

LAW OFFICES

JORDEN HISER

& JOY, P.L.C.

5080 NORTH 40TH STREET, SUITE 245
PHOENIX, ARIZONA 85018
TELEPHONE: 480-505-3900
FACSIMILE: 480-505-3901

DOUGLAS A. JORDEN

DIRECT LINE: 480-505-3909
E-MAIL: djorden@JHJLawyers.com
www.JHJLawyers.com

December 11, 2018

VIA E-MAIL (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 40th Street – Suite 245
Phoenix, AZ 85018

E: djorden@jhjlawyers.com
P: 480.505.3909

Architect:

Cawley Architects, Inc.
Justen Cassidy
730 N 52nd 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 74th 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

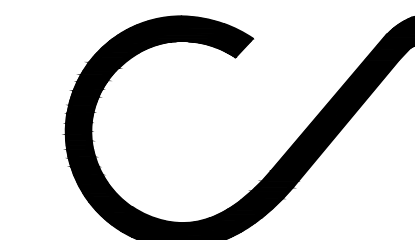
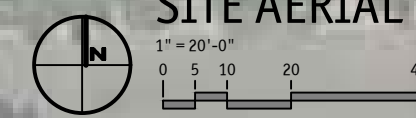


FOOTPRINT OF PROPOSED MEDICAL OFFICE BUILDING

EXISTING DROP-OFF LOCATION

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

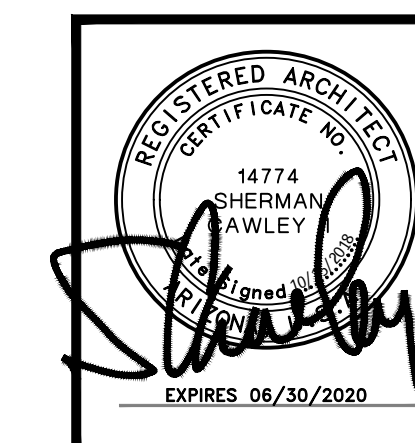
SITE AERIAL



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:

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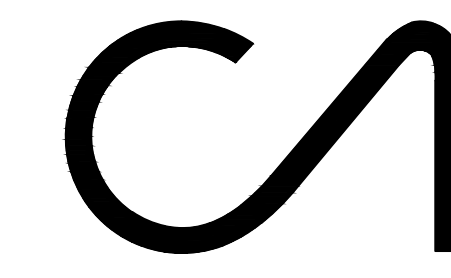
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Discrepancies between bid amounts and these documents shall be reported to the General Contractor prior to commencement of work.

Project - PVMC

A1.0



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Phoenix, Arizona 85008
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PARADISE VALLEY MEDICAL PLAZA

SWC OF SCOTTSDALE AND JACKRABBIT

PARADISE VALLEY, AZ

DATE
PRE-APP SUBMITTAL 06-20-2018
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P.C. COMMENTS 12-10-2018

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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.

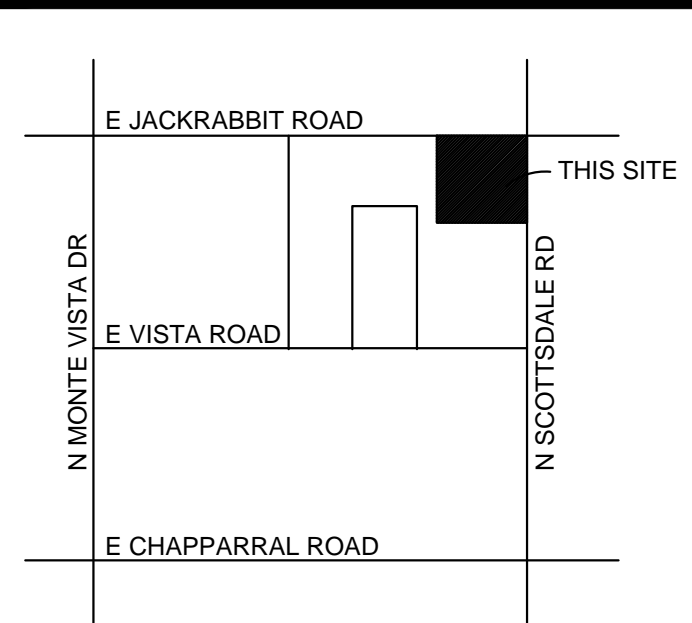
REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
EXIST. BLDGS	50,686 S.F.	VARIES	227
NEW BUILDING	9,692 S.F.	5:1000	49
TOTAL:			276

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

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

EXISTING COVERED PARKING TO REMAIN

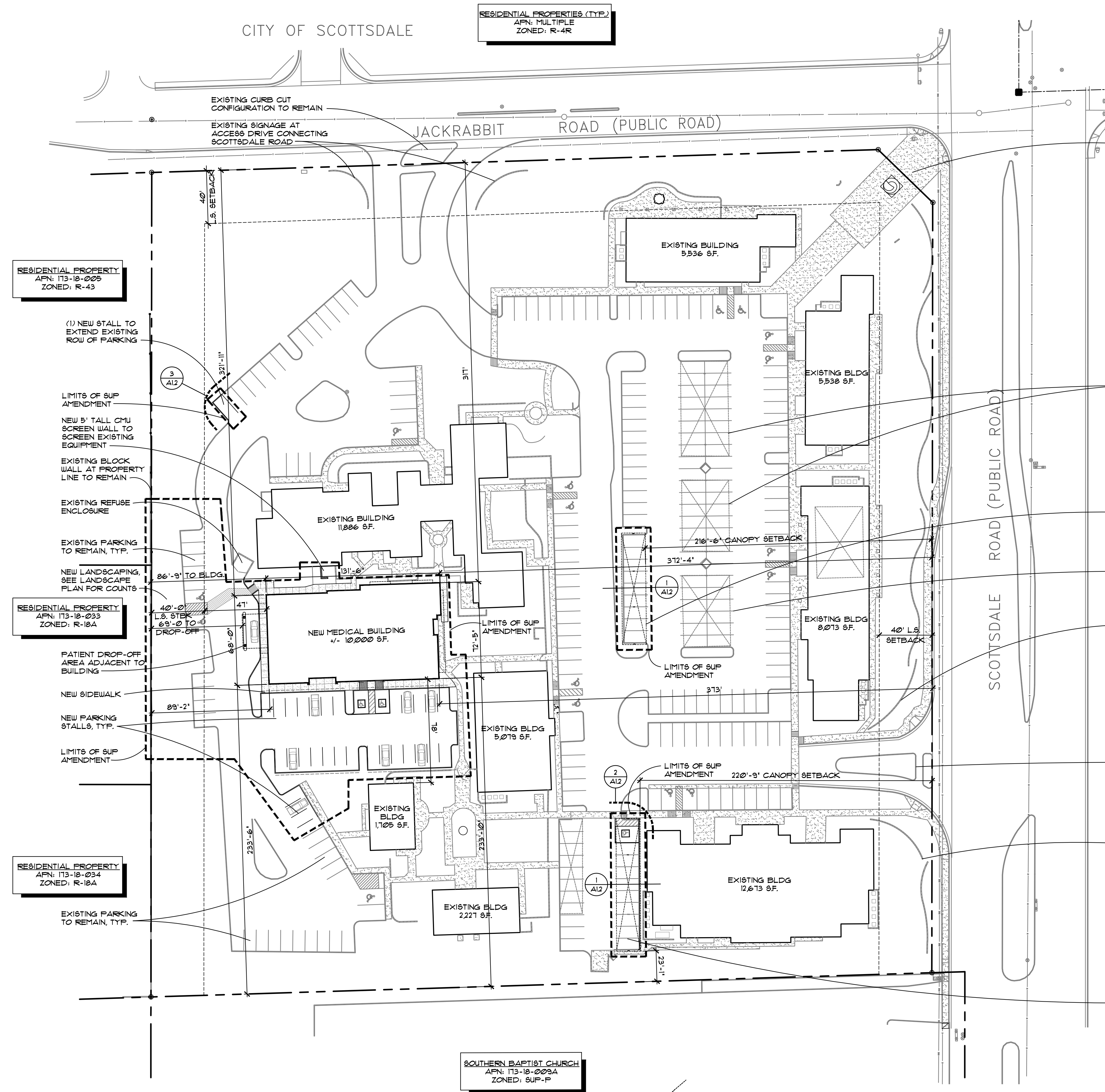
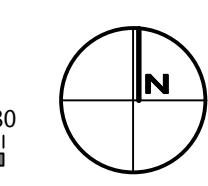
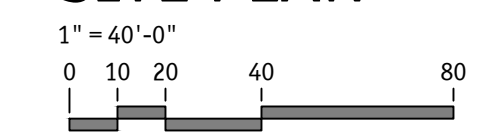
EXISTING SIGNAGE AT ACCESS DRIVE CONNECTING SCOTTSDALE ROAD

EXISTING CURB CUT CONFIGURATION TO REMAIN

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

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

SITE PLAN



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

RESIDENTIAL 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

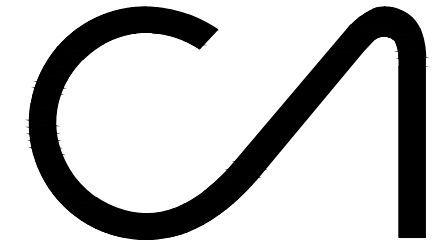
SOUTHERN BAPTIST CHURCH
APN: 173-18-003A
ZONED: SUP-P

CITY OF SCOTTSDALE

JACKRABBIT ROAD (PUBLIC ROAD)

SCOTTSDALE ROAD (PUBLIC ROAD)

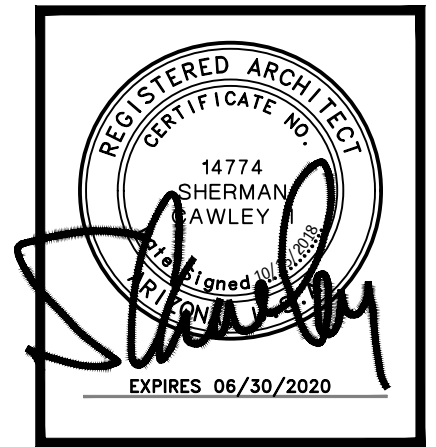
CITY OF SCOTTSDALE



CAWLEY ARCHITECTS

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- 6' CURB
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- EXISTING FIRE HYDRANT
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- ACCESSIBLE ROUTE/PATH OF TRAVEL
- FIRE RISER

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
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P.C. COMMENTS	12-10-2018

NOTICE OF ALTERNATE BILLING CYCLE:

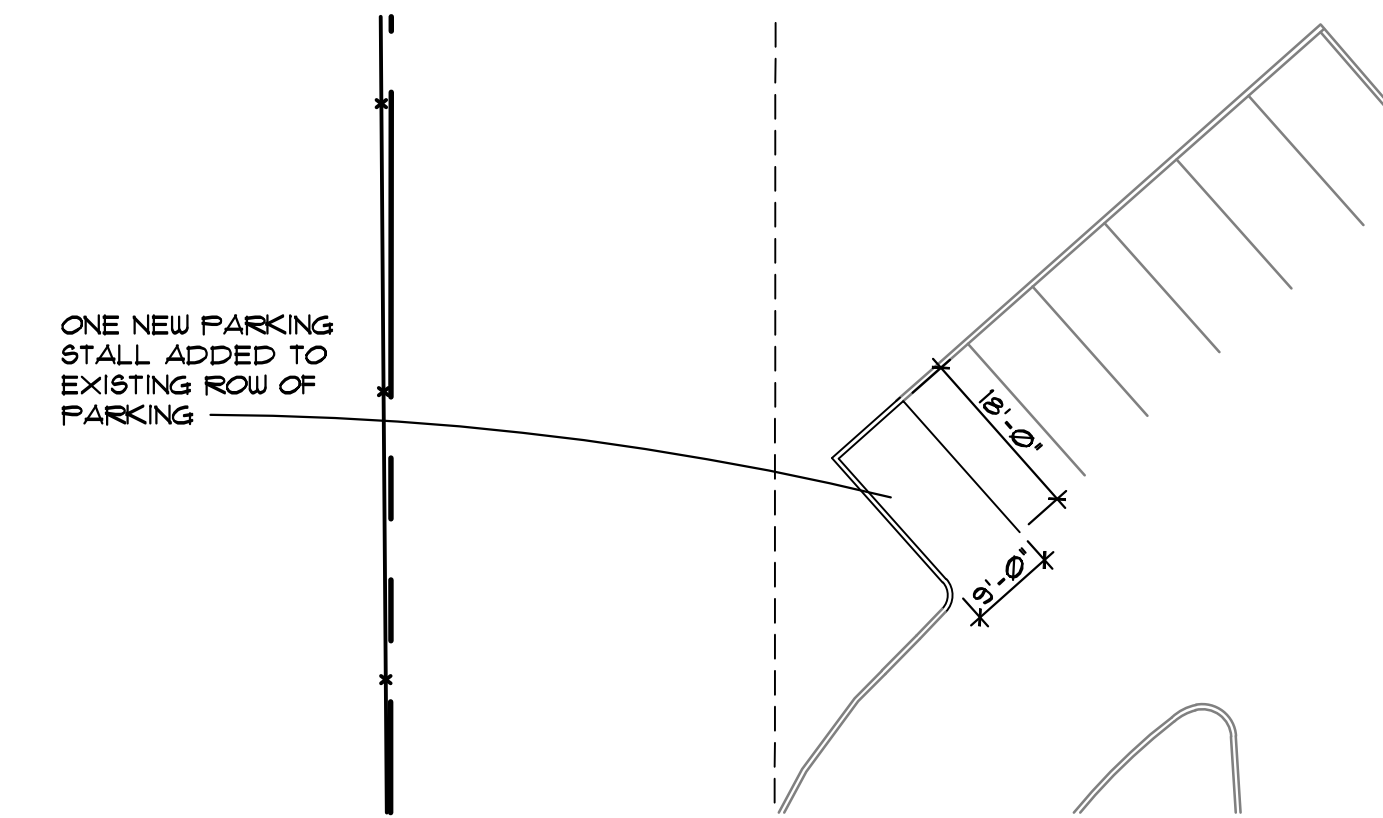
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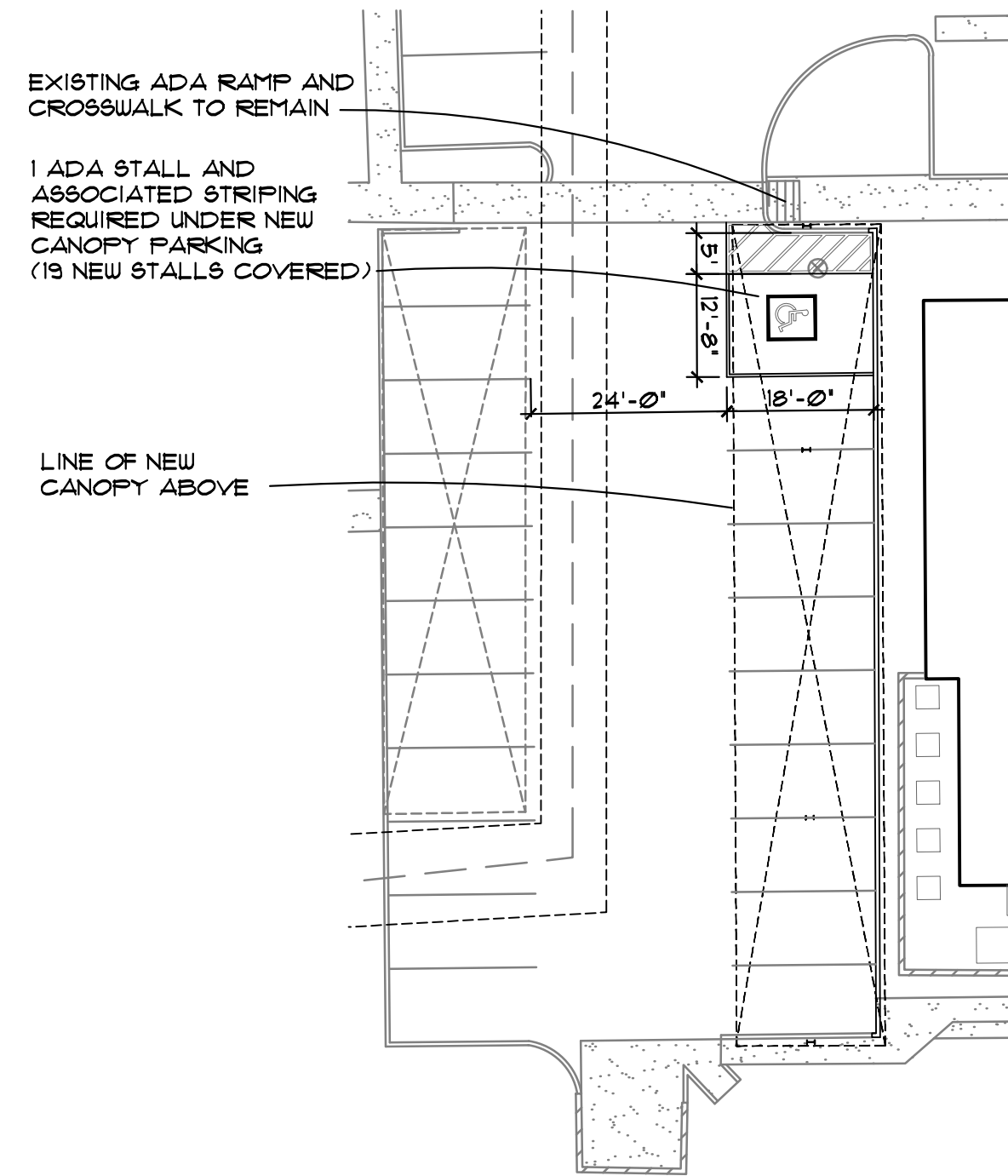
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Project - PVMC
A1.2



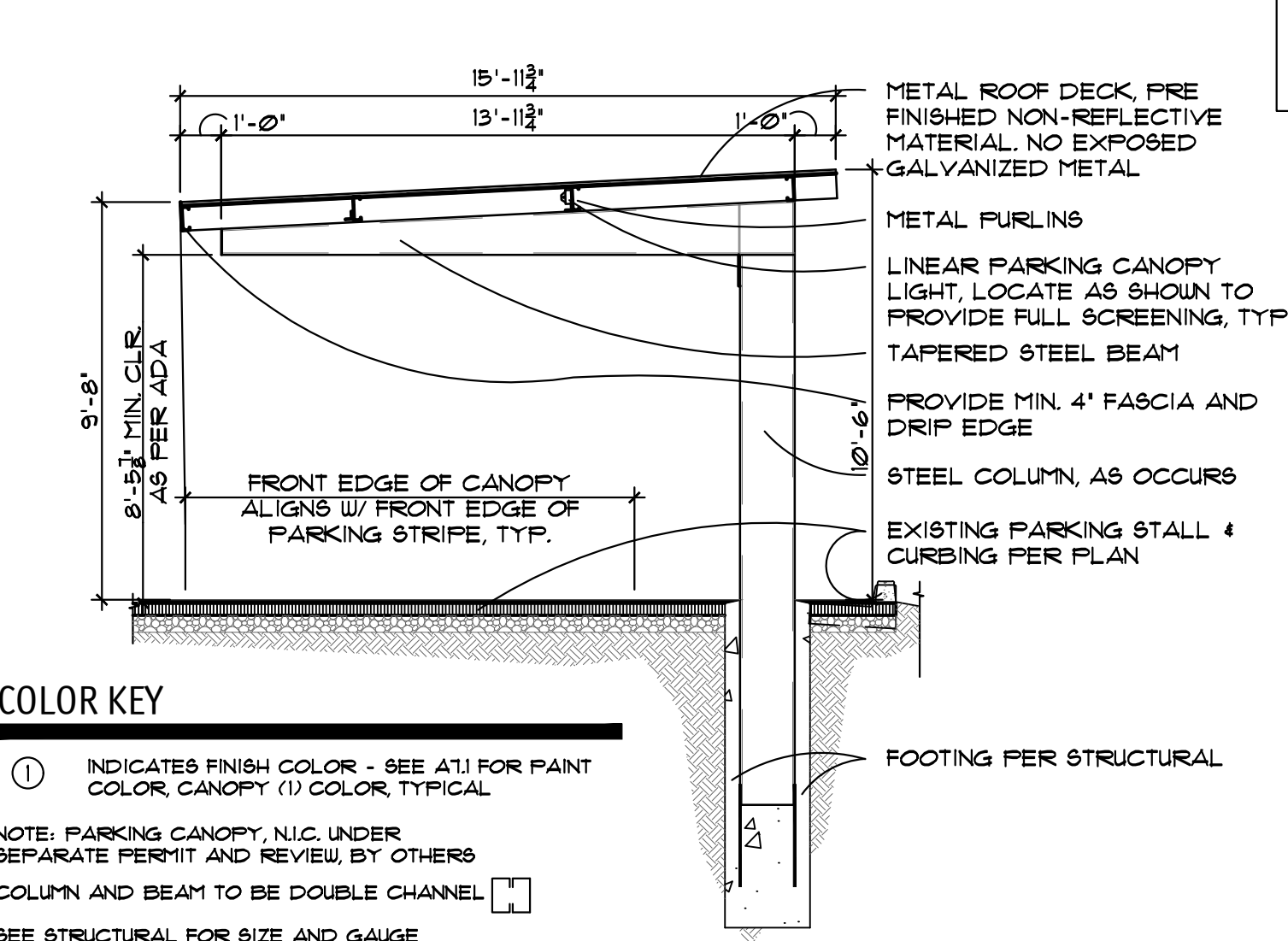
3 ENLARGED SITE PLAN

SCALE: 1" = 20'-0"



