

PARADISE VALLEY MEDICAL PLAZA

SPECIAL USE PERMIT INTERMEDIATE AMENDMENT 2018



PARADISE VALLEY MEDICAL PLAZA
INTERMEDIATE AMENDMENT TO SPECIAL USE PERMIT
OCTOBER 15TH, 2018

Paradise Valley Medical Plaza is located on an approximately 10-acre parcel at the southwest corner of Scottsdale Road and Jackrabbit, directly across Scottsdale Road from the Doubletree Resort. In 1979 the Town granted the original special use permit for a medical clinic. Dr. John Simons, a well-known plastic surgeon, maintained his private practice at the site for over 20 years.

In 2003, the Town approved a major amendment to the special use permit that increased the overall square footage to just over 50,000 square feet of medical uses and surgical facilities. While Dr. Simons no longer works from the property, a significant focus for Paradise Valley Medical Plaza continues to be elective plastic surgery.

The current proposal would add one single-story 10,000 square foot building on the west side of the campus. This new space will be used for additional medical offices and/or surgical facilities. The setback of this new building will match the existing building immediately to the north.

A final decision on whether to use the new building for surgical facilities, traditional medical offices, or a combination of both will depend on the tenant. Regardless of whether the surgical facilities remain in the existing building immediately to the north, or are located to the new 10,000 SF building, the existing drop-off area for the surgical facilities will be replaced by a new drop-off that will be screened, reducing noise for neighbors to the west.

Since eight covered parking spaces will be eliminated by the new building, new covered parking spaces will be added in the central area of the site. The architecture and exterior finishes of the new building will be consistent with the existing structures on-site. Exterior finishes will consist primarily of stucco (painted), exposed wood, and dark bronze window glazing frames. Roofing material (where sloped) will be Spanish tiles. The overall scale of the building will not deviate from the scale of existing buildings on site. New landscaping consistent with the existing palate will be added in the area of the new building. In addition, additional landscaping will be added on the far west side of the property.

New pole lighting and building-mounted fixtures will maintain consistency with existing lighting fixtures found on-site, including temperature, wattage, and aesthetic. All mechanical units will be located on the roof in a screened mechanical well hidden behind sloped roofs.

Stormwater design will include underground retention piping and will conform to the 2018 Paradise Valley Drainage Guidelines. Care has been taken to make sure that the number of parking spaces to be provided will comply with the Town's SUP Guidelines.

PROJECT TEAM:

Owner:

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

Zoning Lawyer:

Jorden Hiser & Joy, PLC
Doug Jorden
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:

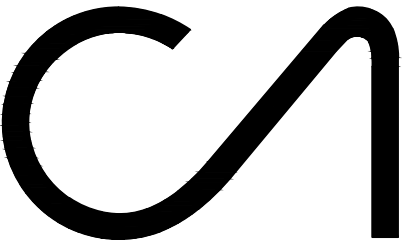
Acoustical Consulting Services
Tony Sola
P.O. Box 41182
Mesa, AZ 85274
E: tony@acoustics.com
P: 480.827.1007



FOOTPRINT OF
PROPOSED MEDICAL
OFFICE BUILDING

EXISTING DROP-OFF
LOCATION

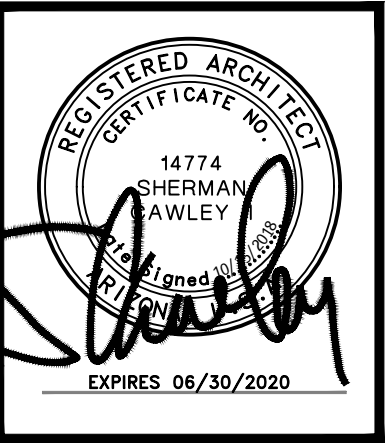
RED BOUNDARY INDICATES
LOCATION OF EXISTING
COVERED PARKING
(TO BE DEMOLISHED)



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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
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.

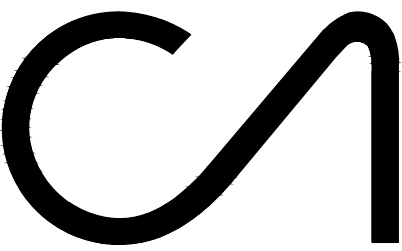
The architectural design and data presented in these documents is an instrument of service provided by Cawley Architects.

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.

Project: - PVMC

A1.0



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Project - PVMC
A1.2

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.

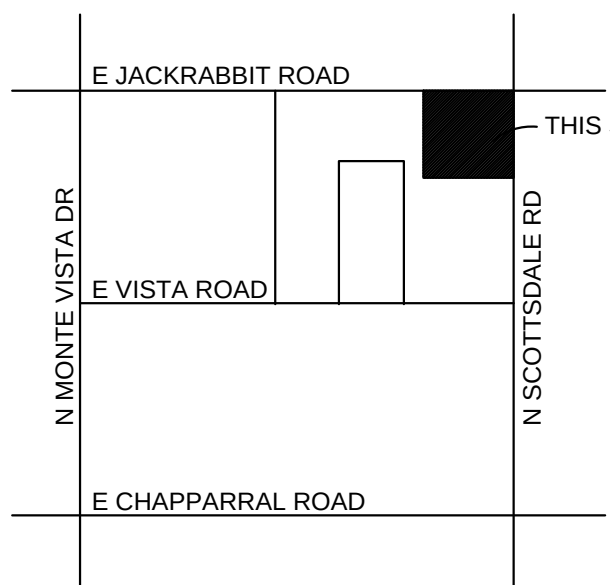
REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
EXIST. BLDGS	50,686 S.F.	VARIES	227
NEW BUILDING	9,692 S.F.	5:1000	49
TOTAL:			276

