

# PARADISE VALLEY MEDICAL PLAZA

SPECIAL USE PERMIT INTERMEDIATE AMENDMENT 2018



**PARADISE VALLEY MEDICAL PLAZA**  
**INTERMEDIATE AMENDMENT TO SPECIAL USE PERMIT**  
**MAY 3<sup>RD</sup>, 2019**

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 8,800 square foot building on the west side of the campus; this is smaller than the 10,000 square-foot building approved by the Planning Commission. This new space will be used for additional medical offices and/or surgical facilities. The setback for this smaller building has been increased to 96 feet, which is a larger setback than 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 8,800 SF building, the existing pick-up area for the surgical facilities will be replaced by a new pick-up area that will be located south of the new building and more than twice the distance from the existing location.

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, extensive 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. There will be no lighting on the new west side landscaping or the “No Deliveries” signs depicted on the sign plan. 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.

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. New “No Deliveries” signage will be added to the west side drive aisle.

In addition to reducing the size of the new building and increasing the setback from the west property line, several changes have been made at the request of neighbors to the west. Thirty (30) new trees have been added. A new eight-foot wall near the west property line will add privacy and reduce noise. The biohazardous medical waste/linen area has been moved to the east side of the new building and a delivery zone has been added in the main parking lot east of the new building. To address one of the neighbor’s major concerns, the trash dumpster location on the west side has been moved.

**PROJECT TEAM:**

<b><u>Owner:</u></b>	<b>Bayport PV Associates, LP</b> 300 West Clarendon Avenue – Suite 240 Phoenix, AZ 85013	
<b><u>Zoning Lawyer:</u></b>	<b>Jorden Hiser &amp; Joy, PLC</b> <b>Doug Jorden</b> 5080 N 40 <sup>th</sup> Street – Suite 245 Phoenix, AZ 85018	E: djorden@jhjlawyers.com P: 480.505.3909
<b><u>Architect:</u></b>	<b>Cawley Architects, Inc.</b> <b>Justen Cassidy</b> 730 N 52 <sup>nd</sup> Street – Suite 203 Phoenix, AZ 85008	E: justenc@cawleyarchitects.com P: 602.393.5060
<b><u>Civil Engineer:</u></b>	<b>JMA Engineering Corporation</b> <b>Jay Mihalek</b> 531 E Bethany Home Road Phoenix, AZ 85012	E: jay@jmaengineering.com P: 602.248.0286
<b><u>Electrical Engineer:</u></b>	<b>Hawkins Design Group, Inc.</b> <b>Mindy Adler</b> 2152 S Vineyard Avenue – Suite 107 Mesa, AZ 85210	E: mindy@hawkinsdg.com P: 480.813.9000
<b><u>Landscape Architect:</u></b>	<b>TJ McQueen &amp; Associates</b> <b>Tim McQueen</b> 10450 N 74 <sup>th</sup> Street – Suite 120 Scottsdale, AZ 85258	E: timmcqueen@tjmla.net P: 602.265.0320
<b><u>Acoustical Consultant:</u></b>	<b>Acoustical Consulting Services</b> <b>Tony Sola</b> P.O. Box 41182 Mesa, AZ 85274	E: tony@acoustics.com P: 480.827.1007

CITY OF SCOTTSDALE

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

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

SITE DATA

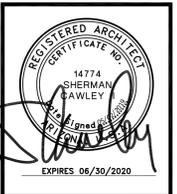
PROJECT:	PARADISE VALLEY MEDICAL PLAZA
ADDRESS:	SWC OF SCOTTSDALE AND JACKRABBIT ROAD
DEVELOPER:	PLAZA COMPANIES 9401 W. THUNDERBIRD ROAD PEORIA, AZ 85381
SCOPE:	ADDITION OF NEW BUILDING TO EXISTING MEDICAL OFFICE PLAZA
ASSESSOR PARCEL NO.:	173-18-002C
ZONING:	SPECIAL USE PERMIT (EXISTING)
SITE AREA:	+/- 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)
EXISTING PKNG. CANOPIES:	10,523 S.F.
NEW BUILDING AREA (INCLUDING OVERHANGS):	9,837 S.F. GROSS
NEW BUILDING AREA (GROSS @ PERIMETER):	8,805 S.F. GROSS
NEW BUILDING AREA (NET @ INTERIOR):	8,521 S.F. INTERIOR (NET)
TOTAL BUILDING AREA (GROSS):	62,544 S.F. GROSS
TOTAL BUILDING AREA (NET):	59,207 S.F. NET
NEW BLDG. CANOPY AREA:	668 S.F.
NEW PKNG. CANOPY AREA:	3,359 S.F.
NEW TOTAL PARKING CANOPY AREA:	10,998 S.F.
STORIES:	SINGLE STORY
LOT COVERAGE (EXIST):	17.19 %
LOT COVERAGE (NEW):	19.99 %
BUILDING HEIGHT (EXIST):	24'-5" AT HIGHEST RIDGE
BUILDING HEIGHT (NEW):	20'-0 1/2" AT HIGHEST RIDGE



CAWLEY ARCHITECTS

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

CawleyArchitects.com



PARKING CALCULATIONS

BUILDING AREA CALCULATIONS		
OCCUPANCY	1ST FLOOR	TOTALS
EXIST. BLDGS	50,686 S.F. (NET)	50,686 S.F.
NEW BUILDING	8,521 S.F. (NET)	8,521 S.F.
TOTAL S.F.	59,207 S.F. (NET)	59,207 S.F.

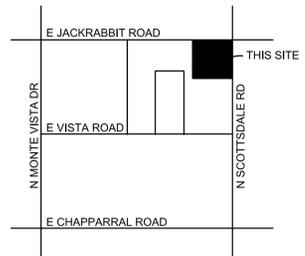
REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
EXIST. BLDGS	50,686 S.F.	VARIES	230
NEW BUILDING	8,521 S.F.	5:1000	43
TOTAL:			273

PARKING PROVIDED	
TOTAL REGULAR SPACES (EXISTING)	237
TOTAL REGULAR SPACES (NEW)	30
TOTAL ACCESSIBLE SPACES (EXISTING)	16
TOTAL ACCESSIBLE SPACES (NEW)	2
SPACES LOST FOR RELOCATED TRASH ENC.	-4
SPACES LOST AT EXISTING COVERED PKNG.	-8
SPACES LOST ON WEST SIDE PKNG.	-5
SPACES LOST FOR NEW LOADING ZONE	-3
SPACE LOST FOR NEW ADA UNDER PKNG. CNFY.	-1
TOTAL SPACES ON SITE	264
TOTAL COVERED SPACES (FOR REFERENCE)	78

LEGEND

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

VICINITY MAP N.T.S.



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

EXISTING COVERED PARKING TO REMAIN

NEW MONUMENT SIGN LOCATION

EXISTING COVERED PARKING TO REMAIN

NEW COVERED PARKING CANOPY OVER (9) 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

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

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

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

(MINUS (1) STALL TO ACCOMMODATE NEW ADA STALL)

SITE PLAN

1" = 40'-0"  
0 10 20 40 80



RESIDENTIAL PROPERTY  
APN: 173-18-005  
ZONED: R-4S

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

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

SOUTHERN BAPTIST CHURCH  
APN: 173-18-008A  
ZONED: SUP-P

(1) NEW STALL TO EXTEND EXISTING ROW OF PARKING  
LIMITS OF SUP AMENDMENT  
EXISTING BIOHAZARD STORAGE TO BE INTERNALIZED EAST SIDE OF NEW BLDG. SEE A12 FOR APPROXIMATE LOCATION  
EXISTING BLOCK WALL AT PROPERTY LINE TO REMAIN  
EXISTING REFUSE ENCLOSURE TO BE RELOCATED ON-SITE  
MINUS (5) EXISTING EMPLOYEE STALLS  
(2) EXISTING ADA STALLS TO BE RELOCATED. NEW SIDEWALK AND RAFF TO PROVIDE DIRECT ACCESS TO NEW ADA STALLS

LINE OF NEW 8' TALL CMU WALL AND WROUGHT-IRON FENCE/GATE

PATIENT PICK-UP AREA ADJACENT TO BUILDING  
EXISTING EMPLOYEE PARKING TO REMAIN  
NEW SIDEWALK  
NEW PARKING STALLS, TYP.  
LIMITS OF SUP AMENDMENT  
MINUS (8) EXISTING STALLS UNDER PKNG. QNY. TO BE DEMOLISHED  
NEW LANDSCAPING, SEE LANDSCAPE PLAN FOR COUNTS  
NEW EMPLOYEE ONLY PARKING

EXISTING STALLS TO BE DESIGNATED AS NEW EMPLOYEE ONLY PARKING  
NEW 8' TALL CMU OFFSET THAT WILL RETURN TO EXISTING WALL AT PROPERTY LINE

NEW TRASH ENCLOSURE LOCATION (MINUS (4) STALLS) ENCLOSURE TO BE 8'-0" IN HEIGHT, FINISHES AND COLOR SELECTIONS FOR BOTH WALLS AND GATE WILL MATCH EXISTING BUILDINGS

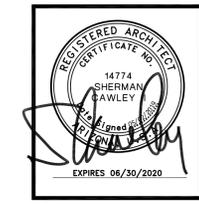
EXISTING CURB CUT CONFIGURATION TO REMAIN

EXISTING SIGNAGE AT ACCESS DRIVE CONNECTING SCOTTSDALE ROAD

EXISTING BLDG 5,536 SF.

EXISTING BLDG 11,896 SF.

