

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
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Phoenix, AZ 85013

Zoning Lawyer:

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5080 N 40th Street – Suite 245
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Architect:

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Justen Cassidy
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Civil Engineer:

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Electrical Engineer:

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Mindy Adler
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Mesa, AZ 85210
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Landscape Architect:

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Tim McQueen
10450 N 74th Street – Suite 120
Scottsdale, AZ 85258
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Acoustical Consultant:

Acoustical Consulting Services
Tony Sola
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P: 480.827.1007



FOOTPRINT OF PROPOSED MEDICAL OFFICE BUILDING

EXISTING DROP-OFF LOCATION

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

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



CAWLEY ARCHITECTS
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P 602.393.5060

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PARADISE VALLEY MEDICAL PLAZA

SWC OF SCOTTSDALE AND JACKRABBIT

PARADISE VALLEY, AZ

DATE

PRE-APP SUBMITTAL 06-20-2018

SUP SUBMITTAL 08-01-2018

SUP - 1ST COMMENTS 10-01-2018

SUP - 2ND COMMENTS 10-15-2018

NOTICE OF ALTERNATE BILLING CYCLE:
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Project: - PVMC

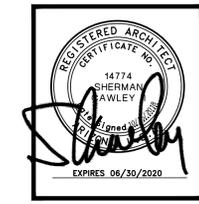
A1.0



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Project - PVMC

A1.1

SITE DATA

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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.

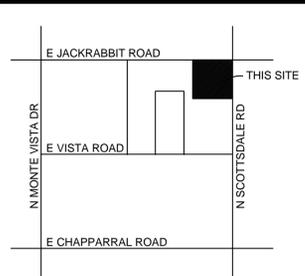
REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
EXIST. BLDGS	50,686 S.F.	VARIES	227
NEW BUILDING	9,692 S.F.	5:1000	49
TOTAL:			276

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
- 3/8" 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

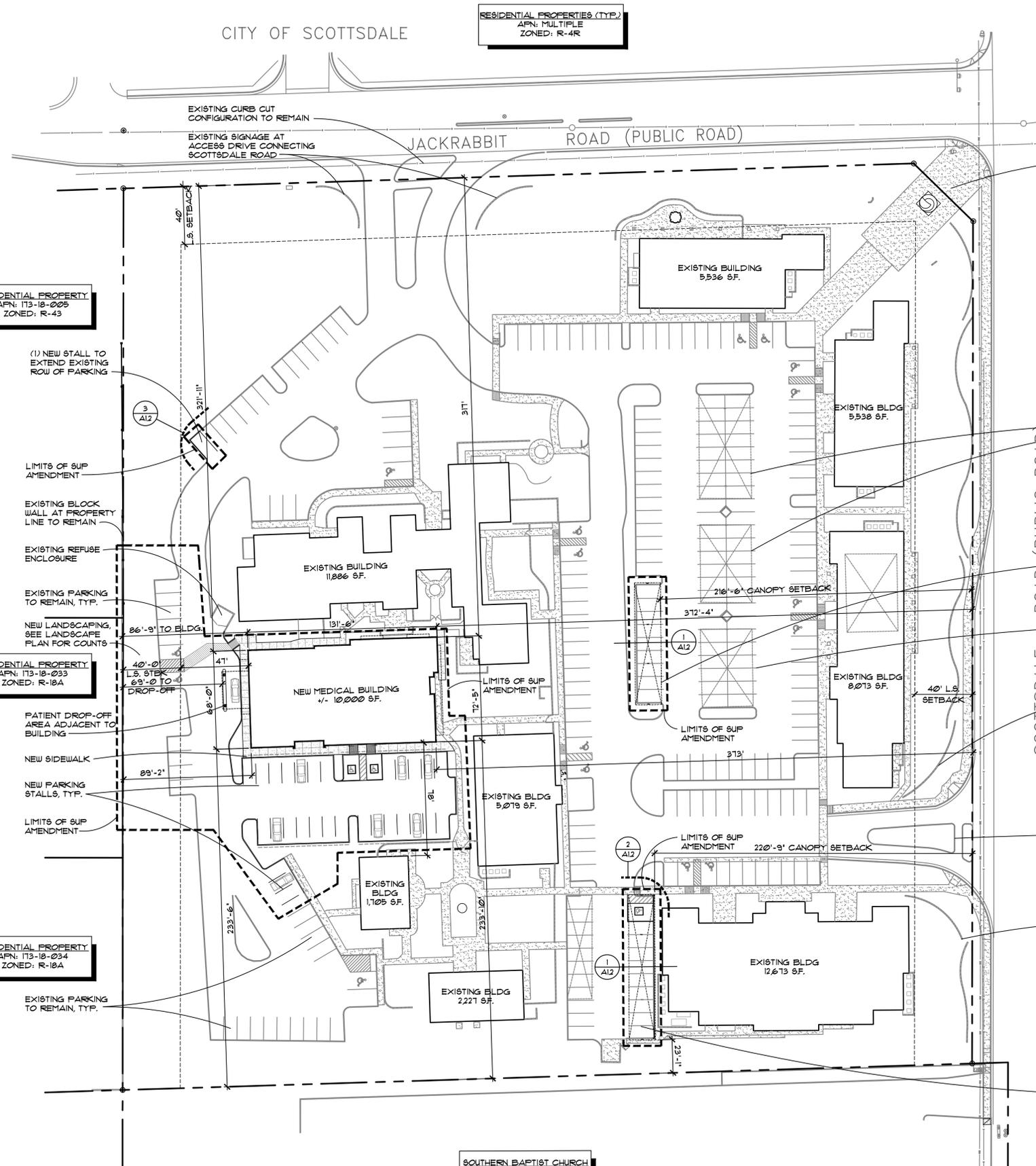
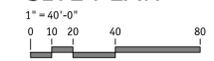
EXISTING SIGNAGE AT ACCESS DRIVE CONNECTING SCOTTSDALE ROAD

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 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

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

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

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

(1) NEW STALL TO EXTEND EXISTING ROW OF PARKING

LIMITS OF SUP AMENDMENT

EXISTING BLOCK WALL AT PROPERTY LINE TO REMAIN

EXISTING REFUSE ENCLOSURE

EXISTING PARKING TO REMAIN, TYP.

NEW LANDSCAPING. SEE LANDSCAPE PLAN FOR COUNTS

40'-0" L.S. SETBACK
65'-0" TO DROP-OFF

PATIENT DROP-OFF AREA ADJACENT TO BUILDING

NEW SIDEWALK

NEW PARKING STALLS, TYP.

LIMITS OF SUP AMENDMENT

EXISTING PARKING TO REMAIN, TYP.

EXISTING CURB CUT CONFIGURATION TO REMAIN

EXISTING SIGNAGE AT ACCESS DRIVE CONNECTING SCOTTSDALE ROAD

40' L.S. SETBACK

311'-11"

311'

311'

311'

311'

311'

311'

311'

311'

311'

311'

311'

311'

311'

311'

311'

311'

311'

311'

311'

311'

311'

311'

311'

311'

CITY OF SCOTTSDALE

JACKRABBIT ROAD (PUBLIC ROAD)

SCOTTSDALE ROAD (PUBLIC ROAD)

EXISTING BUILDING
5,536 SF.

EXISTING BLDG
5,536 SF.

EXISTING BLDG
8,073 SF.

EXISTING BLDG
5,079 SF.

EXISTING BUILDING
11,886 SF.

NEW MEDICAL BUILDING
+/- 10,000 SF.

EXISTING BLDG
1,709 SF.

EXISTING BLDG
2,227 SF.

EXISTING BLDG
12,679 SF.

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

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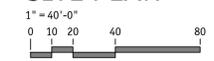
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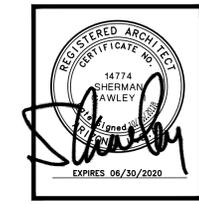
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A1.2

