

Cassidy Welch
City of Mesa - Planning department
20 E Main St #130, Mesa,
AZ, 85201



November 11, 2019

Re: Dignity Health Medical Office Plaza – 2nd DR submission

Cassidy,
Please find below the revised project narrative for the Dignity Health Medical Office Plaza per first DR review comments dated September 25, 2019.

Building Code Information:

The City of Mesa has adopted the 2018 International Code Council (ICC) “family” of codes and the 2017 National Electric Code produced by the National Fire Protection Association.

Adopted Codes (Click on links below to view City of Mesa Amendments):

2018 International Building Code (IBC)
2018 International Existing Building Code (IEBC)
2018 International Residential Code (IRC)
2018 International Energy Conservation Code (IECC)
2018 International Fire Code (IFC)
2018 International Fuel Gas Code (IFGC)
2018 International Mechanical Code (IMC)
2018 International Plumbing Code (IPC)
2018 International Swimming Pool and Spa Code (ISPSC)
2017 National Electrical Code (NEC)

Type of Construction – IBC 2018 Table 504.3, 504.4 and 506.2 :

Type VB with Automatic Sprinkler System Business (Group B - Professional Services):

Allowable area = 27,000, Allowable stories = 3, Allowable height = 60'-0"

Roof elevation = 30'-0" (parapets vary)

Area of each proposed building:

Single 2 story, 40,800 GSF

1st floor – 20,400 GSF

2nd floor – 20,400 GSF

Estimated occupant load per Table 1004.5:
40,800 GSF / 150SFPP Gross = 272 (total)

Fire separation distance from building to property lines and other buildings or structures on the site IBC 2018 table 602:

NA – Single building exceeding 30'-0" to all property lines

ADA accessible route to public way:

Accessible route provided to Ellsworth Road as shown on site plan

Total parking and number of ADA accessible spaces provided:

See parking calculations on site plan and location and fire separation distance of parking canopies

Zoning

Subject site is currently zoned Planned Employment Park (PEP) and Limited Commercial (LC) with a Planned Area Development (PAD) overlay.

Sub areas include:

- Mixed Use Community district of the Gateway Strategic Development Plan
- Airfield Overlay Area 3 (AOA 3) - Proximity to Phoenix-Mesa Gateway Airport
- Elliot Road Technology Corridor

The proposed development is eligible for the opt-in process for the Elliot Road Technology Corridor which will change zoning on the site to Light Industrial (LI-PAD). Ownership is currently working with the Economic Development regarding the Opt-in process.

General Project Narrative:

Dignity Health Medical Office Building (MOB) is a 2 story, 42,092 GSF sf medical office building providing complementary healthcare services to the adjacent hospital to the south and the local community.

The project is located on approximate 4.5-acre "Flag" site, north of the recently completed Dignity Health Arizona General Hospital in Mesa, Arizona on Elliot Road, west of Ellsworth.

Future campus like development to the east, north and west of the site including an approximate one-acre parcel to the south for potential future hospital development is anticipated but not known at this time. The building is generally oriented on an east-west axis, creating favorable solar orientation and a visual relationship with the hospital.

The design palette of the Dignity Health Office Plaza generally matches the existing Dignity Health Arizona General Hospital, south of the proposed project. The unique vocabulary of medical office building and that of the hospital responds to the desert environment and exists within the appropriate forms and materials reflecting its primary function as a healthcare facility.

As this project is part of a future hospital campus, the building will use some common materials and colors to further reinforce the relationships within the total complex. The MOB will be consistent in design concepts with those on the existing Hospital. For example, glazing, decorative canopies, honed masonry block, tilt up concrete and EIFS systems walls. Color ranges and locations or lightness/darkness should be consistent in application between the Hospital Campus. Accent materials and colors create opportunities for compatibility and relationships within the overall complex.

It is assumed that the overall site development continues east and north of the proposed MOB for future expansions and other buildings within the Hospital campus. Future pedestrian and vehicular connectivity to the adjacent sites and hospital have been considered for the development of this site and project.

Likewise, opportunities exist within the campus to allow further individuality of architectural expression within these other facilities that could include daycare, oncology, and the ambulatory surgical center. All these buildings would have their own unique programs, different than the medical office building, and should express their identity accordingly.

Consistent use of site elements used at and on the existing hospital such as landscape palette, light fixtures, drive entry treatments and screen wall design provide unification in the design and help establish the desired connection that expresses the overall strength and level of service to the community.

This project is currently zoned as Planned Employment Park (PEP) and Limited Commercial (LC) with a Planned Area Development (PAD) overlay. Sub areas include,

Mixed Use Community district of the Gateway Strategic Development Plan, Airfield Overlay Area 3 (AOA 3) and the Elliot Road Technology Corridor. The proposed development is eligible for the opt-in process for the

Elliot Road Technology Corridor which will change zoning on the site to Light Industrial (LI-PAD). Ownership is currently working with the Economic Development regarding the Opt-in process.

Given the complexity of zoning and proximity to Phoenix-Mesa Gateway Airport, it is important to ensure that the project is addressing important design factors in each subzone and the General Plan.

General Plan

"The General Plan character area designation for this property is Mixed Use Activity / Employment. The goal is to help these districts be strong and viable centers of commercial and employment activity in high quality settings."

The proposed MOB is supporting the existing Dignity Health Arizona General Hospital with supplemental medical services which, like fire and police stations are a critical infrastructural element to a Mixed-Use Activity / Employment zone. Zones that could include largescale retail, commercial components including shopping areas such as malls, lifestyle centers, employment opportunities and significant residential components.

Mixed Use Community district of the Gateway Strategic Development Plan

"Mixed Use Community district of the Gateway Strategic Development Plan states that the most intense development patterns are expected in urban cores at Ellsworth and Elliot Roads and Ellsworth and Ray Roads. This district is envisioned to be the area that solidifies the goal to balance land uses and provide sustainability through the creation of a live/work/play community. It will contain the widest variety of land uses within the planning area, with ultimate development including low- to high-density residential, commercial, employment, civic, and recreational uses to provide a complete community experience."

In support of the strategic plan for the intersection of Elliot and Ellsworth Roads, the existing Dignity Health Arizona General Hospital is expanding its medical services with the proposed supporting MOB, of high quality campus like fashion with unique and attractive public spaces, and building and site design that supports pedestrian orientation and future development.

Airfield Overlay Area 3 (AOA 3)

MOB addition within the Airport Overflight Area Three (AOA 3) is an allowed use. Noise attenuation measures shall be incorporated into the design and construction of the building where people work or are otherwise received to achieve an outdoor-to-indoor noise level reduction (NLR). MZO Section 11-19-5.D.

Elliot Road Technology Corridor

“Elliot Road Technology Corridor emphasizes development of technology related employment uses, limits retail uses to those that are compatible with and complimentary to the establishment and development of this corridor. The development standards for this area follow the MZO sections 11-7-3 and 11-7.3.A. and supplemental requirements to create a campus/business park appearance. Buildings will feature creative applications of materials, colors and textures. The general design theme for the Elliot Road Technology Corridor is contemporary throughout the development. The design of each building within the overall development will be complementary to create a harmonious blend of styles. This will be accomplished with compatible materials and colors while creating a strong individual design identity consistent with each building's individual use and purpose.”

Desirable architectural design elements

Building modulation, indentations and architectural details;

Building entry accentuation; building entrances shall be emphasized through the use of special building materials, architectural design and enhanced landscaping.

BDG – The primary public entrance has been made a focal point to the overall south elevation using several methods. Chiefly, the full-height entry glazing has been recessed both at grade level and on the floor above differentiating it from the rest of the elevation. A shade canopy is also incorporated over the entry doors.

Four-sided architecture, although backs of buildings with no public visibility may reduce the amount of detailing.

BDG – Building is internal to the overall campus and does not front a public way. The building is generally oriented on an east-west axis, creating favorable solar orientation and a visual relationship with the hospital. Similar detailing has been provided about all sides of the building.

Building facades may be used to promote the corporate image on large wall expanses or for non-administrative buildings on the most critical building sides.

BDG – No exception taken, see rendering

□ Windows and glazing areas should include a variety of shapes, insets, shading devices, accent mullions, or other treatments that complement the overall building design.
BDG – Window shapes vary as shown on renderings and building elevations including two-story high storefront systems at entries. The glass areas have been recessed 8" back from the face of the building walls to provide depth, shade and shadow. Accent color and reveals enhance most of the windows.

Building Massing

The visual impact of a building depends not only on its size, but also on the relationship between its length, width and height. In addition, such features as prominent entries, windows, color and material are factors in the visual impression of a building.

Building wall articulation will be required on the buildings with appropriate details and elements to help create pedestrian scale and a sense of quality. Horizontal banding will likewise be used to foster this pedestrian scale. Additionally, building masses will provide edges to pedestrian spaces and shading for adjacent pedestrian activities.
BDG – Along the south elevation, the balance of each end coincides with the function of the interior. This attention to function inherently provides richness to the massing arrangement. The more public or east end boasts a more transparent approach with more glass, a drop-ff canopy and a sleek cornice at the skyline. The wing wall at the east end provides an extension of these forms and a backdrop further separating the more public functions from the private. The west end of the building provides a calmer massing and the skyline is broken up and set apart from the east. Repetitive texture is added as well by use of reveals at the parapet.

Building massing within 300 feet of the north property line should be reviewed for impact on the residential development to the north and adjusted as appropriate to not overwhelm these properties or provide an unattractive appearance.

BDG – NA

Reduction in the impact of large building mass may be achieved by using a combination of the following techniques:

- Variation in the rooflines and form;
- Use of ground level arcades and covered areas;
- Use of protected and recessed entries;
- Use of vertical elements on or in front of expansive blank walls;
- Use of pronounced wall plane offsets and projections;
- Use of focal points and vertical accents;
- Inclusion of windows on elevations facing streets and pedestrian areas; and
- Retaining a clear distinction between roof, body and base of a building.

BDG – Provided in original submission. Based on the relatively small size of this project in comparison to the hospital, variation on wall plan offsets is appropriate. There are significant wall plane changes particularly along the south and east facades. In addition, the brick adds an additional layer of depth. The wing wall on the east façade provides another deep plane change that adds interest along the building's mass.

Roofs

Any pitched roof structures should be covered with "pre-finished" metal roofing or pre-cast

"color thru" flat concrete tile. Flat roofs shall be an earth toned non-reflective material. Variations in rooflines, parapets and/or other significant roof or canopy forms shall be used to reduce the scale of commercial and industrial-flex buildings. Roof size, shape, material, color, and slope should be coordinated with the scale and theme of the building. Parapets for concealing flat roofs shall feature three-dimensional cornice treatments (where appropriate) or other similar details that enhance the building architecture. Where not used in conjunction with other roof elements, parapets should vary in height.

BDG – Roof will be a flat roof system with parapets extending past the roof line to conceal rooftop mounted equipment. Rooflines have been varied. Different heights and projections have been used such that the skyline is broken up. The concrete walls along the building have varied heights. The main cornice projects out over the entrance and is lower than the adjacent walls.

Elevations/Walls

Particular attention to detail shall be given to all sides of buildings so that the main architectural theme/style is articulated on all sides. Materials shall be carried from the main elevation throughout the entire design of the building. Representative images are attached to indicate a general level of quality and design for this corridor. These images do not relieve applicants of meeting any of the requirements of this PAD or other applicable ordinances or codes.

BDG – This has been addressed elsewhere in the narrative and drawings/renderings.

Entrances

All buildings shall have clearly defined customer entrance(s) incorporating elements such as:

- Recesses/projections
- Entrance framed by outdoor pedestrian features or enhanced landscaping
- Architectural details such as tile work and moldings integrated into

the building structure to frame the entryway

- Arcades
- Raised parapets
- Peaked roof forms
- Arches
- Canopies or porticos
- Overhangs

BDG – The primary public entrance has been made a focal point to the overall south elevation using several methods. Chiefly, the full-height entry glazing has been recessed both at grade level and on the floor above differentiating it from the rest of the elevation. A shade canopy is also incorporated over the entry doors.

All exterior wall materials and design shall be approved through the Design Review Process.

Approved Exterior Wall Material:

- Common clay brick,
- Granite,
- Marble,
- Other natural stone,
- Concrete Masonry Units (provided that surfaces are integrally colored, painted, stained or have attractive exposed aggregate which must be approved as to color and texture and shall have architectural relief),
- Architectural metal,
- Stucco or Plaster (synthetic systems simulating stucco or plaster are permitted) provided that finishes must be smooth, sand, or ceramic tile
- Concrete may be allowed provided that the building is highlighted with architectural features that create a corporate image.

Color Palette

All exterior walls shall be painted, stained, or integrally colored in neutral desert earth tones. Accent colors found in the native desert palette are encouraged to provide design interest and diversity. All colors and combinations of colors, as well as color scheme for each elevation, must be reviewed and approved through the Design Review process prior to construction.

Prohibited Materials and Colors

Materials and Colors Not Permitted:

- Wood (except for very limited amounts of trim)
- Exposed plain concrete block
- Corrugated metal
- Pre-engineered metal sided buildings
- Roofing: Barrel "Spanish" tile and asphalt shingles and internally illuminated fabric awnings.

BDG – Materials of multiple textures have been used to provide visual interest. The sleek finish of the painted concrete walls with accented areas of brick provide a textural balance. The addition of a reflective EIFS cornice that will emulate a natural aluminum finish provides a transitional profile capping the building at the skyline.

Sustainable Practices

As a development, both holistically and in its various parts, the latest in sustainable practices should be taken into account when applying these Architectural Design Standards. Each development shall endeavor to incorporate such respective sustainable elements as to enhance the experience while considering the environment. While certification is not required, consultation with the requirements for certification choices (i.e.; LEED, Green Globes, Energy Star, etc.) is highly encouraged. Design practices to be considered include, but are not limited to;

- Reduction of heat island effect through alternate paving and roofing materials
- Solar orientation design basis
- Low water use plant materials outlined in the landscape guidelines
- Energy conserving HVAC and Power provisions
- Water efficiency
- Recycling (during and post construction)
- Renewable energy means (Solar, wind, etc.)
- Alternative Transportation methods
- Clean air provisions

BDG – Sustainable aspects of this project will include items such as highly reflective roof membranes to reduce heat island effect and indigenous plant species with drip irrigation systems to conserve water and further reduce heat island effect. The most prevalent sustainable material on this project is the use of tilt panel concrete. Concrete mix design can consist of recycled material, sand and gravel are mined "locally", exterior wall systems are fabricated on site and the walls are 100% recyclable as crushed material for future construction thus reducing the carbon footprint of this building greatly.

Landscaping Design Standards

These landscape guidelines are intended to provide the framework for the development of the overall landscape character for the Elliot Road Technology Corridor. The guidelines shall include all areas of the site including edge treatments, gateways, vehicular circulation routes, pedestrian plazas, pedestrian promenades, open spaces and parking areas. The objective of these guidelines is to unify the overall project and create a sense of place, establish view corridors, develop focus areas, reinforce circulation routes and project a sense of community to the area.

Edge Treatments

The perimeter of the site shall incorporate the use of flowering desert shrubs and groundcovers along with small areas of turf. The edge treatments shall incorporate landscaping that will provide a sense of identity and be sensitive to species selection that is compatible with the environmental conditions of the area. Drought tolerant shade trees, architecturally themed perimeter screen walls and landscape mounds and contours shall be incorporated along all site edges.

Gateways and Major Site Entrances

The gateway entries into the site shall be clearly identified as project entry points with the use of enhanced landscape materials. These shall include increased plant massing, themed plant species as well as architecturally themed monument signage and site walls.

Hardscape

A mixture of different hardscape and paving materials shall be integrated into the site to emphasize key focus areas. These areas may include major vehicular entrances, pedestrian crossings, pedestrian plazas and promenades. Architecturally themed signage, screen walls and decorative elements shall be selected to integrate with the overall character of the development.

BDG – Please refer to landscape drawings for information regarding compliance

Other Landscape Discussion Points?

