

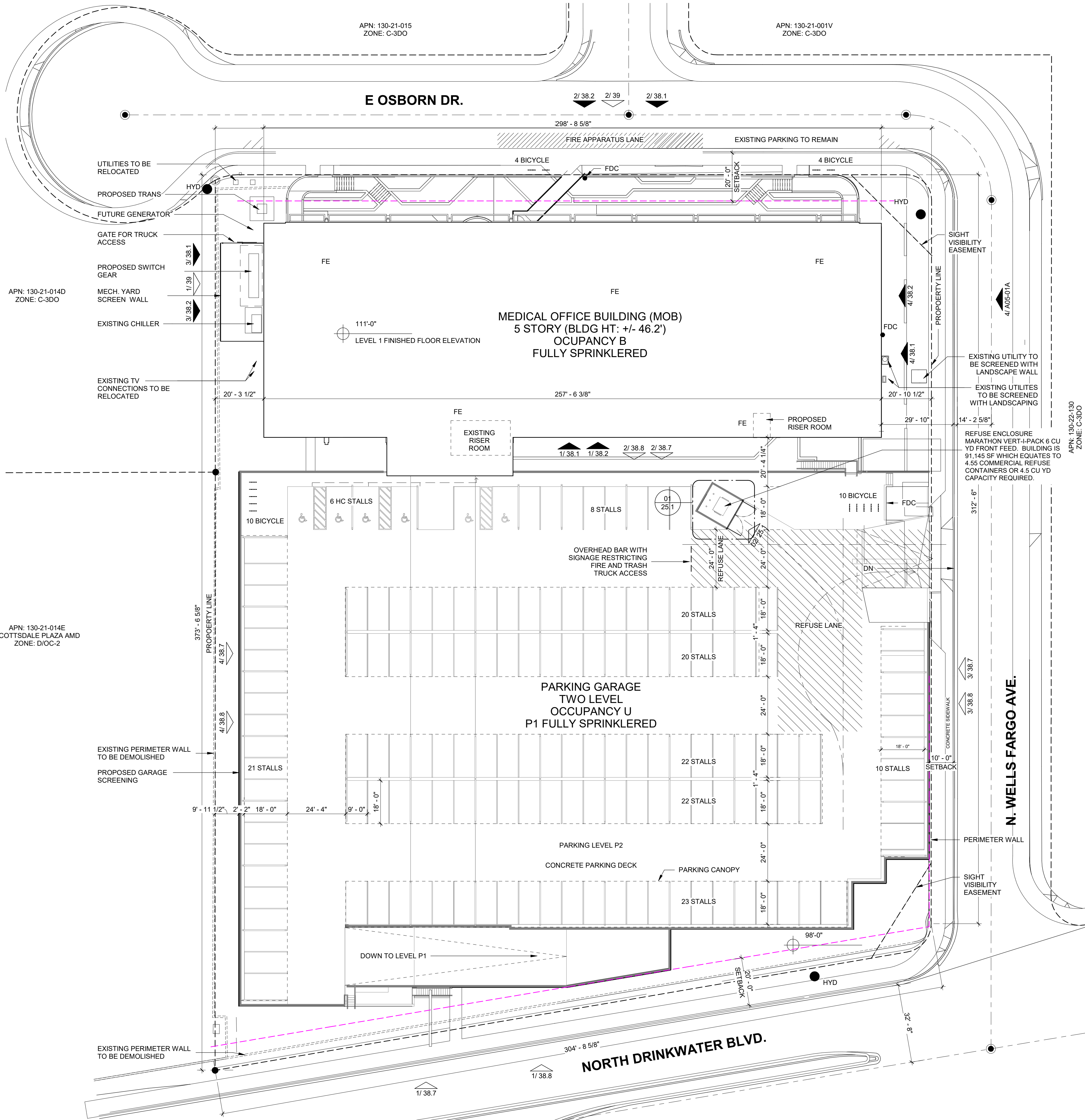


Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations



1 SITE PLAN - DRB
3/64" = 1'-0"

PROJECT DATA AND CODE INFORMATION						
PROJECT DATA						
PROJECT NAME:		Centum Scottsdale MOB Core and Shell				
PROJECT ADDRESS:		7331 E Osborn Dr. Scottsdale, AZ 85251				
OWNER:		CENTUM				
APPLICABLE CODES		NOTE: INCLUDED IN SPECIFICATION SECTION 014100 REGULATORY REQUIREMENTS				
BUILDING CODE:		2015 IBC WITH AMENDMENTS				
ACCESSIBILITY CODE:		2010 ADA STANDARDS FOR ACCESSIBLE DESIGN				
ELECTRICAL CODE:		2014 NEC WITH AMENDMENTS				
ENERGY CODE:		2015 IECC WITH AMENDMENTS				
FIRE CODE:		2015 IFC WITH AMENDMENTS				
MECHANICAL CODE:		2015 IMC WITH AMENDMENTS				
PLUMBING CODE:		2015 IPC WITH AMENDMENTS				
REGIONAL OR MUNICIPAL CODE:		2015 INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE				
PROJECT AREAS & COUNTS						
ASSESSOR'S PARCEL NUMBER:		APN: 130-21-055	BICYCLE PARKING:		REQD: 28	PROVIDED: 28
PARCEL ZONE:		C-3 DO	(9.103) CALCULATIONS:		(BICYCLE PARKING=28*10)=28	
OLD TOWN DISTRICT CLASS:		MEDICAL DISTRICT	GARAGE GROSS AREA P1:		57,372 FT²	
OLD TOWN TYPE CLASS:		TYPE 3	GARAGE GROSS AREA P2:		57,255 FT²	
LOT AREA GROSS / NET:		103,930 FT² / 80,129 FT²				
FLOOR AREA RATIO:		91%	PARKING COUNTS		REQD	PROV SIZE
TOTAL BUILDING AREA:		95,115 SF	TOTAL SITE PARKING:		304	317 VARIES
FLOOR AREA LEVEL 1:		23,801 SF	CALCULATIONS:			
LEVEL 2:		22,902 SF	GARAGE STANDARD STALLS:		296	309 9'x18'
LEVEL 3:		22,414 SF	CALCULATIONS:			
LEVEL 4:		22,028 SF	GARAGE ACCESSIBLE STALLS:		8	8 11'x18'
LEVEL 5:		3,970 SF	CALCULATIONS:			
LIFE SAFETY INFORMATION			REFERENCE			
USE OR OCCUPANCY CLASSIFICATION						
OCCUPANCY:		MOB: B-BUSINESS				
		GARAGE: U-UTILITY & MISCELLANEOUS				
TYPE OF CONSTRUCTION						
CONSTRUCTION TYPE:		MOB: II-B				
		GARAGE: II-B				
FIRE PROTECTION REQUIREMENTS						
BEARING WALLS: INT./EXT.		0 Hr			IBC'15 TABLE 601	
NONBEARING WALLS: INT./EXT.		0 Hr			IBC'15 TABLE 601	
ROOF / CEILING:		0 Hr			IBC'15 TABLE 601	
FLOOR/ CEILING:		0 Hr			IBC'15 TABLE 601	
STRUCTURAL FRAME / COLUMNS:		0 Hr			IBC'15 TABLE 601	
RATED SEPARATIONS:		REFER TO LIFESAFETY PLANS				
DESIGN LIMITATIONS		MAX. ALLOWED		MAX. PROVIDED		
HEIGHT:		66' - 0"		46' - 3"		IBC'15 TABLE 504.3
AREA:		111219 SF		95115 SF		TABLE 5.3006B OF THE PDS
MEANS OF EGRESS		MAX. ALLOWED		MAX. PROVIDED		
TRAVEL DISTANCE TO EXIT:		300' - 0"		REF. LIFE SAFETY SHEETS		IBC'15 TABLE 1017.2 & 1006.2.1
TOTAL OCCUPANT LOAD:		0		975		IBC'15 TABLE 1004.1.2
		MOB <1>275 + <2>223 + <3>220 + <4>213 + <5>9 = 940				
		PARKING GARAGE <P1>272 + <P2>270 = 542				
EGRESS WIDTH PER OCCUPANT		MIN. ALLOWED		PROVIDED		
0.2' STAIRS:		2' - 8"		3' - 0"		IBC'15 1005.3.1
		(OCCUPANT LOAD)x.2"				IBC'15 1005.3.1
0.15' DOORS:		2' - 8"		3' - 0"		IBC'15 1010.1.1
		32" MIN LEAF				IBC'15 1010.1.1

14-DR-2020
APPROVED
STIPULATION SET
2/16/21
DATE
APPROVED BY



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ISSUES

1	
2	
3	

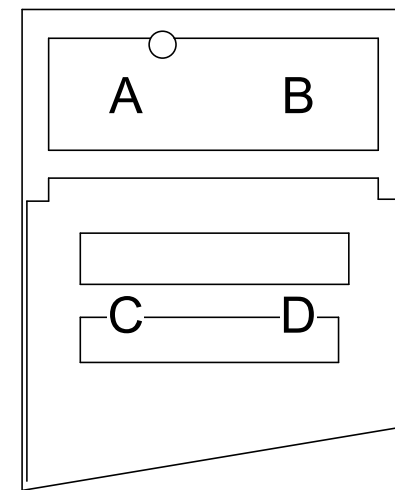
REVISIONS

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Date of issue:
12/11/2020

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MOB Core and
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Scottsdale, AZ 85251

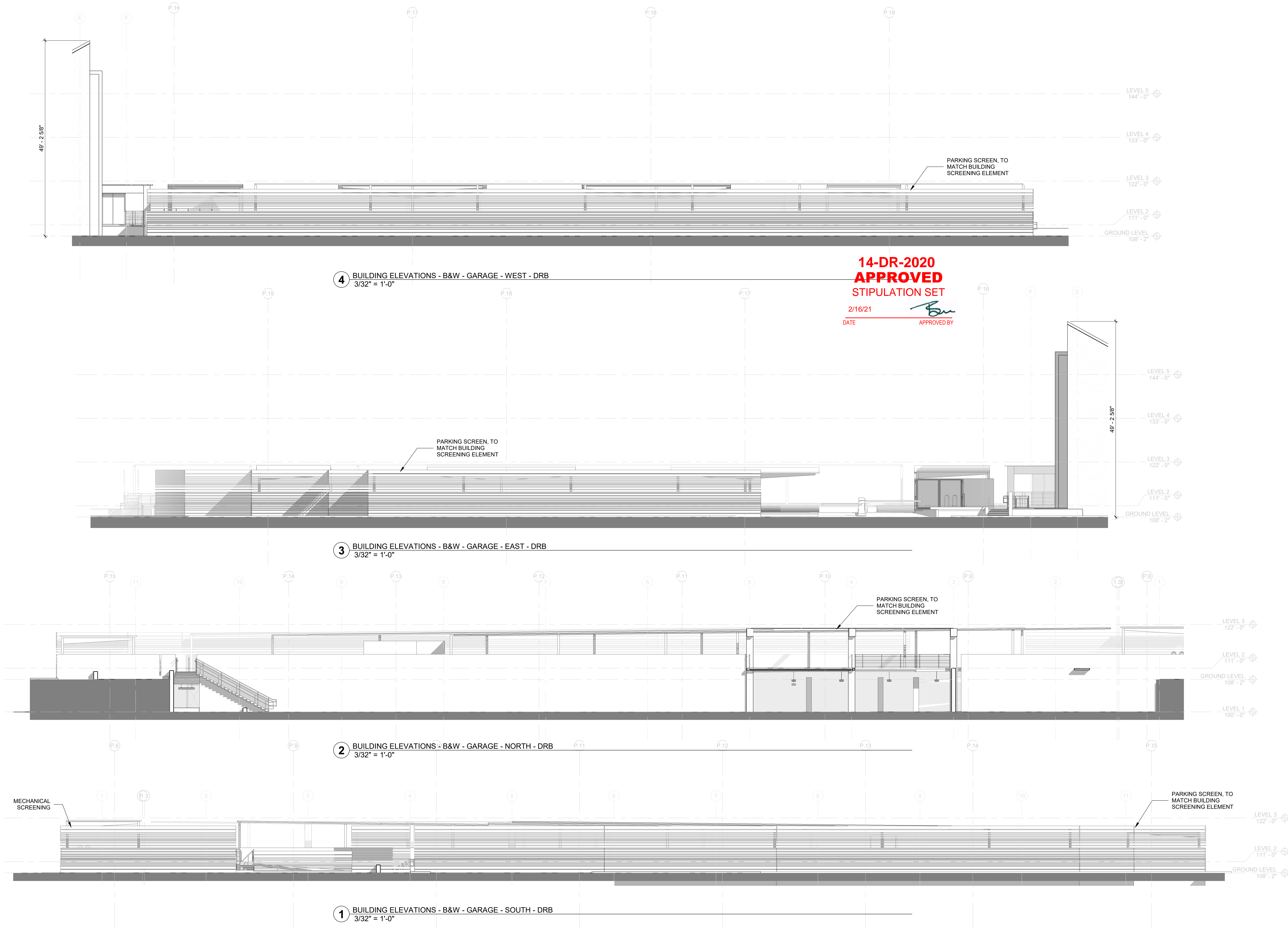
KEYPLAN



23.1 - SITE PLAN
(ARCH D)

JOB 20083.0000
DATE 12/11/2020
SHEET

23.1



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ISSUES	
1	
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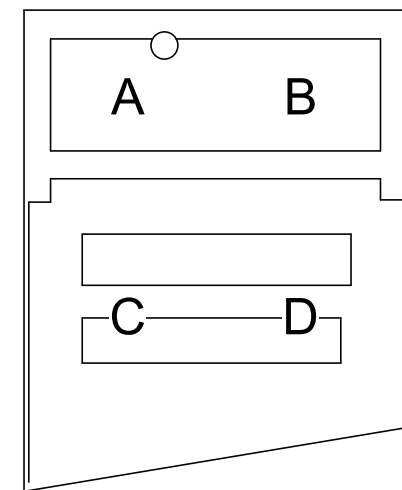
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KEYPLAN



38.7 - BUILDING
ELEVATIONS -
GARAGE- B&W
(ARCH D)

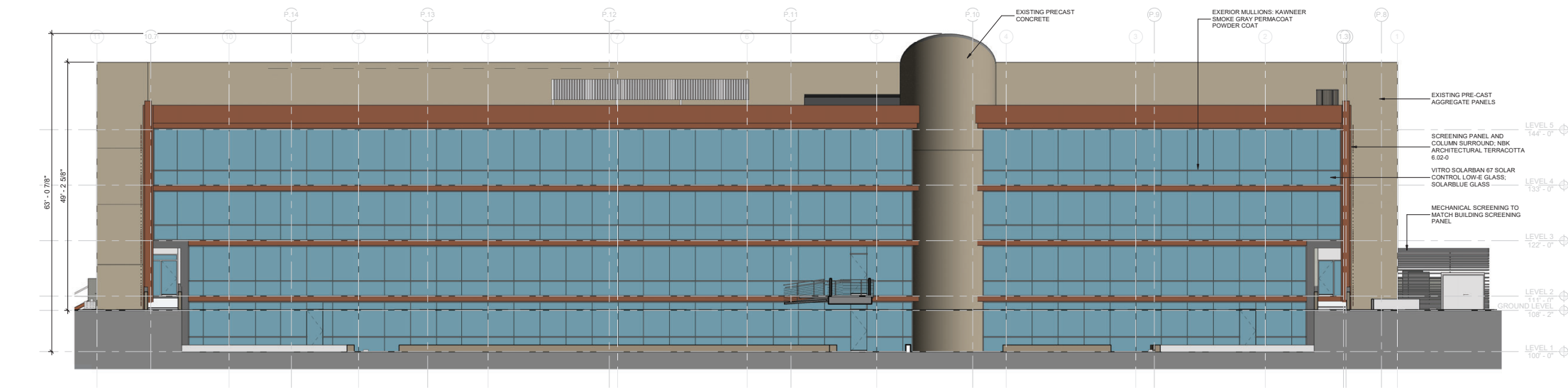
JOB 20083.0000
DATE 12/11/2020
SHEET

38.7

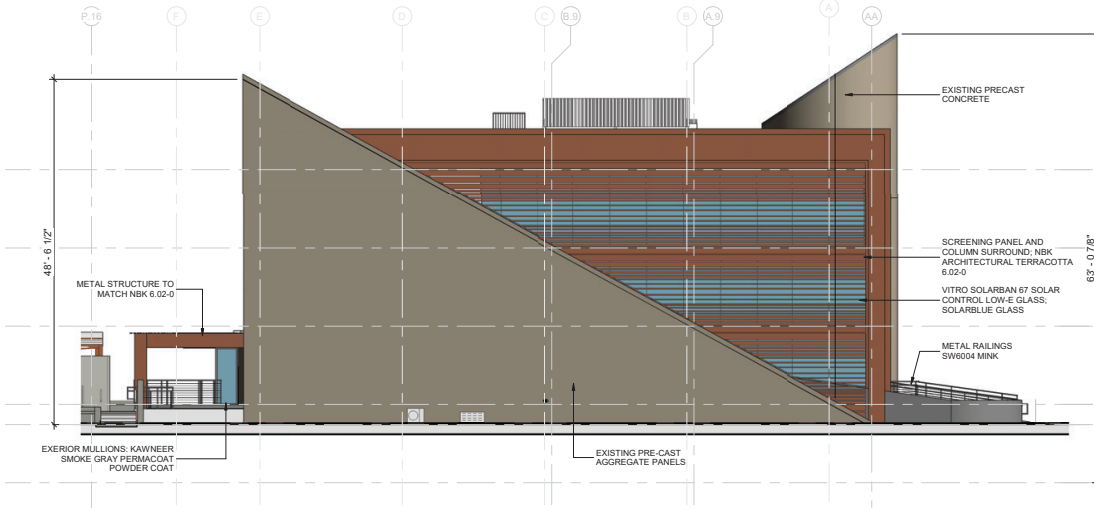
1/20/2021 5:39:58 PM 38.2 38.2 - BUILDING ELEVATIONS - MOB - COLOR (ARCH D)



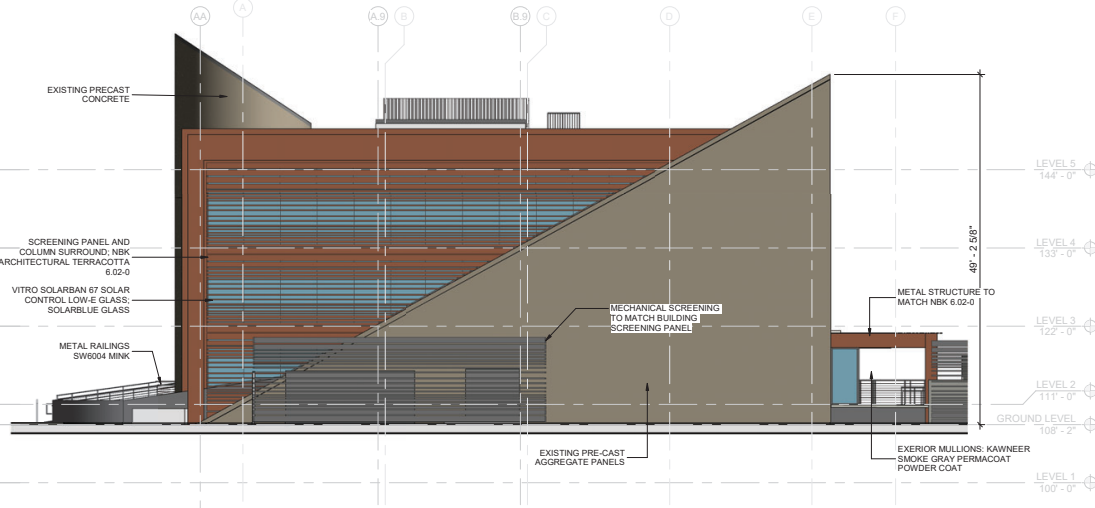
1 EXTERIOR MOB ELEVATION - SOUTH - DRB (38.2)
3/32" = 1'-0"



2 EXTERIOR MOB ELEVATION - NORTH - DRB (38.2)
3/32" = 1'-0"

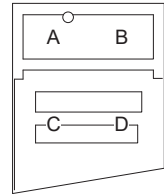


4 EXTERIOR MOB ELEVATION - EAST - DRB (38.2)
3/32" = 1'-0"



3 EXTERIOR MOB ELEVATION - WEST - DRB (38.2)
3/32" = 1'-0"

KEYPLAN



38.2 - BUILDING ELEVATIONS - MOB - COLOR (ARCH D)

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38.2



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ISSUES	
1	12/22/2020 ISSUE FOR PERMIT/PRICING
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1/20/2021 5:43:06 PM 40.1 40.1 - PERSPECTIVES (ARCH D)



AERIAL VIEW FROM SOUTHWEST CORNER OF SITE



PERSPECTIVE FROM NORTHEAST CORNER OF SITE



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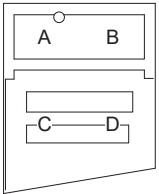
ISSUES		
1	12/22/2020	ISSUE FOR PERMIT/PRICING
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KEYPLAN

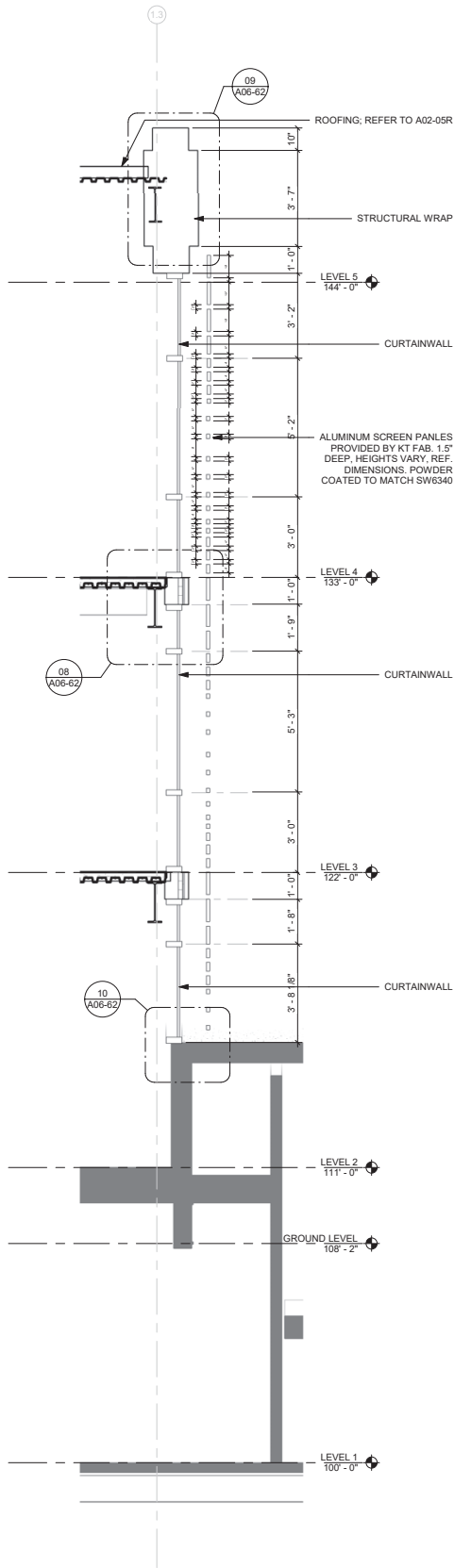


40.1 -
PERSPECTIVES
(ARCH D)

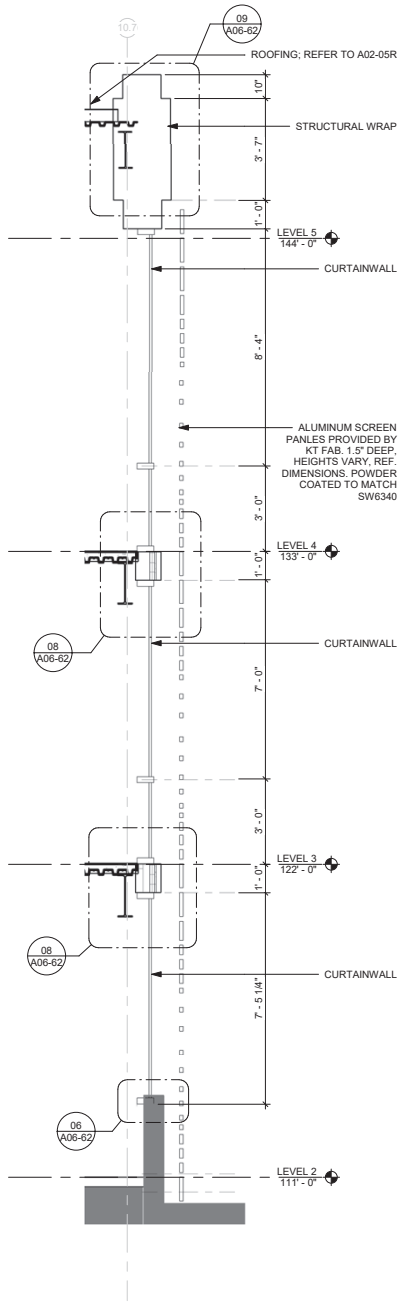
JOB 20083.0000
DATE 08/28/2020
SHEET

40.1

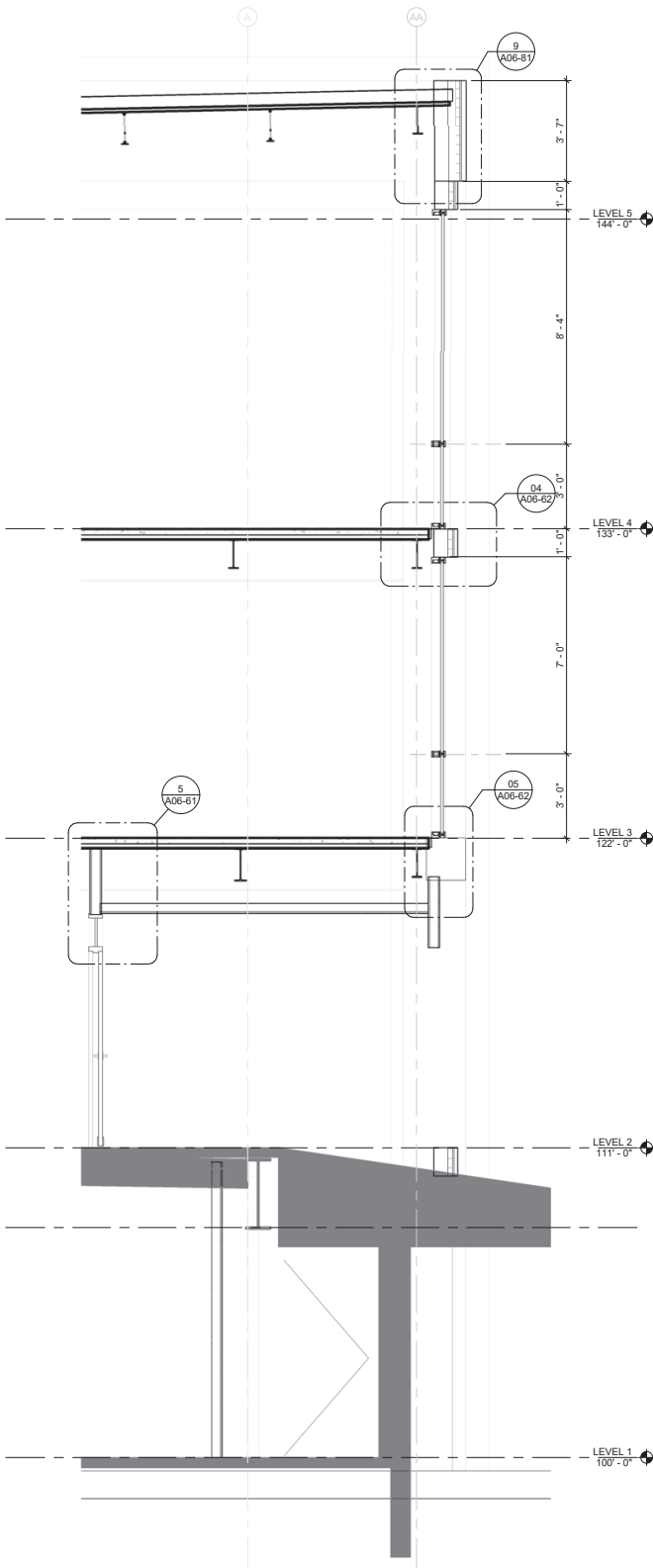
1/20/2021 5:48:30 PM A06-21 WALL SECTIONS - CURTAIN WALL



