

PARADISE VALLEY MEDICAL PLAZA

SPECIAL USE PERMIT INTERMEDIATE AMENDMENT 2018



PARADISE VALLEY MEDICAL PLAZA
INTERMEDIATE AMENDMENT TO SPECIAL USE PERMIT
MAY 3RD, 2019

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 8,800 square foot building on the west side of the campus; this is smaller than the 10,000 square-foot building approved by the Planning Commission. This new space will be used for additional medical offices and/or surgical facilities. The setback for this smaller building has been increased to 96 feet, which is a larger setback than 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 8,800 SF building, the existing pick-up area for the surgical facilities will be replaced by a new pick-up area that will be located south of the new building and more than twice the distance from the existing location.

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, extensive 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. There will be no lighting on the new west side landscaping or the “No Deliveries” signs depicted on the sign plan. 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.

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. New “No Deliveries” signage will be added to the west side drive aisle.

In addition to reducing the size of the new building and increasing the setback from the west property line, several changes have been made at the request of neighbors to the west. Thirty (30) new trees have been added. A new eight-foot wall near the west property line will add privacy and reduce noise. The biohazardous medical waste/linen area has been moved to the east side of the new building and a delivery zone has been added in the main parking lot east of the new building. To address one of the neighbor’s major concerns, the trash dumpster location on the west side has been moved.

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

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)
EXISTING PKNG. CANOPIES:	10,523 S.F.
NEW BUILDING AREA (INCLUDING OVERHANGS):	9,837 S.F. GROSS
NEW BUILDING AREA (GROSS @ PERIMETER):	8,805 S.F. GROSS
NEW BUILDING AREA (NET @ INTERIOR):	8,521 S.F. INTERIOR (NET)
TOTAL BUILDING AREA (GROSS):	62,544 S.F. GROSS
TOTAL BUILDING AREA (NET):	59,207 S.F. NET
NEW BLDG. CANOPY AREA:	668 S.F.
NEW PKNG. CANOPY AREA:	3,359 S.F.
NEW TOTAL PARKING CANOPY AREA:	10,998 S.F.
STORIES:	SINGLE STORY
LOT COVERAGE (EXIST):	17.19 %
LOT COVERAGE (NEW):	19.99 %
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. (NET)	50,686 S.F.
NEW BUILDING	8,521 S.F. (NET)	8,521 S.F.
TOTAL S.F.	59,207 S.F. (NET)	59,207 S.F.

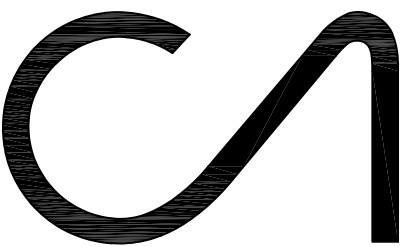
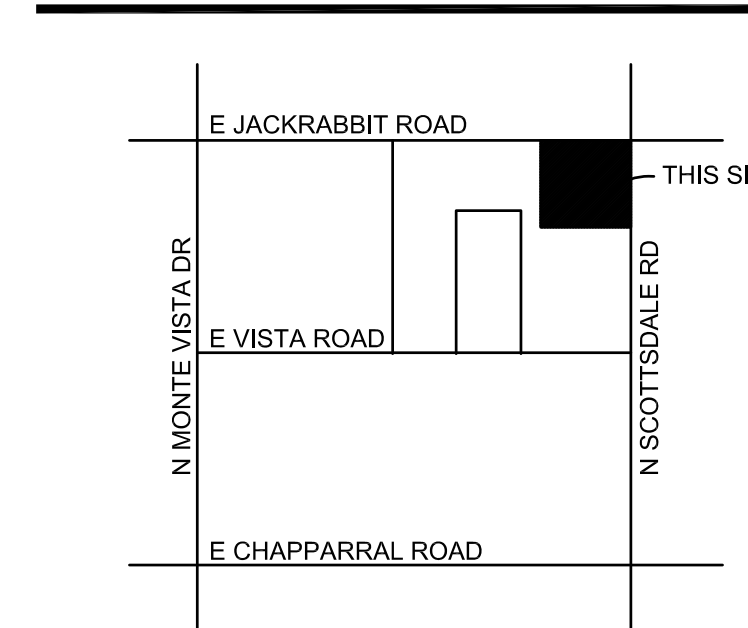
REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
EXIST. BLDGS	50,686 S.F.	VARIES	230
NEW BUILDING	8,521 S.F.	5:1000	43
TOTAL:			273

PARKING PROVIDED	
TOTAL REGULAR SPACES (EXISTING)	237
TOTAL REGULAR SPACES (NEW)	30
TOTAL ACCESSIBLE SPACES (EXISTING)	16
TOTAL ACCESSIBLE SPACES (NEW)	2
SPACES LOST FOR RELOCATED TRASH ENC.	-4
SPACES LOST AT EXISTING COVERED PKNG.	-8
SPACES LOST ON WEST SIDE PKNG.	-5
SPACES LOST FOR NEW LOADING ZONE	-3
SPACE LOST FOR NEW ADA UNDER PKNG. CNFY.	-1
TOTAL SPACES ON SITE	264
TOTAL COVERED SPACES (FOR REFERENCE)	78

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

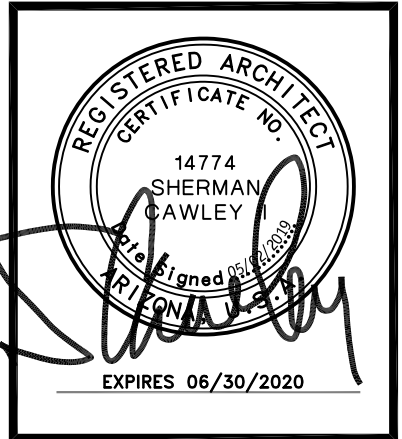
VICINITY MAP



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
P.C. COMMENTS
12-10-2018
2ND CITY COUNCIL MTG.
01-31-2019
TOWN COUNCIL REVISIONS
05-02-2019

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 this written description upon request.

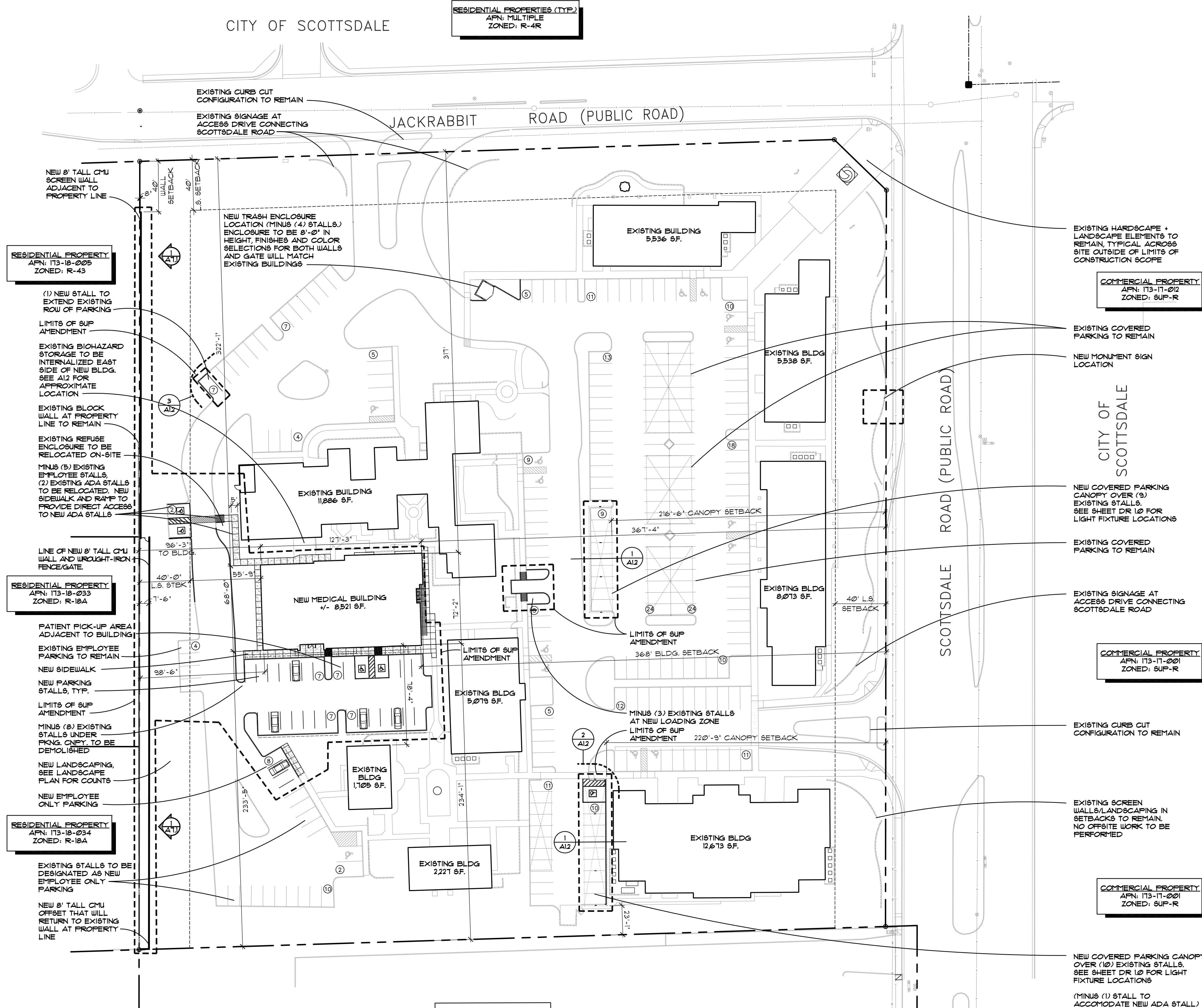
The architectural design and data presented in these documents is an instrument of service provided by Cawley Architects.

