

# Mountain View Medical Center Redevelopment • Narrative

*Prepared by Orcutt Winslow Architects*

*Date: 02 August, 2018 1 Rev 26 September, 2018, Rev 01 November, 2018*

*OW Project No. 2018\_041-01*

## **General:**

Built over 30 years ago at the South East corner of Tatum and Shea Blvd's, Mountain View Medical Center, has seen significant redevelopment occur on the three corners surrounding this intersection of Phoenix and Paradise Valley. To maintain the Medical Centers future viability, and its ability to attract premier medical providers to Paradise Valley, the Owners are proposing to redevelop the 9.79-acre site into a new competitive medical center.

Total existing building area is 59,969 sf in a six-building configuration. New building area will be 93,262 sf (gross) in a six-building arrangement. Combining gross ground floor building area, covered canopies and covered parking for employees the total lot coverage is 25% - which is within the allowable lot coverage of 25% (106,686 Sf).

## **Phasing and Intensity:**

To accomplish this redevelopment and honor current tenant commitments, the project will be split into three phases between opening year 2019 and horizon year 2024. The proposed medical center will be composed of 93,262 sf once fully built out. Phase 1 consists of 19,084 Sf of medical use. Phase 2 adds 16,131 Sf for a total of 35,215 Sf. Phase 3 adds 58,047 Sf for the total of 93,262 Sf. Phase 1 is expected to open in 2019, Phase 2 is planned to be completed by in the spring of 2022 and Phase 3 is anticipated to be completed by 2024.

During Construction, each phase of the work will be staged and temporarily fenced to accommodate construction worker parking within the phase. The construction fence will keep the main south loop road accessible for business's not impacted by the work and emergency vehicles.

## **Site Design:**

The design intent is to keep as much of the site and infrastructure in place and undisturbed. Driveway locations, site circulation, grading and drainage flows, retention and landscape building setbacks will remain as they are. Although the existing driveway off Shea Blvd into the site and the internal drive way on the southern side of the site does not comply with the required setback of 60' from a residential property (they're currently at 35' and 26' respectively), keeping the driveway in place allows the new buildings to be positioned further away from the adjoining residential property. This has the benefit of creating a greater new building(s) setback distance to the residential property. The existing trash enclosures currently located in the south landscape setback adjacent to the residential area will be relocated and screened from view approximately 28' further north (away from) the existing homes to comply with the 60' setback

requirement. This will reduce noise to below current levels and positioning them along the outer loop road will prevent large waste management trucks from circulating through pedestrian intensive areas of the site.

Building locations are determined by the phasing requirements. Each existing building will be demolished as part of its building phase and replaced with a new building(s) in approximately the same location as shown on the site plan. Parking requirements for this project type in the Town of Paradise Valley are based on a 5 per 1,000 sf (or 1/200 sf) ratio. At a buildout total of 91,318 sf (net sf) the total required is 457 spaces. We are requesting a reduction of approximately 11% or 47 spaces bringing the total parking ratio down to 4.8 per 1,000 sf (or 1/223). This request for a reduction in parking is based on actual current parking counts at the campus and comparative requirements of other municipalities along with the impact of ride sharing programs that reduce on-site parking. A parking study that validates this request is included with this submittal.

Landscaping will keep many of the mature shrubs and trees and protect the scenic views and comply with the Rural Elegance Character Zone. Layered colorful and naturally massed planting will be used as shown on the Landscape Plan. To reduce water usage, we anticipate reducing the amount of grass areas and replacing it with a drought tolerant desert plant palette. We anticipate no significant increase in water demand to the site and a Water Impact Service Study is in the works based on the square footage and occupancy types to confirm this. We do not expect any significant or visual impact to the site due to utility improvements. Site lighting will be designed to be consistent with the Town of Paradise Valley requirements for light levels. The design intent is to create a variety of lighting levels that create interest, accentuate the visual corridor at the street frontage, provide safety for tenants and visitors and reduce light spillage to the adjoining residential neighborhood.

The architectural and engineering design team will work with the Town's Police Department to incorporate site security measures as recommended by the "Crime Prevention through Environmental Design Strategies" handbook. Concepts planned to make the Mountain View Site safer include: Natural Surveillance - Keep site lines into the site as open as possible. Natural Access Control - Providing high quality locks and doors. Territorial Reinforcement - Creating Clear connections between buildings to keep an open campus familiar to tenants. Maintenance and Management - The Owners of the Mountain View Campus are committed to maintaining the property and buildings to insure a high occupancy level.

**Building Design Character:**

The required site setbacks and functional program of these buildings is a primary driver of building geometry. Physician's offices, imaging and exam room uses function best in a regular pattern. The result is a straightforward organization of spaces that create a rectilinear building envelope.

The building height for all one-story buildings (A, B, E and F) will be a maximum of 21'-0" to the top of the exterior parapet above natural grade and represents an open space encroachment of 10". Building heights for all two-story garden/terrace buildings (C and D) will be 30'-0" to the top of the exterior parapet above natural grade. Please note that buildings C and D will be two story buildings with the first-floor set at 5'-0" below natural grade, which creates a below grade garden level and a terrace level above grade. The grade will around these terrace areas will be restored and ADA Ramps, Stairs and an Elevator will provide the access to this level.

The primary building material will be synthetic stucco (EIFS) in a light grey/white color. Glazing will be non-reflective tinted and clear glass in clear anodized frames. Variation in the base color will be utilized to identify entry points and enhance way-finding. Accent walls of Trex Slat walls will identify each suite entry and will be covered with a solid roof canopy that is hidden behind a painted perforated horizontal metal canopy (interlocking metal panels) that are offset from the building envelop wall to shade the exterior of the building and create a pleasant contrast of light and dark surfaces.

Low slope roofs with parapets will provide screening of minimal roof top located equipment. Main HVAC (mechanical) equipment will be located on the roof and will be screened by roof parapets. Two story garden/terrace buildings will have a horizontal canopy that creates the effect of a shaded porch. A taller horizontal canopy at the North West Corner of the buildings creates a visual connection to the intersection of Shea and Tatum Blvds. It should be noted that Buildings A and F (perimeter buildings) are set forward on the site along the Shea and Tatum Blvds property lines in an attempt to create more separation from the residential units to the south. With a parapet height of 19' at these two buildings we are encroaching into the open space requirement by 3'. The other four new buildings exceed the setback required. When considered as a campus of 6 buildings the majority of the buildings comply with the Open Space Criteria.

**Exterior Building Signage:**

In order to attract the highest quality credit medical tenants to our center, it is absolutely critical that we provide them the option to add exterior building signage. Without building signage, many of these tenants will not even consider the location. We realize that based on street frontage this signage may be limited in size, but we would like to ask for approval to locate signage on exterior parapets. Our intent is to integrate this into the design of the building fascia where possible. The attached renderings show this concept.

A Site Sign Plan that shows locations, and sign types is included with our submittal. Please note that the names of tenants used on Sheet 5.3.1 may or may not represent future tenants and are shown for dimensional context only. Exterior signs will be illuminated during business hours only.

### **Possible Tenant Types:**

Possible Tenant Occupancy Types Allowed at All Building Locations (A, B/C, D/E, F):  
(Note – Retail Service Uses are not allowed at this site. Unless noted below all services shall be Medical in use, with a Licensed or Certified Staff Member and all visits shall be scheduled. Non-medical services are not allowed unless prescribed, ordered or otherwise requested by a legally qualified physician, dentist, optometrist, chiropodist, chiropractor, osteopath, or occupational therapist.)

- Physicians Practices
- Dental Offices/Service
- Ophthalmic Specialties and Services
- Physical and Occupational Therapy Services
- Out-Patient Imaging Services
- Sleep Centers (Will be 24 Hour/7 Day Operating Hours – 48 hours max stay)
- Pain Centers
- Chiropractic Services
- Massage Therapy/Medical Spa Services
- Apothecary/Pharmacy's limited to one at a maximum of 2,500 sf, 7am-7pm operating hours\*
  - \*Medical Marijuana Dispensaries are not allowed, Special User Permit Required by Town of Paradise Valley
- Durable Medical Equipment Retail Sales
- Hospice Administrative Services
- Hospital Services Organizations
- Administrative offices for Medical Practices (Private or Hospital owned)
- Nutritional Support and Counselling
- Veterinarian Practices – Limited to Non- Emergency Hospital Practices only with no outside access for animals
- Aesthetician Offices
- Medical and Dental Laboratory Services
- Behavioral Health / Counseling Offices\*
  - \*Drug, alcohol, other substance abuse, or mental health rehabilitation programs are not be allowed
- Administrative Offices for property management

Possible Tenant Occupancy Types Allowed at Specific Building Locations (A, F):

- Ambulatory / Outpatient Surgery Centers (Will be 6am to 6pm Monday – Saturday Operating hours). Max of 48-hour patient stays per PV Zoning Ordinance 1102.2). No emergency vehicles permitted in/out; patients transport self to/from the center.
- Urgent Care Center, (6am to 8pm operating hours 7 Days Week - extended hours and days may depend on business operator). No emergency vehicles permitted in/out; patients transport self to/from the center.

~ End



# Mountain View Medical Center Redevelopment

10555,10565,10575,10585,10595,10599 N. Tatum Blvd , Paradise Valley, Arizona 85253



Orcutt Winslow Project 2018\_041 Mountain View Medical Center Redevelopment, Cover Sheet 05.1.1 Cover Sheet was plotted by Stuart Chase on Wednesday, October 31, 2018 at 10:40 AM. The sheet is 36" x 48" and is located at 10555,10565,10575,10585,10595,10599 N. Tatum Blvd, Paradise Valley, AZ 85253.

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mountain view medical center, LLC  
**Mountain View Medical Center Redevelopment**  
 10555,10565,10575,10585,10595,10599 N. Tatum Blvd , Paradise Valley, Arizona 85253

**CLIENT CONTACT**  
 mountain view medical center, LLC  
 2944 N. 44th St  
 Phoenix, AZ 85018  
 602.802.8106 f

PROJECT NO.	DATE OF ISSUE
2018_041	11.01.2018

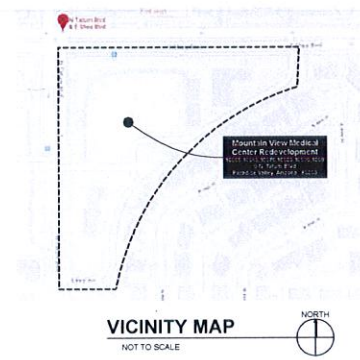
REVISION NO.	DATE
1	09.26.2018
2	11.01.2018

**PROJECT TEAM**      DRAWN BY  
 John Cantrell      BD

**PROJECT PHASE**  
 SUP major amendment  
 Review #3

**SHEET CONTENTS**  
 Cover Sheet  
 SHEET NO.  
**05.1.1**

**CONSULTANT INFO**  
**M/E ENGINEERS**  
 HENDERSON ENGINEERS, INC.  
 5345 North 16th Street  
 Suite 400  
 Phoenix, Arizona 85016  
 F 602-336-5225 F 602-336-5201  
**CIVIL ENGINEERS**  
 STANTEC  
 6263 N Scottsdale Rd.  
 Suite 140  
 Scottsdale, Arizona 85250-5411  
 F 480-980-8523  
**LANDSCAPE ARCHITECTS**  
 RIV PLANNING+LANDSCAPE ARCHITECTURE  
 120 S. Ash Avenue  
 Tempe, Arizona 85281  
 F 480-565-2178 F 480-830-4888  
**TRAFFIC AND PARKING**  
 CIVTECH, INC.  
 10606 N Hayden Rd  
 Suite 140  
 Scottsdale, Arizona 85260  
 F 480-659-4250



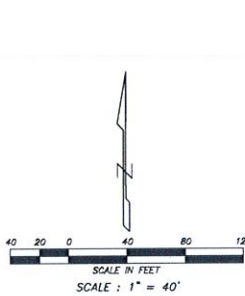
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	05.2.5 Architectural Site Plan Phase 2	05.5.2 Open Space Criteria Analysis	
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05.4.4 Buildings B and C	05.4.5 Buildings D and E	E-1.4 Photometric light fixture cut sheets	
05.4.5 Buildings D and E	05.4.6 Buildings C,D,E		



# A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

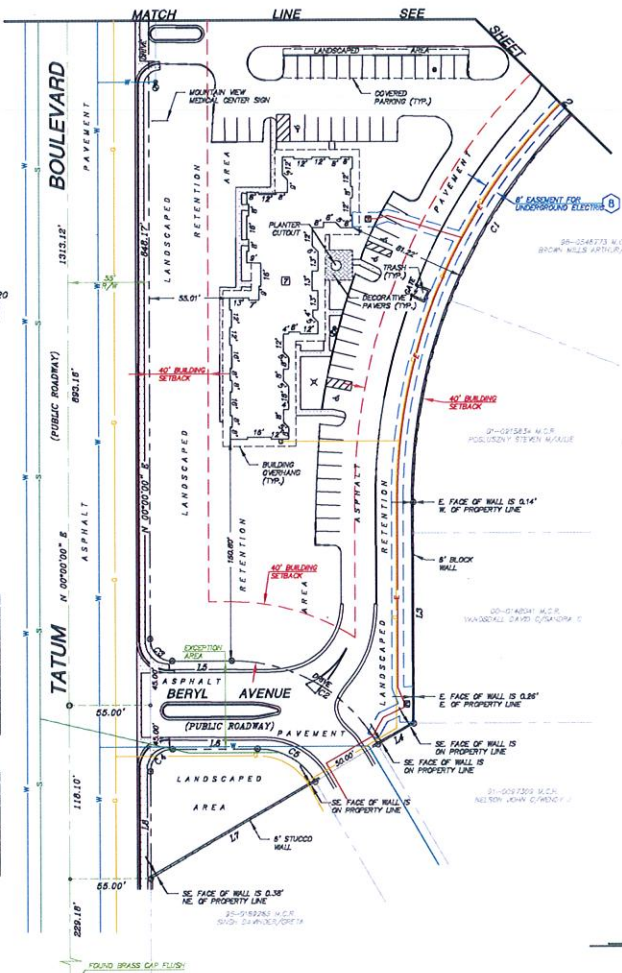
OF  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



BUILDING	TYPE	APPROX. SQ. FEET
1A	CONCRETE SURFACE	1,175.00
1B	CONCRETE SURFACE	1,175.00
1C	CONCRETE SURFACE	1,175.00
1D	CONCRETE SURFACE	1,175.00
1E	CONCRETE SURFACE	1,175.00
1F	CONCRETE SURFACE	1,175.00
1G	CONCRETE SURFACE	1,175.00
1H	CONCRETE SURFACE	1,175.00
1I	CONCRETE SURFACE	1,175.00
1J	CONCRETE SURFACE	1,175.00

LINE	BEARINGS	LENGTH
L1	S 45°20'53" W (R)	18.87
L2	S 45°20'58" W (M)	100.08 (N)
L3	S 00°08'08" W	100.08 (N)
L4	S 89°48'18" W	88.91
L5	N 80°20'00" E	43.71
L6	N 80°20'00" W	58.19
L7	S 89°48'18" W	150.05
L8	N 80°20'00" E	78.10

CURVE	LENGTH	RADIUS	DELTA
C1	398.89	376.00	82°58'28"
C2	180.43 (R)	116.60	59°44'37" (R)
C3	23.88	16.00	80°00'00"
C4	23.88	16.00	80°00'00"
C5	47.87 (R)	59.44	59°44'37" (R)
C6	47.89 (M)	45.34	82°58'28" (M)



### LEGEND

- PROPERTY CORNER NOTHING FOUND OR SET (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- CONCRETE SURFACE
- 24 INCH REINFORCED CURB & OUTER
- 24 INCH HOLLOW CURB
- 8 INCH CONCRETE CURB
- REINFORCED CONCRETE (BASIS OF ACCESS)
- WALL
- FENCE
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- REINFORCEMENT ITEM
- ELECTRIC CABINET
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- GAS METER
- ROAD POST
- HANDICAPPED SPACE
- LIGHT POLE
- WATER VALVE
- RECORD
- NEARBY

AREA = 9.7967 ACRES  
426,744 SQ. FT.

### DESCRIPTION

That part of the Northwest quarter of the Northwest quarter of Section 29, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:  
Beginning at the Northwest corner of said Section 29;  
Thence South (assumed bearing) along the West line of said Section 29, a distance 22.68 feet;  
Thence East 53.00 feet to the TRUE POINT OF BEGINNING;  
Thence North 45 degrees 20 minutes 53 seconds East, measured (North 45 degrees 21 minutes 05 seconds East, record), 18.87 feet;  
Thence South 89 degrees 48 minutes 18 seconds East, measured (North 89 degrees 17 minutes 50 seconds East, record), 831.84 feet;  
Thence South 00 degrees 08 minutes 08 seconds West, 100.08 feet, measured (South 00 degrees 08 minutes 10 seconds West, 100.00 feet, record);  
Thence South 60 degrees 58 minutes 38 seconds West, 673.80 feet to a point of curvature a circular curve to the left having a radius of 373.00 feet and a central angle of 80 degrees 58 minutes 38 seconds;  
Thence along said curve, 398.89 feet to a point of tangency;  
Thence South 150.46 feet, measured (South 150.80 feet, record);  
Thence South 59 degrees 45 minutes 19 seconds West, 208.36 feet, measured (South 58 degrees 44 minutes 37 seconds West, 208.39 feet, record);  
Thence North 101.25 feet, measured (North 101.33 feet, record) to the TRUE POINT OF BEGINNING.  
Except herefrom that portion described as follows:  
Commencing at the Northwest corner of said Section 29;  
Thence East, a distance of 43.00 feet to the TRUE POINT OF BEGINNING;  
Thence North, a distance of 43.00 feet to the beginning of a curve to the left, being concave Northwesterly and having a radius of 15.00 feet;  
Thence Southwesterly along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 23.56 feet to a point of tangency;  
Thence East, a distance of 43.71 feet to the beginning of a curve to the right, being concave Southwesterly and having a radius of 115.50 feet;  
Thence Southwesterly along the arc of said curve, through a central angle of 59 degrees 44 minutes 37 seconds, a distance of 120.43 feet to a point of tangency;  
Thence South 59 degrees 44 minutes 37 seconds West, a distance of 50.00 feet to the beginning of a curve to the left, being concave Southwesterly and having a radius of 45.34 feet;  
Thence Northwesterly along the arc of said curve through a central angle of 59 degrees 44 minutes 37 seconds, a distance of 47.27 feet to a point of tangency;  
Thence West, a distance of 58.13 feet to the beginning of a curve to the left, being concave to the South and having a radius of 15.00 feet;  
Thence Southwesterly along the arc of said curve, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 23.56 feet to a point of tangency;  
Thence North, a distance of 43.00 feet to the TRUE POINT OF BEGINNING.

### NOTES

- The basis of bearing is the monument line of Tatum Boulevard, also being the West line of the Northwest Quarter of Section 29, using a bearing of North 00 degrees 00 minutes 00 seconds East.
- All information and the description shown is based on a commitment for Title Insurance issued by Transamerica Title Insurance Company File Number 01307305, dated October 10, 2003.
- The number of striped parking spaces on the subject property are as follows:  
Regular: 304  
Handicapped: 27
- The building lines and dimensions shown depict the exterior building footprint of ground level based on field measurements. This information is intended to depict the general configuration of the building of ground level and may or may not be the exact dimensions of the building footprint and is not intended to reflect the interior or inaccessible area of any building. The building offset distances shown are to exterior building corners.
- Based on the Maricopa County Assessor's Online GIS Mapping System, the subject property is zoned R-43, Single Family Residential District. The following zoning related information is based solely on the surveyor's verification of the City of Paradise Valley Zoning Ordinance Manual. This certification on this survey does not guarantee or provide any warranty that the subject property is in compliance with the zoning regulations shown on this survey or any other zoning regulation that applies to the subject property.  
Building Setback Information:  
Front: 40' Rear: 40' Side: 20'  
Building Height Restriction: 30 feet  
Parking Requirements: one (1) parking space for each two hundred (200) square feet of floor space.
- The underground utilities that have been shown are based on physical evidence or records provided by the respective utility companies, without verification by the surveyor; therefore, no guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. Due to the inaccessibility, hazard nature and ambiguity in the aforementioned records this survey should not be used for design purposes. Please call on underground utility locator or "TRUE STAKE" at 283-1100 for the precise location and extent of utilities in the area prior to any design and/or excavation.
- The Surveyor has made an attempt and has not obtained any information relating to, and has no knowledge of any proposed right of way, easements, or dedications that any municipal, individual or governmental agency may have made or may require.
- Use of the information contained in this A.L.T.A./A.C.S.M. Land Title Survey for other than the specific purpose for which it was intended ("Title Insurance matters") is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. Superior Surveying Services, Inc. shall have no liability for any such unauthorized use of this information without their written consent.

