

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 4, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

CHP Scottsdale Project 14-DR-2020	Request by owner for approval of a site plan, landscape plan, and building elevations for renovations and addition to an existing office building with a total of 95,000 square feet of floor area.
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SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #14)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- The property received variances related to the building setbacks (Case #9-BA-2020)
 - A variance of ten (10) feet from the N. Drinkwater Boulevard setback, from thirty (30) feet to a setback of twenty (20) feet,
 - A variance of ten (10) feet from the N. Wells Fargo Avenue setback, from twenty (20) feet to ten (10) feet
- No community input received as of the date of this report

BACKGROUND

Location: 7331 E Osborn Drive

Zoning: Highway Commercial, Downtown Overlay (C-3 DO)

Adjacent Uses

North: E. Osborn Drive roadway and two-story office buildings zoned Highway Commercial, Downtown Overlay and Downtown Medical Type-2, Special Campus, Downtown Overlay (C-3 DO and D/M-2 SC DO)

East: N. Wells Fargo Avenue roadway and a parking lot with carport shade structures zoned Downtown Medical Type-2, Special Campus, Downtown Overlay (D/M-2 SC DO)

South: N. Drinkwater Boulevard, hotel, and assisted care facility zoned Highway Commercial, Downtown Overlay (C-3 DO)

West: Five-story hotel and single-story office building zoned Downtown Office/Commercial Type-2, Downtown Overlay and Highway Commercial, Downtown Overlay (D/OC-2 DO and C-3 DO)



Property Owner

CHP Scottsdale Medical LLC

Architect/Designer

Shane Williams, AIA, ACHA, LSS
Corgan

Applicant

Stu Monson, Centum Health Properties, Inc.
503-954-7287

DEVELOPMENT PROPOSAL

The proposed project is for a 38,300 square feet expansion of a medical office building. The original design of the building is a contemporary, angular, concrete, wedge-shaped building. The proposed addition is a contemporary steel and window system that changes the overall shape of the building to be more of a rectangular form. The style is similar to, and compatible with, the hospital and stadium expansion in the area. Enhanced landscaping is proposed along N. Drinkwater Boulevard.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #12.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the CHP Scottsdale Project development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Old Town Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Ben Moriarity
Planner
480-312-2836 bmoriarity@ScottsdaleAZ.gov

APPROVED BY



Ben Moriarity, Report Author

1/15/2021

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

1/25/2021

Date



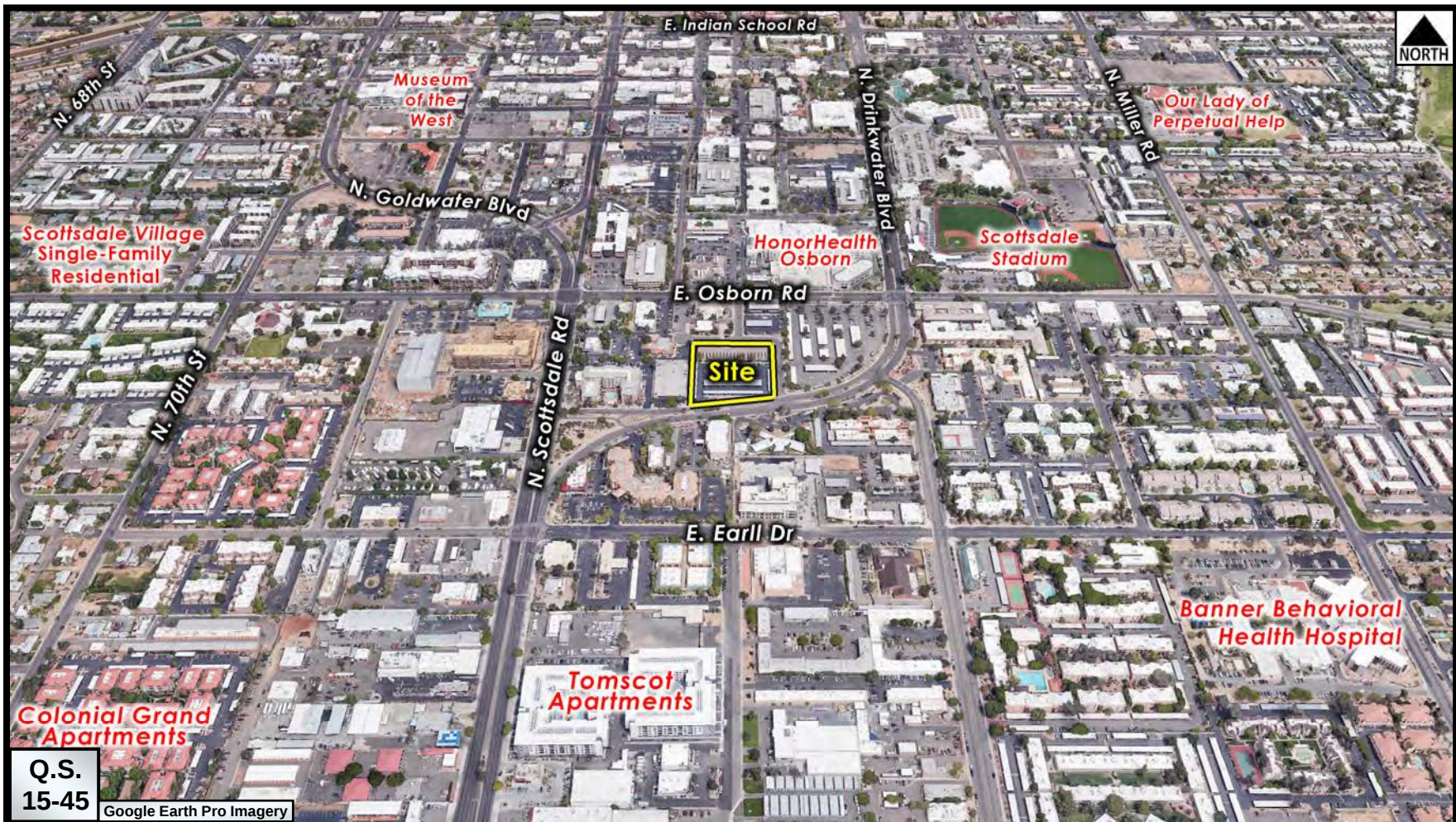
Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

1/26/21

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Combined Context Aerial and Site Plan
4. Site Plan
5. Landscape Plan
6. Building Elevations (color)
7. Perspectives
8. Electrical Site Plan
9. Exterior Photometrics Plan
10. Exterior Lighting Cutsheets
11. Applicant's Narrative
12. Development Review Board Criteria Analysis
13. Development Information
14. Stipulations / Zoning Ordinance Requirements
15. Zoning Map
16. Community Involvement



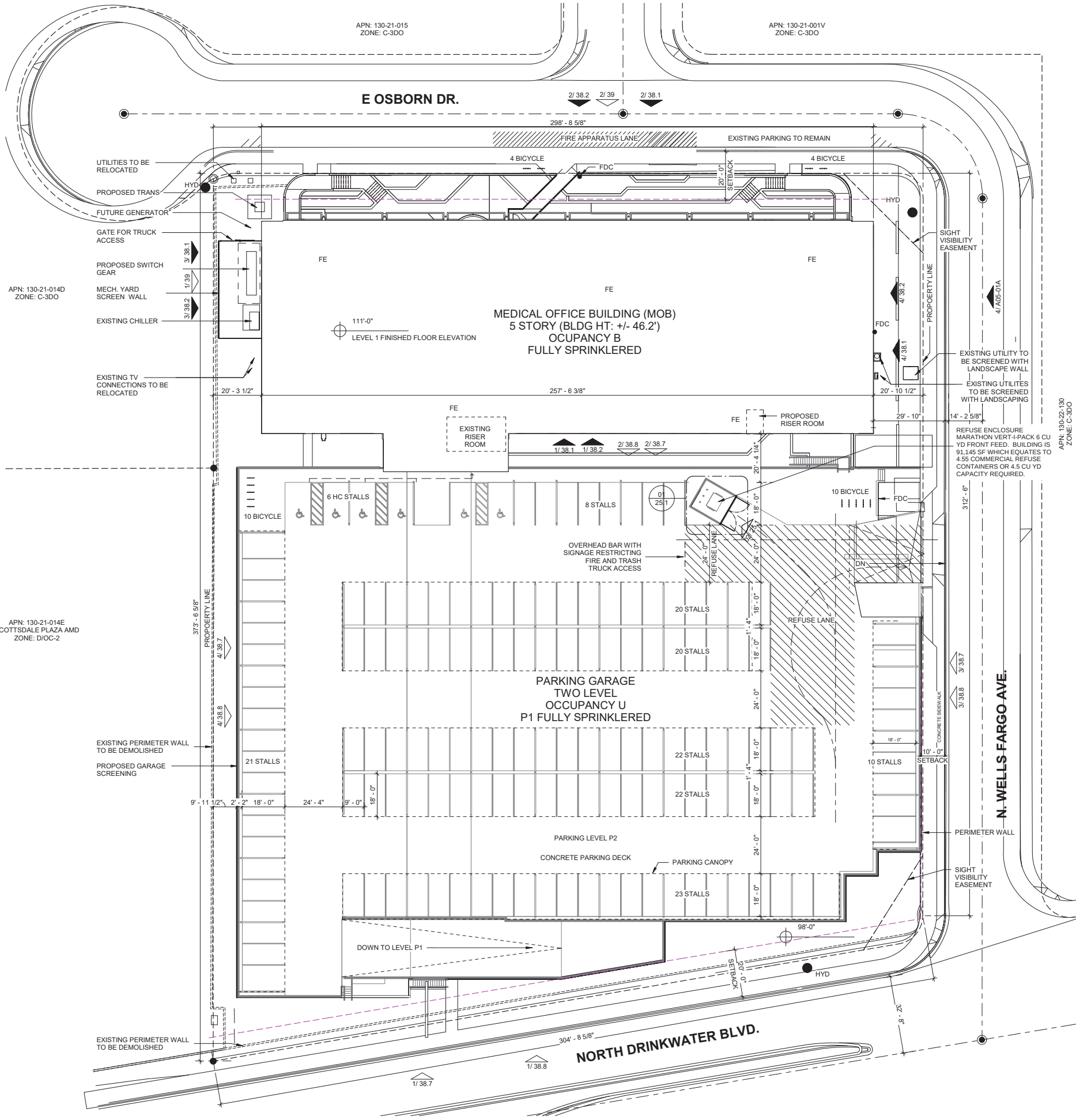
Context Aerial

14-DR-2020



Close-up Aerial

14-DR-2020



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

ATTACHMENT #4

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=280/10)=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:		22,902SF	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"	
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	
TOTAL OCCUPANT LOAD:		0	975	
		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"	
		(OCCUPANT LOAD)x.2"		
0.15" DOORS:		2' - 8"	3' - 0"	
		32" MIN LEAF		
			IBC'15 1005.3.1	
			IBC'15 1005.3.1	
			IBC'15 1010.1.1	
			IBC'15 1010.1.1	