3. Demonstrate compliance with Section 11-33-5 "Foundation Base" and show dimensions on the site plan.

- a. A 15-foot-wide foundation base shall be provided along exterior walls with public entrances.
- b. An additional foundation base shall be provided at the entrance to create an entry plaza area. The area shall have a minimum width and depth of 20 feet and a minimum area of 900 square feet.
- c. A 10-foot-wide foundation base shall be provided along exterior walls without a public

entrance.

BDG – No exception taken, refer to site and landscape plans

4. Refer to Figure 11-33-4.B.5 in the MZO. Spaces between the parking canopies and landscape islands should be provided to allow growth within the landscape islands.

BDG – No exception taken, refer to site and landscape plans

6. Parking canopies shall be separated by at least a 24-foot-wide landscape island as depicted in Figure 11-33-4.B.6. MZO 11-33-4.B.6

BDG – No exception taken, refer to site and landscape plans

8. Per the ERTC Landscaping Design Standards, a mixture of different hardscape and paving materials shall be integrated into the site. These areas may include major vehicular entrances, pedestrian crossings, pedestrian plazas and promenades.

BDG – No exception taken, refer to site and landscape plans

Streetscape and Vehicular Circulation

The internal driveway and/or roadway network shall be developed to have a consistent look. Areas that will have a heavier pedestrian traffic component shall be treated to be more formalized in design and have a more lush appearance to provide oasis zones for the users. These spaces will include appropriate trees, turf, colorful plant material, and areas for seating along the roadways. Other streetscape treatments that will primarily be used for vehicular circulation routes shall have a more subdued appearance with the omission. These zones will have a themed street tree and a structured landscape appearance, but will also integrate informal landscape areas similar to the site edge treatments. Roadway intersections shall have an upgraded landscape treatment.

Open Space

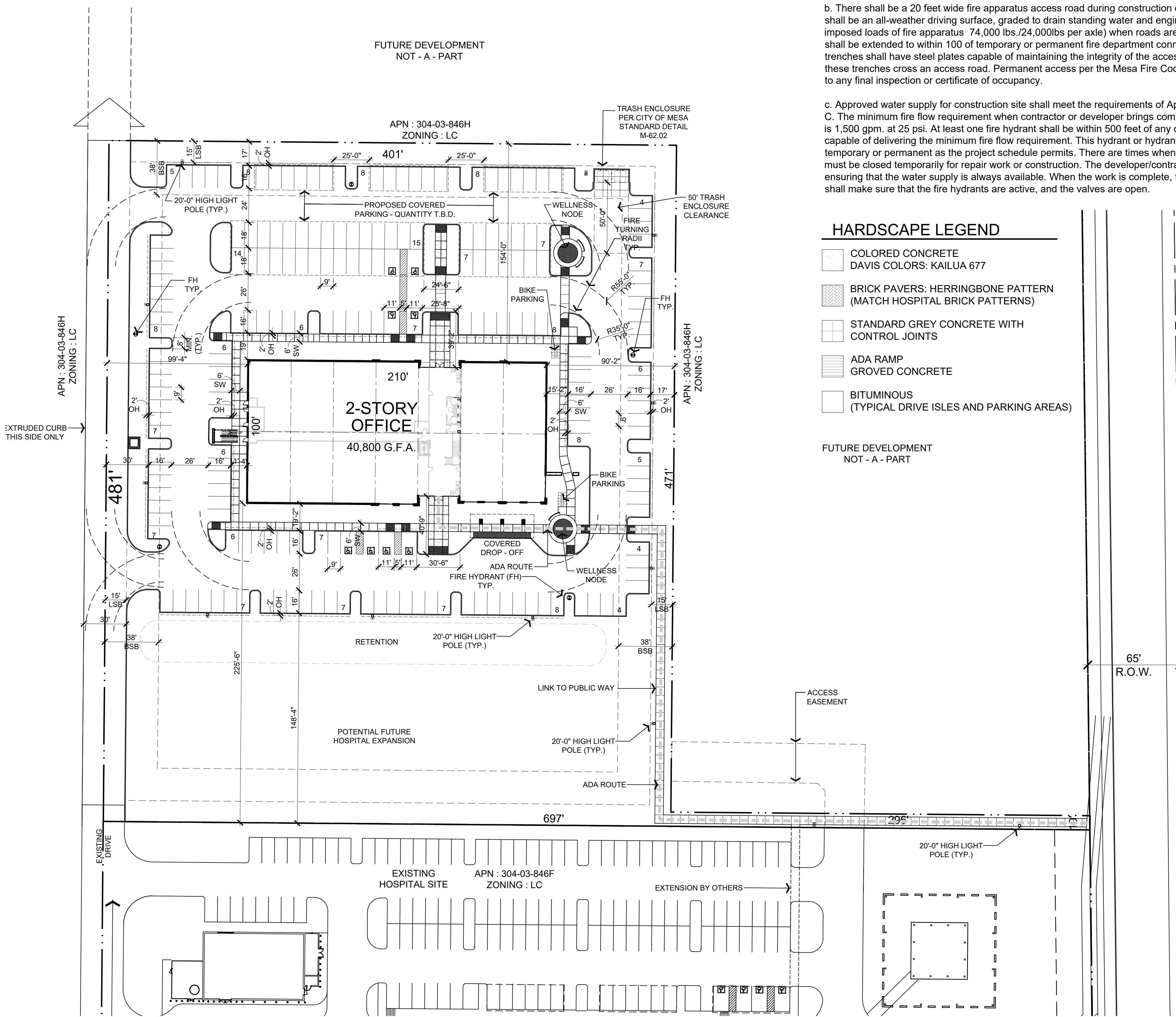
The use of open space on the site will primarily buffer adjacent land uses, create pedestrian circulation routes, and allow for storm water retention areas. These areas will provide a common aesthetic and may include amenity spaces for pedestrians.

Southwest Plant Palette

The plant palette shall be water conscious will include species that promote sensitivity to the environment. The palette shall relate and compliment the surrounding areas with similar species and layout. The majority of all plant material will be low water use and drought tolerant.

BDG – Building is not located on a street or public way. Pedestrian access points have been identified to the existing hospital to the south and potential future paths to the east and north as campus develops. Parking areas and west drive

isle will follow the pre-approved design concepts for the hospital regarding materials, site fixtures and lighting



a. Compliance is required with all provisions and requirements of IBC Chapter 33, Safeguards During Construction, and; IFC Chapter 33 and NFPA 241, Fire Safety During Construction and Demolition.

b. There shall be a 20 feet wide fire apparatus access road during construction or demolition. This road shall be an all-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus 74,000 lbs./24,000lbs per axle when roads are wet. The access road shall be extended to within 100 of temporary or permanent fire department connections. All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road. Permanent access per the Mesa Fire Code shall be in place prior to any final inspection or certificate of occupancy.

c. Approved water supply for construction site shall meet the requirements of Appendix Chapters B and C. The minimum fire flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm. at 25 psi. At least one fire hydrant shall be within 500 feet of any combustible material and capable of delivering the minimum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits. There are times when hydrants and valves must be closed temporarily for repair work or construction. The developer/contractor is responsible for ensuring that the water supply is always available. When the work is complete, the developer/contractor shall make sure that the fire hydrants are active, and the valves are open.

- ### HARDSCAPE LEGEND
- COLORED CONCRETE
DAVIS COLORS: KAILUA 677
 - BRICK PAVERS: HERRINGBONE PATTERN
(MATCH HOSPITAL BRICK PATTERNS)
 - STANDARD GREY CONCRETE WITH
CONTROL JOINTS
 - ADA RAMP
GROVED CONCRETE
 - BITUMINOUS
(TYPICAL DRIVE ISLES AND PARKING AREAS)

FUTURE DEVELOPMENT
NOT - A - PART

ELLSWORTH ROAD

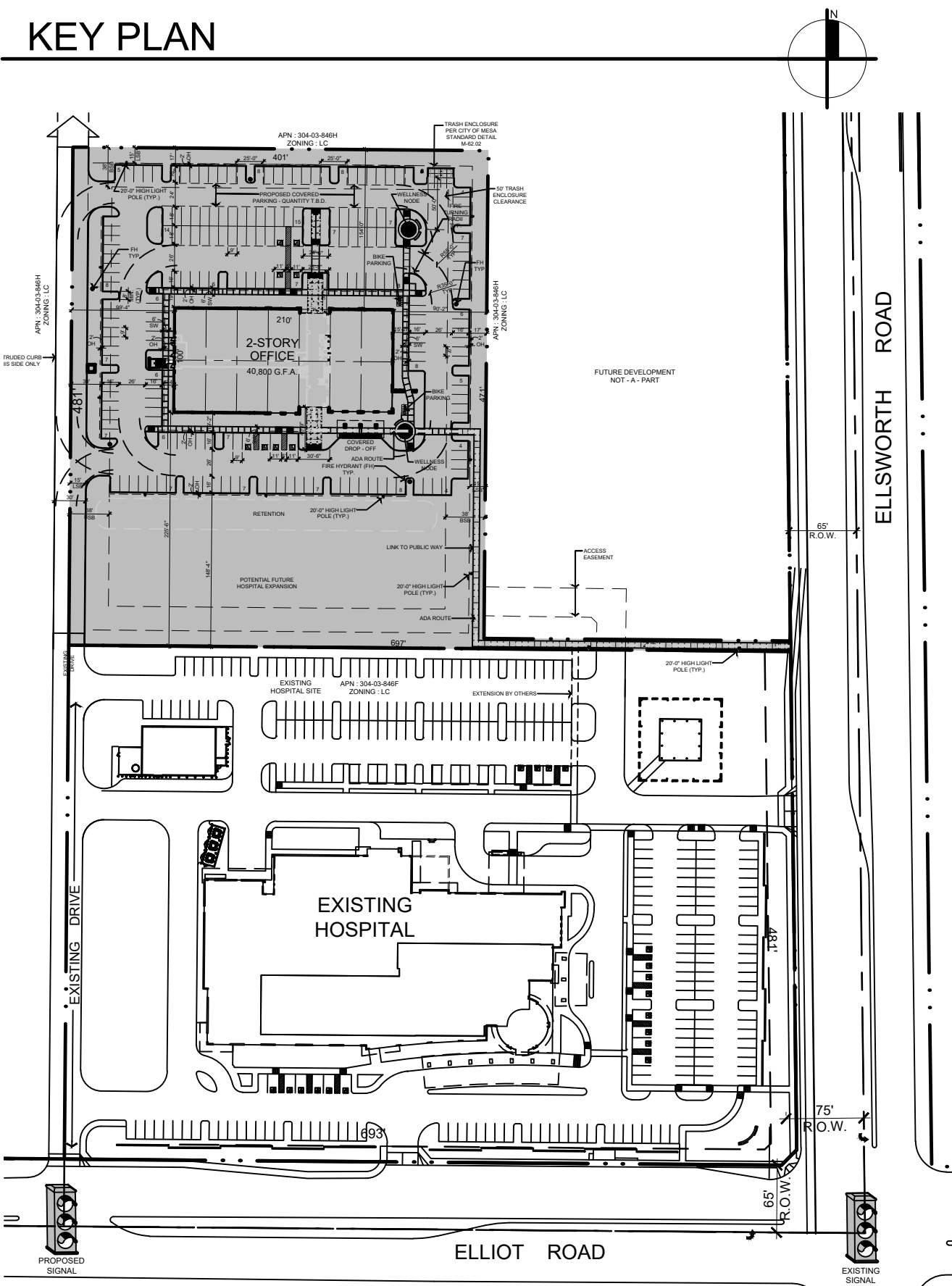
Existing Zoning:	PEP-LC
APN#:	304-03-846G
Gross Site Area:	196,492 S.F. (4.51 AC.)
Net Site Area:	195,843 S.F. (4.50 AC.)
Building Area:	(20,400 Gross Floor Area (G.F.A.) per floor) 40,800 G.F.A.
Coverage (Based on gross area of first floor - 21,046 GSF):	10.7%
Proposed Building Height:	36 feet
Parking Required (Medical Office - 1: 200 SF) :	204 Spaces
Parking Provided:	206 Spaces
ADA Parking Required:	7 Spaces
ADA Parking Provided:	8 Spaces
Bike Parking Required:	20 Spaces
Bike Parking Provided:	20 Spaces

Code Information (IBC 2018)
Construction Type (Table 504.3, 504.4, 506.2): VB - Automatic Sprinkler System
Allowable area = 27,000 S.F.
Allowable stories = 3
Allowable height = 60'

Occupancy Load (Table 1004.5): 40,800 G.S.F. / 150 S.F. PP Gross = 272
Fire Separation (Table 602): N/A - Single building exceeding 30' to all property lines

PROJECT TEAM

Developer Plaza Companies 9401 W. Thunderbird Rd., Ste 200 Peoria, Arizona 85381 Contact: Jon Stelzer Ph: (623) 972-1184 Email: jon.stelzer@thelazaco.com	Architect Butler Design Group 5017 E. Washington St. Ste 107 Phoenix, Arizona 85034 Contact: Corey Wilkes Ph: (602) 957-1800 Email: KWilkes@butlerdesigngroup.com
Landscape Architect Laskin & Associates, Inc. 67 E. Weldon Ave., Ste 230 Phoenix, Arizona 85012 Contact: Hans Stoll Ph: (602) 840-7771 Email: hans@laskindesign.com	Civil Engineer Kimley-Horn and Associates, Inc. 7740 N. 16th St. Ste 300 Phoenix, Arizona 85020 Contact: Sterling Margetts Ph: (480) 207-2680 Email: Sterling.Margetts@kimley-horn.com



PARCEL NO. 1:
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE, MARKING THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH AN A.D.O.T. BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 89 DEGREES 39 MINUTES 44 SECONDS WEST, A DISTANCE OF 3656.38 FEET;

THENCE NORTH 00 DEGREES 51 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 561.40 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 44 SECONDS WEST, A DISTANCE OF 65.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ELLSWORTH ROAD, ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89 DEGREES 39 MINUTES 44 SECONDS WEST, ALONG THE NORTH LINE OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 2016-0090505, AND DEPICTED AS "PARCEL NO. 2" IN BOOK 1264, PAGE 9, RECORDS OF MARICOPA COUNTY, A DISTANCE OF 697.22 FEET TO THE NORTHWEST CORNER OF SAID "PARCEL NO. 2";

