



November 30, 2023

The Dinerstein Companies

Formal Response to Staff's DRB Review letter dated October 17, 2023

October 17, 2023

Bob Linder
The Dinerstein Companies
1010 S. Coast Hwy. #106
Encinitas, CA 92024

RE: **18-DR-2023**

Legacy North Apartments at Crossroads
J0327 (Key Code)

Bob:

Planning & Development Services has completed review of the above referenced development application resubmitted on 9/22/2023. The following comments represent unresolved issues or deficiencies identified by the review team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines. **Please note: As of the date of this letter, Water Resources has not completed review of the revised Basis of Design Reports. Please do not resubmit until all comments have been received and addressed.**

Significant Zoning Ordinance or Scottsdale Revise Code Issues

The following code and ordinance related issues have been identified and must be addressed with the resubmittal. Addressing these items is critical to determining the application for public hearing and may affect staff's recommendation. Please address the following:

Building Design: Brad Carr, bcarr@scottsdaleaz.gov

1. The revised elevations indicate exposed downspouts proposed for roof drainage. Exposed downspouts are prohibited in Scottsdale, per Section 7.105.C of the Zoning Ordinance. Please provide details of the proposed solution for roof drainage, confirming location within or behind the building wall. If overflow scuppers are provided, they shall be integrated into the building design.
 - a. **The architecture and roof plans have been adjusted to propose interior roof drainage and overflows. Refer to all exterior elevations as well as roof plans on architectural sheets A3.0, A3.1, A3.2, A3.4, A3.7, A3.9, A3.11, & A3.12**

Storm Water: Nerijus Baronas, nbaronas@scottsdaleaz.gov

2. The 2nd submittal drainage report has not been accepted. Please refer to the redlined report in the internet folder and revise accordingly.
 - a. Drainage Report has been updated and included in uploaded documents. See Preliminary Drainage Report dated November 2023 and Preliminary Grading Plan dated 9/136/23

Significant Policy Issues

The following policy related issues have been identified. Though these issues may not be as critical to determining the application for public hearing, they may affect staff's recommendation and should be addressed with the resubmittal. Please address the following:

Civil Engineering: David Gue, dgue@scottsdaleaz.gov

3. Please revise the Refuse Plan to include calculations for the compactors, and the make, model and size of the compactors. Refer to Section 2-1.309 of the DSPM.
 - a. The plan has been updated to address the Refuse Plan comments. Refer to Sheet AO.3

Please submit the revised application requirements and supplemental information identified in Attachment A. Once reviewed, staff will determine if the application is ready to be determined for a hearing, or if additional information is needed.

The Zoning Administrator may consider an application withdrawn if a resubmittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance, contact case reviewer identified below.

Regards,



Greg Bloemberg
Principal Planner

cc: case file

ATTACHMENT A
Resubmittal Checklist

11/30/2023

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

All files shall be uploaded in PDF format. Application forms and other written documents or reports should be formatted to 8.5 x 11, and plans should be formatted to 11 X 17.

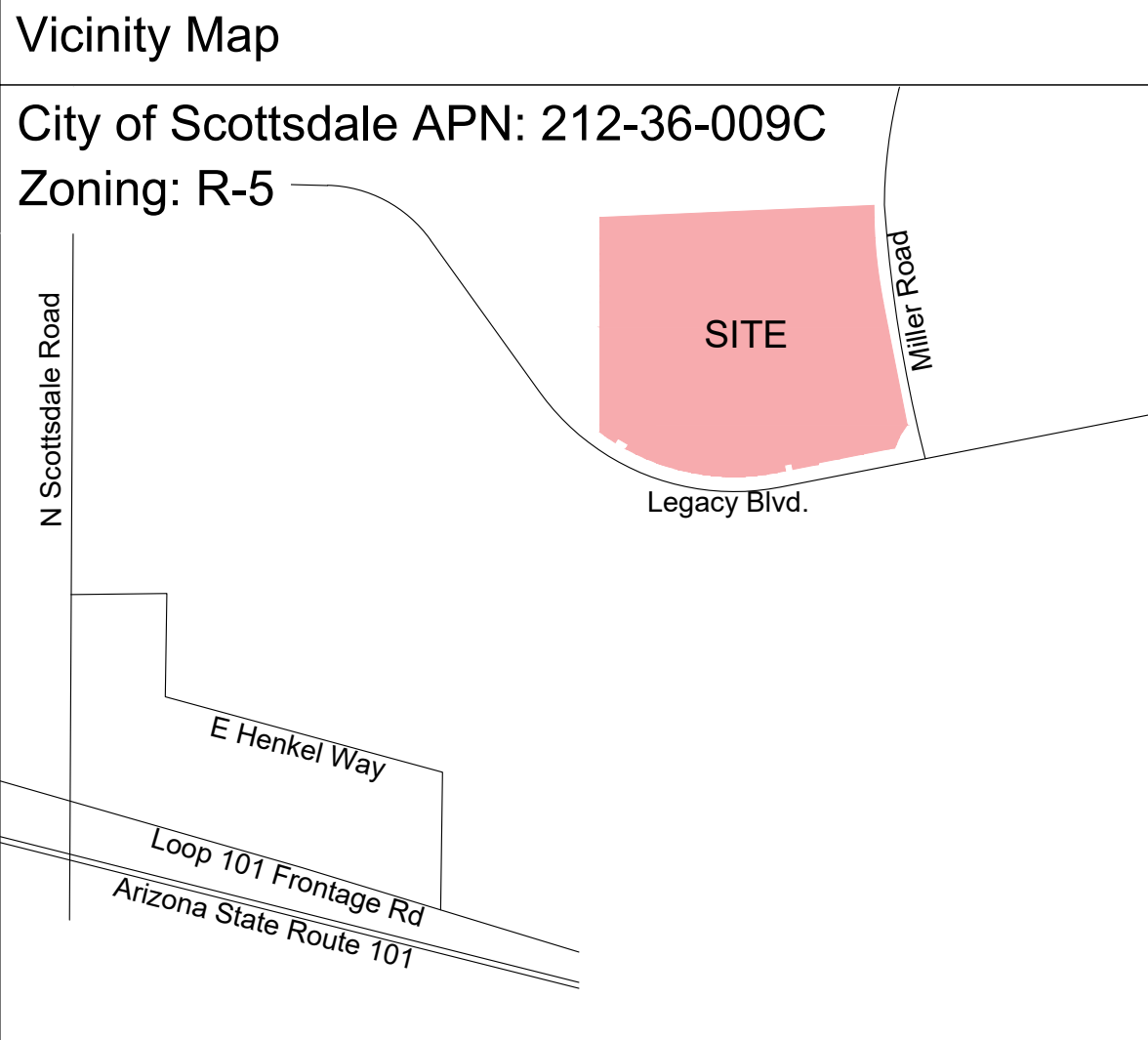
- Comment Response Letter – Provide responses to the issues identified in this letter – [See comments above in Staff's letter dated 10/17/23](#)
- Summary of modifications made resulting from Public Input and staff comments –
 - [Some folks in the Grayhawk community requested a block wall be between two properties. We have not addressed as we want to get input from staff on the public trail section before we discuss potential locations and allowable materials and height](#)
 - [We have responded to Staff's comments, with the exception of Water Resources](#)
- Basis of Design Report (water) [Re-Submitted 9/13/2023 Version that is awaiting comments](#)
- Basis of Design Report (sewer) [Re-Submitted 9/13/2023 Version that is awaiting comments](#)
- Drainage Report – [Uploaded Report dated November 2023 along with redlined Preliminary Grading Plan dated 9/13/2023](#)
- Refuse Plan – [Uploaded – See Architectural Plan Sheet A0.3](#)
- Building Elevations [Uploaded – See Architectural Plan Sheets A2.0 - A2.12](#)
- Perspectives [Uploaded – See Architectural Plan Sheets A1.4 – A1.11](#)



- SITE PLAN KEYNOTES
- 20'-0" FRONT SETBACK/DRAINAGE EASEMENT
 - 25'-0" PUBLIC NON-MOTORIZED ACCESS EASEMENT (PNMAE)
 - 15'-0" LANDSCAPE SETBACK
 - OPEN SPACE AMENITY FOR RESIDENTS - SEE LANDSCAPE DRAWINGS
 - DOG PARK FOR RESIDENTS
 - MAINTENANCE BUILDING WIDOW WASH
 - ELECTRONIC VEHICLE GATE
 - PEDESTRIAN GATE
 - TRASH PICK UP ZONE - SEE TRASH EXHIBIT
 - PERIMETER FENCING - SEE LANDSCAPE DRAWINGS
 - FIRE LANE TURNING RADIUS 25'-0" MIN. INSIDE RADIUS- SEE FIRE EXHIBIT
 - COVERED CAR PORT
 - 9'X18' TYP. PARKING SPACE
 - 9'X18' TYP. ACCESSIBLE PARKING SPACE
 - 9'X18' TYP. EV PARKING SPACE
 - PROPERTY LINE
 - TRASH COMPACTOR - SEE TRASH EXHIBIT
 - OUTDOOR BIKE RACKS - SEE LANDSCAPE DRAWINGS
 - CALL BOX
 - LOADING ZONE 12X45
 - ELEC./UTIL. CLOSET TYP. - SEE BUILDING PLANS
 - 5'-0" TYP. BACKUP SPACE @ DEADENDS
 - PROPOSED TRAFFIC SIGNAL (SEE PHOTOMETRIC EXHIBIT)
 - PROPOSED CH-3 DRIVEWAY PER COS STD DET 2257-1
 - PROPOSED CH-1 DRIVEWAY PER COS STD DET 2257-1
 - SITE DISTANCE TRIANGLE

