

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:

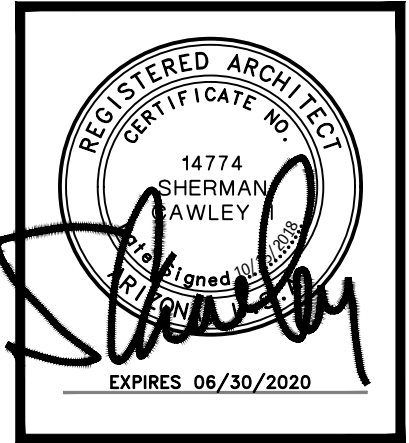
<u>Owner:</u>	Bayport PV Associates, LP 300 West Clarendon Avenue – Suite 240 Phoenix, AZ 85013	
<u>Zoning Lawyer:</u>	Jorden Hiser & Joy, PLC Doug Jorden 5080 N 40 th Street – Suite 245 Phoenix, AZ 85018	E: djorden@jhjlawyers.com P: 480.505.3909
<u>Architect:</u>	Cawley Architects, Inc. Justen Cassidy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



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.

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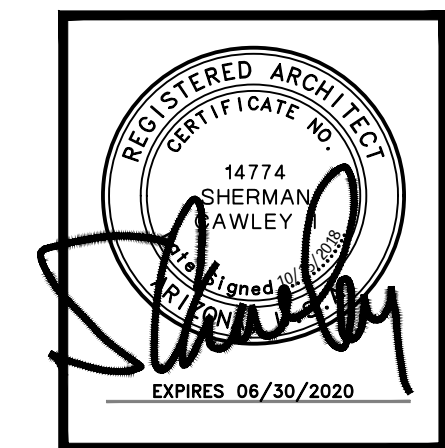
PROJECT:	PARADISE VALLEY MEDICAL PLAZA	
ADDRESS:	SWC OF SCOTTSDALE AND JACKRABBIT ROAD	
DEVELOPER:	PLAZA COMPANIES 9401 W. THUNDERBIRD ROAD PEORIA, AZ 85381	
SCOPE:	ADDITION OF NEW BUILDING TO EXISTING MEDICAL OFFICE PLAZA	
ASSESSOR PARCEL NO.:	173-18-002C	
ZONING:	SPECIAL USE PERMIT (EXISTING)	
SITE 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" / 12" AT HIGHEST RIDGE	

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.

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

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

A schematic map showing the location of the 'THIS SITE' (a black rectangle) at the intersection of E Jackrabbit Road and N Scottsdale Rd. The map also shows N Monte Vista Dr to the west and E Chapparral Road to the south. E Vista Road runs east from N Monte Vista Dr, and a portion of it is shown to the west of the site. A north arrow is in the top right corner.

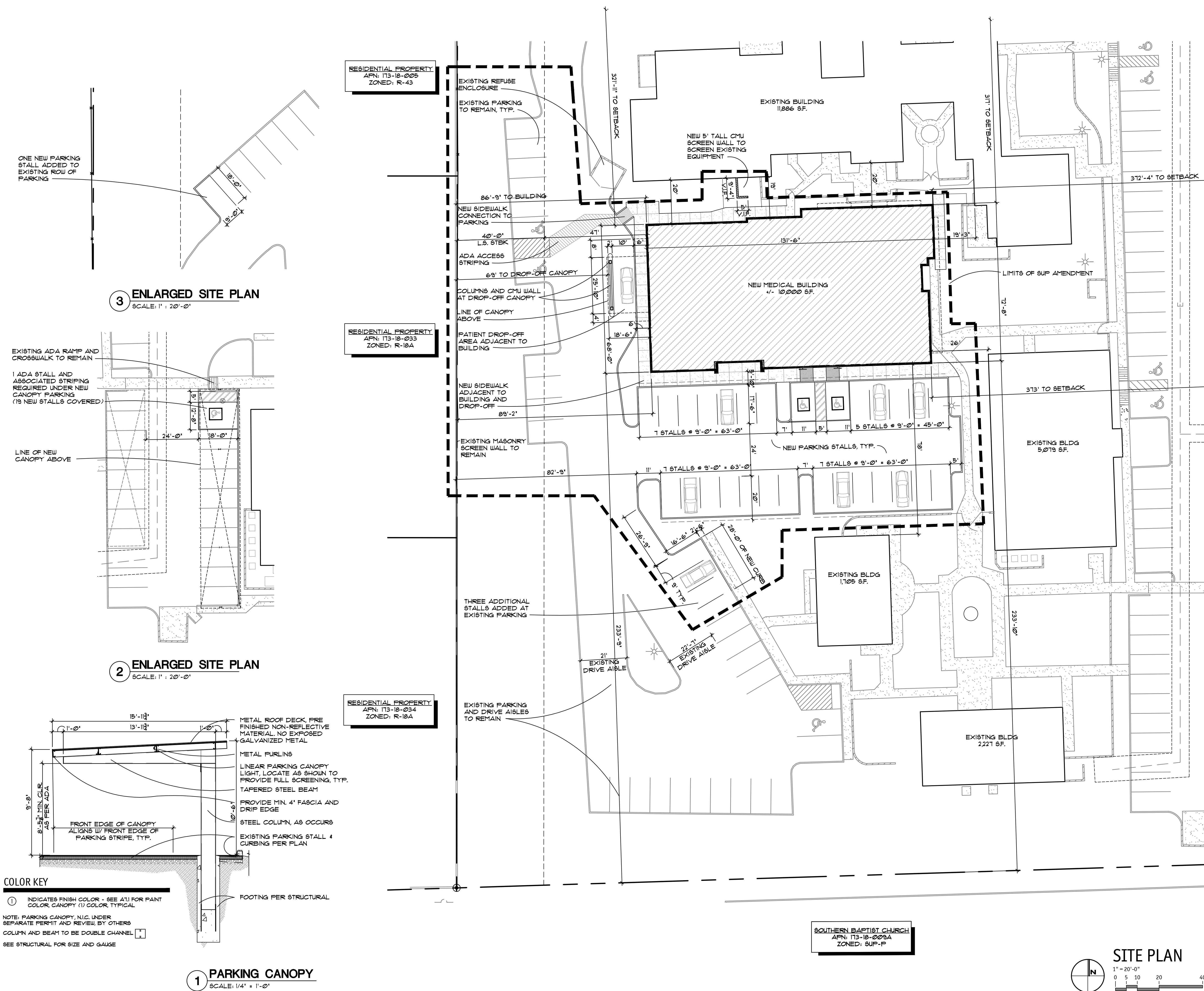
SWC OF
SCOTTSDALE
AND JACKRABBIT

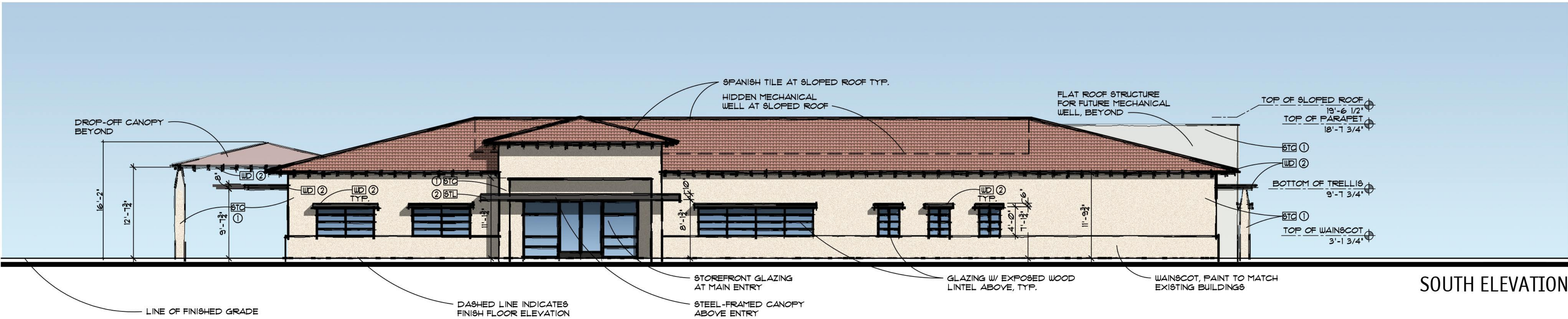
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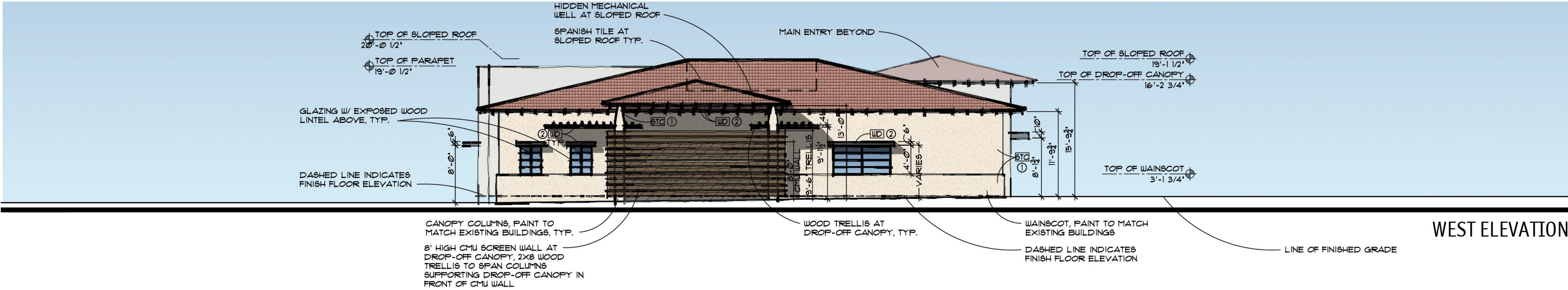
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Project: - PVMC

