures to groups using ActivAssign™ technology

Intertek

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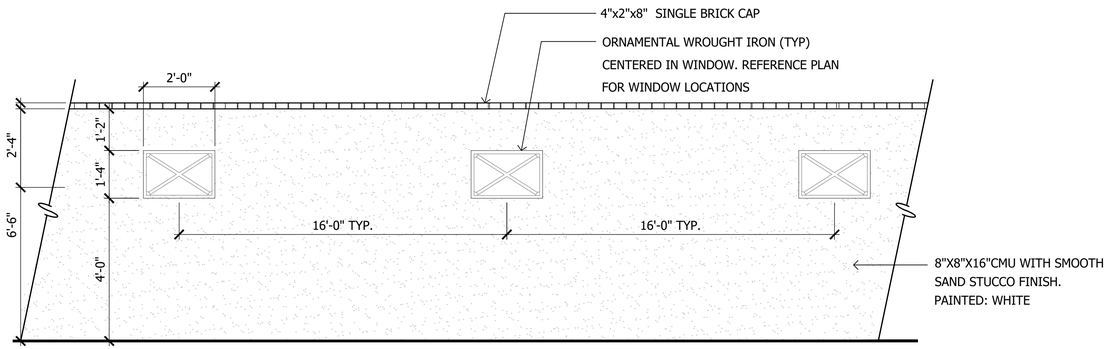
FXLuminaire

Low Voltage Light Transformer
LZD300-M With WIFI Antenna
LZD150-M With WIFI Antenna



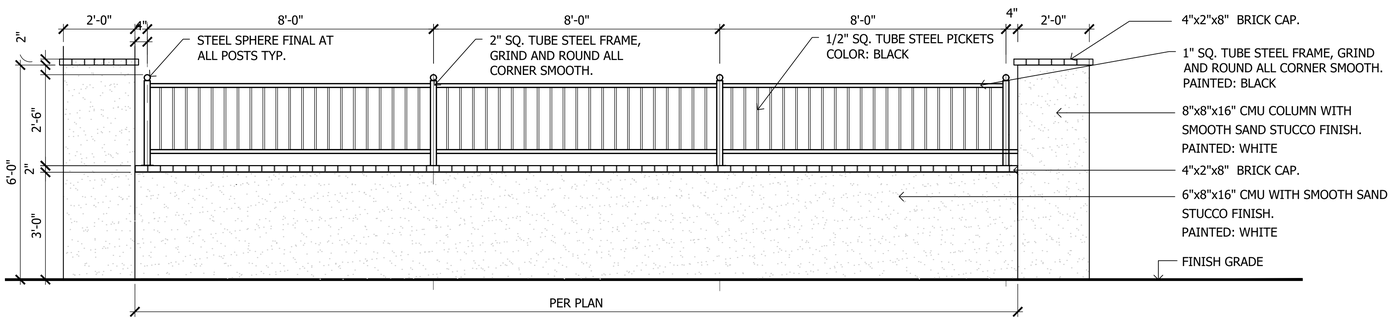
1 Corner Entry Sign Monument

SCALE: 1/2"=1'-0"



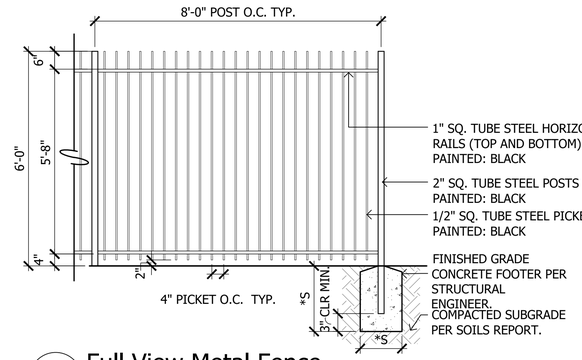
2 Privacy Wall at Courtyard

SCALE: 1/2"=1'-0"



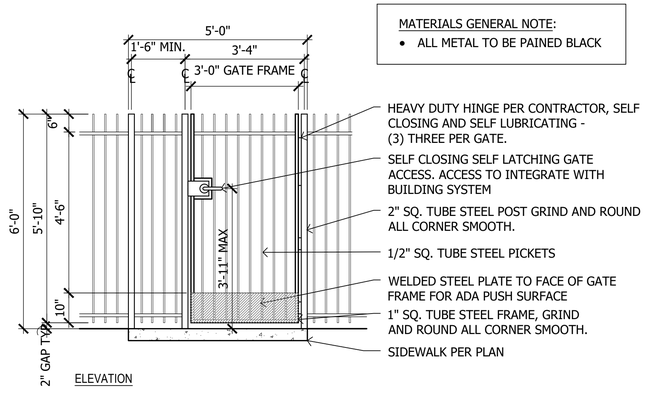
3 Perimeter View Fence

SCALE: 1/2"=1'-0"



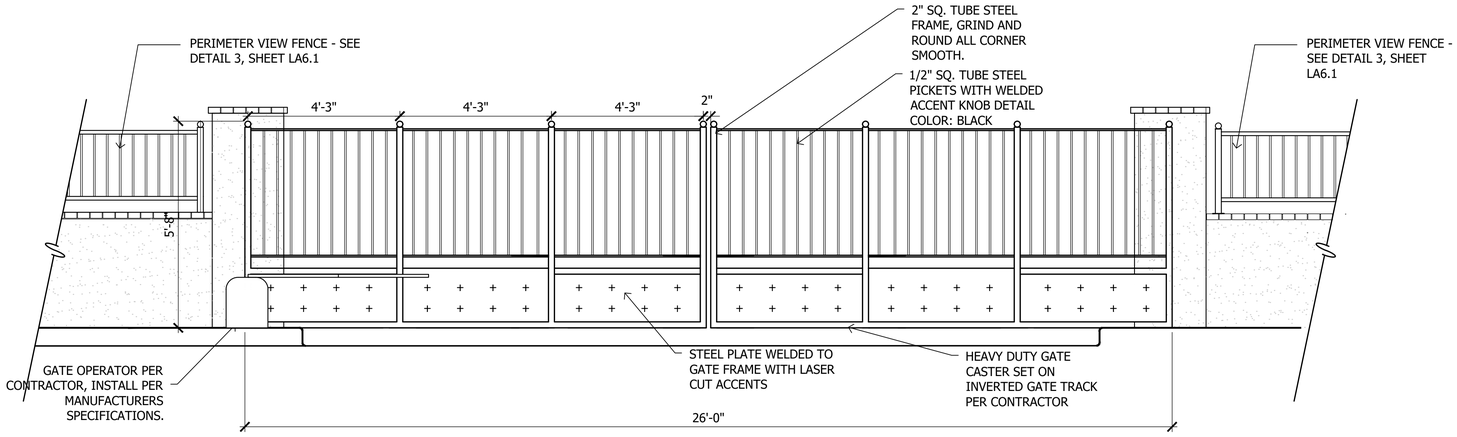
4 Full View Metal Fence

SCALE: 1/2"=1'-0"



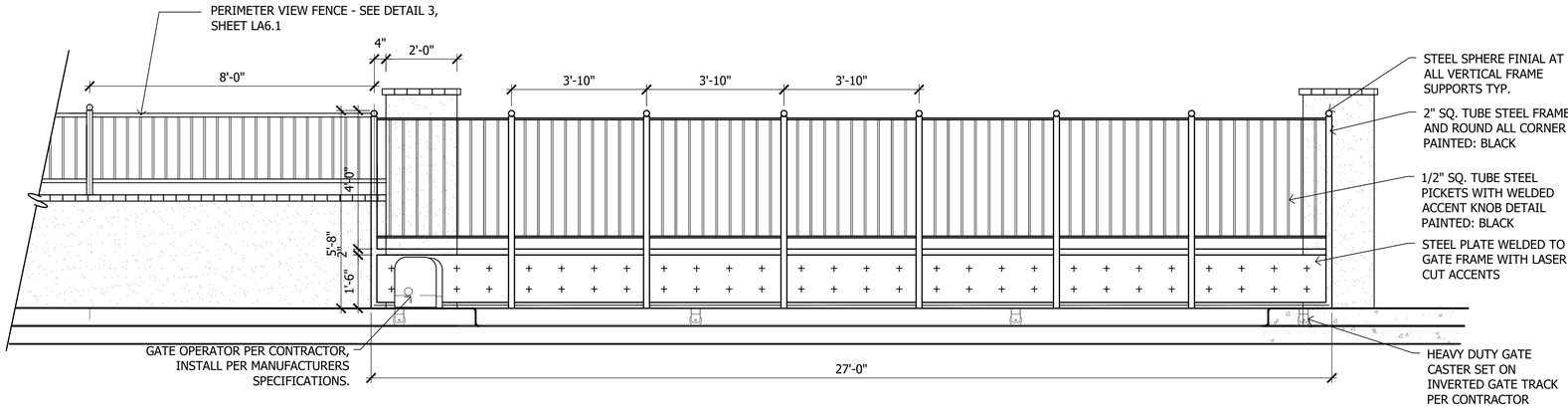
5 Full View Metal Fence Pedestrian Gate

SCALE: 1/2"=1'-0"



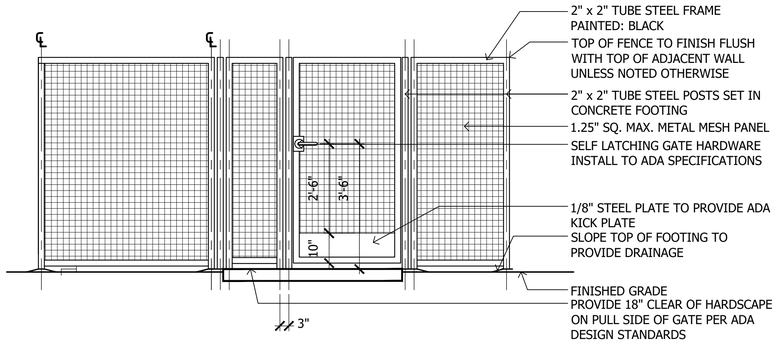
1 Primary Vehicular Gate

SCALE: 1/2"=1'-0"



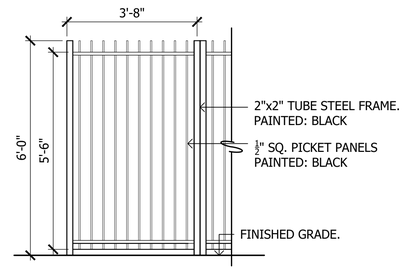
2 Secondary Vehicular Gate

SCALE: 1/2"=1'-0"



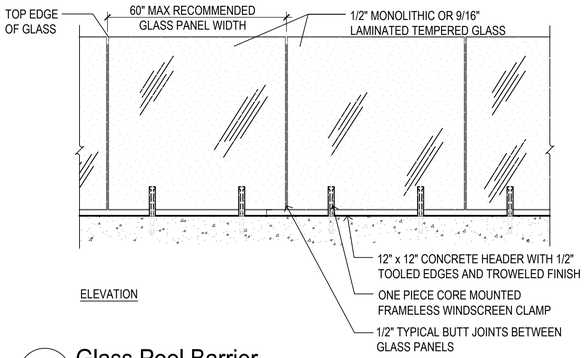
3 Metal Pool View Fence and Gate

SCALE: 1/2"=1'-0"



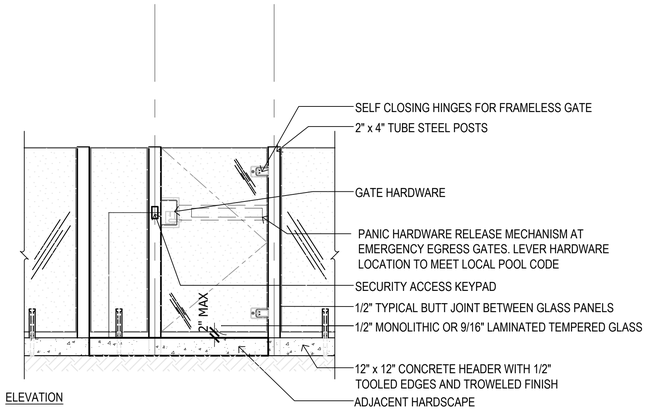
4 Removable Utility Accent Fence Panels

SCALE: 1/2"=1'-0"



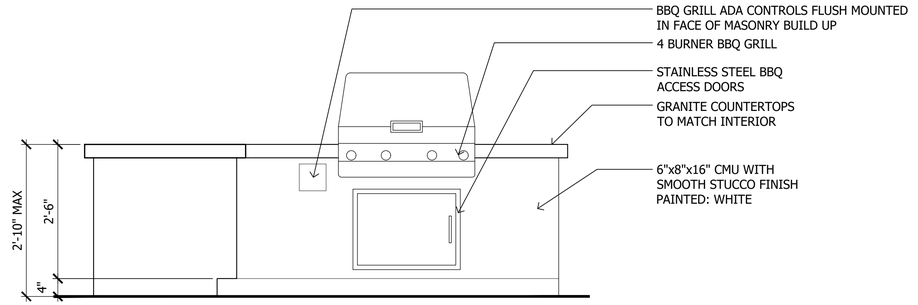
1 Glass Pool Barrier

SCALE: 1/2"=1'-0"



2 Glass Pool Barrier Gate

SCALE: 1/2"=1'-0"



3 North BBQ Bar

SCALE: 3/4"=1'-0"

4 South BBQ Bar

SCALE: 3/4"=1'-0"

DESIGN INTENT IMAGE

MANUF: CLASSIC RECREATIONS SYSTEMS
MODEL: DENVER
OR APPROVED EQUAL

MASONRY WRAPPED COLUMNS WITH DOUBLE BRICK CAP AND STUCCO FINISH

5 Shaded Outdoor Kitchen

SCALE: 1/2"=1'-0"

6 BBQ Island

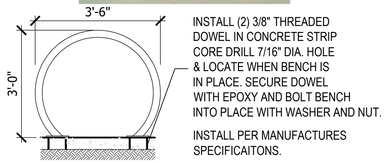
SCALE: 1/2"=1'-0"

MANUFACTURER: P & P IMPORTS
MODEL: CH-01-LED-WHITE (GLOW IN THE DARK)
STYLE:TAILGATE SIZE

7 Bean Bag Toss

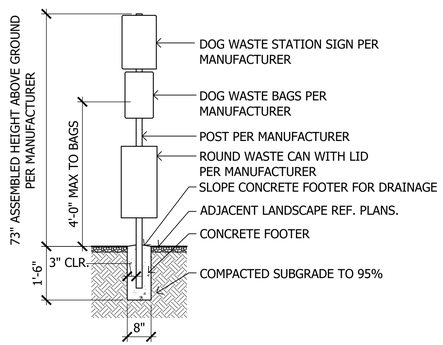
SCALE: 1/2"=1'-0"





BIKE RACK:
P.W. ATHLETIC MFG. CO.
LOCAL REP:
DAVE BANG ASSOC.
PHONE: 800-456-7903 WEB:WWW.PWATHLETIC.COM
COLOR: POWDERCOAT
BLACK METAL
MODEL: 1700-00 / M3
ROUND-UP BIKE RACK OR APPROVED EQUAL

1 Bike Rack
SCALE: 1/2"=1'-0"





NOTES:
DOG WASTE STATION WITH ROLL BAG SYSTEM - DEPOT-006-B
ORDER THROUGH DOG WASTE DEPOT
WWW.DOGWASTEDEPOT.COM
(800) 678-1612

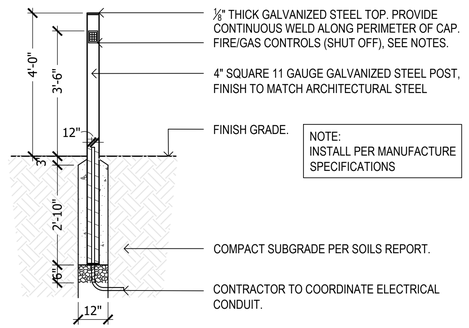
2 Pet Waste Station
SCALE: 1/2"=1'-0"



MANUFACTURER: LOLL DESIGN - 1-877-740-3387
MODEL: STANDARD ADIRONDACK CHAIR (FLAT)
COLOR:PER INTERIOR DESIGNER
OR APPROVED EQUAL

BY OWNER

3 Adirondack Chair
SCALE: Adirtondack Chair

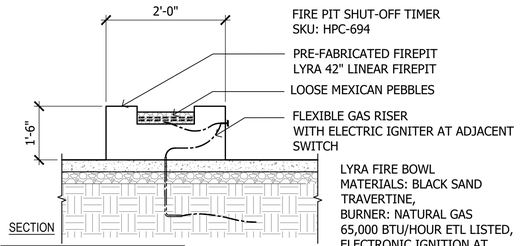


STEEL POST, KEYPAD NOTES:
- CONTRACTOR TO SUBMIT ALL MATERIALS & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR OR MECHANICAL ENGINEER TO PROVIDE SPECIFICATIONS ON GAS LINES, GAS CONNECTIONS, TIMERS, EMERGENCY SHUT OFFS (VALVES), KEY PAD OPERATORS, OR ANY NECESSARY EQUIPMENT OR PARTS TO SAFELY FUNCTION GAS COMPONENTS, INSTALL PER LOCAL CODES.

4 Fire Pit
SCALE: 1/2"=1'-0"



GENERAL NOTES:
FIRE PIT ACCESSORIES
eFIREPLACE STORE
PHONE: 800-203-1642
WWW.EFIREPLACESTORE.COM
OR APPROVED EQUAL



NOTE:
INSTALL PER MANUFACTURER SPECIFICATIONS

BENCH:
MANUF: LANDSCAPE FORMS
MODEL: GENERATION 50 - TRADITIONAL BACKED WITH 2 ARMS
431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
PHONE: (269) 381-0396
FAX: (269) 381-3455
OR APPROVED EQUAL



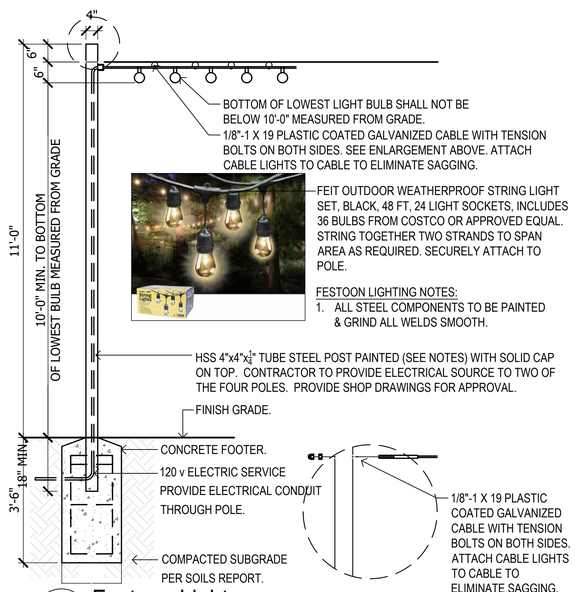
5 Bench
SCALE: 1/2"=1'-0"

TRASH RECEPTACLE:
MANUF: LANDSCAPE FORMS
MODEL: GENERATION 50 - TOP OPEN
]431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
PHONE: (269) 381-0396
FAX: (269) 381-3455
OR APPROVED EQUAL

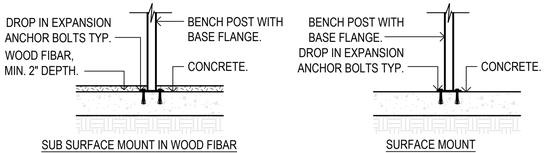


6 Trash Receptacle
SCALE: 1/2"=1'-0"

7 Fire Pit/Spa Controls
SCALE: 1/2"=1'-0"



11 Festoon Lights
SCALE: 1/2"=1'-0"



TYPICAL MOUNTING METHODS NOTE:
REFER TO DETAILS 4, 5, 6, 7, & 8 SHEET LA6.7 FOR EQUIPMENT.

