

PARADISE VALLEY MEDICAL PLAZA

SPECIAL USE PERMIT INTERMEDIATE AMENDMENT 2018



PARADISE VALLEY MEDICAL PLAZA
INTERMEDIATE AMENDMENT TO SPECIAL USE PERMIT
OCTOBER 15TH, 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.

PROJECT TEAM:

Owner:

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

Zoning Lawyer:

Jorden Hiser & Joy, PLC
Doug Jorden
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Architect:

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Civil Engineer:

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Electrical Engineer:

Hawkins Design Group, Inc.
Mindy Adler
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Mesa, AZ 85210

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P: 480.813.9000

Landscape Architect:

TJ McQueen & Associates
Tim McQueen
10450 N 74th Street – Suite 120
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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)

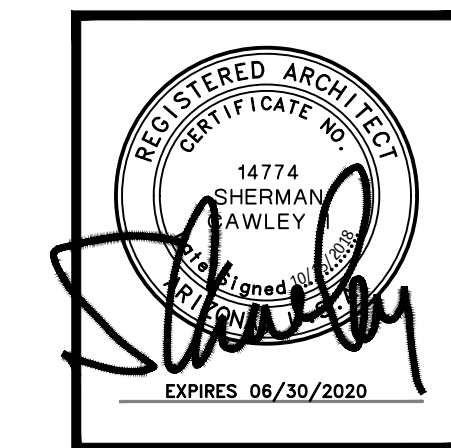
SITE AERIAL
1" = 20'-0"
0 10 20



CAWLEY ARCHITECTS

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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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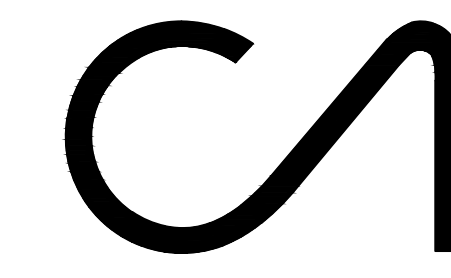
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Project: - PVMC

A1.0



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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.

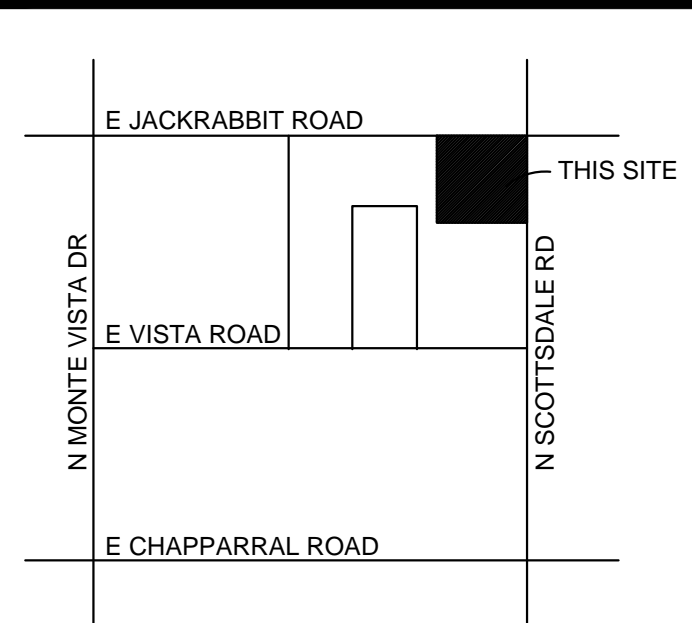
REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
EXIST. BLDGS	50,686 S.F.	VARIES	227
NEW BUILDING	9,692 S.F.	5:1000	49
TOTAL:			276

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

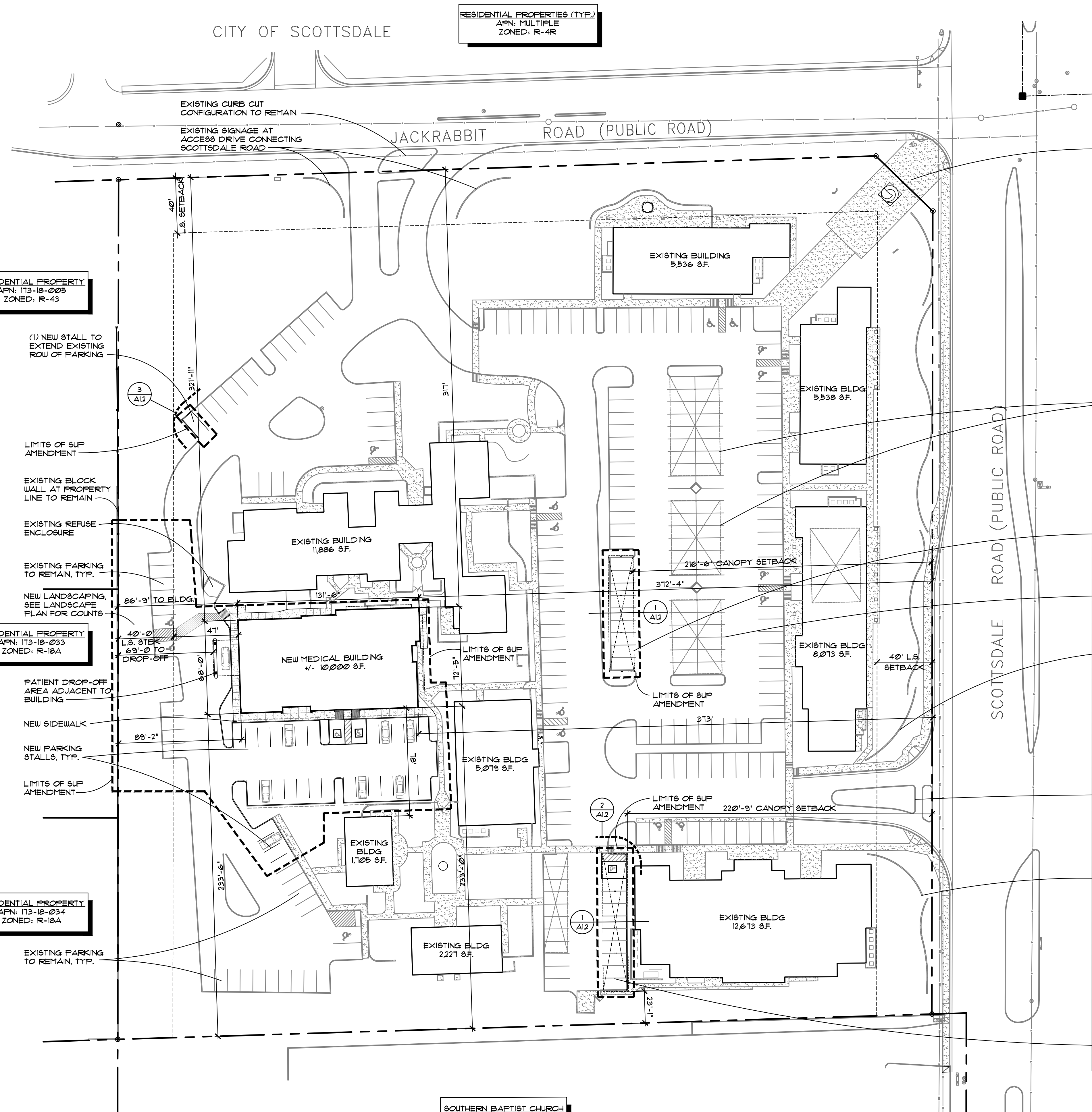
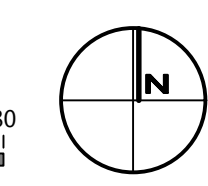
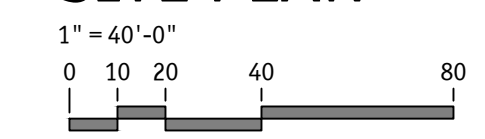
EXISTING SIGNAGE AT ACCESS DRIVE CONNECTING SCOTTSDALE ROAD

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



CITY OF SCOTTSDALE

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

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

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

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

(1) NEW STALL TO EXTEND EXISTING ROW OF PARKING

LIMITS OF SUP AMENDMENT

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 CURB CUT CONFIGURATION TO REMAIN

EXISTING SIGNAGE AT ACCESS DRIVE CONNECTING SCOTTSDALE ROAD

JACKRABBIT ROAD (PUBLIC ROAD)

SCOTTSDALE ROAD (PUBLIC ROAD)

CITY OF SCOTTSDALE

40' L.S. SETBACK

311'-11"

40'-0" L.S. SETBACK

89'-2"

233'-6"

311'

311'

12'-5"

233'-10"

233'-1"

40' L.S. SETBACK

311'

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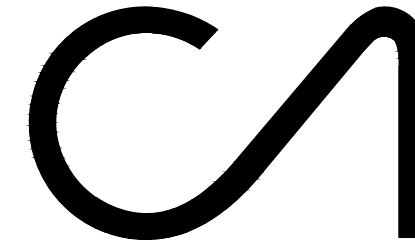
12'-5"

233'-10"

233'-1"

40' L.S. SETBACK

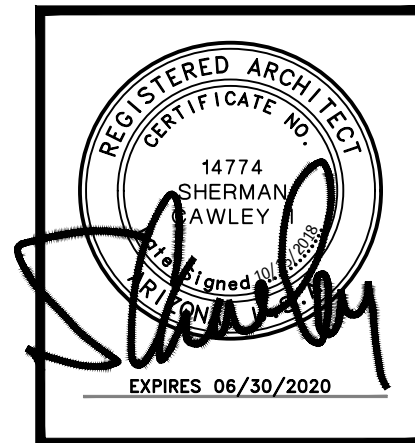
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- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6' CURB
- SITE WALL
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
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- FIRE RISER

