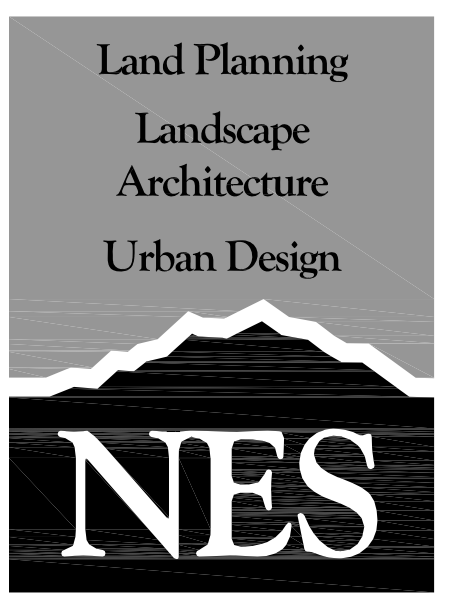


1865 WOODMOOR DRIVE

EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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OWNER/ APPLICANT

FHAM LLC
30950 RANCHO VIEJO ROAD, SUITE 225
SAN JUAN CAPISTRANO, CA 92675

CONSULTANT

NES INC.
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903

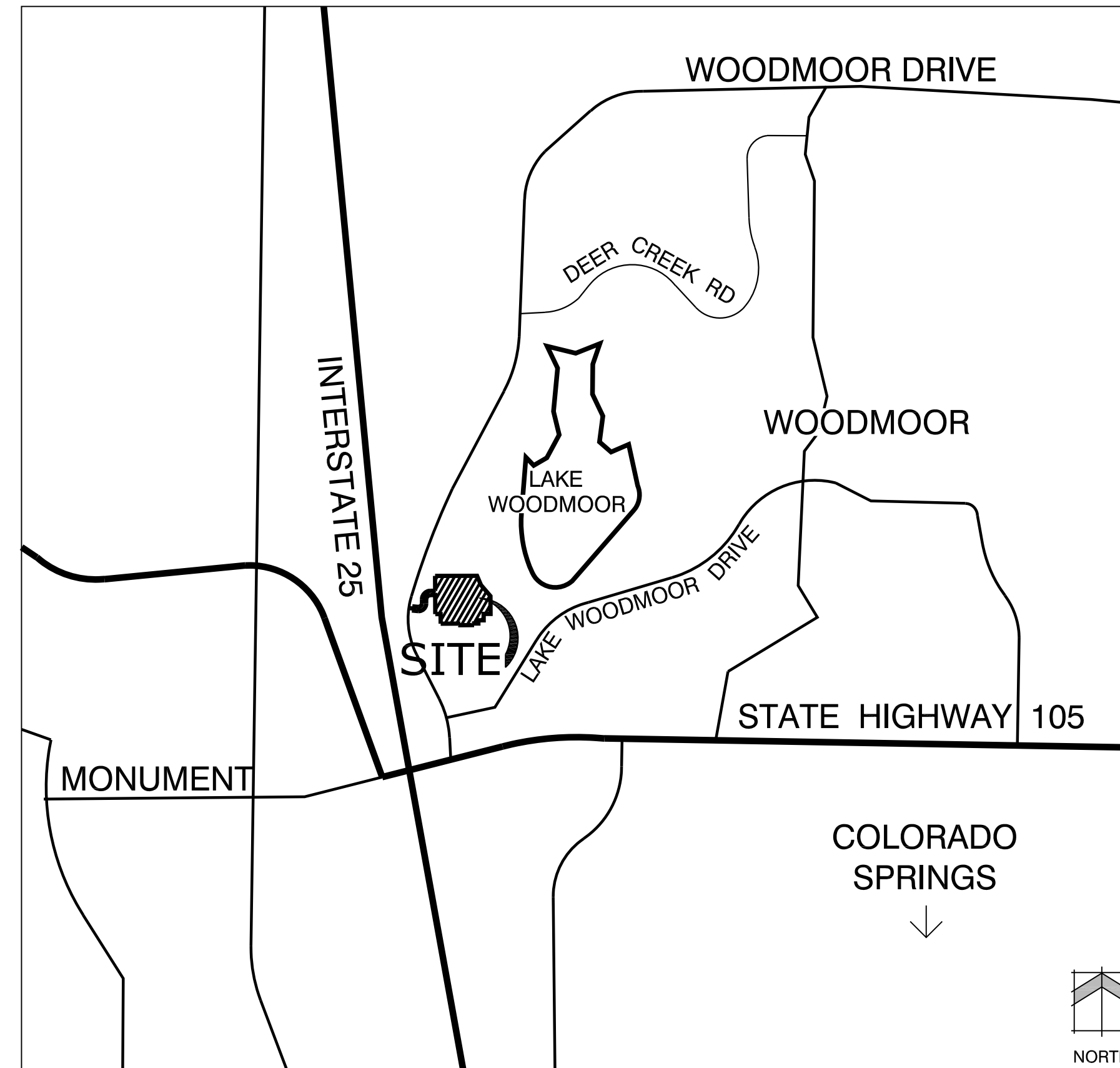
LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST ONE-QUARTER IN SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FROM WHICH THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 14 BEARS NORTH 21 DEGREES 17 MINUTES 56 SECONDS EAST, A DISTANCE OF 1,161.84 FEET; (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF THE NORTHWEST ON-QUARTER OF SECTION 14, WHICH LINE WAS ASSUMED NORTH 00 DEGREES 14 MINUTES 49 SECONDS WEST); THENCE SOUTH 22 DEGREES 29 MINUTES 22 SECONDS EAST 75.00 FEET; THENCE SOUTH 40 DEGREES 29 MINUTES 22 SECONDS EAST 137.61 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 03 SECONDS EAST 167.25 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST 65.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 03 SECONDS EAST 60.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST 50.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 03 SECONDS EAST 30.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST 60.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 03 SECONDS WEST 165.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST, 90.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST 50.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST 180.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST 45.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND AN ARC DISTANCE OF 62.83 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 03 SECONDS EAST 40.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 70.92 FEET, A CENTRAL ANGLE OF 95 DEGREES 27 MINUTES 16 SECONDS AND AN ARC DISTANCE OF 118.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 84 DEGREES 43 MINUTES 47 SECONDS WEST 57.60 FEET TO INTERSECT THE EASTERLY RIGHT OF WAY LINE OF WOODMOOR DRIVE AS PLATTED IN PLAT BOOK M-2, AT PAGE 26 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO; THENCE NORTHERLY ON THE EASTERLY RIGHT OF WAY LINE OF SAID WOODMOOR DRIVE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1000 FEET, A CENTRAL ANGLE OF 2 DEGREES 17 MINUTES 30 SECONDS AND AN ARC DISTANCE OF 40.00 FEET; THENCE SOUTH 84 DEGREES 43 MINUTES 47 SECONDS EAST 57.60 FEET, TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 30.92 FEET, A CENTRAL ANGLE OF 95 DEGREES 27 MINUTES 16 SECONDS AND AN ARC DISTANCE OF 51.75 FEET, TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST 40.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND AN ARC DISTANCE OF 125.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 48 MINUTES 57 SECONDS EAST 45.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST 140.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 57 SECONDS EAST 394.97 FEET; THENCE SOUTH 22 DEGREES 29 MINUTES 22 SECONDS EAST 19.91 FEET TO THE POINT OF BEGINNING, IN EL PASO COUNTY, COLORADO.

(Per Title Commitment File No. 35100-18-10210, with an effective date of June 4, 2018 at 7:30 a.m. as provided by North American Title Insurance Company of Colorado.)

Address of Record: 1865 S. Woomoor Drive, Monument, CO 80132

VICINITY MAP



GENERAL NOTES

- The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C002767F, effective date March 17, 1997, indicates this parcel of land to be located in Zone X (Areas determined outside the 500-year floodplain).
- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
- The existing ADA accessible parking spaces are to be restriped for compliance with the ADA design standards.
- The existing hotel sign located near Woodmoor Drive is to be removed.
- Site survey completed by Barron Land on June 20, 2018.
- The parking lot is asphalt. All walkways are concrete, except where noted on plan.

SITE DATA

Tax ID Number:	7114200020
Total Site Area:	5.12 Acres (222,838 Square Feet)
Current Zoning:	C-2
Development Schedule:	Fall 2018
Existing Building Use:	Hotel
Proposed Building Use:	Rehabilitation Facility
Maximum Building Height:	50 FT
Existing Building Height:	33 FT
Building Setbacks:	
-Front (Woodmoor Drive):	15 FT
-Rear (East Boundary):	20 FT
-Side (North & South Boundary):	5 FT
Lot Coverage:	
-Building:	30,782 SF (14%)
-Impervious:	121,518 SF (54%)
-Landscape:	70,538 SF (32%)
Required Parking:	Nursing Home*: 1 Space/ 5 Beds 150 Total Beds 30 Required Parking Spaces *Per Section 6.2.5.D.ii
Existing Parking:	220 Parking Spaces 6 ADA Accessible Parking Spaces 226 Total
Proposed Parking:	193 Parking Spaces 7 ADA Accessible Parking Spaces 200 Total

SHEET INDEX

Sheet 1 of 6:	Cover Sheet
Sheet 2 of 6:	Site Development Plan
Sheet 3 of 6:	Landscape Plan
Sheet 4 of 6:	Landscape Notes & Details
Sheet 5 of 6:	Photometric Plan
Sheet 6 of 6:	Photometric Plan

Approval of the site development plan allows for the existing hotel to be converted to a Rehabilitation Facility as that use is defined in the El Paso County Land Development Code (2018).

Based upon the application documents submitted, it is determined that the proposed use meets the definition of a Rehabilitation Facility.

The applicant must obtain all applicable building permits prior to commencing construction.

Approved

By: Craig Dossey, Executive Director

Date: 11/07/2018

El Paso County Planning & Community Development



1865
WOODMOOR
DRIVE
EL PASO COUNTY
COLORADO

DATE: 7-6-2018
PROJECT MGR: KW
PREPARED BY: KW

**SITE DEVELOPMENT PLAN
COVER SHEET**

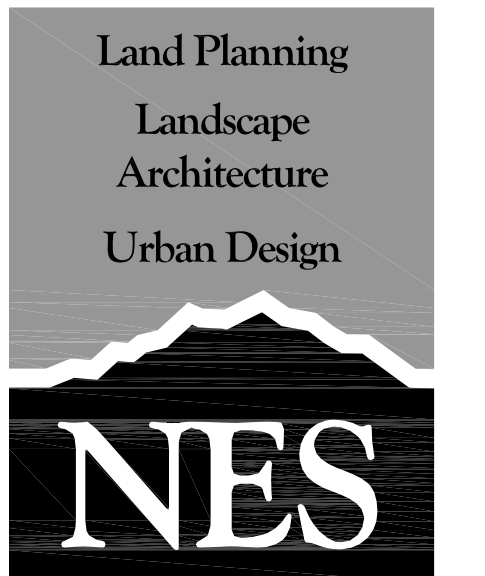
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1 OF 6

PPR1830

1865 WOODMOOR DRIVE

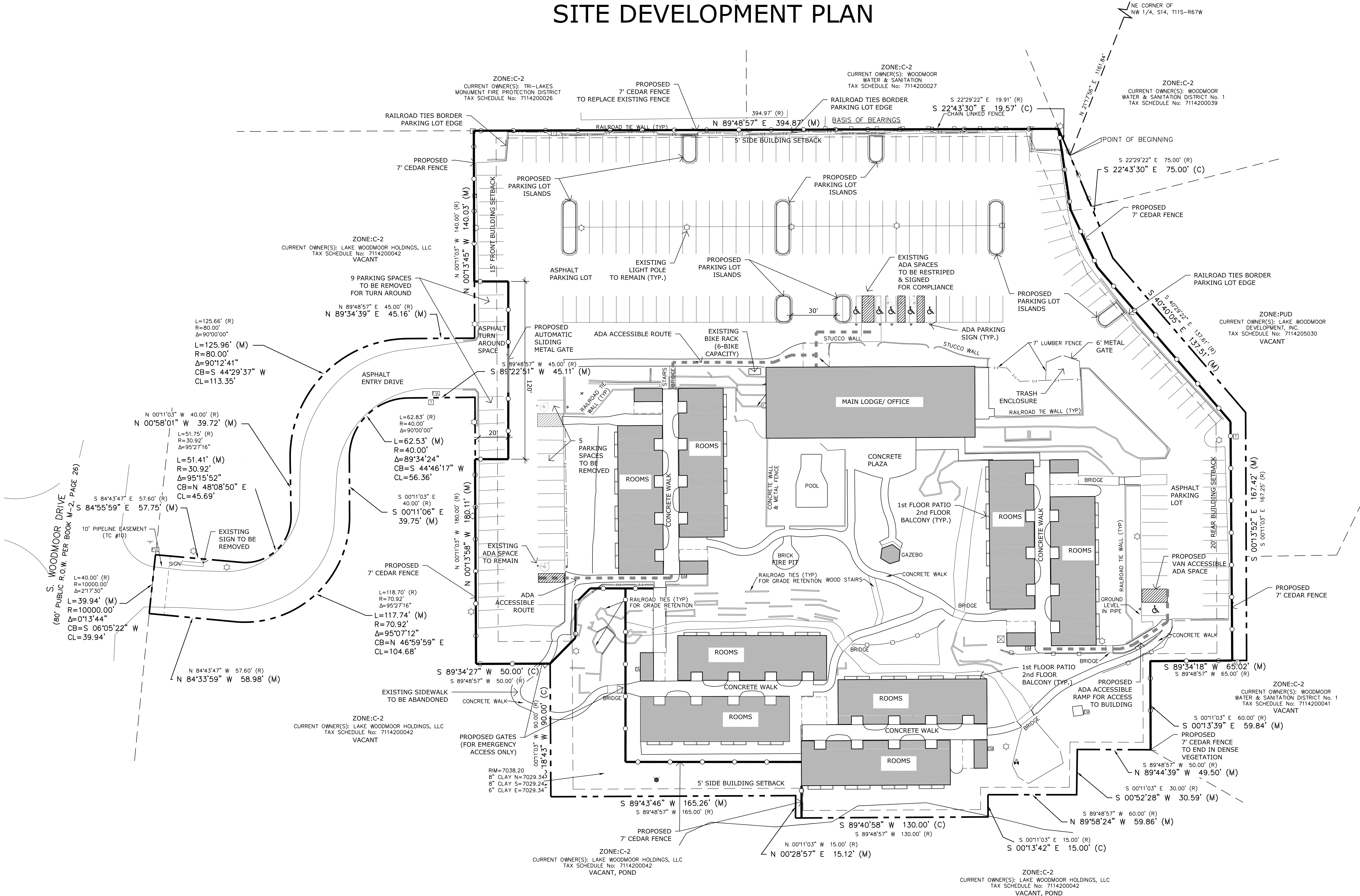
EL PASO COUNTY, COLORADO

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P:\Sunshine Behavioral Health\1865 Woodmoor Drive\Drawings\Planning\Development\1865WoodmoorDrive_SiteDevelopmentPlan_10-24-16.dwg [Site Development Plan] 1/17/2018 2:26:05 PM lwheford



