DEVELOPMENT REVIEW BOARD REPORT

Meeting Date:	July 10, 2025
General Plan Element:	*Character and Design*
General Plan Goal:	*Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Cavasson North Retail and MOB **34-DR-2024**	Request for approval of the site plan, landscape plan, and building elevations for a new +/- 12,800 square foot one-story retail and restaurant building and a new 37,000 square foot two-story medical office building on a +/- 6.58-acre site located at the northwest corner of E. Cavasson Boulevard and N. Hayden Road.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- No community input received as of the date of this report

BACKGROUND

Location: Northwest corner of E. Cavasson Boulevard and N. Hayden Road

Zoning: Planned Community District, Planned Airpark Core Development (P-C PCP)

Adjacent Uses

North: Vacant, commercial pad located within Planning Unit V of Crossroads East Development Plan

East: Vacant, owned by the Arizona State Land Dept

South: Existing 6-story hotel located within Planning Unit V of the Crossroads East Development Plan

West: Vacant, commercial pad located within Planning Unit V of Crossroads East Development Plan

Property Owner

Nationwide Realty Investors LTD, LLC
Jim Rost
614-857-2330

Architect/Designer

Butler Design Group, Inc
Kenneth O. Miller Jr.
602-361-1106

Applicant
Butler Design Group, Inc,
Kenneth O. Miller Jr
(602) 361-1106

Engineer
Hubbard Engineering
Teagun Wolf
480-892-3313

DEVELOPMENT PROPOSAL

The applicant is requesting approval of the site plan, landscape plans and building elevations for a new one-story retail and restaurant development with approximately +/- 12,800 square feet of building area and a new 37,000 square foot, two-story medical office building, all of which is part of the larger Cavasson Planning Unit V development.

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Seating areas and decorative pavers incorporated into the site design
- Mature trees added throughout the site

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City's goal of sustainability including deep roof overhangs, use of low water use plant species and electric vehicle charging stations.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Cavasson North Retail and MOB development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Greater Airpark Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS	
Planning and Development Services Current Planning Services	Meredith Tessier Senior Planner 480-312-4211	Email: mtessier@ScottsdaleAZ.gov
Community & Economic Development Stormwater Management	Nerijus Baronas Senior Stormwater Engineer 480-312-7072	Email: nbaronas@scottsdaleaz.gov
Community & Economic Development Plan Review	Eliana Hayes Development Manager 480-312-2757	Email: Ehayes@scottssdaleaz.gov
Public Safety-Fire Fire & Life Safety Services	Doug Wilson Senior Plans Examiner 480-312-2507	Email: DoWilson@scottsdaleaz.gov
Engineering Services Water Resources	Anita Pritchard Senior Water Resource Engineer 480-312-5676	Email: APritchard@scottsdaleaz.gov
Public Works Traffic Engineering	Sam Taylor Principal Traffic Engineer 480-312-7010	Email: Staylor@scottsdaleaz.gov

APPROVED BY

Meredith Tessier, Senior Planner, Report Author	06/17/2025 Date
Brad Carr, AICP, LEED-AP, Planning & Development Area Manager Development Review Board Liaison Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov	6/27/2025 Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Landscape Plan
9. Medical Office Building Elevations
10. Retail/Restaurant Building Elevations
11. Medical Office Perspectives
12. Retail/Restaurant Perspectives
13. Materials and Colors Board
14. Exterior Lighting Plan/Cutsheets
15. Zoning Map
16. City Notification Map

Context Aerial

ATTACHMENT 1

34-DR-2024

Close-up Aerial

ATTACHMENT 2

34-DR-2024

Nationwide®
is on your side

October 25, 2024

Nationwide Realty Investors' Cavasson, a 134-acre mixed-use development in Scottsdale, includes approximately 1.8 million square feet of market leading commercial office space, 1,600 multifamily units, hotels, retail, restaurants, services and amenities. The walkable community includes tree-lined sidewalks, bike paths, green spaces and community gathering places with ample parking. The project includes an infrastructure investment of approximately $30 million—delivering new roads, sidewalks, improved connectivity and flood mitigation improvements benefiting the property and significant acreage surrounding the development. Cavasson is located along the north side of Loop 101, at Hayden Road.

This development review package presents Cavasson Retail North, a single-story 12,800 SF building of restaurant and retail suites, and a two-story 37,000 SF Medical Office Building with parking, landscape, and pedestrian pathways linking adjacent sites.

High quality design is exemplary of the character of the development. Evocative materials in natural tones and textures seamlessly blend architecture and environment. Substantial use of glass on both buildings carries natural light to all parts of the interior and frames views of the McDowell Mountains to the east. Well-proportioned overhangs on the east and west retail elevations protect the nearly all-glass facades from harsh solar exposure and shade exterior gathering areas. Unifying the overall design of the Cavasson development, the retail and MOB buildings share select stone and metal exterior materials with existing buildings, while establishing unique identities through smart application of finish materials, colors and textures. Common site wall, landscape and hardscape materials and design strategies further connect building sites across Cavasson.

The project site is accessed via full-movement ingress-egress drives along its northern and western boundaries, and internal circulation pathways are easily discerned by service vehicles and patrons alike. Pedestrian routes are numerous and provided in contrasting featured materials that aid wayfinding and contribute to compliance with solar reflectance requirements of the IgCC. Landscape islands at the parking lot are well-appointed to ensure asphalt areas are shaded, and to enhance views within the site. Electric Vehicle Parking (current and future) is provided in compliance with Scottsdale Electric Vehicle Infrastructure requirements.

All surface accessible utility and building service equipment is concealed within the architecture, buried within landscape beds, or blended into hardscape and landscape screening elements. In anticipation of roof-mounted mechanical and kitchen equipment to be installed by future tenant improvements at the retail building, screened rooftop areas are ample and integrated into the building's core architecture.

There are no specific tenant commitments for the buildings.

This proposed development complies with the General Plan, Zoning Ordinance requirements, Commercial Design Guidelines, Design Standards and Policies Manual and other applicable standards of the City of Scottsdale.

James K Rost
Vice President, Development & Construction
Nationwide Realty Investors, LTD

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ATTACHMENT 3

34-DR-2024
10/31/2024

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
   - *The applicant states that the proposal for this development fulfills the GACAP goals and policies by bringing major employment uses of regional significance to an area that is envisioned as a national and international center for commerce and tourism. The proposed development achieves a range of goals including developing underutilized, vacant land, integrating high quality architect and site planning that will bring economic energy to the freeway corridor and creating a pedestrian oriented setting that will improved connectivity and access.*
   - *Staff finds that the proposed development complies with the applicable guidelines, the amended development standards to Planning Unit V of the Crossroads East Master Development Plan, Design Standards and Policy Manual, and the Greater Airpark Character Area Plan.*
2. The architectural character, landscaping and site design of the proposed development shall:
   a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
   b. Avoid excessive variety and monotonous repetition;
   c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
   d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
   e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
   - *The applicant states that the project is a high-quality design comprised of evocative materials in natural tones and textures seamlessly blend architecture and environment. Substantial use of glass on both buildings carries natural light to all parts of the interior and frames views of the McDowell Mountains to the east. Overhangs on the east and west retail elevations protect the glass facades from solar exposure and shade exterior gathering areas. The retail and medical office buildings share select stone and metal exterior materials with existing buildings, while establishing unique identities through the application of finish materials, colors and textures. Common site walls, landscape and hardscape materials and design strategies further connect building sites across Cavasson.*
   - *Staff finds that the Scottsdale Sensitive Design Principles encourage design that "responds to the desert environment" using "colors and coarse textures associated with the region" and "a variety of textures and natural materials" that "provide visual interest and richness". The proposed architectural design is consistent with the existing buildings that are within the Cavasson Unit V development.*

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
   - *The applicant states that the project site is accessed via full-movement ingress-egress drives along its northern and western boundaries, and internal circulation pathways are discerned by service vehicles and patrons. Pedestrian routes are provided in contrasting featured materials that aid wayfinding and contribute to compliance with solar reflectance requirements of the IgCC. Landscape islands at the parking lot are well-appointed to ensure asphalt areas are shaded, and to enhance views within the site.*
   - *Staff finds that Planning Unit V that is within the Cavasson Development plan is bounded by the Loop 101 to the south, N. Hayden Road to the east, E. Legacy Boulevard to the north, and N. Miller Road to the west. Access to the site is provided by two new driveways located along N. Claret Drive and N. Saddler Drive.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
   - *The applicant states that all surface accessible utility and building service equipment is concealed within the architecture, buried with landscape beds, or blended into hardscape and landscape screening elements. In anticipation of roof-mounted mechanical, screen rooftop areas are provided and will be integrated into the building's architecture.*
   - *Staff finds that the mechanical equipment is integrated into the building design and rooftop units are fully screened by the parapet walls.*
5. Within the Downtown Area, building and site design shall:
   a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
   b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
   c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
   d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
   e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
   - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
   a. Accessibility to the public;
   b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
   c. Location near the primary pedestrian or vehicular entrance of a development;
   d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
   e. Location in conformance to standards for public safety.
   - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site is part of the Crossroads East Master Planned community, which encompasses approximately 1,000 acres, and was originally approved in 2002(19-ZN-2002). Currently, the Crossroads East development is zoned Planned Airpark Core Development (P-C PCP) with amended development standards under case 19-ZN-2002#6. As properties are acquired, the developer coordinates with the Arizona State Land Department, who owns the land, to select a P-C comparable zoning district from the Cavasson Development Plan Land Use Budget table.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

Located at the northwest corner of E. Cavasson Boulevard and N. Hayden Road, this site is located within Planning Unit V of the Cavasson Development Plan (19-ZN-2002#6).

Project Data

- Existing Use: Vacant
- Proposed Use: Medical Office and Retail
- Parcel Size: 307,125 square feet / 7.0 acre (gross)
  286,574 square feet / 6.58 acre (net)
- Medical Office Building Area: 37,000 square feet
- Retail Building Area: 6,500 square feet
- Restaurant Building Area: 6,280 square feet
- Total Building Area: 49,780 square feet
- Floor Area Ratio Allowed: 0.7
- Floor Area Ratio Provided: 0.17
- Building Height Allowed: 84 feet (inclusive of rooftop appurtenances)
- Building Height Proposed:
  Medical Office Building: 36 feet 2 inches (inclusive of rooftop appurtenances)
  Retail Building: 23 feet (inclusive of rooftop appurtenances)
- Parking Required: 233 spaces
- Parking Provided: 290 spaces
- Open Space Required: 20 percent of the net Development Plan (+/- 1,184,832 square feet – overall site)
- Open Space Provided: 43,152 square feet / 0.99 acre (this site)

Stipulations for the Development Review Board Application: Cavasson North Retail and MOB Case Number: 34-DR-2024

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
   a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Butler Design Group, Inc, with a city staff date of 05/23/2025.
   b. The location and configuration of all site improvements shall be consistent with the Site Plan submitted by Hubbard Engineering, with a city staff date of 02/10/2024.
   c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Greey and Pickett, with a city staff date of 02/10/2024.
   d. Streetlighting improvements shall be consistent with the Street Light Photometrics plan submitted by Wright Engineering dated 1/10/2025.
   e. The case drainage report submitted by Hubbard Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
   f. The water and sewer basis of design report submitted by Hubbard Engineering and approved as noted by the Water Resources Department.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable zoning case for the subject site was 19-ZN-2002#2 and 19-ZN-2002#6.

