

Grayhawk Residences at Cavasson

Development Review Board Project Narrative

7701 E. Legacy Boulevard
Scottsdale, AZ

118-PA-2021



Date: June 11, 2021

ORB Job Number: 20-204

PRINCIPALS AND DEVELOPMENT TEAM

OWNER

GH Legacy Investors, LLC
Grayhawk Development
Gregg & Taylor Tryhus
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DEVELOPER

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ARCHITECT

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LANDSCAPE ARCHITECT

Collaborative V
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TABLE OF CONTENTS

Title / Cover Page	1
Principals and Development Team	2
Purpose and Intent	4
Site Conditions & Location	4
Design Concept	4
Development Plan	5
Development Review Board Criteria	7
Scottsdale’s Sensitive Design Principles	9

PURPOSE AND INTENT

The request is for Development Review Board review and approval of a new rental community “Grayhawk Residences at Cavasson.” The project is situated in the edge of the Cavasson Masterplan site with a combination of surface parking, and garages oriented to the site interior. The onsite amenities include, but are not limited to, a common pool and spa, outdoor kitchen, recreation center, great room, pet and bike support services, mail and parcel storage, uber/transit lounge, and wellness/fitness facility.

The junction of Miller Road and Legacy Road is an emerging intersection, for northern Scottsdale. In recent decades this desert site, has begun to emerge with its own identity and a sustainable commerce and growth strategy. Recent resurgence in the area is underway and marks another exciting destination in the story of North Scottsdale. With Nationwide Insurance anchoring the master plan, new employment and retail establishment, and numerous investments occurring throughout the area, the opportunity and the time have come for Grayhawk Residences at Cavasson to redevelop into a landmark project befitting the history of this stunning Master Plan development.

SITE CONDITIONS & LOCATION

The Property lies within the Cavasson Master Plan, which identifies as a mixture of residential neighborhoods office, hotel commerce and seniors, with a need for people-oriented land uses, pedestrian-friendly design, dynamic streetscapes, gathering places, and building massing that complements the surrounding built environments. This proposal meets the criteria for compatible development as outlined in the General Plan, as will be elaborated throughout this narrative.

Current Conditions

The subject site is located at 7701 East Legacy Boulevard at the southeast corner of Legacy Boulevard and Miller Road, Assessor’s Parcel No. 118-PA-2021 (the “Property”). The full site encompasses roughly 18 net acres. The Property is currently underutilized. The improvements are currently underway with substantial drainage, infrastructure, and transportation development. The surrounding zoning and uses include:

- North – Open Desert, AZ State Land Department
- East – Planned Office / Residential & Garage
- South – Planned Senior Living Facility
- West – Open Desert.

DESIGN CONCEPT

Overall Design approach/character

The Development Plan seeks to maximize the potential of this key, Master Plan Component with an iconic, pedestrian friendly, mixed-use project that is economically viable and provides the community with a local destination they can call their own. The uses include residential, retail, offices, commercial, restaurants and a hotel.

The architectural character of the building will be contemporary in detail and material with the classical composition of base-middle-top. Landscape and hardscape improvements to the property perimeter provide connectivity to the neighboring surrounding Master Plan properties. The main internal pedestrian alley runs parallel to Legacy Road, serving as the primary pedestrian corridor within the project while also creating a great, public space. This corridor is carefully crafted to allow spacious private and public patios, shaded pedestrian walkway and opportunities for larger events. A grove-like arrangement of trees overlays this corridor, creating a lush oasis that, along with the hardscape layout, defines this crucial public space. With the variety of residential uses, this common space will be activated at all times of the day, maintaining a vibrant and safe atmosphere.

The design strategies, high quality materials and pronounced architectural expression will create an iconic project that enhances Cavasson's economic and cultural presence. The project will also adhere to sustainable building practices, including Scottsdale's Sensitive Design Program requirements.

DEVELOPMENT PLAN

The residential component of Cavasson Master Plan consists of a three-story building over tuck-under garages, with convenient open spaces provided on-grade. The property has a range of unit types, from efficient studio style units to market-leading, expansive three-bedroom units, all with access to the highly amenitized property.

The first-floor parking tuck-under is screened from street view by residential units, support spaces, most of the common area amenities, and leasing office, which are all oriented toward the primary internal pedestrian boulevard and of the project. The north face, along Legacy Road, houses 6 residential buildings served by numerous amenities including a fitness center, resort style pool, recreational opportunities, shade, outdoor kitchens, spa, and there is a abundance of large and intimate courtyards for the use of residents in both a family and large gathering setting.

The south boundary of the residential component is buffered from adjacent uses (future Senior Living) by landscape setbacks and screening. Additionally, highly popular, detached carriage units above garage structures are provided along these property lines to further buffer adjacent land and provide transition to the site.

Parking

New parking areas are spread throughout the Property, providing convenience for the user. The exact amount of provided parking, both reserved and unreserved, covered and uncovered, and for guest use, has all been thoughtfully calculated based on the owner's experience managing 20,000+ class-A multifamily units within the Phoenix Metro. The garages will be visually screened from public ways by design embellishments. The residential garages are screened within the development. Resident guest parking is provided on surface spaces within a gated area to ensure the residential parking ratios remain balanced. Residential carriage units along the south perimeter provide additional tucked-away garage parking.

Pedestrian & Public Realm

The entire site is designed with the resident and pedestrian in mind. The goal is to create an inviting and comfortable pedestrian connection with shade and interest connecting residential to the amenities, and Cavasson development and beyond. New curb and gutters along with new, wide, decorative concrete sidewalks with new ADA ramps will be installed along all perimeter roads.

