

PARADISE VALLEY MEDICAL PLAZA

SPECIAL USE PERMIT INTERMEDIATE AMENDMENT 2018



PARADISE VALLEY MEDICAL PLAZA
INTERMEDIATE AMENDMENT TO SPECIAL USE PERMIT
NOVEMBER 26TH, 2018

Paradise Valley Medical Plaza is located on an approximately 10-acre parcel at the southwest corner of Scottsdale Road and Jackrabbit, directly across Scottsdale Road from the Doubletree Resort. In 1979 the Town granted the original special use permit for a medical clinic. Dr. John Simons, a well-known plastic surgeon, maintained his private practice at the site for over 20 years.

In 2003, the Town approved a major amendment to the special use permit that increased the overall square footage to just over 50,000 square feet of medical uses and surgical facilities. While Dr. Simons no longer works from the property, a significant focus for Paradise Valley Medical Plaza continues to be elective plastic surgery.

The current proposal would add one single-story 10,000 square foot building on the west side of the campus. This new space will be used for additional medical offices and/or surgical facilities. The setback of this new building will match the existing building immediately to the north.

A final decision on whether to use the new building for surgical facilities, traditional medical offices, or a combination of both will depend on the tenant. Regardless of whether the surgical facilities remain in the existing building immediately to the north, or are located to the new 10,000 SF building, the existing drop-off area for the surgical facilities will be replaced by a new drop-off that will be screened, reducing noise for neighbors to the west.

Since eight covered parking spaces will be eliminated by the new building, new covered parking spaces will be added in the central area of the site. The architecture and exterior finishes of the new building will be consistent with the existing structures on-site. Exterior finishes will consist primarily of stucco (painted), exposed wood, and dark bronze window glazing frames. Roofing material (where sloped) will be Spanish tiles. The overall scale of the building will not deviate from the scale of existing buildings on site. New landscaping consistent with the existing palate will be added in the area of the new building. In addition, additional landscaping will be added on the far west side of the property.

New pole lighting and building-mounted fixtures will maintain consistency with existing lighting fixtures found on-site, including temperature, wattage, and aesthetic. All mechanical units will be located on the roof in a screened mechanical well hidden behind sloped roofs.

Stormwater design will include underground retention piping and will conform to the 2018 Paradise Valley Drainage Guidelines. Care has been taken to make sure that the number of parking spaces to be provided will comply with the Town's SUP Guidelines.

New signage is proposed. There will be a single building directory sign and several tenant ID signs; these match the existing signage in size and style. The new building will have a building identification sign—"I"—that will match signs on the other buildings. A new monument sign is proposed along Scottsdale Road, midway between Jackrabbit Road and the Scottsdale entry to the Medical Plaza. The SUP Guidelines suggest one ground sign at each entrance that is no higher than 8 feet and no larger than 40 square feet.

There are two entrances to the Medical Plaza—one on Scottsdale Road and one on Jackrabbit Road. There are currently two small signs at each entrance that simply say "Paradise Valley Medical Plaza" and "Paradise Valley Cosmetic Surgery." The total area of these existing signs, which do not identify any specific tenants, is 42 square feet. The actual signage on the proposed monument sign is 40 square feet on each side. So, when the existing signs are added to the proposed signage, the total signage is 122 feet.

PROJECT TEAM:

Owner:

Bayport PV Associates, LP
300 West Clarendon Avenue – Suite 240
Phoenix, AZ 85013

Zoning Lawyer:

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Doug Jorden
5080 N 40th Street – Suite 245
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Architect:

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Justen Cassidy
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P: 602.393.5060

Civil Engineer:

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Jay Mihalek
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P: 602.248.0286

Electrical Engineer:

Hawkins Design Group, Inc.
Mindy Adler
2152 S Vineyard Avenue – Suite 107
Mesa, AZ 85210
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P: 480.813.9000

Landscape Architect:

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Tim McQueen
10450 N 74th Street – Suite 120
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P: 602.265.0320

Acoustical Consultant:

Acoustical Consulting Services
Tony Sola
P.O. Box 41182
Mesa, AZ 85274
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P: 480.827.1007



FOOTPRINT OF PROPOSED MEDICAL OFFICE BUILDING

EXISTING DROP-OFF LOCATION

RED BOUNDARY INDICATES LOCATION OF EXISTING COVERED PARKING (TO BE DEMOLISHED)

JACKRABBIT ROAD (PUBLIC ROAD)

SCOTTSDALE ROAD (PUBLIC ROAD)

SITE AERIAL
1" = 20'-0"
0 5 10 20



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P 602.393.5060

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PARADISE VALLEY MEDICAL PLAZA

SWC OF SCOTTSDALE AND JACKRABBIT

PARADISE VALLEY, AZ

DATE

PRE-APP SUBMITTAL 06-20-2018

SUP SUBMITTAL 08-01-2018

SUP - 1ST COMMENTS 10-01-2018

SUP - 2ND COMMENTS 10-15-2018

NOTICE OF ALTERNATE BILLING CYCLE:
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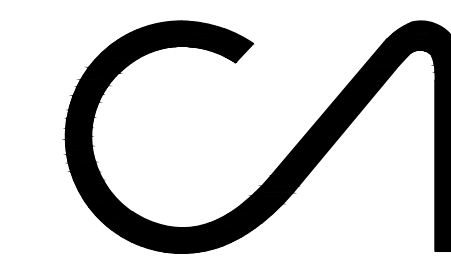
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Discrepancies between bid amounts and these documents shall be reported to the General Contractor prior to commencement of work.

Project - PVMC

A1.0



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PARADISE VALLEY, AZ

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Project - PVMC
A1.1

SITE DATA

PROJECT:	PARADISE VALLEY MEDICAL PLAZA
ADDRESS:	SWC OF SCOTTSDALE AND JACKRABBIT ROAD
DEVELOPER:	PLAZA COMPANIES 9401 W. THUNDERBIRD ROAD PEORIA, AZ 85381
SCOPE:	ADDITION OF NEW BUILDING TO EXISTING MEDICAL OFFICE PLAZA
ASSESSOR PARCEL NO.:	173-18-002C
ZONING:	SPECIAL USE PERMIT (EXISTING)
SITE AREA:	+/- 367,808 S.F. +/- 8.44 ACRES
EXISTING BUILDING AREA (GROSS):	52,717 S.F. GROSS
EXISTING BUILDING AREA (INTERIOR):	50,686 S.F. INTERIOR (NET)
NEW BUILDING AREA:	10,000 S.F. GROSS
NEW BUILDING AREA:	9,692 S.F. INTERIOR (NET)
TOTAL BUILDING AREA (GROSS):	62,717 S.F. GROSS
TOTAL BUILDING AREA (NET):	60,378 S.F. GROSS
NEW CANOPY AREA:	1,157 S.F.
STORIES:	SINGLE STORY
LOT COVERAGE (EXIST):	14.33 %
LOT COVERAGE (NEW):	17.37 %
BUILDING HEIGHT (EXIST):	24'-5" AT HIGHEST RIDGE
BUILDING HEIGHT (NEW):	20'-0 1/2" AT HIGHEST RIDGE

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS		
OCCUPANCY	1ST FLOOR	TOTALS
EXIST. BLDGS	50,686 S.F. (INTERIOR)	50,686 S.F.
NEW BUILDING	9,692 S.F.	9,692 S.F.
TOTAL S.F.	9,692 S.F.	60,378 S.F.

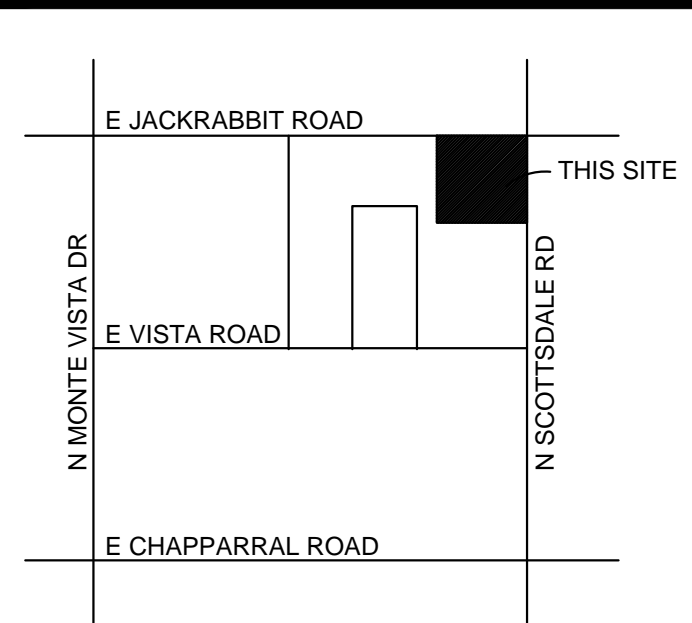
REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
EXIST. BLDGS	50,686 S.F.	VARIES	227
NEW BUILDING	9,692 S.F.	5:1000	49
TOTAL:			276

PARKING PROVIDED	
TOTAL REGULAR SPACES (EXISTING)	227
TOTAL REGULAR SPACES (NEW)	30
TOTAL ACCESSIBLE SPACES (EXISTING)	16
TOTAL ACCESSIBLE SPACES (NEW)	3
TOTAL COVERED SPACES	0
TOTAL SPACES ON SITE	276

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- LIMITS OF SUP AMENDMENT
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- SITE WALL
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUTE / PATH OF TRAVEL FIRE RISER

VICINITY MAP N.T.S.



NOTE: NO WORK TO BE PERFORMED OUTSIDE OF LIMITS OF CONSTRUCTION, WITH THE EXCEPTION OF TRENCHING FOR UTILITY CONNECTIONS TO ON OR OFFSITE MAINS

