Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment_Cover Sheet 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 Bimserver - BIMcloud Basic for ARCHICAD 21/Health Care Studio/18_041-01MtnViewMedicalCtrRedevlpmnt

Mountain View Medical Center Redevelopment

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

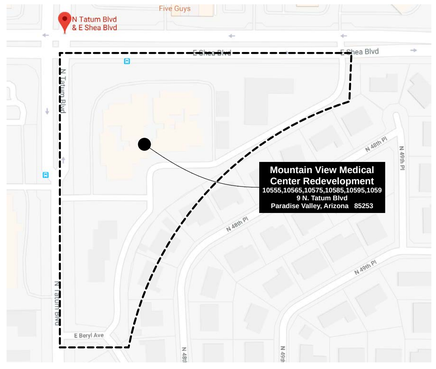
CONSULTANT INFO

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
6263 N Scottsdale Rd,
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
CIVTECH, INC.
10605 N Hayden Rd
Suite 140
Scottsdale, Arizona 85260
t 480-659-4250



VICINITY MAP
NOT TO SCALE
NORTH

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orcutt | winslow
2929 n central ave
eleventh floor
phoenix arizona 85012

602.257.1764 t
602.257.9029 f

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REGISTERED ARCHITECT
CERTIFICATE NO.
NOT FOR CONSTRUCTION
David Scholes
ARIZONA, U.S.A.

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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

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

PROJECT NO.	DATE OF ISSUE
2018_041	**02.07.2019**

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**

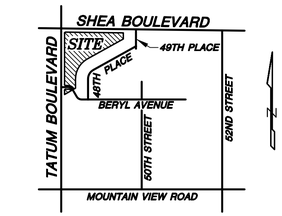
PROJECT PHASE
SUP major amendment Review #4

SHEET CONTENTS
Cover Sheet

SHEET NO.
05.1.1

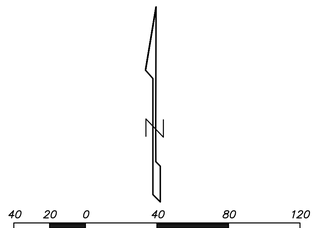
A.L.T.A. / A.C.S.M.
LAND TITLE SURVEY

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.

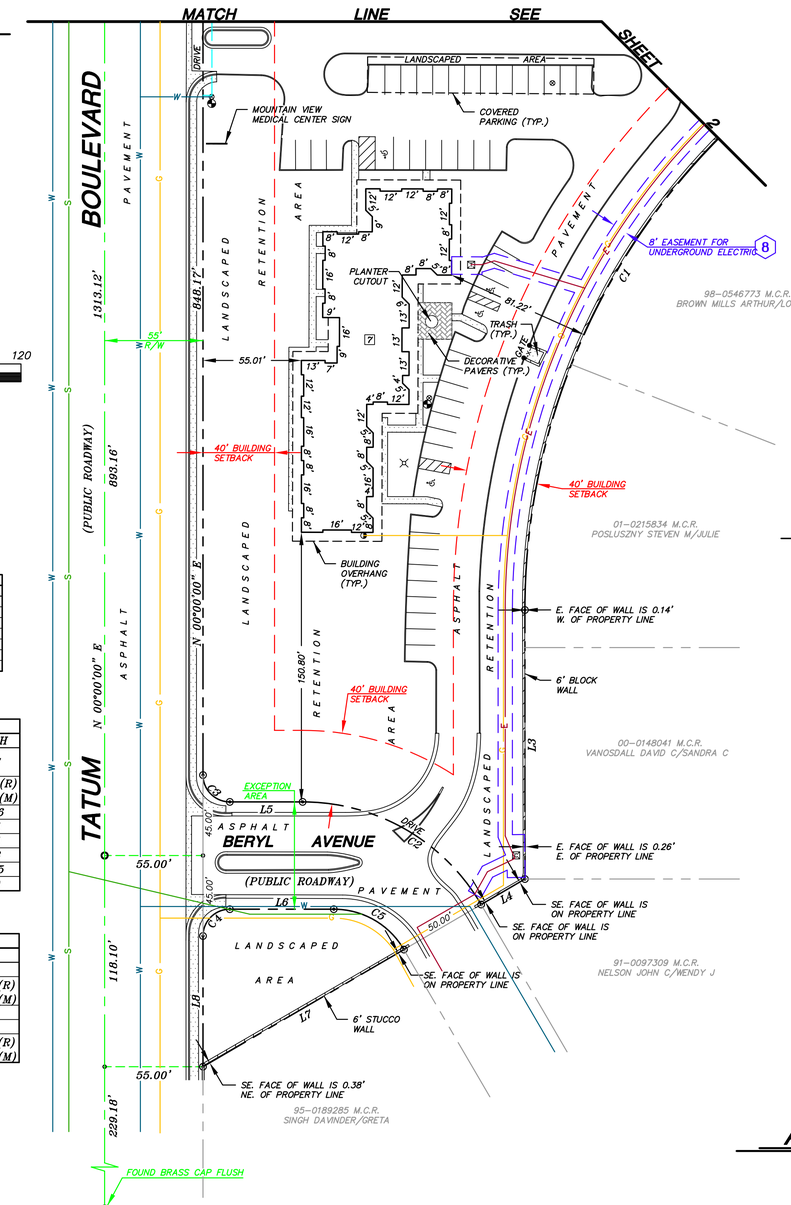


VICINITY MAP

NOT TO SCALE



SCALE : 1" = 40'



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'±	4,748
6	ONE STORY STUCCO	20'±	4,614
7	ONE STORY STUCCO	20'±	8,816

LINE TABLE		
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 TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	398.88'	375.00	60°56'38"
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
- DRIVE — INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- X — FENCE
- W — UNDERGROUND WATER LINE
- S — UNDERGROUND SEWER LINE
- G — UNDERGROUND GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- 4 — SCHEDULE B ITEM
- ELECTRIC CABINET
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- GAS METER
- GUARD POST
- HANDICAPPED SPACE
- LIGHT POLE
- WATER VALVE
- (R) — RECORD
- (M) — 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 72.68 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 arch 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

1) 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.

2) 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.

3) The number of striped parking spaces on the subject property are as follows:
Regular: 304
Handicapped: 27
Total: 331

4) 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.

5) 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 Restriction: 30 feet
Parking Requirements: one (1) parking space for each two hundred (200) square feet of floor space.

6) 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.

7) 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.

8) 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

4 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
Recorded in Docket 14836
Page 1320; and
Amendment recorded in docket 15879
Page 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 Document No. 95-0493908
(AFFECTS SUBJECT PROPERTY)

5 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

6 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

7 EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Document No. 86-368559
Purpose right of entry
(AFFECTS SUBJECT PROPERTY)

8 EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Document No. 95-0727760
Purpose underground electric lines and facilities

9 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 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 Goetzenberger
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