ARCHAEOLOGICAL RESOURCES:

Ordinance

B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details and the Site Plan.

LANDSCAPE DESIGN:

Ordinance

C. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.

DRB Stipulations

6. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
7. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
8. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTERIOR LIGHTING:

Ordinance

D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.

E. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

9. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line.
10. All fixtures and associated hardware, including poles, shall be painted dark bronze or black.
11. Incorporate the following parking lot and site lighting into the project's design:
    a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
    b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
    c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
    d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
    e. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

12. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
13. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall bin in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

STREET DEDICATIONS:

Ordinance

F. Prior to the issuance of any building permit for the development project, the property owner shall create a full width N. Saddler Drive street tract, via the recordation of a final plat, dedicated to a Property Owner's Association and in conformance with case number 3-MD-2025.

STREET INFRASTRUCTURE:

Ordinance

G. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

H. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
    a. N. Saddler Drive

i. Construct full-street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with case number 3-MD-2025.

b. N. Claret Drive

i. Median at site driveway shall be restriped for right in right out access of site driveway only.

DRB Stipulations

14. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.

15. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

WATER AND WASTEWATER:

Ordinance

I. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

J. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of construction documents to construct booster pumps for buildings greater than two stories in height, assuring structure's compliance with city pressure requirements.

DRB Stipulations

16. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

17. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

18. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

DRB Stipulations

19. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:

a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.

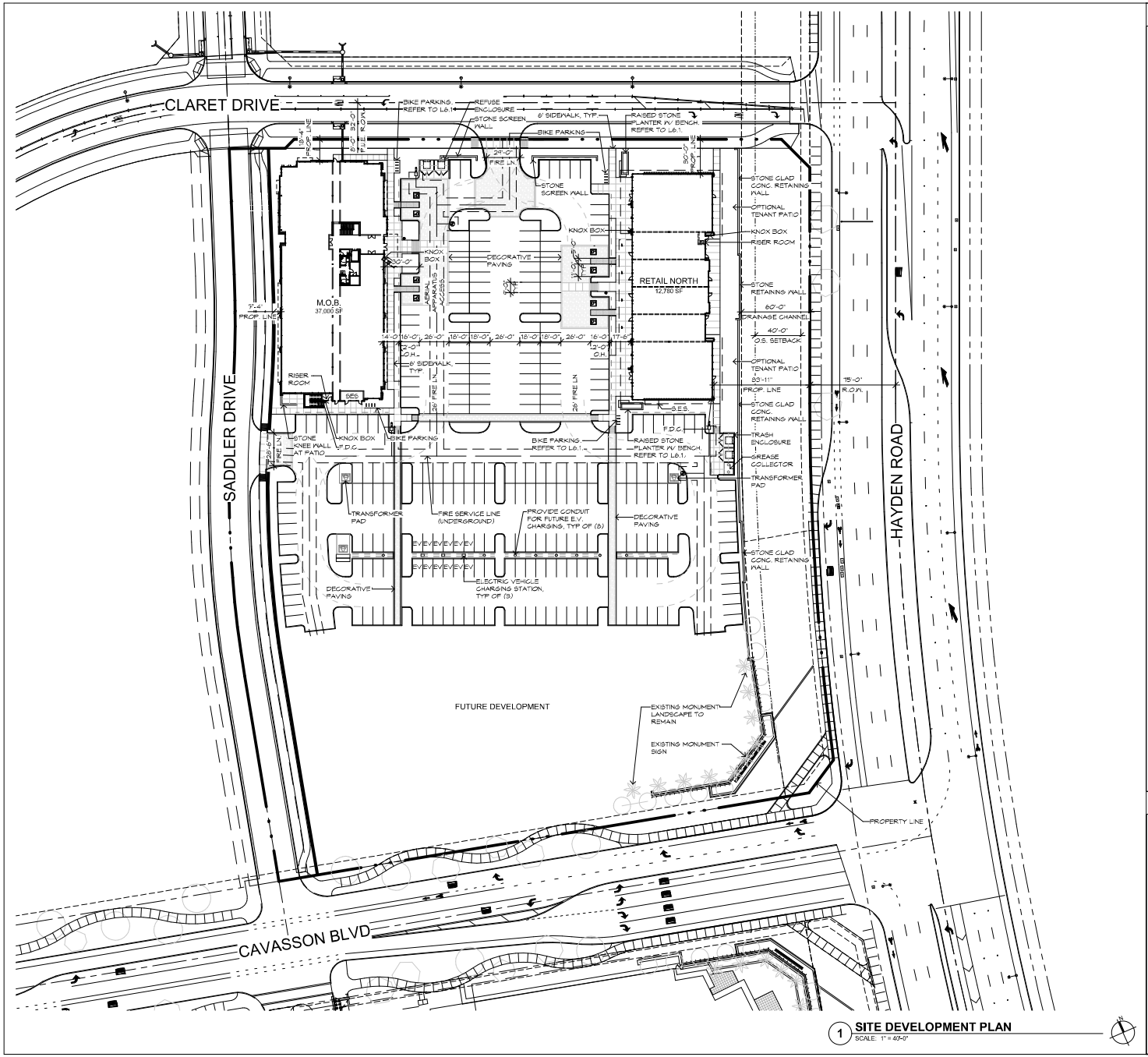
b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.

c. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

ADDITIONAL ITEMS:

DRB Stipulations

20. All signs require separate staff review and approval.



1 **SITE DEVELOPMENT PLAN**
SCALE: 1" = 40'-0"

SITE DATA

APN:
212-31-120T

ADDRESS:
T.B.D.

SITE AREAS

GROSS LOT AREA	307,125 SF (7.0 AC)	PROPOSED
NET LOT AREA	286,574 SF (6.58 AC)	PROPOSED

EXISTING ZONING
PCP

ADJACENT SITES ZONING
PCD

BUILDING AREAS

	TOTAL AREA	TOTAL FOOTPRINT
M.O.B.:	37,000 GSF	18,000 SQFT
RETAIL:	12,780 GSF	12,780 SQFT

F.A.R.
ALLOWABLE: 0.7
PROVIDED: **.17**

GROSS FLOOR AREA / NET LOT AREA = TOTAL
49,780 GSF / 286,574 NSF = .17

LOT COVERAGE
98,177 SF OPEN SPACE PROVIDED (**51%**) > 61,430 SF REQUIRED (**20%**)

BUILDING HEIGHT

ALLOWABLE:	84'
PROVIDED:	MOB: 36' / 2-STORIES RETAIL: 23' / 1-STORY

BUILDING SETBACKS

FRONT:	25'
REAR:	15'
STREET SIDE:	15'

LANDSCAPE SETBACKS

REQUIRED:	25' FRONT, 20' REAR; 15' SIDE REQUIRED
PROVIDED:	AS DIMENSIONED ON LANDSCAPE PLANS

PARKING

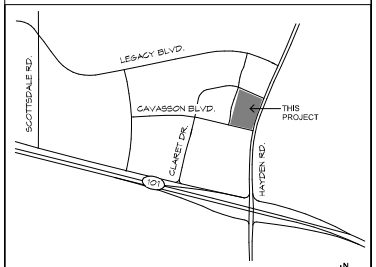
TOTAL PARKING:	(233) SPACES REQUIRED* (280) PROVIDED
ADA PARKING:	(7) SPACES REQUIRED, (8) PROVIDED
E.V. PARKING*:	4% (12) REQUIRED, (12) PROVIDED
E.V. READY PARKING:	10% (24) REQUIRED, (30) PROVIDED

BIKE PARKING
1 BIKE SPACE / 10 VEHICLE SPACES = (24) REQUIRED, (32) PROVIDED

REFUSE
ENCLOSURES PROVIDED PER CITY OF SCOTTSDALE DETAILS.

*PARKING CALCULATION
MEDICAL (1/250 SF) = 37,000/250 = 148
RETAIL (1/250 SF) = 6,500/250 = 25
RESTAURANT (1/120 SF, 1/350 SF PATIO) = 6,280/120 + 2,200/350 = 60

VICINITY MAP



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Phone 602-957-1800

PRELIMINARY NOT FOR CONSTRUCTION

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Nationwide

CAVASSON

RETAIL NORTH & M.O.B.
Scottsdale, Arizona

Current Submittal:	3RD DRB
	05/23/2025
Revisions:	

Project No.:	15148
Issue Date:	05/23/2025
Drawn By:	--
Project Manager:	--

Title:
SITE DEVELOPMENT PLAN

DR24

ATTACHMENT 7

SALVAGE PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees	Trees noted on plan with 'S' are salvage trees to be selected from on site nursery.			
S	*Olea europaea 'Swan Hill'* Swan Hill Olive	Salvage	9	54 box minimum, 12.0-14.0' High, 8.0-10.0 Wide, 3" Caliper
S	*Olneya tesota* Ironwood	Salvage	1	54 box minimum, 10.0-12.0 High, 10.0-12.0 Wide
S	*Parkinsonia florida* Blue Palo Verde	Salvage	8	48box minimum, 10.0-12.0' High, 8.0-10.0' Wide, 2.75-3.75" Caliper
S	*Parkinsonia microphylla* Foothills Palo Verde	Salvage	2	48 box minimum, 8.0-10.0 High, 5.7-8.0 Wide, 2.25-2.75" Caliper
S	*Prosopis velutina* Native Mesquite	Salvage	3	48 box minimum, 12.0-14.0' High, 7.0-9.0' Wide, 2.75-3.5" Caliper
Cacti				
	Carnegiea gigantea Saguaro	Salvage	14	-