2 ENLARGED SITE PLAN

SCALE: 1" = 20'-0"



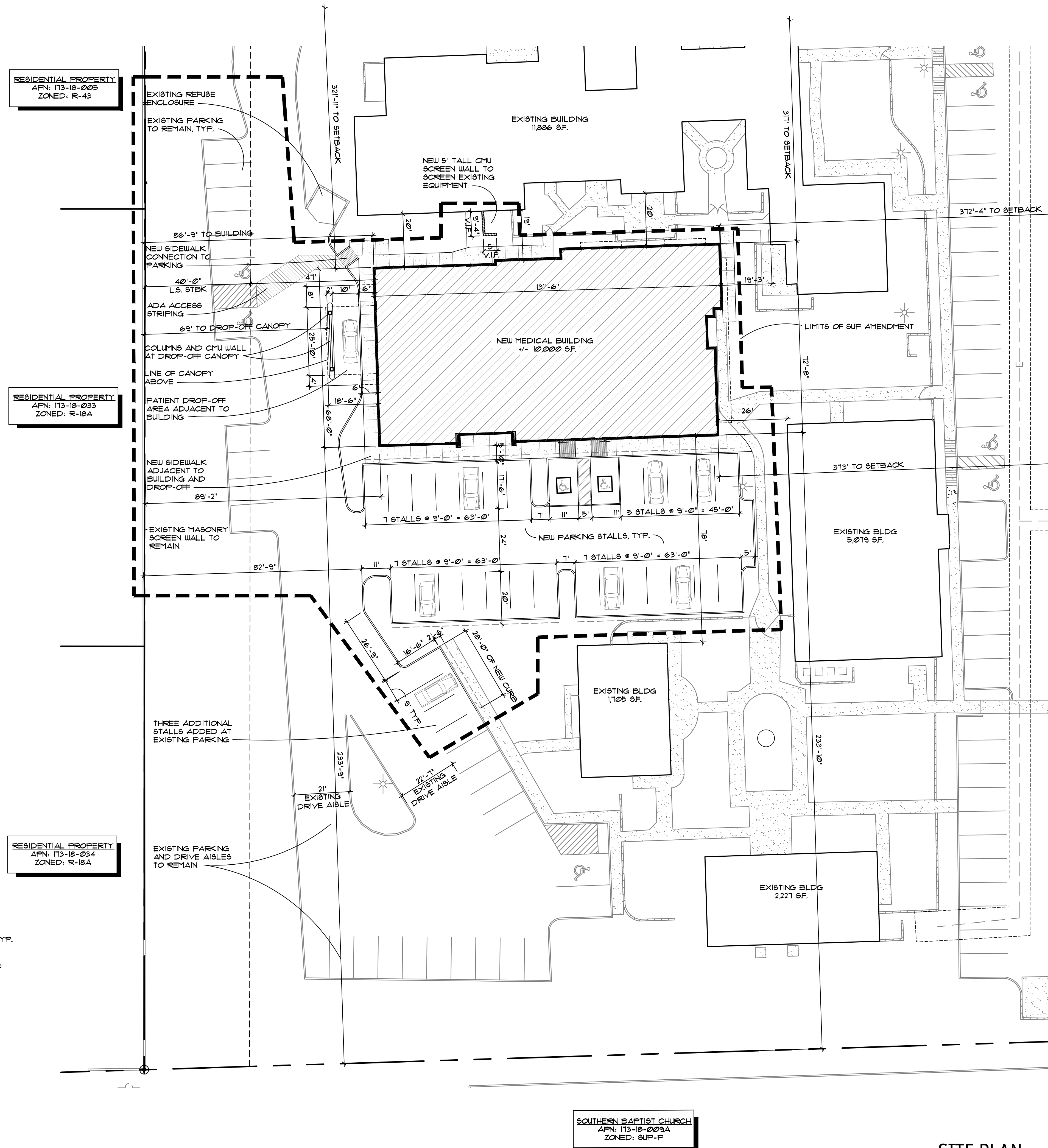
COLOR KEY

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

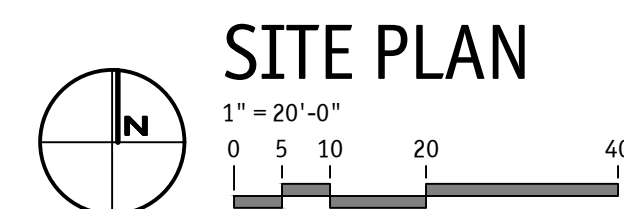
NOTE: PARKING CANOPY, N.I.C. UNDER SEPARATE PERMIT AND REVIEW, BY OTHERS
COLUMN AND BEAM TO BE DOUBLE CHANNEL
SEE STRUCTURAL FOR SIZE AND GAUGE

1 PARKING CANOPY

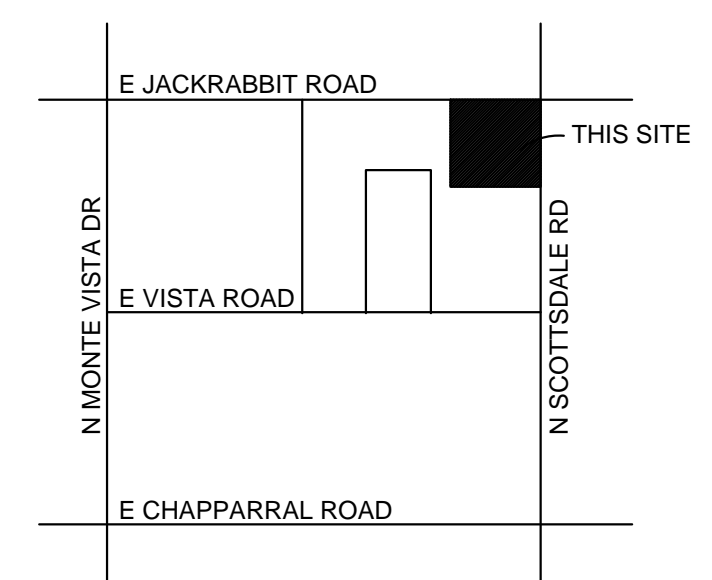
SCALE: 1/4" = 1'-0"



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



VICINITY MAP N.T.S.



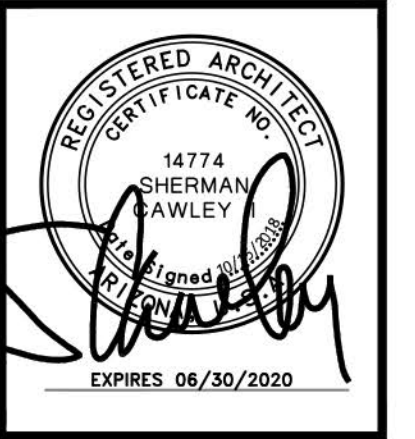
Project - PVMC



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

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

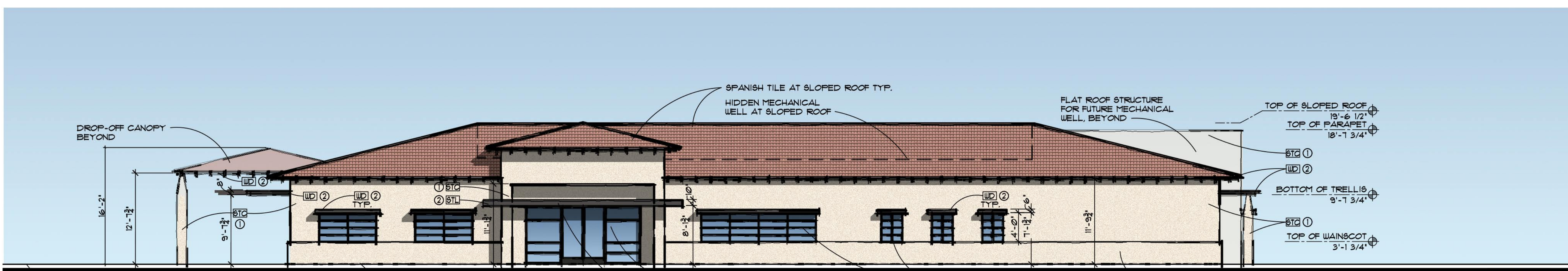
- 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
- SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

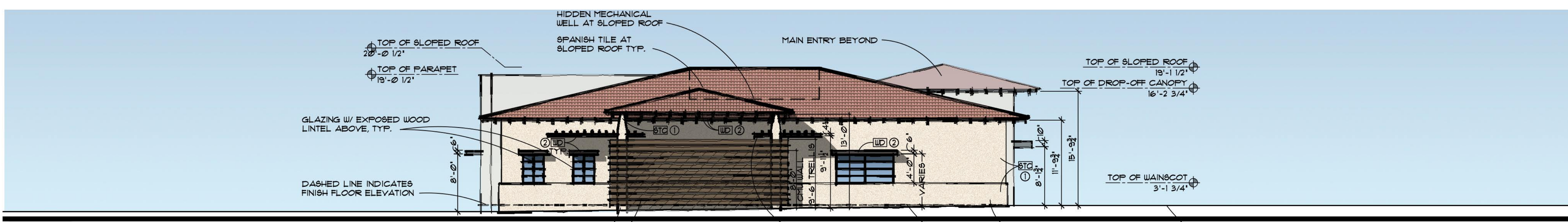
KEY	MANUF. - DUNN EDWARDS COLOR NAME
①	CAMEO - DEC142
②	BLACKJACK - DE6311

MATERIAL	KEY
BOLLARDS	②
GATES	②
SES	①
TRANSFORMER	②

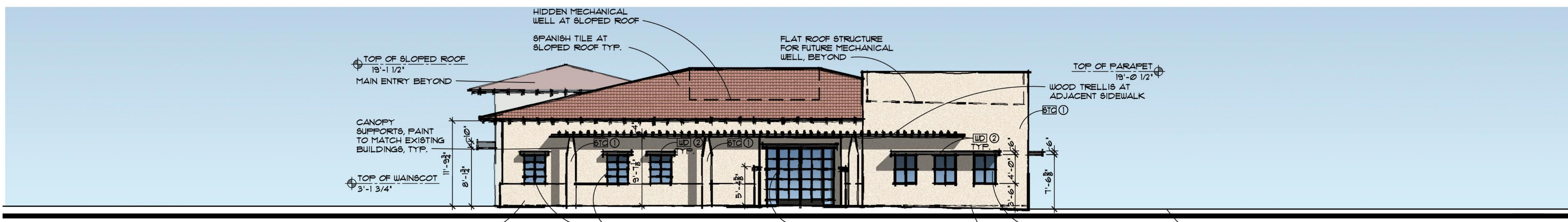
- SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
- GC IS RESPONSIBLE FOR SUBMITTING ALL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