NOTE: ALL NON-ADA COMPLIANT SIDEWALK RAMPS ABUTTING THE PROJECT SITE WILL BE UPGRADED TO CURRENT CODE

Site Summary						
Gross Site Area	20.55 Acres					
Net Site Area	18.57 Acres					
Townhome Dwelling Units	108 du					
Apartment Dwelling Units	335 du					
Total Dwelling Units	443 du					
Gross Residential Density	21.56 Du/Ac					
Gross Building Area	701,557 sf					
Plan Summary						
Plan	Beds	Unit Area	Quantity	%	Total Net Area	Avg. Unit Size
Townhome P1	3	1,708 sf	12	2.7%		
Townhome P2	3	1,716 sf	48	10.8%		
Townhome P3	3	1,774 sf	48	10.8%		
Apartment P1A	1	754 sf	62	14.0%		
Apartment P1B	1	834 sf	66	14.9%		
Apartment P1C	1	868 sf	18	4.1%		
Apartment P1D	1	868 sf	18	4.1%		
Apartment P1E	1	883 sf	18	4.1%		
Apartment P2A	2	1,040 sf	72	16.3%		
Apartment P2B	2	1,134 sf	81	18.3%		
Total			443	100%	503,684 sf	1,137 sf
Unit Mix			Quantity	%		
1 Bedroom Total			182	41.1%		
2 Bedroom Total			153	34.5%		
3 Bedroom Total			108	24.4%		
Total			443	100.0%		
Parking Summary						
Parking Required			Quantity	Ratio Req'd	Spaces Req'd	
1 Bed			182 du	1.30 Spaces/Unit	237	
2 Bed			153 du	1.70 Spaces/Unit	261	
3 Bed			108 du	1.90 Spaces/Unit	206	
Guest			443 du	1/6 Spaces/Unit	74	
Total Req'd					778	
Parking Provided				Ratio Provided	Spaces Provided	
Garage Spaces					456	
Carport Spaces					99	
Open Spaces					223	
Total Parking Provided				1.76 Spaces/Unit	778	
Accessible Parking Required				Ratio Req'd	Spaces Req'd	
Resident Open Spaces			488	2%	10	
Guest Spaces			74	5%	4	
Total Accessible Spaces Req'd					13	
Accessible Parking Provided					Spaces Provided	
Accessible Garages (Bldg Type C)					6	
Accessible Open Parking					9	
Accessible Carports					1	
Total Accessible Spaces Provided					16	
Bicycle Parking Req'd				1/10 Vehicle Spaces	78 Spaces	
Open Space Summary						
Common Open Space				Ratio	Area	
Required: 34% of Net Site Area				34%	6.31 Acres	
Provided:				37%	6.90 Acres	
Private Open Space						
Required:		Units	Ratio Req'd	Unit Area	OS Area	Avg OS per Unit
Ground Floor Units:		79	10%	85,176 sf	8,518 sf	
Upper Level Units		364	5%	418,508 sf	20,925 sf	
Total Private Open Space Required					29,443 sf	66 sf/du
Total Private Open Space Provided:					59,933 sf	135 sf/du



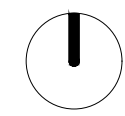
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THE DINERSTEIN COMPANY
1010 S. Coast Highway 101, Ste 106
Encinitas, CA | 92024

LEGACY NORTH
SCOTTSDALE, AZ #2023-0044

CONCEPTUAL DESIGN
November 30, 2023



Scale: 1" = 50'-0"

0 25 50 100

SITE PLAN

A0.0



Left Elevation



Front Elevation

MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO FASCIA TRIM, SMOOTH FINISH
3	STUCCO ACCENT, LIGHT SAND FINISH
4	VINYL WINDOWS
5	ENTRY DOOR
6	FRENCH DOOR
7	GARAGE DOOR
8	METAL AWNING
9	METAL RAILING
10	COMPOSITE RAILING
11	POST
12	SIDING
13	METAL LOUVERS / SHADING DEVICE
14	LIGHT FIXTURE
15	STONE VENEER (IF APPLICABLE)
16	UTILITY DOOR
17	ROOF MOUNTED MECH EQUIP - SCREENED FROM VIEW *

*no roof mounted equipment on townhomes



Right Elevation



Rear Elevation

COLOR LEGEND - TOWNHOMES	
A	STUCCO 1: SW 7636 ORIGAMI WHITE
B	STUCCO 2: SW 7634 PEDIMENT
C	STUCCO 3: SW 7053 ADAPTIVE SHADE
D	STUCCO 4: SW 9175 DEEP FOREST BROWN
E	ENTRY DOOR: SW 6083 SABLE
F	GARAGE DOOR: SW 6083 SABLE
G	FIBER CEMENT SIDING - ALLURA TRADITIONAL LAP - MACADAMIA (OR EQUAL)
H	COMPOSITE RAILING - TREX CLADDING - CARMEL (OR EQUAL)
I	TRIM/FASCIA / RAILING- SW 9175 DEEP FOREST BROWN
J	WINDOW FRAME: BRONZE
K	AWNING / LOUVERS: SW 2838 POLISHED MAHOGANY

*colors and materials subject to change and will be of similar manufacturer and specification



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CONCEPTUAL DESIGN
November 30, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

ELEVATIONS
Townhome - 4-Plex

A2.0



Left Elevation



Front Elevation

MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO FASCIA TRIM, SMOOTH FINISH
3	STUCCO ACCENT, LIGHT SAND FINISH
4	VINYL WINDOWS
5	ENTRY DOOR
6	FRENCH DOOR
7	GARAGE DOOR
8	METAL AWNING
9	METAL RAILING
10	COMPOSITE RAILING
11	POST
12	SIDING
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14	LIGHT FIXTURE
15	STONE VENEER (IF APPLICABLE)
16	UTILITY DOOR
17	ROOF MOUNTED MECH EQUIP - SCREENED FROM VIEW *

*no roof mounted equipment on townhomes



Right Elevation



Rear Elevation

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A	STUCCO 1: SW 7636 ORIGAMI WHITE
B	STUCCO 2: SW 7634 PEDIMENT
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F	GARAGE DOOR: SW 6083 SABLE
G	FIBER CEMENT SIDING - ALLURA TRADITIONAL LAP - MACADAMIA (OR EQUAL)
H	COMPOSITE RAILING - TREX CLADDING - CARMEL (OR EQUAL)
I	TRIM/FASCIA / RAILING- SW 9175 DEEP FOREST BROWN
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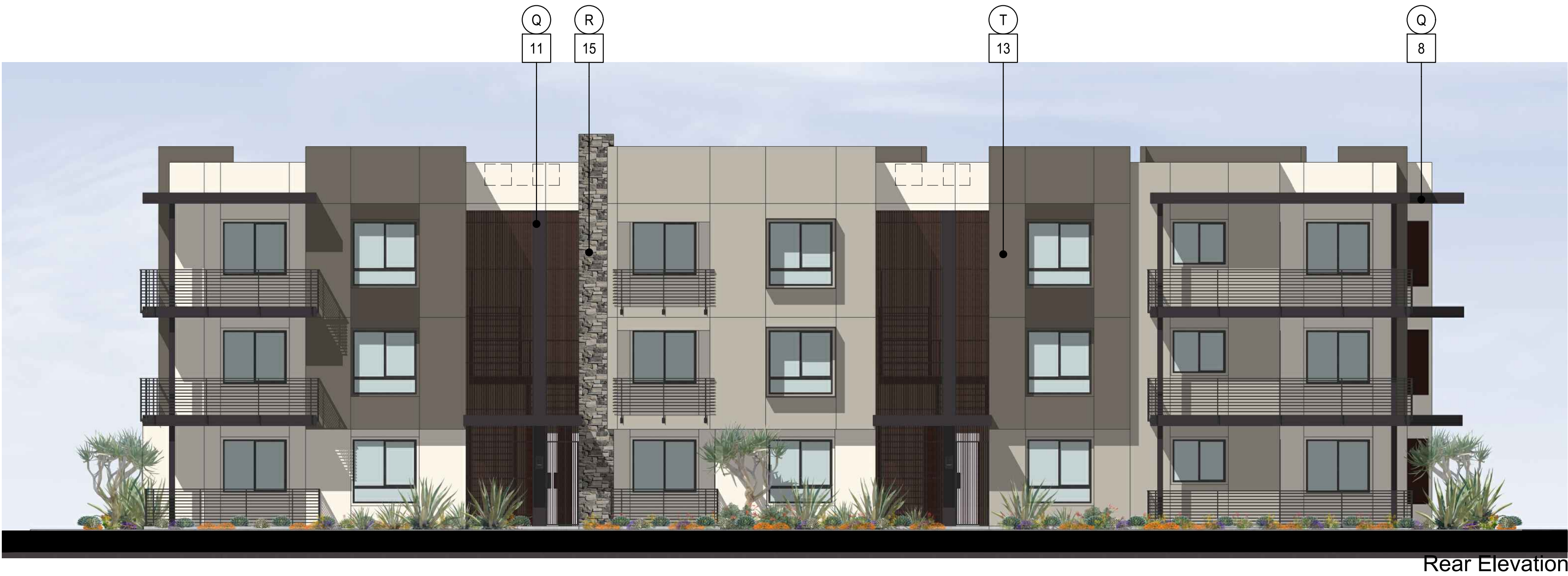
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ELEVATIONS
Townhome - 5-Plex

