

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 3, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**GH Residences at Cavasson
24-DR-2021** | Request for approval of a site plan, landscape plan, and building elevations for a new 400-unit multi-family development with approximately 507,000 square feet on a +/- 180-acre site.

SUMMARY

Staff Recommendation

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

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Long, linear barriers proposed along street frontages for security purposes (see Attachment #4)
- Shared access from Miller with project to the south
- No community input received as of the date of this report

BACKGROUND

Location: 7701 E. Legacy Boulevard

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

Adjacent Uses

North: Vacant, zoned P-C

East: Vacant, zoned P-C PCP

South: Vacant, zoned P-C PCP (residential healthcare facility proposed, 41-DR-2021)

West: Vacant, zoned P-C



Property Owner

Gh Legacy Investors, LLC

Applicant

Rich Barber, ORB Architecture
(602) 957-4530

Architect/Designer

Orb Architecture LLC

Engineer

Hubbard Engineering

DEVELOPMENT PROPOSAL

The applicant proposes a new for-rent multi-family community, consisting of 400 units in several 3-story buildings. Amenities include a fitness center, volleyball court and a pool/spa. All resident and guest parking is located at surface level, no structured parking is proposed. Primary access is off Miller Road and is shared with the project to the south. Secondary access is proposed from Reveille Road to the east. All landscaping and pedestrian improvements are provided on-site. Streetscape improvements were previously installed by the master developer.

Development Review Board Criteria

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

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability including the use of recessing and exaggerated architectural embellishments to create shade/shadow, shade devices over balconies and windows, and high-performance glass for windows to mitigate internal solar heat gain. Additionally, all plantings on-site are low-water use / drought tolerant and turf is limited as required by the Scottsdale Revised Code.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the GH Residences at Cavasson development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Greg Bloemberg
Project Coordination Liaison
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APPROVED BY



Greg Bloemberg, Report Author

1/19/2022

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

1/23/2022

Date



Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

1/26/2022

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Circulation Plan
10. Refuse Plan
11. Open Space Plan
12. Landscape Plan
13. Building Elevations (color)
14. Perspectives
15. Material and Color Boards
16. Lighting Site Plan
17. Exterior Photometrics Plan
18. Exterior Lighting Cutsheets
19. City Notification Map



Q.S.
39-46

Google Earth Pro Imagery

Context Aerial

24-DR-2021



Close-up Aerial

24-DR-2021

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

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.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

- *The applicant states that the proposed project meets the need for a broader range of housing types. The proposal addresses this need with a range of goals including the integration of high quality, vibrant architecture and innovative site planning, creating a pedestrian presence and providing needed housing for the rising demographic.*
- *Staff analysis: The proposed development contributes to what is already becoming a vibrant mixed-use development (Cavasson) that includes office, retail and travel accommodations; consistent with the Airpark Mixed-Use – Residential (AMU-R) designation of the Greater Airpark Character Area Plan. From a design perspective, the project provides a pedestrian-oriented setting that includes pedestrian connections to the surrounding streets and open space areas. Additionally, the building design utilizes a variety of textures and materials to provide visual interest (Goal CD 1). Geometric shapes and planer differentiation also contribute to the visual interest, further promoting the overall character of the Cavasson development (Policy CD 1.3).*

2. The architectural character, landscaping and site design of the proposed development shall:

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;**
 - b. Avoid excessive variety and monotonous repetition;**
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and**
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.**
- *The applicant states that massing strategies respond directly to the emerging scale and context of surrounding development. To the south, abuttal to the planned development lots warrant smaller scale carriage units and a stepback to the multi-story portion of the residences. The portion of the development that abuts the streets stays in character with the density and scale appropriate for a major intersection. The overall massing of the building coupled with appropriate use of materials creates strong visual imagery. Project materials are varied but relate to the planned uses of the adjacent mixed-use development.*
 - *Staff analysis: Building design utilizes a variety of colors, recessing and planer differentiation to provide visual interest and minimize monotony while maintaining a consistent character and theme. Consistent with the Sensitive Design principles, measures are taken to mitigate solar heat gain and respond to the southwest desert climate. Shade devices are provided over windows and balconies, and high-performance glass helps to further mitigate internal solar heat gain. Additionally, the color palette utilizes hues that are representative of the surrounding desert context. While a long, linear barrier is proposed along street frontages for security purposes, this is somewhat mitigated by the building setbacks that will allow for lush*

landscaping. To minimize monotony, staff would recommend that recessing be utilized along the length of the barrier to soften the appearance, or a combination of varying setbacks and barrier types.

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

- *The applicant states that all street frontages will provide a high-quality visual streetscape experience and enhanced pedestrian comfort appropriate to these major roadways. Sidewalks will be offset on all three frontages, allowing for a strong landscape buffer between the street and the pedestrian for safety and comfort.*
- *Staff analysis: Instead of multiple refuse enclosure scattered throughout the development, refuse collection is proposed to be centrally located in a dedicated collection area near the southeast corner of the site, minimizing any potential for conflict between service vehicles and residents. Refuse will be collected by maintenance personnel and transported to compactors in the service area.*

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

- *The applicant states that all mechanical equipment, appurtenances and utilities will be fully screened and/or incorporated into the building design.*
- *Staff confirms*

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

- Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;**
 - Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;**
 - Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;**
 - Reflect the design features and materials of the urban neighborhoods in which the development is located; and**
 - Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.**
- *This criterion is not applicable.*

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

- Accessibility to the public;**
 - Location near pedestrian circulation routes consistent with existing or future development or natural features;**
 - Location near the primary pedestrian or vehicular entrance of a development;**
 - Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and**
 - Location in conformance to standards for public safety.**
- *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1963 (Ord. #169) and assigned R1-43 zoning. The site was previously owned by the State prior to this proposal and was rezoned to P-C in 1988 as part of the Core North master plan. In 2002, the Core North area was renamed Crossroads East and the development plan was amended (19-ZN-2002). Most recently, the site was part of a privately initiated rezoning encompassing approximately 130 acres (Cavasson) of the 1,000-acre Crossroads East master plan (19-ZN-2002#6). The Cavasson site as a whole, including the subject site, is zoned P-C PCP.

Community Involvement

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

Context

Presently, the project site is surrounded by vacant parcels. The parcels to the north, east and south will eventually be developed as part of the Cavasson project. A residential healthcare development of similar intensity and density is proposed on the parcel south of the subject site (41-DR-2021). Land to the west is still owned by the State but will eventually be sold to a private developer.

Project Data

- Existing Use: Vacant
- Proposed Use: Multi-family Residential
- Parcel Size: 901,853 square feet / 20.7 acres of gross land area
784,285 square feet / 18 acres of net land area
- Residential Building Area: 500,482 square feet
- Other Building Area: 6,776 square feet (Rec/Fitness Center)
- Total Building Area: 507,258 square feet
- Building Height Allowed: 62 feet (inclusive of rooftop appurtenances; 19-ZN-2002#6)
- Building Height Proposed: 45 feet (inclusive of rooftop appurtenances)
- Parking Required: 699 spaces
- Parking Provided: 713 spaces
- Open Space Required: 196,071 square feet (25% of net lot area; 19-ZN-2002#6)
- Open Space Provided: 221,321 square feet (28% of net lot area)
- Number of Dwelling Units Proposed: 400 units
- Density Allowed: Per Development Plan (19-ZN-2002#6)
- Density Proposed: 20 dwelling units per acre (gross)

**Stipulations for the
Development Review Board Application:
GH Residences at Cavasson
Case Number: 24-DR-2021**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations provided by ORB Architecture, with a city staff date of 9/29/21.
 - b. The location and configuration of all site improvements shall be consistent with the site plan provided by ORB Architecture, with a city staff date of 12/3/21.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by Collaborative V Design Studio, with a city staff date of 9/29/21.
 - d. The case drainage report provided by Hubbard Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report provided by Hubbard Engineering and approved by the Water Resources Department.
 - f. The Cavasson – Phase 3 Preliminary Plat submitted by Hubbard Engineering, with a city staff date of 11/29/2021.

RELEVANT CASES:

Ordinance

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

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be

measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

- C. Prior to issuance of any building permit for the development project, a subdivision plat in conformance with the Cavasson – Phase 3 Preliminary Plat submitted by Hubbard Engineering, with a city staff date of 11/29/2021, shall be recorded with its associated improvements permitted for construction.
- D. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with approved refuse plan with a staff date of January 6, 2022.

DRB Stipulations

4. All drive aisles shall have a width of twenty-four (24) feet.
5. All internal sidewalk shall have a minimum width of five (5) feet.

LANDSCAPE DESIGN:

Ordinance

- E. Prior to issuance of building permits, the property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove or relocate and protected species on the site.

DRB Stipulations

6. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
7. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in any plaza area and pedestrian nodes that are shown on the site plan.

EXTRIOR LIGHTING:

Ordinance

- F. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- G. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- H. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

8. With the construction plan submittal, the proposed “WS” wall sconces facing Legacy Blvd. shall be eliminated or replaced with the “WC”, “W4A” or “W4B” fixture type.
9. Incorporate the following parking lot and site lighting into the project’s design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles, except lighting for the proposed volleyball court. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles, except lighting for the proposed volleyball courts. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.

AIRPORT:

DRB Stipulations

10. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
11. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.
12. With the construction document submittal, the property owner shall submit plans, and any other pertinent documentation, demonstrating that the development has been designed to reduce interior to exterior noise by at least 25 decibels, in accordance with the most recent noise attenuation measures at the time of the construction document submittal, and set forth in Section 4.00 of Appendix F of the FAA part 150 noise Compatibility Study, as amended.

STREET DEDICATIONS:

Ordinance

- I. Prior to the issuance of any building permit for the development project, the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale: right-of-way dedications per the Cavasson – Phase 3 Preliminary Plat submitted by Hubbard Engineering, with a city staff date of 11/29/2021.

STREET INFRASTRUCTURE:

Ordinance

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

11. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements: all improvements per the Cavasson – Phase 3 Preliminary Plat submitted by Hubbard Engineering, with a city staff date of 11/29/2021.

DRB Stipulations

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

WATER AND WASTEWATER:

Ordinance

- L. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements: all improvements per the Cavasson – Phase 3 Preliminary Plat submitted by Hubbard Engineering, with a city staff date of 11/29/2021.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

15. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
16. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

DRB Stipulations

17. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - c. A Public Access Easement to the City of Scottsdale to contain the shared driveway at N. Miller Road.
 - d. An Avigation Easement over the entire site area

ADDITIONAL ITEMS:

DRB Stipulations

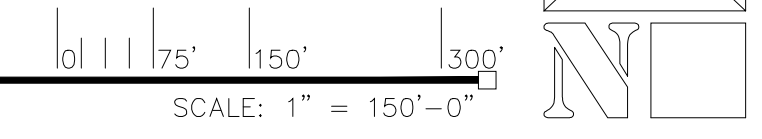
18. Flagpoles, if provided, shall be one-piece conical tapered design and shall not exceed 36 feet in height.
19. Signage shall be submitted for separate review and approval.

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ATTACHMENT #7

SITE PLAN - CONTEXT

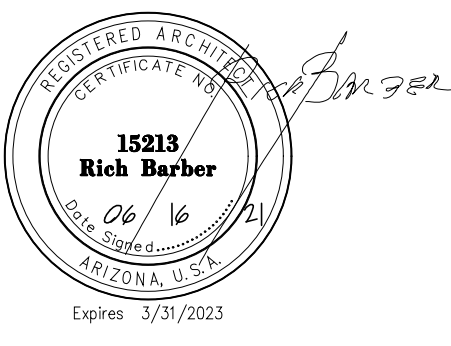


GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255



WorldHQ@ORBArch.com



REVISIONS

DRB SUBMITTAL

DATE: JUNE 16, 2021 ORB # 20-204

A1.01

SITE PLAN - CONTEXT

SYMBOLS - SITE PLAN:

- PROPERTY LINE
- 5 BUILDING NUMBER
- TYPE 2 ← BUILDING TYPE
- 3- ← # OF STORIES
- 10 ← OPEN PARKING SPACES COVERED PARKING SPACES
- ANSI ← ACCESSIBLE PARKING OR ANSI TYPE 'A' DWELLING UNIT
- INDICATES CARPORT PARKING STRUCTURE, PER DET. 9/A1.40.
- W R3 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, 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.
6. PEDESTRIAN CROSSING 5' WIDE MINIMUM WITH STRIPPING ON ASPHALT.
7. ACCESSIBLE CURB RAMP, PER DET. 05/A1.40.
8. PEDESTRIAN ENTRY GATE, PER DET. 16/A1.41
9. NEW PERIMER 6' H. CMU WALL WITH STUCCO FINISH, PER DET. 15/1.40.
10. TRASH HOLDING AREA, PER DET. 20/A1.41.
11. CALL BOX AND DIRECTORY.
12. SIGHT VISIBILITY TRIANGLES.
13. 5' MINIMUM SIDEWALK ON SITE, TYPICAL.
14. 6' MINIMUM SIDEWALK AT PARKING, TYPICAL.
15. 6' SIDEWALK CONNECTING TO PUBLIC R.O.W.
16. 12'x45' LOADING/MOVE-IN PARKING SPACE.
17. BICYCLE RACK, PER DET. 23/1.41
18. PARKING SCREEN WALL/FENCE, PER DET.13/A1.40.
19. PEDESTRIAN ENTRY POOL GATE, PER DET. 21/A1.41.
20. TUBE STEEL VIEW FENCE, PER DET. 17/A1.41.
21. MONUMENT SIGN PER DET. 10/A1.40.
22. NOT USED
23. AMENITY AREA PER LANDSCAPE.
24. ENHANCED PAVING, PER HARDSCAPE.
25. DOG PARK FENCE.
26. POOL CABANA.
27. CONCRETE APRON, PER CIVIL.
28. 8' WIDE MINIMUM SIDEWALK ALONG LEGACY BLVD.
29. 6' WIDE MINIMUM SIDEWALK ALONG REVELLE RD. AND CLARET DR.
30. CONTINUE ROAD AND SIDEWALK IMPROVEMENTS ALL THE WAY TO CAVASSON BLVD.
31. 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:

NORTH	25'	51'	LEGACY BLVD.
EAST	20'	34'	REVELLE RD.
SOUTH	20'	35'	CLARET DR.
SOUTH	5'	5'	
WEST	20'	33'	MILLER RD.
			* FROM BACK OF CURB

UNIT MIX:

STUDIO	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	PROVIDED	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.

ACCESSIBLE PARKING:

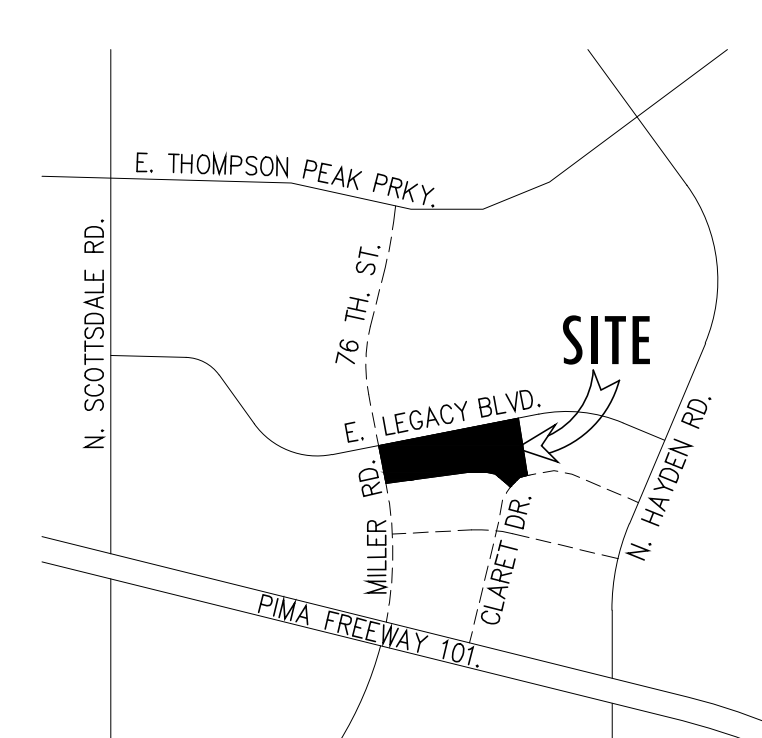
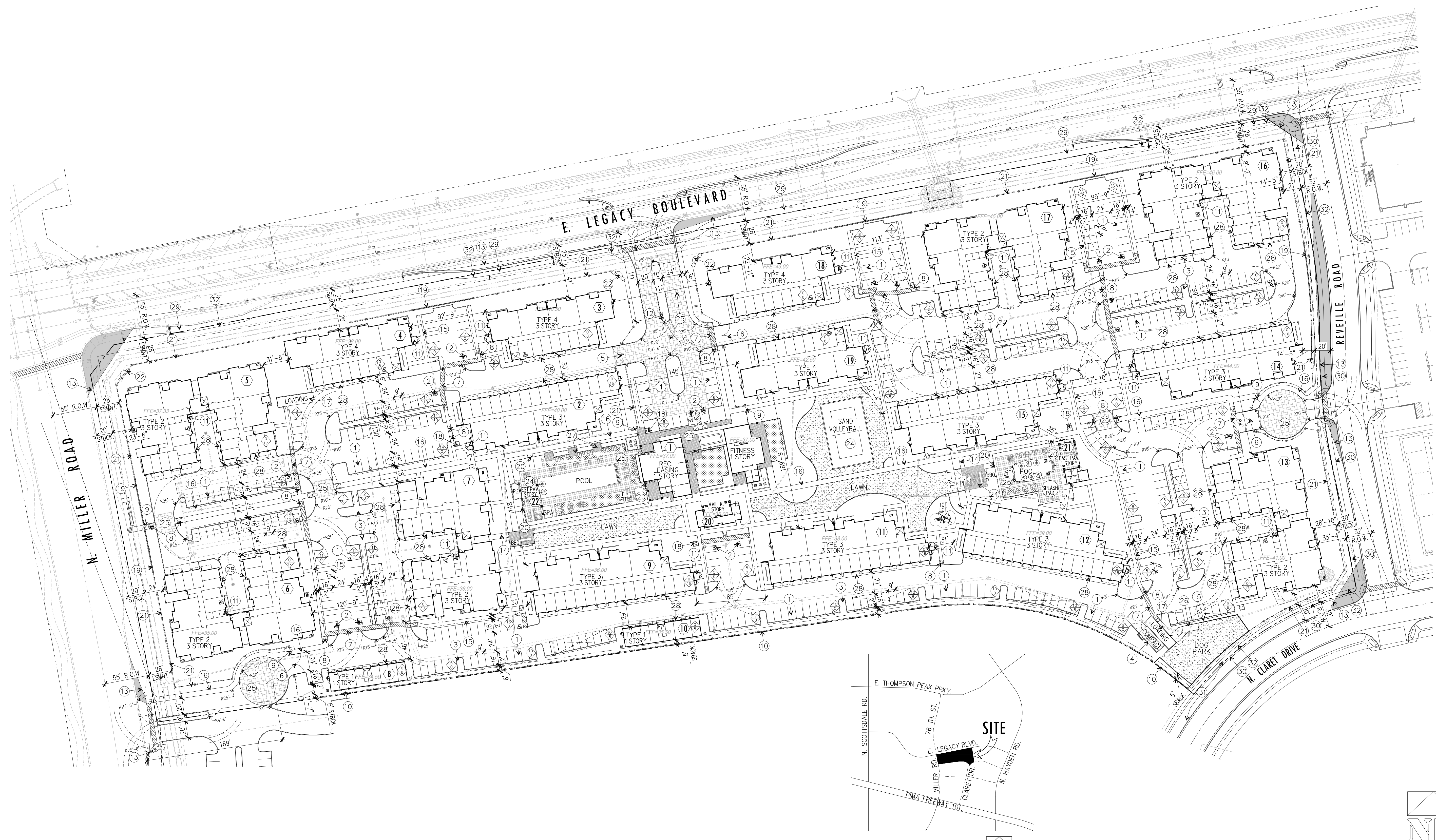
REQUIRED	4% OF PROVIDED	29
PROVIDED	PRIVATE GARAGE	10
	CARPORT	7
	OPEN (1 VAN)	12
	TOTAL PROVIDED	29

BICYCLE PARKING:

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

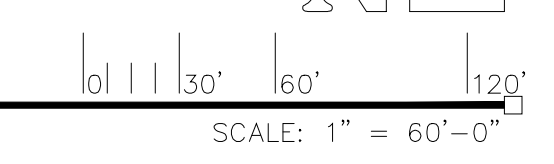
PROVIDED:

PRIVATE GARAGE	246 P.S.
CARPORT	154 P.S.
OPEN SECURE	295 P.S.
OPEN VISITOR	18 P.S.
TOTAL	713 P.S.



