



Marked Agendas

Approved Minutes

Approved Reports

**The December 19, 2019
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: December 19, 2019
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Honor Health Osborn Phase One Medical Office Building 20-DR-2019#2 – East Elevation

Location: 7242 East Osborn Road

Request: Request approval of the east building elevation for a new 5-story-tall medical office building with approximately 116,000 square feet of building area.

OWNER

Honor Health
Kim Post
(480) 882-4000

ARCHITECT/DESIGNER

Devenney Group, LTD., Architects
Irene Clark
602-343-0064

APPLICANT CONTACT

Irene Clark
Devenney Group, LTD., Architects
602-343-0064

BACKGROUND

This case was originally reviewed by the Development Review Board on November 7, 2019, at which time the Board approved the site plan, landscape plan, and building elevations for the north, south, and west sides of the building. The Board expressed concern regarding the design of the east building elevation and requested the applicant to consider enhancements to the east elevation for reconsideration at a future date.

Zoning

The site is zoned Downtown / Medical - Type 2 Special Campus Downtown Overlay (D/M-2 SC DO).

Context

Located at the northeast corner of East Osborn Road and North Brown Avenue, the surrounding developments are mainly office and medical office.

Adjacent Uses and Zoning

- North Medical office building, zoned Downtown / Medical - Type 2 Special Campus Downtown Overlay (D/M-2 SC DO)
- South East Osborn Road, and farther south is a financial institution, zoned Highway Commercial Downtown Overlay (C-3 DO)
- East Parking structure and medical offices, zoned Downtown / Medical – Type 2 Special Campus Downtown Overlay (D/M-2 SC DO)
- West Hospital, zoned Downtown / Medical - Type 2 Special Campus Downtown Overlay (D/M-2 SC DO)

Key Items for Consideration

- This item was continued from the November 7, 2019 Development Review Board agenda with a vote of 6-0.
- The site plan, landscape plan, and north, south, west building elevations were approved by the Development Review Board on November 7, 2019 (20-DR-2019)

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of the east building elevation for a new 5-story-tall medical office building with approximately 116,000 square feet of building area. This case was originally reviewed by the Development Review Board on November 7, 2019, at which time the Board approved the site plan, landscape plan, and building elevations for the north, south, and west sides of the building. The Board expressed concern regarding the design of the east building elevation and requested the applicant to consider enhancements to this elevation for reconsideration at a future date. Comments from the Board expressed concern that the east elevation did not receive as much design attention as the other elevations of the building and should incorporate the same level of creativity expressed on the other sides of the building. The applicant has updated the design of the east building elevation for consideration by the Board. The revised building elevations are included in Attachment 7 and a narrative description of the changes made to the elevation can be found in Attachment 3.

Development Information

- Existing Use: Surface parking/Office
- Proposed Use: Medical Office
- Parcel Size: 3.8 gross acres
3.04 net acres
132,447 square feet
- Building / Commercial space: 116,000 square feet (new)
11,576 (existing office)
- Gross Floor Area Ratio Allowed: 0.9
- Gross Floor Area Ratio Proposed: 0.77
- Building Height Allowed: 150 feet, including rooftop appurtenances

- Building Height Proposed: 83 feet, including rooftop appurtenances
- Parking Required: 387 spaces
- Parking Provided: 141 spaces (on-site)
Balance provided on campus

Neighborhood Communication

All property owners within 750 feet of the site have been notified by the applicant and City staff, and the site has been posted. As of the date of this report City staff has not received any comments on the proposal, other than general inquiries.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Honor Health Osborn Phase One Medical Office Building - East Elevation, finding that the Development Review Criteria have been met.

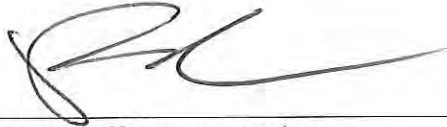
RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Bryan Cluff
Senior Planner
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

12/10/19
Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

12/10/19
Date



Randy Grant, Director

Planning and Development Services

Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

12/10/19
Date

ATTACHMENTS

1. Context Aerial
- 1A. Close-Up Aerial
2. Zoning Map
3. Applicant's Narrative
4. Combined Context Aerial and Site Plan
5. Site Plan
6. Building Elevations (previous)
7. Building Elevations (new)
8. East Elevation Perspective (previous)
9. East Elevation Perspective (new)
10. Material and Color Board

**Stipulations for the
Development Review Board Application:
Honor Health Osborn Phase One Medical Office Building
Case Number: 20-DR-2019#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 (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, for the east building elevation shall be constructed to be consistent with the building elevations submitted by Devenney Group Ltd., Architects, with a city staff date of 12/5/19.
2. All other stipulations from case 20-DR-2019 shall continue to apply to the site.



