

1. PROJECT GROSS SITE AREA IS 452,662 SQUARE FEET, OR 10.39 ACRES.

- LEGAL DESCRIPTION (TOTAL SUBJECT PROPERTY)

TOGETHER WITH ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN LYING NORTH OF THE CENTERLINE DESCRIBED IN DOCKET 11796, PAGE 263, RECORDS OF MARICOPA COUNTY, ARIZONA.

N0°00'00"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, AS MEASURED BETWEEN A BRASS CAP IN HAND HOLE AT THE SOUTHEAST CORNER OF SAID SECTION 9, AND A BRASS CAP IN HAND HOLE AT THE EAST QUARTER CORNER OF SAID SECTION 9, USING GLOBAL POSITIONING SYSTEMS.

A BRASS TAG, ON TOP OF CURB, LOCATED ON THE NORTHEAST CORNER OF ELLSWORTH RD AND BROWN RD. 2012 CITY OF MESA BENCHMARKS.
NAVD 88' ELEVATION = 1632.025'

* TO BE MODIFIED WITH SITE REZONING RM-2-PAD.

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

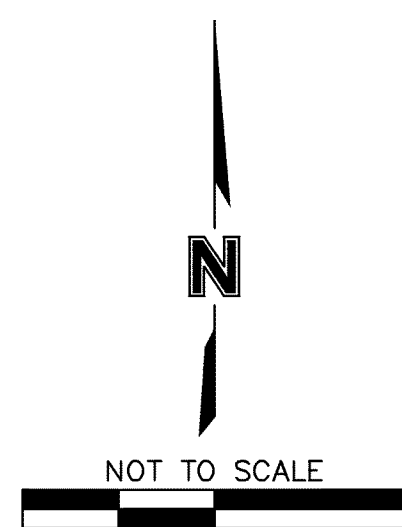


LEGEND

ESMT = EASEMENT
SB = SETBACK
ME = MATCH EXISTING
R = RADIUS
S/W = SIDEWALK
PUE = PUBLIC UTILITY EASEMENT

VICINITY MAP

NTS



**SPECTRUM RETIREMENT
COMMUNITIES, LLC
200 SPRUCE STREET, STE 200
DENVER, CO 80230
PH: (303) 360-8812
FAX: (303) 360-8814
ATTN: MIKE LONGFELLOW**

**GASTINGER WALKER &
817 WYANDOTTE
KANSAS CITY, MO 64105
PH: (816) 421-8200
FAX: (816) 421-1262
ATTN: LAURA SCOTT**

OLSSON ASSOCIATES
7250 NORTH 16TH STREET,
STE 210
PHOENIX, ARIZONA 85020
PH: (602) 748-1000
FAX: (602) 748-1001
ATTN: REECE HENRY

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, STE
210
PHOENIX, ARIZONA 85020
PH: (602) 748-1000
FAX: (602) 748-1001
CONTACT: PIM VAN DER GIESSEN

OLSSON ASSOCIATES
7250 NORTH 16TH STREET,
STE 210
PHOENIX, ARIZONA 85020
PH: (602) 748-1000
FAX: (602) 748-1001
ATTN: KIMBERLY KELSKI

SIGHT VISIBILITY TRIANGLES

$$L = \frac{15 \times SD}{15 + a} = 353.77 \text{ (USE 355)}$$

WHERE $a = 11.5'$ (PER FIGURE A)
WHERE $SD = 625'$ (SIGHT DISTANCE)

$$R = \frac{15 \times SD}{15 + f} = 163.04 \text{ (USE 165)}$$

WHERE $f = 42.5'$
WHERE $SD = 625'$ (SIGHT DISTANCE)



NS DESCRIPTION

DATE _____

PRELIMINARY IMPROVEMENT PLAN COVER SHEET

MESA SENIOR LIVING- SPECTRUM RETIREMENT
MESA ARIZONA- BROWN RD & E | SWORTH RD

016

MESA, ARIZONA

drawn by: _____ SJV
designed by: _____
checked by: _____ PV
project no.: _____ 015-3345
date: _____ 06.08.16

SHEET C001
1 of 9

DWG: F:\Projects\015-3345\40-Design\AutoCAD\ Preliminary Plans\ Sheets\ C-SITE_53345.dwg USER: mdoresen
DATE: Jun 08, 2016 6:16pm XREFS: CMLD_PBASE_53345 CMLD_XBASE_53345 CMLD_PUTIL_53345 CMLD_XBASE2(NOT SURVEYED)_53345 C_ARCH

NOTE:
DIMENSIONS SHOWN ARE
TO FACE OF CURB UNLESS
OTHERWISE NOTED.