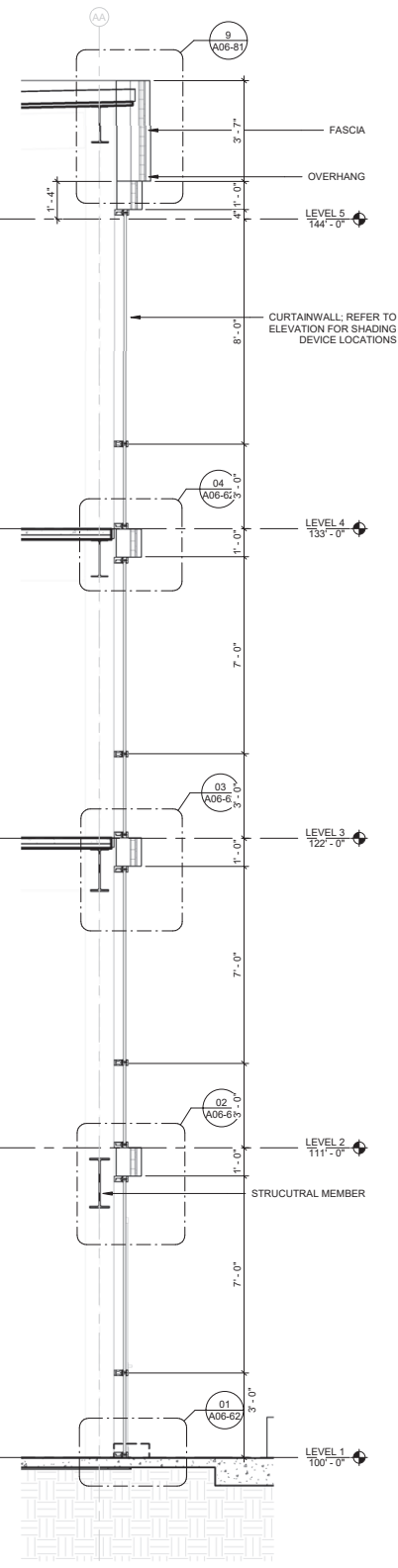
4 WALL SECTION @ E.W. CURTAIN WALL 2
3/8" = 1'-0"



3 WALL SECTION @ E. & W. CURTAIN WALL
3/8" = 1'-0"



2 WALL SECTION @ NORTH ENTRANCE
3/8" = 1'-0"



1 WALL SECTION @ N. CURTAIN WALL
3/8" = 1'-0"



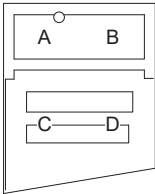
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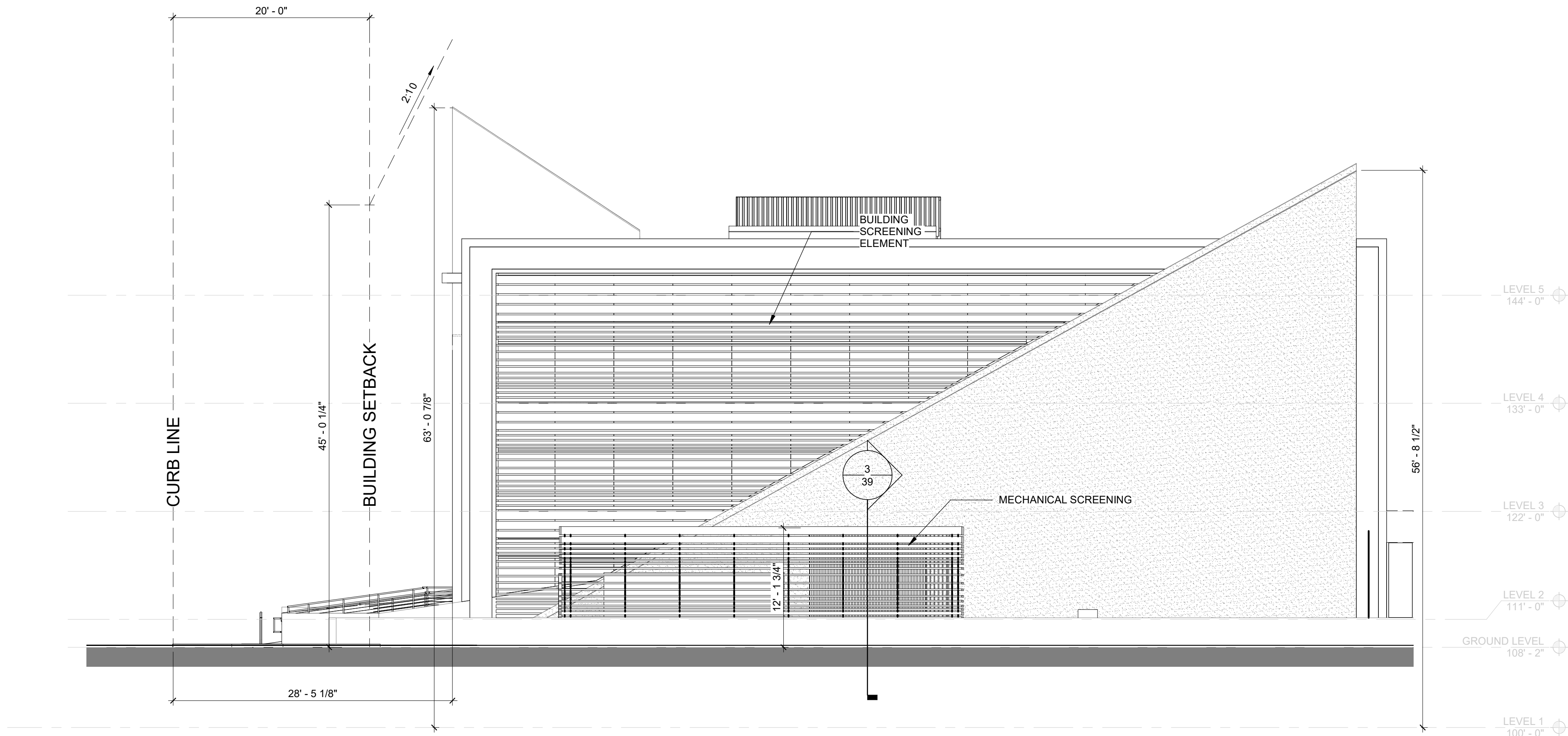
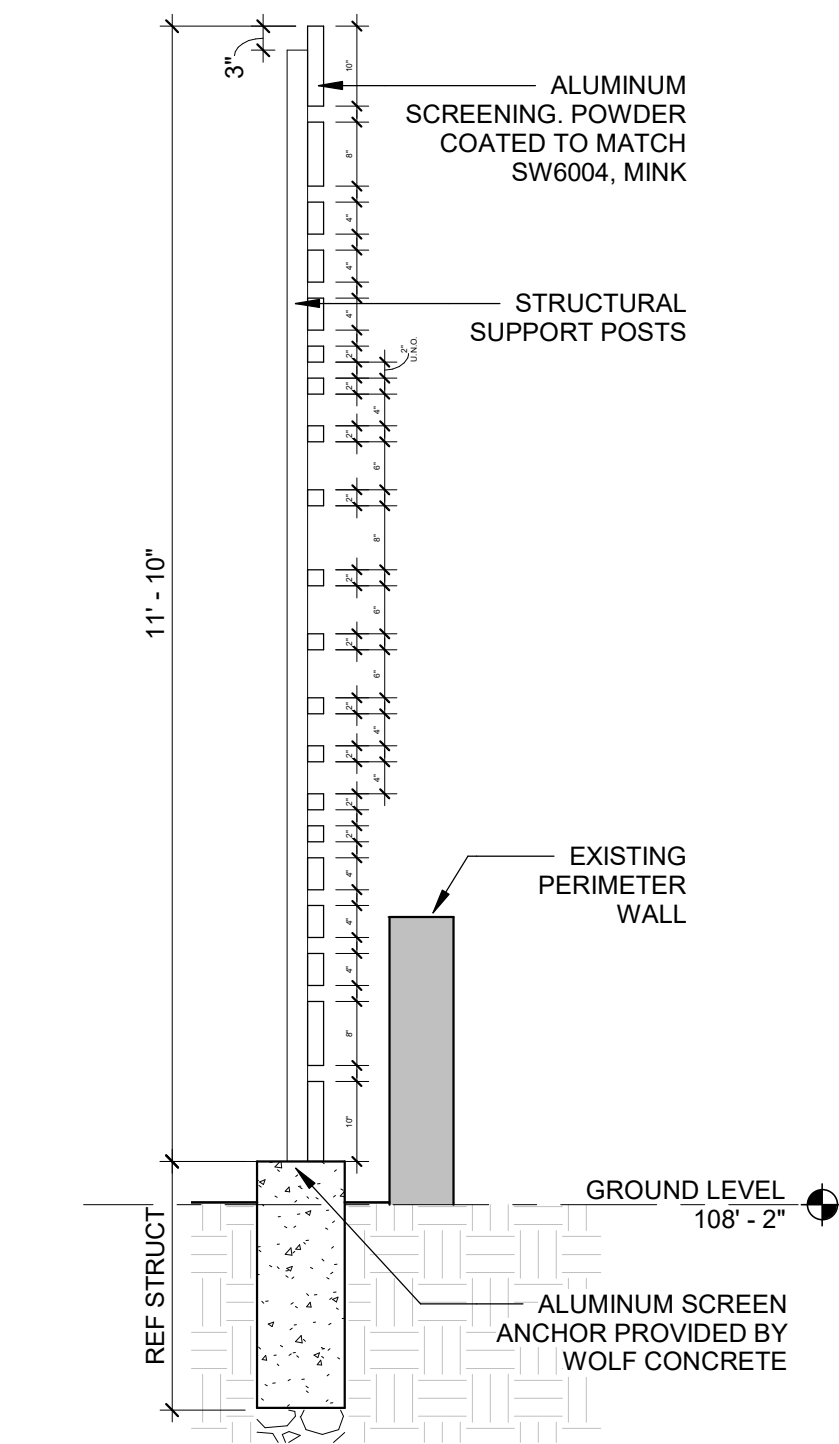
KEYPLAN



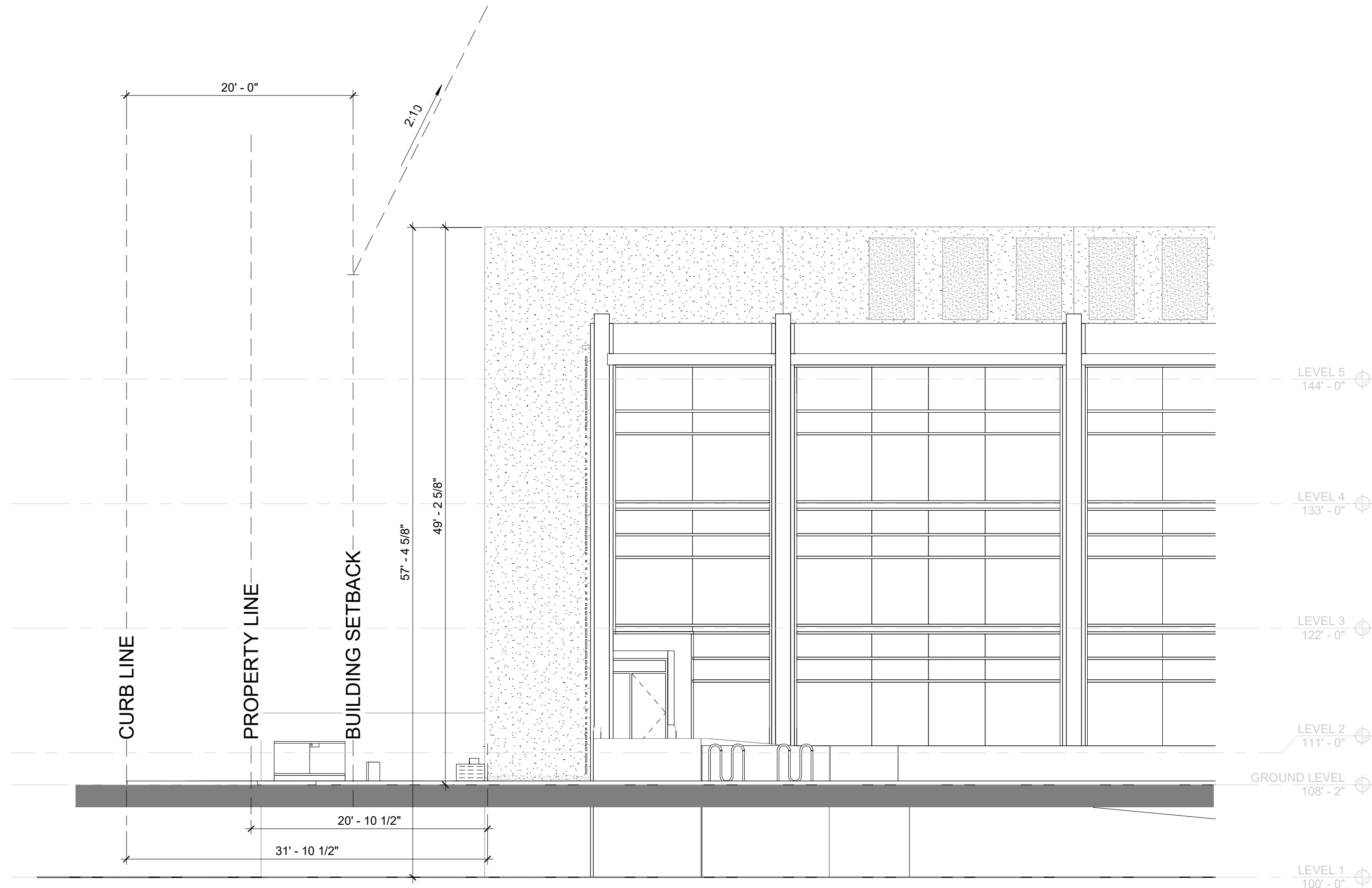
WALL SECTIONS -
CURTAIN WALL

JOB 20083.0000
DATE 12/22/2020
SHEET

A06-21



2 EXTERIOR MOB ELEVATION - NORTH - DRB E.W.
1/8" = 1'-0"



1 EXTERIOR MOB ELEVATION - EAST - DRB E.W.
1/8" = 1'-0"



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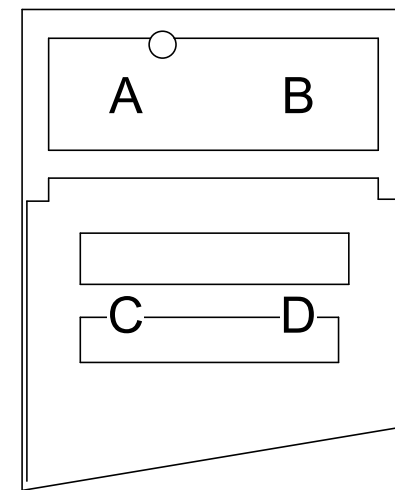


Date of issue:
11/11/2020

Centum Scottsdale MOB Core and Shell

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KEYPLAN

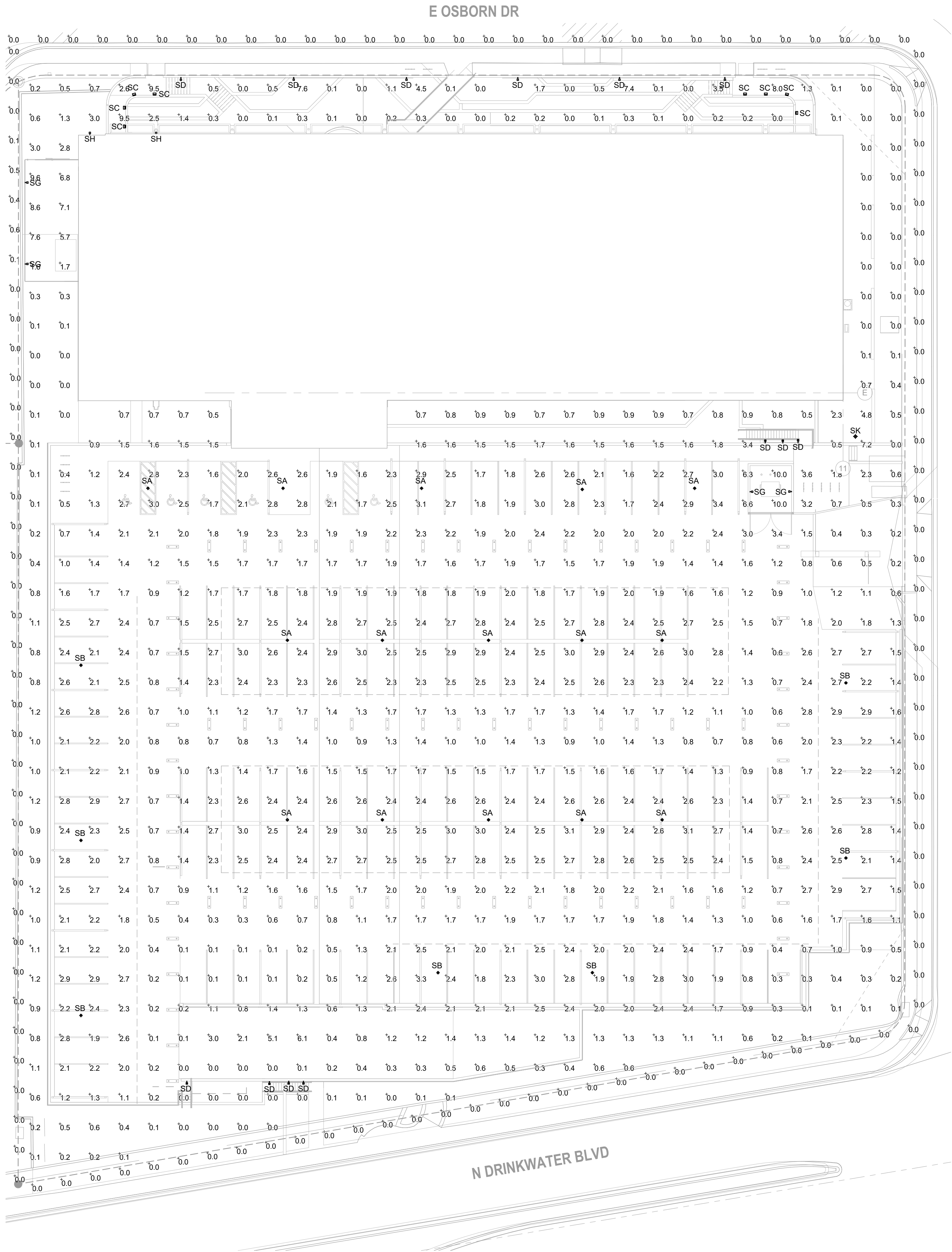


39 - BUILDING ELEVATIONS WORKSHEET(S)

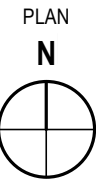
JOB 20083.0000
DATE 11/11/2020
SHEET

39

11/11/2020 10:47:51 AM E102 SITE LIGHTING PHOTOMETRICS



1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"



GENERAL NOTES

- 1 SITE LIGHT FIXTURES SHALL BE CONNECTED USING 2#10, 1#10G, IN 1" CONDUIT.
- 2 SITE LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL. NORMAL AND EMERGENCY BRANCH SITE LIGHTING SHALL ALSO BE CONNECTED TO LIGHTING CONTROL PANEL FOR HOURS OF OPERATION OVERRIDE.

PHOTOMETRIC SUMMARY DATA

DESCRIPTION	SYMBOL	AVG	MAX	MIN
SITE LIGHTING	+	1.7 fc	10.0 fc	0.0 fc
VERTICAL LIGHT SPILL AT PROPERTY LINE	■	0.0 fc	0.6 fc	0.0 fc



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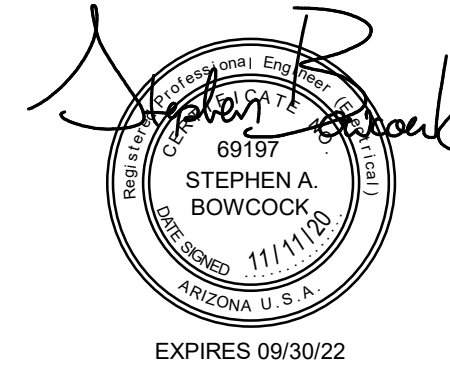
ISSUES

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REVISIONS

1	20201111	DRB LIGHTING RESUBMITTAL
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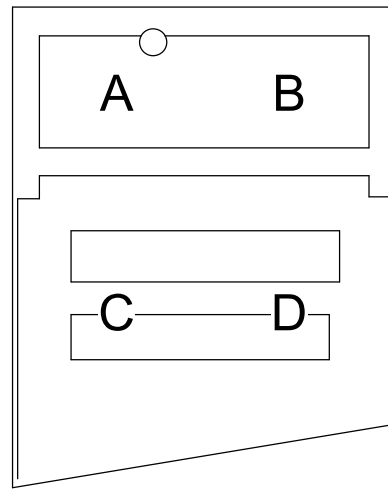
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KEYPLAN



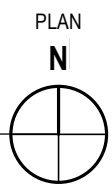
SITE LIGHTING
PHOTOMETRICS

JOB 20083.0000
DATE 04/15/20
SHEET

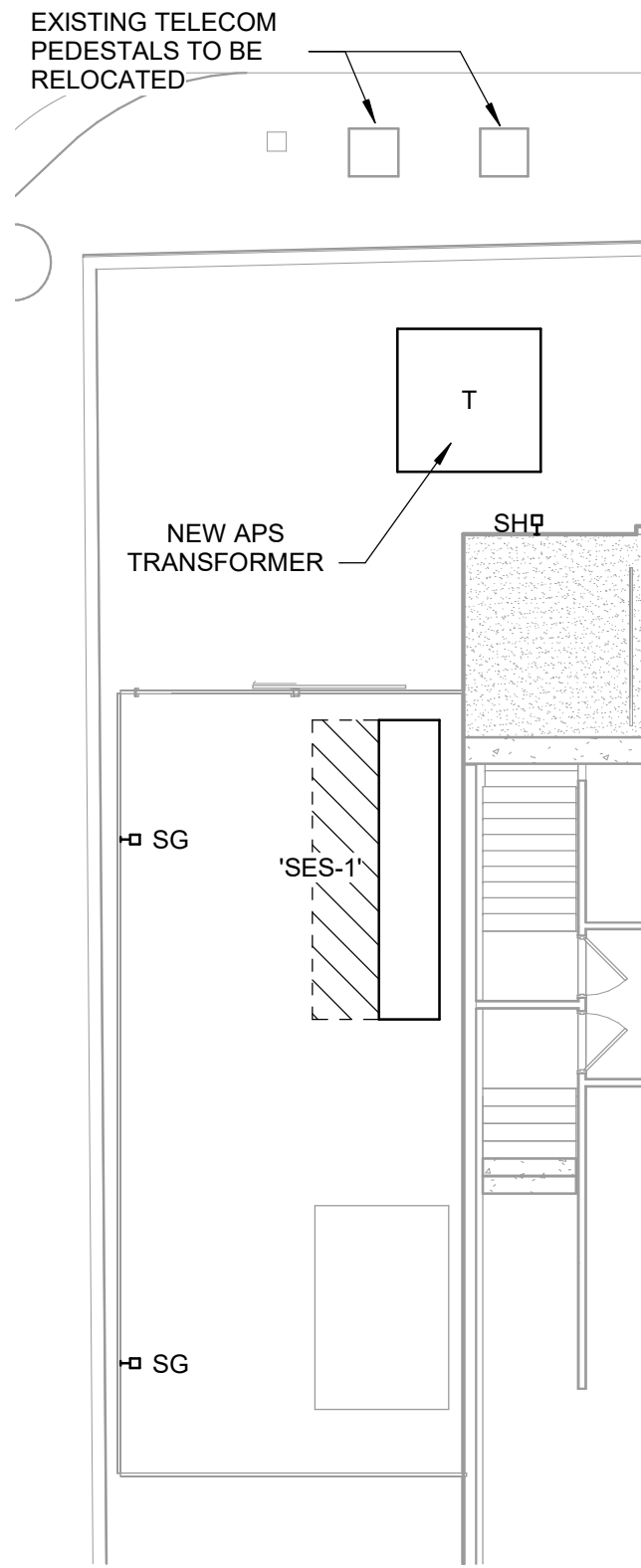
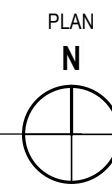
E102

11/11/2020 10:47:45 AM E101 SITE LIGHTING PLAN

2 ENLARGED MEP YARD
SCALE: 1" = 10'-0"



1 ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"



COVERED PARKING (TYP.)