Q.S.
16-45

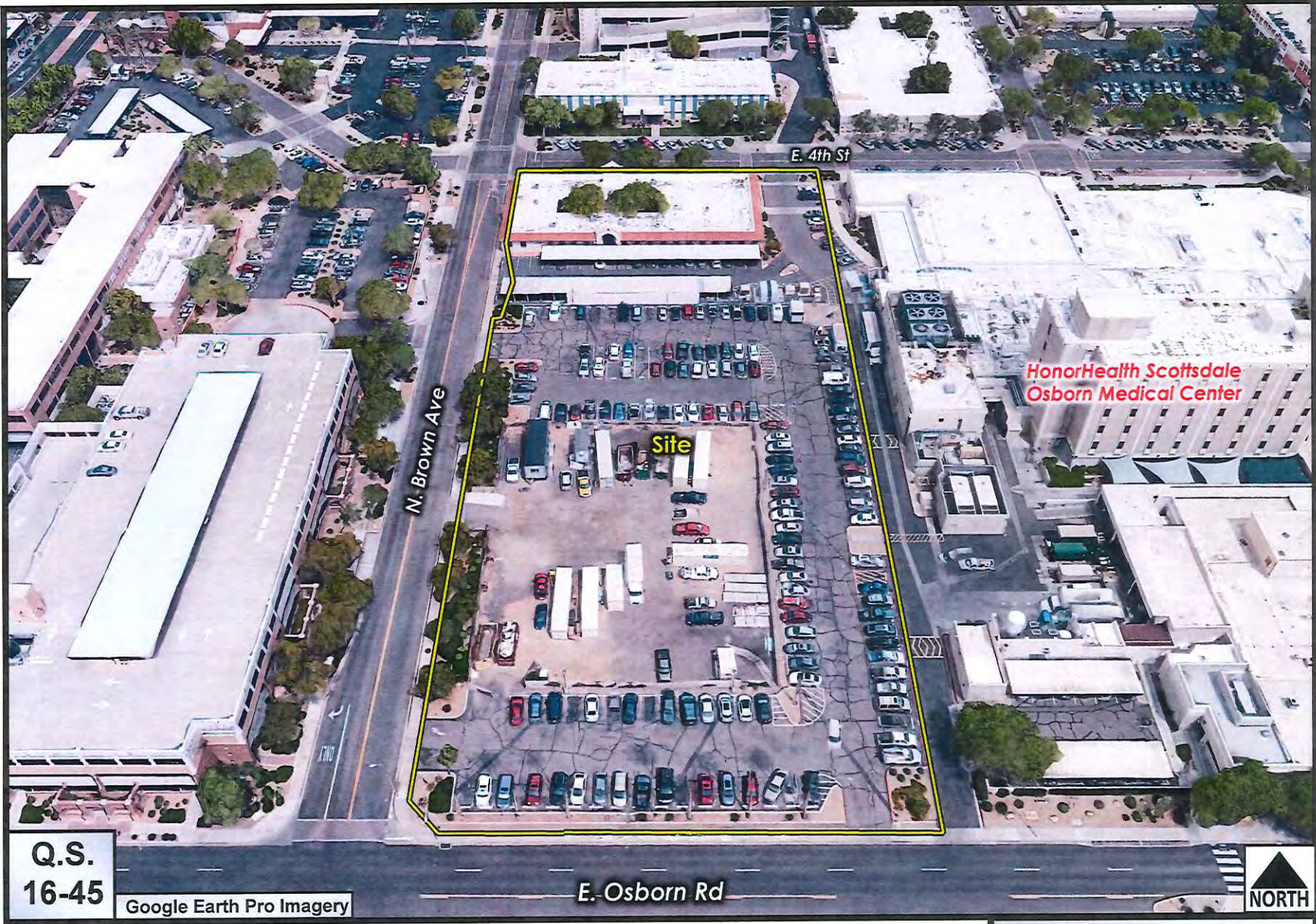
Google Earth Pro Imagery



Context Aerial

ATTACHMENT 1

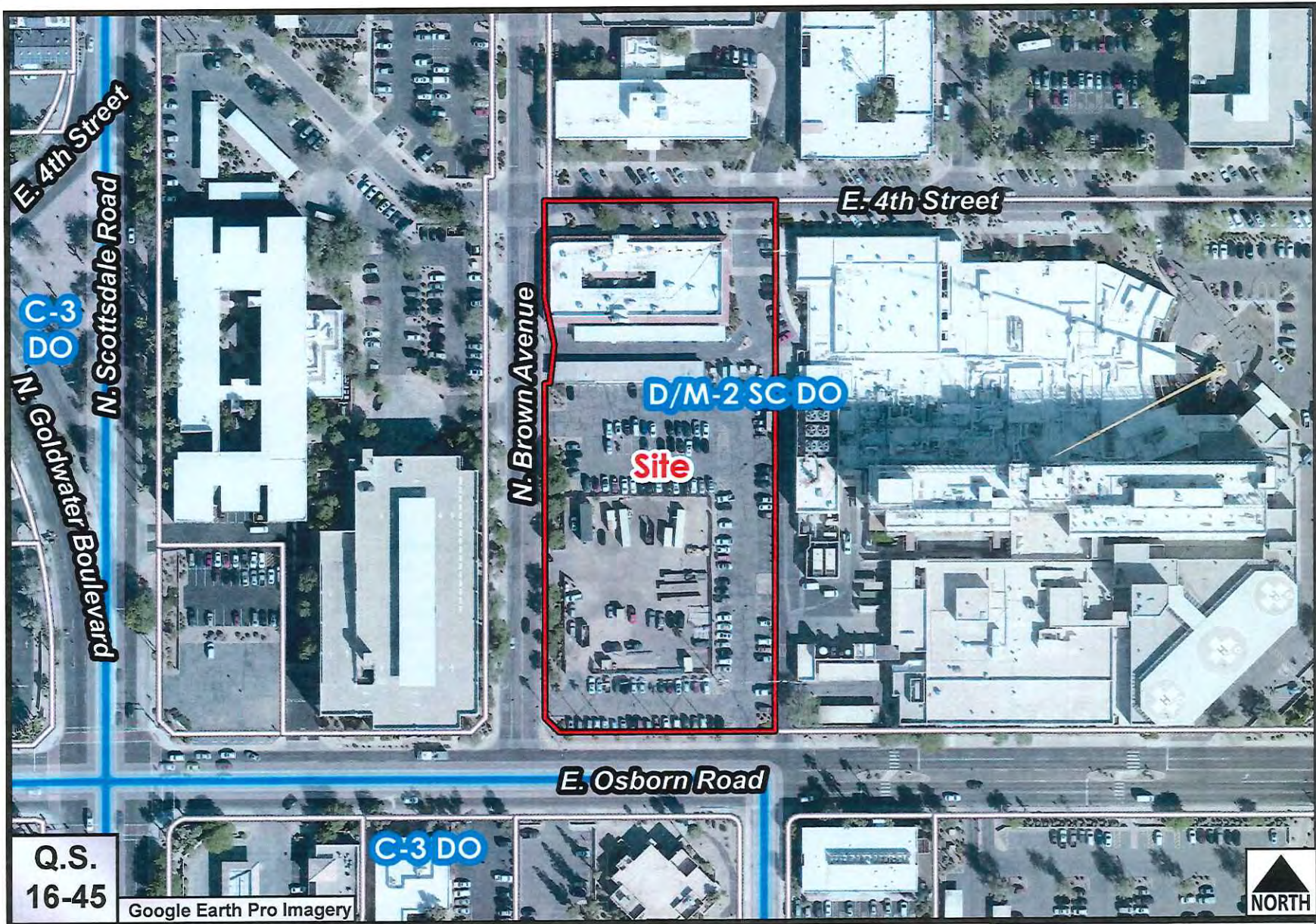
20-DR-2019



Close-up Aerial

ATTACHMENT 1A

20-DR-2019



Zoning Aerial

ATTACHMENT 2

20-DR-2019

NSI Narrative of East Elevation Design Improvements

Several improvements were made to the east elevation in response to design review board members concerns. The objective of these improvements was to add additional visual interest to the east side of the building by increasing the amount of texture and plane changes in the façade.

The following changes were made:

1. The glass wall at level 2 was pushed to the west 4 inches in order to create a more significant plane break between the second floor and levels 3-5 above.
2. 4" of wall thickness was added to the east elevation to create a frame around the series of vertical curtain walls. This added depth and dimension to the façade and further emphasizes the plane break between levels 2 and 3.
3. The EIFS color was changed and vertical reveals at 12" on center were added to the segments of wall that occur between curtainwalls to add visual texture to the wall and reinforce the rhythmic nature of the fenestration pattern.

Thank you

Dave Healy, AIA
Project Manager

Devenney Group Ltd., Architects
Phoenix-Orange County-Los Angeles-Oakland-Dallas

201 West Indian School Road
Phoenix, AZ 85013

T: 602.456.8196
M: 480.436.2989
dhealy@devenneygroup.com



Devenney Group Ltd, Architects
 201 W. Indian School Road
 Phoenix, Arizona 85013
 T: 602.942.8800
 F: 602.942.7500
 www.devenneygroup.com

Consultant

**PRELIMINARY
NOT FOR
CONSTRUCTION**

IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTERED ARCHITECT, THEY ARE NOT TO BE CONSIDERED VALID. THESE PLANS ARE PREPARED AND SUBMITTED TO GOVERNMENT AGENCIES AS AN INFORMATIONAL DOCUMENT ONLY. THE CONSULTANT AND ARCHITECT ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS AS WELL AS THE AUTHORITY AND COMPLETION OF ANY WORK DESCRIBED IN THESE PLANS. ANY WORK DESCRIBED IN THESE PLANS IS SUBJECT TO THE APPROVAL AND SUPERVISION OF THE LOCAL GOVERNMENT AGENCIES. THE CONSULTANT AND ARCHITECT ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

**NEUROSCIENCE
INSTITUTE**

HONORHEALTH
 7242 E OSBORN RD,
 SCOTTSDALE, AZ 85251

AUTHORITY HAVING JURISDICTION:
 CITY OF SCOTTSDALE

 AUTHORITY HAVING JURISDICTION'S PROJECT
 NO:

 FACILITY NUMBER:

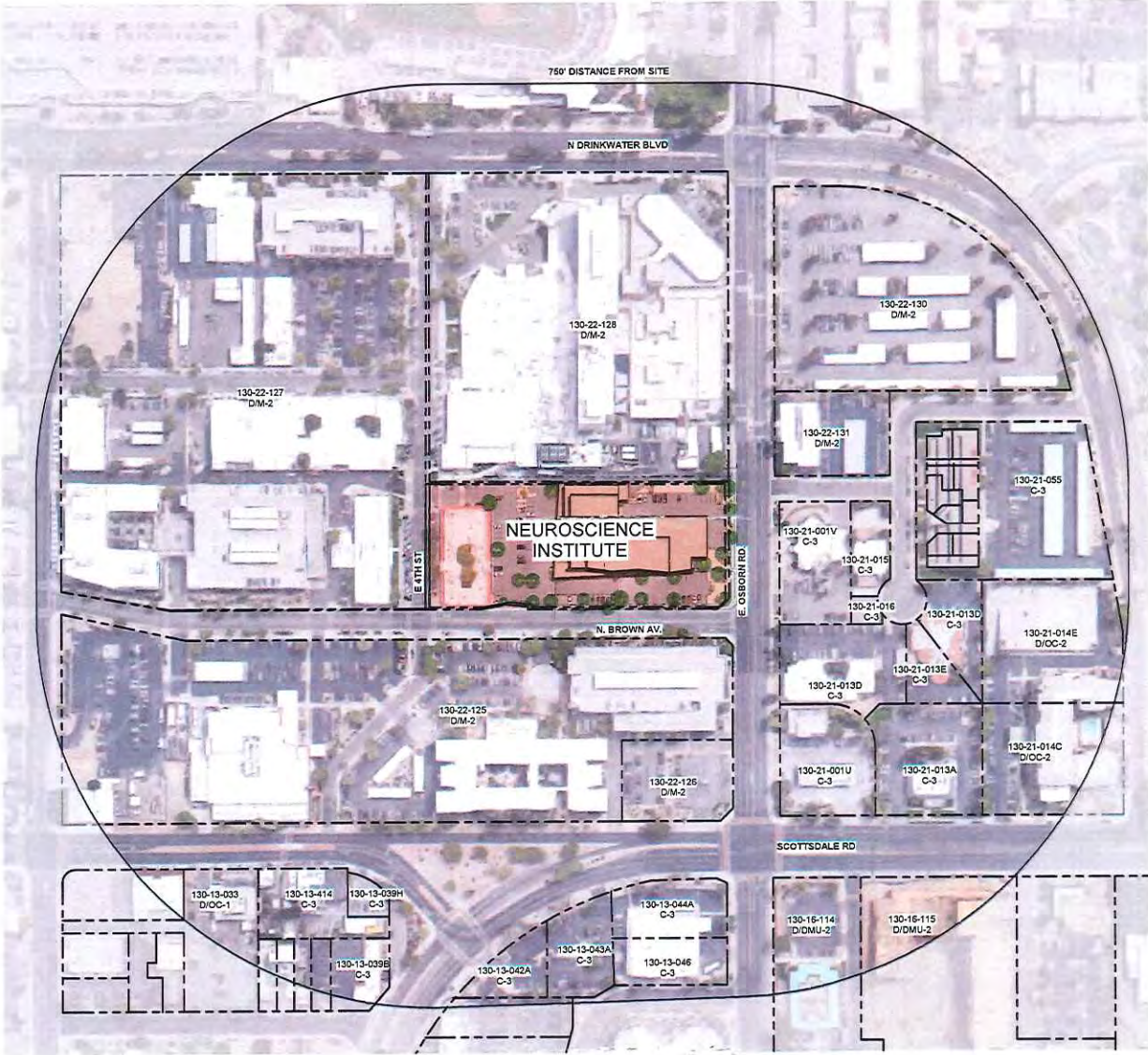
 AGENCY APPROVALS:

REVISIONS		
REV #	DESCRIPTION	DATE

DATE: 04/15/2019
 SCALE: 1" = 100'-0"
 DRAWN: Author
 REVIEWED: Checker
 JOB NUMBER:

CONTEXT AERIAL

DRB_22



1 CONTEXT AERIAL
 1" = 100'-0"

ATTACHMENT 4



4/15/2019 10:53 AM

GENERAL NOTES:

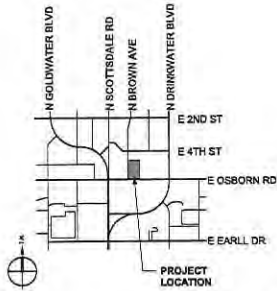
- Please Note: Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 - Surveys of archaeological sites and exemptions, this development proposal will be exempt from the requirement to provide an archaeological resources survey and report. Regardless of the exemption, any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

SITE PLAN LEGEND:

* #	NUMBER OF PARKING STALLS IN RUN	B/C	BACK OF CURB CENTERLINE
□	SITE LIGHT/ POLE ON BASE	CL	EXISTING CENTERLINE
—	PROPERTY LINE	EX	EXISTING SETBACK
—	EASEMENT	R/W	RIGHT OF WAY LOADING AREA
→	RAMP/STEP DOWN	(L)	
▨	STRIPED AISLE		

PROJECT INFORMATION:
 PROJECT NAME: HONORHEALTH NEUROSCIENCE INSTITUTE (HH NSI)
 PROJECT ADDRESS: 7242 E OSBORN RD SCOTTSDALE, AZ 85251

VICINITY MAP:



PROJECT DATA:
 GROSS LOT AREA: 161,873 SF
 NET LOT AREA: 132,447 SF
 PARCEL ZONING: D/M-2 SC DO
 GROSS FLOOR AREA: 116,000 SF
 OPEN SPACE: NONE REQUIRED IN DOWNTOWN OVERLAY
 LANDSCAPE OPEN SPACE: 15% OF PARKING LOT
 REQUIRED: 64,514'. 15 = 9,677 SF
 PROVIDED: 19,047 SF

BIKE PARKING:
 REQUIRED: 0 SEE MASTER PLAN (PROJECT DOES NOT REQUIRE ADDITIONAL PARKING)
 PROVIDED: 16 SPACES (10% of 141 PROVIDED PARKING= 15)

