

ORDINANCE 15-05

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS, ARIZONA, AMENDING THE TOWN OF FOUNTAIN HILLS OFFICIAL ZONING DISTRICT MAP FOR APPROXIMATELY 5.74 ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF SAGUARO BOULEVARD AND TREVINO DRIVE AS SHOWN IN CASE NO. Z2015-01, FROM C-1 (NEIGHBORHOOD COMMERCIAL) TO HEMINGWAY PAD.

WHEREAS, the Mayor and Council of the Town of Fountain Hills (the "Town Council") desires to amend the Town of Fountain Hills Official Zoning District Map (the "Zoning Map") pursuant to ARIZ. REV. STAT. § 9-462.04, to change the zoning description for a 5.74 acre parcel of real property from C-1 (Neighborhood Commercial) to Hemingway PAD (the "Zoning District Map Amendment"); and

WHEREAS, the Zoning District Map Amendment proposed by this ordinance is consistent with the Fountain Hills General Plan 2010 as amended; and

WHEREAS, all due and proper notices of public hearings on the Zoning District Map Amendment held before the Town of Fountain Hills Planning and Zoning Commission (the "Commission") and the Town Council were given in the time, form, substance and manner provided by ARIZ. REV. STAT. § 9-462.04; and

WHEREAS, the Commission held a public hearing on April 23, 2015 on the Zoning District Map Amendment, after which the Commission recommended approval; and

WHEREAS, the Town Council held an additional public hearing regarding the Zoning District Map Amendment on May 21, 2015.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The 5.74 acre parcel of real property generally located at the northwest corner of Saguaro Boulevard and Trevino Drive, as more particularly described and depicted on Exhibit A, attached hereto and incorporated herein by reference, is hereby rezoned from C-1 (Neighborhood Commercial) to Hemingway PAD, subject to (i) the Town's adopted codes, requirements, standards and regulations for property zoned C-1, except as specifically modified by the Hemingway PAD document file stamped 2366332.5, as included in case no. Z2015-01 and (ii) the time condition set forth in Section 3 below.

SECTION 3. Approval of the Hemingway PAD zoning is conditioned on development of the project commencing within three years of the effective date of this Ordinance, subject to the following:

1. Prior to the expiration of the three-year time condition, the property owner or authorized representative may submit an application for an extension to the Town. Submittal of an application for extension of the three-year time condition does not toll the running of the time condition. Should the three-year time condition expire between the submittal of an application for a time extension and the public hearing on the requested extension, the Hemingway PAD shall be subject to reversion as set forth below. Upon receipt of a request for extension, the Town's Zoning Administrator shall submit the request to the Town Council for consideration at a public hearing held as set forth below.
2. The Town Council shall, after notices via certified mail to the property owner and authorized representative have been provided at least 15 days prior to the date of the scheduled hearing, hold a public hearing on the extension request. The Town Council may, in its sole discretion, grant an extension of the time condition, subject to the limitation on the number of extensions set forth below. If the public hearing is held after expiration of the time condition, the Town Council may also, at that public hearing, take action to revert the zoning on the property to its prior zoning classification.
3. In the event the project has not commenced within the three-year time period and no request for time extension has been received as provided above, the Zoning Administrator may submit the Hemingway PAD to the Town Council for consideration of reversion, pursuant to the hearing procedure set forth below.
4. The Zoning Administrator shall notify the property owner and authorized representative by certified mail of the Town Council's intention to hold a hearing to determine compliance with the three-year time condition, and to revert the zoning on the property to its former classification if the condition is determined by the Town Council to have not been met. All such notices shall be made at least 15 days prior to the date of the scheduled hearing. The Town Council may, in its sole discretion, either grant an extension of the time condition, subject to the limitation on the number of extensions set forth below, or revert the zoning on the property to its prior zoning classification.
5. The Town Council may grant up to four one-year extensions of the time condition.
6. Following the commencement of the project, the Zoning Administrator shall monitor the project to ensure it continues to completion. Upon the Zoning Administrator's initial determination that the project is not being actively pursued, no further review or approval of any project site plan or plat shall occur until it is determined that good cause exists for delay in the construction of the project. Should the project fail to proceed, a public hearing shall be held by the Town Council to determine the cause of the delay. At the public hearing on the matter, if the Town Council determines that there is not good cause for the delay, it may

impose additional conditions on the Hemingway PAD to ensure compliance. If such additional conditions are not met, the Zoning Administrator may set the matter for public hearing, according to the process set forth in subsection above, on a possible reversion of the Hemingway PAD zoning. If the Town Council determines that good cause exists, it may amend the Hemingway PAD development schedule.

7. For purposes of this Section, the terms "commence," "commencing" and "commencement" shall mean physical vertical construction activity in accordance with a valid building permit issued by the Town.

SECTION 4. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. The Mayor, the Town Manager, the Town Clerk and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

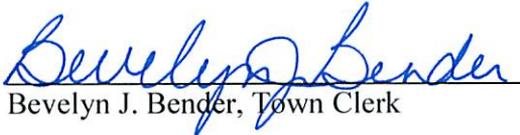
PASSED AND ADOPTED by the Mayor and Council of the Town of Fountain Hills, May 21, 2015.

FOR THE TOWN OF FOUNTAIN HILLS:

ATTESTED TO:



Linda M. Kavanagh, Mayor



Bevelyn J. Bender, Town Clerk

REVIEWED BY:

APPROVED AS TO FORM:



Kenneth W. Buchanan, Town Manager



Andrew J. McGuire, Town Attorney

EXHIBIT A
TO
ORDINANCE No. 15-05
(Legal Description and Map)

See following pages.

LEGAL DESCRIPTION

That portion of the South half of the Northwest quarter and the North half of the Southwest quarter of Section 26, Township 3 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the monument line intersection of Shea Boulevard and Saguaro Boulevard from which the West quarter corner of said Section 26 bears North 58 degrees 04 minutes 18 seconds West, a distance of 1388.31 feet and also from which a Maricopa County Highway Department Brass Cap Monument for P.O.C. 243-83.30, 22 feet RT. Bears North 50 degrees 10 minutes 58 seconds West, a distance of 724.56 feet;

Thence North 42 degrees 50 minutes 00 seconds East along the centerline of Saguaro Boulevard, a distance of 775.00 feet;

Thence North 47 degrees 10 minutes 00 seconds West, a distance of 55.00 feet to the Northwesterly right-of-way line and the POINT OF BEGINNING, said point also being the Southeast corner of lot 6, Block 4, FOUNTAIN HILLS FINAL PLAT NO 403-B;

Thence South 42 degrees 50 minutes 00 seconds West along said right-of-way line, a distance of 330.45 feet to the beginning of a tangent curve being concave Northerly and having a radius of 20.00 feet;

Thence departing from said right-of-way and along the arc of said curve through a central angle of 87 degrees 25 minutes 23 seconds and an arc length of 30.52 feet to a point of reverse curvature, said point being on the Northeasterly right-of-way of a road being 50.00 feet in width and being more commonly known as Trevino Drive, said point also being at the beginning of a curve being concave Southerly and having a radius of 425.00 feet and a radial line passing through said point bears North 40 degrees 15 minutes 23 seconds East;

Thence along said right-of-way and along the arc of said curve through a central angle of 44 degrees 49 minutes 23 seconds and an arc length of 332.48 feet;

Thence South 85 degrees 26 minutes 00 seconds West, a distance of 111.13 feet to the beginning of a tangent curve being concave Northerly and having a radius of 175.00 feet;

Thence along the arc of said curve through a central angle of 42 degrees 51 minutes 31 seconds, and an arc length of 130.90 feet to a point of reverse curvature, a radial line passing through last said curve bears South 38 degrees 17 minutes 31 seconds West, said reverse curve being concave Southerly and having a radius of 7047.49 feet;

Thence along the arc of said curve through a central angle of 00 degrees 58 minutes 12 seconds and an arc length of 119.30 feet to a point of reverse curvature, a radial line passing through said point bears North 37 degrees 19 minutes 19 seconds East, said reverse curve being concave Easterly and having a radius of 20.00 feet;

Thence along the arc of said curve through a central angle of 89 degrees 35 minutes 41 seconds and an arc length of 31.27 feet to a point on the Easterly right-of-way line of Burkemo Drive, said point also being on the Easterly line of said FOUNTAIN HILLS FINAL PLAT NO. 403-B, North 36 degrees 55 minutes 00 seconds East, a distance of 69.89 feet from the Southeasterly corner of said FOUNTAIN HILLS FINAL PLAT NO. 403-B;

Thence North 36 degrees 55 minutes 00 seconds East, a distance of 260.77 feet to the beginning of a tangent curve being concave Westerly and having a radius of 230.00 feet;

Thence along the arc of said curve through a central angle of 15 degrees 21 minutes 52 seconds and an arc length of 61.68 feet to a point of cusp with a curve concave to the Northeast and having a radius of 20.00 feet a radial line passing through said point bears North 68 degrees 26 minutes 52 seconds West;

Thence Southeasterly along the arc of said curve through a central angle of 81 degrees 57 minutes 08 seconds and an arc length of 28.61 feet to a point on the Southerly line of said FOUNTAIN HILLS FINAL PLAT NO. 403-B;

Thence continuing along said line South 60 degrees 24 minutes 00 seconds East, a distance of 12.75 feet to the beginning of a tangent curve being concave Northeasterly and having a radius of 185.00 feet;

Thence along the arc of said curve through a central angle of 28 degrees 20 minutes 00 seconds and an arc length of 91.48 feet;

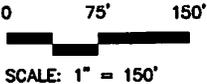
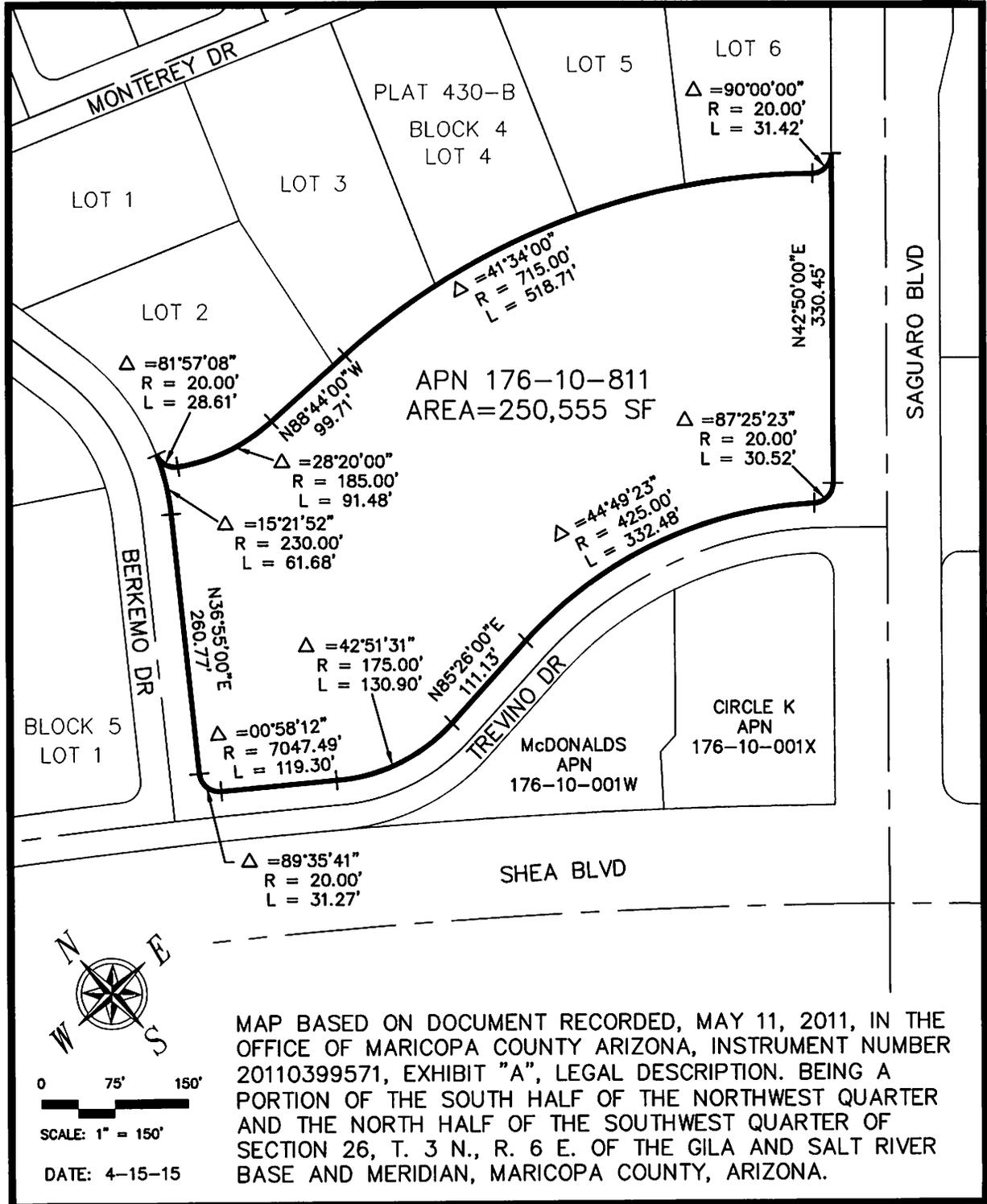
Thence South 88 degrees 44 minutes 00 seconds East, a distance of 99.71 feet to the beginning of a tangent curve being concave Southerly and having a radius of 715.00 feet;

Thence along the arc of said curve through a central angle of 41 degrees 34 minutes 00 seconds and an arc length of 518.72 feet to a point of reverse curvature, said curve being concave Northerly and having a radius of 20.00 feet, a radial line passing through said point bears South 42 degrees 50 minutes 00 seconds West;

Thence along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 31.42 feet to the POINT OF BEGINNING.