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Acacia aneura Mulga Acacia	48" box	38	ADWR Single trunk 48 box, 10.0-12.0' High, 5.0-7.0' Wide, 3" Caliper
	Caesalpinia cacalaco 'Smoothie' Thornless Cascalote	36" box	5	Single trunk 36 box, 9.0-10.0' High, 5.0-6.0' Wide, 1.5-2.0 Caliper
	Prosopis velutina Native Mesquite	36" box	4	Multiple trunk 36 box, 8.0-11.0 High, 5.0-8.0 Wide, 1.75-2.5 Caliper
	Quercus virginiana Southern Live Oak	36" box	23	Single trunk 36 box, 11.0-12.0' High, 5.0-7.0' Wide, 1.75-2.5 Caliper
Shrubs				
	Ambrosia deltoidea Triangle Leaf Bursage	5 gal.	35	-
	Bougainvillea 'Rosenka' Rosenka Bougainvillea	5 gal.	31	-
	Calliandra californica Red Fairy Duster	5 gal.	4	-
	Calliandra eriophylla Pink Fairy Duster	5 gal.	8	-
	Dalea frutescens Black Dalea	5 gal.	32	-
	Encelia farinosa Brittlebush	5 gal.	17	-
	Ericameria laricifolia Turpentine Bush	5 gal.	26	-
	Justicia californica Chuparosa	5 gal.	9	-
	Justicia californica 'Yellow' Yellow Chuparosa	5 gal.	8	-
	Larrea tridentata Creosote	5 gal.	15	-
	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	58	-
	Leucophyllum zygophyllum 'Cimarron' Cimarron Sage	5 gal.	8	-
	Ruellia brittoniana Ruellia	5 gal.	9	Purple Flower
	Ruellia peninsularis Desert Ruellia	5 gal.	22	-
	Salvia greggii 'Alba' White Texas Sage	5 gal.	30	-
	Simmondsia chinensis Jojoba	5 gal.	11	-
	Sphaeralcea ambigua Globe Mallow	5 gal.	21	-
	Tecoma 'Sparky' Sparky Tecoma	5 gal.	17	-
Groundcovers				
	Baileya multiradiata Desert Marigold	1 gal.	83	-
	Chrysactinia mexicana Damianita	1 gal.	10	-
	Dyssodia pentachaeta Golden Dyssodia	5 gal.	21	-
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	3 gal.	165	-
	Glandularia goodingii Gooding Verbena	1 gal.	22	-
	Glandularia rigida Sandpaper Verbena	5 gal.	62	-
	Lantana montevidensis Purple Trailing Lantana	5 gal.	120	-
	Lantana montevidensis 'White' White Lantana	5 gal.	181	-
	Lantana 'New Gold' New Gold Lantana	5 gal.	31	-
Cacti				
	Agave deserti Desert Agave	5 gal.	10	-
	Agave x 'Blue Glow' Blue Gow Agave	5 gal.	6	-
	Asclepias subulata Desert Milkweed	1 gal.	9	-
	Cylindropuntia versicolor Staghorn Cholla	5 gal.	7	-
	Echinocactus grusonii Golden Barrel Cactus	5 gal.	8	-
	Euphorbia resinifera Moroccan Mound	15 gal.	1	-
	Fouquieria splendens Ocotillo	bare root	8	-
	Hesperaloe parviflora 'Perpa' 'Brakelights Brakelights Red Yucca	5 ga.	109	-
	Hesperaloe parviflora-red Red Hesperaloe	5 ga.	32	-
	Opuntia basilaris Beavertail Prickly Pear	5 ga.	9	-
	Opuntia engelmannii Engelmann's Prickly Pear	5 ga.	17	-
	Pedilanthus macrocarpus Lady's Slipper	5 ga.	9	-
	Yucca baccata Banana Yucca	5 ga.	4	-
	Yucca rostrata Beaked Yucca	5 ga.	4	-

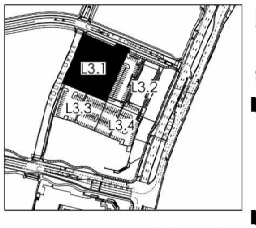
INERTS

Sym.	Description
	ALL LANDSCAPE AREAS TO RECEIVE 3" SCREENED SUPERIOR GOLD DECOMPOSED GRANITE FROM ROCK PROS USA 480.591.5151. (2" DEPTH MINIMUM.)

NOTES:

1. THE CONTRACTOR SHALL INSTALL NDS ROOT BARRIER PANELS AVAILABLE IN 20' ROLLS (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. INSTALL PER ROOT BARRIER DETAIL. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL SHIPPING / DELIVERY COSTS ASSOCIATED TO HAVE PLANT MATERIAL SHIPPED TO THE SITE FOR ANY OUT OF STATE MATERIALS. THIS INCLUDES, BUT IS NOT LIMITED TO, SATISFYING ALL DEPT. OF AGRICULTURE REQUIREMENTS ASSOCIATED WITH OBTAINING APPROVAL.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR HAS OPTION TO FLAG LOCATIONS OR PLACE CONTAINER MATERIAL.
5. DUE TO SEASONAL AND OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
6. ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
7. LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL
8. ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION.
   METHODS: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.
9. ALL CACT OR ACCENT MATERIAL WITH SHARP THORNS TO BE PLANTED A MINIMUM OF 3'-0" CLEAR FROM SIDEWALKS
10. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE OR SEND BACK ANY PLANT MATERIAL THAT DOES NOT MEET QUALITY STANDARDS.

KEY MAP
SCALE: NTS



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Cavasson
Retail and Medical Office Building
Scottsdale, Arizona

revisions:

project #: NR1025
scale: 1" = 20'-0"
issue for: DR
drawn by: TEAM
date: 2.3.25

drawing: Planting Plan
L3.1
of

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ATTACHMENT 8

Scale: 1" = 20'-0"

SALVAGE PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees	Trees noted on plan with 'S' are salvage trees to be selected from on site nursery.			
	Olea europaea 'Swan Hill' Swan Hill Olive	Salvage	9	-
	Olneya tesota Ironwood	Salvage	1	-
	Parkinsonia florida Blue Palo Verde	Salvage	8	-
	Parkinsonia microphylla Foothills Palo Verde	Salvage	2	-
	Prosopis velutina Native Mesquite	Salvage	3	-
Cacti				
	Carnegiea gigantea Saguaro	Salvage	14	-

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Acacia aneura Mulga Acacia	48" box	38	ADWR
	Caesalpinia cacalaco 'Smoothie' Thornless Cascalote	36" box	5	-
	Prosopis velutina Native Mesquite	36" box	4	-
	Quercus virginiana Southern Live Oak	36" box	23	-
Shrubs				
	Ambrosia deltoidea Triangle Leaf Bursage	5 gal.	35	-
	Bougainvillea 'Rosenka' Rosenka Bougainvillea	5 gal.	31	-
	Calliandra californica Red Fairy Duster	5 gal.	4	-
	Calliandra eriophylla Pink Fairy Duster	5 gal.	8	-
	Dalea frutescens Black Dalea	5 gal.	32	-
	Encelia farinosa Brittlebush	5 gal.	17	-
	Ericameria laricifolia Turpentine Bush	5 gal.	26	-
	Justicia californica Chuparosa	5 gal.	9	-
	Justicia californica 'Yellow' Yellow Chuparosa	5 gal.	8	-
	Larrea tridentata Creosote	5 gal.	15	-
	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	58	-
	Leucophyllum zygophyllum 'Cimarron' Cimarron Sage	5 gal.	8	-
	Ruellia brittoniana Ruellia	5 gal.	9	Purple Flower
	Ruellia peninsularis Desert Ruellia	5 gal.	22	-
	Salvia greggii 'Alba' White Texas Sage	5 gal.	30	-
	Simmondsia chinensis Jojoba	5 gal.	11	-
	Sphaeralcea ambigua Globe Mallow	5 gal.	21	-
	Tecoma 'Sparky' Sparky Tecoma	5 gal.	17	-
Groundcovers				
	Baileya multiradiata Desert Marigold	1 gal.	83	-
	Chrysactinia mexicana Damianita	1 gal.	10	-
	Dyssodia pentachaeta Golden Dyssodia	5 gal.	21	-
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	3 gal.	165	-
	Glandularia goodingii Gooding Verbena	1 gal.	22	-
	Glandularia rigida Sandpaper Verbena	5 gal.	62	-
	Lantana montevidensis Purple Trailing Lantana	5 gal.	120	-
	Lantana montevidensis 'White' White Lantana	5 gal.	181	-
	Lantana 'New Gold' New Gold Lantana	5 gal.	31	-
Cacti				
	Agave deserti Desert Agave	5 gal.	10	-
	Agave x 'Blue Glow' Blue Glow Agave	5 gal.	6	-
	Asclepias subulata Desert Milkweed	1 gal.	9	-
	Cylindropuntia versicolor Staghorn Cholla	5 gal.	7	-
	Echinocactus grusonii Golden Barrel Cactus	5 gal.	8	-
	Euphorbia resinifera Moroccan Mound	15 gal.	1	-
	Fouquieria splendens Ocotillo	bare root	8	-
	Hesperaloe parviflora 'Perpa' Brakelights Brakelights Red Yucca	5 gal.	109	-
	Hesperaloe parviflora-red Red Hesperaloe	5 gal.	32	-
	Opuntia basilaris Beavertail Prickly Pear	5 gal.	9	-
	Opuntia engelmannii Engelmann's Prickly Pear	5 gal.	17	-
	Pedilanthus macrocarpus Lady's Slipper	5 gal.	9	-
	Yucca baccata Banana Yucca	5 gal.	4	-
	Yucca rostrata Beaked Yucca	5 gal.	4	-

INERTS

Sym.	Description
	ALL LANDSCAPE AREAS TO RECEIVE 3" SCREENED SUPERIOR GOLD DECOMPOSED GRANITE FROM ROCK PROS USA 480-591-5151. (2" DEPTH MINIMUM.)

NOTES:

1. THE CONTRACTOR SHALL INSTALL NDS ROOT BARRIER PANELS AVAILABLE IN 20' ROLLS (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. INSTALL PER ROOT BARRIER DETAIL. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
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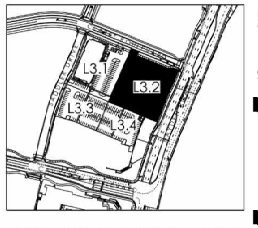
10. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE OR SEND BACK ANY PLANT MATERIAL THAT DOES NOT MEET QUALITY STANDARDS.

KEY MAP
SCALE: NTS



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Cavasson
Retail and Medical Office Building
Scottsdale, Arizona

revisions:

project #: NR1025
scale: 1" = 20'-0"
issue for: DR
drawn by: TEAM
date: 2.3.25

drawing: Planting Plan
L3.2
of

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SALVAGE PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees	Trees noted on plan with 'S' are salvage trees to be selected from on site nursery.			
	Olea europaea 'Swan Hill' Swan Hill Olive	Salvage	2 Single trunk	-
	Olneya tesota Ironwood	Salvage	54 box minimum, 12.0'-14.0' High, 8.0'-10.0' Wide, 3" Caliper 1 Multitrunk	-
	Parkinsonia florida Blue Palo Verde	Salvage	54 box minimum, 13.0'-15.0' High, 10.0'-12.0' Wide 3 Single trunk	-
	Parkinsonia microphylla Foothills Palo Verde	Salvage	48 box minimum, 8.0'-10.0' High, 8.0'-10.0' Wide, 2.75-3.75" Caliper 2 Single trunk	-
	Prosopis velutina Native Mesquite	Salvage	48 box minimum, 10.0'-12.0' High, 8.0'-10.0' Wide, 2.75-3.75" Caliper 3 Multitrunk	-
			48 box minimum, 12.0'-14.0' High, 7.0'-9.0' Wide, 2.75-3.5" Caliper	
Cacti				
	Carnegiea gigantea Saguaro	Salvage	14	-