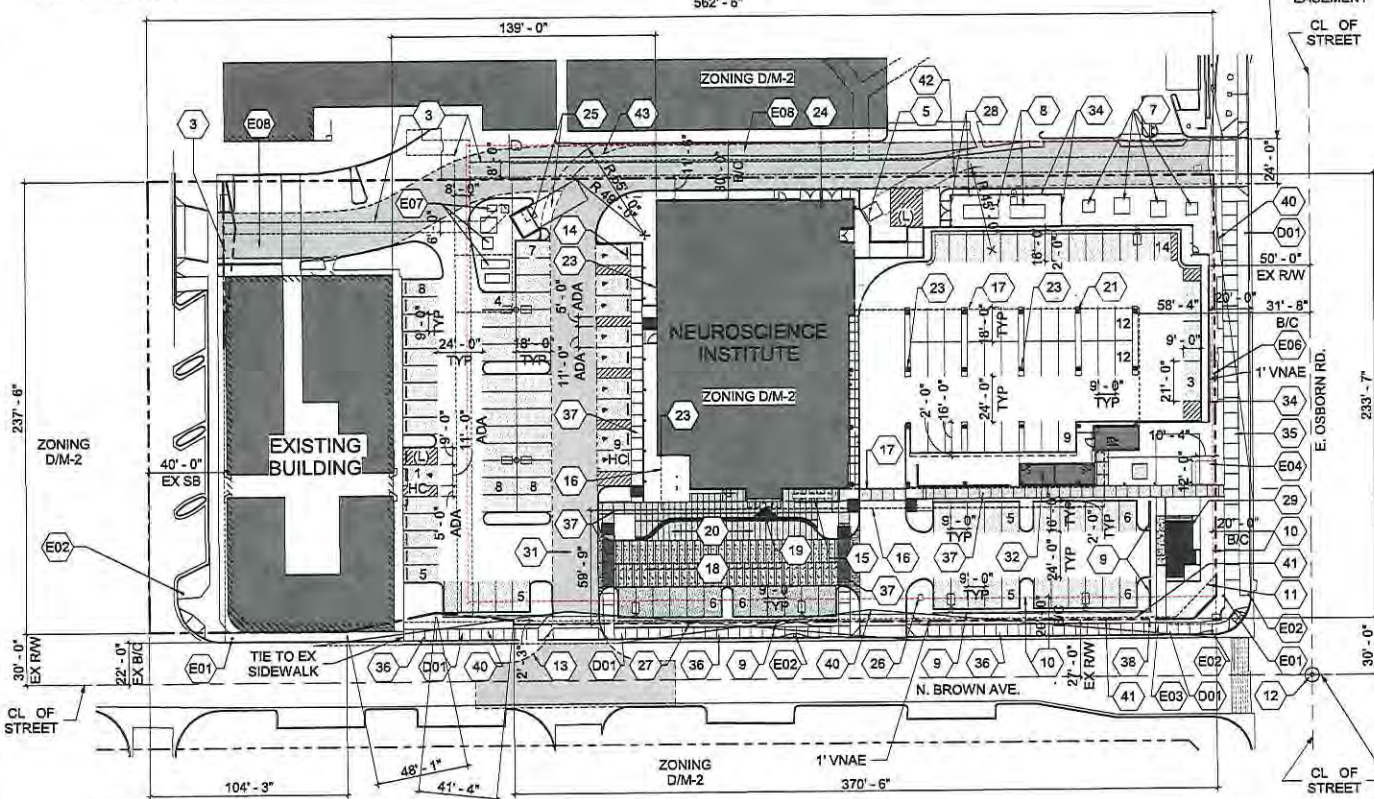
PARKING:
 REQUIRED: SEE MASTER PLAN (PROJECT DOES NOT REQUIRE ADDITIONAL PARKING)
 PROVIDED: 141 SPACES (38 COVERED, 103 OPEN)

ACCESSIBLE PARKING:
 REQUIRED: SEE MASTER PLAN
 PROVIDED: 9 ACCESSIBLE SPACES

TRASH COMPACTOR/ENCLOSURE:
 REQUIRED: 4 CU YD PER 20,000 SF
 116,000 SF = 24 CU YD
 18 CU YD (COMPACTOR)+ 8 CU YD TRASH ENCLOSURE = 26 CU YD
 PROVIDED: 26 CU YD

GROSS FLOOR AREA RATIO:
 REQUIRED: 1.3 MAXIMUM PER TABLE 5.3006.B
 PROVIDED: 116,000/161,873 = .72

KEYNOTE LEGEND	
3	UTILITY EASEMENT
5	RAMJET VERT-I-PACK 6 CU YD. TRASH COMPACTOR LOCATION.
7	PROPOSED TRANSFORMER AND SWITCH GEAR LOCATION.
8	PROPOSED GENERATOR LOCATION.
9	PARKING SCREENWALL. SEE LANDSCAPE FOR DETAILS.
10	SETBACK LINE (SB)
11	SITE SAFETY TRIANGLE
12	MONUMENT LINE
13	FIRE LANE BOUNDARIES
14	TIRE STOPS, TYPICAL
15	BICYCLE PARKING (8 RACKS)
16	DASHED LINE INDICATES CANOPY STRUCTURE ABOVE
17	DASHED LINE INDICATES BUILDING OVERHANG ABOVE
18	DECORATIVE PAVEMENT
19	MAIN ENTRY
20	10' W. DROP-OFF/ ADA ACCESS AISLE
21	EXPOSED CONCRETE COLUMN, TYPICAL (PARKING AREA UNDER BLDG.)
23	ROOF DRAIN (RD)/OVERFLOW DRAIN (OD), (DAYLIGHT OD).
24	SEPARATE ELECTRICAL SERVICE ENTRANCE SECTION(S) YARD W/ GATES.
25	TRASH BIN & ENCLOSURE W/ GATES AND CONCRETE PAD, SEE SITE DETAIL.
26	FDC LOCATION
27	RELOCATED FIRE HYDRANT
28	ENCLOSURE W/ GATES
29	PUBLIC SEATING AREA, REFER TO LANDSCAPE DRAWINGS
31	PROPOSED FIRE LANE
32	FIRE RISER ROOM
34	ART WALL/ SCREEN WALL
35	4' W. LANDSCAPE STRIP AGAINST STREET BACK OF CURB, AND 8' W. SIDEWALK
36	6' W. SIDEWALK AGAINST STREET BACK OF CURB, AND 4' W. LANDSCAPE STRIP.
37	6' W. SIDEWALK
38	NEW RIGHT OF WAY (RW)
40	SITE VISIBILITY TRIANGLE
41	NEW VEHICULAR NON-ACCESS EASEMENT
42	TRASH TRUCK TURNING RADIUS (45' RADIUS, MIN.)
43	FIRE TRUCK TURNING RADIUS AND BOOM RADIUS
D01	EXISTING ENTRIES TO BE DEMOLISHED
E01	EXISTING FIRE HYDRANT
E02	EXISTING STREET LIGHT
E03	EXISTING RIGHT OF WAY
E04	EXISTING WATER EASEMENT
E06	EXISTING VEHICULAR NON-ACCESS EASEMENT (VNAE)
E07	EXISTING TRANSFORMERS
E08	EXISTING FIRE LANE



1 SITE PLAN
1" = 30'-0"

Devenney GROUP
 Devenney Group Ltd., Architects
 221 W. Indian School Road
 Phoenix, Arizona 85013
 T: 602-943-8900
 F: 602-943-7846
 www.devenneygroup.com

Consultant:

PRELIMINARY
NOT FOR
CONSTRUCTION

If these Plans do not bear the seal of a Professional Engineer, they are not to be used for construction purposes. These Plans are controlled and subject to copyright protection by the Devenney Group Ltd. All rights reserved. No part of these Plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Devenney Group Ltd.

NEUROSCIENCE INSTITUTE
 HONORHEALTH
 7242 E OSBORN RD
 SCOTTSDALE, AZ 85251

AUTHORITY HAVING JURISDICTION:
 CITY OF SCOTTSDALE
AUTHORITY HAVING JURISDICTION'S PROJECT NO.:
FACILITY NUMBER:
AGENCY APPROVAL:
PACKAGE:

REVISIONS		
REV #	DESCRIPTION	DATE

DATE: 10/1/2019
SCALE: As Indicated
DRAWN: As Indicated
REVIEWED: As Indicated
JOB NUMBER: As Indicated

SITE PLAN

DRB_23A



Devenney Group Ltd., Architects
 221 W. Indian School Road
 Phoenix, Arizona 85013
 T: 602.343.8900
 F: 602.343.7845
 www.devenneygroup.com

Consultant:

PRELIMINARY
 NOT FOR
 CONSTRUCTION

IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTERED ARCHITECT, THEY ARE TO BE CONSIDERED UNLAWFUL. THESE PLANS ARE SUBMITTED FOR CONSTRUCTION OR REVISION. THESE PLANS ARE SUBMITTED AND SUBJECT TO THE CITY OF SCOTTSDALE'S REVIEW AND APPROVAL. THE CITY OF SCOTTSDALE'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT ASSUMES RESPONSIBILITY FOR THE DESIGN, FROM CONCEPT THROUGH TO CONSTRUCTION AND OPERATION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE OPERATION OR MAINTENANCE OF THE PROJECT OR TO THE CONSTRUCTION OF THE PROJECT OR TO THE OPERATION OR MAINTENANCE OF THE PROJECT OR TO THE CONSTRUCTION OF THE PROJECT OR TO THE OPERATION OR MAINTENANCE OF THE PROJECT.