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

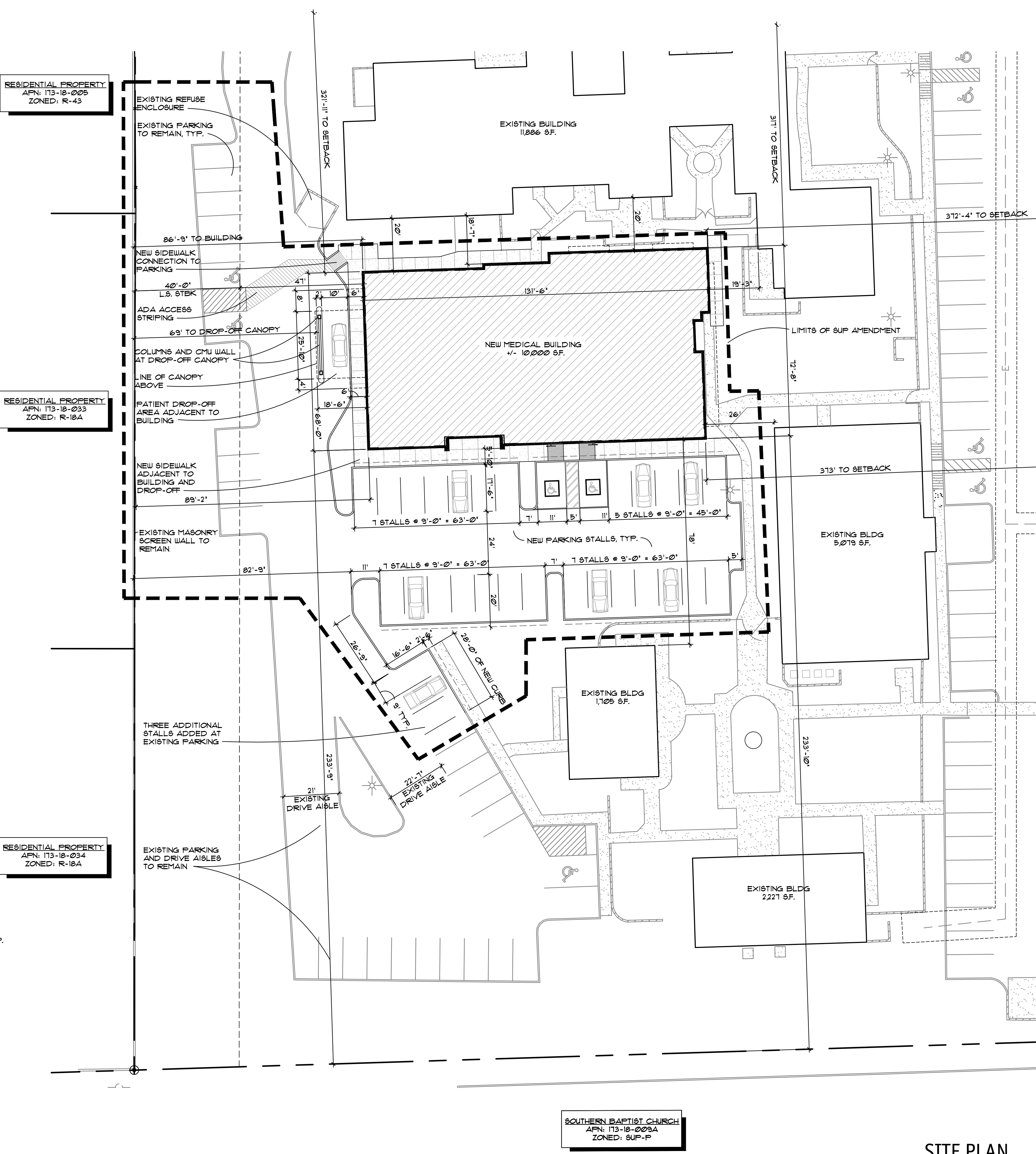
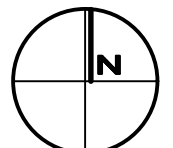
---	PROPERTY LINE
- - - - -	EASEMENT / SETBACK LINE
---	LIMITS OF SUP AMENDMENT
- - - - -	CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
---	6' CURB
---	SITE WALL
---	PAINT STRIPING ON PAVEMENT
+	NEW FIRE HYDRANT
+	EXISTING FIRE HYDRANT
+	FIRE DEPARTMENT CONNECTION
+	ACCESSIBLE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

VICINITY MAP N.T.S.