PARADISE VALLEY MEDICAL PLAZA

SWC OF SCOTTSDALE AND JACKRABBIT

PARADISE VALLEY, AZ

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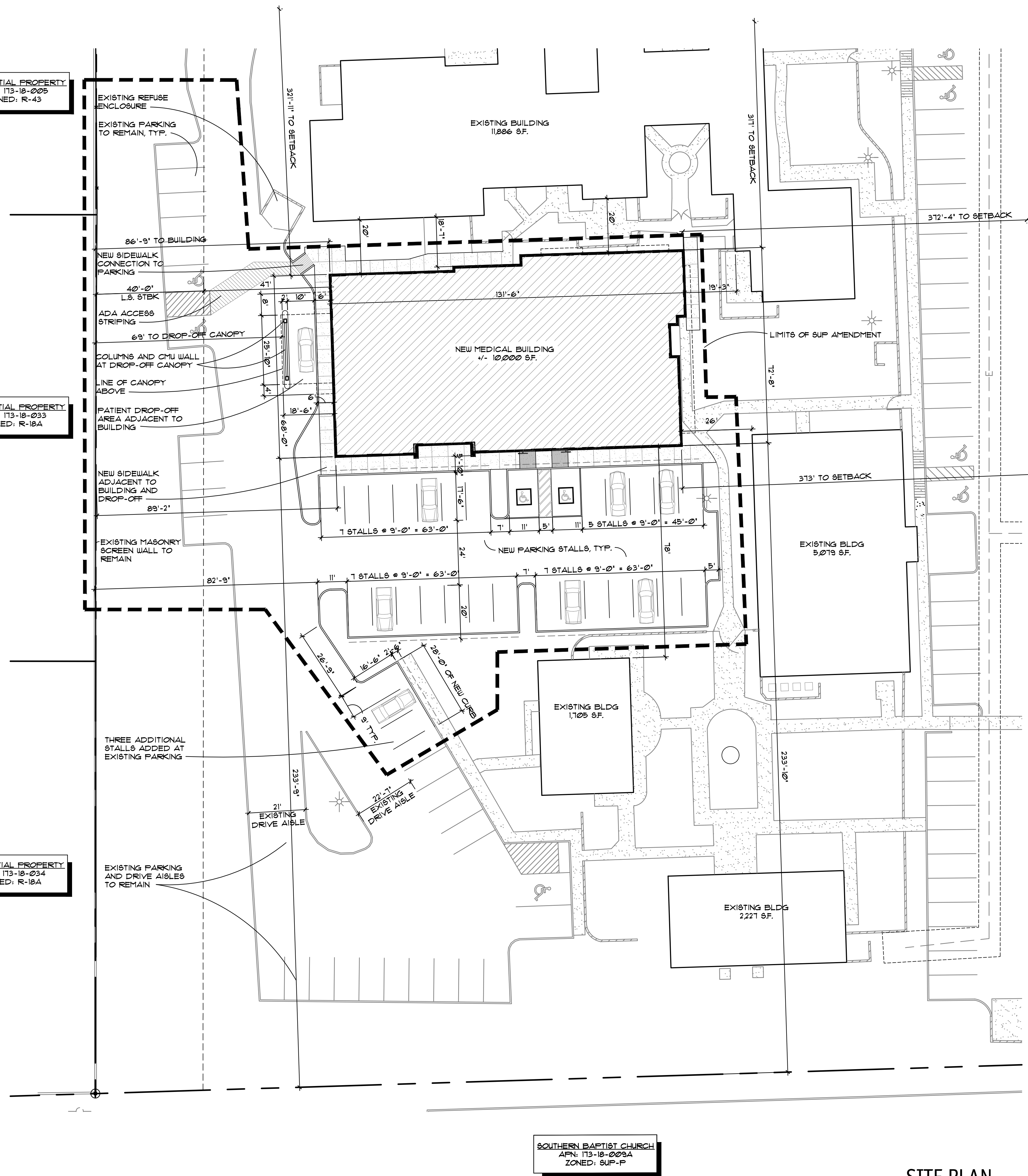
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Project - PVMC

A1.2

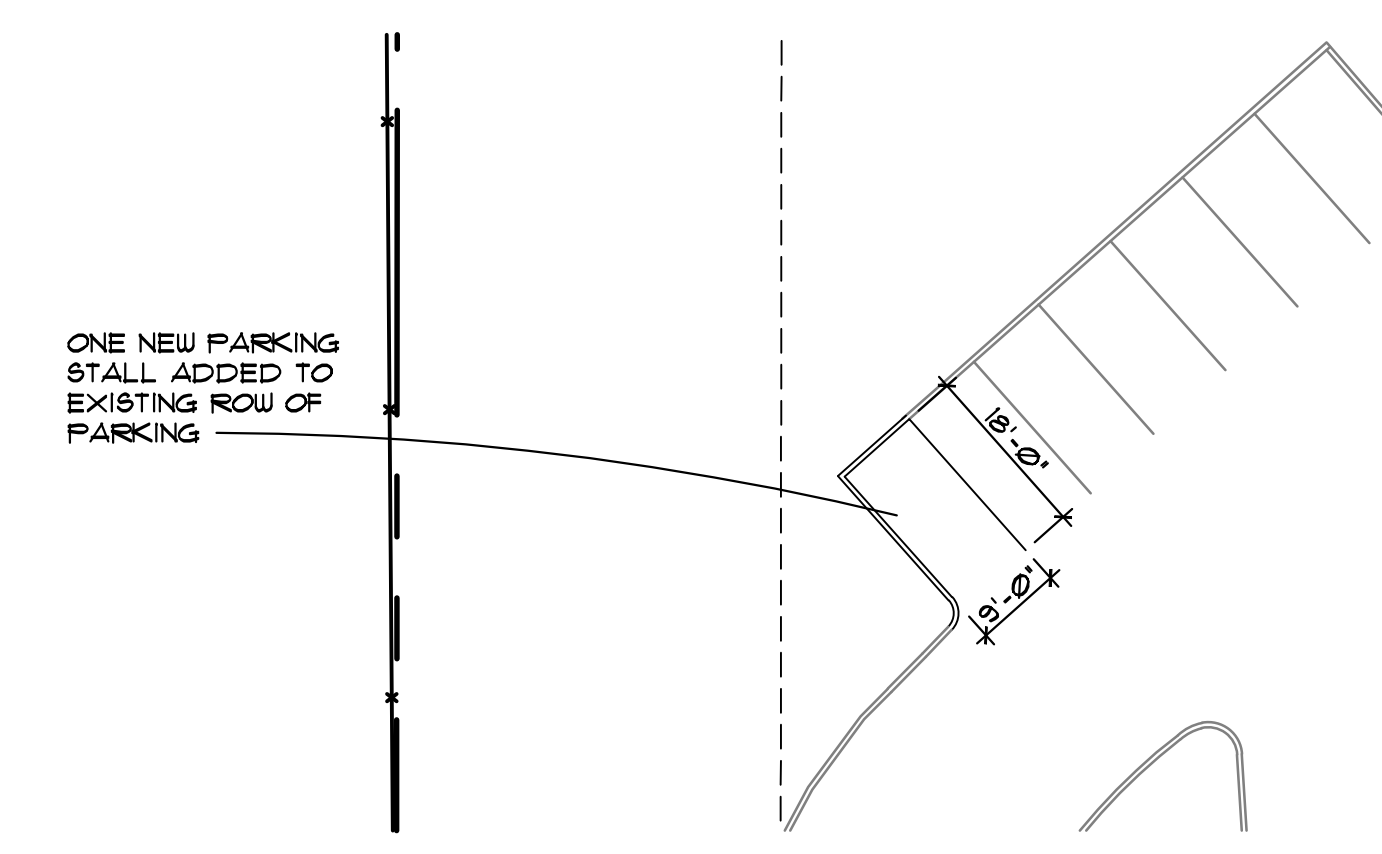


RESIDENTIAL PROPERTY
APN: 173-18-025
ZONED: R-43

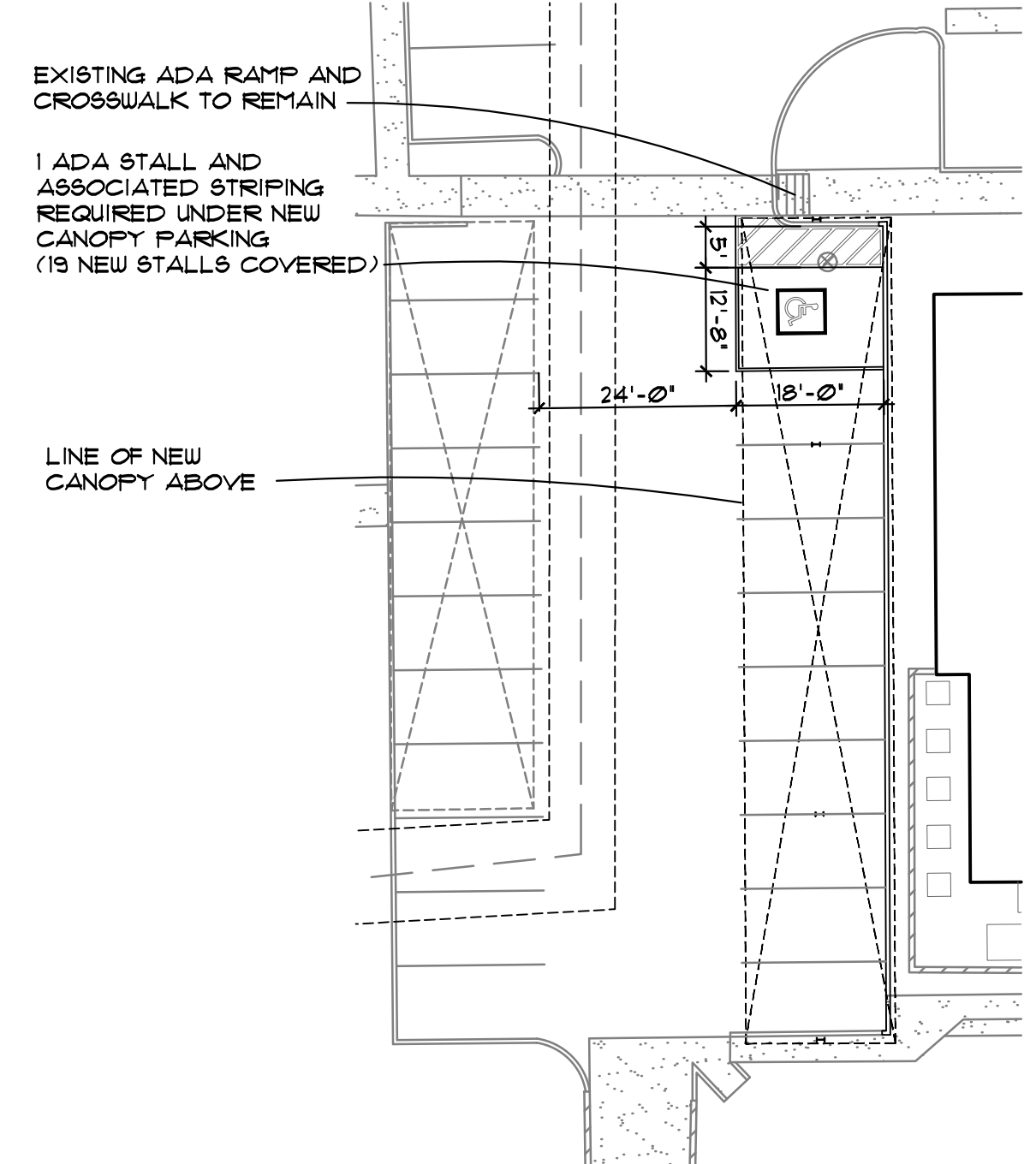
RESIDENTIAL PROPERTY
APN: 173-18-033
ZONED: R-18A