HATCHED REGION INDICATES REQUIRED APS TRANSFORMER CLEARANCE
NEW APS TRANSFORMER
NEW SERVICE ENTRANCE WILL BE FULLY SCREENED
MECHANICAL YARD

2 E101

EXISTING APS TRANSFORMER TO BE DEMOLISHED

EXISTING APS PAD MOUNTED SWITCH

DUMPSTER ENCLOSURE

EXISTING TELECOM PEDESTALS TO BE RELOCATED

NEW APS TRANSFORMER

NEW APS TRANSFORMER

NEW APS TRANSFORMER

NEW APS TRANSFORMER

NEW APS TRANSFORMER

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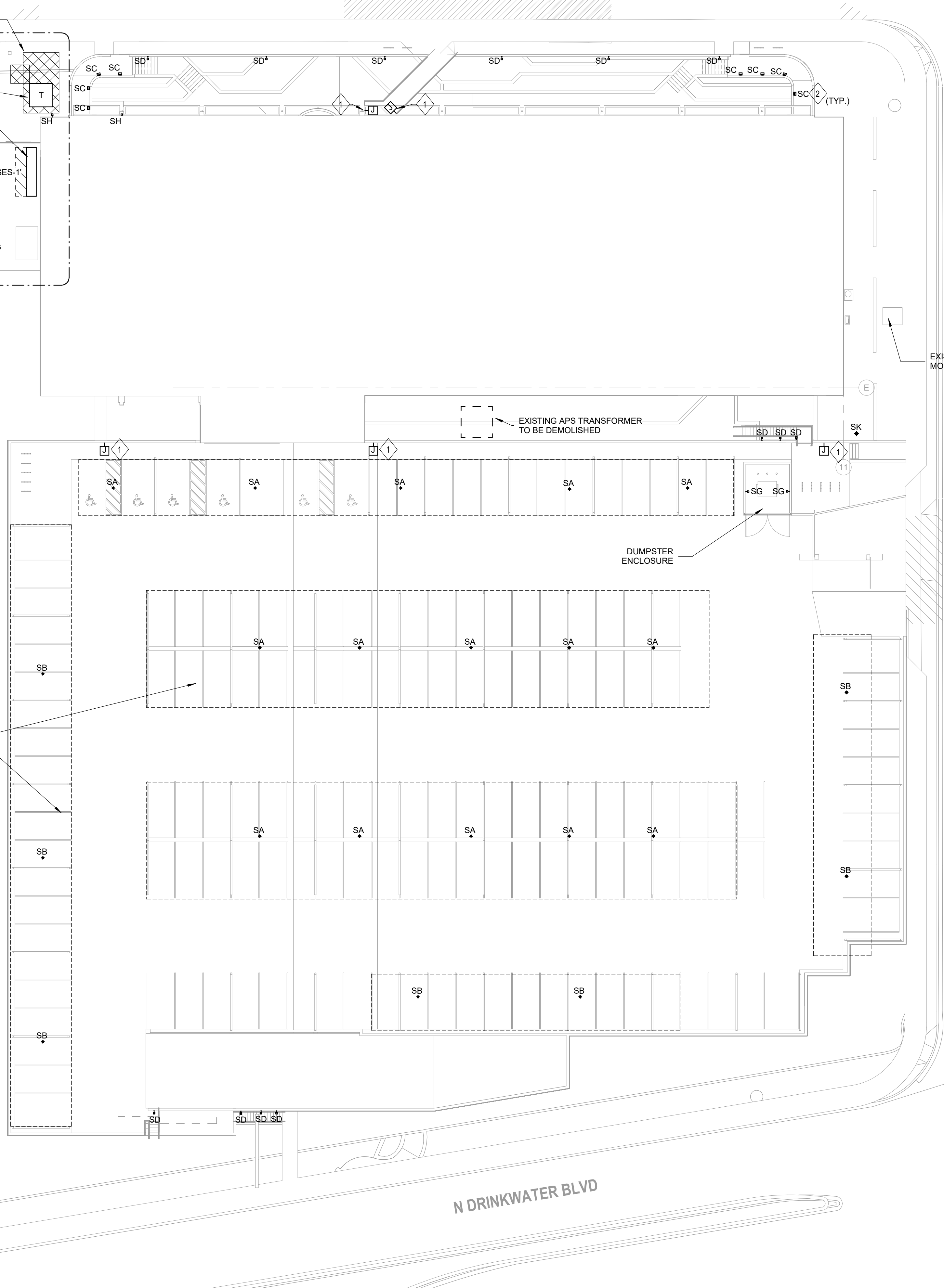
NEW APS TRANSFORMER

NEW APS TRANSFORMER

NEW APS TRANSFORMER

NEW APS TRANSFORMER

NEW APS TRANSFORMER



N DRINKWATER BLVD

E OSBORN DR

GENERAL NOTES

- 1 SITE LIGHT FIXTURES SHALL BE CONNECTED USING 2#10, 1#10G, IN 1" CONDUIT.
- 2 SITE LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL. NORMAL AND EMERGENCY BRANCH SITE LIGHTING SHALL ALSO BE CONNECTED TO LIGHTING CONTROL PANEL FOR HOURS OF OPERATION OVERRIDE.

KEYNOTES

- 1 PROVIDE 120V CONNECTION TO HANDRAIL LIGHTING.
- 2 PROVIDE NEW STEP LIGHT FIXTURE IN ONE-FOR-ONE SWAP OF EXISTING ACCENT LIGHTING FIXTURE. CONTRACTOR TO VERIFY EXACT QUANTITY IN FIELD.



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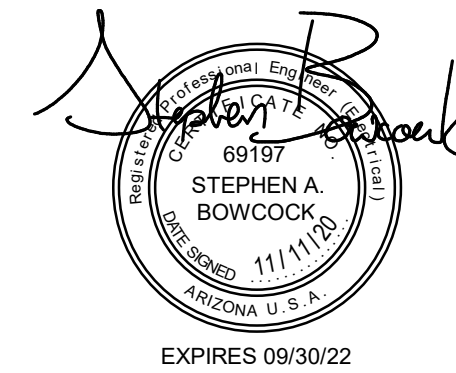
ISSUES

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REVISIONS

1	20201111	DRB LIGHTING RESUBMITTAL
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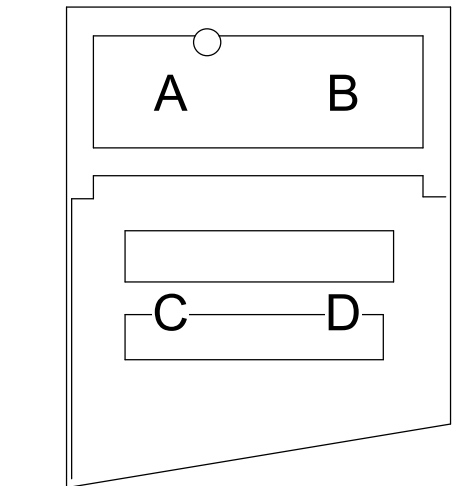
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KEYPLAN



SITE LIGHTING PLAN

JOB 20083.0000
DATE 04/15/20
SHEET

E101

14-DR-2020
11/12/2020

ELECTRICAL SYMBOLS AND ABBREVIATIONS

LIGHT FIXTURE SCHEDULE

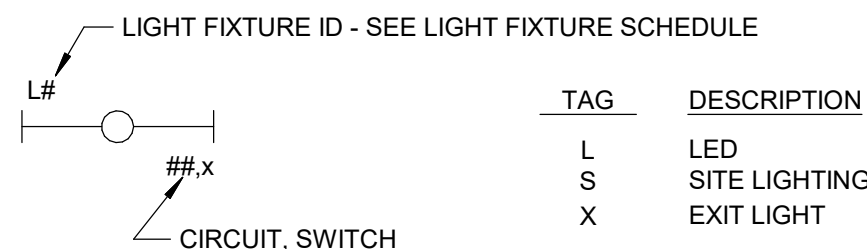
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	QTY	WATTS	TYPE	LUMENS/LAMP	VOLTS	LIGHT LOSS FACTOR
				LAMP DESCRIPTION / CATALOG NO.					
SA	DSX SURFACE CANOPY FIXTURE WITH 2 LIGHT ENGINES, 700mA DRIVER, 3000K LEDs, T5W OPTIC	LITHONIA LIGHTING	DSXSC LED 20C 700 30K T5W MVOLT	1	46	LED	5069	277	0.95
SB	DSX SURFACE CANOPY FIXTURE WITH 2 LIGHT ENGINES, 700mA DRIVER, 3000K LEDs, T5R OPTIC	LITHONIA LIGHTING	DSXSC LED 20C 700 30K T5R MVOLT	1	46	LED	5327	277	0.95
SC	EXTERIOR RATED STEP LIGHT , 3000K	BEGA	33055	1	8.4	LED	480	277	0.95
SD	LOW PROFILE WALL MOUNT LIGHT, 3000K	BEGA	22292 K3	1	7.9	LED	617	277	0.95
SG	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80 CRI	LITHONIA LIGHTING	WDGE2 LED P3 30K 80CRI VW	1	22.55	LED	3092	277	0.95
SK	LINEAR LIGHT POST, 3000K	BEGA	99075 K3	1	57	LED	2371	277	0.95

LIGHT FIXTURE SCHEDULE NOTES:

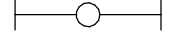








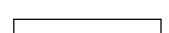






1. LIGHT FIXTURE WITH CATALOG NUMBER TO SET MINIMUM LEVEL OF QUALITY. MATCH CATALOG NUMBER BASED ON FIXTURE DESCRIPTION FOR OTHER MANUFACTURERS.

LIGHTING







- UNSHADED REGION DESIGNATES LIGHT FIXTURE FOR NORMAL OPERATION
● SHADED REGION DESIGNATES LIGHT FIXTURE FOR EMERGENCY OPERATION












LIGHT FIXTURE SYMBOLS - REFER TO LIGHT FIXTURE SCHEDULE FOR MORE INFORMATION

TYPE	DESCRIPTION	TYPE	DESCRIPTION
	SURFACE MOUNTED LIGHT FIXTURE MOUNTING LOCATION: CEILING	 	RECESSED MOUNTED DOWNLIGHT LIGHT FIXTURE MOUNTING LOCATION: CEILING
	SURFACE MOUNTED LIGHT FIXTURE MOUNTING LOCATION: WALL	 	IN-SLAB MOUNTED UPLIGHT LIGHT FIXTURE MOUNTING LOCATION: FLOOR
	PENDANT/SUSPENDED LIGHT FIXTURE	 	WALL MOUNTED LIGHT FIXTURE MOUNTING LOCATION: WALL
	RECESSED MOUNTED LIGHT FIXTURE MOUNTING LOCATION: CEILING		PENDANT/SUSPENDED LIGHT FIXTURE
	SURFACE MOUNTED TRACK FIXTURE MOUNTING LOCATION: CEILING		DIRECTIONAL INDICATOR ADDED TO FIXTURE SYMBOL TO DESIGNATE AIMING DIRECTION
			SINGLE FACE EXIT FIXTURE MOUNTING LOCATION: AS REQUIRED
			DOUBLE FACE EXIT FIXTURE MOUNTING LOCATION: AS REQUIRED
			EXIT DIRECTIONAL ARROW

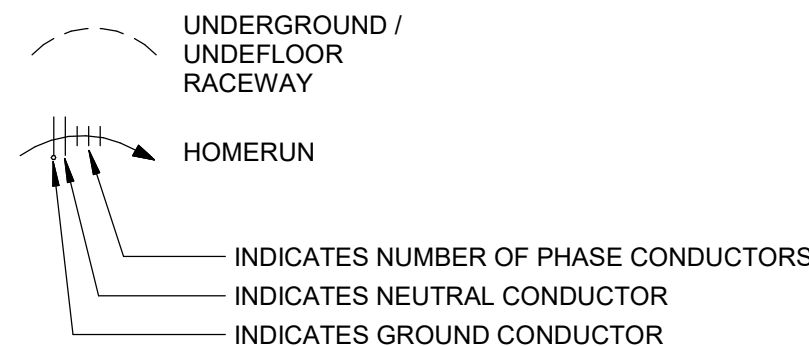
SITE LIGHTING

	TWIN HEAD POLE MOUNTED LIGHT FIXTURE		LIGHTING BOLLARD
	SINGLE HEAD POLE MOUNTED LIGHT FIXTURE		DIRECTIONAL LIGHTING BOLLARD
	IN-GRADE WALL WASH LIGHT FIXTURE		UNDER CANOPY LIGHTING

REFERENCE SYMBOLS

	EQUIPMENT DESIGNATION TOP DESIGNATES EQUIPMENT ABBREVIATION, BOTTOM DESIGNATES EQUIPMENT NUMBER		ELEVATION DESIGNATION
	PLAN CONTINUATION REFERENCE		REVISION REFERENCE
	SECTION DESIGNATION (TOP DESIGNATES SECTION NUMBER, BOTTOM DESIGNATES ON WHICH SHEET SECTION APPEARS)		SHEET KEYNOTE REFERENCE
	MATCHLINE DESIGNATION		POINT OF NEW CONNECTION TO EXISTING
	DETAIL REFERENCE (TOP=DETAIL NO., BOTTOM=DRAWING NO. SHOWN ON)		
1/E7.01	DETAIL REFERENCE		

EQUIPMENT AND WIRING



ABBREVIATIONS

AC	- AMPERES	LAN	- LOCAL AREA NETWORK
ADO	- ABOVE CEILING / ALTERNATING CURRENT	LED	- LIGHT EMITTING DIODE
AF	- AUTOMATIC DOOR OPENER	LSI	- LONG-TIME/INSTANTANEOUS
AFCI	- AMPERE FRAME ARC FAULT CIRCUIT INTERRUPTER	LSIA	- LONG-TIME/SHORT-TIME/ INSTANTANEOUS
AFF	- ABOVE FINISHED FLOOR		- LONG-TIME/SHORT-TIME/ INSTANTANEOUS/GROUND ALARM
AFG	- ABOVE FINISHED GRADE	LSIG	- LONG-TIME/SHORT-TIME/ INSTANTANEOUS/GROUND
AIC	- AMP INTERRUPTING CAPACITY		- LOCAL TEMPERATURE
ALT	- ALTERNATE	LTCP	- CONTROL PANEL
ARCH	- ARCHITECTURAL		
ASC	- ABOVE SUSPENDED CEILING	LTG	- LIGHTING
AT	- AMPERE TRIP	LTS	- LIGHTS
ATS	- ASTRONOMIC TIME CLOCK	LV	- LOW VOLTAGE
ATM	- AUTOMATED TELLER MACHINE		
ATS	- AUTOMATIC TRANSFER SWITCH	MTV	- MASTER ANTENNA TELEVISION
AUTO	- AUTOMATIC	MC	- MECHANICAL CONTRACTOR
		MCB	- MAIN CIRCUIT BREAKER
BC	- BARE COPPER	MCC	- MOTOR CONTROL CENTER
BCF	- BELOW FINISH CEILING	MCP	- MOTOR CIRCUIT PROTECTOR
BLF	- BELOW FLOOR LEVEL	MER	- MECHANICAL EQUIPMENT ROOM
BLDG	- BUILDING	MGB	- MAIN GROUNDING BUSBAR
BPBP	- BOILER PLANT	MH	- MANHOLE
	- INSTRUMENTATION PANEL	MLO	- MAIN LUGS ONLY
BRKR	- BREAKER	MTB	- MUSIC & PAGE TERMINAL BOX
		MTD	- MOUNTED
C	- CONDUIT	MTG	- MOUNTING
CB	- CIRCUIT BREAKER	MTG HGT	- MOUNTING HEIGHT
CCTV	- CLOSED CIRCUIT TELEVISION	MTR	- MOTOR / METER
CFCI	- CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	MV	- MEDIUM VOLTAGE
CGL	- CEILING	NA	- NOT APPLICABLE
CKT	- CIRCUIT	NAC	- NOTIFICATION APPLIANCE CIRCUIT
CO	- CONDUIT ONLY	NC	- NORMALLY CLOSED
COMM	- COMMUNICATIONS	NEC	- NATIONAL ELECTRICAL CODE
CONTR	- CONTRACTOR	NIC	- NOT IN CONTRACT
CORR	- CORRIDOR	NO	- NORMALLY OPEN
CR	- CONTROL RELAY	NTS	- NOT TO SCALE
CSP	- CEILING SERVICE PANEL		
CT	- CURRENT TRANSFORMER	OC	- ON CENTER
		OCFI	- OWNER FURNISHED, CONTRACTOR INSTALLED
DB	- DIRECT BURIAL		
DC	- DIRECT CURRENT	OFOI	- OWNER FURNISHED, OWNER INSTALLED
DED	- DEDICATED		
DET	- DETAIL	OSC	- OVERHEAD SERVICE CARRIER
DIA	- DIAMETER		
DISC	- DISCONNECT	P	- POLE
DN	- DOWN	PA	- PUBLIC ADDRESS
DP	- DISTRIBUTION PANEL	PB	- PULL BOX / PUSHBUTTON
DS	- DISCONNECT SWITCH	PC	- PLUMBING CONTRACTOR / PHOTOCELL
		PDU	- POWER DISTRIBUTION UNIT
EC	- ELECTRICAL CONTRACTOR	PF	- POWER FACTOR
EDB	- ELECTRIC DUCT BANK	PHG	- PHASE
EGC	- EQUIPMENT GROUND CONDUCTOR	PLB	- PLUMBING
EGS	- ENGINE GENERATOR SET	P	- PANEL
EJ	- EXPANSION JOINT	POD	- POWER OPERATED DAMPER
ELEC	- ELECTRIC / ELECTRICAL	PS	- POWER SUPPLY
ELL	- EMERGENCY LIFE SAFETY LIGHTING	PT	- POTENTIAL TRANSFORMER
ELP	- EMERGENCY LIFE SAFETY POWER	PTRV	- POWER TYPE ROOF VENTILATOR
EM/EMER	- EMERGENCY	PUE	- PUBLIC UTILITY EASEMENT
EMI	- ELECTROMAGNETIC INTERFERENCE	PWR	- POWER
EMT	- ELECTRICAL METALLIC TUBING	REC	- RECESSED
EQUIP	- EQUIPMENT	RECEP	- RECEPTACLE
ESM	- ELECTRIC STRIP MOLD	RELOC	- RELOCATE
ETR	- EXISTING TO REMAIN	REQD	- REQUIRED
EWC	- ELECTRIC WATER COOLER	RMC	- RIGID METAL CONDUIT
		RVAT	- REDUCED VOLTAGE AUTO TRANSFORMER
FA	- FIRE ALARM		
FCP	- FIRE ALARM CONTROL PANEL		
FCU	- FAN COIL UNIT	SCCR	- SHORT CIRCUIT CURRENT RATING
FDR	- FEEDER		
FDS	- FUSED DISCONNECT SWITCH	SHT	- SHEET
FIXT	- FIXTURE	SIG	- SIGNAL
FL	- AT FLOOR LINE	SIM	- SIMILAR
FLA	- FULL LOAD AMPERES	SPD	- SURGE PROTECTIVE DEVICE
FLEX	- FLEXIBLE	SPEC	- SPECIFICATION
FLR	- FLOOR	SS	- SAFETY SWITCH
FLUOR	- FLUORESCENT	SSBJ	- SUPPLY SIDE BONDING JUMPER
FP	- FLAT PANEL	STA	- STATION
FSP	- FLOW SWITCH	STR	- STARTER
FSCP	- FLAME SAFEGUARD CONTROL PANEL	SUSE	- SUITABLE FOR USE AS SERVICE ENTRANCE
FVNR	- FULL VOLTAGE NON-REVERSING	SW	- SWITCH
		SWBD	- SWITCHBOARD
GB	- GROUNDING BUSBAR	SWGR	- SWITCHGEAR
GC	- GENERAL CONTRACTOR		
GEN	- GENERATOR	TEL	- TELEPHONE
GFCI	- GROUND FAULT CIRCUIT INTERRUPTER	TFA	- TO FLOOR ABOVE
GFI	- GROUND FAULT INTERRUPTER	TFB	- TO FLOOR BELOW
GFP	- GROUND FAULT PROTECTION	TGB	- TELECOMMUNICATIONS
GND	- GROUND		- GROUNDING BUSBAR
GNTB	- GROUND TERMINAL BOX	TMGB	- TELECOMMUNICATIONS MAIN GROUNDING BUSBAR
		TS	- TAMPER SWITCH / TIME SWITCH
HH	- HANDHOLE	TV	- TELEVISION
HOA	- HAND OFF AUTOMATIC	TVTC	- TELEVISION TERMINAL CABINET
HP	- HORSE POWER	TYP	- TYPICAL
HT	- HEIGHT / HEAT TRACE		
HV	- HIGH VOLTAGE	UC	- UNDER COUNTER
		UG	- UNDERGROUND
IMC	- INTERMEDIATE METAL CONDUIT	UH	- UNIT HEATER
INV	- INVERTER	UNO	- UNLESS NOTED OTHERWISE
		UPS	- UNINTERRUPTED POWER SUPPLY
J or JB	- JUNCTION BOX		
KV	- KILOVOLT	V	- VOLTAGE
KVA	- KILOVOLT-AMPERES	VFD	- VARIABLE FREQUENCY DRIVE
KW	- KILOWATTS	VP	- VAPOR PROOF
KWH	- KILOWATT HOURS		
		W	- WIRE
		W	- WITH
		WP	- WEATHERPROOF
		WS	- WALL SURFACE
		WT	- WATER TIGHT
		XFMR	- TRANSFORMER
		XP	- EXPLOSION PROOF

SHEET LIST - ELECTRICAL	
E001	ELECTRICAL SYMBOLS AND ABBREVIATIONS
E101	SITE LIGHTING PLAN
E102	SITE LIGHTING PHOTOMETRICS
E103	SITE LIGHTING CUTSHEETS
E104	SITE LIGHTING CUTSHEETS



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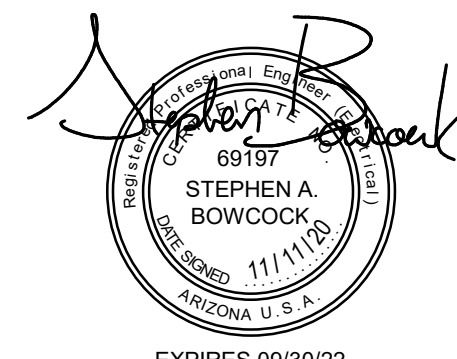
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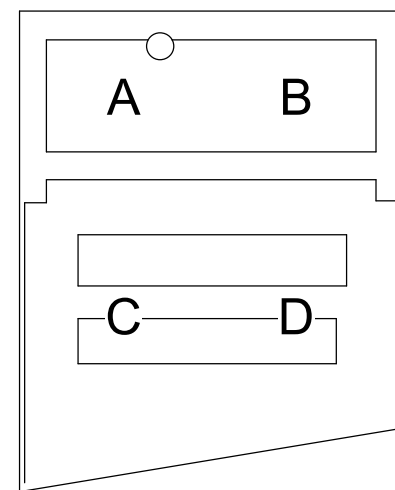
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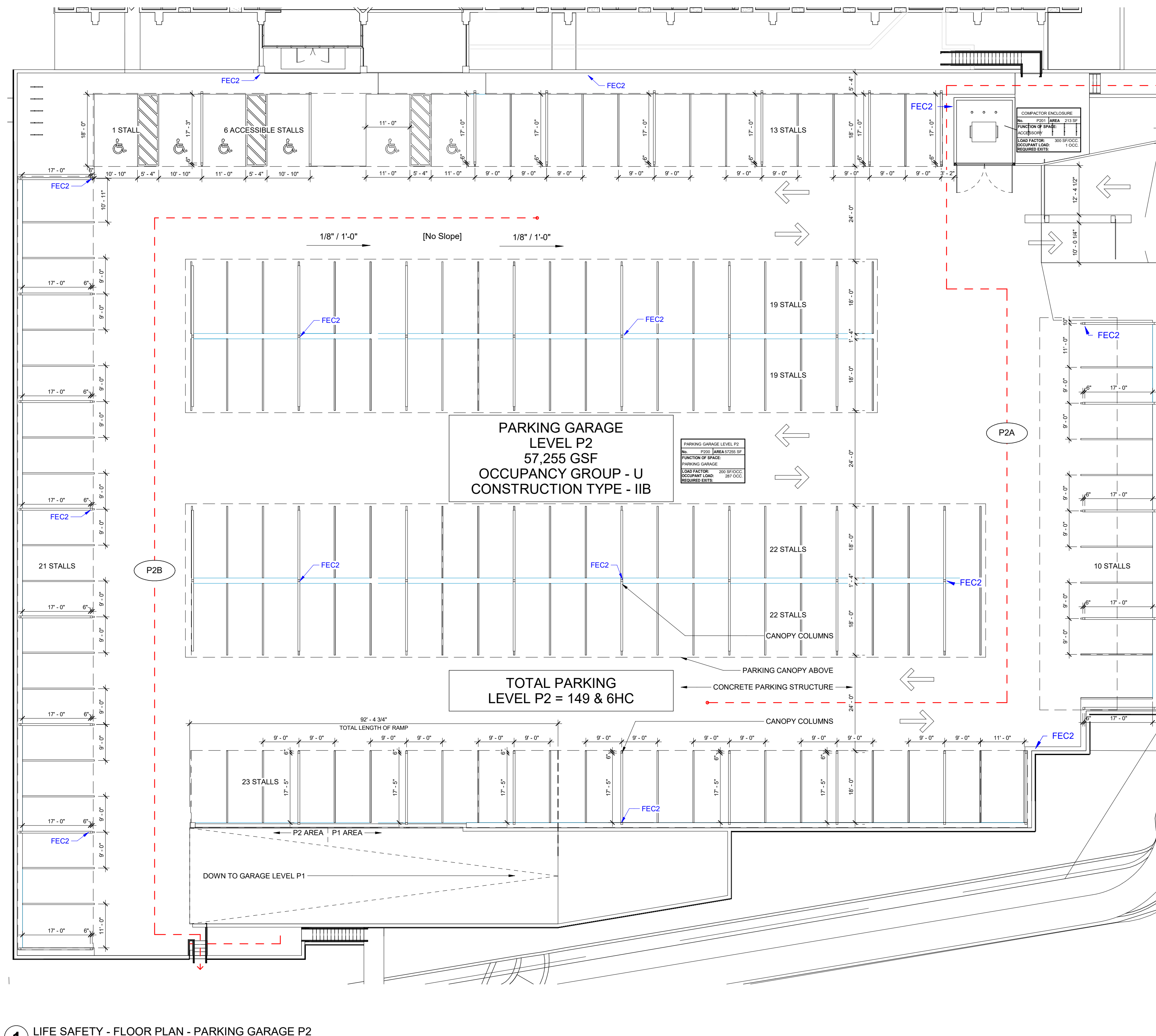
KEYPLAN