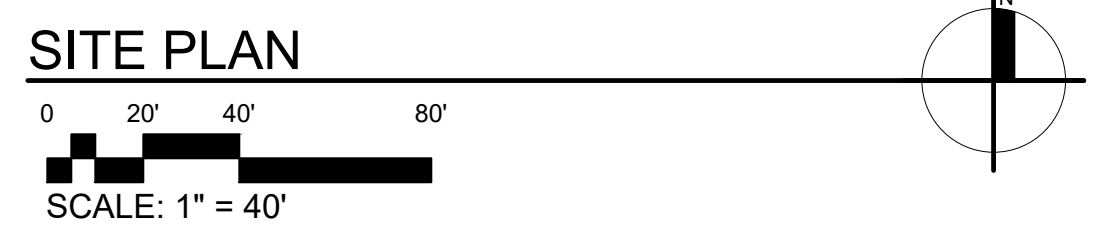
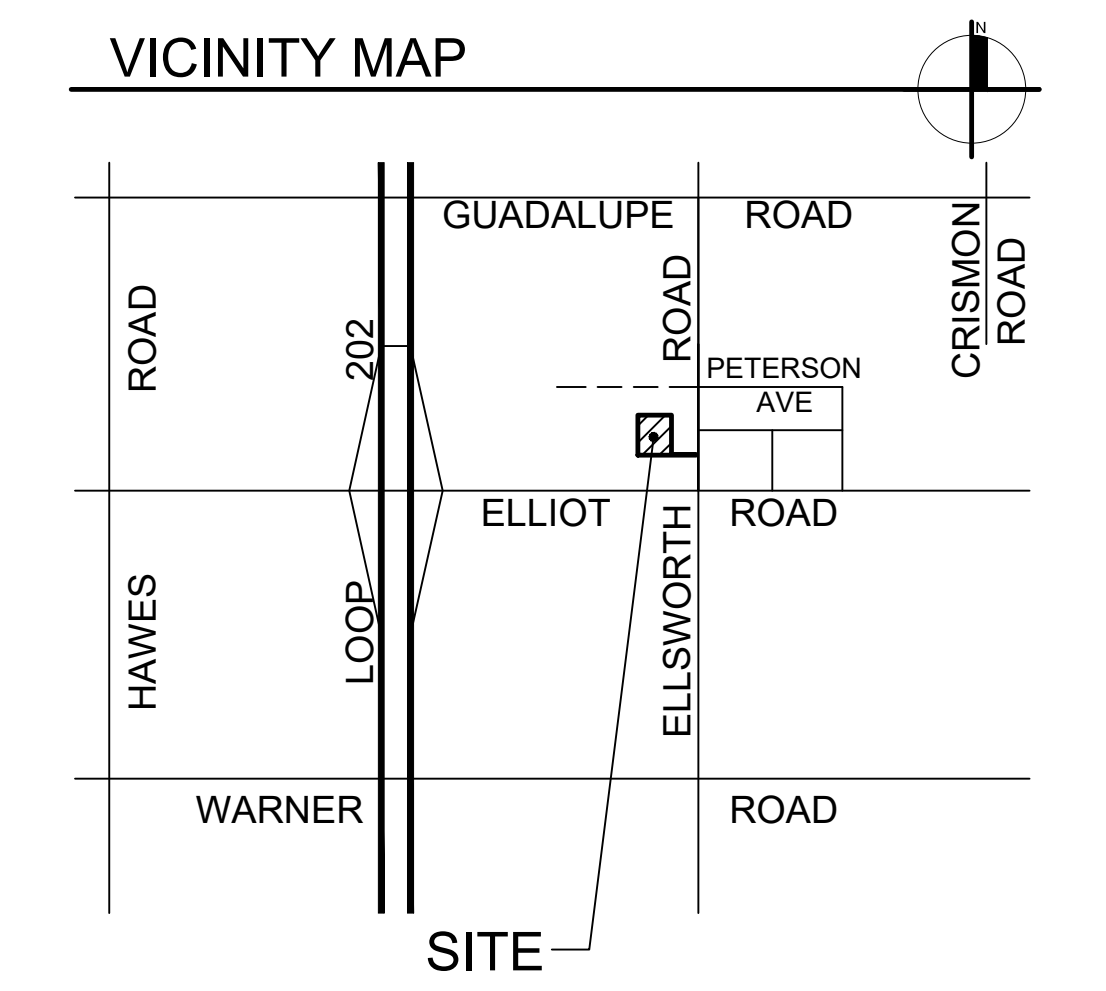
THENCE NORTH 00 DEGREES 20 MINUTES 16 SECONDS EAST, A DISTANCE OF 481.00 FEET;

THENCE SOUTH 89 DEGREES 39 MINUTES 44 SECONDS EAST, A DISTANCE OF 401.00 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 16 SECONDS WEST, A DISTANCE OF 471.00 FEET;

THENCE SOUTH 89 DEGREES 39 MINUTES 44 SECONDS EAST, A DISTANCE OF 296.01 FEET;

THENCE SOUTH 00 DEGREES 51 MINUTES 48 SECONDS EAST, A DISTANCE OF 10.00 FEET TO **THE POINT OF BEGINNING**.



11-05-19
17023-ST05 - DR 2019-11-05



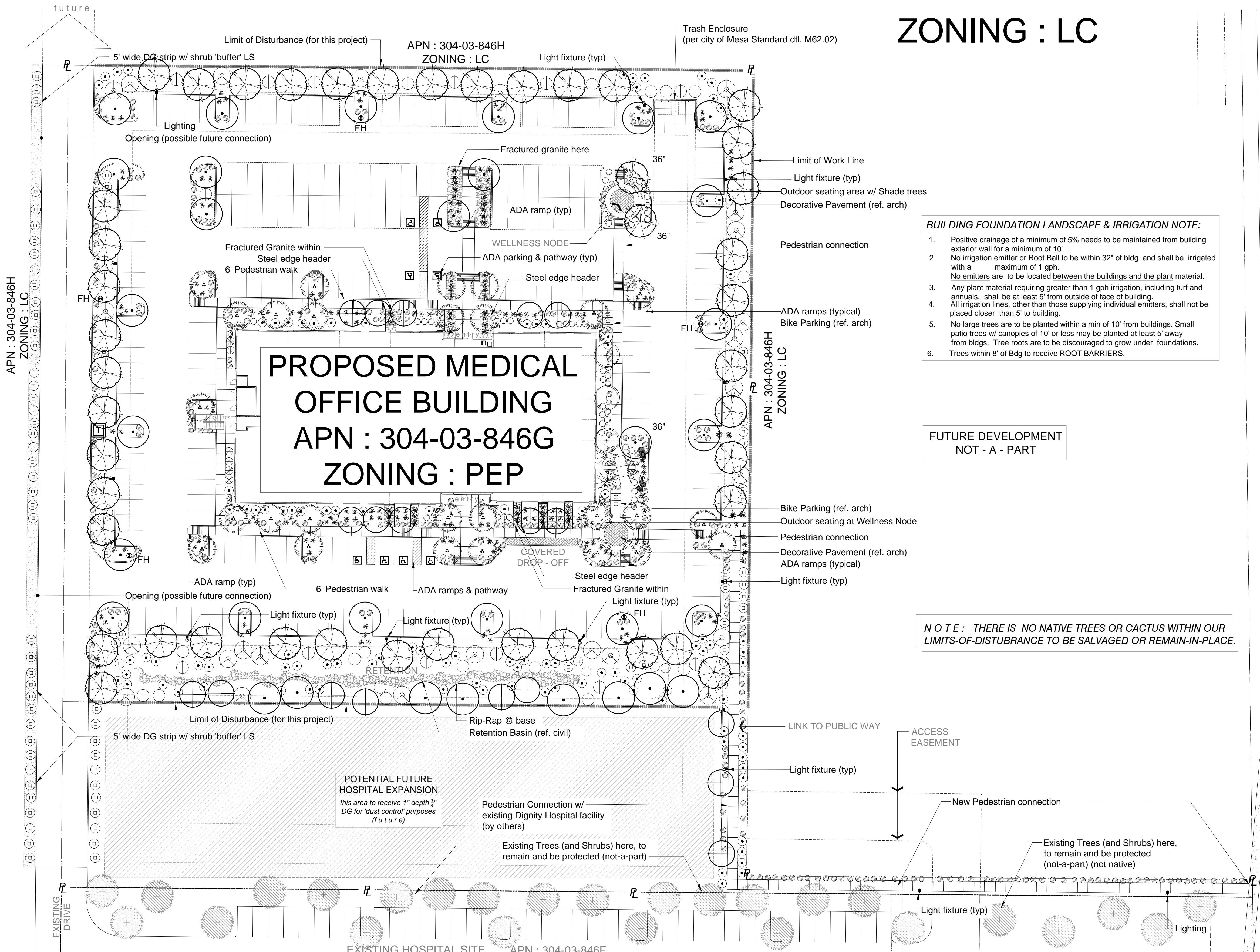
Medical Office
Dignity HealthTM
Ellsworth Road & Elliot Road
Mesa, Arizona



Butler Design Group, Inc
architects & planners

A1

ZONING : LC



BUILDING FOUNDATION LANDSCAPE & IRRIGATION NOTE:

- Positive drainage of a minimum of 5% needs to be maintained from building exterior wall for a minimum of 10'.
- No irrigation emitter or Root Ball to be within 32' of bldg. and shall be irrigated with a maximum of 1 gph. No emitters are to be located between the buildings and the plant material.
- Any plant material requiring greater than 1 gph irrigation, including turf and annuals, shall be at least 5' from outside of face of building. All irrigation lines, other than those supplying individual emitters, shall not be placed closer than 5' to building.
- No large trees are to be planted within a min of 10' from buildings. Small patio trees w/ canopies of 10' or less may be planted at least 5' away from bldgs. Tree roots are to be discouraged to grow under foundations. Trees within 8' of Bdg to receive ROOT BARRIERS.

FUTURE DEVELOPMENT NOT - A - PART

NOTE : THERE IS NO NATIVE TREES OR CACTUS WITHIN OUR LIMITS-OF-DISTURBANCE TO BE SALVAGED OR REMAIN-IN-PLACE.

PROJECT DATA

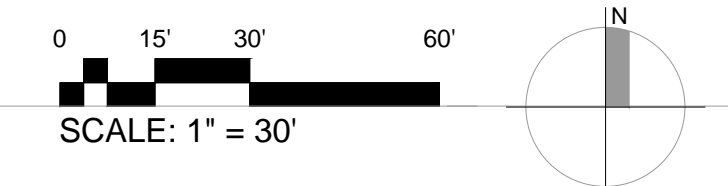
Zoning:	PEP
APN#:	304-03-846G
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Coverage (Based on ground floor only - 21,046 GSF):	10.7%
Proposed Building Height:	36 feet
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Parking Provided:	206 Spaces
ADA Parking Required:	7 Spaces
ADA Parking Provided:	8 Spaces
Parking Ratio:	4.9 / 1,000 R.S.F.
Bike Parking Required:	20 Spaces
Bike Parking Provided:	20 Spaces

LANDSCAPE DATA -

Gross Site Area:	196,492 S.F. (4.51 AC.)
Building Area:	42,092 S.F.
Landscape on-site Area:	42,127 S.F.
TOTAL Landscape Area:	42,127 S.F.

Preliminary Landscape Plan



LANDSCAPE LEGEND ALL TREES TO MEET OR EXCEED A.N.A. SPECS

During bid it shall be the responsibility of the Contractor to determine required quantities of plants, as no compensation will be made for error in plant quantities. If plant counts occur on plant legend, it is for the convenience of the contractor only. Verify plant counts with plan. In case of discrepancy, plan shall govern.

TREES	SIZE
Prosopis glandulosa (var. torreyana) Honey Mesquite	24" box UON, matching 36" box matching
Parkinsonia hybrid 'Desert Museum' Desert Museum Blue Palo Verde	36" box standard low breaking
Ulmus parvifolia Chinese Elm (upright form, matching)	24" box UON, standard 36" box
Caesalpinia mexicana (tree form) Yellow Mexican bird-of-paradise	36" box
Chilopsis Linearis Desert Willow	24" box, matching
Fouquieria splendens Ocotillo	8' - 8 cane min.
Existing Tree to remain and be protected	selectively trim to 7' canopy

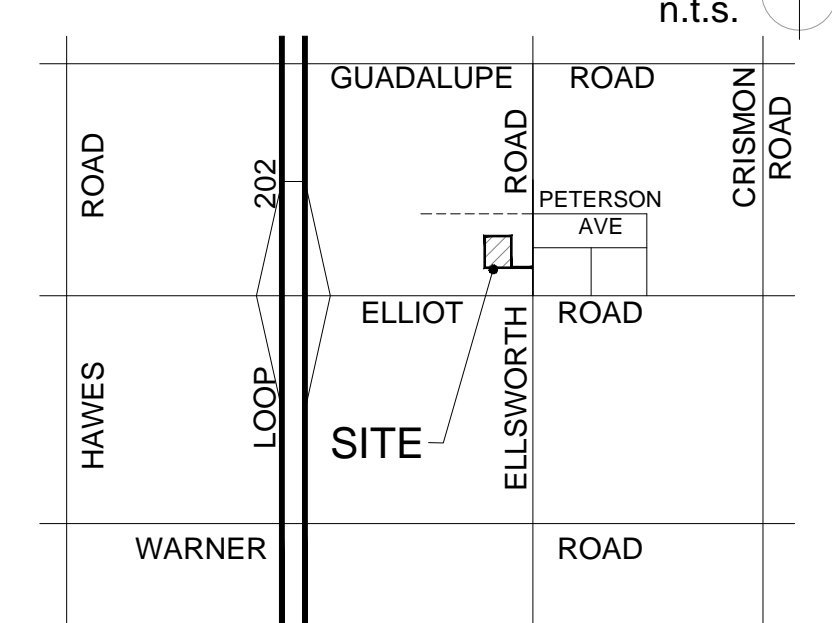
SHRUBS	SIZE
Muhlenbergia rigens Deer grass	5 gal.
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.
Simmondsia chinensis Jojoba	5 gal.
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.
Eremophila maculata 'Valentine' Valentine Bush	5 gal.
Dasyliiron quadrangulatum Toothless Desert Spoon	5 gal.
Agave Murpheyi Murphey Agave	5 gal.
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	15 gal.
Caesalpinia gilliesii Yellow Bird Of Paradise	5 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.
Dodonaea viscosa Hopbush	5 gal.
Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 gal

INERT MATERIAL	SIZE
Mulch - DESERT TAN (3/4" minus) 2" min thickness in all L.S. areas (submit sample to LA for approval) By Custom Landscape Materials	
'Dust Control' area (future / potential) to receive 1/2" minus dusting 1" depth DG to match - Desert Tan	
Fractured Granite rip-rap (match DG color) (4" to 6") install at down-spouts, roof drains & drainage outlets	
3/16" thick x 6" high STEEL EDGE HEADER (to enclose Fractured Granite Rip-rap @ entries, per plan)	
Surface Select Granite Boulders 3'x3'x3" minimum size (boulders to be minimum 1 ton in weight) bury a min. 1/3	

PRELIMINARY LANDSCAPE PLAN NOTES:

- The entire site will be maintained in accordance with City of Mesa standards.
- All trees will be 24" box or larger.
- an automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.
- Decomposed granite, 2" minimum thickness, to be placed in all landscape areas not designated for rip-rap
- All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.
- Structures and landscaping within a Sight Visibility triangle or Sight Visibility line will not exceed 24" inches.
- Final landscape plans to meet or exceed minimum City standards.
- Quantities are for submittal purposes only.
- All trees shall comply with the latest amended edition of the 'Arizona Nursery Association recommended tree specifications.
- Location of all trees in SVT to be surveyed and staked by contractor, locations to be approved by City transportation department prior to install. all trees within SVT to be of a species that when fully mature will have a trunk diameter of under 12".
- At time of completion, all trees in svl. to be prune to 8' measured from top of curb to bottom of canopy, and 14' ht.as measured from highest point of adjacent pavement.
- All trees located within SVT to be 36" box + Standard Trunk.