EXISTING BLDG



**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

2ND CITY COUNCIL MTG. 01-31-2019

TOWN COUNCIL REVISIONS 05-02-2019

**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 the 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.

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Project - PVMC

**A1.2**

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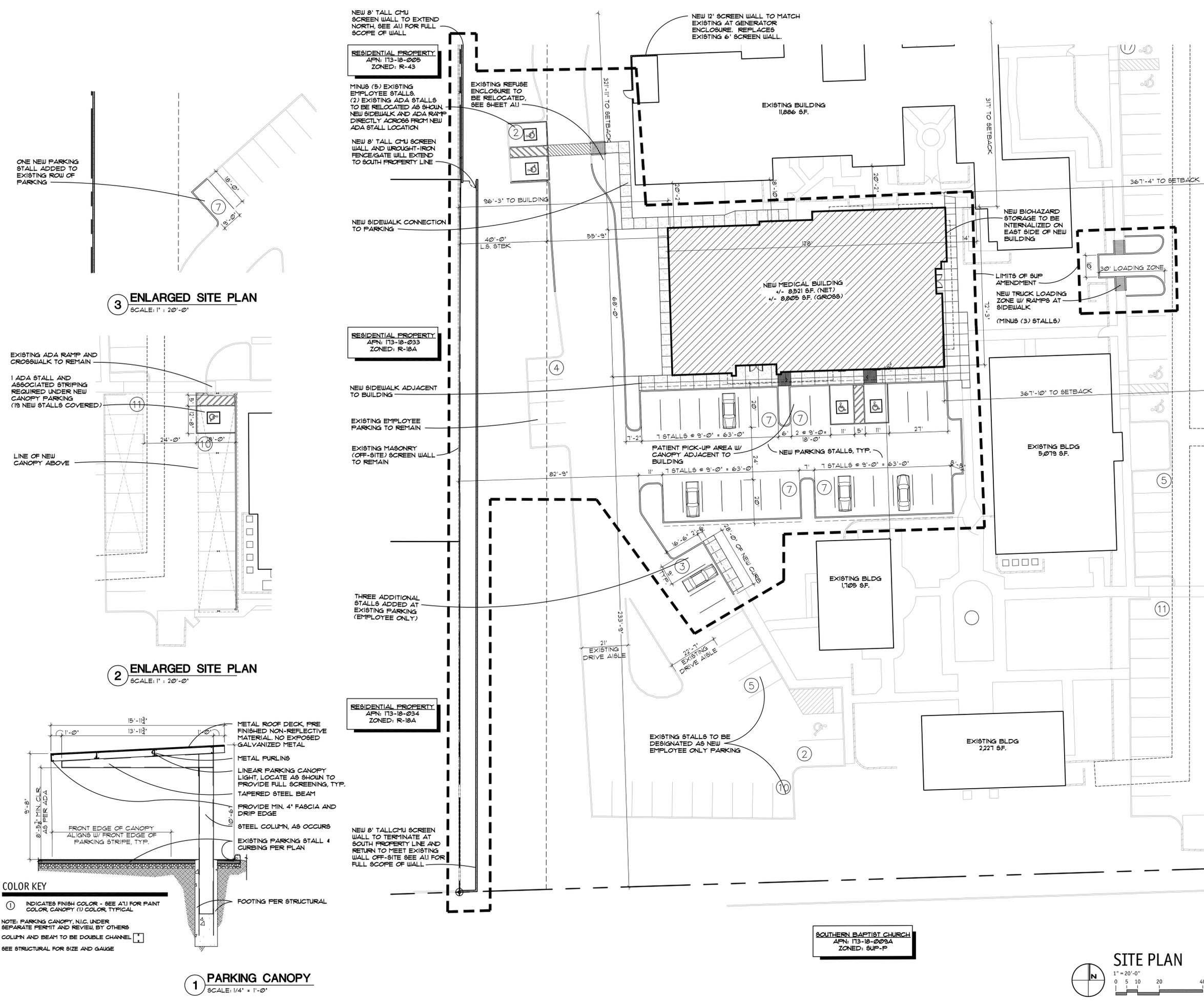
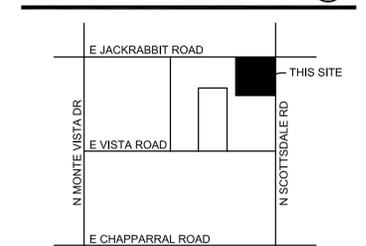
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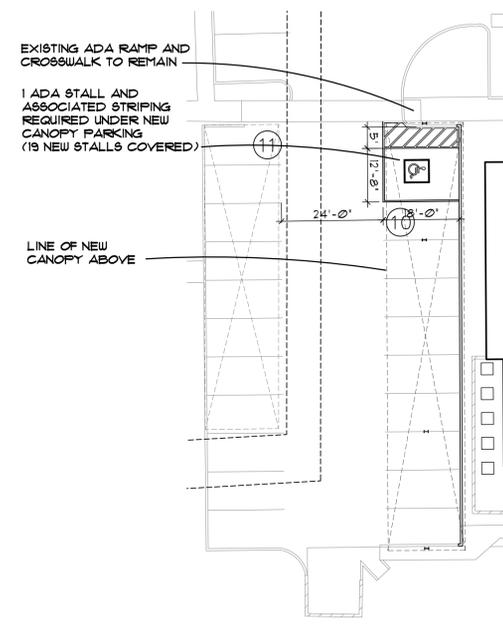
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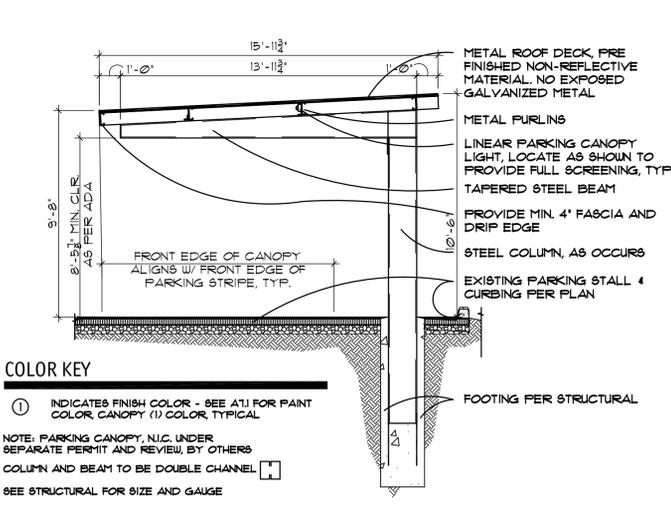
**VICINITY MAP** N.T.S.



**3 ENLARGED SITE PLAN**  
SCALE: 1" = 20'-0"



**2 ENLARGED SITE PLAN**  
SCALE: 1" = 20'-0"



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

**COLOR KEY**

- ① INDICATES FINISH COLOR - SEE A11 FOR PAINT COLOR, CANOPY (1) COLOR, TYPICAL
- NOTE: PARKING CANOPY, N.I.C. UNDER SEPARATE PERMIT AND REVIEW, BY OTHERS
- COLUMN AND BEAM TO BE DOUBLE CHANNEL
- SEE STRUCTURAL FOR SIZE AND GAUGE



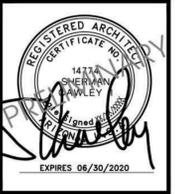
**SOUTHERN BAPTIST CHURCH**  
APN: 173-18-003A  
ZONED: SUP-P



CAWLEY ARCHITECTS

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PARADISE VALLEY MEDICAL PLAZA

SWC OF SCOTTSDALE AND JACKRABBIT

PARADISE VALLEY, AZ

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CITY COUNCIL REBOOT	04-12-2019

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Project: - PVMC

A7.1

GENERAL NOTES

- SEE STRUCTURAL FOR LINTEL INFORMATION.
- SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
- 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" PFG SOLARCOOL BLUE (SRF #2)  
 AIRSPACE: 1/2" (AIR FILL)  
 INBOARD: 1/4" PFG SOLARBAN 60 ON CLEAR (SRF #3)

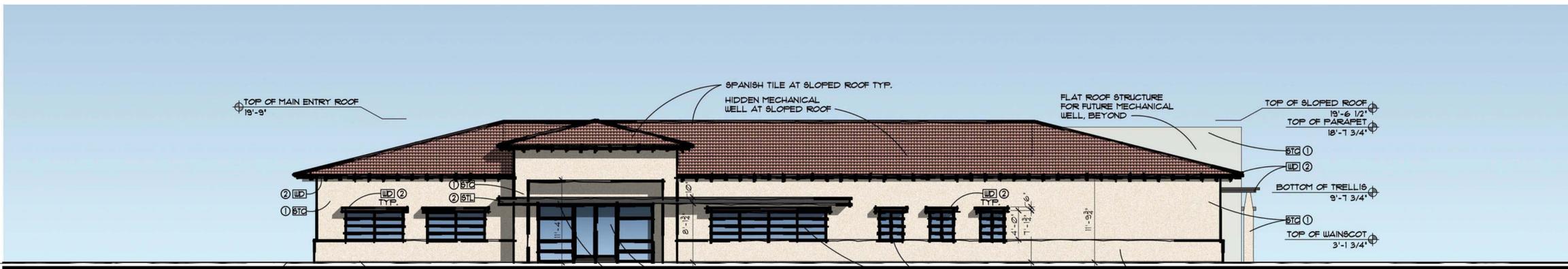
- 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
- SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

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

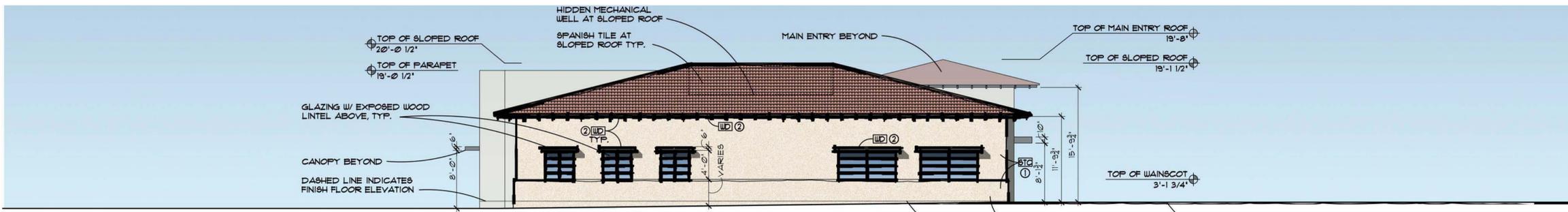
MATERIAL	KEY
BOLLARDS	②
GATES	②
SES	①
TRANSFORMER	②

- SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- 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.
- G.C. IS RESPONSIBLE FOR SUBMITTING ALL FIRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
- G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