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
A1.1

NOTE: NO WORK TO BE PERFORMED OUTSIDE OF LIMITS OF CONSTRUCTION, WITH THE EXCEPTION OF TRENCHING FOR UTILITY CONNECTIONS TO ON OR OFFSITE MAINS



SITE PLAN



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	ACCESSIBLE ROUTE/PATH OF TRAVEL
	FIRE RISER

E JACKRABBIT ROAD

N MONTE VISTA DR

E VISTA ROAD

N SCOTTSDALE RD

E CHAPPARRAL ROAD

THIS SITE

PARADISE
VALLEY, AZ

DATE
PRE-APP SUBMITTAL 06-20-2018
SUP SUBMITTAL 08-01-2018
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NOTICE OF ALTERNATE BILLING
CYCLE:

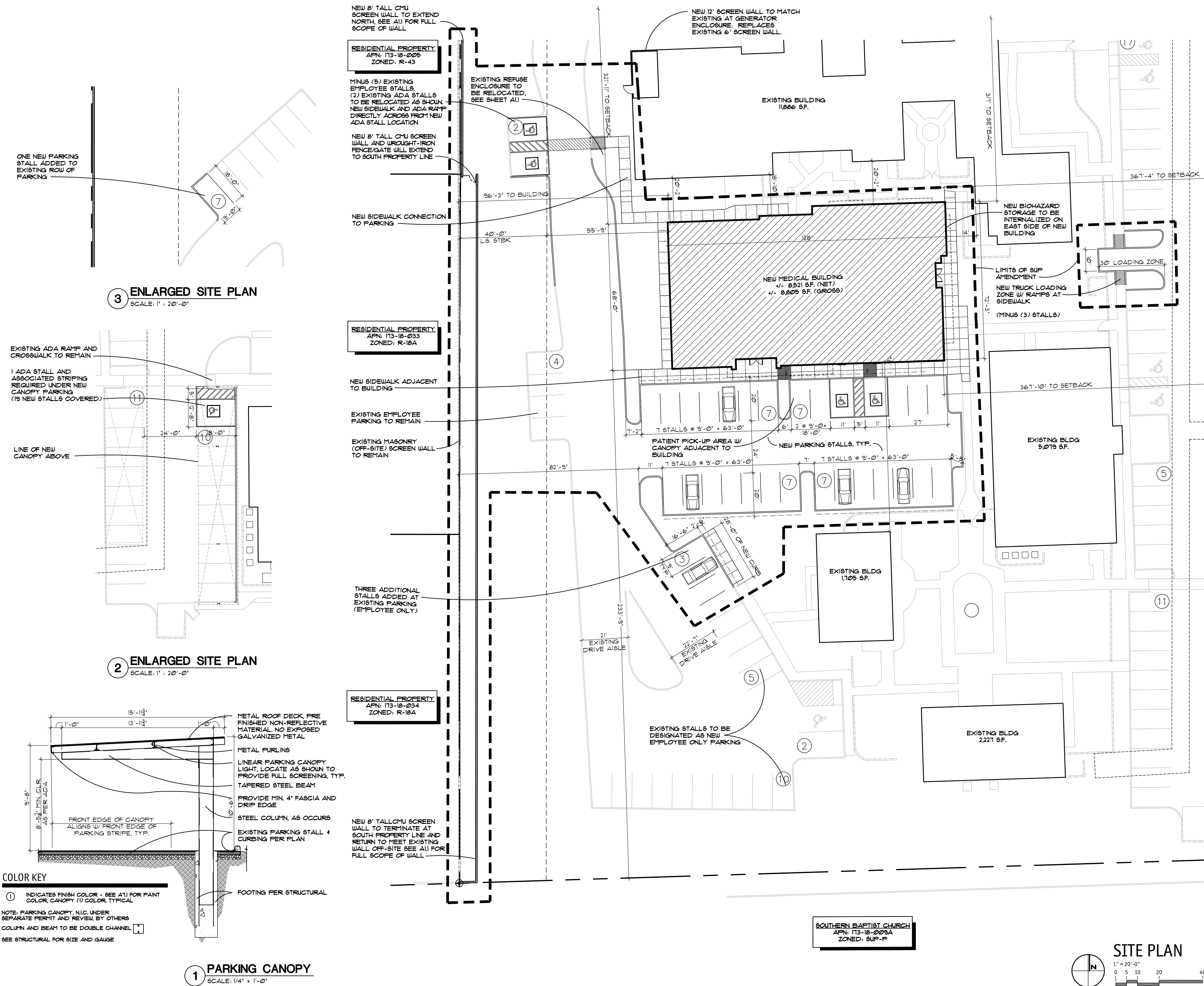
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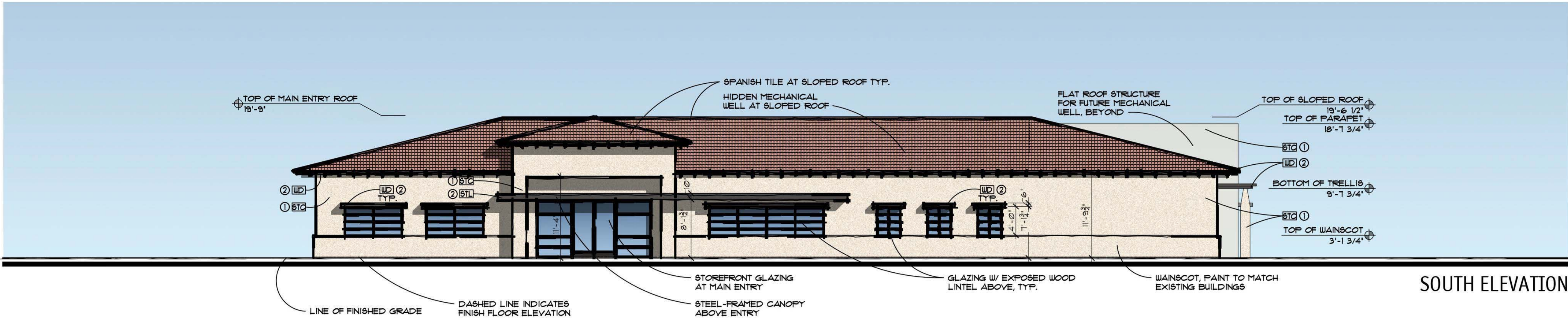
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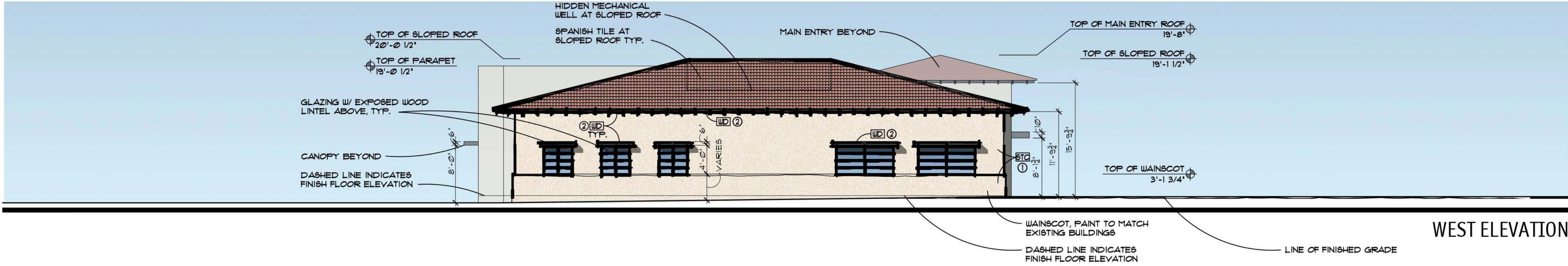
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Project: - PVMC