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

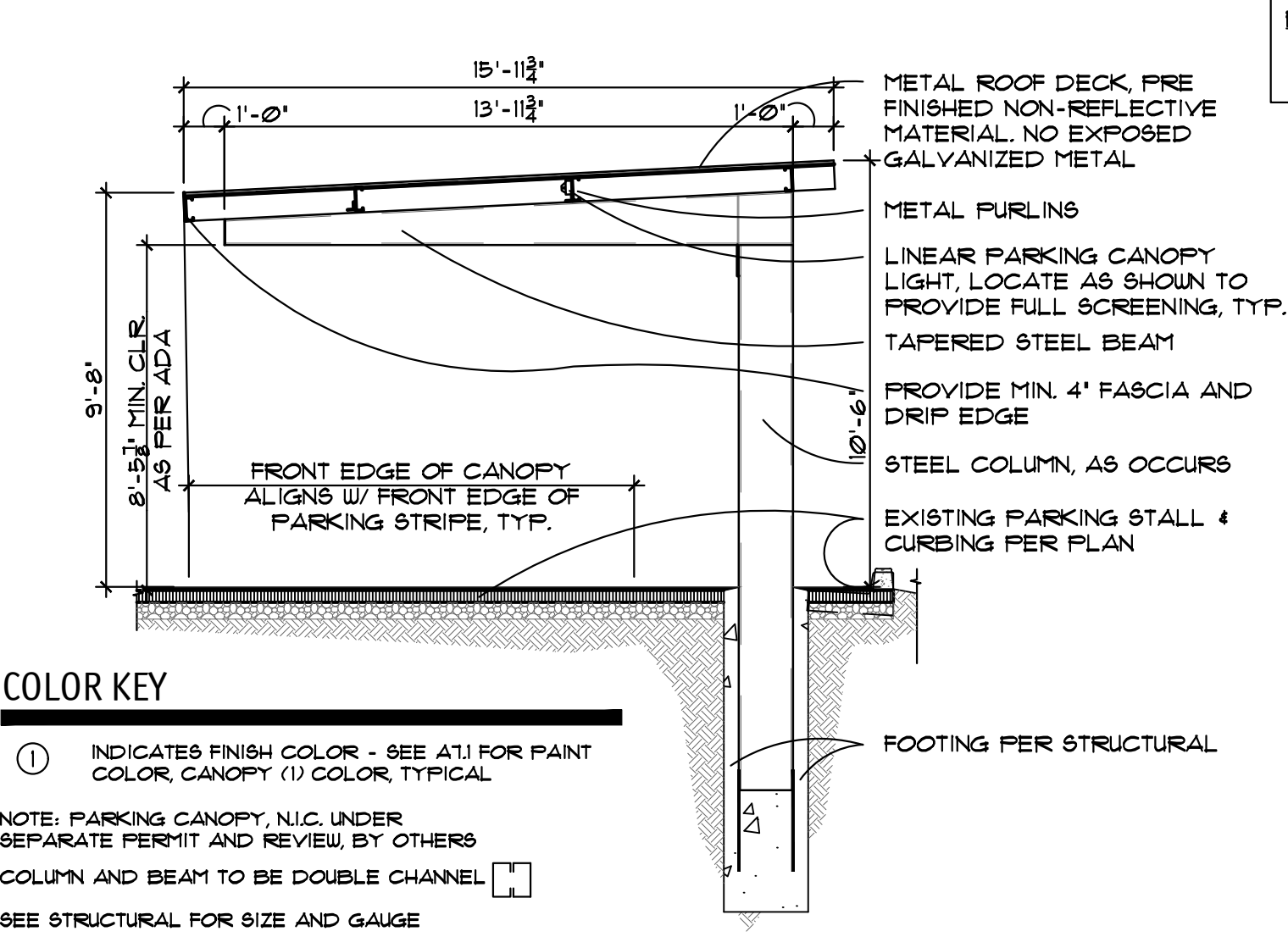
SOUTHERN BAPTIST CHURCH
APN: 173-18-029A
ZONED: SUP-P



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



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



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

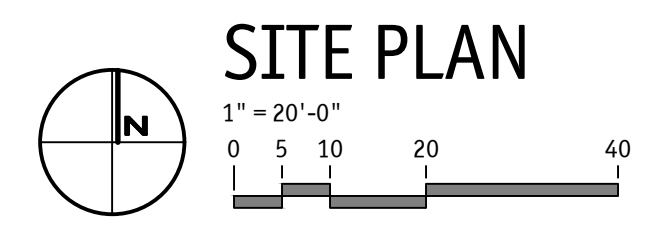
COLOR KEY

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

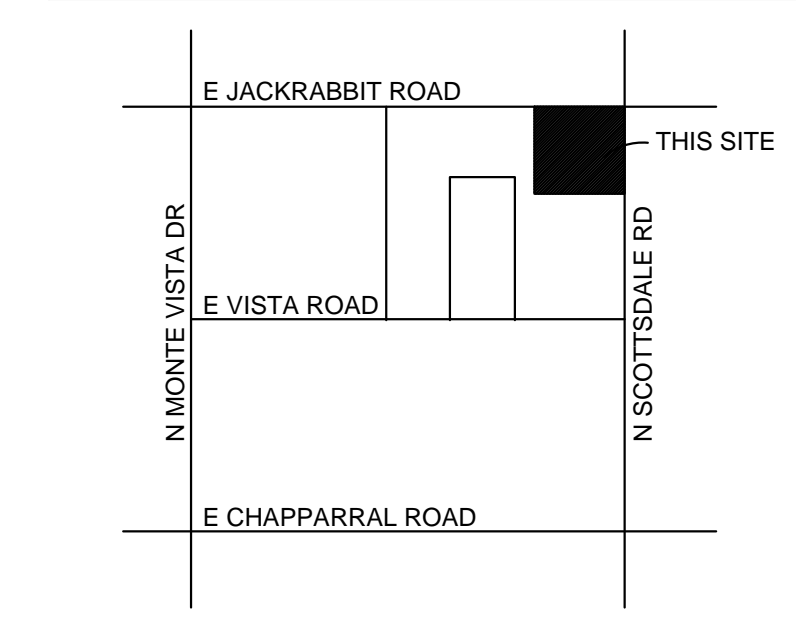
NOTE: PARKING CANOPY, N.L.C. UNDER SEPARATE PERMIT AND REVIEW, BY OTHERS

COLUMN AND BEAM TO BE DOUBLE CHANNEL

SEE STRUCTURAL FOR SIZE AND GAUGE



VICINITY MAP N.T.S.



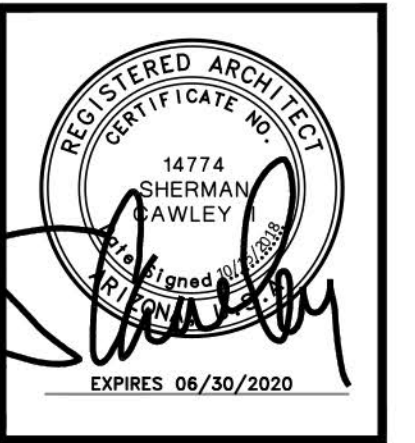
Project - PVMC



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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" PFG SOLARCOOL BLUE (SRF #2)
 AIRSPACE: 1/2" (AIR FILL)
 INBOARD: 1/4" PFG SOLARBAN 60 ON CLEAR (SRF #3)

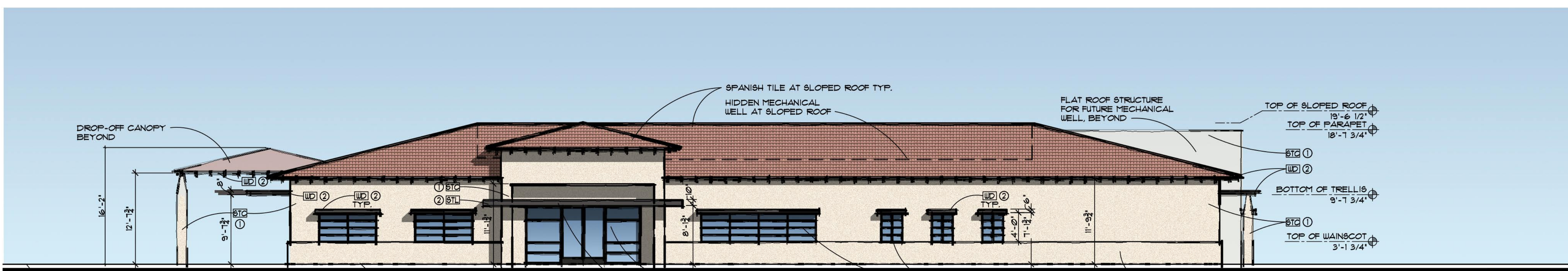
1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