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ISSUES

REVISIONS

ISSUED FOR DESIGN
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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

23.1 - SITE PLAN
(ARCH D)

JOB 20083.0000
DATE 12/11/2020
SHEET

23.1

14-DR-2020_V3
12/17/20

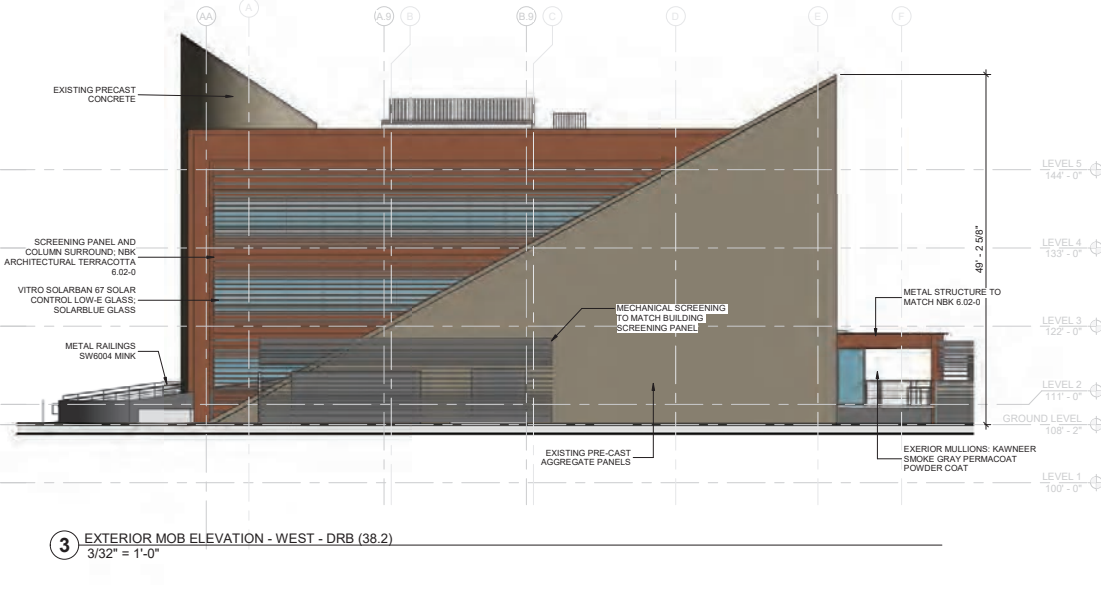
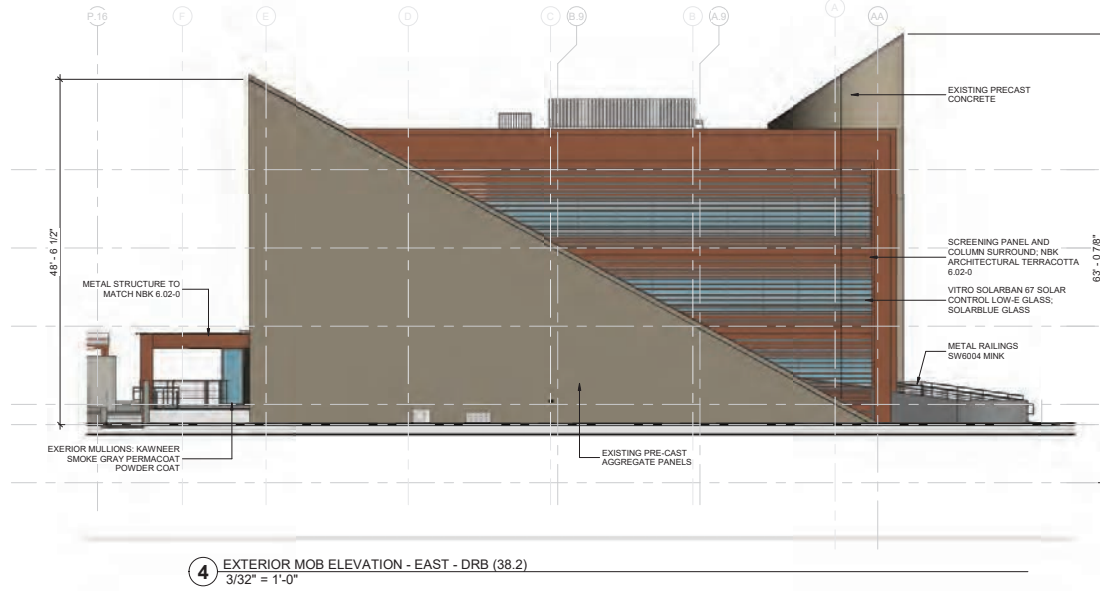
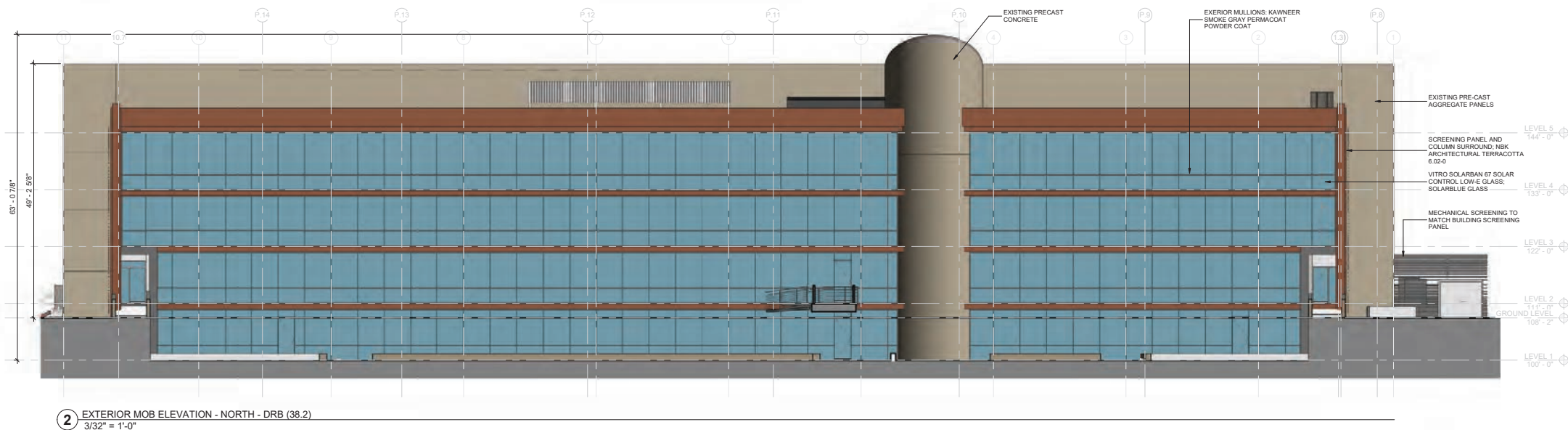
K:\PHK_OHA\299127001 -- Carlung Health Scotland\CAOD\Improvement Plans\Fre-Ls-Edg, Layout\LS1 Apr 15, 2020 -- 11:20am andrew.volestin

CORGAN
1850 NORTH CENTRAL AVENUE, SUITE 300
PHOENIX, AZ 85004
PH: (602) 302-6400
CONTACT: SHANE WILLIAMS, AIA, ACHA, LSS

Expires 09/30/2021
Pre-LS.dwg
SHEET
31

PLAN CHECK #XXXX-XX, XX-XX-XXXX

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



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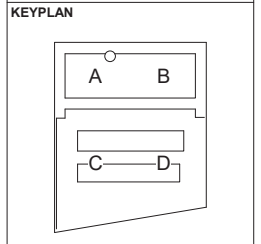
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1	12/22/2020 ISSUE FOR PERMIT/PRICING
2	
3	
REVISIONS	

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Date of issue:
01/08/2021

Centum Scottsdale MOB Core and Shell

7331 E Osborn Dr.
Scottsdale, AZ 85251



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

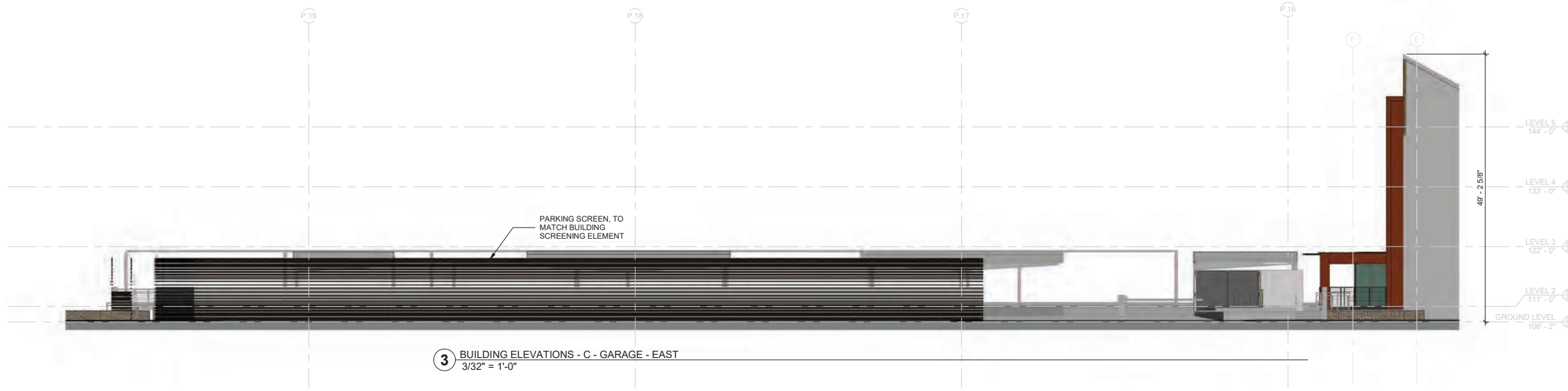
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DATE 12/11/2020
SHEET