TOWN OF FOUNTAIN HILLS REZONING (C-1 TO HEMINGWAY PAD)

MCR 20110399571



SCALE: 1" = 150'

DATE: 4-15-15

MAP BASED ON DOCUMENT RECORDED, MAY 11, 2011, IN THE OFFICE OF MARICOPA COUNTY ARIZONA, INSTRUMENT NUMBER 20110399571, EXHIBIT "A", LEGAL DESCRIPTION. BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, T. 3 N., R. 6 E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

HEMMINGWAY PAD DOCUMENT

THE HEMINGWAY – PLANNED AREA DEVELOPMENT (PAD)

Section 1 – Purpose

The Hemingway PAD zoning district is located on 250,062 square feet (5.74 acres) and is established to (i) create a modified set of regulations based upon the existing C-1 zoning and (ii) approve certain uses that would otherwise require a special use permit under C-1, including the following:

1. Allow a 3 foot fill waiver on a portion of the assisted living building #6 (which backs onto Saguaro Boulevard), to eliminate a swale in the middle of the building.
2. Allow the 25' maximum building height to be measured from the finish floor.
3. Grant a Special Use Permit for retirement-focused multifamily uses, including assisted living and independent living units.

The Hemingway PAD hereby establishes the 5.74 acre PAD zone subject to the design guidelines and standards set forth below and the Town of Fountain Hills Zoning Ordinance. In the event of a conflict between the Zoning Ordinance and this PAD, the provisions of this PAD shall prevail. Unless specifically modified herein, all of the provisions of the Town of Fountain Hills Zoning Ordinance and Town of Fountain Hills Subdivision Ordinance shall apply to The Hemingway PAD.

Section 2 – Development Plan

Upon the Fountain Hills Town Council's approval of the ordinance adopting the Hemingway PAD, development of the property shall be governed as set forth in this Development Plan. The Hemingway PAD shall include uses identified as Permitted Uses and Special Permit Uses in the Town's C-1 zoning district; provided, separate Special Use Permits shall be required for any special use other than the retirement-focused multi-family use granted as part of this PAD. Incorporated by reference into this Development Plan are the following documents, which are attached in the appendix hereto (collectively, the "Concept Plan"): (i) Concept Grading and Drainage Plan, prepared by Montgomery Civil Engineering, date stamped October 7, 2002; (ii) Preliminary Landscape Plan, prepared by Parsons Design Studio; (iii) Lighting Plan, prepared by Donna Auer, Arizona Lighting; (iv) Lighting Cut Sheets and Specs; (v) Outdoor Amenities Plan, prepared by Parsons Design Studio; and (vi) Architectural Elevations and Floorplans, prepared by L.C. Design and Drafting, LLC.

Pursuant to the Fountain Hills Zoning Ordinance Section 23.07.B, **The Hemingway PAD DEVELOPMENT PLAN** contains the following components:

1. **Name of Development:** The Hemingway
9700 N. Saguaro Blvd
Fountain Hills, AZ 85268

2. Developer: Kauffman Real Estate & Development, LLC
PO Box 18571
Fountain Hills, AZ 85269
480-816-6155

3. Legal Description:

That portion of the South half of the Northwest quarter and the North half of the Southwest quarter of Section 26, Township 3 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the monument line intersection of Shea Boulevard and Saguaro Boulevard from which the West quarter corner of said Section 26 bears North 58 degrees 04 minutes 18 seconds West, a distance of 1388.31 feet and also from which a Maricopa County Highway Department Brass Cap Monument for P.O.C. 243-83.30, 22 feet RT. Bears North 50 degrees 10 minutes 58 seconds West, a distance of 724.56 feet;

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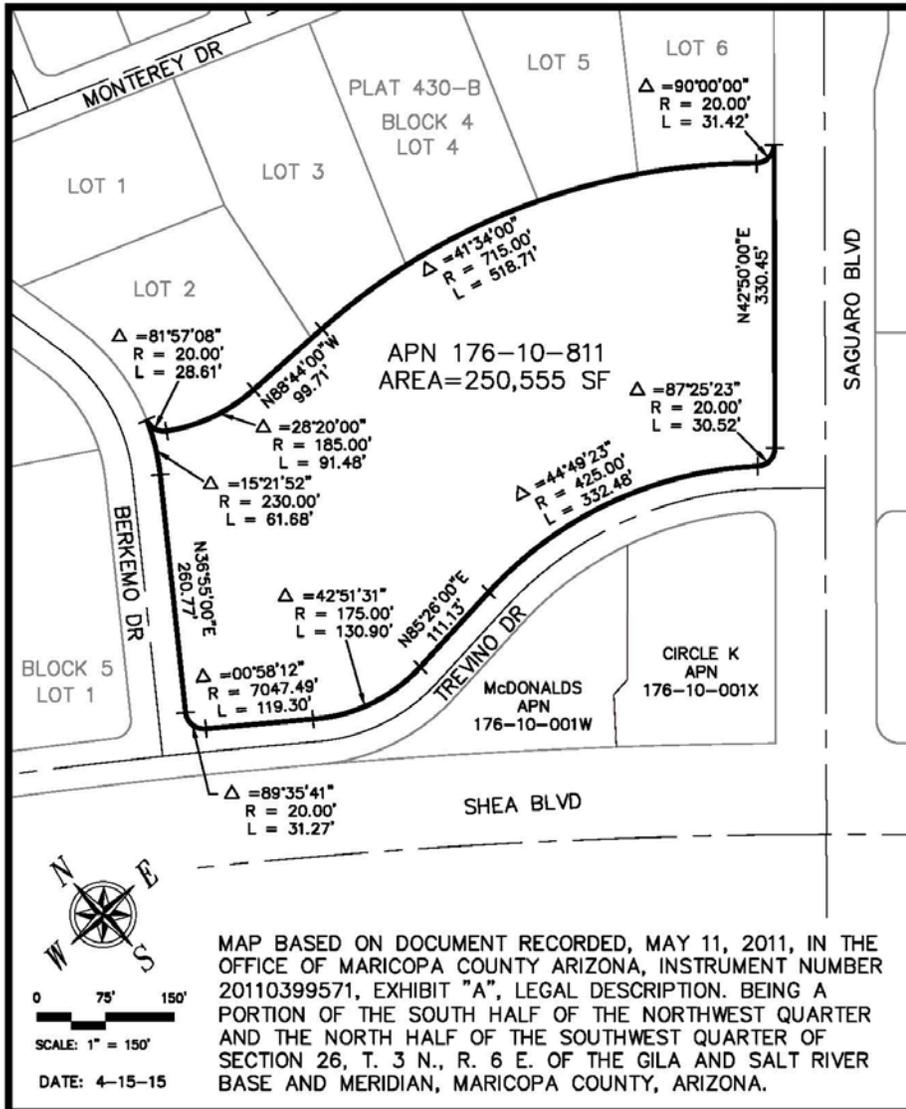
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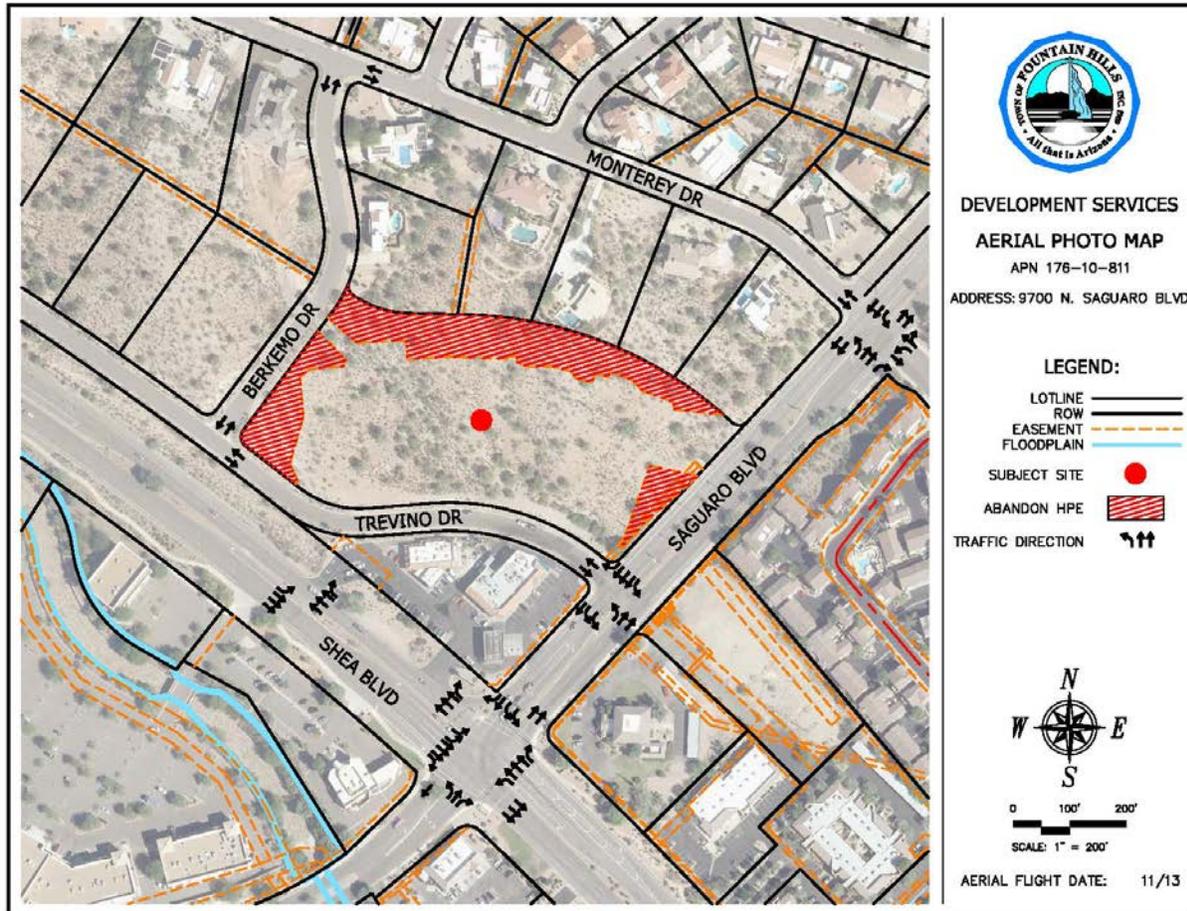
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TOWN OF FOUNTAIN HILLS REZONING (C-1 TO HEMINGWAY PAD)

MCR 20110399571



4. **Location Map:**



5. **Site Conditions:**

“The Hemingway at Fountain Hills” is planned as an Assisted/Independent Living (“AL/IL”) complex of single-level multifamily homes at the northwest corner of Saguaro Boulevard and Trevino Drive. The land is of varying slopes generally sloping from north to south and bordered by five single family homes to the north, Montera Ranch Condominiums across Saguaro Boulevard to the east, single family vacant lots across Burkermo Drive to the west and McDonalds and Circle K to the south across Trevino Drive. “The Hemingway” will be tucked between single family homes, condominiums and commercial property making it a perfect transition between all sides.

Existing drainage channels will remain or be modified per engineering design guidelines. Structures will be designed to ensure adequate setbacks from all drainage channels. Adequate detention channels will be designed: Detention required = 7,552 CF; detention proposed = 8,562 CF. The preliminary grading and drainage plan (included as part of the Concept Plan and incorporated into this PAD) is shown on page C2 of 2, including the following information:

- a. Topographic contours.

- b. Location and extent of major vegetative cover. All Saguaro cacti as well as other significant vegetation will be identified. All salvageable plants within the project and will be incorporated into the overall design.
 - c. Location and extent of intermittent streams and water ponding areas.
 - d. Existing drainage.
 - e. Location of all retaining walls, which are between 1' and 6' in height.
 - f. Natural features and manmade features such as existing roads and structures are shown on the Concept Plan. All existing roads are to be maintained, with alterations to Trevino Drive.
 - g. A slope analysis map is not included; commercial property is exempt from the Town's hillside protection easement requirements.
 - h. There are no known existing agreements applicable to the site.
6. Proposed land use areas and specifications, including use standards of each area:
- a. Proposed dwelling unit type, total land area and maximum density of residential use areas are shown on the Concept Plan.
 - b. Proposed uses, total land area and maximum lot coverage are as follows:

SITE INFORMATION:

Address:	9700 N. Saguaro Blvd, Fountain Hills, AZ 85268
APN:	176-10-811
Gross Lot Area:	250,062 Sq. Ft
Project Data:	
Current Zoning:	C-1
Proposed Zoning:	The Hemingway PAD
Lot Size:	250,062 SF (5.74 AC)
Usage Allowed:	50% 125,031 SF
Actual Usage:	
Independent Living:	22,324 SF
Assisted Living:	74,753 SF
Clubhouse:	4,500 SF
Total Roof Area:	101,577 SF
Excess:	23,454 SF

- c. Proposed public streetscape and public and private open space improvements and their relationship to the overall development are shown on the Concept Plan.

