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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

# 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 Bhoomi Desai on Monday, February 11, 2019 at 4:19 PM. File found at BIM Server: HC Bimsrver - BIMcloud Basic for ARCHICAD 21/Health\_Care Studio/18\_041-01MountainViewMedicalCtrRedevpmnt

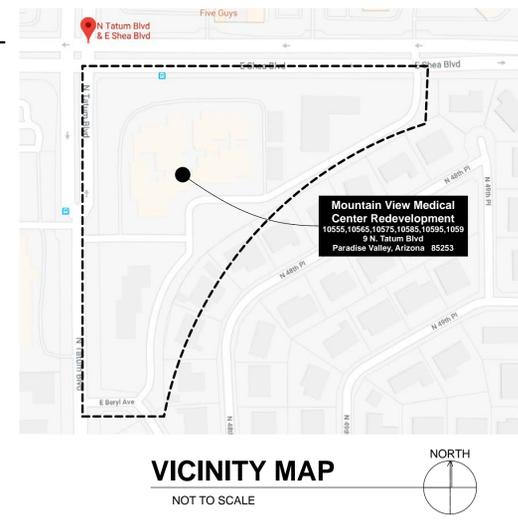
### CONSULTANT INFO

**MPE ENGINEERS**  
**HENDERSON ENGINEERS, INC.**  
 5345 North 16th Street  
 Suite 460  
 Phoenix, Arizona 85016  
 t 602-336-5225 f 602-336-5201

**CIVIL ENGINEERS**  
**STANTEC**  
 6263 N Scottsdale Rd,  
 Suite 145  
 Scottsdale, Arizona 85250-5411  
 t 480-980-8523

**LANDSCAPE ARCHITECTS**  
**RVI PLANNING+LANDSCAPE ARCHITECTURE**  
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 Tempe, Arizona 85281  
 t 480-586-2176 f 480-830-4888

**TRAFFIC AND PARKING**  
**CIVTECH, INC.**  
 10605 N Hayden Rd  
 Suite 140  
 Scottsdale, Arizona 85260  
 t 480-659-4250



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### CLIENT CONTACT

mountain view medical center, LLC 602.802.8106 t  
 2944 N. 44th St. Phoenix, AZ 85018

PROJECT NO.	DATE OF ISSUE
<b>2018_041</b>	<b>02.07.2019</b>

REVISION NO.	DATE
1	09.26.2018
2	11.01.2018
3	01.22.2019
4	02.19.2019

PROJECT TEAM	DRAWN BY
<b>John Cantrell</b>	<b>BD</b>

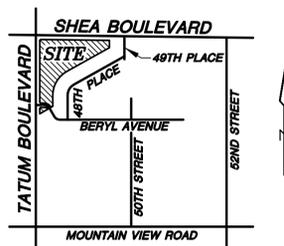
PROJECT PHASE  
**SUP major amendment Review #4**

SHEET CONTENTS  
**Cover Sheet**

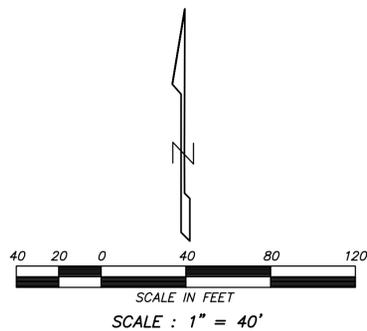
SHEET NO.  
**05.1.1**

# 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.



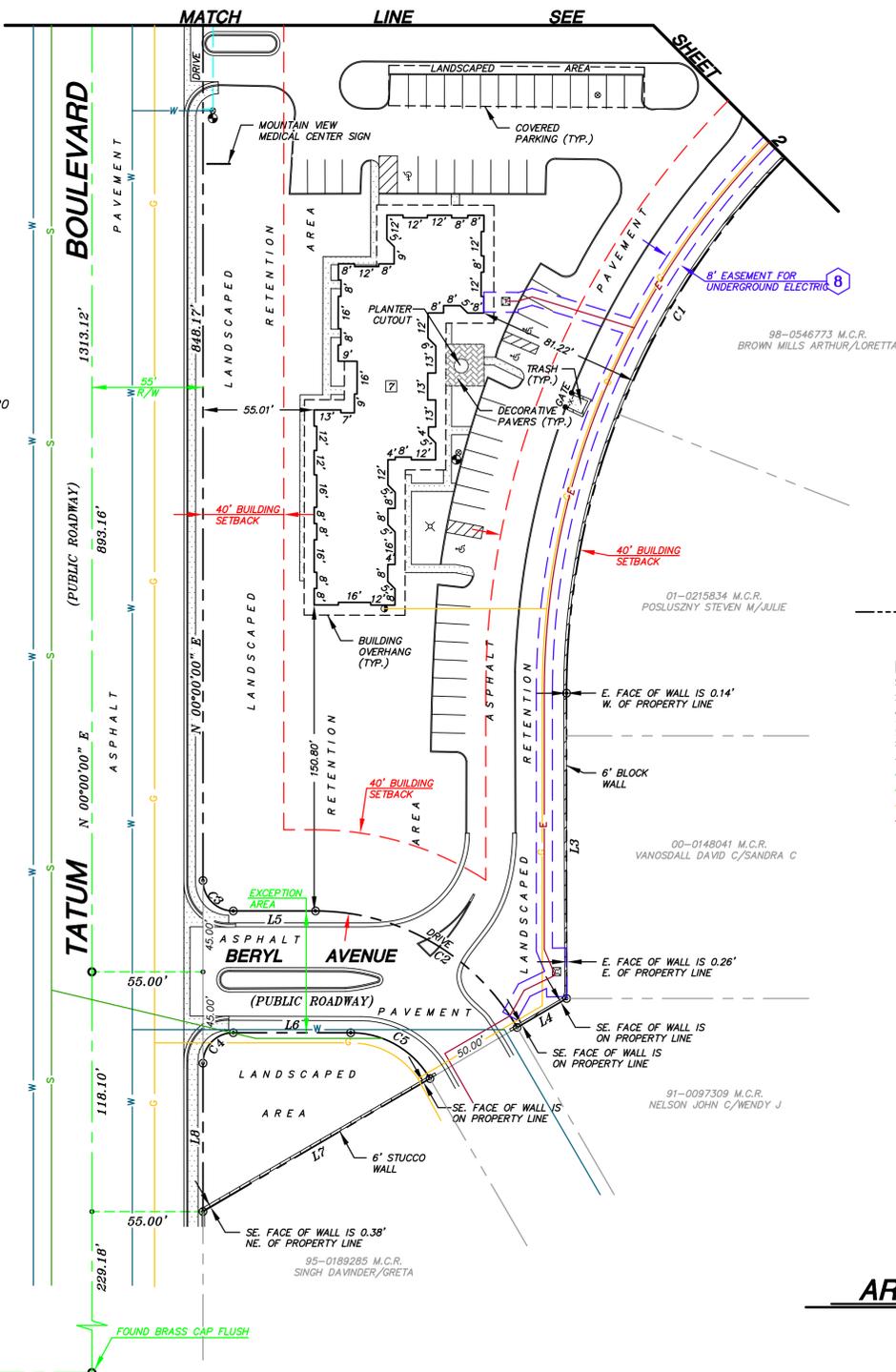
VICINITY MAP  
NOT TO SCALE



BUILDING	TYPE	HEIGHT	SQ. FEET
1	ONE STORY STUCCO	20±	12,209
2	ONE STORY STUCCO	20±	11,163
3	ONE STORY STUCCO	20±	9,195
4	ONE STORY STUCCO	20±	9,224
5	ONE STORY STUCCO	20±	4,748
6	ONE STORY STUCCO	20±	4,614
7	ONE STORY STUCCO	20±	8,816

LINE	BEARINGS	LENGTH
L1	S 45°20'59" W (R) S 45°20'58" W (M)	16.87
L2	S 00°08'06" W	100.06 (R) 100.08 (M)
L3	S 00°00'00" E	150.46
L4	S 59°45'19" W	28.31
L5	N 90°00'00" E	40.71
L6	N 90°00'00" W	58.13
L7	S 59°45'19" W	130.05
L8	N 00°00'00" E	73.10

