

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 4, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Cavasson Hilton Hotel 5-DR-2020	Request by property owner for approval of a site plan, landscape plan and building elevations for a new 6 story full-service hotel, consisting of approximately 230 hotel rooms and 15,000 square foot of conference space, on a +/- 5-acre site.
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SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #15).

Key Issues

None

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles and Commercial Design Guidelines – staff confirms
- No community input received as of the date of this report

BACKGROUND

Location: 7965 E. Cavasson Boulevard

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

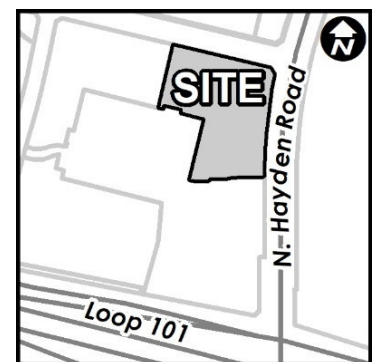
Adjacent Uses

North: Vacant

East: Vacant

South: Corporate Office, 5 stories, 74 feet in height, under construction (6-DR-2019)

West: Vacant



Property Owner

NRI-Cavasson, LLC

Applicant

Chris Swan, BRP Architects
(417) 865-6100

Architect/Designer

BRP Architects

Engineer

Hubbard Engineering

DEVELOPMENT PROPOSAL

The applicant seeks approval for a new 5-story hotel and associated site improvements. The building is oriented on the site so that many of the guest rooms and a dramatic rooftop deck are afforded dramatic views of the McDowell Mountains to the east and Pinnacle Peak to the north. With the exception of a bank of spaces along the entry drive, all guest and employee parking are located southwest of the hotel in a centralized parking garage (3,750 spaces), intended to provide parking for the entire campus at build-out. Site highlights include an entry court, pool area (also afforded views of the McDowell Mountains), and a large open gathering space for events and conferences.

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 #13.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Cavasson Hilton Hotel development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan, Greater Airpark Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
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Planning and Development Services
Current Planning Services

Greg Bloemberg
Senior Planner
480-312-4306 gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

1/6/2021

Date



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

1/25/2021

Date



Randy Grant, Executive Director

Planning, Economic Development, and Tourism

Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

1/26/21

Date

ATTACHMENTS

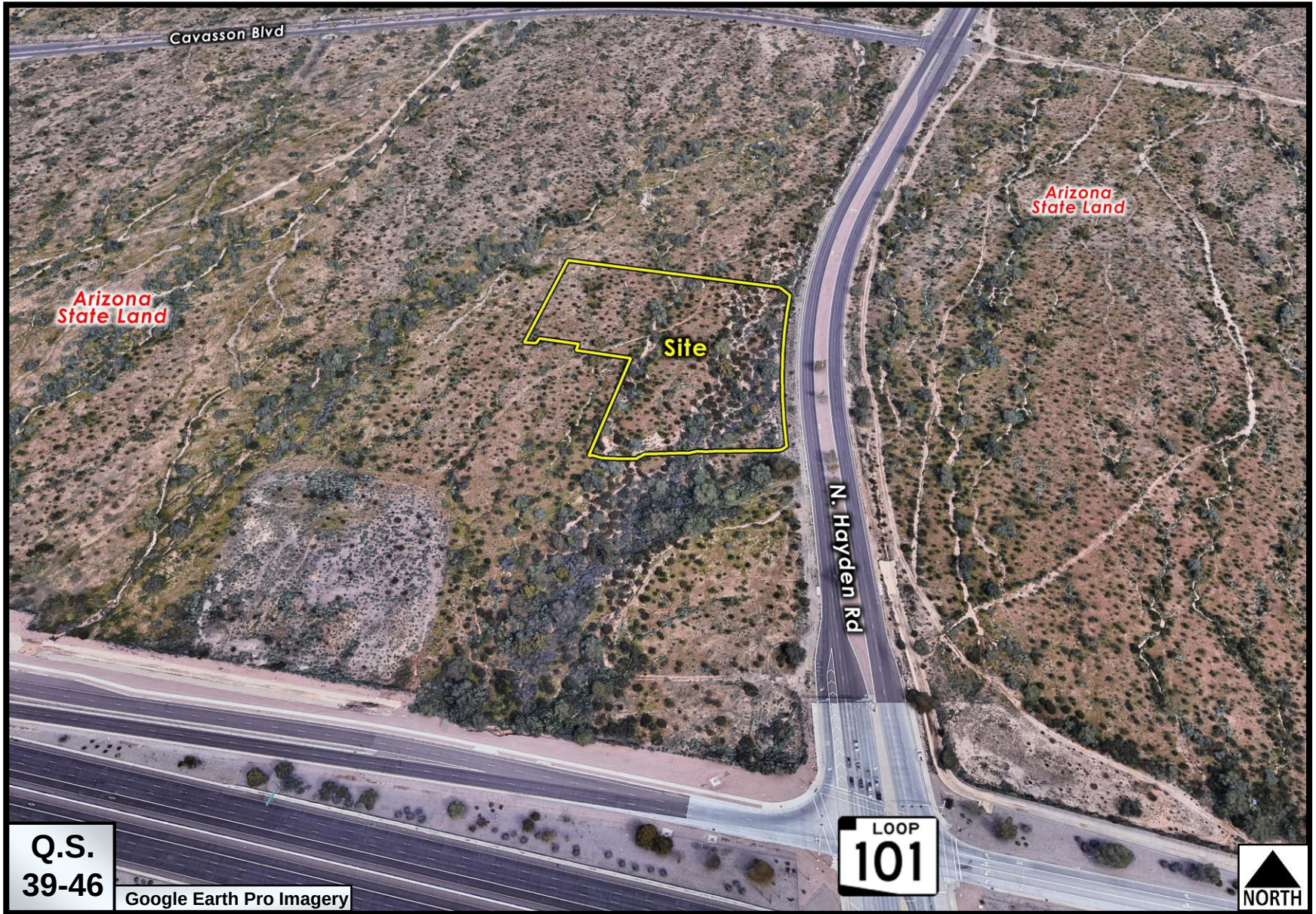
1. Context Aerial
2. Close-up Aerial
3. Combined Context Aerial and Site Plan
4. Site Plan
5. Open Space Plan
6. Landscape Plans
7. Building Elevations (color)
8. Perspectives
9. Materials and Colors Board
10. Lighting Site Plan
11. Exterior Lighting Cutsheets
12. Applicant's Narrative
13. Development Review Board Criteria Analysis
14. Development Information
15. Stipulations / Zoning Ordinance Requirements
16. Zoning Map
17. Community Involvement



Context Aerial

ATTACHMENT #1

5-DR-2020



Q.S.
39-46

Google Earth Pro Imagery

LOOP
101



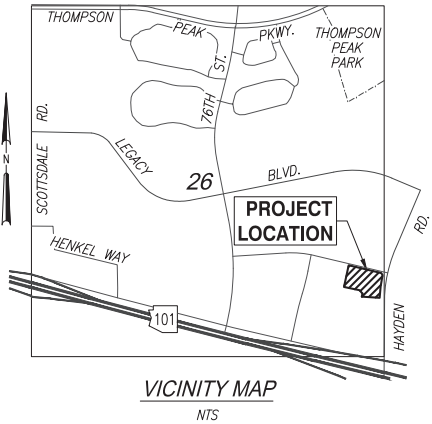
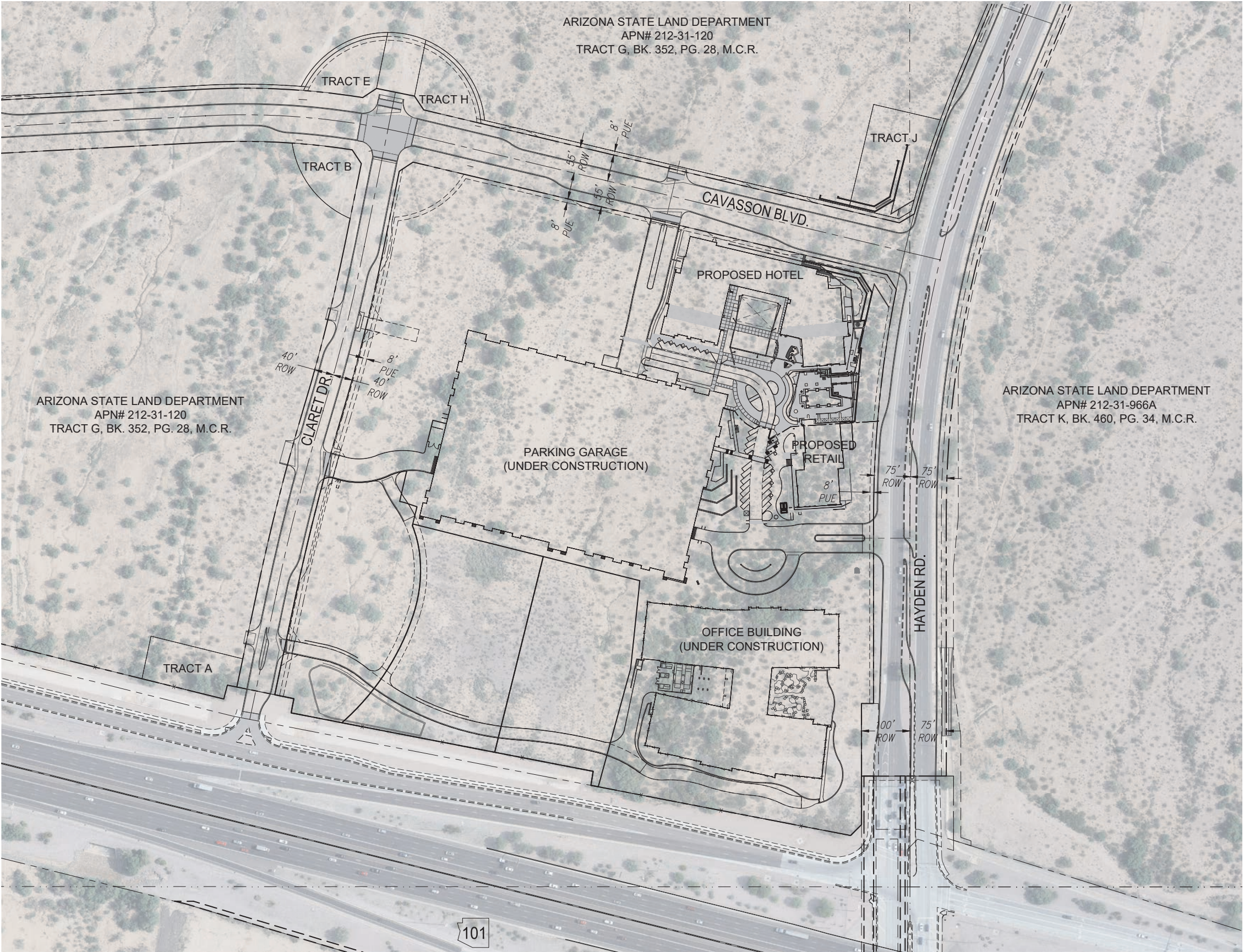
Close-up Aerial

ATTACHMENT #2

5-DR-2020

CONTEXT AERIAL
FOR
HILTON SCOTTSDALE NORTH AT CAVASSON
SCOTTSDALE, AZ.

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA
COUNTY, ARIZONA



OWNER
NATIONWIDE REALTY INVESTORS
375 N. FRONT STREET
COLUMBUS, OH. 43215
PHONE: (614) 857-2334
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1201 S. ALMA SCHOOL RD. SUITE #12000
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PHONE: (480) 892-3313
CONTACT: GREG BROWN

ARCHITECT
BRP ARCHITECTS
319 N. MAIN AVE. #200
SPRINGFIELD, MO 65806
PHONE: (417) 521-6149
CONTACT: CHRIS SWAN

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1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
CONTACT: ADRIAN BURCHAM, PLS



ATTACHMENT #3

CONTEXT AERIAL
HILTON SCOTTSDALE NORTH AT CAVASSON
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date	1/22/20
Project No.	18114-301
Project Mgr.	G. BROWN
Project Eng.	M.S.W.

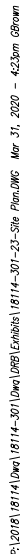
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DO NOT RECORD
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EX#22

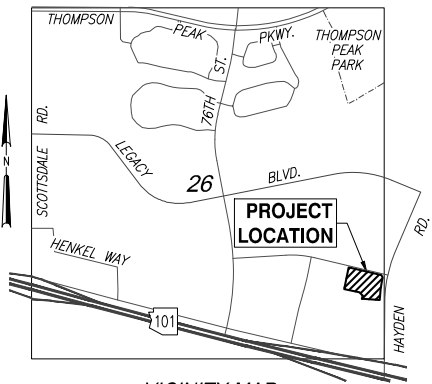
1201 S. Alma School Rd.
Suite 12000
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Ph: 480.892.3313
www.hubbardengineering.com

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ENGINEERING



OPEN SPACE PLAN
FOR
HILTON SCOTTSDALE NORTH AT CAVASSON
SCOTTSDALE, AZ.

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA
COUNTY, ARIZONA



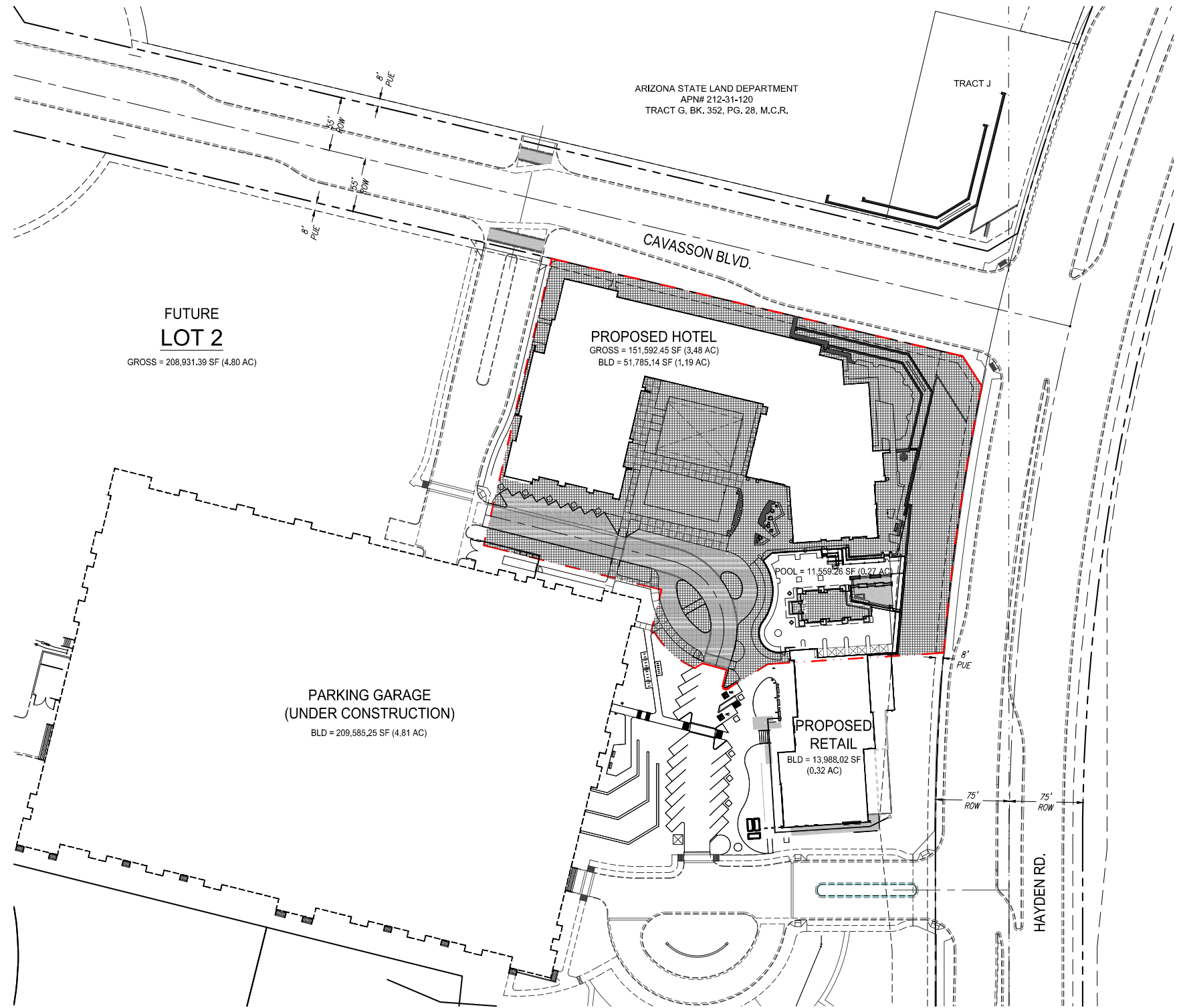
VICINITY MAP
NTS

OWNER
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CAVASSON HOTEL AS SHOWN ACTUAL :

Building ID	Building Foot Print [sq.ft.]	[Acres]	Gross Lot Size [sq.ft.]	[Acres]	Minus Pavement [sq.ft.]	[Acres]	Open Space [sq.ft.]	[Acres]	Open Space [%]
Hotel	63,214.1	1.45	151,592.5	3.48	14,134.0	0.32	74,244.4	1.70	48.98%

NOTE: OPEN SPACE = GROSS LOT SIZE-ROW-BUILDING-PAVED AREAS

PROPOSED HOTEL:

- OPEN SPACE = 74,244 SF TOTAL
- PAVEMENT AREA = 14,134 SF TOTAL

- LEGEND
- PROPOSED HOTEL BOUNDARY
- PAVEMENT AREAS SUBTRACTED



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OPEN SPACE PLAN
HILTON SCOTTSDALE NORTH AT CAVASSON
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
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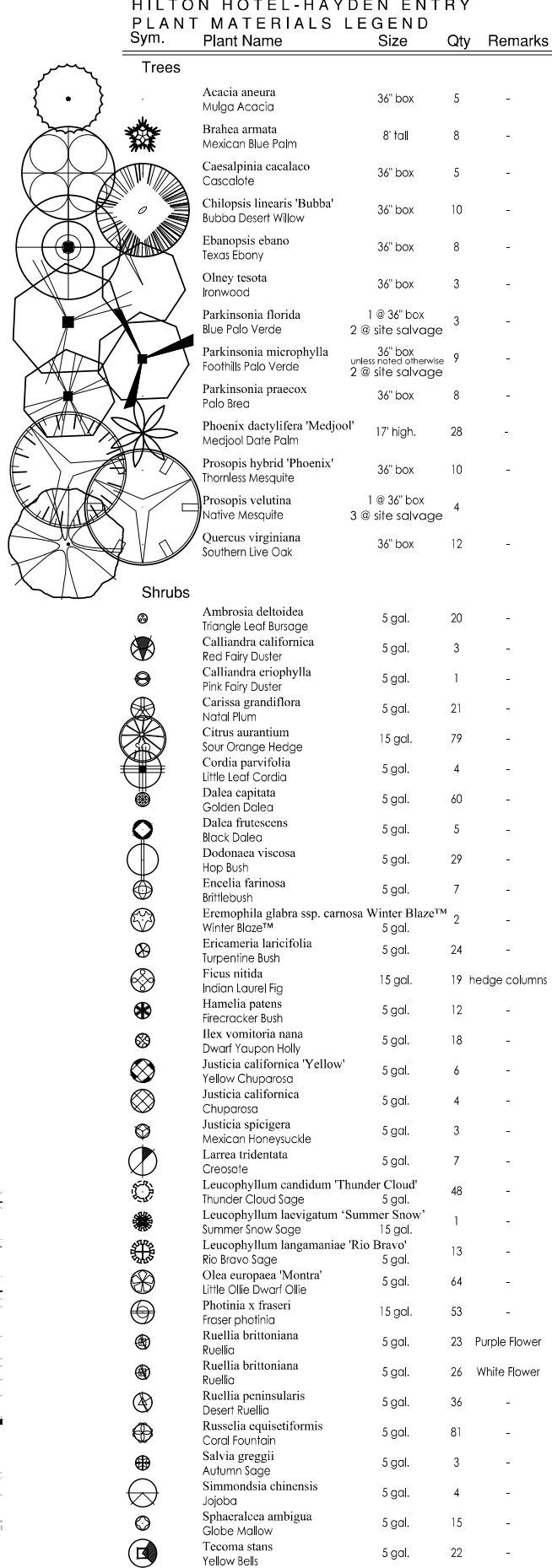
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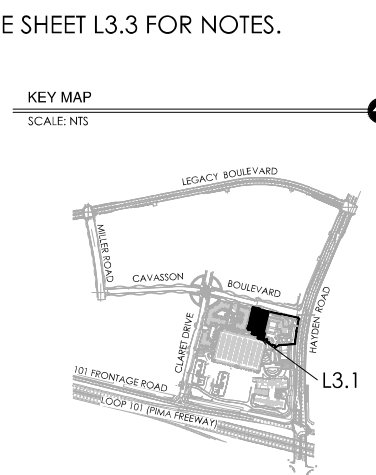
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Groundcovers			
	Chrysactinia mexicana Damonilla	5 gal.	16
	Dyssodia pentachacta Golden Dyssodia	5 gal.	11
	Eremophila glabra Minginew Gold	5 gal.	11
	Gaura lindheimeri Pink Gaura	5 gal.	8
	Glandularia gooddingii Goodding Verbena	5 gal.	8
	Lantana camara 'Dallas Red' Dallas Red Lantana	5 gal.	26
	Lantana camara 'Gold Mound' Gold Mound Lantana	5 gal.	192
	Lantana montevidensis 'White' White Lantana	5 gal.	16
	Lantana montevidensis Purple Trailing Lantana	5 gal.	16
	Liriope muscari Lily Turf	5 gal.	50
	Malephora lutea Rocky Point Ice Plant	5 gal.	36
	Oenothera berlandieri Mexican Evening Primrose	5 gal.	7
	Setcreasea pallida Purple Trailing Heart	5 gal.	13
Accents			
	Aloe barbadensis Medicinal Aloe	5 gal.	6
	Aloe dawsonii Dawse's Aloe	5 gal.	18
	Aloe ferox Cape Aloe	5 gal.	60
	Aloe 'Hercules' Hercules Aloe	24" box.	2
	Aloe 'Rooikappie' Little Red Riding Hood Aloe	5 gal.	170
	Aloe x 'Blue Elf' Blue Elf Aloe	5 gal.	20
	Anigozanthos flavidus Kangaroo Paw	5 gal.	60
	Asclepias subulata Desert Milkweed	5 gal.	3
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	5 gal.	24
	Chamaerops humilis Med. Fan Palm	1 @ 24" box 1 @ 36" box	2
	Cycas revoluta Sago Palm	5 gal.	3
	Dioon edule Cycad	5 gal.	5
	Euphorbia biglandulosa Gopher Plant	5 gal.	6
	Euphorbia royleana Churee	5 gal.	7
	Euphorbia tirucalli Fire Sticks	5 gal.	24
	Hesperaloe parviflora 'Perpa' Brakelights Brakelights Red Yucca	3 gal.	458
	Hesperaloe parviflora-yellow Yellow Hesperaloe	5 gal.	74
	Kalanchoe beharensis 'Blue Slick'	5 gal.	4
	Pedilanthus bracteatus Tail Slipper Plant	5 gal.	24
	Pedilanthus macrocarpus Lady's Slipper	5 gal.	15
	Penstemon eatonii Firecracker Penstemon	5 gal.	4
	Penstemon parryi Perry's Penstemon	5 gal.	9
	Penstemon superbus Superb Penstemon	5 gal.	4
	Rosa hybrid White Hybrid Tea Rose	5 gal.	20

Cacti					
	Agave deserti Desert Agave	5 gal.	2	-	
	Agave macdougalii MacDougal's Century Plant	5 gal.	26	-	
	Agave ovatifolia Whale's Tongue Agave	5 gal.	14	-	
	Agave parryi Parry's Agave	5 gal.	33	-	
	Agave scabra Rough Agave	5 gal.	11	-	
	Carnegiea gigantea Saguaro	see plan	8	-	
	Cereus Specimen	54" box	1	-	
	Cylindropuntia versicolor Staghorn Cholla	5 gal.	7	-	
	Dasylirion wheeleri Desert Spoon	5 gal.	2	-	
	Echinocactus grusonii Golden Barrel Cactus	12" diameter	50	32" O.C.	
	Euphorbia ingens Chocolate Drop Cactus	(2) at 5'; (2) at 4' (6) at 3'; (8) at 2'	18	-	
	Euphorbia resinifera Moroccan Mound	24" box	2	-	
	Ferocactus gracilis Fire Barrel Cactus	12" diameter.	15	-	
	Fouquieria splendens Ocotillo	6' min. bareroot	8	-	
	Opuntia basilaris Beavertail Prickley Pear	5 gal.	52	-	
	Opuntia engelmannii Engelmann's Prickley Pear	5 gal.	9	-	
	Opuntia ficus-indica Indian Fig	5 gal.	4	-	
	Opuntia robusta Silver Dollar Prickley Pear	5 gal.	5	-	
	Opuntia violacea santa-rita Purple Prickley Pear	5 gal.	12	-	
	Pachycereus schottii f. monstrosus Totem Pole Cactus	5 gal.	1	-	
	Pachycereus schottii f. monstrosus Totem Pole Cactus	6 - (5') 14 - (4') 5 - (3')	25	Single arms	
	Stenocereus thurberi Organ Pipe	36" box	1	-	
	Yucca baccata Banana Yucca	5 gal.	4	-	
	Yucca brevifolia Joshua Tree	36" box	2	-	
	Yucca rostrata Beaked Yucca	24" box	6	-	
	Yucca Specimen TBD	54" box	1	-	
Vines					
	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.	6	-	
	Bougainvillea 'La Jolla' Bougainvillea	5 gal.	10	-	
	Bougainvillea 'San Diego Red' Bougainvillea	5 gal.	8	4" x 4" espacer wire tie to wall	
	Ficus pumila Creeping Fig	5 gal.	25	-	
	Gelsemium sempervirens Carolina Jasmine	5 gal.	7	-	

MASS PLANTING	
	SYNTHETIC TURF, 9.387 SQ. FT. "DARBY", PIONEER BUILDING MATERIALS.
	3 GALLON PREMIUM ANNUALS, 568 SQ. FT., 12" ON CENTER. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT.
INERTS	
Sym.	Description
	NATURAL DESERT LANDSCAPE AREAS TO RECEIVE 5/8" - 3" SCREENED EXPRESS GOLD FROM GRANITE EXPRESS. 480-354-6809. (3" DEPTH MINIMUM.)
	AREAS ADJACENT TO HOTEL WALKWAYS, COURTYARDS, AND POOL TO RECEIVE 3/4" SCREENED EXPRESS GOLD DECOMPOSED GRANITE FROM GRANITE EXPRESS 480-354-6809. (2" DEPTH MINIMUM.)



MASS PLANTING

SYNTHETIC TURF, 9,387 SQ. FT.
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Vines

Bougainvillea 'Barbara Karst'	5 gal.	6	-
Bougainvillea	5 gal.	10	-
Bougainvillea 'La Jolla'	5 gal.	10	-
Bougainvillea	5 gal.	8	4" x 4" espalier wire tie to wall
Bougainvillea 'San Diego Red'	5 gal.	8	-
Bougainvillea	5 gal.	25	-
Ficus pumila	5 gal.	25	-
Creeping Fig	5 gal.	25	-
Gelsemium sempervirens	5 gal.	7	-
Carolina Jasmine	5 gal.	7	-

HILTON HOTEL-HAYDEN ENTRY
PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Acacia aneura	36" box	5	-
	Mulga Acacia	36" box	5	-
	Brahea armata	8' tall	8	-
	Mexican Blue Palm	8' tall	8	-
	Caesalpinia cacalaco	36" box	5	-
	Cascolote	36" box	5	-
	Chilopsis linearis 'Bubba'	36" box	10	-
	Bubba Desert Willow	36" box	10	-
	Ebanopsis ebano	36" box	8	-
	Texas Ebony	36" box	8	-
	Olneya tesota	36" box	3	-
	Ironwood	36" box	3	-
	Parkinsonia florida	1 @ 36" box	3	-
	Blue Palo Verde	2 @ site salvage	3	-
	Parkinsonia microphylla	36" box	9	-
	Foothills Palo Verde	unless noted otherwise 2 @ site salvage	9	-
	Parkinsonia praecox	36" box	8	-
	Palo Brea	36" box	8	-
	Phoenix dactylifera 'Medjool'	17' high.	28	-
	Medjool Date Palm	17' high.	28	-
	Ilex vomitoria nana	36" box	10	-
	Prosopis hybrid 'Phoenix'	36" box	10	-
	Thornless Mesquite	36" box	10	-
	Prosopis velutina	1 @ 36" box	4	-
	Native Mesquite	3 @ site salvage	4	-
	Quercus virginiana	36" box	12	-
	Southern Live Oak	36" box	12	-

Shrubs

Ambrosia deltoidea	5 gal.	20	-
Triangle Leaf Bursage	5 gal.	20	-
Calliandra californica	5 gal.	3	-
Red Fairy Duster	5 gal.	3	-
Calliandra eriophylla	5 gal.	1	-
Pink Fairy Duster	5 gal.	1	-
Carissa grandiflora	5 gal.	21	-
Natal Plum	5 gal.	21	-
Citrus aurantium	15 gal.	79	-
Sour Orange Hedge	15 gal.	79	-
Cordia parvifolia	5 gal.	4	-
Little Leaf Cordia	5 gal.	4	-
Dalea capitata	5 gal.	60	-
Golden Dalea	5 gal.	60	-
Dalea frutescens	5 gal.	5	-
Black Dalea	5 gal.	5	-
Dodonaea viscosa	5 gal.	29	-
Hop Bush	5 gal.	29	-
Encelia farinosa	5 gal.	7	-
Brittlebush	5 gal.	7	-
Eremophila glabra ssp. carnea	5 gal.	2	-
Winter Blaze™	5 gal.	2	-
Ericameria laricifolia	5 gal.	24	-
Turpentine Bush	5 gal.	24	-
Ficus nitida	15 gal.	19	hedge columns
Indian Laurel Fig	15 gal.	19	hedge columns
Hamelia patens	5 gal.	12	-
Firecracker Bush	5 gal.	12	-
Ilex vomitoria nana	5 gal.	18	-
Dwarf Yaupon Holly	5 gal.	18	-
Justicia californica 'Yellow'	5 gal.	6	-
Yellow Chuparosa	5 gal.	6	-
Justicia californica	5 gal.	4	-
Chuparosa	5 gal.	4	-
Justicia spicigera	5 gal.	3	-
Mexican Honeysuckle	5 gal.	3	-
Larrea tridentata	5 gal.	7	-
Creosote	5 gal.	7	-
Leucophyllum candidum 'Thunder Cloud'	5 gal.	48	-
Thunder Cloud Sage	5 gal.	48	-
Leucophyllum laevigatum 'Summer Snow'	5 gal.	1	-
Summer Snow Sage	5 gal.	1	-
Leucophyllum langmanianae 'Rio Bravo'	5 gal.	13	-
Rio Bravo Sage	5 gal.	13	-
Olea europaea 'Montra'	5 gal.	64	-
Little Olive Dwarf Olive	5 gal.	64	-
Photinia x fraseri	15 gal.	53	-
Froser photinia	15 gal.	53	-
Ruellia brittoniana	5 gal.	23	Purple Flower
Ruellia	5 gal.	23	Purple Flower
Ruellia brittoniana	5 gal.	26	White Flower
Ruellia	5 gal.	26	White Flower
Ruellia peninsularis	5 gal.	36	-
Desert Ruellia	5 gal.	36	-
Russelia equisetiformis	5 gal.	81	-
Coral Fountain	5 gal.	81	-
Salvia greggii	5 gal.	3	-
Autumn Sage	5 gal.	3	-
Simmondsia chinensis	5 gal.	4	-
Jojoba	5 gal.	4	-
Sphaeralcea ambigua	5 gal.	15	-
Globe Mallow	5 gal.	15	-
Tecoma stans	5 gal.	22	-
Yellow Bells	5 gal.	22	-

Groundcovers

Chrysactinia mexicana	5 gal.	16	-
Damianita	5 gal.	16	-
Dyssodia pentachaeta	5 gal.	11	-
Golden Dyssodia	5 gal.	11	-
Eremophila glabra	5 gal.	11	-
Mingineu Gold	5 gal.	8	-
Gaura lindheimeri	5 gal.	8	-
Pink Gaura	5 gal.	8	-
Glandularia gooddingii	5 gal.	8	-
Goodding Verbena	5 gal.	8	-
Lantana camara 'Dallas Red'	5 gal.	26	-
Dallas Red Lantana	5 gal.	26	-
Lantana camara 'Gold Mound'	5 gal.	192	-
Gold Mound Lantana	5 gal.	192	-
Lantana montevidensis 'White'	5 gal.	16	-
White Lantana	5 gal.	16	-
Lantana montevidensis	5 gal.	16	-
Purple Trailing Lantana	5 gal.	16	-
Liriope muscari	5 gal.	50	-
Lily Turf	5 gal.	50	-
Malephora lutea	5 gal.	36	-
Rocky Point Ice Plant	5 gal.	36	-
Oenothera berlandieri	5 gal.	7	-
Mexican Evening Primrose	5 gal.	7	-
Setcreasea pallida	5 gal.	13	-
Purple Trailing Heart	5 gal.	13	-

Accents

Aloe barbadensis	5 gal.	6	-
Medicinal Aloe	5 gal.	6	-
Aloe dawei	5 gal.	18	-
Dawe's Aloe	5 gal.	18	-
Aloe ferox	5 gal.	60	-
Cape Aloe	5 gal.	60	-
Aloe 'Hercules'	24" box.	2	-
Hercules Aloe	24" box.	2	-
Aloe 'Rooikappie'	5 gal.	170	-
Little Red Riding Hood Aloe	5 gal.	170	-
Aloe x 'Blue Elf'	5 gal.	20	-
Blue Elf Aloe	5 gal.	20	-
Anigozanthos flavidus	5 gal.	60	-
Kangaroo Paw	5 gal.	60	-

Accents

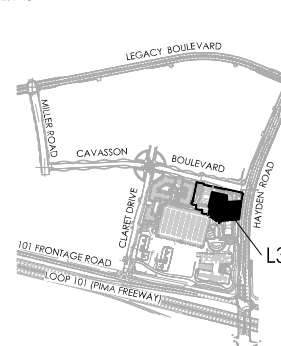
Asclepias subulata	5 gal.	3	-
Desert Milkweed	5 gal.	3	-
Bouteloua gracilis 'Blonde Ambition'	5 gal.	24	-
Blonde Ambition Blue Grama	5 gal.	24	-
Chamaerops humilis	1 @ 24" box 1 @ 36" box	2	-
Med. Fan Palm	5 gal.	3	-
Cycas revoluta	5 gal.	3	-
Sago Palm	5 gal.	3	-
Dioon edule	5 gal.	5	-
Cycad	5 gal.	5	-
Euphorbia biglandulosa	5 gal.	6	-
Gopher Plant	5 gal.	6	-
Euphorbia royleana	5 gal.	7	-
Churee	5 gal.	7	-
Euphorbia tirucalli	5 gal.	24	-
Fire Sticks	5 gal.	24	-
Hesperaloe parviflora 'Perpa' Brakelights	3 gal.	458	-
Brakelights Red Yucca	3 gal.	458	-
Hesperaloe parviflora-yellow	5 gal.	74	-
Yellow Hesperaloe	5 gal.	74	-
Kalanchoe beharensis 'Blue Slick'	5 gal.	4	-

Cacti

Agave deserti	5 gal.	2	-
Desert Agave	5 gal.	2	-
Agave macdougalii	5 gal.	26	-
MacDougal's Century Plant	5 gal.	26	-
Agave ovatifolia	5 gal.	14	-
Whale's Tongue Agave	5 gal.	14	-
Agave parryi	5 gal.	33	-
Parry's Agave	5 gal.	33	-
Agave scabra	5 gal.	11	-
Rough Agave	5 gal.	11	-
Carnegiea gigantea	see plan	8	-
Saguaro	54" box	1	-
Cereus Specimen	54" box	1	-
Cylindropuntia versicolor	5 gal.	7	-
Staghorn Cholla	5 gal.	7	-
Dasyliotia wheeleri	5 gal.	2	-
Desert Spoon	5 gal.	2	-
Echinocactus grusonii	12" diameter	50	32" O.C.
Golden Barrel Cactus	12" diameter	50	32" O.C.
Euphorbia ingens	(2) at 5', (2) at 4'	18	-
Chocolate Drop Cactus	(6) at 3', (8) at 2'	18	-
Euphorbia resinifera	24" box	2	-
Moroccan Mound	24" box	2	-
Ferocactus gracilis	12" diameter.	15	-
Fire Barrel Cactus	12" diameter.	15	-
Fouquieria splendens	6' min. bareroot	8	-
Ocotillo	6' min. bareroot	8	-
Opuntia basilaris	5 gal.	52	-
Beavertail Prickly Pear	5 gal.	52	-
Opuntia engelmannii	5 gal.	9	-
Engelmann's Prickly Pear	5 gal.	9	-
Opuntia ficus-indica	5 gal.	4	-
Indian Fig	5 gal.	4	-
Opuntia robusta	5 gal.	5	-
Silver Dollar Prickly Pear	5 gal.	5	-
Opuntia violacea santa-rita	5 gal.	12	-
Purple Prickly Pear	5 gal.	12	-
Pachycereus schottii f. monstrosus	5 gal.	1	-
Totem Pole Cactus	5 gal.	1	-
Pachycereus schottii f. monstrosus	6 - (5) 14 - (4) 5 - (3)	25	Single arms
Totem Pole Cactus	36" box	1	-
Stenocereus thurberi	36" box	1	-
Organ Pipe	36" box	1	-
Yucca baccata	5 gal.	4	-
Banana Yucca	5 gal.	4	-
Yucca brevifolia	36" box	2	-
Joshua Tree	36" box	2	-
Yucca rostrata	24" box	6	-
Beaked Yucca	24" box	6	-
Yucca Specimen	54" box	1	-
TBD	54" box	1	-

KEY MAP

SCALE: NTS



CALL TWO WORKING DAYS
BEFORE STAKE-IT
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

project #:
BRP001F

scale:
1" = 20'-0"

issued for:
Design Review

drawn by:
TEAM

date:
04/01/2020

drawing:
Planting Plan

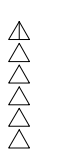
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CAVASSON
Hilton Scottsdale North at Cavaillon
Scottsdale AZ, 85255



revisions:

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TEAM

date:
04/01/2020

drawing:
Planting Plan

L3.2

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NOTES:

1. THE CONTRACTOR SHALL INSTALL NDS ROOT BARRIER PANELS AVAILABLE IN 20' ROLLS (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. INSTALL PER ROOT BARRIER DETAIL. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL SHIPPING / DELIVERY COSTS ASSOCIATED TO HAVE PLANT MATERIAL SHIPPED TO THE SITE FOR ANY OUT OF STATE MATERIALS. THIS INCLUDES, BUT IS NOT LIMITED TO, SATISFYING ALL DEPT. OF AGRICULTURE REQUIREMENTS ASSOCIATED WITH OBTAINING APPROVAL.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR HAS OPTION TO FLAG LOCATIONS OR PLACE CONTAINER MATERIAL.
5. DUE TO SEASONAL AND OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
6. ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
7. LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL.
8. ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION.
METHODS: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.
9. ALL CACTI OR ACCENT MATERIAL WITH SHARP THORNS TO BE PLANTED A MINIMUM OF 3'-0" CLEAR FROM SIDEWALKS
10. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE OR SEND BACK ANY PLANT MATERIAL THAT DOES NOT MEET QUALITY STANDARDS.