SITE PLAN

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

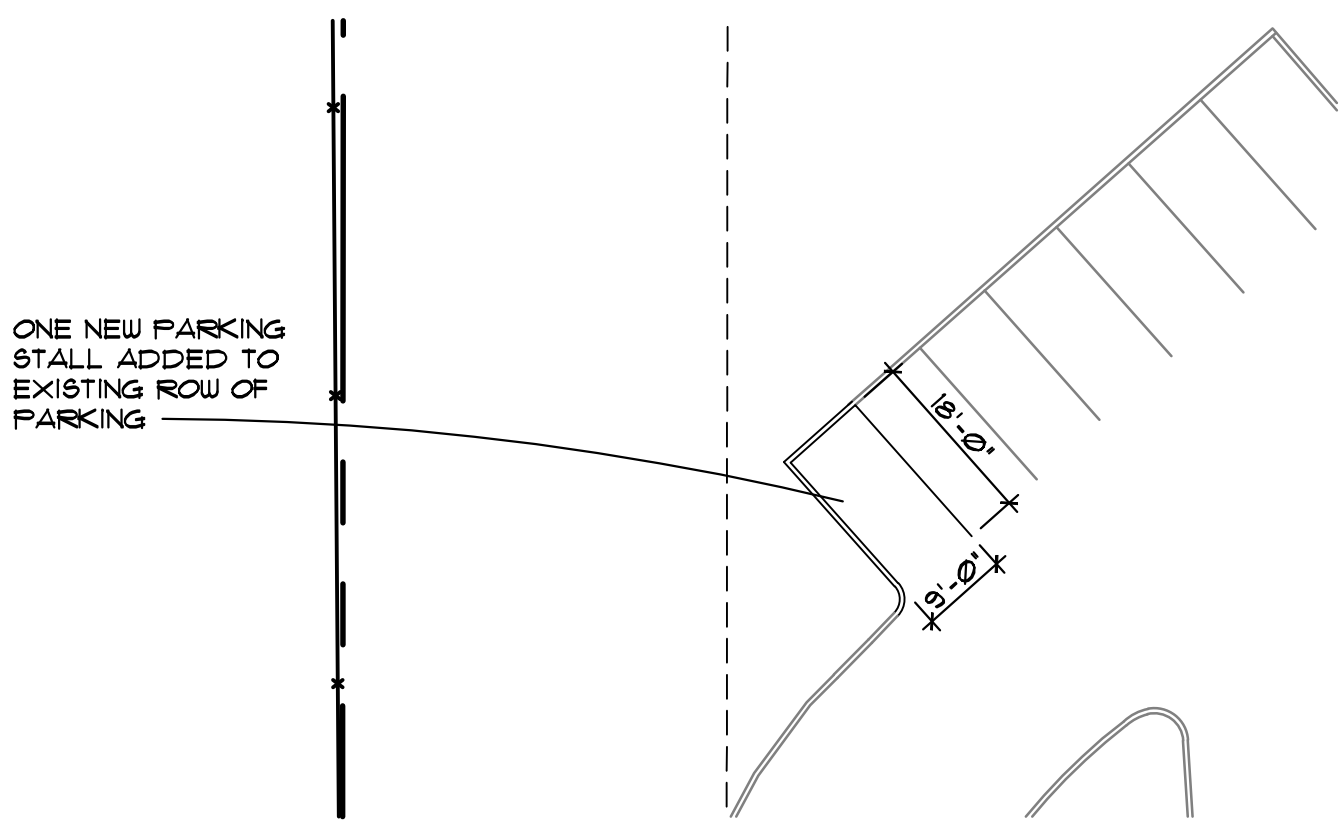


RESIDENTIAL PROPERTY
APN: 173-18-005
ZONED: R-43

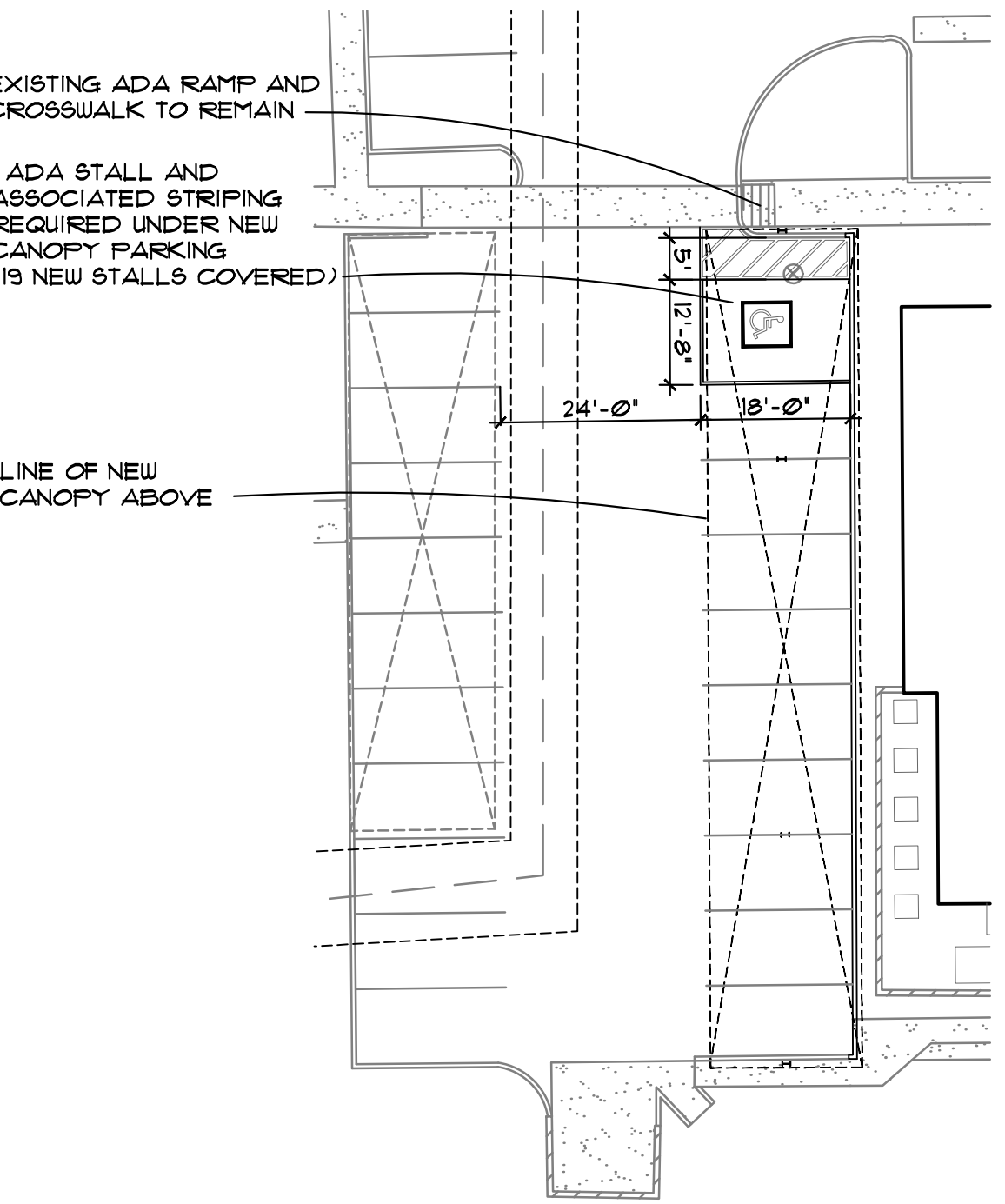
RESIDENTIAL PROPERTY
APN: 173-18-033
ZONED: R-18A

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

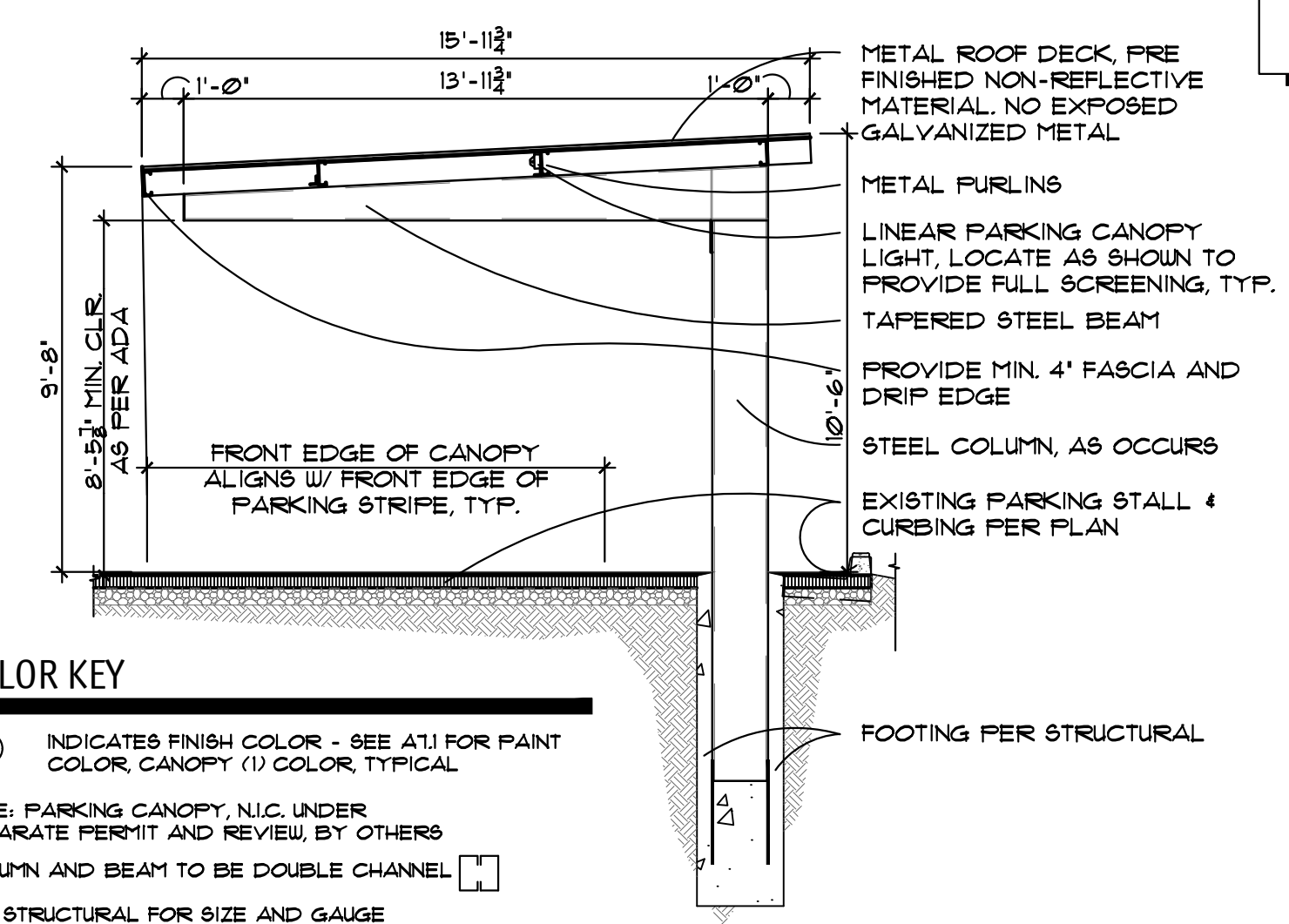
SOUTHERN BAPTIST CHURCH
APN: 173-18-003A
ZONED: SUP-P