A2.1



MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO FASCIA TRIM, SMOOTH FINISH
3	STUCCO ACCENT, LIGHT SAND FINISH
4	VINYL WINDOWS
5	ENTRY DOOR
6	FRENCH DOOR
7	GARAGE DOOR
8	METAL AWNING
9	METAL RAILING
10	COMPOSITE RAILING
11	POST
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14	LIGHT FIXTURE
15	STONE VENEER (IF APPLICABLE)
16	UTILITY DOOR
17	ROOF MOUNTED MECH EQUIP - SCREENED FROM VIEW



COLOR LEGEND - APARTMENTS	
A	STUCCO 1 (SCHEME 1): SW 7011 NATURAL CHOICE
B	STUCCO 2 (SCHEME 1): SW 7047 PORPOISE
C	STUCCO 3 (SCHEME 1): SW 7643 PUSSYWILLOW
D	ACCENT STUCCO (SCHEME 1): SW 7020 BLACK FOX
E	GARAGE DOOR (SCHEME 1): SW 7642 PAVERSTONE
F	STUCCO 1 (SCHEME 2): SW 7042 SHOJI WHITE
G	STUCCO 2 (SCHEME 2): SW 7640 FAWN BRINDLE
H	STUCCO 3 (SCHEME 2): SW 7020 BLACK FOX
I	ACCENT STUCCO (SCHEME 2): SW 6200 LINK GRAY
J	GARAGE DOOR (SCHEME 2): SW 7019 GAUNTLET GRAY
K	STUCCO 1 (SCHEME 3): SW 7056 RESERVED WHITE
L	STUCCO 2 (SCHEME 3): SW 9164 ILLUSIVE GREEN
M	STUCCO 3 (SCHEME 3): SW 0037 MORRIS ROOM GREY
N	STUCCO 4 (SCHEME 3): SW 7505 MANOR HOUSE
O	GARAGE DOOR (SCHEME 3): SW 7505 MANOR HOUSE
P	ACCENT STUCCO (SCHEME 3): SW 9175 DEEP FOREST BROWN
Q	TRIM/FASCIA/RAILING : SW 9175 DEEP FOREST BROWN
R	STONE: CYPRESS RIDGE CATANIA (OR EQUAL)
S	WINDOW FRAME: BRONZE
T	AWNING/LOUVERS: SW 2838 POLISHED MAHOGANY

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Scale: 1/8" = 1'-0"
0 4 8 16

ELEVATIONS
Apartments - 15-Plex

A2.2



Left Elevation



Right Elevation



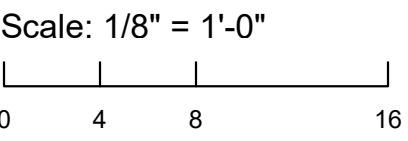
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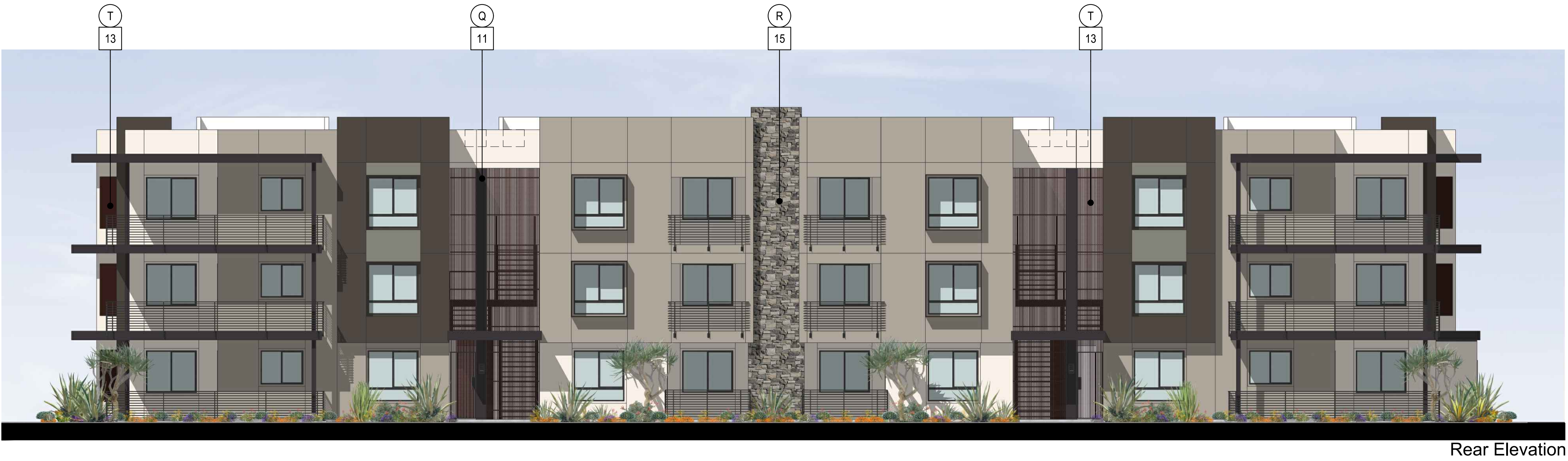


ELEVATIONS
Apartments - 15-Plex

A2.3



MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO FASCIA TRIM, SMOOTH FINISH
3	STUCCO ACCENT, LIGHT SAND FINISH
4	VINYL WINDOWS
5	ENTRY DOOR
6	FRENCH DOOR
7	GARAGE DOOR
8	METAL AWNING
9	METAL RAILING
10	COMPOSITE RAILING
11	POST
12	SIDING
13	METAL LOUVERS / SHADING DEVICE
14	LIGHT FIXTURE
15	STONE VENEER (IF APPLICABLE)
16	UTILITY DOOR
17	ROOF MOUNTED MECH EQUIP - SCREENED FROM VIEW



COLOR LEGEND - APARTMENTS	
A	STUCCO 1 (SCHEME 1): SW 7011 NATURAL CHOICE
B	STUCCO 2 (SCHEME 1): SW 7047 PORPOISE
C	STUCCO 3 (SCHEME 1): SW 7643 PUSSYWILLOW
D	ACCENT STUCCO (SCHEME 1): SW 7020 BLACK FOX
E	GARAGE DOOR (SCHEME 1): SW 7642 PAVERSTONE
F	STUCCO 1 (SCHEME 2): SW 7042 SHOJI WHITE
G	STUCCO 2 (SCHEME 2): SW 7640 FAWN BRINDLE
H	STUCCO 3 (SCHEME 2): SW 7020 BLACK FOX
I	ACCENT STUCCO (SCHEME 2): SW 6200 LINK GRAY
J	GARAGE DOOR (SCHEME 2): SW 7019 GAUNTLET GRAY
K	STUCCO 1 (SCHEME 3): SW 7056 RESERVED WHITE
L	STUCCO 2 (SCHEME 3): SW 9164 ILLUSIVE GREEN
M	STUCCO 3 (SCHEME 3): SW 0037 MORRIS ROOM GREY
N	STUCCO 4 (SCHEME 3): SW 7505 MANOR HOUSE
O	GARAGE DOOR (SCHEME 3): SW 7505 MANOR HOUSE
P	ACCENT STUCCO (SCHEME 3): SW 9175 DEEP FOREST BROWN
Q	TRIM/FASCIA/RAILING : SW 9175 DEEP FOREST BROWN
R	STONE: CYPRESS RIDGE CATANIA (OR EQUAL)
S	WINDOW FRAME: BRONZE
T	AWNING/LOUVERS: SW 2838 POLISHED MAHOGANY

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ELEVATIONS
Apartments - 20-Plex

A2.4



Left Elevation



Right Elevation



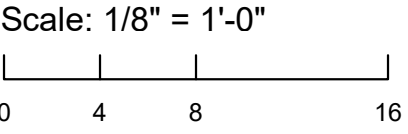
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ELEVATIONS
Apartments - 20-Plex

A2.5



Front Elevation

MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO FASCIA TRIM, SMOOTH FINISH
3	STUCCO ACCENT, LIGHT SAND FINISH
4	VINYL WINDOWS
5	ENTRY DOOR
6	FRENCH DOOR
7	GARAGE DOOR
8	METAL AWNING
9	METAL RAILING
10	COMPOSITE RAILING
11	POST
12	SIDING
13	METAL LOUVERS / SHADING DEVICE
14	LIGHT FIXTURE
15	STONE VENEER (IF APPLICABLE)
16	UTILITY DOOR
17	ROOF MOUNTED MECH EQUIP - SCREENED FROM VIEW