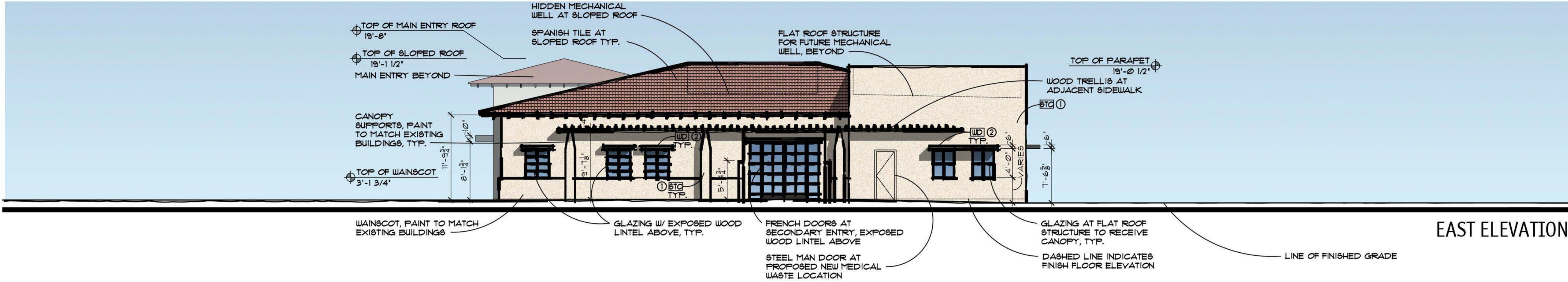




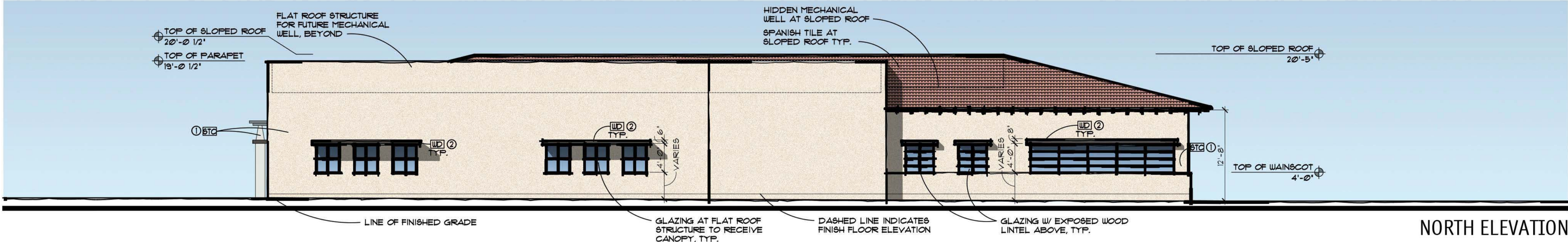
SOUTH ELEVATION



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
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" 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

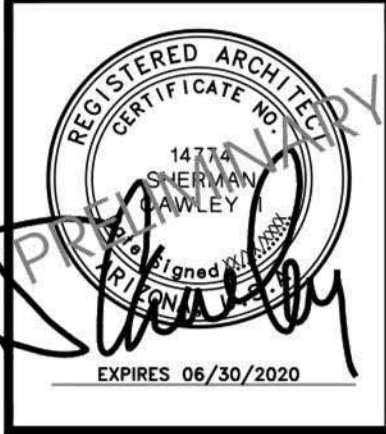
1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. IS RESPONSIBLE FOR SUBMITTING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



CAWLEY
ARCHITECTS

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PARADISE
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SWC OF
SCOTTSDALE
AND JACKRABBIT

PARADISE
VALLEY, AZ

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CITY COUNCIL REBOOT 04-12-2019

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Project: -PVMC

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EXTERIOR ELEVATIONS

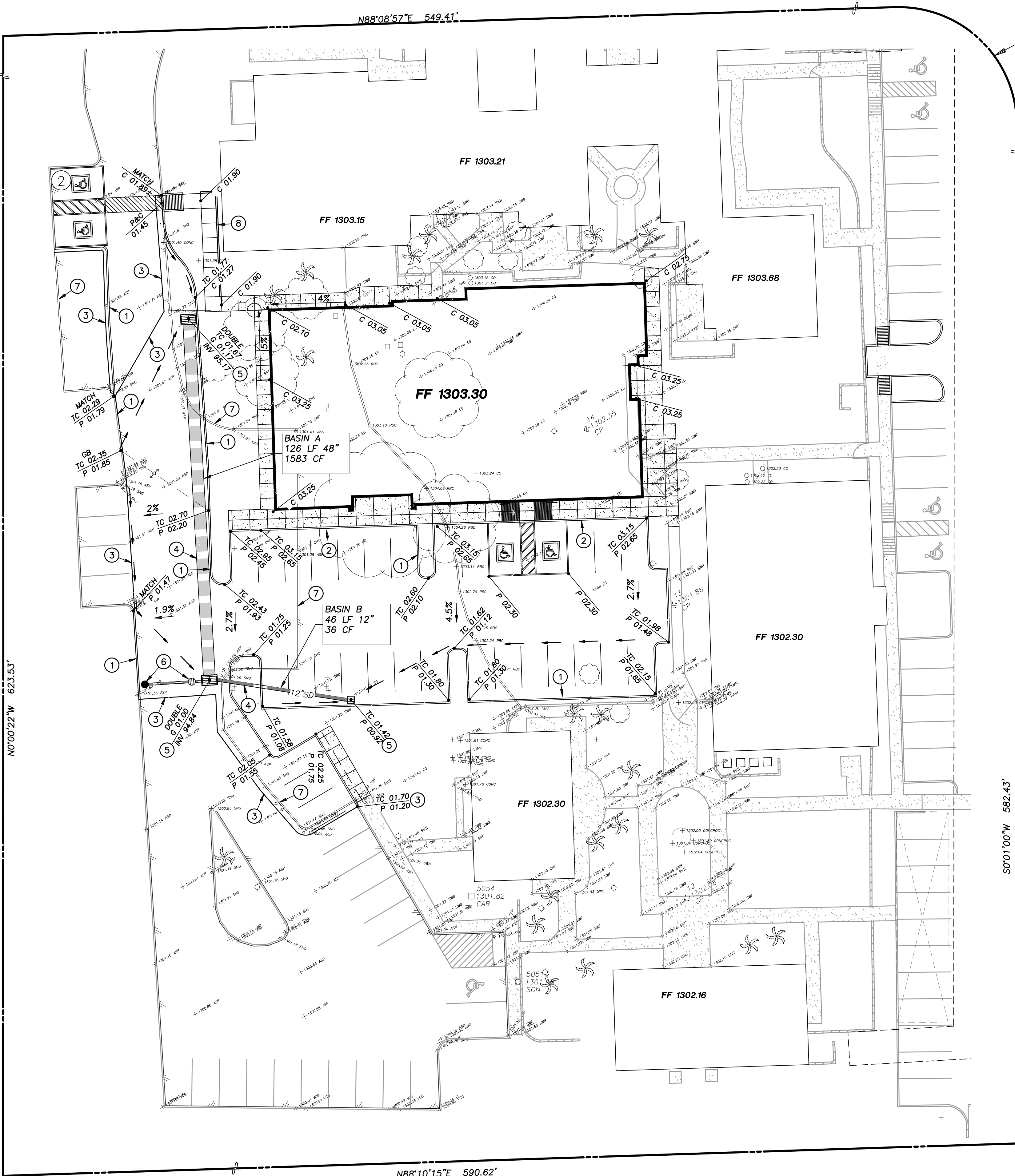


CONCEPTUAL GRADING, DRAINAGE PLAN
PARADISE VALLEY MEDICAL PLAZA
5410 N SCOTTSDALE ROAD, ARIZONA 85253

JACKRABBIT ROAD

N88°08'57"E 549.41'

R=40.00', L=64.14'



N88°10'15"E 590.62'

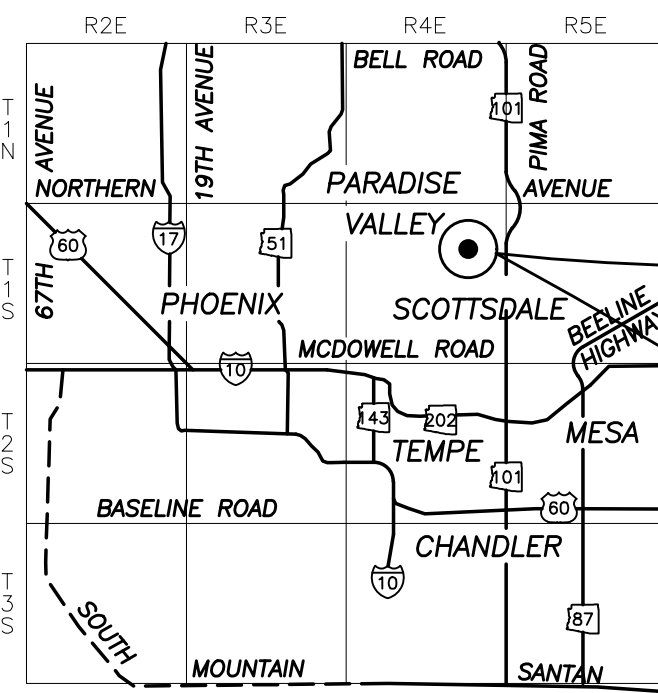
SCOTTSDALE ROAD

S0°01'00"W 582.43'

