

**Marked Agendas**  
**Approved Minutes**  
**Approved Reports**

**The November 19, 2015  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

**<http://www.scottsdaleaz.gov/boards/development-review-board>**

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 19, 2015 Item No. 6  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## **ACTION**

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### **Banner Behavioral Health – Thematic Character**

**51-DR-2015**

### **Banner Behavioral Health – Inpatient Building**

**51-DR-2015#2**

**Location:** 7575 East Earll Drive

**Request:** Request for approval of 1) a new architectural character for the hospital campus, 2) and the site plan, landscape plan, and building elevations for a new two-story patient building, with approximately 80,000 square feet of building area, including 96 patient beds, supporting activity and social spaces (indoor and outdoor), and building support spaces, on an 8.77-acre site.

## **OWNER**

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Banner Health  
602-839-5990

## **ARCHITECT/DESIGNER**

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Orcutt/Winslow

## **ENGINEER**

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Littlejohn Engineering

## **APPLICANT CONTACT**

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Suzanne Snow Severino  
Orcutt/Winslow  
602-257-1764

## **BACKGROUND**

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### **Zoning**

This site is zoned Commercial Office (C-O) district. The Commercial Office zoning district allows office and related uses adjacent to commercial areas. Also, this district allows specified uses, such as a hospital, with limitations (height and building location) to promote their compatibility with adjacent office and residential uses.

### **Context**

The property is located on the southwest corner of North Miller Road and East Earll Drive. The site is primarily surrounded by multiple-family developments to the north, west, and south, as well as detached single-family homes to the east. Please refer to context graphics attached.

### **Adjacent Uses and Zoning**

- North: East Earll Drive, and farther north is a multiple-family residential development, zoned Multiple-family Residential (R-5)
- South: Multiple-family residential development, zoned Multiple-family Residential (R-5)
- East: Detached single-family residential development, zoned Single-family Residential (R1-7)
- West: Multiple family residential development, zoned Multiple-family Residential (R-5)

### **Key Items for Consideration**

- Compatibility with the Commercial Design Guidelines

## **DEVELOPMENT PROPOSAL**

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### **Goal/Purpose of Request**

The applicant request is for approval of: 1) a new architectural character for the hospital campus; and 2) a site plan, landscape plan, and building elevations for a new two-story patient building with approximately 80,000 square feet of building area to accommodate 96 beds, on an 8.77-acre site.

### **Neighborhood Communication**

The applicant conducted an extensive public outreach effort as a part of a recent Conditional Use Permit Amendment for the site. Staff has sent notification postcards to all property owners within 750 feet of the site regarding the applicant's request and posted a sign at the site with notification of the Development Review Board hearing. Staff has received two comments regarding the design of the improvements within the Development Review Board's purview. The first was a phone call regarding the design of the development. This individual did not like the current or proposed design, and felt that it should appear as a house since the facility was adjacent to residential developments. The second comment was a request to increase the tree sizes along North Miller Road, to address the tree size concern, the landscape plan incorporates a variety of tree sizes at the time of planting which meet and exceed the zoning ordinance requirements. In addition, the plan incorporates 33 trees adjacent to North Miller Road, which will be 22 more trees than what currently exists along this frontage; and, when the trees mature, they will assist in visually buffering the appearance of the new building that will be adjacent North Miller Road.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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### *Banner Behavioral Health – Thematic Character, case no. 51-DR-2015*

The Banner Behavioral Health hospital campus was originally development thirty-six (36) years ago and has a hacienda architectural style consisting of stucco painted a light taupe color, and terracotta window screens and roof tiles. Over the past year, Banner Health completed a new master plan for the Banner Behavioral Health Hospital for their internal use to redevelopment and update the

existing facilities. As part of the implementation of the plan, new buildings will be added, and modifications to the existing structure will be made. The purpose of the proposed thematic character is to establish a new contemporary architectural character for the campus that will be incorporated over a period of time with the modification to the facilities. In addition, the plan incorporates modifications to the landscape palette to utilize drought tolerant and indigenous plants.

Over time, it is anticipated that the modifications to the building façade will incorporate a contemporary architectural style identified in the thematic character, consisting of horizontal masonry block of varying sizes and colors that will add a distinguishing appearance. In addition, shade structures and accent elements provide articulation that mitigate the otherwise flat building forms. Building entry areas and windows will become accentuated through the use of materials and provide a more open and delineated appearance to the building.

*Banner Behavioral Health – Inpatient Building, case no. 51-DR-2015#2*

Located at the southwest corner of North Miller Road and East Earll Drive, the proposed development is not anticipated to have a negative impact on the adjoining properties. The existing buildings and proposed east wing redevelopment of the hospital property are consistent with the General Plan urban neighborhood designation that includes high-density uses that are generally located near other high density use.

Developed in the late 1970's, the existing building and site improvements are reminiscent of the hacienda architectural style. Existing developments in the contextual design area are comprised of various building forms, materials, and colors. Most of buildings to the west, north, and south of the site were developed in 1980's and mid-1990's and are reminiscent of modern southwest architecture of the era. The single-family residential to the east was developed late 1950's and is reminiscent of southwest ranch-style architecture.

The applicant's proposal includes replacing the existing east campus building with a new two-story building, and modifications to the site plan and landscape plan. The proposed two-story building is consistent with the thematic character architectural design (Case No. 51-DR-2015) that is proposed for the hospital campus. The proposed contemporary design of the building, materials, colors, and proportions are compatible with the developments in the contextual design area. Building materials include the use of stucco walls, zinc panel overhangs and perforated screen, glass, anodized natural color aluminum frames and mullins, rusted metal screens, and "Banner Block." "Banner Block" is a combination of four different ground-face and split-face, integral color, masonry blocks that vary in size, horizontally and vertically (Refer to Attachments 8 and 9). Rooftop mechanical equipment will be screened by parapets or separate screen wall that match the architecture.

The site plan modification include reconfiguring and added new parking, replacing the existing driveway locations to East Earll Drive with one primary driveway, and providing pedestrian connections to the East Earll Drive and North Miller Road. The existing landscaping will be significantly supplemented with drought tolerant and indigenous plant throughout site and adjacent to the new building.

### **Development Information**

- Existing Use: Hospital
- Proposed Use: Hospital
- Parcel Size: 8.68
- Building Height Allowed: 75 Feet
- Building Height Proposed: 32 feet
- Parking Required: 202 spaces
- Parking Provided: 293 spaces
- Open Space Required: 86,952 square feet
- Open Space Provided: 119,145 square feet
- Floor Area: 140,980 square feet

### **STAFF RECOMMENDATION**

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#### **Recommended Approach:**

Staff recommends that the Development Review Board approve the Banner Behavioral Health – Thematic Character (51-DR-2015) and Banner Behavioral Health – Inpatient Building (51-DR-2015#2) project per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan, and the Development Review Criteria have been met.

### **RESPONSIBLE DEPARTMENT**

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#### **Planning and Development Services**

Current Planning Services

### **STAFF CONTACT**

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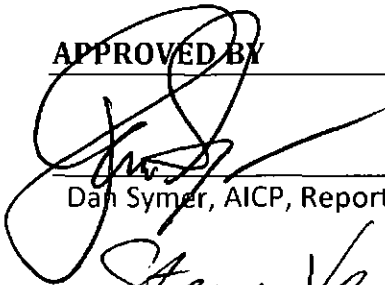
Dan Symer, AICP

Senior Planner


480-312-4218

E-mail: [dsymer@ScottsdaleAZ.gov](mailto:dsymer@ScottsdaleAZ.gov)

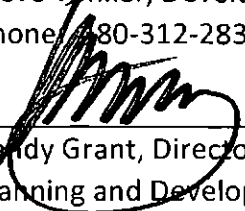
APPROVED BY

  
Dan Symer, AICP, Report Author

11-3-2015  
Date

  
Steve Venker, Development Review Board Coordinator  
Phone: 480-312-2831 E-mail: [svenker@ScottsdaleAZ.gov](mailto:svenker@ScottsdaleAZ.gov)

11/10/15  
Date

  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

11/11/15  
Date

ATTACHMENTS

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- A. 51-DR-2015 – Stipulations/Zoning Ordinance Requirements
- B. 51-DR-2015#2 – Stipulations/Zoning Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Thematic Character Concept Plan
- 5. Combined Context Aerial and Site Plan
- 6. Site Plan
- 7. Building Elevations
- 8. Perspective
- 9. Banner Block Diagram
- 10. Material and Color Board
- 11. Landscape Plans
- 12. Electrical Site Plan
- 13. Exterior Lighting Cutsheets

**Stipulations for the  
Development Review Board Application:  
Banner Behavioral Health - Thematic Character  
Case Number: 51-DR-2015**

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, 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 and landscape elements, forms, materials, color, and texture shall be consistent with the material of the Thematic Character Concept Plan by Orcutt Winslow, with a city staff date of 09/24/2015.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Conditional Use Permit for the subject site was: 17-UP-1979#2.

**ARCHITECTURAL AND LANDSCAPE CHARACTER DESIGN:**

**DRB Stipulations**

2. Unless otherwise approved by the Development Review Board, future modifications to the campus buildings and site landscaping shall generally conform to the thematic character concept plan as determined by the Zoning Administrator.



**Stipulations for the  
Development Review Board Application:  
Banner Behavioral Health - Inpatient Building  
Case Number: 51-DR-2015#2**

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, 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, forms, colors, and textures shall be constructed to be consistent with the building elevations submitted by Orcutt Winslow, with a city staff date of 09/24/2015.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Orcutt Winslow, with a city staff date of 09/24/2015.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Trueform, with a city staff date of 09/24/2015.
  - d. The case drainage report submitted by LittleJohn and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - e. The Preliminary water and sewer basis of design report submitted by LittleJohn has been accepted in concept by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Conditional Use Permit and Development Review Board development applications for the site were: 17-UP-1979#2 and 51-DR-2015.