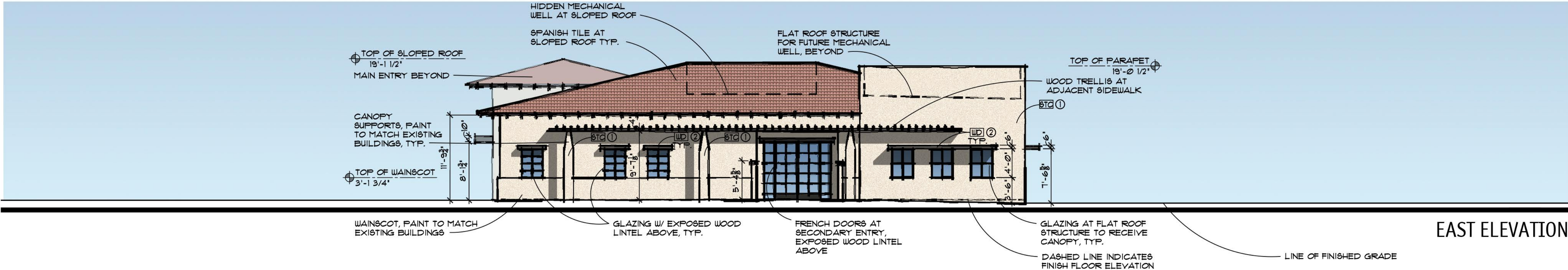




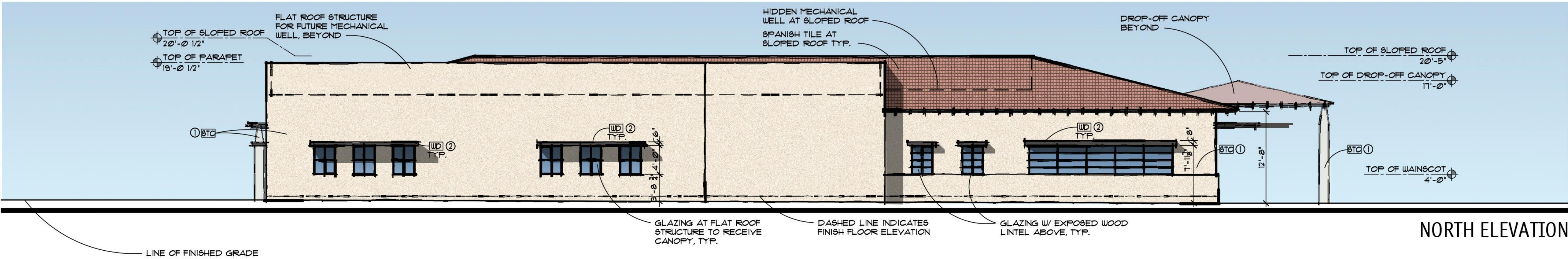
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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

STOREFRONT / GLAZING KEY

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

INSULATED GLAZING SYSTEM SPECIFICATION

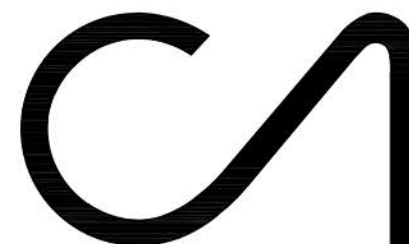
OLDCASTLE - 1" INSULATED GLAZING SYSTEM
U-FACTOR: 0.23
SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.18
OUTBOARD: 1/4" PPG SOLARCOOL BLUE (SRF #2)
AIRSPACE: 1/2" (AIR FILL)
INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)

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

COLOR KEY

KEY	MANUF. - DUNN EDWARDS COLOR NAME
①	CAMEO - DEC142
②	BLACKJACK - DE6311
MATERIAL	KEY
BOLLARDS	②
GATES	②
SES	②
TRANSFORMER	②

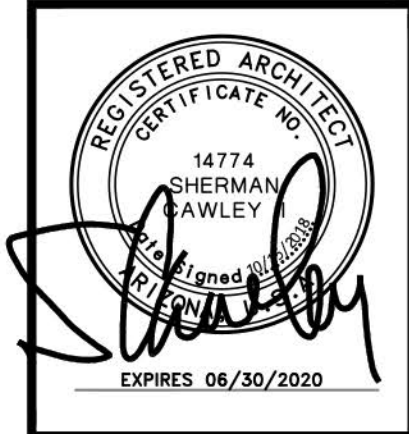
1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. IS RESPONSIBLE FOR SUBMITTING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