ELECTRICAL SYMBOLS AND ABBREVIATIONS

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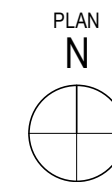
E00¹








1 LIFE SAFETY - FLOOR PLAN - PARKING GARAGE P2
1/16" = 1'-0"

LEVEL P1 - TOTAL OCCUPANCY LOAD
288 OCCUPANTS






LIFE SAFETY SCHEDULE - PARKING GARAGE LEVEL P2						
LEVEL	NO.	ROOM NAME	AREA	FACTOR	OCCUPANCY TYPE	LOAD
LEVEL 2	P200	PARKING GARAGE LEVEL P2	57255 SF	200	PARKING GARAGE	287
LEVEL 2	P201	COMPACTOR ENCLOSURE	213 SF	300	ACCESSORY	1



FIRE RATING LEGEND

-  UNRATED PARTITION ASSEMBLY
 SMOKE PARTITION ASSEMBLY
 1 HOUR RATED PARTITION ASSEMBLY
 2 HOUR RATED PARTITION ASSEMBLY
 3 HOUR RATED PARTITION ASSEMBLY

LIFE SAFETY LEGEND

- | | |
|---|--|
|  | NEW PARTITION |
|  | EXISTING PARTITION |
| <u>Room name</u>
101 | ROOM NAME
IDENTIFICATION TAG |
|  | EXIT TRAVEL DISTANCE LINE; SEE
TRAVEL DISTANCE SCHEDULE |
|  | TRAVEL PATH ID |
|  | EMERGENCY EXIT SIGNAGE |
| FEC
<u> </u> | FIRE EXTINGUISHER CABINET
FECX - EXISTING FEC
FEC1 - FULLY RECESSED
FEC2 - SURFACE MOUNTED FE |

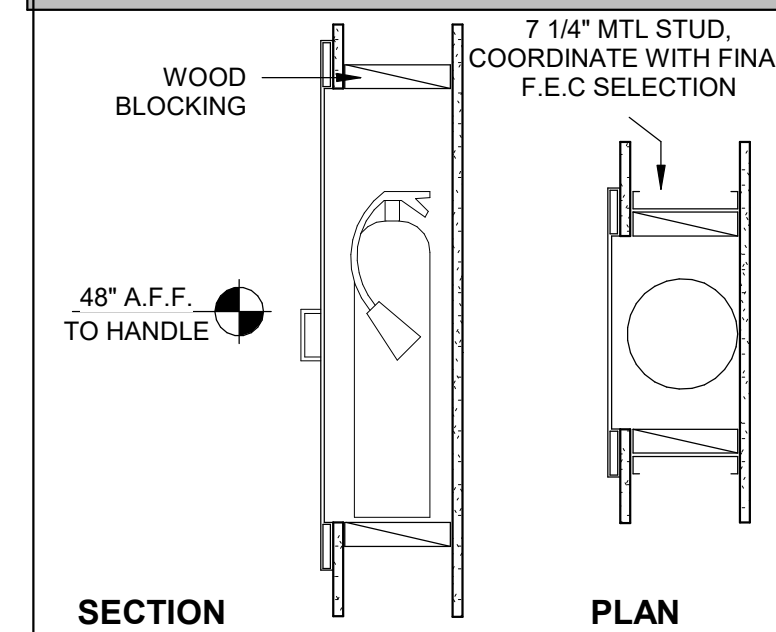
LIFE SAFETY ROOM TAG

- | | |
|----------------|------|
| ROOM NAME | |
| ROOM# | AREA |
| FUNCTION | |
| LOAD FACTOR | |
| OCCUPANT LOAD | |
| REQUIRED EXITS | |
- IBC TABLE 1004.1.2
 IBC TABLE 1004.1.2
 AREA x LOAD FACTOR
 IBC TABLE 1006.3.1

LIFE SAFETY DOOR TAG

-
- Diagram illustrating the components of the EGRESS COMPONENT table:
- | EGRESS COMPONENT | |
|------------------|---------------------|
| HORZ | / # |
| CALC DOOR | OCC CAPACITY |
| DOOR WIDTH | PROVIDED DOOR WIDTH |
- Callouts from the right side of the diagram:
- EGRESS CAPACITY FACTOR IBC 1005.3.2 (points to the # in the header)
 - CALCULATED OCCUPANCY (points to the OCC CAPACITY field)
 - OCCUPANT CAPACITY (points to the OCC CAPACITY field)
 - PROVIDED DOOR WIDTH (points to the PROVIDED DOOR WIDTH field)
 - REQUIRED DOOR WIDTH (ANYTHING LESS THAN 12" SHALL BE MIN 30") (points to the DOOR WIDTH field)

RECESSED FEC DETAIL



TRAVEL DISTANCES

	PATH ID	DISTANCES	MAX ALLOWED
	1A	194' - 1"	300'
	1B	175' - 1"	300'
	1C	86' - 1"	300'
	1D	165' - 8"	300'
	2A	115' - 7"	300'
	2B	202' - 2"	300'
	2C	86' - 5"	300'
	2D	178' - 8"	300'
	3A	110' - 10"	300'
	3B	190' - 1"	300'
	3C	78' - 7"	100'
	3D	168' - 8"	300'
	4A	135' - 3"	300'
	4B	208' - 9"	300'
	4C	76' - 6"	-
	4D	142' - 0"	-
	5A	248' - 10"	100'
	5B	314' - 1"	300'
	P1B	308' - 11"	300'
	P2A	300' - 2"	300'
	P2B	295' - 11"	300'

IBC 2015 OCCUPANCY B; FULLY PRINKLERED
300'-0" MAX EXIT TRAVEL DISTANCES PER 2015 IBC TABLE 1017.2
100'-0" MAX COMMON PATH OF EGRESS TRAVEL PER 2015 IBC TABLE 1006.2.1
50'-0" MAX DEAD END CORRIDOR PER 2015 IBC 1020.4 EXCEPTION 2.

LIFE SAFETY NOTES

1. SEE COVER SHEET G00-00 FOR APPLICABLE CODES
2. SEE A02-00 INTERIOR PARTITION TYPES FOR ASSOCIATED RATED PARTITION ASSEMBLIES
3. OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL NOT PROJECT HORIZONTALLY MORE THAN 4" INTO THE CIRCULATION PATH (IBC 1003.3.3)



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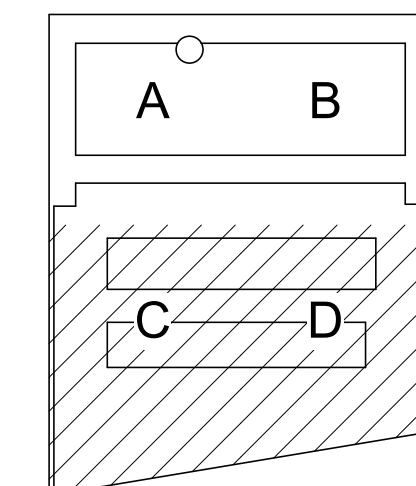
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LIFE SAFETY PLAN
- LEVEL TWO
GARAGE

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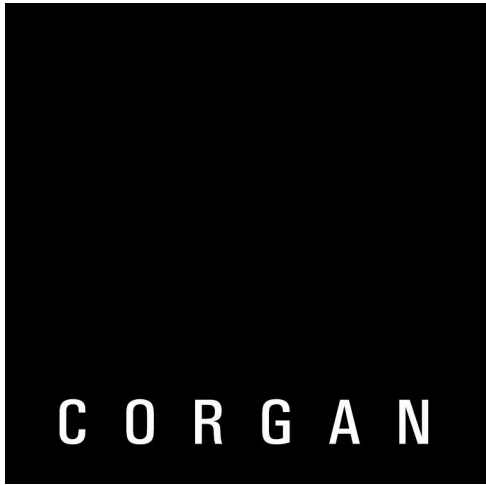
G02-02 14-DR-2020 11/12/2020



AERIAL VIEW FROM SOUTHWEST CORNER OF SITE



PERSPECTIVE FROM NORTHEAST CORNER OF SITE



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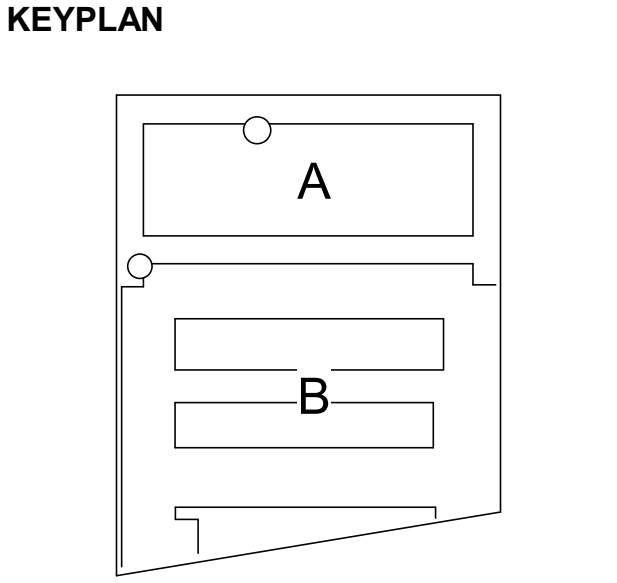
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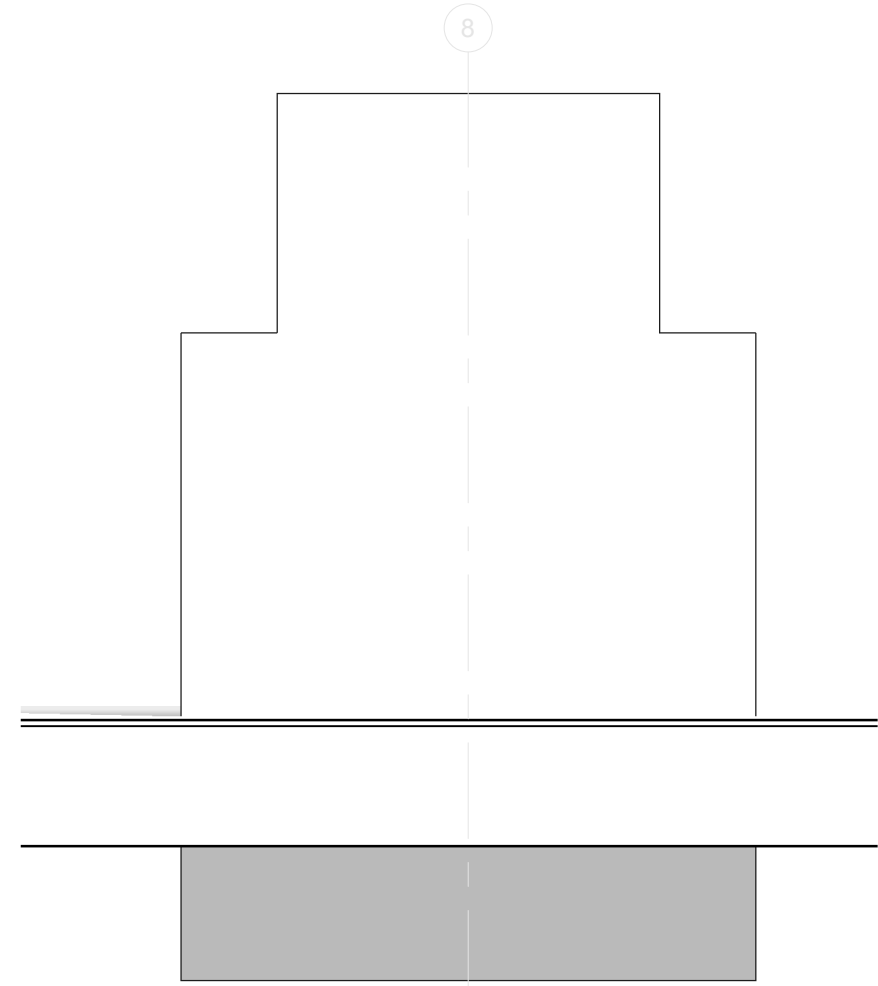
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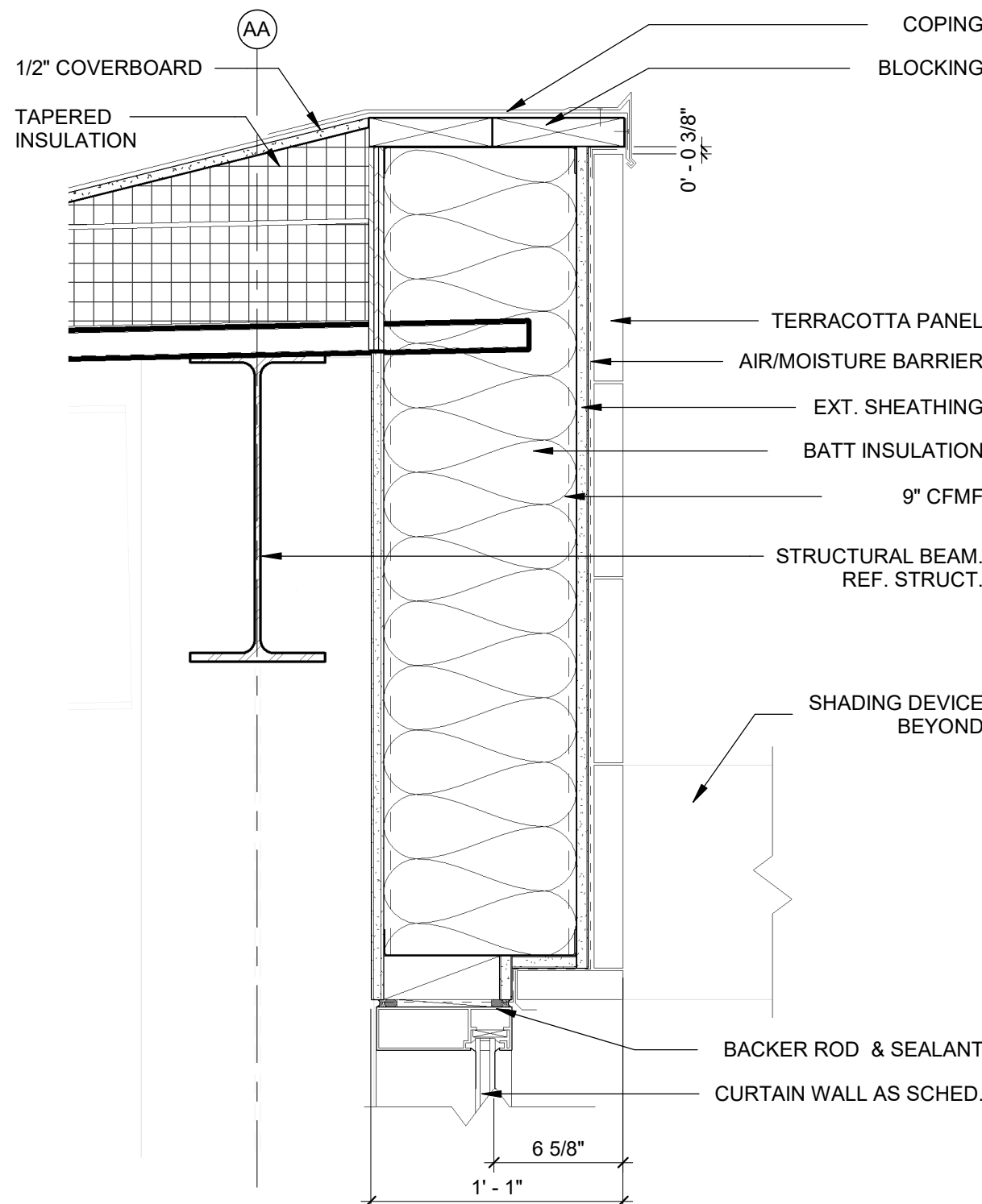
40.1 -
PERSPECTIVES
(ARCH D)

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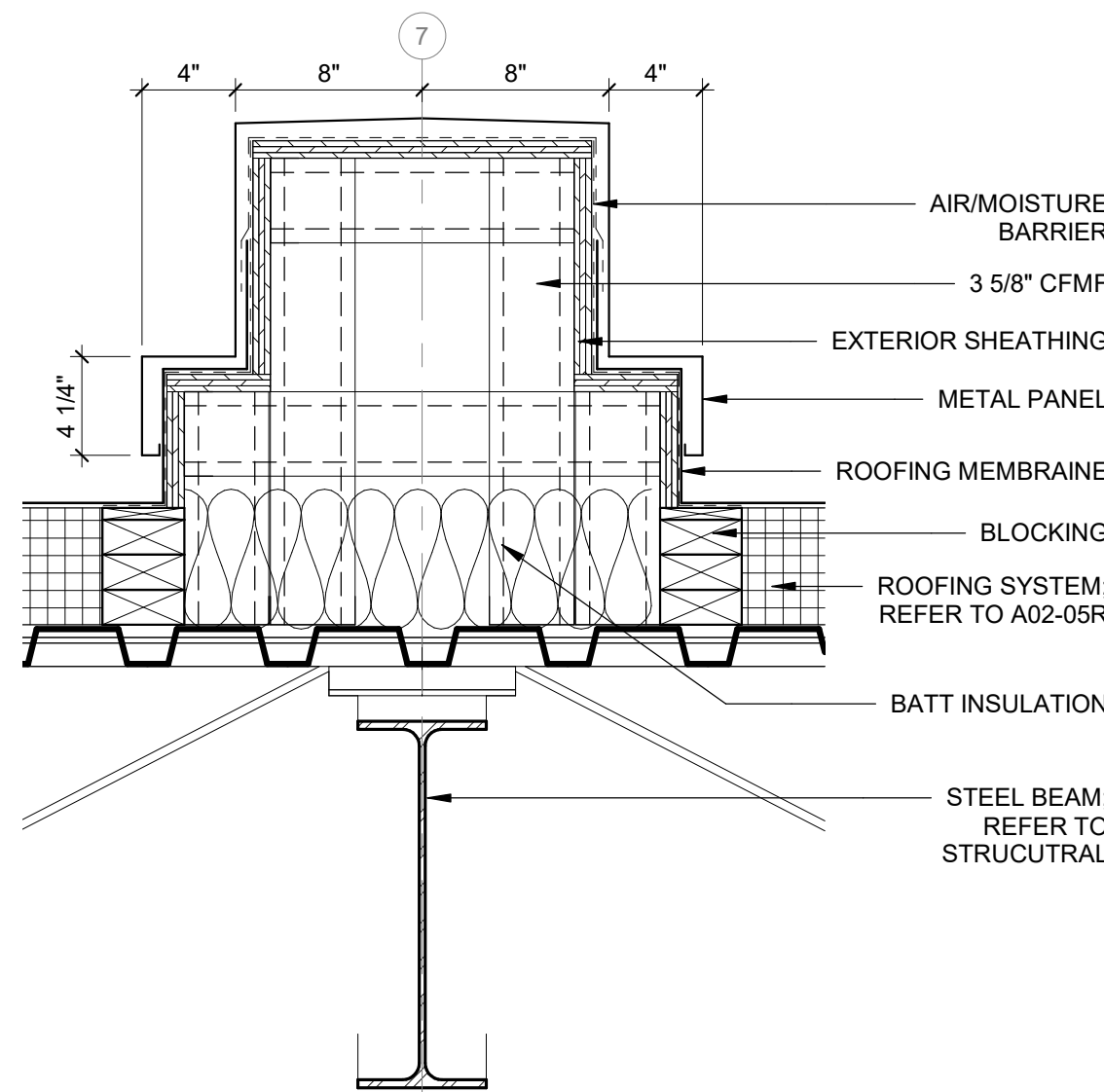
40.1
14-DR-2020
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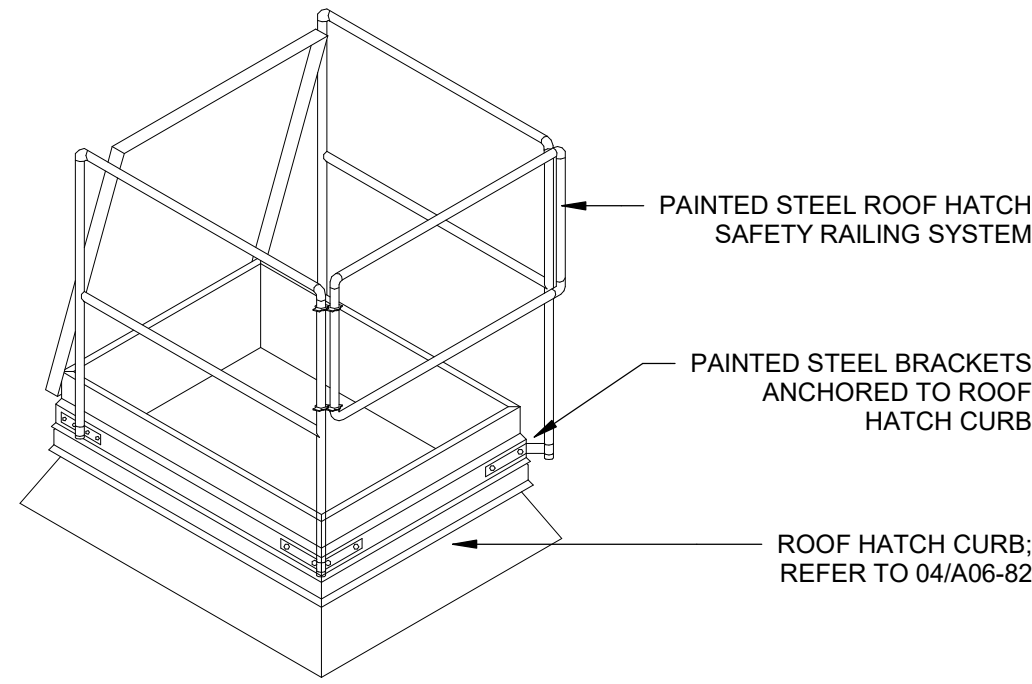
10 ENLARGED ELEVATION - ROOF RIB TERMINATION
1 1/2" = 1'-0"



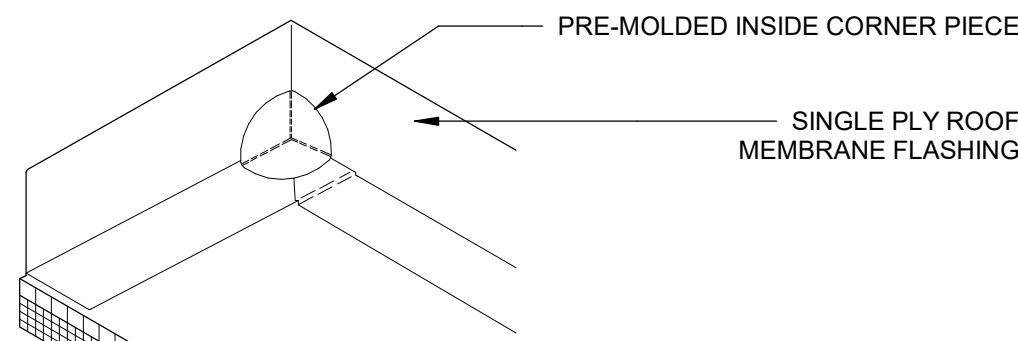
9 SECTION DETAIL @ N. CURTAIN WALL - Callout 1
1 1/2" = 1'-0"



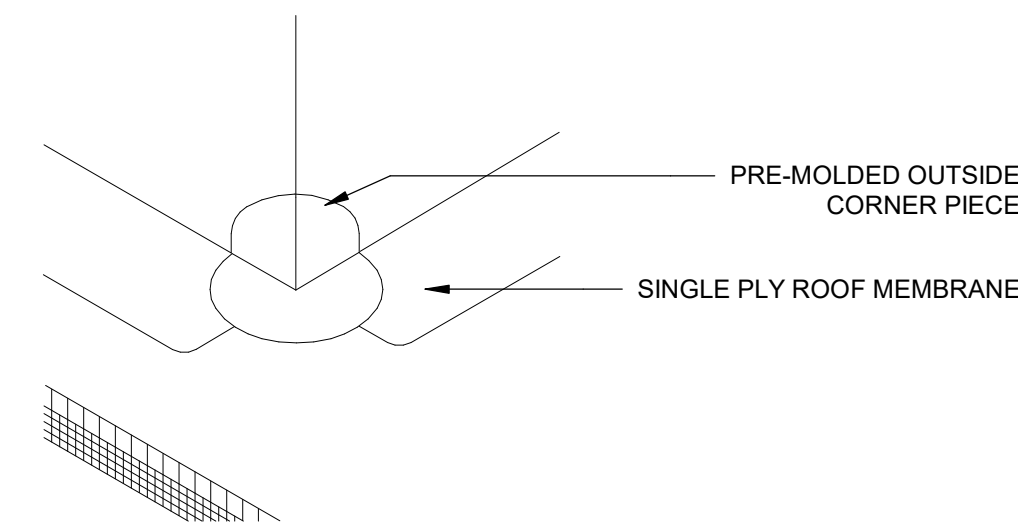
8 SECTION DETAIL - ROOF RIB
1 1/2" = 1'-0"