Vines

	Bougainvillea 'Barbara Karst'	5 gal.	6	-
	Bougainvillea 'La Jolla'	5 gal.	10	-
	Bougainvillea 'San Diego Red'	5 gal.	8	4" x 4" espalier wire tie to wall
	Ficus pumila	5 gal.	25	-
	Creeping Fig			
	Gelsemium sempervirens	5 gal.	7	-
	Carolina Jasmine			

MASS PLANTING

	SYNTHETIC TURF, 9,387 SQ. FT. "DARBY", PIONEER BUILDING MATERIALS.
	3 GALLON PREMIUM ANNUALS, 568 SQ. FT., 12" ON CENTER. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT.

INERTS
Sym. Description

	NATURAL DESERT LANDSCAPE AREAS TO RECEIVE 5/8" - 3" SCREENED EXPRESS GOLD FROM GRANITE EXPRESS. 480-354-6809. (3" DEPTH MINIMUM.)
	AREAS ADJACENT TO HOTEL WALKWAYS, COURTYARDS, AND POOL TO RECEIVE 3/4" SCREENED EXPRESS GOLD DECOMPOSED GRANITE FROM GRANITE EXPRESS 480-354-6809. (2" DEPTH MINIMUM.)

HILTON HOTEL-HAYDEN ENTRY
PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Acacia aneura			
	Mulga Acacia	36" box	5	-
	Brahea armata	8' tall	8	-
	Mexican Blue Palm			
	Caesalpinia cacalaco	36" box	5	-
	Casalote			
	Chilopsis linearis 'Bubba'	36" box	10	-
	Bubba Desert Willow			
	Ebanopsis ebano	36" box	8	-
	Texas Ebony			
	Olneya tesota	36" box	3	-
	Ironwood			
	Parkinsonia florida	1 @ 36" box	3	-
	Blue Palo Verde	2 @ site salvage		
	Parkinsonia microphylla	36" box	9	-
	Foothills Palo Verde	2 @ site salvage		
	Parkinsonia praecox	36" box	8	-
	Brea			
	Phoenix dactylifera 'Medjool'	17' high.	28	-
	Medjool Date Palm			
	Prosopis hybrid 'Phoenix'	36" box	10	-
	Thornless Mesquite			
	Prosopis velutina	1 @ 36" box	4	-
	Native Mesquite	3 @ site salvage		
	Quercus virginiana	36" box	12	-
	Southern Live Oak			

Shrubs

	Ambrosia deltoidea	5 gal.	20	-
	Triangle Leaf Bursage			
	Calliandra californica	5 gal.	3	-
	Red Fairy Duster			
	Calliandra eriophylla	5 gal.	1	-
	Pink Fairy Duster			
	Carissa grandiflora	5 gal.	21	-
	Natal Plum			
	Citrus aurantium	15 gal.	79	-
	Sour Orange Hedge			
	Cordia parvifolia	5 gal.	4	-
	Little Leaf Cordia			
	Dalea capitata	5 gal.	60	-
	Golden Dalea			
	Dalea frutescens	5 gal.	5	-
	Black Dalea			
	Dodonaea viscosa	5 gal.	29	-
	Hop Bush			
	Encelia farinosa	5 gal.	7	-
	Brittlebush			
	Eremophila glabra ssp. carmosa	5 gal.	2	-
	Winter Blaze™			
	Ericameria laricifolia	5 gal.	24	-
	Turpentine Bush			
	Ficus nitida	15 gal.	19	hedge columns
	Indian Laurel Fig			
	Hamelia patens	5 gal.	12	-
	Firecracker Bush			
	Ilex vomitoria nana	5 gal.	18	-
	Dwarf Yaupon Holly			
	Justicia californica 'Yellow'	5 gal.	6	-
	Yellow Chuparosa			
	Justicia californica	5 gal.	4	-
	Chuparosa			
	Justicia spicigera	5 gal.	3	-
	Mexican Honeysuckle			
	Larrea tridentata	5 gal.	7	-
	Creosote			
	Leucophyllum candidum 'Thunder Cloud'	5 gal.	48	-
	Thunder Cloud Sage			
	Leucophyllum laevigatum 'Summer Snow'	15 gal.	1	-
	Summer Snow Sage			
	Leucophyllum langmanianae 'Rio Bravo'	5 gal.	13	-
	Rio Bravo Sage			
	Olea europaea 'Montra'	5 gal.	64	-
	Little Olive Dwarf Olive			
	Photinia x fraseri	15 gal.	53	-
	Froser pholinia			
	Ruellia brittoniana	5 gal.	23	Purple Flower
	Ruellia			
	Ruellia brittoniana	5 gal.	26	White Flower
	Ruellia			
	Ruellia peninsularis	5 gal.	36	-
	Desert Ruellia			
	Russelia squisetiformis	5 gal.	81	-
	Coral Fountain			
	Salvia greggii	5 gal.	3	-
	Autumn Sage			
	Simmondsia chinensis	5 gal.	4	-
	Jojoba			
	Sphaeralcea ambigua	5 gal.	15	-
	Globe Mallow			
	Tecoma stans	5 gal.	22	-
	Yellow Bells			

Groundcovers

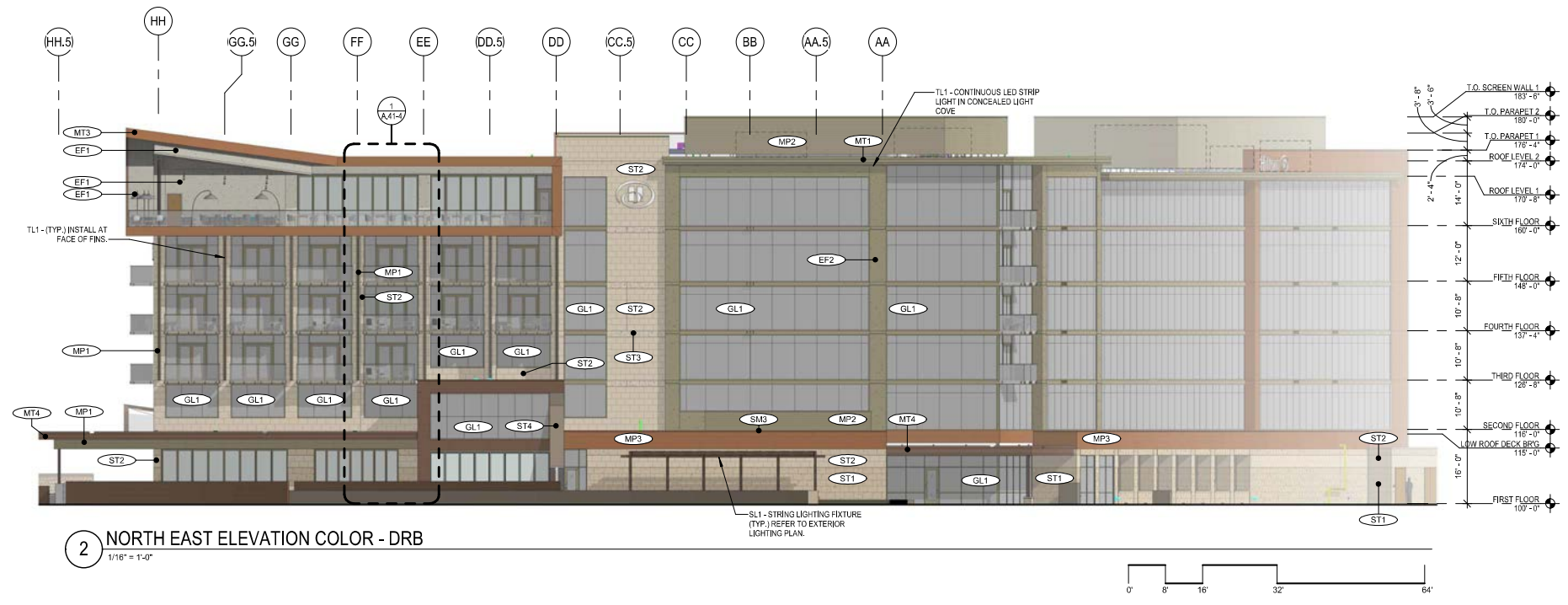
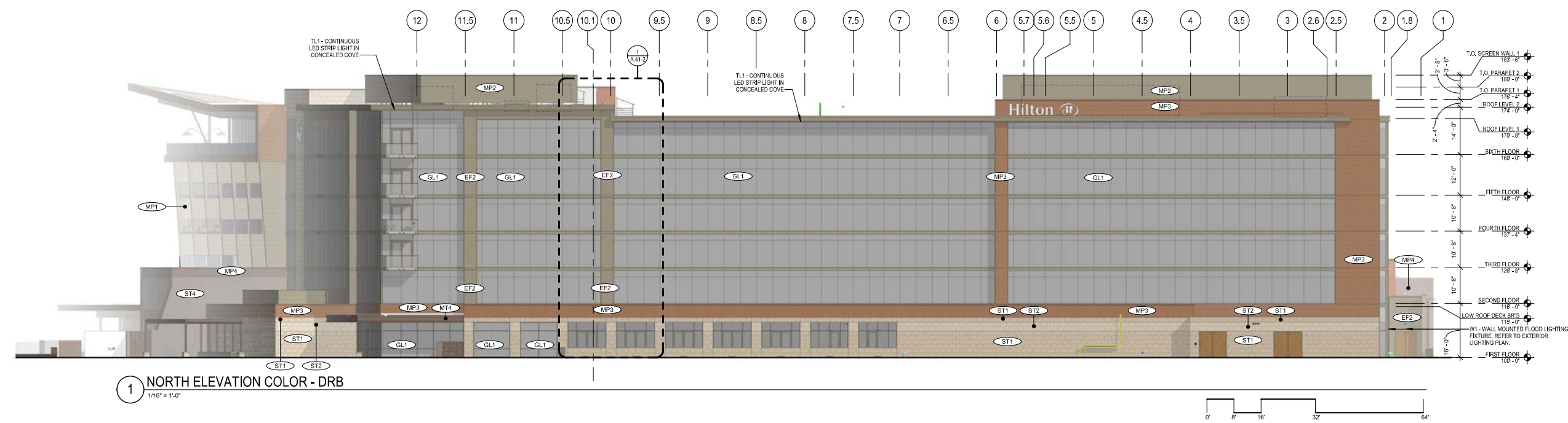
	Chrysactinia mexicana	5 gal.	16	-
	Damianita			
	Dyssodia pentachaeta	5 gal.	11	-
	Golden Dyssodia			
	Eremophila glabra	5 gal.	11	-
	Minginev Gold			
	Gaura lindheimeri	5 gal.	8	-
	Pink Gaura			
	Glandularia gooddingii	5 gal.	8	-
	Goodding Verbena			
	Lantana camara 'Dallas Red'	5 gal.	26	-
	Dallas Red Lantana			
	Lantana camara 'Gold Mound'	5 gal.	192	-
	Gold Mound Lantana			
	Lantana montevidensis 'White'	5 gal.	16	-
	White Lantana			
	Lantana montevidensis	5 gal.	16	-
	Purple Trailing Lantana			
	Liriope muscari	5 gal.	50	-
	Lily Turf			
	Malephora lutea	5 gal.	36	-
	Rocky Point Ice Plant			
	Oenothera berlandieri	5 gal.	7	-
	Mexican Evening Primrose			
	Setcreasea pallida	5 gal.	13	-
	Purple Trailing Heart			

Accents

	Aloe barbadensis	5 gal.	6	-
	Medicinal Aloe			
	Aloe dawei	5 gal.	18	-
	Dawe's Aloe			
	Aloe ferox	5 gal.	60	-
	Cape Aloe			
	Aloe 'Hercules'	24" box.	2	-
	Hercules Aloe			
	Aloe 'Rooikappie'	5 gal.	170	-
	Little Red Riding Hood Aloe			
	Aloe x 'Blue Elf'	5 gal.	20	-
	Blue Elf Aloe			
	Anigozanthos flavidus	5 gal.	60	-
	Kangaroo Paw			

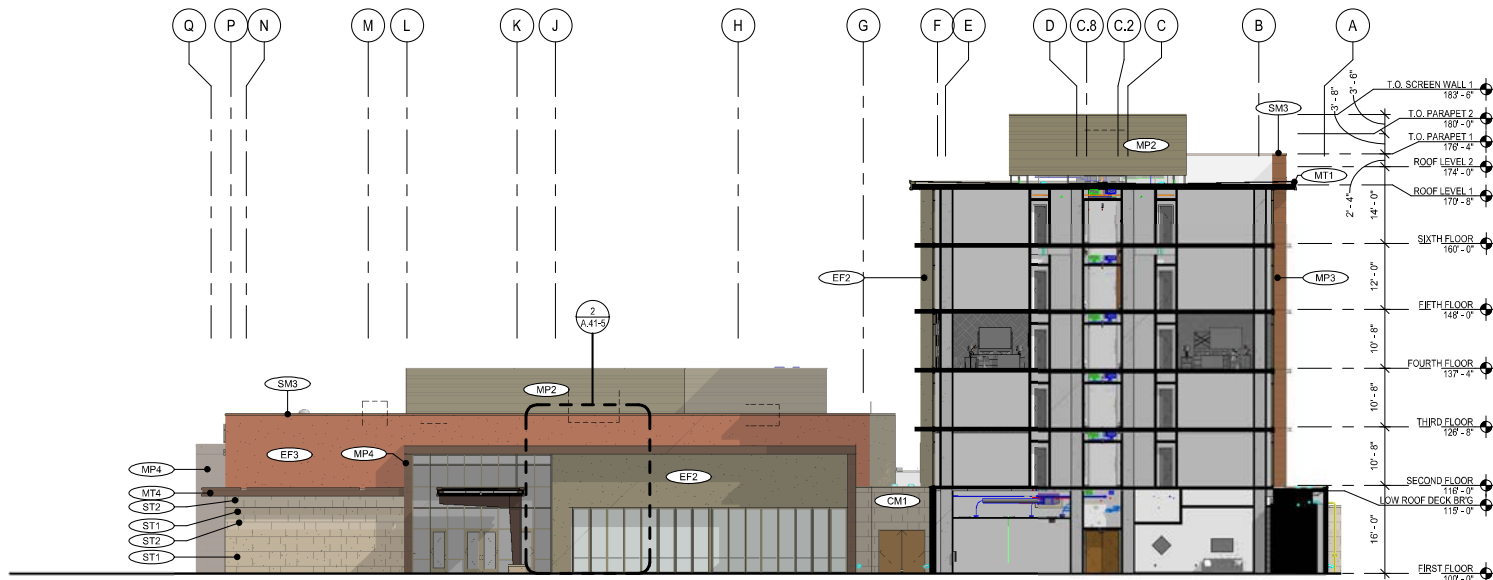
Accents

	Asclepias subulata	5 gal.	3	-
	Desert Milkweed			
	Bouteloua gracilis 'Blonde Ambition'	5 gal.	24	-
	Blonde Ambition Blue Grama			
	Chamaerops humilis	1 @ 24" box 1 @ 36" box	2	-
	Med. Fan Palm			
	Cycas revoluta	5 gal.	3	-
	Sago Palm			
	Dioon edule	5 gal.	5	-
	Cycad			
	Euphorbia biglandulosa	5 gal.	6	-
	Gopher Plant			
	Euphorbia royleana	5 gal.	7	-
	Churee			
	Euphorbia tirucalli	5 gal.	24	-
	Fire Sticks			
	Hesperaloe parviflora 'Perpa' Brakelights	3 gal.	458	-
	Brakelights Red Yucca			
	Hesperaloe parviflora-yellow	5 gal.	74	-
	Yellow Hesperaloe			
	Kalanchoe beharensis 'Blue Stick'	5 gal.	4	-
	Pedilanthus bracteatus	5 gal.	24	-
	Tall Slipper Plant			
	Pedilanthus macrocarpus	5 gal.	15	-
	Lady's Slipper			
	Penstemon eatonii	5 gal.	4	-
	Firecracker Penstemon			
	Penstemon parryi	5 gal.	9	-
	Perry's Penstemon			
	Penstemon superbus	5 gal.	4	-
	Superb Penstemon			
	Rosa hybrid	5 gal.	20	-
	White Hybrid Tea Rose			

