DEVELOPMENT REVIEW BOARD
REPORT

Meeting Date:	April 17, 2025
General Plan Element:	*Character and Design*
General Plan Goal:	*Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

BB Living at Cavasson **35-DR-2024**	Request for approval of the site plan, landscape plans, and building elevations for a new 191-unit townhome community on a +/- 18-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 – Generally responsive – Refer to staff analysis under criterion 2.c on Page 2 of the DRB Criteria Analysis.
- Supersedes previously approved project on same site (24-DR-2021)
- 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
East: Vacant
South: Vacant (Townhome community approved under case 21-DR-2024; construction plans submitted)
West: Vacant

Property Owner

GH Legacy Investors

Applicant

Greg Brown, Hubbard Engineering
(480) 398-3826

Architect/Designer

KTGY Group, LLC

Engineer

Hubbard Engineering

DEVELOPMENT PROPOSAL

The applicant seeks approval for a new townhome community consisting of 191 two-story townhomes and associated site improvements. There are two building design schemes: "Spanish" and "Modern Desert Prairie", which lends some diversity to the overall project aesthetic. Also proposed is a leasing and amenity building. Site amenities include a pool, sport courts, dog park and a playground. Two gated access points are proposed, one centrally located along the Legacy Blvd. frontage and the other at 76th Street frontage. The 75th Street access point is designed to be shared with the parcel to the south (21-DR-2024). The site abuts four streets and several pedestrian connections are proposed to connect residents to all perimeter streets.

Significant Updates to Development Proposal Since Initial Submittal

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

- Site design was modified to provide slight variation in building setbacks along the Legacy frontage, which is quite long, to reduce monotony.

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. In addition to complying with the International Green Construction Code (IgCC), which is now required for all new development in Scottsdale, this development proposal incorporates design elements that align with the City's goal of sustainability including structured shading over some windows to mitigate solar heat gain, paint colors and materials appropriate for the Sonoran Desert climate, and a landscape palette consisting of low water use, drought tolerant species. Other sustainable project features identified by the applicant include the following:

- High-efficient LED site lighting
- Humidity sensing, computer-controlled drip irrigation for landscaping
- Water-efficient, low-flow plumbing fixtures in units
- Use of Energy Star appliances
- On-site recycling

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the BB Living development proposal per the attached stipulations, finding that the goals and policies of the Character and Design Element of the General Plan, and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Greg Bloemberg Principal Planner 480-312-4306 gbloemberg@ScottsdaleAZ.gov

APPROVED BY

3/18/2025

Greg Bloemberg, Report Author — Date

4/7/2025

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

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. Open Space Plan
10. Landscape Plan
11. Building Elevations/Perspective
12. Materials and Colors Board
13. Lighting Site Plan/Photometric Analysis
14. Exterior Lighting Cutsheets
15. City Notification Map

Context Aerial

35-DR-2024

ATTACHMENT #1

Close-up Aerial

35-DR-2024

ATTACHMENT #2

BB Living at Cavasson

Development Review Board

Project Narrative

7701 E. Legacy Boulevard
Scottsdale, AZ

703-PA-202

35-DR-2024

Date: January 27, 2025

Hubbard #: 18-602

ATTACHMENT #3

PRINCIPALS AND DEVELOPMENT TEAM

OWNER	GH Legacy Investors, LLC Grayhawk Development Gregg & Taylor Tryhus 7377 E. Doubletree Ranch Rd. Suite 100 Scottsdale, AZ 85258 (480) 998-2661
DEVELOPER	B2R Partners II, LLC Gene Strojek 4800 N. Scottsdale Rd Suite 2900 Scottsdale, AZ 85251 (480) 745-2443
ARCHITECT	KTGY Chris Texter 17911 Von Karman Ave., Suite 200 Irvine, CA 92614 (949) 221-8260
CIVIL ENGINEER	Hubbard Engineering Greg Brown & Michael Wolf 13444 N. 32nd Street, Suite 6 Phoenix, AZ 85032 (480) 398-3826
LANDSCAPE ARCHITECT	Collaborative V Scott Heffernan 7116 E. First Street, Suite 103 Scottsdale, AZ 85251 (480) 347-0590
ELECTRICAL ENGINEER	Wright Engineering Cal Cluff 165 E. Chilton Ave. Chandler, AZ 85225 (480) 497-5829

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PURPOSE AND INTENT

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

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

SITE CONDITIONS & LOCATION

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

Current Conditions

The subject site is located at 7701 East Legacy Boulevard at the southeast corner of Legacy Boulevard and Miller Road, Assessor's Parcel No. 212-35-894 (the "Property"). The full site encompasses roughly 18 net acres. The Property is currently undeveloped raw desert. Roadway and drainage improvements within the surrounding public right of ways either have recently been constructed. The surrounding zoning uses include:

- North – Open Desert, AZ State Land Department
- East – Planned Office / Residential & Garage
- South – Planned Single Family Townhomes
- West – Open Desert.

DESIGN CONCEPT

Overall Design approach/character

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

The architectural character of the building will be contemporary in detail and material with the styling of Modern Desert Prairie and Spanish. Landscape and hardscape improvements to the property perimeter provide connectivity to the neighboring surrounding Master Plan properties. Pedestrian connectivity is highlighted within this development with sidewalks installed on at least one side of every proposed drive lane. This includes the main internal looped drive lane that services the project but internal cross connecting drive lanes in the north south directions. The sidewalks connect to the public roadways and allow for connections to all site amenities. Each townhouse unit will have a dedicated garage and driveway which will provide a more open and traditional, spacious, single family living environment within the development. The offset of the units from the drive lanes, combined each unit having a driveway, will allow for more trees near the street providing canopies shading residences and roadways. Street parking has not been designed and will not be allowed within the development and will add an additional open feel to the project. Guest parking has been provided throughout the development but is mostly clustered around the amenities as each unit can park up to 4 vehicles.

There are areas of open space provided along pedestrian pathways which will have trees to provide needed shade for people as the traverse through the development. Trees will be clustered around the amenity areas to provide additional shade for outdoor activities.

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

DEVELOPMENT PLAN

The residential component of Cavasson Master Plan consists of a two-story building over tuck-under garages, with convenient open spaces provided on-grade. The property has a range of unit types from single bedroom three-bedroom units, all with access to the highly amenitized property. Each unit will have its own patio and backyard spaces. Many of the units along the public street frontages have additional yard sizes to provide screening to the adjacent public roadways.

Each unit will have a tuck under garage and driveways. These driveways are screened from the public view by being oriented to the private drive lanes. There is a private drive lane supporting access to each unit, this development plan concept will provide each unit with more parking and open space while relieving congestion throughout the development. Additional screening for garages will be accomplished with exterior screen walls and landscaping. The project consists of 35 buildings divided into 4 to 7 units complexes. Breaking the units into smaller buildings allows for more open space and landscape throughout the development. There are two main drive lane corridors that run parallel to Legacy Blvd, one on the north and one on the south side of the development. The buildings have been staggered along these long stretches to provide a visual undulation of the buildings. Additionall architectural features on the buildings will also provide horizontal and vertical articulation between the buildings.

The main amenity area, that includes the leasing office, clubhouse, pool, basketball court, and splash pad, have been centrally located within the development for easy pedestrian access from the units. The amenity area has its own guest parking. The placement of the main amenity area in the center of the complex provides screening for the residents from the adjacent public roadways.

The south boundary of the residential component is buffered from adjacent uses (future single family townhomes) by landscape setbacks and screening.

Parking

Parking has been provided within the development with tuck under garages and driveways. Each unit will provide 4 parking spaces for residents. The amount of parking the design will provide will far exceed the traditional parking requirements for a project of this type. The goal of the parking concept is to eliminate the need for street parking, which will provide a safer environment for residents, guests and any needed emergency services. Guest parking has been provided at both the main amenity area and the secondary amenity area, which will be a dog park amenity. It is expected that guest parking will be limited use given the pedestrian connections and the ability of guests to park at each unit. The project will be gated so only visitors to the units residents will be able to use the facility for parking. In addition, the residents will sign agreements stating that the garages must be used for parking and not storage.

Pedestrian & Public Realm

The entire site is designed with the residents and pedestrians in mind. The goal is to create a walkable and comfortable pedestrian friendly neighborhood that connects residents to the amenities, Cavasson development and beyond. New curb and gutters along with 5' wide, concrete sidewalks with new ADA ramps will be installed along all drive lanes. 6' sidewalks will be installed on connections to the public right of way sidewalk systems.

Landscaping / Hardscaping

Landscaping shall be consistent with the City of Scottsdale DS&PM, and Article X *Landscaping Requirements* of the City of Scottsdale Zoning Ordinance. Specifically, the project includes: Palo Verde, Mesquites, Ironwoods, Texas Ebony and Oaks to provide shade for the pedestrian traffic and to effectively ground the architecture. The conveniently located central amenity area provides a comfortable space for everyday uses, gatherings, and special events along with providing main entry to the leasing office. Date Palms, Oaks, Chitalpa and an assortment of accents and seasonal flowering shrubs define the flora pool area and central open space, while a variety of gathering opportunities and an enhanced hardscape palette create a dynamic setting. The internal landscape has a strong visual connection to the public realm while offering pedestrian amenities in a more intimate atmosphere. Lush internal plantings that include sub-topicals such as Aloes, palm varieties, Bougainvillea and grasses lend a feeling of calmness and coolness to the landscape vibe that provides pedestrians with the perfect "urban oasis".

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

With the emphasis of public programming throughout the remainder of the site, the landscape material is appropriate for both private and public settings, while creating strong visual connections to the public realm. The proposed pallet will be low water use, low maintenance, support erosion control, and will be strategically designed to define spaces, create barriers, and support circulation and shade as needed. Hardscape patterns and textures via concrete and pavers will provide wayfinding, highlight nodes, areas for gathering, and provide visual impact throughout the site. Outside the central amenity area where a Pool, Spa, Fitness Lawn, Sports Court, Outdoor Kitchen and Tot Lot will be offered; additional site amenities include; a rideshare pickup, bicycle connections and stations/parking, dog park and relief areas, and shaded sating nodes, all of which will be highlighted using both hardscape and landscape materials.

DEVELOPMENT REVIEW BOARD CRITERIA CONFORMANCE

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

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

Response: BB Living 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 thenewly constructed Cavasson Master Plan and Nationwide Realty Investors improvements. The relationship to the perimeter streets will be buffered with landscape screening, and sizablesetbacks.

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 townhouse 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 variedbut 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 lanes 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, Claret 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. Units will be serviced by private drive lanes with dedicated driveways which will remove street parking. Resident loading/unloading zones have been provided.

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 has moderate fall from the northeast to the southwest. Building and drive lane layouts have been designed to accommodate the existing topography yet meeting all ADA requirements. 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 both offices, single family, 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- and two-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 stucco, double pane windows, shutters, awnings, trellis stucco, and concrete roof tile.

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 sufficient parking via driveways and garages to eliminate the need for street 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:

- 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.
- 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.
- 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.
- Provide constant low-volume exhaust fan to introduce fresh air.

- 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, Ironwoods, Palo Verdes, Mesquites, Texas Ebonys, Oaks as well as various structural accents/cacti and flowering shrubs to name a few.

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.

12. 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.

13. 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.
   - *Applicant Response:* *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 integration of high quality, vibrant architecture, innovative site planning, creation of a pedestrian presence, and needed housing for a growing demographic.*
   - *Staff Analysis:* *This site is part of the 136-acre Cavasson Planned Community District (PCD). As part of case 19-ZN-2002#6, the Cavasson development plan was approved, which included a series of design principles. All projects are subject to review and approval from the master developer (Nationwide Realty Investors) prior to submittal to the city. Below are the principles (in bold) followed by staff's analysis.*
     - ***Design and locate buildings so they encourage pedestrian activity and interaction, screen utilitarian functions from common views, and establish a high-quality design, construction and character. Minimize blank walls, solid unbroken walls separating adjoining properties, and service areas oriented to streets or residential areas.***

       Pedestrian connectivity is a priority for the Cavasson master plan. This project includes several pedestrian connections that provide convenient access to perimeter streets, enhancing walkability to nearby commercial uses. Building design incorporates planer differentiation to minimize solid, unbroken walls and provide visual interest. Additionally, two different design schemes ("Spanish and "Modern Desert Prairie") minimize monotony of design.
     - ***Design and locate buildings in a manner that encourages pedestrian activity along streets and in common open spaces and provides human-scaled details and amenities at the ground level. Avoid building orientations and entrances that focus away from streets and common open spaces and gathering areas.***

       As mentioned above, several pedestrian connections that provide convenient access to perimeter streets are proposed. Additionally, a series of internal sidewalks are proposed that provide convenient access for a majority of the units to the central amenity area. Units that do not have delineated pedestrian connectivity in front of their units are located in close proximity to a sidewalk, accessible by crossing a drive aisle.
     - ***Minimize visibility of surface parking areas through their placement and/or perimeter landscaping.***

       Surface parking areas, including guest parking, are internally located and are not visible from perimeter streets.
     - ***Create an interconnected open space system that includes streetscapes, drainage facilities, pedestrian corridors, and common activity and meeting spaces, and that reflects the desert southwest setting and provides appropriate scale to building massing.***

       The project site has four street frontages, including frontages on Legacy and 76th Street. Lush landscaping is provided along all frontages, with wider landscape areas provided along Legacy and 76th Street. Landscaping is generally consistent with established *streetscapes elsewhere in Cavasson. The southeast corner of the project is located in close proximity to the "Circle Park" amenity area that is intended to be a prominent, centrally located gathering space for the Cavasson community. As such, connectivity to this amenity is crucial in terms of providing an "interconnected open space system". Site design responds favorably to this objective by providing several connection points to Reveille Road to the east, which then connects to the circle park via Claret Drive.*

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;
      - *<u>Applicant Response:</u> This project will be compatible with the Cavasson Master Plan and the existing streetscape improvements installed by the master developer. Massing strategies respond directly to the emerging scale and context of surrounding development. To the south the planned development lots warrant smaller scale townhome units and a step back to the multi-story portion of the residences. The portion abutting Legacy and Miller stays in character with the density and scale appropriate for a major intersection.*

   b. Avoid excessive variety and monotonous repetition;
      - *<u>Applicant Response:</u> Overall massing of the building coupled with appropriate use of materials creates strong visual imagery all the way around the project. Materials are varied but related to the planned uses of the adjacent mixed-use development.*

   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;
      - *<u>Applicant Response:</u> The proposed development will utilize a variety of desert appropriate textures and finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the southwest climate by creating abundant outdoor living spaces and amenities for residents. Building materials and finishes will include stucco, double-pane windows, shutters, awnings, trellises, and concrete roof tile.*
      - *<u>Staff Analysis:</u> Sensitive Design Principle 9 encourages "features such as shade structures, deep roof overhangs and recessed windows" to mitigate solar heat gain. In response to this guideline, the applicant proposes structured shading over many windows exposed to direct sunlight. Those that are not protected utilize enhanced glazing in lieu of structured shading. In general, staff is supportive of the final design, though ideally all windows exposed to direct sunlight would include structured shading.*

   d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
      - *Not applicable to this location.*

   e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
      - *Not applicable to this location.*

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.
   - *<u>Applicant Response:</u> All four street frontages will provide a high-quality visual streetscape experience and enhanced pedestrian comfort. New sidewalks separated from street curb will be constructed to allow for a strong landscape buffer between the street and pedestrians for safety and comfort. Streetscapes will include large, canopied trees. The subject site*

abuts two major streets and is ideally situated to take advantage of future multi-modal transportation options. Each unit will include a driveway, eliminating the need for parking in drive aisles that might impede emergency and service vehicles.

- *Staff Analysis: In addition to providing a total of 38 guest parking spaces distributed throughout the community, each unit includes a driveway that can accommodate additional vehicle parking for visitors without obstructing sidewalks.*

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
   - *Mechanical equipment is proposed to be ground-mounted in the rear private open space of each unit and will be concealed behind a screen wall.*
5. Within the Downtown Area, building and site design shall:
   a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
   b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
   c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
   d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
   e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
   - *Not applicable to this location.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
   a. Accessibility to the public;
   b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
   c. Location near the primary pedestrian or vehicular entrance of a development;
   d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
   e. Location in conformance to standards for public safety.
   - *Not applicable to this location.*

DEVELOPMENT INFORMATION

Community Involvement

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

Context

Located at the southeast corner of 76th Street and Legacy Blvd., the site is presently surrounded by vacant land. Residential projects of similar intensity and density are planned on the parcel to the south (21-DR-2024) and at the northwest corner of the intersection (18-DR-2023). No development activity is pending on any of the other adjacent parcels.

Project Data

• Existing Use:	Vacant
• Proposed Use:	Multi-family Residential (townhomes)
• Parcel Size:	926, 247 square feet (21.26 acres gross) 784,185 square feet (18 acres net)
• Total Building Area:	469,064 square feet
• Floor Area Ratio Allowed:	0.95 within 250 feet of Legacy (369,143 square feet), 1.10 for rest of site (435,175 square feet) (19-ZN-2002#6)
• Floor Area Ratio Provided:	0.59 (469,094 square feet)
• Building Height Allowed:	84 feet inclusive of rooftop appurtenances (19-ZN-2002#6)
• Building Height Proposed:	30 feet inclusive of rooftop appurtenances
• Parking Required:	363 spaces
• Parking Provided:	420 spaces
• Open Space Required:	196,071 square feet (4.5 acres)
• Open Space Provided:	253,560 square feet (5.8 acres)
• Number of Dwelling Units Proposed:	191 units
• Density Allowed:	N/A**
• Density Proposed (reference only):	10.6 du/ac

** There is no residential density in PCP zoning. All floor area, including residential, is included in the maximum FAR allowance.

Stipulations for the
Development Review Board Application:
BB Living at Cavasson
Case Number: 35-DR-2024

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
    a. Architectural elements, including dimensions, materials, form, color, and texture shall be consistent with the building elevations submitted by KTGY Architecture + Planning, with a city staff date of 1/28/2025
    b. The location and configuration of all site improvements shall be consistent with the site plan submitted by KTGY Architecture + Planning, with a city staff date of 1/28/2025.
    c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Collaborative Design Studio, with a city staff date of 11/1/2024.
    d. The case drainage report submitted 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 submitted by Hubbard Engineering and approved with notes by the Water Resources Department.

RELEVANT CASES:

Ordinance

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

Ordinance

C. With the final plans submittal, information and details for the rooftop drainage system shall be provided. Roof drainage systems shall be interior to the building. No exposed downspouts are permitted.

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:

DRB Stipulations

4. The property owner shall evaluate the right-turn warrant and queuing at the shared access point on 76th Street (aka Miller Road) and provide evidence that there will be no back-to-back queuing conflicts between the northbound turn at 76th Street & Legacy and the southbound left turn at the shared access on 76th Street. Results of the evaluation shall be reviewed and approved by the Traffic Engineering Department prior to issuance of any permits for the development project (except native plant).
5. Refuse service shall be provided in conformance with the approved refuse plan with a staff date of 03/18/2025.
6. Prior to issuance of any permits for the development project (except native plant), the property owner shall submit plans and receive approval to construct all refuse infrastructure in accordance with enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1, as amended to accommodate the horizontal compactor called for within the staff approved refuse plan with a staff date of 03/18/2025.
7. All drive aisles shall have a minimum width of 24 feet.

LANDSCAPE DESIGN:

DRB Stipulations

8. Prior to the issuance of any permits for the development project (except native plant), 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.
9. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTERIOR LIGHTING:

Ordinance

D. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.

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

DRB Stipulations

10. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
11. Incorporate the following parking lot and site lighting into the project's design:
    a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
    b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
    c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candle. All exterior luminaires shall be included in this calculation.
    d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
    e. The total lumen per luminaire shall not exceed 24,000 lumens.
12. No fixture shall be mounted higher than 16 feet, measured from finished grade to the bottom of the fixture.
13. All fixtures and associated hardware, including poles, shall be painted dark bronze or flat black.

AIRPORT:

DRB Stipulations

14. 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 any such structure, including appurtenances, shall be detailed on the FAA Form 7460-1 submittal. A copy of the FAA determination letter shall be provided to Aviation staff prior to issuance of any permits for the development project (except native plant).
15. 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 shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any permits for the development project (except native plant).

STREET INFRASTRUCTURE:

Ordinance

F. 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.

DRB Stipulations

16. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
17. 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

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

DRB Stipulations

18. Prior to the issuance of any permits for the development project (except native plant), the property owner shall submit and obtain approval of civil construction documents to construct private potable water booster pump infrastructure needed to maintain minimum water pressure to the development.
19. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.
20. All on-site sewer shall be private.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

21. 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.
22. Demonstrate consistency with the accepted Cavasson master drainage plan and report.
    a. For any design that modifies the accepted Cavasson master drainage report, the property owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager or designee.
    b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
23. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

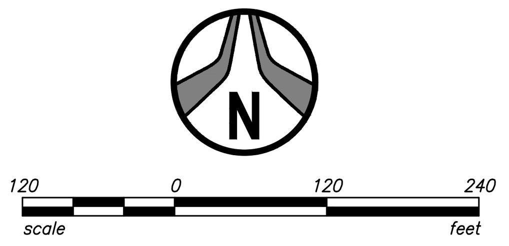
EASEMENTS RELEASES/DEDICATIONS:

DRB Stipulations

24. Prior to issuance of any permits (except native plant), a Map of Release and Dedication to release existing easements on the site that conflict with the project design, and dedicate the following easements, shall be submitted, approved and recorded:
    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) crosses 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 project site.
    c. A minimum twelve (12) foot wide Water + Sewer Facilities Easement to contain public water infrastructure located outside public right-of-way.

