



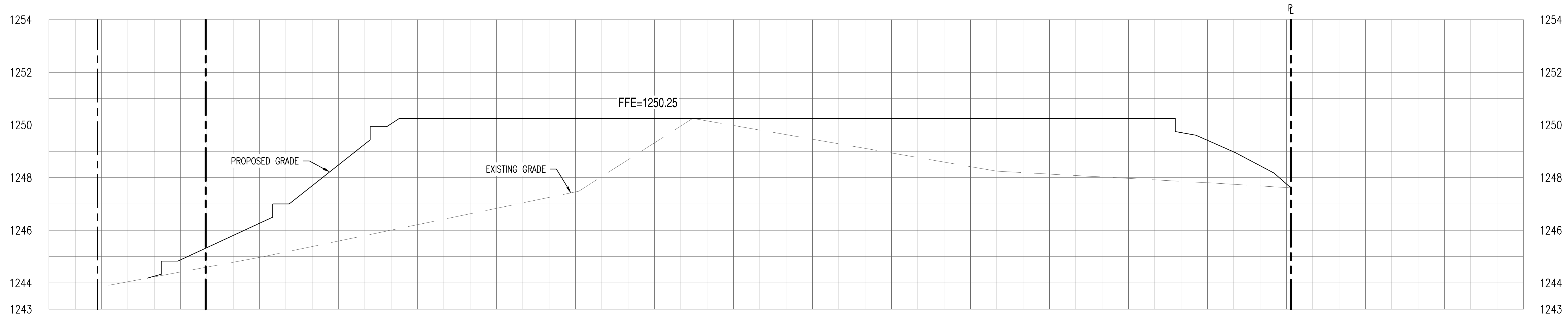
Full Size or Largest Size Plans

Site Plan

Landscape Plan

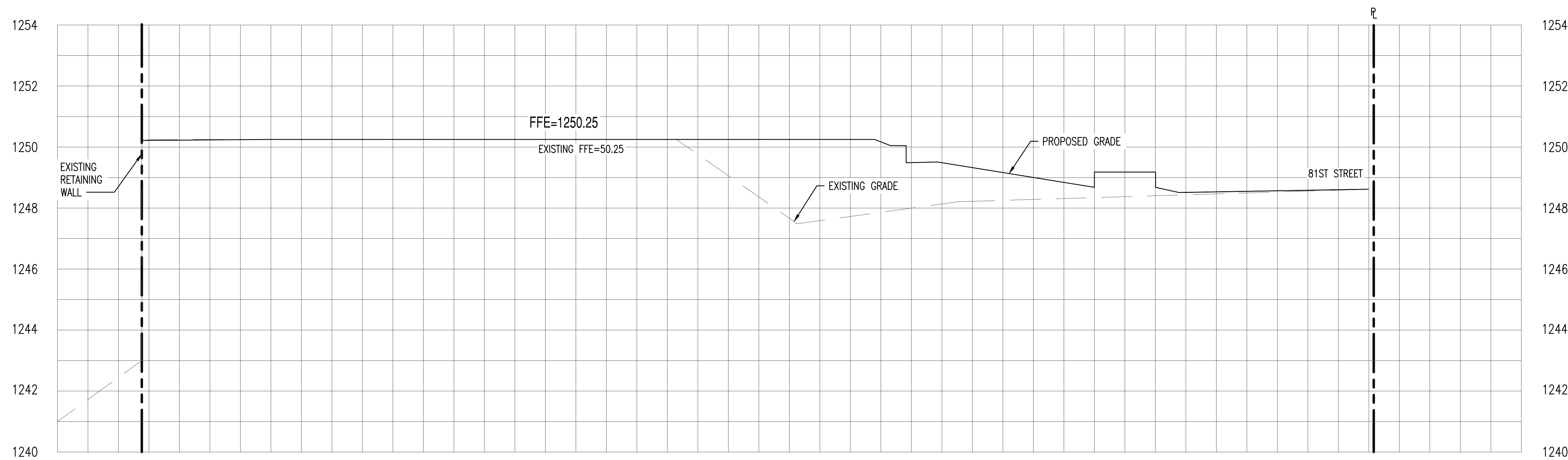
Elevations

X:\PROJECTS\SPECTRUM\CORDON BLEU ASSISTED LIVING SCOTTSDALE 170918\11 CAD (SEG)\11.3 CD'S\170918 C3.00.DWG



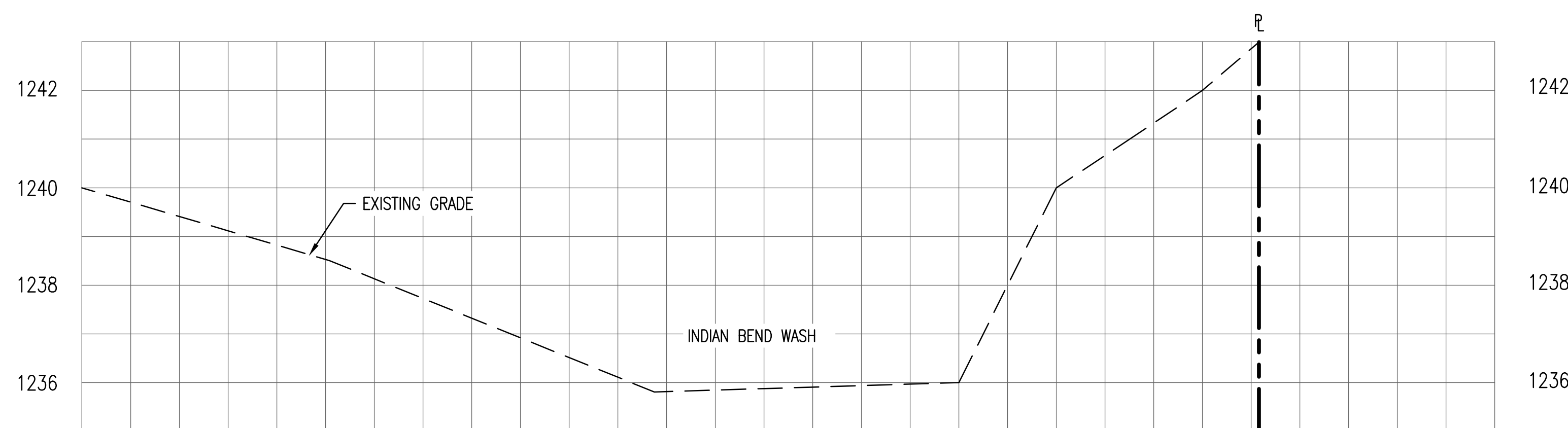
CROSS SECTION A-A

HORZ: 1:20
VERT: 1:2



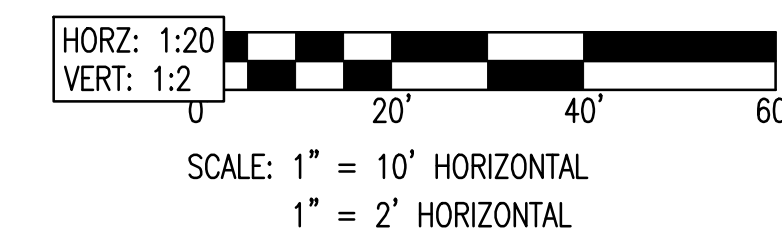
CROSS SECTION B-B

HORZ: 1:20
VERT: 1:2



CROSS SECTION C-C

HORZ: 1:20
VERT: 1:2



NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY ARE TO BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.I.A. REQUIREMENTS. THESE SET AGREES THAT THERE ARE NO UNIVERSAL B.B. CONDITIONS OR WARRANTIES. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNER/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS PRIOR TO BIDDING. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.



PROJECT: CAMELBACK SENIOR LIVING COMMUNITY
LOCATION: E. CAMELBACK RD. & N. 81 ST., SCOTTSDALE, AZ

DRAWN: HARMOUICHE
DESIGNED: HARMOUICHE
CHECKED: COUNSELL
PROJ. MGR.: FAKIH

DATE: 02/13/2019
ISSUED FOR: DRB

REVISION NO.	DATE

JOB NO.: 170918

SHEET TITLE: GRADING SECTIONS

SHEET NO.: C3.30

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

ALTA/NSPS LAND TITLE SURVEY

OF

8102 E CAMELBACK ROAD
SCOTTSDALE, ARIZONA

BEING A PORTION OF
THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 2 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

PARCEL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, WHICH BEARS SOUTH 89 DEGREES 39 MINUTES 31 SECONDS WEST, A DISTANCE OF 1312.58 FEET, FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, NORTH 89 DEGREES 39 MINUTES 50 SECONDS EAST, A DISTANCE OF 398.49 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 28 MINUTES 02 SECONDS WEST, A DISTANCE OF 41.47 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF CAMELBACK ROAD AND THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED NUMBER 2001-1047445 RECORDS OF MARICOPA COUNTY, ARIZONA, THE FOLLOWING COURSES AND DISTANCES;

THENCE NORTH 00 DEGREES 28 MINUTES 02 SECONDS WEST, A DISTANCE OF 62.73 FEET;

THENCE NORTH 89 DEGREES 40 MINUTES 38 SECONDS EAST, A DISTANCE OF 238.68 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 11 SECONDS EAST, A DISTANCE OF 114.19 FEET;

THENCE NORTH 43 DEGREES 16 MINUTES 04 SECONDS EAST, A DISTANCE OF 25.56 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 49 SECONDS WEST, A DISTANCE OF 108.13 FEET;

THENCE NORTH 44 DEGREES 25 MINUTES 25 SECONDS EAST, A DISTANCE OF 11.05 FEET;

THENCE NORTH 42 DEGREES 49 MINUTES 05 SECONDS WEST, A DISTANCE OF 2.81 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 15.50 FEET;

THENCE NORTH 02 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE OF 51.00 FEET;

THENCE NORTH 00 DEGREES 31 MINUTES 32 SECONDS WEST, A DISTANCE OF 30.74 FEET;

THENCE NORTH 37 DEGREES 06 MINUTES 39 SECONDS EAST, A DISTANCE OF 7.52 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF VILLA MONTEREY COUNTRY CLUB UNIT 1, ACCORDING TO THE PLAT RECORDED IN BOOK 237 OF MAPS, PAGE 50 AND AFFIDAVIT OF CORRECTION RECORDED APRIL 20, 1982 IN DOCKET 15970, PAGE 735, RECORDS OF MARICOPA COUNTY ARIZONA;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING 14 COURSES AND DISTANCES;

THENCE SOUTH 32 DEGREES 31 MINUTES 47 SECONDS EAST, A DISTANCE OF 64.61 FEET;

THENCE NORTH 67 DEGREES 59 MINUTES 06 SECONDS EAST, A DISTANCE OF 140.00 FEET;

THENCE SOUTH 34 DEGREES 41 MINUTES 53 SECONDS EAST, A DISTANCE OF 27.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 341.42 FEET;

THENCE ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 07 DEGREES 22 MINUTES 26 SECONDS, AN ARC LENGTH OF 43.94 FEET;

THENCE SOUTH 27 DEGREES 19 MINUTES 25 SECONDS EAST, A DISTANCE OF 64.34 FEET;

THENCE NORTH 62 DEGREES 40 MINUTES 35 SECONDS EAST, A DISTANCE OF 57.16 FEET;

THENCE NORTH 27 DEGREES 19 MINUTES 25 SECONDS WEST, A DISTANCE OF 64.34 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 398.58 FEET;

THENCE ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 02 MINUTES 24 SECONDS, WITH AN ARC LENGTH OF 35.06 FEET, TO A POINT OF REVERSE CURVE WITH A RADIUS OF 20.00 FEET;

THENCE ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 100 DEGREES 12 MINUTES 37 SECONDS, AN ARC LENGTH OF 34.98 FEET;

THENCE NORTH 67 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF 56.66 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 134.00 FEET;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 134.00 FEET, THROUGH A CENTRAL ANGLE OF 11 DEGREES 49 MINUTES 37 SECONDS, AN ARC LENGTH OF 27.66 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET;

THENCE ALONG SAID COMPOUND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 100 DEGREES 05 MINUTES 45 SECONDS, AN ARC LENGTH OF 34.94 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF 253.91 FEET;

THENCE SOUTH 27 DEGREES 19 MINUTES 25 SECONDS EAST, A DISTANCE OF 32.34 FEET TO THE SOUTHWEST CORNER OF TRACT Y OF SAID VILLA MONTEREY COUNTRY CLUB UNIT 1 ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED NUMBER 1998-1132235, RECORDS OF MARICOPA COUNTY, ARIZONA;

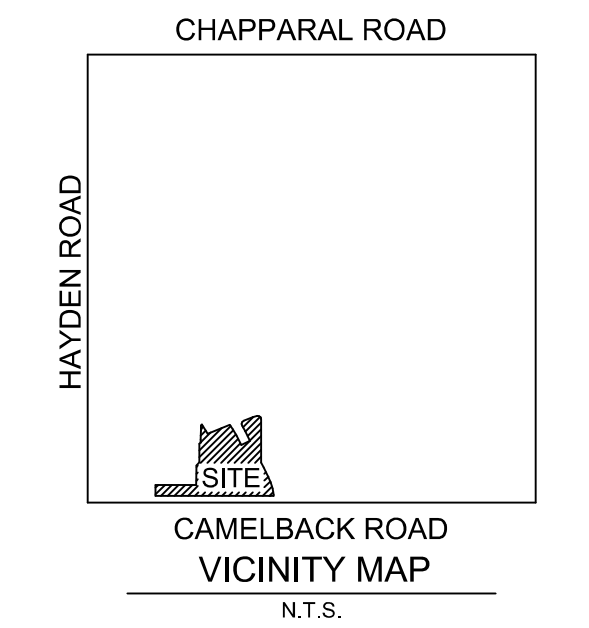
THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND, SOUTH 27 DEGREES 19 MINUTES 25 SECONDS EAST, A DISTANCE OF 59.67 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 288.58 FEET;

THENCE CONTINUING ALONG THE WEST LINE OF SAID PARCEL OF LAND, ALONG SAID TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22 DEGREES 01 MINUTES 35 SECONDS, AN ARC LENGTH OF 110.94 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 24.42 FEET;

THENCE CONTINUING ALONG THE WEST LINE OF SAID PARCEL OF LAND, ALONG SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16 DEGREES 25 MINUTES 18 SECONDS, AN ARC LENGTH OF 7.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CAMELBACK ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 39 MINUTES 50 SECONDS WEST, A DISTANCE OF 682.64 FEET;

THENCE NORTH 81 DEGREES 42 MINUTES 33 SECONDS WEST, A DISTANCE OF 9.79 FEET TO THE POINT OF BEGINNING.

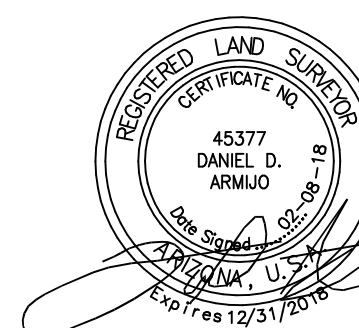


SCHEDULE "B" ITEMS

- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2017.
- Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.
- Reservations contained in the Patent
From: The United States of America
Recording Date: January 29, 1891
Recording No: Book 25 of Deeds, page 568
Which among other things recites as follows:
Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the United States.
(Schedule "B" Item does affect subject property, and is blanket in nature)
- Water rights, claims or title to water, whether or not disclosed by the public records.
- Intentionally Omitted
- Matters contained in that certain document
Entitled: Memorandum of Agreement
Dated: August 29, 1949
Recording Date: October 12, 1949
Recording No: Docket 447, page 423
Reference is hereby made to said document for full particulars.
(Schedule "B" Item does affect subject property, and is blanket in nature)
- Intentionally Omitted
- Intentionally Omitted
- Intentionally Omitted
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Scottsdale
Purpose: drainage and flood control
Recording Date: October 18, 1980
Recording No: Docket 14791, page 884
Re-Recording Date: February 26, 1981
Re-Recording No: Docket 15049, page 865
Affects: said land more particularly described therein
(Schedule "B" Item does affect subject property, plotted hereon)

SCHEDULE "B" ITEMS

- Intentionally Omitted
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Salt River Project Agricultural Improvement and Power District
Purpose: underground power
Recording Date: June 17, 1981
Recording No: Docket 15319, page 189
Affects: said land more particularly described therein
(Schedule "B" Item does affect subject property, plotted hereon)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: flood control
Recording Date: June 9, 1982
Recording No: Docket 16077, page 396
Affects: said land more particularly described therein
(Schedule "B" Item affects subject property and is blanket in nature)
- Matters contained in that certain document
Entitled: Agreement For Use, Maintenance And Easements
Dated: January 16, 1964
Executed by: Lorbel Developments U.S. Ltd., an Arizona corporation; Camelback Monterey and Villa Monterey Country Club Unit 1 Homeowners Association, Inc., an Arizona nonprofit corporation
Recording Date: June 12, 1984
Recording No: 84-252705
Reference is hereby made to said document for full particulars.
(Schedule "B" Item affects subject property and is blanket in nature)
- An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
Entitled: Memorandum of Lease
Lessor: Leite, L.L.C.
Lessee: SCI Acquisition I, Ltd.
Recording Date: December 31, 1998
Recording No: 98-1190492
Hereafter, First Amendment to Lease recorded November 9, 2001 in Recording No. 20011047444
(Schedule "B" Item affects subject property and is blanket in nature)
- Matters contained in that certain document
Entitled: Parking and Cross-Access Easement
Dated: November 8, 2001
Executed by: Arizona Gold Foundation, an Arizona non-profit corporation and Leite, LLC, an Arizona limited liability company
Recording Date: November 9, 2001
Recording No: 20011047446
Reference is hereby made to said document for full particulars.
(Schedule "B" Item affects subject property and is blanket in nature)
- Matters shown on Record Of Survey:
Recorded: July 6, 2016 in Book 1279 of Maps, page 39
(Schedule "B" Item affects subject property)
- Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.
- Intentionally Omitted



CERTIFICATION

TO: SPECTRUM ACQUISITION SCOTTSDALE LLC, A COLORADO LIMITED LIABILITY COMPANY
LEITE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a)(b), 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 2, 2017.

- REVISED FEBRUARY 08, 2018
- REVISED NOVEMBER 21, 2017
- REVISED NOVEMBER 9, 2017

DRAWN BY: DDA CHECKED BY: DDA DATE: 02/08/18 JOB NO.: 17-093 SHEET NO. 1 OF 3

ALTA/NSPS LAND TITLE SURVEY
8102 E CAMELBACK ROAD
SECTION 24
TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW
LAND
SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

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GENERAL NOTES

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. Z1724406-001-MLG REV 3, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2017.
2. A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
3. SURVEY FIELD WORK WAS COMPLETED ON OCTOBER 2, 2017.
4. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NOTES: (Table "A" Items")

- ITEM #
1. SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
 2. SUBJECT PROPERTY ADDRESS:
8102 E CAMELBACK ROAD, SCOTTSDALE, ARIZONA 85251
 3. ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C1770L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X". ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND WITHIN ZONE "AE". ZONE "AE" IS DEFINED AS BLOOD FLOOD ELEVATIONS DETERMINED.
 4. NET AREA IS 170,104.7 SQUARE FEET OR 3.905 ACRES, MORE OR LESS.
GROSS AREA IS 197,804.3 SQUARE FEET OR 4.541 ACRES, MORE OR LESS.
 7. THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS MAY OR MAY NOT BE THE EXACT DIMENSIONS OF THE BUILDING FOUNDATION. THE BUILDING AREA IN SQUARE FEET IS CALCULATED FROM THESE MEASUREMENTS AND IS NOT INTENDED TO REPRESENT INTERIOR LEASEABLE AREA.
 11. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ADDITIONALLY, AS PER THE 2011 ALTA STANDARDS: WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
 13. ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.
 16. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 17. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES, OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 18. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF SUBJECT PROPERTY LYING WITHIN ANY DEFINED WETLANDS.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 4 EAST, USING A BEARING OF SOUTH 89 DEGREES 39 MINUTES 50 SECONDS EAST, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 1279, PAGE 39, MARICOPA COUNTY RECORDS.