8 Typical Mounting Methods
SCALE: 1/2"=1'-0"



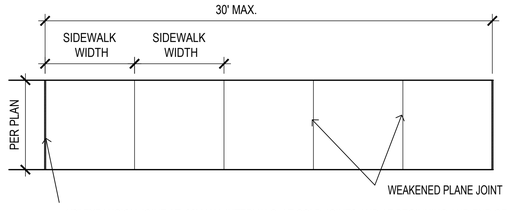
DAYBED
MANUF: SOURCE FURNITURE
MODEL: BREEZE DAYBED WITH WOOD SLATS TOP AND BACK OR APPROVED EQUAL
MODEL#: SKU: SF-3406-202 OR APPROVED EQUAL
COLOR: AIRSHIP GREY OR APPROVED EQUAL

10 Private Covered Cabana
SCALE: NTS



MANUFACTURER: QUICK CRETE PRODUCTS
MODEL: COZUMEL 27" X 24" ROUND
MODEL: QR-COZ-3733P
FINISH/COLOR: MISSION WHITE
OR APPROVED EQUAL

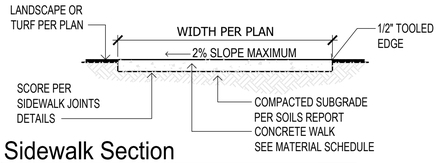
9 Planter Pot
SCALE: 1/2"=1'-0"



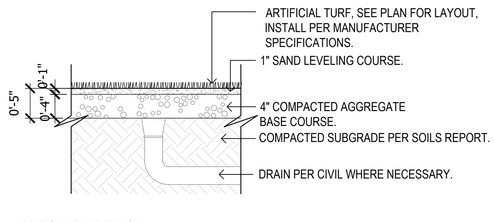
PLAN

1/2" EXPANSION JOINT AT 30' MAX. INTERVALS, AT COLD JOINTS AND AT BEGINNING AND END OF RETURN. EXPANSION JOINTS TO MATCH LOCATION OF CURB AND GUTTER EXPANSION JOINT.

1 Sidewalk Plan
SCALE: 1/4"=1'-0"

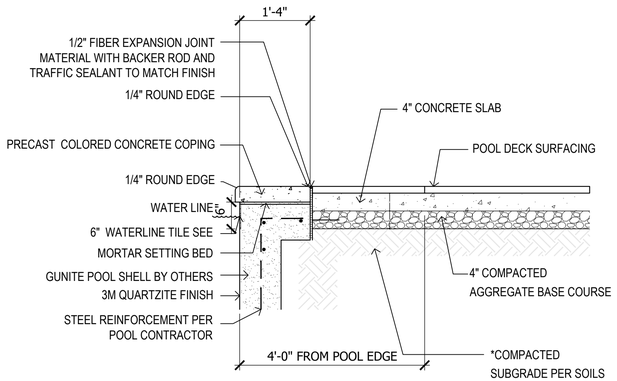


2 Sidewalk Section
SCALE: 1/2"=1'-0"

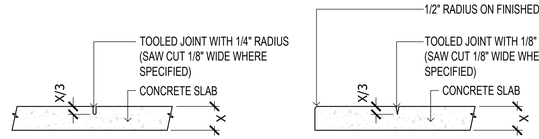


ARTIFICIAL TURF TYPICAL:
MANUF: EASY TURF
MODEL: OLIVE LUSH
WEB: http://www.easyturf.com/product/olive-lush
PHONE: 1-866-327-987
OR APPROVED EQUAL

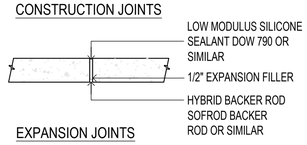
6 Artificial Turf
SCALE:1"=1'-0"



9 Pool Deck and Coping
SCALE: 3/4"=1'-0"



CONSTRUCTION JOINTS



EXPANSION JOINTS

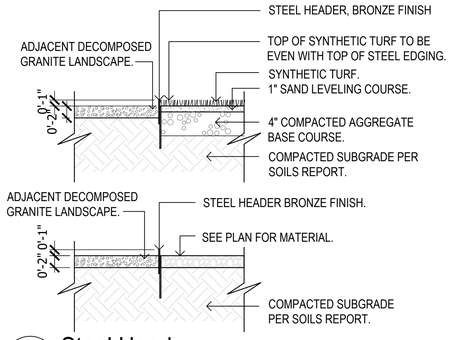
NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONSTRUCTION JOINT LOCATIONS.

4' WALK C.J. @ 5' O.C. & E.J. @ 25' O.C.
6' WALK C.J. @ 6' O.C. & E.J. @ 24' O.C.
8' WALK C.J. @ 8' O.C. & E.J. @ 24' O.C.

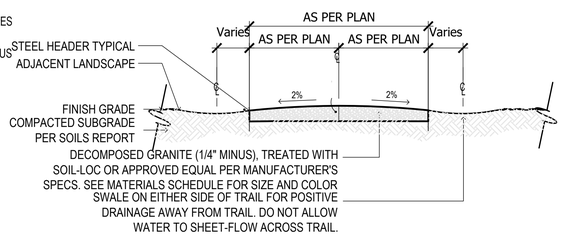
VERIFY SIDEWALK LOCATIONS WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION, SIDEWALKS TO BE CONSTRUCTED PER CITY OF PHOENIX STANDARDS

CONTRACTOR TO PROVIDE SPECIFICATION SHEETS TO CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

3 Sidewalk Scoring
SCALE: 1"=1'-0"



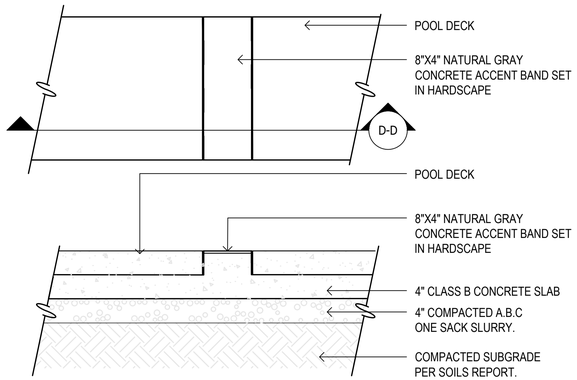
7 Steel Header
SCALE: 1"= 1'-0"



INSTALLATION:

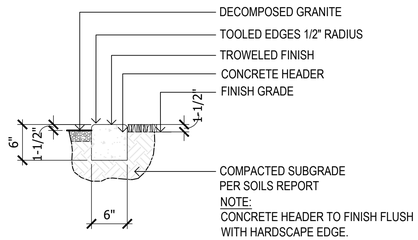
1. PREPARE SUB-GRADE TO LINE AND GRADE ALLOWING FOR POSITIVE DRAINAGE.
2. SUB-GRADE SHALL BE COMPACTED AS SPECIFIED PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE COMPACT BASE MATERIAL (AS SPECIFIED) PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE.
3. SPREAD PRE-STABILIZED GRANITE OVER PREPARED SUB-BASE/BASE MATERIAL TO SPECIFIED DEPTH.
4. AFTER SPREADING AND LEVELING PRE-STABILIZED GRANITE, THOROUGHLY SATURATE THE ENTIRE DEPTH OF PRE-STABILIZED GRANITE WITH WATER TO ACTIVATE STABILIZING COMPOUND. (*RANDOM CORE SAMPLING SHOULD BE DONE TO ENSURE FULL DEPTH PENETRATION.*)
5. AFTER THE PRE-STABILIZED GRANITE HAS BEEN SATURATED, ALLOW TO DRY TO A COMPACTABLE CONSISTENCY* (OPTIMUM *MOISTURE*) AND COMPACT WITH A VIBRATORY COMPACTOR OR 3 1/2 TON STEEL DRUM ROLLER. (**DRY TIME CAN RANGE FROM 2 TO 24 HOURS DEPENDING ON WEATHER CONDITIONS.*)
6. PROTECT FROM TRAFFIC UNTIL ENTIRE DEPTH OF PRE-STABILIZED GRANITE HAS COMPLETELY DRIED. (*THIS COULD BE 48 TO 72 HOURS DEPENDING ON*

4 Stabilized DG
SCALE: 1/2"=1'-0"



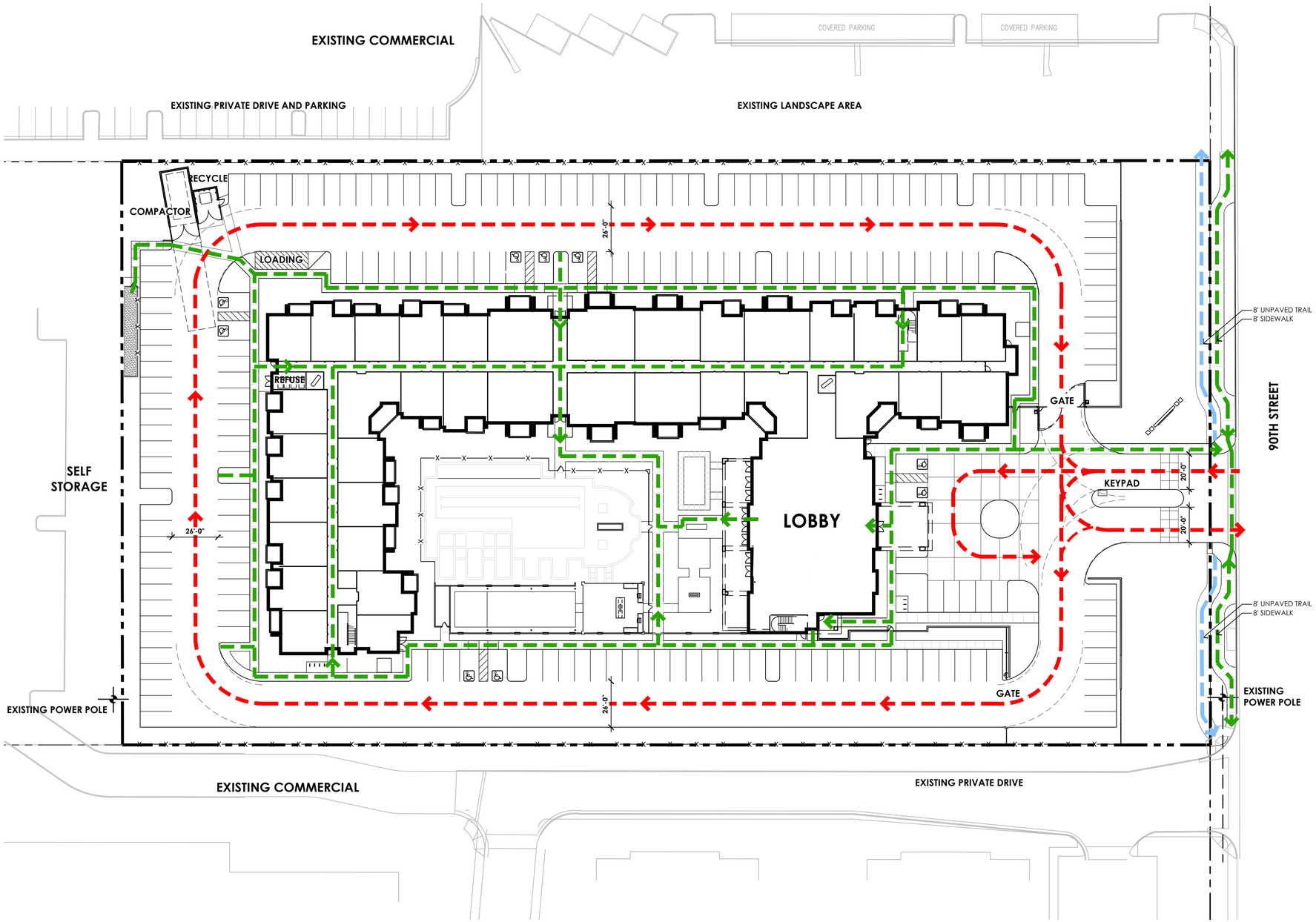
SECTION D-D

8 Accent Banding
SCALE: 1"= 1'-0"



NOTE:
CONCRETE HEADER TO FINISH FLUSH WITH HARDSCAPE EDGE.

5 Concrete Header
SCALE: 1/2"=1'-0"



SYMBOLS

- PEDESTRIAN ACCESS/EGRESS POINTS
- VEHICULAR ACCESS/EGRESS POINTS
- PEDESTRIAN TRAIL

PROJECT

NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

CLIENT

GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D.
TODD
5/5/21
Date Signed
ARIZONA, USA

CONTACT

TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING.
LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

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PHASE

05-06-21
DRB SUBMITTAL #2

DATA

Proj Mgr.
Dwn By:

VICINITY MAP



N

0' 15' 30' 60'

SCALE: 1"=30'-0"

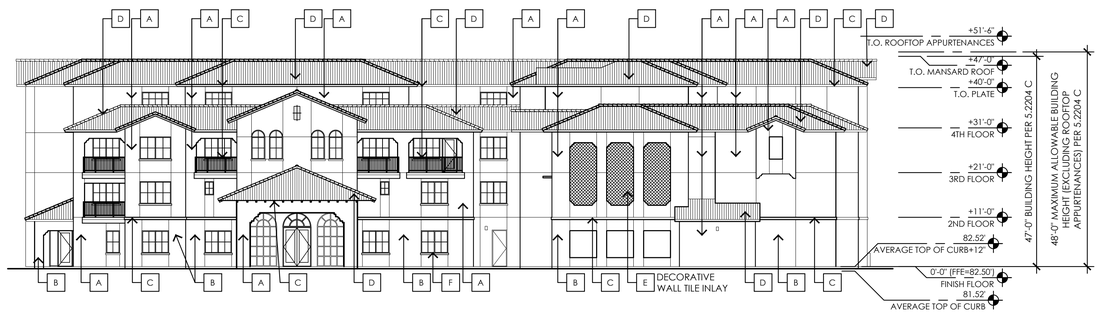
PEDESTRIAN
AND VEHICULAR
CIRCULATION PLAN

37



1 **NORTH ELEVATION**

SCALE:1/16"=1'-0"



2 **EAST ELEVATION**

SCALE:1/16"=1'-0"



3 **SOUTH ELEVATION**

SCALE:1/16"=1'-0"



4 **WEST ELEVATION**

SCALE:1/16"=1'-0"

COLOR SCHEDULE

A — STUCCO 1
MFGR: SHERWIN WILLIAMS
COLOR: SW 6070 - LRV: 75
"HERON PLUME"

B — STUCCO 2
MFGR: SHERWIN WILLIAMS
COLOR: SW 7045 - LRV: 36
"INTELLECTUAL GRAY"

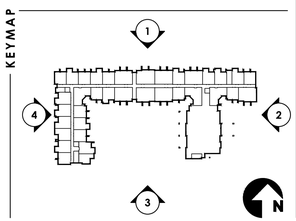
C — TRIM (FASCIA & EXTERIOR METALS)
MFGR: SHERWIN WILLIAMS
COLOR: SW 7047 - LRV: 13
"PORPOISE"

D — CONCRETE ROOFING TILE
MFGR: BORAL
STYLE: MISSION "S"
COLOR: CALIFORNIA MISSION BLEND

E — DECORATIVE WALL TILE
DALTILE GLAZED CERAMIC 6"x6"
ARCTIC WHITE 0790
URBAN PUTTY 0761
WATERFALL 0169
SEE MATERIAL BOARD FOR LAYOUT PATTERN DETAILS

F — WINDOW FRAMES
MFGR: CASCADE WINDOWS
COLOR: CLAY

KEYMAP



0" 8' 16' 32'

SCALE: 1/16" = 1'-0"

BLACK & WHITE ELEVATIONS

39-01

PROJECT

NO. 20-2006-03

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4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

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DATA — PHASE

05-06-21
DRB SUBMITTAL #2

Proj Mgr.
Dwn By:



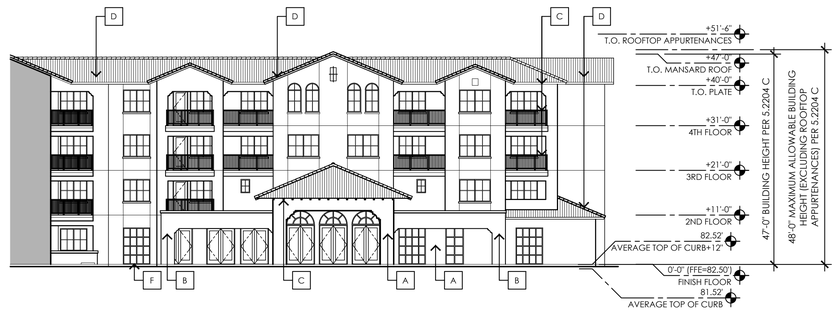
1 EAST COURTYARD ELEVATION

SCALE:1/16"=1'-0"



2 SOUTH COURTYARD ELEVATION

SCALE:1/16"=1'-0"



3 WEST COURTYARD ELEVATION

SCALE:1/16"=1'-0"

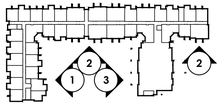
0" 8' 16' 32'

SCALE: 1/16" = 1'-0"

COLOR SCHEDULE

- A — STUCCO 1
  MFGR: SHERWIN WILLIAMS
  COLOR: SW 6070 - LRV: 75
  "HERON PLUME"
- B — STUCCO 2
  MFGR: SHERWIN WILLIAMS
  COLOR: SW 7045 - LRV: 36
  "INTELLECTUAL GRAY"
- C — TRIM (FASCIA & EXTERIOR METALS)
  MFGR: SHERWIN WILLIAMS
  COLOR: SW 7047 - LRV: 13
  "PORPOISE"
- D — CONCRETE ROOFING TILE
  MFGR: BORAL
  STYLE: MISSION "S"
  COLOR: CALIFORNIA MISSION BLEND
- E — DECORATIVE WALL TILE
  DALTILE GLAZED CERAMIC 6"x6"
  ARCTIC WHITE 0790
  URBAN PUTTY 0761
  WATERFALL 0169
  SEE MATERIAL BOARD FOR LAYOUT PATTERN DETAILS
- F — WINDOW FRAMES
  MFGR: CASCADE WINDOWS
  COLOR: CLAY

KEYMAP



N

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NO. 20-2006-03
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GARY D. TODD
5/5/21
Date Signed
ARIZONA, USA

CONTACT
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ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
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PHASE DATA
05-06-21
DRB SUBMITTAL #2

Proj Mgr.
Dwn By:

BLACK & WHITE ELEVATIONS

39-02



1 NORTH ELEVATION

SCALE:1/16"=1'-0"



2 EAST ELEVATION

SCALE:1/16"=1'-0"



3 SOUTH ELEVATION

SCALE:1/16"=1'-0"



4 WEST ELEVATION

SCALE:1/16"=1'-0"