CURVE	LENGTH	RADIUS	DELTA
C1	398.88'	375.00'	60°56'38" (R)
C2	120.43' (R) 120.56' (M)	115.50'	59°44'37" (R) 59°48'16" (M)
C3	23.56'	15.00'	90°00'00"
C4	23.56'	15.00'	90°00'00"
C5	47.27' (R) 47.39' (M)	45.34'	59°44'37" (R) 59°53'02" (M)



### LEGEND

- PROPERTY CORNERS NOTHING FOUND OR SET (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 24 INCH ROLLED CURB
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- SCHEDULE B ITEM
- ELECTRIC CABINET
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- GAS METER
- GUARD POST
- HANDICAPPED SPACE
- LIGHT POLE
- WATER VALVE
- RECORD
- MEASURED

**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 72.69 feet;  
Thence East 55.00 feet to the TRUE POINT OF BEGINNING;  
Thence North 45 degrees 20 minutes 59 seconds East, measured (North 45 degrees 21 minutes 05 seconds East, record), 16.87 feet;  
Thence South 89 degrees 18 minutes 02 seconds East, measured (South 89 degrees 17 minutes 50 seconds East, record), 951.94 feet;  
Thence South 00 degrees 08 minutes 06 seconds West, 100.06 feet, measured (South 00 degrees 08 minutes 10 seconds West, 100.00 feet, record);  
Thence South 60 degrees 56 minutes 38 seconds West, 675.80 feet to a point of curvature a circular curve to the left having a radius of 375.00 feet and a central angle of 60 degrees 56 minutes 38 seconds;  
Thence along said curve, 398.88 feet to a point of tangency;  
Thence South 150.46 feet, measured (South 150.60 feet, record);  
Thence South 59 degrees 45 minutes 19 seconds West, 208.36 feet, measured (South 59 degrees 44 minutes 37 seconds West, 208.39 feet, record);  
Thence North 1011.26 feet, measured (North 1011.33 feet, record) to the TRUE POINT OF BEGINNING;  
Except therefrom that portion described as follows:  
Commencing at the Northwest corner of said Section 29;  
Thence South (assumed bearing) along the West line of said Section 29, a distance of 966.14 feet;  
Thence East, a distance of 55.00 feet to the TRUE POINT OF BEGINNING;  
Thence North, a distance of 45.00 feet to the beginning of a curve to the left, being concave Northeasterly and having a radius of 15.00 feet;  
Thence Southeasterly 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 40.71 feet to the beginning of a curve to the right being concave Southwesterly and having a radius of 115.50 feet;  
Thence Southeasterly 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 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 Southeast 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 45.00 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 title information and the description shown is based on a Commitment for Title Insurance issued by Transnation Title Insurance Company, File Number 01307306, dated October 10, 2003.
- The number of striped parking spaces on the subject property are as follows:  
Regular: 304  
Handicapped: 27  
Total: 331
- The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leaseable area of any building. The building offset distances shown are to actual building corners.
- Based on the Maricopa County Assessors 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 interpretation of the City of Paradise Valley Zoning Ordinance Manual. The 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 Restrictions:** 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 inconsistency, inexact nature and ambiguity in the aforementioned records this survey should not be used for design purposes. Please call an underground utility locator or "BLUE STAKE" at 263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- The Surveyor has made no attempt and has not obtained any information relating to, and has no knowledge of any proposed right of ways, easements, or dedications that any municipality, 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 recitals creating easements, liabilities, 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 PERMIT:  
Recorded in Docket 14302  
Page 10; and  
14836  
Recorded in Docket 1320; and  
Page 15879  
Amendment recorded in docket 308; and  
Amendment recorded in Document No. 85-161118; and  
Amendment recorded in Document No. 85-175950; and  
Amendment recorded in Document No. 87-269549; and  
Amendment recorded in Document No. 90-083062; and  
Recorded in Documents No. 95-0493908  
(AFFECTS SUBJECT PROPERTY)
- EASEMENT and rights incident thereto, as set forth in instrument:  
Recorded in Docket 14618  
Page 775; and  
Recorded in Docket 14659  
Page 616  
Purpose slope and drainage
- EASEMENT and rights incident thereto, as set forth in instrument:  
Recorded in Docket 15178  
Page 391; and  
Re-recorded in Docket 15225  
Page 848  
Purpose communication lines and facilities
- EASEMENT and rights incident thereto, as set forth in instrument:  
Recorded in Document No. 86-368559  
Page 1  
Purpose right of entry  
(AFFECTS SUBJECT PROPERTY)
- EASEMENT and rights incident thereto, as set forth in instrument:  
Recorded in Document No. 95-0727760  
Page 1  
Purpose underground electric lines and facilities
- All Matters contained in Resolution Number 932 of the Town of Paradise Valley relating to Personal Wireless Service Facilities, identifying possible locations:  
Recorded March 19, 1998  
Document No. 98-0213661  
(AFFECTS SUBJECT PROPERTY)

## CERTIFICATION

The undersigned, being a registered surveyor of the State of Arizona, certifies to (i) WASHINGTON MUTUAL BANK, FA, together with its successors and assigns; (ii) TRANSNATION TITLE INSURANCE COMPANY; and (iii) MOUNTAINVIEW MEDICAL CENTER, 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 NSPS in 1999 and includes items 1 through 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b) and 13 through 16 of Table A thereof and was prepared pursuant to the accuracy standards (adopted by ALTA and ACSM) of a Class A Survey, as defined therein.  
2 This survey, which was established by a transit-tape (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 metes and bounds description, 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 way 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, or rights of way, or (b) by the buildings, structures or other improvements on any adjoining properties, streets, or alleys upon the subject property.  
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. 01307306 dated October 10, 2003, issued by Transnation 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 survey correctly shows: (a) the zoning classification for the subject property, (b) the permitted uses within 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 accepted public streets or highways known as Tatum Boulevard and Shea Boulevard.  
9 Except as shown on the survey, the subject property does not visibly serve any adjoining property for drainage, utilities, structural support or ingress or egress.  
10 The record description of the subject property forms a mathematically closed figure.  
11 According to FEMA Flood Insurance Rate Map, Map Number 04013C1680 G, dated July 19, 2001, the subject property is located in Zone X. Zone X is defined as "Areas of 300-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 Goetzzenberger  
R.L.S. 31020



SHEET 1 OF 2

**Superior Surveying Services, Inc.**  
21415 North 23rd Avenue  
Phoenix, Arizona 85027  
Phone (623) 869-0223  
Fax (623) 869-0726  
Info@superiorsurveying.com