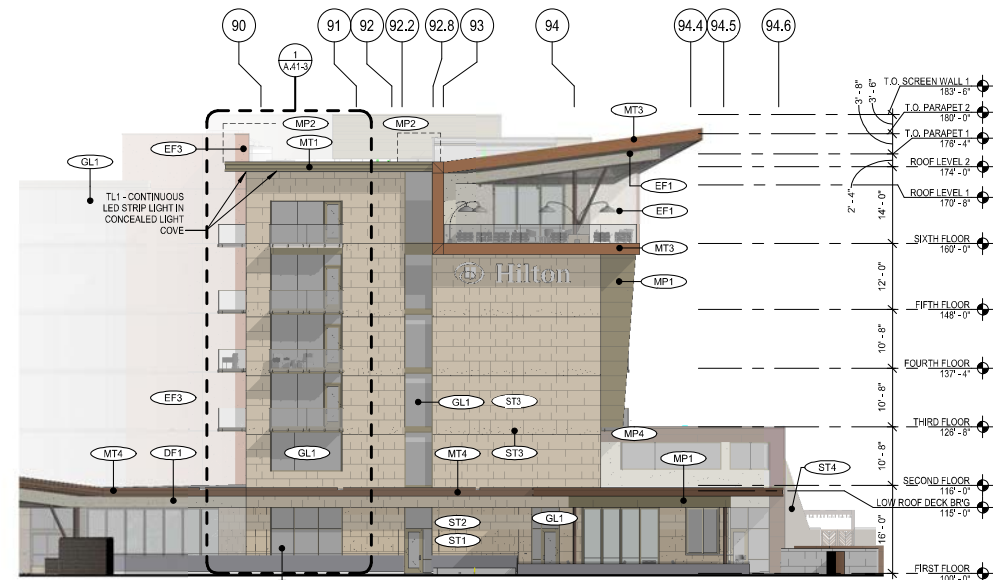


MATERIAL LEGEND

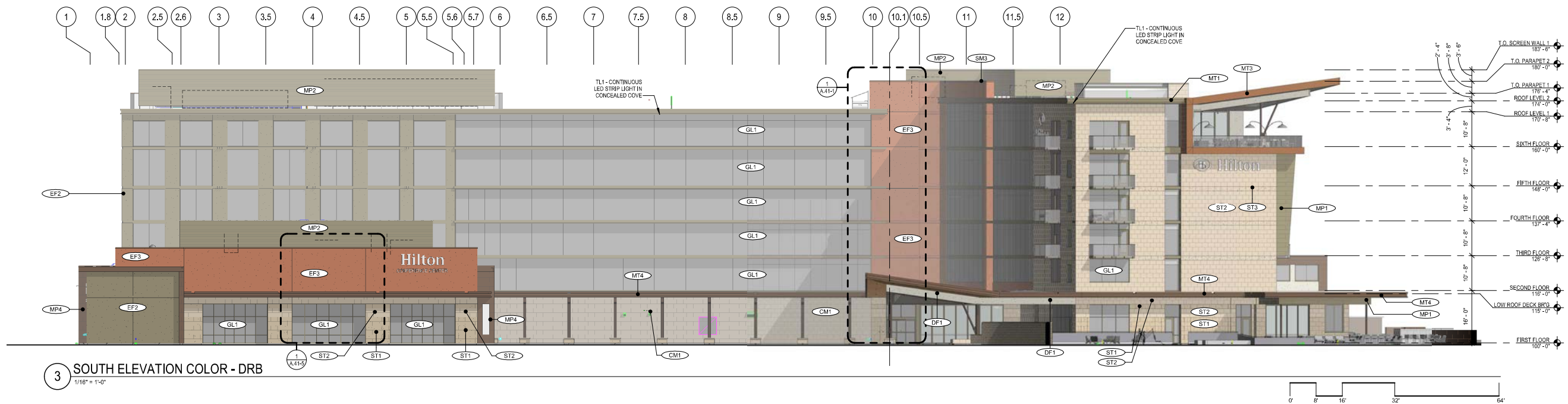
GL1 - GLAZING AND ALUMINUM FRAMING PER SECTION 084113. GLAZING SHALL BE VITRO SOLARBAN 70X (2) OPTIGRAY + CLEAR GLASS. ALUMINUM FRAMING SHALL BE YKK CHAMPAGNE ANODIZED ALUMINUM.	ST1 - STONE: JERUSALEM GOLD PER SECTION 04313.16 - ADHERED STONE MASONRY VENEER FINISH: LINE CHISELED FINISH. SIZE: 2 CM X 14\"
GW1 - GREEN WALL TRELLIS SYSTEM	ST2 - STONE: JERUSALEM GOLD PER SECTION 04313.16 - ADHERED STONE MASONRY VENEER FINISH: HONED. SIZE: 2 CM X 14\"
DF1 - DIRECT FINISH SYSTEM PER SECTION 072419 - EFS. COLOR: EQUAL TO DRYVIT 46ST OYSTER SHELL, FINESSE FINISH	ST3 - STONE: ACCENT BAND: JERUSALEM GOLD PER SECTION 04313.16 - ADHERED STONE MASONRY VENEER FINISH: SPLIT FACE. SIZE: 2 CM X 14\"
DF2 - DIRECT FINISH SYSTEM PER SECTION 072419 - EFS. COLOR: EQUAL TO DRYVIT 112 SANDLEWOOD BEIGE, MEDIUM SAND FINISH	ST4 - STONE: DC RANCH THIN VENEER PER SECTION 04313.16 - ADHERED STONE MASONRY VENEER FINISH: RUBBLE STYLE TO MATCH SITE WALLS
EF1 - EFS 1 PER SECTION 072419 - EFS. COLOR: EQUAL TO DRYVIT 36ST MISSION BROWN, MEDIUM SAND FINISH	ST5 - STONE: LANDSCAPE WALL: JERUSALEM GOLD PER SECTION 04313.16 - ADHERED STONE MASONRY VENEER FINISH: SPLIT FACE. SIZE: 2 CM X 9\"
EF2 - EFS 2 PER SECTION 072419 - EFS. COLOR: EQUAL TO DRYVIT 112 SANDLEWOOD BEIGE, MEDIUM SAND FINISH	CM1 - CONCRETE MASONRY UNIT VENEER PER SECTION 042000 - UNIT MASONRY COLOR: PEBBLE BEACH BY NETTLETON CONCRETE
EF3 - EFS 3 PER SECTION 072419 - EFS. COLOR: EQUAL TO DRYVIT 36ST MISSION BROWN, MEDIUM SAND FINISH	WD1 - SOFFIT METAL PANEL PER SECTION 074293 - SOFFIT PANELS TYPE: WOOD-LOOK 6\"
MP1 - METAL PANEL PER SECTION 074213.13 - FORMED METAL WALL PANELS COLOR: CUSTOM PAINTED MICA FINISH TO MATCH ARCHITECTS SAMPLE SIZE: 14\"	PT1 - EXTERIOR INTUMESCENT PAINTED STEEL PER SECTION 078123 - INTUMESCENT FIREPROOFING COLOR: MATCH SW 6041 OTTER
MP2 - METAL PANEL PER SPECIFICATION 108213 - ROOF SCREENS COLOR: MANUF. PREMIUM CHAMPAGNE METALLIC SIZE: 1\"	RP1 - CONCRETE ROOF PAVERS PER SECTION 075423 - TPO ROOFING TYPE: WESTILE GBRALTAIR SERIES FINISH AND COLOR: SHOTBLAST FINISH LATTE #1107 SIZE: 24\"
MP3 - METAL PANEL PER SECTION 074213.13 - FORMED METAL WALL PANELS COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - CLASSIC RUST SIZE: 14\"	TC1 - TRAFFIC COATING PER SECTION 071800 - TRAFFIC COATINGS COLOR: CUSTOM TO MATCH SW 7550 RESORT TAN
MT1 - METAL TRIM PER SECTION 077100 - ROOF SPECIALTIES COLOR: CUSTOM PAINTED MICA FINISH TO MATCH ARCHITECTS SAMPLE	
MT3 - METAL TRIM PER SECTION 077100 - ROOF SPECIALTIES COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - CLASSIC RUST	
MT4 - METAL TRIM PER SECTION 077100 - ROOF SPECIALTIES COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - BLACK RUST	
SM1 - METAL TRIM PER SECTION 076200 - SHEET METAL FLASHING AND TRIM COLOR: CUSTOM PAINTED MICA FINISH TO MATCH ARCHITECTS SAMPLE	
SM2 - METAL TRIM PER SPECIFICATION 108213 - ROOF SCREENS COLOR: MANUF. PREMIUM CHAMPAGNE METALLIC	
SM3 - METAL TRIM PER SECTION 076200 - SHEET METAL FLASHING AND TRIM COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - CLASSIC RUST	
SM4 - METAL TRIM PER SECTION 076200 - SHEET METAL FLASHING AND TRIM COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - BLACK RUST	



1 EAST CONFERENCE ELEVATION COLOR - DRB
1/16" = 1'-0"



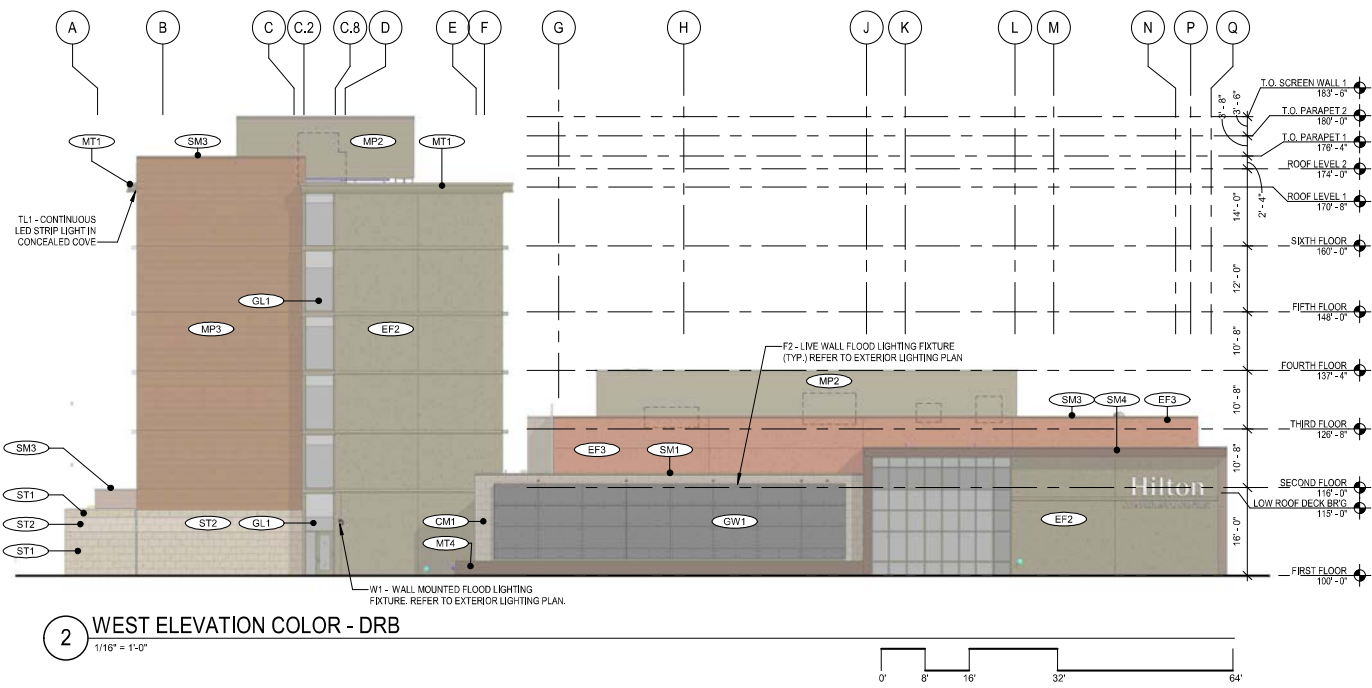
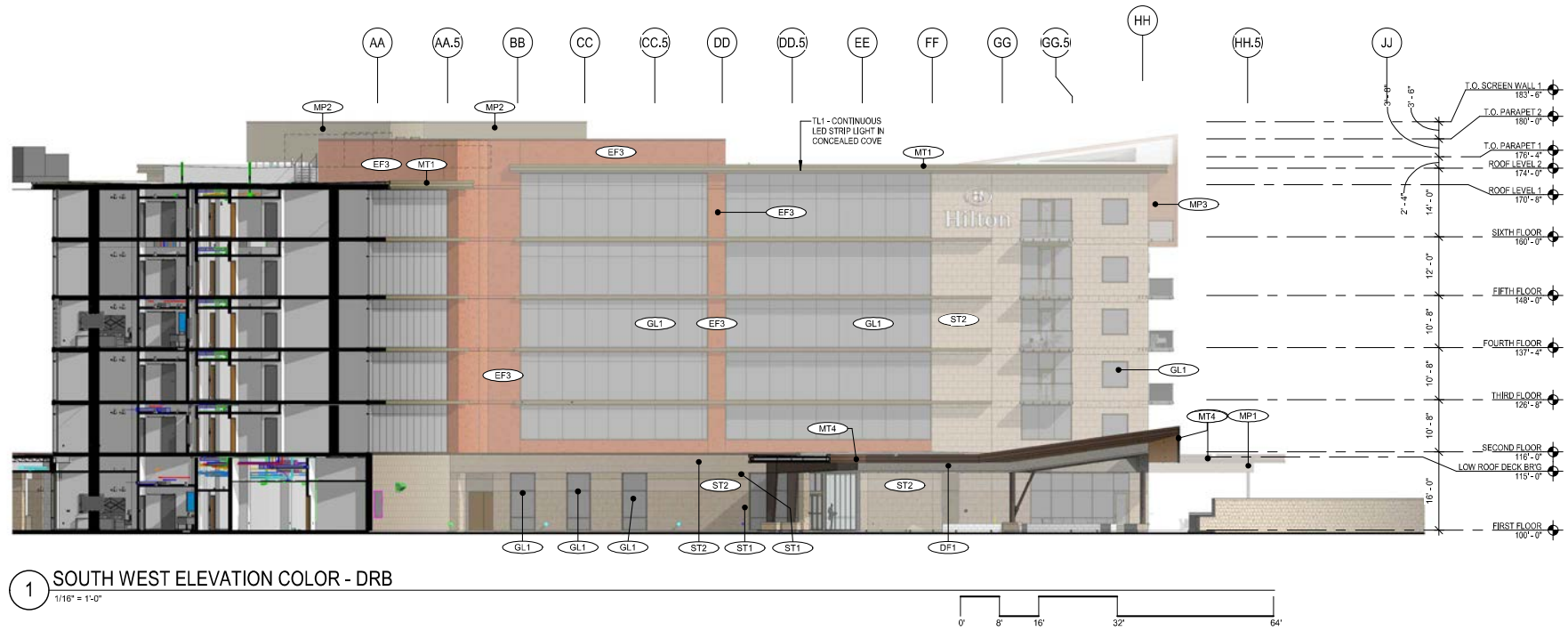
2 SOUTH EAST ELEVATION COLOR - DRB
1/16" = 1'-0"



3 SOUTH ELEVATION COLOR - DRB
1/16" = 1'-0"

MATERIAL LEGEND

GL1 - GLAZING AND ALUMINUM FRAMING PER SECTION 084113. GLAZING SHALL BE VITRO SOLARBAN 70XL (2) OPTIGRAY + CLEAR GLASS. ALUMINUM FRAMING SHALL BE YKK CHAMPAGNE ANODIZED ALUMINUM.	MP1 - METAL PANEL PER SECTION 074213.13 - FORMED METAL WALL PANELS. COLOR: CUSTOM PAINTED MICA FINISH TO MATCH ARCHITECTS SAMPLE. SIZE: 1'-4" HT x 8'-0" WD.	ST1 - STONE: JERUSALEM GOLD PER SECTION 044313.16 - ADHERED STONE MASONRY VENEER. FINISH: LINE CHISELED FINISH. SIZE: 2 CM X 1'-4" HT x 2'-0" WD NOMINAL 3/8" MORTAR JOINTS.
GW1 - GREEN WALL TRELLIS SYSTEM.	MP2 - METAL PANEL PER SPECIFICATION 108213.13 - ROOF SCREENS. COLOR: MANF. PREMIUM CHAMPAGNE METALLIC. SIZE: 3" DEEP RIB EXPOSED FASTENER PANEL.	ST2 - STONE: JERUSALEM GOLD PER SECTION 044313.16 - ADHERED STONE MASONRY VENEER. FINISH: HONED. SIZE: 2 CM X 1'-4" HT x 2'-0" WD NOMINAL 3/8" MORTAR JOINTS.
DF1 - DIRECT FINISH SYSTEM PER SECTION 072419 - EIFS. COLOR: EQUAL TO DRYVIT 456ST OYSTER SHELL, FINESSE FINISH.	MP3 - METAL PANEL PER SECTION 074213.13 - FORMED METAL WALL PANELS. COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - CLASSIC RUST. SIZE: 1'-4" HT x 8'-0" WD.	ST3 - STONE: ACCENT BAND: JERUSALEM GOLD PER SECTION 044313.16 - ADHERED STONE MASONRY VENEER. FINISH: SPLIT FACE. SIZE: 2 CM X 1'-4" HT x 2'-0" WD NOMINAL 3/8" MORTAR JOINTS.
DF2 - DIRECT FINISH SYSTEM PER SECTION 072419 - EIFS. COLOR: EQUAL TO DRYVIT 112 SANDLEWOOD BEIGE, MEDIUM SAND FINISH.	MP4 - METAL PANEL PER SECTION 074213.13 - FORMED METAL WALL PANELS. COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - BLACK RUST. SIZE: 1'-4" HT x 8'-0" WD.	ST4 - STONE: DC RANCH THIN VENEER PER SECTION 044313.16 - ADHERED STONE MASONRY VENEER. FINISH: RUBBLE STYLE TO MATCH SITE WALLS.
EF1 - EIFS 1 PER SECTION 072419 - EIFS. COLOR: EQUAL TO DRYVIT 456ST OYSTER SHELL, MEDIUM SAND FINISH.	MT1 - METAL TRIM PER SECTION 077100 - ROOF SPECIALTIES. COLOR: CUSTOM PAINTED MICA FINISH TO MATCH ARCHITECTS SAMPLE.	ST5 - STONE: LANDSCAPE WALL: JERUSALEM GOLD PER SECTION 044313.16 - ADHERED STONE MASONRY VENEER. FINISH: SPLIT FACE. SIZE: 2 CM X 8" HT x 8" WD NOMINAL 3/8" MORTAR JOINTS.
EF2 - EIFS 2 PER SECTION 072419 - EIFS. COLOR: EQUAL TO DRYVIT 112 SANDLEWOOD BEIGE, MEDIUM SAND FINISH.	MT3 - METAL TRIM PER SECTION 077100 - ROOF SPECIALTIES. COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - CLASSIC RUST.	CM1 - CONCRETE MASONRY UNIT VENEER PER SECTION 042000 - UNIT MASONRY. COLOR: PEBBLE BEACH BY NETTLETON CONCRETE. FINISH: BRUSHED FINISH, EXPOSED AGGREGATE. SIZE: 4" X 1'-4" HT x 2'-0" WD NOMINAL WITH 3/8" MORTAR JOINTS.
EF3 - EIFS 3 PER SECTION 072419 - EIFS. COLOR: EQUAL TO DRYVIT 358ST MISSION BROWN, MEDIUM SAND FINISH.	MT4 - METAL TRIM PER SECTION 077100 - ROOF SPECIALTIES. COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - BLACK RUST.	WD1 - SOFFT METAL PANEL PER SECTION 074293 - SOFFT PANELS. TYPE: WOOD-LOOK 6" PLANK. COLOR: AMERICAN WALNUT BY ALUMABOARD.
	SM1 - METAL TRIM PER SECTION 076200 - SHEET METAL FLASHING AND TRIM. COLOR: MANF. PREMIUM CHAMPAGNE METALLIC.	PT1 - EXTERIOR INTUMESCENT PAINTED STEEL PER SECTION 078123 - INTUMESCENT FIREPROOFING. COLOR: MATCH SW 6041 OTTER.
	SM2 - METAL TRIM PER SPECIFICATION 108213 - ROOF SCREENS. COLOR: MANF. PREMIUM CHAMPAGNE METALLIC.	RP1 - CONCRETE ROOF PAVERS PER SECTION 075423 - TPO ROOFING. TYPE: WESTLIE GIBRALTAR SERIES. FINISH AND COLOR: SHOTBLAST FINISH LATTE #1107. SIZE: 24" X 24" X 1 1/8".
	SM3 - METAL TRIM PER SECTION 076200 - SHEET METAL FLASHING AND TRIM. COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - CLASSIC RUST.	TC1 - TRAFFIC COATING PER SECTION 071800 - TRAFFIC COATINGS. COLOR: CUSTOM TO MATCH SW 7550 RESORT TAN.
	SM4 - METAL TRIM PER SECTION 076200 - SHEET METAL FLASHING AND TRIM. COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - BLACK RUST.	