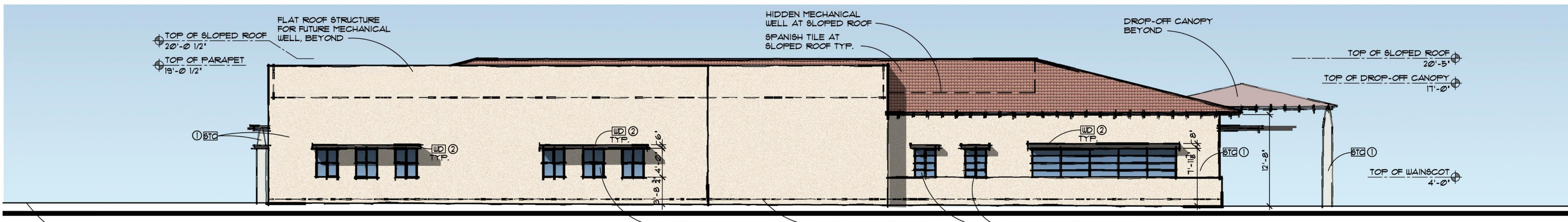
SOUTH ELEVATION



WEST ELEVATION

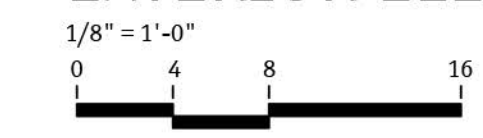


EAST ELEVATION



NORTH ELEVATION

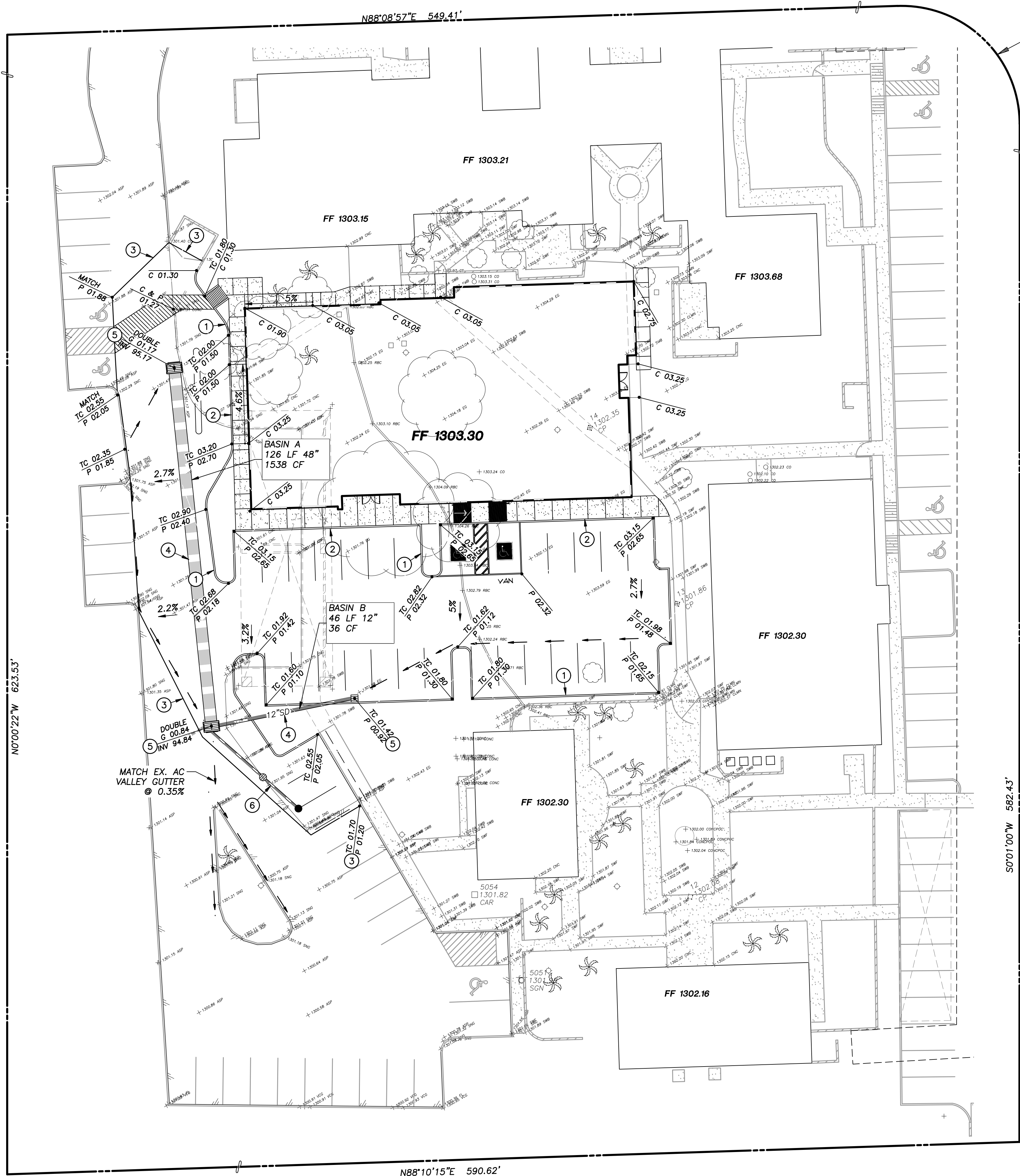
EXTERIOR ELEVATIONS



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

JACKRABBIT ROAD
N88°08'57"E 549.41'

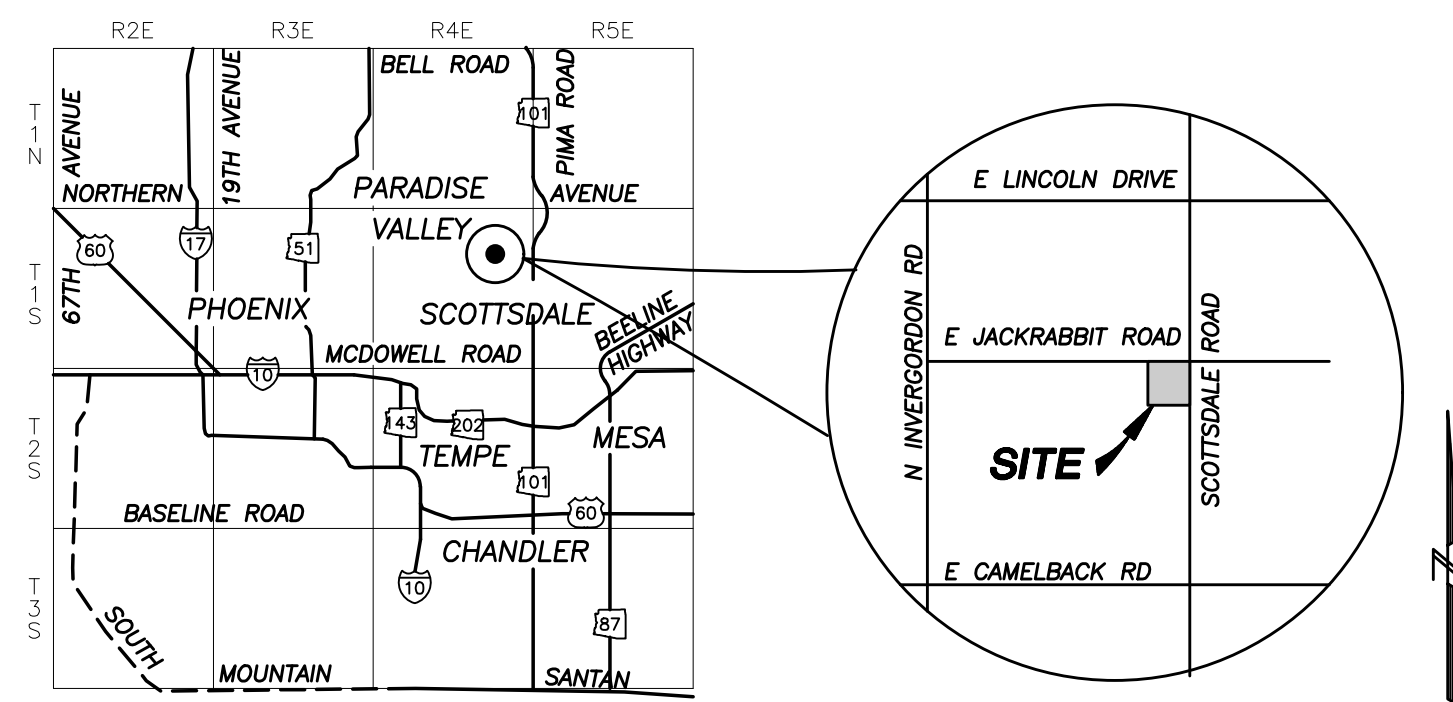
R=40.00', L=64.14'



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

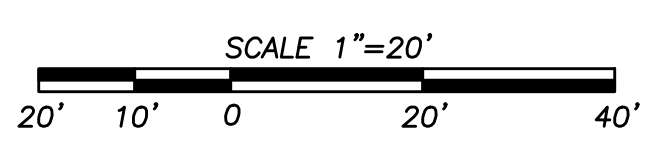
$VR = (C_{POST} - C_{PRE})AR / 12$ REQUIRED RETENTION VOLUME, CF
WHERE:
C PRE = 0.54 RUNOFF COEFFICIENT, PRE-DEVELOPMENT
C POST = 0.88 RUNOFF COEFFICIENT, POST-DEVELOPMENT
R 100YR, 2HR = 2.20 PRECIPITATION DEPTH, INCHES
A = 25000 DISTURBED AREA, SF
 $VR = (0.88 - 0.54) * 25,000 * 2.2 / 12$
VR = 1558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

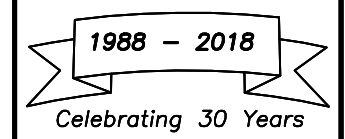
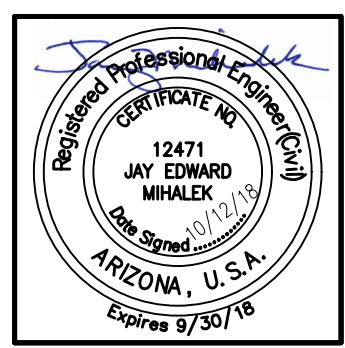
LEGEND

- 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



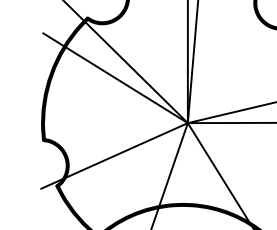
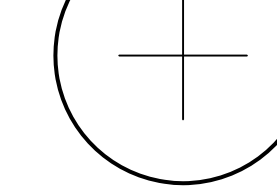
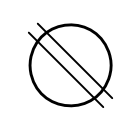
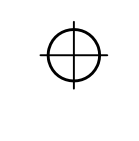
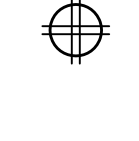
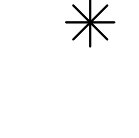

SHEET
C1
OF 1

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.