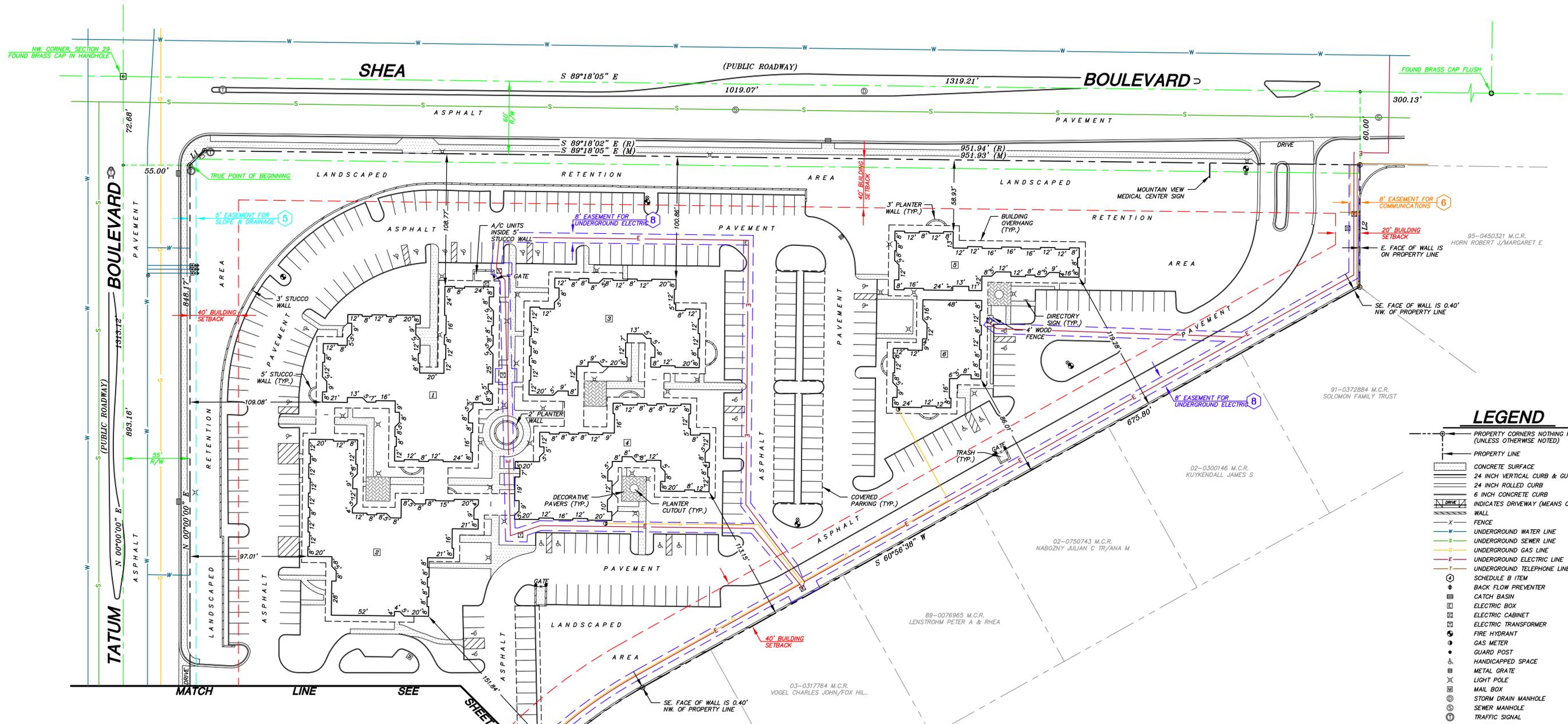
PROFESSIONAL LAND SURVEYING - ARIZONA, CALIFORNIA, NEVADA  
ARIZONA NO. 18214 - CALIFORNIA NO. L6060 - NEVADA NO. 7680

10555 N. TATUM BOULEVARD, PARADISE VALLEY, ARIZONA

DATE: 12-12-03

REVISED:

JOB NO.: 231135



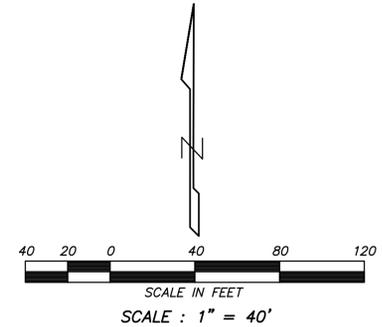
**LEGEND**

- PROPERTY CORNERS NOTHING FOUND OR SET (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- ▨ CONCRETE SURFACE
- ▨ 24 INCH VERTICAL CURB & GUTTER
- ▨ 24 INCH ROLLED CURB
- ▨ 6 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 B ITEM
- ⊖ BACK FLOW PREVENTER
- ⊕ CATCH BASIN
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC CABINET
- ⊕ ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- ⊕ GUARD POST
- ⊕ HANDICAPPED SPACE
- ⊕ METAL GRATE
- ⊕ LIGHT POLE
- ⊕ MAIL BOX
- ⊕ STORM DRAIN MANHOLE
- ⊕ SEWER MANHOLE
- ⊕ TRAFFIC SIGNAL
- ⊕ WATER METER
- ⊕ WATER VALVE
- (R) RECORD
- (M) MEASURED

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 45°20'59" W (R)	16.87
	S 45°20'58" W (M)	
L2	S 00°08'06" W	100.06 (R) 100.08 (M)
L3	S 00°00'00" E	150.46
L4	S 59°45'19" W	28.31
L5	N 90°00'00" E	40.71
L6	N 90°00'00" W	58.13
L7	S 59°45'19" W	130.05
L8	N 00°00'00" E	73.10

BUILDING TABLE			
BUILDING	TYPE	HEIGHT	SQ. FEET
1	ONE STORY STUCCO	20'±	12,209
2	ONE STORY STUCCO	20'±	11,163
3	ONE STORY STUCCO	20'±	9,195
4	ONE STORY STUCCO	20'±	9,224
5	ONE STORY STUCCO	20'±	4,740
6	ONE STORY STUCCO	20'±	4,614
7	ONE STORY STUCCO	20'±	8,816

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	398.88	375.00	60°56'38"
C2	120.56	115.50	59°48'16"
C3	23.56	15.00	90°00'00"
C4	23.56	15.00	90°00'00"
C5	47.39	45.34	59°53'02"







OrcuttWinslow Project 2018\_041 Mountain View Medical Center Redevelopment, Architectural Site Plan Sheet 05.2.5 architectural site plan phase 2 was plotted by Bhoom Desai on Monday, February 11, 2019 at 4:19 PM. file found at BIM Server: HC Bimserver - BIMcloud Basic for ARCHICAD 21/Health Care Studio/18\_041-01MinViewMedicalCTRRedevlp1m

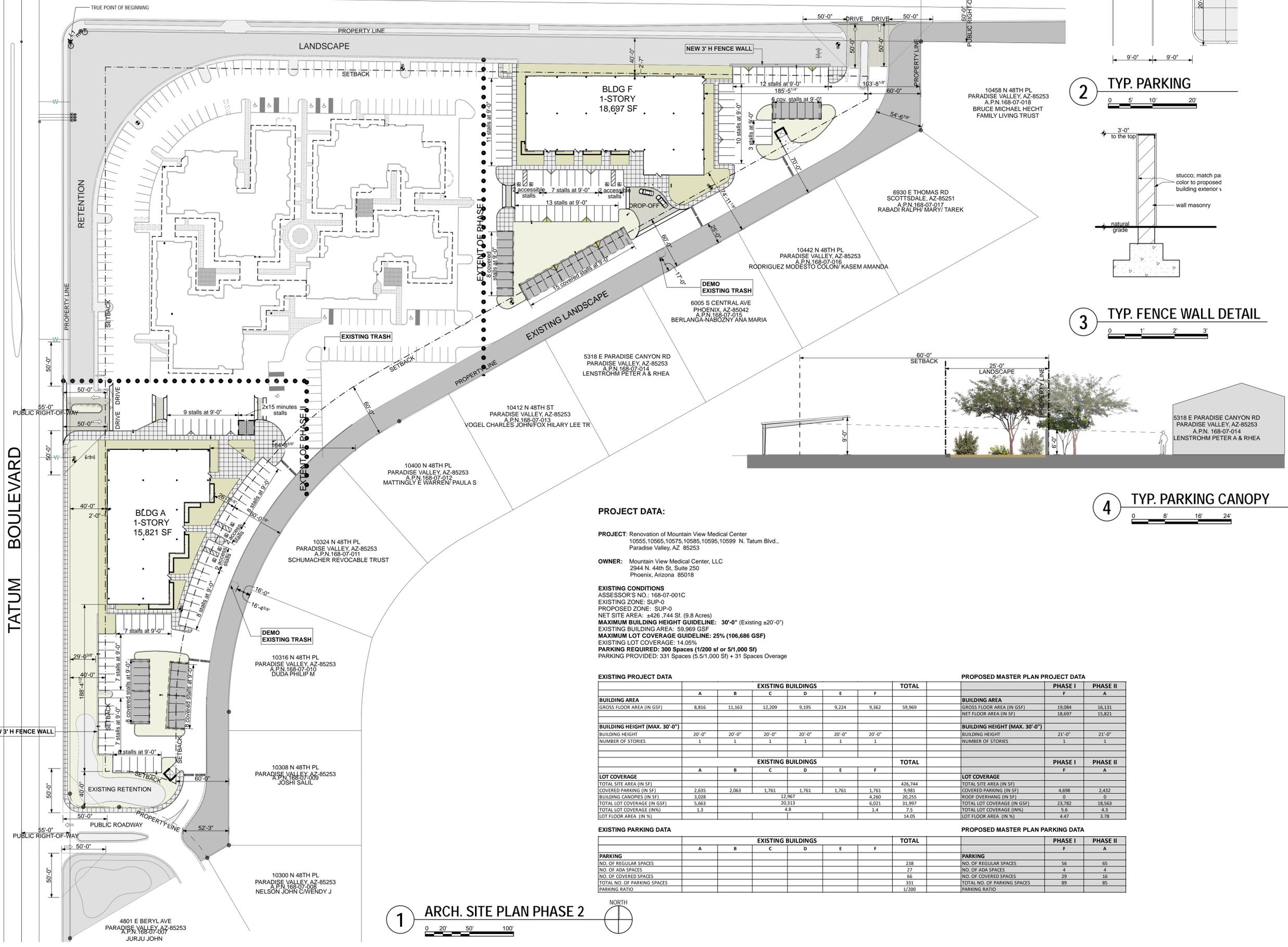
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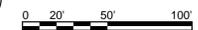
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INVTMENTS