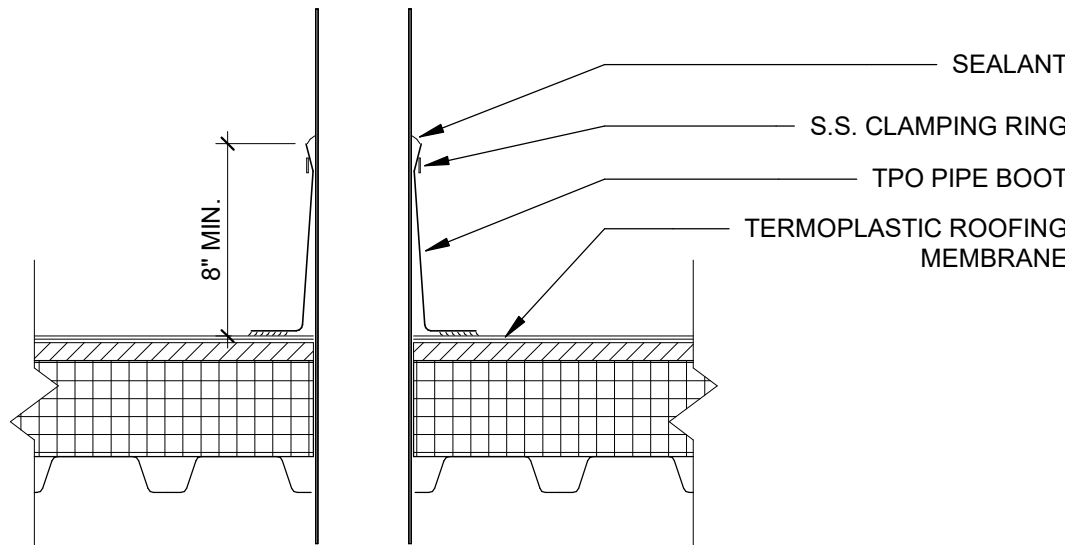
7 AXON DETAIL - ROOF HATCH RAILING
1 1/2" = 1'-0"



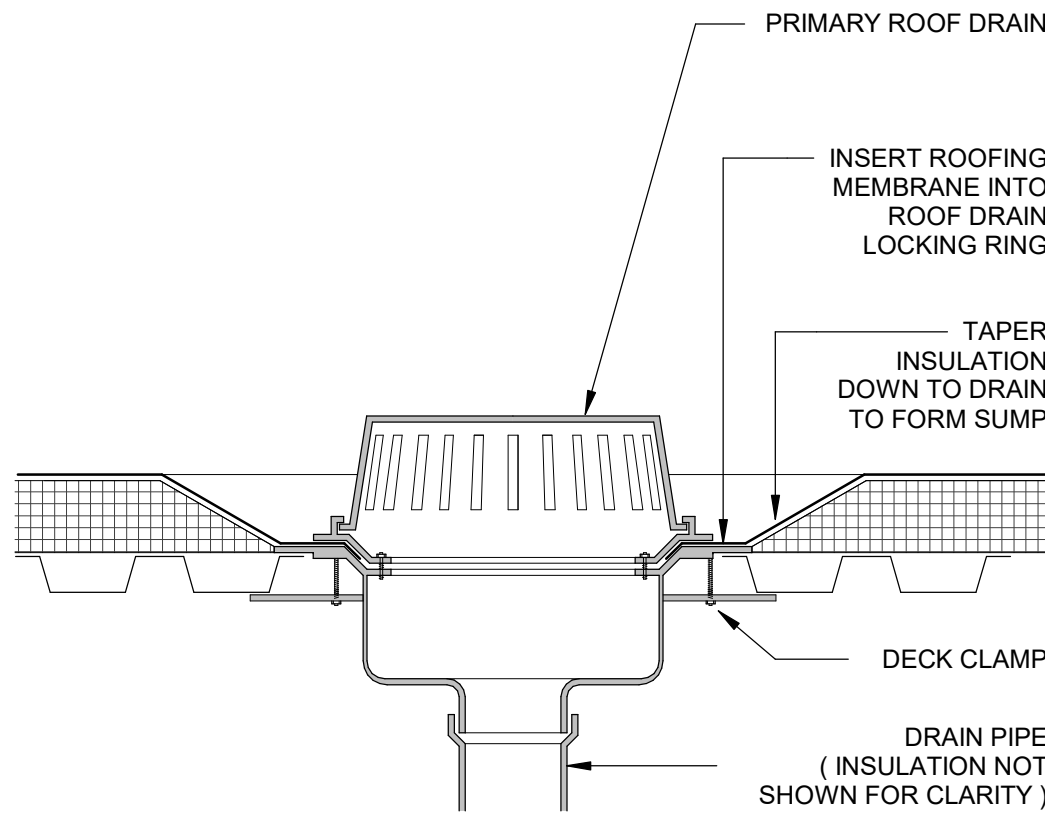
6 AXON DETAIL - ROOF FLASHING - INSIDE CORNER
3" = 1'-0"



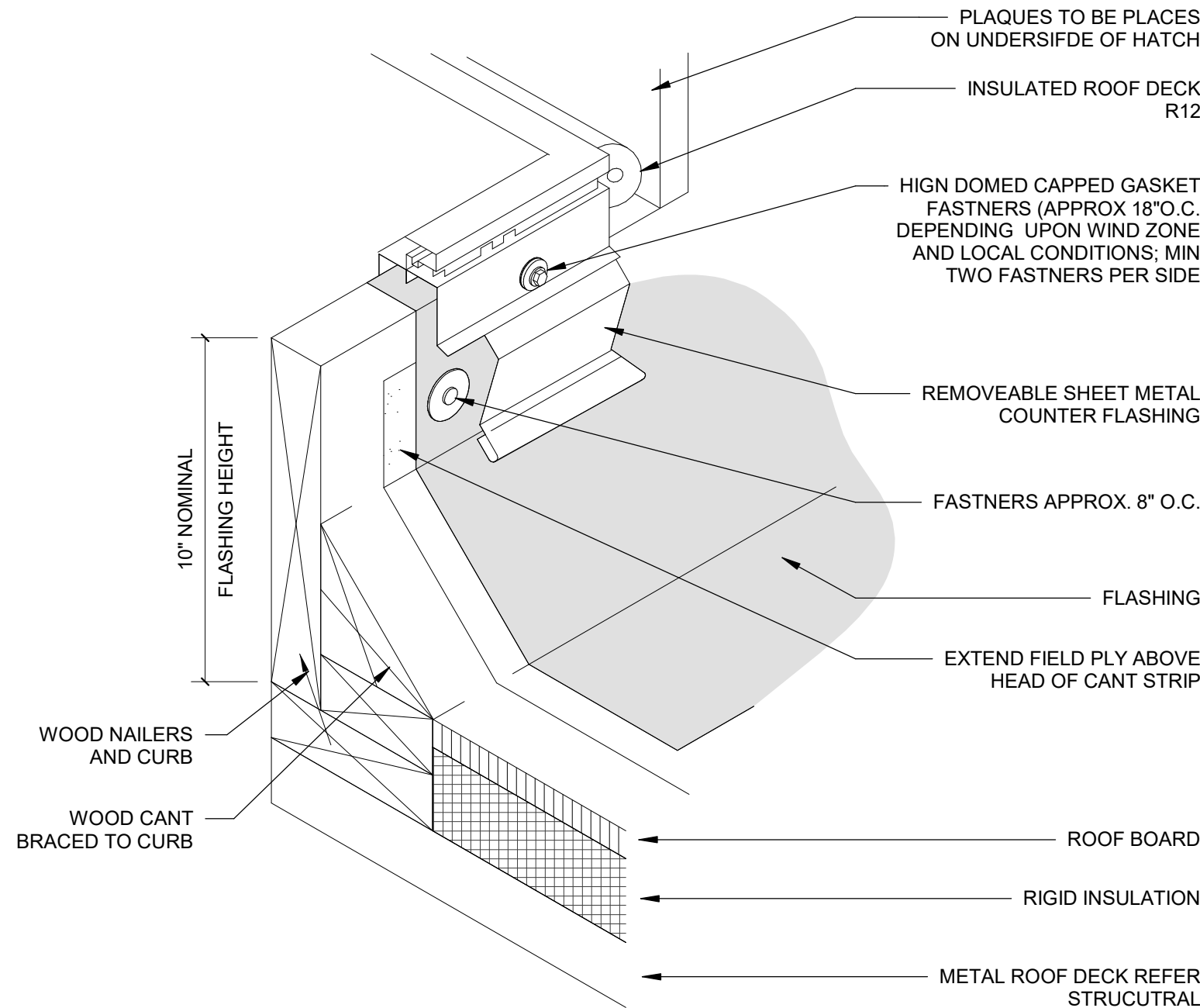
5 AXON DETAIL - ROOF FLASHING - OUTSIDE CORNER
3" = 1'-0"



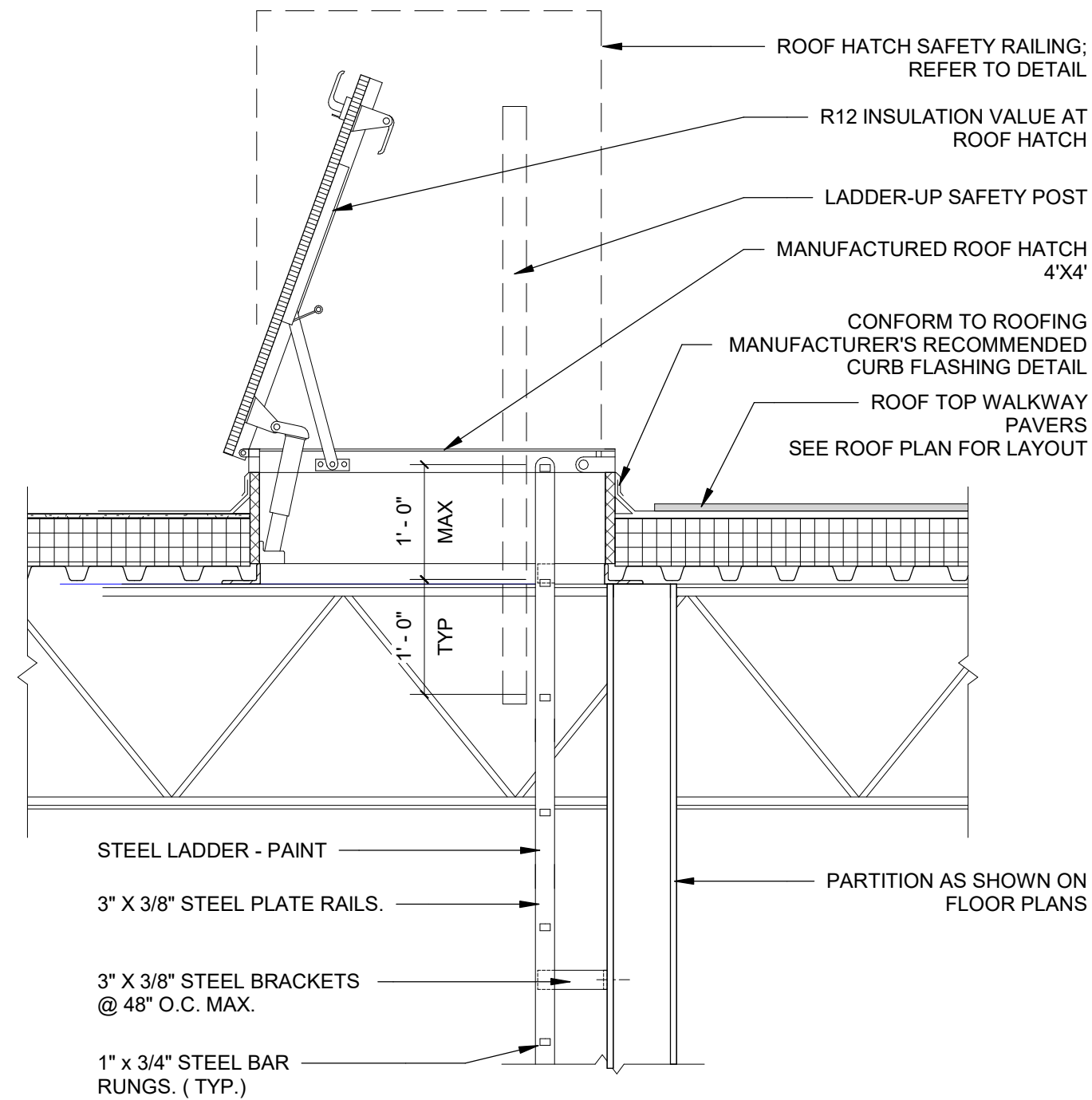
4 SECTION DETAIL - ROOF PENETRATION
1 1/2" = 1'-0"



3 SECTION DETAIL - ROOF DRAIN
1 1/2" = 1'-0"



2 AXON DETAIL - ROOF HATCH FLASHING
3" = 1'-0"



1 SECTION - ROOF ACCESS
3/4" = 1'-0"



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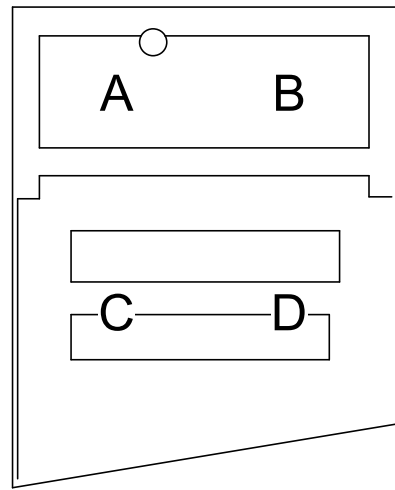
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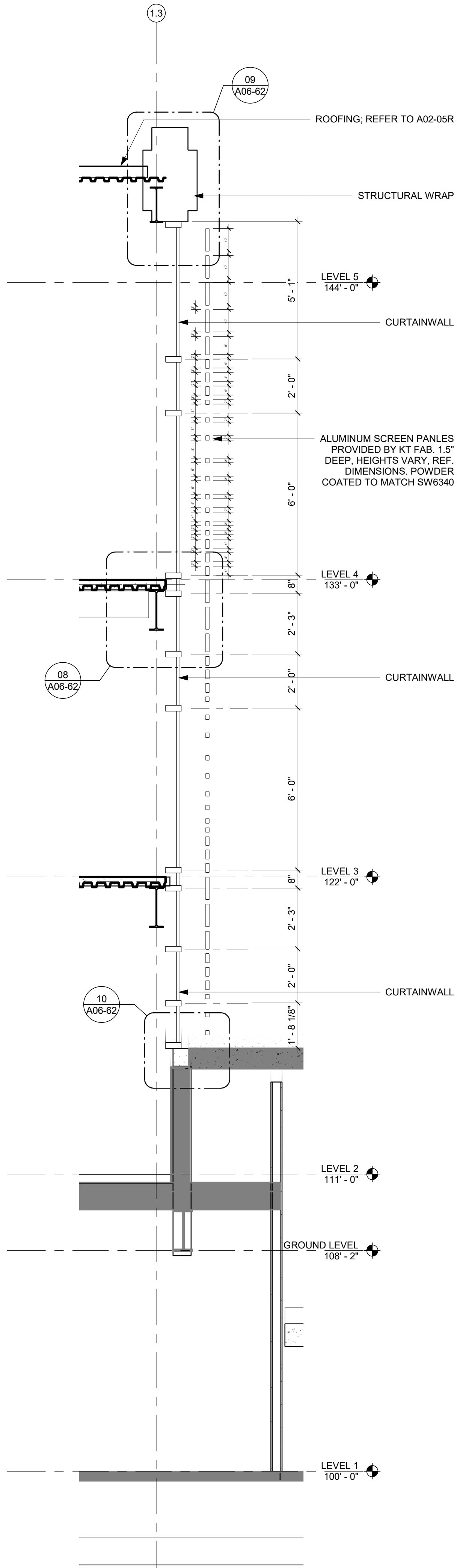
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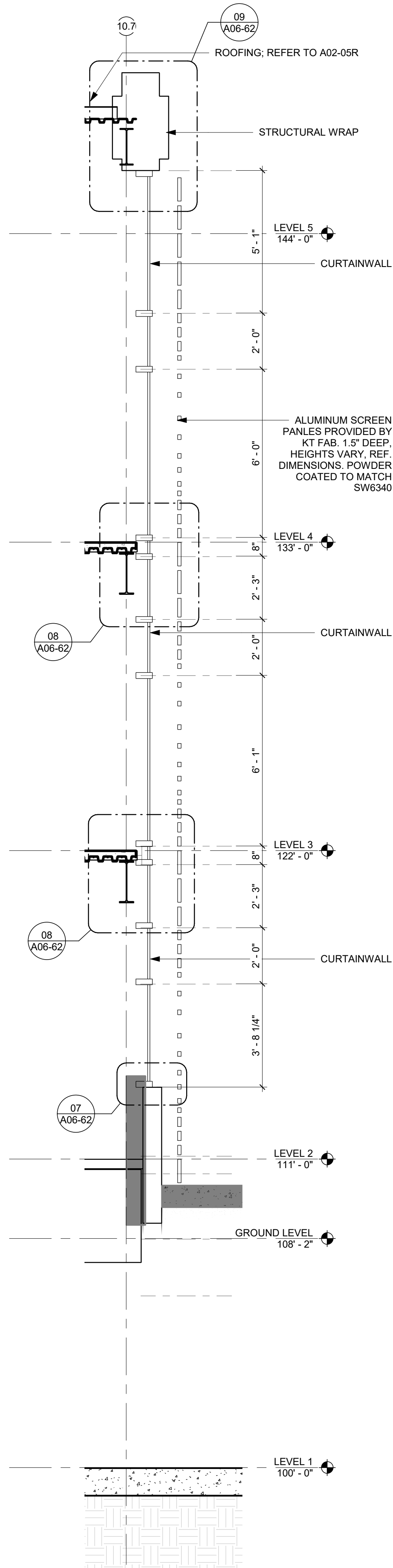
ROOF DETAILS

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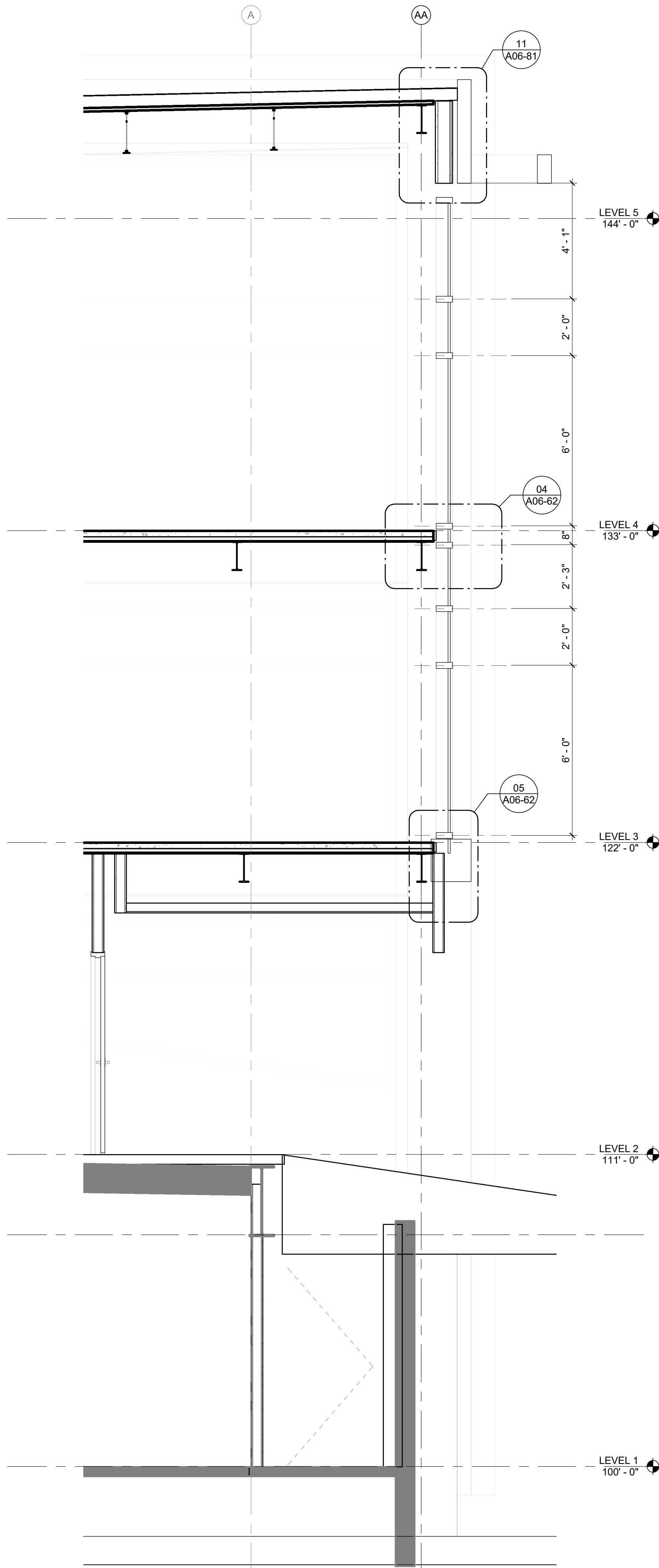
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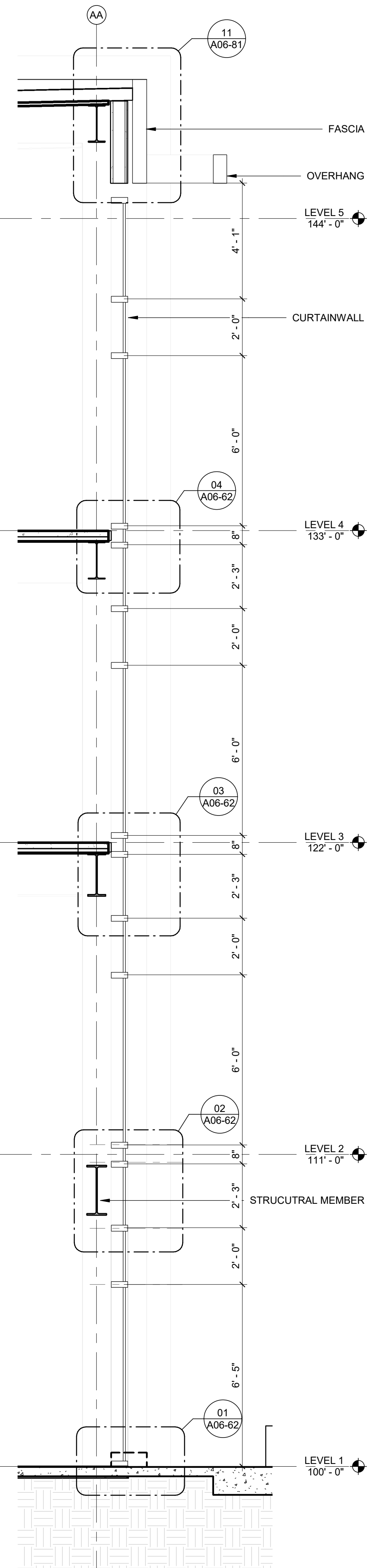
4 WALL SECTION @ E.W. CURTAIN WALL 2
3/8" = 1'-0"



3 WALL SECTION @ E. & W. CURTAIN WALL
3/8" = 1'-0"



2 WALL SECTION @ NORTH ENTRANCE
3/8" = 1'-0"



1 WALL SECTION @ N. CURTAIN WALL
3/8" = 1'-0"



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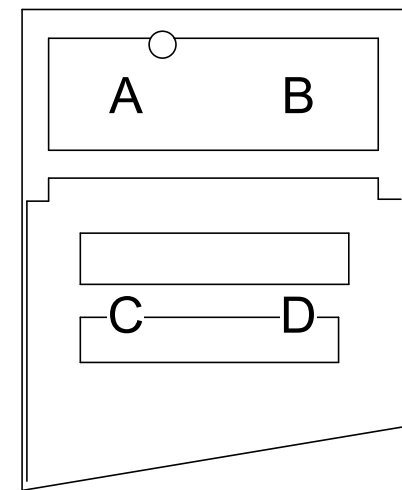
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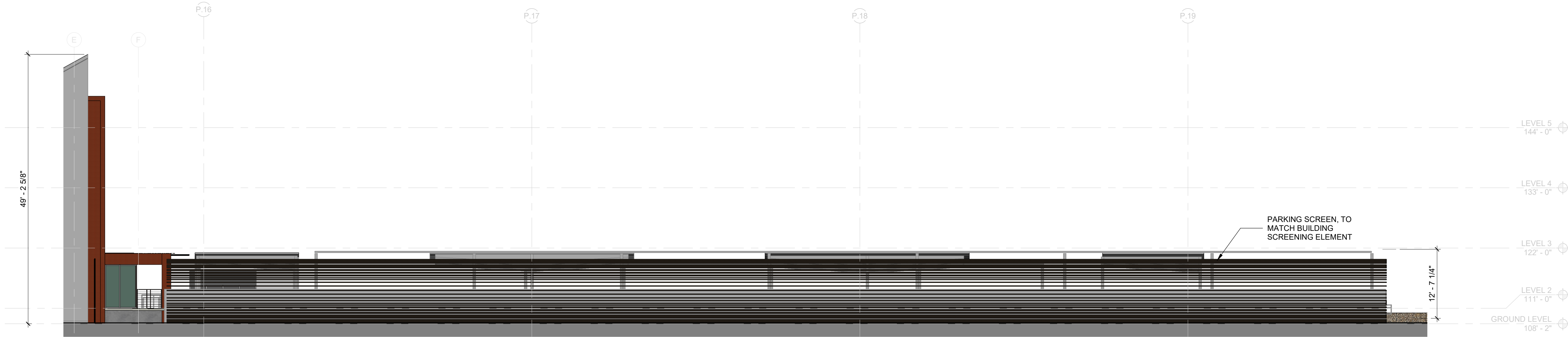
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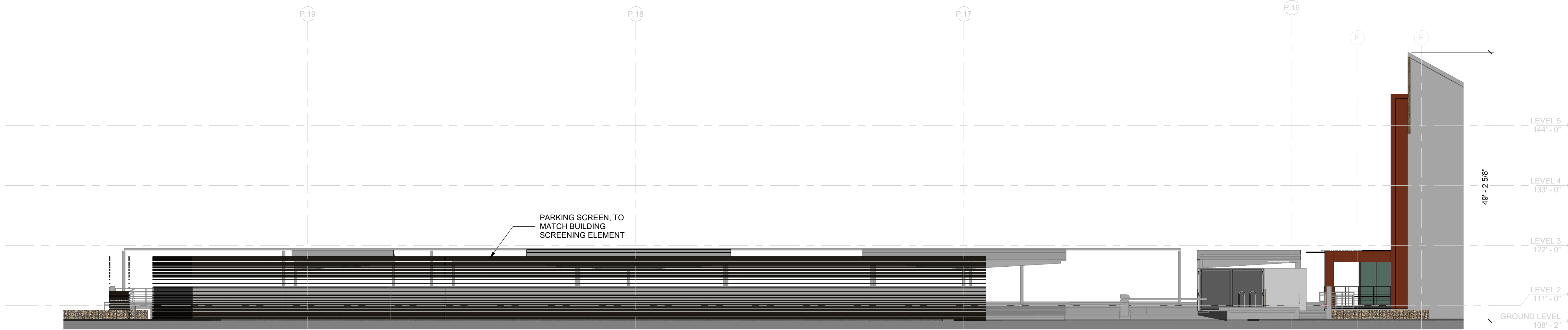
WALL SECTIONS -
CURTAIN WALL