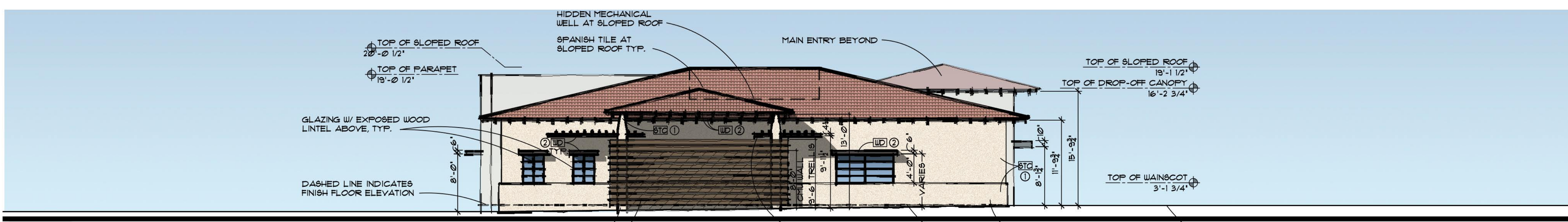
KEY	MANUF. - DUNN EDWARDS COLOR NAME
①	CAMEO - DEC142
②	BLACKJACK - DE6311

MATERIAL	KEY
BOLLARDS	②
GATES	②
SES	①
TRANSFORMER	②

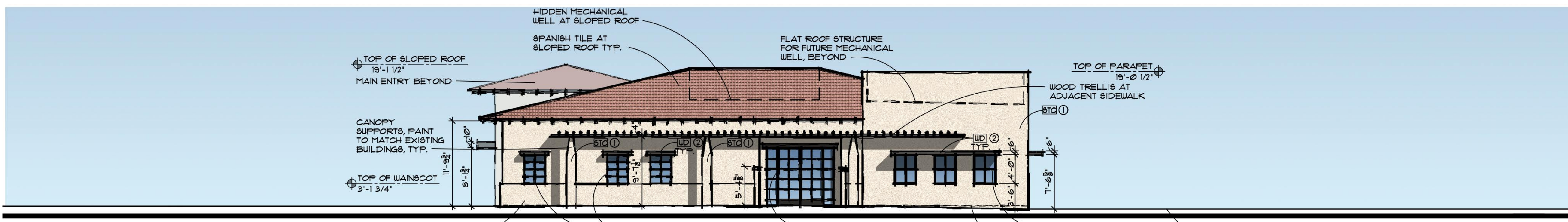
1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. GC IS RESPONSIBLE FOR SUBMITTING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



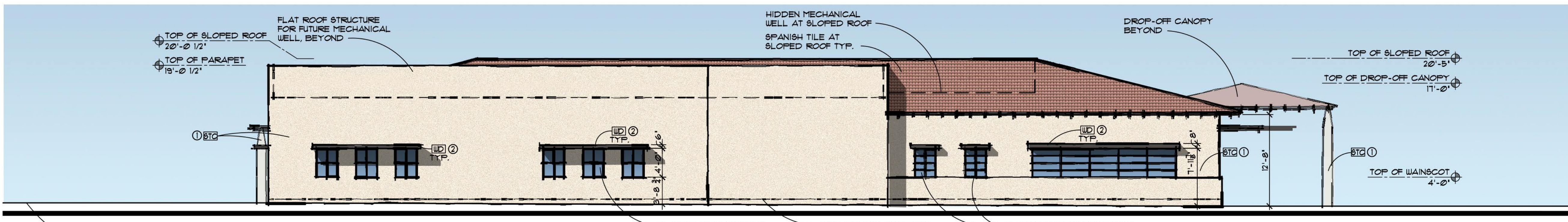
SOUTH ELEVATION



WEST ELEVATION

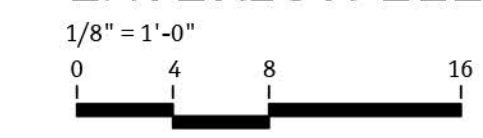


EAST ELEVATION



NORTH ELEVATION

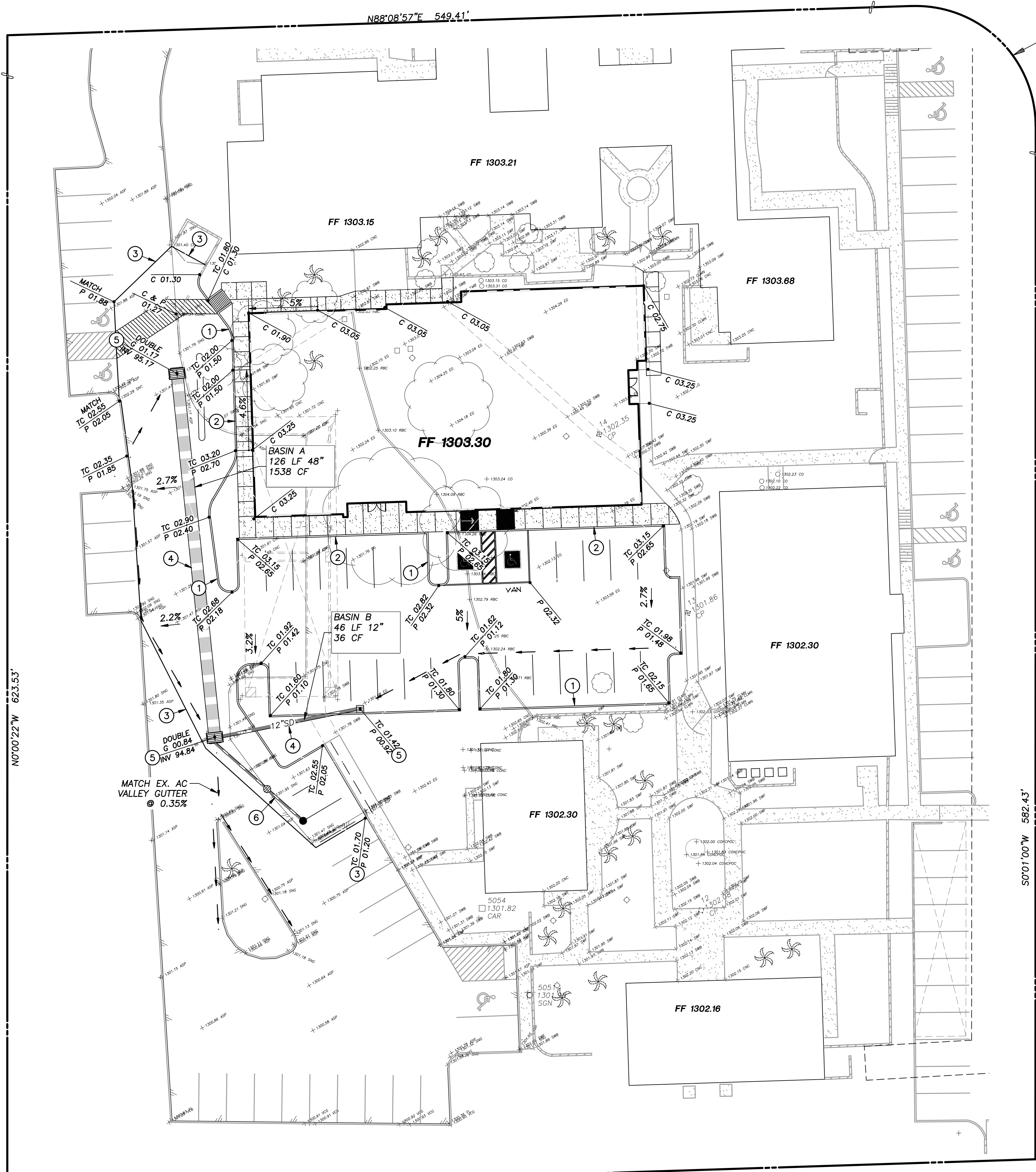
EXTERIOR ELEVATIONS



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

JACKRABBIT ROAD
N88°08'57"E 549.41'

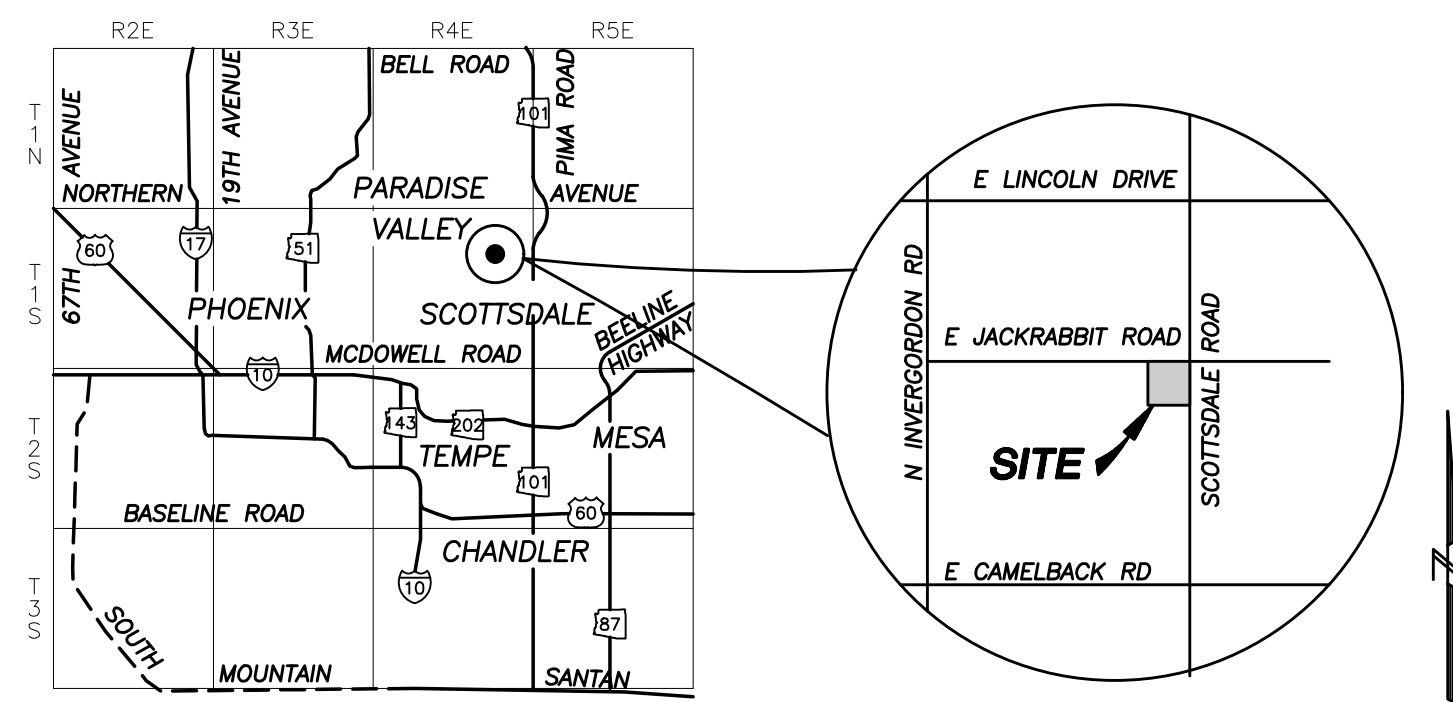
R=40.00', L=64.14'