38.2

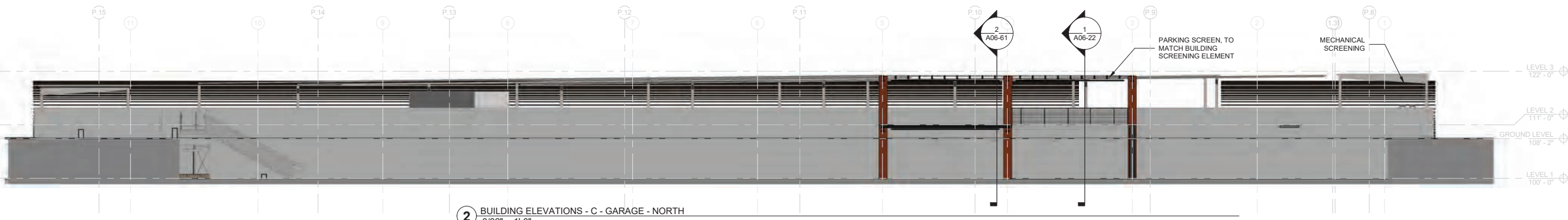
12/8/2020 9:43:20 AM 38.8 38.8 - BUILDING ELEVATIONS - GARAGE - COLOR (ARCH D)



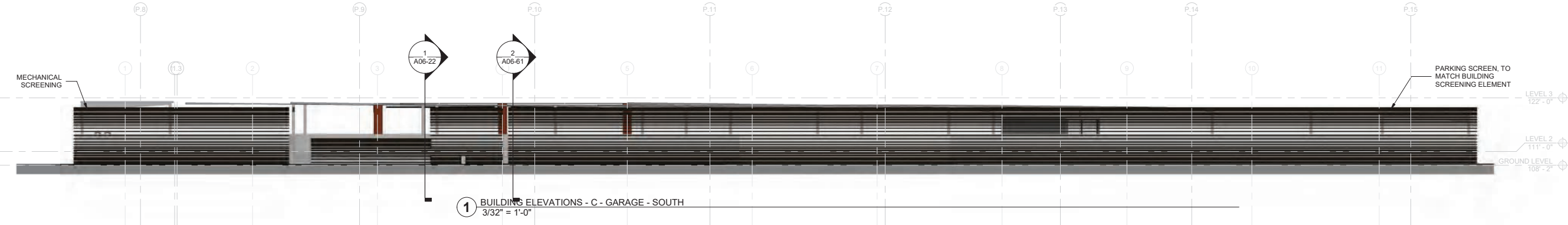
4 BUILDING ELEVATIONS - C - GARAGE - WEST
3/32" = 1'-0"



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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ISSUES
1
2
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REVISIONS

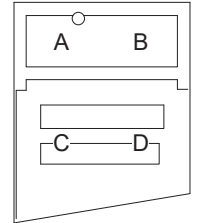
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Date of issue:
12/11/2020

Centum Scottsdale MOB Core and Shell

7331 E Osborn Dr.
Scottsdale, AZ 85251

KEYPLAN



38.8 - BUILDING
ELEVATIONS -
GARAGE - COLOR
(ARCH D)

JOB 20083.0000
DATE 12/11/2020
SHEET

38.8

14-DR-2020_V3
12/17/20

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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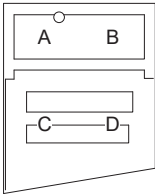
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REVISIONS	

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Date of issue:
01/08/2021

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

KEYPLAN



40.1 -
PERSPECTIVES
(ARCH D)

JOB 20083.0000
DATE 08/28/2020
SHEET

40.1

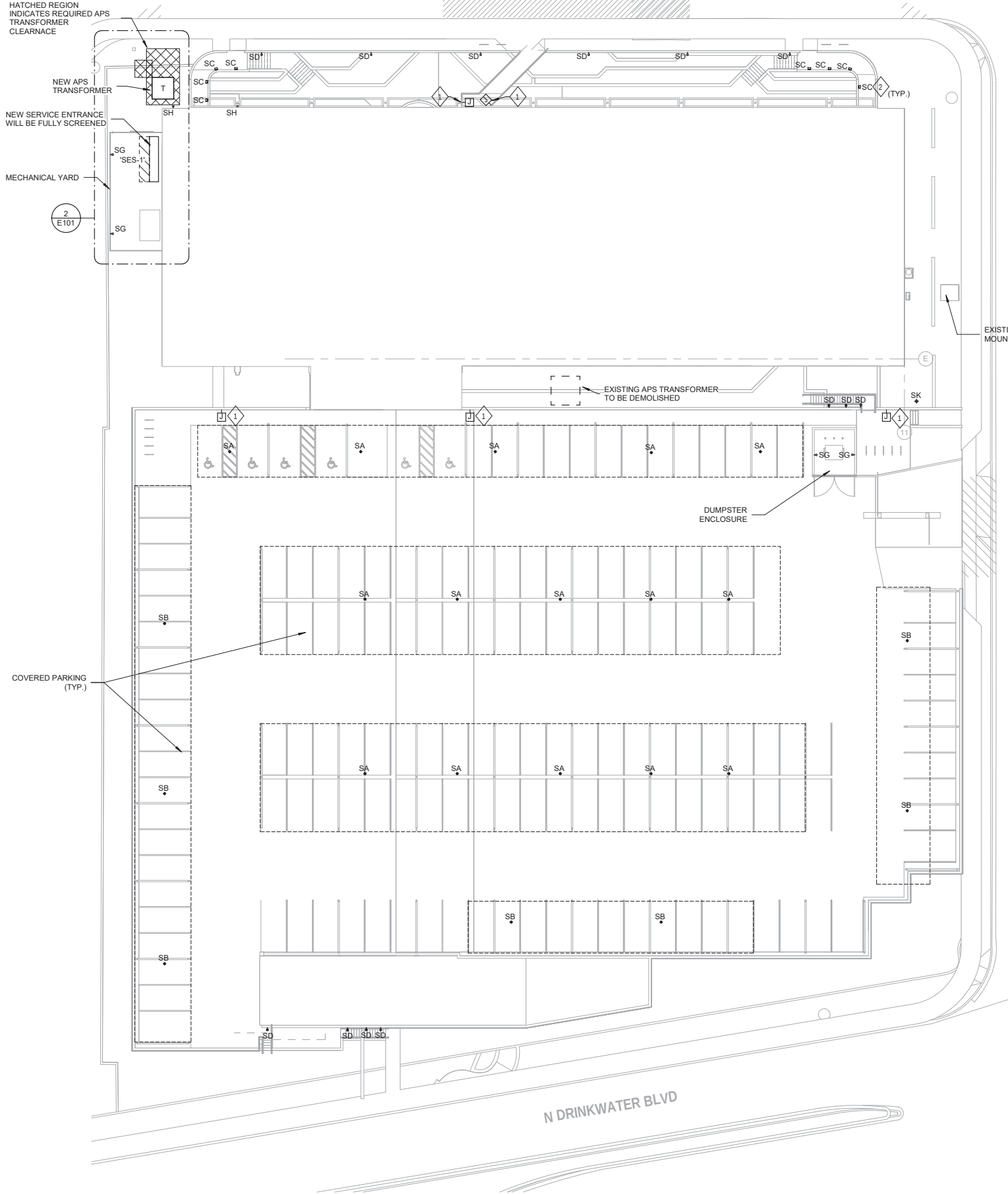
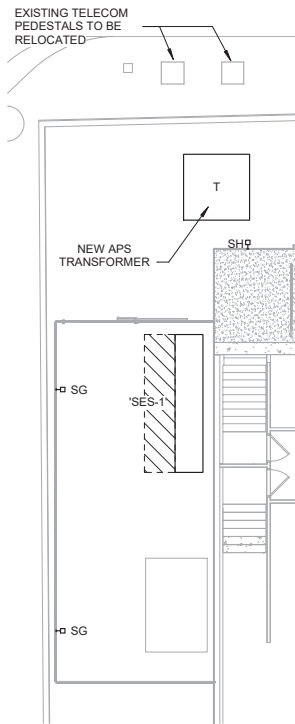
11/11/2020 10:47:45 AM E101 SITE LIGHTING PLAN

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



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

ATTACHMENT #8



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

1	
2	
3	

REVISIONS

1	20201111	DRB LIGHTING RESUBMITTAL
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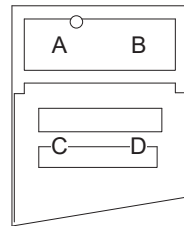
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CONSTRUCTION.