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



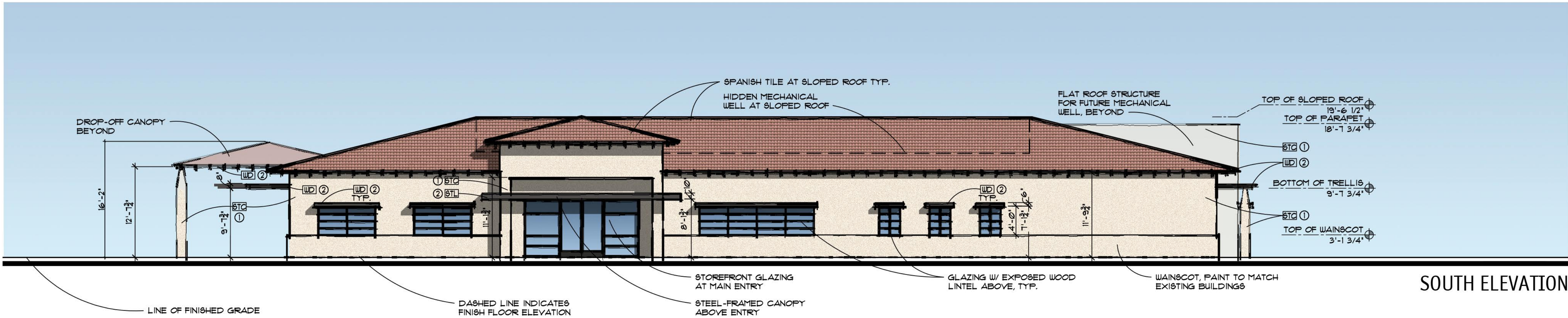
2 ENLARGED SITE PLAN
SCALE: 1" = 20'-0"



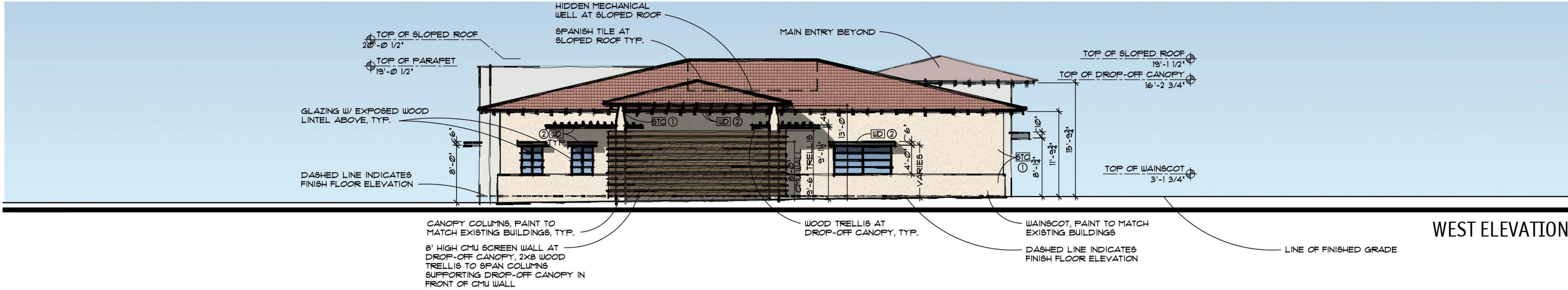
1 PARKING CANOPY
SCALE: 1/4" = 1'-0"

COLOR KEY

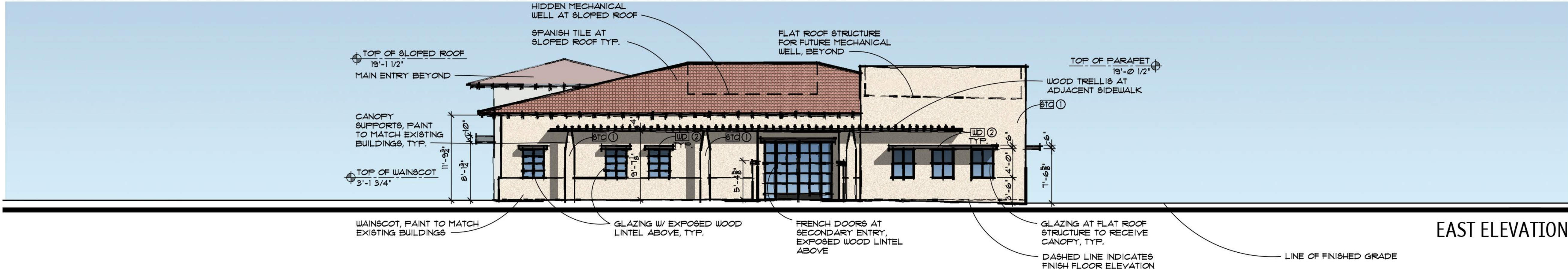
① INDICATES FINISH COLOR - SEE A1.1 FOR PAINT COLOR, CANOPY (1) COLOR, TYPICAL
NOTE: PARKING CANOPY, N.O. UNDER SEPARATE PERMIT AND REVIEW, BY OTHERS
COLUMN AND BEAM TO BE DOUBLE CHANNEL
SEE STRUCTURAL FOR SIZE AND GAUGE



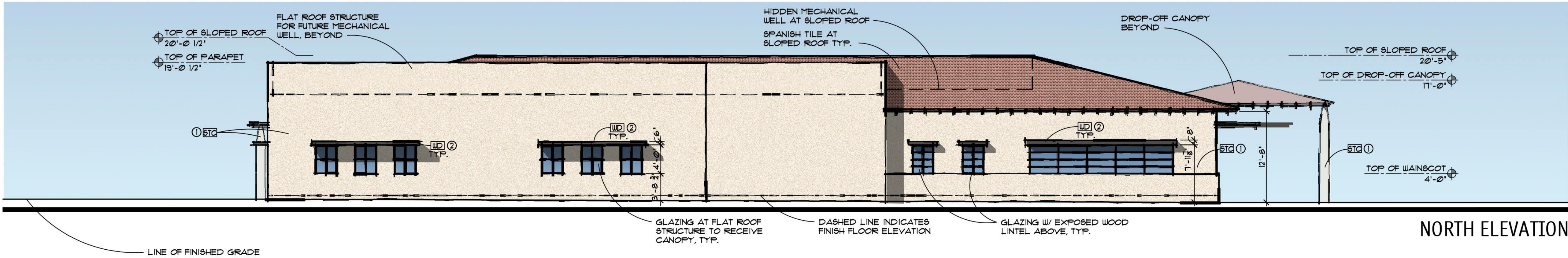
SOUTH ELEVATION



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" FPG SOLARCOOL BLUE (SRF #2)
AIRSPACE: 1/2" (AIR FILL)
INBOARD: 1/4" FPG 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

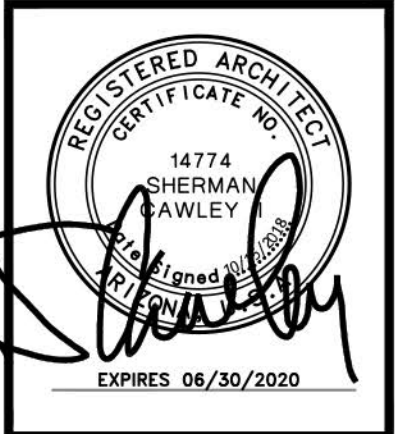
1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. IS RESPONSIBLE FOR SUBMITTING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



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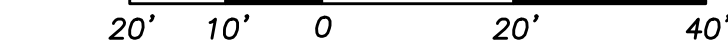
Project: -PVMC

A7.1

EXTERIOR ELEVATIONS



G:\Proj\1805 PV Medical Plaza\CONCEPTUAL\1805_C1-CONGRD.dwg,
10/12/2018 9:46 AM, AGUSTIN