1865 WOODMOOR DRIVE

EL PASO COUNTY COLORADO

DATE: 7-6-2018
PROJECT MGR: KW
PREPARED BY: KW

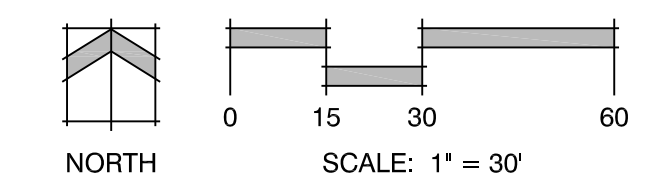
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10-31-18	KW	Revised Per County Comments

SITE DEVELOPMENT PLAN


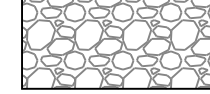
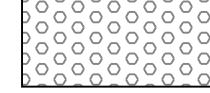



2

2 OF 6

PPR1830



LEGEND

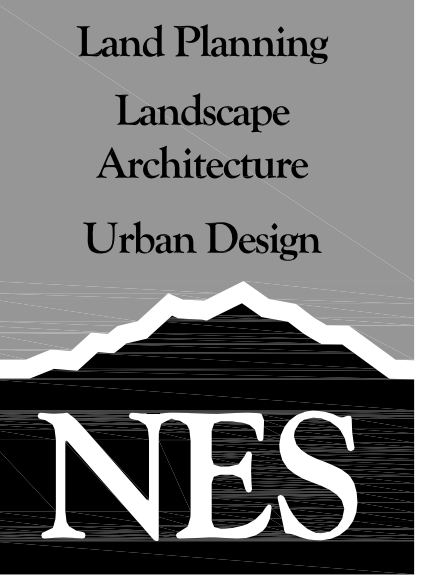
-  Existing Native Grass
-  Existing Rock Mulch
-  Existing Rip Rap (For Drainage Channels)
-  Existing Vegetation*
-  Proposed Deciduous Tree
-  Proposed Rock Mulch (In Parking Lot Islands)

*NOTE: LOCATIONS OF EXISTING TREES ARE APPROXIMATE BASED ON SITE SURVEY CONDUCTED IN JUNE 2018. SOME AREAS ARE DENSELY PLANTED AND QUANTITIES ARE APPROXIMATE. ALL SURVEYED TREES ARE WELL-ESTABLISHED AND MATURE AND ARE VARIETIES OF PINES, SPRUCES, ASPENS, WILLOWS AND SCRUB OAK.

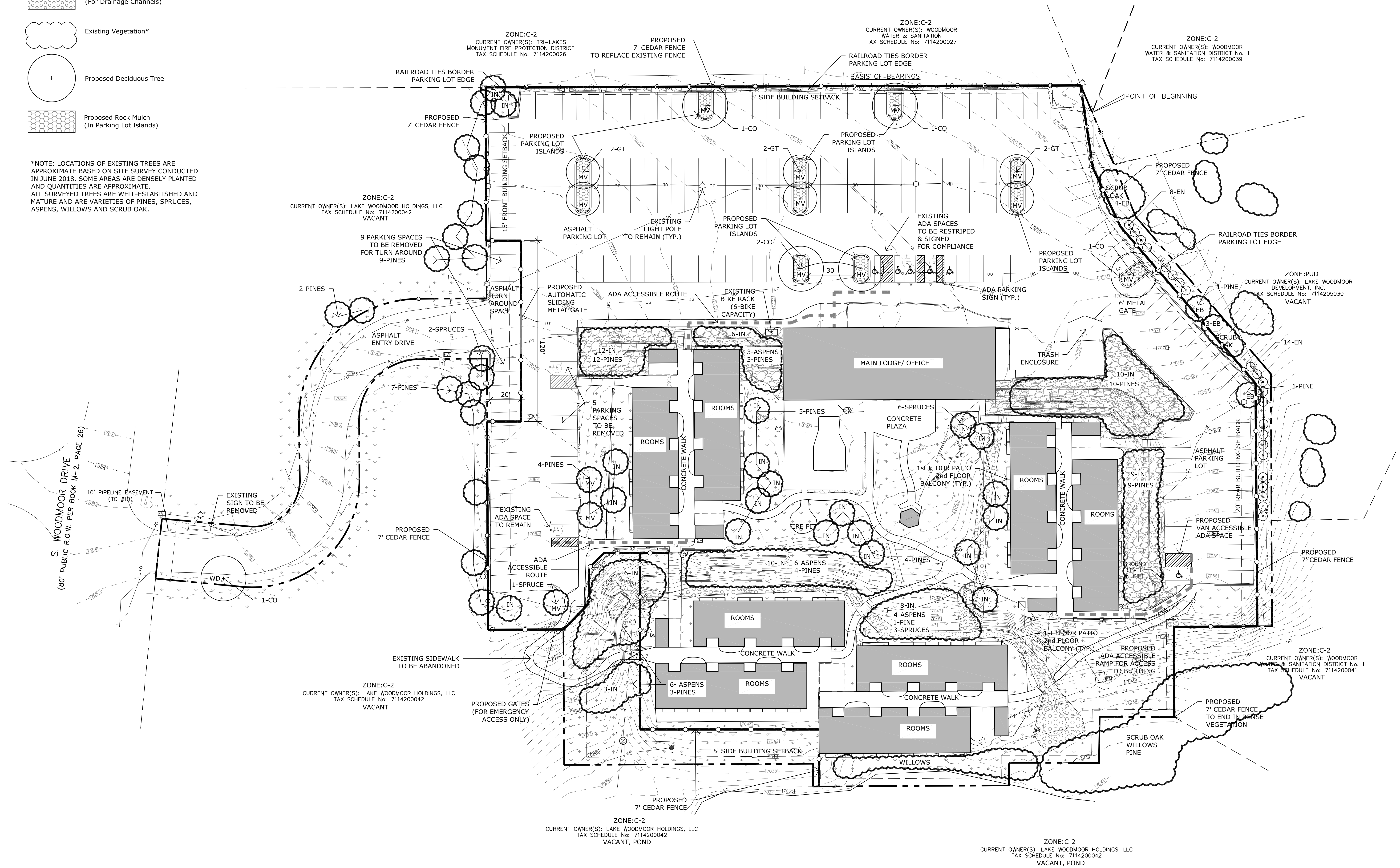
1865 WOODMOOR DRIVE

EL PASO COUNTY, COLORADO

LANDSCAPE PLAN



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P:\Sunshine Behavioral Health\1865 Woodmoor Drive\Drawings\Planning\1865WoodmoorDrive_LandscapePlan_10-24-18.dwg [Landscape Plan] 11/1/2018 3:32:24 PM kwilford

1865 WOODMOOR DRIVE

EL PASO COUNTY COLORADO

DATE: 7-6-2018
PROJECT MGR: KW
PREPARED BY: KW

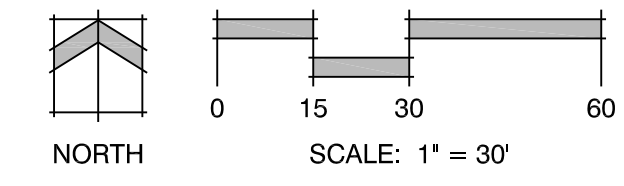
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9-12-18	KW	Revised Per County Comments
10-31-18	KW	Revised Per County Comments

LANDSCAPE PLAN

3

3 OF 6

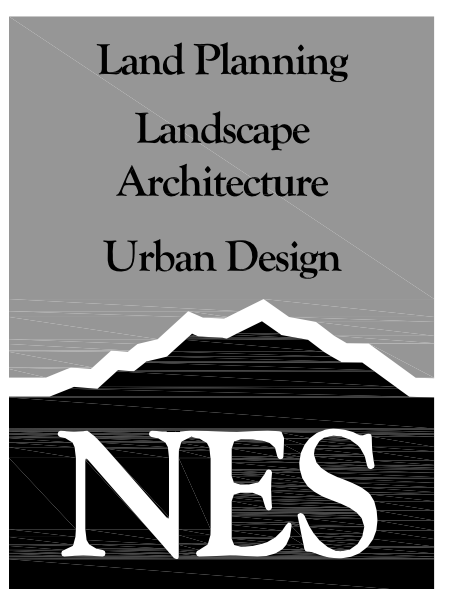
PPR1830



1865 WOODMOOR DRIVE

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LANDSCAPE NOTES

- THIS SITE HAS EXISTING VEGETATION. THE PROPOSED LANDSCAPE INCLUDES THE TREES IN THE PARKING LOT ISLANDS.
- FOR PLANTING PIT SOIL AMENDMENTS, SEE LANDSCAPE DETAILS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOIL, OR SEED AREAS.
- ROCK MULCH: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

EXISTING VEGETATION

Scientific Name	Common Name	Approximate Percentage
<i>Pinus (nigra, ponderosa, edulis)</i>	Pine: Austrian, Pinlon, Ponderosa	40%
<i>Picea (pungens, abies)</i>	Spruce: Colorado Blue, Norway	25%
<i>Populus tremuloides</i>	Quaking Aspen	25%
<i>Quercus gambellii</i>	Gambel Oak	5%
<i>Salix monticola</i>	Willow	5%

PLANT SCHEDULE (PROPOSED VEGETATION)

QTY.	SYM.	Scientific Name	Common Name	Size	Mature Width	Mature Height	Notes
DECIDUOUS TREES							
6	CO	<i>Celtis occidentalis</i>	Western Hackberry	2.5" cal.	40-50'	50-60'	B&B
6	GT	<i>Gleditsia triacanthos inermis</i>	Imperial Honeylocust	2.5" cal.	30-40'	30-40'	B&B
DECIDUOUS SHRUBS							
22	EN	<i>Ericameria nauseosa var. glabrata</i>	Tall Green Rabbitbrush	5 GAL	3-6'	3-6'	CONT.