D: GBF
C: GK

10555 N. TATUM BOULEVARD, PARADISE VALLEY, ARIZONA | DATE: 12-12-03 | REVISED: | JOB NO.: 231135

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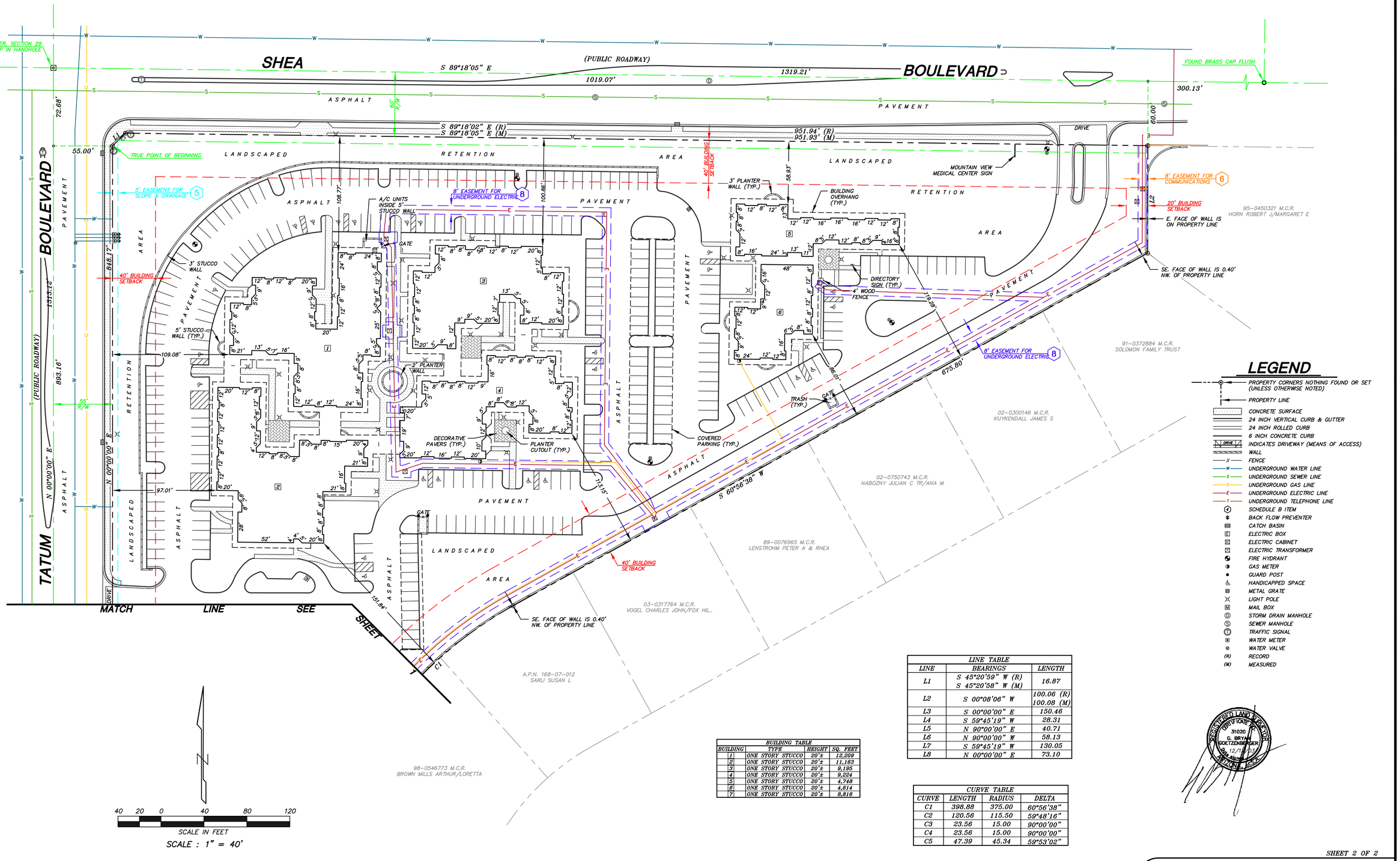

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- E — UNDERGROUND ELECTRIC LINE
- T — UNDERGROUND TELEPHONE LINE
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- BACK FLOW PREVENTER
- CATCH BASIN
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- ELECTRIC CABINET
- M — ELECTRIC TRANSFORMER
- FIRE HYDRANT
- GAS METER
- GUARD POST
- HANDICAPPED SPACE
- METAL GRATE
- LIGHT POLE
- M — MAIL BOX
- STORM DRAIN MANHOLE
- S — SEWER MANHOLE
- T — TRAFFIC SIGNAL
- WATER METER
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- (R) RECORD
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C5	47.39	45.34	59°53'02"

40 20 0 40 80 120
SCALE IN FEET
SCALE : 1" = 40'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
31020
G. BRYAN
COETZENBERGER
12/1/03
ARIZONA U.S.A.

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Phoenix, Arizona 85027
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ARIZONA NO. 18214 – CALIFORNIA NO. L6060 – NEVADA NO. 7680

D: GBF
D: DK

10555 N. TATUM BOULEVARD, PARADISE VALLEY, ARIZONA

DATE: 12-12-03 | REVISED: | JOB NO.: 231135

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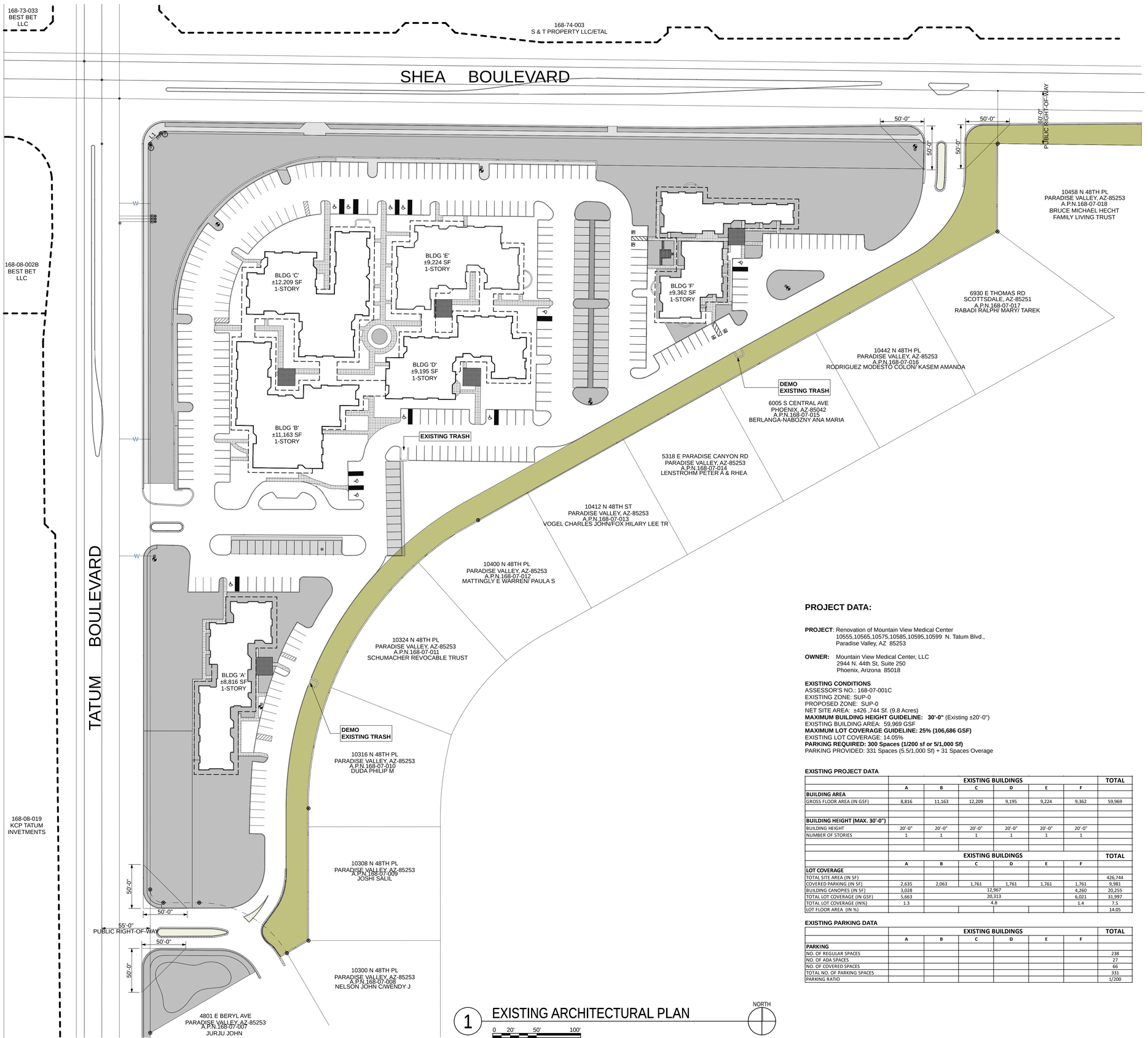

1 EXISTING ARCHITECTURAL PLAN

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: 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	
BUILDING AREA							
GROSS FLOOR AREA (IN GSF)	8,816	11,163	12,209	9,195	9,224	9,362	59,969
BUILDING HEIGHT (MAX. 30'-0")							
BUILDING HEIGHT	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	
NUMBER OF STORIES	1	1	1	1	1	1	

	EXISTING BUILDINGS						TOTAL
	A	B	C	D	E	F	
LOT COVERAGE							
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	
PARKING							
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

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REGISTERED ARCHITECT
CERTIFICATE NO.
NOT FOR CONSTRUCTION
State Of
ARIZONA, U.S.A.