MATERIAL LEGEND

GL1 - GLAZING AND ALUMINUM FRAMING PER SECTION 084113. GLAZING SHALL BE VITRO SOLARBAN 70XL (2) OPTICRAY + CLEAR GLASS. ALUMINUM FRAMING SHALL BE YKK CHAMPAGNE ANODIZED ALUMINUM.	ST1 - STONE: JERUSALEM GOLD PER SECTION 044313.16 - ADHERED STONE MASONRY VENEER FINISH: LINE CHISELED FINISH. SIZE: 2 CM X 1'-4" HT X 2'-0" WD NOMINAL 3/8" MORTAR JOINTS
GW1 - GREEN WALL TRELLIS SYSTEM	ST2 - STONE: JERUSALEM GOLD PER SECTION 044313.16 - ADHERED STONE MASONRY VENEER FINISH: HONED. SIZE: 2 CM X 1'-4" HT X 2'-0" WD NOMINAL 3/8" MORTAR JOINTS
DF1 - DIRECT FINISH SYSTEM PER SECTION 072419 - EIFS. COLOR: EQUAL TO DRYVIT 456S1 OYSTER SHELL, FINESSE FINISH	ST3 - STONE: ACCENT BAND: JERUSALEM GOLD PER SECTION 044313.16 - ADHERED STONE MASONRY VENEER FINISH: SPLIT FACE. SIZE: 2 CM X 1'-4" HT X 2'-0" WD NOMINAL 3/8" MORTAR JOINTS
DF2 - DIRECT FINISH SYSTEM PER SECTION 072419 - EIFS. COLOR: EQUAL TO DRYVIT 112 SANDLEWOOD BEIGE, MEDIUM SAND FINISH	ST4 - STONE: DC RANCH THIN VENEER PER SECTION 044313.16 - ADHERED STONE MASONRY VENEER FINISH: RUBBLE STYLE TO MATCH SITE WALLS
EF1 - EIFS 1 PER SECTION 072419 - EIFS. COLOR: EQUAL TO DRYVIT 456S1 OYSTER SHELL, MEDIUM SAND FINISH	ST5 - STONE: LANDSCAPE WALL: JERUSALEM GOLD PER SECTION 044313.16 - ADHERED STONE MASONRY VENEER FINISH: SPLIT FACE. SIZE: 2 CM X 8" HT X 8" WD NOMINAL 3/8" MORTAR JOINTS
EF2 - EIFS 2 PER SECTION 072419 - EIFS. COLOR: EQUAL TO DRYVIT 112 SANDLEWOOD BEIGE, MEDIUM SAND FINISH	CM1 - CONCRETE MASONRY UNIT VENEER PER SECTION 042000 - UNIT MASONRY. COLOR: PEBBLE BEACH BY NETTLETON CONCRETE. FINISH: BRUSHED FINISH, EXPOSED AGGREGATE. SIZE: 4" X 1'-4" HT X 2'-0" WD NOMINAL WITH 3/8" MORTAR JOINTS
EF3 - EIFS 3 PER SECTION 072419 - EIFS. COLOR: EQUAL TO DRYVIT 358S1 MISSION BROWN, MEDIUM SAND FINISH	WD1 - SOFFIT METAL PANEL PER SECTION 074293 - SOFFIT PANELS. TYPE: WOODLOOK 6" PLANK. COLOR: AMERICAN WALNUT BY ALUMABOARD
MP1 - METAL PANEL PER SECTION 074213.13 - FORMED METAL WALL PANELS. COLOR: CUSTOM PAINTED MICA FINISH TO MATCH ARCHITECTS SAMPLE. SIZE: 1'-4" HT X 8'-0" WD	PT1 - EXTERIOR INTUMESCENT PAINTED STEEL PER SECTION 078123 - INTUMESCENT FIREPROOFING. COLOR: MATCH SW 6041 OTTER
MP2 - METAL PANEL PER SPECIFICATION 108213 - ROOF SCREENS. COLOR: MANF. PREMIUM CHAMPAGNE METALLIC. SIZE: 3" DEEP RIB EXPOSED FASTENER PANEL	RP1 - CONCRETE ROOF PAVERS PER SECTION 075423 - TPO ROOFING. TYPE: WESTLE GIBRALTAR SERIES. FINISH AND COLOR: SHOTBLAST FINISH LATTE #1107. SIZE: 24" X 24" X 1 13/16"
MP3 - METAL PANEL PER SECTION 074213.13 - FORMED METAL WALL PANELS. COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - CLASSIC RUST. SIZE: 1'-4" HT X 8'-0" WD	TC1 - TRAFFIC COATING PER SECTION 071800 - TRAFFIC COATINGS. COLOR: CUSTOM TO MATCH SW 7550 RESORT TAN
MP4 - METAL PANEL PER SECTION 074213.13 - FORMED METAL WALL PANELS. COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - BLACK RUST. SIZE: 1'-4" HT X 8'-0" WD	
MT1 - METAL TRIM PER SECTION 077100 - ROOF SPECIALTIES. COLOR: CUSTOM PAINTED MICA FINISH TO MATCH ARCHITECTS SAMPLE	
MT3 - METAL TRIM PER SECTION 077100 - ROOF SPECIALTIES. COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - CLASSIC RUST	
MT4 - METAL TRIM PER SECTION 077100 - ROOF SPECIALTIES. COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - BLACK RUST	
SM1 - METAL TRIM PER SECTION 076200 - SHEET METAL FLASHING AND TRIM. COLOR: CUSTOM PAINTED MICA FINISH TO MATCH ARCHITECTS SAMPLE	
SM2 - METAL TRIM PER SPECIFICATION 108213 - ROOF SCREENS. COLOR: MANF. PREMIUM CHAMPAGNE METALLIC	
SM3 - METAL TRIM PER SECTION 076200 - SHEET METAL FLASHING AND TRIM. COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - CLASSIC RUST	
SM4 - METAL TRIM PER SECTION 076200 - SHEET METAL FLASHING AND TRIM. COLOR: CUSTOM PAINTED - K5 RUSTIC METAL FINISH - BLACK RUST	











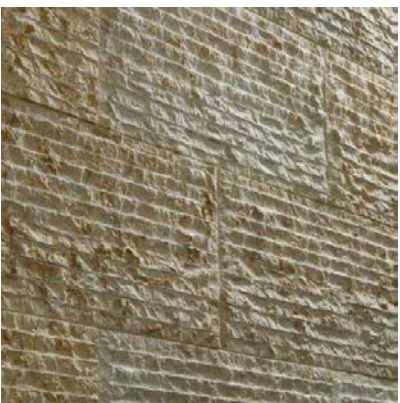




ST3
STONE ACCENT BAND - THIN VENEER
JERUSALEM GOLD - SPLITFACE
SIZE: 2 CM X 16" HT X 2'-0" WD NOMINAL



ST2
STONE - THIN VENEER
JERUSALEM GOLD - HONED
SIZE: 2CM X 1'-4" HT X 2'-0" WD NOMINAL



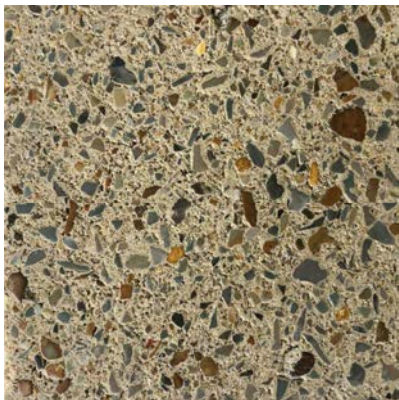
ST1
STONE - THIN VENEER
JERUSALEM GOLD - LINE CHISELED
SIZE: 2CM X 1'-4" HT X 2'-0" WD NOMINAL



ST4
DC RANCH STONE - THIN VENEER RUBBLE STYLE



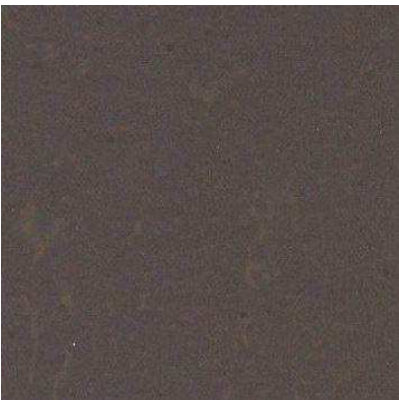
WD1
METAL SOFFIT PANEL - WOOD-LOOK 6" PLANK
COLOR: AMERICAN WALNUT BY ALUMABOARD



CM1
CONCRETE MASONRY VENEER UNIT
SIZE: 1'-4" HT X 2'-0" WD
FINISH: BRUSHED EXPOSED AGGREGATE
COLOR: NETTLETON CONCRETE - PEBBLE BEACH



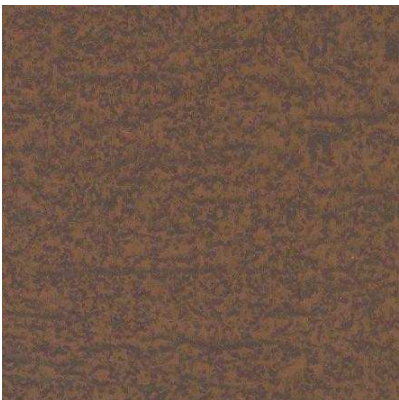
EIF3
EIFS
FINISH: MEDIUM SAND FINISH
COLOR 2



MP4 MT4 SM4
METAL PANEL / TRIM - CUSTOM PAINTED
K-5 RUSTIC METAL - BLACK RUST
SIZE: 1'-4" HT X 8'-0" WD



EIF2
EIFS - MEDIUM SAND FINISH
COLOR 2 - DRYVIT 112
SANDALWOOD BEIGE



MP3 MT3 SM3
METAL PANEL / TRIM - CUSTOM PAINTED
K-5 RUSTIC METAL FINISH - CLASSIC RUST
SIZE: 1'-4" HT x 8'-0" WD



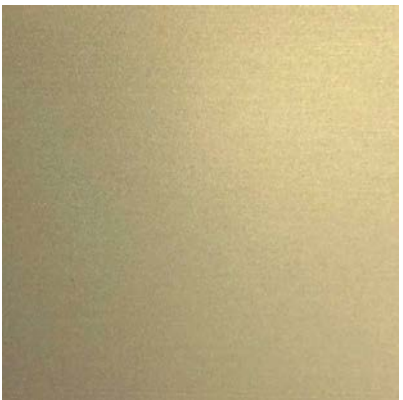
GL1
GLAZING VITRO SOLARBAN 70XL (2)
OPTIGRAY + CLEAR GLASS.



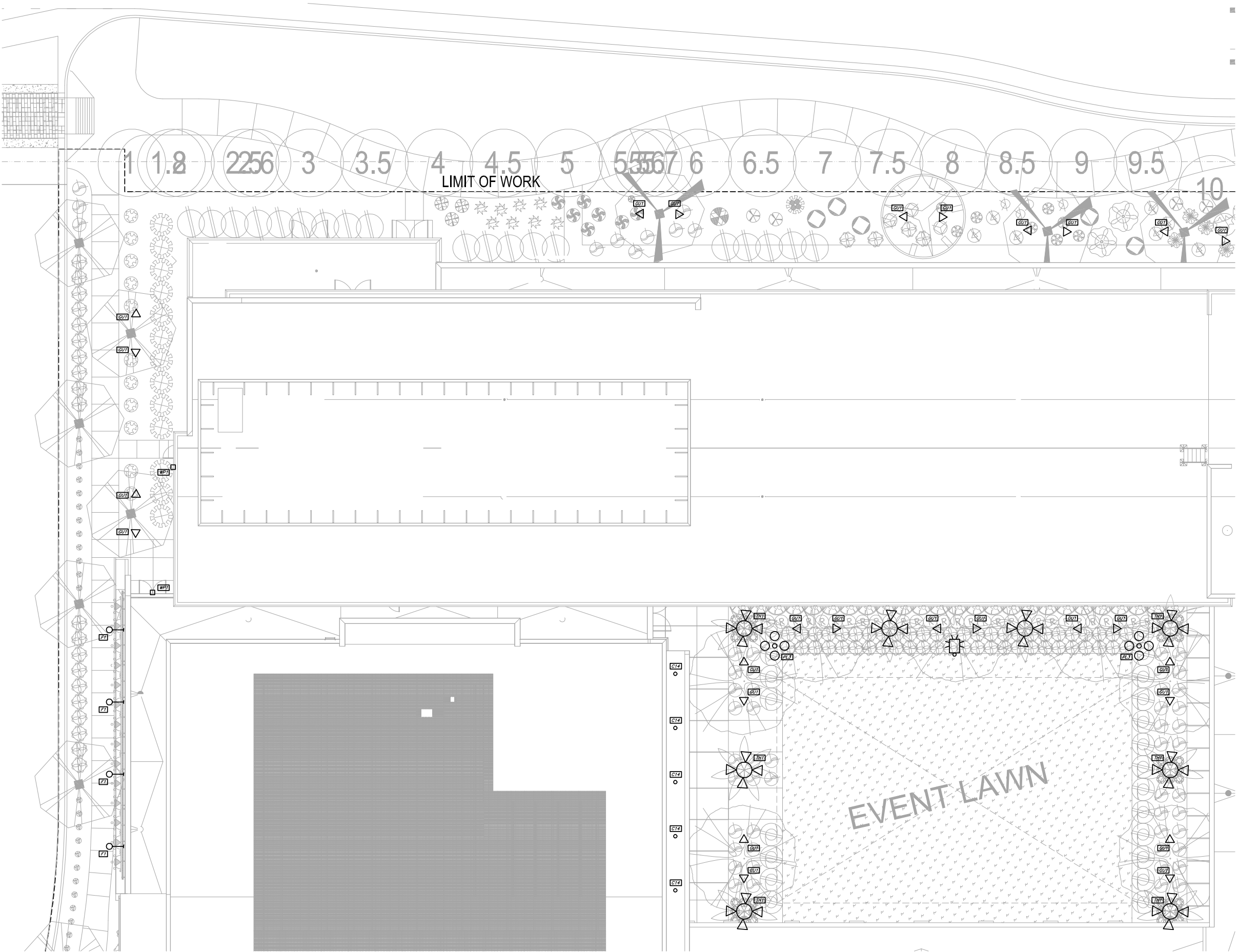
GL1
YKK CHAMPAGNE ANODIZED ALUMINUM FRAMING.



EIF1
EIFS - MEDIUM SAND FINISH
COLOR 1 - DRYVIT 456ST
OYSTER SHELL



MP1 MT1 SM1
METAL PANEL / TRIM - CUSTOM PAINTED MICA FINISH
SIZE: 1'-4" HT x 8'-0" WD
PRE-MANUFACTURED METAL FLASHING AT ROOF EDGE

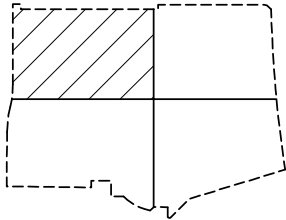


1 EXTERIOR LIGHTING PLAN - NW QUADRANT
1" = 10'-0"

NORTH

ATTACHMENT #10

- GENERAL NOTES (APPLICABLE TO ALL SHEETS):
1. SEE LIGHTING FIXTURE SYMBOLS LEGEND FOR FIXTURE DESIGNATIONS/TAGS BY SYMBOL.
 2. PHOTOMETRIC VALUES WITHIN AREA OF WORK LINE INDICATE HORIZONTAL ILLUMINANCE AT GRADE .
 3. PHOTOMETRIC VALUES OUTSIDE OF AREA OF WORK LINE INDICATE VERTICAL ILLUMINANCE VALUES AT LINE OF WORK AT 6' ABOVE GRADE.



KEY PLAN
NO SCALE

brp
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YOUR VISION. OUR FOCUS.