BENCHMARK

BENCHMARK IS A CITY OF SCOTTSDALE BRASS CAP FLUSH, LOCATED WEST OF THE INTERSECTION OF CAMELBACK ROAD AND HAYDEN ROAD.
ELEVATION = 1244.70' NAVD 88 (CITY OF SCOTTSDALE DATUM)

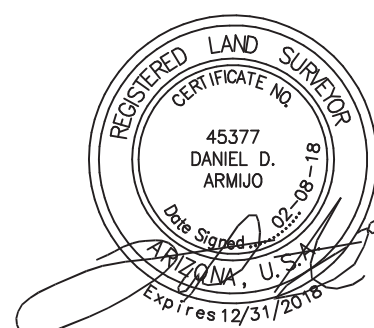
PERTINENT DOCUMENTS:

SPECIAL WARRANTY DEED:
DOCUMENT NO. 1998-1132235, MCR

SPECIAL WARRANTY DEED:
DOCUMENT NO. 2001-1047445, MCR

SPECIAL WARRANTY DEED
DOCUMENT NO. 1999-0152333, MCR

SPECIAL WARRANTY DEED
DOCUMENT NO. 2004-1485804, MCR



ALTA/NSPS LAND TITLE SURVEY
8102 E CAMELBACK ROAD
SECTION 24
TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA



- REVISOR: REVISED FEBRUARY 08, 2018
- REVISOR: REVISED NOVEMBER 21, 2017
- REVISOR: REVISED NOVEMBER 9, 2017

LEGEND

- MCR MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- APN ASSESSOR PARCEL NUMBER
- DOC. NO. DOCUMENT NUMBER
- UE UTILITY EASEMENT

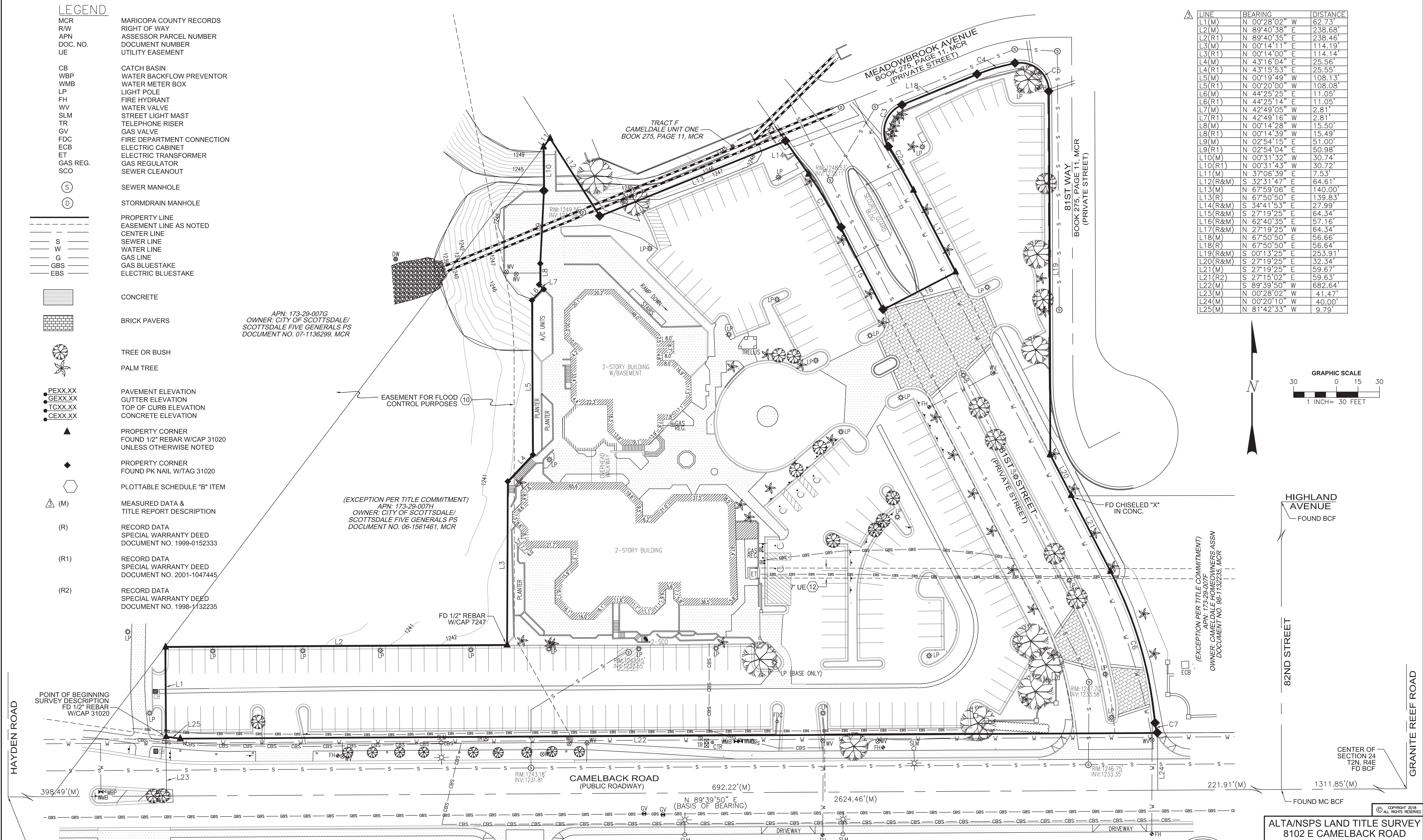
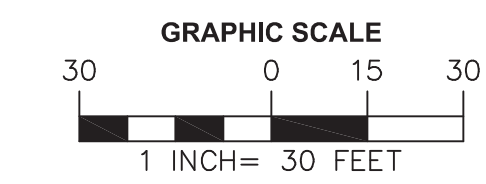
- CB CATCH BASIN
- WBP WATER BACKFLOW PREVENTOR
- WMB WATER METER BOX
- LP LIGHT POLE
- FH FIRE HYDRANT
- WV WATER VALVE
- SLM STREET LIGHT MAST
- TR TELEPHONE RISER
- GV GAS VALVE
- FDC FIRE DEPARTMENT CONNECTION
- ECB ELECTRIC CABINET
- ET ELECTRIC TRANSFORMER
- GAS REG. GAS REGULATOR
- SCO SEWER CLEANOUT

- (S) SEWER MANHOLE
- (D) STORMDRAIN MANHOLE

- PROPERTY LINE
- - - EASEMENT LINE AS NOTED
- CENTER LINE
- WATER LINE
- G GAS LINE
- GBS GAS BLUESTAKE
- EBS ELECTRIC BLUESTAKE

- [Pattern] CONCRETE
- [Pattern] BRICK PAVERS
- [Symbol] TREE OR BUSH
- [Symbol] PALM TREE
- [Symbol] PAVEMENT ELEVATION
- [Symbol] GUTTER ELEVATION
- [Symbol] TOP OF CURB ELEVATION
- [Symbol] CONCRETE ELEVATION
- [Symbol] PROPERTY CORNER
- [Symbol] FOUND 1/2" REBAR W/CAP 31020 UNLESS OTHERWISE NOTED
- [Symbol] PROPERTY CORNER
- [Symbol] FOUND PK NAIL W/TAG 31020
- [Symbol] PLOTTABLE SCHEDULE "B" ITEM
- (M) MEASURED DATA & TITLE REPORT DESCRIPTION
- (R) RECORD DATA
- (R1) RECORD DATA SPECIAL WARRANTY DEED DOCUMENT NO. 1999-0152333
- (R2) RECORD DATA SPECIAL WARRANTY DEED DOCUMENT NO. 2001-1047445
- (R2) RECORD DATA SPECIAL WARRANTY DEED DOCUMENT NO. 1998-1132235

LINE	BEARING	DISTANCE
L1(M)	N 00°28'02" W	62.73'
L2(M)	N 89°40'38" E	238.68'
L2(R)	N 89°40'35" E	238.46'
L3(M)	N 00°14'11" E	114.19'
L3(R)	N 00°14'00" E	114.14'
L4(M)	N 43°16'04" E	25.56'
L4(R)	N 43°15'53" E	25.55'
L5(M)	N 00°19'49" W	108.13'
L5(R)	N 00°20'00" W	108.08'
L6(M)	N 44°25'25" E	11.05'
L6(R)	N 44°25'14" E	11.05'
L7(M)	N 42°49'05" W	2.81'
L7(R)	N 42°49'16" W	2.81'
L8(M)	N 00°14'28" W	15.50'
L8(R)	N 00°14'39" W	15.49'
L9(M)	N 02°54'15" E	51.00'
L9(R)	N 02°54'04" E	50.98'
L10(M)	N 00°31'32" W	30.74'
L10(R)	N 00°31'43" W	30.72'
L11(M)	N 37°06'39" E	7.53'
L12(R&M)	S 32°31'47" E	64.61'
L13(M)	N 67°59'06" E	140.00'
L13(R)	N 67°50'50" E	139.83'
L14(R&M)	S 34°41'53" E	27.99'
L15(R&M)	S 27°19'25" E	64.34'
L16(R&M)	S 62°40'35" E	57.16'
L17(R&M)	N 27°19'25" W	64.34'
L18(M)	N 67°50'50" E	56.66'
L18(R)	N 67°50'50" E	56.64'
L19(R&M)	S 00°13'25" E	253.91'
L20(R&M)	S 27°19'25" E	32.34'
L21(M)	S 27°19'25" E	59.67'
L21(R2)	S 27°15'02" E	59.63'
L22(M)	S 89°39'50" W	682.64'
L23(M)	N 00°28'02" W	41.47'
L24(M)	N 00°20'10" W	40.00'
L25(M)	N 81°42'33" W	9.79'



APN: 173-29-007G
OWNER: CITY OF SCOTTSDALE/
SCOTTSDALE FIVE GENERALS PS
DOCUMENT NO. 07-1136299, MCR

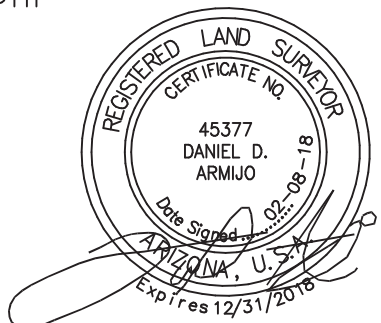
(EXCEPTION PER TITLE COMMITMENT)
APN: 173-29-007H
OWNER: CITY OF SCOTTSDALE/
SCOTTSDALE FIVE GENERALS PS
DOCUMENT NO. 06-1561461, MCR

(EXCEPTION PER TITLE COMMITMENT)
APN: 173-29-007F
OWNER: CAMELDALE HOMEOWNERS ASSN
DOCUMENT NO. 98-1132235, MCR

POINT OF BEGINNING
SURVEY DESCRIPTION
FD 1/2" REBAR
W/CAP 31020

W 1/4 CORNER
SECTION 24
T2N, R4E
CALCULATED POSITION PER BOOK 1279, PAGE 39
FOUND BCF (27.13' EAST) SITE BENCHMARK

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	43.94'	341.42'	7°22'26"	N 31°00'40" W	43.91'
C1(R)	43.94'	341.42'	7°22'28"		
C2(M)	35.06'	398.58'	5°02'24"	S 29°50'37" E	35.05'
C2(R)	34.85'	398.58'	5°00'37"		
C3(M)	34.98'	20.00'	100°12'37"	S 17°44'30" W	30.69'
C3(R)	34.97'	20.00'	100°10'52"		
C4(M)	27.66'	134.00'	11°49'37"	S 73°45'38" W	27.61'
C4(R)	27.66'	134.00'	11°49'30"		
C5(R&M)	34.94'	20.00'	100°05'45"	N 50°16'41" W	30.66'
C6(R2&M)	110.94'	288.58'	22°01'35"	N 16°18'37" W	110.26'
C7(M)	7.01'	24.42'	16°27'03"	S 13°31'21" E	6.99'
C7(R2)	7.10'	24.42'	16°39'09"		



REVISED FEBRUARY 08, 2018
REVISED NOVEMBER 21, 2017
REVISED NOVEMBER 9, 2017

ALTA/NSPS LAND TITLE SURVEY
8102 E CAMELBACK ROAD
SECTION 24
TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

Weighted Runoff Coefficient-Calculations (C_w)

PROPOSED OVERALL SITE C_w					
	BUILDING or CONCRETE	ASPHALT	DESERT LANDSCAPE	TOTAL AREA	C_w
C-VALUE	0.95	0.95	0.45		
AREA (ac)	1.50	1.32	1.23	4.04	0.798
1P	0.04	0.27	0.09	0.40	0.838
2P	0.00	0.23	0.12	0.35	0.779
3P	0.20	0.00	0.23	0.42	0.681
4P	0.34	0.28	0.15	0.77	0.853