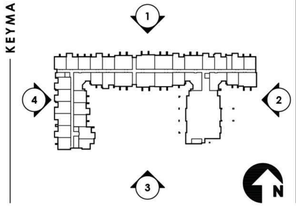
COLOR SCHEDULE

- A — STUCCO 1
  MFGR: SHERWIN WILLIAMS
  COLOR: SW 6070 - LRV: 75
  "HERON PLUME"
- B — STUCCO 2
  MFGR: SHERWIN WILLIAMS
  COLOR: SW 7045 - LRV: 36
  "INTELLECTUAL GRAY"
- C — TRIM (FASCIA & EXTERIOR METALS)
  MFGR: SHERWIN WILLIAMS
  COLOR: SW 7047 - LRV: 13
  "PORPOISE"
- D — CONCRETE ROOFING TILE
  MFGR: BORAL
  STYLE: MISSION "S"
  COLOR: CALIFORNIA MISSION BLEND
- E — DECORATIVE WALL TILE
  DALTILE GLAZED CERAMIC 6"x6"
  ARCTIC WHITE 0790
  URBAN PUTTY 0761
  WATERFALL 0169
  SEE MATERIAL BOARD FOR LAYOUT PATTERN DETAILS
- F — WINDOW FRAMES
  MFGR: CASCADE WINDOWS
  COLOR: CLAY

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

KEYMAP



PROJECT

NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

CLIENT

GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL



CONTACT

TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
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Proj Mgr.
Dwn By:

COLOR ELEVATIONS

39-03



1 **EAST COURTYARD ELEVATION**

SCALE:1/16"=1'-0"



2 **SOUTH COURTYARD ELEVATION**

SCALE:1/16"=1'-0"



3 **WEST COURTYARD ELEVATION**

SCALE:1/16"=1'-0"

0" 8' 16' 32'

SCALE: 1/16" = 1'-0"

COLOR SCHEDULE

A — STUCCO 1
MFGR: SHERWIN WILLIAMS
COLOR: SW 6070 - LRV: 75
"HERON PLUME"

B — STUCCO 2
MFGR: SHERWIN WILLIAMS
COLOR: SW 7045 - LRV: 36
"INTELLECTUAL GRAY"

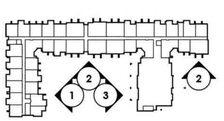
C — TRIM (FASCIA & EXTERIOR METALS)
MFGR: SHERWIN WILLIAMS
COLOR: SW 7047 - LRV: 13
"PORPOISE"

D — CONCRETE ROOFING TILE
MFGR: BORAL
STYLE: MISSION "S"
COLOR: CALIFORNIA MISSION BLEND

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DALTILE GLAZED CERAMIC 6"x6"
ARCTIC WHITE 0790
URBAN PUTTY 0761
WATERFALL 0169
SEE MATERIAL BOARD FOR LAYOUT PATTERN DETAILS

F — WINDOW FRAMES
MFGR: CASCADE WINDOWS
COLOR: CLAY

KEYMAP



PROJECT

NO. 20-2006-03

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Scottsdale, AZ

CLIENT

GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D.
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Dwn By:

COLOR ELEVATIONS

39-04

SOLAR PROTECTION ANALYSIS

ELEVATION	# OF WINDOWS	PROTECTED WINDOWS					
		BALCONY	ROOF OVERHANG SEE 7/10-7	LANDSCAPE	EYEBROW ELEMENT SEE 10/10-7	RECESS & SOLAR SCREEN SEE 9/10-7	UNPROTECTED
EAST	28	5	0	3	0	0	20
SOUTH	27	1	5	2	0	0	19
WEST	55	24	0	0	0	24	7
EAST COURTYARD	42	20	0	4	0	0	18
SOUTH COURTYARD	92	43	12	7	30	0	0
WEST COURTYARD	35	17	0	0	0	0	18
TOTALS	279	110 (39.4%)	17 (6.1%)	16 (5.7%)	30 (10.8%)	24 (8.6%)	82 (29.4%)

= 70.6% PROTECTED

SOLAR SHADING LEGEND

1. WINDOW SHADED BY BALCONY
2. WINDOW SHADED BY ROOF OVERHANG ABOVE, PER SHADE LINE FACTOR CALCULATION
3. WINDOW SHADED BY LANDSCAPE PLANTINGS
4. WINDOW SHADED BY ARCHITECTURAL ELEMENT, PER SHADE LINE FACTOR CALCULATION
5. WINDOW SHADED BY EXTENDED WALL FRAMING & SOLAR SCREEN



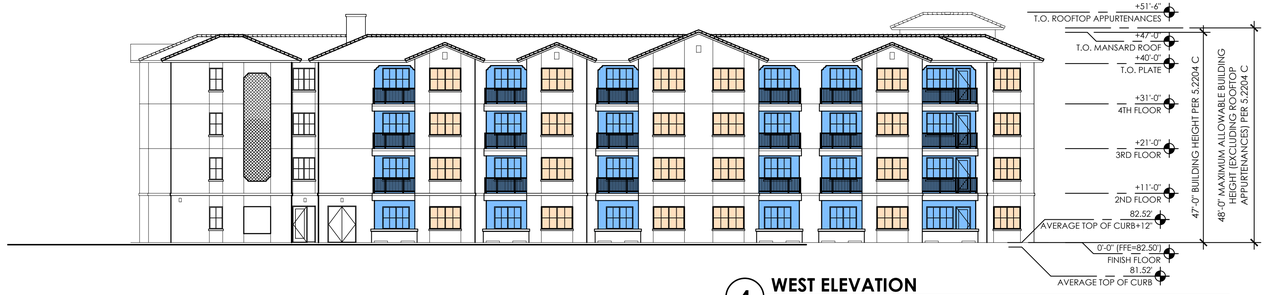
2 EAST ELEVATION

SCALE:1/16"=1'-0"



3 SOUTH ELEVATION

SCALE:1/16"=1'-0"



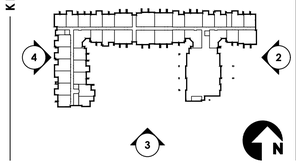
4 WEST ELEVATION

SCALE:1/16"=1'-0"

0" 8' 16' 32'

SCALE: 1/16" = 1'-0"

KEYMAP



PROJECT

NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

CLIENT

GREYSTAR

3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL

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CERTIFICATE NO.
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Dwn By:

ELEVATIONS SHADING STUDY

39-05

SOLAR PROTECTION ANALYSIS

ELEVATION	# OF WINDOWS	PROTECTED WINDOWS					
		BALCONY	ROOF OVERHANG SEE 7/10-7	LANDSCAPE	EYEBROW ELEMENT SEE 10/10-7	RECESS & SOLAR SCREEN SEE 9/10-7	UNPROTECTED
EAST	28	5	0	3	0	0	20
SOUTH	27	1	5	2	0	0	19
WEST	55	24	0	0	0	24	7
EAST COURTYARD	42	20	0	4	0	0	18
SOUTH COURTYARD	92	43	12	7	30	0	0
WEST COURTYARD	35	17	0	0	0	0	18
TOTALS	279	110 (39.4%)	17 (6.1%)	16 (5.7%)	30 (10.8%)	24 (8.6%)	82 (29.4%)

= **70.6% PROTECTED**

SOLAR SHADING LEGEND

1. WINDOW SHADED BY BALCONY
2. WINDOW SHADED BY ROOF OVERHANG ABOVE, PER SHADE LINE FACTOR CALCULATION
3. WINDOW SHADED BY LANDSCAPE PLANTINGS
4. WINDOW SHADED BY ARCHITECTURAL ELEMENT, PER SHADE LINE FACTOR CALCULATION
5. WINDOW SHADED BY EXTENDED WALL FRAMING & SOLAR SCREEN



1 **EAST COURTYARD ELEVATION**

SCALE:1/16"=1'-0"



2 **SOUTH COURTYARD ELEVATION**

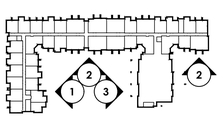
SCALE:1/16"=1'-0"



3 **WEST COURTYARD ELEVATION**

SCALE:1/16"=1'-0"

KEYMAP



0" 8' 16' 32'

SCALE: 1/16" = 1'-0"

PROJECT

NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

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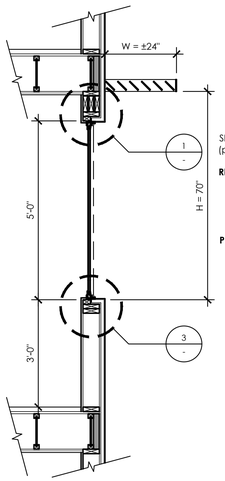
05-06-21
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ELEVATIONS SHADING STUDY

39-06



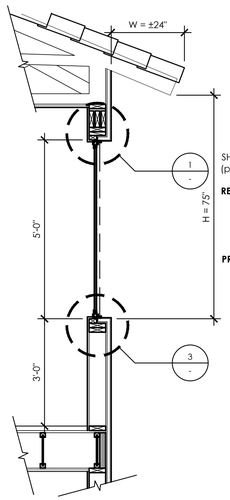
SHADE LINE FACTOR (SLF) CALCULATION:
(per Scottsdale Residential Green Rating Checklist)

REQUIRED OVERHANG:
W (overhang dimension) = H / SLF
H = 70"
SLF (South Face) = 3.6
W = 70"/3.6 = 19.44" OVERHANG REQUIRED

PROVIDED OVERHANG:
±24" OVERHANG PROVIDED

10 SOUTH FACE SHADE ELEMENT

SCALE: 1/2" = 1'-0"



SHADE LINE FACTOR (SLF) CALCULATION:
(per Scottsdale Residential Green Rating Checklist)

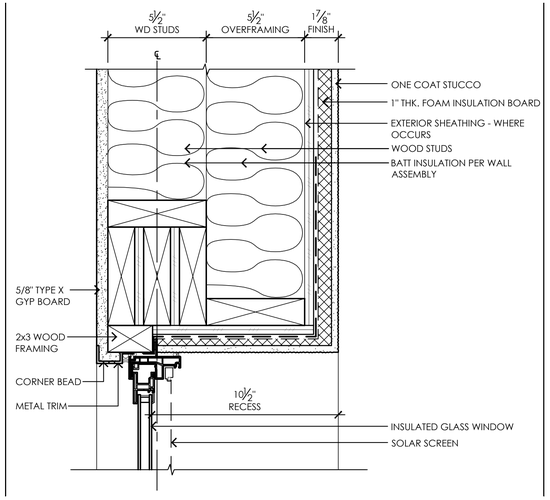
REQUIRED OVERHANG:
W (overhang dimension) = H / SLF
H = 75"
SLF (South Face) = 3.6
W = 75"/3.6 = 20.83" OVERHANG REQUIRED

PROVIDED OVERHANG:
±24" OVERHANG PROVIDED

7 SOUTH FACE ROOF OVERHANG

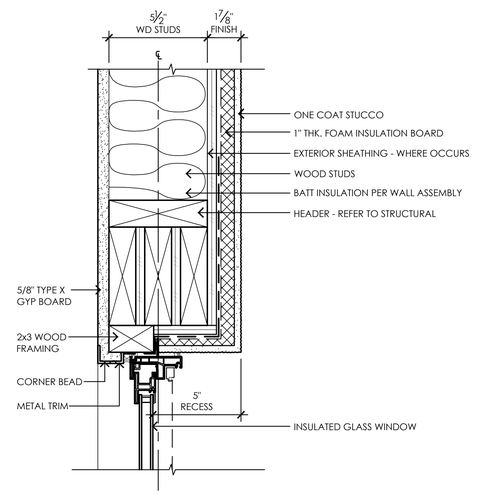
AT 3RD / 4TH FLOOR

SCALE: 1/2" = 1'-0"



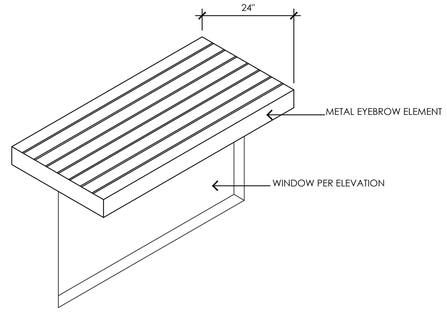
4 WINDOW HEAD WITH OVERFRAMING

SCALE: 3" = 1'-0"

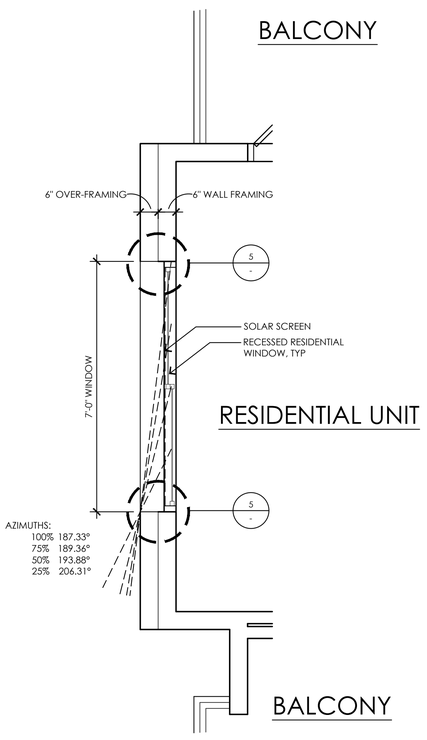


1 TYPICAL RECESSED WINDOW HEAD

SCALE: 3" = 1'-0"



11 SHADE ELEMENT ISOMETRIC



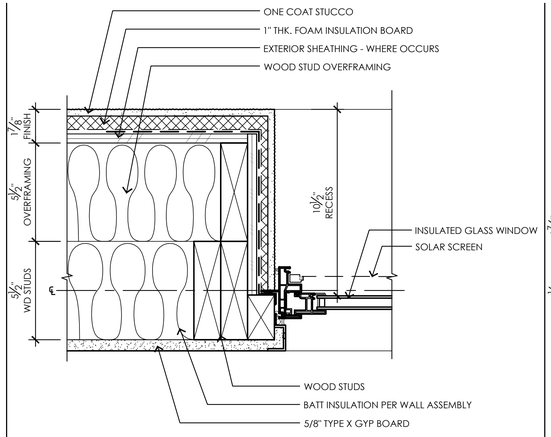
TIME OF DAY SHADING CALCULATIONS:

	% SHADED			
DATE	100%	75%	50%	25%
3/21:	12:52 PM	12:55 PM	1:07 PM	1:35 PM
6/21:	12:36 PM	12:37 PM	12:41 PM	12:52 PM
9/21:	12:37 PM	12:42 PM	12:52 PM	1:22 PM
12/21:	12:54 PM	1:01 PM	1:18 PM	2:09 PM

N

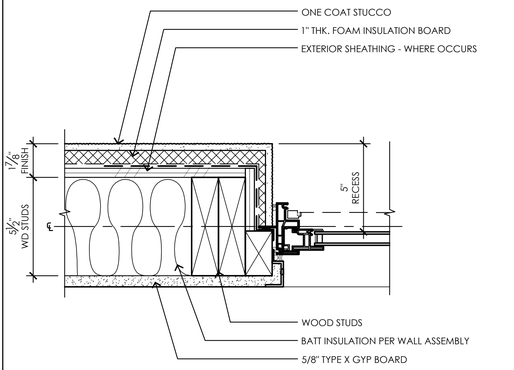
9 TYPICAL WEST ELEVATION WINDOW RECESS

SCALE: 1/2" = 1'-0"



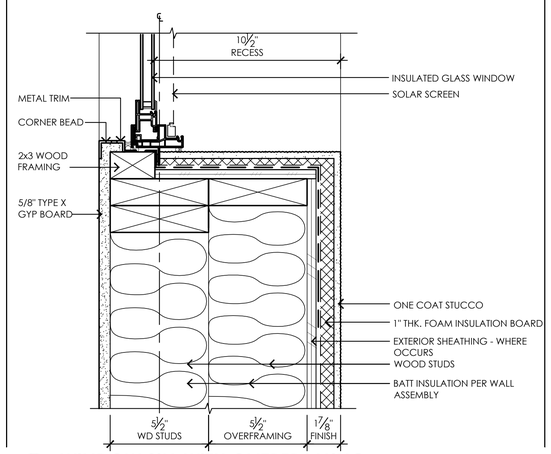
5 WINDOW JAMB WITH OVERFRAMING

SCALE: 3" = 1'-0"



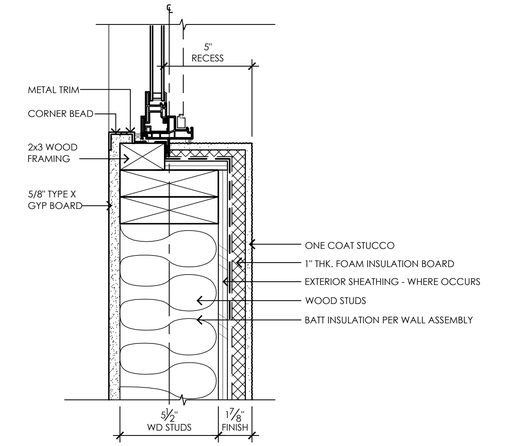
2 TYPICAL RECESSED WINDOW JAMB

SCALE: 3" = 1'-0"



6 WINDOW SILL WITH OVERFRAMING

SCALE: 3" = 1'-0"



3 TYPICAL RECESSED WINDOW SILL

SCALE: 3" = 1'-0"

PROJECT

NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

CLIENT

GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
5/5/21
Date Signed
ARIZONA, USA

CONTACT

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05-06-21
DRB SUBMITTAL #2

DATA

Proj Mgr.CG
Dwn By: RM

Rev.	Date:	Description:
△		
△		
△		
△		
△		

WINDOW SHADING DETAILS

39-07



PERSPECTIVE 1

NOTE: LANDSCAPE PLANTINGS SHOWN AT PLANTING HEIGHT

PROJECT

NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

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05-06-21

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DATA

Proj Mgr.
Dwn By:

PERSPECTIVE

41-01



PERSPECTIVE 2

NOTE: LANDSCAPE PLANTINGS SHOWN AT PLANTING HEIGHT

PROJECT

NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

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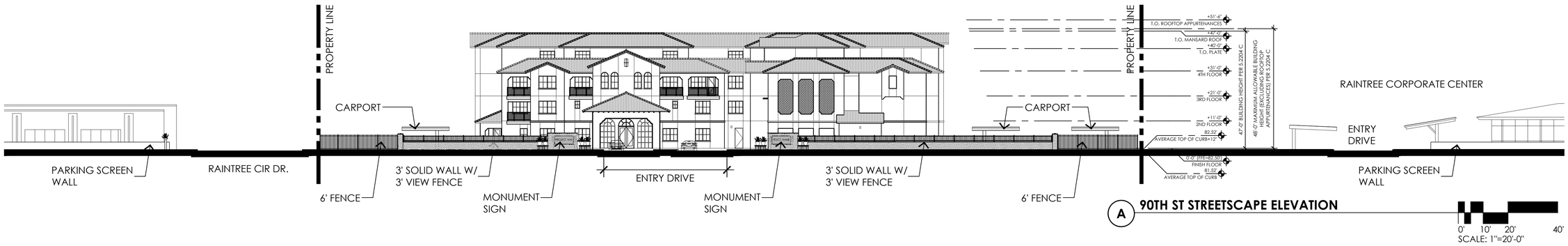
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Proj Mgr.
Dwn By:

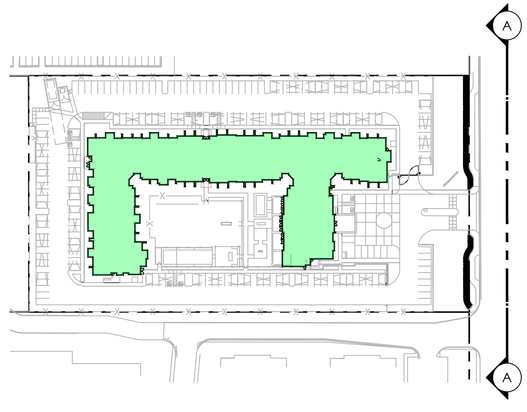
PERSPECTIVE

41-02



A **90TH ST STREETSCAPE ELEVATION**

0' 10' 20' 40'
SCALE: 1"=20'-0"



