

Orcutt|Winslow Project 2018_041 Mountain View Medical Center Redevelopment, Cover Sheet 05.1.1 Cover Sheet was plotted by Bhoomi Desai on Monday, February 11, 2019 at 4:19 P.M. File found at BIM Server: HC Bimserver - BIMcloud Basic for ARCHICAD 20/Health Care Studio/18_041-01MountainViewMedicalCtrRedevelopm

Mountain View Medical Center Redevelopment

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



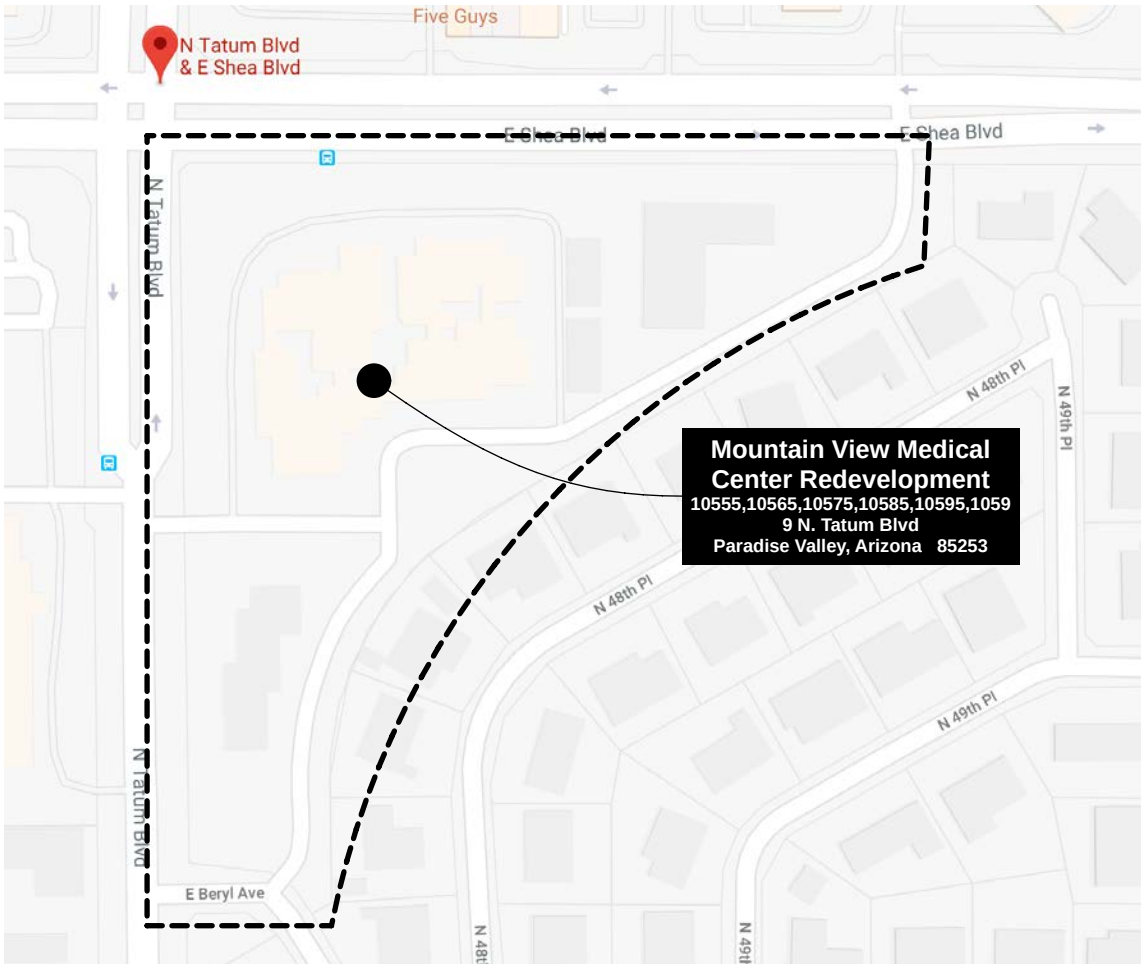
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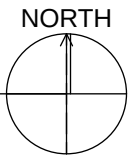
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VICINITY MAP

NOT TO SCALE



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orcutt | winslow

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

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PROJECT NO. 2018_041
DATE OF ISSUE 02.07.2019

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

PROJECT TEAM John Cantrell
DRAWN BY BD

PROJECT PHASE SUP major amendment
Review #4

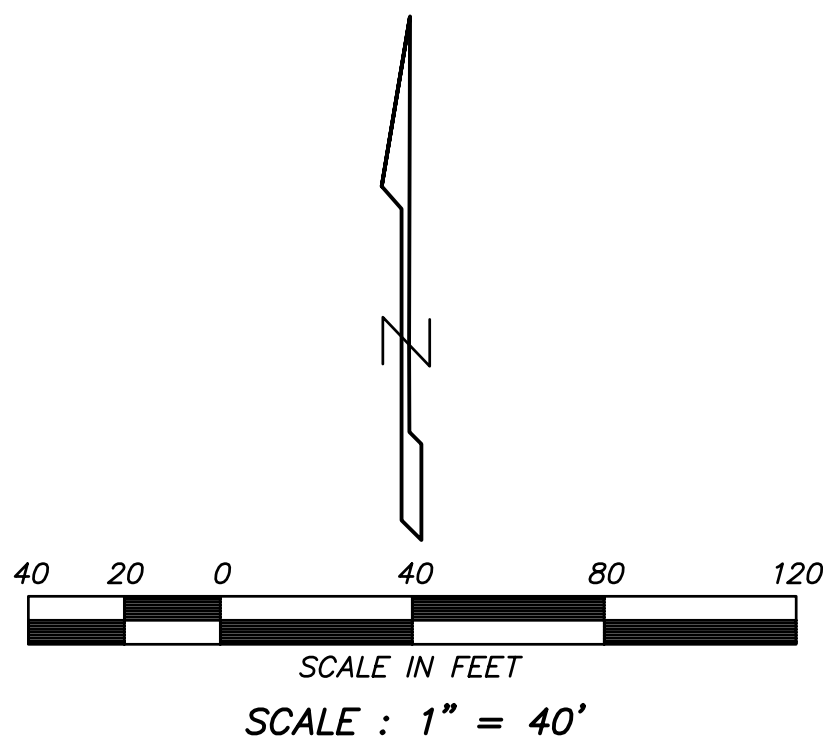
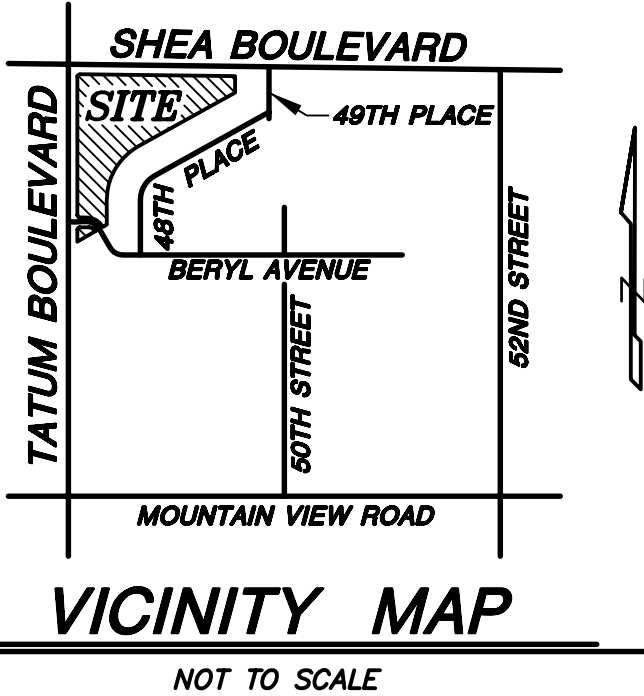
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Cover Sheet

SHEET NO.