Date of issue:
11/11/2020

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

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

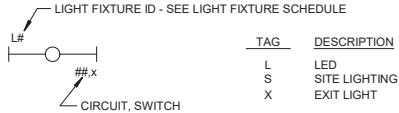
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	QTY	WATTS	TYPE	LUMENS/LAMP	VOLTS	LIGHT LOSS FACTOR
SA	DSX SURFACE CANOPY FIXTURE WITH 2 LIGHT ENGINES, 700mA DRIVER, 3000K LEDs, T5W OPTIC	LITHONIA LIGHTING	DSXSC LED 20C 700 30K T5W MVOLT	1	46	LED	5069	277	0.95
SB	DSX SURFACE CANOPY FIXTURE WITH 2 LIGHT ENGINES, 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
	PENDANT/SUSPENDED LIGHT FIXTURE		PENDANT/SUSPENDED LIGHT FIXTURE
	RECESSED MOUNTED LIGHT FIXTURE MOUNTING LOCATION: CEILING		DIRECTIONAL INDICATOR ADDED TO FIXTURE SYMBOL TO DESIGNATE AIMING DIRECTION
	SURFACE MOUNTED TRACK FIXTURE MOUNTING LOCATION: CEILING		SINGLE FACE EXIT FIXTURE MOUNTING LOCATION: AS REQUIRED
			DOUBLE FACE EXIT FIXTURE MOUNTING LOCATION: AS REQUIRED
			EXIT DIRECTIONAL ARROW

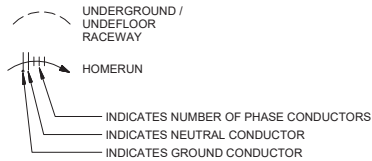
SITE LIGHTING

	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

A	- AMPERES	LAN	- LOCAL AREA NETWORK
AC	- ABOVE CEILING / ALTERNATING CURRENT	LED	- LIGHT EMITTING DIODE
ADO	- AUTOMATIC DOOR OPENER	LI	- LONG-TIME/INSTANTANEOUS
AF	- AMPERE FRAME	LSI	- LONG-TIME/SHORT-TIME/ INSTANTANEOUS
AFCI	- ARC FAULT CIRCUIT INTERRUPTER	LSIA	- LONG-TIME/SHORT-TIME/ INSTANTANEOUS/GROUND ALARM
AFF	- ABOVE FINISHED FLOOR	LSIG	- LONG-TIME/SHORT-TIME/ INSTANTANEOUS/GROUND
AFG	- ABOVE FINISHED GRADE	LTCP	- LOCAL TEMPERATURE
AIC	- AMP INTERRUPTING CAPACITY	MTB	- CONTROL PANEL
ALT	- ALTERNATE	LTG	- LIGHTING
ARCH	- ARCHITECTURAL	LTS	- LIGHTS
ASC	- ABOVE SUSPENDED CEILING	LV	- LOW VOLTAGE
AT	- AMPERE TRIP		
ATC	- ASTRONOMIC TIME CLOCK		
ATM	- AUTOMATED TELLER MACHINE		
ATS	- AUTOMATIC TRANSFER SWITCH		
AUTO	- AUTOMATIC		
		MA TV	- MASTER ANTENNA TELEVISION
		MC	- MECHANICAL CONTRACTOR
		MCB	- MAIN CIRCUIT BREAKER
		MCC	- MOTOR CONTROL CENTER
BC	- BARE COPPER	MCP	- MOTOR CIRCUIT PROTECTOR
BFC	- BELOW FINISH CEILING	MER	- MECHANICAL EQUIPMENT ROOM
BFL	- BELOW FLOOR LEVEL	MGB	- MAIN GROUNDING BUSBAR
BLDG	- BUILDING	MH	- MANHOLE
BP	- BOILER PLANT	MLO	- MAIN LUGS ONLY
BP	- INSTRUMENTATION PANEL	MPTB	- MUSIC & PAGE TERMINAL BOX
BRKR	- BREAKER	MTD	- MOUNTED
		MTG	- MOUNTING
C	- CONDUIT	MTG HGT	- MOUNTING HEIGHT
CB	- CIRCUIT BREAKER	MTR	- MOTOR / METER
CCTV	- CLOSED CIRCUIT TELEVISION	MV	- MEDIUM VOLTAGE
CF	- CONTRACTOR FURNISHED, CONTRACTOR INSTALLED		
CF	- CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	NA	- NOT APPLICABLE
CGL	- CEILING	NAC	- NOTIFICATION APPLIANCE
CKT	- 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
		OF	- OWNER FURNISHED, CONTRACTOR INSTALLED
DB	- DIRECT BURIAL	OF	- OWNER FURNISHED, CONTRACTOR INSTALLED
DC	- DIRECT CURRENT	OF	- OWNER FURNISHED, CONTRACTOR INSTALLED
DED	- DEDICATED	OSC	- OVERHEAD SERVICE CARRIER
DET	- DETAIL		
DIA	- DIAMETER	P	- POLE
DISC	- DISCONNECT	PA	- PUBLIC ADDRESS
DN	- DOWN	PB	- PULL BOX / PUSHBUTTON
DP	- DISTRIBUTION PANEL	PC	- PLUMBING CONTRACTOR / PHOTOCELL
DS	- DISCONNECT SWITCH	PDU	- POWER DISTRIBUTION UNIT
		PF	- POWER FACTOR
EC	- ELECTRICAL CONTRACTOR	PH	- PHASE
EDB	- ELECTRIC DUCT BANK	PLBG	- PLUMBING
EGC	- EQUIPMENT GROUND CONDUCTOR	PNL	- PANEL
EGS	- ENGINE GENERATOR SET	POD	- POWER OPERATED DAMPER
EJ	- EXPANSION JOINT	PS	- POWER SUPPLY
ELEC	- ELECTRIC / ELECTRICAL	PT	- POTENTIAL TRANSFORMER
ELL	- EMERGENCY LIFE SAFETY LIGHTING	PTRV	- POWER TYPE ROOF VENTILATOR
ELP	- EMERGENCY LIFE SAFETY POWER	PUE	- PUBLIC UTILITY EASEMENT
EM/EMER	- EMERGENCY	PWR	- POWER
EMI	- ELECTROMAGNETIC INTERFERENCE		
EMT	- ELECTRICAL METALLIC TUBING	REC	- RECESSED
EQUIP	- EQUIPMENT	RECEP	- RECEPTACLE
ESM	- ELECTRIC STRIP MOLD	REL	- RELOCATE
ETR	- EXISTING TO REMAIN	REQD	- REQUIRED
EW	- ELECTRIC WATER COOLER	RMC	- RIGID METAL CONDUIT
		RVAT	- REDUCED VOLTAGE AUTO TRANSFORMER
FA	- FIRE ALARM		
FACP	- FIRE ALARM CONTROL PANEL	SCCR	- SHORT CIRCUIT CURRENT RATING
FCU	- FAN COIL UNIT	SHT	- SHEET
FDR	- FEEDER	SIG	- SIGNAL
FDS	- FUSED DISCONNECT SWITCH	SM	- SIMILAR
FIXT	- FIXTURE	SPD	- SURGE PROTECTIVE DEVICE
FL	- AT FLOOR LINE	SPEC	- SPECIFICATION
FLA	- FULL LOAD AMPERES	SS	- SAFETY SWITCH
FLEX	- FLEXIBLE	SSBJ	- SUPPLY SIDE BONDING JUMPER
FLR	- FLOOR	STA	- STATION
FLUOR	- FLUORESCENT	STR	- STARTER
FP	- FLAT PANEL	SUSE	- SUITABLE FOR USE AS SERVICE ENTRANCE
FS	- FLOW SWITCH	SW	- SWITCH
FSCP	- FLAME SAFEGUARD CONTROL PANEL	SWBD	- SWITCHBOARD
FVNR	- FULL VOLTAGE NON-REVERSING	SWGR	- SWITCHGEAR
GB	- GROUNDING BUSBAR	TEL	- TELEPHONE
GC	- GENERAL CONTRACTOR	TFA	- TO FLOOR ABOVE
GEN	- GENERATOR	TFB	- TO FLOOR BELOW
GFCI	- GROUND FAULT CIRCUIT INTERRUPTER	TGB	- TELECOMMUNICATIONS GROUNDING BUSBAR
GFI	- GROUND FAULT INTERRUPTER	TMGB	- TELECOMMUNICATIONS MAIN GROUNDING BUSBAR
GFP	- GROUND FAULT PROTECTION	TS	- TAMPER SWITCH / TIME SWITCH
GND	- GROUND	TV	- TELEVISION
GTB	- GROUND TERMINAL BOX	TVTC	- TELEVISION TERMINAL CABINET
		TYP	- TYPICAL
HH	- HANDHOLE	UC	- UNDER COUNTER
HOA	- HAND OFF AUTOMATIC	UG	- UNDERGROUND
HP	- HORSE POWER	UH	- UNIT HEATER
HT	- HEIGHT / HEAT TRACE	UNO	- UNLESS NOTED OTHERWISE
HV	- HIGH VOLTAGE	UPS	- UNINTERRUPTED POWER SUPPLY
IMC	- INTERMEDIATE METAL CONDUIT		
INV	- INVERTER		
		V	- VOLTAGE
J or JB	- JUNCTION BOX	VFD	- VARIABLE FREQUENCY DRIVE
		VP	- VAPOR PROOF
KV	- KILOVOLT		
KVA	- KILOVOLT-AMPERES	W	- WIRE
KW	- KILOWATTS	W/	- WITH
KWH	- KILOWATT HOURS	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 PHOTO METRICS
E103	SITE LIGHTING CUTSHEETS
E104	SITE LIGHTING CUTSHEETS



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

ISSUES

1		
2		
3		

REVISIONS

1	20201111	DRB LIGHTING RESUBMITTAL
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ISSUED FOR DESIGN
REVIEW BOARD
SUBMISSION. NOT TO
BE USED FOR
CONSTRUCTION.