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
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

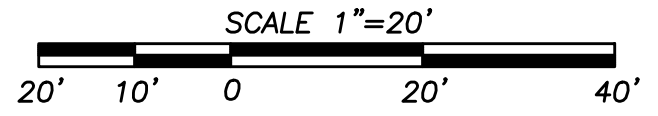
$VR = (C_{POST} - C_{PRE})AR / 12$ REQUIRED RETENTION VOLUME, CF
WHERE:
C PRE = 0.54 RUNOFF COEFFICIENT, PRE-DEVELOPMENT
C POST = 0.88 RUNOFF COEFFICIENT, POST-DEVELOPMENT
R 100YR, 2HR = 2.20 PRECIPITATION DEPTH, INCHES
A = 25000 DISTURBED AREA, SF
 $VR = (0.88 - 0.54) * 25,000 * 2.2 / 12$
VR = 1558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

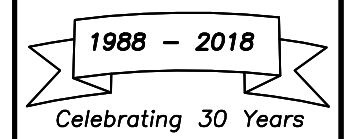
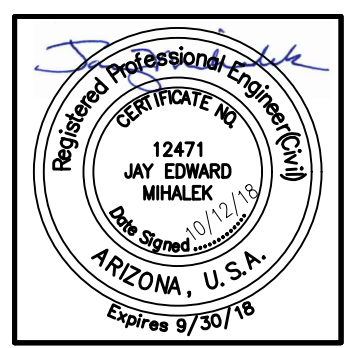
LEGEND

- 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



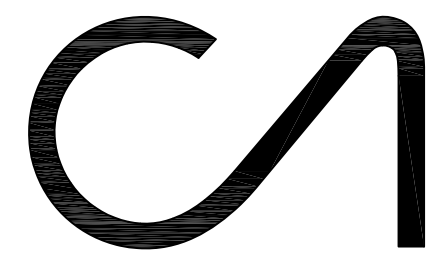
**CONCEPTUAL GRADING, DRAINAGE PLAN
PARADISE VALLEY MEDICAL PLAZA
5410 N. SCOTTSDALE ROAD, PARADISE VALLEY AZ 85253**

Manager	AS
Checked	JM
Job No.	1805



SHEET
C1
OF 1

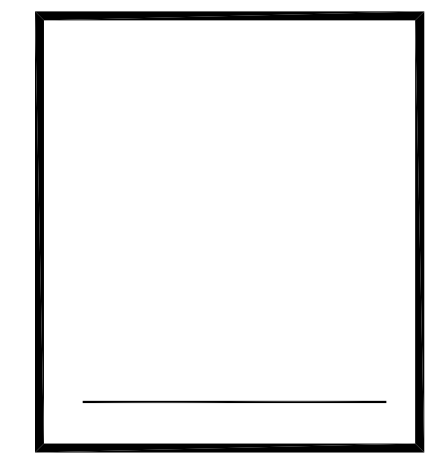
C:\Pro\1805 PV Medical Plaza\CONCEPTUAL\B05_C1.CONCRD.dwg 10/12/2018 9:46 AM AJUSTIN



CAWLEY ARCHITECTS

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

CawleyArchitects.com



PARADISE VALLEY MEDICAL PLAZA

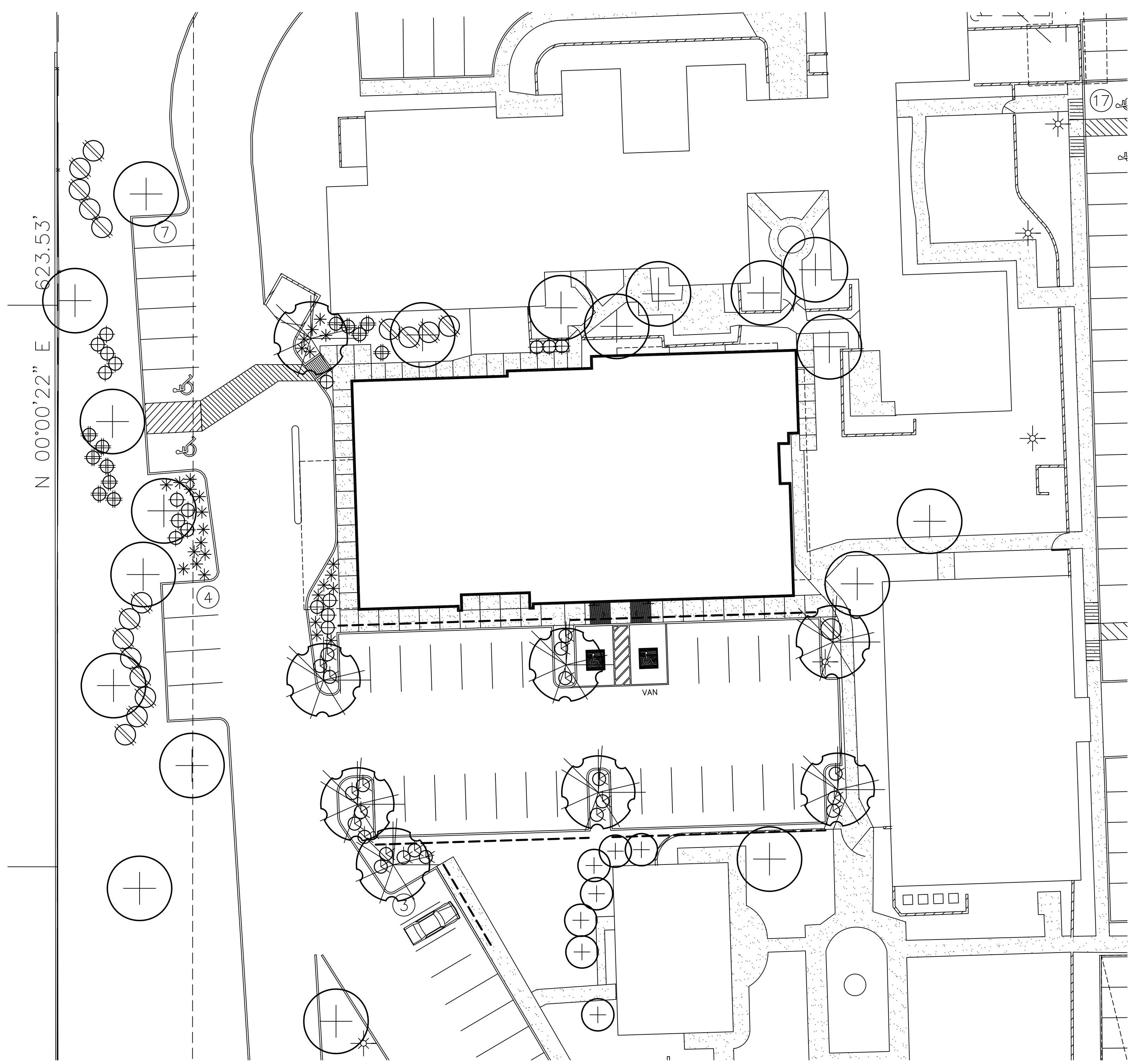
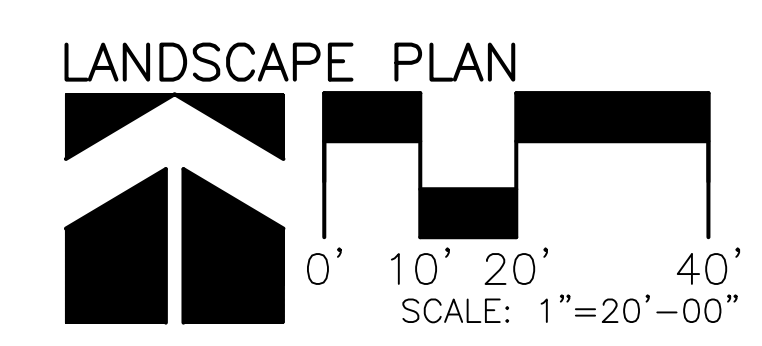
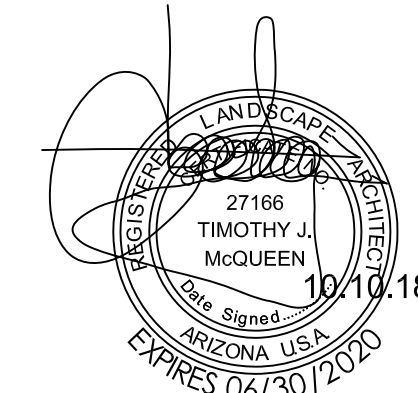
SWC OF SCOTTSDALE AND JACKRABBIT

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

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.



