

LAW OFFICES  
**JORDEN HISER**  

---

**& JOY, P.L.C.**

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**DOUGLAS A. JORDEN**

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[www.JHJLawyers.com](http://www.JHJLawyers.com)

December 11, 2018

**VIA E-MAIL ([gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov))**

George Burton  
Town of Paradise Valley  
6401 East Lincoln Drive  
Paradise Valley, AZ 85253

Re: Intermediate SUP Amendment  
Paradise Valley Medical Plaza, 5410 N. Scottsdale Road

Dear George:

In anticipation of the December 18 Planning Commission public hearing, a revised submittal packet is attached. Justen Cassidy will be delivering hard copies. Also attached are the minutes of the neighborhood meeting. Only two people attended the neighborhood meeting and there were no objections to the proposal. The changes in the submittal packet include:

1. The site plan has been amended to show a new screen wall on the south side of the existing building (just north of the proposed new building) that was requested by some of the Commissioners.
2. The landscape plan has been revised to show additional trees on the west side.
3. As to the monument sign, the sign plans reflect a reduction in the overall size and a reduction from 10 to 5 in the number of tenants on each side of the sign.

I look forward to presenting this to the Commission next Tuesday.

Regards,



Douglas A. Jorden

DAJ/smc

Enclosures

cc (w/encl.): Bill Cook  
Justen Cassidy

{00106055}

# 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:**

**Jorden Hiser & Joy, PLC**  
**Doug Jorden**  
5080 N 40<sup>th</sup> Street – Suite 245  
Phoenix, AZ 85018

E: djorden@jhjlawyers.com  
P: 480.505.3909

**Architect:**

**Cawley Architects, Inc.**  
**Justen Cassidy**  
730 N 52<sup>nd</sup> Street – Suite 203  
Phoenix, AZ 85008

E: justenc@cawleyarchitects.com  
P: 602.393.5060

**Civil Engineer:**

**JMA Engineering Corporation**  
**Jay Mihalek**  
531 E Bethany Home Road  
Phoenix, AZ 85012

E: jay@jmaengineering.com  
P: 602.248.0286

**Electrical Engineer:**

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

E: mindy@hawkinsdg.com  
P: 480.813.9000

**Landscape Architect:**

**TJ McQueen & Associates**  
**Tim McQueen**  
10450 N 74<sup>th</sup> Street – Suite 120  
Scottsdale, AZ 85258

E: timmcqueen@tjmla.net  
P: 602.265.0320

**Acoustical Consultant:**

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

E: tony@acoustics.com  
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



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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

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Project: - PVMC

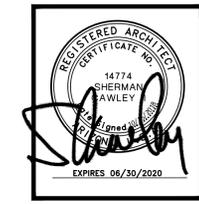
**A1.0**



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SWC OF SCOTTSDALE AND JACKRABBIT  
  
PARADISE VALLEY, AZ

**DATE**  
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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.

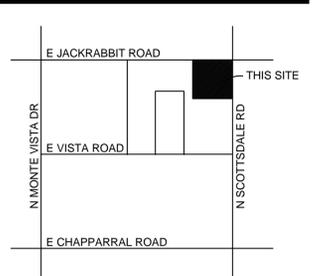
REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
EXIST. BLDGS	50,686 S.F.	VARIES	227
NEW BUILDING	9,692 S.F.	5:1000	49
TOTAL:			276

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
- ⊕ FDC 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

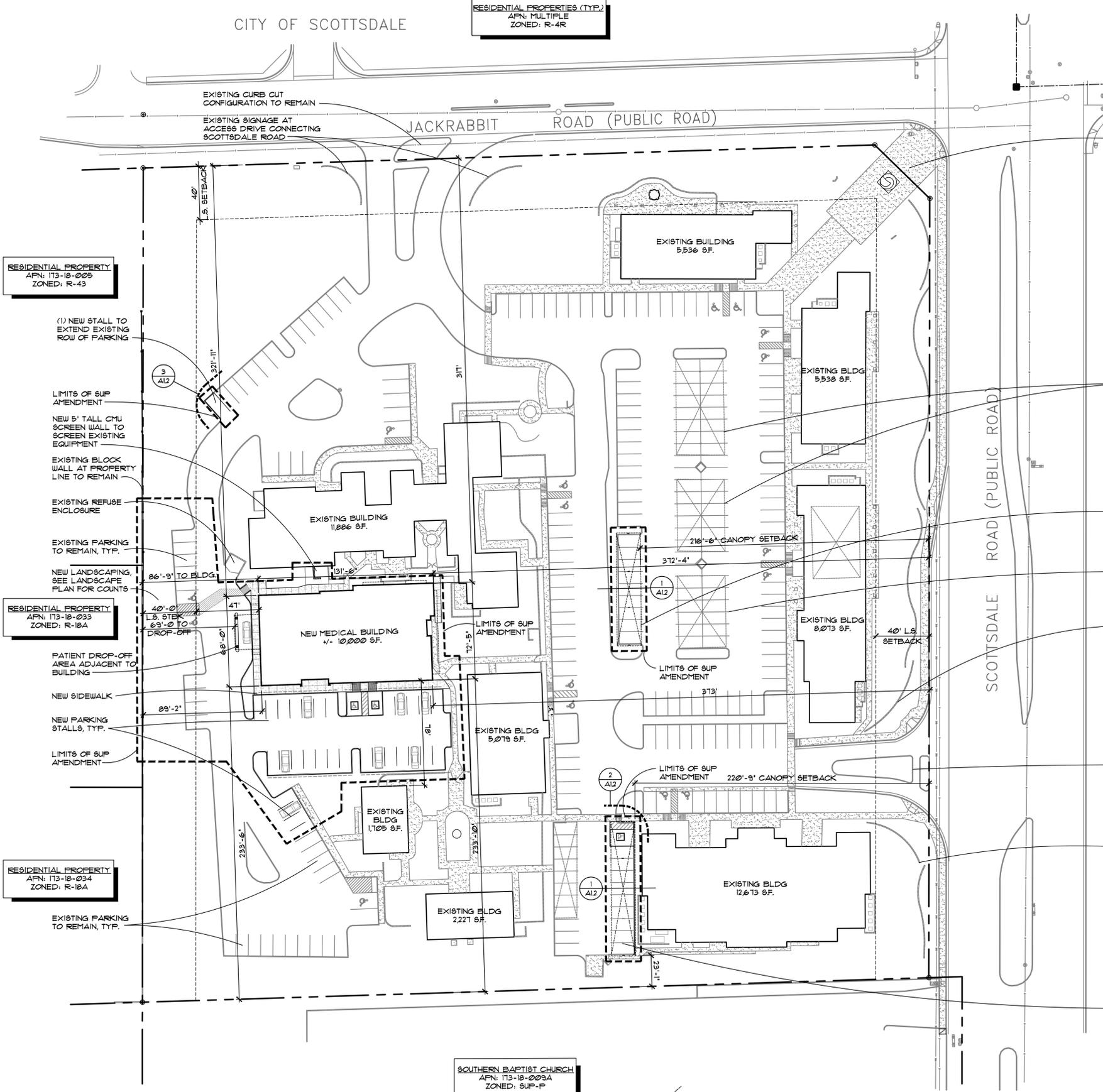
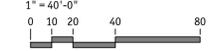
EXISTING SIGNAGE AT ACCESS DRIVE CONNECTING SCOTTSDALE ROAD

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

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

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

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

CITY OF SCOTTSDALE

JACKRABBIT ROAD (PUBLIC ROAD)

SCOTTSDALE ROAD (PUBLIC ROAD)

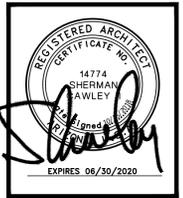
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PARADISE VALLEY MEDICAL PLAZA