### SCHEDULE 'B' ITEMS

- ALL MATTERS, including RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, including but not limited to any rights creating easements, licenses, obligations or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in SPECIAL USE PERMITS.  
Recorded in Docket: 14302  
Page: 15; and  
Recorded in Docket: 14839  
Page: 1520; and  
Amendment recorded in docket: 15679  
Page: 306; and  
Amendment recorded in Document No. 85-181118, and  
Amendment recorded in Document No. 85-175852; and  
Amendment recorded in Document No. 87-288548; and  
Amendment recorded in Document No. 80-083082; and  
Recorded in Document No. 85-049308  
(AFFECTS SUBJECT PROPERTY)
- EASEMENT and rights incident thereto, as set forth in instrument:  
Recorded in Docket: 14516  
Page: 771; and  
Recorded in Docket: 14650  
Page: 816  
Purpose: access and driveway
- EASEMENT and rights incident thereto, as set forth in instrument:  
Recorded in Docket: 15179  
Page: 311; and  
Amendment recorded in Docket: 15223  
Page: 648  
Purpose: communication lines and facilities
- EASEMENT and rights incident thereto, as set forth in instrument:  
Recorded in Document No. 68-388539  
Page: 1  
Purpose: right of entry  
(AFFECTS SUBJECT PROPERTY)
- EASEMENT and rights incident thereto, as set forth in instrument:  
Recorded in Document No. 85-0727760  
Page: 1  
Purpose: underground electric lines and facilities
- All matters contained in Resolution Number 832 of the Town of Paradise Valley relating to Personal Services Facilities, identifying possible locations:  
Recorded: March 10, 1998  
Document No. 98-0213691  
(AFFECTS SUBJECT PROPERTY)

### CERTIFICATION

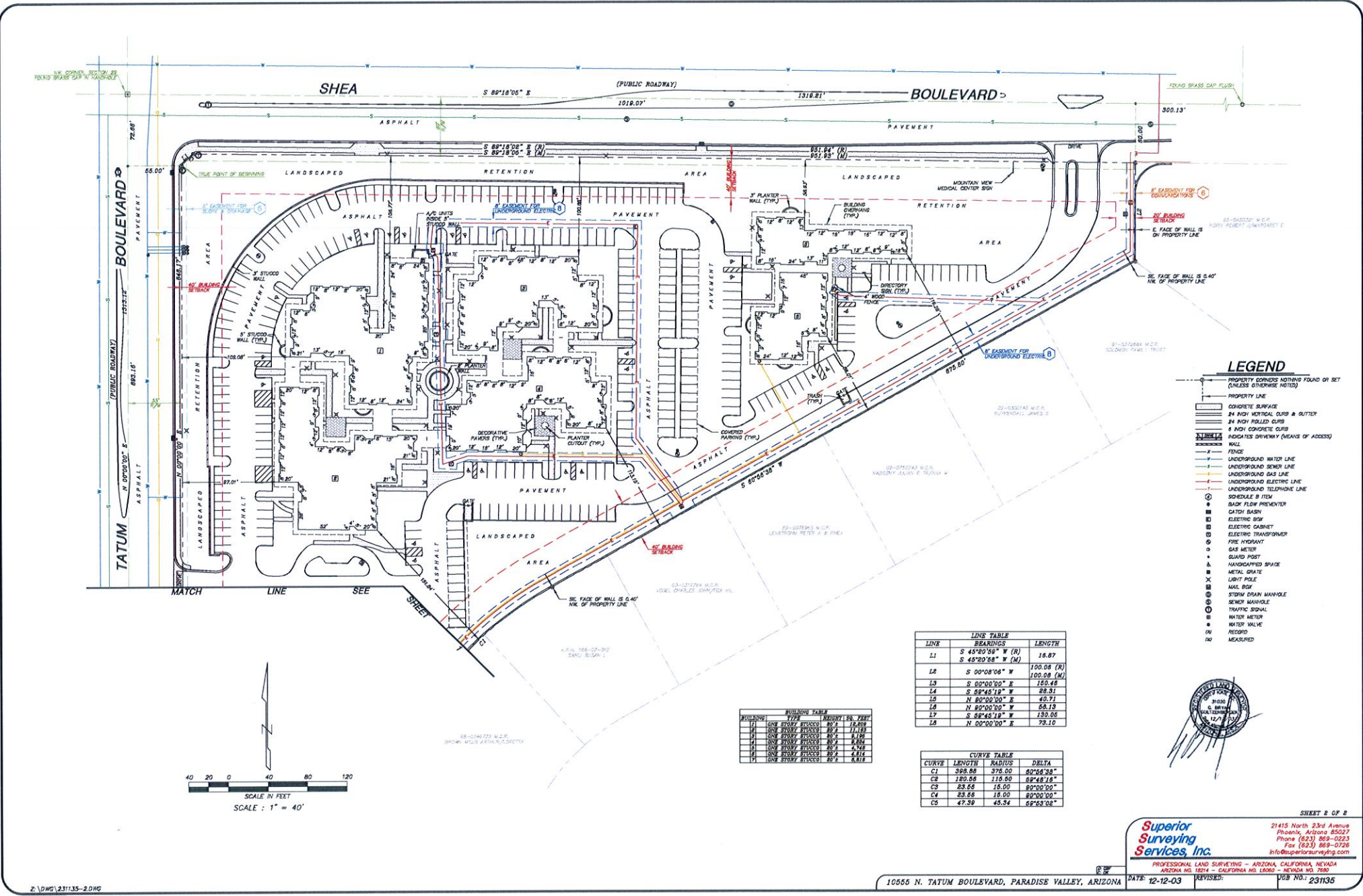
The undersigned, being a registered surveyor of the State of Arizona, certifies to (1) INVESTIGATION MUTUAL BANK, F.A. together with its successors and assigns, (2) TRANSMERICA TITLE INSURANCE COMPANY, and (3) MOUNTAINVIEW CAPITAL, L.L.C., an Arizona limited liability company as follows:  
1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM and 10051, 10059 and 10064 (Items 1 through 4, 6, 7, 8, 9, 10, 11(a), 11(b) and 13 through 18 of Table A thereof) and was prepared pursuant to the survey standards (collected by ALTA and ACSM) of a Class A Survey, as defined therein.  
2. This survey, which was established by a front-sight (instrument) field survey actually made on the ground by me or under my supervision pursuant to the record description, is true, correct and accurate as to the matters and bounds described, boundaries and areas of the subject property and the location and number of parking spaces, size, location, dimension and type of buildings and visible improvements thereon (if any), including sidewalks, curbs, parking areas and fences) and as to the other matters shown hereon, it shows the location and dimension of all visible improvements, rights-of-way, easements and any other matters affecting the subject property referenced in the title commitment upon which this survey is based.  
3. Except as shown on the survey, there are no visible easements or rights of any of which the undersigned has been advised.  
4. Except as shown on the survey and set forth as a Field Note, there are no party walls and no observable, above ground encroachments (a) by the buildings, structures or other improvements on the subject property upon adjoining properties, streets, alleys, easements, curbs, parking areas and fences) and as to the other matters shown hereon, it shows the location and dimension of all visible improvements, rights-of-way, easements and any other matters affecting the subject property referenced in the title commitment upon which this survey is based.  
5. The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject property and listed in Title Insurance Commitment No. 01307305 dated October 10, 2003, issued by Transamerica Title Insurance Company with respect to the subject property, had been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. All matters that cannot be located have been listed hereon as a Field Note. The property shown on the survey is the property described in that title commitment.  
6. All required building setback lines per the Town of Paradise Valley Zoning Ordinance on the subject property are located as shown hereon, and the location of all buildings on the subject property are in accordance with minimum building setback provisions and restrictions of record referenced in the Title Insurance Commitment and/or required by zoning and building ordinances applicable in the State, City and County in which the subject property is situated.  
7. The surveyor cannot show: (a) the zoning classification for the subject property, (b) the permitted uses with such classification; and (c) the sources of such information.  
8. The subject has direct access to and from, and adequate ingress to and egress from the subject property is provided by duly dedicated and recorded public streets or highways known as Tatum Boulevard and Shea Boulevard.  
9. Except as shown on the survey, the subject property does not abut or adjoin any adjoining property for drainage, utility, structural support or ingress or egress.  
10. The record description of the subject property forms a mathematically closed figure.  
According to FEMA Flood Insurance Rate Map, Map Number 04013C1880 G, dated July 18, 2001, the subject property is located in Zone X. Zone X is defined as Areas of 500-year flood areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

December 12, 2003  
G. Bryan Gotzenberger  
R.L.S. 31020



Superior Surveying Services, Inc.  
21415 North 23rd Avenue  
Phoenix, Arizona 85027  
Phone (602) 860-0233  
Fax (602) 860-0726  
info@superiorsurveying.com





**LEGEND**

- PROPERTY CORNERS NOTING FOUND OR SET (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 24 INCH POLLED CURB
- 4 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- SCHEDULE 80 STEEL
- BACK FLOW PREVENTER
- CATCH BASIN
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- GAS METER
- GUARD POST
- HANDICAPPED SWIPE
- METAL GRATE
- LIGHT POLE
- MAIL BOX
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- TRAFFIC SIGNAL
- WATER METER
- WATER VALVE
- MEASURED

LINE	BEARING	LENGTH
L1	S 45°20'55" W (R)	18.87
	S 45°20'58" W (M)	100.08 (R)
L2	S 00°08'06" W	100.08 (M)
L3	S 00°00'00" E	150.48
L4	S 58°45'12" W	28.31
L5	N 80°00'00" E	65.71
L6	N 80°00'00" W	68.19
L7	S 58°45'12" W	130.06
L8	N 00°00'00" E	78.10

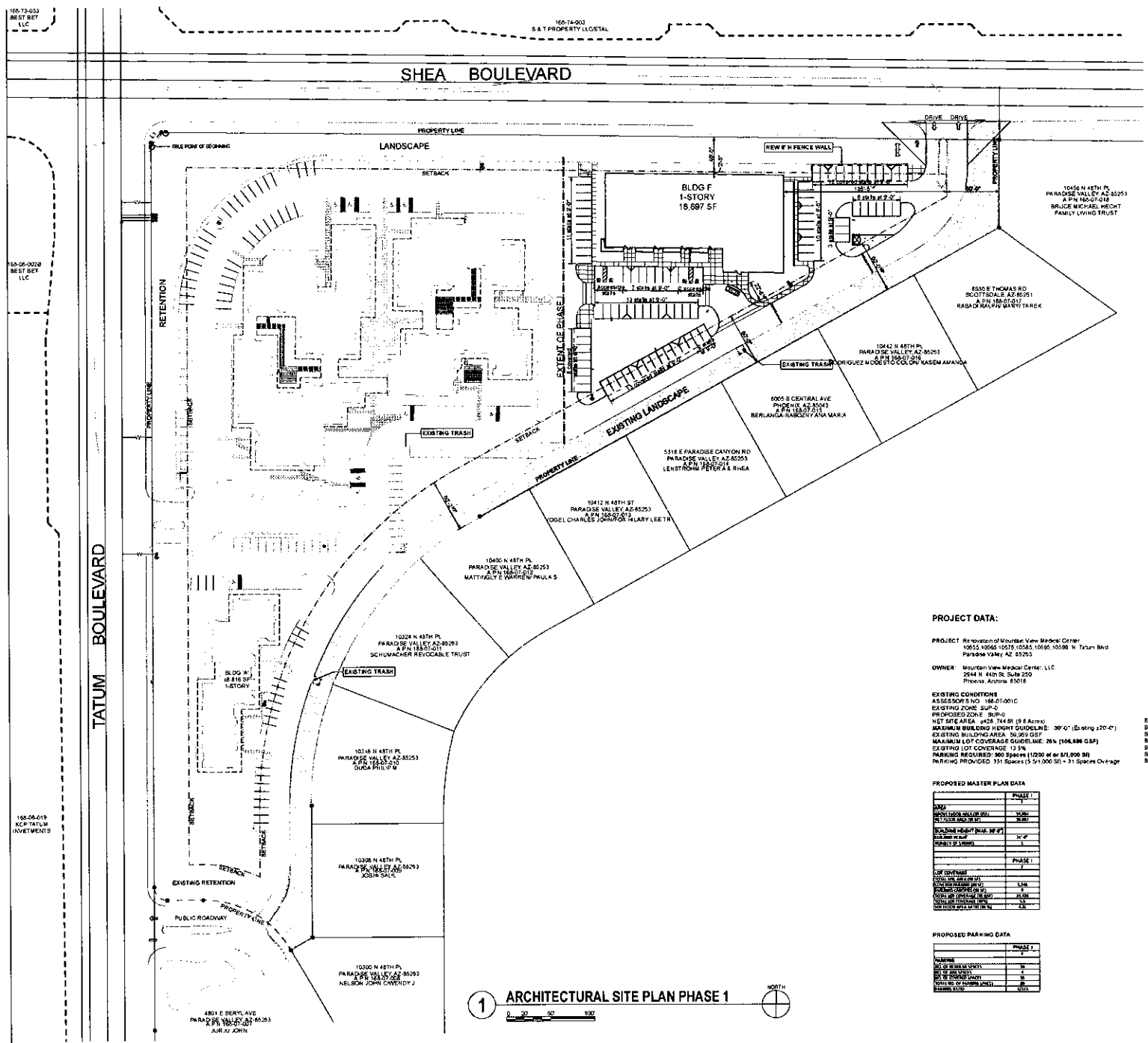
CURVE	LENGTH	RADIUS	DELTA
C1	398.88	376.00	62°58'28"
C2	120.58	118.50	52°41'14"
C3	23.68	18.00	60°00'00"
C4	23.68	18.00	60°00'00"
C5	47.36	45.54	62°58'28"

BUILDING	TYPE	REMARKS	AREA
1	ONE STORY BUILDING	80' x 100'	8000
2	ONE STORY BUILDING	80' x 100'	8000
3	ONE STORY BUILDING	80' x 100'	8000
4	ONE STORY BUILDING	80' x 100'	8000
5	ONE STORY BUILDING	80' x 100'	8000
6	ONE STORY BUILDING	80' x 100'	8000
7	ONE STORY BUILDING	80' x 100'	8000
8	ONE STORY BUILDING	80' x 100'	8000
9	ONE STORY BUILDING	80' x 100'	8000
10	ONE STORY BUILDING	80' x 100'	8000
11	ONE STORY BUILDING	80' x 100'	8000
12	ONE STORY BUILDING	80' x 100'	8000

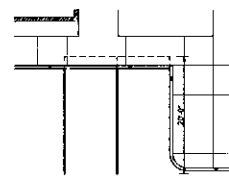
**Superior Surveying Services, Inc.**  
 21415 North 23rd Avenue  
 Phoenix, Arizona 85027  
 Phone (602) 969-0223  
 Fax (602) 969-0708  
 info@superiorsurveying.com



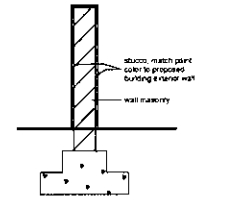
City/Parish of Phoenix Project 2018\_041 Mountain View Medical Center Redevelopment - Architectural Site Plan Sheet 05.2.4 Architectural Site Plan Phase 1 was printed by Phoenix - Owen on Wednesday, October 31, 2018 at 09:49 AM. The paper is 24 inches wide and 36 inches high. The plot area is 24 inches wide and 36 inches high. The drawing is a PDF file. All dimensions are in feet. The drawing is a PDF file. All dimensions are in feet.



**1 ARCHITECTURAL SITE PLAN PHASE 1**



**2 TYP. PARKING**



**3 TYP. FENCE WALL DETAIL**



**4 TYP. PARKING CANOPY**

**PROJECT DATA:**

**PROJECT:** Redevelopment of Mountain View Medical Center  
 10555, 10565, 10575, 10585, 10595, 10605 N. Tatum Blvd  
 Paradise Valley, AZ 85253

**OWNER:** Mountain View Medical Center, LLC  
 2044 N. 40th St., Suite 100  
 Phoenix, Arizona 85018

**EXISTING CONDITIONS:**  
 ASSessor'S NO: 166-0110-1C  
 EXISTING ZONE: SUP-O  
 PHASED ZONE: RMD-3  
 NET SITE AREA: 628,744 sq ft (5.8 Acres)  
 MAXIMUM BUILDING HEIGHT GUIDELINE: 30' 0" (Existing 42' 0")  
 EXISTING BUILDING AREA: 50,000 GSF  
 MAXIMUM LOT COVERAGE GUIDELINE: 26% (106,688 GSF)  
 EXISTING LOT COVERAGE: 13.5%  
 PARKING REQUIRED: 360 Spaces (1500 sq ft @ 24,000 sq ft)  
 BUILDING PROVIDED: 101 Spaces (5,51,000 sq ft @ 24,000 sq ft)

**EXISTING BUILDING AREA:**  
 Building A: 11,816 GSF  
 Building B: 111,161 GSF  
 Building C: 112,239 GSF  
 Building D: 88,145 GSF  
 Building E: 18,224 GSF  
 Building F: 48,367 GSF

**PROPOSED MASTER PLAN DATA**

NO.	DESCRIPTION	PHASE
1	PHASE 1	1
2	PHASE 2	2
3	PHASE 3	3
4	PHASE 4	4

**PROPOSED PARKING DATA**

NO.	DESCRIPTION	PHASE
1	PHASE 1	1
2	PHASE 2	2
3	PHASE 3	3

**orcutt winslow**

2903 N. GARY AV.  
 PHOENIX, ARIZONA 85018  
 602.257.1764  
 602.257.9020  
 www.owp.com



NOT FOR CONSTRUCTION  
 BRUCE MICHAEL HECHT  
 ARCHITECT  
 NO. 11119  
 STATE OF ARIZONA

mountain view medical center, LLC  
**Mountain View Medical Center Redevelopment**  
 10555, 10565, 10575, 10585, 10595, 10605 N. Tatum Blvd., Paradise Valley,  
 Arizona 85253