PARADISE VALLEY, ARIZONA

BAYPORT PV ASSOCIATES LP
3090 PULLMAN STREET
COSTA MESA, CA 92626

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

CAWLEY ARCHITECTS
730 N. 52ND STREET #203
PHOENIX, ARIZONA 85008
PH. 602-393-5060
FAX 602-393-5061
CONTACT: JUSTEN CASSIDY

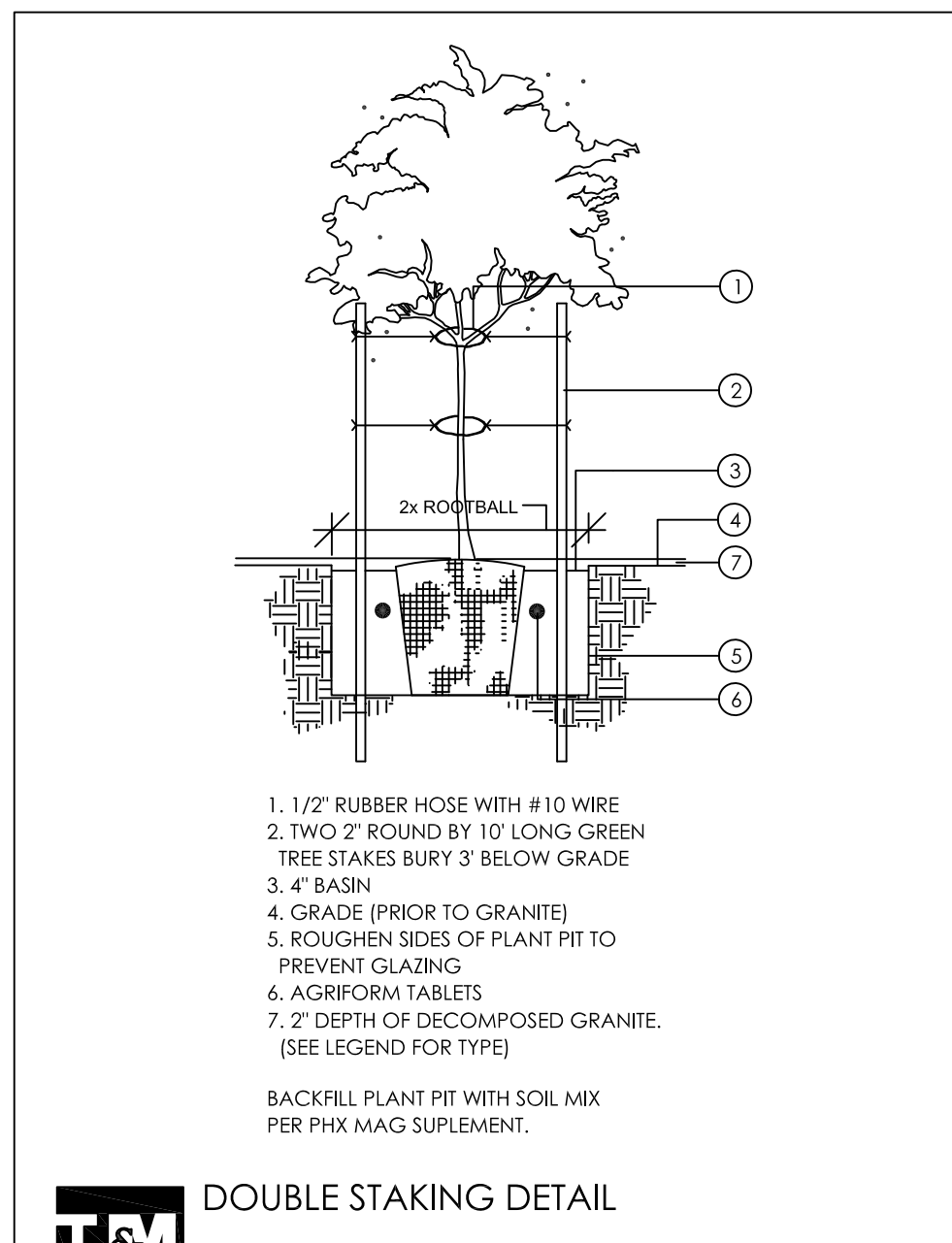
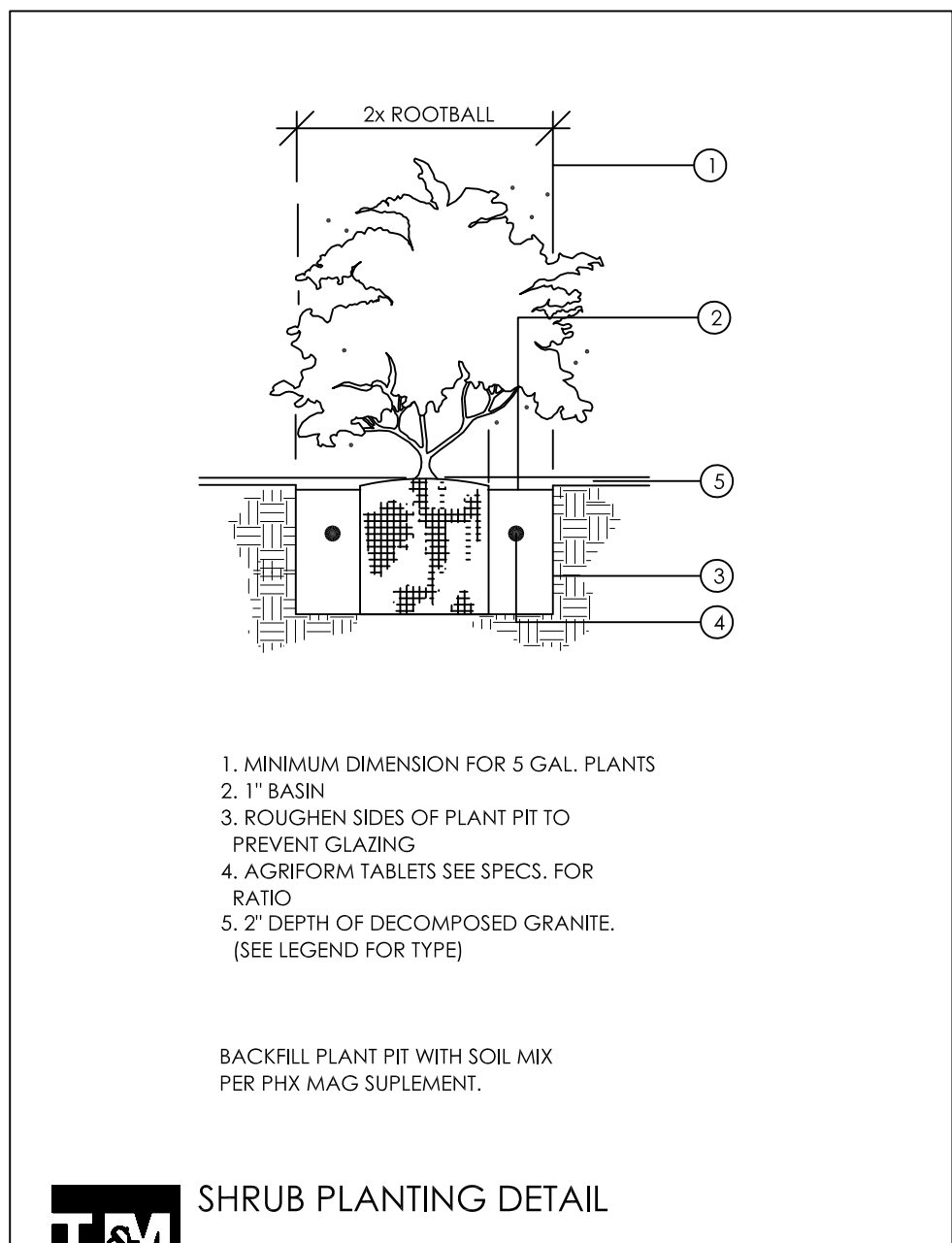
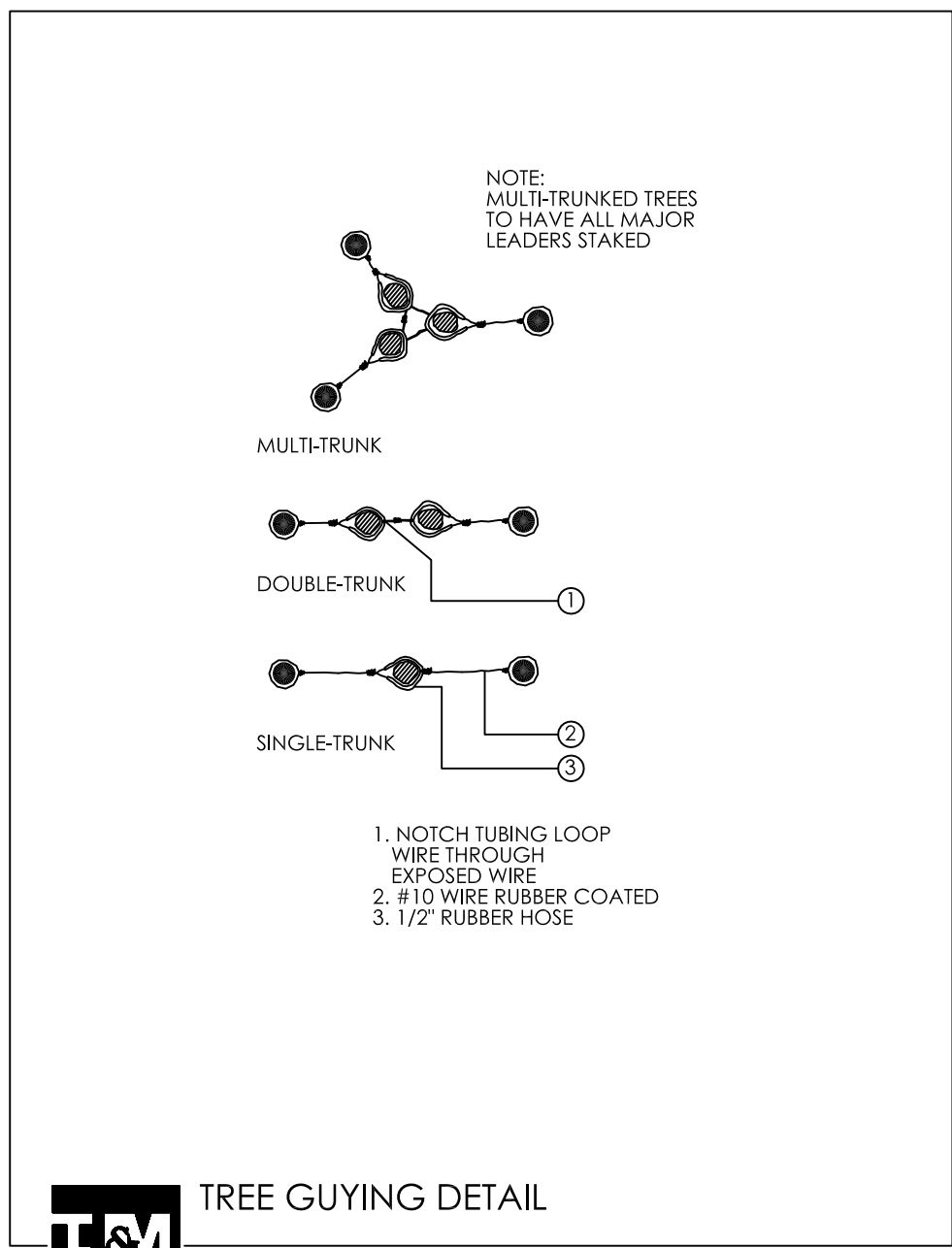
MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY
RECORDED IN BK. 734, PG. 10 M.C.R.
CORNER NO. 24565-1M, 1-1/2" IP IN HH 0.5' DN. W/ 2"
MARICOPA COUNTY AL CAP STAMPED RLS 21782.