LANDSCAPE CALCULATIONS

Landscape Setbacks

Street Name or Zone Boundary	Street Classification	Width (In Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.
Woodmoor Drive (WD)	Non Arterial	10' / 10' +	40'	1 / 30'	1 / 1 Proposed
East Zone District Boundary (EB)	--	--	272'	1 / 30'	9 / 9 Existing

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
-- / --	-- / --	WD	75% / 75%
-- / --	-- / --	EB	75% / 75%

Internal Landscaping

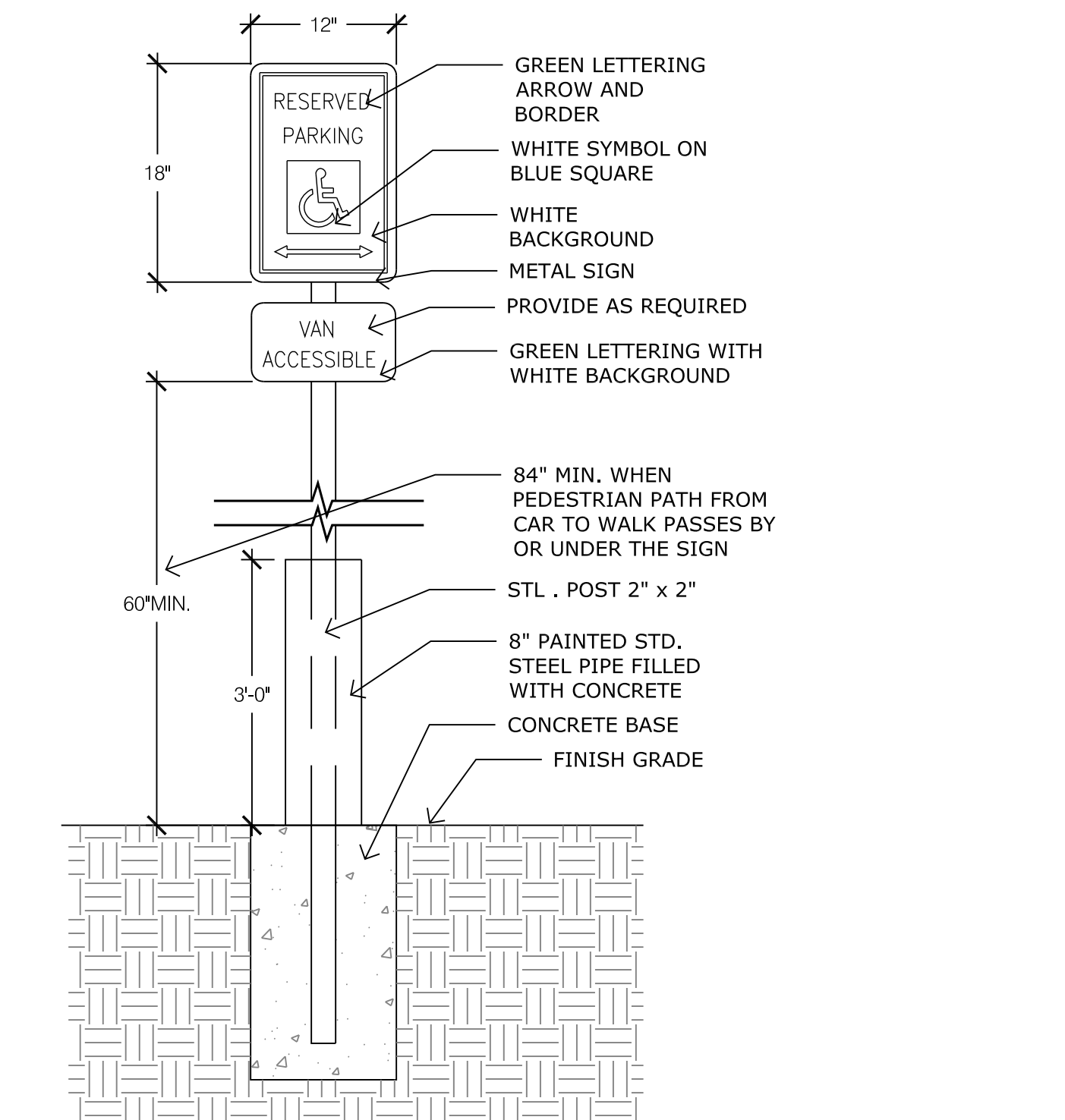
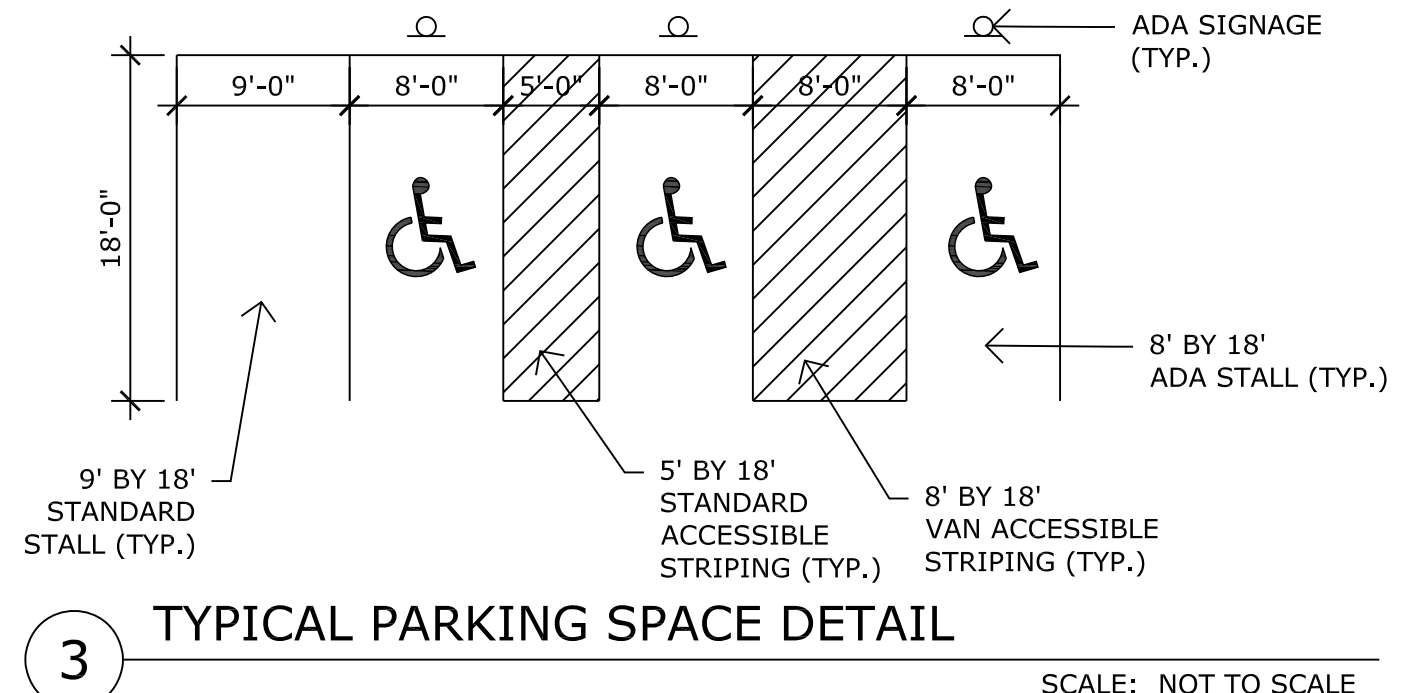
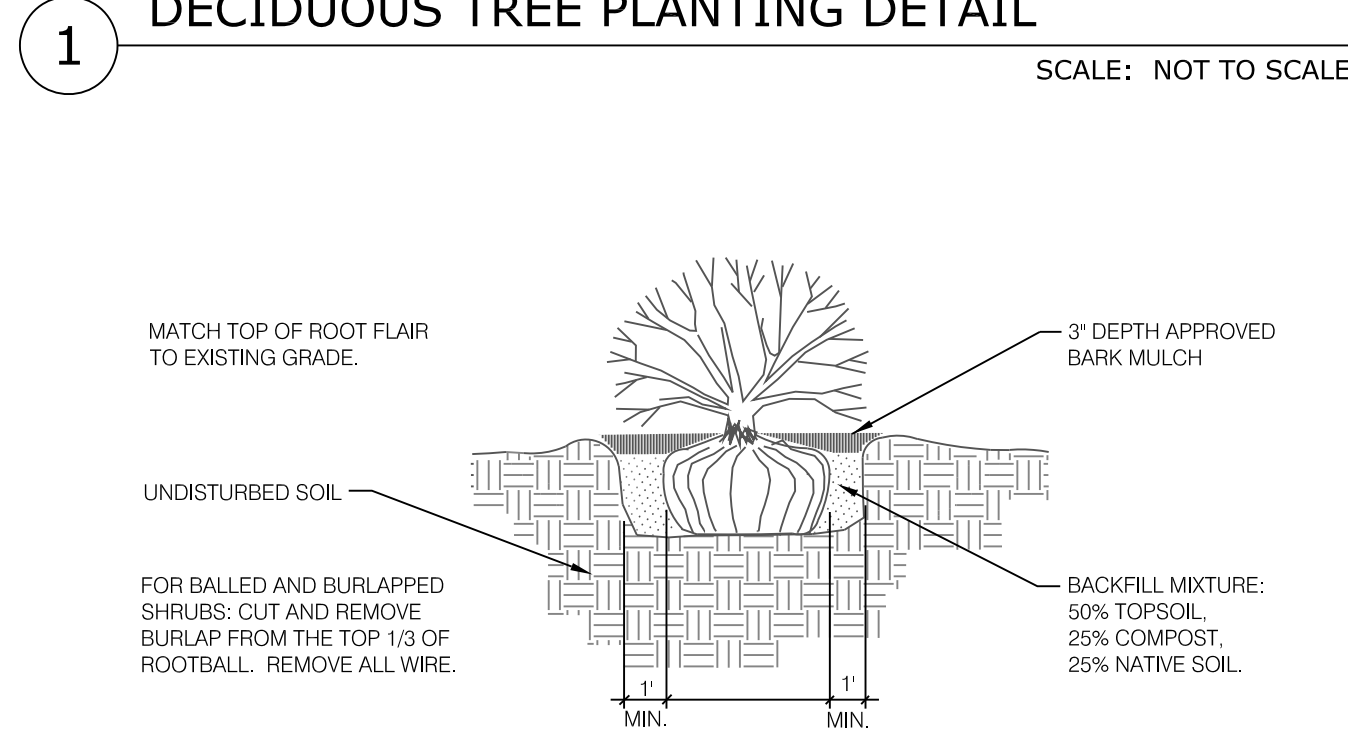
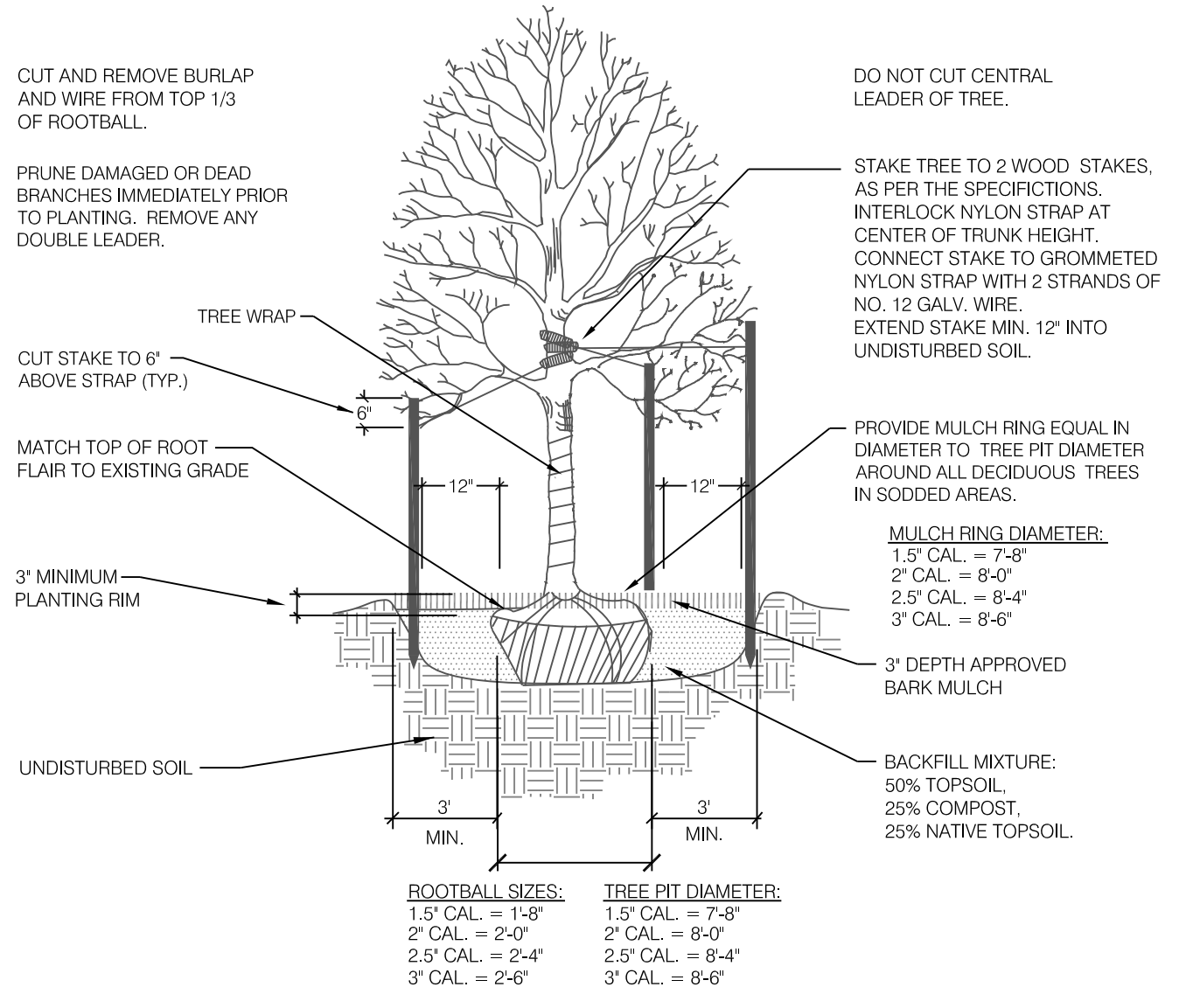
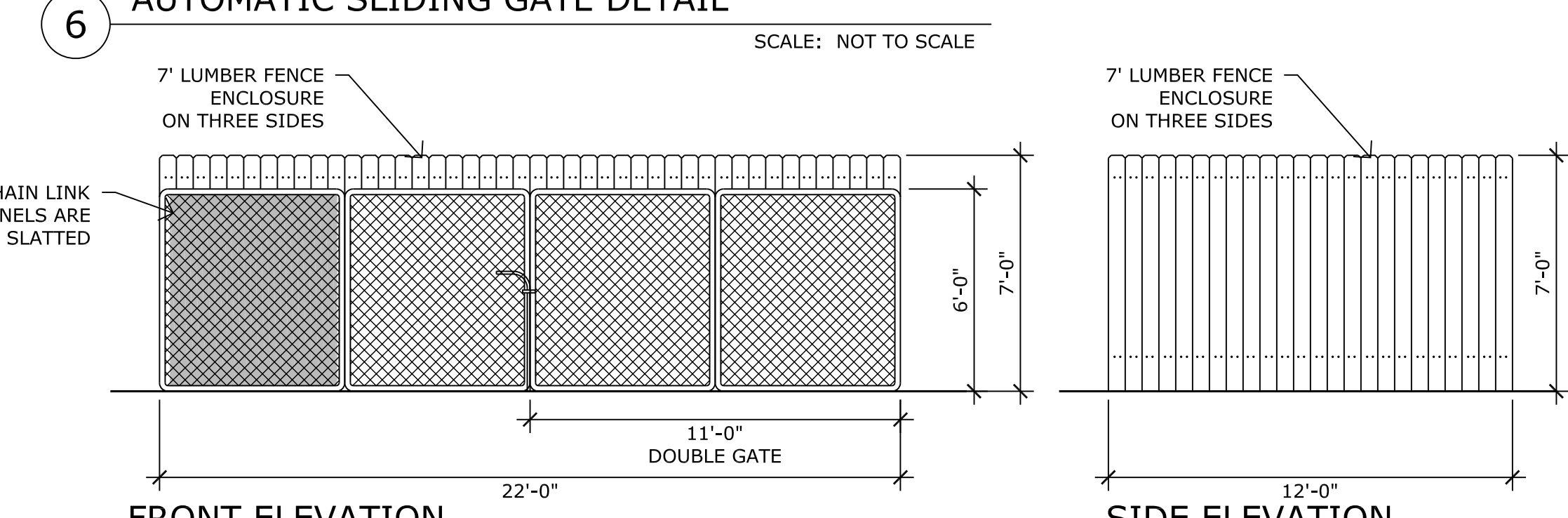
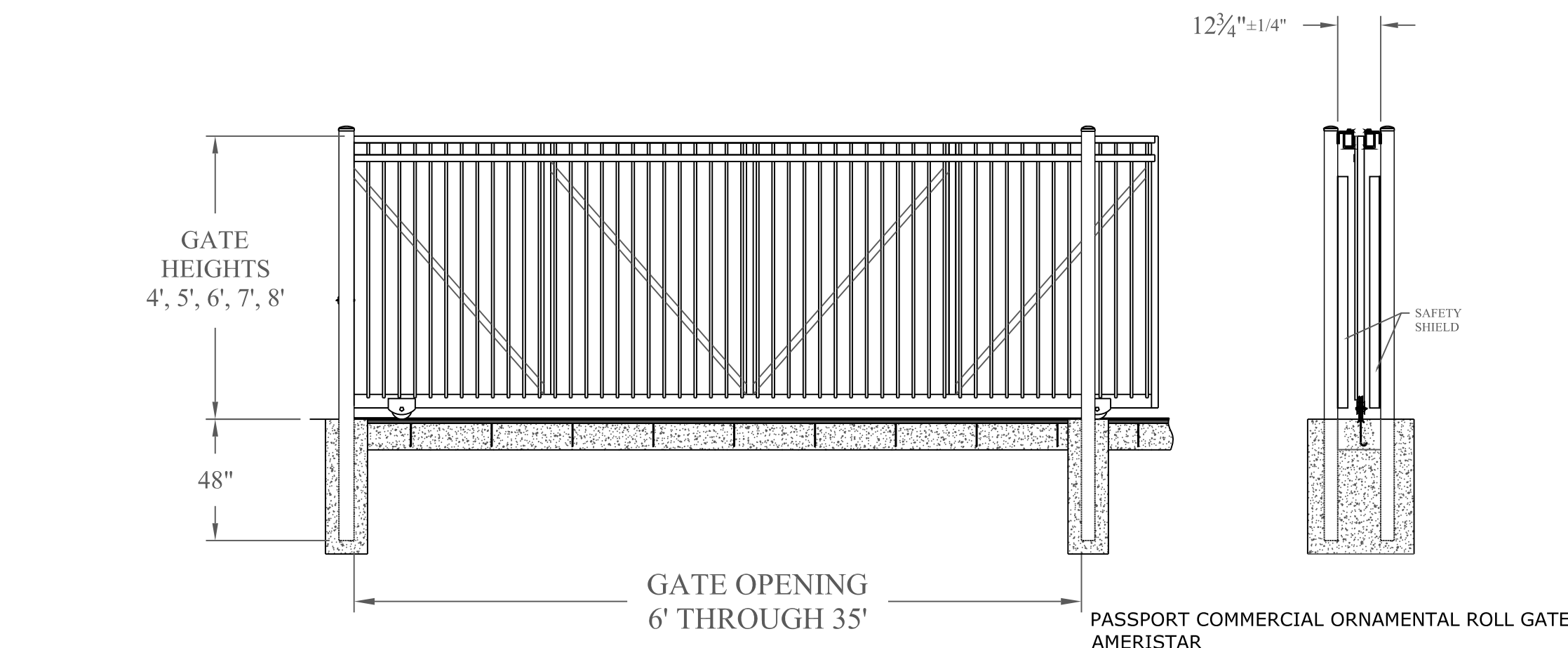
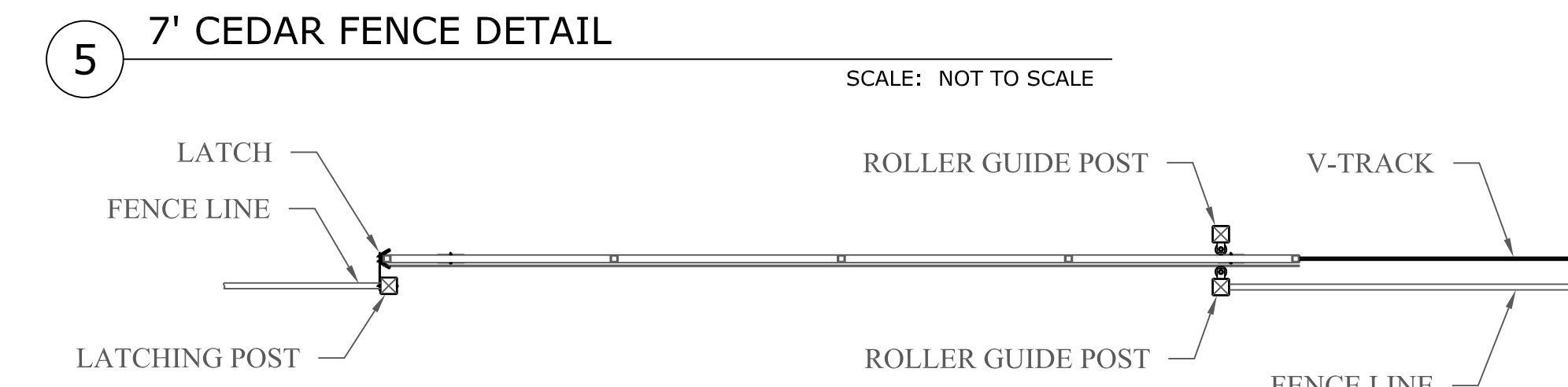
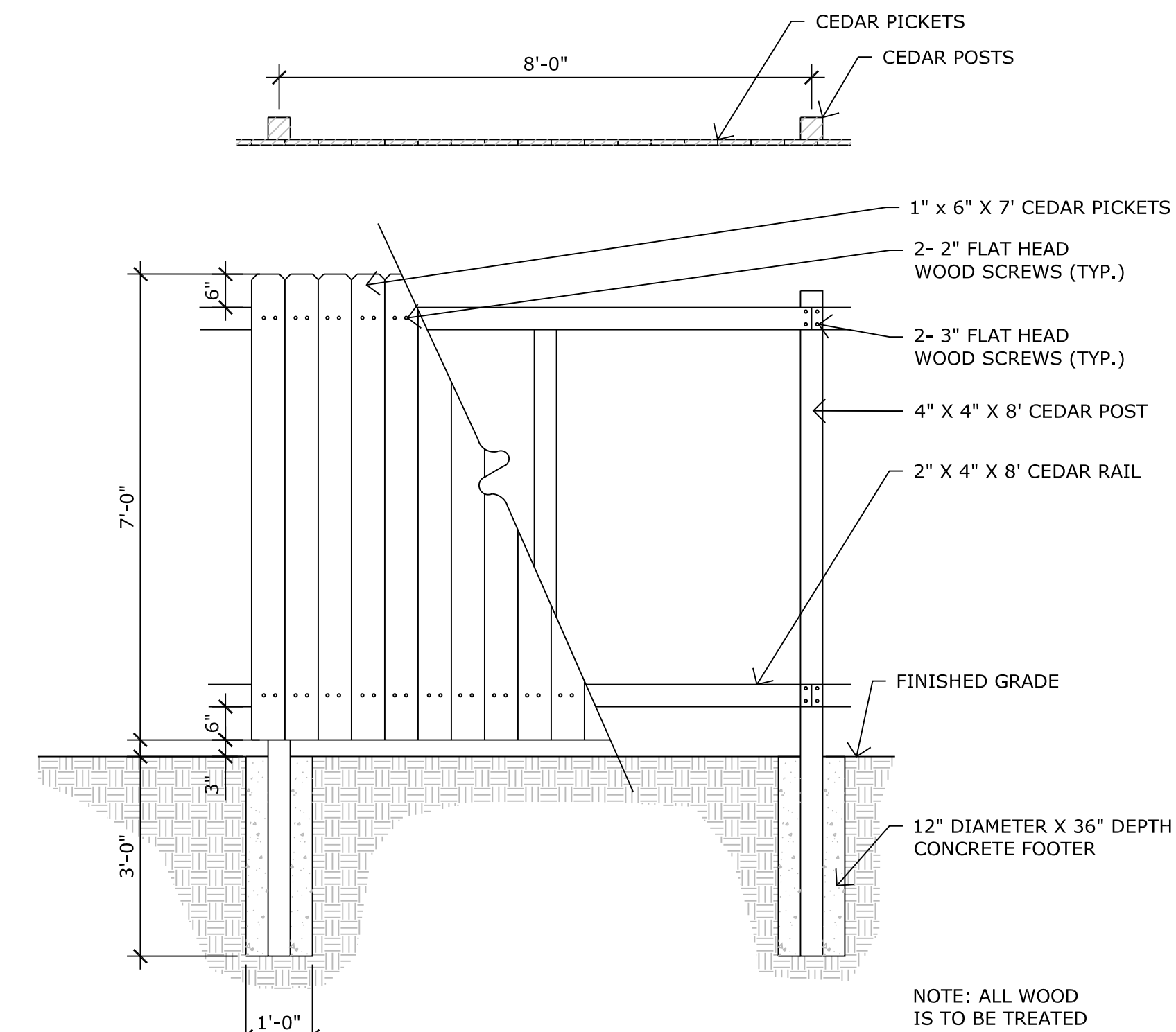
Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
222,838 SF	5%	11,142 / 70,538	22 / Approx. 83 + Existing

