78-DR-2003
10-22-03

Architecture
& Engineering Solutions LLC
Masterplanning / Architecture / Engineering / Construction Management
4020 North 20th Street Suite 308 / Phoenix AZ 85016 / 602-241-3335 / Fax 602-241-3353

September 12, 2003

RE: Scottsdale Healthcare Medical Plaza V Comm # 03038
City of Scottsdale Pre-Application Information
Project Narrative Attachment

PROPOSED PROJECT NARRATIVE

Site Circulation
The existing on-site/off-site vehicular site circulation will be maintained and reinforced by this project. The existing drive from Mountain View will be the primary off campus vehicular feeder while the on campus traffic will be by a direct extension of the 91st Street which is currently terminated just beyond the parking structure. Ultimately, as needs dictate by future development of the vacant land to the campus South end, 91st Street will connect to Mountain View to the campus South end VIA a new curb cut.

Parking
Surface parking will be provided to the buildings south and across the extension of 91st to the southeast of the building. All code required parking for employees and visitors to the new building will be provided in the surface parking lot constructed as a part of the project. No code required parking would be accommodated on any existing on-campus parking structure or lot.

Drainage
All existing site areas drain to the on site Camelback Walk Wash. This existing concept will be maintained for this proposed project.

Architecture
The proposed 3 story, 38 foot high building was designed to blend in harmoniously with the other campus medical office buildings. It will have an EFIS (stucco) exterior finish that is colored to match the existing campus color schemes and it's window glazing will match other buildings which is a light green in color. The building elevations will have themes that aesthetically complement other campus buildings and other well designed buildings within the immediate surrounding area. Punched openings, some flush glass and vertical column plinths are utilized similar to the 2-story office building located on the SEC of Mountain View and 90th Street.

Proposed Land Use
The proposed land use conforms with the zoning of the property and fits exactly within the Owners intent for the balance of undeveloped land South of the Hospital tower which is a medical office use.

Current improvements on the Property
This specific building site is vacant land that has never been developed. The on site infrastructure was stubbed out near our building site for the specific use of this future building.

Compatibility with the Surrounding Area
As discussed in the Architecture portion of this narrative, this building was designed to harmoniously blend into its surrounding context both with the surrounding campus and the surrounding off campus buildings. See the Architecture paragraph for more detail on this topic.