SWC OF SCOTTSDALE AND JACKRABBIT

PARADISE VALLEY, AZ

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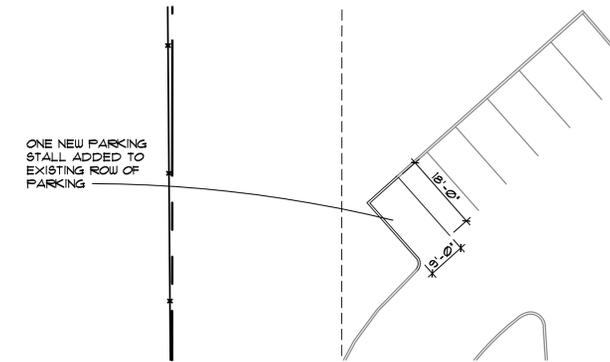
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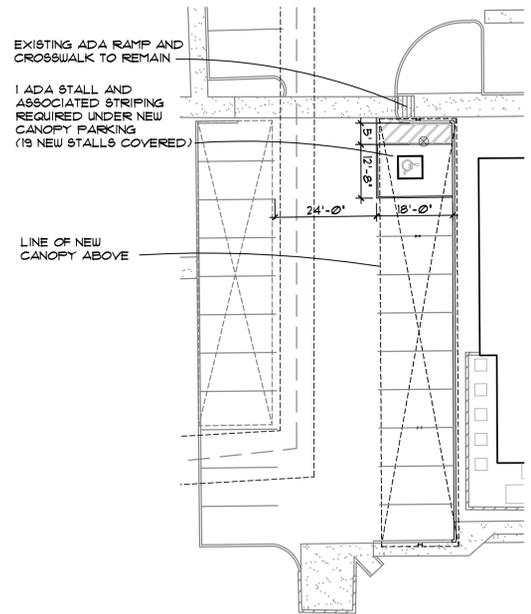
Project - PVMC

A1.2



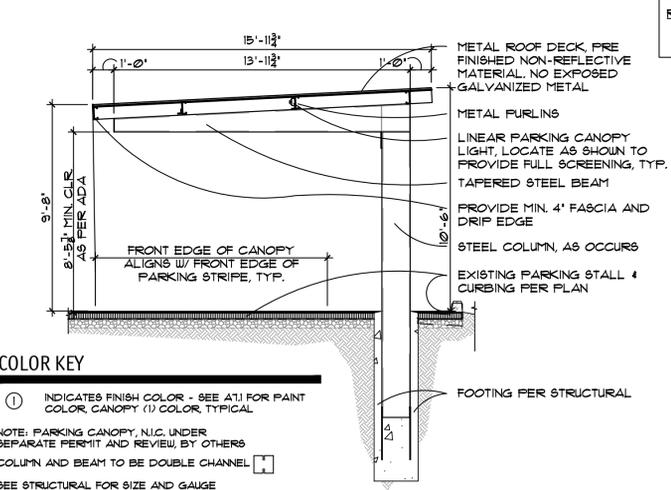
**3 ENLARGED SITE PLAN**

SCALE: 1" = 20'-0"



**2 ENLARGED SITE PLAN**

SCALE: 1" = 20'-0"



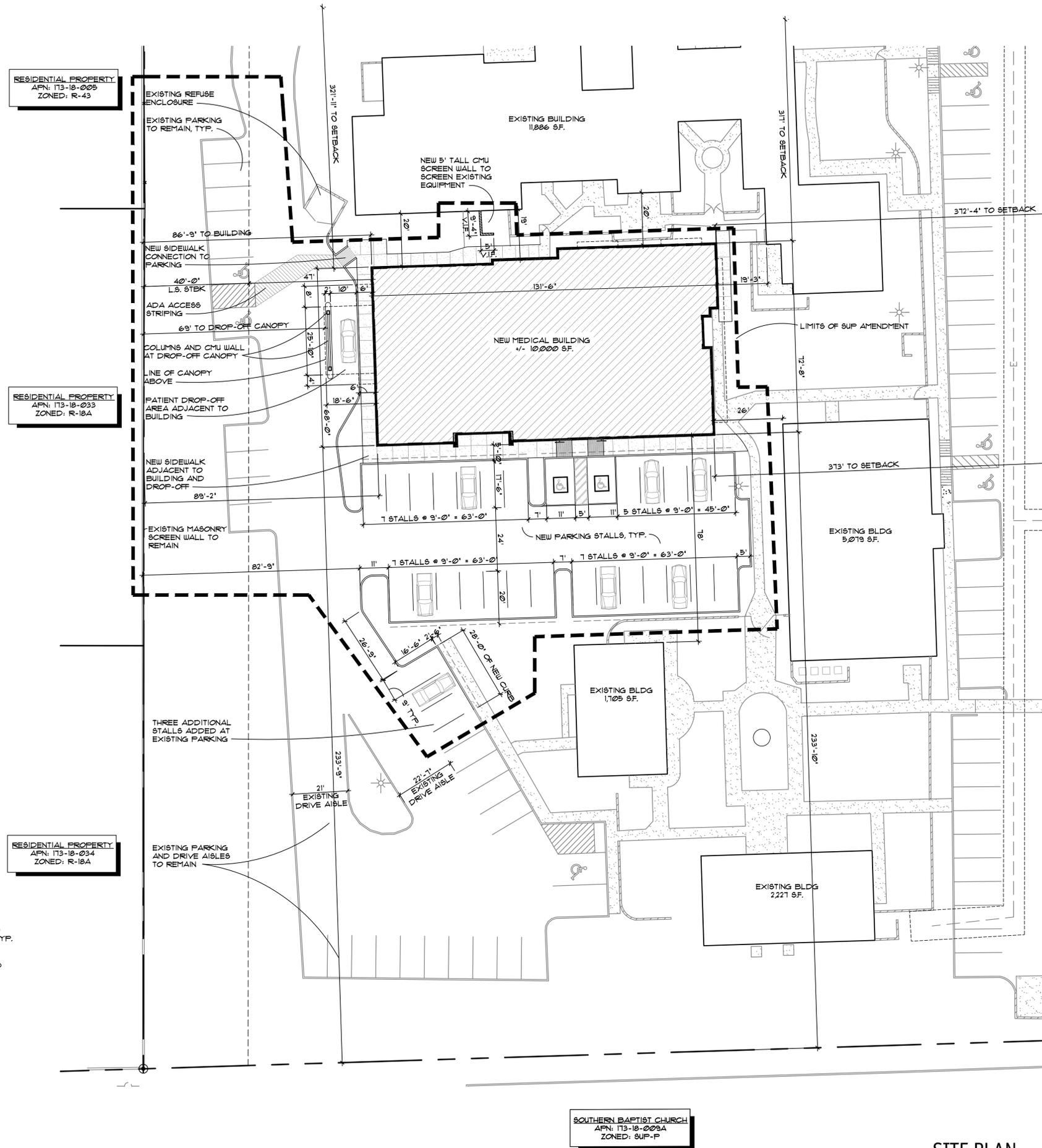
### COLOR KEY

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

NOTE: PARKING CANOPY, N.I.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"



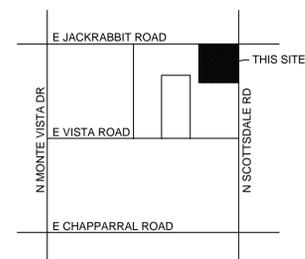
SOUTHERN BAPTIST CHURCH  
APN: 173-18-003A  
ZONED: SUP-P



### SITE PLAN

1" = 20'-0"  
0 5 10 20 40

### VICINITY MAP N.T.S.



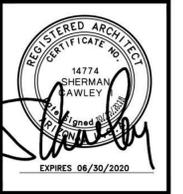
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SWC OF SCOTTSDALE AND JACKRABBIT  
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Project: PVMC  
A7.1

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)

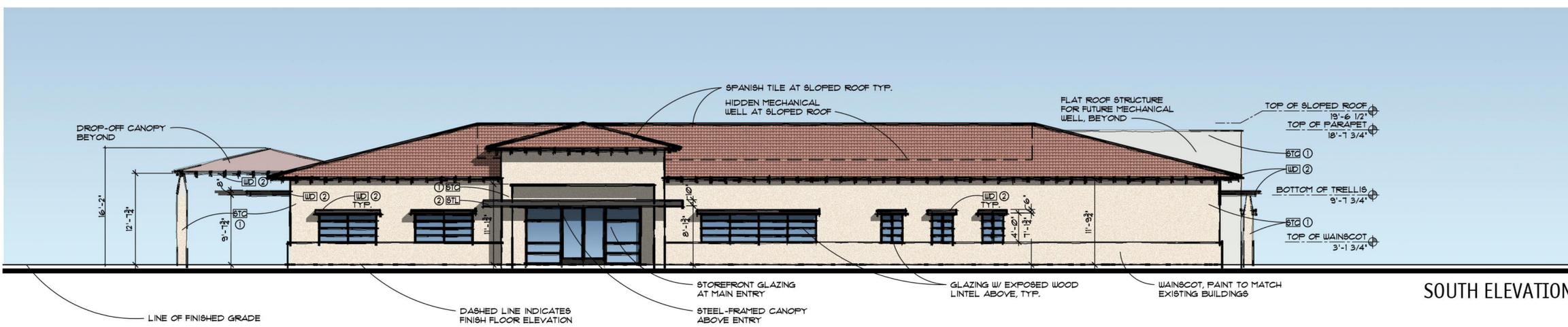
1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