EXISTING HARDSCAPE + LANDSCAPE ELEMENTS TO REMAIN, TYPICAL ACROSS SITE OUTSIDE OF LIMITS OF CONSTRUCTION SCOPE

EXISTING COVERED PARKING TO REMAIN

NEW COVERED PARKING CANOPY OVER (3) EXISTING STALLS. SEE SHEET DR 10 FOR LIGHT FIXTURE LOCATIONS

EXISTING COVERED PARKING TO REMAIN

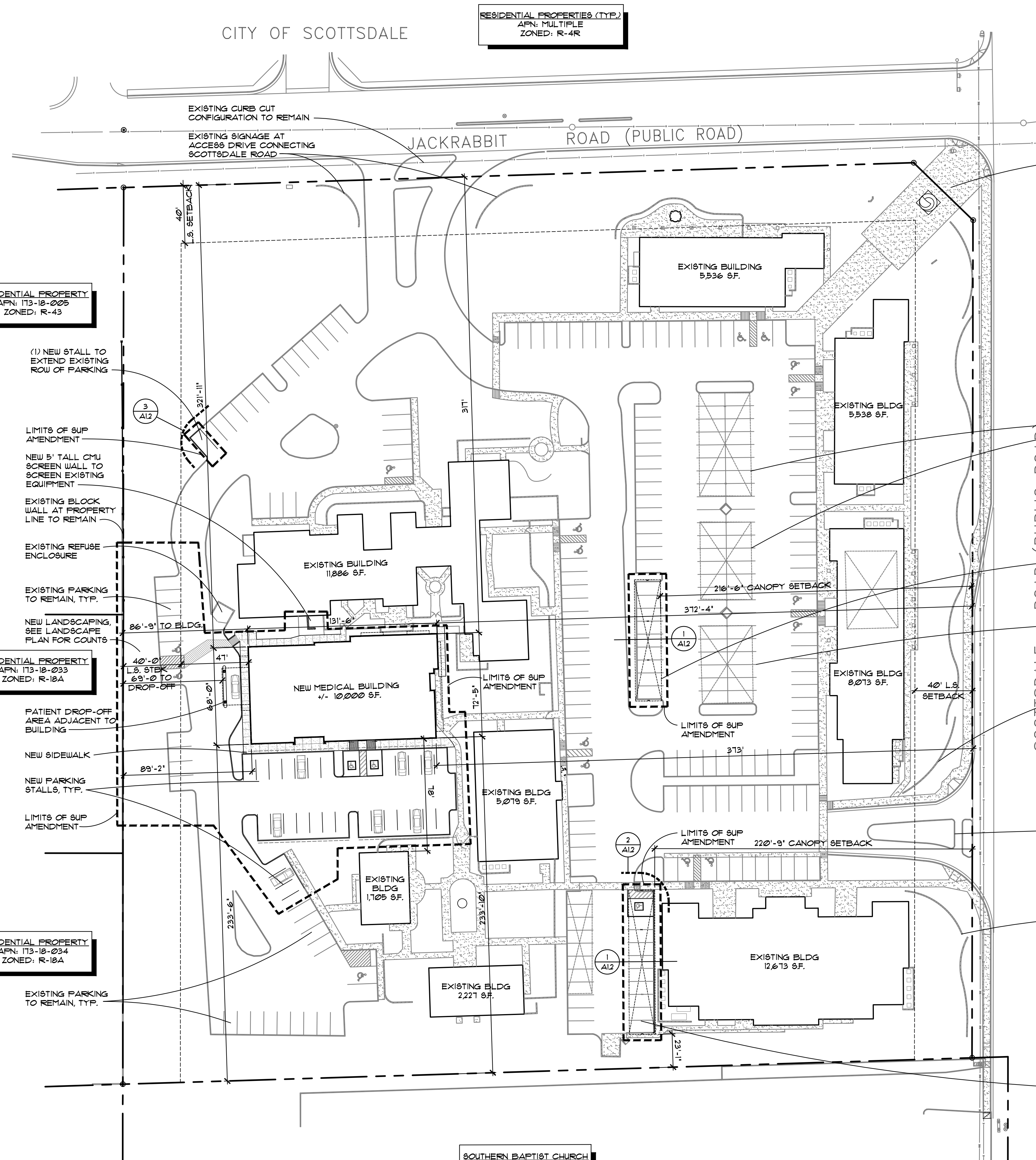
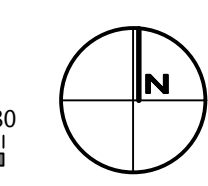
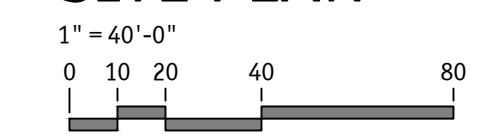
EXISTING SIGNAGE AT ACCESS DRIVE CONNECTING SCOTTSDALE ROAD

EXISTING CURB CUT CONFIGURATION TO REMAIN

EXISTING SCREEN WALLS/LANDSCAPING IN SETBACKS TO REMAIN. NO OFFSITE WORK TO BE PERFORMED

NEW COVERED PARKING CANOPY OVER (11) EXISTING STALLS. SEE SHEET DR 10 FOR LIGHT FIXTURE LOCATIONS

SITE PLAN



RESIDENTIAL PROPERTY
APN: 173-18-005
ZONED: R-43

RESIDENTIAL PROPERTIES (TYP.)
APN: MULTIPLE
ZONED: R-4R

COMMERCIAL PROPERTY
APN: 173-11-012
ZONED: SUP-R

COMMERCIAL PROPERTY
APN: 173-11-001
ZONED: SUP-R

COMMERCIAL PROPERTY
APN: 173-11-001
ZONED: SUP-R

RESIDENTIAL PROPERTY
APN: 173-18-033
ZONED: R-18A

RESIDENTIAL PROPERTY
APN: 173-18-034
ZONED: R-18A

SOUTHERN BAPTIST CHURCH
APN: 173-18-003A
ZONED: SUP-P

(1) NEW STALL TO EXTEND EXISTING ROW OF PARKING

LIMITS OF SUP AMENDMENT

NEW 5' TALL CMU SCREEN WALL TO SCREEN EXISTING EQUIPMENT

EXISTING BLOCK WALL AT PROPERTY LINE TO REMAIN

EXISTING REFUSE ENCLOSURE

EXISTING PARKING TO REMAIN, TYP.

NEW LANDSCAPING. SEE LANDSCAPE PLAN FOR COUNTS

PATIENT DROP-OFF AREA ADJACENT TO BUILDING

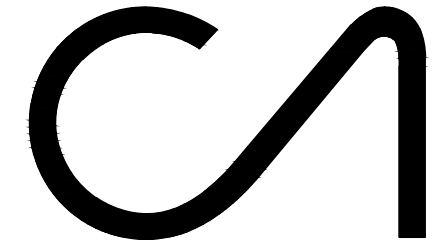
NEW SIDEWALK

NEW PARKING STALLS, TYP.

LIMITS OF SUP AMENDMENT

EXISTING PARKING TO REMAIN, TYP.

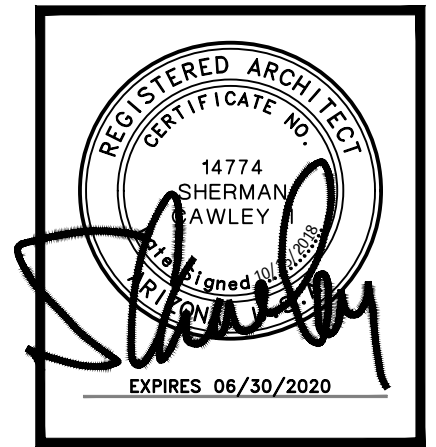
EXISTING PARKING TO REMAIN, TYP.



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- 6' CURB
- SITE WALL
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUTE/PATH OF TRAVEL
- FIRE RISER

PARADISE VALLEY MEDICAL PLAZA

SWC OF SCOTTSDALE AND JACKRABBIT

PARADISE VALLEY, AZ

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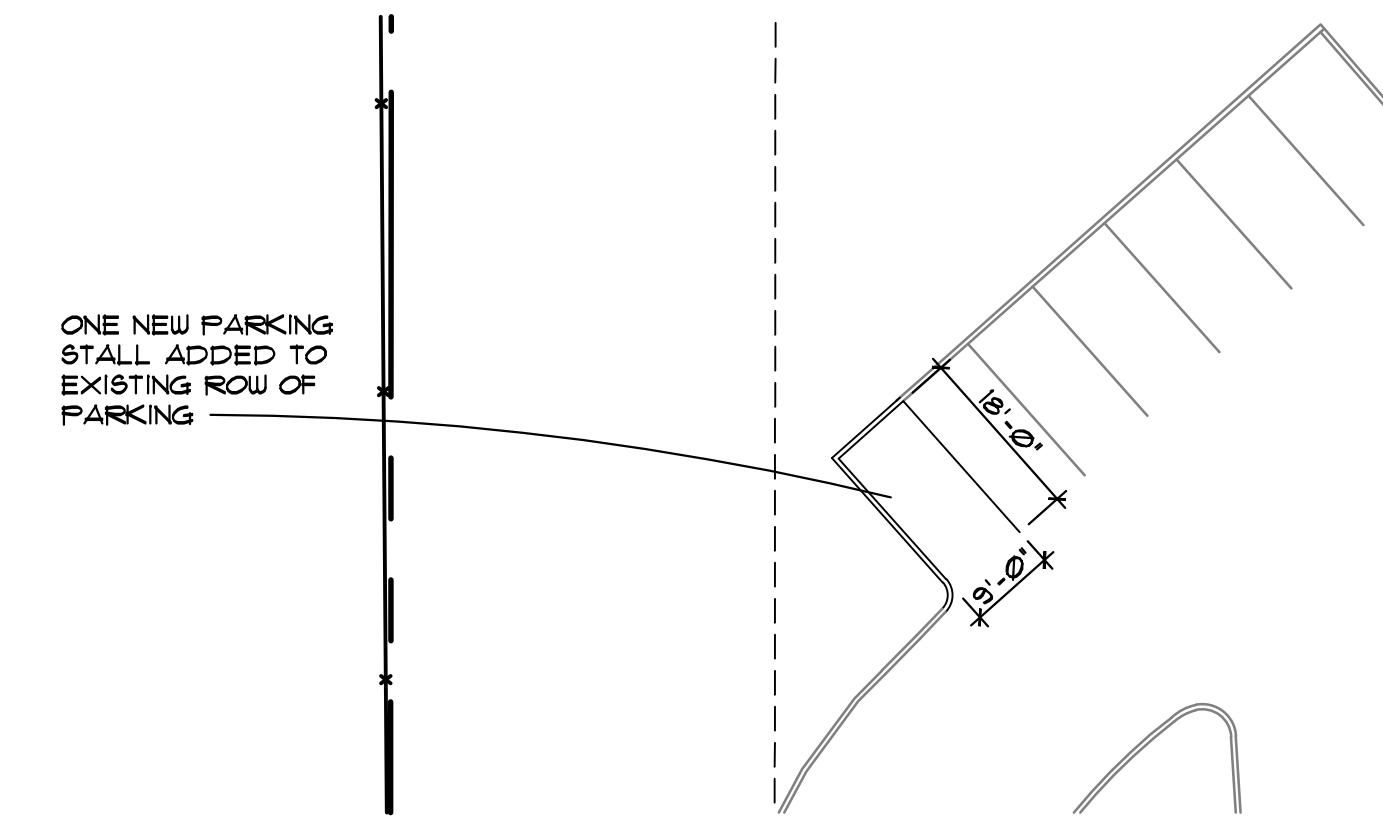
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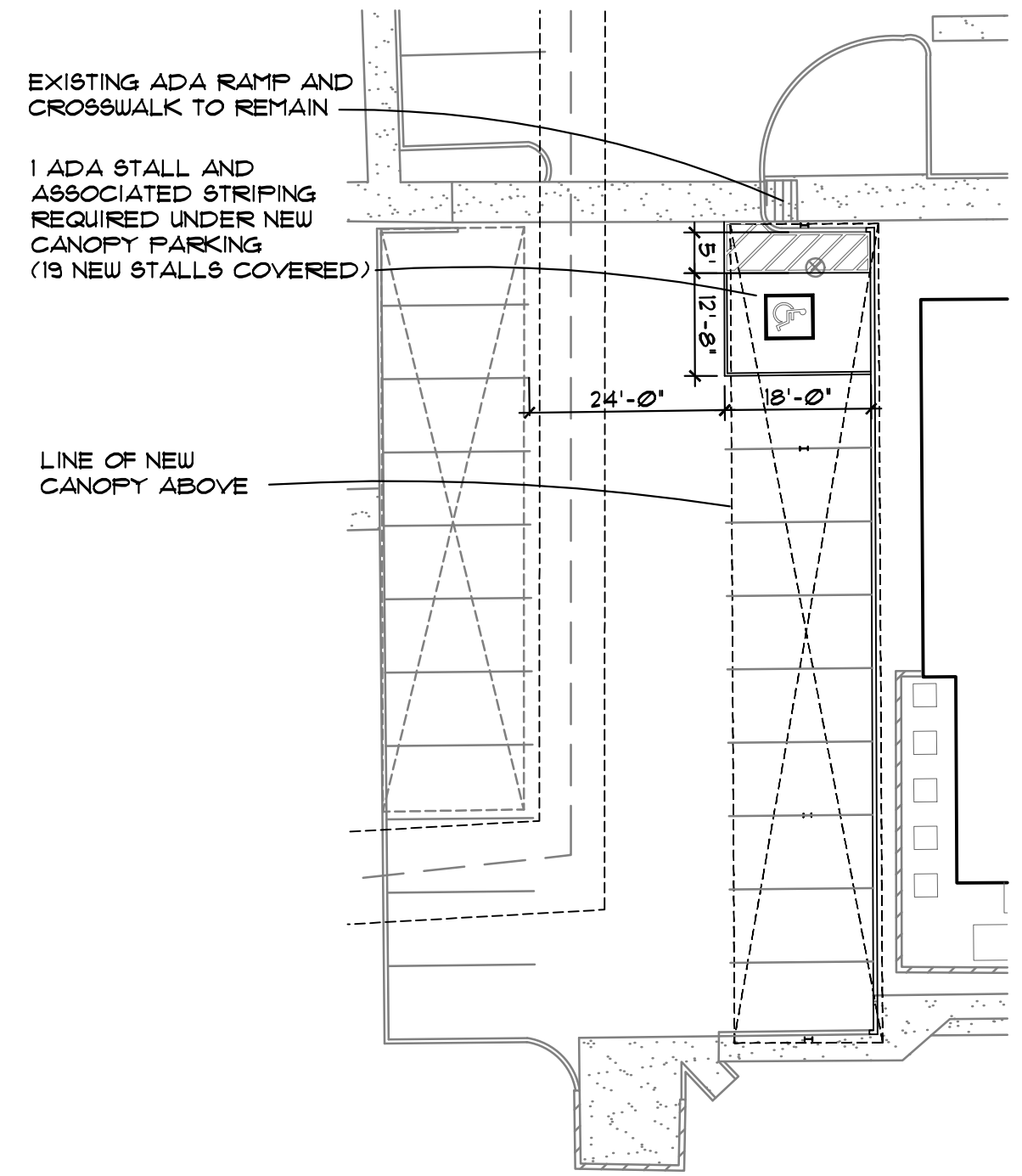
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Project - PVMC
A1.2