168-74-003  
S & T PROPERTY LLC/ETAL

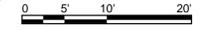
# SHEA BOULEVARD



**1 ARCH. SITE PLAN PHASE 2**



**2 TYP. PARKING**



**3 TYP. FENCE WALL DETAIL**



**4 TYP. PARKING CANOPY**



**PROJECT DATA:**

**PROJECT:** Renovation of Mountain View Medical Center  
 10555, 10565, 10575, 10585, 10595, 10599 N. Tatum Blvd.,  
 Paradise Valley, AZ 85253  
**OWNER:** Mountain View Medical Center, LLC  
 2944 N. 44th St, Suite 250  
 Phoenix, Arizona 85018  
**EXISTING CONDITIONS**  
 ASSESSOR'S NO.: 168-07-001C  
 EXISTING ZONE: SUP-0  
 PROPOSED ZONE: SUP-0  
 NET SITE AREA: ±426,744 SF. (9.8 Acres)  
**MAXIMUM BUILDING HEIGHT GUIDELINE:** 30'-0" (Existing ±20'-0")  
**EXISTING BUILDING AREA:** 59,969 GSF  
**MAXIMUM LOT COVERAGE GUIDELINE:** 25% (106,686 GSF)  
**EXISTING LOT COVERAGE:** 14.05%  
**PARKING REQUIRED:** 300 Spaces (1/200 sf or 51,000 SF)  
**PARKING PROVIDED:** 331 Spaces (5.5/1,000 SF) + 31 Spaces Overage

**EXISTING PROJECT DATA**

	EXISTING BUILDINGS						TOTAL
	A	B	C	D	E	F	
<b>BUILDING AREA</b>							
GROSS FLOOR AREA (IN GSF)	8,816	11,163	12,209	9,195	9,224	9,362	59,969
<b>BUILDING HEIGHT (MAX. 30'-0")</b>							
BUILDING HEIGHT	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	
NUMBER OF STORIES	1	1	1	1	1	1	
<b>LOT COVERAGE</b>							
TOTAL SITE AREA (IN SF)							426,744
COVERED PARKING (IN SF)	2,635	2,063	1,761	1,761	1,761	1,761	9,981
BUILDING CANOPIES (IN SF)	3,028		12,967			4,260	20,255
TOTAL LOT COVERAGE (IN GSF)	5,663		20,313			6,021	31,997
TOTAL LOT COVERAGE (IN%)	1.3		4.8			1.4	7.5
LOT FLOOR AREA (IN %)							14.05

**EXISTING PARKING DATA**

	EXISTING BUILDINGS						TOTAL
	A	B	C	D	E	F	
<b>PARKING</b>							
NO. OF REGULAR SPACES							238
NO. OF ADA SPACES							27
NO. OF COVERED SPACES							66
TOTAL NO. OF PARKING SPACES							331
PARKING RATIO							1/200

**PROPOSED MASTER PLAN PROJECT DATA**

	PHASE I		PHASE II	
	F	A	F	A
<b>BUILDING AREA</b>				
GROSS FLOOR AREA (IN GSF)	19,084	16,131		
NET FLOOR AREA (IN SF)	18,697	15,821		
<b>BUILDING HEIGHT (MAX. 30'-0")</b>				
BUILDING HEIGHT	21'-0"	21'-0"		
NUMBER OF STORIES	1	1		
<b>LOT COVERAGE</b>				
TOTAL SITE AREA (IN SF)				
COVERED PARKING (IN SF)	4,698	2,432		
ROOF OVERHANG (IN SF)	0	0		
TOTAL LOT COVERAGE (IN GSF)	23,782	18,563		
TOTAL LOT COVERAGE (IN%)	5.6	4.3		
LOT FLOOR AREA (IN %)	4.47	3.78		

**PROPOSED MASTER PLAN PARKING DATA**

	PHASE I		PHASE II	
	F	A	F	A
<b>PARKING</b>				
NO. OF REGULAR SPACES	56	65		
NO. OF ADA SPACES	4	4		
NO. OF COVERED SPACES	29	16		
TOTAL NO. OF PARKING SPACES	89	85		
PARKING RATIO				

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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

PROJECT NO.	DATE OF ISSUE
<b>2018_041</b>	<b>02.07.2019</b>
REVISION NO.	DATE
1	09.26.2018
2	11.01.2018
3	01.22.2019
4	02.19.2019

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

**PROJECT PHASE**  
 SUP major amendment  
 Review #4  
**SHEET CONTENTS**

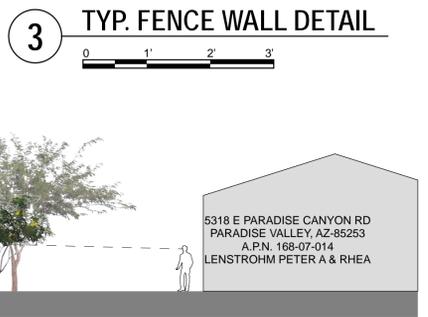
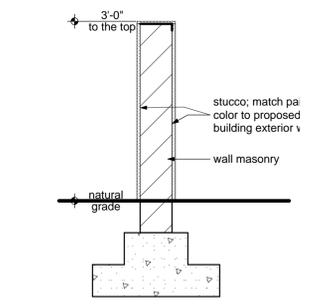
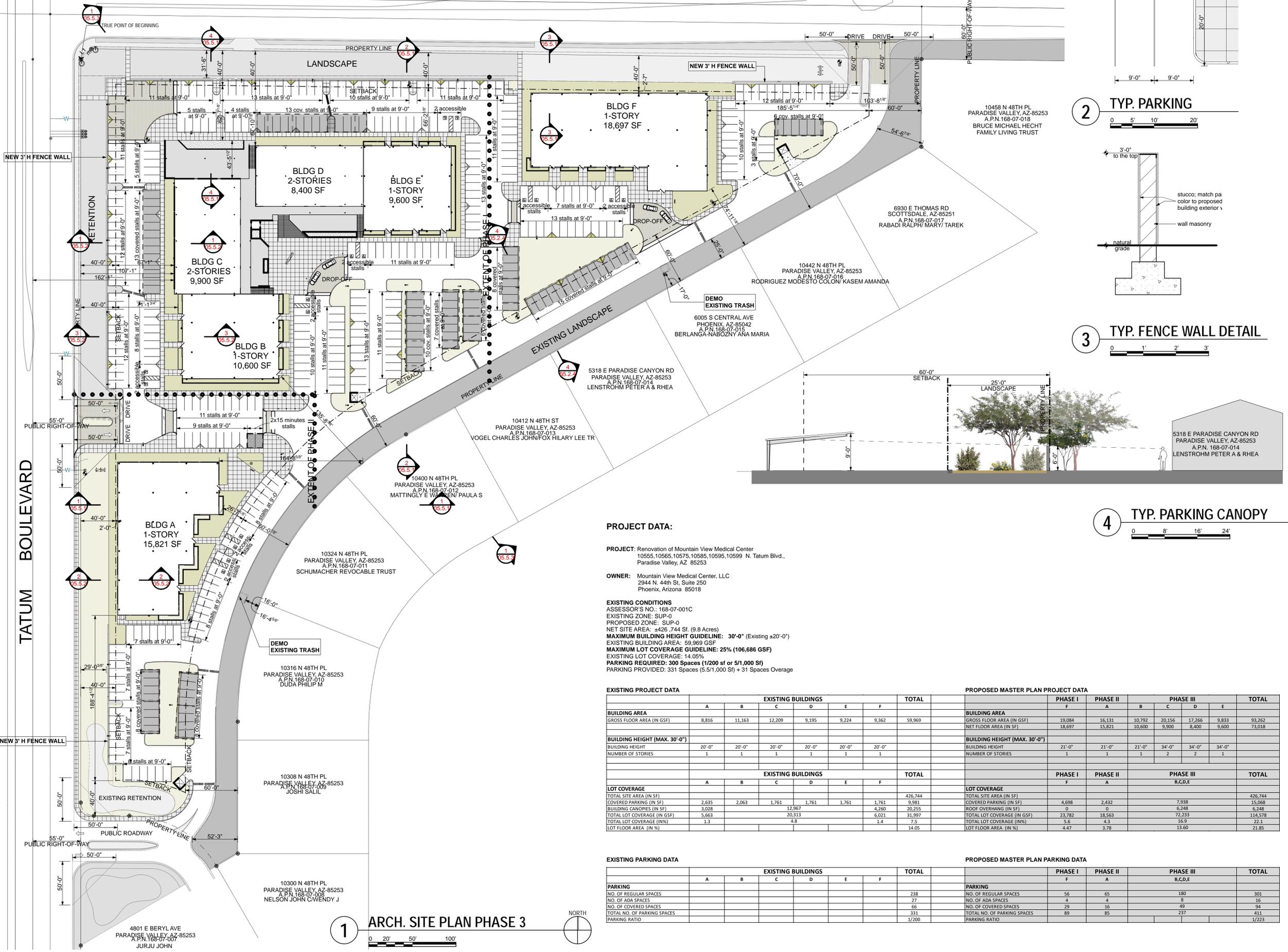
**architectural site plan phase 2**  
 SHEET NO.