Landscaping / Hardscaping

Landscaping shall be consistent with the City of Scottsdale DS&PM, and Article X *Landscaping Requirements* of the City of Scottsdale Zoning Ordinance. Specifically, the project includes: Palo Verde, Oak, and Elm to provide shade for the pedestrian traffic and to effectively ground the architecture. The residential “Promenade” provides comfortable space for everyday uses, gatherings, and special events along with providing main entry to the leasing office. Date Palms, Mesquite, Ash, and an assortment of accents and seasonal flowering shrubs define the flora of the promenade and combine with colorful planter pots, seating opportunities and integral color concrete to create a dynamic setting. The internal landscape has a strong visual connection to the public realm while offering pedestrian amenities in a more intimate atmosphere. Lush internal plantings that include sub-tropicals such as Aloes, palm varieties, Bougainvillea and grasses lend a feeling of calmness and coolness to the landscape vibe that provides pedestrians with the perfect “urban oasis”.

Hardscape and landscape design will mimic the existing streetscape pallet along both Legacy and Miller Roads and enhance the overall site development. The proposed pallet references both the Cavasson Street & Nationwide Insurance improvements, as well as additional recommended landscape trees, shrubs, and accents to support the overall vision of the site. Developments along Legacy, Miller and Reveille (east), the right-of-way landscape pallet will draw from Desert Museums, Ironwoods, Tecomas, Desert Spoon, Red Yucca, New Gold Lantana, Sages, and additional accent and ground cover plantings. The sidewalk offset along Legacy is 8’-0”, along Miller is 10’-0”, along Reveille (east) is 6’-0”, allowing for a strong landscape and pedestrian buffer for safety and separation from oncoming traffic.

With the emphasis of public programming throughout the remainder of the site, the landscape material is appropriate for both private and public settings, creating strong visual connections to the public realm. The proposed pallet will be low water use, low maintenance, support erosion control, and will be strategically designed to define spaces, create barriers, and support circulation and shade as needed. Hybrid Palo Verde and Chitalpa will serve as a standard parking island and drive lane species and be supported with complementary understory plantings. Hardscape patterns via concrete and pavers will provide wayfinding, highlight nodes, areas for gathering, and provide visual impact throughout the site. Additional site amenities include; waiting areas for transit and rideshare; bicycle connections and stations/parking; all of which will be highlighted using both hardscape and landscape materials.

DEVELOPMENT REVIEW BOARD CRITERIA CONFORMANCE

In considering any application for development, the Development Review Board shall be guided by the following criteria (Zoning Ordinance Sec. 1.904):

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.*

Response: Grayhawk Residences at Cavasson will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, SSCAP and General Plan.

The proposal is consistent with the General Plan Land Use Map designation, which identifies the Property as Commercial, as shown below. The proposal is supportive of the desired values defined in the General Plan. The community vision is supported by this proposal, and the development will promote the achievement of many long-term goals outlined in the City's General Plan as the proposed development promotes diversity of uses, and housing sustainability for the residents of Scottsdale.

The proposed project meets the need for a broader range of housing types in this area. The demographic is rising and the need for rental housing will increase with that change. The proposed development addresses this need with a range of goals including the integration of high quality, vibrant architecture, and innovative site planning, creating pedestrian presence, and providing needed housing for a growing demographic.

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.*

Response: The new residential component of the development will be compatible with the newly constructed Cavasson Master Plan and Nationwide Insurance improvements. The relationship to the perimeter streets will be buffered with landscape screening, and sizable setbacks.

Massing strategies for the residential portion of the development responded directly to the emerging scale and context of the surrounding developments. To the south, the abuttal to the planned development lots warrant smaller scale carriage units and a step back to the multistory portion of the residences. The portion of the residential that abuts Legacy and Miller Road stays in character with the density and scale appropriate for a major intersection in North Scottsdale. The basis of design is a high-quality aesthetic that respects the existing context, while maintaining a timeless appeal for the project.

b. *Avoid excessive variety and monotonous repetition.*

Response: The overall massing of the building coupled with appropriate use of materials, creates strong visual imagery all the way around the project. The project materials are varied but relate to the planned uses of the adjacent mixed-use development.

The development of the site includes residential living, residential support and leasing, and amenity opportunities. This range and variety of uses allows the pedestrian lane to respond to each of its planned adjacencies, while supporting the living environments.

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.

Response: Please see the Scottsdale Sensitive Design Principle Conformance section found in the following section.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Not applicable

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District.

Response: Not applicable

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: Miller, Legacy and Reveille Road frontages will provide a high-quality visual streetscape experience and enhanced pedestrian comfort appropriate for these major roadways. A new sidewalk will be offset along all three frontages, allowing for a strong landscape buffer between the street and the pedestrian for safety and comfort. The streetscape will include plantings of large, canopied trees.

The subject site is located along two major thoroughfares and perfectly situated to take advantage of multimodal transportation. Perimeter improvements will greatly improve the existing sidewalk and right of way infrastructure.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: All mechanical equipment, appurtenances and utilities will be full screened and/or incorporated in the building design.

5. Within the Downtown Area, building and site design shall....

Response: Not applicable.

6. The location of artwork provide in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria....

Response: Not applicable.

SCOTTSDALE'S SENSITIVE DESIGN PRINCIPLES

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. *The design character of any area should be enhanced and strengthened by new development.*

Response: The proposed redevelopment of this property will greatly invigorate the site while also providing diverse living opportunities to the greater area. The site is laid out with a pedestrian-oriented focus, enabling convenient walkability to, and from the site as well as surrounding developments.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

Response: The residential component will provide vistas of McDowell Mountains and the close proximity of these such assets will enable the development to serve visitors to these public amenities.

3. *Development should be sensitive to existing topography and landscaping.*

Response: The site is relatively flat from a topography standpoint. All landscaping will consist of low water use desert adapted landscaping materials. Respecting the Southwest's climate conditions, a variety of native materials are available and can be integrated to create a layering effect to help mitigate the heat island effect.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: To the extent possible, the development will preserve and restore natural habitats and ecological processes through the inclusion of additional water conscious landscaping. New landscaping materials will contribute to the urban habitat for wildlife and improved air quality. Also, desert adapted plants and salvage material will be able to withstand the variations of the local climate and as they mature, they should become self-sustaining relative to water demand. See landscape plan for proposed plant varieties and salvage opportunities.