05.1.1

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

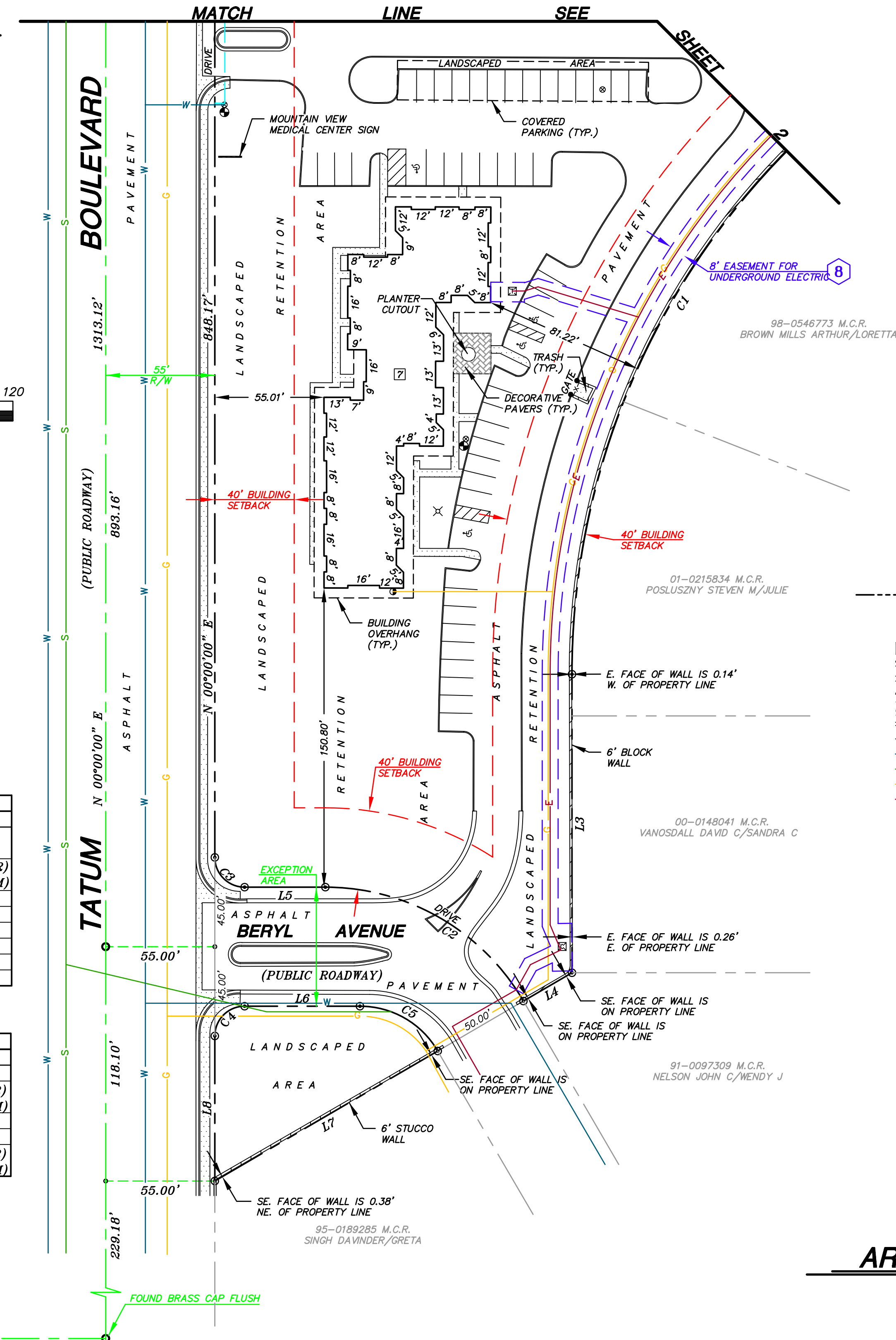
OF
A PORTION OF THE NORTHWEST QUARTER OF SECTION
29, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.



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" E	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°56'39"
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 72.68 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 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 Restriction: 30 feet
Parking Requirements: one (1) parking space for each two hundred (200) square feet of floor space.
- The underground utilities that have been shown are based on physical evidence or records provided by the respective utility companies, without verification by the surveyor; therefore, no guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. Due to the 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
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)
- 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
right of entry
(AFFECTS SUBJECT PROPERTY)
- EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Document No. 95-0727760
Purpose underground electric lines and facilities
- All Matters contained in Resolution Number 932 of the Town of Paradise Valley relating to Personal Wireless Service Facilities, identifying possible locations:
Recorded March 19, 1998
Document No. 98-0213661
(AFFECTS SUBJECT PROPERTY)

CERTIFICATION

The undersigned, being a registered surveyor of the State of Arizona, certifies to (i) WASHINGTON MUTUAL BANK, F.A., 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(c), 7(d), 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 I am or have 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 improved 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 Goetzberger
R.L.S. 31020



SHEET 1 OF 2

**Superior
Surveying
Services, Inc.**

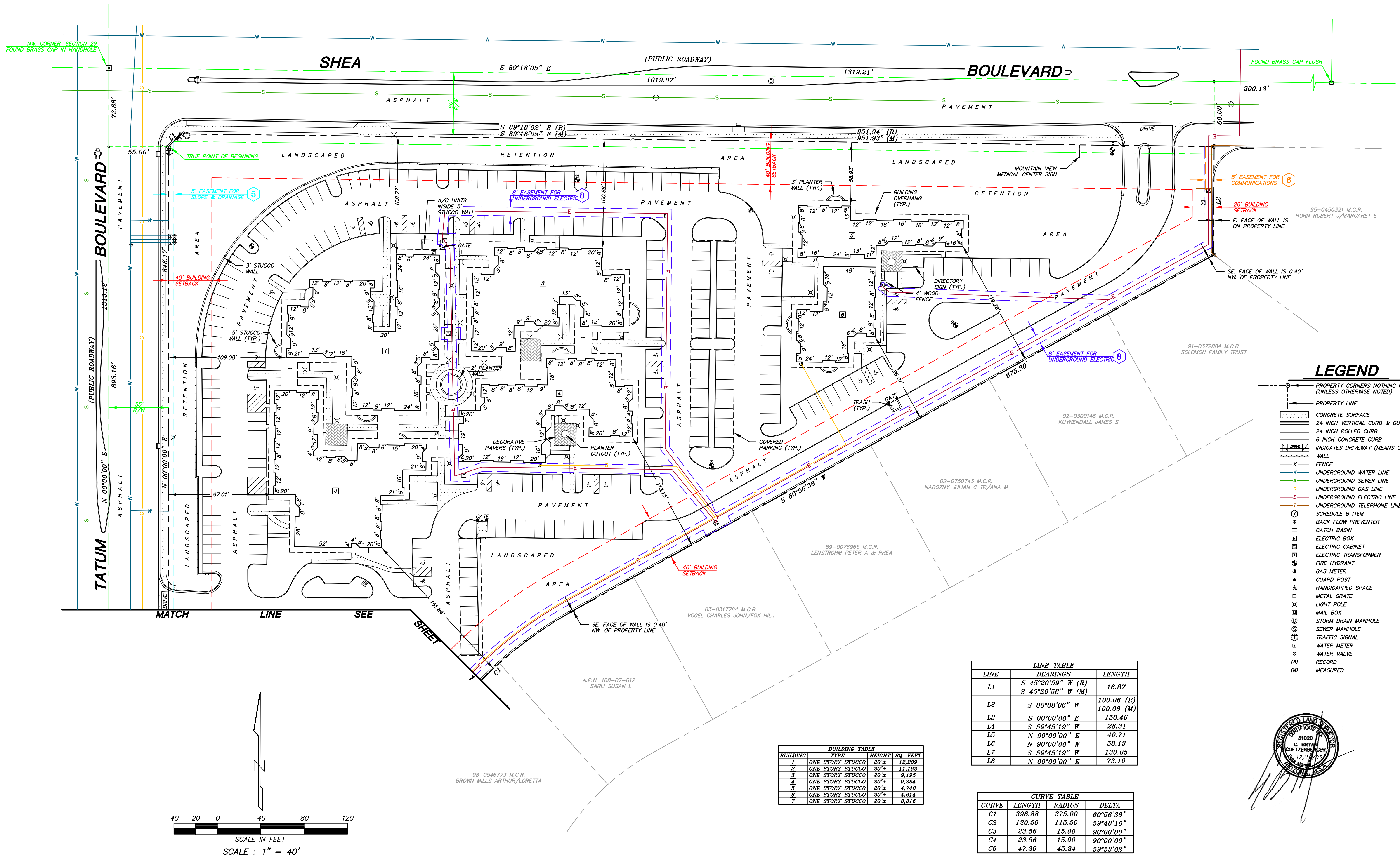
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Fax (623) 869-0726
info@superiorsurveying.com