23 - CONTEXT AERIAL
FOR
BB LIVING AT CAVASSON

ATTACHMENT #7



PROJECT DATA

PROJECT NAME:	BB LIVING AT CAVASSON
ZONING:	PCD
SITE AREA:	18.00 ACRES NET, 784,185 S.F.
	21.26 ACRES GROSS, 926,247.33 S.F.
APN:	212-35-894
BUILDING HEIGHT:	PROPOSED 2 STORY/30 FT
PROPOSED UNITS:	191 UNITS
DENSITY:	10.61 DU/AC
FIRE SPRINKLERS:	NFPA 13D

PROJECT TEAM:

DEVELOPER
BB LIVING
4800 N. SCOTTSDALE RD., SUITE 2900
SCOTTSDALE, AZ 85251
TEL: 949-456-3220
CONTACT: GENE STROKEK

CIVIL ENGINEER
HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD., SUITE 12000
MESA, AZ 85210
TEL: 480-398-3826
CONTACT: GREG BROWN

ARCHITECT
KTGY
17911 VON KARMAN AVE, STE 200
IRVINE, CA 92614
TEL: 949-221-6260
CONTACT: CHRIS TEXTER

LANDSCAPE ARCHITECT
COLLABORATIVE V DESIGN STUDIO
7116 E. 1ST AVE, SUITE 103
SCOTTSDALE, AZ 85251
TEL: 480-347-0590
CONTACT: SCOTT HEFFERNAN

BUILDING SETBACKS:

NORTH (20' REQUIRED)	30.0' PROVIDED (LEGACY BLVD.)
WEST (20' REQUIRED)	30.0' PROVIDED (MILLER RD.)
SOUTH (20' REQUIRED)	35.0' PROVIDED (CLARET DR.)
SOUTH (5' REQUIRED NON-STREET)	18.0' PROVIDED
EAST (20' REQUIRED)	30' PROVIDED (REVEILLE RD.)

PROJECT DESCRIPTION

BB LIVING INTENDS TO DEVELOP THE "BB LIVING AT CAVASSON" A NEW, FOR-LEASE, RESIDENTIAL TOWNHOUSE COMMUNITY. THE DEVELOPMENT INCLUDES 191 TOWNHOUSE-STYLE APARTMENT UNITS ON 18 ACRES CENTERED AROUND A RECREATIONAL AMENITY. EACH RESIDENCE WILL HAVE THEIR OWN PRIVATE OUTDOOR LIVING SPACE, DRIVEWAY, AND A PRIVATE 2-BAY GARAGE.

PARKING::

REQUIRED	CAR/UNIT	UNITS	TOTAL
2 BEDROOM	1.9 P.S./D.U.	121	229.9
3 BEDROOM	1.9 P.S./D.U.	70	133
		TOTAL:	363

PROVIDED	TOTAL
PRIVATE GARAGE	382
DRIVEWAY	382
GUEST	38
TOTAL:	802

ACCESSIBLE PARKING

REQUIRED	4% OF GUEST	1.52
PROVIDED		3

BICYCLE PARKING

REQUIRED	10% OF PROVIDED	79
PROVIDED	ONSITE	8
	GARAGE	191
	TOTAL	199

OPEN SPACE REQUIRED::

GROSS SITE AREA	784,285 S.F.
REQUIRED OPEN SPACE (25%)	196,071 S.F.
OPEN SPACE PROVIDED	253,560 S.F. (32%)

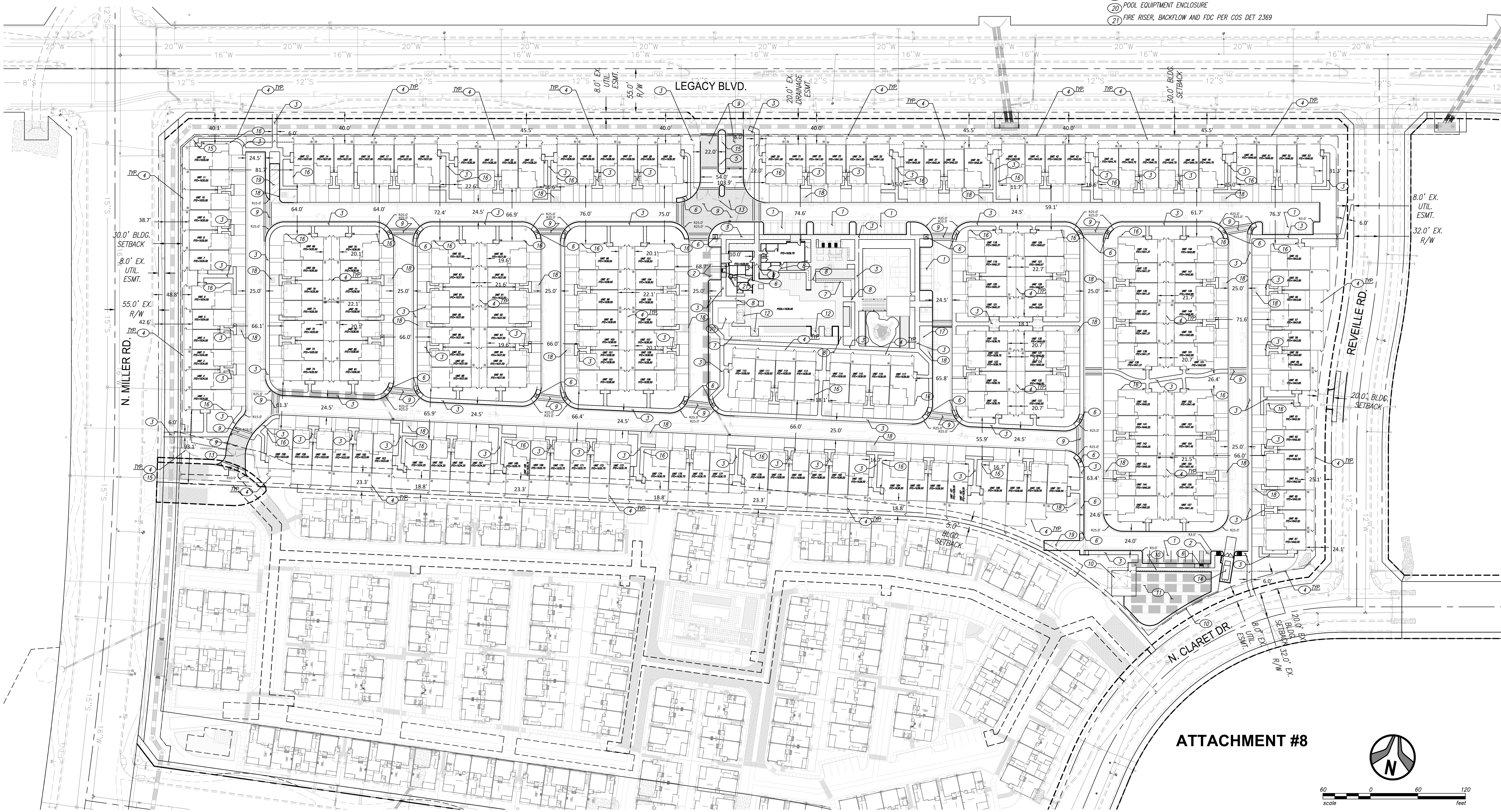
TOTAL BUILDING S.F.
469,094 SF (ALL FLOORS + GARAGE)

FAR LEGACY BLVD. REQUIREMENT:

250' NET LAND AREA	388,571 S.F.
MAX FLOOR ALLOWED (95%)	369,143 S.F.
PROPOSED FLOOR AREA WITHIN 250'	120,845 S.F.
FLOOR AREA % (120,845/388,571)	31.10%

KEYNOTES:

1. 16'X9' PARKING STALL
2. 16'x9' ADA VAN ACCESSIBLE PARKING STALL
3. SIDEWALK
4. PRIVATE SITE WALL, SEE HARDSCAPE PLANS
5. CALL BOX
6. ADA CURB RAMP
7. POOL FENCE, SEE HARDSCAPE PLANS
8. POOL ENTRY GATE, SEE HARDSCAPE PLANS
9. ENHANCED HARDSCAPE, SEE HARDSCAPE PLANS
10. DOG PARK FENCE, SEE HARDSCAPE PLANS
11. DOG PARK TURF AREA, SEE HARDSCAPE PLANS
12. POOL CABANA, SEE HARDSCAPE PLANS
13. VEHICULAR ACCESS GATE WITH KNOX BOX AND PREEMPTION SENSOR
14. 20 CU. YD. TRASH COMPACTOR
15. MONUMENT SIGNAGE
16. SES/METER BLDG. LOCATION
17. BICYCLE PARKING
18. ELECTRICAL TRANSFORMER, TO BE SCREENED BY LANDSCAPE
19. 12'x45' UNLOADING ZONE
20. POOL EQUIPMENT ENCLOSURE
21. FIRE RISER, BACKFLOW AND FDC PER COS DET 2369



ATTACHMENT #8

HUBBARD ENGINEERING
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313
www.hubbardengineering.com

SITE PLAN

BB LIVING AT CAVASSON - PRELIMINARY

A PORTION OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Project No. 18114-602	Date 01/28/2025
Project Mgr. G. BROWN	Project Eng. M. WOLF

NOT FOR CONSTRUCTION PRELIMINARY OR RECORDING BID AT RISK

811 Call before you dig. 1.800.STAKE.IT 602.263.1100

OPEN SPACE PLAN

SCALE: 1"=50'-0"

0 25' 50' 100' NORTH

LANDSCAPE AREA

LANDSCAPE AREA

NET SITE AREA :	784,285 SQ. FT.
TOTAL LANDSCAPE AREA :	195,241 SQ. FT.

PARKING AREA

PARKING AREA :	6,500 SQ. FT.
PARKING LANDSCAPE AREA REQUIRED (10%):	650 SQ. FT.
PARKING LANDSCAPE AREA PROVIDED:	2,388 SQ. FT. (37%)

OPEN SPACE AREA

OPEN SPACE REQUIRED

NET SITE AREA :	784,285 SQ. FT.
REQUIRED OPEN SPACE (25%):	196,071 SQ. FT.
OPEN SPACE PROVIDED:	253,560 SQ. FT. (32%)

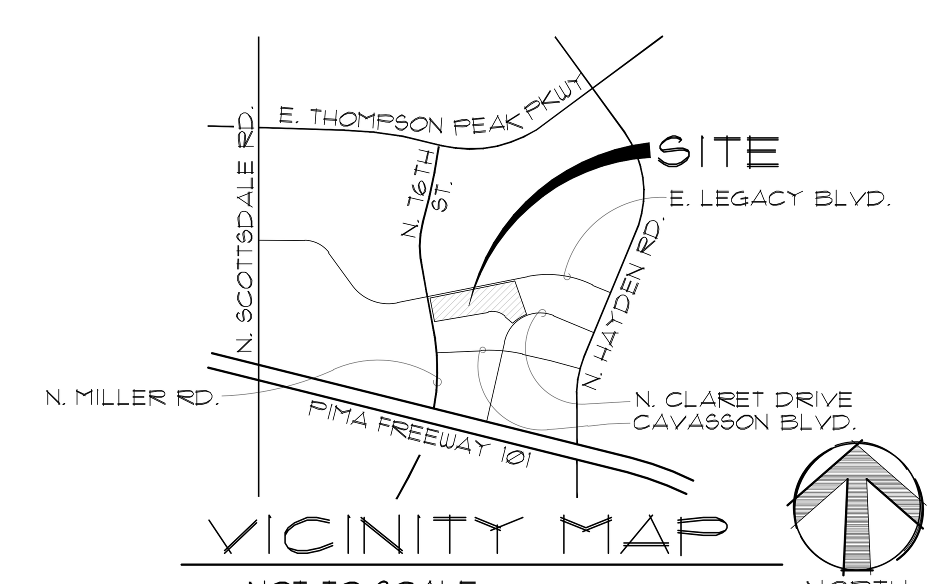
LOCATIONS SHOWN ON OPEN SPACE PLAN

COMMON OPEN SPACE
185,952 SQ. FT.

PRIVATE OPEN SPACE
65,220 SQ. FT.

PARKING LOT LANDSCAPE AREA
2,388 SQ. FT.

FRONT OPEN SPACE
67,076 SQ. FT.



VICINITY MAP

NOT TO SCALE

ATTACHMENT #9

COLLABORATIVE DESIGN STUDIO

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

Registered Landscape Architect
CERTIFICATE NO. 46497
MATTHEW PAUL DRAGER
01/27/2025
ARIZONA, U.S.A.

EXPIRES 06 / 30 / 2025

PRELIMINARY NOT FOR CONSTRUCTION

LANDSCAPE IMPROVEMENTS

BB LIVING AT CAVASSON

SEC MILLER ROAD & LEGACY BLVD - SCOTTSDALE, AZ

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

DESIGNED BY:	HR/SH
DRAWN BY:	HR/SH
CHECKED BY:	MD/PV
DATE:	11/01/2024
REVISIONS:	HOA COMMENTS 01/27/2025
	CITY COMMENTS 01/27/2025

OPEN SPACE PLAN

BB LIVING AT CAVASSON
DRB SUBMITTAL

OSP-1

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=50'-0"

0 25' 50' 100' NORTH

VICINITY MAP

NOT TO SCALE

NORTH

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
(9,000 S.F. x 0.10)+(186,085 S.F. X 0.05) = 10,204 S.F.	6,210 S.F.

PROJECT DATA TABLE

R.O.W. LANDSCAPE	BY OTHERS
ON-SITE LANDSCAPE	±193,475 S.F.
PARKING LOT LANDSCAPE	±1,610 S.F.
TOTAL LANDSCAPE	±195,085 S.F.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	TREES/PALMS			
	Acacia anura	Mulga	24" Box 1.5" Cal.	46
	Acacia salicina	Willow Acacia	24" Box 1.5" Cal.	24
	Caesalpinia mexicana	Mexican Bird of Paradise	36" Box 2" Cal.	60
	Cordia boissieri	Texas Olive	36" Box 2" Cal.	30
	Cercidium floridum	Blue Palo Verde	48" Box 3" Cal.	13
	Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	36" Box 2.5" Cal.	46
	Chitalpa tashkentensis	Chitalpa	36" Box 2.5" Cal.	3
	Chilopsis linearis	Desert Willow	24" Box 1.5" Cal.	69
	Olneya tesota	Ironwood	48" Box 3.5" Cal.	21
	Phoenix dactylifera	Date Palm	18' C.T.H.	22
	Pithecellobium flexicaule	Texas Ebony	36" Box 2.5" Cal.	18
	Prosopis 'Cooperi'	Thornless Mesquite	36" Box 2.5" Cal.	52
	Quercus virginiana 'Cathedral'	Cathedral Live Oak	36" Box 2.5" Cal.	64
	Sophora secundiflora	Texas Mountain Laurel	36" Box 2" Cal.	8
Salv.	Salvage Tree	Species Vary	Varies	TBD

MISCELLANEOUS

Decomposed Granite, 'Express Gold'
1/2" Screened, 2" depth in all planting areas - ±187,525 SQ. FT.

Mid-Iron Hybrid Sod, Interior Site - ±5,010 SQ. FT.
with Concrete Header at Dog Park - ±270 L.F.

Synthetic Turf - Coronado Platinum (100 oz.) by Arizona Artificial Lawns or Approved Equal - ±2,175 SQ. FT. with Steel Header - ±230 L.F.
+ (Including synthetic turf, annuals border, and Stabilize DG Trails)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACCENTS & VINES			
	Agave x 'Blue Glow'	Blue Glow Agave	5-Gal	108
	Agave weberii	Webers Agave	15-Gal	25
	Aloe barbedensis	Medicinal Aloe	5-Gal	162
	Aloe x 'Blue Elf'	Blue Elf Aloe	5-Gal	185
	Asclepias subulata	Desert Milkweed	5-Gal	46
	Bougainvillea 'Barbara Karst'	Vine Bougainvillea	15-Gal	18
	Bignonia capreolata 'Tangerine Beauty'	Tangerine Beauty	15-Gal	48
	Carnegiea gigantea	Saguaro	Sizes TBD	29
	Dasylirion wheelerii	Desert Spoon	5-Gal	70
	Echinocactus grusonii	Golden Barrel Cactus	12" Dia.	44
	Euphorbia resinifera	Moroccan Mound	5-Gal	14
	Ferocactus wislizeni	Fishhook Barrel Cactus	2'-3' Ht	13
	Fouqueria splendens	Ocotillo	24" Box	39
	Hesperaloe funifera	Giant Hesperaloe	15-Gal	6
	Hesperaloe parviflora	Red Yucca	5-Gal	166
	Hesperaloe parviflora 'Perpa'	Brakelights Hesperaloe	5-Gal	262
	Muhlenbergia rigida 'Nashville'	Nashville Grass	5-Gal	253
	Opuntia santarita	Prickly Pear	15-Gal	98
	Pedilanthus macrocarpus	Lady Slipper Plant	5-Gal	10
Salv.	Salvage Accent	Species Vary	Varies	TBD
	Stenocereus thurberi	Organ Pipe Cactus	36" Box	9
	Yucca rostrata	Beaked Yucca	24" Box	19
	SHRUBS			
	Bougainvillea 'Alexandra'	Alexandra Bougainvillea	5-Gal	80
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	15-Gal	40
	Eremophila hygrophana	Blue Bells	5-Gal	206
	Ericameria laricifolia	Turpentine Bush	5-Gal	95
	Justicia spicigera	Mexican Honeysuckle	5-Gal	49
	Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	5-Gal	87
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5-Gal	175
	Myrtus communis 'Compacta'	Dwarf Myrtle	5-Gal	21
	Olea europaea 'Montra'	Dwarf Olive	5-Gal	349
	Ruellia brittoniana	Mexican Petunia	5-Gal	250
	Russelia equisetiformis	Coral Fountain	5-Gal	222
	Senna artemisioides	Feathery Green Cassia	5-Gal	58
	Tecoma stans	Yellow Bells	15-Gal	13
	Tecoma x 'Bells of Fire'	Bells of Fire	5-Gal	38
	Tecoma x 'Orange Jubilee'	Orange Jubilee	15-Gal	31
	GROUND COVERS			
	Callistemon 'Little John'	Little John Bottlebrush	1-Gal	154
	Eremophila glabra 'Mindenew Gold'	Outback Sunrise Emu	1-Gal	782
	Lantana 'New Gold'	New Gold Lantana	1-Gal	287
	Lantana montevidensis	Purple Lantana	1-Gal	343
	Lantana hybrid 'Bandera'	Red Lantana	5-Gal	66
	Portulacaria afra	Elephant Food	5-Gal	4
	Rosmarinus officinalis 'Upright'	Upright Rosemary	1-Gal	213
	Teucrium chamaedrys 'Prostratum'	Prostrate Germander	1-Gal	345

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 1/Section 49-246-Limitation on water intensive landscape/turf acreage for new commercial users, new industrial users and common areas of residential developments

ATTACHMENT #10

COLLABORATIVE DESIGN STUDIO

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

Registered Landscape Architect
CERTIFICATE NO. 46497
MATTHEW PAUL DRAGER
01/27/2025
ARIZONA, U.S.A.
EXPIRES 06 / 30 / 2025

PRELIMINARY
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LANDSCAPE IMPROVEMENTS
BB LIVING AT CAVASSON
SEC MILLER ROAD & LEGACY BLVD - SCOTTSDALE, AZ

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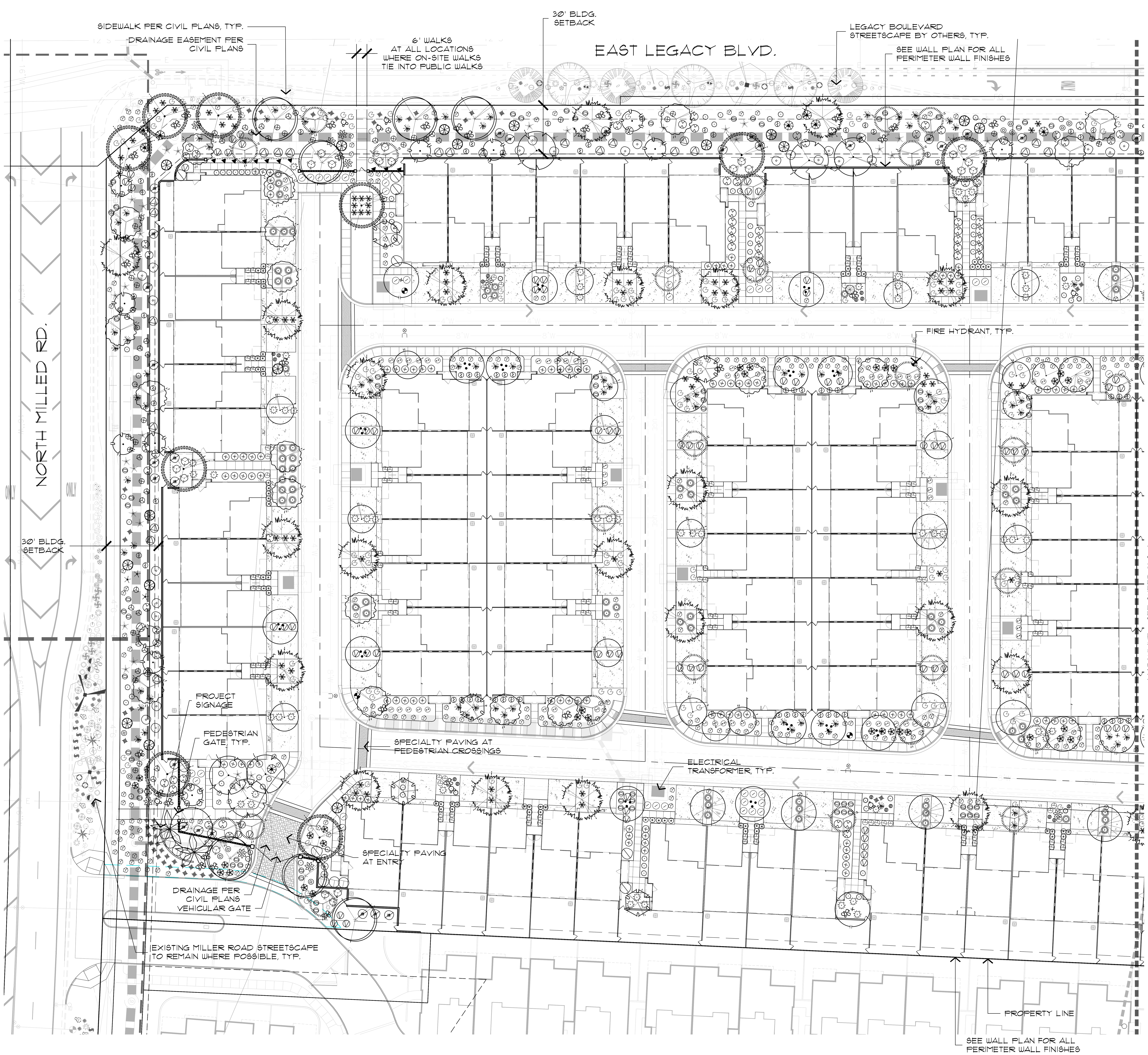
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

