

Mountain View Medical Center Redevelopment

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

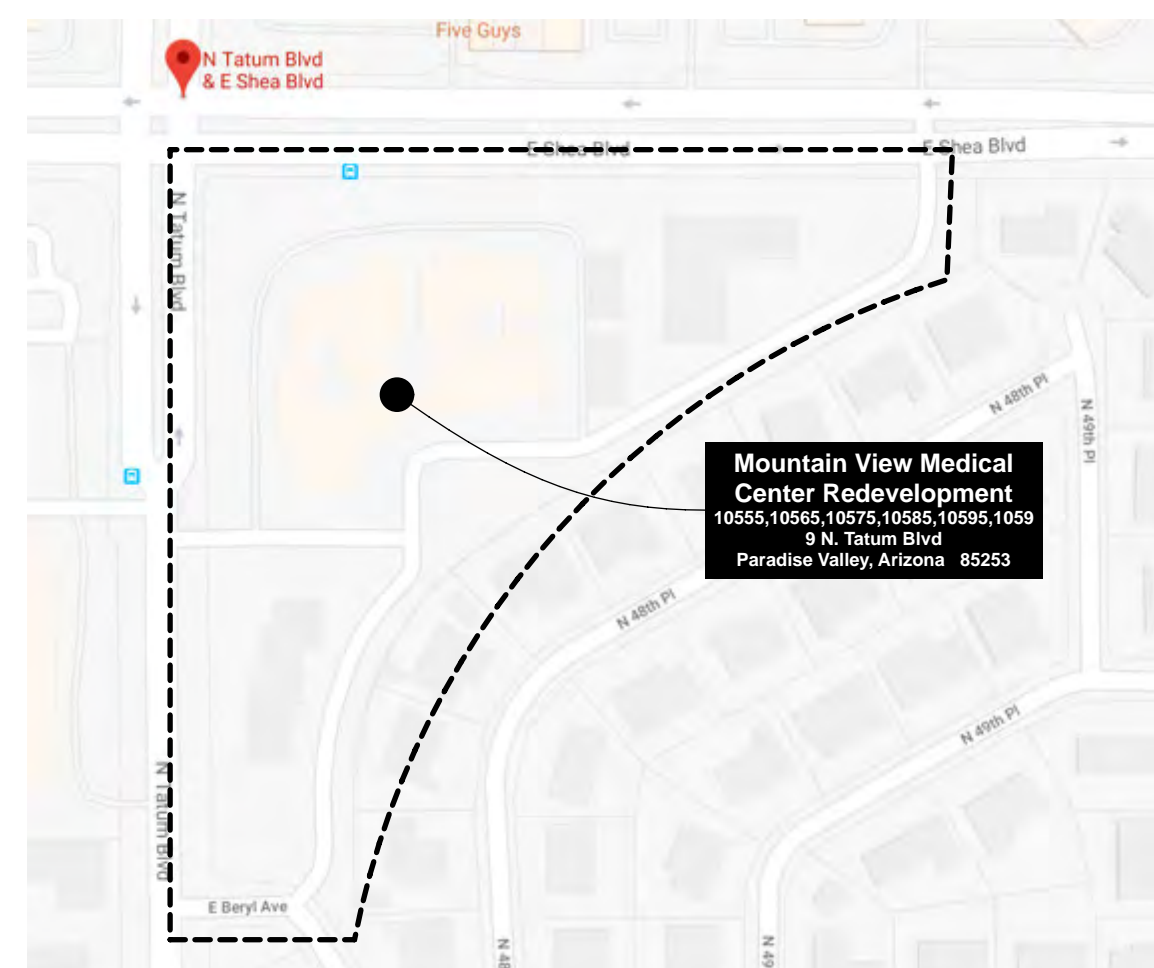
CONSULTANT INFO

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
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 Suite 145
 Scottsdale, Arizona 85250-5411
 t 480-980-8523

LANDSCAPE ARCHITECTS
RVI PLANNING+LANDSCAPE ARCHITECTURE
 120 S. Ash Avenue
 Tempe, Arizona 85281
 t 480-586-2176 f 480-830-4888

TRAFFIC AND PARKING
CIVITECH, INC.
 10605 N Hayden Rd
 Suite 140
 Scottsdale, Arizona 85260
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VICINITY MAP
 NOT TO SCALE

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CLIENT CONTACT

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

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 Cantrell** DRAWN BY **BD**

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

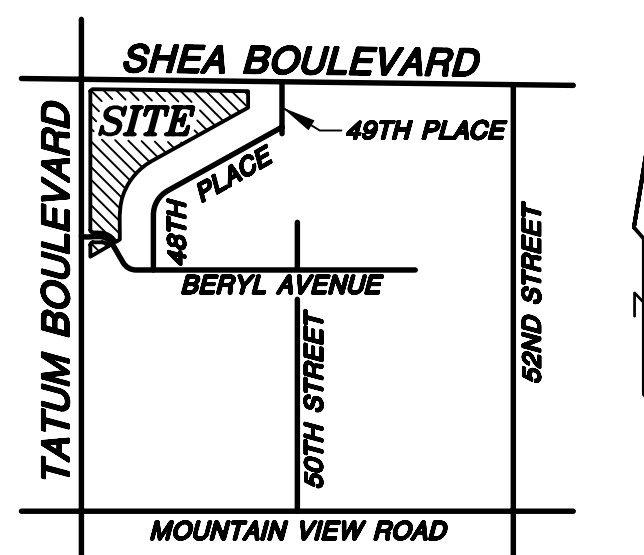
SHEET CONTENTS **Cover Sheet**

SHEET NO.

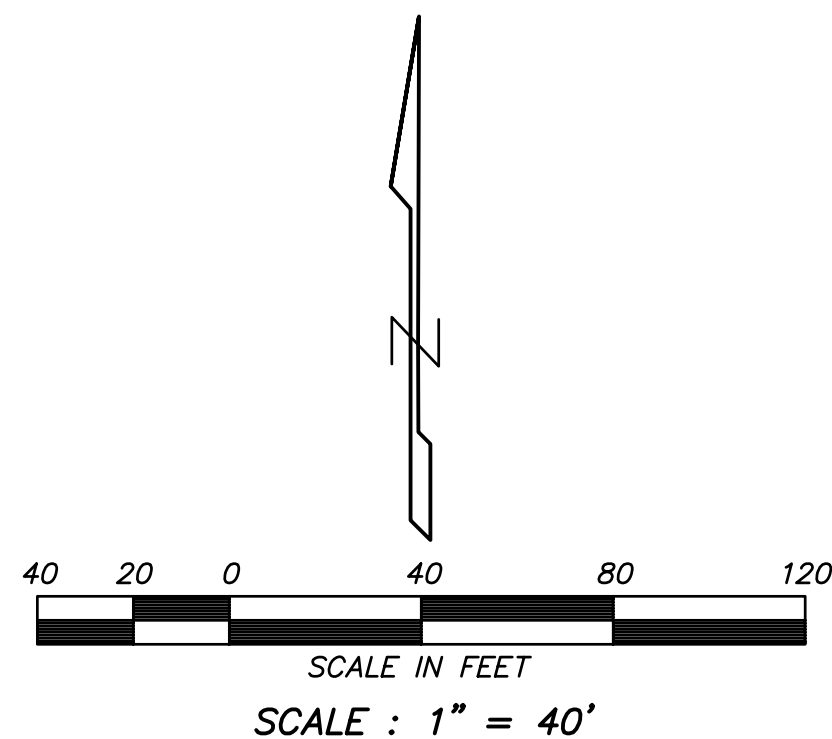
05.1.1

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.



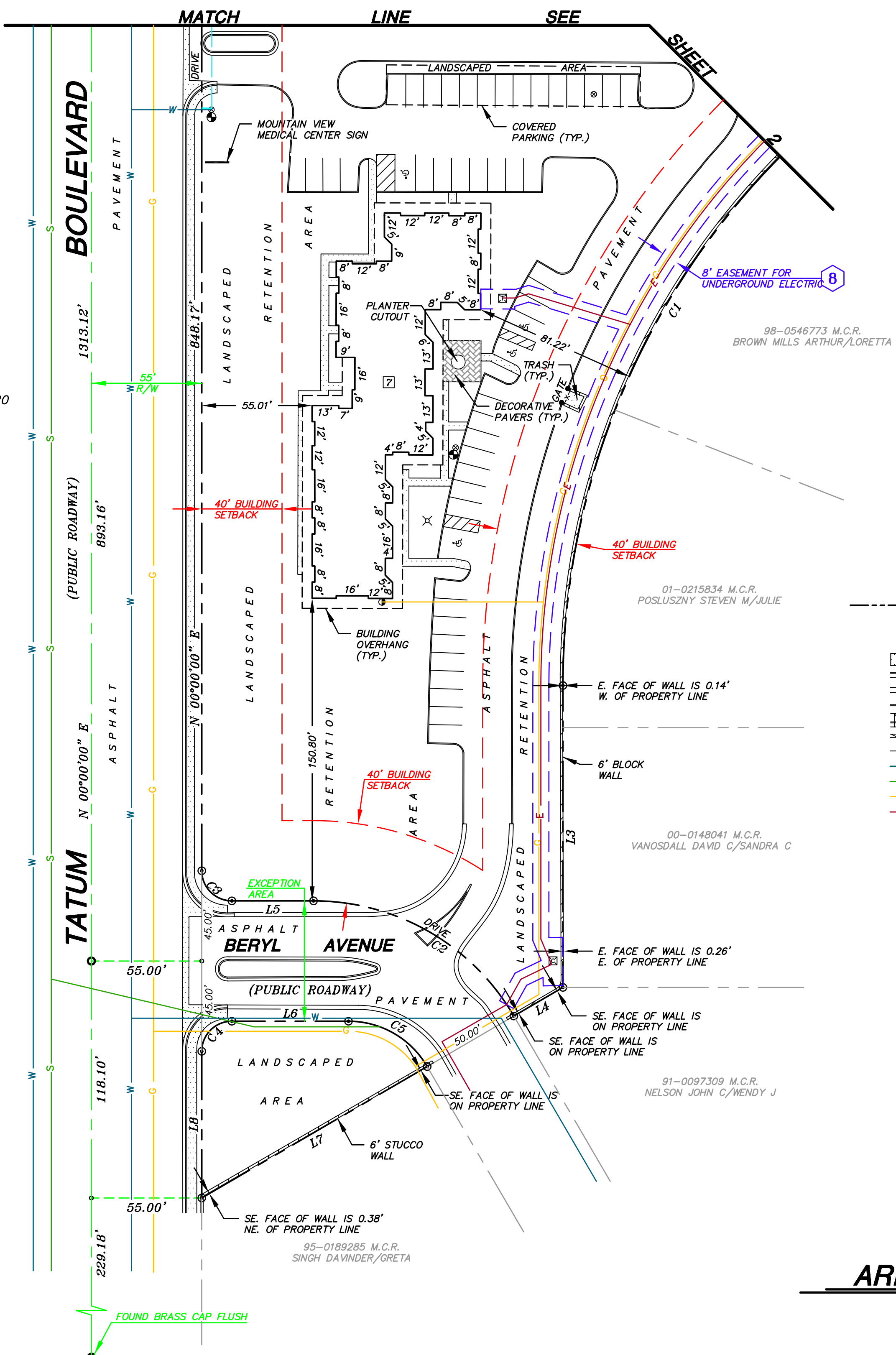
VICINITY MAP
NOT TO SCALE



| 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.

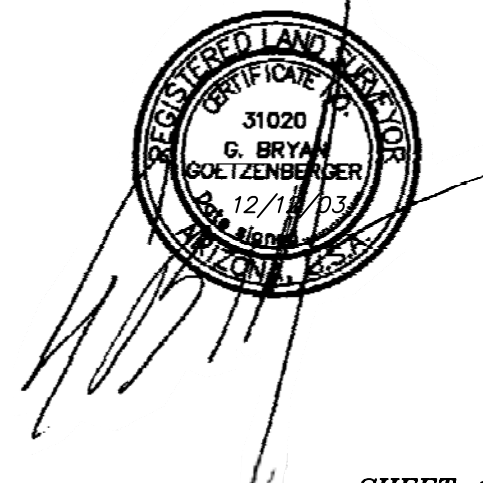
SCHEDULE "B" ITEMS

- 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
Page 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 right of entry
(AFFECTS SUBJECT PROPERTY)
- EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Document No. 95-072760
Page underground electric lines and facilities
Purpose
- 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

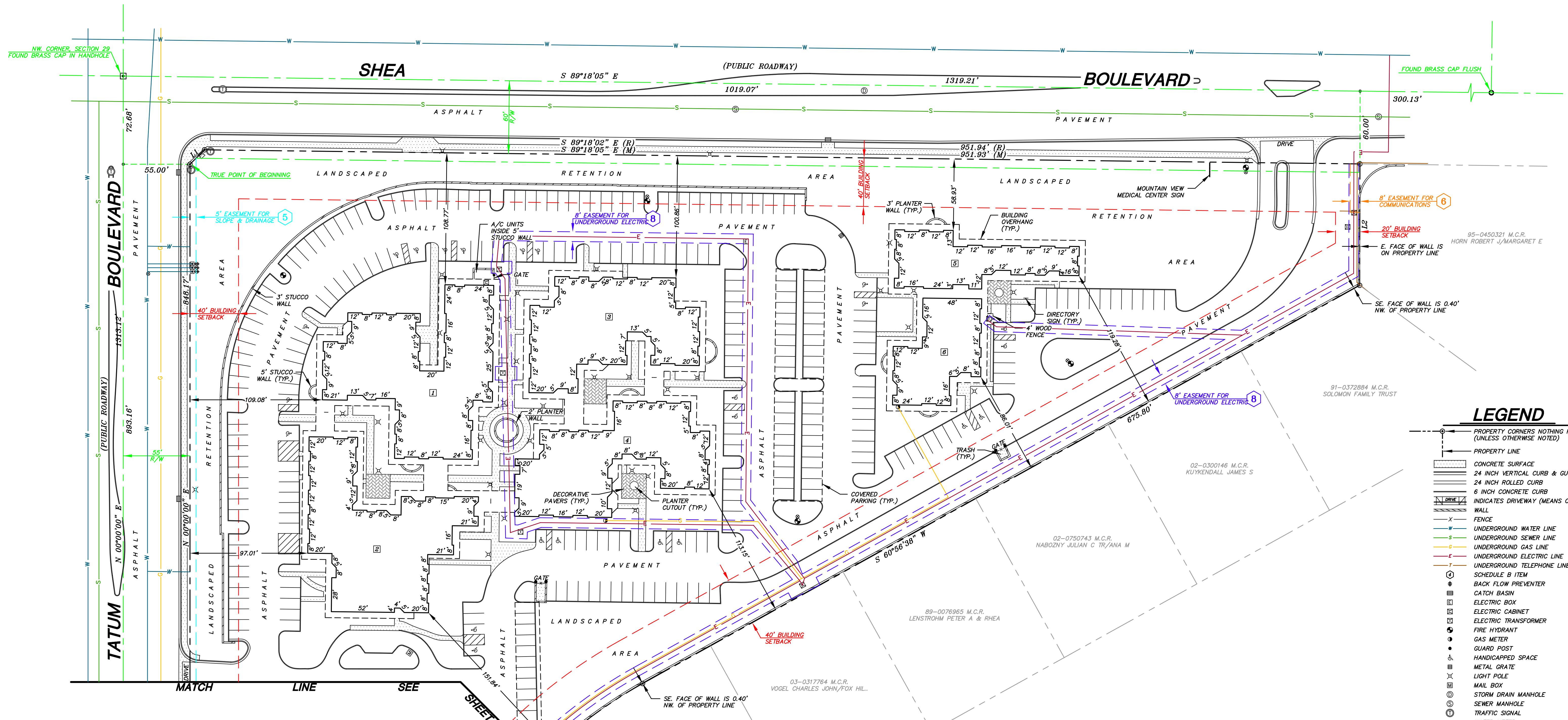
The undersigned, being a registered surveyor of the State of Arizona, certifies to (i) WASHINGTON MUTUAL BANK, FA, together with its successors and assigns; (ii) TRANSNATION TITLE INSURANCE COMPANY; and (iii) MOUNTAINVIEW MEDICAL CENTER, L.L.C., an Arizona limited liability company as follows:
1 This 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 or 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 utility 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



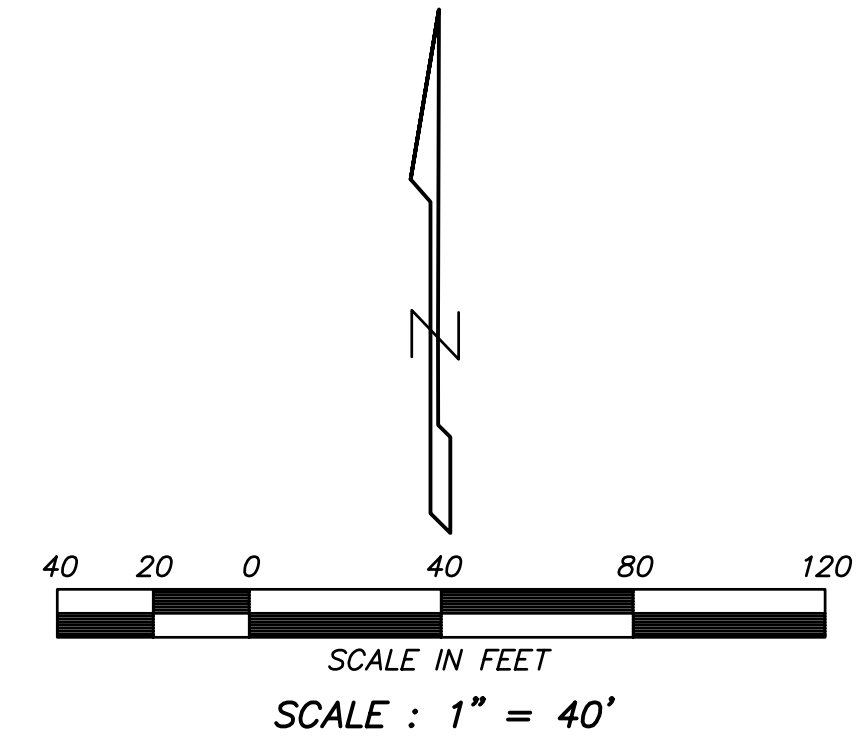
Superior Surveying Services, Inc.
21415 North 23rd Avenue
Phoenix, Arizona 85027
Phone (623) 869-0223
Fax (623) 869-0726
Info@superiorsurveying.com

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



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" |



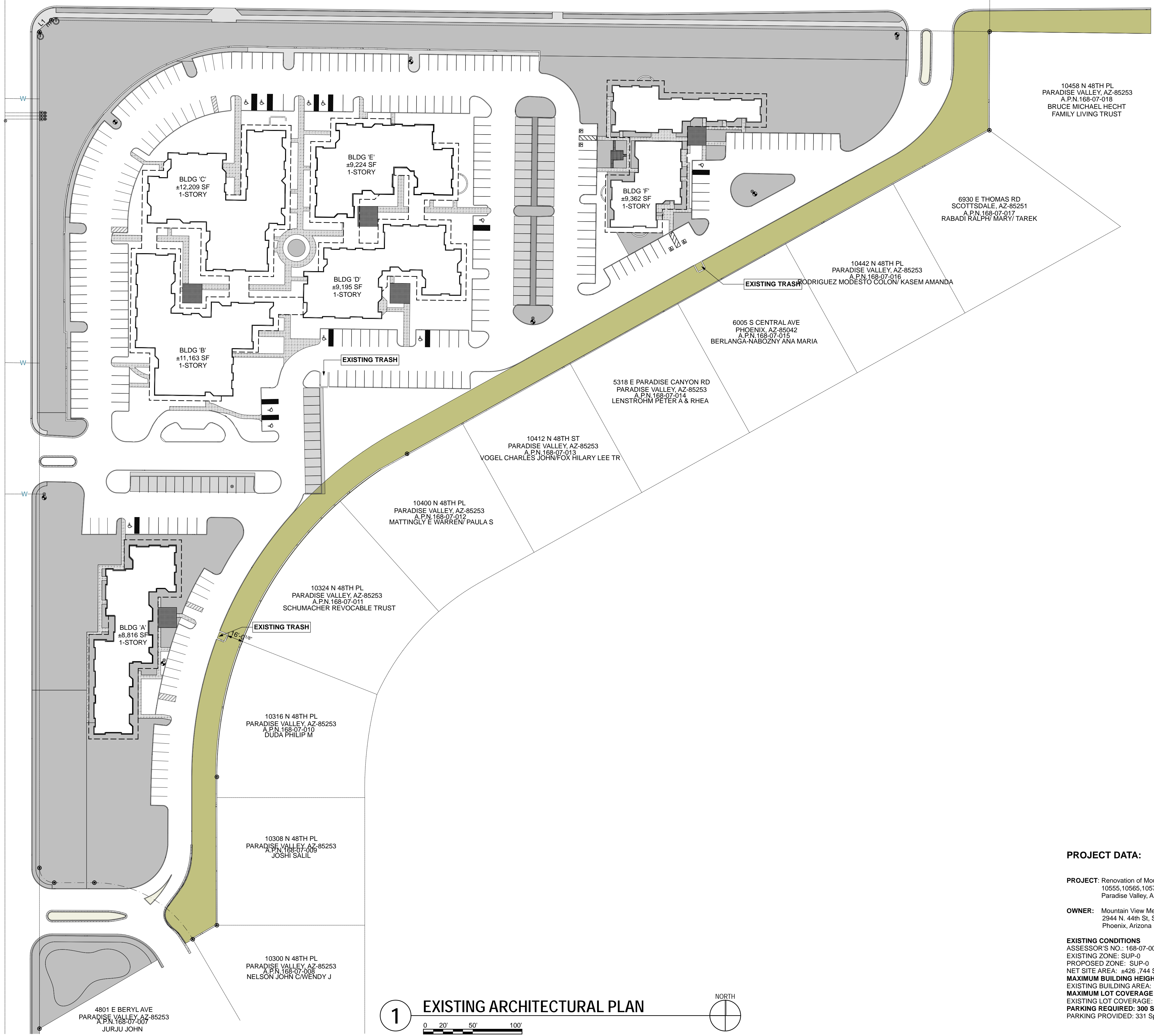
Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment, Architectural Site Plan was plotted by Bhoomi Desai on Wednesday, October 31, 2018 at 10:49 AM. file found at BIM Server: HC Bimserver - BIM Server 2/Health Care Studio/18_041-01MtnViewMedicalCtrRedevelopment

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BEST BET
LLC

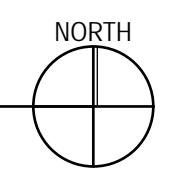
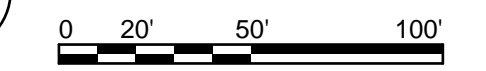
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LLC

168-08-019
KCP TATUM
INVTMENTS

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



1 EXISTING ARCHITECTURAL PLAN



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: 13.5%
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 BUILDING AREA
Building A: ±8,816 GSF
Building B: ±11,163 GSF
Building C: ±12,209 GSF
Building D: ±9,195 GSF
Building E: ±9,224 GSF
Building F: ±9,362 GSF

2929 n central ave
eleventh floor
phoenix arizona 85012

602.257.1764 t
602.257.9029 f

www.owp.com

orcutt | winslow



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2944 N. 44th St.
Phoenix, AZ 85018
602.802.8106 t

| 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

Existing Architectural Site Plan

SHEET NO.