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

DATE: 12-12-03

REVISED:

JOB NO.: 231135

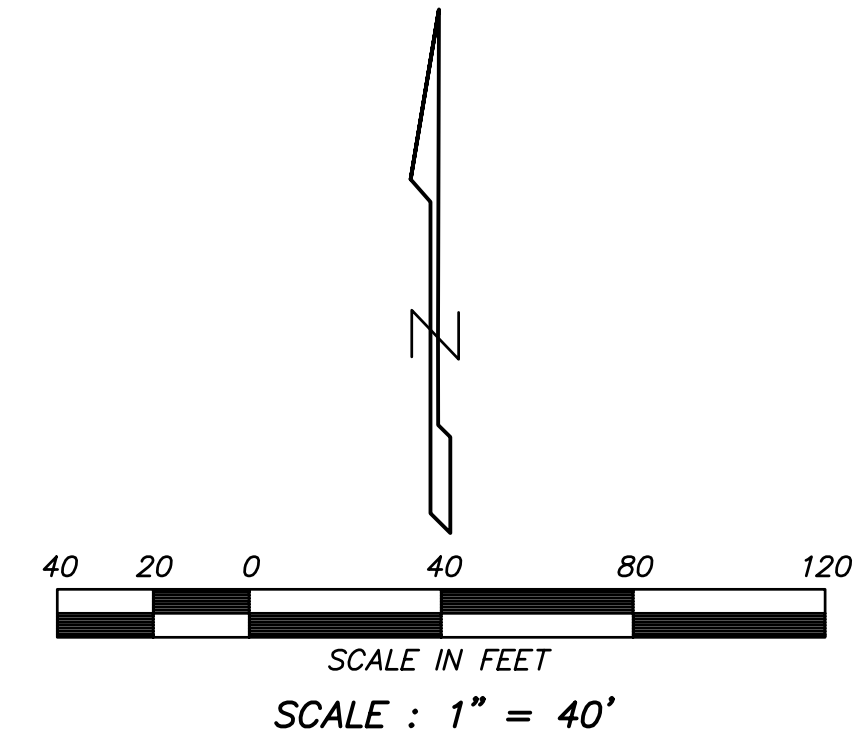


- LEGEND**
- PROPERTY CORNERS NOTHING FOUND OR SET (UNLESS OTHERWISE NOTED)
 - PROPERTY LINE
 - CONCRETE SURFACE
 - 24 INCH VERTICAL CURB & GUTTER
 - 24 INCH ROLLED CURB
 - 6 INCH CONCRETE CURB
 - INDICATES DRIVEWAY (MEANS OF ACCESS)
 - WALL
 - FENCE
 - UNDERGROUND WATER LINE
 - UNDERGROUND SEWER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND TELEPHONE LINE
 - SCHEDULE B ITEM
 - BACK FLOW PREVENTER
 - CATCH BASIN
 - ELECTRIC BOX
 - ELECTRIC CABINET
 - ELECTRIC TRANSFORMER
 - FIRE HYDRANT
 - GAS METER
 - GUARD POST
 - HANDICAPPED SPACE
 - METAL GRATE
 - LIGHT POLE
 - MAIL BOX
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - TRAFFIC SIGNAL
 - WATER METER
 - WATER VALVE
 - RECORD
 - MEASURED

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

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"



Superior Surveying Services, Inc.
21415 North 23rd Avenue
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PROFESSIONAL LAND SURVEYING - ARIZONA, CALIFORNIA, NEVADA
ARIZONA NO. 18214 - CALIFORNIA NO. L6060 - NEVADA NO. 7680

168-73-033
BEST BET
LLC

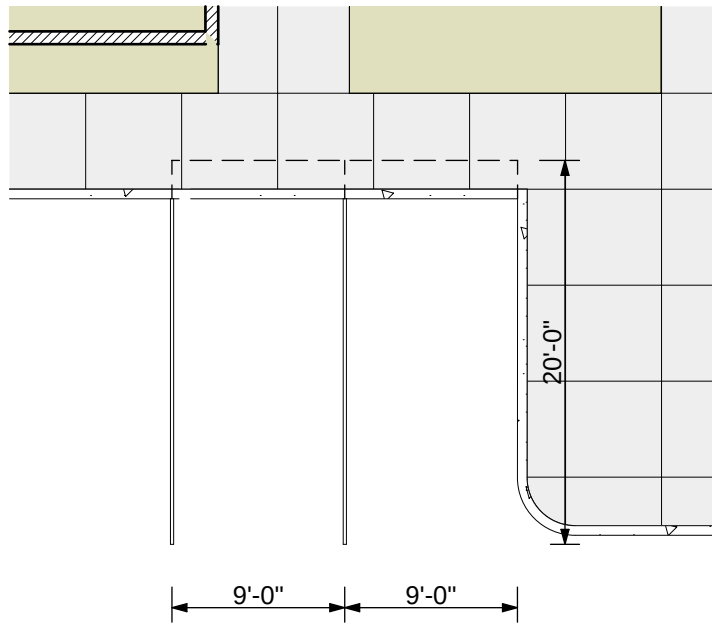
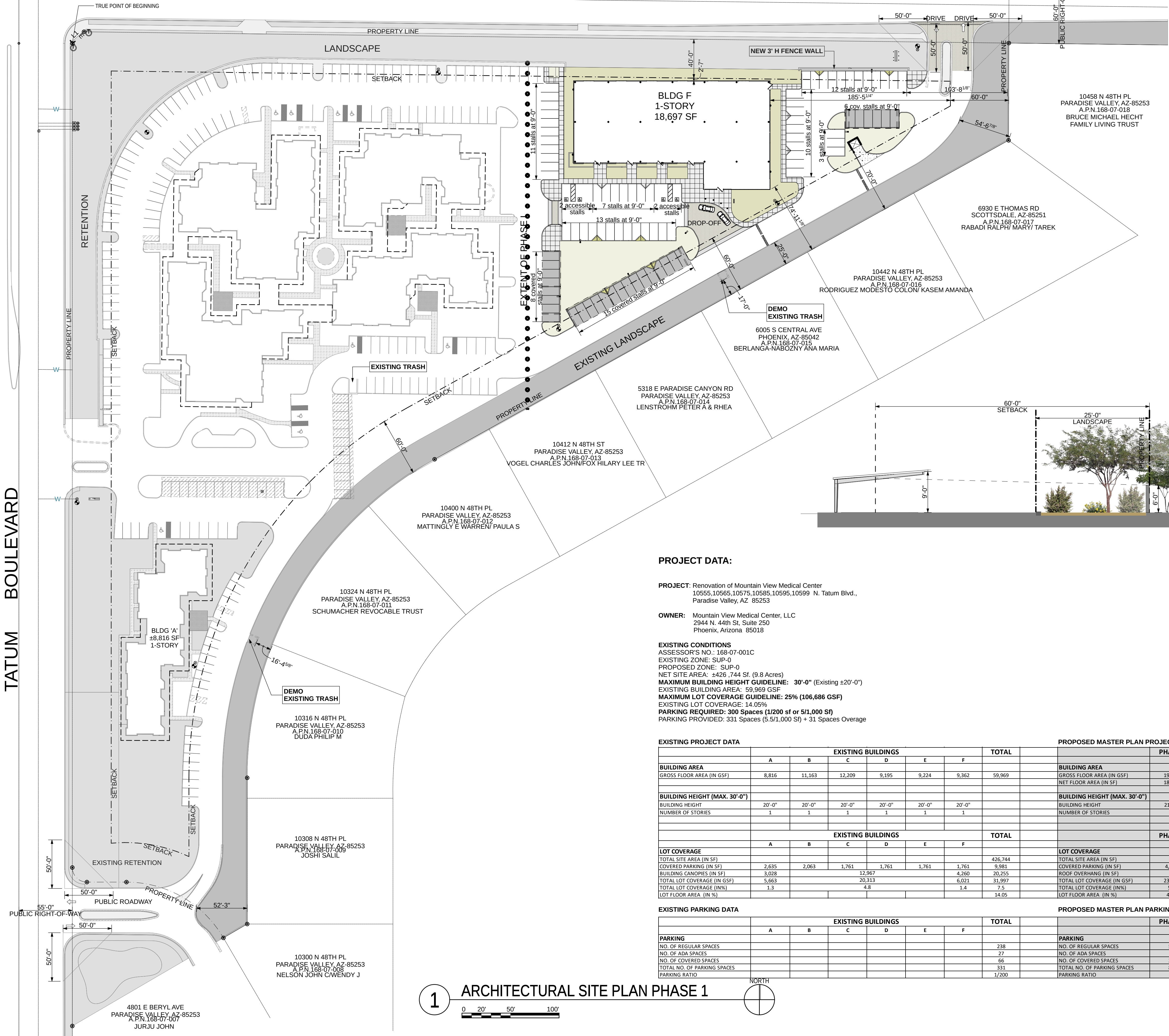
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KCP TATUM
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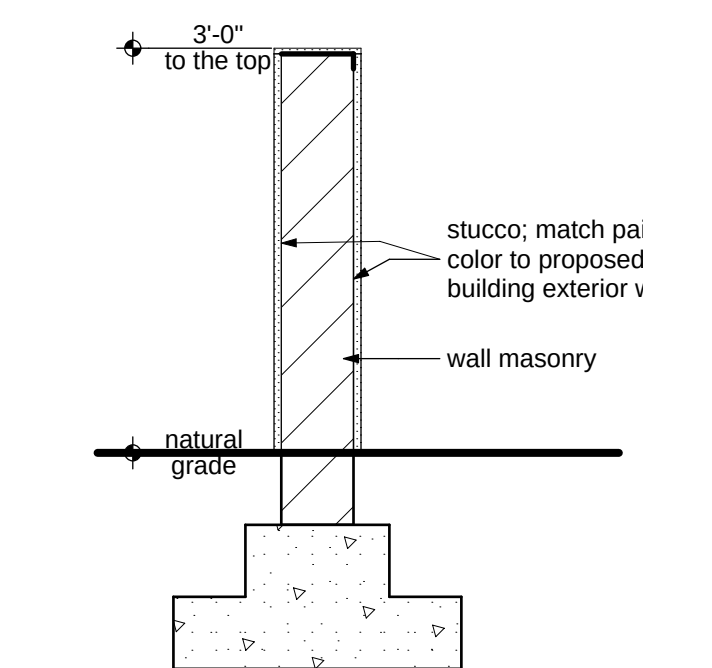
TATUM BOULEVARD