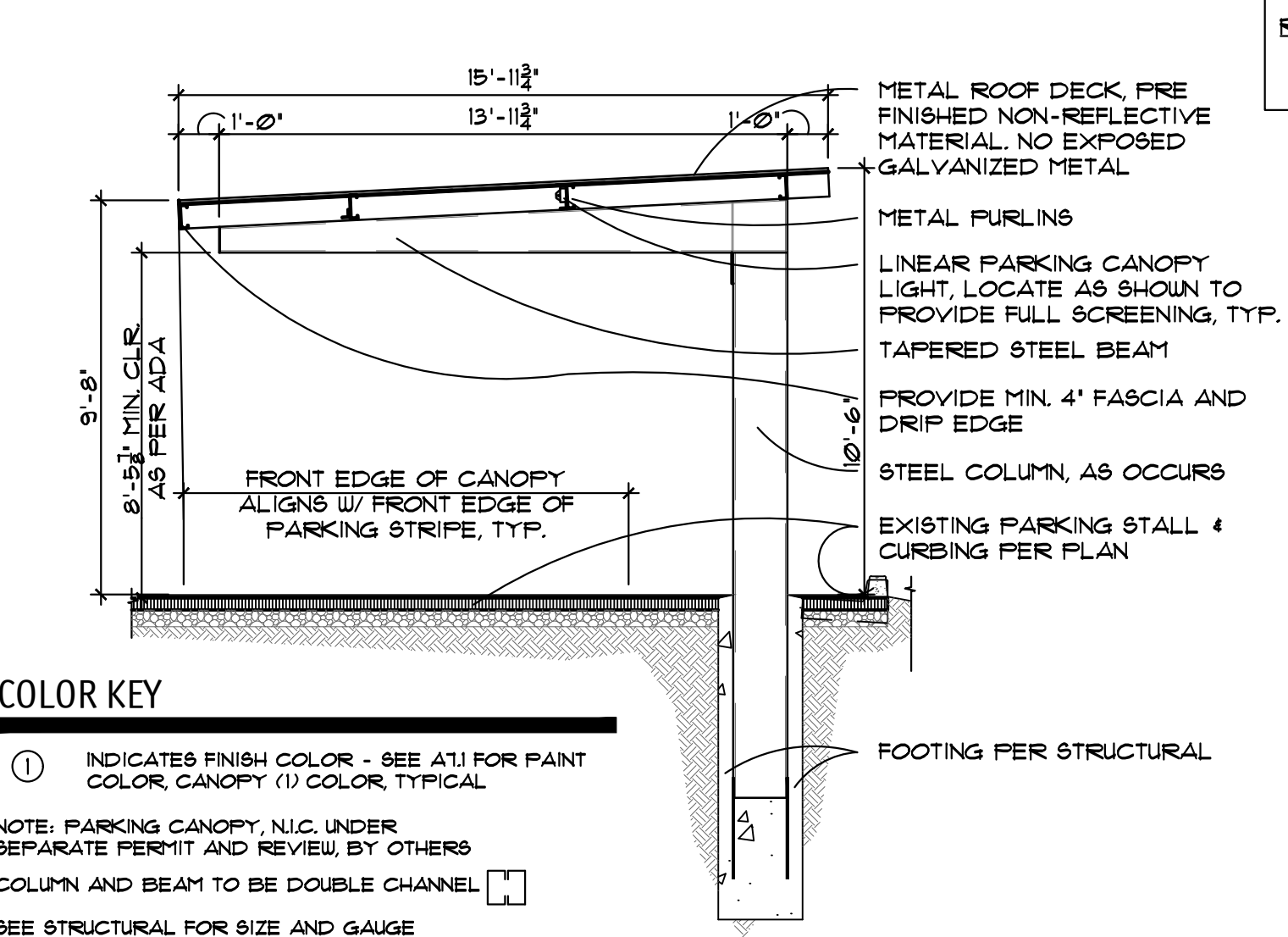
3 ENLARGED SITE PLAN

SCALE: 1" = 20'-0"



2 ENLARGED SITE PLAN

SCALE: 1" = 20'-0"



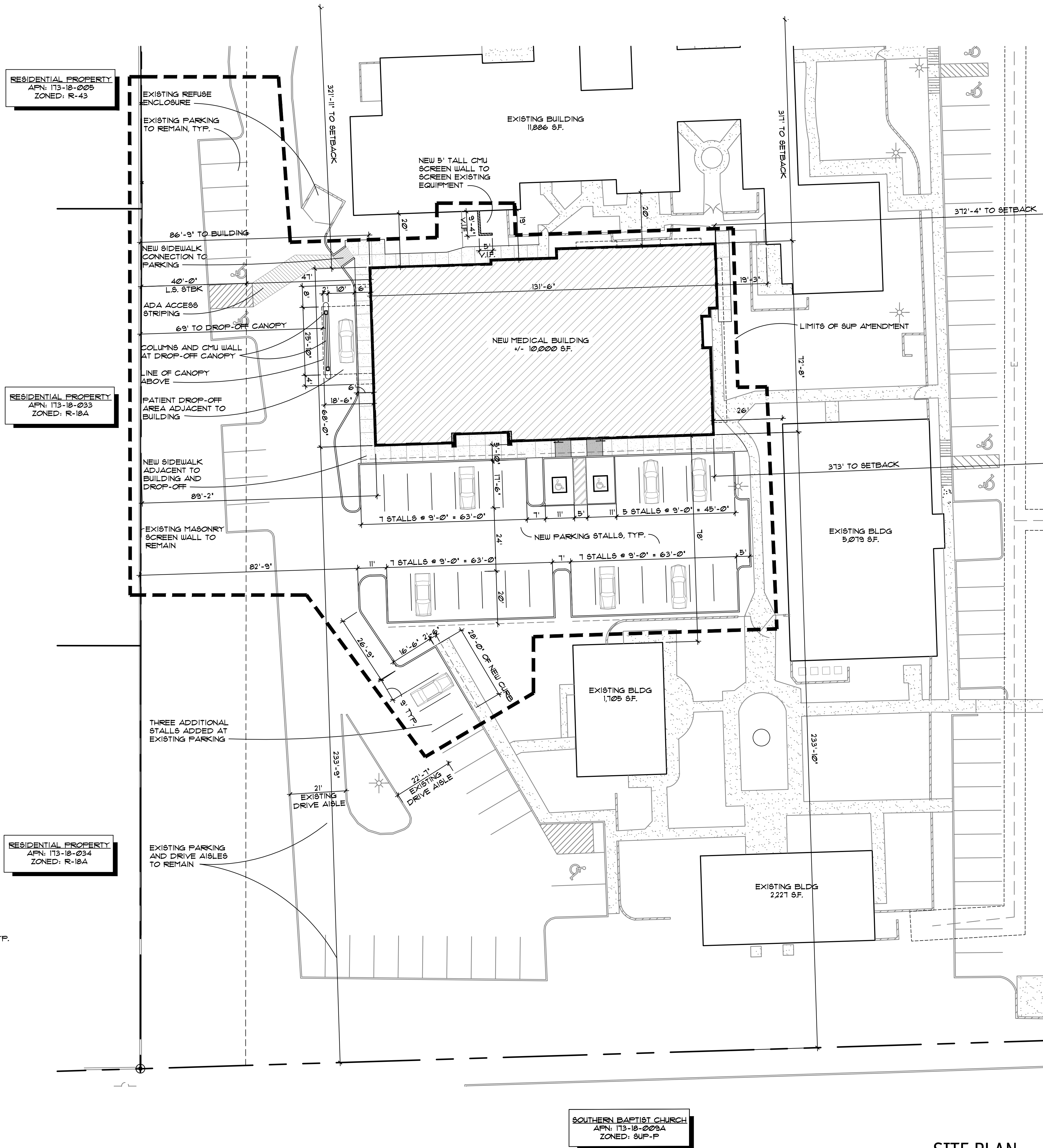
COLOR KEY

- INDICATES FINISH COLOR - SEE A11 FOR PAINT COLOR, CANOPY (1) COLOR, TYPICAL

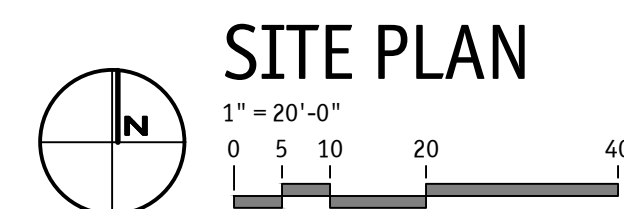
NOTE: PARKING CANOPY, N.L.C. UNDER SEPARATE PERMIT AND REVIEW, BY OTHERS
COLUMN AND BEAM TO BE DOUBLE CHANNEL
SEE STRUCTURAL FOR SIZE AND GAUGE

1 PARKING CANOPY

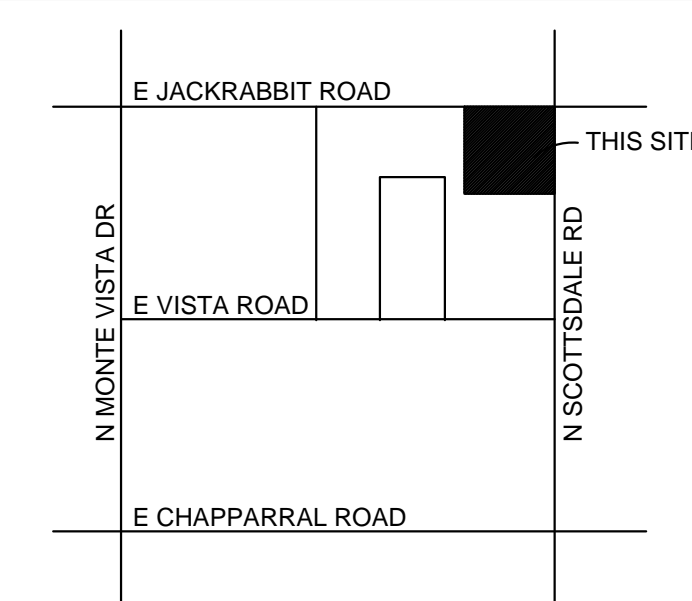
SCALE: 1/4" = 1'-0"



SOUTHERN BAPTIST CHURCH
APN: 173-18-003A
ZONED: SUP-P



VICINITY MAP N.T.S.