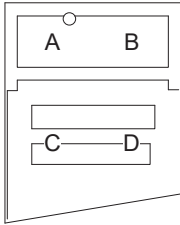


EXPIRES 09/30/22

Date of issue:
11/11/2020

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

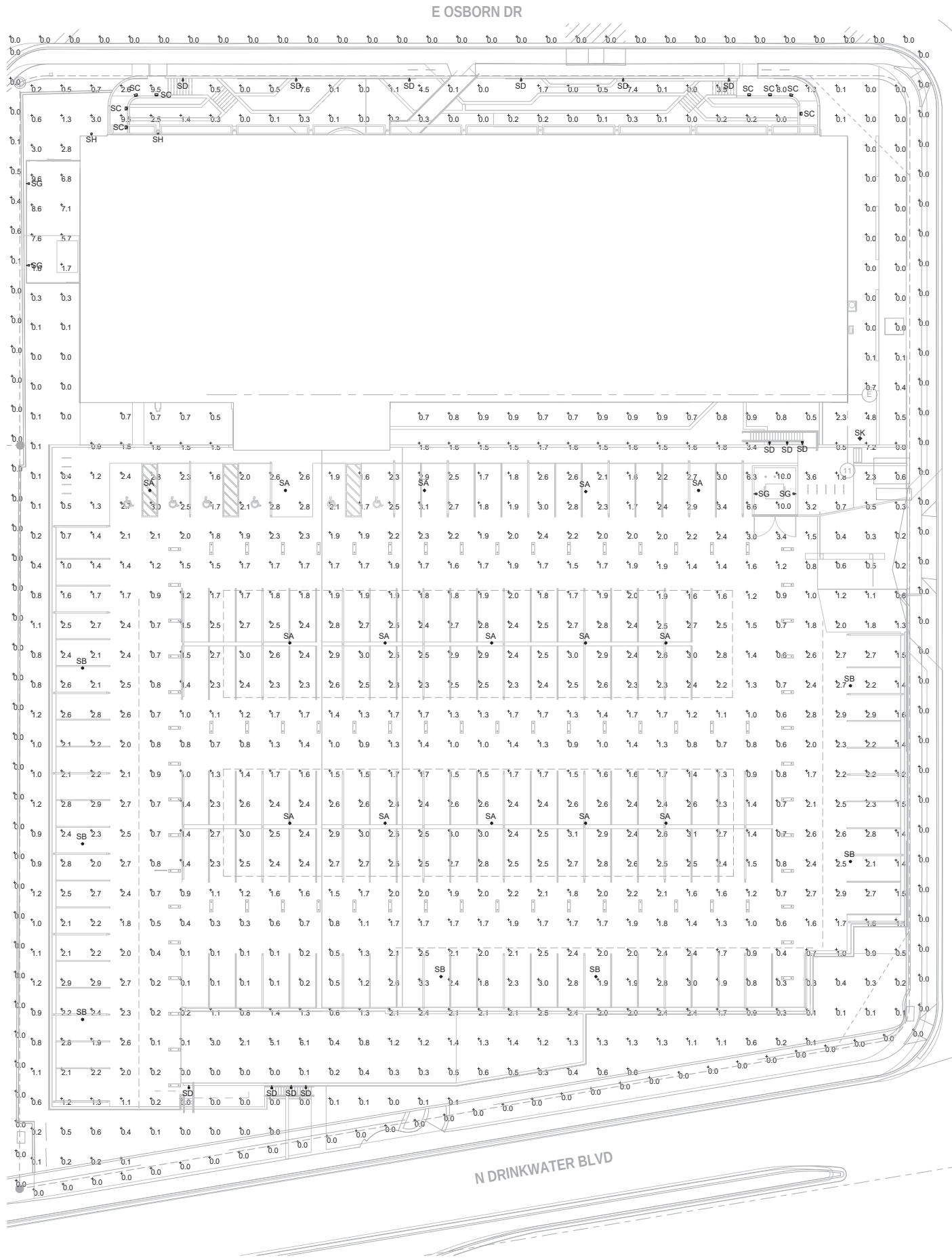
KEYPLAN



ELECTRICAL
SYMBOLS AND
ABBREVIATIONS

JOB 20083.0000
DATE 04/15/20
SHEET

E001



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

1	
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3	

REVISIONS

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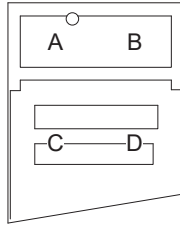


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Centum Scottsdale
MOB Core and
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7331 E Osborn Dr.
Scottsdale, AZ 85251

KEYPLAN

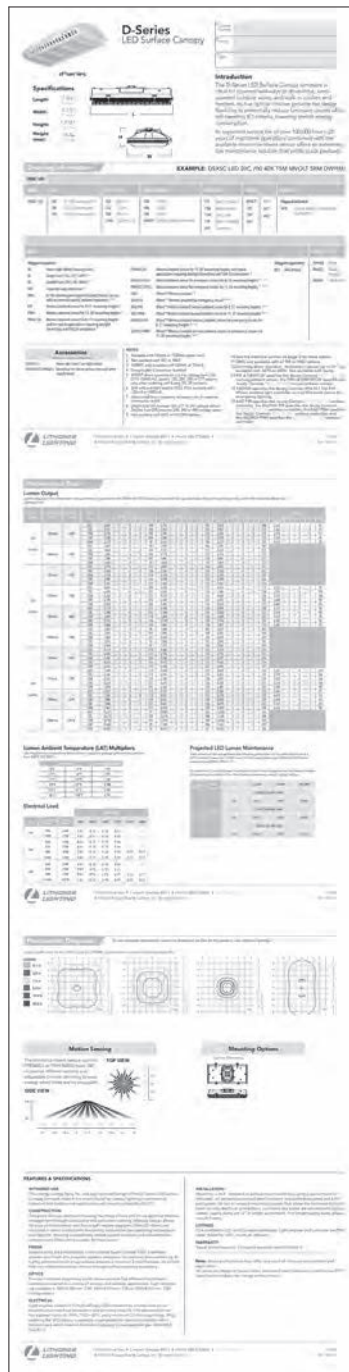


SITE LIGHTING
PHOTOMETRICS

JOB 20083.0000
DATE 04/15/20
SHEET

E102

SA/SB



SC



SD



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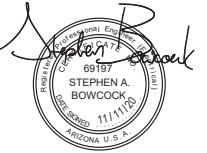
ISSUES

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REVISIONS

1	20201111	DRB LIGHTING RESUBMITTAL

ISSUED FOR DESIGN
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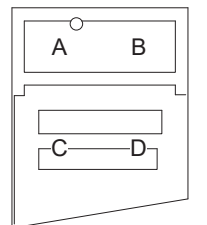


EXPIRES 09/30/22

Date of issue:
11/11/2020

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

KEYPLAN

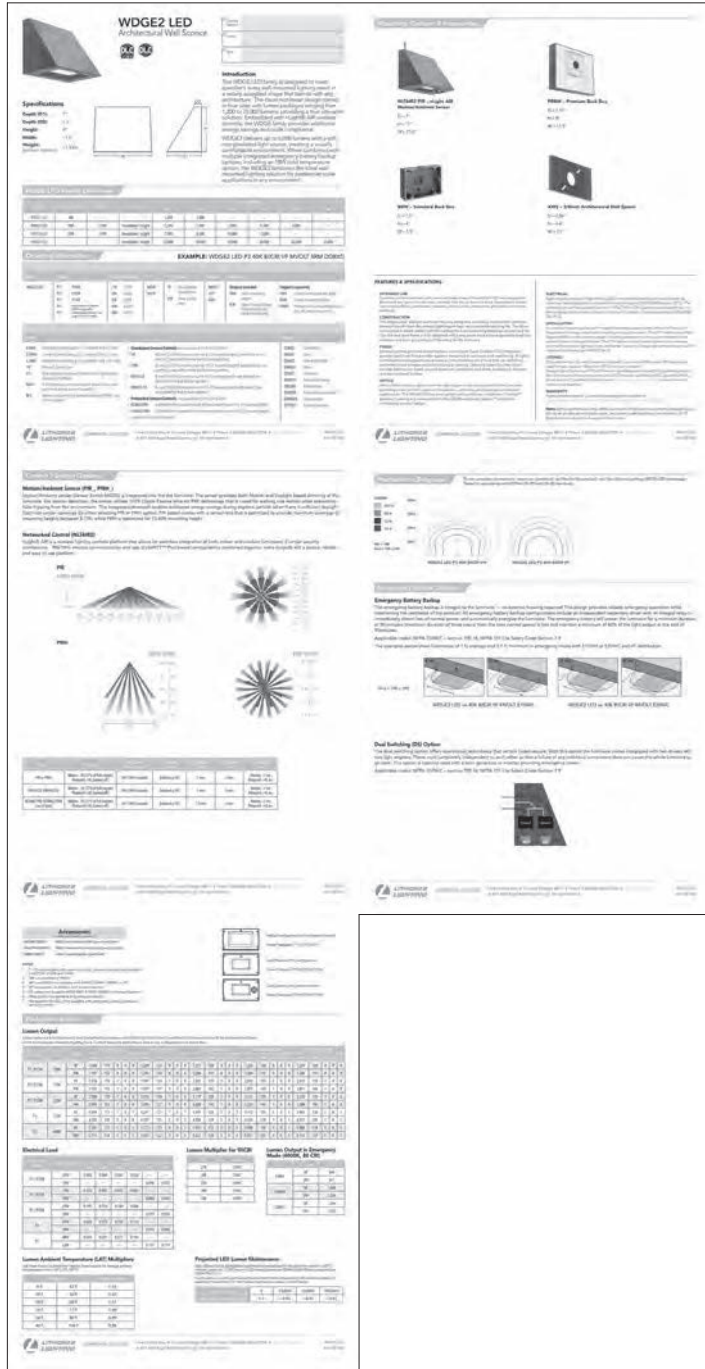


SITE LIGHTING CUTSHEETS

JOB 20083.0000
DATE 04/15/20
SHEET

E103 14-DF

14-DR-2020
11/12/2020

SG

SK



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ISSUES

1		
2		
3		

REVISIONS

1	20201111	DRB LIGHTING RESUBMITTAL

ISSUED FOR DESIGN
REVIEW BOARD
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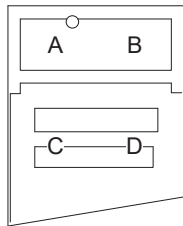


EXPIRES 09/30/22

Date of issue:
11/11/2020

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

KEYPLAN



SITE LIGHTING CUTSHEETS

JOB 20083.0000
DATE 04/15/20
SHEET

E104

Project Narrative

Development Review Board

Centum Health Properties
Scottsdale Medical Pavilion
7331 E. Osborn Road
Scottsdale, AZ 85251

1. Design and Character Components

The proposed development is an expansion of the existing Scottsdale Medical Pavilion (SMP) and is located within the Medical District portion within the Scottsdale Old Town District. The proposed development complies with the design and character elements of the Medical District as well as maintaining the award-winning heritage of the existing building. The existing building relationship to scale and pedestrian walkability are maintained and enhanced with new streetscape and landscape features. The original award-winning building form is maintained and enhanced by bringing a vintage 1974 building into today's human-centric design.