PARADISE VALLEY DATUM

	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

SHEET
C1
OF 1

C.O.C. LOG NO. CIV18-XXXX

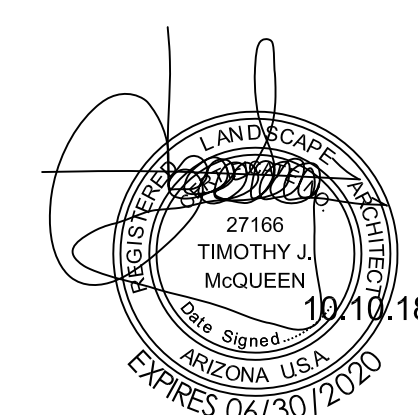
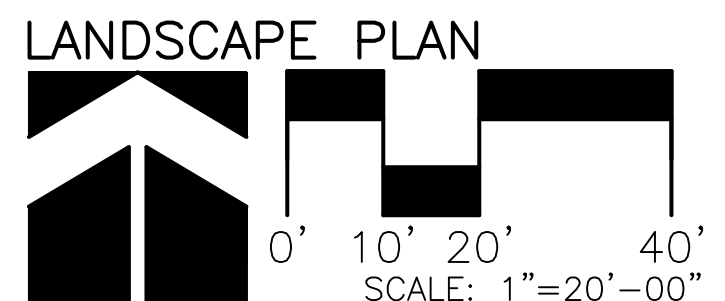
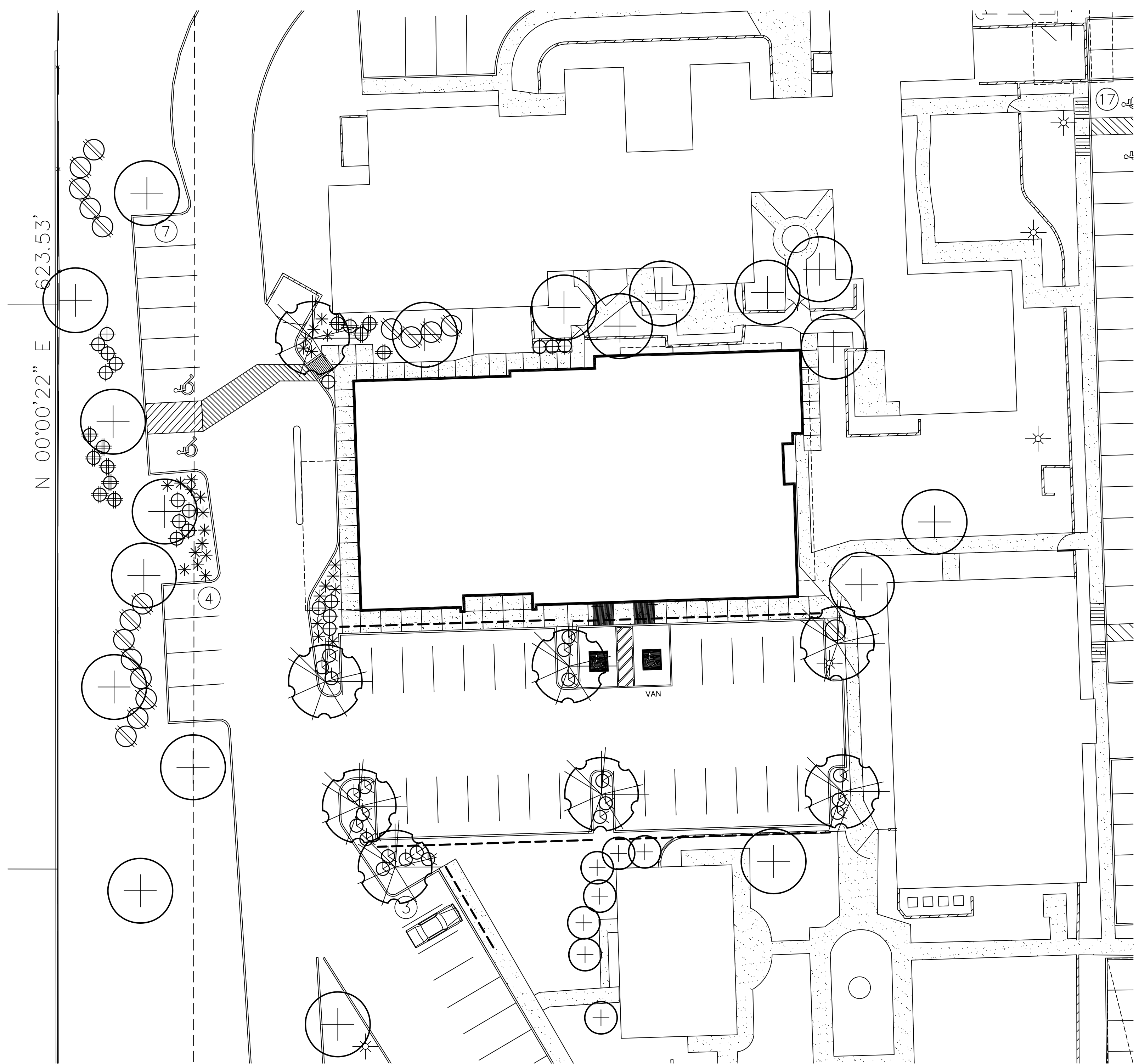