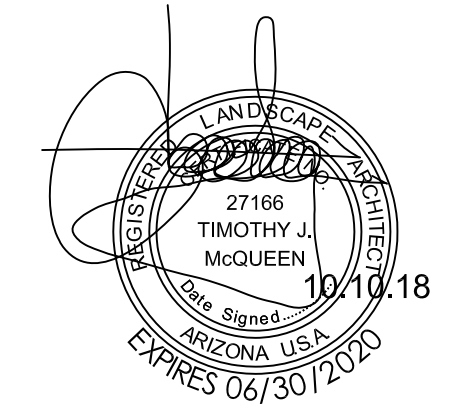
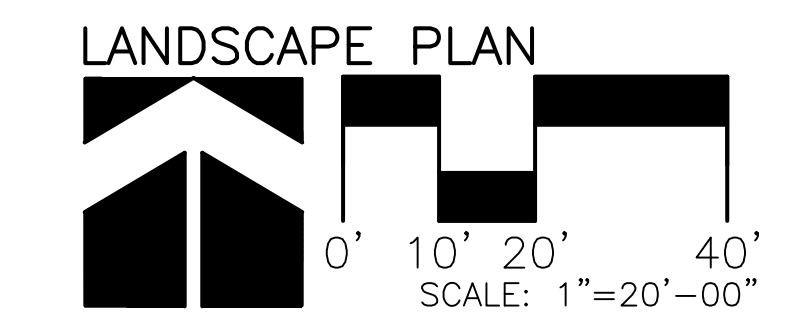
LANDSCAPE LEGEND

-  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.

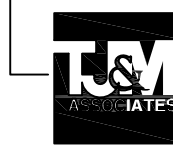
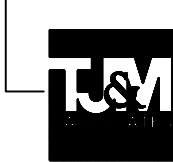
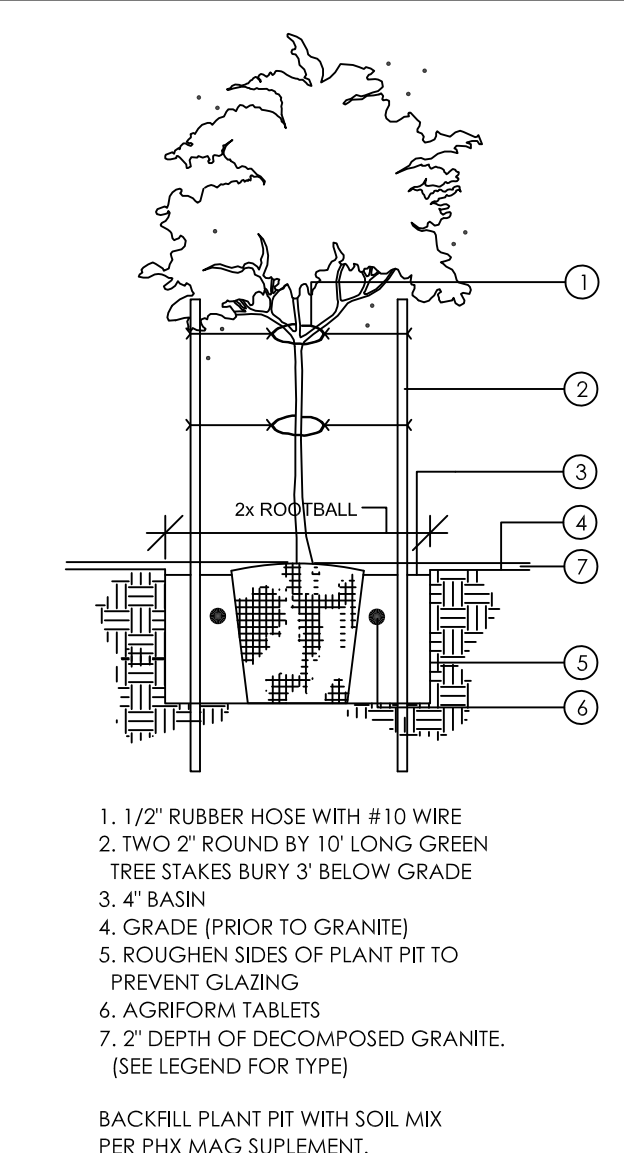
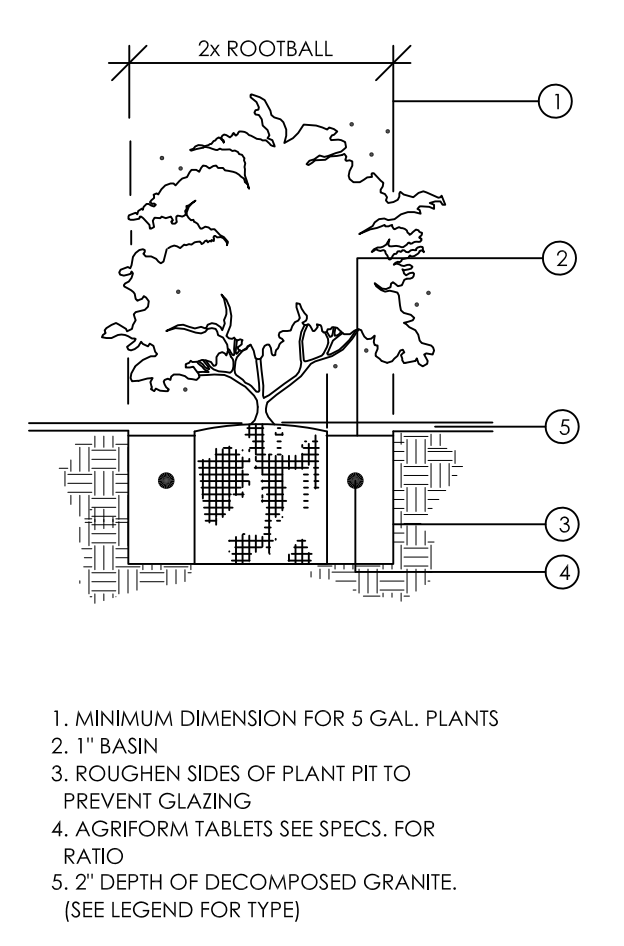
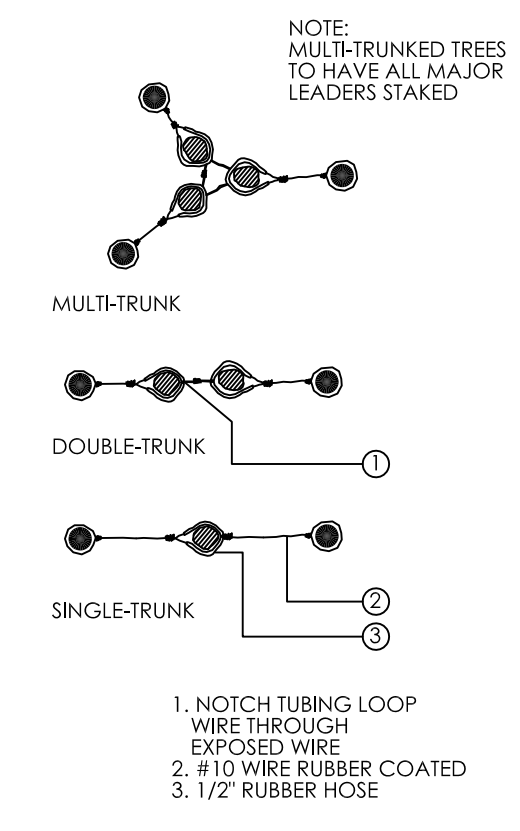
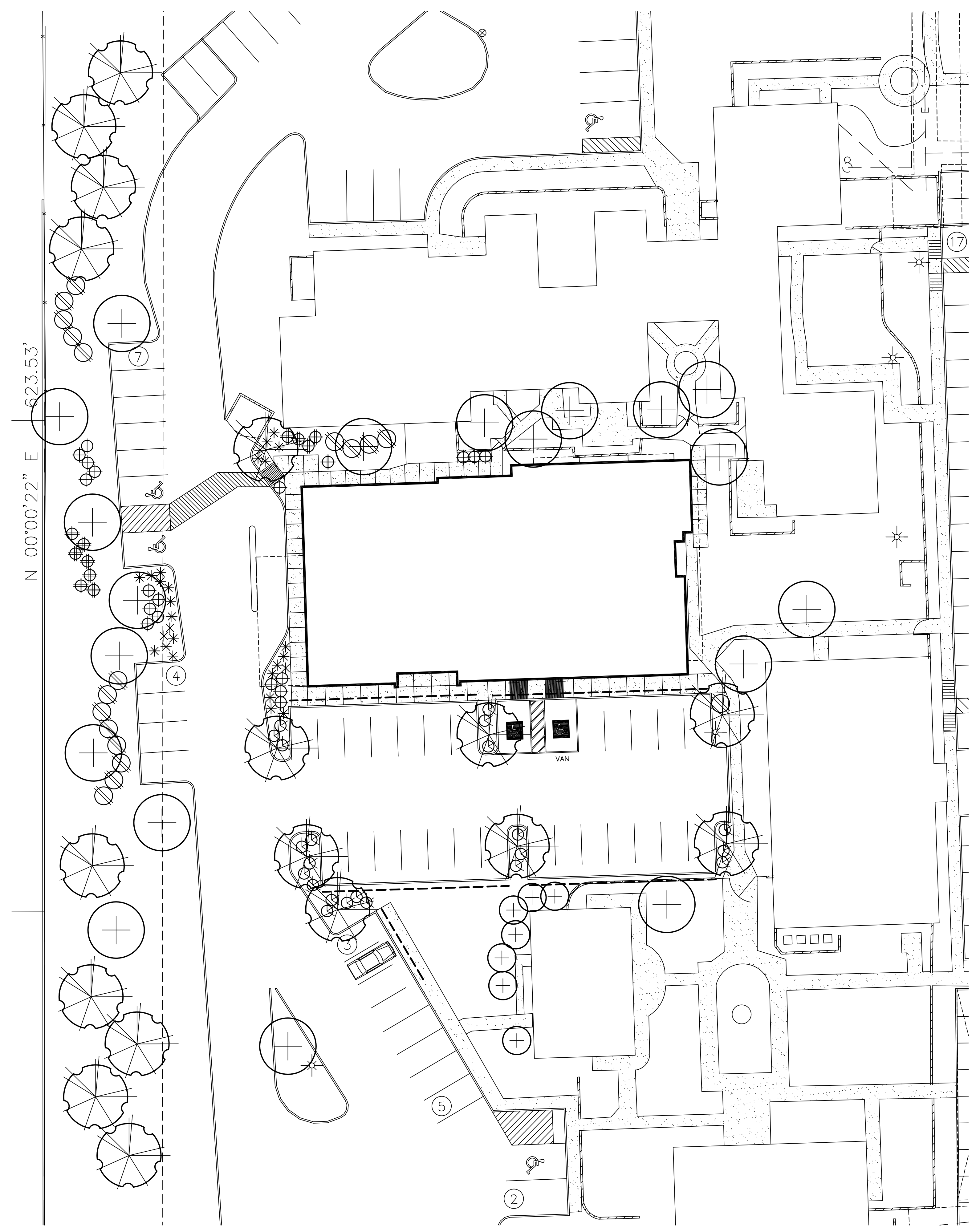