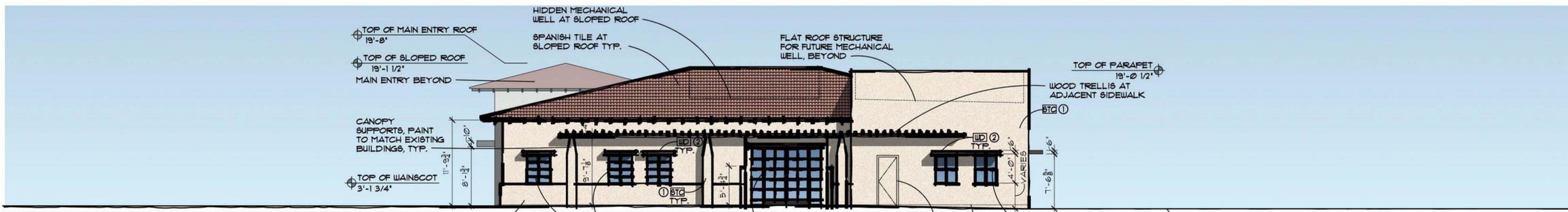


SOUTH ELEVATION

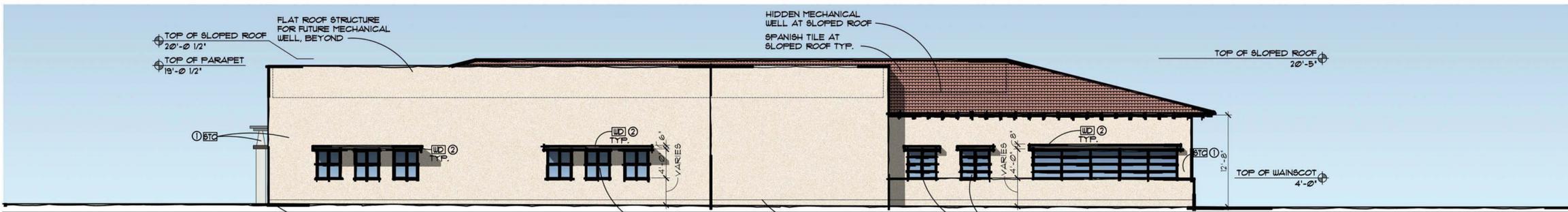
GENERAL NOTES



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

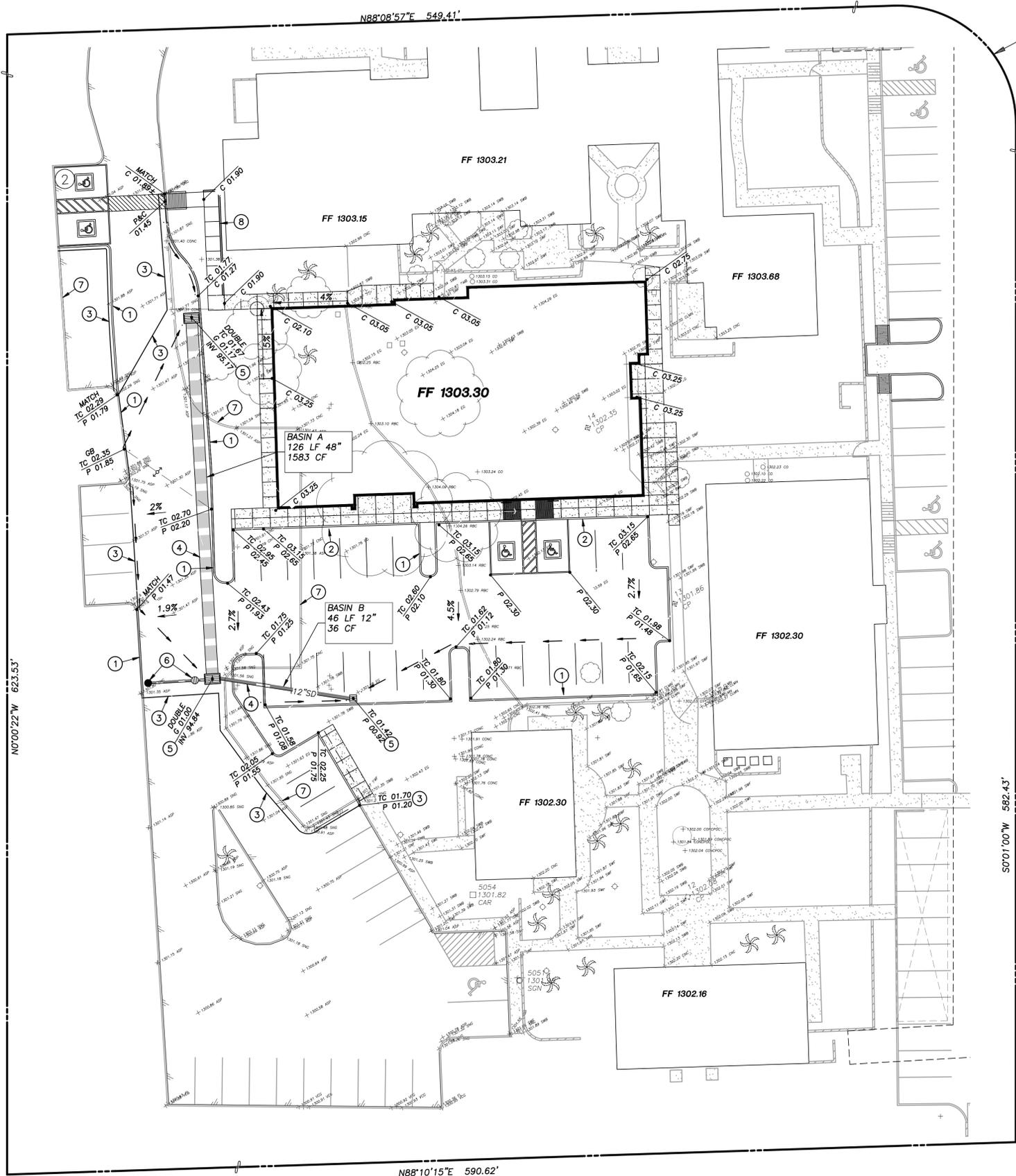
EXTERIOR ELEVATIONS



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

JACKRABBIT ROAD  
N88°08'57"E 549.41'

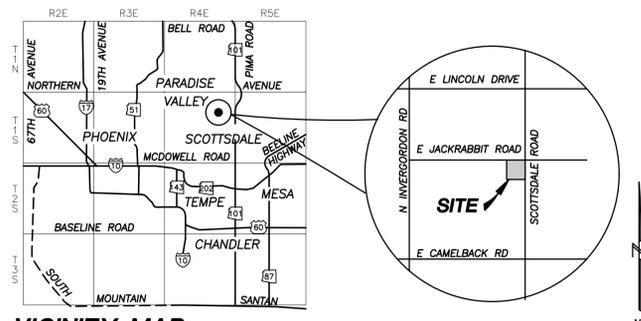
R=40.00', L=64.14'



N88°10'15"E 590.62'

N07°00'22"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  
727 E BETHANY HOME ROAD, SUITE B110  
PHOENIX, ARIZONA 85014  
PHONE: (602) 248-0286  
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

**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

**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.
- 7 EXISTING VERTICAL CURB TO BE REMOVED.
- 8 NEW 6-INCH RETAINING CURB.

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

**DRAINAGE CALCULATIONS**

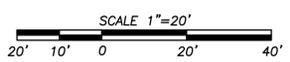
Paradise Valley Medical Plaza  
JMA 1805  
5410 North Scottsdale Road, Paradise Valley, AZ

$V_r = (C_{post} - C_{pre}) IAR / 12$  Required retention volume, cf  
where:  
C<sub>pre</sub> = 0.54 runoff coefficient, pre-development  
C<sub>post</sub> = 0.88 runoff coefficient, post-development  
R<sub>100yr,2hr</sub> = 2.20 precipitation depth, inches  
A = 25000 disturbed area, sf

$V_r = (0.88 - 0.54) * 25,000 * 2.2 / 12$   
V<sub>r</sub> = 1558 computed required retention

**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



1988 - 2019  
Celebrating 31 Years

SHEET  
**C1**  
OF 1

C:\Pro\1805\_PV Medical Plaza\CONCEPTUAL\B05\_C1.CONCRD.dwg  
 5/2/2018 9:31 AM AGUSTIN

**JMA ENGINEERING CORPORATION**  
 JMA  
 727 E Bethany Home Rd, Ste B110  
 Phoenix, Arizona 85014  
 Voice 602.248.0286  
 Fax 602.248.0286