ATTACHMENT #8

SITE PLAN - PRELIMINARY



REVISIONS

DRB 3RD SUBMITTAL

DATE: DECEMBER 02, 2021 ORB # 20-204

A1.10

SITE PLAN PRELIMINARY

GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255

Office of Rich Barber
ORB Architecture, LLC

WorldHQ@ORBArch.com

Grayhawk Development

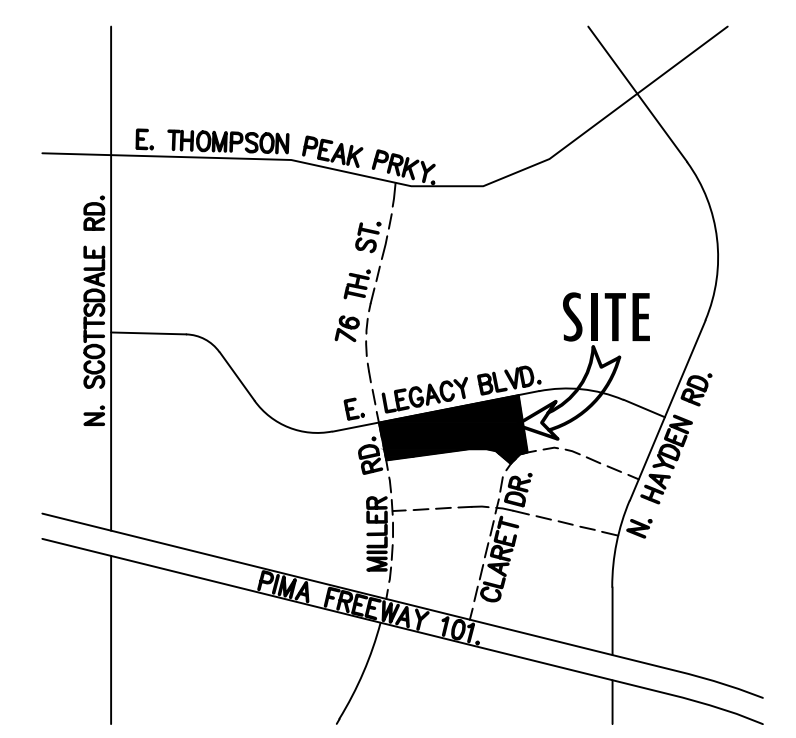
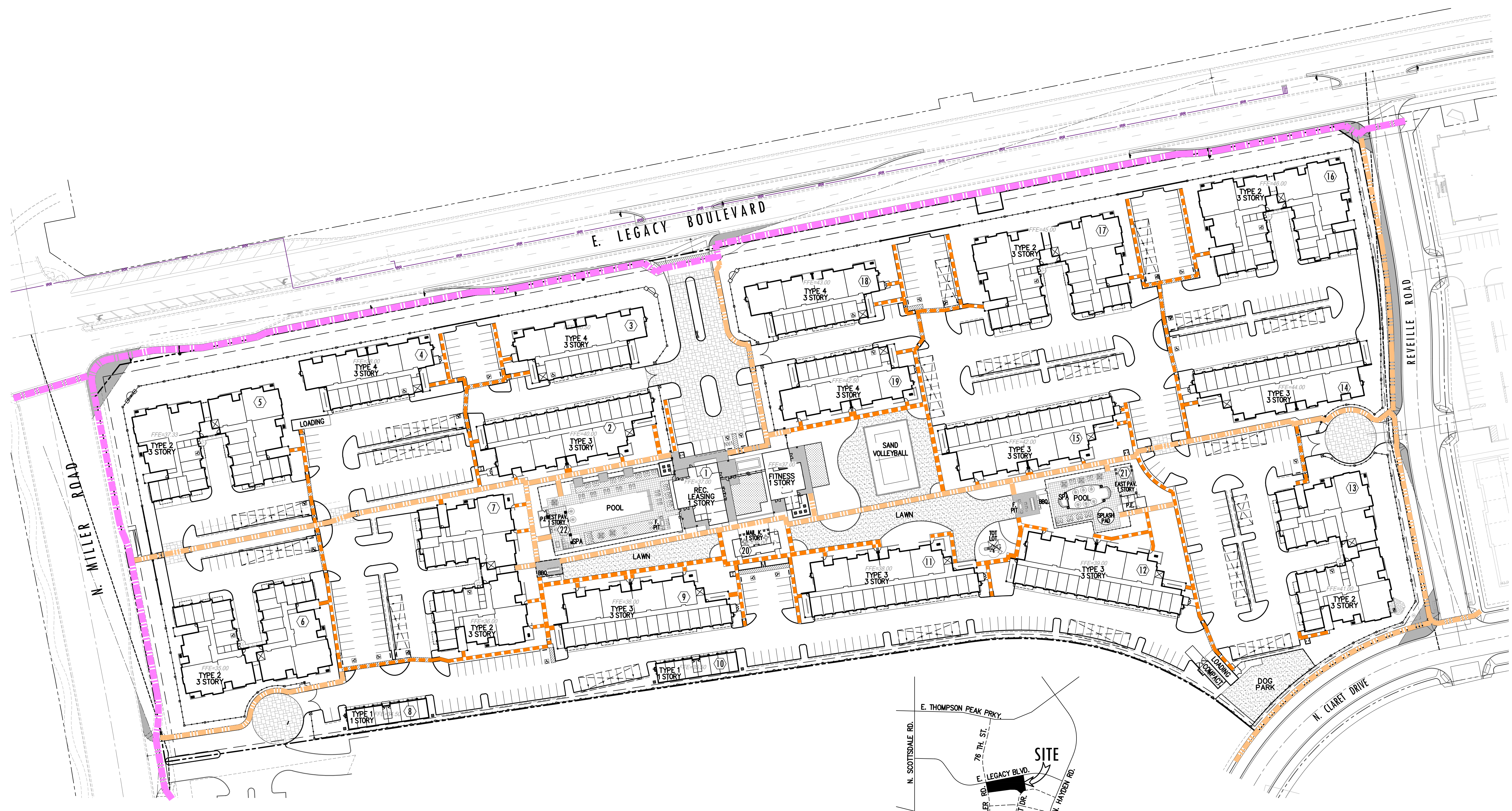
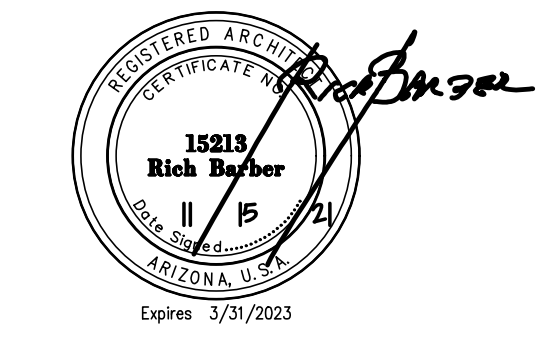
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- SYMBOLS - SITE PLAN:**
- PROPERTY LINE
 - 5 BUILDING NUMBER
 - TYPE 2 ← BUILDING TYPE
 - 3-STORY ← # OF STORIES
 - ◊ OPEN PARKING SPACES
 - ◊ COVERED PARKING SPACES
 - ♿ ACCESSIBLE PARKING OR ANSI TYPE 'A' DWELLING UNIT
 - ▭ INDICATES CARPORT PARKING STRUCTURE, PER DET. 9/A1.40.
 - 8 FT. SIDEWALK - PUBLIC R.O.W.
 - 6 FT. SIDEWALK - PUBLIC R.O.W. & PEDESTRIAN LINK THRU THE SITE
 - 5 FT. SIDEWALK - INTERNAL WALK

GRAYHAWK RESIDENCES AT CAVASSON
 7701 E. LEGACY BOULEVARD
 SCOTTSDALE, AZ 85255



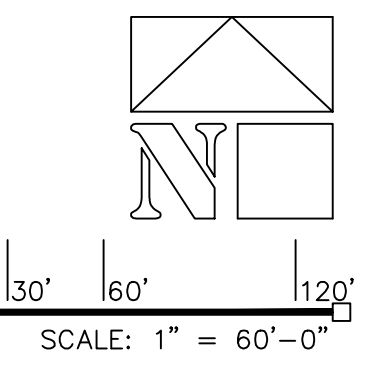
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ATTACHMENT #9

VICINITY MAP: NOT TO SCALE

SITE PLAN - PEDESTRIAN CIRCULATION



REVISIONS

DRB 3RD SUBMITTAL

DATE: DECEMBER 02, 2021 ORB # 20-204

A1.04

SITE PLAN
 PEDESTRIAN CIRCULATION

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TRASH COMPACTOR CALCS:

Dwelling Units	400
Average garbage amount per week - C.Y.*	0.25
Extra garbage amount per week - C.Y.*	0
Total amount of garbage per week - C.Y.*	100
Compaction proposed 3:1	33
Proposed 35 C.Y.* Compactor Once per week	

* Cubic Yard

REFUSE NOTES:

REFUSE ROUTE:
EACH BUILDING HAS A TRASH HOLDING AREA LOCATED IN THE GROUND FLOOR, MAINTENANCE STAFF WILL ROUTE FROM HOLDING AREAS TO THE TRASH COMPACTOR, RESIDENTS WILL NOT BE ALLOWED ACCESS OR TO OPERATE THE TRASH COMPACTOR.

SYMBOLS - SITE PLAN:

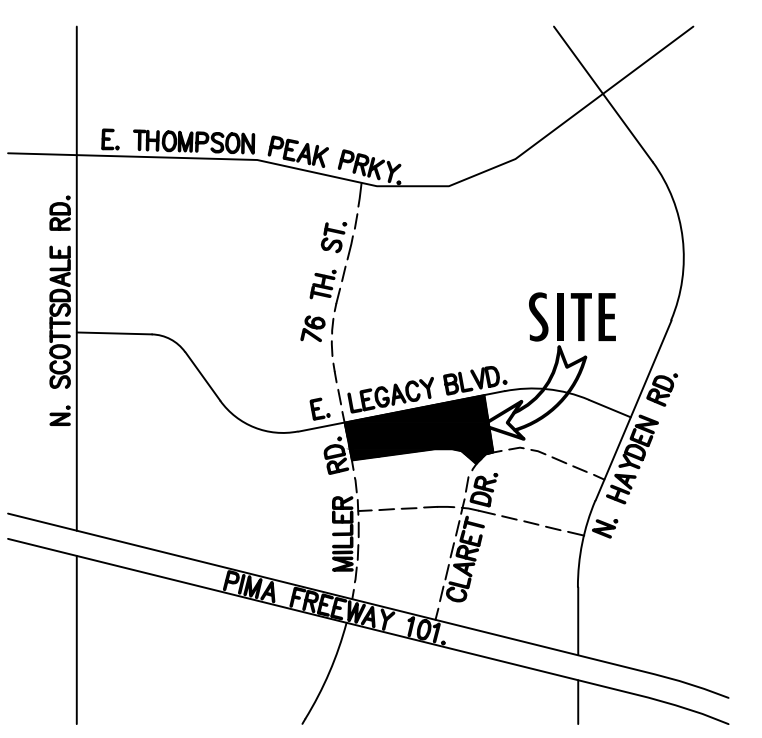
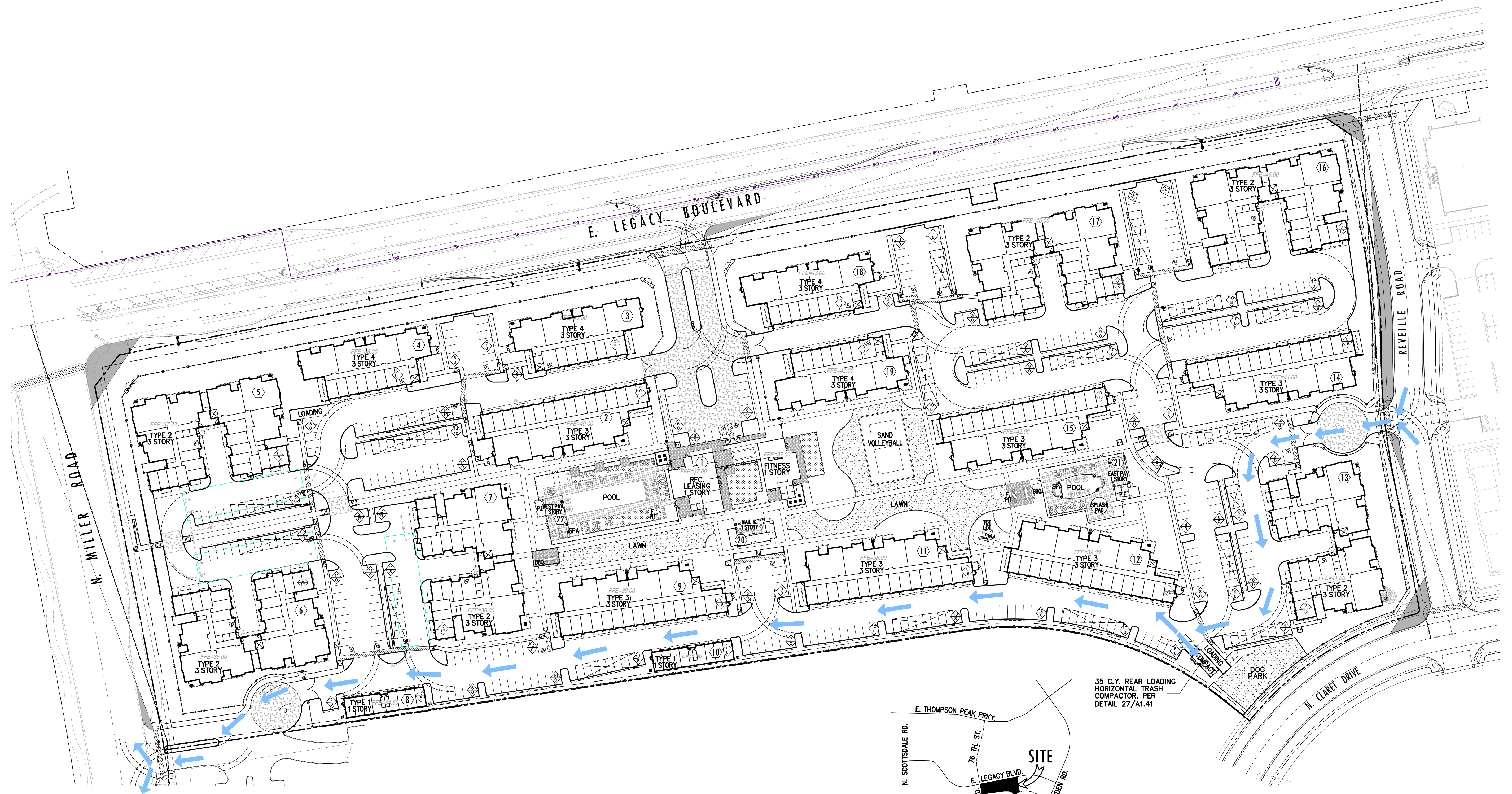
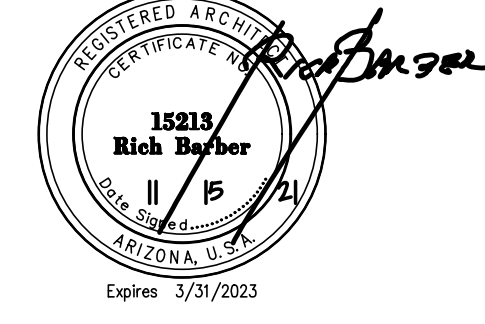
- PROPERTY LINE
- 5 BUILDING NUMBER
- TYPE 2 ← BUILDING TYPE
- 3-STORY ← # OF STORIES
- ◇ OPEN PARKING SPACES
- ◇ COVERED PARKING SPACES
- ♿ ACCESSIBLE PARKING OR ANSI TYPE 'A' DWELLING UNIT
- ▭ INDICATES CARPORT PARKING STRUCTURE, PER DET. 9/A1.40.
- W R FIRE LANE DIMENSIONS
W = 24' MIN.
R2 = 49'
R3 = 55' AERIAL BUCKET CLEAR
- FIRE HYDRANT
- ← INDICATES REFUSE TRUCK DIRECTION OF TRAVEL