05.2.3

Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment, Architectural Site Plan Phase 1 was plotted by Bhoomi Desai on Wednesday, October 31, 2018 at 10:54 AM. File found at BIM Server: HC Bimsaver - BIM Server 27/Health Care Studio/18_041-01MinViewMedicalCtrRedevipmmt

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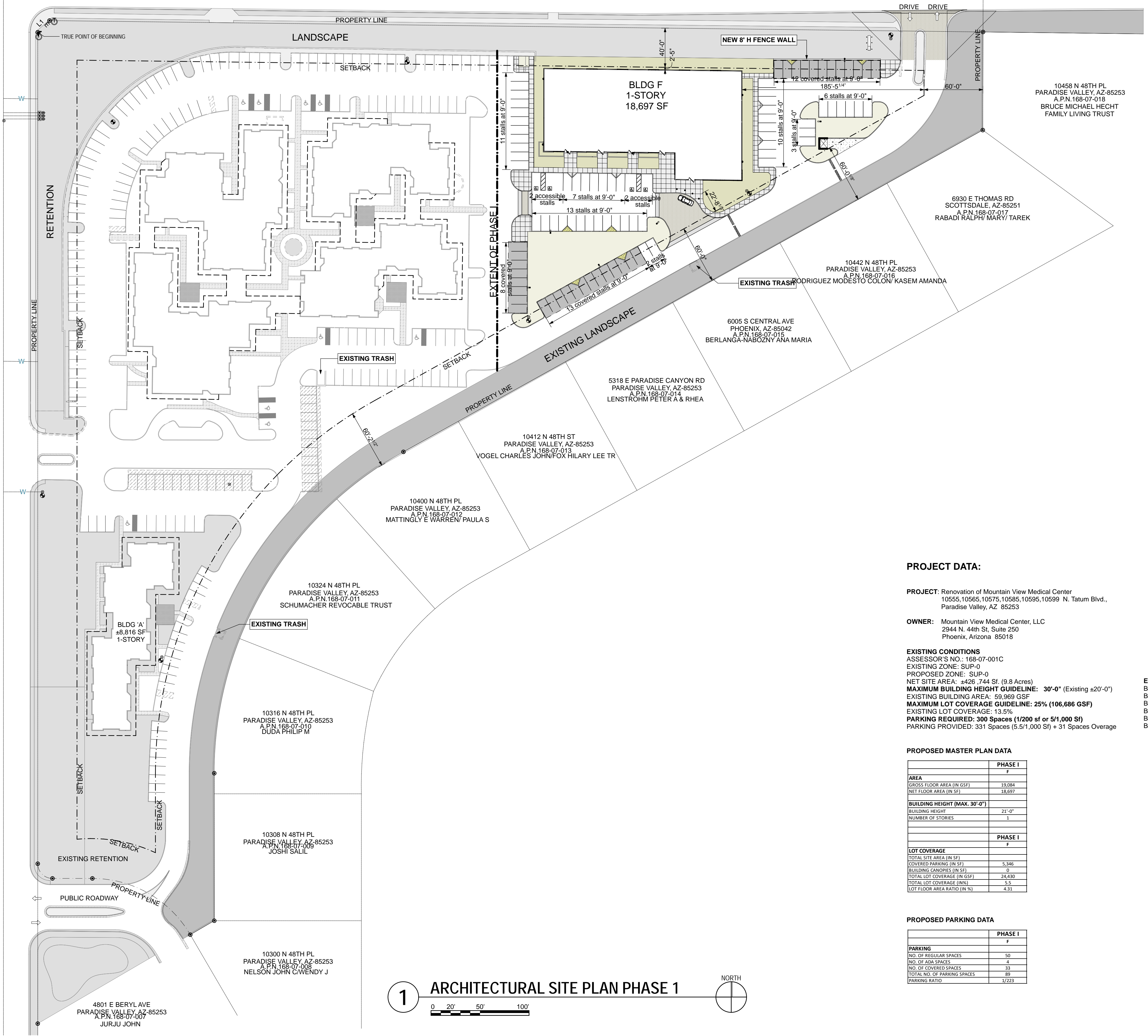
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168-08-019
KCP TATUM
INVTMENTS

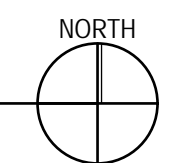
168-74-003
S & T PROPERTY LLC/ETAL

SHEA BOULEVARD

TATUM BOULEVARD



1 ARCHITECTURAL SITE PLAN PHASE 1



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

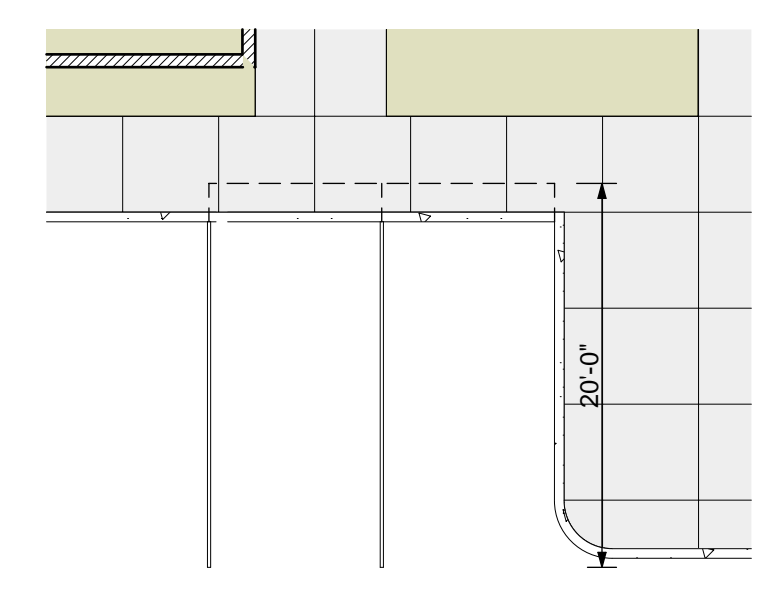
EXISTING CONDITIONS
ASSESSOR'S NO.: 168-07-001C
EXISTING ZONE: SUP-0
PROPOSED ZONE: SUP-0
NET SITE AREA: ±426,744 Sf. (9.8 Acres)
MAXIMUM BUILDING HEIGHT GUIDELINE: 30'-0" (Existing ±20'-0")
EXISTING BUILDING AREA: 59,969 GSF
MAXIMUM LOT COVERAGE GUIDELINE: 25% (106,686 GSF)
EXISTING LOT COVERAGE: 13.5%
PARKING REQUIRED: 300 Spaces (1/200 sf or 5/1,000 Sf)
PARKING PROVIDED: 331 Spaces (5.5/1,000 Sf) + 31 Spaces Coverage

PROPOSED MASTER PLAN DATA

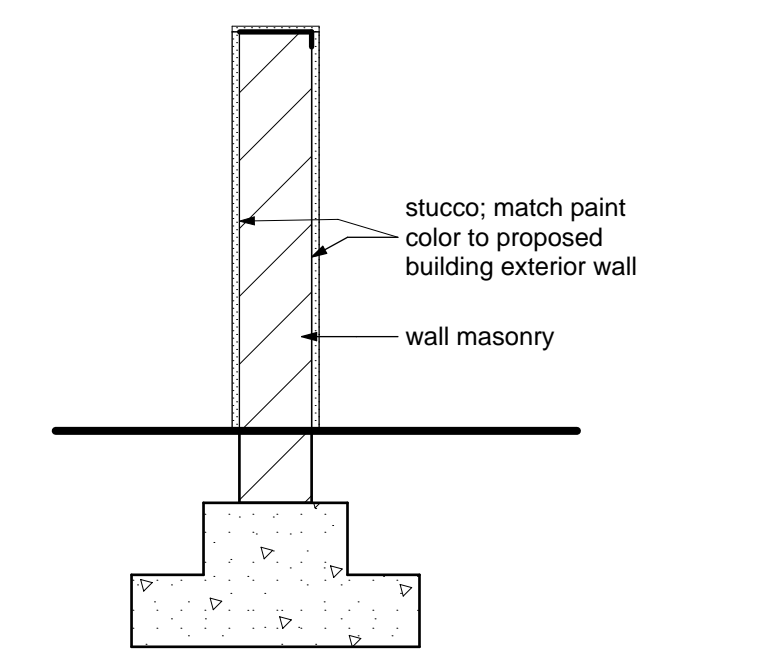
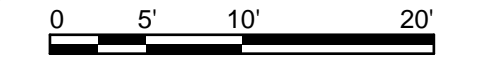
| | PHASE I |
|--------------------------------------|----------------|
| AREA | F |
| GROSS FLOOR AREA (IN GSF) | 19,084 |
| NET FLOOR AREA (IN SF) | 18,697 |
| BUILDING HEIGHT (MAX. 30'-0") | |
| BUILDING HEIGHT | 21'-0" |
| NUMBER OF STORIES | 1 |
| | PHASE I |
| | F |
| LOT COVERAGE | |
| TOTAL SITE AREA (IN SF) | |
| COVERED PARKING (IN SF) | 5,346 |
| BUILDING CANOPIES (IN SF) | 0 |
| TOTAL LOT COVERAGE (IN GSF) | 24,430 |
| TOTAL LOT COVERAGE (IN %) | 5.5 |
| LOT FLOOR AREA RATIO (IN %) | 4.31 |

PROPOSED PARKING DATA

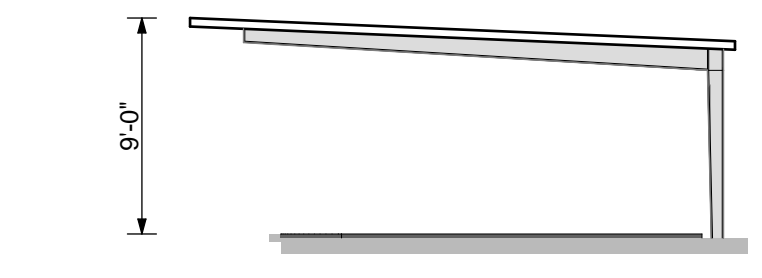
| | PHASE I |
|-----------------------------|---------|
| PARKING | F |
| NO. OF REGULAR SPACES | 50 |
| NO. OF ADA SPACES | 4 |
| NO. OF COVERED SPACES | 33 |
| TOTAL NO. OF PARKING SPACES | 89 |
| PARKING RATIO | 1/223 |



2 TYP. PARKING



3 TYP. FENCE WALL DETAIL



4 TYP. PARKING CANOPY



EXISTING BUILDING AREA
Building A: ±8,816 GSF
Building B: ±11,163 GSF
Building C: ±12,209 GSF
Building D: ±9,195 GSF
Building E: ±9,224 GSF
Building F: ±9,362 GSF

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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
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Phoenix, AZ 85018

PROJECT NO. 2018_041
DATE OF ISSUE 11.01.2018

REVISION NO. 1
DATE 09.26.2018

REVISION NO. 2
DATE 11.01.2018

PROJECT TEAM John Cantrell
DRAWN BY BD

PROJECT PHASE SUP major amendment
Review #3

SHEET CONTENTS

Architectural Site Plan Phase 1

SHEET NO.

05.2.4

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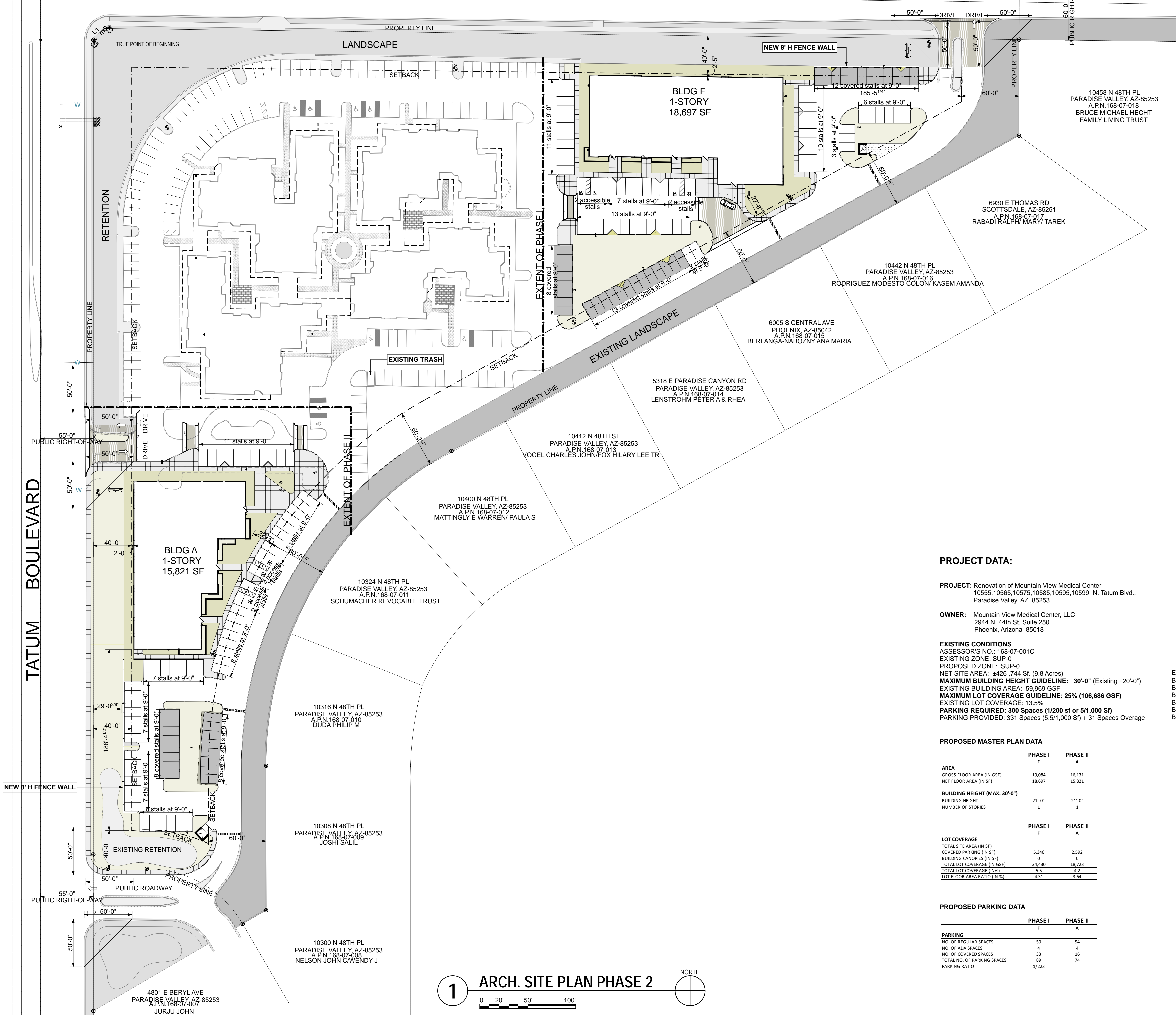
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BEST BET
LLC

168-08-002B
BEST BET
LLC

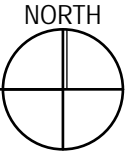
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KCP TATUM
INVTMENTS

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

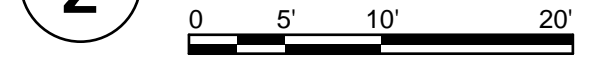
SHEA BOULEVARD



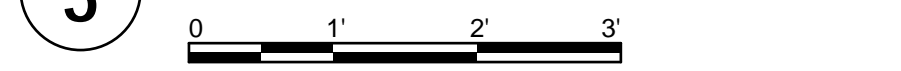
1 ARCH. SITE PLAN PHASE 2



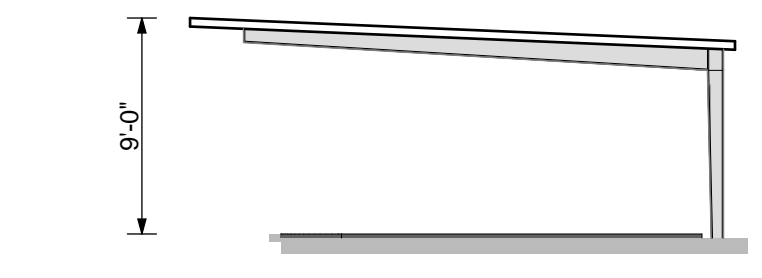
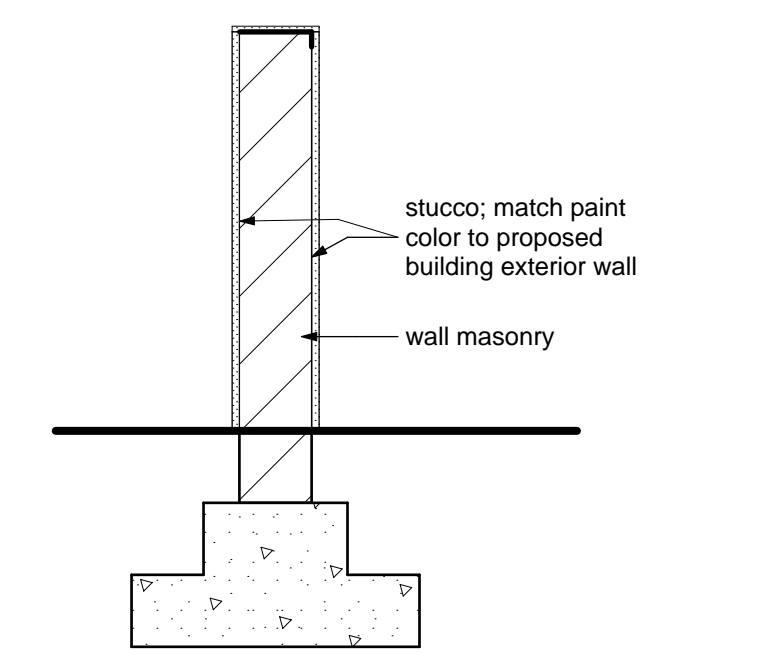
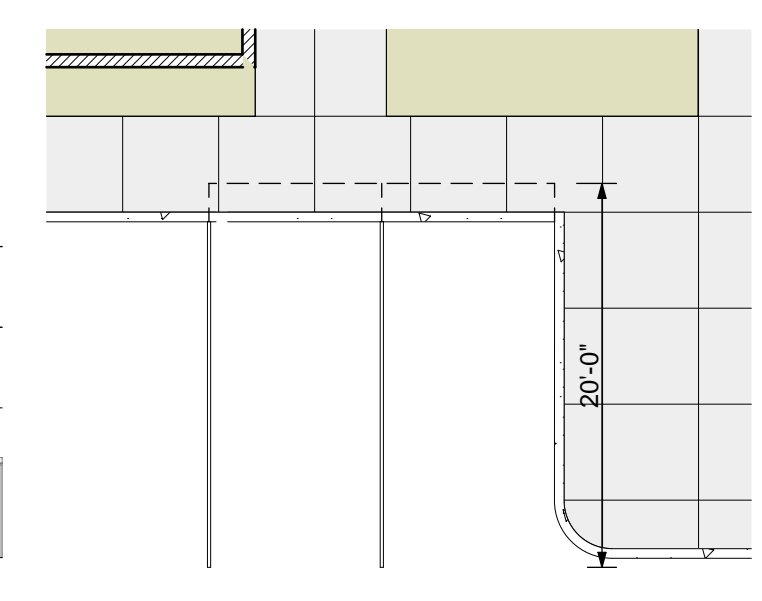
2 TYP. PARKING



3 TYP. FENCE WALL DETAIL



4 TYP. PARKING CANOPY



PROJECT DATA:

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: 13.5%
PARKING REQUIRED: 300 Spaces (1/200 sf or 5/1,000 Sf)
PARKING PROVIDED: 331 Spaces (5.5/1,000 Sf) + 31 Spaces Coverage

PROPOSED MASTER PLAN DATA

| AREA | PHASE I | PHASE II |
|--------------------------------------|---------|----------|
| | F | A |
| GROSS FLOOR AREA (IN GSF) | 19,084 | 16,131 |
| NET FLOOR AREA (IN SF) | 18,697 | 15,821 |
| BUILDING HEIGHT (MAX. 30'-0") | | |
| BUILDING HEIGHT | 21'-0" | 21'-0" |
| NUMBER OF STORIES | 1 | 1 |
| | PHASE I | PHASE II |
| | F | A |
| LOT COVERAGE | | |
| TOTAL SITE AREA (IN SF) | | |
| COVERED PARKING (IN SF) | 5,346 | 2,592 |
| BUILDING CANOPIES (IN SF) | 0 | 0 |
| TOTAL LOT COVERAGE (IN GSF) | 24,430 | 18,723 |
| TOTAL LOT COVERAGE (IN%) | 5.5 | 4.2 |
| LOT FLOOR AREA RATIO (IN %) | 4.31 | 3.64 |

PROPOSED PARKING DATA

| PARKING | PHASE I | PHASE II |
|-----------------------------|---------|----------|
| | F | A |
| NO. OF REGULAR SPACES | 50 | 54 |
| NO. OF ADA SPACES | 4 | 4 |
| NO. OF COVERED SPACES | 33 | 16 |
| TOTAL NO. OF PARKING SPACES | 89 | 74 |
| PARKING RATIO | 1/223 | |

EXISTING BUILDING AREA
 Building A: ± 8,816 GSF
 Building B: ± 11,163 GSF
 Building C: ± 12,209 GSF
 Building D: ± 9,195 GSF
 Building E: ± 9,224 GSF
 Building F: ± 9,362 GSF

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 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. 2018_041 **DATE OF ISSUE 11.01.2018**

REVISION NO. 1 **DATE 09.26.2018**

REVISION NO. 2 **DATE 11.01.2018**

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

PROJECT PHASE
SUP major amendment
Review #3

SHEET CONTENTS
Architectural Site Plan
Phase 2

SHEET NO.