SCOTTSDALE ROAD

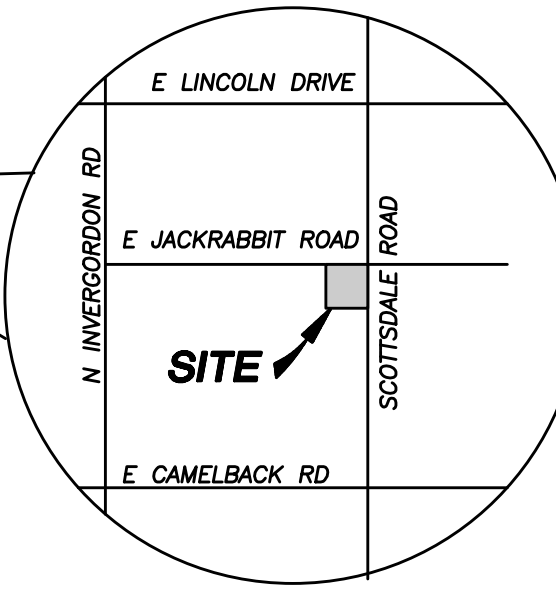
SCALE 1"=20'

20' 10' 0 20' 40'



VICINITY MAP

PARADISE VALLEY, ARIZONA



NTS

OWNER

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

ENGINEER

JMA ENGINEERING CORPORATION
727 E BETHANY HOME ROAD, SUITE B110
PHOENIX, ARIZONA 85014
PHONE: (602) 248-0286
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

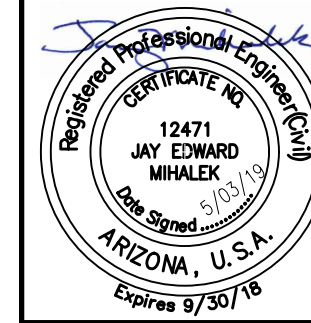
LEGEND

- 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



1988 - 2019
Celebrating 31 Years

SHEET
C1
OF 1



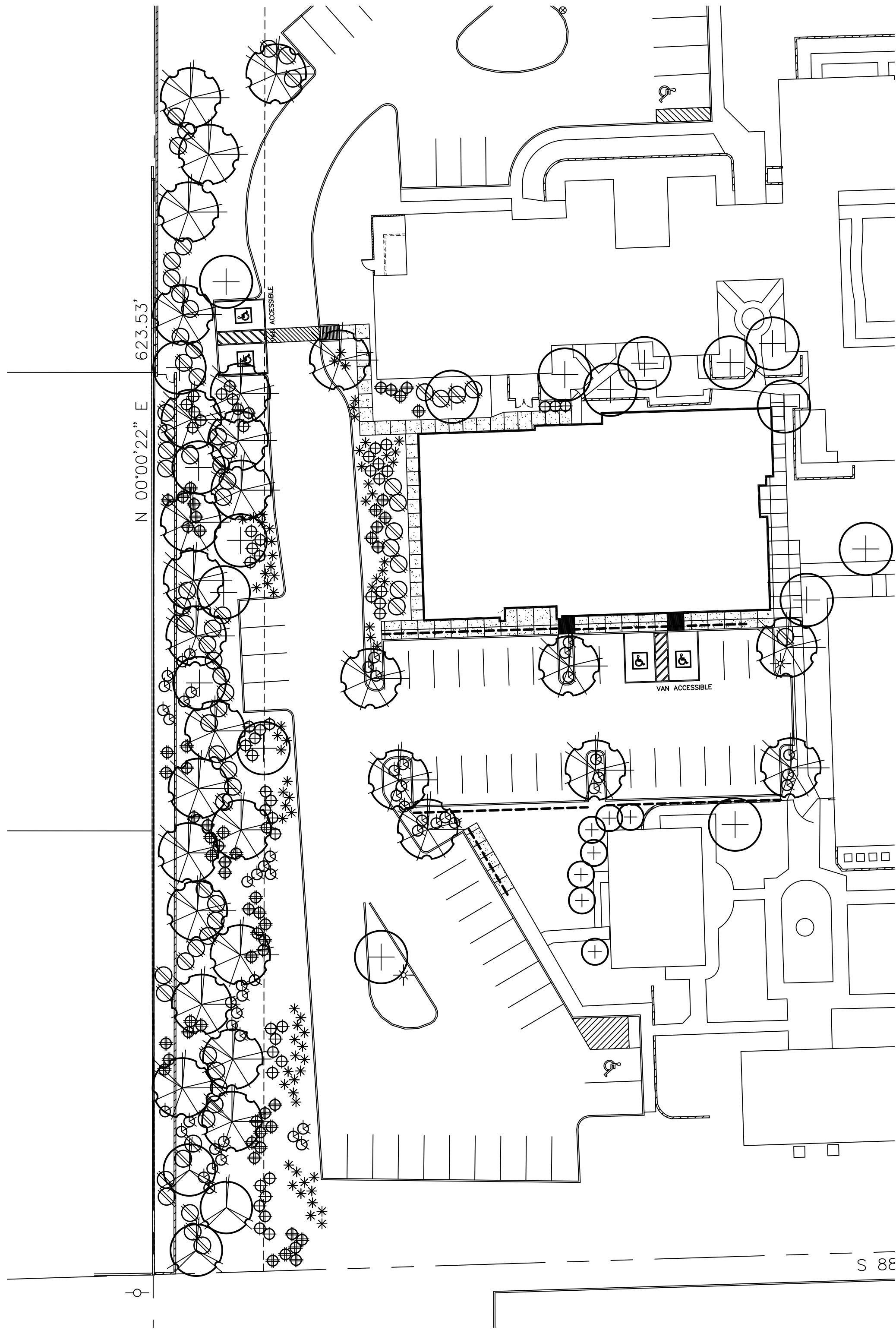
DESERT MUSEUM PALO VERDE



THORNLESS MESQUITE



WILLOW ACACIA



LANDSCAPE LEGEND (QUANTITIES)

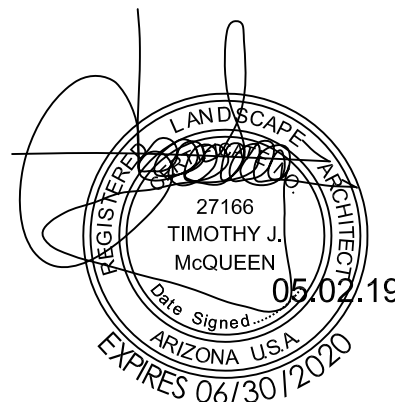
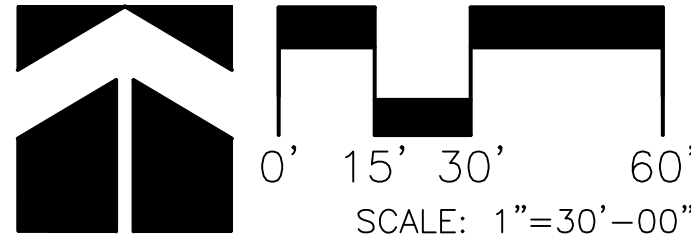
- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE -OR-
PROSOPIS AZT (THORNLESS)
THORNLESS MESQUITE -OR-
ACACIA SALICINA
WILLOW ACACIA
2" CALIP. (30)
- EXISTING TREE
PROTECT FROM
CONSTRUCTION (25)
- FICUS NITIDA
FICUS
24" BOX (3)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (72)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (55)
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (59)
- ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON (72)
- RUPELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (54)

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.

LANDSCAPE PLAN

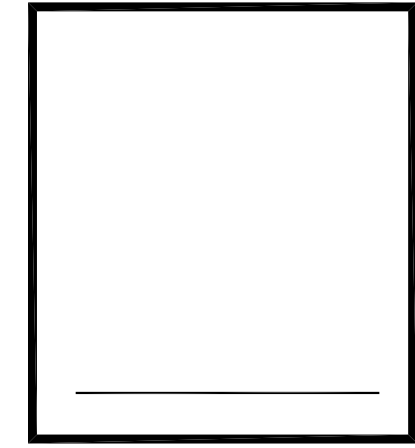


T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street , Suite 120
Scottsdale, Arizona 85258
P. (602) 285-0320
EMAIL: timmcqueen@tjmla.net