- d. Building heights, minimum lot areas and setbacks are shown on the Concept Plan according to the following:

District	Lot Area (Sq Ft)	Bldg Height	Minimum Setbacks			Lot Coverage	Distance Between Bldgs
			Front	Side	Rear		
Hemingway PAD	250,062	25'*	25'	10'**	25'	101,577	20'

* Or height of the building, whichever is greater based on finished floor of The Hemingway Grading & Drainage Plan C2 of 2.

** When adjacent to a residential district, there shall be a setback equal to the greater of 10 feet or a distance equal to the height of the adjacent building wall plane.

- e. Building elevations and architectural renderings showing architectural theme colors and type of exterior building materials for each structure or group of structures in the PAD are shown on the Concept Plan.
- f. A graphic representation of the proposed landscaping treatment, plant materials, fences, walls and other site plan and open space improvements are shown on the Concept Plan.
- g. Proposed location and width of any arterial, collector or local streets are shown on the Concept Plan.
- h. Proposed location and use of all lands proposed to be dedicated for public purposes are shown on the Concept Plan.
- i. Master water, sewer and drainage plans are shown on the Concept Plan. Water Service will be provided by the Chaparral City Water Company (EPCOR). All water service requirements shall be pursuant to the rules and regulations of EPCOR. Sewer service has been confined to be provided by the Fountain Hills Sanitary District. All sewer service requirements shall be pursuant to the rules and regulations of the Fountain Hills Sanitary District. Existing and proposed grades and drainage systems and how drainage is altered, how it is redirected to original channel, and how the requirements regarding storm water runoff and drainage have been met are shown on the Concept Plan.
- j. When The Hemingway site is developed and operational, it is forecast to generate approximately 180 trips in a 24 hour period. Due to the small site within The Hemingway PAD, an abbreviated Traffic Impact Analysis including projected volumes on streets within and adjacent to the site has been completed. The analysis indicated limited off-site improvements are necessary to accommodate the increase in traffic at level of service C or better. The Southeast corner of the property bordering Trevino Dr. will be increased with an 85' taper needed to

accommodate additional traffic departing from the site and McDonald's commercial area. The entrance to the site on Trevino has been increased to 25-30 degrees to accommodate traffic entering the site. There will be a 10' roadway easement on Trevino for future widening as needed. Site triangles will be provided and maintained at the site access points to give drivers exiting the site a clear view of oncoming traffic.

7. The location, number of spaces, dimensions, circulation patterns, and surface materials for all off-street parking and loading areas, driveways, access way and pedestrian walkways are shown on the Concept Plan. The Hemingway PAD parking ratio has been increased from the Town's zoning requirements: 134 beds would typically require 34 spaces, but 90 spaces will be provided.
8. The location, dimensions, height, area, materials and lighting of signage are shown on the Concept Plan. On-site signage will be located at the Southeast entrance on Trevino Drive, and also on the corner of Saguaro Blvd and Trevino Drive. All signage will be by separate permit and shall conform to the Fountain Hills Zoning ordinance.
9. The location, height and type of outdoor lighting are shown on the Concept Plan. Exterior site lighting shall conform to the illumination results shown on the lighting design plan. At no time shall the amount of light leaving the property be greater than one lumen. On-site exterior lighting shall also conform to the Fountain Hills Dark Sky Zoning ordinance.

Section 3 – Project Narrative

“The Hemingway” is incorporating a different spectrum of AL/IL living. Instead of the typical large institutional living, “The Hemingway” is designed with single level “homes” incorporating a more home-like environment living, with the careful mix of elevations, paint, steel accents, roof and stone colors which will offer a variety of elevations. These plans are not the standard institutional three-story scenario, they offer a mixture of unique and identifiable AL/IL homes, giving the best aspect of AL/IL living. The design intent is to focus on designs that are authentic to the area, that introduce home styles with architecture variety and integrated design techniques and materials to create a strong unique design theme for the community.

“The Hemingway at Fountain Hills” consists of seven assisted living single level “homes” of approximately 10,000 square feet, 15 foot dramatic ceilings with 16 individual suites, laundry, office, beauty parlor, medicine room, large kitchen, living room, library area (which will be used for education, exercise, games, worship, and social events), a large dining area and patios. Each individual suite will have a niche for family portraits, wet bar area, custom design adjustable closets, and oversize bathrooms with roll-in showers. The two independent living “homes” of approximately 10,000 square feet will consist of 10 one-bedroom and living room suites and one two-bedroom suite and will also have the same options as the assisted living “homes.” The “home like environment” will provide a warm, comfortable, peaceful lifestyle for our residents.

The location is key to the success of “The Hemingway at Fountain Hills.” Tucked in between residential and commercial with easy access to shopping, medical facilities, Sky Harbor Airport, Fountain Hills, Mesa and Scottsdale, The Hemingway’s location will benefit all who live and visit here. Because of the type of business there will likely be minimal traffic, crime and noise. Lush landscape, comfortable sitting areas, calming resident water feature area, and beautiful putting green have been included in the front yards of “homes” to allow residents to gather out front for more socialization.

The developer will create an environment for residents to support the community’s commitment to environmental stewardship and integrate sustainability into the lifestyle of the community. This will be a unique one of a kind sustainable AL/IL community.

APPENDIX

Concept Plan Documents

Concept Grading and Drainage Plan

Preliminary Landscape Plan

Lighting Plan

Lighting Cut Sheets and Specs

Outdoor Amenities Plan

Architectural Elevations and Floorplans

LEGAL DESCRIPTION

All that certain parcel of land in the County of Maricopa, State of Arizona being a portion of the South 1/4 of the Northeast quarter and the North 1/4 of the Southwest quarter of Section 25, Township 3 North, Range 5 East of the Old and New River East and West, being more particularly described as follows:

COMMENCE at the northeast corner of the intersection of Shea Boulevard and Saguaro Boulevard then north to the West corner corner of said Section 26 (corner North 40°00'00" West, a distance of 1285.00 feet, and east from said corner of Maricopa County Highway Department, area, as measured for P.O.C. 243-8330, 22 feet R., more North 40°00'00" West, a distance of 254.00 feet;

THENCE North 42°50'00" East along the centerline of Saguaro Boulevard, a distance of 165.00 feet;

THENCE North 47°00'00" West, a distance of 55.00 feet, to the horizontal right of way line;

THENCE North 47°00'00" West, a distance of 55.00 feet to the horizontal right of way line and the P.O.C. of R-70000, and point also being the Southwest corner of Lot 5, Block A, Fountain Hills East P.O. No. 405-B;

THENCE South 45°00'00" West, along said right of way line, a distance of 53.45 feet to the beginning of a tangent curve being concave to the left and having a radius of 2000 feet;

THENCE following this said right of way line and arc, the arc of said curve through a central angle of 37°25'20", and an arc length of 365.2 feet to a point of reverse curvature, said point being on the horizontal right of way of a road being 55.00 feet wide and being more particularly shown on the plan, and said point also being the beginning of a curve being concave Southwesterly and having a radius of 195.00 feet, a road line passing through said point being North 40°12'20" East;

THENCE along said right of way line and along the arc of said curve through a central angle of 44°02'11", and an arc length of 227.40 feet;

THENCE South 45°20'00" West, 11.15 feet to the beginning of a curve, same being concave Southwesterly and having a radius of 175.00 feet;

THENCE along the arc of said curve through a central angle of 17°02'12", and an arc length of 100.00 feet to a point of reverse curvature, a road line passing through said point being South 28°17'20" West, said reverse curve being concave Southwesterly and having a radius of 239.15 feet;

THENCE along the arc of said curve through a central angle of 00°00'00", and an arc length of 49.30 feet to a point of reverse curvature, a road line passing through said point being North 37°39'00" West, and reverse curve being concave Northwesterly and having a radius of 20.00 feet;

THENCE along the arc of said curve through a central angle of 48°20'00", and an arc length of 27.27 feet to a point on the County right of way line of Burkens Drive, said point also being on the horizontal right of way line of said Burkens Drive, North 30°24'20" East, a distance of 89.09 feet, from the Southwesterly corner of said Section 26 to the P.O.C. No. 405-B;

THENCE North 48°50'00" West, 264.77 feet to the beginning of a tangent curve being concave Westwesterly and having a radius of 224.00 feet;

THENCE along the arc of said curve through a central angle of 10°10'00", and an arc length of 61.66 feet to a point of curve with a curve concave to the Northeast and having a radius of 2000 feet, a road line passing through said point being North 68°20'00" West;

THENCE Southwesterly along the arc of said curve through a central angle of 8°30'00", and an arc length of 28.00 feet to a point on the Southwesterly line of said Burkens Drive, said point also being on the County right of way line of said Burkens Drive, North 30°24'20" East, a distance of 89.09 feet;

THENCE continuing along said line, South 60°24'20" East, 12.75 feet to the beginning of a tangent curve being concave Northwesterly and having a radius of 190.00 feet;

THENCE along the arc of said curve through a central angle of 00°00'00" and an arc length of 9.46 feet;

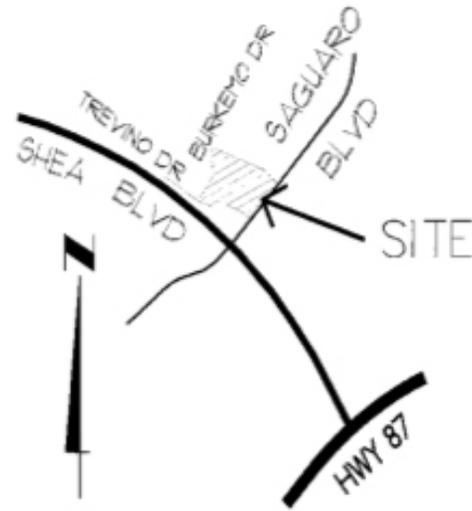
THENCE South 88°17'00" West, 89.71 feet to the beginning of a tangent curve being concave Southwesterly and having a radius of 175.00 feet;

THENCE along the arc of said curve through a central angle of 10°30'00", and an arc length of 21.62 feet to a point of reverse curvature, said curve being concave Southwesterly and having a radius of 30.30 feet;

a road line passing through said point being South 42°50'00" West;

THENCE along the arc of said curve through a central angle of 00°00'00", and an arc length of 31.42 feet to the P.O.C. of R-70000;

**CONCEPT GRADING & DRAINAGE PLAN
THE HEMMINGWAY
AT FOUNTAIN HILLS**



VICINITY MAP
N.T.S.

PROJECT DATA	
ZONING	R-1
LOT SIZE	72,000 S.F. (2.64 AC)
PERMITTED USE	RESID
ACRES	2.64
APPROXIMATE L.L.V.S.	4,100 S.F.
ASSISTED L.V.S.	4,100 S.F.
COVERAGE	4.50%
TOTAL ROAD AREA	10,000 S.F.
NET AREA	62,000 S.F.
OPEN SPACE AREA	14,000 S.F.
PARKING	
PARKING REQUIRED	100
PARKING PROVIDED	500 (50% EXCESS)
TOTAL	150
CONCLUSION	
LOT AREA	72,000 S.F.
REQUIRED AREA	15,000 S.F.
EXCESS AREA	57,000 S.F. (78% EXCESS)
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OWNER:
FIRST ASIAN BANK
2810 S. JONES BLVD, STE 3
LAS VEGAS, NV 89146
702-885-9822
FirstAsianBank.net

DEVELOPER:
DAN KUFFMAN
PO BOX 16571
FOUNTAIN HILLS, AZ 85209
480-818-8155

INDEX OF SHEETS
S-SHEET 01 COVER SHEET
S-SHEET 02 CONCEPT GRADING & DRAINAGE PLAN

DISCLAIMER
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OFFICE OF PLANNING AND DEVELOPMENT
L. 154-94



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MONTGOMERY ENGINEERING & MANAGEMENT, L.L.C.
157-6 PARADISE AVE. SUITE 204
FOUNTAIN HILLS, ARIZONA 85768
(480) 837-8485 FAX (480) 837-8668
e-mail: Dave@MEEM.com

