



Marked Agendas

Approved Minutes

Approved Reports

**The November 7, 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: November 7, 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

Location: 7242 East Osborn Road

Request:

1. Request approval of the site plan, landscape plan, and building elevations for a 5-story-tall medical office building with approximately 116,000 square feet of building area; and
2. Request approval for the location of Public Art in accordance with the Cultural Improvement Program.

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

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

- Honor Health Campus Master Plan (10-ZN-2009)
- Old Town Scottsdale Urban Design & Architectural Guidelines

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new 5-story-tall medical office building with approximately 116,000 square feet of building area. The proposed plan also includes a public art piece that will be built into a screen wall located along the East Osborn Road frontage, which the applicant is requesting approval of the location from the Development Review Board, in accordance with the requirements of the City’s Cultural Improvements Program.

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.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Located at the northeast corner of East Osborn Road and North Brown Avenue, the site is currently a surface parking lot, with an existing office building at the north end of the site. The applicant is proposing to develop the site with the HonorHealth Neuroscience Institute. The proposed development complies with the Character and Design Chapter of the Scottsdale General Plan, the Character and Design Chapter of the Old Town Scottsdale Character Area Plan, as well as the hospital campus master plan (10-ZN-2009) which includes amended development standards, design guidelines, and calls for a medical office building in this location. The existing office building at the north end of the site will remain.

The proposed 5-story-tall building is oriented with the main entrance facing west, towards North Brown Avenue. Access to the site is provided via two (2) existing driveways off North Brown Avenue with a drop-off area at the main entrance. A row of surface parking is provided north and west of the building, with additional parking provided underneath the southern half of the building. A large decorative screen wall at the south end of the site will screen this parking area and add interest to the East Osborn Road street frontage. Pedestrian circulation is provided through and around the

site with a new 8-foot-wide sidewalk on East Osborn Road and a new 6-foot-wide sidewalk on North Brown Avenue, with connections from the public sidewalks to the building included on-site.

The building's form is designed with consideration to the surrounding buildings, with one-story-tall spaces near the east side of the site, creating a connection in scale to the hospital which has single-story heights nearest to the subject site. As the building steps into the site, it builds up to create a 5-story volume that is similar in height and form to the higher portions of the adjacent hospital. The building includes strong vertical forms that mimic the hospital, enhanced with an undulating façade that brings in variations in size of both metal panel and curtain wall along the west side of the building. The east side of the building brings in the vertical elements of the hospital, with recessed windows in an Exterior Insulation and Finish System (EIFS) wall. The design responds to the desert climate through deep roof overhangs on the north and south façade, minimal use of glass on the east and west façades, and a roof overhang at the pedestrian level to create shading that wraps around and creates protection for the loading dock.

The landscape design is ecologically sensitive to the desert and consistent with the surrounding landscape. Mechanical and Utility Equipment will be hidden and integrated into the architecture of the building. The building is designed to accommodate most of the equipment at the rooftop and will be screened by a parapet wall and rooftop screening. The parapet wall will be integrated into the height of the west façade, to create a cohesive look at the pedestrian level, while the rooftop screening will be set back to minimize its impact visually. The remaining equipment on site will be hidden through screening and landscaping on the east side of the site.

Location of Artwork

Per the approved master plan (10-ZN-2009), HonorHealth is required to provide public art in accordance with the Cultural Improvement Program, valued at a minimum of \$1,000,000 for the entire campus. The applicant is currently proposing to use a portion (pro rata share) of the public art contribution with this building. Therefore, as part of this application, the applicant is requesting Development Review Board approval for the location of the proposed public art in accordance with Zoning Ordinance Section 7.1010.C.2.

In accordance with Zoning Ordinance Section 1.904.A.6., the Development Review Board shall review and approved the location of public art based on the following location criteria:

- a. Accessible to the public;
- b. Located near pedestrian circulation routes that will be consistent with existing or future development or natural features;
- c. Located near the primary pedestrian or vehicular entrance of a development;
- d. Located in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
- e. Located in conformance to standards for public safety.

Art Concept

The concept for the art piece is an “art wall” that will span nearly 400 linear feet along Osborn road and leading toward the main entrance of the building. The art wall is intended to feel integrated with the building architecture. It will also act as a screen wall which will obscure a portion of the surface parking area from public view. Several potential concepts for the art piece were developed by the design team and included in the attached proposal. Each of the concepts, in one way or another, is inspired by the life-saving field of medicine that the building facilitates. The intent of the piece is to inspire the public and bring awareness to the type of work being performed just a few feet away. The applicant’s conceptual art plan, which has been approved by the Scottsdale Public Art Advisory Board, is included in Attachment 12.

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

OTHER BOARDS & COMMISSIONS

Cultural Council

The Scottsdale Public Art Advisory Board approved the conceptual art plan at their September 11, 2019 meeting.

STAFF RECOMMENDATION

Recommended Approach:

1. Staff recommends that the Development Review Board approve Honor Health Osborn Phase One Medical Office Building per the attached stipulations, finding that the Development Review Criteria have been met.
2. Staff recommends that the Development Review Board approve the location of public art, finding that the location criteria have been met in accordance with Zoning Ordinance Section 1.904.A.6.

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

10/22/19

Date



Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

10/22/19

Date



Randy Grant, Director
Planning and Development Services
Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

10/23/19

Date

ATTACHMENTS

- A. Stipulations
 - 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
 - 7. Perspective
 - 8. Material and Color Board
 - 9. Landscape Plans
 - 10. Electrical Site Plan
 - 11. Exterior Lighting Cutsheets
 - 12. Conceptual Art Plan

**Stipulations for the
Development Review Board Application:
Honor Health Osborn Phase One Medical Office Building
Case Number: 20-DR-2019**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Devenney Group Ltd., Architects, with a city staff date of 8/21/19.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Devenney Group Ltd., Architects, with a city staff date of 10/3/19.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Norris Design, with a city staff date of 8/21/19.
 - d. The case drainage report submitted by Wood Patel and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Wood Patel and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 10-ZN-2009

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

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

SITE DESIGN:

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. Prior to permit issuance, the owner shall provide documentation of a joint use agreement with the adjoining property owner for the 24-foot access dive along the east side of the site.
6. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplement to MAG Standard Details, detail 2146-1, 2 (2 is grease containment) for single enclosures, and #2147-1, 2 (2 is grease containment) for double enclosures. The area for roll-out containers shall be concrete.

EXTRIOR LIGHTING:

Ordinance

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

7. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
8. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 6.5 foot-candles pre-curfew, and 3.5 footcandles post-curfew. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 9.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.7 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET DEDICATIONS:

Ordinance

- E. Prior to the issuance of any building permit for the development project, the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - a. Three feet of additional right-of-way to be dedicated for a total width of 30 feet half-right-of-way width on North Brown Avenue

- b. All driveway intersections shall meet the sight distance requirements of the Design Standards & Policies Manual, Chapter 5-3.

STREET INFRASTRUCTURE:

Ordinance

- F. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- G. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. East Osborn Road:
 - i. Construct new driveway at the southwest entrance.
 - ii. Re-construct the curb where the existing driveway will be abandoned.
 - iii. Construct 8-foot-wide curb separated sidewalk along the East Osborn Road frontage and a new ramp at the intersection of East Osborn Road and North Brown Avenue.
 - iv. Relocate light pole out of Sidewalk near the intersection of North Brown Avenue.
 - b. North Brown Avenue:
 - i. Re-construct the curb and sidewalk where the existing driveway will no longer be needed.
 - ii. Relocate sidewalk around the fire hydrant and light poles while maintaining a 5-foot width. As an alternate, the fire hydrant and light poles could be relocated if the sidewalk is to remain attached to the curb.

WATER AND WASTEWATER:

Ordinance

- H. Prior to the issuance of any building permit for the development project, the property owner shall execute an agreement and submit payment for an in lieu of sanitary sewer improvements for sewer capacity upgrades along East Osborn Road, required to serve development. This in lieu payment is to be based on this project's sewer discharge contribution against the total sewer capacity of new line to be constructed by the city as an equivalent percentage of overall project cost as provided by Water Resources.

DRB Stipulations

- 9. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 10. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

CASE NO. 20-DR-2019

11. In addition to the requirements of the DSPM, the final drainage report shall address the following requirements:
 - a. The offsite flows affecting the site based on the Lower Indian Bend Wash Area Drainage Master Study (LIBW-ADMS) must be discussed and evaluated in the Final Drainage Report by providing an appropriate Flo-2D exhibit in the report.
 - b. A Drainage and Flood Control (DFC) Easement shall be dedicated around the underground storage basin along with a minimum of 12.0 feet wide access to the underground storage basin from the nearest public Right-of-Way (R.O.W.).
 - c. Appropriate SWPPP plans, a SWPPP booklet, and an approved ADEQ NOI certificate shall be submitted.

EASEMENTS DEDICATIONS:

DRB Stipulations

12. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement and/or a safety triangle, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.
 - b. A continuous Public Non-Motorized Access Easement shall be dedicated to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to private property.



Q.S.
16-45

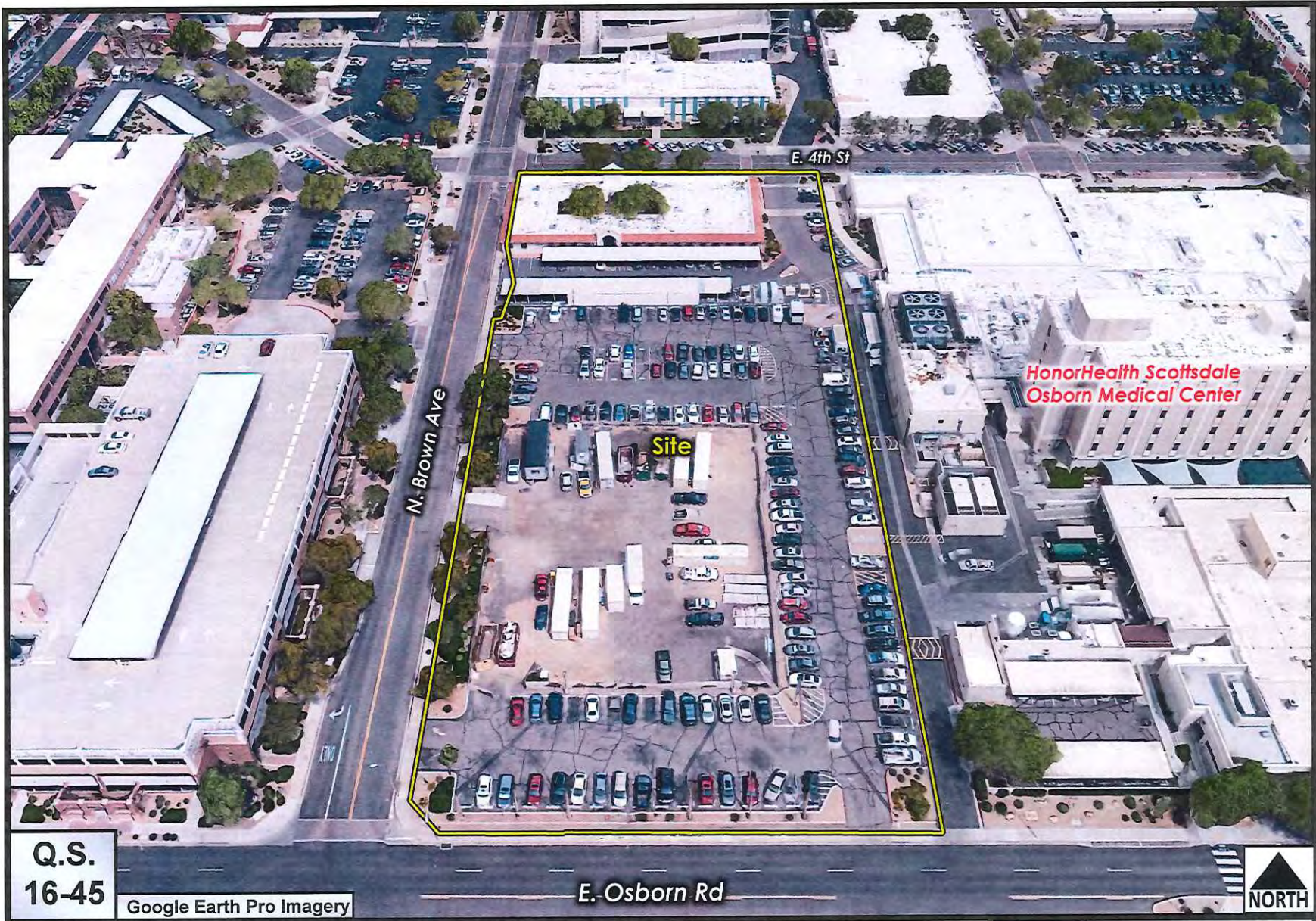
Google Earth Pro Imagery



Context Aerial

ATTACHMENT 1

20-DR-2019



Q.S.
16-45

Google Earth Pro Imagery

E. Osborn Rd

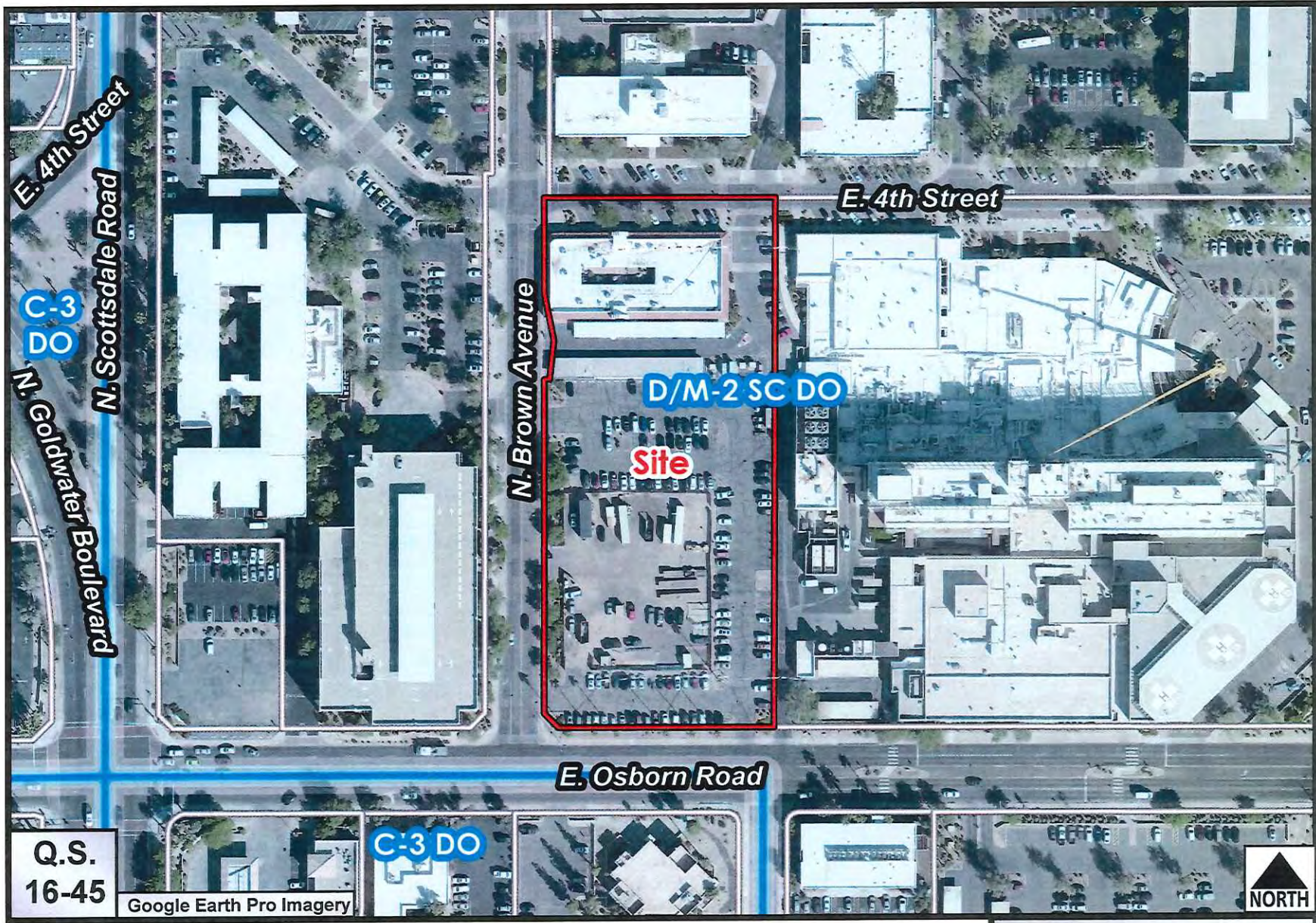
HonorHealth Scottsdale
Osborn Medical Center



Close-up Aerial

ATTACHMENT 1A

20-DR-2019



Q.S.
16-45

Google Earth Pro Imagery

C-3 DO

D/M-2 SC DO

Site



Zoning Aerial

ATTACHMENT 2

20-DR-2019



08/19/2019

Project: HonorHealth Neuroscience Institute
DGL No.: 63545
Case Number: 20-DR-2019
DRB Resubmittal

PROJECT NARRATIVE - revised

The HonorHealth Neuroscience Institute will be a new 5-story, approximately 116,000 square foot, multi-tenant medical office building located on the HonorHealth Osborn Medical Center Campus (APN: 130-22-129). The building will bring new energy to the Downtown District through bold architectural forms inspired by an innovative health science purpose but rooted in contextual architectural queues drawn from the existing hospital and the downtown context. The development standards pertaining to this project were established in the Scottsdale Healthcare Osborn Medical Center Development Plan (Case 10-ZN-2009).

The building is situated on the east side of the site. Public approach and circulation will occur west of the building, while the existing east side alley will provide service access for both the new building and the existing hospital back of house functions. Although the parking requirements for this building are already sufficiently accommodated by existing parking on campus, the immediate site has been designed with 141 parking spaces in order to provide convenient access for patients and visitors. Approximately one third of the parking on site is located under the building and is screened from the street with a metal panel screen wall. In addition to the on-site parking, the existing parking garage east of Brown Ave will provide convenient access to the building. An enhanced pedestrian walkway and crosswalk will connect the garage and the main entrance of the new Neuroscience Institute.

The building entrance will be shaded through the roof overhang that extends out to the west and north end of the building, creating a shaded walk way across both public sides of the building. These walk ways will lead to the hospital and to Osborn Road, where new landscaping will adorn the street. A new parking screen wall will create a human-scale pedestrian experience at the streetscape.

The building's form is designed to create a connection to the surrounding architecture and reinforce human scale. One-story spaces are placed near the east side of the site to create a connection in scale to the hospital. As the building steps into the site, it builds up to create a 5-story space that is similar in height and form to the adjacent hospital. The building's strong vertical forms will mimic that of the hospital but will be brought alive with a dynamic undulating façade that brings in variations in size of both metal panel and curtain wall along the west side of the building. The east side of the



building brings in the vertical elements of the hospital, with recessed windows in an EIFS façade. This will sit above a recessed storefront system that allows the tower to float above. The whole building sits upon a strong 1 story base of varying materials, that provides the human-scale experience.

Shading in the Sonoran desert is a crucial part of the building design. In accordance with Sec. 1.904 Of the Zoning Ordinance and the Sensitive Design Principles, this building design utilizes unique architectural elements, integral to the architectural design, that shade the building and provide shading for not only the interior, but for pedestrians. This is achieved through deep roof overhangs on the north and south façade, minimal use of glass on the east and west façades, and a roof overhang at the pedestrian level to create shading. To enhance the architecture in the Sonoran desert further, the project will provide landscaping that is ecologically sensitive to the desert and consistent with the surrounding landscape.

Mechanical and Utility Equipment will be hidden and with screen walls that are integrated into the architecture of the building. The building is designed to accommodate most of the equipment at the rooftop and will be screened by a heightened parapet wall and rooftop screening. The parapet wall will be integrated into the height of the west façade, to create a cohesive look at the pedestrian level, while the rooftop screening will be set back to minimize its impact visually. The remaining equipment on site will be hidden through screening and landscaping on the east side of the site. This side will not be accessed by the public and is to be used as a utility access point.

The project will also include publicly-accessible artwork in accordance with the Cultural Improvement Program. The artwork will be located along Osborn Road, and is intended to be responsive to the building design and inspired by the uniquely technological and life-saving work that will take place within the facility.

HonorHealth looks forward to developing this project with the City of Scottsdale to bring enhanced health care to the community.

Regards,
DEVENNEY GROUP LTD.

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.

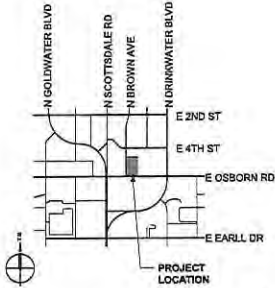
SITE PLAN LEGEND:

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

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: 84,514' * 15 = 9,677 SF
 PROVIDED: 19,047 SF

BIKE PARKING: 0 SEE MASTER PLAN (PROJECT DOES NOT REQUIRE ADDITIONAL PARKING)

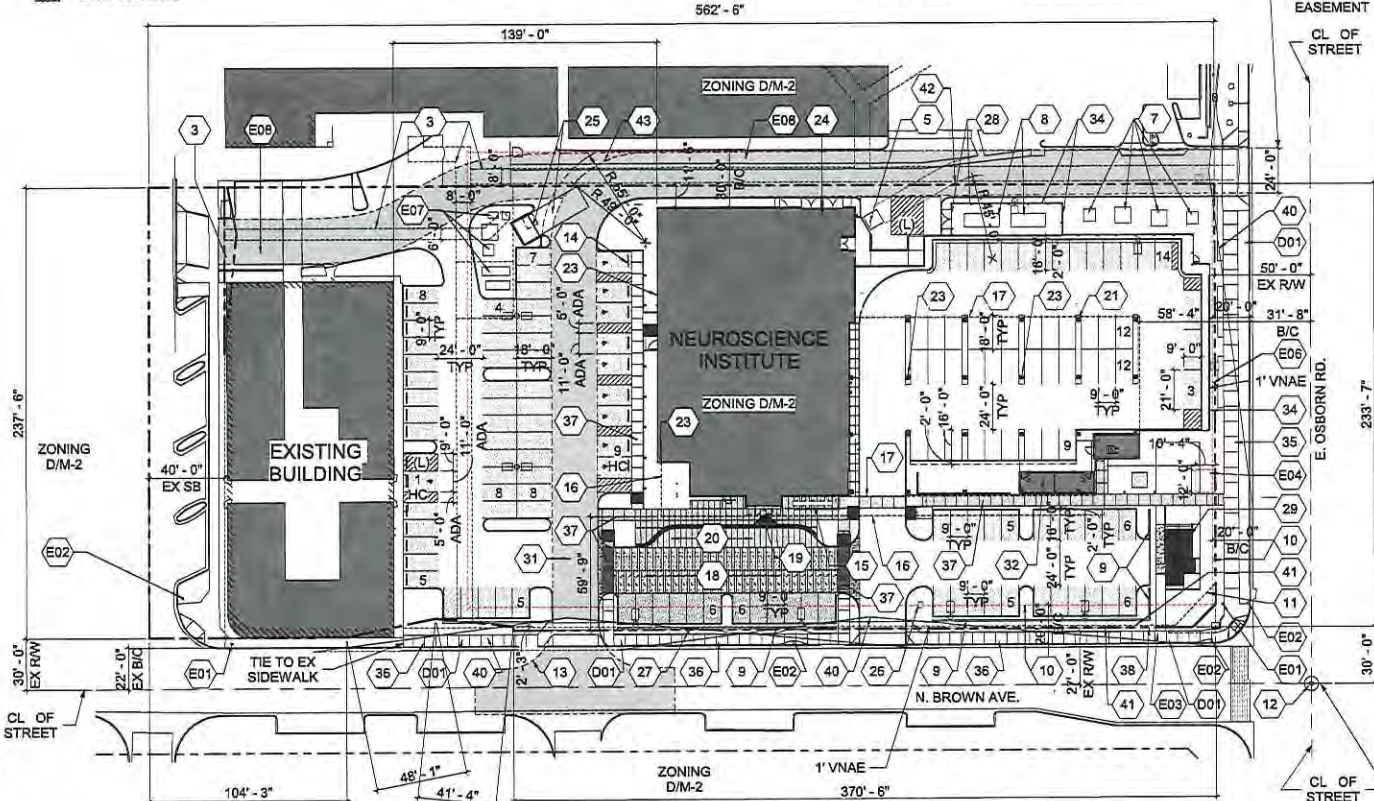
PARKING: 16 SPACES (10% OF 141 PROVIDED PARKING= 15)

ACCESSIBLE PARKING: 9 ACCESSIBLE SPACES

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

GROSS FLOOR AREA RATIO: 1.3 MAXIMUM PER TABLE 5.3006.B
 REQUIRED: 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	FDG 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 (R/W)
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"



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 Devenney Group Ltd., Architects
 201 W. Indian School Road
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 T: 602.943.8520
 F: 602.943.7846
 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 AND SPECIFICATIONS ARE SUBJECT TO CONTRACT MODIFICATION BY THE ARCHITECT'S WRITTEN ORDER ONLY. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY SUCH REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT SHALL BE SUBJECT TO PROSECUTION UNDER APPLICABLE LAWS.

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:

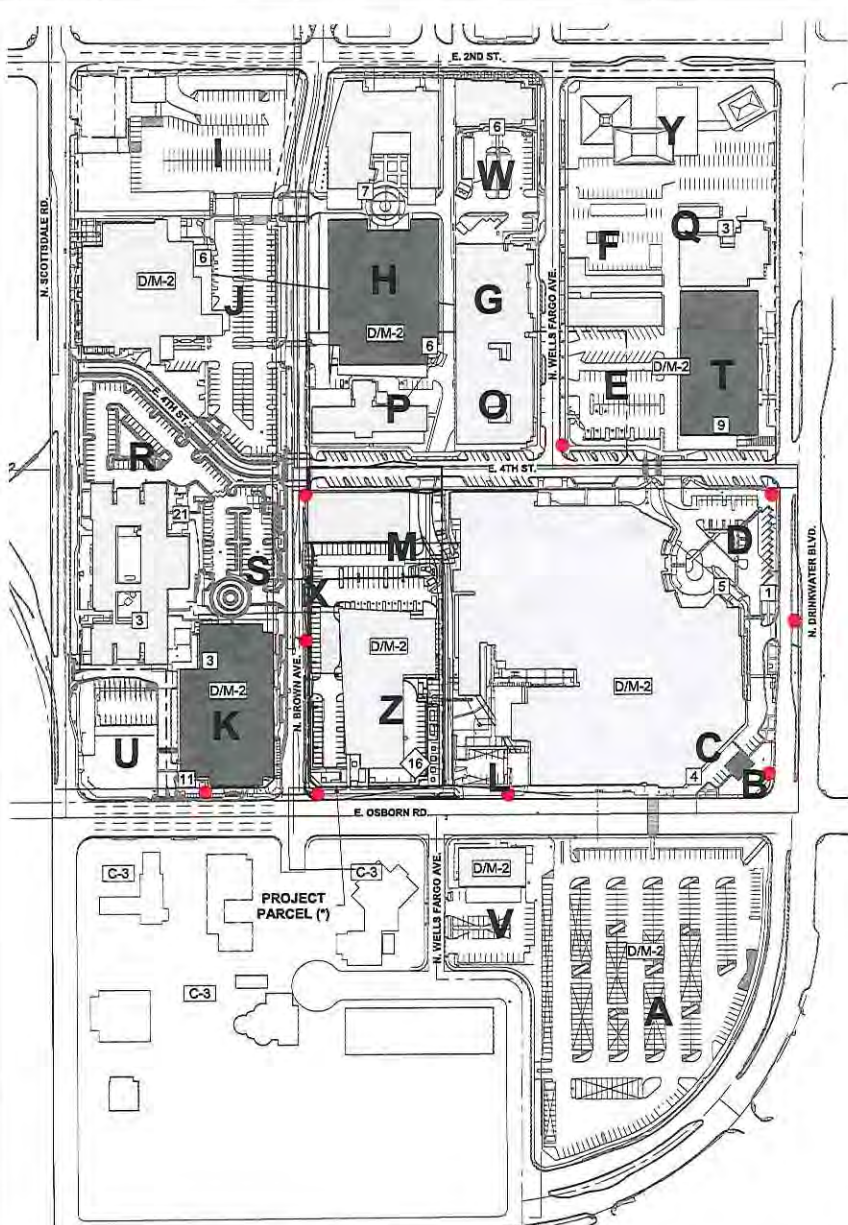
PACKAGE:

REVISIONS		
REV #	DESCRIPTION	DATE

DATE: 10/01/2019
 SCALE: As Indicated
 DRAWN: Author
 REVIEWED: Checker
 JOB NUMBER:

SITE PLAN

DRB_23A



1 OVERALL CAMPUS PLAN
1"=150'-0"

PARKING MASTER PLAN								
BUILDING NUMBER	BUILDING	BUILDING TYPE	SQUARE FOOTAGE	NO. BEDS	CODE PARKING FACTOR	CODE PARKING REQUIREMENT	PARKING PROVIDED	
A	SOUTH PARKING LOT						420	
B	HOSPITAL - ED ONLY						80	
C	HOSPITAL - ED DEPARTMENT - EMERGENCY ONLY						31	
D	HOSPITAL - LOT	Hospital	848,598	320	1 SP/7BED	320	31	
E	4TH ST/WELLS FARGO LOT	Medical Office/Outpatient	8,540		1 SP/250 SF	35	71	
F	3634 BUILDING/US WEST LOT	Medical Office/Outpatient	12,560		1 SP/250 SF	51	31	
G	BIRTHING SUITES LOT	Hospital	34,800	17	1 SP/7BED	17	12	
H	TCMP PARKING STRUCTURE	Medical Office/Outpatient	67,250		1 SP/250 SF	245	347	
I	BROWN AVE. AND SECOND ST LOT						102	
J	GREENBAUM SURGERY CENTER	Medical Office/Outpatient	63,600	28	1 SP/7BED	28	119	
K	SCOTTSDALE MEDICAL CENTER GARAGE						402	
L	RADIOLOGY LOT						12	
M	7301 BUILDING	Medical Office/Outpatient	11,576		1 SP/7BED	47	0	
N	4TH AND WELLS FARGO STREETS						84	
O	WELLS FARGO BUILDING	Medical Office/Outpatient	22,400		1 SP/250 SF	90	10	
P	7300 BUILDING	Medical Office/Outpatient	29,100		1 SP/250 SF	105	12	
Q	3634 CIVIC CENTER BUILDING	Medical Office/Outpatient	12,560		1 SP/250 SF	51	20	
R	HONORHEALTH CENTER						38	
S	HONORHEALTH CENTER	Medical Office/Outpatient	80,300		1 SP/250 SF	352	45	
T	PATIENT/VISITOR GARAGE						355	
U	VACANT LOT						25	
V	7351 E OSBORN RD BUILDING	Medical Office/Outpatient	13,800		1 SP/250 SF	56	54	
W	RADIATION ONCOLOGY	Medical Office/Outpatient	5,800		1 SP/250 SF	24	0	
X	BROWN AVE. (PUBLIC)						30	
Y	NORTH WELLS FARGO AVE						83	
Z	NEUROSCIENCE INSTITUTE (*)	Medical Office/Outpatient	116,000		1 SP/250 SF	454	180	
TOTAL (SPACES):							1893	2386

- OVERALL CAMPUS PLAN LEGEND**
- EXISTING FIRE HYDRANT
 - # NUMBER OF EXISTING BIKE PARKING
 - ◆ NUMBER OF NEW BIKE PARKING
 - ⊕ NUMBER OF FUTURE PROPOSED BIKE PARKING (NOTE: UPDATED WITH FUTURE DEVELOPMENT; NOT IN SCOPE OF CURRENT PROJECT)
 - XX ZONING



Consultant:

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NOT FOR
CONSTRUCTION

If these plans do not bear the seal of a registered professional engineer, they are not to be used for construction or engineering. These plans are prepared and used in accordance with the provisions of the Arizona Professional Engineers Act, Title 32, Chapter 12, and the Arizona Professional Engineers Board Rules and Regulations. The user of these plans shall be responsible for their proper use and shall indemnify and hold the author harmless from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, arising out of or from the use of these plans, whether or not such claims, damages, losses and expenses are caused in whole or in part by the negligence of the author.

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: 04/16/2018
SCALE: As Indicated
DRAWN: Author
REVIEWED: Checker
JOB NUMBER:

CAMPUS MASTER PLAN

DRB_34



Devenney Group Ltd., Architects
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 T: 602.543.2600
 F: 602.543.7345
 www.devenneygroup.com

Consultant:

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IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTERED ARCHITECT, THEY ARE NOT TO BE CONSIDERED AS SUCH. THESE PLANS ARE CONTRACTED AND NOT A PART OF ANY CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCOTTSDALE AND THE ARIZONA DEPARTMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCOTTSDALE AND THE ARIZONA DEPARTMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCOTTSDALE AND THE ARIZONA DEPARTMENT OF CONSTRUCTION.