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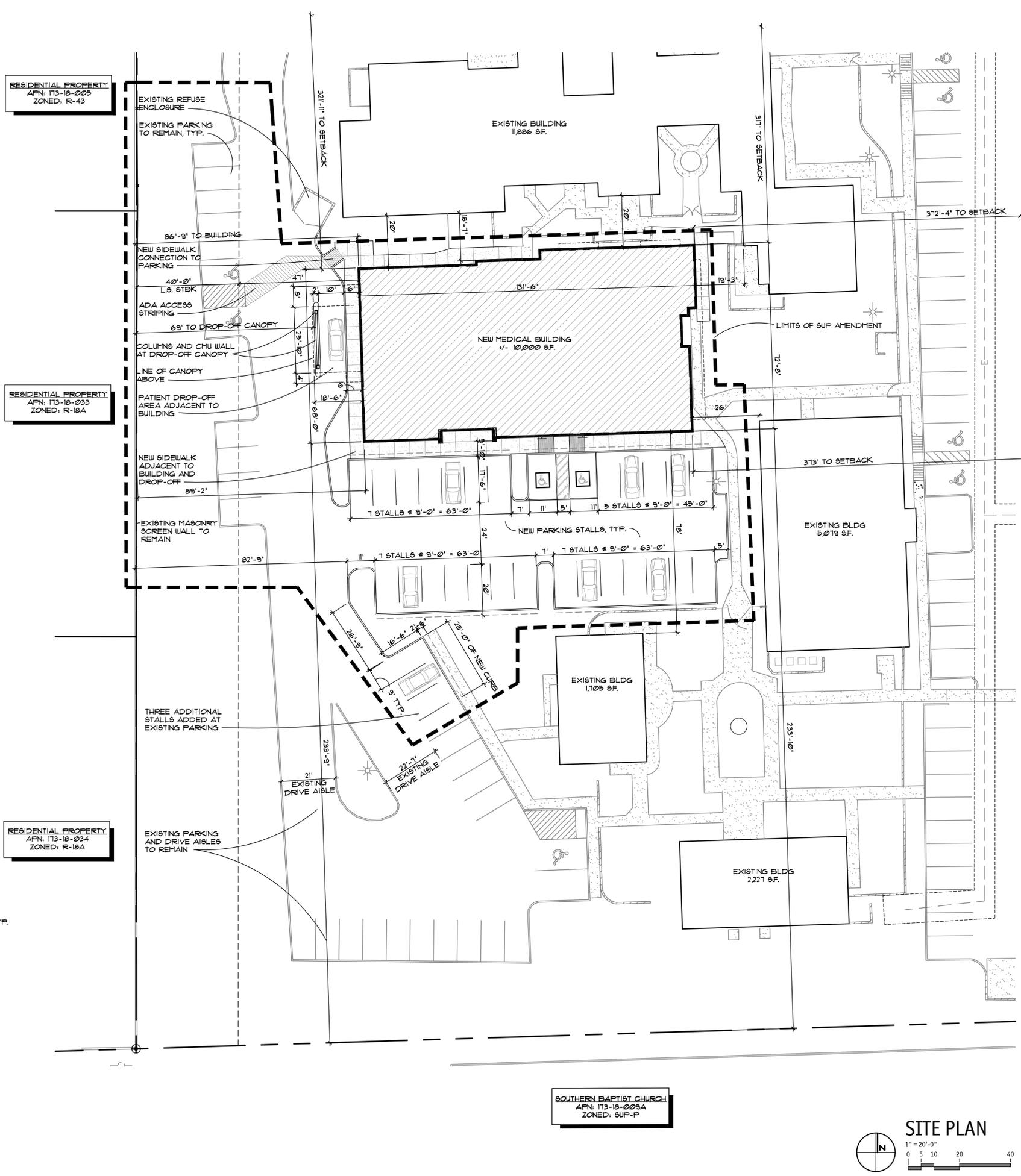
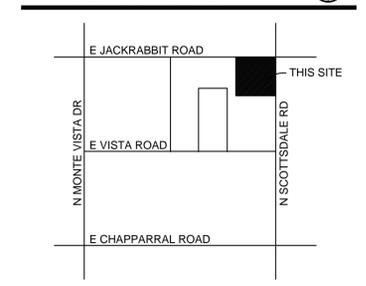
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- - - EASEMENT / SETBACK LINE
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- - - CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6' CURB
- SITE WALL
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- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- ⊕ FDC
- ⊕ FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUTE/PATH OF TRAVEL
- ⊕ FIRE RISER

VICINITY MAP N.T.S.

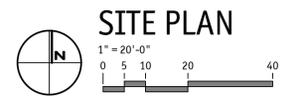


RESIDENTIAL PROPERTY
APN: 173-18-025
ZONED: R-43

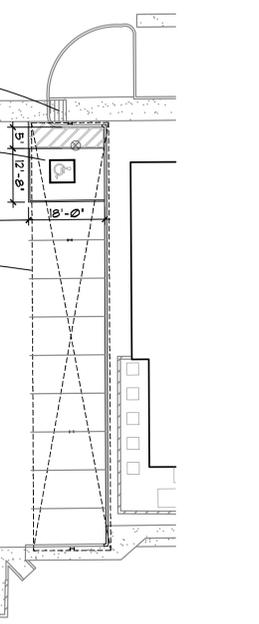
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ZONED: R-18A

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ZONED: R-18A

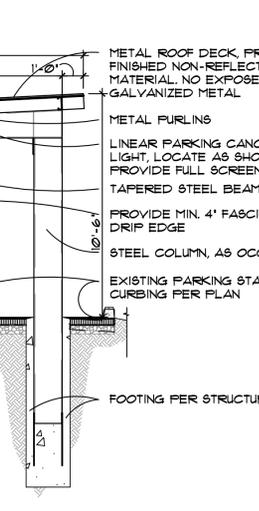
SOUTHERN BAPTIST CHURCH
APN: 173-18-029A
ZONED: SUP-P



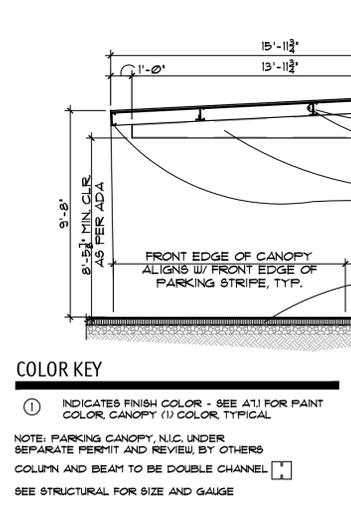
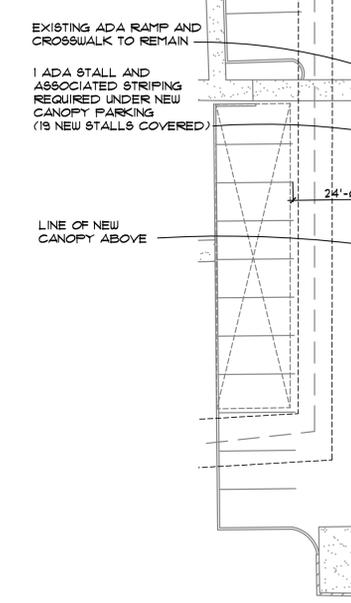
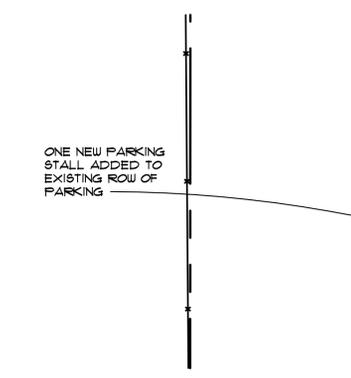
3 ENLARGED SITE PLAN
SCALE: 1" = 20'-0"



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



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



COLOR KEY

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

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

COLUMN AND BEAM TO BE DOUBLE CHANNEL

SEE STRUCTURAL FOR SIZE AND GAUGE

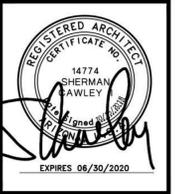
FOOTING PER STRUCTURAL



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A7.1

GENERAL NOTES

- SEE STRUCTURAL FOR LINTEL INFORMATION.
- SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
- SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL KEY

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

STOREFRONT / GLAZING KEY

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

INSULATED GLAZING SYSTEM SPECIFICATION

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

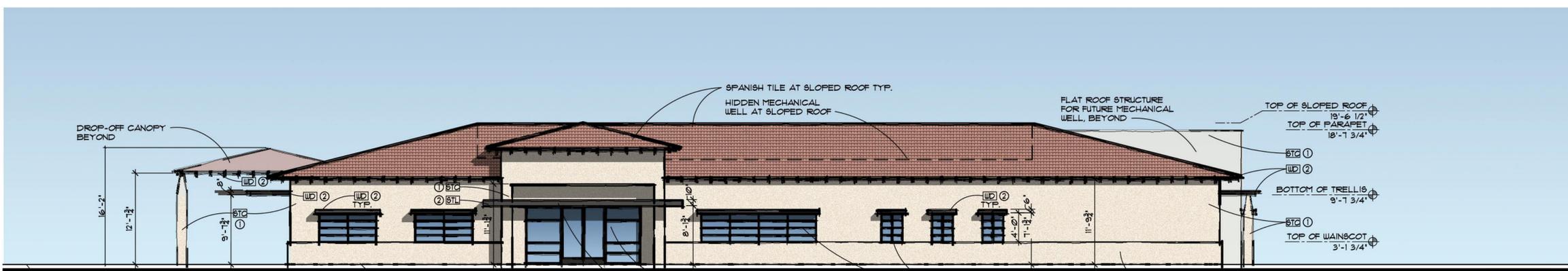
- 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
- SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