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

**SITE DESIGN:**

**DRB Stipulations**

4. Two single or one double refuse enclosures shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of refuse enclosures can be found in the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-1 for single enclosures, and #2147-1 for double enclosures.

**EXTERIOR LIGHTING:**

**Ordinance**

- B. All exterior luminaires mounted eight (8) feet or higher above finished grade shall be directed downward and have an integral lighting shield.
- C. 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**

5. All exterior luminaires shall meet all IES requirements for full cutoff, except bollards with a lumen output of less than 3050 lumens, shall be aimed downward and away from property line except for sign and landscape lighting.
6. Incorporate the following parking lot and site lighting into the project's design:  
Parking Lot and Site Lighting:
  - 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 gasoline or ATM drive-thru canopy areas.

- 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. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

- 7. The bicycle parking racks shall comply with the City of Scottsdale Supplements to MAG Uniform Standards Details, detail 2285.

**STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:**

**DRB Stipulations**

- 8. The developer shall extend a sidewalk, minimum 6-foot-wide, along one side of the driveway to connect the existing sidewalk on East Earl Drive to the internal site sidewalks and building entrance.
- 9. On the final improvement plans, the developer shall identify a fire lane that is accessible by emergency and service vehicles. The circulation shall be reviewed and approved by Fire Plans Review staff. The owner shall dedicate to the City of Scottsdale an Emergency and Service Vehicle Access Easement over the fire lane.

**EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:**

**Ordinance**

- D. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

**WATER AND WASTEWATER STIPULATIONS:**

**DRB Stipulations**

- 10. The improvement plans shall be consistent with the accepted Preliminary Water and Wastewater Reports, with corrections to be addressed on the final improvement plans. Any design that modifies the accepted report requires from the owner a site-specific addendum to the report, subject to review and approval by City staff.
- 11. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Services Department requirements.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

12. With the improvement plan submittal, the owner shall submit a Final Drainage Report that demonstrates consistency with the DSPM and the Case Drainage Report accepted in concept by the Stormwater Manager or designee.

**OTHER:**

**Ordinance**

- E. Prior to the issuance of a Certificate-of-Occupancy for the new east building, the property owner shall receive approval of a final plat to combine the property in to one lot.

**PROJECT NARRATIVE**  
**Banner Behavioral Health Hospital**  
**New Inpatient Building**

**DEVELOPMENT REVIEW**  
**Narrative Report**

**Request for a Development Review**  
**for a**  
**New Inpatient Building**

**At the existing and operational**  
**Banner Behavioral Health Hospital**

**Prepared for**

**Banner Health**  
**2145 West Southern Avenue**  
**Mesa, Arizona 85202**

**Prepared by**

**Bill Sheely**  
**Suzanne Snow Severino**  
**Orcutt | Winslow**  
**3003 North Central Avenue, Sixteenth Floor**  
**Phoenix, Arizona 85012**

**September 24, 2015**

**ATTACHMENT #1**

**51-DR-2015**  
**9/24/15**

## OVERVIEW

The new Inpatient Building at Banner Behavioral Health Hospital (BBHH) will be constructed on the east side of the existing hospital campus at the southwest corner of Miller Road and Earll Drive, within the Southern Scottsdale Character Area. This project will improve public health, safety, and welfare by increasing the quantity and quality of behavioral health facilities within the City of Scottsdale. Nationwide and within the greater Phoenix metropolitan area, a shortage of behavioral health facilities has diminished public safety and patient care as psychiatric patients have not received the mental health care they need in order to minimize danger to themselves and others. This facility will serve to improve and increase the quality, quantity, and accessibility of behavioral health care for Scottsdale residents. The existing facility currently serves a patient population of adults and adolescents; the patient population will increase in number, but not change in kind or severity.

This project on the existing campus of Banner Behavioral Health Hospital entails the demolition of the existing 600 building on the northeast corner of the site containing the Adobe, Villa, and AOC units, containing (38) beds, and the construction of a new two-story patient tower of approximately 80,000 gross square feet on the east side of the campus to accommodate (96) adult psychiatric inpatients within (4) units of (24) bed capacity each. Total bed count at conclusion of construction to be (154) beds. Project includes new indoor patient recreational and dining space, pharmacy, and building support space (mechanical, electrical, MDF and IDF, etc.), as well as outdoor courtyards for patient therapy and recreation. Project also includes site work, including reconfiguration and expansion of the existing parking areas. The existing facility is currently operating under a Conditional Use Permit. We hereby request that Development Board approval be granted for this project.

## BUILDING DESIGN

The Character and Design Chapter of the Southern Scottsdale Community Area Plan establishes a variety of goals for development, and the new Inpatient Building at Banner Behavioral Health Hospital is compatible with all of these goals. In particular, the Inpatient Building will improve the quality of development in Southern Scottsdale in the following ways:

*Goal CD 2: The character and design of mixed-use and commercial development should accommodate a variety of land uses, engage pedestrians, and extend indoor spaces to the outside.*

The Inpatient Building is designed to offer a space in which state-of-the-art behavioral healthcare can be delivered to Scottsdale residents. To that end, the facility will offer a variety of outdoor experiences to patients and staff, with a series of private courtyards featuring amenities for recreation and sports, outdoor seating, and meditation therapy gardens. These spaces will be enclosed to protect public and patient safety, yet will seamlessly blend with the building architecture and exterior materials palette in order to create a "normalized" outdoor environment. Both the private courtyards and the public streetscape along Miller Road will feature drought-tolerant landscape to beautify the existing pedestrian and transit corridor.

*Goal CD 4: Site and building design of new development and redevelopment should respond to the Sonoran Desert climate.*

The exterior architecture of the Inpatient Building, like all Banner buildings in Arizona, prominently features "Banner block". "Banner block" refers to a specific pattern of concrete masonry (CMU) that Banner has adopted in an effort to enforce the Banner visual brand through architecture. This pattern, which features four colors in three textures of masonry, is made of locally-sourced product, and its striated effect echoes the geologic patterns of canyon walls found in the Arizona desert. Vertical ribbons of glazing create a "waterfall" effect, subtly emphasizing the vital importance of water to life in the desert. These architectural elements, which are common to all Banner buildings, are arranged in a scale appropriate to the facility's suburban neighborhood setting and add visual interest to the public streetscape. The architectural massing of the Inpatient Building responds to the harsh low desert climate, as well. Much like the Saguaro cactus, the building's form allows the building to shade itself, while permitting daylight to penetrate into the interior spaces in order to enhance the patient experience and to visually connect inside and outside spaces. Shade fins protect the Inpatient Building from extreme sun and add visual interest. Drought-tolerant and indigenous landscape elements, as well as vegetated surface retention areas create a sense of place and beauty in public and private outdoor areas.

*Goal CD 7: Protect low-scale single-family neighborhoods within Southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes, and sizes in the design of new development and redevelopment.*

The new Inpatient Building is a two-story building, within an established suburban neighborhood context of one-story single-family and two-story multi-family residential development. These residences vary in style, with masonry ranch houses to the east of the site, Mediterranean-style condominiums to the south, and "modern pueblo" apartments to the north and west. The existing campus, constructed in the late 1970's, consists of one-story

structures, which will be improved and/or replaced over time to have an architectural character, massing, and size consistent with the Inpatient Building and the "Banner brand" as a whole. All new development on the campus will protect existing landscape buffers on the north, west, and south sides of the campus, and will improve the east buffer on Miller Road with landscape elements and lighting. Though the building form itself is not directly related stylistically to that of the single- or multi-family residences nearby, the building form and landscape have been designed to create a "soft boundary" on the public street in order to create visual interest and to avoid a monotonous, institutional appearance. By locating this facility within a suburban neighborhood, the facility can maximize the potential to offer patients a home-like, normalized environment in which to begin their journey to mental health and wellness.

### **SENSITIVE DESIGN PRINCIPLES**

In addition, the design of the new Inpatient Building and its surrounding site are consistent with Scottsdale's Sensitive Design Principles. In particular, the building's orientation has been determined to enhance patients' views to private outdoor areas, while limiting their view to public streets to enhance public safety. Signature architectural elements, such as Banner block and metal shading elements, have been located to articulate important building entries, while breaking the mass of the building down to a neighborhood scale. The exterior building materials have been selected to honor the Sonoran Desert environment and the existing campus buildings, and provide visual interest to the public street. Important interior spaces, such as the patient activity rooms, dining area, and exercise spaces enjoy direct view and connection to a variety of private outdoor spaces in order to enhance the patient experience and promote healing. Landscape elements and topography soften the campus boundary by providing small retention areas, shade, and a sense of place to the street and sidewalk. Drought-tolerant and indigenous landscape elements will minimize landscape water use and celebrate the desert's unique character.

### **SITE LAYOUT & DESIGN**

The site design of the new Inpatient Building has been planned to minimize disruption to the surrounding neighborhood and to the existing campus operations. The existing 600 building, east lawn, and basketball court will be demolished, and the new Inpatient Building will be constructed in their place. The north parking area will undergo minor expansion, while maintaining the existing main driveway and surrounding earth berms. The south parking



area will also undergo minor expansion, with realignment of the existing driveway included within the project scope. These improvements will preserve the existing flow of the site for ingress and egress. Accessible pedestrian and bicycle paths from public sidewalks and the bus stop at the northeast corner of the site will directly connect to the facility's main entrance with a sidewalk along the north side of the building from Miller Road. There will be no change to the location or design of ambulance or loading areas.

## **MECHANICAL EQUIPMENT**

All mechanical equipment, appurtenances, and utilities will be screened from view. The air handling units that serve the Inpatient Building are to be located on the building's roof in the center of the building, in order to locate them as far as possible from the public street, and will be fully screened. The Central Plant, Electrical Rooms, SES, and Fire Riser are to be located in the building's interior on the southwest side. Rooftop chillers over the Central Plant will also be fully screened to reduce noise and view.