**05.2.5**

OrcuttWinslow Project 2018\_041 Mountain View Medical Center Redevelopment, Architectural Site Plan Sheet 05.2.6 architectural site plan phase 3 was plotted by Broom Desai on Monday, February 11, 2019 at 4:19 PM. file found at BIM Server: HC Bimserver - BIMcloud Basic for ARCHICAD 21/Health Care Studio/18\_041-010MinViewMedicalCTRRedevlpmt

168-74-003  
S & T PROPERTY LLC/ETAL

# SHEA BOULEVARD



### PROJECT DATA:

**PROJECT:** Renovation of Mountain View Medical Center  
 10555, 10565, 10575, 10585, 10595, 10599 N. Tatum Blvd., Paradise Valley, AZ 85253  
**OWNER:** Mountain View Medical Center, LLC  
 2944 N. 44th St, Suite 250  
 Phoenix, Arizona 85018  
**EXISTING CONDITIONS**  
 ASSESSOR'S NO.: 168-07-001C  
 EXISTING ZONE: SUP-0  
 PROPOSED ZONE: SUP-0  
 NET SITE AREA: ±426,744 SF (9.8 Acres)  
**MAXIMUM BUILDING HEIGHT GUIDELINE:** 30'-0" (Existing ±20'-0")  
 EXISTING BUILDING AREA: 59,969 GSF  
**MAXIMUM LOT COVERAGE GUIDELINE:** 25% (106,686 GSF)  
 EXISTING LOT COVERAGE: 14.05%  
**PARKING REQUIRED:** 300 Spaces (1/200 sf or 5/1,000 SF)  
**PARKING PROVIDED:** 331 Spaces (5.5/1,000 SF) + 31 Spaces Overage

### EXISTING PROJECT DATA

	EXISTING BUILDINGS						TOTAL
	A	B	C	D	E	F	
<b>BUILDING AREA</b>							
GROSS FLOOR AREA (IN GSF)	8,816	11,163	12,209	9,195	9,224	9,362	59,969
<b>BUILDING HEIGHT (MAX. 30'-0")</b>							
BUILDING HEIGHT	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	
NUMBER OF STORIES	1	1	1	1	1	1	
<b>LOT COVERAGE</b>							
TOTAL SITE AREA (IN SF)							426,744
COVERED PARKING (IN SF)	2,635	2,063	1,761	1,761	1,761	1,761	9,981
BUILDING CANOPIES (IN SF)	3,028		12,967			4,260	20,255
TOTAL LOT COVERAGE (IN GSF)	5,663		20,313			6,021	31,997
TOTAL LOT COVERAGE (IN%)	1.3		4.8			1.4	7.5
LOT FLOOR AREA (IN %)							14.05

### PROPOSED MASTER PLAN PROJECT DATA

	PHASE I					PHASE II					PHASE III					TOTAL	
	F	A	B	C	D	F	A	B	C	D	F	A	B	C	D		E
<b>BUILDING AREA</b>																	
GROSS FLOOR AREA (IN GSF)	19,084					16,131					10,792					17,266	9,833
NET FLOOR AREA (IN SF)	18,697					15,821					10,600					9,900	8,400
<b>BUILDING HEIGHT (MAX. 30'-0")</b>																	
BUILDING HEIGHT	21'-0"					21'-0"					21'-0"				34'-0"	34'-0"	34'-0"
NUMBER OF STORIES	1					1					1				2	2	1
<b>LOT COVERAGE</b>																	
TOTAL SITE AREA (IN SF)																	426,744
COVERED PARKING (IN SF)	4,698					2,432					7,938						15,068
ROOF OVERHANG (IN SF)	0					0					6,248						6,248
TOTAL LOT COVERAGE (IN GSF)	23,782					18,563					72,233						114,578
TOTAL LOT COVERAGE (IN%)	5.6					4.3					16.9						22.1
LOT FLOOR AREA (IN %)	4.47					3.78					13.60						21.85

### EXISTING PARKING DATA

	EXISTING BUILDINGS						TOTAL
	A	B	C	D	E	F	
<b>PARKING</b>							
NO. OF REGULAR SPACES							238
NO. OF ADA SPACES							27
NO. OF COVERED SPACES							66
TOTAL NO. OF PARKING SPACES							331
PARKING RATIO							1/200

### PROPOSED MASTER PLAN PARKING DATA

	PHASE I					PHASE II					PHASE III					TOTAL	
	F	A	B	C	D	F	A	B	C	D	F	A	B	C	D		E
<b>PARKING</b>																	
NO. OF REGULAR SPACES	56					65					180						301
NO. OF ADA SPACES	4					8					16						16
NO. OF COVERED SPACES	29					16					49						94
TOTAL NO. OF PARKING SPACES	89					85					237						411
PARKING RATIO																	1/223