SITE PLAN KEYNOTES

- 1 PROP. SCREEN WALL
- 2 PROP. 6" CURB & GUTTER
- 3 PROP. ADA PARKING SPACES
- 4 PROP. ACCESS RAMP
- 5 PROP. DOUBLE WIDE SOLID WASTE /
RECYCLING CONTAINER LOCATION
- 6 PROP. COVERED PARKING
- 7 PROP. CONCRETE SIDEWALK (WIDTH
PER PLAN)
- 8 PROPOSED PORTE-COCHERE
- 9 PROP. RETAINING WALL
- 10 PROP. FIRE LANE PATH
- 11 PROP. 10" DIA. UNDERGROUND
DETENTION PIPE
- 12 PROP. LIGHT
- 13 PROP. VISIBILITY TRIANGLE
- 14 PROP. PARKING (STALLS ARE 9' X 18')
- 15 PROP. OUTFLOW LIFT STATION (FOR
UNDERGROUND DETENTION TANKS)
- 16 PROP. CURB FLUSH TO PAVEMENT
- 17 PROP. PAVEMENT
- 18 PROP. MONUMENT SIGN
- 19 PROPERTY CONSOLIDATION (REMOVAL
OF EX. INTERIOR BOUNDARY LINE)
- 20 PROP. RAMADA
- 21 PROP. DRIVEWAY PER MESA STD. DTL
M-42
- 22 PROP. FIRE HYDRANT
- 23 PROP. FLAG POLE
- 24 PROP. WATER VAULTS
- 25 PROP. DOUBLE WIDE RECYCLING
CONTAINER LOCATION
- 26 PROP. OFFSITE DRAINAGE SWALE
- 27 PROP. EXTRUDED CURB

EXISTING KEYNOTES

- A EXISTING FIRE HYDRANT
- B EXISTING TRAFFIC SIGN
- C EXISTING STREET LIGHT
- D EXISTING DRIVEWAY TO REMAIN
- E EXISTING DRIVE TO BE REMOVED

APN 218-06-003N
ZONING: RS-9

APN 218-07-005Q
ZONING: RS-43

APN 218-06-104
ZONING: RS-9

APN 218-06-141B
ZONING: RS-43

FALCON RIDGE
ZONING: RS-6

SUNRISE HEIGHTS
MCR 15341
ZONING: R1-6

APN 218-06-141C
ZONING: LC

BUILDING 1
GFA 96,800 SF, 167 UNITS
HT=30', 2 STORY
FFE 1630.00

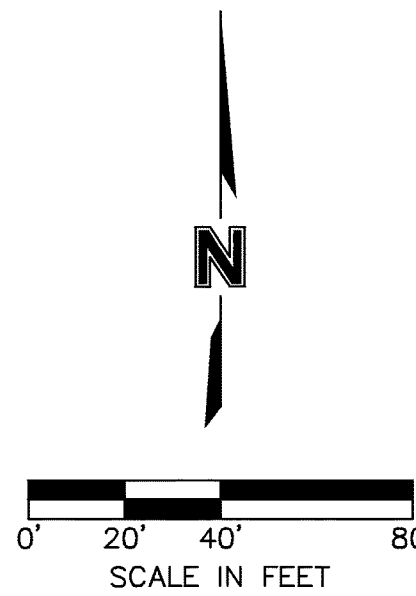
APN 218-06-141D
ZONING: LC

APN 218-06-140B
ZONING: LC

APN 218-06-140D
ZONING: LC

EXISTING
CVS
BUILDING

APN 218-07-001P
O-S



NOTE

ALL DIMENSIONS ARE TO FACE OF CURB
UNLESS OTHERWISE NOTED.



PRELIMINARY SITE PLAN

MESA SENIOR LIVING- SPECTRUM RETIREMENT
MESA, ARIZONA- BROWN RD & ELLSWORTH RD
MESA, ARIZONA

REVISIONS

REV. NO.