**CLIENT CONTACT:**  
 Mountain View Medical Center, LLC  
 2044 N. 40th St.  
 Phoenix, AZ 85018

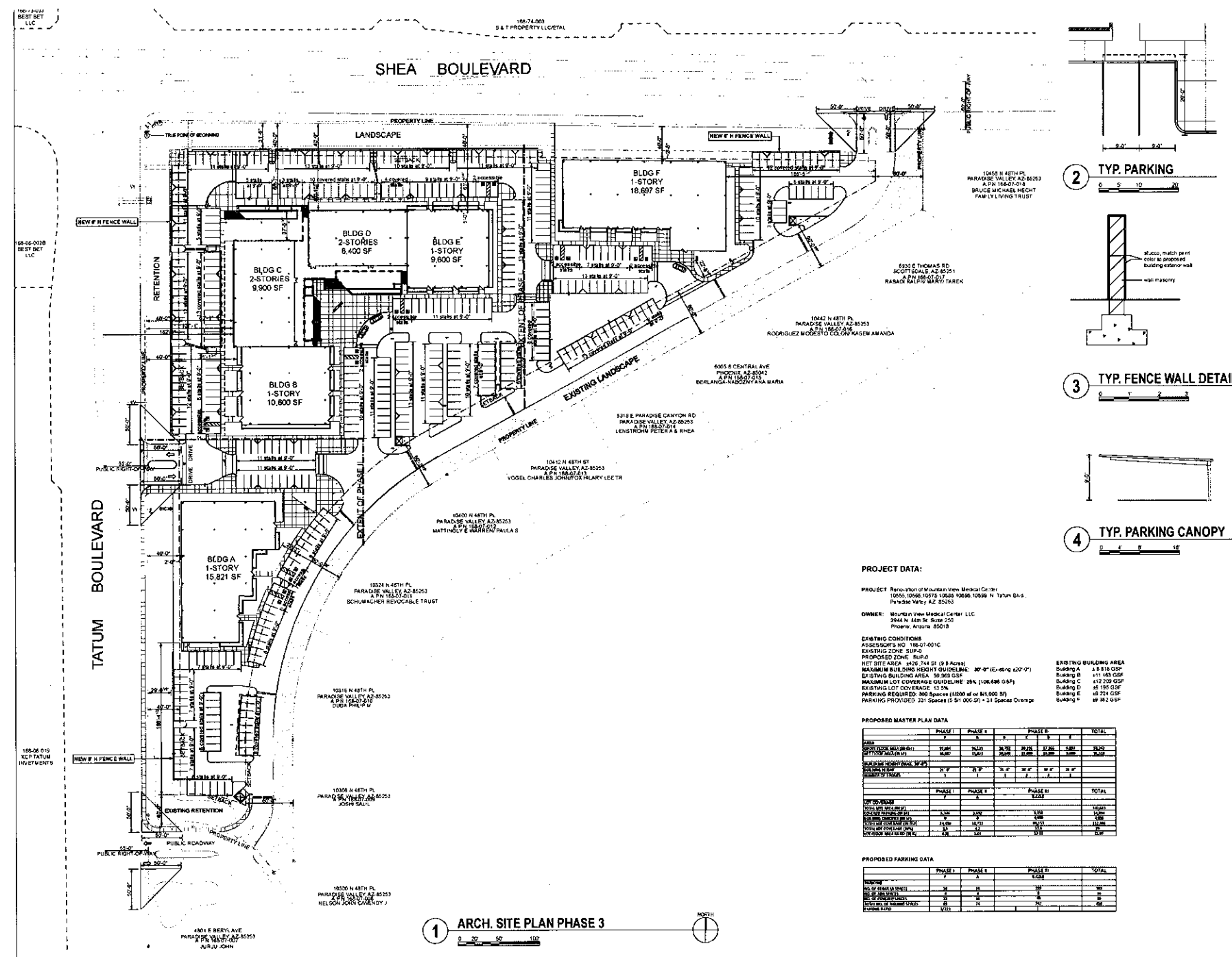
**REVISIONS:**

REVISION NO.	DATE
1	11.01.2018
2	09.26.2018
3	11.01.2018

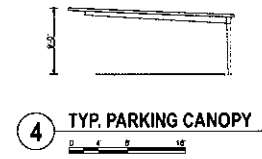
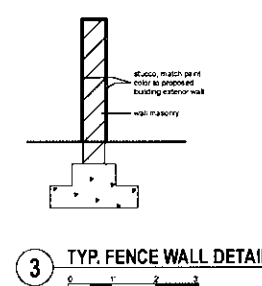
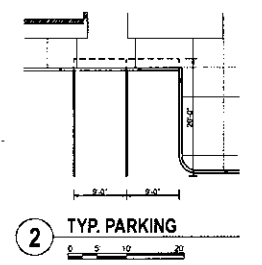
**PROJECT TEAM:** DRAWN BY  
 John Cantrell BD

**PROJECT PHASE:**  
 SUP major amendment  
 Review #3  
**Architectural Site Plan Phase 1**  
**05.2.4**





**1 ARCH. SITE PLAN PHASE 3**



**PROJECT DATA:**

PROJECT: Redevelopment of Mountain View Medical Center  
 10000 10000 10000 10000 10000 N Tatum Blvd.  
 Paradise Valley AZ 85253

OWNER: Mountain View Medical Center, LLC  
 2044 N 48th St, Suite 200  
 Phoenix, Arizona 85018

EXISTING CONDITIONS  
 ASSessor'S NO: 180-01-001C  
 EXISTING ZONE: SUP-0  
 PROPOSED ZONE: SUP-0  
 NET SITE AREA: 175,744 SF (3.9 Acres)  
 MAXIMUM BUILDING HEIGHT GUIDELINE: 30' 0" (Elevating 420'-0")  
 EXISTING BUILDING AREA: 181,865 GSF  
 MAXIMUM LOT COVERAGE GUIDELINE: 25% (106,896 GSF)  
 EXISTING LOT COVERAGE: 13.2%  
 PARKING REQUIRED: 300 Spaces (1000 sq ft or 81,000 sq ft)  
 PARKING PROVIDED: 331 Spaces (5,91,000 sq ft) = 31 Spaces Overage

EXISTING BUILDING AREA	EXISTING BUILDING AREA			
	Building A	Building B	Building C	Building D
181,865 GSF	18,100 GSF	111,165 GSF	112,239 GSF	48,150 GSF
181,865 GSF	18,100 GSF	111,165 GSF	112,239 GSF	48,150 GSF

PROPOSED MASTER PLAN DATA	PHASE I				PHASE II				TOTAL
	F	A	B	C	F	A	B	C	
GRAND TOTAL (SQ FT)	100	100	100	100	100	100	100	100	100
EXISTING BUILDING AREA (GSF)	100	100	100	100	100	100	100	100	100
MAXIMUM LOT COVERAGE (GSF)	100	100	100	100	100	100	100	100	100
EXISTING LOT COVERAGE (GSF)	100	100	100	100	100	100	100	100	100
PROPOSED LOT COVERAGE (GSF)	100	100	100	100	100	100	100	100	100
PROPOSED LOT COVERAGE (%)	100	100	100	100	100	100	100	100	100
PROPOSED LOT COVERAGE (SQ FT)	100	100	100	100	100	100	100	100	100
PROPOSED LOT COVERAGE (SQ FT)	100	100	100	100	100	100	100	100	100
PROPOSED LOT COVERAGE (%)	100	100	100	100	100	100	100	100	100

PROPOSED PARKING DATA	PHASE I				PHASE II				TOTAL
	F	A	B	C	F	A	B	C	
PROPOSED PARKING	100	100	100	100	100	100	100	100	100
PROPOSED PARKING	100	100	100	100	100	100	100	100	100
PROPOSED PARKING	100	100	100	100	100	100	100	100	100
PROPOSED PARKING	100	100	100	100	100	100	100	100	100
PROPOSED PARKING	100	100	100	100	100	100	100	100	100
PROPOSED PARKING	100	100	100	100	100	100	100	100	100
PROPOSED PARKING	100	100	100	100	100	100	100	100	100
PROPOSED PARKING	100	100	100	100	100	100	100	100	100
PROPOSED PARKING	100	100	100	100	100	100	100	100	100

**orcutt | winslow**

2525 N Central Ave  
 4th Floor  
 Phoenix, Arizona 85012

602.257.1744  
 602.257.9029  
 www.owp.com

NOT FOR CONSTRUCTION

mountain view medical center, LLC  
**Mountain View Medical Center Redevelopment**  
 10555, 10565, 10575, 10585, 10595, 10599 N. Tatum Blvd., Paradise Valley, Arizona 85253

**CLIENT CONTACT**  
 mountain view medical center, LLC  
 2044 N. 48th St.  
 Phoenix, AZ 85018

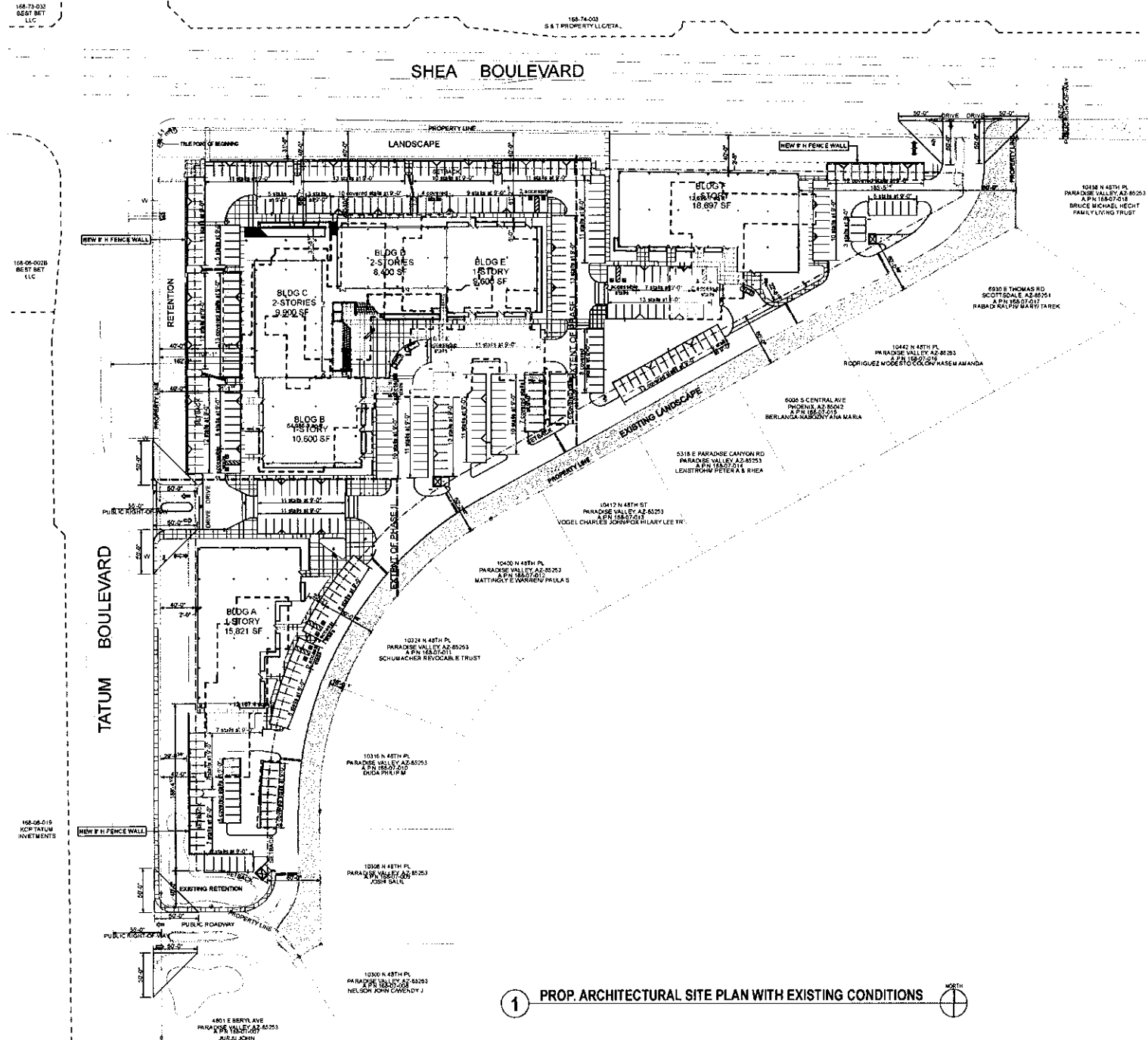
**PROJECT NO.** 2018\_041  
**DATE OF ISSUE** 11.01.2018

**REVISION NO.** 43  
**DATE** 09.26.2018

**PROJECT TEAM** DRAWN BY  
 John Cantrell BC

**PROJECT PHASE**  
 SUP major amendment  
 Review 43  
 SHEET CONTENTS  
**Architectural Site Plan Phase 3**  
 SHEET NO  
**05.2.6**

Construction Project 2018\_041, Mountain View Medical Center Redevelopment, Ariz. Sheet 05.2.7, Architectural Site Plan with Existing Conditions, was prepared by Sheela Devi at Mountain View Medical Center, October 31, 2018. It is based on the "As-Built" drawings of Mountain View Medical Center, Phoenix, Arizona, and the "As-Built" drawings of Mountain View Medical Center, Phoenix, Arizona, and the "As-Built" drawings of Mountain View Medical Center, Phoenix, Arizona.



**orcutt | winslow**  
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 602.257.0025  
 www.ovp.com

REGISTERED PROFESSIONAL ARCHITECT  
 STATE OF ARIZONA  
 10000

mountain view medical center, LLC  
**Mountain View Medical Center Redevelopment**  
 10555, 10565, 10575, 10585, 10595, 10599 N. Tatum Blvd. Paradise Valley, Arizona 85253

CLIENT CONTACT

mountain view medical center, LLC  
 2044 N. 64th St  
 Phoenix AZ 85018  
 602.402.8106

PROJECT NO.	DATE OF ISSUE
2018_041	11.01.2018

REVISION NO.	DATE
1	09.26.2018
2	11.01.2018

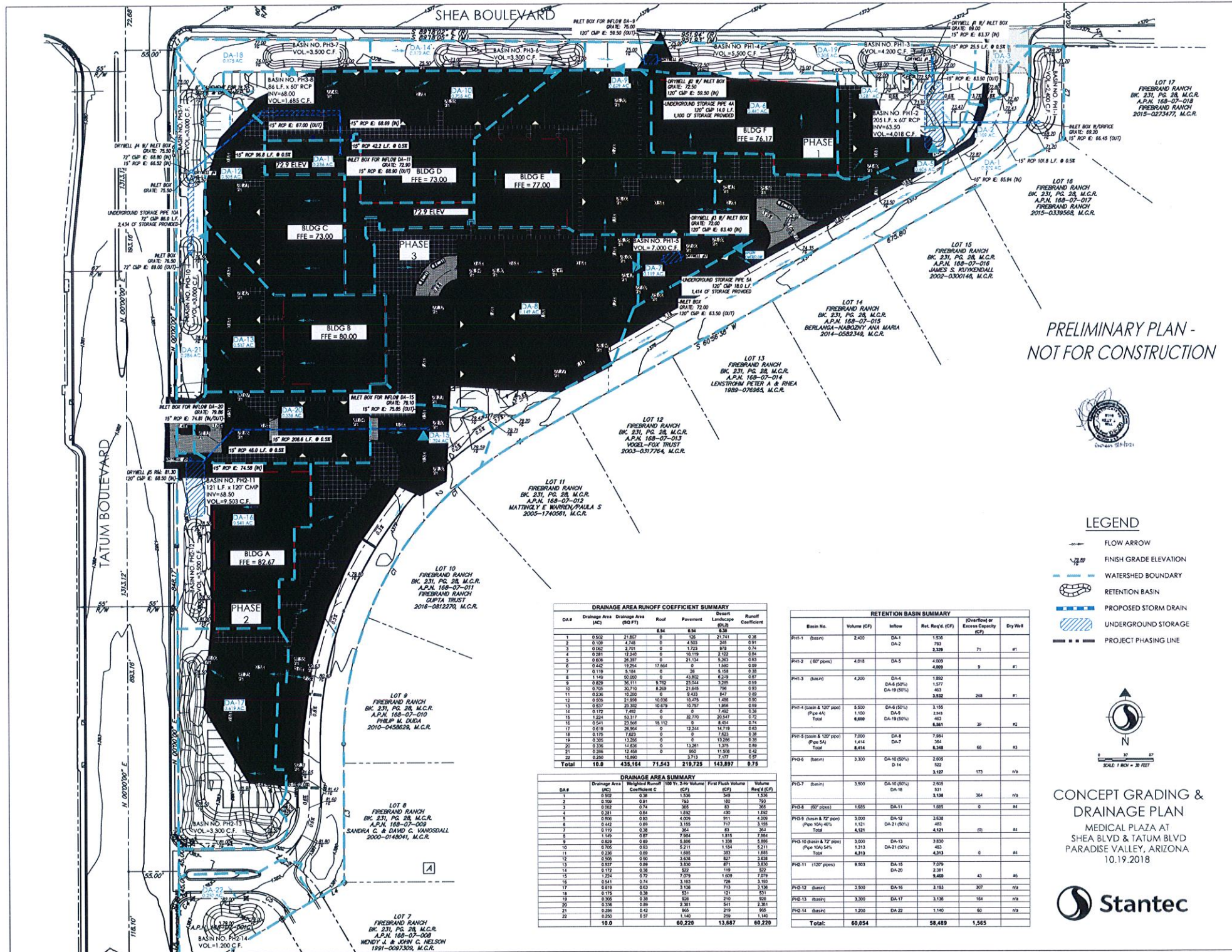
PROJECT TEAM

DRAWN BY: John Cantrell  
 CHECKED BY: BD

PROJECT PHASE

SUP major amendment  
 Review BS  
 SHEET CONTENTS  
 Architectural Site Plan with Existing Conditions  
 SHEET NO  
**05.2.7**





PRELIMINARY PLAN -  
NOT FOR CONSTRUCTION



LEGEND

- FLOW ARROW
- FINISH GRADE ELEVATION
- WATERSHED BOUNDARY
- RETENTION BASIN
- PROPOSED STORM DRAIN
- UNDERGROUND STORAGE
- PROJECT PHASING LINE



CONCEPT GRADING &  
DRAINAGE PLAN  
MEDICAL PLAZA AT  
SHEA BLVD & TATUM BLVD  
PARADISE VALLEY, ARIZONA  
10.19.2018



**DRAINAGE AREA RUNOFF COEFFICIENT SUMMARY**

DA#	Drainage Area (AC)	Roof	Pavement	Barren Landscaping	Runoff Coefficient	
1	0.802	21.807	0	126	21.911	
2	0.538	4.148	0	4,903	209	0.91
3	0.042	2.705	0	1,723	879	0.74
4	0.281	13,247	0	10,719	2,528	0.86
5	0.028	26,307	0	21,134	5,263	0.83
6	0.042	18,264	17,856	0	1,408	0.98
7	0.119	5,184	0	30	6,158	0.38
8	1.148	50,000	0	43,802	6,218	0.87
9	0.808	26,111	0	23,544	2,567	0.88
10	0.708	30,710	8,208	21,838	790	0.83
11	0.346	10,200	0	8,433	867	0.80
12	0.808	21,988	10,236	10,275	1,488	0.80
13	0.837	23,302	10,279	10,279	1,804	0.80
14	0.172	7,482	0	30,710	20,547	0.72
15	1.214	52,117	0	46,170	5,947	0.82
16	0.841	23,368	18,112	0	5,256	0.74
17	0.178	26,364	0	52,344	14,718	0.62
18	0.178	7,823	0	12,344	7,423	0.38
19	0.308	13,208	0	0	13,208	0.38
20	0.136	14,608	0	13,281	1,327	0.80
21	0.208	12,488	0	800	11,688	0.42
22	0.200	10,900	0	3,712	7,188	0.80
<b>Total</b>	<b>10.8</b>	<b>435,164</b>	<b>71,843</b>	<b>219,725</b>	<b>143,897</b>	<b>0.75</b>