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Acacia aneura Mulga Acacia	48" box	38 Single trunk	ADWR
		48 box, 10.0'-12.0' High, 5.0'-7.0' Wide, 3" Caliper		
	Caesalpinia cacalaco 'Smoothie' Thornless Cascalote	36" box	5 Single trunk	-
		36 box, 8.0'-10.0' High, 5.0'-6.0' Wide, 1.5-2.0 Caliper		
	Prosopis velutina Native Mesquite	36" box	4 Multiple trunk	-
		36 box, 6.0'-11.0' High, 5.0'-8.0' Wide, 1.75-2.5 Caliper		
	Quercus virginiana Southern Live Oak	36" box	23 Single trunk	-
		36 box, 10.0'-12.0' High, 5.0'-7.0' Wide, 1.75-2.5 Caliper		
Shrubs				
	Ambrosia deltoidea Triangle Leaf Bursage	5 gal.	35	-
	Bougainvillea 'Rosenka' Rosenka Bougainvillea	5 gal.	31	-
	Calliandra californica Red Fairy Duster	5 gal.	4	-
	Calliandra eriophylla Pink Fairy Duster	5 gal.	8	-
	Dalea frutescens Black Dalea	5 gal.	32	-
	Encelia farinosa Brittlebush	5 gal.	17	-
	Ericameria laricifolia Turpentine Bush	5 gal.	26	-
	Justicia californica Chuparosa	5 gal.	9	-
	Justicia californica 'Yellow' Yellow Chuparosa	5 gal.	8	-
	Larrea tridentata Creosote	5 gal.	15	-
	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	58	-
	Leucophyllum zygophyllum 'Cimarron' Cimarron Sage	5 gal.	8	-
	Ruellia brittoniana Ruellia	5 gal.	9	Purple Flower
	Ruellia peninsularis Desert Ruellia	5 gal.	22	-
	Salvia greggii 'Alba' White Texas Sage	5 gal.	30	-
	Simmondsia chinensis Jojoba	5 gal.	11	-
	Sphaeralcea ambigua Globe Mallow	5 gal.	21	-
	Tecoma 'Sparky' Sparky Tecoma	5 gal.	17	-
Groundcovers				
	Baileya multiradiata Desert Marigold	1 gal.	83	-
	Chrysactinia mexicana Damianita	1 gal.	10	-
	Dyssodia pentachaeta Golden Dyssodia	5 gal.	21	-
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	3 gal.	165	-
	Glandularia goodingii Gooding Verbena	1 gal.	22	-
	Glandularia rigida Sandpaper Verbena	5 gal.	62	-
	Lantana montevidensis Purple Trailing Lantana	5 gal.	120	-
	Lantana montevidensis 'White' White Lantana	5 gal.	191	-
	Lantana 'New Gold' New Gold Lantana	5 gal.	31	-
Cacti				
	Agave deserti Desert Agave	5 gal.	10	-
	Agave x 'Blue Glow' Blue Gow Agave	5 gal.	6	-
	Asclepias subulata Desert Milkweed	1 gal.	9	-
	Cylindropuntia versicolor Staghorn Cholla	5 gal.	7	-
	Echinocactus grusonii Golden Barrel Cactus	5 gal.	8	-
	Euphorbia resinifera Moroccan Mound	15 gal.	1	-
	Fouquieria splendens Ocotillo	bare root	8	-
	Hesperaloe parviflora 'Perpa' Brakelights Brakelights Red Yucca	5 gal.	109	-
	Hesperaloe parviflora-red Red Hesperaloe	5 gal.	32	-
	Opuntia basilaris Beavertail Prickly Pear	5 gal.	9	-
	Opuntia engelmannii Engelmann's Prickly Pear	5 gal.	17	-
	Pedilanthus macrocarpus Lady's Slipper	5 gal.	9	-
	Yucca baccata Banana Yucca	5 gal.	4	-
	Yucca rostrata Beaked Yucca	5 gal.	4	-

INERTS

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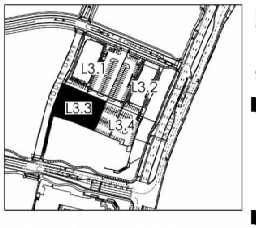

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SALVAGE PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees	Trees noted on plan with 'S' are salvage trees to be selected from on site nursery.			
S	*Olea europaea 'Swan Hill'* Swan Hill Olive	Salvage	2 Single trunk	54 box minimum, 12.0'-14.0' High, 6.0'-10.0' Wide, 3" Caliper
S	*Olneya tesota* Ironwood	Salvage	1 Multitrunk	84 box minimum, 10.0'-11.0' High, 10.0'-12.0' Wide
S	*Parkinsonia florida* Blue Palo Verde	Salvage	8 Single trunk	48 box minimum, 10.0'-12.0' High, 8.0'-10.0' Wide, 2.75-3.75" Caliper
S	*Parkinsonia microphylla* Foothills Palo Verde	Salvage	2 Single trunk	48 box minimum, 8.0'-10.0' High, 5.0'-6.0' Wide, 2.25-2.75" Caliper
S	*Prosopis velutina* Native Mesquite	Salvage	3 Multitrunk	48 box minimum, 12.0'-14.0' High, 7.0'-8.0' Wide 2.75-3.5" Caliper
Cacti				
	Carnegiea gigantea Saguaro	Salvage	14	-

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Acacia aneura Mulga Acacia	48" box	38 Single trunk	ADWR 48 box, 10.0'-12.0' High, 5.0'-7.0' Wide, 3" Caliper
	Caesalpinia cacalaco 'Smoothie' Thornless Cascalote	36" box	5 Single trunk	- 36 box, 8.0'-10.0' High, 5.0'-6.0' Wide, 1.5-2.0" Caliper
	Prosopis velutina Native Mesquite	36" box	4 Multiple trunk	- 36 box, 6.0'-11.0' High, 5.0'-8.0' Wide, 1.75-2.5 Caliper
	Quercus virginiana Southern Live Oak	36" box	23 Single trunk	- 36 box, 11.0'-12.0' High, 5.0'-7.0' Wide, 1.75-2.5 Caliper
Shrubs				
	Ambrosia deltoidea Triangle Leaf Bursage	5 gal.	35	-
	Bougainvillea 'Rosenka' Rosenka Bougainvillea	5 gal.	31	-
	Calliandra californica Red Fairy Duster	5 gal.	4	-
	Calliandra eriophylla Pink Fairy Duster	5 gal.	8	-
	Dalea frutescens Black Dalea	5 gal.	32	-
	Encelia farinosa Brittlebush	5 gal.	17	-
	Ericameria laricifolia Turpentine Bush	5 gal.	26	-
	Justicia californica Chuparosa	5 gal.	9	-
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	Salvia greggii 'Alba' White Texas Sage	5 gal.	30	-
	Simmondsia chinensis Jojoba	5 gal.	11	-
	Sphaeralcea ambigua Globe Mallow	5 gal.	21	-
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	Lantana 'New Gold' New Gold Lantana	5 gal.	31	-
Cacti				
	Agave deserti Desert Agave	5 gal.	10	-
	Agave x 'Blue Glow' Blue Gow Agave	5 gal.	6	-
	Asclepias subulata Desert Milkweed	1 gal.	9	-
	Cylindropuntia versicolor Staghorn Cholla	5 gal.	7	-
	Echinocactus grusonii Golden Barrel Cactus	5 gal.	8	-
	Euphorbia resinifera Moroccan Mound	15 gal.	1	-
	Fouquieria splendens Ocotillo	bare root	8	-
	Hesperaloe parviflora 'Perpa' Brakelights Brakelights Red Yucca	5 gal.	109	-
	Hesperaloe parviflora-red Red Hesperaloe	5 gal.	32	-
	Opuntia basilaris Beavertail Prickly Pear	5 gal.	9	-
	Opuntia engelmannii Engelmann's Prickly Pear	5 gal.	17	-
	Pedilanthus macrocarpus Lady's Slipper	5 gal.	9	-
	Yucca baccata Banana Yucca	5 gal.	4	-
	Yucca rostrata Beaked Yucca	5 gal.	4	-

INERTS

Sym.	Description
	ALL LANDSCAPE AREAS TO RECEIVE 3" SCREENED SUPERIOR GOLD DECOMPOSED GRANITE FROM ROCK PROS USA 480-591-5151, (2" DEPTH MINIMUM.)

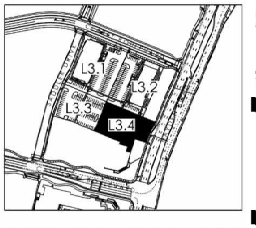
NOTES:

1. THE CONTRACTOR SHALL INSTALL NDS ROOT BARRIER PANELS AVAILABLE IN 20' ROLLS (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. INSTALL PER ROOT BARRIER DETAIL. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL SHIPPING / DELIVERY COSTS ASSOCIATED TO HAVE PLANT MATERIAL SHIPPED TO THE SITE FOR ANY OUT OF STATE MATERIALS. THIS INCLUDES, BUT IS NOT LIMITED TO, SATISFYING ALL DEPT. OF AGRICULTURE REQUIREMENTS ASSOCIATED WITH OBTAINING APPROVAL.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR HAS OPTION TO FLAG LOCATIONS OR PLACE CONTAINER MATERIAL.
5. DUE TO SEASONAL AND OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
6. ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
7. LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL
8. ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION.
   METHODS: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.
9. ALL CACT OR ACCENT MATERIAL WITH SHARP THORNS TO BE PLANTED A MINIMUM OF 3'-0" CLEAR FROM SIDEWALKS
10. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE OR SEND BACK ANY PLANT MATERIAL THAT DOES NOT MEET QUALITY STANDARDS.

GREEY | PICKETT
landscape architecture | community design
7051 E. 5th Avenue, Suite 200
Scottsdale, Arizona 85251
480 609 0099p 480 609 0068f

Cavasson
Retail and Medical Office Building
Scottsdale, Arizona

KEY MAP
SCALE: NTS



revisions:

project #: NR1025
scale: 1" = 20'-0"
issue for: DR
drawn by: TEAM
date: 2.3.25

drawing: Planting Plan
L3.4
of

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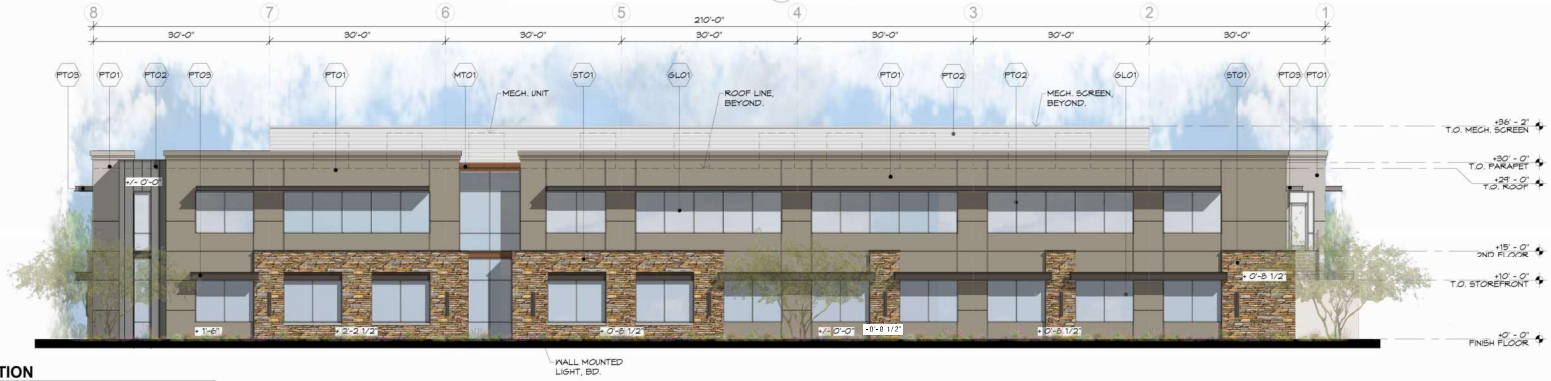
1 **EAST ELEVATION**
SCALE: 1" = 10'-0"

2 **NORTH ELEVATION**
SCALE: 1" = 10'-0"

3 **SOUTH ELEVATION**
SCALE: 1" = 10'-0"



4 **WEST ELEVATION**
SCALE: 1" = 10'-0"

NOTE:
BUILDING ELEMENTS BEHIND THE ELEVATION PLANE APPEAR HALF-TONED. THE MATERIAL DOES NOT CHANGE.