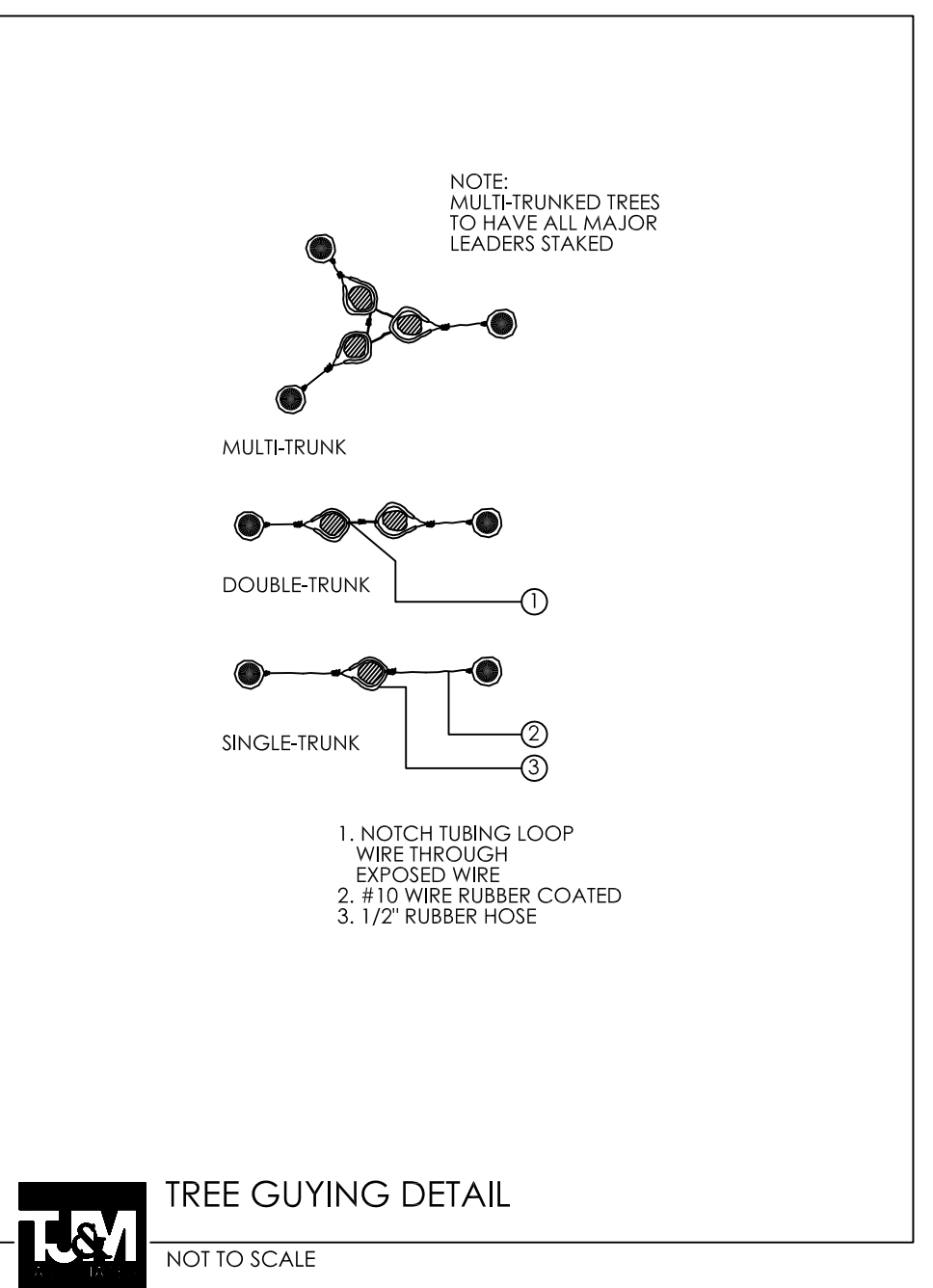
LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
2" CALIP., 6.5'T, 4.5'W (8)
- 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)

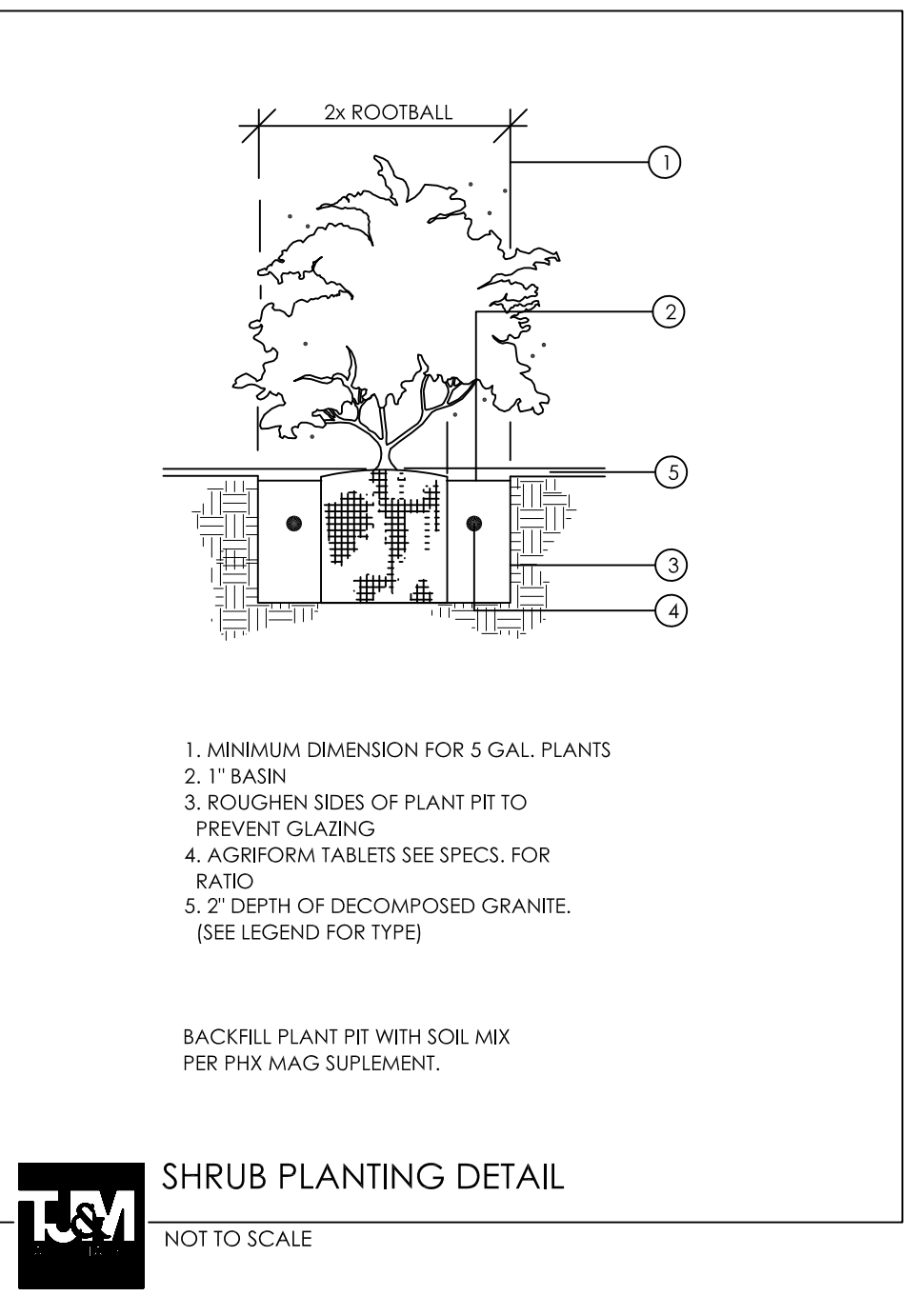
MATCH EXISTING DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

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

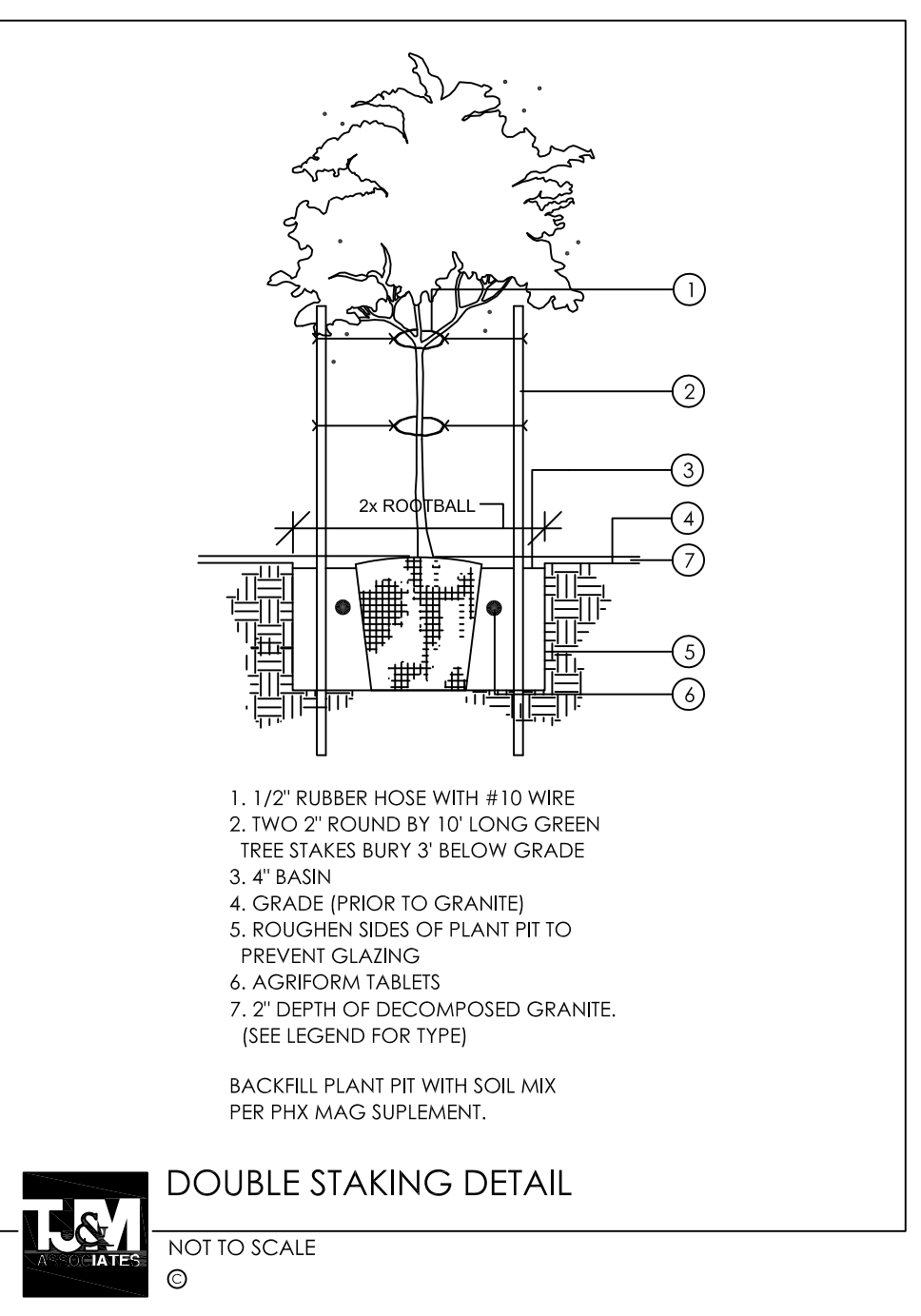
MAINTENANCE NOTE:
THIS ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH PARADISE VALLEY STANDARDS IN A NEAT, CLEAN WEED FREE CONDITION BY THIS PROPERTY OWNER.