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

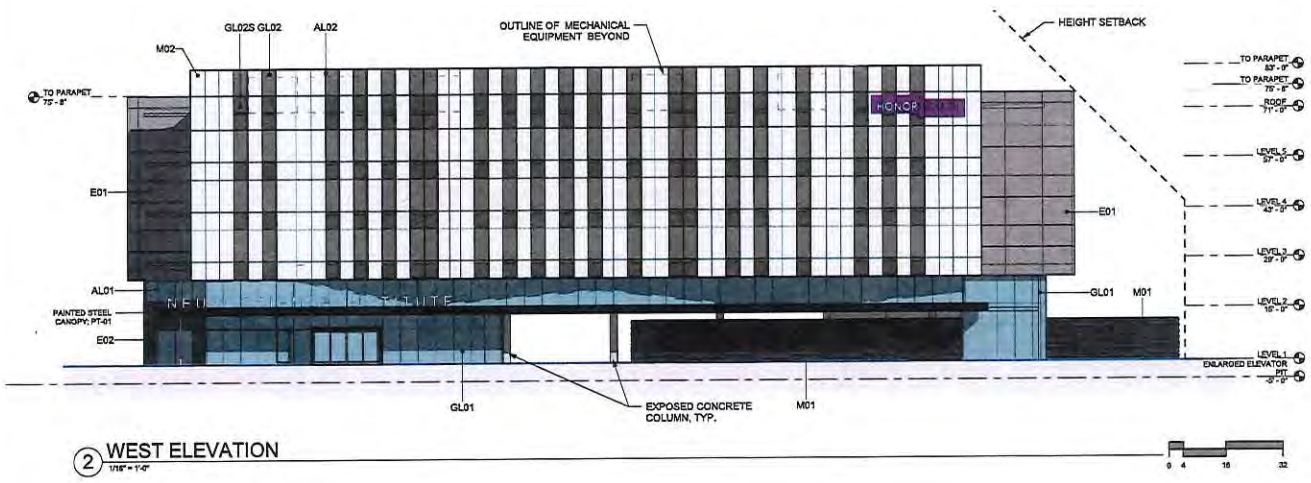
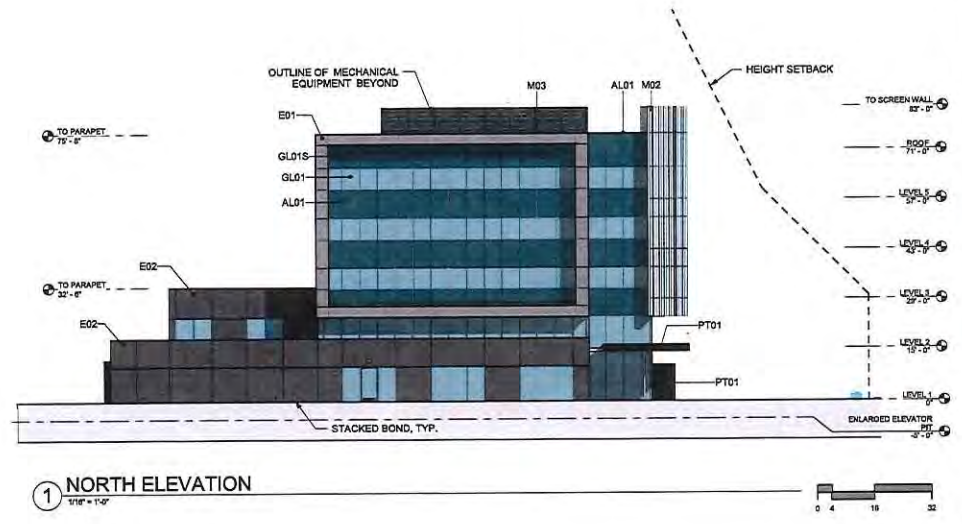
REVISIONS		
REV #	DESCRIPTION	DATE

DATE: 04/12/2019
 SCALE: 1/8" = 1'-0"
 DRAWN: AisPor
 REVIEWED: Chedler

COLORLED 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 + Freeform FINISH: #MK-018 Cosmos
	M02 PRODUCT: Metal Panel MFR: Reynobond FINISH: Frasco White
	M03 PRODUCT: Metal Panel MFR: Morri FINISH: Sandstone
	PT01 PRODUCT: Painted Steel MFR: Sherwin Williams FINISH: SW 7066 Iron Ore
	GL01 PRODUCT: Glass MFR: Vitrocon FINISH: VUJ1-40, 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: VUJ1-40 1" Insulating HS/HS, with V948 Medium Grey frit on #4 surface
	GL02 PRODUCT: Glass MFR: Vitrocon FINISH: VR64-54, 1" Insulating HS/HS
	GL02S PRODUCT: Spandrel Glass MFR: Vitrocon FINISH: 1/4" bronze Monolithic HS, with V903 Subdued Grey frit 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



ATTACHMENT 6



Devenney Group Ltd., Architects
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 www.devenneygroup.com

Consultant

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IF THESE PLANS DO NOT SHOW THE NAME OF A MANUFACTURER, THEY ARE TO BE OBTAINED BY THE ARCHITECT. ARCHITECTS SHALL BE RESPONSIBLE FOR THE SELECTION OF MANUFACTURERS AND PRODUCTS. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S WRITTEN APPROVAL. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF MANUFACTURERS AND PRODUCTS. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.

**NEUROSCIENCE
INSTITUTE**

HONORHEALTH
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 SCOTTSDALE, AZ 85251

AUTHORITY HAVING JURISDICTION:
 CITY OF SCOTTSDALE

AUTHORITY HAVING JURISDICTION'S PROJECT NO.:

FACILITY NUMBER:

AGENCY APPROVALS:

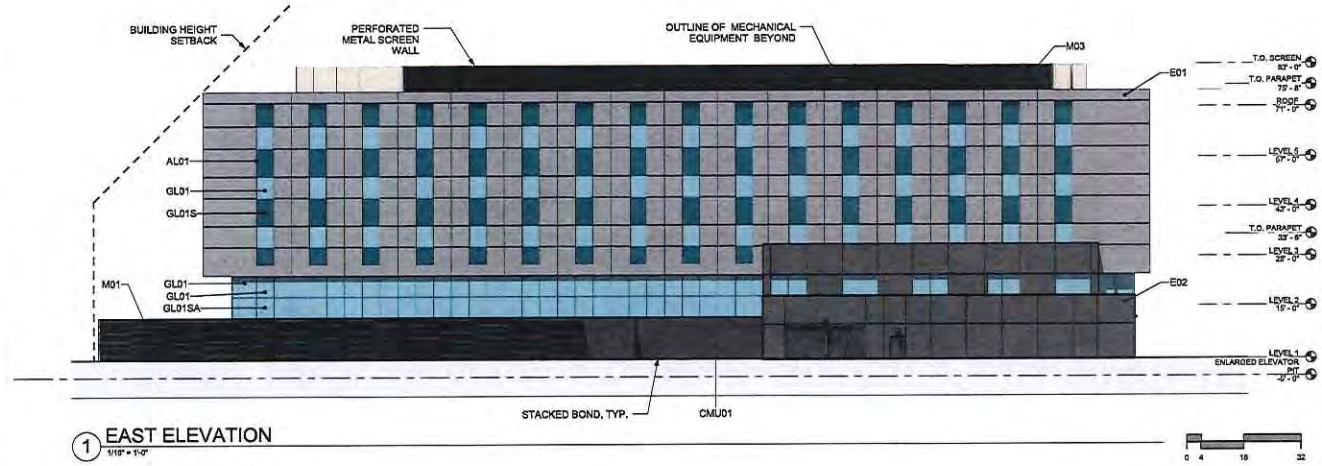
REVISIONS		
REV #	DESCRIPTION	DATE

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SCALE: 1/8" = 1'-0"
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REVIEWED: Checker
JOB NUMBER:

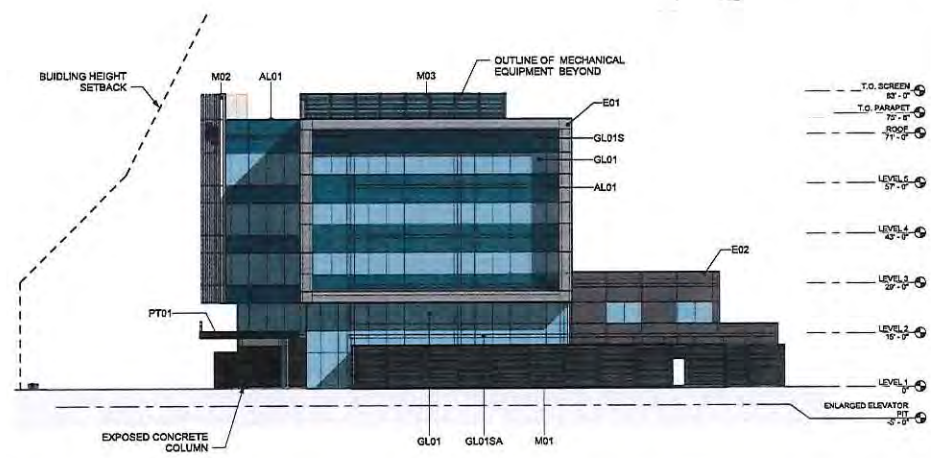
**COLORED EXTERIOR
ELEVATIONS**

DRB_37B

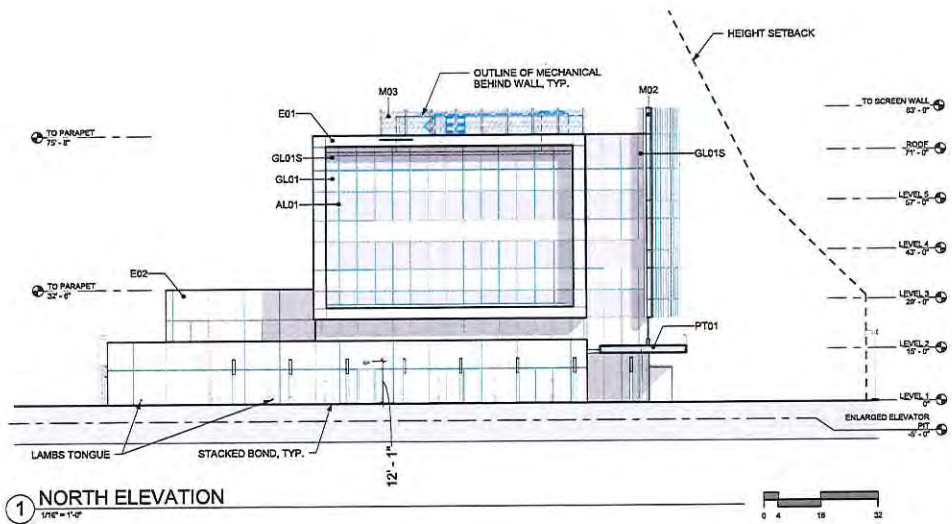
PATTERN LEGEND	
	E01 PRODUCT: EIFS MFR: DryVite FINISH: 816 King's Grey
	E02 PRODUCT: EIFS MFR: DryVite FINISH: SW Manor House
	M01 PRODUCT: Metal Panel MFR: Pure + Freeform FINISH: #MK-019 Cosmos
	M02 PRODUCT: Metal Panel MFR: Reynobond FINISH: Frisco White
	M03 PRODUCT: Metal Panel MFR: Morh FINISH: Sandstone
	PT01 PRODUCT: Painted Steel MFR: Sherwin Williams FINISH: SW 7069 Iron Ore
	GL01 PRODUCT: Glass MFR: Virocon FINISH: VUE1-40, 1" Insulating HSHS
	GL01S PRODUCT: Spandrel Glass MFR: Virocon FINISH: 1/4" Pacifica-27, with V848 Medium Gray frit on #2 surface
	GL01SA PRODUCT: Spandrel Glass MFR: Virocon FINISH: VUE1-40 1" Insulating HSHS, with V848 Medium Gray frit on #4 surface
	GL02 PRODUCT: Glass MFR: Virocon FINISH: VRE4-54, 1" Insulating HSHS
	GL02S PRODUCT: Spandrel Glass MFR: Virocon FINISH: 1/4" Bronze Monolithic HS, with V803 Subdued Gray frit on #2 surface
	AL01 PRODUCT: Mullion MFR: Arcadia FINISH: Arcadia #11 / Clear AC-2
	AL02 PRODUCT: Mullion MFR: Arcadia FINISH: AS-7 STD. Dark Bronze
	CMU01 PRODUCT: CMU MFR: Oldcastle - Echeion FINISH: Black Canyon



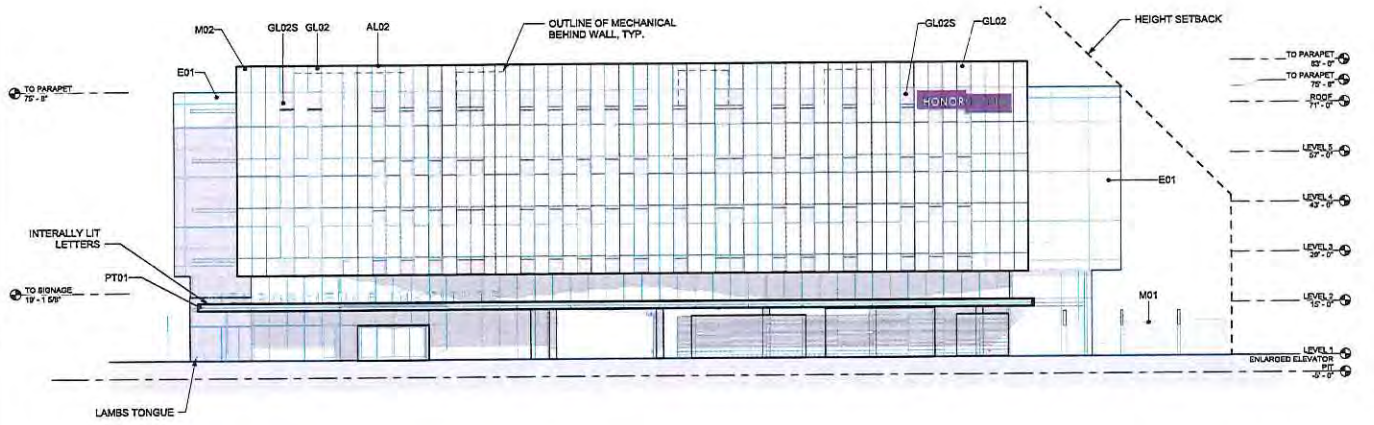
1 EAST ELEVATION
1/8" = 1'-0"



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



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



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

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: Fiasco 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: VUE1-40, 1" Insulating HSHS
GL01S	PRODUCT: Spandrel Glass MFR: Viracon FINISH: 1/4" Pacifica-27, with V948 Medium Grey frit on #2 surface
GL01SA	PRODUCT: Spandrel Glass MFR: Viracon FINISH: VUE1-40 1" Insulating HSHS, with V048 Medium Grey frit on #4 surface
GL02	PRODUCT: Glass MFR: Viracon FINISH: VRE4-54, 1" Insulating HSHS
GL02S	PRODUCT: Spandrel Glass MFR: Viracon FINISH: 1/4" bronze Monolithic HS, with V903 Subdued Grey frit 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
AL03	PRODUCT: CMU MFR: Oldcastle - Echelon FINISH: Black Canyon



Consultant:

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CONSTRUCTION

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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: 04/19/2019
SCALE: 1/16" = 1'-0"
DRAWN: Author
REVIEWED: Checker
JOB NUMBER:

EXTERIOR ELEVATIONS

DRB_37C



NORTHWEST VIEW - FROM EXISTING PARKING GARAGE ACROSS N. BROWN AVE.



SOUTHWEST VIEW - FROM E. OSBORN ROAD



SOUTHEAST VIEW - FROM E. OSBORN ROAD



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Consultant:

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 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

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 REVIEWED: Checker
 JOB NUMBER:

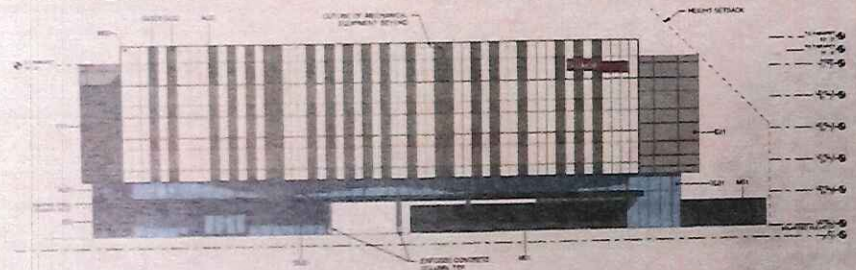
RENDERINGS

DRB_39

ATTACHMENT 7



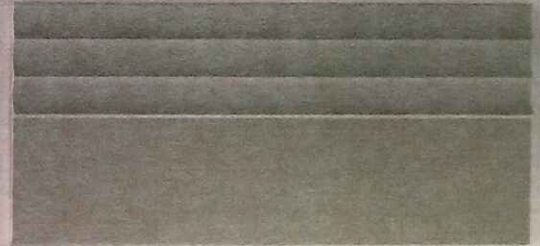
NORTHWEST VIEW



EXTERIOR ELEVATION - WEST



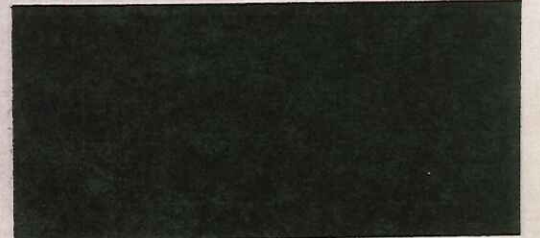
PRODUCT: CMU
MANUFACTURER: OLDCASTLE
FINISH: BLACK CANYON



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



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



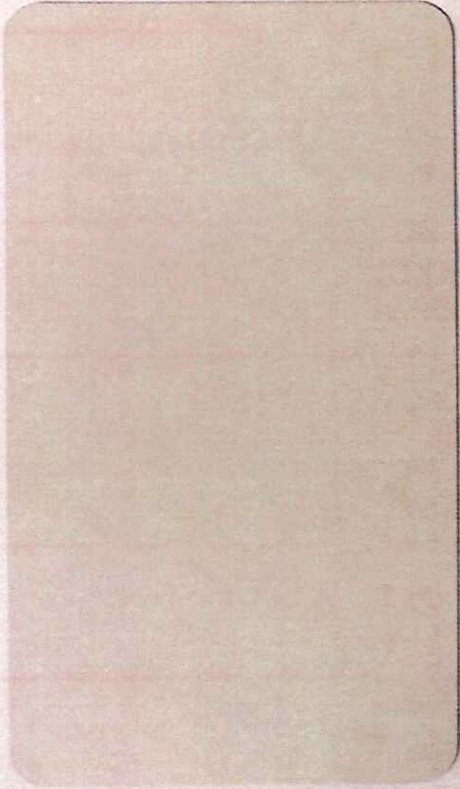
PT01
PRODUCT: PAINT
MANUFACTURER: SHERWIN WILLIAMS
FINISH: SW 7069 IRON ORE

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

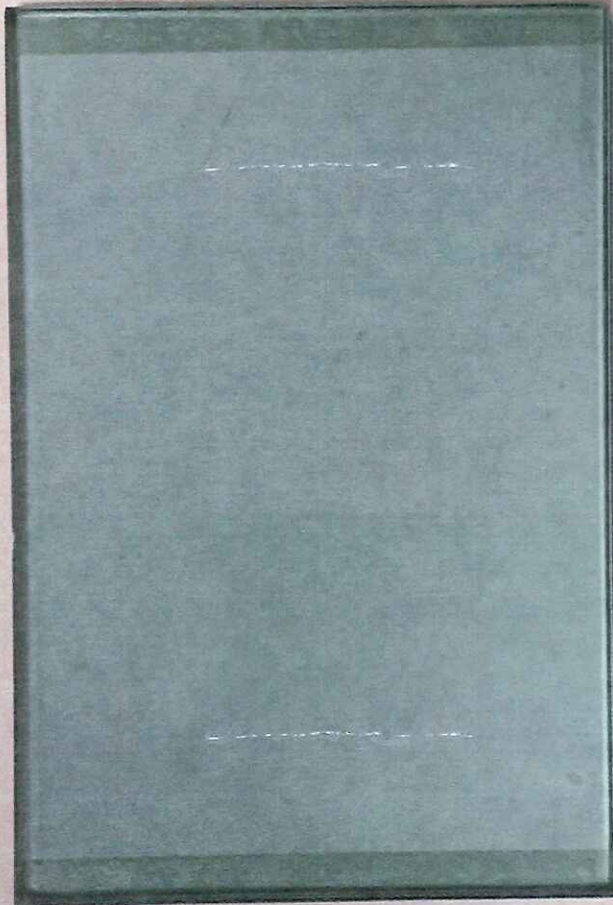
NEUROSCIENCE INSTITUTE



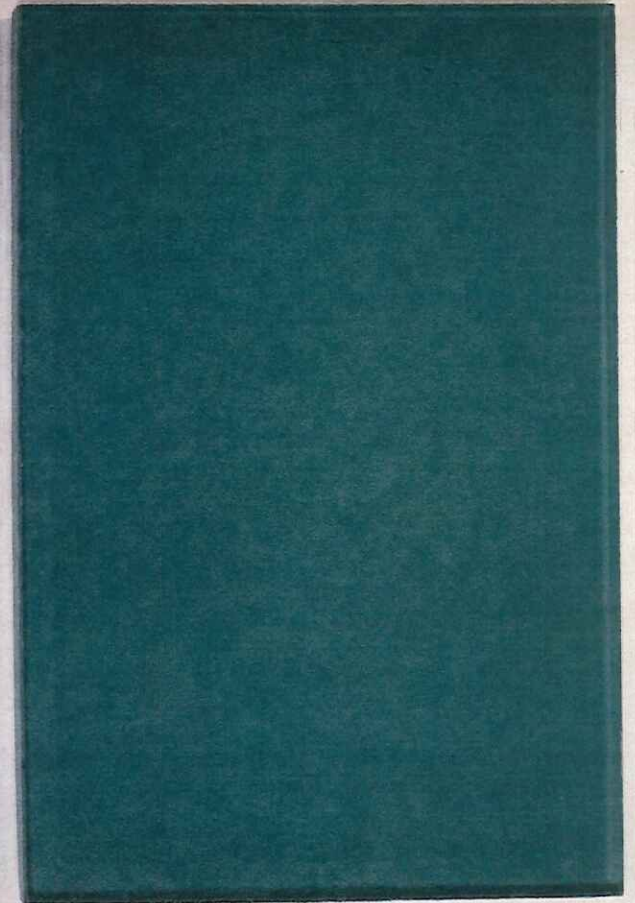
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M03
PRODUCT: METAL PANEL
MANUFACTURER: MORIN
FINISH: SANDSTONE



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



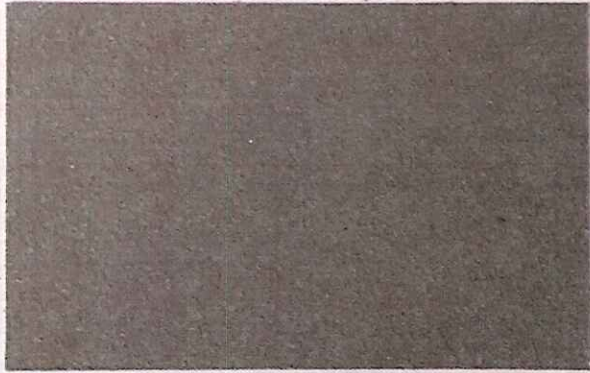
GL01S
PRODUCT: SPANDREL GLASS
MANUFACTURER: VIRACON
FINISH: 1/4" PACIFICA-27, WITH V948 MEDIUM
GREY FRIT ON #2 SURFACE

HONORHEALTH OSBORN
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08.19.19

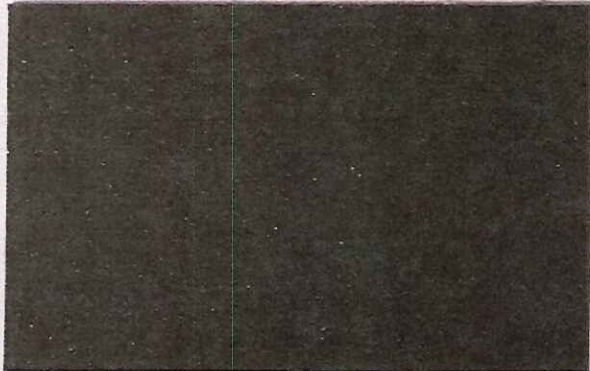
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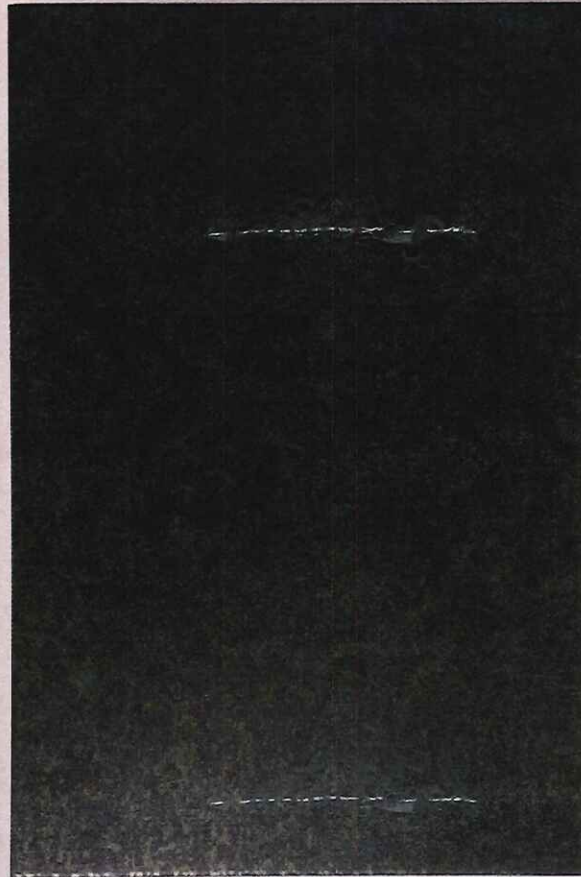
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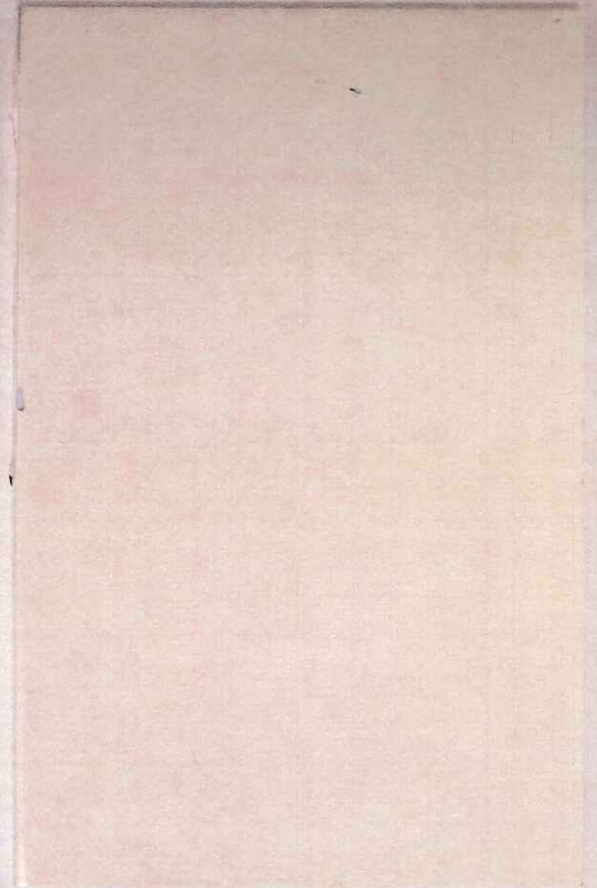
E01
PRODUCT: EIFS
MANUFACTURER: DRYVIT
FINISH: #616 KINGS GREY



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



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



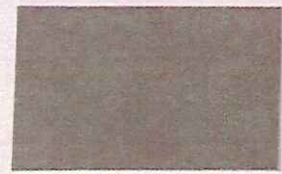
M02
PRODUCT: METAL PANEL
MANUFACTURER: REYNOBOND
FINISH: FRISCO WHITE

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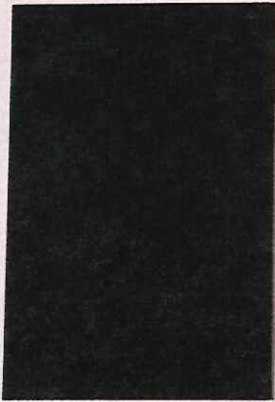
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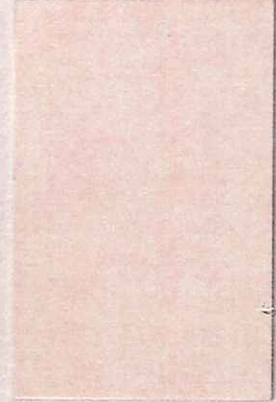
E01 PRODUCT: EPS
MANUFACTURER: DRYVIT
FINISH: #616 KINGS GREY



E02 PRODUCT: EPS
MANUFACTURER: DRYVIT
FINISH: 33V MANOR HOUSE



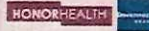
M01 PRODUCT: METAL PANEL
MANUFACTURER: PURE + FREEFORM
FINISH: #301-035 COSMOS



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

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M03 PRODUCT: METAL PANEL
MANUFACTURER: MODRN
FINISH: SANDSTONE



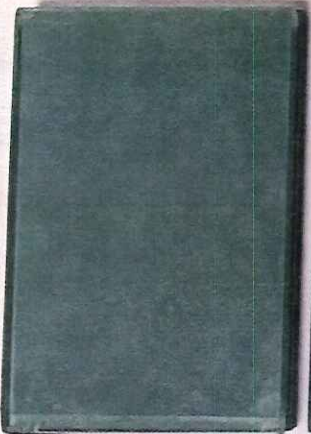
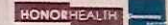
GL01 PRODUCT: GLASS
MANUFACTURER: VIRACON
FINISH: VUE1-40, 1" INSULATING
REFLECTIVITY: 15% EXTERIOR & INTERIOR, 27% SOLAR



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

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08.19.19

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GL01S2 PRODUCT: SPANDEL GLASS
MANUFACTURER: VIRACON
FINISH: VUE1-40, 1" INSULATING, WITH V948
MEDIUM GREY FRIT ON #2 SURFACE



GL02 PRODUCT: GLASS
MANUFACTURER: VIRACON
FINISH: 3/4" BRONZE MONOLITHIC H5, WITH V903
SUBDUED GREY FRIT ON #2 SURFACE



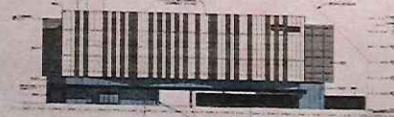
GL02S PRODUCT: SPANDEL GLASS
MANUFACTURER: VIRACON
FINISH: 3/4" BRONZE MONOLITHIC H5, WITH V903
SUBDUED GREY FRIT ON #2 SURFACE

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NORTHWEST VIEW



EXTERIOR ELEVATION - WEST

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08.19.19

NEUROSCIENCE INSTITUTE



AL01 PRODUCT: MULLION
MANUFACTURER: ARCADIA
FINISH: #12/CLEAR AC-7



AL02 PRODUCT: MULLION
MANUFACTURER: ARCADIA
FINISH: #8-7 STD. DARK BRONZE



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



CMU PRODUCT: CMU
MANUFACTURER: OLDCASTLE
FINISH: BLACK CANYON



CITY OF SCOTTSDALE GENERAL LANDSCAPE NOTES

- A MINIMUM OF 50 PERCENTAGE UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND / OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE ZONING ORDINANCE ARTICLE IX, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE ZONING ORDINANCE ARTICLE II, SECTION 3.100.
- A SINGLE TRUNK TREE CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED 4" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 4" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE RIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE RIGHT TRIANGLE SHALL HAVE A CLEAR TRUNK AND A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- NO TURF AREAS ARE TO BE PROVIDED.
- RETENTION/RETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE

- APPROVED DESIGN (ADDITIONAL FILL, BOLLARDS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) GALLON FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 46-245 THROUGH 46-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE. NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE. THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVAL.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPOSED TO REMOVAL SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

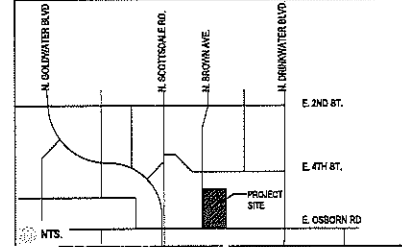
LANDSCAPE GENERAL NOTES (NOT APPROVED BY CITY)

- CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.
- MANAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. THE CONTRACTOR SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR THE GRADING TO BE ESTABLISHED BY OTHERS.
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PROVIDE POSITIVE DRAINAGE AWAY FROM THE

- BUILDINGS) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. ROUGH GRADE SHALL BE 2" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE.
- ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED ARE TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, FINISHED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
- PRIOR TO SPREADING MATERIAL, CONTRACTOR SHALL WEED AND ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN AS PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE, RIVER RUN, OR MULLCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATER SETTLED MINIMUM DEPTH OF 2". PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD.
- ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE AS SPECIFIED IN THE TOPDRESS SCHEDULE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DELIVERY.
- STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL RATE OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND BE FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE USED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPOSED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL. ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:

- 1 GALLON PLANT - 1 TABLET
- 15 GALLON PLANT - 4 TABLETS
- 5 GALLON PLANT - 2 TABLETS
- BOXED TREE - 8 TABLETS (MIN.)
- TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
- PRIOR TO INITIATING THE 60-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS. THEN OBTAIN APPROVAL FROM OWNERS REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNERS REPRESENTATIVE THE START DATE FOR THE 60-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WORK. MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
- PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE (1) YEAR FOR ALL TREES AND 90 DAYS FOR ALL PLANT MATERIAL DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM. ONE (1) YEAR GUARANTEE FOR ALL TREES AND PALMS.
- INSTALL ALL SIDEWALKS PER A.D.A. REQUIREMENTS.
- A COUNTRY DUST CONTROL PERMIT IS REQUIRED. THE CONTRACTOR SHALL RETAIN THIS PERMIT.