THE HEMMINGWAY AT FOUNTAIN HILLS A.P.N. 176-10-811

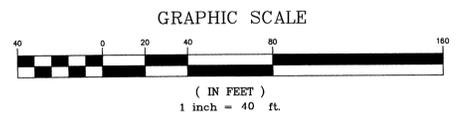
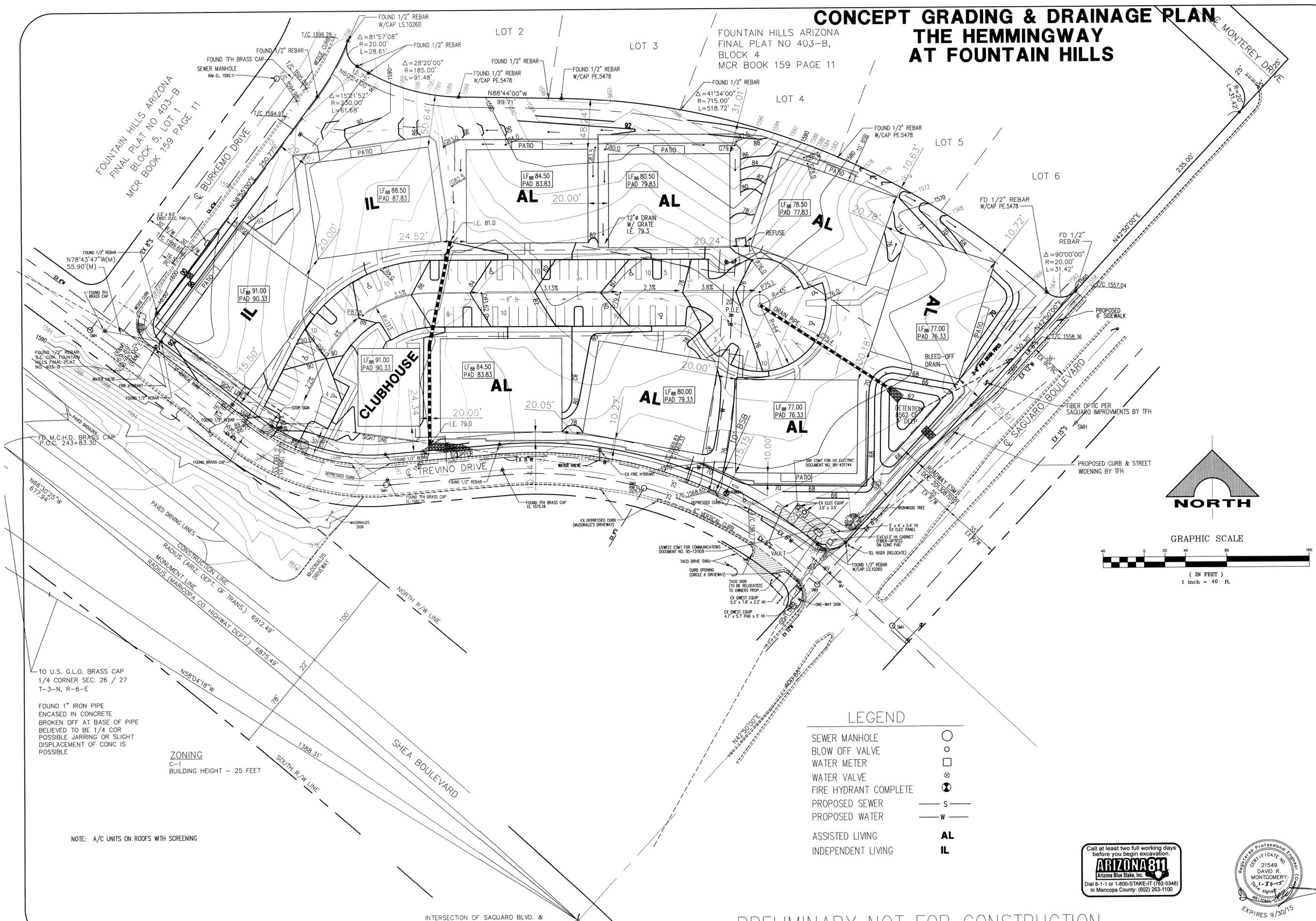
8700 N. SAGUARO BOULEVARD

DATE: 10/07/2014
DRAWN BY: D.B.S.
CHECKED BY: D.B.S.
SCALE: AS NOTED

DRAWING NO: **C1of2**

CONCEPT GRADING & DRAINAGE PLAN THE HEMMINGWAY AT FOUNTAIN HILLS

FOUNTAIN HILLS ARIZONA
FINAL PLAT NO 403-B,
BLOCK 4
MCR BOOK 159 PAGE 11



LEGEND

SEWER MANHOLE	○
BLOW OFF VALVE	◦
WATER METER	□
WATER VALVE	⊗
FIRE HYDRANT COMPLETE	⊙
PROPOSED SEWER	— S —
PROPOSED WATER	— W —
ASSISTED LIVING	AL
INDEPENDENT LIVING	IL

ZONING
C-1
BUILDING HEIGHT - 25 FEET

TO U.S. G.L.O. BRASS CAP
1/4 CORNER SEC. 26 / 27
T-3-N, R-6-E

FOUND 1" IRON PIPE
ENCASED IN CONCRETE
BROKEN OFF AT BASE OF PIPE
BELIEVED TO BE 1/4 COR
POSSIBLE JARRING OR SLIGHT
DISPLACEMENT OF CONC IS
POSSIBLE

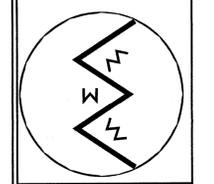
NOTE: A/C UNITS ON ROOFS WITH SCREENING

INTERSECTION OF SAGUARO BLVD. &
SHEA BLVD. MONUMENT LINES

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY

MONTGOMERY
ENGINEERING & MANAGEMENT, L.L.C.
16716 E. PARKVIEW AVE., SUITE 204
FOUNTAIN HILLS, ARIZONA 85268
(480) 837-1845 fax (480) 837-8668
e-mail: Dave@CivilIAZ.com



**THE HEMMINGWAY
AT FOUNTAIN HILLS
A.P.N. 176-10-811**
9700 N. SAGUARO BOULEVARD

DRAWN BY: KSM	DATE: 10/07/02
CHECKED BY: DRM	PROJECT NO.: 15005
SCALE: AS NOTED	CONCEPT PLAN



DRAWING NO:
C2of2

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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES:					
●	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX	●	AGAVE DESERTI DESERT AGAVE	5 GAL.
■	OLNEYA TESOTA DESERT IRONWOOD	36" BOX	●	AGAVE WEDDII WEDDII AGAVE	5 GAL.
▲	PARKINSONIA FLORIDUM BLUE PALO VERDE	48" BOX	⊕	CARNEGIEA GIGANTEA SAGUARO	SALVAGED
○	PARKINSONIA X "SONORAN EMERALD" SONORAN EMERALD PALO VERDE	36" BOX	★	DASTURION WHEELERI DESERT SPOON	5 GAL.
○	PROSOPIS HYBRID "PHOENIX" PHOENIX THORNLESS MESQUITE	24" BOX	★	ENCHINOCACTUS GRISONII GOLDEN BARRELL CACTUS	5 GAL.
SHRUBS:					
●	AMBROSIA DELTOIDEA TRIANGLELEAF BURSAGE	1 GAL.	★	FOLQIERIA SPLENDENS COTONWOOD	MIN. 10" 12 CANES
●	ASCLEPIAS SUBULATA DESERT MILKWED	1 GAL.	○	OPUNTIA SP. SANTA RITA PURPLE PRICKLY PEAR	5 GAL.
●	GALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	5 GAL.	GROUND COVER		
●	ENCLEIA FARINOSA BRITTLEBUSH	1 GAL.	●	ARISTIDA PURPUREA PURPLE THREE AWN	1 GAL.
●	ERICAMERA LACRIFICIFOLIA "AGUIRRE" TURPENTINE BUSH	1 GAL.	●	BALIA MULTIRADATA DESERT MARGOLD	1 GAL.
●	ERIOGONUM FASCICULATUM FLATTOP BUCKWHEAT	1 GAL.	●	DALEA GREGGII TRAILING INDIGO BUSH	1 GAL.
●	HYPTIS EMORYI DESERT LAVENDER	5 GAL.	●	VERBENA GOODINGII GOODING VERBENA	1 GAL.
●	JUSTICIA CALIFORNICA CHUPARROSA	5 GAL.	PRESERVED NATIVE DESERT		
●	LARREA TRIDENTATA CREOSOTE BUSH	5 GAL.	MATERIAL		
●	PENSTEMON PARVIFLORUS PARRY'S PENSTEMON	1 GAL.	■	FRACTURED (NATURAL) GRANITE "EXPRESS GOLD"	3" MINUS
●	SIMMONDSIA CHINENSIS JOSHUA	5 GAL.	■	WEATHERED GRANITE BOULDERS SURFACE SELECT	1/2-2 TON 1 TON AVG.
●	VGUERIA PARISHII GOLDBENEVE	5 GAL.	NOTES:		
1. TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE.					
2. LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.					

1 PRELIMINARY LANDSCAPE PLAN

SCALE 1" = 30'-0"

THE HEMINGWAY AT

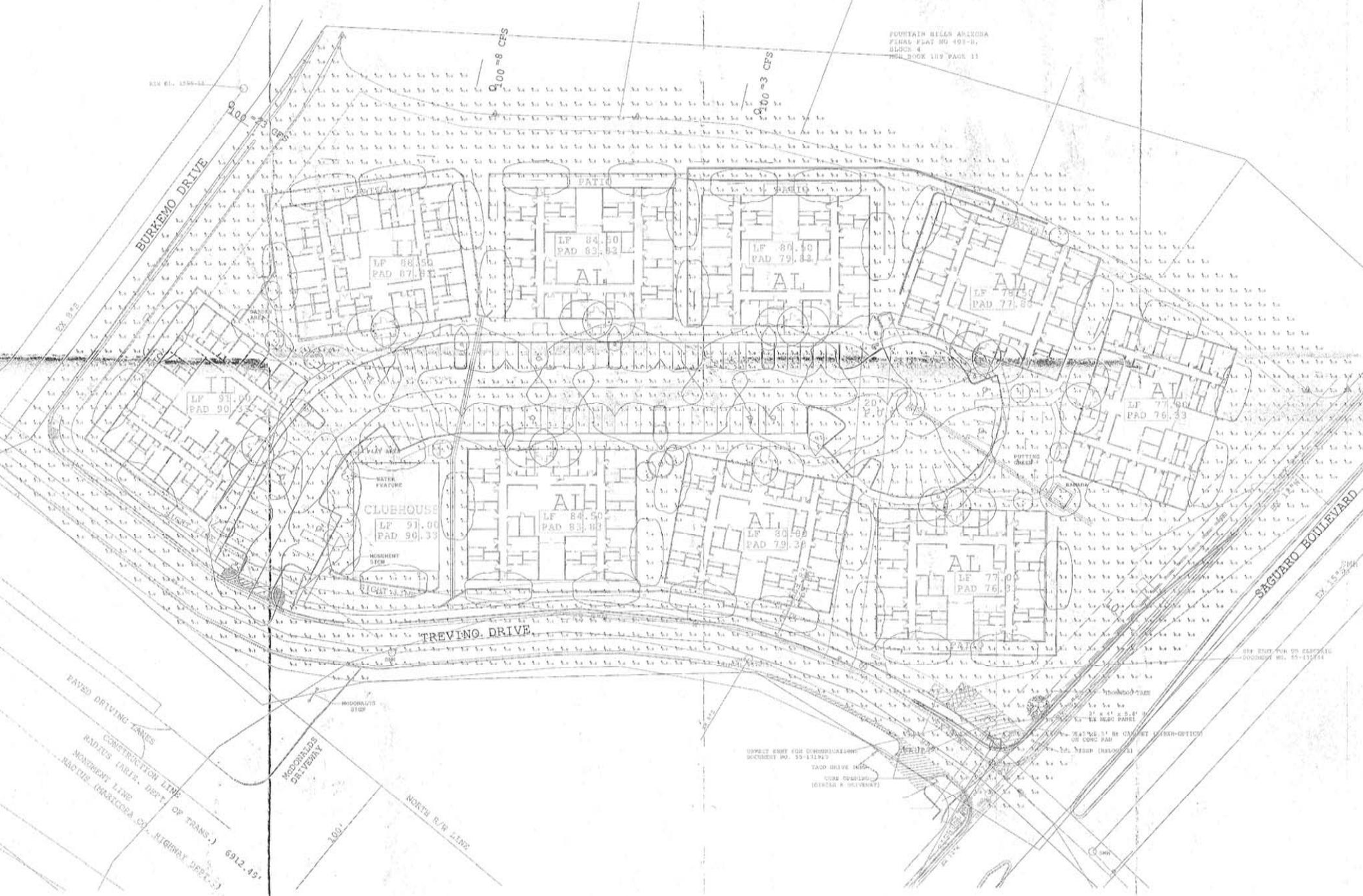
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FOUNTAIN HILLS ARIZONA
 FINAL P&I NO. 492-B
 BLOCK 4
 PLAN BOOK 119 PAGE 11



SEE SHEET FOR DE CLAYTON
 DOCUMENT NO. 55-111254

URGENT ENTRY FOR CORRECTION
 DOCUMENT NO. 55-111254
 TACO DRIVE ROAD
 HOME IMPROVEMENT
 (INDIA & SILVERWAY)

6912.49'

EX 15730

LNC2 SERIES	Cat.#	
	Job	
		Approvals

SPECIFICATIONS

Intended Use:

The compact LED LNC2 is designed for perimeter illumination for safety, security and identity. This compact fixture has no uplight and is neighbor friendly with typical mounting heights up to 15ft. Units are supplied with an acrylic diffuser accessory that can be used for lower LED brightness near building entrances or other pedestrian areas. Units have protective polyester finish for long lasting appearance.

Construction:

Decorative die-cast aluminum housing protects components and provides an architectural appearance. Casting thermally conducts LED heat to optimize performance and long life. Powder paint finish provides durability in outdoor environments.

Electrical:

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option in 12L configuration
- Electronic drivers: One in 7L, 9L and 12L units Two drivers in 18L units
- Minimum operating temperature is -40°C/-40°F
- Driver RoHS and IP66
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

LED(s) CCT:

- 3000K CCT nominal – 80 CRI, 4000K CCT nominal – 70 CRI, 5000K CCT nominal – 67 CRI
- 7 LEDs, 18 input watts, deliver 1389 lumens with 80 LPW efficiency at 5000K CCT
- 9 LEDs, 22 input watts, deliver 1745 lumens with 85 LPW efficiency at 5000K CCT
- 12 LEDs, 29 input watts, deliver 2420 lumens with 85 LPW efficiency at 5000K CCT
- 18 LEDs, 45 input watts, deliver 3311 lumens at 78 LPW efficiency at 5000K CCT

Optical:

Type II, III and IV distributions with zero uplight; individual PMMA acrylic lenses for wide lateral throw, maximum control and efficiency; Acrylic diffuser included where reduced LED brightness is desired

Lumen Maintenance:

L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 2 for all values

Installation:

Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box). Gasket seal and secured by two Allen-head hidden fasteners for tamper resistance. Designed for direct j-box mount or conduit feed in single SKU. Conduit feed not available with BBU.