05.2.5

Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment, Architectural Site Plan Phase 3 was plotted by Bhoomi Desai on Wednesday, October 31, 2018 at 10:19 AM. File found at BIM Server: HC Bimsaver - BIM Server 21/Health Care Studio/18_041-01MinViewMedicalCtrRedevipmt

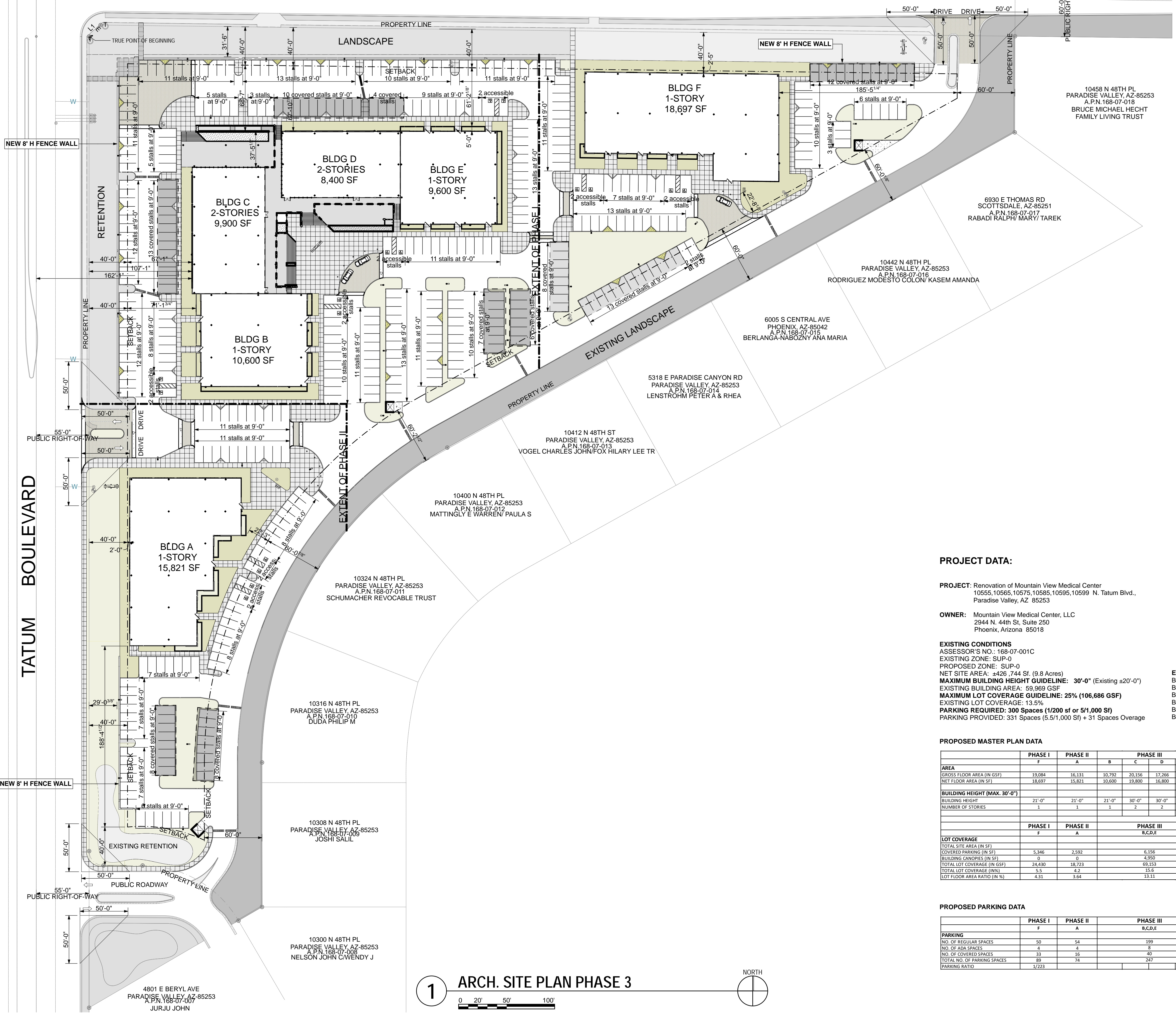
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BEST BET
LLC

168-08-002B
BEST BET
LLC

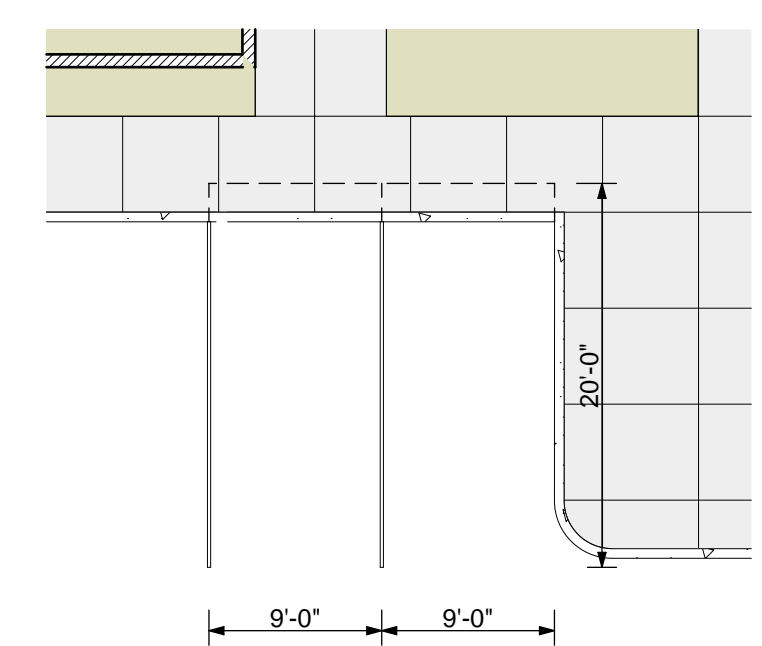
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KCP TATUM
INVTMENTS

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

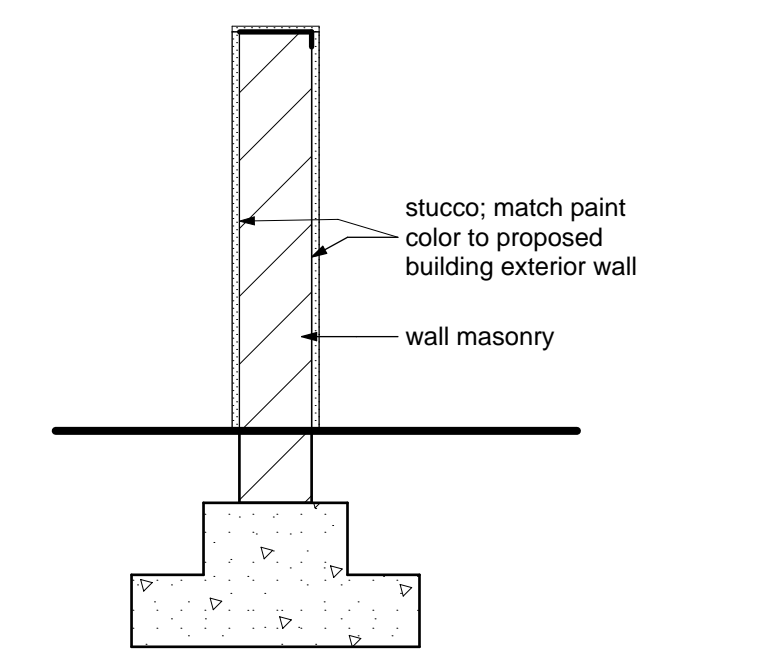
SHEA BOULEVARD



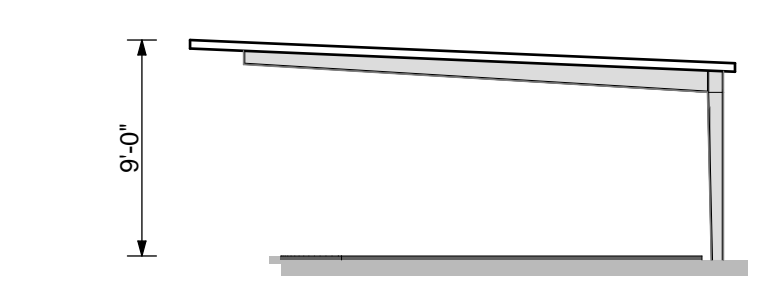
1 ARCH. SITE PLAN PHASE 3



2 TYP. PARKING



3 TYP. FENCE WALL DETAIL



4 TYP. PARKING CANOPY

PROJECT DATA:

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: 13.5%
PARKING REQUIRED: 300 Spaces (1/200 sf or 5/1,000 Sf)
PARKING PROVIDED: 331 Spaces (5.5/1,000 Sf) + 31 Spaces Coverage

OWNER: Mountain View Medical Center, LLC
 2944 N. 44th St, Suite 250
 Phoenix, Arizona 85018

EXISTING BUILDING AREA
 Building A: ± 8,816 GSF
 Building B: ±11,163 GSF
 Building C: ±12,209 GSF
 Building D: ±9,195 GSF
 Building E: ±9,224 GSF
 Building F: ±9,362 GSF

PROPOSED MASTER PLAN DATA

| AREA | PHASE I | | PHASE II | | PHASE III | | | TOTAL |
|-------------------------------|---------|--------|----------|--------|-----------|--------|---------|---------|
| | F | A | B | C | D | E | | |
| GROSS FLOOR AREA (IN GSF) | 19,084 | 16,131 | 10,792 | 20,156 | 17,266 | 9,833 | 93,262 | |
| NET FLOOR AREA (IN SF) | 18,697 | 15,821 | 10,600 | 19,800 | 16,800 | 9,600 | 91,318 | |
| BUILDING HEIGHT (MAX. 30'-0") | 21'-0" | 21'-0" | 21'-0" | 30'-0" | 30'-0" | 21'-0" | | |
| NUMBER OF STORIES | 1 | 1 | 1 | 2 | 2 | 1 | | |
| | PHASE I | | PHASE II | | PHASE III | | | TOTAL |
| | F | A | B,C,D,E | | | | | |
| TOTAL SITE AREA (IN SF) | | | | | | | | 442,613 |
| COVERED PARKING (IN SF) | 5,346 | 2,592 | | | | 6,156 | 14,094 | |
| BUILDING CANOPIES (IN SF) | 0 | 0 | | | | 4,950 | 4,950 | |
| TOTAL LOT COVERAGE (IN GSF) | 24,430 | 18,723 | | | | 69,153 | 112,306 | |
| TOTAL LOT COVERAGE (IN%) | 5.5 | 4.2 | | | | 15.6 | 25 | |
| LOT FLOOR AREA RATIO (IN %) | 4.31 | 3.64 | | | | 13.11 | 21.07 | |

PROPOSED PARKING DATA

| PARKING | PHASE I | | PHASE II | | PHASE III | | TOTAL |
|-----------------------------|---------|----|----------|-------|-----------|-----|-------|
| | F | A | B | C,D,E | | | |
| NO. OF REGULAR SPACES | 50 | 54 | | | 199 | 303 | |
| NO. OF ADA SPACES | 4 | 4 | | | 8 | 16 | |
| NO. OF COVERED SPACES | 33 | 16 | | | 40 | 89 | |
| TOTAL NO. OF PARKING SPACES | 89 | 74 | | | 247 | 410 | |
| PARKING RATIO | 1/223 | | | | | | |

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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 t

PROJECT NO. 2018_041
DATE OF ISSUE 11.01.2018

REVISION NO.
 1
 2
DATE 09.26.2018
 11.01.2018

PROJECT TEAM
 John Cantrell
DRAWN BY
 BD

PROJECT PHASE
 SUP major amendment
 Review #3

SHEET CONTENTS

Architectural Site Plan Phase 3

SHEET NO.

05.2.6

Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment, Architectural Site Plan with Existing Conditions was plotted by Bhoomi Desai on Wednesday, October 31, 2018 at 10:49 AM; file found at BIM Server: HC Bimserver - BIM Server 21/Health Care Studio/18_041-01MinViewMedicalCTRRedevlpjpm

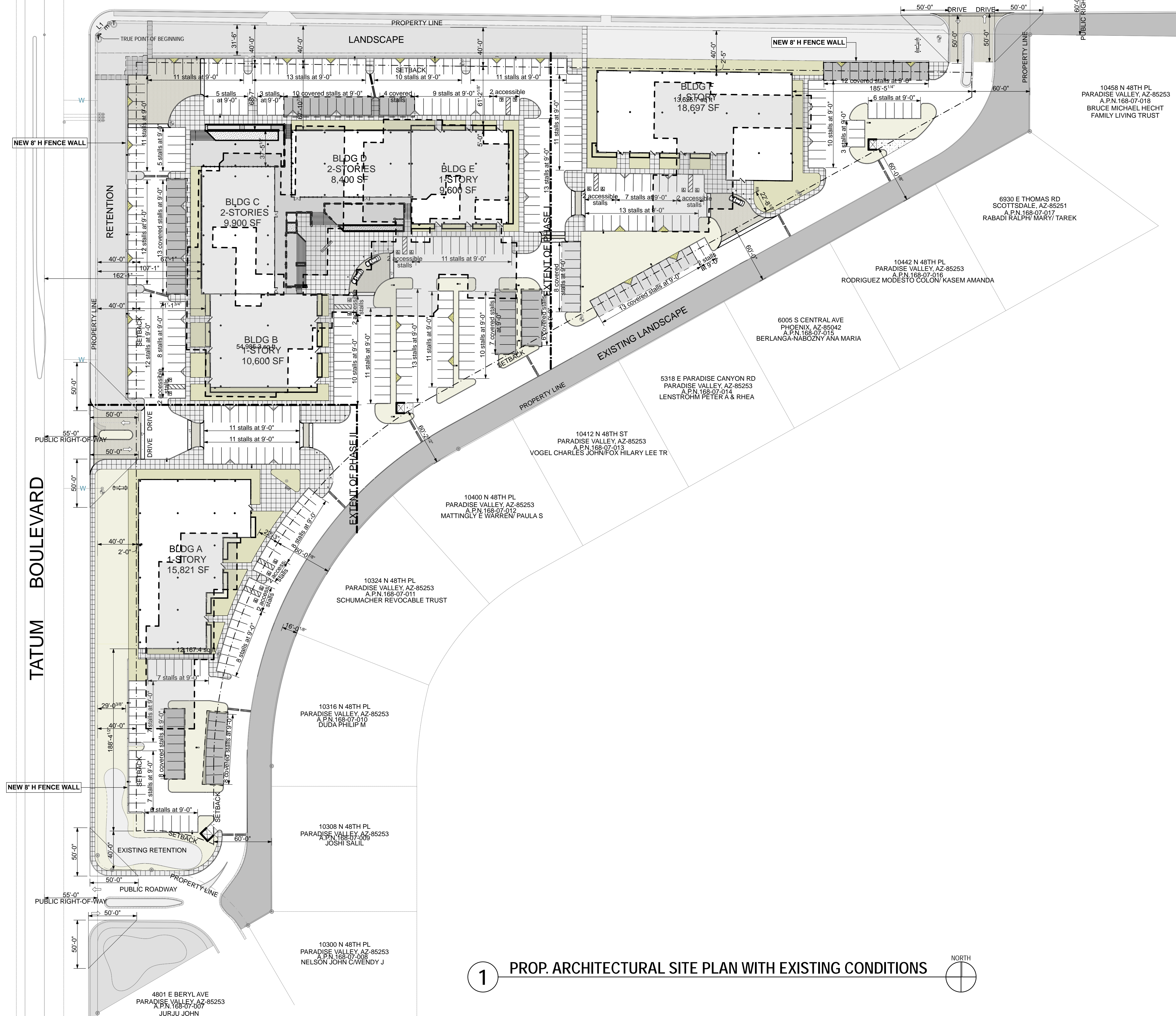
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BEST BET
LLC

168-08-002B
BEST BET
LLC

168-08-019
KCP TATUM
INVTMENTS

168-74-003
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10458 N 48TH PL
PARADISE VALLEY, AZ-85253
A.P.N. 168-07-018
BRUCE MICHAEL HECHT
FAMILY LIVING TRUST

6930 E THOMAS RD
SCOTTSDALE, AZ-85251
A.P.N. 168-07-017
RABADI RALPH/ MARY/ TAREK

10442 N 48TH PL
PARADISE VALLEY, AZ-85253
A.P.N. 168-07-016
RODRIGUEZ MODESTO COLON/ KASEM AMANDA

6005 S CENTRAL AVE
PHOENIX, AZ-85042
A.P.N. 168-07-015
BERLANGA-NABOZNY ANA MARIA

5318 E PARADISE CANYON RD
PARADISE VALLEY, AZ-85253
A.P.N. 168-07-014
LENSTROHM PETER A & RHEA

10412 N 48TH ST
PARADISE VALLEY, AZ-85253
A.P.N. 168-07-013
VOGEL CHARLES JOHN/FOX HILARY LEE TR

10400 N 48TH PL
PARADISE VALLEY, AZ-85253
A.P.N. 168-07-012
MATTINGLY E WARREN/ 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. 168-07-010
DUDA PHILIP M

10308 N 48TH PL
PARADISE VALLEY, AZ-85253
A.P.N. 168-07-009
JOSHI SALIL

10300 N 48TH PL
PARADISE VALLEY, AZ-85253
A.P.N. 168-07-008
NELSON JOHN C/WENDY J

4801 E BERYL AVE
PARADISE VALLEY, AZ-85253
A.P.N. 168-07-007
JURJU JOHN

mountain view medical center, LLC
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CLIENT CONTACT
 mountain view medical center, LLC
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 Phoenix, AZ 85018

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

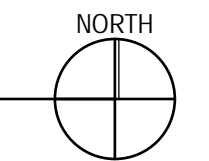
PROJECT TEAM DRAWN BY
 John Cantrell BD

PROJECT PHASE
 SUP major amendment
 Review #3

SHEET CONTENTS
 Architectural Site Plan
 with Existing Conditions

SHEET NO.
 05.2.7

1 PROP. ARCHITECTURAL SITE PLAN WITH EXISTING CONDITIONS



Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment, Architectural Site Plan Sheet 05.2.9 Signage Plan was plotted by Bhoomi Desai on Wednesday, October 31, 2018 at 10:49 AM. File found at BIM Server: HC Bimserver - BIM Server - z:\Health_Care Studio\18_041-01MnViewMedicalCtr\Redevlpmt