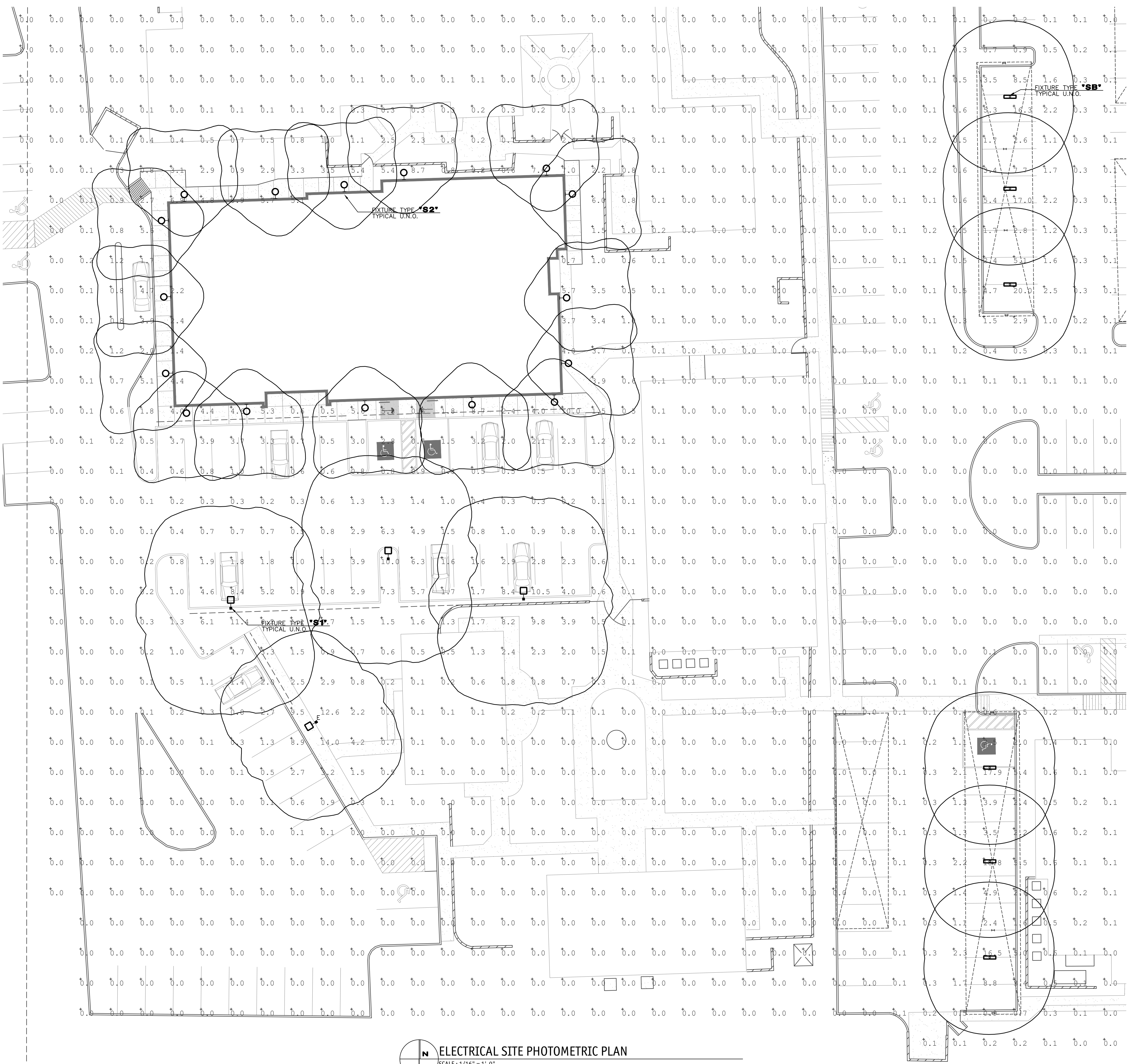
- ### LANDSCAPE LEGEND
- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
2" CALIP., 6.5'T, 4.5'W (8)
 - EXISTING TREE
PROTECT FROM
CONSTRUCTION (26)
 - TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (18)
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (18)
 - DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (12)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

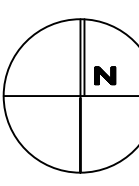
MATCH EXISTING
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