NEUROSCIENCE
 INSTITUTE

HONORHEALTH

7242 E OSBORN RD
 SCOTTSDALE, AZ 85251

AUTHORITY HAVING JURISDICTION:
 CITY OF SCOTTSDALE

AUTHORITY HAVING JURISDICTION'S PROJECT
 NO.:

FACILITY NUMBER:

AGENCY APPROVAL:

REVISIONS		
REV #	DESCRIPTION	DATE

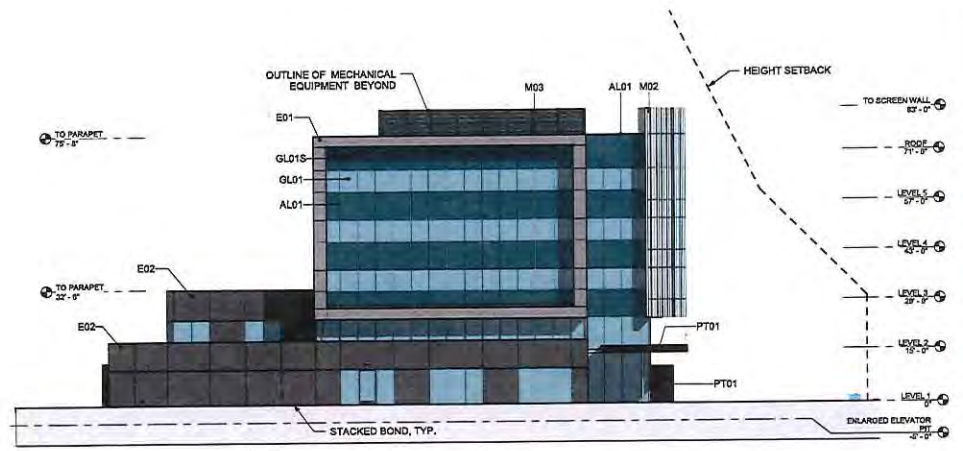
DATE: 04/12/2019
 SCALE: 1/16" = 1'-0"
 DRAWN: Author
 REVIEWED: Checker
 JOB NUMBER:

COLOR EXTERIOR
 ELEVATIONS

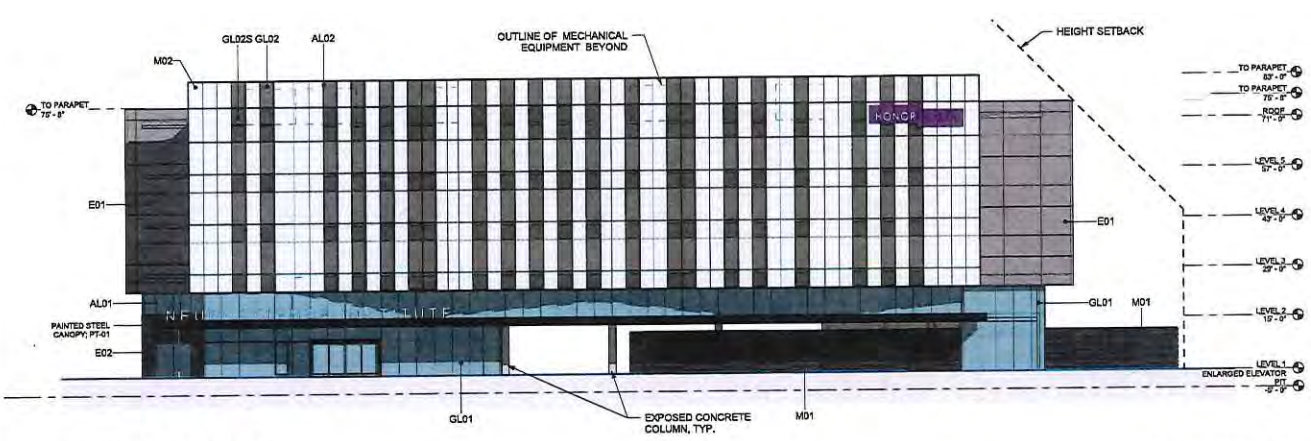
DRB_37A

PATTERN LEGEND

- E01**
 PRODUCT: EIFS
 MFR: DryVit
 FINISH: 616 King's Grey
- E02**
 PRODUCT: EIFS
 MFR: DryVit
 FINISH: SW Manor House
- M01**
 PRODUCT: Metal Panel
 MFR: Pure + Fraeform
 FINISH: #NK-C19 Cosmos
- M02**
 PRODUCT: Metal Panel
 MFR: Reynobond
 FINISH: Frisco White
- M03**
 PRODUCT: Metal Panel
 MFR: Morin
 FINISH: Sandstone
- PT01**
 PRODUCT: Painted Steel
 MFR: Sherwin Williams
 FINISH: SW 7069 Iron Ore
- GL01**
 PRODUCT: Glass
 MFR: Viracon
 FINISH: VJ/E1-40, 1" Insulating HS/HS
- GL01S**
 PRODUCT: Spandrel Glass
 MFR: Viracon
 FINISH: 1/4" Pacifica-27, with V948 Medium Grey fit on #2 surface
- GL01SA**
 PRODUCT: Spandrel Glass
 MFR: Viracon
 FINISH: VJ/E1-40 1" Insulating HS/HS, with V948 Medium Grey fit on #4 surface
- GL02**
 PRODUCT: Glass
 MFR: Viracon
 FINISH: V864-54, 1" Insulating HS/HS
- GL02S**
 PRODUCT: Spandrel Glass
 MFR: Viracon
 FINISH: 1/4" bronze Monolithic HS, with V903 Subdued Gray fit on #2 surface
- AL01**
 PRODUCT: Mullion
 MFR: Arcadia
 FINISH: Arcadia #11 / Clear AC-2
- AL02**
 PRODUCT: Mullion
 MFR: Arcadia
 FINISH: AB-7 STD. Dark Bronze
- CM01**
 PRODUCT: CMU
 MFR: Oldcastle - Echelon
 FINISH: Black Canyon



1 NORTH ELEVATION
 1/16" = 1'-0"



2 WEST ELEVATION
 1/16" = 1'-0"

6/20/2019 6:02:30 AM



Devenney Group Ltd., Architects
 201 W. Indian School Road
 Phoenix, Arizona 85013
 T: 602.243.8950
 F: 602.243.7145
 www.devenneygroup.com

Consultant:

PRELIMINARY
 NOT FOR
 CONSTRUCTION

IF THESE PLANS DO NOT HAVE THE SEAL OF A REGISTERED ARCHITECT, THEY ARE TO BE USED ONLY FOR INFORMATIONAL PURPOSES. THESE PLANS ARE UNAPPROVED AND NOT SUBJECT TO THE PROFESSIONAL SEAL OF ANY REGISTERED ARCHITECT. THE USER OF THESE PLANS IS SOLELY RESPONSIBLE FOR ANY AND ALL CONSEQUENCES OF ANY AND ALL CONSTRUCTION OR NON-CONSTRUCTION OF ANY AND ALL PROJECTS BASED UPON THESE PLANS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY AND ALL CONSEQUENCES OF ANY AND ALL CONSTRUCTION OR NON-CONSTRUCTION OF ANY AND ALL PROJECTS BASED UPON THESE PLANS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY AND ALL CONSEQUENCES OF ANY AND ALL CONSTRUCTION OR NON-CONSTRUCTION OF ANY AND ALL PROJECTS BASED UPON THESE PLANS.

NEUROSCIENCE
 INSTITUTE
 HONORHEALTH
 7242 E OSBORN RD
 SCOTTSDALE, AZ 85251

AUTHORITY HAVING JURISDICTION:
 CITY OF SCOTTSDALE
 AUTHORITY HAVING JURISDICTION'S PROJECT
 NO.
 FACILITY NUMBER:
 AGENCY APPROVALS:

REVISIONS		
REV #	DESCRIPTION	DATE

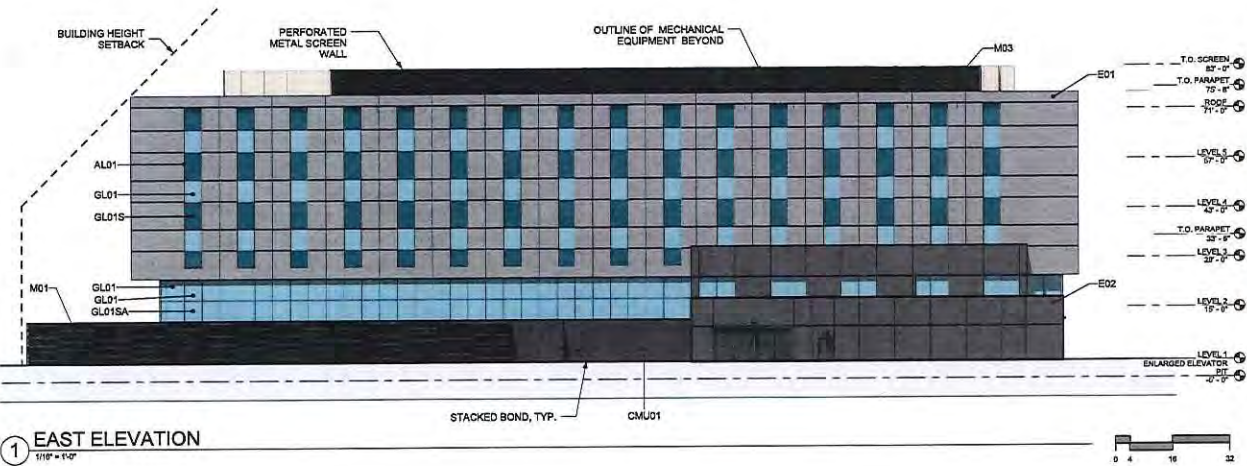
DATE: 04/16/2018
 SCALE: 1/8" = 1'-0"
 DRAWN: Author
 REVIEWED: Checker
 JOB NUMBER:

COLORED EXTERIOR
 ELEVATIONS

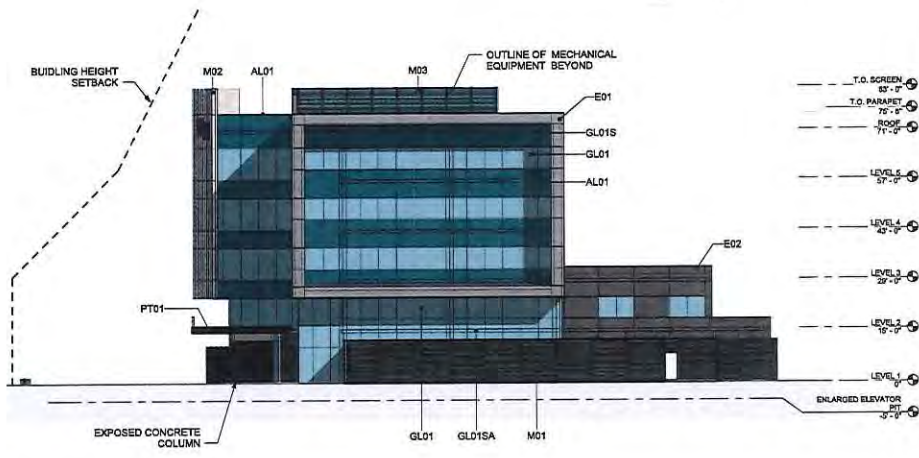
DRB_37B

PATTERN LEGEND

- E01**
 PRODUCT: EIFS
 MFR: DryVit
 FINISH: 616 King's Grey
- E02**
 PRODUCT: EIFS
 MFR: DryVit
 FINISH: SW Manor House
- M01**
 PRODUCT: Metal Panel
 MFR: Pure + Freeform
 FINISH: #MK-019 Cosmos
- M02**
 PRODUCT: Metal Panel
 MFR: Reynobond
 FINISH: Frisco White
- M03**
 PRODUCT: Metal Panel
 MFR: Morfn
 FINISH: Sandstone
- PT01**
 PRODUCT: Painted Steel
 MFR: Sherwin Williams
 FINISH: SW 7069 Iron Ore
- GL01**
 PRODUCT: Glass
 MFR: Viracore
 FINISH: VUE1-40, 1" Insulating HS/HS
- GL01S**
 PRODUCT: Spandrel Glass
 MFR: Viracore
 FINISH: 1/4" Pacifica-27, with V948 Medium Grey frit on #2 surface
- GL01SA**
 PRODUCT: Spandrel Glass
 MFR: Viracore
 FINISH: VUE1-40 1" Insulating HS/HS, with V948 Medium Grey frit on #4 surface
- GL02**
 PRODUCT: Glass
 MFR: Viracore
 FINISH: VRE6-54, 1" Insulating HS/HS
- GL02S**
 PRODUCT: Spandrel Glass
 MFR: Viracore
 FINISH: 1/4" bronze Monolithic HS, with V903 Subdued Grey frit on #2 surface
- AL01**
 PRODUCT: Mullion
 MFR: Arcadia
 FINISH: Arcadia #111 / Clear AC-2
- AL02**
 PRODUCT: Mullion
 MFR: Arcadia
 FINISH: AB-7 STD. Dark Bronze
- CM01**
 PRODUCT: CMU
 MFR: Oldcastle - Echelon
 FINISH: Black Canyon