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

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Project: -PVMC

A7.1

EXTERIOR ELEVATIONS



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

JACKRABBIT ROAD

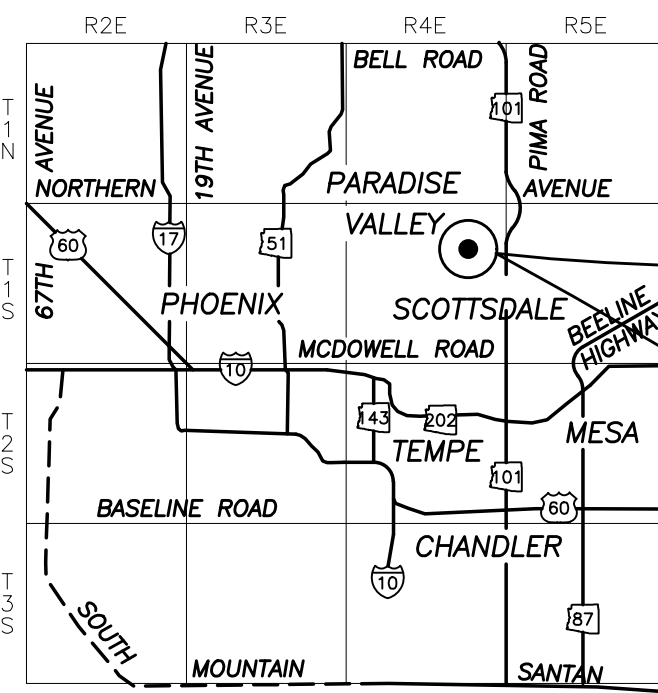
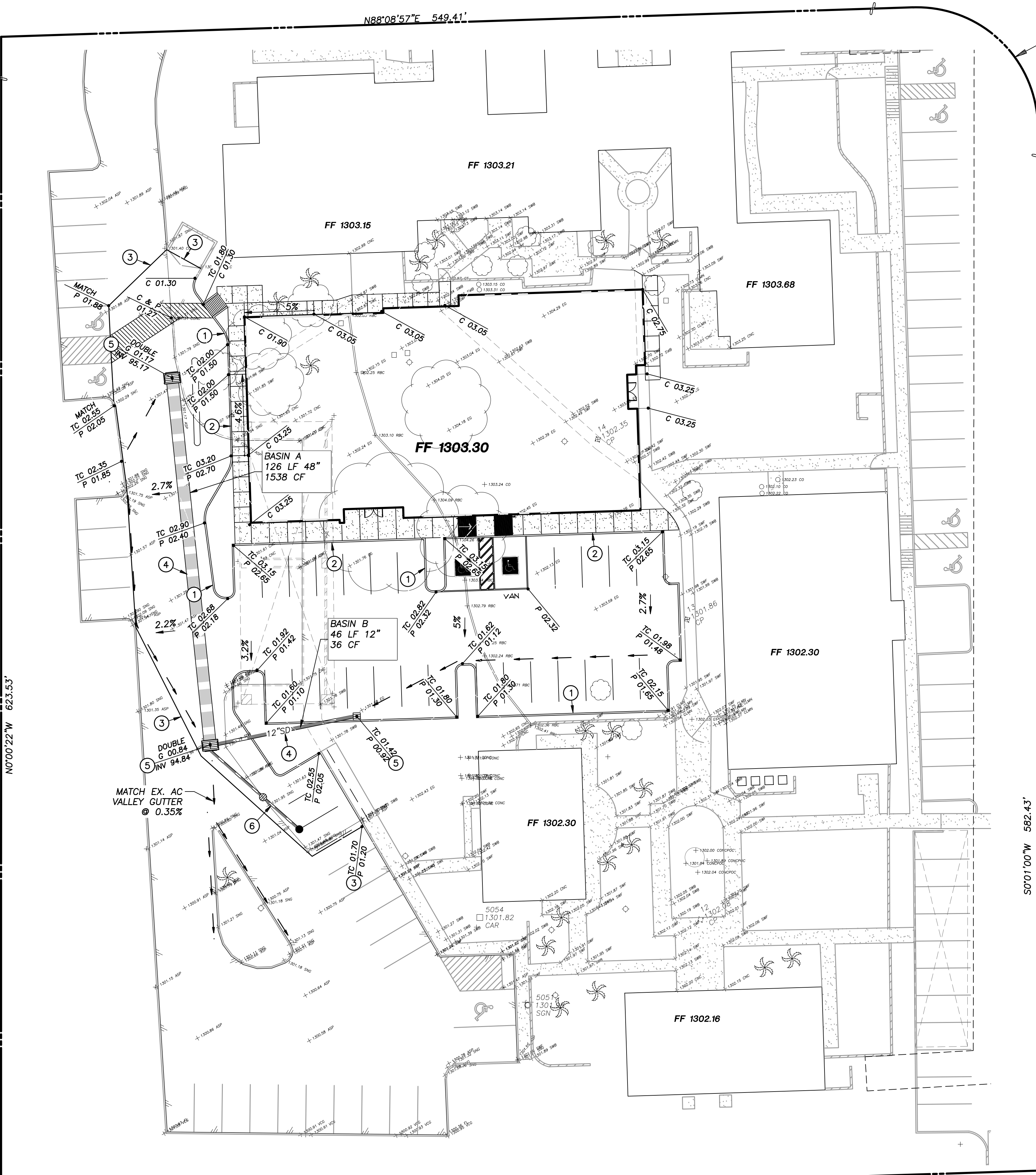
N88°08'57"E 549.41'

R=40.00', L=64.14'

SCOTTSDALE ROAD

S0°01'00"W 582.43'

N88°10'15"E 590.62'



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: JUSTIN CASSIDY

BENCHMARK

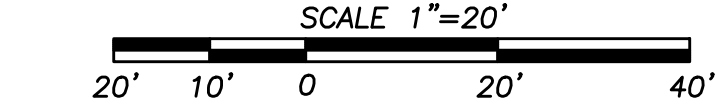
MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY
RECORDED IN BK. 734, PG. 10 M.C.R.
CORNER NO. 24565-1M, 1-1/2" IP IN HH 0.5" DN. W/ 2"
MARICOPA COUNTY AL CAP STAMPED RLS 21782.

ELEVATION 1311.223. (NAVD 88)

PARADISE VALLEY DATUM

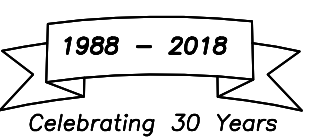
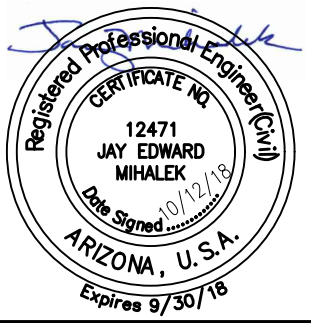
LEGEND