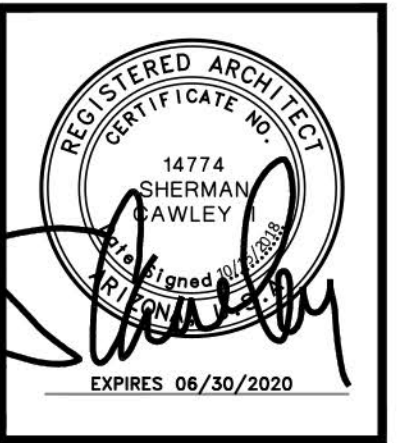
Project - PVMC



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Project: PVMC

A7.1

GENERAL NOTES

- 1. SEE STRUCTURAL FOR LINTEL INFORMATION.
- 2. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
- 3. SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL KEY

MATERIAL	DESCRIPTION
STG	STUCCO FINISH, PAINT TO MATCH EXISTING CAMPUS BUILDINGS
WD	WOOD TRELLIS (TREATED) PAINT TO MATCH EXISTING CAMPUS BUILDINGS
STL	STEEL FRAMED CANOPY, PAINT TO MATCH EXISTING CAMPUS BUILDINGS

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	DARK BRONZE ANODIZED ALUMINUM
GLAZING	1" INSULATED BLUE REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION

OLDCASTLE - 1" INSULATED GLAZING SYSTEM
U-FACTOR: 0.23
SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.18
OUTBOARD: 1/4" PPG SOLARCOOL BLUE (SRF #2)
AIRSPACE: 1/2" (AIR FILL)
INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)

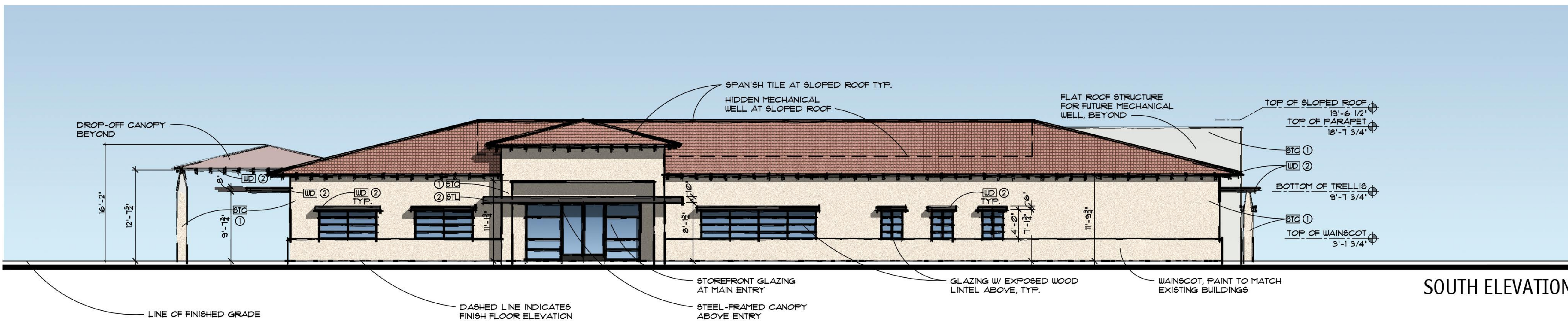
- 1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
- 2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

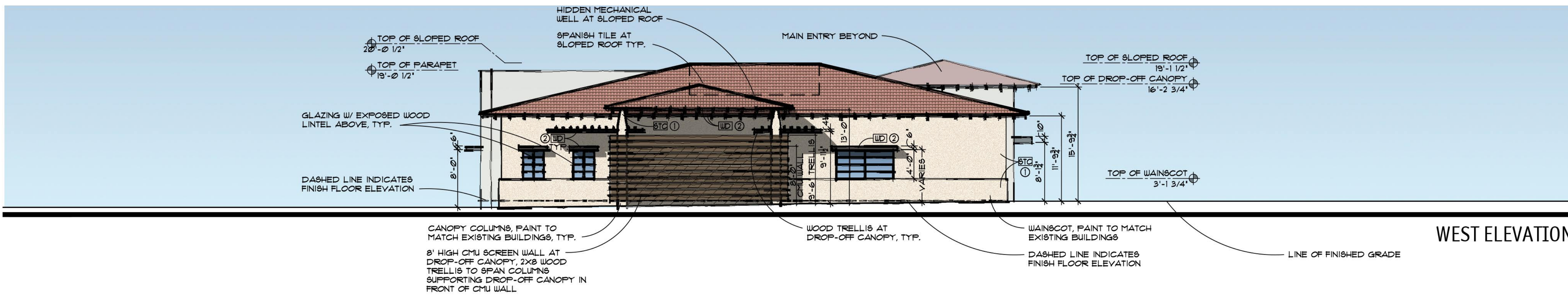
KEY	MANUF. - DUNN EDWARDS COLOR NAME
①	CAMEO - DEC142
②	BLACKJACK - DE6311

MATERIAL	KEY
BOLLARDS	②
GATES	②
SES	②
TRANSFORMER	②

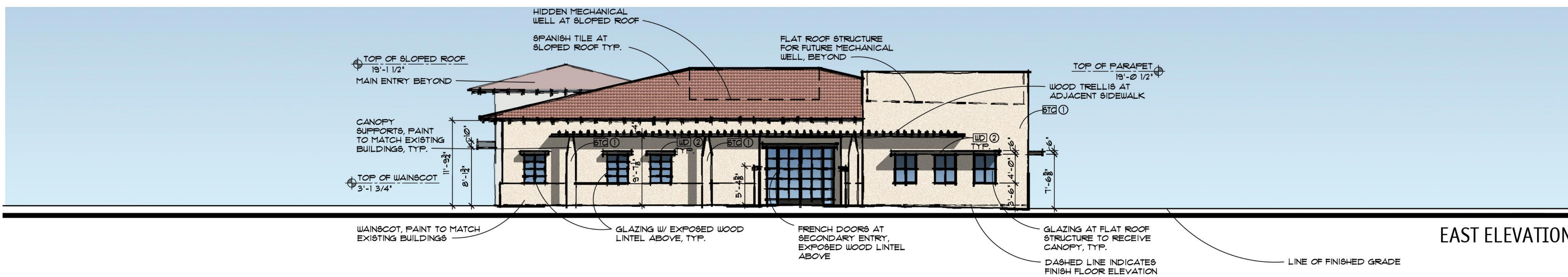
- 1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- 2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
- 3. GC IS RESPONSIBLE FOR SUBMITTING ALL FIRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
- 4. GC TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.



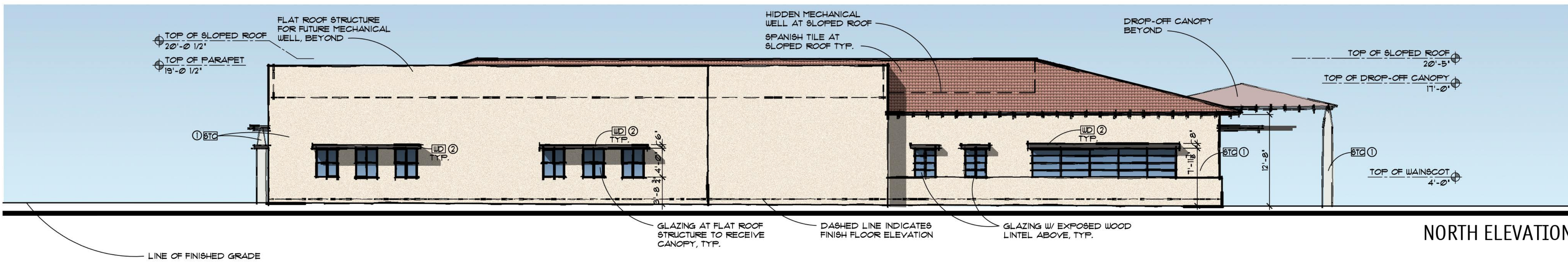
SOUTH ELEVATION



WEST ELEVATION

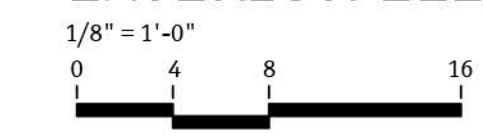


EAST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

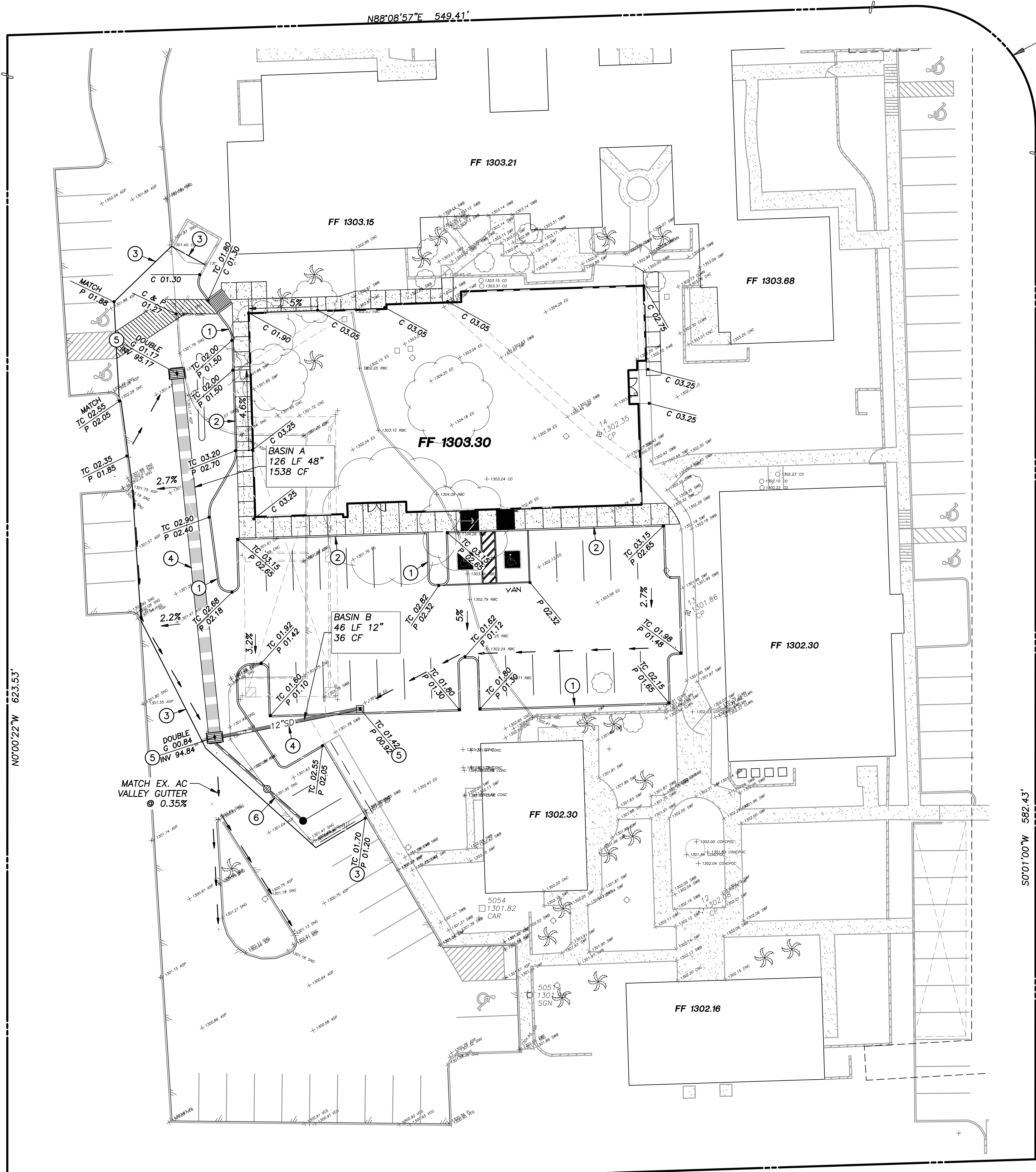


1/8" = 1'-0"

CONCEPTUAL GRADING, DRAINAGE PLAN PARADISE VALLEY MEDICAL PLAZA 5410 N SCOTTSDALE ROAD, ARIZONA 85253

JACKRABBIT ROAD
N88°08'57"E 549.41'