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



2 SOUTH ELEVATION
 1/8" = 1'-0"



Devenney Group Ltd., Architects
 201 W. Holler School Road
 Phoenix, Arizona 85015
 T: 602.943.8865
 F: 602.943.7645
 www.devenneygroup.com

Consultant:

NEUROSCIENCE
 INSTITUTE
 HONORHEALTH
 7242 E OSBORN RD
 SCOTTSDALE, AZ 85251

AUTHORITY HAVING JURISDICTION:
 CITY OF SCOTTSDALE
 CITY OF SCOTTSDALE PLAN CHECK CASE NO.:
 FACILITY NUMBER:
 DRB CASE NO.:
 20-DR-2010
 PACKAGE:

REVISIONS		
REV #	DESCRIPTION	DATE

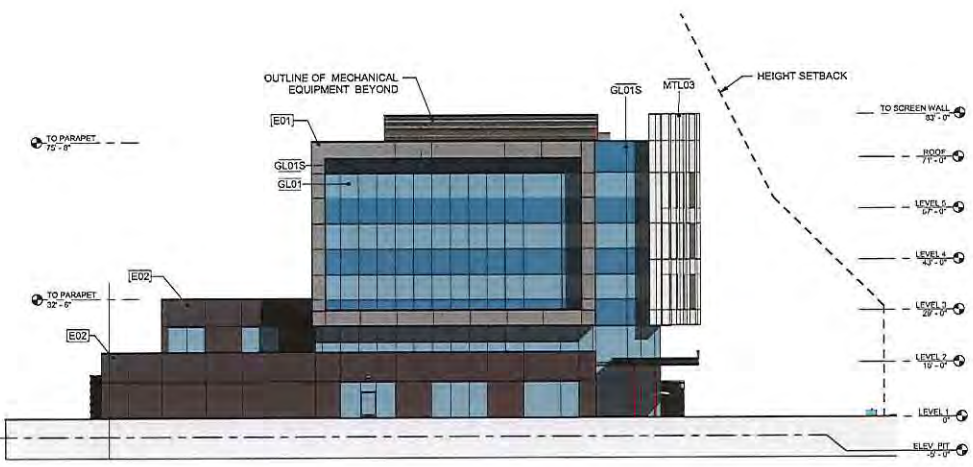
DATE: 04/18/2019
 SCALE: 1/16" = 1'-0"
 DRAWN: Author
 REVIEWED: Checker
 JOB NUMBER: 82545

COLORED EXTERIOR
 ELEVATIONS

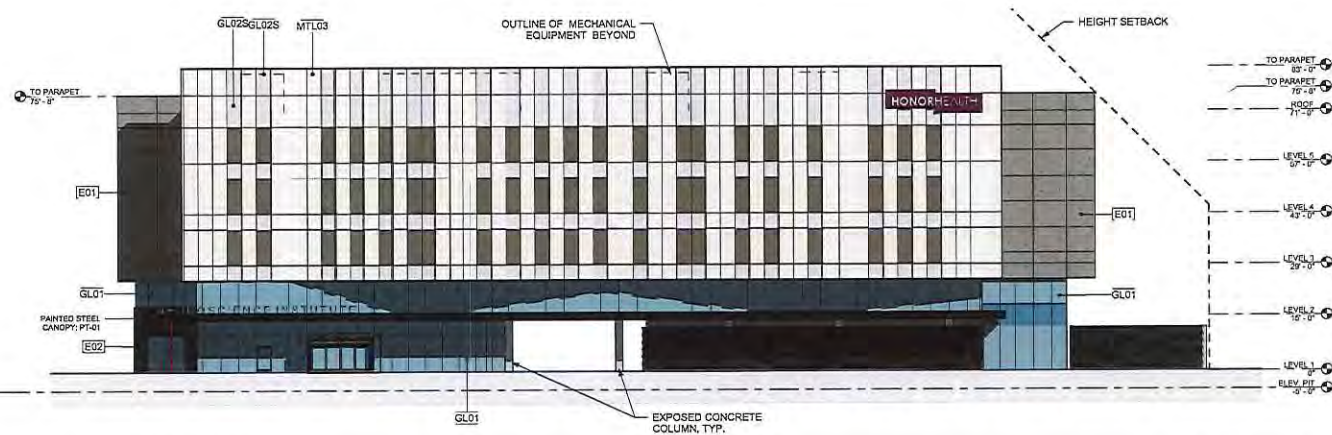
DRB_37A

BLDG 302320000 - Color, Exterior Elevations - 1/18/2019 10:41 AM - ALL L4
 1/22/2019 10:19 AM
 Notice of Intent to File for Payment of Dr. Devenney Group, The Owner may plan to make payments on a monthly schedule. A notice description of such payments will be applicable as a Project is available from the Owner or Devenney Group upon request.

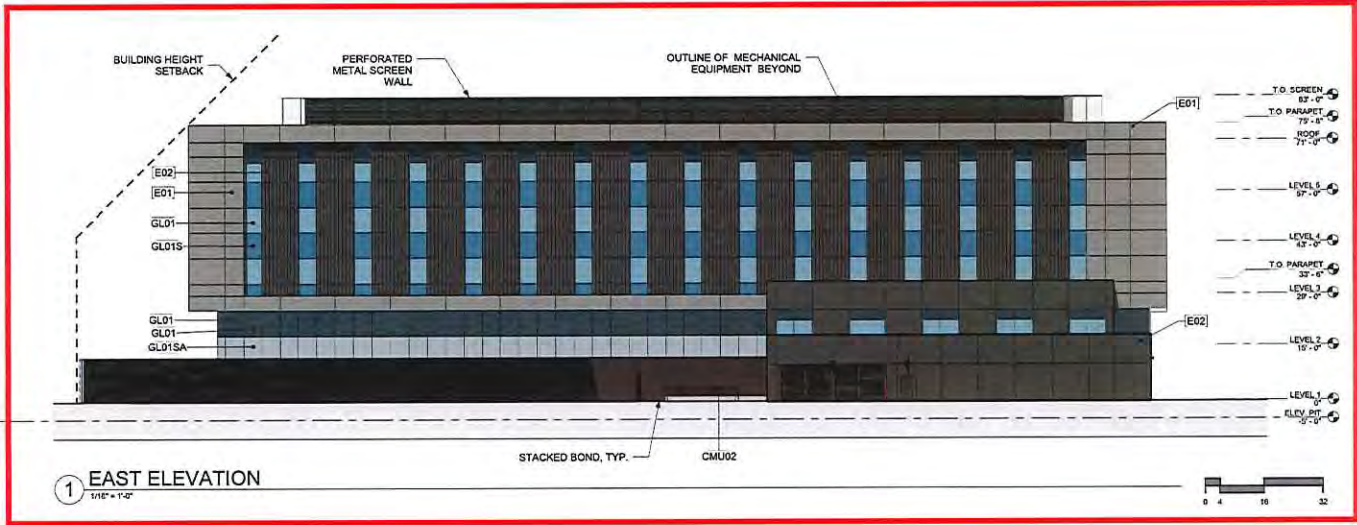
PATTERN LEGEND		
	E01	PRODUCT: EIFS MFR: DryVit FINISH: 616 King's Grey
	E02	PRODUCT: EIFS MFR: DryVit FINISH: SW 7505 Manor House
	M01	PRODUCT: Metal Panel MFR: 0 FINISH: Match SW7019 Dovetail
	M02	PRODUCT: Paint MFR: Sherwin Williams FINISH: SW7505 Manor House
	M03	PRODUCT: #REF! MFR: #REF! FINISH: #REF!
	PT01	PRODUCT: Painted Steel MFR: Sherwin Williams FINISH: SW 7009 Pearly White
	GL01	PRODUCT: Glass MFR: Vitrocon FINISH: VUE1-40, 1" Insulating HS/HS
	GL01S	PRODUCT: Spandrel Glass MFR: Vitrocon FINISH: 1/4" Pacifica-27, with V948 Medium Grey frit on #2 surface
	GL01SA	PRODUCT: Spandrel Glass MFR: Vitrocon FINISH: VUE1-40 1" Insulating HS/HS, with V948 Medium Grey frit on #4 surface
	GL02	PRODUCT: Glass MFR: Vitrocon FINISH: VIE4-34, 1" Insulating HS/HS
	GL02S	PRODUCT: Spandrel Glass MFR: Vitrocon FINISH: 1/4" bronze Monolithic HS, with V903 Subdued Gray frit on #2 surface
	AL01	PRODUCT: Mullion MFR: Arcadia FINISH: Arcadia #11 / Clear AC-2
	AL02	PRODUCT: #REF! MFR: #REF! FINISH: #REF!
	CM01	PRODUCT: CMU MFR: Trenwyth - Trendstone FINISH: Smooth face block