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

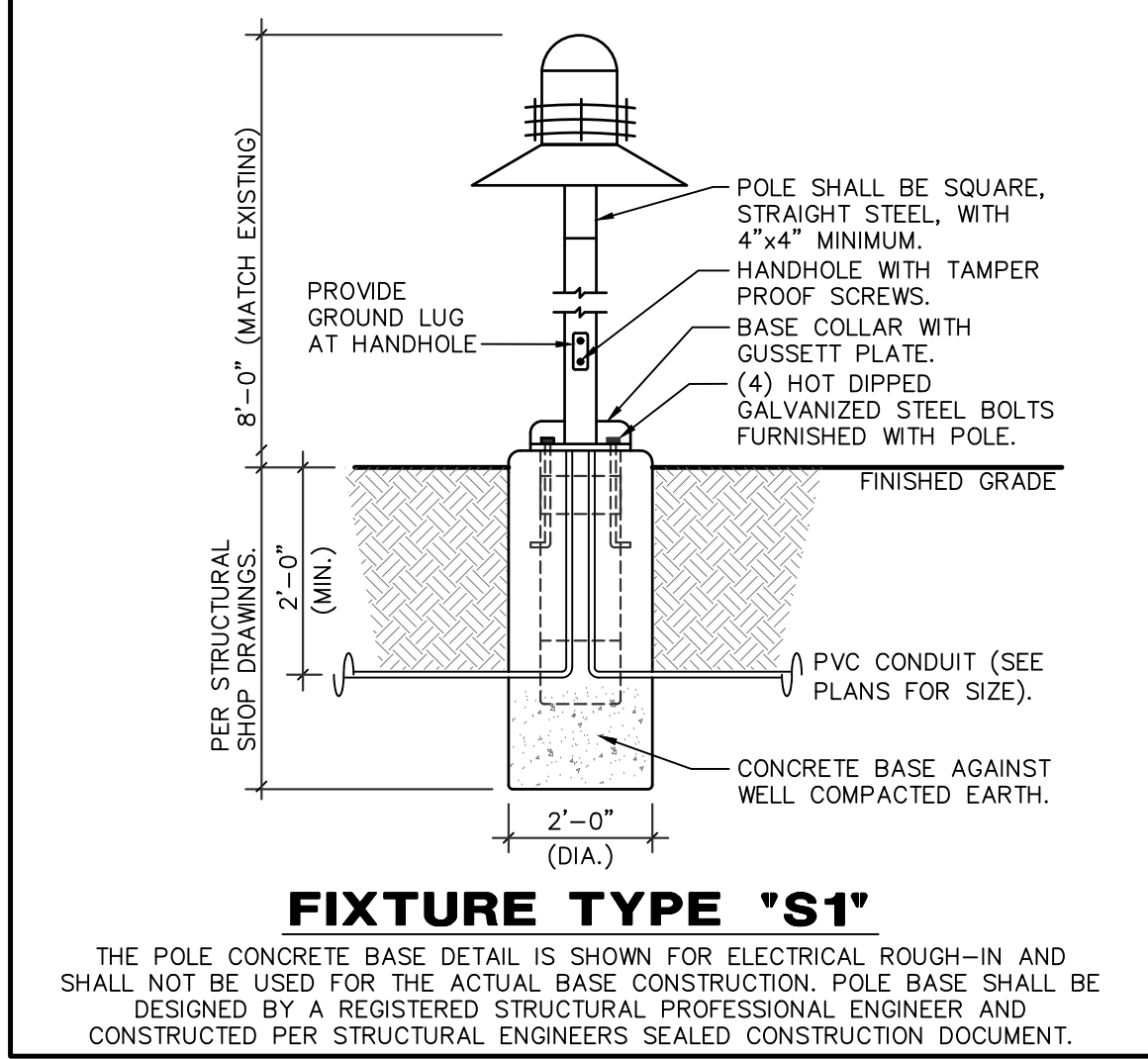
MAINTENANCE NOTE:
THIS ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE
WITH PARADISE VALLEY STANDARDS IN A NEAT, CLEAN
WEED FREE CONDITION BY THIS PROPERTY OWNER.





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

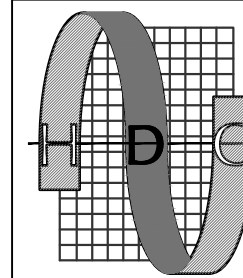
POLE MOUNTED FIXTURE DETAIL



- 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	LLF	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.

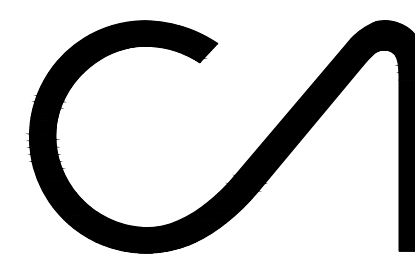
**PRELIMINARY
NOT FOR CONSTRUCTION**



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.

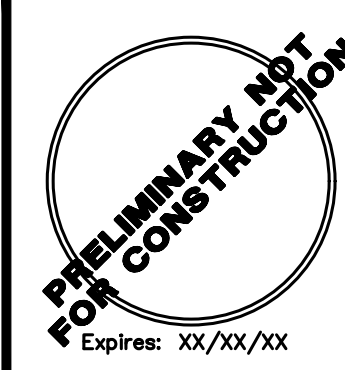
IF DRAWING IS NOT PLOTTED AT osmodeTHEY ARE NOT FULL SIZE



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**PRELIMINARY NOT
FOR CONSTRUCTION**
Expires: XX/XX/XX

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SWC OF
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10-15-2018

Project - PMVC

DR1.0

Universe® Medium with HID Optic – UCM

TYPE

- Modular system with five luminous options, four hood options, and two optical systems for customization to complement 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	2. LUMINOUS HOOD	3. OPTICS	4. LAMP/ BALLAST	5. COLOR	6. HOOD OPTIONS	7. OPTIONS	8. MOUNTING

1. LUMINAIRE	UCM	Universe medium
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2. LUMINOUS/HOOD		
ANGLED BEL	FLARED STRAIGHT SKIRTED	
ANG BEL	FLR	STR
ANG BEL	FLR	SKB

LUMINOUS/HOOD							
4 LUMINOUS SOLID RINGS	VERTICAL RINGS	LUMINOUS RINGS					
WIND-ANG	SR-ANG	VSL-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				

5. COLOR							
Standard Color	WH	Acctic White					
	BL	Black					
	BLT	Matte Black					
	DB	Dark Bronze					
	DGN	Dark Green					
	TT	Titanium					
	CUSTOM	Custom Color					

6. HOOD OPTIONS							
WDB	Weathered Bronze						
MDB	Bronze Metallic						
VBU	Vivid Blue						
CPT	Copper						
MAV	Matte Aluminum						
MGM	Medium Gray						
AGN	Antique Green						
LG	Light Gray						

7. OPTIONS							
FTG	(Flat glass lens)						
ROK	(Rough glass lens)						
SLC	(Internal sleeve to block light when luminous element closed)						
FLD	(Lightly diffused finish on flat glass lens)						
HSS	(House side shield. Not for Type 5)						
347V	(For HID, except 500W & 200W)						
QL	(7-4 rated) CDS (7-4 remote controller & socket)						
PMR	(Post top mount, slips over a 4"/100mm pole. Reflector model only)						
PM	(Post top mount, BR55 & Opal lens only)						
PMR	(Post top mount, 40"/120mm stem & canopy with vent)						

8. MOUNTING							
BL	Blue	GRN	Green	RD	Red		

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

4. LAMP/BALLAST							
COMPACT FLUORESCENT							
GE T802T lamp, -10°C max start temp							
PLT							
METAL HALIDE							
Medium base, ED-17 lamp							
500MH							
G12 base, 1-6 amp/mc lamp							
70MH-T6							
ELECTRONIC METAL HALIDE							
Medium base, ED-17 lamp							
70MH-EB							
G12 base, 1-6 amp/mc lamp							
70MH-T6EB							
PULSE START METAL HALIDE							
Medium base, ED-17 lamp							
150PSMH							
G12 base, 1-6 amp/mc lamp							
150PSMH-T6							
HIGH PRESSURE SODIUM							
Medium base, ED-17 lamp							
50HPS							
70HPS							
100HPS							
150HPS							

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