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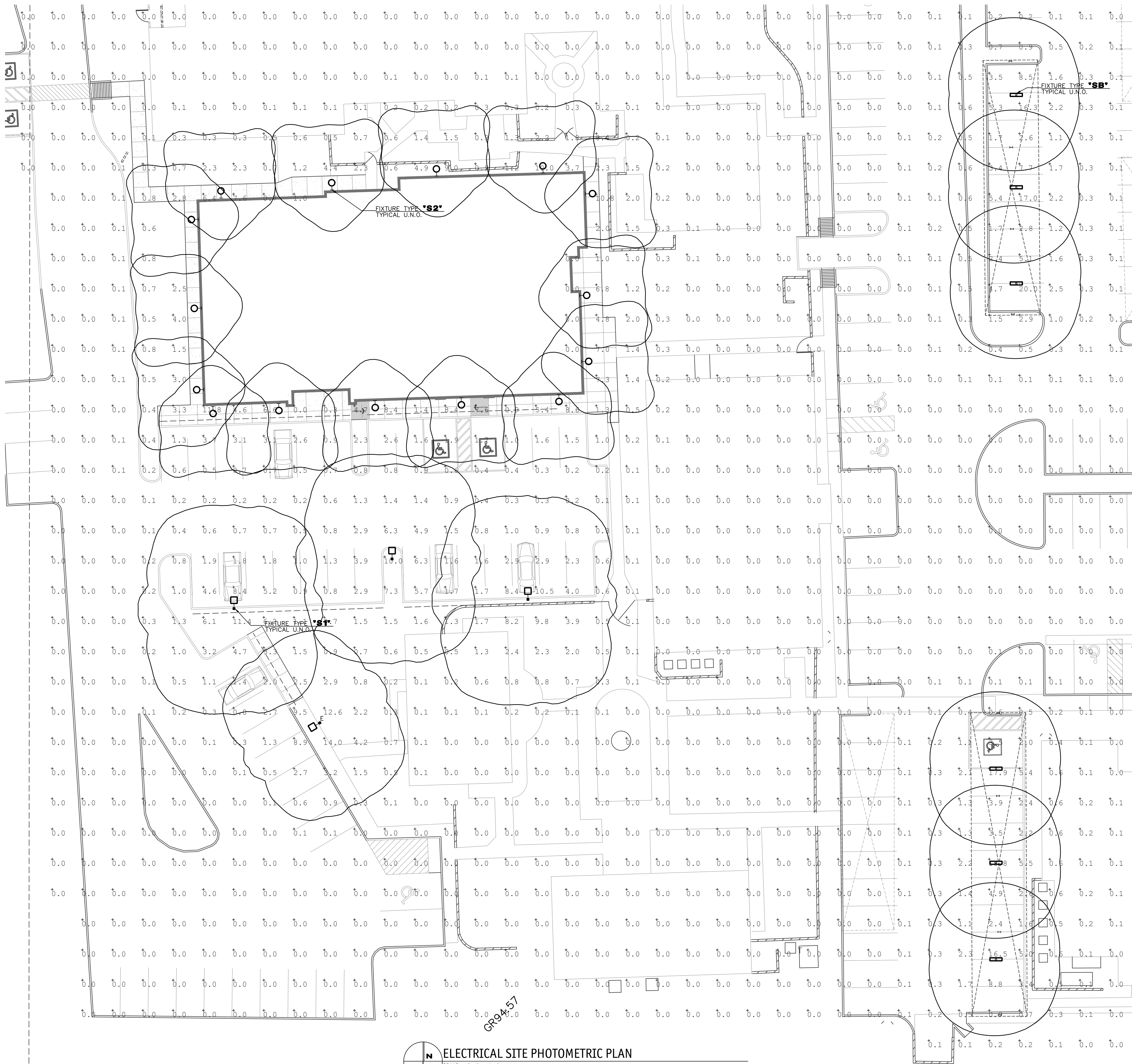
La.01



PARADISE VALLEY MEDICAL PLAZA
SWC OF SCOTTSDALE AND JACKRABBIT
PARADISE VALLEY, AZ
DATE
PRE-APP SUBMITTAL 06-20-2018
SUP SUBMITTAL 08-01-2018
SUP - 1ST COMMENTS 10-01-2018
SUP - 2ND COMMENTS 10-15-2018
P.C. COMMENTS 12-10-2018

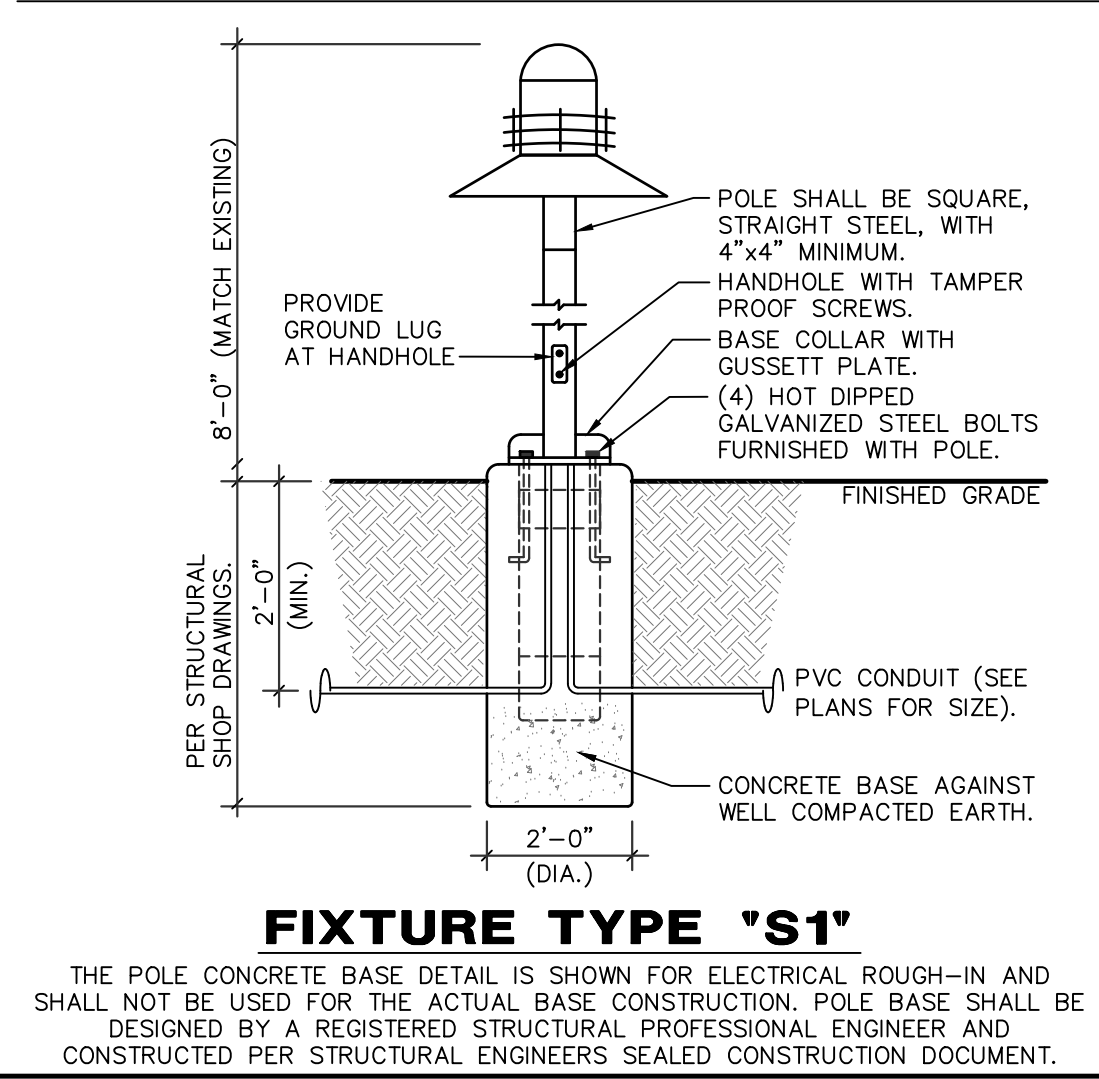
NOTICE OF ALTERNATE BILLING CYCLE:
The contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's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



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-HS-PTG-150MH	8"	8952	165 ARCHITECTURAL AREA LIGHTING
○	15	S2	0.740	UTA-31861-28W-T4-W30-XX	8"	2777	28 LIGHMAN
○	6	SB	1.000	LXDM4-35ML-RA-EDU	8.5"	3030	42 COLUMBIA LIGHTING
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.70	20.0	0.0	N.A.	N.A.

CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060
CawleyArchitects.com

PRELIMINARY NOT FOR CONSTRUCTION
Expires: XX/XX/XX

PARADISE VALLEY MEDICAL PLAZA

SWC OF SCOTTSDALE AND JACKRABBIT

PARADISE VALLEY, AZ

DATE
PRE-APP SUBMITTAL 06-20-2018
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2ND CITY COUNCIL MTG. 01-31-2019
TOWN COUNCIL REVISIONS 05-02-2019

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PRELIMINARY NOT FOR CONSTRUCTION

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

Project Contact/Designer: DAVE HAWKINS
Project # 18286

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IF DRAWING IS NOT PLOTTED AT osmode THEY ARE NOT FULL SIZE

Project - PVMC

DR1.0

Universe® Medium with HID Optic – UCM

TYPE

- Modular system with five luminous options, four hood options, and two optic 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

2. LUMINOUS/HOOD
NO LUMINOUS/HOOD

ANGLED BEL FLARED STRAIGHT SKIRTED
ANG BEL FLR STR STR SKB

LUMINOUS & HOOD	VERTICAL RINGS	LUMINOUS RINGS
4 LUMINOUS SOLID WINDOWS	VERTICAL RINGS	LUMINOUS RINGS
WIND-ANG	SR-ANG	VSL-ANG
WIND-BEL	SR-BEL	VSL-BEL
WIND-FLR	SR-FLR	VSL-FLR
WIND-STR	SR-STR	VSL-STR
WIND-SKB	SR-SKB	VSL-SKB

3. OPTICS
HORIZONTAL REFLECTOR (top lens)
H2 (Type 2) H3 (Type 3)
H4 (Type 4) H5 (Type 5)

GLASS REFRACTOR
GRS (Type 3) GRS (Type 5)
OPAL LENS (Acrylic, Maximum 100 watts)
OAL