## **ADDITIONAL NOTES**

The facility is not located within the Environmentally Sensitive Lands (ESL) Overlay District.

The facility is not located within the Historic Property (HP) Overlay District.

## **CONCLUSION**

Banner Health is committed to providing excellent patient care in safe, modern facilities that improve the safety, accessibility, and delivery of behavioral health care for the benefit of the community. Furthermore, the construction of the facility and the associated site improvements will enhance the surrounding neighborhood and the city of Scottsdale as a whole. Banner Behavioral Health Hospital has an established history of safe, efficient, non-disruptive operation at its existing facility, and construction of the New Inpatient Building will provide benefit to the community for years to come.



**Inpatient Building – Banner Behavioral Health**

**51-DR-2015#2**

ATTACHMENT #2



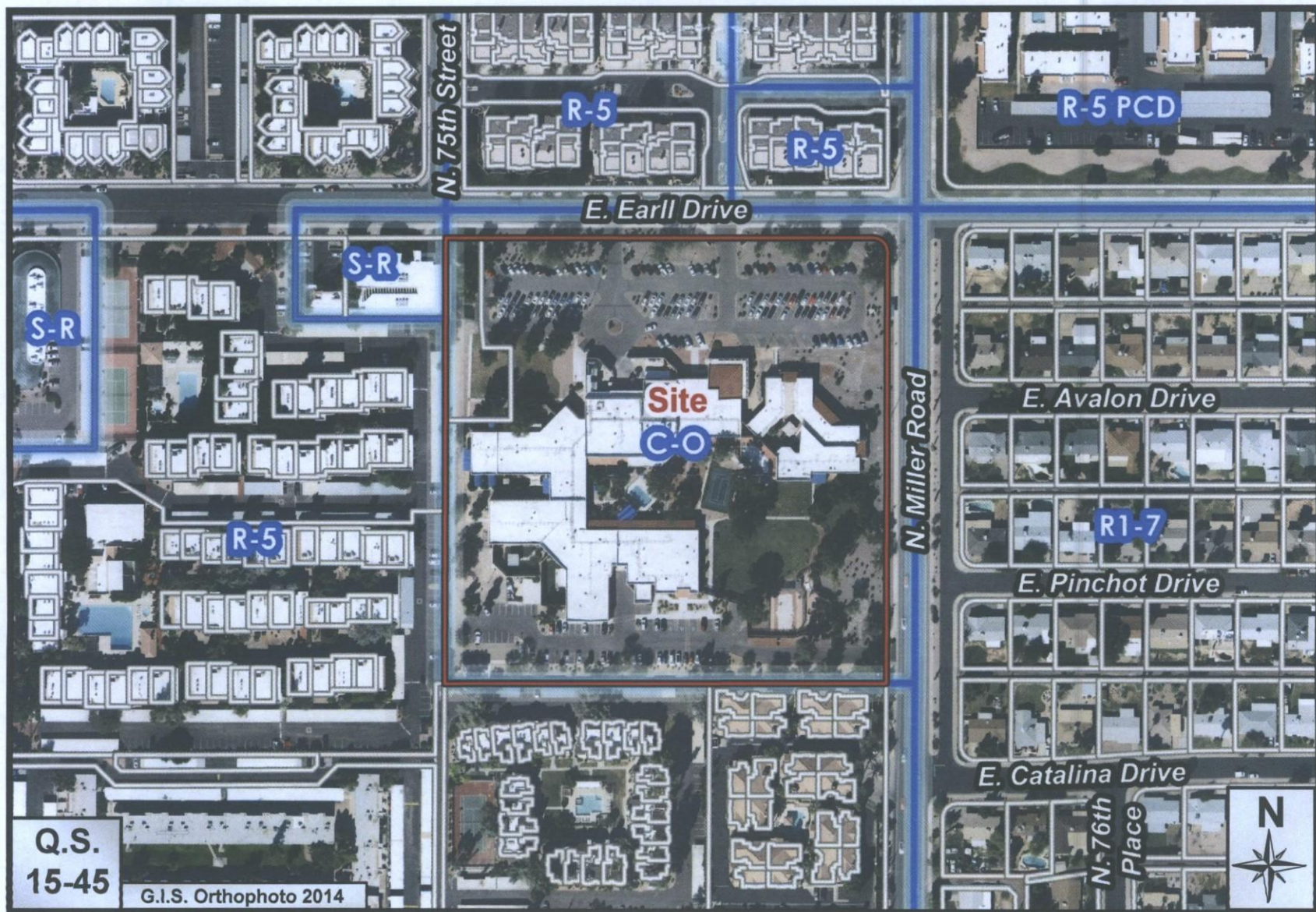


Inpatient Building – Banner Behavioral Health

51-DR-2015#2

ATTACHMENT #2A





Inpatient Building – Banner Behavioral Health

51-DR-2015#2

ATTACHMENT #3



EXISTING CAMPUS



1 Existing Northeast- Miller Road



2 Existing North Facade Entrance



3 Existing North Facade



4 Existing South Facade

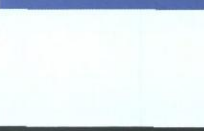


5 Existing Southeast Entrance

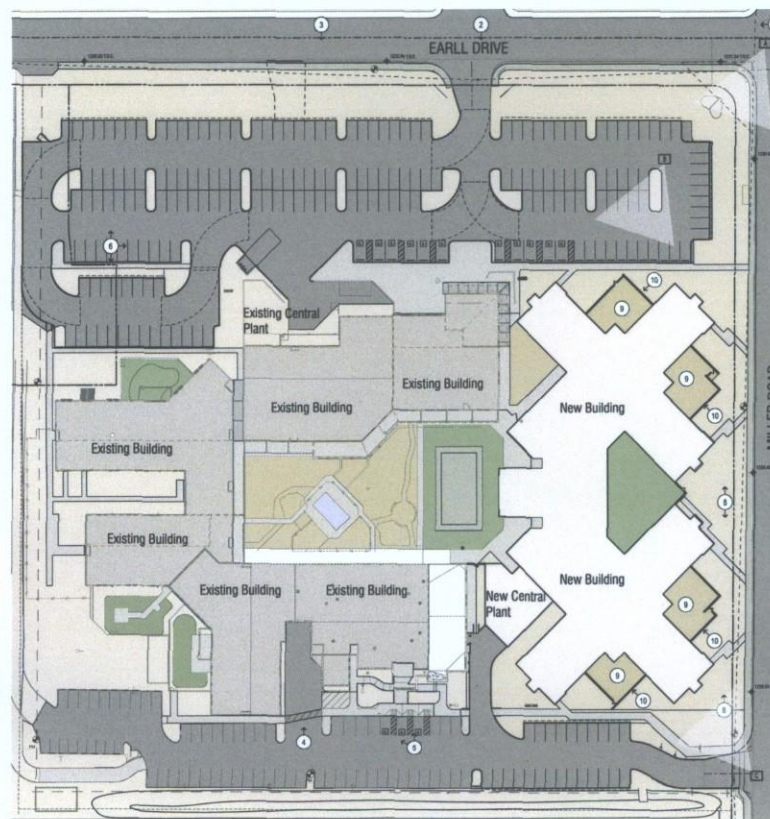
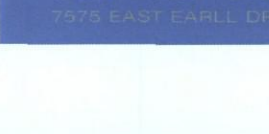
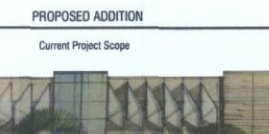


5 Existing South Facade Entrance

EXISTING LANDSCAPE



EXISTING BUILDING MATERIALS



PROPOSED ADDITION TO CAMPUS



A Proposed Northeast- Miller Road



B Proposed Northeast- Parking Lot Entrance



C Proposed Southeast- Miller Road

PROPOSED LANDSCAPE



8 Drought Tolerant & Indigenous Landscape



9 Courtyard & Steel View Fence

PROPOSED BUILDING MATERIALS



Glazing/ Banner Block/ Shade Screens

NOTE: These Banner facilities are located throughout the Phoenix Metro.

THEMATIC NORTH ELEVATION  
Artist's Rendering

PROPOSED ADDITION

Current Project Scope

ADMINISTRATION MODIFICATIONS

Banner Block Walls/ New Canopy/ Glazing

SERVICE AREA MODIFICATIONS

Banner Block Walls/ EIFS/ Metal Parapet/ New Gate

WEST WING MODIFICATIONS

Banner Block Walls/ EIFS/ Conference Center Entry



THEMATIC CHARACTER PLAN  
BANNER HEALTH

Banner Behavioral Health Hospital Inpatient Building

7575 EAST EARLL DRIVE SCOTTSDALE, ARIZONA 85251

orcutt|winslow



ARCHITECTURE PLANNING INTERIOR DESIGN







# LEGEND:

-  NEW 2-STORY BUILDING (UP TO 96 PATIENT BEDS)
-  NEW CENTRAL PLANT
-  NEW PARKING/DRIVEWAY/SIDEWALK
-  NEW BIKE RACK (TYPICAL OF 3)
-  BIKE PATH
-  NEW WALL/FENCE



BANNER BEHAVIORAL HEALTH HOSPITAL  
**New Inpatient Building**  
 Site Context Aerial – Neighborhood

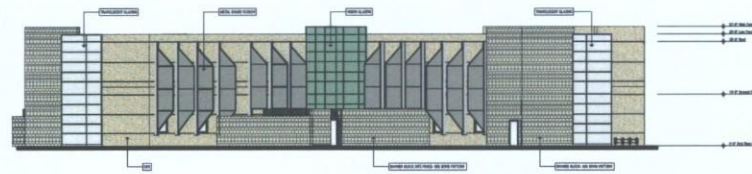
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 **OKLAND**  
 CONSTRUCTION