Rear Elevation

COLOR LEGEND - APARTMENTS	
A	STUCCO 1 (SCHEME 1): SW 7011 NATURAL CHOICE
B	STUCCO 2 (SCHEME 1): SW 7047 PORPOISE
C	STUCCO 3 (SCHEME 1): SW 7643 PUSSYWILLOW
D	ACCENT STUCCO (SCHEME 1): SW 7020 BLACK FOX
E	GARAGE DOOR (SCHEME 1): SW 7642 PAVERSTONE
F	STUCCO 1 (SCHEME 2): SW 7042 SHOJI WHITE
G	STUCCO 2 (SCHEME 2): SW 7640 FAWN BRINDLE
H	STUCCO 3 (SCHEME 2): SW 7020 BLACK FOX
I	ACCENT STUCCO (SCHEME 2): SW 6200 LINK GRAY
J	GARAGE DOOR (SCHEME 2): SW 7019 GAUNTLET GRAY
K	STUCCO 1 (SCHEME 3): SW 7056 RESERVED WHITE
L	STUCCO 2 (SCHEME 3): SW 9164 ILLUSIVE GREEN
M	STUCCO 3 (SCHEME 3): SW 0037 MORRIS ROOM GREY
N	STUCCO 4 (SCHEME 3): SW 7505 MANOR HOUSE
O	GARAGE DOOR (SCHEME 3): SW 7505 MANOR HOUSE
P	ACCENT STUCCO (SCHEME 3): SW 9175 DEEP FOREST BROWN
Q	TRIM/FASCIA/RAILING : SW 9175 DEEP FOREST BROWN
R	STONE: CYPRESS RIDGE CATANIA (OR EQUAL)
S	WINDOW FRAME: BRONZE
T	AWNING/LOUVERS: SW 2838 POLISHED MAHOGANY

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0 4 8 16

ELEVATIONS
Apartments - 40-Plex

A2.6



Left Elevation



Right Elevation



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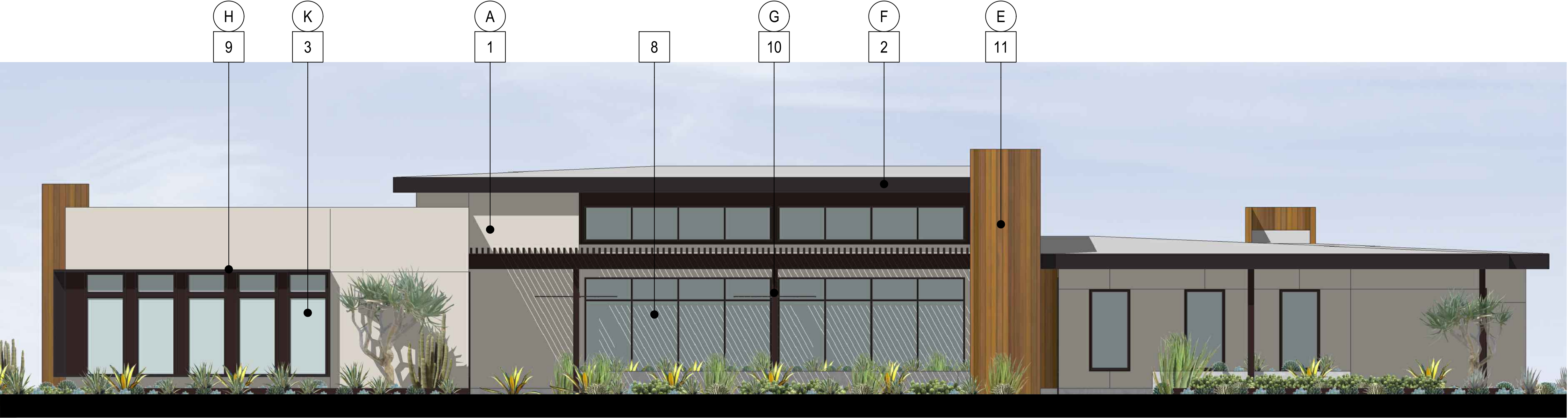
ELEVATIONS
Apartments - 40-Plex

A2.7



Front Elevation

MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO FASCIA TRIM, SMOOTH FINISH
3	VINYL WINDOWS
4	ENTRY DOOR
5	SLIDING DOOR
6	UTILITY DOOR
7	GARAGE DOOR
8	STOREFRONT
9	METAL AWNING
10	POST AND BEAM
11	SIDING
12	VENT PANEL
13	LIGHT FIXTURE
14	GLASS FENCE
15	TILE FINISH
16	DRINKING FOUNTAIN



Rear Elevation

COLOR LEGEND - AMENITY / FITNESS BUILDINGS	
A	STUCCO 1: SW 7036 ACCESSIBLE BEIGE
B	NOT USED
C	STUCCO 3: SW 9175 DEEP FOREST BROWN
D	UTILITY DOOR/VENT: SW 2838 POLISHED MAHOGANY
E	SIDING: MOUNTAIN CEDAR (OR EQUAL)
F	TRIM/FASCIA: SW 9175 DEEP FOREST BROWN
G	POST/BEAM: SW 2838 POLISHED MAHOGANY
H	METAL AWNING: SW 2838 POLISHED MAHOGANY
I	TILE: RENOIR GRAY SQUARE (OR EQUAL)
J	ENTRY/GARAGE DOOR: SW 2838 POLISHED MAHOGANY
K	WINDOW FRAME: BRONZE

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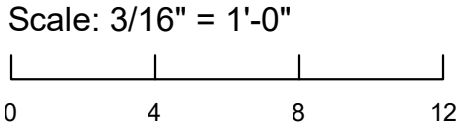
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CONCEPTUAL DESIGN
November 30, 2023



ELEVATIONS
LEASING & AMENITIES

A2.8



Left Elevation

MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO FASCIA TRIM, SMOOTH FINISH
3	VINYL WINDOWS
4	ENTRY DOOR
5	SLIDING DOOR
6	UTILITY DOOR
7	GARAGE DOOR
8	STOREFRONT
9	METAL AWNING
10	POST AND BEAM
11	SIDING
12	VENT PANEL
13	LIGHT FIXTURE
14	GLASS FENCE
15	TILE FINISH
16	DRINKING FOUNTAIN



Right Elevation

COLOR LEGEND - AMENITY / FITNESS BUILDINGS	
A	STUCCO 1: SW 7036 ACCESSIBLE BEIGE
B	NOT USED
C	STUCCO 3: SW 9175 DEEP FOREST BROWN
D	UTILITY DOOR/VENT: SW 2838 POLISHED MAHOGANY
E	SIDING: MOUNTAIN CEDAR (OR EQUAL)
F	TRIM/FASCIA: SW 9175 DEEP FOREST BROWN
G	POST/BEAM: SW 2838 POLISHED MAHOGANY
H	METAL AWNING: SW 2838 POLISHED MAHOGANY
I	TILE: RENOIR GRAY SQUARE (OR EQUAL)
J	ENTRY/GARAGE DOOR: SW 2838 POLISHED MAHOGANY
K	WINDOW FRAME: BRONZE

*colors and materials subject to change and will be of similar manufacturer and specification



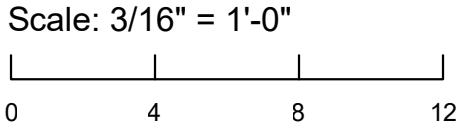
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LEGACY NORTH
SCOTTSDALE, AZ #2023-0044

CONCEPTUAL DESIGN
November 30, 2023



ELEVATIONS
LEASING & AMENITIES

A2.9



MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO FASCIA TRIM, SMOOTH FINISH
3	VINYL WINDOWS
4	ENTRY DOOR
5	SLIDING DOOR
6	UTILITY DOOR
7	GARAGE DOOR
8	STOREFRONT
9	METAL AWNING
10	POST AND BEAM
11	SIDING
12	VENT PANEL
13	LIGHT FIXTURE
14	GLASS FENCE
15	TILE FINISH
16	DRINKING FOUNTAIN



COLOR LEGEND - AMENITY / FITNESS BUILDINGS	
A	STUCCO 1: SW 7036 ACCESSIBLE BEIGE
B	NOT USED
C	STUCCO 3: SW 9175 DEEP FOREST BROWN
D	UTILITY DOOR/VENT: SW 2838 POLISHED MAHOGANY
E	SIDING: MOUNTAIN CEDAR (OR EQUAL)
F	TRIM/FASCIA: SW 9175 DEEP FOREST BROWN
G	POST/BEAM: SW 2838 POLISHED MAHOGANY
H	METAL AWNING: SW 2838 POLISHED MAHOGANY
I	TILE: RENOIR GRAY SQUARE (OR EQUAL)
J	ENTRY/GARAGE DOOR: SW 2838 POLISHED MAHOGANY
K	WINDOW FRAME: BRONZE