4. LAMP/BALLAST
COMPACT FLUORESCENT
GE T802T lamp, -10°C min start temp
PL57
METAL HALIDE
Medium base, ED-17 lamp
50MH 70HPS 100MH
G12 base, 1-6 ampatic lamp
70MH-T6
ELECTRONIC METAL HALIDE
Medium base, ED-17 lamp
70MH-EB 100MH-EB
G12 base, 1-6 ampatic lamp
70MH-T6EB
PULSE START METAL HALIDE
Medium base, ED-17 lamp
150PSMH 175PSMH (GR only)
G12 base, 1-6 ampatic lamp
150PSMH-T6
MEDIUM PRESSURE SODIUM
Medium base, ED-17 lamp
50HPS 70HPS 100HPS 150HPS

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

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

Premium Color
SPF Salt and Pepper
WCP Weathered Copper
RAL RAL 4-601 Color
CUSTOM Custom Color

6. OPTIONS - HOOD (The natural copper and stainless steel housings are unfinished to develop a patina over time. All painted hoods have the underside of the hood finished in high reflective white.)
COP (Copper) STS (Stainless steel)

7. OPTIONS
FTG (Flat glass lens)
RCK (Rack guard painted black)
SLC (Internal sleeve to block light when luminous element chosen)
FLD (Lightly diffused finish on flat glass lens)
HSS (House side shield, Not for Type 5)
347V (For HID, except 50MH & 20HPS)
QL T4 rated CDS (T-4 remote controller & socket)
PMR (Post top mount, slips over a 4"/100mm pole. Reflector model only)
PM (Post top mount, BRSS & Opal lens only)
PMS (Pendant mount, 40"/1200mm stem & canopy with swivel)
INNER LENS – (Lum only, Optional inner lens adds color to the ring edges when illuminated)
BL (Blue) GRN (Green) RD (Red)

8. MOUNTING – Must choose one
WALL MOUNT
VMA4 VMA5 VMA6 VMA8
VMA9 VMA10 VMA11 VMA12
VMA16 VMA17 VMA18 VMA20
VMA22 VMA24 VMA37 VMA38
VMA39
POLE MOUNT
SLA2 SLA3 SLA4 SLA4-2
SLA7 SLA7-2 SLA7(S) SLA7(S)-2
SLA8D SLA9 SLA9-2 SLA10
SLA10-2 SLA16 SLA16-2 SLA17
SLA17-2 SLA17(S) SLA17(S)-2 SLA18
SLA18-2 SLA20 SLA20-2 SLA20A
SLA20A-2 SLA20B SLA20B-2 SLA20D
SLA20C-2 SLA24 SLA24-2 SLA24(S)-2
SLA24 SLA24-2 SLA24(S)
TRA4 TRA7 TRA7-2 TRA8
TRA8-2 TRA9 TRA9-2

TYPE
JOB
NOTES

See next page

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UTA-31861

Tango 29 Downlight

Surface

ida

UTA-31861

Tango 29 Downlight

Surface

Physical Data

Length • 7.3"

Height • 10.7"

Weight • 9.7 lbs

IP65 • Suitable For Wet Locations

IK08 • Impact Resistant (Vandal Resistant)

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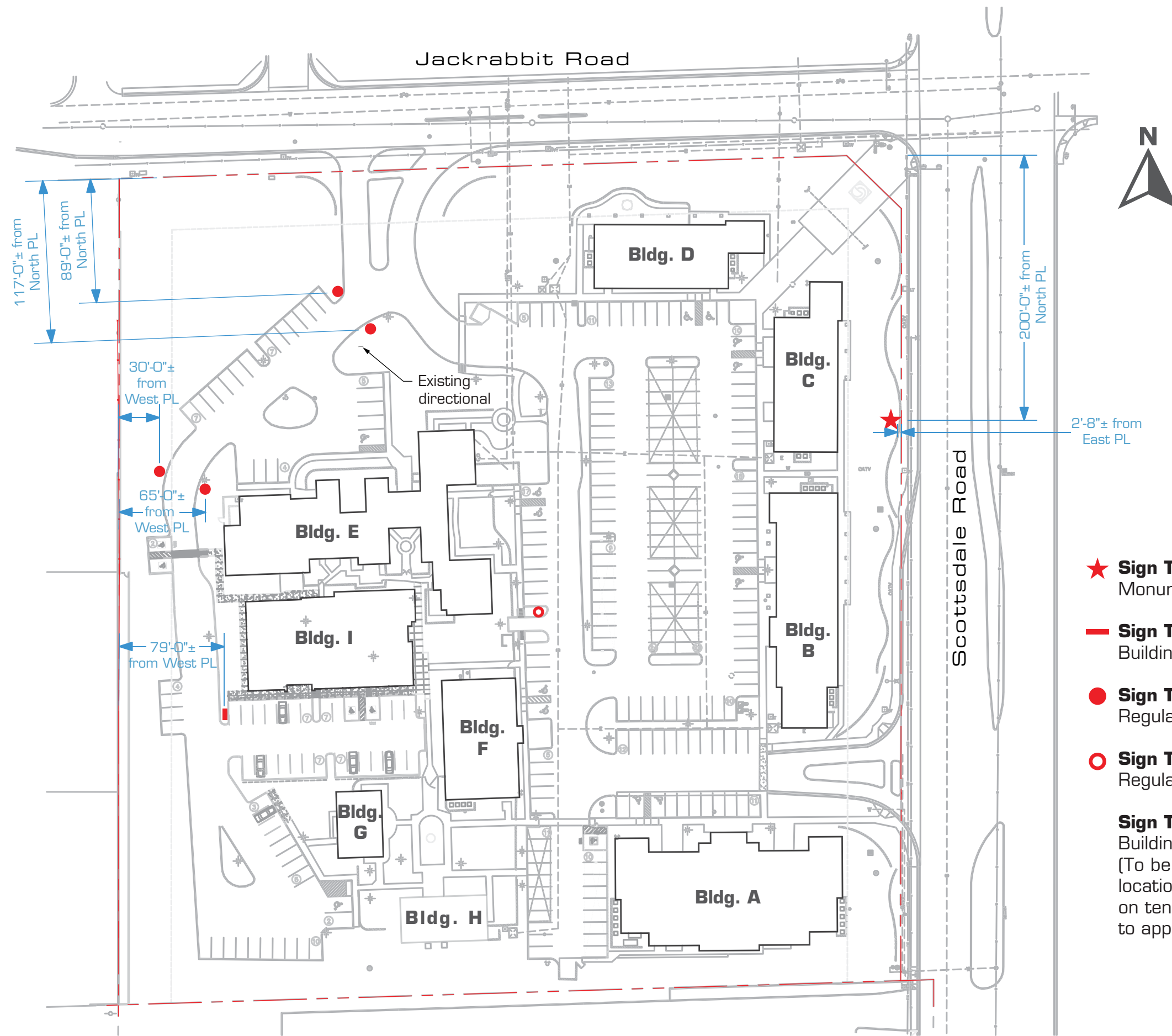
IP65 • Suitable For Wet Locations

IK08 • Impact Resistant (Vandal Resistant)

Physical Data

Length • 7.3"

Height • 10.7"



- ★ **Sign Type A**
Monument Sign
- **Sign Type B**
Building Directory Sign
- **Sign Type C1**
Regulatory Sign “No Deliveries”
- **Sign Type C2**
Regulatory Sign “Deliveries”
- Sign Type D**
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

05.03.2019

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:

ISG

Identity Sign Group Inc.