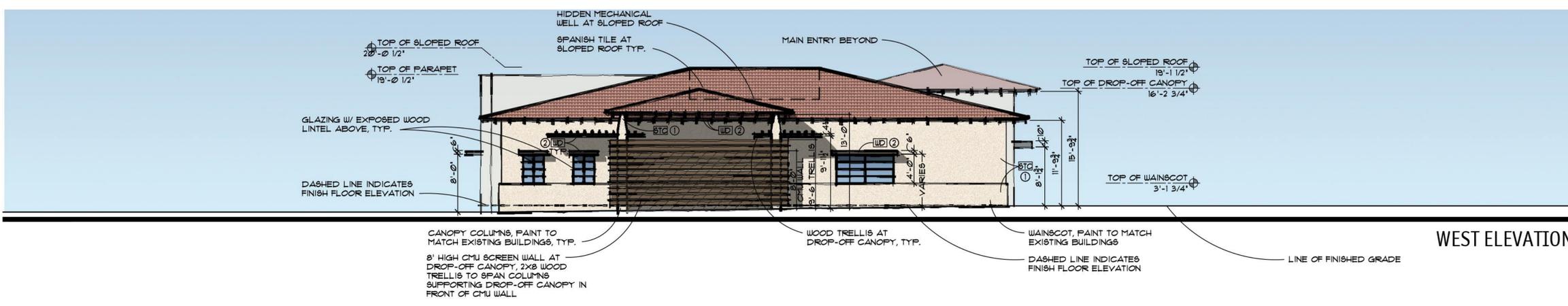
KEY	MANUF. - DUNN EDWARDS COLOR NAME
①	CAMEO - DEC142
②	BLACKJACK - DE6311

MATERIAL	KEY
BOLLARDS	②
GATES	②
SES	①
TRANSFORMER	②

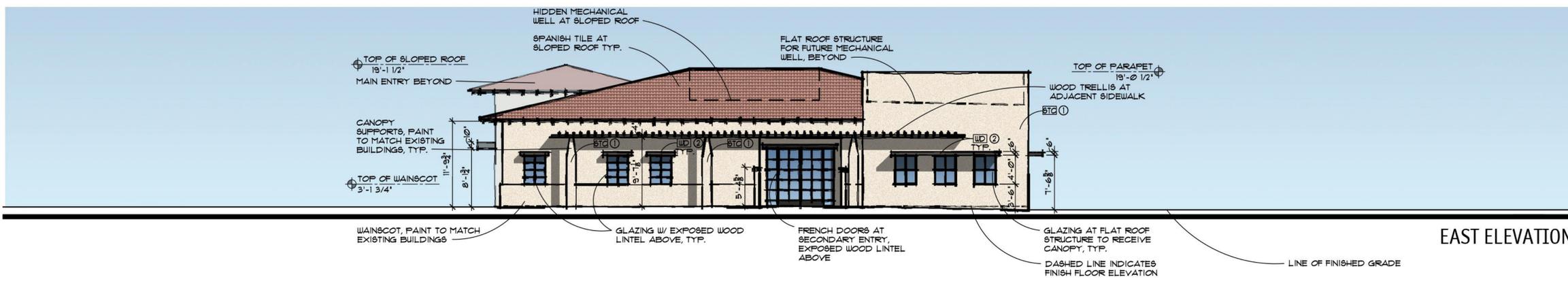
1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. GC IS RESPONSIBLE FOR SUBMITTING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



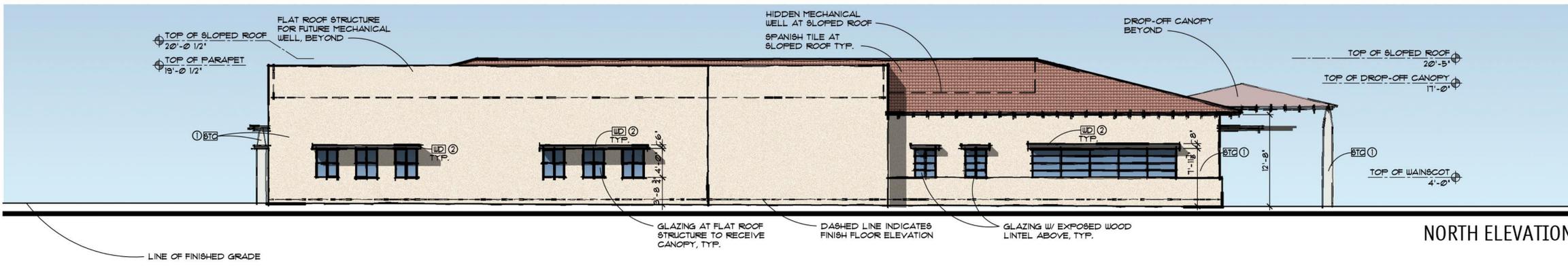
SOUTH ELEVATION



WEST ELEVATION

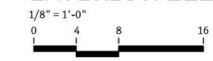


EAST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

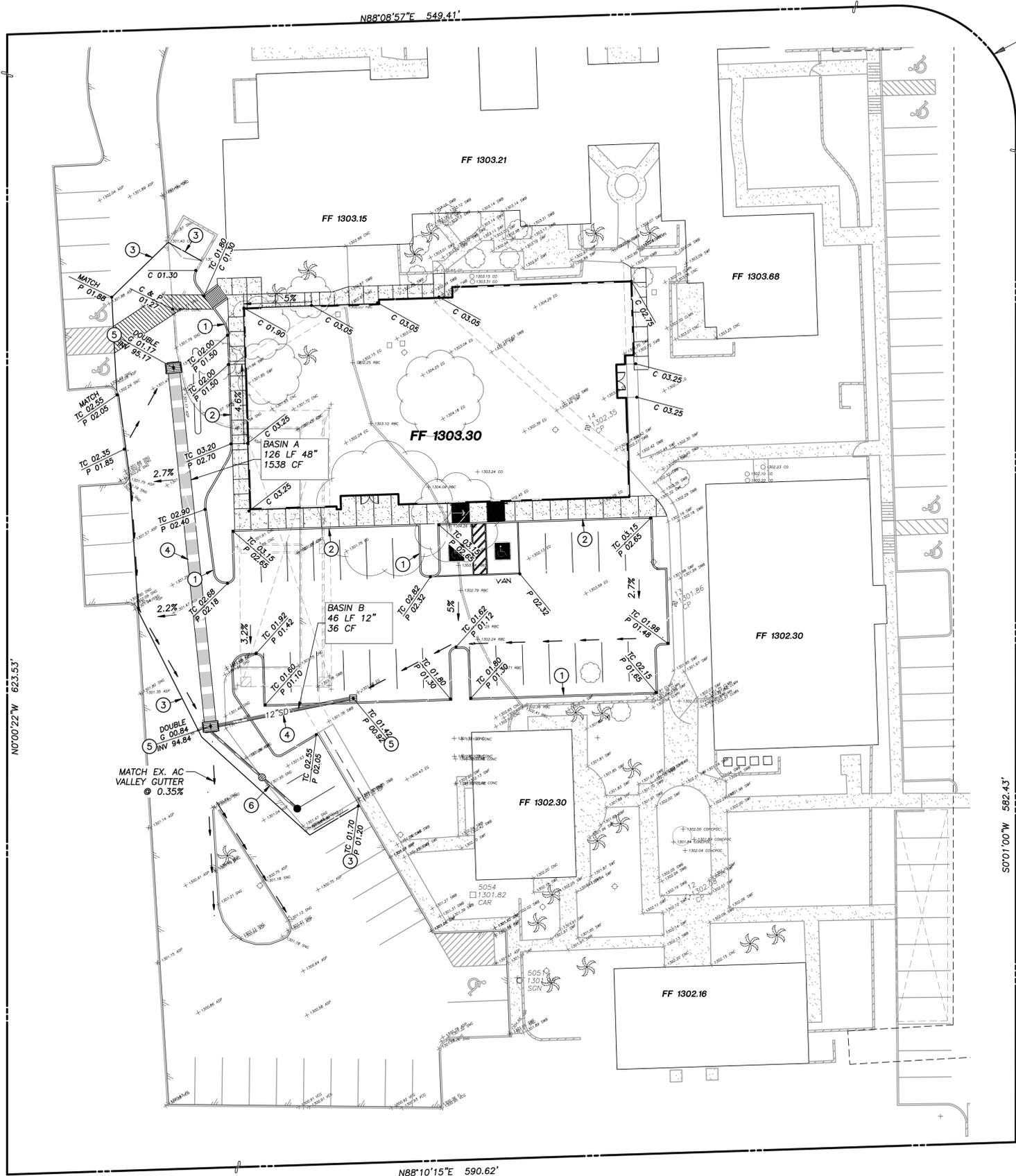


# CONCEPTUAL GRADING, DRAINAGE PLAN PARADISE VALLEY MEDICAL PLAZA 5410 N SCOTTSDALE ROAD, ARIZONA 85253

JACKRABBIT ROAD

N88°08'57"E 549.41'