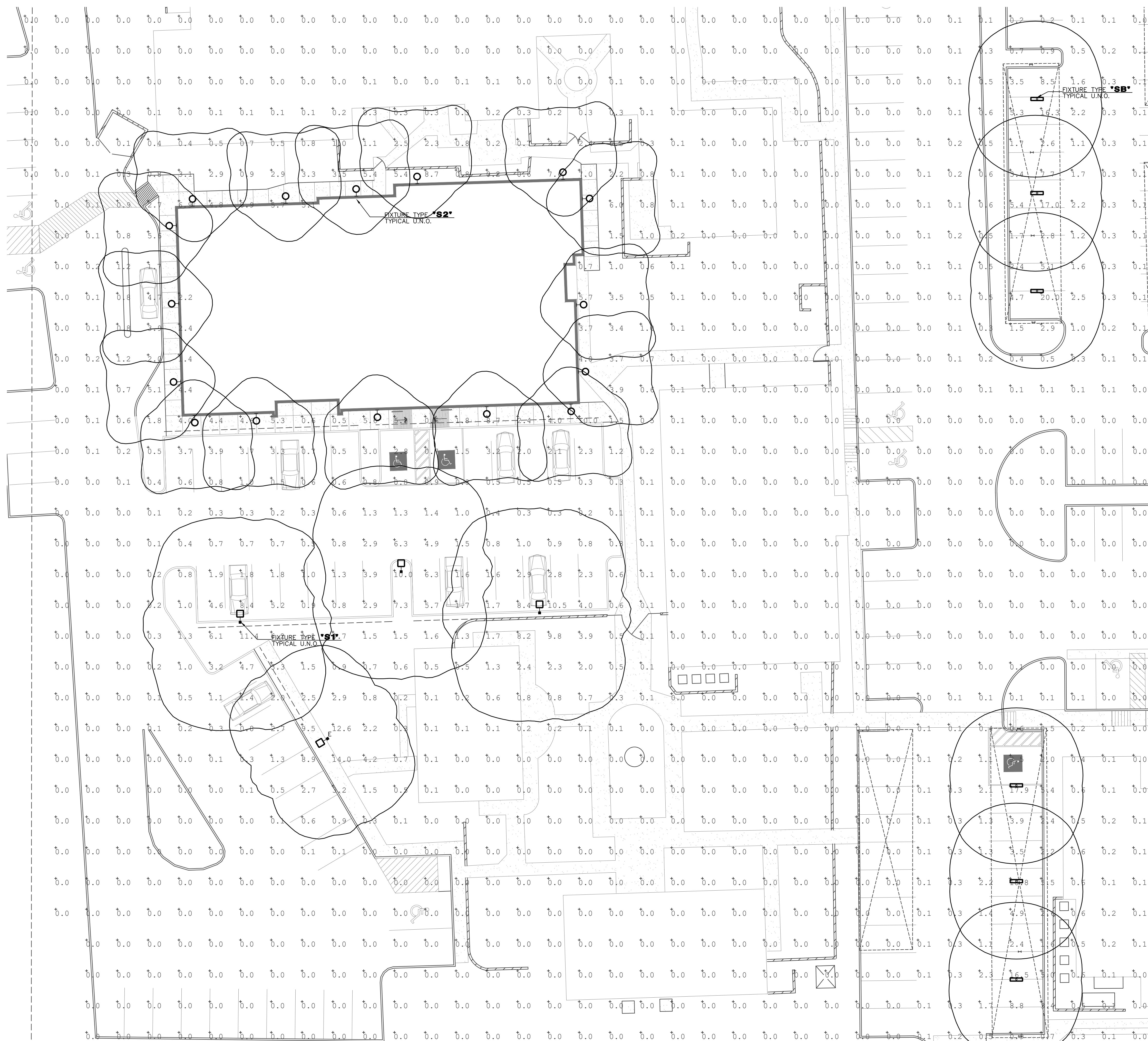
T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING

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



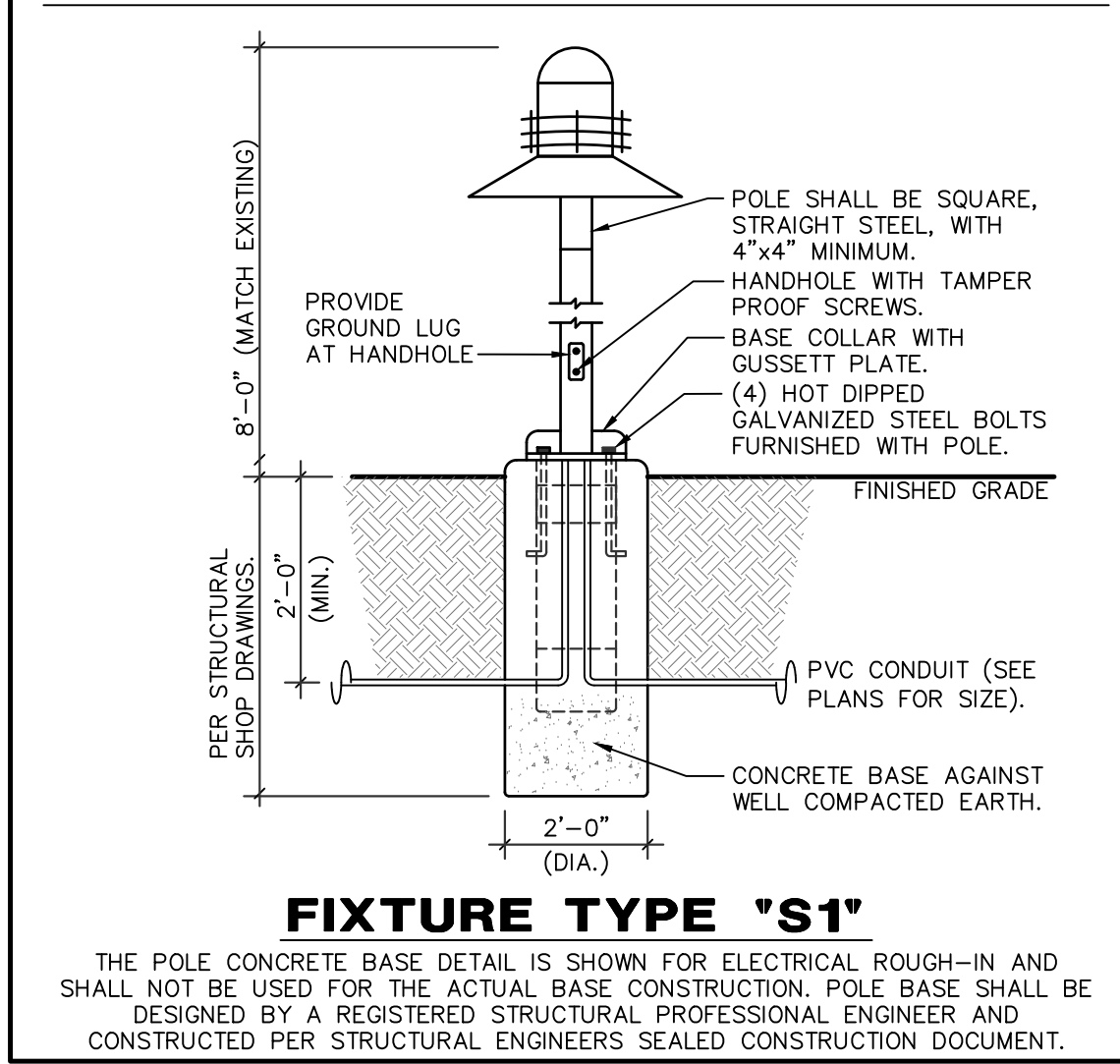
Project - PVMC





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.

Symbol	Qty	Label	LF	Description	Fag	Lum. Lumens	Lum. Watts	[MANUFAC]
S1	4	S1	0.850	UCM-H5-FTG-150MH	8'	8952	185	ARCHITECTURAL AREA LIGHTING
S2	16	S2	0.740	DTA-31861-28N-74-W30-XX	8'	2777	28	LIGNAN
SB	15	SB	1.000	LXBN4-35MI-RA-EDU	8.5'	5090	42	COLUMBIA LIGHTING

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.

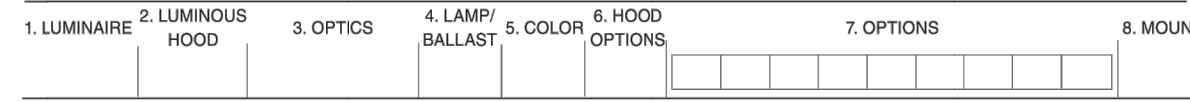
Project - PVMC

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



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 (RP 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 Colors MAI Matte Aluminum MG Medium Gray AGN Antique Green LG Light Gray	6. HOOD OPTIONS	7. OPTIONS	8. MOUNTING
--	---	---	---	---	------------------------	-------------------	--------------------

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 (RP 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 Colors
MAI Matte Aluminum
MG Medium Gray
AGN Antique Green
LG Light Gray

6. HOOD OPTIONS

7. OPTIONS

8. MOUNTING

9. OPTICS
HORIZONTAL REFLECTOR (top lens)
H2 (Type 2)
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, 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
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150PSMH 175PSMH (RP only)
G12 base, 1-6 ampac lamp
150PSMHTB
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50HPS 70HPS 100HPS 150HPS

5. COLOR
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CRT Colors
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MG Medium Gray
AGN Antique Green
LG Light Gray

6. HOOD OPTIONS

7. OPTIONS

8. MOUNTING

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GRS (Type 3)
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OPAL LENS (Acrylic, Maximum 100 watts)
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G12 base, 1-6 ampac lamp
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Medium base, ED-17 lamp
50HPS 70HPS 100HPS 150HPS

5. COLOR
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CRT Colors
MAI Matte Aluminum
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LG Light Gray