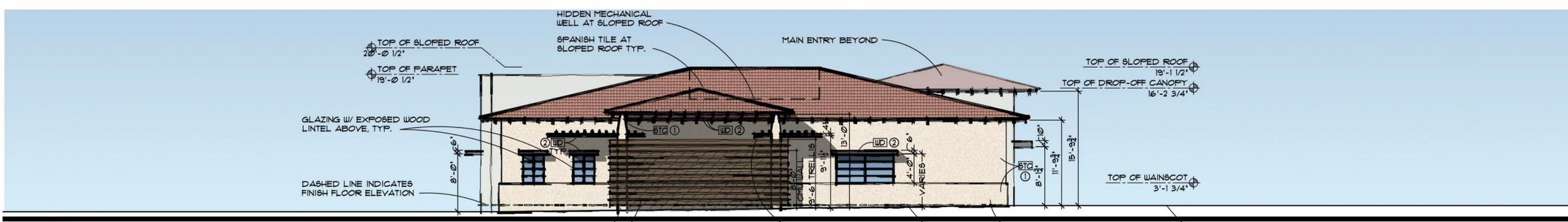
KEY	MANUF. - DUNN EDWARDS COLOR NAME
①	CAMEO - DEC142
②	BLACKJACK - DE6311

MATERIAL	KEY
BOLLARDS	②
GATES	②
SES	①
TRANSFORMER	②

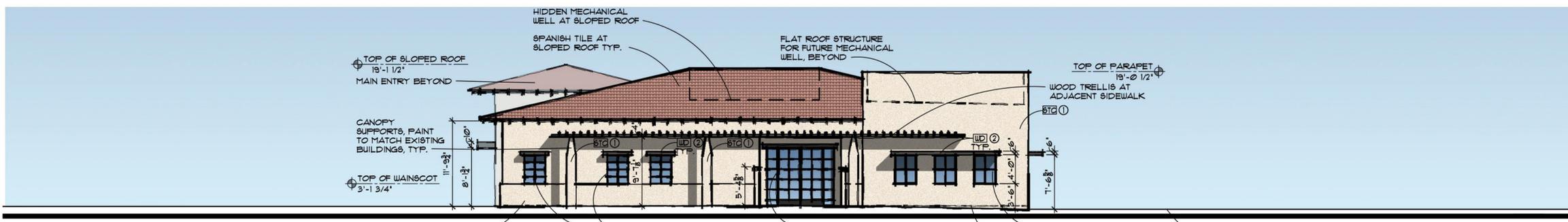
- SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
- GC IS RESPONSIBLE FOR SUBMITTING ALL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



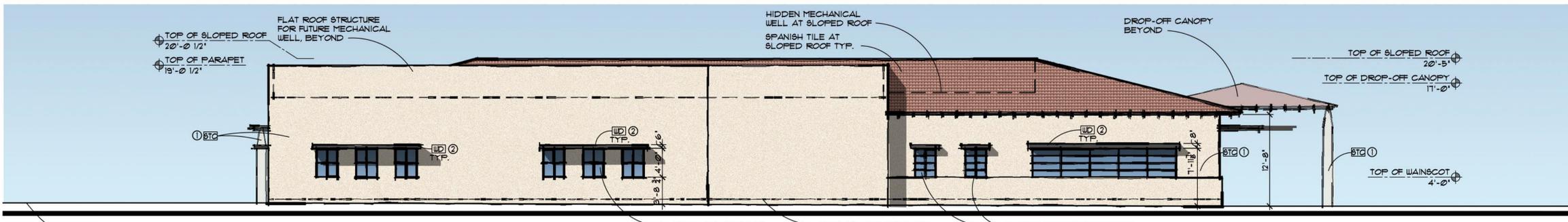
SOUTH ELEVATION



WEST ELEVATION

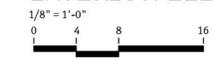


EAST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

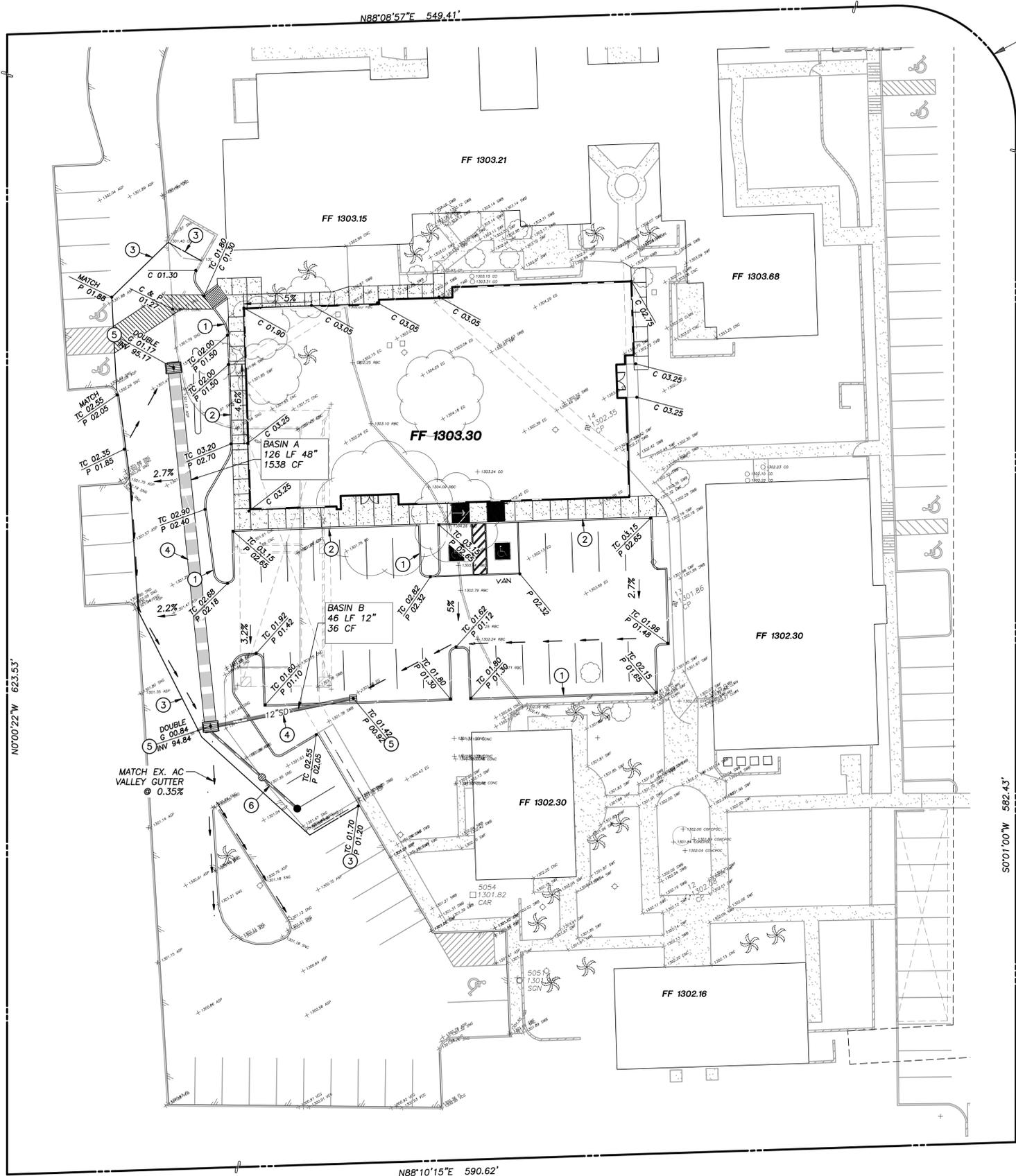


1/8" = 1'-0"

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

JACKRABBIT ROAD
N88°08'57"E 549.41'

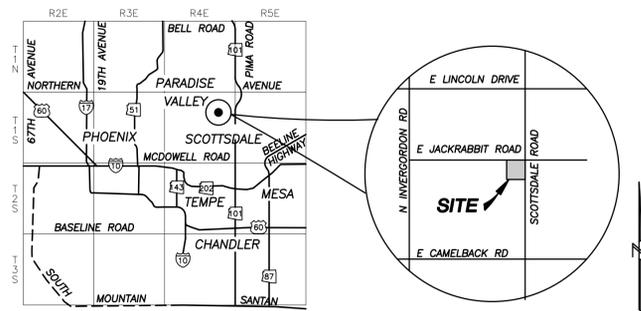
R=40.00', L=64.14'



N88°10'15"E 590.62'

N07°02'22"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

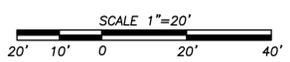
$VR = (C_{POST} - C_{PRE})AR / 12$ REQUIRED RETENTION VOLUME, CF
WHERE:
C PRE = 0.54 RUNOFF COEFFICIENT, PRE-DEVELOPMENT
C POST = 0.88 RUNOFF COEFFICIENT, POST-DEVELOPMENT
R 100YR, 2HR = 2.20 PRECIPITATION DEPTH, INCHES
A = 25000 DISTURBED AREA, SF
 $VR = (0.88 - 0.54) * 25,000 * 2.2 / 12$
VR = 1558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