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

**CLIENT CONTACT**

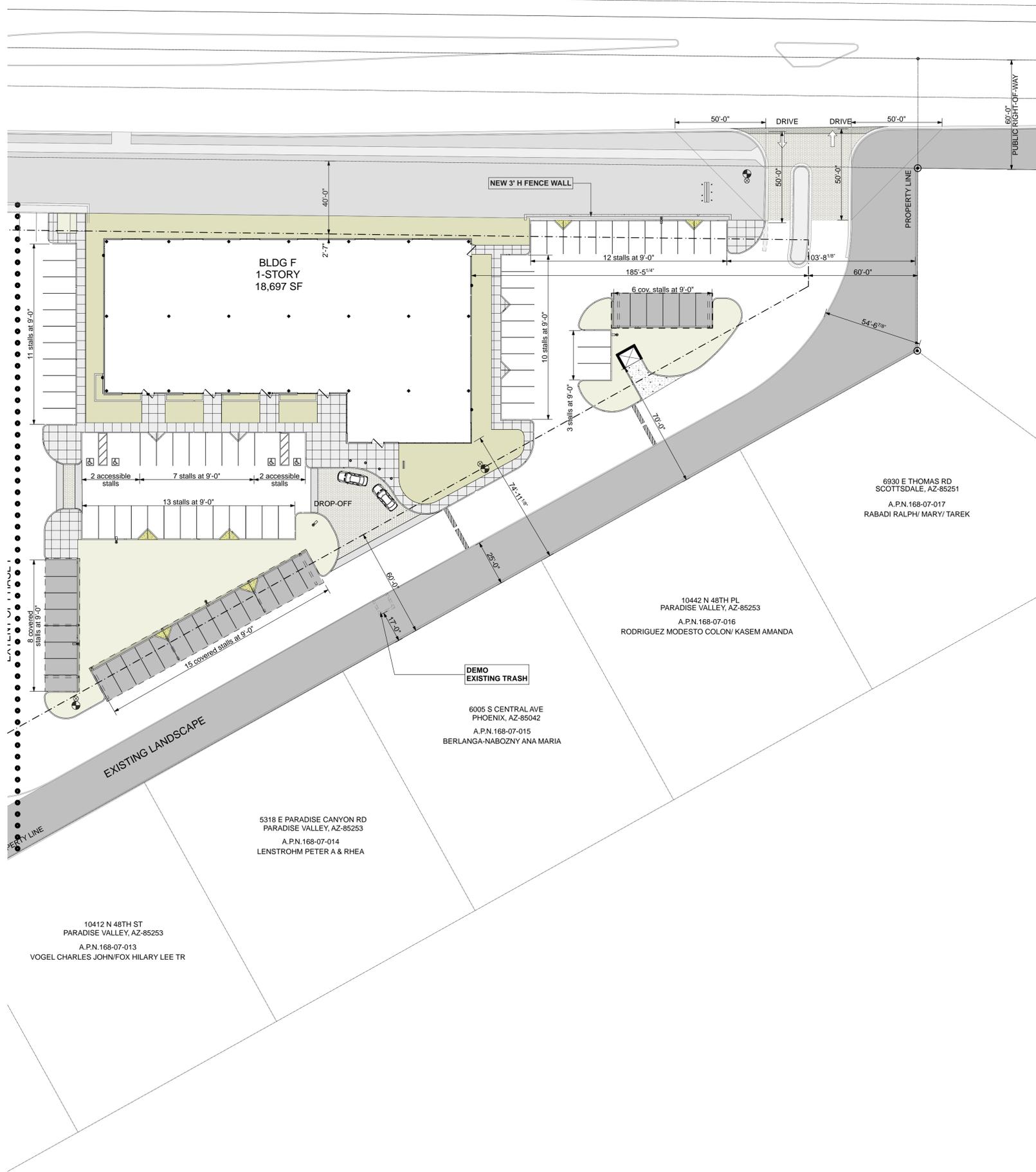
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Phoenix, AZ 85018	

**PROJECT NO.** 2018\_041  
**DATE OF ISSUE** 02.07.2019  
**REVISION NO.** 1, 2, 3, 4  
**DATE** 09.26.2018, 11.01.2018, 01.22.2019, 02.19.2019

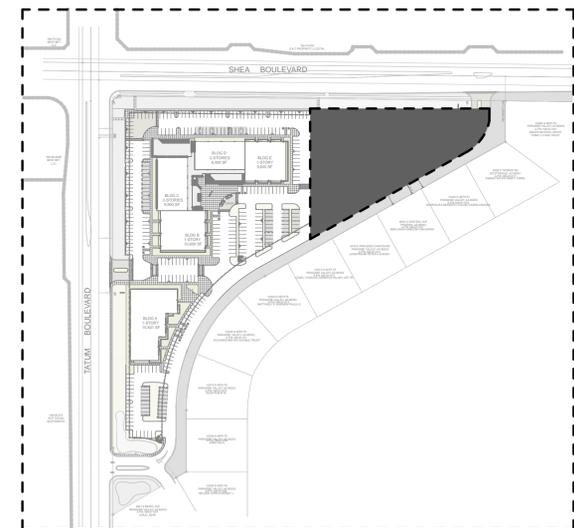
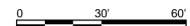
**PROJECT TEAM**  
**John Cantrell** BD  
**DRAWN BY** BD  
**PROJECT PHASE**  
 SUP major amendment  
 Review #4  
**SHEET CONTENTS**  
 architectural site plan  
 phase 3  
**SHEET NO.**

# 05.2.6

**1 ARCH. SITE PLAN PHASE 3**  
 Scale: 0' 20' 50' 100'  
 NORTH



PHASE 1 ENLARGED PLAN



KEYPLAN



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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

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Phoenix, AZ 85018

602.802.8106 t

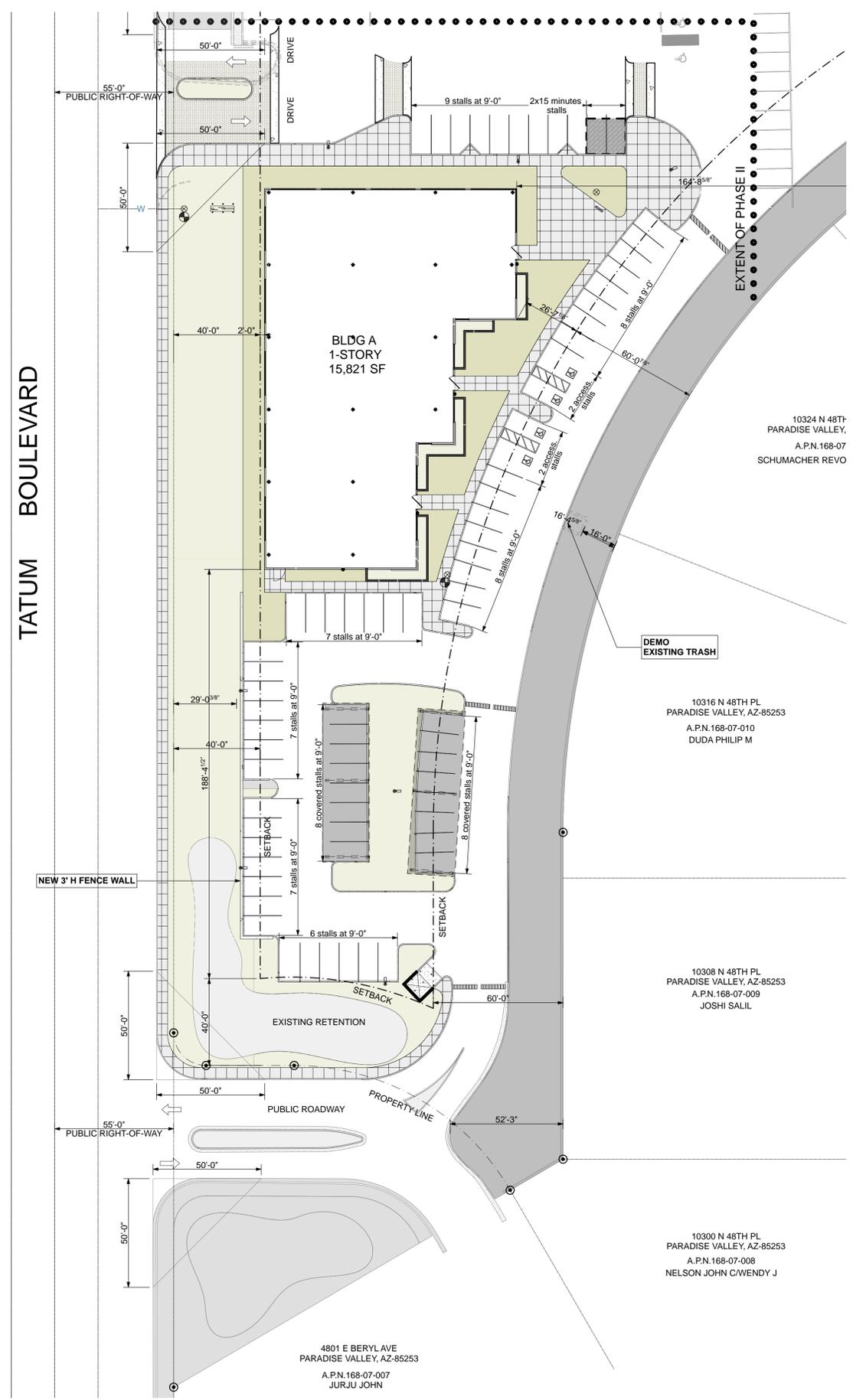
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REVISION NO.	DATE
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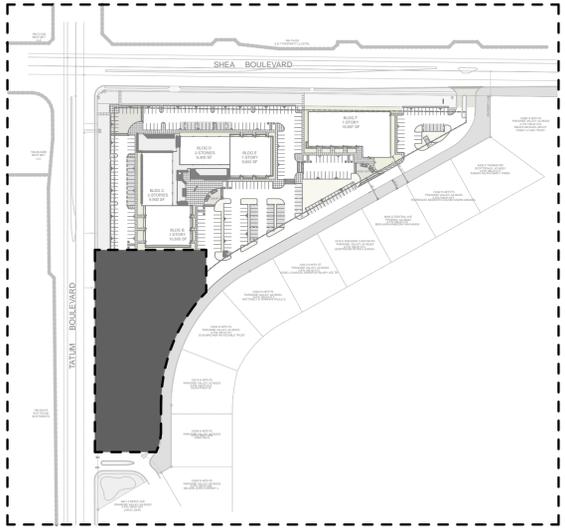
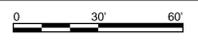
**PROJECT PHASE**  
SUP major amendment  
Review #4