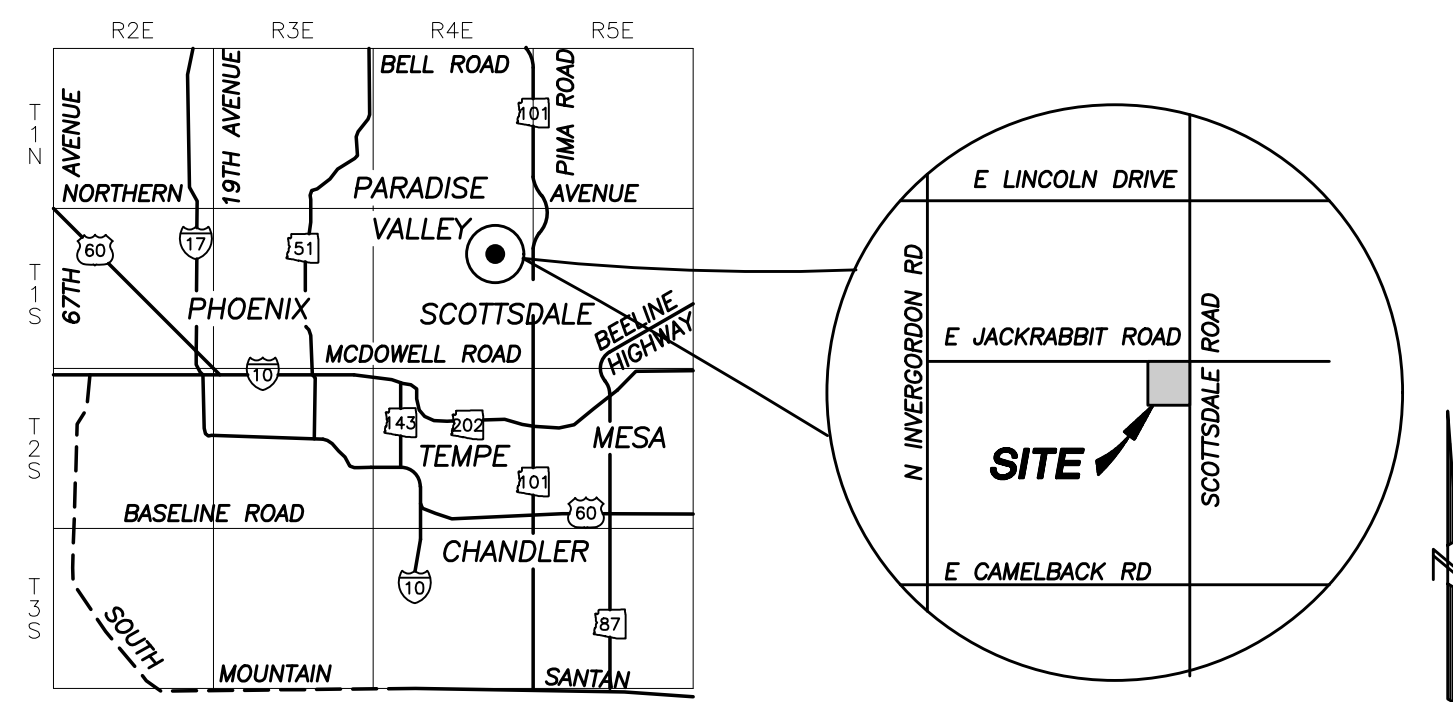
R=40.00', L=64.14'



N88°10'15"E 590.62'

N07°02'22"W 623.53'

S0°01'00"W 582.43'



VICINITY MAP
PARADISE VALLEY, ARIZONA

OWNER

BAYPORT PV ASSOCIATES LP
3090 PULLMAN STREET
COSTA MESA, CA 92626

ENGINEER

JMA ENGINEERING CORPORATION
531 E BETHANY HOME ROAD, GARDEN SUITE
PHOENIX, ARIZONA 85012
PHONE: (602) 248-0286
FAX: (602) 248-0976
CONTACT: JAY MIHALEK, PE

ARCHITECT

CAWLEY ARCHITECTS
730 N. 52ND STREET #203
PHOENIX, ARIZONA 85008
PH. 602-393-5060
FAX 602-393-5061
CONTACT: JUSTEN CASSIDY

IMPROVEMENT KEY NOTES

- ① NEW EXTRUDED CURB.
- ② NEW SIDEWALK TURNDOWN.
- ③ SAWCUT AND MATCH EXISTING.
- ④ NEW HDPE STORM DRAIN PIPE, SIZE SHOWN.
- ⑤ NEW CATCH BASIN PER MAG STANDARD DETAIL 537. DOUBLE WHERE SHOWN.
- ⑥ NEW 2-STAGE DRYWELL.

NOTE:
THE UNDERGROUND RETENTION SYSTEM SHALL COMPLY WITH THE TOWN'S STORM DRAINAGE DESIGN MANUAL REQUIREMENTS.

DRAINAGE CALCULATIONS

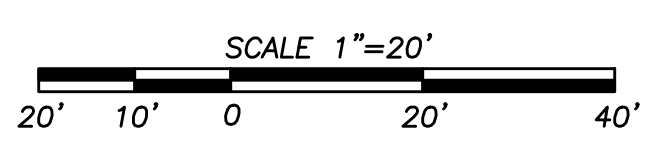
$VR = (C_{POST} - C_{PRE})AR / 12$ REQUIRED RETENTION VOLUME, CF
WHERE:
C PRE = 0.54 RUNOFF COEFFICIENT, PRE-DEVELOPMENT
C POST = 0.88 RUNOFF COEFFICIENT, POST-DEVELOPMENT
R 100YR, 2HR = 2.20 PRECIPITATION DEPTH, INCHES
A = 25000 DISTURBED AREA, SF
 $VR = (0.88 - 0.54) * 25,000 * 2.2 / 12$
VR = 1558 COMPUTED REQUIRED RETENTION

BENCHMARK

MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY
RECORDED IN BK. 734, PG. 10 M.C.R.
CORNER NO. 24565-1M, 1-1/2" IP IN HH 0.5" DN. W/ 2"
MARICOPA COUNTY AL CAP STAMPED RLS 21782.
ELEVATION 1311.223. (NAVD 88)
PARADISE VALLEY DATUM

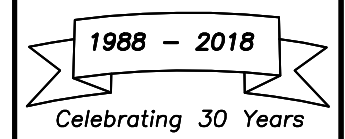
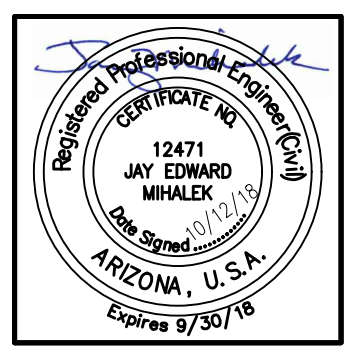
LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT
- EXISTING CURB
- EXISTING ELECTRICAL
- EXISTING GAS
- EXISTING PAVEMENT
- EXISTING TREE
- EXISTING WATER
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING DOUBLE CHECK VALVE
- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE
- EXISTING FENCE
- EXISTING SIGN
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING BOX
- EXISTING SANITARY SEWER

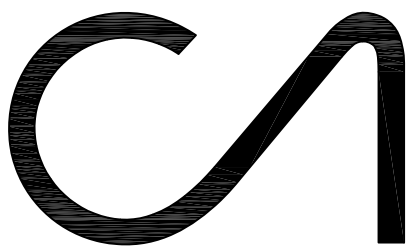


CONCEPTUAL GRADING, DRAINAGE PLAN
PARADISE VALLEY MEDICAL PLAZA
5410 N. SCOTTSDALE ROAD, PARADISE VALLEY AZ 85253

Manager	AS
Checked	JM
Job No.	1805



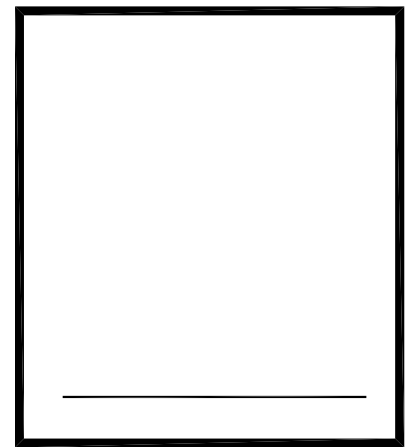
SHEET
C1
OF 1



CAWLEY ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



PARADISE VALLEY MEDICAL PLAZA

SWC OF SCOTTSDALE AND JACKRABBIT

PARADISE VALLEY, AZ

DATE
PRE-APP SUBMITTAL 06-20-2018
SUP SUBMITTAL 08-01-2018
SUP - 1ST COMMENTS 10-01-2018
SUP - 2ND COMMENTS 10-15-2018
P.C. COMMENTS 12-10-2018

NOTICE OF ALTERNATE BILLING CYCLE:

The contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide the written description upon request.

The architectural design and data presented in these documents is an instrument of service provided by Cawley Architects.

All discrepancies found in these documents, or conflicts between these documents and actual field conditions shall be reported to Cawley Architects for resolution prior to commencement of the work.

Discrepancies between bid amounts and these documents shall be reported to the General Contractor prior to commencement of work.

LANDSCAPE LEGEND

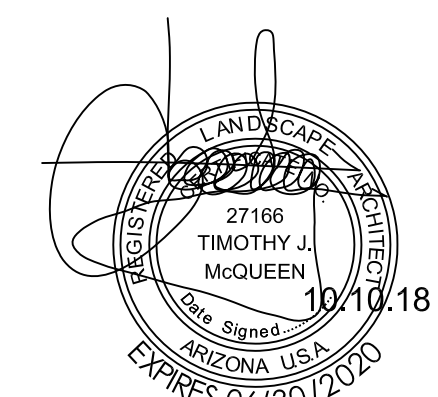
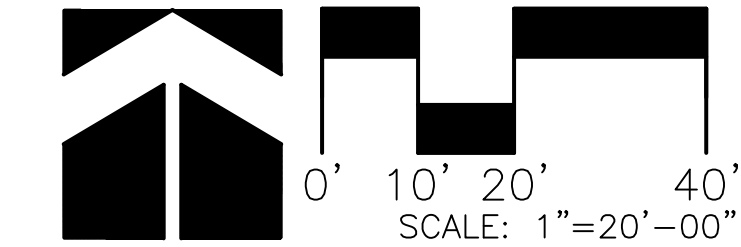
- CERCIDIUM 'HYBRID' DESERT MUSEUM PALO VERDE 2" CALIP., 6.5'T, 4.5'W (17)
- EXISTING TREE PROTECT FROM CONSTRUCTION (26)
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (18)
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (18)
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON (12)
- ALOE 'BLUE ELF' BLUE ELF ALOE 1 GALLON (27)
- RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON (22)

MATCH EXISTING DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

IRRIGATION NOTE:
AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING PLANT MATERIAL

MAINTENANCE NOTE:
THIS ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH PARADISE VALLEY STANDARDS IN A NEAT, CLEAN WEED FREE CONDITION BY THIS PROPERTY OWNER.