5. *The design of the public realm, including streetscapes, parks, plazas, and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: The street frontage of the Property incorporates design principles that respond to the pedestrian experience and provide safe and pleasant connections to the adjacent development. The

design features a significant landscaping setback, which will provide shade along the existing sidewalk and create a buffer between the residential community and major arterial street.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: The proposed mix of uses consolidated onto one development site creates a prime opportunity for non-automotive trips. On-site residents will be able to walk to commercial and business opportunities, while nearby neighbors can easily walk, bike ride or use other alternative modes of transportation to access the development. The project is appropriately scaled to take advantage of the numerous alternative modes of transportation available along this corridor. By nature, this mixed-use development like Cavasson, will encourage walking, and intermodal transport by its prominent location and intimate scale.

The “Cavasson Master Plan” development brings the potential of an increased number of pedestrians to all uses. The combination of commercial, hospitality, and multi-family helps provide a 24-hour, sustainable pedestrian environment.

The existing streetscape experience responds to pedestrian comfort with shade and visual stimulation. East-West is connected via pedestrian pathway connecting all the residential uses and amenities.



7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site, and landscape design. The landscaping of the

site is intended to provide a desert-lush, pedestrian friendly environment similar to the surrounding character, both commercial and residential.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: This Property is located adjacent to a both office Senior Living, parking and multifamily residential of varying heights. The proposed building massing and architectural character considerations create appropriate transitions from the medium density rental community facility to surrounding development though both land use and building character. The primary building massing is oriented in the center of the Property and incorporates one-, two- and three-story elements. Given the diverse range of land uses that surround the Property, the proposal represents an appropriate fit for the existing context.

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating abundant outdoor living spaces and amenities for its residents. Building materials and finishes will include double pane windows, concrete masonry, stucco, and metal accents.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: The pedestrian connectivity and recreational opportunities near the site are considered primary amenities for the residents and reduce vehicle trips. Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. These sustainable building practices may include, but are not limited to:

Sustainable location & transportation efficiencies include:

- Provide minimum requirements, without over parking.
- Provide a balance of mixed uses, to minimize trip generation.

Sustainable site measures include:

- Stormwater protection plan for mitigation of stormwater, on surrounding areas during construction.
- Within the project provide recreational, fitness facilities, & swimming pool.
- Landscape lighting will also be limited to 20W Led source with 1200 lumens maximum with 3000 Kelvin temperature. Fixtures will be ground mounted at the drip line of trees, pedestrian path lights for low level planting areas, and tree mounted dangling down lights in select locations.
- All exterior site lighting shall be high efficient LED sour that will meet City of Scottsdale Design Standards and Policies Manual, in particular, the City Wide Exterior Lighting Design Guidelines.
- Featured accent masonry walls to be illuminated from adjustable flush-to-grade fixtures that are aimed at the wall to minimize spill light into the night sky.
- Humidity sensing, computer-controlled drip irrigation system.

- Underground storage tanks will be used to reduce storm water run off and protect the local ecosystem.
- Walkable Site: Continuous sidewalks or equivalent all-weather routes for walking on the project site, serve all functional building entrances and connect them to public sidewalks.

Water efficiency techniques include:

- Use water efficient (low flow) plumbing fixtures including faucets, shower facilities.
- Utilize bottle fillers, along with drinking fountains to minimize plastic bottle waste.
- Drip irrigation system with wind and rain sensors (smart controllers).
- Individual emitters per plant to minimize water waste and keep weeds controlled.

Sustainable Energy & Atmosphere Measures include:

- Integrative Design Process with Energy model to review Whole Building Energy Use.
- Provide double pane low E glass for all windows and doors.
- Maximize the use of LED light fixtures throughout interior common areas.
- Minimize air infiltration for residential building efficiency but allow for resident control of their environment.
- Provide hot water with a central water system that can be fueled by gas rather than less efficient, smaller unit water heaters. Manifold the water heaters together to allow for system maintenance and repairs.
- Provide residential air handling units with remote return air, to minimize internal unit noise.
- Supplemental lighting will be provided on walkways from LED bollards that are Dark Sky Compliant and meets the City of Scottsdale Design Standards and Policies Manual, in particular, the City-Wide Exterior Lighting Design Guidelines.
- Use of Energy Star appliances (refrigerators, dishwasher, and clothes washers).

Sustainable Material & Resource Techniques include:

- Provide multiple opportunities for recycling of resident waste including glass and paper.
- The buildings will be constructed with sustainable wood framing materials, which promote healthier buildings.
- Typical construction practices on the site may involve methods designed to preserve resources, such as excessive wood and other unused products, and the limiting of waste.
- Consider carpet tiles, rather than sheet rolls to allow for easier replacement in high traffic areas.

Indoor Environmental Quality Enhancements include:

- Avoid the use of high VOC Paint & glues.
- Eliminate-smoking in the building and exterior uses.
- Provide constant low-volume exhaust fan to introduce fresh air.
- Provide “machine run less” elevators they are more efficient and do not require heavy plunger oil for operation.
- Unit windows will provide views external to the project, minimizing focus on other units, for privacy and quality of views.

- The project will utilize interior separation walls rated at an STC at a 55, utilizing double stud walls and a variety of insulation thicknesses, and locations.
- Floor to floor assemblies will carry an STC rating of 55, maximizing resident comfort.
- No H.I.D, or mercury vapor or CFL lighting fixtures only LED.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: Context appropriate, mature arid-region plant materials will be utilized with the development of the Property. The “Cavasson” character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement. The range of plant materials will include, but are not limited to, Oak trees, Palo Verde trees, Elm trees, Oleanders, hybrid Mesquites and various flowering shrubs to name a few.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Response: The proposed development will maintain a water conscious plant palette and incorporate salvaged native plants (see landscape plan). Context appropriate desert adapted materials will be utilized with the development of the Property, consistent with the established vegetative pattern along surrounding roads.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: Lighting will be designed in a manner that is respectful of the surrounding context and will respect the City’s dark sky policies with fully shielded fixtures, while maintaining safety for future residents and in conformance with City lighting standards. A lighting plan has been submitted with the DRB application.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.*

Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.