GRAYHAWK RESIDENCES AT CAVASSON

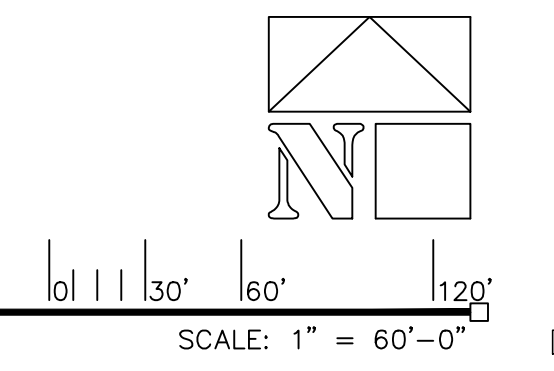
7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255



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35 C.Y. REAR LOADING HORIZONTAL TRASH COMPACTOR, PER DETAIL 27/A1.41



REVISIONS

DRB 3RD SUBMITTAL

DATE: DECEMBER 02, 2021 ORB # 20-204

A1.03

SITE PLAN
REFUSE

GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255



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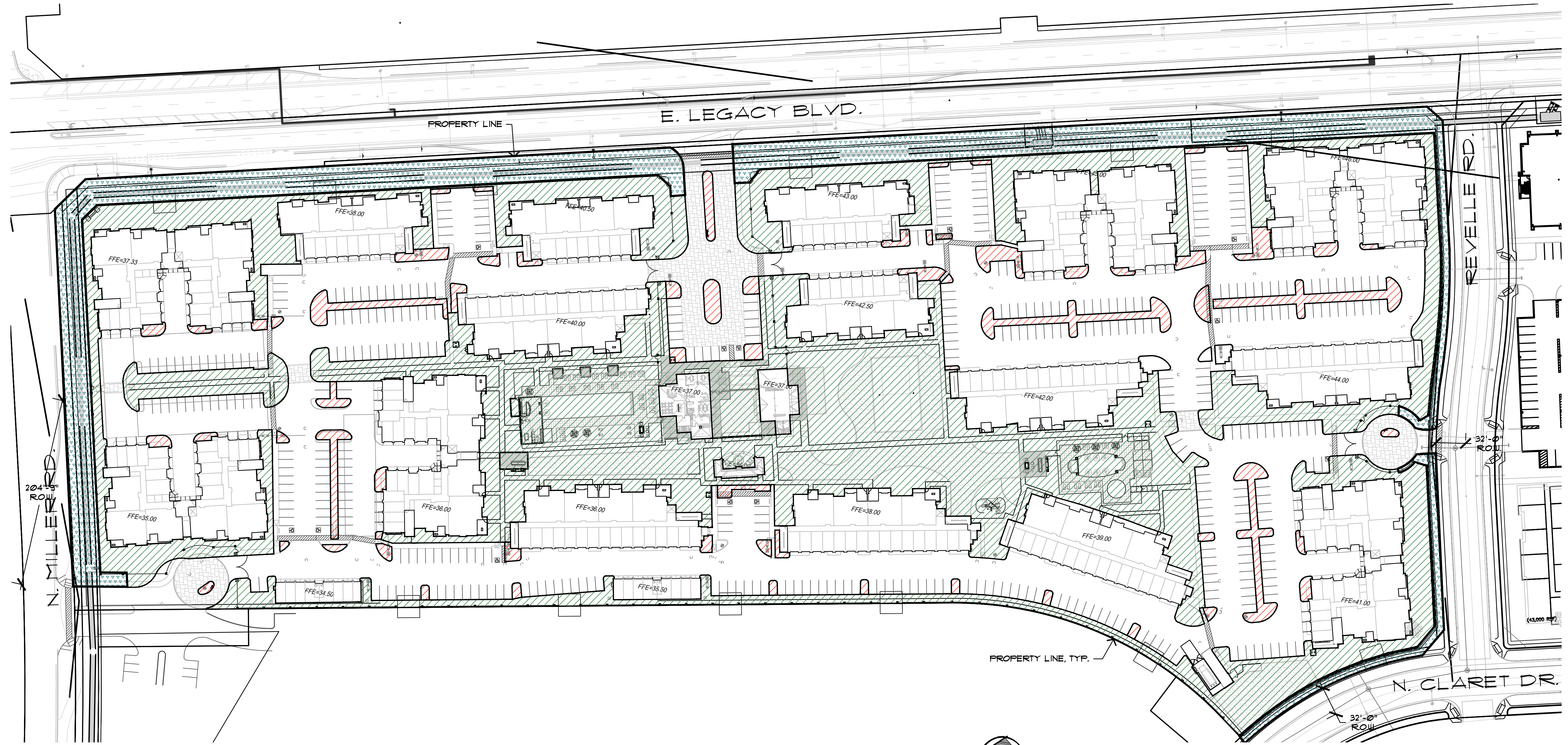


EXPIRES 06 / 30 / 2022



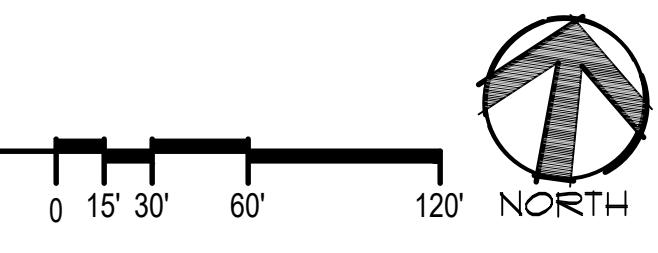
Collaborative V
Design Studio Inc.
7116 East 1st Avenue,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012

FILE: /Users/collaborative V Desktop/Landscape/Residential/Grayhawk Residences at Cavasson/ORB Submitted/CA Residences at Cavasson - Open Space.dwg USER: collaborative3 DATE: Sep. 22 2021 TIME: 05:11 pm



OPEN SPACE PLAN

SCALE: 1"=60'-0"



LANDSCAPE AREA

LANDSCAPE AREA	
NET SITE AREA :	784,286 SQ. FT.
TOTAL LANDSCAPE AREA :	219,328 SQ. FT.

PARKING AREA	
PARKING AREA :	233,911 SQ. FT.
PARKING LANDSCAPE AREA REQUIRED (10%) :	23,398 SQ. FT.
PARKING LANDSCAPE AREA PROVIDED :	21,486 SQ. FT. (12%)

OPEN SPACE AREA

OPEN SPACE REQUIRED	
NET SITE AREA :	784,286 SQ. FT.
REQUIRED COMMON OPEN SPACE (25%) :	196,071 SQ. FT.
COMMON OPEN SPACE PROVIDED :	221,321 SQ. FT. (28%)

LOCATIONS SHOWN ON OPEN SPACE PLAN

	COMMON OPEN SPACE 221,321 SQ. FT.
	PARKING LOT LANDSCAPE AREA 21,486 SQ. FT.
	FRONT OPEN SPACE 63,441 SQ. FT.

REVISIONS

REVISIONS
▲ CITY COMMENTS 09/23/2021
▲
▲
▲
▲
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▲
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▲

DRB SUBMITTAL

DATE: SEPTEMBER 23, 2021 ORB # 20-204

OSP-1

OPEN SPACE
PLAN



CONCEPTUAL LANDSCAPE SITE PLAN



CONCEPTUAL GENERAL NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS, ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30' AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
5. ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
6. THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
7. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
8. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

WATER INTENSIVE LANDSCAPE CALCULATIONS	
PERMITTED	PROVIDED
(3,000 SF. x 0.10) + (211,000 SF. x 0.05) = 11,750 SF.	(319 x 5 SF. OF COVERAGE) = 8,375 SF.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES/PALMS				
○	<i>Acacia salicina</i>	Willow Acacia	24" Box	83
○	<i>Caesalpinia cacalaco 'Smoothie'</i>	Thornless Cascalote	36" Box	36
○	<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise	24" Box	40
○	<i>Cercidium floridum</i>	Blue Palo Verde	15" Cal.	22
○	<i>Cercidium hybrid 'Desert Museum'</i>	Desert Museum Palo Verde	36" Box	35
○	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box	43
○	<i>Chilopsis linearis</i>	Desert Willow	25" Box	24
○	<i>Olneya tesota</i>	Ironwood	15" Cal.	6
○	<i>Phoenix dactylifera</i>	Date Palm	48" Box	21
○	<i>Pithecellobium flexicaule</i>	Texas Ebony	22" C.T.H.	30
○	<i>Prosopis velutina</i>	Velvet Mesquite	15" Cal.	38
○	<i>Quercus virginiana 'Cathedral'</i>	Cathedral Live Oak	36" Box	83
○	<i>Sophora secundiflora</i>	Texas Mountain Laurel	25" Cal.	13
○	Salvage Trees	Species Vary	36" Box	TBD
ACCENTS & VINES				
○	<i>Aloe barbadensis</i>	Medicinal Aloe	5-Gal	370
○	Aloe x 'Blue Elf'	Blue Elf Aloe	5-Gal	21
○	Bougainvillea	Vine Bougainvillea	15-Gal	36
○	Bignonia 'Karst'	Tangerine Beauty	15-Gal	33
○	<i>Bignonia capreolata</i>	Tangerine Beauty	5-Gal	207
○	<i>Dasyliion longissimum</i>	Toothless Spoon	Ht. Vary	13
○	<i>Fouquieria splendens</i>	Red Hesperaloe	5-Gal	12
○	Hesperaloe parviflora	Yellow Hesperaloe	5-Gal	13
○	Hesperaloe parviflora 'Yellow'	Brakelights Hesperaloe	5-Gal	212
○	Hesperaloe parviflora 'Fiesta'	Lady Slipper Plant	5-Gal	33
○	<i>Pedicularis macrocarpus</i>	Orange Jubilee Vine	15-Gal	25
○	Tecoma x 'Orange Jubilee'	Species Vary	Varies	

SHRUBS				
○	<i>Bougainvillea 'Torch Glow'</i>	Torch Glow Bougainvillea	5-Gal	274
○	<i>Bougainvillea 'Alexandra'</i>	Alexandra Bougainvillea	5-Gal	409
○	<i>Cordia parvifolia</i>	Little Leaf Cordia	5-Gal	61
○	<i>Dodonaea viscosa 'Purplea'</i>	Purple Hopsed Bush	5-Gal	201
○	<i>Eremophila hygrophana</i>	Blue Belle	5-Gal	711
○	<i>Ericameria laricifolia</i>	Turpentine Bush	5-Gal	110
○	<i>Justicia spicigera</i>	Mexican Honeysockle	5-Gal	34
○	<i>Leucophyllum frutescens 'Green Cloud'</i>	Green Cloud Sage	5-Gal	34
○	<i>Leucophyllum langmaniae 'Rio Bravo'</i>	Rio Bravo Sage	5-Gal	171
○	<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle	5-Gal	122
○	<i>Olea europaea 'Montra'</i>	Dwarf Olive	5-Gal	126
○	<i>Ruellia peninsularis</i>	Baja Ruella	5-Gal	326
○	<i>Salvia clevelandii</i>	Cleveland Sage	5-Gal	24
○	<i>Simmondsia chinensis</i>	Jojoba	5-Gal	21
○	<i>Tecoma stans</i>	Yellow Bells	5-Gal	186
○	<i>Tecoma x 'Bells of Fire'</i>	Bells of Fire	5-Gal	284
○	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	5-Gal	23
GROUND COVERS				
○	<i>Callistemon 'Little John'</i>	Little John Bottlebrush	1-Gal	292
○	<i>Eremophila glabra 'Mindens Gold'</i>	Outback Sunrise Emu	1-Gal	557
○	<i>Eremophila glabra 'Garnage'</i>	Winter Blaze Emu	1-Gal	231
○	<i>Lantana 'Dallas Red'</i>	Dallas Red Lantana	1-Gal	24
○	<i>Lantana 'New Gold'</i>	New Gold Lantana	1-Gal	336
○	<i>Lantana montevidensis</i>	Purple Lantana	1-Gal	460
○	<i>Lantana montevidensis</i>	White Lantana	1-Gal	125
○	<i>Teucrium chamaedrys 'Prostratum'</i>	Prostrate Germander	1-Gal	117
MISCELLANEOUS				
○	Seasonal Annuals	Seasonal Annuals	4" Pots	310
DECORATIVE MATERIALS				
Decomposed Granite, 'Express Gold'		1/2" Screened, 2" depth in all planting areas - 193,600 SQ. FT.		
Mid-Iron Hybrid Sod, Interior Site		- 22,445 SQ. FT. with Concrete Header - 1,525 L.F. (Including annuals border)		
Synthetic Turf - Coronado Platinum (100 oz.) by Arizona Artificial Lawns or Approved Equal		- 25,560 SQ. FT.		

PROJECT DATA TABLE

ROW. LANDSCAPE	BY OTHERS
ON-SITE LANDSCAPE	#194,119 SF.
PARKING LOT LANDSCAPE	#27,486 SF.
TOTAL LANDSCAPE	#221,605 SF.

ADDITIONAL NOTE

All proposed plant material used (excluding Lawn Areas and Active Turf Recreation Areas) is included in low water-use plants listed on the ADWR most current low water use plant list per Scottsdale Zoning Code. Refer to Chapter 49/Article VII/Division I/Section 49-246-Limitation on water intensive landscape/turf acreage for new commercial users, new industrial users and common areas of residential developments.

GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD SCOTTSDALE, AZ 85255



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EXPIRES 06 / 30 / 2022



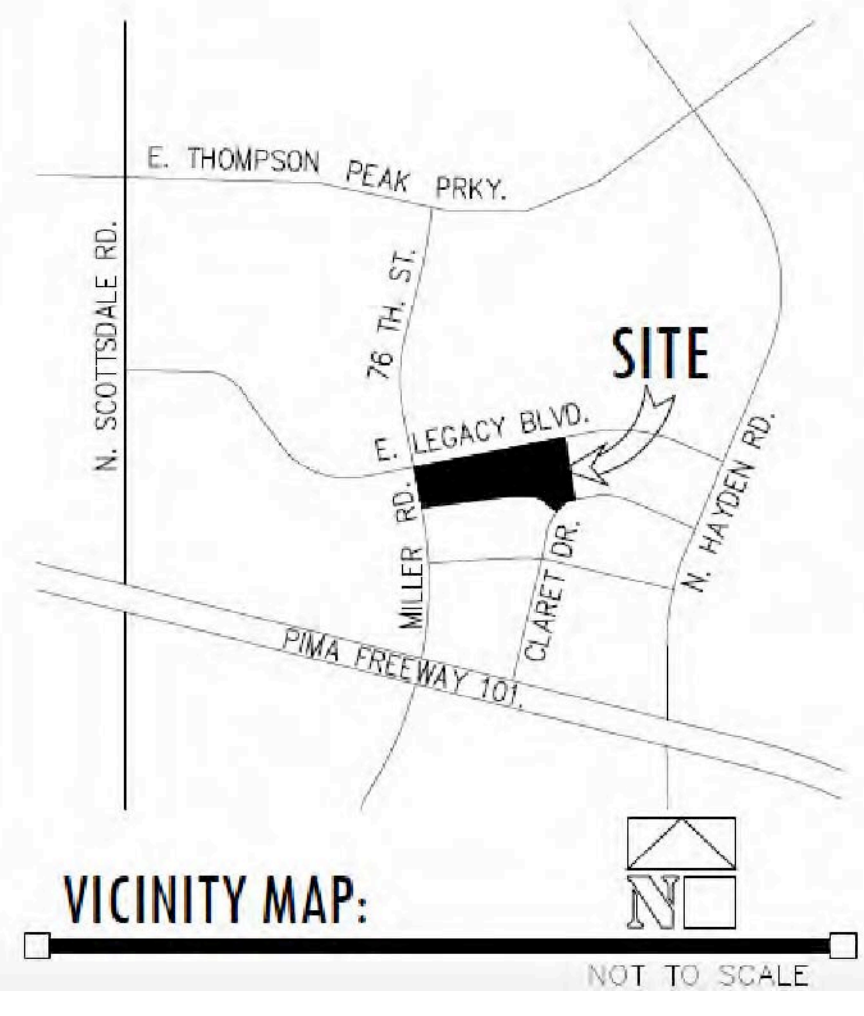
COLLABORATIVE V DESIGN STUDIO INC. 7116 EAST 1ST AVENUE, SUITE 103 SCOTTSDALE, ARIZONA 85251 OFFICE: 480-347-0590 FAX: 480-656-6012