LANDSCAPE PLAN



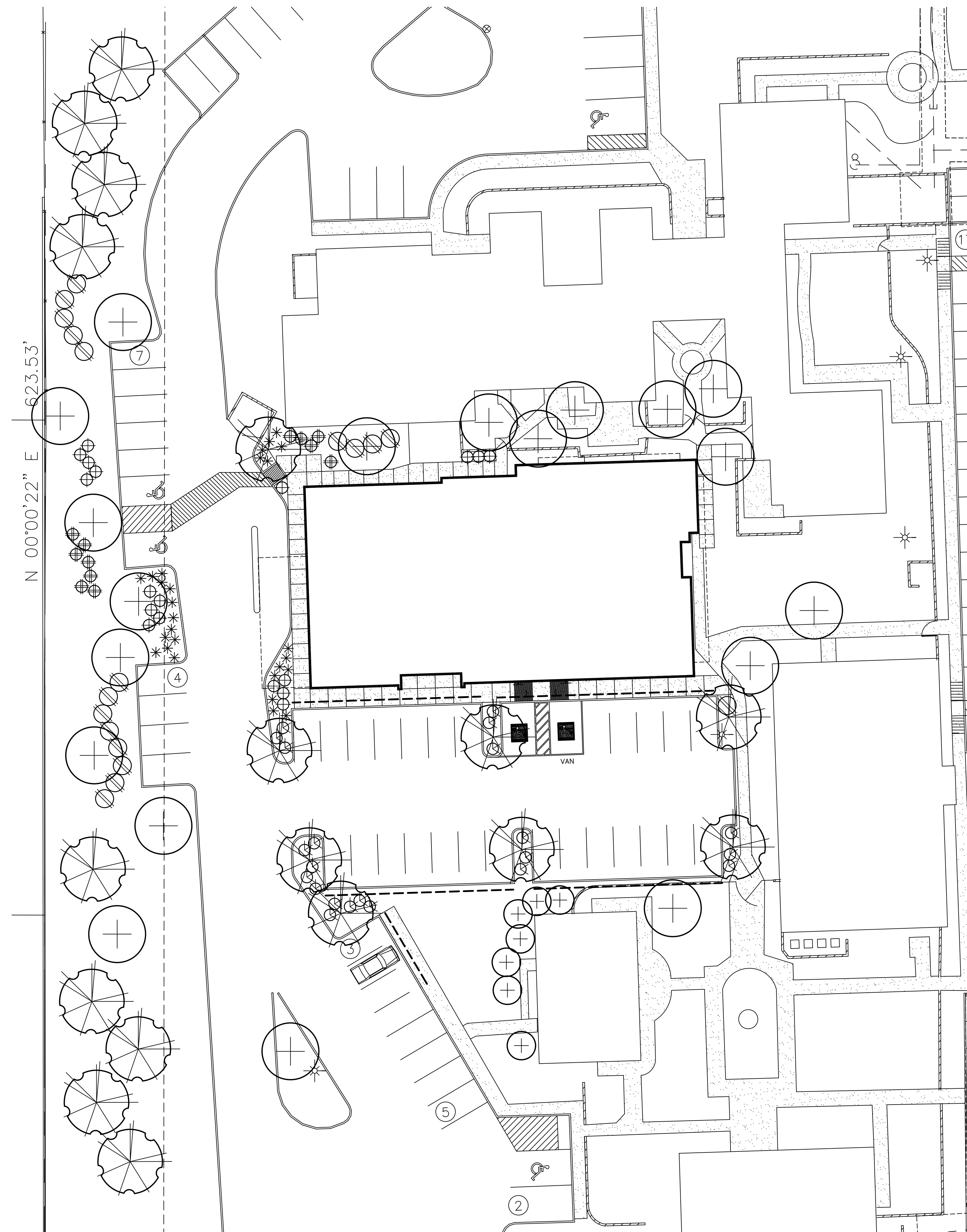
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 285-0320
EMAIL: timmcqueen@tjmla.net

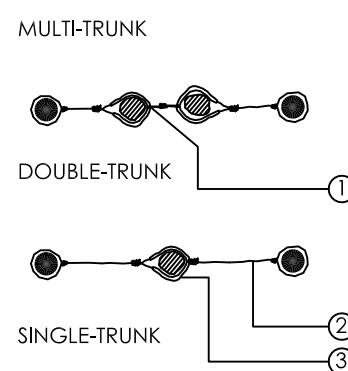


Project - PVMC

La.01

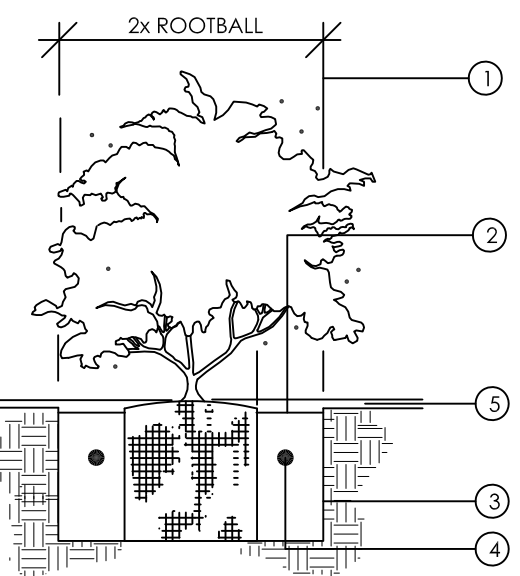


NOTE:
MULTI-TRUNKED TREES
TO HAVE ALL MAJOR
LEADERS STAKED



TJM TREE GUYING DETAIL

NOT TO SCALE

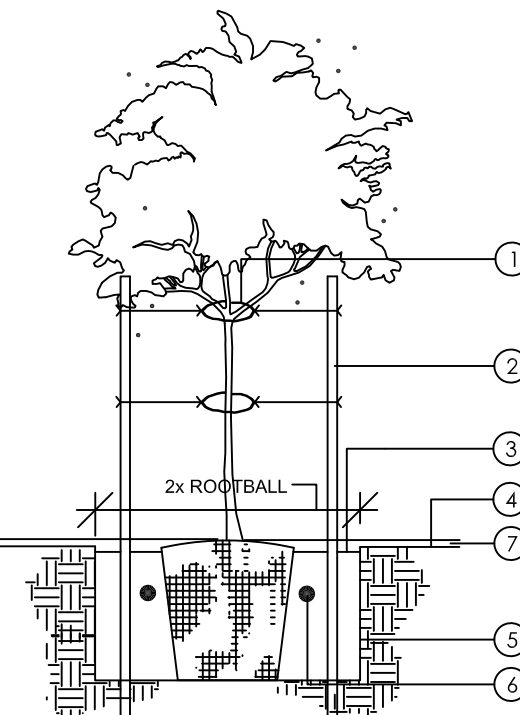


1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO
5. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.

TJM SHRUB PLANTING DETAIL

NOT TO SCALE

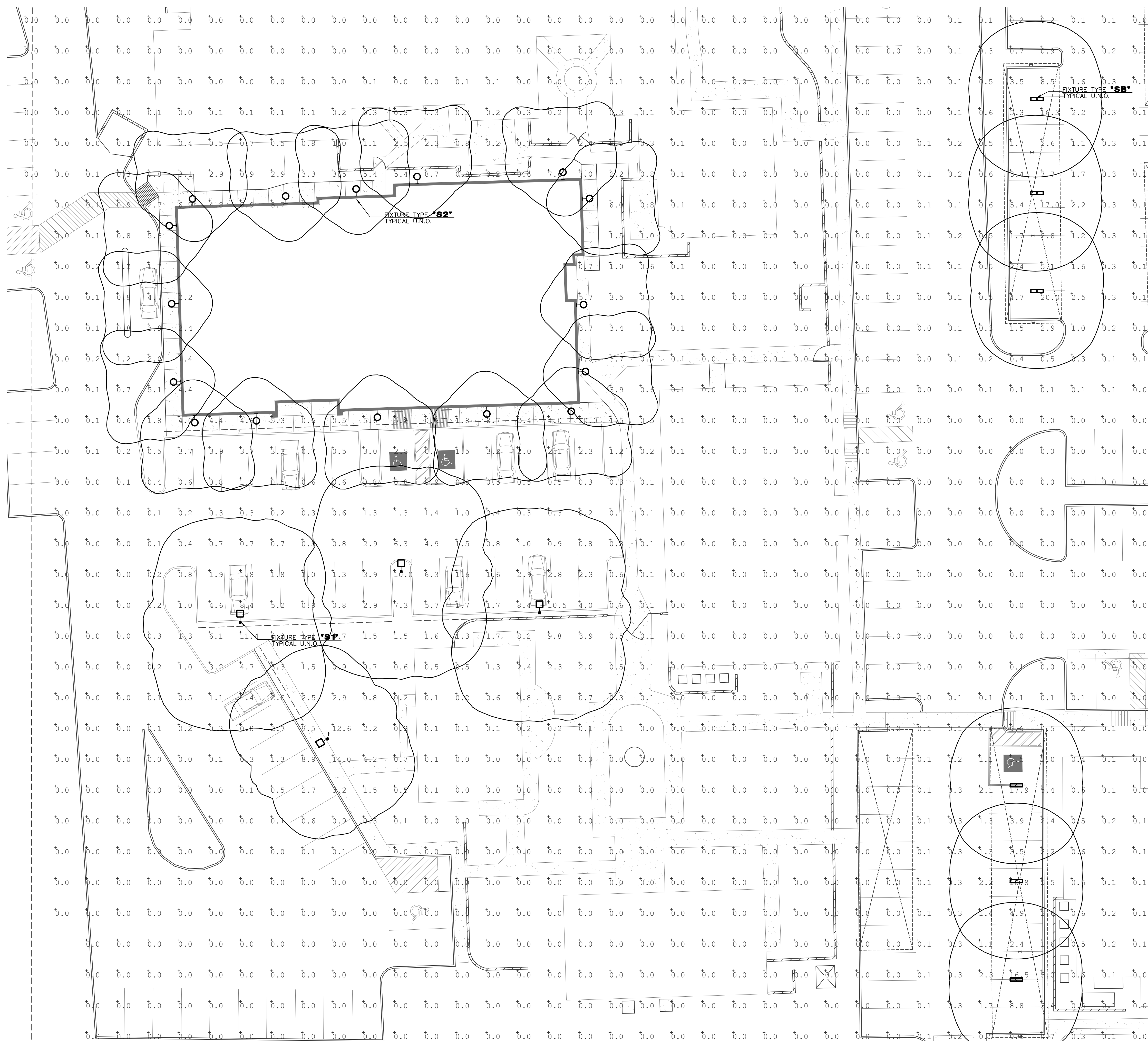


1. 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2" ROUND BY 10' LONG GREEN TREE STAKES BURY 3' BELOW GRADE
3. 4" BASIN
4. GRADE (PRIOR TO GRANITE)
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS
7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.

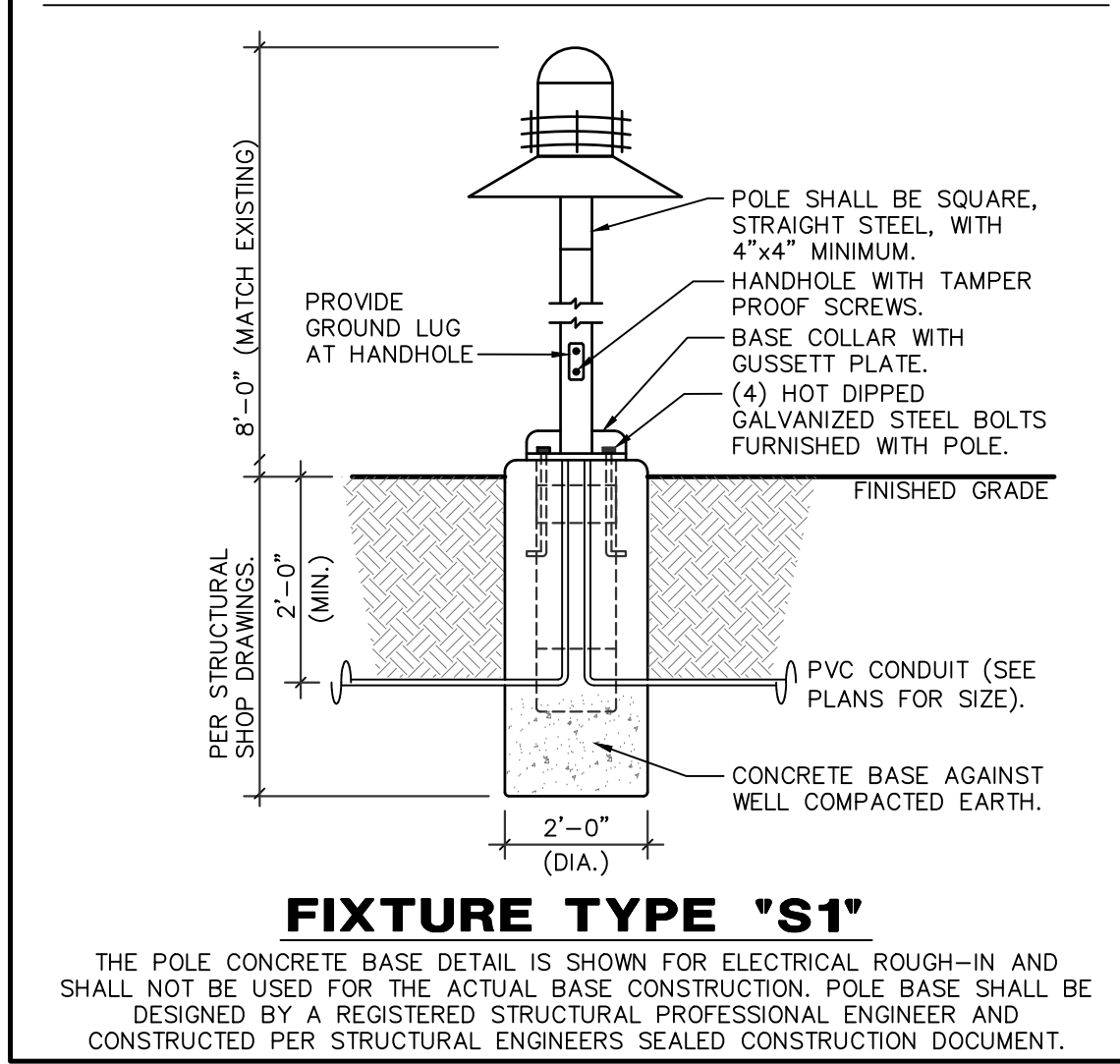
TJM DOUBLE STAKING DETAIL

NOT TO SCALE



ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1/16" = 1'-0"