**SHEET CONTENTS**  
phase I enlarged plan

**SHEET NO.**  
05.2.7



**PHASE II ENLARGED PLAN**



**KEYPLAN**



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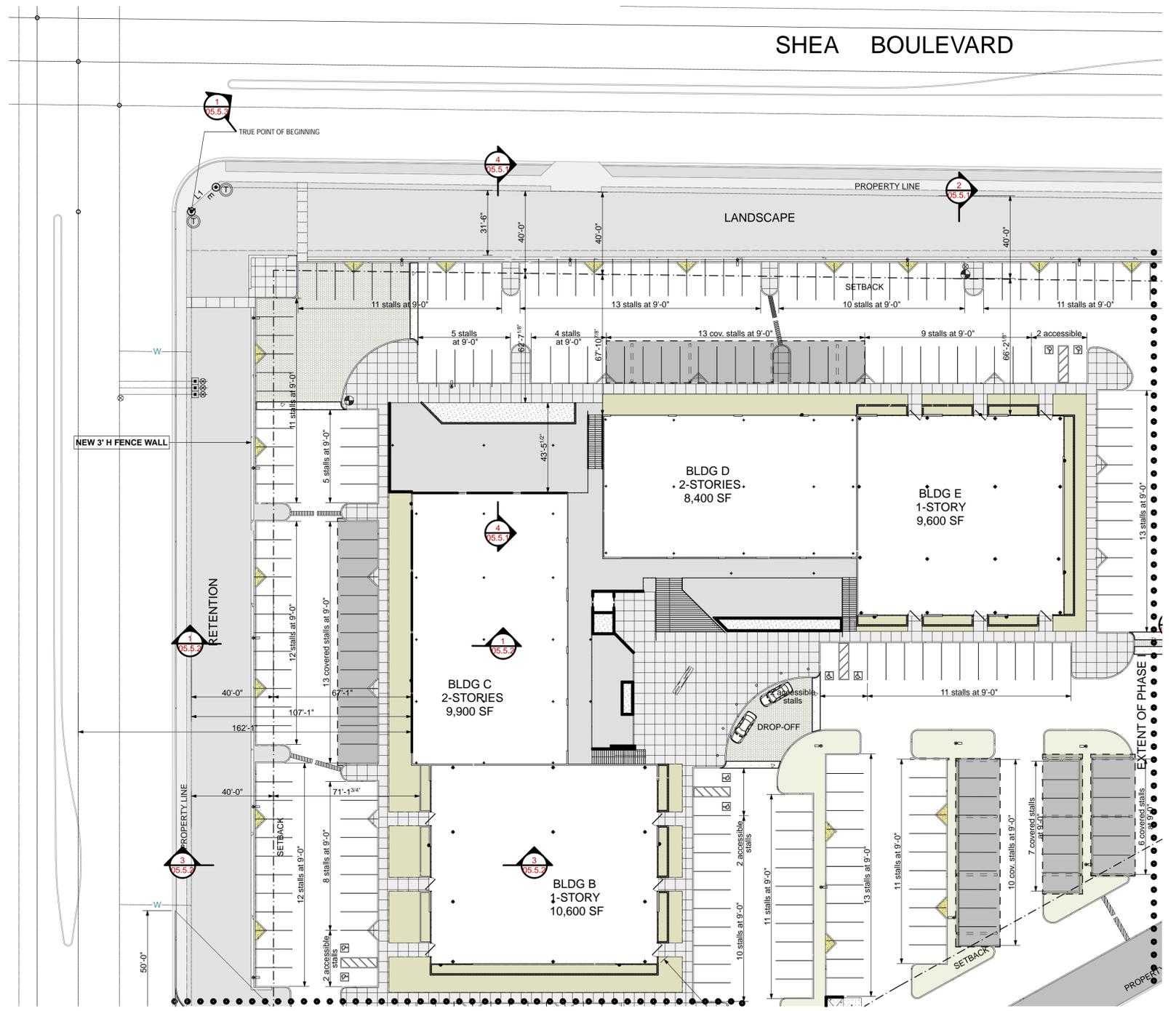
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**John Cantrell** **BD**

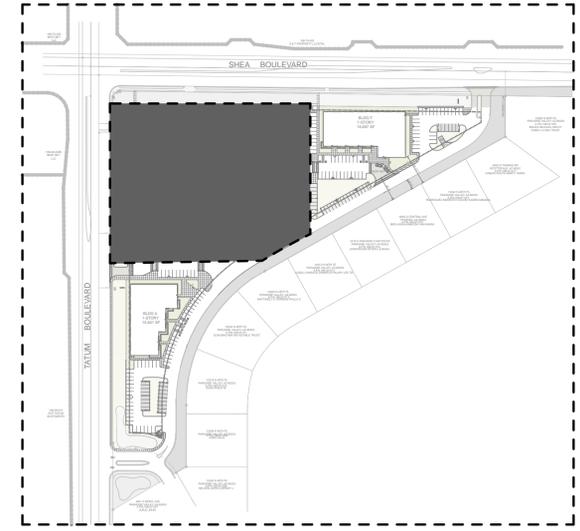
**PROJECT PHASE**  
**SUP major amendment**  
**Review #4**  
**SHEET CONTENTS**  
**phase II enlarged plan**

SHEET NO.  
**05.2.8**

Orcutt|Winslow Project: 2018\_041 Mountain View Medical Center Redevelopment, Architectural Site Plan Sheet 05.2.9 phase III enlarged plan was plotted by Bhoomi Desai on Monday, February 11, 2019 at 4:19 PM. file found at BIM Server: HC Bimservers - BIMcloud Basic for ARCHICAD 21/Health Care Studio/18\_041-01MinViewMedicalCTRRedevlpjmm