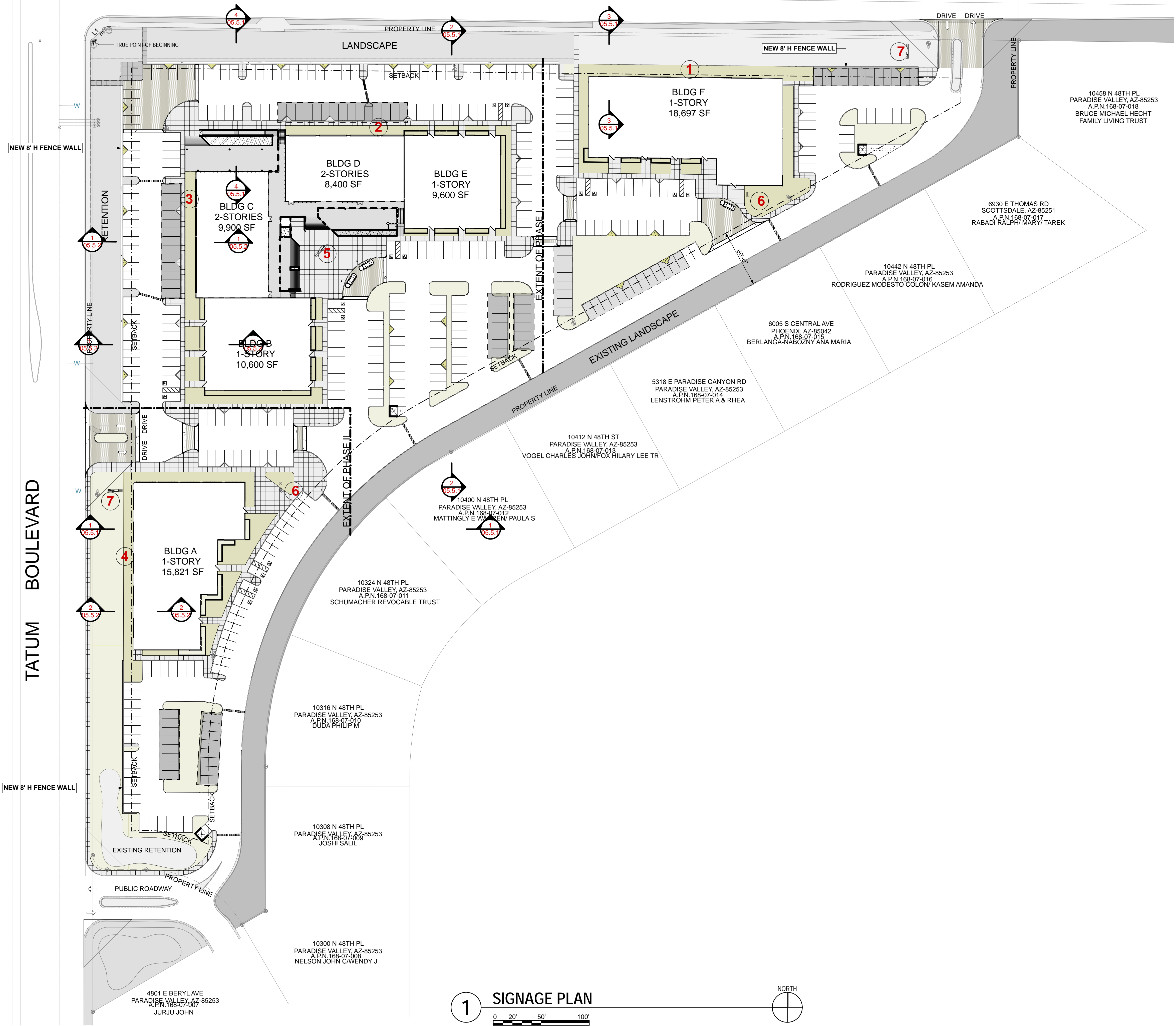
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BEST BET
LLC

168-08-002B
BEST BET
LLC

168-08-019
KCP TATUM
INVETMENTS

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

SHEA BOULEVARD



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 Directory; No. of signs: 2
7. Monumental sign; No. of signs: 2

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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

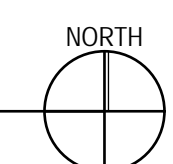
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|--------------|---------------|
| 2018_041 | 11.01.2018 |
| REVISION NO. | DATE |
| 1 | 09.26.2018 |
| 2 | 11.01.2018 |

PROJECT TEAM **DRAWN BY**
John Cantrell BD

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

SHEET NO.
05.2.9

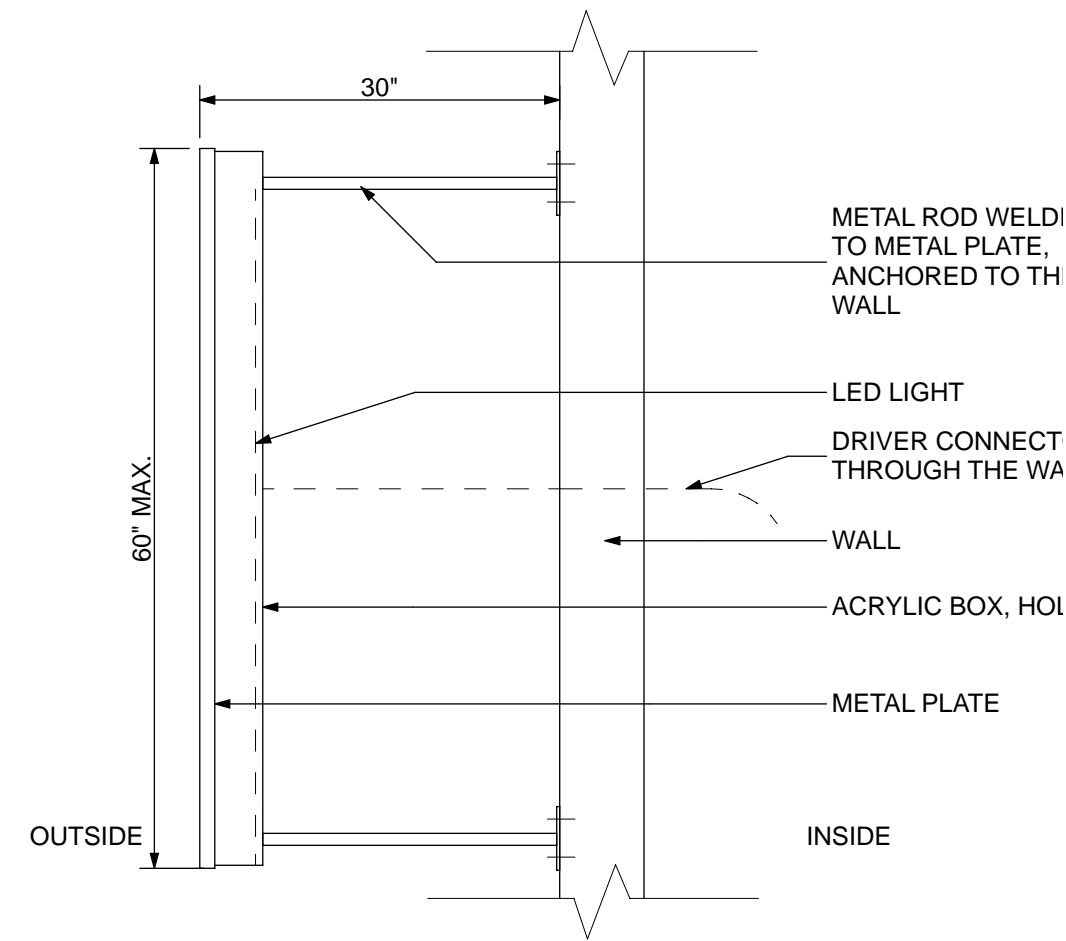
1 SIGNAGE PLAN





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

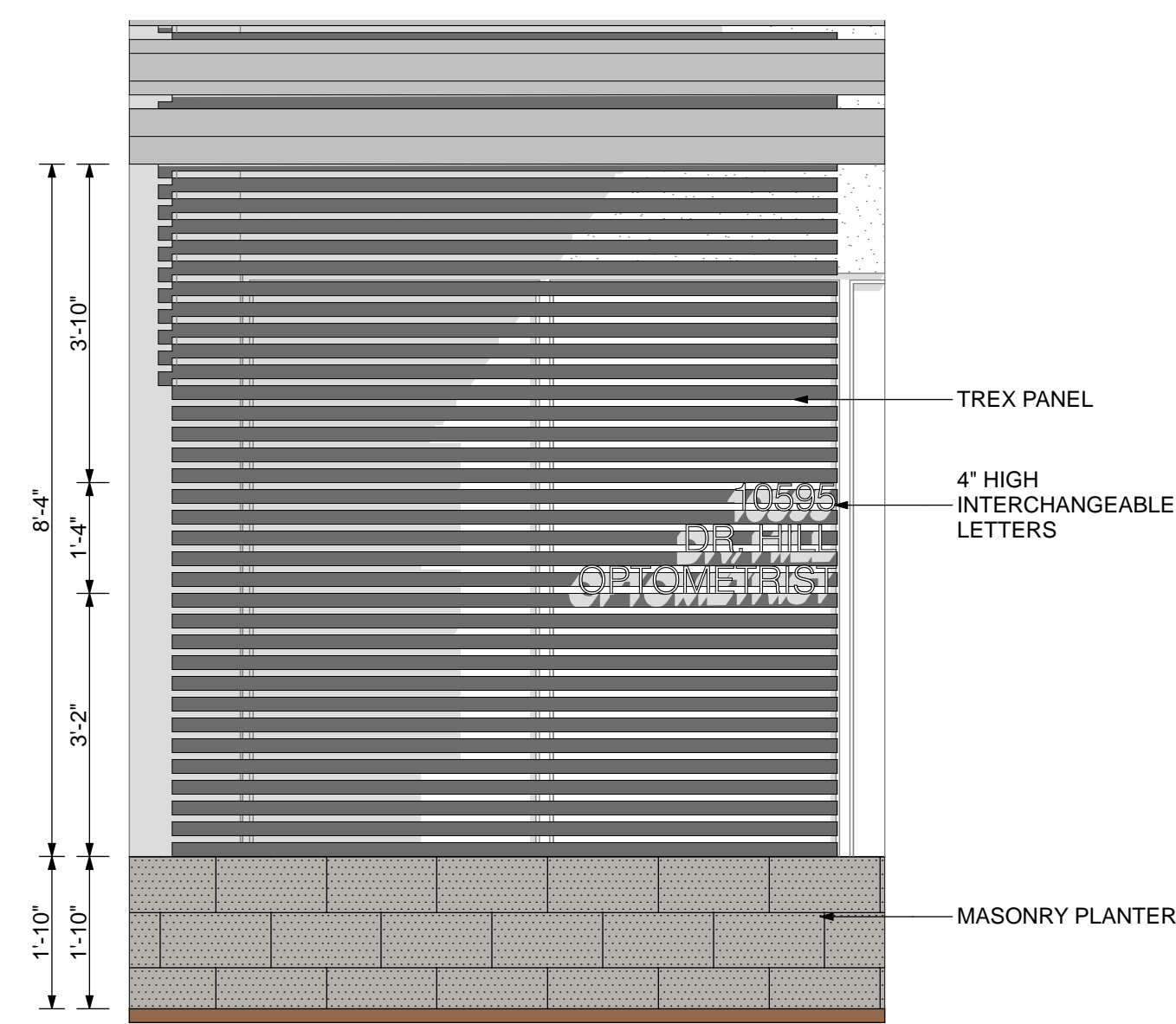
***EXAMPLES OF THE BUILDING SIGNS (NOTE: THE SIGNS AND LOGOS USED ARE ONLY FOR GRAPHIC PURPOSE)**



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



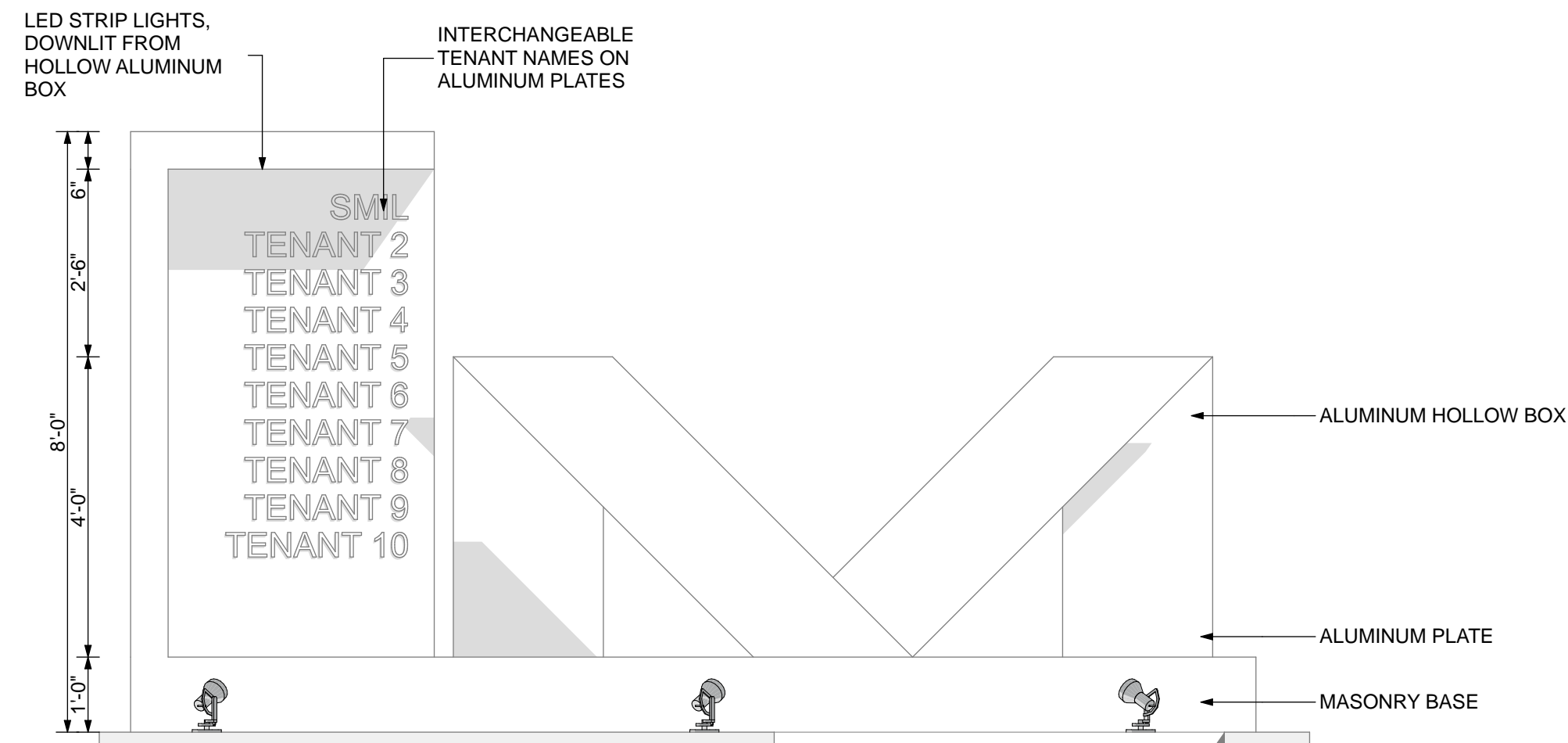
SIGN NOS. 1,2,3,4



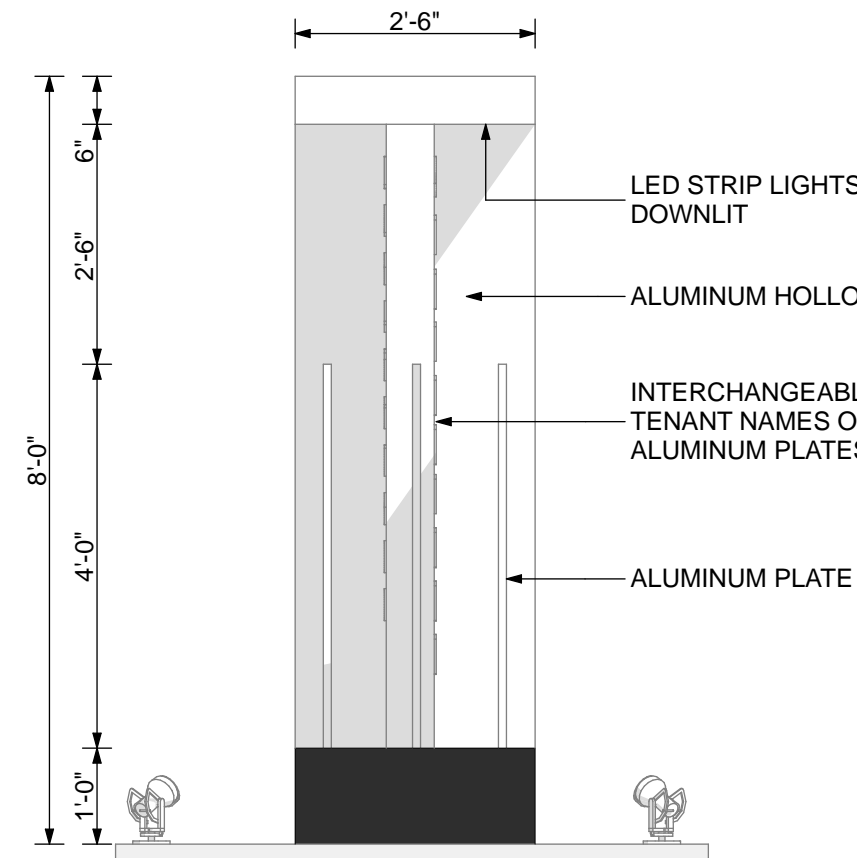
SUITE SIGNAGE FRONT ELEVATION



SUITE SIGNAGE



SITE SIGN NO. 7 FRONT ELEVATION



SITE SIGN NO. 7 SIDE ELEVATION



SITE SIGN NO. 7 SIDE ELEVATION

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Phoenix, AZ 85018

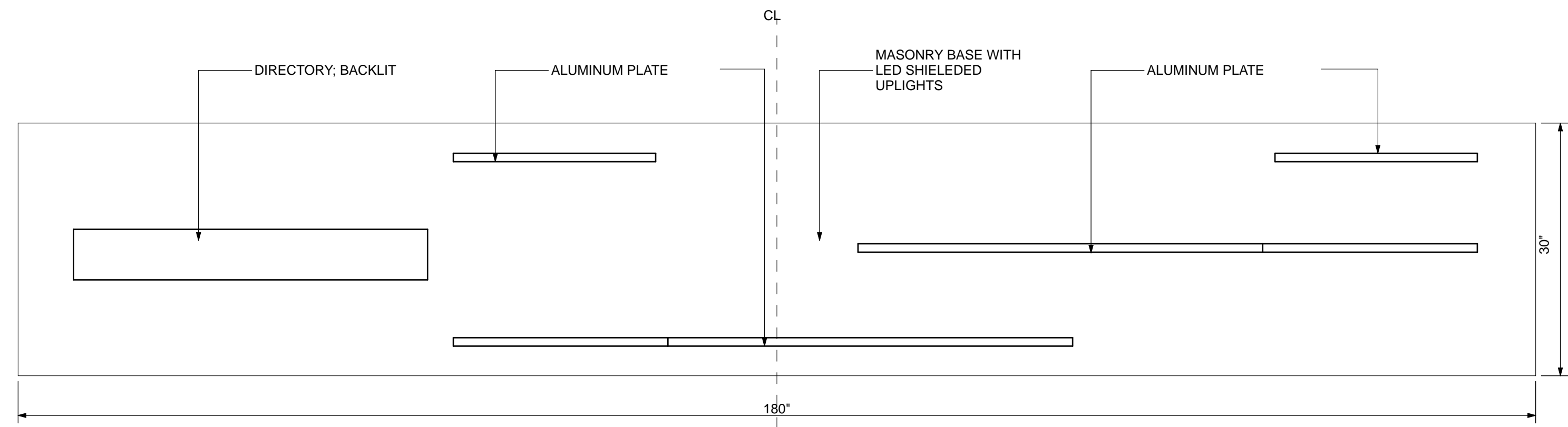
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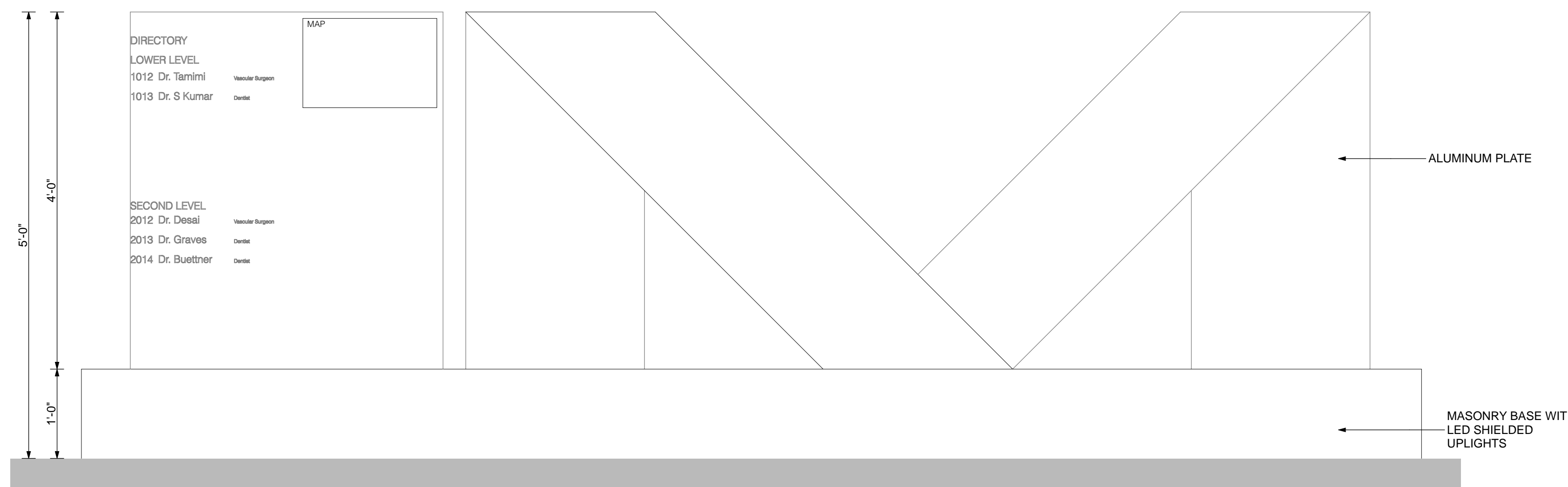
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Review #3