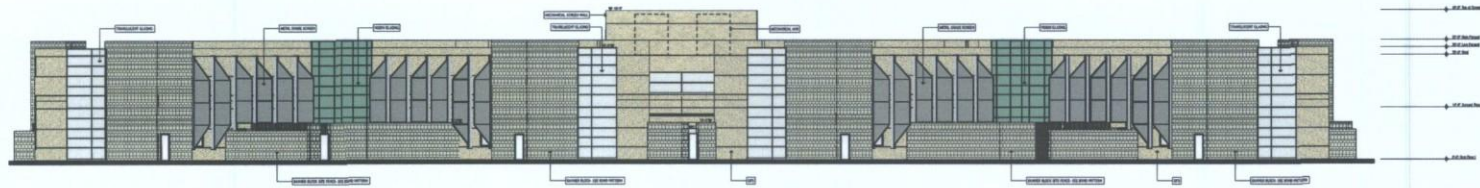




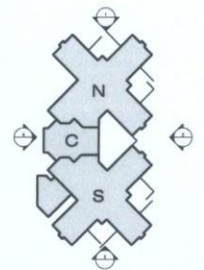
1 NORTH ELEVATION  
SCALE 1/8" = 1'-0"

ELEVATION LEGEND

	Banner Block
	EIFS
	Vision Glazing with Mullions
	Translucent Glazing with Mullions
	Shading Panels



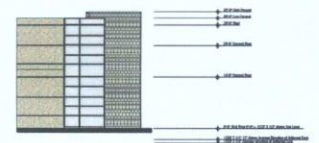
2 EAST ELEVATION  
SCALE 1/8" = 1'-0"



KEY PLAN

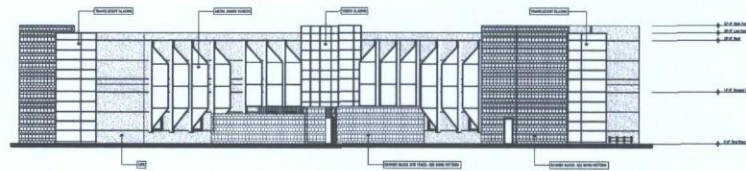


3 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

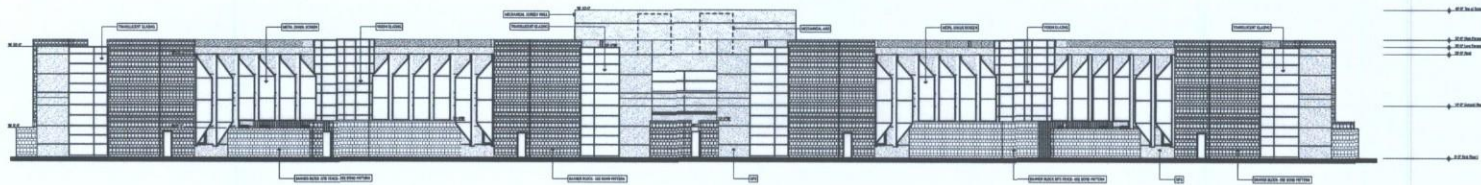


4 WEST ELEVATION  
SCALE 1/8" = 1'-0"

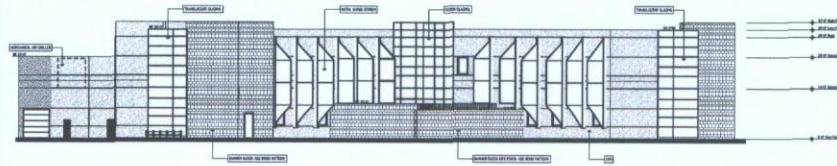




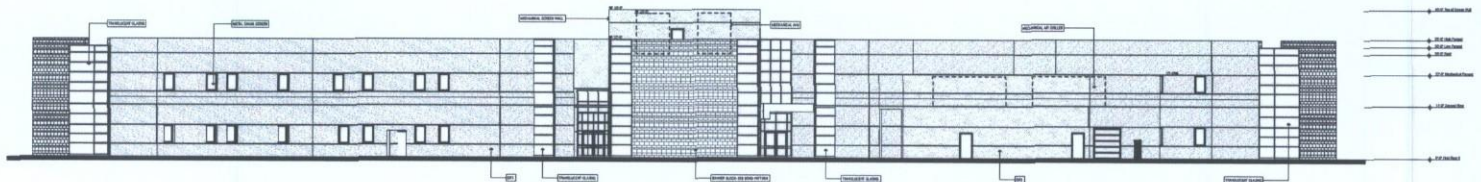
1 NORTH ELEVATION  
SCALE 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE 1/8" = 1'-0"



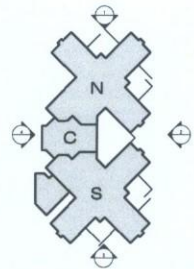
3 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



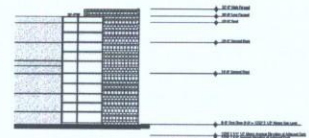
4 WEST ELEVATION  
SCALE 1/8" = 1'-0"

#### ELEVATION LEGEND

- Banner Block
- EIFS
- Vision Glazing with Mullions
- Translucent Glazing with Mullions
- Shading Panels



#### KEY PLAN







ATTACHMENT #8



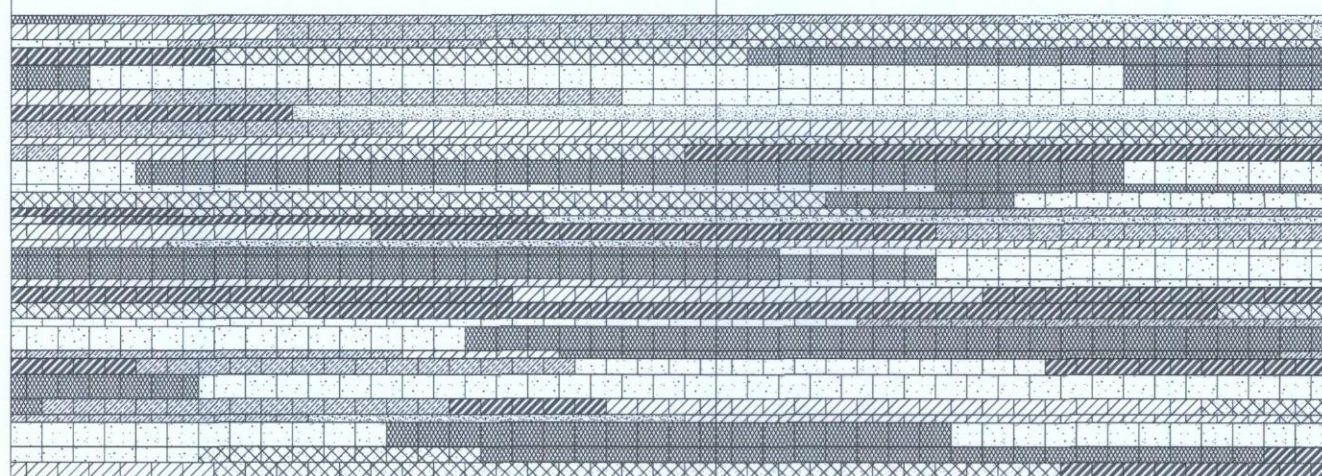








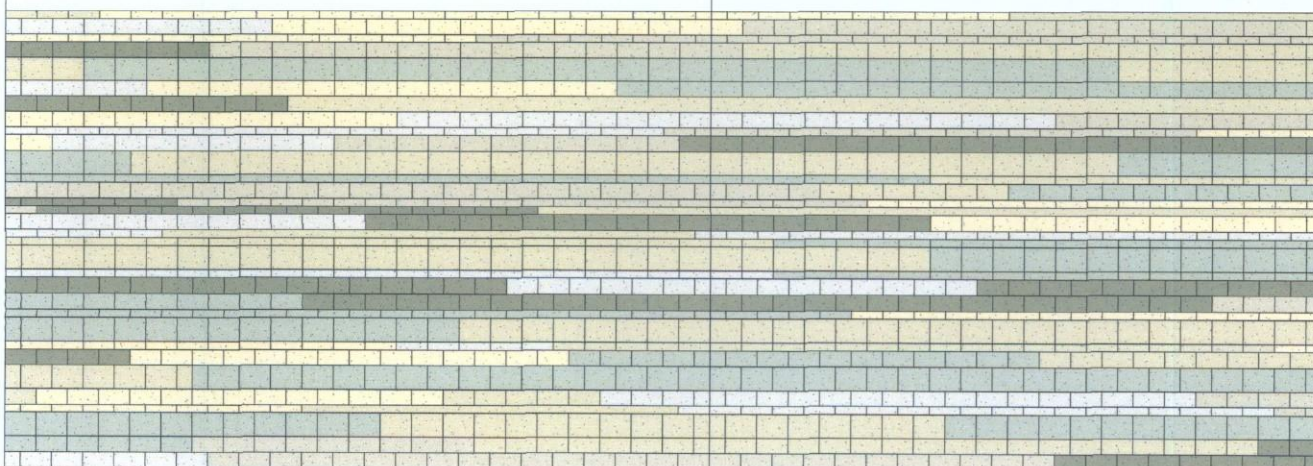
WORKPOINT - A



NOTE: These pictures show the application of Banner Block on various Banner facilities located throughout the Phoenix Metro.