T&M TREE GUYING DETAIL
NOT TO SCALE



T&M SHRUB PLANTING DETAIL
NOT TO SCALE



T&M DOUBLE STAKING DETAIL
NOT TO SCALE

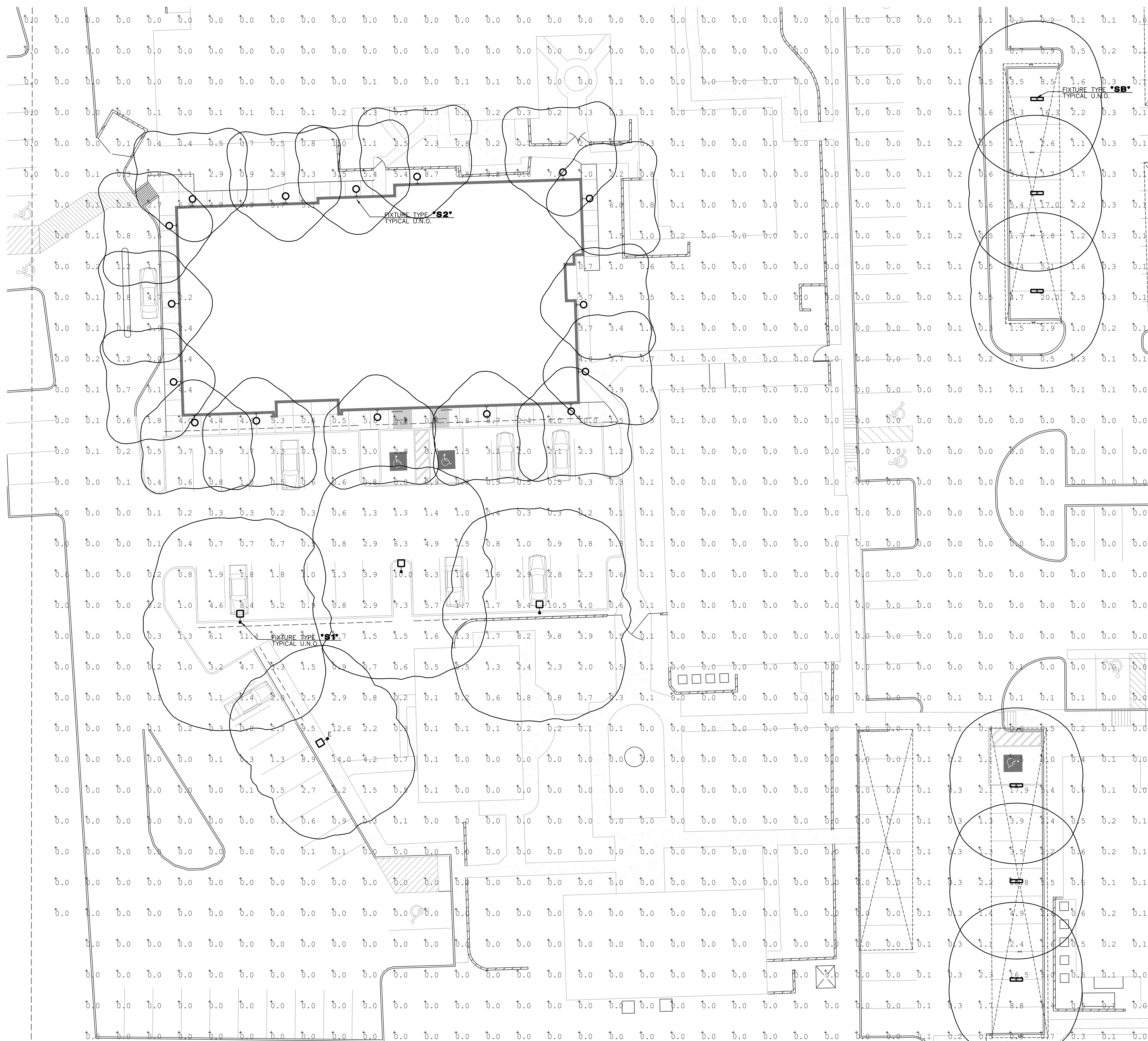
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

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



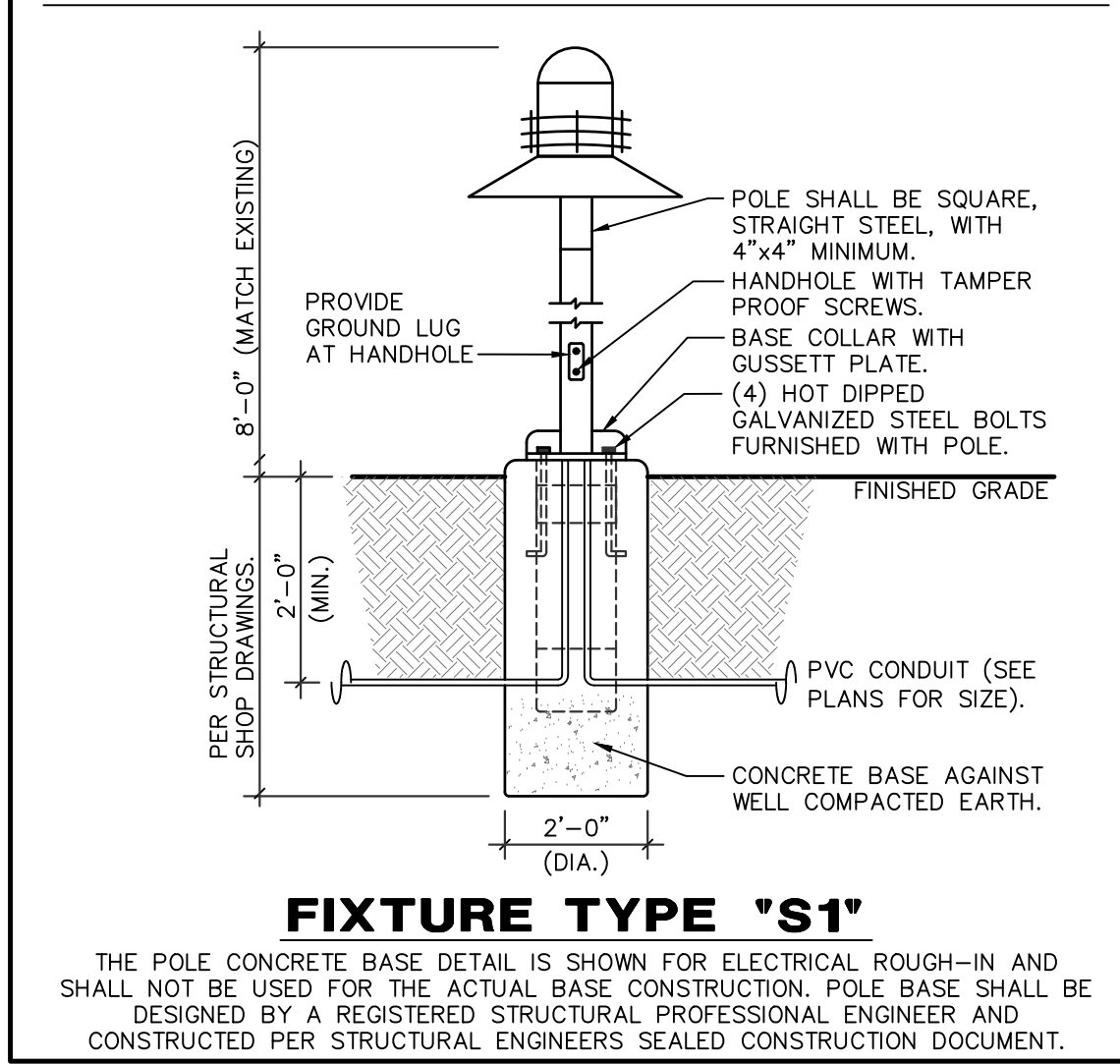
Project - PVMC

La.01



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	LIGMAN	
○	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.		

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

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

All concepts, designs and data indicated on these drawings are the sole property of the Hawkins Design Group Inc. and shall not be used for any other purpose other than originally intended without written permission of the engineer.

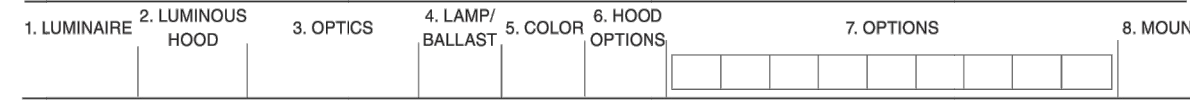
IF DRAWING IS NOT PLOTTED AT osmodeTHEY ARE NOT FULL SIZE

Project - PVMC

DR1.0

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



1. LUMINAIRE UCM Universe medium	2. LUMINOUS/HOOD NO LUMINOUS/HOOD ANGLED BEL FLARED STRAIGHT SKIRTED ANGLED BEL FLR STR SKB	3. OPTICS H2 (Type 2) H4 (Type 4) H5 (Type 5)	4. LAMP/BALLAST COMPACT FLUORESCENT 22 T8028 lamp -10°C max air temp PL57 METAL HALIDE Medium base, ED-17 lamp 500MA 700MH G12 base, 1-6 ampac lamp 70MHTC ELECTRONIC METAL HALIDE Medium base, ED-17 lamp 70MAHER 100MHEB G12 base, 1-6 ampac lamp 70MHTCEB PULSE START METAL HALIDE Medium base, ED-17 lamp 150PSMH 175PSMH (R only) G12 base, 1-6 ampac lamp 150PSMHTB HIGH PRESSURE SODIUM Medium base, ED-17 lamp 50HPS 70HPS 100HPS 150HPS	5. COLOR Standard Color WH Acctic White BL Black BLT Matte Black DB Dark Bronze DGN Dark Green TT Titanium WDB Weathered Bronze MDB Bronze Metallic VBU Vinyl Blue CRT Chrome MAA Matte Aluminum MG Medium Gray AGN Antique Green LG Light Gray	6. HOOD OPTIONS	7. OPTIONS	8. MOUNTING
--------------------------------------------	-------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------	-------------------	--------------------

Specifications
HOUSING
The fixture ballast housing shall be one-piece die-cast aluminum. The luminous ring shall be clear acrylic with an internal lens. The lens shall be lightly diffused acrylic, sealed to the housing and shaded with modified silicone gaskets. The hood and spacers shall be heavy gauge spun aluminum with hemmed edges for added rigidity.
All internal and external hardware shall be stainless steel.
The fixture shall consist of a die cast aluminum door frame and ring assembly. The hood ring assembly shall be fully sealed with a modified silicone gasket. The door frame shall be hinged to the ring and opened with two captive fasteners for relamping. The tempered sag glass lens is held in the door frame with a modified silicone gasket.