VICINITY MAP



11/11/2019 17023-ST04

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PL-01

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Ellsworth Road & Elliot Road
Mesa, Arizona

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 East Weldon Ave
Suite 230
Phoenix, Arizona 85012
p (602) 840-7771
f (602) 840-8021
www.LASKINDSIGN.COM

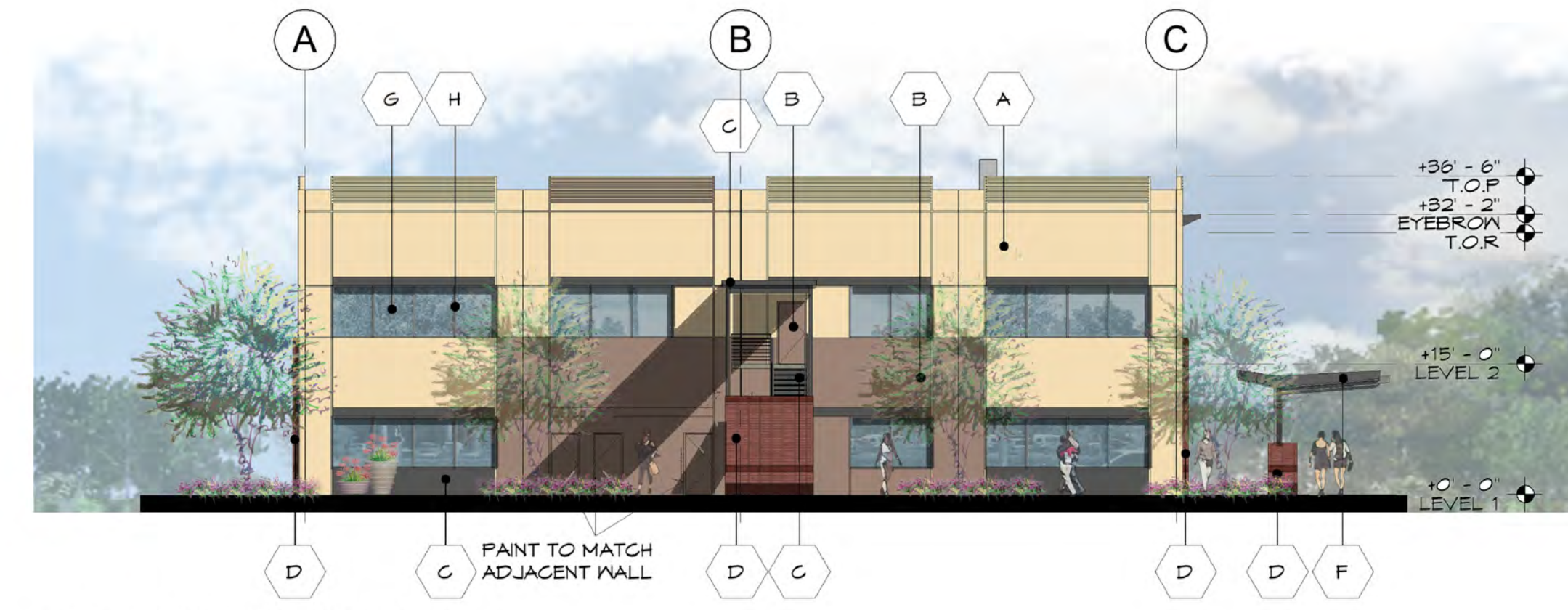
PLAZA
COMPANIES



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



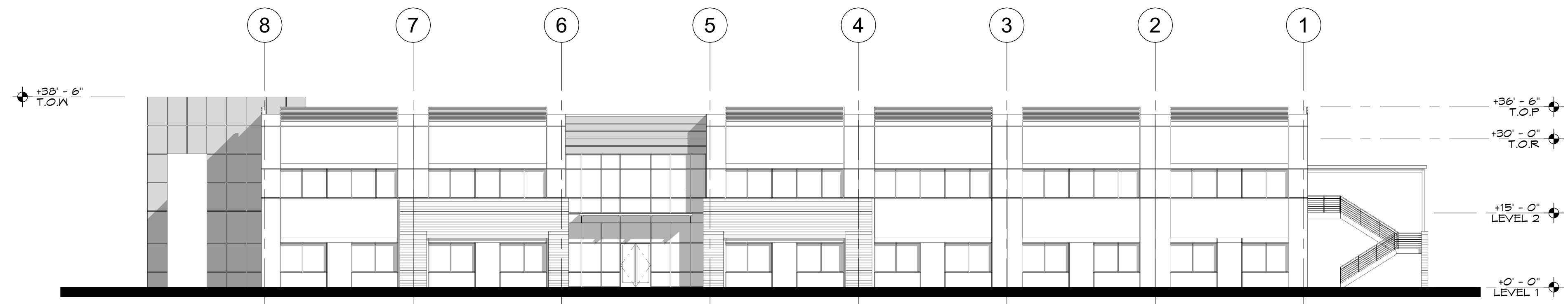
4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



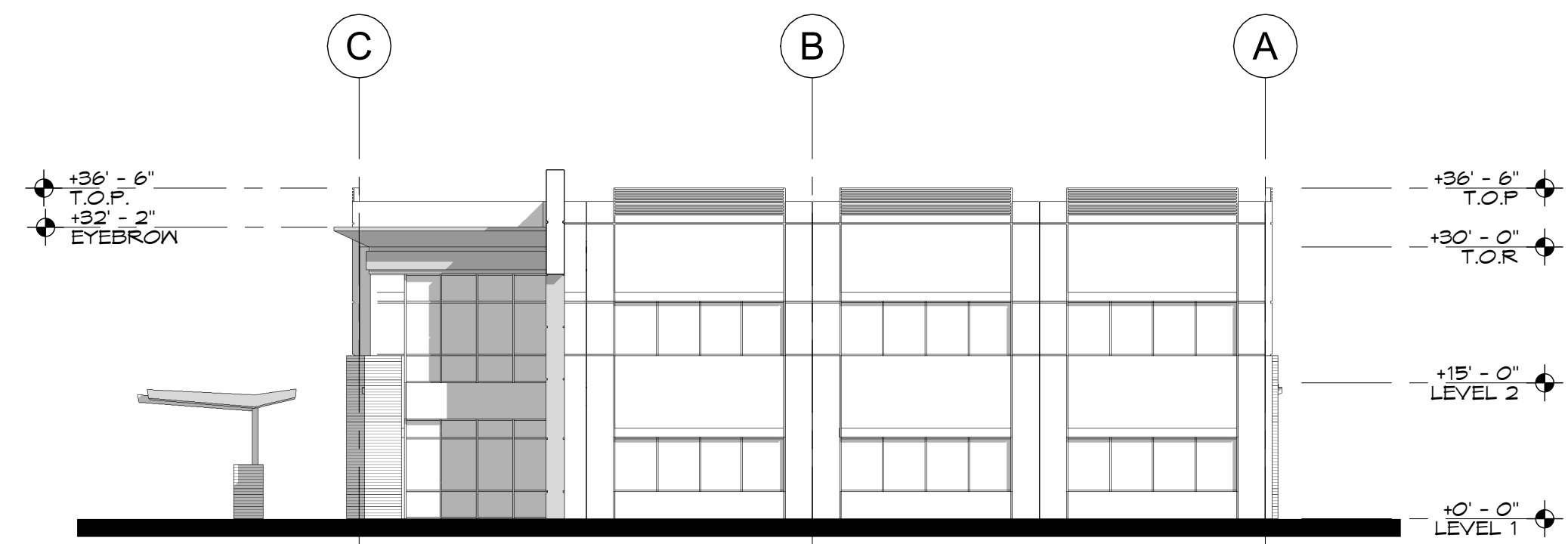
5 EXISTING TRASH ENCLOSURE
SCALE: MATCHING EXISTING

SYMBOL	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURE	COMMENTS
A	TILTED CONCRETE	CREAMY APRICOT	DE 5202	DUNN EDWARDS	
B	TILTED CONCRETE	WOOD LAKE	DE 6075	DUNN EDWARDS	
C	TILTED CONCRETE	WEATHERED BROWN	DEG 756	DUNN EDWARDS	
D	12" UTILITY, ENGINEER	CHARLESTONE		SILOUX CHY BRICK	
E	0" UTILITY, ENGINEER	BIG HORN		SILOUX CHY BRICK	
F	ALUMINUM COMPOSIT PANEL	SILVER		OMEGA PANEL	
G	1" INSULATED GLAZING	CLEAR GLAZING	SOLARBAN 70	PPG / VRACON	GLASS
H	ALUMINUM STOREFRONT SYSTEM		CLEAR ANODIZED ALUMINIUM	TBD	
J	EFIS	255-Tin Man	REFLECTIT	DRIVEIT	
K	STEEL HANDRAIL	WEATHERED BROWN	DEG 756	DUNN EDWARDS	

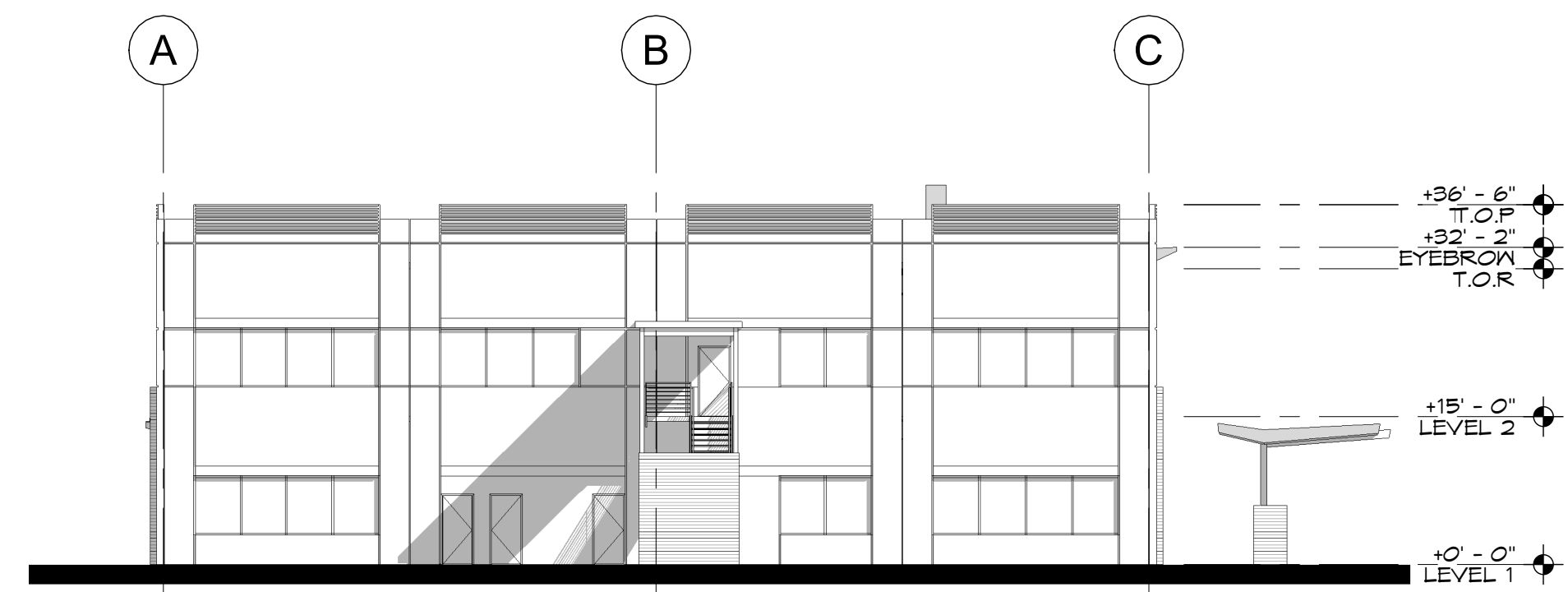
11-04-19
17023



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



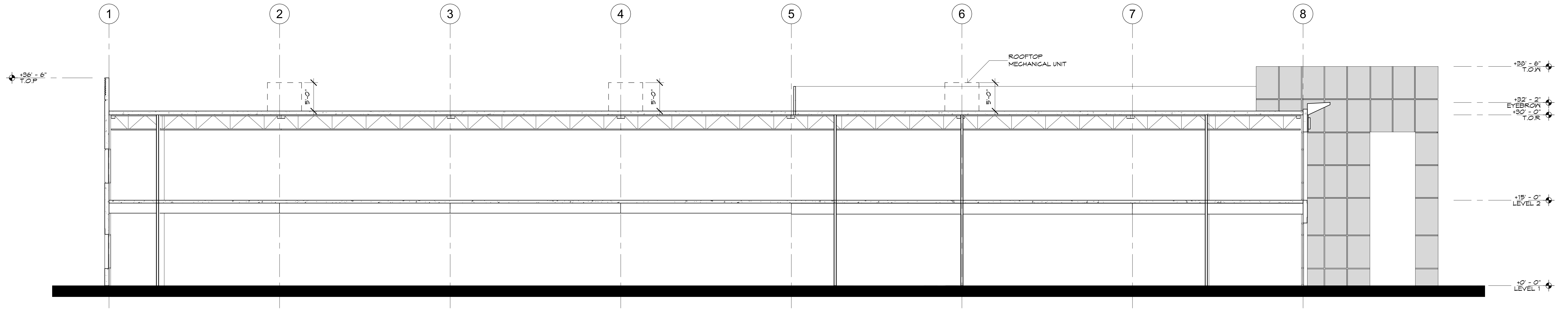
2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



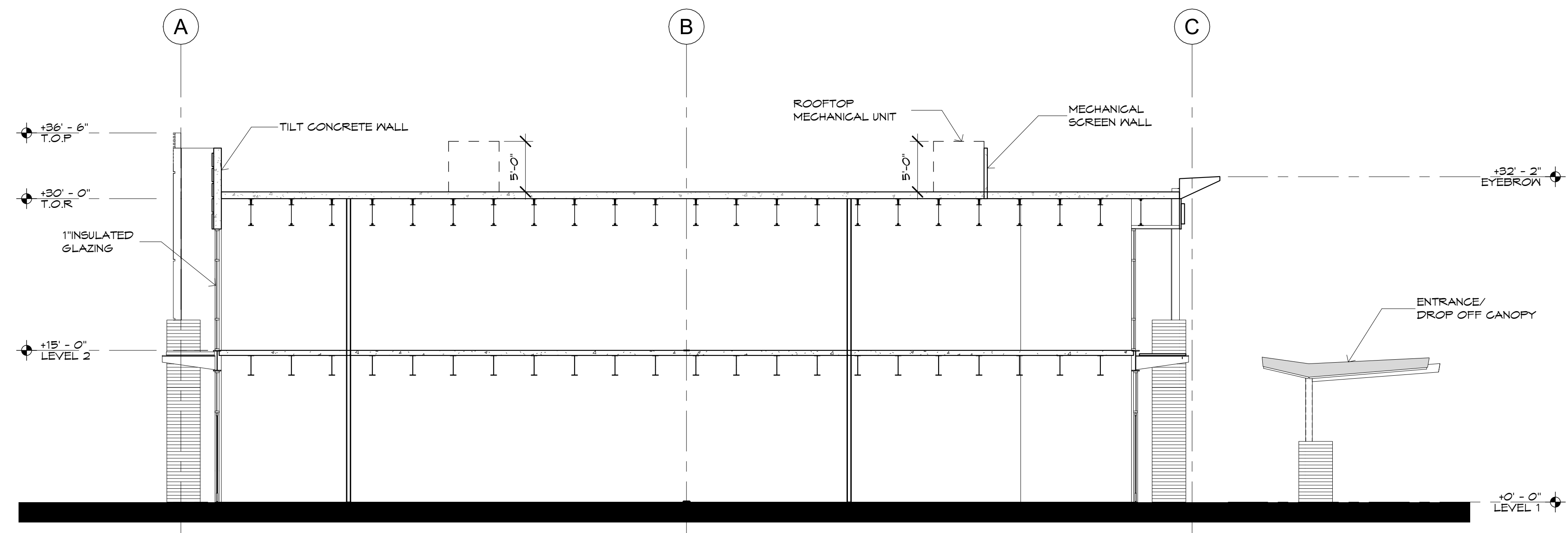
3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