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
-- / --	-- / --	(IN)	75% / 75%

Motor Vehicle Lots

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Vehicle Lot Frontages (excluding driveways)	Length of Frontage	2/3 Length of Frontage (ft.)
200	13 / 14 Total (MV)	PUD Zone	272'	182'
		11 Proposed, 3 Existing		

Min. 3' Screening Plants Req. / Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.
30 / 30 (22 shrubs + Existing scrub oak)	-- / --	272' Fence	--	75% / 75%



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1865 WOODMOOR DRIVE
EL PASO COUNTY COLORADO

DATE: 7-6-2018
PROJECT MGR: KW
PREPARED BY: KW

DATE:	BY:	DESCRIPTION:
9-12-18	KW	Revised Per County Comments
10-31-18	KW	Revised Per County Comments

LANDSCAPE PLAN NOTES & DETAILS



YOW Architects PC

Architecture & Planning

115 S. Weber Colorado Springs, Colorado 719-475-8133

NOT FOR CONSTRUCTION

1865 Woodmoor Dr - Clubhouse

1865 Woodmoor Dr
Monument, CO
AS BUILT

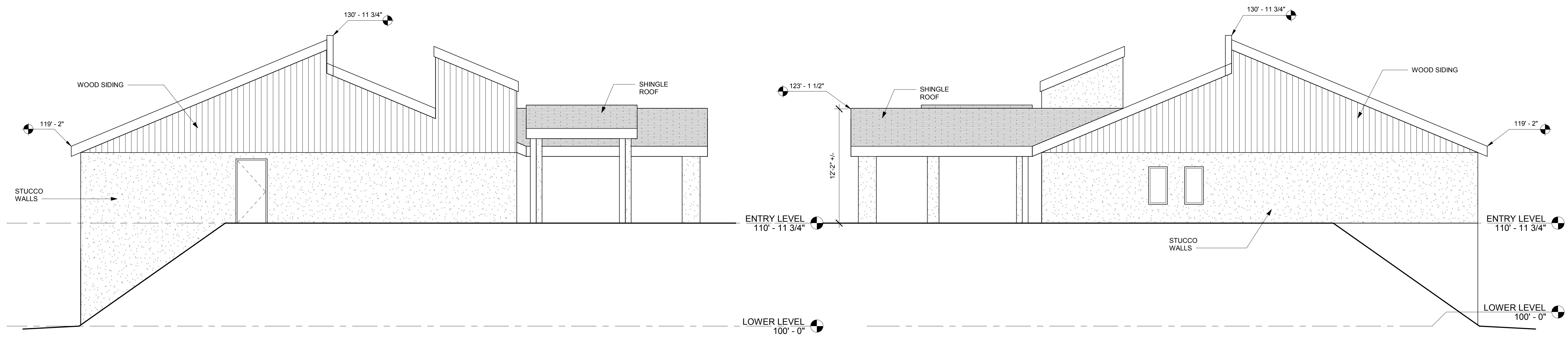
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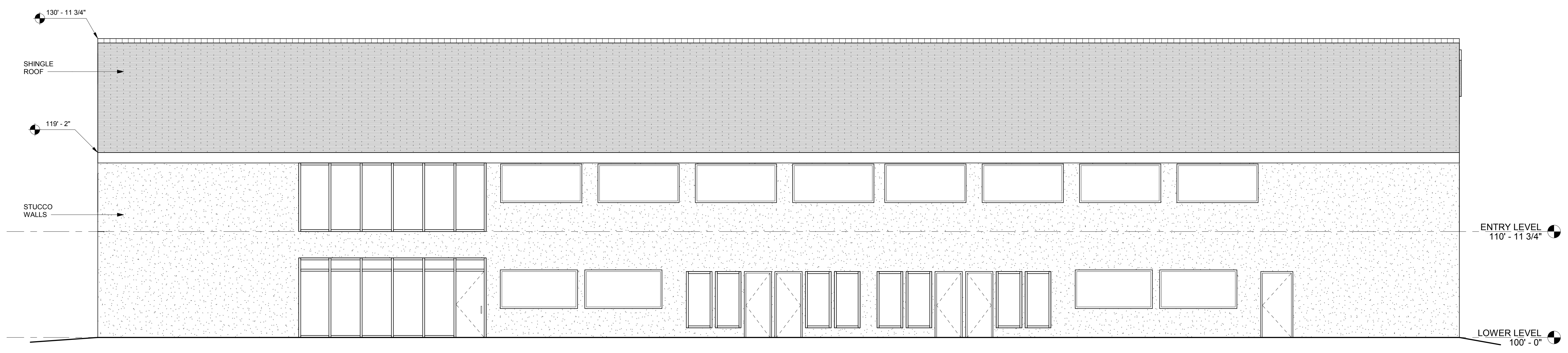
Revisions

Drawn By
ATT
Checked By
YOW

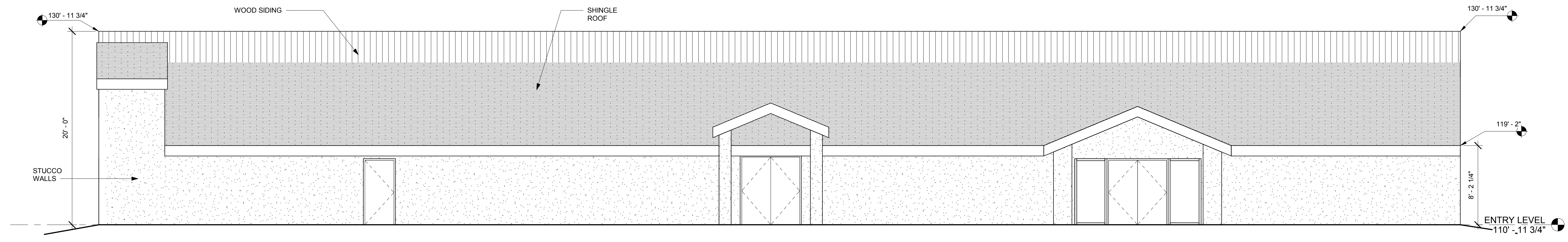
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② South 3/16" = 1'-0"



① North 3/16" = 1'-0"

6/14/2018 6:53:42 PM



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1865 Woodmoor Drive - Building A - Aspen
1865 Woodmoor Dr Monument, CO AS BUILT

Project Number 18.195

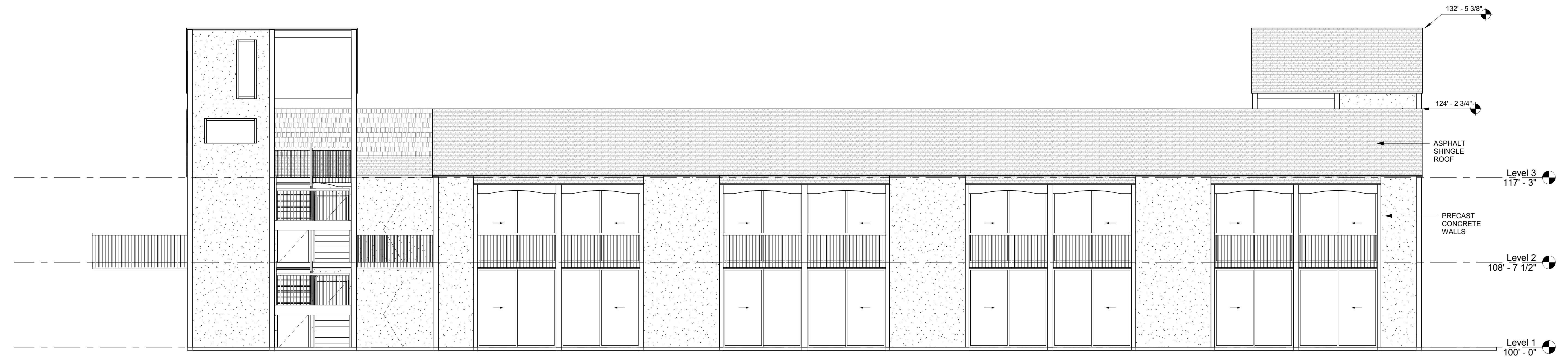
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Checked By YOW

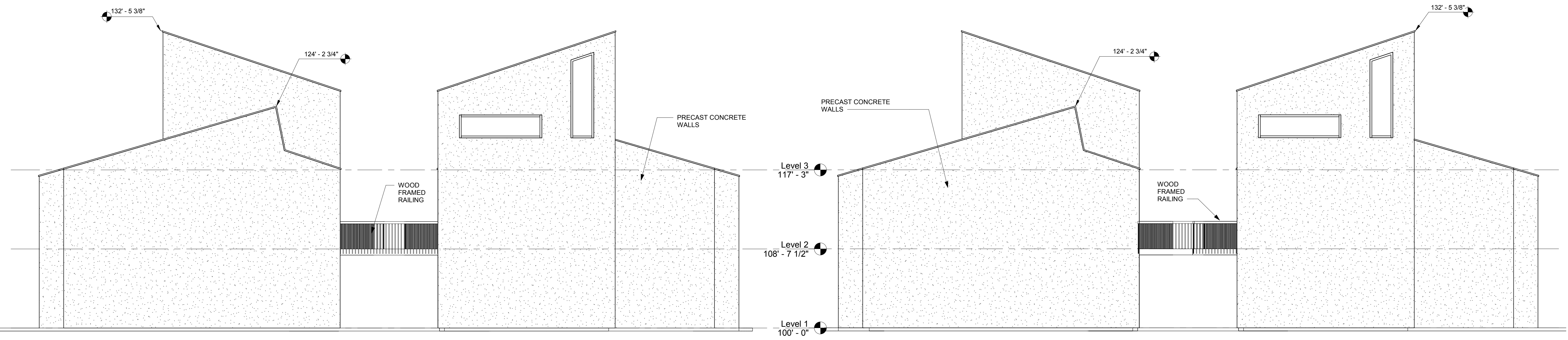
A5.1 Building Elevations
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④ East
3/16" = 1'-0"



③ West
3/16" = 1'-0"



② South
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① North
3/16" = 1'-0"

6/14/2018 10:33:17 PM



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NOT FOR CONSTRUCTION

1865 Woodmoor Dr - Clubhouse - Interior Remodel

1865 Woodmoor Dr Monument, CO 80132

CONSTRUCTION DOCUMENTS

Project Number 18.195

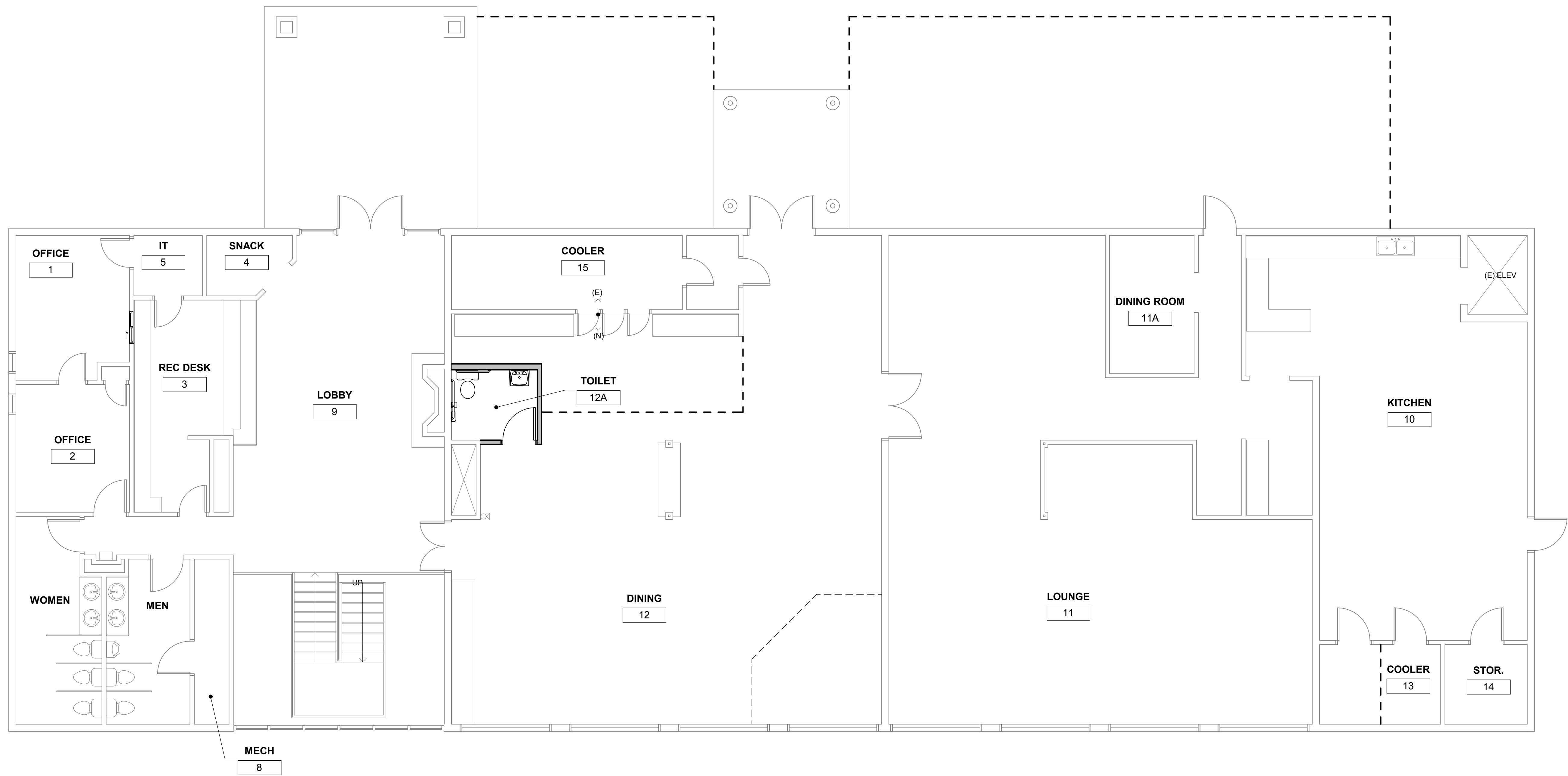
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Revisions

Drawn By ATT
Checked By YOW

Planning 1
Entry Level Floor Plan

Scale 3/16" = 1'-0"