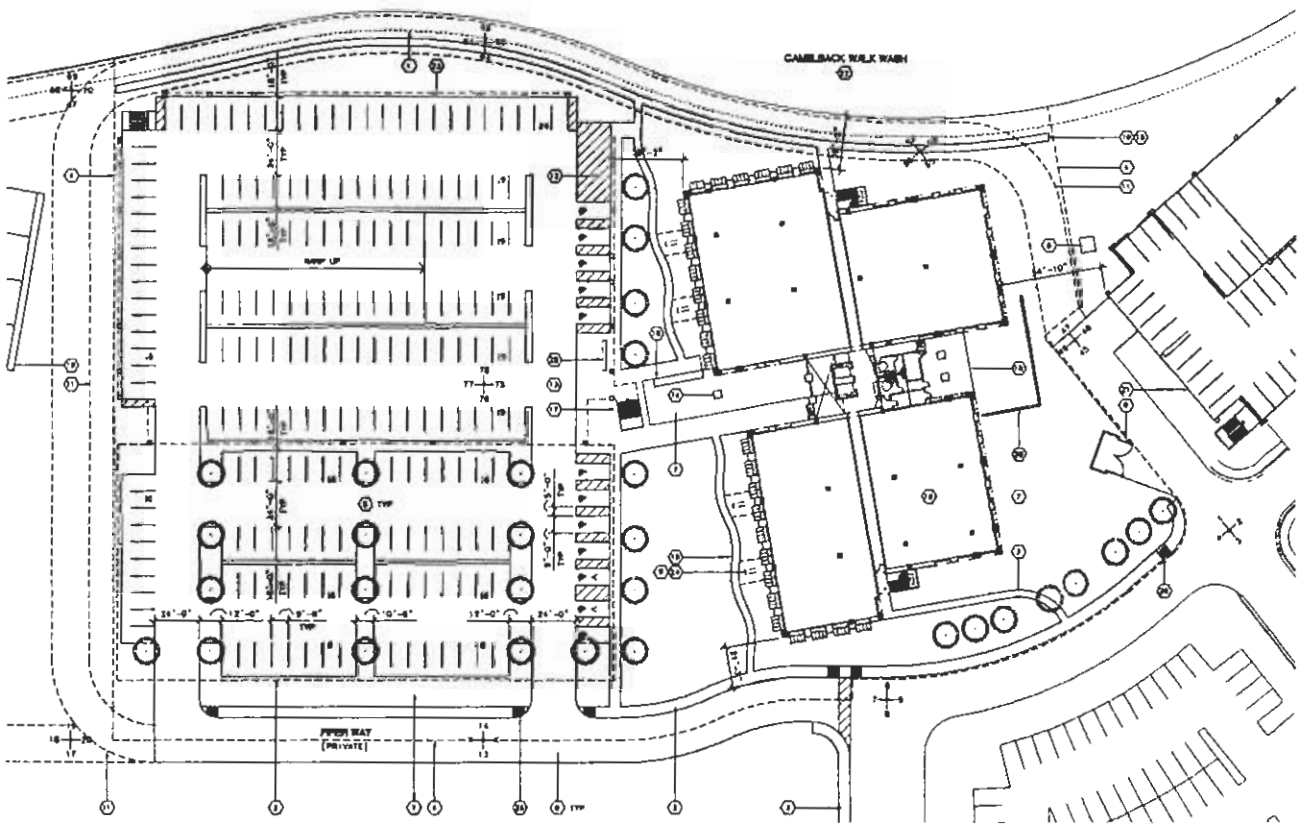
ATTACHMENT #1

Restricting Characteristics.
There are no know unusual or restricting characteristics that will affect our development with the possible exception of on campus building height restriction based upon campus average building height. The "magic number" we understand is 38 feet high and our building is that height so we do not see this as an issue at this time.

Please call if there are questions regarding this narrative and attached pre-application drawing package. We look forward to working with the City of Scottsdale on this important project.

Sincerely,
Architecture & Engineering Solutions LLC

Martin Flood AIA
Manager / Principal



SITE PLAN

1" = 30'

0 30 60

X DENOTES SITE PHOTO LOCATION

SITE DATA

SITE AREA (NET)	:	836,390 S.F. (19.20 ACRES)
SITE IMPROVEMENT AREA	:	183,729 S.F. (4.22 ACRES)
PARKING REQUIRED	:	OFFICE @ 1:200 SF = 285
		ACCESSIBLE @ 4% TOTAL 12
PARKING PROVIDED	:	STANDARD (9' X 18') 344
		ACCESS BLE 12
		TOTAL 358
OPEN SPACE REQUIRED	:	183,729 SF X SITE 21.0% = 38,583 SF
OPEN SPACE PROVIDED	:	31,225 SF (27.9% OF SITE)
F.A.R. ALLOWED	:	836,390 SF X SITE 80% = 669,112 CSF
F.A.R. PROVIDED	:	74,181 CSF

BUILDING DATA

PROPOSED USES	:	MEDICAL OFFICE BUILDING
OCCUPANT LOAD	:	100 SF / PERSON. OFFICE
OCCUPANCY TYPE	:	GROUP B. OFFICE
CONSTRUCTION TYPE	:	TYPE II-1 HR. AEFS
ZONING	:	PCP-PCD (PLANNED COMMERCE PARK)
BUILDING AREA	:	74,181 S.F. GROSS
LOT COVER (ALLOW)	:	243,663 SF (63% OF NET SITE AREA)
LOT COVERAGE	:	78,173 S.F. = 836,390 S.F. = 8.69 %
STREET SETBACK	:	30'-0" (PRIVATE STREET)
REAR YD SETBACK	:	30'-0" (NON-RESIDENTIAL DISTRICT)
SIDE YD SETBACK	:	30'-0" (NON-RESIDENTIAL DISTRICT)
OPEN AREA SETBACK	:	10'-0"
BUILDING HEIGHT	:	36'-0", CAMPUS AVERAGE 54'-0", MAXIMUM
FIRE SPRINKLERS	:	BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM

KEYNOTES

1. 10'-0" OPEN AREA SETBACK (@ WASH ONLY).
2. FUTURE GRADE A 2-TIER PARKING GARAGE.
3. 5'-0"W CONCRETE SIDEWALK.
4. LIGHT OF SITE IMPROVEMENTS.
5. ELECTRICAL TRANSFORMER.
6. 21'-4"W X 9'-4"D X 5'-6"H (2-BIN) TRASH ENCLOSURE.
7. LANDSCAPING. (SEE LANDSCAPE PLAN FOR DETAIL).
8. BITUMINOUS PAVING.
9. OPTIONAL 2'-0"W X 6'-0"L CONCRETE BENCH.
10. CONNECT NEW SIDEWALK TO EXISTING SIDEWALK.
11. 26'-6"W FIRELANE LOOP. (3'-6"W X 6"T CONCRETE SIDEWALK & 3' B.C. OVER 6" A.B.C.)
12. 18'-6" X 42'-6" LOAD NG ZONE.
13. PEDESTRIAN DROP OFF.
14. ENTRY PLAZA W/ OPT. STATUARY.
15. PROPOSED 3-STORY MEDICAL OFFICE BUILDING.
16. LABORATORY & MAIL BOXES.
17. PARKING GARAGE STAIR.
18. OPTIONAL EMPLOYEE PATIO.
19. FUTURE MEDICAL PLAZA B.
20. STUCCO VENEER SCREEN WALL.
21. EXISTING 5-TIER PARKING STRUCTURE.
22. EXISTING WASH / BIKE PATH.
23. 1-TIER PARKING GARAGE.
24. OPTIONAL ENTRY (FOR ACCESS TO GROUND LEVEL TENANTS).
25. BICYCLE PARKING. (@ TBD).
26. ACCESSIBLE CURB CUT.

DR CASE # 518-PA-2003
ZONING CASE # 44-Z-90

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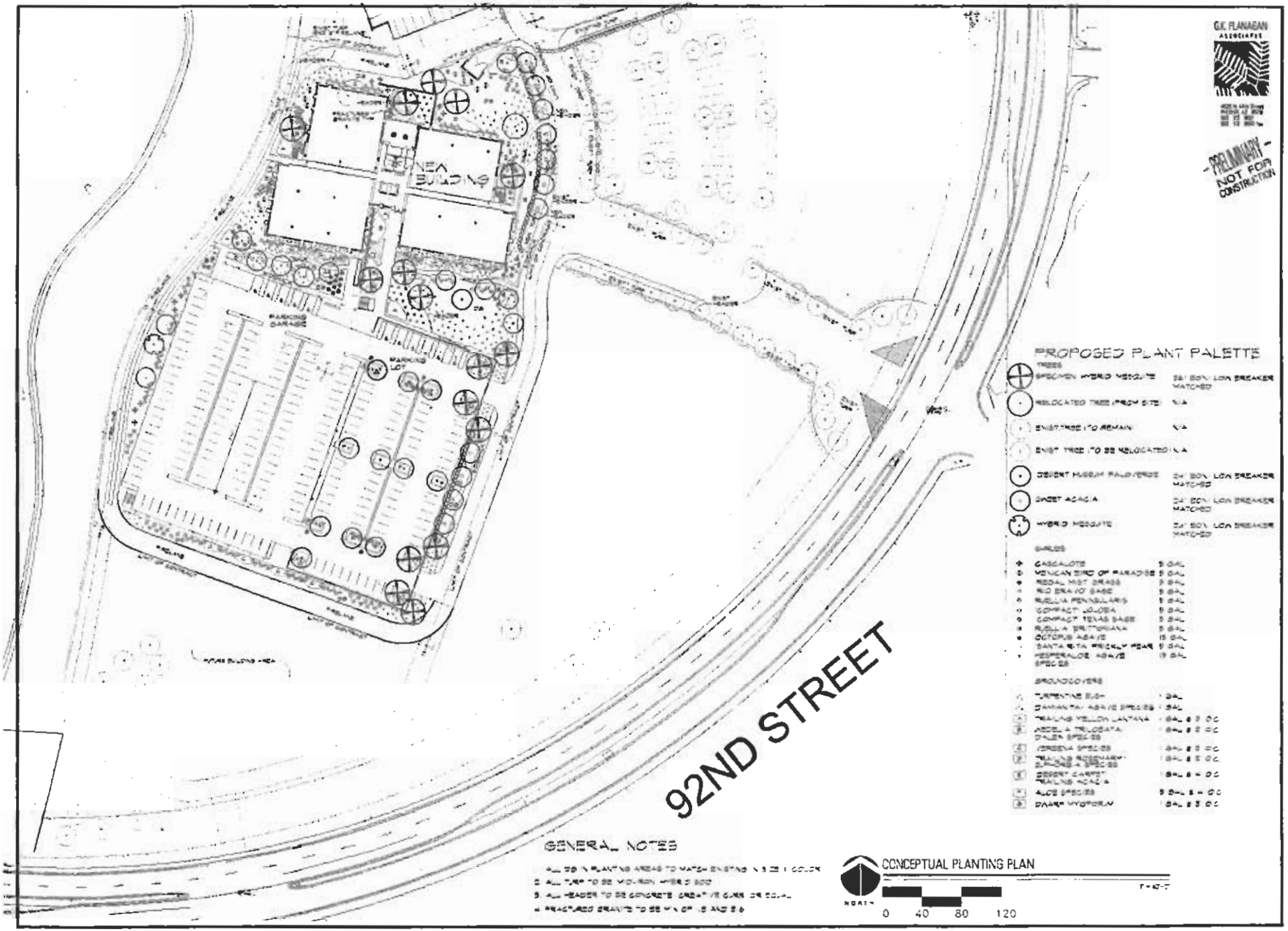
New Medical Office Building
MEDICAL PLAZA V
SCOTTSDALE HEALTHCARE SHEA
10040 N. 92ND STREET
SCOTTSDALE, ARIZONA 85260