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HAGER
DESIGN
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INC
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DRB PACKAGE

PROJECT:

CAVASSON
HILTON SCOTTSDALE
NORTH AT CAVASSON

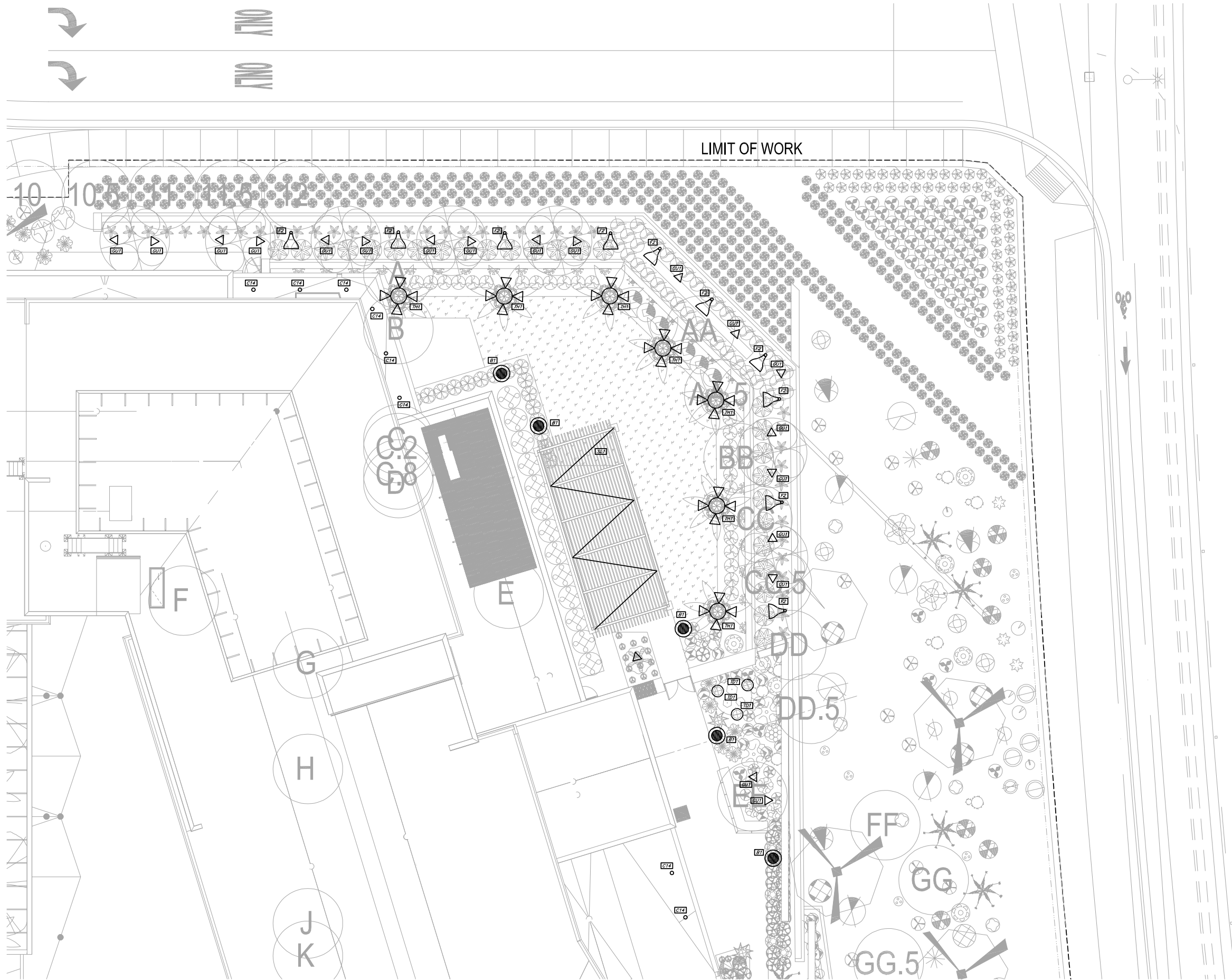
DEVELOPER:

Nationwide
Nationwide Realty Investors

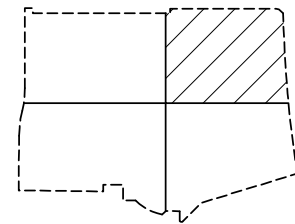


EXTERIOR LIGHTING
PLAN - NW QUADRANT

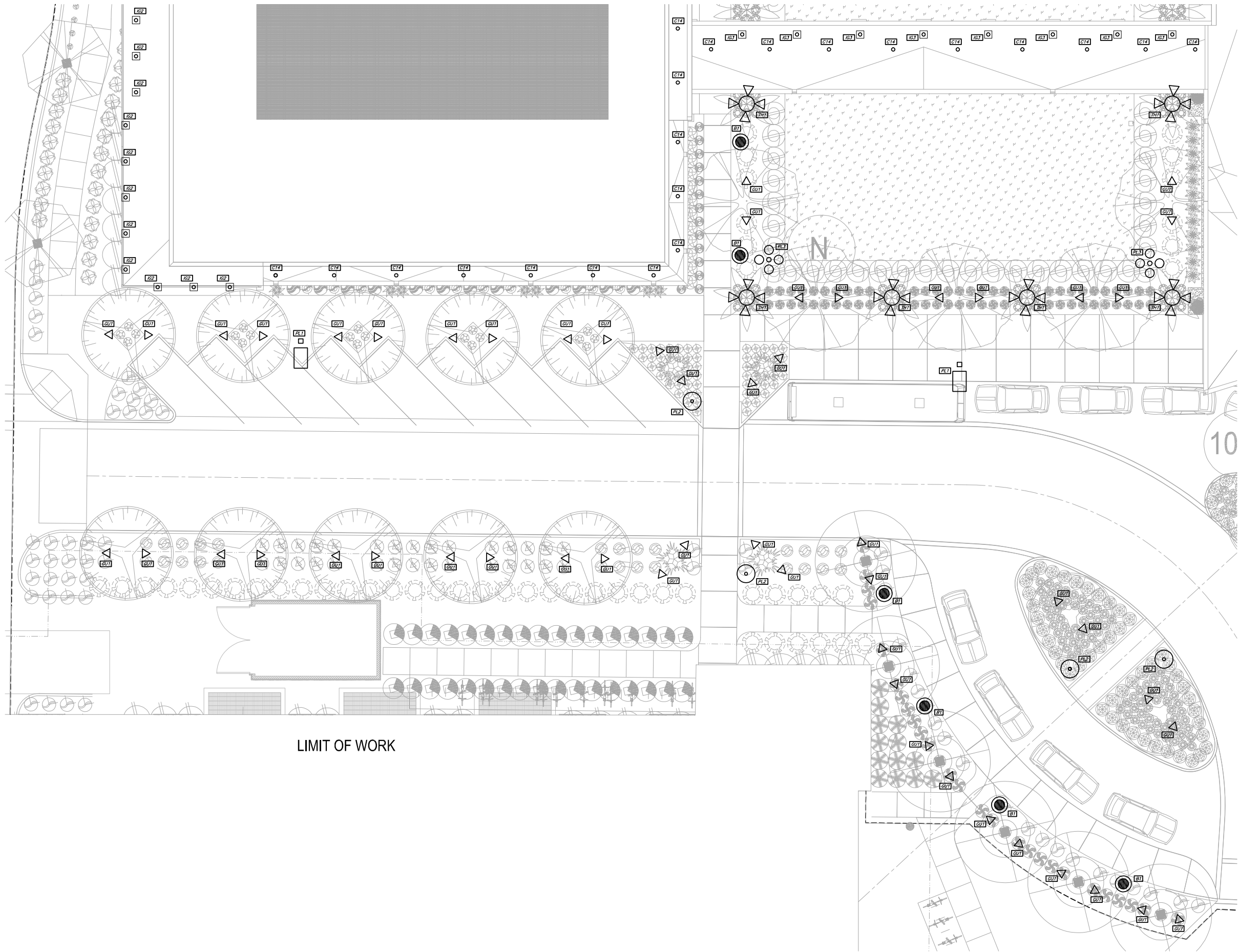
SHEET NO.
LD.1



1 EXTERIOR LIGHTING PLAN - NE QUADRANT
1" = 10'-0"

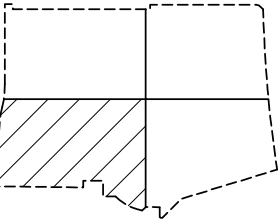


KEY PLAN
NO SCALE



LIMIT OF WORK

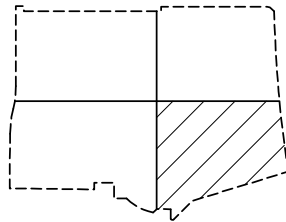
1 EXTERIOR LIGHTING PLAN - SW QUADRANT
1" = 10'-0"



KEY PLAN
NO SCALE



1 EXTERIOR LIGHTING PLAN - SE QUADRANT
1" = 10'-0"



KEY PLAN
NO SCALE

LED bollard - 360° distribution

BEGA

B1

Application
LED bollard with shielded 360° light distribution. This luminaire is designed to provide rotationally symmetric illumination of ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials
Luminaire housing and base constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) A560.0 aluminum alloy
Borosilicate glass lens
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fastener

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 26.8 lbs

Electrical
Operating voltage 120-277V AC
Minimum start temperature -30°C
LED module wattage 12.4 W
System wattage 15.0 W
Controllability 0-10V dimmable
Color rendering index Ra > 80
Luminaire lumens 86,000 lm (L70)
Lifetime at Ta = 45°C 68,000 h (L70)

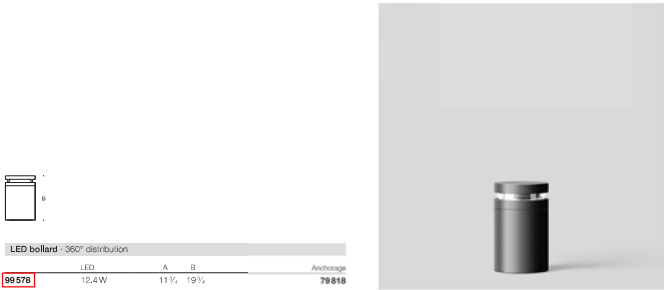
LED color temperature

□ 4000K - Product number + **K4**
□ 3500K - Product number + **K35**
□ 3000K - Product number + **K3**
□ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

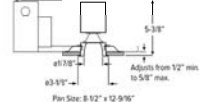
Available colors □ Black (BLK) □ White (WHT) □ RAL:
□ Bronze (BRZ) □ Silver (SLV) □ OUS:



LED bollard - 360° distribution				
	LED	A	B	Anchorage
99376	12.4 W	11 1/4"	19 1/4"	79 816

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com. Updated: 07/18/19

2D LED 2" Downlight



CATALOG # _____
TYPE **C14** _____
PROJECT _____

FEATURES

- Wide, medium, and narrow distributions tailor performance to the application
- Contemporary design provides glare free illumination for a soft ceiling appearance
- 2" aperture is unobtrusive in small scale spaces
- Fixed or adjustable aim with 0° - 25° tilt and 360° rotation
- Open reflector with 5 finishes complement interior style
- ENERGY STAR® certified

SPECIFICATIONS

- HOUSING** - 26 gauge galvanized steel pan/aster frame. LED assembly accepts ceiling thicknesses from 1/2" to 5/8" thick. Extruded aluminum heat sink.
- REFLECTOR** - Injection molded vacuum metallized upper optic and ceiling trim. Clear semi-specular (CS) trim standard.
- ELECTRICAL** - High quality C.O.B. LED array. Reported L70 > 60,000 hours. Top access required for driver maintenance.
- MOUNTING** - Recreased.
- LISTINGS**
 - UL Listed conforms to UL STD 1599. Certified to CAN/CSA STD C22.2 No. 250.0. Suitable for damp locations.
 - Suitable for wet location under covered ceiling when specified with DL option.
 - ENERGY STAR® certified in select configurations. see www.energystar.gov
 - Bulb compliant
 - IC rated for direct contact with insulation when specified with IC housing type.
 - City of Chicago Environmental Air approved when specified with CF option.
- WARRANTY** - 5-year limited warranty. see www.bega.com for details.

ORDERING EXAMPLE: 2DR - F - D - L12C/835 - M - CS - NC - OPTIONS - HB - DIM - 120

ORDERING INFO

SERIES	TRIM TYPE	ADJUSTMENT	LUMENS ⁽¹⁾	CRI	CCT	DISTRIBUTION
2DR	F Flanged reflector	D Fixed downlight	L8C 800lm	80	27 2700K	N 30° Narrow
2DS	A Adjustable	L12C 1200lm	9 90	30 3000K	30 3000K	M 30° Medium
					35 3500K	W 40° Wide
					40 4000K	

REFLECTOR FINISH	HOUSING TYPE ⁽²⁾	OPTIONS
CS Clear semi-specular	NC New construction mounting pan ⁽³⁾	DL White polycarbonate recessed trim
SG Satin-gloss	IC IC-rated mounting pan ⁽⁴⁾	EMSW 5-watt emergency LED battery ⁽⁵⁾
SPC Clear specular		F Fuse
WH Matte white		ATN Airtight housing ⁽⁶⁾
BL Black		CP Chicago Plenum (CECA) ⁽⁷⁾
		SFA Square flush flange adapter ⁽⁸⁾
		RFA Round flush flange adapter ⁽⁸⁾

MOUNTING	DRIVER ⁽⁹⁾	VOLTAGE
HB (2) Hanger brackets with (2) bar hangers ⁽¹⁰⁾	DRV Non-dimming driver	120-120V
WB (2) Wallbar hangers ⁽¹⁰⁾	DIM Dimming driver	277-277V
TB (2) T-bar hangers ⁽¹⁰⁾	DL2 2-wire line voltage dimming driver ⁽¹¹⁾	347-347V

- NOTES**
- Lumens based on downlight with CS reflector color and W distribution. See page 2 for fixture performance data.
 - Extended lead times may apply. Contact factory for availability.
 - See page 4 for HOUSING TYPE DETAILS.
 - L8C only.
 - 120-277V only; NC housing type.
 - IC housing type only; L8C only.
 - IC housing type only; L8C only.
 - For mount applications, shipped separately. See page 5 for FLUSH FLANGE ADAPTER DETAILS.
 - For mount applications, shipped separately. See page 5 for FLUSH FLANGE ADAPTER DETAILS.
 - For multi-in applications, shipped separately. See page 5 for FLUSH FLANGE ADAPTER DETAILS.
 - Additional dimming drivers available. See page 4 for ADDITIONAL DRIVER OPTIONS.
 - Not available with EM drivers.

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Downlights
Page 1 of 5

2D LED 2" Downlight

FIXTURE PERFORMANCE DATA

ROUND					SQUARE				
LED PACKAGE	DISTRIBUTION	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)	LED PACKAGE	DISTRIBUTION	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)
DOWNLIGHT	L8C	W	598	14	72	W	597	14	68
		M	571	14	71	M	527	14	68
		N	522	14	67	N	841	14	61
		W	1261	20	63	W	1291	20	65
ADJUSTABLE	L12C	M	1338	20	67	M	1277	20	64
		N	1271	21	63	N	1159	20	58
		W	481	14	35	W	560	14	45
		M	513	14	37	M	551	14	40
ADJUSTABLE	L8C	N	430	14	31	N	398	14	29
		W	463	20	33	W	510	20	46
		M	707	21	35	M	760	21	38
		N	583	20	29	N	548	21	27

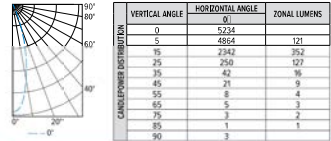
MULTIPLIER TABLES

COLOR TEMPERATURE		REFLECTOR FINISH	
CCT	CONVERSION FACTOR	CATALOG NUMBER	CONVERSION FACTOR
2700K	1.00	CS	1.00
3000K	1.05	SG	0.97
3500K	1.07	SPC	1.07
4000K	1.08	WH	1.00
2700K	0.83	BL	0.85
3000K	0.86		
3500K	0.90		
4000K	0.93		

- Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.
- Wattage shown is based on 120V input.
- Results based on 2700K, 80 CRI.
- Use multiplier tables to calculate additional options.

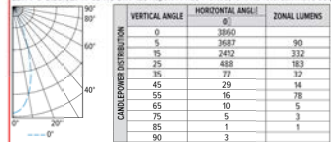
PHOTOMETRY

2DR-F-D-L12C/827-N-CS-NC-DRV-120 Report #: 11394407-07; 10/17/16 Total Luminaire Output: 1271 lumens; 21 Watts | Efficacy: 63.3 lm/W | 82 CRI; 2809K CCT



LUMEN SUMMARY	ZONE	LUMENS	% FIXTURE
	0 - 40	1239	98
	0 - 60	1262	99
	0 - 90	1271	100

2DR-F-D-L12C/827-M-CS-NC-DRV-120 Report #: 11394407-05; 10/17/16 Total Luminaire Output: 1343 lumens; 20 Watts | Efficacy: 67.4 lm/W | 83 CRI; 2776K CCT



LUMEN SUMMARY	ZONE	LUMENS	% FIXTURE
	0 - 40	1283	96
	0 - 60	1321	99
	0 - 90	1338	100

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Downlights
Page 2 of 5



CONSULTANTS:



GREEN PICKETT



DRS PACKAGE

PROJECT:

CAVASSON

DEVELOPER:



EXTERIOR LIGHTING CUTSHEETS

SHEET NO.

LD.12

9320 Boul. St-Laurent, suite 100, Montréal (Québec) Canada H2N 1N7, P: 514.523.1330 F: 514.525.6107 www.iguzzini.com/us

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LIGHT UP

CRBT

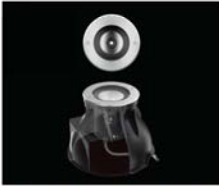
IG2

Type:

Project:

SPECIFICATION SHEET

Page: 1 of 11



Luminaire characteristics:

Power input: Up to 6W
Lumens: Up to 475lm (for 3000K, 80CRI)
Luminaire efficacy: Up to 85lm/W

Source:

LUXEON LED MODULE (LM-80 tested)
2700K - 80CRI,
3000K - 80CRI,
4000K - 80CRI,
80% of initial lumens at 50 000 hours (L80)
(LM79 tested)

Lumen maintenance:

Optics:

Spot, Flood, Wide Flood, with Optibeam technology,
or Wall Washer, Diffuse and Light Blade

Material:

Body and frame: Stainless steel
Diffuser: 6 to 8 mm thick, tempered glass lens
Optics: PMMA lens or PE film for Diffuse optic,
clear, black or metalized Polycarbonate reflector

Mounting:

Ground, wall or ceiling recessed installation using
polypropylene back box (To be ordered separately).
Supplied with 6ft (2m) long outdoor rated power cable.
Connections to be made inside back box using wiring
accessories. 12" of gravel is required below the
luminaire to allow proper drainage.

Electrical:

See remote power supply options on page 9-11

Finish:

Stainless steel

Weight:

LLUO28: 0.4lbs (0.2kg)
LLUO50: 1.2lbs (0.5kg)
LLUO80: 2.8lbs (1.3kg)

Load capacity:

4409lbs (2000kg)

Surface temperature:

104°F (40°C)

Operating temperature:

-22 to 122°F (-30 to 50°C)

Warranty:

5 year limited warranty

Ratings:

IP68, IK09

Certification:

Wet location

CL - R9 Last update: July 31, 2019

iGuzzini

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LIGHT UP

CRBT

Type:

Project:

SPECIFICATION SHEET

Page: 2 of 11

DIMENSIONS

1" (28mm)

1 1/4" (28mm)

TOP VIEW

SECTION VIEW

2 1/4" (68mm)

4" (103mm)

5 1/2" (140mm)

SECTION VIEW

7 1/2" (190mm)

SECTION VIEW

3" (80mm)

3 1/4" (80mm)

TOP VIEW

SECTION VIEW

3 1/2" (79mm)

4" (103mm)

7 1/2" (190mm)

SECTION VIEW

SECTION VIEW

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FLC240-CC LED

667-4327

1/16

we-ef

PL3
PL4



Description

RGBW/RGBA Colour Changer. IP66, Class I, IK07. Marine-grade, die-cast aluminium alloy. SCE superior corrosion protection including PCS hardware. Silicone CCG® Controlled Compression Gasket. Safety glass lens. One cable gland. Second gland for through-wiring on request. Integral EC electronic converter, thermally separated. CAD-optimised optics for superior illumination and glare control. OLC® One LED Concept. Factory-installed LED circuit board with WE-EF Colour Boost Technology. With Colour Boost the targeted and selective control of individual channels or colours means that a higher power of the LEDs can be accessed than in total when all colours are simultaneously operated. The light output is thus maximized by targeted control of individual channels/colours. DMX interface. For the M20 cable gland for network- and DMX-connection, WE-EF recommends a multi-core cable for DMX and power, "Power PUR-SR 3x1,5 + DMX".