1 Entry Level Floor Plan - Planning
3/16" = 1'-0"

9/12/2018 8:45:03 AM



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Architecture & Planning

115 S. Weber Colorado Springs, Colorado 719-475-8133

NOT FOR
CONSTRUCTION

1865 Woodmoor Dr - Clubhouse -
Interior Remodel

1865 Woodmoor Dr
Monument, CO 80132

CONSTRUCTION DOCUMENTS

Project Number
18.195

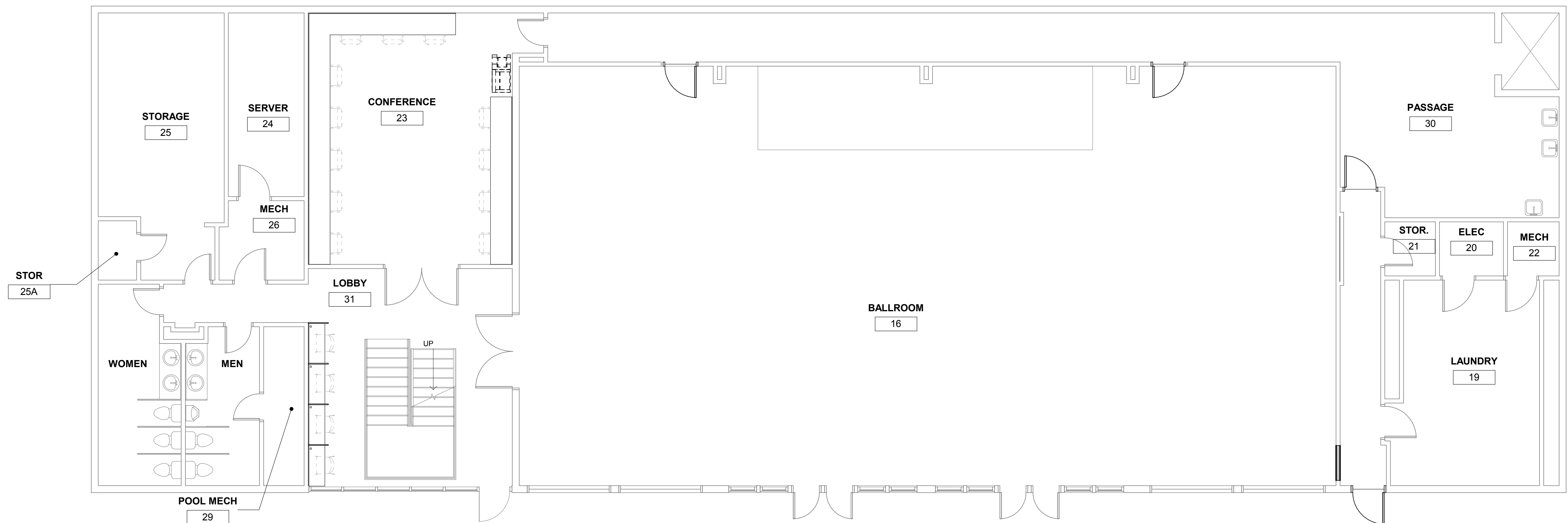
Date
9.12.18

Revisions

Drawn By
ATT
Checked By
YOW

Planning 2
Lower Level Floor Plan

Scale
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9/12/2018 8:45:04 AM

1 Lower Level Floor Plan - Planning
3/16" = 1'-0"



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 115 S. Weber Colorado Springs, Colorado 719-475-8133

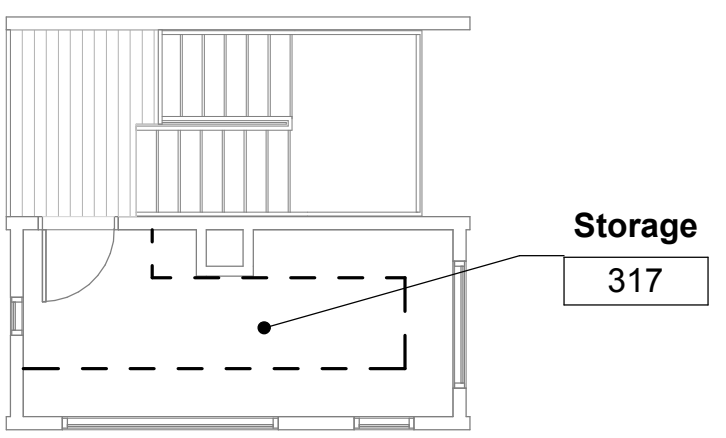
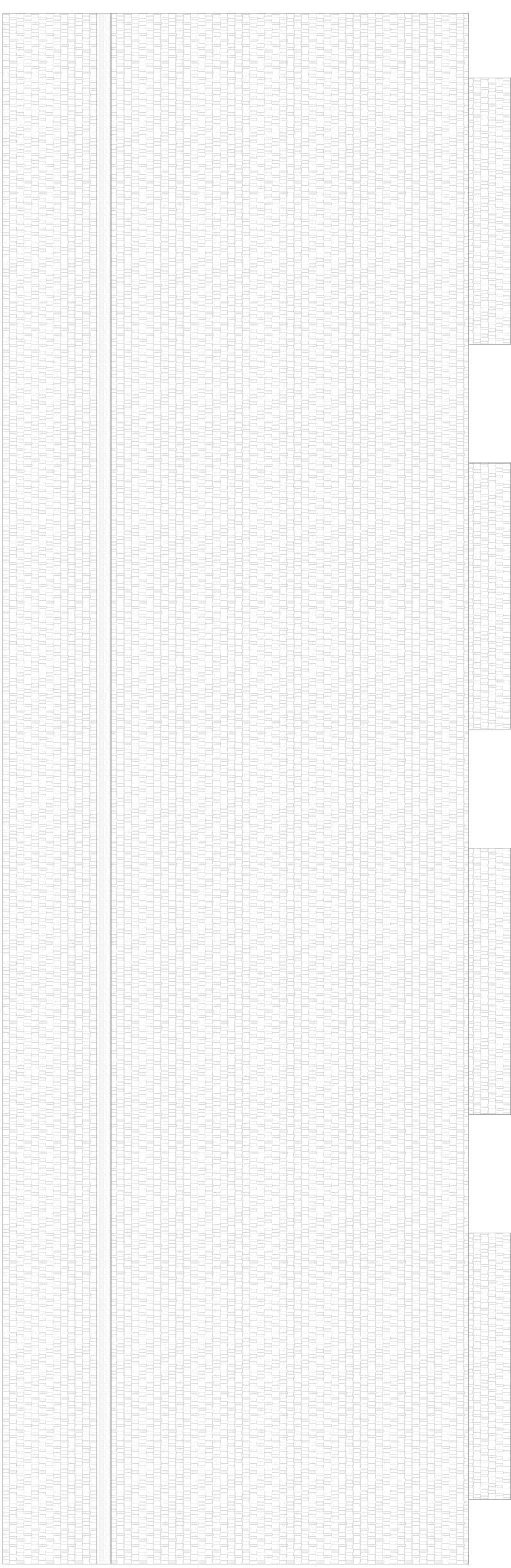
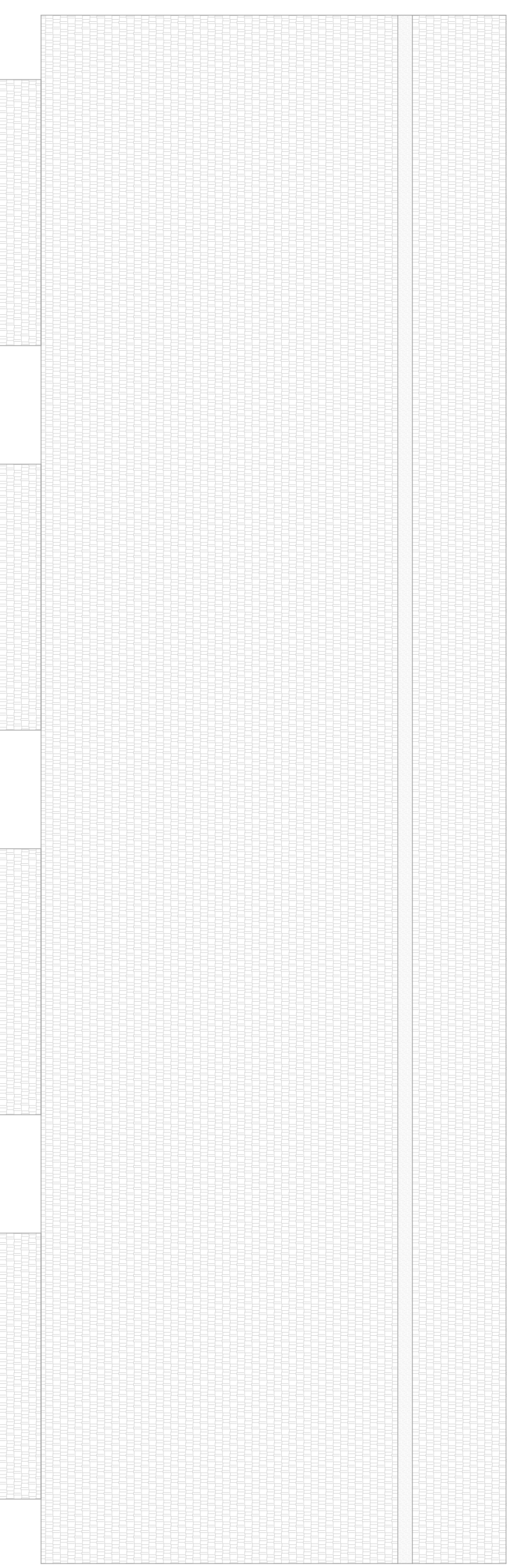
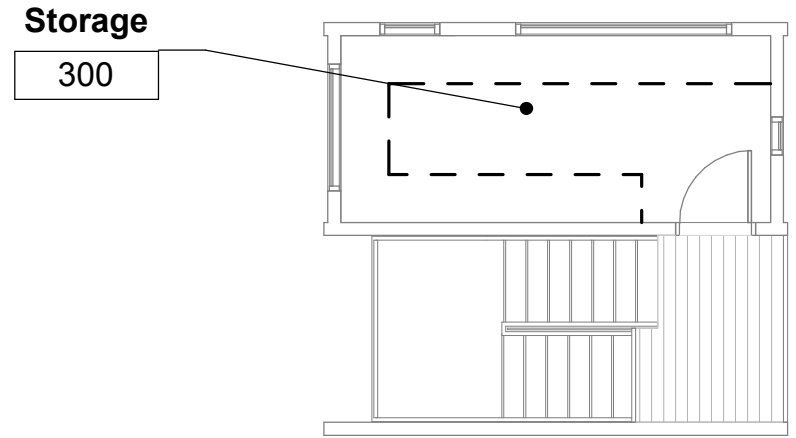
NOT FOR CONSTRUCTION

1865 Woodmoor Drive - Building 1 (A - Aspen)
 1865 Woodmoor Dr Monument, CO 80132
 CONSTRUCTION DOCUMENTS

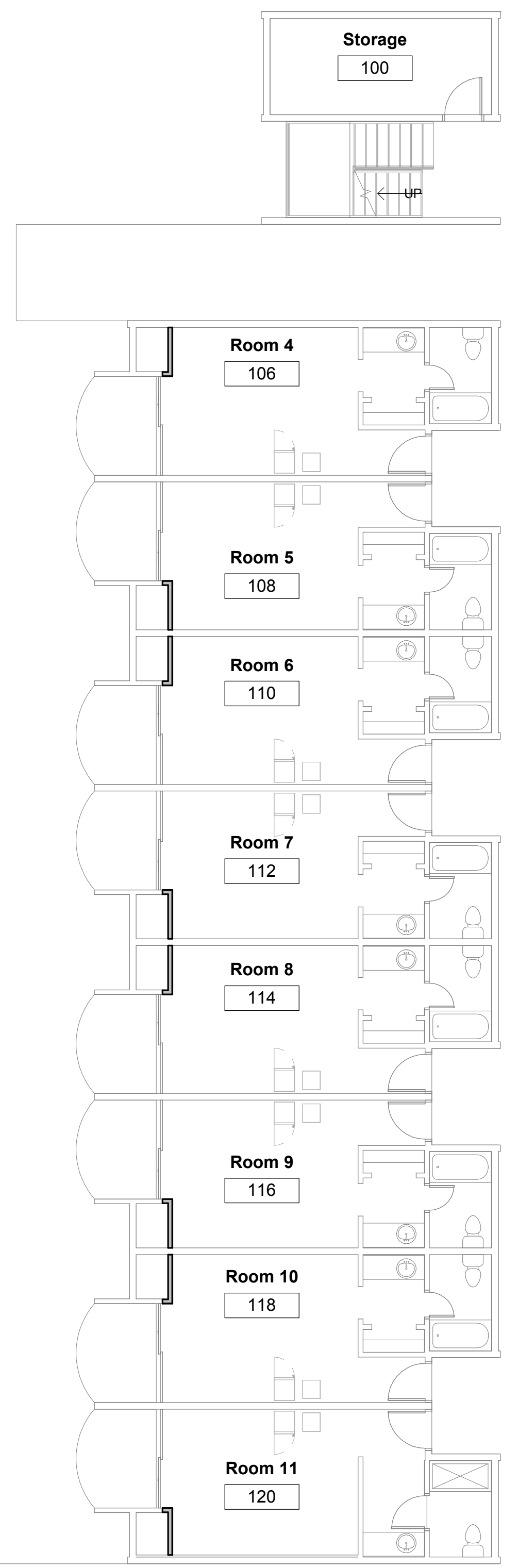
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Drawn By
 ATT
 Checked By
 YOW