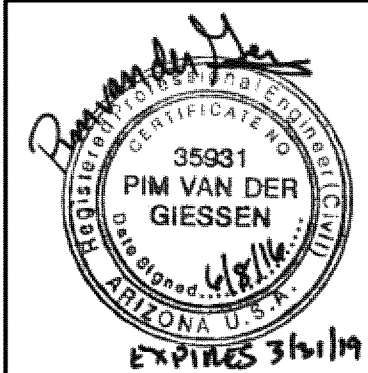
DATE

REVISIONS DESCRIPTION

2016

drawn by: SJV
designed by: SJV
checked by: 015-3345
project no.:
date: 06.08.16

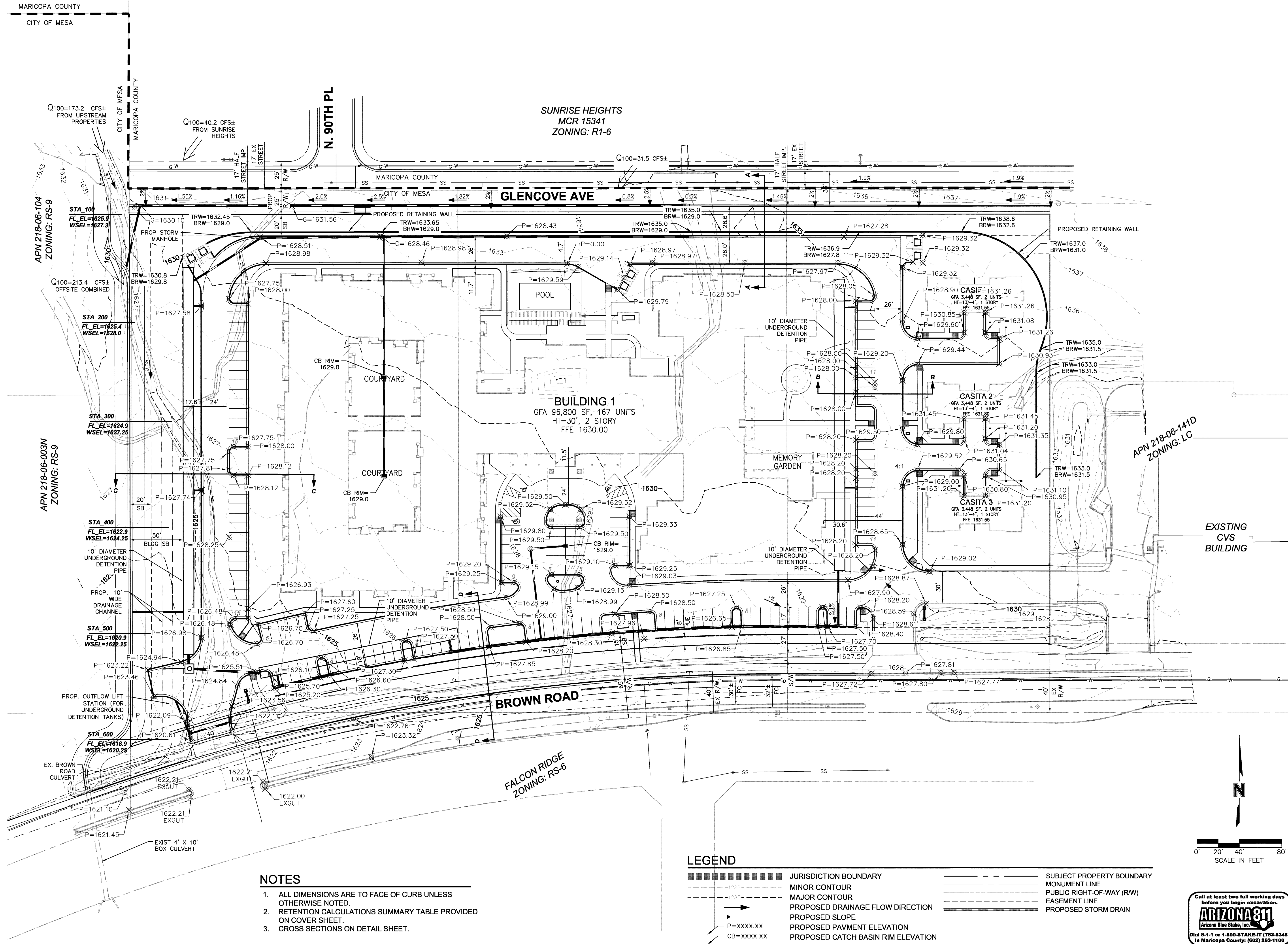
SHEET C101
2 of 9



OLSSON
ASSOCIATES

7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5292
TEL 602.748.1000
FAX 602.748.1001
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DWG: F:\Projects\015-3345\40-Design\AutoCAD\ Preliminary Plans\ Sheets\ C_PORD_53345.dwg USER: mderaten
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PRELIMINARY GRADING AND DRAINAGE PLAN