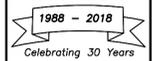
LEGEND

- 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



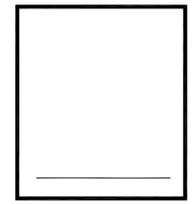
SHEET
C1
OF 1



CAWLEY ARCHITECTS

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

CawleyArchitects.com



PARADISE VALLEY MEDICAL PLAZA

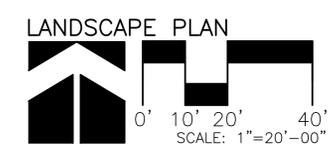
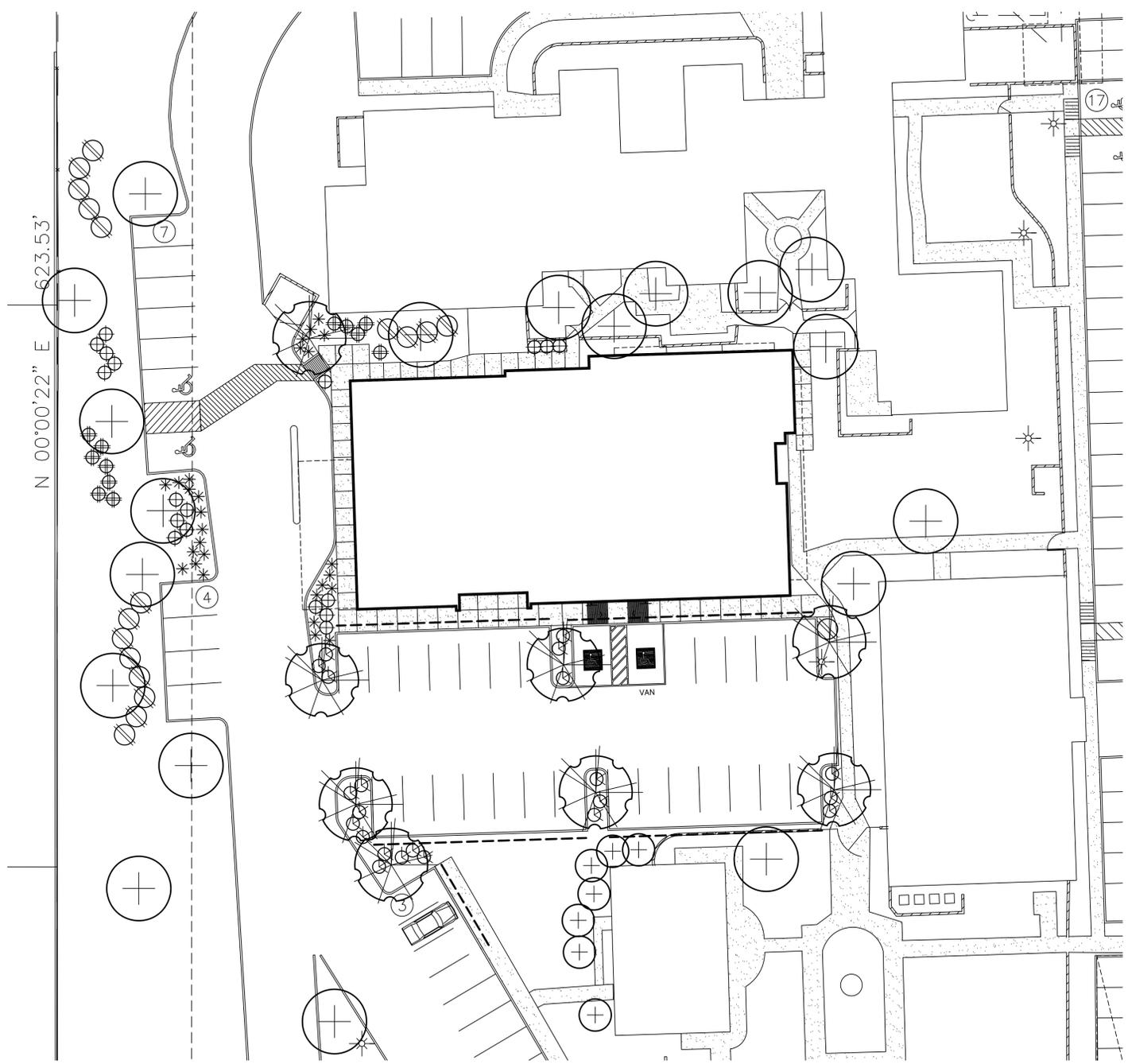
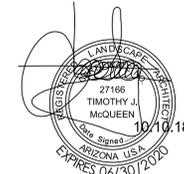
SWC OF SCOTTSDALE AND JACKRABBIT

PARADISE VALLEY, AZ

DATE
PRE-APP SUBMITTAL 06-20-2018
SUP SUBMITTAL 08-01-2018
SUP - 1ST COMMENTS 10-01-2018
SUP - 2ND COMMENTS 10-15-2018

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

The architectural design and data presented in these documents is an instrument of service provided by Cawley Architects.
All discrepancies found in these documents, or conflicts between these documents and actual field conditions shall be reported to Cawley Architects for resolution prior to commencement of the work.
Discrepancies between bid amounts and these documents shall be reported to the General Contractor prior to commencement of work.



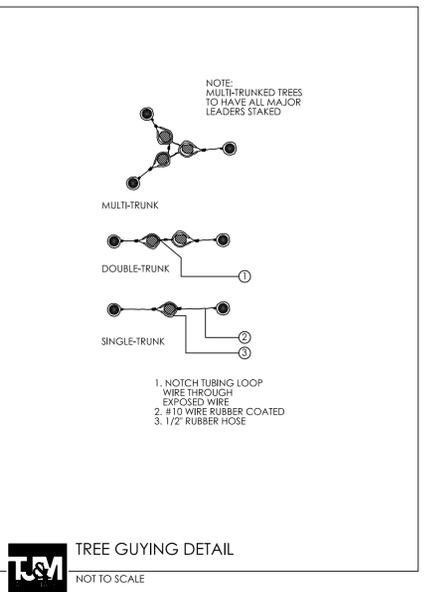
LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
2" CALIP., 6.5'T, 4.5'W (8)
- EXISTING TREE
PROTECT FROM CONSTRUCTION (26)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (18)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (18)
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (12)
- ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON (27)
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (22)

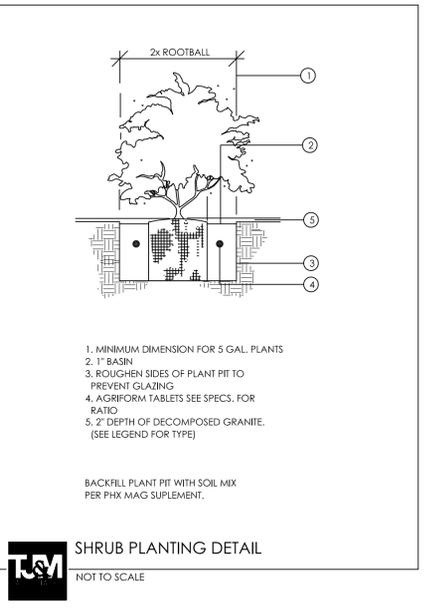
MATCH EXISTING DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

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

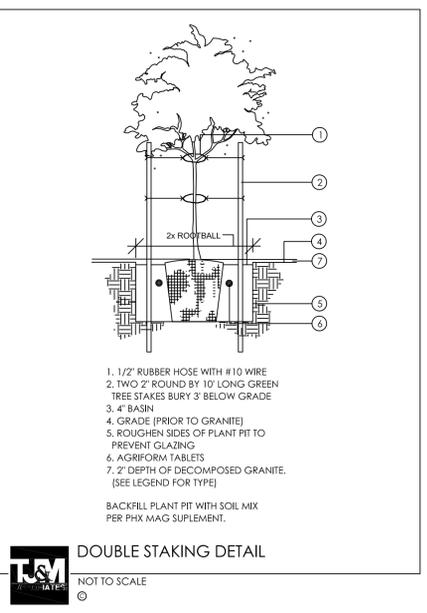
MAINTENANCE NOTE:
THIS ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH PARADISE VALLEY STANDARDS IN A NEAT, CLEAN WEED FREE CONDITION BY THIS PROPERTY OWNER.