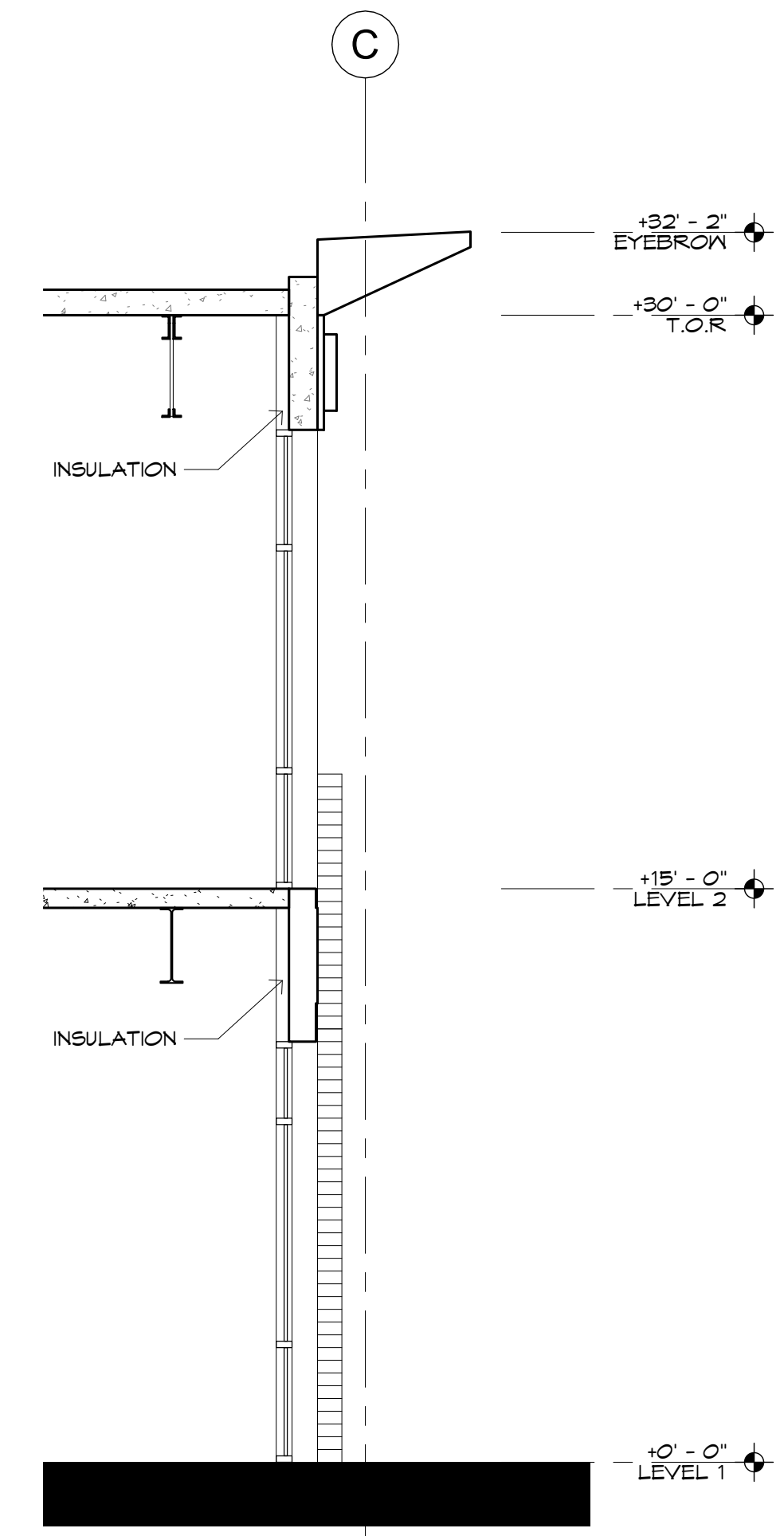
4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 EW SECTION
SCALE: 1/8" = 1'-0"

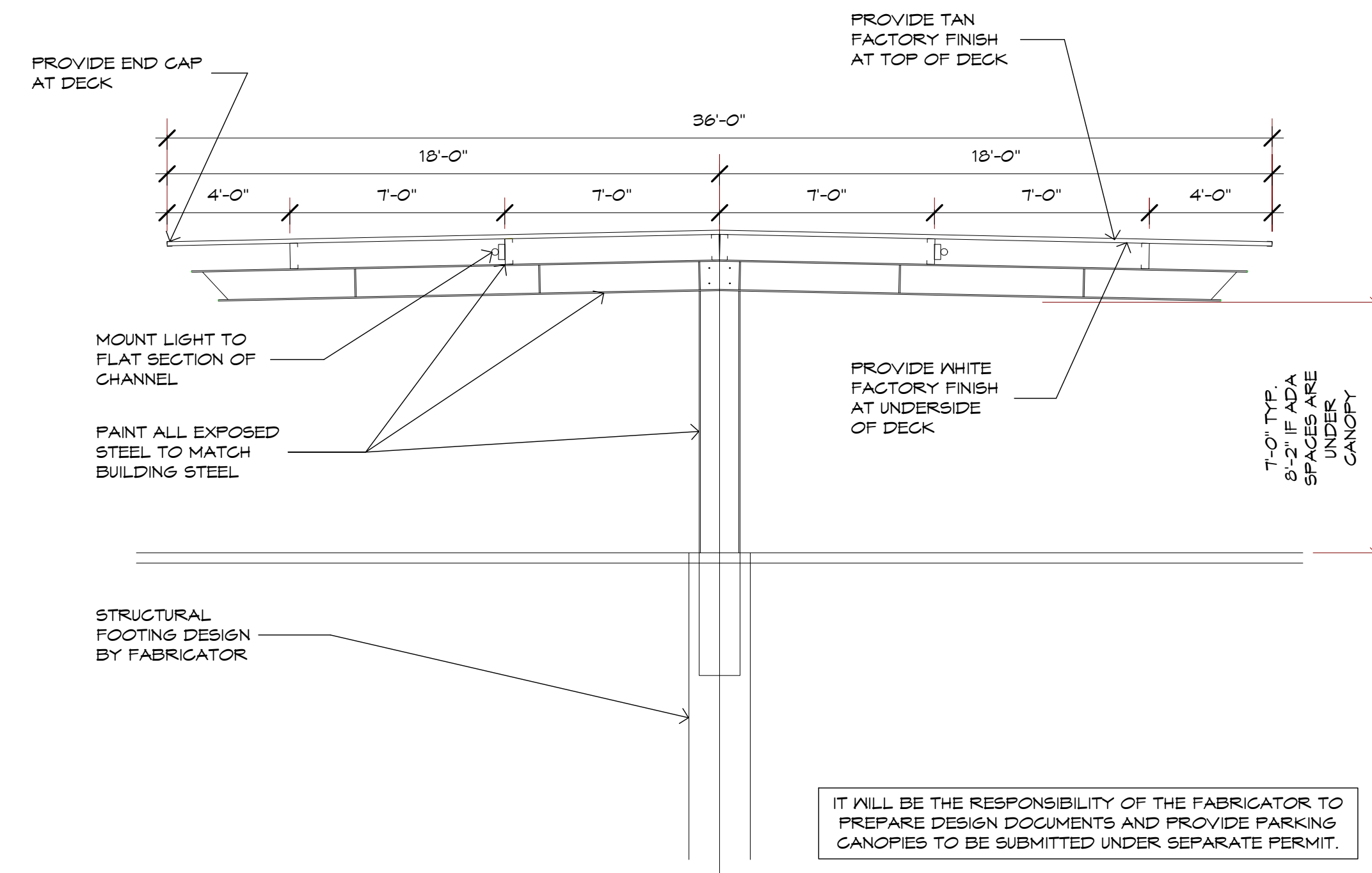


2 NS SECTION
SCALE: 1/8" = 1'-0"

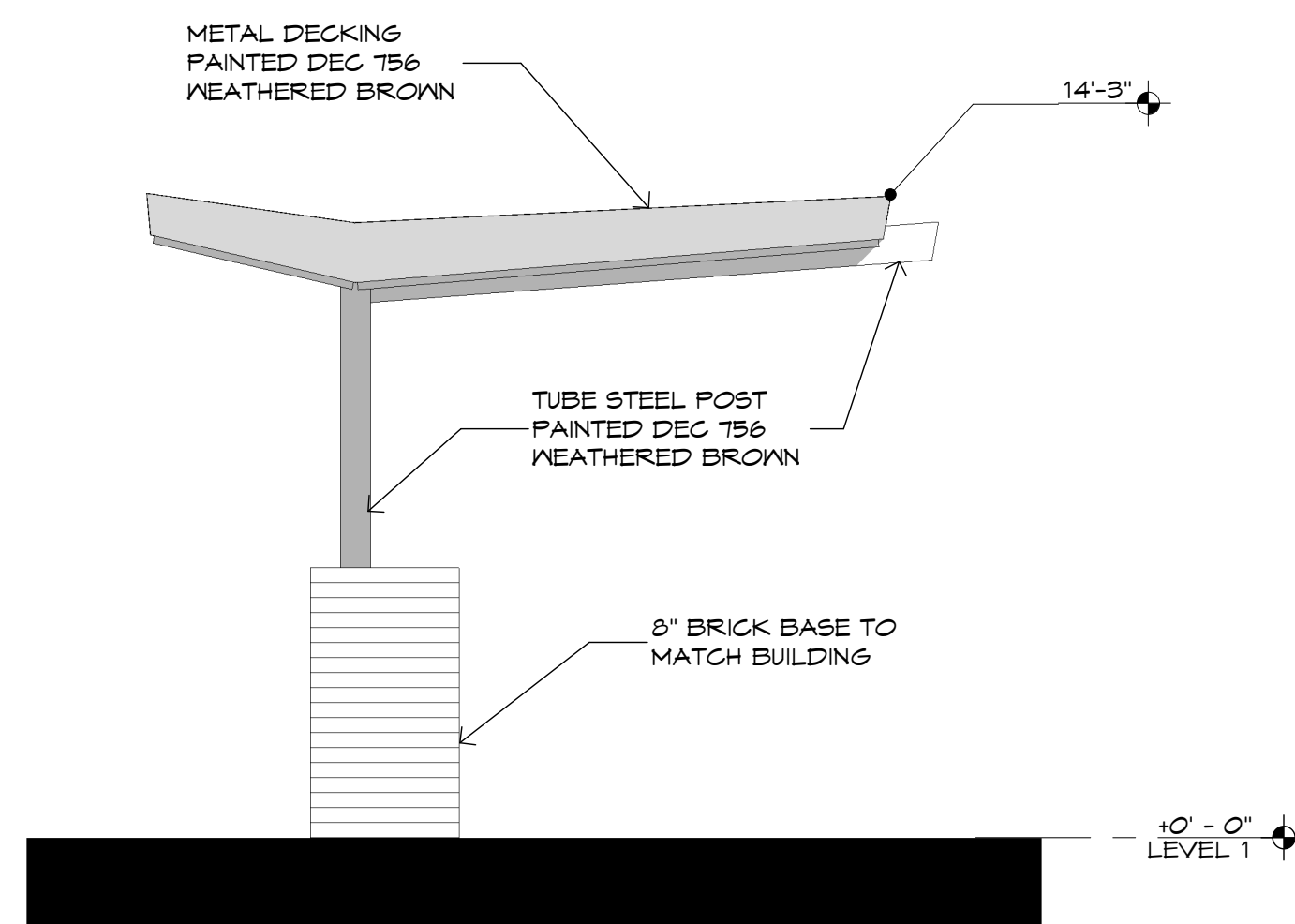


3 WALL SECTION
SCALE: 1/4" = 1'-0"

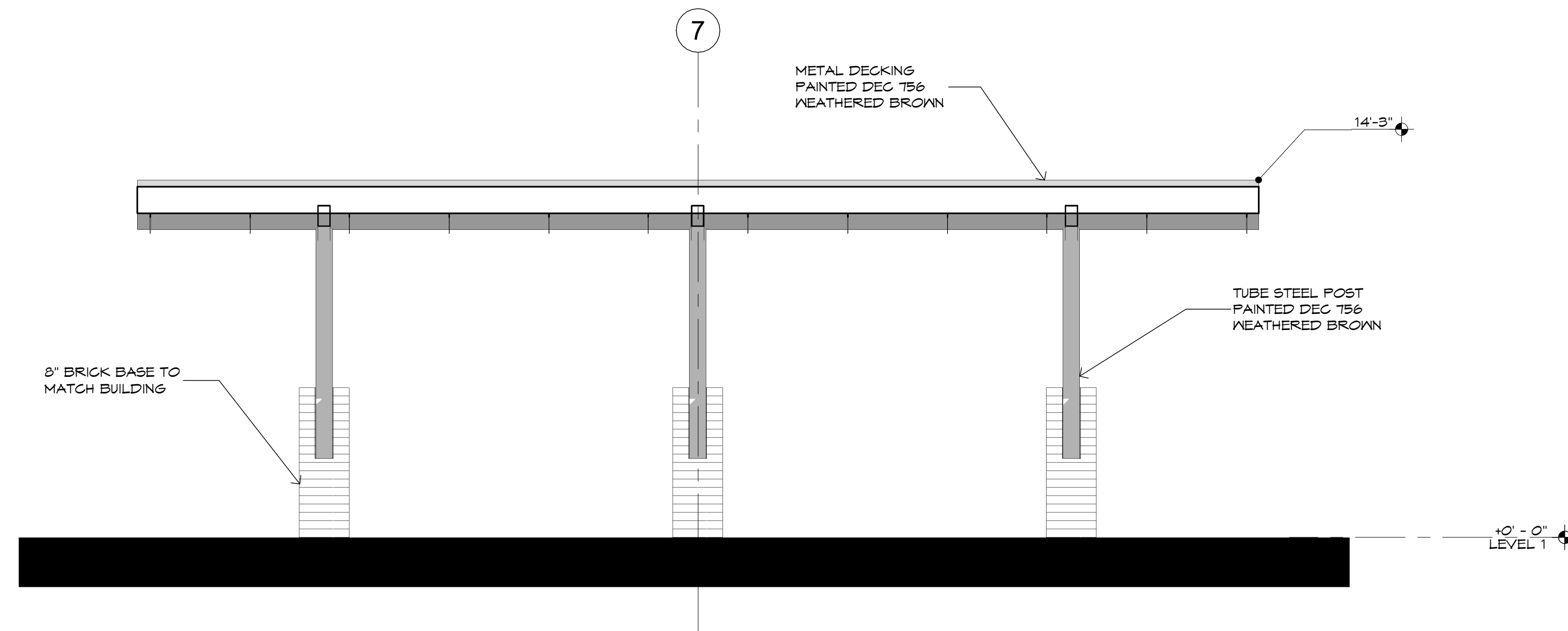
09/16/19
17023



1 PARKING CANOPY DETAIL
SCALE: 1/4" = 1'-0"



2 CANOPY WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 CANOPY SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PAINT COLOR PALETTE by Dunn Edwards