SHEA BOULEVARD

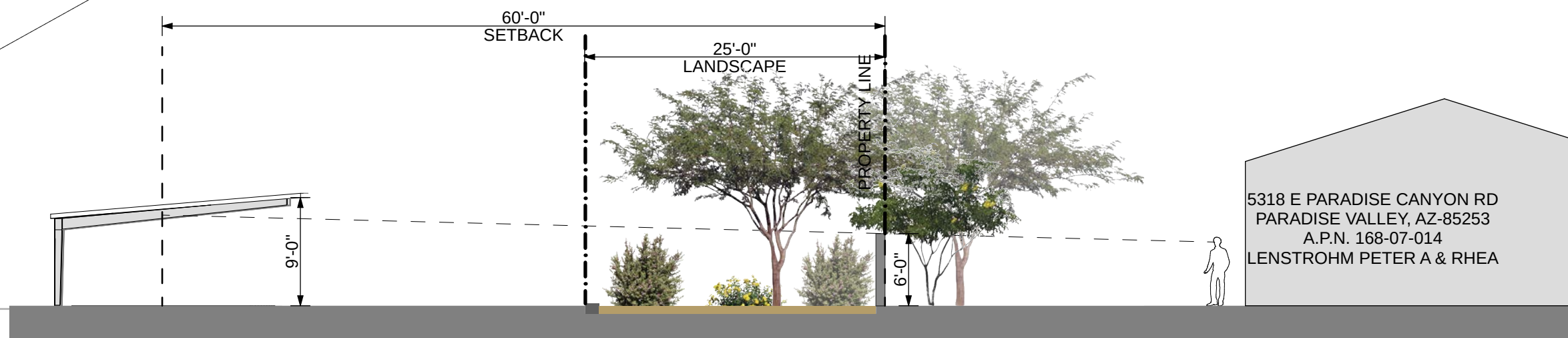
168-74-003
S & T PROPERTY LLC/ETAL



2 TYP. PARKING



3 TYP. FENCE WALL DETAIL



4 TYP. PARKING CANOPY

PROJECT DATA:

PROJECT: Renovation of Mountain View Medical Center
10555,10565,10575,10585,10595,10599 N. Tatum Blvd.,
Paradise Valley, AZ 85253

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

EXISTING CONDITIONS
ASSESSOR'S NO.: 168-07-001C
EXISTING ZONE: SUP-0
PROPOSED ZONE: SUP-0
NET SITE AREA: 4426.744 Sf. (9.8 Acres)
MAXIMUM BUILDING HEIGHT GUIDELINE: 30'-0" (Existing ±20'-0")
EXISTING BUILDING AREA: 59,969 GSF
MAXIMUM LOT COVERAGE GUIDELINE: 25% (106,686 GSF)
EXISTING LOT COVERAGE: 14.05%
PARKING REQUIRED: 300 Spaces (1/200 sf or 51,000 Sf)
PARKING PROVIDED: 331 Spaces (5.5/1,000 Sf) + 31 Spaces Overage

EXISTING PROJECT DATA

	A	B	C	D	E	F	TOTAL
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							
	A	B	C	D	E	F	TOTAL
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	12,967
BUILDING CANOPIES (IN SF)	3,028						4,260
TOTAL LOT COVERAGE (IN GSF)	5,663						20,313
TOTAL LOT COVERAGE (IN%)	1.3						4.8
LOT FLOOR AREA (IN %)							1.4
							14.05

EXISTING PARKING DATA

	A	B	C	D	E	F	TOTAL
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

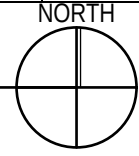
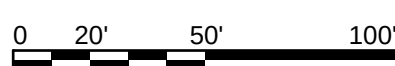
PROPOSED MASTER PLAN PROJECT DATA

	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
EXISTING BUILDINGS	
	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

	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	

1 ARCHITECTURAL SITE PLAN PHASE 1



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mountain view medical center, LLC Mountain View Medical Center Redevelopment

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

CLIENT CONTACT

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

PROJECT NO.

2018_041

REVISION NO.

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PROJECT TEAM

John Cantrell

PROJECT PHASE

SUP major amendment
Review #4

SHEET CONTENTS

architectural site plan
phase 1

SHEET NO.

05.2.4

DATE OF ISSUE

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01.22.2019

02.19.2019

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BD

OrcuttWinslow 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_041-01minViewMedicalCTRRedevlpmt