TJM TREE GUYING DETAIL
NOT TO SCALE



TJM SHRUB PLANTING DETAIL
NOT TO SCALE



TJM DOUBLE STAKING DETAIL
NOT TO SCALE

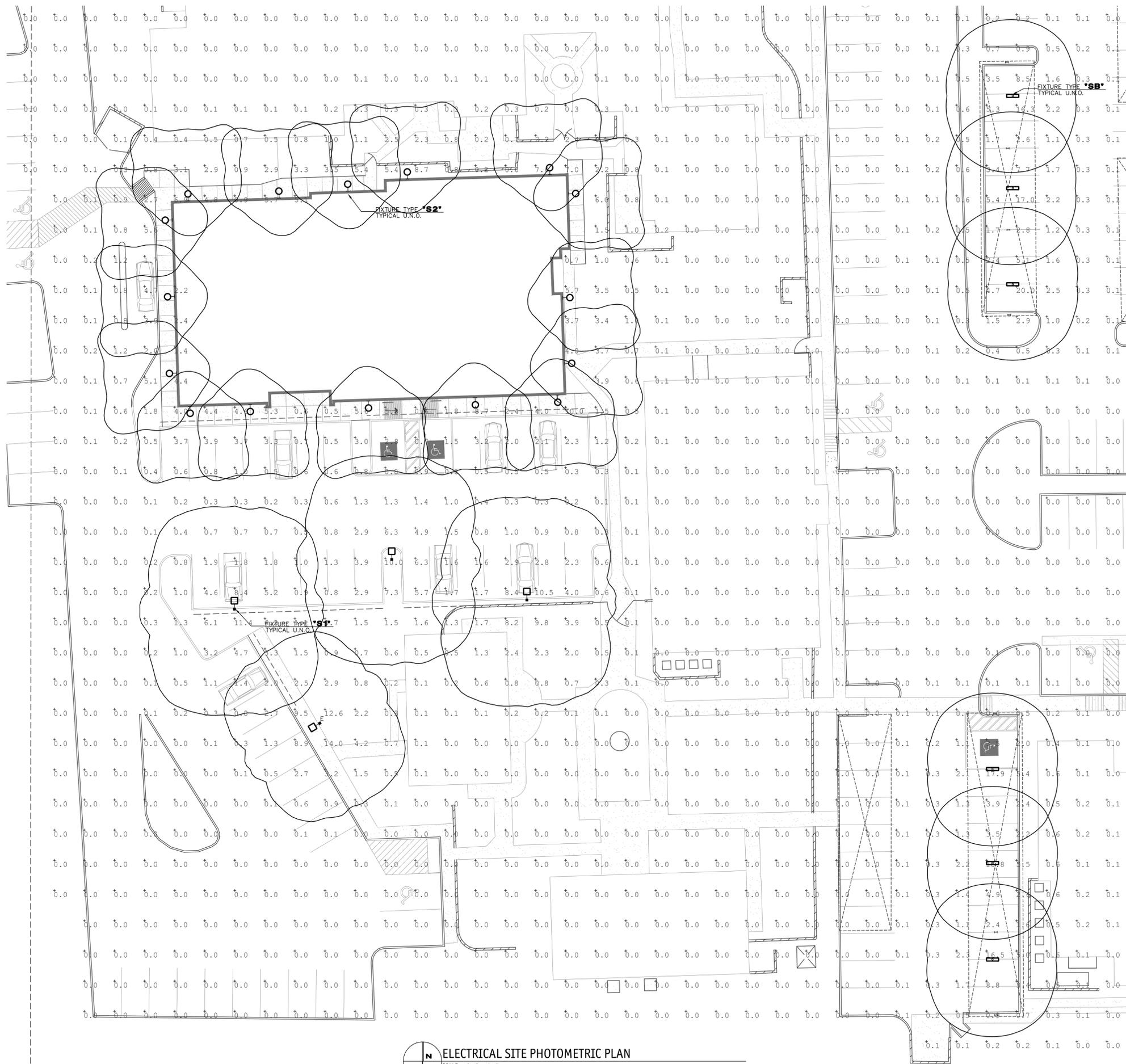
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

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



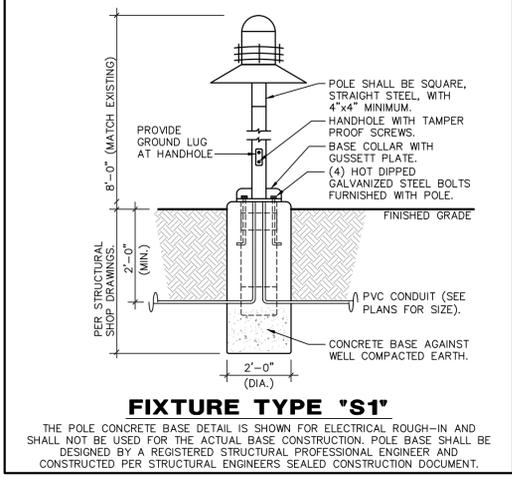
Project - PVMC

La.01



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

POLE MOUNTED FIXTURE DETAIL



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

Luminaire Schedule									
Symbol	Qty	Label	LF	Description	Fag	Lum. Lumens	Lum. Watts	[MANUFAC]	
○	4	S1	0.850	UCM-H5-FTG-150MH	8'	8952	185	ARCHITECTURAL AREA LIGHTING	
○	16	S2	0.740	DTA-31861-28W-74-W30-XX	8'	2777	28	LIGMAN	
○	15	SB	1.000	LXBN4-35MH-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 85202
 PH: 480.813.9000 FAX: 480.813.9001
 EMAIL: email@hawkinsdg.com

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



1. LUMINAIRE UCM Universe medium	5. COLOR Standard Color WH Acrylic White BL Black BLT Matte Black DB Dark Bronze DGN Dark Green TT Titanium	Premium Color SHK Shimmick SPP Salt and Pepper SFM Seaform WCP Weathered Copper RAL RAL 4 Color CUSTOM Custom Color	2. LUMINOUS/HOOD NO LUMINOUS/HOOD ANGLED BEL FLARED STRAIGHT SKIRTED ANGLED BEL FLR STR SKB	3. OPTICS LUMINOUS & HOOD 4 LUMINOUS SOLID VERTICAL WINDOWS RINGS SLOTS RINGS WIND-ANG SR-ANG VLS-ANG LUM-ANG WIND-BEL SR-BEL VSL-BEL LUM-BEL WIND-FLR SR-FLR VSL-FLR LUM-FLR WIND-STR SR-STR VSL-STR LUM-STR WIND-SKB SR-SKB VSL-SKB LUM-SKB	6. OPTIONS - HOOD COP-5 - A borosilicate glass reflector lens with a Type 3 or Type 5 distribution shall be attached to an aluminum frame. Three captive fasteners shall be loosened to turn and remove the lens for relamping. OAL - Moulded opal acrylic lens and an aluminum frame. Three captive fasteners shall be loosened to turn and remove the lens for relamping. COP-5 - A borosilicate glass reflector lens with a Type 3 or Type 5 distribution shall be attached to an aluminum frame. Three captive fasteners shall be loosened to turn and remove the lens for relamping. OAL - Moulded opal acrylic lens and an aluminum frame. Three captive fasteners shall be loosened to turn and remove the lens for relamping. COP-5 - A borosilicate glass reflector lens with a Type 3 or Type 5 distribution shall be attached to an aluminum frame. Three captive fasteners shall be loosened to turn and remove the lens for relamping. OAL - Moulded opal acrylic lens and an aluminum frame. Three captive fasteners shall be loosened to turn and remove the lens for relamping.
--	---	---	---	--	--

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 gaskets shall be heavy gauge spun aluminum with hemmed edges for added rigidity.
All internal and external hardware shall be stainless steel.
The fixture shall consist of a die cast aluminum door frame and ring assembly. The hood ring assembly shall be fully sealed with a modified silicone gasket. The door frame shall be hinged to the ring and opened with two captive fasteners for relamping. The tempered sag glass lens is held in the door frame with a modified silicone gasket.

7. OPTIONS
FTG (Full glass lens)
RCK (Rigid 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 IP65, except 50W & 200W)
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, 6RS5 & Opal lens only)
PHS (Pendant mount, 47/220mm 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
VMA4 VMA5 VMA6 VMA8
VMA9D VMA10 VMA11 VMA12
VMA16 VMA17 VMA18 VMA20
VMA22D VMA24 VMA37 VMA38
VMA39
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

TYPE _____
JOB _____
NOTES _____

See next page

ARCHITECTURAL AREA LIGHTING
17760 Rowland Street | City of Industry, CA 91748
P 626.968.5666 | F 626.369.2695 | www.aal.net
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Universe® Medium with HID Optic – UCM TYPE

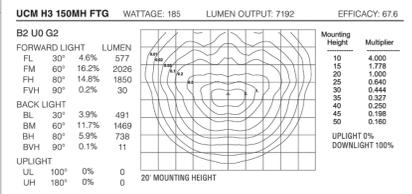
MOUNTING
The fixture shall be attached to the arm assembly with three stainless steel bolts. The connection shall be sealed with a silicone compression gasket.
PM - The post top version shall slip over a 4/100mm O.D. pole or trunion, and secured with six stainless steel set screws.
FINISH
Fixture finish 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 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.