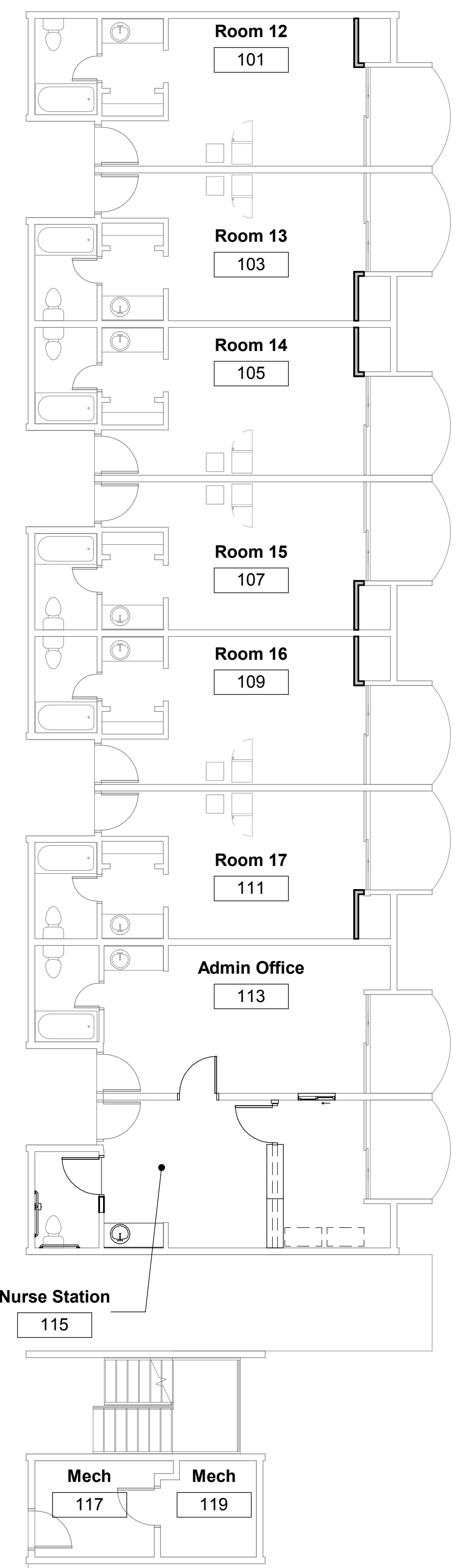
Planning 1
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② Level 2 Floor Plan - Planning
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① Level 1 Floor Plan - Planning
 1/8" = 1'-0"



9/12/2018 12:03:42 PM

③ Level 3 Floor Plan - Planning
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Architecture & Planning

115 S. Weber Colorado Springs, Colorado 719-475-8133

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1865 Woodmoor Dr - Buildings B - Birch and C - Cottonwood
1865 Woodmoor Dr
Monument, CO
AS BUILT

Project Number
18.195
Date
6.14.18
Revisions

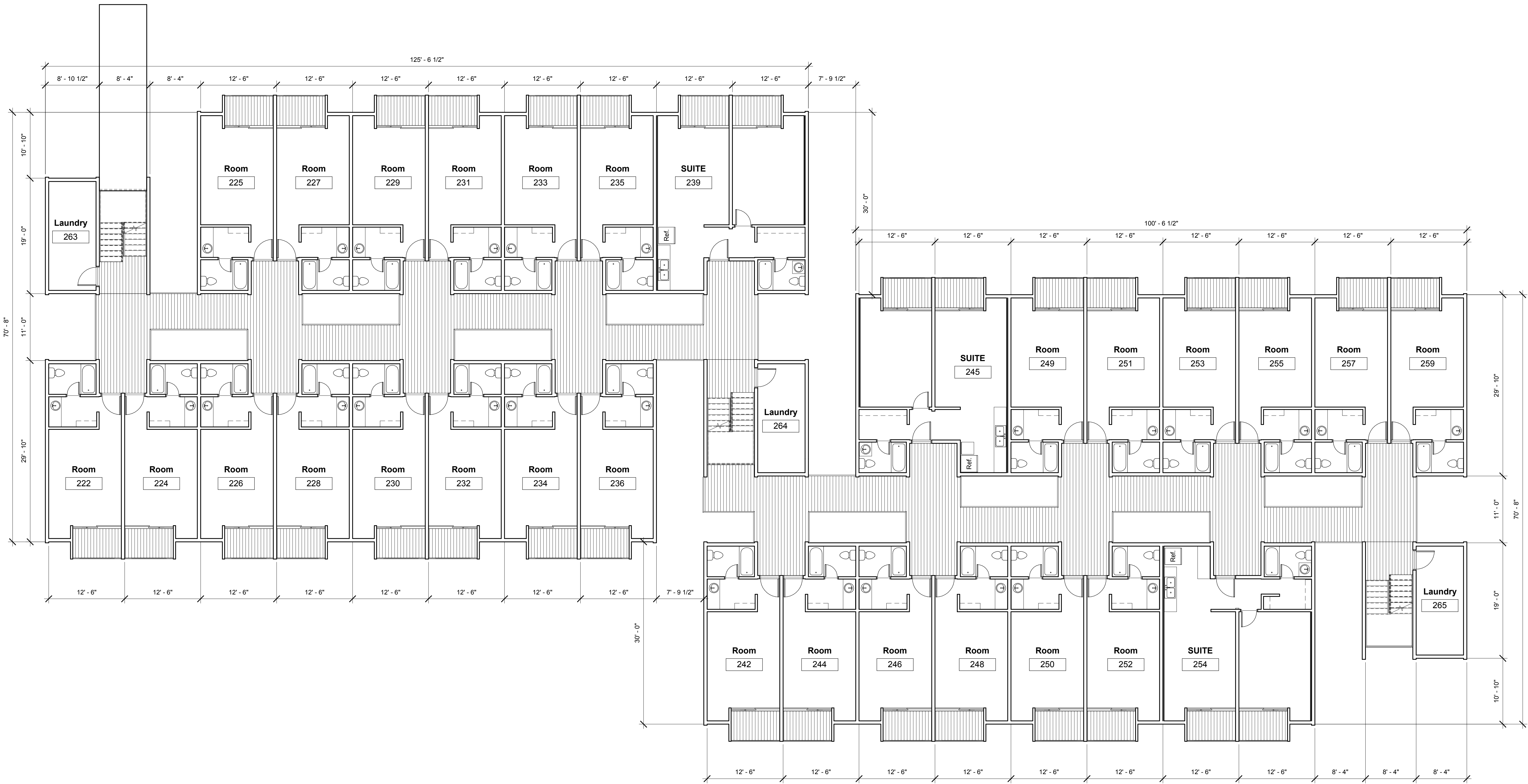
Drawn By
ATT
Checked By
YOW

A1.4
Floor Plan - Bldg B and C
Scale
1/8" = 1'-0"



6/15/2018 4:39:26 PM

Level 1
1/8" = 1'-0"



① Level 2
1/8" = 1'-0"

YOW Architects PC
Architecture & Planning

115 S. Weber Colorado Springs, Colorado 719-475-8133

NOT FOR CONSTRUCTION

1865 Woodmoor Dr - Buildings B - Birch and C - Cottonwood
1865 Woodmoor Dr
Monument, CO
AS BUILT

Project Number
18.195

Date
6.14.18
Revisions

Drawn By
ATT
Checked By
YOW

A1.5
Floor Plans Bldgs B and C
Scale
1/8" = 1'-0"