VICINITY MAP



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SHEET INDEX

SHEET #	DESCRIPTION	PREPARED FOR DESIGN DEVELOPMENT	DESIGN DEVELOPMENT	PERMITS DEVELOPMENT	PERMITS REVIEW BOARD	RESIDENTIAL
L001	LANDSCAPE COVER SHEET	X	X	X	X	X
L101	LANDSCAPE SCHEDULES	X	X	X	X	X
L102	HARDSCAPE PLAN	X	X	X	X	X
L103	HARDSCAPE ENLARGEMENT	X	X	X	X	X
L201	HARDSCAPE DETAILS	X	X	X	X	X
L202	HARDSCAPE DETAILS	X	X	X	X	X
L203	HARDSCAPE DETAILS	X	X	X	X	X
L204	HARDSCAPE DETAILS	X	X	X	X	X
L205	HARDSCAPE DETAILS	X	X	X	X	X
L206	HARDSCAPE DETAILS	X	X	X	X	X
L207	HARDSCAPE DETAILS	X	X	X	X	X
L208	HARDSCAPE DETAILS	X	X	X	X	X
L209	HARDSCAPE DETAILS	X	X	X	X	X
L301	LANDSCAPE PLAN	X	X	X	X	X
L302	LANDSCAPE PLAN	X	X	X	X	X
L303	LANDSCAPE ENLARGEMENT	X	X	X	X	X
L304	TOPDRESS PLAN	X	X	X	X	X
L305	TOPDRESS PLAN	X	X	X	X	X
L306	TOPDRESS ENLARGEMENT	X	X	X	X	X
L401	LANDSCAPE DETAILS	X	X	X	X	X
L402	LANDSCAPE DETAILS	X	X	X	X	X
L403	LANDSCAPE DETAILS	X	X	X	X	X
L500	IRRIGATION COVER SHEET	X	X	X	X	X
L501	IRRIGATION PLAN	X	X	X	X	X
L600	IRRIGATION DETAILS	X	X	X	X	X
L601	IRRIGATION DETAILS	X	X	X	X	X
L701	STREETSCAPE SECTIONS	X	X	X	X	X
L801	LANDSCAPE LIGHTING	X	X	X	X	X
L802	LANDSCAPE LIGHTING	X	X	X	X	X
L803	LANDSCAPE ENLARGEMENT PLAN	X	X	X	X	X

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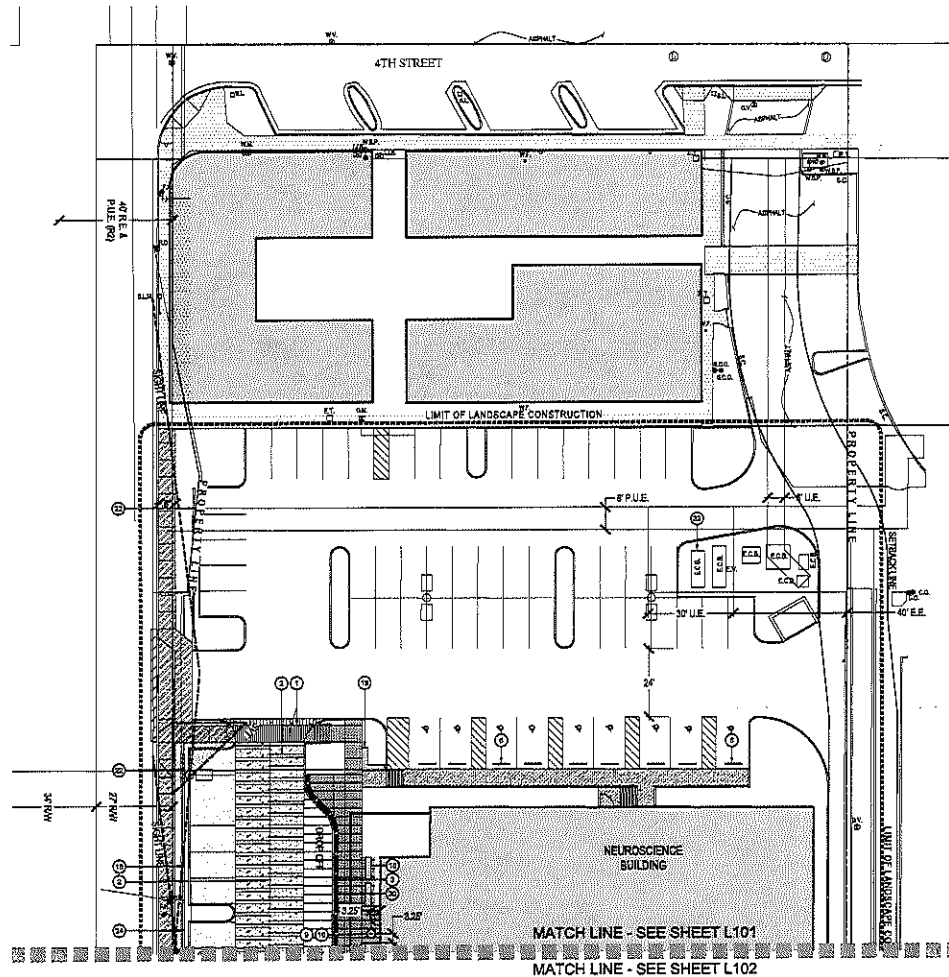
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AGENCY APPROVAL:

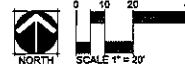
REV #	DESCRIPTION	DATE
A	DRG REVIEW #1 REVISIONS	01/02/2019

**LANDSCAPE
COVER SHEET**

L001



HARDSCAPE PLAN



KEY NOTES

- ① SCORE JOINT PATTERN AT DROP OFF ENTRY - SEE DETAIL 16.201
- ② TYPICAL VEHICULAR ENTRY LAYOUT - SEE DETAIL 26.201
- ③ FLUSH CURB - SEE DETAIL 34.201
- ④ RECYCLED CONCRETE PAVING - SEE DETAIL 41.201
- ⑤ STABILIZED DECOMPOSED GRANITE LANDING - SEE DETAIL 52.201
- ⑥ WHEEL STOP - SEE DETAIL 14.202
- ⑦ STEEL EDGE - SEE DETAIL 24.202
- ⑧ TRIO BIKE RACK - SEE DETAIL 34.202
- ⑨ LANDSCAPE CONTAINERS - ARRIS - SEE DETAIL 41.202
- ⑩ LANDSCAPE CONTAINER IRRIGATION AND DRAINAGE - SEE DETAIL 51.202
- ⑪ STEEL PLANTER AT SUNKEN PATIO - SEE DETAIL 14.203
- ⑫ STEEL PLANTER - 30" HEIGHT - SEE DETAIL 34.203
- ⑬ FLOATING CONCRETE BENCH - SEE DETAIL 41.203
- ⑭ RAISED PLANTER AND RETAINING WALL AT SUNKEN PATIO - SEE DETAIL 51.204
- ⑮ STEEL RETAINING WALL - SEE DETAIL 24.204
- ⑯ METAL STEP AT SUNKEN PATIO - SEE DETAIL 34.204
- ⑰ CAST IN PLACE CONCRETE BENCH - SEE DETAIL 14.205
- ⑱ CAST IN PLACE CONCRETE BENCH - SEE DETAIL 24.205
- ⑲ CAST-IN-PLACE CONCRETE TABLE - SEE DETAIL 14.206
- ⑳ STAIR WITH HANDRAIL - SEE DETAIL 24.206
- ㉑ CMU PARKING LOT SCREEN WALL - SEE DETAIL 34.206
- ㉒ TYPICAL BARRIER FREE RAMPS - SEE DETAIL 41.206
- ㉓ ADA RAMP AT SUNKEN PATIO - SEE DETAIL 14.207
- ㉔ TRASH COMPACTOR LOCATION - SEE ARCHITECTURAL SITE PLAN
- ㉕ LOADING AREA - SEE ARCHITECTURAL SITE PLAN
- ㉖ PROPOSED TRANSFORMER LOCATION - SEE ARCHITECTURAL SITE PLAN
- ㉗ FUTURE GENERATOR LOCATION - SEE ARCHITECTURAL SITE PLAN
- ㉘ ARCHITECTURAL SCREEN WALL - SEE ARCHITECTURAL PLAN
- ㉙ BOLLARD - SEE DETAIL 24.207

PAVING SCHEDULE

	INTEGRAL COLOR CONCRETE MAG SECTION 340 AND 343, DETAIL 230 DAVIS COLOR: KALLUA 877 FINISH: LIGHT EXPOSED AGGREGATE TYPE: 4' ANGULAR AGGREGATE JOINTS: SAW CUT
	INTEGRAL COLOR CONCRETE MAG SECTION 340 AND 343, DETAIL 230 DAVIS COLOR: SANDSTONE 5337 FINISH: LIGHT EXPOSED AGGREGATE TYPE: 4' ANGULAR AGGREGATE JOINTS: SAW CUT
	STANDARD GRAY CONCRETE MAG SECTION 340, DETAIL 230 FINISH: LIGHT BROOM FINISH JOINTS: TROWELED TO MATCH EXISTING
	STANDARD GRAY CONCRETE MAG SECTION 340, DETAIL 230 FINISH: LIGHT SAND BLAST JOINTS: SAW CUT

LANDSCAPE AREA

SITE AREA (NET):	3.04 ACRES (132,453 SQ/FT)
TOTAL LANDSCAPE AREA:	.47 ACRES (20,468 SQ/FT)
RIGHT OF WAY LANDSCAPE:	.05 ACRES (1,879 SQ/FT)
PARKING LOT LANDSCAPE:	.12 ACRES (5,194 SQ/FT)



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FACILITY NUMBER:

AGENCY APPROVALS:

REVISIONS		
REV #	DESCRIPTION	DATE
A	DRG REVIEW BY REVISIONS	01/29/15

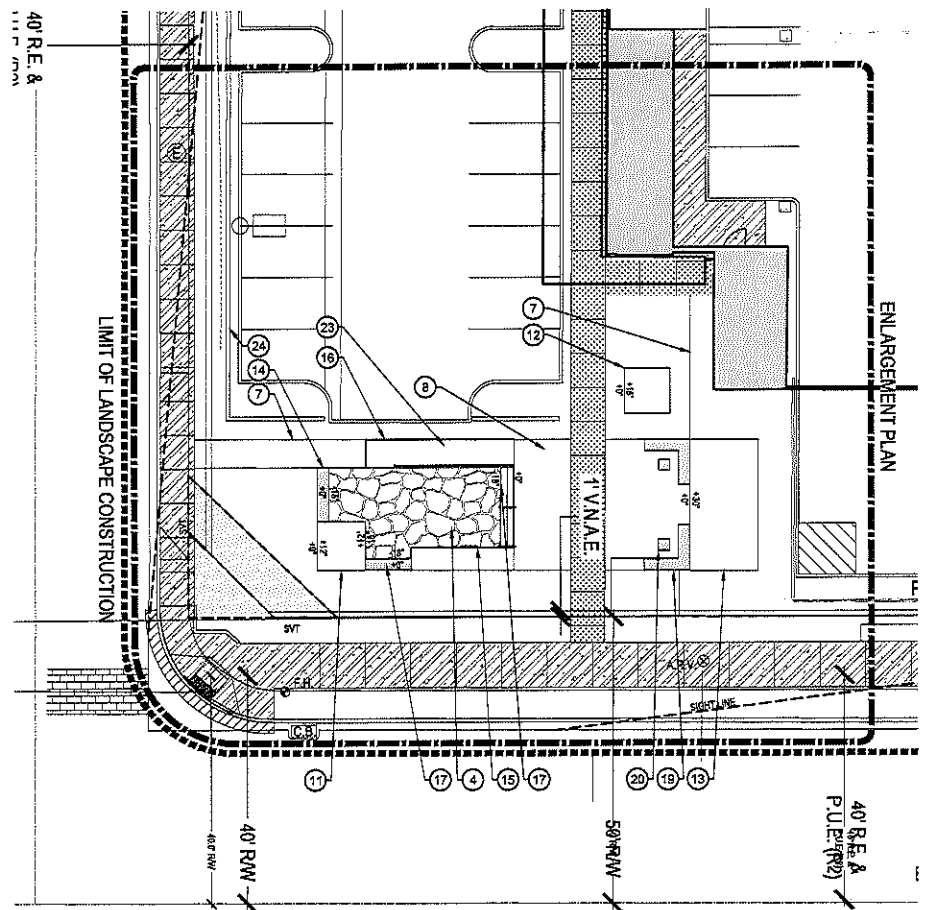
DATE: 01/19/15
SCALE: As Indicated
DRAWN: JP
REVIEWED: ME/EP
JOB NUMBER: 0017-02-0019

HARDSCAPE
PLAN

L101



01/29/2015 10:12:57 AM



HARDSCAPE ENLARGEMENT PLAN



KEY NOTES

- ① SCORE JOINT PATTERN AT DROP OFF ENTRY - SEE DETAIL 14.201
- ② TYPICAL VEHICULAR ENTRY LAYOUT - SEE DETAIL 24.201
- ③ FLUSH CURB - SEE DETAIL 24.201
- ④ RECYCLED CONCRETE PAVING - SEE DETAIL 44.201
- ⑤ STABILIZED DECOMPOSED GRANITE LANDING - SEE DETAIL 44.201
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- ⑳ CAST-IN-PLACE CONCRETE TABLE - SEE DETAIL 14.206
- ㉑ STAR WITH HANDRAIL - SEE DETAIL 24.206
- ㉒ CMU PARKING LOT SCREEN WALL - SEE DETAIL 34.206
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PAVING SCHEDULE

	INTEGRAL COLOR CONCRETE MAG SECTION 340 AND 343 DETAIL 230 DAVIS COLOR: KALLIA 877 FINISH: LIGHT EXPOSED AGGREGATE TYPE: 1/2" ANGULAR AGGREGATE JOINTS: SAW CUT
	INTEGRAL COLOR CONCRETE MAG SECTION 340 AND 343 DETAIL 230 DAVIS COLOR: SANDSTONE 5237 FINISH: LIGHT EXPOSED AGGREGATE TYPE: 1/2" ANGULAR AGGREGATE JOINTS: SAW CUT
	INTEGRAL COLOR CONCRETE MAG SECTION 340 AND 343 DETAIL 230 DAVIS COLOR: OUTBACK 877 FINISH: LIGHT SAND BLAST JOINTS: SAW CUT
	STANDARD GRAY CONCRETE MAG SECTION 340 DETAIL 230 FINISH: LIGHT BRADM FINISH JOINTS: TROWELED TO MATCH EXISTING
	STANDARD GRAY CONCRETE MAG SECTION 340 DETAIL 230 FINISH: LIGHT SAND BLAST JOINTS: SAW CUT

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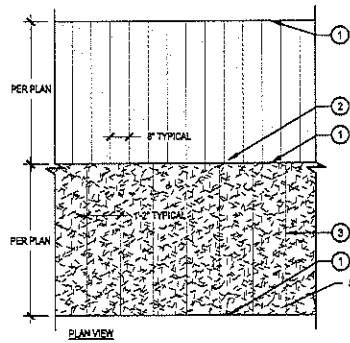
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A	DRG REVIEW BY REVISIONS	5/18/2018

DATE: 05/18/18
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 DRAWING: 09
 REVIEWED: MEGSP
 JOB NUMBER: 0917-02-0014

**HARDSCAPE
ENLARGEMENT
PLAN**

L103

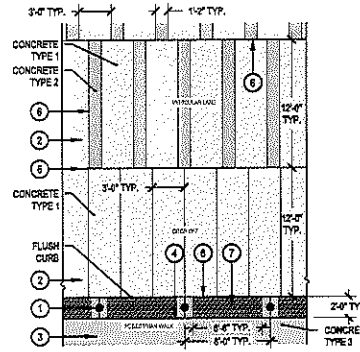




1 SCORE JOINT PATTERN AT DROP OFF ENTRY

SCALE: 1/2" = 1'-0"

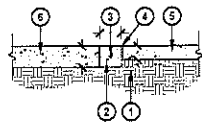
- 1 COLD JOINT
- 2 CONCRETE PAVING VEHICULAR SECTION - REFER TO CIVIL DRAWINGS FOR SPECIFICATIONS
- 3 SAW CUT SCORE JOINT - TYPICAL



2 TYPICAL VEHICULAR ENTRY LAYOUT

SCALE: 3/4" = 1'-0"

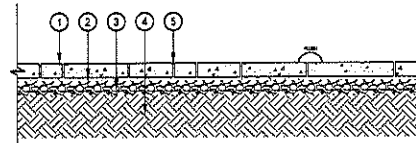
- 1 BOLLARD SEE DETAIL 26.07
- 2 VEHICULAR RATED CONCRETE - SEE HARDSCAPE PLAN
- 3 PEDESTRIAN RATED CONCRETE - SEE HARDSCAPE PLAN
- 4 EXPANSION JOINT
- 5 SCORE JOINTS - SEE PLAN
- 6 COLD JOINT
- 7 TOOLED GROOVE DETECTABLE WARNING STRIPS - GROOVES TO BE 1/2" DEEP AND SPACED 1' O.C. WITH EXTRUDED PIECES BEING FLUSH WITH SURROUNDING GRADE



3 FLUSH CURB

SCALE: 3/4" = 1'-0"

- 1 85% COMPACTED SUBGRADE
- 2 CONCRETE FINISH AS NOTED ON HARDSCAPE PLANS 4,000 PSI
- 3 #4 REBAR, CENTERED CONTINUOUS
- 4 EXPANSION JOINT WITH SEALANT
- 5 CONCRETE PAVING - SEE DETAIL 16.A201
- 6 VEHICULAR CONCRETE PAVING - SEE CIVIL ENGINEER



NOTES:

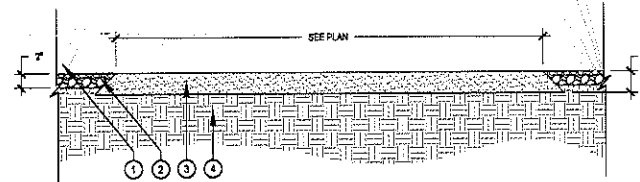
1. RECYCLED CONCRETE PIECES TO BE LAYED IN A RANDOM WITH MINIMAL GAPS - 1/2" OR LESS - ADJUST AS NECESSARY.
2. ALL PIECES TO BE SET FLUSH TO MINIMIZE TRIPPING HAZARDS AND APPEAR SMOOTH IN CHARACTER.
3. COLOR TO BE STANDARD GRAY CONCRETE.

- 1 RECYCLED CONCRETE PAVING - 2" AVERAGE THICK - RANDOM PATTERN
- 2 1" DEEP SAND LEVELING BED
- 3 COMPACTED AS - 4" MINIMUM THICKNESS - COMPACTED TO 95%
- 4 COMPACTED GUS BASE
- 5 POLYMERIC SAND IN ALL JOINTS MFG: TECHNICAL PRO SERIES OR EQUIVALENT COLOR: URBAN GRAY

4 RECYCLED CONCRETE PAVING

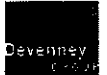
SCALE: 3/4" = 1'-0"

- 1 LANDSCAPE PLANTINGS
- 2 TOPRESS - SEE HARDSCAPE PLAN
- 3 STABILIZED DECOMPOSED GRANITE
- 4 COMPACTED SUBGRADE



5 STABILIZED DECOMPOSED GRANITE LANDING - SECTION

SCALE: 1-1/2" = 1'-0"



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AZ 85251

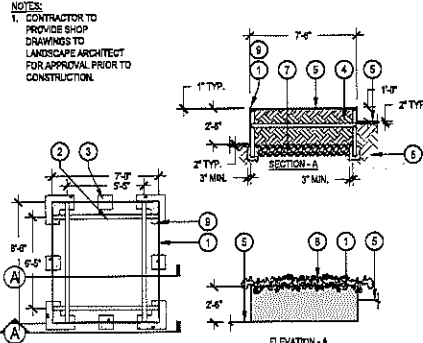
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AUTHORITY HAVING JURISDICTION'S PROJECT NO:
FACILITY NUMBER:
AGENCY APPROVAL:

REVISIONS		
REV #	DESCRIPTION	DATE
A	DRG REVIEW BY JURISDICTION	6/16/2019

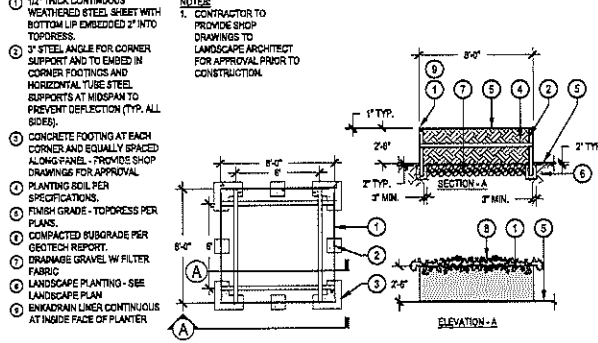
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SCALE: As Indicated
DRAWN: JP
REVIEWED: MESP
JOB NUMBER: 2017-02-02-19

HARDSCAPE
DETAILS

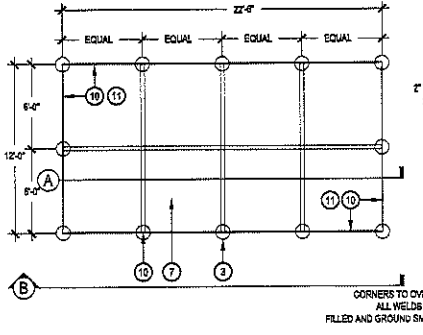
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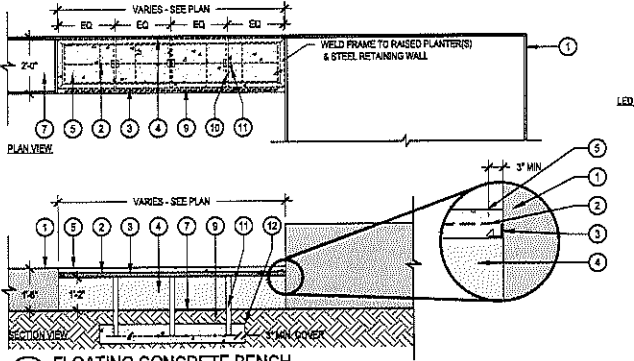
1 STEEL PLANTER AT SUNKEN PATIO
SCALE: 1/4" = 1'-0"



2 STEEL PLANTER
SCALE: 1/4" = 1'-0"



3 STEEL PLANTER - 30" HEIGHT
SCALE: 1/4" = 1'-0"



4 FLOATING CONCRETE BENCH
SCALE: 1/2" = 1'-0"

NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

- 1 1/2" THICK CONTINUOUS WEATHERED STEEL SHEET WITH BOTTOM LIP EMBEDDED 2" INTO TOPRESS.
- 2 3" STEEL ANGLE FOR CORNER SUPPORT AND TO EMBED IN CORNER FOOTINGS AND HORIZONTAL TUBE STEEL SUPPORTS AT MIDSPAN TO PREVENT DEFLECTION (TYP. ALL SIDES).
- 3 CONCRETE FOOTING AT EACH CORNER AND EQUALLY SPACED ALONG PANEL - PROVIDE SHOP DRAWINGS FOR APPROVAL.
- 4 PLANTING SOIL PER SPECIFICATIONS.
- 5 FINISH GRADE - TOPRESS PER PLANS.
- 6 COMPACTED SUBGRADE PER GEOTECH REPORT.
- 7 DRAINAGE GRAVEL W/ FILTER FABRIC.
- 8 LANDSCAPE PLANTING - SEE LANDSCAPE PLAN.
- 9 ENKADRAIN LINER CONTINUOUS AT INSIDE FACE OF PLANTER.

NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

- 1 1/2" THICK CONTINUOUS WEATHERED STEEL SHEET WITH BOTTOM LIP EMBEDDED 2" INTO TOPRESS.
- 2 3" STEEL ANGLE FOR CORNER SUPPORT AND TO EMBED IN CORNER FOOTINGS AND HORIZONTAL TUBE STEEL SUPPORTS AT MIDSPAN TO PREVENT DEFLECTION (TYP. ALL SIDES).
- 3 CONCRETE FOOTING AT EACH CORNER AND EQUALLY SPACED ALONG PANEL - PROVIDE SHOP DRAWINGS FOR APPROVAL.
- 4 PLANTING SOIL PER SPECIFICATIONS.
- 5 FINISH GRADE - TOPRESS PER PLANS.
- 6 COMPACTED SUBGRADE PER GEOTECH REPORT.
- 7 DRAINAGE GRAVEL W/ FILTER FABRIC.
- 8 LANDSCAPE PLANTING - SEE LANDSCAPE PLAN.
- 9 ENKADRAIN LINER CONTINUOUS ON INSIDE FACE OF PLANTER.

- 1 1/2" THICK CONTINUOUS WEATHERED STEEL SHEET WITH BOTTOM LIP EMBEDDED 2" INTO TOPRESS.
- 2 3" STEEL ANGLE FOR CORNER SUPPORT AND TO EMBED IN CORNER FOOTINGS AND AT MIDSPAN TO PREVENT DEFLECTION (TYP. ALL SIDES).
- 3 CONCRETE FOOTING AT EACH CORNER AND EQUALLY SPACED ALONG PANEL - PROVIDE SHOP DRAWINGS FOR APPROVAL.
- 4 PLANTING SOIL PER SPECIFICATIONS.
- 5 FINISH GRADE - TOPRESS PER PLANS.
- 6 COMPACTED SUBGRADE PER GEOTECH REPORT.
- 7 DRAINAGE GRAVEL W/ FILTER FABRIC.
- 8 LANDSCAPE PLANTING - SEE LANDSCAPE PLAN.
- 9 HORIZONTAL STEEL SUPPORT SPACING AND SIGNS - PROVIDE SHOP DRAWINGS FOR APPROVAL.
- 10 ENKADRAIN LINER - CONTINUOUS ON INSIDE FACE OF PLANTER.
- 11 STEEL SEALER - RUB-BLEUM TRUCK BED COATING #48519 OR EQUIVALENT.

- FINISH NOTES:
CONCRETE BENCH: COLOR: KALLIA FINISH: SMOOTH
RAISED STEEL PLANTERS: COLOR: MATCH ARCHITECTURE FINISH: NATURAL
METAL FRAME: COLOR: NATURAL FINISH: PAINT
- CONSTRUCTION NOTES:
1. BENCH TO SLOPE SLIGHT INTO PATIO TO ALLOW FOR SURFACE DRAINAGE.
2. REINFORCEMENT TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL.
- 1 RAISED STEEL PLANTER - SEE DETAIL 1A.203
 - 2 STEEL REINFORCEMENT - PER STRUCTURAL ENGINEER
 - 3 STEEL FRAME - WELD TO RAISED STEEL PLANTER
 - 4 1/2" HIGH STEEL RETAINING WALL - SEE DETAIL
 - 5 4" CAST IN PLACE CONCRETE BENCH
 - 6 2" PVC SLEEVE
 - 7 FINISH GRADE
 - 8 LED TAPE LIGHT - COLOR: BRIGHT WHITE SERIES LED STRIP LIGHT COLOR TEMP: 2700K SOURCE: FLEXFIRELEDS.COM INSTALL PER MANUFACTURERS SPECIFICATIONS
 - 9 CONCRETE FOOTING PER STRUCTURAL ENGINEER
 - 10 POWER SUPPLY - MEAN WELL LPV SERIES LED DRIVE - LOW SOURCE: FLEXFIRELEDS.COM REFER TO ENGINEER DRAWINGS FOR LOCATION
 - 11 2" THICK STEEL PLATE - WELD TO STEEL FRAME

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If field findings do not match the plan, or if a discrepancy is identified, they need to be corrected. This drawing is not to be used for construction until approved by the architect. This drawing is not to be used for construction until approved by the architect. This drawing is not to be used for construction until approved by the architect.