6. HOOD OPTIONS

7. OPTIONS

8. MOUNTING

9. OPTICS
HORIZONTAL REFLECTOR (top lens)
H2 (Type 2)
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
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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 (RP 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 Colors
MAI Matte Aluminum
MG Medium Gray
AGN Antique Green
LG Light Gray

6. HOOD OPTIONS

7. OPTIONS

8. MOUNTING

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

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 4710mm O.D. pole or truss, 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 605-2 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	14,713/33mm 16,742/36mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm
BEL	15,914/31mm 18,748/39mm	21,476/33mm 22,756/35mm	21,476/33mm 22,756/35mm	21,476/33mm 22,756/35mm	21,476/33mm 22,756/35mm	21,476/33mm 22,756/35mm
FLR	14,713/33mm 16,742/36mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm
STR	14,713/33mm 16,742/36mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm
SKB	14,713/33mm 16,742/36mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm	20,515/30mm 22,544/32mm

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

B2 UO G2

Mounting Height	Multiplier
10	4.000
15	1.778
20	1.000
30	0.667
40	0.500
50	0.400
60	0.333
70	0.286
80	0.250
90	0.222
100	0.200
110	0.182
120	0.167
130	0.154
140	0.143
150	0.133

WEIGHT & EPA

HOOD	LED	GLASS REFRACTOR	HORIZONTAL REFLECTOR	OPAL LENS
No Luminous	WT (lbs)	EPA WT (lbs)	EPA WT (lbs)	EPA WT (lbs)
ANG	28.55	30	22.30	39
BEL	32.00	33	24.21	41
FLR	28.88	33	22.66	34
STR	31.75	39	24.00	30
SKB	32.00	30	24.35	30
4 Lum Window	WIND-ANG	30.70	24.40	32
WIND-BEL	34.51	35	28.40	33
WIND-FLR	31.00	35	24.75	30
WIND-STR	33.90	37	26.10	32
WIND-SKB	34.25	30	26.50	30
Solid Rings	SR-ANG	33.70	24.40	34
SR-BEL	37.51	37	28.40	35
SR-FLR	34.00	37	23.75	34
SR-STR	36.90	37	26.10	34
SR-SKB	37.25	30	26.50	30
Vertical Slots	VSL-ANG	31.45	25.30	32
VSL-BEL	34.90	35	27.15	33
VSL-FLR	31.75	35	25.50	30
VSL-STR	34.65	37	26.90	32
VSL-SKB	35.00	30	27.25	30
Lum Rings	LUM-ANG	32.85	24	32.85
LUM-BEL	34.51	35	28.40	33
LUM-FLR	33.15	37	24.75	30
LUM-STR	36.05	37	26.10	32
LUM-SKB	36.40	30	26.50	30

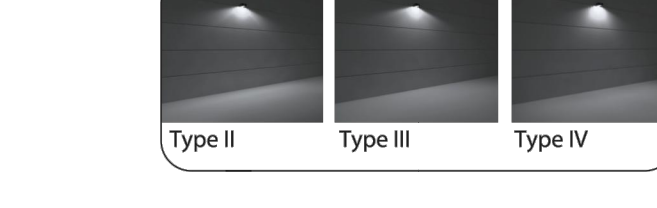
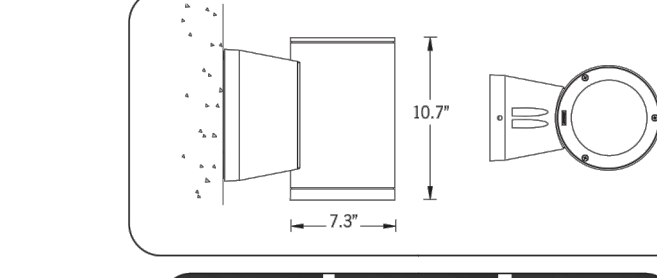
IES files can be found at www.aal.net

ARCHITECTURAL AREA LIGHTING
17760 Rowland Street | City of Industry, CA 91748
P 626.968.5666 | F 626.369.2695 | www.aal.net
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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	22w 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
Options	04 - Matte Silver	05 - Gloss Silver	06 - Bronze
	07 - Custom LAM	08 - Custom LAM	09 - Custom LAM

FIXTURE TYPE, '82'

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 4'0" 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 Ligan 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

Finish Color
01 - Black
02 - Dark Gray
03 - White
04 - Matte Silver
05 - Gloss Silver
06 - Bronze
07 - Custom LAM

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

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

Finish Color
01 - Black
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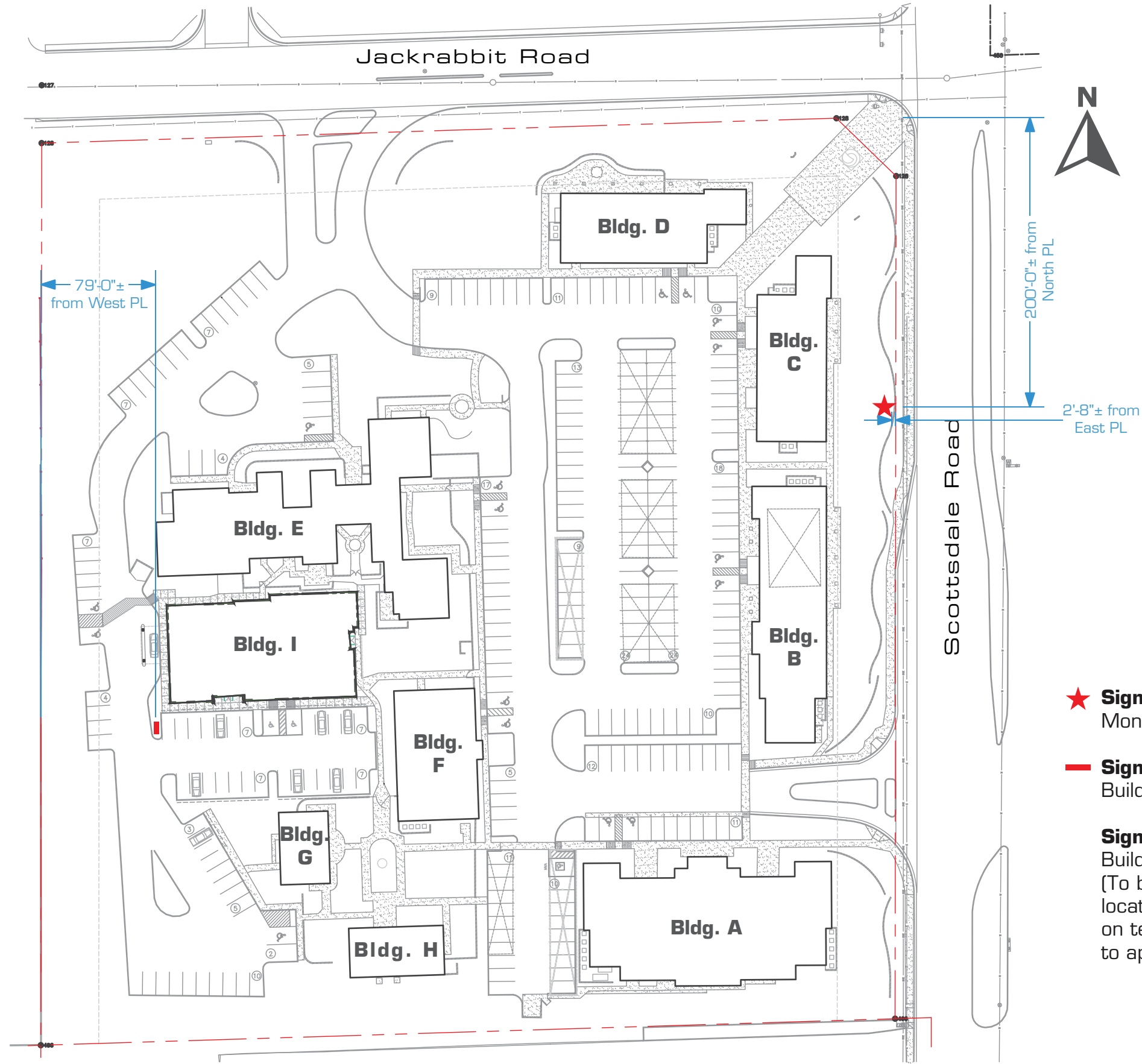
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★ **Sign Type A**
Monument Sign

— **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

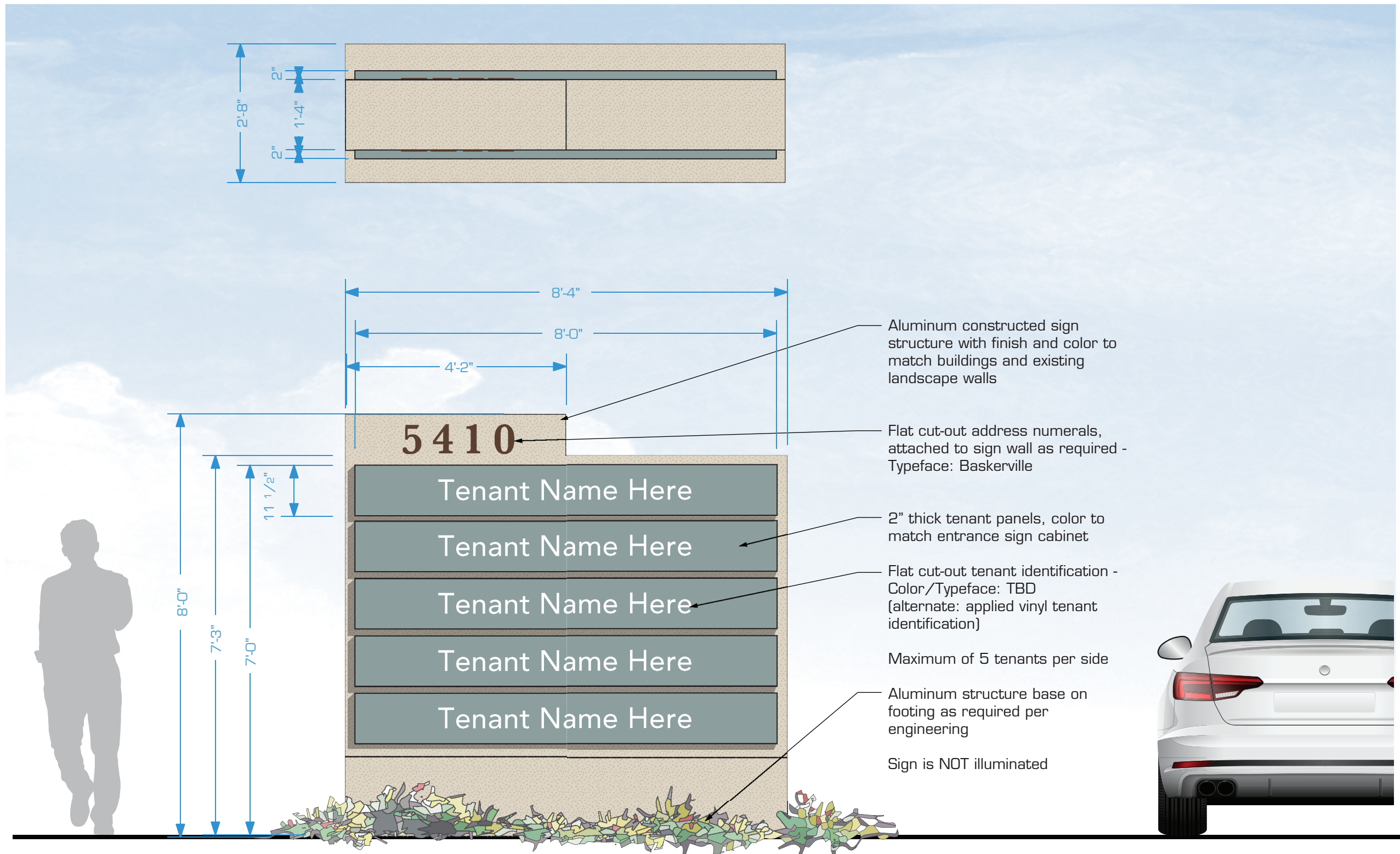
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Date:
Date:



10027 N. 12th Street
Phoenix, AZ. 85020

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

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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.