ARCHITECTURE & DESIGN



SPECTRUM

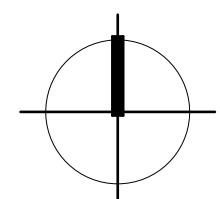


SPECTRUM
CAMELBACK ROAD

Scottsdale, Arizona

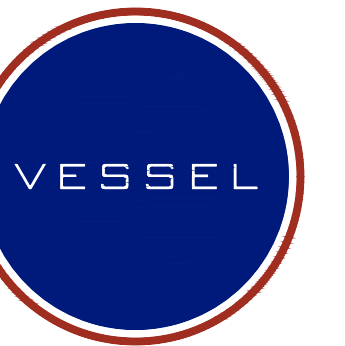
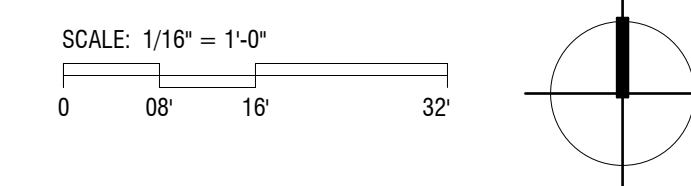
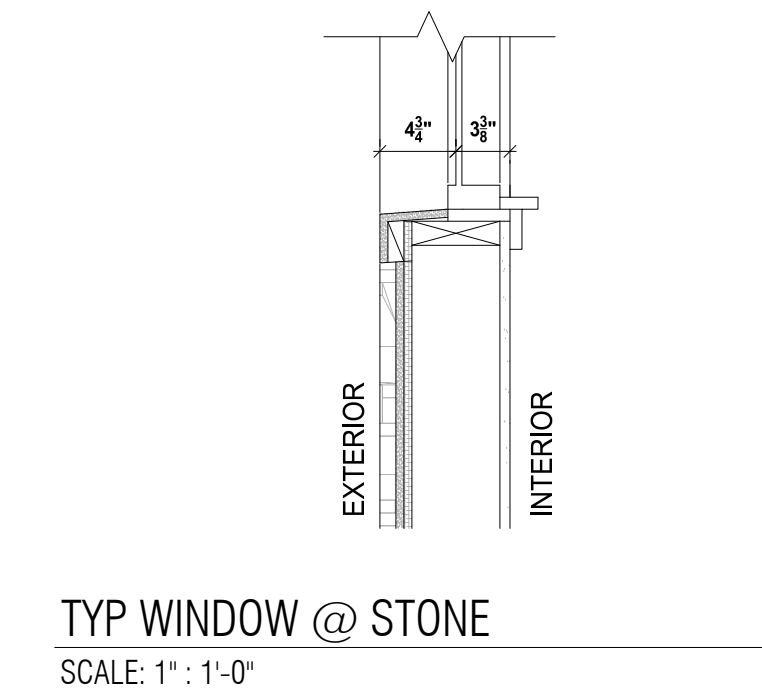
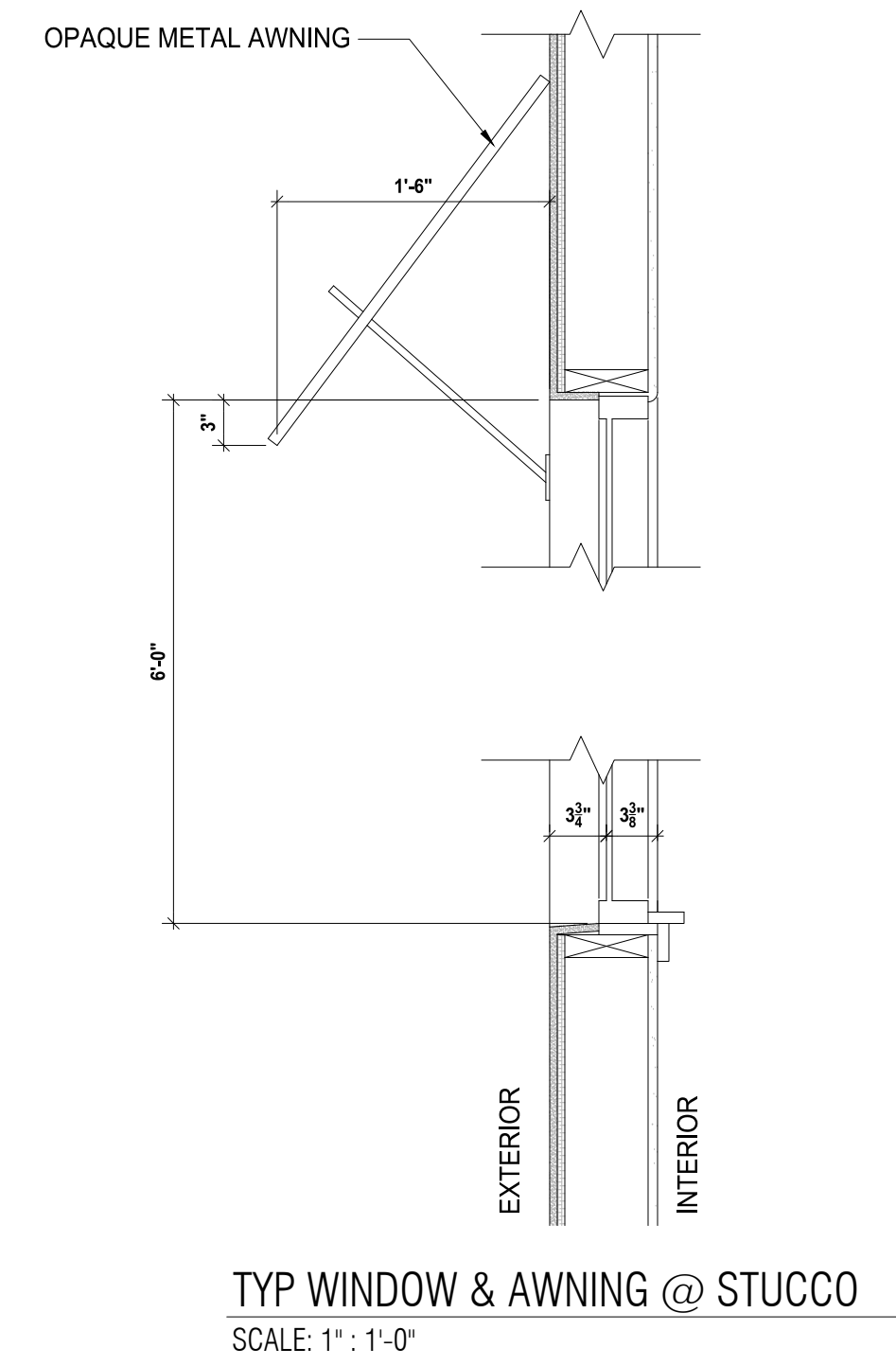
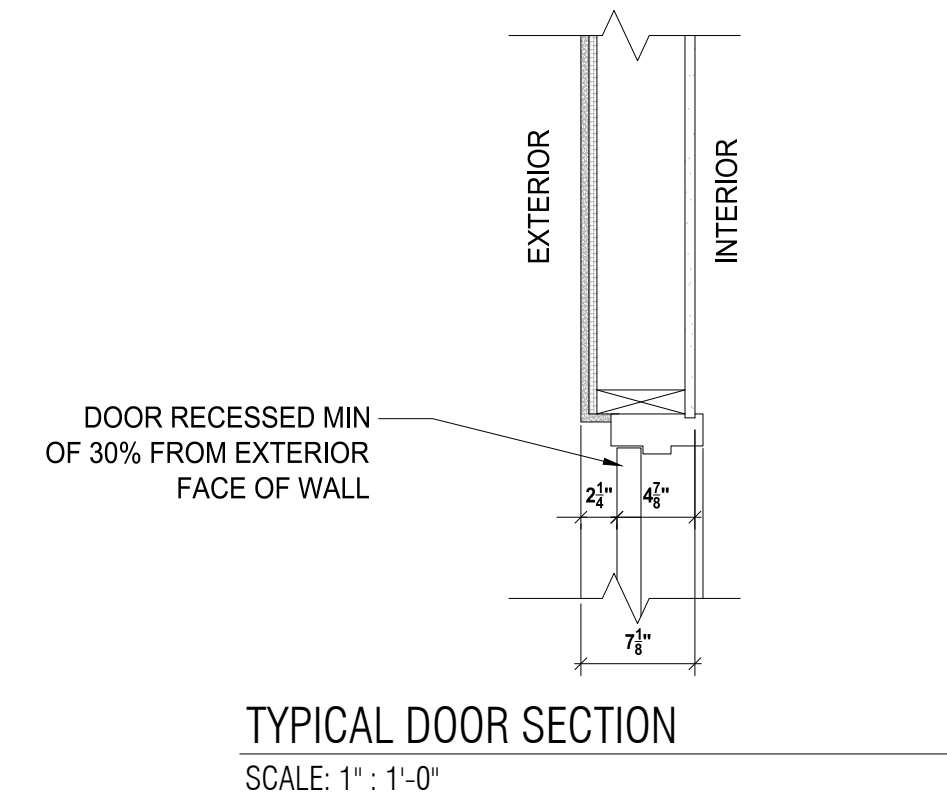
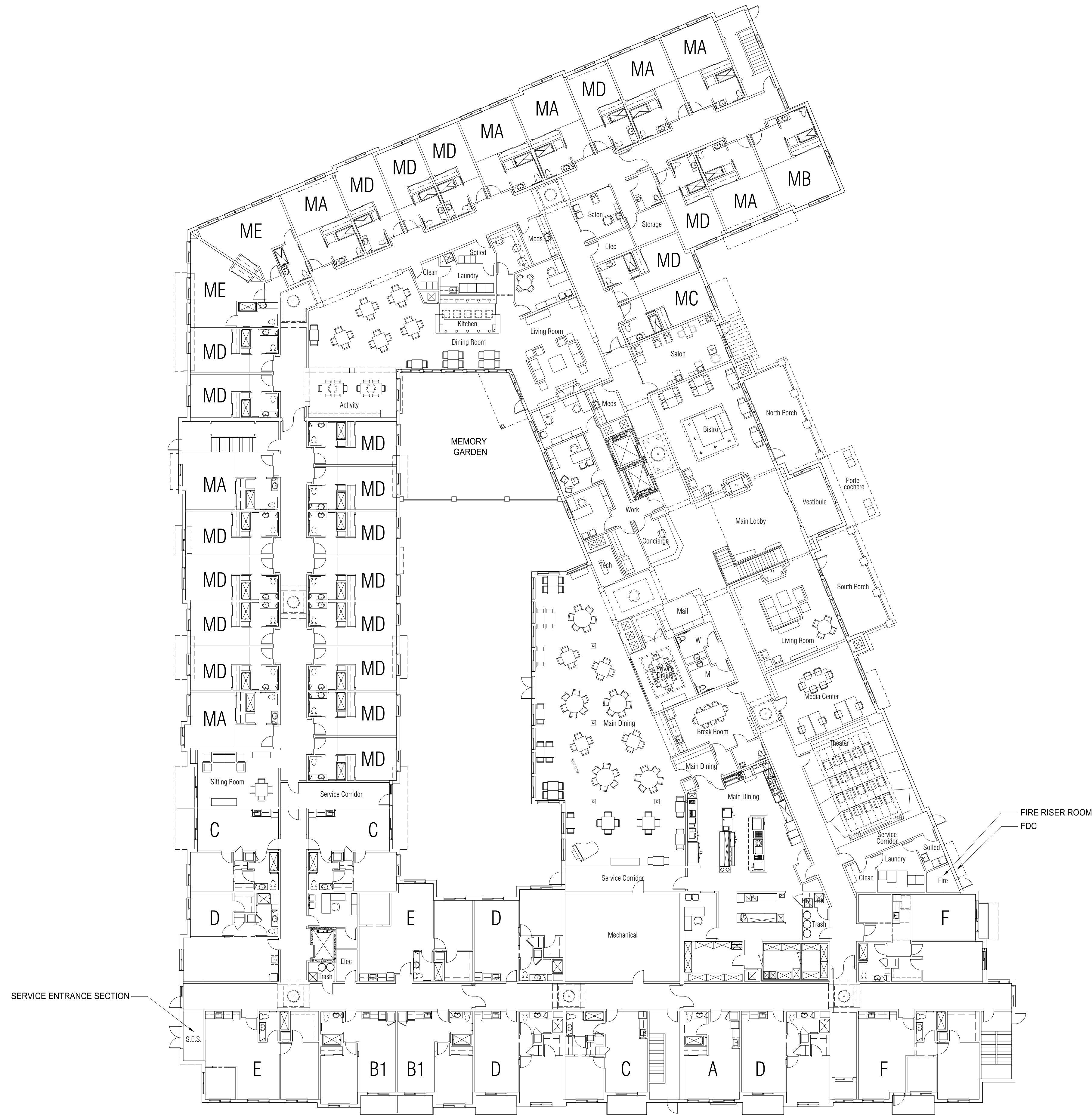
CONTEXT AERIAL

SCALE: 1" = 100'-0"
0 50' 100' 200'



DR22

UNIT TYPE SQUARE FOOTAGE	
UNIT TYPE	SQUARE FOOTAGE
AL-A	376
AL-B1	522
AL-B1S	495
AL-B2	500
AL-C	529
AL-D	618
AL-E	759
AL-E2	690
AL-E3	773
AL-F	777
AL-FS	793
AL-K	564
AL-K2	904
AL-L	904
AL-S6	946
AL-S12	774
AL-S30	744
MC-MA	363
MC-MB	276
MC-MC	276
MC-MD	282
MC-ME	442



ARCHITECTURE & DESIGN

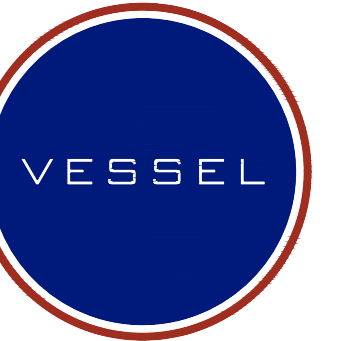


SPECTRUM

SPECTRUM
CAMELBACK ROAD
8102 E Camelback Road
Scottsdale, Arizona 85251

FIRST FLOOR PLAN

DR42a



ARCHITECTURE & DESIGN



SPECTRUM

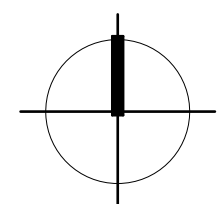


SPECTRUM
CAMELBACK ROAD

8102 E Camelback Road
Scottsdale, Arizona 85251

SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"
0 08' 16' 32'



DR42b



ARCHITECTURE & DESIGN



SPECTRUM

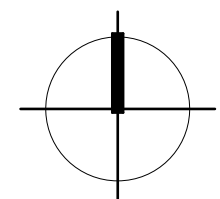
LOWER ROOF ACCESS DOOR
ROOF ACCESS HATCH, ABOVE



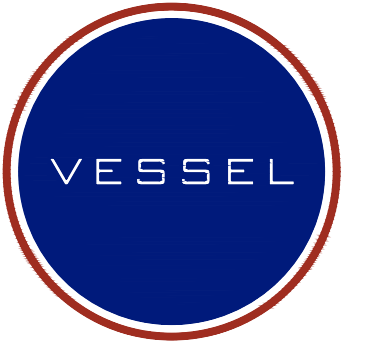
SPECTRUM
CAMELBACK ROAD
8102 E Camelback Road
Scottsdale, Arizona 85251

THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"
0 08 16 32



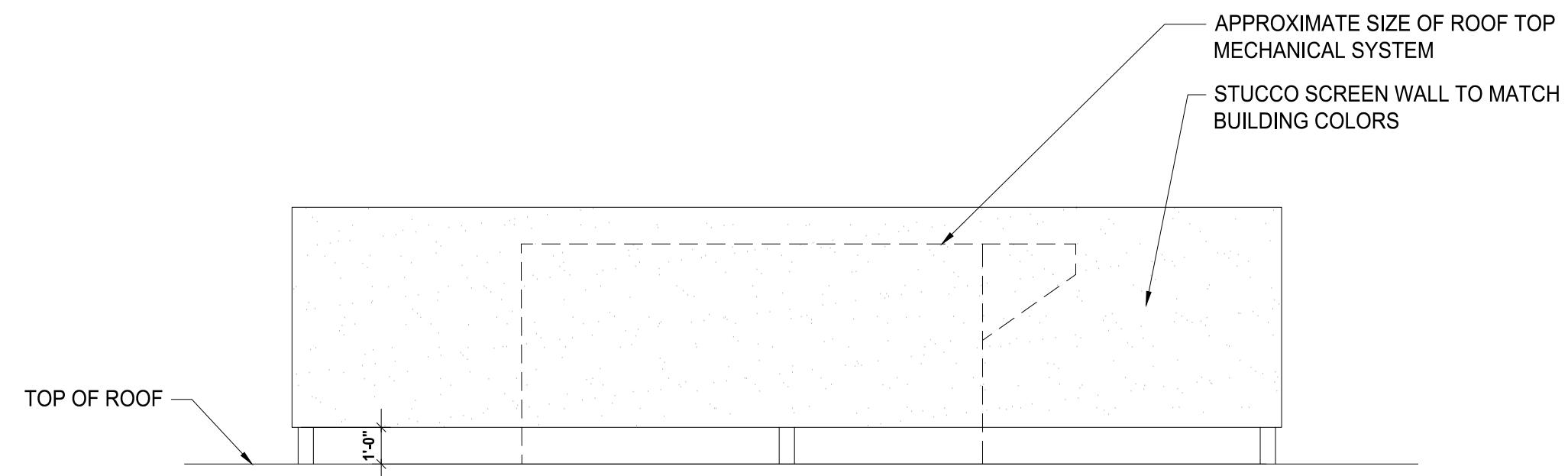
DR42c



ARCHITECTURE & DESIGN

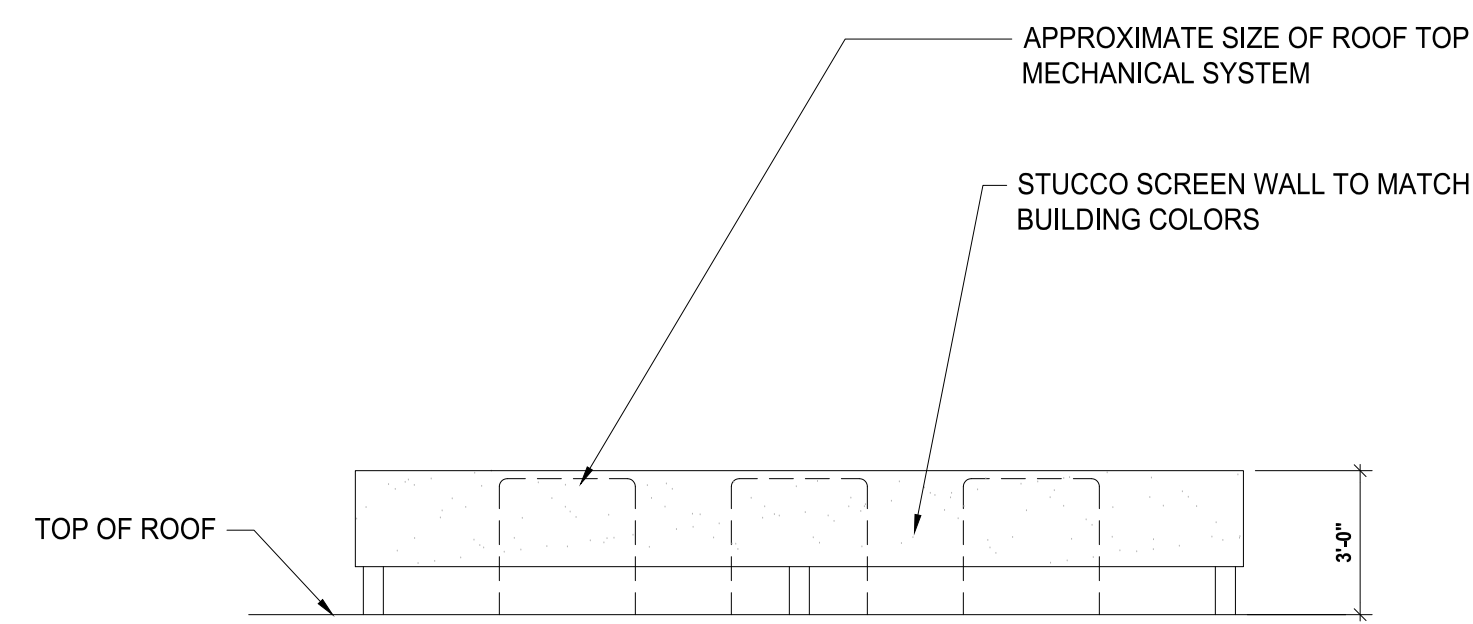


SPECTRUM



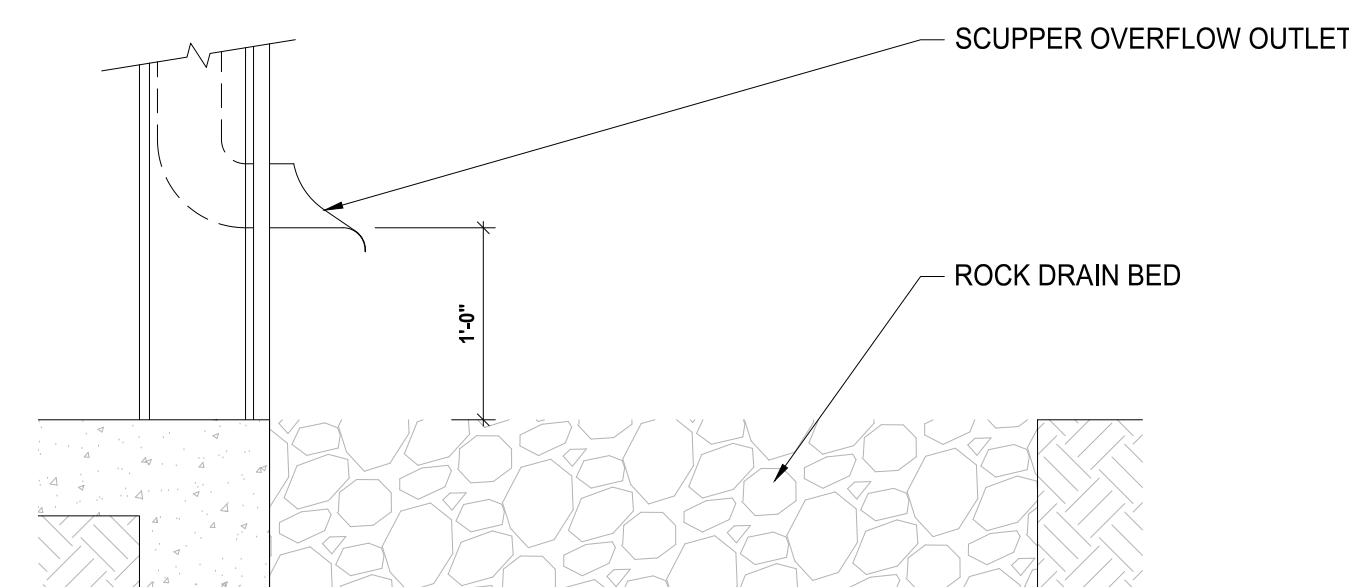
TYPICAL RTU ROOFTOP SCREEN

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



TYPICAL INDIV. UNIT ROOFTOP SCREEN

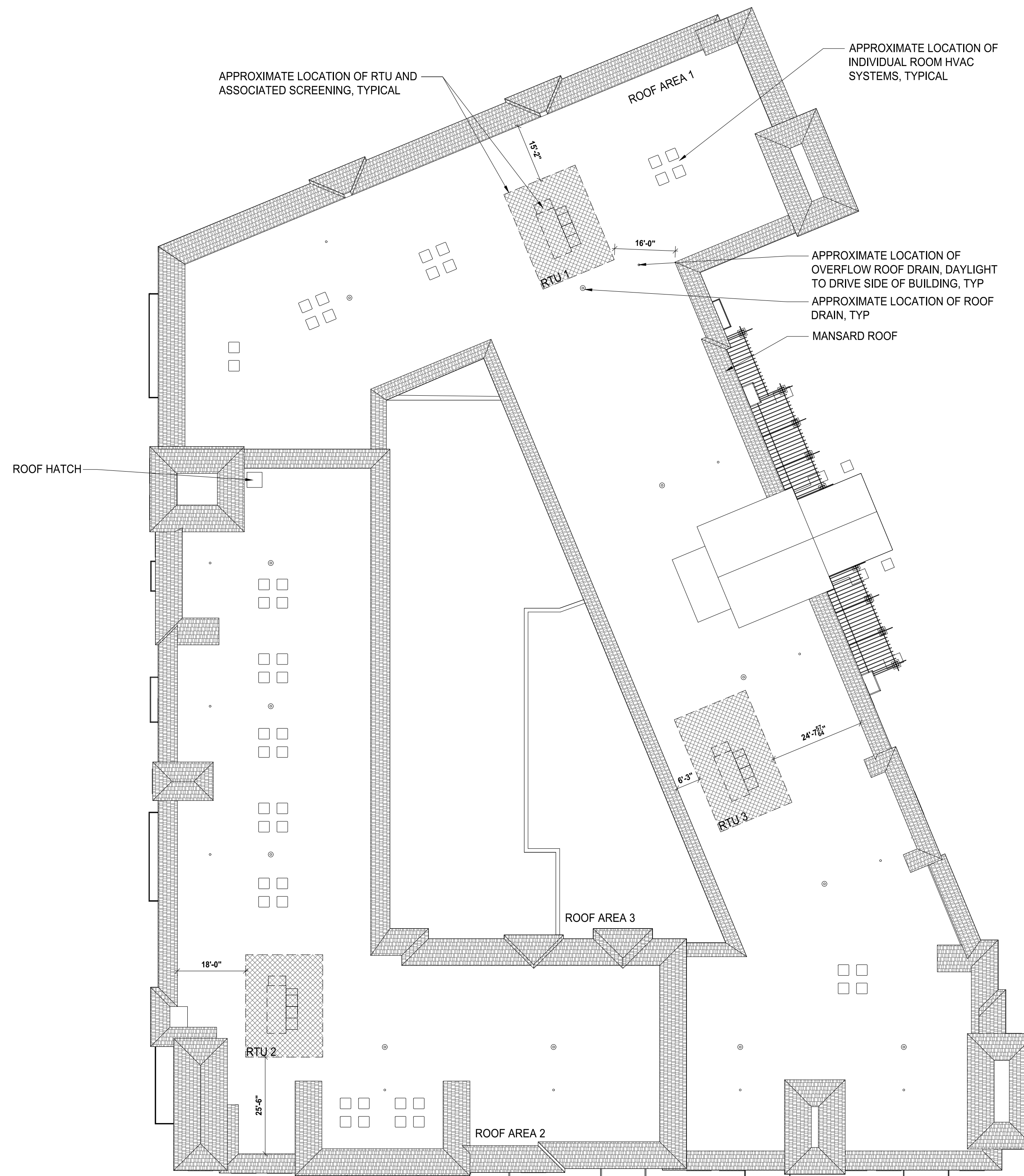
SCALE: 1/4" = 1'-0"