168-08-019
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168-08-002B
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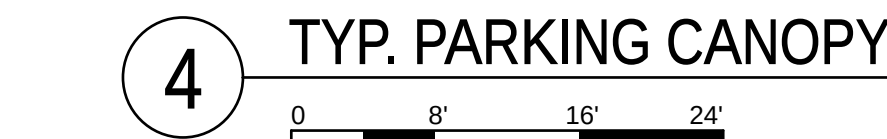
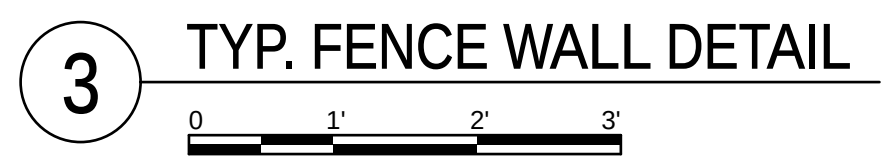
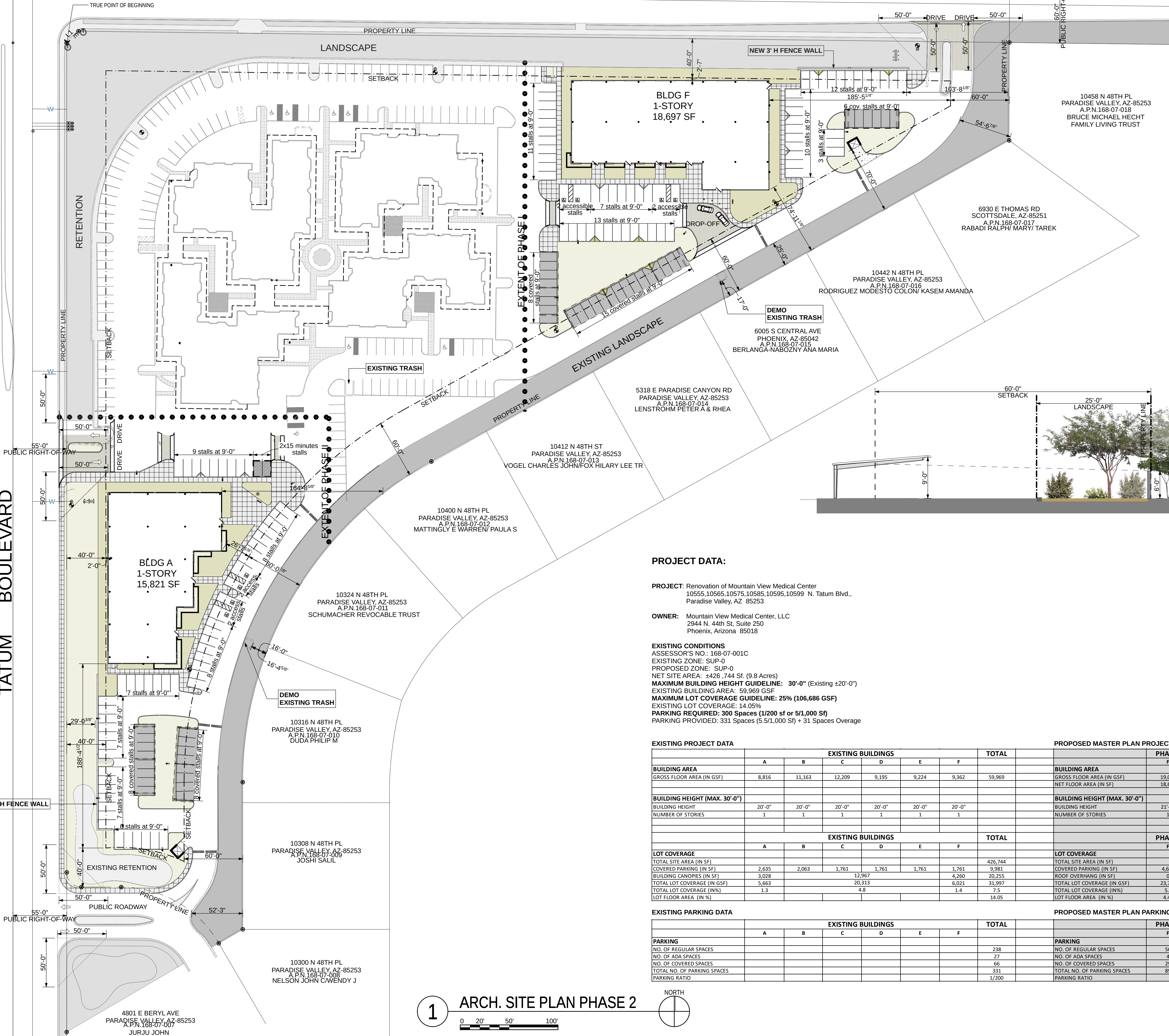
168-73-003
BEST BET
LLC

TATUM BOULEVARD

TATUM BOULEVARD

SHEA BOULEVARD

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



PROJECT DATA:

PROJECT: Renovation of Mountain View Medical Center
10555,10565,10575,10585,10595,10599 N. Tatum Blvd.,
Paradise Valley, AZ 85253

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

EXISTING CONDITIONS
ASSESSOR'S NO.: 168-07-001C
EXISTING ZONE: SUP-0
PROPOSED ZONE: SUP-0
NET SITE AREA: ±426,744 SF (9.8 Acres)
MAXIMUM BUILDING HEIGHT GUIDELINE: 30'-0" (Existing ±20'-0")
EXISTING BUILDING AREA: 59,969 GSF
MAXIMUM LOT COVERAGE GUIDELINE: 25% (106,686 GSF)
EXISTING LOT COVERAGE: 14.05%
PARKING REQUIRED: 300 Spaces (1/200 sf or 51,000 SF)
PARKING PROVIDED: 331 Spaces (5.5/1,000 SF) + 31 Spaces Overage

EXISTING PROJECT DATA

	A	B	C	D	E	F	TOTAL
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							
	A	B	C	D	E	F	TOTAL
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	20,235	40,250
TOTAL LOT COVERAGE (IN GSF)	5,663		20,313		6,021	31,997	63,994
TOTAL LOT COVERAGE (IN%)	1.3		4.8		1.4	7.5	15.0
LOT FLOOR AREA (IN %)							14.05

EXISTING PARKING DATA

	A	B	C	D	E	F	TOTAL
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	PHASE II
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
EXISTING BUILDINGS		
	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

PROPOSED MASTER PLAN PARKING DATA

	PHASE I	PHASE II
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		

1 ARCH. SITE PLAN PHASE 2



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mountain view medical center, LLC Mountain View Medical Center Redevelopment

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CLIENT CONTACT

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PROJECT NO.

2018_041

REVISION NO.

- 1
- 2
- 3
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DATE OF ISSUE

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09.26.2018

11.01.2018

01.22.2019

02.19.2019

PROJECT TEAM

John Cantrell BD

PROJECT PHASE

SUP major amendment

Review #4

SHEET CONTENTS

architectural site plan
phase 2

SHEET NO.

05.2.5

OrcuttWinslow Project 2018_041 Mountain View Medical Center Redevelopment, Architectural Site Plan Sheet 05.2.6 architectural site plan phase 3 was plotted by 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_041-01minViewMedicalCTRRedevlpjmnt