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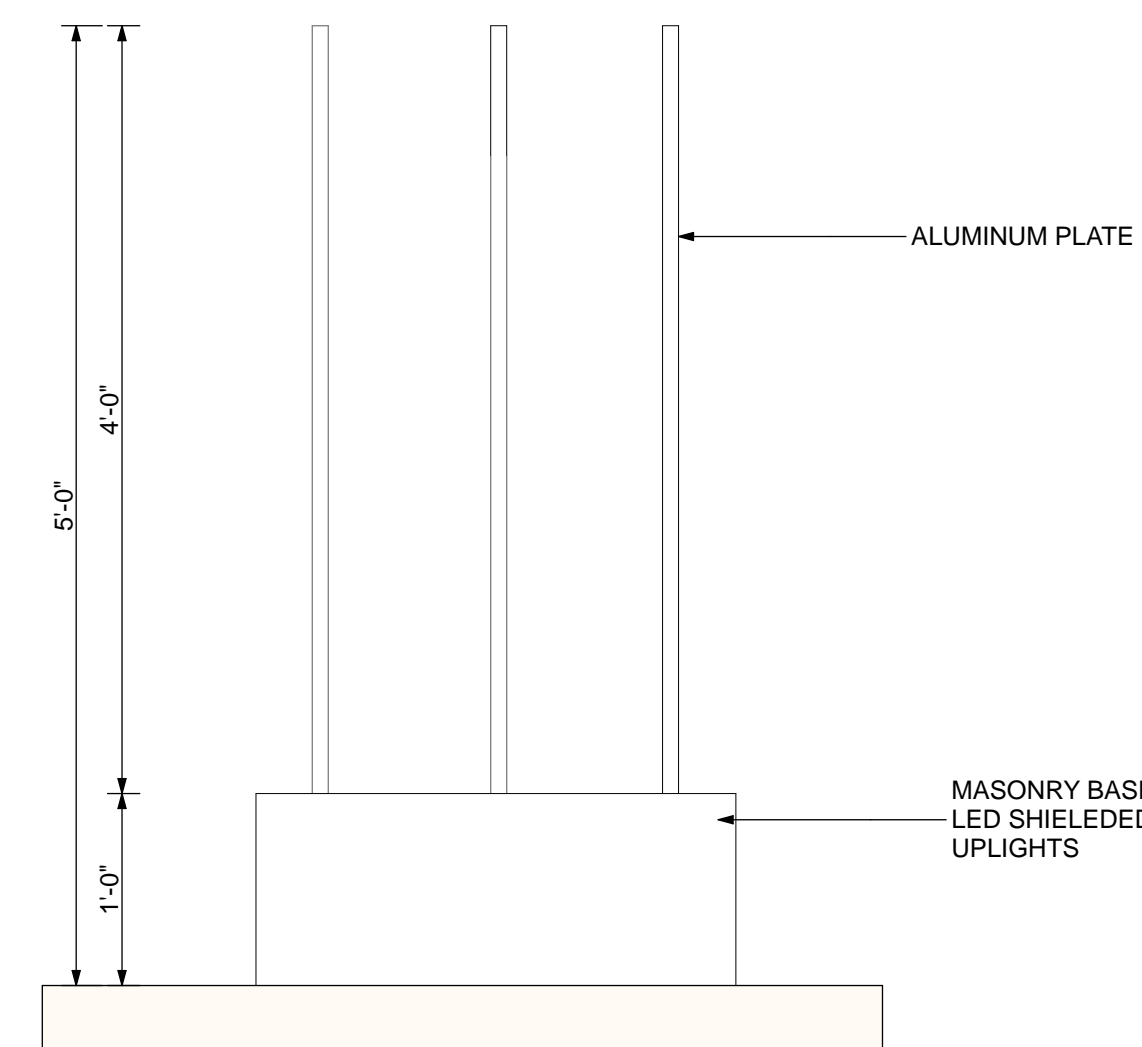
SHEET NO.
05.3.1



SIGN NO. 5 PLAN
0 6" 1' 2'



SIGN NO.5 FRONT ELEVATION
0 6" 1' 2'



SIGN NO.5 SIDE ELEVATION
0 6" 1' 2'



SIGN NO. 5



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DATE OF ISSUE 11.01.2018

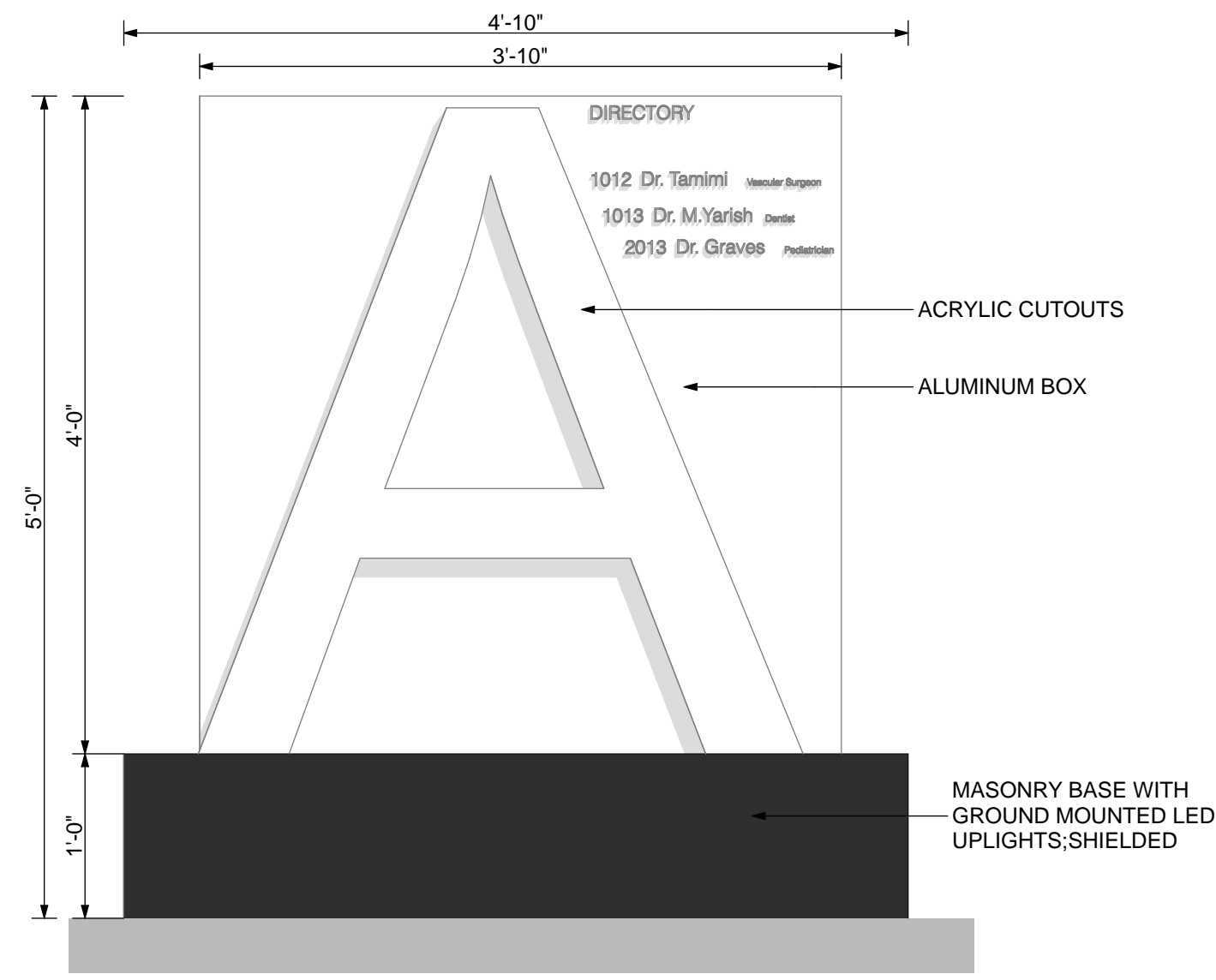
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1 09.26.2018
2 11.01.2018

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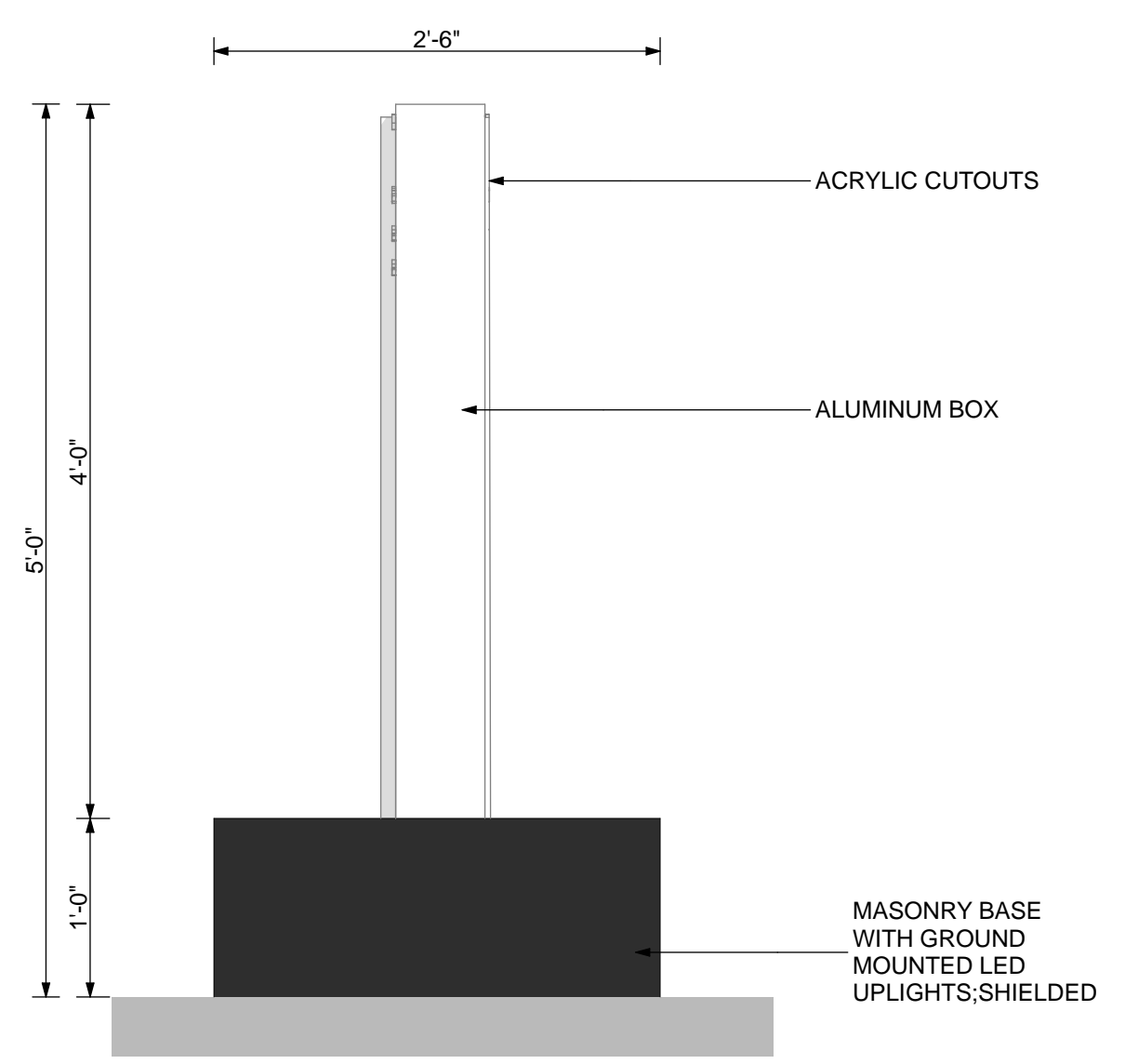
PROJECT PHASE
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05.3.2



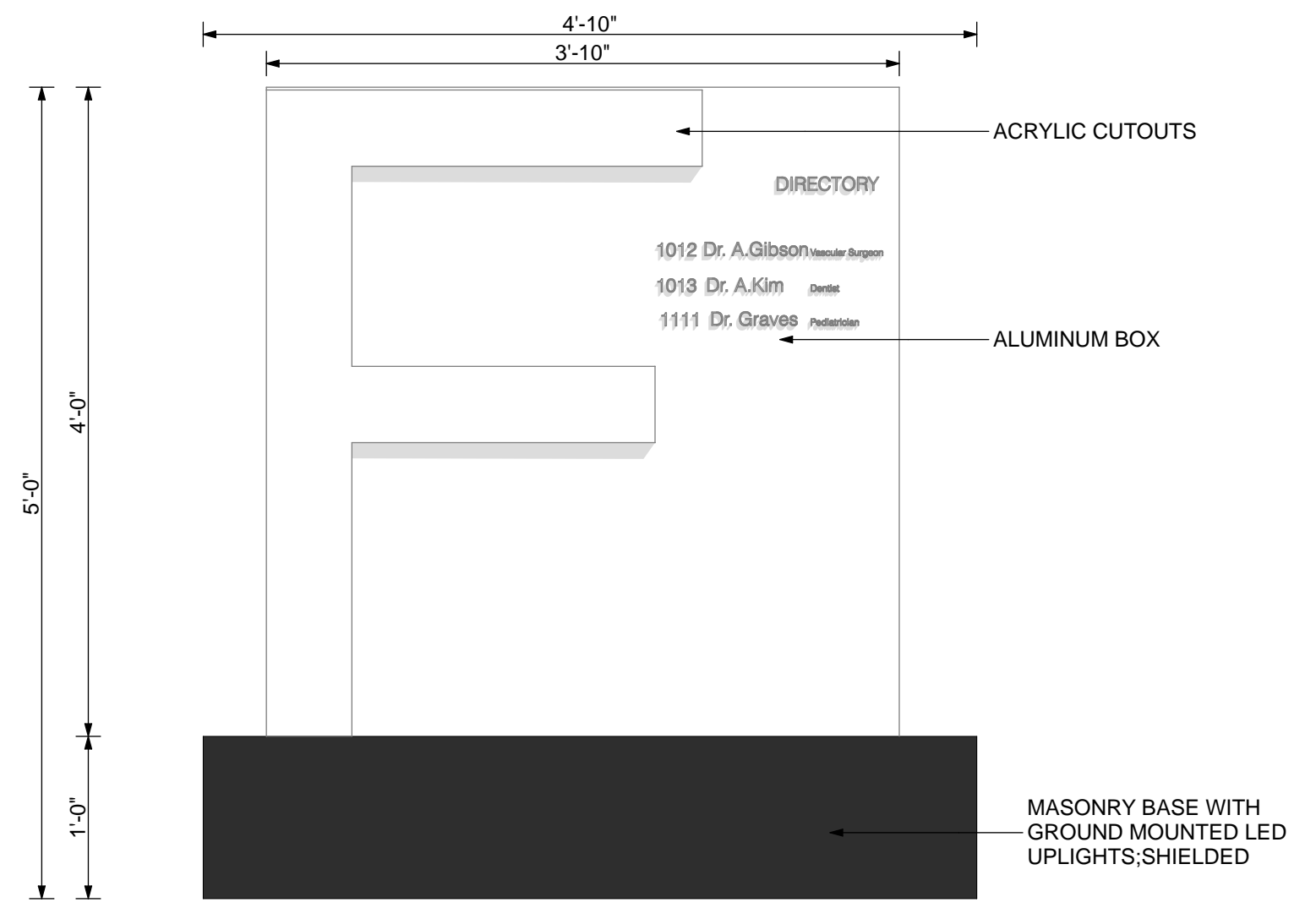
SIGN NO. 6 FRONT ELEVATION



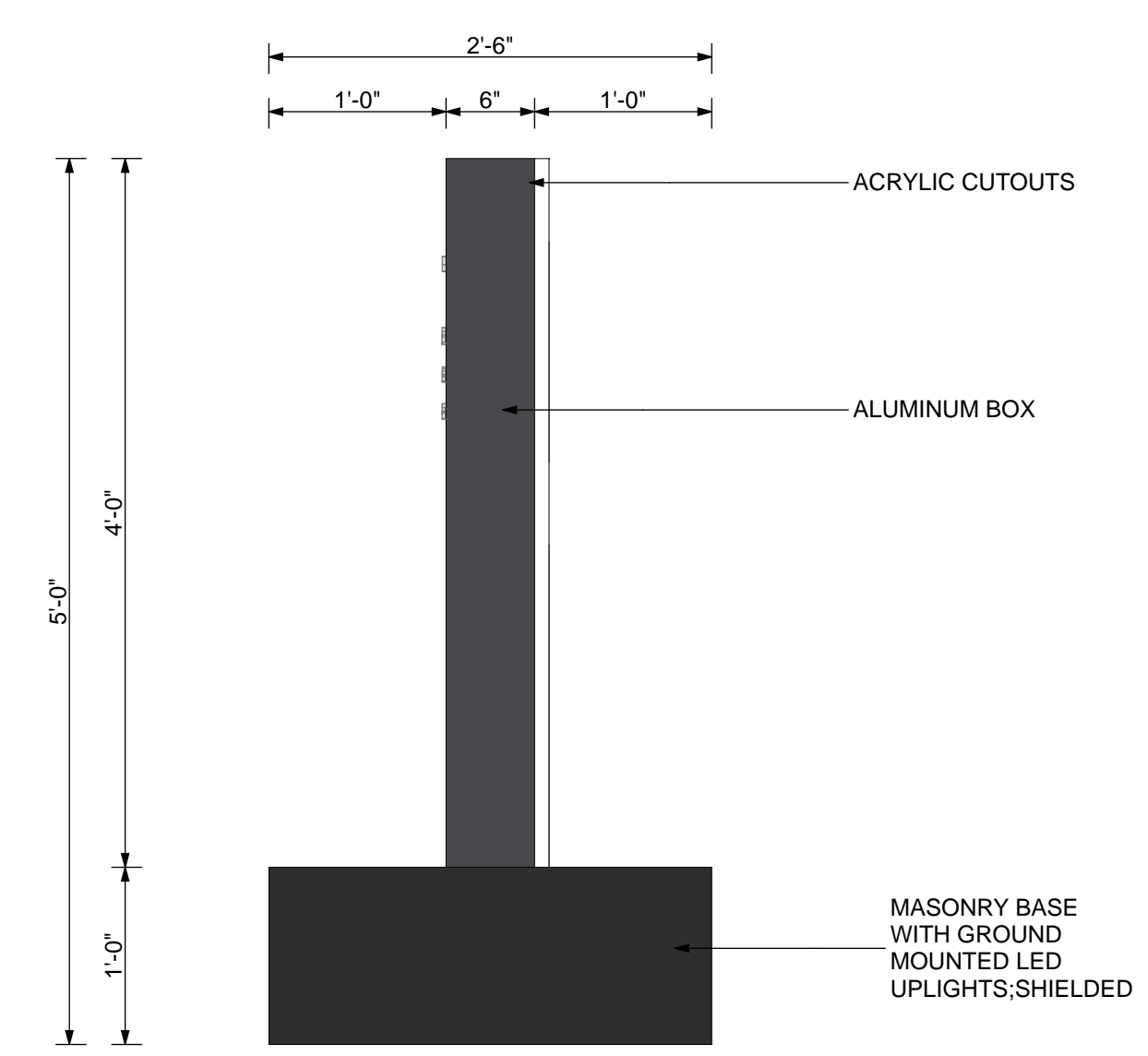
SIGN NO. 6 SIDE ELEVATION



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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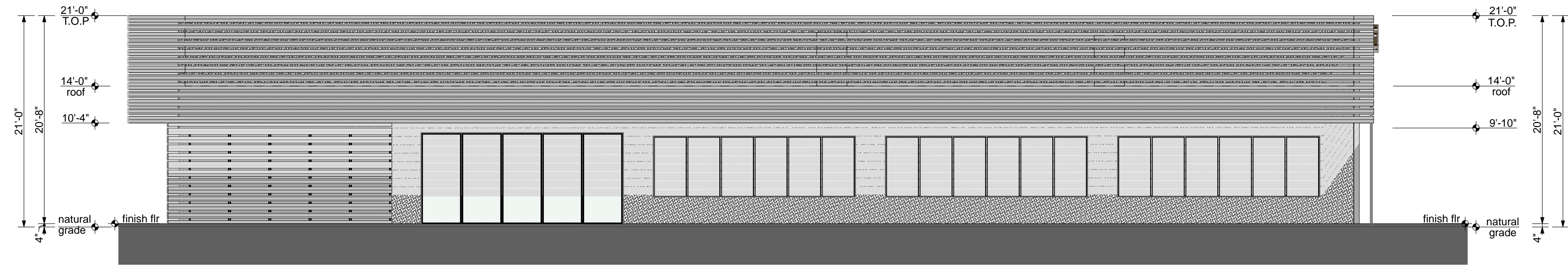
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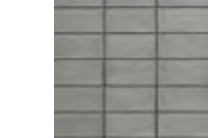