Options:

- Controls:
 - Button photocontrol for dusk to dawn energy savings
 - Occupancy sensor options available for complete on/off and dimming control (includes factory installed back box)

Egress:

- Battery back-up option - 12L configuration only – provides 1 fc average over 16' L x 48' W or 1 fc minimum at 11' mounting height (-20°C to 30°C) (see page 3); (includes factory installed back box)

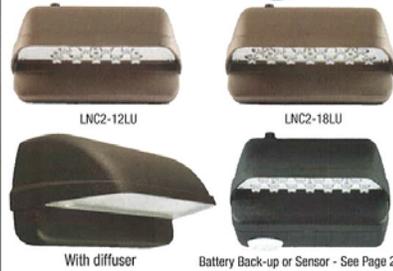
Listings:

- DLC Qualified (Types III and IV) Consult DLC website for more details: <http://www.designlights.org/DQL>
- Listed to UL 1598 for use in wet locations, 40' C ambient environments

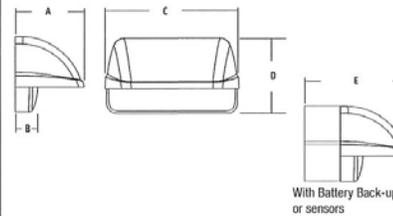
Warranty:

- Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)
- IES Progress Award Winner - 2013
- Building Operating Management 2014 Top Products Award - LNC2-18LU

PRODUCT IMAGE(S)



DIMENSIONS



A	B	C	D	E	Weight / BBU
6.25"	1.6"	10.25"	5.6"	10.25"	7.0 / 15.0 lbs.
158.7 mm	40.2 mm	260.4 mm	142.2 mm	260.4 mm	3.2 / 6.8 kg

SHIPPING INFORMATION

Catalog Number	G.Wt(kg)/ CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC2-12LU	14.3 (6.5)	14.5 (37)	11.4 (29)	8.4 (21.5)	2
LNC2-18LU	14.8 (6.7)	14.9 (38)	11.4 (29)	8.4 (21.5)	2

CERTIFICATIONS/LISTINGS



ORDERING INFORMATION – ORDERING EXAMPLE: LNC2-12LU-5K-3-1

SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	IES DISTRIBUTION	FINISH	OPTIONS
LNC2 Laredo LNC2	7LU 7 LEDs, 18w input, Universal voltage 120-277V 9LU 9 LEDs, 22w input, Universal voltage 120-277V 12LU¹ 12 LEDs, 29w input, Universal voltage 120-277V 18LU 18 LEDs, 45w input, Universal voltage 120-277V 12L5 12 LEDs, 29w input, 480V 12L6 12 LEDs, 29w input, 347V	3K² 3000K nominal 80 CRI 4K 4000K nominal 70 CRI 5K 5000K nominal 67 CRI AM Amber (590 nm available for "Turtle Friendly" observational applications, 350 mA (consult factory))	2¹ Type II 3 Type III 4 Type IV	1 Bronze 2 Black 3 Gray 4 White 5 Platinum	PC Photocontrol (Must specify individual voltage) BBU^{3A} Integral battery for 12L only (must specify 120V or 277V voltage in voltage category) rated for -20°C to 30°C SC0^{4,5A} Motion sensor On/Off control, No light output when no motion detected SCP^{4,5A} Programmable motion control, factory default is 10% light output

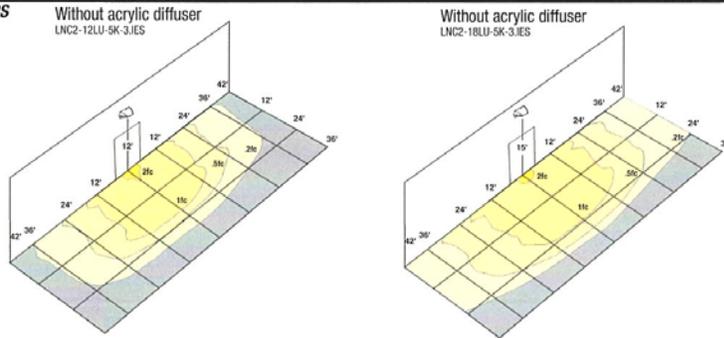
¹ Battery backup only available on 12L models, not available for Canada
² Does not qualify for DLC
³ Replace U with 1 for 120V or A for 277V for 12L with BBU
⁴ Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V or 277V only
⁵ PC option not applicable, included in sensor
⁶ BBU and motion sensor options cannot be combined

REPLACEMENT PART/ACCESSORIES

CATALOG NUMBER	DESCRIPTION
93044013	Frosted comfort shield, improves uniformity with only 5% lumen reduction
SCP-REMOTE*	Remote control for SCP option. Order at least one per project to program and control fixtures

*Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V or 277V only

PHOTOMETRICS



PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5100K nominal, 67 CRI)					4K (4200K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
7	STD. (700mA)	18W	3	1389	80	0	0	1	1421	82	0	0	1	1046	60	0	0	1
			4	1441	83	0	0	1	1428	82	0	0	1	1071	62	0	0	1
9		22W	3	1745	85	0	0	1	1768	86	0	0	1	1310	64	0	0	1
			4	1806	88	0	0	1	1772	86	0	0	1	1317	64	0	0	1
12	STD. (700mA)	28.6w	3	2420	85	1	0	1	2246	79	0	0	1	1824	64	0	0	1
			4	2485	87	0	0	1	2291	80	0	0	1	1776	62	0	0	1
18		44.5w	3	3311	74	1	0	1	3069	69	1	0	1	2522	57	1	0	1
			4	3602	81	1	0	1	3225	72	1	0	1	2518	57	0	0	1

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS				
	0	25,000	50,000	TM-21-11 ¹ L96 60,000	L70 (hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95
40°C / 104°F	0.99	0.98	0.96	0.96	0.94

1. Projected per IESNA TM-21-11¹ (Nichia 2196, 700mA, 85°C Ts, 10,000hrs)
Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

ELECTRICAL DATA

# OF LEDS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
7	STD. (700mA)	120	-	18
		277	-	18
120		0.183	22	
277		0.09	22.1	
9	STD. (700mA)	120	0.24	28.9
		277	0.10	27.7
347		0.10	33.7	
480		0.06	28.9	
18	STD. (700mA)	120	0.35	41.0
		277	0.15	41.5
120		2.68	32.0	

MOTION SENSOR



Sensor offers greater control and energy savings with SCO - On/Off sensor or SCP programmable sensor with adjustable delay and dimming levels (Factory default is 10%) - Both Accessory options

Visit: <http://www.hubbellighting.com/solutions/controls/> for control application information



Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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LAREDO/LNC2-SPEC 1/15

LNC2 – BATTERY BACK UP

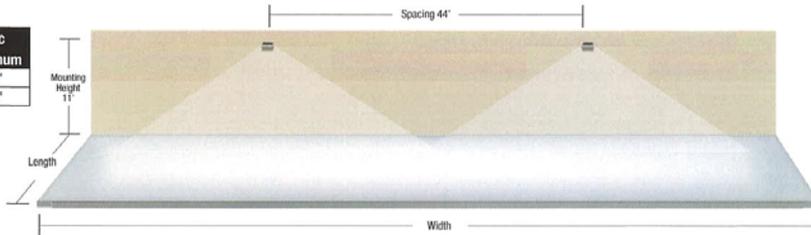


Side View

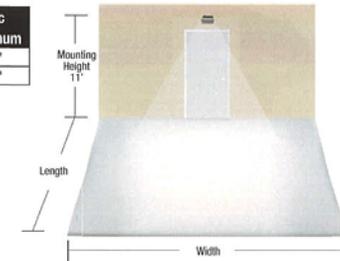


3/4 View

Multi Unit	1 fc Average	1 fc Minimum
Length	16'	15'
Width	112'	68'



Single Unit	1 fc Average	1 fc Minimum
Length	16'	15'
Width	48'	24'



Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'. Diagrams for illustration purposes only, please consult factory for application layout.

LIGHTING FACTS

LNC2-12LU-4K-3

Lighting facts
 Light Output (Lumens) 2186
 Watts 28.61
 Lumens per Watt (Efficacy) 76
 Color Accuracy (Color Rendering Index, CRI) 76
 Light Color (Correlated Color Temperature, CCT) 4020 (Bright White)
 Warm White 3000K Bright White 4000K Daylight 5000K
 Warranty** Yes
 ** See www.lightingfacts.com/products for details.

LNC2-18LU-4K-3

Lighting facts
 Light Output (Lumens) 3011
 Watts 44.63
 Lumens per Watt (Efficacy) 67
 Color Accuracy (Color Rendering Index, CRI) 76
 Light Color (Correlated Color Temperature, CCT) 4020 (Bright White)
 Warm White 3000K Bright White 4000K Daylight 5000K
 Warranty** Yes
 ** See www.lightingfacts.com/products for details.

LNC2-18LU-5K-3

Lighting facts
 Light Output (Lumens) 3306
 Watts 44.51
 Lumens per Watt (Efficacy) 74
 Color Accuracy (Color Rendering Index, CRI) 70
 Light Color (Correlated Color Temperature, CCT) 5000 (Daylight)
 Warm White 3000K Bright White 4000K Daylight 5000K
 Warranty** Yes
 ** See www.lightingfacts.com/products for details.



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Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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LAREDLNC2-SPEC 1/15

PROL (HID) – Providence Large Housing Scale TYPE |

- Horizontal reflector Type 2, 3, 4, & 5
- Induction lamp available
- IP55 rating
- Powder coat finish in 13 standard colors with a polymer primer sealer



1. LUMINAIRE	2. LAMP/BALLAST	3. COLOR	4. OPTIONS	5. MOUNTING	PROL (HID)
--------------	-----------------	----------	------------	-------------	------------

1. LUMINAIRE

HID (Flat tempered clear glass lens)

Horizontal Reflector

- PROL-H2 (Type2)
- PROL-H3 (Type3)
- PROL-H4 (Type4)
- PROL-H5 (Type5)

2. LAMP/BALLAST

PULSE START METAL HALIDE (120/208/240/277 volt ballast)

Mogul base, ED-17 lamp

- 150PSMH
- Mogul base, ED-28 lamp
- 250PSMH 320PSMH
- 350PSMH 400PSMH

HIGH PRESSURE SODIUM (120/208/240/277 volt ballast)

Mogul base, ED-23 1/2 lamp

- 150HPS
- Mogul base, ED-18 lamp
- 200HPS 250HPS 400HPS

INDUCTION LAMP (120, 208, 240, or 277 volt ballast.

-25°C start temp)

- IL55 (55 watts) IL85 (85 watts)

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

3. COLOR

- AWT (Arctic White)
- BLK (Black)
- MTB (Matte Black)
- DGN (Dark Green)
- DBZ (Dark Bronze)
- WRZ (Weathered Bronze)
- BRM (Metallic Bronze)
- VBL (Verde Blue)
- CRT (Corten)
- MAL (Matte Aluminum)
- MDG (Medium Grey)
- ATG (Antique Green)
- LGY (Light Grey)
- RAL/PREMIUM COLOR (Provide RAL)
- CUSTOM COLOR (Provide color chip for matching)

4. OPTIONS

- SPK (Decorative spike)
- BPS (Struts painted brass)
- HSS (House side shield, not available for Type 5. Factory installed)
- L.D.L. (Lightly diffused lens. Frosted, flat tempered glass lens has a lightly diffused finish to minimize the lamp and reflector brightness.)
- QRS (Restrike controller and T-4 mini-can socket will light following power outage until HID reaches full brightness. (Lamp wattage not to exceed ballast wattage).
- QL (Socket for T-4 mini-can lamp, field wired to a separate circuit. (Lamp wattage not to exceed ballast wattage). Must be field wired to a separate 120 volt circuit.)
- PT4 (Post top filler for a 4"/100mm O.D. pole)
- PFN (Final painted brass)
- PCA-T (Rotatable photocell)

5. MOUNTING – Must choose one

WALL MOUNT

- WMA55 WMA56

POLE MOUNT

- SL A1 SL A1-2
- TRA55 TRA56

PIER MOUNT

- PM1 PM2 PM3

Visit www.aal.net for Arms, Poles & Accessories Specification Guide

SPECIFICATIONS

HOUSING

The fixture housing shall be two-piece die-cast aluminum. The internal reflector module is sealed from the outer housing with a one-piece, memory retentive, molded silicone gasket. The tempered flat glass lens shall be sealed to the housing with a silicone gasket. One recessed stainless steel latch shall release the door to allow access to the LED array.

REFLECTOR MODELS – REFLECTOR/LAMP

The upper lamp housing shall be die cast aluminum. The internal reflector module is sealed from the outer housing with a one piece, memory retentive, molded silicone gasket. The tempered glass lens shall be sealed to the housing with a silicone gasket. One stainless steel latch shall release the door to allow access to the lamp. The reflector module shall be composed of faceted, specular and semi specular anodized aluminum panels rigidly attached in a die cast aluminum housing. The reflector shall be removed without tools by releasing a pair of steel latches. The reflector tray shall be rotatable on 90° centers for orienting the light distribution. The horizontal reflectors shall meet ANSI-IES standards for full cutoff reflector systems.