CONCEPTUAL LANDSCAPE PLAN

DESIGNED BY:	HR/SH
DRAWN BY:	HR/SH
CHECKED BY:	MD/PV
DATE:	11/01/2024
REVISIONS:	HOA COMMENTS 01/27/2025
	CITY COMMENTS 01/27/2025

BB LIVING AT CAVASSON
DRB SUBMITTAL

CLS-1



WEST LANDSCAPE ENLARGEMENT

SCALE: 1"=30'-0"

0 15' 30' 60' NORTH

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	TREES/PALMS				
	Acacia anura	Mulga	24" Box 1.5" Cal.	46	Standard Trunk Dense Canopy
	Acacia salicina	Willow Acacia	24" Box 1.5" Cal.	24	Standard Trunk Dense Canopy
	Caesalpinia mexicana	Mexican Bird of Paradise	36" Box 2" Cal.	60	Multi-Trunk Dense Canopy
	Cordia boissieri	Texas Olive	36" Box 2" Cal.	30	Multi-Trunk Dense Canopy
	Cercidium floridum	Blue Palo Verde	48" Box 3" Cal.	13	Multi-Trunk Dense Canopy
	Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	36" Box 2.5" Cal.	46	Multi-Trunk Dense Canopy
	Chitalpa tashkentensis	Chitalpa	36" Box 2.5" Cal.	3	Multi-Trunk Dense Canopy
	Chilopsis linearis	Desert Willow	24" Box 1.5" Cal.	69	Multi-Trunk Dense Canopy
	Olneya tesota	Ironwood	48" Box 3.5" Cal.	21	Standard Trunk Dense Canopy
	Phoenix dactylifera	Date Palm	18' C.T.H.	22	Diamond Cut Matching Form
	Pithecellobium flexicaule	Texas Ebony	36" Box 2.5" Cal.	18	Standard Trunk Dense Canopy
	Prosopis 'Cooperi'	Thornless Mesquite	36" Box 2.5" Cal.	52	Multi-Trunk Dense Canopy
	Quercus virginiana 'Cathedral'	Cathedral Live Oak	36" Box 2.5" Cal.	64	Standard Trunk Dense Canopy
	Sophora secundiflora	Texas Mountain Laurel	36" Box 2" Cal.	8	Multi-Trunk Dense Canopy
Salv.	Salvage Tree	Species Vary	Varies	TBD	To Be Placed During CDs
	ACCENTS & VINES				
	Agave x 'Blue Glow'	Blue Glow Agave	5-Gal	108	As Per Plan
	Agave weberii	Webers Agave	15-Gal	25	As Per Plan
	Aloe barbedensis	Medicinal Aloe	5-Gal	162	As Per Plan
	Aloe x 'Blue Elf'	Blue Elf Aloe	5-Gal	185	As Per Plan
	Asclepias subulata	Desert Milkweed	5-Gal	46	As Per Plan
	Bougainvillea 'Barbara Karst'	Vine Bougainvillea	15-Gal	18	Espalier - Train to wall or palm trunk
	Bignonia capreolata 'Tangerine Beauty'	Tangerine Beauty	15-Gal	48	Espalier - Train to wall or palm trunk
	Carnegiea gigantea	Saguaro	Sizes TBD	29	As Per Plan
	Dasylirion wheelerii	Desert Spoon	5-Gal	70	As Per Plan
	Echinocactus grusonii	Golden Barrel Cactus	12" Dia.	44	As Per Plan
	Euphorbia resinifera	Moroccan Mound	5-Gal	14	As Per Plan
	Ferocactus wislizeni	Fishhook Barrel Cactus	2'-3' Ht	13	As Per Plan
	Fouqueria splendens	Ocotillo	24" Box	39	8-10' Height 10 Cane Min.
	Hesperaloe funifera	Giant Hesperaloe	15-Gal	6	As Per Plan
	Hesperaloe parviflora	Red Yucca	5-Gal	166	As Per Plan
	Hesperaloe parviflora 'Perpa'	Brakelights Hesperaloe	5-Gal	262	As Per Plan
	Muhlenbergia rigida 'Nashville'	Nashville Grass	5-Gal	253	As Per Plan
	Opuntia santarita	Prickly Pear	15-Gal	98	As Per Plan
	Pedilanthus macrocarpus	Lady Slipper Plant	5-Gal	10	As Per Plan
Salv.	Salvage Accent	Species Vary	Varies	TBD	See Salvage Plan
	Stenocereus thurberi	Organ Pipe Cactus	36" Box	9	Specimen
	Yucca rostrata	Beaked Yucca	24" Box	19	Specimen
	SHRUBS				
	Bougainvillea 'Alexandra'	Alexandra Bougainvillea	5-Gal	80	As Per Plan
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	15-Gal	40	As Per Plan
	Eremophila hygrophana	Blue Bells	5-Gal	206	As Per Plan
	Ericameria laricifolia	Turpentine Bush	5-Gal	95	As Per Plan
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	Olea europaea 'Montra'	Dwarf Olive	5-Gal	349	As Per Plan
	Ruellia brittoniana	Mexican Petunia	5-Gal	250	As Per Plan
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	Senna artemisioides	Feathery Green Cassia	5-Gal	58	As Per Plan
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	Eremophila glabra 'Mindenew Gold'	Outback Sunrise Emu	1-Gal	782	As Per Plan
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	Teucrium chamaedrys 'Prostratum'	Prostrate Germander	1-Gal	345	As Per Plan

MISCELLANEOUS

Decomposed Granite, 'Express Gold'
1/2" Screened, 2" depth in all planting areas - ±187,525 SQ. FT.

Mid-Iron Hybrid Sod, Interior Site - ±5,010 SQ. FT.
with Concrete Header at Dog Park - ±270 L.F.

Synthetic Turf - Coronado Platinum (100 oz.) by Arizona Artificial Lawns
or Approved Equal - ±2,175 SQ. FT. with Steel Header - ±230 L.F.
+ (Including synthetic turf, annuals border, and Stabilize DG Trails)

PROJECT DATA TABLE

R.O.W. LANDSCAPE	BY OTHERS
ON-SITE LANDSCAPE	±193,475 S.F.
PARKING LOT LANDSCAPE	±1,610 S.F.
TOTAL LANDSCAPE	±195,085 S.F.

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Registered Landscape Architect
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WEST LANDSCAPE ENLARGEMENT

DESIGNED BY:	HR/SH
DRAWN BY:	HR/SH
CHECKED BY:	MD/PV
DATE:	11/01/2024
REVISIONS:	HOA COMMENTS 01/27/2025
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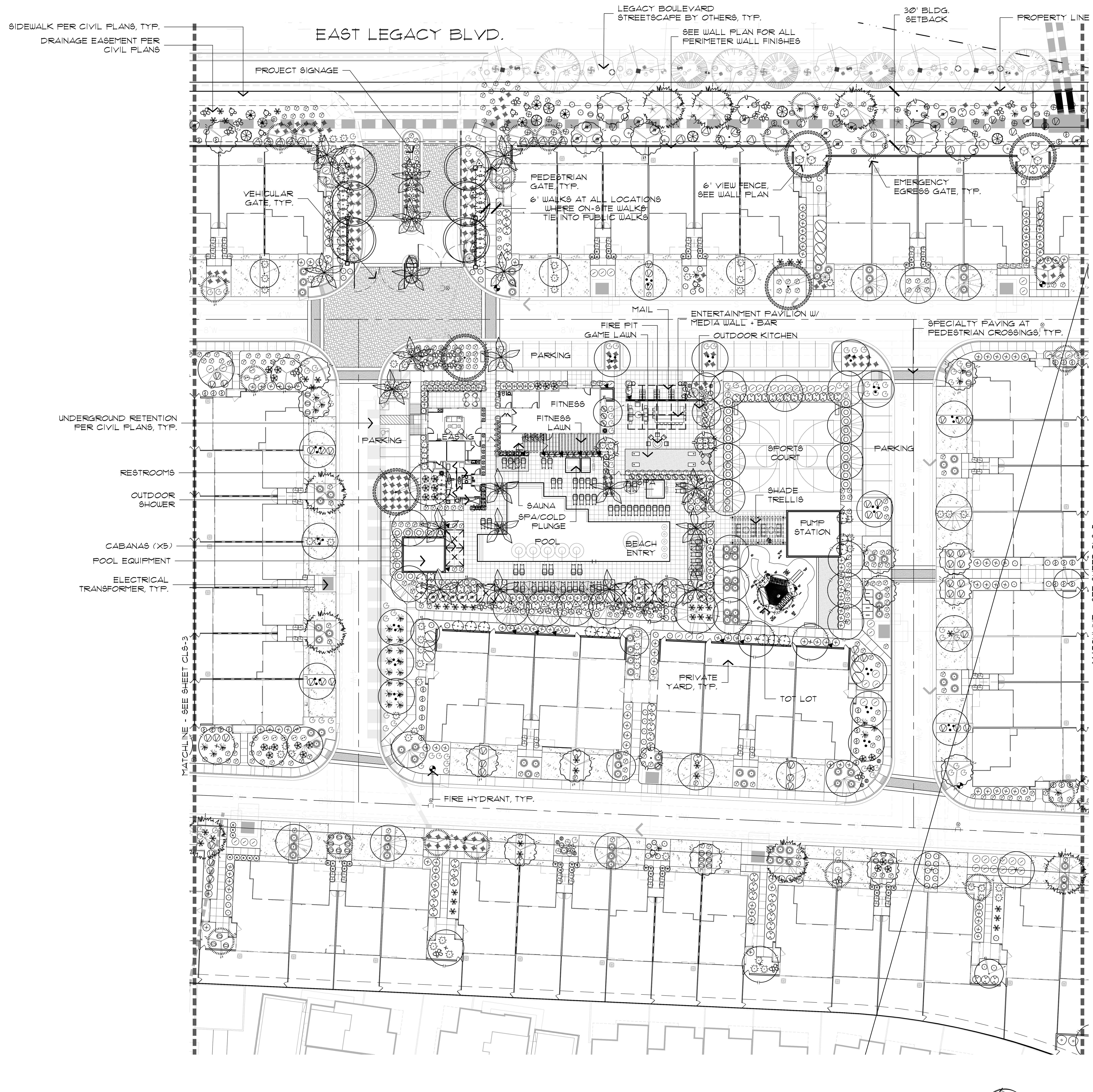
BB LIVING AT CAVASSON
DRB SUBMITTAL

CLS-3



CENTRAL LANDSCAPE ENLARGEMENT

SCALE: 1"=30'-0"

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	TREES/PALMS				
	Acacia anura	Mulga	24" Box 1.5" Cal.	46	Standard Trunk Dense Canopy
	Acacia salicina	Willow Acacia	24" Box 1.5" Cal.	24	Standard Trunk Dense Canopy
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	Cordia boissieri	Texas Olive	36" Box 2" Cal.	30	Multi-Trunk Dense Canopy
	Cercidium floridum	Blue Palo Verde	48" Box 3" Cal.	13	Multi-Trunk Dense Canopy
	Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	36" Box 2.5" Cal.	46	Multi-Trunk Dense Canopy
	Chitalpa tashkentensis	Chitalpa	36" Box 2.5" Cal.	3	Multi-Trunk Dense Canopy
	Chilopsis linearis	Desert Willow	24" Box 1.5" Cal.	69	Multi-Trunk Dense Canopy
	Olneya tesota	Ironwood	48" Box 3.5" Cal.	21	Standard Trunk Dense Canopy
	Phoenix dactylifera	Date Palm	18' C.T.H.	22	Diamond Cut Matching Form
	Pithecellobium flexicaule	Texas Ebony	36" Box 2.5" Cal.	18	Standard Trunk Dense Canopy
	Prosopis 'Cooperi'	Thornless Mesquite	36" Box 2.5" Cal.	52	Multi-Trunk Dense Canopy
	Quercus virginiana 'Cathedral'	Cathedral Live Oak	36" Box 2.5" Cal.	64	Standard Trunk Dense Canopy
	Sophora secundiflora	Texas Mountain Laurel	36" Box 2" Cal.	8	Multi-Trunk Dense Canopy
Salv.	Salvage Tree	Species Vary	Varies	TBD	To Be Placed During CDs
	ACCENTS & VINES				
	Agave x 'Blue Glow'	Blue Glow Agave	5-Gal	108	As Per Plan
	Agave weberii	Webers Agave	15-Gal	25	As Per Plan
	Aloe barbedensis	Medicinal Aloe	5-Gal	162	As Per Plan
	Aloe x 'Blue Elf'	Blue Elf Aloe	5-Gal	185	As Per Plan
	Asclepias subulata	Desert Milkweed	5-Gal	46	As Per Plan
	Bougainvillea 'Barbara Karst'	Vine Bougainvillea	15-Gal	18	Espalier - Train to wall or palm trunk
	Bignonia capreolata 'Tangerine Beauty'	Tangerine Beauty	15-Gal	48	Espalier - Train to wall or palm trunk
	Carnegiea gigantea	Saguaro	Sizes TBD	29	As Per Plan
	Dasylirion wheelerii	Desert Spoon	5-Gal	70	As Per Plan
	Echinocactus grusonii	Golden Barrel Cactus	12" Dia.	44	As Per Plan
	Euphorbia resinifera	Moroccan Mound	5-Gal	14	As Per Plan
	Ferocactus wislizeni	Fishhook Barrel Cactus	2'-3' Ht	13	As Per Plan
	Fouqueria splendens	Ocotillo	24" Box	39	8-10' Height 10 Cane Min.
	Hesperaloe funifera	Giant Hesperaloe	15-Gal	6	As Per Plan
	Hesperaloe parviflora	Red Yucca	5-Gal	166	As Per Plan
	Hesperaloe parviflora 'Perpa'	Brakelights Hesperaloe	5-Gal	262	As Per Plan
	Muhlenbergia rigida 'Nashville'	Nashville Grass	5-Gal	253	As Per Plan
	Opuntia santarita	Prickly Pear	15-Gal	98	As Per Plan
	Pedilanthus macrocarpus	Lady Slipper Plant	5-Gal	10	As Per Plan
Salv.	Salvage Accent	Species Vary	Varies	TBD	See Salvage Plan
	Stenocereus thurberi	Organ Pipe Cactus	36" Box	9	Specimen
	Yucca rostrata	Beaked Yucca	24" Box	19	Specimen
	SHRUBS				
	Bougainvillea 'Alexandra'	Alexandra Bougainvillea	5-Gal	80	As Per Plan
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	15-Gal	40	As Per Plan
	Eremophila hygrophana	Blue Bells	5-Gal	206	As Per Plan
	Ericameria laricifolia	Turpentine Bush	5-Gal	95	As Per Plan
	Justicia spicigera	Mexican Honeysuckle	5-Gal	49	As Per Plan
	Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	5-Gal	87	As Per Plan
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	Myrtus communis 'Compacta'	Dwarf Myrtle	5-Gal	21	As Per Plan
	Olea europaea 'Montra'	Dwarf Olive	5-Gal	349	As Per Plan
	Ruellia brittoniana	Mexican Petunia	5-Gal	250	As Per Plan
	Russelia equisetiformis	Coral Fountain	5-Gal	222	As Per Plan
	Senna artemisioides	Feathery Green Cassia	5-Gal	58	As Per Plan
	Tecoma stans	Yellow Bells	15-Gal	13	As Per Plan
	Tecoma x 'Bells of Fire'	Bells of Fire	5-Gal	38	As Per Plan
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	GROUND COVERS				
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	Eremophila glabra 'Mindenew Gold'	Outback Sunrise Emu	1-Gal	782	As Per Plan
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MISCELLANEOUS

- Decomposed Granite, 'Express Gold'
  1/2" Screened, 2" depth in all planting areas - ±187,525 SQ. FT.
- Mid-Iron Hybrid Sod, Interior Site - ±5,010 SQ. FT.
  with Concrete Header at Dog Park - ±270 L.F.
- Synthetic Turf - Coronado Platinum (100 oz.) by Arizona Artificial Lawns or Approved Equal - ±2,175 SQ. FT. with Steel Header - ±230 L.F.
  + (Including synthetic turf, annuals border, and Stabilize DG Trails)

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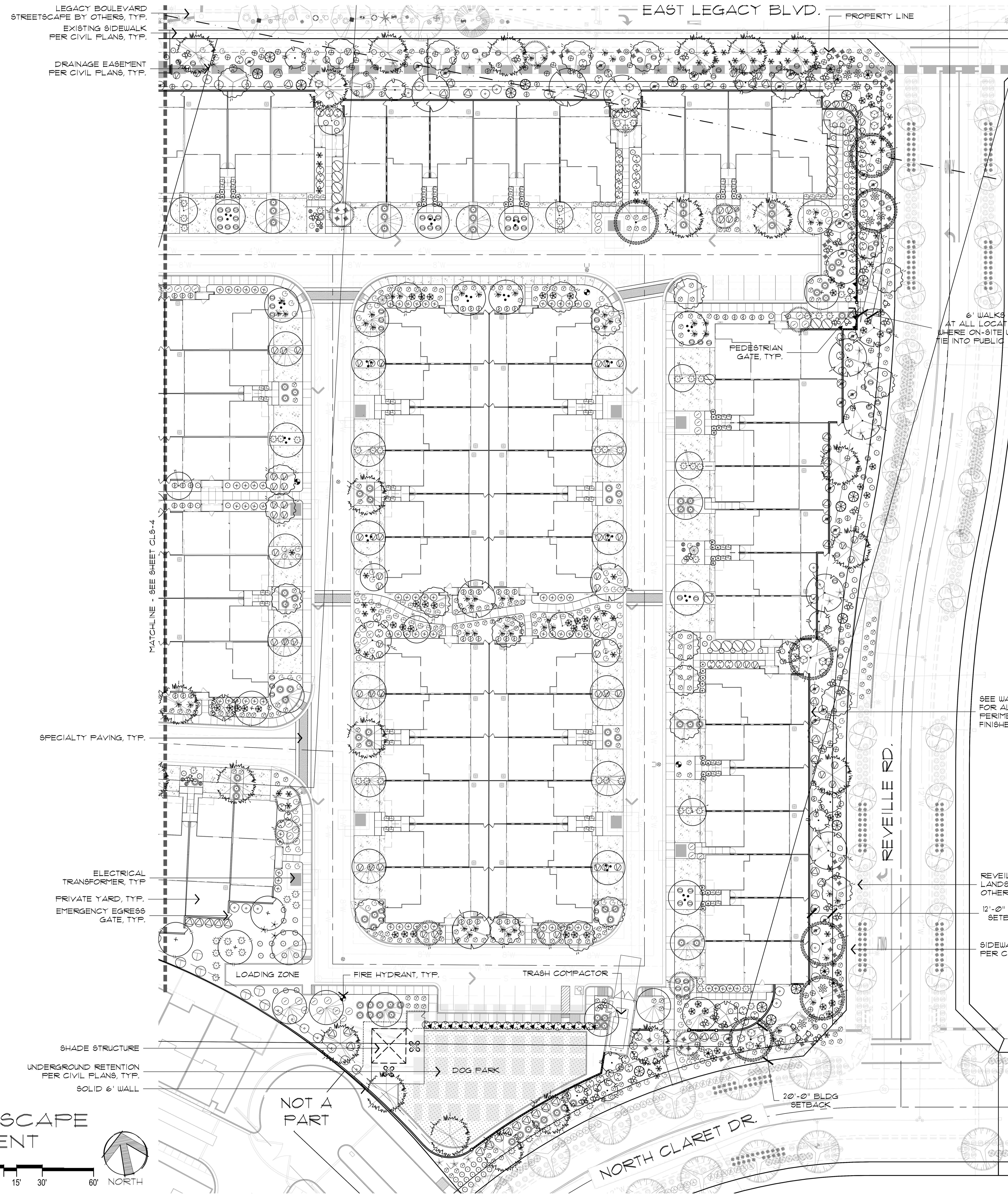
DRAWN BY: HR/SH
CHECKED BY: MD/PV
DATE: 11/01/2024
REVISIONS: HOA COMMENTS 01/27/2025
CITY COMMENTS 01/27/2025

BB LIVING AT CAVASSON
DRB SUBMITTAL

CLS-4



EAST LANDSCAPE ENLARGEMENT

SCALE: 1"=30'-0"

0 15' 30' 60'

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
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TOTAL LANDSCAPE	±195,085 S.F.