- 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

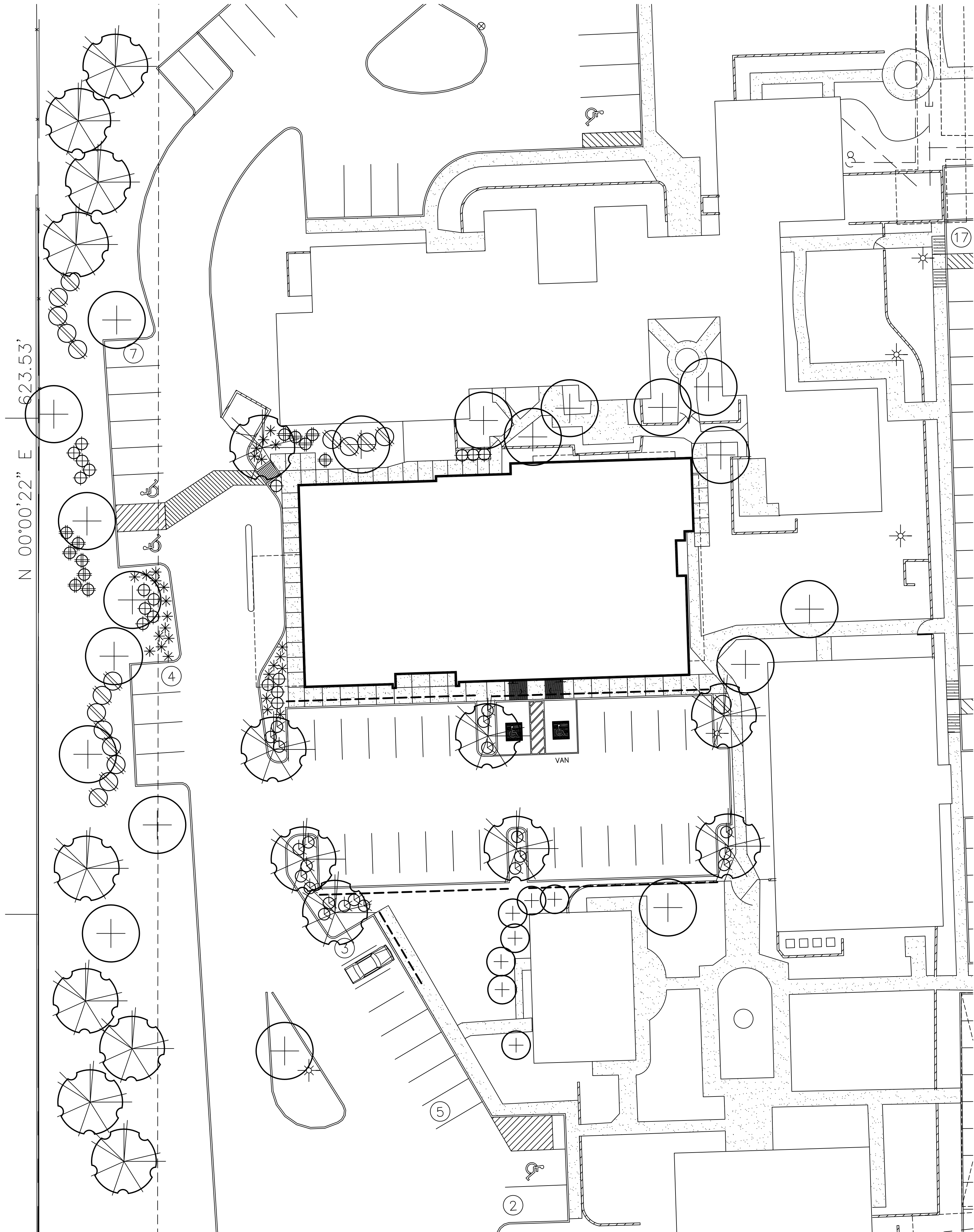
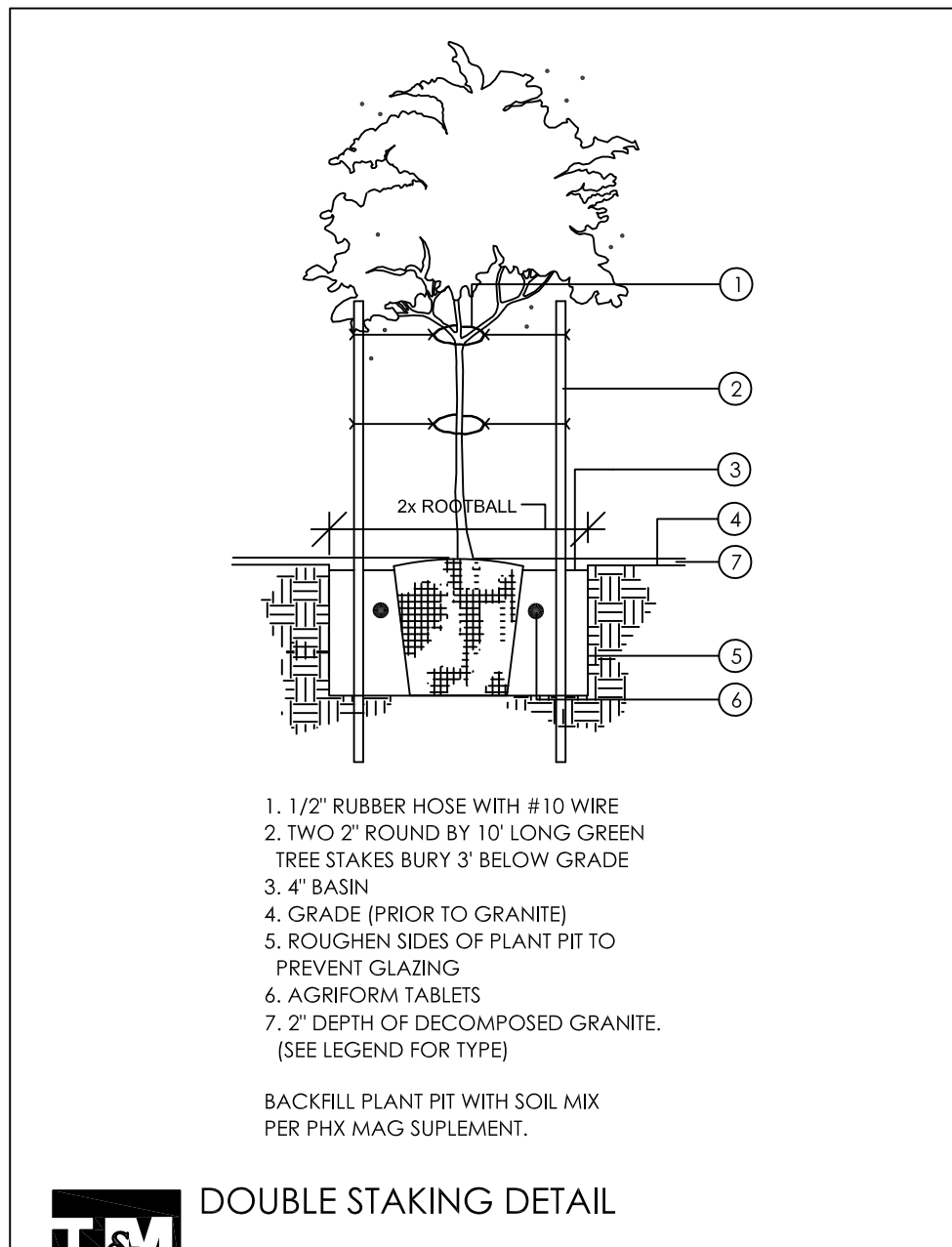
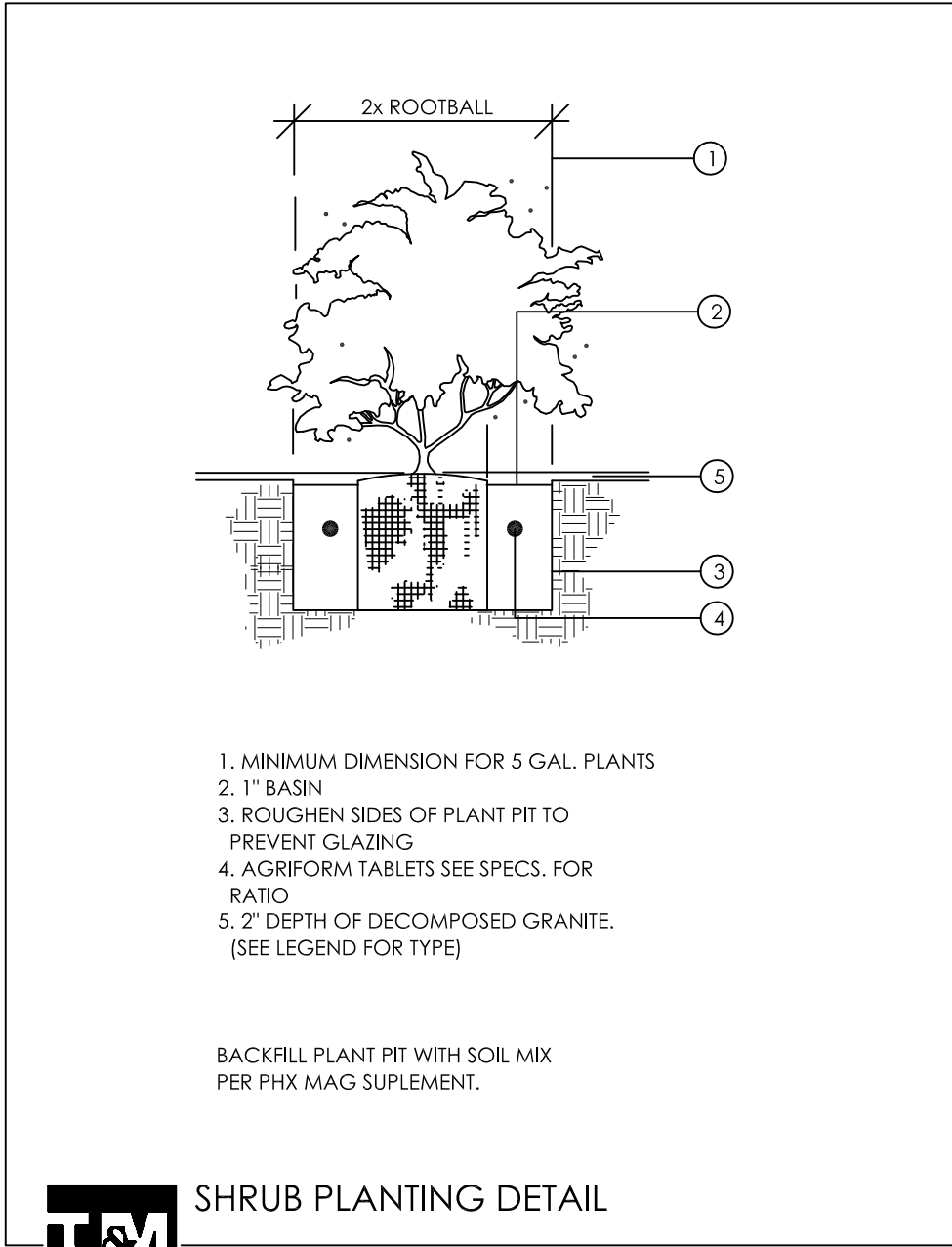
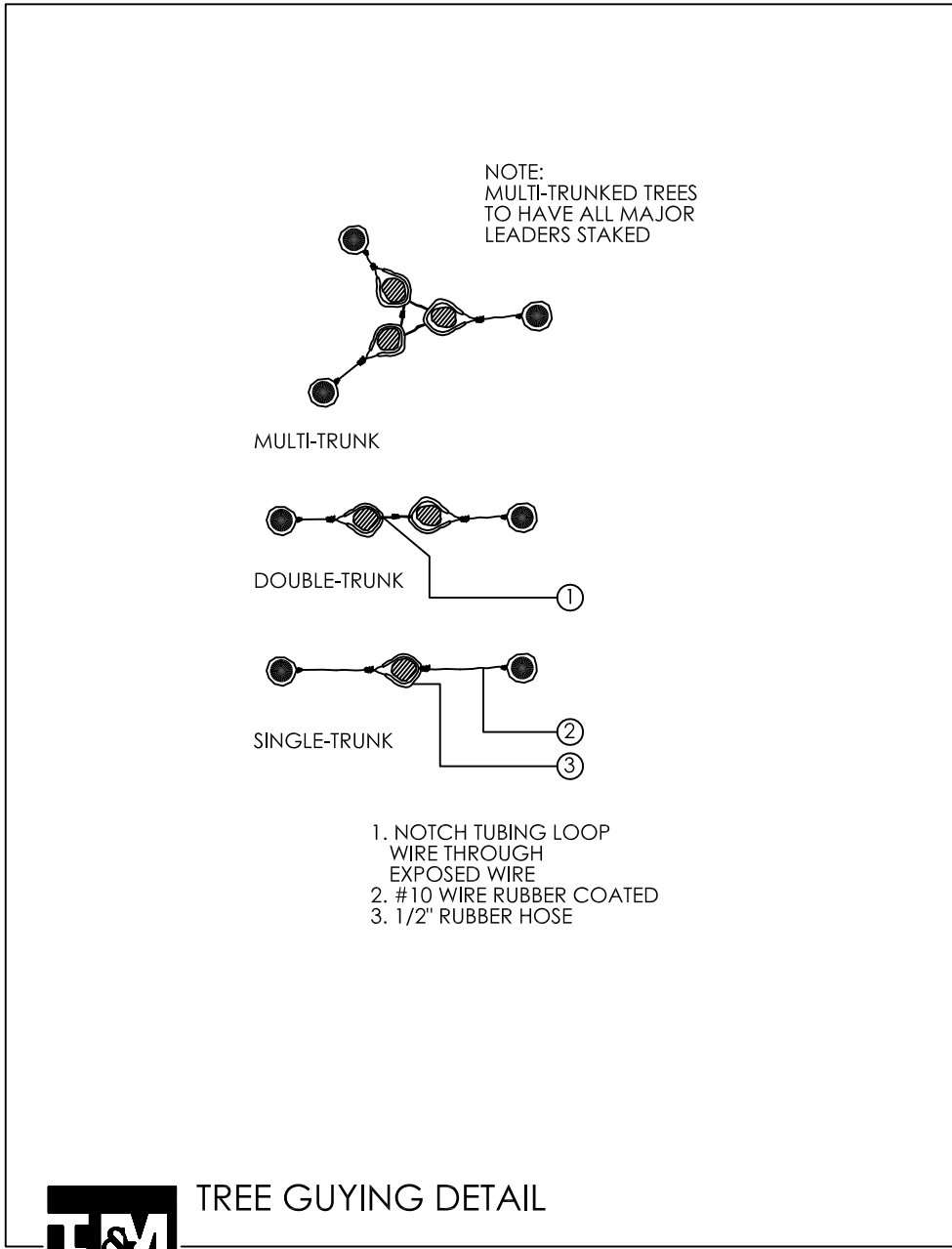