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AZ 85251

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AUTHORITY HAVING JURISDICTION'S PROJECT
NO:
FACILITY NUMBER:
AGENCY APPROVAL:

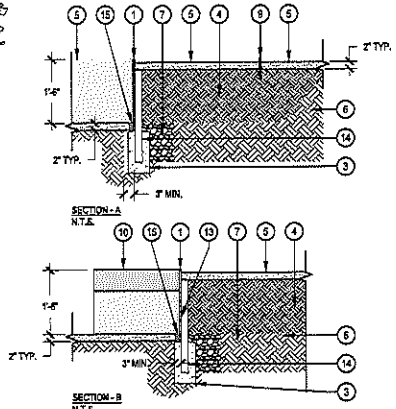
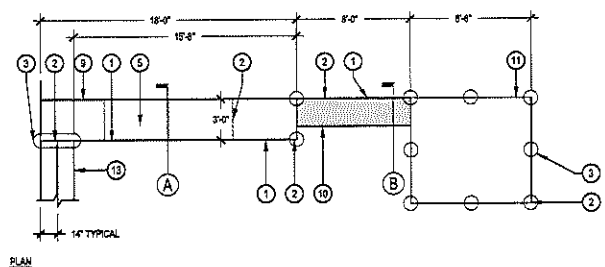
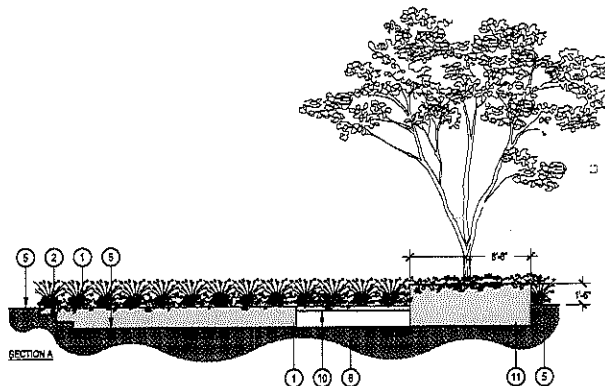
REV#	DESCRIPTION	DATE
A	DATE REVIEW WITH NEURONICS	5/19/2018

DATE: 05/16/18
SCALE: As Indicated
DRAWN: JF
REVIEWED: MEDP
JOB NUMBER: 1017-02-0018

**HARDSCAPE
DETAILS**

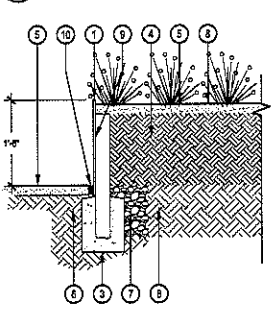
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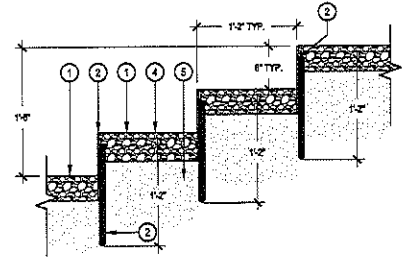


- 1 1/2" THICK CONTINUOUS WEATHERED STEEL SHEET WITH BOTTOM LIP EMBEDDED 2" INTO TOPDRESS.
 - 2 3" STEEL ANGLE FOR CORNER SUPPORT AND TO EMBED IN CORNER FOOTINGS AND HORIZONTAL TUBE STEEL SUPPORTS AT MIDSPAN TO PREVENT DEFLECTION (TYP. ALL SIDES).
 - 3 CONCRETE FOOTING AT EACH CORNER AND EQUALLY SPACED ALONG PANEL - PROVIDE SHOP DRAWINGS FOR APPROVAL.
 - 4 PLANTING SOIL PER SPECIFICATIONS.
 - 5 FINISH GRADE - TOPDRESS PER PLANS.
 - 6 COMPACTED SUBGRADE PER GEOTECH REPORT.
 - 7 DRAINAGE GRAVEL W/ FILTER FABRIC.
 - 8 LANDSCAPE PLANTING - SEE LANDSCAPE PLAN.
 - 9 STEEL EDGER - SEE DETAIL 2/L202.
 - 10 FLOATING CONCRETE BENCH SEE DETAIL 4/L203.
 - 11 STEEL PLANTER AT SUNKEN PATIO SEE DETAIL 1/L203.
 - 12 STEEL STEP WITH DECOMPOSED GRANITE TREAD SEE DETAIL 5/L204.
 - 13 ENKADRAN LINER - CONTINUOUS ON INSIDE FACE OF PLANTERWALL.
 - 14 VERTICAL SUPPORT - 2" x 2" x 1/8" TUBE STEEL - SET IN FOOTING AND WELD PANELS TO POST.
 - 15 EXPANSION JOINT.
- NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

1 RAISED PLANTER AND RETAINING WALL AT SUNKEN PATIO



- 1 1/2" THICK CONTINUOUS WEATHERED STEEL SHEET WITH BOTTOM LIP EMBEDDED 2" INTO TOPDRESS.
 - 2 3" STEEL ANGLE FOR CORNER SUPPORT AND TO EMBED IN CORNER FOOTINGS AND HORIZONTAL TUBE STEEL SUPPORTS AT MIDSPAN TO PREVENT DEFLECTION (TYP. ALL SIDES).
 - 3 CONCRETE FOOTING AT EACH CORNER AND EQUALLY SPACED ALONG PANEL - PROVIDE SHOP DRAWINGS FOR APPROVAL.
 - 4 PLANTING SOIL PER SPECIFICATIONS.
 - 5 FINISH GRADE - TOPDRESS PER PLANS.
 - 6 COMPACTED SUBGRADE PER GEOTECH REPORT.
 - 7 DRAINAGE GRAVEL W/ FILTER FABRIC.
 - 8 LANDSCAPE AREA PER PLAN.
 - 9 ENKADRAN LINER - CONTINUOUS ON INSIDE FACE OF PLANTER
 - 10 EXPANSION JOINT
- NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- FINISH COLOR: TO MATCH ARCHITECTURE TYPE: PAINT



2 STEEL RETAINING WALL - 18" HIGH

3 METAL STEP AT SUNKEN LOUNGE - SECTION

- 1 ADJACENT CONDITION VARIES - SEE HARDSCAPE PLAN FOR LOCATIONS.
 - 2 2" x 1/8" PLAT STEEL WELDED ON BACK FACE OF PLANTER.
 - 3 1" STEEL SQUARE TUBE WELDED TO BACKSIDE OF PLAT STEEL, RISER AND DRIVEN INTO SUBGRADE ANCHOR.
 - 4 FINISH GRADE.
 - 5 UNDISTURBED SOIL OR COMPACTED SUBGRADE.
- NOTE:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- FINISH: NATURAL, COLOR: TO MATCH ARCHITECTURE

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AUTHORITY HAVING JURISDICTION:

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FACILITY NUMBER:

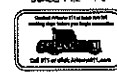
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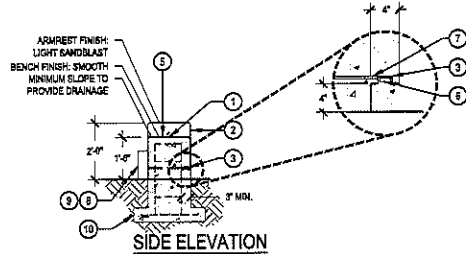
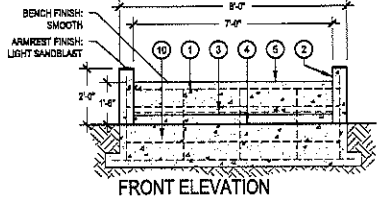
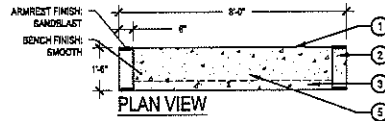
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REV #	DESCRIPTION	DATE
A	DRG REVIEW BY REVISIONS	01/25/17

DATE: 08/10/17
SCALE: As Indicated
DRAWING: JF
REVIEWER: ME/SP
JOB NUMBER: 0917-02-0119

**HARDSCAPE
DETAILS**

L204



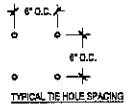
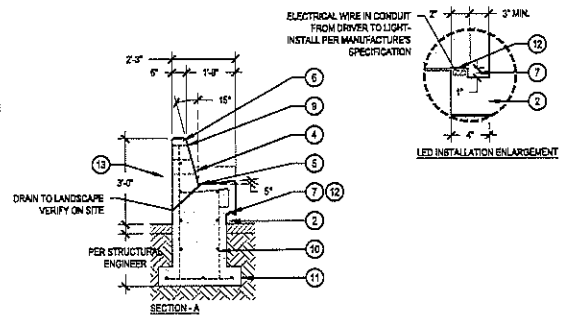
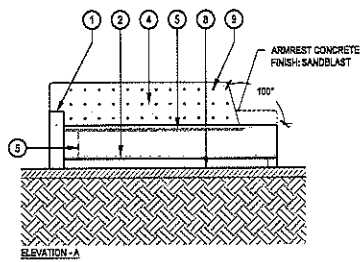
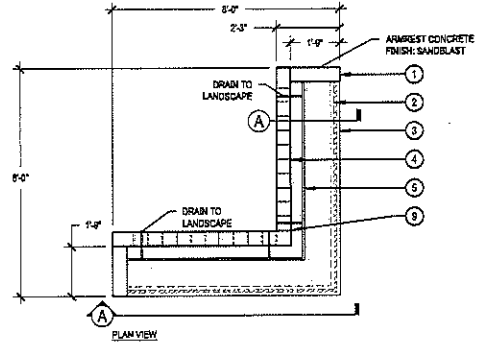


1 CAST IN PLACE CONCRETE BENCH

- 1 CONCRETE BENCH
- 2 6" WIDE ARMREST - SANDBLAST
- 3 4" RECESS WITH LED TAPE LIGHT
- 4 FINISH GRADE
- 5 SLOPE SURFACE
- 6 LED TAPE LIGHT - COLOR-BRIGHT WHITE SERIES LED STRIP LIGHT
- 7 COLOR TEMP: 2700K
- 8 SOURCE: FLEXFIRELEDS.COM
- 9 INSTALL PER MANUFACTURER'S SPECIFICATIONS
- 10 1/2" PVC SLEEVE
- 11 POWER SUPPLY - MEAN WELL LPV SERIES LED DRIVE - 100W
- 12 SOURCE: FLEXFIRELEDS.COM
- 13 LOCATE ON BACK SIDE OF BENCH
- 14 DIMMER - LED LIGHT DIMMER FOR STRIP LIGHTS - 120V 8A
- 15 SOURCE: FLEXFIRELEDS.COM
- 16 LOCATE ON BACK SIDE OF BENCH
- 17 CONCRETE FOOTING PER STRUCTURAL ENGINEER

NOTES:
 1. REINFORCEMENT TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL.
 COLOR: DAVIS KALILA 877
 BENCH FINISH: SMOOTH
 ARMREST FINISH: SANDBLAST

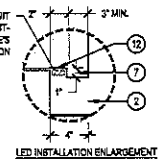
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NOTES:
 1. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
 2. REINFORCEMENT TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 COLOR: DAVIS KALILA 877
 BENCH FINISH: SMOOTH
 ARMREST FINISH: LIGHT SANDBLAST

- 1 6" WIDE ARM REST - LIGHT SANDBLAST FINISH
- 2 4" WIDE RECESS WITH LED TAPE LIGHT
- 3 CONCRETE FINISH - SMOOTH
- 4 ANGLED BACK REST w/ TIE HOLES
- 5 BENCH DRAIN - 1/2" PVC DECK DRAIN SET FLUSH WITH BENCH SEAT
- 6 1" RADIUS - TYPICAL
- 7 LED TAPE LIGHT - COLOR-BRIGHT WHITE SERIES LED STRIP LIGHT
- 8 COLOR TEMP: 2700K
- 9 SOURCE: FLEXFIRELEDS.COM
- 10 INSTALL PER MANUFACTURER'S SPECIFICATIONS
- 11 FINISH GRADE
- 12 CONCRETE TIE HOLE - 6" O.C.
- 13 STRUCTURAL REINFORCEMENT PER STRUCTURAL ENGINEER
- 14 CONCRETE FOOTING PER STRUCTURAL ENGINEER
- 15 1/2" PVC SLEEVE
- 16 POWER SUPPLY - MEAN WELL LPV SERIES LED DRIVE - 100W
- 17 SOURCE: FLEXFIRELEDS.COM
- 18 DIMMER - LED LIGHT DIMMER FOR STRIP LIGHTS - 120V 8A
- 19 SOURCE: FLEXFIRELEDS.COM

ELECTRICAL WIRE IN CONDUIT FROM DIMMER TO LIGHTS - INSTALL PER MANUFACTURER'S SPECIFICATION



2 CAST IN PLACE L- BENCH

SCALE: 1/2" = 1'-0"



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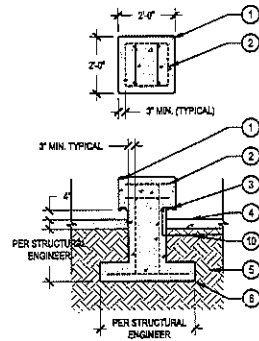
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 FACILITY NUMBER:
 AGENCY APPROVALS:

REV #	DESCRIPTION	DATE
A	ORIG REVIEW BY NEURONICS	5/16/2019

DATE: 08/19/19
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 REVIEWED: MEDP
 JOB NUMBER: 0917-02-0019

HARDSCAPE
 DETAILS

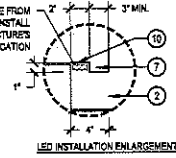
L205



NOTE:
 COLOR: DAVIS KALLIA 977
 FINISH: SANDBLAST

1. REINFORCEMENT TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL.

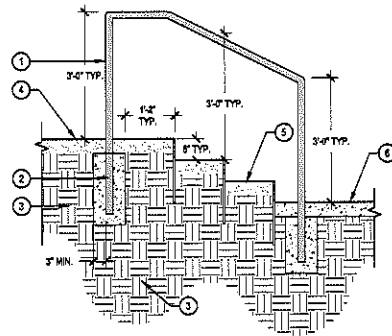
ELECTRICAL WIRE FROM DRIVER TO LIGHT - INSTALL PER MANUFACTURER'S SPECIFICATION



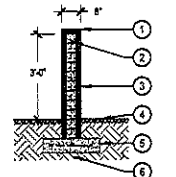
- ① 1" RADIUS
- ② CONCRETE REINFORCEMENT PER STRUCTURAL ENGINEER
- ③ 4" WIDE RECESS WITH LED TAPE LIGHT
- ④ FINISH GRADE
- ⑤ COMPACTED SUBGRADE PER STRUCTURAL ENGINEER
- ⑥ CONCRETE FOOTING PER STRUCTURAL ENGINEER
- ⑦ LED TAPE LIGHT - COLOR BRIGHT WHITE SERIES LED STRIP LIGHT COLOR TEMP: 2700K SOURCE: FLEDPIRELED'S.COM INSTALL PER MANUFACTURER'S SPECIFICATIONS
- ⑧ POWER SUPPLY - MEAN WELL LPV SERIES LED DRIVE - 100W SOURCE: FLEDPIRELED'S.COM LOCATE BEHIND L-SHAPED BENCH
- ⑨ DRIVER - LED LIGHT DRIVER FOR STRIP LIGHTS - 1224V 3A SOURCE: FLEDPIRELED'S.COM LOCATE BEHIND L-SHAPED BENCH
- ⑩ PVC SLEEVE

1 CAST-IN PLACE CONCRETE TABLE

SCALE: 1/2" = 1'-0"



- ① 2" STEEL TUBE RAILING. RAILING SHALL BE CONSTRUCTED USING WELDED JOINTS GROUND SMOOTH AND PAINTED BLACK. RAILING SHALL BE INSTALLED ON BOTH SIDES OF STEPS. HANDRAIL TO COMPLY WITH BUILDING CODE 8101.2.
 - ② ENDED RAILING - MIN. 1" INTO CONCRETE
 - ③ COMPACTED SUBGRADE
 - ④ FINISH GRADE - SEE PAVING SCHEDULE AND HARDSCAPE PLAN
 - ⑤ SEE METAL STEP DETAIL SL225
 - ⑥ ADJACENT HARDSCAPE
- NOTES:**
 1. ALL REINFORCEMENTS AND CONNECTIONS TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.



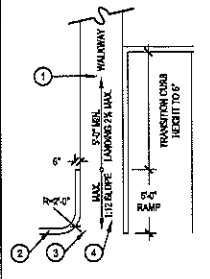
NOTES:
 1. ALL CMU BLOCK TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

2 STAIR WITH HANDRAIL

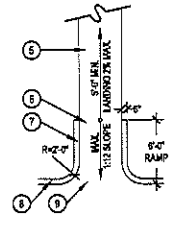
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3 CMU PARKING LOT SCREEN WALL

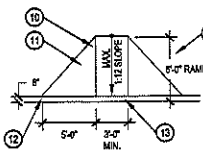
SCALE: 1/2" = 1'-0"



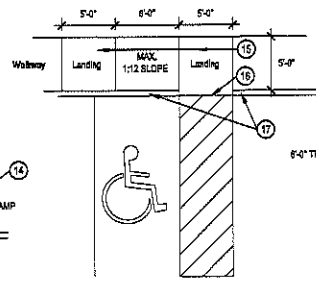
BARRIER FREE RAMP AT WALK ADJACENT TO CURB



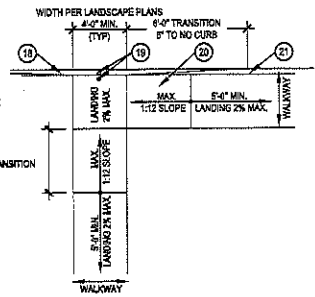
BARRIER FREE RAMP WITH RETURNED CURBS



FLARED CURB RAMP



BARRIER FREE RAMP TRAVERSING CURB



BARRIER FREE RAMP

- ① WIDTH (3'-0" MIN) REF. PLAN
- ② 6" CURB
- ③ FLUSH
- ④ RAMP TO HAVE RIBBED TEXTURE
- ⑤ WIDTH (3'-0" MIN) REF. PLAN
- ⑥ RAMP PER FRAG ANS-86 SECTION 4.2T.2
- ⑦ TRANSITION TO CURB
- ⑧ 6" CURBS
- ⑨ FLUSH
- ⑩ RAMP TO HAVE RIBBED SURFACE (TYPICAL)
- ⑪ FLARED SIDE 1:10 MAX. SLOPE
- ⑫ 6" CURB
- ⑬ FLUSH
- ⑭ WALKWAY WIDTH (REF. PLAN)
- ⑮ 3/8" MIN. LANDING W/ 2% CROSS SLOPE MAX.
- ⑯ FLUSH
- ⑰ TRANSITION TO 6" CURB
- ⑱ 6" CURB
- ⑲ FLUSH
- ⑳ RAMP TO HAVE RIBBED SURFACE (TYPICAL)
- ㉑ 6" CURB

4 TYPICAL BARRIER FREE RAMPS

SCALE: 3/16" = 1'-0"



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AUTHORITY HAVING JURISDICTIONS PROJECT NO.:

FACILITY NUMBER:

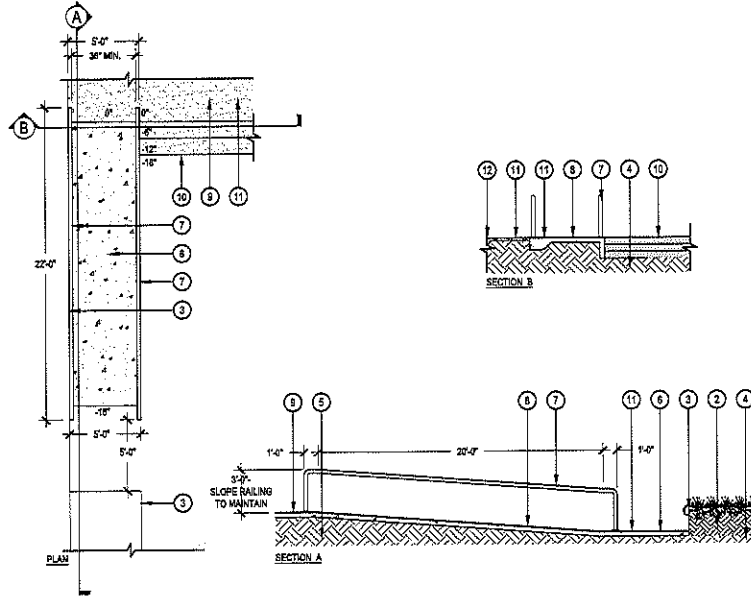
AGENCY APPROVAL:

REVISIONS		
REV #	DESCRIPTION	DATE
A	DRG REVIEW BY REVISIONS	01/10/2019

DATE:	02/10/19
SCALE:	As Indicated
DRAWN:	JP
REVIEWED:	MECP
JOB NUMBER:	0917-02-0019

HARDSCAPE
 DETAILS

L206



- ① CAST IN PLACE INTEGRAL COLOR CONCRETE - SEE HARDSCAPE PLANS FOR FINISH
- ② AMENDED TOPSOIL - SEE SPECIFICATIONS
- ③ STEEL RETAINING WALL - SEE DETAIL 31206
- ④ COMPACTED SUBGRADE
- ⑤ AMENDED TOPSOIL
- ⑥ SUNKEN PATIO - SEE HARDSCAPE PLAN FOR SPECIFICS
- ⑦ 2" DIAMETER TOP RAIL - PAINTED TUBE STEEL, COLOR TO MATCH ARCHITECTURE, TBD
- ⑧ CAST IN PLACE INTEGRAL COLOR CONCRETE - SEE HARDSCAPE PLANS FOR FINISH
- ⑨ DECORATED GRANITE LANDING - SEE HARDSCAPE PLAN FOR SPECIFICS
- ⑩ METAL STEPS SEE DETAIL 31206
- ⑪ FINISH GRADE
- ⑫ LANDSCAPE AREA - SEE LANDSCAPE PLAN

NOTES:
 1. ALL CONCRETE FOOTINGS AND STEEL REINFORCING TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

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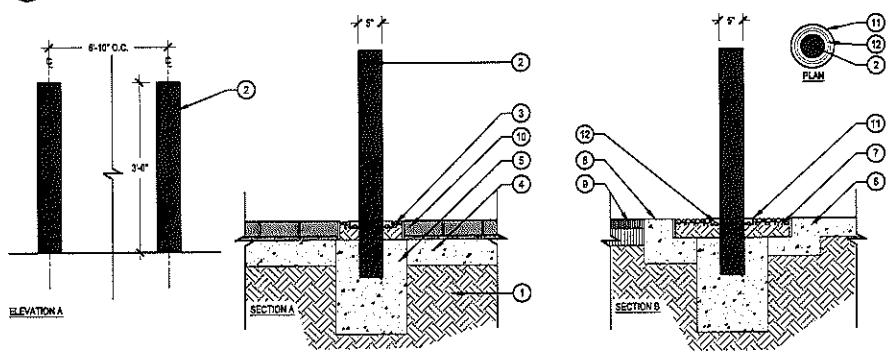
I/We, the undersigned, being a duly Licensed Professional Engineer in the State of Arizona, do hereby certify that I/We are the Engineer/Architect for the project described herein and that I/We are duly Licensed and qualified to perform the services herein described. I/We are not providing any professional services in any other state or jurisdiction. I/We are not providing any professional services in any other state or jurisdiction. I/We are not providing any professional services in any other state or jurisdiction. I/We are not providing any professional services in any other state or jurisdiction.

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AUTHORITY HAVING JURISDICTION:
 AUTHORITY HAVING JURISDICTION'S PROJECT NO:
 FACILITY NUMBER:
 AGENCY APPROVAL:

1 ADA RAMP AT SUNKEN PATIO

SCALE: 1/4" = 1'-0"



- ① COMPACTED SUBGRADE
- ② GALV PIPE MEDIUM SECURITY FIXED STAINLESS STEEL BOLLARD, 5" DIA. STANDARD FLAT CAP, ITEM # SDR5090
- ③ GROUT SOLID
- ④ VEHICULAR RATED CONCRETE
- ⑤ CONCRETE FOOTING PIER STRUCTURAL, SLOPE TOP TO DRAIN
- ⑥ ADJACENT CONCRETE PAVING - SEE HARDSCAPE PLAN.
- ⑦ DECORATIVE GRAVEL INFILL IN PAVING REVEAL
- ⑧ FLUSH CONCRETE CURB - SEE CIVIL
- ⑨ ASPHALT PAVING - SEE CIVIL
- ⑩ DETECTABLE WARNING PAVERS - SEE PAVING SCHEDULE FOR TYPE
- ⑪ 1/2" STEEL EDGER.
- ⑫ TAPE LIGHT

2 BOLLARD AT DROP OFF

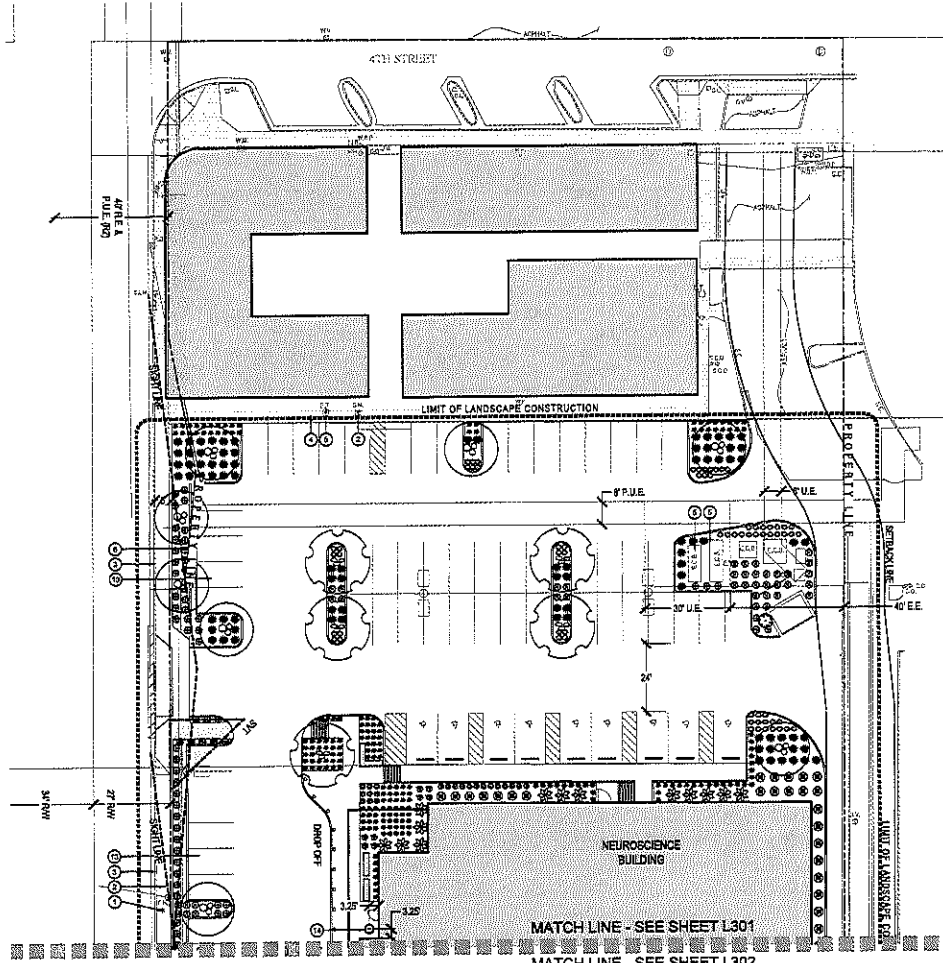
SCALE: 1" = 1'-0"

REVISIONS		
REV #	DESCRIPTION	DATE
A	DRG REVIEW BY KEYSTONE	5/18/2018

DATE: 05/18/18
 SCALE: As Indicated
 DRAWN: JF
 REVIEWED: MEGP
 JOB NUMBER: 0517-02-0016

HARDSCAPE DETAILS

L207



LANDSCAPE PLAN



PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	SIZE	QTY	
	OLIVEA TESOTA DESERT IRONWOOD	3" CALIPER	1	
		PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	2" CALIPER	14
		PROSOPIS CHILENSIS CHILEAN MESQUITE	2" CALIPER	18
	PALM TREES			
	BOTANICAL / COMMON NAME	SIZE	QTY	
	CYCAS REVOLUTA JAPANESE SAGO PALM	15 GAL	13	
	SHRUBS			
	BOTANICAL / COMMON NAME	SIZE	QTY	
	ASOLEPIAS STRIOLATA RUSH MILKWEEED	5 GALLON	8	
	BOUGAINVILLEA X 'BAMBINI BABY MIX' BAMBINI BABY MIX	5 GALLON	20	
	CALLISTEMON CITRINUS 'LITTLE JOHN' DWARF BOTTLE BRUSH	5 GALLON	58	
	LEUCOPHYLLUM LAEVI-GATUM CHIHUAHUA SAGE	5 GALLON	69	
	RUELLIA BRITTONIANA BLUE BELLS	5 GALLON	5	
	RUELLIA PENNINSULARIS WILD PETUNIA	5 GALLON	42	
	ACCENT			
	BOTANICAL / COMMON NAME	SIZE	QTY	
AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	5 GALLON	88		
SANSEBERGIA MARGINATA DEVIL'S TONGUE	5 GALLON	25		
	CACTUS			
	BOTANICAL / COMMON NAME	SIZE	QTY	
	CARNEGIEA GIGANTEA SAGUARO	-	3	
	ECHINOCACTUS GRUSONI GOLDEN BARREL CACTUS	5 GALLON	124	
	OPUNTA ELLISIANA SPINELESS PRICKLY PEAR	5 GALLON	19	
	GRASSES			
BOTANICAL / COMMON NAME	SIZE	QTY		
HIGHLANDERBERGIA RIGENS DEER GRASS	5 GALLON	192		
	GROUNDCOVER			
	BOTANICAL / COMMON NAME	SIZE	QTY	
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GALLON	167	
	SETCREASBA PALLIDA 'PURPLE HEART' PURPLE HEART SETCREASBA	1 GALLON	22	
	PERENNIALS			
BOTANICAL / COMMON NAME	SIZE	QTY		
TETRANEURIS ACALULIS STEMLESS FOUR-NERVE DAISY	1 GALLON	217		
	SUCCULENTS			
	BOTANICAL / COMMON NAME	SIZE	QTY	
ALOE X 'BLUE ELF' ALOE	5 GALLON	381		

NOTES:
 1. THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.
 2. ALL LANDSCAPE MATERIAL WITHIN SIGHT VISIBILITY TRIANGLES (SVT) SHALL BE MAINTAINED TO NOT EXCEED 18" IN HEIGHT AT MATURITY, WITHIN SVTS, ALL TREES WITHIN THE SVT ARE NOT TO EXCEED 1 1/4 IN ITS GREATEST CROSS-SECTIONAL DIMENSION BETWEEN A HEIGHT OF 3' AND A HEIGHT OF 1' ABOVE THE GRADE - AS PER CITY OF SCOTTSDALE REQUIREMENTS.
 3. LOCATION OF TREE TRUNKS WILL BE AT LEAST 20' AWAY FROM STREET LIGHT POLES.

- KEY NOTES**
- ① FIRE HYDRANT - SEE CIVIL DRAWINGS
 - ② GAS METER - SEE CIVIL DRAWINGS
 - ③ CURB AND GUTTER - SEE CIVIL DRAWINGS
 - ④ CONCRETE WALK - SEE CIVIL DRAWINGS
 - ⑤ UTILITIES - SEE CIVIL DRAWINGS
 - ⑥ PROPERTY LINE - SEE CIVIL DRAWINGS
 - ⑦ WATER LINE - SEE CIVIL DRAWINGS
 - ⑧ SEWER LINE - SEE CIVIL DRAWINGS
 - ⑨ FUTURE GENERATOR - SEE CIVIL DRAWINGS
 - ⑩ PROPOSED TRANSFORMER - SEE CIVIL DRAWINGS
 - ⑪ TRASH COMPACTOR LOCATION - SEE ARCHITECTURAL SITE PLAN
 - ⑫ LOADING AREA - SEE ARCHITECTURAL SITE PLAN
 - ⑬ SETBACK LINE - SEE CIVIL DRAWINGS
 - ⑭ LANDSCAPE CONTAINERS - SEE DETAIL 20.202
 - ⑮ PARKING LOT SCREEN WALL - SEE ARCHITECTURAL PLANS
 - ⑯ PARKING LOT ETAR WELL - SEE ARCHITECTURAL PLANS
 - ⑰ MECHANICAL EQUIPMENT SCREEN WALL - SEE ARCHITECTURAL PLAN
 - ⑱ DELIVERY RAMP/STAIRS - SEE ARCHITECTURAL/CIVIL PLANS

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AUTHORITY HAVING JURISDICTION:

AUTHORITY HAVING JURISDICTION'S PROJECT NO.:

FACILITY NUMBER:

AGENCY APPROVALS:

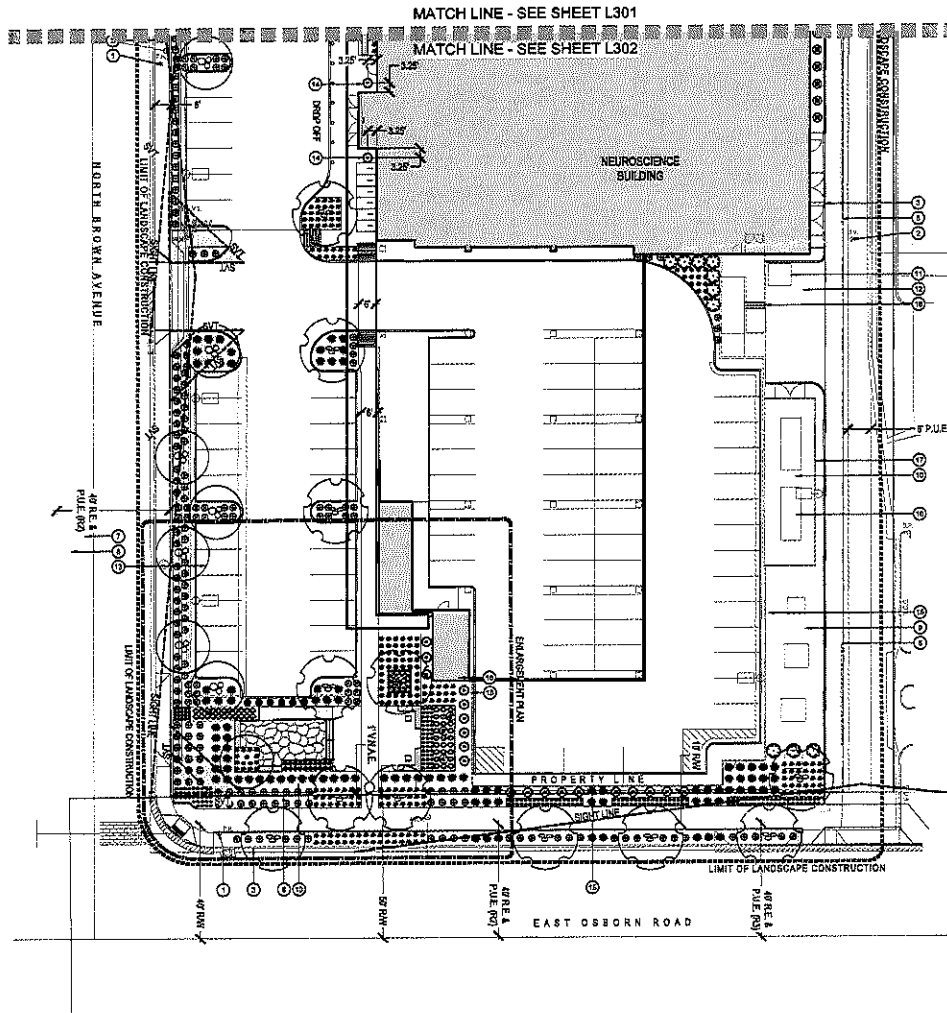
REVISIONS		
REV #	DESCRIPTION	DATE
A	DRS REVIEW BY REVISIONS	8/19/2011

DATE: 08/18/11
 SCALE: As Indicated
 DRAWN: JF
 REVIEWED: MZP
 JOB NUMBER: 0917-02-0210

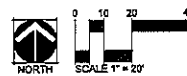
LANDSCAPE
 PLAN

L301





LANDSCAPE PLAN



PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	OLNEYA TESOTA DESERT IRONWOOD	3" CALIPER	1
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALM VERDE	2" CALIPER	14
	PROSOPIS CHILENSIS CHILEAN MESQUITE	2" CALIPER	18
PALM TREES			
	CYCAS REVOLUTA JAPANESE SAGO PALM	15 GAL	13
SHRUBS			
	ASCLEPIAS SUBULATA RUSH MILKWEED	5 GALLON	8
	BOUGAINVILLEA X 'BAMBINO BABY MA' BAMBINO BABY MA	5 GALLON	20
	CALLISTEMON CITRINUS 'LITTLE JOHN' DWARF BOTTLE BRUSH	5 GALLON	58
	LEUCOPHYLLUM LAEMGATUM CHIHUAHUA SAGE	5 GALLON	59
	RUELLIA BRITTONIANA BLUE BELLIS	5 GALLON	8
	RUELLIA PENINSULARIS WILD PETUNIA	5 GALLON	42
ACCENT			
	ADONIS VICTORIAE REGINAE QUEEN VICTORIA ACACIA	5 GALLON	88
	SANSEVIERIA MARGINATA DEVIL'S TONGUE	5 GALLON	25
CACTUS			
	CARNEGIEA GIGANTEA SAGUARO	-	3
	ECHINOCACTUS GRUSONI GOLDEN BARREL CACTUS	5 GALLON	124
	OPUNTIA ELLISIANA SPINELESS PRICKLY PEAR	5 GALLON	19
GRASSES			
	MIDOLENSBERGIA RIBENSIS DEER GRASS	5 GALLON	192
GROUNDCOVER			
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GALLON	167
	SETCREASEA PALLIDA 'PURPLE HEART' PURPLE HEART SETCREASEA	1 GALLON	22
PERENNIALS			
	TETRANEURIS ACACULIS STEMLESS FOUR-NERVE DAISY	1 GALLON	217
SUCCULENTS			
	ALOE X 'BLUE ELF' ALOE	5 GALLON	381

NOTES:
 1. THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.
 2. ALL LANDSCAPE MATERIAL WITHIN SIGHT VISIBILITY TRIANGLES (SVT) SHALL BE MAINTAINED TO NOT EXCEED 18" IN HEIGHT AT MATURITY. WITHIN SVTS, ALL TREES WITHIN THE SVT ARE NOT TO EXCEED 1" IN ITS GREATEST CROSS-SECTIONAL DIMENSION BETWEEN A HEIGHT OF 3' AND A HEIGHT OF 10' ABOVE THE GRADE - AS PER CITY OF SCOTTSDALE REQUIREMENTS.
 3. LOCATION OF TREE TRUNKS WILL BE AT LEAST 20' AWAY FROM STREET LIGHT POLES.