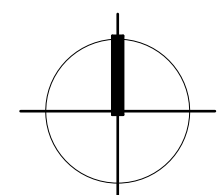
OVERFLOW DRAIN OUTLET DETAIL

SCALE: 1" = 1'-0"

ROOF AREA 1: 27,592 SF
 ROOF AREA 2: 16,541 SF
 ROOF AREA 3: 2,967 SF
 TOTAL ROOF AREA: 47,100 SF
 RTU 1 SCREEN AREA: 548.49 SF
 RTU 2 SCREEN AREA: 548.49 SF
 RTU 3 SCREEN AREA: 660.09 SF
 RTU SCREEN AREA TOTAL: 1,747.07



SCALE: 1" = 20'-0"



SPECTRUM
CAMELBACK ROAD

8102 E Camelback Road
Scottsdale, Arizona 85251

ROOF PLAN

DR44

PHILIPS



Site & Area

PureForm

12" housing



Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Qty: _____
 Notes: _____



Philips Gardco PureForm luminaires combine LED performance excellence and advanced LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction.

Ordering guide

example: P21-APD-A1-1-5M-130LA-NW-120-NP-PCB

Prefix	Controls	Arm	Mounting	Optical System ⁸	Wattage	Color Temp	Voltage	Finish	Options
P21									
P21- PureForm 12" fixture	Standard luminaire DIM 0-10V Dimming APD ¹ Automatic Profile Dimming APD-MRO ² APD with Motion Response Override pole mounted sensor APD-MRI ³ APD with Motion Response Override luminaire mounted sensor MRI ³ Motion Response at 50% low, luminaire mount sensor MR50 ² Motion Response at 50% low, pole mounted sensor Wireless Controls (Remote wireless controller available. See p.2 for details) LLC2 ^{1,4,5} #2 lens for 8' mounting heights LLC3 ^{1,4,5} #3 lens for 9-20' mounting heights LLC4 ^{1,4,5} #4 lens for 21-40' mounting heights	A1 ⁶ Standard 9" Arm A2 ⁶ Short 5" Arm A3 ⁶ Decorative Arm MA Mast Arm Fitter (requires 2 3/8" O.D. Mast Arm)	1 Standard 2 2@180 2@90 2@90 3 3@90 3@120 3@120 4 4@90 W Wall Mount WS ⁷ Wall mount including surface conduit rear entry permitted	Standard Optic Position 2 Type 2 3 Type 3 4 Type 4 5M Type 5 Medium 5W Type 5 Wide BLC Backlight Ctrl 2BL Type 2 with backlight (less shield) LCL ⁹ LEED Corner Cutoff Optics LCR ⁹ LEED Corner Cutoff Optics Optics Rotated Left (90°) ¹⁰ 2-90 Type 2 3-90 Type 3 4-90 Type 4 BLC-90 Backlight Ctrl 2BL-90 Type 2 with backlight (less shield) Optic Rotated Right (270°) ¹⁰ 2-270 Type 2 3-270 Type 3 4-270 Type 4 BLC-270 Backlight Ctrl 2BL-270 Type 2 with backlight (less shield)	350mA 55LA 70LA 90LA 530mA 80LA 105LA 130LA 640mA 165LA ¹¹ 700mA 110LA 140LA 180LA 800mA 200LA ¹¹	CW Cool White 5,700 K 70 CRI (nominal) NW Neutral White 4,000 K 70 CRI (nominal) WW Warm White 3,000 K 80 CRI (nominal) UNV 120-277V 50hz/60hz HVU 347-480V 50hz/60hz	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V 50hz/60hz HVU 347-480V 50hz/60hz	BRP Bronze Paint BLP Black Paint WP White Paint NP Natural Paint OC Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) SC Special color Specify, must supply color chip. Requires factory quote.	TL Tool-Less entry and driver removal hardware TB Terminal Block F ¹² Fusing LF In-Line/In-Pole Fusing PC ^{4,5,13} Receptacle with Photocell (Includes PCR5) PCB ^{4,5,13} Photocell Button PCRS ^{4,5,14,15} Photocell Receptacle only with 2 dimming connections PCR7 ^{4,5,15,16} Photocell Receptacle only with 2 dimming and 2 auxiliary connections EHHS External Houseside Shield PTF2 Pole Top Fitter for 2 3/8"- 3" Tenon PTF3 Pole Top Fitter for 3"- 3 1/2" Tenon PTF4 Pole Top Fitter for 3 1/2"- 4" Tenon SPA1-2 Square Pole Adapter for use with A1 or A2 Arms SPA3 ⁶ Square Pole Adapter for use with A3 Arms DL ¹⁷ Diffusing Lens CLR ¹⁷ Clear Glass Lens POLY ¹⁷ Polycarbonate Lens (1 year warranty on lens) BD Bird Deterrent Spike Kit – consist of 25 injection molded plastic bird deterrent spikes (field installed only).

- Available 120–277V only (UNV, 120, 208, 240 & 277).
- Available 120V or 277V only. MR50 and APD-MRO require one motion sensor per pole, ordered separately. See page 2 for Accessories.
- Available 120V or 277V only. Wattages 180LA and 200LA require outboard sensor enclosure mounted to the arm of the luminaire (A1 arm only).
- Not available with A3 Arm Style.
- LLC2/LLC3/LLC4 wireless controls not configurable with PC/PCB/PCRS5/PCR7 Options. See pages 6-7 for more info.
- Arm Styles mount to a round pole with no adapter. If mounting to a square pole, specify Square Pole Adapter option: SPA1-2 for A1/A2 arms, or SPA3 for A3 arms.
- Available with A1 or A2 Arms only. Not available in P21-MR50, or P21-APD-MRO.
- Luminaire door frame and optic assembly provided standard without glass lens. Specify CLR option for clear glass lens.
- Available with 130LA or 200LA only.
- See page 8–9 for information on optical rotation prior to ordering.
- 200LA and 165LA not available in 347V or 480V.
- Available with A1 arm or with MA mounting only. Provide specific input voltage.
- Not configurable with 480V. Voltage must be specified.
- Works with 3-pin or 5-pin NEMA photo-cell/dimming device.
- If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.
- Works with 3-pin or 5-pin NEMA photo-cell/dimming device and auxiliary connections are not connected (for future use only).
- Option reduces performance.

P21 PureForm LED area luminaire

21" housing

PureForm Accessories (order separately)

MS-A-120V

120V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

MS-A-277V

277V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

Note: Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration Information on page 5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

PureForm Wireless Controls Accessories (for wall or pole mount)^{1,2,3,4}

LLCR2-(F)

Standalone wall or pole wireless controller with #2 Lens.

LLCR3-(F)

Standalone wall or pole wireless controller with #3 Lens.

LLCR4-(F)

Standalone wall or pole wireless controller with #4 Lens.

1. When using the wireless remote accessory option (LLCR-F) in a pole mount application, specify pole option (CL=Coupling Internal Thread, 3/4" size)
2. 120-277V only.
3. Must specify finish (F=Specify matching finish)
4. Luminaire configuration must include 0-10V Dimming 'P21-DIM' option when Wireless Controls Accessories are specified

LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Type 2				Type 2BL				Type 3			
				Average System Watts ⁵	Lumen Output ^{5,6}	Efficacy (LPW)	BUG Rating	Average System Watts ⁵	Lumen Output ^{5,6}	Efficacy (LPW)	BUG Rating	Average System Watts ⁵	Lumen Output ^{5,6}	Efficacy (LPW)	BUG Rating
55LA	48	350	4000K	54	5,327	99	B1-U0-G1	54	5,981	111	B3-U0-G3	54	5,330	98	B1-U0-G1
70LA	64	350	4000K	69	7,350	107	B1-U0-G1	69	8,252	120	B3-U0-G3	69	7,354	107	B1-U0-G2
90LA	80	350	4000K	88	9,370	106	B1-U0-G2	89	10,521	119	B3-U0-G3	89	9,375	106	B1-U0-G2
80LA	48	530	4000K	78	7,656	98	B1-U0-G2	79	8,596	109	B3-U0-G3	79	7,660	97	B1-U0-G2
105LA	64	530	4000K	103	10,521	102	B1-U0-G2	103	11,814	114	B3-U0-G3	103	10,527	102	B1-U0-G2
130LA	80	530	4000K	127	13,490	106	B1-U0-G2	128	15,147	118	B4-U0-G4	128	13,498	105	B1-U0-G2
165LA	80	640	4000K	162	15,651	97	B2-U0-G2	162	17,425	107	B4-U0-G4	162	15,691	97	B1-U0-G2
110LA	48	700	4000K	108	9,735	90	B1-U0-G2	108	10,931	101	B3-U0-G3	108	9,740	90	B1-U0-G2
140LA	64	700	4000K	137	13,287	97	B2-U0-G2	138	14,918	108	B4-U0-G4	138	13,294	96	B1-U0-G2
180LA	80	700	4000K	176	16,723	95	B2-U0-G2	177	18,777	106	B4-U0-G4	177	16,732	94	B2-U0-G3
200LA	80	800	4000K	205	18,514	90	B2-U0-G2	206	20,788	101	B4-U0-G4	206	18,524	90	B2-U0-G3

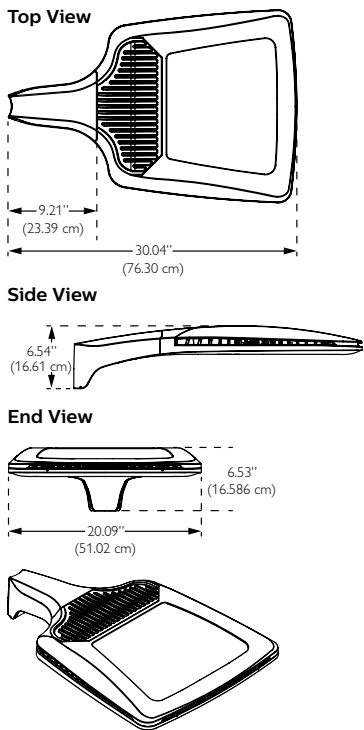
Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Type 4				Type 5M				Type 5W			
				Average System Watts ⁵	Lumen Output ^{5,6}	Efficacy (LPW)	BUG Rating	Average System Watts ⁵	Lumen Output ^{5,6}	Efficacy (LPW)	BUG Rating	Average System Watts ⁵	Lumen Output ^{5,6}	Efficacy (LPW)	BUG Rating
55LA	48	350	4000K	54	5,279	98	B1-U0-G1	54	6,059	112	B2-U0-G0	53	6,506	122	B3-U0-G1
70LA	64	350	4000K	69	7,284	106	B1-U0-G2	69	8,360	122	B3-U0-G1	70	8,966	128	B3-U0-G2
90LA	80	350	4000K	88	9,286	105	B1-U0-G2	88	10,657	121	B3-U0-G1	86	11,437	133	B4-U0-G2
80LA	48	530	4000K	78	7,588	97	B1-U0-G2	79	8,708	111	B3-U0-G1	82	9,341	115	B3-U0-G2
105LA	64	530	4000K	103	10,428	101	B1-U0-G2	103	11,967	116	B3-U0-G1	108	12,839	119	B4-U0-G2
130LA	80	530	4000K	127	13,370	105	B1-U0-G2	128	15,344	120	B3-U0-G1	134	16,470	123	B4-U0-G2
165LA	80	640	4000K	162	15,389	90	B1-U0-G2	162	17,663	109	B4-U0-G1	164	19,319	118	B4-U0-G2
110LA	48	700	4000K	108	9,648	96	B1-U0-G2	108	11,073	102	B3-U0-G1	110	12,115	108	B4-U0-G2
140LA	64	700	4000K	137	13,168	94	B1-U0-G2	138	15,112	110	B4-U0-G1	146	16,272	110	B4-U0-G2
180LA	80	700	4000K	176	16,574	95	B2-U0-G2	177	19,021	108	B4-U0-G1	179	20,401	114	B5-U0-G3
200LA	80	800	4000K	206	18,349	89	B2-U0-G3	206	21,058	102	B4-U0-G2	206	22,079	106	B5-U0-G3

5. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
6. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

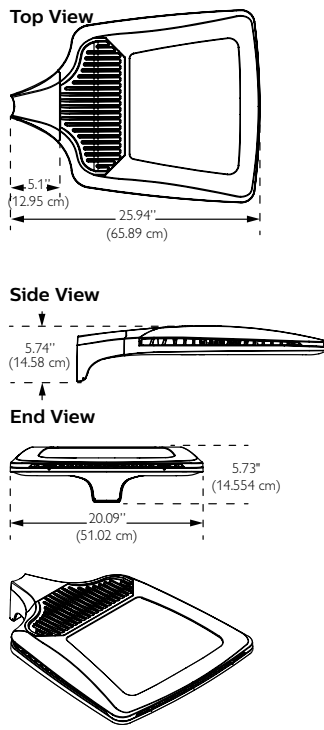
P21 PureForm LED area luminaire

21" housing

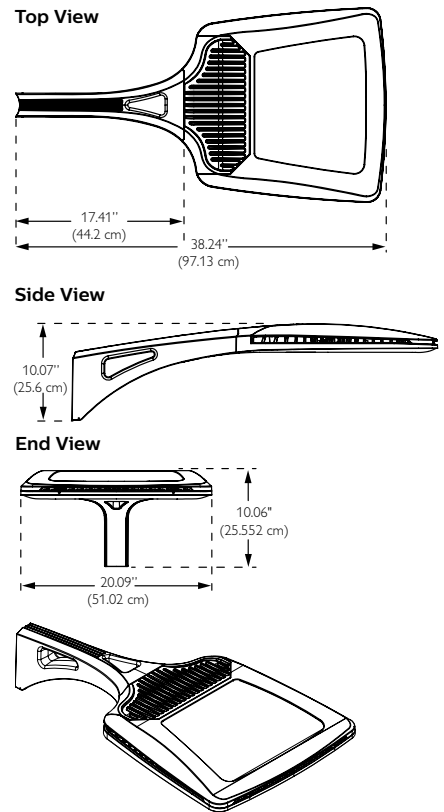
Dimensions – Standard Arm (A1)



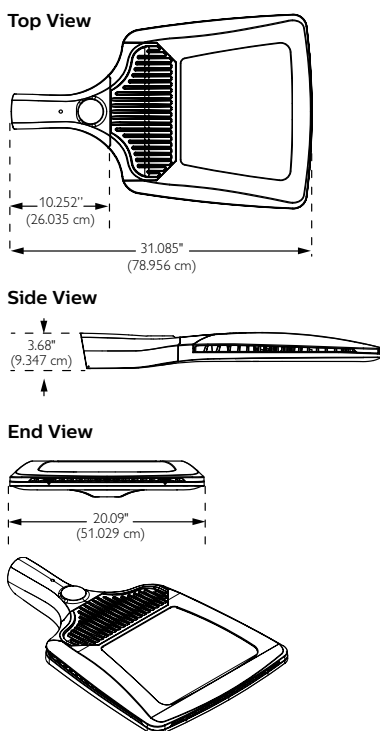
Dimensions – Short Arm (A2)



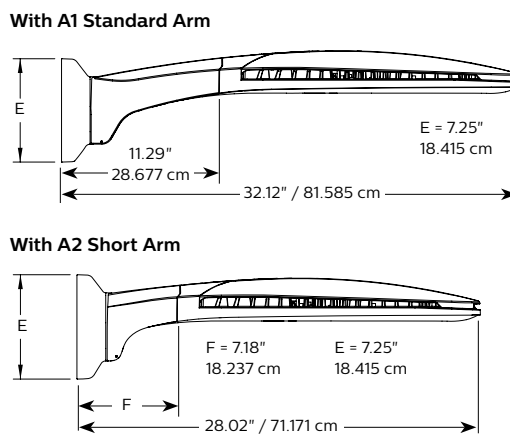
Dimensions – Decorative Arm (A3)



Dimensions – Mast Arm (MA)



Dimensions – Wall Mount



Single Luminaire Weight

Mounting	Approx.Weight
A1	38 lbs / 17.237 kg
A2	37 lbs / 16.783 kg
A3	41.5 lbs / 18.824 kg
MA	38 lbs / 17.237 kg
W or WS	39 lbs / 17.69 kg

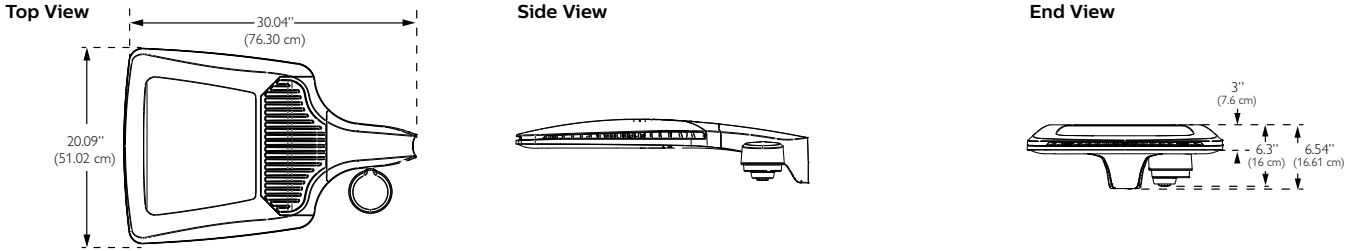
Effective Projected Area (ft²/m²)

Mounting	Single	Twin @ 180	3/4
A1	0.35 / 0.033	0.70 / 0.066	1.25 / 0.117
A2	0.30 / 0.028	0.60 / 0.056	1.10 / 0.103
A3	0.50 / 0.047	1.0 / 0.093	1.70 / 0.158
MA	0.35 / 0.033	N/A	N/A

P21 PureForm LED area luminaire

21" housing

Dimensions – PureForm with wireless controls (luminaire mounted controller)



Luminaire Configuration Information

P21

Philips Gardco PureForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

P21-DIM

Philips Gardco PureForm LED luminaire provided with 0-10V dimming for connection to a control system provided by Philips or by others.