MESA SENIOR LIVING- SPECTRUM RETIREMENT

MESA, ARIZONA- BROWN RD & ELLSWORTH RD

MESA, ARIZONA

35931

PIM VAN DER GIESSEN

REGISTERED PROFESSIONAL ENGINEER

ARIZONA

REV. NO.

DATE

REVISIONS DESCRIPTION

2016

REVISIONS

drawn by: SJV

designed by: SJV

checked by: 615-3345

project no.: 06.08.16

date:

SHEET C102

3 of 9

Call at least two full working days before you begin excavation.

ARIZONA 811

Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

In Maricopa County: (602) 263-1100

OLSSON ASSOCIATES

7250 North 16th Street, Suite 210

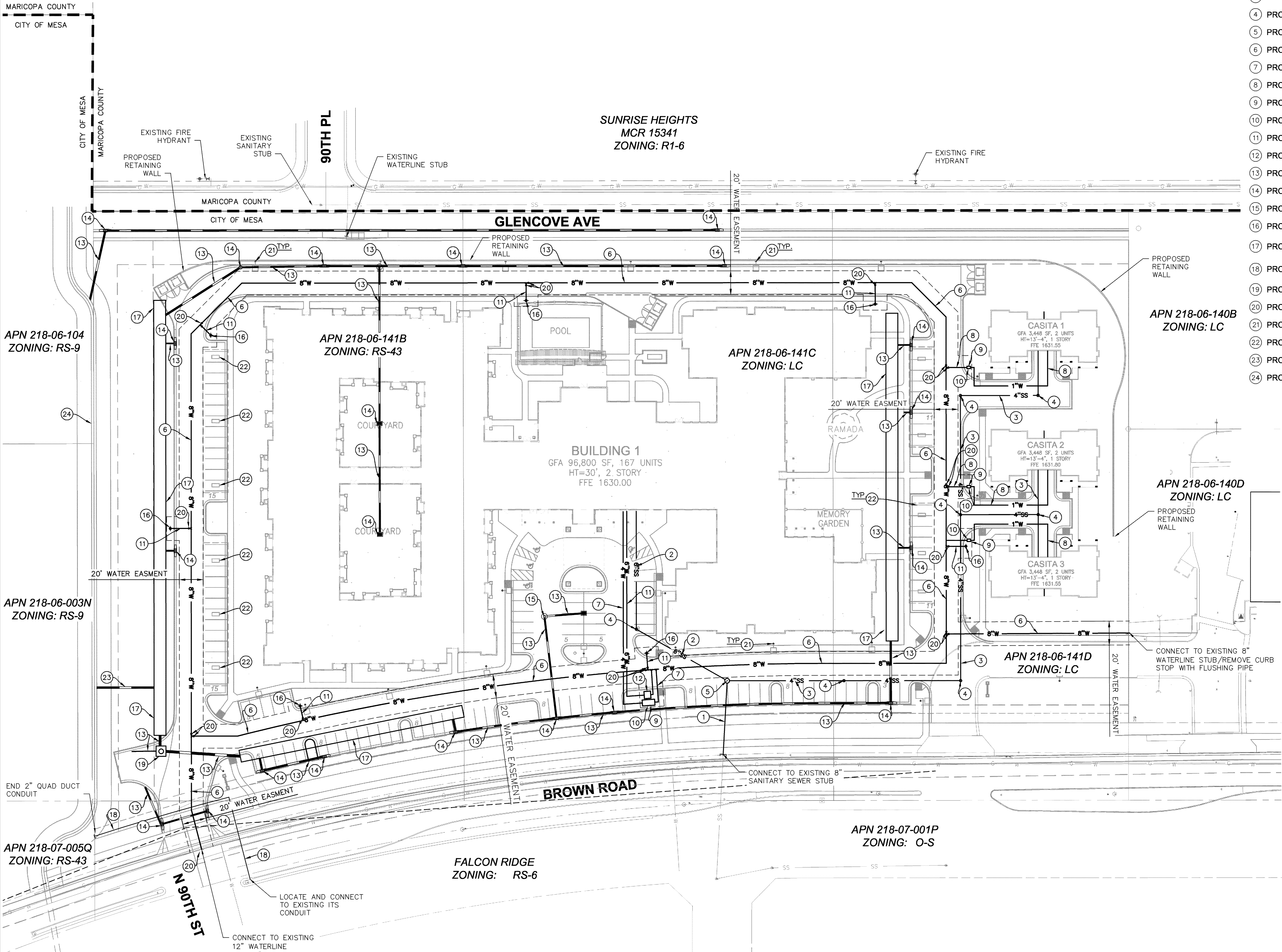
Phoenix, AZ 85020-5282

TEL 602.748.1000

FAX 602.748.1001

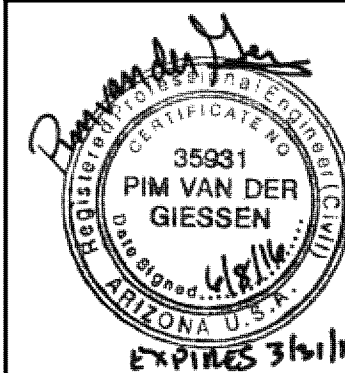
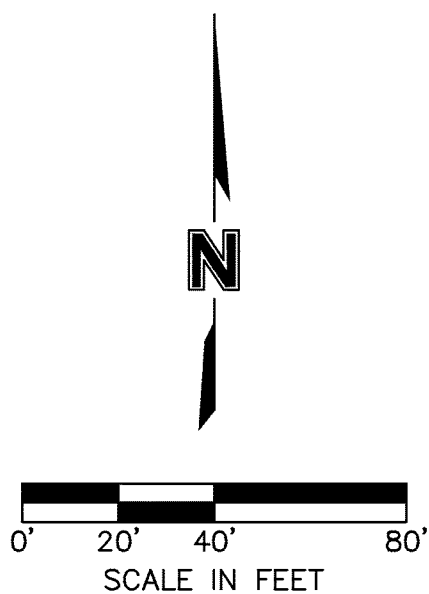
www.olssonassociates.com

DWG: F:\Projects\015-3345\40-Design\AutoCAD\Preliminary Plans\Sheets\C-UTIL_53345.dwg USER: mdoerksen