- KEY NOTES**
- ① FIRE HYDRANT - SEE CIVIL DRAWINGS
 - ② GAS METER - SEE CIVIL DRAWINGS
 - ③ CURB AND GUTTER - SEE CIVIL DRAWINGS
 - ④ CONCRETE WALK - SEE CIVIL DRAWINGS
 - ⑤ UTILITIES - SEE CIVIL DRAWINGS
 - ⑥ PROPERTY LINE - SEE CIVIL DRAWINGS
 - ⑦ WATER LINE - SEE CIVIL DRAWINGS
 - ⑧ SEWER LINE - SEE CIVIL DRAWINGS
 - ⑨ FUTURE GENERATOR - SEE CIVIL DRAWINGS
 - ⑩ PROPOSED TRANSFORMER - SEE CIVIL DRAWINGS
 - ⑪ TRASH COMPACTOR LOCATION - SEE ARCHITECTURAL SITE PLAN
 - ⑫ LOADING AREA - SEE ARCHITECTURAL SITE PLAN
 - ⑬ SETBACK LINE - SEE CIVIL DRAWINGS
 - ⑭ LANDSCAPE CONTAINERS - SEE DETAIL 24202
 - ⑮ PARKING LOT SCREEN WALL - SEE ARCHITECTURAL PLANS
 - ⑯ PARKING LOT STAIR WELL - SEE ARCHITECTURAL PLANS
 - ⑰ MECHANICAL EQUIPMENT SCREEN WALL - SEE ARCHITECTURAL PLAN
 - ⑱ DELIVERY RAMP/STAIRS - SEE ARCHITECTURAL/CIVIL PLANS

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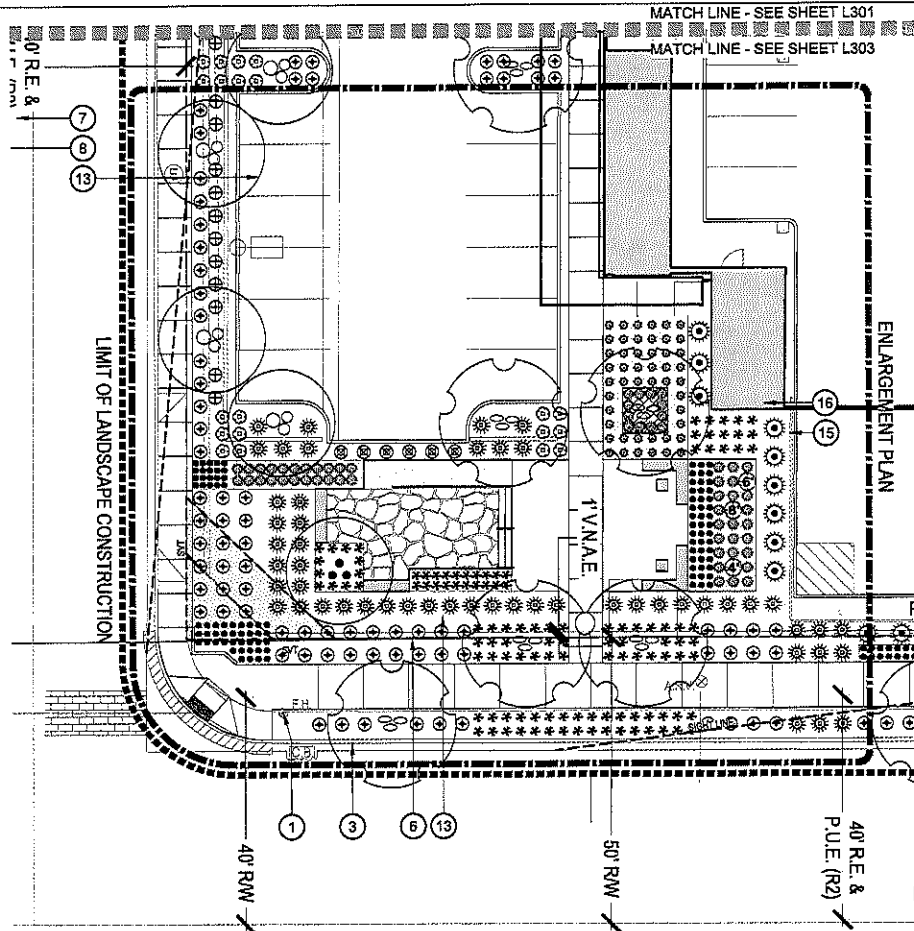
AUTHORITY HAVING JURISDICTION:
 AUTHORITY HAVING JURISDICTION'S PROJECT NO:
 FACILITY NUMBER:
 AGENCY APPROVAL:

REVISIONS		
REV #	DESCRIPTION	DATE
A	SHR REVIEW #1 REVISIONS	8/10/2017

DATE: 06/18/18
 SCALE: As Indicated
 DRAWN: JP
 REVIEWED: MDDP
 JOB NUMBER: 0217-03-0218

**LANDSCAPE
 PLAN**

L302



LANDSCAPE ENLARGEMENT PLAN

PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	SIZE	QTY	
	OLIVEA TESOTA DESERT IRONWOOD	3" CALIPER	1	
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALM VERDE	2" CALIPER	14	
	PROSOPIS CHILENSIS CHILEAN MESQUITE	2" CALIPER	18	
	PALM TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	CYCAS REVOLUTA JAPANESE SAGO PALM	15 GAL	13	
	SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	ABOLEPIAS SUBULATA RUSH MILKWEED	5 GALLON	8	
	BOLIGAINVILLEA X 'BAMBINO BABY MIX' BAMBINO BABY MIX	5 GALLON	23	
	GALLISTEMON CITRINUS 'LITTLE JOHN' DWARF BOTTLE BRUSH	5 GALLON	58	
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GALLON	59	
	RUELLIA BRITTONIANA BLUE BELLS	5 GALLON	6	
	RUELLIA PENINSULARIS WILD PETUNIA	5 GALLON	42	
ACCENT	BOTANICAL / COMMON NAME	SIZE	QTY	
	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	5 GALLON	56	
	DAMNOCYBUS MARGINATA DEVIL'S TONGUE	5 GALLON	25	
CACTUS	BOTANICAL / COMMON NAME	SIZE	QTY	
	CARNEGIEA GIGANTEA SAGUARO	-	3	
	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS	5 GALLON	124	
	OPUNTIA ELIZABETHANA SPINELESS PRICKLY PEAR	5 GALLON	19	
	GRASSES	BOTANICAL / COMMON NAME	SIZE	QTY
	MUHLENBERGIA RIGENS DEER GRASS	5 GALLON	182	
	GROUNDCOVER	BOTANICAL / COMMON NAME	SIZE	QTY
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GALLON	167	
	SETCREASEA FALLIDA 'PURPLE HEART' PURPLE HEART SETCREASEA	1 GALLON	22	
	PERENNIALS	BOTANICAL / COMMON NAME	SIZE	QTY
	TETRANEURIS ACALULIS STEMLESS FOUR-NERVE DAISY	1 GALLON	217	
SUCCULENTS	BOTANICAL / COMMON NAME	SIZE	QTY	
	ALOE X 'BLUE ELF' ALOE	5 GALLON	381	

- KEY NOTES**
- FIRE HYDRANT - SEE CIVIL DRAWINGS
 - GAS METER - SEE CIVIL DRAWINGS
 - CURB AND GUTTER - SEE CIVIL DRAWINGS
 - CONCRETE WALK - SEE CIVIL DRAWINGS
 - UTILITIES - SEE CIVIL DRAWINGS
 - PROPERTY LINE - SEE CIVIL DRAWINGS
 - WATER LINE - SEE CIVIL DRAWINGS
 - SEWER LINE - SEE CIVIL DRAWINGS
 - FUTURE GENERATOR - SEE CIVIL DRAWINGS
 - PROPOSED TRANSFORMER - SEE CIVIL DRAWINGS
 - TRASH COMPACTOR LOCATION - SEE ARCHITECTURAL SITE PLAN
 - LOADING AREA - SEE ARCHITECTURAL SITE PLAN
 - SETBACK LINE - SEE CIVIL DRAWINGS
 - LANDSCAPE CONTAINERS - SEE DETAIL 2L202
 - PARKING LOT SCREEN WALL - SEE ARCHITECTURAL PLANS
 - PARKING LOT STAR WELL - SEE ARCHITECTURAL PLANS
 - MECHANICAL EQUIPMENT SCREEN WALL - SEE ARCHITECTURAL PLAN
 - DELIVERY RAMP/STAIRS - SEE ARCHITECTURAL/CIVIL PLANS

LANDSCAPE CONTAINER SCHEDULE - STREET LEVEL

SYM.	PRODUCT DESCRIPTION	MANUFACTURER CONTACT	TOPDRESS	QTY.
	ARRIS SERIES MODEL: OR-AR-4224P DRAWS COLOR: ASST WHITE	OCP CORP (888)793-304	BLACK MEXICAN REACH PEBBLE AT 2" DEEP	2

NOTES:

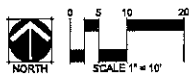
- INSTALL PER MANUFACTURER'S SPECIFICATIONS / INSTRUCTIONS.
- ALL CONTAINERS ARE TO BE IRRIGATED.
- SEE LANDSCAPE CONTAINER PLANT LEGEND FOR ALL PLANT MATERIAL.
- ALL LANDSCAPE CONTAINERS TO BE PRE-DRILLED WITH ONE (1) 1" DIA. HOLE FOR IRRIGATION AND DRAINAGE BY MANUFACTURER.

CONTAINER PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY.
	Aloe 'Blue Elf' Blue Elf Aloe	5 GAL	1/POT
	Lophoceros schottii var. mollebarbii Totem Pole Cactus	15 GAL 24" TALL	1/POT
	Portulacaria afra Elephant's Foot	1 GAL	3/POT

NOTES:

- ALL PLANTS REQUIRE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL CONTAINERS ARE TO BE IRRIGATED.
- CONTAINER SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECS.
- PLANT QUANTITIES ARE PER CONTAINER.
- PLANT QUANTITIES ARE FOR CONTAINERS ONLY.
- PLANT QUANTITIES DO NOT REFLECT TOTAL QUANTITIES IN THE PLANT SCHEDULE.



- NOTES:**
- THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/ANDOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.
 - ALL LANDSCAPE MATERIAL WITHIN SIGHT TRIANGLES (SVT) SHALL BE MAINTAINED TO NOT EXCEED 18" IN HEIGHT AT MATURITY. WITHIN SVTS, ALL TREES WITHIN THE SVT ARE NOT TO EXCEED 1' IN ITS GREATEST CROSS-SECTIONAL DIMENSION BETWEEN A HEIGHT OF 3' AND A HEIGHT OF 18' ABOVE THE GRADE - AS PER CITY OF SCOTTSDALE REQUIREMENTS.
 - LOCATION OF TREE TRUNKS WILL BE AT LEAST 20' AWAY FROM STREET LIGHT POLES.

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AUTHORITY HAVING JURISDICTION:
NEC

AUTHORITY HAVING JURISDICTIONS PROJECT NO.:

FACILITY NUMBER:

AGENCY APPROVALS:

REVISIONS

REV #	DESCRIPTION	DATE
A	DRG REVIEW BY REVISIONS	6/16/2019

DATE: 05/19/19

SCALE: As Indicated

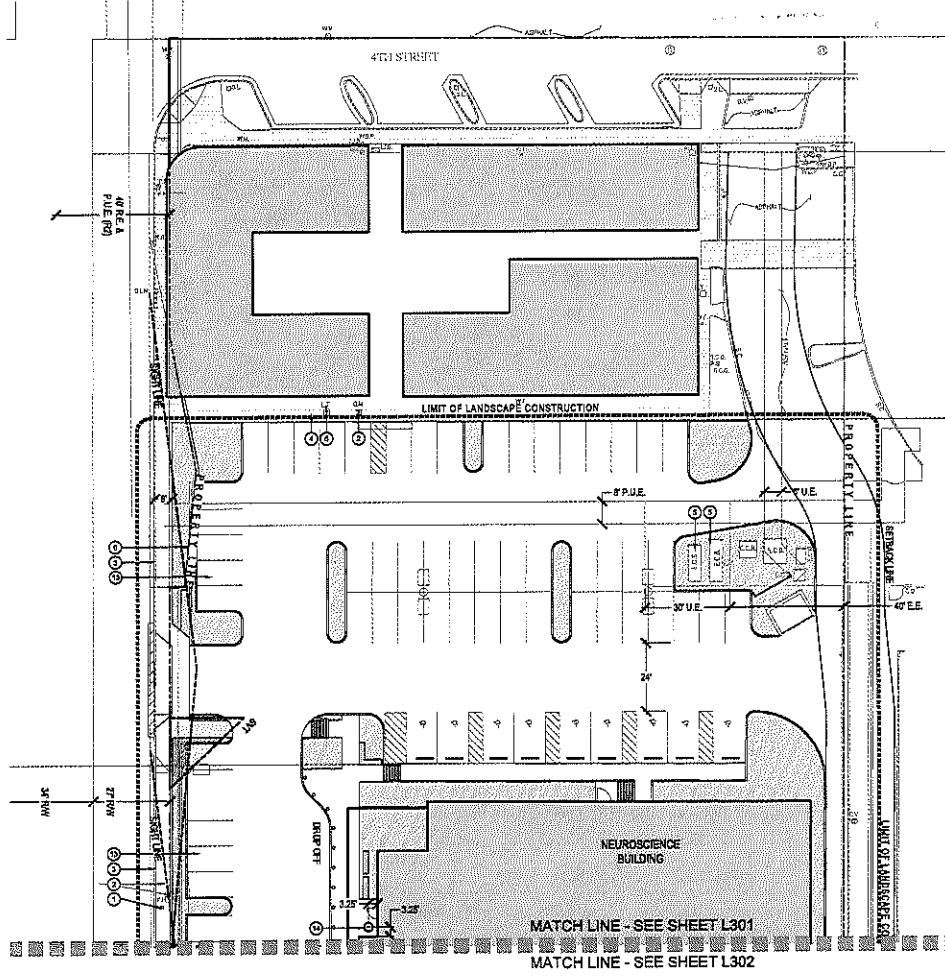
DRAWING: 09

REVISIONS: MEGP

JOB NUMBER: 0217-03-0219

**LANDSCAPE
ENLARGEMENT
PLAN**

L303



TOPDRESS SCHEDULE

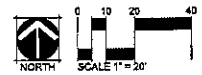
- 1) TYPE 1 - DECOMPOSED GRANITE
SIZE: 7' SCREENED @ 2" MIN. DEPTH
COLOR: TABLE MESA BROWN
SOURCE: PIONEER SAND
ALL LANDSCAPE AREAS
- 2) TYPE 2 - WHITE QUARTZ ROCK
SIZE: 1" SCREENED @ 2" MIN. DEPTH
SOURCE: PIONEER SAND
- 3) TYPE 3 - BROWN BEACH PEBBLE
SIZE: 1" @ 2" MIN DEPTH
COLOR: BROWN
SOURCE: PIONEER SAND
- 4) TYPE 4 - RIP RAP
SIZE: 7' SCREENED
COLOR: TABLE MESA BROWN
SOURCE: PIONEER SAND
- 5) TYPE 5 - DECOMPOSED GRANITE
SIZE: 3/4" MINUS AT 3" MINIMUM DEPTH
COLOR: TABLE MESA BROWN
SOURCE: PIONEER SAND

NOTES:
1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION.

KEY NOTES

- 1) FIRE HYDRANT - SEE CIVIL DRAWINGS
- 2) GAS METER - SEE CIVIL DRAWINGS
- 3) CURBS AND GUTTER - SEE CIVIL DRAWINGS
- 4) CONCRETE WALK - SEE CIVIL DRAWINGS
- 5) UTILITIES - SEE CIVIL DRAWINGS
- 6) PROPERTY LINE - SEE CIVIL DRAWINGS
- 7) WATER LINE - SEE CIVIL DRAWINGS
- 8) SEWER LINE - SEE CIVIL DRAWINGS
- 9) FUTURE GENERATOR - SEE CIVIL DRAWINGS
- 10) PROPOSED TRANSFORMER - SEE CIVIL DRAWINGS
- 11) TRASH COMPACTOR LOCATION - SEE ARCHITECTURAL SITE PLAN
- 12) LOADING AREA - SEE ARCHITECTURAL SITE PLAN
- 13) SETBACK LINE - SEE CIVIL DRAWINGS
- 14) LANDSCAPE CONTAINERS - SEE DETAIL 21.022
- 15) PARKING LOT SCREEN WALL - SEE ARCHITECTURAL PLANS
- 16) PARKING LOT STAIR WELL - SEE ARCHITECTURAL PLANS
- 17) MECHANICAL EQUIPMENT SCREEN WALL - SEE ARCHITECTURAL PLAN
- 18) DELIVERY RAMPSTAIRS - SEE ARCHITECTURAL/CIVIL PLANS

TOPDRESS PLAN



Devenney Group

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I, the undersigned, being duly sworn, depose and say that the above-mentioned drawings were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Arizona. I am not aware of any falsification of the above-mentioned drawings. I declare under penalty of perjury that the foregoing is true and correct. Executed on 08/13/10 at Phoenix, Arizona.

**NEUROSCIENCE
INSTITUTE**

HONOR HEALTH

7242 E Osborn Rd, Scottsdale,
AZ 85251

AUTHORITY HAVING JURISDICTION:

AUTHORITY HAVING JURISDICTION'S PROJECT NO.:

FACILITY NUMBER:

AGENCY APPROVALS:

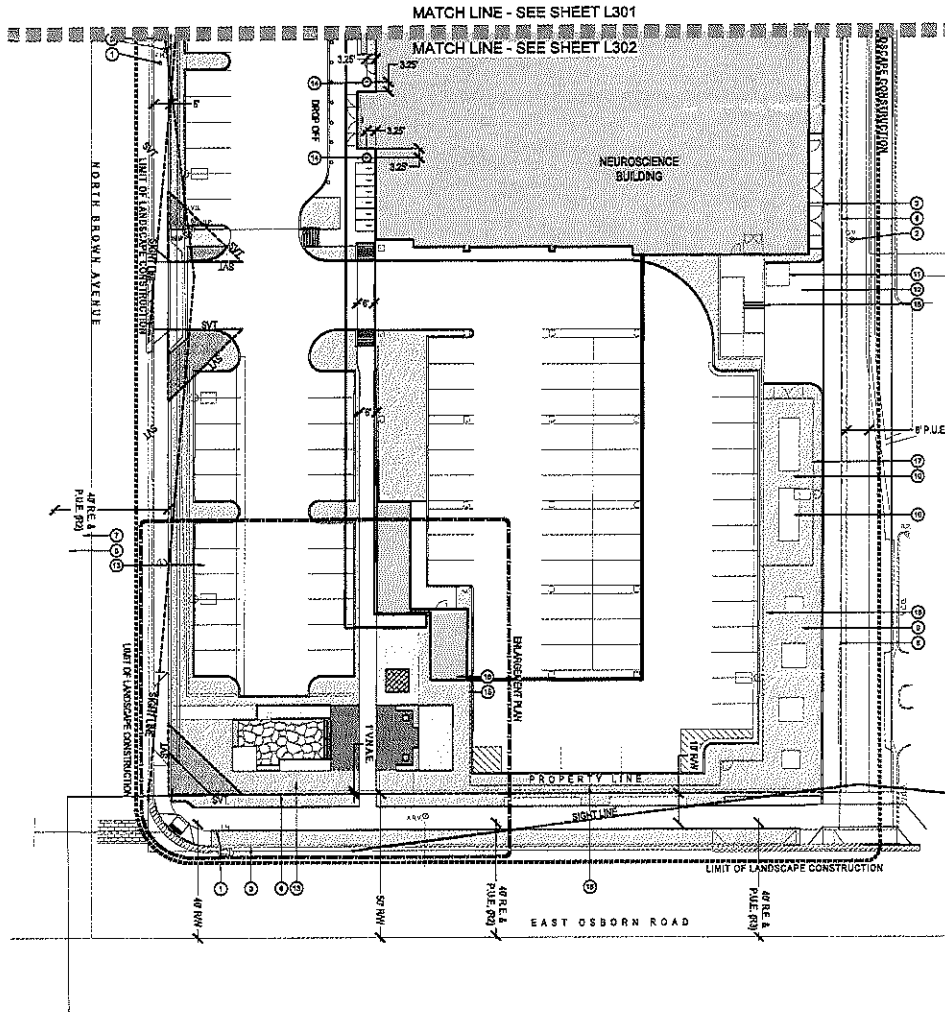
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A	DRG REVIEW BY REVISIONS	8/16/2010

DATE: 08/13/10
SCALE: As Indicated
DRAWING: JP
REVIEWED: MEJDP
JOB NUMBER: 0017-02-0018

**TOPDRESS
PLAN**

L304





TOPDRESS PLAN

TOPDRESS SCHEDULE

- 1) TYPE 1 - DECOMPOSED GRANITE
SIZE: 2" SCREENED @ 2" MIN. DEPTH
COLOR: TABLE MESA BROWN
SOURCE: PIONEER SAND
ALL LANDSCAPE AREAS
- 2) TYPE 2 - WHITE QUARTZ ROCK
SIZE: 1" SCREENED @ 2" MIN. DEPTH
SOURCE: PIONEER SAND
- 3) TYPE 3 - BROWN BEACH PEBBLE
SIZE: 1" @ 2" MIN DEPTH
COLOR: BROWN
SOURCE: PIONEER SAND
- 4) TYPE 4 - RIP RAP
SIZE: 1" SCREENED
COLOR: TABLE MESA BROWN
SOURCE: PIONEER SAND
- 5) TYPE 5 - DECOMPOSED GRANITE
SIZE: 3/8" MINUS AT 2" MINIMUM DEPTH
COLOR: TABLE MESA BROWN
SOURCE: PIONEER SAND

NOTES:
1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

KEY NOTES

- 1) FIRE HYDRANT - SEE CIVIL DRAWINGS
- 2) GAS METER - SEE CIVIL DRAWINGS
- 3) CURB AND GUTTER - SEE CIVIL DRAWINGS
- 4) CONCRETE WALK - SEE CIVIL DRAWINGS
- 5) UTILITIES - SEE CIVIL DRAWINGS
- 6) PROPERTY LINE - SEE CIVIL DRAWINGS
- 7) WATER LINE - SEE CIVIL DRAWINGS
- 8) BEWER LINE - SEE CIVIL DRAWINGS
- 9) FUTURE GENERATOR - SEE CIVIL DRAWINGS
- 10) PROPOSED TRANSFORMER - SEE CIVIL DRAWINGS
- 11) TRASH COMPACTOR LOCATION - SEE ARCHITECTURAL SITE PLAN
- 12) LOADING AREA - SEE ARCHITECTURAL SITE PLAN
- 13) SETBACK LINE - SEE CIVIL DRAWINGS
- 14) LANDSCAPE CONTAINERS - SEE DETAIL 2/1022
- 15) PARKING LOT SCREEN WALL - SEE ARCHITECTURAL PLANS
- 16) PARKING LOT STAIR WELL - SEE ARCHITECTURAL PLANS
- 17) MECHANICAL EQUIPMENT SCREEN WALL - SEE ARCHITECTURAL PLAN
- 18) DELIVERY RAMP/STAIRS - SEE ARCHITECTURAL/CIVIL PLANS

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I/We, the undersigned, hereby certify that this plan, specification, contract or other document was prepared by me or under my direct supervision and that I am a duly licensed professional engineer, architect, landscape architect, interior designer, or other professional as required by law. I/We, the undersigned, further certify that I/We are not providing any professional services to the client under this contract unless I/We are duly licensed to do so in the state of Arizona. I/We, the undersigned, further certify that I/We are not providing any professional services to the client under this contract unless I/We are duly licensed to do so in the state of Arizona. I/We, the undersigned, further certify that I/We are not providing any professional services to the client under this contract unless I/We are duly licensed to do so in the state of Arizona.

**NEUROSCIENCE
INSTITUTE**

HONOR HEALTH

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AGENCY APPROVAL:

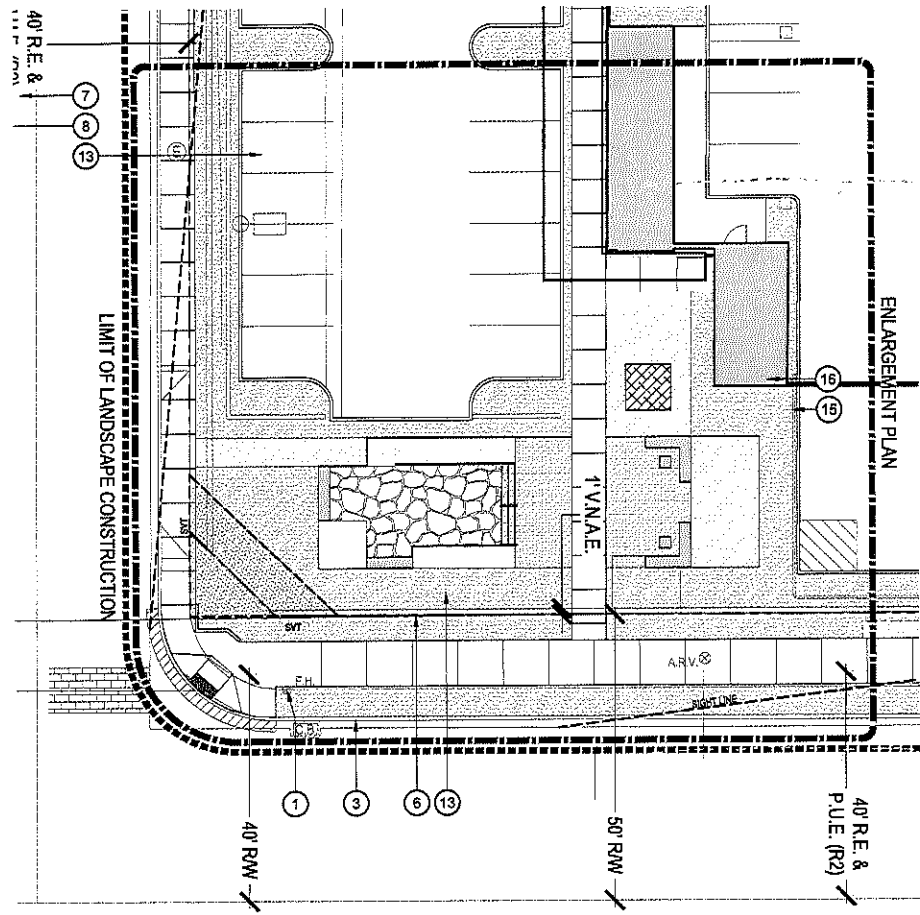
REV #	DESCRIPTION	DATE
A	CRS REVIEW BY REVISIONS	5/14/2019

DATE: 05/14/19
SCALE: As Indicated
DRAWN: JP
REVIEWED: MSCP
JOB NUMBER: 0917-02-0019

**TOPDRESS
PLAN**

L305





TOPDRESS ENLARGEMENT PLAN



- TOPDRESS SCHEDULE**
- 1 TYPE 1 - DECOMPOSED GRANITE
SIZE: 1" SCREENED @ 2" MIN. DEPTH
COLOR: TABLE MESA BROWN
SOURCE: PIONEER SAND
 - 2 TYPE 2 - WHITE QUARTZ ROCK
SIZE: 1" SCREENED @ 2" MIN. DEPTH
SOURCE: PIONEER SAND
 - 3 TYPE 3 - BROWN BEACH PERLE
SIZE: 1" @ 2" MIN DEPTH
COLOR: BROWN
SOURCE: PIONEER SAND
 - 4 TYPE 4 - SIP SAP
SIZE: 2" SCREENED
COLOR: TABLE MESA BROWN
SOURCE: PIONEER SAND
 - 5 TYPE 5 - DECOMPOSED GRANITE
SIZE: 3/4" MINUS AT 2" MINIMUM DEPTH
COLOR: TABLE MESA BROWN
SOURCE: PIONEER SAND
- NOTES:**
1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

- KEY NOTES**
- 1 FIRE HYDRANT - SEE CIVIL DRAWINGS
 - 2 GAS METER - SEE CIVIL DRAWINGS
 - 3 CURB AND GUTTER - SEE CIVIL DRAWINGS
 - 4 CONCRETE WALK - SEE CIVIL DRAWINGS
 - 5 UTILITIES - SEE CIVIL DRAWINGS
 - 6 PROPERTY LINE - SEE CIVIL DRAWINGS
 - 7 WATER LINE - SEE CIVIL DRAWINGS
 - 8 SEWER LINE - SEE CIVIL DRAWINGS
 - 9 FUTURE GENERATOR - SEE CIVIL DRAWINGS
 - 10 PROPOSED TRANSFORMER - SEE CIVIL DRAWINGS
 - 11 TRASH COMPACTOR LOCATION - SEE ARCHITECTURAL SITE PLAN
 - 12 LOADING AREA - SEE ARCHITECTURAL SITE PLAN
 - 13 SETBACK LINE - SEE CIVIL DRAWINGS
 - 14 LANDSCAPE CONTAINERS - SEE DETAIL 21.202
 - 15 PARKING LOT SCREEN WALL - SEE ARCHITECTURAL PLANS
 - 16 PARKING LOT STAIR WELL - SEE ARCHITECTURAL PLANS
 - 17 MECHANICAL EQUIPMENT SCREEN WALL - SEE ARCHITECTURAL PLAN
 - 18 DELIVERY RAMP/STAIRS - SEE ARCHITECTURAL/CIVIL PLANS

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AUTHORITY HAVING JURISDICTION'S PROJECT NO.:

FACILITY NUMBER:

AGENCY APPROVAL:

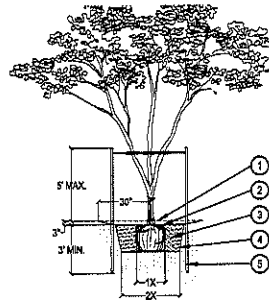
REV #	DESCRIPTION	DATE
A	URS REVIEW PT REVISIONS	8/14/2019

DATE: 06/19/19
SCALE: As Indicated
DRAWN: JZ
REVIEWED: MESP
JOB NUMBER: 1047-02-0016

**TOPDRESS
PLAN**

L306





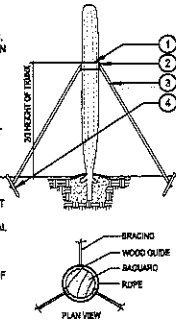
- ① FINISHED GRADE
- ② 2" DEEP TREE WELL, BLEND TO FINISH GRADE.
- ③ BACKFILL WITH NATIVE SOIL. WATER SETTLE. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL.
- ④ SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING.
- ⑤ ⑦ DIA. PRESSURE TREATED #4-⑦ LODGEPOLE PINE TREE STAKES. SEE NOTE 2.