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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 t

PROJECT NO.	DATE OF ISSUE
2018_041	**02.07.2019**

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

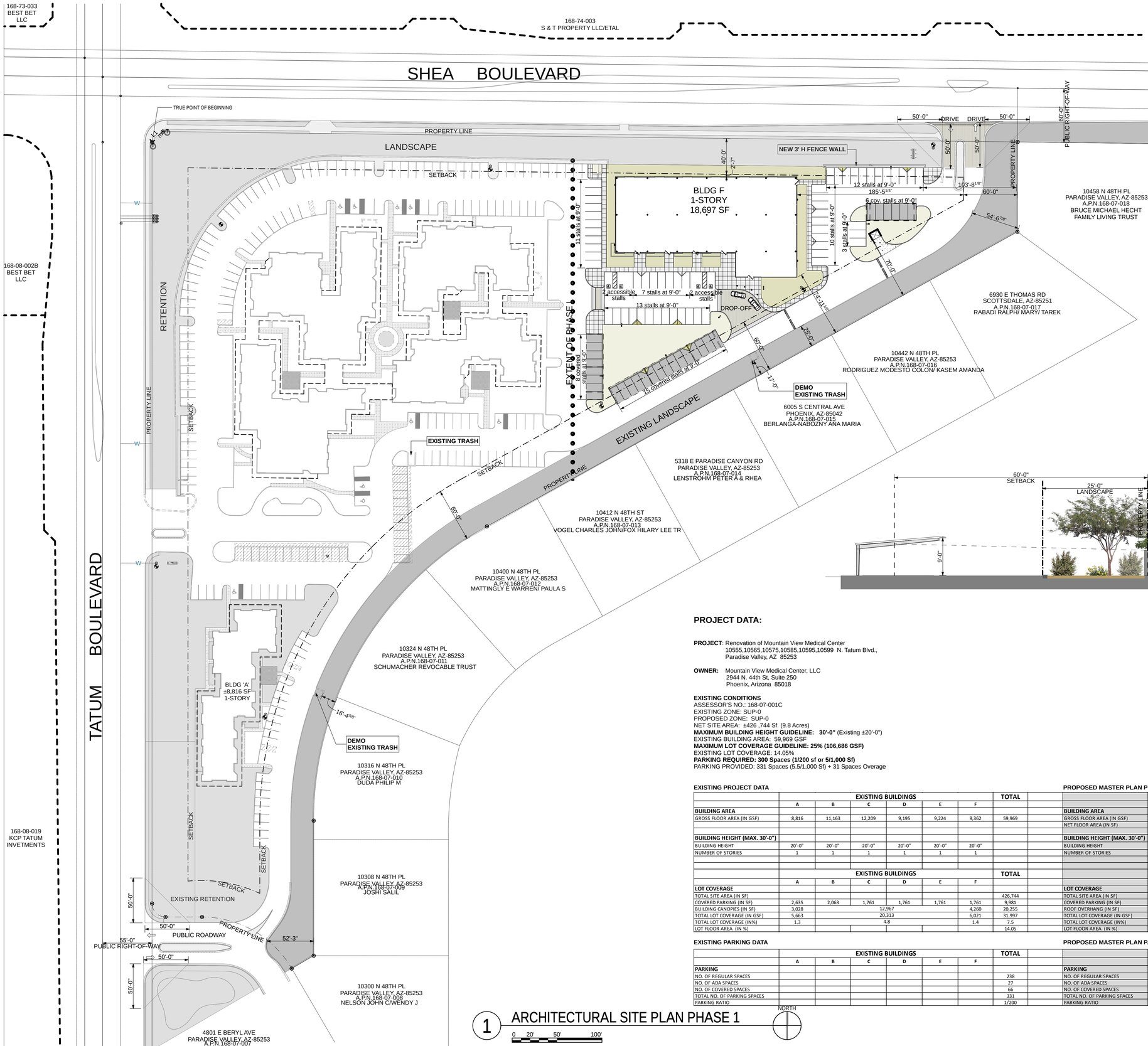
PROJECT TEAM	DRAWN BY
John Cantrell	**BD**

PROJECT PHASE
SUP major amendment Review #4

SHEET CONTENTS
existing architectural site plan

SHEET NO.
05.2.3

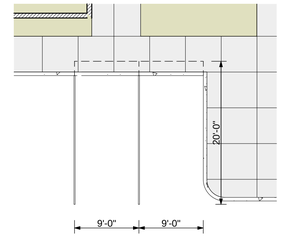
Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment, Architectural Site Plan Sheet 05.2.3 existing architectural site plan was plotted by Bhoomi Desai on Monday, February 11, 2019 at 4:19 PM; file found at BIM Server: HC Bimserver - BIMcloud Basic for ARCHICAD 21/Health Care Studio/18_041-01MtnViewMedicalCtrRedevlpmnt



1 ARCHITECTURAL SITE PLAN PHASE 1

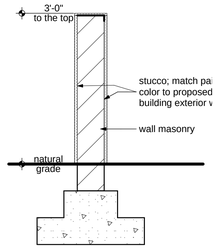
0 20' 50' 100'

NORTH



2 TYP. PARKING

0 5' 10' 20'



3 TYP. FENCE WALL DETAIL

0 1' 2' 3'

4 TYP. PARKING CANOPY

0 8' 16' 24'

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	
BUILDING AREA							
GROSS FLOOR AREA (IN GSF)	8,816	11,163	12,209	9,195	9,224	9,362	59,969
BUILDING HEIGHT (MAX. 30'-0")							
BUILDING HEIGHT	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	
NUMBER OF STORIES	1	1	1	1	1	1	

	EXISTING BUILDINGS						TOTAL
	A	B	C	D	E	F	
LOT COVERAGE							
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	
PARKING							
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
	F
BUILDING AREA	
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)	4,698
ROOF OVERHANG (IN SF)	0
TOTAL LOT COVERAGE (IN GSF)	23,782
TOTAL LOT COVERAGE (IN%)	5.6
LOT FLOOR AREA (IN %)	4.47

PROPOSED MASTER PLAN PARKING DATA

	PHASE I
	F
PARKING	
NO. OF REGULAR SPACES	56
NO. OF ADA SPACES	4
NO. OF COVERED SPACES	29
TOTAL NO. OF PARKING SPACES	89
PARKING RATIO	