DATE: Jun 08, 2016 6:16pm XREFS: CMLD_XBASE-53345 CMLD_PUTIL_53345 CMLD_PBASE-53345 CMLD_XBASE2(NOT SURVEYED)_53345 C-ARCH



KEYNOTES

- 1 PROP. 8" SANITARY SEWER
- 2 PROP. 6" SANITARY SERVICE
- 3 PROP. 4" SANITARY SERVICE
- 4 PROP. SANITARY SEWER CLEANOUT
- 5 PROP. SANITARY SEWER MANHOLE
- 6 PROP. 8" WATER LINE
- 7 PROP. 4" WATER LINE
- 8 PROP. 1" WATER LINE
- 9 PROP. WATER METER LOCATION
- 10 PROP. DOMESTIC WATER BACKFLOW PREVENTER
- 11 PROP. 6" FIRE LINE
- 12 PROP. FIRE LINE BACKFLOW PREVENTER
- 13 PROP. STORM DRAIN PIPE
- 14 PROP. STORM DRAIN CATCH BASIN
- 15 PROP. STORM DRAIN MANHOLE
- 16 PROP. FIRE HYDRANT
- 17 PROP. 10' DIA. UNDERGROUND DETENTION
- 18 PROP. 2" FIBER QUAD DUCT CONDUIT FOR ITS LINE
- 19 PROP. OUTFLOW LIFT STATION
- 20 PROP. WATER VALVES
- 21 PROP. LIGHT
- 22 PROP. CARPORT LIGHT
- 23 PROPOSED 12" STORM DRAIN BLEED-OFF PIPE
- 24 PROP. OFFSITE DRAINAGE SWALE



