# Grayhawk Residences at Cavasson

## Development Review Board

## Project Narrative

7701 E. Legacy Boulevard
Scottsdale, AZ

118-PA-2021

Date: September 28, 2021

ORB Job Number: 20-204

24-DR-2021_V2
9/29/2021

# 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.***



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**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….***



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**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.***



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**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.***



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**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.



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- 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.



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- 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.



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## SYMBOLS - SITE PLAN:

- PROPERTY LINE
- (5) BUILDING NUMBER
- TYPE 2 / 3-STORY — BUILDING TYPE / # OF STORIES
- (12) / (8) — OPEN PARKING SPACES / COVERED PARKING SPACES
- ACCESSIBLE PARKING OR ANSI TYPE 'A' DWELLING UNIT
- INDICATES CARPORT PARKING STRUCTURE, PER DET. 9/A1.40.
- FIRE LANE DIMENSIONS
  W = 24' MIN.
  R2 = 49'
  R3 = 55' AERIAL BUCKET CLEAR
- FIRE HYDRANT

## KEYNOTES: (1)

1. 9'x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL.
2. 11'x18' PLUS 5' AISLE ACCESSIBLE PARKING SPACE, PER DET. 06/1.40.
3. PARKING ISLAND, PER DET. 01/1.40.
4. TRASH COMPACTOR WITH 6' H. CMU ENCLOSURE WITH STUCCO FINISH, PER DET. 27/1.41.
5. MAIN ACCESS ELECTRONIC VEHICULAR GATE, TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, PROVIDE KEY SWITCH/PRE-EMPTION SENSOR.
6. EXIT AND RESIDENTS ONLY ENTRY ELECTRONIC VEHICULAR GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, PROVIDE KEY SWITCH/PRE-EMPTION SENSOR, PER DET. 22/1.41.
7. PEDESTRIAN CROSSING 5' WIDE MINIMUM WITH STRIPPING ON ASPHALT.
8. ACCESSIBLE CURB RAMP, PER DET. 05/A1.40.
9. PEDESTRIAN ENTRY GATE, PER DET. 16/A1.41
10. NEW PERIMER 6' H. CMU WALL WITH STUCCO FINISH, PER DET. 15/1.40.
11. TRASH HOLDING AREA, PER DET. 20/A1.41.
12. CALL BOX AND DIRECTORY.
13. SIGHT VISIBILITY TRIANGLES.
14. 4' MINIMUM SIDEWALK ON SITE, TYPICAL.
15. 6' MINIMUM SIDEWALK AT PARKING, TYPICAL
16. 6' SIDEWALK CONNECTING TO PUBLIC R.O.W.
17. 12'x45' LOADING/MOVE-IN PARKING SPACE.
18. BICYCLE RACK, PER DET. 23/1.41
19. PARKING SCREEN WALL/FENCE, PER DET.13/A1.40.
20. PEDESTRIAN ENTRY POOL GATE, PER DET. 21/A1.41.
21. TUBE STEEL VIEW FENCE, PER DET. 17/A1.41.
22. MONUMENT SIGN PER DET. 10/A1.40.
23. NOT USED
24. AMENITY AREA PER LANDSCAPE.
25. ENHANCED PAVING, PER HARDSCAPE.
26. DOG PARK FENCE.
27. POOL CABANA.
28. CONCRETE APRON, PER CIVIL.
29. 8' WIDE MINIMUM SIDEWALK ALONG LEGACY BLVD.
30. 6' WIDE MINIMUM SIDEWALK ALONG REVEILLE RD. AND CLARET DR.
31. CONTINUE ROAD AND SIDEWALK IMPROVEMENTS ALL THE WAY TO CAVASSON BLVD.
32. PUBLIC PUBLIC NON-MOTORIZED ACCESS EASEMENT OVER SIDEWALK ENCROACHMENT

## DEVELOPMENT DATA:

**PROJECT DESCRIPTION:**
GRAYHAWK DEVELOPMENT INTENDS TO DEVELOP THE "GRAYHAWK RESIDENCES AT CAVASSON" AN EXCEPTIONAL MULTI-FAMILY RESIDENTIAL (FOR RENT) ON 7701 E. LEGACY BOULEVARD

**ZONING:** PCD

**SITE AREA:** NET: 18.000 ACS 784,285 S.F.

**BUILDING HEIGHT:**
PROPOSED: THREE STORY / 45 FT

**CONSTRUCTION TYPE:** V-A & V-B

**FIRE SPRINKLERS / ALARM:**
TO BE PROVIDED PER APPLICABLE CODES

**BUILDING SETBACKS:**

| | REQUIRED | PROVIDED | |
|---|---|---|---|
| NORTH | 25' * | 51' | LEGACY BLVD. |
| EAST | 20' * | 34' | REVEILLE RD. |
| SOUTH | 20' * | 35' | CLARET DR. |
| SOUTH | 5' | 5' | |
| WEST | 20' * | 33' | MILLER RD. |