MATERIAL FINISH SCHEDULE

MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
GLAZING					
GL01	LOW-E GLAZING	CRYSTAL GREY	SNX 51/23	GUARDIAN GLASS	
MASONRY					
ST01	STONE VENEER	MOJAVE LEDGE STONE	---	SOLSTICE STONE	
METAL					
MT01	METAL PANEL	COPPER PENNY	---	LORIN	
PAINT					
PT01	PAINTED EIFS	CALICO ROCK	DE6229	DUNN EDWARDS	
PT02	PAINTED METALS	DOWNPOUR	10YO-5	PPG	
PT03	PAINTED METALS	MINK	DE6382	DUNN EDWARDS	

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RETAIL NORTH & M.O.B.
Scottsdale, Arizona

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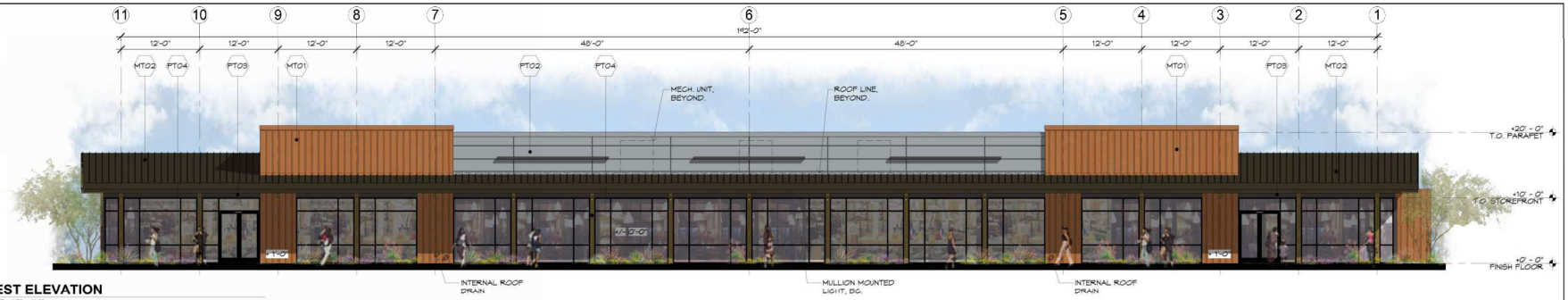
02/07/2025
Revisions:

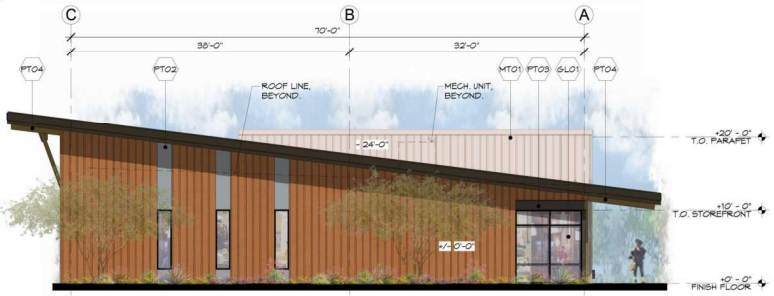
Project No.: 15148
Issue Date: 02/07/2025
Drawn By: --
Project Manager: --
Title:
BUILDING ELEVATIONS

DR39A

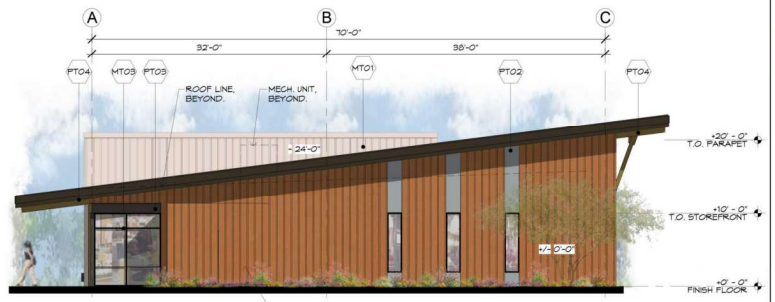
ATTACHMENT 9



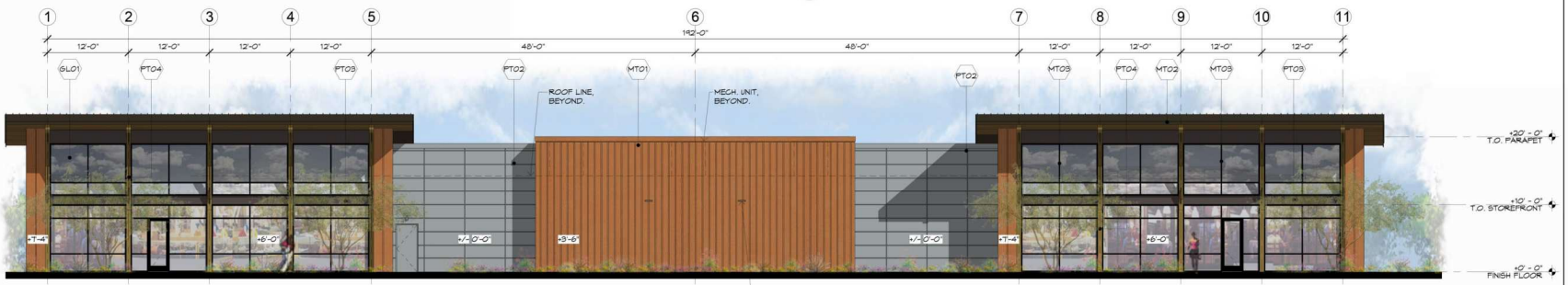
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
BUILDING ELEMENTS BEHIND THE ELEVATION PLANE APPEAR HALF-TONED. THE MATERIAL DOES NOT CHANGE.

MATERIAL FINISH SCHEDULE

MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
GLAZING					
GL01	LOW-E GLAZING	CRYSTAL GREY	SNX 51/23	GUARDIAN GLASS	
METAL					
MT01	METAL PANEL	COPPER PENNY	---	LORIN	
MT02	STANDING SEAM METAL ROOF	BURNISHED SLATE	WESTERN LOCK	ACSTERN STATES METAL ROOFING	
MT03	ALUMINUM WINDOW FRAME SYSTEM	BLACK ANODIZED	AB7	ARCADIA	
PAINT					
PT02	PAINTED METALS	DOWNPOUR	1010-5	PPG	
PT03	PAINTED METALS	MINK	DE6392	DUNN EDWARDS	
PT04	PAINTED METALS	GOLDEN HARMONY	DE6168	DUNN EDWARDS	
WOOD					
WD01	WOOD PANEL	WOOD	TBD	TBD	

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DR39B

ATTACHMENT 10

ATTACHMENT 11

1 M.O.B. - LOOKING SOUTHWEST

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Project Manager: --
Title:
PERSPECTIVES

DR41A

1 **M.O.B. - LOOKING SOUTHEAST**

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1 RETAIL NORTH - LOOKING NORTHEAST

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DR41C

1 **RETAIL NORTH - LOOKING NORTHWEST**

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Project Manager: –

Title:
PERSPECTIVES

DR41D

PAINT COLORS

PT01

DUNN EDWARDS
CALICO ROCK
DE6229

PT02

PPG
DOWNPOUR
1010-5

PT03

DUNN EDWARDS
MINK
DE6392

PT04

DUNN EDWARDS
GOLDEN HARMONY
DE6168

METALS

MT01

LORIN
COPPER PENNY

MT02

TBD
STANDING SEAM METAL ROOF

MT03

ARCADIA
BLACK ANODIZED
AB8

GLAZING

GL01

GUARDIAN GLASS
CRYSTAL GREY
SNX 51/23

STONE

ST01

SOLSTICE STONE
MOJAVE LEDGE STONE

1 **COLOR & MATERIAL BOARD**
SCALE: 12" = 1'-0"

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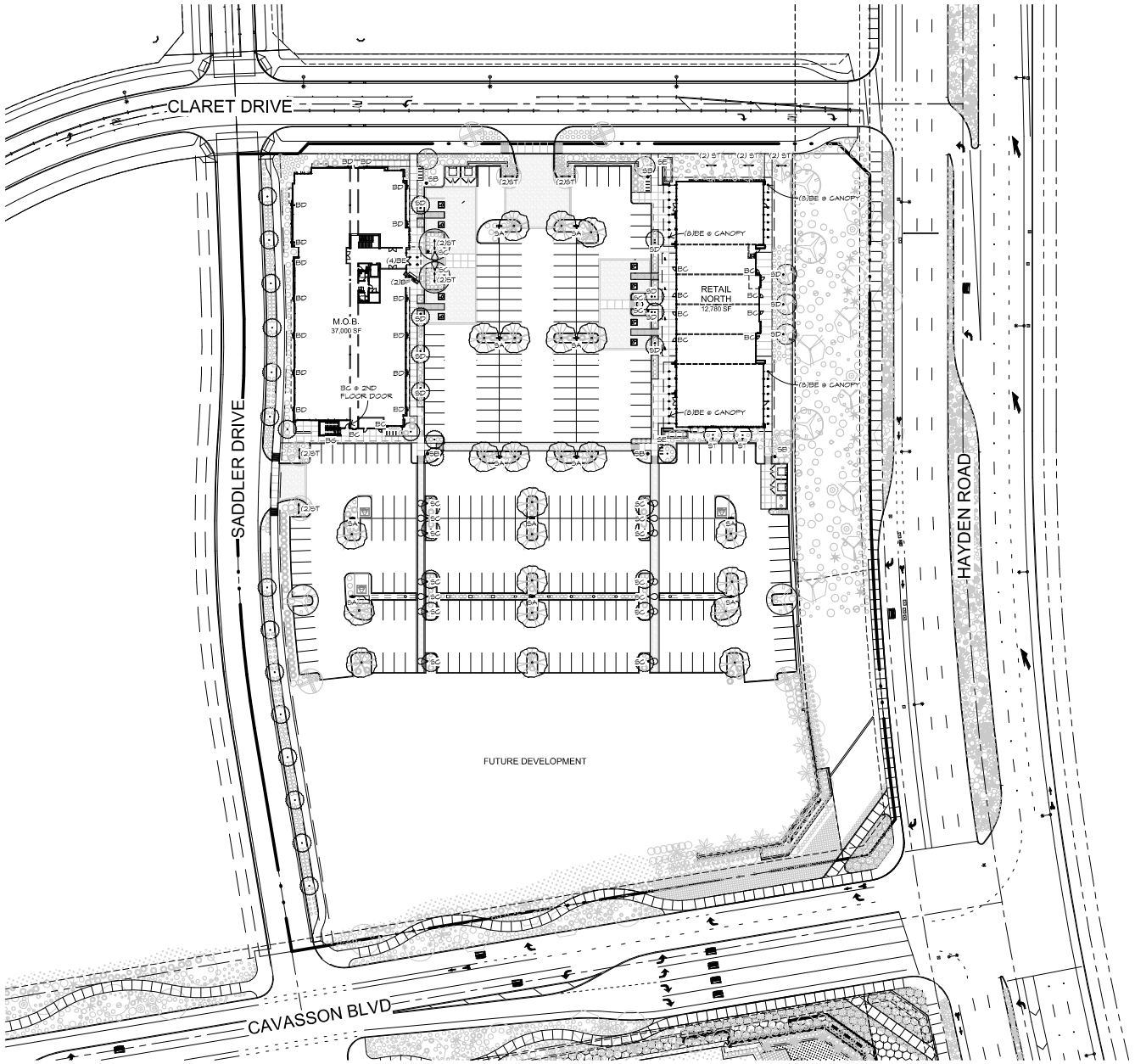
Title: COLOR & MATERIAL BOARD