R=40.00', L=64.14'

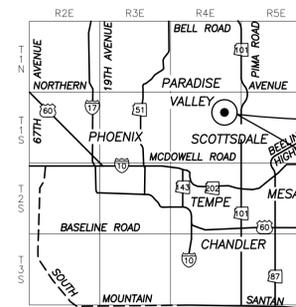


N88°10'15"E 590.62'

SCOTTSDALE ROAD

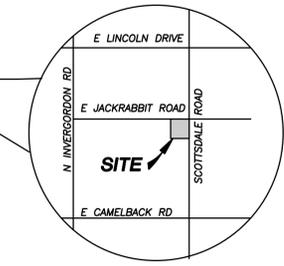
S0°01'00"W 582.43'

N07°00'22"W 623.53'



### VICINITY MAP

PARADISE VALLEY, ARIZONA



NTS

### 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

$$VR = (C_{POST} - C_{PRE})AR / 12 \text{ REQUIRED RETENTION VOLUME, CF}$$

WHERE:

C PRE = 0.54 RUNOFF COEFFICIENT, PRE-DEVELOPMENT

C POST = 0.88 RUNOFF COEFFICIENT, POST-DEVELOPMENT

R100YR, 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

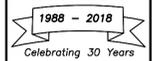
### LEGEND

- 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

PARADISE VALLEY MEDICAL PLAZA

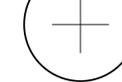
SWC OF SCOTTSDALE AND JACKRABBIT  
 PARADISE VALLEY, AZ

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.

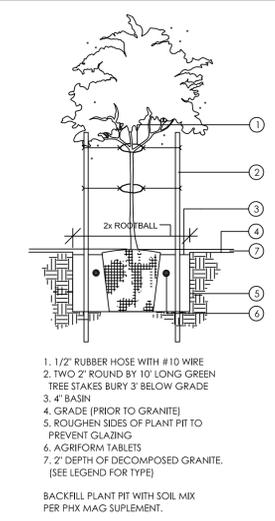
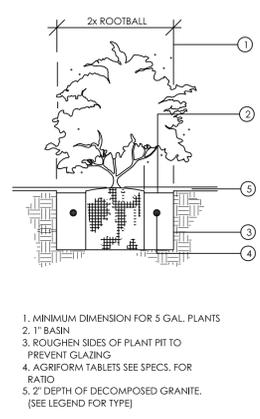
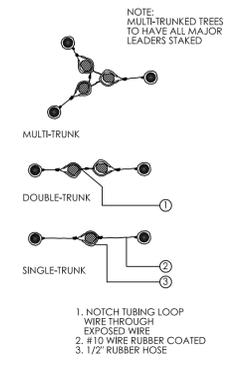
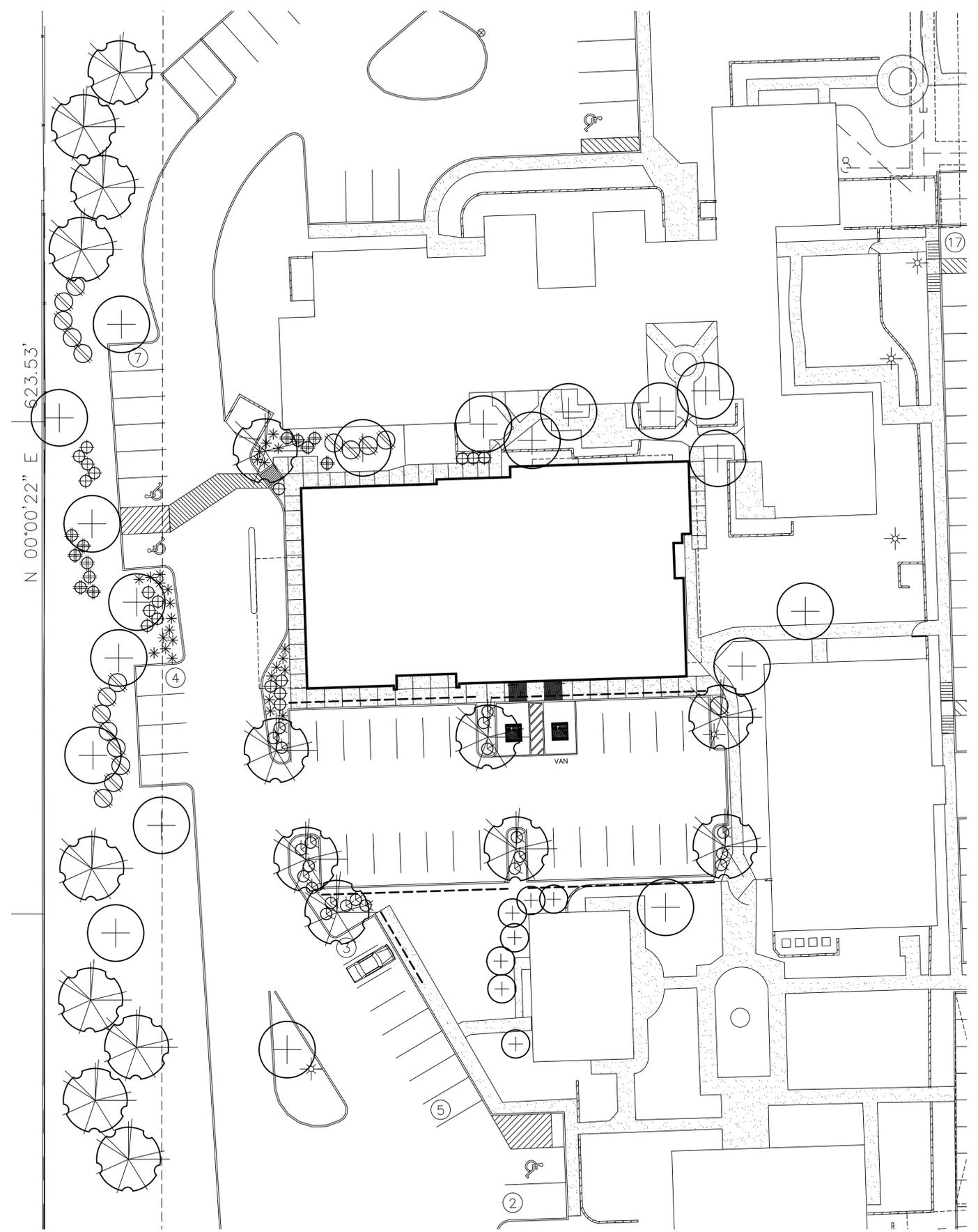