**DRAINAGE AREA SUMMARY**

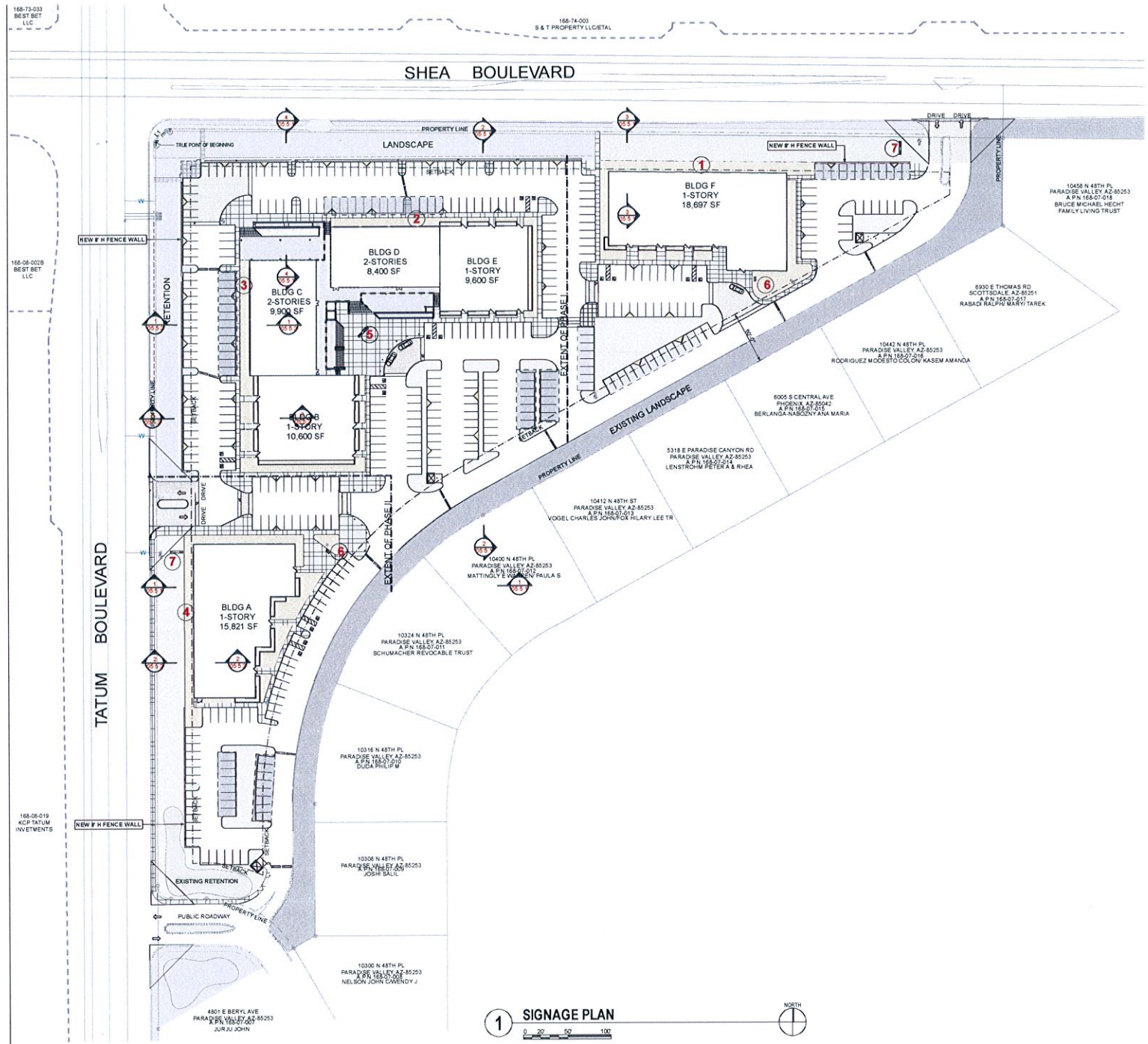
DA#	Drainage Area (AC)	Weighted Runoff Coefficient	100 Yr. 2-Hr Volume (CF)	First Flush Volume (CF)	Volume Retained (CF)
1	0.802	0.38	1,538	508	1,030
2	0.538	0.91	793	100	693
3	0.042	0.74	365	83	282
4	0.281	0.86	1,100	140	960
5	0.028	0.83	4,009	911	3,098
6	0.042	0.88	3,100	717	2,383
7	0.119	0.38	364	81	283
8	1.148	0.87	7,884	1,815	6,069
9	0.808	0.88	6,888	1,338	5,550
10	0.708	0.83	6,211	1,184	5,027
11	0.346	0.80	1,880	385	1,495
12	0.808	0.80	3,638	837	2,801
13	0.837	0.80	3,500	811	2,689
14	0.172	0.72	822	119	703
15	1.214	0.82	7,078	1,688	5,390
16	0.841	0.74	3,180	728	2,452
17	0.819	0.62	3,138	713	2,425
18	0.178	0.38	831	121	710
19	0.308	0.38	210	300	90
20	0.136	0.80	3,381	841	2,540
21	0.208	0.42	805	219	586
22	0.200	0.80	1,140	296	844
<b>Total</b>	<b>10.0</b>	<b>0.75</b>	<b>60,220</b>	<b>13,687</b>	<b>46,533</b>

**RETENTION BASIN SUMMARY**

Basin No.	Volume (CF)	Inflow	Ret. Peak (CF)	Overflow or Excess Capacity (CF)	Dry Well
PH-1 (Basin)	2,400	DA-1	1,538	762	#1
		DA-2	3,208	71	#1
PH-2 (100 pipes)	4,018	DA-5	4,009	9	#1
PH-3 (Basin)	4,200	DA-4	1,802	1,398	#1
		DA-6 (50%)	463	208	#1
		DA-19 (50%)	0	0	#1
PH-4 (Basin & 120 pipes)	8,800	DA-8 (50%)	1,180	2,140	#2
		Pipe 4A	1,100	460	#2
		DA-19 (50%)	8,640	0	#2
PH-5 (Basin & 120 pipes)	7,000	DA-8	7,884	0	#2
		Pipe 5A	1,414	264	#2
		DA-19 (50%)	8,166	0	#2
PH-6 (Basin)	3,300	DA-10 (50%)	1,000	1,300	#9
		DA-14	102	1,198	#9
PH-7 (Basin)	3,500	DA-10 (50%)	2,022	878	#9
		DA-16	1,138	364	#9
PH-8 (100 pipes)	1,685	DA-11	1,685	0	#4
PH-9 (Basin & 72 pipes)	3,000	DA-12	3,038	0	#4
		Pipe 10A (50%)	1,521	480	#4
		DA-21 (50%)	4,021	0	#4
PH-10 (Basin & 72 pipes)	3,000	DA-13	3,030	0	#4
		Pipe 10A (50%)	1,513	483	#4
		DA-21 (50%)	4,013	0	#4
PH-11 (120 pipes)	8,803	DA-18	7,279	1,524	#6
		DA-20	2,381	43	#6
		DA-16	8,489	0	#6
PH-12 (Basin)	3,500	DA-16	3,193	307	#9
PH-13 (Basin)	3,300	DA-17	3,138	162	#9
PH-14 (Basin)	1,200	DA-22	1,140	60	#9
<b>Total:</b>	<b>60,854</b>		<b>58,489</b>	<b>1,565</b>	



168-08-019 KCP TATUM INVESTMENTS  
 168-08-029 BEST BET LLC  
 168-79-033 BEST BET LLC  
 168-74-003 S & T PROPERTY LLC ET AL  
 10438 N 48TH PL PARADISE VALLEY AZ 85253 A P N 168-07-018 BRUCE MICHAEL HEIGHT FAMILY LIVING TRUST  
 10442 N 48TH PL PARADISE VALLEY AZ 85253 A P N 168-07-014  
 6930 E THOMAS RD SCOTTSDALE AZ 85251 A P N 168-21-027 TAREK RABAOI KALPH BARRY TAREK  
 10442 N 48TH PL PARADISE VALLEY AZ 85253 A P N 168-07-014 RODRIGUEZ MODESTO COLON KASEM AMANDA  
 6005 S CENTRAL AVE PHOENIX AZ 85042 A P N 168-07-016 BERLANGA MARGOT ANA MARIA  
 5318 E PARADISE CANYON RD PARADISE VALLEY AZ 85253 A P N 168-07-012 LENSTROM PETER A & RHEA  
 10412 N 48TH ST PARADISE VALLEY AZ 85253 A P N 168-07-013 VOGEL CHARLES JORR FOX HILARY LEE TH  
 10430 N 48TH PL PARADISE VALLEY AZ 85253 A P N 168-07-013 MATTINGLY EUGENE PAULA S  
 10324 N 48TH PL PARADISE VALLEY AZ 85253 A P N 168-07-011 SCHUMACHER REVOCABLE TRUST  
 10316 N 48TH PL PARADISE VALLEY AZ 85253 A P N 168-07-012 COCA PHELIP W  
 10306 N 48TH PL PARADISE VALLEY AZ 85253 A P N 168-07-012 JOSH SALAS  
 10300 N 48TH PL PARADISE VALLEY AZ 85253 A P N 168-07-012 NELSON JOHN LORENDO J  
 4801 E BERYL AVE PARADISE VALLEY AZ 85253 A P N 168-07-012 JUREK JOHN



- SIGNAGE LOCATION:**
- 1 Building signage on building F. No. of signs: 1
  - 2 Building signage on building D. No. of signs: 4
  - 3 Building signage on building C. No. of signs: 1
  - 4 Building signage on building A. No. of signs: 1
  - 5 Buildings B, C, D, and E Directory. No. of signs: 1
  - 6 Buildings A and F Directories. No. of signs: 2
  - 7 Monumental sign. No. of signs: 2

2929 n central ave  
 eleventh floor  
 phoenix arizona 85012  
 602.257.11641  
 602.257.9030 f  
 www.owp.com

JOHN CANTRELL  
 NOT FOR CONSTRUCTION  
 PROFESSIONAL ENGINEER  
 STATE OF ARIZONA

A NOTE TO THE USER: THIS PLAN IS A PRELIMINARY DESIGN OF A PROPOSED PROJECT. IT IS NOT TO BE USED FOR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN.

**mountain view medical center, LLC**  
**Mountain View Medical**  
**Center Redevelopment**  
 10555-10565, 10575-10585, 10595, 10599 N. Tatum Blvd. - Paradise Valley,  
 Arizona 85253

**CLIENT CONTACT**  
 mountain view  
 medical center, LLC  
 2944 N. 44th St  
 Phoenix, AZ 85018

PROJECT NO.	DATE OF ISSUE
2018_041	11.01.2018
REVISION NO.	DATE
△	09.26.2018
△	11.01.2018

**PROJECT TEAM**      DRAWN BY  
 John Cantrell      BD

**PROJECT PHASE**  
 SUP major amendment  
 Review #3  
 SHEET CONTENTS  
**Signage Plan**

**SHEET NO.**  
**05.2.9**

**1 SIGNAGE PLAN**  
 0 25' 50' 100'  
 NORTH



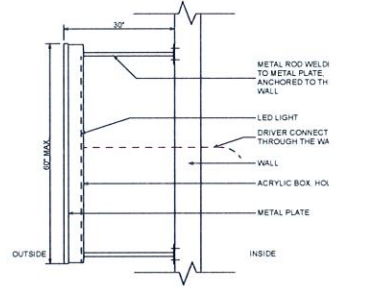
Draft/Revise Project 2018\_041 Mountain View Medical Center Redevelopment, Signage Details Sheet 05.3.1 Building Signage & Site Signage was plotted by Sherrill Stead on Wednesday, October 11, 2018 at 10:48 AM. The layout of this sheet was printed by Sherrill Stead on Wednesday, October 11, 2018 at 10:48 AM. The layout of this sheet was printed by Sherrill Stead on Wednesday, October 11, 2018 at 10:48 AM.



SIGN NOS. 1,2,3,4 TYP. FRONT ELEVATION\*



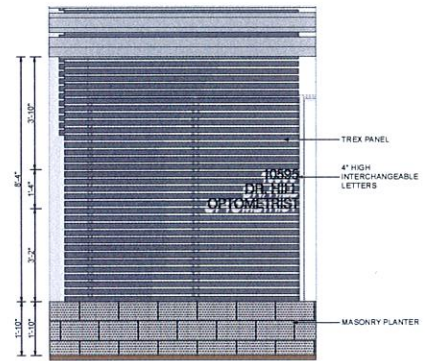
\*EXAMPLES OF THE BUILDING SIGNS (NOTE: THE SIGNS AND LOGOS USED ARE ONLY FOR GRAPHIC PURPOSE)



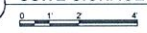
SIGN NOS. 1,2,3,4 TYP. LIGHTING DETAIL



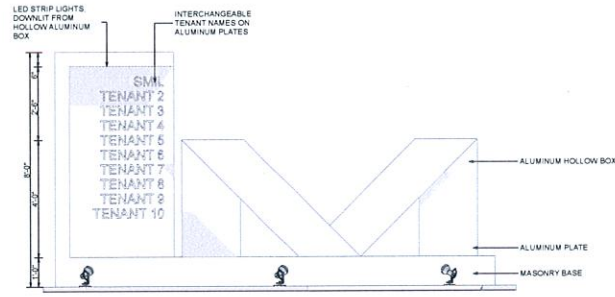
SIGN NOS. 1,2,3,4



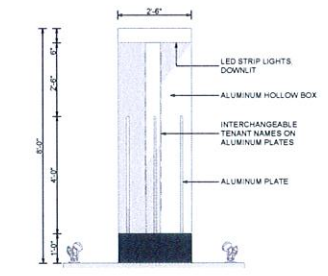
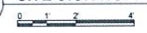
SUITE SIGNAGE FRONT ELEVATION



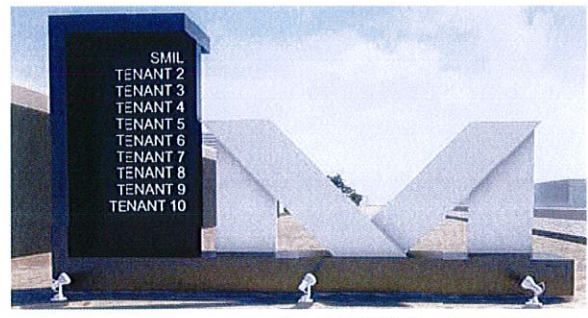
SUITE SIGNAGE



SITE SIGN NO. 7 FRONT ELEVATION



SITE SIGN NO. 7 SIDE ELEVATION



SITE SIGN NO. 7 SIDE ELEVATION



orcutt | winslow  
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 phoenix arizona 85012  
 602 257 1754  
 602 257 9031  
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I, [Name], being duly sworn, depose and say that I am the author of the above-entitled drawings, specifications, and reports, and that I am a duly licensed Professional Engineer in the State of Arizona, and that the above-entitled drawings, specifications, and reports were prepared by me or under my direct supervision and control, and that I am a duly licensed Professional Engineer in the State of Arizona, and that the above-entitled drawings, specifications, and reports were prepared by me or under my direct supervision and control, and that I am a duly licensed Professional Engineer in the State of Arizona, and that the above-entitled drawings, specifications, and reports were prepared by me or under my direct supervision and control.

mountain view medical center, LLC  
**Mountain View Medical Center Redevelopment**  
 10555.10565.10575.10585.10595.10599 N. Tatum Blvd. Paradise Valley, Arizona 85253

CLIENT CONTACT  
 mountain view medical center, LLC 602 802 8106  
 2944 N. 44th St. Phoenix, AZ 85018

PROJECT NO.	DATE OF ISSUE
2018_041	11.01.2018
REVISION NO.	DATE
1	09.26.2018
2	11.01.2018

PROJECT TEAM  
 John Cantrell BD

PROJECT PHASE  
 SUP major amendment Review #3

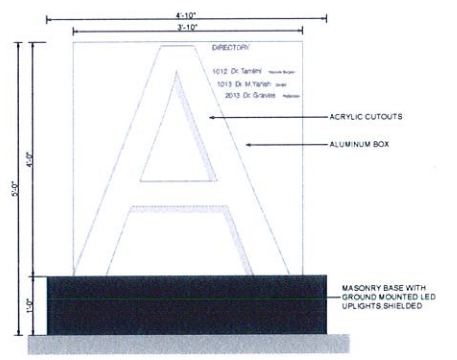
Building signage & Site signage

SHEET NO.  
**05.3.1**

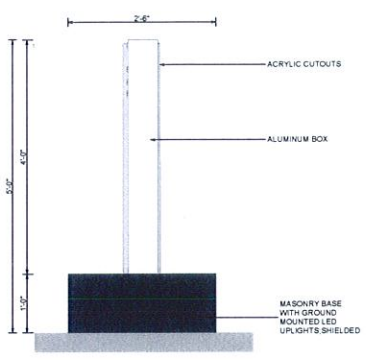




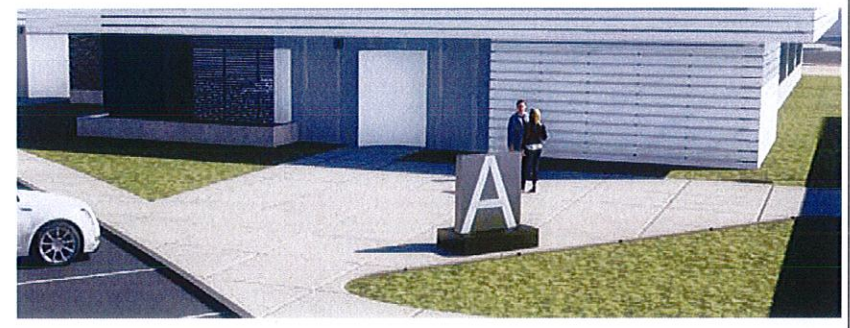
Copyright/Inventor: Project 05.3.3 Mountain View Medical Center Redevelopment. Signage Details Sheet 05.3.3 Bldgs A & F. All drawings were posted by Mountain View Medical Center on Wednesday, October 31, 2018 at 10:48 AM. The model at Bldg A was created on Wednesday, October 31, 2018 at 10:48 AM. The model at Bldg F was created on Wednesday, October 31, 2018 at 10:48 AM.



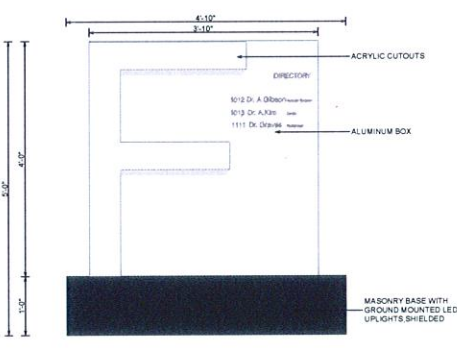
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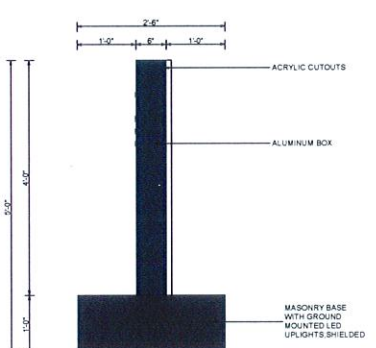
**SIGN NO. 6 SIDE ELEVATION**



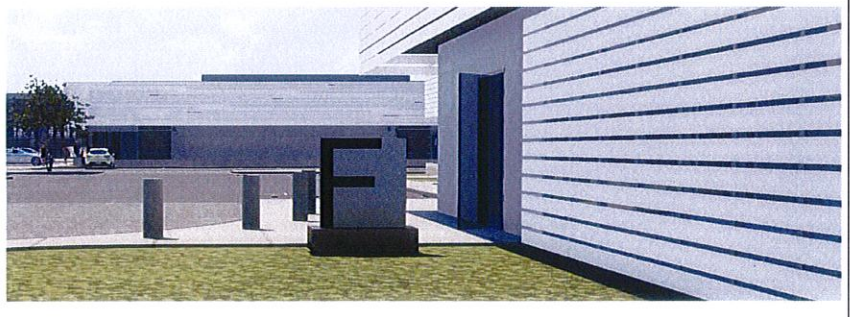
**SIGN NO. 6 AT BLDG A**



**SIGN NO. 6 FRONT ELEVATION**



**SIGN NO. 6 SIDE ELEVATION**



**SIGN NO. 6 AT BLDG F**

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 eleventh floor  
 phoenix arizona 85012  
 602.257.1764 f  
 602.257.9029 t  
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I, [Name], being duly sworn, depose and say that I am the author of the above drawings and specifications, and that they were prepared by me or under my direct supervision and to the best of my knowledge and belief they conform to the requirements of the laws of the State of Arizona.