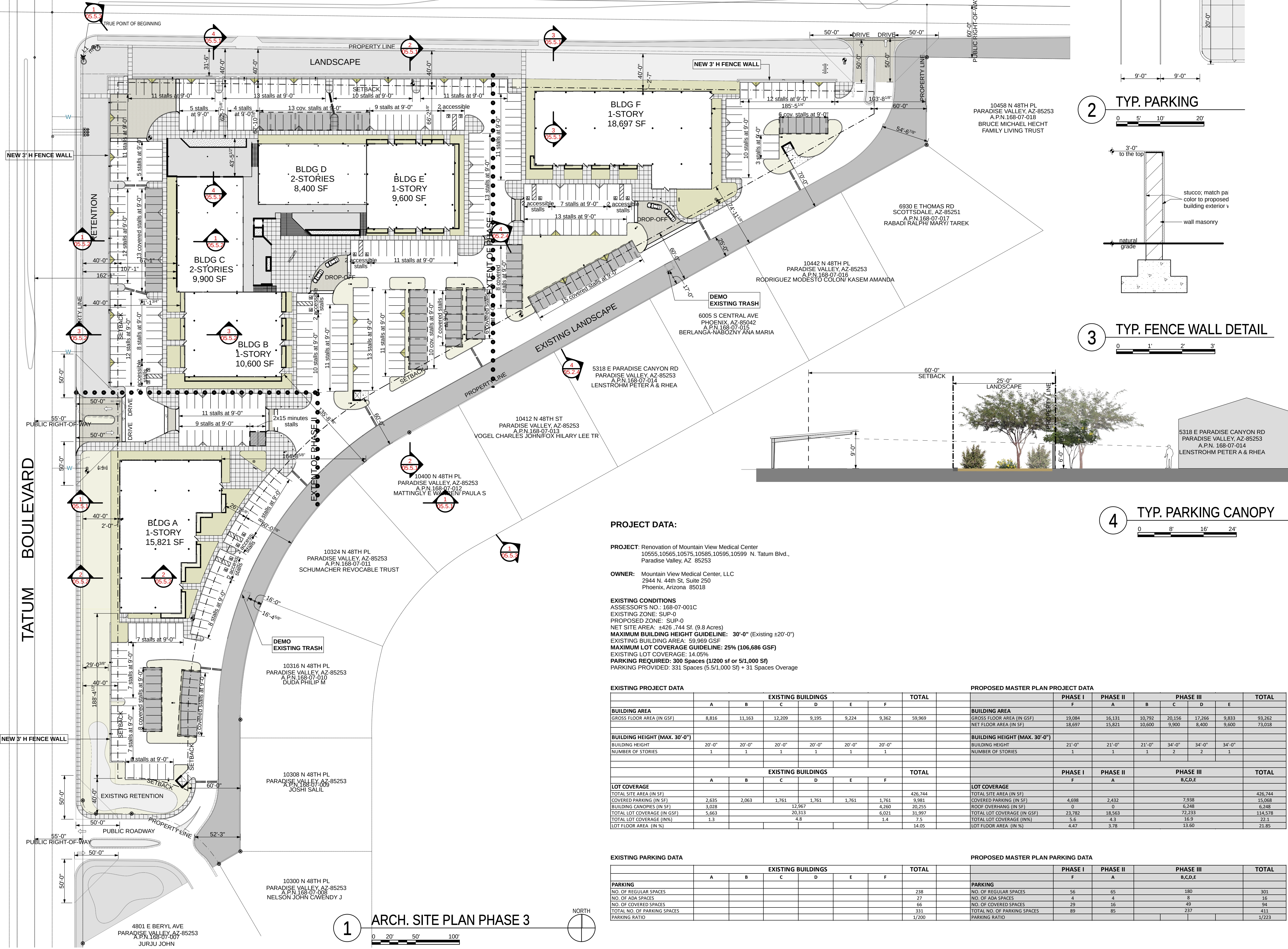
168-74-003
S & T PROPERTY LLC/ETAL

168-08-002B
BEST BET
LLC

168-08-019
KCP TATUM
INVTMENTS

TATUM BOULEVARD

SHEA BOULEVARD



PROJECT DATA:

PROJECT: Renovation of Mountain View Medical Center
10555,10565,10575,10585,10595,10599 N. Tatum Blvd.,
Paradise Valley, AZ 85253

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

EXISTING CONDITIONS
ASSESSOR'S NO.: 168-07-001C
EXISTING ZONE: SUP-0
PROPOSED ZONE: SUP-0
NET SITE AREA: ±426,744 SF. (9.8 Acres)
MAXIMUM BUILDING HEIGHT GUIDELINE: 30'-0" (Existing ±20'-0")
EXISTING BUILDING AREA: 59,969 GSF
MAXIMUM LOT COVERAGE GUIDELINE: 25% (106,686 GSF)
EXISTING LOT COVERAGE: 14.05%
PARKING REQUIRED: 300 Spaces (1/200 sf or 5/1,000 SF)
PARKING PROVIDED: 331 Spaces (5.5/1,000 SF) + 31 Spaces Overage

EXISTING PROJECT DATA

	EXISTING BUILDINGS						TOTAL
BUILDING AREA	A	B	C	D	E	F	
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
LOT COVERAGE	A	B	C	D	E	F	
TOTAL SITE AREA (IN SF)							426,744
COVERED PARKING (IN SF)	2,635	2,063	1,761	1,761	1,761	1,761	15,068
BUILDING CANOPIES (IN SF)	3,028		12,967		4,260	20,235	6,248
TOTAL LOT COVERAGE (IN GSF)	5,663		20,313		6,021	31,997	114,578
TOTAL LOT COVERAGE (IN%)	1.3		4.8		1.4	7.5	22.1
LOT FLOOR AREA (IN %)							14.05

EXISTING PARKING DATA

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

PROPOSED MASTER PLAN PROJECT DATA

	PHASE I		PHASE II		PHASE III			TOTAL
BUILDING AREA	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	9,900	8,400	9,600	73,018	
BUILDING HEIGHT (MAX. 30'-0")	F	A	B	C	D	E		
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		
LOT COVERAGE	F	A	B,C,D,E					
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	

PROPOSED MASTER PLAN PARKING DATA

	PHASE I	PHASE II	PHASE III		TOTAL
PARKING	F	A	B,C,D,E		
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 NO.

2018_041

REVISION NO.