P21-APD

Philips Gardco PureForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a programmable LED Driver, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the programmable LED Driver based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

P21-APD is available in 120V – 277V input only.

P21-APD Dimming Profile:

100%	2 hours 50%	6 hours 50%	100%
Power On	Mid Point		Power Off

The P21-APD offers many of the advantages of a sophisticated control system, including an average energy savings of at least 33% versus constant wattage, constant light output systems, without the need for a control system.

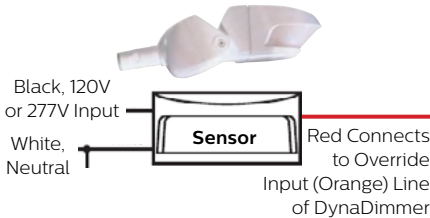
P21-MR50

Philips Gardco PureForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

This configuration is not available for use with wall mounted luminaires.

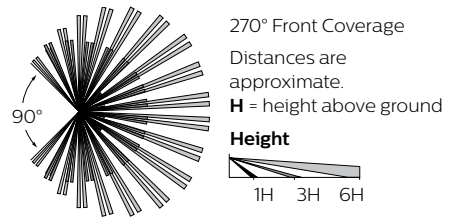
P21-MR50 is available in 120V–277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MSA-120V) or the WattStopper EW-200-277-W (277V Input - MSA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



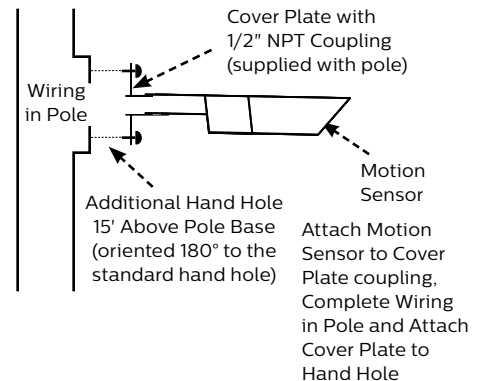
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole:



P21 PureForm LED area luminaire

21" housing

Luminaire Configuration Information (Continued)

P21-APD-MRO

Philips Gardco PureForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The P21-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the P21-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

This configuration is not available for use with wall mounted luminaires.

Notes:

P21-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The P21-APD-MRO has the same pole requirements and utilizes the same motion sensors as the P21-MR50. The motion sensor mounts and wires identically as well. The P21-APD-MRO utilizes the identical dimming profile as shown for the P21-APD.

By combining the benefits of automatic profile dimming and motion response, the P21-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

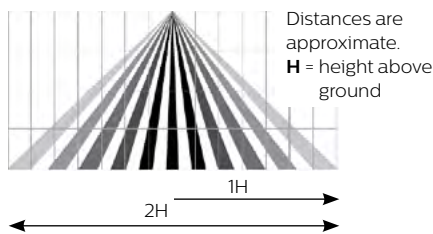
P21-MRI

Luminaires with Motion Response and an integral motion sensor include a programmable LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V (UNIV) only.

Luminaires include a passive infrared (PIR) motion sensor, WattStopper FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

The approximate motion sensor coverage pattern is as shown below.

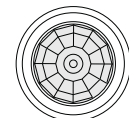
Side Coverage Pattern



Top Coverage Pattern



FSP-211 Sensor - Bottom View



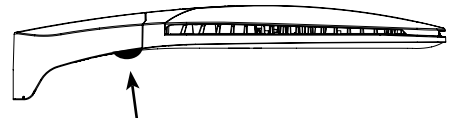
P21-APD- MRI



Luminaires with Integral Motion Sensor - P21-APD- MRI: Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize a programmable LED driver. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes.

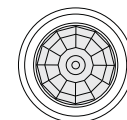
APD-MRI luminaires are available with 120V or 277V (UNIV) input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for P21-MRI.

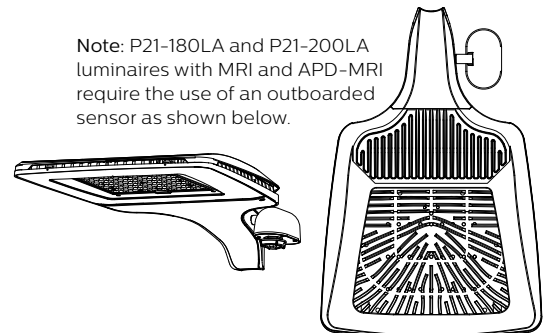


Approximate Sensor Placement on P21-MRI and P21-APD-MRI luminaires.

Sensor - Bottom View



Note: P21-180LA and P21-200LA luminaires with MRI and APD-MRI require the use of an outboarded sensor as shown below.



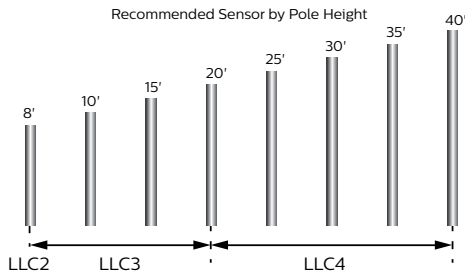
P21 PureForm LED area luminaire

21" housing

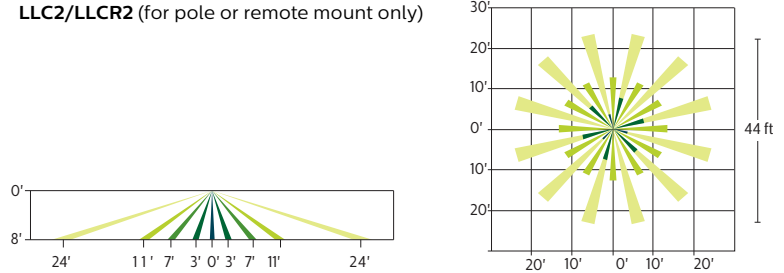
Luminaire Configuration Information – PureForm with wireless controls

P21-LLC2/3/4 Luminaire Mounted Controller

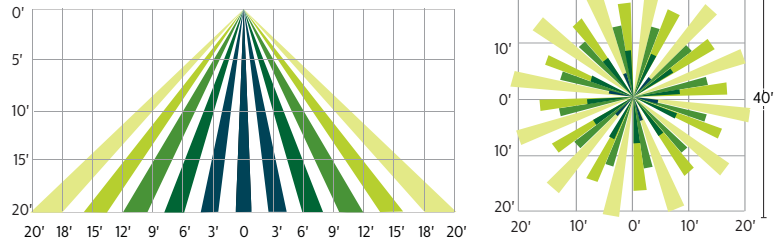
Controller attached to luminaire and includes radio, photocell and motion sensor with #2, 3, or 4 lens for 8-40' mounting heights.



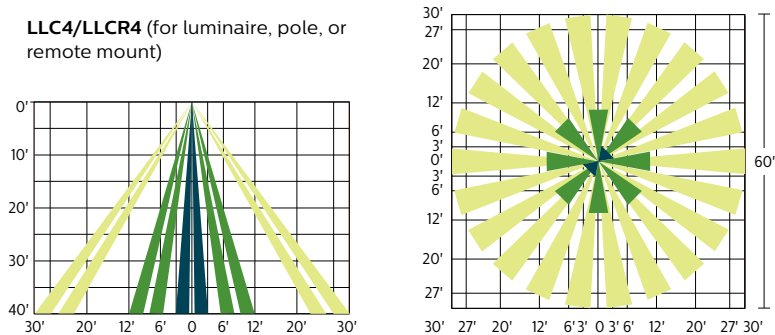
LLC2/LLCR2 (for pole or remote mount only)



LLC3/LLCR3 (for luminaire, pole, or remote mount)

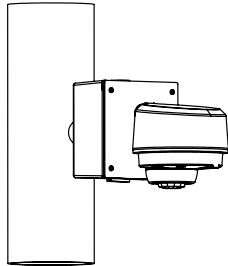


LLC4/LLCR4 (for luminaire, pole, or remote mount)



LLCR2/3/4 Pole Mounted Controller

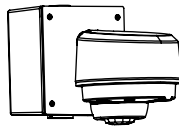
In this configuration, the wireless controller will be mounted to the pole at a fifteen foot mounting height. The number of luminaires on each pole, as well as the specific wattage chosen, will determine how many controllers will be required.



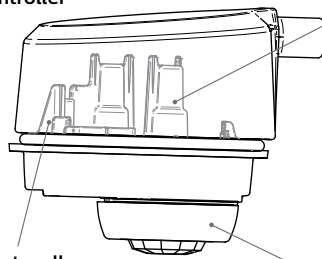
When using the wireless remote accessory option (LLCR-F) in a pole mount application, specify pole option (CL=Coupling Internal Thread, 3/4" size). Confirm required orientation of luminaire and wireless controller. Indicate height above pole base and orientation to handheld. Recommended min pole height is 18ft, with option (CL) 15ft above pole base. Other heights are possible when choosing the appropriate sensor lens type. See pole specification sheets for more information.

Remote Mount Wireless Controller

Used to extend the communication on site, to extend motion response and add other luminaires that are not pole mounted. Consult factory for more information.



Controller



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 120-277 VAC RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from Gateway
- Reports ambient light readings to 1500 Ft-Cd
- Transmission Systems Operating within the band 2400-2483.5Mhz
- ROHS Compliant

Motion Response

- Detects motion through passive infrared sensing technology with three different lens configurations
- Motion sensor coverage can be adjusted from a narrow to a wide detection range, which helps reduce false triggers to further increase energy savings.
- Sensing profiles can be updated to adapt to activity levels in the environment, such as occupancy level, wind, and mounting height

P21 PureForm LED area luminaire

21" housing

Luminaire Configuration Information (PureForm with wireless controls)

Gateway

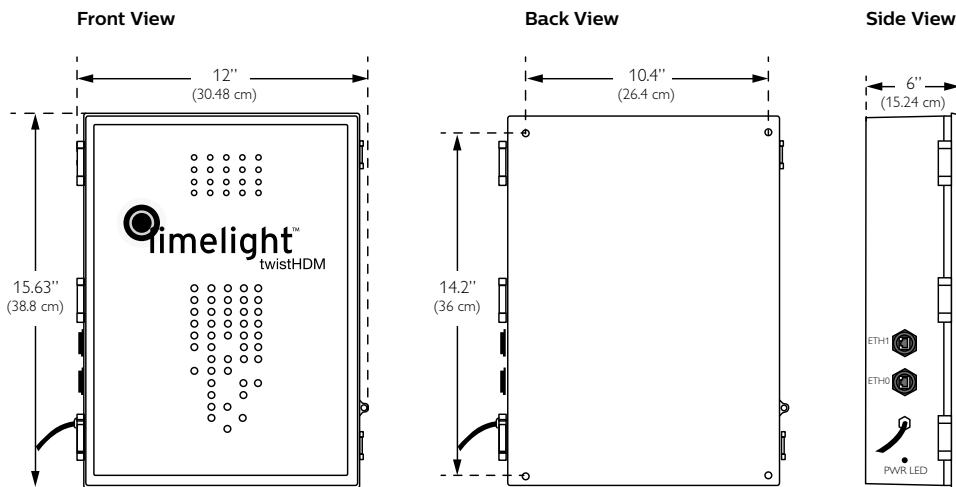
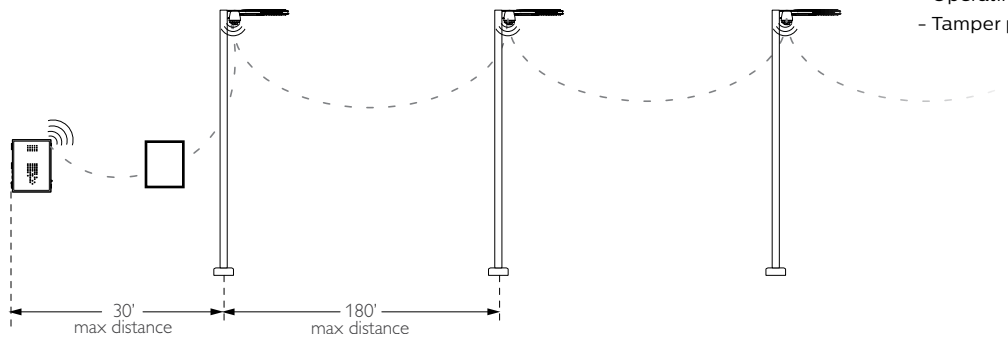
Overview: One gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the PureForm luminaires (or pole), allowing you to control your fixtures straight from the web. One gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

Installation: Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

Requirements: The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

Specifications:

- High density RF Mesh coordinator
- Ethernet or wireless internet connection to server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing



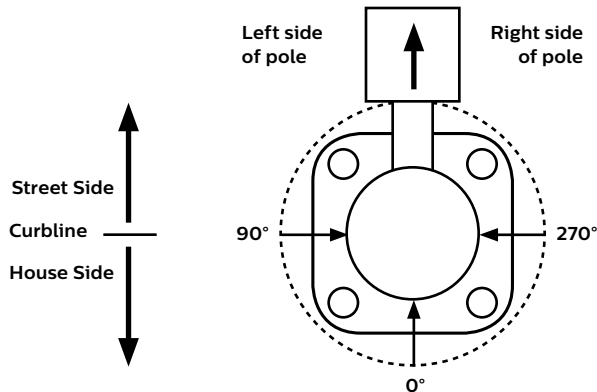
P21 PureForm LED area luminaire

21" housing

Asymmetric Optical Orientation Information

Standard Optic Position

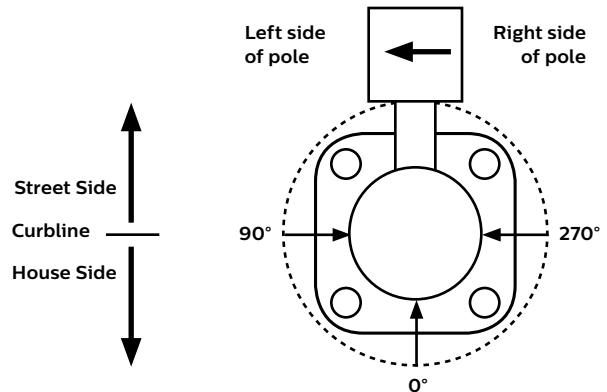
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

Luminaires ordered with asymmetric optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below:

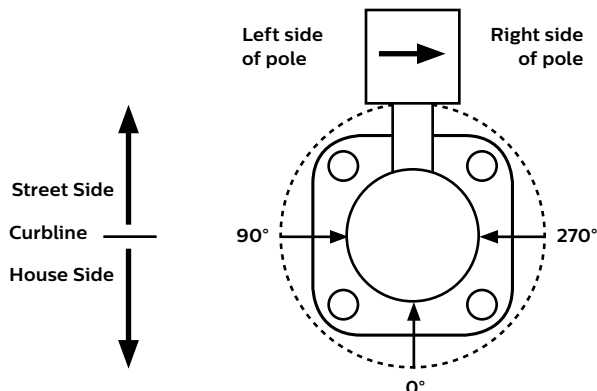


Note: The hand hole will normally be located on the pole at the 0° point.

Asymmetric Optical Orientation Information

Optic Rotated Right (270°) Optic Position:

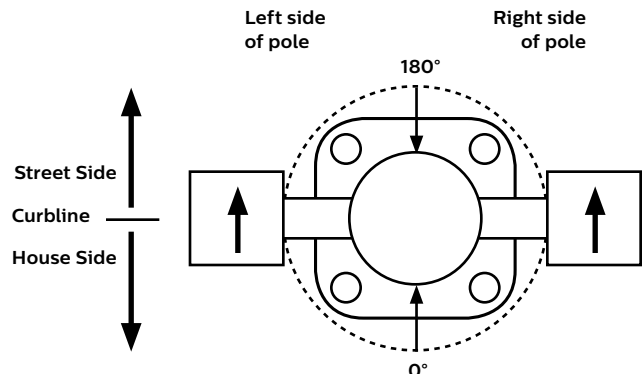
Luminaires ordered with asymmetric optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies With Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

P21 PureForm LED area luminaire

21" housing

Specifications

Housing

The PureForm features a die cast aluminum housing, and mounts directly to a pole or wall. The low profile rounded form reduces the effective projected area of the luminaire significantly. PureForm luminaires supplied with A1, A2 and A3 arms are provided with arms firmly attached to the main luminaire housing body. As a result, the luminaires provide the functionality, strength and installation ease of an integral arm luminaire. Mast arm mount luminaires are provided with the mast arm mounting assembly firmly attached to the main luminaire housing body.

IP Rating

PureForm luminaires have a rating of IP66.

Vibration Resistance

PureForm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

Electrical

Luminaires are equipped with an LED driver that accepts 120V through 277V, or 347V through 480V, 50hz to 60hz, input. Driver output is based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 302°F / 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. Power factor is not less than 90%. Luminaire consumes 0.0 watts in the off state. All motion sensors utilized consume 0.0 watts in the off state. Surge protector standard. 10KA per AN SI/IEEE C62.41.2.

LED Performance

Predicted Lumen Depreciation Data¹

Ambient Temperature °C	Driver (mA)	Calculated L ₇₀ Hours ^{1,2}	L ₇₀ Per TM-21 ^{2,3}	Lumen Maintenance % @ 60,000 hours
Up to 40 °C	Up to 800mA	> 154,000 Hours	> 51,400 Hours	91%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.

2. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.

3. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours.

LED Thermal Management

The Philips Gardco PureForm LED provides die cast aluminum integral thermal radiation fins to provide the excellent thermal management so critical to long LED system life.

Wireless Controls

The wireless controls system includes: gateway, controller (with wireless radio, motion response, and photocell), and commissioning/training. This intelligent web-based system operates through a high density mesh (HDM) wireless technology. Wireless radios with motion response and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a mini computer that connects to the internet, and is located in a secure location. The central database channels communication to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See pages 6-7 for details and technical information.

Optical Systems

The advanced LED optical systems provide IES Types 2, 3, 4 and 5 distributions, as well as a Backlight Control optic. Special LEED corner cutoff optics are also available, both as LCR (right) and LCL (left.) All optical systems feature unitized lens optic construction.