RYAN

DRAWN BY	TLR
DATE	10-23-03
SITE PLAN	
DRAWING NO.	A1.0

ATTACHMENT #4



ATTACHMENT #5

WEST ELEVATION

NORTH ELEVATION

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RYAN
BUILDING LASTING RELATIONSHIPS

ATTACHMENT #6

EAST ELEVATION

SOUTH ELEVATION

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NORTH ELEVATION

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View from Southwest

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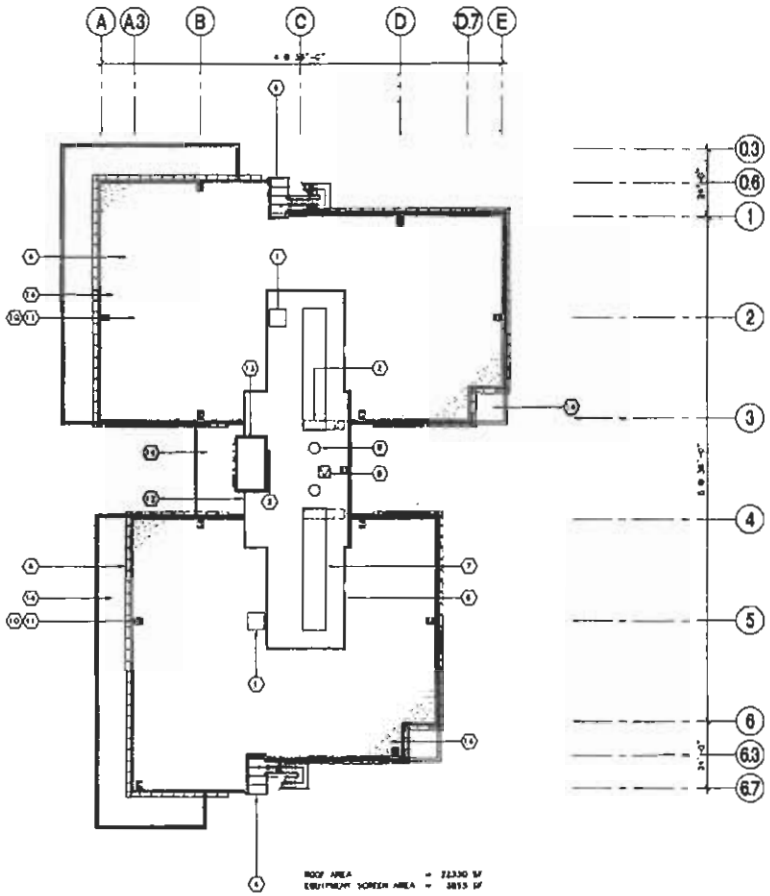
BUILDING LASTING RELATIONSHIPS