**mountain view medical center, LLC**  
**Mountain View Medical Center Redevelopment**  
 10555, 10565, 10575, 10585, 10595, 10599 N. Tatum Blvd., Paradise Valley, Arizona 85253

**CLIENT CONTACT**  
 mountain view medical center, LLC  
 2944 N. 44th St.  
 Phoenix, AZ 85018

PROJECT NO.	DATE OF ISSUE
2018_041	11.01.2018
REVISION NO.	DATE
1	09.26.2018
2	11.01.2018

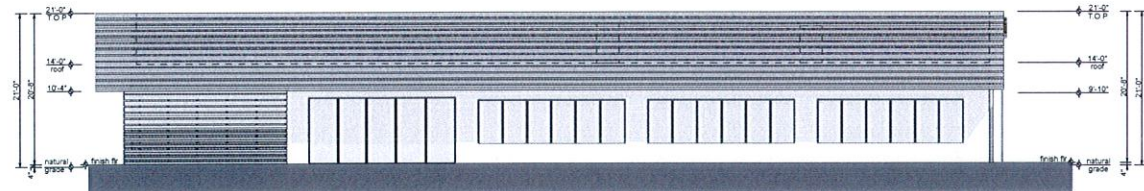
**PROJECT TEAM**      **DRAWN BY**  
 John Cantrell      BD

**PROJECT PHASE**  
 SUP major amendment  
 Review #3  
 SHEET CONTENTS  
 Bldgs A & F directories






**SHEET NO.**  
**05.3.3**



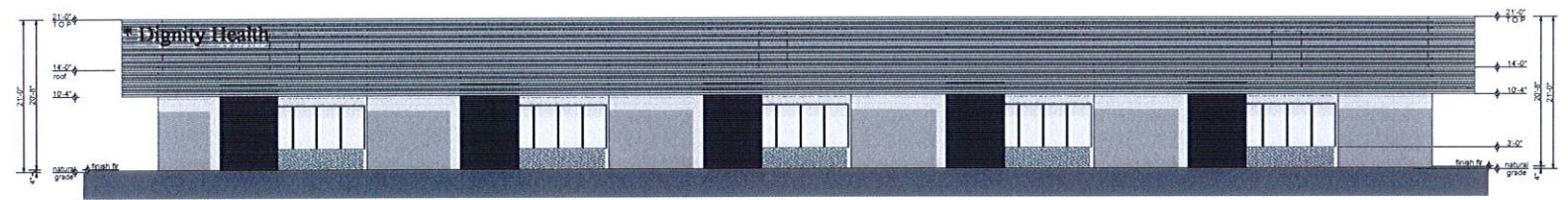
Orcutt|Winslow Project 2018\_041 Mountain View Medical Center Redevelopment, Excavation Sheet 05.4.1 Building A Area posted by Blinnell Christ on Wednesday, October 31, 2018 at 10:48 AM. The record at Bldg A Area posted by Blinnell Christ on Wednesday, October 31, 2018 at 10:48 AM. The record at Bldg A Area posted by Blinnell Christ on Wednesday, October 31, 2018 at 10:48 AM. The record at Bldg A Area posted by Blinnell Christ on Wednesday, October 31, 2018 at 10:48 AM.



**SECTION / ELEVATION LEGEND**

 EIFS TEXTURE SMOOTH	 MESASTONE RUTHERFORD GREY	 HONED BLOCK MASONRY
 CONCRETE	 TREX COMPOSITE DECKING	

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



2 BLDG A WEST ELEVATION  
SCALE 1/8" = 1'-0"



VIEW OF BLDG A LOOKING NORTH

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As of the date of this drawing, the design is preliminary and subject to change without notice. The design is based on the information provided to the architect and is not a guarantee of performance. The architect is not responsible for the accuracy of the information provided to the architect. The architect is not responsible for the accuracy of the information provided to the architect. The architect is not responsible for the accuracy of the information provided to the architect.

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2944 N. 44th St  
Phoenix, AZ 85018

PROJECT NO	DATE OF ISSUE
2018_041	11.01.2018
REVISION NO	DATE
	09.26.2018
	11.01.2018

**PROJECT TEAM**

PROJECT TEAM	DRAWN BY
John Cantrell	BD

**PROJECT PHASE**

SUP major amendment  
Review #3  
SHEET CONTENTS  
Building A

SHEET NO  
**05.4.1**

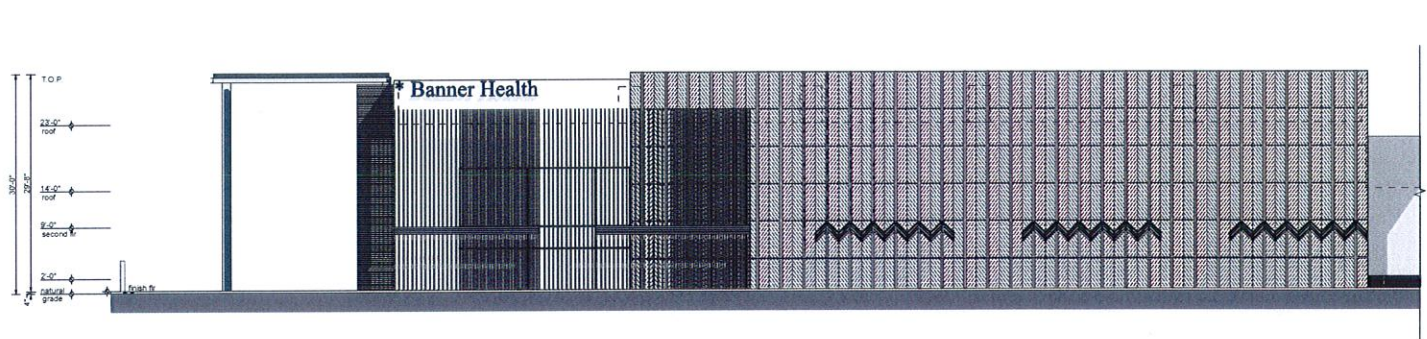






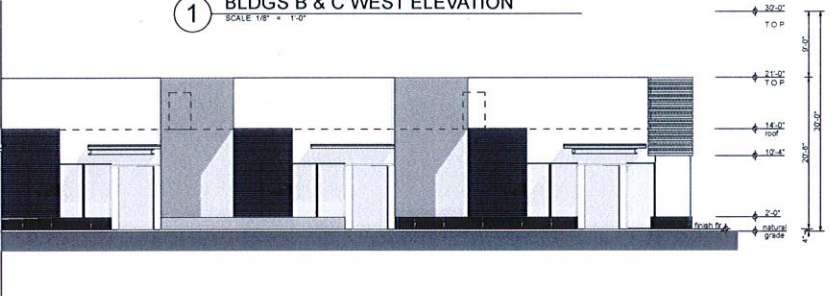


CONSULTANT PROJECT 1518\_041 Mountain View Medical Center Redevelopment, Elevation sheet B & C Buildings B and C was printed by Bureau Design on Wednesday, October 11, 2018 at 10:29 AM. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system without the prior written permission of the architect.



SECTION / ELEVATION LEGEND		
	EIFS TEXTURE SMOOTH	
	CONCRETE	
	MESASTONE RUTHERFORD GREY	

**1** BLDGS B & C WEST ELEVATION  
SCALE 1/8" = 1'-0"



**2** BLDGS B & C WEST ELEVATION  
SCALE 1/8" = 1'-0"



**3** BLDGS B & C LOOKING NORTH EAST

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 medical center, LLC  
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PROJECT NO.	DATE OF ISSUE
<b>2018_041</b>	<b>11.01.2018</b>
REVISION NO.	DATE
	<b>09.26.2018</b>
	<b>11.01.2018</b>

**PROJECT TEAM**  
 John Cantrell      DRAWN BY  
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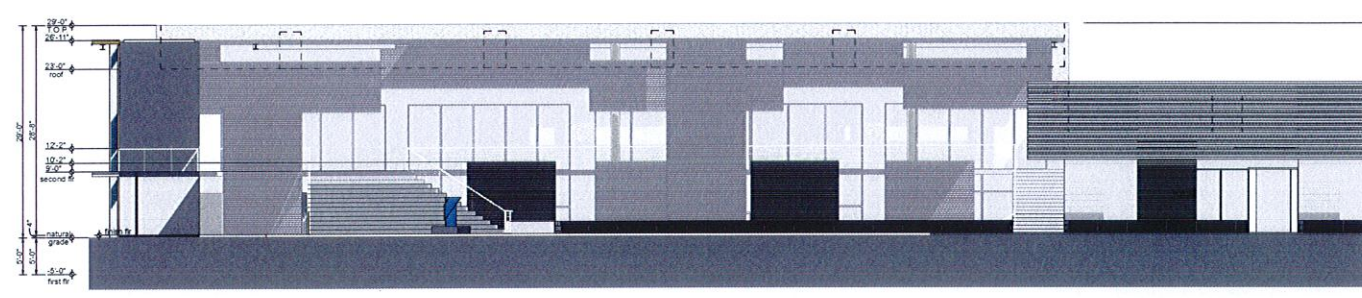
**PROJECT PHASE**  
 SUP major amendment  
 Review #3

**Buildings B and C**

**SHEET NO**  
**05.4.4**

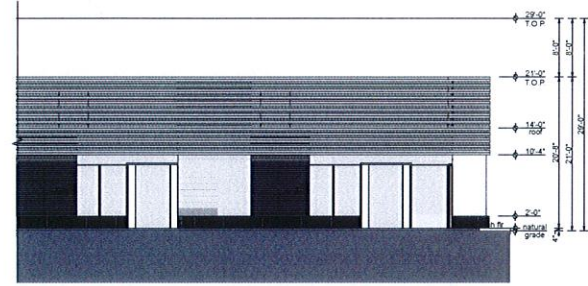
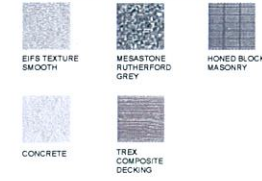


Construction Project 2018\_041 Mountain View Medical Center Redevelopment, Elevation sheet 05.4.5 Buildings D and E was plotted by Susan Chen on Wednesday, October 31, 2018 at 10:18 AM. The plot at Bid Server: HC Bid Server - Bid Server 2 (Health Care Building\_041) MountainViewMedicalCenter



1 BLDGS D & E SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

SECTION / ELEVATION LEGEND



2 BLDGS D & E SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



BLDGS B,C,D,E LOOKING NORTH WEST

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 medical center, LLC  
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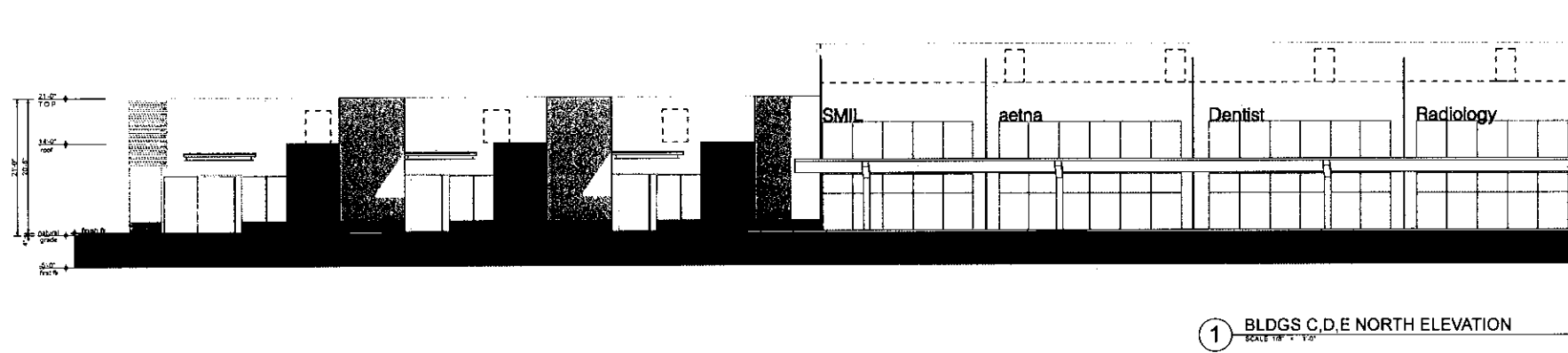
PROJECT NO.	DATE OF ISSUE
2018_041	11.01.2018
REVISION NO.	DATE
△	09.26.2018
△	11.01.2018

**PROJECT TEAM**      DRAWN BY  
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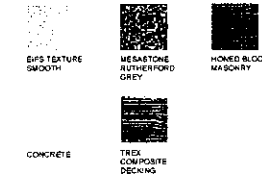
**PROJECT PHASE**  
 SUP major amendment  
 Review #3  
**SHEET CONTENTS**  
 Buildings D and E

**SHEET NO.**  
**05.4.5**

Construction Project 2018\_041 Mountain View Medical Center Redevelopment - Revision Sheet 05.4.6 Buildings C,D,E. Issued by Mountain View Medical Center on Wednesday, October 11, 2018 at 10:49 AM. No. of Views of this Sheet: 142. Revision: 142. Drawing: 2018\_041\_05.4.6 Buildings C,D,E.



SECTION / ELEVATION LEGEND



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I, JOHN CANTRELL, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Arizona, License No. 15525, and I am the author of the above drawings. I depose and say that the above drawings were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Arizona, License No. 15525, and I am the author of the above drawings. I depose and say that the above drawings were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Arizona, License No. 15525, and I am the author of the above drawings.

mountain view medical center, LLC  
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 10555 10955, 10975, 10995, 10999 N. Tatum Blvd., Paradise Valley, Arizona 85253

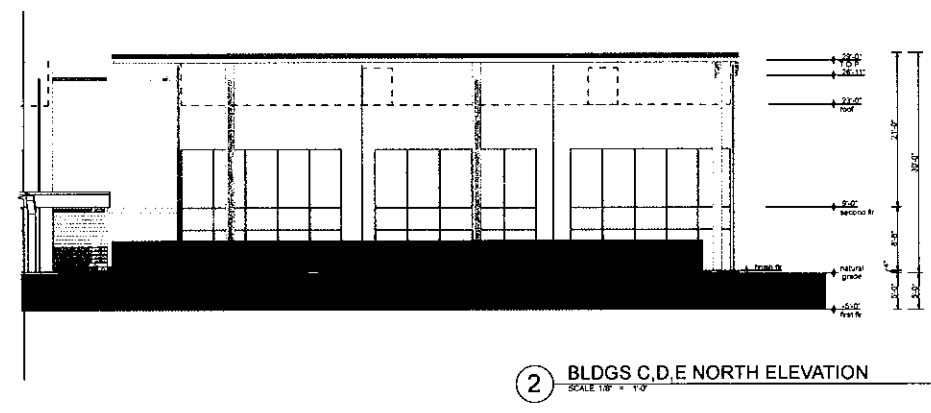
**CLIENT CONTACT**  
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 medical center, LLC  
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PROJECT NO.	DATE OF ISSUE
2018_041	11.01.2018
REVISION NO.	DATE
1	09.26.2018
2	11.01.2018

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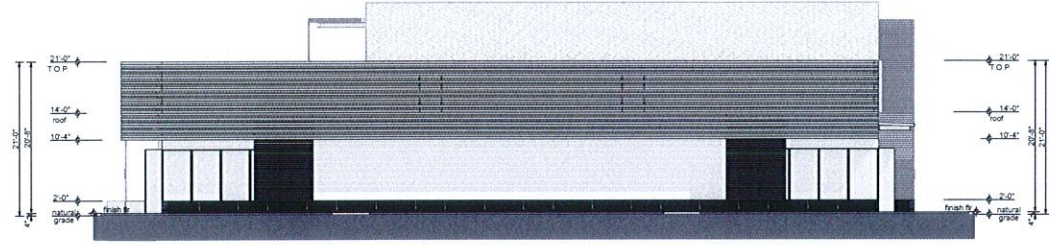
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 SUP major amendment  
 Review 80  
**SHEET CONTENTS**  
 Buildings C,D,E

**SHEET NO.**  
**05.4.6**





Construction Project 2018\_041 Mountain View Medical Center Redevelopment, Elevation Sheet 05.4.7 Building E was printed by Mountain View Medical Center on Wednesday, October 31, 2018 at 10:48 AM. The name of this server is: BMServer - BMServer - BMServer - BMServer. The name of this server is: BMServer - BMServer - BMServer - BMServer. The name of this server is: BMServer - BMServer - BMServer - BMServer.



**1** BLDG E WEST ELEVATION  
SCALE 1/8" = 1'-0"

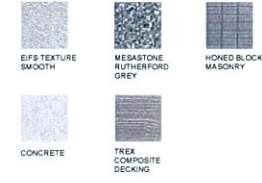


**0** BLDGS C & D ENTRY PLAZA



**0** BLDGS B, C, D, E, F

SECTION / ELEVATION LEGEND



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mountain view medical center, LLC  
**Mountain View Medical  
Center Redevelopment**  
10555-10565-10575-10585-10595-10599 N. Tatum Blvd., Paradise Valley,  
Arizona 85253

CLIENT CONTACT  
mountain view 602 802 8106 f  
medical center, LLC  
2944 N. 44th St.  
Phoenix, AZ 85018

PROJECT NO.	DATE OF ISSUE
2018_041	11.01.2018
REVISION NO.	DATE
A	09.26.2018
B	11.01.2018






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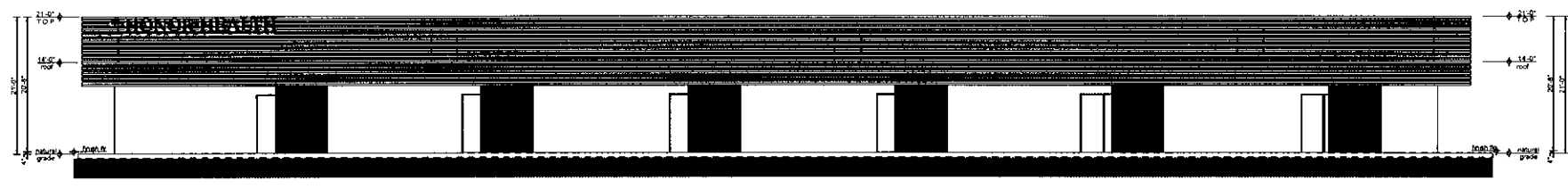
PROJECT PHASE  
SUP major amendment  
Review #3  
SHEET CONTENTS  
**Building E**

SHEET NO.  
**05.4.7**

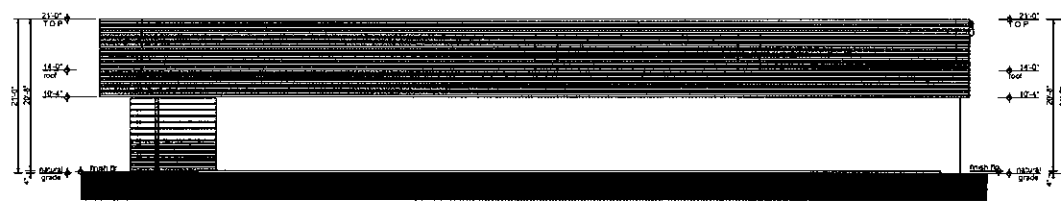
OrcuttWinslow Project 218\_041 Mountain View Medical Center Redevelopment. Elevations Sheet 05.4.8 Building F. Prepared by Richard Deane on 11/01/2018. October 11, 2018 at 10:50 AM. No found in the Survey. 100 Mountain View Medical Center, Phoenix, AZ 85018.