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PROJECT PHASE
 SUP major amendment
 Review #3
SHEET CONTENTS
 Bldgs A & F directories

SHEET NO.
 05.3.3



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

orcutt|winslow

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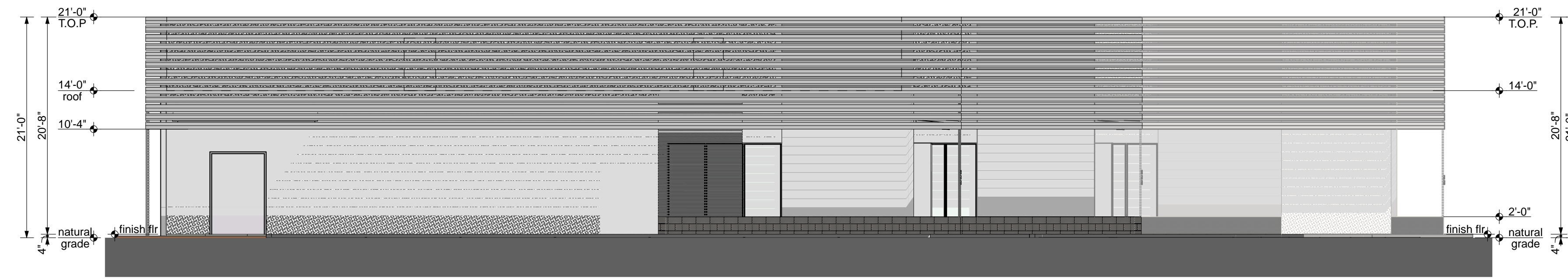
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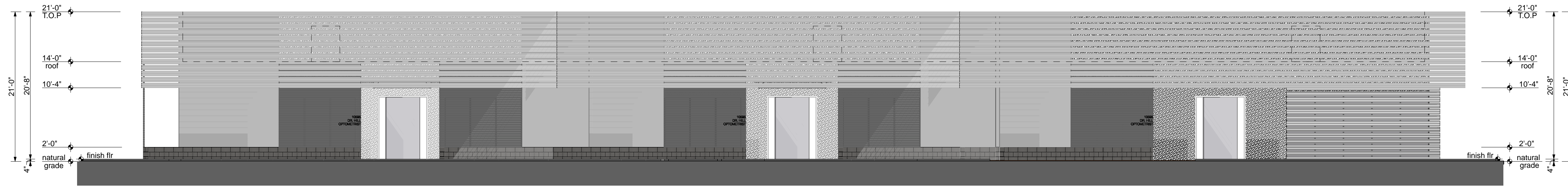
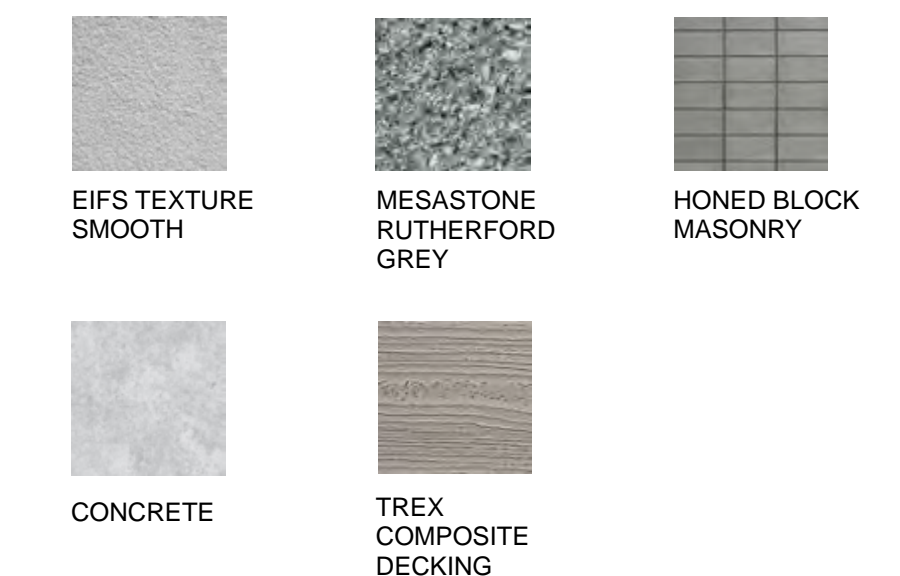
PROJECT PHASE
SUP major amendment Review #3
SHEET CONTENTS
Building A

SHEET NO.
05.4.1



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

SECTION / ELEVATION LEGEND



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



VIEW OF BUILDING A ENTRIES

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Review #3
SHEET CONTENTS
Building A

SHEET NO.
05.4.2

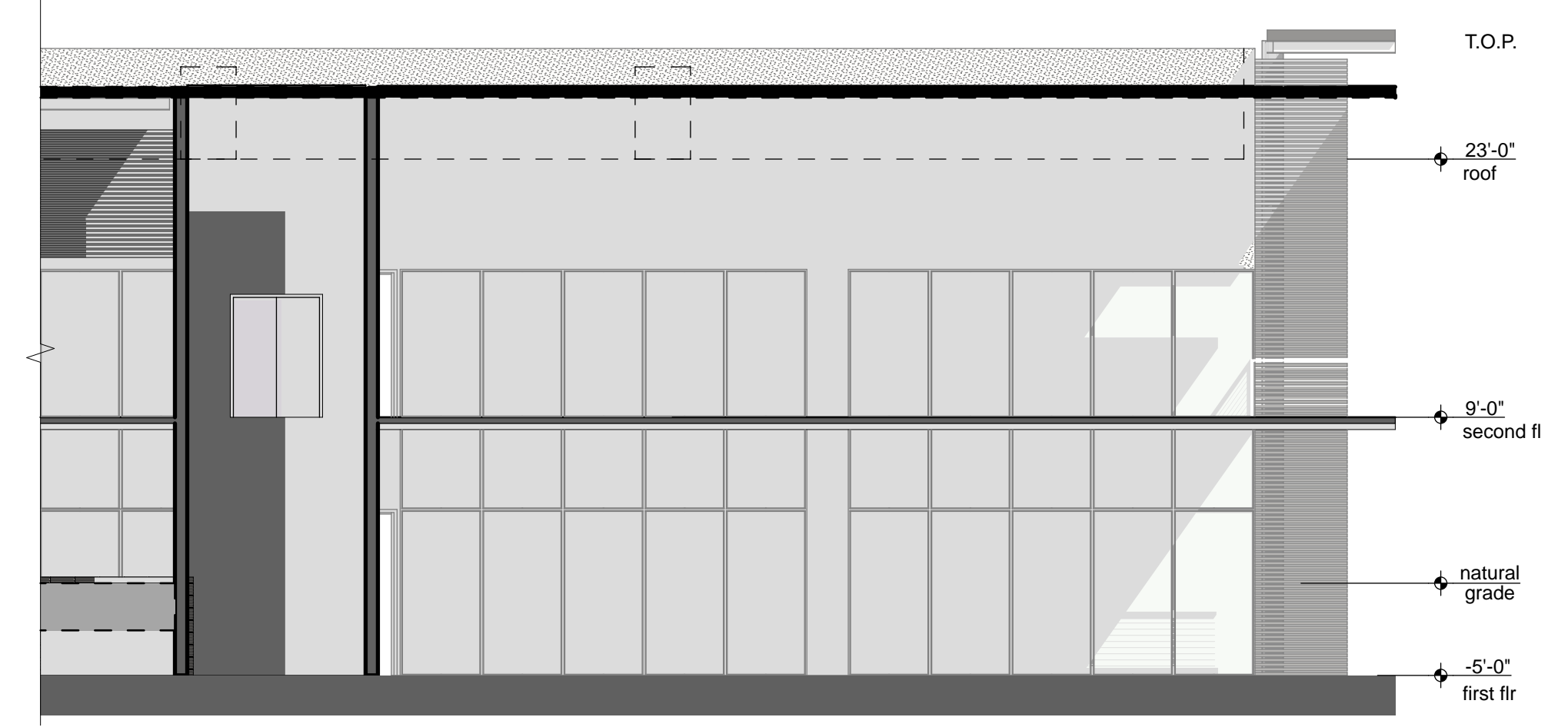
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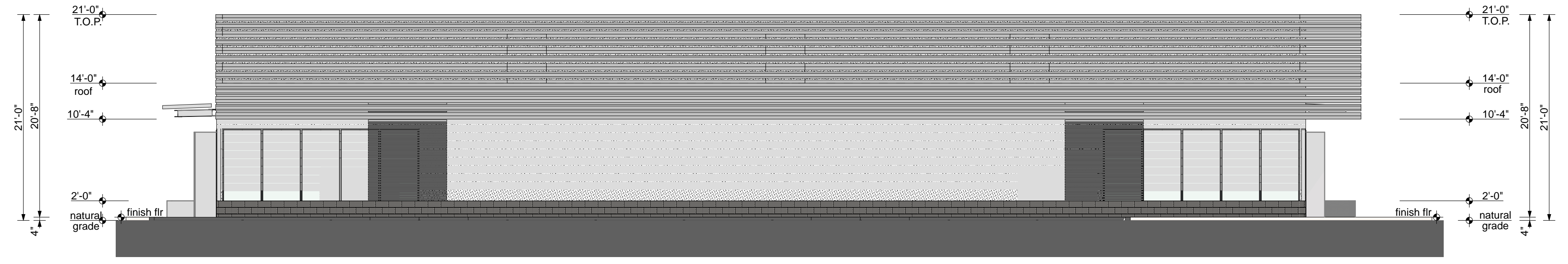
SECTION / ELEVATION LEGEND

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

1 BLDGS B & C EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDGS B & C EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



VIEW FROM SHEA BLVD AND TATUM BLVD INTERSECTION

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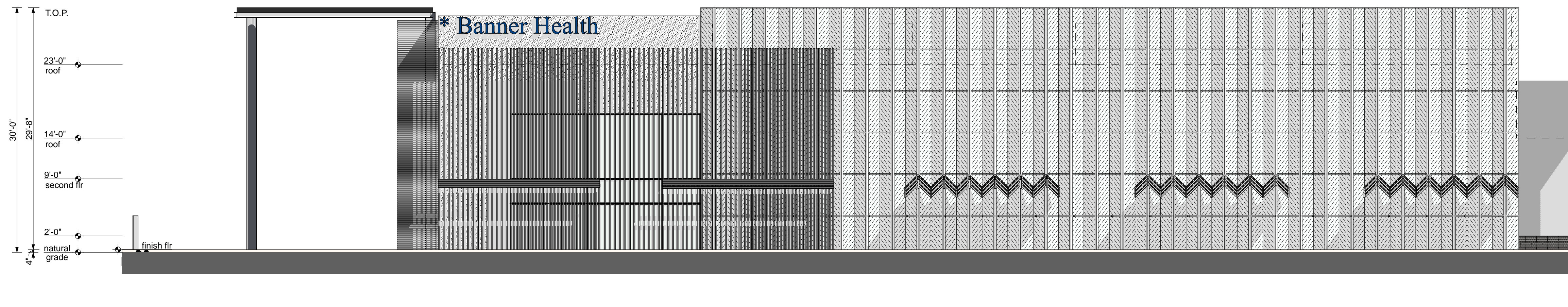
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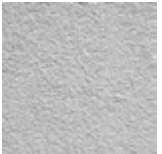

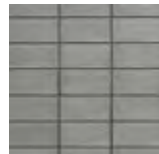
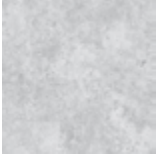

PROJECT PHASE
SUP major amendment Review #3
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Buildings B and C

SHEET NO.
05.4.3

Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment. Elevations Sheet 05.4.4 Buildings B and C was plotted by Bhooni Desai on Wednesday, October 31, 2018 at 10:49 AM. File found at BIM Server: HC Bimservers - BIM Server 21/Health Care Studio/18_041-01/MinViewMedicalCtrRedevelopmnt



SECTION / ELEVATION LEGEND

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

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



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



BLDGS B & C LOOKING NORTH EAST

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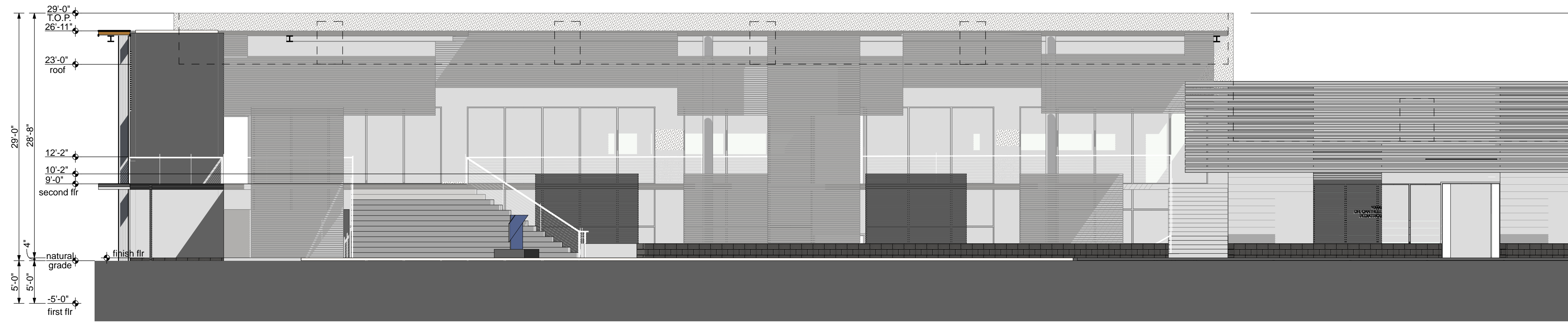
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PROJECT PHASE
SUP major amendment Review #3
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Buildings B and C

SHEET NO.
05.4.4

Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment. Elevations Sheet 05.4.5 Buildings D and E was plotted by Bhoomi Desai on Wednesday, October 31, 2018 at 10:49 AM. File found at BIM Server: HC Bimservers - BIM Server 2/Health Care Studio/18_041-0/MtnViewMedicalCtrRedevelopmnt



SECTION / ELEVATION LEGEND



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



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



BLDGS B,C,D,E LOOKING NORTH WEST

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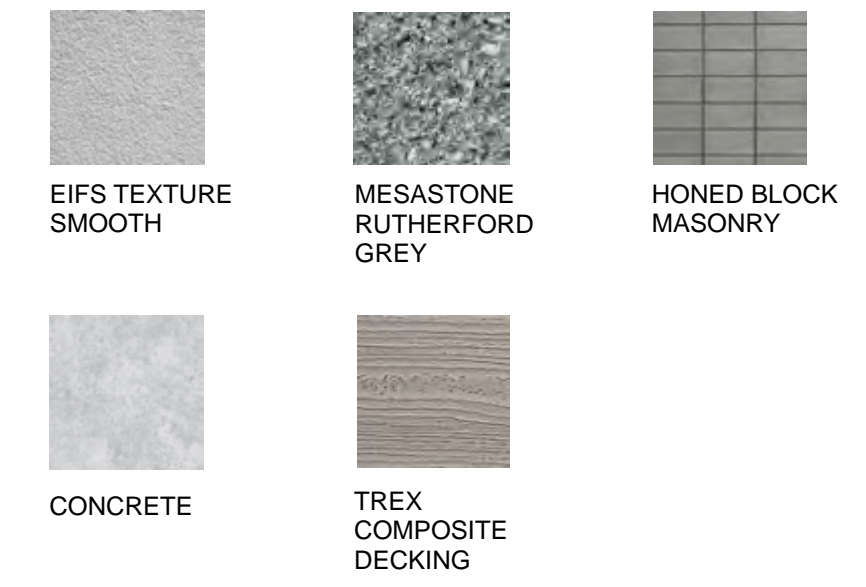
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PROJECT PHASE
SUP major amendment Review #3
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Buildings D and E

SHEET NO.
05.4.5

SECTION / ELEVATION LEGEND



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phoenix arizona 85012

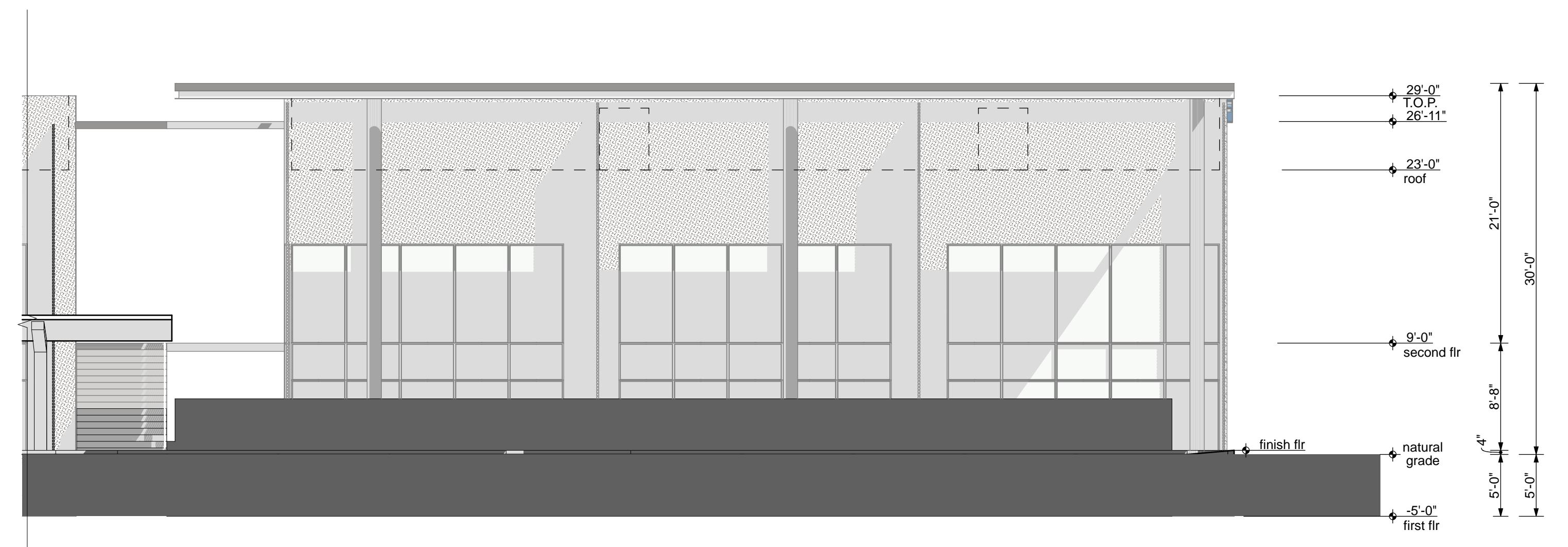
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1 BLDGS C,D,E NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDGS C,D,E NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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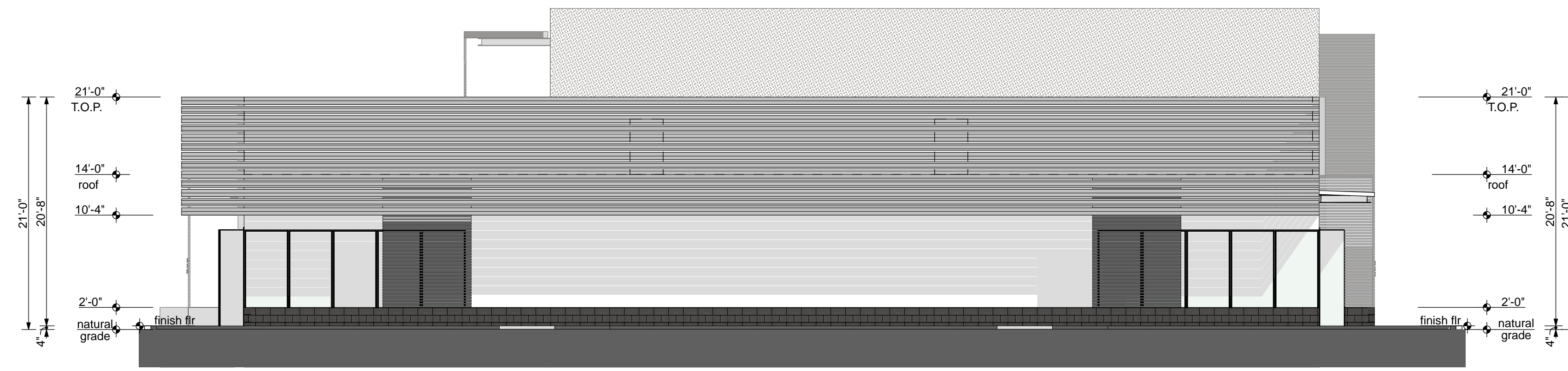
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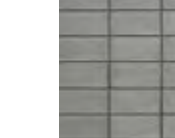