Types 2, 3, 4, BLC and LCR/LCL optical systems utilize an innovative redirecting reflector to complement the performance of the LED optic. The redirecting reflector system utilizes 95% specular reflective material to maximize reflected light forward. Reflector facets minimize aperture brightness when viewed from the rear of the luminaire.

PureForm luminaires are provided standard without a glass lens, for maximized performance. A glass lens is available as an option, resulting in reduced performance. All PureForm luminaires provide full cutoff performance.

Listings

All luminaires bear UL or CUL (where applicable) Wet Location labels. PureForm LED P21 luminaires (with the exception of 55LA at 277V) are DesignLights Consortium qualified.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

Warranty

Philips Gardco luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer. See Warranty Information on www.sitelighting.com for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty.

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Philips Lighting North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

Philips Lighting Canada Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

Catalog #		Type
Project		
Comments		Date
Prepared by		

electrical wiring compartment.

Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

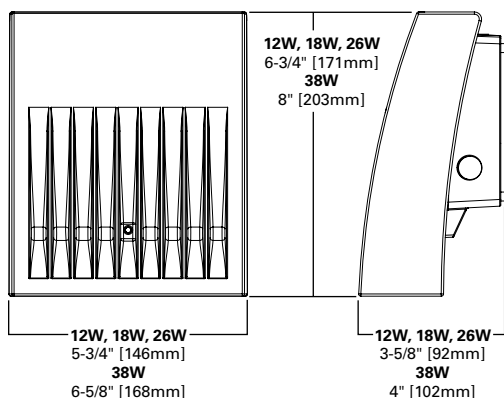
Five-year warranty.



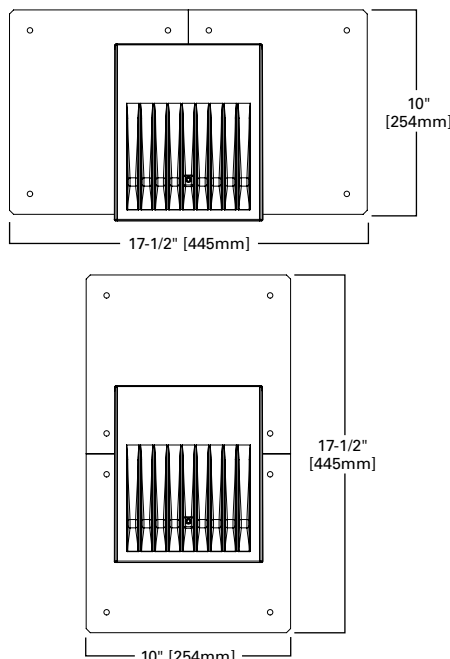
XTOR CROSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

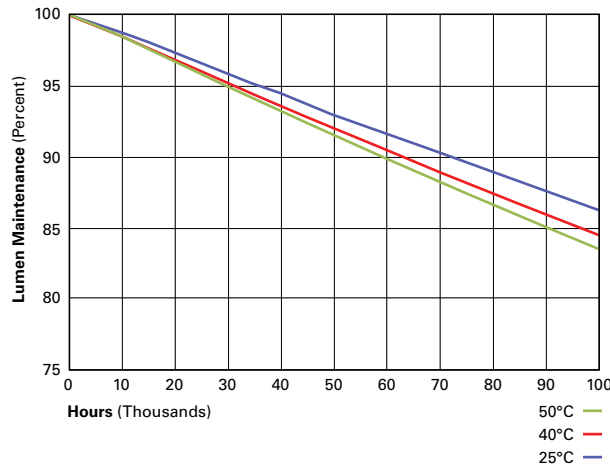
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

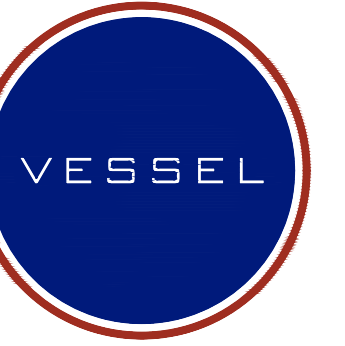
Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B =Small Door, 12W XTOR2B =Small Door, 18W XTOR3B =Small Door, 26W XTOR4B =Medium Door, 38W	[Blank] =Bright White (Standard), 5000K W =Neutral White, 4000K Y =Warm White, 3000K	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black BZ =Bronze AP =Grey GM =Graphite Metallic DP =Dark Platinum	PC1 =Photocontrol 120V ² PC2 =Photocontrol 208-277V ^{2,3} 347V =347V ⁴ HA =50°C High Ambient ⁴	WG/XTOR =Wire Guard ⁵ XTORFLD-KNC =Knuckle Floodlight Kit ⁶ XTORFLD-TRN =Trunnion Floodlight Kit ⁶ XTORFLD-KNC-WT =Knuckle Floodlight Kit, Summit White ⁶ XTORFLD-TRN-WT =Trunnion Floodlight Kit, Summit White ⁶ EWP/XTOR =Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT =Escutcheon Wall Plate, Summit White

NOTES:

1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

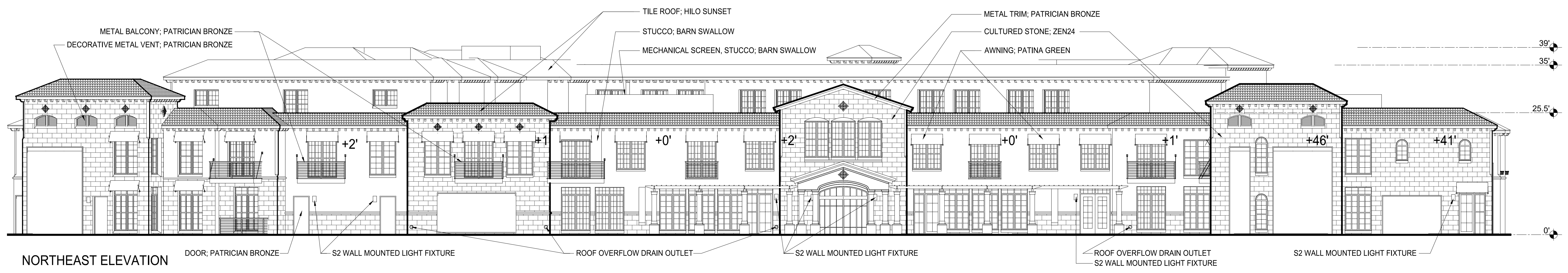
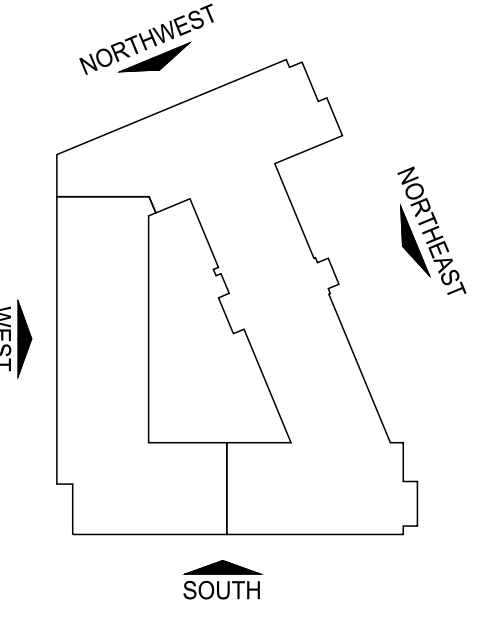
12W Series	18W Series	26W Series	38W Series
XTOR1B =12W, 5000K, Carbon Bronze	XTOR2B =18W, 5000K, Carbon Bronze	XTOR3B =26W, 5000K, Carbon Bronze	XTOR4B =38W, 5000K, Carbon Bronze
XTOR1B-WT =12W, 5000K, Summit White	XTOR2B-W =18W, 4000K, Carbon Bronze	XTOR3B-W =26W, 4000K, Carbon Bronze	XTOR4B-W =38W, 4000K, Carbon Bronze
XTOR1B-PC1 =12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT =18W, 5000K, Summit White	XTOR3B-WT =26W, 5000K, Summit White	XTOR4B-WT =38W, 5000K, Summit White
XTOR1B-W =12W, 4000K, Carbon Bronze	XTOR2B-PC1 =18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1 =26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1 =38W, 5000K, 120V PC, Carbon Bronze
	XTOR2B-W-PC1 =18W, 4000K, 120V PC, Carbon Bronze	XTOR3B-W-PC1 =26W, 4000K, 120V PC, Carbon Bronze	XTOR4B-W-PC1 =38W, 4000K, 120V PC, Carbon Bronze
	XTOR2B-347V =18W, 5000K, Carbon Bronze, 347V	XTOR3B-347V =26W, 5000K, Carbon Bronze, 347V	XTOR4B-347V =38W, 5000K, Carbon Bronze, 347V
	XTOR2B-WT-PC1 =18W, 5000K, 120V PC, Summit White	XTOR3B-PC2 =26W, 5000K, 208-277V PC, Carbon Bronze	



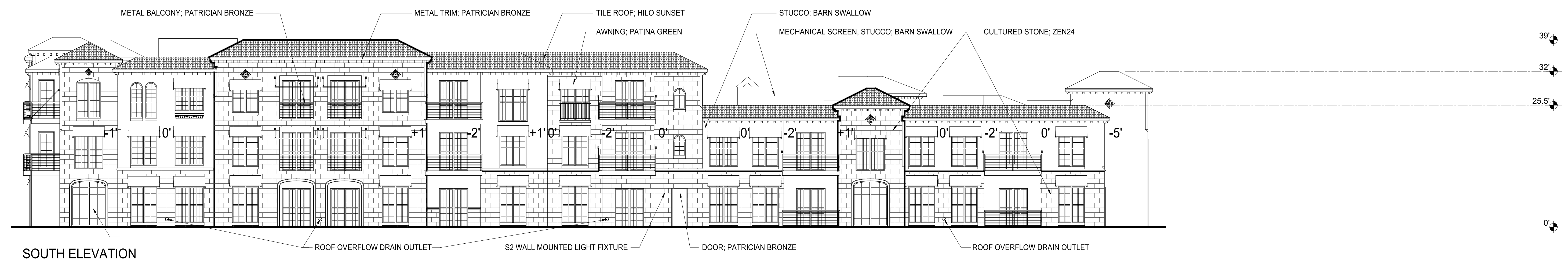
ARCHITECTURE & DESIGN



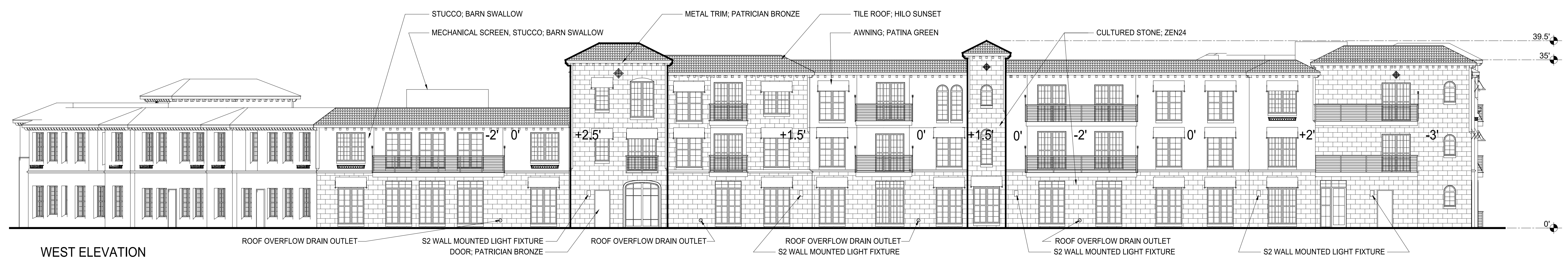
SPECTRUM



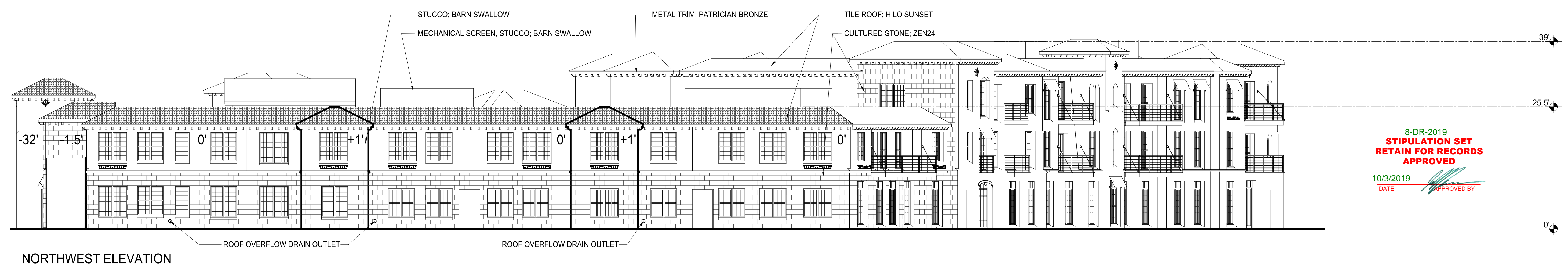
NORTHEAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

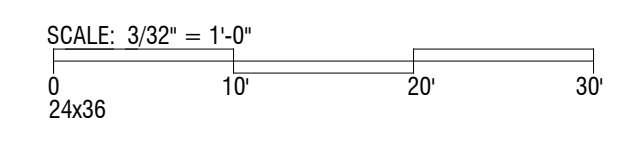


NORTHWEST ELEVATION

8-DR-2019
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
10/3/2019
DATE APPROVED BY

SPECTRUM
CAMELBACK ROAD
8102 E Camelback Road
Scottsdale, Arizona 85251

BUILDING ELEVATIONS



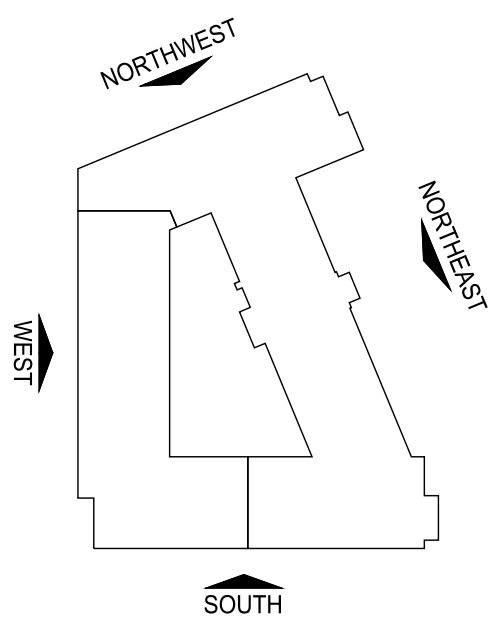
DR37b



ARCHITECTURE & DESIGN



SPECTRUM



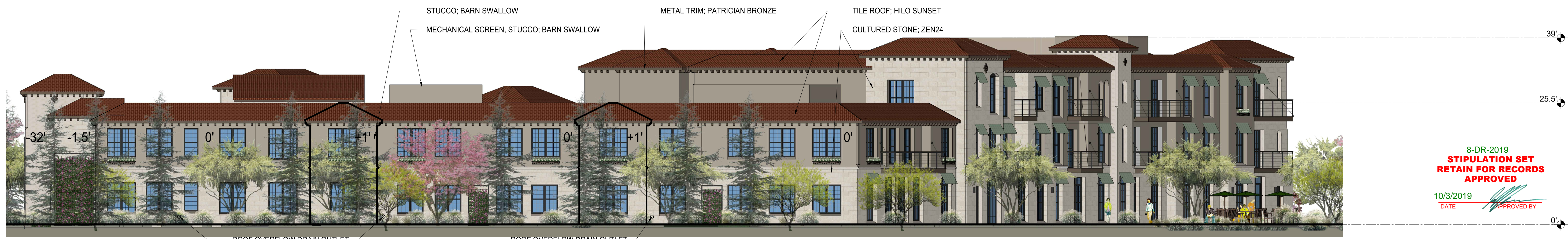
NORTHEAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTHWEST ELEVATION

8-DR-2019
STIPULATION SET
RETAIN FOR RECORDS
APPROVED

10/3/2019
DATE APPROVED BY

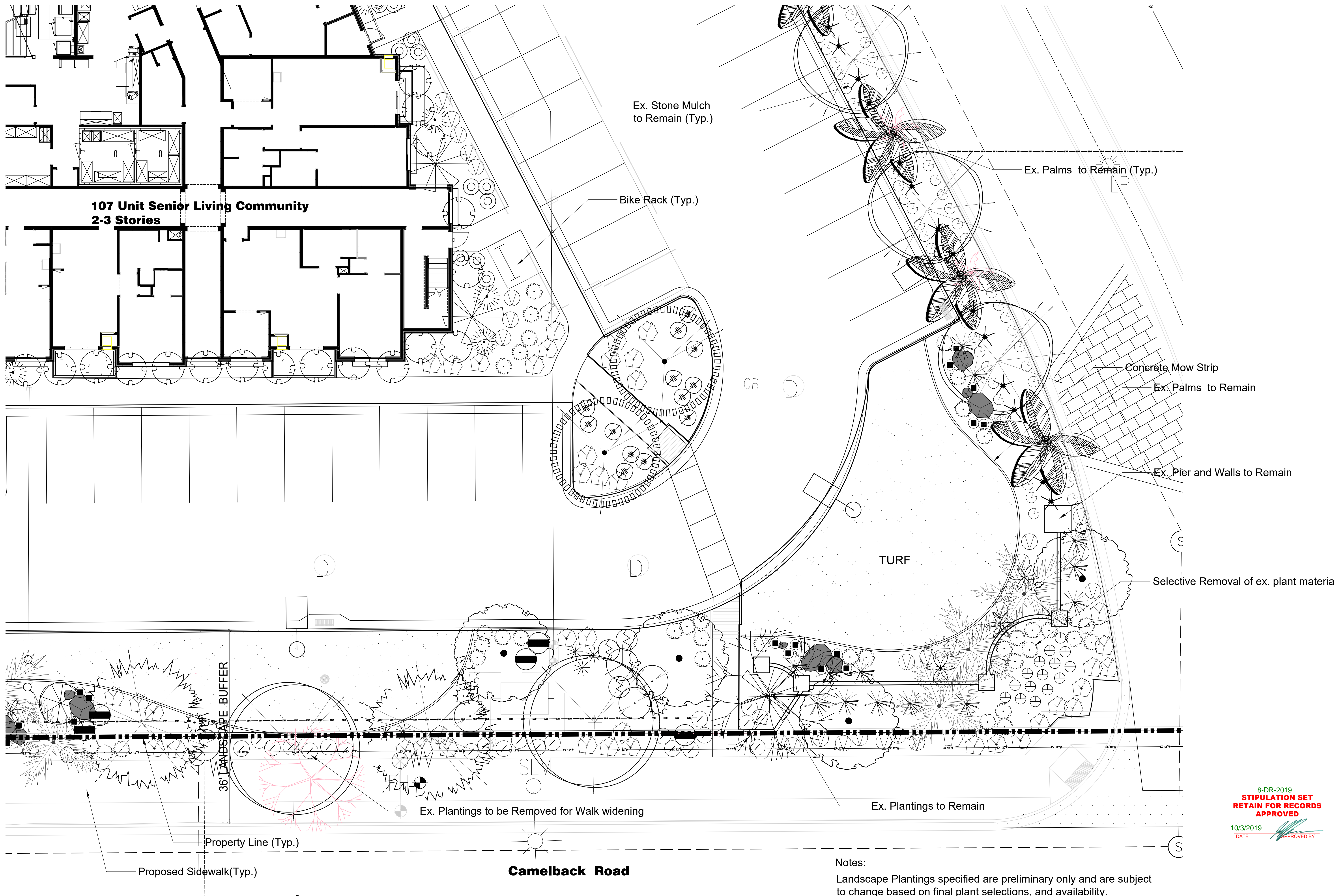
SPECTRUM
CAMELBACK ROAD

8102 E Camelback Road
Scottsdale, Arizona 85251

BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"
0 10 20 30
24x36

DR37a



1 PRELIMINARY LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

Notes:
Landscape Plantings specified are preliminary only and are subject to change based on final plant selections, and availability.
All landscaping will be supported by an automatic irrigation system and will be designed constructed and maintained to promote water conservation and prevent water overflow into the street, sidewalk or parking lots.