- NOTES:
1. SET TOP OF ROOTBALL 4" BELOW TOP OF TREE WELL. ORGANIC MULCH AS REQUIRED.
 2. DRIVE TREE STAKES 3" MIN. INTO GROUND TO FIRM BEARING. TAKE CARE NOT TO DAMAGE ROOTBALL. SAW STAKES ABOVE TREE TO PREVENT ABRASION TO OTHER BRANCHES. SEE MULTI-TRUNK TREE STAKING DETAIL.
 3. INSTALL BDM ON DOWNSIDE OF SLOPES FOR TREES ON GRADE OF 5:1 OR GREATER.

1 MULTI-TRUNK TREE PLANTING

SCALE: 3/16" = 1'-0"

- NOTES:
1. ALL SAGUARO OVER 4' PLANTED HEIGHT MUST BE STAKED.
 2. ROOT PRUNE ALL SHREDDED OR DAMAGED ROOTS.
 3. ENSURE ALL WOUNDS TO ROOT SYSTEM ARE CLEAN CUT BEFORE PLANTING.
 4. APPLY DUSTING SULFUR TO ALL AREAS BELOW GRADE.
 5. PLANT PIT TO BE 6" MIN. WIDER THAN EXTENT OF SEVERED LATERAL ROOTS.
 6. CUT THROUGH TAP ROOT TO PROVIDE FLAT BASE W/DIA. SUFFICIENT TO SUPPORT WEIGHT OF PLANT W/D SINKAGE.
 7. BACKFILL PIT WITH ② LAYER OF RODDED, COMPACTED, DRY NATIVE SOIL.
 8. PLANTING DEPTH TO BE AT DEPTH PLANT WAS ORIGINALLY GROWN.
 9. ENSURE SURFACE WATER CANNOT STAND AGAINST THE ROOT COLLAR.
 10. ALL SAGUARO PLACEMENTS MUST MATCH ORIGINAL ORIENTATION W/ ORIGINAL NORTH SIDE FACING NORTH. NORTH SIDE OF PLANTS TO BE MARKED BY THE NURSERY.
 11. SAGUARO ARE SPECIFIED BY HEIGHT. A VARIETY OF HEIGHTS MAY BE ACCEPTABLE PROVIDED THE AVERAGE IS NOT LESS THAN THAT SPECIFIED.
 12. DO NOT WATER FOR THREE WEEKS FOLLOWING PLANTING.



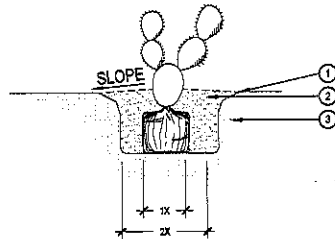
- ① SECURE WITH ROPE AROUND GUIDES - ROPE MUST NOT CONSTRICT TRUNK OR DAMAGE SKIN.
- ② 2"x4"x1" WOOD GUIDE WITH CARPET AGAINST TRUNK.
- ③ 2"x4" BRACE - 3 PER TRUNK.
- ④ STAKE TO BE NAILED TO BRACE.

3 SAGUARO STAKING

MTS

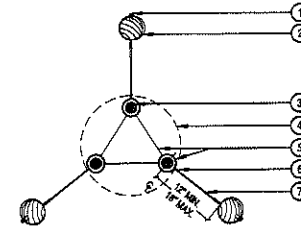
- ① FINISHED GRADE
- ② BACKFILL WITH NATIVE SOIL. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL. WATER SETTLE.
- ③ UNDISTURBED SUBGRADE

- NOTES:
1. BROKEN OR CRACKING ROOTBALLS WILL BE REJECTED.
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE ROOTBALL WHEN REMOVING IT FROM ITS CONTAINER.
 3. DO NOT CREATE BASIN AT BASE OF ACCENT. SLOPE BACKFILL AWAY FROM PLANT.



5 PRICKLY PEAR PLANTING

SCALE: MTS



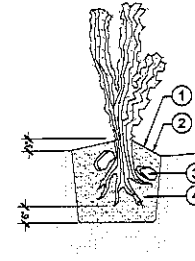
- ① BEND TWISTED WIRES DOWN AND STAPLE TO STAKE
- ② PRESSURE TREATED 2" DIA. #4-⑦ LODGEPOLE PINE
- ③ TREE STEM
- ④ ROOT BALL
- ⑤ TWO STRAND 12 GA. GALV. WIRE IN 3/4" DIA. HOLE. TWO-PLY FABRIC-BEARING HOSE ②" DIA. KEEP ROUND TO ENSURE ALLOWANCE FOR NATURAL SWAY DO NOT CONSTRICT TRUNK
- ⑥ TWIST WIRE MIN. 4 TIMES AT ALL LOCATIONS SHOWN
- ⑦ ONE CONTINUOUS PIECE #12 GALVANIZED ANNEALED NEW STEEL WIRE EACH SIDE

2 MULTI-TRUNK TREE STAKING

SCALE: 1-1/2" = 1'-0"

- ① PLANTING MIX TO BE NATIVE SITE SOIL. PACK THE BACKFILL MIX. DO NOT USE WATER TO SETTLE BACKFILL MIX.
- ② PLANTING HOLE WIDTH SHALL BE 2X THE DIAMETER OF ROOTS AND NO DEEPER THAN THE EXTENSION OF THE ROOTS.
- ③ USE ②" DIA. ROCKS TO ANCHOR ROOTS.
- ④ ROOT PRUNE ALL SHREDDED OR DAMAGED TO ROOTS AND TRIM ENTIRE ROOT STRUCTURE WITH WETTABLE SULFUR (1.5 MIN.) AT PLANTING SITE.

- NOTES:
1. USE NATIVE SOIL ONLY IN PIT. NO MULCH.
 2. DO NOT CREATE BASIN AT BASE OF CACTUS. SLOPE BACKFILL AWAY FROM PLANT.
 3. WATER WEEKLY THROUGHOUT THE SUMMER. MAINTAIN ORIGINAL GROWING ORIENTATION.

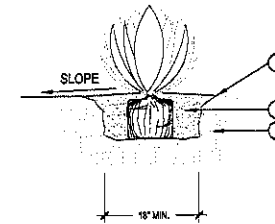


4 COLUMNAR CACTUS PLANTING

SCALE: MTS

- ① FINISH GRADE
- ② BACKFILL NATIVE SOIL. THOROUGHLY INCORPORATE 25% SS. OF SOIL SULFUR INTO BACKFILL. WATER SETTLE AND TAMP BACKFILL BELOW ROOT SYSTEM.
- ③ UNDISTURBED SUBGRADE

- NOTES:
1. DO NOT CREATE BASIN AT BASE OF ACCENT. SLOPE BACKFILL AWAY FROM PLANT.
 2. USE DRY SITE SOIL ONLY IN PIT - NO MULCH.



6 ACCENT/SUCCULENT PLANTING

SCALE: MTS

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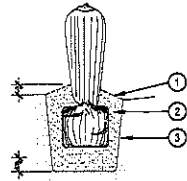
AGENCY APPROVAL:

REV #	DESCRIPTION	DATE
A	CRIB REVIEW BY ARCHITECT	5/14/2019

DATE:	05/14/19
DRAWN:	As 10/16/18
REVIEWED:	MEOP
JOB NUMBER:	0917-02-0019

LANDSCAPE
DETAILS

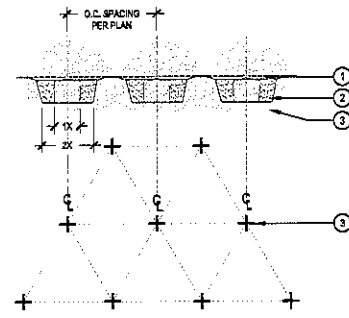
L401



1 BARREL CACTUS PLANTING

- ① FINISHED GRADE
 ② NATIVE SOIL THOROUGHLY INCORPORATE 0.25 LBS. OF SOIL SULFUR INTO BACKFILL. WATER SETTLE AND TAMP BACKFILL BELOW ROOT SYSTEM.
 ③ UNDISTURBED SUBGRADE
- NOTES:
 1. PLANT PIT TO BE 6" DEEPER THAN FREE EXTENSION OF ROOTS.
 2. ROOT PRUNE ALL DAMAGED ROOTS. INSPECTION OF ROOT SYSTEM BY LANDSCAPE ARCHITECT REQUIRED PRIOR TO INSTALLATION.
 3. USE NATIVE SOIL ONLY IN PIT - NO MULCH!
 4. DO NOT CREATE BASIN AT BASE OF CACTUS. SLOPE BACKFILL AWAY FROM PLANT.
 5. AT SITE, DUST ENTIRE ROOT STRUCTURE WITH WETTABLE DUSTING SULFUR (1.5 LBS. MIN.)

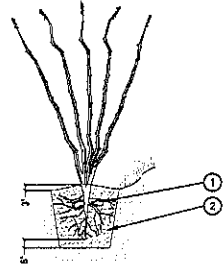
SCALE: NTS



2 GROUNDCOVER PLANTING

- ① MULCH SOIL TO A DEPTH OF 2" 1" IN DIAMETER. KEEP MULCH 2" AWAY FROM PLANT BASE.
 ② BACKFILL WITH NATIVE SOIL. APPLY SLOW-RELEASE FERTILIZER TO SURFACE AWAY FROM TRUNK PER MANUFACTURER'S SPECIFICATIONS.
 ③ PREPARE SOIL PER SPECIFICATIONS AND ROTILL TO A DEPTH OF 6" PRIOR TO ANY SPRINKLER WORK.
- NOTES:
 1. ALL GROUND COVERS TO BE PLANTED ON CENTER (SEE PLANT LEGEND) IN A TRIANGULAR PATTERN.

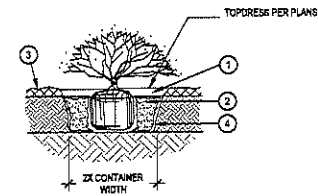
SCALE: 1/12" = 1'-0"



3 OCOTILLO PLANTING

- ① USE 6" TO 8" DIA. ROCKS TO ANCHOR ROOTS BELOW FINISHED GRADE
 ② BACKFILL NATIVE SOIL THOROUGHLY INCORPORATE 0.25 LBS. OF SOIL SULFUR INTO BACKFILL. WATER SETTLE AND TAMP BACKFILL BELOW ROOT SYSTEM.
- NOTES:
 1. ROOT PRUNE ALL SHREDDED OR DAMAGED ROOTS. SEAL ALL WOUNDS OR CUTS WITH PRUNING PAINT.
 2. AT JOB SITE, DUST ENTIRE ROOT STRUCTURE WITH WETTABLE DUSTING SULFUR.
 3. PLANTING DEPTH TO BE THAT AT WHICH PLANT WAS GROWN.
 4. USE NATIVE SITE SOIL ONLY IN PIT - NO MULCH!
 5. DO NOT CREATE BASIN AT BASE OF OCOTILLO. SLOPE BACKFILL AWAY FROM PLANT.
 6. SET TOP OF ROOT BALL 2'-3" ABOVE GRADE. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED.

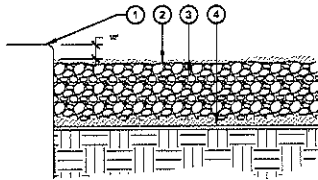
SCALE: NTS



4 SHRUB + GROUNDCOVER PLANTING

- ① 3" DEEP WELL-BLEND TO FINISHED GRADE
 ② BACKFILL WITH NATIVE SOIL. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 2X WIDTH OF ROOTBALL. WATER SETTLE.
 ③ FINISH GRADE (TOP OF MULCH)
 ④ SIDES OF PLANT PIT SHALL BE SCAURIED AND SLOPING
- NOTES:
 1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER
 4. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING

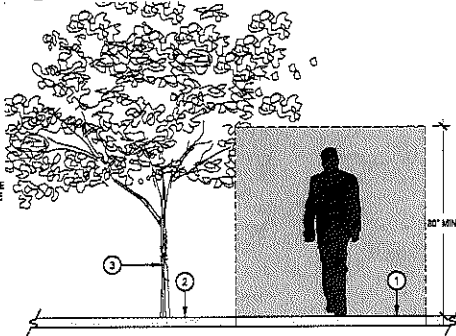
SCALE: 1/12" = 1'-0"



5 TOPDRESS

- ① 10" REVEAL ON ALL PAVED SURFACES - GRADE FOR MATERIAL DEPTH AND REVEAL
 ② FINAL APPLICATION OF PRE-EMERGENT HERBICIDE.
 ③ DECOMPOSED GRANITE / DECORATIVE ROCK PER TOPDRESS SCHEDULE - MIN. 2" DEPTH
 ④ APPLY PRE-EMERGENT HERBICIDE TO SUBGRADE
- NOTES:
 1. APPLY PRE-EMERGENT HERBICIDE PER LABEL DIRECTIONS AND RATE

SCALE: NTS



6 ACCESSIBLE ROUTE CLEARANCE

- ① ADA ACCESSIBLE WALKWAY
 ② PLANTING AREA
 ③ TREE OR SHRUB
- NOTES:
 1. ALL TREES AND SHRUBS WILL BE PRUNED TO HAVE A 30" MINIMUM CLEARANCE AROUND ROOTS AND WALKWAYS PER AMERICANS WITH DISABILITIES ACT AND AMERICAN NATIONAL STANDARDS INSTITUTE STANDARDS AND REQUIREMENTS.

SCALE: 1/2" = 1'-0"



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AUTHORITY HAVING JURISDICTION:

AUTHORITY HAVING JURISDICTIONS PROJECT NO:

FACILITY NUMBER:

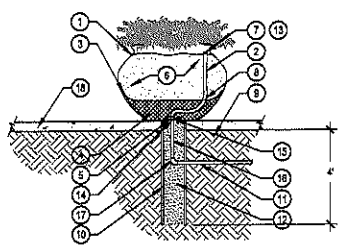
AGENCY APPROVAL:

REVISIONS		
REV #	DESCRIPTION	DATE
A	DRS REVIEW P1 REVISIONS	9/19/2019

DATE:	08/19/19
SCALE:	As Indicated
DRAWING:	CP
REVIEWED:	M/CP
JOB NUMBER:	0917-22-0016

LANDSCAPE
 DETAILS

L402



1 LANDSCAPE CONTAINER: IRRIGATION AND DRAINAGE

SCALE: 1/2" = 1'-0"

- ① DECORATIVE POT - CONTRACTOR INSTALLED. DRILL (1) 2" DIA. HOLE FOR PVC LATERAL. LOCATION MAY VARY DUE TO POT GROUPINGS. VERIFY LOCATION PRIOR TO DRILLING. SEAL POTS WITH APPROPRIATE SEALANT.
- ② 1/2" IFS EQUALIZER FLEXIBLE LATERAL LINE TO BE INSTALLED BY CONTRACTOR. INSTALL FLOOD EMITTER ABOVE SOIL. BURY LASER TUBING 2" BELOW SOIL LEVEL.
- ③ POROUS LANDSCAPE FILTER FABRIC.
- ④ GRAVEL DRAIN ROCK.
- ⑤ WATER-TIGHT EPOXY SEAL (JB WELD OR EQUAL, NO BLEND). THOROUGHLY BOND PVC PIPE TO POT.
- ⑥ PLANTING SOIL - SEE SPECIFICATIONS.
- ⑦ 1/2" THREADED MALE ADAPTER WITH FULLY ADJUSTABLE FLOOD BUBBLER EMITTER FOR ALL POTS UP TO 24" IN DIAMETER. FOR LARGER POTS INSTALL 1/2" PVC TEE WITH POLYETHYLENE CA ADAPTERS. CIRCLE PERIMETER OF POT WITH POLYETHYLENE TUBING. INSTALL (3-5) 1 GALLON DRIP EMITTERS, EQUALLY SPACED ON POLYETHYLENE FOR EVEN WATER DISTRIBUTION. CONFIRM QUANTITY OF EMITTERS WITH OWNER PRIOR TO INSTALLATION.
- ⑧ ANGLE FLEX PIPE AWAY FROM CENTER OF POT.
- ⑨ COMPACTED SUBGRADE.
- ⑩ 8" DIA. X 48" SLEEVE - CONTRACTOR TO INSTALL.
- ⑪ IRRIGATION LATERAL LINE BY CONTRACTOR TO BE INSTALLED PRIOR TO PAVING, SEE IRRIGATION PLAN.
- ⑫ GRAVEL SUMP.
- ⑬ INSTALL LASER TUBING (OPENINGS @ 6" O.C.) IN LIEU OF BUBBLERS FOR POTS 24" & LARGER.
- ⑭ DRILL 1/2" O.D. HOLE IN POT BOTTOM AND INSERT 1/2" LONG 2" DIA PVC PIPE. SEE NOTES.
- ⑮ 1/2" THREADED SCH 80 PVC COUPLING.
- ⑯ 1/2" X LENGTH REQUIRED SCH 40 NIPPLE.
- ⑰ FITTING, ELL OR TEE, SEE IRRIGATION PLAN.
- ⑱ FINISH GRADE - SEE HARDSCAPE PLANS.

NOTES:
 1. ALL POTS SHALL BE PRE-DRILLED & INTERNALLY SEALED BY CONTRACTOR.
 2. ALL POT IRRIGATION VALVES TO BE INSTALLED WITH 20 PSI PRESSURE REGULATORS.
 3. ALL LANDSCAPE CONTAINERS TO BE PRE-DRILLED WITH ONE (1) 1" DIA. HOLE FOR IRRIGATION AND DRAINAGE BY OCP.

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REVISIONS		
REV #	DESCRIPTION	DATE
A	DRS REVIEW BY REVISIONS	8/19/2018

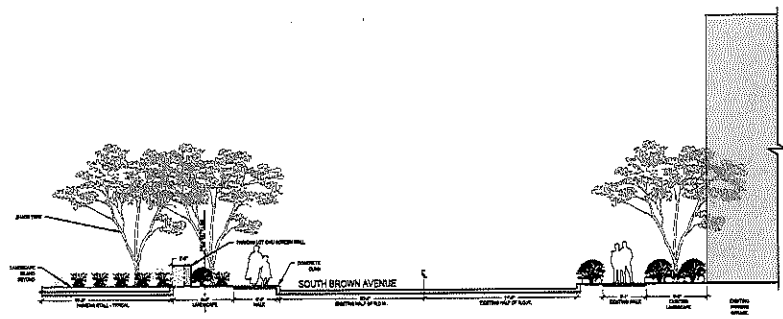
DATE: 8/17/18
SCALE: As Indicated
DRAWN BY: JF
REVIEWED BY: ME/CP
JOB NUMBER: 0017-02-0018

**LANDSCAPE
 DETAILS**

L403

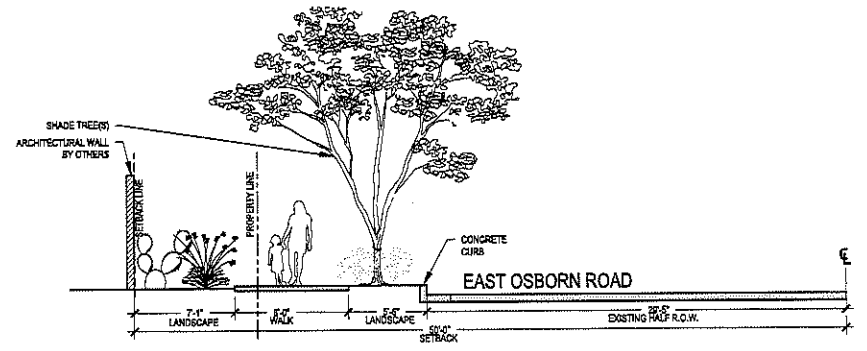


DATE PLOTTED: 8/17/2018 11:20:07 AM



1 BROWN AVENUE STEETScape SECTION

SCALE: 1/8" = 1'-0"



2 EAST OSBORN SITE SECTION

SCALE: 1/4" = 1'-0"

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I warrant that the information contained in this drawing is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Arizona. I warrant that the information contained in this drawing is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Arizona. I warrant that the information contained in this drawing is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Arizona.

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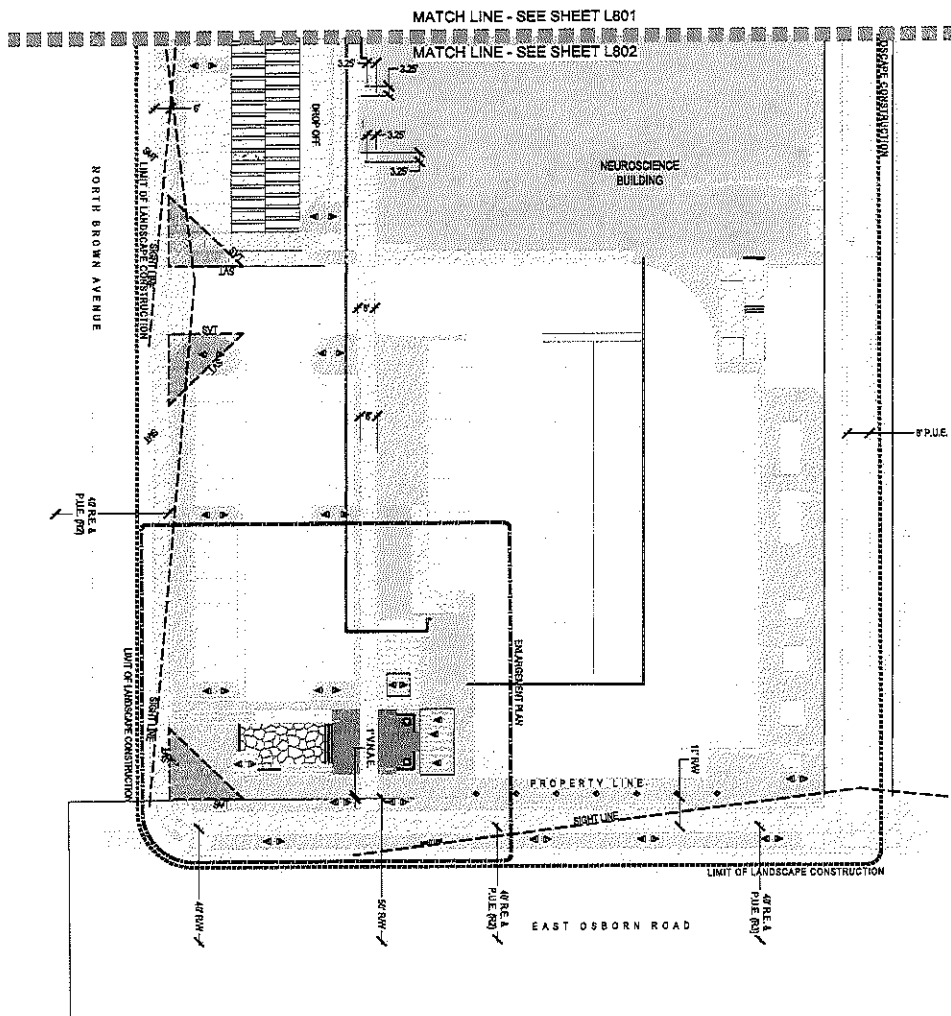
REVISIONS		
REV #	DESCRIPTION	DATE
A	DRG REVIEW BY REVISIONS	8/19/2019

DATE: 08/19/19
 SCALE: As Indicated
 DRAWN: JH
 REVIEWED: MDDP
 JOB NUMBER: 6917-02-0019

STREETSCAPE
 SECTIONS

L701





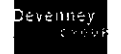
LANDSCAPE LIGHTING PLAN

LANDSCAPE LIGHTING SCHEDULE - POOL LEVEL

SYM.	PRODUCT DESCRIPTION	MANUFACTURER CONTACT	MODEL	QTY.
	TREE UP LIGHT	FIX LUMINAIRE 760.744.5240	FR-ZD-3LED-LS-4T	48
	WALL UP LIGHT	FIX LUMINAIRE 760.744.5240	KG-ZD-3LED-8Z	11
	LED TAPE LIGHT	WAC LIGHTING 600.526.2588	LED-TCO-19-RGB	35 LINEAR FT.

NOTES:

1. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
2. CONTRACTOR TO FURNISH ALL SPECIFIED LANDSCAPE LIGHTS.
3. CONTRACTOR TO VERIFY LOCATION AND QUANTITIES OF ALL LANDSCAPE LIGHTS.
4. CONTRACTOR TO COORDINATE WITH OWNER TO PROVIDE TRANSFORMERS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
5. CONTRACTOR TO PROVIDE PHOTOCELL AND TIMER TO DIRECTLY SERVE LANDSCAPE LIGHTS.
6. ALL LIGHTING PRODUCT COLORS AND FINISHES TO BE APPROVED BY LANDSCAPE ARCHITECT.



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REV #	DESCRIPTION	DATE
A	DWG REVISION #1 REVISIONS	4/16/2019

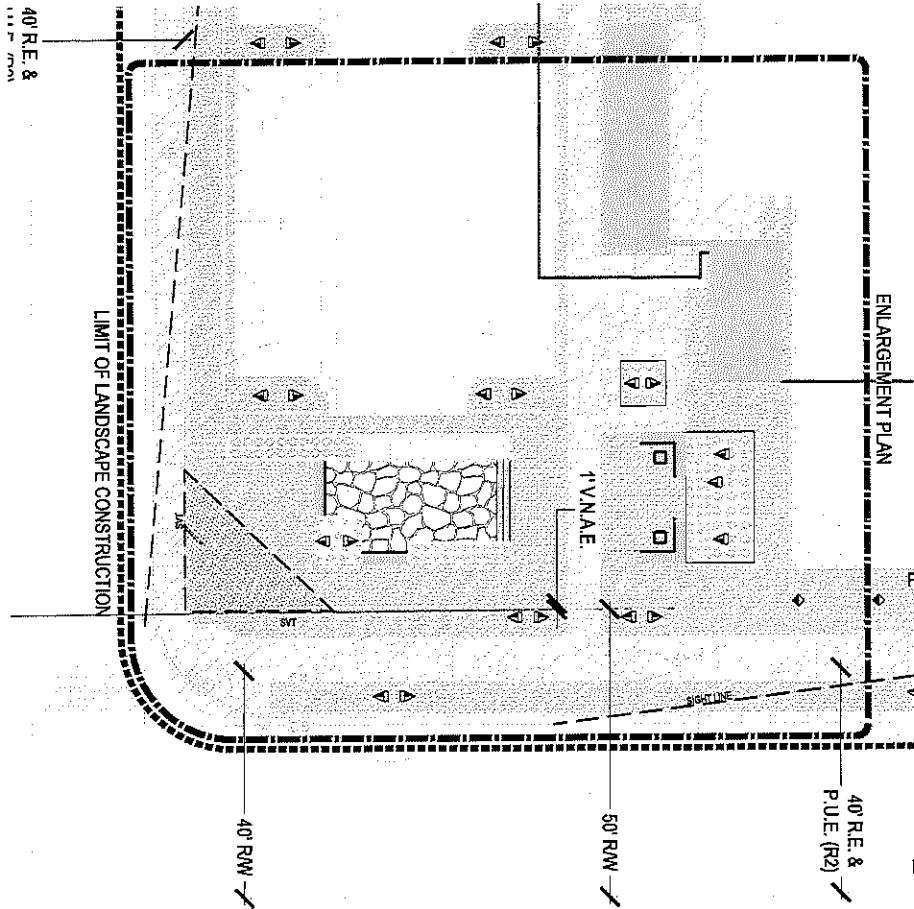
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 DRAWING: JP
 REVIEWED: MEDP
 JOB NUMBER: 0917-03-0219

LANDSCAPE
 LIGHTING
 PLAN

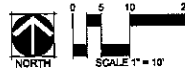
L802

40' R.E. &
111' P. FROM

LIMIT OF LANDSCAPE CONSTRUCTION



LANDSCAPE LIGHTING ENLARGEMENT PLAN



SYM.	PRODUCT DESCRIPTION	MANUFACTURER CONTACT	MODEL	QTY.
	TREE UP LIGHT	FIX LUMINAIRE 760.744.5240	FR-ZD-3LED-L5-A7	48
	WALL UP LIGHT	FIX LUMINAIRE 760.744.5240	KG-ZD-3LED-B2	11
	LED TAPE LIGHT	NAC LIGHTING 800.626.2588	LED-TCO-10-RGB	85 LINEAR FT.

- NOTES:**
1. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
 2. CONTRACTOR TO FURNISH ALL SPECIFIED LANDSCAPE LIGHTS.
 3. CONTRACTOR TO VERIFY LOCATION AND QUANTITIES OF ALL LANDSCAPE LIGHTS.
 4. CONTRACTOR TO COORDINATE WITH OWNER TO PROVIDE TRANSFORMERS AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.
 5. CONTRACTOR TO PROVIDE PHOTOCELL AND TIMER TO DIRECTLY SERVE LANDSCAPE LIGHTS.
 6. ALL LIGHTING PRODUCT COLORS AND FINISHES TO BE APPROVED BY LANDSCAPE ARCHITECT.

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FACILITY NUMBER:

AGENCY APPROVAL:

REV #	DESCRIPTION	DATE
A	DRG REVIEW BY REVISIONS	01/03/19

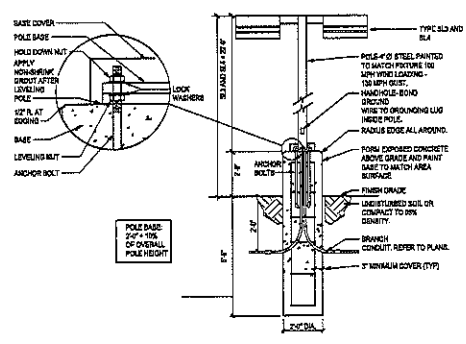
DATE: 08/19/19
SCALE: As Indicated
DRAWN: JP
REVIEWED: WEDP
JOB NUMBER: 2017-02-0019

**LANDSCAPE
LIGHTING
ENLARGEMENT
PLAN**

L803



DATE PLOTTED: 08/19/19 10:58 AM



1 POLE BASE DETAIL
KTA

LEGEND - GENERAL	
SYMBOL	DESCRIPTION
□	JUNCTION BOX IN AN ACCESSIBLE LOCATION.
□	FURNISH FLOOR MOUNTED JUNCTION BOX.
—	CONDUIT EXPANSION JOINT.
—	CONDUIT SEAL-OFF, (O) = DOWELBOLT PROOF.
—	CHANGE IN CONDUIT ELEVATION.
—	DAMPED CONDUIT FITTING. PROVIDE BRASS CAP AND PERMANENTLY MARK LOCATION WHERE METALLIZED GROUND IS.
—	MECHANICAL EQUIPMENT DESIGNATION.
—	OWNER FURNISHED EQUIPMENT DESIGNATION, UNLESS NOTED OTHERWISE - REFERENCE SCHEDULES.
—	NEW YORK, EQUIPMENT, DEVICES, WIRING, ETC. IS DEPICTED SOLID IN VARIOUS LINE TYPES.
—	EXISTING EQUIPMENT, DEVICES, WIRING, ETC. AS WELL AS BUILDING ELEMENTS ASSOCIATED WITH OTHER CONTRACTS IS DEPICTED DASHED IN VARIOUS LINE TYPES.
—	EQUIPMENT, DEVICES, WIRING, ETC. TO BE REMOVED (DEMOLITION) IS DEPICTED SOLID IN A HIDDEN LINE TYPE.
—	FUTURE EQUIPMENT, DEVICES, WIRING, ETC. IS DEPICTED DASHED IN A HIDDEN LINE TYPE.