COLLABORATIVE
DESIGN STUDIO

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

Registered Landscape Architect
CERTIFICATE NO. 46497
MATTHEW PAUL DRAGER
01/27/2025
ARIZONA, U.S.A.

EXPIRES 06/30/2025

PRELIMINARY NOT FOR CONSTRUCTION

LANDSCAPE IMPROVEMENTS

BB LIVING AT CAVASSON

SEC MILLER ROAD & LEGACY BLVD - SCOTTSDALE, AZ

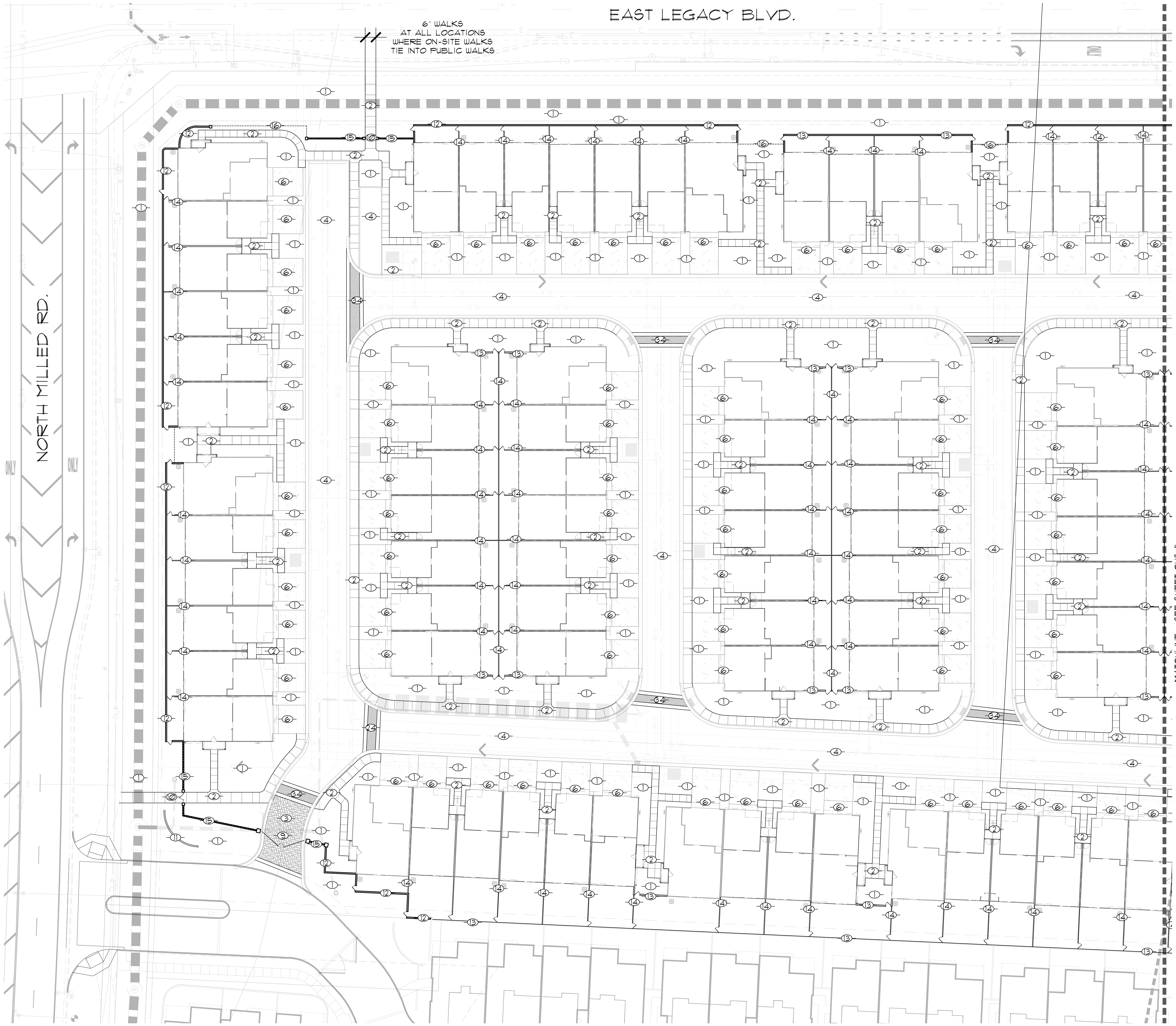
Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

EAST LANDSCAPE ENLARGEMENT

DESIGNED BY:	HR/SH
DRAWN BY:	HR/SH
CHECKED BY:	MD/PV
DATE:	11/01/2024
REVISIONS:	HOA COMMENTS 01/27/2025
	CITY COMMENTS 01/27/2025

BB LIVING AT CAVASSON
DRB SUBMITTAL

CLS-5



WEST HARDSCAPE ENLARGEMENT

SCALE: 1"=30'-0"

0 15' 30' 60' NORTH

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION
1	LANDSCAPE AREA, REFER TO LANDSCAPE PLANS
2	STANDARD GRAY CONCRETE W/ BROOM FINISH PER CIVIL PLANS
3	SPECIALTY VEHICULAR PAVING - 80MM BELGARD PAVERS MEGA FIT GRANA SERIES-'VICTORIAN' COLOR
4	ASPHALT PARKING SURFACE PER CIVIL PLANS
5	POOL DECK PAVING - ARTISTIC PAVERS, DESERTLOCK SERIES COLOR: 'COOL WHITE'
6	STANDARD GRAY CONCRETE DRIVEWAY AT GARAGE PARKING PER CIVIL PLANS
7	BERMUDA HYBRID SOD W/ CONCRETE HEADER. REFER TO SHEETS CONCEPTUAL LANDSCAPE SHEETS
8	CORONADO PLATINUM SYNTHETIC LAWN BY ARIZONA ARTIFICIAL LAWNS W/ EXTRUDED CONCRETE HEADER, REFER TO LANDSCAPE PLANS
9	VEHICULAR ACCESS GATE, REFER TO SHEET WALL-2 FOR ELEVATIONS
10	PEDESTRIAN ACCESS GATE, REFER TO SHEET WALL-2 FOR ELEVATIONS
11	6' HT. ACCENT STONE WALL, REFER TO WALL PLAN
12	6' HT. PERIMETER WALL W/ STONE VENEER, REFER TO WALL PLAN
13	6' HT. CMU PERIMETER WALL, AT RESIDENTIAL LOTS, REFER TO WALL PLAN
14	6' HT. PERIMETER DOOLEY WALL BETWEEN RESIDENTIAL LOTS, REFER TO WALL PLAN
15	6' HT. PERIMETER PARTIAL VIEW WALL TO SCREEN PARKING AND DRIVE AISLE. 3' SOLID W/ STONE VENEER AND 3' VIEW FENCE. REFER TO WALL PLAN
16	6' HT. PERIMETER VIEW FENCE, REFER TO WALL PLAN
17	5' HT. WELDED WIRE FENCE, AT POOL BARRIER & POOL CODE COMPLIANT GATE MUST MEET MARICOPA COUNTY SEMI-PUBLIC POOL CODE. REFER TO WALL PLAN.
18	POOL EQUIPMENT ENCLOSURE TO MATCH SITE WALLS, REFER TO WALL PLAN
19	PUMP STATION ENCLOSURE TO MATCH SITE WALLS, REFER TO WALL PLAN
20	STEEL ENTERTAINMENT PAVILION/MAIL COVER W/ MEDIA WALL TO MEET POOL BARRIER REQUIREMENTS, BAR AND SOFT SEATING COMMUNITY FIRE PIT
21	ADA ACCESSIBLE OUTDOOR KITCHEN W/ 2 GAS GRILLS AND PREP COUNTER
22	SAUNA, REFER TO ARCHITECTURAL PLANS
23	SHADE TRELLIS (PER ARCHITECTURE) OVER SYNTHETIC FITNESS LAWN
24	10'X10' RESORT STYLE CABANAS
25	16'X32' SHADE TRELLIS AT TOT LOT AND SPORTS COURT TO MATCH OVERHANG ON SOUTH ELEVATION OF THE FITNESS CENTER
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31	DOG PARK BAG DISPENSER AND TRASH INSTALLED PER MANUFACTURER SPECIFICATIONS
32	CONCRETE TRASH CAN
33	COMMUNITY FIRE PIT AT GAME LAWN
34	SPECIALTY PEDESTRIAN PAVING IN DRIVE - 60MM BELGARD PAVERS BROOKLYN PAVER - 'ROSEWOOD' COLOR HERRINGBONE PATTERN - INSTALL PER MANUFACTURERS DETAIL FOR HEAVY VEHICULAR TRAFFIC

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ARIZONA 811

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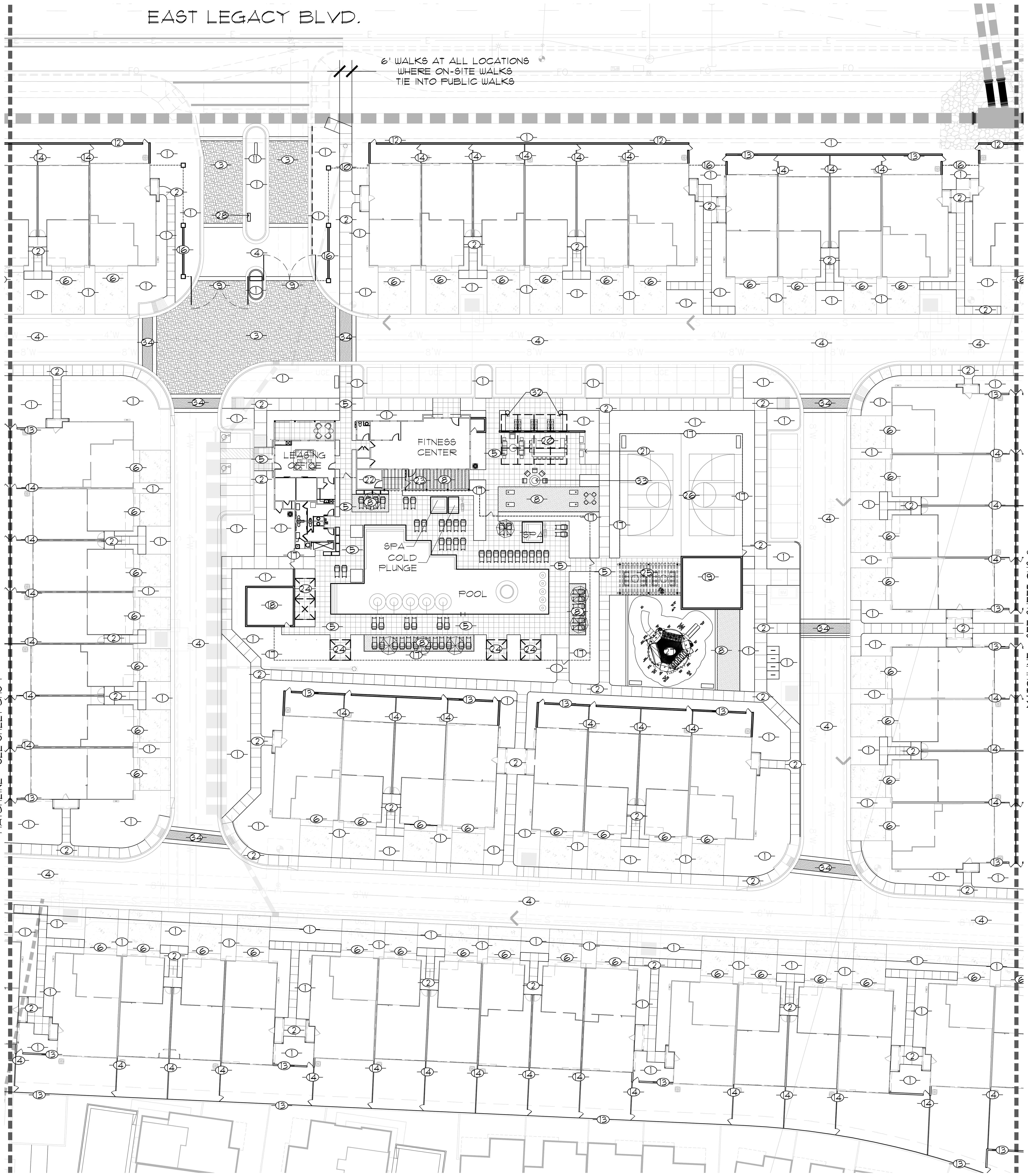
WEST HARDSCAPE ENLARGEMENT

BB LIVING AT CAVASSON
DRB SUBMITTAL

CHS-1



CENTRAL HARDSCAPE ENLARGEMENT

SCALE: 1"=30'-0"

0 15' 30' 60' NORTH

HARDSCAPE SCHEDULE

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BB LIVING AT CAVASSON
SEC MILLER ROAD & LEGACY BLVD - SCOTTSDALE, AZ

ARIZONA 811

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CITY COMMENTS 01/27/2025

CENTRAL HARDSCAPE ELARGEMENT

BB LIVING AT CAVASSON
DRB SUBMITTAL

CHS-2

EAST HARDSCAPE ENLARGEMENT

SCALE: 1"=30'-0"

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BB LIVING AT CAVASSON
DRB SUBMITTAL

EAST HARDSCAPE ENLARGEMENT

CHS-3

ktgy

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

BB LIVING

BB LIVING
4900 N. Scottsdale Road
Suite 4900
Scottsdale, AZ

BB LIVING AT CAVASSON
SCOTTSDALE, ARIZONA # 2024-0923

2 STORY TOWNHOME - FRONT ENTRY
SCHEMATIC DESIGN
January 27, 2025

PERSPECTIVES
6.1 PLEX

A0.1

ATTACHMENT #11

FRONT ELEVATION
MODERN DESERT PRAIRIE

FRONT ELEVATION
SPANISH

ktgy
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SCOTTSDALE, ARIZONA # 2024-0923

2 STORY TOWNHOME - FRONT ENTRY
SCHEMATIC DESIGN
January 27, 2025

0 4 8 16

4.1 PLEX
FRONT ELEVATIONS

A1.0

	1MD	
ROOF MATERIAL: SHAKE PROFILE		1FKCN 3763 KOKOMO BLEND
STUCCO BODY		SW 7637 OYSTER WHITE (LRV 72)
STUCCO ACCENT		SW 2821 DOWNING STONE
FACIA / EAVES CORBEL / TRIM GARAGE DOOR		SW 7018 DOVETAIL
ENTRY DOOR 1		SW 7745 MUDDLED BASIL
ENTRY DOOR 2		SW 2735 ROCKWEED
STONE VENEER 8" HIGH PIECES ONLY DRYSTACK INSTALL		HEWN STONE 8"H ONLY: SPAN

STUCCO/ PAINT: SHERWIN WILLIAMS
CONCRETE ROOF: WESTLAKE BORAL ROOFING OR EQUAL
STONE VENEER: CULTURED STONE VENEER

MODERN DESERT PRAIRIE

1. CONCRETE FLAT TILE ROOF
2. WOOD BARGE/FASCIA BOARD
3. STUCCO
4. SUNSHADE AWNING
5. LOW-E DOUBLE PANE VINYL WINDOW
6. STUCCO O/ FOAM TRIM
7. STEEL SECTIONAL GARAGE DOOR
8. PAINTED FIBERGLASS FRONT DOOR
9. LIGHT AND ADDRESS SIGN
   LIGHT MOUNTED AT 6'-6" FROM FF
10. ELECTRICAL PANEL RECESSED FOR PANEL TO BE FLUSH WITH STUCCO
11. LANDSCAPE SCREENING OF GAS METER
12. STONE VENEER

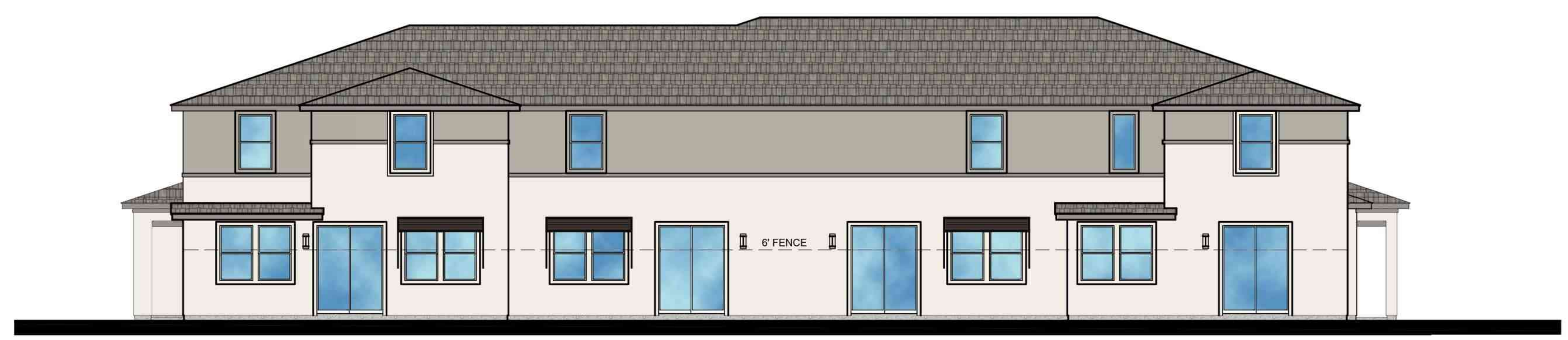
NOTE: NO GUTTERS OR DOWNSPOUTS

NOTE: AC CONDENSER IN REAR YARDS BEHIND FENCE

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

1SP

ROOF MATERIAL: MISSION'S PROFILE		1MSCS 6330 SALERNO CLAY
STUCCO BODY		SW 7632 MODERN GRAY (LRV 62)
WOOD FASCIA GARAGE DOOR CORBEL		SW 7025 BACKDROP
TRIM		SW 9174 MOTH WING
ENTRY DOOR SHUTTERS		SW 6033 BATEAU BROWN
STONE VENEER DRYSTACK INSTALL		COUNTRY LEDGESTONE ECHO RIDGE

STUCCO/ PAINT: SHERWIN WILLIAMS
CONCRETE ROOF: WESTLAKE BORAL ROOFING OR EQUAL
STONE VENEER: CULTURED STONE VENEER

SPANISH

1. CONCRETE 'S' TILE ROOF
2. WOOD BARGE/FASCIA BOARD
3. GABLE END STUCCO RECESS
4. STUCCO
5. LOW-E DOUBLE PANE VINYL WINDOW
6. DECORATIVE SHUTTERS
7. STUCCO O/ FOAM TRIM
8. STUCCO O/ FOAM CORBEL
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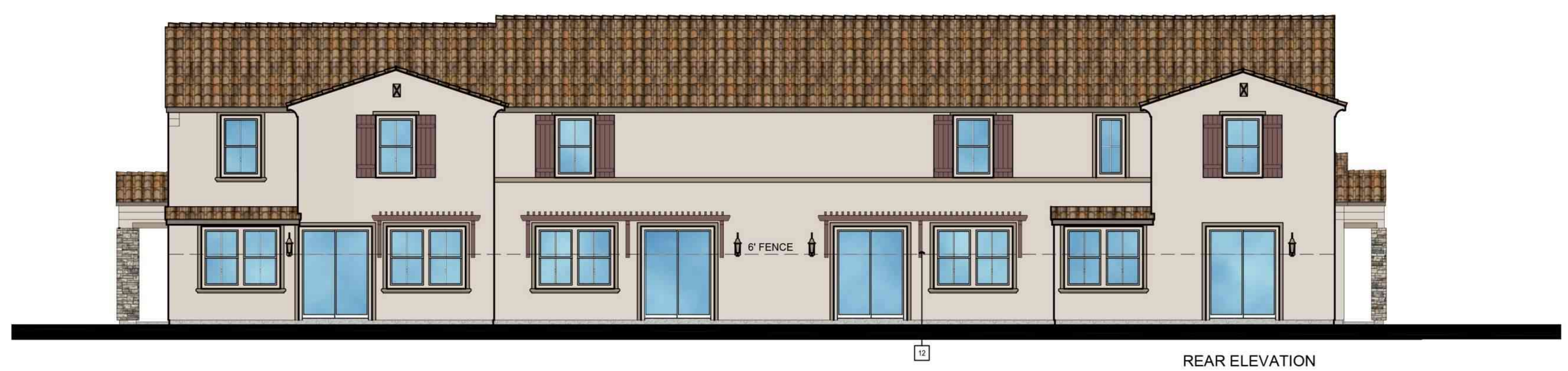

REAR ELEVATION

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2 STORY TOWNHOME - FRONT ENTRY
SCHEMATIC DESIGN
January 27, 2025