February 8, 2021

GH Legacy intends to build a high-quality multi-family development consisting of a max of townhome-style and stack flat living. The specific parcel is at the southeast corner of Legacy Boulevard, and they recently completed Miller Road extension. The current infrastructure is under construction including anticipated access points.

The Cavasson Masterplan is a unique corporate master plan environment, a wonderful niche for mixed-use, with great transportation options, and nearby amenities. The location of the site within the master plan affords the unique transition from the high-density commercial to the south and the lower scale developments transitioning to the north.

The Site Plan layout takes advantage of the linear nature of the site, featuring surrounding views as well as focus on an internal linear park, that connects the entire community. This open space will be anchored by the centrally located recreation fitness and entertainment areas, with resort-style pool and spa. Additional neighborhood amenities are planned at either end of the open space, for active and passive amenities, apart from the central area.

GRAYHAWK RESIDENCES AT CAVASSON

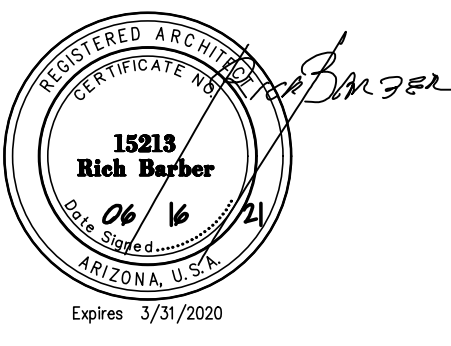
7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255

MATERIAL KEY NOTES:

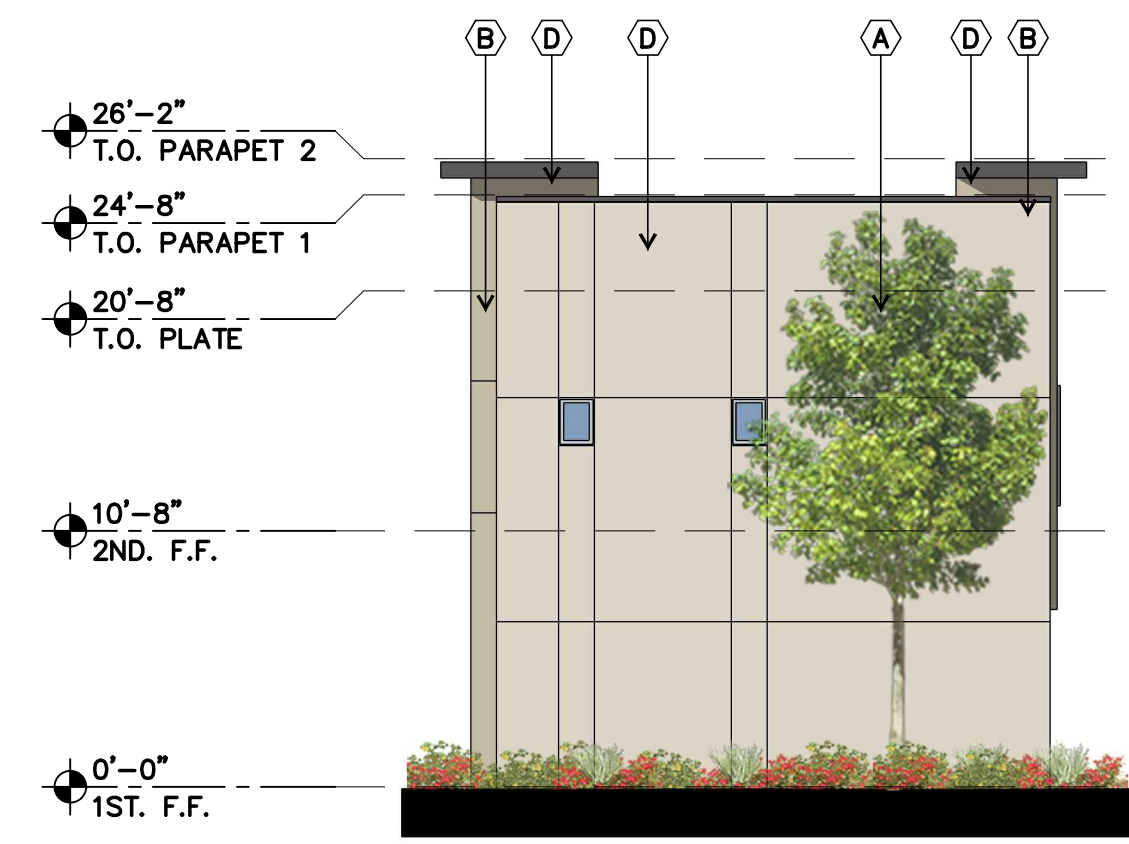
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- (B) STUCCO FINISH DUNN EDWARDS - DE6214 PIGEON GRAY
- (C) STUCCO FINISH DUNN EDWARDS - DE6376 LOOKING GLASS
- (D) STUCCO FINISH DUNN EDWARDS - DE6378 JET
- (E) EXPOSED CMU MIX WITH PRECISION BLACK CANYON & TRENDSTONE BLACK CANYON
- (F) SOLSTICE STONE "IRONWOOD" LEDGESTONE
- (G) A/C UNIT SCREENED BY PARAPET
- (H) METAL PAINTED - DE6378 JET
- (I) STANDING SEAM METAL ROOF METAL SALES "GAUGE"