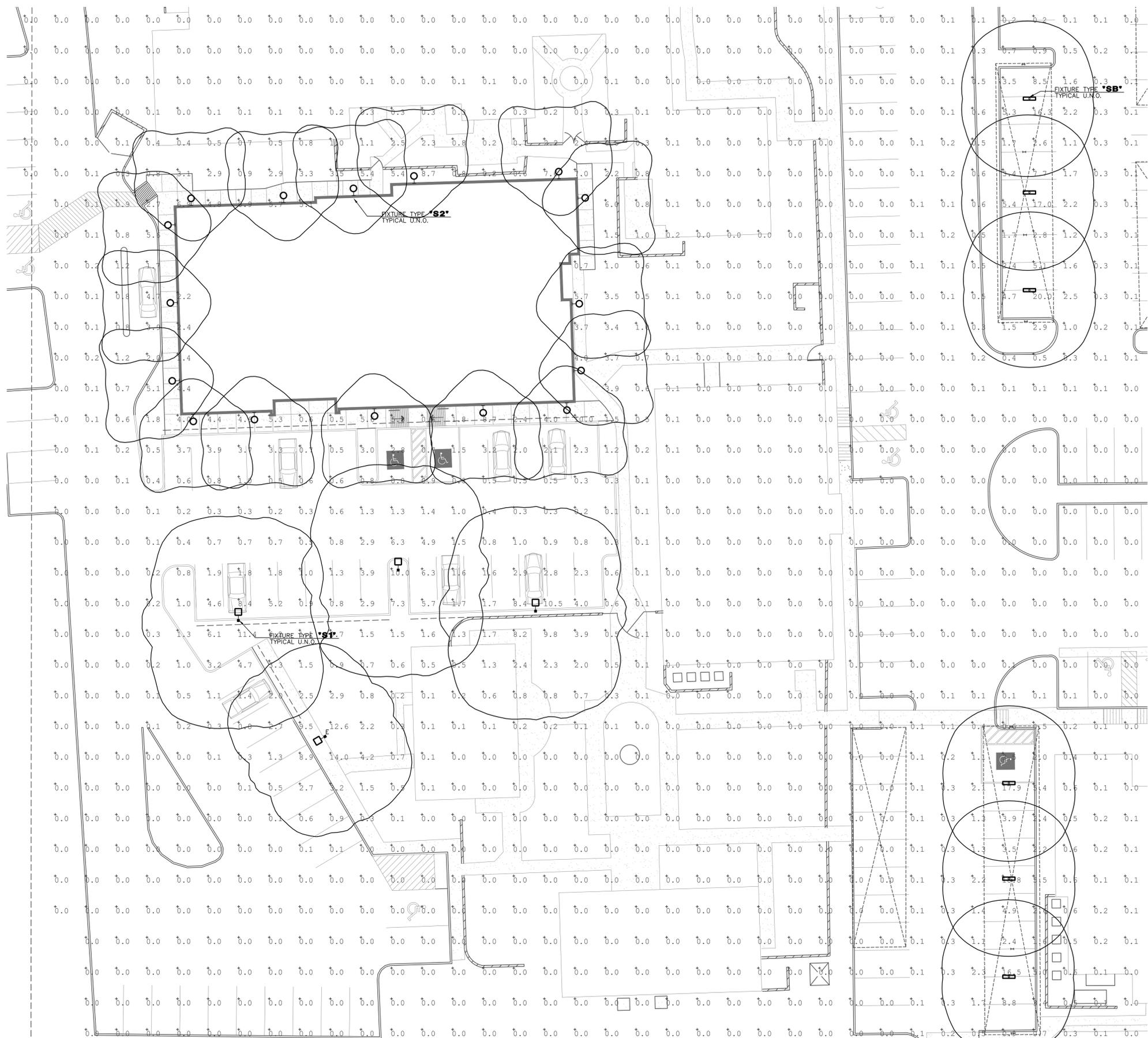
**T.J. McQUEEN & ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
 SITE PLANNING  
 10450 N. 74th Street, Suite 120  
 Scottsdale, Arizona 85258  
 P. (602) 285-0320  
 EMAIL: timmcqueen@tjmla.net



Project - PVMC

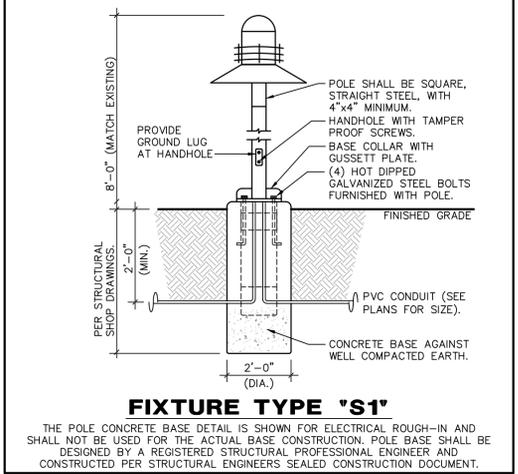
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**ELECTRICAL SITE PHOTOMETRIC PLAN**  
SCALE: 1/16" = 1'-0"

**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	S3	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**

**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

Project Contact/Designer: DAVE HAWKINS  
Project # 18286

**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

**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> H2 (Type 2) H3 (Type 3) H4 (Type 4) H5 (Type 5)	<b>4. LAMP/BALLAST</b> COMPACT FLUORESCENT 22 T8028 lamp -10°C max air temp PL57 METAL HALIDE Medium base, ED-17 lamp 500MA 700MH G12 base, T-6 ceramic lamp 70MHTC ELECTRONIC METAL HALIDE Medium base, ED-17 lamp 70MAHER 100MHEB G12 base, T-6 ceramic lamp 70MHTCEB PULSE START METAL HALIDE Medium base, ED-17 lamp 150PSMH G12 base, T-6 ceramic lamp 150PSMHTB HIGH PRESSURE SODIUM Medium base, ED-17 lamp 50HPS 70HPS 100HPS 150HPS	<b>5. COLOR</b> 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	<b>6. HOOD OPTIONS</b>	<b>7. OPTIONS</b>	<b>8. MOUNTING</b>
--	---	--	---	---	------------------------	-------------------	--------------------

**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 herring 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 reflective alky.)  
COP (Copper) STS (Stainless steel)  
**7. OPTIONS**  
FTG (Flat glass lens)  
RCK (Rough 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 SLA7S SLA7S-2  
SLA8D SLA9 SLA9-2 SLA10  
SLA10-2 SLA18 SLA18-2 SLA17  
SLA17-2 SLA17S(SLA17S)-2 SLA18  
SLA18-2 SLA20 SLA20-2 SLA20A  
SLA20A-2 SLA20B SLA20B-2 SLA20C  
SLA20C-2 SLA20D SLA20D-2  
SLA24 SLA24-2 SLA24S SLA24S-2  
TRA4 TRA7 TRA7-2 TRA8  
TRAB-2 TRA9 TRAB-2

**3. OPTICS**  
**HORIZONTAL REFLECTOR** (top lens)  
H2 (Type 2)  
H3 (Type 3)  
H4 (Type 4)  
H5 (Type 5)  
**GLASS REFRACTOR**  
GRS (Type 3)  
GRS (Type 5)  
**OPAL LENS** (Acrylic; Maximum 100 watts)  
OAL

**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, T-6 ceramic lamp  
70MHTC  
**ELECTRONIC METAL HALIDE**  
Medium base, ED-17 lamp  
70MAHER 100MHEB  
G12 base, T-6 ceramic lamp  
70MHTCEB  
**PULSE START METAL HALIDE**  
Medium base, ED-17 lamp  
150PSMH  
G12 base, T-6 ceramic lamp  
150PSMHTB  
**HIGH PRESSURE SODIUM**  
Medium base, ED-17 lamp  
50HPS 70HPS 100HPS 150HPS

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

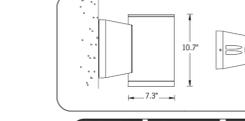
ARCHITECTURAL AREA LIGHTING  
17760 Rowland Street | City of Industry, CA 91748  
P 626.968.5666 | F 626.369.2695 | www.aal.net  
Copyright © 2012 | Rev November 7, 2016 12:56 PM

**FIXTURE TYPE, 'S1'**

**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  
20w LED  
20w LED  
Beam  
T2 - Type II Distribution - 2706mm  
T3 - Type III Distribution - 2722mm  
T4 - Type IV Distribution - 2777mm  
LED Color  
W27 - 2700K  
W30 - 3000K  
W40 - 4000K  
Finish Color  
01 - Black  
02 - Dark Gray  
03 - White  
04 - Medium Silver  
05 - Bronze  
06 - Copper  
07 - Custom LK  
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

**FIXTURE TYPE, 'S2'**

**Columbia LIGHTING**  
LED

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 & IV 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 - UL0 - G1

**Finishing**  
All Ligman products go through an extensive finishing process that includes fettling to improve part adherence.  
**Paint**  
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 natatoriums.  
**Hardware**  
Provided Hardware is Marine grade 316 Stainless steel.  
**Anti Seize Screw Holes**  
Tapped 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.  
**Optics & LED**  
Precision optic design provides exceptional light control and precise distribution of light.  
LED CR > 80  
Lumen - Maintenance Life  
L80/B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

**ORDERING INFORMATION**  
**LXEM**  
MODEL  
LXEM LXEM LXEM LXEM  
COLOR TEMP  
30 3000K  
35 3000K  
40 4000K  
50 5000K  
SHIELDING  
RFA Ribbed frosted Acrylic  
RFA Ribbed Clear Acrylic  
RFA Deep Clear Acrylic  
RPA Ribbed Frosted Polycarbonate  
RPA Ribbed Clear Polycarbonate  
DRIVER  
E Fixed Output  
ESD Step Dimming  
ESD 0-10V Dimming  
ED1 0-10V 1% Dimming  
VOLTAGE  
U 120V-277V  
347 347V  
OPTIONS  
GLR First Blow Fuse  
SSL Stainless Steel Tamper Resistant  
RFL Ready Latches  
TP Tamper Proof Latches  
EL14 Emergency Alarm Pack Install, 100 Lumen/ft  
FX3W 3 Wire 15' Wet Cord  
FX3SW 3 Wire 15' Wet Cord  
FX4W 4 Wire 15' Wet Cord  
FX4SW 4 Wire 15' Wet Cord  
FX5W 5 Wire 8' Wet Cord  
FX5SW 5 Wire 15' Wet Cord  
FX6W 6 Wire 6' Wet Cord  
FX6SW 6 Wire 6' Wet Cord  
FX7W Dual Wet Hub 92' NPT Hub  
FX7SW Dual Wet Hub 92' NPT Hub  
FXE Control Case compatible