CONCEPTUAL GRADING, DRAINAGE PLAN
PARADISE VALLEY MEDICAL PLAZA
5410 N. SCOTTSDALE ROAD, PARADISE VALLEY AZ 85253

Manager	AS
Checked	JM
Job No.	1805



SHEET
C1
OF 1



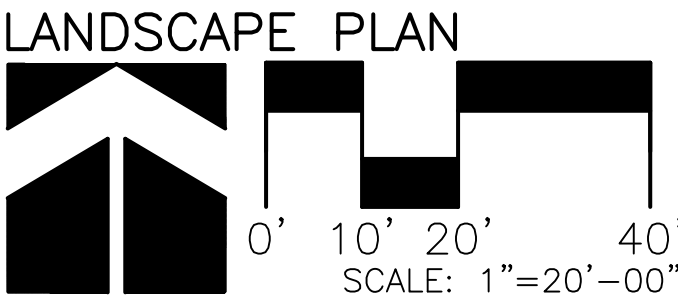
LANDSCAPE LEGEND

- 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

La.01

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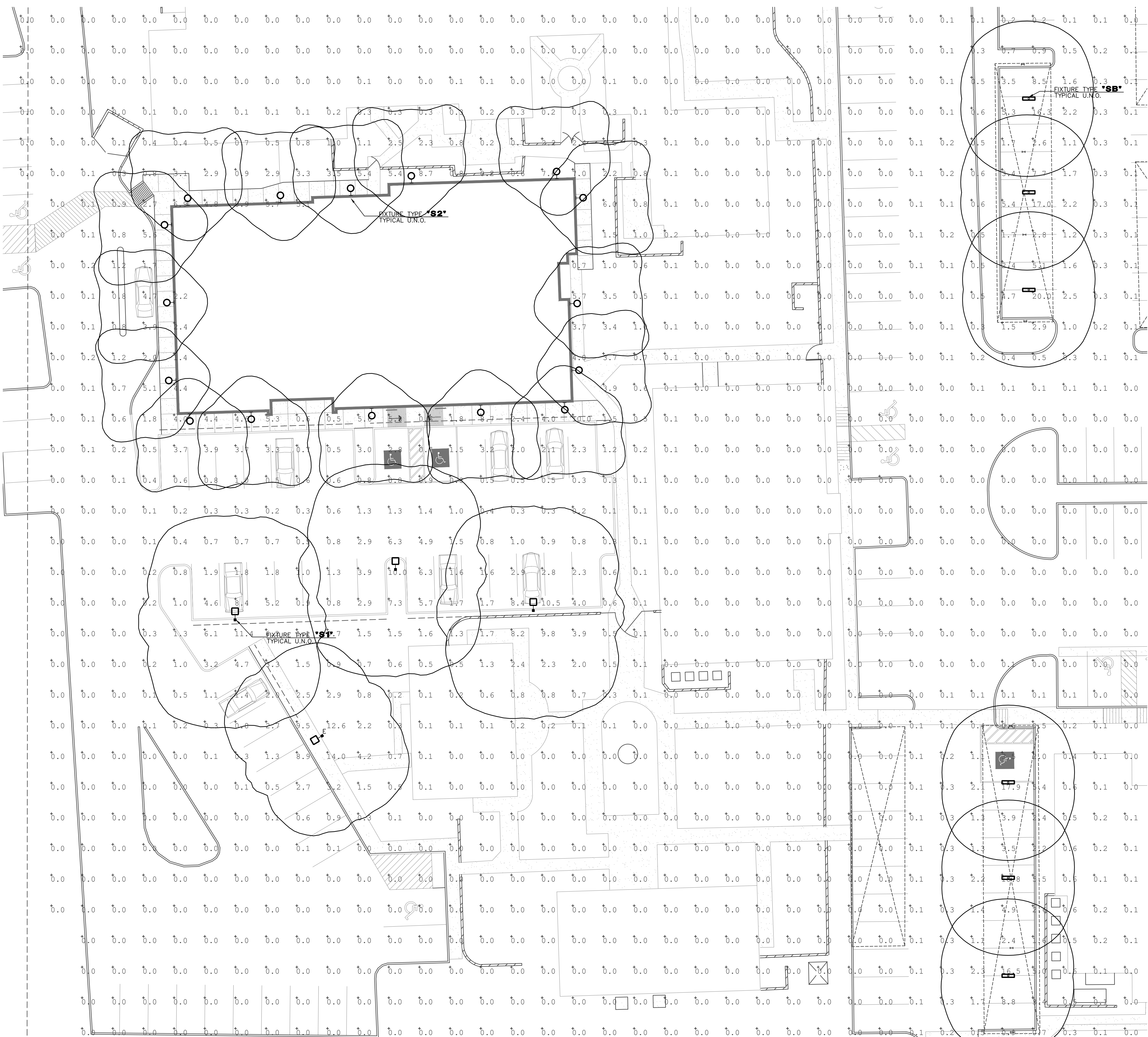
NOTICE OF ALTERNATE BILLING CYCLE:

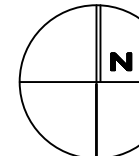
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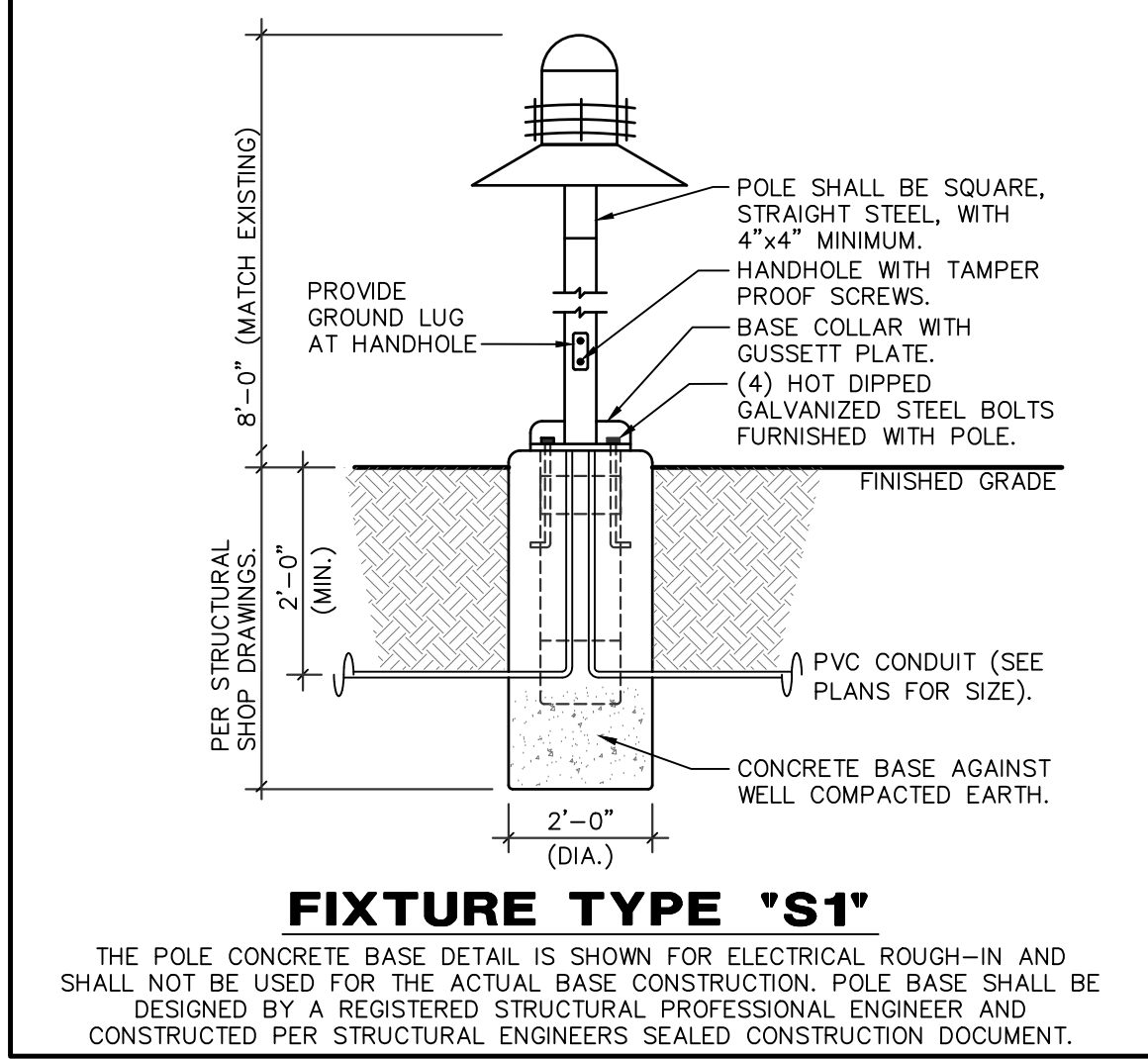
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 **ELECTRICAL SITE PHOTOMETRIC PLAN**
SCALE: 1/16" = 1'-0"

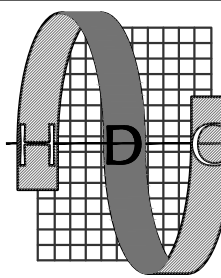
POLE MOUNTED FIXTURE DETAIL



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

Luminaire Schedule							
Symbol	Qty	Label	LF	Description	Tag	Lum. Lumens	Lum. Watts [MANUFAC]
	4	S1	0.850	UCM-H5-FTG-150MH	8"	8952	185 [ARCHITECTURAL AREA LIGHTING]
	16	S2	0.740	UTA-31861-28W-T4-W30-XX	8"	2777	28 [LIGMAN]
	16	SB	1.000	LXEN4-35ML-RA-EDU	8.5"	5090	42 [COLUMBIA LIGHTING]
Calculation Summary							
Label	CalcType		Units	Avg	Max	Min	Avg/Min Max/Min
Site	Illuminance		Fc	0.72	20.0	0.0	N.A. N.A.

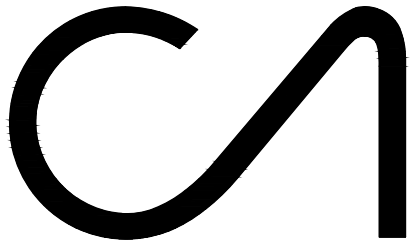
**PRELIMINARY
NOT FOR CONSTRUCTION**



Project Contact/Designer: DAVE HAWKINS
Project # 18286
HAWKINS DESIGN GROUP INC.
ELECTRICAL CONSULTING ENGINEERS
252 SOUTH VINEYARD AVE, SUITE 107
MESA, ARIZONA 85201
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.

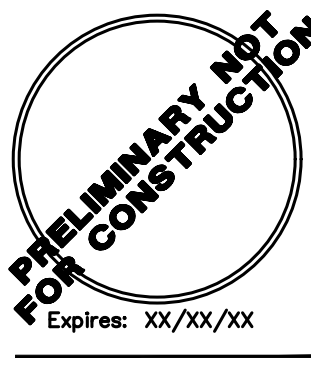
IF DRAWING IS NOT PLOTTED AT osmodeTHEY ARE NOT FULL SIZE



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CawleyArchitects.com



**PRELIMINARY NOT
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Expires: XX/XX/XX

**PARADISE
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PLAZA**

SWC OF
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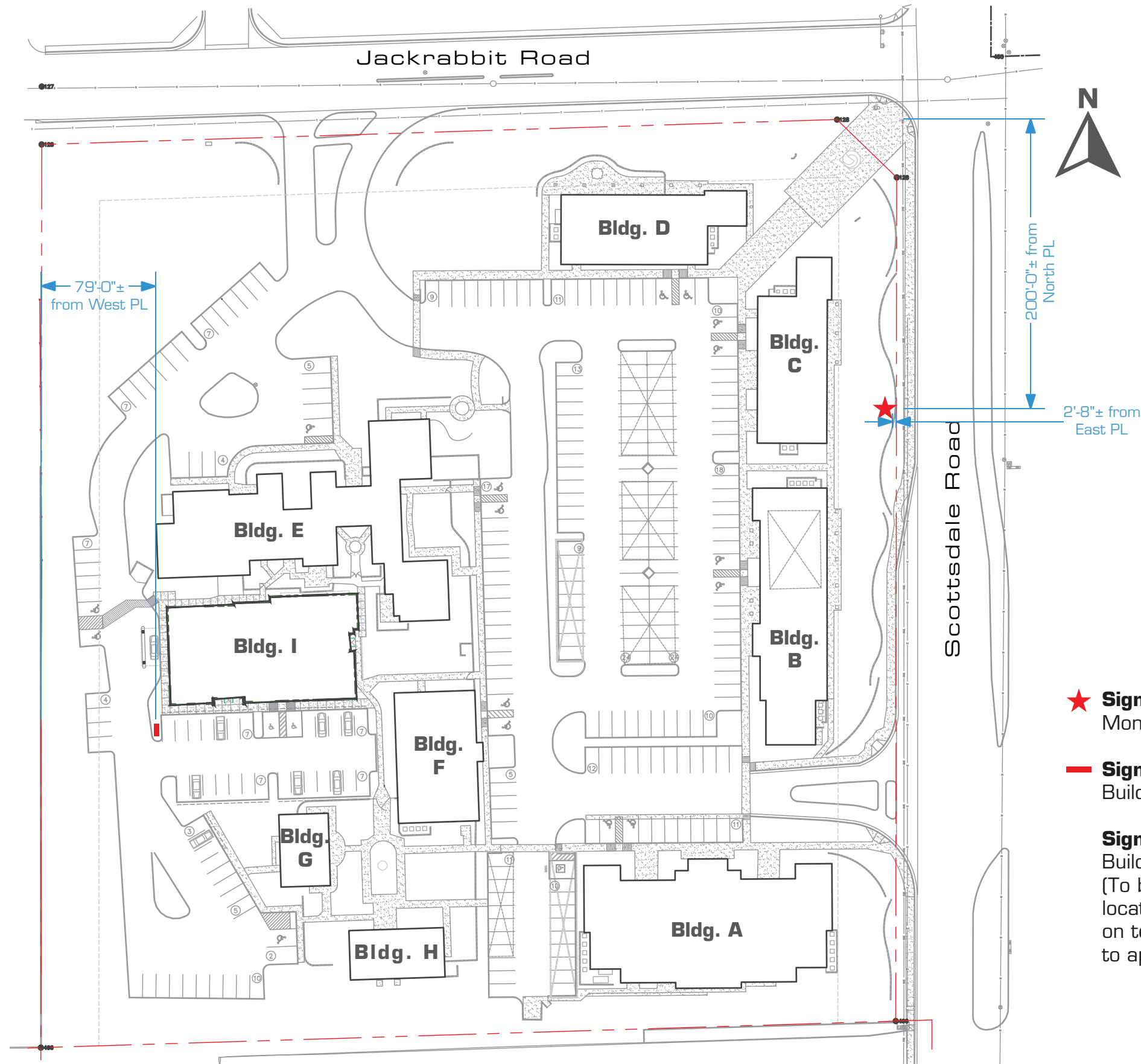
SUP-1ST COMMENTS
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SUP - 2ND COMMENTS
10-15-2018