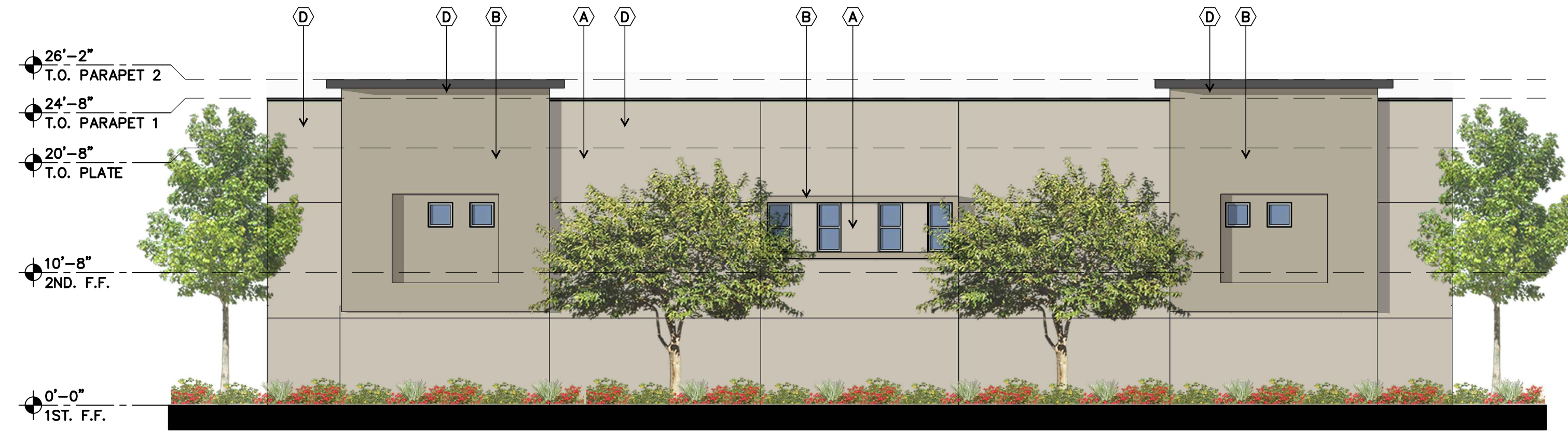
WorldHQ@ORBArch.com



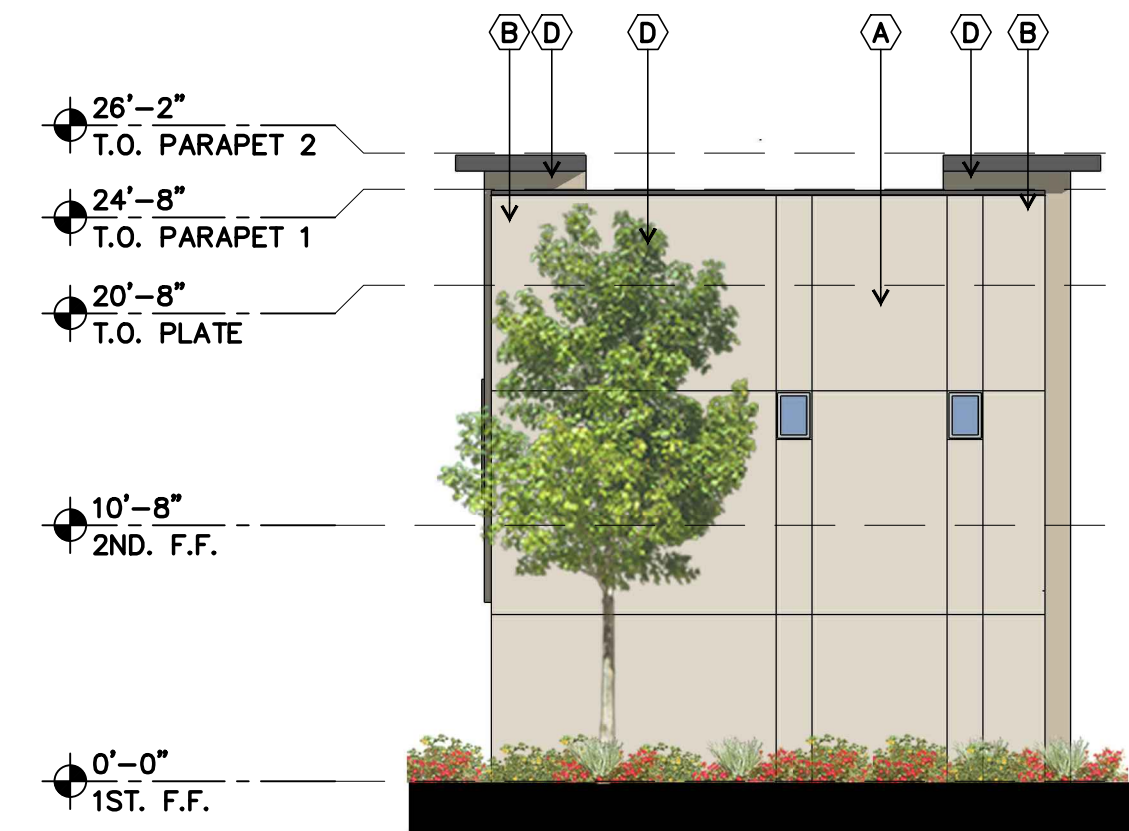
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2 BLDG 1 - RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"



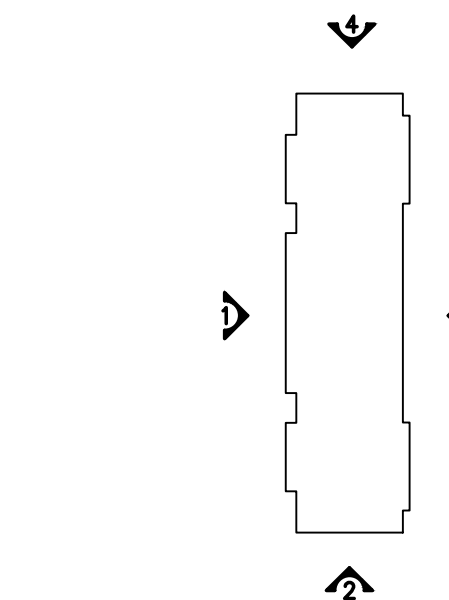
3 BUILDING 2 - REAR ELEVATION SCALE: 1/8" = 1'-0"