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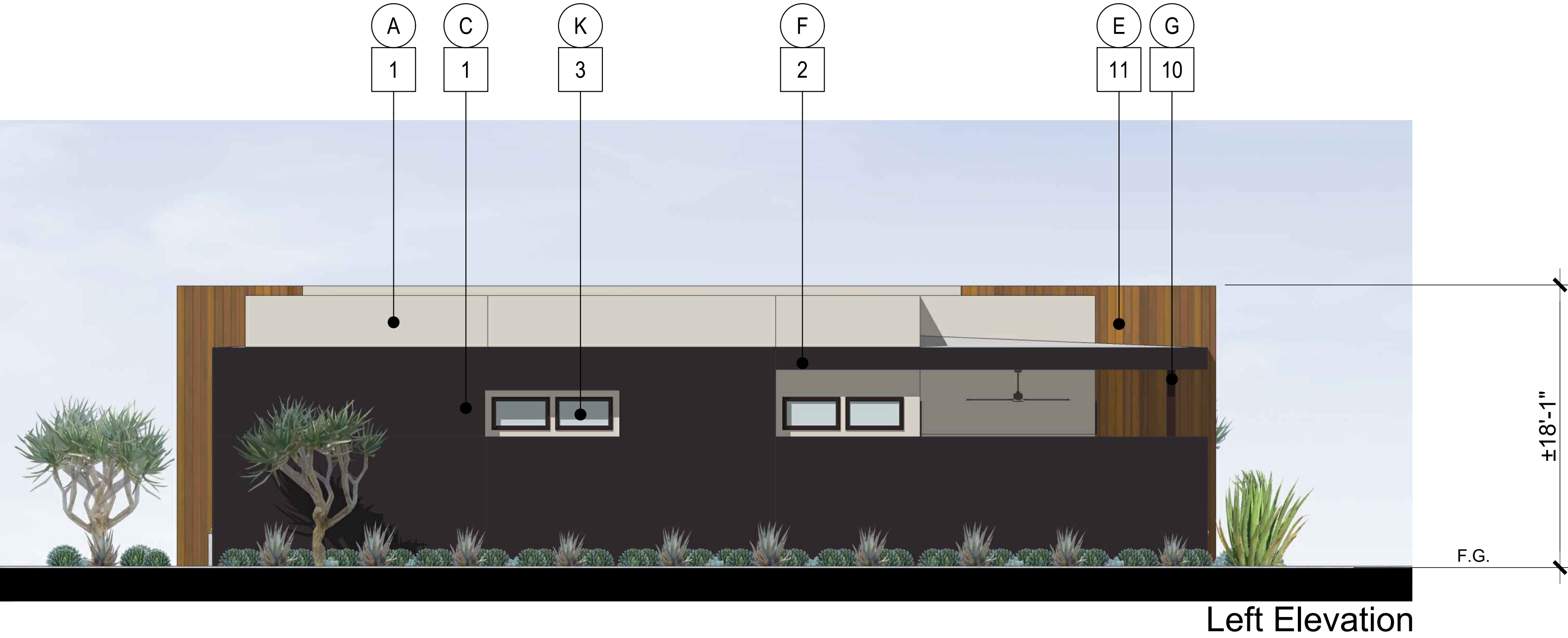
LEGACY NORTH
SCOTTSDALE, AZ #2023-0044

CONCEPTUAL DESIGN
November 30, 2023

Scale: 3/16" = 1'-0"
0 4 8 12

ELEVATIONS
FITNESS & POOL

A2.10



MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO FASCIA TRIM, SMOOTH FINISH
3	VINYL WINDOWS
4	ENTRY DOOR
5	SLIDING DOOR
6	UTILITY DOOR
7	GARAGE DOOR
8	STOREFRONT
9	METAL AWNING
10	POST AND BEAM
11	SIDING
12	VENT PANEL
13	LIGHT FIXTURE
14	GLASS FENCE
15	TILE FINISH
16	DRINKING FOUNTAIN



COLOR LEGEND - AMENITY / FITNESS BUILDINGS	
A	STUCCO 1: SW 7036 ACCESSIBLE BEIGE
B	NOT USED
C	STUCCO 3: SW 9175 DEEP FOREST BROWN
D	UTILITY DOOR/VENT: SW 2838 POLISHED MAHOGANY
E	SIDING: MOUNTAIN CEDAR (OR EQUAL)
F	TRIM/FASCIA: SW 9175 DEEP FOREST BROWN
G	POST/BEAM: SW 2838 POLISHED MAHOGANY
H	METAL AWNING: SW 2838 POLISHED MAHOGANY
I	TILE: RENOIR GRAY SQUARE (OR EQUAL)
J	ENTRY/GARAGE DOOR: SW 2838 POLISHED MAHOGANY
K	WINDOW FRAME: BRONZE

*colors and materials subject to change and will be of similar manufacturer and specification



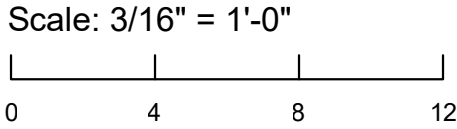
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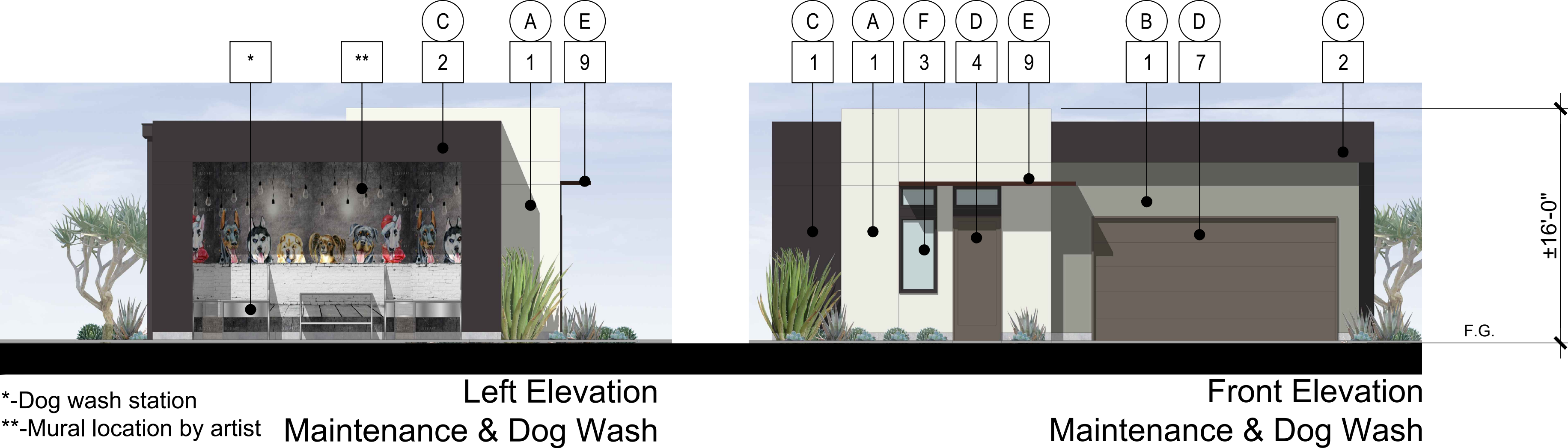
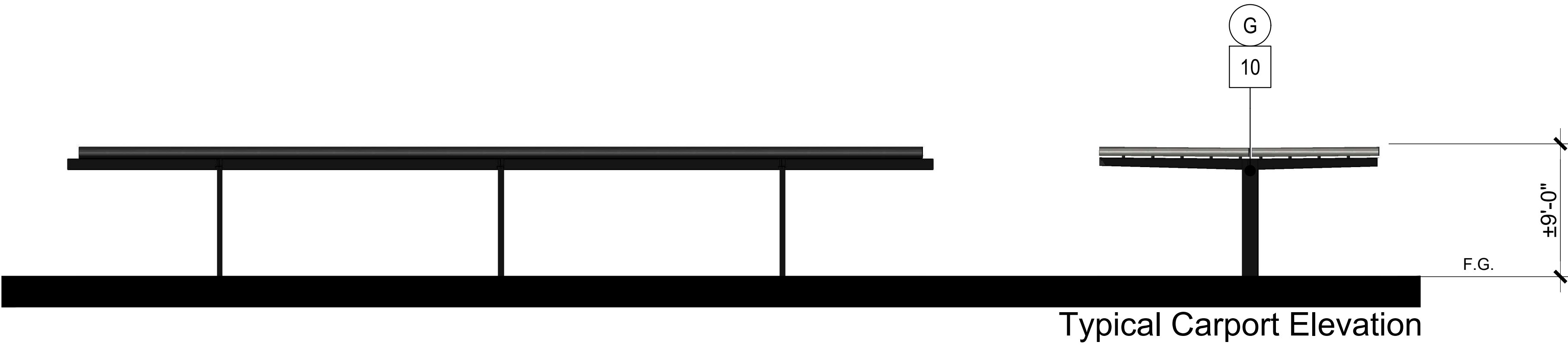
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November 30, 2023

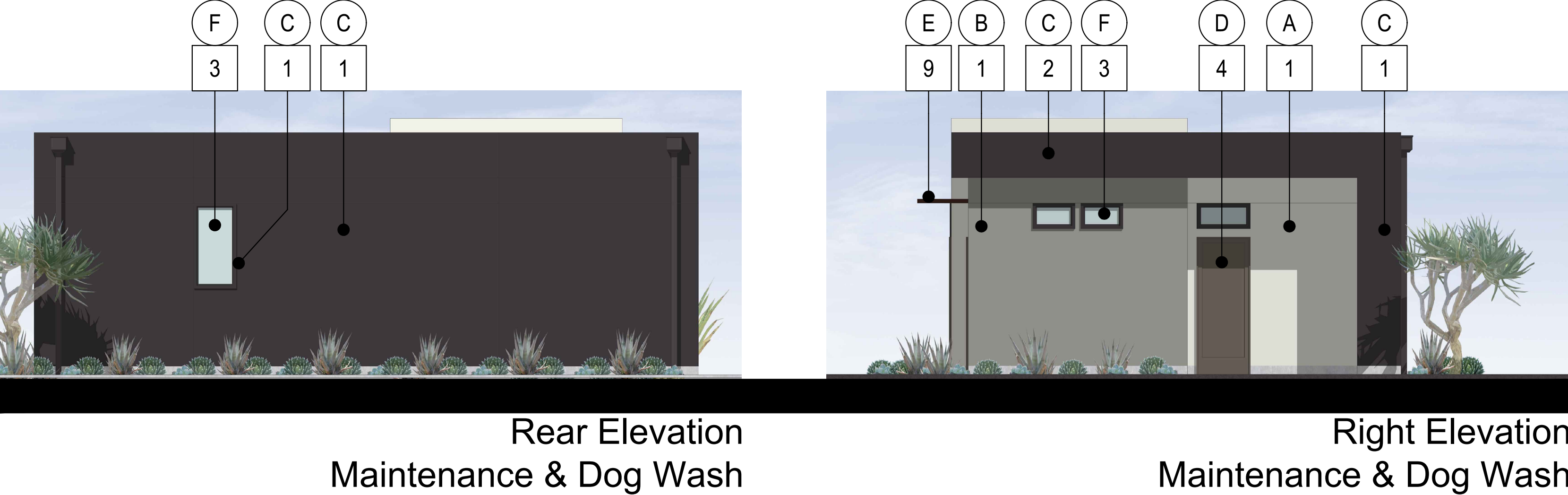


ELEVATIONS
FITNESS & POOL

A2.11



MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO FASCIA TRIM, SMOOTH FINISH
3	VINYL WINDOWS
4	ENTRY DOOR
5	SLIDING DOOR
6	UTILITY DOOR
7	GARAGE DOOR
8	STOREFRONT
9	METAL AWNING
10	POST AND BEAM
11	SIDING
12	VENT PANEL
13	LIGHT FIXTURE
14	GLASS FENCE
15	TILE FINISH
16	DRINKING FOUNTAIN