Project - PVMC



DR1.0



Sign Location Plan

Scale: 1"=80'-0"

★ **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)

DATE

12.10.2018

JOB NAME

Paradise Valley Medical
Plaza

ADDRESS

SEC Scottsdale Rd &
Jackrabbit Rd
Paradise Valley, AZ

CLIENT

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

CONTACT

Bill Cook

DESIGNER

GD

SCALE

As Noted

REVISIONS

Date:

Date:

Date:

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Identity Sign
Group Inc.

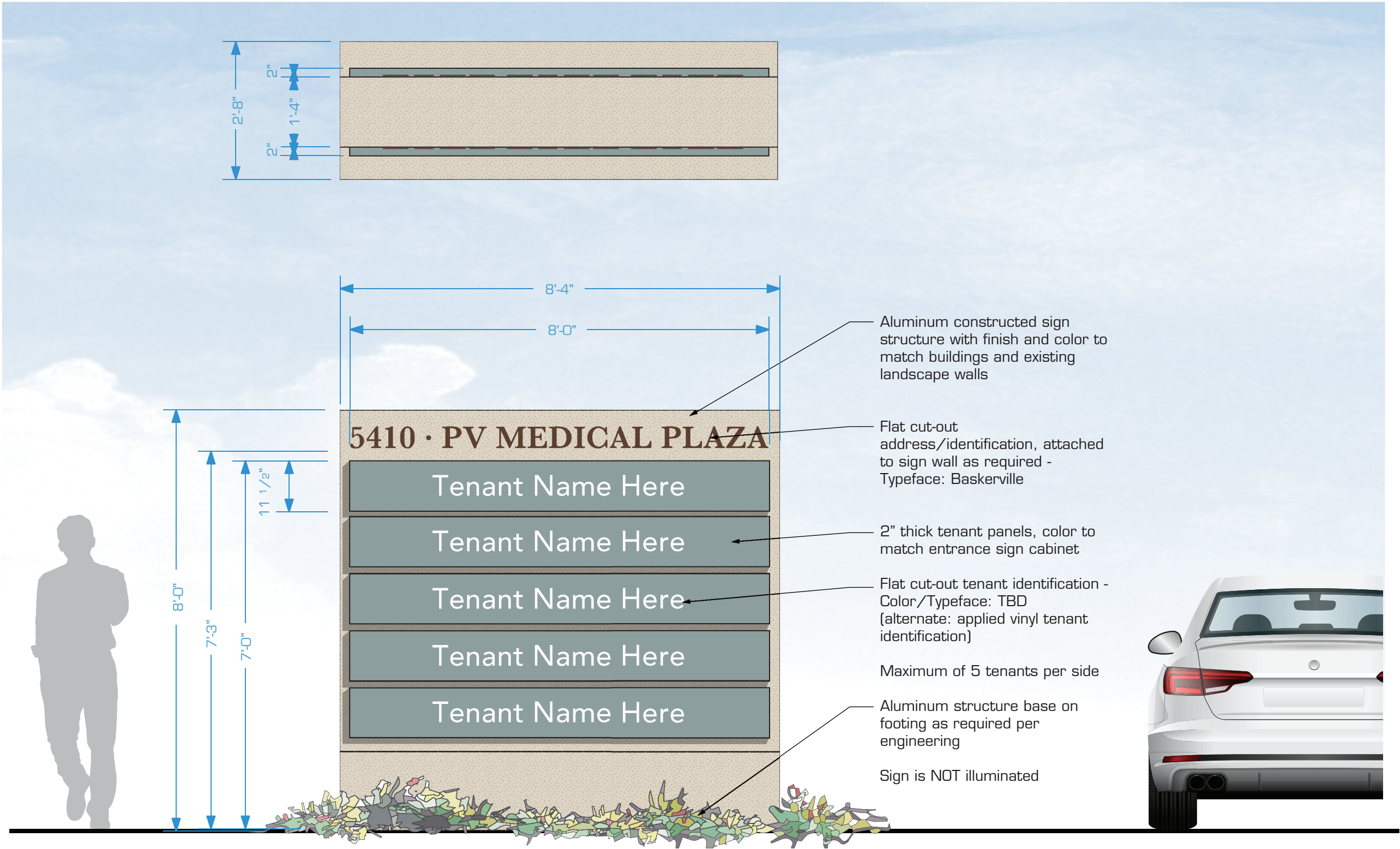
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Sign Type A - Tenant Monument