2. Architectural Character, Landscaping, and Site Design

- a. The proposed development maintains the original buildings relationship to adjacent structures by maintaining the original building form. The “wedge” shape form is enhanced by enclosing the original exterior circulation into an internal circulation “rectangular” form. By maintaining the existing building perimeter, including the outdoor, lower level courtyard on the North side, the existing relationship to adjacent open spaces and topography are maintained. The new parking structure on the South of the property is partially below grade and partially above grade. The above grade portion is screened with an attractive terra-cotta screen element that matches the screen elements on the building. Creating a cohesive design theme.
- b. The proposed development avoids excessive variety by presenting a simple yet sophisticated design theme. The North column enclosures and roof “fins” along with the East and West screen elements present a consistent design theme. Maintaining and expressing the existing elevator core breaks the long North façade into a 2/3 to 1/3 ratio preventing the façade from becoming a monotonous repetition.
- c. The proposed development recognizes and responds to the unique climate of the region, in particular the Sonoran Desert environment. First, from an overall building orientation and fenestration, the building maintains the existing narrow slot windows on the South façade and enhances that condition with external rain screen system of sunscreen elements. The East and West facades are then also covered with an external rain screen system of shading elements that also mimic the stratification of the nearby mountains. The North façade takes full advantage of its minimal heat-gain orientation by maximizing the amount of glass while also maintaining a level of shading for the highest sun azimuth angle with shade eyebrows at the top of the curtainwall. Second, the use of the screen

elements as a rain screen system responds to the aggressive temperature swings of the region. The rain screen system provides an air cavity between the exterior skin and the building envelope. This condition promotes a vertical convection effect which pulls heat away from the building. Third, the proposed development maintains and enhances the existing open courtyard at the lower level with a series of planter walls that mimic the various canyon features of the region as well as planting with native plants to thrive in the desert environment. By maintaining the courtyard at the lower level, open to the street, and on the North side of the building, the courtyard takes advantage of a naturally shaded outdoor environment to enhance the pedestrian experience.

- d. While the proposed development is located within the Southern edge of the Environmentally Sensitive Lands (ESL) Overlay District, it is not within the Lower Desert, Upper Desert, or Hillside Landform areas. In addition, the proposed development is within the Downtown Overlay and is not required to provide open space. However, the development does follow the spirit of the ESL by incorporating native desert plant materials, capturing and treating all storm water before discharging, and maintaining the same open space as with the original building construction.
- e. While the proposed development is not located within the Historic Property Overlay District, it does follow the spirit of the ordinance with particular emphasis to “assure that alterations of existing structures are compatible with the original structure and character of an historic resource”. The new development strives to maintain the original iconic building form by maintaining the “wedge” form and the cylindrical elevator core element.

3. Ingress, Egress, On-Site Circulation, Parking, and Pedestrians

The proposed addition requests a variance to the off-street parking requirements by modification to street setbacks. Based on the criteria for the Board of Adjustments, the proposed development requests the variance based on the following conditions: (NOTE: Variance 9-BA-2020 approved on August 5, 2020)

- a. The existing property size and configuration was modified and reduced with the expansion of North Drinkwater Boulevard. The property previously received a parking variance in 1994 (014-BA-94) with a reduction of 52 spaces. The site modification also eliminated a curb cut for direct access onto North Drinkwater Boulevard. The current zoning setback requirements are 20'-0" from back of curb along Wells Fargo Avenue and 30'-0" from back of curb along North Drinkwater Boulevard. The current site parking conditions extend to the property line along Wells Fargo Avenue which is equivalent to 9'-2" from back of curb, and one-foot (1') setback from the property line along North Drinkwater boulevard which is equivalent to 11'-6" from back of curb. This further reduction in available site area does not allow the property to meet the off-street parking requirements along with the off-street refuse collection requirements.
- b. The authorization of this variance request is necessary to preserve the functionality of the existing building as a contemporary Medical Office Building use. This building typology in other zoning districts and of the same classification would expect parking ratios of 1/250

GSF. The development requests a variance to the setback ordinance and requests a 10'-0" setback from back of curb along Wells Fargo Avenue and a 20'-0" setback from back of curb along North Drinkwater Boulevard. This variance would allow the parking structure to achieve a parking ratio in excess of the current zoning requirements, allow adequate off-street refuse collection maneuvering per the zoning requirements, and allow the building to reach a parking ratio of nearly 1/250 GSF.

- c. The special circumstances for this variance request were not self-imposed or created by the owner and applicant. As noted above, the current circumstances were created with the modification to North Drinkwater Boulevard resulting in reduction of the property area in the Southern edge of the property.
- d. The authorization of this variance request is not materially detrimental to adjacent properties. The existing pedestrian experience and vehicular patterns are maintained and enhanced with the addition of updated streetscape, landscape, and parking screening elements.

4. Mechanical and Utility Equipment

The proposed addition includes a new mechanical utility yard and enclosure on the West end of the building. The proposed mechanical equipment screen elements match the building East and West shading devices creating an integral design aesthetic. In addition, there is minimal rooftop equipment for HVAC exhaust fans that is set back from the edge of the roof on all sides and screened. The existing ground mounted, tenant HVAC units on the East side of the building are also screened with the same mechanical screen elements to match the building aesthetic.

5. Downtown Area

- a. The proposed development conforms with the Downtown Plan Urban Design & Architectural Guidelines
- b. The proposed development maintains and enhances the existing building's architectural design related to human scale and pedestrian-oriented environment at the street level. In addition to the enhanced streetscape and landscape elements, the proposed parking solution eliminates the current multi-level stair access from the South entrance. The parking solution provides same-level access from parking Level P1 to building Level 1 and from parking Level P2 to building Level 2.
- c. The proposed development recognizes and responds to the unique climate of the region, in particular the Sonoran Desert environment. First, from an overall building orientation and fenestration, the building maintains the existing narrow slot windows on the South façade and enhances that condition with external rain screen system of sunscreen elements. The East and West facades are then also covered with an external rain screen system of shading elements that also mimic the stratification of the nearby mountains. The North façade takes full advantage of its minimal heat-gain orientation by maximizing the amount of glass while also maintaining a level of shading for the highest sun azimuth angle with shade eyebrows at the top of the curtainwall. Second, the use of the screen

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- d. The proposed development complies with the design and character elements of the Medical District as well as maintaining the award-winning heritage of the existing building. The existing building relationship to scale and pedestrian walkability are maintained and enhanced with new streetscape and landscape features.
- e. The proposed development is responsive to the design and aesthetics including building mass, height, materials and intensity with the adjacent Type 2 areas and existing development in the area.

6. Location of Artwork

The proposed development includes artwork in accordance with the Cultural Improvement Program or Public Art Program.

- a. The artwork is accessible to the public.
- b. The proposed artwork includes locations near pedestrian circulation routes and is consistent with existing and future development.
- c. The proposed artwork is located along the primary pedestrian entrances of the development.
- d. The proposed artwork location is in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements.
- e. The proposed artwork location is in conformance to standards of public safety.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - The applicant states the proposed development is an expansion of the existing Scottsdale Medical Pavilion (SMP) and is located within the Medical District portion within the Scottsdale Old Town District. The proposed development complies with the design and character elements of the Medical District as well as maintaining the award-winning heritage of the existing building. The existing building relationship to scale and pedestrian walkability are maintained and enhanced with new streetscape and landscape features. The original award-winning building form is maintained and enhanced by bringing a vintage 1974 building into today's human-centric design.
 - Staff finds that the proposed development is generally consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan, and the Old Town Character Area Plan, which designates the site as Downtown Medical. Additionally, staff has found the Development Plan to be designed in conformance with the Design Standards & Policies Manual.
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - The applicant states:
 - a. The proposed development maintains the original buildings relationship to adjacent structures by maintaining the original building form. The "wedge" shape form is enhanced by enclosing the original exterior circulation into an internal circulation "rectangular" form. By maintaining the existing building perimeter, including the outdoor, lower level courtyard on the North side, the existing relationship to adjacent open spaces and topography are maintained. The new parking structure on the South of the property is partially below grade and partially above grade. The above grade portion is screened with an attractive terra-cotta screen element that matches the screen elements on the building. Creating a cohesive design theme.
 - b. The proposed development avoids excessive variety by presenting a simple yet sophisticated design theme. The North column enclosures and roof "fins" along with the East and West screen elements present a consistent design theme. Maintaining and expressing the existing elevator core breaks the long North façade into a 2/3 to 1/3 ratio preventing the façade from becoming a monotonous repetition.