COLOR LEGEND - MAINTENANCE BUILDING	
A	STUCCO 1: SW 7056 RESERVED WHITE
B	STUCCO 2: SW 9164 ILLUSIVE GREEN
C	STUCCO 3: SW 9175 DEEP FOREST BROWN
D	ENTRY/GARAGE DOOR: SW 7505 MANOR HOUSE
E	METAL AWNING: SW 2838 POLISHED MAHOGANY
F	WINDOW FRAME: BRONZE

*colors and materials subject to change and will be of similar manufacturer and specification



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Scale: 3/16" = 1'-0"
0 4 8 12

ELEVATIONS
MAINTENANCE & DOG WASH / CARPORT

A2.12



Front Perspective



Rear Perspective



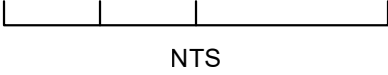
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CONCEPTUAL DESIGN
November 30, 2023



PERSPECTIVES
Townhome - 4-Plex

A1.4



Front Perspective



Rear Perspective



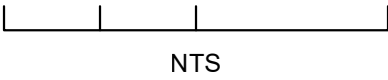
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CONCEPTUAL DESIGN
 November 30, 2023



PERSPECTIVES
 Townhome - 5-Plex

A1.5



Front Perspective



Rear Perspective



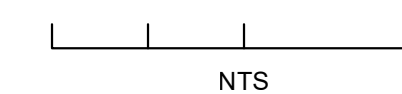
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CONCEPTUAL DESIGN
November 30, 2023



PERSPECTIVES
Apartment Bldg. A - 15-Plex

A1.6



Front Perspective



Rear Perspective



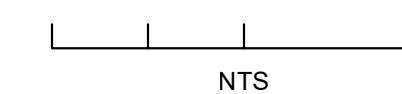
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PERSPECTIVES
Apartment Bldg. B - 20-Plex

A1.7



Front Perspective



Rear Perspective



Front Perspective



Front Perspective



Rear Perspective



Front Perspective



Front Perspective

Maintenance & Dog Wash



Left/Front Perspective



Right/Rear Perspective



Rear Perspective



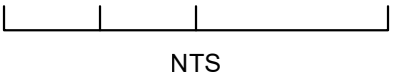
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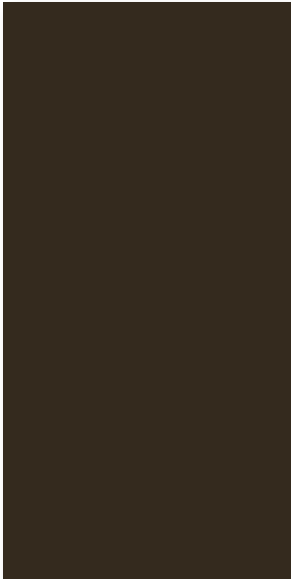
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CONCEPTUAL DESIGN
November 30, 2023



PERSPECTIVES
Fitness & Pool Building / Maint. & Dog Wash

A1.10



WINDOW FRAMES
BRONZE

MANUFACTURERS:

PAINT-SHERWIN
WILLIAMS

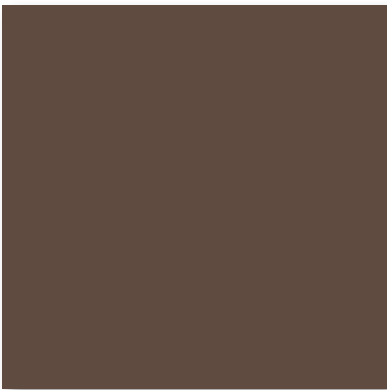
STUCCO-OMEGA

SIDING-
CERATINTEED

SIDING-WOODTONE
ALLURA

TILE-DALTILE

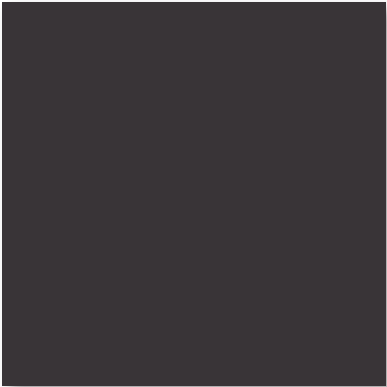
WINDOWS-
MILGUARD



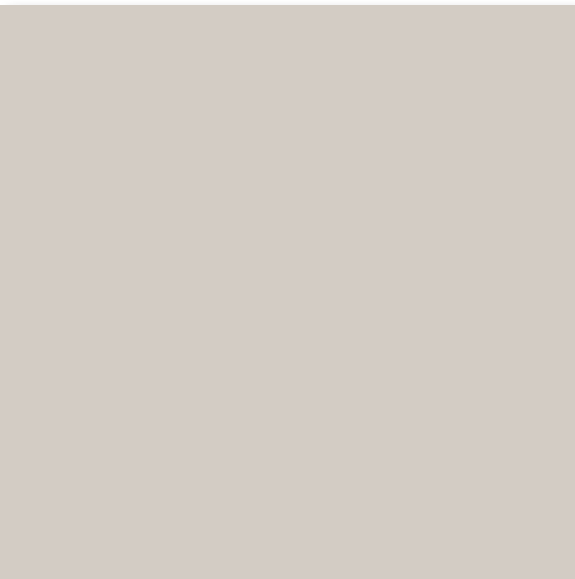
ENTRY/GARAGE DOOR
SW 6083 SABLE - LRV: 8



AWNINGS/LOUVERS - LRV: 3
SW 2838 POLISHED MAHOGANY



TRIM/FASCIA
SW 9175 DEEP FOREST
BROWN - LRV: 4



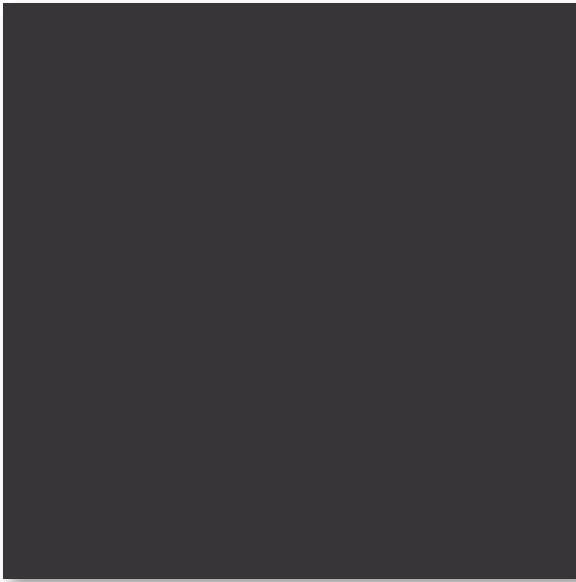
STUCCO 1
SW 7636 ORIGAMI WHITE - LRV: 76



STUCCO 2
SW 7634 PEDIMENT - LRV: 61



STUCCO 3
SW 7053 ADAPTIVE SHADE - LRV: 21



STUCCO 4
SW 9175 DEEP FOREST BROWN - LRV: 4



SIDING 1
FIBER CEMENT SIDING
ALLURA TRADITIONAL LAP - MACADAMIA
(OR EQUAL)



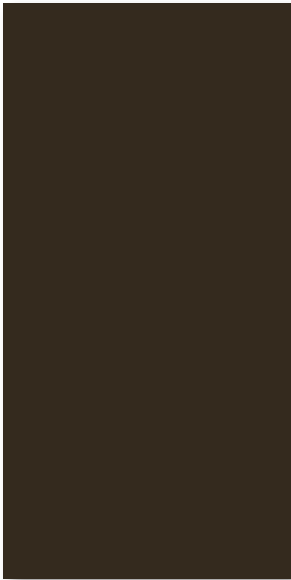
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SCOTTSDALE, AZ # 2023-0044