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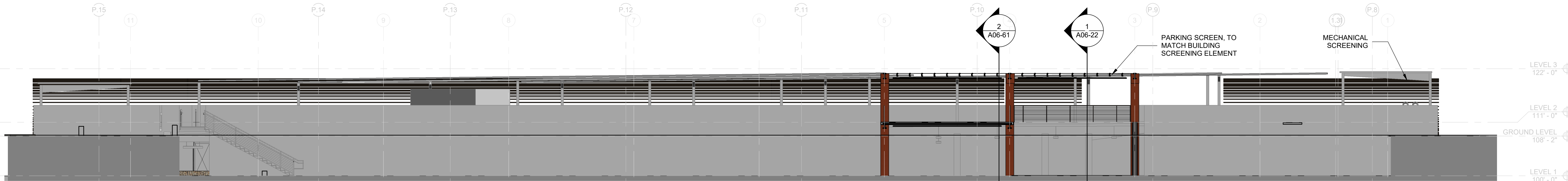
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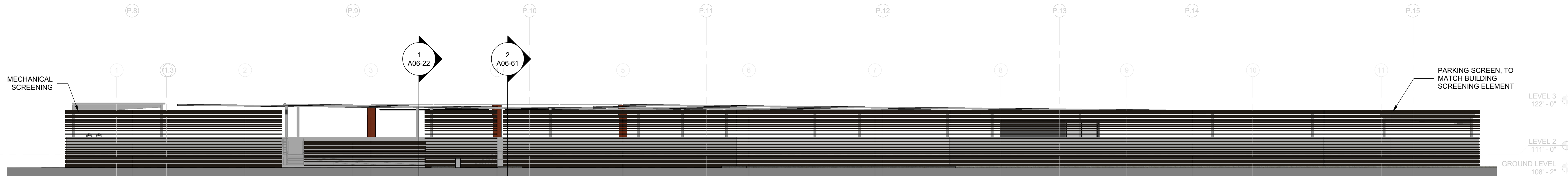
4 BUILDING ELEVATIONS - C - GARAGE - WEST
3/32" = 1'-0"



3 BUILDING ELEVATIONS - C - GARAGE - EAST
3/32" = 1'-0"



2 BUILDING ELEVATIONS - C - GARAGE - NORTH
3/32" = 1'-0"



1 BUILDING ELEVATIONS - C - GARAGE - SOUTH
3/32" = 1'-0"



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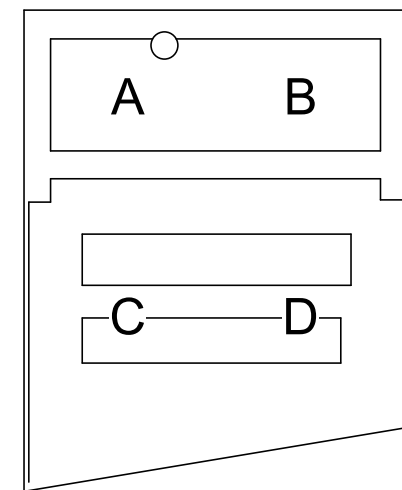
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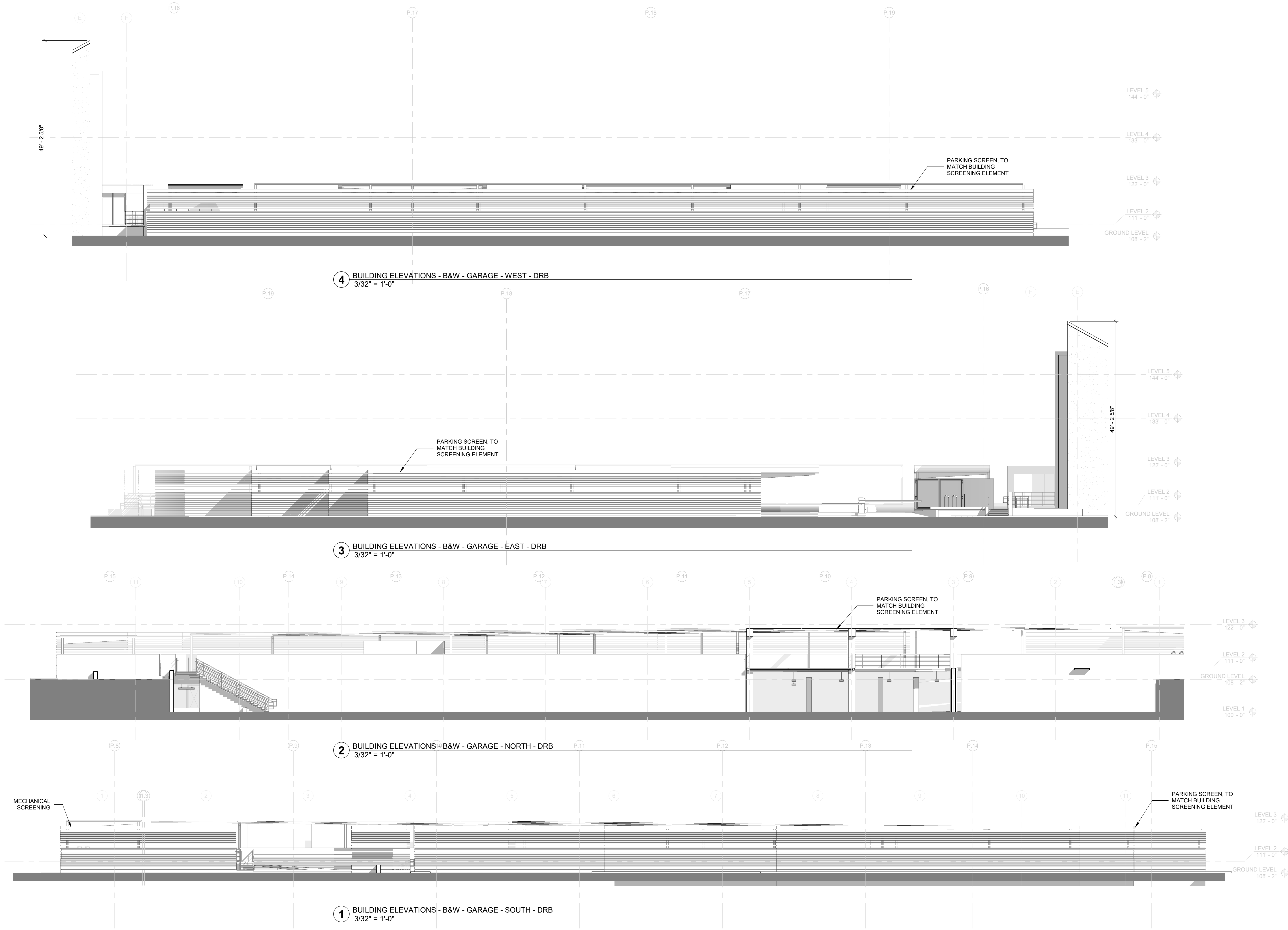
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38.8 - BUILDING
ELEVATIONS -
GARAGE - COLOR
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38.8



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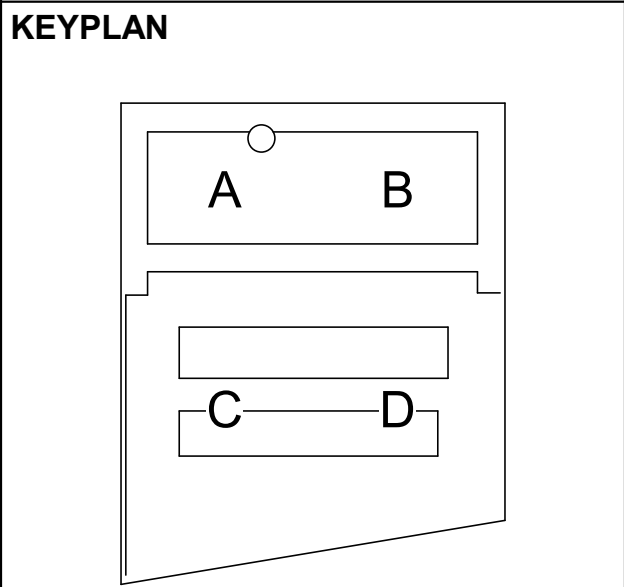
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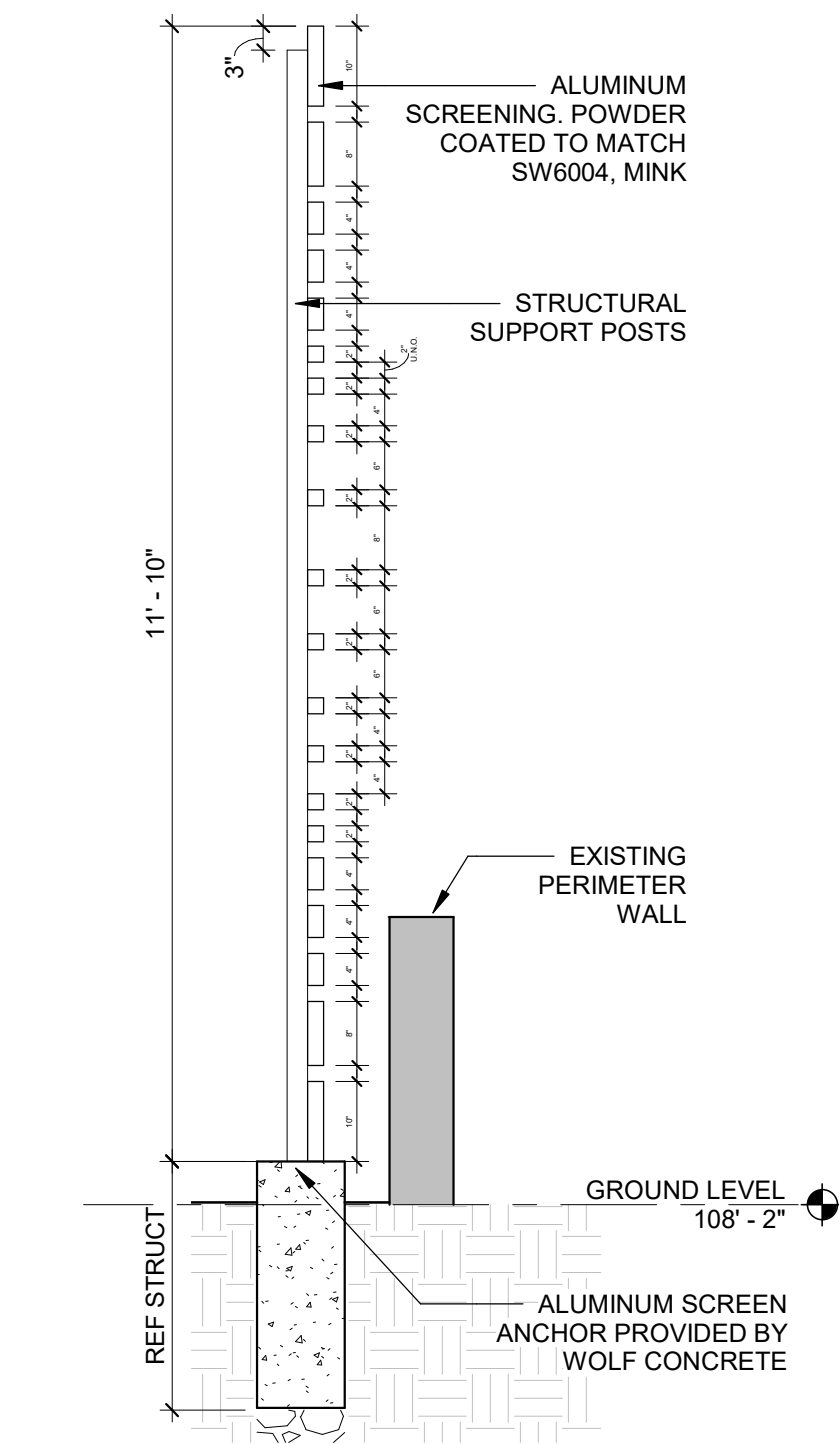
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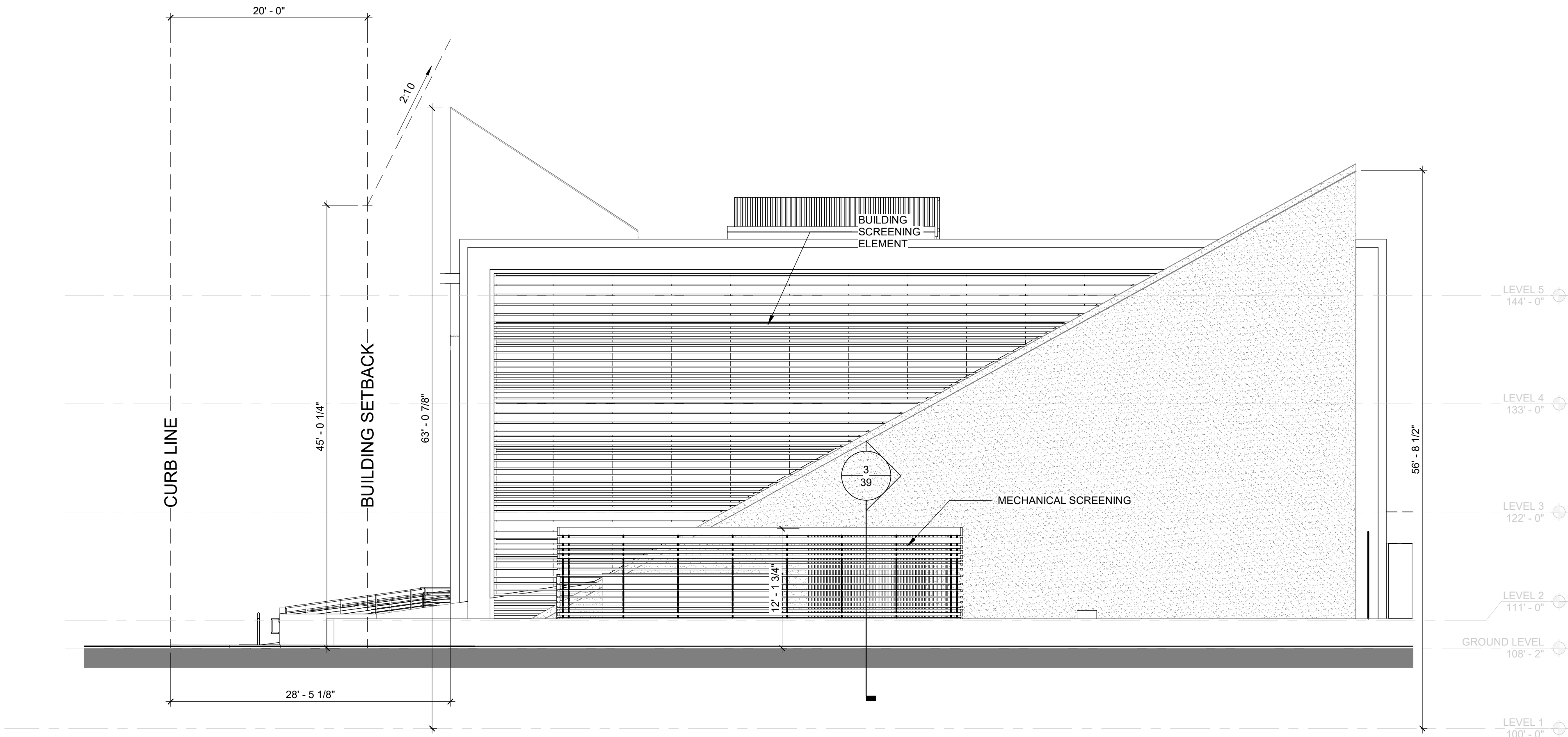
38.7 - BUILDING
ELEVATIONS -
GARAGE- B&W
(ARCH D)

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DATE 12/11/2020
SHEET

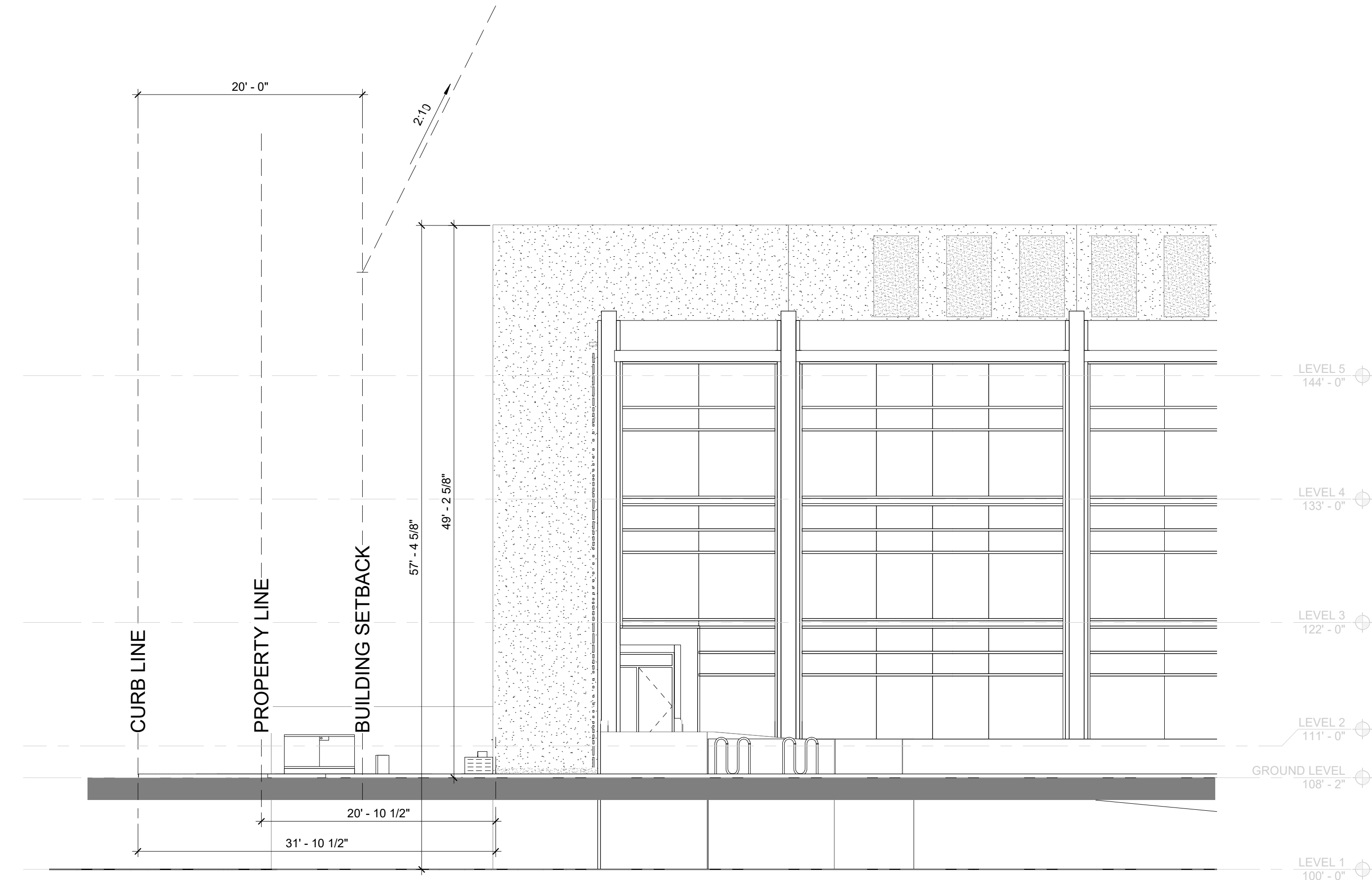
38.7
14-DR-2020_V3
12/17/20



3 SECTION AT MECH YARD SCREENING
1/2" = 1'-0"



1 EXTERIOR MOB ELEVATION - EAST - DRB E.W.
1/8" = 1'-0"



2 EXTERIOR MOB ELEVATION - NORTH - DRB E.W.
1/8" = 1'-0"



CORGAN
www.corgan.com
T: 214.748.2000 F: 214.653.8281

ISSUES

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2	
3	

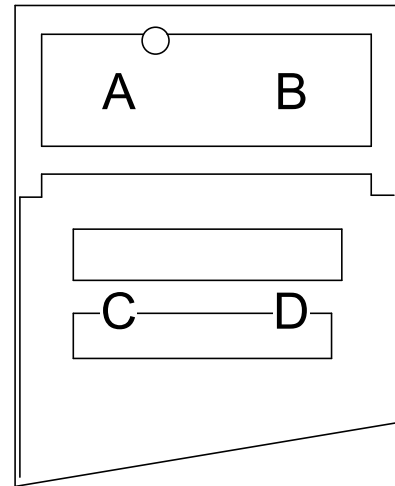
REVISIONS

ISSUED FOR DESIGN
REVIEW BOARD
SUBMISSION. NOT TO
BE USED FOR
CONSTRUCTION.

Date of issue:
12/11/2020

Centum Scottsdale
MOB Core and
Shell
7331 E Osborn Dr.
Scottsdale, AZ 85251

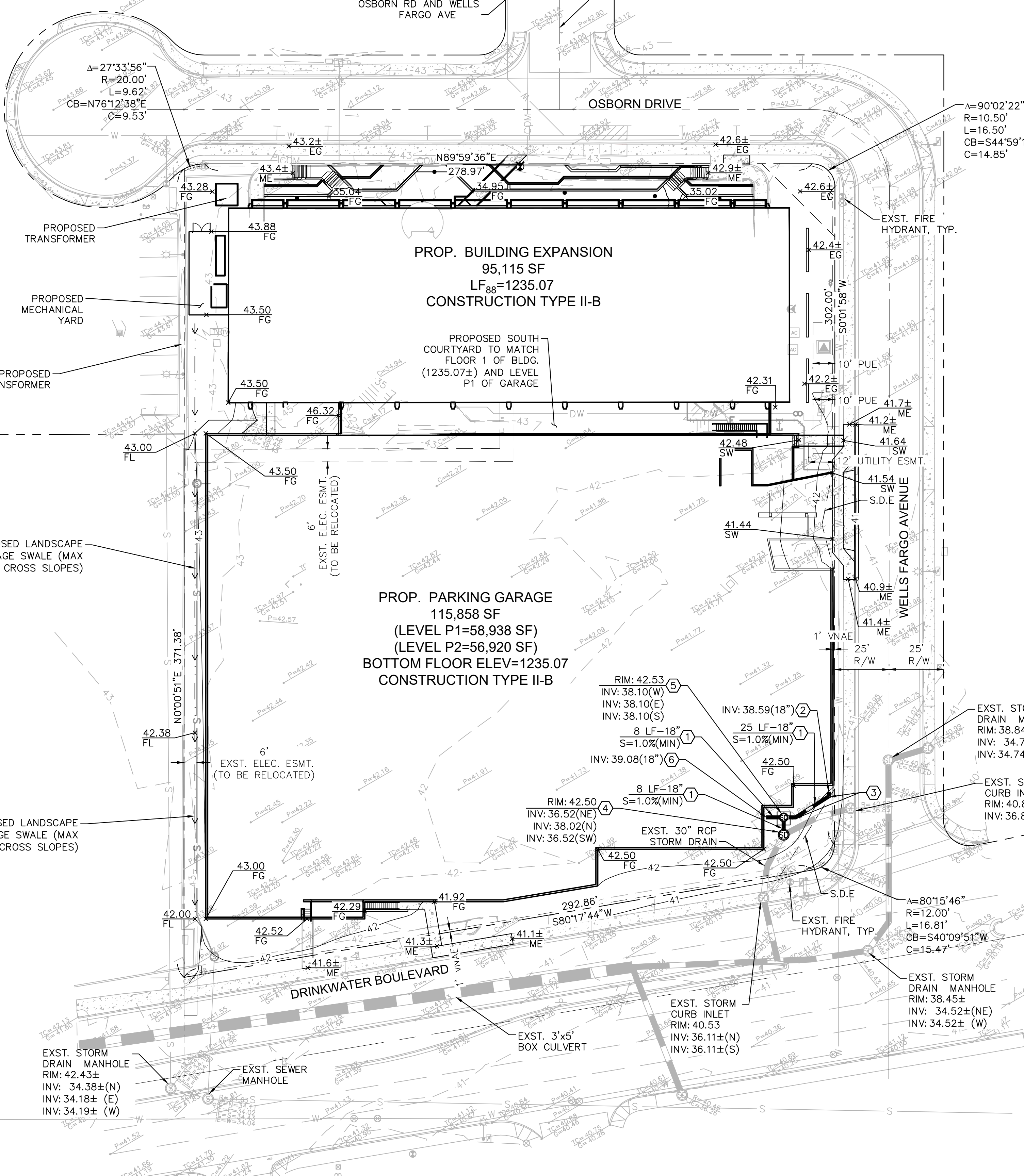
KEYPLAN



39 - BUILDING
ELEVATIONS
WORKSHEET(S)

JOB 20083.0000
DATE 12/11/2020
SHEET

39










GRADING AND DRAINAGE NOTES

- ① HDPE STORM DRAIN PIPE. SIZE AND SLOPE PER PLAN.
- ② CONNECT TO GRAVITY ROOF DRAIN STUB FROM BUILDING AND GARAGE. REFER TO MEP PLANS FOR CONTINUATION. INVERT PER PLAN.
- ③ HDPE STORM DRAIN BEND.
- ④ REMOVE EXISTING CATCH BASIN AND INSTALL 60" STORM DRAIN MANHOLE PER MAG SD DET 521 AND 522.
- ⑤ DVS-60 SQUARE OLDCASTLE DUAL VORTEX SEPARATOR.
- ⑥ CONNECT TO STORM SEWER PUMP DISCHARGE LINE STUB FROM BELOW GRADE CURB SIDS AND BELOW GRADE GARAGE LEVEL P1. REF TO MEP PLANS FOR CONTINUATION. INVERT PER PLAN.