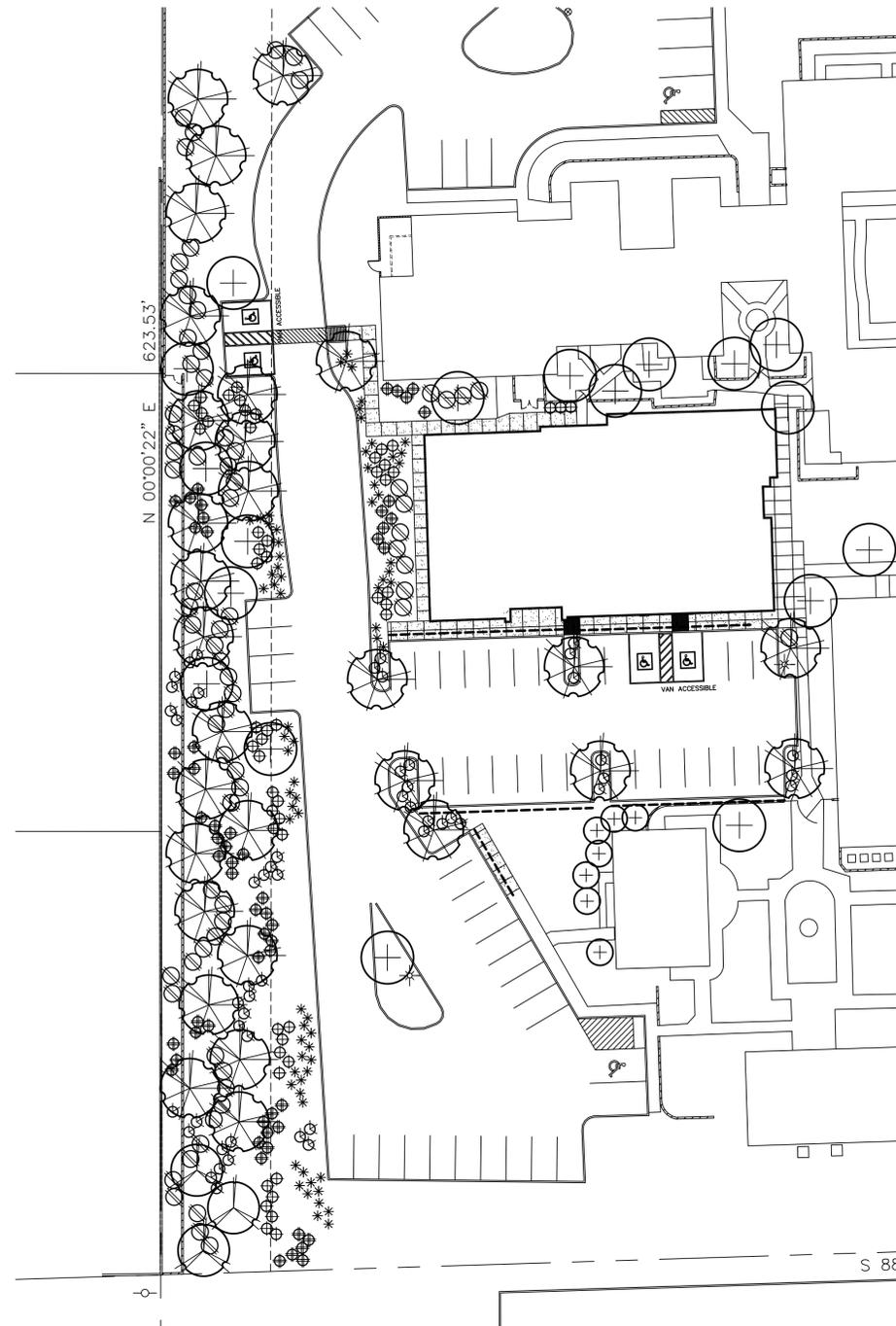
DESERT MUSEUM PALO VERDE



THORNLESS MESQUITE



WILLOW ACACIA



LANDSCAPE LEGEND (QUANTITIES)

- CERCIDIUM 'HYBRID'  
 DESERT MUSEUM PALO VERDE -OR-  
 PROSOPIS AZT (THORNLESS)  
 THORNLESS MESQUITE -OR-  
 ACACIA SALICINA  
 WILLOW ACACIA  
 2" CALIP. (30)
- EXISTING TREE  
 PROTECT FROM  
 CONSTRUCTION (25)
- FICUS NITIDA  
 FICUS  
 24" BOX (3)
- TECOMA 'ORANGE JUBILEE'  
 ORANGE JUBILEE  
 5 GALLON (72)
- HESPERALOE PARVIFLORA  
 RED YUCCA  
 5 GALLON (55)
- DASYLIRION WHEELERII  
 DESERT SPOON  
 5 GALLON (59)
- ALOE 'BLUE ELF'  
 BLUE ELF ALOE  
 1 GALLON (72)
- RUELLIA PENINSULARIS  
 BAJA RUELLIA  
 5 GALLON (54)

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.



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: timmccqueen@tjmla.net



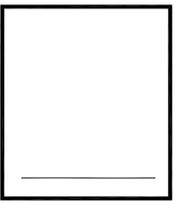
Project - PVMC

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

CawleyArchitects.com



PARADISE VALLEY MEDICAL PLAZA

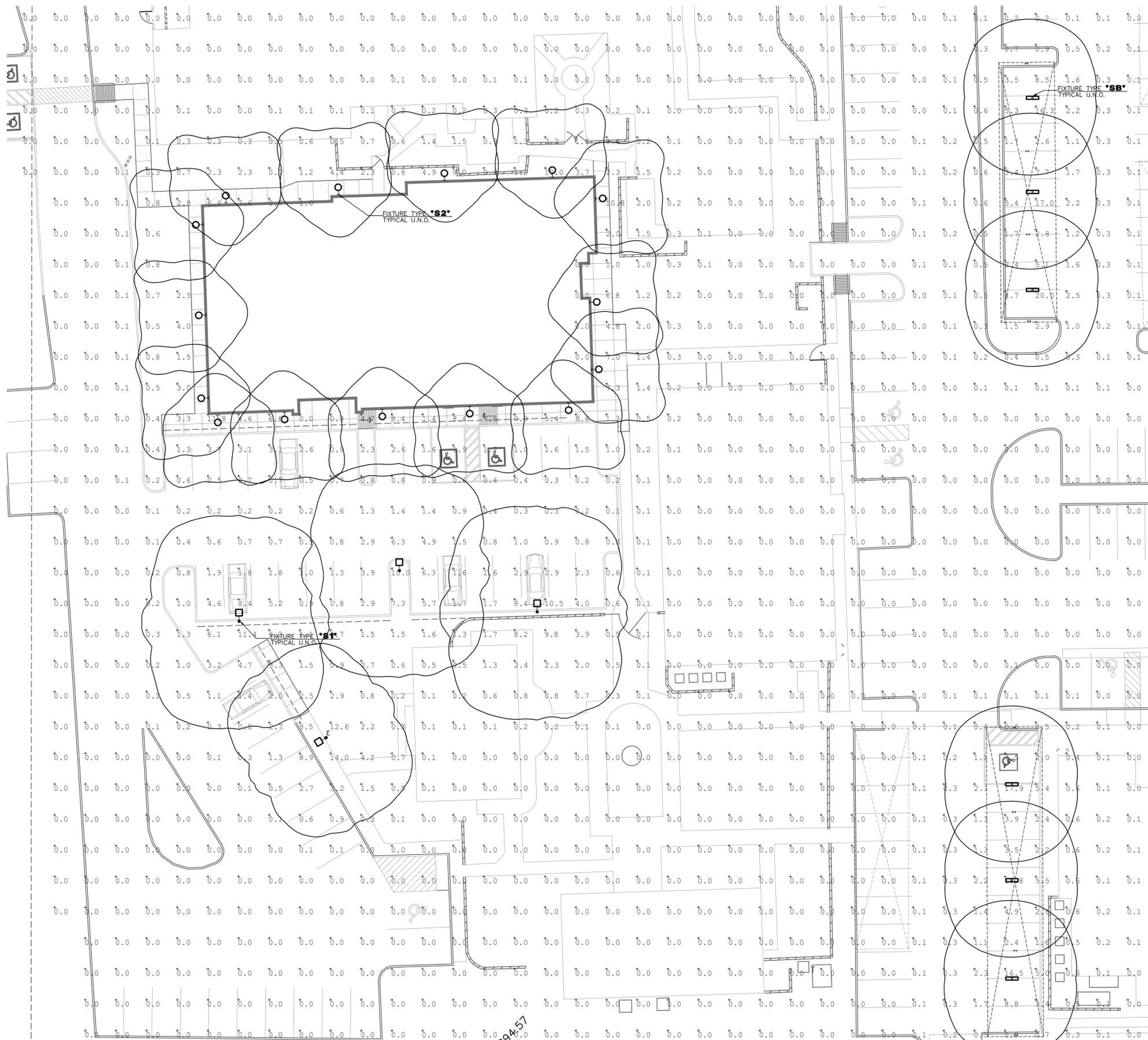
SWC OF SCOTTSDALE AND JACKRABBIT

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

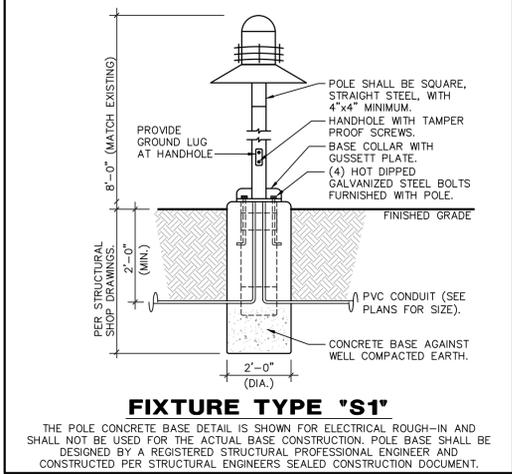
**NOTICE OF ALTERNATE BILLING CYCLE:**  
 The contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see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



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

**POLE MOUNTED FIXTURE DETAIL**



**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.

Symbol	Qty	Label	LLF	Description	Tag	Lum. Lumens	Lum. Watts	MANUFAC
○	4	S1	0.850	UCM-HS-PTG-150MR	8'	8952	185	ARCHITECTURAL AREA LIGHTING
○	15	S2	0.740	UTA-31861-28W-T4-W30-XX	8'	2777	28	LIGMAN
○	6	SB	1.000	LXDM-35ML-RA-EDU	8.5'	5090	42	COLUMBIA LIGHTING

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.70	20.0	0.0	N.A.	N.A.



**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  
2ND CITY COUNCIL MTG. 01-31-2019  
TOWN COUNCIL REVISIONS 05-02-2019

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**PRELIMINARY NOT FOR CONSTRUCTION**

Project Contact/Designer: **DAVE HAWKINS**  
Project # 18286  
**HAWKINS DESIGN GROUP INC.**  
ELECTRICAL CONSULTING ENGINEERS  
282 SOUTH VINEYARD AVE. SUITE 107  
MESA, ARIZONA 85201  
PH 480.813.9000 FAX 480.813.9001  
EMAIL: email@hawkinsdg.com

Project - PVMC

**DR1.0**

IF DRAWING IS NOT PLOTTED AT osmode THEY ARE NOT FULL SIZE

**Universe® Medium with HID Optic – UCM** TYPE

- Modular system with five luminous options, four hood options, and two optical systems for customization to complete site design
- Type 2, 3, 4 and 5 full cut off horizontal reflectors (without luminous element)
- Opal acrylic lens, Type 5 distribution for soft, general lighting
- Pole, wall, and pendant mounting options
- IP65 construction
- Powder coat finish in 13 standard colors with a polymer primer sealer



<b>1. LUMINAIRE</b> UCM Universe medium	<b>2. LUMINOUS/HOOD</b> NO LUMINOUS/HOOD ANGLED BEL FLARED STRAIGHT SKIRTED ANGLED BEL FLR STR SKB	<b>3. OPTICS</b> LUMINOUS & HOOD 4 LUMINOUS SOLID VERTICAL WINDOWS RINGS SLOTS RINGS WIND-ANG SR-ANG VSL-ANG LUM-ANG WIND-BEL SR-BEL VSL-BEL LUM-BEL WIND-FLR SR-FLR VSL-FLR LUM-FLR WIND-STR SR-STR VSL-STR LUM-STR WIND-SKB SR-SKB VSL-SKB LUM-SKB	<b>5. COLOR</b> Standard Color WH Acrylic White BL Black BLT Matte Black DB Dark Bronze DGN Dark Green TT Titanium WDB Weathered Bronze MDB Bronze Metallic VBU Vinyl Blue CPL Copper MAA Matte Aluminum MG Medium Gray AGN Antique Green LG Light Gray	<b>Premium Color</b> SHK Shamrock SPP Salt and Pepper SFM Seaform WCP Weathered Copper RAL RAL Color CUSTOM Custom Color
--	---	--	--	--