ATTACHMENT #7



KEYNOTES

1. 8'-0" X 8'-0" ALUMINUM FRAME SKYLIGHT.
2. MECHANICAL / PLUMBING CHASE, BELOW.
3. 1'-4"W THRU-WALL METAL SCUPPER.
4. STEEL TRELLIS.
5. RIGID INSULATION ROOF CRICKET @ 1/8" PER FT. SLOPE, MINIMUM.
6. STUCCO VENEER SCREEN WALL
7. AIR-CONDITIONING UNIT.
8. 48" X 48" STEEL ROOF SCUTTLE.
9. EXHAUST FAN
10. ROOF DRAIN & OVERFLOW.
11. 4-PLY BUILT UP ROOF SYSTEM. 1/4" PER FT. SLOPE, MIN MAX.
12. ALUMINUM STOREFRONT SCREEN W/ GLASS SPANDREL PANELS.
13. ELEVATOR PENTHOUSE.
14. ROOF BELOW.

ROOF PLAN

SCALE: 1" = 20'

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New Medical Office Building
MEDICAL PLAZA V
SCOTTSDALE HEALTHCARE SHEA
10040 N. 92ND STREET
SCOTTSDALE, ARIZONA 85260

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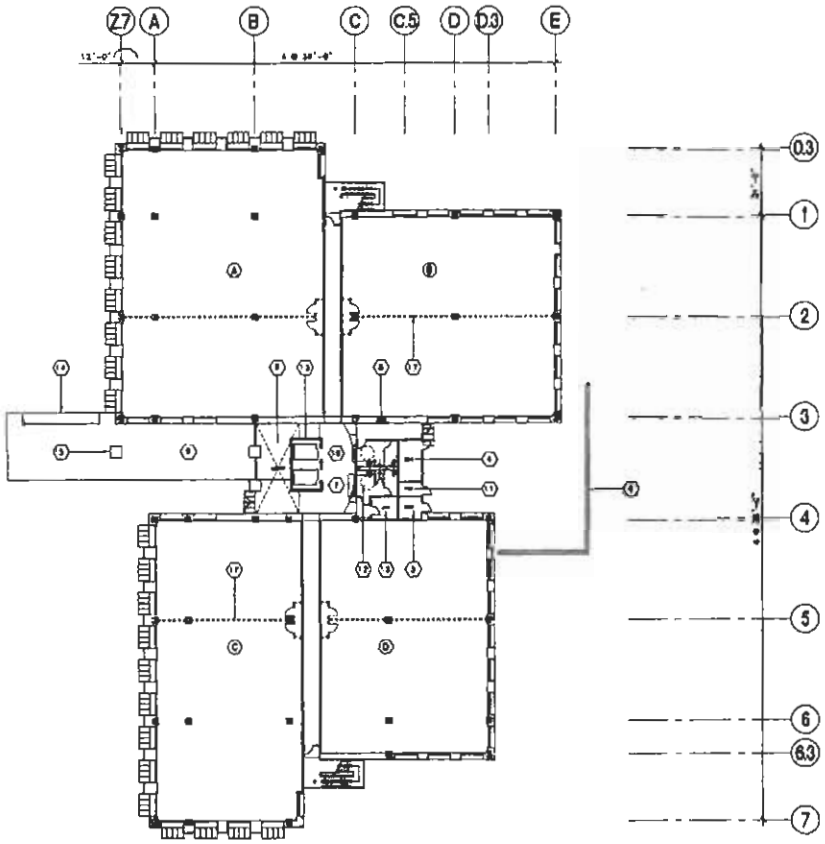
03035
10-21-03
ROOF PLAN
A3.0

ATTACHMENT #8



1ST FLOOR PLAN

SCALE: 1" = 20'