PROJECT PHASE
SUP major amendment Review #3
SHEET CONTENTS
Buildings C,D,E

SHEET NO.
05.4.6

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SECTION / ELEVATION LEGEND

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

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



BLDGS C & D ENTRY PLAZA



BLDGS B,C,D,E,F

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PROJECT PHASE
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SHEET CONTENTS
Building E

SHEET NO.
05.4.7

SECTION / ELEVATION LEGEND



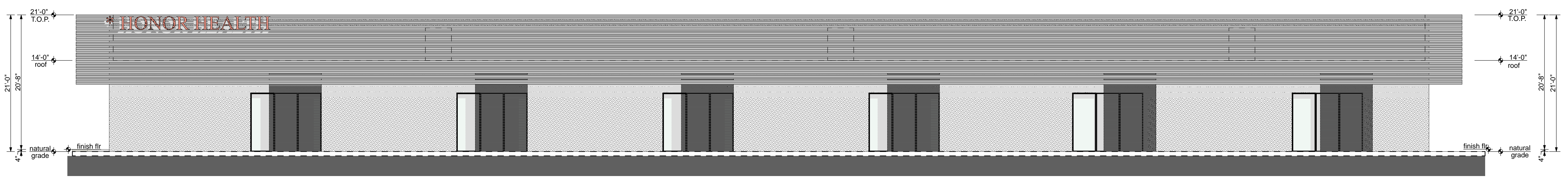
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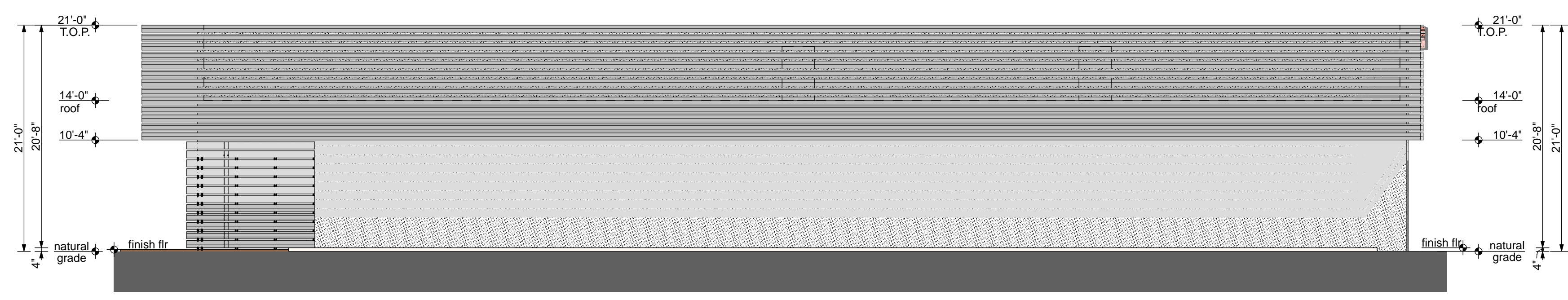
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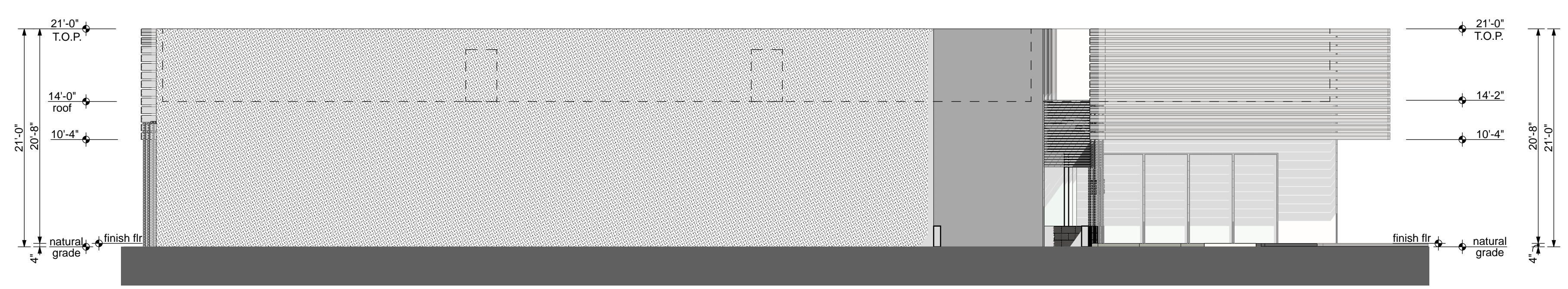
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1 BLDG F NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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

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Phoenix, AZ 85018

PROJECT NO. 2018_041
DATE OF ISSUE 11.01.2018

REVISION NO. 1
DATE 09.26.2018

2
11.01.2018



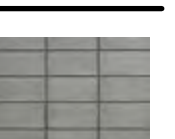


PROJECT TEAM John Cantrell
DRAWN BY BD

PROJECT PHASE
SUP major amendment
Review #3

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Building F

SHEET NO.
05.4.8


SECTION / ELEVATION LEGEND

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

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eleventh floor
phoenix arizona 85012

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602.257.9029 f

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



VIEW OF BUILDING F

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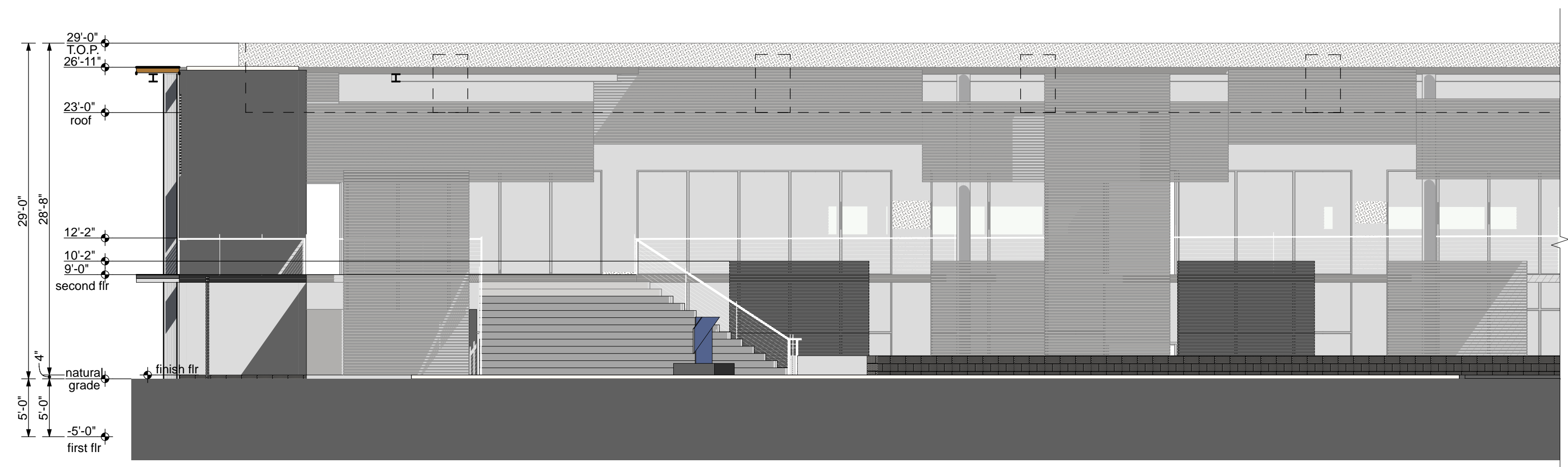
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John Cantrell **BD**

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Building F

SHEET NO.
05.4.9

Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment. Elevations Sheet 05.4.10 Building Entries was plotted by Bhoomi Desai on Wednesday, October 31, 2018 at 10:50 AM. file found at BIM Server: HC Bimserver - BIM Server 21/Health Care Studio/18_041-01MinViewMedicalCtrRdevlpmt



SECTION / ELEVATION LEGEND

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

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



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



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



BLDGS B,C,D,E ENTRIES
SCALE: 1:2.66

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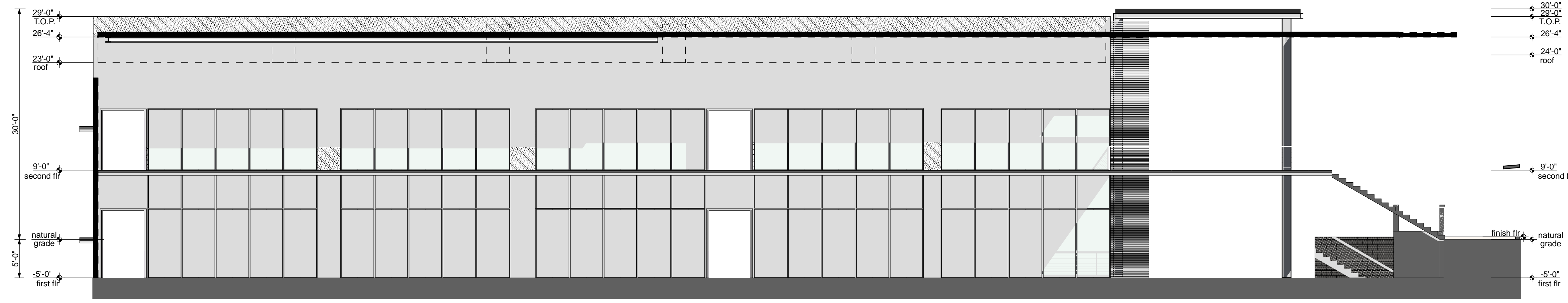
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SUP major amendment Review #3

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Building Entries

SHEET NO.
05.4.10

Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment. Elevations Sheet 05.4.11 Building Entries was plotted by Bhoomi Desai on Wednesday, October 31, 2018 at 10:50 AM. file found at BIM Server: HC Bimserver - BIM Server 21/Health Care Studio/18_041-01/MinViewMedicalCtrRdevlpmt