Beam Type	wallwash
Light Source	LED-24/96W - RGBW
CRI	80
Gear Type	electronic gear
Nominal Luminous Flux (lm)	
LED Lumens	340 lm
LEDs	24
Total Lumens	8160 lm
Tj	85 °C
Delivered Lumens Flux (lm)	
LED Lumens	216.6 lm
Total Lumens	5198.2 lm
Ta	25 °C
Rated Input Power	100 W

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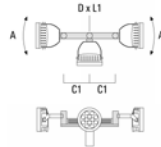
FLC240-CC LED

667-4327

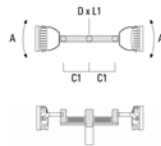
4/16

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	C1	D x L	Weight (lbs)
■ 667-9918 TA3 Mounting bracket, triple (Ø 4.25 x 7.87)	660	108 x 200	24.20 lbs



	C1	D x L	L	Weight (lbs)
■ 667-9912 TA2-L Mounting bracket, double (Ø 3.0"x 7.87" long)	16.54	2.99 x 7.87	2.99	35.49 lbs



Qty. 2

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STI259 LED

615-1320

1/3

we-eef

S1
W2



Description

IP66. Recessed LED steplight for orientation. Shielded light source. Suitable for installation in cavity wall construction or concrete pour construction using optional installation blackout

Beam Type	asymmetric, forward-throw (A60)
Light Source	LED-18/4W - 4000 K
CRI	75
Gear Type	electronic gear
Nominal Luminous Flux (lm)	
LED Lumens	44.4 lm
LEDs	18
Total Lumens	800 lm
Tj	25 °C
Delivered Lumens Flux (lm)	
LED Lumens	10.7 lm
Total Lumens	192.4 lm
Ta	25 °C
Rated Input Power	5.6 W

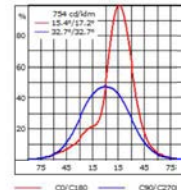
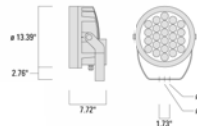
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FLC240-CC LED

667-4327

2/16

we-eef



Material Specification

Body:	Marine-grade, die-cast aluminium alloy
Weight (lbs):	30.40
Lens:	Safety glass lens
Colours:	■ RAL9004 Black ■ RAL9007 Grey Metallic ■ RAL9016 White ■ RAL8019 Dark Bronze
Gasket:	Silicone CCG® Controlled Compression Gasket
Fasteners:	PCS Polymer Coated Stainless Steel hardware
Ingress protection:	IP66
Impact protection:	IK07
Corrosion protection:	SCE
Listings:	ETL listed. Suitable for wet locations.
Windsage (EPA):	1.176

Electrical Specification

Power supply:	Integral [ECG] electronic driver 120-277V
Driver / Ballast:	Integral EC electronic converter, thermally separated
Cable:	One cable entry, second cable entry on request

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FLC240-CC LED

667-4327

16/16

we-eef

	C1
■ 667-8121 IO-20-FLC240-LED	11.40



Control

DMX Controller (smart)

IP20. The Touch Panel is an intuitive and easy-to-use keypad for one DMX universe. It can store up to 36 scenes; alternatively, via a wheel scene mode, one of more than 16 million colours can be selected. A dimming and saturation function is also included. Equipped with micro SD card slot. For up to 50 projectors. It is not RDM ready and not available with external sensors. Includes power supply.

400-5002 DMX Controller (smart)



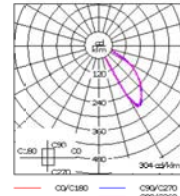
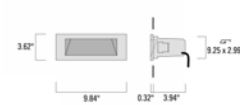
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STI259 LED

615-1320

2/3

we-eef



Material Specification

Body:	Marine-grade die-cast aluminium alloy
Weight (lbs):	2.60
Lens:	Safety glass lens
Colours:	■ RAL9004 Black ■ RAL9007 Grey Metallic ■ RAL9016 White ■ RAL8019 Dark Bronze
Quick Ship	Quickship features a one week ship time for Steplights and two week ship time for the rest of our Core products. All applicable information must be included for orders to be processed and colours must be in one of our 4 standard finishes. A maximum order quantity of 30 pieces applies.
Gasket:	Silicone rubber gasket
Fasteners:	PCS Polymer Coated Stainless Steel Hardware
Ingress protection:	IP66
Impact protection:	IK10
Corrosion protection:	SCE
Listings:	ETL Listed. Suitable for wet locations

Electrical Specification

Power supply:	120-277V, 0-10V dimming
Driver / Ballast:	Integral EC electronic converter
Cable:	Two cable entries

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SPEC | Litesphere



Project:
Type: **SL1** Length: _____
Notes:

Ordering Information

Product	Wire	Spacing	LED Type	CCT	Globe	Voltage
LSL Litesphere	B Black	06 6" OC	V Very High Output	19 1900K	C Clear	12 12V DC
	W White	12 12" OC	H High Output	27 2700K	F Frosted	
		18 18" OC	S Standard Output	30 3000K	Y Yellow	
		24 24" OC		35 3500K	R Red	
	CS Custom			40 4000K	O Orange	
				50 *5000K	G Green	
				AM *Amber	B Blue	
				RB *Royal Blue	P Purple	
				RD *Red	Z Varied Colors	
				GN *Green	VLED required	
				YL *Yellow	L Flare	

*Available in VHO LED only

For colored globes, 3500K recommended.

Tivoli manufactures Litesphere to your specified lengths.
Individual lengths and runs must be specified at time of ordering as a separate line item.
See page 7 for run length ordering information

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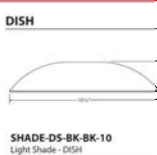
Light Shades



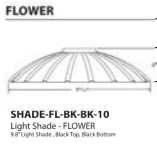
SHADE-HT-BK-BK-8
Light Shade - HAT
8" Top, 8" Bottom

SHADE-HT-BK-BK-13
Light Shade - HAT
13" Top, 13" Bottom

*Consult factory for lead time and MOQ



SHADE-DS-BK-BK-10
Light Shade - DISH
10" Top, 10" Bottom



SHADE-FL-BK-BK-10
Light Shade - FLOWER
10" Top, 10" Bottom

SHADE-FL-BK-BK-13
Light Shade - FLOWER
13" Top, 13" Bottom

Accessories

SHADE-ADP-LSL-BK-01 Litesphere Light Shade Adapter
PVC Black Adapter - Sold individually. Includes (1) Adapter bracket, (2) set screws and (1) Allen Key

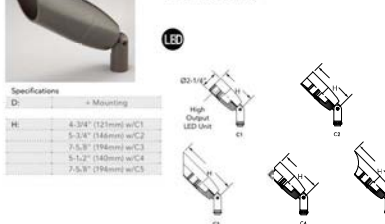
SHADE-ADP-LSL-BK-10 Litesphere Light Shade Adapter
PVC Black Adapter Kit - Sold in pack of (1) Adapter (10) Adapter bracket, (20) set screws and (1) Allen Key

SHADE-ADP-LSL-BK-25 Litesphere Light Shade Adapter
PVC Black Adapter Kit - Sold in pack of (1) Adapter (25) Adapter bracket, (50) set screws and (1) Allen Key

SHADE-ADP-LSL-BK-50 Litesphere Light Shade Adapter
PVC Black Adapter Kit - Sold in pack of (1) Adapter (50) Adapter bracket, (100) set screws and (1) Allen Key

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ASPEN LED 12V LED16



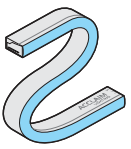
DESCRIPTION

The Aspen series accent lights are suitable for a variety of mounting applications including ground, wall, tree, sign and architectural accents. Suitable for wet locations.

ORDERING INFORMATION				EXAMPLE: ASPEN SS 3LED16 30K 12 NSP WSL KM BRS					
ASPN	Material*	Source*	Color Temperature*	Voltage*	Distribution*	Lens*	Mounting*		
ASPEN	A Aluminum	3LED16	27K 30K 40K 50K	120V	NSP 10" Narrow Spot NPL 25" Narrow Flood FL 40" Flood	FLC Flat Clear WSL Watershed	KM Knockle	150K rotational	Knuckle
AMBLW Amber (SPRINT)									

FLEX TUBE SC™

ACCLAIMLIGHTING



Client:

Project:

Type: TL1

Order Code:

Quantity:

Flex Tube SC is a flexible, direct view LED strip that features a single color output. It comes in a 10m spool that can be cut to length to suit project requirements or you can specify custom build to order lengths. It features a highly durable PVC body which is outdoor rated and impact resistant.

SPECIFICATIONS

Colors	2700K, 3000K, 3500K, 4000K, Red (125mm module), Green and Blue (83.33mm module)
Beam Angle	160
Photometrics	Up to 120 lumens per foot, see page 4 for details
Strip Length	32.8" (10m) field-cuttable spool, or built to order lengths in 100mm (3.93") sections
Dimming Protocol & Channel Count	DMX/RDM (0-100%), 0-10V (10-100%), or DALI (0-100%) via AL Driver Series, 1 channel
Maximum Fixture Runs	32.8" (10m), 1 spool
Power Consumption	3.75W per foot, 12W per meter, 123W per 32.8" (10m) spool
Operating Voltage	24VDC
Lumen Maintenance	L70 @ 50,000 hours (25 °C)
Mounting	Locking aluminum mounting channel, 1.37" (35mm), 3.28" (1m), or 6.56" (2m) lengths
Finish	White / red, green, and blue versions have matching color housing
Material	PVC
Ambient Operating Temperature	-40 °F to 131 °F (-40 °C to 55 °C)
IP Rating	IP68, wet location and submersible*
IK Rating	IK08, protection against 5 joule impact
Fixture Connectors	9.84" (3m) injection molded feed cable and end cap included
Warranty	3 Years standard, 5 years optional (with additional charge), limited
Weight	7.6 lbs (3.5 kg) - 10m Spool
Dimensions	L: As specified W: 0.45" H: 0.88" / L: As specified W: 11.5 H: 22.5mm
Certifications	

1

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SPECIFICATION SHEET 2.0.8

Specifications subject to change without notice

FLEX TUBE SC™

ACCLAIMLIGHTING

RELATED COMPONENTS

Power Supplies (for use with single channel drivers or non dimming applications)



APS-240-24
1 spool maximum
240W, 24VDC, Dry location, DIN rail mount
115-230VAC (47-63Hz) input



APS-300-24-IP
2 spools maximum
300W, 24VDC, IP66 Damp location
100-277VAC (50-60Hz) input



APS-480-24
3 spools maximum
480W, 24VDC, Dry location, DIN rail mount
115-230VAC (47-63Hz) input

Single Channel Multi Protocol Driver (for use with stand alone power supplies above when dimming is required)



ALD001
AL Driver 1
Single channel DMX + 0-10V (sink & source) driver, 0-100% dimming range
6-24VDC input, 1 spool maximum
Use in conjunction with APS series

High Wattage Multi-protocol Drivers



ALD-400-24
AL Driver 400, 3 spools maximum
400W, 24VDC power supply + DMX, 0-10V (sink & source), or DALI control
6 output ports, 100-277VAC input
0-100% dimming range (DMX or DALI)
10% - 100% dimming range (0-10V)



ALD-800-24
AL Driver 800, 6 spools maximum
800W, 24VDC power supply + DMX, 0-10V (sink & source), or DALI control
10 output ports, 100-277VAC input
0-100% dimming range
10% - 100% dimming range (0-10V)

3

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SPECIFICATION SHEET 2.0.8

Specifications subject to change without notice

QLS420 LED

620-3046

we-ef

1/3



W1

Description

IP66, Class I, IK07. Surface mounted LED wall luminaire. Marine-grade, die-cast aluminum alloy. 5CE superior corrosion protection including PCS hardware. Silicone rubber gasket. Safety glass lens. Integral EC electronic converter. CAD-optimized optics for superior illumination and glare control. OLC® One LED Concept. Factory installed LED circuit board. 0-10V on request. Suitable for installation over 4" recessed junction box.

Beam Type

symmetric, medium beam [M]

Light Source

LED-6/18W / 1050 mA - 4000 K

CRI

80

Gear Type

electronic gear

Nominal Luminous Flux (lm)

LED Lumens

450 lm

LEDs

6

Total Lumens

2700 lm

Tj

85 °C

Delivered Lumens Flux (lm)

LED Lumens

303.3 lm

Total Lumens

1820 lm

Ta

25 °C

Rated Input Power

21 W

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FLEX TUBE SC™

ACCLAIMLIGHTING

ORDER CODES

* indicates special order

FTB - 1 2 # - # A # N

LED Color:

A = 2700K*
B = 3000K
D = 3500K*
E = 4000K
N = Red* (125mm module)
P = Green* (83.33mm module)
Q = Blue* (83.33mm module)

Input Voltage:

N = 24VDC

Beam:

A = 160

Length:

A = 32.8 (10m)
X = Custom*

Housing Finish:

2 = Standard

Feed Cable:

4 = Side Feed
5 = Rear Feed
6 = End Feed

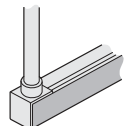
Control:

1 = dimming via DMX, 0-10, or DALI

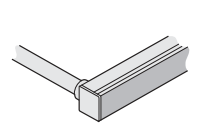
Version:

FTB = Flex Tube SC
FTVB = Flex Tube Wide Viewing Angle SC

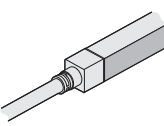
†: When ordering custom lengths, please specify number of 3.93"(100mm) sections required after X (32.8, 10m maximum).
Example order code: FTB-125-X40ASN = 100mm x 40 / 4m spool



FTB-124-###, Side Feed



FTB-125-###, Rear Feed



FTB-126-###, End Feed

2

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SPECIFICATION SHEET 2.0.8

Specifications subject to change without notice

FLEX TUBE SC™

ACCLAIMLIGHTING

RELATED COMPONENTS

Mounting Accessories



FTCH35
35mm (1.37") self lock mounting channel
Aluminum profile, includes 2 screws



FTCH1000
1m (3.28") self lock mounting channel
Aluminum profile, includes 5 screws



FTCH2000
2m (6.56") self lock mounting channel
Aluminum profile, includes 10 screws

Additional Accessories

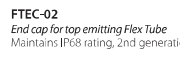


FTTK2
Flex Tube Toolkit
One required per project

Connection Accessories



FTBFC
3m (9.84') feed cable + connector for Flex Tube SC
Maintains IP68 rating, 2nd generation toolless design



FTEC-02
End cap for top emitting Flex Tube
Maintains IP68 rating, 2nd generation toolless design

PHOTOMETRICS

Color	Lumens (per foot)	Max Candela	CRI	Lumens per Watt
2700K	96.26	34	69.3	27.29
3000K	110.9	37	70.6	30.81
3500K	115.2	37	69.5	32.91
4000K	120.7	38	66.6	36.58
Green	In testing	-	-	-
Red	37	13	N/A	17.81
Blue	7.9	3	N/A	2.43

4

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SPECIFICATION SHEET 2.0.8

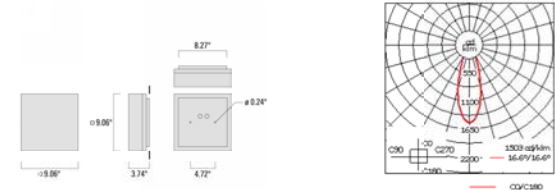
Specifications subject to change without notice

QLS420 LED

620-3046

we-ef

2/3



Material Specification

Body:

Luminaire body and lens frame constructed in die cast aluminum.

Weight (lbs):

15.00

Lens:

Clear tempered glass lens.

Colours:

 RAL9004 Black

 RAL9007 Grey Metallic

 RAL9016 White

 RAL8019 Dark Bronze

Quick Ship

Quickship features a one week ship time for Steplights and two week ship time for the rest of our Core products. All applicable information must be included for orders to be processed and colours must be in one of our 4 standard finishes. A maximum order quantity of 30 pieces applies.

Gasket:

Silicone rubber gasket

Fasteners:

PCS polymer coated stainless steel

Ingress protection:

IP66

Impact protection:

IK07

Corrosion protection:

5CE

Mounting:

Suitable for installation over a standard 4" recessed junction box.

Listings:

ETL listed. Suitable for wet locations.

Electrical Specification

Power supply:

Integral [ECG] LED driver in 120-277V, 0-10V

Driver / Ballast:

Integral EC electronic converter

Cable:

Two cable entries

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brp

ARCHITECTS

319 N Main, Suite 200
Springfield, MO 65806
417.321.6100

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CONSULTANTS:

J&M

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SPRINGFIELD, MO 65807
PHONE: 417.326.0816
www.jandmengineer.com

CJD

Engineering | Energy | Innovation

22016 Chestnut Hill, Suite 200, Springfield, MO 65807
ph: 417.477.1700 | fx: 417.525.1700 | www.cjd-engineer.com

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ENGINEERING

www.hubbardsengineering.com
1001 W. Main Street, Suite 200, Springfield, MO 65807
ph: 417.321.6100

GREY|PICKETT

HAGER

DESIGN

International

INC

1001 E. Main Street, Suite 200, Springfield, MO 65807
ph: 417.321.6100

CRS PACKAGE

PROJECT:

CAVASSON

DEVELOPER:

Nationwide

Nationwide Realty Investors

REGISTERED PROFESSIONAL ENGINEER (ELECTRICAL)

CERTIFIED

2016/

RYAN SCOTT JONES

Date signed:

ARIZONA, U.S.A.

EXPIRES 3-31-21

EXTERIOR LIGHTING

CUTSHEETS

SHEET NO.

LD.19



319 N. Main, Suite 200
Springfield, Missouri 65806
Phone (417) 865-6100
Fax (417) 865-6102

NARRATIVE

Date January 22, 2019

To Greg Bloemberg, Planner
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

From Christopher Swan, AIA

Copies Gary Nuss
File

Regarding Cavasson Hilton Hotel – Project Narrative

INTRODUCTION

REQUEST

The request is for Development Review Board (DRB) approval of the new full-service Hilton hotel with approximately 230 hotel rooms, 15,000 square foot of meeting space, a full-service bar, and outdoor pool (the “Development”). These structures comprise the first phase of the 134-acre premiere mixed-use development, Cavasson, which will include a mix of office, hotel(s), retail, restaurant(s), multifamily residential, services and amenities in future phases. Adjacent amenities include a 3,750-space, six-story parking structure that will serve the hotel as well as residential, retail and office uses.