0 4 8 16

4.1 PLEX
'SPANISH' ELEVATIONS

FRONT ELEVATION
MODERN DESERT PRAIRIE

FRONT ELEVATION
SPANISH

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6.1 PLEX
FRONT ELEVATIONS

A2.0

2MD

ROOF MATERIAL: SHAKE PROFILE		1FKCN 4598 FOREST GREEN
STUCCO BODY		SW 6071 POPULAR GRAY (LRV 61)
STUCCO ACCENT		SW 9082 CHOCOLATE POWDER
FACIA / EAVES CORBEL / TRIM GARAGE DOOR		SW 7032 WARM STONE
ENTRY DOOR 1		SW 0037 MORRIS ROOM GREY
ENTRY DOOR 2		SW 6174 ANDIRON
STONE VENEER HIGH PIECES ONLY DRYSTACK INSTALL		HEWN STONE 8" H ONLY: TALUS

STUCCO/ PAINT: SHERWIN WILLIAMS
CONCRETE ROOF: WESTLAKE BORAL ROOFING OR EQUAL
STONE VENEER: CULTURED STONE VENEER

MODERN DESERT PRAIRIE

1. CONCRETE FLAT TILE ROOF
2. WOOD BARGE/FASCIA BOARD
3. STUCCO
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5. LOW-E DOUBLE PANE VINYL WINDOW
6. STUCCO O/ FOAM TRIM
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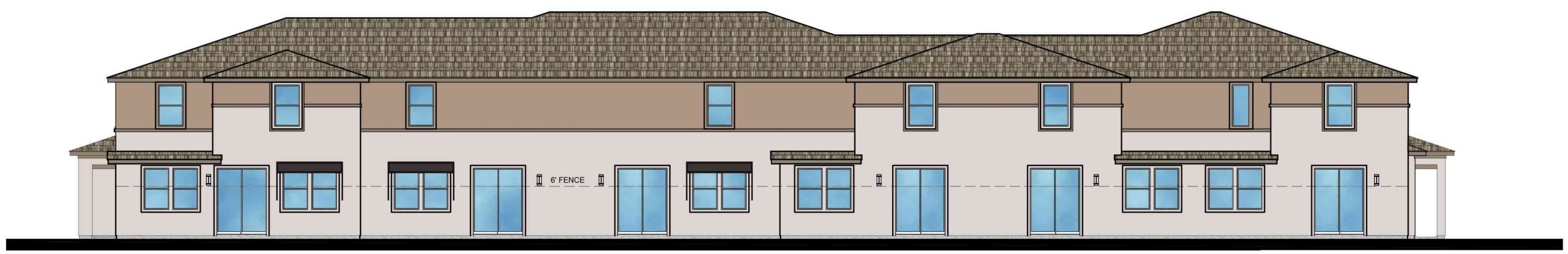
NOTE: NO GUTTERS OR DOWNSPOUTS

NOTE: AC CONDENSER IN REAR YARDS BEHIND FENCE

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION



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6.1 PLEX
'MODERN DESERT PRAIRIE' ELEVATIONS

A2.1

SPANISH

1. CONCRETE 'S' TILE ROOF
2. WOOD BARGE/FASCIA BOARD
3. GABLE END STUCCO RECESS
4. STUCCO
5. LOW-E DOUBLE PANE VINYL WINDOW
6. DECORATIVE SHUTTERS
7. STUCCO O/ FOAM TRIM
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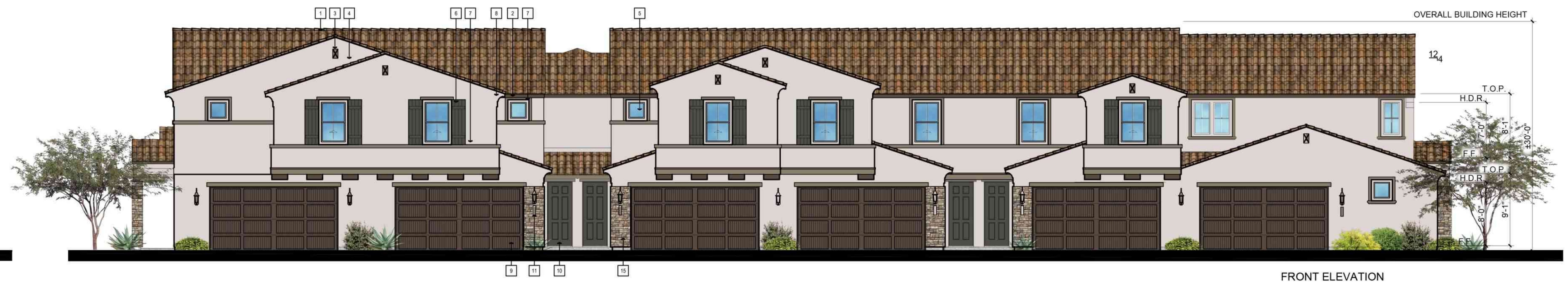

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

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6.1 PLEX
'SPANISH' ELEVATIONS

A2.2

FRONT ELEVATION
MODERN DESERT PRAIRIE

FRONT ELEVATION
SPANISH

	3MD	
ROOF MATERIAL: SHAKE PROFILE		1FKCN 1132 CHARCOAL BROWN BLEND
STUCCO BODY		SW 7641 COLONNADE GRAY (LRV 53)
STUCCO ACCENT		SW 9168 ELEPHANT EAR
FACIA / EAVES CORBEL / TRIM GARAGE DOOR		SW 7010 WHITE DUCK
ENTRY DOOR 1		SW 7026 GRIFFIN
ENTRY DOOR 2		SW 7725 YEARLING
STONE VENEER 8" HIGH PIECES ONLY DRYSTACK INSTALL		HEWN STONE 8" H ONLY: ARCTIC

STUCCO/ PAINT: SHERWIN WILLIAMS
CONCRETE ROOF: WESTLAKE BORAL ROOFING OR EQUAL
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MODERN DESERT PRAIRIE

1. CONCRETE FLAT TILE ROOF
2. WOOD BARGE/FASCIA BOARD
3. STUCCO
4. SUNSHADE AWNING
5. LOW-E DOUBLE PANE VINYL WINDOW
6. STUCCO O/ FOAM TRIM
7. STEEL SECTIONAL GARAGE DOOR
8. PAINTED FIBERGLASS FRONT DOOR
9. LIGHT AND ADDRESS SIGN
LIGHT MOUNTED AT 6'-6" FROM FF
10. ELECTRICAL PANEL RECESSED FOR PANEL TO BE FLUSH WITH STUCCO
11. LANDSCAPE SCREENING OF GAS METER
12. STONE VENEER

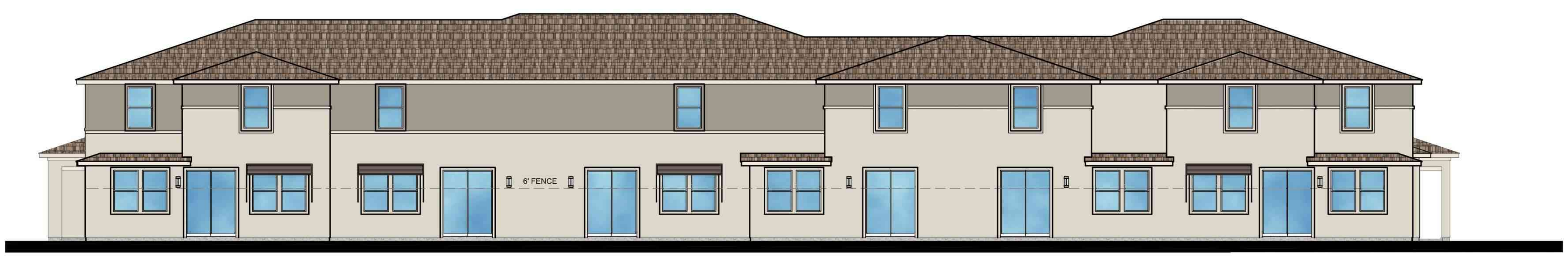
NOTE: NO GUTTERS OR DOWNSPOUTS

NOTE: AC CONDENSER IN REAR YARDS BEHIND FENCE

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

BB LIVING
BB LIVING
4900 N. Scottsdale Road
Suite 4900
Scottsdale, AZ

BB LIVING AT CAVASSON
SCOTTSDALE, ARIZONA # 2024-0923

2 STORY TOWNHOME - FRONT ENTRY
SCHEMATIC DESIGN
January 27, 2025

0 4 8 16

6.2 PLEX
'MODERN DESERT PRAIRIE' ELEVATIONS

A3.1

	3SP	
ROOF MATERIAL: MISSION'S PROFILE		1MSCS 0431 APPLE BARK
STUCCO BODY		SW 9180 AGED WHITE (LRV 74)
WOOD FASCIA GARAGE DOOR CORBEL		SW 7675 SEALSKIN
TRIM		SW 7507 STONE LION
ENTRY DOOR SHUTTERS		SW 7615 SEA SERPENT
STONE VENEER DRYSTACK INSTALL		COUNTRY LEDGESTONE WOLF CREEK

STUCCO/ PAINT: SHERWIN WILLIAMS
CONCRETE ROOF: WESTLAKE BORAL ROOFING OR EQUAL
STONE VENEER: CULTURED STONE VENEER

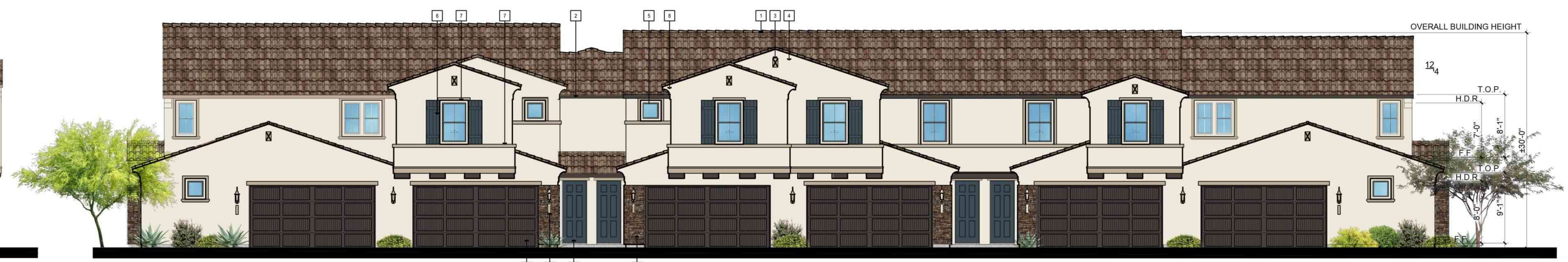
SPANISH

1. CONCRETE 'S' TILE ROOF
2. WOOD BARGE/FASCIA BOARD
3. GABLE END STUCCO RECESS
4. STUCCO
5. LOW-E DOUBLE PANE VINYL WINDOW
6. DECORATIVE SHUTTERS
7. STUCCO O/ FOAM TRIM
8. STUCCO O/ FOAM CORBEL
9. STEEL SECTIONAL GARAGE DOOR
10. PAINTED FIBERGLASS FRONT DOOR
11. LIGHT AND ADDRESS SIGN
    LIGHT MOUNTED AT 6'-6" FROM FF
12. SUNSHADE TRELLIS
13. ELECTRICAL PANEL RECESSED FOR
    PANEL TO BE FLUSH WITH STUCCO
14. LANDSCAPE SCREENING OF GAS METER
15. STONE VENEER

NOTE: NO GUTTERS OR DOWNSPOUTS

NOTE: AC CONDENSER IN REAR YARDS BEHIND FENCE

LEFT ELEVATION



FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

FRONT ELEVATION
MODERN DESERT PRAIRIE

FRONT ELEVATION
SPANISH

Architecture + Planning
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2 STORY TOWNHOME - FRONT ENTRY
SCHEMATIC DESIGN
January 27, 2025

0 4 8 16

7.1 PLEX
FRONT ELEVATIONS

A4.0

MODERN DESERT PRAIRIE

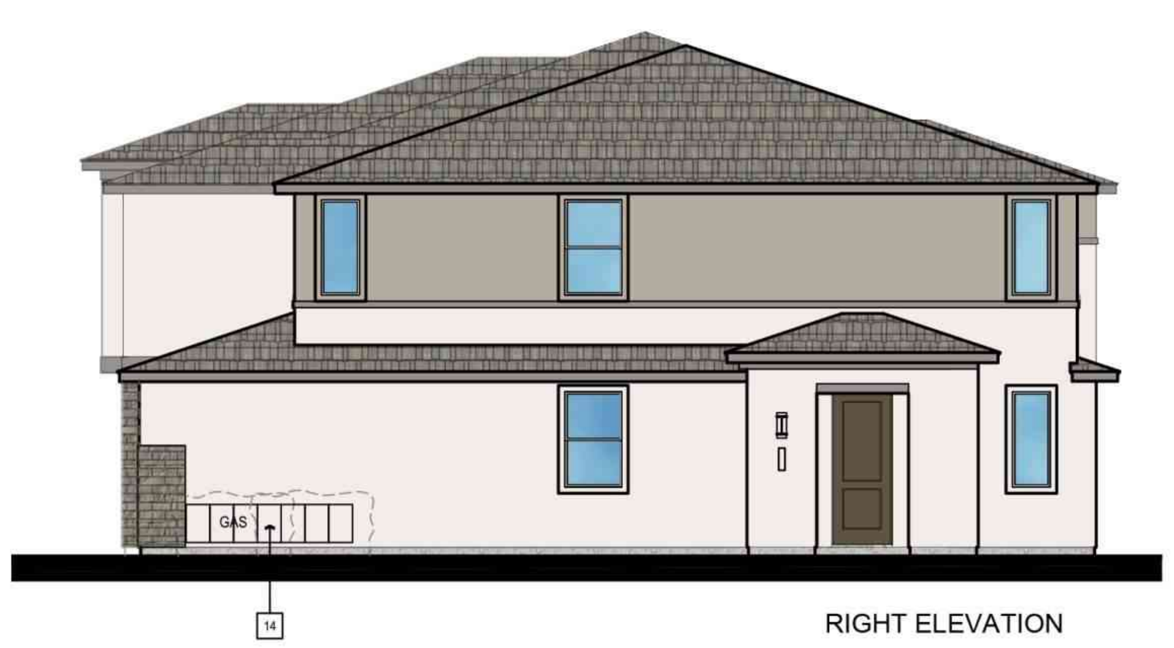
1. CONCRETE FLAT TILE ROOF
2. WOOD BARGE/FASCIA BOARD
3. STUCCO
4. SUNSHADE AWNING
5. LOW-E DOUBLE PANE VINYL WINDOW
6. STUCCO O/ FOAM TRIM
7. STEEL SECTIONAL GARAGE DOOR
8. PAINTED FIBERGLASS FRONT DOOR
9. LIGHT AND ADDRESS SIGN
   LIGHT MOUNTED AT 6'-6" FROM FF
10. ELECTRICAL PANEL RECESSED FOR PANEL TO BE FLUSH WITH STUCCO
11. LANDSCAPE SCREENING OF GAS METER
12. STONE VENEER

NOTE: NO GUTTERS OR DOWNSPOUTS

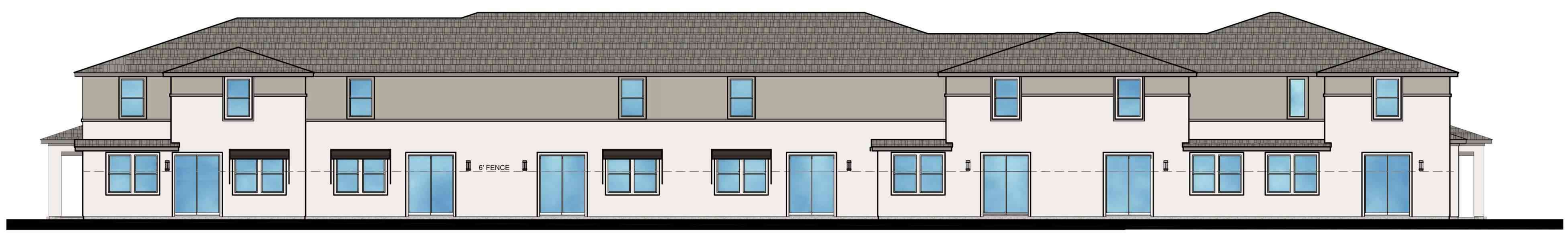
NOTE: AC CONDENSER IN REAR YARDS BEHIND FENCE

LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ktgy
Architecture + Planning
17911 Von Karman Ave,
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ktgy.com

BB LIVING
BB LIVING
4900 N. Scottsdale Road
Suite 4900
Scottsdale, AZ

BB LIVING AT CAVASSON
SCOTTSDALE, ARIZONA # 2024-0923

2 STORY TOWNHOME - FRONT ENTRY
SCHEMATIC DESIGN
January 27, 2025

0 4 8 16

7.1 PLEX
'MODERN DESERT PRAIRIE' ELEVATIONS

A4.1

	1SP	
ROOF MATERIAL: MISSION'S PROFILE		1MSCS 6330 SALERNO CLAY
STUCCO BODY		SW 7632 MODERN GRAY (LRV 62)
WOOD FASCIA GARAGE DOOR CORBEL		SW 7025 BACKDROP
TRIM		SW 9174 MOTH WING
ENTRY DOOR SHUTTERS		SW 6033 BATEAU BROWN
STONE VENEER DRYSTACK INSTALL		COUNTRY LEDGESTONE ECHO RIDGE

STUCCO/ PAINT: SHERWIN WILLIAMS
CONCRETE ROOF: WESTLAKE BORAL ROOFING OR EQUAL
STONE VENEER: CULTURED STONE VENEER

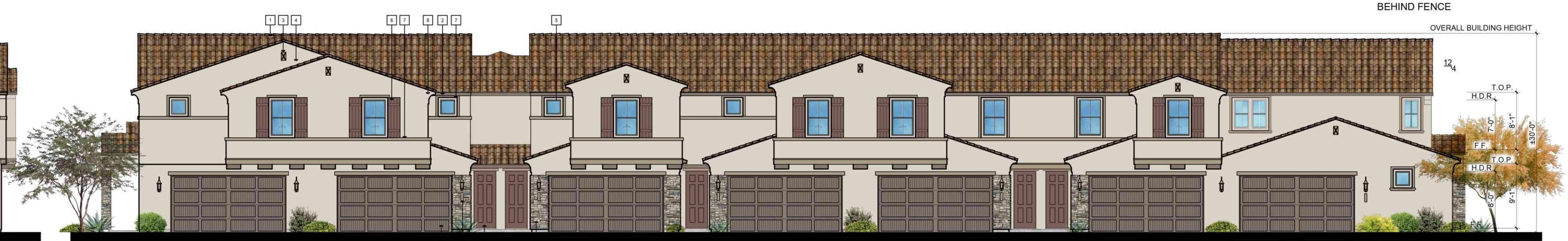
SPANISH

1. CONCRETE 'S' TILE ROOF
2. WOOD BARGE/FASCIA BOARD
3. GABLE END STUCCO RECESS
4. STUCCO
5. LOW-E DOUBLE PANE VINYL WINDOW
6. DECORATIVE SHUTTERS
7. STUCCO O/ FOAM TRIM
8. STUCCO O/ FOAM CORBEL
9. STEEL SECTIONAL GARAGE DOOR
10. PAINTED FIBERGLASS FRONT DOOR
11. LIGHT AND ADDRESS SIGN
LIGHT MOUNTED AT 6'-6" FROM FF
12. SUNSHADE TRELLIS
13. ELECTRICAL PANEL RECESSED FOR PANEL TO BE FLUSH WITH STUCCO
14. LANDSCAPE SCREENING OF GAS METER
15. STONE VENEER