1 BLDG C EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDGS B & C EAST ELEVATION
SCALE: 1/8" = 1'-0"



TATUM BLVD ENRTY LOOKING EAST

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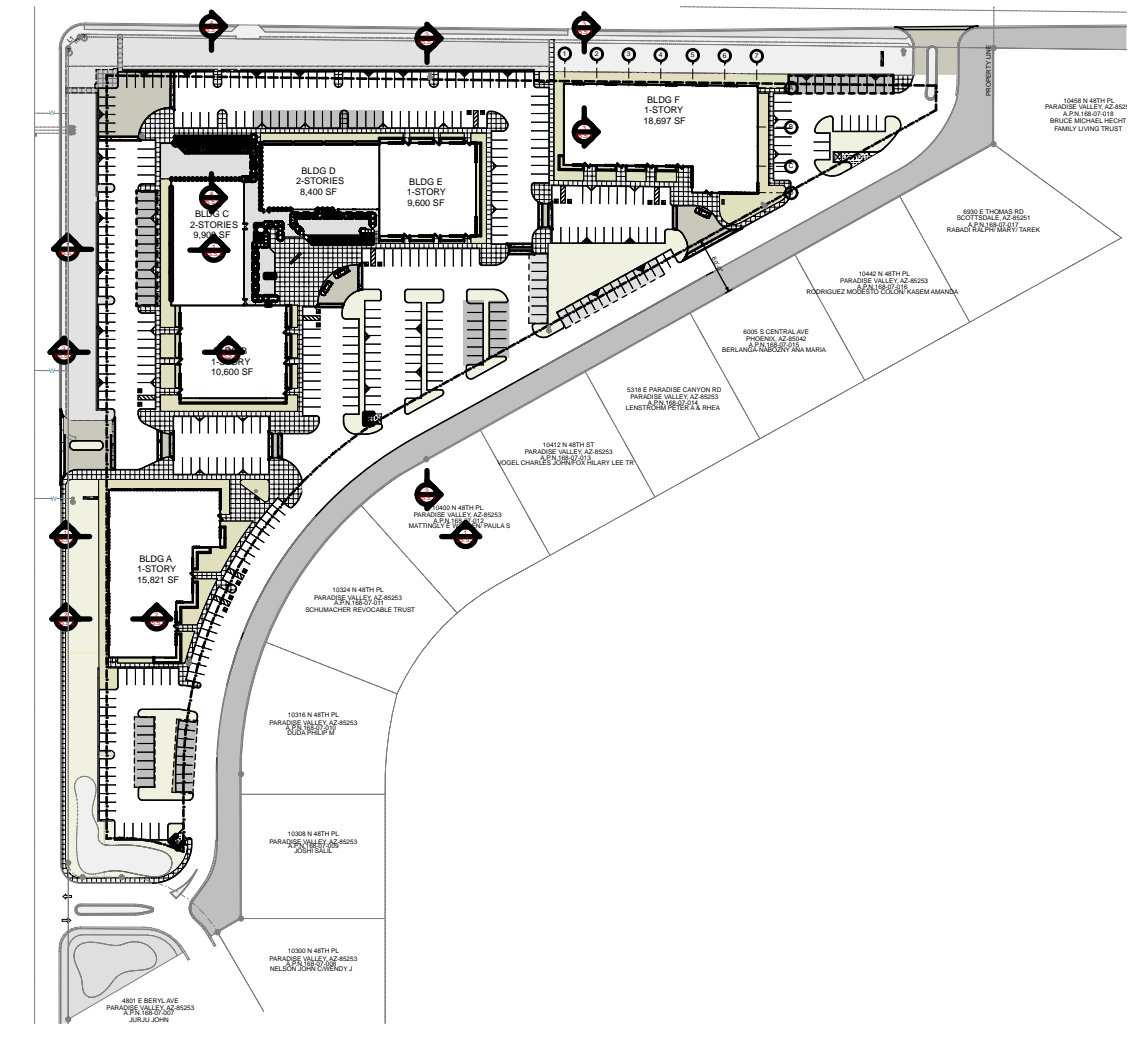
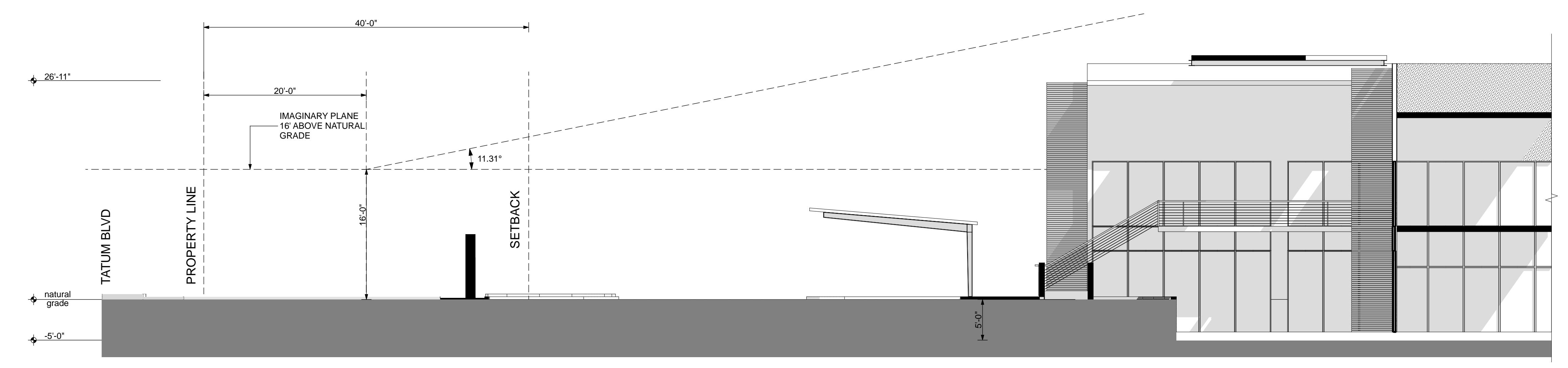
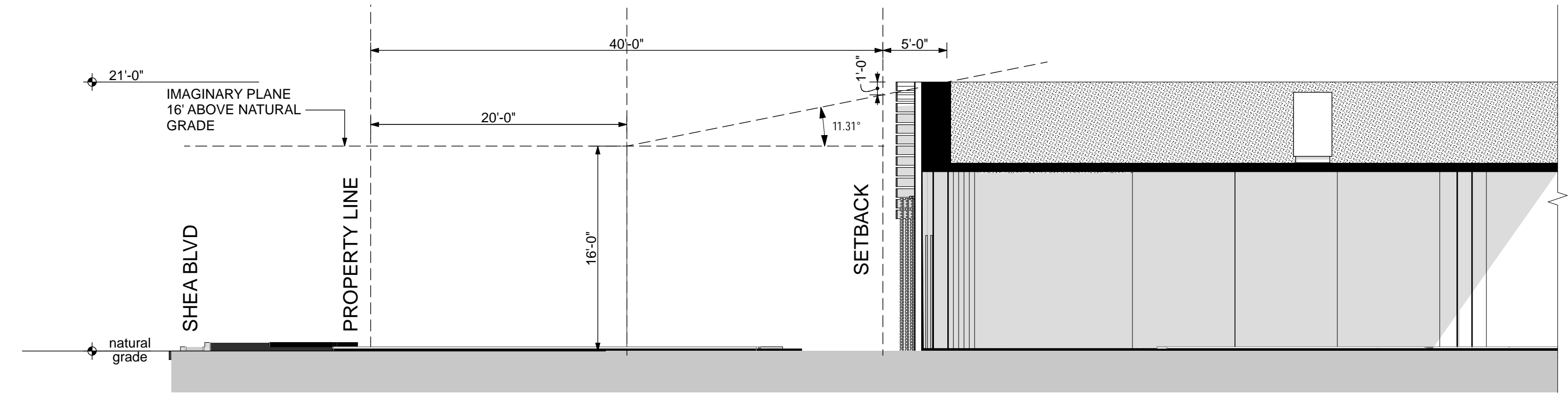
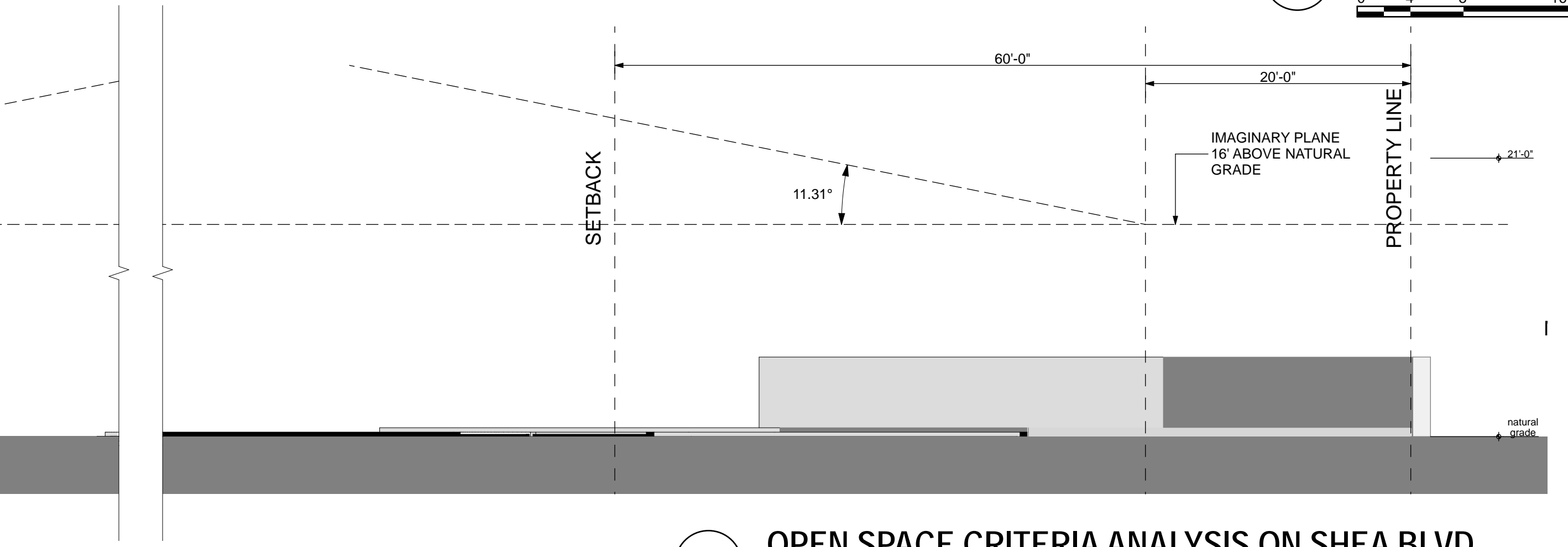
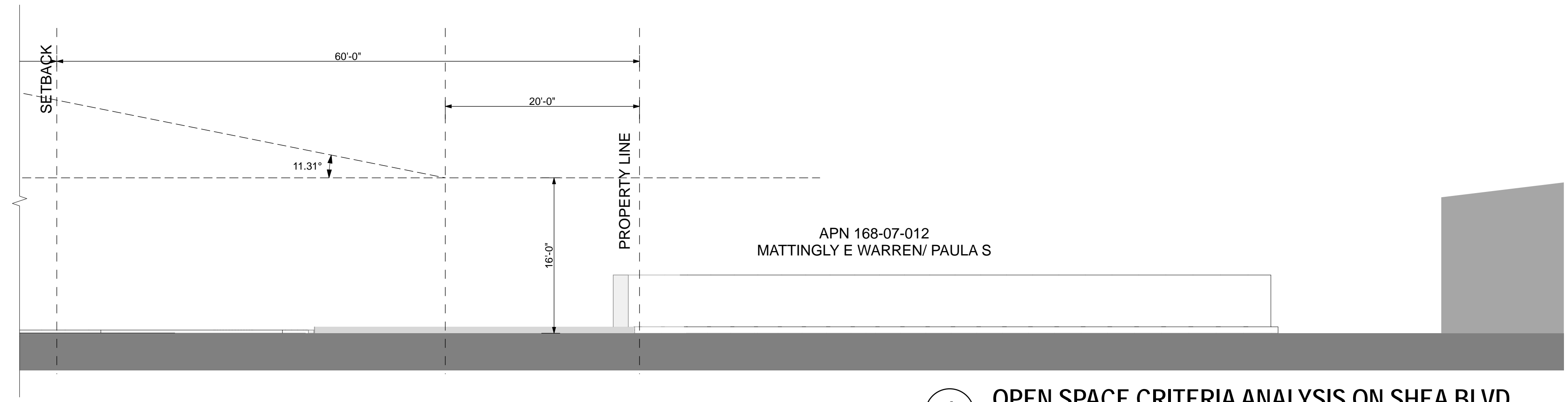
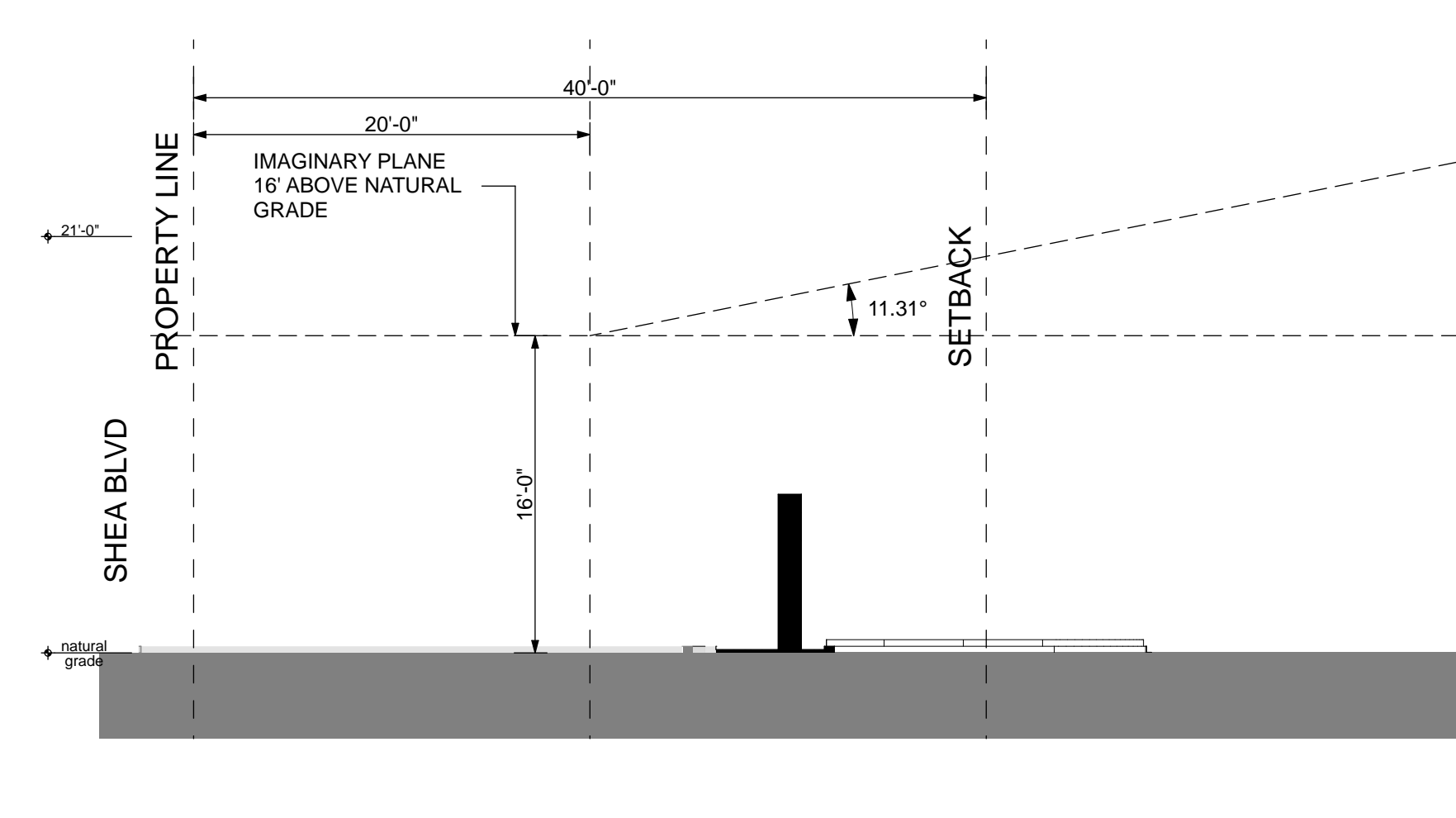
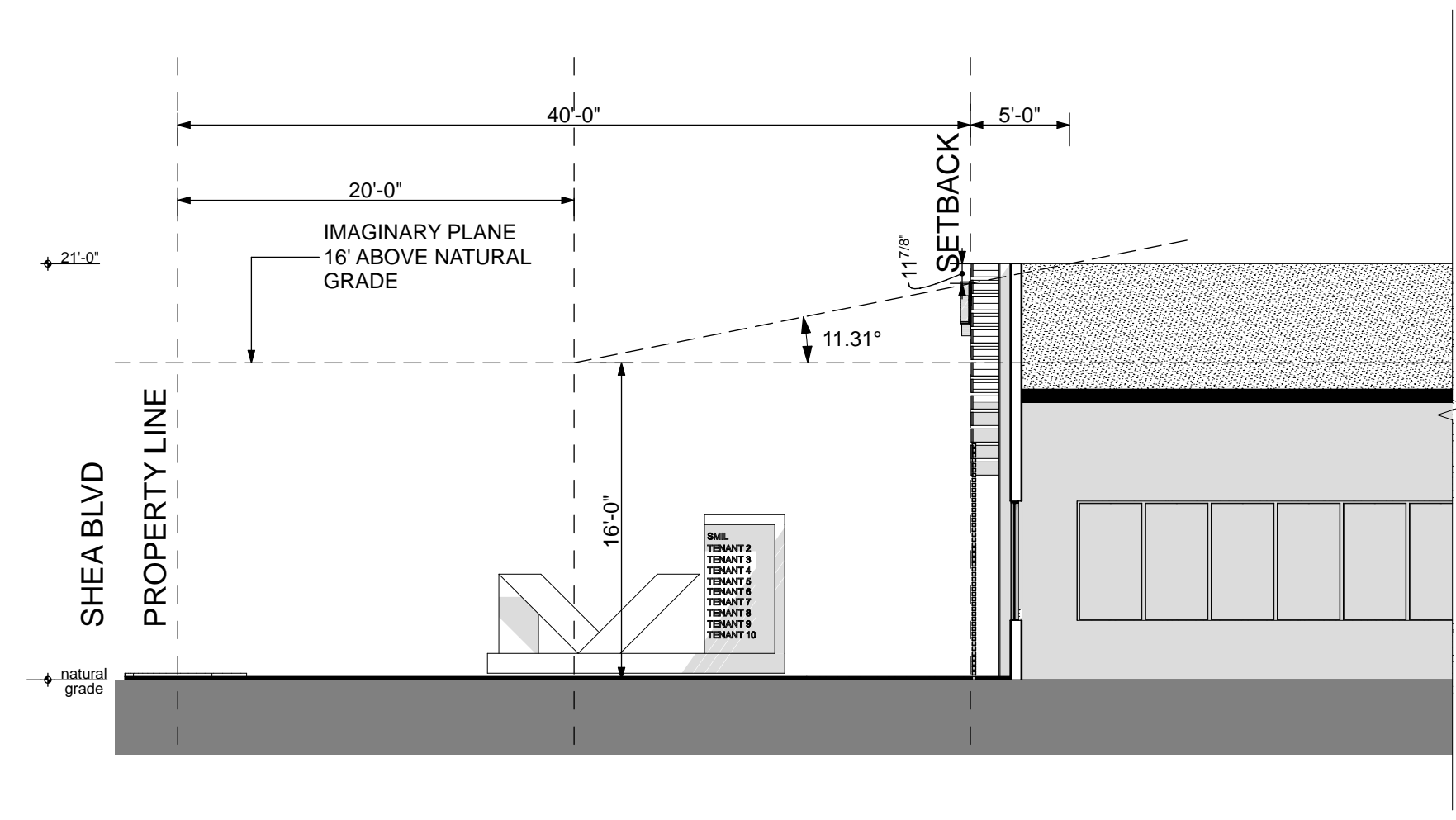
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SHEET NO.
05.4.11

Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment, Sections and Open Space Criteria Sheet 05.5.1 Sections & open space criteria analysis was plotted by Bhoomi Desai on Wednesday, October 31, 2018 at 10:50 AM. file found at BIM Server: HC Bimserver - BIM Server 21/Health Care Studio/18_041-01/MinViewMedicalCTRRedevlpjmmt



1 OPEN SPACE CRITERIA ANALYSIS ON SHEA BLVD

2 OPEN SPACE CRITERIA ANALYSIS ON SHEA BLVD

3 OPEN SPACE CRITERIA ANALYSIS ON SHEA BLVD

4 OPEN SPACE CRITERIA ANALYSIS ON TATUM BLVD

APN 168-07-012
MATTINGLY E WARREN/ PAULA S

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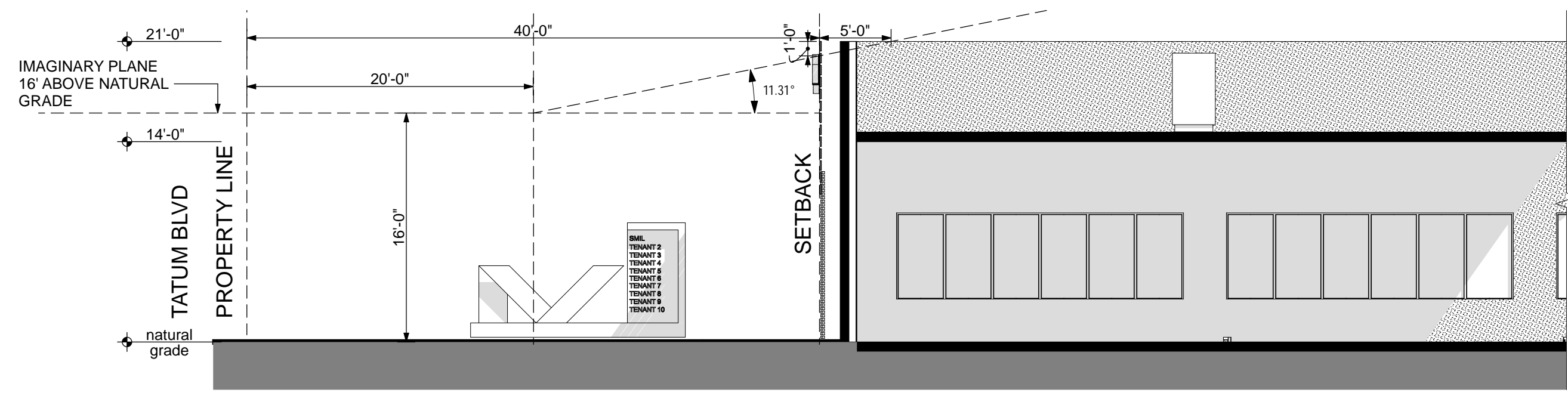
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 SUP major amendment
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 Sections & open space criteria analysis

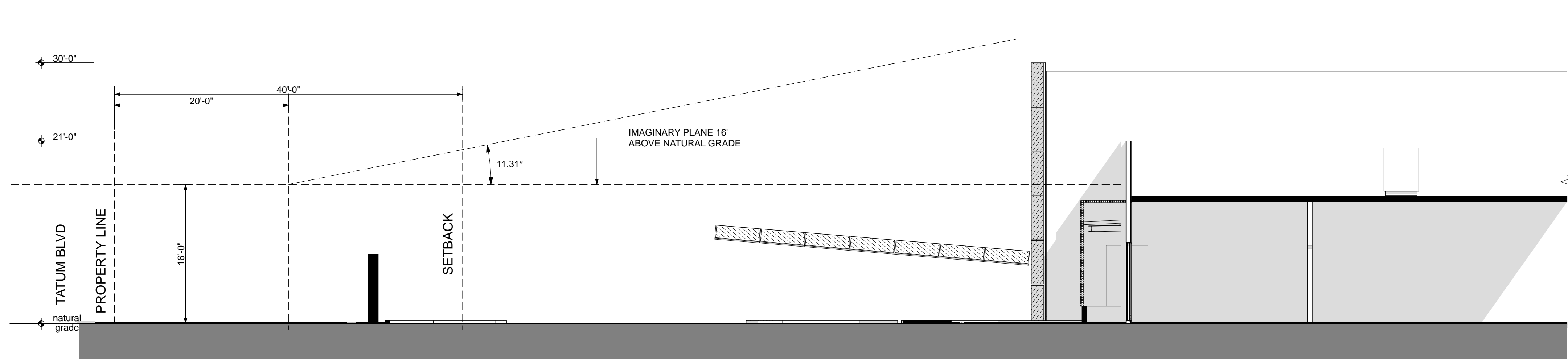
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 05.5.1



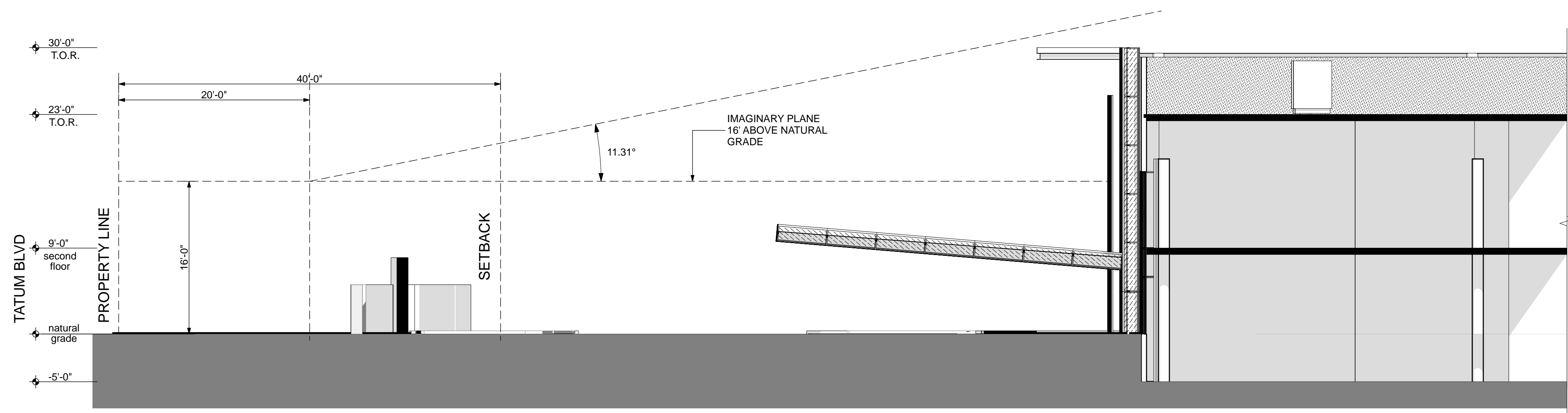
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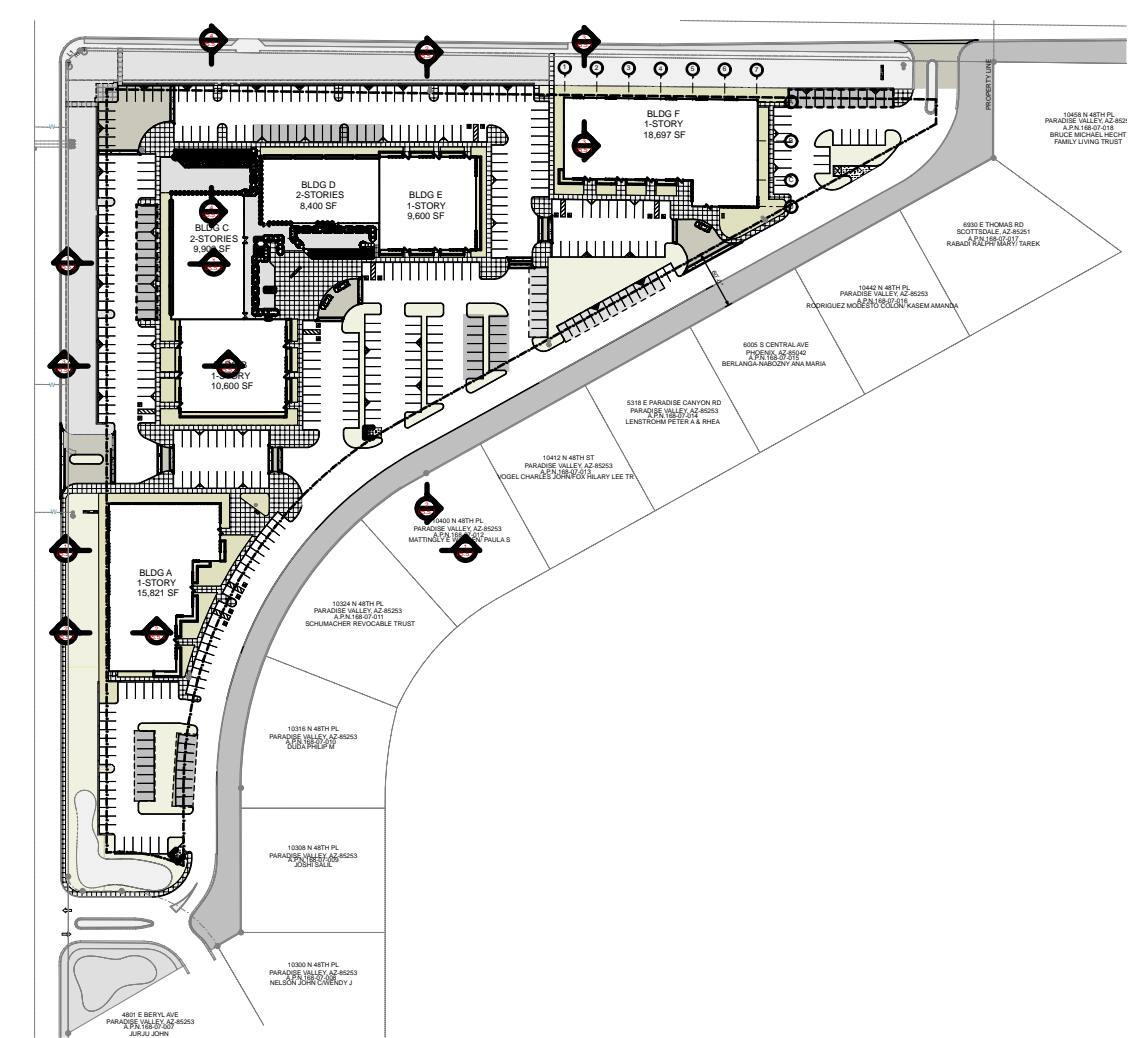
2 OPEN SPACE CRITERIA ANALYSIS ON TATUM BLVD



3 OPEN SPACE CRITERIA ANALYSIS ON TATUM BLVD



1 OPEN SPACE CRITERIA ANALYSIS ON TATUM BLVD



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 Open Space Criteria Analysis

SHEET NO.
 05.5.2