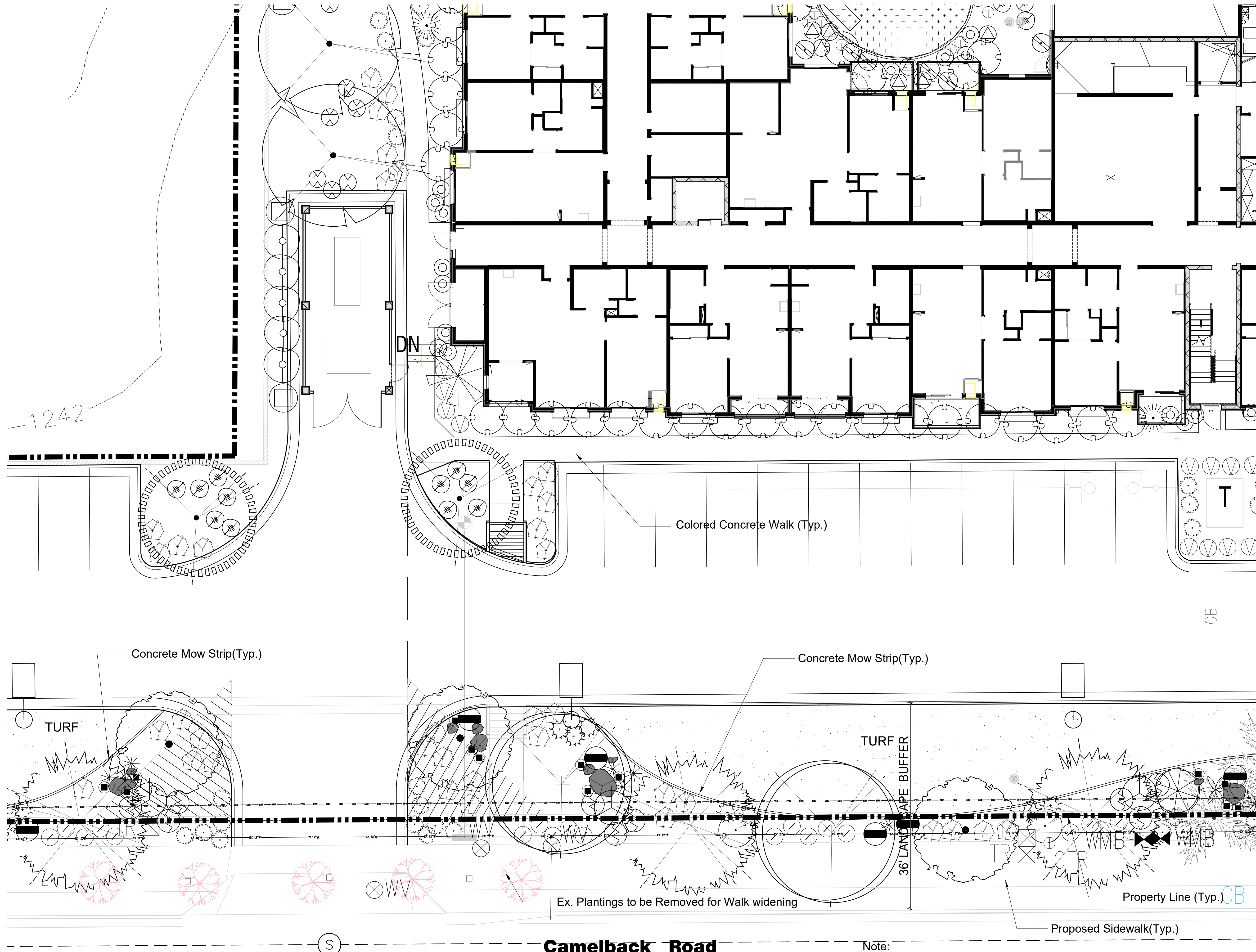
8-DR-2019
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
10/3/2019
DATE APPROVED BY

Kleski & Associates
Landscape Architects
4540 East Indian School Road Suite 21-229
PHOENIX, AZ 85018
Phone: (602) 999-7021

SPECTRUM
RETIREMENT COMMUNITIES, LLC

PRELIMINARY LANDSCAPE PLAN-SOUTHEAST
SPECTRUM CAMELBACK ROAD
8102 E. Camelback Road
Scottsdale, Arizona

ISSUED FOR:	DATE:
DRB Re-Submittal	8-7-19
DRB Re-Submittal	6-4-19
DRB Submittal	2-1-19
PRINCIPAL:	
PROJECT NUMBER:	DESIGNED BY:
21901.1	KAK
SCALE:	REVIEWED BY:
AS NOTED	LD
DATE:	PROJECT MANAGER:
1-5-2019	KAK
SHEET NUMBER:	



1 PRELIMINARY LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

Note:
Landscape Plantings specified are preliminary only and are subject to change based on final plant selections, and availability.
All landscaping will be supported by an automatic irrigation system and will be designed constructed and maintained to promote water conservation and prevent water overflow into the street, sidewalk or parking lots.

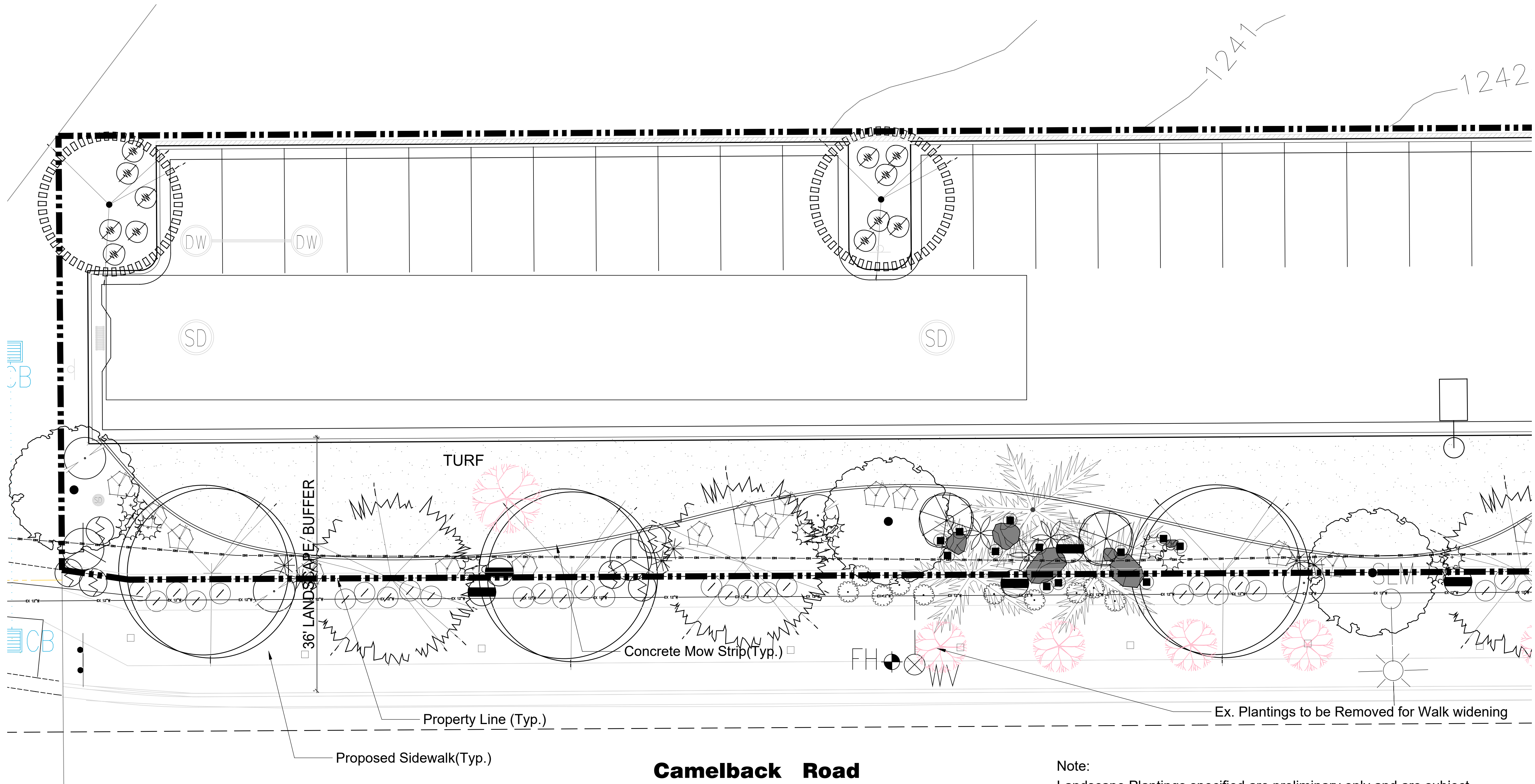
8-DR-2019
**STIPULATION SET
RETAIN FOR RECORDS
APPROVED**
10/3/2019
DATE APPROVED BY

Kleski & Associates
Landscape Architects
4540 East Indian School Road Suite 21-229
PHOENIX, AZ 85018
Phone: (602) 999-7021

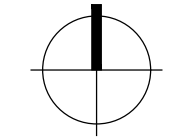
SPECTRUM
RETIREMENT COMMUNITIES, LLC

PRELIMINARY LANDSCAPE PLAN-SOUTH
SPECTRUM CAMELBACK ROAD
8102 E. Camelback Road
Scottsdale, Arizona

ISSUED FOR:	DATE:
DRB Pre-Submittal	6-7-19
DRB Pre-Submittal	6-4-19
DRB Submittal	2-1-19
PRINCIPAL:	
PROJECT NUMBER:	DESIGNED BY:
21901.1	KAK
SCALE:	REVIEWED BY:
AS NOTED	LD
DATE:	PROJECT MANAGER:
1-5-2019	KAK
SHEET NUMBER:	
L-3	



1 PRELIMINARY LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



Camelback Road

Note:
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8-DR-2019
**STIPULATION SET
RETAIN FOR RECORDS
APPROVED**
10/3/2019
DATE APPROVED BY

Kleski & Associates
Landscape Architects
4540 East Indian School Road Suite 21-229
PHOENIX, AZ 85018
Phone: (602) 999-7021

ALLEN L. KRACOWER
& ASSOCIATES, INCORPORATED
LANDSCAPE ARCHITECTS - LAND PLANNERS - REAL ESTATE CONSULTANTS
300 NORTH POPE DRIVE, SUITE 200 LAKE ELSTON ILLINOIS 60464

SPECTRUM
RETIREMENT COMMUNITIES, LLC

PRELIMINARY LANDSCAPE PLAN-WEST

SPECTRUM CAMELBACK ROAD
8102 E. Camelback Road
Scottsdale, Arizona

ISSUED FOR:	DATE:
DRB Re-Submittal	8-7-19
DRB Re-Submittal	6-4-19
DRB Submittal	2-1-19
PRINCIPAL:	
PROJECT NUMBER:	DESIGNED BY:
21901.1	KAK
SCALE:	REVIEWED BY:
AS NOTED	LD
DATE:	PROJECT MANAGER:
1-5-2019	KAK
SHEET NUMBER:	
L-4	



1 PRELIMINARY LANDSCAPE PLAN
 SCALE: 1/8"=1'-0"

Note:
 Landscape Plantings specified are preliminary only and are subject to change based on final plant selections, and availability.
 All landscaping will be supported by an automatic irrigation system and will be designed constructed and maintained to promote water conservation and prevent water overflow into the street, sidewalk or parking lots.

8-DR-2019
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
 10/3/2019
 DATE APPROVED BY

Kleski & Associates
 Landscape Architects
 4540 East Indian School Road Suite 211229
 PHOENIX, AZ 85018
 Phone: (602) 999-7021



ALLEN L. KRACOWER
 & ASSOCIATES, INCORPORATED
 LANDSCAPE ARCHITECTS - LANDSCAPE ARCHITECTS - REAL ESTATE CONSULTANTS
 300 NORTH SHORE DRIVE, SUITE 200 | LANE PLAZA | FLAGSTAFF, ARIZONA




SPECTRUM
 RETIREMENT COMMUNITIES, LLC

PRELIMINARY ENTRY LANDSCAPE PLAN
SPECTRUM CAMELBACK ROAD
 8102 E. Camelback Road
 Scottsdale, Arizona

ISSUED FOR:	DATE:
DRB Pre-Submittal	8-7-19
DRB Pre-Submittal	6-4-19
DRB Submittal	2-1-19
PRINCIPAL:	
PROJECT NUMBER:	DESIGNED BY:
21901.1	KAK
SCALE:	REVIEWED BY:
AS NOTED	LD
DATE:	PROJECT MANAGER:
1-5-2019	KAK
SHEET NUMBER:	



1 PRELIMINARY LANDSCAPE PLAN
 SCALE: 1/8"=1'-0"

Note:
 Landscape Plantings specified are preliminary only and are subject to change based on final plant selections, and availability.

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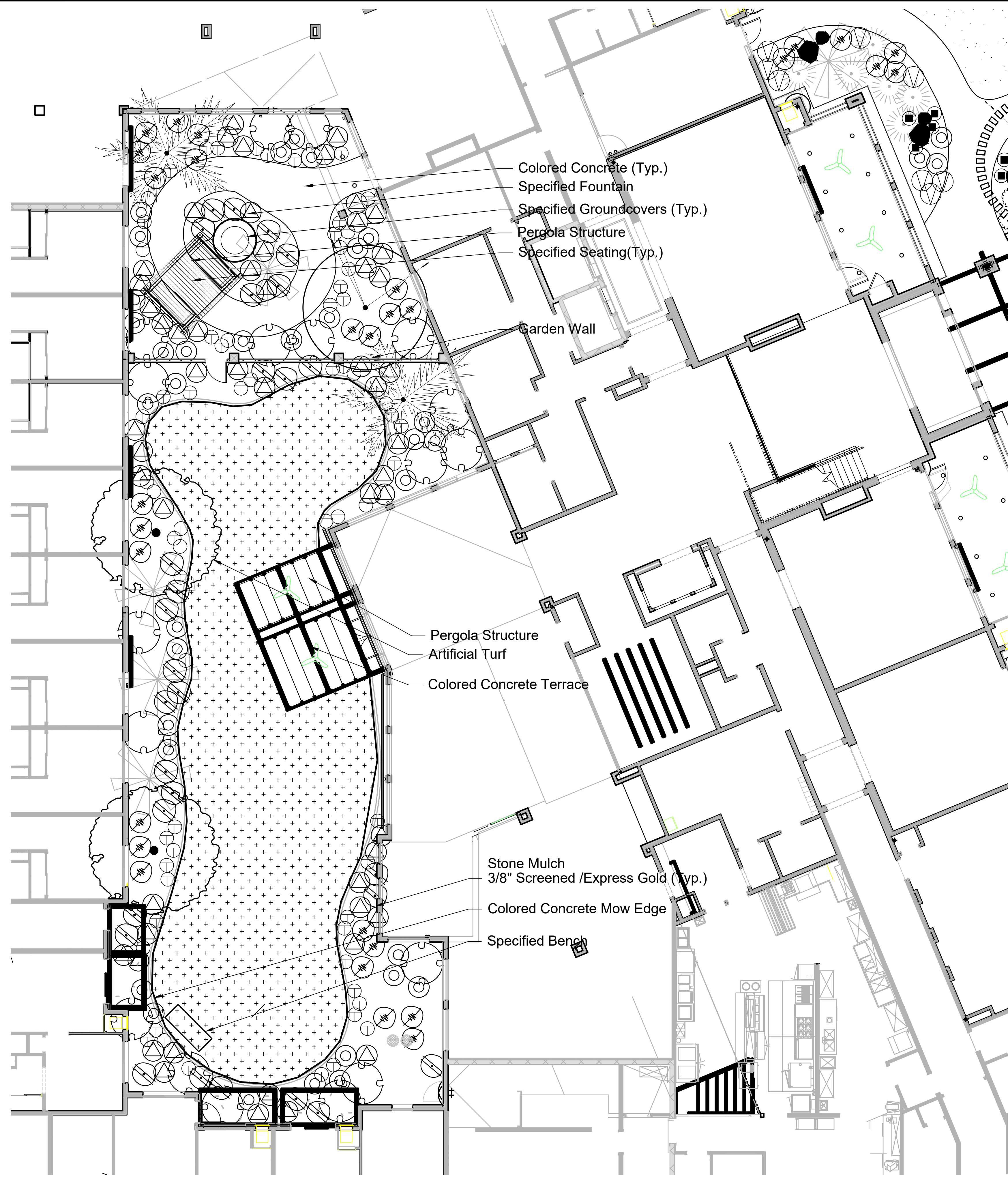
8-DR-2019
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
 10/3/2019
 DATE APPROVED BY

Kleski & Associates
 Landscape Architects
 4540 East Indian School Road Suite 211229
 PHOENIX, AZ 85018
 Phone: (602) 999-7021

SPECTRUM
 RETIREMENT COMMUNITIES, LLC

PRELIMINARY LANDSCAPE PLAN-NORTH BUFFER
SPECTRUM CAMELBACK ROAD
 8102 E. Camelback Road
 Scottsdale, Arizona

ISSUED FOR:	DATE:
DRB Pre-Submittal	8-7-19
DRB Pre-Submittal	8-4-19
DRB Submittal	2-1-19
PRINCIPAL:	
PROJECT NUMBER:	DESIGNED BY:
21901.1	KAK
SCALE:	REVIEWED BY:
AS NOTED	LD
DATE:	PROJECT MANAGER:
1-5-2019	KAK
SHEET NUMBER:	
L-6	