- c. The proposed development recognizes and responds to the unique climate of the region, in particular the Sonoran Desert environment. First, from an overall building orientation and fenestration, the building maintains the existing narrow slot windows on the South façade and enhances that condition with external rain screen system of sunscreen elements. The East and West facades are then also covered with an external rain screen system of shading elements that also mimic the stratification of the nearby mountains. The North façade takes full advantage of its minimal heat-gain orientation by maximizing the amount of glass while also maintaining a level of shading for the highest sun azimuth angle with shade eyebrows at the top of the curtainwall. Second, the use of the screen elements as a rain screen system responds to the aggressive temperature swings of the region. The rain screen system provides an air cavity between the exterior skin and the building envelope. This condition promotes a vertical convection effect which pulls heat away from the building. Third, the proposed development maintains and enhances the existing open courtyard at the lower level with a series of planter walls that mimic the various canyon features of the region as well as planting with native plants to thrive in the desert environment. By maintaining the courtyard at the lower level, open to the street, and on the North side of the building, the courtyard takes advantage of a naturally shaded outdoor environment to enhance the pedestrian experience.
 - d. While the proposed development is not located within the Historic Property Overlay District, it does follow the spirit of the ordinance with particular emphasis to “assure that alterations of existing structures are compatible with the original structure and character of an historic resource”. The new development strives to maintain the original iconic building form by maintaining the “wedge” form and the cylindrical elevator core element.
 - Staff finds the proposed development promotes a desirable relationship to existing structures in the surrounding area. The proposed building has a contemporary design style that utilize a variety of materials to avoid monotonous repetition. Shading is provided on the East and west sides of the building that appropriately responds to the unique climate of the Sonoran Desert. The site is not located within the ESL Overlay District nor the Historic Preservation Overlay District.
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - The applicant states the merits of the 9-BA-2020 variance describe how the existing parking lot will be constructed into a two-level structure. The ingress and egress will be maintained from N. Wells Fargo Ave.
 - Staff finds the ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed to promote safety and convenience.
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - The applicant states the proposed addition includes a new mechanical utility yard and enclosure on the West end of the building. The proposed mechanical equipment screen elements match the building East and West shading devices creating an integral design aesthetic. In addition, there is minimal rooftop equipment for HVAC exhaust fans that is set

- back from the edge of the roof on all sides and screened. The existing ground mounted, tenant HVAC units on the East side of the building are also screened with the same mechanical screen elements to match the building aesthetic.
- Staff finds the proposed mechanical equipment will be screened by parapet and site walls that are integral to the building design.
5. Within the Downtown Area, building and site design shall:
- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
- The applicant states:
 - a. The proposed development conforms with the Downtown Plan Urban Design & Architectural Guidelines
 - b. The proposed development maintains and enhances the existing building's architectural design related to human scale and pedestrian-oriented environment at the street level. In addition to the enhanced streetscape and landscape elements, the proposed parking solution eliminates the current multi-level stair access from the South entrance. The parking solution provides same-level access from parking Level P1 to building Level 1 and from parking Level P2 to building Level 2.
 - c. The proposed development recognizes and responds to the unique climate of the region as described in criterion 2.c.
 - d. The proposed development complies with the design and character elements of the Medical District as well as maintaining the award-winning heritage of the existing building. The existing building relationship to scale and pedestrian walkability are maintained and enhanced with new streetscape and landscape features.
 - e. The proposed development is responsive to the design and aesthetics including building mass, height, materials and intensity with the adjacent Type 2 areas and existing development in the area.
 - Staff finds that the project is in conformance with the Old Town Urban Design & Architectural Guidelines. Proposed expansion will maintain the buildings pedestrian relationship and environment. The building fits within the Sonoran Desert climate and the Downtown Type-2 area.
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
- a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;

- c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
- This criterion is not applicable.

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1960 (Ord. #86) and zoned to the Highway Commercial (C-3) zoning designation. The Downtown Overlay was applied to the property in 2003 (Case #5-ZN-2003)

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

Located on the NWC of N. Drinkwater Blvd. and N. Wells Fargo Ave., approximately 450 feet east of N. Scottsdale Road in Old Town Scottsdale, the site is situated in an area devoted almost exclusively to medical office uses. The site was originally built in the 1974 and is bounded on three sides by streets. To the west is a hotel constructed in the late 1990s. The parcel is near the hospital campus and Scottsdale Stadium that have both been remodeled and expanded within the last year.

Project Data

- | | |
|------------------------------------|--|
| • Existing Use: | Office |
| • Proposed Use: | Office |
| • Parcel Size: | 135,180 square feet / 3.1 acre (gross)
104,169 square feet / 2.4 acre (net) |
| • Total Building Area: | 95,115 square feet |
| • Gross Floor Area Ratio Allowed: | 1.3 |
| • Gross Floor Area Ratio Provided: | 0.7 |
| • Building Height Allowed: | 36 feet (exclusive of rooftop appurtenances) |
| • Building Height Proposed: | 36 feet (exclusive of rooftop appurtenances) |
| • Parking Required: | 252 spaces |
| • Parking Provided: | 317 spaces |

**Stipulations for the
Development Review Board Application:
CHP Scottsdale Project
Case Number: 14-DR-2020**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Corgan, with a city staff date of 12/17/2020.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Corgan, with a city staff date of 12/17/2020.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Kimley Horn, with a city staff date of 11/12/2020
 - d. The case drainage report submitted by Kimley-Horn and Associates, Inc and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Kimley Horn and accepted, with notes to be followed by project owner prior to project permitting, by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Board of Adjustment cases for the subject site were: 14-BA-1994 and 9-BA-2020.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing.

With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

- C. Dimensioned site and floor plans shall show each level of the parking garage and parking stalls are in compliance with the vertical encroachment clearance of the Zoning Ordinance, Sec. 9.106.A.

DRB Stipulations

4. All drive aisles shall have a width of twenty-four (24) feet.
5. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1, for refuse solution as provided on project site plan.
6. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

LANDSCAPE DESIGN:

Ordinance

- D. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

DRB Stipulations

7. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way.
8. Any landscape pots and/or raised landscape planters that are provided in plaza areas or pedestrian nodes shall have be a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system.
9. Please add a note to the Landscape Plan, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM Sec. 2-1.501.L.
10. Please note that all species shall be selected solely from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plant List for the Phoenix Active Management Area Plant List.

EXTRIOR LIGHTING:

Ordinance

- E. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- G. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 11. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10 foot-candles. All exterior luminaires shall be included in this calculation
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.
- 12. All exterior lamps shall have a Kelvin temperature of 3000 or less.
- 13. No fixture shall be mounted higher than twenty (20) feet.
- 14. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- 15. All landscape lighting directed upward shall be black and utilize the extension visor shields to limit the view of the lamp source.
- 16. All landscape lighting directed upward, shall be aimed away from property line.

STREET INFRASTRUCTURE:

Ordinance

- H. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- I. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. NORTH WELLS FARGO AVENUE
 - i. Reconstruct site driveway to meet COS STD. Detail # 2256.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

17. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

DRB Stipulations

18. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.





Dear Neighbor,

I am writing to you to let you know about a project my company Centum Health Properties, Inc. is making application to the City of Scottsdale for a change to an existing building in your neighborhood. Please see the description below:

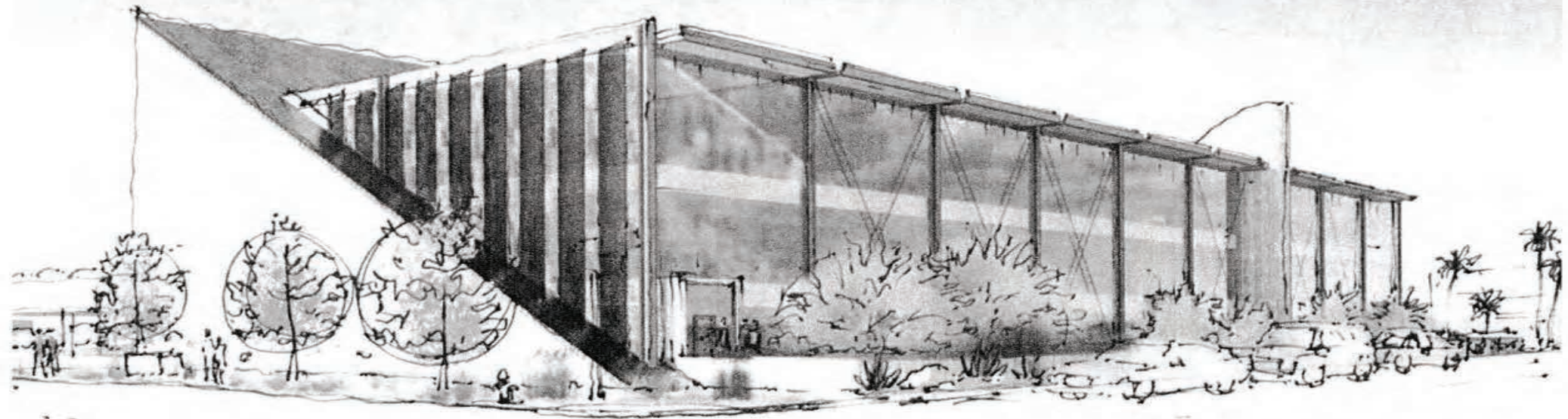
- CHP Scottsdale Project – Building Design Change
- Pre-Application Number: 50 – PA – 2020
- Location ; 7331 E. Osborn Dr., Scottsdale, AZ 85251
- Size ; Approximately 2 Acres is Lot Size
- Elevation Sample Enclosed
- Applicant Name Gary Kimnach and Phone # 469.584.3966
- City Contact: Current Planning Services 480.312.7000

Public hearing sign notices will be provided by the City of Scottsdale, AZ.