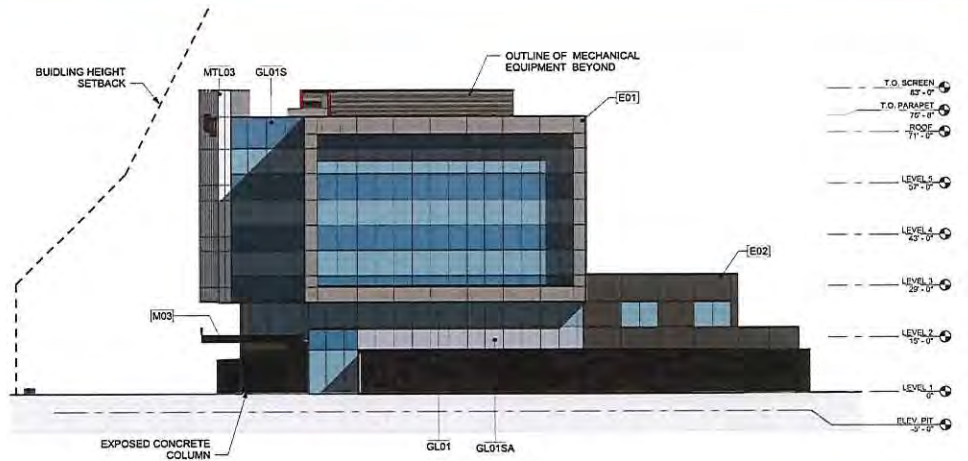
1 NORTH ELEVATION
 1/16" = 1'-0"



2 WEST ELEVATION
 1/16" = 1'-0"



1 EAST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"

PATTERN LEGEND

E01	PRODUCT: EIFS
MFR: DryVit	
FINISH: 616 King's Grey	
E02	PRODUCT: EIFS
MFR: DryVit	
FINISH: SW 7505 Manor House	
M01	PRODUCT: Metal Panel
MFR: 0	
FINISH: Match SW7018 Dovetail	
M02	PRODUCT: Paint
MFR: Sherwin Williams	
FINISH: SW7505 Manor House	
M03	PRODUCT: #REF!
MFR: #REF!	
FINISH: #REF!	
PT01	PRODUCT: Painted Steel
MFR: Sherwin Williams	
FINISH: SW 7009 Peary White	
GL01	PRODUCT: Glass
MFR: Virocon	
FINISH: VUE1-40, 1" Insulating HS/HS	
GL01S	PRODUCT: Spandrel Glass
MFR: Virocon	
FINISH: 1A7 Pacifica-27, with V948 Medium Gray frit on #2 surface	
GL01SA	PRODUCT: Spandrel Glass
MFR: Virocon	
FINISH: VUE1-40 1" Insulating HS/HS, with V948 Medium Gray frit on #4 surface	
GL02	PRODUCT: Glass
MFR: Virocon	
FINISH: V9E4-54, 1" Insulating HS/HS	
GL02S	PRODUCT: Spandrel Glass
MFR: Virocon	
FINISH: 1A7 bronze Monolithic HS, with V903 Subdued Gray frit on #2 surface	
AL01	PRODUCT: Mullion
MFR: Arcadia	
FINISH: Arcadia #11 / Clear AC-2	
AL02	PRODUCT: #REF!
MFR: #REF!	
FINISH: #REF!	
CM01	PRODUCT: CMU
MFR: Trenwith - Trendstone	
FINISH: Smooth face block	

Devenney GROUP
Devenney Group LLC, Architects
201 W. Indian School Road
Phoenix, Arizona 85013
T: 602.943.8950
F: 602.943.7545
www.devenneygroup.com

Consultant:

A. THESE PLANS DO NOT NEARLY THE SEAL OF A REGISTERED ARCHITECT AND ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF DEVENNEY GROUP LLC. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER ASPECTS OF THE PROJECT, INCLUDING BUT NOT LIMITED TO, THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.

NEUROSCIENCE INSTITUTE
HONORHEALTH
7242 E OSBORN RD
SCOTTSDALE, AZ 85251

AUTHORITY HAVING JURISDICTION:
CITY OF SCOTTSDALE
CITY OF SCOTTSDALE PLAN CHECK CASE NO.:
FACILITY NUMBER:
DRB CASE NO.:
20-DR-2019
PACKAGE:

REVISIONS		
REV #	DESCRIPTION	DATE

DATE: 04/15/2019
SCALE: 1/16" = 1'-0"
DRAWN: Author
REVIEWED: Checker
JOB NUMBER: 03345

COLORED EXTERIOR ELEVATIONS

DRB_37B

B:\M\2019\03\30\PM - Neuroscience - Osborn Scottsdale\03 - NEUROSCIENCE - WALLS.rvt 1/22/2019 1:03:36 PM



Devenney Group Ltd., Architects
 201 W. Indian School Road
 Phoenix, Arizona 85012
 T: 002.943.9993
 F: 002.943.7543
 www.devenneygroup.com

Consultant:

THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES.

**NEUROSCIENCE
 INSTITUTE**
 HONORHEALTH
 7242 E OSBORN RD
 SCOTTSDALE, AZ 85251

AUTHORITY HAVING JURISDICTION:
 CITY OF SCOTTSDALE

CITY OF SCOTTSDALE PLAN CHECK CASE NO.:

FACILITY NUMBER:

DRB CASE NO.:

20-DR-2019

PACKAGE:

REVISIONS		
REV #	DESCRIPTION	DATE

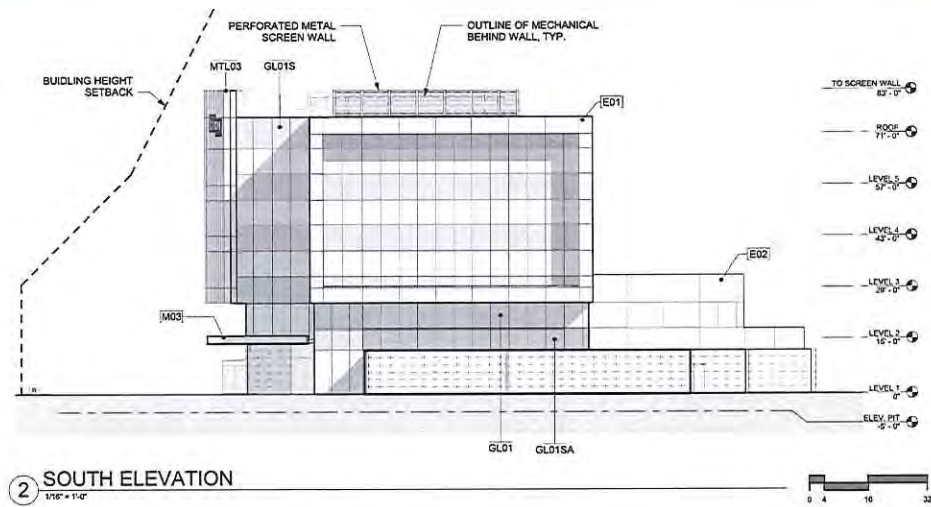
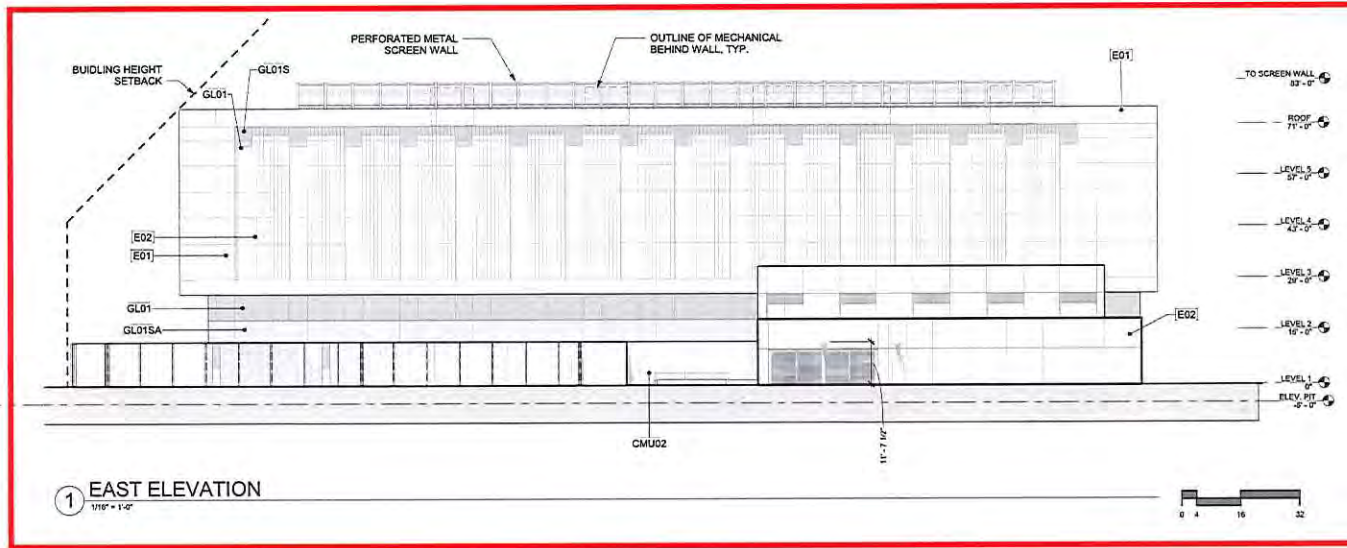
DATE: 04/16/2019
 SCALE: 1/16" = 1'-0"
 DRAWN: Admin
 REVIEWED: Checker
 JOB NUMBER: 03045

EXTERIOR ELEVATIONS

DRB_37D

MATERIAL LEGEND

- E01**
 PRODUCT: EIFS
 MFR: DryVit
 FINISH: 616 King's Grey
- E02**
 PRODUCT: EIFS
 MFR: DryVit
 FINISH: SW 7505 Manor House
- E03**
 PRODUCT: EIFS
 MFR: DryVit
 FINISH: SW 7009 Pearly White
- MTL01**
 PRODUCT: Metal Panel
 MFR:
 FINISH: Match SW7016 DoveTail
- MTL03**
 PRODUCT: Metal Panel
 MFR: Raynobond
 FINISH: Prisco White
- MTL04**
 PRODUCT: Metal Panel
 MFR: Raynobond
 FINISH: Classic Bronze
- EPT01**
 PRODUCT: Paint
 MFR: Sherwin Williams
 FINISH: SW 7016 DoveTail
- EPT02**
 PRODUCT: Paint
 MFR: Sherwin Williams
 FINISH: SW7505 Manor House
- EPT03**
 PRODUCT: Painted Steel
 MFR: Sherwin Williams
 FINISH: SW 7009 Pearly White
- EPT04**
 PRODUCT: Painted Steel
 MFR: Sherwin Williams
 FINISH: SW 7059 Iron Ore
- GL01**
 PRODUCT: Glass
 MFR: Viracon
 FINISH: VUE1-40, 1" Insulating HS/HS
- GL01S**
 PRODUCT: Spandrel Glass
 MFR: Viracon
 FINISH: 1/4" Pacific-27, with V948 Medium Gray frit on #2 surface
- GL01SA**
 PRODUCT: Spandrel Glass
 MFR: Viracon
 FINISH: VUE1-40 1" Insulating HS/HS, with V948 Medium Gray frit on #4 surface
- GL02**
 PRODUCT: Glass
 MFR: Viracon
 FINISH: VRE4-54, 1" Insulating HS/HS
- GL02S**
 PRODUCT: Spandrel Glass
 MFR: Viracon
 FINISH: 1/4" bronze Monolithic HS, with V903 Subdued Gray frit on #2 surface
- ALD01**
 PRODUCT: Mullion
 MFR: Arcadia
 FINISH: Arcadia #11 / Clear AC-2
- CMU02**
 PRODUCT: CMU
 MFR: Trenwyth - Trendstone
 FINISH: Smooth face block
 COLOR: Opal
 PATTERN: Stacked Running Bond
 SIZE: 8"x8"x16"