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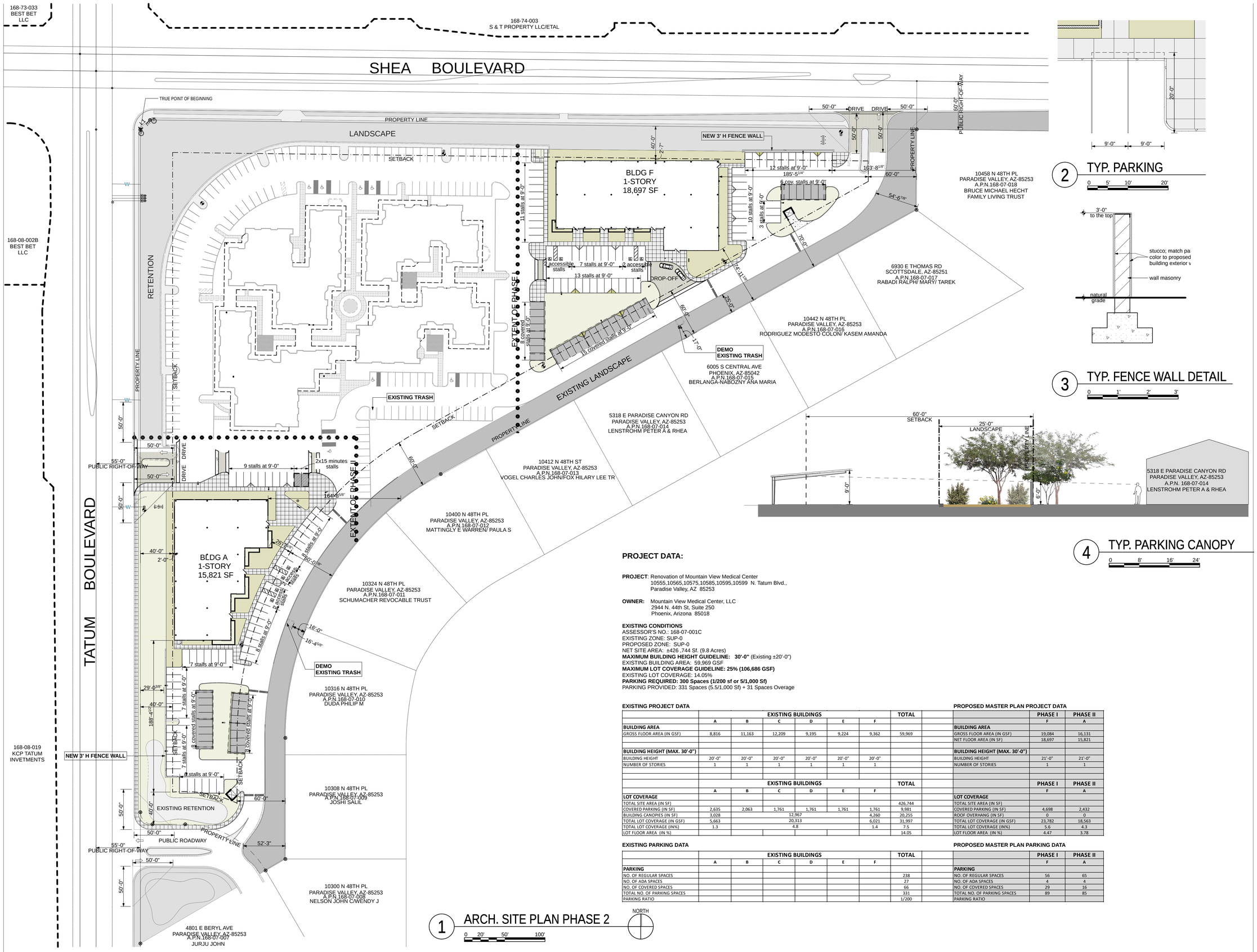
PROJECT TEAM	DRAWN BY
John Cantrell	**BD**

PROJECT PHASE
SUP major amendment Review #4

SHEET CONTENTS
architectural site plan phase 1

SHEET NO.
05.2.4

Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment, Architectural Site Plan Sheet 05.2.4 architectural site plan phase 1 was plotted by Bhoomi 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_041-01MtnViewMedicalCtrRedev1pmmt



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	
BUILDING AREA							
GROSS FLOOR AREA (IN GSF)	8,816	11,163	12,209	9,195	9,224	9,362	59,969
BUILDING HEIGHT (MAX. 30'-0")							
BUILDING HEIGHT	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	
NUMBER OF STORIES	1	1	1	1	1	1	
	EXISTING BUILDINGS						TOTAL
	A	B	C	D	E	F	
LOT COVERAGE							
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
	F	A
BUILDING AREA		
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)	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

EXISTING PARKING DATA

	EXISTING BUILDINGS						TOTAL
	A	B	C	D	E	F	
PARKING							
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
	F	A
PARKING		
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 Redevelopment
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4	**02.19.2019**

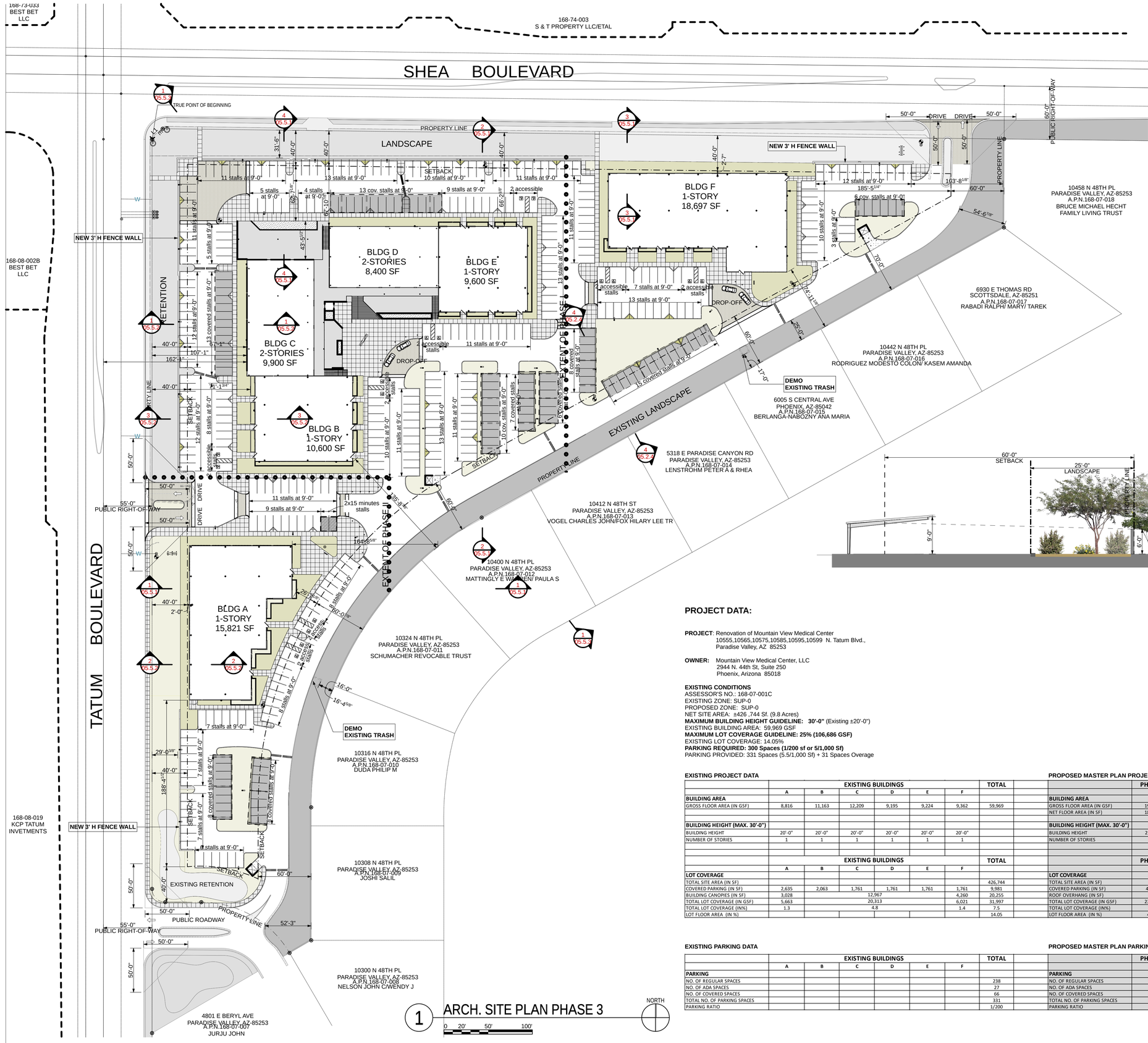
PROJECT TEAM	DRAWN BY
John Cantrell	**BD**