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

DATE

01.02.2018

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

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Existing Conditions



Monument Sign Render

Sign Type A – Tenant Monument

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

DATE

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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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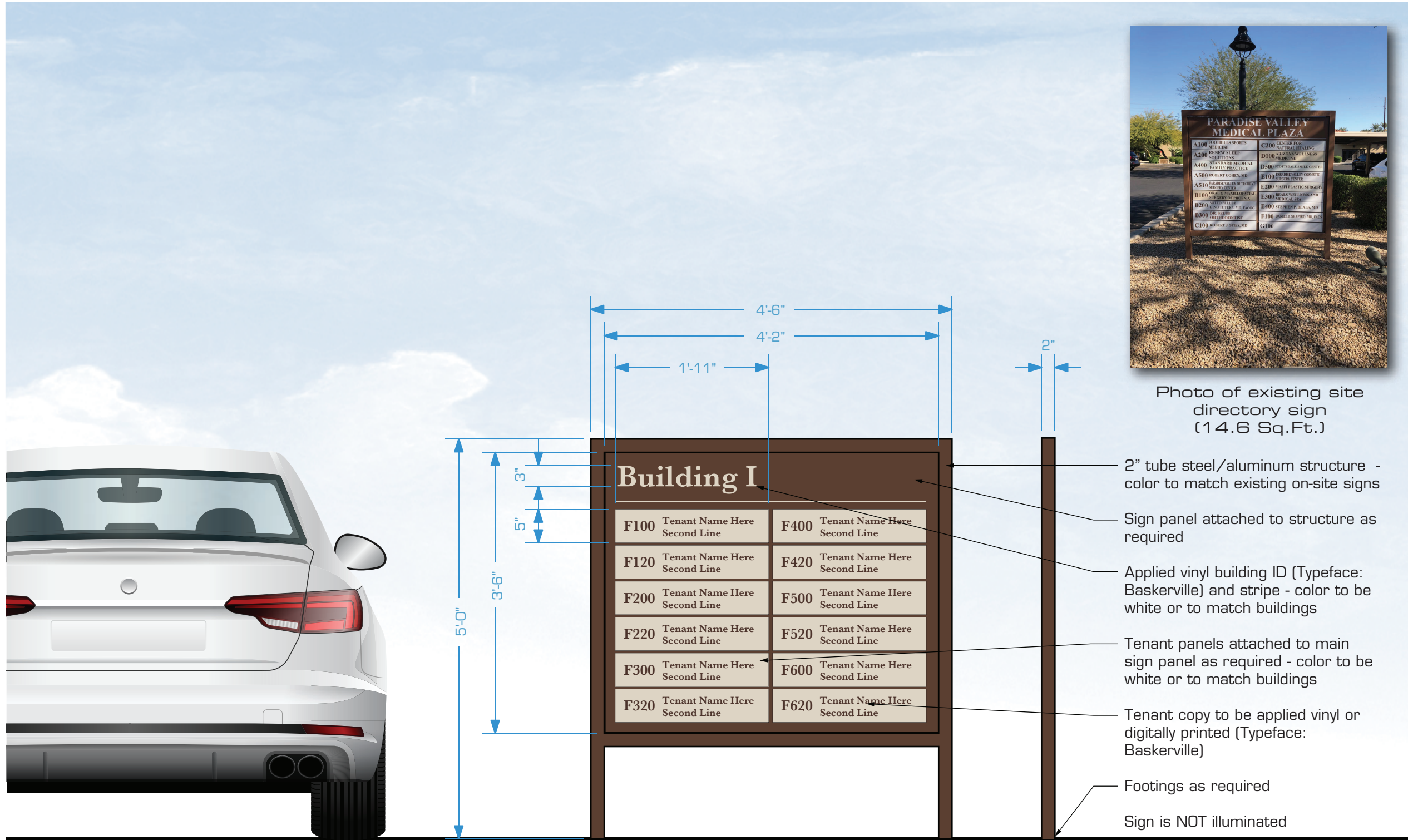
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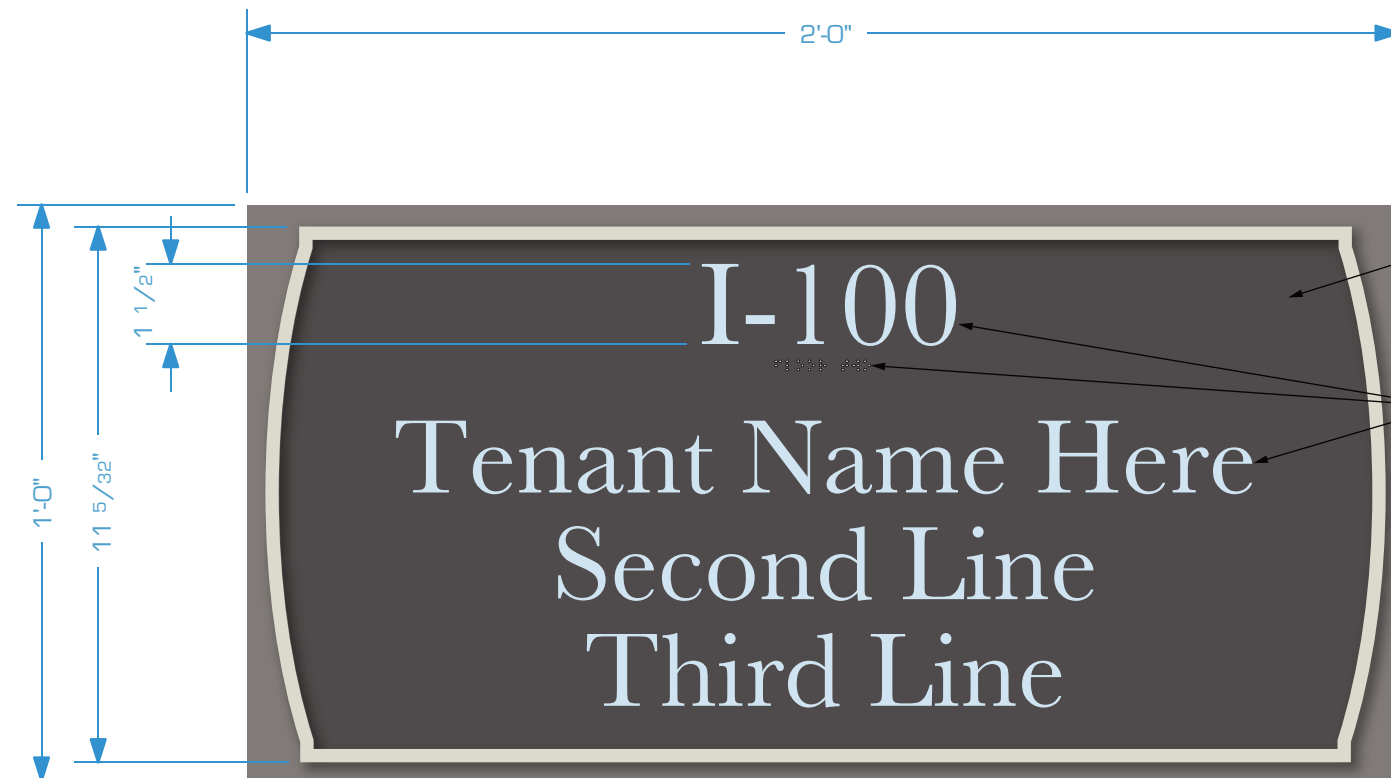
5



Sign Type B - Building Directory Sign

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

Qty: 1 - 14.6 Sq.Ft.



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)

Sign Type C - Building I Tenant/Suite ID Sign

Scale: 3"=1'-0"

Qty: TBD - 2 Sq.Ft.



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

DATE

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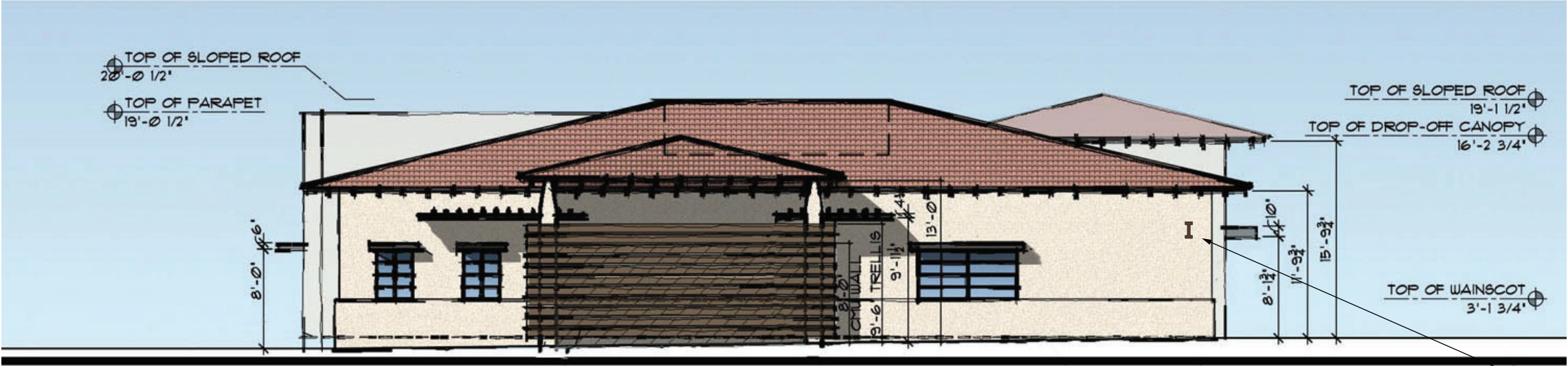
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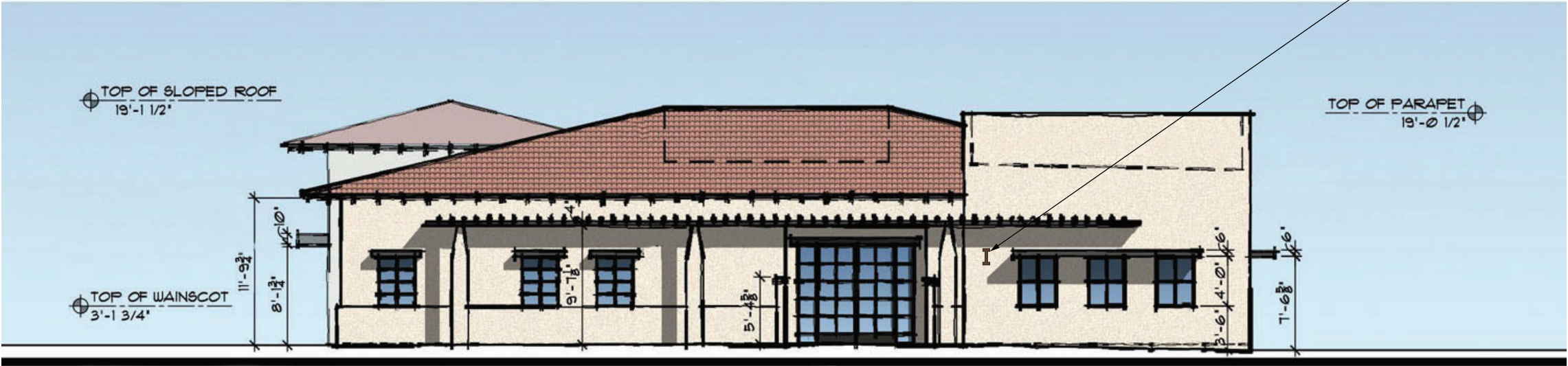
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West Elevation



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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