POLE MOUNTED FIXTURE DETAIL



FIXTURE TYPE "S1"
THE POLE CONCRETE BASE DETAIL IS SHOWN FOR ELECTRICAL ROUGH-IN AND SHALL NOT BE USED FOR THE ACTUAL BASE CONSTRUCTION. POLE BASE SHALL BE DESIGNED BY A REGISTERED STRUCTURAL PROFESSIONAL ENGINEER AND CONSTRUCTED PER STRUCTURAL ENGINEERS SEALED CONSTRUCTION DOCUMENT.

NOTES:
1. THE (3) S1 DECORATIVE SITE POLES ARE RELOCATED FROM EXISTING LOCATIONS.
2. ELECTRICAL CONTRACTOR SHALL HAVE THE RELOCATED SITE POLES ON TIMECLOCK/PHOTOCELL.
TIMECLOCK/PHOTOCELL SHALL BE PLACED ON ALL LIGHTS EXCEPT THOSE NEEDED FOR SAFETY, WHICH SHALL BE ON DUSK TO DAWN DEVICES. THE LIGHTS ON TIMERS SHALL BE IN OPERATION ONLY FROM 6:00 AM UNTIL 9:00 PM.

Luminaire Schedule									
Symbol	Qty	Label	LF	Description	Fag	Lum. Lumens	Lum. Watts	[MANUFAC]	
○	4	S1	0.850	UCM-H5-FTG-150MH	8'	8952	185	ARCHITECTURAL AREA LIGHTING	
○	16	S2	0.740	DTA-31861-28W-74-W30-XX	8'	2777	28	LIGNAN	
○	15	SB	1.000	LXBN4-35MI-RA-EDU	8.5'	5090	42	COLUMBIA LIGHTING	
Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Site	Illuminance	Fc	0.72	20.0	0.0	N.A.	N.A.		

PRELIMINARY NOT FOR CONSTRUCTION

Project Contact/Designer: DAVE HAWKINS
Project # 18286
HAWKINS DESIGN GROUP INC.
ELECTRICAL CONSULTING ENGINEERS
252 SOUTH VINEYARD AVE. SUITE 107
MESA, ARIZONA 85202
PH 480.813.9000 FAX 480.813.9001
EMAIL: email@hawkinsdg.com

CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060
CawleyArchitects.com

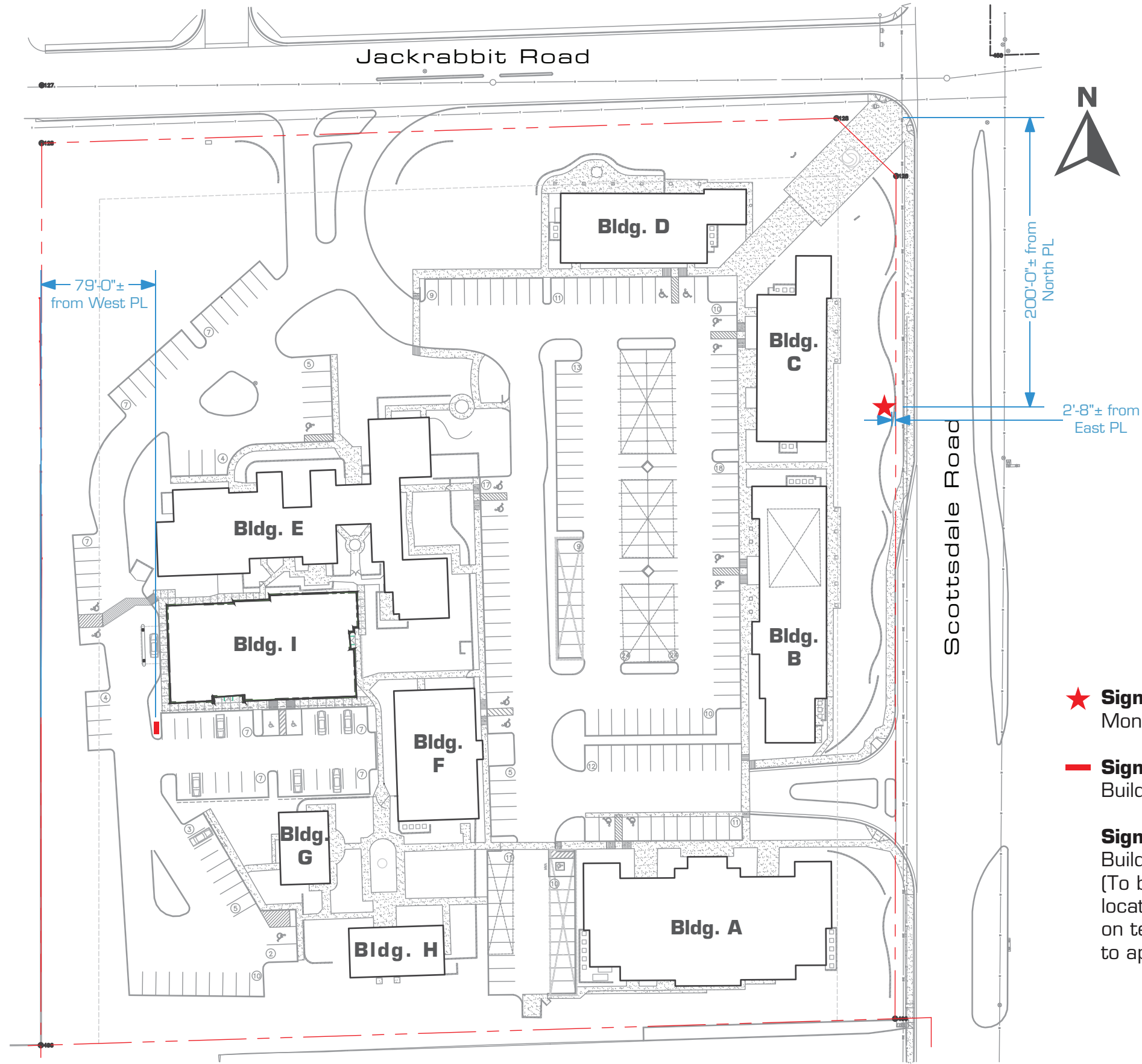
PRELIMINARY NOT FOR CONSTRUCTION
Expires: XX/XX/XX

PARADISE VALLEY MEDICAL PLAZA
SWC OF SCOTTSDALE AND JACKRABBIT
PARADISE VALLEY, AZ

DATE
PRE-APP SUBMITTAL 06-20-2018
SUP SUBMITTAL 08-01-2018
SUP-1ST COMMENTS 10-01-2018
SUP - 2ND COMMENTS 10-15-2018

Project - PVMC
DR1.0

IF DRAWING IS NOT PLOTTED AT osmodeTHEY ARE NOT FULL SIZE



★ **Sign Type A**
Monument Sign

— **Sign Type B**
Building Directory Sign

Sign Type C
Building I Tenant/Suite ID Sign
(To be located at various locations on the building based on tenant occupancy - owner to approve final locations)

Sign Location Plan

Scale: 1"=80'-0"

DATE

12.10.2018

JOB NAME

Paradise Valley Medical Plaza

ADDRESS

SEC Scottsdale Rd & Jackrabbit Rd
Paradise Valley, AZ

CLIENT

Plaza Companies
9401 W Thunderbird Rd
Suite 200
Peoria, AZ 85381

CONTACT

Bill Cook

DESIGNER

GD

SCALE

As Noted

REVISIONS

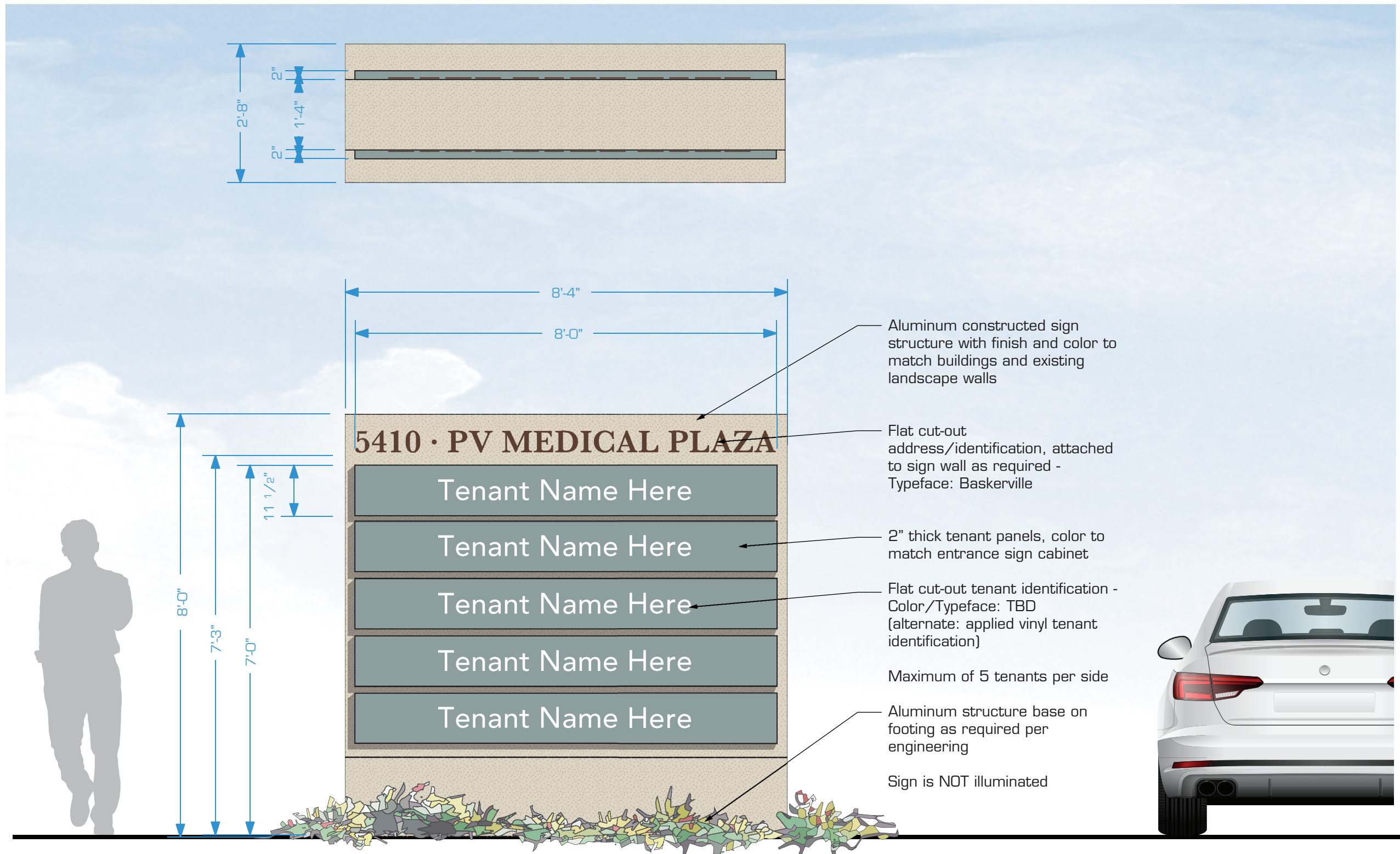
Date:
Date:
Date:



10027 N. 12th Street
Phoenix, AZ. 85020

(T) 602.279.9268
(C) 602.751.0708
(F) 602.266.1289
scott@identitysign.net

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DATE

01.02.2018

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Sign Type A - Tenant Monument

Scale: 1/2"=1'-0" Qty: 1 - Overall Area of Sign: 67.2 Sq. Ft.