<b>3. OPTICS</b> <b>HORIZONTAL REFLECTOR</b> (top lens) H2 (Type 2) H3 (Type 3) H4 (Type 4) H5 (Type 5)	<b>GLASS REFRACTOR</b> GR3 (Type 3) GR5 (Type 5) OPAL LENS (Acrylic, Maximum 100 watts) OAL
--	--

<b>4. LAMP/BALLAST</b> <b>COMPACT FLUORESCENT</b> CF 7000K lamp -10°C min air temp PL57	<b>METAL HALIDE</b> Medium base, ED-17 lamp 500MA 700MH G12 base, 1-6 ampac lamp 70MHTG
--	---

<b>ELECTRONIC METAL HALIDE</b> Medium base, ED-17 lamp 70MHEB 100MHEB G12 base, 1-6 ampac lamp 70MHTGB	<b>PULSE START METAL HALIDE</b> Medium base, ED-17 lamp 150PSMH 175PSMH (GR only) G12 base, 1-6 ampac lamp 150PSMHTB
--	--

<b>HIGH PRESSURE SODIUM</b> Medium base, ED-17 lamp 50HPS 70HPS 100HPS 150HPS	All ballasts are factory wired for 277 volts, unless specified. Lamps not included, except LED.
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**Universe® Medium with HID Optic – UCM** TYPE

<b>MOUNTING</b> The fixture shall be attached to the arm assembly with three stainless steel bolts. The connection shall be sealed with a silicone compression gasket.	<b>FINISH</b> Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry oil, and top coated with a thermoset spray TIGC polyester powder coat finish. The finish shall meet the AAMA 855-2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.
---	--

<b>CEILING</b> Listed with ETL for outdoor, wet location use. Conforms to UL1598 and Canadian CSA Std. C22.2 no 50 standard. The luminaire shall be constructed to IP65 standards.	<b>WARRANTY / TERMS AND CONDITIONS OF SALE</b> Download: <a href="http://www.hubbelling.com/resources/warranty/">http://www.hubbelling.com/resources/warranty/</a>
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<b>ARCHITECTURAL AREA LIGHTING</b> 17760 Rowland Street   City of Industry, CA 91748 P 626.968.5666   F 626.369.2695   <a href="http://www.aal.net">www.aal.net</a> Copyright © 2012   Rev November 7, 2016 12:56 PM
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<b>WEIGHT &amp; EPA</b>	<b>UCM H3 150MH FTG</b> WATTAGE: 185 LUMEN OUTPUT: 7192 EFFICACY: 67.6
<b>HOOD</b>	<b>B2 UO G2</b>
<b>NO LUMINOUS</b>	<b>FORWARD LIGHT</b>
<b>ANG</b>	<b>BACK LIGHT</b>
<b>FLR</b>	<b>UP LIGHT</b>
<b>STR</b>	<b>DOWN LIGHT</b>
<b>SKB</b>	
<b>SR-ANG</b>	
<b>SR-BEL</b>	
<b>SR-FLR</b>	
<b>SR-STR</b>	
<b>SR-SKB</b>	
<b>VSL-ANG</b>	
<b>VSL-BEL</b>	
<b>VSL-FLR</b>	
<b>VSL-STR</b>	
<b>VSL-SKB</b>	
<b>LUM-ANG</b>	
<b>LUM-BEL</b>	
<b>LUM-FLR</b>	
<b>LUM-STR</b>	
<b>LUM-SKB</b>	

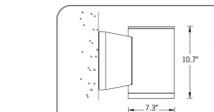
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**UTA-31861**

**Tango 29 Downlight**



Length - 7.3"  
Height - 10.7"  
Weight - 9.7 lbs  
IP65 - Suitable For Wet Locations  
IK08 - Impact Resistant (Vandal Resistant)



<b>Lamp</b> 37w LED 20w LED 20w LED	<b>Beam</b> T2 - Type II Distribution - 2706mm T3 - Type III Distribution - 2722mm T4 - Type IV Distribution - 2777mm (Lumen output for 37w LED)
--	--

<b>LED Color</b> W27 - 2700K W30 - 3000K W40 - 4000K (EMW Dark Sky approved for 2700K & 3000K only)	<b>Finish Color</b> 01 - Black 02 - Dark Gray -RAL 7043 03 - White -RAL 9003 04 - Metallic Silver -RAL 9006 05 - Matte Silver -RAL 9006 06 - Bronze -RAL 9014 07 - Custom LAM
---	--

<b>PROJECT:</b>	<b>DATE:</b>	<b>QUANTITY:</b>
-----------------	--------------	------------------

<b>TYPE:</b>	<b>NOTE:</b>
--------------	--------------

<b>Head Office:</b> 7144 NW Progress Ct Hillsboro, Oregon 97124	<b>Tel:</b> 503-645-0500 <b>Fax:</b> 503-645-8100	<b>www.ligmanlightingusa.com</b>
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**FIXTURE TYPE, '82'**

**LIGMAN LIGHTING USA**



Wall luminaires with a selection of light distributions and LED wattages with downward light distributions. The Tango is unique as it is available with Type III, III & VIII light distribution options that facilitates wide spacing and even light distribution between the light fixtures. Spacings of up to 40" on center, and a 14" mounting height with a 2 ft average can be achieved using the type II optic. This provides higher energy savings and reduced installation costs. The Tango 31 cylindrical or Tango 32 square up-down versions can be manufactured using different type beam distributions for the up and down optics. Integral electronic control gear. Mounting plate for 3" and 4" junction box is provided with the fixture. Matching surface mount conduit boxes are available as an option. Custom round pole adapters can be manufactured to suit specific pole diameters for column mounting applications. Please contact the factory for more information.

**For the Square downlight option, see Tango 30.**  
**For Type V distributions, see Jet surface wall luminaires.**

**Aluminum Casting**  
Less than 0.1% copper content – Marine Grade LME Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

**Pre-paint**  
8 step degrease and phosphate process that includes descaling and etching as well as a zinc and nickel phosphate process before product painting.

**Memory Retentive -Silicon Gasket**  
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

**Thermal management**  
LME Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

**Surge Suppression**  
Standard 10kV surge suppressor provided with all fixtures.

**BUG RATING**  
BI - UL-G1

**Optics & LED**  
Precision optic design provides exceptional light control and precise distribution of light. LED CR1 > 80

**Lumen - Maintenance Life**  
L80/B10 at 50,000 hours (This means that at least 80% of the LED still achieve 80% of their original flux)

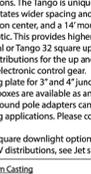
**UV Stabilized**  
4MM thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh outdoor environments. Rated for use in natoratoriums.

**Anti Seize Screw Nuts**  
Tapcoed holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

**Crystal Clear Low Iron Glass Lens**  
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tints.

**FIXTURE TYPE, '86'**

**LXEM LIGHTING**



**Enclosed and Gasketed Fiberglass Extreme Environment / LED**

**PROJECT INFORMATION**

**CONSTRUCTION**  
Housing is formed from UL 5VA fiberglass, F1 weatherability rating, suitable for indoor or outdoor use with respect to exposure to UV light. Pour-in-place non-porous gasketing assures seal. LED allowed to remain below metal inlet gasket trap. 14 Latches per 8, 8 per 4, 6 per 2. Latches are provided tamper resistance ready, tamper resistant screws by others. Latches are standard polycarbonate (PC), optional in stainless steel. Access openings are provided for electrical connection.

**ELECTRICAL**  
Long-life LEDs are rated for 60,000 hours at 180 lumen maintenance. Extra High Lumen packages (XL) rated L70 at 60,000 hours. Driver options include fixed output for on/off function, step dimming (high/low) or continuous 0-10V dimming. QR code label affixed to housing for easy traceability.

**SHIELDING**  
Linear ribbed frosted acrylic lens impact modified equivalent to 100% IBC modification adds flexibility to reduce impact breakage compared to standard acrylic formulations. Optional ribbed polycarbonate is standard. Ribbed polycarbonate is clear or frosted acrylic. All lenses are available in clear or fro.

**FINISH**  
White painted parts are treated with a five-stage phosphate bonding process and finished with high reflectance black enamel.

**ORDERING INFORMATION**

<b>MODEL</b>	<b>COLOR TEMP</b>	<b>SHIELDING</b>	<b>DRIVER</b>	<b>VOLTAGE</b>	<b>OPTIONS</b>
--------------	-------------------	------------------	---------------	----------------	----------------

<b>SIZE</b>	<b>LUMEN OUTPUT</b>
-------------	---------------------

<b>ACCESSORIES (ORDER SEPARATELY)</b>
---------------------------------------

<b>SENSOR KITS (Order Separately)</b>
---------------------------------------

<b>LED / LXEM</b>
-------------------

<b>EXAMPLE LXEM4-35HL-RFA-EDU</b>
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© 2018 Columbia Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 701 Millennium Blvd, Greenville, SC 29607 / Tel: 864.678.1000 / Website: [www.columbiainlighting.com](http://www.columbiainlighting.com)

**Hubbell Lighting**

**PRELIMINARY NOT FOR CONSTRUCTION**

**DATE**

**PRE-APP SUBMITTAL**

**SUP - 1ST COMMENTS**

**SUP - 2ND COMMENTS**

**P.C. COMMENTS**

**2ND CITY COUNCIL MTG.**

**TOWN COUNCIL REVISIONS**

**DATE**

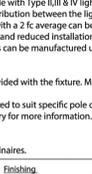
**PROJECT - PVMC**

**DR2.0**

**IF DRAWING IS NOT PLOTTED AT osmede THEY ARE NOT FULL SIZE**

**FIXTURE TYPE, '86'**

**LXEM LIGHTING**



**Enclosed and Gasketed Fiberglass Extreme Environment / LED**

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<b>SIZE</b>	<b>LUMEN OUTPUT</b>
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<b>LED / LXEM</b>
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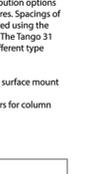
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**LXEM LIGHTING**