**ACCESSORIES (ORDER SEPARATELY)**  
XEMX Full Mount Backer (pendant system)  
XEMC Chain Hanger Kit (Includes 14" Chain)  
XEM5B Mounting Bracket  
XEM5SS 40" Stainless Steel Mounting Bracket  
SENSOR KITS (Order Separately)  
Daylight Sensor  
Occupancy Sensor  
Catalog # | Relay Lens Type | Voltage | Wet Label  
120V OS160WXL 1 360° 120/277 Yes  
277V OS250WXL 2 360° 120/277 Yes  
OS160WXL 1 360° 120/277 Yes  
OS250WXL 2 360° 120/277 Yes

Page 1/13 Rev: 04/17/18  
© 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

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

**MOUNTING**  
The fixture shall be attached to the arm assembly with three stainless steel bolts. The connection shall be sealed with a silicone compression gasket.  
PM - The post top version shall slip over a 4/100mm O.D. pole or trunion, and secured with six stainless steel set screws.  
**FINISH**  
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.  
**CERTIFICATION**  
Listed with ETL for outdoor, wet location use. Conforms to UL1598 and Canadian CSA Std. C22.2 no.250 standard. The Luminaires shall be constructed to IP65 standards.

**WARRANTY / TERMS AND CONDITIONS OF SALE**  
Download:  
http://www.hubbellighting.com/resources/warranty/

AAL reserves the right to change product specifications without notice.

**DIMENSIONS** The first dimension is the height of fixtures with horizontal reflectors. The second is for the height of fixtures with opal lens and the third is with the glass reflector.

HOOD	NO LUMINOUS WINDOW (WIN)	4 LUMINOUS WINDOW (WIN)	SOLID RINGS (SR)	VERTICAL SLOTS (VSL)	LUMINOUS RINGS (LUM)
ANG	14.71/33mm 16.74/37mm	20.51/50mm 22.75/56mm	20.71/50mm 22.51/56mm	20.51/50mm 22.75/56mm	20.51/50mm 22.75/56mm
BEL	15.81/40mm 18.74/46mm	21.41/54mm 22.75/56mm	21.61/54mm 22.51/56mm	21.41/54mm 22.75/56mm	21.41/54mm 22.75/56mm
FLR	14.21/36mm 16.74/46mm	18.81/46mm 21.75/56mm	20.11/50mm 22.51/56mm	18.81/46mm 21.75/56mm	20.11/50mm 22.51/56mm
STR	14.21/36mm 16.74/46mm	18.81/46mm 21.75/56mm	20.11/50mm 22.51/56mm	18.81/46mm 21.75/56mm	20.11/50mm 22.51/56mm
SKB	18.71/50mm 19.71/50mm	23.71/60mm 23.81/60mm	24.21/65mm 24.71/65mm	23.71/60mm 23.81/60mm	24.11/62mm 24.11/62mm

UCM H3 150MM FTG WATTAGE: 185 LUMEN OUTPUT: 7192 EFFICACY: 67.6

HOOD	LED	GLASS REFRACTOR	HORIZONTAL REFLECTOR	OPAL LENS
No Luminous	WT (lbs)	EPA WT (lbs)	EPA WT (lbs)	EPA WT (lbs)
ANG	28.55	80	22.30	59
BEL	32.00	73	24.25	71
FLR	28.85	53	22.60	54
STR	31.75	59	24.00	60
SKB	32.10	30	24.35	30
4 Lum Window	WNO-ANG	30.70	72	24.40
WNO-BEL	34.15	85	24.60	83
WNO-FLR	31.00	65	24.75	66
WNO-STR	33.90	71	26.10	72
WNO-SKB	34.25	110	26.50	100
Solid Rings	SR-ANG	33.70	74	27.40
SR-BEL	37.15	87	28.40	85
SR-FLR	34.00	67	27.75	68
SR-STR	36.90	73	29.10	74
SR-SKB	37.25	110	29.50	100
Vertical Slots	VSL-ANG	31.45	72	25.20
VSL-BEL	34.90	85	27.15	83
VSL-FLR	31.75	65	25.50	66
VSL-STR	34.65	71	26.90	72
VSL-SKB	35.00	110	27.30	100
Lum Rings	LUM-ANG	32.65	74	26.90
LUM-BEL	34.15	85	28.35	83
LUM-FLR	33.15	67	24.75	68
LUM-STR	36.05	73	26.10	74
LUM-SKB	36.40	110	26.50	100

Beam	Beam	Beam	Beam
37w LED	T2	Type II Distribution	W27
20w LED	T3	Type III Distribution	W30
20w LED	T4	Type IV Distribution	W40

IES files can be found at www.aal.net

ARCHITECTURAL AREA LIGHTING  
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P 626.968.5666 | F 626.369.2695 | www.aal.net  
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**Columbia LIGHTING**  
LED

**PHOTOMETRIC DATA**

**LUMINAIRE DATA**  
Luminaire  
LXEM4-S0ML-RFA-EDU  
LXEM LED Enclosed and Gasketed, Extreme Environment  
7" x 5.1" LED with frosted ribbed acrylic lens  
XID40C110V54B5T1  
Ballast Factor 1.00  
Ballast Factor 1.00  
Fixture Lumens 5306  
Watts 42.00  
Mounting Surface  
Shading Angle 0° = 90° 90° = 90°  
Spacing Criterion 0° = 1.25 90° = 1.40  
Luminous Opening in Feet  
Width: 0.54  
Height: 0.17

**ZONAL LUMEN SUMMARY**  
Zone Lumens % Lamp % Fcst  
0-30 1268 23.9 23.9  
0-40 2105 39.7 39.7  
0-60 3266 79.8 79.8  
0-90 5035 94.7 94.7  
0-180 5306 100.0 100.0

**ENERGY DATA**  
Total Luminaire Efficiency 100%  
ANSI/IESNA RP-1-2004 Compliance Noncompliant  
ANSI/IESNA RP-1-2004  
Comparative Yearly Lighting Energy Cost per 1000 Lumens \$1.90 based on 3000 hrs. and \$0.08 per kWh

**INDOOR CANDELA PLOT**  
Test Date 10/13/2016  
Horse @ 180

**LUMINAIRE DATA**  
Luminaire  
LXEM4-H0L-0FA-EDU  
LXEM LED Enclosed and Gasketed, Extreme Environment  
7" x 5.1" LED with deep frosted acrylic lens  
XID43C110V54B5T1  
Ballast Factor 1.00  
Ballast Factor 1.00  
Fixture Lumens 6525  
Watts 47.30  
Mounting Surface  
Shading Angle 0° = 90° 90° = 1.28  
Spacing Criterion 0° = 1.25 90° = 1.28  
Luminous Opening in Feet  
Width: 0.54  
Height: 0.17

**ZONAL LUMEN SUMMARY**  
Zone Lumens % Lamp % Fcst  
0-30 1561 24.2 24.2  
0-40 2394 39.8 39.8  
0-60 4661 71.4 71.4  
0-90 6235 95.6 95.6  
0-180 6525 100.0 100.0

**ENERGY DATA**  
Total Luminaire Efficiency 100%  
ANSI/IESNA RP-1-2004 Compliance Noncompliant  
ANSI/IESNA RP-1-2004  
Comparative Yearly Lighting Energy Cost per 1000 Lumens \$2.22 based on 3000 hrs. and \$0.08 per kWh

**INDOOR CANDELA PLOT**  
Test Date 10/18/2016  
Horse @ 180

**LUMINAIRE DATA**  
Luminaire  
LXEM4-S0XL-RFA-EDU  
LXEM LED Enclosed and Gasketed, Extreme Environment  
7" x 5.1" LED with ribbed clear acrylic lens  
XID40C110V54B5T1  
Ballast Factor 1.00  
Ballast Factor 1.00  
Fixture Lumens 10607  
Watts 49.40  
Mounting Surface  
Shading Angle 0° = 90° 90° = 1.38  
Spacing Criterion 0° = 1.25 90° = 1.38  
Luminous Opening in Feet  
Width: 0.54  
Height: 0.17