B:\303\Innov - Churn Success\4040 - 1811\041014-00-ALL.rvt 12/22/2014 10:30 AM



HONORHEALTH OSBORN
7242 E OSBORN RD, SCOTTSDALE, AZ 85251

NEUROSCIENCE INSTITUTE

ATTACHMENT 9

HONORHEALTH

Devenney
GROUP



HONORHEALTH OSBORN
7242 E OSBORN RD, SCOTTSDALE, AZ 85251

NEUROSCIENCE INSTITUTE

HONORHEALTH

Devenney
GROUP



HONORHEALTH OSBORN
7242 E OSBORN RD, SCOTTSDALE, AZ 85251

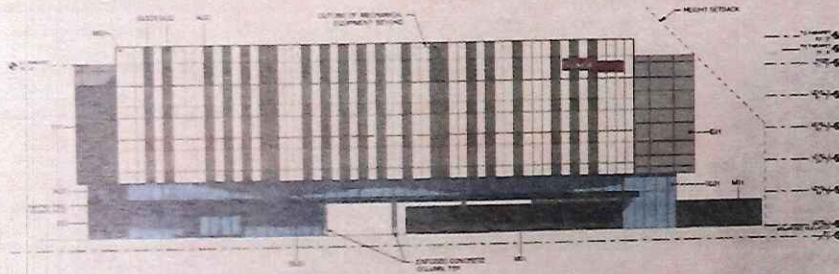
NEUROSCIENCE INSTITUTE

HONORHEALTH

Devenney
GROUP



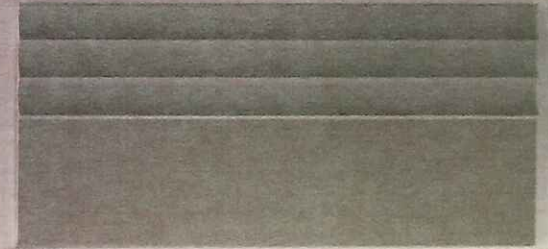
NORTHWEST VIEW



EXTERIOR ELEVATION - WEST



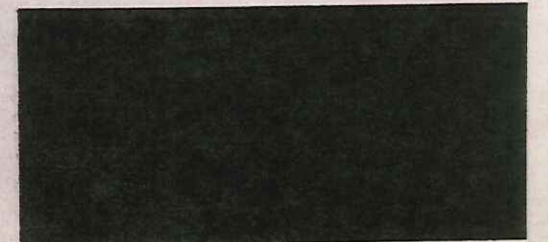
PRODUCT: CMU
MANUFACTURER: OLDCASTLE
FINISH: BLACK CANYON



AL01
PRODUCT: MULLION
MANUFACTURER: ARCADIA
FINISH: #11/CLEAR AC-2



AL02
PRODUCT: MULLION
MANUFACTURER: ARCADIA
FINISH: AB-7 STD. DARK BRONZE



PT01
PRODUCT: PAINT
MANUFACTURER: SHERWIN WILLIAMS
FINISH: SW 7069 IRON ORE

HONORHEALTH OSBORN
7400 E. OSBORN RD., SCOTTSDALE, AZ 85251
08.19.19

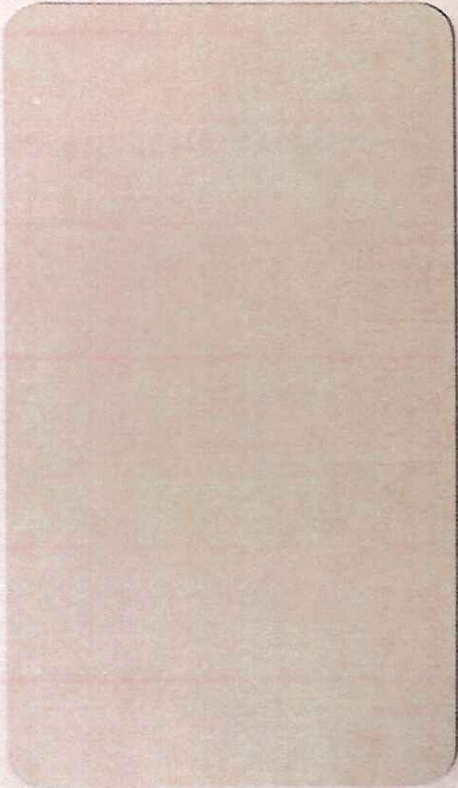
NEUROSCIENCE INSTITUTE

HONORHEALTH

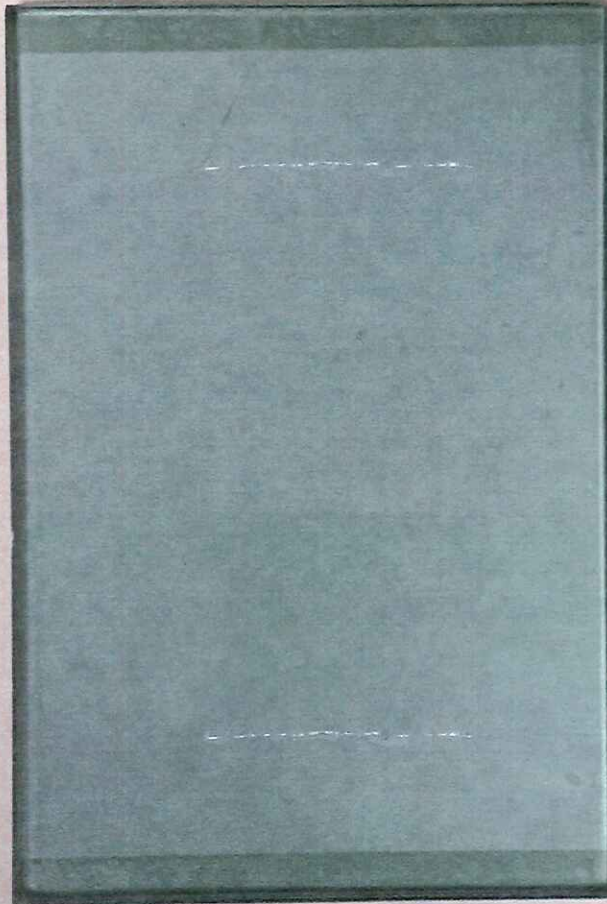


ATTACHMENT 10

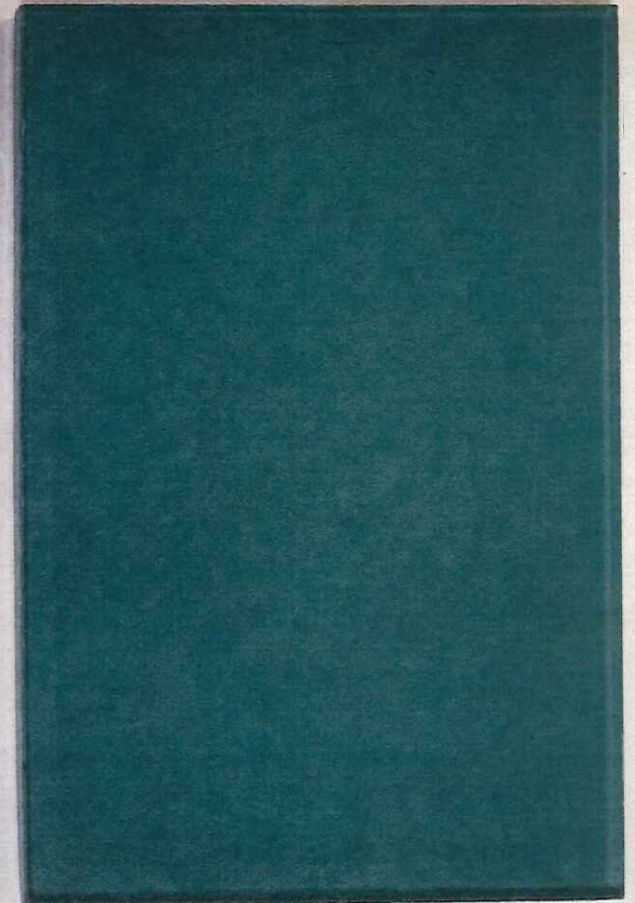
20-DR-2019
8/21/2019



M03
PRODUCT: METAL PANEL
MANUFACTURER: MORIN
FINISH: SANDSTONE



GL01
PRODUCT: GLASS
MANUFACTURER: VIRACON
FINISH: VUE1-40, 1" INSULATING
REFLECTIVITY: 15% EXTERIOR & INTERIOR, 27% SOLAR



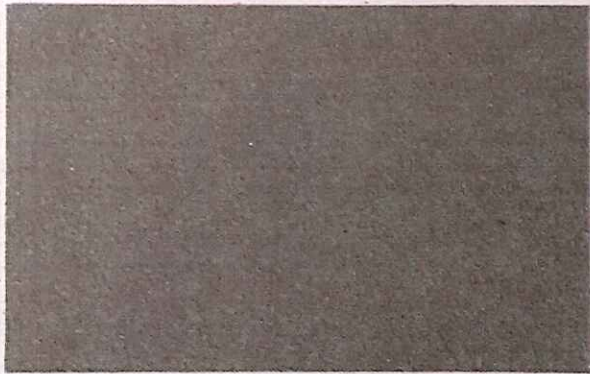
GL01S
PRODUCT: SPANDREL GLASS
MANUFACTURER: VIRACON
FINISH: 1/4" PACIFICA-27, WITH V948 MEDIUM GREY FRIT ON #2 SURFACE