* FROM BACK OF CURB

**UNIT MIX:**

| | RATIO | QTY |
|---|---|---|
| STUDIO | 6% | 24 D.U. |
| 1 BEDROOM | 31% | 124 D.U. |
| 2 BEDROOM | 47% | 186 D.U. |
| 3 BEDROOM | 17% | 66 D.U. |
| **TOTAL** | **100%** | **400 D.U.** |

**DENSITY:** 22.22 DU/NET AC.

**PARKING:**

| **REQUIRED** | CAR/UNIT | TOTAL |
|---|---|---|
| STUDIO | 1.25 P.S./D.U. | 30 P.S. |
| 1 BEDROOM | 1.3 P.S./D.U. | 161.2 P.S. |
| 2 BEDROOM | 1.7 P.S./D.U. | 316.2 P.S. |
| 3 BEDROOM | 1.9 P.S./D.U. | 125.4 P.S. |
| GUEST | 0.1667 P.S./D.U. | 67 P.S. |
| **TOTAL** | **1.75** P.S./D.U. | **699** P.S. |

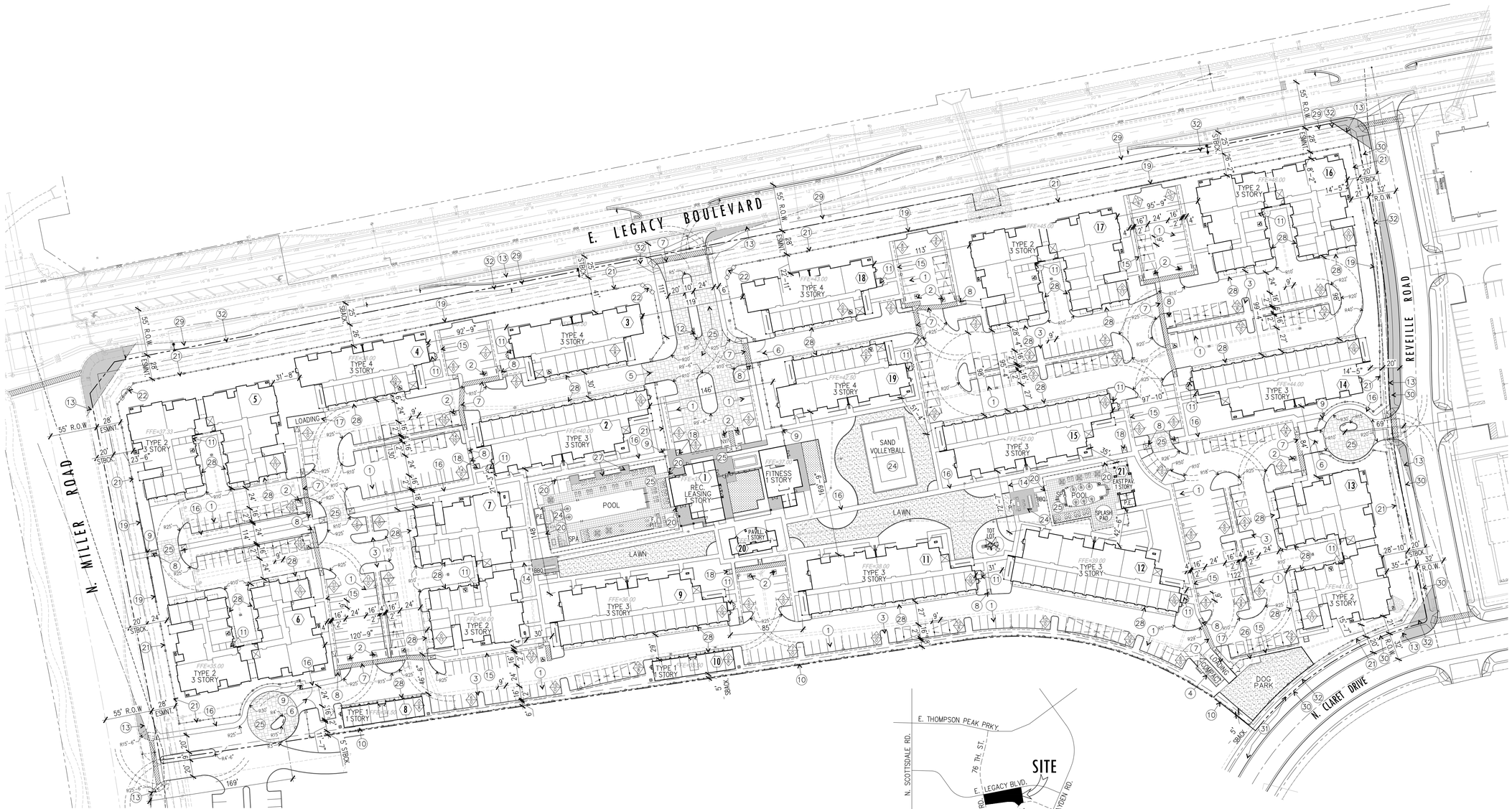
| **PROVIDED** | Total |
|---|---|
| PRIVATE GARAGE | 246 P.S. |
| CARPORT | 154 P.S. |
| OPEN SECURE | 296 P.S. |
| OPEN VISITOR | 18 P.S. |
| **TOTAL** | **1.79** P.S./D.U. **714** P.S. |