WORKPOINT - A

WORKPOINT - A



- |   |                             |
|---|-----------------------------|
|  | PEARL WHITE: GROUND FACE    |
|  | PEARL WHITE: SAND BLASTED   |
|  | MALIBU: SAND BLASTED        |
|  | MALIBU: GROUND FACE         |
|  | MISSION WHITE: GROUND FACE  |
|  | MISSION WHITE: SAND BLASTED |
|  | WALNUT CREEK: GROUND FACE   |

- |   |                             |
|---|-----------------------------|
|  | PEARL WHITE: GROUND FACE    |
|  | PEARL WHITE: SAND BLASTED   |
|  | MALIBU: SAND BLASTED        |
|  | MALIBU: GROUND FACE         |
|  | MISSION WHITE: GROUND FACE  |
|  | MISSION WHITE: SAND BLASTED |
|  | WALNUT CREEK: GROUND FACE   |

NOTE: This shows the Banner Block Arizona palette bond pattern. These blocks are shown in 3 different colors with two different textures. Blocks sizes range from 4x16, 8x16, 12x16.

orcutt|winslow



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**BANNER HEALTH**  
**Banner Behavioral Health**  
**Hospital Inpatient Building**  
7575 EAST EARL DRIVE, SCOTTSDALE, ARIZONA 85251

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PROJECT NO. DATE OF ISSUE

2015_043	09.24.2015
REVISION NO.	DATE

PROJECT TEAM  
mulhall

PROJECT PHASE  
design review board application

## SHEET CONTENTS

SHEET NO. \_\_\_\_\_



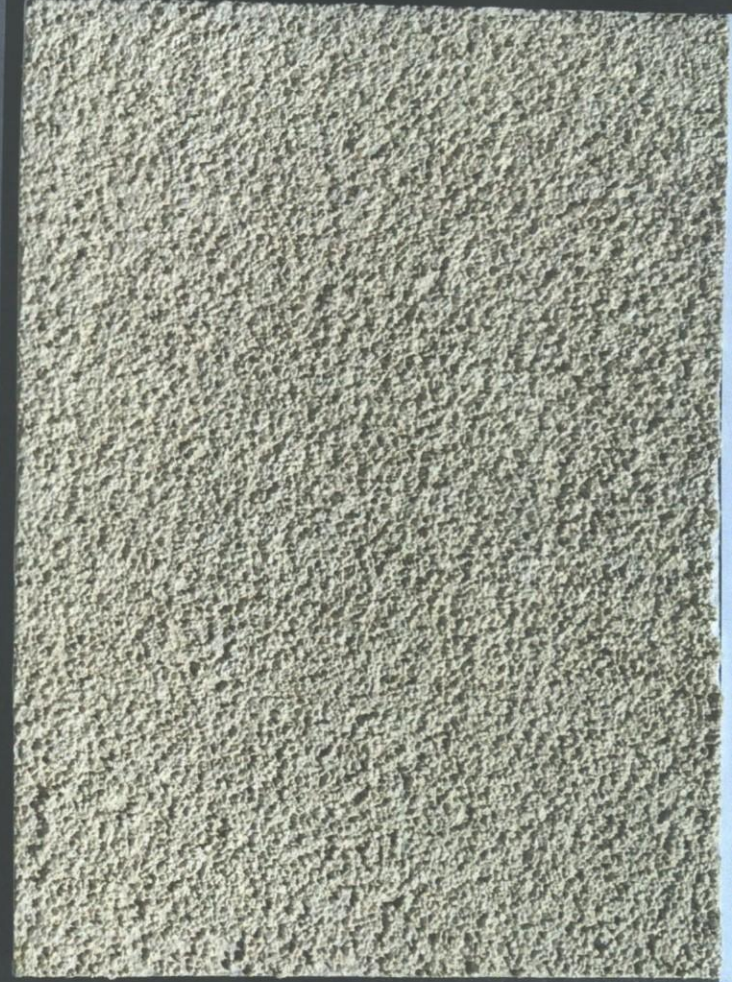


GROUND FACE "BANNER BLOCK" MASONRY

WALNUT CREEK MALIBU SANDS PEARL WHITE MISSION WHITE



SANDBLASTED "BANNER BLOCK" MASONRY



EIFS INTEGRAL COLOR TO MATCH SW2859 BEIGE

BANNER BEHAVIORAL HEALTH HOSPITAL  
NEW INPATIENT BUILDING

O|W Project# 2015\_043 Board 2 of 2

orcutt | winslow

ARCHITECTURE PLANNING INTERIOR DESIGN

09/24/2015





VISION GLAZING

EXT. REFLECTANCE: 10 PCT



OVERHANGS

ZINC PANEL

SHADE FINIS

PERFORATED PANEL



MULLIONS & FRAMES

BANNER BEHAVIORAL HEALTH HOSPITAL  
NEW INPATIENT BUILDING

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ARCHITECTURE PLANNING INTERIOR DESIGN

O|W Project# 2015\_043 Board 1

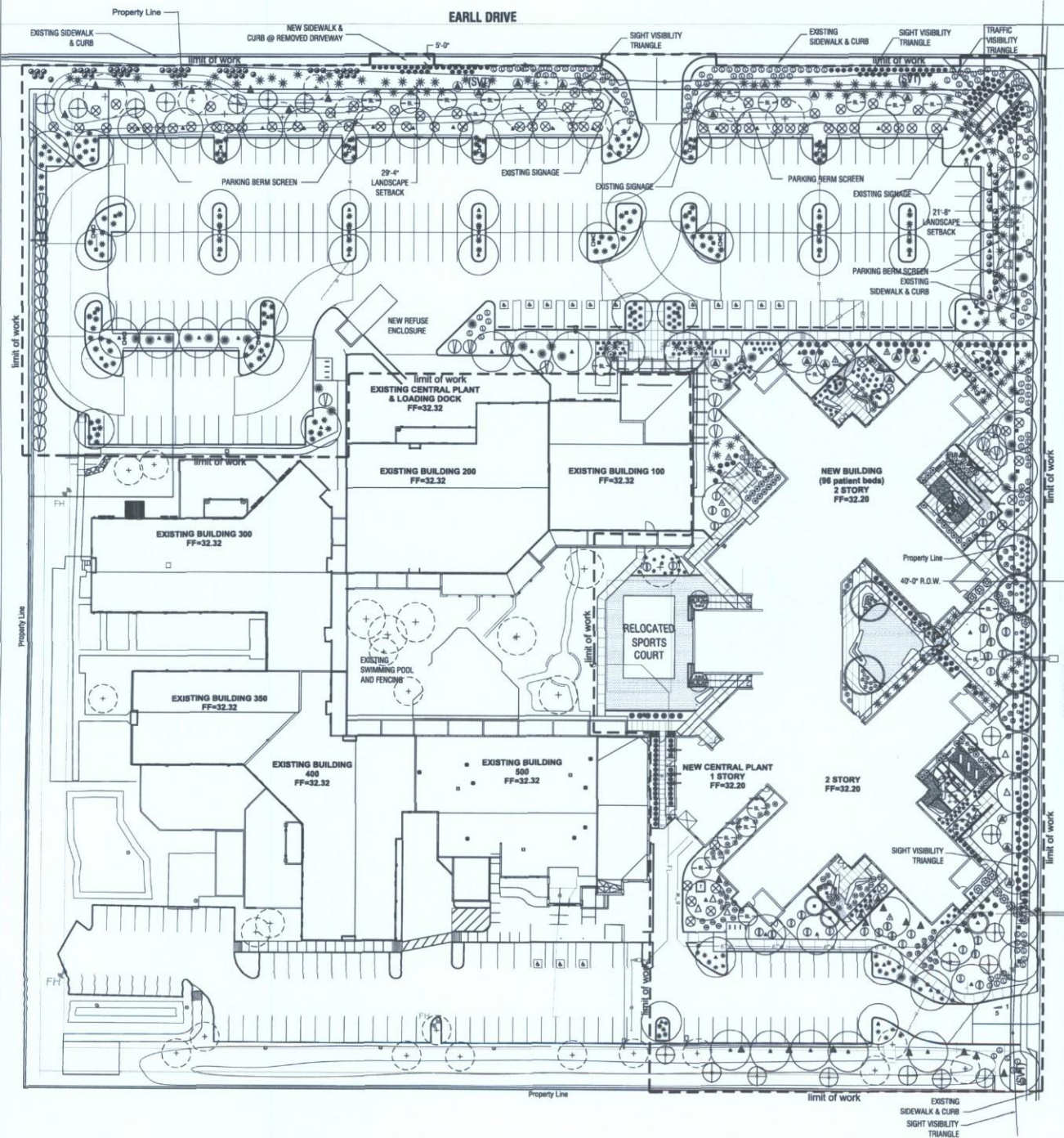
09/24/2015

TRANSLUCENT GLAZING

EXT. REFLECTANCE: 13 PCT







# PLANT LEGEND:

SYMBOL	TYPE	SIZE	PROJECT TOTAL QTY	REMARKS	HEIGHT x WIDTH x CALIPER
<b>TREES</b>					
+	Existing Tree (Protect in Place)				
○	Acacia salicifolia	24" Box	5		5.0-8.0 2.5-3.5 1.5" min.
○	Acacia salicifolia	15 Gallon	31	Multi-Trunk	3.0-4.0 1.5-2.0 0.5" min.
○	Bauhinia speciosa	24" Box	0	Low Break AZT - And Zone Trees	5.0-7.0 3.0-4.0 1" min.
○	Caribaea procera AZT	24" Box	0		
○	Caribaea procera	36" Box	37		8.0-10.0 3.0-4.0 1.75" min.
○	Caribaea procera	42" Box	2	Multi-Trunk	9.0-10.0 7.0-8.0 1.5" min.
○	Caribaea procera	24" Box	62	Low Break AZT - And Zone Trees	5.0-7.0 4.0-6.0 1.50" min.
○	Caribaea procera	24" Box	7	Low Break AZT - And Zone Trees	5.0-7.0 4.0-6.0 1.50" min.
○	Caribaea procera	48" Box	7		13.0-15.0 8.0-10.0 3" min.
○	Caribaea procera	15 Gallon	1	Multi-Trunk	3.0-4.0 1.5-2.0 0.5" min.