DR73



1 **EXTERIOR LIGHTING SITE PLAN**
SCALE: 1" = 40'-0"

LIGHTING SCHEDULE

SA 25FT PARKING POLE LIGHT
MCGRAW EDISON GALLEON
GLEON-SA3A-T22-U-SMG-BZ / SSP22.5-4.0-11-BRZ-DM28S0-BG

SB 12FT PEDESTRIAN POLE LIGHT
LITHONIA
NRP-LED-42C-530-27K-SR5-MVOLT-MRPT20-DDBXD

SC 30" BOLLARD LIGHT
LUMIERE ASPEN
1900-OA-30-12LED2725-UNV-BZ

SD IN-GRADE TREE/WALL ACCENT LIGHT
VISTA
1182-AL-DZ-MF-2T-D-DV-CX-ND-B12-TD5

SE LED TAPE LIGHT IN ALUMINUM CHANNEL (BENCH ACCENT)
NOVAFLEX
NF-DS-O-128-24V-2700K

ST TREE UPLIGHT
LUMIERE CAMBRIA
203-CRS-8LED-2T-36-12-BZ

BC MULLION-MOUNT EGRESS LIGHT
LUMINAIRE BLADE
BLD-24IN-NODIM-10W-27K-DF-GUST

BD WALL SCONCE FIER ACCENT LIGHT
TECH LIGHTING ASPEN 36
700-GMASF-R-30-36-D-Z-UNV-S

BE 4" RECESSED DOWNLIGHT
INDY
LLP4-08LM-27K-MVOLT-64-90CRI-EZ10 / HBR-HW-BZD

BF 2" RECESSED DOWNLIGHT (NARROW)
LITHONIA JUNO
2LEDDRIVER-G2-10LM-MVOLT-ZT / 2LEDTRIM-G2-ADJ-27K-90CRI-SP

BG LIGHTED HANDRAIL
WAGNER
LUMENLINEAR 2700K

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Project Manager: –
Title: EXTERIOR LIGHTING SITE PLAN

DR49

ATTACHMENT 14

SA

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

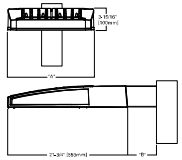
Product Certifications

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts
- Lumen packages range from 4,200 – 80,800 (34W – 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Connected Systems
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Rounded Arm Length	"B" Extended Arm Length	"C" 120 Arm Length	"W" ONE Length	"W" DMEA Length
1–4	16-1/2"	7"	10"	10-5/8"	--	16-9/16"
5–6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7–8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9–10	33-3/4"	7"	16"	--	16-5/16"	--

2200k Color Temperature

SB

MRP LED

LED Area Luminaire

Specifications

EPA: 1.125 ft² (0.105 m²)

Luminaire Height: 6-3/8" (16.2 cm)

Overall Height: 32" (81.3 cm)

Diameter: 18" (45.7 cm)

Weight (max): 37.5 lbs (17 kg)

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This Luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

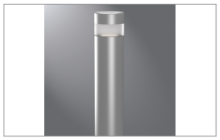
Ordering Information

EXAMPLE: MRP LED 42C 700 40K SR5 MVOLT DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
MRP LED	42C 42 LEDs (one engine)	350 350mA 530 530mA 700 700mA 1000 1000mA (1A)	30K 3000K 40K 4000K 50K 5000K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V	MVOLT 277[1] 120[1] 347[1] 208[1] 480[2] 240[1]	Shipped included (blank) No PTBD board pole Shipped separately[3] MRPTB 1-3/8" tenon adapter MRPTB2 2-3/8" tenon adapter MRPTB25 2-7/8" tenon adapter MRPP3 3 @ 120° round pole adapter MRPP4 4 @ 90° round pole adapter MRPP5 5 @ 72° round pole adapter

Control options	Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (control ordered separate) PER5 Five-wire receptacle only (control ordered separate) PIR5[2] Seven-wire receptacle only (control ordered separate) DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[3]	SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240, 480V)[1]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

SC



Lumière

1900-OA Aspen

LED / Halogen

Typical Applications
- Open aperture bollard • Accent marker

Interactive Menu
- Order Information page 2
- Product Specifications page 2
- Mounting Details page 3

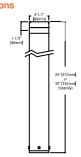
Top Product Features
- 3.5" diameter machined aluminum housing
- Integral LED line voltage options
- Line or low voltage halogen options
- Patented LumaLevel mounting / leveling system
- Open aperture, fixed low glare optics

2700k Color Temperature

Product Certification

Product Features

Dimensions



TECHNICAL DATA
120W LED
ARTC Maximum Temperature Rating
50W (max.) MR16
Line voltage LED
Line or low voltage halogen MR16

SD

MODEL **1182**–AL | Specification Sheet
Commercial Series • In-Grade • LED

TYPE: MODEL: PROJECT:

PRODUCT FEATURES

Wattage	4 – 44 W
Voltage	120 or 277 VAC
Lumens	287 – 1300 Delivered Lumens
Distribution	NEMA type I (IN, W) 1x1 (NO, 5x1 (NO, 4x4 (WI, 5x5 (WI
CCT	2700K, 3000K, 3500K, 4000K, 5000K
CRI	80 CRI min.
Dimming	0-10V or Phase Cut (TRIAC/ELV-120VAC only) available
Driver	Dual Volt 120 or 277VAC with universal dimming capabilities
Dimensions	5" DIA. x 4" D

ORDERING INFORMATION

EXAMPLE: 1182-AL-GM-MF-27-B-DV-CX-PCT-812-TO10

MODEL	DOOR	FINISH	DIST	TEMP	LUMENS	VOLTAGE	LENS	DIMMING	ENTRIES	ACC
1182	AL					DV				

MODEL	DOOR COVER	FINISH				DISTRIBUTION	COLOR TEMP
1182	AL Aluminum	B Black Z Architectural Bronze DZ Dark Bronze GT Granite W White	BK Architectural Black LZ Light Bronze SB Sandblast Bronze GG Glossy Gray R Rust HG Hunter Green WB Weathered Bronze WB Weathered Iron GM Graphite Metallic	G Verde P Pewter M Mocha WF White Fluted OF Other Finish		VNS Very Narrow Spot NS Narrow Spot MF Medium Flood WF Wide Flood	27 2700K 30 3000K 35 3500K 40 4000K 50 5000K
	ORDERING NOTES Stainless Steel Door Cover option available. See TECHNICAL specification.						

DELIVERED LUMENS				VOLTAGE	LENS	DIMMING	CONDUIT ENTRIES	ACCESSORIES
	3K	4K	5K					
B	287	455	564	DV Dual Volt (120 or 277VAC)	CX Crossed Clear AX Axial Clear	NO Non Dimming (0-10V, 2-wire) (Lumens +0%) 010 0-10V (0-10V, 2-wire) (Lumens +0%) PCT Phase Cut (TRIAC/ELV/120VAC only) (Lumens +0%)	S12 Side 1/2" B12 Bottom 1/2" B34 Bottom 3/4"	T05 1 lb Optic - 5° T010 1 lb Optic 10° T015 1 lb Optic 15° DF Diffuse Filter LSP Linear Spread Filter STR Stainless Steel Trim Ring RBK Rebar Bracket Kit
C	511	777	908					
D	580	912	1043					
E	646	1093	1241					

SE

DESIGN SERIES

NOVA FLEX

This architectural-grade, 90+ CRI LED strip light ensures proper execution of design intentions for a variety of applications.
- Dry / Wet Environment
- Smooth, Flicker-free Dimming
- PoE Compatible

ORDER CODE – SERIES – ENV – LEDS/M – VOLTAGE – CCT

NF/SF | DS | O = IP65, W = IP68* | 64, 128, 160, 240 | 24V | SEE TABLE

Physical

Operating Temp	IP65: -15° to 140°F (-25° to 60°C) IP68: -15° to 176°F (-25° to 80°C)
Environment	IP65 (Dust/splash proof) IP68* (Water/chemical resistant)
Mounting	3M Adhesive | Clips | Channels
Cut Length	Varies by series, see page 2

Quality Assurance

Lumen Maintenance	50,000 Hrs
Warranty	5 years
CCT Binning	3-step MacAdam
Certifications	UL Title 24, JA8 - 2019

Electrical

Voltage	24V
Wire Size	20 AWG, 2 Wire
Lead	Default: 120 Inch IP65: 2 Inch Minimum IP68*: 3 Inch Minimum Quick Connect: 3 - 120 Inch
Jumper	IP65 & IP68*: 3 Inch Minimum
Dimming	MLV | 0-10V | SSI Series Controller

Complete Solution

Step 1	Build the LED order code
Step 2	Select channel
Step 3	Select power and controls
Step 4	Select accessories
Step 5	Contact your Agent or Nova Flex

Performance

	CCT	CRI	Lumens/ft	Efficacy (lm/w)	Power (w/ft)	Max Run
DS 64	2200K*	87	164	68		
	2500K	90	224	93		
	2700K	93	309	129		
	3000K	92	256	107	2.4	31.0 ft
	3500K	92	255	106		
	4100K	92	243	101		
	5500K	94	259	108		
DS 128	2200K*	87	205	57		
	2500K	90	234	65		
	2700K	93	316	88		
	3000K	92	322	89	3.6	22.9 ft
	3500K	93	328	91		
	4100K	92	312	87		
	5500K	94	316	88		
DS 160	2200K*	90	272	62		
	2500K	92	326	74		
	2700K	93	424	96		
	3000K	92	397	90	4.4	18.0 ft
	3500K	92	407	93		
	4100K	92	411	93		
	5500K	94	384	87		
DS 240	2200K*	87	444	67		
	2500K	90	558	85		
	2700K	93	577	87		
	3000K	92	577	87	6.6	13.8 ft
	3500K	92	554	84		
	4100K	92	581	88		
	5500K	94	605	92		

Data listed is for IP65 LED strip. Lumens have a tolerance of +/- 10%.