4 BLDG 1 - LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION



KEYMAP

DRB SUBMITTAL

DATE: JUNE 16, 2021 ORB # 20-204

A3.11

BUILDING 1 ELEVATIONS

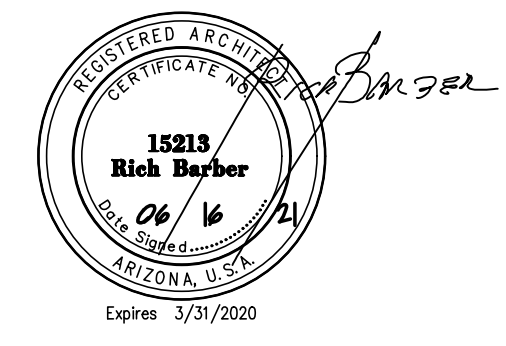
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GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255



WorldHQ@ORBArch.com

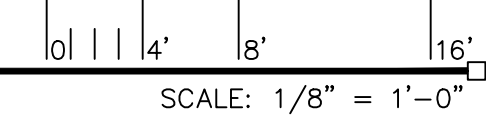


MATERIAL KEY NOTES:

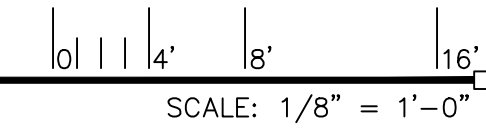
- (A) STUCCO FINISH DUNN EDWARDS - DE6213 FINE GRAIN
- (B) STUCCO FINISH DUNN EDWARDS - DE6214 PIGEON GRAY
- (C) STUCCO FINISH DUNN EDWARDS - DE6376 LOOKING GLASS
- (D) STUCCO FINISH DUNN EDWARDS - DE6378 JET
- (E) EXPOSED CMU MIX WITH PRECISION BLACK CANYON & TRENDSTONE LEDGESTONE
- (F) SOLSTICE STONE "IRONWOOD"
- (G) A/C UNIT SCREENED BY PARAPET
- (H) METAL PAINTED - DE6378 JET
- (I) STANDING SEAM METAL ROOF METAL SALES "GAUGE"



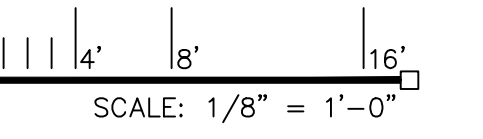
BUILDING 2 - FRONT ELEVATION



BUILDING 2 - RIGHT SIDE ELEVATION



BUILDING 2 - LEFT SIDE ELEVATION

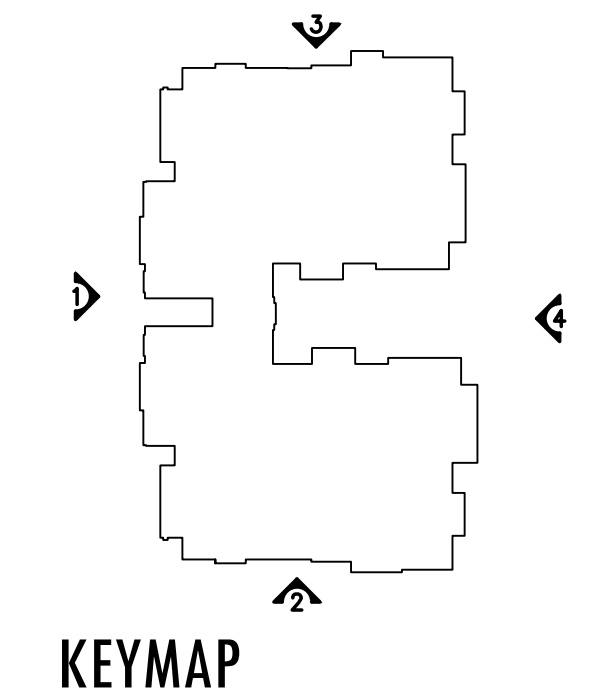


BUILDING 2 - REAR ELEVATION



REVISIONS

NO.	DATE	DESCRIPTION



KEYMAP

DRB SUBMITTAL

DATE: JUNE 16, 2021 ORB # 20-204

A3.25

BUILDING 2 ELEVATIONS

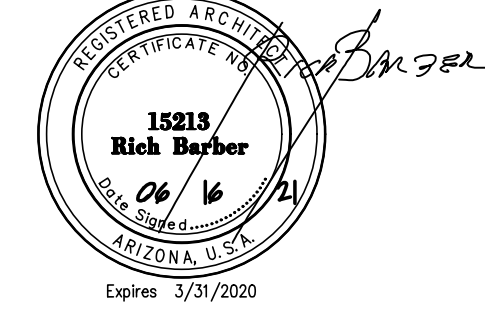
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GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255



WorldHQ@ORBArch.com



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



2 BUILDING 3 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING 3 - RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



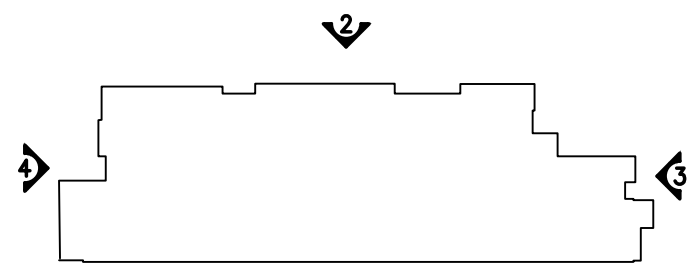
4 BUILDING 3 - LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS - DE6213 FINE GRAIN
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- (E) EXPOSED CMU MIX WITH PRECISION BLACK CANYON & TRENDSSTONE BLACK CANYON
- (F) SOLSTICE STONE "IRONWOOD" LEDGESTONE
- (G) A/C UNIT SCREENED BY PARAPET
- (H) METAL PAINTED - DE6378 JET
- (I) STANDING SEAM METAL ROOF METAL SALES "GAUGE"