SYMBOL	TYPE	SIZE	PROJECT TOTAL QTY
○	Shrub		
○	Caribaea procera	5 Gallon	5
○	Caribaea procera	5 Gallon	18
○	Caribaea procera	5 Gallon	20
○	Caribaea procera	5 Gallon	31
○	Caribaea procera	5 Gallon	9
○	Caribaea procera	5 Gallon	32
○	Caribaea procera	5 Gallon	36
○	Caribaea procera	5 Gallon	75
○	Caribaea procera	5 Gallon	54
○	Caribaea procera	5 Gallon	16
○	Caribaea procera	5 Gallon	32
○	Caribaea procera	5 Gallon	71

SYMBOL	TYPE	SIZE	PROJECT TOTAL QTY
○	Shrub		
○	Caribaea procera	5 Gallon	155
○	Caribaea procera	1 Gallon	36
○	Caribaea procera	1 Gallon	75
○	Caribaea procera	1 Gallon	57
○	Caribaea procera	5 Gallon	31
○	Caribaea procera	5 Gallon	30
○	Caribaea procera	5 Gallon	97
○	Caribaea procera	1 Gallon	97
○	Caribaea procera	1 Gallon	71
○	Caribaea procera	5 Gallon	143
○	Caribaea procera	15 Gallon	21
○	Caribaea procera	15 Gallon	5
○	Caribaea procera	5 Gallon	24
○	Caribaea procera	5 Gallon	19
○	Caribaea procera	1 Gallon	6
○	Caribaea procera	5 Gallon	36
○	Caribaea procera	5 Gallon	24

SYMBOL	TYPE	SIZE	PROJECT TOTAL QTY
○	Groundcover/Vine		
○	Caribaea procera	1 Gallon	0
○	Caribaea procera	5 Gallon	15
○	Caribaea procera	1 Gallon	16

## PRELIMINARY LANDSCAPE NOTES

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF SCOTTSDALE STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PLANTING STANDARDS. SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF SCOTTSDALE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

IRRIGATION: THE IRRIGATION WILL BE SERVICED BY CITY SUPPLIED WATER. THE SYSTEM WILL CONSIST OF Drip Emitters and Pressure Regulators Connected to Automatic Valves and will be tied into automatic controller line, as required. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

GRADING: ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES.

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landscape architecture studio

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phoenix, az 85006  
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PROJECT NO. 08.24.2015

DATE OF ISSUE

REVISION NO. DATE

PROJECT TEAM DRAWN BY

TRUEFORM Jann

PROJECT PHASE

design review board application

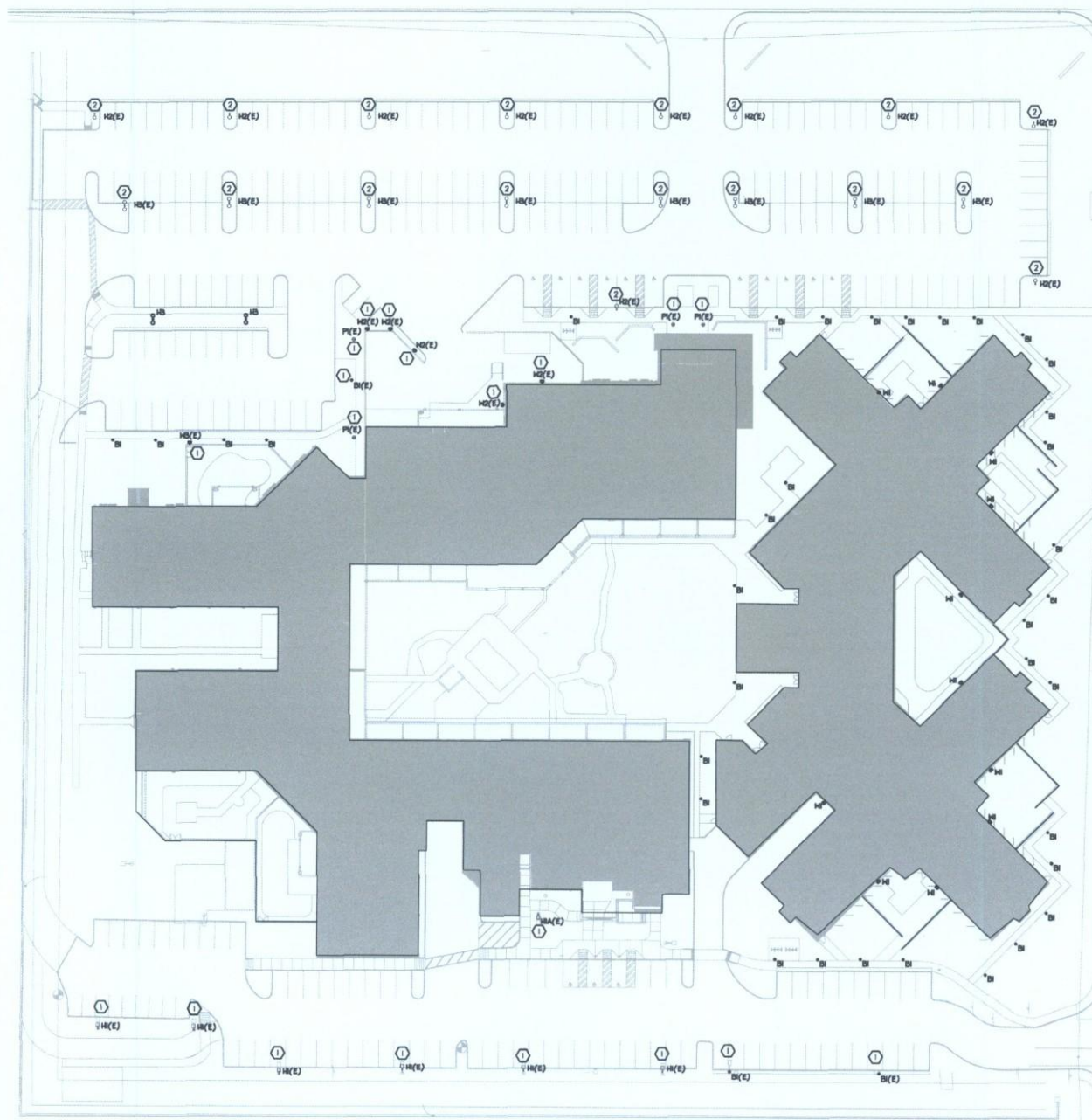
SHEET CONTENTS

landscape plan

SHEET NO.

L-100





NORTH  
SITE LIGHTING PLAN  
SCALE: 1" = 30'-0"

- LIGHTING NOTES:**
- GENERAL NOTES:**  
1. REFER TO DRAWINGS E021 FOR LIGHT FIXTURE SCHEDULE AND DETAILS.
- KEYED NOTES:**  
1. RELOCATED EXISTING LIGHT FIXTURE.  
2. EXISTING LIGHT FIXTURE TO REMAIN.

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**REVISION NO.** **DATE**

**PROJECT TEAM** **DRAWN BY**  
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**PROJECT PHASE**  
design review board application

**SHEET CONTENTS**  
SITE LIGHTING PLAN

**SHEET NO.**  
E011

**LITHONIA LIGHTING**

**FEATURES & SPECIFICATIONS**

**TWP-70M-277-DBL**

**TWP**

**MECHANICAL DATA**

**Electrical Data**

**Optical Data**

**Ordering Information**

**Notes**

**Specifications**

**Dimensions**

**Weight**

**Material**

**Finish**

**Accessories**

**Warranty**

**Installation**

**Shipping**

**Storage**

**Disposal**

**Recycling**

**Environmental**

**Compliance**

**UL Listing**

**CE Marking**

**RoHS**

**REMARKS**

**DATE**

**BY**

**PROJECT**

**APP**

**TWP Metal Halide, High Pressure Sodium, Low Pressure Sodium Wall Packs**

**Optical Data**

**Electrical Data**

**Ordering Information**

**Notes**

**Specifications**

**Dimensions**

**Weight**

**Material**

**Finish**

**Accessories**

**Warranty**

**Installation**

**Shipping**

**Storage**

**Disposal**

**Recycling**

**Environmental**

**Compliance**

**UL Listing**

**CE Marking**

**RoHS**

**REMARKS**

**DATE**

**BY**

**PROJECT**

**APP**

FIXTURE TYPE W2E - EXISTING

**MULITE**

**EJL-70MH-UNIV-BK-WT**

**EJL Series**

**Project Name:**

**Type:**

**Category:**

**Description:**

**Specifications:**

**Ordering Information**

**Series**

**Wattage**

**Voltage**

**Color**

**Options**

**Notes**

**Specifications**

**Dimensions**

**Weight**

**Material**

**Finish**

**Accessories**

**Warranty**

**Installation**

**Shipping**

**Storage**

**Disposal**

**Recycling**

**Environmental**

**Compliance**

**UL Listing**

**CE Marking**

**RoHS**

**REMARKS**

**DATE**

**BY**

**PROJECT**

**APP**

**MULITE**

**EJL Series**

**Photometric Data: EJL Series**

**Characteristics**

**IES Classification**

**Longitudinal Classification**

**Control Classification**

**Total Flood Lamp Lumens**

**Maximum Candela**

**Maximum Candela Angle**

**Maximum Candela at 90 Vertical**

**Maximum Candela from 0 to 90 Vert**

**Downward Total Efficiency**

**Distance in 10' units, Luminaire mounted @ 30° AFO**

**Specifications and dimensions are subject to change without notification**

**Notes**

**Specifications**

**Dimensions**

**Weight**

**Material**

**Finish**

**Accessories**

**Warranty**

**Installation**

**Shipping**

**Storage**

**Disposal**

**Recycling**

**Environmental**

**Compliance**

**UL Listing**

**CE Marking**

**RoHS**

**REMARKS**

**DATE**

**BY**

**PROJECT**

**APP**

FIXTURE TYPE W3E - EXISTING

ATTACHMENT #13

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**DATE OF ISSUE**

**REVISION NO.**

**DATE**

**PROJECT TEAM**

**DRAWN BY**

**PROJECT PHASE**

**Design review board application**

**SHEET CONTENTS**

**SITE LIGHTING FIXTURE**

**CUT SHEETS**

**SHEET NO.**

**E034**

**NS1**  
NeoSphere™  
revision 9/1/99 • nsl.pdf

Type:  
Job:  
Catalog number: **FM/NSIH5/70MH27/BL-P**

Approvals:  
  
Date: **1 of 4**

Fig. 1: Flash Mount (FM) Flash Mount (FM) Flash Mount (FM) Flash Mount (FM)

Fig. 2: Pole Mount (PM) Pole Mount (PM) Pole Mount (PM) Pole Mount (PM)

\*Select pole from Kim Pole Catalog. If pole is provided by others indicate O.D. for arm fitting.