PROJECT PHASE
SUP major amendment Review #4

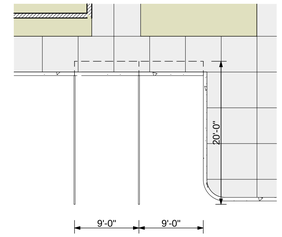
SHEET CONTENTS
architectural site plan phase 2

SHEET NO.
05.2.5

Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment, Architectural Site Plan Sheet 05.2.5 architectural site plan phase 2 was plotted by Bhoomi 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_041-01BMtnViewMedicalCtrRedevlpmnt

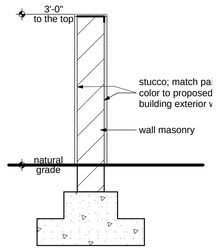


1 ARCH. SITE PLAN PHASE 3



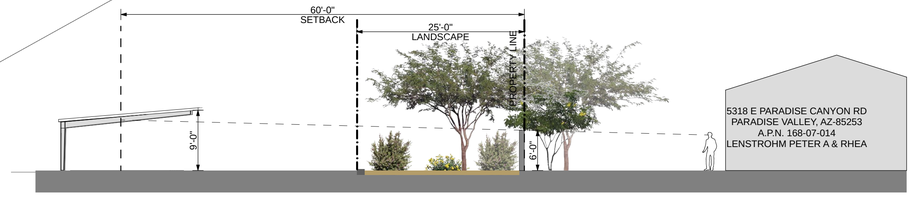
2 TYP. PARKING

0 5' 10' 20'



3 TYP. FENCE WALL DETAIL

0 1' 2' 3'



4 TYP. PARKING CANOPY

0 8' 16' 24'

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	
BUILDING AREA							
GROSS FLOOR AREA (IN GSF)	8,816	11,163	12,209	9,195	9,224	9,362	59,969
BUILDING HEIGHT (MAX. 30'-0")							
BUILDING HEIGHT	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	
NUMBER OF STORIES	1	1	1	1	1	1	
	EXISTING BUILDINGS						TOTAL
	A	B	C	D	E	F	
LOT COVERAGE							
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	E	
BUILDING AREA							
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	9,900	8,400	9,600	73,018
BUILDING HEIGHT (MAX. 30'-0")							
BUILDING HEIGHT	21'-0"	21'-0"	21'-0"	34'-0"	34'-0"	34'-0"	
NUMBER OF STORIES	1	1	1	2	2	1	
	PHASE I	PHASE II	PHASE III				TOTAL
	F	A	B,C,D,E				
LOT COVERAGE							
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	
PARKING							
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,E				
PARKING							
NO. OF REGULAR SPACES	56	65	180				301
NO. OF ADA SPACES	4	4	8				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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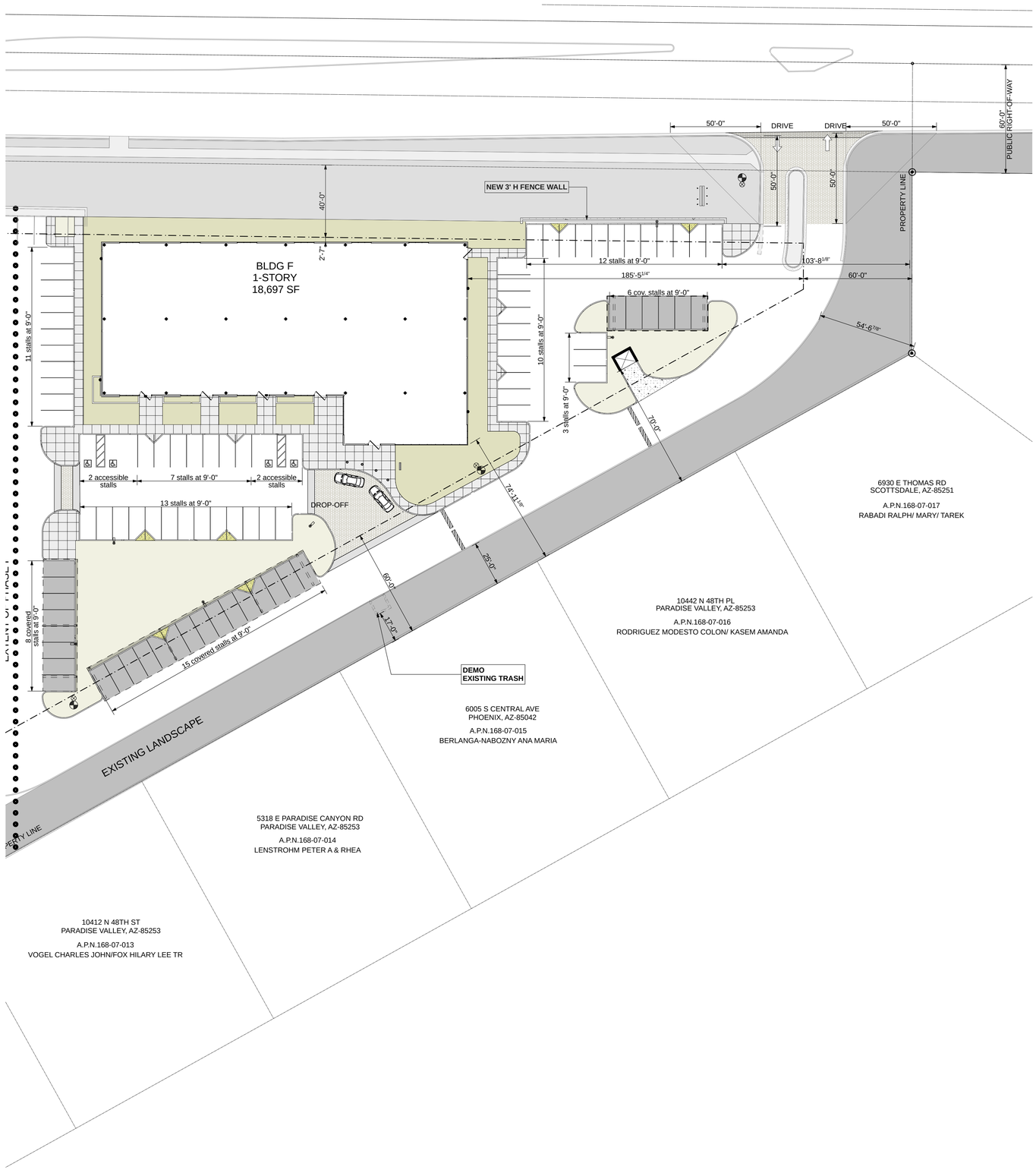
PROJECT TEAM	DRAWN BY
John Cantrell	BD

PROJECT PHASE
SUP major amendment Review #4

SHEET CONTENTS
architectural site plan phase 3

SHEET NO.
05.2.6

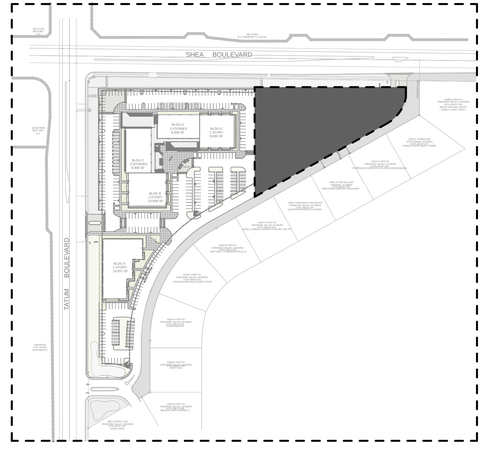
Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment, Architectural Site Plan Sheet 05.2.6 architectural site plan phase 3 was plotted by Bhoomi Desai on Monday, February 11, 2019 at 4:19 PM; file found at BIM Server HC Bimserver - BIMcloud Basic for ARCHICAD 21/Health Care Studio/18_041-03MtnViewMedicalCtrRedev1print