10027 N. 12th Street
Phoenix, AZ. 85020

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

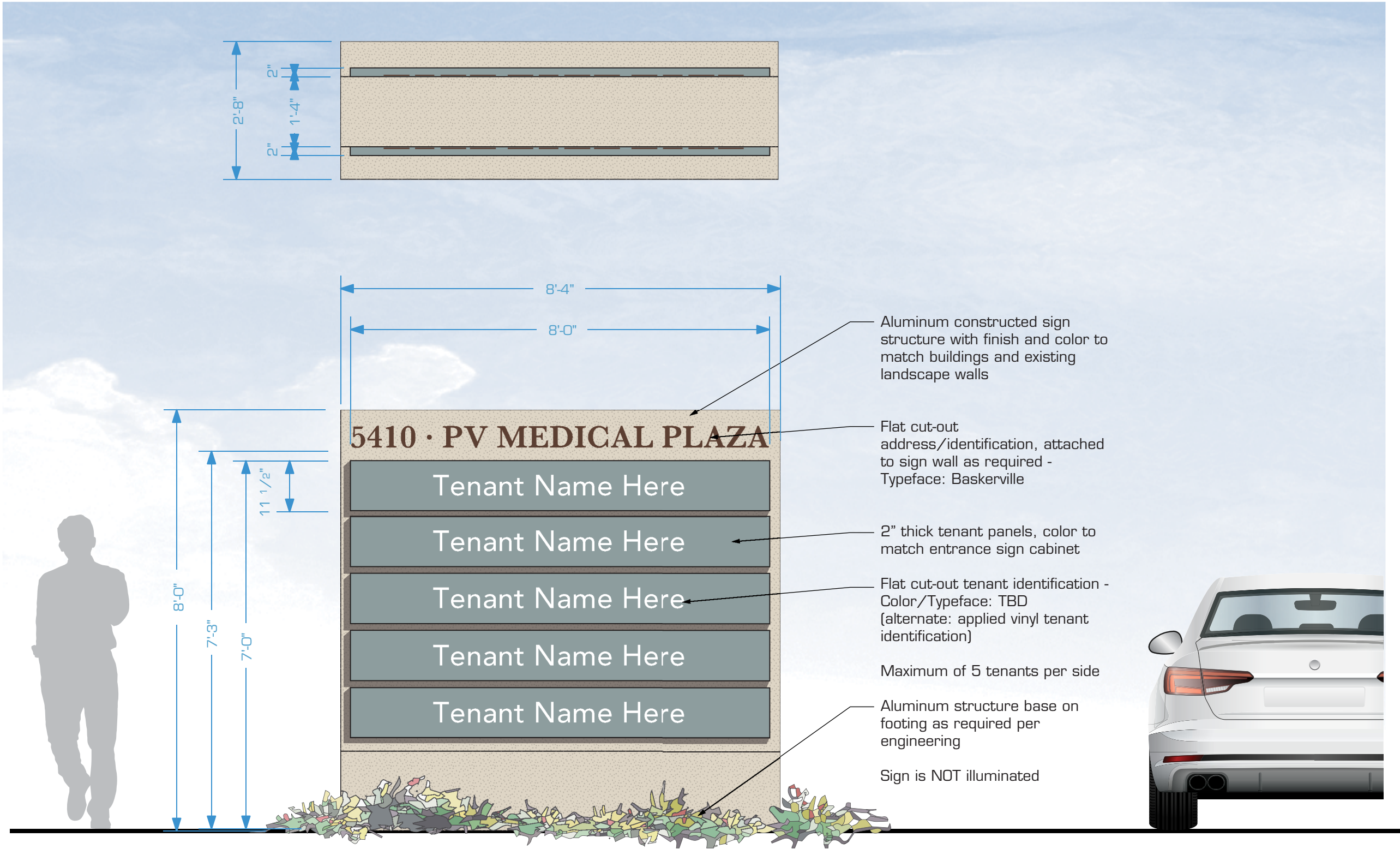
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PAGE

I



Sign Type A - Tenant Monument

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

DATE

04.08.2019

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

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DESIGNER

GD

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Date:

Date:



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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

04.08.2019

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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

04.08.2019

JOB NAME

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CLIENT

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Peoria, AZ 85381

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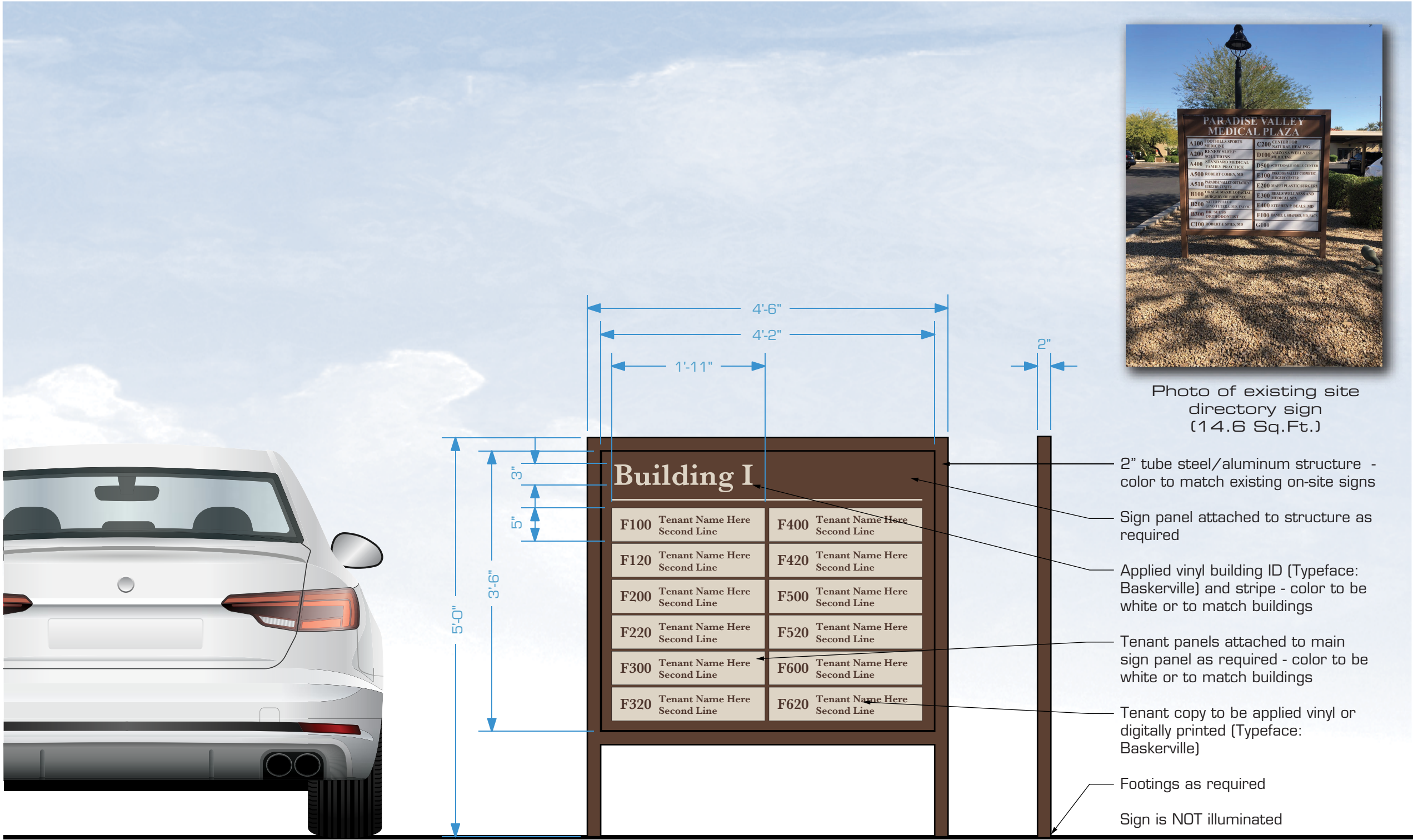


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Sign Type B - Building Directory Sign

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

Qty: 1 - 14.6 Sq.Ft.

DATE

04.08.2019

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:

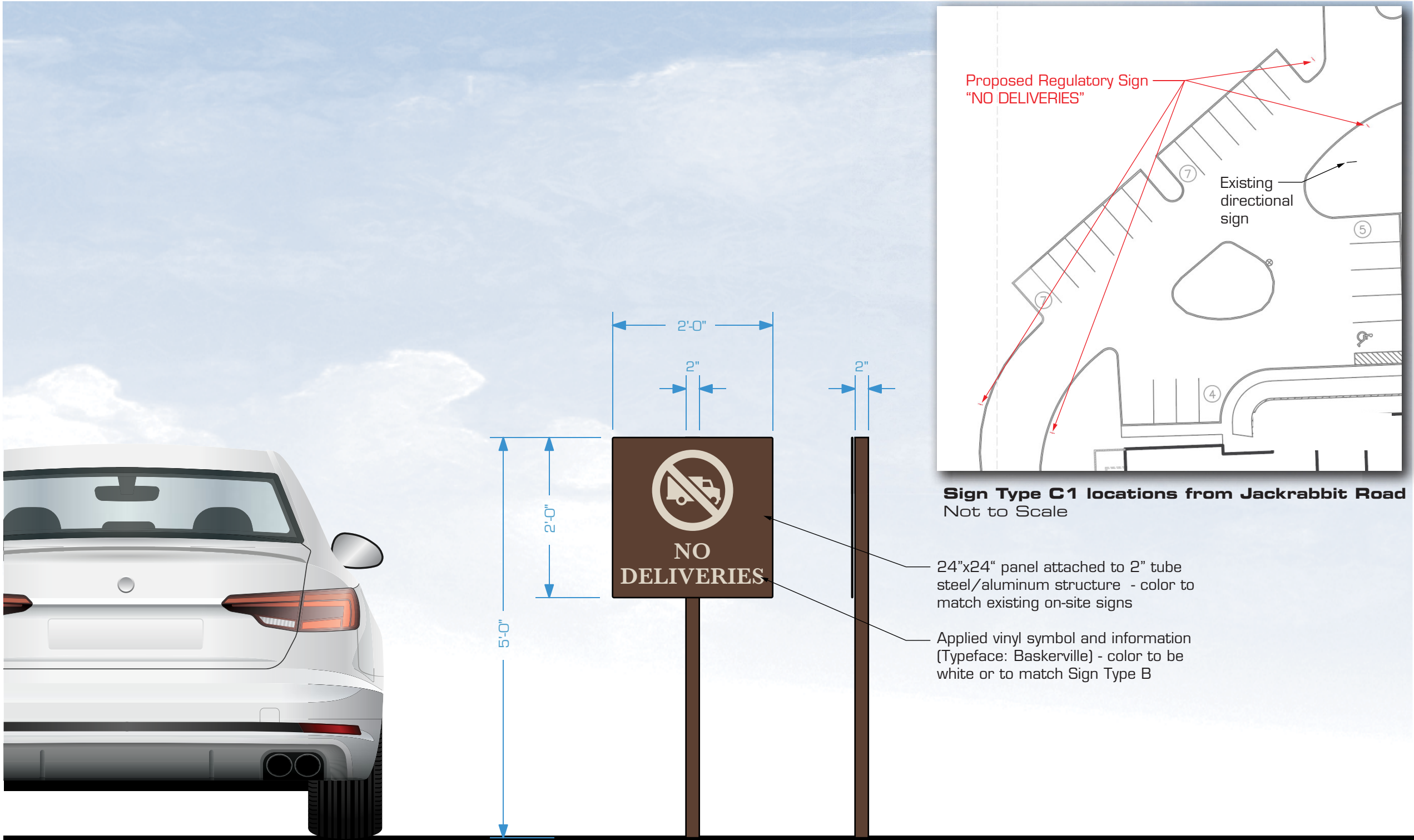


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Sign Type C1 - Regulatory Sign "No Deliveries"

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

Qty: TBD - 4 Sq.Ft.