**Specifications**

Single Mount: EPA = 1.0, Max weight = 30 lb.  
Double Mount: EPA = 3.0, Max weight = 70 lb.

**Flash Mount (FM)**  
Typical Horizontal Lamp Reflector shown

**Pole Mount (PM)**  
Pole with 2" pipe size (nominal)  
(2" O.D. x 1/4" minimum length)

**Housing:** One piece die-cast aluminum with integral hinge and support arm extensions that continue upward from the lens frame. Housing hinges upward for lamp and ballast access, and is held in the open position by a stainless steel locking stop arm having both hands for servicing. Hinge pin is stainless steel and the housing gasket is one piece silicone.

**Lens Frame:** One piece die-cast aluminum with integral hinge and base sets of two support arms at 90° intervals. Support arms form a spherical shape and blend with the housing support arm extensions. A single stainless steel lock screw is held in position between two support arms for securing the housing. Lens is clear 1/4" thick injection molded UV stabilized acrylic hemisphere. Lens is held in the lens frame by stainless steel clips and sealed by a one piece silicone gasket. Lens is also sealed at the support hub by a one piece silicone gasket. The integral support hub contains a field-replaceable compartment, a silicone gasketed cover and one of two pole attachment excursions. Each post top mounting or pole tension mounting.

**Horizontal Lamp Reflector Module H2, H4, H6, H8:** Specular Aluminized optical segments rigidly mounted in an aluminum frame which houses in and out of the housing as a one piece module. All 1/4" reflector modules are interchangeable. Sockets are porcelain medium base rated 40V, provided in a quick-disconnect plug for the electrical module. Optical chamber is totally sealed by silicone gaskets at the housing/lens frame interface.

**Vertical Lamp Reflector Module V2, V4:** Specular Aluminized optical segments mounted within a one piece aluminum shell. Reflector modules attach to housing with lensable slide and are interchangeable. Sockets are porcelain medium base rated 40V. Sockets are provided in a quick-disconnect plug for the electrical module. Optical chamber is totally sealed by silicone gaskets at the housing/lens frame interface.

**Electrical Module:** All electrical components are UL and CSA recognized, mounted on a single aluminum plate with keyhole slots for quick attachment or removal from the housing. All components are provided in quick-disconnect plugs, and all ballasts are high power factor rated for 40V, 40W, 40W, and 40W ballasts. Features must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may void the warranty.

**Finish:** Super TGC thermoplastic powder coat paint, 2.5 mil nominal thickness, applied over a chromate conversion coating. 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.

**Certification:** UL Listed in U.S. and Canada safety standards for wet locations. Fixture manufacturer shall supply a quality program that is audited to ISO9001 standards.

FIGURE TYPE PIE - EXISTING

**NS1**  
NeoSphere™  
revision 9/1/99 • nsl.pdf

Type:  
Job:  
Catalog number: **FM/NSIH5/70MH27/BL-P**

Approvals:  
  
Date: **1 of 4**

Fig. 1: Flash Mount (FM) Flash Mount (FM) Flash Mount (FM) Flash Mount (FM)

Fig. 2: Pole Mount (PM) Pole Mount (PM) Pole Mount (PM) Pole Mount (PM)

\*Select pole from Kim Pole Catalog. If pole is provided by others indicate O.D. for arm fitting.

**Standard Features**

**Mounting**

Cat. No.: **FM** Flash Mount **PM** Pole Mount **DM** Double Mount **WM** Wall Mount

**Features**

Cat. No.: **H2** Horizontal Lamp **V2** Vertical Lamp

**Light Distribution**

Cat. No.: **H2H2** Type II **H2H3** Type III **H2H4** Type IV **H2H5** Type V

**Electrical Module**

**HPS** = High Pressure Sodium  
**MH** = Metal Halide

Cat. No. for Electrical Modules available:  
Lamp Lamp Line Watt Type Volt  
**150 HPS 277**

**Finish**

Super TGC thermoplastic powder coat paint, 2.5 mil nominal thickness, applied over a chromate conversion coating.

**Color:** Black Dark Bronze Light Gray Platinum Silver White \*Custom Color  
Cat. No.: **DBL-P** **DBS-P** **GL-P** **PS-P** **WP-P** **CC-P**

\*Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color descriptions.

**NS1**  
NeoSphere™  
revision 9/1/99 • nsl.pdf

Type:  
Job:  
Catalog number: **FM/NSIH5/70MH27/BL-P**

Approvals:  
  
Date: **1 of 4**

Fig. 1: Flash Mount (FM) Flash Mount (FM) Flash Mount (FM) Flash Mount (FM)

Fig. 2: Pole Mount (PM) Pole Mount (PM) Pole Mount (PM) Pole Mount (PM)

\*Select pole from Kim Pole Catalog. If pole is provided by others indicate O.D. for arm fitting.

**Optional Features**

**Flashing**

Cat. No.: **BF** Flash **DF** Double Flash **NO** No Option

**Photocell Control**

Cat. No.: **PH** Photocell **NO** No Option

**Polycarbonate Lens**

Cat. No.: **PL** Polycarbonate Lens **NO** No Option

**Household Shield**

Cat. No.: **HS** Household Shield **NO** No Option

**Wall Mounting**

Cat. No.: **WM** Wall Mounting **NO** No Option

**Poles**

Cat. No.: **PO** Poles **NO** No Option

**Notes:**

For horizontal lamp reflectors, a lensed shield is provided in stamped clear anodized aluminum to provide overhead light while protecting household lights. For vertical lamp reflectors, a lensed shield is provided in stamped clear anodized aluminum to provide overhead light while protecting household lights. Shields are factory installed in the reflector. Not for use on Type V Square (V5) distribution.

The optional Wall Mounting Bracket (WMB) is for Wall Mount (WM) only. WMB is for casting into poured-in-place concrete walls. Bracket is zinc plated steel with receptacles for two 1/4" bolts provided.

Wall mount using wall mounting bracket - 4" box in wall (by others)

**TRP LED**  
ARCHITECTURAL WALLPACK

Type:  
Job:  
Catalog number: **TRP-30LAK-053-4-U-BL-PC**

Approvals:  
  
Date: **1 of 4**

Fig. 1: Flash Mount (FM) Flash Mount (FM) Flash Mount (FM) Flash Mount (FM)

Fig. 2: Pole Mount (PM) Pole Mount (PM) Pole Mount (PM) Pole Mount (PM)

\*Select pole from Kim Pole Catalog. If pole is provided by others indicate O.D. for arm fitting.

**Specifications**

Single Mount: EPA = 1.0, Max weight = 30 lb.  
Double Mount: EPA = 3.0, Max weight = 70 lb.

**Flash Mount (FM)**  
Typical Horizontal Lamp Reflector shown

**Pole Mount (PM)**  
Pole with 2" pipe size (nominal)  
(2" O.D. x 1/4" minimum length)

**Housing:** One piece die-cast aluminum with integral hinge and support arm extensions that continue upward from the lens frame. Housing hinges upward for lamp and ballast access, and is held in the open position by a stainless steel locking stop arm having both hands for servicing. Hinge pin is stainless steel and the housing gasket is one piece silicone.

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**Electrical Module:** All electrical components are UL and CSA recognized, mounted on a single aluminum plate with keyhole slots for quick attachment or removal from the housing. All components are provided in quick-disconnect plugs, and all ballasts are high power factor rated for 40V, 40W, 40W, and 40W ballasts. Features must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may void the warranty.

**Finish:** Super TGC thermoplastic powder coat paint, 2.5 mil nominal thickness, applied over a chromate conversion coating. 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.

**Certification:** UL Listed in U.S. and Canada safety standards for wet locations. Fixture manufacturer shall supply a quality program that is audited to ISO9001 standards.

**TRP LED**  
ARCHITECTURAL WALLPACK

Type:  
Job:  
Catalog number: **TRP-30LAK-053-4-U-BL-PC**

Approvals:  
  
Date: **1 of 4**

Fig. 1: Flash Mount (FM) Flash Mount (FM) Flash Mount (FM) Flash Mount (FM)

Fig. 2: Pole Mount (PM) Pole Mount (PM) Pole Mount (PM) Pole Mount (PM)

\*Select pole from Kim Pole Catalog. If pole is provided by others indicate O.D. for arm fitting.

**Standard Features**

**Mounting**

Cat. No.: **FM** Flash Mount **PM** Pole Mount **DM** Double Mount **WM** Wall Mount

**Features**

Cat. No.: **H2** Horizontal Lamp **V2** Vertical Lamp

**Light Distribution**

Cat. No.: **H2H2** Type II **H2H3** Type III **H2H4** Type IV **H2H5** Type V

**Electrical Module**

**HPS** = High Pressure Sodium  
**MH** = Metal Halide

Cat. No. for Electrical Modules available:  
Lamp Lamp Line Watt Type Volt  
**150 HPS 277**

**Finish**

Super TGC thermoplastic powder coat paint, 2.5 mil nominal thickness, applied over a chromate conversion coating.

**Color:** Black Dark Bronze Light Gray Platinum Silver White \*Custom Color  
Cat. No.: **DBL-P** **DBS-P** **GL-P** **PS-P** **WP-P** **CC-P**

\*Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color descriptions.