REVISIONS

NO.	DESCRIPTION



KEYMAP

DRB SUBMITTAL

DATE: JUNE 16, 2021 ORB # 20-204

A3.32

BUILDING 3 ELEVATIONS

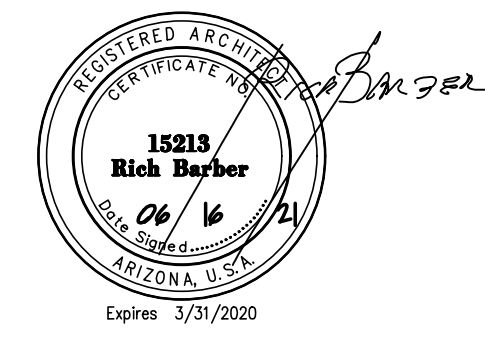
FILE: D:\Vondra\ORB_008_FILES\20-204_CH_Covasson\IFA\Code_Files\Preliminary\202004_A332_Bldg3_Elevs.dwg USER: Karen DATE: Jun, 17 2021 TIME: 01:16 pm

GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255



WorldHQ@ORBArch.com



- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH DUNN EDWARDS - DE6213 FINE GRAIN
 - (B) STUCCO FINISH DUNN EDWARDS - DE6214 PIGEON GRAY
 - (C) STUCCO FINISH DUNN EDWARDS - DE6376 LOOKING GLASS
 - (D) STUCCO FINISH DUNN EDWARDS - DE6378 JET
 - (E) EXPOSED CMU MIX WITH PRECISION BLACK CANYON & TRENDSTONE LEDGESTONE
 - (F) SOLSTICE STONE "IRONWOOD" LEDGESTONE
 - (G) A/C UNIT SCREENED BY PARAPET
 - (H) METAL PAINTED - DE6378 JET
 - (I) STANDING SEAM METAL ROOF METAL SALES "GAUGE"



1 BLDG 4 - DRIVEWAY (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



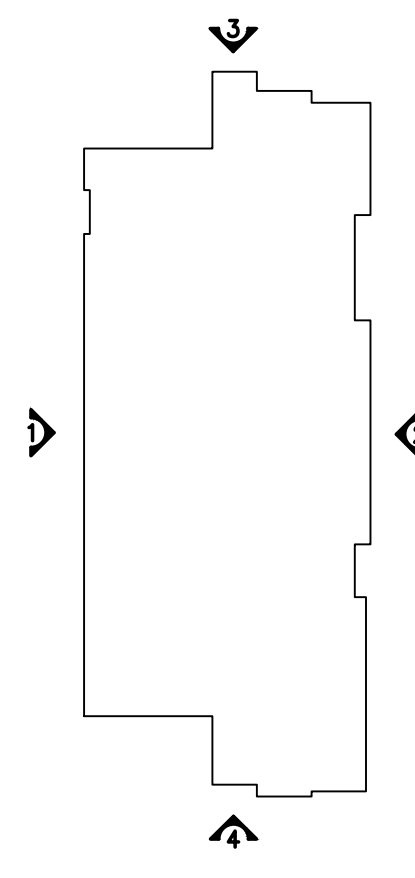
2 BLDG 4 - GARDEN ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG 4 - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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



KEYMAP

REVISIONS	

DRB SUBMITTAL
DATE: JUNE 16, 2021 ORB # 20-204

A3.42

BUILDING 4 ELEVATIONS

FILE: D:\Vondra\ORB\00B FILES\20-204_CH_Cavasson\IFA\Cad Files\Preliminary\20204_A342_Bldg4_Elevs.dwg USER: Karen DATE: Jun, 17 2021 TIME: 08:23 am

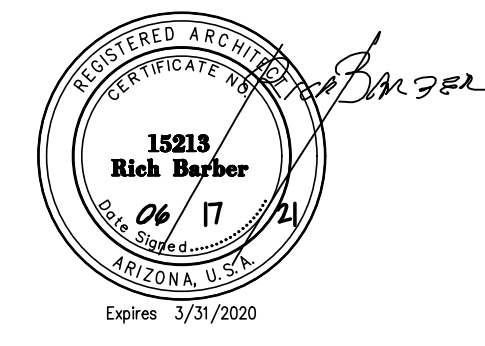
GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255

- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH DUNN EDWARDS - DE6213 FINE GRAIN
 - (B) STUCCO FINISH DUNN EDWARDS - DE6214 PIGEON GRAY
 - (C) STUCCO FINISH DUNN EDWARDS - DE6376 LOOKING GLASS
 - (D) STUCCO FINISH DUNN EDWARDS - DE6378 JET
 - (E) EXPOSED CMU MIX WITH PRECISION BLACK CANYON & TRENDSTONE BLACK CANYON
 - (F) SOLSTICE STONE "IRONWOOD" LEDGESTONE
 - (G) A/C UNIT SCREENED BY PARAPET
 - (H) METAL PAINTED - DE6378 JET
 - (I) STANDING SEAM METAL ROOF



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1 FITNESS - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



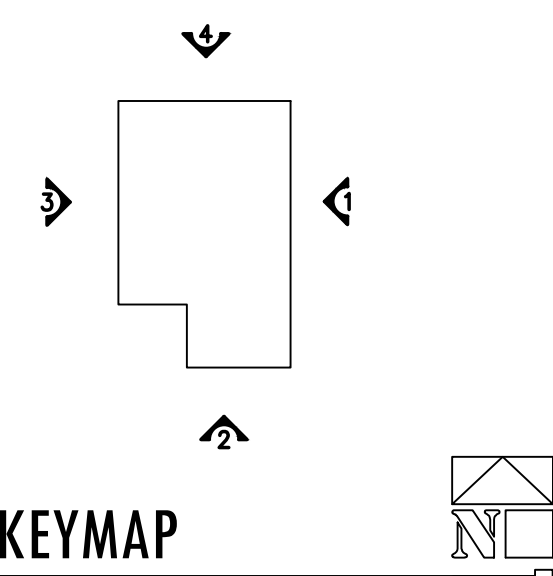
3 FITNESS - REAR ELEVATION
SCALE: 1/8" = 1'-0"