REFLECTOR MODELS – BALLAST

The lower ballast housing shall be cast aluminum. The tool-less ballast access for servicing is accomplished by a quarter turn motion of the top cover. The ballast shall be mounted on a prewired tray with a quick disconnect plug attached to the underside of the cover. HID ballasts are high power factor, rated for -30°C starting. Sockets are medium base, G12 for use with T6 lamps or mogul base, pulse rated porcelain. Ballasts are wired at the factory for 277 volts, unless specified.

See next page

JOB	_____
TYPE	_____
NOTES	_____



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PROL (HID) – Providence Large Housing Scale TYPE

INSTALLATION & MOUNTING

The large (PROL) Providence shall be factory supplied as a complete, prewired assembly. The PROL fitter shall slip over a 57/127 mm open top pole or 47/100mm arm and be secured and leveled with stainless steel set screws.

FINISH

Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

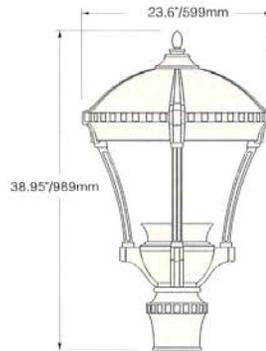
CERTIFICATION

The fixture shall be listed with ETL for outdoor, wet location use. Conforms to the UL1598 and Canadian CSA Std. C22.2 no.250 standard, IP55.

WARRANTY

Providence HID is warranted for 3 years. Any unauthorized return, repair, replacement or modification of the Product(s) shall void this warranty. This warranty applies only to the use of the Product(s) as intended by AAL and does not cover poles, arms, mounting, or any misapplication or misuse of said Product(s), or installation in hazardous or corrosive environments. *Contact AAL for complete warranty language, exceptions, and limitations.

DIMENSIONS



Weight: 47 LBS
EPA: 1.33

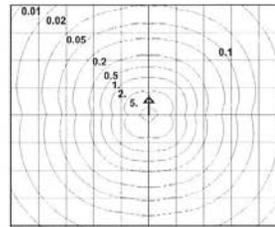
PROL H5 400MH LDL WATTAGE: 465 LUMEN OUTPUT: 18098 EFFICACY: 77.4

B4 U0 G2

FORWARD LIGHT		LUMEN
FL	30° 3.8%	1352
FM	60° 14.9%	5371
FH	80° 6.7%	2398
FVH	90° 0.6%	199

BACK LIGHT		LUMEN
BL	30° 4.0%	1456
BM	60° 14.3%	5159
BH	80° 5.7%	2046
BVH	90° 0.3%	115

UPLIGHT		LUMEN
UL	100° 0%	0
UH	180° 0%	0



Mounting Height	Multiplier
10	4.000
15	1.778
20	1.000
25	0.640
30	0.444
35	0.327
40	0.250
45	0.198
50	0.160

UPLIGHT 0%
DOWNLIGHT 100%

AAL reserves the right to change product specifications without notice.

[IES files can be found at www.aal.net](http://www.aal.net)



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PRSC – Providence Scence

TYPE |

- Full cutoff classification (1D only)
- Available with highly efficient LEDs
- Available with downlight single source; upright/downlight with single source; and upright/downlight with dual source
- Available with R111 as secondary opposing output source

- Single point steel latch opens lens frame for easy access to light engine
- Tool-less access
- IP66 rated
- Powder coat finish in 13 standard colors with a polymer primer sealer



PRSC

1. LUMINAIRE	2. OUTPUT OPTIONS	3. LAMP/LED	4. COLOR	5. OPTIONS— INTERNAL	DECORATIVE
--------------	-------------------	-------------	----------	----------------------	------------

1. LUMINAIRE

HORIZONTAL LED, CF or IL

PRSC-X

HORIZONTAL OPTICAL SYSTEM

PRSC-2 (Type 2) PRSC-3 (Type 3) PRSC-4 (Type 4)
 PRSC-W (Horizontal Column Accent/ Narrow Beam)

2. OUTPUT OPTIONS

1D (Single source 100% primary output)

3. LAMP/BALLAST

FOR PRSC-X

LED (37 watts. Warm white (3500K), Bright white (5100K) 120 thru 277 volt)

36LED-WW 36LED-BW

COMPACT FLUORESCENT (120 thru 277 volt ballast. Specify

wallage. -18°C minimum starting temp). GX24q base, 26, 32 or 42 watt lamp
 CF1 (Horizontal single) CF2 (Horizontal pair)

INDUCTION LAMP (120, 208, 240 or 277 volt. -25°C min start temp)
 IL55

FOR PRSC-2 / PRSC-3 / PRSC-4 / PRSC-W

METAL HALIDE (120/208/240/277 volt ballast)

Medium base, ED-17 lamp

50MH 70MH 100MH

G12 base, T-6 ceramic lamp

70MHT6 39MHT6

ELECTRONIC METAL HALIDE (120 thru 277 volt)

PG.6 base, Mini Mastercolor lamp

20MMC 39MMC

Medium base, ED-17 lamp

50MHEB

G12 base, T-6 ceramic lamp

39MHT6EB 39MHT6EB-R111 (2R option only)

PULSE START (120/208/240/277 volt ballast)

Medium base, ED-17 lamp

150PSMH

G12 base, T-6 ceramic lamp

150PSMHT6

HIGH PRESSURE SODIUM (120/208/240/277 volt ballast)

Medium base, ED-17 lamp

50HPS 70HPS 100HPS

150HPS

PHILIPS COSMO (200 thru 277 volt ballast)

PG.712 base cosmo lamp

60CO

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

4. COLOR

- | | |
|---|---|
| <input type="checkbox"/> AWT (Arctic White) | <input type="checkbox"/> CRT (Corten) |
| <input type="checkbox"/> BLK (Black) | <input type="checkbox"/> MAL (Matte Aluminum) |
| <input type="checkbox"/> MTB (Matte Black) | <input type="checkbox"/> MDG (Medium Grey) |
| <input type="checkbox"/> DGN (Dark Green) | <input type="checkbox"/> ATG (Antique Green) |
| <input type="checkbox"/> DBZ (Dark Bronze) | <input type="checkbox"/> LGY (Light Grey) |
| <input type="checkbox"/> WBZ (Weathered Bronze) | <input type="checkbox"/> RAL/PREMIUM |
| <input type="checkbox"/> BRM (Metallic Bronze) | COLOR (Provide RAL) |
| <input type="checkbox"/> VBL (Verde Blue) | <input type="checkbox"/> CUSTOM COLOR |
| | (Provide color chip for matching) |

5. OPTIONS

INTERNAL OPTIONS

- QRS (Restrike controller and T-4 mini can socket will light following power outage until HID reaches full brightness. (Lamp wallage not to exceed ballast wallage). For horizontal reflector only. Not for LED)
- QL (Socket for a T-4 mini-can halogen lamp. Must be field wired to a separate 120 volt circuit (Lamp wallage not to exceed ballast wallage). Not for LED, CF, CF2 or IL55 configuration)
- SCB (Surface Conduit Box. 1/2" NPT inlets on each side. Gasketed bottom cover for wire access. Standard finish is white)
- LDL (Lightly diffused glass lens to conceal the reflector and decrease visual brightness and glare)
- BBU (Battery backup powers the lamp for up to ninety minutes during a power failure. Output of the 32 watt lamp will be 575 lumens. Output from the 42 watt lamp will be 750 lumens. Operating temperature is 0°C to 55°C. For CF1 or CF2 configuration only. Integral)
- 347 (120/240/347 volt ballast for HID lamp/ballast except the 50MH and 50HPS wall ballast. Not available for 2R output)
- SPC12 (120 volt swivel type photocell. Factory wired at 120 volt. Only available with 1D output (Photocell replaces finial))
- SPC27 (208/240/277 volt swivel type photocell. Factory wired. Specify voltage. Only available with 1D output (Photocell replaces finial))
- BPC12 (Photocell Button Type 120V. Only available with 1D output (Photocell replaces finial))
- BPC27 (Photocell Button Type 208/240/277 volt. Only available with 1D output (Photocell replaces finial))
- TPC (Photocell Twist-Lok. Only available with 1D output (Photocell replaces finial). Photocell by others)
- R24 (Secondary source R111 Lamp with 24° Flood Pattern. Only available with 2R output)
- R40 (Secondary source R111 Lamp with 40° Flood Pattern. Only available with 2R output)

DECORATIVE OPTIONS

- PFN (Cast aluminum finial painted brass color. Only available with 1D output)
- DSB (Dome spikes painted brass color)
- DSP (Dome spikes painted to match fixture color)

SPECIFICATIONS

HOUSING

The fixture housing is one-piece cast aluminum. The access door is cast aluminum, hinged and secured with two spring latches for relamping and internal access. The primary lens is molded tempered glass with a crowned shape to shed water. The single source bi-directional configuration uses a diffused lens to evenly illuminate the wall, and the dual source configuration uses a clear lens. The access door is sealed with a memory retentive, Rubatex, closed cell gasket. The rear electrical access has a molded silicone plug to completely seat the fixture from insects or dirt emanating from the electrical box or conduit. All internal and external hardware is stainless steel.

OPTICAL ASSEMBLY

The reflector module is composed of faceted, semi specular anodized aluminum panels rigidly attached in an aluminum module. The reflector module is easily removed from the ballast bracket by loosening four screws and lifting it out. The 2D upright + downlight version includes a second reflector assembly attached to the ballast bracket which directs the light energy to the diffused lens used for the secondary light output. The 2R upright + downlight version has a bracket assembly used to direct light from a R111 light source through the secondary clear lens. The reflectors shall meet ANSI-IES standards for full cut-off classification.

ELECTRICAL

The ballast is mounted on a prewired module with a quick disconnect plug and removed by loosening three captive quarter-turn fasteners. HID ballasts are high power factor, rated for -30°C starting. Sockets are medium base, pulse rated porcelain. Compact fluorescent sockets for a 26, 32, or 42 watt lamp are 4 pin, GX24q-4, with an electronic ballast, 0°F starting. Ballasts are prewired at the factory for 277 volts, unless specified.

See next page

JOB	_____
TYPE	_____
NOTES	_____



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PRSC – Providence Sconce

TYPE |

FINISH

Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry oil and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

INSTALLATION

To install the fixture, the die cast wall plate is secured to an octagonal j-box and wired to the power circuit. The fixture is plugged into a quick disconnect and then hooked onto the wall plate. Two captive screws are then tightened to secure the fixture to the wall plate. The fixture may be inverted if desired.

CERTIFICATION

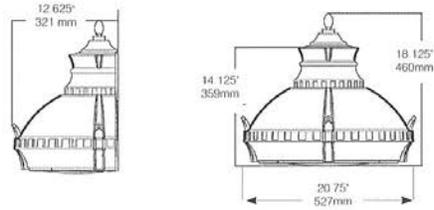
The fixture is listed with ETL for outdoor, wet location use, in both an up and down orientation, UL1598 and Canadian CSA Std. C22.2 NO.250. IP Rating: 66

WARRANTY

Providence LED, including housing LEDs and electrical components, is warranted for five years. Providence HID is warranted for 3 years. Any unauthorized return, repair, replacement or modification of the Product(s) shall void this warranty. This warranty applies only to the use of the Product(s) as intended by AAL and does not cover poles, arms, mounting, or any misapplication or misuse of said Product(s), or installation in hazardous or corrosive environments.

**Contact AAL for complete warranty language, exceptions, and limitations.*

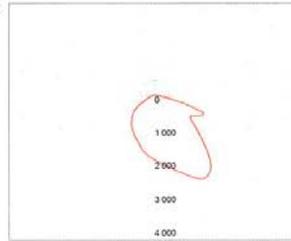
DIMENSIONS



WT: 29 lbs

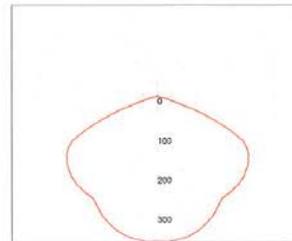
PRSC 150MH WATTAGE: 185 LUMEN OUTPUT: 8634 EFFICACY: 65.9

ZONE	LUMENS	%LAMP	%LUMINAIRE
0 - 30	2044	16.7%	23.7%
0 - 40	3601	29.5%	41.7%
0 - 60	6514	53.4%	75.4%
60 - 90	2125	17.4%	24.6%
0 - 90	8638	70.8%	100%
90 - 180	0	0%	0%
0 - 180	8638	70.8%	100%



UPLIGHT 0%
DOWNLIGHT 100%

PRSC 36LED BW WATTAGE: 37 LUMEN OUTPUT: 1916 EFFICACY: 51.8



UPLIGHT 0%
DOWNLIGHT 100%

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Swoop 1212 HP

SWP1212
XWP1212
YWP1212

Vandal Resistant
High Performance LED

Project Information

Fixture Type	Date
Job Name	
Approved By	
Catalog No.	- - - - -



WALL /CEILING MOUNT
LAMPS: LED

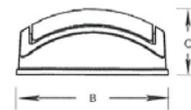
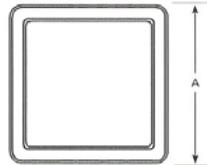


SPECIFICATIONS

Description	The Swoop 1212 series features a durable, color-impregnated, polycarbonate housing supported by a marine grade, die cast aluminum base plate to provide a lighting fixture that will survive in the harshest environments.
Bezel	One piece injection molded UV stabilized polycarbonate mechanically interlocked to lens. Minimum wall thickness shall be 0.140". Color is molded through entire part for scratch resistant finish.
Lens	One piece injection molded UV stabilized prismatic polycarbonate with minimum 0.140" wall thickness. Available in Clear or Opal and secured to base plate with (4) concealed captive stainless steel screws. XWP and YWP models come with a chemically etched, scratch resistant surface painted lens.
Reflector	Die formed, shaped for maximum efficiency and finished with high gloss electrostatically applied white polyester powder coat.
Driver	Constant current driver at 350mA, 120-277V. 347V optional.
LED	Samsung LM561B Series @ 3000K, 3500K or 4000K and 80 CRI wired in parallel-series. L ₇₀ projected life of over 130,000 hours at 50°C. Ten year warranty on LED boards against operational defects.
Base Plate	Pressure die cast marine grade aluminum. Chemically primed and finished with electrostatically applied polyester powder coat.
Gasket	Closed cell die cut, self-adhesive neoprene gasket provided between fixture base plate and mounting surface. High temperature silicone O-ring between lens and base plate.
UL Listing	U.L., C.U.L., Wet standard, 1598a
Lifetime Warranty	Luminaire LED Incorporated will repair or replace any fixture damaged due to vandalism for the lifetime of the installation.