REVISIONS

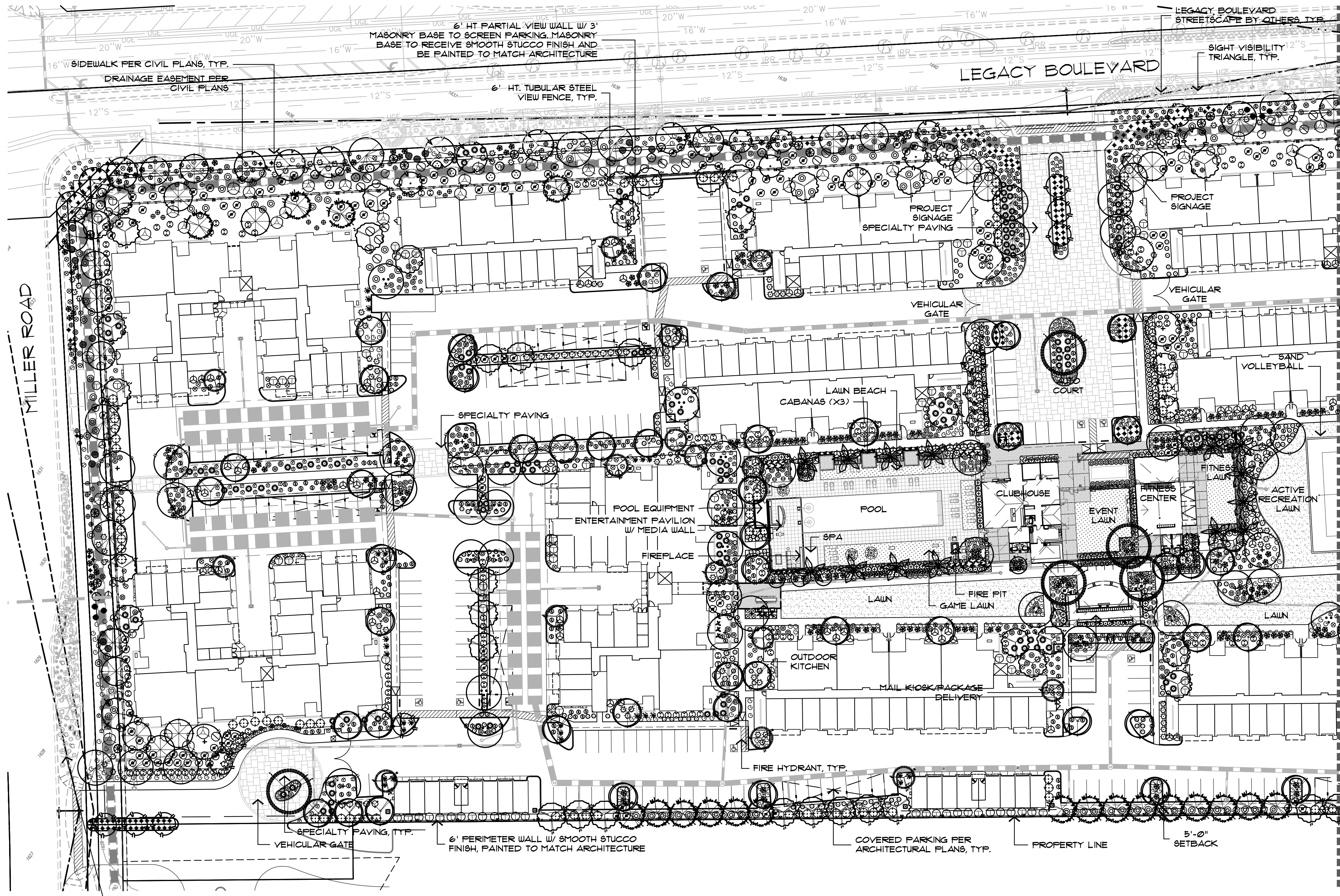
NO.	REVISION
1	CITY COMMENTS 09/23/2021

DRB SUBMITTAL DATE: SEPTEMBER 23, 2021 ORB # 20-204

CLS-1 CONCEPTUAL LANDSCAPE SITE PLAN



FILE: /Users/collaborative/V Droboc/Landscape/Alliance Residential/04 Residences at Cavasson/ORB Submitted/04 Residences at Cavasson - CLS1.dwg USER: collaborative3 DATE: Sep, 22 2021 TIME: 04:50 pm



CONCEPTUAL LANDSCAPE PLAN (WEST)

SCALE: 1" = 40'-0"



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES/PALMS				
○	Acacia salicina	Willow Acacia	24" Box	83
○	Casahelpia calalaco 'Smoothie'	Thornless Cascalote	36" Box 15" Cal.	36
○	Casahelpia mexicana	Mexican Bird of Paradise	24" Box 15" Cal.	40
○	Cercidium floridum	Blue Palo Verde	36" Box 225" Cal.	22
○	Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	24" Box 15" Cal.	35
○	Chitalpa taohkentensis	Chitalpa	36" Box 25" Cal.	23
○	Chilopsis linearis	Desert Willow	24" Box 15" Cal.	44
○	Olneya tesota	Ironwood	48" Box 22" C.T.H.	6
○	Phoenix dactylifera	Date Palm	22" C.T.H.	21
○	Pithecolobium flexicaule	Texas Ebony	24" Box 15" Cal.	30
○	Prosopis velutina	Velvet Mesquite	36" Box 25" Cal.	38
○	Quercus virginiana 'Cathedral'	Cathedral Live Oak	36" Box 25" Cal.	83
○	Sophora secundiflora	Texas Mountain Laurel	24" Box 2" Cal.	13
○	Salvage Tree	Species Vary	Varies	TBD
ACCENTS & VINES				
○	Aloe barbedensis	Medicinal Aloe	5-Gal	370
○	Aloe x 'Blue Elf'	Blue Elf Aloe	5-Gal	21
△	Bougainvillea 'Euforia Karst'	Vine Bougainvillea	15-Gal	36
▲	Bigonia capriolata	Tangerine Beauty	15-Gal	33
☀	Dasythrix longisilum	Toothless Spoon	5-Gal	207
☼	Fouquieria splendens	Ocotillo	Ht. Vary	13
☽	Hesperaloe parviflora	Red Hesperaloe	5-Gal	72
☾	Hesperaloe parviflora 'Yellow'	Yellow Hesperaloe	5-Gal	13
⊙	Hesperaloe parviflora	Brakslights Hesperaloe	5-Gal	212
⊕	Pedicularis macrocarpus	Lady Slipper Plant	5-Gal	33
⊖	Tecoma x 'Orange Jubilee'	Orange Jubilee Vine	15-Gal	25
⊗	Salvage Accent	Species Vary	Varies	
SHRUBS				
⊙	Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	5-Gal	274
⊙	Bougainvillea 'Alexandra'	Alexandra Bougainvillea	5-Gal	409
⊙	Cordia parvifolia	Little Leaf Cordia	5-Gal	61
⊙	Dodonaea viscosa	Purple Hopseed Bush	5-Gal	201
⊙	Eremophila hygrophana	Blue Bells	5-Gal	171
⊙	Ericameria laricifolia	Turpentine Bush	5-Gal	110
⊙	Justicia spicigera	Mexican Honeysuckle	5-Gal	34
⊙	Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	5-Gal	34
⊙	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5-Gal	171
⊙	Mirtus communis 'Comada'	Dwarf Myrtle	5-Gal	122
⊙	Olea europaea 'Montra'	Dwarf Olive	5-Gal	126
⊙	Ruellia peninsularis	Baja Ruellia	5-Gal	326
⊙	Salvia clevelandii	Cleveland Sage	5-Gal	24
⊙	Simmondsia chinensis	JoJoba	5-Gal	21
⊙	Tecoma stans	Yellow Bells	5-Gal	186
⊙	Tecoma x 'Bells of Fire'	Bells of Fire	5-Gal	284
⊙	Tecoma x 'Orange Jubilee'	Orange Jubilee	5-Gal	23
GROUND COVERS				
⊙	Callistemon 'Little John'	Little John Bottlebrush	1-Gal	292
⊙	Eremophila glabra 'Mindeneu Gold'	Outback Sunrise Emu	1-Gal	557
⊙	Eremophila glabra 'Carrisa'	Winter Blaze Emu	1-Gal	231
⊙	Lantana 'Dallas Red'	Dallas Red Lantana	1-Gal	24
⊙	Lantana 'New Gold'	New Gold Lantana	1-Gal	336
⊙	Lantana montevidensis	Purple Lantana	1-Gal	460
⊙	Lantana montevidensis	White Lantana	1-Gal	125
⊙	Teucrium chamaedrys 'Prostratum'	Prostrate Germander	1-Gal	117
MISCELLANEOUS				
⊙	Seasonal Annuals	Seasonal Annuals	4" Pots	310
⊙	Decomposed Granite, 'Express Gold' 1/2" Screened, 2" depth in all planting areas	-		\$193,600 SQ. FT.
⊙	Mid-Iron Hybrid Sod, Interior Site with Concrete Header	-		\$22,445.60 SQ. FT. (Including annuals border)
⊙	Synthetic Turf - Coronado Platinum (100 oz.) by Arizona Artificial Lawns or Approved Equal	-		\$5,360.00 SQ. FT.

GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD SCOTTSDALE, AZ 85255



WorldHQ@ORBArch.com



EXPIRES 06 / 30 / 2022



COLLABORATIVE V DESIGN STUDIO INC.
7116 EAST 1ST AVENUE, SUITE 103
SCOTTSDALE, ARIZONA 85251
OFFICE: 480-347-0590
FAX: 480-656-6012

REVISIONS

NO.	DATE	DESCRIPTION
1	CITY COMMENTS	09/23/2021

PROJECT DATA TABLE

ROW	LANDSCAPE	BY OTHERS
	ON-SITE LANDSCAPE	\$194,119 6F.
	PARKING LOT LANDSCAPE	\$21,486 6F.
	TOTAL LANDSCAPE	\$221,605 6F.

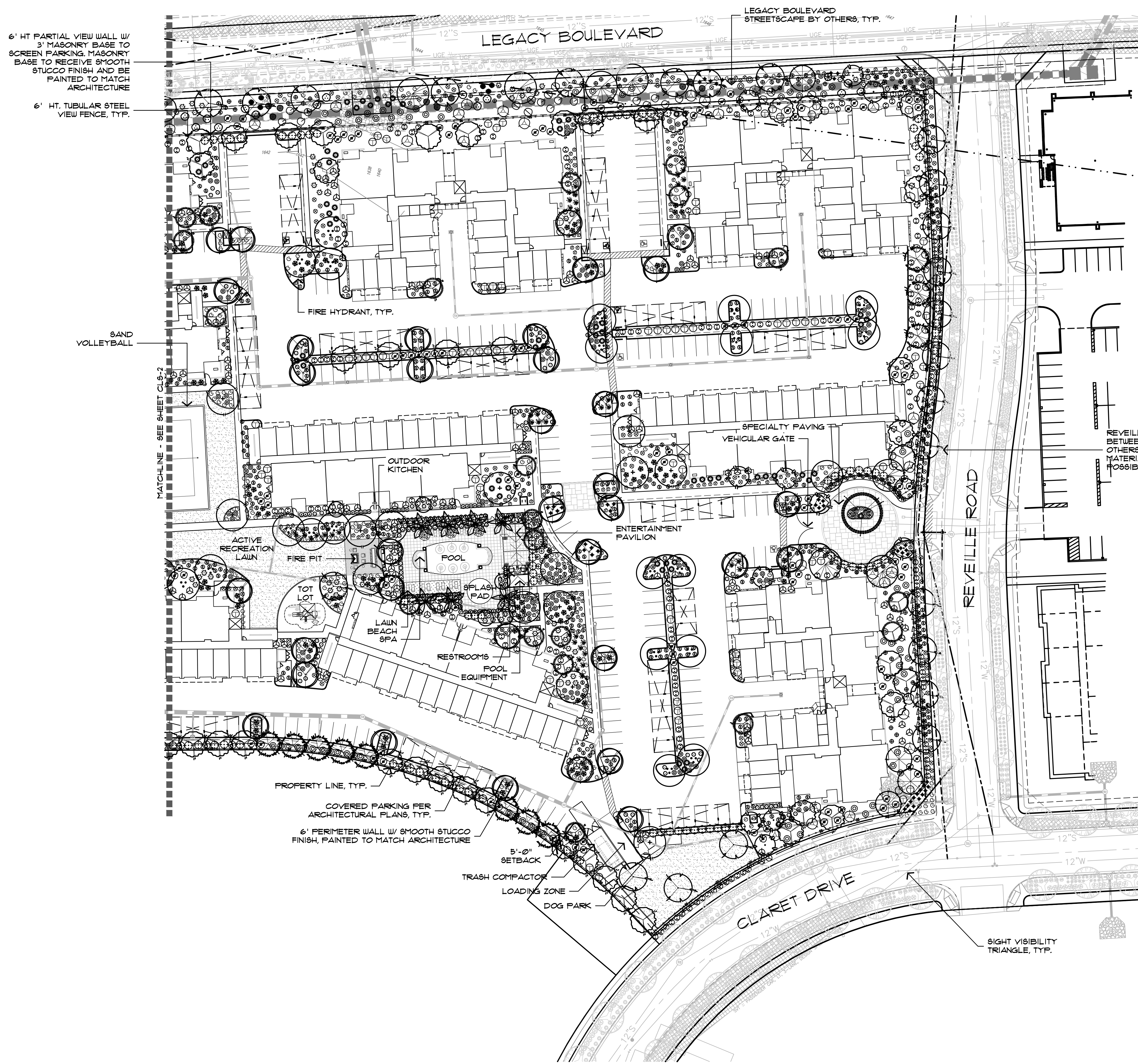
ADDITIONAL NOTE

All proposed plant material used (excluding Lawn Areas and Active Turf Recreation Areas) is included in low water-use plants listed on the ADWR most current low water use plant list per Scottsdale Zoning Code. Refer to Chapter 49/Article VII/Division I/Section 49-246-Limitation on water intensive landscape/turf acreage for new commercial users, new industrial users and common areas of residential developments.

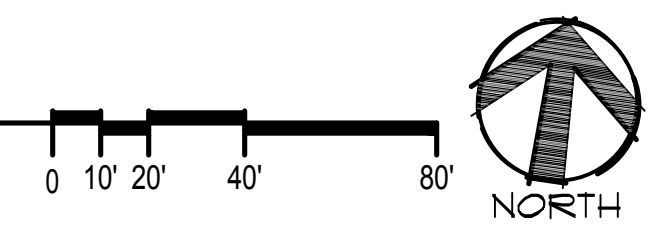
CLS-2

CONCEPTUAL LANDSCAPE PLAN

FILE: /Users/collaborative3/Projects/Grayhawk/Residential/04/Residences at Cavasson/ORB Submittal/04/Residences at Cavasson - CLS-3.dwg USER: collaborative3 DATE: Sep, 22 2021 TIME: 04:28 pm



CONCEPTUAL LANDSCAPE PLAN (EAST)
SCALE: 1" = 40'-0"



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES/PALMS				
○	Acacia salicina	Willow Acacia	24" Box	83
○	Casualpinia calalaco 'Smoothie'	Thornless Cascalote	36" Box	36
○	Casualpinia mexicana	Mexican Bird of Paradise	21" Cal.	40
○	Cercidium floridum	Blue Palo Verde	15" Box	22
○	Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	24" Box	35
○	Chitalpa tashkentensis	Chitalpa	15" Cal.	23
○	Chilopsis linearis	Desert Willow	24" Box	44
○	Olneya tesota	Ironwood	15" Cal.	6
○	Phoenix dactylifera	Date Palm	22' C.T.H.	21
○	Pithecellobium flexicaule	Texas Ebony	24" Box	30
○	Prosopis velutina	Velvet Mesquite	15" Cal.	38
○	Quercus virginiana 'Cathedral'	Cathedral Live Oak	24" Box	83
○	Sophora secundiflora	Texas Mountain Laurel	25" Cal.	13
○	Salvage Tree	Species Vary	Varies	TBD
ACCENTS & VINES				
○	Aloe barbedensis	Medicinal Aloe	5-Gal	370
○	Aloe x 'Blue Elf'	Blue Elf Aloe	5-Gal	21
○	Bougainvillea 'Euforia Karst'	Vine Bougainvillea	15-Gal	36
○	Bignonia capreolata	Tangerine Beauty	15-Gal	33
○	Dasythrin longissimum	Toothless Spoon	5-Gal	207
○	Fouquieria splendens	Ocotillo	Ht. Vary	13
○	Hesperaloe parviflora	Red Hesperaloe	5-Gal	72
○	Hesperaloe parviflora 'Yellow'	Yellow Hesperaloe	5-Gal	13
○	Hesperaloe parviflora	Brakslights Hesperaloe	5-Gal	212
○	Pedilanthus macrocarpus	Lady Slipper Plant	5-Gal	33
○	Tecoma x 'Orange Jubilee'	Orange Jubilee Vine	15-Gal	25
○	Salvage Accent	Species Vary	Varies	
SHRUBS				
○	Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	5-Gal	274
○	Bougainvillea 'Alexandra'	Alexandra Bougainvillea	5-Gal	409
○	Cordia parvifolia	Little Leaf Cordia	5-Gal	61
○	Dodonaea viscosa	Purple Hopseed Bush	5-Gal	201
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○	Ericameria laricifolia	Turpentine Bush	5-Gal	110
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○	Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	5-Gal	34
○	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5-Gal	171
○	Mirtus communis 'Compacta'	Dwarf Myrtle	5-Gal	122
○	Olea europaea 'Montra'	Dwarf Olive	5-Gal	126
○	Ruellia peninsularis	Baja Ruellia	5-Gal	326
○	Salvia clevelandii	Cleveland Sage	5-Gal	24
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GROUND COVERS				
○	Callistemon 'Little John'	Little John Bottlebrush	1-Gal	292
○	Eremophila glabra 'Mindeneu Gold'	Outback Sunrise Emu	1-Gal	557
○	Eremophila glabra 'Garnica'	Winter Blaze Emu	1-Gal	231
○	Lantana 'Dallas Red'	Dallas Red Lantana	1-Gal	24
○	Lantana 'New Gold'	New Gold Lantana	1-Gal	336
○	Lantana montevidensis	Purple Lantana	1-Gal	460
○	Lantana montevidensis	White Lantana	1-Gal	125
○	Teucrium chamaedrys 'Prostratum'	Prostrate Germander	1-Gal	117
MISCELLANEOUS				
○	Seasonal Annuals	Seasonal Annuals	4" Pots	310

PROJECT DATA TABLE

ROW	LANDSCAPE	BY OTHERS
	ON-SITE LANDSCAPE	\$194,119 S.F.
	PARKING LOT LANDSCAPE	\$21,486 S.F.
	TOTAL LANDSCAPE	\$221,605 S.F.