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	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 18.78/46mm	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 16.74/37mm	18.81/46mm 19.74/49mm	20.11/50mm 21.51/54mm	18.81/46mm 19.74/49mm	20.11/50mm 21.51/54mm
STR	14.21/36mm 16.74/37mm	18.81/46mm 19.74/49mm	20.11/50mm 21.51/54mm	18.81/46mm 19.74/49mm	20.11/50mm 21.51/54mm
SKB	14.21/36mm 16.74/37mm	18.81/46mm 19.74/49mm	20.11/50mm 21.51/54mm	18.81/46mm 19.74/49mm	20.11/50mm 21.51/54mm

WEIGHT & EPA

HOOD	LED	GLASS REFLECTOR	HORIZONTAL REFLECTOR	OPAL LENS	
No Luminous	WT (lbs)	EPA WT (lbs)	EPA WT (lbs)	EPA WT (lbs)	
ANG	28.55	30	22.30	30	
BEL	32.00	33	24.21	31	
FLR	28.88	33	22.66	30	
STR	31.75	30	24.00	30	
SKB	32.00	30	24.30	30	
4 Lum Window	WIND-ANG	30.70	32	24.40	32
WIND-BEL	34.51	35	26.40	35	
WIND-FLR	31.00	35	24.75	30	
WIND-STR	33.90	31	26.10	30	
WIND-SKB	34.25	30	26.50	30	
Solid Rings	SR-ANG	33.70	34	27.40	34
SR-BEL	37.15	37	29.40	37	
SR-FLR	34.00	37	27.75	34	
SR-STR	36.90	37	29.10	34	
SR-SKB	37.25	30	29.50	34	
Vertical Slots	VSL-ANG	31.45	32	25.30	32
VSL-BEL	34.90	35	27.15	35	
VSL-FLR	31.75	35	25.50	30	
VSL-STR	34.65	31	26.90	30	
VSL-SKB	35.00	30	27.25	30	
Lum Rings	LUM-ANG	32.85	34	26.90	34
LUM-BEL	34.51	35	28.50	35	
LUM-FLR	33.15	37	24.75	30	
LUM-STR	36.05	37	26.10	30	
LUM-SKB	36.40	30	26.50	30	

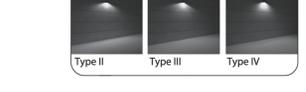
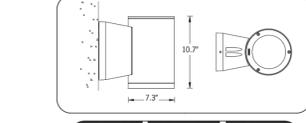


ARCHITECTURAL AREA LIGHTING
17760 Rowland Street | City of Industry, CA 91748
P 626.968.5666 | F 626.369.2695 | www.aal.net
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UTA-31861
Tango 29 Downlight



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	Beam	LED Color	Finish Color
37w LED	T2 - Type II Distribution - 2706mm	W27 - 2700K	01 - Frosted Lens
20w LED	T3 - Type III Distribution - 2722mm	W30 - 3000K	02 - Dark Gray - RA 1943
20w LED	T4 - Type IV Distribution - 2777mm	W40 - 4000K	03 - White - RA 9003
	(Lumen output for 37w LED)	(EMW Dark Sky approved for 2700K & 3000K only)	04 - Medium Silver
			05 - Matte Silver - RA 9006
			06 - Bronze
			07 - Custom LUM

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 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 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

Finishing
All Ligan 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.

Hardware
UV Stabilized 4MM thick powder coat paint and baked at 200 Deg C.

Anti Seize Screw Holes
Tapmed 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 CRI > 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)

Options (Consult Factory for Pricing)

- F - Frosted Lens
- EMG - Emergency Battery Pack
- SCF - 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

UTA 31861 Lamp Beam LED Color Color Voltage 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

Columbia LIGHTING



FEATURES

- LED Enclosed and Gasketed
- Long Life 60,000 hour LED (Up to L80 for reduced maintenance)
- Four UV clear choices and 80 CRI
- IP66 gaskets when ordered with standard polycarbonate (PCM) lenses
- IP64 sizes, IP67 4" and 6"
- Available in 2, 4, or 8' heights
- NEMA 4X housing
- Energies housing with F1 weatherability rating, standard
- Smooth housing for easy cleaning
- Gasket is non-porous to ensure seal
- Impact modified acrylic lens equivalent to 100% R
- Wide range of lens selections
- Lens firmly secured with tamper resistance ready processed (TRM) latches
- Stainless steel latching option
- ControlScape™ compatible
- Drivers include minimum 2.5kV surge protection
- UL Sanitation Certified per NSF Standards
- For removable gear tray electrical access for modular replaceability
- Emergency battery pack installed, optional on most models
- -20°C up to 50°C ambient operation see table provided for details
- DLI* (DesignLight Consortium) Qualified, with some Premium Qualified configurations - see www.designlights.org
- Includes surface mounting brackets
- Occupancy and/or daylight sensing accessories available
- Five year warranty

ORDERING INFORMATION

MODEL	COLOR TEMP	SHIELDING	DRIVER	VOLTAGE	OPTIONS
LXEM	30 3000K	RA Ribbed frosted Acrylic	E Fixed Output	U 120V-277V	GLR First Blow Fuse
	35 3000K	RC Ribbed Clear Acrylic	ESD Stop Dimming	347 347V	SSL Stainless Steel Tamper Resistant
	40 4000K	DA Deep Clear Acrylic	ED 0-10V % Dimming		RL Ready Latches
	50 5000K	DCA Deep Clear Acrylic	ED1 0-10V % Dimming		TP Tamper Proof Latches
		RP Ribbed Frosted Polycarbonate			EL14 Emergency Alarm Pack Installed
		RP Ribbed Clear Polycarbonate			FX3W 3 Wire Wet Cord
					FX3W 3 Wire 15' Wet Cord
					FX3W 4 Wire 8' Wet Cord
					FX3W 4 Wire 15' Wet Cord
					FX3W 5 Wire 8' Wet Cord
					FX3W 5 Wire 15' Wet Cord
					FX3W 6 Wire 6' Wet Cord
					FX3W 6 Wire 15' NPT Hub
					DWH Dual Wet Hub 1/2" NPT Hub
					ZNE ControlScape™ compatible

ACCESSORIES (ORDER SEPARATELY)

SEIKM Seal Mount Bracket (per order quantity)

XEHC Chain Hanger Kit (Excludes 14" Chain)

XE45MB Mounting Bracket

XE45MSB 40" Stainless Steel Mounting Bracket

SENSOR KITS (Order Separately)
Daylight/occupancy sensor setting of fixtures on site.
Catalog # | Relay Lens Type | Voltage | Wet Label

120V	277V	OS160WXL	2	360°	120/277	Yes
		OS250WXL <td>2 <th>360°</th> <th>120/277</th> <th>Yes</th> </td>	2 <th>360°</th> <th>120/277</th> <th>Yes</th>	360°	120/277	Yes
		OS400W <td>1 <th>180°</th> <th>120/277</th> <th>Yes</th> </td>	1 <th>180°</th> <th>120/277</th> <th>Yes</th>	180°	120/277	Yes
		OS400W <td>2 <th>180°</th> <th>120/277</th> <th>Yes</th> </td>	2 <th>180°</th> <th>120/277</th> <th>Yes</th>	180°	120/277	Yes

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

LXEM
Enclosed and Gasketed Fiberglass Extreme Environment / LED

PROJECT INFORMATION

Project Name _____ Type _____

Catalog No. _____ Date _____

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

ELECTRICAL
Long-life LEDs are rated for 60,000 hours at L80 lumen maintenance. Extra High Lumen packages (XL) rated L70 at 60,000 hours. Driver options include fixed output for on/off function, step dimming (high/low) or continuous 0-10V dimming. QR code label affixed to housing for easy traceability.

MOUNTING
Use flexible conduit only.

CERTIFICATION
All luminaires are built to UL 1598 and 2108 standards, and bear appropriate CSA labels. Ingress protection IP65 and IP67 standard. UL Sanitation Certified per NSF Standards. Wet location labeling is standard. Emergency-equipped fixtures built to UL 924, DULC (DesignLight Consortium) Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org.

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

WARRANTY
Five year warranty (Terms and Conditions Apply).

EXAMPLE LXEM4-35HL-RFA-EDU

MODEL	COLOR TEMP	SHIELDING	DRIVER	VOLTAGE	OPTIONS
LXEM	30 3000K	RA Ribbed frosted Acrylic	E Fixed Output	U 120V-277V	GLR First Blow Fuse
	35 3000K	RC Ribbed Clear Acrylic	ESD Stop Dimming	347 347V	SSL Stainless Steel Tamper Resistant
	40 4000K	DA Deep Clear Acrylic	ED 0-10V % Dimming		RL Ready Latches
	50 5000K	DCA Deep Clear Acrylic	ED1 0-10V % Dimming		TP Tamper Proof Latches
		RP Ribbed Frosted Polycarbonate			EL14 Emergency Alarm Pack Installed
		RP Ribbed Clear Polycarbonate			FX3W 3 Wire Wet Cord
					FX3W 3 Wire 15' Wet Cord
					FX3W 4 Wire 8' Wet Cord
					FX3W 4 Wire 15' Wet Cord
					FX3W 5 Wire 8' Wet Cord
					FX3W 5 Wire 15' Wet Cord
					FX3W 6 Wire 6' Wet Cord
					FX3W 6 Wire 15' NPT Hub
					DWH Dual Wet Hub 1/2" NPT Hub
					ZNE ControlScape™ compatible

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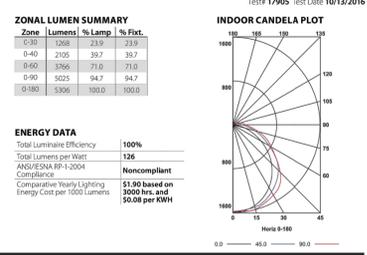
Columbia LIGHTING

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
XID40C110V54BS11

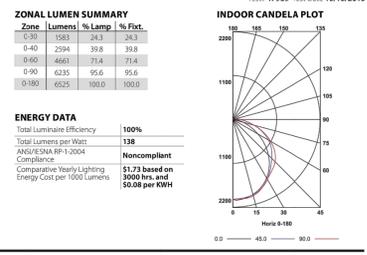
Ballast: Ballast Factor 1.00
Lamp: LED
Fixture Lumens: 5306
Watts: 42.00
Mounting: Surface
Shading Angle: 0° = 90° 90° = 140°
Spacing Criterion: 0° = 1.25 90° = 1.40
Luminous Opening in Feet: 4.00
Width: 0.54
Height: 0.17