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09.26.2018

11.01.2018

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PROJECT TEAM

John Cantrell

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BD

PROJECT PHASE

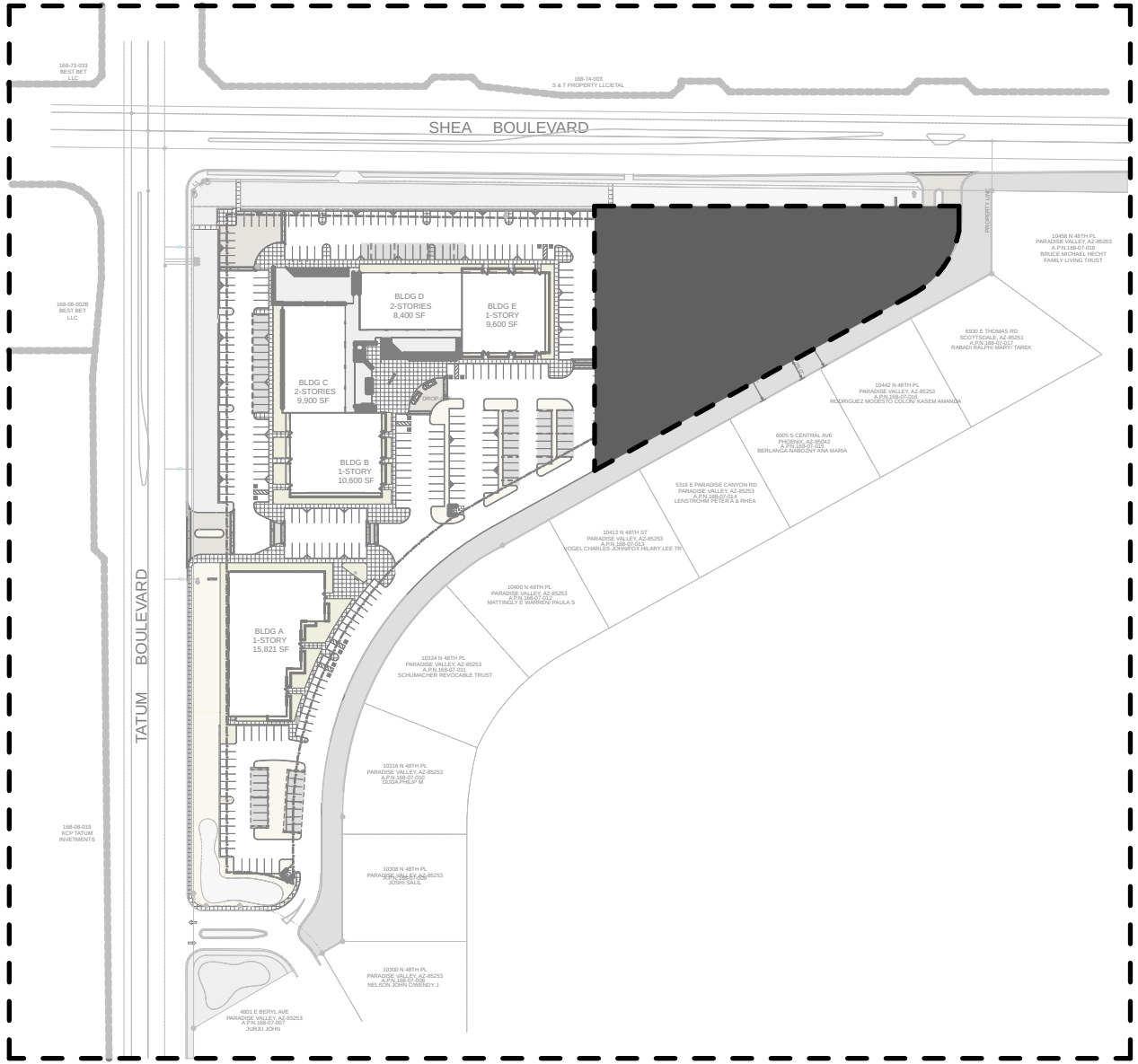
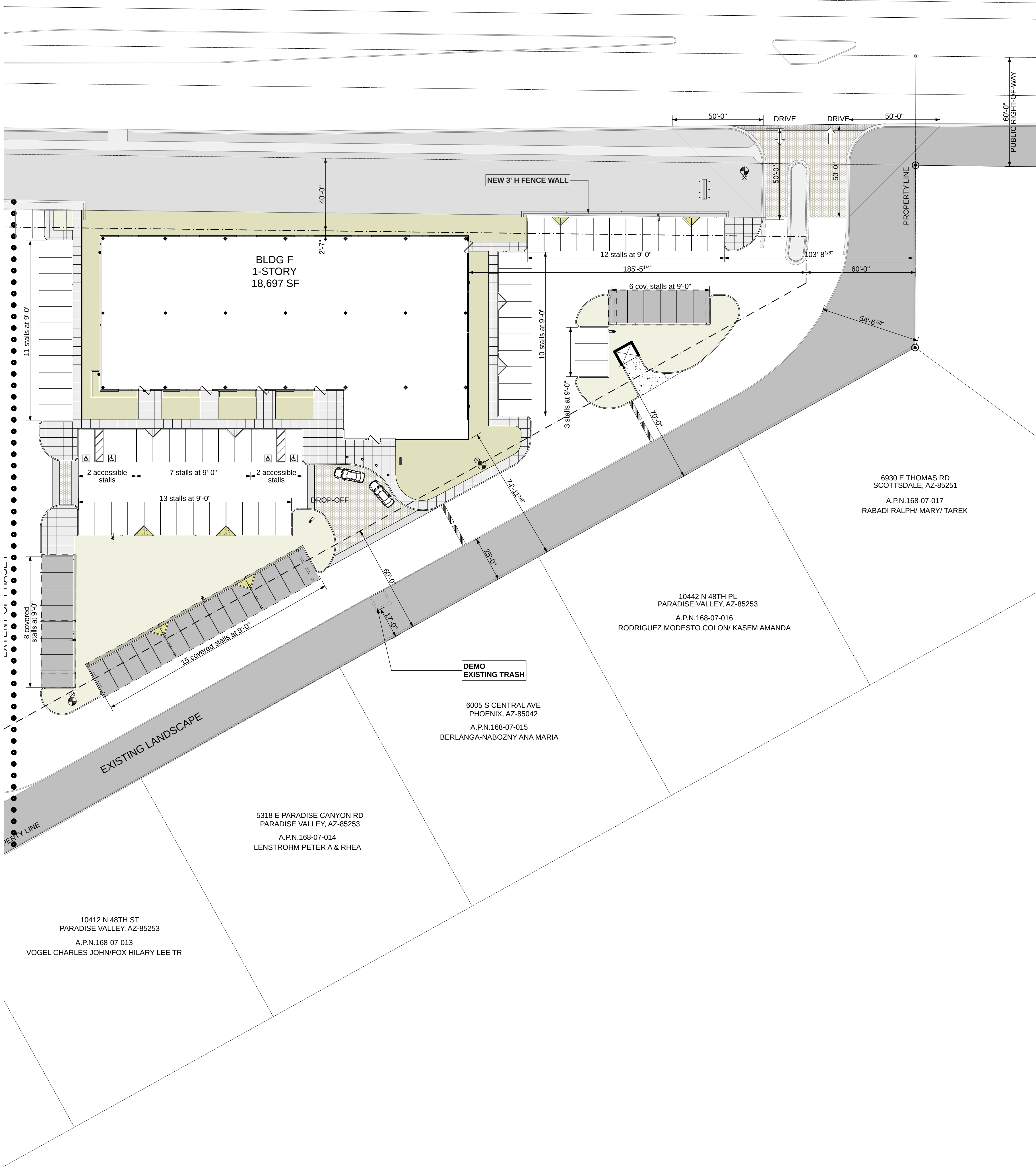
**SUP major amendment
Review #4**

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**architectural site plan
phase 3**

SHEET NO.

05.2.6



PHASE 1 ENLARGED PLAN

KEYPLAN

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mountain view medical center, LLC

Mountain View Medical
Center Redevelopment

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

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PROJECT NO.	DATE OF ISSUE
2018_041	02.07.2019
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mountain view medical center, LLC
**Mountain View Medical
 Center Redevelopment**
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 Arizona 85253

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

PROJECT NO.