Existing Conditions



Monument Sign Render

Sign Type A - Tenant Monument

Scale: 1/2"=1'-0" Qty: 1 - Overall Area of Sign: 67.2 Sq. Ft.

DATE

01.02.2018

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Existing Entrance Ground Signs - Scottsdale Road

Scale: 3/4"=1'-0"

Qty: 2 - 12 Sq.Ft. each



Existing Entrance Ground Signs - Jackrabbit Road

Scale: 3/4"=1'-0"

Qty: 2 - 9 Sq.Ft. each



View of Scottsdale Road entry (not to scale)



View of Jackrabbit Road entry (not to scale)

Total area of existing entrance ground signs: 42 Sq.Ft.

DATE

12.10.2018

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Date:

Date:

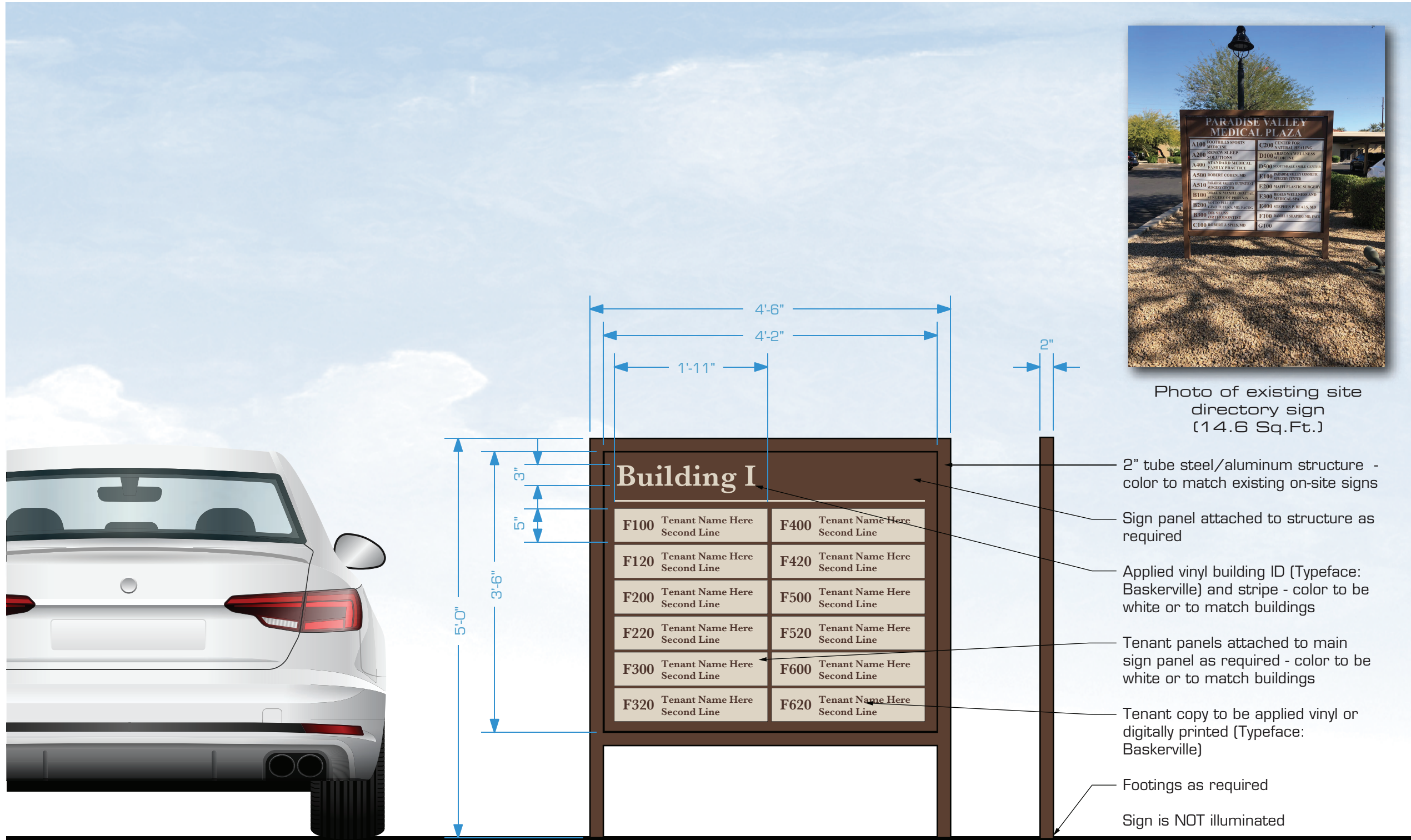


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Sign Type B - Building Directory Sign

Scale: 3/4"=1'-0" Qty: 1 - 14.6 Sq.Ft.

DATE

12.10.2018

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Date:

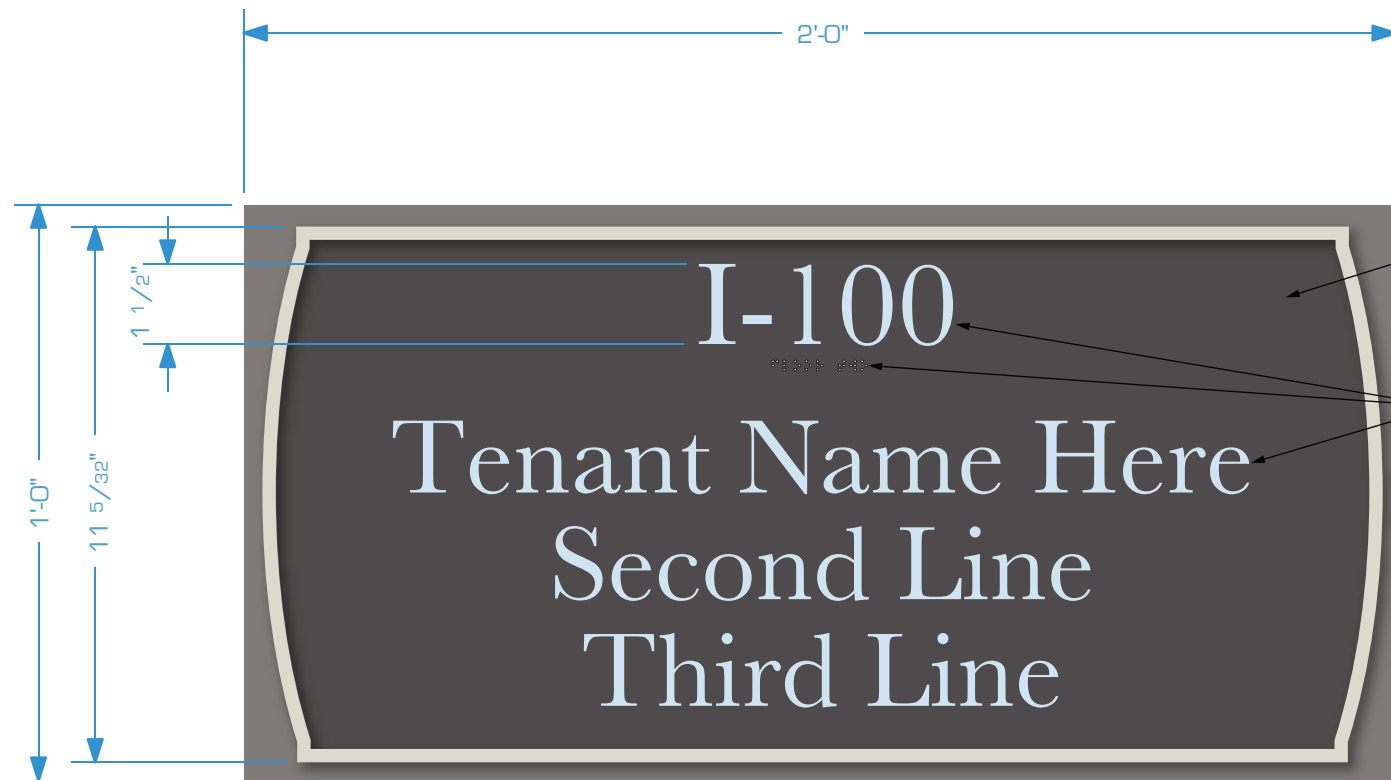
Date:



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Dimensional building / suite ID plaque - style, color, and material to match existing on-site

Raised tenant identification and copy and braille as required (Typeface: Baskerville)



Photo of existing building / suite ID sign (2 Sq.Ft.)

Sign Type C - Building I Tenant/Suite ID Sign

Scale: 3"=1'-0"

Qty: TBD - 2 Sq.Ft.

DATE

12.10.2018

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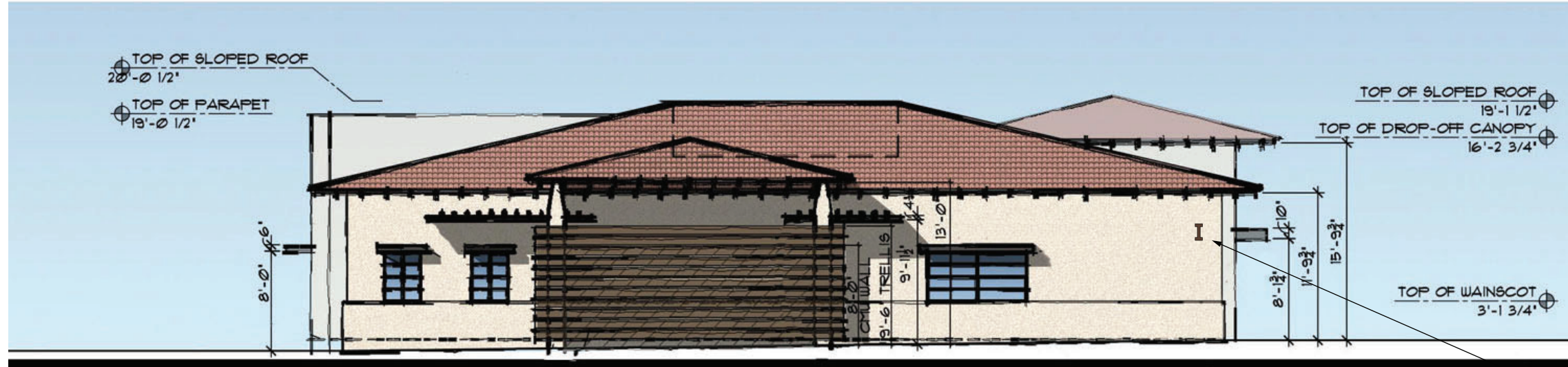


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West Elevation



East Elevation

Dimensional building letter "I" identification on East and West elevations.

Color/Typeface to match existing identifications.

Building Letter Identification

Scale: 3/32"=1'-0"

Qty: 2

DATE

12.10.2018

JOB NAME

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