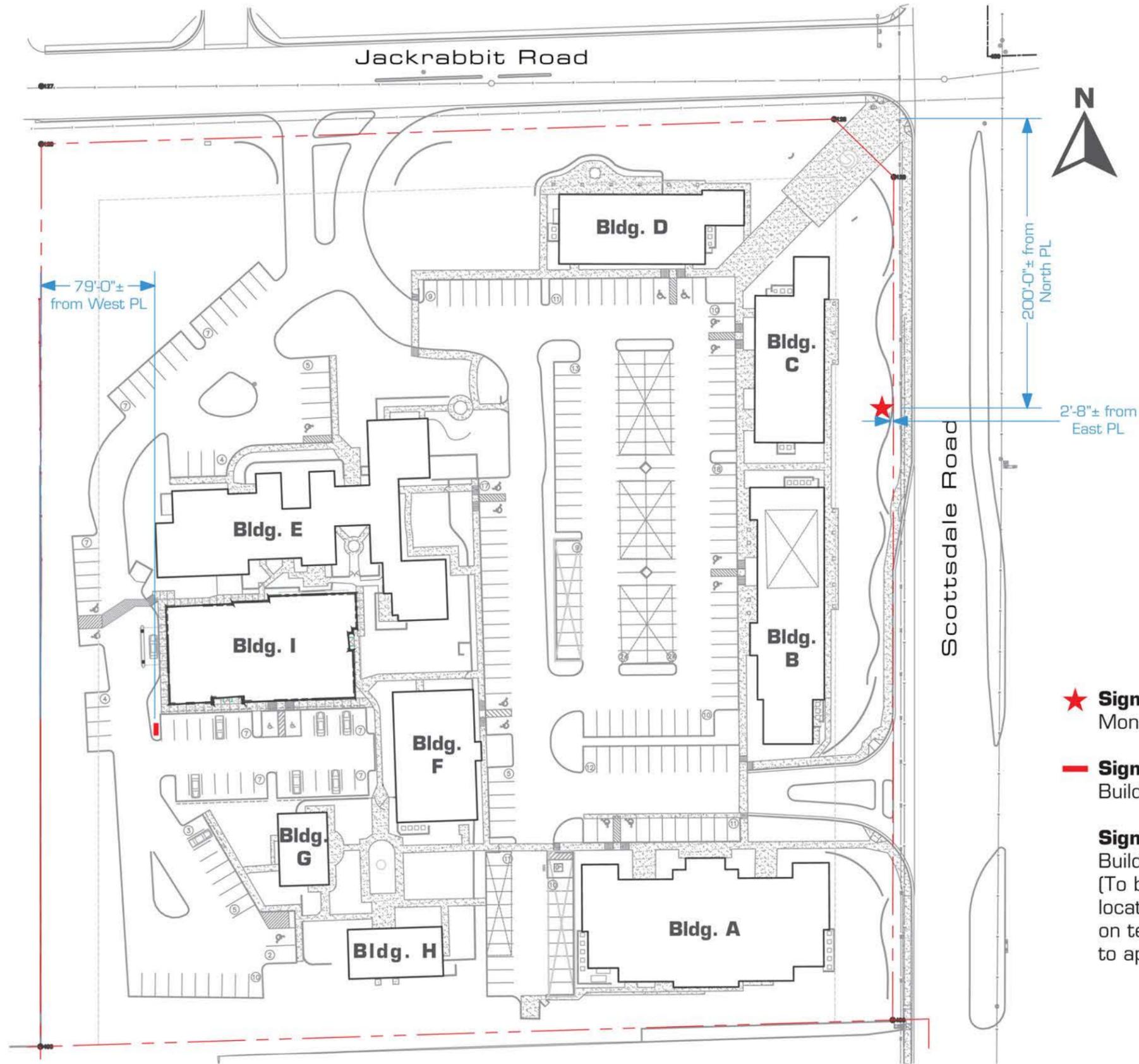


LUMINAIRE DATA

Luminaire: LXEM4-H0L-RFA-EDU
LXEM LED Enclosed and Gasketed, Extreme Environment
7" x 5.1" LED with deep frosted acrylic lens
XID40C110V54BS11

Ballast: Ballast Factor 1.00
Lamp: LED
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: 4.00
Width: 0.54
Height: 0.17





★ **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

11.26.2018

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:

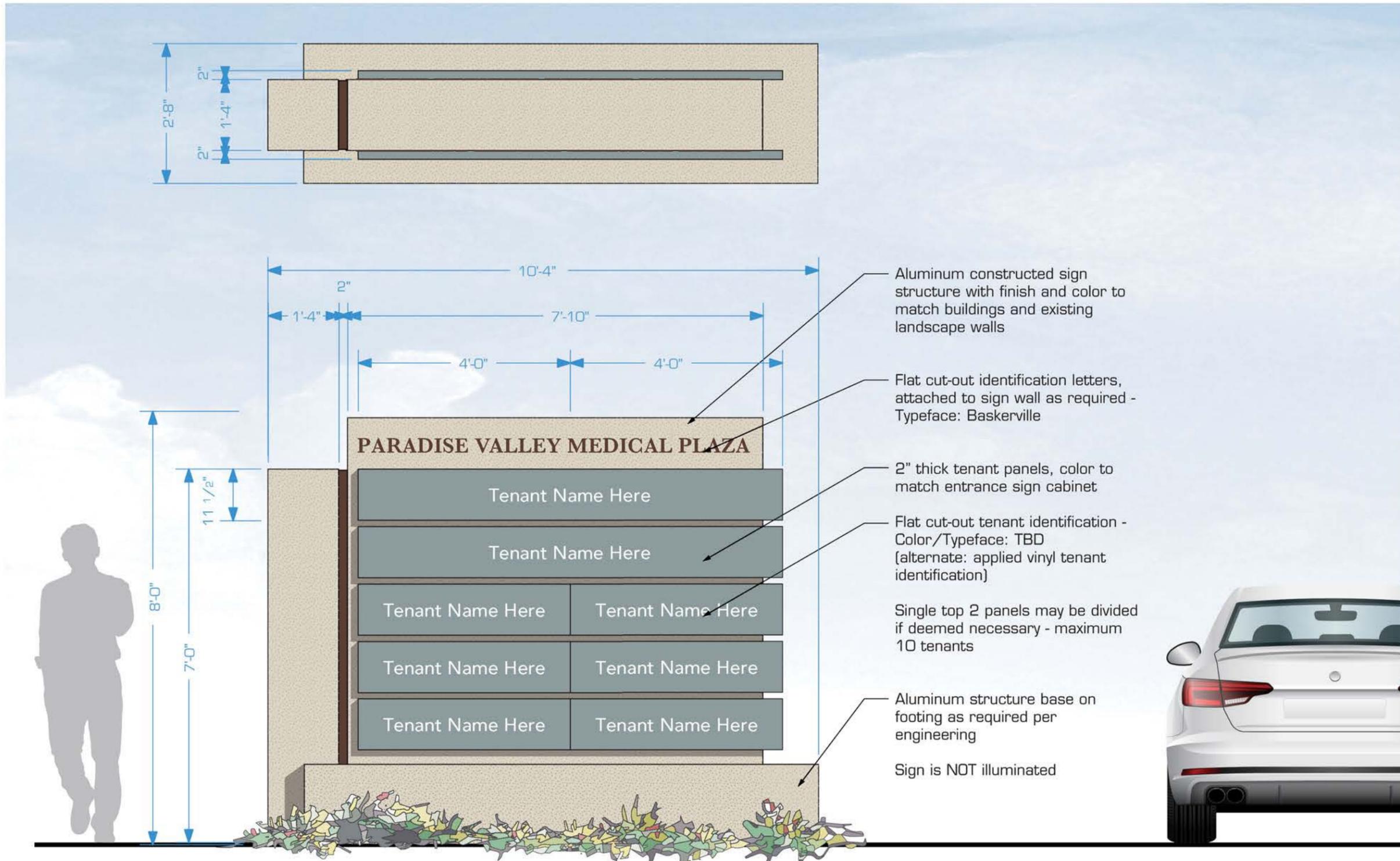
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(F) 602.266.1289
scott@identitysign.net

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Sign Type A - Project ID/Tenant Monument

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

Qty: 1 - 40 Sq.Ft.

DATE

11.26.2018

JOB NAME

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Existing Conditions



Monument Sign Render

Sign Type A - Project ID/Tenant Monument

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

Qty: 1 - 40 Sq.Ft.