KEYNOTES

1 ELECTRICAL / TELEPHONE ROOM
2 MECHANICAL / PLUMBING CHASE
3 STATUARY, BY OTHERS
4 ELECTRICAL SWITCHBOARD ROOM
5 ELEVATOR MACHINE ROOM
6 STUCCO VENEER SCREEN WALL
7 FIXED BENCH, BY OTHERS
8 H.C. COMPLIANT WATER COOLER
9 PLANTER
10 6'-0" WIDE EXTERIOR BALCONY, TYPICAL.
11 FIRE RISER ROOM
12 PUBLIC TOILETS.
13 PASSENGER ELEVATOR
14 LABORATORY & MAIL BOXES
15 JANITOR CLOSET
16 ILLUMINATED BUILDING DIRECTORY
17 TENANT DIVISIONS WALL, BY OTHERS.

NET AREA (SF)

AREA	LEVEL 1	LEVEL 2	LEVEL 3
A	6821	6886	6151
B	5298	5306	5430
C	5343	5374	2947
D	4880	4880	4906
SUB-TOTAL	22242	22446	19434
TOTAL			64082

GROSS AREA (SF)

	LEVEL 1	LEVEL 2	LEVEL 3
	20438	20412	23330
TOTAL			74181

Architecture & Engineering Solutions LLC
Masterplanning / Architecture / Engineering / Construction Management
4270 N. 44th Street, Suite 200 / Phoenix, Arizona 85018 / (602) 381-0303 / fax (602) 381-0303

West Medical Office Building
MEDICAL PLAZA V
SCOTTSDALE HEALTHCARE AREA
10040 N 92ND STREET
SCOTTSDALE, ARIZONA 85260

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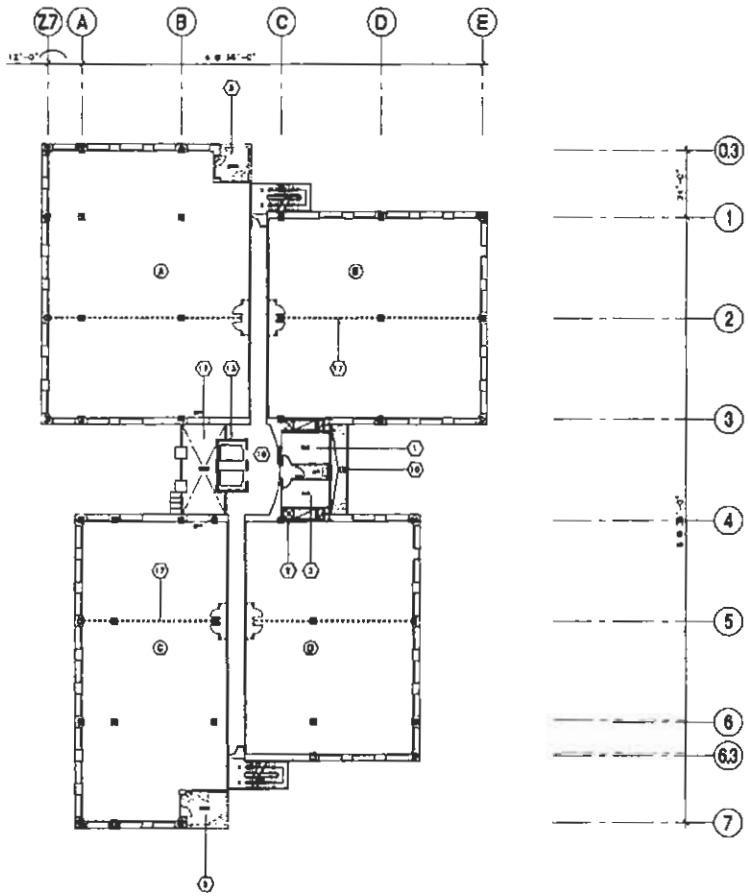
DRAWN BY	TLR
DATE	10-22-03
	1ST FLOOR PLAN
DRAWING NO.	A2.0



2ND FLOOR PLAN

SCALE: 1" = 20'