HONORHEALTH OSBORN
 7400 E. OSBORN RD., SCOTTSDALE, AZ 85251
 08.19.19

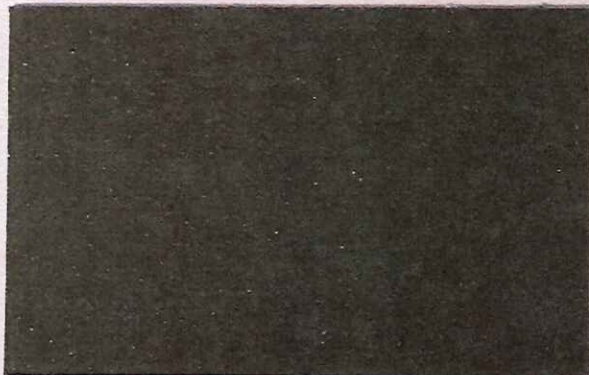
NEUROSCIENCE INSTITUTE



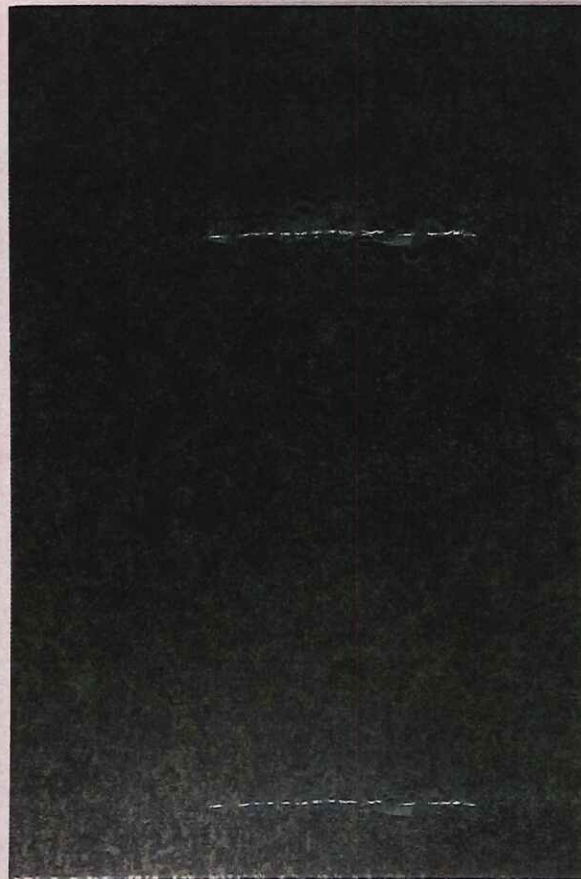
V:\PHYS01\Draw\635\63543\Honor\Osborn\scottsdale\NOR\Working\Final\Design\190419_DRB2\EXTERIORMATERIALSBOARD\190419_DRB2\EXTERIORMATERIALSBOARD.indd



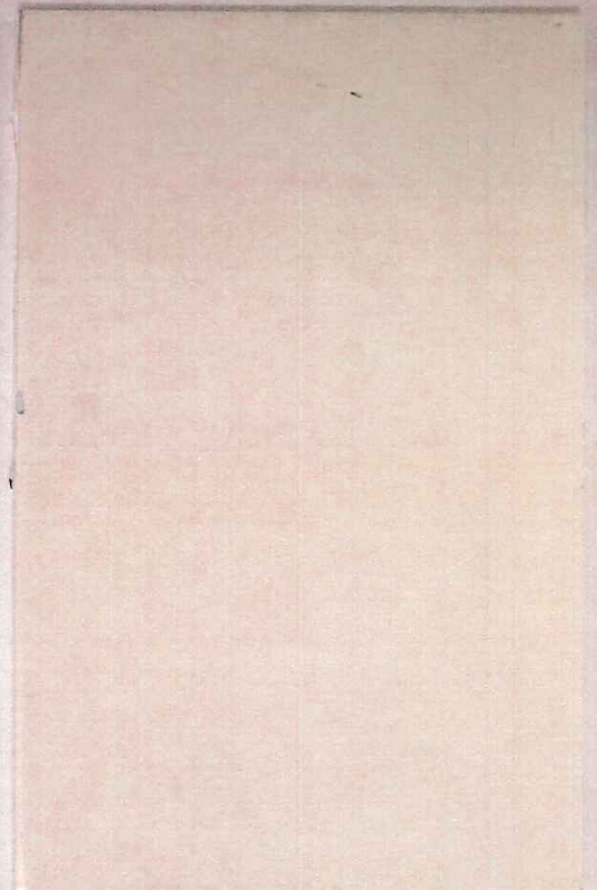
E01
PRODUCT: EIFS
MANUFACTURER: DRYVIT
FINISH: #616 KINGS GREY



E02
PRODUCT: EIFS
MANUFACTURER: DRYVIT
FINISH: SW MANOR HOUSE



M01
PRODUCT: METAL PANEL
MANUFACTURER: PURE + FREEFORM
FINISH: #MK-019 COSMOS



M02
PRODUCT: METAL PANEL
MANUFACTURER: REYNOBOND
FINISH: FRISCO WHITE

HONORHEALTH OSBORN
 7400 E. OSBORN RD., SCOTTSDALE, AZ 85251
 08.19.19

NEUROSCIENCE INSTITUTE



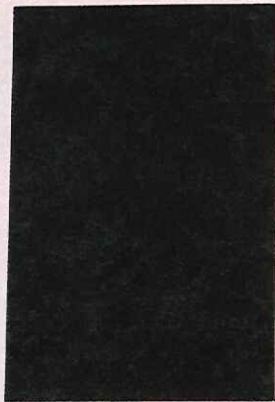
\\PHXFS01\Data\635\63545-HonorOsbornScottsdaleMOB\7\WorkingFiles\InDesign\190410_DRB\EXTERIORMATERIALSBOARD\190410_DRB\EXTERIORMATERIALSBOARD.indd



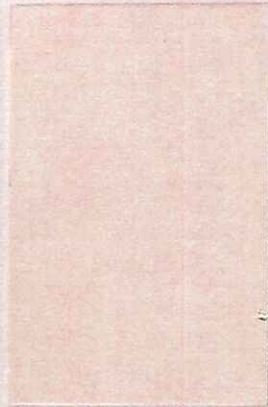
E01 PRODUCT: EPS
MANUFACTURER: DRYVIT
FINISH: R512 KINGS GREY



E02 PRODUCT: EPS
MANUFACTURER: DRYVIT
FINISH: SW MANOR HOUSE



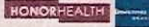
M01 PRODUCT: METAL PANEL
MANUFACTURER: PURE + FREEFORM
FINISH: ZNK 029 COSMOS



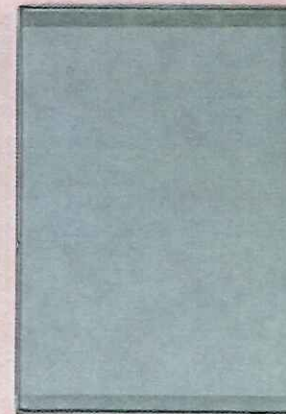
M02 PRODUCT: METAL PANEL
MANUFACTURER: REYNOLDBOND
FINISH: FRISCO WHITE

HONORHEALTH OSBORN
7400 E. OSBORN RD., SCOTTSDALE, AZ 85251
08.19.19

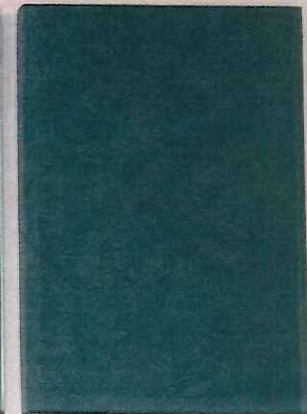
NEUROSCIENCE INSTITUTE



M03 PRODUCT: METAL PANEL
MANUFACTURER: MDRIIN
FINISH: SANDSTONE



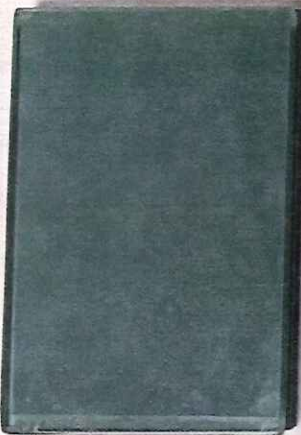
GL01 PRODUCT: GLASS
MANUFACTURER: VIRACON
FINISH: VUE1-40, 1" INSULATING
REFLECTIVITY: 15% EXTERIOR & INTERIOR, 27% SOLAR



GL01S PRODUCT: SPANDEL GLASS
MANUFACTURER: VIRACON
FINISH: 1/4" PACIFICA-27, WITH V948 MEDIUM
GREY FRIT ON #2 SURFACE

HONORHEALTH OSBORN
7400 E. OSBORN RD., SCOTTSDALE, AZ 85251
08.19.19

NEUROSCIENCE INSTITUTE



GL01SA PRODUCT: SPANDEL GLASS
MANUFACTURER: VIRACON
FINISH: VUE1-40, 1" INSULATING, WITH V948
MEDIUM GREY FRIT ON #4 SURFACE



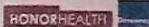
GL02 PRODUCT: GLASS
MANUFACTURER: VIRACON
FINISH: VUE1-54, 1" INSULATING
REFLECTIVITY: 14% EXTERIOR, 15% INTERIOR, 18% SOLAR



GL02S PRODUCT: SPANDEL GLASS
MANUFACTURER: VIRACON
FINISH: 3/4" BRONZE MONOLITHIC HS, WITH V903
SUBDUED GREY FRIT ON #2 SURFACE

HONORHEALTH OSBORN
7400 E. OSBORN RD., SCOTTSDALE, AZ 85251
08.19.19

NEUROSCIENCE INSTITUTE



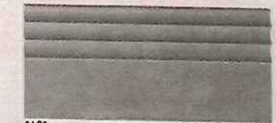
NORTHWEST VIEW



EXTERIOR ELEVATION - WEST



CMU PRODUCT: CMU
MANUFACTURER: OLDCASTLE
FINISH: BLACK CANYON



AL01 PRODUCT: MULLION
MANUFACTURER: ARCADIA
FINISH: #11 CLEAR AC-2



AL02 PRODUCT: MULLION
MANUFACTURER: ARCADIA
FINISH: #7 STD. DARK BRONZE



PT01 PRODUCT: PAINT
MANUFACTURER: SHERWIN WILLIAMS
FINISH: SW 7065 IRON ORE

HONORHEALTH OSBORN
7400 E. OSBORN RD., SCOTTSDALE, AZ 85251
08.19.19

NEUROSCIENCE INSTITUTE