2018_041

REVISION NO

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4

PROJECT TEAM

John Cantrell

PROJECT PHASE

SUP major amendment

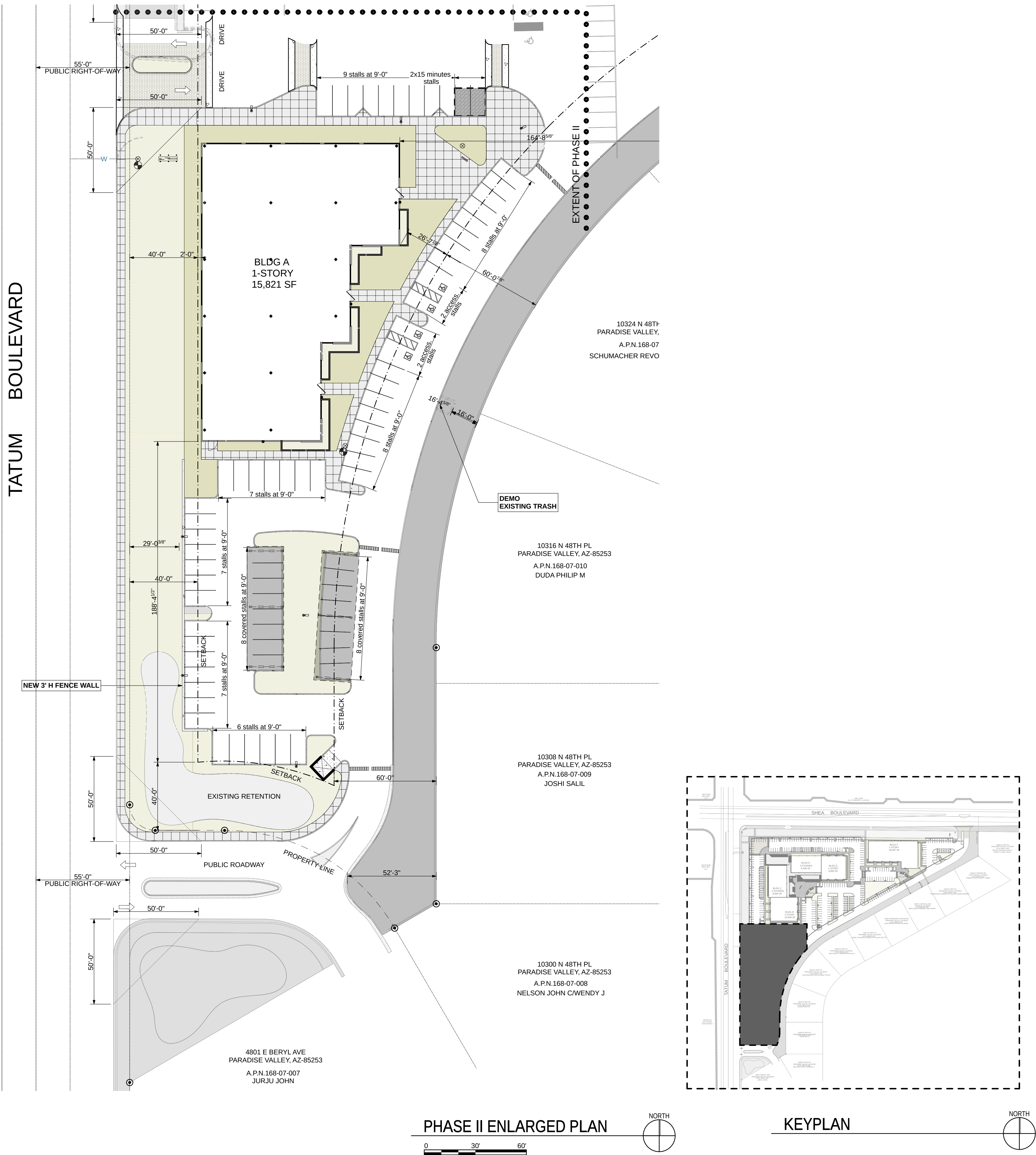
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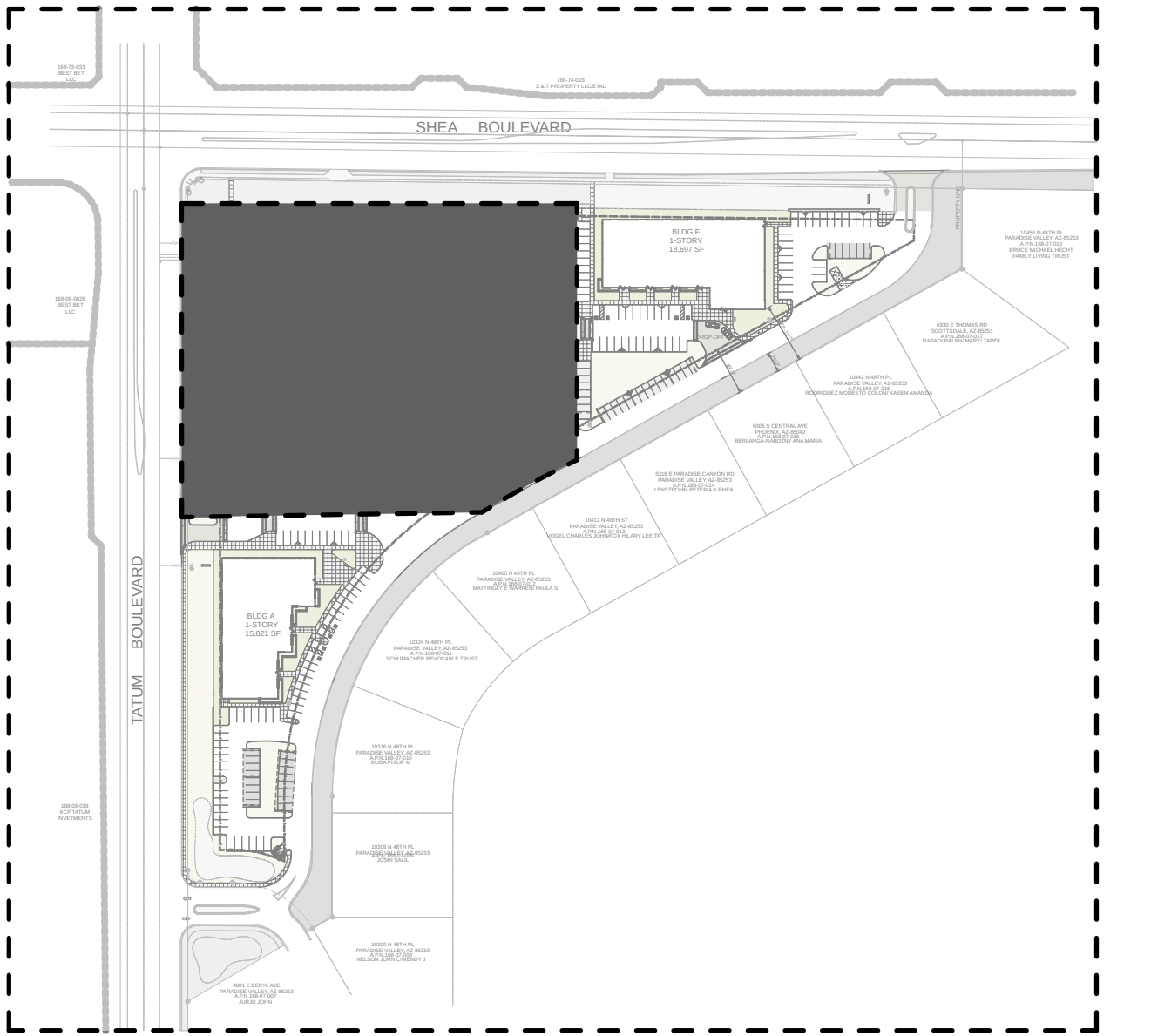
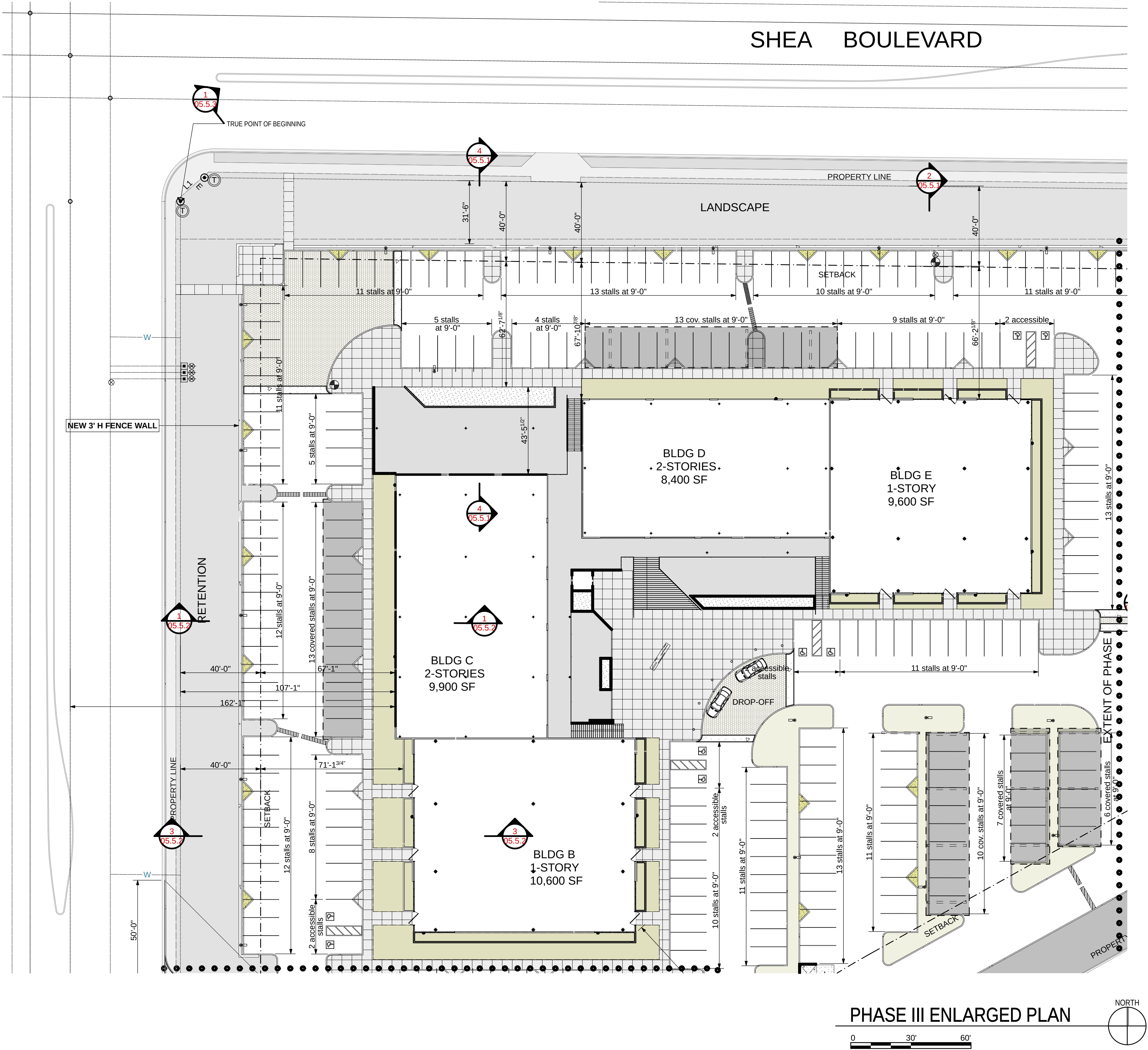
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phase II enlarged plan

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mountain view medical center, LLC
**Mountain View Medical
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3	01.22.2019
4	02.19.2019
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John Cantrell	BD
PROJECT PHASE	
SUP major amendment Review #4	
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phase III enlarged plan	
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