LEGEND - ELECTRICAL	
SYMBOL	DESCRIPTION
—	LIGHTING FIXTURE - SYMBOL SIZE INDICATES THE VARY. FEATURE TYPE INDICATED. DIRECTIONALITY INDICATED (WHERE APPLICABLE). REFER TO LIGHTING FIXTURE SCHEDULE FOR DETAILS.

ABBREVIATIONS - GENERAL			
AFF	APPROVE ABOVE FINISHED FLOOR (TO CENTER LINE OF FRAMES/ASSEMBLY)	DXP	EXISTING, RELOCATE, NEW LOCATION
AFD	APPROVE FINISHED GRADE (TO CENTER LINE OF FRAMES/ASSEMBLY)	EXR	EXISTING, REMOVE AND REGRADE AS NOTED
ANJ	ACTUARY WIRING CONNECTION	GRD, GFD	GROUND
C	CONDUIT	J	JUNCTION BOX
CO	CONDUIT ONLY	NC	NORMALLY CLOSED
COF	CONDUIT WITH FIRE DAMPER	NO	NORMALLY OPEN
COF, GFD	CONDUIT WITH FIRE DAMPER AND GROUND	NOT IN CONTRACT	NOT IN CONTRACT
COF, GFD, E	CONDUIT WITH FIRE DAMPER, BURST CONDUIT ELECTRICAL CONTRACTOR	UNO	UNDER NOTED OTHERWISE
EG	ELECTRICAL GROUND	VA	VOLTS
EG, E	ELECTRICAL GROUND AND ELECTRICAL CONTRACTOR	VR	VOLTS-RESISTANCE
EG, E, R	ELECTRICAL GROUND, REMOVED, REGRADE	VR	VOLTS-RESISTANCE
EG, E, R, D	ELECTRICAL GROUND, REMOVED, REGRADE AND PROVIDE BLANK COVERPLATE	WR	WEATHERPROOF
EG, E, R, D, C	ELECTRICAL GROUND, REMOVED, REGRADE AND PROVIDE BLANK COVERPLATE		

- ### GENERAL NOTES
- ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE NEDS AS AMENDED BY ALL.
 - PRIOR TO SUBMITTING PROPOSAL, THE CONTRACTOR SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS AND WRITE THE CONSTRUCTION SETS TO REFLECT SAME AS NOTED CONDITIONS UNDER WHICH THE CONTRACTOR WILL HAVE TO OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT. NO SUBSTITUTIONS OR ALTERATIONS WILL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY REASON OR NEGLIGENCE ON THEIR PART. ALL MATERIALS AND EQUIPMENT NOTED OR SPECIFIED TO BE PROVIDED WHICH IS NOT SPECIFIED TO BE REUSED OR RELOCATED SHALL BE CAREFULLY REMOVED AND DELIVERED TO THE OWNER WHOSE DIRECTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY, COORDINATE AND CONFORM WITH ANY SPECIALLY EQUIPMENT CONTRACTORS ALL THE FOLLOWING:
 - EXACT LOCATION OF ALL CONTROL PANELS, CONTROL DEVICES, TERMINATION POINTS, ETC.
 - REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL PLANS FOR CEILING TYPES.
 - BRANCH CIRCUIT CONDUIT SHALL BE IDENTIFIED BY COLOR ON THE PLANS. THE CONTRACTOR SHALL PROVIDE CONDUITS AS FOLLOWS AND ADJUST THE CONDUIT SIZE TO CONFORM TO NEC ANNEX C TABLES BASED ON USE SPECIFIC FIELD CONDITIONS.
 - NEUTRAL CONDUCTOR FOR EACH INDIVIDUAL CIRCUIT OPERATING AT 120V OR 240V.
 - EQUIPMENT GROUND CONDUCTOR BASED ON SIZE.
 - ISOLATED GROUND CONDUCTOR MATCHING THE EQUIPMENT GROUND WARE AS CIRCUIT ENTERS AN ISOLATED GROUND DEVICE.
 - TO SWITCHES CONDUCTOR FOR EACH SWITCH LEG REQUIRED.
 - TO SWITCHES TRAVELERS FOR EACH TRIP/REVERSE SWITCH CONTROL, REQUIRED.
 - TO SWITCHES TRAVELERS FOR EACH FOUR-WAY SWITCH CONTROL, REQUIRED.
 - TO HOT CONDUCTORS FOR EACH LIGHT THROUGH LIGHTING SYSTEM AND REVERSE/REVERSE/DEPENDENT BATTERY PACKS (SIGNAL LIGHT, ETC.).
 - CONDUCTOR AMPACITY ADJUSTMENTS SHALL BE APPLIED AS DESCRIBED BY NEC CHAPTERS FOR EACH SPECIFIC FIELD CONDITION.
 - GROUT AND SEAL ALL CONDUIT PENETRATIONS OF WALLS AND FLOOR SLABS TO PRESERVE FIRE RATING AND WATER/TIGHT INTEGRITY.
 - ALL WIRING SHALL BE COPPER AND INSTALLED IN CONDUIT UNLESS OTHERWISE NOTED. MINIMUM CONDUCTOR SIZE SHALL BE AS PER NEC AND CONDUIT SIZE SHALL BE AS PER NEC. INSULATION SHALL BE TYPE "THW" UNLESS OTHERWISE NOTED. CONDUITS USED FOR AIR CONDITIONING AND CONDUITS SHALL BE LARGER SHALL BE TYPE "IMW".
 - CONDUITS SHALL BE SUPPORTED BY FRAMING CHANNEL, EMBAY, OR AS ACCEPTED. INTERVALS OF SUPPORT SHALL COMPLY WITH NEC SECTION APPROPRIATE FOR CONDUIT MATERIAL USED.
 - PROVIDE EQUIPMENT GROUND CONDUIT IN ALL CONDUIT RIMS EXCEPT RIMS AND IMS. SIZE PER NEC 250.122.
 - PROVIDE RAISED CONCRETE FLOORING UNDERNEATH CONCRETE PAD IF ABOVE FINISHED FLOOR FOR ALL PRESTRESSING ELECTRICAL SWITCHGEAR EQUIPMENT, MOTOR CONTROL CENTER, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE CONCRETE PAD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE CONCRETE PAD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE CONCRETE PAD.
 - NON-METALLIC UNDERGROUND CONDUIT SHALL BE INSTALLED OUTSIDE THE BUILDING FOOTPRINT SHALL HAVE A MINIMUM 18" COVER. METALLIC UNDERGROUND CONDUIT SHALL BE INSTALLED WITHIN IF CONDUIT IS IN ACCORDANCE WITH NEC 300.50. WIRE SHALL BE TYPE "THW" OR "RHW" AND SHALL BE TYPE "THW" UNLESS OTHERWISE NOTED. WIRE SHALL BE TYPE "THW" OR "RHW" AND SHALL BE TYPE "THW" UNLESS OTHERWISE NOTED.

ABBREVIATIONS - ELECTRICAL			
DP	DISTRIBUTION PANEL/BOARD	N	NEUTRAL
DS	DISTRIBUTION SECTION	NL	NEARBY LIGHT
DW	DOWNDRAWN	OE	OVERHEAD ELECTRICAL
EM	EQUIPMENT TERMINAL JUNCTION	OT	OVERHEAD TELEPHONE
EPF	ELECTRIC DRINKING FOUNTAIN	PC	PHOTOCELL
EP	ELECTRIC PANEL	PF	POWER FACTOR
E, EM	ELECTRIC PANEL AND EQUIPMENT	PL	PANELBOARD
EG	ELECTRICAL GROUND	PP	POWER POLE
EG, GFD	ELECTRICAL GROUND AND GROUND FAULT CIRCUIT INTERRUPTER DEVICE	RP	RANGE HOOD POWER CONNECTION
EG, GFD, E	ELECTRICAL GROUND AND GROUND FAULT CIRCUIT INTERRUPTER DEVICE AND ELECTRICAL CONTRACTOR	RSJ	SYSTEM BONDING JUNCTION
EG, GFD, E, R	ELECTRICAL GROUND AND GROUND FAULT CIRCUIT INTERRUPTER DEVICE, REMOVED, REGRADE	SPD	SURGE PROTECTION DEVICE
EG, GFD, E, R, D	ELECTRICAL GROUND AND GROUND FAULT CIRCUIT INTERRUPTER DEVICE, REMOVED, REGRADE AND PROVIDE BLANK COVERPLATE	TR	TELEPHONE POLE
EG, GFD, E, R, D, C	ELECTRICAL GROUND AND GROUND FAULT CIRCUIT INTERRUPTER DEVICE, REMOVED, REGRADE AND PROVIDE BLANK COVERPLATE	TR	TELEPHONE POLE
EG, GFD, E, R, D, C, V	ELECTRICAL GROUND AND GROUND FAULT CIRCUIT INTERRUPTER DEVICE, REMOVED, REGRADE AND PROVIDE BLANK COVERPLATE AND VOLTAGE	TS	THE SWITCH
EG, GFD, E, R, D, C, V, W	ELECTRICAL GROUND AND GROUND FAULT CIRCUIT INTERRUPTER DEVICE, REMOVED, REGRADE AND PROVIDE BLANK COVERPLATE AND VOLTAGE AND WEATHERPROOF	UC	UNDERGROUND COMMUNICATIONS
EG, GFD, E, R, D, C, V, W, X	ELECTRICAL GROUND AND GROUND FAULT CIRCUIT INTERRUPTER DEVICE, REMOVED, REGRADE AND PROVIDE BLANK COVERPLATE AND VOLTAGE AND WEATHERPROOF AND X-RAY	UE	UNDERGROUND ELECTRICAL
EG, GFD, E, R, D, C, V, W, X, Y	ELECTRICAL GROUND AND GROUND FAULT CIRCUIT INTERRUPTER DEVICE, REMOVED, REGRADE AND PROVIDE BLANK COVERPLATE AND VOLTAGE AND WEATHERPROOF AND X-RAY AND YIELD	UP	UNDERGROUND ELECTRICAL, PRIMARY
EG, GFD, E, R, D, C, V, W, X, Y, Z	ELECTRICAL GROUND AND GROUND FAULT CIRCUIT INTERRUPTER DEVICE, REMOVED, REGRADE AND PROVIDE BLANK COVERPLATE AND VOLTAGE AND WEATHERPROOF AND X-RAY AND YIELD AND Z	US	UNDERGROUND ELECTRICAL, SECONDARY
EG, GFD, E, R, D, C, V, W, X, Y, Z, AA	ELECTRICAL GROUND AND GROUND FAULT CIRCUIT INTERRUPTER DEVICE, REMOVED, REGRADE AND PROVIDE BLANK COVERPLATE AND VOLTAGE AND WEATHERPROOF AND X-RAY AND YIELD AND Z AND AA	UT	UNDERGROUND TELEPHONE
EG, GFD, E, R, D, C, V, W, X, Y, Z, AA, AB	ELECTRICAL GROUND AND GROUND FAULT CIRCUIT INTERRUPTER DEVICE, REMOVED, REGRADE AND PROVIDE BLANK COVERPLATE AND VOLTAGE AND WEATHERPROOF AND X-RAY AND YIELD AND Z AND AA AND AB	VFD	VARIABLE FREQUENCY DRIVE

DRB LIGHTING FIXTURE SCHEDULE							
MARK	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS	WATTAGE	MOUNTING	Type Comments
L1	PHILIPS	100-000-000-000-000	2x4 LINEAR LED WITH DIFFUSE LENS, WET LOCATION RATED, WITH 12V, 3-WAY DIMMING DRIVER	LED, 3000K	18 W	SURFACE MOUNT	
L2	PHILIPS	100-000-000-000-000	2x4 LINEAR LED WITH DIFFUSE LENS, WET LOCATION RATED, WITH 12V, 3-WAY DIMMING DRIVER	LED, 3000K	18 W	WALL MOUNT	
L3	EATON - MCGRAW HILL	1700-000-000-000-000	2x4 LINEAR LED WITH DIFFUSE LENS, WET LOCATION RATED, WITH 12V, 3-WAY DIMMING DRIVER	LED, 3000K	18 W	PENDANT	
L4	EATON - MCGRAW HILL	1700-000-000-000-000	2x4 LINEAR LED WITH DIFFUSE LENS, WET LOCATION RATED, WITH 12V, 3-WAY DIMMING DRIVER	LED, 3000K	18 W	PENDANT	
L5	PERFORMANCE IN LIGHTING USA	100-000-000-000-000	2x4 LINEAR LED WITH ALUMINUM HOUSING, TYPE I DISTRIBUTION, INTEGRAL 0-10V DIMMING AND TEXTURED IRON OXIDE PAINT, MATCHES GROUNDPLATE COVER, AND PLASTIC PLATE WITH PUNCH HOLES	LED, 3000K	18 W	PENDANT PLATE IN BRACE	
L6	LOHMEYER	100-000-000-000-000	2x4 LINEAR LED WITH ALUMINUM HOUSING, TYPE I DISTRIBUTION, INTEGRAL 0-10V DIMMING AND TEXTURED IRON OXIDE PAINT, MATCHES GROUNDPLATE COVER, AND PLASTIC PLATE WITH PUNCH HOLES	LED, 3000K	18 W	POLE, 2000K	ORDER WITH GRILLE HEAD ACCESSORY (ART10)
L7	LOHMEYER	100-000-000-000-000	2x4 LINEAR LED WITH ALUMINUM HOUSING, TYPE I DISTRIBUTION, INTEGRAL 0-10V DIMMING AND TEXTURED IRON OXIDE PAINT, MATCHES GROUNDPLATE COVER, AND PLASTIC PLATE WITH PUNCH HOLES	LED, 3000K	18 W	POLE, 2000K	ORDER WITH GRILLE HEAD ACCESSORY (ART10)

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Consultant

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If Public Plans do not meet the requirements of a permit, they are to be submitted to the Department of Public Safety. These plans are submitted for information only and do not constitute a contract. The Department of Public Safety is not responsible for the design or construction of the project. The Department of Public Safety is not responsible for the design or construction of the project. The Department of Public Safety is not responsible for the design or construction 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: 08/16/2019
SCALE: 1/2" = 1'-0"
DRAWN: ACS
REVIEWED: PCS
JOB NUMBER:

ELECTRICAL GENERAL SHEET

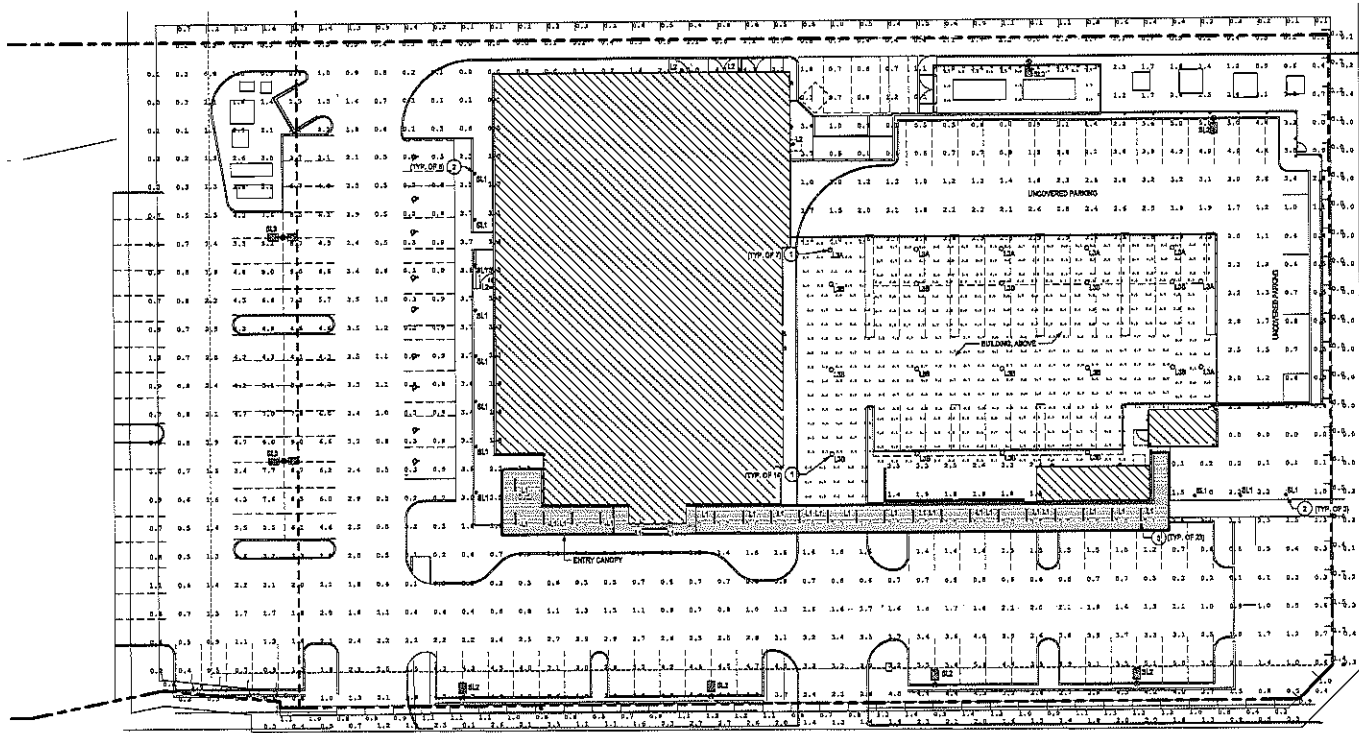
DRB-E001

NO.	DATE	BY	DESCRIPTION	APP. BY	DATE
1	11/11/2019	AS	ISSUED FOR PERMITS	AS	11/11/2019
2	11/11/2019	AS	REVISED PER COMMENTS	AS	11/11/2019
3	11/11/2019	AS	REVISED PER COMMENTS	AS	11/11/2019
4	11/11/2019	AS	REVISED PER COMMENTS	AS	11/11/2019
5	11/11/2019	AS	REVISED PER COMMENTS	AS	11/11/2019
6	11/11/2019	AS	REVISED PER COMMENTS	AS	11/11/2019
7	11/11/2019	AS	REVISED PER COMMENTS	AS	11/11/2019
8	11/11/2019	AS	REVISED PER COMMENTS	AS	11/11/2019
9	11/11/2019	AS	REVISED PER COMMENTS	AS	11/11/2019
10	11/11/2019	AS	REVISED PER COMMENTS	AS	11/11/2019

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5	11/11/2019	AS	REVISED PER COMMENTS	AS	11/11/2019
6	11/11/2019	AS	REVISED PER COMMENTS	AS	11/11/2019
7	11/11/2019	AS	REVISED PER COMMENTS	AS	11/11/2019
8	11/11/2019	AS	REVISED PER COMMENTS	AS	11/11/2019
9	11/11/2019	AS	REVISED PER COMMENTS	AS	11/11/2019
10	11/11/2019	AS	REVISED PER COMMENTS	AS	11/11/2019

KEYED NOTES (D)

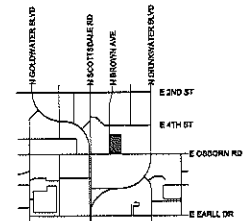
1. FIXTURES SHALL BE DIMMED TO 60% BRIGHTNESS DURING NIGHTTIME HOURS.
2. FIXTURES SHALL BE DIMMED TO 80% BRIGHTNESS DURING NIGHTTIME HOURS.
3. FIXTURES SHALL BE DIMMED TO 90% BRIGHTNESS DURING NIGHTTIME HOURS.



ELECTRICAL SITE PLAN - PRE/POST-CURFEW

1
N.T.E.

VICINITY MAP:



Devenney Group Ltd., Architects
 3201 W. Indian School Road
 Phoenix, Arizona 85013
 T: 602.945.7645
 F: 602.945.7646
 www.devenneygroup.com

Consultant:

PRELIMINARY NOT FOR CONSTRUCTION

If issued, it shall not be taken as a statement, warranty or representation of any kind, and shall not be used for any purpose other than that for which it is issued. It is the responsibility of the user to verify the accuracy of the information contained herein. The user shall indemnify and hold the architect harmless from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, arising out of or from the use of these documents, whether or not such claims, damages, losses and expenses are caused in whole or in part by the negligence of the architect. This disclaimer shall apply to all electronic and printed versions of these documents, whether or not such claims, damages, losses and expenses are caused in whole or in part by the negligence of the architect.

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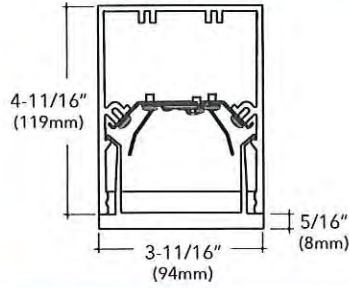
AGENCY APPROVALS:

REVISIONS		
REV #	DESCRIPTION	DATE

DATE: 08/02/2019
 SCALE: As Indicated
 DRAWN: ACS
 REVIEWED: DMS
 JOB NUMBER:

SITE LIGHTING PHOTOMETRICS

DRB-E102



EDGE EX3WET

3" Suspended Direct Linear WET

Key Features

- Approved for wet location unless otherwise noted. IP65 and IK10 rated
- 6063-T5 Extruded aluminum housing
- Highly reflective die-formed white painted reflector
- All-inclusive module houses all LED system components in one compact unit
- Unit easily releases from the housing for room-side maintenance
- Wiring access available through bottom of housing
- 5-year limited warranty covers LED, driver and fixture
- UL and cUL listed
- Buy American Act compliant



Example Part #: EX3-WET-N-830HO-8'-IND-AC48G1-U-OL1-1-0-W

EX3 - WET - N - 830 - 4' - S - U - OL1 - 1 - - -

DIRECT SHIELDING INDIRECT SHIELDING CRI, CCT & OUTPUT LENGTH MOUNTING VOLTAGE DRIVER CIRCUITING BATTERY & EMERGENCY FINISH FIXTURE OPTIONS

WET	N	-----	----
DIRECT SHIELDING	INDIRECT SHIELDING	CRI, CCT & OUTPUT	LENGTH ¹
WET - Satine Wet Lens Shielding pg. 2	N - None Shielding pg. 2	_27_ - 2700K _30_ - 3000K _35_ - 3500K _40_ - 4000K CL_ - Custom Lumens CW_ - Custom Watts Lumen Output pg. 2 Example: 830HO is 8 = 80 CRI; 30 = 3000K; HO = High Output; Blank = Standard Output	_ _ - Individual Fixture Length pg. 2

---	-----	-	---
POSITION ²	MOUNTING ³	VOLTAGE	DRIVER
IND - Individual Fixture BOR - Beginning of Row MOR - Middle of Row EOR - End of Row Position pg. 3	PP_ _JB - Pendant to J Box PP_ _ST - Pendant to Structure WA - Wall Mount S - Surface Mount Mounting pg. 3	U - Universal (120 thru 277V) 1 - 120V 2 - 277V 3 - 347V Voltage pg. 3	OL1 - Osram (10%, 0-10v, standard) OL2 - Osram (1%, 0-10v) OL3 - Osram 347v (10%, 0-10v) EE1 - eldoLED ECOdrive (1%, 0-10v) ES1 - eldoLED SOLOdrive (0%, 0-10v) LH1 - Lutron Hi-lume (1%, EcoSystem) L51 - Lutron 5-Series (5%, EcoSystem) PL2 - Philips Xitanium (1%, 0-10v) PS1 - Philips Xitanium (50%/100%) ND - Non-Dimming Driver pg. 3

-	---	--	----	
CIRCUITING	BATTERY & EMERGENCY ⁴	FINISH	FIXTURE OPTIONS	CONTROLS
1 - Single Circuit M - Multi Circuit E - Emergency (entire fixture) N - Night Light (entire fixture) Circuiting pg. 4	0 - None P - Philips Bodine 10W I - Iota 10W Integral IC - Iota 10W Integral (CEC Listed) E - Emergency Section N - Night Light Section L - Life Safety Section G - Philips Bodine GTD Battery and Emergency pg. 4	W - White S - Metallic Silver BL - Textured Black BR - Bronze GR - Graphite CC - Custom Color Finish pg. 4	GLR - Internal Fast Blow Fuse EPF - End Power Feed CC-C - Custom Color Canopy CC-P - Custom Color Pendant Fixture Options pg. 5	Pinnacle is able to accommodate different control solutions from different manufacturers. Consult Factory for more information.

¹ Individual fixtures come in nominal 2', 3', 4', 5', 6', 7', & 8' lengths, see pg. 2 for actual lengths. ² Specify position of fixture. Use IND for an individual fixture, use BOR, MOR, or EOR for building connected rows. ³ Specify pendant length of either 12", 18" or 24". ⁴ Enter quantity for Battery and Emeraencv. Example 2P.

Specifications and dimensions subject to change without notice. Specificatio

most recent version and supersede all other previously printed or electronic versions.

GEOPAK SERIES
SIZE 1 LED
 Architectural Wallpack
 TRP1/RD11/QSP1

NEW

Cat.#

Job

OSBORN NSI MOB

Type

L2



HUBBELL
Outdoor Lighting

Approvals

SPECIFICATIONS

APPLICATIONS

- Small sized architectural wallpacks in three stylish shapes with molded contours to accentuate building architecture. Provides excellent illumination in energy-saving LED systems.
- Back box accessory available for surface conduit application.

Construction:

- Housing is made from die-cast aluminum with a hinged back-plate for ease of installation and maintenance.
- The LED bezel and trim-plate are made of stainless steel.
- Five powder coat standard finishes, plus custom color options.
- Wet Location Listed to UL924 and UL1598 Standard.

LED:

- 12 high power LEDs delivering up to 3,000 lumens.
- Up to 118 lumens per watt
- Type II, III and IV distributions for a wide variety of applications.
- Zero uplight (UO), dark sky, neighbor friendly

Electrical:

- 120-277 operation, 50/60Hz
- 0-10V dimming driver standard
- 10kA surge protector
- Photocell and occupancy sensor options available for complete on/off and dimming control

Battery Backup:

- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress.
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application.
- Utilizes 4 LEDs in emergency mode with 657 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction
- Spectron® self-testing/self-diagnostic electronics are included standard
- Independent dedicated driver and LED array for battery/emergency mode operation.

Installation:

- Universal plate for mounting to standard 3 1/2" and 4" square electrical boxes. All connections are made from connections at the rear of the unit.
- Optional back-box accessory available for surface conduit application. See BB-Geo accessories.

Listings:

- UL 1598 listed for use in wet locations
- Drivers IP66 and RoHS compliant
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org

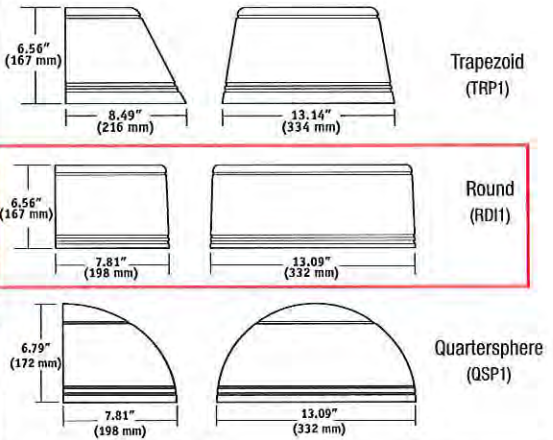
Warranty:

- For more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>

PRODUCT IMAGE(S)



DIMENSIONS



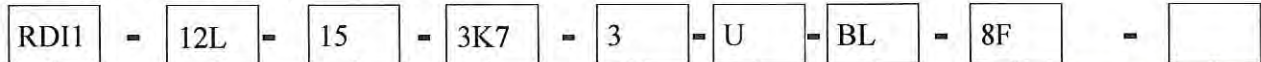
CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only

ORDERING INFORMATION

ORDERING EXAMPLE: TRP-12L-20-4K-3-1-BL-SCP-EH



HOUSING	VERSION	WATTAGE	CCT/CRI	DISTRIBUTION	VOLTAGE	FINISH	CONTROL OPTIONS	OPTIONS
TRP1 Trapezoid	12L 12 LEDs	15 15 watts	3K7 3000K, 70CRI	2 Type II	U 120-277	BL Black	PCU Button Photocell	F ⁴ Fusing (only available with STD fixture configuration, 120-277V only)
RD11 Radius		20 20 watts	4K7 4000K, 70CRI	3 Type III	1 120	DB Bronze	SCP ^{2,3} Programmable Motion Sensor	E ¹ Battery Pack (0°C)
QSP1 Quartersphere		30 30 watts	5K7 5000K, 70CRI	4 Type IV	2 208 3 240 4 277	GR Gray PS Platinum WH White CC Custom	SPECIFY SCP HEIGHT 8F Up to 8ft mount height 20F Up to 20ft mount height	EH ¹ Battery Pack (-30°C) with heater

¹ Voltage specific (120 or 277V only)
² Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only
³ PCU option not applicable, included in sensor
⁴ Must specify input voltage (120, 208, 240 or 277)



Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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TRP1/RD11/QSP1-SPEC
 JUNE 1, 2018 8:51 AM

DESCRIPTION

The TopTier™ parking garage, canopy and low-bay luminaire is an innovative solution that delivers an unparalleled combination of performance and visual comfort. The patented WaveStream™ optical technology blocks the line of sight from the LED light sources to the observer, while extracting the maximum amount of light on task. This approach results in a high level of uniformity and vertical footcandles that enhances safety in the application environment. The TopTier luminaire is UL/cUL listed for wet locations, IP66 and 3G vibration rated.

Catalog #		Type
Project	OSBORN NSI MOB	L3A
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

One-piece, low copper die-cast aluminum housing provides a clean and symmetric housing. Formed aluminum top is sloped to prevent bird nesting. Metal electrical tray allows for easy electrical access for field servicing.

Optics

Unique optical distributions are accomplished using various combinations of reflective backing plates and WaveStream optical technology. The optical Waveguide is manufactured using precision injection molded acrylic. The optics contain features that form a repeatable and redundant pattern to direct light in a precisely prescribed distribution. The drive lane distribution is specifically designed for locations with one direction of travel to optimally direct light in the same direction of travel for maximum glare control. For additional glare control and visual comfort with the Wide distribution, specify the SG option which adds a Solite® glass lens that works in combination with the Waveguide lens and reflective backing plate.

Offered standard in 4000K (+/-275K) CCT, optional 3000K, 5000K and 6000K. Minimum 70 CRI. Optional uplight feature provides a dedicated light engine (17W) to maintain consistent output across fixtures and reduces cave effect. Nominal uplight output is 800 lumens and ranges from 10%-30% total light output depending on the lumen package.

Electrical

LED driver(s) are mounted to metal electrical tray for optimal thermal performance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming driver(s), specify 5LTD for Fifth Light DALI driver(s). Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. Greater than 90% lumen maintenance expected at 60,000 hours, based off LM-80 test data and TM-21. Suitable for ambient temperature applications from -40°C (-40°F) to 40°C (104°F). For 50°C (122°F) applications, specify the HA high ambient option. IP66 rated against the ingress of dust and water.

Mounting

Standard fixture mounts to a square or octagonal 4" surface or recessed j-box via heavy-gauge quick mount bracket. Optional mounting methods include trunnion mount and wall mount. With the addition of a field supplied wet location j-box, the luminaire can be pendant mounted using the factory supplied decorative pendant mount kit or a suitable field supplied pendant.

Finish

Housing finished in white super durable TGIC polyester powder coat paint with 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include black, bronze, grey, dark platinum and graphite metallic. Available in Natatorium finish. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



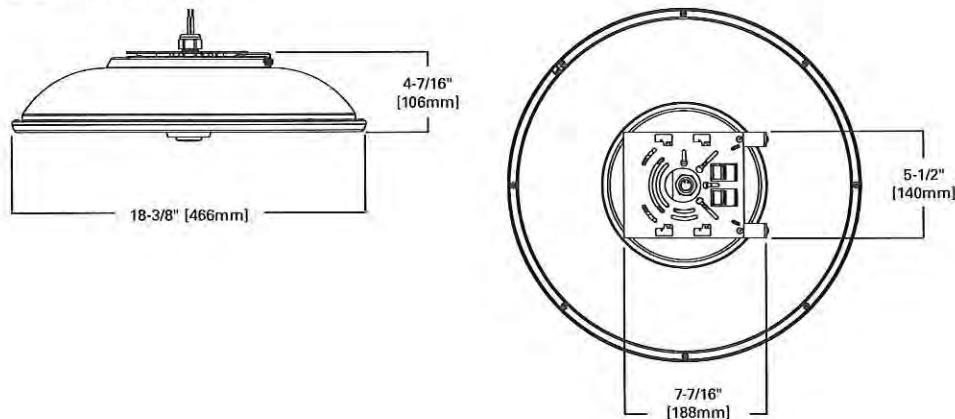
TT TOPTIER LED

Solid State LED

PARKING GARAGE/
CANOPY/
LOW-BAY LUMINAIRE

DIMENSIONS

SURFACE OR PENDANT MOUNT



CERTIFICATION DATA
UL/cUL Wet Location Listed
3G Vibration Rated
LM79 / LM80 Compliant
IP66 Rated
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA
Approximate Net Weight:
16 lbs. (7.2 kgs.)