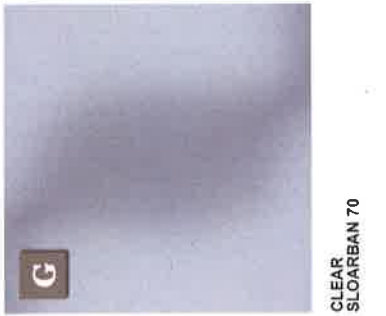
A
CREAMY APRICOT
DE 5282



B
WOOD LAKE
DE 6075



C
WEATHERED BROWN
DEC 756

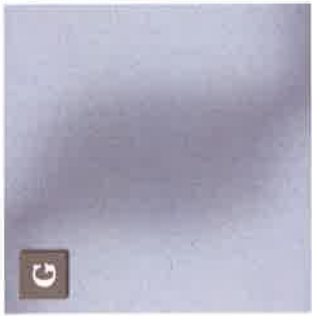


G
CLEAR SLOARBAN 70

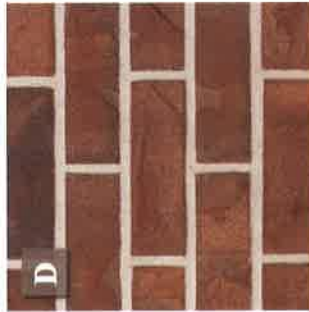


H
CLEAR ANODIZED ALUMINUM

INSULATED GLAZING by PPG or Viracon



BRICK by Sloux Chy Brick



D
12" UTILITY, ENGINEER
CHARLESTONE WELLINGTON



E
8" UTILITY, ENGINEER
BIG HORN



F
OMEGA-LITE
BRIGHT SILVER

ALUMINUM COMPOSITE PANEL by Laminators



J
265-TIN MAN
REFLECTIT

EFIS by Driveit

COLORS AND MATERIALS



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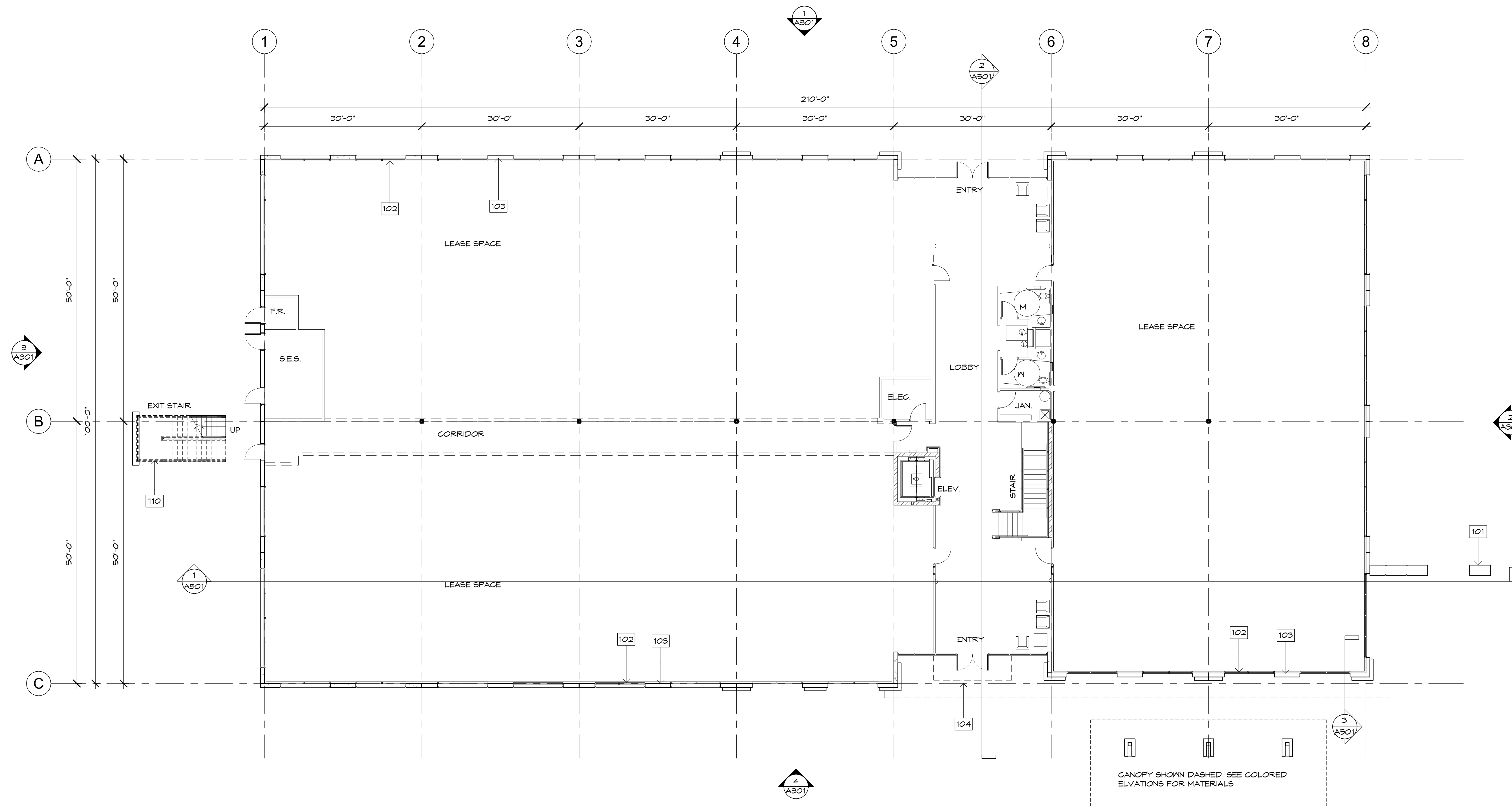
09/16/19
17023



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KEYNOTES

- 101 PAINTED TILT CONCRETE PANEL WITH REVEALS
- 102 CLEAR, ANODIZED ALUMINUM STOREFRONT SYSTEMS W/ SEMI-REFLECTIVE, LOW E, GREY/BLUE GLAZING - TYP.
- 103 CONCRETE TILT PANEL - PAINTED - TYP.
- 104 EIFS SHADE BROWN OVER METAL FRAME WITH ROOF MEMBRANE
- 110 STEEL STAIR - PAINTED
- 113 WELLNESS NODE - TEXTURED COLORED CONCRETE OUTER BAND W/ SAND SET PAVERS @ INTERIOR CIRCLE - TYP.
- 114 CAST IN PLACE CONCRETE BENCH SEATING.



1 FIRST FLOOR PLAN S.F. = 21,046 S.F.
 SCALE: 3/32" = 1'-0" R.S.P. = 20,341 S.F.



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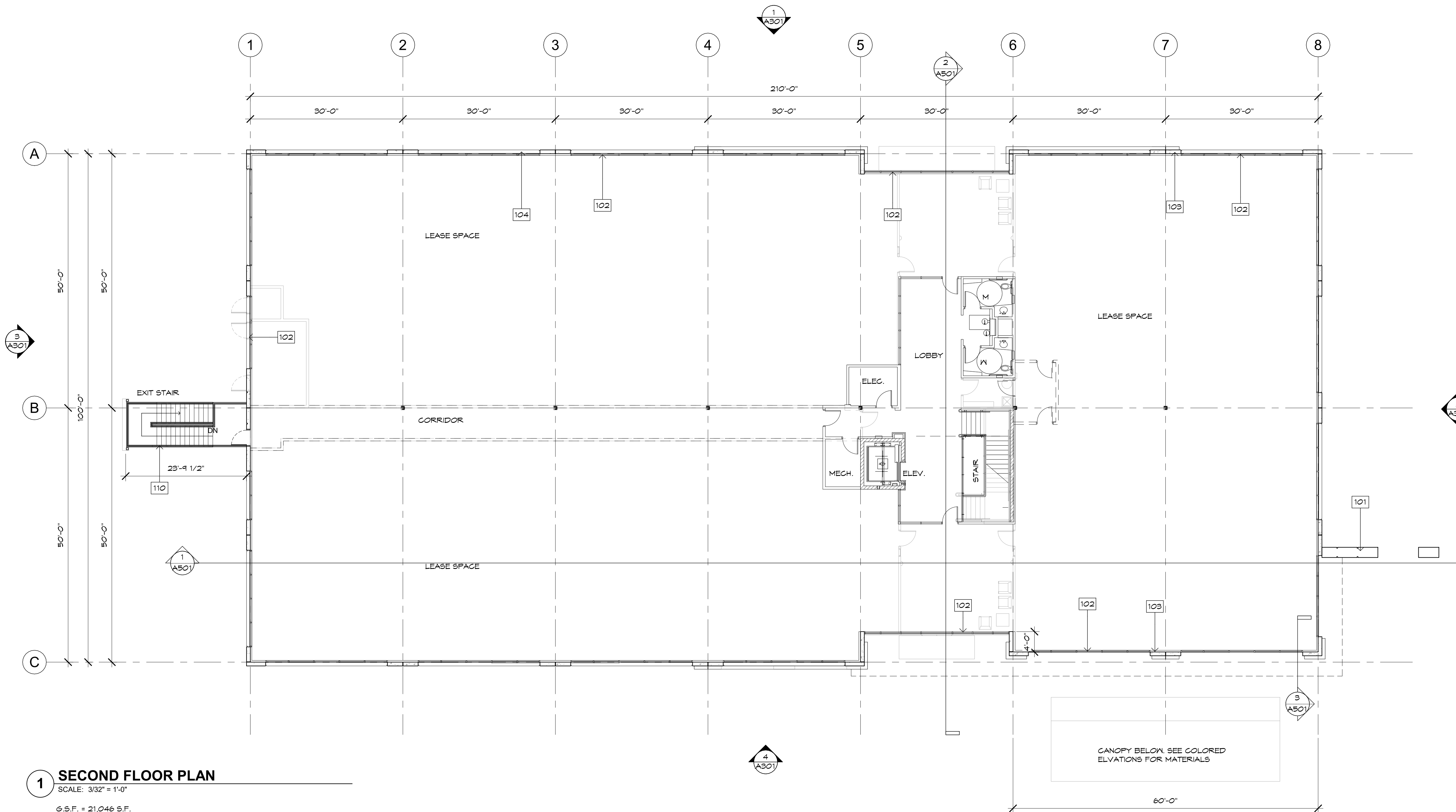


09/16/19
 17023

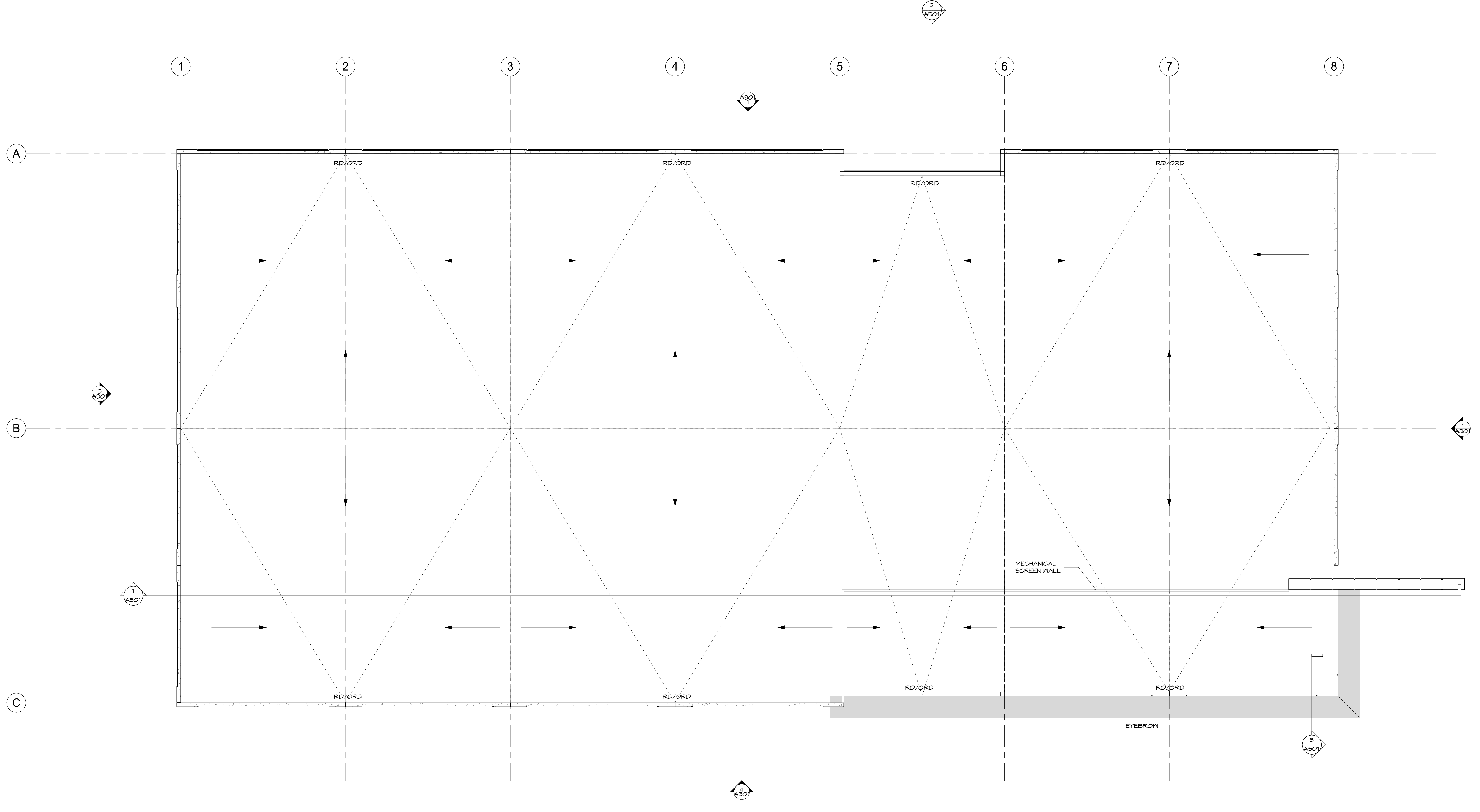
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KEYNOTES

- 101 PAINTED TILT CONCRETE PANEL WITH REVEALS
- 102 CLEAR, ANODIZED ALUMINUM STOREFRONT SYSTEMS W/ SEMI-REFLECTIVE, LOW E, GREY/BLUE GLAZING - TYP.
- 103 CONCRETE TILT PANEL - PAINTED - TYP.
- 104 EIFS SHADE BROW OVER METAL FRAME WITH ROOF MEMBRANE.
- 110 STEEL STAIR - PAINTED.
- 113 WELLNESS NODE - TEXTURED COLORED CONCRETE OUTER BAND W/ SAND SET PAVERS @ INTERIOR CORNER - TYP.
- 114 CAST IN PLACE CONCRETE BENCH SEATING.



1 SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 G.S.F. = 21,046 S.F.
 R.S.F. = 20,391 S.F.



1 T.O.R
SCALE: 1/8" = 1'-0"



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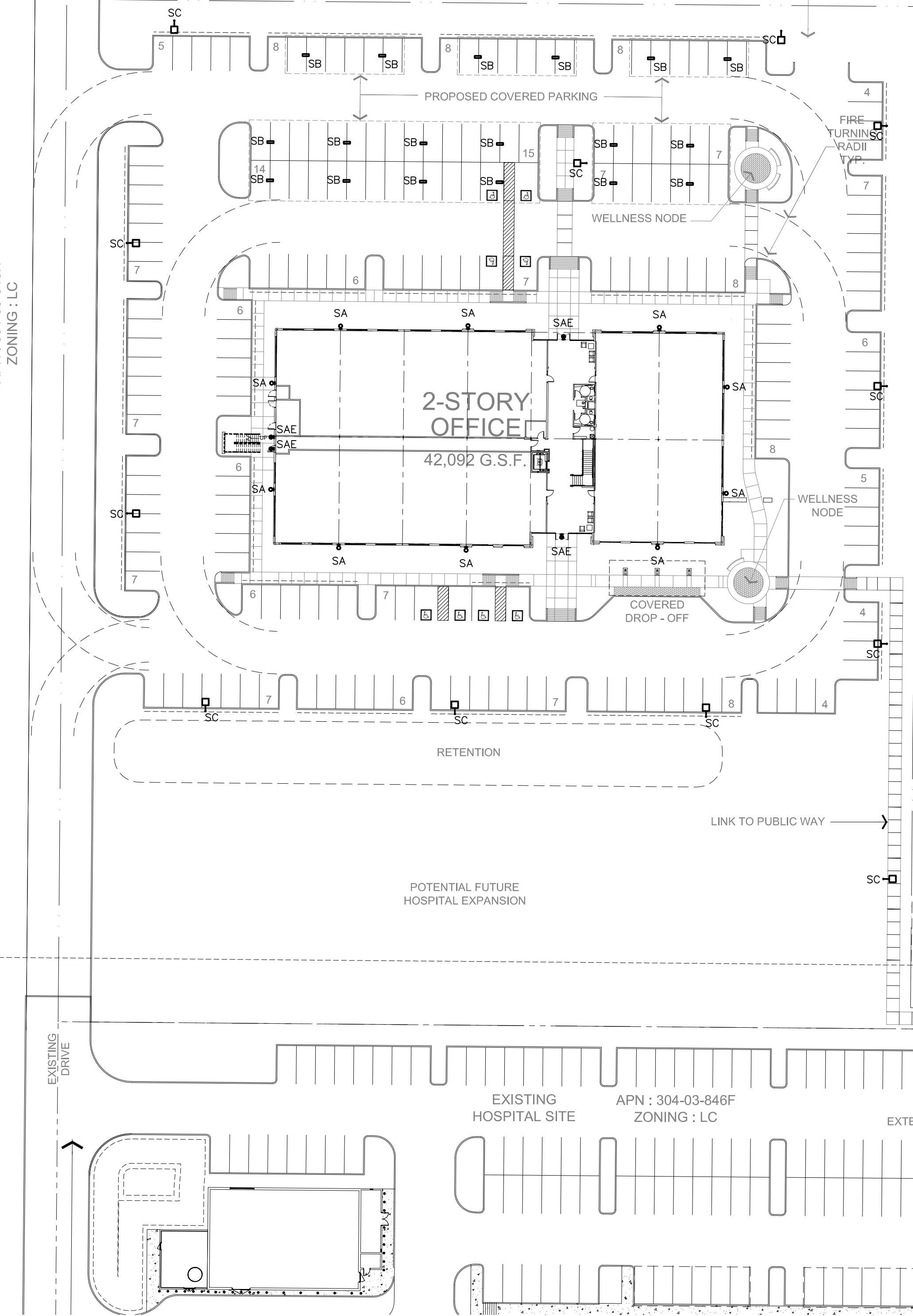
09/16/19
17023

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FUTURE DEVELOPMENT
NOT - A - PART