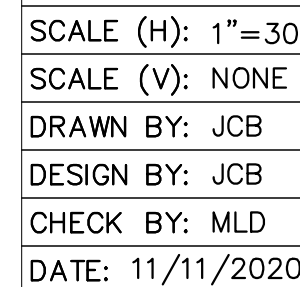
Address review comments on the corresponding drainage report and update plans as applicable



	PROPOSED PAVEMENT SPOT ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED CATCH BASIN
	PROPOSED MANHOLE

○	ISSUES
---	--------

REVISIONS



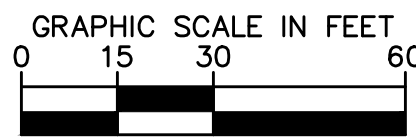
um Scottsdale DB Core and Shell

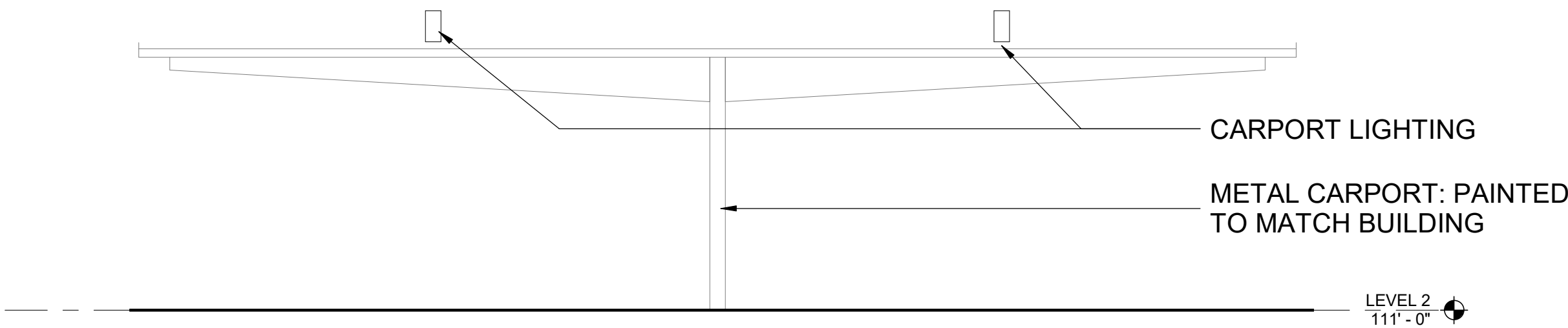
KEYPLAN

PRELIMINARY GRADING & DRAINAGE PLAN

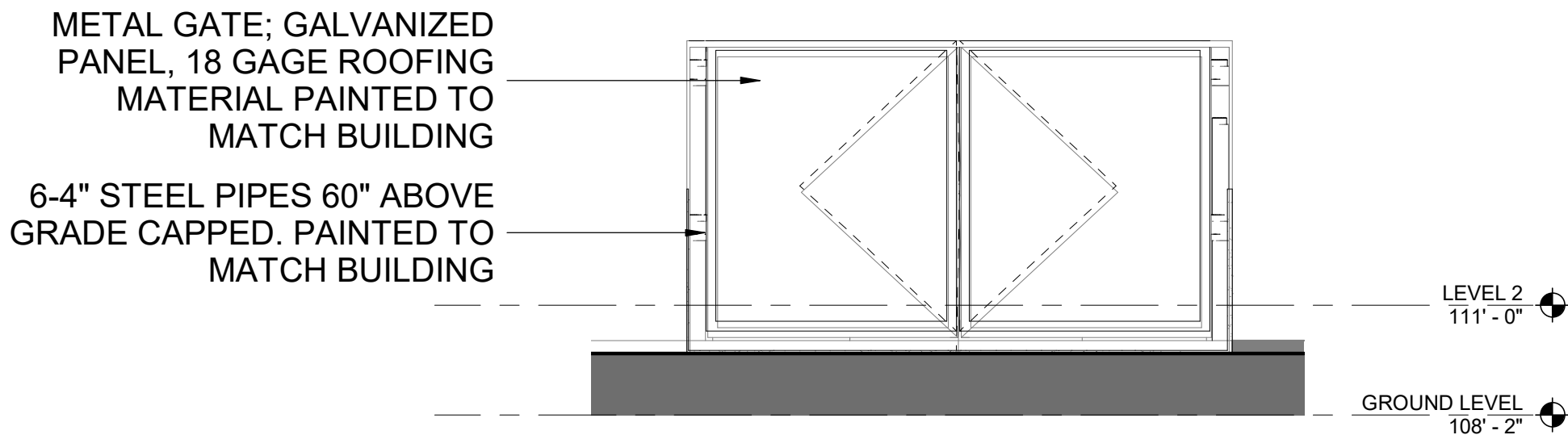
JOB 291247001
DATE 11/11/2020
SHEET

23.7

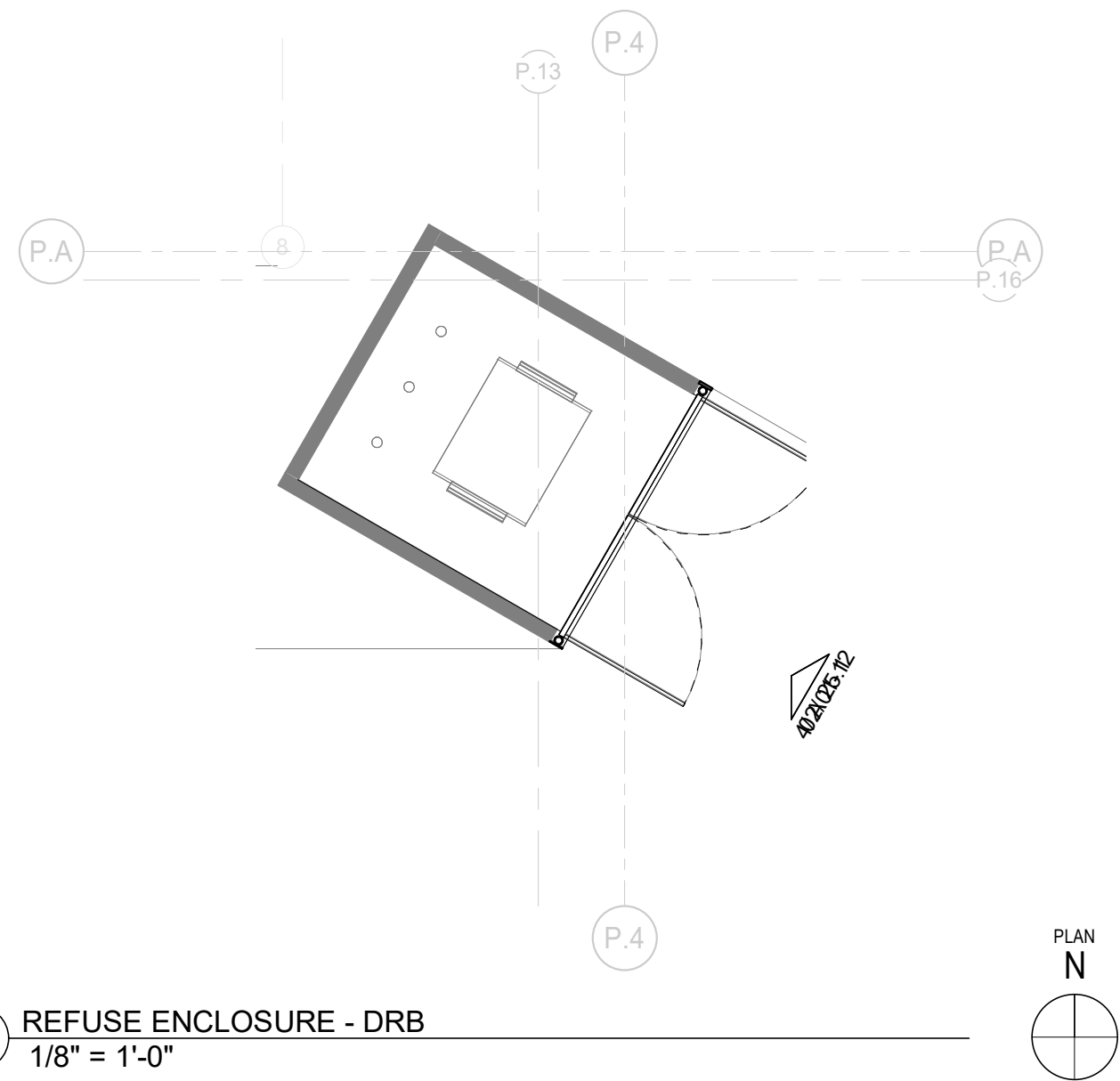




03 ELEVATION - CARPORT - DRB
1/4" = 1'-0"



02 REFUSE ENCLOSURE - FRONT DRB
1/4" = 1'-0"



01 REFUSE ENCLOSURE - DRB
1/8" = 1'-0"



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ISSUES

1	
2	
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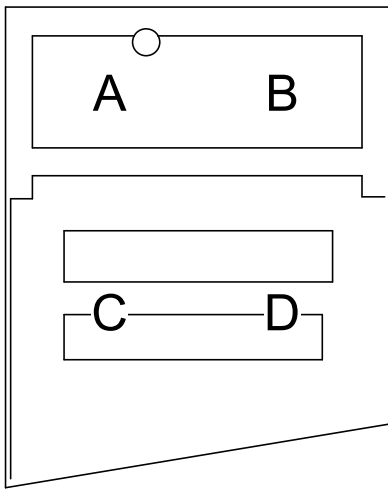
REVISIONS

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Date of issue:
12/11/2020

Centum Scottsdale
MOB Core and
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7331 E Osborn Dr.
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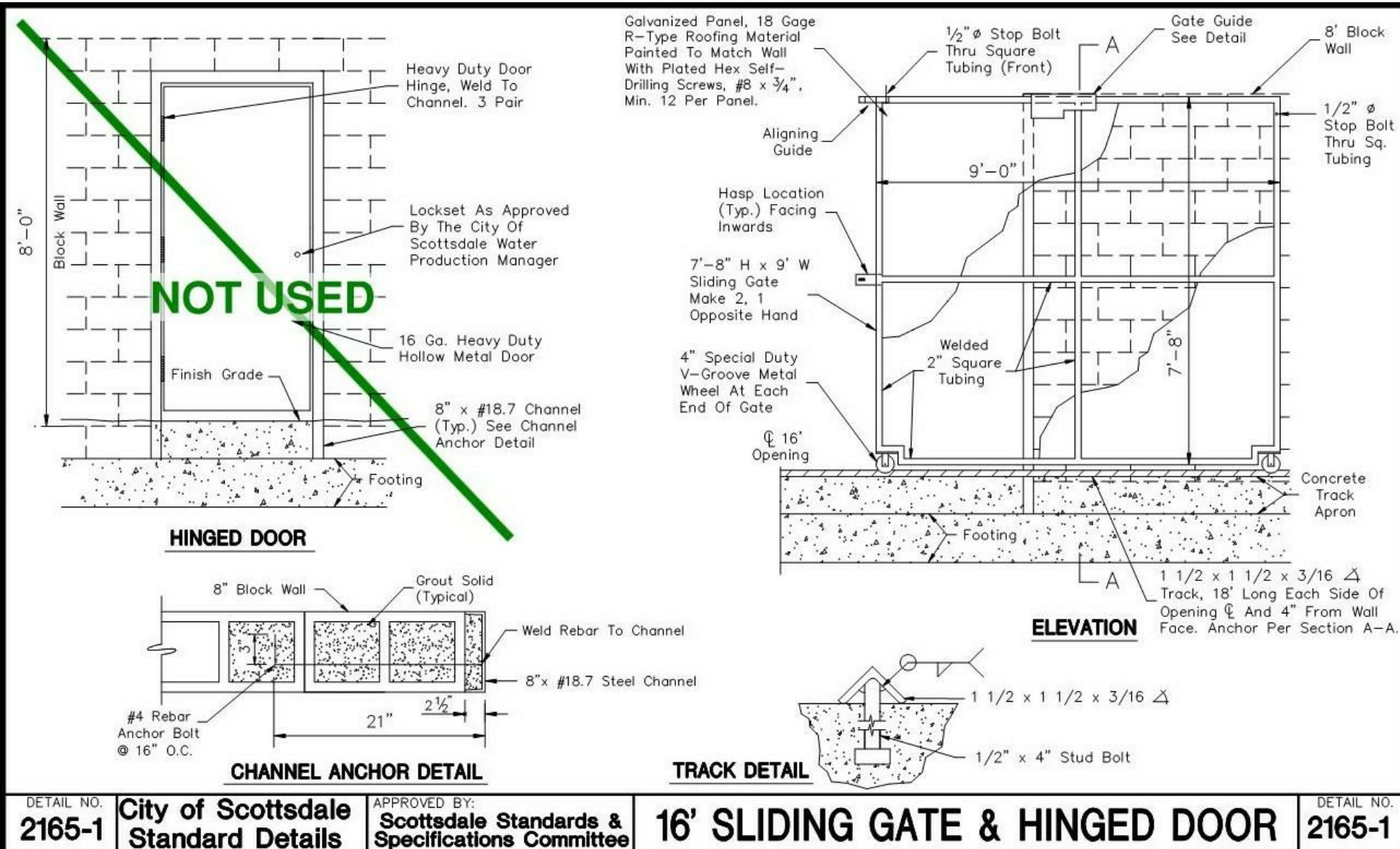
KEYPLAN



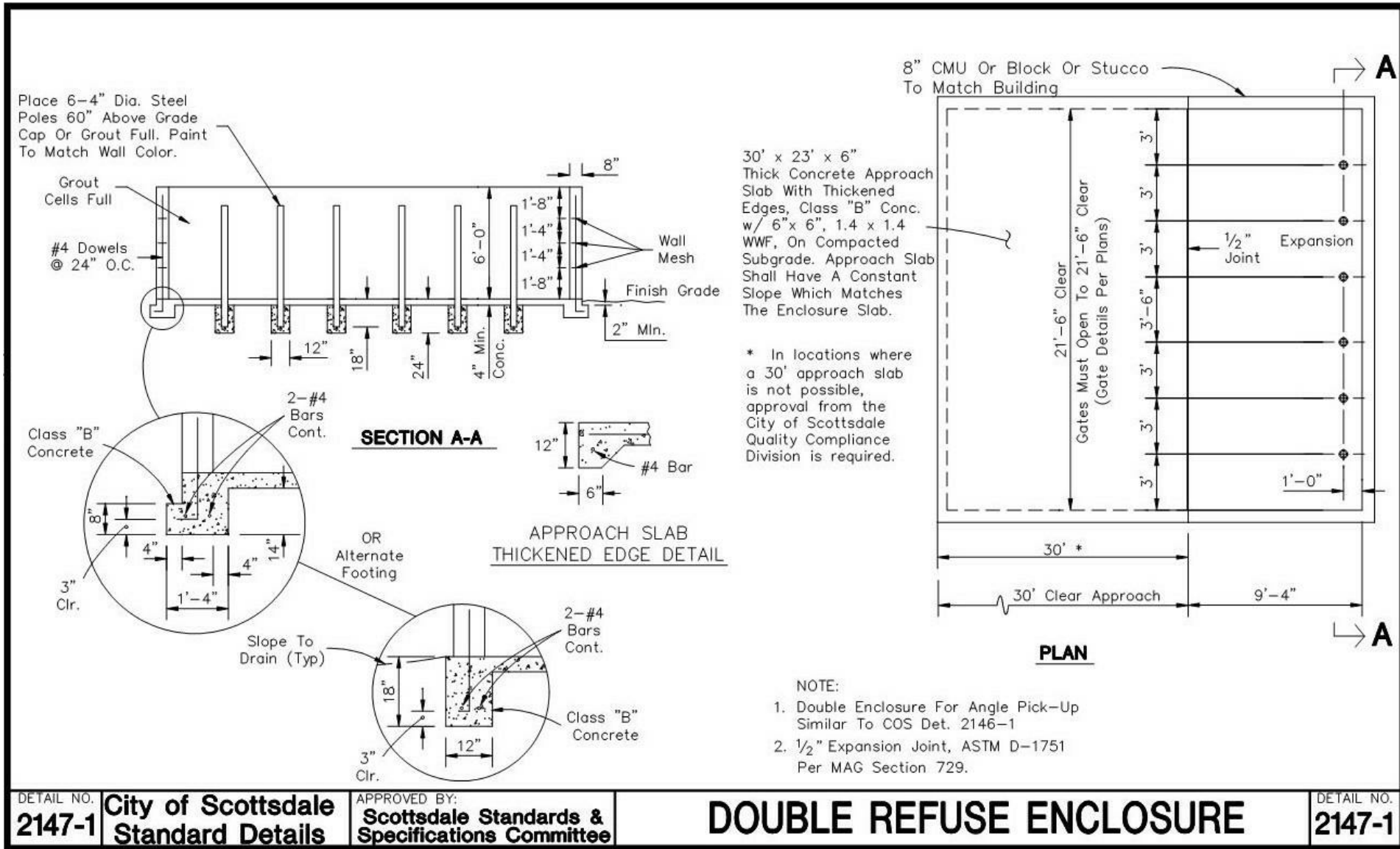
25.1 - SITE
DETAILS (ARCH D)

JOB 20083.0000
DATE 12/11/2020
SHEET

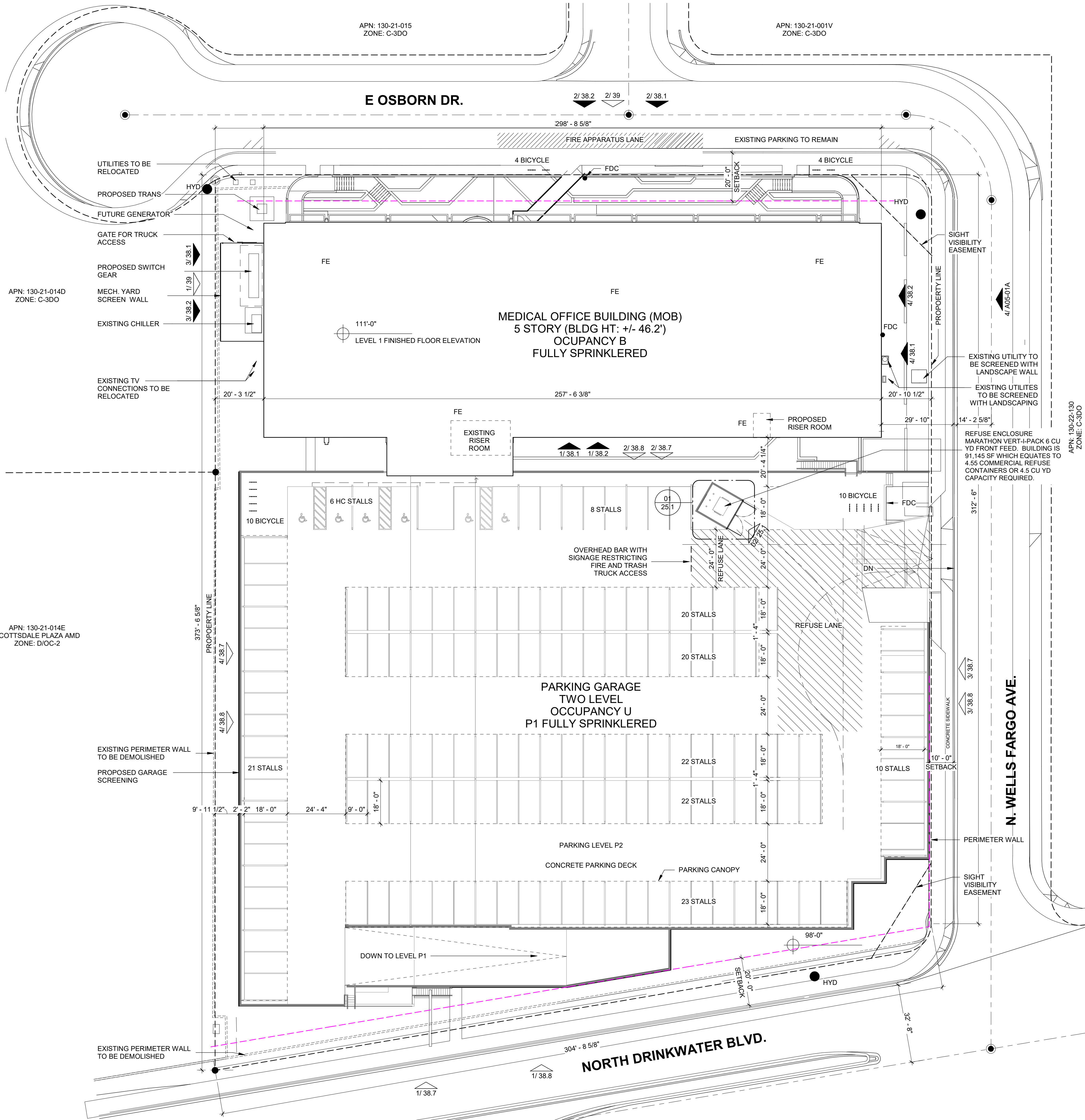
25.1



FOR REFERENCE ONLY



FOR REFERENCE ONLY



1 SITE PLAN - DRB
3/64" = 1'-0"

PROJECT DATA AND CODE INFORMATION						
PROJECT DATA						
PROJECT NAME:		Centum Scottsdale MOB Core and Shell				
PROJECT ADDRESS:		7331 E Osborn Dr. Scottsdale, AZ 85251				
OWNER:		CENTUM				
APPLICABLE CODES		NOTE: INCLUDED IN SPECIFICATION SECTION 014100 REGULATORY REQUIREMENTS				
BUILDING CODE:		2015 IBC WITH AMENDMENTS				
ACCESSIBILITY CODE:		2010 ADA STANDARDS FOR ACCESSIBLE DESIGN				
ELECTRICAL CODE:		2014 NEC WITH AMENDMENTS				
ENERGY CODE:		2015 IECC WITH AMENDMENTS				
FIRE CODE:		2015 IFC WITH AMENDMENTS				
MECHANICAL CODE:		2015 IMC WITH AMENDMENTS				
PLUMBING CODE:		2015 IPC WITH AMENDMENTS				
REGIONAL OR MUNICIPAL CODE:		2015 INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE				
PROJECT AREAS & COUNTS						
ASSESSOR'S PARCEL NUMBER:		APN: 130-21-055	BICYCLE PARKING:		REQD: 28	PROVIDED: 28
PARCEL ZONE:		C-3 DO	(9.103) CALCULATIONS:		(BICYCLE PARKING=28*10)=28	
OLD TOWN DISTRICT CLASS:		MEDICAL DISTRICT	GARAGE GROSS AREA P1:		57,372 FT²	
OLD TOWN TYPE CLASS:		TYPE 3	GARAGE GROSS AREA P2:		57,255 FT²	
LOT AREA GROSS / NET:		103,930 FT² / 80,129 FT²				
FLOOR AREA RATIO:		91%	PARKING COUNTS		REQD	PROV
TOTAL BUILDING AREA:		95,115 SF	TOTAL SITE PARKING:		304	317
FLOOR AREA LEVEL 1:		23,801 SF	CALCULATIONS:			
LEVEL 2:		22,902 SF	GARAGE STANDARD STALLS:		296	309
LEVEL 3:		22,414 SF	CALCULATIONS:			
LEVEL 4:		22,028 SF	GARAGE ACCESSIBLE STALLS:		8	8
LEVEL 5:		3,970 SF	CALCULATIONS:			
LIFE SAFETY INFORMATION			REFERENCE			
USE OR OCCUPANCY CLASSIFICATION						
OCCUPANCY:		MOB: B-BUSINESS				
		GARAGE: U-UTILITY & MISCELLANEOUS				
TYPE OF CONSTRUCTION						
CONSTRUCTION TYPE:		MOB: II-B				
		GARAGE: II-B				
FIRE PROTECTION REQUIREMENTS						
BEARING WALLS: INT./EXT.		0 Hr			IBC'15 TABLE 601	
NONBEARING WALLS: INT./EXT.		0 Hr			IBC'15 TABLE 601	
ROOF / CEILING:		0 Hr			IBC'15 TABLE 601	
FLOOR/ CEILING:		0 Hr			IBC'15 TABLE 601	
STRUCTURAL FRAME / COLUMNS:		0 Hr			IBC'15 TABLE 601	
RATED SEPARATIONS:		REFER TO LIFESAFETY PLANS				
DESIGN LIMITATIONS		MAX. ALLOWED		MAX. PROVIDED		
HEIGHT:		66' - 0"		46' - 3"		IBC'15 TABLE 504.3
AREA:		111219 SF		95115 SF		TABLE 5.3006B OF THE PDS
MEANS OF EGRESS		MAX. ALLOWED		MAX. PROVIDED		
TRAVEL DISTANCE TO EXIT:		300' - 0"		REF. LIFE SAFETY SHEETS		IBC'15 TABLE 1017.2 & 1006.2.1
TOTAL OCCUPANT LOAD:		0		975		IBC'15 TABLE 1004.1.2
		MOB <1>275 + <2>223 + <3>220 + <4>213 + <5>9 = 940				
		PARKING GARAGE <P1>272 + <P2>270 = 542				
EGRESS WIDTH PER OCCUPANT		MIN. ALLOWED		PROVIDED		
0.2' STAIRS:		2' - 8"		3' - 0"		IBC'15 1005.3.1
		(OCCUPANT LOAD)/x.2"				IBC'15 1005.3.1
0.15' DOORS:		2' - 8"		3' - 0"		IBC'15 1010.1.1
		32" MIN LEAF				IBC'15 1010.1.1

CORGAN

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ISSUES

1

2

3

REVISIONS

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REVIEW BOARD
SUBMISSION. NOT TO
BE USED FOR
CONSTRUCTION.