ST

Lumière

Cambria 203

LED / Halogen
Accent / Flood

Typical Applications
- Hospitality • Commercial Landscape • Outdoor Area/Site • Residential • Architectural

Interactive Menu
- Order Information page 2
- Cambria 203 MR16 Halogen Photometric Data page 3
- Cambria 203 LED Photometric Data page 4
- Product Warranty

Product Certification

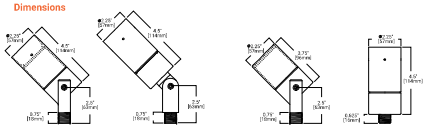
Product Features

Top Product Features
- 340° tilt, 360° rotation
- Precision-machined aluminum, brass, bronze, copper or stainless steel
- Stainless steel hardware
- Siphon Protection System (S.P.S.)
- Holds up to three optical accessories
- Three-year warranty

2700k Color Temperature

View mounting accessories

Dimensions



Note: 1/2" NPS Thread

TECHNICAL DATA
50W LED, 1,741 LUMENS Source at 25°C
Low Voltage 50W Halogen MR16

Butler Design Group Inc.
architects & planners
5013 East Washington St. #100
Phoenix, Arizona 85034
Phone 602-957-1800

PRELIMINARY
NOT FOR
CONSTRUCTION

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the design professional as instruments of service shall remain the property of the design professional. The design professional shall retain all common law, statutory and other reserved rights, including the copyright thereto.

Nationwide®

CAVASSON
Retail North & M.O.B.
Scottsdale, Arizona

Current Submittal: DRB
10/25/2024
Revisions:

Project No.: 15148
Issue Date: 10/25/2024
Drawn By: –
Project Manager: –
Title:
EXTERIOR LIGHTING
CUT SHEETS

DR51

BC

BLADE BLD

Vandal Resistant

BLD LED

Fixture Type | Date
Job Name | Approved By
Catalog Number

DARK BRONZE FINISH TO MATCH WINDOW SYSTEMS

CUSTOMIZE | BAA | BABA

SPECIFICATIONS

Description	The Blade BLDcombines a sleek, patent pending design shaped with high performance, full cut off optics to achieve unobtrusive illumination of a space or path of egress. When mounted over a doorway or mullion, the fixture is perceived as an element of the building structure, and, additionally, provides water protection in the form of a drip cap over the entranceway. Multiple lengths are available to match a given door opening and our quick-mount system facilitates installation and maintenance.
Housing	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat.
Wall Mount	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat. Designed to provide quick mounting to housing and secured with (2) captive stainless steel TORX® head screws.
Lens Frame	Marine grade heat treated extruded aluminum. Secured to fixture (4) captive stainless steel TORX® head screws.
Lens	Extruded UV stabilized opal polycarbonate with integral prisms. Maximum wall thickness 0.160". Secured to housing with die cast aluminum clamps and stainless steel TORX® head screws.
End Plate	Die-cast marine grade aluminum. Chemically primed and finished with robotically applied polyester powder coat.
Drivers	Dimming to 1%, 10% or Programable Lumen Output driver options. Non-Dimming Driver is also available.
LED	Samsung LM561B+ series @ 2700K, 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L70 projected life of over 130,000 hours at 50 C.
Gaskets	Closed cell self-adhesive neoprene to provide watertight seal between fixture and mounting surface.
UL Listing	U.L., C.U.L. Wet Location Listing standard.
Government Procurement	**BAA – Buy American} Act:** Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations. **BABA – Build America Buy America:** Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.
Warranty	**Lifetime** warranty, Luminaire LED incorporated will repair or replace any fixture damaged due to vandalism for the lifetime of the installation. **10-year** warranty on LED boards against operational defects. Tested in accordance with LM-80. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed.
Note	Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. The product images shown are for illustration purposes only and may not be an exact representation of the product. Specifications subject to change without notice.

DIMENSIONAL DATA

	A	B	C
BLD12	20.0"	5.6"	2.4"
BLD24	30.8"	5.6"	2.4"
BLD36	41.6"	5.6"	2.4"
BLD48	52.4"	5.6"	2.4"
BLD72	74.0"	5.6"	2.4"

BD

ASPEN 36 OUTDOOR WALL

VISUAL COMFORT & CO.

PRODUCT FEATURES

- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
- Universal 120-277 volt driver with integral transient surge protection at 2.5KV per American National Standard (ANSI) and IEEE standards.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- This item is made of natural brass. It is a living finish that will patina and warm with age which adds richness. If it gets an uneven patina or spots, a brass cleaner can restore the finish.

LAMPING

Wall Sconce needs to be mounted with a full size junction Box. Not compatible for pancake box installation.

Brass (Alt Lit)

Charcoal | Bronze | Brass (Alt Lit) | Brass (Alt Unlit)

To view all available finish options, please visit: techlighting.com

ORDERING INFORMATION

7000WASP	CR	COLOR TEMP	LENGTH (A)	LENS (A)	FINISH	VOLTAGE	OPTIONS
	90 CRI	30 3000K	36 36"	D DIFFUSER	B BLACK	UNV 120-277V UNIVERSAL	NONE
					H CHARCOAL		LF IN-LINE FUSE
					NB NATURAL BRASS		LFSP IN-LINE FUSE, SURGE PROTECTION
					Z OUTDOOR BRONZE		SP SURGE PROTECTION

BE

LLP4-LLPRM4

Type | Cat. No.
Project:
Notes:

indy

LOW PROFILE 4" APERTURE
UP TO 4800 LUMENS DELIVERED
LLP4/LLPRM4 SERIES

BAA

An Capable options indicated by this color background

Extreme Low Profile with No Compromises

- 3000 Lumens delivered with as low as 2" plenum space*
- 4800 Lumens delivered with as low as 3" plenum space*
- Maintains same 45° cut-off as the standard L Series fixtures
- Patented Hyperbolic (U.S. Patent No. 10,670,227 B2), Parabolic, and Wall Washer (single, double and corner) distributions
- Patented mechanical design (U.S. Patent No. 10,724,717 B2)
- New Construction, Remodel, and Chicago Plenum versions
- Chicago Plenum is IC rated for 0ft3/M = 28L/M
- Flanged and Flangeless
- Low UGR, UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than ceiling per CIE 117:1995 Discomfort Glare in Interior Lighting.

NEW CONSTRUCTION | REMODEL

* Fixture height may vary. See dimensional drawings for details.

ORDERING INFORMATION - COMPLETE FIXTURE

Complete Fixture Catalog# Example: LP4 08M 35K MVOLT DA 80CRI ZT HM CD HBTL

Series	Light Engine	CCT	Voltage	Gen	CRI	Driver	Rough-In Options
LP4 4" L Series Low Profile Remodel/ Construction Downlight LLPRM4 4" L Series Low Profile Remodel Downlight	06M 650LM 10M 1,100LM 15M 1,550LM 17M 1,750LM 23M 2,300LM 38M 3,800LM 33M 3,300LM 40M 4,000LM 45M 4,500LM	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	120 277 347 MVOLT (120-277V)	G4	80CRI 90CRI 97CRI	EDAB* eldoLED SOLOdrive DALI Logarithmic dimming to <1% EDBT eldoLED 0-10V ECOdrive Linear dimming to 1% min. ED eldoLED 0-10V ECOdrive Linear dimming to 1% min. EZB eldoLED 0-10V SOLOdrive Logarithmic dimming to <1% FD** Forward or Reverse Phase Dimming Driver ECOPD** Lutron Ecosystem Dimming Driver GZ1 0-10V Dimming to 1% min. Z1 0-10V Dimming to 10% min.	Fuse and Fuse Holder Chicago Plenum rated, IC rated up to 2308 BP** 600 Lumen Emergency Battery Pack, Remote BBT20C** 600 Lumen Emergency Battery Pack, Remote, Test 20 Compliant HBP** 1000 Lumen Emergency Battery Pack, Remote HBBT20C** 1000 Lumen Emergency Battery Pack, Test 20 Compliant NLTD** nLight® Dimming Pack Controls NLTR** nLight® dimming pack controls, eldoLED driver, includes an emergency driver NLTAIR2 GT** nLight® AIR Dimming Pack Wireless Control, Gen2 NLTAIRE2 PIR** nLight® AIR Dimming Pack Wireless Control, Gen2, Passive infrared motion sensor

Trim Style	Finish	Trim Options	Mounting
HW Hyperbolic Medium HWW Hyperbolic Wide HWW Hyperbolic Single Wall Wash P Parabolic Medium	WPW** Parabolic Wide WC Corner Wall Wash WD Double Wall Wash WS Single Wall Wash	WF** White Flange WFF* Wet location	Blank Flanged FMF Flangeless, slotted ceiling-mt.

Accessories**
FRAME** 4" Flangeless Adapter for Drywall Ceilings Only
HB36** 36" C-Channel Bar Hangers, Pair
HB52** 52" C-Channel Bar Hangers, Pair
HB72** 72" Unistrut Grid Ceiling Bar Hangers, Pair
LB22** 22" Linear Bar Hangers, Pair

Finish			
BD Black Diffuse	GS Gold Specular	PD Pewter Diffuse	
BS Black Specular	PDD Pewter Diffuse	PS Pewter Specular	
CD Clear Diffuse	PS Pewter Specular	WH White, White Flange	
CS Clear Specular/Acrylic	WHD White Diffuse	WTD Wheat Diffuse	
GD Gold Diffuse	WTS Wheat Specular		

Ordering Notes

1 277VAC & 347VAC only.
2 Not available with 347V.
3 Not available for NL, NLW, NLWRD, NBWRD2.
4 120V only. Not available with 40LM.
5 Specify voltage.
6 Not compatible with BP, BBT20C, HBP, HBBT20C.
7 Not compatible with Parabolic trim style only.
8 Not compatible with FM.
9 FMAR required for FMA.
10 FF not available with WH finish. When specifying WH finish, flange is always painted white.
11 Not compatible with LLPRM4.
12 Not recommended for wall-wash trim.
13 For 2SDM + 40LM, specify voltage. Not available with 2" or 23" for 40LM and 45LM. Not available with HDM22 or HDMERD2.
14 LLPRM4 with NL or NLTR options must be ordered with GZ1, EDB, or EZ10 drivers.
15 WPR available with CS, CSG, CD, WH finish only.
16 Not compatible with ILPRM4 or ASMA. Not compatible with CF for 2SDM and up.
17 LLPRM4 with HDMEZ or HDMERD2 requires 2" minimum plenum height.