MATERIAL BOARD

TOWNHOME COLOR SCHEME



WINDOW FRAMES
BRONZE



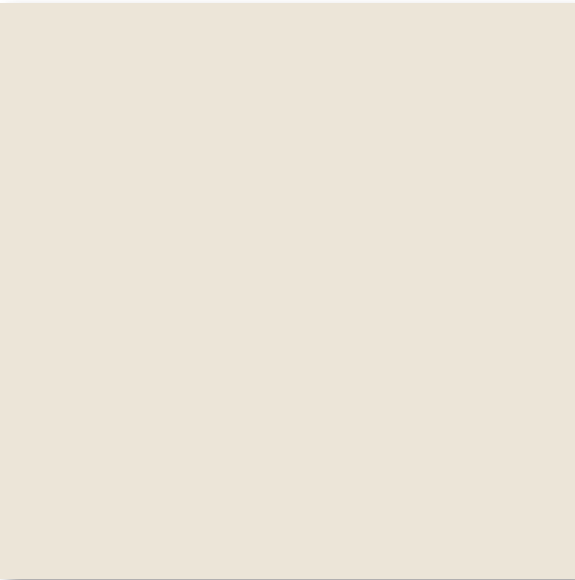
ACCENT
SW 7020 BLACK FOX - LRV: 7



AWNINGS/LOUVERS - LRV: 3
SW 2838 POLISHED MAHOGANY



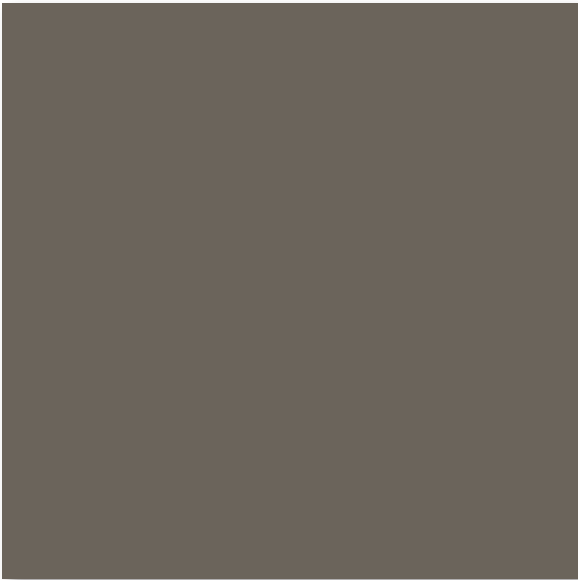
TRIM/FASCIA
SW 9175 DEEP FOREST
BROWN - LRV: 4



STUCCO 1
SW 7011 NATURAL CHOICE - LRV: 73



GARAGE DOOR
SW 7642 PAVESTONE - LRV: 32



STUCCO 2
SW 7047 PORPOISE - LRV 13



STONE
ELDORADO - CYPRESS RIDGE - CATANIA



STUCCO 3
SW 7643 PUSSYWILLOW - LRV: 42



STUCCO 4 - SOFFIT
SW 2838 POLISHED MAHOGANY - LRV: 3

MANUFACTURERS:

PAINT-SHERWIN
WILLIAMS

STUCCO-OMEGA

SIDING-
CERATINTEED

SIDING-WOODTONE
ALLURA

TILE-DALTILE

WINDOWS-
MILGUARD



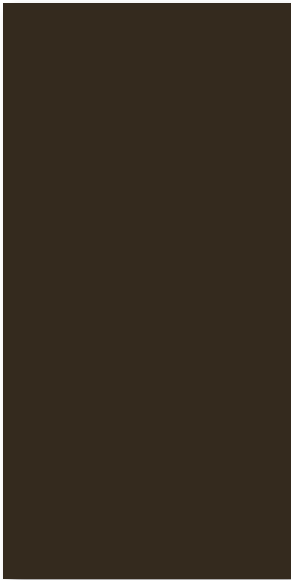
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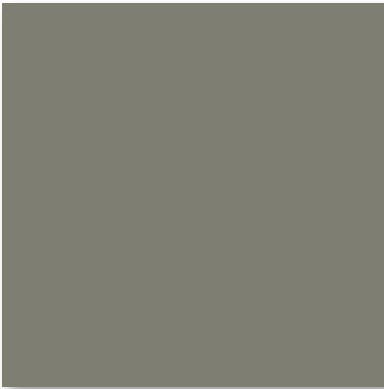
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MATERIAL BOARD

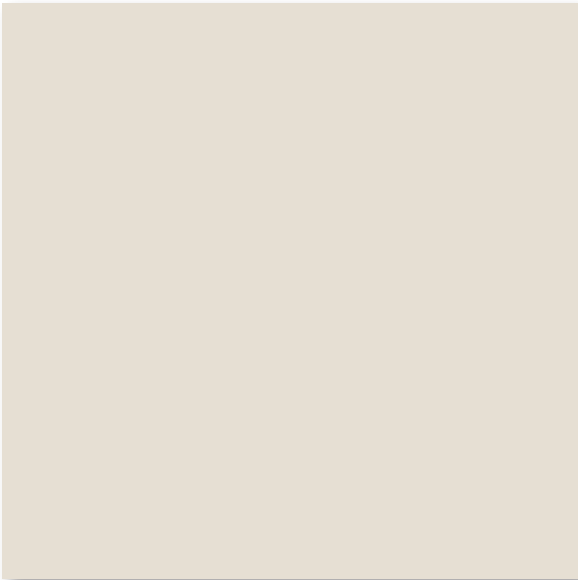
APARTMENT COLOR SCHEME 1



WINDOW FRAMES
BRONZE



ACCENT - LRV: 21
SW 6200 LINK GRAY



STUCCO 1
SW 7042 SHOJI WHITE - LRV: 74

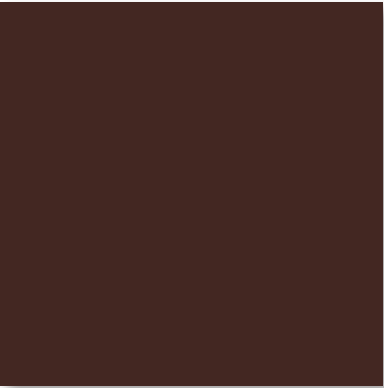


STUCCO 2
SW 7640 FAWN BRINDLE - LVR: 36



STUCCO 3
SW 7020 BLACK FOX - LRV: 7

- MANUFACTURERS:**
- PAINT-SHERWIN WILLIAMS
 - STUCCO-OMEGA
 - SIDING-CERATINTEED
 - SIDING-WOODTONE ALLURA
 - TILE-DALTILE
 - WINDOWS-MILGUARD



AWNINGS/LOUVERS/SOFFIT - LRV: 3
SW 2838 POLISHED MAHOGANY



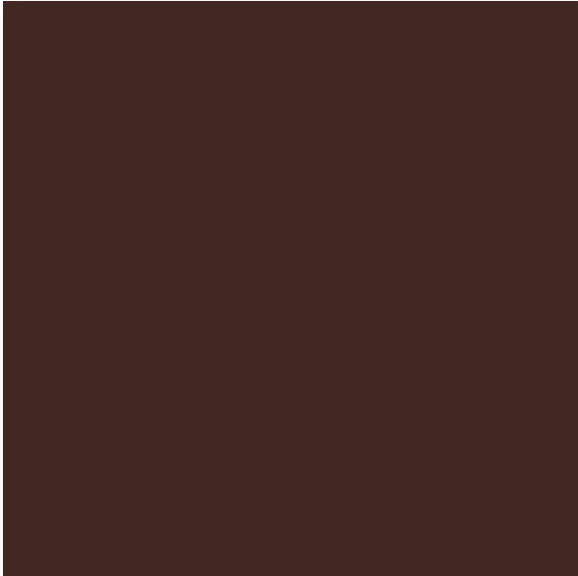
TRIM/FASCIA
SW 9175 DEEP FOREST BROWN - LRV: 4



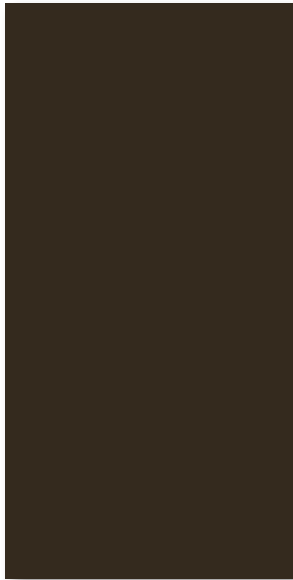
GARAGE DOOR
SW 7019 GAUNTLET GRAY LRV: 17



STONE
ELDORADO - CYPRESS RIDGE - CATANIA



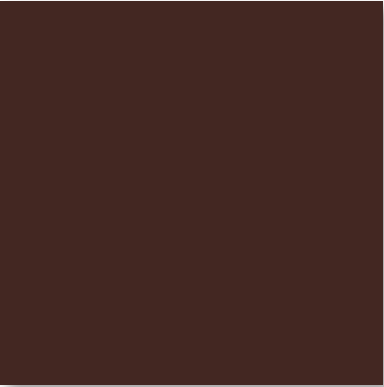
STUCCO 4 - SOFFIT
SW 2838 POLISHED MAHOGANY - LRV: 3



WINDOW FRAMES
BRONZE



ACCENT - LRV: 4
SW 9175 DEEP FOREST BROWN



AWNINGS/LOUVERS/SOFFIT - LRV: 3
SW 2838 POLISHED MAHOGANY



TRIM/FASCIA
SW 9175 DEEP FOREST
BROWN - LRV: 4



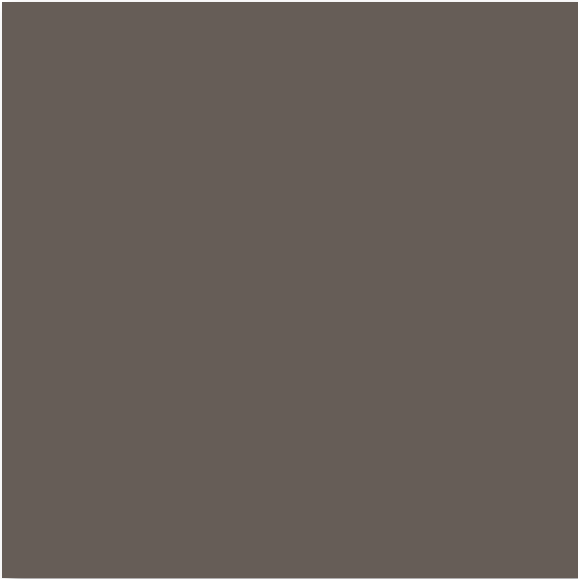
STUCCO 1
SW 7056 RESERVED WHITE - LRV: 74