**TRP LED**  
ARCHITECTURAL WALLPACK

Type:  
Job:  
Catalog number: **TRP-30LAK-053-4-U-BL-PC**

Approvals:  
  
Date: **1 of 4**

Fig. 1: Flash Mount (FM) Flash Mount (FM) Flash Mount (FM) Flash Mount (FM)

Fig. 2: Pole Mount (PM) Pole Mount (PM) Pole Mount (PM) Pole Mount (PM)

\*Select pole from Kim Pole Catalog. If pole is provided by others indicate O.D. for arm fitting.

**Optional Features**

**Flashing**

Cat. No.: **BF** Flash **DF** Double Flash **NO** No Option

**Photocell Control**

Cat. No.: **PH** Photocell **NO** No Option

**Polycarbonate Lens**

Cat. No.: **PL** Polycarbonate Lens **NO** No Option

**Household Shield**

Cat. No.: **HS** Household Shield **NO** No Option

**Wall Mounting**

Cat. No.: **WM** Wall Mounting **NO** No Option

**Poles**

Cat. No.: **PO** Poles **NO** No Option

**Notes:**

For horizontal lamp reflectors, a lensed shield is provided in stamped clear anodized aluminum to provide overhead light while protecting household lights. For vertical lamp reflectors, a lensed shield is provided in stamped clear anodized aluminum to provide overhead light while protecting household lights. Shields are factory installed in the reflector. Not for use on Type V Square (V5) distribution.

The optional Wall Mounting Bracket (WMB) is for Wall Mount (WM) only. WMB is for casting into poured-in-place concrete walls. Bracket is zinc plated steel with receptacles for two 1/4" bolts provided.

Wall mount using wall mounting bracket - 4" box in wall (by others)

FIGURE TYPE WII

3003 N Central Ave  
Suite 200  
Phoenix, AZ 85012  
mail@owp.com

802.257.1764  
802.257.9029  
www.owp.com

orcutt winslow

7388  
RICHARD M.  
P.L.L.C.

Expires 03-31-2017

**DHE**  
ENGINEERING  
3300 N. Central Ave. STE 1300  
Phoenix, AZ 85018  
TL 602.664.7433

**BANNER HEALTH**  
**Banner Behavioral Health**  
**Hospital Inpatient Building**  
7575 EAST EARL DRIVE, SCOTTSDALE, ARIZONA 85251

**CLIENT CONTACT**

Bill Smith 480.228.8647  
7145 W. Southern Ave. 800.412.8733  
Mesa, Arizona 85202 bill.smith@bannerhealth.com

**PROJECT NO.** 2015\_043  
**DATE OF ISSUE** 09.24.2015  
**REVISION NO.** DATE

**PROJECT TEAM** **DRAWN BY**  
mshah rs/bs/bs

**PROJECT PHASE**  
design review board application

**SHEET CONTENTS**  
SITE LIGHTING FIXTURE  
CUT SHEETS

**SHEET NO.**  
E033



**RAVEN SMALL RCS SERIES**

Order: **RCS-A4-P15-H3-F-BL**

Model: **RCS-A4-P15-H3-F-BL**

Finish: **Black**

Mounting: **Flush**

Dimensions: **15" x 15" x 1.5"**

Weight: **1.5 lbs**

Material: **Aluminum**

Lighting: **LED**

Warranty: **5 Years**

Notes: **See page 10 for details.**

Ordering Information: **See page 11 for details.**

Technical Specifications: **See page 12 for details.**

Photometric Diagrams: **See page 13 for details.**

Features & Specifications: **See page 14 for details.**

Installation: **See page 15 for details.**

Accessories: **See page 16 for details.**

Shipping: **See page 17 for details.**

Support: **See page 18 for details.**

Company: **SPULLING**

**ORDERING INFORMATION**

Model: **RCS-A4-P15-H3-F-BL**

Finish: **Black**

Mounting: **Flush**

Dimensions: **15" x 15" x 1.5"**

Weight: **1.5 lbs**

Material: **Aluminum**

Lighting: **LED**

Warranty: **5 Years**

Notes: **See page 10 for details.**

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Installation: **See page 15 for details.**

Accessories: **See page 16 for details.**

Shipping: **See page 17 for details.**

Support: **See page 18 for details.**

Company: **SPULLING**

FIXTURE TYPE H1E - EXISTING

**MR1 LED Area Luminaire**

Model: **MR1 LED 42C 40K SR2**

Finish: **Black**

Mounting: **Flush**

Dimensions: **4.2" x 4.2" x 1.5"**

Weight: **0.5 lbs**

Material: **Aluminum**

Lighting: **LED**

Warranty: **5 Years**

Notes: **See page 10 for details.**

Ordering Information: **See page 11 for details.**

Technical Specifications: **See page 12 for details.**

Photometric Diagrams: **See page 13 for details.**

Features & Specifications: **See page 14 for details.**

Installation: **See page 15 for details.**

Accessories: **See page 16 for details.**

Shipping: **See page 17 for details.**

Support: **See page 18 for details.**

Company: **SPULLING**

**Performance Data**

Model: **MR1 LED 42C 40K SR2**

Finish: **Black**

Mounting: **Flush**

Dimensions: **4.2" x 4.2" x 1.5"**

Weight: **0.5 lbs**

Material: **Aluminum**

Lighting: **LED**

Warranty: **5 Years**

Notes: **See page 10 for details.**

Ordering Information: **See page 11 for details.**

Technical Specifications: **See page 12 for details.**

Photometric Diagrams: **See page 13 for details.**

Features & Specifications: **See page 14 for details.**

Installation: **See page 15 for details.**

Accessories: **See page 16 for details.**

Shipping: **See page 17 for details.**

Support: **See page 18 for details.**

Company: **SPULLING**

FIXTURE TYPE H2E, H3E - EXISTING; H2 - NEW

**orcutt winslow**

3003 n central ave  
southwest floor  
phoenix az 85012  
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802.257.1764  
802.257.9029  
www.owp.com

37389  
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SCOTT  
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Expires 03-31-2017

**D/H/E**

ENGINEERING

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Phoenix, AZ 85012  
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**BANNER HEALTH**

**Banner Behavioral Health**

**Hospital Inpatient Building**

7575 EAST EARL DRIVE, SCOTTSDALE, ARIZONA 85251

**CLIENT CONTACT**

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**PROJECT NO.**  
2015\_043

**DATE OF ISSUE**  
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mshah

**DRAWN BY**  
mshah

**PROJECT PHASE**  
design review board application

**SHEET CONTENTS**  
SITE LIGHTING FIXTURE  
CUT SHEETS

**SHEET NO.**  
E032

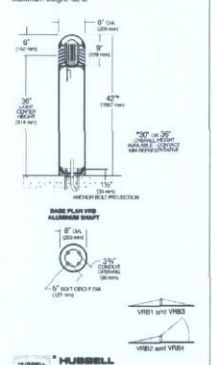
# VRB1 LED Round Bollard

Single Function, Vandal-Resistant, Aluminum Shaft  
revision 8/7/14 • M. vrb1\_led\_spec.pdf

Type:  
Job:  
Catalog number: VRB1/20L/4K/UV/BL

VRB1  
Color: Electrical Module: Luminaire Body: Shaft: (See page 1)

Specifications  
VRB1-LED Models  
10-20 Double  
VRB1: Single Function Luminaire (Aluminum Shaft)  
Maximum weight: 30 lb



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FIXTURE TYPE B1

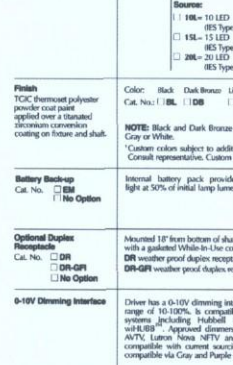
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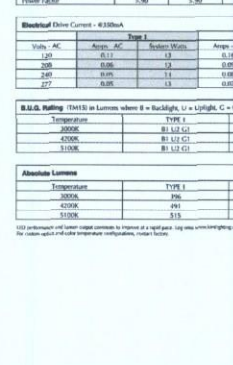
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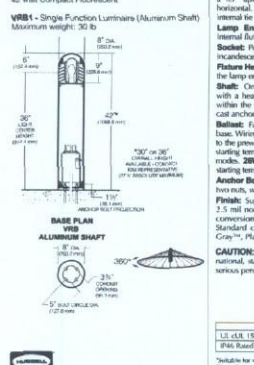
# VRB1 Round Bollard

Single Function, Vandal-Resistant, Aluminum Shaft  
revision 3/6/13 • M. vrb1\_spec.pdf

Type:  
Job:  
Catalog number: VRB1/70PMH277/BL

VRB1  
Color: Electrical Module: Luminaire Body: Shaft: (See page 1)

Specifications  
VRB1 Models  
70 to 100 watt  
Medium Base Lamps  
42 watt Compact Fluorescent  
VRB1: Single Function Luminaire (Aluminum Shaft)  
Maximum weight: 30 lb



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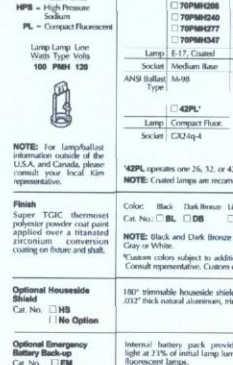
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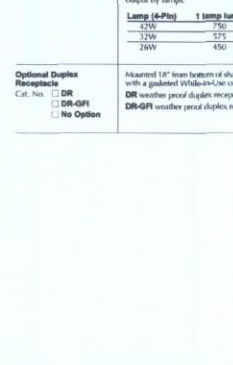
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FIXTURE TYPE B2E - EXISTING

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PROJECT TEAM DRAWN BY  
mshull 7/5/15

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SHEET CONTENTS  
SITE LIGHTING FIXTURE  
CUT SHEETS  
SHEET NO.

E031