**ZONAL LUMEN SUMMARY**  
Zone Lumens % Lamp % Fcst  
0-30 2547 24.0 24.0  
0-40 4252 40.1 40.1  
0-60 7643 72.1 72.1  
0-90 10073 95.0 95.0  
0-180 10607 100.0 100.0

**ENERGY DATA**  
Total Luminaire Efficiency 100%  
ANSI/IESNA RP-1-2004 Compliance Noncompliant  
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**INDOOR CANDELA PLOT**  
Test Date 10/18/2016  
Horse @ 180

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701 Millennium Blvd, Greenville, SC 29607 | Tel: 864.678.1000 | Website: www.columbiainlighting.com

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

**PHOTOMETRIC DATA**

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**INDOOR CANDELA PLOT**  
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Ballast Factor 1.00  
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Fixture Lumens 10607  
Watts 49.40  
Mounting Surface  
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**PRELIMINARY NOT FOR CONSTRUCTION**

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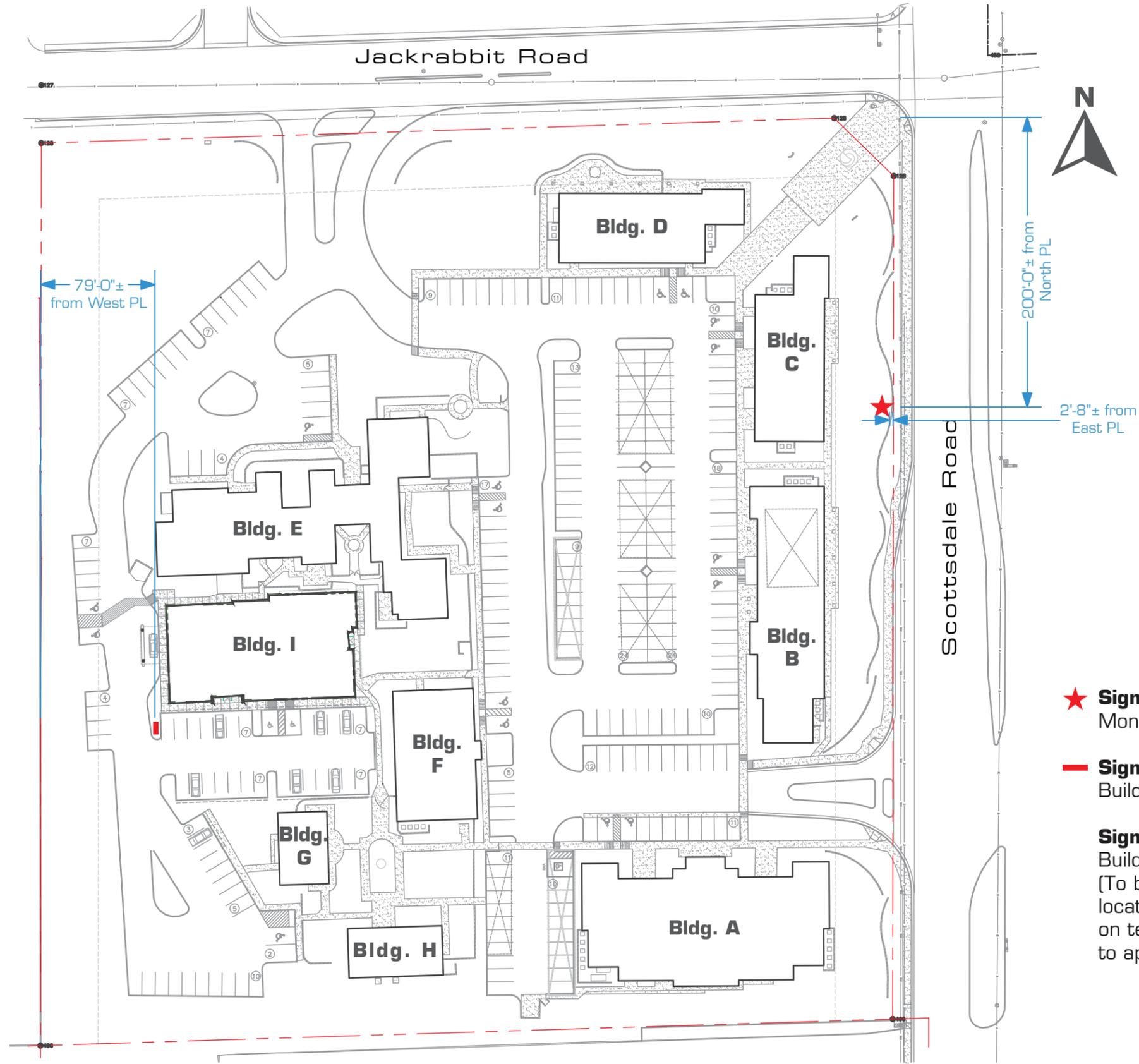
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**CAWLEY ARCHITECTS**  
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P 602.393.5060

CawleyArchitects.com

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Expires: XX/XX/XX

**PARADISE VALLEY MEDICAL PLAZA**



★ **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**

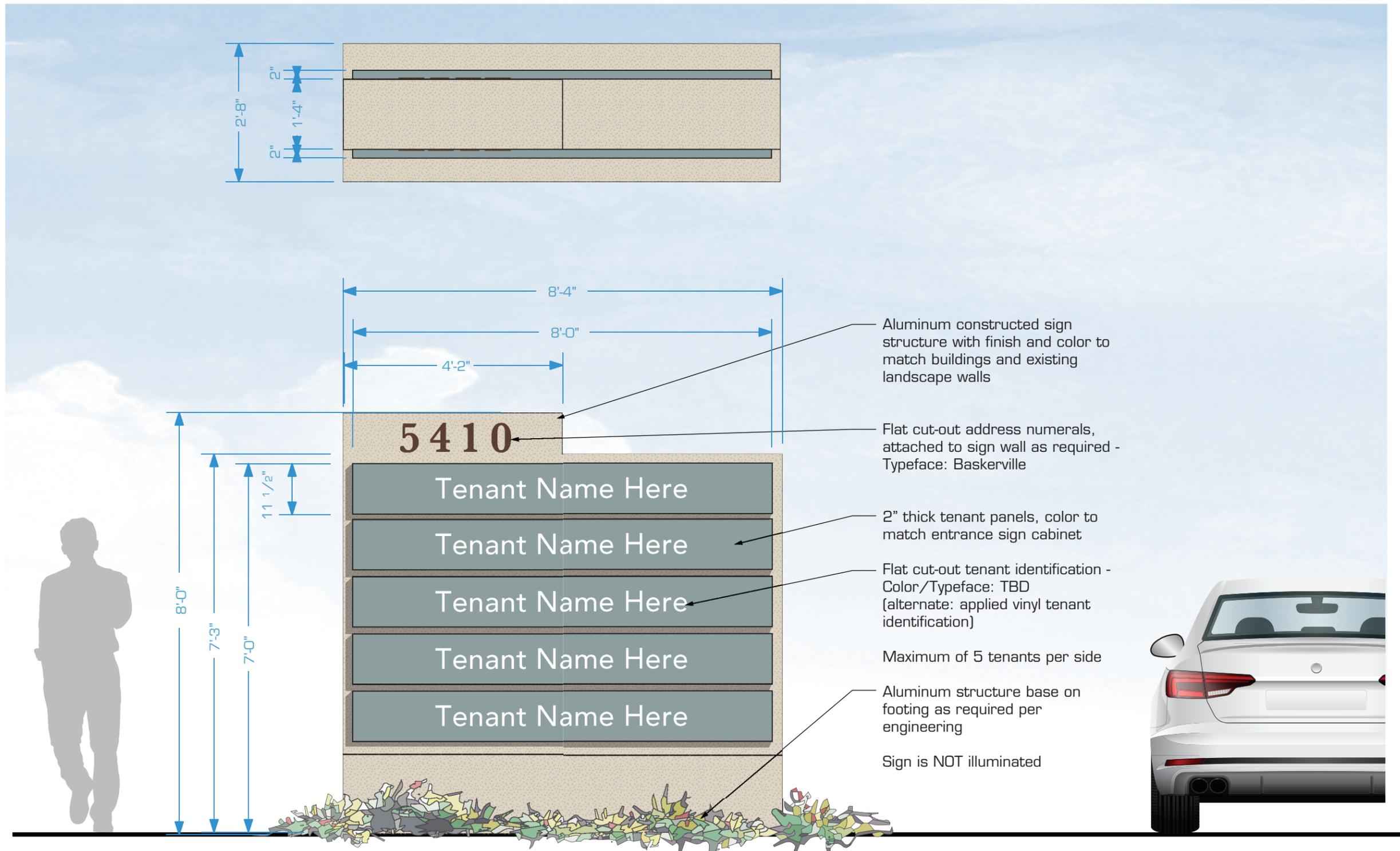
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Date:



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scott@identitysign.net

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**DATE**

12.12.2018

**JOB NAME**

Paradise Valley Medical Plaza

**ADDRESS**

SEC Scottsdale Rd & Jackrabbit Rd  
Paradise Valley, AZ

**CLIENT**

Plaza Companies  
9401 W Thunderbird Rd  
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**Sign Type A - Tenant Monument**

Scale: 1/2"=1'-0"

Qty: 1 - 39.5 Sq.Ft.