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
	<i>Acacia aneura</i>	Mulga	36" Box	1	Single-Trunk, Dense Canopy
	<i>Brahea armata</i>	Mexican Blue Palm	10' CTH	24	Single-Trunk, Dense Canopy
	<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise	24" Box	12	Multi-Trunk, Dense Canopy
	<i>Chilopsis linearis</i>	AZT Desert Amethyst	36" Box	6	Multi-Trunk, Dense Canopy
	<i>Olea europaea 'Swan Hill'</i>	Fruitless Olive	36" Box	9	Multi-Trunk, Dense Canopy
	<i>Parkinsonia 'Desert Museum'</i>	Desert Museum	36" Box	7	Multi-Trunk, Dense Canopy
	<i>Pistacia 'Red Push'</i>	Red Push Pistache	2" Caliper	12	Single-Trunk, Dense Canopy
	<i>Prosopis chilensis</i>	Thornless Mesquite	24" Box	7	Multi-Trunk, Dense Canopy
	<i>Quercus virginiana 'Heritage'</i>	Live Oak	2" Caliper	8	Single-Trunk, Dense Canopy
ACCENTS					
	<i>Agave desmettiana</i>	Smooth Agave	5-Gal	28	As Per Plan
	<i>Agave parryii</i>	Parry's Agave	5-Gal	18	As Per Plan
	<i>Chamaerops humilis</i>	Mediterranean Fan Palm	24" Box	17	3 trunk min.
	<i>Dasyliro longissima</i>	Toothless Spoon	5-Gal	14	As Per Plan
	<i>Echinocactus grusonii</i>	Golden Barrel Cactus	5-Gal	15	As Per Plan
	<i>Fouquieria splendens</i>	Ocotillo	Bareroot	8	10 Cane Minimum
	<i>Hesperaloe parviflora</i>	Red & Yellow Yucca	5-Gal	16	As Per Plan
	<i>Nolina microcarpa</i>	Bear Grass	5-Gal	27	As Per Plan
	<i>Opuntia santa rita</i>	Purple Prickly Pear	5-Gal	23	As Per Plan
	<i>Yucca baccata</i>	Banana Yucca	5-Gal	15	As Per Plan
SHRUBS					
	<i>Asclepias subulata</i>	Desert Milkweed	5-Gal	15	As Per Plan
	<i>Bougainvillea</i>	Barbara Karst	5-Gal	10	As Per Plan
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5-Gal	6	As Per Plan
	<i>Callistemon citrinus</i>	Little John	5-Gal	27	As Per Plan
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5-Gal	11	As Per Plan
	<i>Dietes sp</i>	Iris	5-Gal	51	As Per Plan
	<i>Dodonea viscosa 'Purpurea'</i>	Purple Hop Bush	5-Gal	15	As Per Plan
	<i>Encelia farinosa</i>	Brittle Bush	5-Gal	15	As Per Plan
	<i>Eremophila maculata</i>	Valentine Bush	5-Gal	18	As Per Plan
	<i>Justicia spicigera</i>	Mexican Honeysuckle	5-Gal	90	As Per Plan
	<i>Leucophyllum laevigatum</i>	Chihuahuan Sage	5-Gal	18	As Per Plan
	<i>Leucophyllum zygophyllum</i>	Blue Ranger	5-Gal	22	As Per Plan
	<i>Simmondsia chinensis</i>	Jojoba	5-Gal	10	As Per Plan
	<i>Tecoma sp</i>	Sparklette	5-Gal	111	As Per Plan
	<i>Tecoma stans</i>	Yellow Bells	5-Gal	95	As Per Plan
GROUND COVERS					
	<i>Carissa</i>	Boxwood Beauty	1-Gal	108	As Per Plan
	<i>Convolvulus cneorum</i>	Bush Morning Glory	1-Gal	110	As Per Plan
	<i>Dalea greggii</i>	Trailing Dalea	1-Gal	68	As Per Plan
	<i>Lantana 'New Gold'</i>	New Gold Lantana	1-Gal	142	As Per Plan
	<i>Lantana montevidensis</i>	Trailing Lantana	1-Gal	116	As Per Plan
	<i>Penstemon sp.</i>	Penstemon	1-Gal	56	As Per Plan
	<i>Ruellia brittoniana 'Katie'</i>	Katie Ruellia	1-Gal	67	As Per Plan
MISCELLANEOUS					
Decomposed Granite - (Size: 1/2" Screened, Color: Express Gold) 2" depth in all planting areas (typ) -					
Landscape Boulders: 20% 4' dia., 40% 3' dia., 40% 2' dia., Color: Surface Select Boulders. - Submit photos to Landscape Architect for approval prior to purchase and installation.					
	Turf Sod: Midiron Bermuda hybrid				

Note:

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8-DR-2019
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
 10/3/2019
 DATE APPROVED BY

1 PRELIMINARY LANDSCAPE PLAN-INTERIOR COURTYARDS
 SCALE: 1/8"=1'-0"

Kleski & Associates
 Landscape Architects
 4540 East Indian School Road Suite 21-229
 PHOENIX, AZ 85018
 Phone: (602) 999-7021

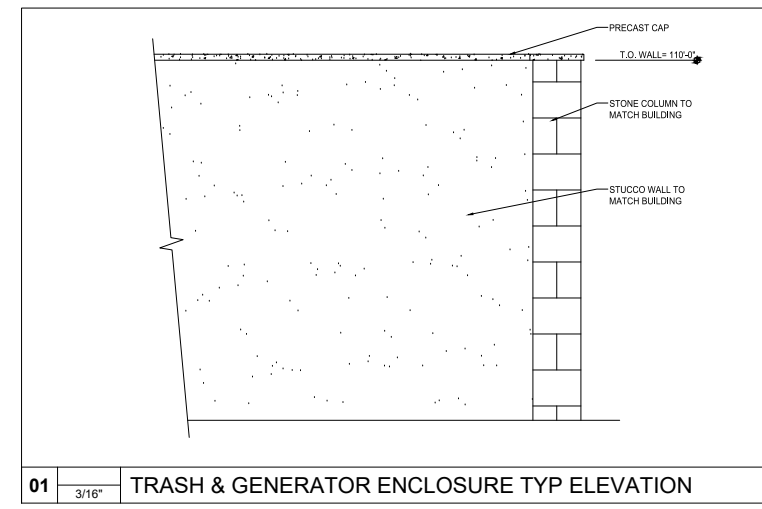
ALLEN L. KRACOWER
 LANDSCAPE ARCHITECT - LEAD ARCHITECT, INCORPORATED
 100 NORTH SHORE DRIVE, SUITE 200 LAKE HAVAS DAM, AZ 86403

SPECTRUM
 RETIREMENT COMMUNITIES, LLC

PRELIMINARY LANDSCAPE PLAN-COURTYARDS & PLANT LIST

SPECTRUM CAMELBACK ROAD
 8102 E. Camelback Road
 Scottsdale, Arizona

ISSUED FOR:	DATE:
DRB Re-Submittal	8-7-19
DRB Re-Submittal	6-4-19
DRB Submittal	2-1-19
PRINCIPAL:	
PROJECT NUMBER:	DESIGNED BY:
21901.1	KAK
SCALE:	REVIEWED BY:
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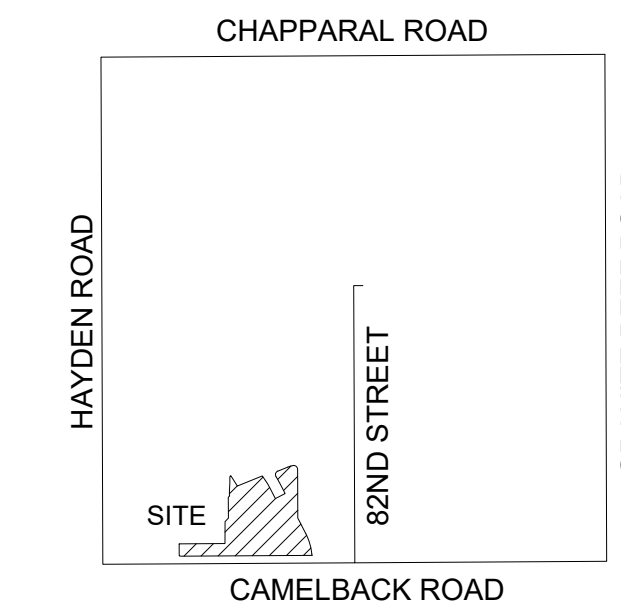
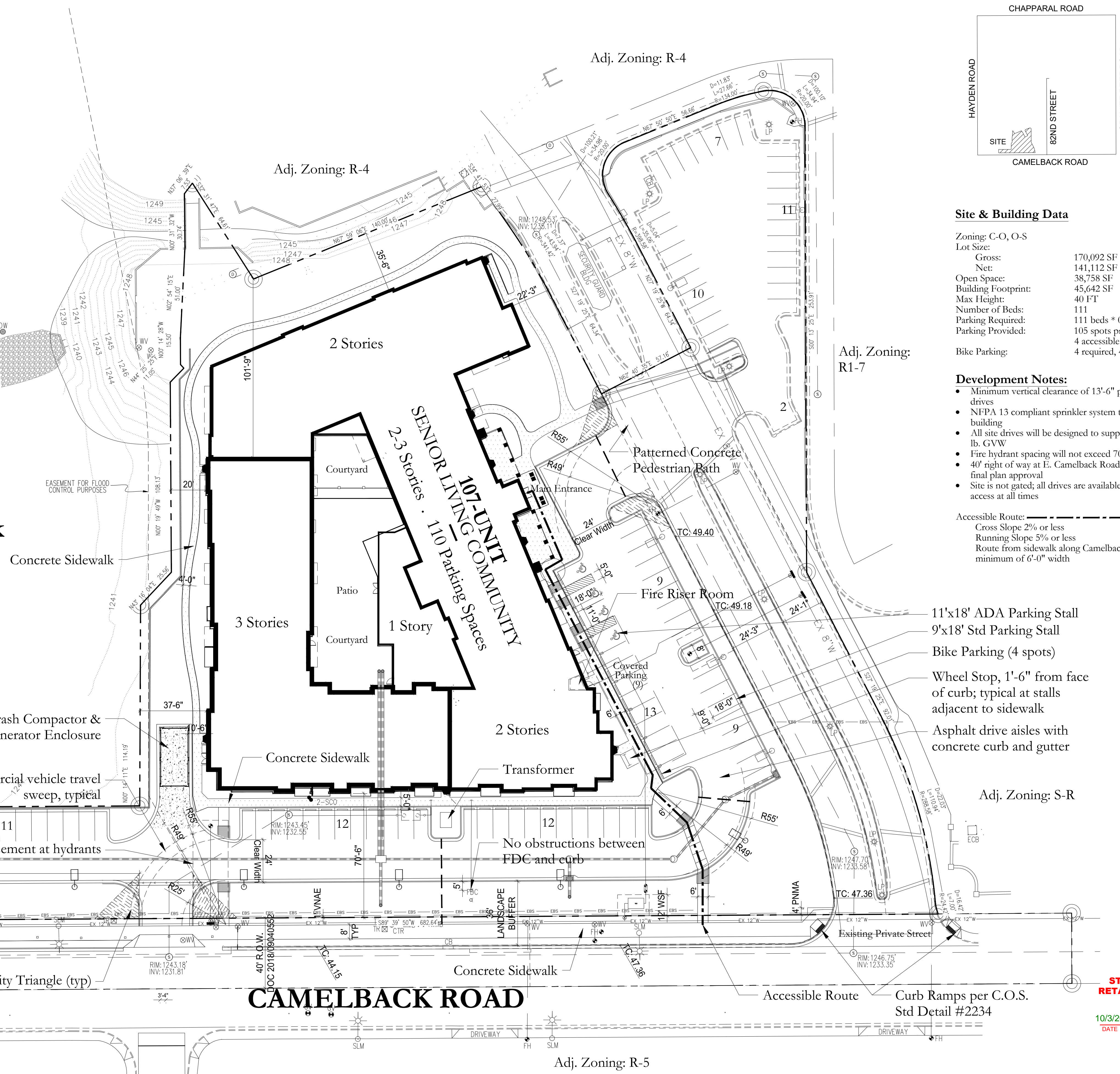
01 TRASH & GENERATOR ENCLOSURE TYP ELEVATION

BENCHMARK:
 BENCHMARK IS A CITY OF SCOTTSDALE BRASS CAP FLUSH, LOCATED WEST OF THE INTERSECTION OF CAMELBACK ROAD AND HAYDEN ROAD. ELEVATION = 1244.70' NAVD 88.

BASIS OF BEARING:
 THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 4 EAST, USING A BEARING OF SOUTH 89 DEGREES 39 MINUTES 50 SECONDS EAST, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 1279, PAGE 39, MARICOPA COUNTY RECORDS.

Camelback Park

Adj. Zoning: O-S



Site & Building Data

Zoning:	C-O, O-S
Lot Size:	
Gross:	170,092 SF
Net:	141,112 SF
Open Space:	38,758 SF
Building Footprint:	45,642 SF
Max Height:	40 FT
Number of Beds:	111
Parking Required:	111 beds * 0.7 = 78 spots required
Parking Provided:	105 spots provided
4 accessible	
Bike Parking:	4 required, 4 provided

Development Notes:

- Minimum vertical clearance of 13'-6" provided above all site drives
- NFPA 13 compliant sprinkler system to be used throughout building
- All site drives will be designed to support at minimum 83,000 lb. GVW
- Fire hydrant spacing will not exceed 700 ft on center.
- 40' right of way at E. Camelback Road to be dedicated with final plan approval
- Site is not gated; all drives are available for fire department access at all times

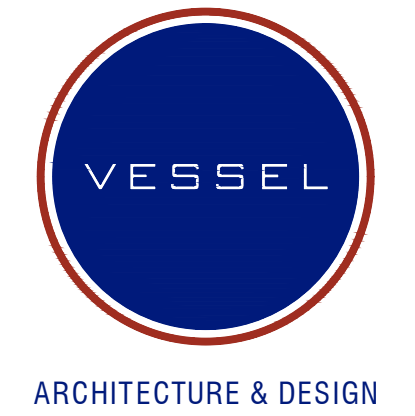
Accessible Route:

- Cross Slope 2% or less
- Running Slope 5% or less
- Route from sidewalk along Camelback Rd to Front Door minimum of 6'-0" width

- 11'x18' ADA Parking Stall
- 9'x18' Std Parking Stall
- Bike Parking (4 spots)
- Wheel Stop, 1'-6" from face of curb; typical at stalls adjacent to sidewalk
- Asphalt drive aisles with concrete curb and gutter

8-DR-2019
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED

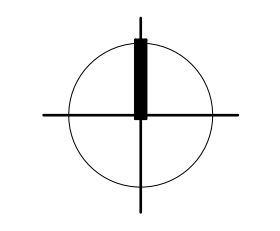
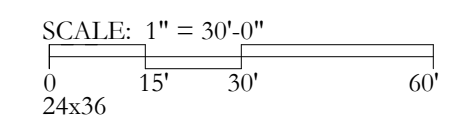
10/3/2019
 DATE APPROVED BY



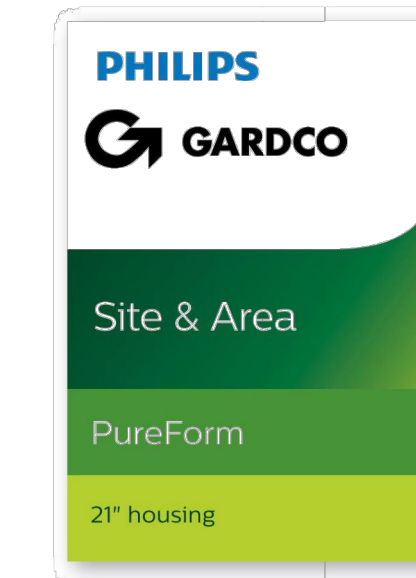
SPECTRUM
 CAMELBACK ROAD
 8102 E Camelback Road
 Scottsdale, Arizona 85251

SITE PLAN

DR23



Pole Light (cut off, shielded)



Project: _____
 Location: _____
 Cat No: **S1**
 Type: **P21-1-2-180LA-NW-EHS**
 Qty: _____
 Notes: _____

Philips Gardco PureForm luminaires combine LED performance excellence and advanced LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction.

example: P21-APD-A1-1-5M-130LA-NW-120-NP-PCB

Prefix	Controls	Arm	Mounting	Optical System*	Wattage	Color Temp	Finish	Options
P21					180	NW		
P21- Part Form 27 luminaire	— Standard luminaire DM 0-10V Dimming APD Automatic Profile Dimming APD-MRO ² APD with Motion Response Override pole mounted sensor APD-MRO APD with Motion Response Override luminaire mounted sensor MRO ¹ Motion Response at 50% low, luminaire mount sensor MRO ¹ Motion Response at 50% low, pole mounted sensor Wireless system (Remote wireless controller available. See 2.2 for details) LLC2 ^{1,3} #2 lens for if mounting height LLC3 ^{1,3} #1 lens for 9-20' mounting heights LLC4 ^{1,3} #1 lens for 21-45' mounting heights	A1 ¹ Standard 2 Standard A2 ² Short A3 ² Recessive A4 ² Recessive MA Mid Arm W Wall Mount WS Wall mount including surface contour MRO ¹ Type 1 with backlight (less shield) MRO ¹ Type 2 MRO ¹ Type 3 MRO ¹ Type 4 MRO ¹ Type 1 with backlight (less shield) MRO ¹ Type 2 MRO ¹ Type 3 MRO ¹ Type 4 MRO ¹ Type 1 with backlight (less shield)	1 Standard 2 Type 2 3 Type 3 4 Type 4 5 Type 5 6 Type 6 7 Type 7 8 Type 8 9 Type 9 10 Type 10 11 Type 11 12 Type 12 13 Type 13 14 Type 14 15 Type 15 16 Type 16 17 Type 17 18 Type 18 19 Type 19 20 Type 20 21 Type 21 22 Type 22 23 Type 23 24 Type 24 25 Type 25 26 Type 26 27 Type 27 28 Type 28 29 Type 29 30 Type 30 31 Type 31 32 Type 32 33 Type 33 34 Type 34 35 Type 35 36 Type 36 37 Type 37 38 Type 38 39 Type 39 40 Type 40 41 Type 41 42 Type 42 43 Type 43 44 Type 44 45 Type 45 46 Type 46 47 Type 47 48 Type 48 49 Type 49 50 Type 50 51 Type 51 52 Type 52 53 Type 53 54 Type 54 55 Type 55 56 Type 56 57 Type 57 58 Type 58 59 Type 59 60 Type 60 61 Type 61 62 Type 62 63 Type 63 64 Type 64 65 Type 65 66 Type 66 67 Type 67 68 Type 68 69 Type 69 70 Type 70 71 Type 71 72 Type 72 73 Type 73 74 Type 74 75 Type 75 76 Type 76 77 Type 77 78 Type 78 79 Type 79 80 Type 80 81 Type 81 82 Type 82 83 Type 83 84 Type 84 85 Type 85 86 Type 86 87 Type 87 88 Type 88 89 Type 89 90 Type 90 91 Type 91 92 Type 92 93 Type 93 94 Type 94 95 Type 95 96 Type 96 97 Type 97 98 Type 98 99 Type 99 100 Type 100	350mA 55LA 70LA 90LA 105LA 120LA 135LA 150LA 165LA 180LA 200LA 215LA 230LA 245LA 260LA 275LA 290LA 305LA 320LA 335LA 350LA 365LA 380LA 395LA 410LA 425LA 440LA 455LA 470LA 485LA 500LA 515LA 530LA 545LA 560LA 575LA 590LA 605LA 620LA 635LA 650LA 665LA 680LA 695LA 710LA 725LA 740LA 755LA 770LA 785LA 800LA 815LA 830LA 845LA 860LA 875LA 890LA 905LA 920LA 935LA 950LA 965LA 980LA 995LA 1010LA 1025LA 1040LA 1055LA 1070LA 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