KEY MAP N

PROJECT

NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

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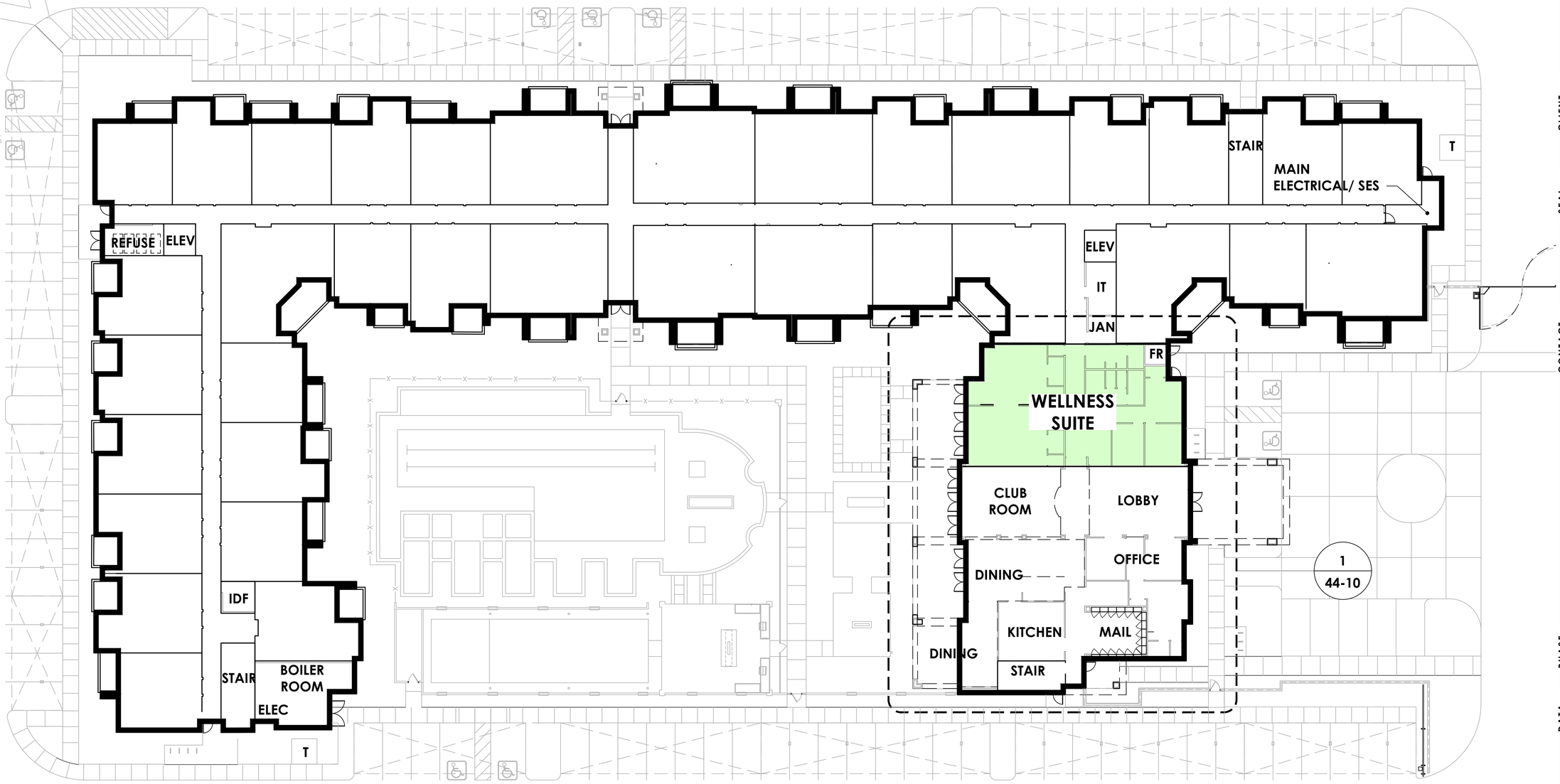
05-06-21
DRB SUBMITTAL #2

DATA

Proj Mgr.
Dwn By:

STREETSCAPE ELEVATION

42



1 **FIRST FLOOR OVERALL PLAN**

SCALE:1/16"=1'-0"

PROJECT

NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

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Dwn By:

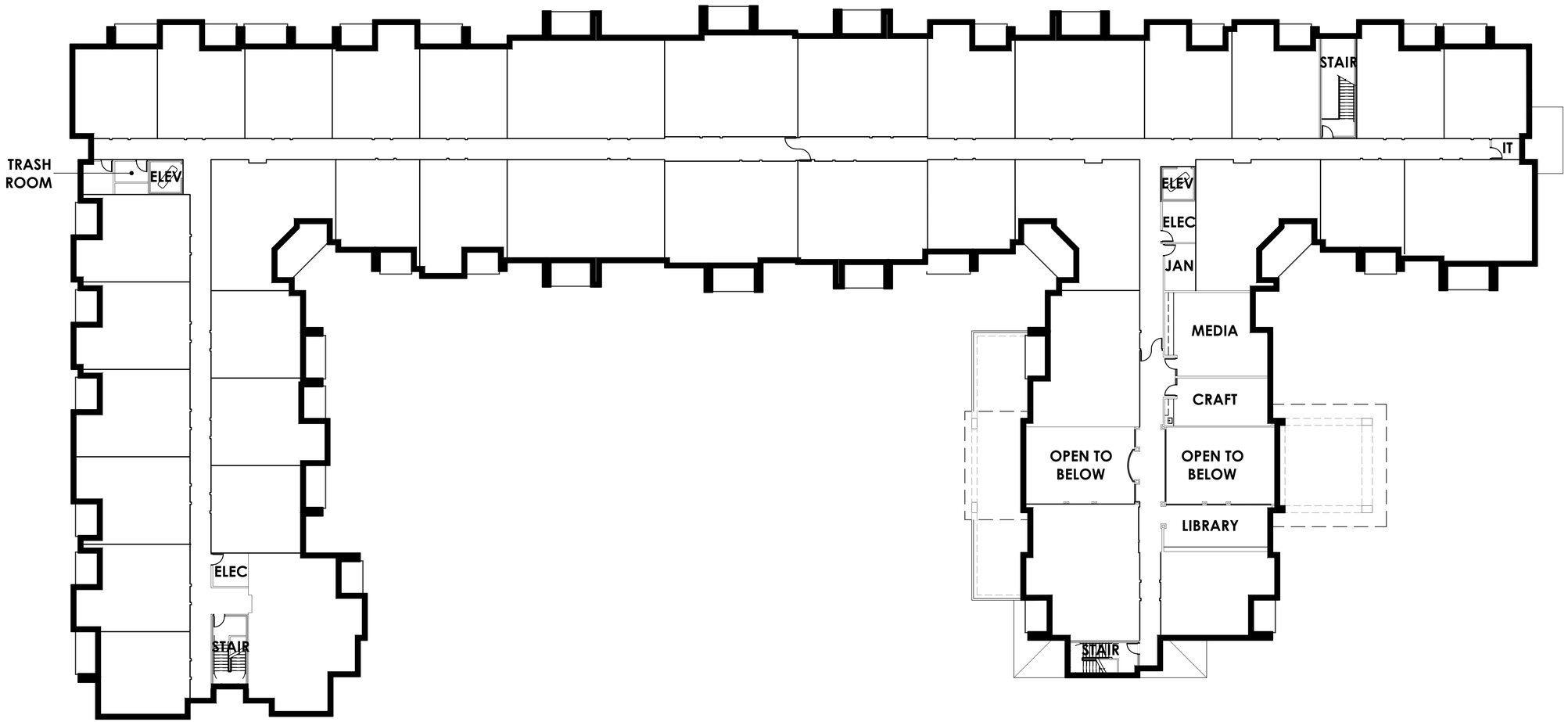
Rev.	Date:	Description:
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△		
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△		

N

0' 8' 16' 32'
SCALE: 1/16"=1'-0"

FIRST FLOOR PLAN

44-01



1 **SECOND FLOOR OVERALL PLAN**

SCALE:1/16"=1'-0"

PROJECT

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GREYSTAR INDEPENDENT LIVING

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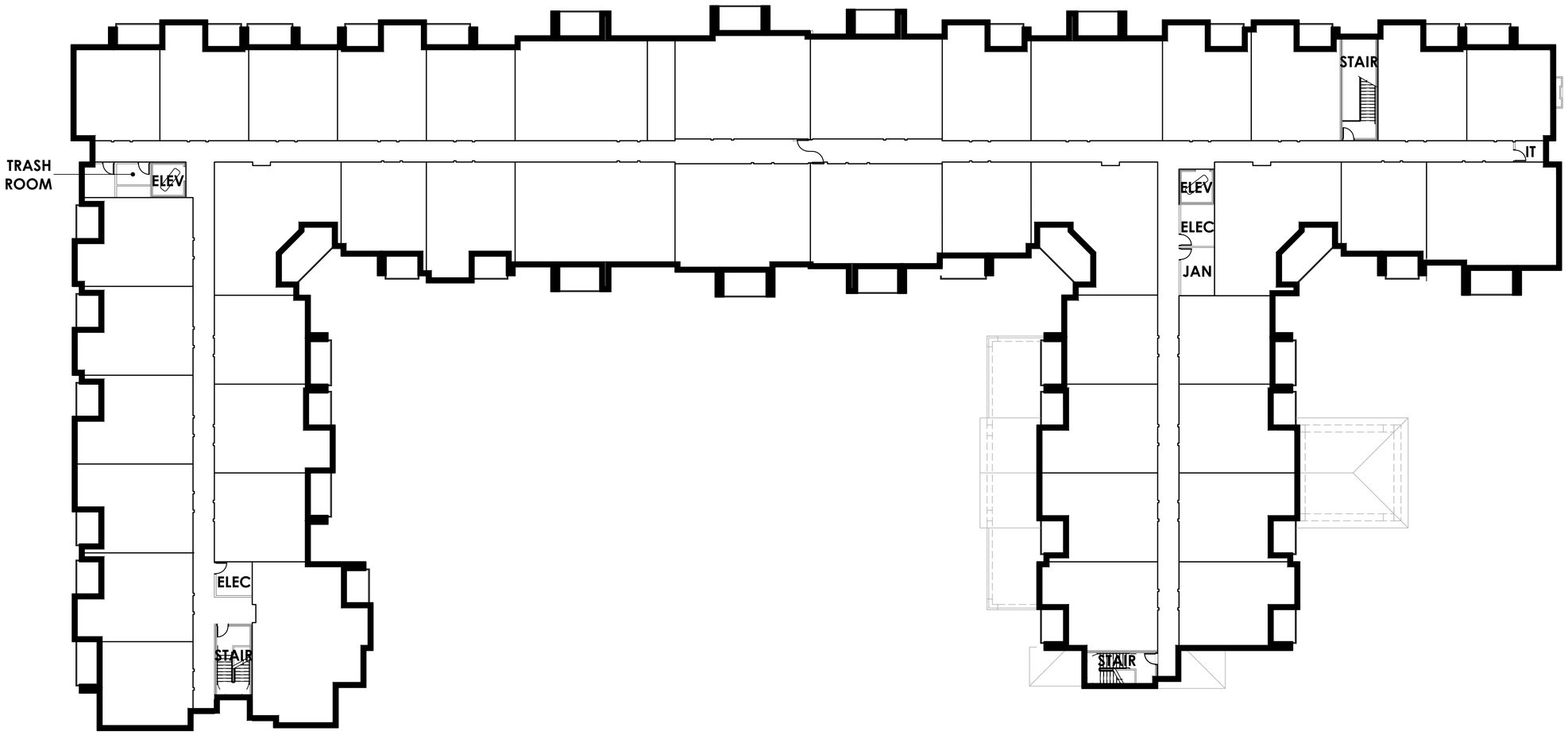
Proj Mgr.
Dwn By:

N

0' 8' 16' 32'
SCALE: 1/16"=1'-0"

SECOND FLOOR PLAN

44-02



1 **THIRD FLOOR OVERALL PLAN**

SCALE:1/16"=1'-0"

N

0' 8' 16' 32'

SCALE: 1/16"=1'-0"

PROJECT

NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

CLIENT

GREYSTAR

3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
5/5/21
Date Signed
ARIZONA, USA

CONTACT

TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
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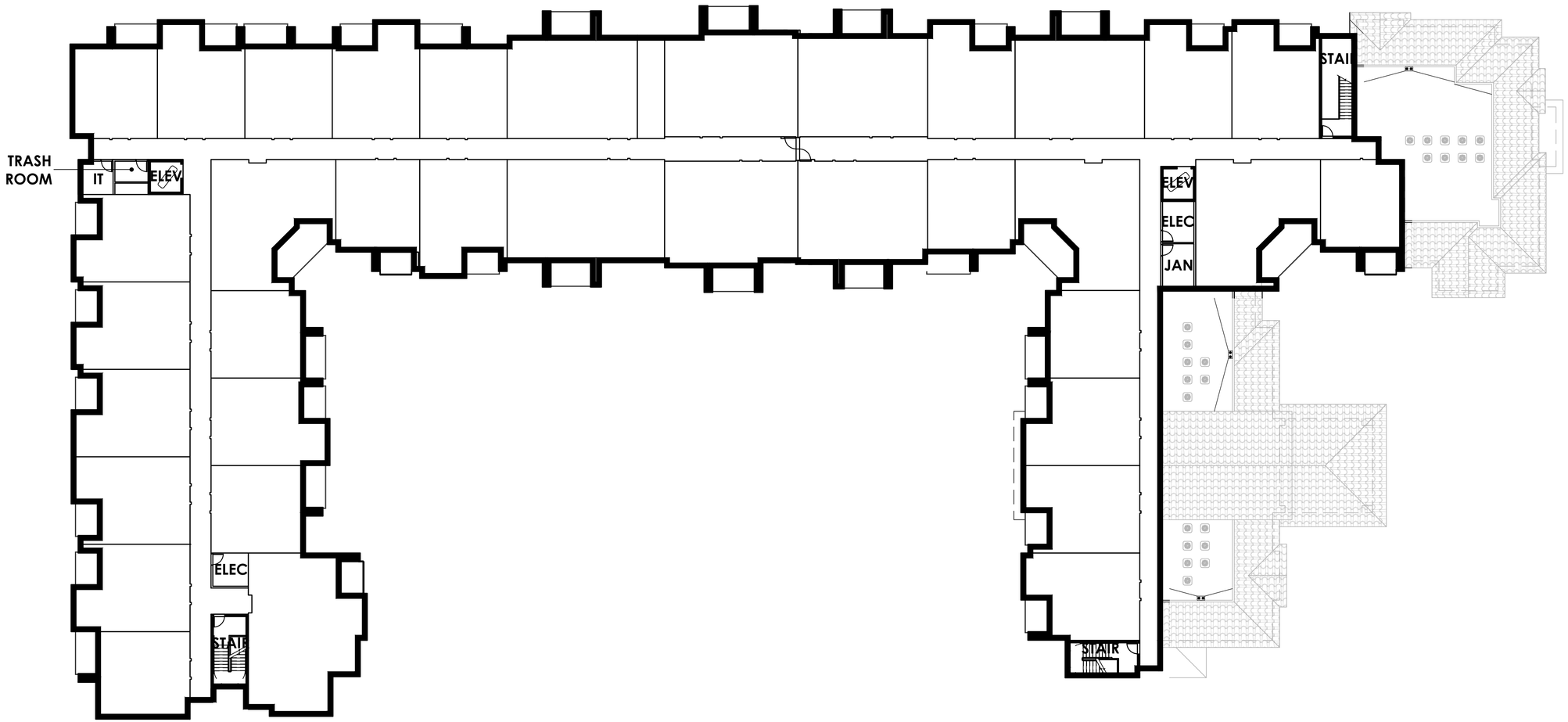
DATA — PHASE

05-06-21
DRB SUBMITTAL #2

Proj Mgr.
Dwn By:

THIRD FLOOR PLAN

44-03



1 **FOURTH FLOOR OVERALL PLAN**

SCALE:1/16"=1'-0"

PROJECT

NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

CLIENT

GREYSTAR

3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D.
TODD
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Date Signed
ARIZONA, USA

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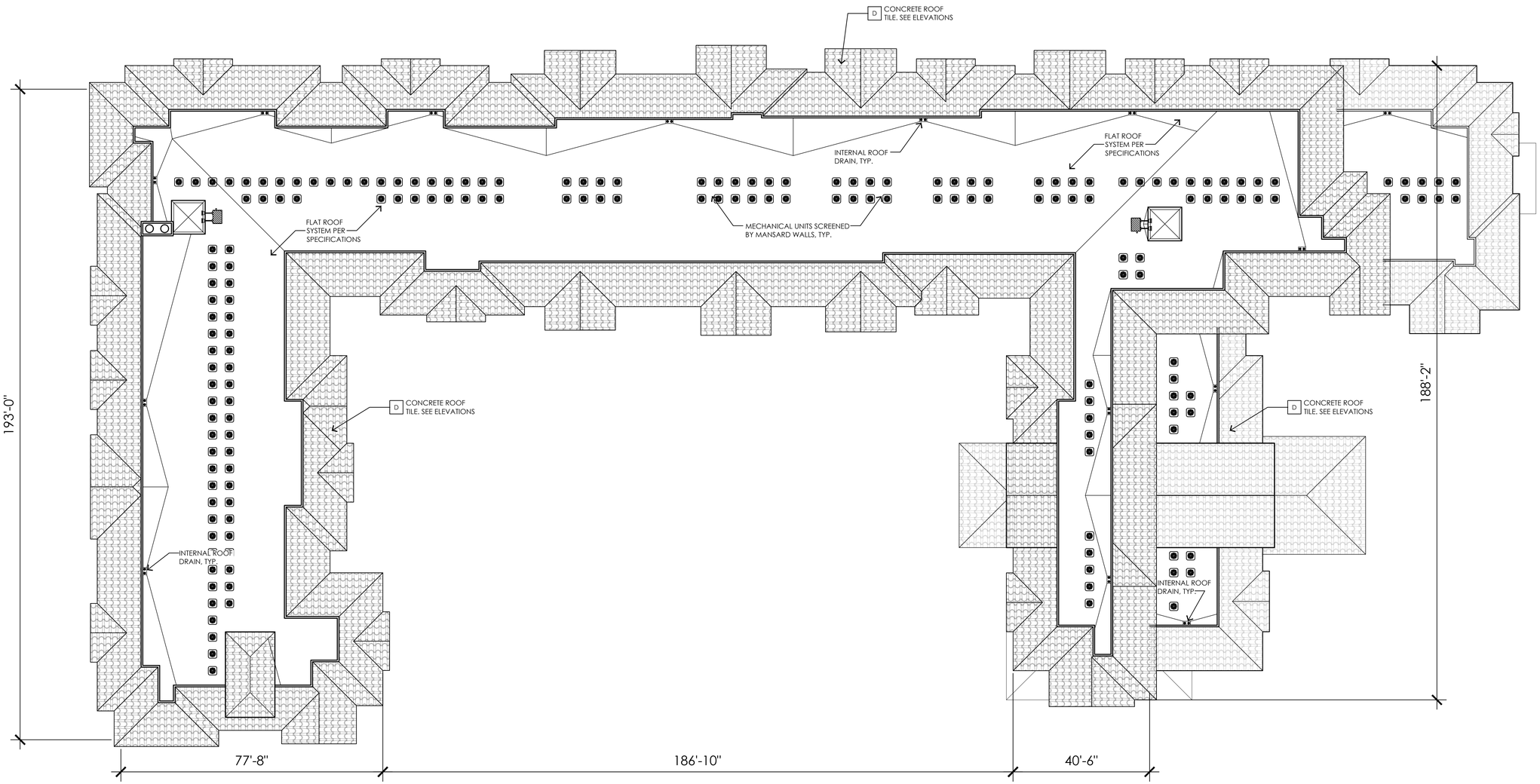
Proj Mgr.
Dwn By:

N

0' 8' 16' 32'
SCALE: 1/16"=1'-0"

FOURTH FLOOR PLAN

44-04



1 **OVERALL ROOF PLAN**

0" 8' 16' 32'

SCALE: 1/16" = 1'-0"

N

PROJECT

NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

CLIENT

GREYSTAR

3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL

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CERTIFICATE NO.
13467
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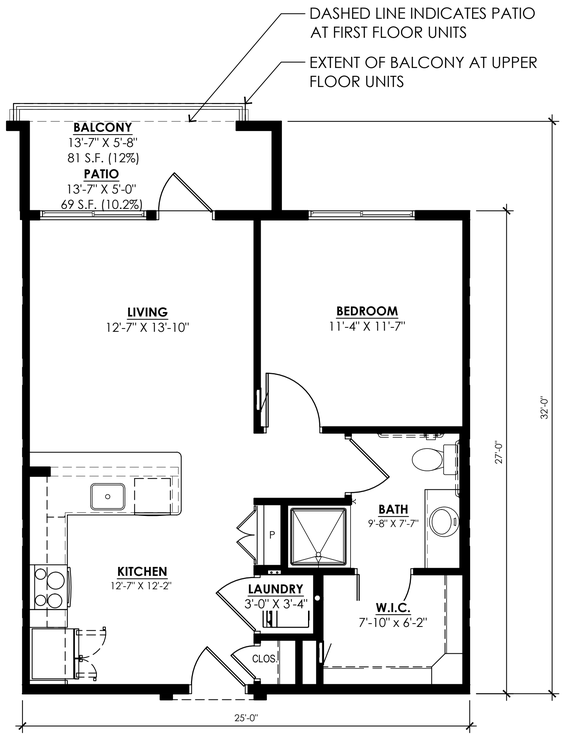
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DRB SUBMITTAL #2

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Proj Mgr.:
Drawn By:

ROOF PLAN

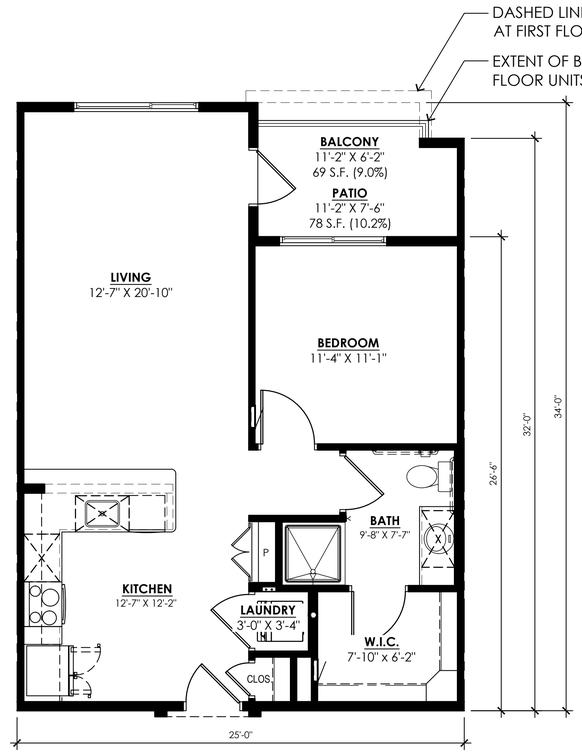
44-05



UNIT A1
1 BEDROOM / 1 BATH

SCALE: 1/4" - 1'-0"

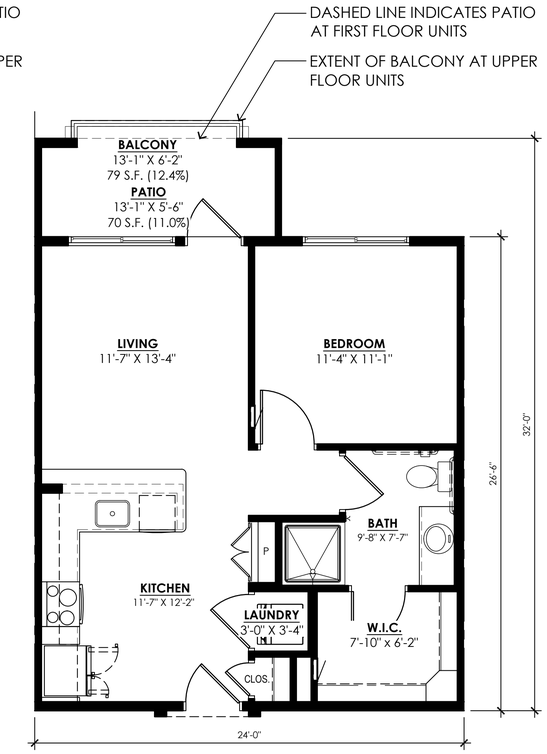
LIVABLE:	675 S.F.
PRIVATE OUTDOOR SPACE:	81 S.F. BALCONY (12%) 69 S.F. PATIO (10.2%)



UNIT A2
1 BEDROOM / 1 BATH

SCALE: 1/4" - 1'-0"

LIVABLE:	763 S.F.
PRIVATE OUTDOOR SPACE:	69 S.F. BALCONY (9.0%) 78 S.F. PATIO (10.2%)



UNIT A3
1 BEDROOM / 1 BATH

SCALE: 1/4" - 1'-0"

LIVABLE:	636 S.F.
PRIVATE OUTDOOR SPACE:	79 S.F. BALCONY (12.4%) 70 S.F. PATIO (11.0%)

NOTE:
UNIT LIVABLE SQUARE FOOTAGE IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNIT PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIO/BALCONY OR EXTERIOR STORAGE/MECHANICAL ROOMS.

PRIVATE OUTDOOR SPACE NOTES:
PROPOSED: PRIVATE OUTDOOR SPACE PROVIDED IN COMPLIANCE WITH **R-5** (5.1004) PROPERTY DEVELOPMENT STANDARDS REQUIREMENTS OF 10% GROSS FLOOR AREA FOR FIRST FLOOR DWELLING UNITS AND 5% FOR UPPER FLOOR DWELLING UNITS.

0" 2' 4' 8'
SCALE: 1/4" = 1'-0"

PROJECT
NO. 20-2006-03
GREYSTAR INDEPENDENT LIVING
Scottsdale, AZ

CLIENT
GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ

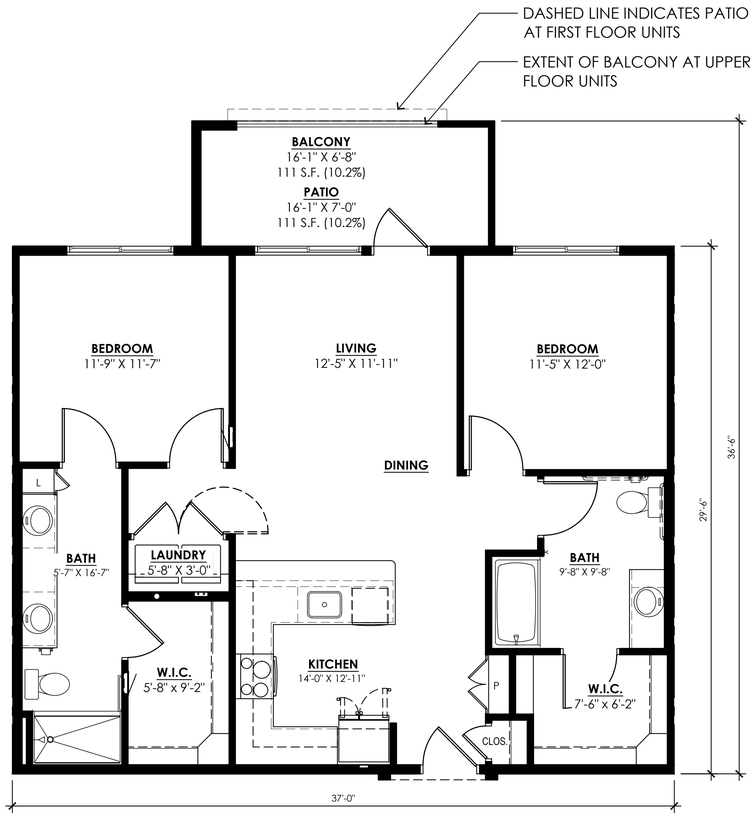
SEAL
REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
5/5/21
Date Signed
ARIZONA, USA

CONTACT
TODD + ASSOCIATES
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Proj Mgr.
Dwn By:

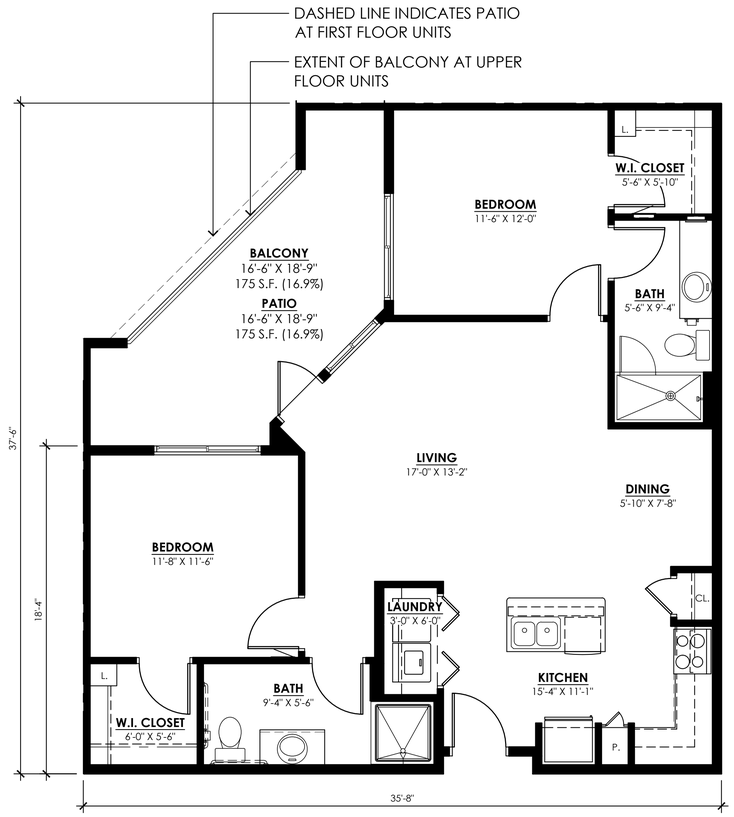
TYPICAL UNIT PLANS
44-06



UNIT B1
2 BEDROOM / 2 BATH

SCALE: 1/4" - 1'-0"

LIVABLE:	1,092 S.F.
PRIVATE OUTDOOR SPACE:	111 S.F. BALCONY (10.2%) 111 S.F. PATIO (10.2%)



UNIT B2
2 BEDROOM / 2 BATH

SCALE: 1/4" - 1'-0"

LIVABLE:	1,032 S.F.
PRIVATE OUTDOOR SPACE:	175 S.F. BALCONY (16.9%) 175 S.F. PATIO (16.9%)

NOTE:
UNIT LIVABLE SQUARE FOOTAGE IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNIT PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIO/BALCONY OR EXTERIOR STORAGE/MECHANICAL ROOMS.

PRIVATE OUTDOOR SPACE NOTES:
PROPOSED: PRIVATE OUTDOOR SPACE PROVIDED IN COMPLIANCE WITH **R-5** (5.1004) PROPERTY DEVELOPMENT STANDARDS REQUIREMENTS OF 10% GROSS FLOOR AREA FOR FIRST FLOOR DWELLING UNITS AND 5% FOR UPPER FLOOR DWELLING UNITS.

0" 2' 4' 8'
SCALE: 1/4" = 1'-0"

TYPICAL UNIT PLANS

44-07

PROJECT
NO. 20-2006-03
GREYSTAR INDEPENDENT LIVING
Scottsdale, AZ

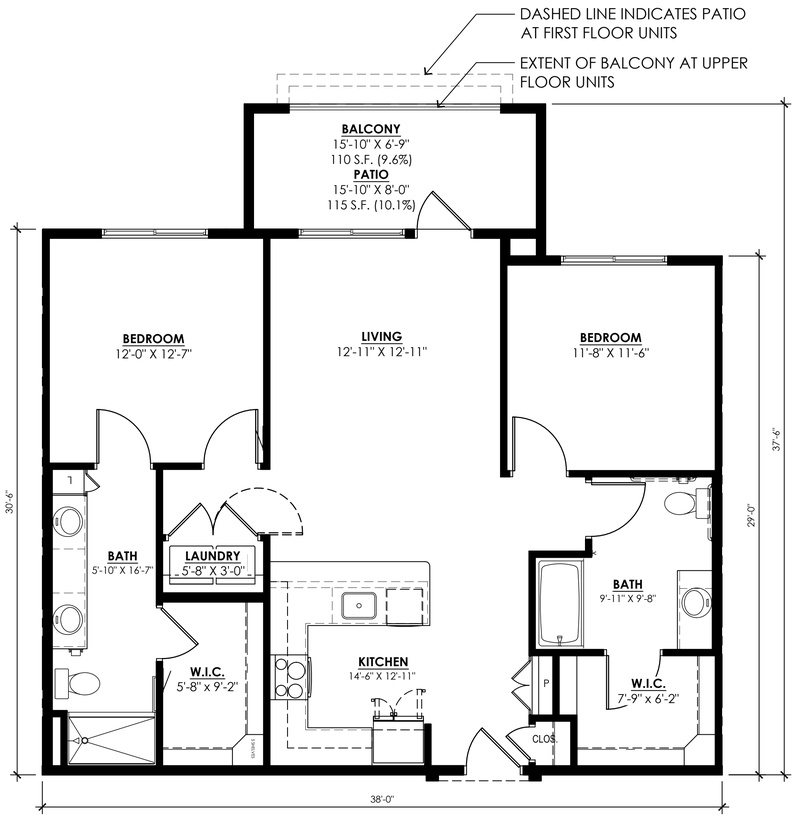
CLIENT
GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL
REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
5/5/21
Date Signed
ARIZONA, USA

CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
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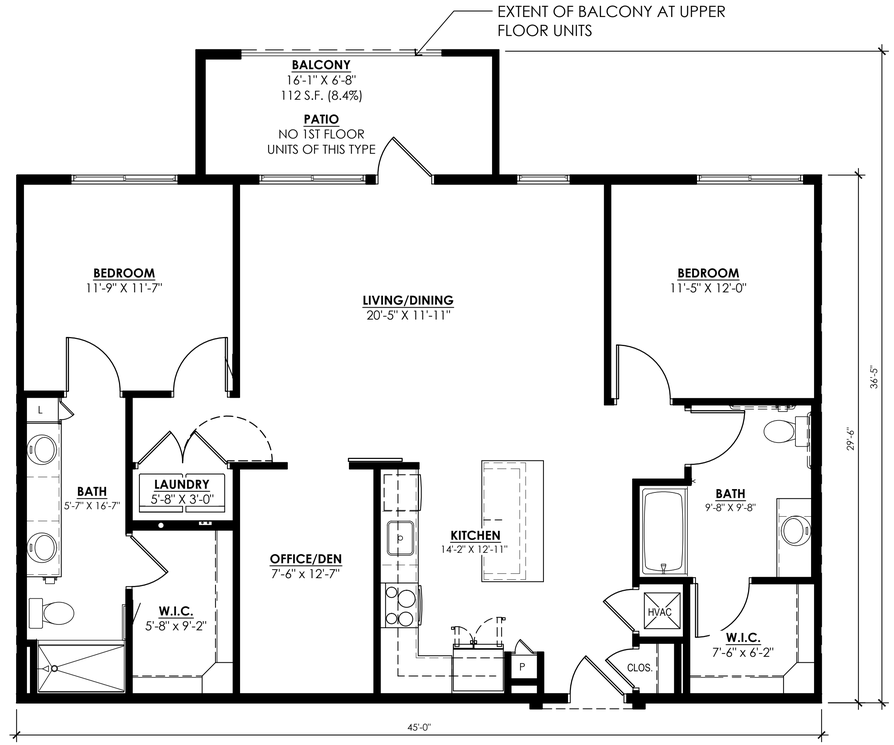
DATA
Proj Mgr.
Dwn By:



UNIT B3
2 BEDROOM / 2 BATH

SCALE: 1/4" - 1'-0"

LIVABLE:	1,141 S.F.
PRIVATE OUTDOOR SPACE:	110 S.F. BALCONY (9.6%)
	115 S.F. PATIO (10.1%)



UNIT B4
2 BEDROOM+DEN / 2 BATH

SCALE: 1/4" - 1'-0"

LIVABLE:	1,328 S.F.
PRIVATE OUTDOOR SPACE:	112 S.F. BALCONY (8.4%)
	0 S.F. PATIO (NO FIRST FLOOR UNITS OF THIS TYPE)

NOTE:
UNIT LIVABLE SQUARE FOOTAGE IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNIT PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIO/BALCONY OR EXTERIOR STORAGE/MECHANICAL ROOMS.

PRIVATE OUTDOOR SPACE NOTES:
PROPOSED: PRIVATE OUTDOOR SPACE PROVIDED IN COMPLIANCE WITH **R-5** (5.1004) PROPERTY DEVELOPMENT STANDARDS REQUIREMENTS OF 10% GROSS FLOOR AREA FOR FIRST FLOOR DWELLING UNITS AND 5% FOR UPPER FLOOR DWELLING UNITS.