**SECTION / ELEVATION LEGEND**

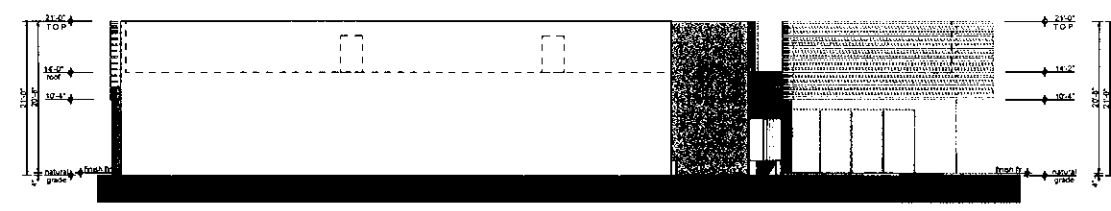
 EIFS TEXTURE SMOOTH	 WESSTONE LUTHERFORD GREY	 HOMED BLOCK MASONRY
 CONCRETE	 TREX COMPOSITE DECKING	



**1 BLDG F NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



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



**3 BLDG F WEST ELEVATION**  
SCALE 1/8" = 1'-0"

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 mountain view medical center, LLC  
 2644 N 44th St  
 Phoenix AZ 85018  
 602 802 8100

PROJECT NO	DATE OF ISSUE
2018_041	11.01.2018
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△	09.26.2018
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PROJECT TEAM    DRAWN BY  
 John Cantrell    BD

PROJECT PHASE  
 SUP major amendment  
 Review #3  
 SHEET CONTENTS  
 Building F

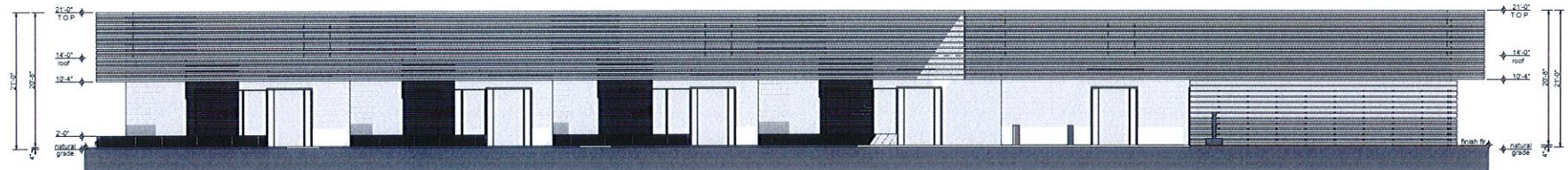
SHEET NO  
**05.4.8**



Orcutt Winslow Project 2018\_041 Mountain View Medical Center Redevelopment, Executive Sheet 05.4 Building F was printed by Winson Chan on Wednesday, October 31, 2018 at 10:50 AM. The head of Bill Barrer, PE, Registrar - Bill Barrer 27764481, Core Studio, N. 241 S. Mountain View, Phoenix, AZ 85012.

SECTION / ELEVATION LEGEND

 EIFS TEXTURE SMOOTH	 MESASTONE RUTHERFORD GREY	 HONED BLOCK MASONRY
 CONCRETE	 TREX COMPOSITE DECKING	



1 BLDG F SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



VIEW OF BUILDING F

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 Phoenix AZ 85018  
 602 802 8106 f

PROJECT NO	DATE OF ISSUE
2018_041	11.01.2018
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	09.26.2018
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 John Cantrell BD

PROJECT PHASE  
 SUP major amendment  
 Review #3  
 SHEET CONTENTS  
 Building F

SHEET NO  
**05.4.9**



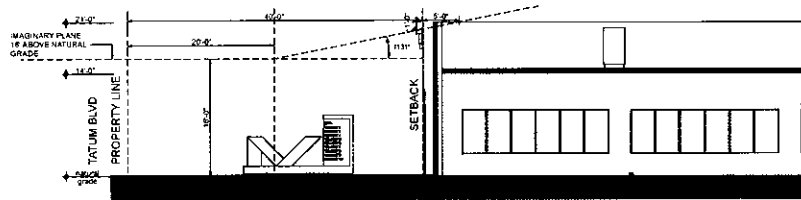




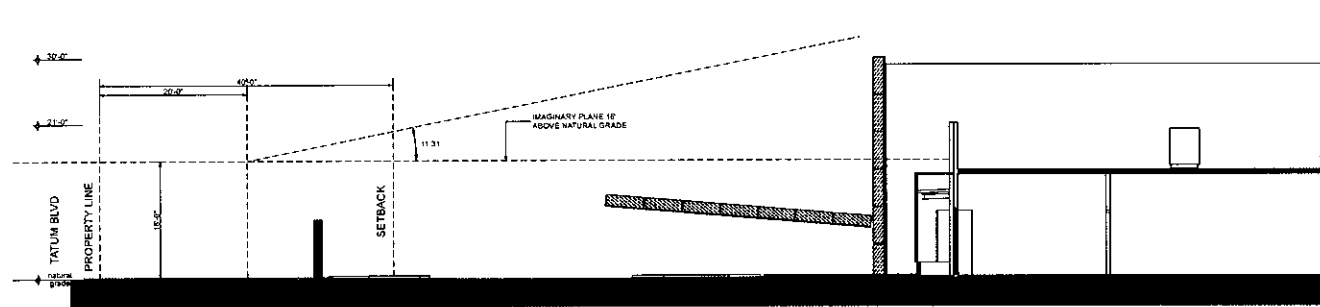




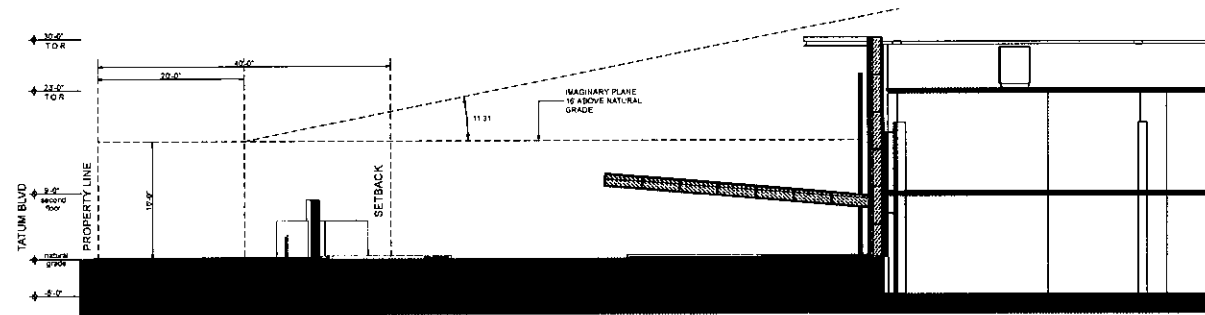
05.5.2 Mountain View Medical Center Redevelopment, Section and Open Space Criteria Analysis, October 31, 2018 at 10:58 AM. The sheet is 24" wide by 36" high. The drawing is 24" wide by 36" high. The drawing is 24" wide by 36" high.



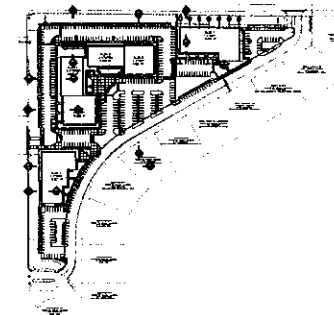
2 OPEN SPACE CRITERIA ANALYSIS ON TATUM BLVD



3 OPEN SPACE CRITERIA ANALYSIS ON TATUM BLVD



1 OPEN SPACE CRITERIA ANALYSIS ON TATUM BLVD



KEY PLAN

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I hereby certify that I am a duly Licensed Professional Engineer in the State of Arizona, License No. 10555, and that I am the author of the design and calculations shown on this drawing.

mountain view medical center, LLC  
**Mountain View Medical Center Redevelopment**  
 10555 105th St, Phoenix, AZ 85018  
 10555.10555.10575.10595.10595.10595 N. Tatum Blvd., Paradise Valley, Arizona 85253

**CLIENT CONTACT**  
 Mountain View Medical Center, LLC  
 2044 N. 44th St  
 Phoenix, AZ 85018  
 602.802.8106

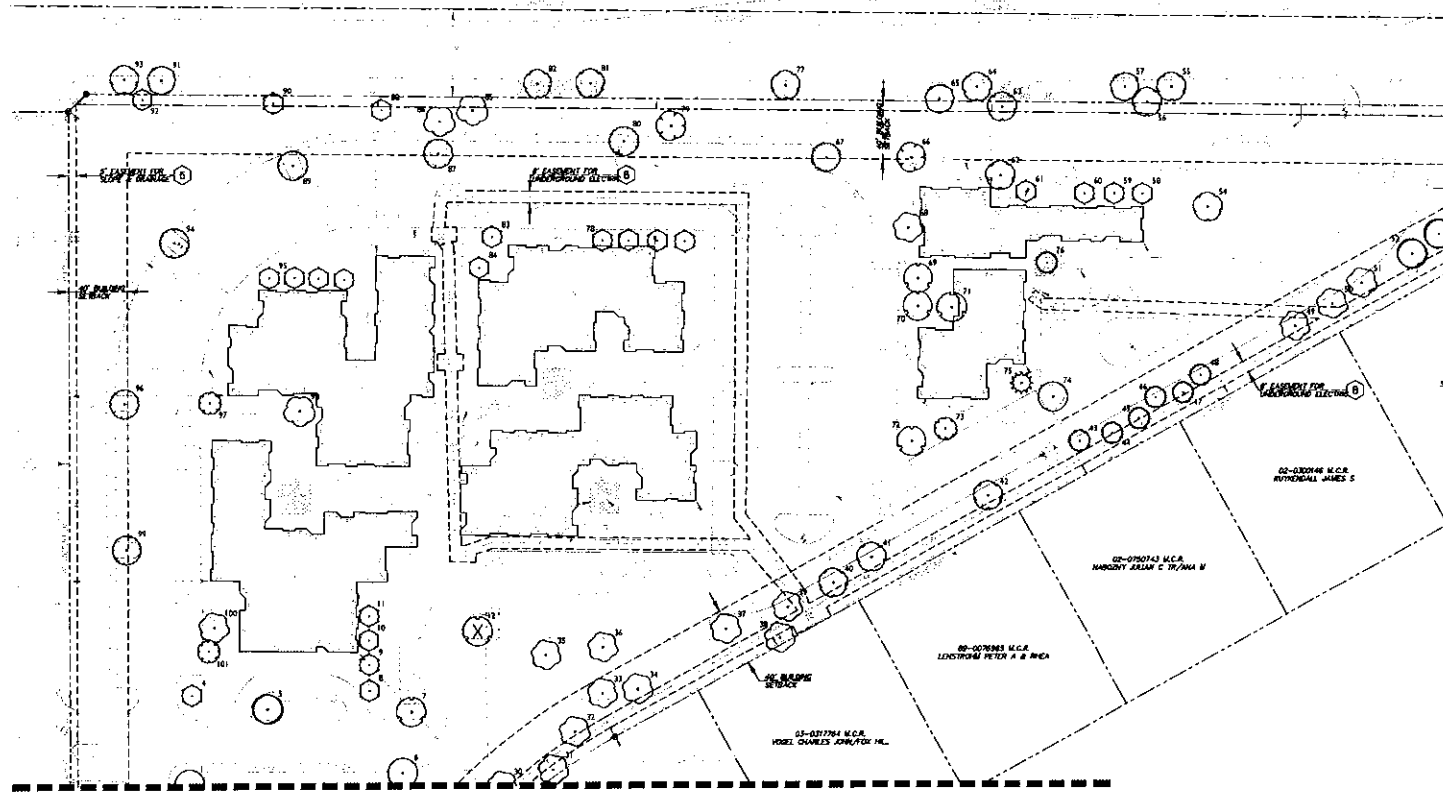
PROJECT NO.	DATE OF ISSUE
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**PROJECT TEAM**  
 John Cantrell  
 BD

**PROJECT PHASE**  
 SUP major amendment  
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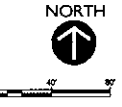
**Open Space Criteria Analysis**  
 SHEET NO.

05.5.2



SHEET L-002

Number	Scientific Name	Common Name	Number	Scientific Name	Common Name	Number	Scientific Name	Common Name	Number	Scientific Name	Common Name	Number	Scientific Name	Common Name
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2	Ebenopsis ebano	Texas Ebony	18	Prosopis velutina	Velvet Mesquite	34	Dalbergia sissoo	Rosewood	50	Dalbergia sissoo	Rosewood	66	Grewia robusta	Silk Oak
3	Olea europaea 'Wilsonii'	Wilson Olive	19	Eucalyptus spathulata	Swamp Mallee	35	Dalbergia sissoo	Rosewood	51	Dalbergia sissoo	Rosewood	67	Schinus molle	Brazilian Pepper
4	Olea europaea 'Wilsonii'	Wilson Olive	20	Eucalyptus spathulata	Swamp Mallee	36	Dalbergia sissoo	Rosewood	52	Prosopis velutina	Velvet Mesquite	68	Dalbergia sissoo	Rosewood
5	Prosopis velutina	Velvet Mesquite	21	Eucalyptus spathulata	Swamp Mallee	37	Dalbergia sissoo	Rosewood	53	Prosopis velutina	Velvet Mesquite	69	Ebenopsis ebano	Texas Ebony
6	Lycium wrightii	Littleleaf False Tamarind	22	Quercus virginiana	Southern Live Oak	38	Dalbergia sissoo	Rosewood	54	Eucalyptus spathulata	Swamp Mallee	70	Ebenopsis ebano	Texas Ebony
7	Ebenopsis ebano	Texas Ebony	23	Quercus virginiana	Southern Live Oak	39	Dalbergia sissoo	Rosewood	55	Eucalyptus spathulata	Swamp Mallee	71	Ebenopsis ebano	Texas Ebony
8	Olea europaea 'Wilsonii'	Wilson Olive	24	Quercus virginiana	Southern Live Oak	40	Eucalyptus spathulata	Swamp Mallee	56	Eucalyptus spathulata	Swamp Mallee	72	Ebenopsis ebano	Texas Ebony
9	Olea europaea 'Wilsonii'	Wilson Olive	25	Quercus virginiana	Southern Live Oak	41	Eucalyptus spathulata	Swamp Mallee	57	Baccharis populifolia	Bottle Tree	73	Acacia smallii	Sweet Acacia
10	Olea europaea 'Wilsonii'	Wilson Olive	26	Quercus virginiana	Southern Live Oak	42	Eucalyptus spathulata	Swamp Mallee	58	Olea europaea 'Wilsonii'	Wilson Olive	74	Lycium wrightii	Littleleaf False Tamarind
11	Olea europaea 'Wilsonii'	Wilson Olive	27	Quercus virginiana	Southern Live Oak	43	Quercus virginiana	Southern Live Oak	59	Olea europaea 'Wilsonii'	Wilson Olive	75	Syzygium romanoffiana	Queen Palm
12	Ebenopsis ebano	Texas Ebony	28	Dalbergia sissoo	Rosewood	44	Quercus virginiana	Southern Live Oak	60	Olea europaea 'Wilsonii'	Wilson Olive	76	Quercus virginiana	Southern Live Oak
13	Olea europaea 'Wilsonii'	Wilson Olive	29	Dalbergia sissoo	Rosewood	45	Quercus virginiana	Southern Live Oak	61	Olea europaea 'Wilsonii'	Wilson Olive	77	Eucalyptus spathulata	Swamp Mallee
14	Acacia smallii	Sweet Acacia	30	Dalbergia sissoo	Rosewood	46	Quercus virginiana	Southern Live Oak	62	Eucalyptus spathulata	Swamp Mallee	78	Olea europaea 'Wilsonii'	Wilson Olive
15	Acacia smallii	Sweet Acacia	31	Dalbergia sissoo	Rosewood	47	Quercus virginiana	Southern Live Oak	63	Eucalyptus spathulata	Swamp Mallee	79	Grewia robusta	Silk Oak
16	Acacia smallii	Sweet Acacia	32	Dalbergia sissoo	Rosewood	48	Quercus virginiana	Southern Live Oak	64	Eucalyptus spathulata	Swamp Mallee	80	Ulmus parvifolia	Chinese Elm



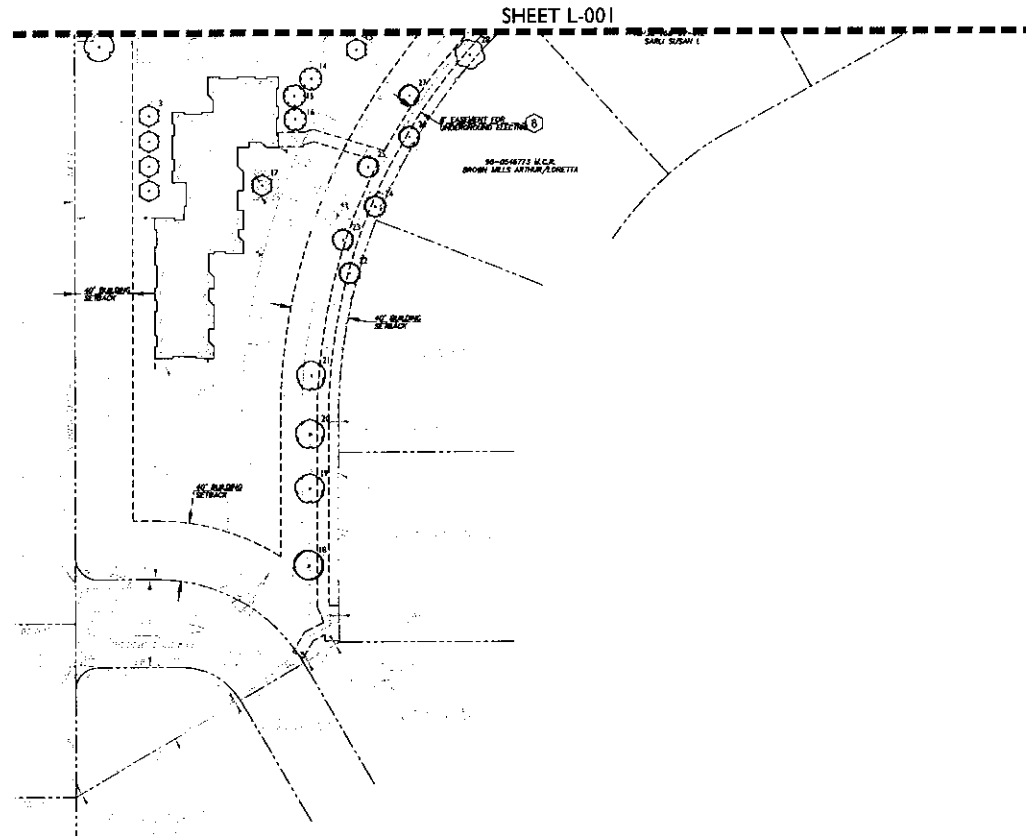
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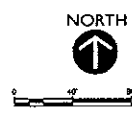
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PROJECT NO. 2018\_041  
DATE OF ISSUE 07.24.2018  
PROJECT TEAM DC, MS, KWN  
DRAWN BY MS, KWN  
PROJECT PHASE SUP major amendment  
SHEET CONTENTS Existing Tree Plan  
SHEET NO. L-001