APN : 304-03-846H
ZONING : LC

TRASH ENCLOSURE
PER CITY OF MESA
STANDARD DETAIL
M-62.02



SITE LIGHTING PLAN

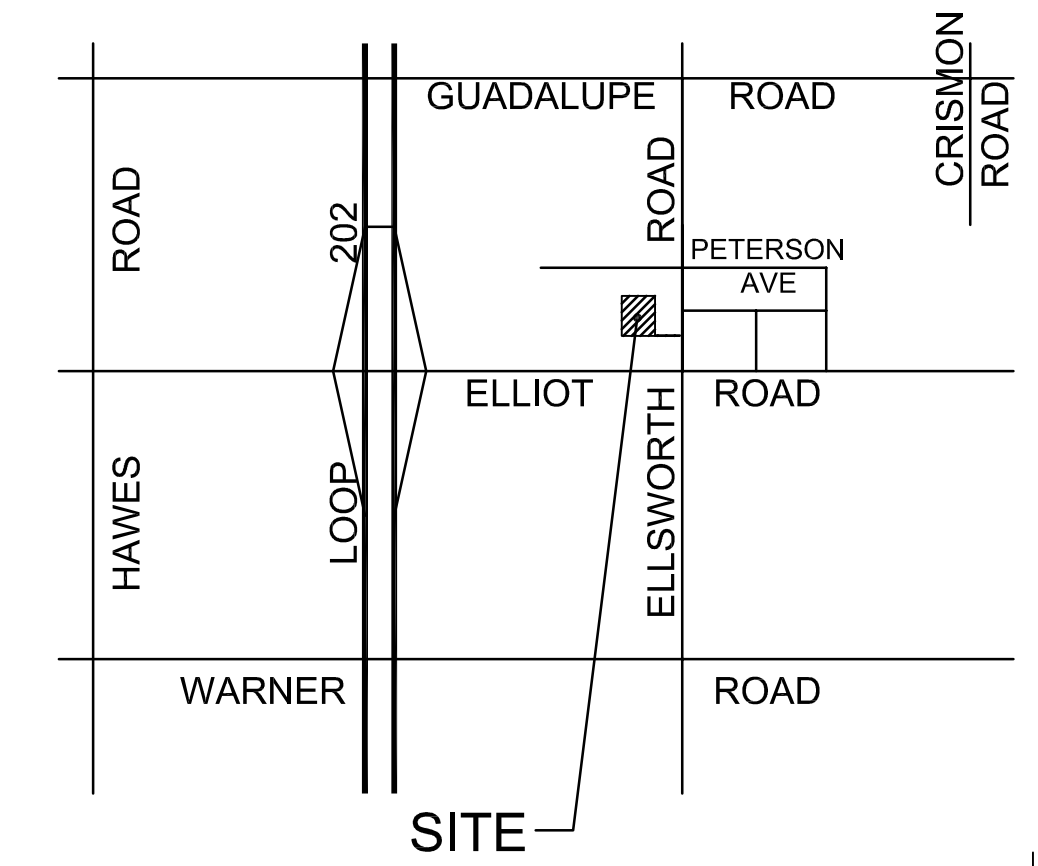


FUTURE DEVELOPMENT
NOT - A - PART

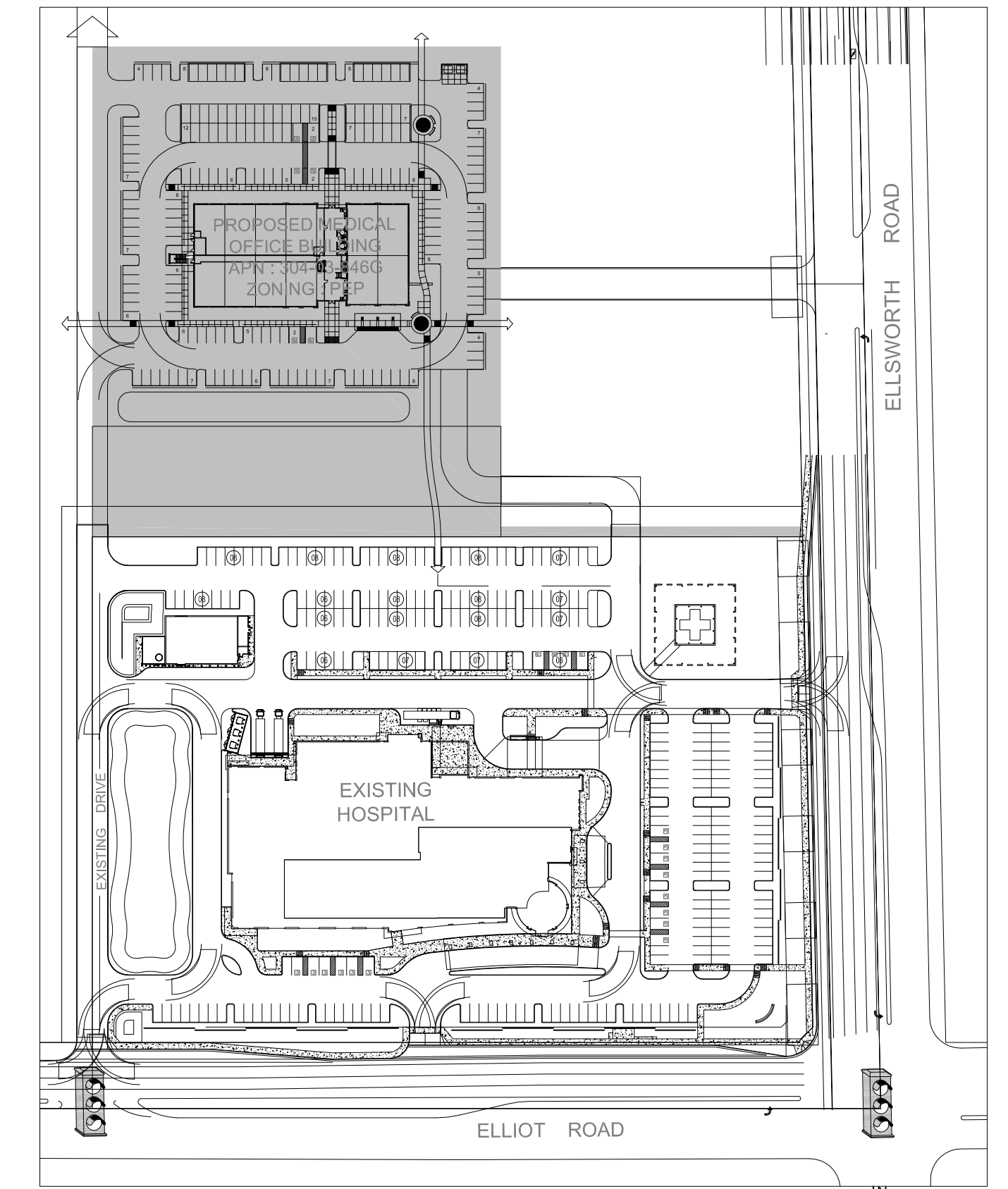
APN : 304-03-846H
ZONING : LC

MARK	MANUFACTURER	CATALOG NO.	LAMPS		VOLTS	MOUNT	REMARKS
			NO.	TYPE			
SAE	LITHONIA	CSXW LED 30C 700 40K T4M / EM BY MICRO INVERTER	1	69W LED	277	SURF	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE IV LENS
SB	LITHONIA	DMW2 2000LM WD PFL MVOLT 40K 80CRI	1	19W LED	277	SURF	DMW2 L24 2000LM WD PFL MVOLT G21 40K 80CRI (GLEDS)
SC	CREE	ARE-EDG-3MB-**-08-E- UL-525-40K (525mA)	80	133W LED	277	POLE	CONFIGURED FROM SIXTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE -- UP

ELLSWORTH ROAD



VICINITY MAP



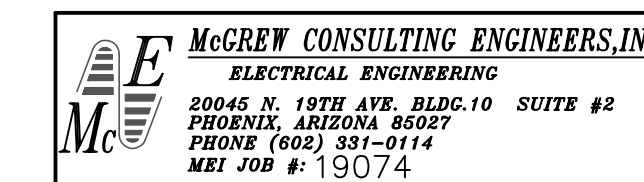
KEY PLAN

08-02-19
17023-ST04



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Robert D. McGrew
E0.1



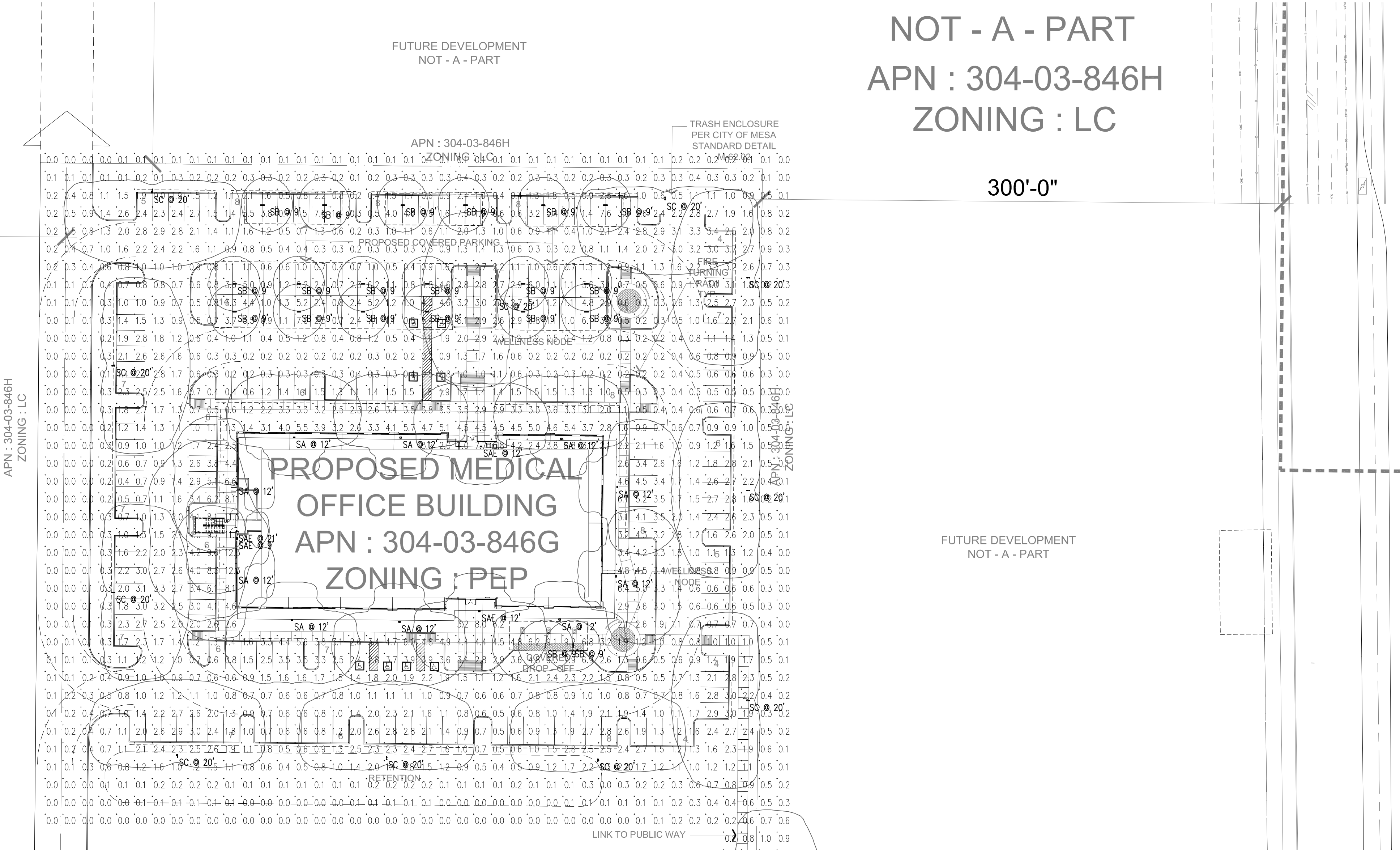
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NOT - A - PART
 APN : 304-03-846H
 ZONING : LC

FUTURE DEVELOPMENT
 NOT - A - PART

APN : 304-03-846H

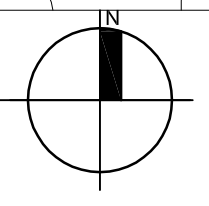
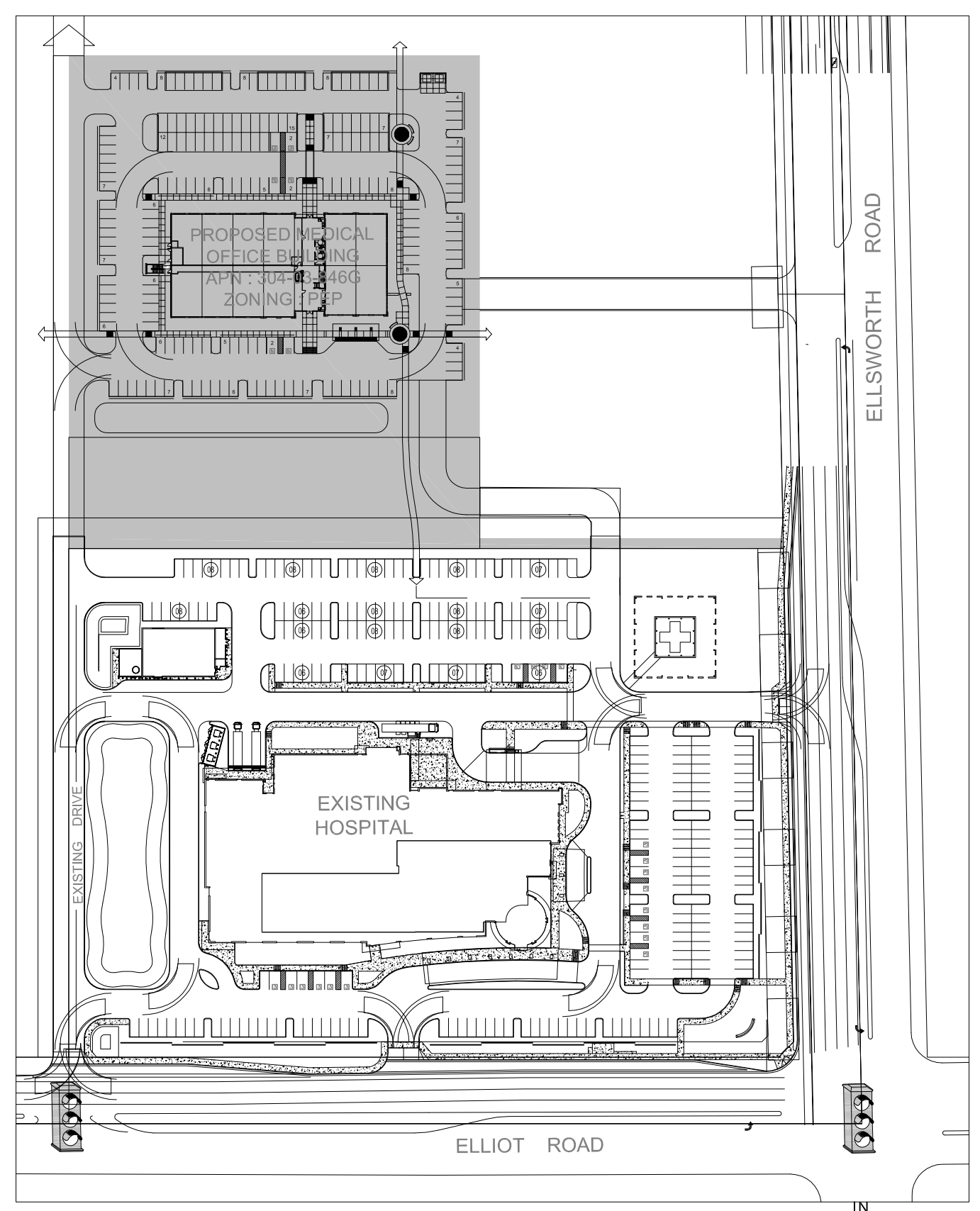
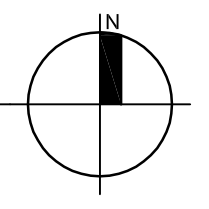
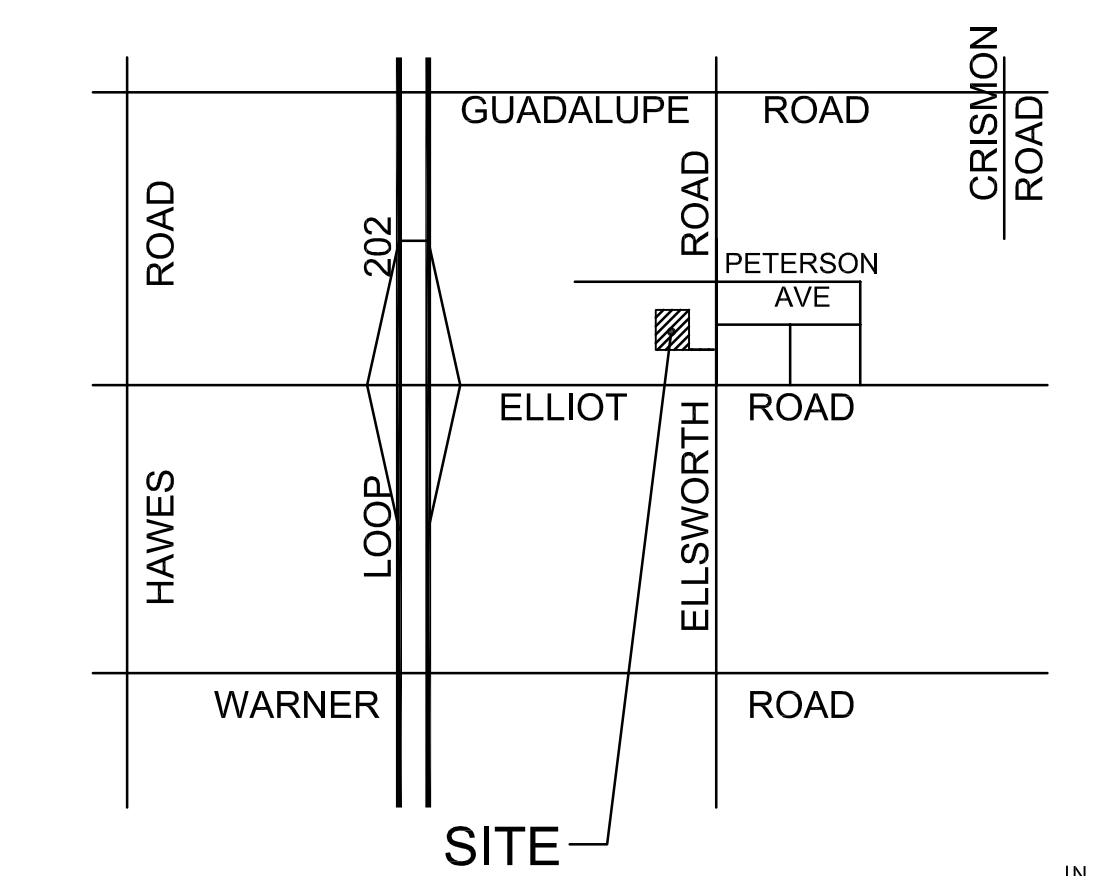
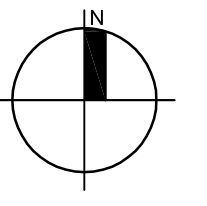
TRASH ENCLOSURE
 PER CITY OF MESA
 STANDARD DETAIL