DESCRIPTION

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Catalog #		Type
Project	OSBORN NSI MOB	L3B
Comments		Date
Prepared by		

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Housing finished in white super durable TGIC polyester powder coat paint with 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include black, bronze, grey, dark platinum and graphite metallic. Available in Natatorium finish. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



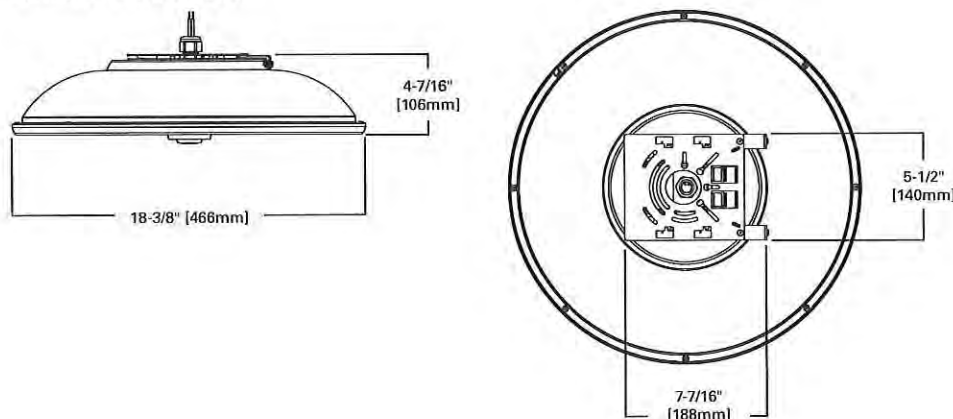
TT TOPTIER LED

Solid State LED

PARKING GARAGE/
CANOPY/
LOW-BAY LUMINAIRE

DIMENSIONS

SURFACE OR PENDANT MOUNT



CERTIFICATION DATA

UL/cUL Wet Location Listed
3G Vibration Rated
LM79 / LM80 Compliant
IP66 Rated
ISO 9001
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ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
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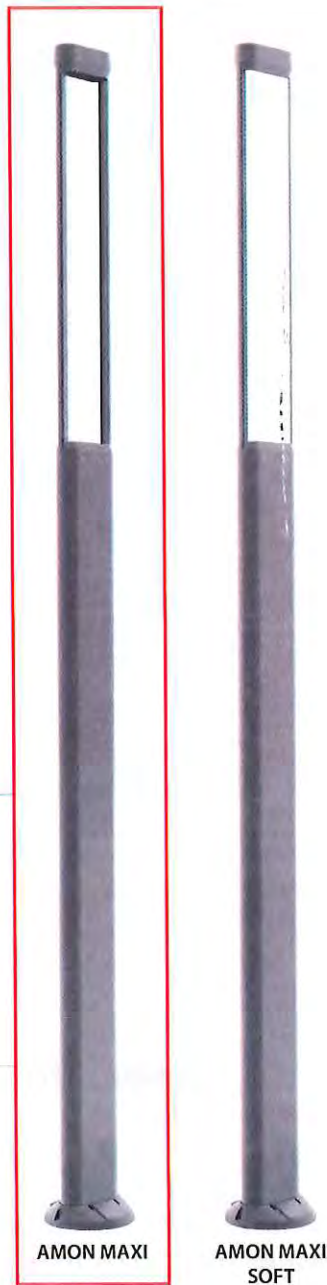
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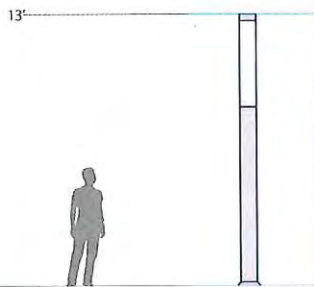
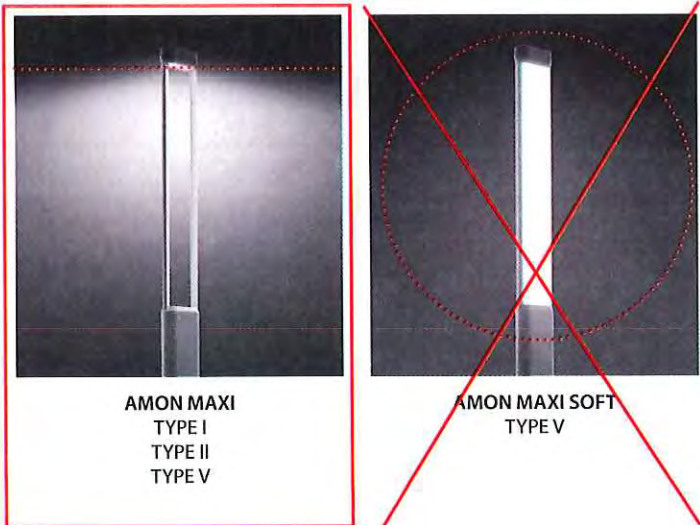
AMON series

AMON MAXI ~~AMON MAXI SOFT~~

Product Family



Optics



USE-90031

Steamer Large Round Streetlight

7144 NE Progress Ct Hillsboro, Oregon 97124
T:503.645.0500 F:503.645.8100
www.ligmanlightingusa.com



Length - 25.5"
Height - 4.1"
Weight 35.5 lbs
IP66
Suitable for wet locations
IK07
Impact Resistant (Vandal Resistant)
EPA - 1.81
POLE NOT INCLUDED

Construction

Aluminum Casting
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

BUG Rating
B2 - U0 - G2

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

Finishing.
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Column-mounted contemporary area lighting family. Modern and powerful high-end column range using optimum-quality area lighting projectors.

A slim wedge shaped, high pressure die-cast pole mounted area light with a variety of different light distributions to suit all lighting designer's requirements.

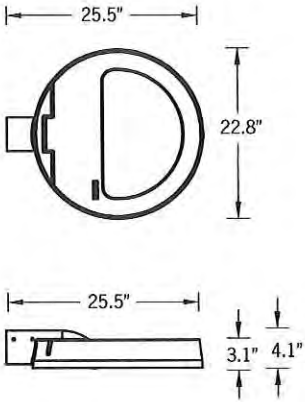
This luminaire has been designed to provide excellent light distribution patterns using highly efficient LED packages and optics. The result is excellent spacing to mounting height ratios, with a uniform lighting layout that meets code requirements using less energy.

The Steamer can be utilized to suit specific light patterns using the asymmetrical type II, III, IV and ME optics, as well as variations of these for precise light distribution requirements. An example of this is using a combination of Type II & Type IV distribution optics inside the same fixture.

Type V distributions in medium, wide, very wide & extra wide are also available, please contact factory.

This luminaire complies to dark sky requirements when mounted in the horizontal position. Designed for lighting private roadways, car parks, exhibition areas, service stations and truck stops. Internal house side shields are available as an option.

Available with a selection of integral electronic and dimmable electronic drivers as well as a provision to install occupancy sensors, as well as wireless lighting controls to integrate with building management systems. (WATT-ADJUST) This luminaire is provided with a programmable driver so that specific wattage requirements can be achieved. These settings are done at the factory during assembly. (See options below)



Steamer Product Family



USE-90031

Steamer Large Round Streetlight

7144 NE Progress Ct Hillsboro, Oregon 97124
T:503.645.0500 F:503.645.8100
www.ligmanlightingusa.com

LIGMAN
LIGHTING USA



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Height - 4.1"
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IP66
Suitable for wet locations
IK07
Impact Resistant (Vandal Resistant)
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Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

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BUG Rating

B2 - U0 - G2

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Standard 10kv surge suppressor provided with all fixtures.

Finishing

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UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

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Provided Hardware is Marine grade 316 Stainless steel.

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Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

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Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

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L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

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This luminaire has been designed to provide excellent light distribution patterns using highly efficient LED packages and optics. The result is excellent spacing to mounting height ratios, with a uniform lighting layout that meets code requirements using less energy.

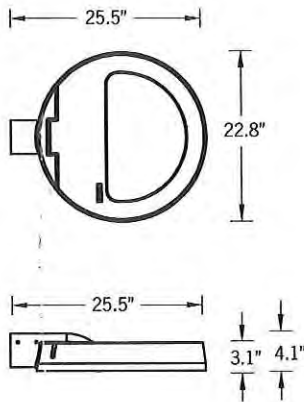
The Steamer can be utilized to suit specific light patterns using the asymmetrical type II, III, IV and ME optics, as well as variations of these for precise light distribution requirements. An example of this is using a combination of Type II & Type IV distribution optics inside the same fixture.

Type V distributions in medium, wide, very wide & extra wide are also available, please contact factory.

This luminaire complies to dark sky requirements when mounted in the horizontal position.

Designed for lighting private roadways, car parks, exhibition areas, service stations and truck stops. Internal house side shields are available as an option.

Available with a selection of integral electronic and dimmable electronic drivers as well as a provision to install occupancy sensors, as well as wireless lighting controls to integrate with building management systems. (WATT-ADJUST) This luminaire is provided with a programmable driver so that specific wattage requirements can be achieved. These settings are done at the factory during assembly. (See options below)



Steamer Product Family





scottsdale center for the performing arts
scottsdale museum of contemporary art
scottsdale public art

Michele Hammond
BERRY RIDDELL LLC
6750 E. Camelback Road, Suite 100
Scottsdale, Arizona 85251

October 14, 2019

Dear Michele,

I am writing to provide written confirmation of Scottsdale Public Art's support for the art concept plan developed by Devenney Group for the Honor Health Osborn NSI project. The art concept has been approved by the Scottsdale Public Art Advisory Board at their meeting on September 11, 2019.

As you know, the Scottsdale Public Art Advisory board looks forward to reviewing the concept design as developed by the selected project artist. SPA Advisory Board review and approval of the concept is the next required step per the City's Cultural Improvements Program guidelines. We look forward to hearing from you soon once this concept has been further developed. We very much look forward to seeing Kevin Berry's designs for this project and to continuing to work with Honor Health and Berry Riddell in enhancing the built environment for the community in downtown Scottsdale.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Boganey", with a long horizontal line extending to the right.

Kim Boganey
Director
Scottsdale Public Art

ATTACHMENT 12

Honor Health Osborn Neuroscience Institute Public Artwork

Honor Health will be constructing a new 5 story, 130,000 sf medical office building on the corner of Brown Ave. and Osborn Road. The building will be a signature addition to the existing medical campus and represents a significant investment in a highly technical field of medicine. It will house a group of world class surgeons and will establish the Honor Health Osborn Campus as a destination for cutting edge patient care in the field of neuroscience. Among other spaces, the building will include exam and office spaces, a wellness gym, an ambulatory surgery center, and a 100-person auditorium space for training and public events.

The core/shell budget for the project is tracking at about \$24,000,000. Per commitments established with the City of Scottsdale Honor Health intends to install a public art piece valued at 1% of the total project cost. The current concept for the art piece is an "art wall" that will span nearly 400 lineal feet along Osborn road and leading toward the main entrance of the building. The art wall is intended to feel integrated with the building's architecture. It will also act as a screen wall which will obscure a portion of the surface parking area from public view. Several potential concepts for the art piece were developed by the design team and included in the attached proposal. Each of the concepts, in one way or another, is inspired by the life-saving field of medicine that the building facilitates. The intent of the piece is to inspire the public and bring awareness to the type of work being performed just a few feet away.

The attached proposal indicates the location and extents of the proposed art installation. Osborn road was identified as an appropriate location for its immediate visibility to the public.

Honor Health has selected established public artist Kevin Berry to develop and install the final art concept. Kevin has extensive experience working with the City of Scottsdale on public art pieces. Over the course of the next few weeks, Kevin will be developing the final materials, look and feel of the art wall to be presented during a subsequent board meeting.



HONORHEALTH OSBORN
63545 E. OSBORN RD. SCOTTDALE, AZ 85251
08.14.19

NEUROSCIENCE INSTITUTE





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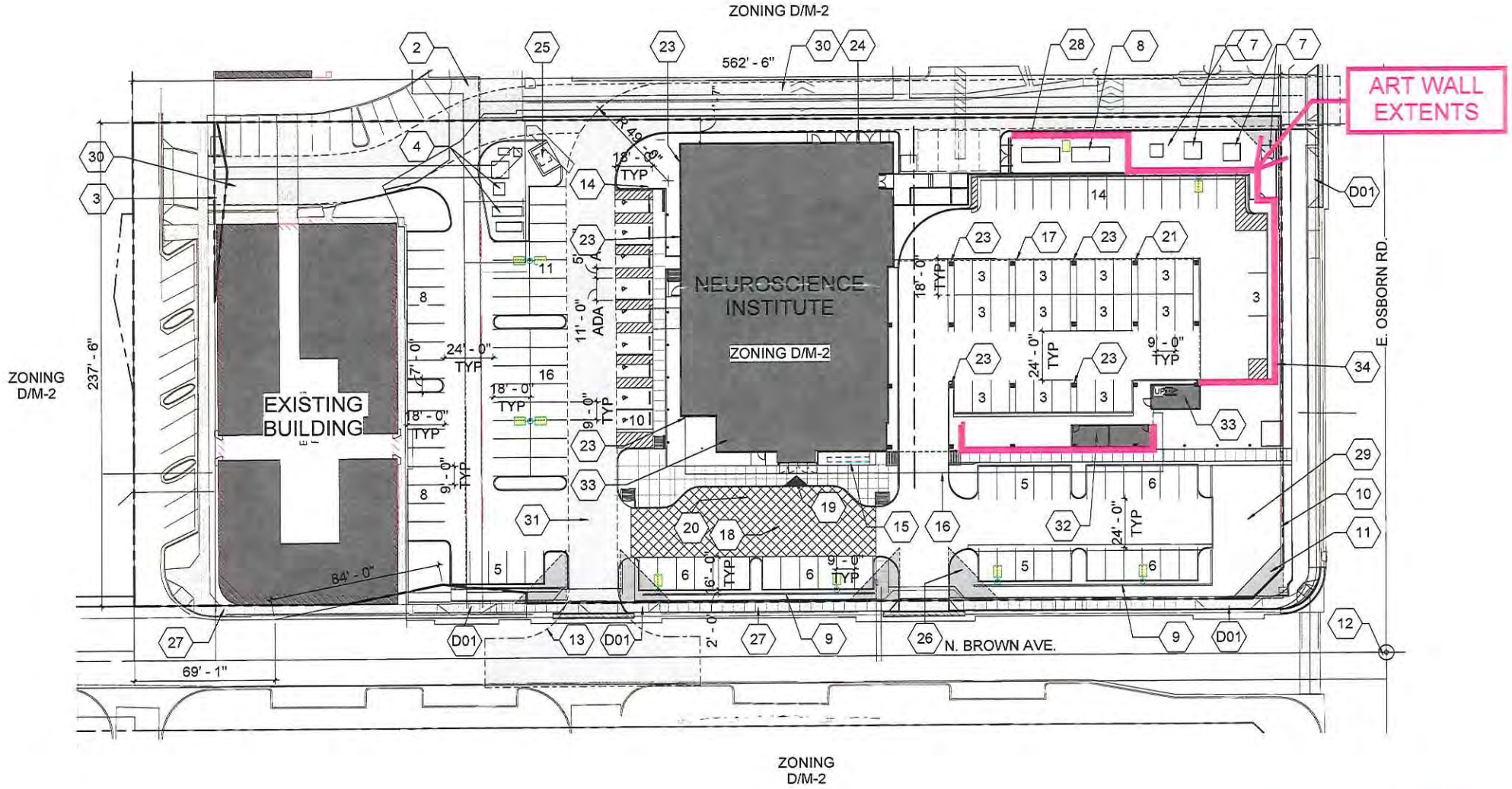


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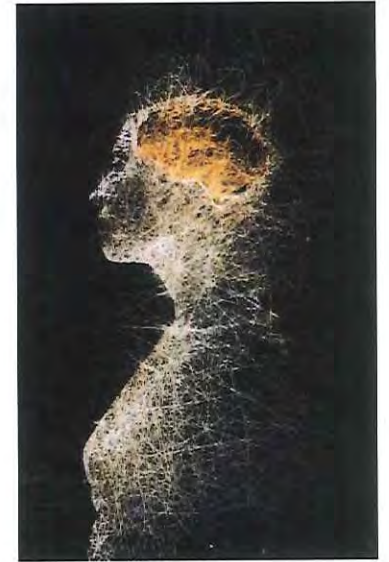
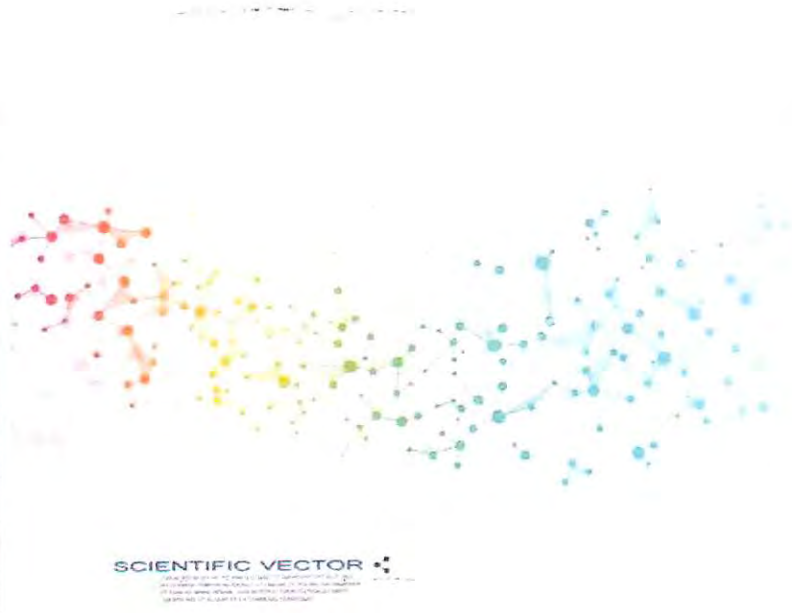
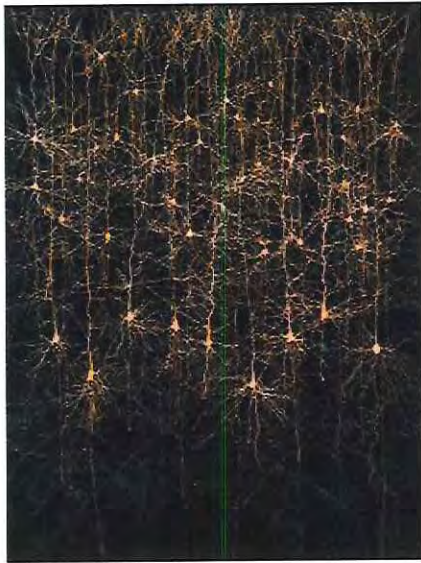
Devenney
GROUP



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NEURONS IMAGING CONCEPT

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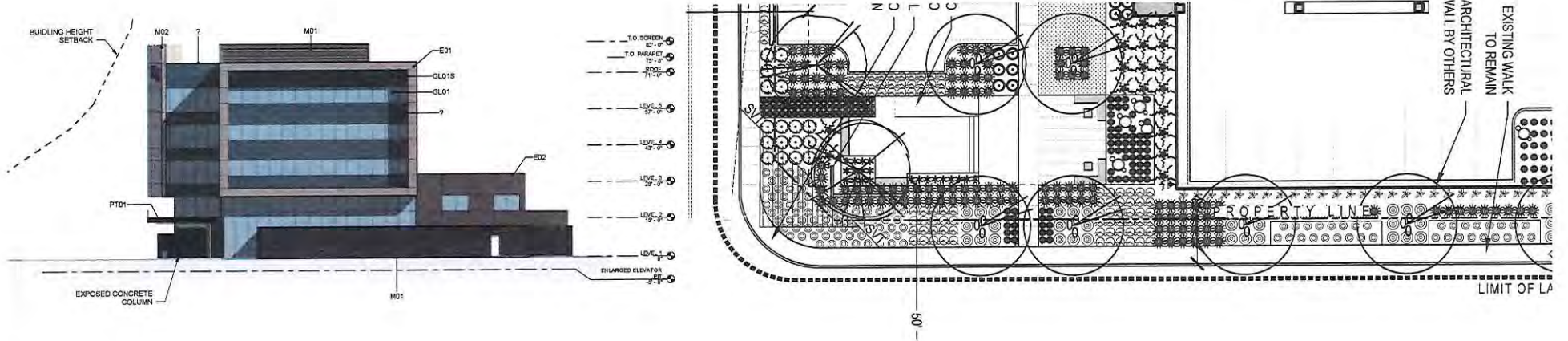
NEURONS IMAGING CONCEPT

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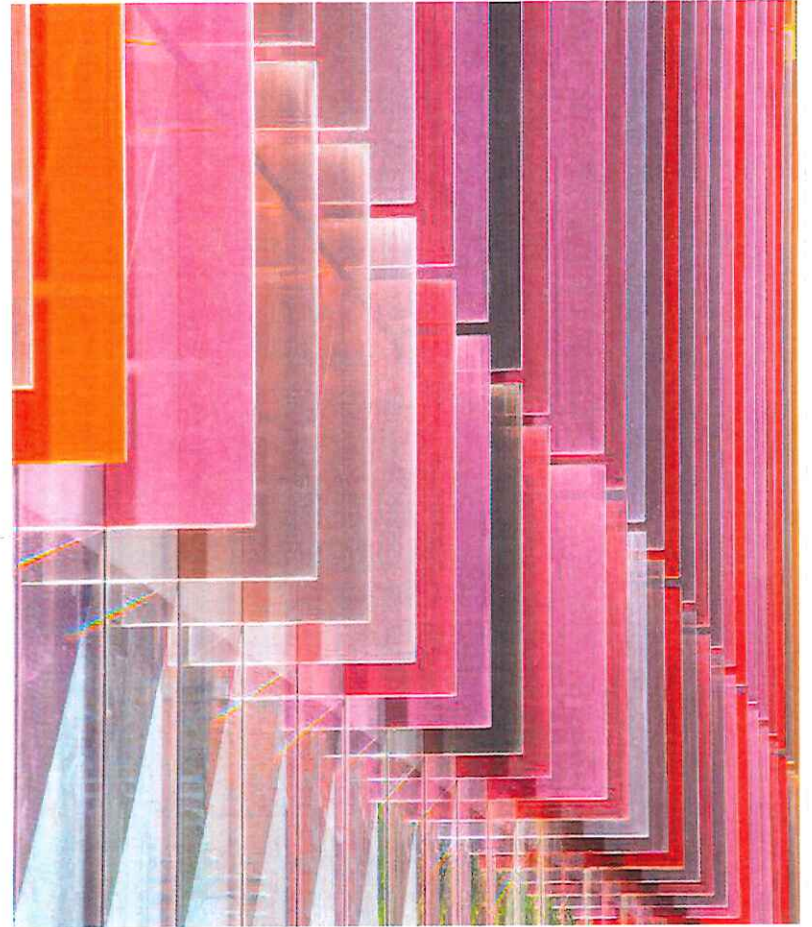
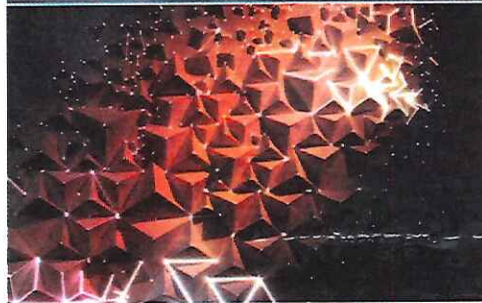
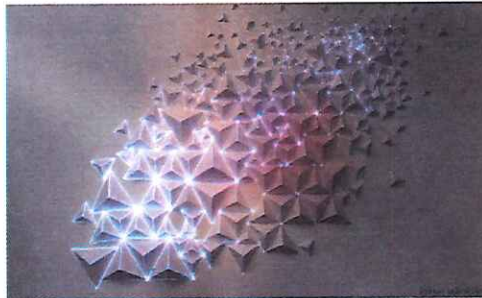
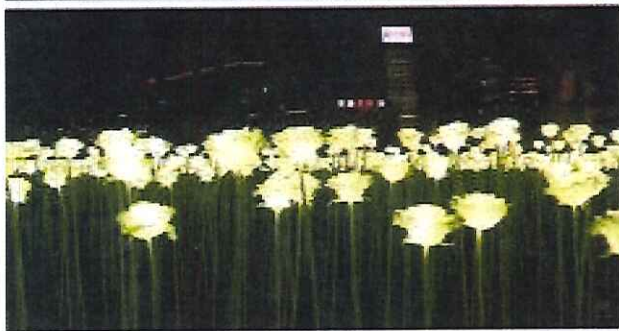


NEURON INSPIRED PERFORATION PATTERN

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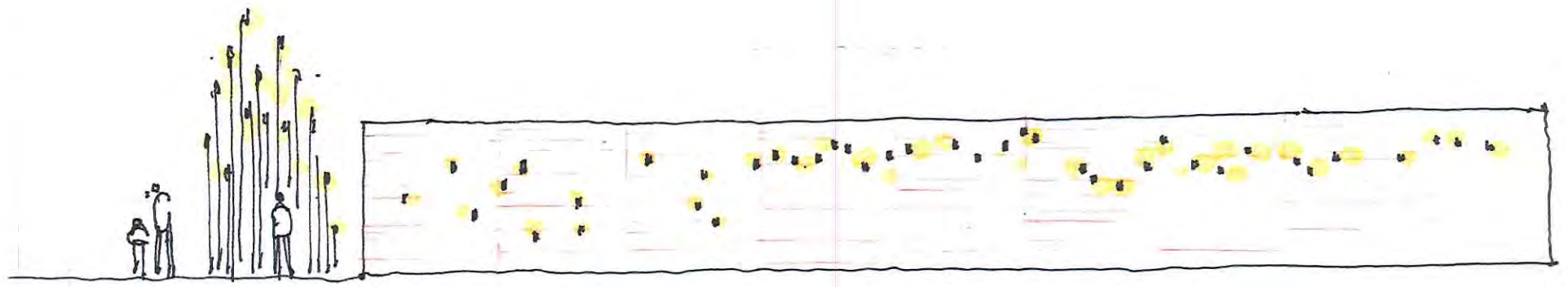
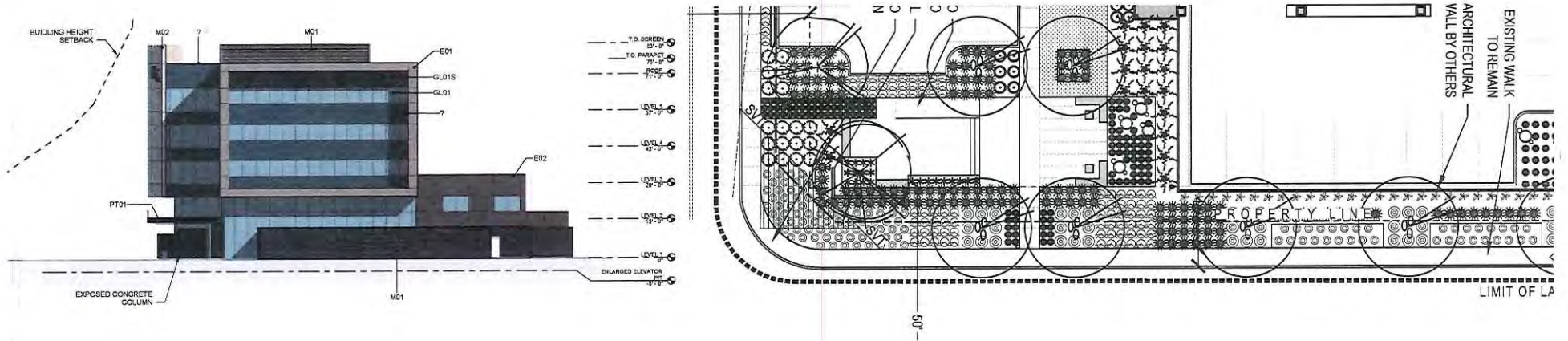
ILLUMINATED NEURONS CONCEPT

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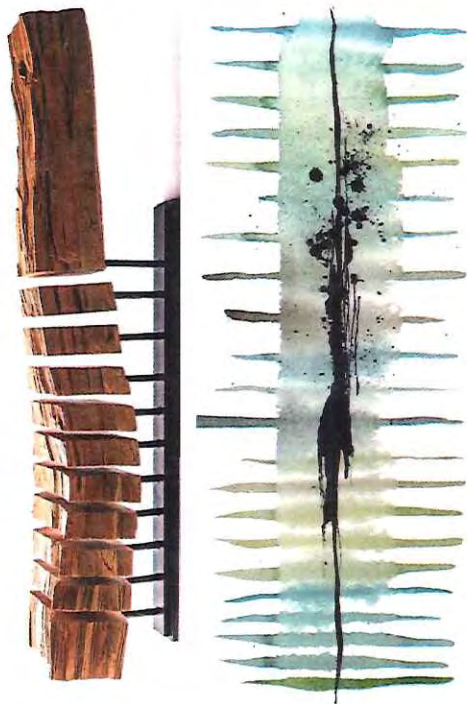
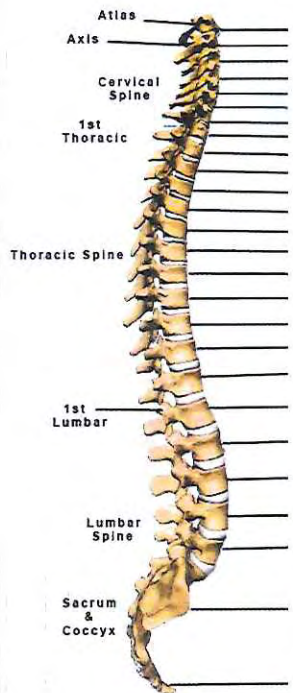


ILLUMINATED NEURONS - 3 FORM FINS

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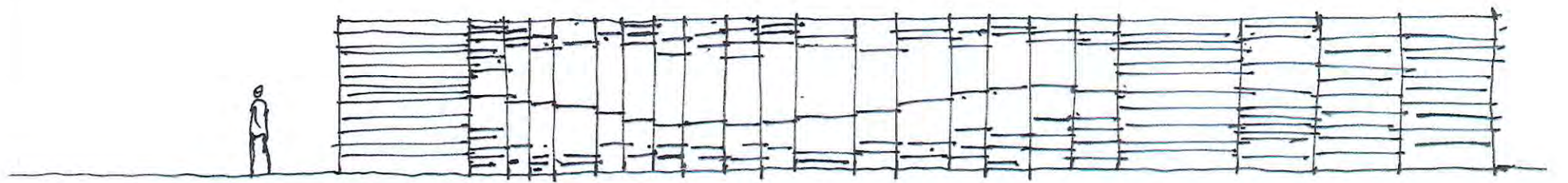
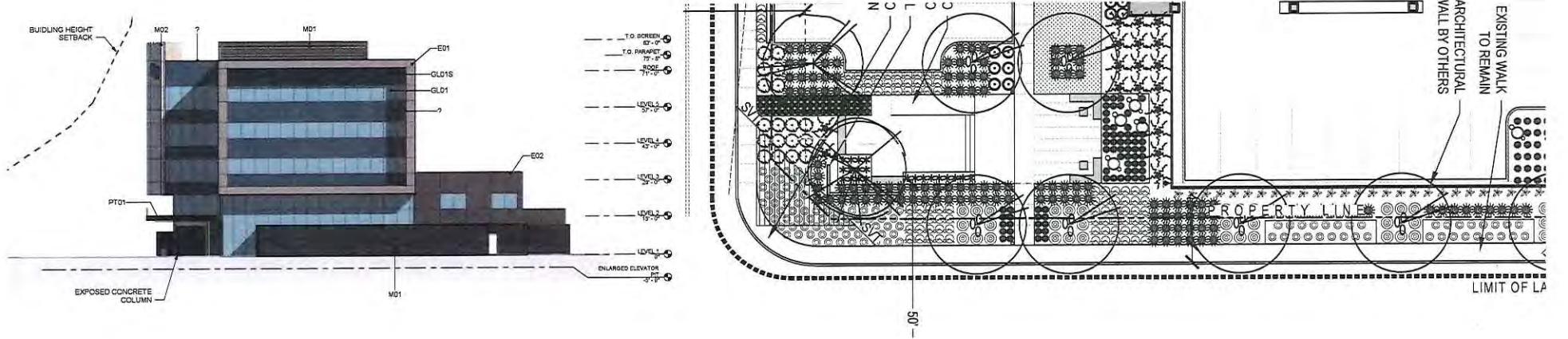


SPINE WALL CONCEPT

HONORHEALTH OSBORN
63545 E. OSBORN RD. SCOTTDALE, AZ 85251
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SPINE WALL CONCEPT

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