DIMENSIONAL DATA

	A	B	C
SWP1212	12.34	12.34	5.05
XWP1212	12.34	12.34	5.05
YWP1212	12.34	12.34	5.05



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www.luminaireled.net



Luminaire LED Incorporated products are manufactured in the USA with components purchased from USA suppliers, and meet the Buy American requirements under the ARRA.

Rev: 1/15

Swoop 1212 HP

SWP1212
XWP1212
YWP1212

Vandal Resistant
High Performance LED

Fixture Type

ORDERING INFORMATION							TX/SD (REQUIRED)
SERIES	LED	CCT	VOLTS	LENS	COLORS	OPTIONS	
SWP1212	15W HP	3000K	120-277	CP	BLK - Black	DIM	
XWP1212	25W HP	3500K		Clear	WHT - White	OCC	
YWP1212		4000K		Prismatic	BRZ - Bronze	EMB20R	
				Standard	GRY - Gray	EMB23	
				OP	CUST - Custom Color	EMB125R	
				Opal		EMB375R	
				Optional		CAB	
						PC	
						GLR	
						DKO	
						Consult Factory	



OPTIONS

DIM	0-10V dimming driver (requires CAB).
EMB 20R	Remote mounted micro inverter that will operate a 20W maximum load for 90 minutes. 0°C (32°F) to 50°C (122°F). Not available in 347V.
EMB 23	450 lumen self contained 90 minute emergency battery pack. CAB option required and included. 0°C (32°F) to 50°C (122°F).
EMB 125R	Stand-alone inverter that will operate a 125W maximum load for 90 minutes. Select ceiling grid or surface mount. 20°C (68°F) to 30°C (86°F). Not available in 347V.
EMB 375R	Stand-alone inverter that will operate a 375W maximum load for 90 minutes. 20°C (68°F) to 30°C (86°F). Not available in 347V.
CAB	Die cast marine grade aluminum back box. Provided with (3) 1/2" i.p.t. holes for conduit entry and (3) threaded plugs. Chemically primed and finished with electrostatically applied polyester powder coat.
PC	Photoelectric switch (requires CAB option).
GLR	Fuse and fuse holder.
DKO	Delete (3) 1/2" i.p.t. holes in CAB.
TX/SD	TORX® head bit.

Made in Luminaire LED Incorporated products are manufactured in the USA with components purchased from USA suppliers, and meet the Buy American requirements under the ARRA.

Luminaire led
www.luminaireled.net

Swoop 1212 HP

SWP1212
XWP1212
YWP1212

Vandal Resistant
High Performance LED

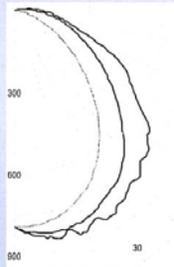
Fixture Type

PHOTOMETRIC DATA

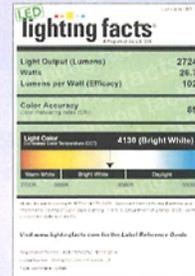
Lumen Output

Model	Input Watts	Delivered Lumens
SWP1212 - 15W	13.4W	1366
SWP1212 - 25W	26.7W	2724
SWP1212HO - 40W	38.2W	3895

MODEL SWP1212-25W HP-4000K-CP IES FILE: SWP1212-25W HP-4000K-CP
Delivered Lumens: 2,724 Lumens Total Power: 13.56W
Testing was performed in accordance with IES LM-79-08



Zone	Lumens	% Lamps
0 - 30	670	24.6
0 - 40	1118	41.0
0 - 60	2023	74.3
60 - 90	649	23.8
0 - 90	2671	98.1
90 - 180	53	1.9
0 - 180	2724	100.0



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Swoop 1212 HP

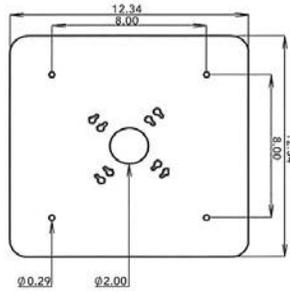
SWP1212
XWP1212
YWP1212

Vandal Resistant
High Performance LED

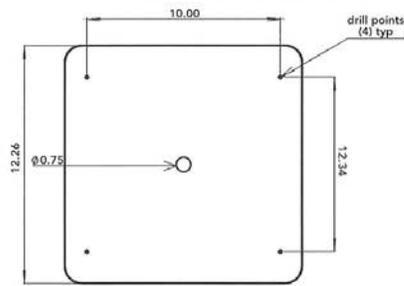
Fixture Type

INSTALLATION DETAILS

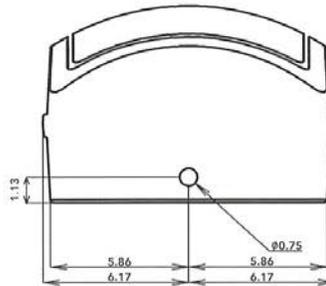
Base Plate



CAB



KO Detail



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www.luminaireled.net

PROB – Providence Bollard

TYPE |

- Warm white and bright white LEDs and HID
- Die cast aluminum construction for reliability, robust construction and corrosion resistance
- Tool-less access and removal of lamp and ballast
- Direct full cutoff optical system
- Indirect asymmetric and symmetric cut-off optical systems

- Slips over a 3/775mm pole for mounting
- IP66 Rating
- Powder coat finish in 13 standard colors with a polymer primer sealer



1. LUMINAIRE	2. LAMP/LED	3. COLOR	4. OPTIONS	5. MOUNTING
--------------	-------------	----------	------------	-------------

1. LUMINAIRE

SYMMETRIC HORIZONTAL OPTICAL SYSTEM

- PROB Providence bollard

2. LAMP/BALLAST

LED (Warm white (3000K), Neutral white (4200K), Bright white (5100K), 120 thru 277 volt)

19 watts, Type 1

- 18LED-WW (Warm white)
 18LED-NW (Neutral white)
 18LED-BW (Bright white)

29 watts, Type 3

- 27LED-WW (Warm white)
 27LED-NW (Neutral white)
 27LED-BW (Bright white)

37 watts, Type 5

- 36LED-WW (Warm white)
 36LED-NW (Neutral white)
 36LED-BW (Bright white)

COMPACT FLUORESCENT (120 thru 277 volt ballast, Specify wattage, -18°C minimum starting temp)

GX24q base, 26, 32 or 42 watt lamp

- CF

METAL HALIDE (120/208/240/277 volt ballast)

Medium base, ED-17 lamp

- 50MH 70MH 100MH

G12 base, T-6 ceramic lamp

- 70MHT6

ELECTRONIC METAL HALIDE (120 thru 277 volt)

PG15 base, Mini Mastercolor lamp, 120 thru 277 volt ballast

- 20MMC 39MMC

Medium base, ED-17 lamp

- 50MHEB 70MHEB 100MHEB

G12 base, T-6 ceramic lamp

- 39MHT6EB 70MHT6EB

HIGH PRESSURE SODIUM (120/208/240/277 volt ballast)

Medium base, ED-17 lamp

- 50HPS 70HPS 100HPS

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

3. COLOR

- AWT (Arctic White) CRT (Corten)
 BLK (Black) MAL (Matte Aluminum)
 MTB (Matte Black) MDG (Medium Grey)
 DGN (Dark Green) ATG (Antique Green)
 DBZ (Dark Bronze) LGY (Light Grey)
 WRZ (Weathered Bronze) RAL/PREMIUM
 BRM (Metallic Bronze) COLOR (Provide RAL)
 VBL (Verde Blue) CUSTOM COLOR
(Provide color chip for matching)

4. OPTIONS

- PFC (Painted brass finish cap)
 DSC (Dark sky cap, Matte black body cap)
 BPS (Struts painted brass)
 HSS (House side shield, Not for LED)
 LDL (Lightly diffused lens)
 BBU (Battery backup powers the lamp for up to ninety minutes during a power failure. Output of the 32 watt lamp will be 575 lumens. Output from the 42 watt lamp will be 750 lumens. Operating temperature 0°C to 55°C. For use with CF only)

5. MOUNTING

- FL (42" overall height x 5 1/2" dia, extruded fluted body)
 RD (42" overall height x 5 1/2" dia, extruded smooth body)
 PM (Semi recessed pier mount)

Visit www.aal.net for Arms, Poles & Accessories Specification Guide

SPECIFICATIONS

HOUSING

The fixture housing and base are cast aluminum free of any porosity, foreign materials, or cosmetic fillers. The shaft shall be 5 in/127 mm wide and 23 in/584 mm tall, extruded 6061-T6 aluminum yielding a fixture height of 42 inches. The ballast is mounted internally and accessed by loosening three set screws and lifting the fixture head off the shaft. Relamping is done by loosening a captive screw on the side of the dome, directly opposite the hinge, and tilting the dome lid back. The lens is tempered glass, sealed to the housing with a silicone gasket. All internal and external hardware is stainless steel. The fixture is sealed to prevent dust, insect or moisture contamination by using one-piece, memory retentive, molded silicone gaskets. The fixture features tamper resistant hardware.

ELECTRICAL

The ballast is integral to the fixture, mounted on a prewired module with a quick disconnect plug. The ballast module has two keyhole slots and is removable by loosening two screws. All components and materials are U.L. recognized. Sockets are pulse rated porcelain. HID ballasts are high power factor, rated for -30°C starting. Medium base porcelain sockets are 4KV rated. Ballasts are wired at the factory for 277 volts, unless specified. Compact fluorescent transformers are electronic, 120 through 277 volt for 26, 32 or 42 watt 4 pin lamps.

REFLECTOR

The reflector module shall be composed of a spun, specular aluminum panel rigidly attached to the die cast aluminum housing. The horizontal lamp reflectors shall meet ANSI-IES standards for full cutoff classification.

See next page

JOB _____
 TYPE _____
 NOTES _____



ARCHITECTURAL AREA LIGHTING
 16555 East Gale Ave. | City of Industry | CA 91745
 P 626.968.5666 | F 626.369.2695 | www.aal.net
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PROB – Providence Bollard

TYPE |

FINISH

Fixture finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

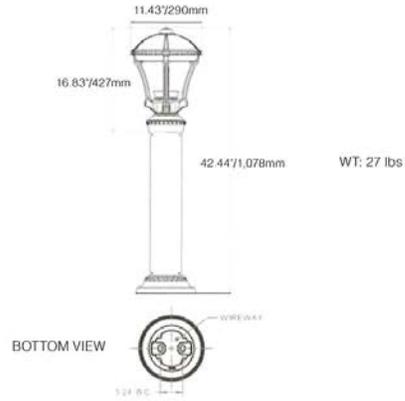
CERTIFICATION

The fixture is listed with ETL for outdoor, wet location use, UL1598 and Canadian CSA Std. C22.2 NO.250.
IP Rating: 66

WARRANTY

Providence LED, including housing LEDs and electrical components, is warranted for five years. Providence HID is warranted for 3 years. Any unauthorized return, repair, replacement or modification of the Product(s) shall void this warranty. This warranty applies only to the use of the Product(s) as intended by AAL and does not cover poles, arms, mounting, or any misapplication or misuse of said Product(s), or installation in hazardous or corrosive environments. *Contact AAL for complete warranty language, exceptions, and limitations.

DIMENSIONS



PROB 50MH

WATTAGE: 72

LUMEN OUTPUT: 1097

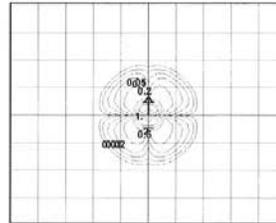
EFFICACY: 43

B1 U0 G0

FORWARD LIGHT		LUMEN
FL	30°	9.9% 306
FM	60°	7.2% 224
FH	80°	0.5% 16
FVH	90°	0.1% 2

BACK LIGHT		LUMEN
BL	30°	9.9% 306
BM	60°	7.2% 224
BH	80°	0.5% 16
BVH	90°	0.1% 2

UPLIGHT		LUMEN
UL	100°	0% 0
UH	180°	0% 0



UPLIGHT 0%
DOWNLIGHT 100%

4' MOUNTING HEIGHT

PROB 36LED BW

WATTAGE: 37

LUMEN OUTPUT: 2080

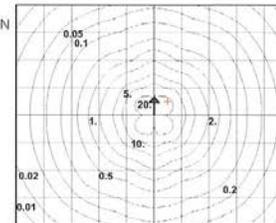
EFFICACY: 56.2

B1 U1 G0

FORWARD LIGHT		LUMEN
FL	30°	10% 207
FM	60°	30.2% 627
FH	80°	9.6% 199
FVH	90°	0.2% 5

BACK LIGHT		LUMEN
BL	30°	10% 207
BM	60°	30.2% 627
BH	80°	9.6% 199
BVH	90°	0.2% 5

UPLIGHT		LUMEN
UL	100°	0% 1
UH	180°	0.2% 4



UPLIGHT 0.2%
DOWNLIGHT 99.8%

4' MOUNTING HEIGHT

AAL reserves the right to change product specifications without notice.