0" 2' 4' 8'
SCALE: 1/4" = 1'-0"

PROJECT
NO. 20-2006-03
GREYSTAR INDEPENDENT LIVING
Scottsdale, AZ

CLIENT
GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ

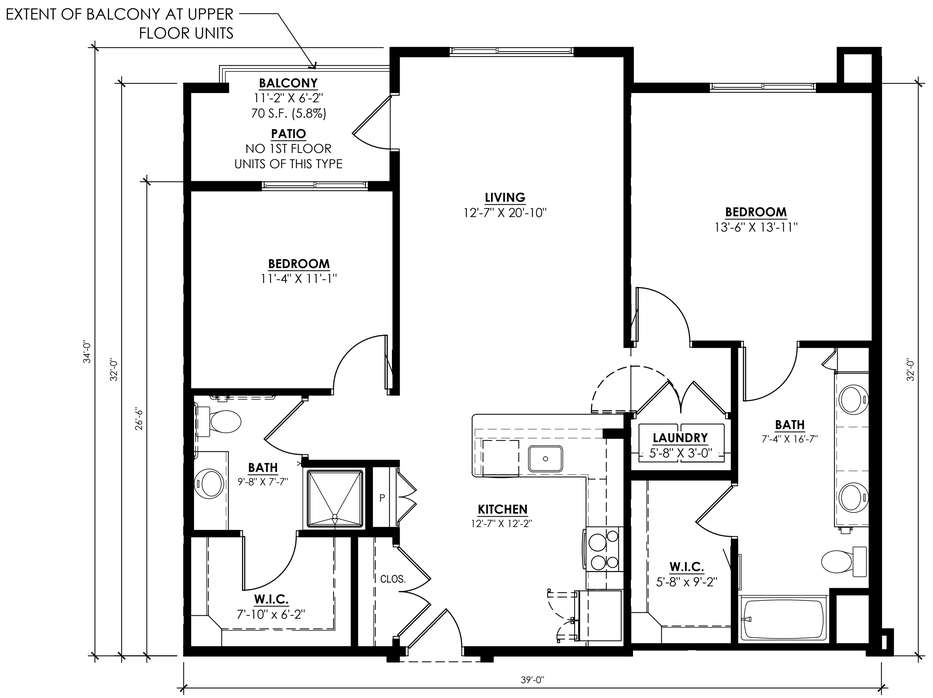
SEAL
REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 5/5/21 Date Signed ARIZONA, USA

CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
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Proj Mgr.
Dwn By:

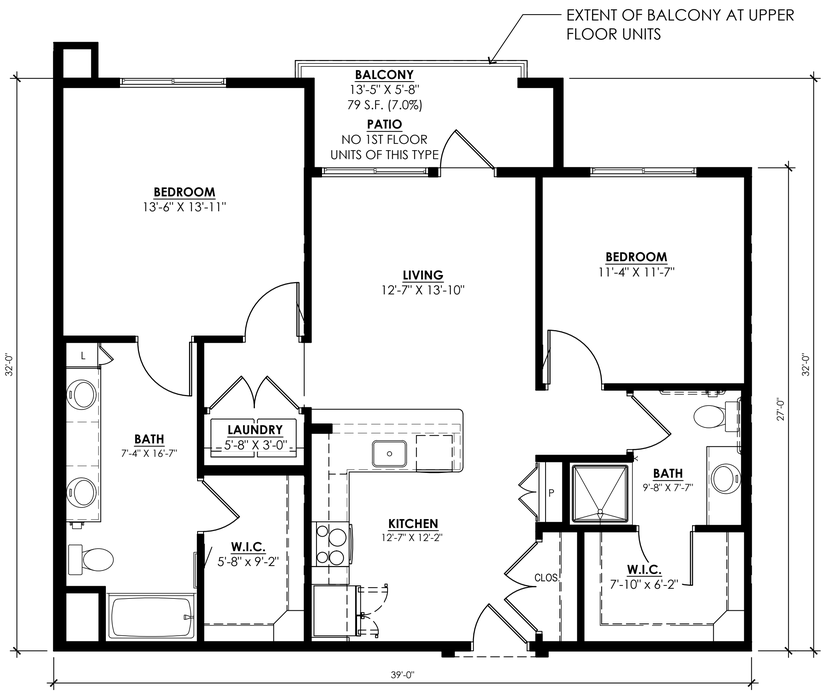
TYPICAL UNIT PLANS
44-08



UNIT B5
2 BEDROOM / 2 BATH

SCALE: 1/4" - 1'-0"

LIVABLE:	1,207 S.F.
PRIVATE OUTDOOR SPACE:	70 S.F. BALCONY (5.8%)
	0 S.F. PATIO (NO FIRST FLOOR UNITS OF THIS TYPE)



UNIT B6
2 BEDROOM / 2 BATH

SCALE: 1/4" - 1'-0"

LIVABLE:	1,126 S.F.
PRIVATE OUTDOOR SPACE:	79 S.F. BALCONY (7.0%)
	0 S.F. PATIO (NO FIRST FLOOR UNITS OF THIS TYPE)

NOTE:
UNIT LIVABLE SQUARE FOOTAGE IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNIT PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIO/BALCONY OR EXTERIOR STORAGE/MECHANICAL ROOMS.

PRIVATE OUTDOOR SPACE NOTES:
PROPOSED: PRIVATE OUTDOOR SPACE PROVIDED IN COMPLIANCE WITH **R-5** (5.1004) PROPERTY DEVELOPMENT STANDARDS REQUIREMENTS OF 10% GROSS FLOOR AREA FOR FIRST FLOOR DWELLING UNITS AND 5% FOR UPPER FLOOR DWELLING UNITS.

0" 2' 4' 8'
SCALE: 1/4" = 1'-0"

PROJECT
NO. 20-2006-03
GREYSTAR INDEPENDENT LIVING
Scottsdale, AZ

CLIENT
GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ

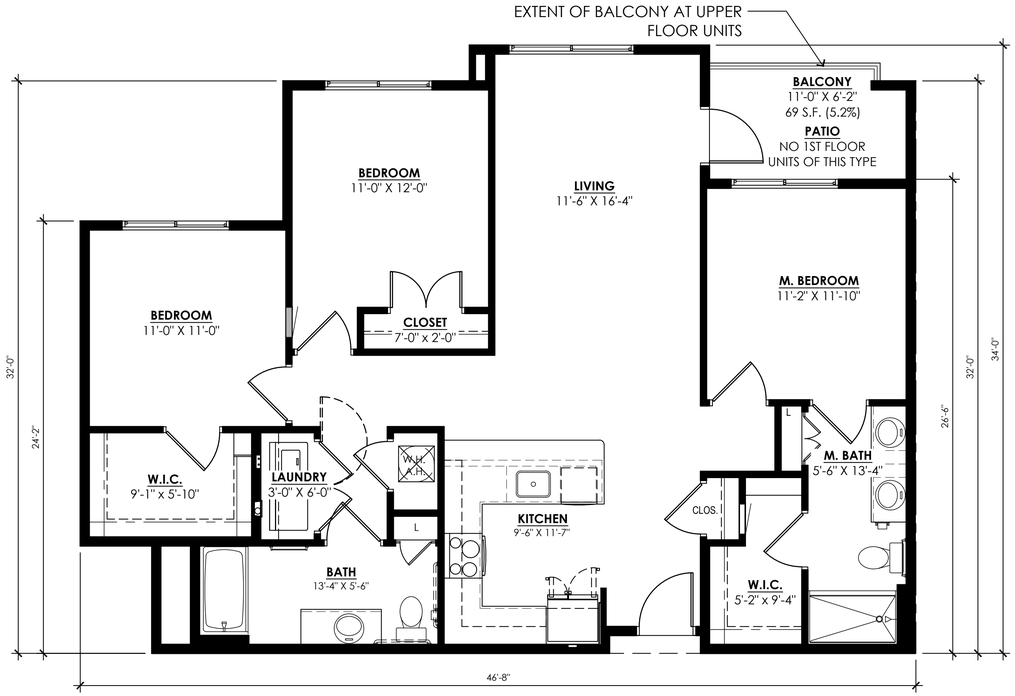
SEAL
REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
5/5/21
Date Signed
ARIZONA, USA

CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
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Proj Mgr.
Dwn By:

TYPICAL UNIT PLANS
44-09



UNIT C1
3 BEDROOM / 2 BATH

SCALE: 1/4" - 1'-0"

LIVABLE:	1,325 S.F.
PRIVATE OUTDOOR SPACE:	69 S.F. BALCONY (5.2%)
	0 S.F. PATIO (NO FIRST FLOOR UNITS OF THIS TYPE)

NOTE:
UNIT LIVABLE SQUARE FOOTAGE IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNIT PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIO/BALCONY OR EXTERIOR STORAGE/MECHANICAL ROOMS.

PRIVATE OUTDOOR SPACE NOTES:
PROPOSED: PRIVATE OUTDOOR SPACE PROVIDED IN COMPLIANCE WITH **R-5** (5.1004) PROPERTY DEVELOPMENT STANDARDS REQUIREMENTS OF 10% GROSS FLOOR AREA FOR FIRST FLOOR DWELLING UNITS AND 5% FOR UPPER FLOOR DWELLING UNITS.

0" 2' 4' 8'
SCALE: 1/4" = 1'-0"

TYPICAL UNIT PLANS
44-10

PROJECT
NO. 20-2006-03
GREYSTAR INDEPENDENT LIVING
Scottsdale, AZ

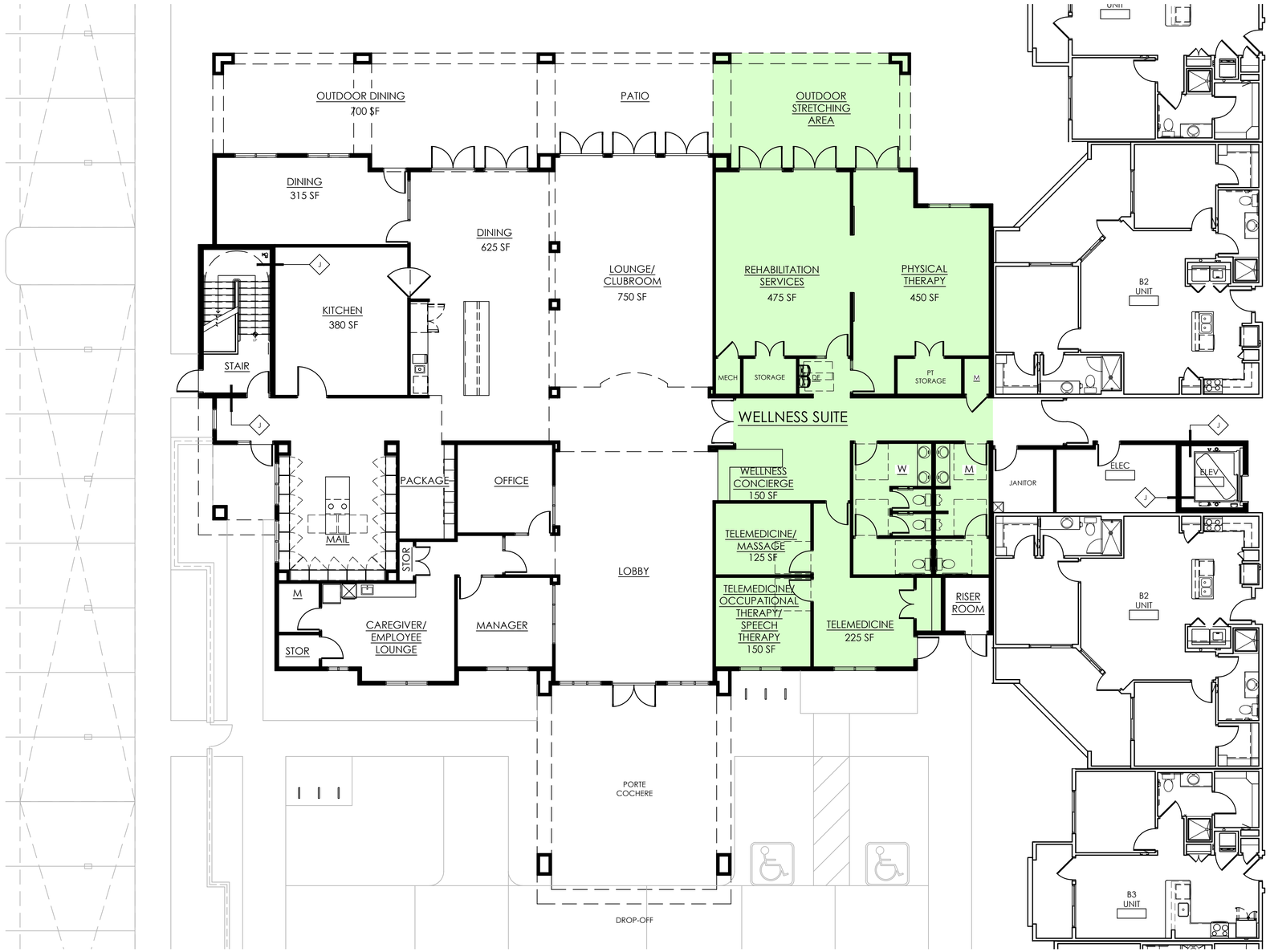
CLIENT
GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL
REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
5/5/21
Date Signed
ARIZONA, USA

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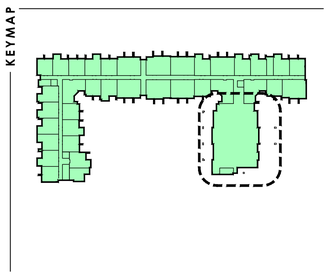


1 ENLARGED AMENITY - FIRST FLOOR PLAN

0" 4' 8' 16'

SCALE: 1/8" = 1'-0"

KEYMAP



PROJECT

NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

CLIENT

GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
5/5/21
Date Signed
ARIZONA, USA

CONTACT

TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
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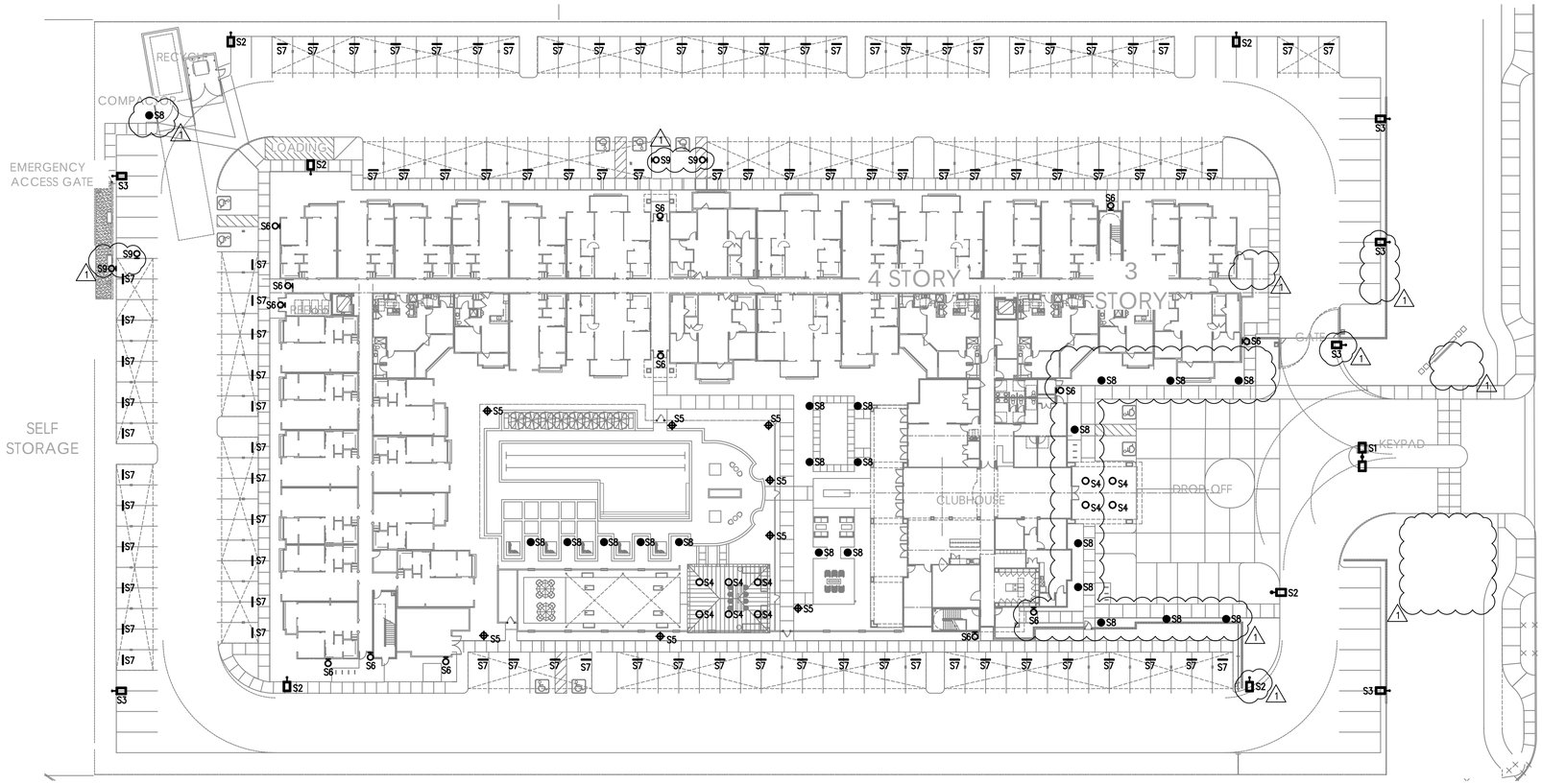
05-06-21
DRB SUBMITTAL #2

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Drawn By:

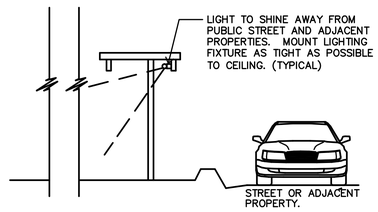
Rev.	Date:	Description:
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ENLARGED AMENITY FIRST FLOOR PLAN

44-11



ELECTRICAL SITE LIGHTING PLAN
1" = 30'-0"



CARPORT MOUNTING DETAIL
N.T.S.

NOTE!!

COORDINATE AND VERIFY EXACT LOCATION AND QUANTITIES OF ALL GROUND MOUNTED LTG. FIXTURES WITH LANDSCAPE ARCHITECT BEFORE ROUGH-IN. ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE U.L. LISTED FOR WET LOCATIONS.

GENERAL NOTES: UTILITIES DISTRIBUTION

1. APARTMENT BUILDING IS A 4-STORY BUILDING. AMENITY BUILDING IS A 2-STORY BUILDING.
2. SEE LANSCAPE ARCHITECT DRAWINGS FOR EXACT LOCATION OF LIGHTING FIXTURES INDICATED ON THIS SHEET.
3. MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE 3/4"C.
4. ALL UNDERGROUND RUNS FOR OUTDOOR LIGHTING SHALL BE CIRCUITED WITH #10 AWG, THWN CU. IN PVC CONDUIT UNLESS NOTED OTHERWISE. PROVIDE BOND WIRE PER 2005 N.E.C.
5. ALL HOUSE LIGHTING, THIS SHEET, ROUTED WITHIN BUILDING STRUCTURES AND NOT BELOW GRADE IN PVC CONDUIT SHALL BE ROUTED IN EMT, FLEX OR MC CABLE.
6. ALL PENETRATIONS OF FIRE RATED WALLS & CEILINGS SHALL BE EXECUTED PER LOCAL AND ALL APPLICABLE CODES.
7. CABLE TELEVISION, TELEPHONE AND SECURITY SYSTEM SHALL BE PREWIRED BY ELECTRICAL CONTRACTOR.
8. ALL ELECTRICAL EQUIPMENT WIRING, LIGHTING, ETC., IN AND ADJACENT TO THE SWIMMING POOL, SPA AND DECORATIVE FOUNTAIN SHALL COMPLY WITH N.E.C. ARTICLE 680.

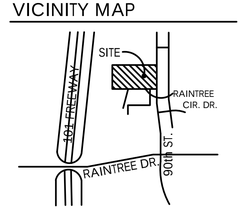
FIRE ALARM NOTES:

ELECTRICAL CONTRACTOR SHALL PROVIDE A DESIGN/BUILD FIRE ALARM SYSTEM FOR THIS PROJECT. COMPLY WITH ALL APPLICABLE NATIONAL, STATE & LOCAL FIRE AND BLDG. CODES. SUBMIT DRAWINGS TO AUTHORITIES HAVING JURISDICTION FOR APPROVAL.

NOTE:

ALL POLE MOUNTED LIGHTING FIXTURE SHALL NOT EXCEED 20' IN HEIGHT.