ADDITIONAL NOTE

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GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255

Office of Rich Barber
ORB Architecture, LLC
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EXPIRES 06/30/2022

Grayhawk Development

COLLABORATIVE V
DESIGN STUDIO INC.
7116 EAST 1ST AVENUE, SUITE 103
SCOTTSDALE, ARIZONA 85251
OFFICE: 480-347-0590
FAX: 480-656-6012

REVISIONS

- ▲ CITY COMMENTS 09/23/2021
- ▲
- ▲
- ▲
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- ▲
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DRB SUBMITTAL

DATE: SEPTEMBER 23, 2021 ORB # 20-204

CLS-3

CONCEPTUAL LANDSCAPE PLAN

FILE: D:\RESPALDO\ORBB\20-204_GH_Cavasson_MF\Cad Files\Preliminary\20204_A311_Bldg1_Elevs.dwg USER: Usuario DATE: Sep, 28, 2021 TIME: 01:10 pm

MATERIAL KEY NOTES:

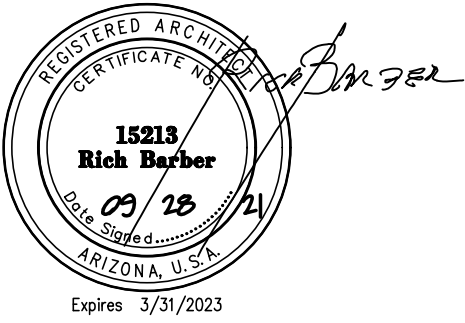
- (A) STUCCO FINISH DUNN EDWARDS - DE6213 FINE GRAIN
- (B) STUCCO FINISH DUNN EDWARDS - DE6214 PIGEON GRAY
- (C) STUCCO FINISH DUNN EDWARDS - DE6090 WESTERN RED
- (D) STUCCO FINISH DUNN EDWARDS - DE6378 JET
- (E) EXPOSED CMU MIX WITH PRECISION BLACK CANYON & TRENDSTONE BLACK CANYON
- (F) SOLSTICE STONE "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 DE626 "METAL FRINGE"
- (K) ALUMINUM WINDOW FRAME COLOR DARK BRONZE

GRAYHAWK RESIDENCES AT CAVASSON

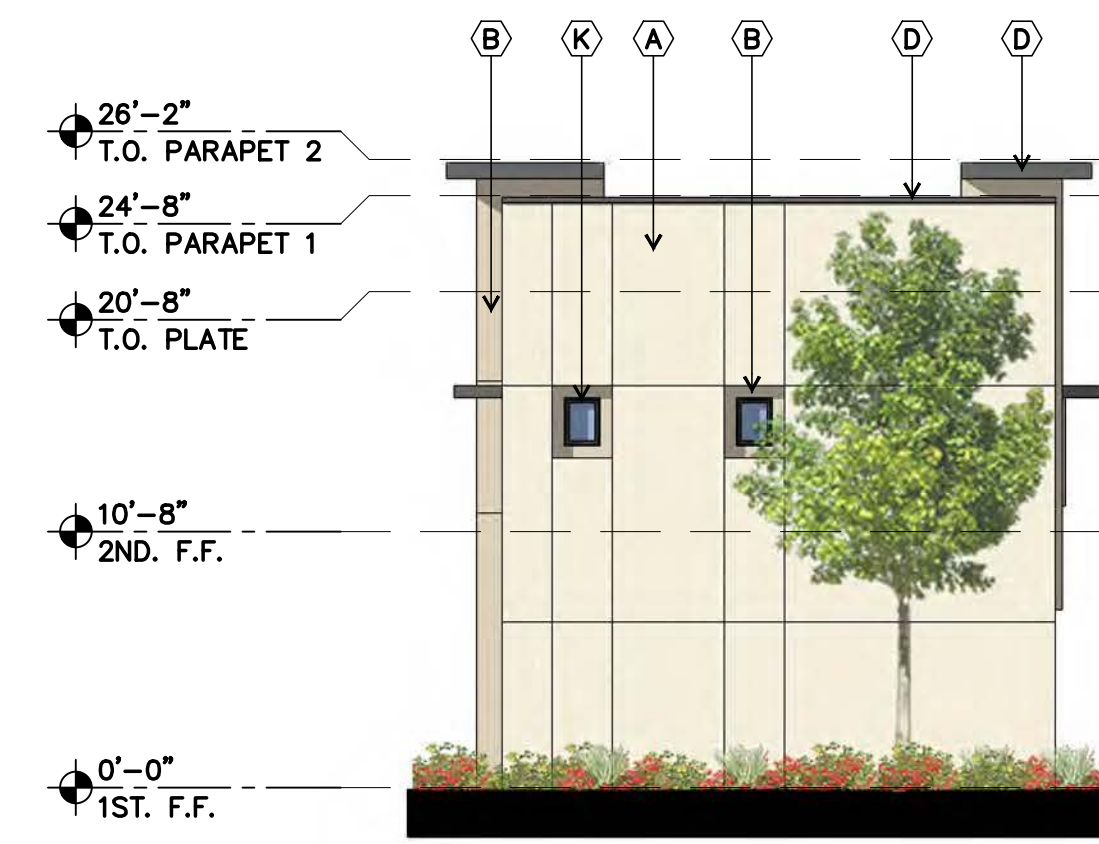
7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255



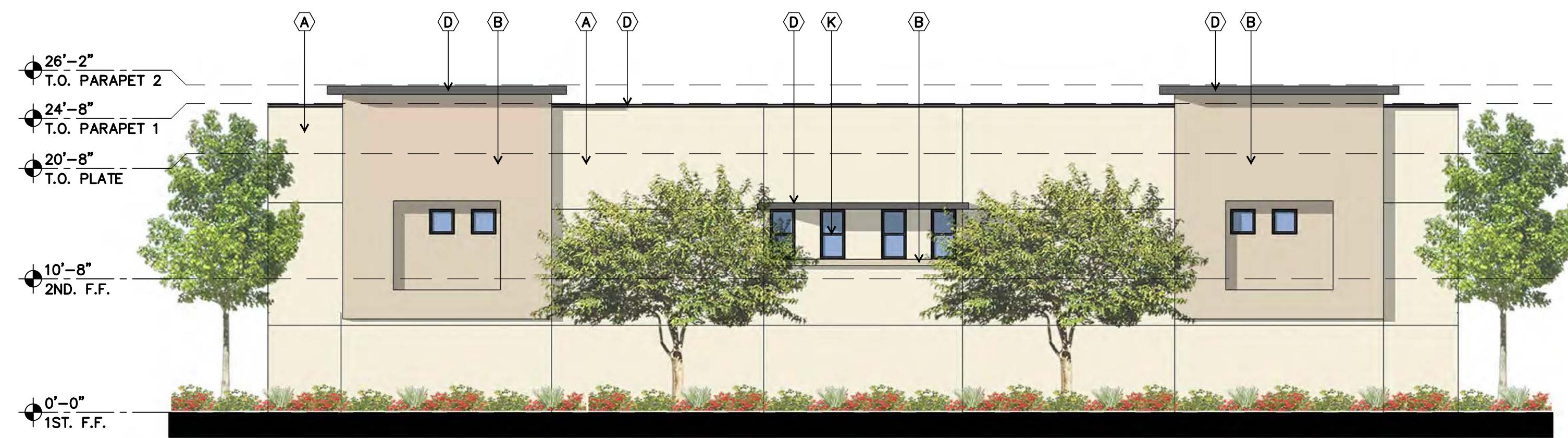
WorldHQ@ORBArch.com



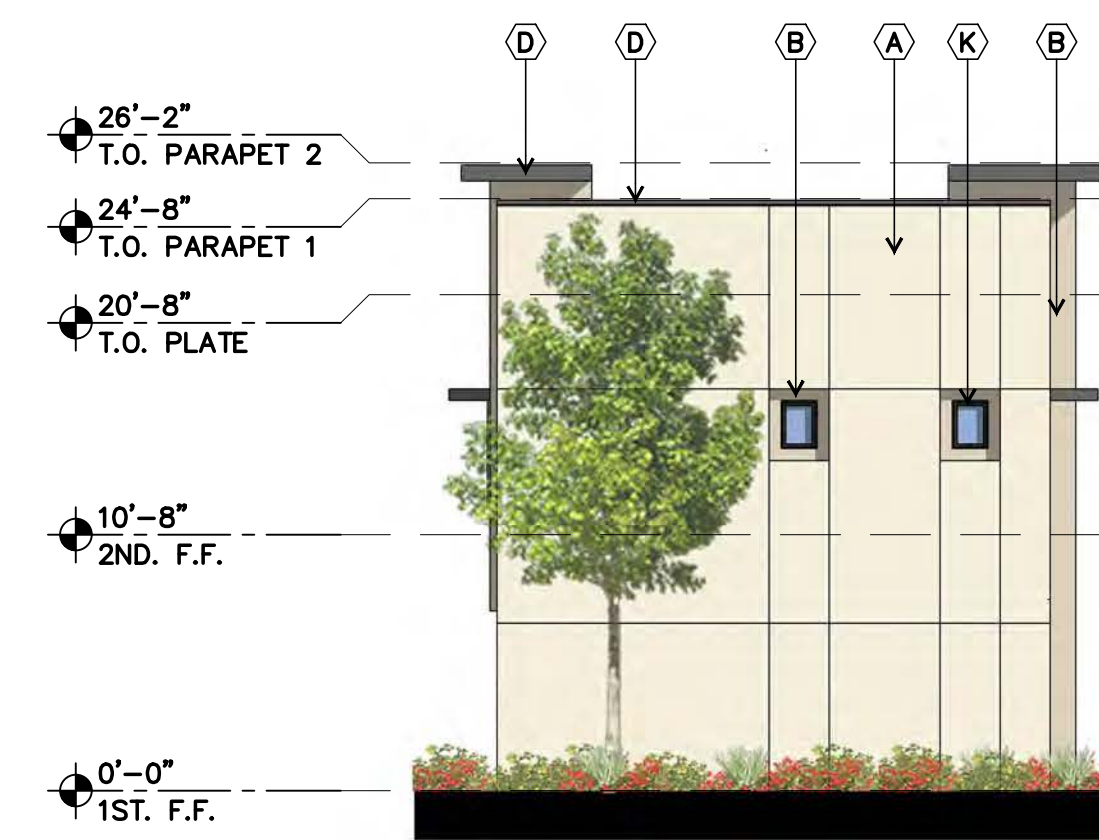
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2 BLDG 1 - RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"



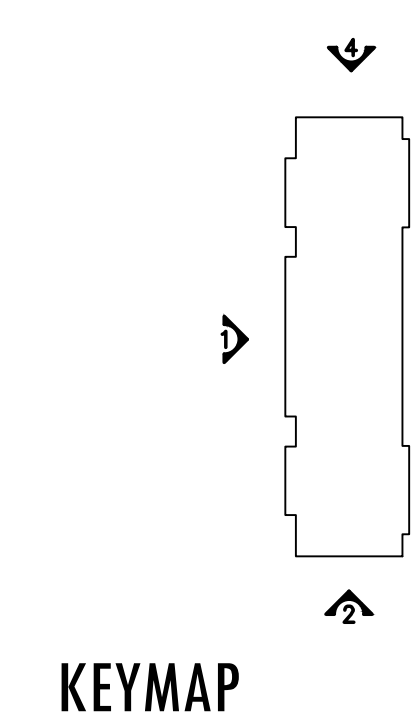
3 BUILDING 2 - REAR ELEVATION SCALE: 1/8" = 1'-0"



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

REVISIONS

NO.	DESCRIPTION



KEYMAP

DRB SUBMITTAL

DATE: SEPTEMBER 28, 2021 ORB # 20-204

A3.11

BUILDING 1 ELEVATIONS

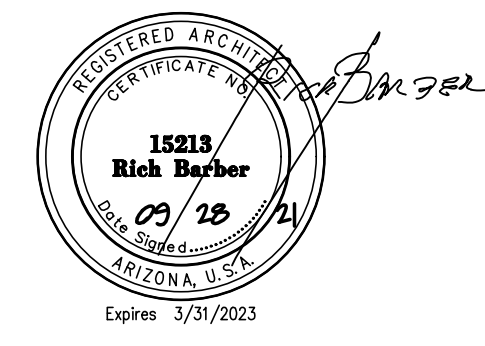
GRAYHAWK RESIDENCES AT CAVASSON

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 - 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 DE7626 "METAL FRINGE"
 - (K) ALUMINUM WINDOW FRAME COLOR DARK BRONZE



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



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



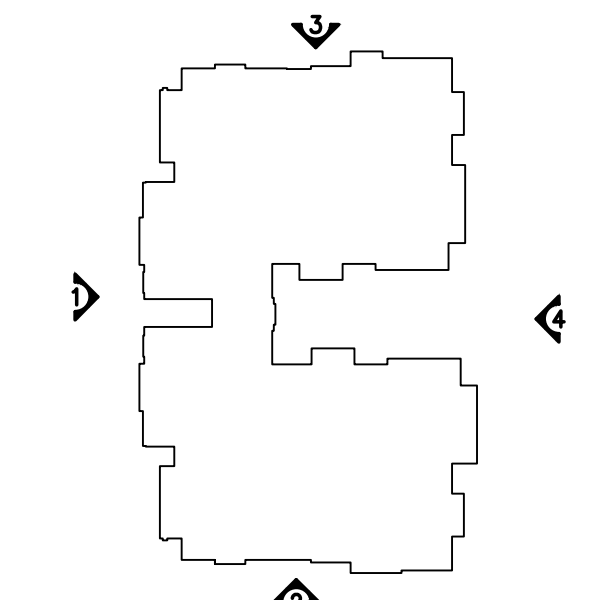
BUILDING 2 - LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

REVISIONS

NO.	DATE	DESCRIPTION



KEYMAP

DRB SUBMITTAL

DATE: SEPTEMBER 28, 2021 ORB # 20-204

A3.25

BUILDING 2 ELEVATIONS

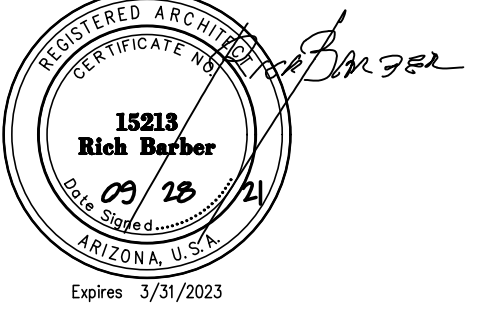
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GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255



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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"

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 & 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"
- (J) GARAGE DOORS PAINTED DUNN EDWARDS DE1626 "METAL FRINGE"
- (K) ALUMINUM WINDOW FRAME COLOR DARK BRONZE

REVISIONS

NO.	DESCRIPTION

DRB SUBMITTAL

DATE: SEPTEMBER 28, 2021 ORB # 20-204

A3.32

BUILDING 3 ELEVATIONS

KEYMAP



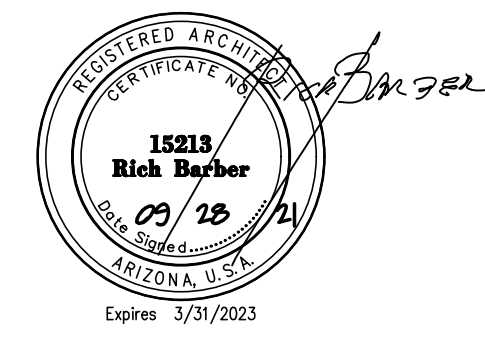
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GRAYHAWK RESIDENCES AT CAVASSON

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 - DE6090 WESTERN RED
 - (D) STUCCO FINISH DUNN EDWARDS - DE6378 JET
 - (E) EXPOSED CMU MIX WITH PRECISION BLACK CANYON & TRENDSTONE
 - (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



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



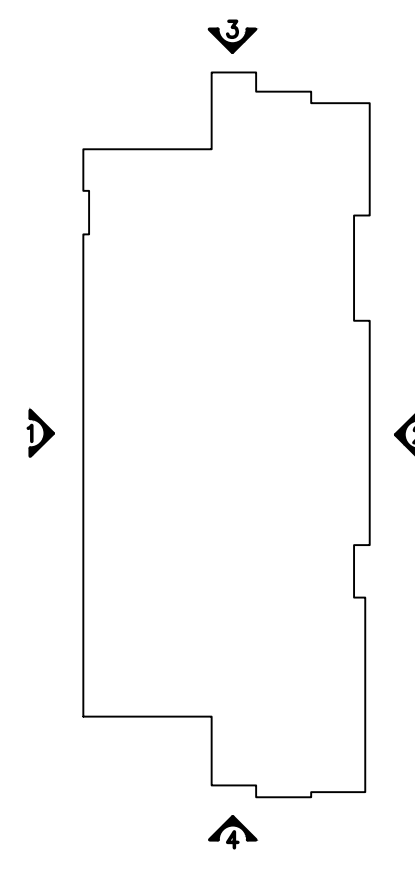
2 BLDG 4 - GARDEN ELEVATION
SCALE: 1/8" = 1'-0"



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



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



KEYMAP

REVISIONS

NO.	DATE	DESCRIPTION

DRB SUBMITTAL
DATE: SEPTEMBER 28, 2021 ORB # 20-204

A3.42

BUILDING 4 ELEVATIONS



1 PERSPECTIVE VIEW 1



2 PERSPECTIVE VIEW 2 - POOL

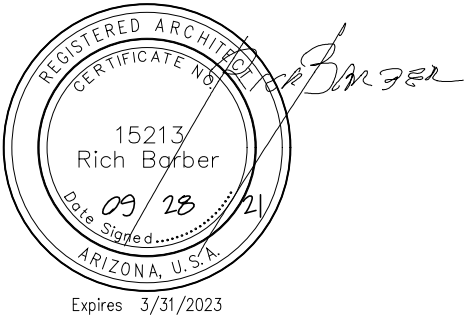
ATTACHMENT #14

**GRAYHAWK RESIDENCES
AT CAVASSON**

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255



WorldHQ@ORBArch.com



FILE: T:\04\ORB_Job_Files\20-204_CH_Cavasson_MP\CAD_Files\Preliminary\20204_A370_Perspective_Views.dwg USER: fj DATE: Sep, 28, 2021 TIME: 02:48 pm

REVISIONS

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DRB 2ND SUBMITTAL

DATE: SEPTEMBER 28, 2021 ORB # 20-204

A3.70

PERSPECTIVE VIEWS



MATERIAL/COLOR 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
- H** METAL PAINTED DE6378 "JET"
- I** STANDING SEAM METAL ROOF METAL SALES "GAUGE"
- J** GARAGE DOORS PAINTED DUNN EDWARDS DET626 "METAL FRINGE"



GH RESIDENCES AT CAVASSON
COLOR BOARD 1

ATTACHMENT #15

ORB # 20-204

09/28/2021





MATERIAL/COLOR 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
- H METAL PAINTED DE6378 "JET"
- I STANDING SEAM METAL ROOF METAL SALES "GAUGE"
- J GARAGE DOORS PAINTED DUNN EDWARDS DET626 "METAL FRINGE"