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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.

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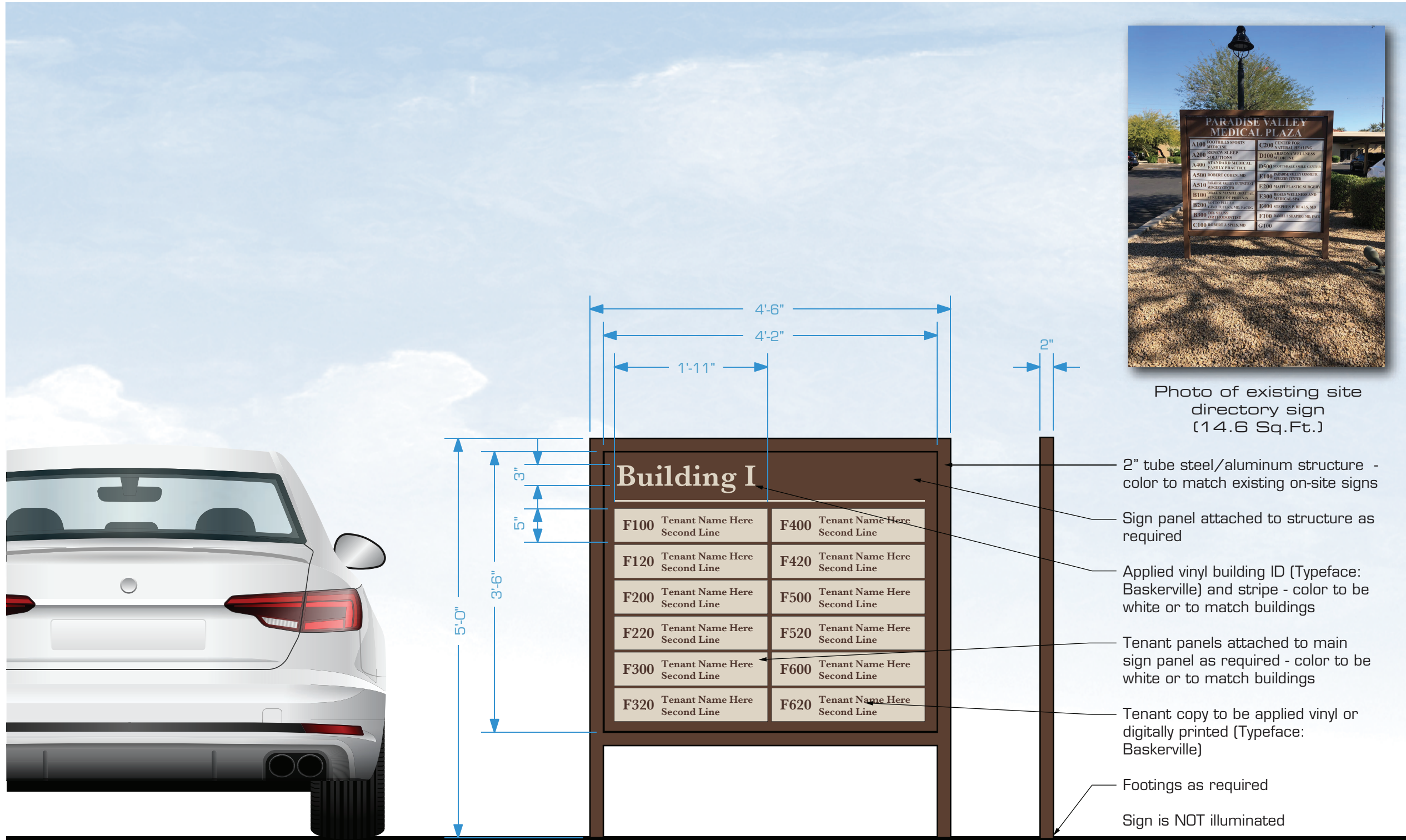


Photo of existing site directory sign (14.6 Sq.Ft.)

Sign Type B - Building Directory Sign

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

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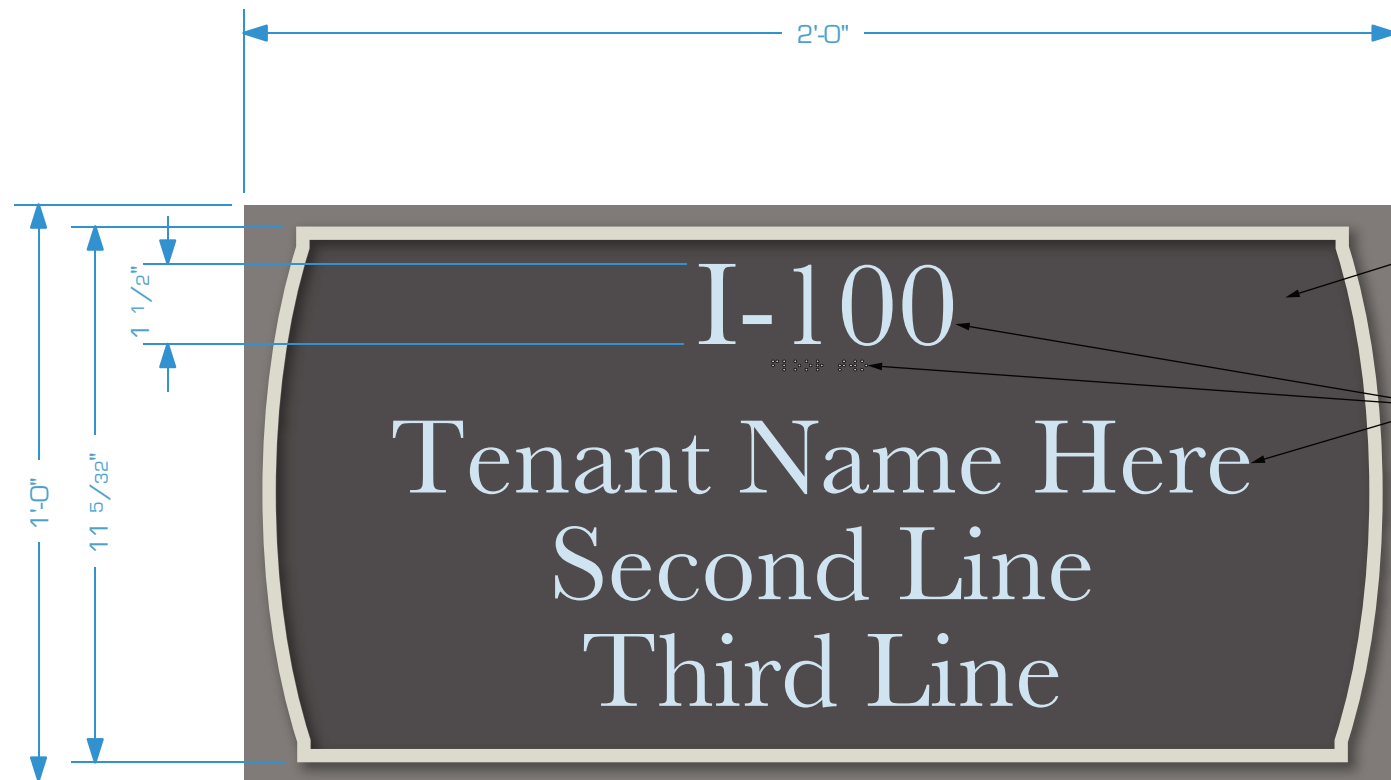
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Dimensional building / suite ID plaque - style, color, and material to match existing on-site

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.

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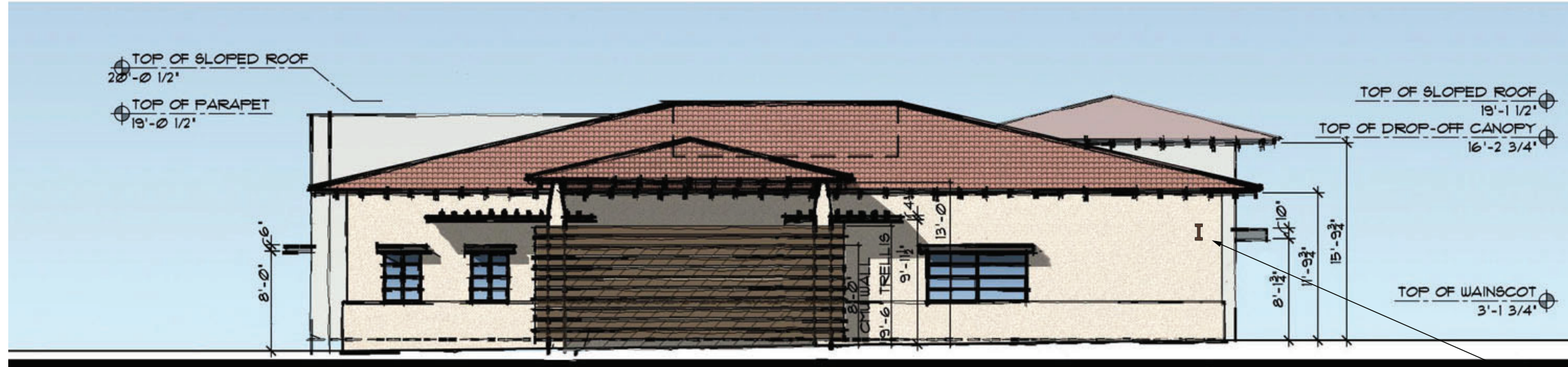
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West Elevation



East Elevation

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

Color/Typeface to match existing identifications.

Building Letter Identification

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

Qty: 2

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