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--------------	-------------------	------------------	---------------	----------------	----------------

<b>SIZE</b>	<b>LUMEN OUTPUT</b>
-------------	---------------------

<b>ACCESSORIES (ORDER SEPARATELY)</b>
---------------------------------------

<b>SENSOR KITS (Order Separately)</b>
---------------------------------------

<b>LED / LXEM</b>
-------------------

<b>EXAMPLE LXEM4-35HL-RFA-EDU</b>
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**Hubbell Lighting**

**PRELIMINARY NOT FOR CONSTRUCTION**

**DATE**

**PRE-APP SUBMITTAL**

**SUP - 1ST COMMENTS**

**SUP - 2ND COMMENTS**

**P.C. COMMENTS**

**2ND CITY COUNCIL MTG.**

**TOWN COUNCIL REVISIONS**

**DATE**

**PROJECT - PVMC**

**DR2.0**

**IF DRAWING IS NOT PLOTTED AT osmede THEY ARE NOT FULL SIZE**

**FIXTURE TYPE, '86'**

**LXEM LIGHTING**



**Enclosed and Gasketed Fiberglass Extreme Environment / LED**

**PROJECT INFORMATION**

**CONSTRUCTION**  
Housing is formed from UL 5VA fiberglass, F1 weatherability rating, suitable for indoor or outdoor use with respect to exposure to UV light. Pour-in-place non-porous gasketing assures seal. LED allowed to remain below metal inlet gasket trap. 14 Latches per 8, 8 per 4, 6 per 2. Latches are provided tamper resistance ready, tamper resistant screws by others. Latches are standard polycarbonate (PC), optional in stainless steel. Access openings are provided for electrical connection.

**ELECTRICAL**  
Long-life LEDs are rated for 60,000 hours at 180 lumen maintenance. Extra High Lumen packages (XL) rated L70 at 60,000 hours. Driver options include fixed output for on/off function, step dimming (high/low) or continuous 0-10V dimming. QR code label affixed to housing for easy traceability.

**SHIELDING**  
Linear ribbed frosted acrylic lens impact modified equivalent to 100% IBC modification adds flexibility to reduce impact breakage compared to standard acrylic formulations. Optional ribbed polycarbonate is standard. Ribbed polycarbonate is clear or frosted acrylic. All lenses are available in clear or fro.

**FINISH**  
White painted parts are treated with a five-stage phosphate bonding process and finished with high reflectance black enamel.

**ORDERING INFORMATION**

<b>MODEL</b>	<b>COLOR TEMP</b>	<b>SHIELDING</b>	<b>DRIVER</b>	<b>VOLTAGE</b>	<b>OPTIONS</b>
--------------	-------------------	------------------	---------------	----------------	----------------

<b>SIZE</b>	<b>LUMEN OUTPUT</b>
-------------	---------------------

<b>ACCESSORIES (ORDER SEPARATELY)</b>
---------------------------------------

<b>SENSOR KITS (Order Separately)</b>
---------------------------------------

<b>LED / LXEM</b>
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<b>EXAMPLE LXEM4-35HL-RFA-EDU</b>
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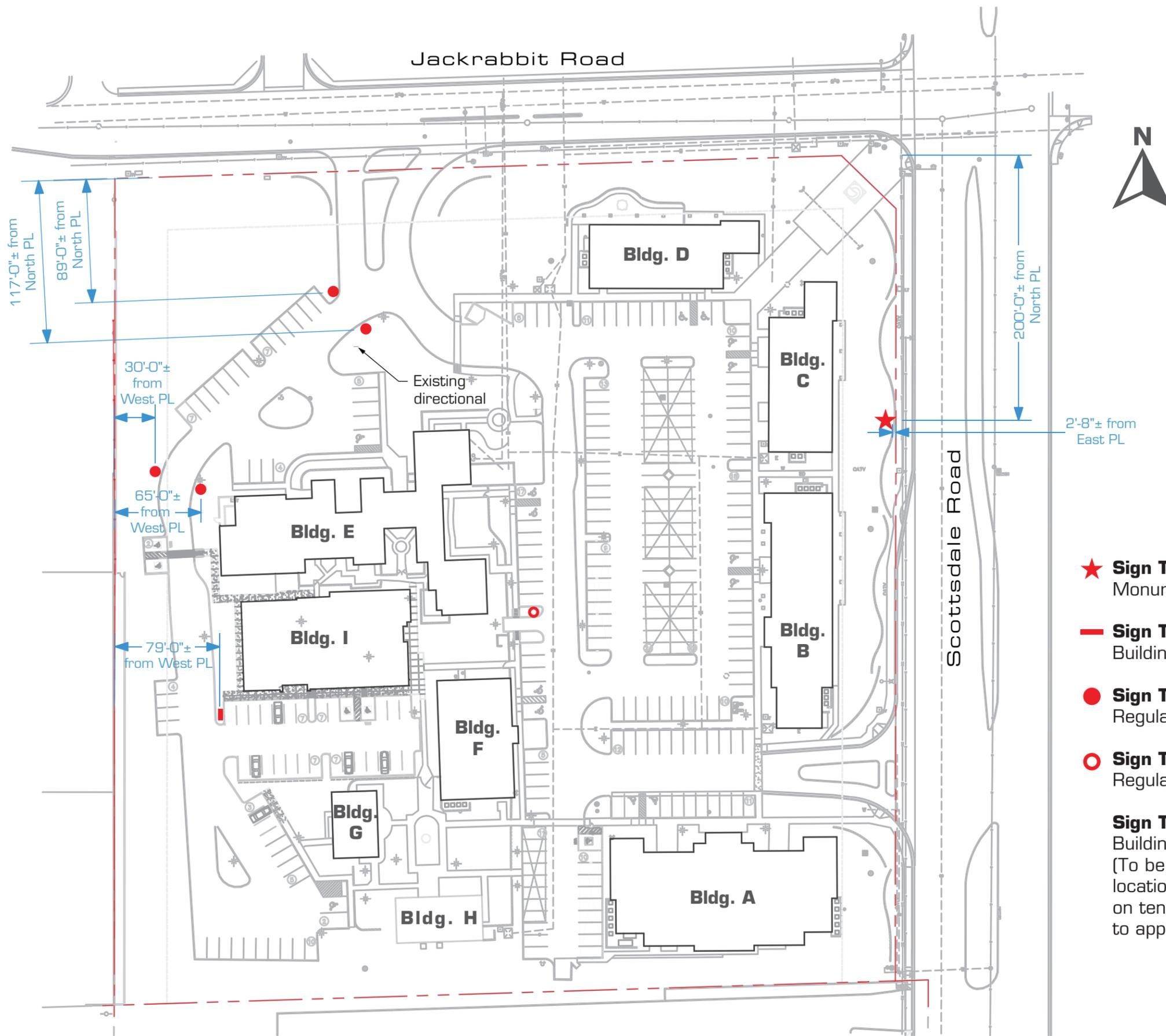
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**PRE-APP SUBMITTAL**



- ★ **Sign Type A**  
Monument Sign
- **Sign Type B**  
Building Directory Sign
- **Sign Type C1**  
Regulatory Sign "No Deliveries"
- **Sign Type C2**  
Regulatory Sign "Deliveries"
- Sign Type D**  
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"

<b>DATE</b>	05.03.2019
<b>JOB NAME</b>	Paradise Valley Medical Plaza
<b>ADDRESS</b>	SEC Scottsdale Rd & Jackrabbit Rd Paradise Valley, AZ
<b>CLIENT</b>	Plaza Companies 9401 W Thunderbird Rd Suite 200 Peoria, AZ 85381
<b>CONTACT</b>	Bill Cook
<b>DESIGNER</b>	GD
<b>SCALE</b>	As Noted
<b>REVISIONS</b>	Date: Date: Date:

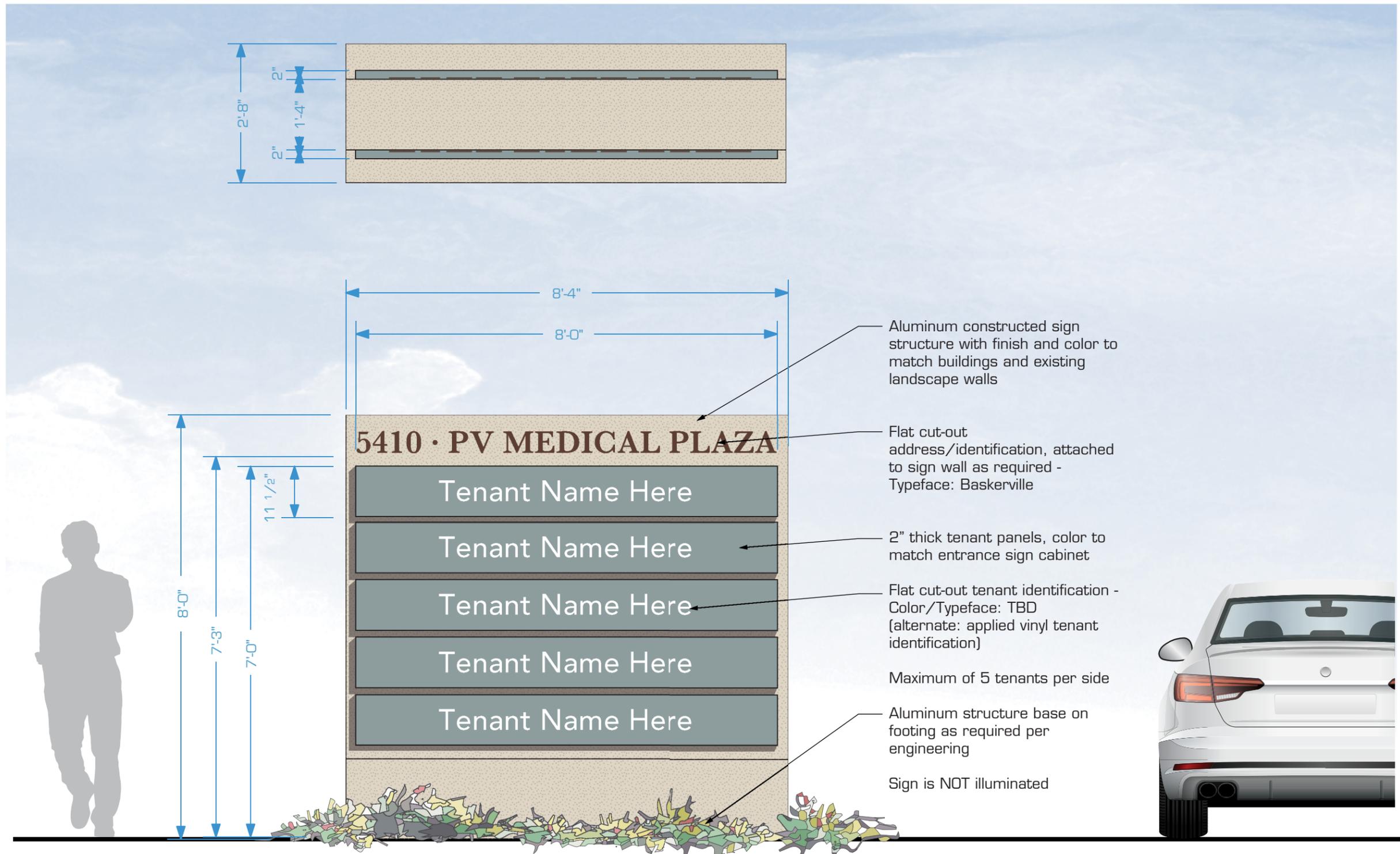
**ISG**  
Identity Sign Group Inc.