GH RESIDENCES AT CAVASSON

COLOR BOARD 2



ORB # 20-204

09/28/2021

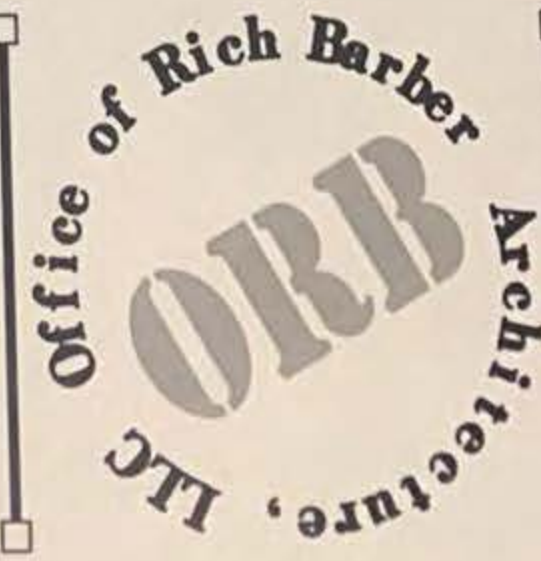
MATERIAL/COLOR KEY NOTES



- 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
- H** METAL PAINTED DE6378 "JET"
- I** STANDING SEAM METAL ROOF METAL SALES "GAUGE"
- J** GARAGE DOORS PAINTED DUNN EDWARDS DET626 "METAL FRINGE"



GH RESIDENCES AT CAVASSON COLOR BOARD 3



ORB # 20-204

09/28/2021



E EXPOSED CMU MIX WITH PRECISION BLACK CANYON & TRENDSTONE BLACK CANYON



F SOLSTICE STONE "IRONWOOD" LEDGESTONE



GH RESIDENCES AT CAVASSON

COLOR BOARD 4

ORB # 20-204

09/28/2021





① STANDING SEAM METAL ROOF METAL SALES "GAUGE"



GH RESIDENCES AT CAVASSON

COLOR BOARD 5

ORB # 20-204

09/28/2021



24-OR-2021_V2
9/29/2021

GRAYHAWK RESIDENCES AT CAVASSON

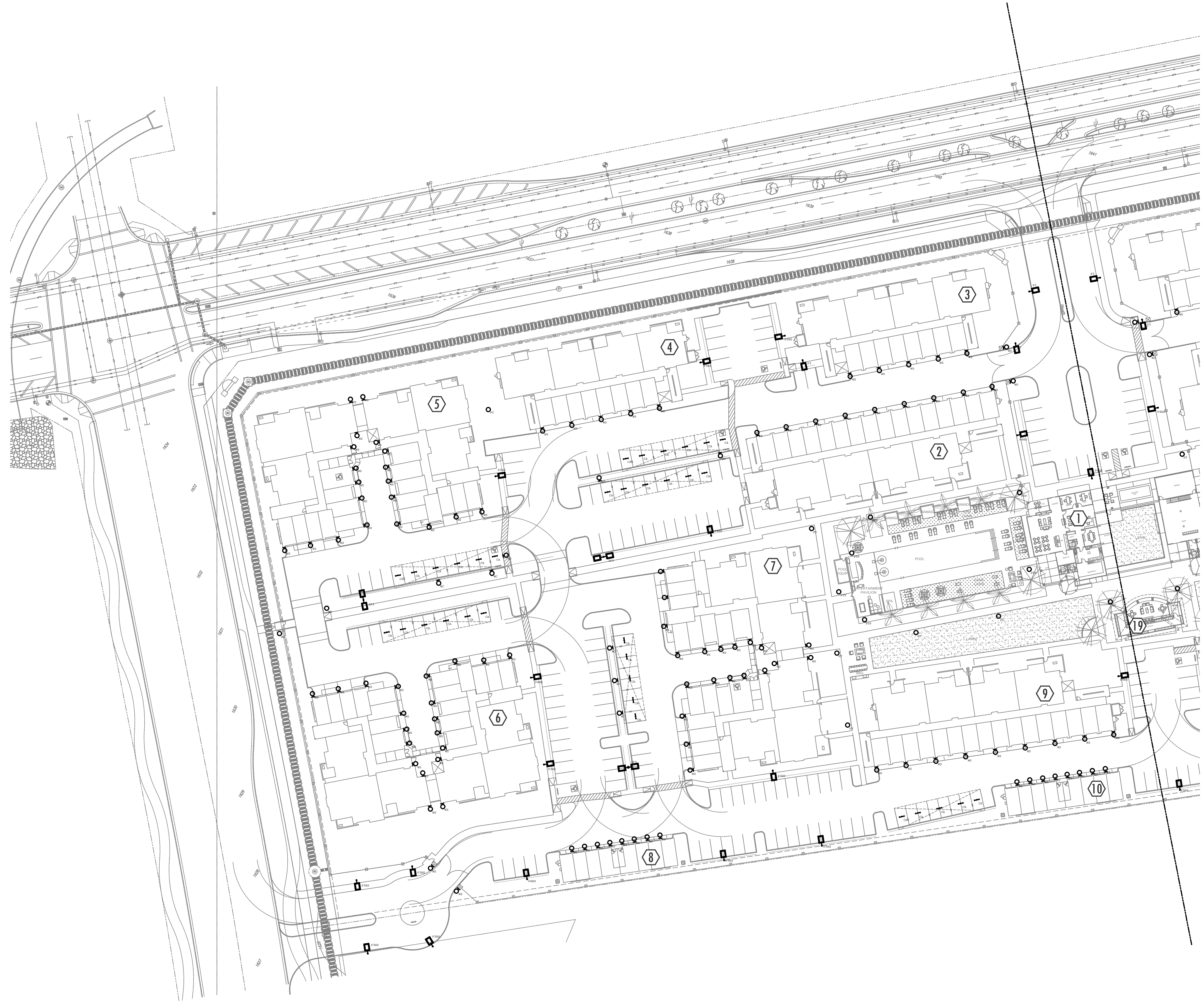
7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255



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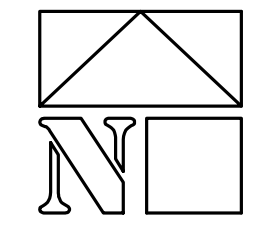


NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1558
PROJECT NO. 2020-158



ELECTRICAL SITE LIGHTING PLAN
ATTACHMENT #16

0' 1' 20' 40' 80'
SCALE: 1" = 40'-0"



REVISIONS

DRB SUBMITTAL

DATE: JUNE 16, 2021 ORB # 20-204

E1.1A

ELECTRICAL SITE
LIGHTING PLAN

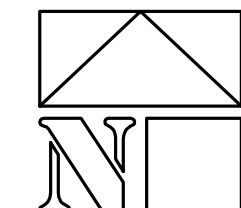
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FILE: W:\2021-100 DWGS\2021-158 - Cavasson Residences\ELEC\2021-158-E1.dwg USER: jfy DATE: Jun, 15 2021 TIME: 05:34 pm



ELECTRICAL SITE LIGHTING PLAN

0' 10' 20' 40' 80'
SCALE: 1" = 40'-0"

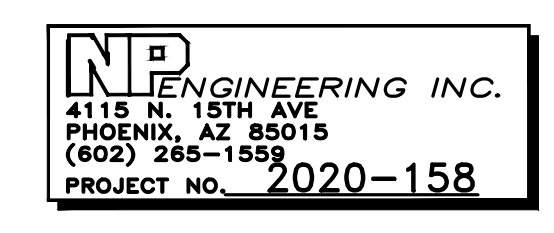


**GRAYHAWK RESIDENCES
AT CAVASSON**

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255



WorldHQ@ORBArch.com



REVISIONS

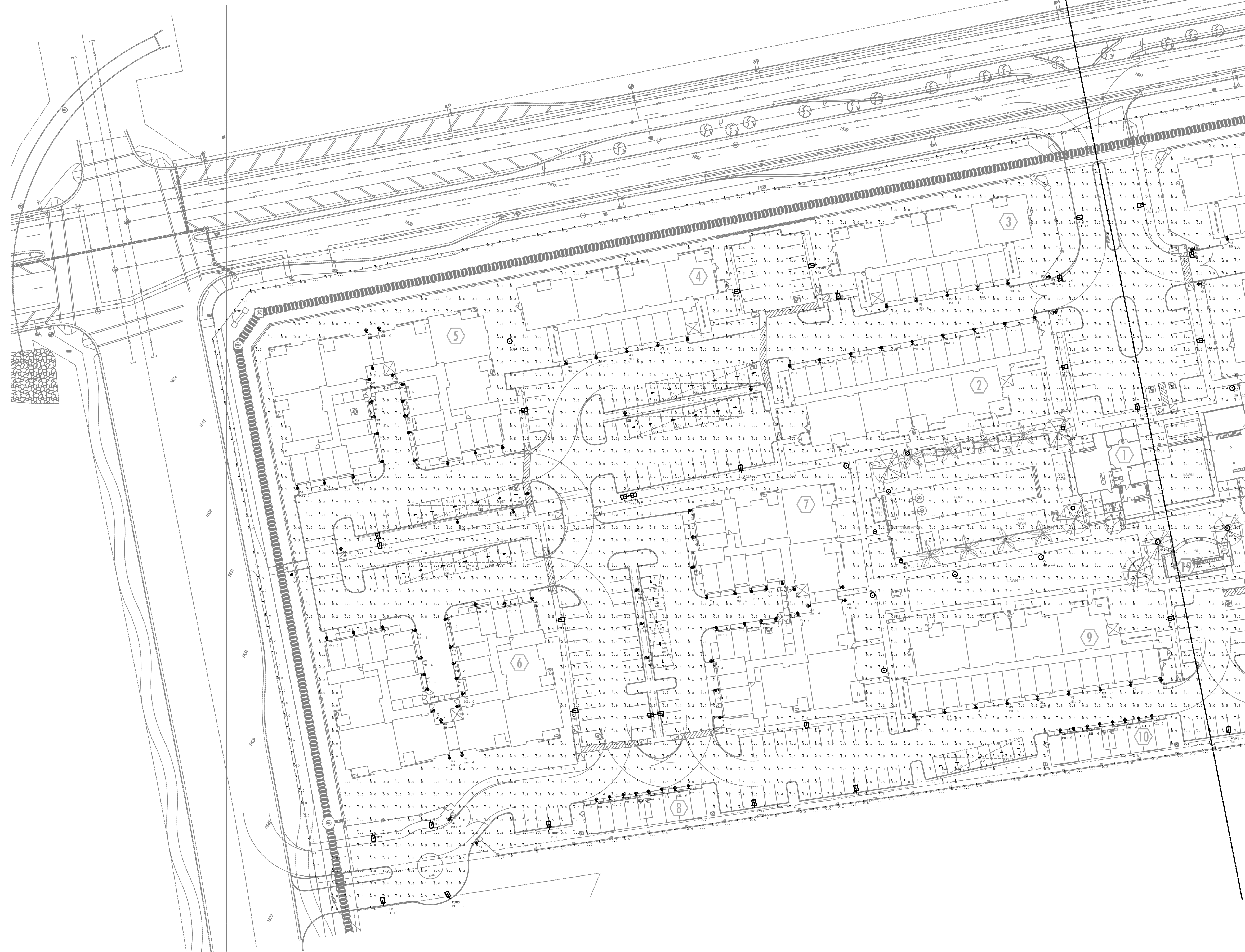
DRB SUBMITTAL

DATE: JUNE 16, 2021 ORB # 20-204

E1.1B

**ELECTRICAL SITE
LIGHTING PLAN**

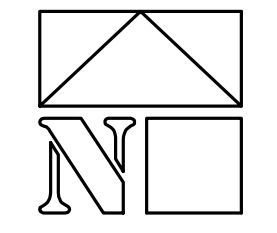
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Symbol	Qty	Label	Arrangement	HP	Description
1	1	100	100	100	100
2	2	200	200	200	200
3	3	300	300	300	300
4	4	400	400	400	400
5	5	500	500	500	500
6	6	600	600	600	600
7	7	700	700	700	700
8	8	800	800	800	800
9	9	900	900	900	900
10	10	1000	1000	1000	1000
11	11	1100	1100	1100	1100
12	12	1200	1200	1200	1200
13	13	1300	1300	1300	1300
14	14	1400	1400	1400	1400
15	15	1500	1500	1500	1500
16	16	1600	1600	1600	1600
17	17	1700	1700	1700	1700

Location	Footcandle	Foot	Max	Min	Average	Max/Min
Overall Site	11	10	1.02	0.1	0.0	0.0
Overall Court	11	10	0.02	0.0	0.0	0.0

ELECTRICAL SITE PHOTOMETRIC PLAN
 ATTACHMENT #17
 SCALE: 1" = 40'-0"



**GRAYHAWK RESIDENCES
 AT CAVASSON**
 7701 E. LEGACY BOULEVARD
 SCOTTSDALE, AZ 85255



WorldHQ@ORBArch.com



NP ENGINEERING INC.
 4115 N. 15TH AVE
 PHOENIX, AZ 85015
 (602) 265-1558
 PROJECT NO. 2020-158

REVISIONS

NO.	DATE	DESCRIPTION

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

E1.2A
 ELECTRICAL SITE
 PHOTOMETRIC PLAN

FILE: W:\2021-100 DWGS\2021-158 - Cavasson Residences\ELEC\2021-158-E1.2.dwg USER: fy DATE: Jun, 15 2021 TIME: 05:29 pm



Symbol	Label	Arrangement	WSP	Description
1	203	BYC-BNCF	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3
2	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
3	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
4	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
5	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
6	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
7	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
8	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
9	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
10	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
11	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
12	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
13	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
14	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
15	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
16	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
17	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
18	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V
19	203	BYC	0.550	SIGNIFY GARDEN BCP-B-322-1A-WR-02-3-10V

Calculation Summary	Fixture Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall	BYC	75	1.62	3.1	0.0	37.5	37.5
Overall	BYC	75	2.02	3.4	0.0	37.5	37.5
Volleyball Court	BYC	75	9.74	29.7	1.0	11.63	11.63

GRAYHAWK RESIDENCES AT CAVASSON

7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255



WorldHQ@ORBArch.com



NP ENGINEERING INC.
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PHOENIX, AZ 85015
(602) 265-1558
PROJECT NO. 2020-158

REVISIONS

No.	Description

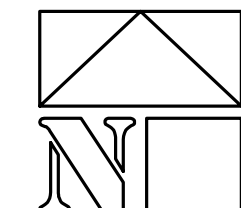
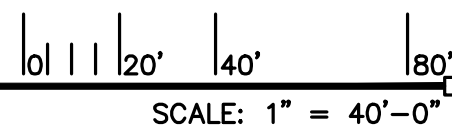
DRB SUBMITTAL

DATE: JUNE 16, 2021 ORB # 20-204

E1.2B

ELECTRICAL SITE
PHOTOMETRIC PLAN

ELECTRICAL SITE PHOTOMETRIC PLAN



GARDCO
by @ignify

Site & Area
EcoForm
ECF-S - small area light

Project: _____
Location: _____
Cat.No: **ECF-332L1AWW-G2ARUNVD**
Type: **P3P3HS**
Lamps: Qty: _____
Notes:

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color/Generation	Mounting	Distribution	Voltage	Options															
ECF-S	32L	100V	555	WW-G2	AR	Type 2	120	120V	DO	0-10V External dimming (by others)	IMR3	PCB Photocontrol Button ¹⁹	Feeling	Square Pole Adapter Included in standard product	Textured							
ECF-S	32L	100V	555	WW-G2	AR	Type 2	120	120V	DO	0-10V External dimming (by others)	IMR3	PCB Photocontrol Button ¹⁹	Feeling	Square Pole Adapter Included in standard product	Textured							
																2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module
																2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module
																2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module

1. BL-IMR3/7 equipped with out-boarded sensor housing when voltage is HVU (247-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with motion sensor.
5. Not available with photocentral.
6. Not available in 120 or 277V.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocentral separately with TLR05/7.
12. Not available with SF and WS. RPAs provided with black finish standard.
13. Available only in 120 or 277V.
14. HIS not available with Type 5 and SW options.
15. Not available with DO, DCC, and FAW dimming control options.
16. Not available with DO, DCC, FAW and LCL dimming control options.
17. Must specify a motion sensor lens.
18. Not available with DO, DCC, and FAW dimming control options.
19. Dimming will not be connected to NEMA receptacle if ordering with other control options.
20. Limited to a maximum of 45 degrees aiming above horizontal.
21. Not available with motion sensor.
22. Not available with photocentral.
23. Not available with SF and WS. RPAs provided with black finish standard.

GARDCO
by @ignify

Site & Area
EcoForm
ECF-S - small area light

Project: _____
Location: _____
Cat.No: **ECF-332L1AWW-G2ARUNVD**
Type: **P4**
Lamps: Qty: _____
Notes:

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color/Generation	Mounting	Distribution	Voltage	Options															
ECF-S	32L	100V	555	WW-G2	AR	Type 2	120	120V	DO	0-10V External dimming (by others)	IMR3	PCB Photocontrol Button ¹⁹	Feeling	Square Pole Adapter Included in standard product	Textured							
ECF-S	32L	100V	555	WW-G2	AR	Type 2	120	120V	DO	0-10V External dimming (by others)	IMR3	PCB Photocontrol Button ¹⁹	Feeling	Square Pole Adapter Included in standard product	Textured							
																2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module
																2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module
																2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module

1. BL-IMR3/7 equipped with out-boarded sensor housing when voltage is HVU (247-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with motion sensor.
5. Not available with photocentral.
6. Not available in 120 or 277V.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocentral separately with TLR05/7.
12. Not available with SF and WS. RPAs provided with black finish standard.
13. Available only in 120 or 277V.
14. HIS not available with Type 5 and SW options.
15. Not available with DO, DCC, and FAW dimming control options.
16. Not available with DO, DCC, FAW and LCL dimming control options.
17. Must specify a motion sensor lens.
18. Not available with DO, DCC, and FAW dimming control options.
19. Dimming will not be connected to NEMA receptacle if ordering with other control options.
20. Limited to a maximum of 45 degrees aiming above horizontal.
21. Not available with motion sensor.
22. Not available with photocentral.
23. Not available with SF and WS. RPAs provided with black finish standard.