REV. NO.	DATE	REVISIONS DESCRIPTION

PRELIMINARY UTILITY PLAN	2016
MESA SENIOR LIVING- SPECTRUM RETIREMENT	
MESA, ARIZONA- BROWN RD & ELLSWORTH RD	
MESA, ARIZONA	

drawn by: SJV
designed by: SJV
checked by: 015-3345
project no.:
date: 06.08.16

SHEET C103
4 of 9

OLSSON
ASSOCIATES

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TEL 602.748.1000
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www.olssonassociates.com

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 7
EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

LIGHTING FIXTURE SCHEDULE								
ID	DESCRIPTION	MANUFACTURER	CATALOG NO.	LAMPS	LOAD	VOLTAGE	MOUNTING	COMMENTS
C5	LED CANOPY LIGHT, TYPE V RECTANGULAR DISTRIBUTION, BIRD SHROUD	LITHONIA	DSXSC LED-10C-700-30K-T5R-MVOLT-SRM	3000K LED'S	26	120	CANOPY SURFACE MOUNT	ARCHITECT TO VERIFY FIXTURE FINISH
D4	DUAL LED AREA LIGHT, TYPE IV DISTRIBUTION, DARK BRONZE FINISH	SPAULDING	CL1-A-30L-U-3K-4-DB-SSS-16-40-1	3000K LED'S	70	120	16'-0" SQUARE STRAIGHT STEEL POLE, 6" AFG CONCRETE BASE, OAMH = 16' -6"	ARCHITECT TO VERIFY POLE AND FIXTURE FINISH
S3	SINGLE LED AREA LIGHTING TYPE III DISTRIBUTION, DARK BRONZE FINISH	SPAULDING	CL1-A-30L-U-3K-3-DB-SSS-16-40-1	3000 LED'S	70	120	16'-0" SQUARE STRAIGHT STEEL POLE, 6" AFG CONCRETE BASE, OAMH = 16' -6"	ARCHITECT TO VERIFY POLE AND FIXTURE FINISH
S4	SINGLE LED AREA LIGHT, TYPE IV DISTRIBUTION, DARK BRONZE FINISH	SPAULDING	CL1-A-30L-U-3K-4-DB-BC-SSS-16-40-1	3000K LED'S	70	120	16'-0" SQUARE STRAIGHT STEEL POLE, 6" AFG CONCRETE BASE, OAMH = 16' -6"	ARCHITECT TO VERIFY POLE AND FIXTURE FINISH

CALCULATIONS LUMINAIRE SCHEDULE								
SYMBOLS	LABEL	CATALOG NUMBER	DESCRIPTION	LAMP	FILE	LUMENS	LLF	WATTS
	C5	DSXSC LED-10C-700-30K-T5R-MVOLT	LITHONIA LED CANOPY	3000K LED'S	DSXSC_LED_10C_700_30K_T5R_MVOLT.IES	2,700	0.90	26
	F1	OLBF-B-3000K-DOB	LITHONIA LED GROUND MOUNT	3000K LED'S	NOT USED FOR PHOTOMETRIC DISTRIBUTION	592		12
	D4	CL1-A-30L-U-3K-3-DB-SSS-16-40-1	SPAULDING CIMARRON LED	30-3000K LED'S	CL1-30L-3K-4.IES	6,463	0.90	70
	S3	CL1-A-30L-U-3K-3-DB-SSS-16-40-1	SPAULDING CIMARRON LED	30-3000K LED'S	CL1-30L-3K-3.IES	6,192	0.90	70
	S4	CL1-A-30L-U-3K-4-DB-BC-SSS-16-40-1	SPAULDING CIMARRON LED	30-3000K LED'S	CL1-30L-3K-4.IES	6,463	0.90	70

HORIZONTAL LIGHTING CALCULATIONS						
AREA	SYMBOL	MAXIMUM	MINIMUM	AVERAGE	AVG/MIN	MAX/MIN
PARKING	+	3.08	0.17	1.34	7.9	18.13
DRIVES	*	2.07	0.01	0.70	-	-
PERIPHERY	#	2.32	0.00	N/A	N/A	N/A

NOTES:

1. CALCULATION VALUES ARE IN FOOTCANDLES.
2. CALCULATIONS INCLUDE AREA LIGHTING LUMINAIRES ONLY.
3. EXTERIOR BUILDING LIGHTING NOT INCLUDED.
4. CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE.