NOTE: NO GUTTERS OR DOWNSPOUTS

NOTE: AC CONDENSER IN REAR YARDS BEHIND FENCE

LEFT ELEVATION



FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

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ktgy.com

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Suite 4900
Scottsdale, AZ

BB LIVING AT CAVASSON
SCOTTSDALE, ARIZONA # 2024-0923

2 STORY TOWNHOME - FRONT ENTRY
SCHEMATIC DESIGN
January 27, 2025

0 4 8 16

7.1 PLEX
'SPANISH' ELEVATIONS

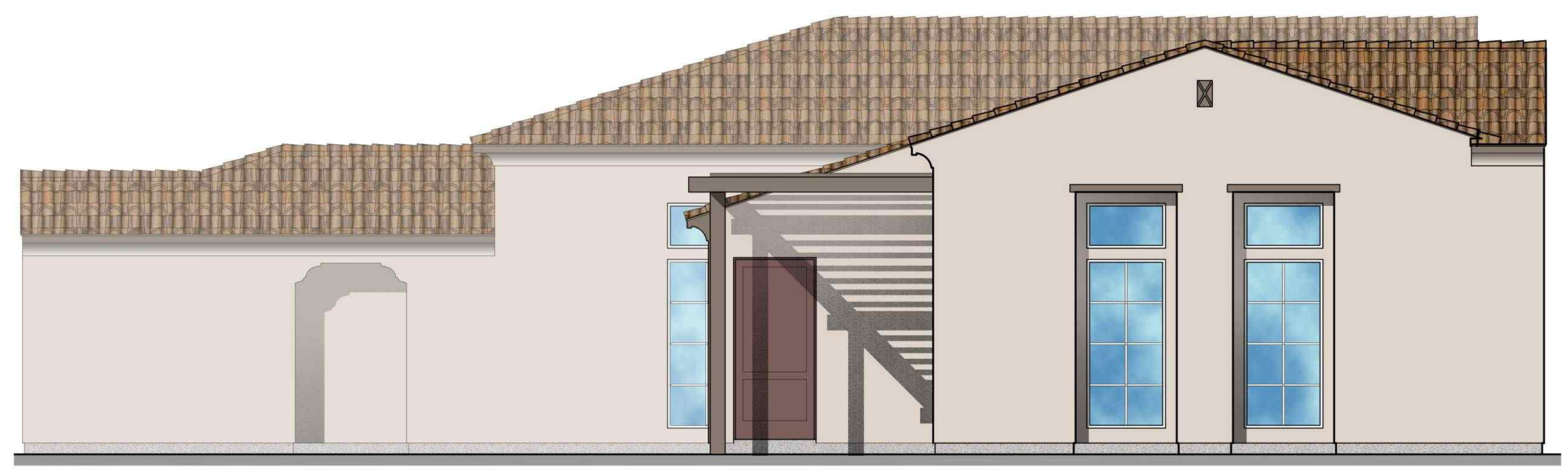
A4.2

SPANISH

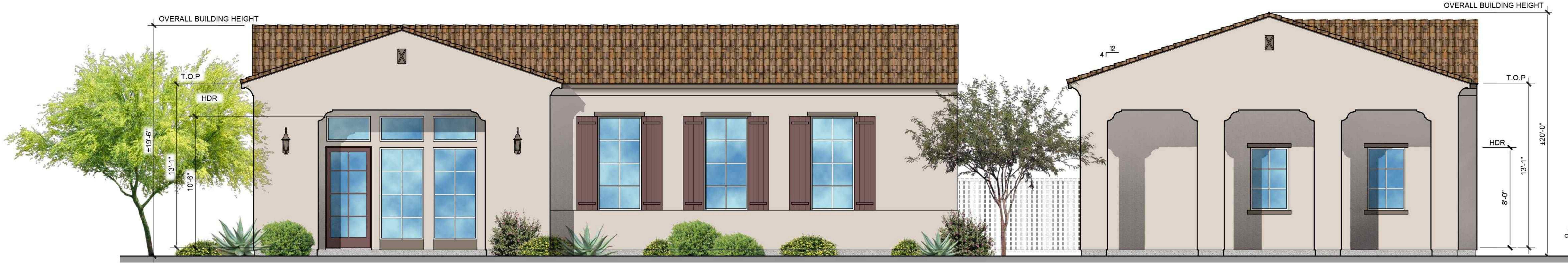
1. CONCRETE 'S' TILE ROOF
2. STUCCO RECESS GABLE END DETAIL
3. STUCCO
4. DECORATIVE SHUTTERS
5. STUCCO O/ FOAM TRIM
6. PAINTED FOAM CORBEL
7. LIGHT AND ADDRESS SIGN

South Elevation

West Elevation



East Elevation



1SP

ROOF MATERIAL: MISSION'S PROFILE		1MSCS 6330 SALERNO CLAY
STUCCO BODY		SW 7632 MODERN GRAY (LRV 62)
WOOD FASCIA GARAGE DOOR CORBEL		SW 7025 BACKDROP
TRIM		SW 9174 MOTH WING
ENTRY DOOR SHUTTERS		SW 6033 BATEAU BROWN
STONE VENEER DRYSTACK INSTALL		COUNTRY LEDGESTONE ECHO RIDGE

STUCCO/ PAINT: SHERWIN WILLIAMS
CONCRETE ROOF: WESTLAKE BORAL ROOFING OR EQUAL
STONE VENEER: CULTURED STONE VENEER

North Elevation

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Architecture + Planning
17911 Von Karman Ave,
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949.851.2133
ktgy.com

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BB LIVING
4900 N. Scottsdale Road
Suite 4900
Scottsdale, AZ

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SCOTTSDALE, ARIZONA # 2024-0923

2 STORY TOWNHOME - FRONT ENTRY
SCHEMATIC DESIGN
January 27, 2025

0 2 4 8

LEASING & AMENITY
ELEVATIONS

BB Living at Cavasson

Scottsdale, AZ

ktgy WHERE DESIGN LIVES

BB LIVING

EXTERIOR COLOR SCHEMES

JANUARY 27, 2025

ktgy #2024-0923

SEE COLOR APPLICATIONS FOR EXACT PLACEMENT OF COLOR

STUCCO/ PAINT: SHERWIN WILLIAMS
CONCRETE ROOF: WESTLAKE BORAL ROOFING OR EQUAL
STONE VENEER: CULTURED STONE VENEER

TILE FOR AMENITY SHOWER: DAL TILE RETRO SPACE REMIX OR EQUAL
MODERN WHITE RS30 / 3"X 6"
WHITE GROUT
METAL DETAILS/ RAILINGS: SW 7020 BLACK FOX

SPANISH ELEVATIONS (SP)

COLOR SCHEME COLOR APPLICATION		1SP	2SP	3SP
STUCCO BODY		SW 7632 MODERN GRAY (LRV 62)	SW 9166 DRIFT OF MIST (LRV 69)	SW 9180 AGED WHITE (LRV 74)
WOOD FASCIA /CORBEL GARAGE DOOR		SW 7025 BACKDROP	SW 7510 CHATEAU BROWN	SW 7675 SEALSKIN
ALL TRIMS		SW 9174 MOTH WING	SW 7514 FOOTHILLS	SW 7507 STONE LION
ENTRY DOORS / SHUTTERS		SW 6033 BATEAU BROWN	SW 6188 SHADE GROWN	SW 7615 SEA SERPENT
STONE VENEER DRYSTACK INSTALL		COUNTRY LEDGESTONE ECHO RIDGE	COUNTRY LEDGESTONE MOJAVE	COUNTRY LEDGESTONE WOLF CREEK
ROOF MATERIAL: MISSION 'S' PROFILE		1MSCS 6330 SALERNO CLAY	1MSCS 6464 CALIF MISSION BLEND	1MSCS 0431 APPLE BARK

MODERN DESERT PRAIRIE (MD)

COLOR SCHEME COLOR APPLICATION		1MD	2MD	3MD
STUCCO BODY		SW 7637 OYSTER WHITE (LRV 72)	SW 6071 POPULAR GRAY (LRV 61)	SW 7641 COLONNADE GRAY (LRV 53)
STUCCO ACCENT		SW 2821 DOWNING STONE	SW 9082 CHOCOLATE POWDER	SW 9168 ELEPHANT EAR
FASCIA / EAVES/ CORBELS / TRIM / GARAGE DOORS		SW 7018 DOVETAIL	SW 7032 WARM STONE	SW 7010 WHITE DUCK
ENTRY DOORS 1		SW 7745 MUDDLED BASIL	SW 0037 MORRIS ROOM GREY	SW 7026 GRIFFIN
ENTRY DOORS 2		SW 2735 ROCKWEED	SW 6174 ANDIRON	SW 7725 YEARLING
STONE VENEER - 8" HIGH PIECES ONLY TIGHTFIT DRYSTACK INSTALL		HEWN STONE - 8"H ONLY: SPAN	HEWN STONE - 8" H ONLY: TALUS	HEWN STONE - 8" H ONLY: ARCTIC
ROOF MATERIAL: SHAKE PROFILE		1FKCN 3763 KOKOMO BLEND	1FKCN 4598 FOREST GREEN	1FKCN 1132 CHARCOAL BROWN BLEND

General Notes:
All Colors and Materials are recommendations based solely upon aesthetic value for the exclusive internal use by SAID BUILDER. Any other use is prohibited.

Gutters and Downspouts / Mandoors & Vents to be painted adjacent surface color u.o.n.
All Paint Breaks to be turned and finished to return at inside corners including under balconies and cantilver areas.
Subsititutions for any material is not to be made without final approval from KTGY.
NOTE: All photographs of stone, brick, masonry and roof tiles are for representation only - See actual samples for exact colors.

BB Living at Cavasson

Scottsdale, AZ

BB LIVING

	1SP	2SP	3SP
ROOF MATERIAL: MISSION'S PROFILE	 1MSCS 6330 SALERNO CLAY	 1MSCS 6464 CALIF MISSION BLEND	 1MSCS 0431 APPLE BARK
STUCCO BODY	SW 7632 MODERN GRAY (LRV 62)	SW 9166 DRIFT OF MIST (LRV 69)	SW 9180 AGED WHITE (LRV 74)
WOOD FASCIA GARAGE DOOR CORBEL	SW 7025 BACKDROP	SW 7510 CHATEAU BROWN	SW 7675 SEALSKIN
TRIM	SW 9174 MOTH WING	SW 7514 FOOTHILLS	SW 7507 STONE LION
ENTRY DOOR SHUTTERS	SW 6033 BATEAU BROWN	SW 6188 SHADE GROWN	SW 7615 SEA SERPENT
STONE VENEER DRYSTACK INSTALL	 COUNTRY LEDGESTONE ECHO RIDGE	 COUNTRY LEDGESTONE MOJAVE	 COUNTRY LEDGESTONE WOLF CREEK

STUCCO/ PAINT: SHERWIN WILLIAMS
CONCRETE ROOF: WESTLAKE BORAL ROOFING OR EQUAL
STONE VENEER: CULTURED STONE VENEER

SPANISH ELEVATIONS (SP)

ATTACHMENT #12

JANUARY 27, 2025

ktgy WHERE DESIGN LIVES

BB Living at Cavasson

Scottsdale, AZ

BB LIVING

	1MD	2MD	3MD
ROOF MATERIAL: SHAKE PROFILE	1FKCN 3763 KOKOMO BLEND	1FKCN 4598 FOREST GREEN	1FKCN 1132 CHARCOAL BROWN BLEND
STUCCO BODY	SW 7637 OYSTER WHITE (LRV 72)	SW 6071 POPULAR GRAY (LRV 61)	SW 7641 COLONNADE GRAY (LRV 53)
STUCCO ACCENT	SW 2821 DOWNING STONE	SW 9082 CHOCOLATE POWDER	SW 9168 ELEPHANT EAR
FACIA / EAVES CORBEL / TRIM GARAGE DOOR	SW 7018 DOVETAIL	SW 7032 WARM STONE	SW 7010 WHITE DUCK
ENTRY DOOR 1	SW 7745 MUDDLED BASIL	SW 0037 MORRIS ROOM GREY	SW 7026 GRIFFIN
ENTRY DOOR 2	SW 2735 ROCKWEED	SW 6174 ANDIRON	SW 7725 YEARLING
STONE VENEER 8" HIGH PIECES ONLY DRYSTACK INSTALL	HEWN STONE 8"H ONLY: SPAN	HEWN STONE 8" H ONLY: TALUS	HEWN STONE 8" H ONLY: ARCTIC

STUCCO/ PAINT: SHERWIN WILLIAMS
CONCRETE ROOF: WESTLAKE BORAL ROOFING OR EQUAL
STONE VENEER: CULTURED STONE VENEER

MODERN DESERT PRAIRIE ELEVATIONS (MD)

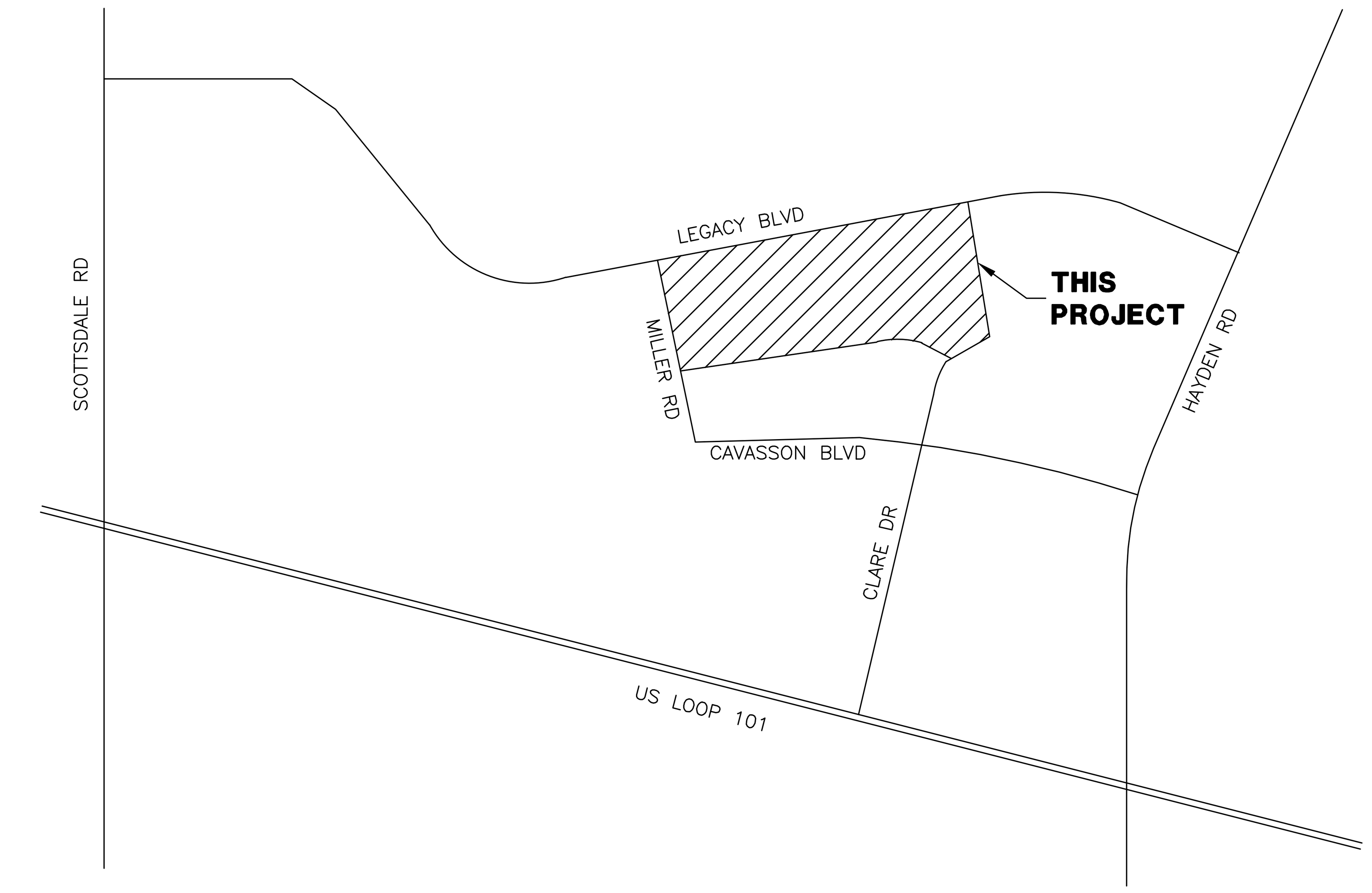
JANUARY 27, 2025

ktgy WHERE DESIGN LIVES

BB LIVING AT CAVASSON

SITE PHOTOMETRICS

SCOTTSDALE, ARIZONA



VICINITY MAP

NOT TO SCALE

NORTH

MATCHLINE 'A' SEE SHEET PH2

GRAPHIC SCALE

30 15 0 15 30 60

1 INCH = 30 FEET

PHOTOMETRIC LEGEND

COOPER LIGHTING – McGraw Edison
GALN–SA1B–730–U–SL3
candela file 'GLAN–SA1B–730–U–SL3_5197 lumens.ies'
16 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 44
mounting height= 15 ft
number locations= 10, number luminaires= 10
kw all locations= 0.4

COOPER LIGHTING – McGRAW–EDISON
GALN–SA4C–730–U–SL4
candela file 'GALN–SA4C–730–U–SL4_24793 lumens.ies'
64 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 213
mounting height= 20 ft
number locations= 4, number luminaires= 4
kw all locations= 0.9

HESS AMERICA – LED BOLLARD LINEA LN950–LED–WW (3000K)
LN950___STD–OUTPUT–3000K
candela file 'LN950_ _Std–Output–3000K.ies'
1 lamp(s) per luminaire, 568 initial lumens per lamp
Light Loss Factor = 1.000, watts per luminaire = 16
mounting height= 3 ft
number locations= 10, number luminaires= 10
kw all locations= 0.2

FX Luminaire
NL–6LED–DN–BZ
candela file 'NL–6LED–DN–FW–wf sQAD8–6LED–DN–WF–WT.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 8
mounting height= 10 ft
number locations= 12, number luminaires= 12
kw all locations= 0.1

Luminaire LED
SWP610HO 20W 40K CLP
candela file 'SWP610HO_20W_40K_CLP.ies'
60 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 20
mounting height= 10 ft
number locations= 5, number luminaires= 5
kw all locations= 0.1

Coach Light
Catalina 30092CLDBZ
candela file '7326–C24–35K.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.400, watts per luminaire = 24
mounting height= 8 ft
number locations= 355, number luminaires= 355
kw all locations= 8.5

Aluz Festoon Lighting
A5–ZOZO–STN–24–27K–GSF–WET
candela file 'ML2000–27K–GSF–1W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 1
mounting height= 10 ft
number locations= 67, number luminaires= 67
kw all locations= 0.1

CALCULATIONS

Site Lighting
4747 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.5
Maximum	18.9
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	3.17
UnifGrad	N/A

Property Line South
100 points
VERTICAL FOOTCANDLES, observer facing South

Average	0.2
Maximum	0.2
Minimum	0.1
Avg:Min	1.68
Max:Min	2.00
Coef Var	0.28

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 811 or 1-800-STAKE-IT (782-5348)

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

Registered Professional Engineer (Electrical)
Certificate No.
78890
CAL RICHARD
CLUFF
Date Signed 10-31-24
ARIZONA, U.S.A.
Cal Cluff
Expires 9–30–26

PROJECT NAME:
BB LIVING AT CAVASSON
SITE PHOTOMETRICS
SCOTTSDALE, ARIZONA

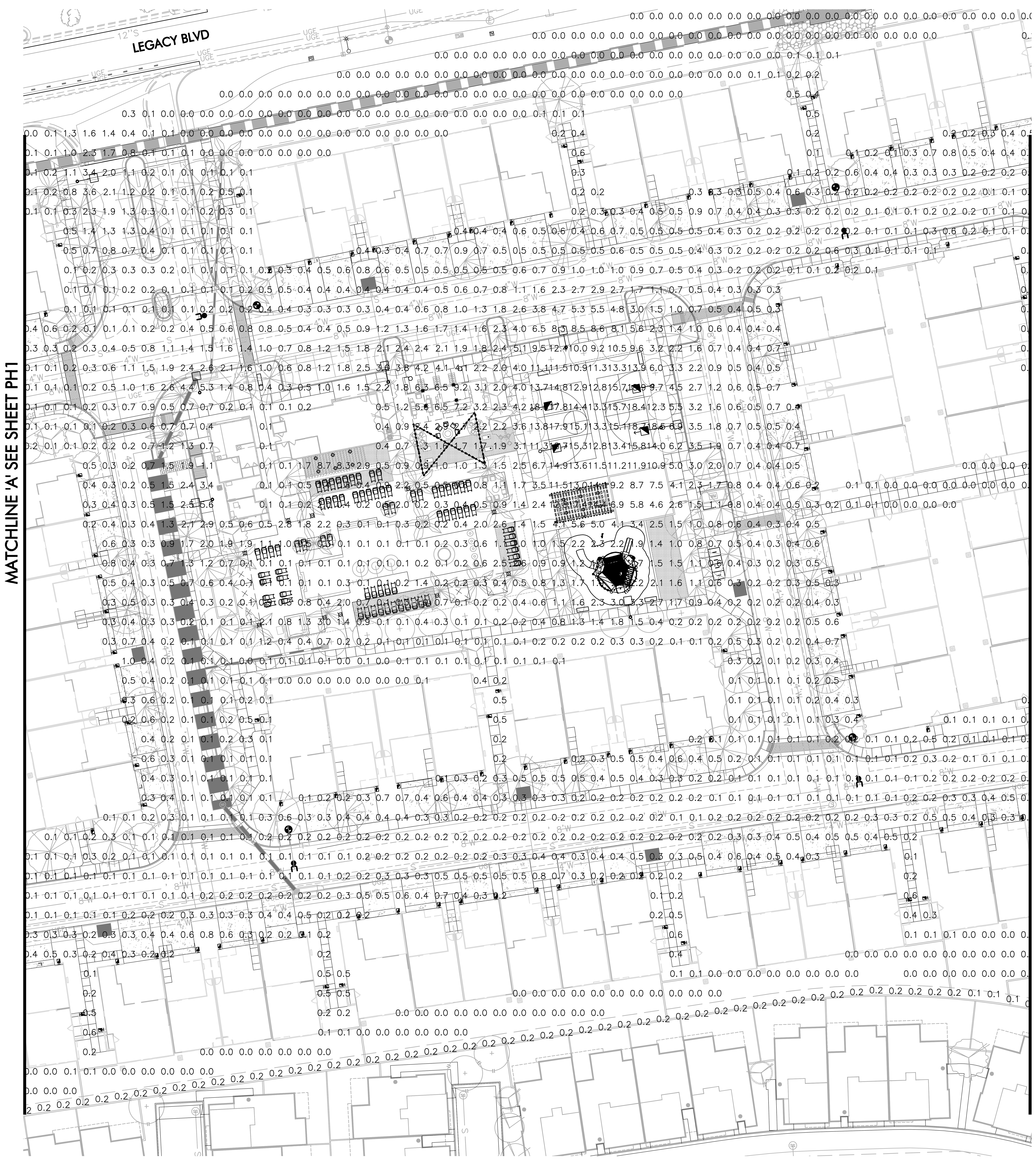
WRIGHT ENG.
PROJECT NO: **24377**

DESIGN BY: JDK

PH1

H:\2024\24377–BB Living at Cavasson\24377–PH.dwg

ATTACHMENT #13



PHOTOMETRIC LEGEND

COOPER LIGHTING – McGraw Edison
GALN–SA1B–730–U–SL3
candela file 'GLAN–SA1B–730–U–SL3_5197 lumens.ies'
16 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 44
mounting height= 15 ft
number locations= 10, number luminaires= 10
kw all locations= 0.4