PHASE 1 ENLARGED PLAN

NORTH

0 30' 60'



KEYPLAN

NORTH

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PROJECT TEAM	DRAWN BY
John Cantrell	BD

PROJECT PHASE

SUP major amendment Review #4

SHEET CONTENTS

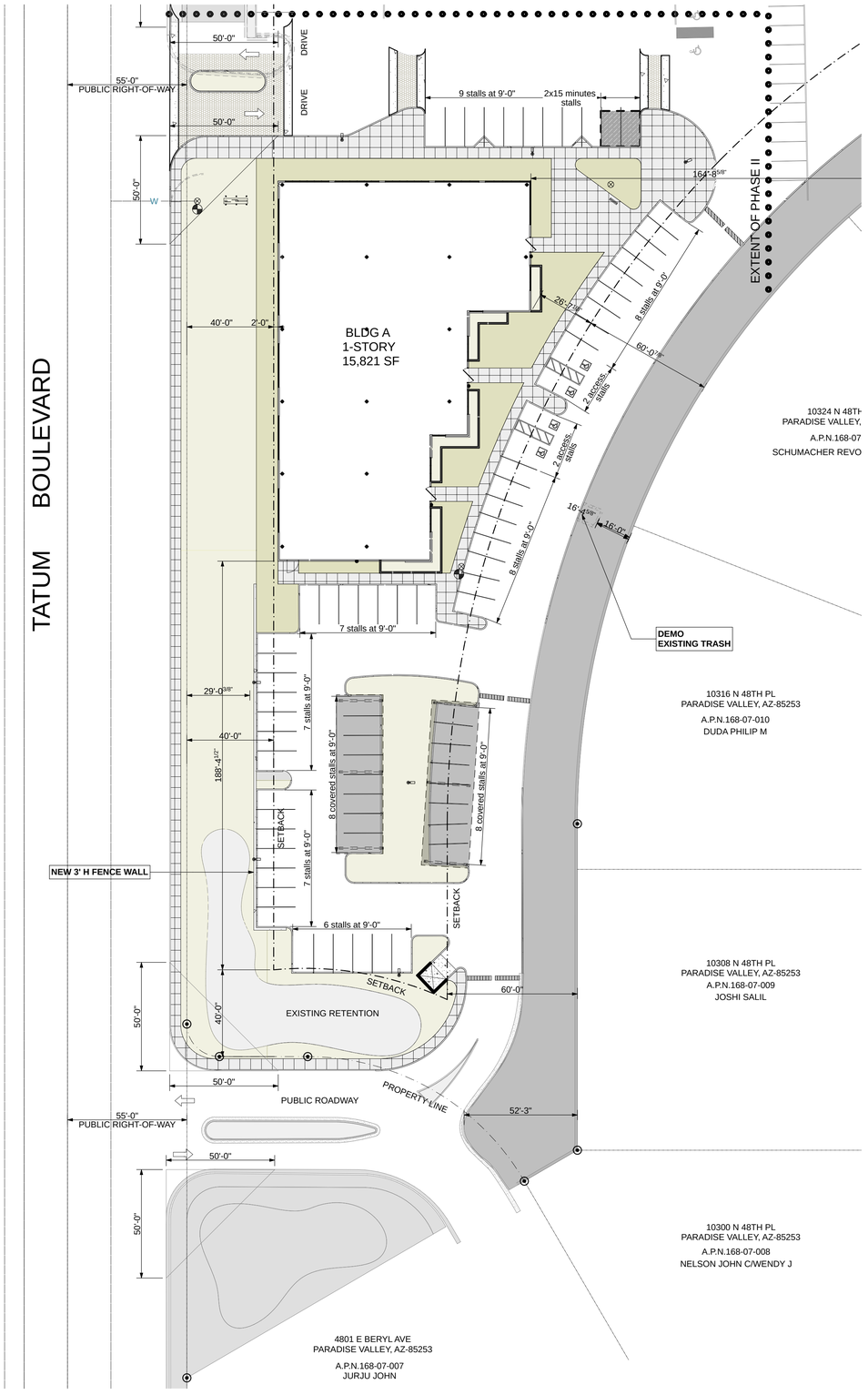
phase I enlarged plan

SHEET NO.

05.2.7

Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment. Architectural Site Plan Sheet 05.2.7 phase I enlarged plan was plotted by Bhoomi 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_041-01MtnViewMedicalCtrRedev/pmnt

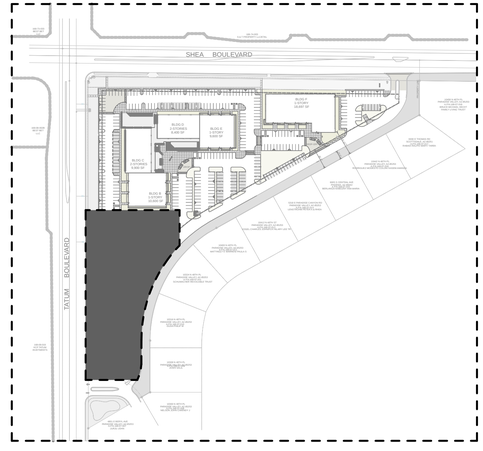
Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment, Architectural Site Plan Sheet 05.2.8 phase II enlarged plan was plotted by Bhoomi Desai on Monday, February 11, 2019 at 4:19 PM: file found at BIM Server: HC Bimserver - BIMcloud Basic for ARCHICAD 21/Health Care Studio/18_041-01MtnViewMedicalCtrRedev.pmmt



PHASE II ENLARGED PLAN

NORTH

0 30' 60'



KEYPLAN

NORTH

orcutt | winslow
2929 n central ave
eleventh floor
phoenix arizona 85012

602.257.1764 t
602.257.9029 f

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REGISTERED ARCHITECT
CERTIFICATE NO.
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State Seal
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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

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PROJECT NO.	DATE OF ISSUE
2018_041	**02.07.2019**