CONTEXT

Cavasson is located along the Loop 101, at the northwest corner of the Loop 101 and Hayden Road (the “Site”). The existing Site is vacant and undeveloped. The majority of the Site is characterized by flat terrain with a gentle slope to the south and is sparsely vegetated with typical desert flora and fauna found in the region.

The Development is located within the Greater Airpark Character Area Plan (GACAP), which identifies this area as most appropriate for development-focused communities, supporting planned concentration of a variety of uses and discouraging sprawl. The Greater Airpark Character Area Plan presents a vision for this area as a recognized destination of national and international commerce, continuously evolving as an unparalleled place to do business, innovate, discover, captivate and dwell. The proposed hotel, along with its relevant significant infrastructure improvements, will be one step in transforming this vision into the built environment.

BACKGROUND

The Crossroads East Planned Community (P-C), as amended most recently in 2018, establishes a framework for the 1,000 +/- acre area east of Scottsdale Road, both north and south of the Loop 101 Freeway.

The Development is part of Planning Unit V within the Crossroads East P-C (see 19-ZN-2002-6). As is detailed in Attachment #2 to the Planning Unit V Development Plan,

Planning Unit V includes amended development standards for FAR, building height, open space, building setbacks, and other standards within the Planned Airpark Core Development (PCP) comparative zoning district.

DRB APPROVAL CRITERIA

The project has been designed and evaluated to exhibit general conformance to the criteria of the Scottsdale Zoning Ordinance Section 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: The proposed development will comply with the applicable guidelines, development standards that are applicable to Planning Unit V of the Crossroads East P-C, Design Standards & Policies Manual, Greater Airpark Character Area Plan (GACAP) and General Plan.

The proposal for this development fulfills the GACAP goals and policies by bringing major employment uses of regional significance to an area that is envisioned as a national and international center for commerce and tourism. The proposed development achieves a range of goals including developing underutilized, vacant land, integrating high quality architecture and site planning that will bring economic energy to the freeway corridor, and creating a pedestrian-oriented setting that will improve connectivity and access to and from the surrounding context.

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: Site and building design focus on Sonoran Desert climate through the use of solar shading, overhangs, recessed windows, building and landscaping material selection, textures, paint colors, scale and massing. The design of the structure reflects the dominant horizontal landforms of the Sonoran Desert and the southwest and incorporates natural stone with earth-tone colors and textures that seamlessly blend in with the local landscape. The exterior façade of the hotel and conference center utilizes recessed window glazing with horizontal shading features that exaggerate the wall thickness. Prominent entry and roof deck features harken back to the McDowell mountains while promoting views of the mountains.

The common open space areas and landscape character of the proposed development includes a wide variety of plants that will provide year-round color, shade and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate. The planting scheme includes dense planting patterns and shade trees in areas with the most human interaction. The Development promotes a positive pedestrian experience by designing the pedestrian realm as an enjoyable experience with exterior circulation space as well as a variety of community gathering spaces that have lush landscaping and shade for comfort.

b. Avoid excessive variety and monotonous repetition;

RESPONSE: The design of the structures utilizes a balance of various surface textures, shifting planes, solid and void relationships to activate all sides so that every vantage point provides articulation and undulating visual interest.

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: The development will comply with the Scottsdale Sensitive Design Principles including, but not limited to, appropriate building orientation, desert-sensitive design elements such as overhangs and recessed windows, energy-efficient building materials, lighting and mechanical systems, pedestrian connectivity, integration of low water-use landscaping and shade trees, and contextually compatible design. Refer to the Scottsdale Sensitive Design Principles Section below.

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: Vehicular and pedestrian circulation has been designed to promote safety and convenience. Sidewalks are provided to separate pedestrians from vehicles with landscape buffer elements. Access to the hotel is conveniently provided with a deep canopy that extends near the drop off circle and a covered walkway between the hotel entry canopy and the conference center, which forms a protected and landscaped edge to an event lawn.

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

RESPONSE: Rooftop appurtenances will be fully screened and integrated into the building design by use of parapets and screening materials consistent with the exterior skin of the building on which it sits. On-site equipment and utilities will be located within designated services areas so as not to conflict with pedestrian amenities and circulation and will be screened with site walls of materials and finishes matching and complementing adjacent structures. Landscape buffers will provide secondary screening.

5. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;

a. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;

b. 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;

- c. Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
- d. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

RESPONSE: Not applicable.

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 the 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.*

RESPONSE: Not applicable. Instead, pursuant to footnote 4 on Attachment #5 (Conceptual Open Space Plan) of the Development Plan for Planning Unit V, "Signature/Landmark open space amenities with enhanced pedestrian amenities" will be provided at the intersections of Legacy/Hayden and Legacy/Miller -- neither of which are included within the Hotel Development Site.

SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

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

- Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.*
- Building design should be sensitive to the evolving context of an area over time.*

RESPONSE: With the development being surrounded by largely undeveloped land, careful consideration has been given to the design to accentuate the existing qualities of the site, including tremendous visibility, great connectivity to amenities and services and outstanding access. Reflecting upon the dominant natural landscape of the site, the design of the development strives to respect the existing landscape by utilizing indigenous planting design, highly-textured surfaces and thoughtful orientations that respond to the natural topography and landscape character. In addition, the proposed development will utilize a variety of textures and building finishes appropriate for the Sonoran Desert setting, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor gathering places for its occupants.

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

- Scenic views of the Sonoran Desert and mountains*
- Archaeological and historical resources*

RESPONSE: The building has been appropriately sited to preserve unobstructed views of the surrounding natural landscape. Views of the surrounding desert and mountains are enhanced with generous glazing, particularly at the ground level where operable glass doors open out to a well-shaded outdoor dining, pool, and courtyard areas, providing occupants with a unique indoor/outdoor experience. Several hotel rooms

around the perimeter are provided with balconies that will further enhance the occupant's connection to the scenic views surrounding the development.

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

- A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

RESPONSE: All landscaping will consist of low-water use desert-appropriate landscaping materials. Respecting local climate conditions, a variety of new and salvaged native materials respectful of the existing natural landscape character will be integrated to create a layering effect that will reduce the urban heat island effect. Grade changes will be accommodated by structural retaining wall systems consisting of natural materials that blend with the natural character of the site.

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 include desert-appropriate landscaping including the integration of native plants. Additional landscaping will contribute to an urban habitat for wildlife and improved air quality. Desert-appropriate plants should be able to withstand the intense heat and sun of the desert climate and become self-sustaining relative to water demand.

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.

- Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

RESPONSE: Pedestrian circulation along both the perimeter and through the development is an important design feature that will become part of a larger network of paths and walkways with access to retail, restaurants, multifamily residential, services and amenities in future phases. The development has been designed as a walkable community with tree-lined sidewalks, covered walkways with seating and generous community gathering spaces.

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 development is located along North Hayden Road and the Loop 101, all of which provide regional access. The development and the hotel site provide ample pedestrian and bicycle access.

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

- Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

RESPONSE: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site, landscape and hardscape design.

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

- To control the visual impact of a building's height and size*
- To highlight important building volumes and features, such as the building entry.*

RESPONSE: The design of the structures utilizes a balance massing, proportion, material contrast and architectural detailing to establish a natural hierarchy that accentuates important building features, including the entries, access points, and key programmatic elements.

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

- Interior spaces should be extended into the outdoors both physically and visually when appropriate*
- Materials with colors and coarse textures associated with this region should be utilized.*
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities*
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

RESPONSE: The proposed development will utilize a variety of desert-appropriate textures and building finishes, incorporate architectural elements that provide solar shading and deeply-recessed windows, create fluid indoor/outdoor spaces that celebrate the local climate.

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

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

RESPONSE: The proposed development will use best management practices, efficient systems and durable materials to promote sustainability of the project. Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption will be emphasized to the extent feasible.

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

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement*
- The landscaping should complement the built environment while relating to the various uses.*

RESPONSE: Context-appropriate native plant materials will be utilized. Plant material will vary in size to provide interesting proportion and scale, density and massing that complements the design of the structures and upholds the desert character.

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

- Water, as a landscape element, should be used judiciously*
- Water features should be placed in locations with high pedestrian activity.*

RESPONSE: The proposed development will maintain a low-water-use plant palette consistent with City standards. A small, efficient water feature is provided on the hotel site outside of the lobby as an amenity for guests.

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

- A balance should occur between the ambient light levels and designated focal lighting needs.*
- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*

RESPONSE: Lighting is designed in a manner that is respectful of the surrounding context while maintaining safety for occupants and accenting the unique architectural character of the building massing.

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

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.*

RESPONSE: Project identification is contextually appropriate and will incorporate local/regional materials. Plant material selection provides a variety of heights, colors, and textures to enhance the entry signage experience.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - The applicant states in the project narrative that the proposal will integrate high quality architecture and site planning that will create a pedestrian-oriented setting that will improve connectivity and access to and from surrounding context.
 - Staff finds that the proposal responds favorably to the goals and policies of the Greater Airpark Character Area Plan by creating an urban setting consistent with the Airpark Mixed-Use – Residential (AMU-R) designation; that is pedestrian oriented, includes thoughtfully placed open space and gathering spaces, and provides multi-modal transportation options. Additionally, the proposal enhances the “city block” setting intended for the Cavasson project by providing contiguous pedestrian connectivity between the project and the rest of the campus that promotes greater walkability (Policy CD 1.1). The centrally located parking garage allows the pedestrian environment to be further enhanced and reduce surface parking that might otherwise interrupt pedestrian connectivity.
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - The applicant states in the narrative that the site and building design focus on the Sonoran Desert climate through the use of solar shading, overhangs and recessed windows. Architecturally, the building design reflects the dominant horizontal landforms of the Sonoran Desert and the southwest and incorporates natural stone with earth tone colors and textures that seamlessly blend in with the local landscape. Additionally, the prominent roof deck and entry feature pay homage to the adjacent McDowell Mountains while also providing visual interest to the building design.

The common open spaces and landscape character include a variety of plants that will provide color, shade and texture; utilizing hardy species known to thrive in the intense heat and sun of the desert climate. Planting density is increased in areas with the most human interaction.
 - Staff finds the proposal is generally responsive to the Sensitive Design Principles; specifically through the use of eyebrows, roof overhangs and shade elements to minimize solar heat gain. Architecturally, a hierarchy of massing is accomplished utilizing natural stone to create a base for the building. Colors and textures are consistent with the surrounding desert context, and the exaggerated entry feature and dramatic roof deck add visual interest and

minimize monotony. Ideally, the upper level balconies would be integrated into the building design, rather than overhanging, however; these balconies are minimal and do not detract from the overall building design.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - The applicant states in the project narrative that vehicular and pedestrian circulation has been designed to promote safety and convenience. Sidewalks are separated from parking areas by landscaping to prevent obstruction and provide safe pedestrian circulation.
 - Staff finds that the site design emphasizes the pedestrian realm by providing wide and plentiful sidewalks and plaza spaces. While the parking garage is not immediately adjacent to the building entrance, sidewalks are placed to provide the most direct route to the entrance from the garage, and crosswalks consisting of custom pavers are provided to clearly delineate connections that cross the driveway.
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - The applicant confirms in the project narrative that rooftop mechanical will be fully screened and integrated into the building design through the use of parapets and screening materials consistent with the exterior skin of the building. All on-site utilities (including transformers) will be located within designated service areas so as not to conflict with pedestrian amenities, and will be screened with site walls that are complimentary to the building design.
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.
 - This criterion is not applicable
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - 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.
 - This criterion is not applicable.

DEVELOPMENT INFORMATION

Zoning History

The site is part of the Crossroads East master-planned community, which encompasses approximately 1,000 acres, and was originally approved in 2002 (19-ZN-2002). Per that zoning case, the entire Crossroads East development is zoned Planned Community (P-C) District. As properties are acquired, the developer coordinates with the Arizona State Land Department, who owns the land, to select a P-C comparable zoning district from a Land Use Budget table, included as part of the Development Plan. The developer for this site selected Planned Airport Core (PCP) zoning, and received approval for amended PCP development standards under case 19-ZN-2002#6.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, required signage was posted on the site by the City announcing the hearing date. As of the publishing of this report, staff has not received any community input regarding the application.

Context

Located at the southwest corner of Hayden Road and Cavasson Boulevard, the site is part of the Cavasson Development Plan (19-ZN-2002#6) which encompasses +/- 124 acres at the northwest corner of Hayden & the Loop 101 Freeway. The only other development on the site is the Nationwide Corporate Headquarters building south of the project site and a large parking garage (6-DR-2019). Another office building (51-DR-2019) is under construction at the northeast corner of Miller Road & the Loop 101 Freeway.

Project Data

- | | |
|-----------------------------|--|
| • Existing Use: | Vacant |
| • Proposed Use: | Travel Accommodations |
| • Parcel Size: | 233,178 square feet / 5.3 acres (net) |
| • Total Building Area: | 199,124 square feet |
| • Floor Area Ratio Allowed: | Cumulative (19-ZN-2002#6) |
| • Building Height Allowed: | 84 feet (inclusive of rooftop appurtenances) |
| • Building Height Proposed: | 83 feet (inclusive of rooftop appurtenances) |
| • Parking Required: | 733 spaces |
| • Parking Provided: | 3,750 spaces (provided in shared parking garage) |
| • Open Space Required: | 37,910 square feet |
| • Open Space Provided: | 74,244 square feet |

**Stipulations for the
Development Review Board Application:
Cavasson Hilton Hotel
Case Number: 5-DR-2020**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations provided by BRP Architects, with a city staff date of 4/2/2020.
 - b. The location and configuration of all site improvements shall be consistent with the site plan provided by Hubbard Engineering, with a city staff date of 4/2/2020.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by Greey-Pickett, with a city staff date of 4/2/2020
 - d. The case drainage report provided by Hubbard Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Hubbard Engineering and accepted by the Water Resources Department.

RELEVANT CASES:

Ordinance

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

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

ARCHITECTURAL DESIGN:

DRB Stipulations

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

With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

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

LANDSCAPE DESIGN:

DRB Stipulations

4. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
5. Landscape pots and/or raised landscape planters (if provided) shall be a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system shall be provided.

EXTRIOR LIGHTING:

Ordinance

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

DRB Stipulations

6. 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.
7. 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, except on the underside of the entrance canopy.
 - 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, except on the underside of the entrance canopy.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.
 - e. All exterior light fixtures shall have a color temperature of 3000 Kelvin or less.

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

8. 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).

DRAINAGE AND FLOOD CONTROL:

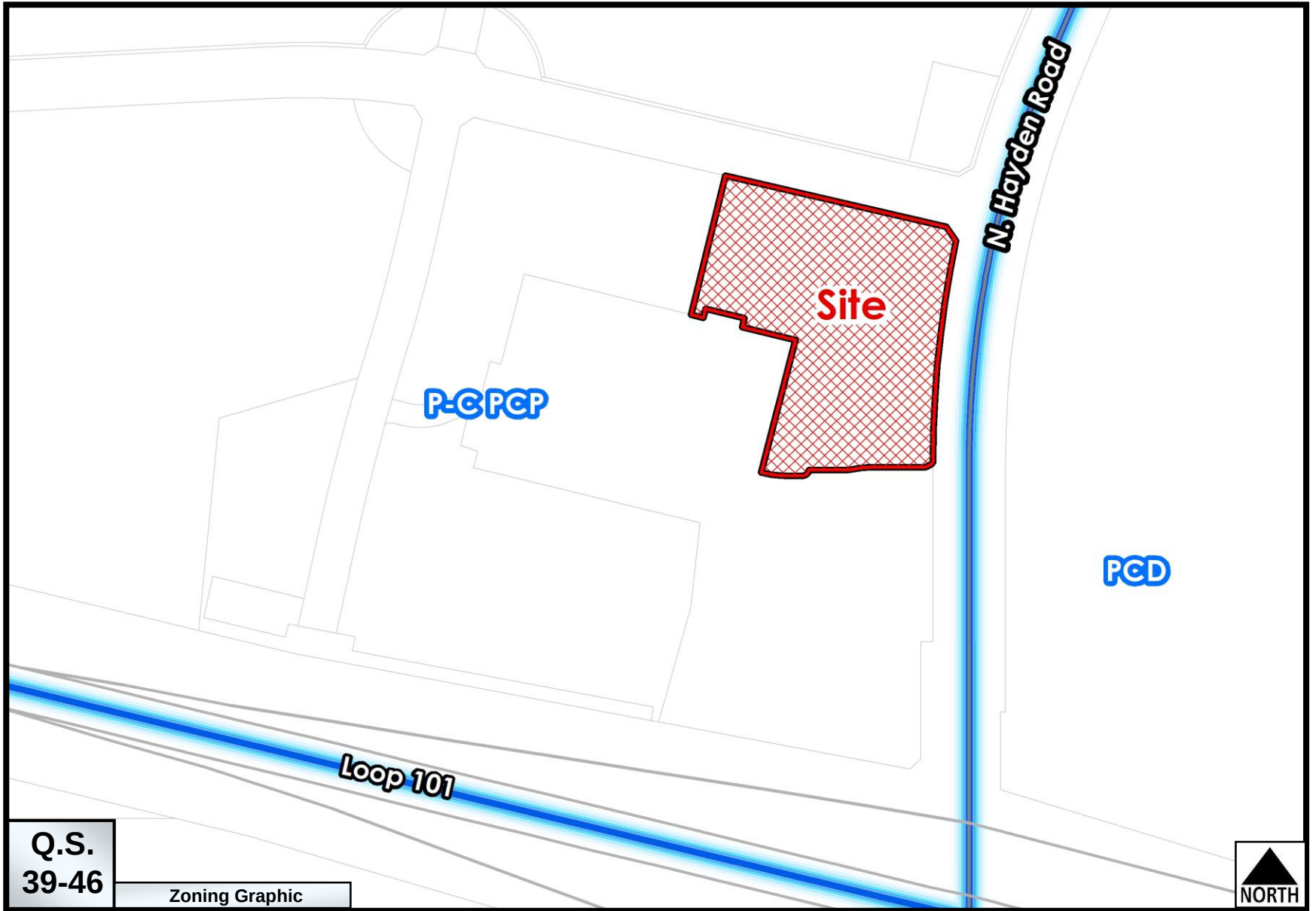
DRB Stipulations

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

ADDITIONAL ITEMS:

DRB Stipulations

11. All exterior signage requires separate review and approval.



Existing Zoning

ATTACHMENT #16

5-DR-2020



319 N. Main, Suite 200
Springfield, Missouri 65806



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www.brparc.com

November 27, 2019

Greg Bloemberg
Senior Planner
Current Planning
City of Scottsdale

Re: Cavasson Hilton Hotel - Scottsdale, Arizona
Pre-Application Number: 517-PA-19
Part I, Item 14 – Public Participation Process – DR,PP

Dear Greg,

Plans details of site have been Coordinated with only property owner with in 750' of Site.
That Property owner is:

The State of Arizona
Office of Land Management.
% Mark Edelman
1616 W Adams Street
Phoenix AZ 85007