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency
SA	SA	10	Lithonia Lighting	CSXW LED 30C 700 40K T4M	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEADS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE IV LENS	LED	1	CSXW_LED_30_C_700_40K_T4 M.lens	7924	0.95	69	100%
SAE	SAE	4	Lithonia Lighting	CSXW LED 30C 700 40K T4M FEM BY MICRO INVERTER	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEADS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE IV LENS	LED	1	CSXW_LED_30_C_700_40K_T4 M.lens	7924	0.95	69	100%
SB	SB	20	Lithonia Lighting	DMW2 2000LM WD PFL MVOLT 40K 80CRI	DMW2 L24 2000LM WD PFL MVOLT G21 40K 80CRI (GLEDS)	LED	1	DMW2_2000LM_WD_PFL_MV0 LT_40K_80CRI.m	1913	0.95	18.78	100%
SC	SC	14	CREE, INC.	ARE-EDC-3MB-08E-UL-625-40K (525mA)	CONFIGURED FROM 60 LED Type III Medium Optic w Full Backlight 700mA 4000K LEDway Streetlight	CONFIGURED FROM SIXTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP	80	ARE-EDC-3MB-08E-UL-625-40K-CONFIGURED I ES	104	0.95	133	100%

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
FC ON SITE AT GRADE	+	1.4 fc	12.3 fc	0.0 fc	N/A

SITE PHOTOMETRIC PLAN



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Dignity HealthTM
 Ellsworth Road & Elliot Road
 Mesa, Arizona

McGrew Consulting Engineers, Inc.
 ELECTRICAL ENGINEERING
 20045 N. 19TH AVE. BLDG. 10 SUITE #2
 PHOENIX, ARIZONA 85027
 PHONE (602) 331-0114
 MFL JOB #: 19074



Robert D. McGrew

E0.2

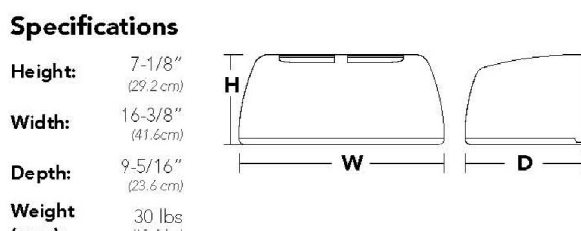


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FIXTURE 'SA' & 'SAE'



CSXW LED LED Wall Luminaire



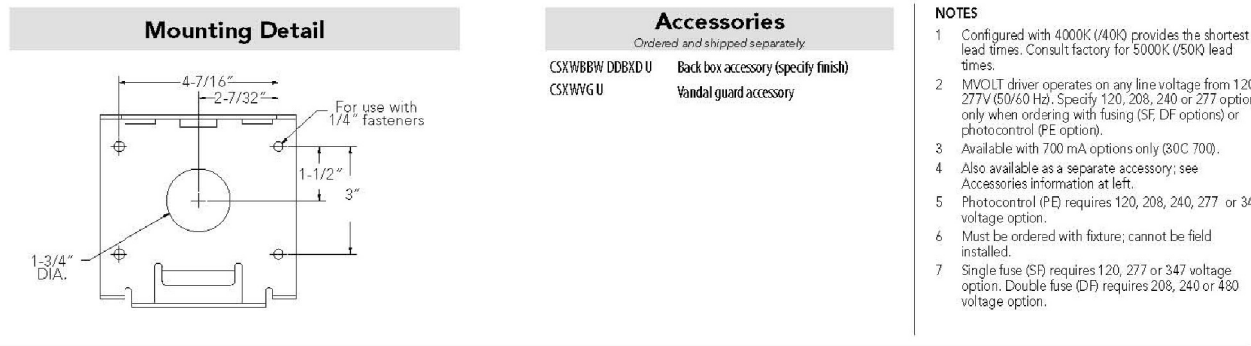
Height: 7.18" (183mm), Width: 16.38" (416mm), Depth: 8.516" (216mm), Weight (max): 3.0 lbs (1.36kg)

Ordering form fields: Catalog Number, Access, Size.

Introduction: The Contour® Series luminaires offer traditional square daylights with softened edges for a versatile look... The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts...

Ordering Information: EXAMPLE: CSXW LED 30C 700 40K 13M MVDLT DBXDK

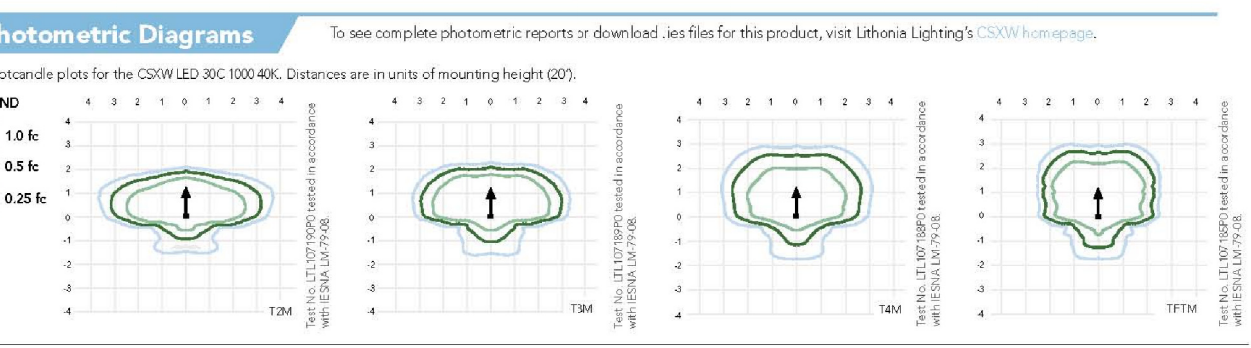
Table with columns: Series, LEDs, Drive Current, Color Temperature, Distribution, Voltage, Mounting, Options, Finish/Color. Includes rows for CSXWLED 30C, 40K, 700mA, 40K, 5000K, TMA, MVDLT, etc.



Accessories: CSXWLED30C-200W, CSXWLED30C-400W. Includes notes on ordering and compatibility.

Notes: 1. Confirmed with 4000K 1000lm available... 2. MVDLT shear operation... 3. Available with 200VAC... 4. Not for use with... 5. Spec for 400V... 6. Voltage option... 7. Standard... 8. Voltage option...

Performance Data: Lumen Output, Lumen Ambient Temperature (LAT) Multipliers, Projected LED Lumen Maintenance. Includes tables for various data points.



FEATURES & SPECIFICATIONS: INTENDED USE, CONSTRUCTION, FINISH, OPTICS, WARRANTY. Includes detailed technical and safety information.

FIXTURE 'SB'



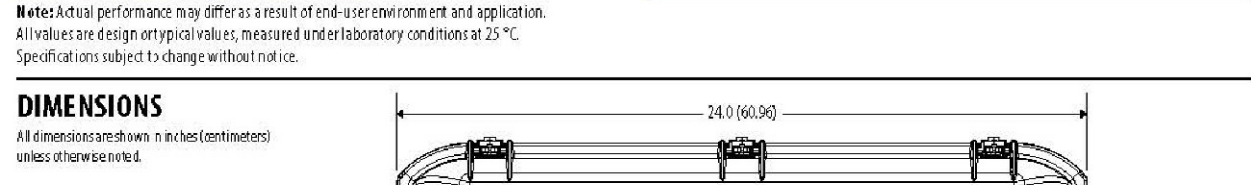
FEATURES & SPECIFICATIONS: INTENDED USE - For areas that require good vertical illumination... CERTAIN AMBIENT CONDITIONS MAY AFFECT THE PERFORMANCE OF LEDs... CONSTRUCTION - One-piece SAE steel extrusion housing with integral perimeter channel utilizes continuous powder-coated aluminum die-cast... OPTICS - High-performance, multi-faceted lens... ELECTRICAL - Teakles one-piece optical assembly combines LEDs and lens into one component... INSTALLATION - Two-piece design makes installation faster than ever... WARRANTY - Superior limited warranty. Complete warranty terms located at: www.lithonia.com/warranty



LED Enclosed and Gasketed DMW2



Capable Luminaire: This form is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and heat of the base control compatibility with simple commissioning... All color certified luminaires meet the AccuBreed specifications for chromatic consistency... This luminaire is part of an A+ Certified solution for night and 24/7... See existing tree for details.



PHOTOMETRICS

INDUSTRIAL: LITHONIA DMW2 LINEAR SURFACE MOUNT LED ENCLOSED AND GASKETED

DMW2 LED Wet Location

Table with columns: Series, Length, Nominal lumens, Diffuser, Distribution, Voltage, Driver, Color Temperature, Color rendering. Includes rows for DMW2 LED wet location with various options.

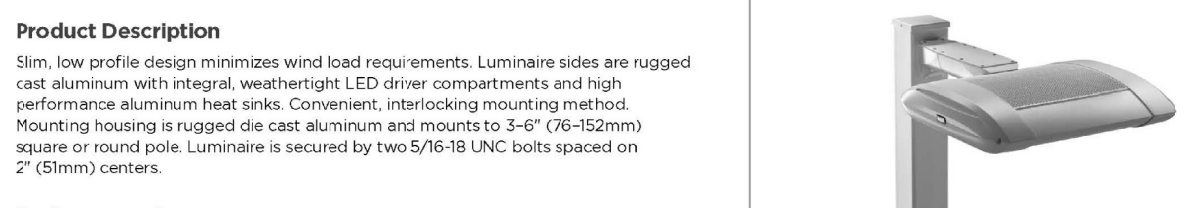
Options table listing various configurations like P1309, FAWP, FAWP-X, WLEND, WLEND2, DSE, QWB, CS29, CSB12 with their descriptions and compatibility.

- Notes: 1. Plastic lenses supplied as standard. 2. Not available with DALI, DIM, PNP4 mounting options. 3. Not for field install. 4. Not available with P1309 option. 5. Not available with WLEND2. 6. Not available with P1309, P3300, CS, or RS sensors. 7. Not available with other mounting options. 8. Not available with other sensors. 9. Not available with other sensors. 10. Not available with P1309, DIM, SDR & SDRK. 11. Not available with other sensors. 12. Not available with other sensors. 13. Not available with other sensors.

Accessories: Order separately. Includes information on optional accessories and their compatibility.

FIXTURE 'SC'

ARE-EDG-5M-DA Cree Edge™ Area Luminaire - Type V Medium - Direct Arm Mount



Product Description: Slim, low profile design minimizes wind load requirements... Performance Summary: Utilizes SelectLED™ Technology. Patented Nano-Cut® Product Technology. Made in the USA of U.S. and imported parts. CRI: Minimum 70 CRI. CCT: 5700K (+/- 500K) Standard, 4000K (+/- 300K). Limited Warranty: 10 years on luminaire / 10 years on ColorFast DeltaGuard™ finish. EPA and Weight: Reference EPA and Weight spec sheet.

Accessories: Field Installed Accessories. Includes table for accessories like XA-BRDSK Bird Spikes.

Table with columns: Product, Optic, Mount, LED Count, Series, Voltage, Color Options, Other Color, Finish, Options. Includes rows for ARE-EDG-5M-DA with various configurations.

ARE-EDG-5M-DA

Product Specifications: Slim, low profile, minimizing wind load requirements. Luminaire series are rugged die-cast aluminum with integral, weatherlight LED driver compartments and high performance heat sinks. Consistent interlocking mounting method. Mounting housing is rugged die-cast aluminum. Mounting is to 2-1/8" (56.35mm) square or round hole. Luminaire is secured by two 5/16"-18 UNC bolts spaced on 2" (51mm) centers. Exclusive ColorFast DeltaGuard™ finish features an E-coat epoxy primer with ultra-thin powder topcoat providing superior resistance to corrosion, ultraviolet degradation and abrasion. Standard is Silver, Bronze, Black, White, and platinum bronze are also available.

REGULATORY & VOLUNTARY QUALIFICATIONS: Luminaires are listed on UL, ENEC, CCC, and other international standards. Luminaire is tested to withstand 3000 hours of operation at 100% rated life. Luminaire is tested to withstand 1000 hours of operation at 100% rated life. Luminaire is tested to withstand 1000 hours of operation at 100% rated life.

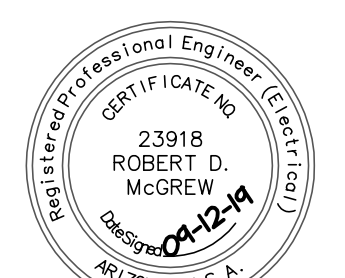


Lumen Output, Electrical, and Lumen Maintenance Data table. Includes columns for lumens, watts, and lumen maintenance factors.



Medical Office Dignity Health™ Ellsworth Road & Elliot Road Mesa, Arizona

McCREW CONSULTING ENGINEERS, INC. ELECTRICAL ENGINEERING. 30045 N. 19TH AVE. BLDG. 10 SUITE #2 PHOENIX, ARIZONA 85027. PHONE (602) 531-0114. MSJ JOB #: 19074.



E0.3