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

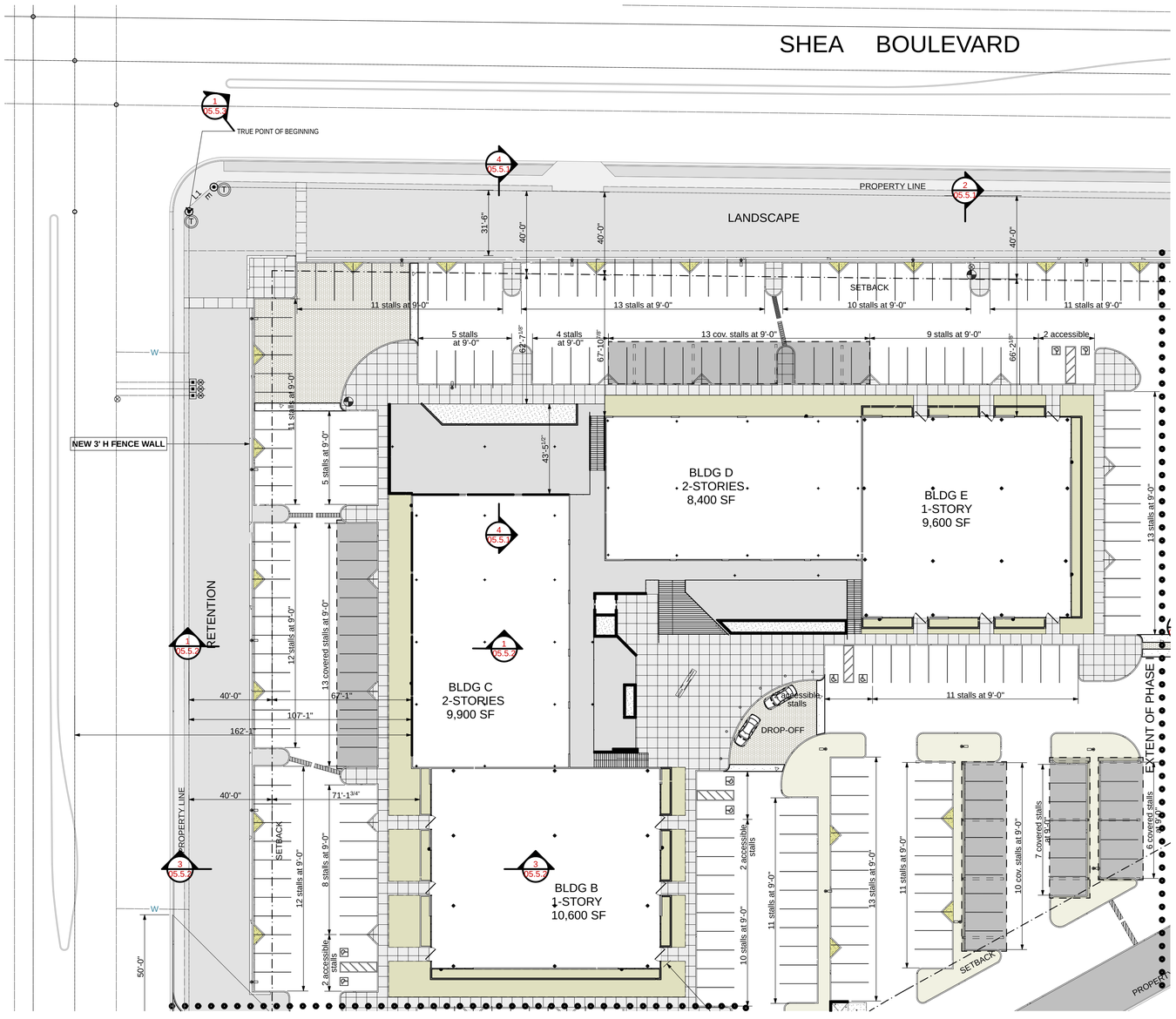
SHEET CONTENTS

phase II enlarged plan

SHEET NO.

05.2.8

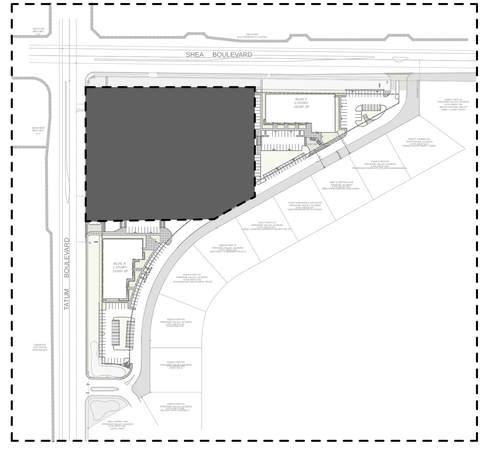
Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment, Architectural Site Plan Sheet 05.2.9 phase III enlarged plan was plotted by Bhoomi Desai on Monday, February 11, 2019 at 4:19 PM; file found at BIM Server: HC Bimserver - BIMcloud Basic for ARCHICAD 21/Health Care Studio/18_041-01MtnViewMedicalCtrRedevlpmnt



PHASE III ENLARGED PLAN

NORTH

0 30' 60'



KEYPLAN

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David Scott Winslow
ARIZONA, U.S.A.

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PROJECT TEAM	DRAWN BY
John Cantrell	**BD**

PROJECT PHASE

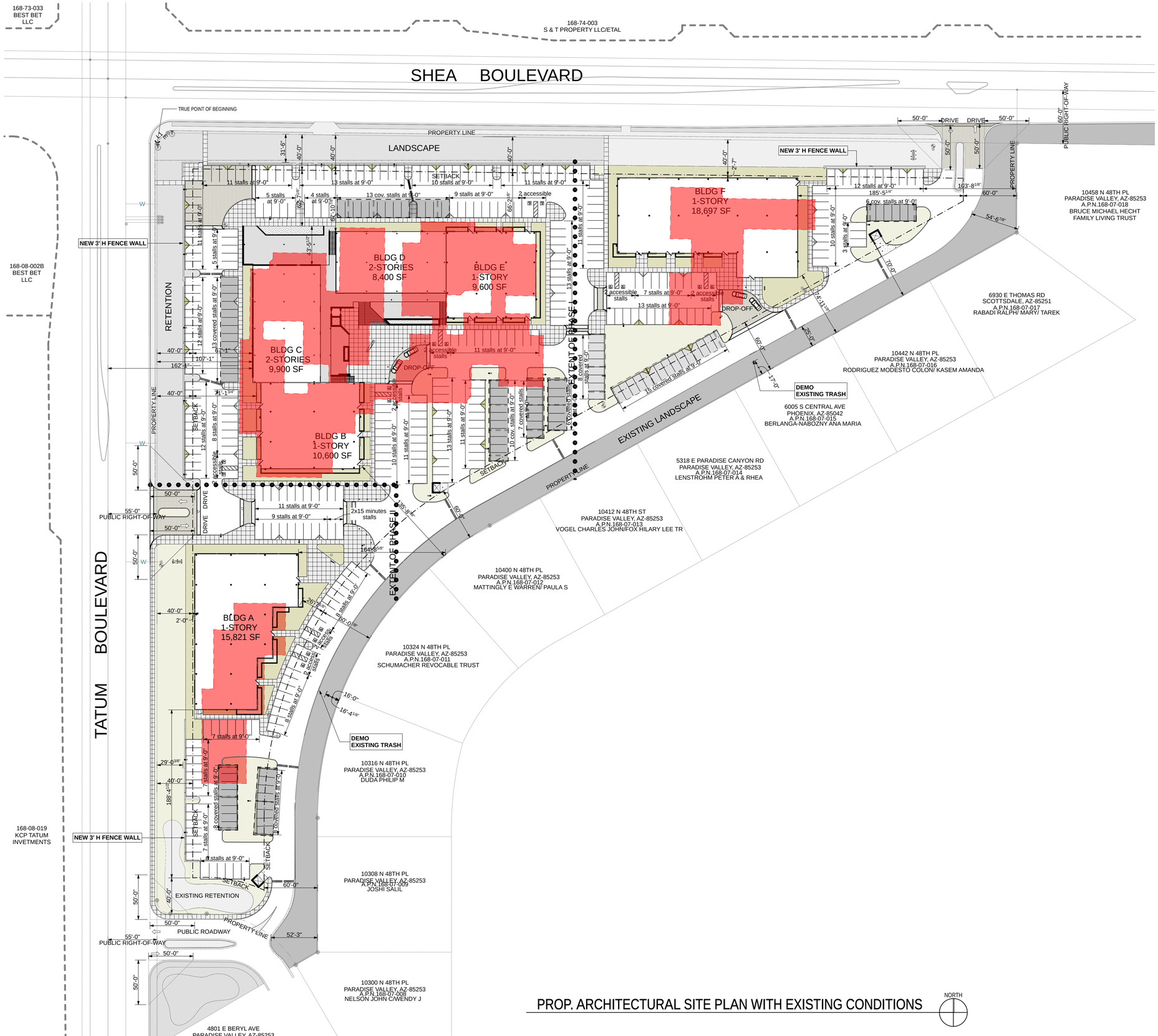
SUP major amendment Review #4

SHEET CONTENTS

phase III enlarged plan

SHEET NO.