6. HOOD OPTIONS - HOOD (The natural copper and stainless steel hoods are unfinished to develop a patina over time. All painted hoods have the underside of the hood finished in high reflectance white.)
COP (Copper) STS (Stainless steel)

7. OPTIONS
FTG (Full glass lens)
RCK (Rack guard painted black)
SLC (Internal sleeve to block light when luminous element closed)
FLD (Lightly diffused finish on flat glass lens)
HSS (Housing side shield; Not for Type 5)
S47 (For PPS, except 500M & 200PS)
QL (74 rated) CDS (74 watts controller & socket)
PMR (First top mount, slips over a 4/100mm pole; Reflector model only)
PM (First top mount, DR55 & Opal lens only)
PHS (Pendant mount, 40/1220mm stem & canopy with wire)

INNER LENS - Lum only. Optional inner lens adds color to the ring edges when illuminated.
BL (Blue) GRN (Green) RD (Red)

8. MOUNTING - Most choose one
WALL MOUNT
WMA4 WMA5 WMA6 WMA8
WMA9D WMA10 WMA11 WMA12
WMA16 WMA17 WMA18 WMA20
WMA22D WMA24 WMA37 WMA38
WMA39

POLE MOUNT
SLA2 SLA3 SLA4 SLA4-2
SLA7 SLA7-2 SLA7(5) SLA7(5)-2
SLA8D SLA9 SLA9-2 SLA10
SLA10-2 SLA18 SLA18-2 SLA17
SLA17-2 SLA17(5)SLA17(5)-2 SLA18
SLA18-2 SLA20 SLA20-2 SLA20A
SLA20A-2 SLA20B SLA20B-2 SLA20C
SLA20C-2 SLA20D SLA20D-2
SLA24 SLA24-2 SLA24(5) SLA24(5)-2
TRA4 TRA7 TRA7-2 TRA8
TRA8-2 TRA9 TRA9-2

All ballasts are factory wired for 277 volts, unless specified. Lamps not included, except LED.

TYPE _____
JOB _____
NOTES _____

See next page

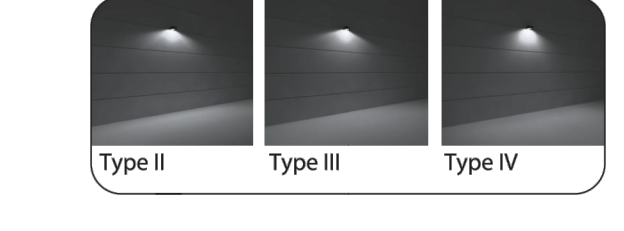
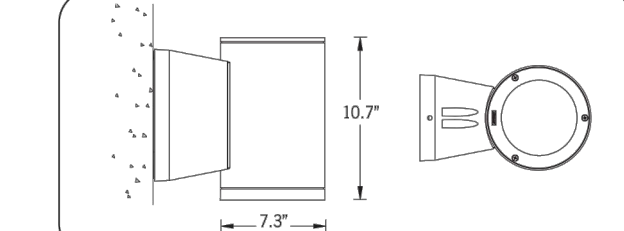
ARCHITECTURAL AREA LIGHTING
17760 Rowland Street | City of Industry, CA 91748
P 626.968.5666 | F 626.369.2695 | www.aal.net
Copyright © 2012 | Rev November 7, 2016 12:56 PM

1 | 1

UTA-31861
Tango 29 Downlight



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



Standard Options
Lamp 37w LED
29w LED
20w LED

Beam
T2 - Type II Distribution - 2706mm
T3 - Type III Distribution - 2722mm
T4 - Type IV Distribution - 2777mm
(Lumen output for 37w LED)

LED Color
W27 - 2700K
W30 - 3000K
W40 - 4000K
(EMW Dark Sky approved for 2700K & 3000K only)

Finish Color
01 - Black
02 - Dark Gray
03 - White
04 - Medium Silver
05 - Bronze
06 - Copper
07 - Custom LNK

Options (Consult Factory for Pricing)
F - Frosted Lens
EMG - Emergency Battery Pack
SCE - Custom Surface Conduct Entry Box
HGT - Specify Custom Height
NAT - Natatorium & High Salt Environments
RPA - Round Pole Adapter
DIM - 0-10v Dimming

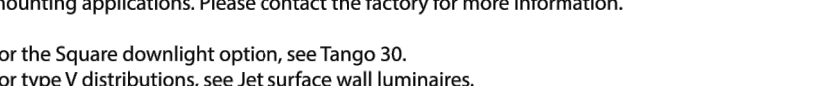
Ordering Example: UTA - 31861 - 37w - T2 - W30 - 02 - 120/277v - Options

PROJECT: _____ DATE: _____ QUANTITY: _____
TYPE: _____ NOTE: _____

Head Office:
7144 NW Progress Ct
Hillsboro, Oregon 97124
Tel: 503-645-0500
Fax: 503-645-8100
www.ligmanlightingusa.com

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)
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- Powder coat finish in 13 standard colors with a polymer primer sealer



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WMA16 WMA17 WMA18 WMA20
WMA22D WMA24 WMA37 WMA38
WMA39

POLE MOUNT
SLA2 SLA3 SLA4 SLA4-2
SLA7 SLA7-2 SLA7(5) SLA7(5)-2
SLA8D SLA9 SLA9-2 SLA10
SLA10-2 SLA18 SLA18-2 SLA17
SLA17-2 SLA17(5)SLA17(5)-2 SLA18
SLA18-2 SLA20 SLA20-2 SLA20A
SLA20A-2 SLA20B SLA20B-2 SLA20C
SLA20C-2 SLA20D SLA20D-2
SLA24 SLA24-2 SLA24(5) SLA24(5)-2
TRA4 TRA7 TRA7-2 TRA8
TRA8-2 TRA9 TRA9-2

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TYPE _____
JOB _____
NOTES _____

See next page

ARCHITECTURAL AREA LIGHTING
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1 | 1

Universe® Medium with HID Optic – UCM TYPE

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- IP65 construction
- Powder coat finish in 13 standard colors with a polymer primer sealer



1. LUMINAIRE UCM Universe medium	2. LUMINOUS/HOOD NO LUMINOUS/HOOD ANGLED BEL FLARED STRAIGHT SKIRTED ANGLED BEL FLR STR SKB	3. OPTICS H2 (Type 2) H4 (Type 4) H5 (Type 5)	4. LAMP/BALLAST COMPACT FLUORESCENT 22 T8028 lamp -10°C max air temp PL57 METAL HALIDE Medium base, ED-17 lamp 500MA 700MH G12 base, 1-6 ampac lamp 70MHTC ELECTRONIC METAL HALIDE Medium base, ED-17 lamp 70MAHER 100MHEB G12 base, 1-6 ampac lamp 70MHTCEB PULSE START METAL HALIDE Medium base, ED-17 lamp 150PSMH 175PSMH (R only) G12 base, 1-6 ampac lamp 150PSMHTB HIGH PRESSURE SODIUM Medium base, ED-17 lamp 50HPS 70HPS 100HPS 150HPS	5. COLOR Standard Color WH Acctic White BL Black BLT Matte Black DB Dark Bronze DGN Dark Green TT Titanium WDB Weathered Bronze MDB Bronze Metallic VBU Vinyl Blue CRT Chrome MAA Matte Aluminum MG Medium Gray AGN Antique Green LG Light Gray	6. HOOD OPTIONS	7. OPTIONS	8. MOUNTING
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Specifications
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The fixture ballast housing shall be one-piece die-cast aluminum. The luminous ring shall be clear acrylic with an internal lens. The lens shall be lightly diffused acrylic, sealed to the housing and shaded with modified silicone gaskets. The hood and spacers shall be heavy gauge spun aluminum with hemmed edges for added rigidity.
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6. HOOD OPTIONS - HOOD (The natural copper and stainless steel hoods are unfinished to develop a patina over time. All painted hoods have the underside of the hood finished in high reflectance white.)
COP (Copper) STS (Stainless steel)

7. OPTIONS
FTG (Full glass lens)
RCK (Rack guard painted black)
SLC (Internal sleeve to block light when luminous element closed)
FLD (Lightly diffused finish on flat glass lens)
HSS (Housing side shield; Not for Type 5)
S47 (For PPS, except 500M & 200PS)
QL (74 rated) CDS (74 watts controller & socket)
PMR (First top mount, slips over a 4/100mm pole; Reflector model only)
PM (First top mount, DR55 & Opal lens only)
PHS (Pendant mount, 40/1220mm stem & canopy with wire)

INNER LENS - Lum only. Optional inner lens adds color to the ring edges when illuminated.
BL (Blue) GRN (Green) RD (Red)

8. MOUNTING - Most choose one
WALL MOUNT
WMA4 WMA5 WMA6 WMA8
WMA9D WMA10 WMA11 WMA12
WMA16 WMA17 WMA18 WMA20
WMA22D WMA24 WMA37 WMA38
WMA39

All ballasts are factory wired for 277 volts, unless specified. Lamps not included, except LED.

TYPE _____
JOB _____
NOTES _____

See next page

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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



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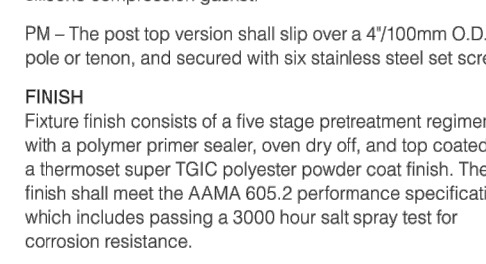
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