VICINITY MAP



NP ENGINEERING INC.
4115 N. 15TH AVE.
PHOENIX, AZ 85015
(602) 265-1558
PROJECT NO. 2020-184

PROJECT
NO. 20-2006-02
GREYSTAR INDEPENDENT LIVING
Scottsdale, AZ

CLIENT
GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL
Registered Professional Engineer (Electrical)
CERTIFICATE NO.
10807
ANDREW C.
PANOPIO
Date Signed 1/8/21
ARIZONA, U.S.A.
EXPIRES: 12/31/2021

CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
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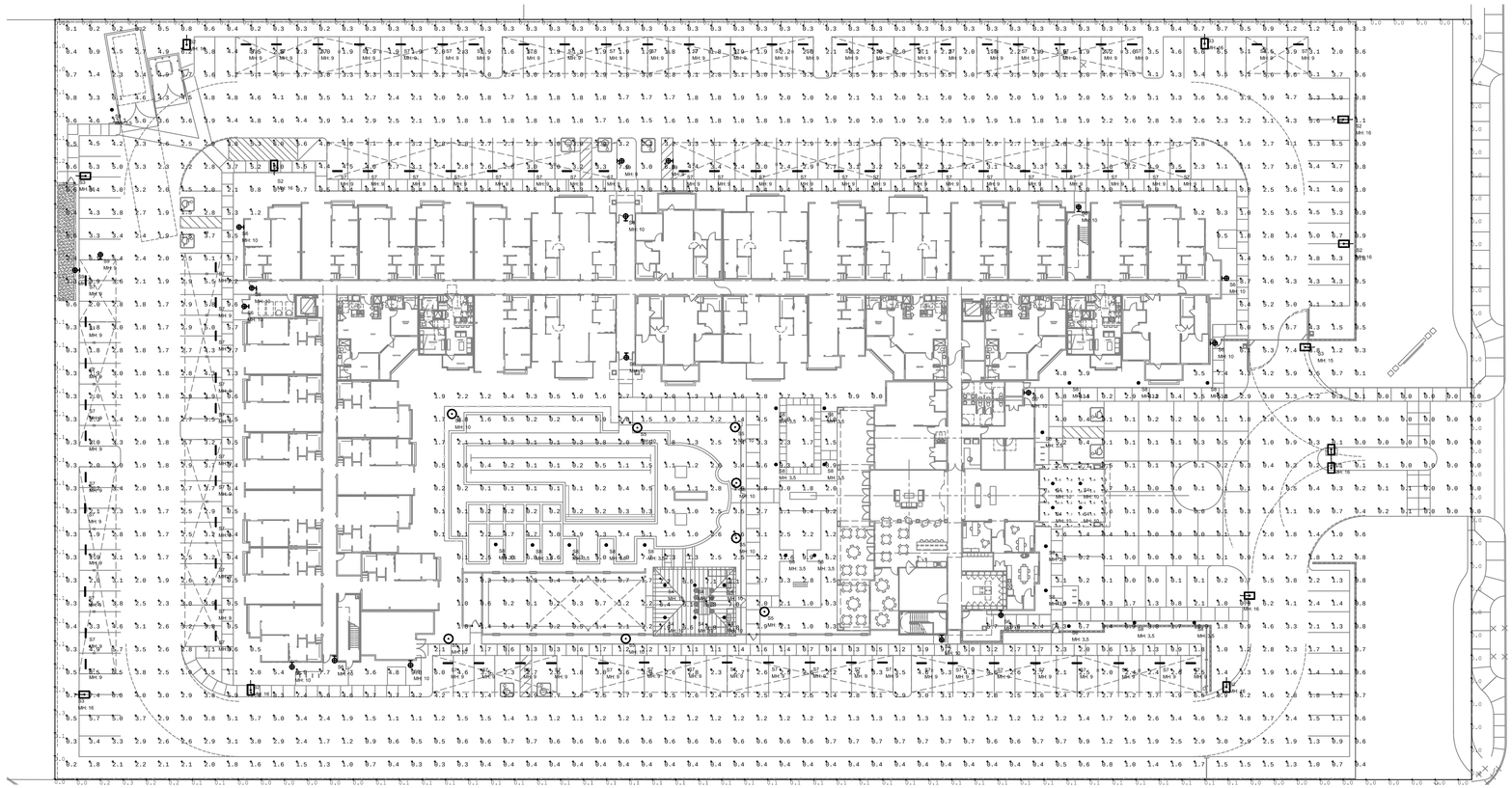
DATA — PHASE
01-22-21
DRB SUBMITTAL
-
1 DRB COMMENTS

ELECTRICAL SITE LIGHTING PLAN

E1.1

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Total Lamp Lumens
	1	S1	BACK-BACK	0.950	SIGNIFY GARDCO ECF-S-32L-1A-WW-G2-3	21,948
	9	S2	SINGLE	0.950	SIGNIFY GARDCO ECF-S-32L-1A-WW-G2-3-HS	10132
	5	S3	SINGLE	0.950	SIGNIFY GARDCO ECF-S-32L-1A-WW-G2-4-HS	10434
	10	S4	SINGLE	0.700	SIGNIFY LIGHTOLIER ZR5CL15830WOCG2-DU	5500
	6	S5	SINGLE	0.950	SIGNIFY GARDCO FPT-140L-850-WW-G2-5-UNV	2910
	14	S6	SINGLE	0.950	SIGNIFY STONCO LPW-16-30-WW-G3-3	3200
	50	S7	SINGLE	0.730	SIGNIFY DAYBRITE FSA30L830-UNV-DIM	3000
	21	S8	SINGLE	0.700	SIGNIFY GARDCO FRL-14L-850-WW-G2-5-UNV	1900
	4	S9	SINGLE	0.950	SIGNIFY STONCO LPW-7-10-WW-G3-2-8	1051

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PORTE COCHERE	Illuminance	Fc	5.71	10.6	0.7	8.16	15.14
PROPERTY LINE	Illuminance	Fc	0.09	0.5	0.0	N.A.	N.A.
RAMADA	Illuminance	Fc	6.99	9.1	6.3	1.11	1.33
SITE	Illuminance	Fc	2.22	11.6	0.0	N.A.	N.A.



ELECTRICAL SITE LIGHTING PLAN
1" = 30'-0"

N

PROJECT
NO. 20-2006-02
GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

CLIENT
GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL
Registered Professional Engineer (Electrical)
CERTIFICATE NO.
10807
ANDREW C.
PANOPIO
Date Signed: 1/31/21
ARIZONA, U.S.A.
EXPIRES: 12 / 31 / 2021

CONTACT

TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

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DATA — PHASE
01-22-21
DRB SUBMITTAL
-
1 DRB COMMENTS

NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1558
PROJECT NO. 2020-184

ELECTRICAL SITE PHOTOMETRIC PLAN
E1.2

Stonco by Signify

Site & Area

Area light

AL100/AL150/AL200



The Stonco Area light features energy saving LED technology ideal for pole mounted area lighting applications. The Area light is available with Type 3, 4 and 5 distributions in three lumen packages, providing up to 26,000 lumens.

Project:
Location:
Cat.No:
Type:
Notes:

TYPE S1

Ordering guide

Example: AL-150-NW-G1-AR-3-8-BZ

Luminaire	Wattage	LED Color – Generation	Mounting	Distribution	Voltage	Controls	Finish
AL		NW-G1	AR		8		BZ
AL Area Light	100 100W 150 150W 200 200W	NW-G1 Neutral White, 4000K, 70 CRI, Generation 1	AR[1] Arm mounting	3 Type 3 4 Type 4 5 Type 5	8 120-277 Volts	-- No motion sensor IMRI[2] Motion sensor [2]	BZ Bronze

1. Mounts to a square pole. Adapter included for 4" round poles.
2. IMRI is available with AL-200 type 3 and 4 only.

Product Specifications

Housing
Aluminum die-cast housing with attachable arm. Arm has removable cover for ease of wire connection.

IP Rating
LED light engine rated IP66. Driver compartment rated to IP65.

Vibration Resistance
3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in all three axes.

Electrical
Driver efficiency (>90% at full load). Available in 120-277V. IP66 compliant driver. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array
140, 216 or 280 LEDs. Color temperature 4000K, +/- 250K. Minimum CRI of 70. Metal core substrate.

Optical System
Type 3, 4, and 5 distributions available.

LED Thermal Management
The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Infrared Motion Response
Integral IMRI module is a passive infrared (PIR) motion sensor mounted integral on driver enclosure and is available with a sensor lens type to accommodate mounting heights up to 40' and occupancy coverage area up to 2,800 sq ft (60' in diameter). Motion response for option IMRI is set/operates in the following fashion:

When motion is detected by the PIR sensor, the luminaire goes to full power/ light output.

Dimming on low is factory set to 30% with 5 minute default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 70%, to 30% of the normal constant wattage reducing the light level.

Mounting
Standard luminaire arm mounts to square poles. Round pole adapter included with every luminaire designed for 4" OD poles.

Energy Saving Benefits
System efficacy up to 126lms/W with significant energy savings over Pulse Start Metal Halide luminaires.

Listings
UL/cUL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambient from -40° to 40°C (-40° to 104°F).

All product configurations are DesignLights Consortium® qualified.

Finish
Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard color is bronze (BZ).

Limited Warranty
Luminaires, LED arrays, and drivers are all covered by a 5-year limited warranty. See philips.com/warranties for details.

Stonco by Signify

Site & Area

Area light

AL100/AL150/AL200



The Stonco Area light features energy saving LED technology ideal for pole mounted area lighting applications. The Area light is available with Type 3, 4 and 5 distributions in three lumen packages, providing up to 26,000 lumens.

Project:
Location:
Cat.No:
Type:
Notes:

TYPE S2

Ordering guide

Example: AL-150-NW-G1-AR-3-8-BZ

Luminaire	Wattage	LED Color – Generation	Mounting	Distribution	Voltage	Controls	Finish
AL		NW-G1	AR		8		BZ
AL Area Light	100 100W 150 150W 200 200W	NW-G1 Neutral White, 4000K, 70 CRI, Generation 1	AR[1] Arm mounting	3 Type 3 4 Type 4 5 Type 5	8 120-277 Volts	-- No motion sensor IMRI[2] Motion sensor [2]	BZ Bronze

1. Mounts to a square pole. Adapter included for 4" round poles.
2. IMRI is available with AL-200 type 3 and 4 only.

Product Specifications

Housing
Aluminum die-cast housing with attachable arm. Arm has removable cover for ease of wire connection.

IP Rating
LED light engine rated IP66. Driver compartment rated to IP65.

Vibration Resistance
3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in all three axes.

Electrical
Driver efficiency (>90% at full load). Available in 120-277V. IP66 compliant driver. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array
140, 216 or 280 LEDs. Color temperature 4000K, +/- 250K. Minimum CRI of 70. Metal core substrate.

Optical System
Type 3, 4, and 5 distributions available.

LED Thermal Management
The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Infrared Motion Response
Integral IMRI module is a passive infrared (PIR) motion sensor mounted integral on driver enclosure and is available with a sensor lens type to accommodate mounting heights up to 40' and occupancy coverage area up to 2,800 sq ft (60' in diameter). Motion response for option IMRI is set/operates in the following fashion:

When motion is detected by the PIR sensor, the luminaire goes to full power/ light output.

Dimming on low is factory set to 30% with 5 minute default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 70%, to 30% of the normal constant wattage reducing the light level.

Mounting
Standard luminaire arm mounts to square poles. Round pole adapter included with every luminaire designed for 4" OD poles.

Energy Saving Benefits
System efficacy up to 126lms/W with significant energy savings over Pulse Start Metal Halide luminaires.

Listings
UL/cUL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambient from -40° to 40°C (-40° to 104°F).

All product configurations are DesignLights Consortium® qualified.

Finish
Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard color is bronze (BZ).

Limited Warranty
Luminaires, LED arrays, and drivers are all covered by a 5-year limited warranty. See philips.com/warranties for details.

Stonco by Signify

Site & Area

Area light

AL100/AL150/AL200



The Stonco Area light features energy saving LED technology ideal for pole mounted area lighting applications. The Area light is available with Type 3, 4 and 5 distributions in three lumen packages, providing up to 26,000 lumens.

Project:
Location:
Cat.No:
Type:
Notes:

TYPE S3

Ordering guide

Example: AL-150-NW-G1-AR-3-8-BZ

Luminaire	Wattage	LED Color – Generation	Mounting	Distribution	Voltage	Controls	Finish
AL		NW-G1	AR		8		BZ
AL Area Light	100 100W 150 150W 200 200W	NW-G1 Neutral White, 4000K, 70 CRI, Generation 1	AR[1] Arm mounting	3 Type 3 4 Type 4 5 Type 5	8 120-277 Volts	-- No motion sensor IMRI[2] Motion sensor [2]	BZ Bronze

1. Mounts to a square pole. Adapter included for 4" round poles.
2. IMRI is available with AL-200 type 3 and 4 only.

Product Specifications

Housing
Aluminum die-cast housing with attachable arm. Arm has removable cover for ease of wire connection.

IP Rating
LED light engine rated IP66. Driver compartment rated to IP65.

Vibration Resistance
3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in all three axes.

Electrical
Driver efficiency (>90% at full load). Available in 120-277V. IP66 compliant driver. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array
140, 216 or 280 LEDs. Color temperature 4000K, +/- 250K. Minimum CRI of 70. Metal core substrate.

Optical System
Type 3, 4, and 5 distributions available.

LED Thermal Management
The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Infrared Motion Response
Integral IMRI module is a passive infrared (PIR) motion sensor mounted integral on driver enclosure and is available with a sensor lens type to accommodate mounting heights up to 40' and occupancy coverage area up to 2,800 sq ft (60' in diameter). Motion response for option IMRI is set/operates in the following fashion:

When motion is detected by the PIR sensor, the luminaire goes to full power/ light output.

Dimming on low is factory set to 30% with 5 minute default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 70%, to 30% of the normal constant wattage reducing the light level.

Mounting
Standard luminaire arm mounts to square poles. Round pole adapter included with every luminaire designed for 4" OD poles.

Energy Saving Benefits
System efficacy up to 126lms/W with significant energy savings over Pulse Start Metal Halide luminaires.

Listings
UL/cUL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambient from -40° to 40°C (-40° to 104°F).

All product configurations are DesignLights Consortium® qualified.

Finish
Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard color is bronze (BZ).

Limited Warranty
Luminaires, LED arrays, and drivers are all covered by a 5-year limited warranty. See philips.com/warranties for details.

LIGHTOLIER by Signify

Downlighting

EasyLyte

Z6RDL 6" Round Aperture



Adaptable, and flexible for your changing project needs. It is your best choice without sacrificing ease of installation or product quality.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

TYPE S4

Frame

(frame + trim = complete product) example: 6RN

Series	Aperture	Installation	Options
6 6-inch Non-IC	R Round	N New construction (Non-IC) R Remodeler (Non-IC) A AirSeal (IC)[1]	— Universal 120/277V (specify for Power Over Ethernet) LC Chicago Plenum[2] EM Emergency[3,4] 3 347V (not compatible with ELV dimming) 3IP 347V with Interact Pro (for use with 0-10V engines only)[2,3] IP Interact Pro (for use with 0-10V engines only)[2,3]

Trim

example: Z4RDL20835WOCDZ10U

Series	Lumen	CRI/CCT	Beam	Style	Reflector
Z6RDL EasyLyte 6-inch Round	10 1000lm 15 1500lm 20 2000lm 25 2500lm 30 3000lm 35 3500lm	827 80 CRI / 2700K 830 80 CRI / 3000K 835 80 CRI / 3500K 840 80 CRI / 4000K	W Wide	O Open S Step baffle	CD Clear diffuse (applied finish) BK Black (matte) WH White (matte) DB Dark Bronze

Dimming	Voltage
Z10 0-10V 1%	U Universal 120/277/347V
L Lutron LDE1 EcoSystem (fade-to-black)	
E ELV[5]	1 120V
P Power over Ethernet (PoE)	E Ethernet 48V DC
Only compatible with 1000 (10) to 2500 (25) lumen options	

1. There is a 3000lm (30) limit with 6" (6RA) IC housings.
2. Interact Pro (IP), Emergency (EM) and Chicago Plenum (LC) are only available with New construction (N) installs.
3. Integral Interact Pro RF sensor enables network lighting control; to be specified with 0-10V light engines only.
4. Emergency (EM) frame comes with emergency battery pack and ceiling mountable test switch.
5. ELV (E) dimming is only compatible with 1000 lm (10), 1500 lm (15), 2000 lm (20) configurations.

Note: Consult factory for additional dimming options.

GARDCO by Signify

Site & Area

PureForm

PPT post top with comfort optics



Gardco PureForm LED post top features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare. Type 1, 2, 3, and 5 optical distributions are available with lumen output up to 9000 lumens. A full range of control options provides additional energy savings. Optional integral emergency battery backup is available for path-of-egress illumination.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

TYPE S5

Ordering guide

example: PPT-140L-450-NW-G2-T3-1-UNV-DGY

Family	Number of LEDs	Drive Current	LED Color – Generation	Mounting	Distribution	Emergency	Voltage
PPT	140L 140 LEDs	450 450 mA 650 650 mA 1150 1150 mA[1] 1675 1675 mA[1] 2100 2100 mA[1,2]	WW-G2 Warm White 3000K, 70 CRI Generation 2 NW-G2 Neutral White 4000K, 70 CRI Generation 2 CW-G2 Cool White 5000K, 70 CRI Generation 2 WY-G2 Warm Yellow 2700K, 80 CRI Generation 2[1] BW-G2 Balanced White 3500K (80 CRI) Generation 2[1] AM-G2 Amber Generation 2[3,4]	T3 Mounts to a 3" x 4" Tenon (standard) T2 Mounts to a 2-7/8" x 4" Tenon (must be ordered and shipped as a separate accessory)	1 Comfort Type 1 2 Comfort Type 2 3 Comfort Type 3 5 Comfort Type 5	Leave blank for no battery EBPC Emergency battery pack cold weather[1,4,5,6] EBP Emergency battery pack[1,6,7]	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)

Options

Dimming controls	Motion sensing	Photo-sensing	Electrical/Shield	Finish
DD 0-10V External dimming (by others)[8] FAWS Field Adjustable Wattage Selector[4,5] SW Interface module for SiteWise[5,9] LLC Integral wireless module[4,5,7,9] BL Bi-level functionality[7,10] **DynaDimmer:** Automatic Profile Dimming[4,7] CS50 Security 50% Dimming, 7 hours CM50 Median 50% Dimming, 8 hours CS30 Security 30% Dimming, 7 hours CM30 Median 30% Dimming, 8 hours	IMRI3 Integral with #3 lens[11]	PCB Photocontrol Button[7,9] TLRD5 Twist Lock Receptacle 5 Pin[9,10] TLRD7 Twist Lock Receptacle 7 Pin[9,10] TLRPC Twist Lock Receptacle w/Photocell[3,9,10]	**Fusing** F1 Single (120, 277, 347VAC)[4] F2 Double (208, 240, 480VAC)[4] F3 Canadian Double Pull (208, 240, 480VAC)[4] **Surge Protection** (10kA standard) SP2 Increased 20kA EHS External house side shield (factory installed)	**Textured** BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray **Customer specified** RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)

1. 1150, 1675, and 2100mA not available with emergency battery backup (EBP).
2. 2100mA not available with emergency battery backup cold weather (EBPC).
3. Extended lead times apply. Contact factory for details.
4. Not available with other control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available in 347 or 480V.
8. Available only in 120 or 277V.
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V.
12. Not available in 2100mA.
13. Not available with DD and FAWS dimming control options.
14. Must specify a motion sensor lens.
15. Cannot be combined with HVU and BL-IMRI3.

LPI INNOVATION AWARDS

3000K only

PROJECT

NO. 20-2006-02

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

CLIENT

GREYSTAR

3200 E Camelback Rd., Suite 225

Phoenix, AZ

SEAL

Registered Professional Engineer (Electrical) CERTIFICATE NO. 10807 ANDREW C. PANOPIO STATE OF ARIZONA, U.S.A. EXPIRES: 12 / 31 / 2021

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TODD + ASSOCIATES

CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.