**PHASE III ENLARGED PLAN**  
 0 30' 60'  
 NORTH



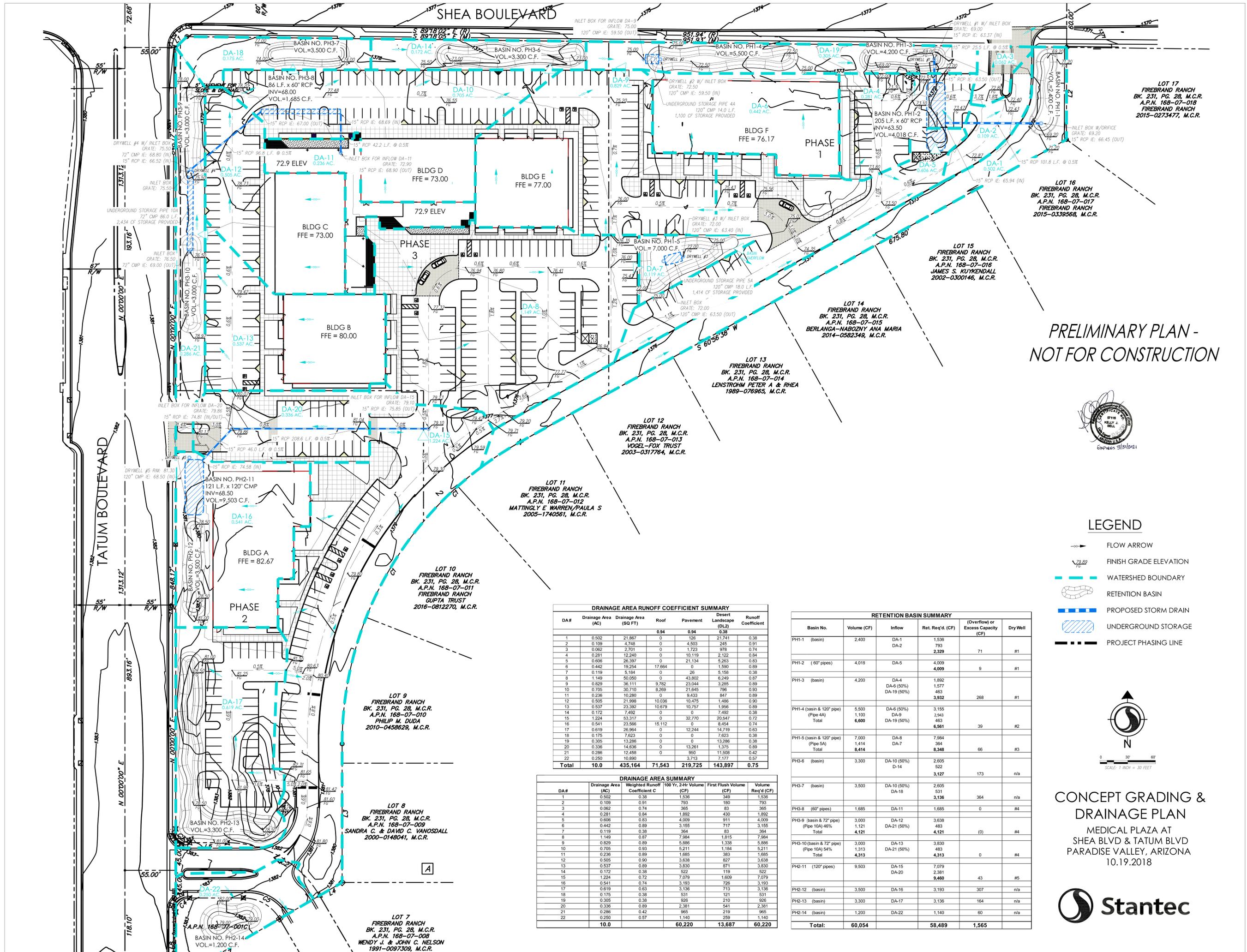
**KEYPLAN**  
 NORTH

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<b>PROJECT NO.</b>	<b>DATE OF ISSUE</b>
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<b>PROJECT TEAM</b>	<b>DRAWN BY</b>
John Cantrell	BD
<b>PROJECT PHASE</b>	
SUP major amendment	
Review #4	
<b>SHEET CONTENTS</b>	
phase III enlarged plan	
<b>SHEET NO.</b>	
05.2.9	





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)	Drainage Area (SQ FT)	Runoff Coefficient			Runoff Coefficient
			Roof	Pavement	Desert Landscape (DL)	
			0.94	0.94	0.38	
1	0.502	21,967	0	126	21,741	0.38
2	0.109	4,748	0	4,503	245	0.91
3	0.082	2,701	0	1,723	978	0.74
4	0.281	12,240	0	10,119	2,122	0.94
5	0.606	26,397	0	21,134	5,263	0.83
6	0.442	19,254	17,664	0	1,590	0.89
7	0.119	5,184	0	26	5,158	0.38
8	1.149	50,950	0	43,802	6,249	0.87
9	0.829	36,111	9,782	23,044	3,285	0.89
10	0.705	30,710	8,269	21,645	796	0.93
11	0.236	10,280	0	9,433	847	0.89
12	0.505	21,998	10,036	10,475	1,486	0.90
13	0.537	23,392	10,678	10,757	1,956	0.89
14	0.172	7,492	0	0	7,492	0.38
15	1.224	53,317	0	32,770	20,547	0.72
16	0.541	23,566	15,112	0	8,454	0.74
17	0.619	26,354	0	12,244	14,719	0.53
18	0.175	7,623	0	0	7,623	0.38
19	0.305	13,286	0	0	13,286	0.38
20	0.336	14,636	0	13,261	1,375	0.89
21	0.296	12,458	0	960	11,508	0.42
22	0.250	10,890	0	3,713	7,177	0.57
<b>Total</b>	<b>10.0</b>	<b>435,164</b>	<b>71,543</b>	<b>219,725</b>	<b>143,897</b>	<b>0.75</b>

**DRAINAGE AREA SUMMARY**

DA#	Drainage Area (AC)	Weighted Runoff Coefficient C	100 Yr, 2-Hr Volume (CF)	First Flush Volume (CF)	Volume Req'd (CF)
1	0.502	0.38	1,536	349	1,536
2	0.109	0.91	793	180	793
3	0.082	0.74	365	83	365
4	0.281	0.94	1,892	430	1,892
5	0.606	0.83	4,009	911	4,009
6	0.442	0.89	3,155	717	3,155
7	0.119	0.38	364	83	364
8	1.149	0.87	7,984	1,815	7,984
9	0.829	0.89	5,886	1,338	5,886
10	0.705	0.93	5,211	1,184	5,211
11	0.236	0.89	1,685	383	1,685
12	0.505	0.90	3,638	827	3,638
13	0.537	0.89	3,830	871	3,830
14	0.172	0.38	522	119	522
15	1.224	0.72	7,079	1,609	7,079
16	0.541	0.74	3,193	726	3,193
17	0.619	0.63	3,136	713	3,136
18	0.175	0.38	531	121	531
19	0.305	0.38	926	210	926
20	0.336	0.89	2,381	541	2,381
21	0.296	0.42	965	219	965
22	0.250	0.57	1,140	259	1,140
<b>Total</b>	<b>10.0</b>		<b>60,220</b>	<b>13,687</b>	<b>60,220</b>

**RETENTION BASIN SUMMARY**

Basin No.	Volume (CF)	Inflow	Ret. Req'd (CF)	(Overflow) or Excess Capacity (CF)	Dry Well
PH1-1 (basin)	2,400	DA-1	1,536		#1
		DA-2	793	71	
			<b>2,329</b>		
PH1-2 (60" pipes)	4,018	DA-5	4,009	9	#1
			<b>4,009</b>		
PH1-3 (basin)	4,200	DA-4	1,892		#1
		DA-6 (50%)	1,577		
		DA-19 (50%)	463	268	
			<b>3,932</b>		
PH1-4 (basin & 120" pipe) (Pipe 4A)	5,500	DA-6 (50%)	3,155		#2
		DA-9	2,943		
		DA-19 (50%)	463	39	
		<b>Total</b>	<b>6,561</b>		
PH1-5 (basin & 120" pipe) (Pipe 5A)	7,000	DA-8	7,984		#3
	1,414	DA-7	364		
	<b>Total</b>		<b>8,348</b>	66	
PH3-6 (basin)	3,300	DA-10 (50%)	2,605		n/a
		D-14	522		
			<b>3,127</b>	173	
PH3-7 (basin)	3,500	DA-10 (50%)	2,605		n/a
		DA-18	531		
			<b>3,136</b>	364	
PH3-8 (60" pipes)	1,685	DA-11	1,685	0	#4
PH3-9 (basin & 72" pipe) (Pipe 10A) 46%	3,000	DA-21 (50%)	3,638		n/a
	4,121	DA-21 (50%)	4,121	(0)	#4
			<b>4,121</b>		
PH3-10 (basin & 72" pipe) (Pipe 10A) 54%	3,000	DA-13	3,830		n/a
	1,313	DA-21 (50%)	483		
	<b>Total</b>		<b>4,313</b>	0	
PH2-11 (120" pipes)	9,503	DA-15	7,079		#5
		DA-20	2,381		
			<b>9,460</b>	43	
PH2-12 (basin)	3,500	DA-16	3,193		n/a
			<b>3,193</b>	307	
PH2-13 (basin)	3,300	DA-17	3,136		n/a
			<b>3,136</b>	164	
PH2-14 (basin)	1,200	DA-22	1,140		n/a
			<b>1,140</b>	60	
<b>Total:</b>	<b>60,054</b>		<b>58,489</b>	<b>1,565</b>	

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