KEYNOTES

1 ELECTRICAL ROOM
2 MECHANICAL / PLUMBING CHASE
3 TELEPHONE ROOM
4 ELECTRICAL SWITCHBOARD ROOM
5 ROOF DECK. 2' x 2' ROOF PAVERS & ACCESS DOORS, BY OTHERS.
6 STUCCO VENEER SCREEN WALL
7 FIXED BENCH, BY OTHERS
8 H.C. COMPLIANT WATER COOLER
9 PLANTER
10 ROOF DRAIN & OVERFLOW.
11 FIRE RISER ROOM
12 OPEN TO BELOW.
13 PASSENGER ELEVATOR
14 LABORATORY & MAIL BOXES
15 JANITOR CLOSET
16 ILLUMINATED BUILDING DIRECTORY
17 TENANT DEMISING WALL, BY OTHERS

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New Medical Office Building
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SCOTTSDALE HEALTHCARE SHEA
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RYAN

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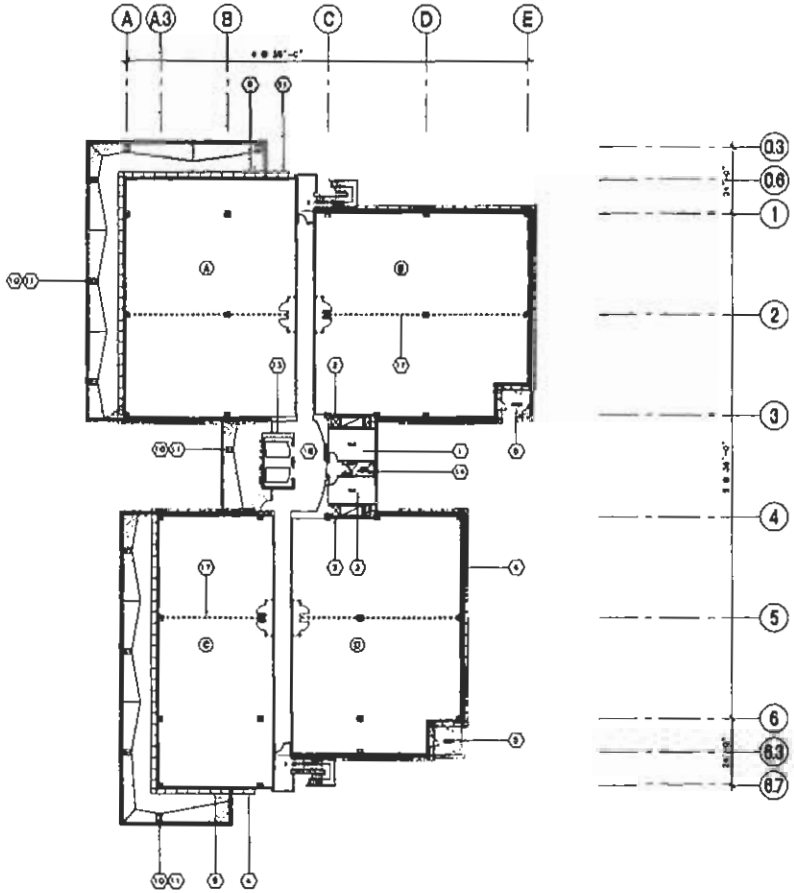
TLR
10-21-03
2ND FLOOR PLAN
A21



3RD FLOOR PLAN

SCALE: 1" = 20'

KEYNOTES

1 ELECTRICAL ROOM
2 MECHANICAL / PLUMBING CHASE
3 TELEPHONE ROOM
4 STEEL TRELLIS.
5 ROOF DECK. 3' X 2' ROOF PAVERS & ACCESS DOORS, BY OTHERS.
6 STUCCO VENEER SCREEN WALL
7 FIXED BENCH, BY OTHERS
8 H.C. COMPLIANT WATER COOLER
9 ROOF ACCESS DOOR.
10 ROOF DRAIN & OVERFLOW.
11 4-PLY BUILT UP ROOFING.
12 OPEN TO BELOW.
13 PASSENGER ELEVATOR
14 STEEL LADDER TO ROOF.
15 JANITOR CLOSET W/ MOP SINK.
16 ILLUMINATED BUILDING DIRECTORY
17 TENANT DEMISING WALL, BY OTHERS.

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New Medical Office Building
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03038
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10-21-03
3RD FLOOR PLAN
A2.2