Date of issue:
12/11/2020

Centum Scottsdale
MOB Core and
Shell
7331 E Osborn Dr.
Scottsdale, AZ 85251

KEYPLAN

A B

C D

23.1 - SITE PLAN
(ARCH D)

JOB 20083.0000
DATE 12/11/2020
SHEET

23.1

14-DR-2020_V3
12/17/20



Enter Owner Address
(ctrl+Enter for 2nd line.)
T: Enter Owner Phone
F: Enter Owner Fax
CONTACT: Enter Owner Contact
email: Enter Owner Contact Email

ARCHITECT

CORGAN
www.corgan.com
T: 214.748.2000
F: 214.653.8281
CONTACT 1: Enter Contact 1
email: Contact.1@corgan.com
CONTACT 2: Enter Contact 2
email: Contact.2@corgan.com
www.corgan.com

CIVIL

KIMILEY-HORN
7740 N. 16th Street, Suite 300
Phoenix, AZ 85020
T: 602.906.1103

LANDSCAPE

KIMLEY-HORN
7740 N. 16th Street, Suite 300
Phoenix, AZ 85020
T: 602.906.1103

STRUCTURAL

AG&E ASSOCIATES, PLLC

15280 Addison Road, Suite 310
Addison, Texas 75001
T: 214.520.7202
CONTACT: Ian Babcock, PE
email: ibabcock@age-se.com

M E P

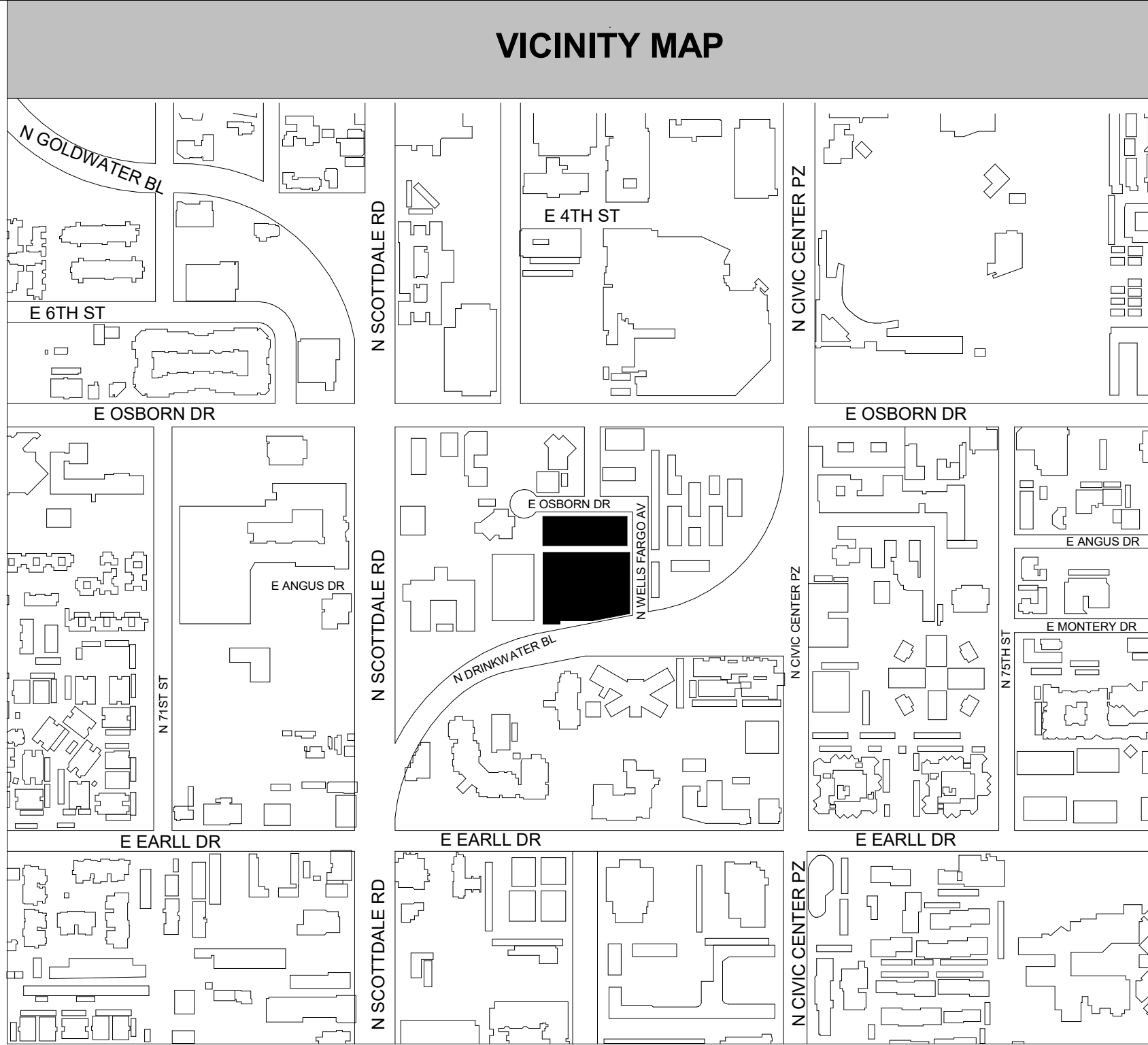
AEI

4742 N. 24th Street, Suite 100
Phoenix, AZ 85016
T: 602.429.5830

CENTUM

Centum Scottsdale MOB Core and Shell DESIGN REVIEW BOARD (DRB) ISSUE SET

C O R G A N



PROJECT DATA AND CODE INFORMATION

PROJECT DATA

PROJECT NAME: Centum Scottsdale MOB Core and Shell
PROJECT ADDRESS: 7331 E Osborn Dr, Scottsdale, AZ 85251
OWNER: CENTUM

APPLICABLE CODES

NOTE: INCLUDED IN SPECIFICATION SECTION 014100 REGULATORY REQUIREMENTS
BUILDING CODE: 2015 IBC WITH AMENDMENTS
ACCESSIBILITY CODE: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
ELECTRICAL CODE: 2014 NEC WITH AMENDMENTS
ENERGY CODE: 2015 IECC WITH AMENDMENTS
FIRE CODE: 2015 IFC WITH AMENDMENTS
MECHANICAL CODE: 2015 IMC WITH AMENDMENTS
PLUMBING CODE: 2015 IPC WITH AMENDMENTS
REGIONAL OR MUNICIPAL CODE: 2015 INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE

PROJECT AREAS & COUNTS

ASSESSOR'S PARCEL NUMBER:	APN: 130-21-055	BICYCLE PARKING:	REQD: 15	PROVIDED: 31
PARCEL ZONE:	C-3 DO	(9.103) CALCULATIONS:	(PARKING=305/10)=30.5	
OLD TOWN DISTRICT CLASS:	MEDICAL DISTRICT	GARAGE GROSS AREA P1:	54,238 FT ²	
OLD TOWN TYPE CLASS:	TYPE 3	GARAGE GROSS AREA P2:	49,931 FT ²	
LOT AREA GROSS / NET:	103,930 FT ² / 80,129 FT ²			
FLOOR AREA RATIO:	91%	PARKING COUNTS:	REQD	PROV
TOTAL BUILDING AREA:	95,115 SF	TOTAL SITE PARKING:	305	VARIES
FLOOR AREA LEVEL 1:	23,801 SF	CALCULATIONS:	(STREET=10)+(P1=145)+(P2=142+5)=305	
LEVEL 2:	22,902 SF	GARAGE STANDARD STALLS:	287	9'x18'
LEVEL 3:	22,414 SF	CALCULATIONS:	(P1=145)+(P2=142)=287	
LEVEL 4:	22,028 SF	GARAGE ACCESSIBLE STALLS:	8	11'x18'
LEVEL 5:	3,970 SF	CALCULATIONS:	(P1=3)+(P2=5)=8	

LIFE SAFETY INFORMATION

REFERENCE

USE OR OCCUPANCY CLASSIFICATION

OCCUPANCY: MOB: B-BUSINESS
GARAGE: U-UTILITY & MISCELLANEOUS

TYPE OF CONSTRUCTION

CONSTRUCTION TYPE: MOB: II-B
GARAGE: II-B

FIRE PROTECTION REQUIREMENTS

BEARING WALLS: INT./EXT. -
NONBEARING WALLS: INT./EXT. -
ROOF / CEILING: -
FLOOR/ CEILING: -
STRUCTURAL FRAME / COLUMNS: -
RATED SEPARATIONS: -

DESIGN LIMITATIONS

	MAX. ALLOWED	MAX. PROVIDED	
HEIGHT:	66' - 0"	46' - 3"	TABLE 5.3006B OF THE PDS
AREA:	111219 SF	95115 SF	TABLE 5.3006B OF THE PDS

MEANS OF EGRESS

	MAX. ALLOWED	MAX. PROVIDED	
TRAVEL DISTANCE TO EXIT:	0' - 0"	0' - 0"	
TOTAL OCCUPANT LOAD:	0	0	

EGRESS WIDTH PER OCCUPANT

	MIN. ALLOWED	PROVIDED	
0.2" STAIRS:	0' - 0"	0' - 0"	
0.15" DOORS:	0' - 0"	0' - 0"	

DISCLAIMER - NON-BOMA

THE SQUARE FOOTAGES PROVIDED ARE NOT BOMA SQUARE FOOTAGES. IN PREPARING THESE APPROXIMATE SQUARE FOOTAGE NUMBERS, THE ARCHITECT HAS RELIED ON PROGRAM AND PLAN INFORMATION PROVIDED BY THE PERSPECTIVE OWNER AND/OR PREPARED BY THE ARCHITECT TO DATE. SOME OF WHICH REMAIN SUBJECT TO CHANGE AS THE WORK PROCEEDS. THESE APPROXIMATE SQUARE FOOTAGE NUMBERS AND ANY ASSOCIATED DRAWINGS ARE PROVIDED FOR THE CLIENT'S GENERAL UNDERSTANDING OF THE ALLOCATION OF SPACE IN THE BUILDING. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, OF THE COMPLETENESS OR ACCURACY OF THE CALCULATIONS, NOR ACCEPTS LIABILITY FOR THE CLIENT'S USE OF THEM. SPECIFICALLY INCLUDING BUT NOT LIMITED TO THEIR INCLUSION IN OR APPLICATION TO SALE, LEASE OR ANY OTHER CONTRACTUAL AGREEMENTS. USE OF THE SQUARE FOOTAGES IS AT CLIENT'S SOLE RISK.

ISSUES

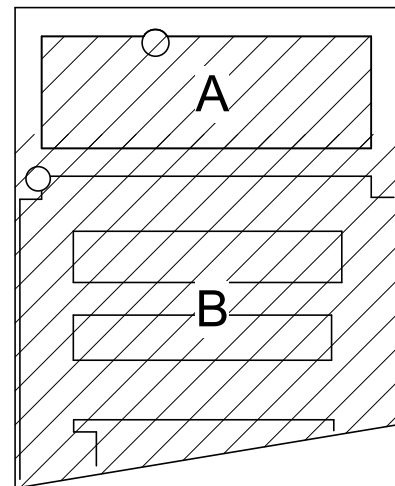
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REVISIONS

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CONSTRUCTION.



Centum Scottsdale MOB Core and
Shell



00 - DRB COVER

JOB 20083.0000
DATE 04/15/2020
SHEET

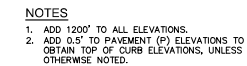
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BIM 360://Centum Scottsdale MOB Core and Shell/200830000_ARCH_CENTUM_MOB.rvt

00 00 - DRB COVER

4/15/2020 4:42:36 PM

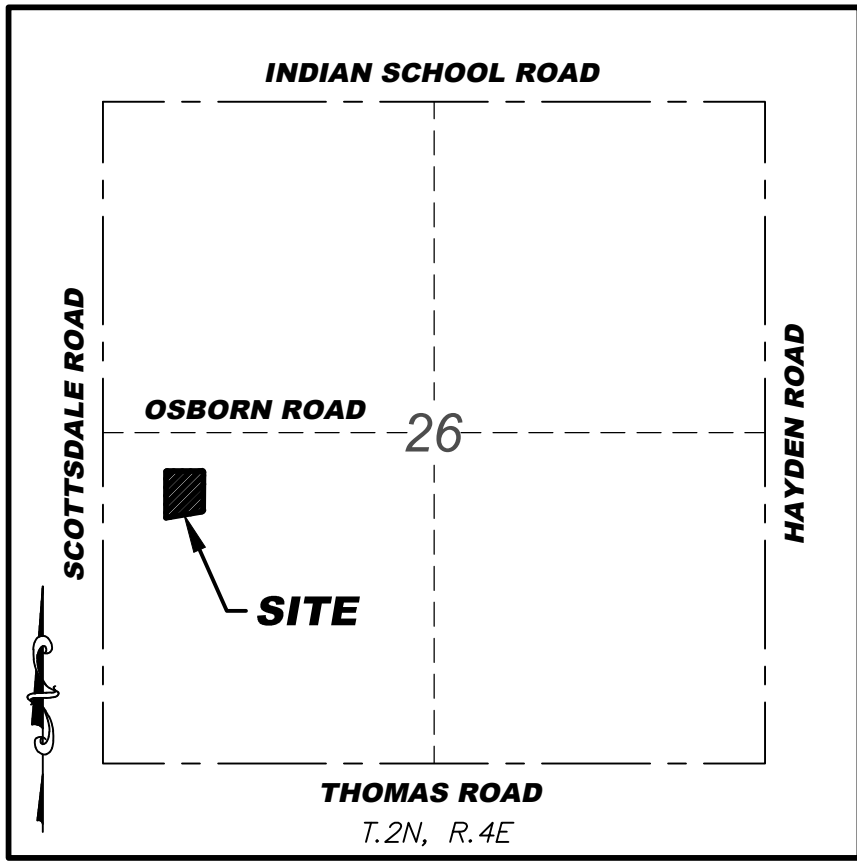
for
CENTUM

[illegible]

- Contact Arizona 811 at least two full working days before you begin excavation
- ARIZONA 811**
- Call 811 or click Arizona811.com

ALTA / NSPS LAND TITLE SURVEY
CENTUM HEALTH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

AREA

SUBJECT PROPERTY CONTAINS 103,930 SQUARE FEET OR 2.386 ACRES, MORE OR LESS.

ADDRESS

7331 E. OSBORN ROAD
SCOTTSDALE, ARIZONA 85251

PARKING

COVERED 112
REGULAR 61
HANDICAP 7

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION ____ AS SHOWN IN BOOK ____ PAGE ____ MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH ____ DEGREES ____ MINUTES ____ SECONDS WEST.

ZONING

ZONE: C-3
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2016 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C_____, DATED _____, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

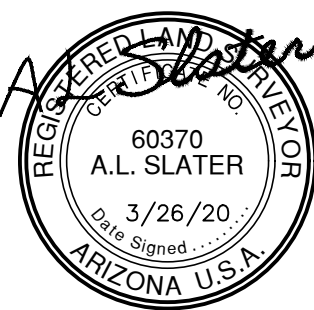
CERTIFICATION

TO: OHP SCOTTSDALE MEDICAL PAVILION LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ARIZONA BANK & TRUST
KAMF SCOTTSDALE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a)(b1)(c), 8, 9, 11, 13, 16, 17, 18 AND 20 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED MARCH, 2020

ANTHONY SLATER
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
TONYS@SIGSURVEYAZ.COM



SCHEDULE 'B' ITEMS

- TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, A LIEN, NOT YET DUE AND PAYABLE.
- ANY OUTSTANDING LIABILITIES AND OBLIGATIONS, INCLUDING UNPAID ASSESSMENTS, IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND.
- RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING DATE: JANUARY 26, 1891
RECORDING NO: BOOK 25 OF DEEDS, PAGE 553 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACORUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW.
"BLANKET IN NATURE"
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- INTENTIONALLY OMITTED.
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UNDERGROUND UTILITIES
RECORDING DATE: AUGUST 21, 1974
RECORDING NO: DOCKET 10794, PAGE 751
"AS SHOWN"
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES
RECORDING DATE: SEPTEMBER 13, 1975
RECORDING NO: DOCKET 10828, PAGE 147
"AS SHOWN"
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UNDERGROUND ELECTRIC LINES RECORDING DATE: AUGUST 10, 1994
RECORDING NO: 94-0601197
"AS SHOWN"
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UNDERGROUND PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 09, 2000
RECORDING NO: 2000-0863297
"AS SHOWN"
10. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT FOR CONDOMINIUM PLAT FOR SCOTTSDALE MEDICAL PAVILION RECORDED IN BOOK 1038 OF MAPS, PAGE 10 AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED DECEMBER 16, 2009 IN RECORDING NO. 20091150739.
"AS SHOWN"
11. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: DECEMBER 10, 2009
RECORDING NO: 2009-1132198
"BLANKET IN NATURE"
12. RIGHTS AND CLAIMS OF TENANTS IN POSSESSIONS, AS TENANTS ONLY, UNDER PRIOR UNRECORDED LEASES DISCLOSED BY THE ATTACHED RENT ROLL.
13. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SCOTTSDALE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

UNITS 100, 110, 130, 135, 140, 150, 160, 170, 180, 190, 200, 205, 208, 220, 225, 230, 240, 245, 250, 260, 300, 305, 310, 320, 330, 335, 340, 350 400, 410, 420, 430 AND 440, SCOTTSDALE MEDICAL PAVILION CONDOMINIUM, A CONDOMINIUM AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED IN RECORDING NO. 2009-1132198 AND SHOWN ON THE PLAT RECORDED IN BOOK 1038 OF MAPS, PAGE 10 AND AFFIDAVIT OF CORRECTION RECORDED DECEMBER 16, 2009 RECORDED IN RECORDING NO. 20091150739, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH ALL COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT.

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY NO. 19001981-040-KG-RLC, DATED JANUARY 2, 2020, AMENDMENT NO. 4, AMENDMENT DATE: JANUARY 7, 2020.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXEROISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7, THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR 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 BUILDING FOUNDATION. THE BUILDING AREA SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASE AREA.

PURSUANT TO TABLE A, ITEM 11, UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR FIELD MARKINGS OF UTILITIES. IN ADDITION, MAPS AND MARKINGS FROM JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATING COMPANIES MAY BE INCORRECT OR INCOMPLETE. HOWEVER, WITHOUT EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATING COMPANY MAY BE NECESSARY.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS NOT OBSERVED MARKERS DELINEATING WETLAND AREAS ON THE SUBJECT PROPERTY.

REFERENCE DOCUMENTS

CONDOMINIUM PLAT FOR SCOTTSDALE MEDICAL PAVILION PER BOOK 1038 OF MAPS, PAGE 10, M.C.R.

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SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

ALTA / NSPS LAND TITLE SURVEY
CENTUM HEALTH
SCOTTSDALE, ARIZONA

REVISIONS:



DRAWING NAME:

ALTA

JOB NO. P5346

DRAWN: TS

CHECKED: ELS

DATE: 03/25/2020

SCALE: N.T.S.

SHEET: 1 OF 3



LEGEND

- | | |
|----------|--|
| ● | FOUND BRASS CAP IN HANDHOLE |
| ● | FOUND BRASS CAP FLUSH |
| ⊙ | FOUND 'PK' NAIL AS NOTED |
| ⊙ | FOUND IRON PIPE NO I.D. |
| ● | FOUND 1/2" REBAR AS NOTED |
| BK./PG. | BOOK/PAGE |
| ESMT | EASEMENT |
| DKT./PG. | DOCKET/PAGE |
| DOC. | DOCUMENT NUMBER |
| R/W | RIGHT OF WAY |
| S.D.E. | SIGHT DISTANCE EASEMENT |
| VNAE | VEHICULAR NON-ACCESS EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| (R) | RECORD INFORMATION PER
BOOK 1038, PAGE 10, M.C.R. |

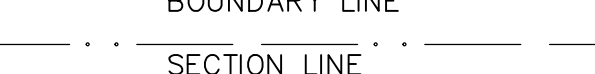
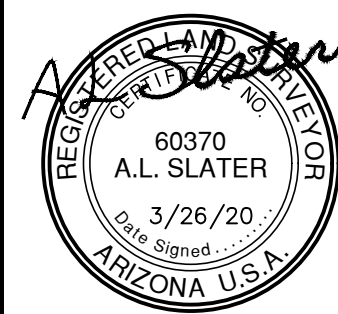


Diagram illustrating boundary line types:

- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE

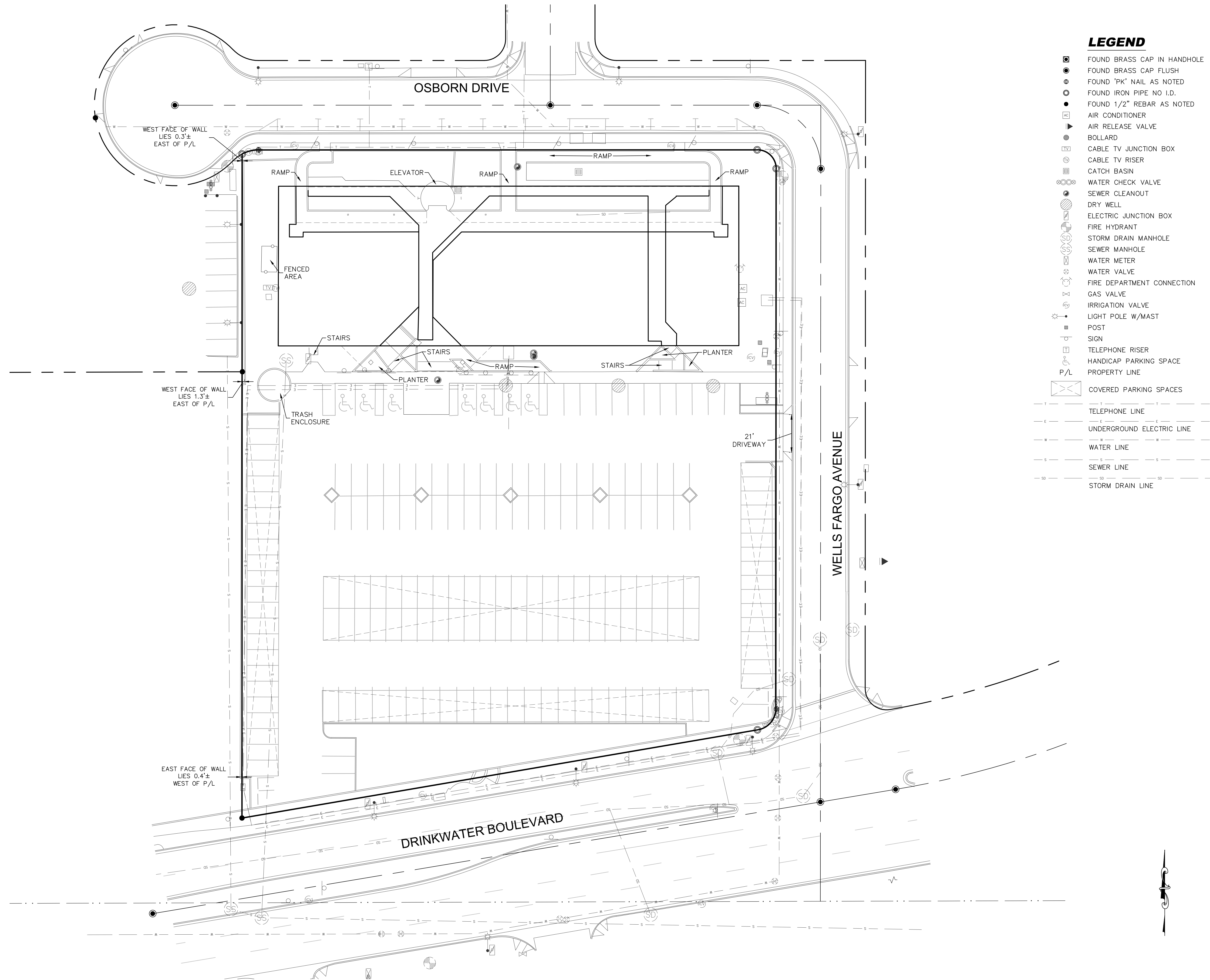


REVISIONS:



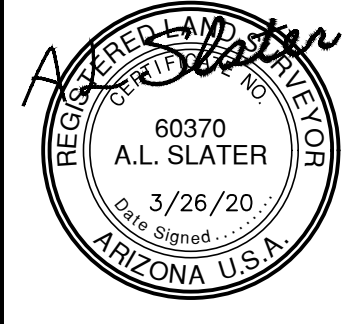
DRAWING NAME:	ALTA
JOB NO.	P5346
DRAWN:	TS
CHECKED:	ELS
DATE:	03/25/2020
SCALE:	1"=30'
SHEET:	2 OF 3

**ALTA / NSPS LAND TITLE SURVEY
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SCOTTSDALE, ARIZONA**



- LEGEND**
- FOUND BRASS CAP IN HANDHOLE
 - FOUND BRASS CAP FLUSH
 - FOUND 'PK' NAIL AS NOTED
 - FOUND IRON PIPE NO I.D.
 - FOUND 1/2" REBAR AS NOTED
 - AIR CONDITIONER
 - AIR RELEASE VALVE
 - BOLLARD
 - CABLE TV JUNCTION BOX
 - CABLE TV RISER
 - CATCH BASIN
 - WATER CHECK VALVE
 - SEWER CLEANOUT
 - DRY WELL
 - ELECTRIC JUNCTION BOX
 - FIRE HYDRANT
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - WATER METER
 - WATER VALVE
 - FIRE DEPARTMENT CONNECTION
 - GAS VALVE
 - IRRIGATION VALVE
 - LIGHT POLE W/MAST
 - POST
 - SIGN
 - TELEPHONE RISER
 - HANDICAP PARKING SPACE
 - PROPERTY LINE
 - COVERED PARKING SPACES
 - TELEPHONE LINE
 - UNDERGROUND ELECTRIC LINE
 - WATER LINE
 - SEWER LINE
 - STORM DRAIN LINE

**ALTA / NSPS LAND TITLE SURVEY
CENTUM HEALTH
SCOTTSDALE, ARIZONA**



REVISIONS:
DRAWING NAME: ALTA
JOB NO. P5346
DRAWN: TS
CHECKED: ELS
DATE: 03/25/2020
SCALE: 1"=25'
SHEET: 3 OF 3

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