4019 N. 44TH ST. / PHOENIX, AZ 85018

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DATA — PHASE

01-22-21

DRB SUBMITTAL

-

ELECTRICAL SITE LIGHTING CUT-SHEETS

E1.3

NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1558
PROJECT NO. 2020-184

Stonco
by Signify

Wall mount

LytePro

LPW16 medium wall sconce



Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Project: GREYSTAR
Location:
Cat.No: LPW-16-30-WW-G3-3
Type:
Lamps: Qty:
Notes:

TYPE S6

Ordering guide

Example: LPW16-20-NW-G3-3-120-PCB-BZ

					Options	
Prefix	**Wattage**	**LED Color/Gen**	**Distribution**	**Voltage**	**Photocontrol**	**Finish**
LPW16						
LPW16 LytePro 16 LED medium wall sconce	20 20W 30 30W 50 50W	NW-G3 Neutral White 4000K 70 CRI Generation 3 WW-G3 Warm White 3000K 70 CRI Generation 3	3 Type 3 4 Type 4	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)	---- None PCB Photocontrol Button[1]	**Textured** BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray **Customer specified** RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) CC Custom color (Must supply color chip for required factory quote)

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16-G3-8-BZ	LPW16, 30W, 650mA, 4000K, Type 3, 120–277V, Bronze textured paint	6	622252813872
LPW16-G3-8-DGY	LPW16, 30W, 650mA, 4000K, Type 3, 120–277V, Dark gray textured paint	6	622252813865

Stocked accessories – Ordering guide (Must be ordered separately)

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ[2]	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

[1] Must specify voltage. Not available in 347V or 480V.
[2] Other colors available upon request as made-to-order

Day-Brite CFI
by Signify

Linear

FluxStream strip

FSS 2', 3', 4', & 8'

TYPE S7



Day-Brite / CFI FluxStream LED strip is a high performing luminaire delivering smooth diffuse light ideal for light industrial, commercial and residential applications with unparalleled energy efficiency.

Project:
Location:
Cat.No:
Type:
Lumens: Qty:
Notes:

Ordering guide – standard & wireless controls

example: FSS440L840–UNV–DIM

Series	Length (nominal)	Lumens[2] (nominal)	Color temp. (K)	Voltage	Driver	Options
FSS			–	–	–	
FSS FluxStream strip	2 2' length	20L 2000 lumens 30L 3000 lumens	830 80 CRI, 3000K 835 80 CRI, 3500K 840 80 CRI, 4000K 850[1] 80 CRI, 5000K	UNV Universal voltage 120–277V 120 120V 277 277V 347 347V	DIM[2] Dimming SDIM[2] Step dimming to 40% input power XDIM[4,5] MarkX phase dimming DALI[6] DALI	EMLED[4,5,6] Factory wired Bodine BSL310LP integral emergency pack. Nominal 1100lm LSXR10 120–347V motion sensor, factory installed on end cap LSXR10ADC[14] 120–347V motion sensor with photocell and hi/lo trim dimming, factory installed on end cap GTD/E[13] UL924 listed Bodine GTD factory installed on driver input GTD/SNSR[13] UL924 listed Bodine GTD factory installed between driver & sensor IAP[10,11] Integral Interact Pro RF sensor, enables wireless connected lighting control IAO[11] Integral Interact Office daylighting and occupancy sensor, enables wireless connected lighting control SWZDT[11] Integral sensor, daylighting and occupancy, advanced grouping, with dwell time PAF Paint after fabrication for extra corrosion resistance (white) BK Matte black paint color ST Satin aluminum paint color
	3 3' length	30L 3000 lumens				
	4 4' length	30L 3000 lumens 40L 4000 lumens 55L 5500 lumens 70L 7000 lumens				
	8' 8' length	60L 6000 lumens 80L 8000 lumens 110L 11000 lumens 140L 14000 lumens				

1. 8' is tandem (2) 4' lenses with single piece 8' body.
2. Nominal delivered lumens at 25°C ambient.
3. Not available in 3' model.
4. XDIM option must be specified with 120V or 277V option only.
5. 347V with EMLED only available in 8' models.
6. Not available in 2' or 3' model.
7. Not available in 4' 70L model or 8' 140L model.
8. DALI available up to 80L models only, consult factory for other options.
9. EMLED on 8' models illuminates 4' section in emergency mode.
10. Available with DIM driver option only.
11. Not available in 8' 110L or 140L models.
12. Integral controls options dimmable to 5% via wireless wall switch (see p.2). Non-Integral controls configurations are 0–10V dimmable to 1%.
13. Must be installed in conjunction with a UL1008 device.
14. Must be ordered with an integral sensing option.

Ordering guide – PoE controls

example: FSS440L840–LV–POE–IAO

Series	Length (nominal)	Lumens[16] (nominal)	Color temp. (K)	Voltage	Driver	Options
FSS			–	LV –	POE –	
FSS FluxStream Strip	4 4' length	30L 3000 lumens 40L 4000 lumens 60L 6000 lumens	830 80 CRI, 3000K 835 80 CRI, 3500K 840 80 CRI, 4000K 850 80 CRI, 5000K	LV Low voltage	POE Power over ethernet	IAO Integral Interact Office daylighting and occupancy sensor, enables wired connected lighting control EMPOE[17] 5CCMs Integral emergency driver and battery pack. PAF Paint after fabrication for extra corrosion resistance (white) BK Matte black paint color ST Satin aluminum paint color
	8' length[15]	60L 6000 lumens				

15. 8' is tandem (2) 4' lenses with single piece 8' body.
16. Nominal delivered lumens at 25°C ambient.
17. EMLED on 8' models illuminates 4' section in emergency mode.

Accessories (order separately)

- **FSSD2L** - 2' Diffuse replacement lens
- **FSSD3L** - 3' Diffuse replacement lens
- **FSSD4L** - 4' Diffuse replacement lens (order two for 8' models)
- **FSSWG4** - 4' wire guard (order two for 8' models)
- **FSTH** - Sliding hanger bracket (set of two)
- **LSXR10** - Low bay PIR motion sensor, 120–277V (not available with PoE)
- **LSXR10ADC** - Low bay PIR motion sensor with photocell and hi/lo trim dimming, 120–277V (not available with PoE)
- **FSSDEK** - Decorative plastic end cap (set of two)

(See last page for details and more options)

General notes

Many luminaire components, such as reflectors, refractors, lenses, sockets, lampholders, and LEDs are made from various types of plastics which can be adversely affected by airborne contaminants. If sulfur based chemicals, petroleum based products, cleaning solutions, or other contaminants are expected in the intended area of use, consult factory for compatibility.

PAF (Paint after fabrication) option is required for all products that will be used in a damp or humid location, such as under a canopy or covered parking area.

interact ready.

FSS FluxStream LED strip

TYPE S7

2', 3', 4' and 8'

Features

- Compact design for installation in tight spaces.
- Frosted acrylic diffuser provides wide light distribution and superior control.
- Diffuser and LED plate snap into place allowing tool-free access to LED boards and driver.
- 2', 3', 4' and 8' tandem lengths available to accommodate many field applications.
- Up to 100,000 hour predicted L70 LED lumen maintenance provides long service life to reduce maintenance costs.
- Can be surface mounted on ceilings or walls, or suspended via chain, pendants or cables.
- Wall mountable - ADA compliant.
- Ideal for cold applications (-20°C).
- Continuous row mounting using standard end caps. No extra parts needed.
- 7/8" knock out provided at each end and on base of luminaire. Note: Center knockout is covered and not useable in 4' version with EMLED option.
- Multiple driver options available with 0–10V as standard.
- Enclosed lens minimizes penetration of dust, insects, and other debris into the LED compartment.
- 8' tandem unit is two 4' optical assemblies with a center mullion on a single full length chassis.
- Integral controls options include sensor mounted in control module extension mounted on fixture end (see dimension drawing).
- Fluxstream luminaires are Designlights Consortium® qualified. Please see the DLC QPL list for exact catalog numbers www.designlights.org/QPL.
- 5 year manufacturer's limited warranty. Visit signify.com/warranties for complete warranty information.

Finish

- Baked white acrylic matte high reflectance paint finish.
- PAF (Paint after fabrication) option, which is required for all products that will be used in damp or humid locations, such as a canopy or covered parking area, provides extra corrosion resistance.

Shielding

- Contoured frosted acrylic lens.

Electrical

- LED boards and drivers are RoHS (Restriction of Hazardous Substances) compliant. Total system life rated at 50,000 hours. Predicted L70 lifetime based on LED manufacturer's supplied LM-80 data and in-situ laboratory testing.
- Integral emergency driver with EMLED option. To estimate lumen output in emergency mode, multiply emergency pack wattage by efficacy, then by 1.10.
- The GTD/E option is used to bypass wall switches and allow luminaire operation on auxiliary power. Generator transfer requires installation in conjunction with a UL1008 listed device.
- The GTD/SNSR option is used to bypass integrated sensor control in the event of utility power loss. Generator transfer requires installation in conjunction with a UL1008 listed device.

Materials

- Heavy gauge cold rolled steel housing, LED plate, and end caps.

Labels

- cETLus listed.
- Suitable for damp locations.

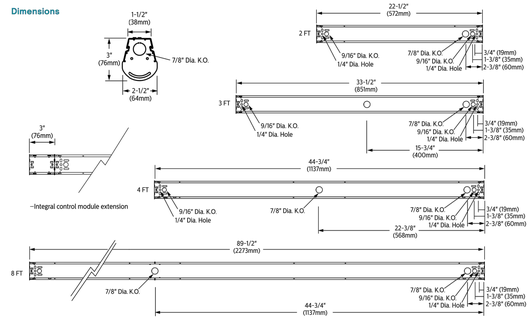
Performance data

Fixture	Lumens	Wattage	Efficacy
FSS220L	2000lm	17W	123lm/w
FSS330L	3000lm	26W	119lm/w
FSS440L	4000lm	31W	133lm/w
FSS455L	5500lm	45W	129lm/w
FSS470L	7000lm	58W	126lm/w

Ambient temperature data

Configuration	Ambient
FSS470L	-20°C to 30°C
FSS810L	-20°C to 35°C
FSS814OL	-20°C to 25°C
EMLED option	Minimum 0°C
All others	-20°C to 40°C

Dimensions



Stonco
by Signify

Wall mount

LytePro

LPW7 small wall sconce



Stonco LytePro LED small wall sconce LPW7 features outstanding value in a compact, architectural design, and combines energy savings with good photometric performance. LPW7 is ideal for entryways, corridors, facade and other wall/surface lighting applications.

Project: GREYSTAR MARANA
Location:
Cat.No: LPW7-10-NW-G3-2
Type:
Lamps: Qty:
Notes:

TYPE S9

Ordering guide

Example: LPW7-10-NW-G3-2-120-PCB-BZ

					Options	
Prefix	**Wattage**	**LED Color/Gen**	**Distribution**	**Voltage**	**Photocontrol**	**Finish**
LPW7	10		2			
LPW7 LytePro 7 LED small wall sconce	10 10W	NW-G3 Neutral White 4000K 70 CRI Generation 3 WW-G3 Warm White 3000K 70 CRI Generation 3	2 Type 2	120 120V 208 208V 240 240V 277 277V UNV 120–277V (50/60Hz)	---- None PCB Photocontrol Button[1]	**Textured** BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray **Customer specified** RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) CC Custom color (Must supply color chip for required factory quote)

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW7-G3-8-BZ	LPW7, 250mA, 4000K, 120–277V, Bronze textured paint	6	622252813858
LPW7-G3-8-DGY	LPW7, 250mA, 4000K, 120–277V, Dark gray textured paint	6	622252813841

Stocked accessories – Ordering guide (Must be ordered separately)

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ[2]	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

[1] Must specify voltage.
[2] Other colors available upon request as made-to-order

HADCO
by Signify

Landscape

Bollard

DB30 LED Accent



Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

TYPE S8

Ordering Guide

Example: DB30 A A0 12L E

Product Code	DB30	LED Bollard
Finish	A	Black
	H	Bronze
Optics	A0	Symmetric
Wattage	12L	9.5W LED
Voltage	E	120V

Specifications

HOUSING:
360 low-copper die-cast aluminum alloy . Dome roof with die-cast aluminum louvers. Easy access to lamp. 5° dia. extruded aluminum with a wall thickness of 0.125". All non-ferrous fasteners prevent corrosion and ensure longer life.

FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom color is required, contact the factory for more information.

OPTICAL ASSEMBLY:
Symmetric. Die-cast aluminum louvers with underside painted with highly reflective white powdercoat. Tempered glass globe.

LAMPING:
9.5W Philips LED EnduraLED lamp, LED 4Kv medium base porcelain socket A19. 2700K warm white delivers 800 lumens. Lamp life is rated at 25,000 hours. 120 volt only.

ELECTRICAL ASSEMBLY:
Ballast assembly is mounted to an aluminum plate, which is mounted inside the base. Quick disconnects for easy installation and removal.

INSTALLATION & MOUNTING:
Tube is mounted to the base plate with three (3) 5/16-18 flat head allen key stainless steel tamper-resistant screws.

WARRANTY:
Five-year limited warranty.

CERTIFICATIONS:
ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.

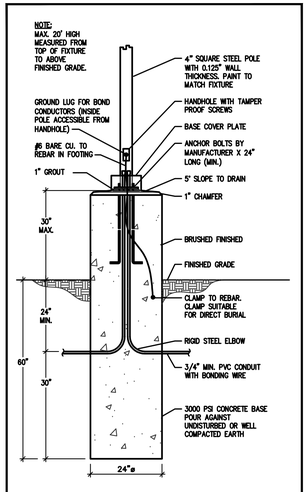
Height : 31 3/4" (80.65cm)
Width: 6" (15cm)
Bolt Circle: 3" (8 cm)
Anchor Rods: Internal (3) 3/8" dia. x 8" long (1 cm x 20cm)
Base Diameter: 5" (13cm)
Max. Weight: Powdercoat: 15 lbs

signify

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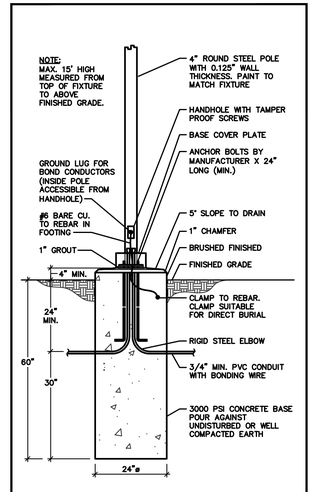


TYPICAL POLE LIGHT MOUNTING DETAIL

TYPE 'S1', 'S2', & 'S3' N.T.S.

NOTES

1. E.P.A. RATINGS AND SOIL CONDITIONS SHALL BE COORDINATED WITH POLE AND FIXTURE ASSEMBLY.
2. GENERAL CONTRACTOR TO PROVIDE POLE BASE DESIGN SEALED BY REGISTERED ARIZONA STRUCTURAL ENGINEER. REFER TO STRUCTURAL DRAWINGS FOR POLE BASE DETAIL.



TYPICAL POST TOP LIGHT MOUNTING DETAIL

TYPE 'S5' N.T.S.

NOTES

1. E.P.A. RATINGS AND SOIL CONDITIONS SHALL BE COORDINATED WITH POLE AND FIXTURE ASSEMBLY.
2. GENERAL CONTRACTOR TO PROVIDE POLE BASE DESIGN SEALED BY REGISTERED ARIZONA STRUCTURAL ENGINEER. REFER TO STRUCTURAL DRAWINGS FOR POLE BASE DETAIL.

NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1558
PROJECT NO. 2020-184

PROJECT NO. 20-2006-02
GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

CLIENT
GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL
Registered Professional Engineer (Electrical)
CERTIFICATE NO.
10807
ANDREW C. PAPOPIO
Date Signed 1/8/21
ARIZONA, U.S.A.
EXPIRES: 12 / 31 / 2021

CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
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602-952-8280 / TODDASSOC.COM

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DATA — PHASE
01-22-21
DRB SUBMITTAL
-
1 DRB COMMENTS

ELECTRICAL SITE LIGHTING CUT-SHEETS
E1.4

COLOR SCHEDULE

A
MFGR: SHERWIN WILLIAMS
COLOR: SW6070 "HERON PLUME"
LRV: 75



B
MFGR: SHERWIN WILLIAMS
COLOR: SW7045 "INTELLECTUAL GRAY"
LRV: 36



PAINT COLOR CARDS

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GARY D.
TODD
5/5/21
Date Signed
ARIZONA, U.S.A.

Project: GREYSTAR ACTIVE INDEPENDENT LIVING
Proj. No.: 20-2006-03

COLOR SCHEDULE

C

MFGR: SHERWIN WILLIAMS
COLOR: SW7047 "PORPOISE"
LRV: 13



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Proj. No.: 20-2006-03



COLOR SCHEDULE

A

MFGR: SHERWIN WILLIAMS
COLOR: SW6070 "HERON PLUME"
LRV: 75

B

MFGR: SHERWIN WILLIAMS
COLOR: SW7045 "INTELLECTUAL GRAY"
LRV: 36

C

MFGR: SHERWIN WILLIAMS
COLOR: SW7047 "PORPOISE"
LRV: 13

BUILDING MATERIALS

D

CONCRETE ROOFING TILE
MFGR: BORAL
STYLE: MISSION "S"
COLOR: CALIFORNIA MISSION BLEND



GLASS
MFGR: PPG
STYLE: CLEAR LOW-E INSULATED GLASS



STUCCO FINISH
MFGR: VARIES
STYLE: MEDIUM SAND FLOAT, TYP.
COLOR: PER SCHEDULE



EXTERIOR BUILDING COLOR & MATERIAL SAMPLE BOARD 1

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73-1



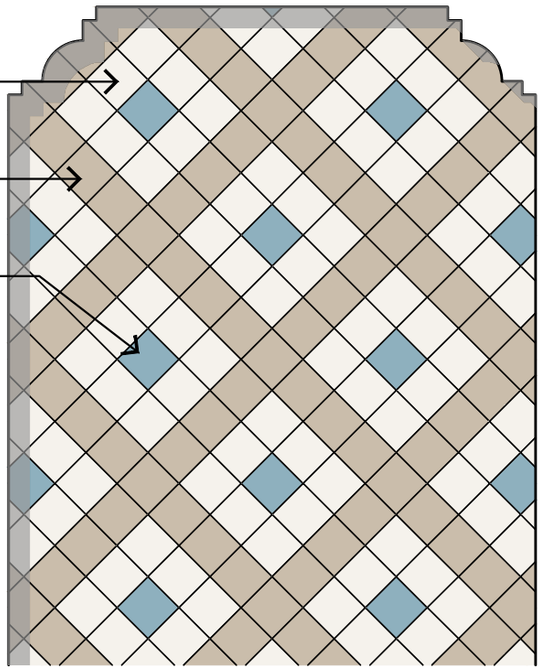
BUILDING MATERIALS

E **DECORATIVE WALL TILE:**

1 DALTILE GLAZED CERAMIC MATTE
ARCTIC WHITE 0790 6"X6"

2 DALTILE GLAZED CERAMIC MATTE
URBAN PUTTY 0761 6"X6"

3 DALTILE GLAZED CERAMIC GLOSSY
WATERFALL 0169 6"X6"



1 **TYPICAL TILE INLAY PATTERN**
SCALE:1/2"=1'-0"

F

WINDOW FRAMES
MFGR: CASCADE WINDOWS
COLOR: CLAY

EXTERIOR BUILDING COLOR & MATERIAL SAMPLE BOARD 2

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