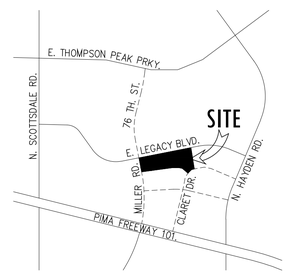
**ACCESSIBLE PARKING**

| | | |
|---|---|---|
| REQUIRED | 4% OF PROVIDED | 29 |
| PROVIDED | PRIVATE GARAGE | 10 |
| | CARPORT | 7 |
| | OPEN (1 VAN) | 12 |
| | **TOTAL PROVIDED** | **29** |

**BICYCLE PARKING:**

| | | |
|---|---|---|
| REQUIRED | 10% OF PROVIDED | 72 |
| PROVIDED | ON SITE | 20 |
| | GARAGE | 52 |
| | **TOTAL PROVIDED** | **72** |




VICINITY MAP:

NOT TO SCALE

## SITE PLAN - PRELIMINARY

SCALE: 1" = 60'-0"

# GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255


Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com


REGISTERED ARCHITECT — CERTIFICATE NO. 15213 — Rich Barber — 09/23 — ARIZONA, U.S.A.
Expires 3/31/2023

Grayhawk™ Development

REVISIONS

DRB 2ND SUBMITTAL

DATE: SEPTEMBER 23, 2021 ORB # 20-204

**A1.10**

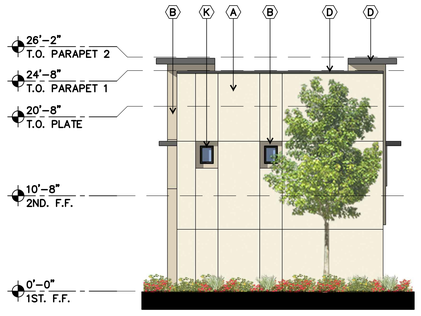
SITE PLAN PRELIMINARY

24-DR-2021_V2
9/29/2021


FILE: T:\Orb\ORB Job Files\20-204_GH_Cavasson MF\CAD Files\Preliminary\20204 A110 Site Plan.dwg USER: jps DATE: Sep, 24 2021 TIME: 01:45 pm

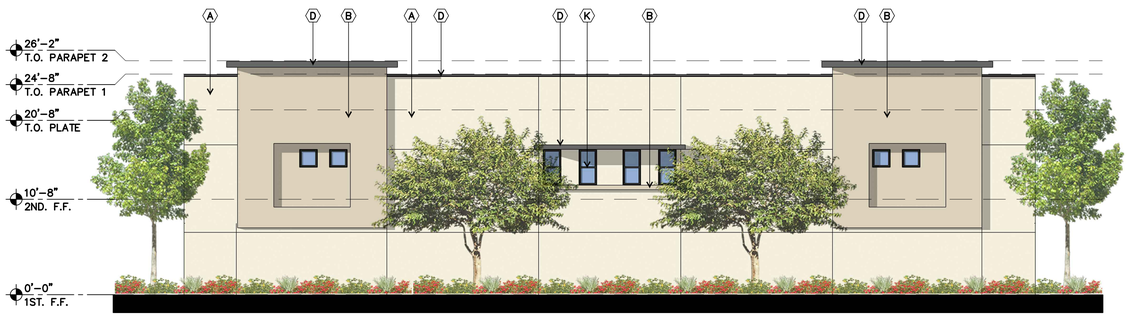
1 BUILDING 1 - FRONT ELEVATION

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



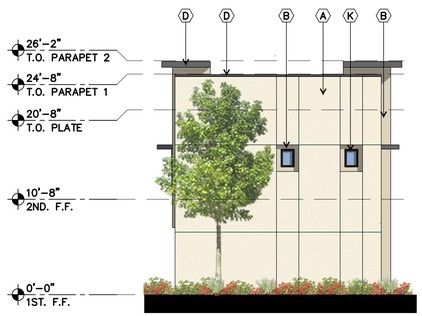

2 BLDG 1 - RIGHT SIDE ELEVATION

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"

## MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS – DE6213 FINE GRAIN
- (B) STUCCO FINISH DUNN EDWARDS – DE6214 PIGEON GRAY
- (C) STUCCO FINISH DUNN EDWARDS – DE6090 WESTERN RED
- (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"
- (J) GARAGE DOORS PAINTED DUNN EDWARDS DE1626 "METAL FRINGE"
- (K) ALUMINUM WINDOW FRAME COLOR DARK BRONZE

# GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255

Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com

REGISTERED ARCHITECT
CERTIFICATE NO.
15213
Rich Barber
09/28/21
Date Signed
ARIZONA U.S.A.

Expires 3/31/2023

Grayhawk™ Development

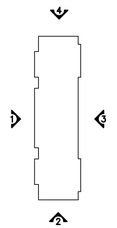
REVISIONS

DRB SUBMITTAL

DATE: SEPTEMBER 28, 2021 ORB # 20-204

# A3.11

BUILDING 1 ELEVATIONS




KEYMAP

24-DR-2021_V2
9/29/2021

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1 BUILDING 2 - FRONT ELEVATION

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

2 BUILDING 2 - RIGHT SIDE ELEVATION

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

3 BUILDING 2 - LEFT SIDE ELEVATION

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

4 BUILDING 2 - REAR ELEVATION

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

## MATERIAL KEY NOTES:

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- (G) A/C UNIT SCREENED BY PARAPET
- (H) METAL PAINTED – DE6378 JET
- (I) STANDING SEAM METAL ROOF METAL SALES "GAUGE"
- (J) GARAGE DOORS PAINTED DUNN EDWARDS DET626 "METAL FRINGE"
- (K) ALUMINUM WINDOW FRAME COLOR DARK BRONZE

# GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255

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15213
Rich Barber
09/28/21
ARIZONA U.S.A.
Expires 3/31/2023

Grayhawk™ Development

KEYMAP

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DATE: SEPTEMBER 28, 2021 ORB # 20-204

**A3.25**

BUILDING 2 ELEVATIONS

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9/29/2021

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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"

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- (C) STUCCO FINISH DUNN EDWARDS – DE6090 WESTERN RED
- (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"
- (J) GARAGE DOORS PAINTED DUNN EDWARDS DET626 "METAL FRINGE"
- (K) ALUMINUM WINDOW FRAME COLOR DARK BRONZE

KEYMAP

# GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255

Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com
REGISTERED ARCHITECT
CERTIFICATE NO.
15213
Rich Barber
09/28/21
Date Signed
ARIZONA, U.S.A.
Expires 3/31/2023

Grayhawk™ Development

REVISIONS

DRB SUBMITTAL

DATE: SEPTEMBER 28, 2021 ORB # 20-204

**A3.32**

BUILDING 3 ELEVATIONS

24-DR-2021_V2
9/29/2021

FILE:D:\RESPALDO\JCF\ORB\20-204_GH_Cavasson MF\Cad Files\Preliminary\20204 A332 Bldg3 Elevs.dwg USER:Usuario DATE:Sep. 28 2021 TIME: 01:12 pm

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"

## MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS – DE6213 FINE GRAIN
- (B) STUCCO FINISH DUNN EDWARDS – DE6214 PIGEON GRAY
- (C) STUCCO FINISH DUNN EDWARDS – DE6090 WESTERN RED
- (D) STUCCO FINISH DUNN EDWARDS – DE6378 JET
- (E) EXPOSED CMU MIX WITH PRECISION BLACK CANYON & TRENDSTONE BLACK CANYON
- (F) SOLSTICE STONE "IRONWOOD" LEDGESTONE
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# GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD
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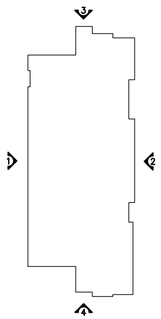
Grayhawk™ Development



KEYMAP

REVISIONS

DRB SUBMITTAL

DATE: SEPTEMBER 28, 2021 ORB # 20-204

**A3.42**

BUILDING 4 ELEVATIONS

24-DR-2021_V2
9/29/2021

FILE:D:\RESPALDO\uCF\ORB\20-204_GH_Cavasson MF\Cad Files\Preliminary\20204 A346 Bldg4 Elevs.dwg USER:Usuario DATE:Sep, 28 2021 TIME: 01:13 pm