DATE

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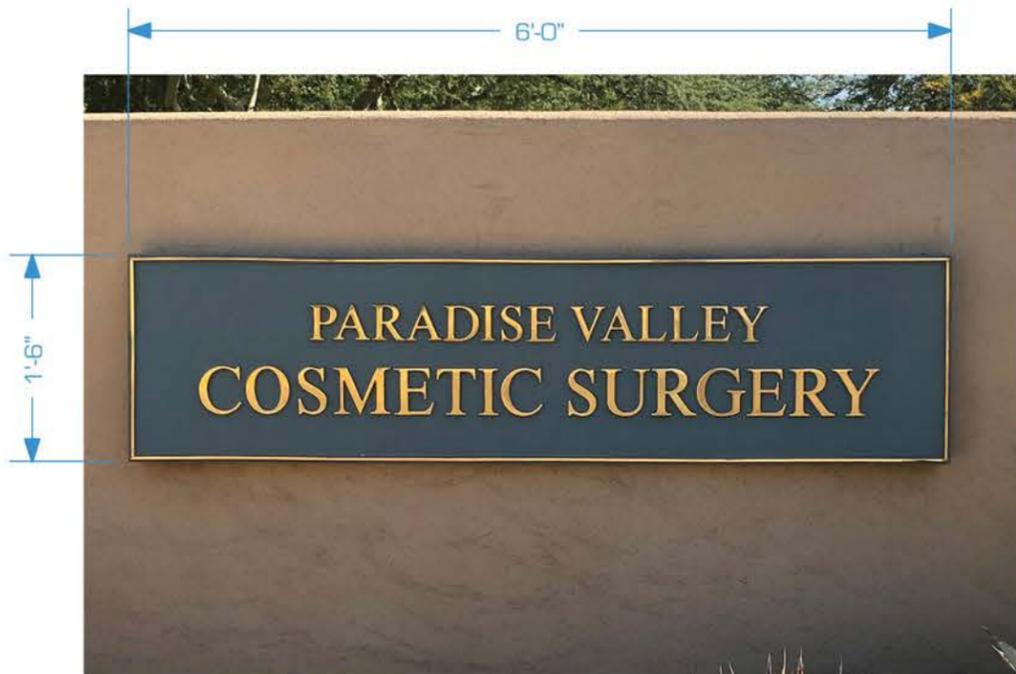
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Existing Entrance Ground Signs - Scottsdale Road

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

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Sign Type B - Building Directory Sign

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

DATE

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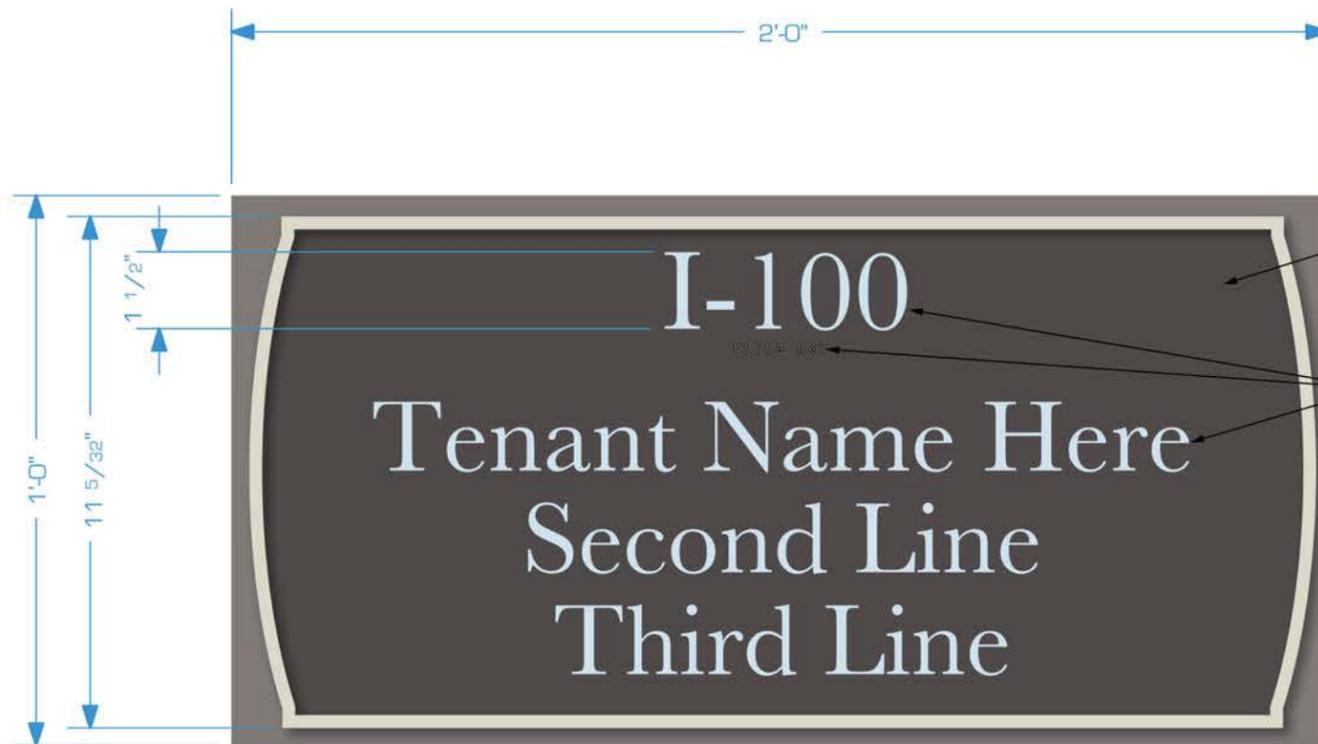
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Dimensional building / suite ID plaque - style, color, and material to match existing on-site

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

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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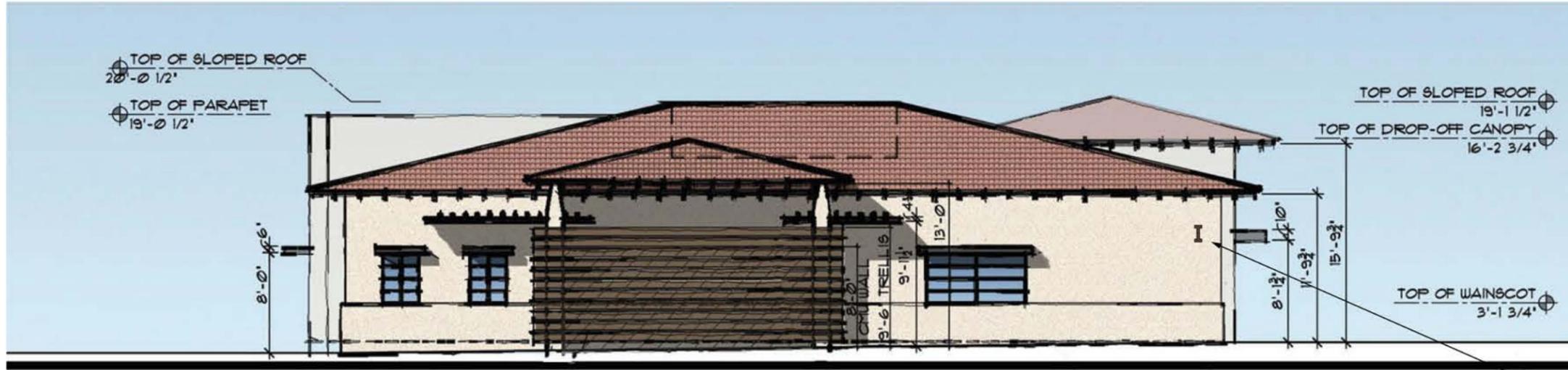
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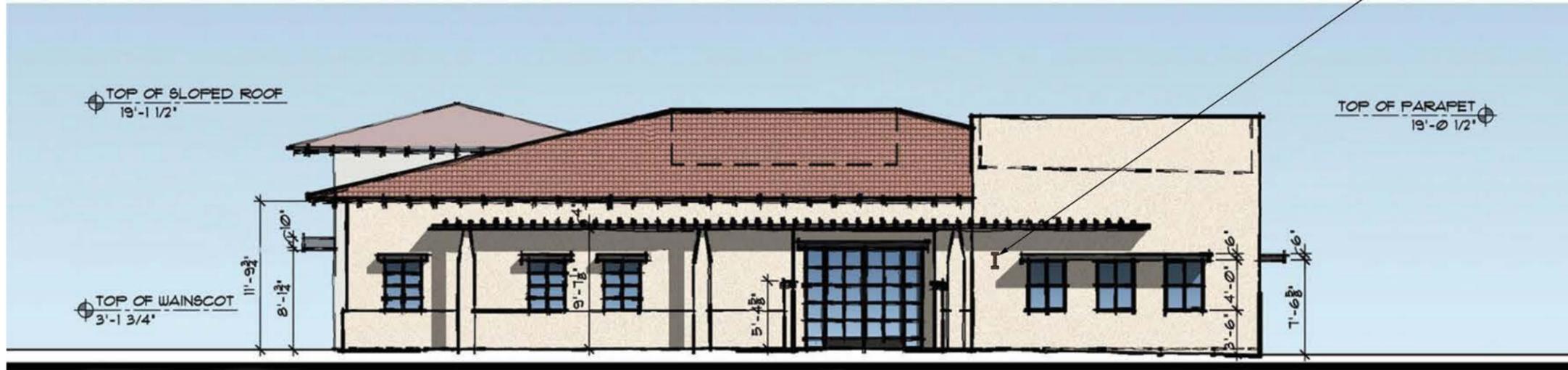
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West Elevation



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

DATE

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