10027 N. 12th Street  
Phoenix, AZ. 85020

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

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**DATE**

04.08.2019

**JOB NAME**

Paradise Valley Medical Plaza

**ADDRESS**

SEC Scottsdale Rd & Jackrabbit Rd  
Paradise Valley, AZ

**CLIENT**

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9401 W Thunderbird Rd  
Suite 200  
Peoria, AZ 85381

**CONTACT**

Bill Cook

**DESIGNER**

GD

**SCALE**

As Noted

**REVISIONS**

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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**

04.08.2019

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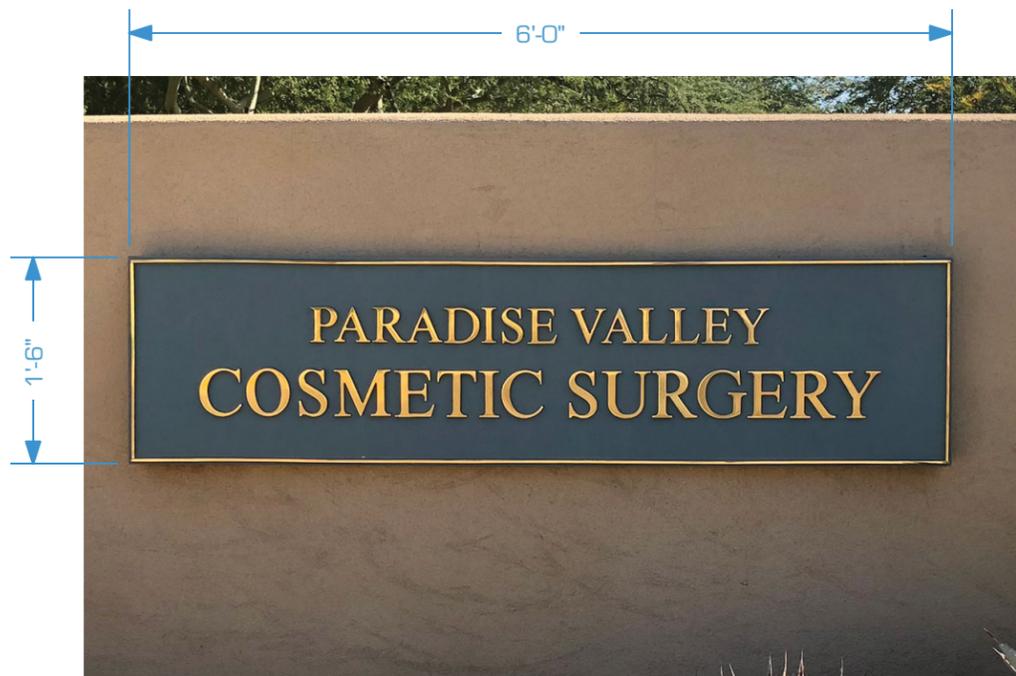
**Existing Entrance Ground Signs - Scottsdale Road**

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

Qty: 2 - 12 Sq.Ft. each



View of Scottsdale Road entry (not to scale)



**Existing Entrance Ground Signs - Jackrabbit Road**

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

Qty: 2 - 9 Sq.Ft. each



View of Jackrabbit Road entry (not to scale)

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

**DATE**

04.08.2019

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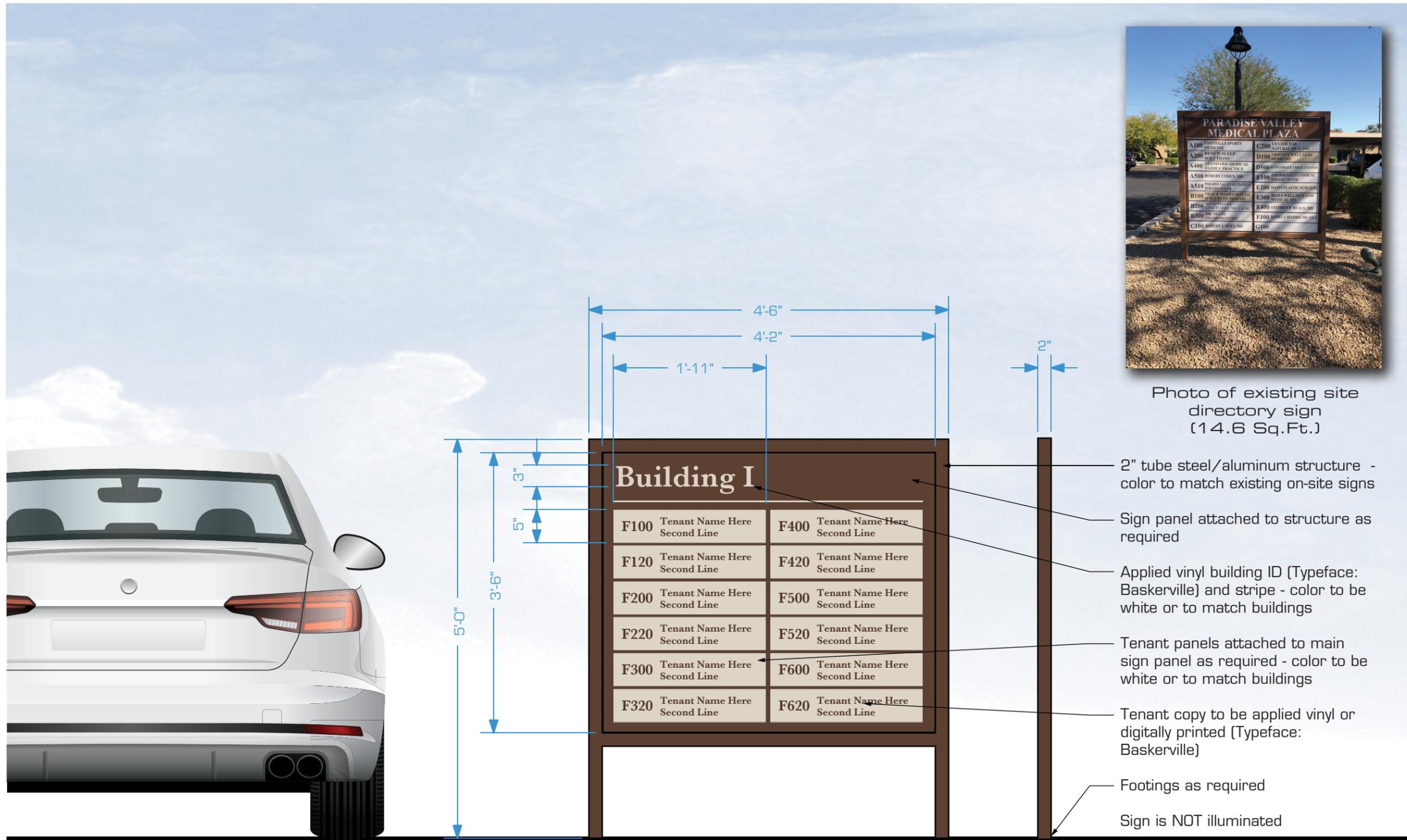


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**Sign Type B - Building Directory Sign**

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

Qty: 1 - 14.6 Sq.Ft.

DATE

04.08.2019

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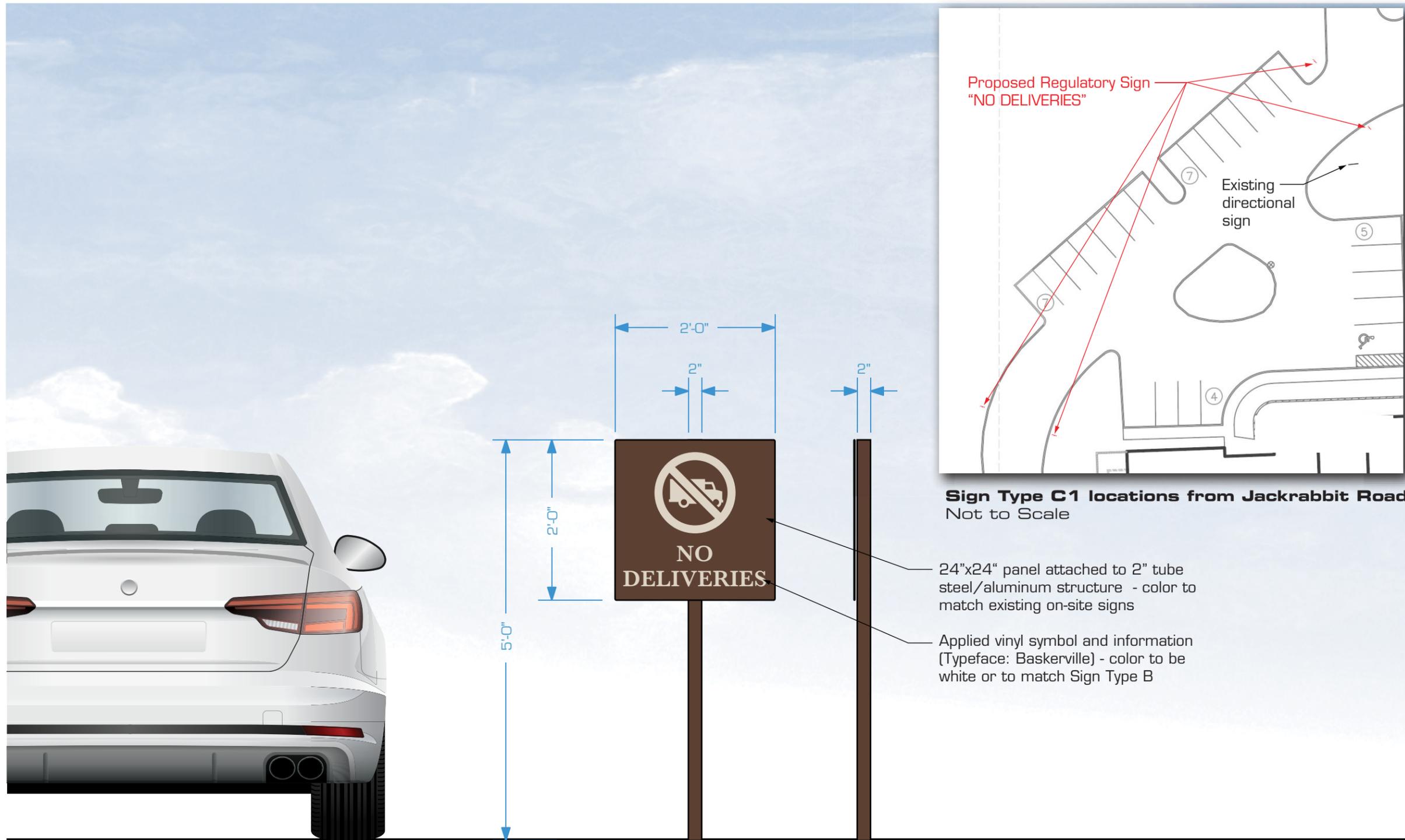
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**Sign Type C1 locations from Jackrabbit Road**  
Not to Scale