GARDCO
by @ignify

Site & Area
EcoForm
ECF-S - small area light

Project: _____
Location: _____
Cat.No: **ECF-332L1AWW-G2ARUNVD**
Type: **P4**
Lamps: Qty: _____
Notes:

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color/Generation	Mounting	Distribution	Voltage	Options															
ECF-S	32L	100V	555	WW-G2	AR	Type 2	120	120V	DO	0-10V External dimming (by others)	IMR3	PCB Photocontrol Button ¹⁹	Feeling	Square Pole Adapter Included in standard product	Textured							
ECF-S	32L	100V	555	WW-G2	AR	Type 2	120	120V	DO	0-10V External dimming (by others)	IMR3	PCB Photocontrol Button ¹⁹	Feeling	Square Pole Adapter Included in standard product	Textured							
																2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module
																2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module
																2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module

1. BL-IMR3/7 equipped with out-boarded sensor housing when voltage is HVU (247-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with motion sensor.
5. Not available with photocentral.
6. Not available in 120 or 277V.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocentral separately with TLR05/7.
12. Not available with SF and WS. RPAs provided with black finish standard.
13. Available only in 120 or 277V.
14. HIS not available with Type 5 and SW options.
15. Not available with DO, DCC, and FAW dimming control options.
16. Not available with DO, DCC, FAW and LCL dimming control options.
17. Must specify a motion sensor lens.
18. Not available with DO, DCC, and FAW dimming control options.
19. Dimming will not be connected to NEMA receptacle if ordering with other control options.
20. Limited to a maximum of 45 degrees aiming above horizontal.
21. Not available with motion sensor.
22. Not available with photocentral.
23. Not available with SF and WS. RPAs provided with black finish standard.

GARDCO
by @ignify

Site & Area
PureForm
PPT post top with comfort optics

Project: _____
Location: _____
Cat.No: **PP1-140L-450-NW-G2-5-UNV**
Type: **PPT**
Lamps: Qty: _____
Notes:

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

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

Prefix	Number of LEDs	Drive Current	LED Color/Generation	Mounting	Distribution	Voltage	Options														
PPT	140L	140 LEDs	450	WW-G2	T3	120	120V	DO	0-10V External dimming (by others)	IMR3	PCB Photocontrol Button ¹⁹	Feeling	Square Pole Adapter Included in standard product	Textured							
PPT	140L	140 LEDs	450	WW-G2	T3	120	120V	DO	0-10V External dimming (by others)	IMR3	PCB Photocontrol Button ¹⁹	Feeling	Square Pole Adapter Included in standard product	Textured							
															2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module
															2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module
															2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module

1. 155L, 167S, and 200MA not available with emergency battery backup (EBP).
2. 200MA not available with emergency battery backup cold weather (EBPC).
3. Extended lead times apply. Contact factory for details.
4. Not available with other control options.
5. Not available with motion sensor.
6. Not available with photocentral.
7. Not available in 347 or 480V.
8. Available only in 120 or 277V.
9. Must specify a motion sensor lens.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V.
12. Not available with DO and FAW dimming control options.
13. Not available with DO and FAW dimming control options.
14. Must specify a motion sensor lens.
15. Cannot be combined with HVU and BL-IMR3.

GARDCO
by @ignify

Site & Area
PureForm
PPT post top with comfort optics

Project: _____
Location: _____
Cat.No: **PP1-140L-450-NW-G2-5-UNV**
Type: **PPT**
Lamps: Qty: _____
Notes:

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

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

Prefix	Number of LEDs	Drive Current	LED Color/Generation	Mounting	Distribution	Voltage	Options														
PPT	140L	140 LEDs	450	WW-G2	T3	120	120V	DO	0-10V External dimming (by others)	IMR3	PCB Photocontrol Button ¹⁹	Feeling	Square Pole Adapter Included in standard product	Textured							
PPT	140L	140 LEDs	450	WW-G2	T3	120	120V	DO	0-10V External dimming (by others)	IMR3	PCB Photocontrol Button ¹⁹	Feeling	Square Pole Adapter Included in standard product	Textured							
															2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module
															2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module
															2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module

1. 155L, 167S, and 200MA not available with emergency battery backup (EBP).
2. 200MA not available with emergency battery backup cold weather (EBPC).
3. Extended lead times apply. Contact factory for details.
4. Not available with other control options.
5. Not available with motion sensor.
6. Not available with photocentral.
7. Not available in 347 or 480V.
8. Available only in 120 or 277V.
9. Must specify a motion sensor lens.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V.
12. Not available with DO and FAW dimming control options.
13. Not available with DO and FAW dimming control options.
14. Must specify a motion sensor lens.
15. Cannot be combined with HVU and BL-IMR3.

GARDCO
by @ignify

Site & Area
PureForm
PPT post top with comfort optics

Project: _____
Location: _____
Cat.No: **PP1-140L-450-NW-G2-5-UNV**
Type: **PPT**
Lamps: Qty: _____
Notes:

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

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

Prefix	Number of LEDs	Drive Current	LED Color/Generation	Mounting	Distribution	Voltage	Options														
PPT	140L	140 LEDs	450	WW-G2	T3	120	120V	DO	0-10V External dimming (by others)	IMR3	PCB Photocontrol Button ¹⁹	Feeling	Square Pole Adapter Included in standard product	Textured							
PPT	140L	140 LEDs	450	WW-G2	T3	120	120V	DO	0-10V External dimming (by others)	IMR3	PCB Photocontrol Button ¹⁹	Feeling	Square Pole Adapter Included in standard product	Textured							
															2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module
															2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module
															2-90	240 240V	320	CC Dual Circuit Control (CC) - Factory Default	IMR7	TLR05	Double Pole Module

1. 155L, 167S, and 200MA not available with emergency battery backup (EBP).
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8. Available only in 120 or 277V.
9. Must specify a motion sensor lens.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V.
12. Not available with DO and FAW dimming control options.
13. Not available with DO and FAW dimming control options.
14. Must specify a motion sensor lens.
15. Cannot be combined with HVU and BL-IMR3.

GRAYHAWK RESIDENCES AT CAVASSON

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REGISTERED PROFESSIONAL ENGINEER
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EXPIRES: 12/31/2024

NIP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1558
PROJECT NO. 2020-158

REVISIONS

Rev	Description

DRB SUBMITTAL


DATE: JUNE 16, 2021 ORB # 20-204

E1.3

ELECTRICAL SITE LIGHTING CUT-SHEETS

Stonco by @ignify

Wall mount
LytePro
LPW7 small wall sconce



Project: _____
Location: _____
Cat.No: **LPW7-10-WW-G3-2-UNV**
Type: **WC**
Lamps: Qty: _____
Notes: _____

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

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

Prefix	Wattage	LED Color/Gen	Distribution	Voltage	Options	Photocontrol	Location	Finish
LPW7	10	10W	2	120	120V	---	None	BK
LytePro 7 LED small wall sconce	10W	NW-G3 Neutral White 4000K 70 CRI Generation 3 WW-G3 Warm White 3000K 70 CRI Generation 3	Type 2	120V 208V 240V 277V UNV 120-277V (50/60Hz)	None Photocontrol Button ¹	BAC ² Meets the requirements of the Buy American Act of 1933 (BAA)	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray	
Customer specified								
RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024)								
CC Custom color (Must supply color chip for required factory quote)								

Stocked luminaires - Ordering guide

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

Stocked accessories - Ordering guide (Must be ordered separately)³

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

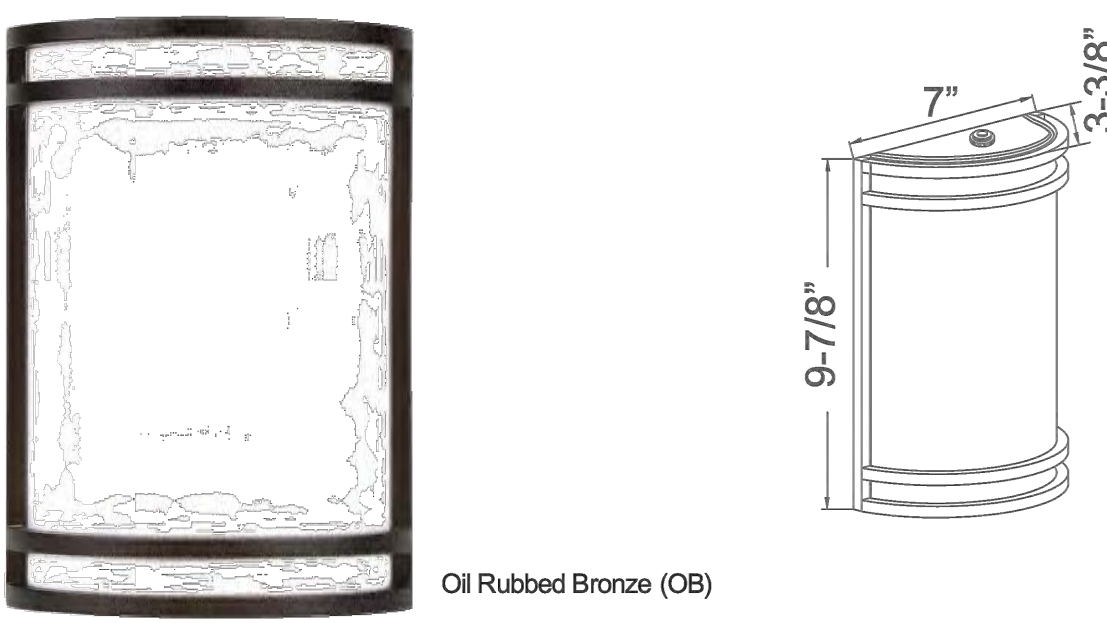
¹ Must specify voltage.
² Other colors available upon request as made-to-order.
³ Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
⁴ Consult Signify to confirm whether specific accessories are BAA-compliant.

LPW7_LytePro_sconce 04/21 page 1 of 3

4404
120V

Catalog #: 4404-OB
Project: _____
Prepared by: _____
Type: WS
Date: _____

Outdoor Wall Sconce, Wet Listed



Oil Rubbed Bronze (OB)

DESCRIPTION
This outdoor, wet listed wall sconce has a white acrylic lens for soft, glare free illumination. The ideal choice for outdoor applications for building-mounted doorway and pathway illumination. The integrated photocell and LEDs allow for a long life and maximum energy savings.

DESIGN FEATURES

Construction

- Durable steel frame
- Acrylic lens to diffuse glare and improve distribution

Certifications

- cETLus listed for wet location
- 5 Year Limited Warranty

Electrical

- 120V
- 50,000 hour projected life
- 3000K | 80 CRI
- 15W | 800 lms
- Operating temperature: -4°F (-20°C) to 104°F (40°C)
- Integrated photocell

ORDERING GUIDE Example: 4404OB

Model #	Finish
4404	OB : Oil Rubbed Bronze


TEL: 800.937.6925 | Fax: 800.207.9509 | www.rplighting.com

Specifications and dimensions subject to change without notice.

11/5/2020 R2 RP LIGHTING FANS

Stonco by @ignify

Wall mount
LytePro
LPW32 large wall sconce



Project: _____
Location: _____
Cat.No: **LPW32-60-WW-G3-4-UNV**
Type: **WAA**
Lamps: Qty: _____
Notes: _____

Stonco LytePro LED large wall sconce LPW32 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW32 is ideal for building perimeters and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Ordering guide Example: LPW32-70-NW-G3-3-120-PCB-BZ

Prefix	Wattage	LED Color/Gen	Distribution	Emergency	Voltage	Options	Photocontrol	Location	Finish
LPW32	70	70W	2	---	120	---	None	---	BK
LytePro 32 LED Large Wall Sconce	70W 90W 90W	NW-G3 Neutral White 4000K 70 CRI Generation 3 WW-G3 Warm White 3000K 70 CRI Generation 3	Type 2 Type 3 Type 4	None EBP Emergency Battery Pack ^{1,2}	120V 208V 240V 277V 347V 480V UNV 120-277V (50/60Hz) HVV 347-480V (50/60Hz)	None Photocontrol Button ^{1,3}	BAC ² Meets the requirements of the Buy American Act of 1933 (BAA)	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) CC Custom color (Must supply color chip for required factory quote)	

Options

Dimming controls FAWs Field Adjustable Wattage Selector⁴
BL Bi-level functionality^{5,6}

Motion sensing IMRIS Motion sensor #3 Lens^{7,8}

Photocontrol PCB Photocontrol Button^{1,3}

Location BAC² Meets the requirements of the Buy American Act of 1933 (BAA)

Finish BK Black
WH White
BZ Bronze
DGY Dark Gray
MGY Medium Gray
Customer specified
RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024)
CC Custom color (Must supply color chip for required factory quote)

Stocked luminaires - Ordering guide

Catalog Number	Description	Master Pack Qty	UPC Code
LPW32-G3-8-DGY	LPW32, 70W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	3	622252813889
LPW32-G3-8-BZ	LPW32, 70W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	3	622252813896

Stocked accessories - Ordering guide (Must be ordered separately)³


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

¹ Emergency battery backup (EBP) available with 50W configuration only
² Not available in 347 or 480V
³ Not available with BL, FAWs or PCB
⁴ Not available with other control options.
⁵ Available only with BL dimming option
⁶ Must specify voltage.
⁷ Other colors available upon request as made-to-order
⁸ Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
⁹ Consult Signify to confirm whether specific accessories are BAA-compliant.

LPW32_LytePro_sconce 04/21 page 1 of 3

GARDCO by @ignify

Site & Area
PureForm
LED bollard



TYPE BO

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

Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

Ordering guide Example: PBL-42-14L-450-NW-G2-5-UNV

Prefix	Shaft Height	Number of LEDs	Shaft Diameter	LED Color - Generation	Distribution	Emergency	Voltage
PBL	36"	14	140	100mA	---	---	120
PureForm bollard	Standard Shaft 36" Standard Shaft 42" Standard Shaft 60"	14 LEDs (full ring)	140 200 350	100mA 200mA 350mA	NW-G2 Neutral White 4000K, 70 CRI Generation 2 CW-G2 Cool White 5000K, 70 CRI Generation 2	Leave blank for no battery EBP Emergency battery	120 208 240 277 347 480 UNV 120-277V (50/60Hz)

Options

Dimming controls DD 0-10V External dimming (by others)^{1,2}
FAW Field Adjustable^{3,4}
SW Interface module for SiteWise^{4,5,6}
LLC Wireless controls without PIR sensor^{1,3,4}
BL Bi-level functionality with motion sensor^{1,3}

Motion sensing IMRI Integral Infrared^{7,8}

Photocontrol PCB Photocontrol Button^{9,10}

Electrical F1 Single (120, 277, 347VAC)¹¹
F2 Double (208, 240, 480VAC)¹¹
F3 Canadian Double Pole (208, 240, 480VAC)¹¹

Finish Textured
BK Black
WH White
BZ Bronze
DGY Dark Gray
MGY Medium Gray
Customer specified
RAL Specify optional color or RAL (ex: RAL7024)
CC Custom color (Must supply color chip for required factory quote)

Dynamic Dimmer: Automatic Profile Dimming¹²

CS50	Security 50% Dimming, 7 hours
CM50	Medium 50% Dimming, 8 hours
CS30	Security 30% Dimming, 7 hours
CM30	Medium 30% Dimming, 8 hours

Surge Protection (CSLA standard)


SP2	Increased 20kA
GFCI	Ground Fault Interrupt Outlet ¹³

¹ Extended lead times apply. Contact factory for details.
² Not available with photocontrol.
³ Available in 120V or 277V only.
⁴ Not available with other control options.
⁵ Not available with motion sensor.
⁶ Not available with BL dimming control.
⁷ Not available with SW, LLC, and CU/CM.
⁸ Not available with other control options.
⁹ Not available with SW or LLC.
¹⁰ Available in 120V only.
¹¹ Not available in 347 or 480V.
¹² Not available in 100, 200, and 1000mA.
¹³ Not available with SW or LLC.