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

REVISIONS

NO.	DESCRIPTION



DRB SUBMITTAL

DATE: JUNE 17, 2021 ORB # 20-204

A3.53

FITNESS ELEVATIONS

FILE D:\OneDrive\ORB\008 FILES\20-204-CH_Cavasson\MP_Cad_Files\Preliminary\20204_A353_Fitness_Elevs.dwg USER: Karen DATE: Jun, 16, 2021 TIME: 06:50 pm

GRAYHAWK RESIDENCES AT CAVASSON

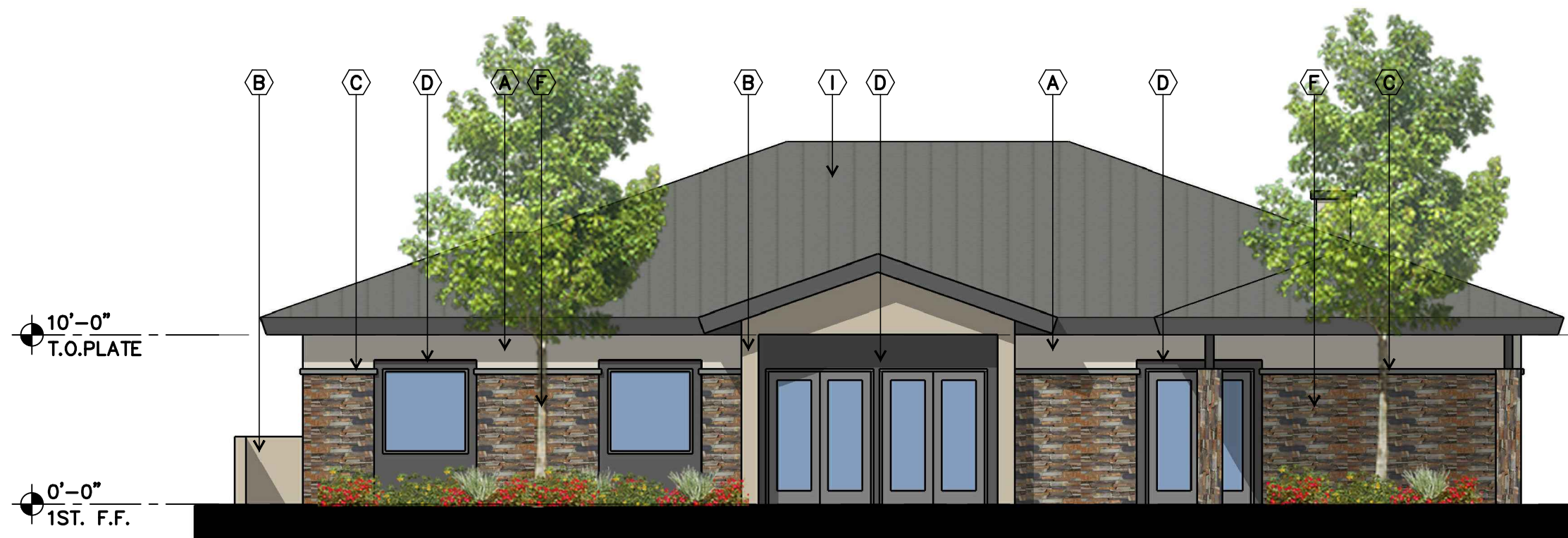
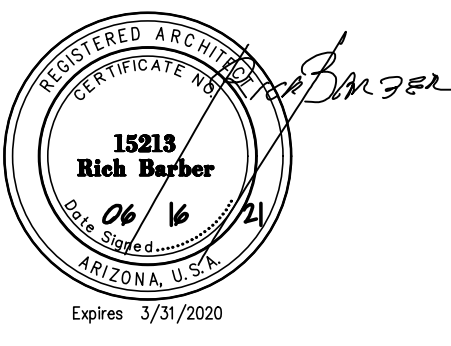
7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255

MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS - DE6213 FINE GRAIN
- (B) STUCCO FINISH DUNN EDWARDS - DE6214 PIGEON GRAY
- (C) STUCCO FINISH DUNN EDWARDS - DE6376 LOOKING GLASS
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- (G) A/C UNIT SCREENED BY PARAPET
- (H) METAL PAINTED - DE6378 JET
- (I) STANDING SEAM METAL ROOF METAL SALES "GAUGE"



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1 REC LEASING - FRONT ELEVATION SCALE: 1/8" = 1'-0"



2 REC LEASING - LEFT ELEVATION SCALE: 1/8" = 1'-0"



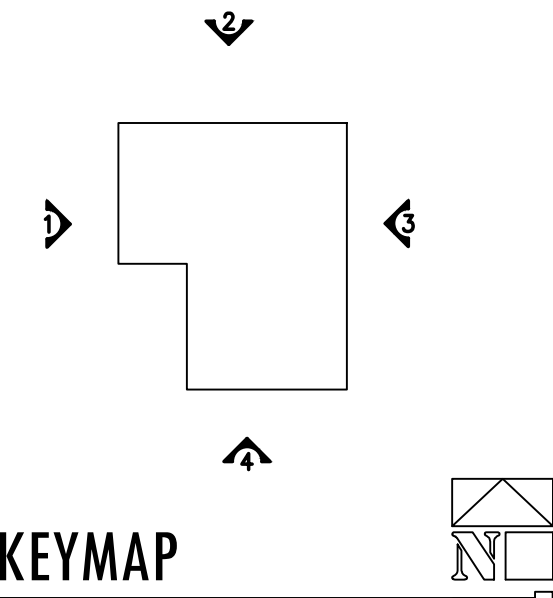
3 REC LEASING - REAR ELEVATION SCALE: 1/8" = 1'-0"



4 REC LEASING - RIGHT ELEVATION SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION



DRB SUBMITTAL

DATE: JUNE 16, 2021 ORB # 20-204

A3.51

REC LEASING ELEVATIONS