COOPER LIGHTING – McGRAW–EDISON
GALN–SA4C–730–U–SL4
candela file 'GALN–SA4C–730–U–SL4_24793 lumens.ies'
64 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 213
mounting height= 20 ft
number locations= 4, number luminaires= 4
kw all locations= 0.9

HESS AMERICA – LED BOLLARD LINEA LN950–LED–WW (3000K)
LN950___STD–OUTPUT–3000K
candela file 'LN950_ _Std–Output–3000K.ies'
1 lamp(s) per luminaire, 568 initial lumens per lamp
Light Loss Factor = 1.000, watts per luminaire = 16
mounting height= 3 ft
number locations= 10, number luminaires= 10
kw all locations= 0.2

FX Luminaire
NL–6LED–DN–BZ
candela file 'NL–6LED–DN–FW–wf sQAD8–6LED–DN–WF–WT.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 8
mounting height= 10 ft
number locations= 12, number luminaires= 12
kw all locations= 0.1

Luminaire LED
SWP610HO 20W 40K CLP
candela file 'SWP610HO_20W_40K_CLP.ies'
60 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 20
mounting height= 10 ft
number locations= 5, number luminaires= 5
kw all locations= 0.1

Coach Light
Catalina 30092CLDBZ
candela file '7326–C24–35K.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.400, watts per luminaire = 24
mounting height= 8 ft
number locations= 355, number luminaires= 355
kw all locations= 8.5

Aluz Festoon Lighting
A5–ZOZO–STN–24–27K–GSF–WET
candela file 'ML2000–27K–GSF–1W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 1
mounting height= 10 ft
number locations= 67, number luminaires= 67
kw all locations= 0.1

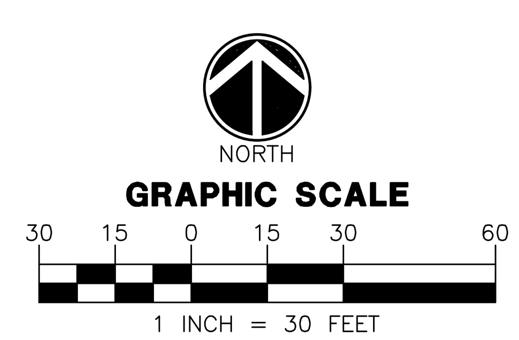
CALCULATIONS

Site Lighting
4747 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.5
Maximum	18.9
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	3.17
UnifGrad	N/A

Property Line South
100 points
VERTICAL FOOTCANDLES, observer facing South

Average	0.2
Maximum	0.2
Minimum	0.1
Avg:Min	1.68
Max:Min	2.00
Coef Var	0.28



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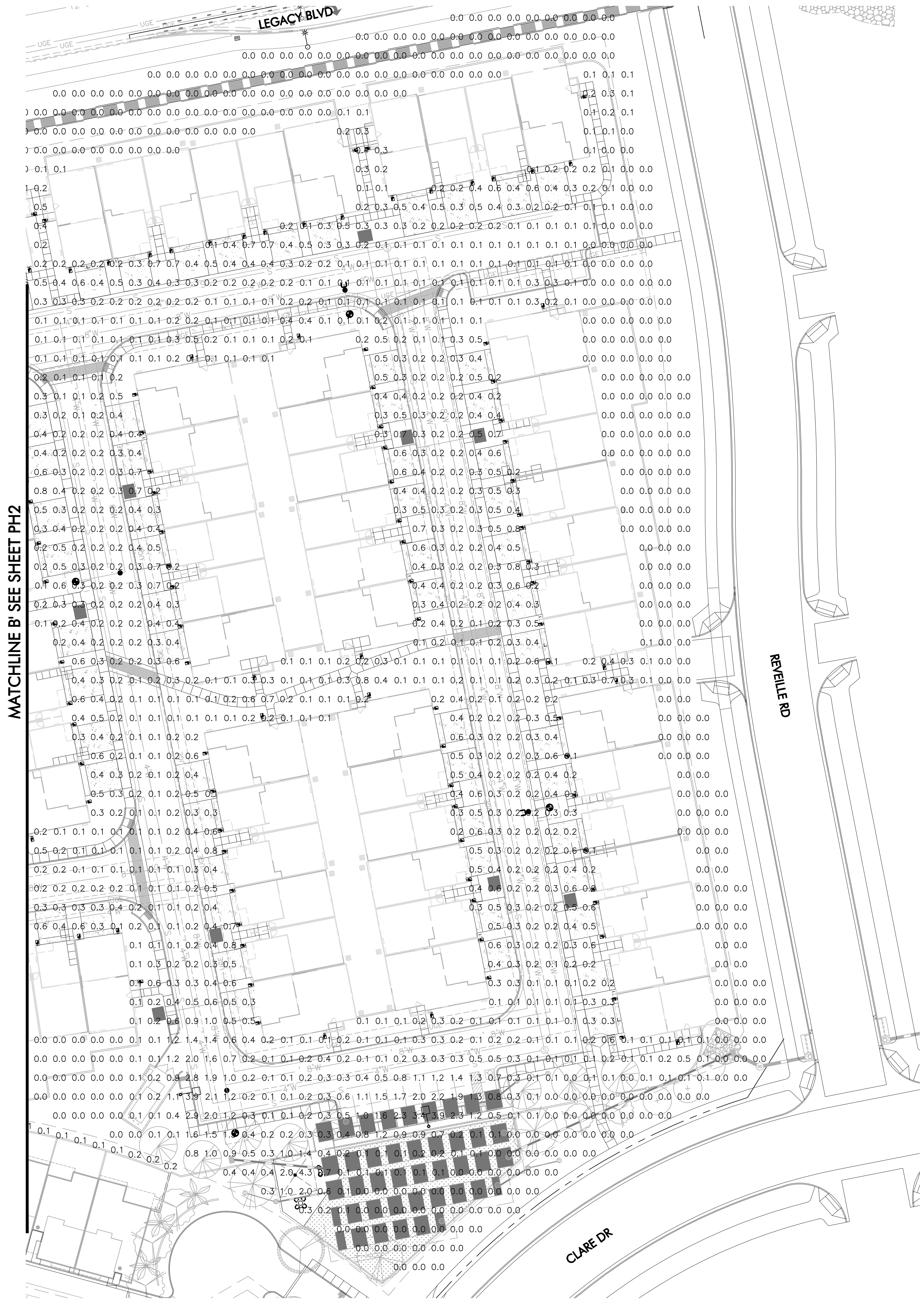
SITE PHOTOMETRICS
SCOTTSDALE, ARIZONA

WRIGHT ENG. PROJECT NO: **24377**

DESIGN BY: JDK **PH2**

H:\2024\24377–BB Living at Cavasson\24377–PH.dwg



PHOTOMETRIC LEGEND

COOPER LIGHTING – McGraw Edison
GALN–SA1B–730–U–SL3
candela file 'GLAN–SA1B–730–U–SL3_5197 lumens.ies'
16 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 44
mounting height= 15 ft
number locations= 10, number luminaires= 10
kw all locations= 0.4

COOPER LIGHTING – McGRAW–EDISON
GALN–SA4C–730–U–SL4
candela file 'GALN–SA4C–730–U–SL4_24793 lumens.ies'
64 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 213
mounting height= 20 ft
number locations= 4, number luminaires= 4
kw all locations= 0.9

HESS AMERICA – LED BOLLARD LINEA LN950–LED–WW (3000K)
LN950___STD–OUTPUT–3000K
candela file 'LN950_ _Std–Output–3000K.ies'
1 lamp(s) per luminaire, 568 initial lumens per lamp
Light Loss Factor = 1.000, watts per luminaire = 16
mounting height= 3 ft
number locations= 10, number luminaires= 10
kw all locations= 0.2

FX Luminaire
NL–6LED–DN–BZ
candela file 'NL–6LED–DN–FW–wf sQAD8–6LED–DN–WF–WT.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 8
mounting height= 10 ft
number locations= 12, number luminaires= 12
kw all locations= 0.1

Luminaire LED
SWP610HO 20W 40K CLP
candela file 'SWP610HO_20W_40K_CLP.ies'
60 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 20
mounting height= 10 ft
number locations= 5, number luminaires= 5
kw all locations= 0.1

Coach Light
Catalina 30092CLDBZ
candela file '7326–C24–35K.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.400, watts per luminaire = 24
mounting height= 8 ft
number locations= 355, number luminaires= 355
kw all locations= 8.5

Aluz Festoon Lighting
A5–ZOZO–STN–24–27K–GSF–WET
candela file 'ML2000–27K–GSF–1W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 1
mounting height= 10 ft
number locations= 67, number luminaires= 67
kw all locations= 0.1

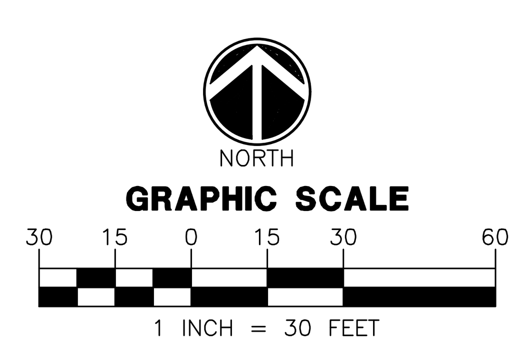
CALCULATIONS

Site Lighting
4747 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.5
Maximum	18.9
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	3.17
UnifGrad	N/A

Property Line South
100 points
VERTICAL FOOTCANDLES, observer facing South

Average	0.2
Maximum	0.2
Minimum	0.1
Avg:Min	1.68
Max:Min	2.00
Coef Var	0.28



Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 811 or 1-800-STAKE-IT (782-5348)

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

Registered Professional Engineer (Electrical)
Certificate No. 78890
CAL RICHARD CLUFF
Date Signed 10-31-24
ARIZONA, U.S.A.
Cal Cluff
Expires 9–30–26

PROJECT NAME:
BB LIVING AT CAVASSON
SITE PHOTOMETRICS
SCOTTSDALE, ARIZONA

WRIGHT ENG. PROJECT NO: **24377**

DESIGN BY: JDK

PH3

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Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light ARchitect™

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Product Certifications

Quick Facts

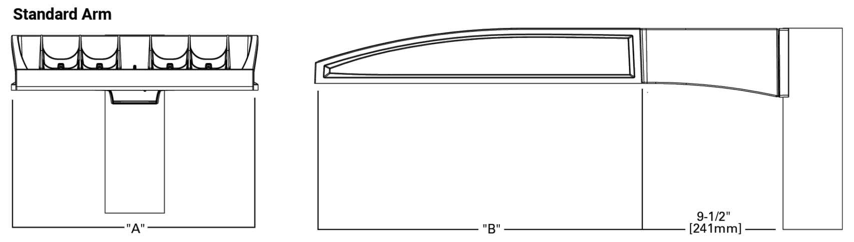
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

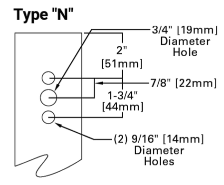
Dimensional Details

Standard Arm



Pole Drilling Patterns

Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

McGraw-Edison GALN Galleon II

Ordering Information

SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM

Product Family [1,2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN=Galleon II BAA-GALN=Galleon II Buy American Act Compliant [27] TAA-GALN=Galleon II Trade Agreements Act Compliant [27]	SA1=1 Square SA2=2 Squares SA3=3 Squares SA4=4 Squares SA5=5 Squares SA6=6 Squares SA7=7 Squares SA8=8 Squares SA9=9 Squares	A=600mA B=800mA C=1000mA D=1200mA [4,17]	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K AMB=Amber, 590nm [15,17]	U=120-277V H=347V-480V [7,30] 1=120V 2=208V 3=240V 4=277V 8=480V [7] 9=347V [7,30] DV=277V-480V DuraVolt Drivers [29,30,31]	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	[Blank]=Standard Pole Mount Arm QM=Standard Pole Mount Arm with Quick Mount Adaptor PA=Pole Mount, Adjustable SP=Slipfitter, Adjustable [8] MA=Mast Arm, Fixed WM=Wall Mount, Fixed WA=Wall Mount, Adjustable UP=Upswept Arm	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White RALXX=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [28]
DIM=External 0-10V Dimming Leads [20] F=Single Fuse (120, 277 or 347V Specify Voltage) FF=Double Fuse (208, 240 or 480V Specify Voltage) 20K=20kV UL 1449 fused surge protective device [10] 2L=Two Circuits [10] HA=50°C High Ambient HSS=Installed House Side Shield [18] GRSBK=Glare Reducing Shield, Black [23] GRSWH=Glare Reducing Shield, White [23] LCF=Light Square Trim Painted to Match Housing [26] TH=Tool-less Door Hardware [5] CC=Coastal Construction finish [3] L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right AHD145=After Hours Dim, 5 Hours [22] AHD245=After Hours Dim, 6 Hours [22] AHD255=After Hours Dim, 7 Hours [22] AHD355=After Hours Dim, 8 Hours [22] DALI=DALI Drivers	BPC=Button Type Photocontrol [6] PR=NEMA 3-PIN Photocontrol Receptacle PR7=NEMA 7-PIN Photocontrol Receptacle [21] SPB2=Dimming Motion Sensor, 9'-20' mounting [24] SPB4=Dimming Motion Sensor, 21'-40' mounting [24] SPB2/X=Dimming Motion Sensor, limited square count, 9'-20' mounting [24] SPB4/X=Dimming Motion Sensor, limited square count, 21'-40' mounting [24] ZW=WaveLinx Module and 4-PIN Receptacle [19] ZD=WaveLinx Module with DALI driver and 4-PIN Receptacle [19] ZW-SWPD4XX=WaveLinx Sensor Only, 7-15ft [19,12,13] ZW-SWPD5XX=WaveLinx Sensor Only, 15-40ft [19,12,13] ZW-WOBXX=WaveLinx Sensor with Bluetooth, 7-15ft [19,12,13] ZW-WOFXX=WaveLinx Sensor with Bluetooth, 15-40ft [19,12,13] ZD-SWPD4XX=WaveLinx Sensor Only, 7-15ft [19,12,13] ZD-SWPD5XX=WaveLinx Sensor Only, 15-40ft [19,12,13] ZD-WOBXX=WaveLinx Sensor with Bluetooth, 7-15ft [19,12,13] ZD-WOFXX=WaveLinx Sensor with Bluetooth, 15-40ft [19,12,13] DIM10-MS/DIM-L20=Synapse Occupancy Sensor (9'-20' Mounting) [19] DIM10-MS/DIM-L40=Synapse Occupancy Sensor (21'-40' Mounting) [19]	OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon SRA238=Adapter kit for mounting to 2-3/8" O.D. Tenon LS/HSS=Field Installed House Side Shield [9,18] LS/GRSBK=Glare Reducing Shield, Black [9,23] LS/GRSWH=Glare Reducing Shield, White [9,23] LS/PFS=Perimeter Shield, Black [16] WOLC-7P-10A=WaveLinx Outdoor Control Module [11,19] WOA-XX=WaveLinx Wireless Sensor, 7'–15' Mounting Height [12,13,14,19] WOE-XX=WaveLinx Wireless Sensor, 15'–40' Mounting Height [12,13,14,19]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Drive current 1200mA not available with color temperatures 722, 727 or 830 when either HA or HSS options are selected.
5. TH option not 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 8 or 9.
7. Requires the use of an internal step down transformer when combined with sensor options. Not available in combination with the HA high ambient and sensor options at 1A.
8. Adjustable Slipfitter arm limited to vertical 3" tenon. For mounting to 2-3/8" O.D. tenons, order accessory SRA238.
9. One required for each Light Square.
10. 2L is not available with SPB at 347V or 480V. Not available with WaveLinx or Enlighted sensors, or 20kV surge option.
11. Requires PR7.
12. Replace XX with sensor color (WH, BZ or BK.)
13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Requires ZW or ZD receptacle.
15. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
16. Set of 4 pcs. One set required per Light Square.
17. Not available with HA option.
18. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options
21. Not available if any SPB, LWR, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
23. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
24. Sensor configuration mobile application required for configuration. See controls page for details.
25. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
26. Not available with HSS, GRSWH or GRSBK.
27. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
28. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
29. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
30. 480V not to be used with ungrounded or impedance grounded systems.
31. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	D=Standard Dome Camera H=Hi-Res Dome Camera Z=Remote PTZ Camera	C=Cellular, No SIM A=Cellular, AT&T V=Cellular, Verizon S=Cellular, Sprint	R=Cellular, Rogers W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

LINEA 950

Illuminating Bollard

.hess

DESCRIPTION

The simple linear form of LINEA combined with LED illumination provides a synergy of form and function. High-power LEDs provide a wide asymmetric distribution while generating no light above ninety degrees horizontal. Bollard housing and shaft are single-piece and finished in finely textured paint. All hardware is stainless steel.

PROTECTED BY PRIMAR®

Date: ________ Type: ________ Catalog Number: ________

Project Name: ________

ORDERING INFORMATION

LUMINAIRE

MODEL	CONFIGURATION	OUTPUT	CCT	CONTROL	VOLTAGE	FINISH	OPTION
LN950-IF Linea 950 with Internal Flange Mount	S Single Head	SO Standard Output	30K 3000K	DIM 0-10v Dimming	UNV 120-277v	BL Black	GFCI GFCI Receptacle
LN950-EF Linea 950 with External Flange Mount	D Dual Head	HO High Output	40K 4000K			DB Dark Bronze	OCC Occupancy Sensor
			A True Amber[1] (590-595nm)			DG Dark Grey	TVSS20 20KV Surge Suppressor
			[1]Amber available in Standard Output only.			GG Graphite Grey	BSS Beach-Side Shield[2]
						SG Silver Grey	[2]Available with Single Head Amber Bollard Only
						CC Custom RAL Color	

MOUNTING KIT (Required, Ordered Separately)

MODEL

LN950-IF-MK
Mounting Kit for Linea 950 with Internal Flange Mount (Includes (4x) ø0.5" x 15" x 3" Anchor Bolts and Hot-dip Galvanized Steel Mounting Plate)

LN950-EF-MK
Mounting Kit for Linea 950 with External Flange Mount (Includes (4x) ø0.375" x 8" x 1.5" Anchor Bolts and Hot-dip Galvanized Steel Mounting Plate)

Consult factory for availability of custom options. Factory assistance is available via phone at (864) 487-3535 ext. 258 or via email at DesignServices@EXP-Brands.com.

LINEA 950

Illuminating Bollard

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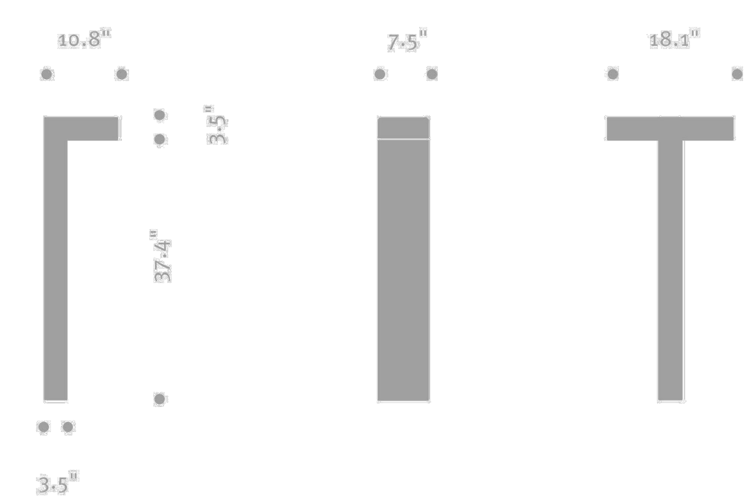
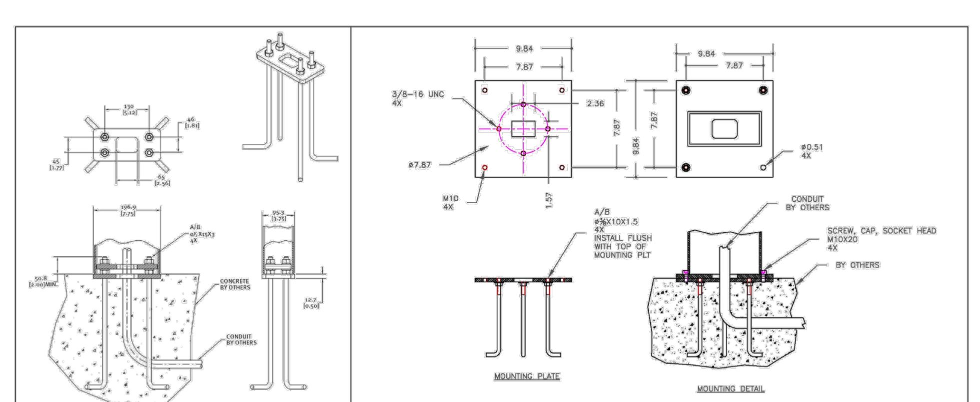
DIMENSIONS

All dimensions are shown in inches unless otherwise noted.



MOUNTING DETAILS

All dimensions are shown in inches unless otherwise noted.