GARAGE DOOR - LRV: 11
SW 7502 MANOR HOUSE



STUCCO 2
SW 9164 ILLUSIVE GREEN - LRV: 29



STUCCO 4
SW 7502 MANOR HOUSE - LRV: 11

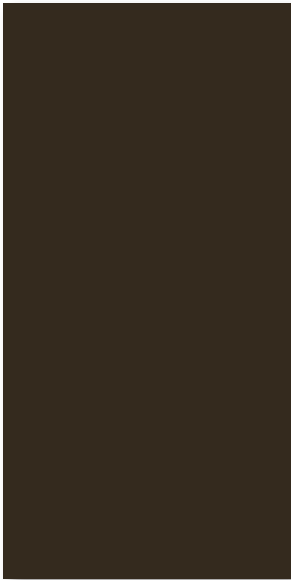


STUCCO 3 - SOFFIT
SW 0037 MORRIS ROOM GREY - LRV: 37



STONE
ELDORADO - CYPRESS RIDGE - CATANIA

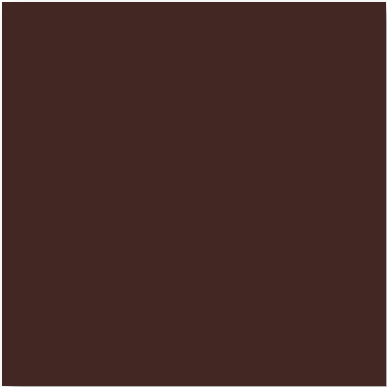
- MANUFACTURERS:**
- PAINT-SHERWIN WILLIAMS
 - STUCCO-OMEGA
 - SIDING-CERATINTEED
 - SIDING-WOODTONE ALLURA
 - TILE-DALTILE
 - WINDOWS-MILGUARD



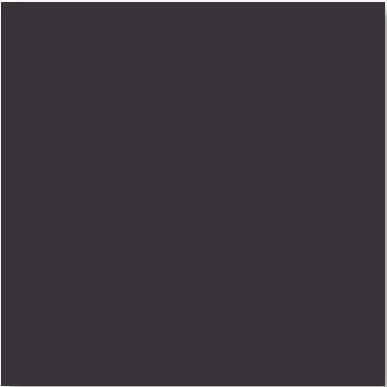
WINDOW FRAMES
BRONZE

MANUFACTURERS:

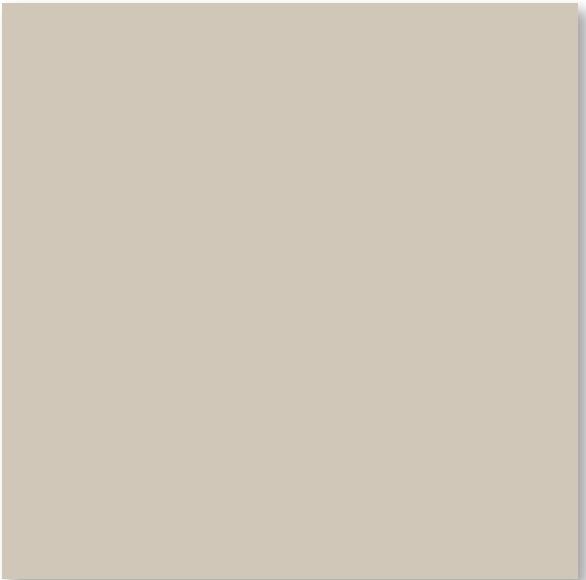
- PAINT-SHERWIN WILLIAMS
- STUCCO-OMEGA
- SIDING-CERATINTEED
- SIDING-WOODTONE ALLURA
- TILE-DALTILE
- WINDOWS-MILGUARD



POST/BEAM/AWNING - LRV: 3
SW 2838 POLISHED MAHOGANY



TRIM/FASCIA/UTILITY
SW 9175 DEEP FOREST BROWN - LRV: 4



STUCCO 1
SW 7036 ACCESSIBLE BEIGE - LRV: 58



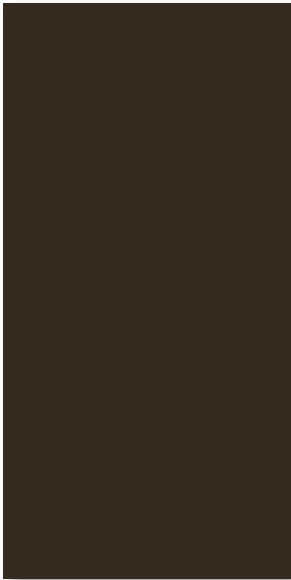
STUCCO 3
SW 9175 DEEP FOREST BROWN - LRV: 4



TILE
DALTILE - RENOIR GREY - SQUARE



SIDING - SOFFIT
WOODTONE - ALLURA - MOUNTAIN CEDAR



WINDOW FRAMES
BRONZE



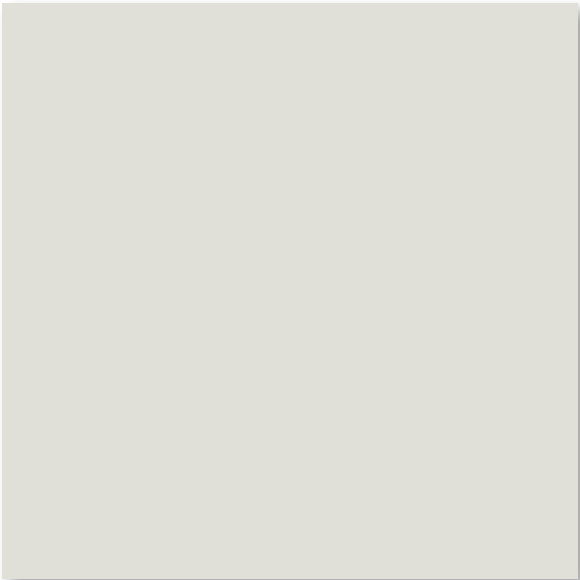
AWNINGS/LOUVERS/SOFFIT - LRV: 3
SW 2838 POLISHED MAHOGANY



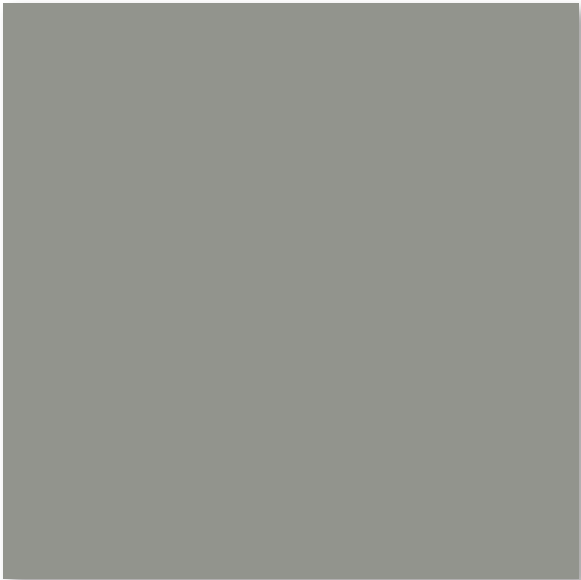
TRIM/FASCIA
SW 9175 DEEP FOREST
BROWN - LRV: 4



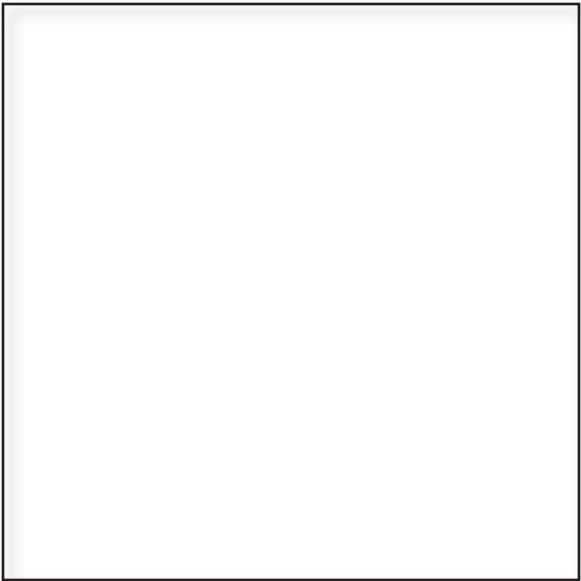
GARAGE DOOR - LRV: 11
SW 7502 MANOR HOUSE



STUCCO 1
SW 7056 RESERVED WHITE - LRV: 74



STUCCO 2
SW 9164 ILLUSIVE GREEN - LRV: 29



MURAL AT DOG WASH
TO BE DETERMINED

- MANUFACTURERS:**
- PAINT-SHERWIN WILLIAMS
 - STUCCO-OMEGA
 - SIDING-CERATINTEED
 - SIDING-WOODTONE ALLURA
 - TILE-DALTILE
 - WINDOWS-MILGUARD