- 24"x24" panel attached to 2" tube steel/aluminum structure - color to match existing on-site signs
- Applied vinyl symbol and information (Typeface: Baskerville) - color to be white or to match Sign Type B

**Sign Type C1 - Regulatory Sign "No Deliveries"**

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

Qty: TBD - 4 Sq.Ft.

**DATE**

04.08.2019

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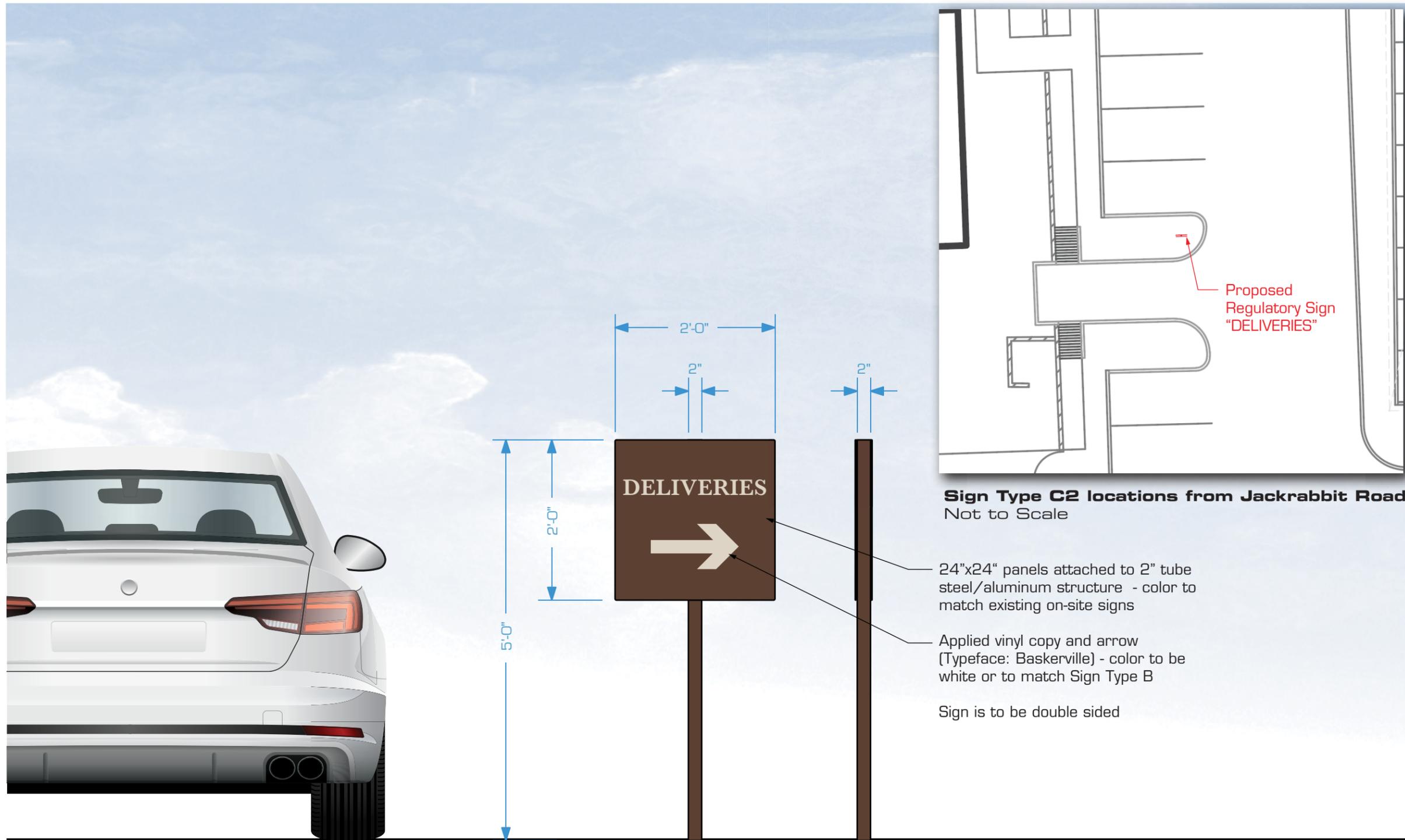


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**Sign Type C2 locations from Jackrabbit Road**  
Not to Scale

24"x24" panels attached to 2" tube steel/aluminum structure - color to match existing on-site signs

Applied vinyl copy and arrow (Typeface: Baskerville) - color to be white or to match Sign Type B

Sign is to be double sided

**Sign Type C2 - Regulatory Sign "Deliveries"**

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

Qty: 1 - 4 Sq.Ft.

**DATE**

04.08.2019

**JOB NAME**

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Bill Cook

**DESIGNER**

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**SCALE**

As Noted

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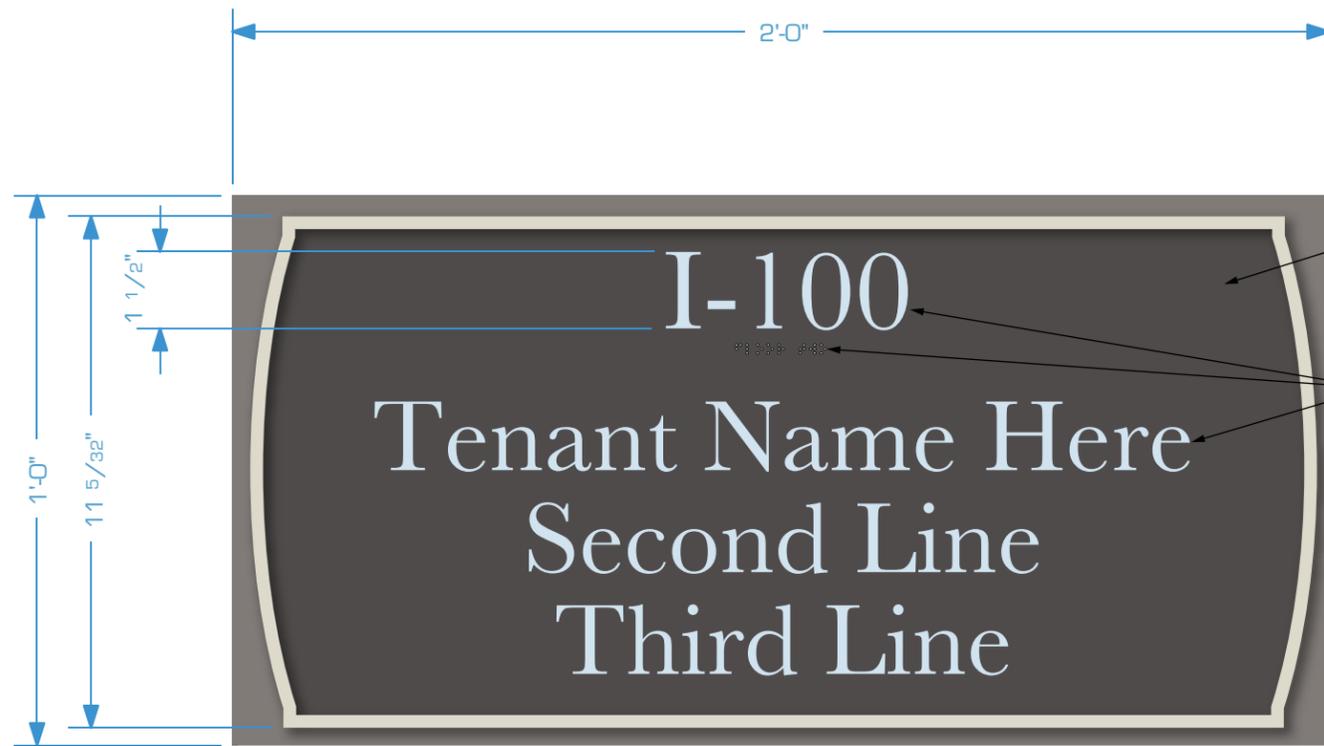


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Dimensional building / suite ID plaque - style, color, and material to match existing on-site

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



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

**Sign Type D - Building I Tenant/Suite ID Sign**  
 Scale: 3"=1'-0" Qty: TBD - 2 Sq.Ft.

<b>DATE</b>	04.08.2019
<b>JOB NAME</b>	Paradise Valley Medical Plaza
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<b>CONTACT</b>	Bill Cook
<b>DESIGNER</b>	GD
<b>SCALE</b>	As Noted
<b>REVISIONS</b>	Date: Date: Date:



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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**

04.17.2019

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