Cimarron CL1

Area/Site Lighting

RECTANGULAR LUMINAIRE

FEATURES

- Stylish vertically finned die-cast solid top housing and lower heat sink optimize heat dissipation
- Isolated electrical compartment with integral heat sinking for cooler operation and longer driver life
- Drivers have greater than 90% power factor and less than 20% THD
- Automatic continuous dimming to 10% or dual circuitry available
- Optional thermal shock protection
- 20KA surge protection with an end of life LED indicator
- 60,000 hours life (L90 @ 40°C)*
- Shipped with upswep or straight arm for uniform look and ease of installation
- -40 deg C to 40 deg C ambient operation
- Lektrocoat TGIC polyester powder coat finish
- 3000K, 80 CRI, 4000K, 70 CRI, 5000K, 67 CRI
- Stainless steel bezel(s)
- Choice of 72 high brightness LED configurations with individual acrylic lenses aimed to produce IES type II, III, IV and V distributions and auto optics
- Backlight control option reduces spill light behind pole by 85%, doesn't change fixture appearance or EPA
- IP65
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- Increased lumen output with use of 1050mA driver (90% only)
- DesignLights Consortium qualified
- Turtle Friendly Amber available

D4, S3, S4

ORDERING INFORMATION

CL1																																			
SERIES	NO. OF LEDS	VOLTAGE	CC	DRIVE CURRENT	OPTIONS																														
CL1 (Cimarron LED)	90L 90 High brightness LEDs	U Universal 120V-277V, 50/60 Hz	3K 3000K, 80CRI 4K 4000K, 70CRI	035 350mA Amber CCT only	BC Backlight control	CD Continuous dimming																													
	60L 60 High brightness LEDs	1 120V	5K 5000K, 67CRI	105 1050mA (use with 90L only for higher lumen output)	CB Wall bracket	RP3A 3" Round pole adapter																													
	30L 30 High brightness LEDs	2 208V 3 240V 4 277V	AM Amber C60 on available for "Turtle Friendly" applications (com factory)		RP4A 4" Round pole adapter	RP5A 5" Round pole adapter																													
A Arm mount construction (or straight rigid arm included & acceptable for 90° configurations)		5 480V, 60 Hz 7 347V, 60 Hz E* 220V, 50 Hz			COLOR																														
AD Decorative arm mount const. (or decorative swarovski arm incl. & acceptable for 90° configurations)					DB Dark Bronze	FG Forest Green (premium color)																													
MAH Mast arm fitter for mounting to standard 2 3/8" mast arm bracket, includes 6" straight rigid arm					BL Black	VC Vandal guard																													
					GR Gray	ZPR Photocell receptacle (2-pin ANSI CL36.41-2013 receptacle for use with standard Telet-Loch® photo controls, shorting caps, and ANSI C136.41 external wireless control devices. Select SCL option to add occupancy sensing capability when using with compatible external wireless devices.																													
					PS Platinum Silver																														
					RD Red (premium color)																														
					CC Custom Color																														
DISTRIBUTION <table border="1"> <tbody> <tr> <td>2 Type II</td> <td>1A Auto Front Row Type I</td> </tr> <tr> <td>3 Type III</td> <td>1AR Auto Front Row Type I Rotated 90° right</td> </tr> <tr> <td>4 Type IV</td> <td>1AL Auto Front Row Type I Rotated 90° left</td> </tr> <tr> <td>55 Type V Short</td> <td>2A Auto Front Row Type II</td> </tr> <tr> <td>5M Type V Medium</td> <td>2AR Auto Front Row Type II Rotated 90° right</td> </tr> <tr> <td>5W Type V Wide</td> <td>2AL Auto Front Row Type II Rotated 90° left</td> </tr> <tr> <td>2L Type II Rotated 90° left</td> <td></td> </tr> <tr> <td>3L Type III Rotated 90° left</td> <td></td> </tr> <tr> <td>4L Type IV Rotated 90° left</td> <td></td> </tr> <tr> <td>2R Type II Rotated 90° right</td> <td></td> </tr> <tr> <td>3R Type III Rotated 90° right</td> <td></td> </tr> <tr> <td>4R Type IV Rotated 90° right</td> <td></td> </tr> </tbody> </table>												2 Type II	1A Auto Front Row Type I	3 Type III	1AR Auto Front Row Type I Rotated 90° right	4 Type IV	1AL Auto Front Row Type I Rotated 90° left	55 Type V Short	2A Auto Front Row Type II	5M Type V Medium	2AR Auto Front Row Type II Rotated 90° right	5W Type V Wide	2AL Auto Front Row Type II Rotated 90° left	2L Type II Rotated 90° left		3L Type III Rotated 90° left		4L Type IV Rotated 90° left		2R Type II Rotated 90° right		3R Type III Rotated 90° right		4R Type IV Rotated 90° right	
2 Type II	1A Auto Front Row Type I																																		
3 Type III	1AR Auto Front Row Type I Rotated 90° right																																		
4 Type IV	1AL Auto Front Row Type I Rotated 90° left																																		
55 Type V Short	2A Auto Front Row Type II																																		
5M Type V Medium	2AR Auto Front Row Type II Rotated 90° right																																		
5W Type V Wide	2AL Auto Front Row Type II Rotated 90° left																																		
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4L Type IV Rotated 90° left																																			
2R Type II Rotated 90° right																																			
3R Type III Rotated 90° right																																			
4R Type IV Rotated 90° right																																			