**Existing Conditions**



**Monument Sign Render**

**Sign Type A - Tenant Monument**

Scale: 1/2"=1'-0"

Qty: 1 - 39.5 Sq.Ft.

**DATE**

12.12.2018

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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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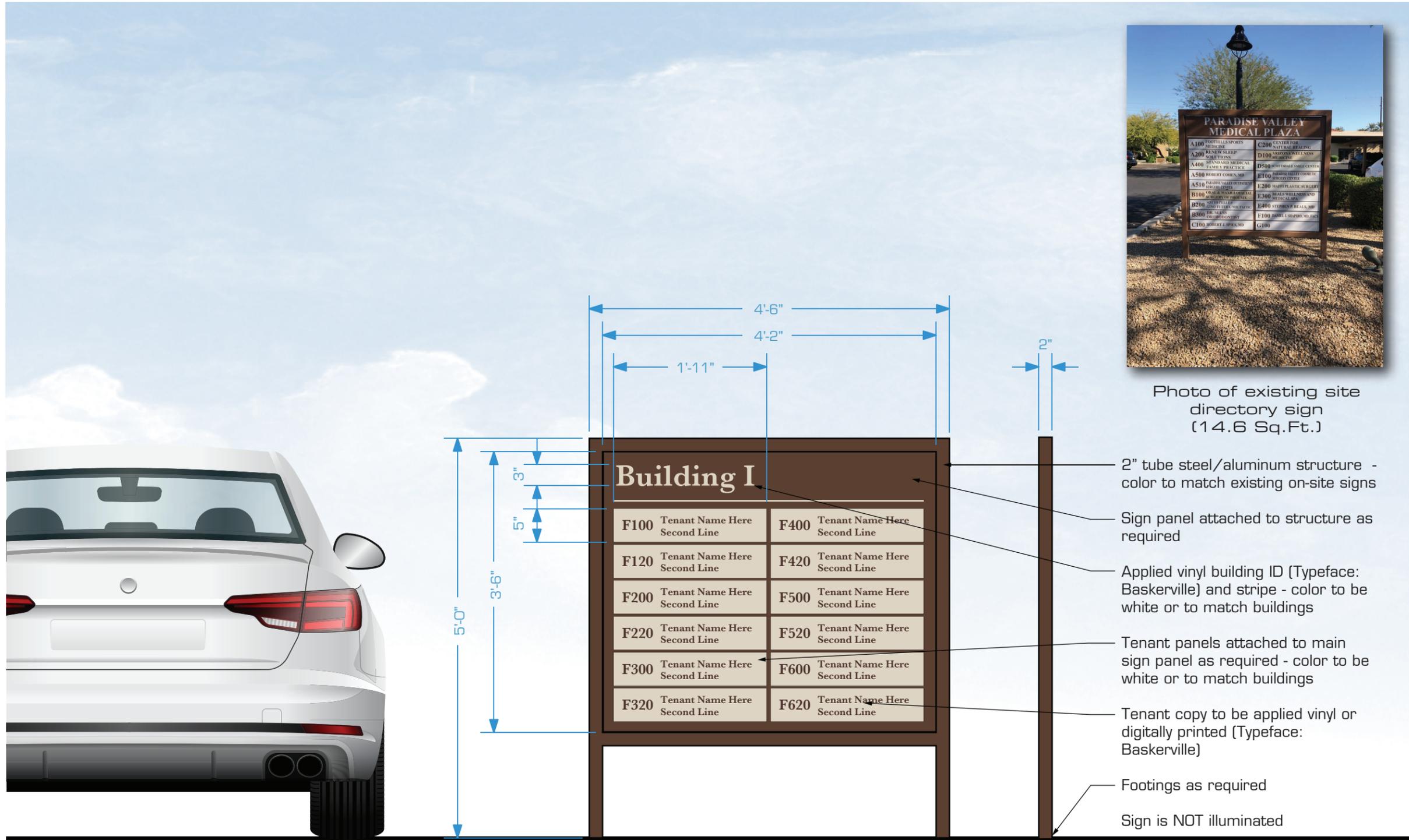


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**Sign Type B - Building Directory Sign**

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

DATE

12.10.2018

JOB NAME

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CONTACT

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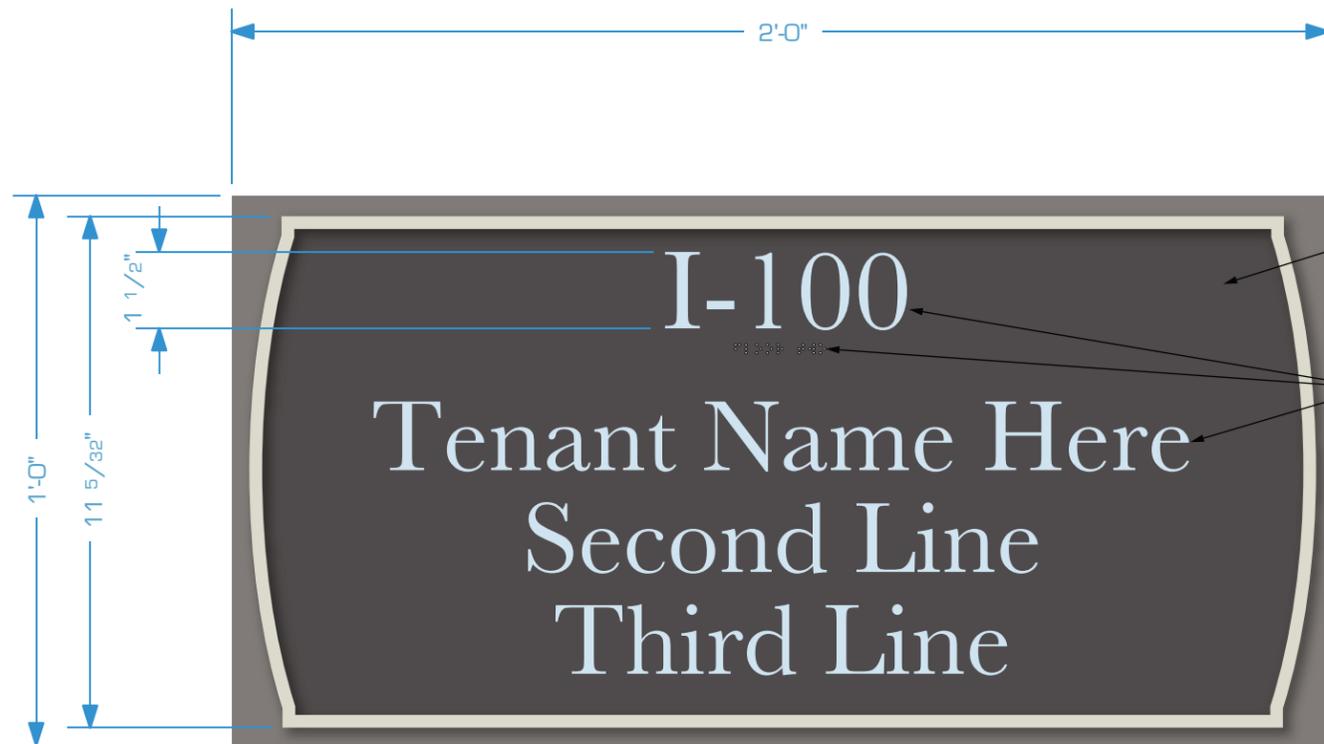
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Dimensional building / suite ID plaque - style, color, and material to match existing on-site

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



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

**Sign Type C - Building I Tenant/Suite ID Sign**

Scale: 3"=1'-0"

Qty: TBD - 2 Sq.Ft.

**DATE**

12.10.2018

**JOB NAME**

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