IES files can be found at www.aal.net



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| 2 |



SEATING SCHEDULE

AREA DESCRIPTION	MAX. CAPACITY
------------------	---------------

- ① SEATING AREA: 1 BENCH 3
- ② SEATING AREA: 2 BENCHES 6
- ③ SEATING AREA: 3 BENCHES 9
- ④ OUTDOOR GATHERING SPACE: TO INCLUDE MULTIPLE BENCHES, TABLE & CHAIRS, OR A COMBINATION OF BOTH. 4-15
- ⑤ RAMADA: TABLE AND CHAIRS 5

1 CONCEPTUAL HARDSCAPE PLAN

SCALE 1" = 30'-0"

THE HEMINGWAY AT

PROJECT DRAWN BY CHK'D BY COPYWRITER PARSONS

CONCEPTUAL HARDSCAPE PLAN





FRONT ELEVATION AL - WALCOTT
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION AL - WALCOTT
SCALE: 3/16" = 1'-0"



LEFT ELEVATION AL - WALCOTT
SCALE: 3/16" = 1'-0"



REAR ELEVATION AL - WALCOTT
SCALE: 3/16" = 1'-0"

REVISION:	DATE

L.C. DESIGN & DRAFTING, LLC
2146 W. OSAGE AVE
MESA, AZ 85202
PHONE: 480-861-0559
FAX: 480-704-4033

KAUFFMAN HOMES
1680 E. AVENUE OF THE
FOUNTAINS
FOUNTAIN HILLS, AZ 85268
PHONE: 480-816-6156

PROJECT NAME:
HEMINGWAY @
FOUNTAIN HILLS, AZ

SHEET TITLE:
ASSISTED LIVING BUILDING
ELEVATIONS - OPTION 1

STAMP:

DATE: 1/15
PROJECT NO.: 001-15
DRAWN BY: LRC
CHECKED BY: LRC
SHEET NO:

AL1



FRONT ELEVATION AL - HEMINGWAY
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION AL - HEMINGWAY
SCALE: 3/16" = 1'-0"



LEFT ELEVATION AL - HEMINGWAY
SCALE: 3/16" = 1'-0"



REAR ELEVATION AL - HEMINGWAY
SCALE: 3/16" = 1'-0"

REVISION:	DATE

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PHONE: 480-704-1038
FAX: 480-704-1033

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16810 E AVENUE OF THE
FOUNTAINS
FOUNTAIN HILLS, AZ 85268
PHONE: 480-816-6156

PROJECT NAME:
HEMINGWAY @
FOUNTAIN HILLS, AZ

SHEET TITLE:
ASSISTED LIVING BUILDING
ELEVATIONS - OPTION 2

STAMP:

DATE: 1/15

PROJECT NO.: 001-15

DRAWN BY: LRC

CHECKED BY: LRC

SHEET NO.:

AL2



FRONT ELEVATION AL - REYMOND
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION AL - REYMOND
SCALE: 3/16" = 1'-0"



LEFT ELEVATION AL - REYMOND
SCALE: 3/16" = 1'-0"



REAR ELEVATION AL - REYMOND
SCALE: 3/16" = 1'-0"

REVISION:	DATE

L.C. DESIGN & DRAFTING, LLC
2346 W. OSAGE AVE.
MESA, AZ 85207
PHONE: 480-861-6559
FAX: 480-704-0333

KAUFFMAN HOMES
1880 E. AVENUE OF THE
FOUNTAINS
FOUNTAIN HILLS, AZ 85268
PHONE: 480-816-6156

HEMINGWAY @
FOUNTAIN HILLS, AZ

ASSISTED LIVING BUILDING
ELEVATIONS - OPTION 3

PROJECT NAME:
SHEET TITLE:

STAMP:

DATE: 1/15
PROJECT NO.: 001-15
DRAWN BY: LRC
CHECKED BY: LRC

SHEET NO.:

AL3



FRONT ELEVATION CH - CHURCHILL
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION CH - CHURCHILL
SCALE: 3/16" = 1'-0"



LEFT ELEVATION CH - CHURCHILL
SCALE: 3/16" = 1'-0"



REAR ELEVATION CH - CHURCHILL
SCALE: 3/16" = 1'-0"

REVISION:	DATE

L.C. DESIGN & DRAFTING, LLC
214 N. SCOTT AVE
MESA, AZ 85201
PHONE: 480-861-6559
FAX: 480-701-0133

KAUFFMAN HOMES
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PHONE: 480-816-8156

HEMINGWAY @
FOUNTAIN HILLS, AZ

CLUBHOUSE BUILDING
ELEVATIONS - OPTION 3

PROJECT NAME:
STAMP:

DATE:	1/15
PROJECT NO.:	001-15
DRAWN BY:	LRC
CHECKED BY:	LRC
SHEET NO.:	

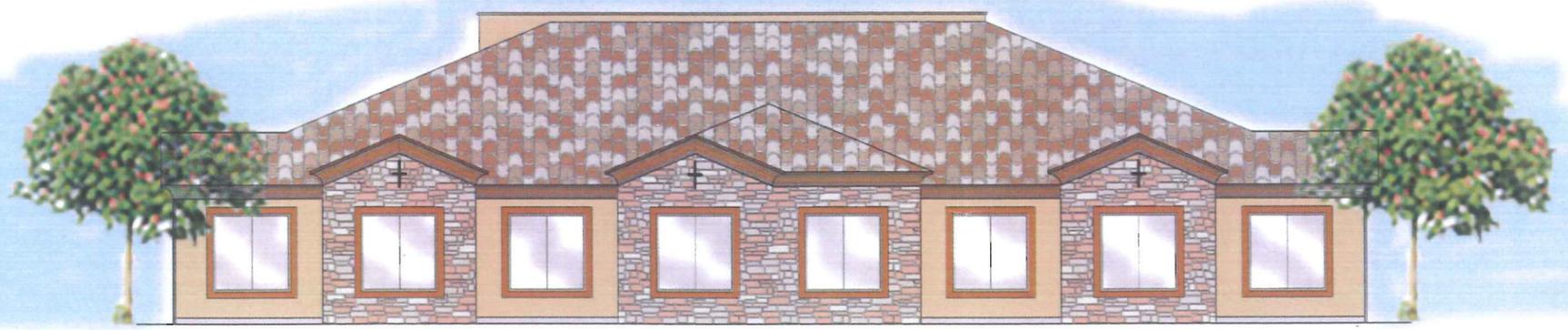
CH3



FRONT ELEVATION IL - ROLLAND
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION IL - ROLLAND
SCALE: 3/16" = 1'-0"



LEFT ELEVATION IL - ROLLAND
SCALE: 3/16" = 1'-0"



REAR ELEVATION IL - ROLLAND
SCALE: 3/16" = 1'-0"

REVISION:	DATE

L.C. DESIGN & DRAFTING, LLC
2316 N. OSCAR AVE
MESA, AZ 85209
PHONE: 480-861-6558
FAX: 480-761-4033

KAUFFMAN HOMES
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FOUNTAIN HILLS, AZ 85768
PHONE: 480-816-6156

PROJECT NAME: HEMINGWAY @ FOUNTAIN HILLS, AZ
SHEET TITLE: INDEPENDENT LIVING BUILDING ELEVATIONS - OPTION 2

STAMP:

DATE: 1/15
PROJECT NO.: 001-15
DRAWN BY: LRC
CHECKED BY: LRC

SHEET NO.: IL2



FRONT ELEVATION IL - KIPLING
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION IL - KIPLING
SCALE: 3/16" = 1'-0"

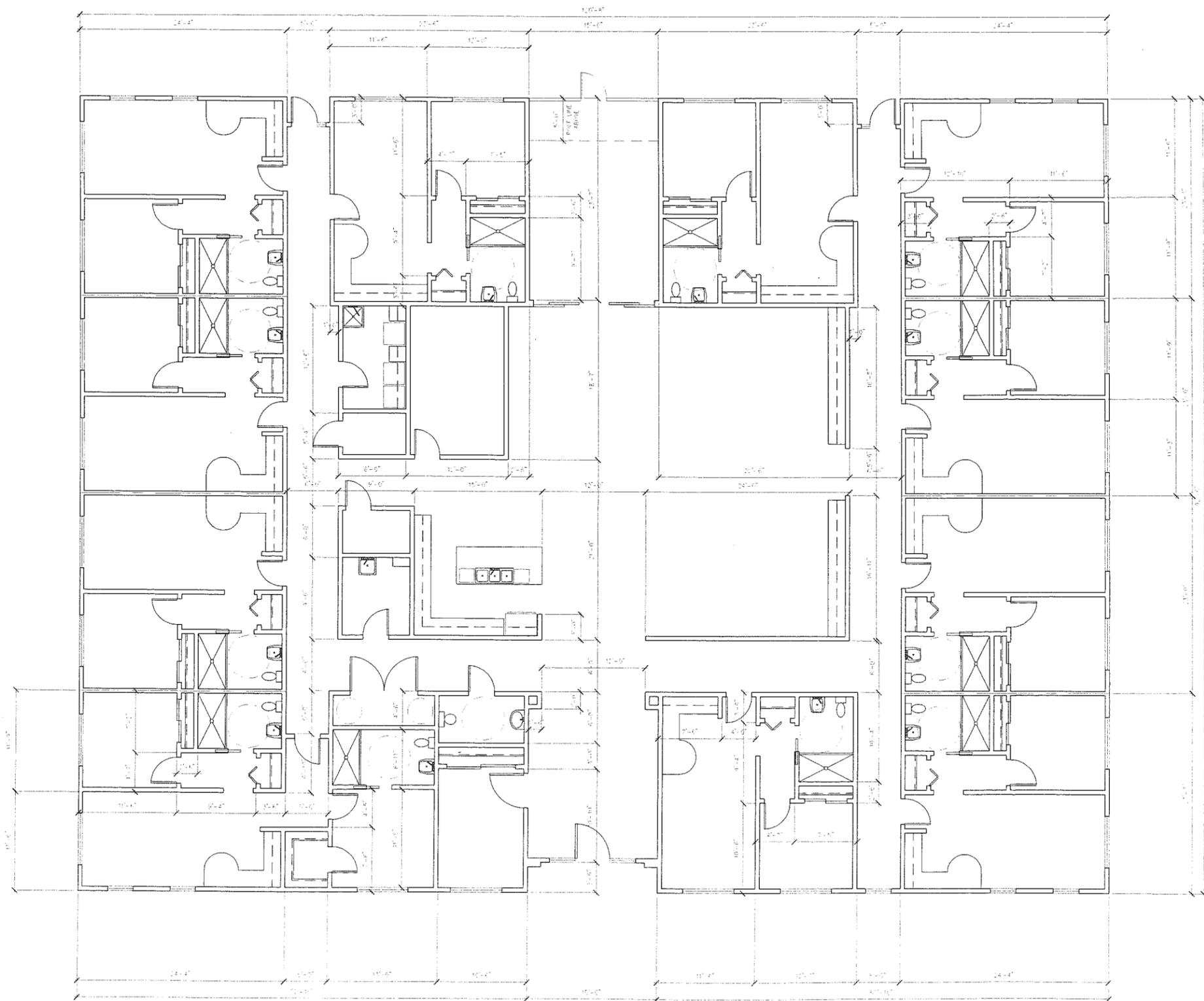


LEFT ELEVATION IL - KIPLING
SCALE: 3/16" = 1'-0"



REAR ELEVATION IL - KIPLING
SCALE: 3/16" = 1'-0"

REVISION:	DATE
L.C. DESIGN & DRAFTING, LLC 2346 W. OSAGE AVE MESA, AZ 85202 PHONE: 480-881-8599 FAX: 480-787-0533	
KAUFFMAN HOMES 1810 E AVENUE OF THE FOUNTAINS FOUNTAIN HILLS, AZ 85268 PHONE: 480-816-6156	
PROJECT NAME:	HEMINGWAY @ FOUNTAIN HILLS, AZ
SHEET TITLE:	INDEPENDENT LIVING BUILDING ELEVATIONS - OPTION 3
STAMP:	
DATE:	1/15
PROJECT NO.:	001-15
DRAWN BY:	LRC
CHECKED BY:	LRC
SHEET NO.:	IL3



FLOOR PLAN II
SCALE: 3/16" = 1'-0"

REVISION:	DATE
KAUFFMAN HOMES 16810 E AVENUE OF THE FOUNTAIN HILLS, AZ 85268 PHONE: 480-861-6559 FAX: 480-704-4033	
L.C. DESIGN & DRAFTING, LLC 2146 W. OSAGE AVE PHOENIX, AZ 85029 PHONE: 480-861-6559 FAX: 480-704-4033	
PROJECT NAME:	BEL AGAVE ALIJ FOUNTAIN HILLS, AZ
SHEET TITLE:	FOUNDATION & FRAMING PLANS & EXTERIOR ELEVATIONS
STAMP:	
DATE:	1/15
PROJECT NO.:	001-15
DRAWN BY:	LRC
CHECKED BY:	LRC
SHEET NO.:	A2