MOTION CONTROL OPTIONS

- SCL No light output when no motion detected / Day / Off control
- SCL Add-on occupancy sensor
- SCP Programmable dimming control
- SCPW Programmable dimming control wireless

WIRELESS CONTROL OPTIONS

- WIR wISCAPE
- WIRS wISCAPE with motion control
- TCM Totus Control Module

*See specification page for complete fixture data

222

[illegible]

FEATURES & SPECIFICATIONS

INTENDED USE

The OLB LED Bullet Floodlight is a long-lasting energy-efficient landscape floodlight. Available with spot or flood optics making it ideal for many commercial and residential outdoor applications such as lighting of landscapes, building details and flag poles.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in the lower housing promoting a low operating temperature and long life. Housing is powder coated for maximum durability and environmental resistance (IP65).

Finish: Exterior parts are protected by a thermoseal powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum .001 mil thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Optics are engineered for superior field-to-beam ratios, uniformity and spacing. Available with 51 x 41 flood optics for illuminating larger objects or 26 x 29 spot optics for illuminating targets up to 50 feet away. Light engines are available in 3000K (80 CRI min.) or 5000K (68 CRI min.) configurations.

ELECTRICAL

MOVOLT driver operates on any line voltage from 120-277V (50/60Hz).

Light engine consists of four (4) discrete LEDs directly mounted directly to the heat sink to maximize heat dissipation and provide long life (100,000 hrs at 40°C L80).

Driver is thermally isolated in base to promote long life.

Operating temperature: -30°C to 40°C.

INSTALLATION

Integral adjustable knuckle with 1/2-14 NPT threaded pipe facilitates quick and easy installation in a variety of mounting methods.

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations within four feet of the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

5 year limited warranty. Complete warranty terms located at www.lithonia.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

Catalog Number	
Notes	
Type	F1

OLB

LED Bullet Flood Light

Technical drawings of the OLB flood light showing front and side views with dimensions in inches and millimeters.

- Front View (Left):** Dimensions include 3-15/16" (116.0) for the top width, 6-3/8" (21.3) for the bottom width, and 3-1/2" (8.9) for the mounting bracket width.
- Side View (Right):** Dimensions include 5-1/4" (13.3) for the top width, 3-15/16" (116.0) for the top width, 6-3/8" (21.3) for the bottom width, and 3-1/2" (8.9) for the mounting bracket width.

All dimensions are inches (and millimeters) unless otherwise indicated.

ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: OLB F 8 30K DOB

Series	Light engine	Color temperature (CCT)	Voltage	DOB
OLBF	Spot flood optics	8	30K 3500K	DOB Dark bronze
OLBS	2x3 spot optics	8	50K 5000K	DOB Dark bronze

DECORATIVE INDOOR & OUTDOOR

OLB LED

drawn by: _____ ZMN designed by: _____ RAZ checked by: _____ FILE project no.: _____ 015-3345 date: _____ 06.08.16		SHEET SL2.1 9 of 9	
SITE LIGHTING SCHEDULES AND CUTSHEETS	REV. NO.	DATE	REVISIONS DESCRIPTION
MESA SENIOR LIVING- SPECTRUM RETIREMENT MESA, ARIZONA- BROWN RD & ELLSWORTH RD MESA, ARIZONA	2016	REVISIONS	