05.2.9



PROP. ARCHITECTURAL SITE PLAN WITH EXISTING CONDITIONS

NORTH

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REGISTERED ARCHITECT
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STATE OF ARIZONA, U.S.A.

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PROJECT TEAM	DRAWN BY
John Cantrell	**BD**

PROJECT PHASE

SUP major amendment Review #4

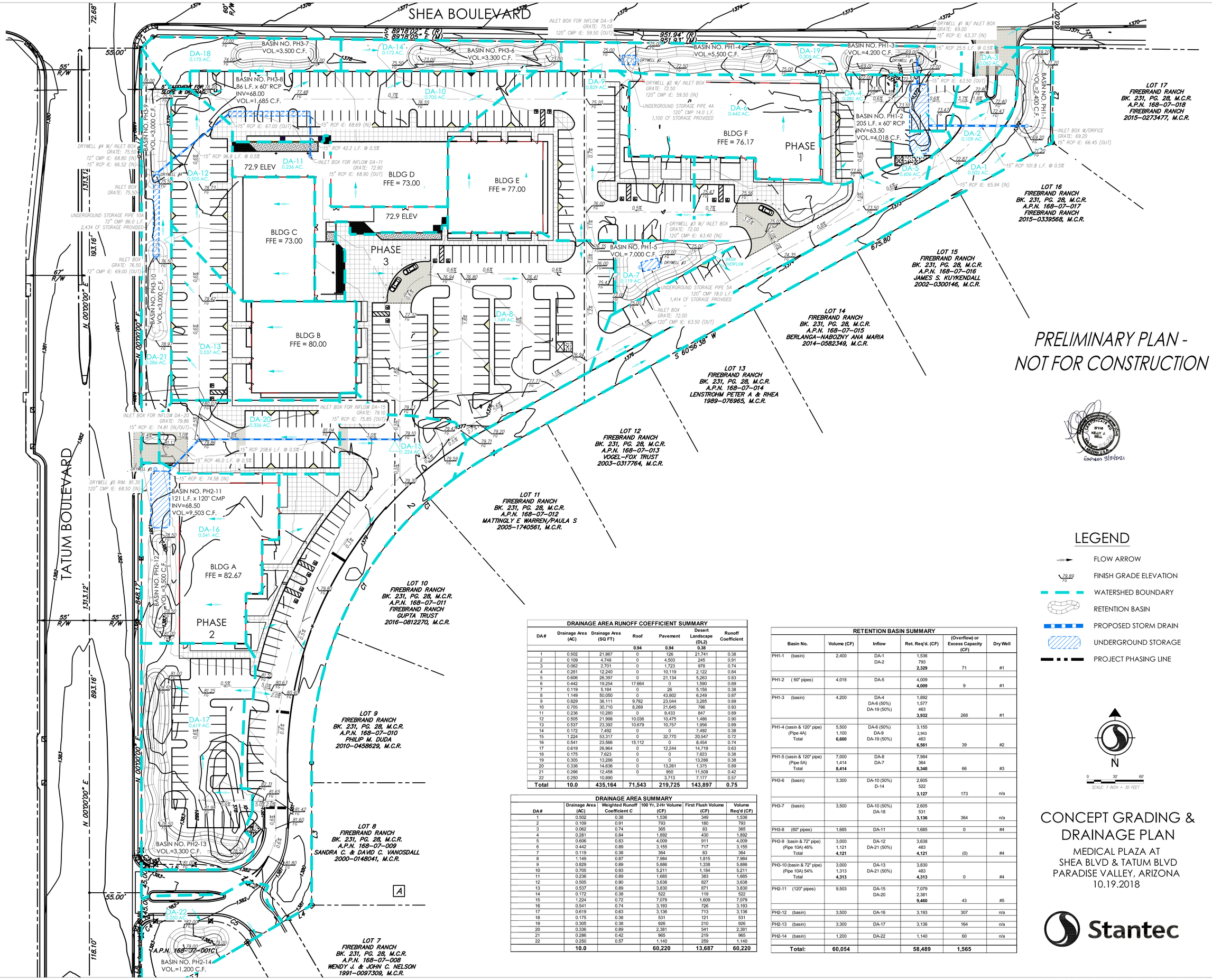
SHEET CONTENTS

architectural site plan with existing conditions

SHEET NO.

05.2.10

Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment, Architectural Site Plan Sheet 05.2.10 architectural site plan with existing conditions.pln was plotted by Bhoomi 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_041-01MtnViewMedicalCtrRedevlpmnt



PRELIMINARY PLAN - NOT FOR CONSTRUCTION

KELLY J. DELL — 51116 — REGISTERED PROFESSIONAL ENGINEER — ARIZONA U.S.A. — EXPIRES 3/31/2021

DRAINAGE AREA RUNOFF COEFFICIENT SUMMARY

DA#	Drainage Area (AC)	Drainage Area (SQ FT)	Roof	Pavement	Desert Landscape (DL2)	Runoff Coefficient
			0.94	0.94	0.38	
1	0.502	21,867	0	126	21,741	0.38
2	0.109	4,748	0	4,503	245	0.91
3	0.062	2,701	0	1,723	978	0.74
4	0.281	12,240	0	10,119	2,122	0.84
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	50,050	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	10,679	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	26,964	0	12,244	14,719	0.63
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	0.286	12,458	0	950	11,508	0.42
22	0.250	10,890		3,713	7,177	0.57
Total	**10.0**	**435,164**	**71,543**	**219,725**	**143,897**	**0.75**

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	0.062	0.74	365	83	365
4	0.281	0.84	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	0.286	0.42	965	219	965
22	0.250	0.57	1,140	259	1,140
	10.0		**60,220**	**13,687**	**60,220**

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		
		DA-2	793		
			2,329	71	#1
PH1-2 (60" pipes)	4,018	DA-5	4,009		
			4,009	9	#1
PH1-3 (basin)	4,200	DA-4	1,892		
		DA-6 (50%)	1,577		
		DA-19 (50%)	463		
			3,932	268	#1
PH1-4 (basin & 120" pipe)	5,500	DA-6 (50%)	3,155		
(Pipe 4A)	1,100	DA-9	2,943		
Total	**6,600**	DA-19 (50%)	463		
			6,561	39	#2
PH1-5 (basin & 120" pipe)	7,000	DA-8	7,984		
(Pipe 5A)	1,414	DA-7	364		
Total	**8,414**		**8,348**	66	#3
PH3-6 (basin)	3,300	DA-10 (50%)	2,605		
		D-14	522		
			3,127	173	n/a
PH3-7 (basin)	3,500	DA-10 (50%)	2,605		
		DA-18	531		
			3,136	364	n/a
PH3-8 (60" pipes)	1,685	DA-11	1,685	0	#4
PH3-9 (basin & 72" pipe)	3,000	DA-12	3,638		
(Pipe 10A) 46%	1,121	DA-21 (50%)	483		
Total	**4,121**		**4,121**	(0)	#4
PH3-10 (basin & 72" pipe)	3,000	DA-13	3,830		
(Pipe 10A) 54%	1,313	DA-21 (50%)	483		
Total	**4,313**		**4,313**	0	#4
PH2-11 (120" pipes)	9,503	DA-15	7,079		
		DA-20	2,381		
			9,460	43	#5
PH2-12 (basin)	3,500	DA-16	3,193	307	n/a
PH2-13 (basin)	3,300	DA-17	3,136	164	n/a
PH2-14 (basin)	1,200	DA-22	1,140	60	n/a
Total:	**60,054**		**58,489**	**1,565**	

LEGEND

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

N

0 30' 60'

SCALE: 1 INCH = 30 FEET

CONCEPT GRADING & DRAINAGE PLAN

MEDICAL PLAZA AT
SHEA BLVD & TATUM BLVD
PARADISE VALLEY, ARIZONA
10.19.2018

Stantec

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