SUP Amendment 3rd Review



SHEET L-001



Number	Scientific Name	Common Name	Number	Scientific Name	Common Name	Number	Scientific Name	Common Name	Number	Scientific Name	Common Name
1	<i>Lytium watsonii</i>	Littleleaf False Tamarind	17	<i>Olea europaea 'Wilsonii'</i>	Wilson Olive	33	<i>Dalbergia sissoo</i>	Rosewood	49	<i>Dalbergia sissoo</i>	Rosewood
2	<i>Ebenopsis ebano</i>	Texas Ebony	18	<i>Prosopis velutina</i>	Velvet Mesquite	34	<i>Dalbergia sissoo</i>	Rosewood	50	<i>Dalbergia sissoo</i>	Rosewood
3	<i>Olea europaea 'Wilsonii'</i>	Wilson Olive	19	<i>Eucalyptus spathulata</i>	Swamp Mallee	35	<i>Dalbergia sissoo</i>	Rosewood	51	<i>Dalbergia sissoo</i>	Rosewood
4	<i>Olea europaea 'Wilsonii'</i>	Wilson Olive	20	<i>Eucalyptus spathulata</i>	Swamp Mallee	36	<i>Dalbergia sissoo</i>	Rosewood	52	<i>Prosopis velutina</i>	Velvet Mesquite
5	<i>Prosopis velutina</i>	Velvet Mesquite	21	<i>Eucalyptus spathulata</i>	Swamp Mallee	37	<i>Dalbergia sissoo</i>	Rosewood	53	<i>Prosopis velutina</i>	Velvet Mesquite
6	<i>Lytium watsonii</i>	Littleleaf False Tamarind	22	<i>Quercus virginiana</i>	Southern Live Oak	38	<i>Dalbergia sissoo</i>	Rosewood	54	<i>Eucalyptus spathulata</i>	Swamp Mallee
7	<i>Ebenopsis ebano</i>	Texas Ebony	23	<i>Quercus virginiana</i>	Southern Live Oak	39	<i>Dalbergia sissoo</i>	Rosewood	55	<i>Eucalyptus spathulata</i>	Swamp Mallee
8	<i>Olea europaea 'Wilsonii'</i>	Wilson Olive	24	<i>Quercus virginiana</i>	Southern Live Oak	40	<i>Eucalyptus spathulata</i>	Swamp Mallee	56	<i>Eucalyptus spathulata</i>	Swamp Mallee
9	<i>Olea europaea 'Wilsonii'</i>	Wilson Olive	25	<i>Quercus virginiana</i>	Southern Live Oak	41	<i>Eucalyptus spathulata</i>	Swamp Mallee	57	<i>Bradychiton populneus</i>	Bottle Tree
10	<i>Olea europaea 'Wilsonii'</i>	Wilson Olive	26	<i>Quercus virginiana</i>	Southern Live Oak	42	<i>Eucalyptus spathulata</i>	Swamp Mallee	58	<i>Olea europaea 'Wilsonii'</i>	Wilson Olive
11	<i>Olea europaea 'Wilsonii'</i>	Wilson Olive	27	<i>Quercus virginiana</i>	Southern Live Oak	43	<i>Quercus virginiana</i>	Southern Live Oak	59	<i>Olea europaea 'Wilsonii'</i>	Wilson Olive
12	<i>Ebenopsis ebano</i>	Texas Ebony	28	<i>Dalbergia sissoo</i>	Rosewood	44	<i>Quercus virginiana</i>	Southern Live Oak	60	<i>Olea europaea 'Wilsonii'</i>	Wilson Olive
13	<i>Olea europaea 'Wilsonii'</i>	Wilson Olive	29	<i>Dalbergia sissoo</i>	Rosewood	45	<i>Quercus virginiana</i>	Southern Live Oak	61	<i>Olea europaea 'Wilsonii'</i>	Wilson Olive
14	<i>Acacia smallii</i>	Sweet Acacia	30	<i>Dalbergia sissoo</i>	Rosewood	46	<i>Quercus virginiana</i>	Southern Live Oak	62	<i>Eucalyptus spathulata</i>	Swamp Mallee
15	<i>Acacia smallii</i>	Sweet Acacia	31	<i>Dalbergia sissoo</i>	Rosewood	47	<i>Quercus virginiana</i>	Southern Live Oak	63	<i>Eucalyptus spathulata</i>	Swamp Mallee
16	<i>Acacia smallii</i>	Sweet Acacia	32	<i>Dalbergia sissoo</i>	Rosewood	48	<i>Quercus virginiana</i>	Southern Live Oak	64	<i>Eucalyptus spathulata</i>	Swamp Mallee

Number	Scientific Name	Common Name
97	<i>Acacia smallii</i>	Sweet Acacia
98	<i>Rhus lancea</i>	African Sycamore
99	<i>Ulmus parvifolia</i>	Chinese Elm
100	<i>Dalbergia sissoo</i>	Rosewood
101	<i>Acacia smallii</i>	Sweet Acacia

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DATE OF ISSUE 07.24.2018

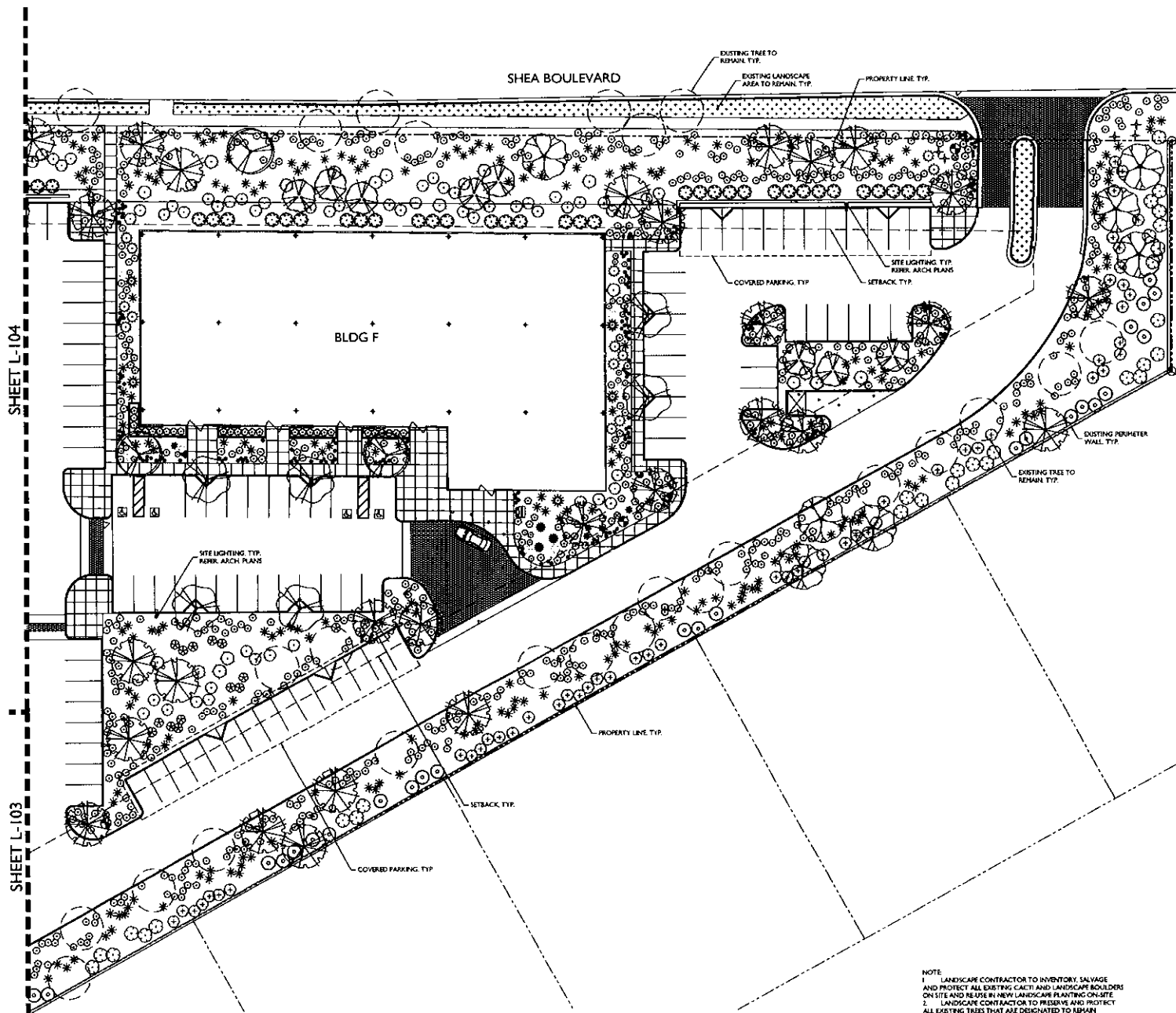
PROJECT TEAM  
DC: ME, KWN  
DRAWN BY ME, KWN

PROJECT PHASE  
SIP major amendment

SHEET CONTENTS  
Existing Tree Plan

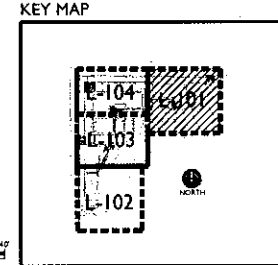
SHEET NO.  
**L-002**

SIP Amendment 3rd Review



**PLANT SCHEDULE**

TREE	BOTANICAL NAME	QTY	SIZE	SET
	Lindleya bicolor Toungahua	24	16"	11
	Callerya japonica Laguna	1	8-18	16
	Callerya japonica Laguna	24	16"	21
	Callerya japonica Laguna	24	16"	15
	Callerya japonica Laguna	24	16"	72
	Fraxinus pennsylvanica Honey Suckle	24	16"	25
	Fraxinus pennsylvanica Honey Suckle	24	16"	27
	Callerya japonica Laguna	5	16"	34
	Callerya japonica Laguna	1	16"	36
	Callerya japonica Laguna	1	16"	41
	Callerya japonica Laguna	1	16"	106
	Callerya japonica Laguna	1	16"	102
	Callerya japonica Laguna	1	16"	14
	Callerya japonica Laguna	1	16"	17
	Callerya japonica Laguna	1	16"	41
	Callerya japonica Laguna	1	16"	34
	Callerya japonica Laguna	1	16"	36
	Callerya japonica Laguna	1	16"	41
	Callerya japonica Laguna	1	16"	106
	Callerya japonica Laguna	1	16"	102
	Callerya japonica Laguna	1	16"	14
	Callerya japonica Laguna	1	16"	17
	Callerya japonica Laguna	1	16"	41
	Callerya japonica Laguna	1	16"	34
	Callerya japonica Laguna	1	16"	36
	Callerya japonica Laguna	1	16"	41
	Callerya japonica Laguna	1	16"	106
	Callerya japonica Laguna	1	16"	102
	Callerya japonica Laguna	1	16"	14
	Callerya japonica Laguna	1	16"	17
	Callerya japonica Laguna	1	16"	41
	Callerya japonica Laguna	1	16"	34
	Callerya japonica Laguna	1	16"	36
	Callerya japonica Laguna	1	16"	41
	Callerya japonica Laguna	1	16"	106
	Callerya japonica Laguna	1	16"	102
	Callerya japonica Laguna	1	16"	14
	Callerya japonica Laguna	1	16"	17
	Callerya japonica Laguna	1	16"	41
	Callerya japonica Laguna	1	16"	34
	Callerya japonica Laguna	1	16"	36
	Callerya japonica Laguna	1	16"	41
	Callerya japonica Laguna	1	16"	106
	Callerya japonica Laguna	1	16"	102
	Callerya japonica Laguna	1	16"	14
	Callerya japonica Laguna	1	16"	17
	Callerya japonica Laguna	1	16"	41
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	Callerya japonica Laguna	1	16"	36
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	Callerya japonica Laguna	1	16"	14
	Callerya japonica Laguna	1	16"	17
	Callerya japonica Laguna	1	16"	41
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	Callerya japonica Laguna	1	16"	14
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	Callerya japonica Laguna	1	16"	102
	Callerya japonica Laguna	1	16"	14
	Callerya japonica Laguna	1	16"	17
	Callerya japonica Laguna	1	16"	41
	Callerya japonica Laguna	1	16"	34
	Callerya japonica Laguna	1	16"	36
	Callerya japonica Laguna	1	16"	41
	Callerya japonica Laguna	1	16"	106
	Callerya japonica Laguna	1	16"	102



**NOTE**

- LANDSCAPE CONTRACTOR TO INVENTORY, SALVAGE AND PROTECT ALL EXISTING CACTI AND LANDSCAPE BOUNDARIES ON SITE AND REUSE IN NEW LANDSCAPE PLANTING ON SITE.
- LANDSCAPE CONTRACTOR TO PRESERVE AND PROTECT ALL EXISTING TREES THAT ARE DESIGNATED TO REMAIN.

\* ALL NEW TREES PLANTED ALONG THE RESIDENTIAL PROPERTY LINE SHALL BE IN 30% MIN. CONT.

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PROJECT NO. DATE OF ISSUE  
 2018\_041 07.24.2018

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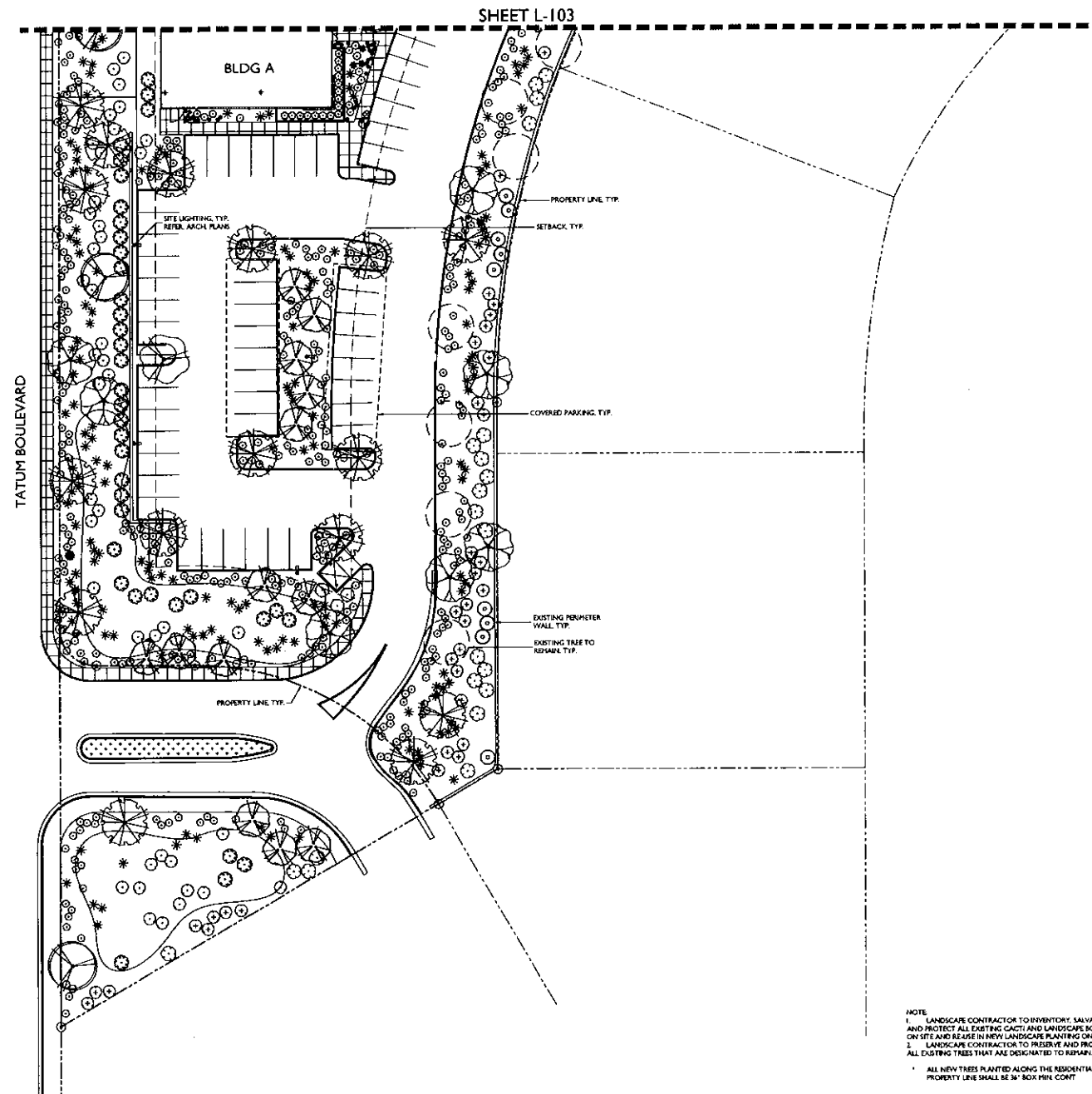
PROJECT TEAM DRAWN BY  
 DC, MB, KWN MB, KWN

PROJECT PHASE  
 SUP major amendment

SHEET CONTENTS  
 Landscape Plan

SHEET NO.  
**L-101**

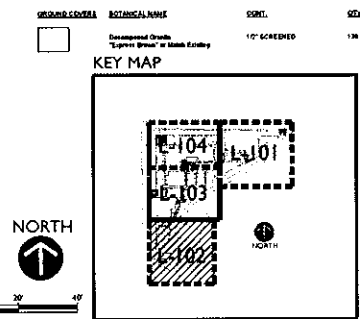
SUP Amendment 3rd Review



SHEET L-103

**PLANT SCHEDULE**

TREE	BOTANICAL NAME	SOFT	SIZE	QTY
	Quercus agrifolia Turkey Oak	24" dia		11
	Carya pumila Hickory		6-10' H	21
	Quercus laevis Live Oak	24" dia		21
	Quercus laevis Live Oak	24" dia		13
	Ficus religiosa Ficus Religiosa	24" dia		73
	Prunus glandulosa Black Cherry	24" dia		25
	Prunus s. Prunus Wild Cherry	24" dia		27
	<b>BUTTERFLY SHRUBS</b>	SEE		SEE
	Agave americana Century Plant	5' dia		34
	Artemisia tridentata Sagebrush	1' dia		34
	Asperula densiflora	2' dia		43
	Carthagenus pinnatifidus Red Sea Drift Plant	2' dia		108
	Calluna s. Shrub Fire Bush	2' dia		103
	Cordia alliodora Alligator Tree	2' dia		84
	Dryopteris aquilina Prickly Pear Cactus	2' dia		17
	Echinocactus grimaldii Cholla Cactus	2' dia		41
	Erythronium albidum White Flowering	2' dia		34
	Fragaria virginiana Wild Strawberry	2' dia		34
	Hesperis matronalis Night-flowering Cerise	2' dia		60
	Jasminum officinale Jasmine	2' dia		13
	Lonicera s. Honey Gold Honey Gold	2' dia		300
	Loropetalum chinensis Loropetalum	2' dia		220
	Loropetalum chinensis Loropetalum	2' dia		700
	Quercus laevis Live Oak	2' dia		11
	Rosa laevigata Wild Rose	2' dia		134
	Saxifraga oppositifolia Saxifrage	2' dia		51
	Taxus canadensis White Pine	2' dia		51
	Taxus canadensis White Pine	2' dia		704
	<b>SCREENING</b>			SEE
	Compositae "Light Green" or "Dark Green"	10" SCREENED		130 400'



**NOTE**  
 1. LANDSCAPE CONTRACTOR TO INVENTORY, SALVAGE AND PROTECT ALL EXISTING CACTI AND LANDSCAPE Boulders ON SITE AND REUSE IN NEW LANDSCAPE PLANTING ON SITE.  
 2. LANDSCAPE CONTRACTOR TO INVENTORY AND PROTECT ALL EXISTING TREES THAT ARE DESIGNATED TO REMAIN.  
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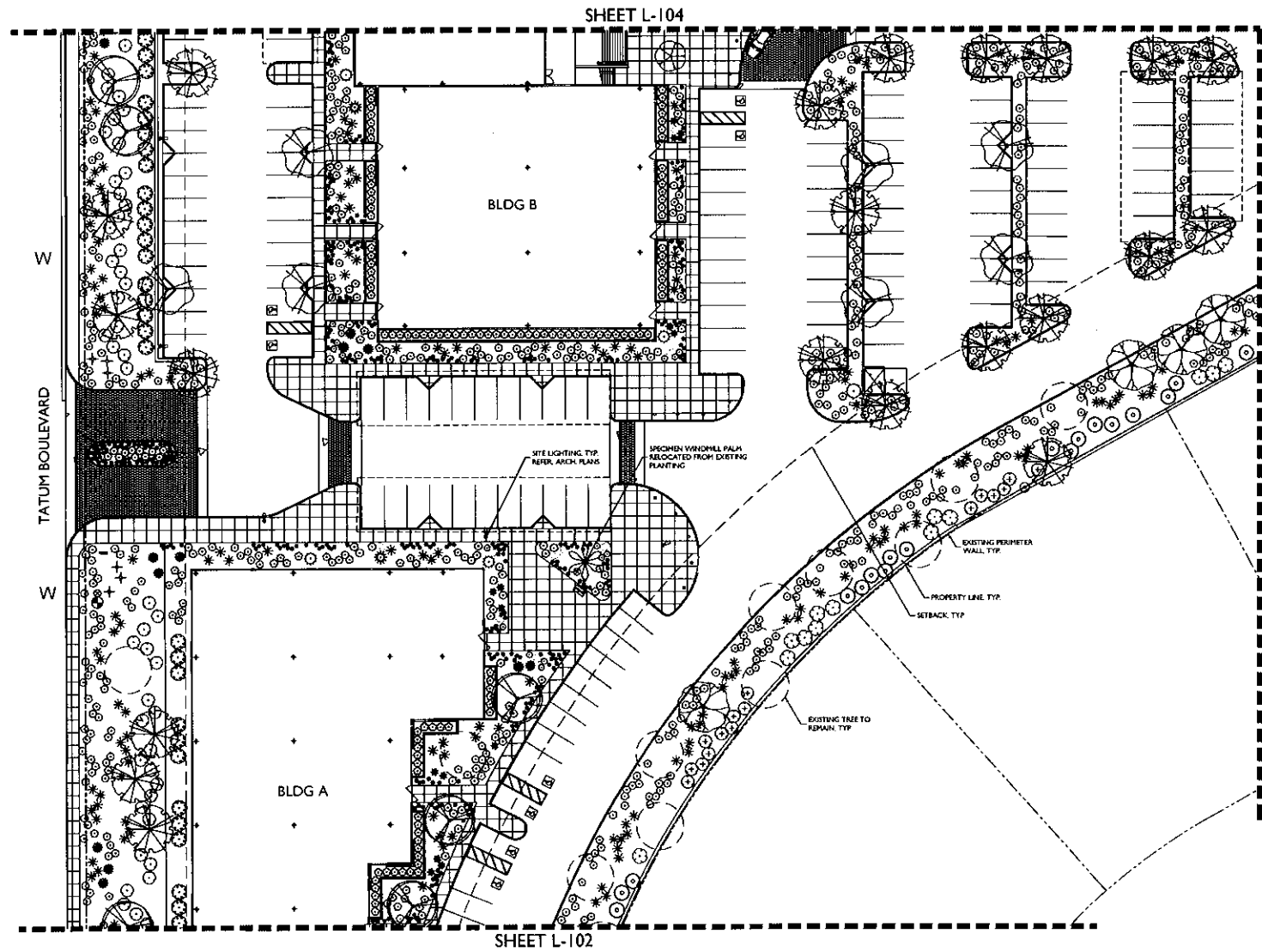
PROJECT TEAM DRAWN BY  
 DC, MB, KWN MB, KWN