Standard - Internal Flange with Mounting Plate & Anchor Bolts

Option - External Flange with Mounting Plate & Anchor Bolts

FXLuminaire

NL Down & Up/Down Light DESIGNER PREMIUM

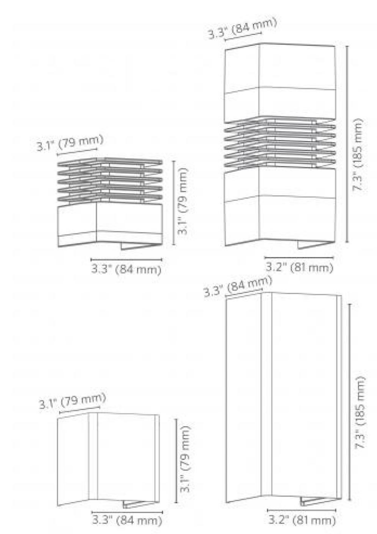
PROJECT

CATALOG #

TYPE

NOTES

Wall-mounted, geometric square down light or up/down sconce in 3, 6, or 9 LED. Available in aluminum or brass construction. RGBW option available for use with Luxor® lighting control systems.



Quick Facts

- Down or up/down configurations
- Die-cast aluminum or brass
- Natural, powder coat, or antique brass/copper finishes
- Lumileds® Integrated LEDs
- Tamper-resistant features
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V

NL Down & Up/Down Light ORDERING INFORMATION

Fixture	Luxor Option	Lamp	Compliance	Direction	Cover	Finish
NL	[default] Zone	3 LED 4.0W/4.4VA	[default] North America (UL Listed)	DN Down	[default] Standard Fins	BZ Bronze Metallic
	ZD Zone/Dim	3 LEDT Wildlife-Friendly Amber (585-595 nm)	E International (CE Certified)	UD Up and Down (doubles the wattage/VA)	CR Cover	FB Black
	ZDC Zone/Dim/Color	6 LED 7.7W/9.3VA				DG Desert Granite
		9 LED 11.1W/12.2VA				WI Weathered Iron
		[default ZDC option] 9.1W/11.0VA				SB Sedona Brown
						FW Flat White
						SV Silver
						BSAB Antique Bronze on Brass
						BSAT Antique Tumbled on Brass
						CUAB Antique Bronze on Copper
						CUAT Antique Tumbled on Copper
						CU Copper
						BS Natural Brass

___ – ___ – ___ – ___ – ___ – ___ – ___

EXAMPLE FIXTURE CONFIGURATION: NL-ZD-3LED- CU-AB

** Available with ZD Luxor option, DN configuration, and CU, AB, or AT finishes only
† Available for NL Down Light only
‡ Available for NL Down Light and NL Up/Down Light sleeve only.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 811 or 1-800-STAKE-IT (782-5348)

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

Registered Professional Engineer (Electrical)
Certificate No.
78890
CAL RICHARD CLUFF
Date Signed 10-31-24
ARIZONA, U.S.A.
Expires 9-30-26

PROJECT NAME:
BB LIVING AT CAVASSON
LIGHTING CUT SHEETS
SCOTTSDALE, ARIZONA

WRIGHT ENG. PROJECT NO: 24377

DESIGN BY: JDK

PH4

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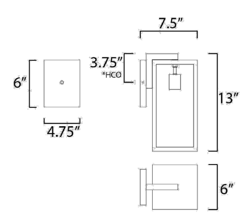
ATTACHMENT #14

Catalina | 30092CLDBZ

Job Name:______ Job Type:______ Quantity:______ Comments:______

PRODUCT DESCRIPTION

An elongated rectangular shaped design that is both minimalist and industrial. Die cast frames of Dark Bronze support Clear glass panels that provide an unobstructed view of the lantern's interior. Customize with your choice of lamps from vintage to tubular.



*height from center of outlet to the top of the fixture

MEASUREMENTS

DIMENSION	: 6" W x 13" H x 7.5" Ext
BACK PLATE	: 4.75" W x 6" H x 3.75" HCO
HANGING WEIGHT	: 4.4 lb

LAMPING

INPUT VOLTAGE	: 120V
BULB	: 1 x 60W Incandescent E26 Medium , 60W Total
BULB INCLUDED	: (Not Included)
DIMMABLE	: Yes
LIGHTING_DIRECTION	: Down

FINISHES OPTION

Dark Bronze (DBZ)

GLASS

Clear CL

MATERIAL

Aluminum, Glass

RATINGS

cETLus
Wet Location

ADDITIONAL

INSTALL UP/DOWN: Down
OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)

Always consult a qualified electrician before installing any lighting product.

MAXIM LIGHTING

WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE I CITY OF INDUSTRY, CA 91746

EASTERN DISTRIBUTION CENTER
101 GARDNER PARK | PEACHTREE CITY, GA 30269

P. 626.956.4200 I F. 626.956.4225 I maximlighting.com

SWOOP **SWP610HO**

Vandal Resistant

SWP610HO Series High Output LED

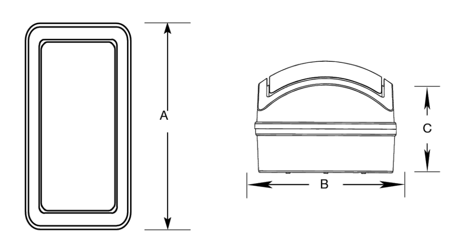
Fixture Type	Date
Job Name	Approved By
Catalog Number	

SPECIFICATIONS

Description	The Swoop SWP610HO series features a durable, color-impregnated, polycarbonate housing supported by a marine grade, die cast aluminum base plate to provide a lighting fixture that will survive in many challenging environments.
Bezel	One piece injection molded UV stabilized polycarbonate mechanically interlocked to lens. Minimum wall thickness shall be 0.140". Color is molded through entire part for scratch resistant finish.
Lens	One piece injection molded UV stabilized prismatic polycarbonate with minimum 0.140" wall thickness. Available in Clear or Opal and secured to base plate with (4) concealed captive stainless steel screws. YWP models come with a chemically etched, scratch resistant surface painted lens.
Reflector	Die formed, shaped for maximum efficiency and finished with high gloss electrostatically applied white polyester powder coat.
Drivers	Dimming to 1%, 10% or Programable Lumen Output driver options. Non-Dimming Driver is also available.
LED	Samsung LM561B+ series @ 2700K, 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L_{70} projected life of over 130,000 hours at 50ºC.
UL Listing	U.L., C.UL. Wet Location Listing standard.
Government Procurement	**BAA – Buy America(n) Act:** Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations. **BABA – Build America Buy America:** Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.
Warranty	**Lifetime** warranty against vandalism. Luminaire LED will repair or replace any fixture damaged due to vandalism for the lifetime of the installation. **10-year** warranty on LED boards against operational defects. Tested in accordance with LM-80. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed.
Note	Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

DIMENSIONAL DATA

	A	B	C
SWP610 No Trim	10.84	6.74	5.79
YWP with Trim	10.84	6.74	5.79
YWPH with Trim	6.74	10.84	5.79



ORDERING INFORMATION

Example: SWP610HO YWP MIN1 20W 27K CLP WHT

Series*	Trim	Drivers*	Wattage (Nominal)	Lumens (For PRD Only)
SWP610HO Vandal Resistant ADA Compliant Marine Listed Surface Mount Rectangle - High Output	YWP Eyelid Trim for Swoop Series YWPH Horizontal Eyelid for Swoop Series	MIN1 Dimming to 1% MIN10 Dimming to 10% NODIM Non-Dimming Driver PRD Driver Programmed to Specific Lumen Output *PRD not available with Wattage* *PRD standard 0-10V dimming to 1%*	20W *Required for all drivers except PRD driver*	600LM - 2100LM - Lumens available in 100LM increments *Lumens required if PRD driver chosen*

CCT*	Voltage*	Lens*	Finish*
27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	120 120 Volt 277 277 Volt MVOLT 120-277 Volt	CLP Clear Prismatic OP Opal	BLK Black WHT White BRZ Bronze GRY Gray

*Required

OPTIONS

Emergency	Fusing	Photocell
EMB20R[1] Remote mounted micro inverter that will operate a 25W maximum load for 90 min. 0°C (32°F) to 45°C (113°F). EMB125R[1] Remote inverter that will operate a maximum 125W load for 90 min. 20°C (68°F) to 30°C (86°F) EMB250R[1] Remote inverter that will operate a 250W maximum load for 90 min. 20°C (68°F) to 30°C (86°F) EMB375R[1] Remote inverter that will operate a 375W maximum load for 90 min. 20°C (68°F) to 30°C (86°F)	GLR[1] Fuse and Fuse Holder	PC[1] Photoelectric Switch

Ordering Notes
1. Not available with MVOLT.

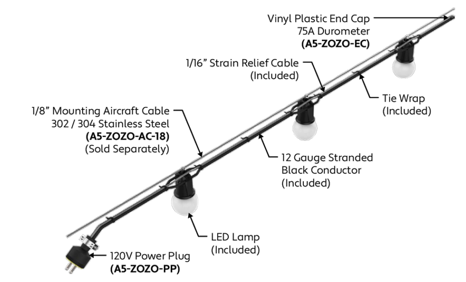
Accessories: *Order as separate catalog number.*	
TXSD	TORX® Screwdriver Bit
Initial shipment includes one (1) TXSD per fixture	

ALUZ

A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

TYPE

STATIC WHITE · STATIC COLORS · 10 DAY QUICK SHIP · FIELD CUTTABLE · DIMMING · DRY WET · RoHS COMPLIANT · MADE IN USA



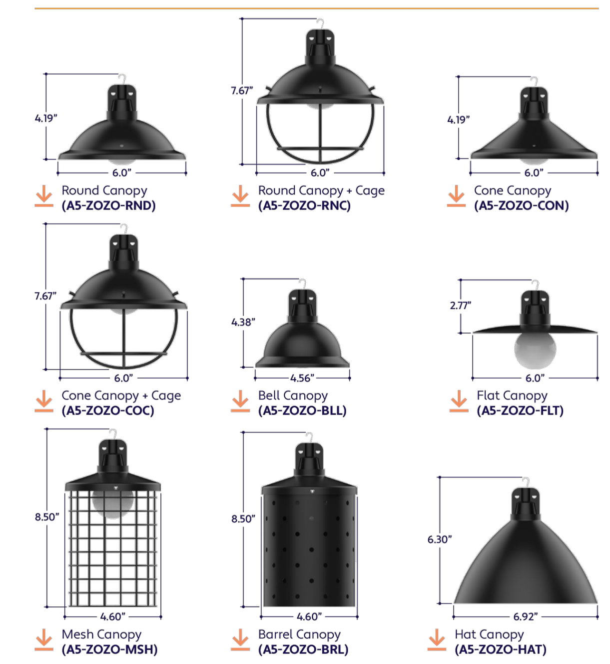
GENERAL FEATURES

Applications	Indoor and Outdoor
Length	Built to Order (+/- 1/8" Tolerance)
Finish	Black
Feed	Standard 6' Power Lead
Strain Relief	Cable (Included, Not for Mounting)
Mounting	Mounting Aircraft Cable (Sold Separately)
Listing	Dry or Wet Location ANSI/UL1598 CSA 22.2 No. 250.0-04, 2nd Edition
Options	Mesh, Canopies, or Cages
UV Rating	Sun Light Resistance
Installation Link	**Link to Installation Instructions** ›

ELECTRICAL

Dimming	Forward Phase
Maximum Run	250' without Canopies 100' with Canopies
System	20 Amps (12 Gauge Wire)
Wattage	1W or 3W Lamps (+/- 0.25W Tolerance)
Operating Temperature	-25°C to +45°C (-13°F to +113°F)
Luminaire Voltage	120V

CANOPY OPTIONS (Click Image to See Individual Submittal)



SPECIFY PRODUCT CODE | CHOOSE FROM DROP DOWNS

Series		Spacing	Lamp		Dimming	Listing	Luminaire Length
Standard (No Canopy) **(A5-ZOZO-STN)**	Bell Canopy **(A5-ZOZO-BLL)**	12" on Center **(12")**	2700K, G-Shape **(27K-GSF)**	5000K, G-Shape Filament **(50K-GSFL)**	Forward Phase **(DM)**	Indoor **(DRY)**	Specify Length in Feet **Example:** 100'
		18" on Center **(18")**	5000K, G-Shape **(50K-GSF)**	2700K, S-Shape Frosted **(27K-SSF)**			
Round Canopy **(A5-ZOZO-RND)**	Flat Canopy **(A5-ZOZO-FLT)**	24" on Center **(24")**	Red, G-Shape **(R-GSF)**	5000K, S-Shape Frosted **(50K-SSF)**	**Leave Blank for Non-Dimming**	Outdoor **(WET)**	
		36" on Center **(36")**	Green, G-Shape **(G-GSF)**	Orange, S-Shape Frosted **(OR-SSF)**			
Round Canopy with Cage **(A5-ZOZO-RNC)**	Mesh Canopy **(A5-ZOZO-MSH)**	48" on Center **(48")**	Blue, G-Shape **(B-GSF)**	2700K, S-Shape Clear **(27K-SSC)**			
		60" on Center **(60")**	Amber, G-Shape **(A-GSF)**	5000K, S-Shape Clear **(50K-SSC)**			
Cone Canopy **(A5-ZOZO-CON)**	Barrel Canopy **(A5-ZOZO-BRL)**		2400K, G-Shape Filament **(24K-GSFL)**	Red, S-Shape Clear **(R-SSC)**			
			2700K, G-Shape Filament **(27K-GSFL)**	Green, S-Shape Clear **(G-SSC)**			
Cone Canopy with Cage **(A5-ZOZO-COC)**	Hat Canopy **(A5-ZOZO-HAT)**		3000K, G-Shape Filament **(30K-GSFL)**	Blue, S-Shape Clear **(B-SSC)**			
			3500K, G-Shape Filament **(35K-GSFL)**	Amber, S-Shape Clear **(A-SSC)**			
			4000K, G-Shape Filament **(40K-GSFL)**	No Lamps*[1] **(NL)**			

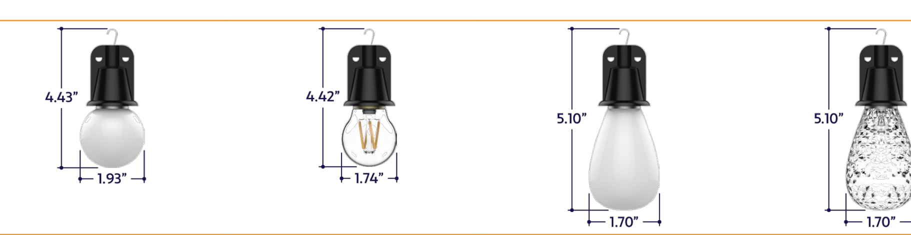
*[1] Lighting will be shipped without lamps.

1170 N Red Gum St, Anaheim, CA 92806

aluz.lighting · info@aluz.lighting · 866.ALUZ.LTG | 714.535.7900

LAMP OPTIONS

Lamp Image & Dimensions



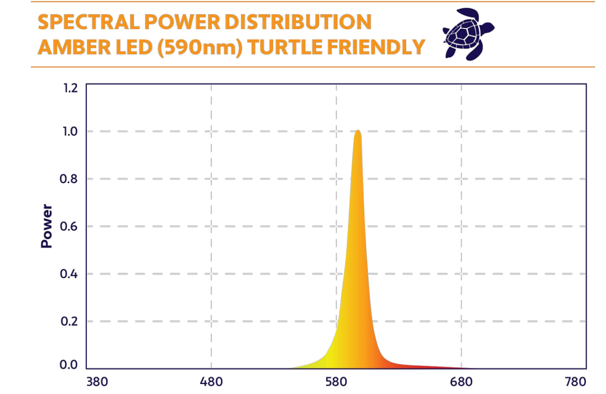
Lamp Name & Product Code	G-Shaped Lamp **(GSF)**	G-Shaped Filament Lamp **(GSFL)**	S-Shaped Lamp **(SSF)**	S-Shaped Clear Lamp **(SSC)**
Lamp Type	Standard LED	Filament LED	Standard LED	Standard LED
Material	Polymer Plastic	Shatterproof Glass	Polymer Plastic	Polymer Plastic
Lamp Life	20,000 hrs.	25,000 hrs.	20,000 hrs.	20,000 hrs.
Lumens	42	256	42	42
Beam Angle	360°	360°	360°	360°
Appearance	Frosted	Clear	Frosted	Clear, Textured
CCT & Colors	**27K, 50K, R, G, B, A**	**24K, 27K, 30K, 35K, 40K, 50K**	**27K, 50K, OR**	**27K, 50K, R, G, B, A**
Lamp Watts	1W	3W	1W	1W

Note: Lamp dimensions are subject to change without notice. +/- 0.25 Wattage Tolerance.

LAMP SPECIFICATIONS

Lamp Number	Correlated Color Temperature	Description	Available Lamp Shapes
24K	2400 Kelvin	Incandescent White	**(GSFL)**
27K	2700 Kelvin	Warm White	**(GSF), (GSFL), (SSF), (SSC)**
30K	3000 Kelvin	Warm White	**(GSFL)**
35K	3500 Kelvin	Neutral White	**(GSFL)**
40K	4000 Kelvin	Neutral White	**(GSFL)**
50K	5000 Kelvin	Cool White	**(GSF), (GSFL), (SSF), (SSC)**
R	Red	621nm	**(GSF), (SSC)**
G	Green	525nm	**(GSF), (SSC)**
B	Blue	470nm	**(GSF), (SSC)**
A	Amber	590nm	**(GSF), (SSC)**
OR	Orange	610nm	**(SSF)**

SPECTRAL POWER DISTRIBUTION AMBER LED (590nm) TURTLE FRIENDLY



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Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 811 or 1-800-STAKE-IT (782-5348)

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

Registered Professional Engineer (Electrical)
Certificate No. 78890
CAL RICHARD CLUFF
Date Signed 10-31-24
ARIZONA, U.S.A.
Cal Cluff
Expires 9-30-26

PROJECT NAME:
BB LIVING AT CAVASSON
LIGHTING CUT SHEETS
SCOTTSDALE, ARIZONA

WRIGHT ENG.
PROJECT NO: **24377**

DESIGN BY: JDK

PH5

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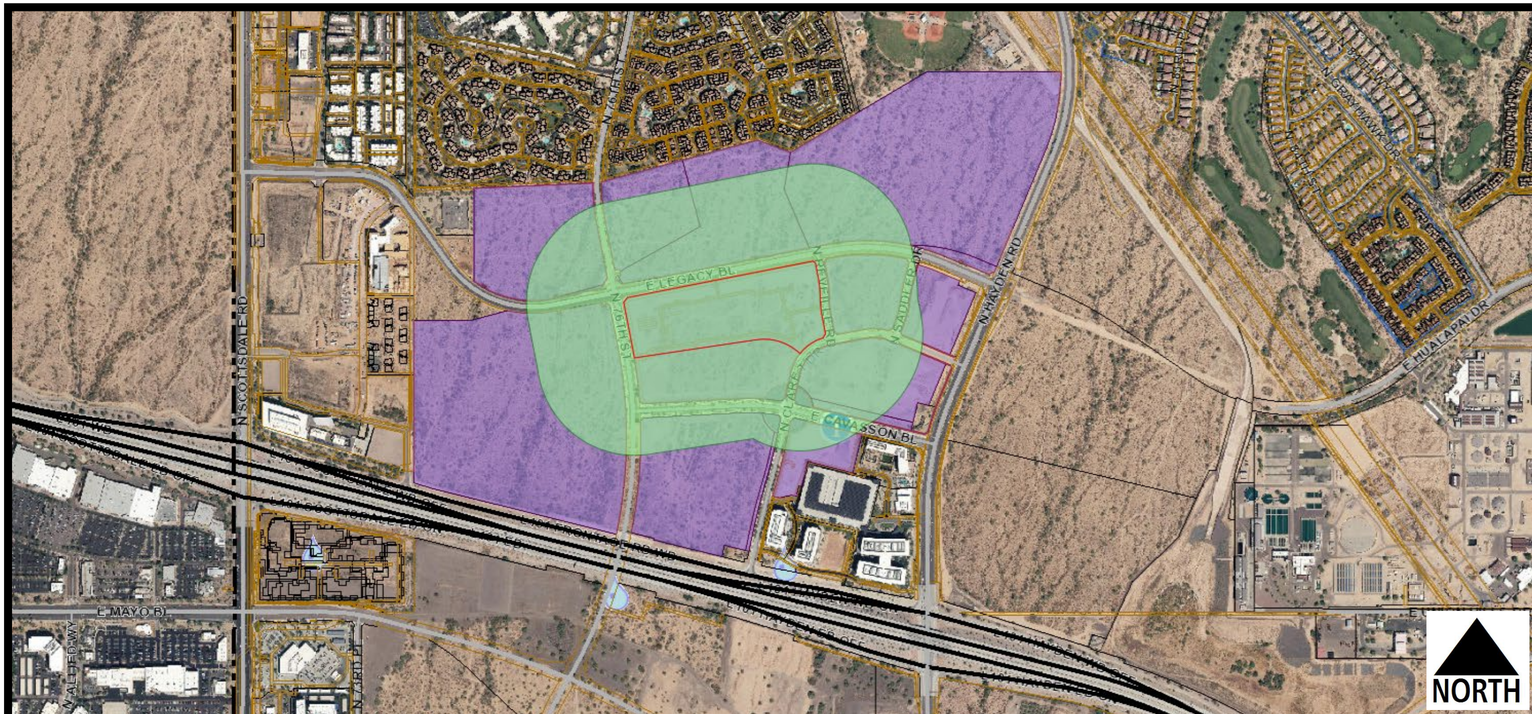
City Notifications – Mailing List Selection Map

BB Living at Cavasson



Labels pulled
November 19, 2024

Additional Notifications:

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

Map Legend:

Site Boundary

Properties within 750-feet

Postcards: **34**

35-DR-2024

ATTACHMENT #15