BF

GT.10.1G2

JUNO

2" IC 600 AND 1000 LUMENS LED ROUND ADJUSTABLE 2LEDTRIM G2 ADJ

Project:
Fixture Type:
Location:
Contact/Phone:

PRODUCT DESCRIPTION

2 inch aperture recessed downlight is IC rated for insulated or non-insulated applications • Luminaire produces up to 1000 lumens and is available with optical distributions approximating that of 75W MR16 halogen lamps • Low profile form factor allows luminaire to fit in 2 x 6 construction • Designed to provide 50,000 hours of life • 5 year limited warranty on LED Components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

• No harmful ultraviolet or infrared wavelengths
• No lead or mercury, RoHS compliant
• Comparable light output up to a 75W MR16 halogen lamp

PRODUCT SPECIFICATIONS

LED Light Engine Exceptional fixture to fixture color consistency within a 3-step MacAdam ellipse • 2700K, 3000K, 3500K, and 4000K color temperatures are available with 80 CRI or 90 CRI minimum.

Modular Optics Available with field interchangeable optics in 18° Spot, 24° Narrow Flood, or 40° Flood distributions • Gimbal provides up to 35° vertical aiming and 360° horizontal aiming.

Aesthetic Trim Trim features die cast beveled knife edge trim ring for clean ceiling interface available in white, black, satin nickel, or brushed bronze • Die cast baffles are available in white, black, satin nickel, or brushed bronze

LED Driver Choice of dedicated 120 volt (120) driver or universal voltage (MVOLT) driver that accommodates input voltages from 120-277 volts AC, at 50/60Hz • Power factor > 0.9 • Dedicated 120 volt driver (120) is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage dimmers • Universal voltage driver (MVOLT) is dimmable with the use of most 0-10V protocol dimmers • For a list of compatible dimmers, see JUNO2IN622.DIM.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels ENERGY STAR® Certified • 90CRI fixtures are certified to the high efficacy requirements of California T24 JA8-2016 • Meets energy code Air Leakage requirements per ASTM E283 • UL and cUL Listed for damp locations • 2NCHSG option is compatible with spray foam insulation with an R-value of 3.2 per inch or less.

Junction Box Includes (2) ½" knockouts equipped with pry-out slots • Push-in electrical connectors for field connections.

Mounting Remodel-style plaster frame installs from below the ceiling and accommodates ceiling thicknesses from ½" to 1" • For thicker ceilings up to 1 ½", order 2LCTA150 • New Construction mounting frame, 2NCMFR, is also available with Patented (U.S. Patent D532,969) Rod Nail 3 bar telescoping bar hangers to position fixture and locate wiring prior to ceiling installation • Recommend a minimum of 5.5" cavity depth to install properly • Flexible supply is recommended and non-flexible supply requires tap access.

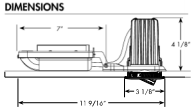
Rod Nail 3 Bar Hangers 2NCHSG new construction housing and new construction mounting frame, 2NCMFJP, available with telescoping Rod Nail® 3 system which permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Includes removable nail for repositioning of fixture in wood joist construction • Integral Fast-Notch and dip for suspended ceilings • Design covered under US Patent D532,969 • 2NCHSG requires 2x8 construction

Specifications subject to change without notice.

TRIM FINISHES

WH | BL | SN | BRZ

DIMENSIONS



2 5/8" CEILING CUTOUT

ELECTRICAL DATA (600L)

	Dedicated 120V (120)	Universal Voltage (MVOLT)	
Voltage	120	120	277
Total Power	7.5 (6.0)	7.2	7.3 (6.5)
Total Current	63	06	03
Frequency	50/60Hz	50/60Hz	
Power Factor	≥0.9	≥0.9	≥0.9

ELECTRICAL DATA (1000L)

	Dedicated 120V (120)	Universal Voltage (MVOLT)	
Voltage	120	120	277
Total Power	11.1 (10.1)	10.3	11.4 (10.1)
Total Current	93	09	04
Frequency	50/60Hz	50/60Hz	
Power Factor	≥0.9	≥0.9	≥0.9

BG

LUMENLINEAR™ ASYMMETRIC

Another Lumenrail® Component for Life Safety and Light

PROJECT NAME: _____

REP AGENCY: _____

APPROX. LINEAR FT: _____

SERVICE OPTIONS: ☐ Field Measure ☐ Job Site Support ☐ System Installation

SCAN QR CODE for technical information, downloads and instructions

PART NUMBER BUILDER

WHITE LED HANDRAIL LIGHT

LULS40K60707A24	LULS					
EXAMPLE	FIXTURE TYPE	COLOR TEMP	FIXTURE WATTAGE	BEAM ANGLE	LENS OPTION	LENGTH

LULS Lumenlinear™ | 4K 4000K | 40 40 WATT | 70 70° Spread | TA Transparent Asymmetric | 24 24" | 36 36"

ELECTRICAL SPECIFICATIONS

ETL Intertek — All electrical connections to be made by a qualified electrician in accordance with all national, state and local electrical codes.

24VDC	ETL LISTED WET, UL 1598/CSA 22.2	0-10V INPUT (PWM)	-40°F TO +120°F
INPUT VOLTAGE	CERTIFICATIONS	DIMMING	OPERATING TEMP
CLASS 2 REQUIRED	5 YEARS	UP TO 77 LM/W LED	UP TO 98 (91+ AVG. UPON REQUEST) CRI	18" (X2)
DRIVER	WARRANTY	EFFICIENCY		WIRE LENGTH

CONSTRUCTION

An extended aluminum housing and fully gasketed assembly insure heat dissipation and ingress protection to IP67. Stainless steel hardware and mechanical attachment promote easy installation and longevity.

PHOTOMETRICS

Mark Back 45° + 90°

The asymmetric output has industry leading performance with a 70° beam spread, focused at 45° above nadir. Installed in Wagner Lumenrail®, Lumenlinear performs with LUES output. Regions to view or download are available by scanning the QR code or visiting our website.

LUMENGEAR™ LED DRIVER & NEMA ENCLOSURE OPTIONS

Wagner offers multiple ETL listed options for both 24VDC power supplies and NEMA enclosures. Quantities and types will be configured tested on your specifications and design. Additional specifications options are available by request. Not all options apply to all products, please verify compatibility with the factory.

CLASS II DRIVERS:
- STD 150 W
- Std, DMX, 0-10V Dimming Protocols
- Multiple Wattages
- Made in USA Units Available

NEMA ENCLOSURES:
4X - Polycarbonate, Painted Steel or Stainless Steel

LUMENPOST™:
Integrated 100W, 0-10V DIM

Butler Design Group Inc.
architects & planners
5013 East Washington St. #100
Phoenix, Arizona 85034
Phone 602-957-1800

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All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the design professional as instruments of service shall remain the property of the design professional. The design professional shall retain all common law, statutory and other reserved rights, including the copyright thereto.

Nationwide®

CAVASSON

Retail North & M.O.B.
Scottsdale, Arizona

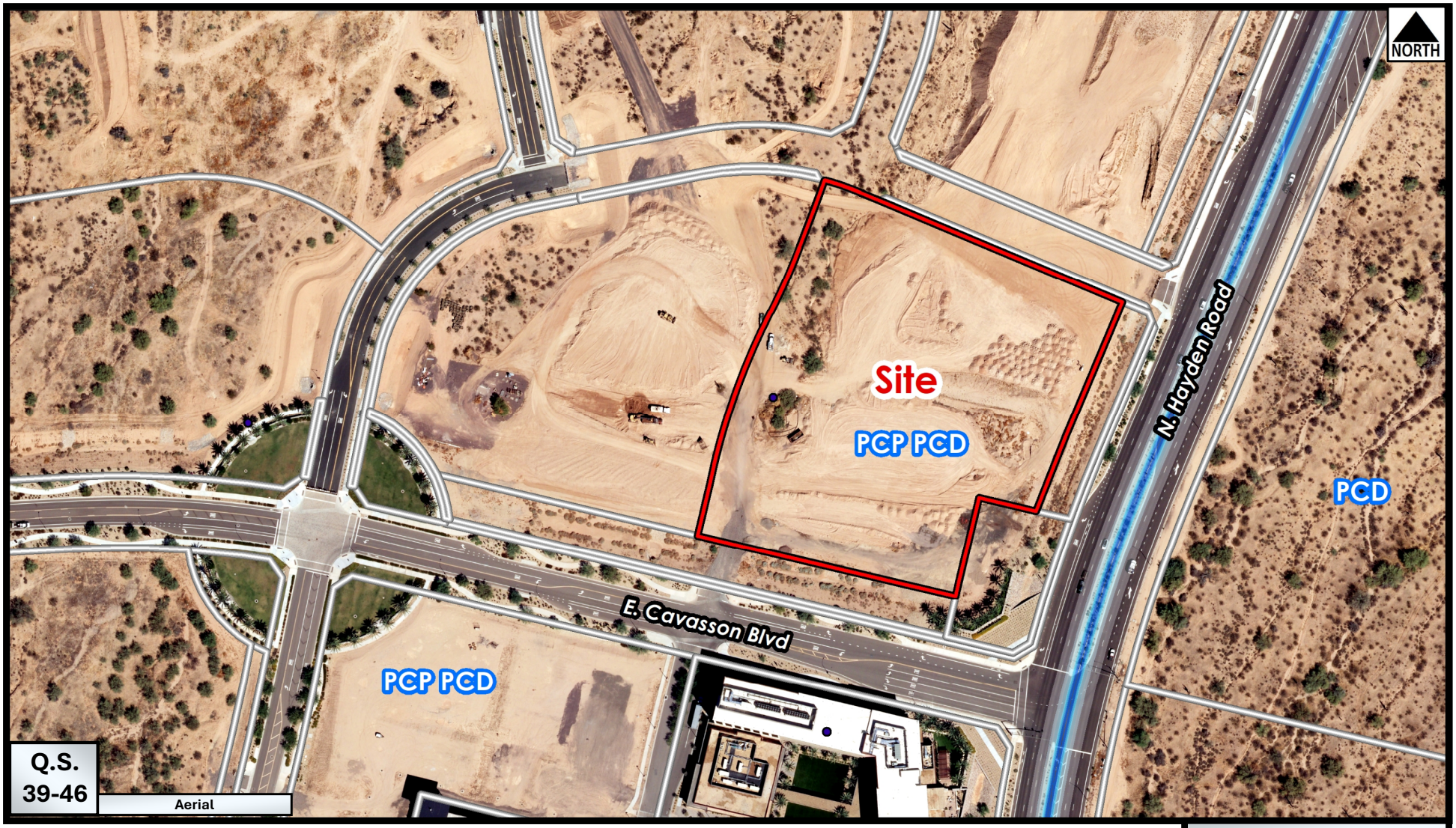
Current Submittal: DRB
10/25/2024

Revisions:

Project No.: 15148
Issue Date: 10/25/2024
Drawn By: –
Project Manager: –

Title:
EXTERIOR LIGHTING CUT SHEETS

DR51



Zoning Aerial

34-DR-2024

ATTACHMENT 15

City Notifications – Mailing List Selection Map

Cavasson North Retail and MOB

Labels Pulled
October 31, 2024

Additional Notifications:

- **Interested Parties List**
- **Adjacent HOA's**
- **P&Z E-Newsletter**
- **Facebook**
- **Nextdoor.com**
- **City Website-Projects in the hearing process**

Map Legend:

Site Boundary

Properties within 750-feet

Postcards: **36**

34-DR-2024