PROJECT PHASE  
 SUP 04/21 amendment

SHEET CONTENTS  
 Landscape Plan

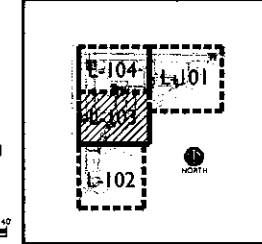
SHEET NO.  
**L-102**

SUP Amendment 3rd Review



SYMBOL	BOTANICAL NAME	QTY	SIZE	EQT.
⊗	Leucosyris leucosyris Turkington	24	10"	11
●	Chamaecyparis Lagomorph	1	5-14 FT.	21
⊗	Chamaecyparis Lagomorph	24	10"	21
⊗	Quercus laevis Desert Liveoak	24	10"	15
⊗	Ficus religiosa Palmetto	24	10"	75
⊗	Phoenix glaucostriata Marsala TM Heavy Mulch	24	10"	25
⊗	Phoenix glaucostriata Marsala TM Light Mulch	24	10"	27
⊗	Agave americana Great Century Plant	252	10"	31
⊗	Ardisia cuneata Red Wintergreen	5	10"	30
⊗	Agave attenuata	5	10"	43
⊗	Cassia torosa Red Bird Of Paradise	5	10"	140
⊗	Callitriche Star Blue TM Fairy Duster	5	10"	100
⊗	Cordia alliodora Allspice	5	10"	64
⊗	Ornithoglossum Star of Bethlehem	5	10"	17
⊗	Echinacea purpurea Garden Sweet William	5	10"	43
⊗	Echinacea purpurea Garden Sweet William	5	10"	34
⊗	Erigeron phillyria Spotted Blue Star	5	10"	36
⊗	Fuchsia Coral	5	10"	36
⊗	Hebe Blueberry	5	10"	80
⊗	Ardisia cuneata Red Wintergreen	5	10"	18
⊗	Lonicera New Gold	5	10"	80
⊗	Lonicera New Gold	5	10"	230
⊗	Lonicera New Gold	5	10"	700
⊗	Quercus laevis Desert Liveoak	5	10"	13
⊗	Rosa Coral	5	10"	130
⊗	Sorbus Red	5	10"	51
⊗	Taxus Blue	5	10"	52
⊗	Taxus Blue	1	10"	70
⊗	Taxus Blue	1	10"	70
⊗	Ornithoglossum Star of Bethlehem	127	10"	130,000

KEY MAP



NOTE  
 1. LANDSCAPE CONTRACTOR TO INVENTORY, SALVAGE AND PROTECT ALL EXISTING CACTI AND LANDSCAPE BOUNDARIES ON SITE AND REUSE IN NEW LANDSCAPE PLANTING ON SITE.  
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PROJECT TEAM DRAWN BY  
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PROJECT PHASE  
 SUP major amendment

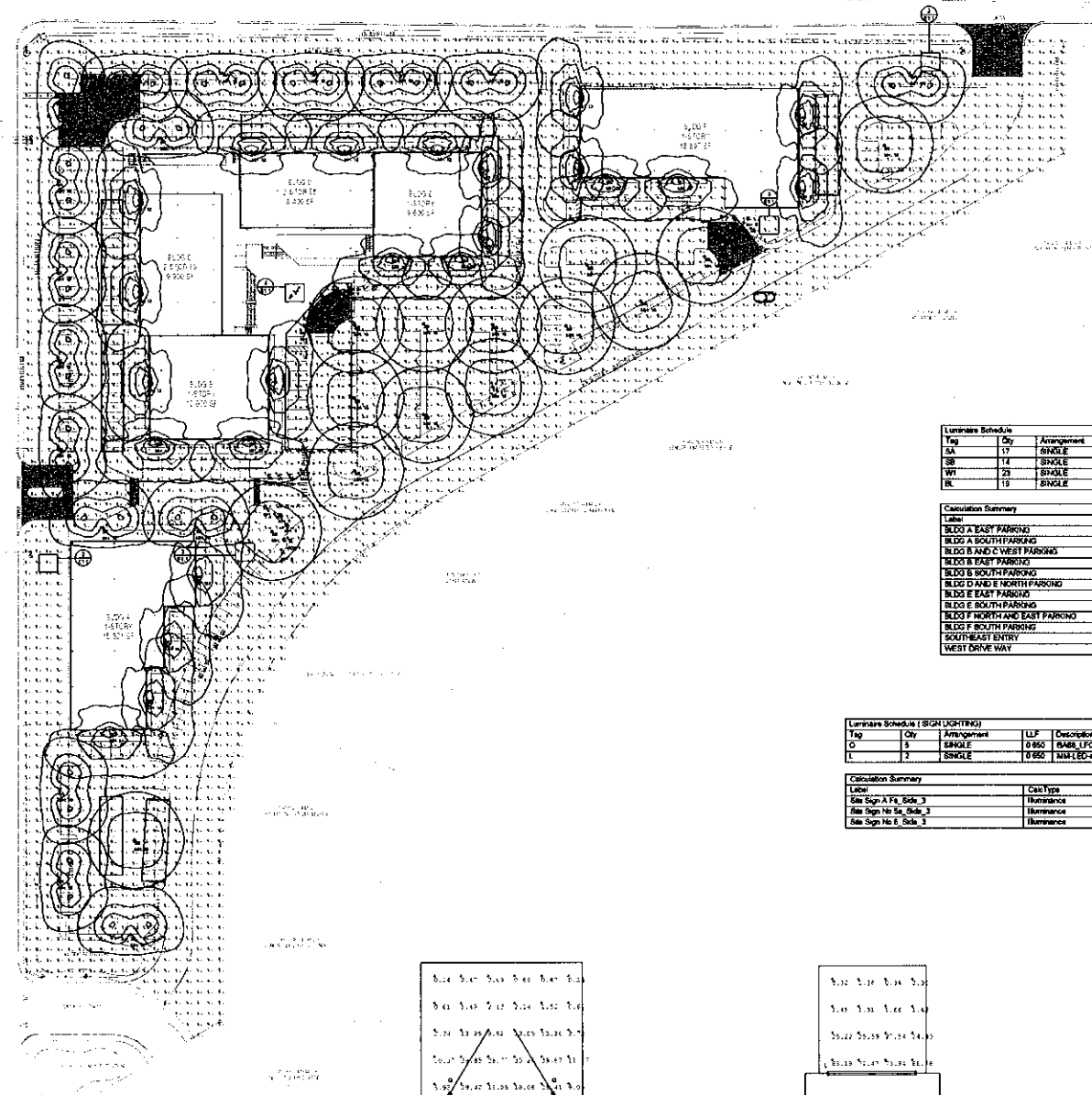
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SHEET NO.  
**L-103**

SUP Amendment 3rd Review





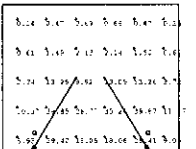


Tag	Qty	Arrangement	LF	Description	Mounting Height Above Finished Grade	Lot Lumens	Lot Lumens
SA	17	SINGLE	0.850	M200-T5-32A-BK-400	18	3758	3000x
SB	14	SINGLE	0.850	M200-T5-32A-BK-400	18	3185	3000x
SW	23	SINGLE	0.850	DSHWT-LED-200-300-30W-T5M-MVOLT	12	2760	3000x
BL	12	SINGLE	0.850	TRSW-LM-65-1665	00	728	3000x

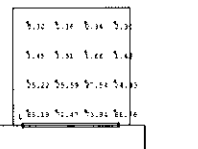
Label	Case Type	Units	Avg	Max	Min
BLDG A EAST PARKING	Humanece	Fc	0.31	1.7	0.0
BLDG A SOUTH PARKING	Humanece	Fc	0.28	1.8	0.0
BLDG B AND C WEST PARKING	Humanece	Fc	0.35	1.7	0.0
BLDG B EAST PARKING	Humanece	Fc	0.38	2.27	0.07
BLDG B SOUTH PARKING	Humanece	Fc	0.63	1.7	0.2
BLDG D AND E NORTH PARKING	Humanece	Fc	0.54	1.8	0.0
BLDG E EAST PARKING	Humanece	Fc	0.83	1.7	0.1
BLDG E SOUTH PARKING	Humanece	Fc	0.54	1.7	0.0
BLDG F NORTH AND EAST PARKING	Humanece	Fc	0.19	1.7	0.0
BLDG F SOUTH PARKING	Humanece	Fc	0.43	3.5	0.0
SOUTH EAST ENTRY	Humanece	Fc	0.88	4.32	0.06
WEST DRIVE WAY	Humanece	Fc	0.55	1.5	0.0

Tag	Qty	Arrangement	LF	Description	MF	Lot Lumens	Lot Lumens
O	5	SINGLE	0.650	RMAL-LF-05	0	125	3000x
L	2	SINGLE	0.650	MM-LED-47-41F-12-C-PSU-AM-LED-47-41F-12-C-SH-MM-LED-47-41F-12-C-SF-MM-LED-47-41F-12-C	0	176	3000x

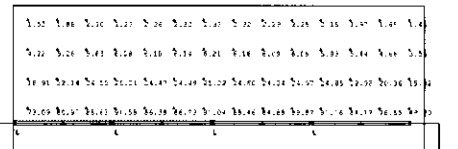
Label	Case Type	Units	Avg	Max	Min
Site Sign A Fc, Side 3	Humanece	Fc	22.49	73.34	0.30
Site Sign No. 6, Side 3	Humanece	Fc	28.43	81.58	1.84
Site Sign No. 6, Side 2	Humanece	Fc	11.29	39.87	0.24



2 MONUMENTAL SIGN PHOTOMETRY  
SCALE 1/2"=1'-0"



3 BUILDING A & F DIRECTORY SIGN PHOTOMETRY  
SCALE 1/2"=1'-0"



4 BUILDING B, C, D & E DIRECTORY SIGN PHOTOMETRY  
SCALE 1/2"=1'-0"

1 PHOTOMETRIC SITE PLAN  
SCALE 1/4"=1'-0"

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Phoenix, AZ 85012  
602.237.1764  
602.237.9029  
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TEL: (602) 381-3300 FAX: (602) 286-3301  
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MEMBER  
AZ COMPOSITE MEMBER 18474  
LICENSE 18474

mountain view medical center, LLC  
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PROJECT NO.	DATE OF ISSUE
2018_041	11.01.2018

REVISION NO.	DATE
1	09.28.2018
2	11.01.2018

PROJECT TEAM  
John Crenell DD

PROJECT PHASE  
SIP major amendment  
Review #3  
SHEET CONTENTS  
photometric site plan

SHEET NO.  
**E-1.1**

### D-Series Size 1 LED Wall Luminaire

**Specifications**

Width	13.11"	Height	2.74"
Depth	1.17"	Weight	1.17 lbs

**Options**

Finish	Black, White, Silver
Mounting	Surface, Recessed
Beam Angle	30°, 45°, 60°, 75°, 90°

**Performance Data**

Beam Angle	Light Output (lm)	Power (W)	Efficiency (lm/W)
30°	1000	10	100
45°	1500	15	100
60°	2000	20	100
75°	2500	25	100
90°	3000	30	100

**Ordering Information**

EXAMPLE: DSW1W LED 20C 1000 40K T1M MV02 D08T02

**Accessories**

- Mounting brackets
- Trim covers
- Dimmer switches

### Performance Data

#### Lumen Output

Beam Angle	Light Output (lm)	Power (W)	Efficiency (lm/W)
30°	1000	10	100
45°	1500	15	100
60°	2000	20	100
75°	2500	25	100
90°	3000	30	100

### Performance Data

#### Lumen Ambient Temperature (SAT) Multiplier

SAT (°C)	Multiplier
25	1.0
30	0.9
35	0.8
40	0.7
45	0.6
50	0.5

#### Electrical Load

Beam Angle	Power (W)	Current (A)
30°	10	0.045
45°	15	0.068
60°	20	0.090
75°	25	0.113
90°	30	0.136

#### Photometric Diagrams

#### Options and Accessories

- Trim covers
- Mounting brackets
- Dimmer switches

## 1 LUMINAIRE TYPE "W1/M2" NTS

### Mitre™ LED-M2

**FEATURES**

- Non-glare, glare-free beam
- Adjustable beam angle
- Non-glare, glare-free beam
- Adjustable beam angle

**SPECIFICATIONS**

Width	13.11"
Height	2.74"
Depth	1.17"
Weight	1.17 lbs

**Options**

- Finish: Black, White, Silver
- Mounting: Surface, Recessed
- Beam Angle: 30°, 45°, 60°, 75°, 90°

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30°	1000	10	100
45°	1500	15	100
60°	2000	20	100
75°	2500	25	100
90°	3000	30	100

**Ordering Information**

EXAMPLE: M2W LED 20C 1000 40K T1M MV02 D08T02

**Accessories**

- Mounting brackets
- Trim covers
- Dimmer switches

### Mitre™ LED-M2

**ORDERING CODE**

M2W LED 20C 1000 40K T1M MV02 D08T02

**1. MODEL**

M2W LED 20C 1000 40K T1M MV02 D08T02

**2. LIGHT ENGINE**

LED 20C 1000 40K T1M MV02 D08T02

**3. FINISH**

Black, White, Silver

**4. MOUNTING**

Surface, Recessed

**5. BEAM ANGLE**

30°, 45°, 60°, 75°, 90°

**6. OPTIONS**

Trim covers, Mounting brackets, Dimmer switches

**Performance Data**

Beam Angle	Light Output (lm)	Power (W)	Efficiency (lm/W)
30°	1000	10	100
45°	1500	15	100
60°	2000	20	100
75°	2500	25	100
90°	3000	30	100

**Ordering Information**

EXAMPLE: M2W LED 20C 1000 40K T1M MV02 D08T02

**Accessories**

- Mounting brackets
- Trim covers
- Dimmer switches

### Mitre™ LED-M2

**LUMINAIRE PERFORMANCE**

Beam Angle	Light Output (lm)	Power (W)	Efficiency (lm/W)
30°	1000	10	100
45°	1500	15	100
60°	2000	20	100
75°	2500	25	100
90°	3000	30	100

**ELECTRICAL CHARACTERISTICS**

Beam Angle	Power (W)	Current (A)
30°	10	0.045
45°	15	0.068
60°	20	0.090
75°	25	0.113
90°	30	0.136

**LED COLOR**

Beam Angle	Color Temperature (K)
30°	4000K
45°	4000K
60°	4000K
75°	4000K
90°	4000K

**TW #1 LIGHTING CALCULATION**

Beam Angle	Light Output (lm)	Power (W)	Efficiency (lm/W)
30°	1000	10	100
45°	1500	15	100
60°	2000	20	100
75°	2500	25	100
90°	3000	30	100

**Ordering Information**

EXAMPLE: M2W LED 20C 1000 40K T1M MV02 D08T02

**Accessories**

- Mounting brackets
- Trim covers
- Dimmer switches

### Mitre™ LED-M2

**INSTALLATION**

- Mounting brackets
- Trim covers
- Dimmer switches

**Photometric Diagrams**

**Options and Accessories**

- Trim covers
- Mounting brackets
- Dimmer switches

## 2 LUMINAIRE TYPE "SA/SB" NTS

### Mitre™ LED-M2

**FEATURES**

- Non-glare, glare-free beam
- Adjustable beam angle
- Non-glare, glare-free beam
- Adjustable beam angle

**SPECIFICATIONS**

Width	13.11"
Height	2.74"
Depth	1.17"
Weight	1.17 lbs

**Options**

- Finish: Black, White, Silver
- Mounting: Surface, Recessed
- Beam Angle: 30°, 45°, 60°, 75°, 90°

**Performance Data**

Beam Angle	Light Output (lm)	Power (W)	Efficiency (lm/W)
30°	1000	10	100
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60°	2000	20	100
75°	2500	25	100
90°	3000	30	100

**Ordering Information**

EXAMPLE: M2W LED 20C 1000 40K T1M MV02 D08T02

**Accessories**

- Mounting brackets
- Trim covers
- Dimmer switches

### Mitre™ LED-M2

**ORDERING CODE**

M2W LED 20C 1000 40K T1M MV02 D08T02

**1. MODEL**

M2W LED 20C 1000 40K T1M MV02 D08T02

**2. LIGHT ENGINE**

LED 20C 1000 40K T1M MV02 D08T02

**3. FINISH**

Black, White, Silver

**4. MOUNTING**

Surface, Recessed

**5. BEAM ANGLE**

30°, 45°, 60°, 75°, 90°

**6. OPTIONS**

Trim covers, Mounting brackets, Dimmer switches

**Performance Data**

Beam Angle	Light Output (lm)	Power (W)	Efficiency (lm/W)
30°	1000	10	100
45°	1500	15	100
60°	2000	20	100
75°	2500	25	100
90°	3000	30	100

**Ordering Information**

EXAMPLE: M2W LED 20C 1000 40K T1M MV02 D08T02

**Accessories**

- Mounting brackets
- Trim covers
- Dimmer switches

### Mitre™ LED-M2

**LUMINAIRE PERFORMANCE**

Beam Angle	Light Output (lm)	Power (W)	Efficiency (lm/W)
30°	1000	10	100
45°	1500	15	100
60°	2000	20	100
75°	2500	25	100
90°	3000	30	100

**ELECTRICAL CHARACTERISTICS**

Beam Angle	Power (W)	Current (A)
30°	10	0.045
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30°	1000	10	100
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60°	2000	20	100
75°	2500	25	100
90°	3000	30	100

**Ordering Information**

EXAMPLE: M2W LED 20C 1000 40K T1M MV02 D08T02

**Accessories**

- Mounting brackets
- Trim covers
- Dimmer switches

### Mitre™ LED-M2

**INSTALLATION**

- Mounting brackets
- Trim covers
- Dimmer switches

**Photometric Diagrams**

**Options and Accessories**

- Trim covers
- Mounting brackets
- Dimmer switches

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WWW.HENDERSONENGINEERS.COM

HENDERSON AZ CORPORATE NUMBER: 184784  
EXPIRES: 8/31/18

## mountain view medical center, LLC

# Mountain View Medical Center Redevelopment

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PROJECT NO. 2018\_041  
DATE OF ISSUE 11.01.2018

REVISION NO. 1  
DATE 09.26.2018

2  
DATE 11.01.2018

PROJECT TEAM John Centrell  
DRAWN BY BD

PROJECT PHASE SUP major amendment  
Revision #3

SHEET CONTENTS photometric light fixture cut sheets

SHEET NO.

E-1.2