PBL_PureForm_bollard 05/20 page 1 of 5

Stonco by @ignify

Wall mount
LytePro
LPW16 medium wall sconce



Project: _____
Location: _____
Cat.No: **LPW16-60-WW-G3-4**
Type: **WAB**
Lamps: Qty: _____
Notes: _____

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

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

Prefix	Wattage	LED Color/Gen	Distribution	Voltage	Options	Photocontrol	Location	Finish
LPW16	20	20W	3	120	---	None	---	BK
LytePro 16 LED medium wall sconce	20W 30W 30W 60W	NW-G3 Neutral White 4000K 70 CRI Generation 3 WW-G3 Warm White 3000K 70 CRI Generation 3	Type 3 Type 4	120V 208V 240V 277V 347V 480V UNV 120-277V (50/60Hz) HVV 347-480V (50/60Hz)	None Photocontrol Button ¹	BAC ² Meets the requirements of the Buy American Act of 1933 (BAA)	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) CC Custom color (Must supply color chip for required factory quote)	

Stocked luminaires - Ordering guide

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

Stocked accessories - Ordering guide (Must be ordered separately)³

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

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

LPW16_LytePro_sconce 06/19 page 1 of 3

GRAYHAWK RESIDENCES AT CAVASSON
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ANDREW C. PANOPIC
Professional Engineer
Arizona, U.S.A.
EXPIRES: 12/31/2021

Grayhawk Development

ND ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1558
PROJECT NO. 2020-158

REVISIONS

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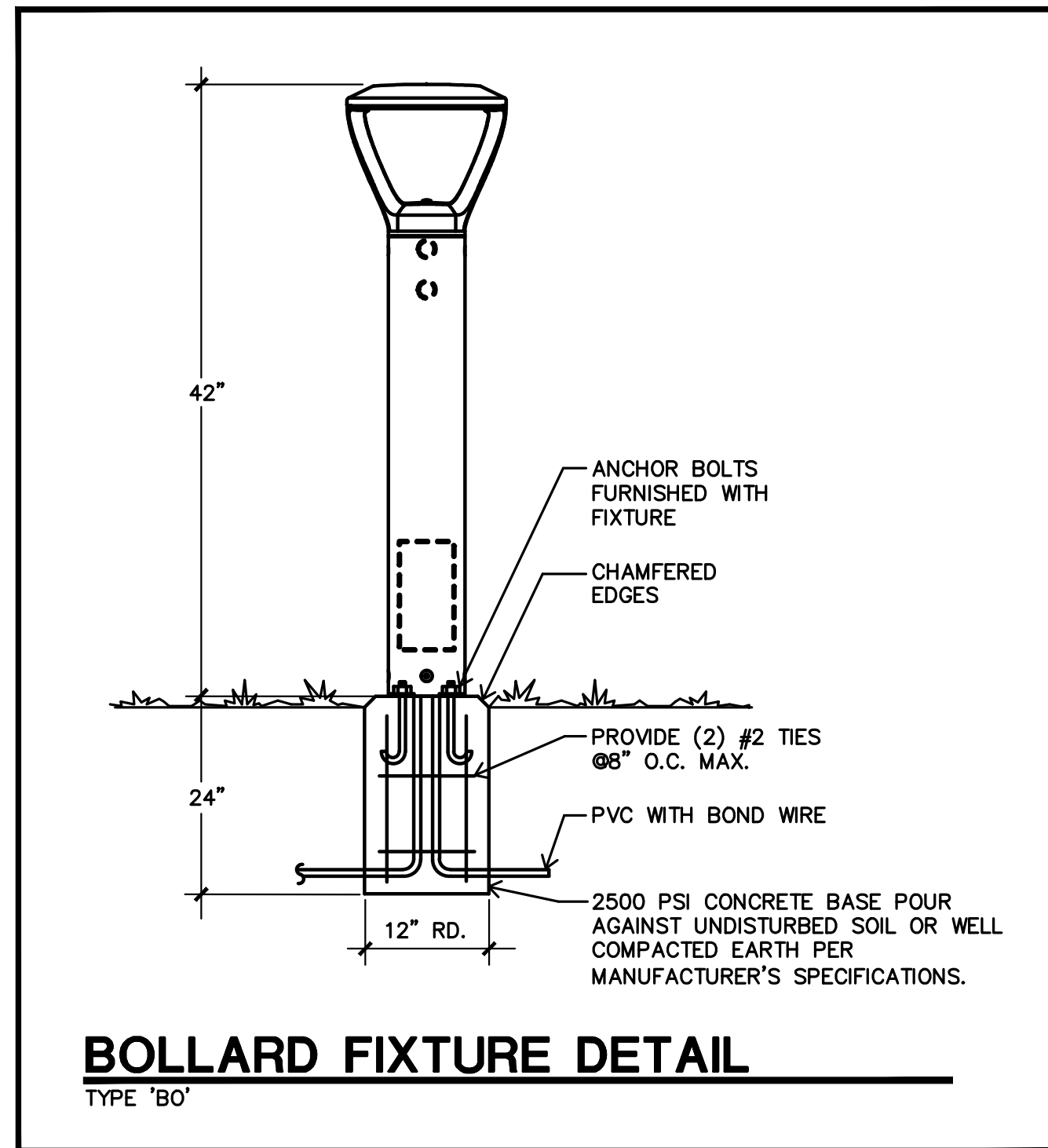
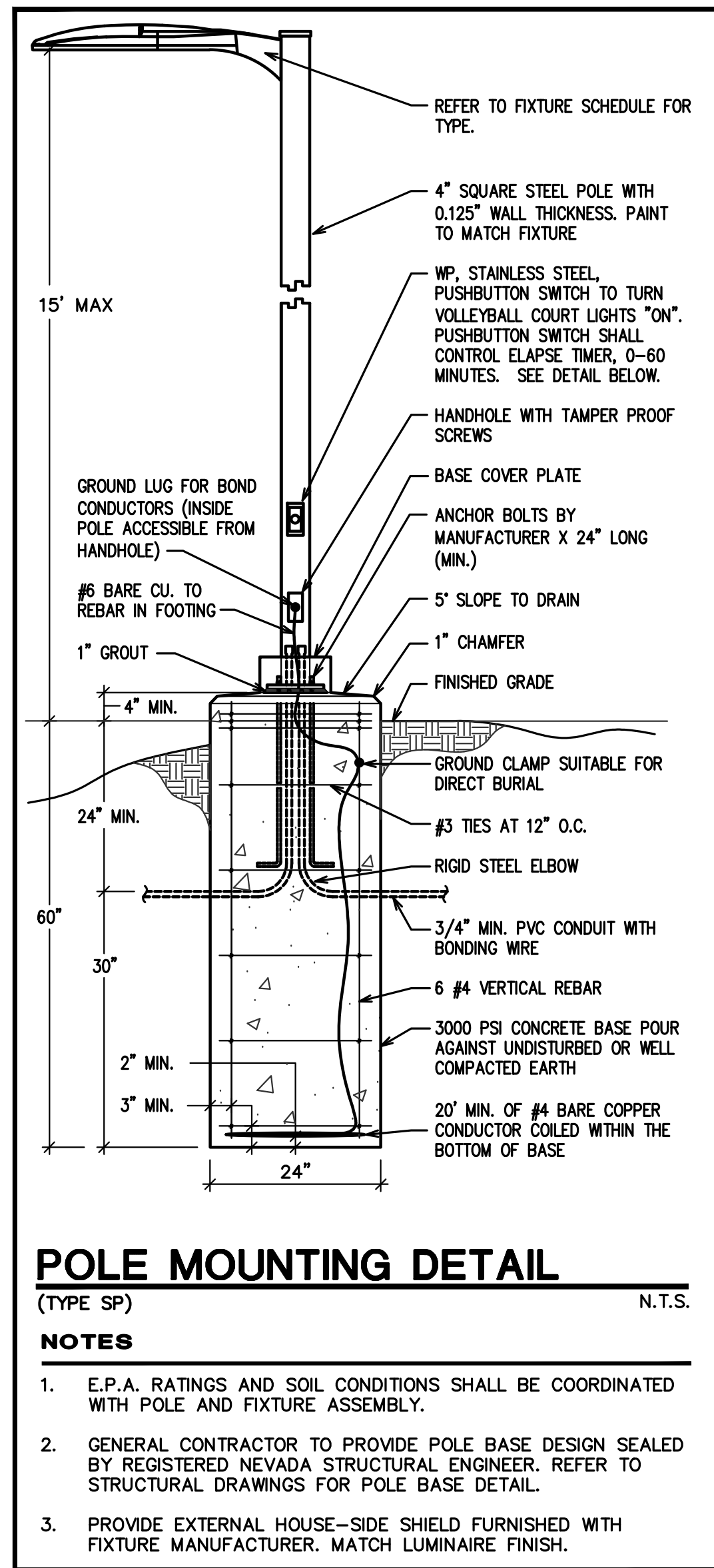
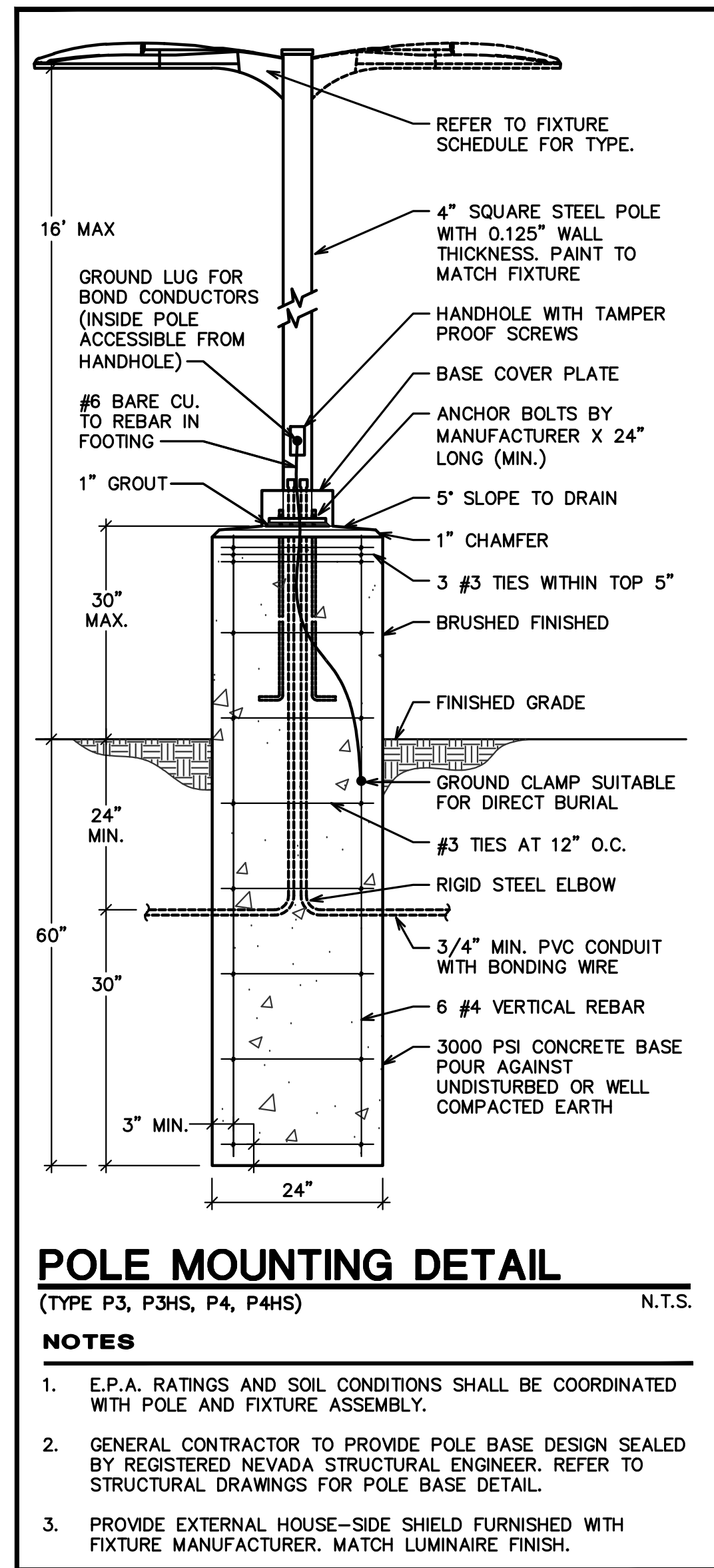
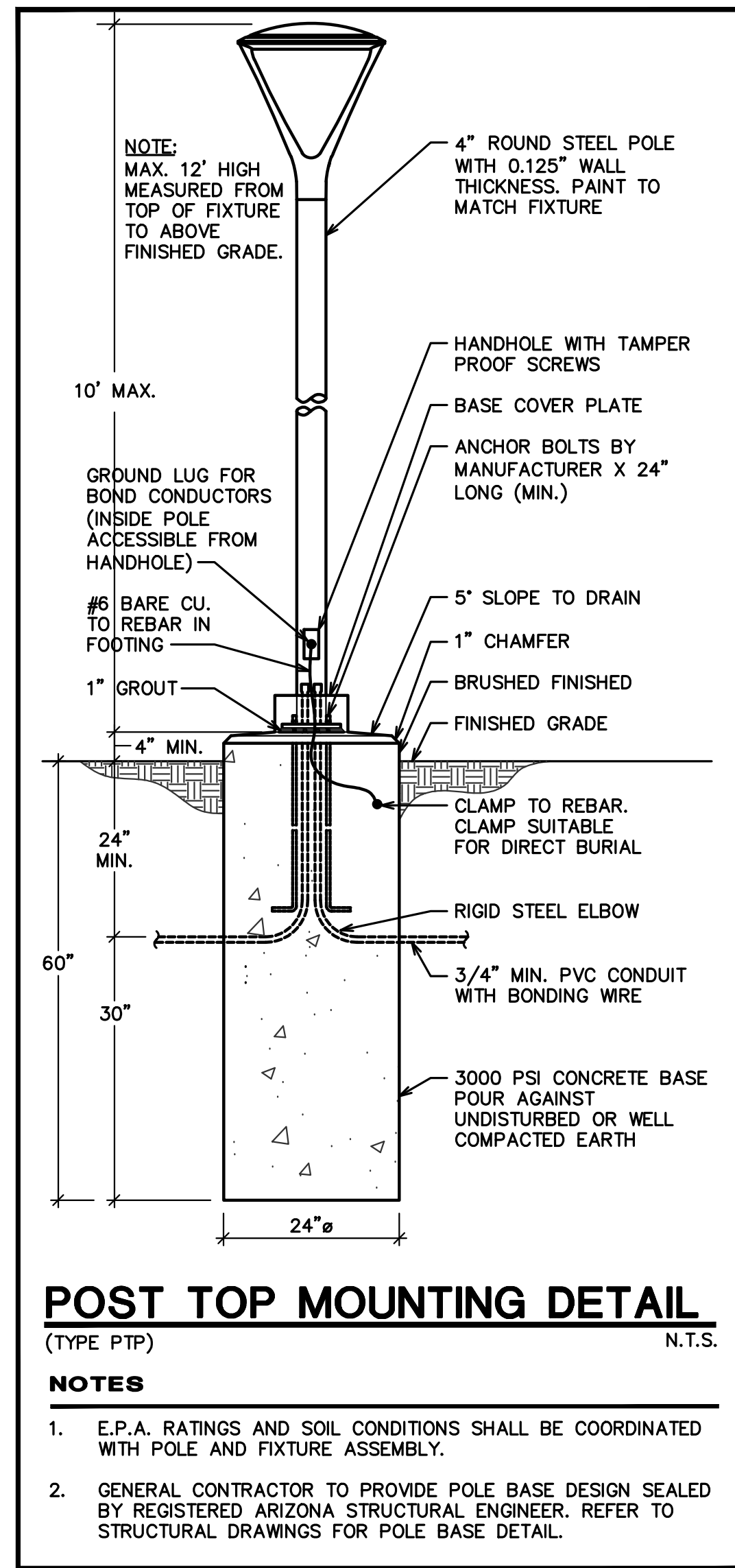
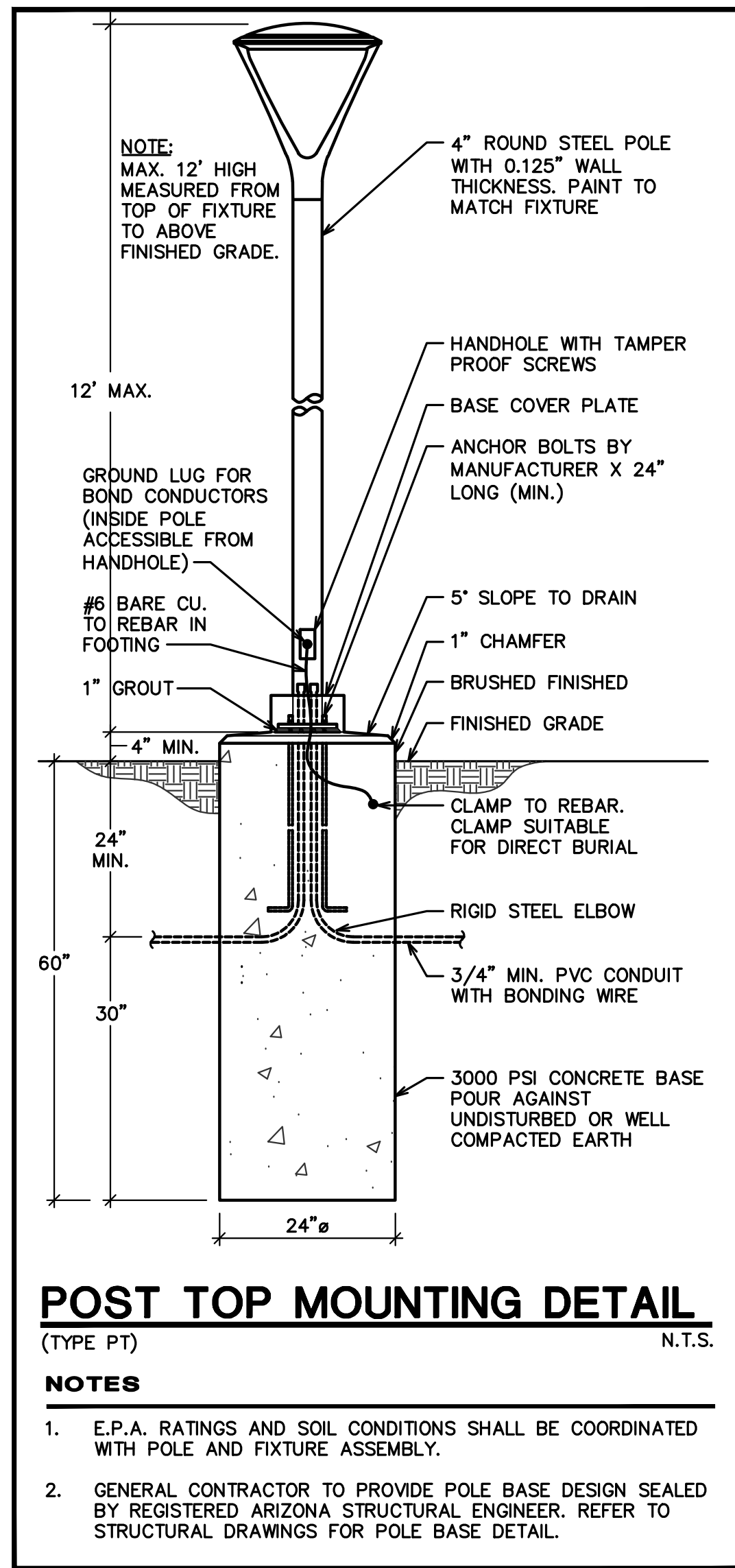
DRB SUBMITTAL

DATE: JUNE 16, 2021 ORB # 20-204

E1.4

ELECTRICAL SITE LIGHTING CUT-SHEETS

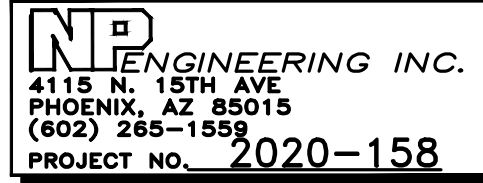
24-DR-2021
6/23/2021



**GRAYHAWK RESIDENCES
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REVISIONS

DRB SUBMITTAL

DATE: JUNE 16, 2021 ORB # 20-204

E1.5

ELECTRICAL SITE
LIGHTING DETAILS

City Notifications – Mailing List Selection Map GH Residences At Cavasson





Additional Notifications:

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

Pulled Labels
June 24, 2021

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 71

24-DR-2021