DATE

04.08.2019

JOB NAME

Paradise Valley Medical Plaza

ADDRESS

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Paradise Valley, AZ

CLIENT

Plaza Companies
9401 W Thunderbird Rd
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CONTACT

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DESIGNER

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REVISIONS

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Date:



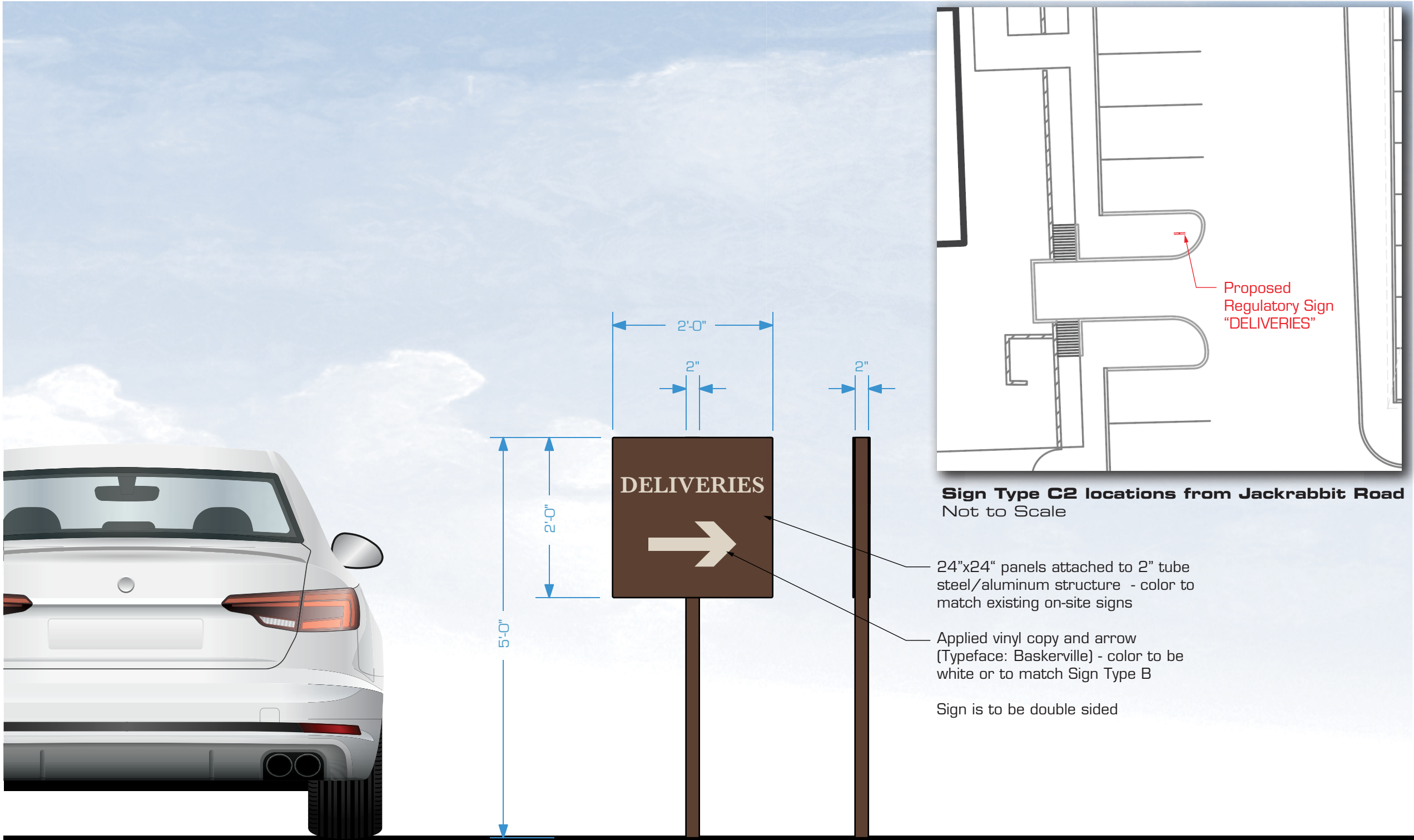
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scott@identitysign.net

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Sign Type C2 - Regulatory Sign "Deliveries"

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

DATE

04.08.2019

JOB NAME

Paradise Valley Medical Plaza

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Paradise Valley, AZ

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9401 W Thunderbird Rd
Suite 200
Peoria, AZ 85381

CONTACT

Bill Cook

DESIGNER

GD

SCALE

As Noted

REVISIONS

Date:
Date:
Date:

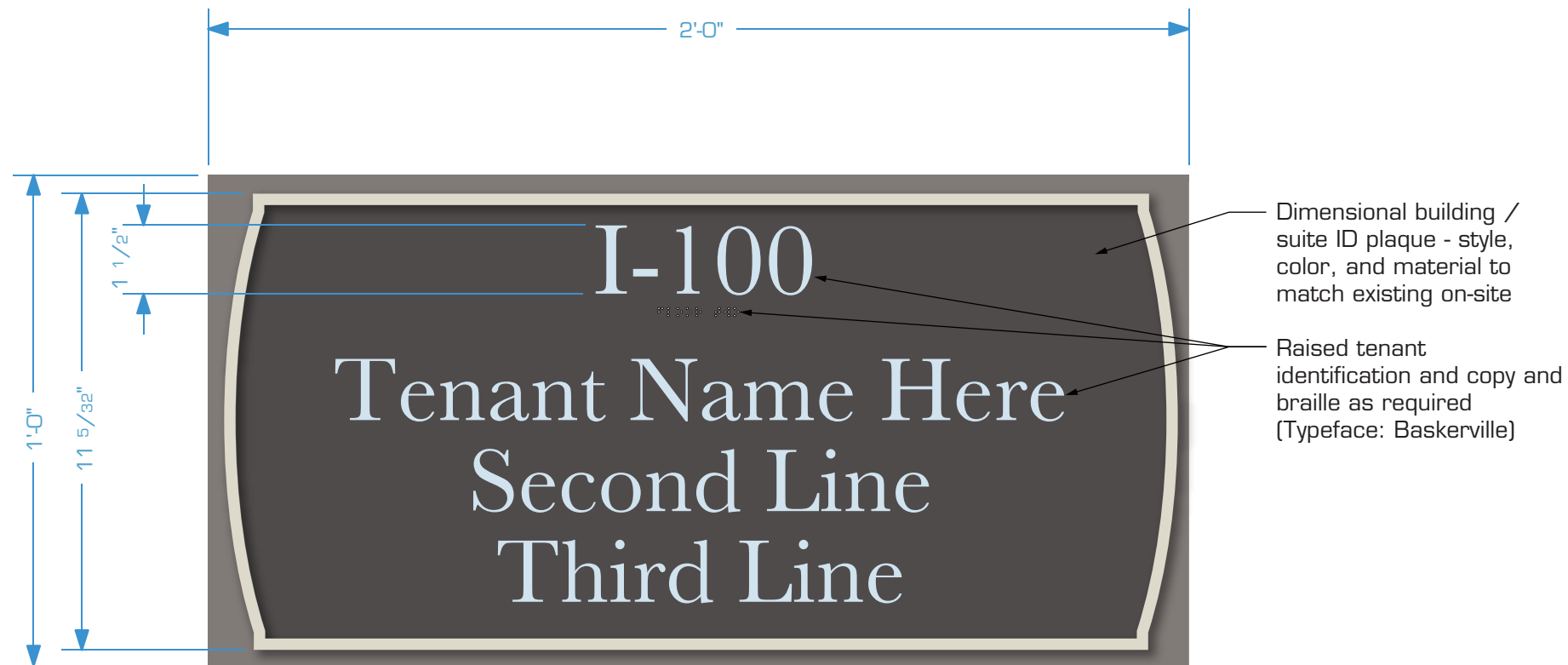


10027 N. 12th Street
Phoenix, AZ. 85020

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

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Sign Type D - 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

04.08.2019

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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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

04.17.2019

JOB NAME

Paradise Valley Medical
Plaza

ADDRESS

SEC Scottsdale Rd &
Jackrabbit Rd
Paradise Valley, AZ

CLIENT

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