Respectfully,

Gary Kimnach
Project Manager
Centum Health Properties, Inc.
1300 N. 12th Street
Suite 513
Phoenix, AZ 85006

Scottsdale Medical Pavilion



CENTUM

CENTUM HEALTH SCOTTSDALE

[northeast corner]



CENTUM HEALTH

SWEET MICHELE J
 PO BOX 206
 READING, MA 01867

SREIT GRIFFIN SCOTTSDALE LLC
 591 W PUTNAM AVE
 GREENWICH, CT 06830

VITO AZ LLC
 119 MERIDAN LN
 TOWSON, MD 21286

ARIZONA BANK
 101 N TRYON ST - NC10010381
 CHARLOTTE, NC 28255

N AND D RESTAURANTS INC
 PO BOX 695019
 ORLANDO, FL 32869-9901

SPAIC MIODRAG/LJUBICA/OLGA
 4946 WEST BLVD
 NAPLES, FL 34103

RB HEIGHTS HEALTH HOLDINGS LLC
 P O BOX 128109
 NASHVILLE, TN 37212

BECKNER RICHARD O/LINDA K
 339 MAINSAIL DR
 WESTERVILLE, OH 43081

LANIGAN JAMES/JENNIFER
 14879 WACO ST NW
 RAMSEY, MN 55303-6187

DS DECO 7300 LLC
 4600 WELLS FARGO CTR 90 S 7TH ST
 MINNEAPOLIS, MN 55402

WIDMAN JASON M/FAWN R
 1620 PRAIRIE VIEW LN NORTHEAST
 SAUX RAPIDS, MN 56379

MCCALL JAMES J/CONNIE A
 1536 MULLOWNEY LN UNIT 300
 BILLINGS, MT 59101

SCISLOWSKI TED
 945 LIVINGSTON LN
 INVERNESS, IL 60010

LAKE SCOTTSDALE PROPERTY LLC
 104 WILMOT RD MS NO 1435
 DEERFIELD, IL 60015

SCOTTSDALE APTS JV LLC
 1 E WACKER DR STE 1600
 CHICAGO, IL 60601-1901

MARTHA MCPHERSON GST
 TRUST/MCPHERSON JOHN ROD
 8200 S ALBION ST
 CENTENNIAL, CO 80122

CHRISTINE A MUIRHEAD TRUST
 5315 S LAMAR ST
 LITTLETON, CO 80123

CHP SCOTTSDALE MEDICAL PAVILION
 LLC
 3434 47TH ST STE 220
 BOULDER, CO 80301

ADAMS CHARLIE
 420 W CADBURY DR
 SOUTH JORDAN, UT 84095

REPTA PROPERTIES LLC
 5304 E WONDERVIEW RD
 PHOENIX, AZ 85018

DRINKWATER CROSSING LLC
 5027 E CALLE DEL NORTE
 PHOENIX, AZ 85018

AIELLO COHEN CROWELL PARTNERSHIP
 2810 W BRIARWOOD TER
 PHOENIX, AZ 85045

PRAMUKH LLC
 27306 N 24TH DR
 PHOENIX, AZ 85085-8731

PAUL A FOX M D PROFIT SHARING
 PLAN & TRUST
 7557 E MCLELLAN LN
 SCOTTSDALE, AZ 85250

7300 E EARLL DR 1006 LLC
 7847 E PLAZA AVE
 SCOTTSDALE, AZ 85250

GEORGE GREG/CARMELLA
 7300 E EARLL DR UNIT 4022
 SCOTTSDALE, AZ 85251

BOWERS RICHARD
 7300 E EARLL DR UNIT 4005
 SCOTTSDALE, AZ 85251

KLINE MICHAEL ROBERT
 7300 E EARLL DR UNIT 4002
 SCOTTSDALE, AZ 85251

NETTO ANUJ/BRITTANY
 7300 E EARLL DR NO 4011
 SCOTTSDALE, AZ 85251

WADE NATHAN N
 7300 E EARLL DR UNIT 4003
 SCOTTSDALE, AZ 85251

SCOTTSDALE HEALTHCARE HOSPITALS
3604 WELLS FARGO STE C
SCOTTSDALE, AZ 85251

KAREN GERTZ REVOCABLE TRUST
7300 E EARLL DR UNIT 4015
SCOTTSDALE, AZ 85251

ABDELBASIR MURWAN
7300 E EARLL DR UNIT 2011
SCOTTSDALE, AZ 85251

HEBERT DEAN/DOWNS TAWN
7300 E EARLL DR UNIT 3005
SCOTTSDALE, AZ 85251

SHOSHAN ZURIEL
7300 E EARLL DR UNIT 3001
SCOTTSDALE, AZ 85251

RDK INVESTMENTS LLC
7303 E EARLL DR
SCOTTSDALE, AZ 85251

KU EUGENE/CHRISTIE
7300 E EARLL DR UNIT 1014
SCOTTSDALE, AZ 85251

SARKAR PRABIR/NANDINI
7300 E EARLL DR NO 2007
SCOTTSDALE, AZ 85251

HOBEICH JEAN
7300 E EARLL DR UNIT 4004
SCOTTSDALE, AZ 85251

BOBSIN STEVEN/ANGELA
7300 E EARLL DR UNIT 3008
SCOTTSDALE, AZ 85251

BOBSIN STEVE
7300 E EARLL DR UNIT 3003
SCOTTSDALE, AZ 85251

BISCHOFF KAREN
7300 E EARLL DR NO 4013
SCOTTSDALE, AZ 85251

DAHLKAMP PAUL J/ANDREA L
7300 E EARLL DR UNIT 3007
SCOTTSDALE, AZ 85251

7363 LLC
7340 E MAIN ST STE 200
SCOTTSDALE, AZ 85251

7330 VENUE NOTE LLC
7340 E MAIN ST SUITE 200
SCOTTSDALE, AZ 85251

HAMILTON MARY G
7314 E OSBORN DR
SCOTTSDALE, AZ 85251

ULASZEK KYLE/HILLMER LAUREN
7300 E EARLL DR UNIT 1004
SCOTTSDALE, AZ 85251

YOUNT JENNA
7300 E EARLL DR UNIT 2008
SCOTTSDALE, AZ 85251

RHORTEGA LLC
3126 N CIVIC CENTER PLAZA
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF
3739 CIVIC CENTER PLAZA
SCOTTSDALE, AZ 85251

CITY OF SCOTTSDALE
3939 CIVIC CENTER PLAZA
SCOTTSDALE, AZ 85251

MIKENO 7283 LLC
7121 E RANCHO VISTA DR #7003
SCOTTSDALE, AZ 85251

FGR PROPERTY INVESTMENTS VI L L C
6811 E THOMAS RD
SCOTTSDALE, AZ 85251

HOWARD AND JANET HOM LIVING
TRUST
6803 E MAIN ST UNIT 2206
SCOTTSDALE, AZ 85251-4322

ARIZONA DENTAL ASSOCIATION
3193 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251-6491

WATTERS NATHAN DANIEL
7300 E EARLL DR UNIT 1009
SCOTTSDALE, AZ 85251-7266

CIONI BERNARDO/DOMINGUEZ
MARISELA
7300 E EARLL DR UNIT 1005
SCOTTSDALE, AZ 85251-7266

BARRY J MARKOWITZ AND HELAINE R
MARKOWITZ FAM
7300 E EARLL DR UNIT 2002
SCOTTSDALE, AZ 85251-7267

DE JESUS CAMILLE AGOSTO
7300 E EARLL DR UNIT 2003
SCOTTSDALE, AZ 85251-7267

VOHRA ADIT/RAMEN
7300 E EARLL DR UNIT 3011
SCOTTSDALE, AZ 85251-7268

KANARA KENNETH/JULIE
7300 E EARLL DR UNIT 4001
SCOTTSDALE, AZ 85251-7269

YAKLICH CHRISTOPHER JAMES
18936 N 98TH WAY
SCOTTSDALE, AZ 85255

ASHFORD SCOTTSDALE LP
7500 N DOBSON RD STE 300
SCOTTSDALE, AZ 85256

EJG INVESTMENTS LLC
PO BOX 8449
SCOTTSDALE, AZ 85257

SCOTTSDALE HERITAGE COURT LLC
14020 N NORTHSIGHT BLVD
SCOTTSDALE, AZ 85260

JLVIV LLC
509 S 48TH ST STE 103
TEMPE, AZ 85281

WOOD JACOB J
2233 E SANOQUE CT
GILBERT, AZ 85298

MANN GURVINDER KAUR
CHAHAL/CHAHAL SIMARPREET
28826 N 67TH DR
PEORIA, AZ 85383

GONGOLA ANN C
701 S SAGUARO DR
WICKENBURG, AZ 85390

ARIZONA BANK
120 N STONE
TUCSON, AZ 85701

MEYER FREDERICK E
2461 CALLE SIN CONTROVERSIA
TUCSON, AZ 85718

FLAGSTAFF MOUNTAIN VIEW INC
PO BOX 207
FLAGSTAFF, AZ 86002

IVORY HOSPITALITY LLC
P O BOX 207
FLAGSTAFF, AZ 86002

KENDRICK JERRY WAYNE/JOANNE
CENTER
120 HIGHLAND DR N
SEDONA, AZ 86351

LINTZ SECOND AMENDED AND
RESTATED REVOCABLE T
30 S ACOMA BLVD UNIT 105
LAKE HAVASU CITY, AZ 86403

CORGEOS LLC
10112 SAN BERNARDINO DR NE
ALBUQUERQUE, NM 87122

CASEY HOLDINGS 1 LLC SERIES S
PO BOX 1718
ZEPHYR COVE, NV 89448

LORRAINE HAUSMANN ELLIS FAMILY
TRUST
626 S LAKE AVE
PASADENA, CA 91106

OSAGE LLC
14738 CAMINITO VISTA ESTRELLADO
DEL MAR, CA 92014

WILLMORE FAMILY TRUST/HIXSON
REVOCABLE TRUST
12117 BRANICOLE LN
SAN DIEGO, CA 92129-5002

HAVEN SCOTTSDALE REAL ESTATE LLC
31752 S COAST HWY SUITE 300
LAGUNA BEACH, CA 92651

SCOTTSDALE HIX LLC
4350 VON KARMAN AVE - 400
NEWPORT BEACH, CA 92660

DENNYS REALTY INC
3345 MICHAELSON DR STE 200
IRVINE, CA 92715-0000

VILLA OCOTILLO INVESTMENT GROUP
LLC
PO BOX 7303
BERKELEY, CA 94707-0303

CARCIONE FAMILY PARTNERS LLC
20 S SANTA CRUZ AVE STE 304
LOS GATOS, CA 95030

NANTAIS FAMILY TRUST
PO BOX 86
LIHUE, HI 96766

CHOU BRIAN/FISCHER DAWN
10924 SE LENORE ST
HAPPY VALLEY, OR 97086

KIEMEL LIVING TRUST
1049 GOFF RD
FOREST GROVE, OR 97116

YAPTANGCO ANTHONY J/KARYN
2406 NW WOODROSE DR
PORTLAND, OR 97229

FOUQUETTE J DEAN JR/VALERIE S
1010 W SKYLINE DR
PENDLETON, OR 97801

Scottsdale Trailer Corral HOA
1202 N. Scottsdale Rd Unit # 11
Scottsdale, AZ 85251

Casa Requena HOA
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048

Casa Requena HOA
7474 E. Earll Dr. Unit # 105
Scottsdale, AZ 85251