6/15/2018 4:39:26 PM



YOW Architects PC

Architecture & Planning

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NOT FOR CONSTRUCTION

1865 Woodmoor Dr - Buildings B - Birch and C - Cottonwood Monument, CO

AS BUILT

Project Number 18.195

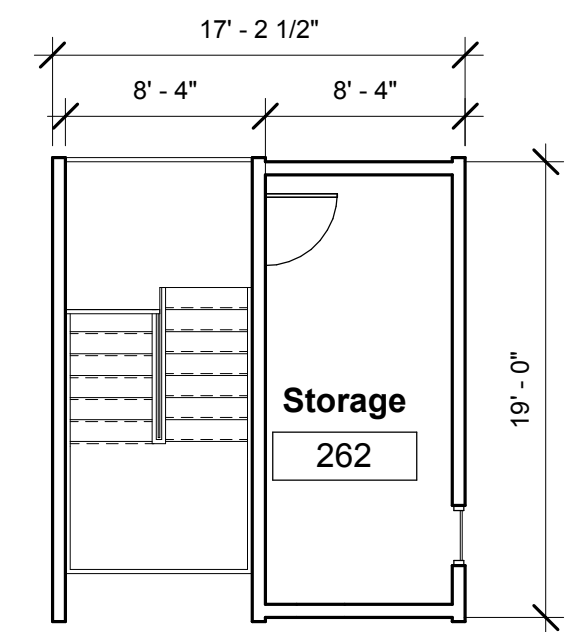
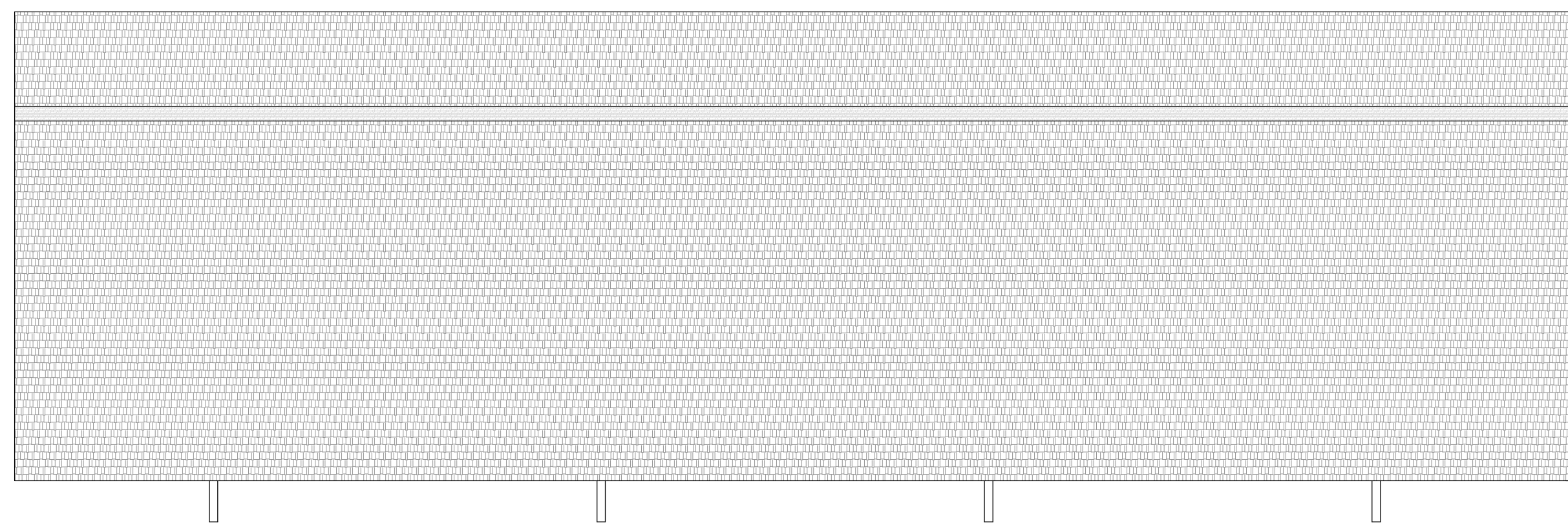
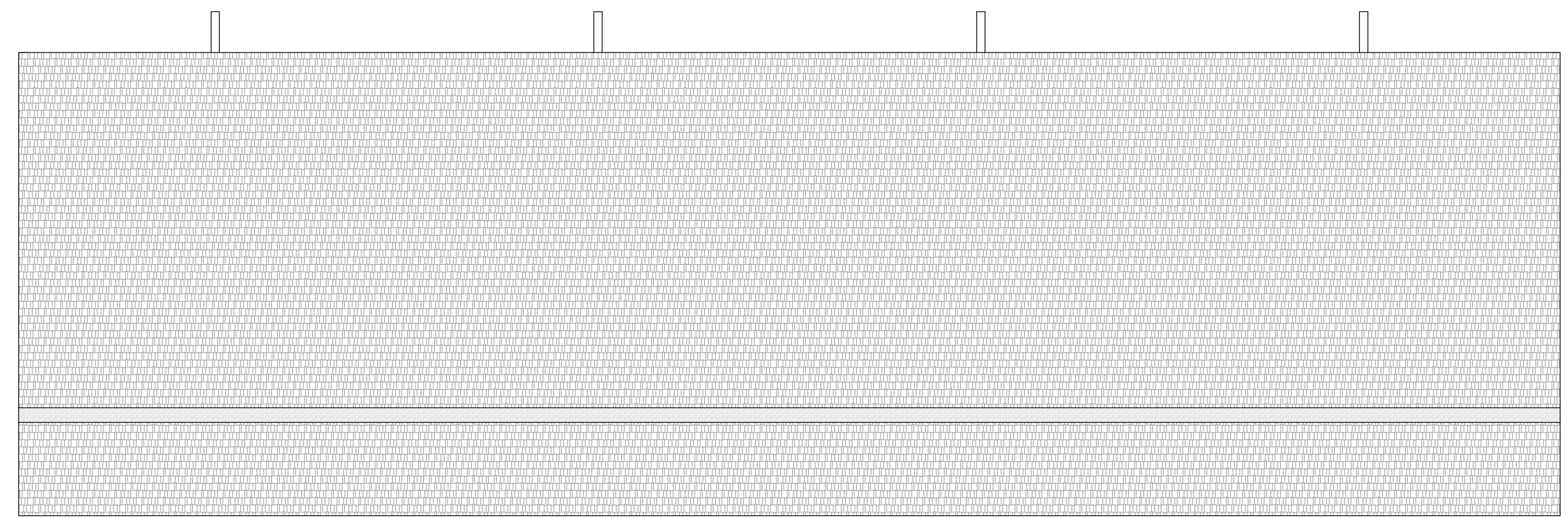
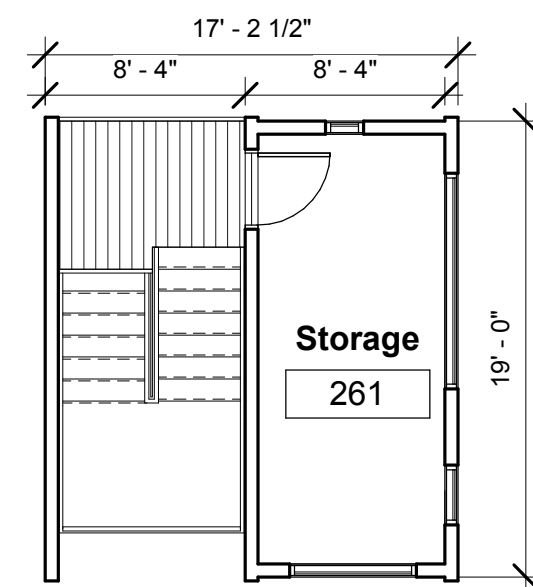
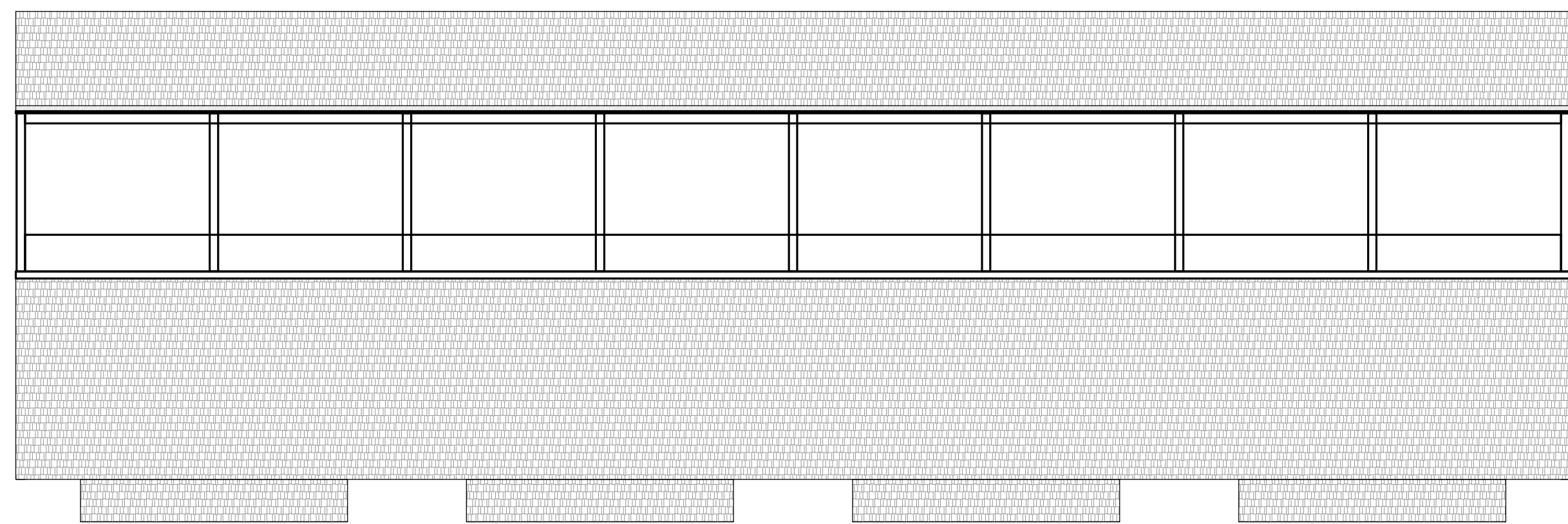
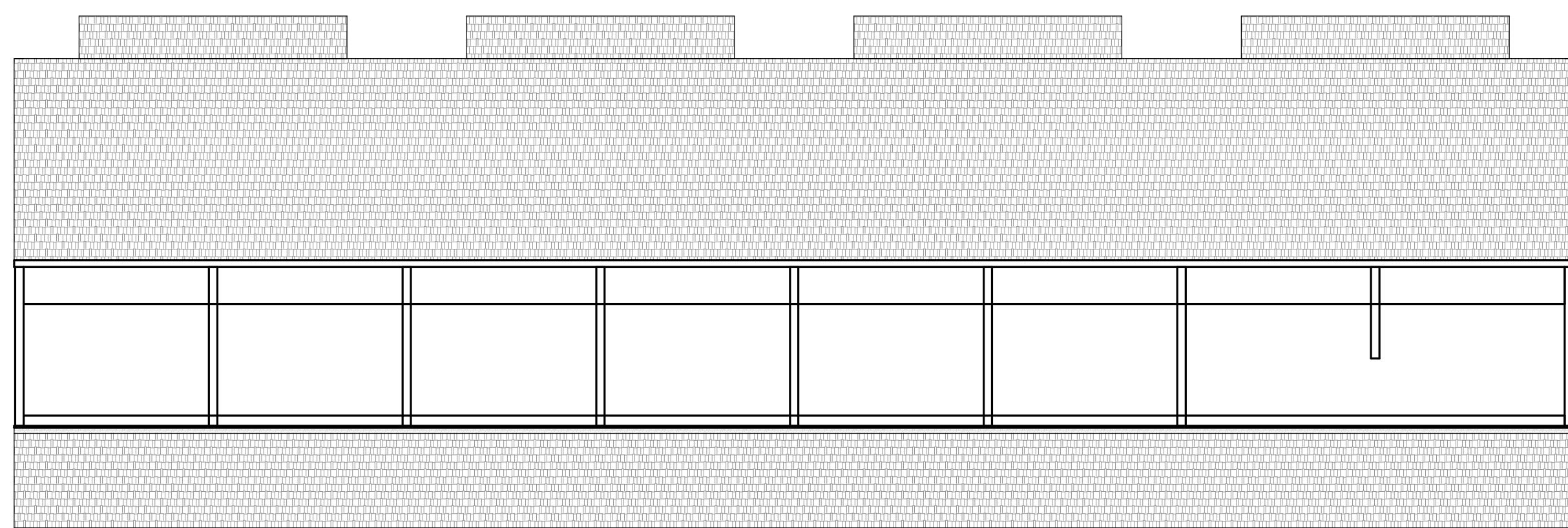
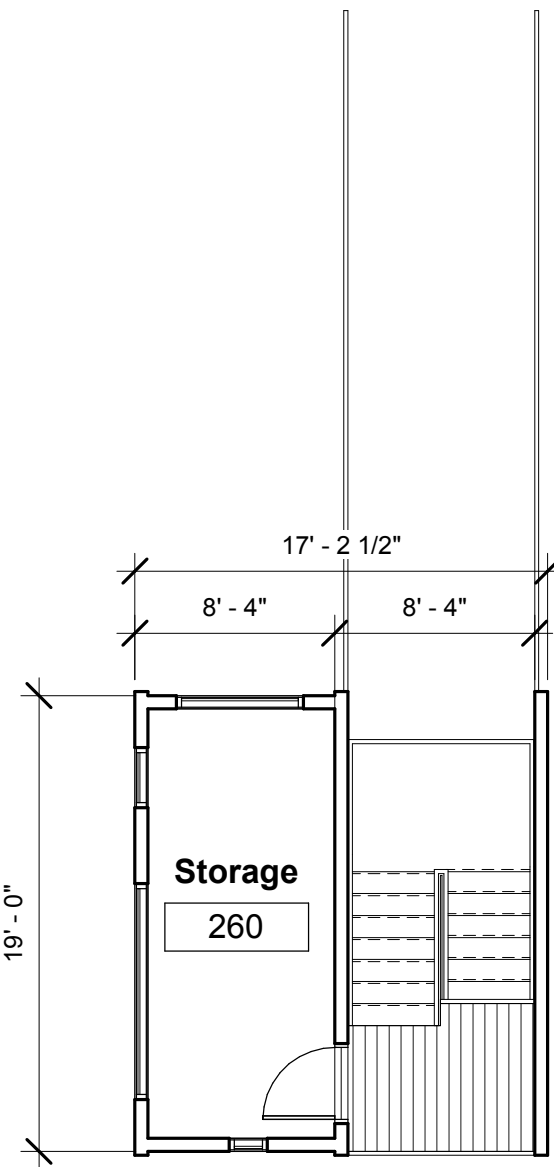
Date 6.14.18

Revisions

Drawn By ATT
Checked By YOW

A1.6

Floor Plans - Buildings B and C
Scale 1/8" = 1'-0"



6/15/2018 4:39:27 PM

① Level 3
1/8" = 1'-0"



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 Architecture & Planning
 115 S. Weber Colorado Springs, Colorado 719-475-6133

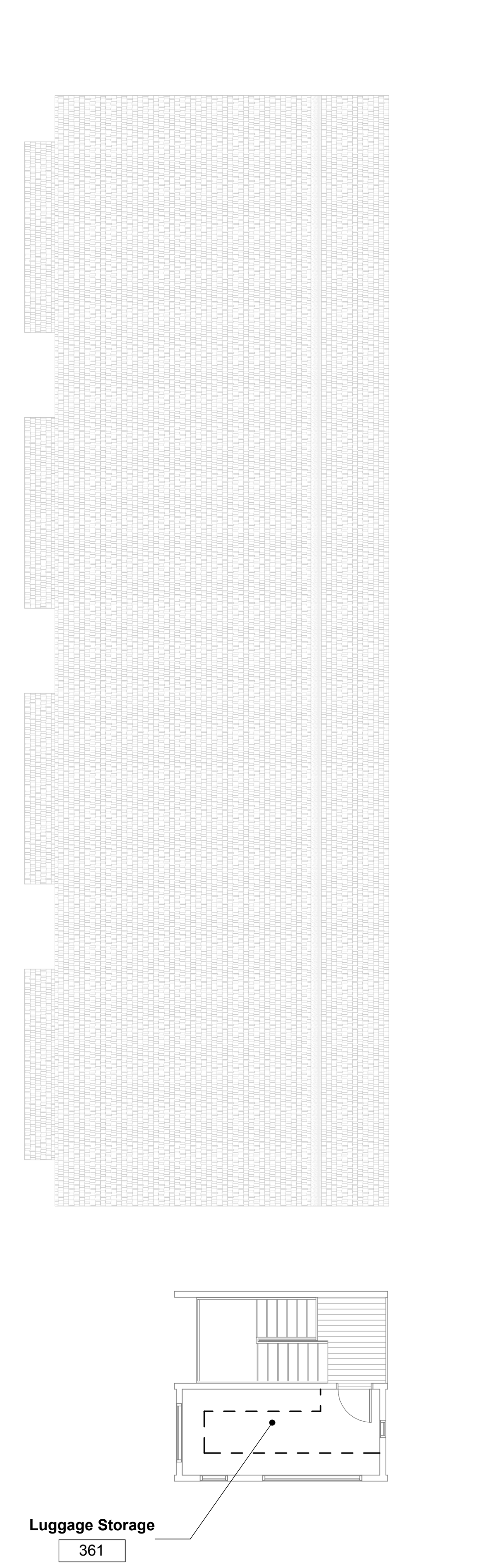
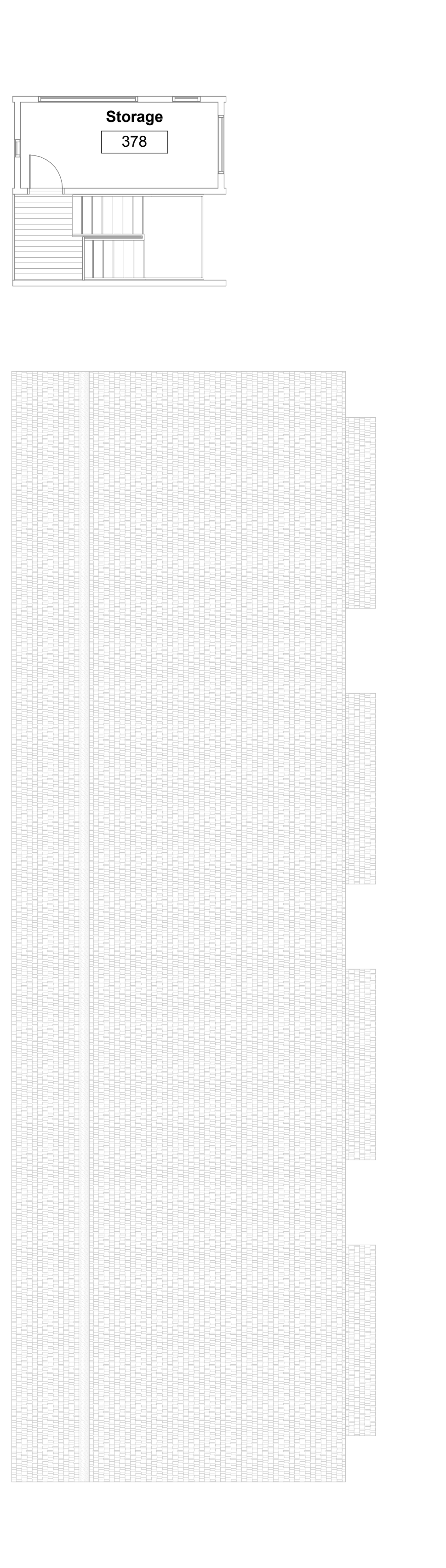
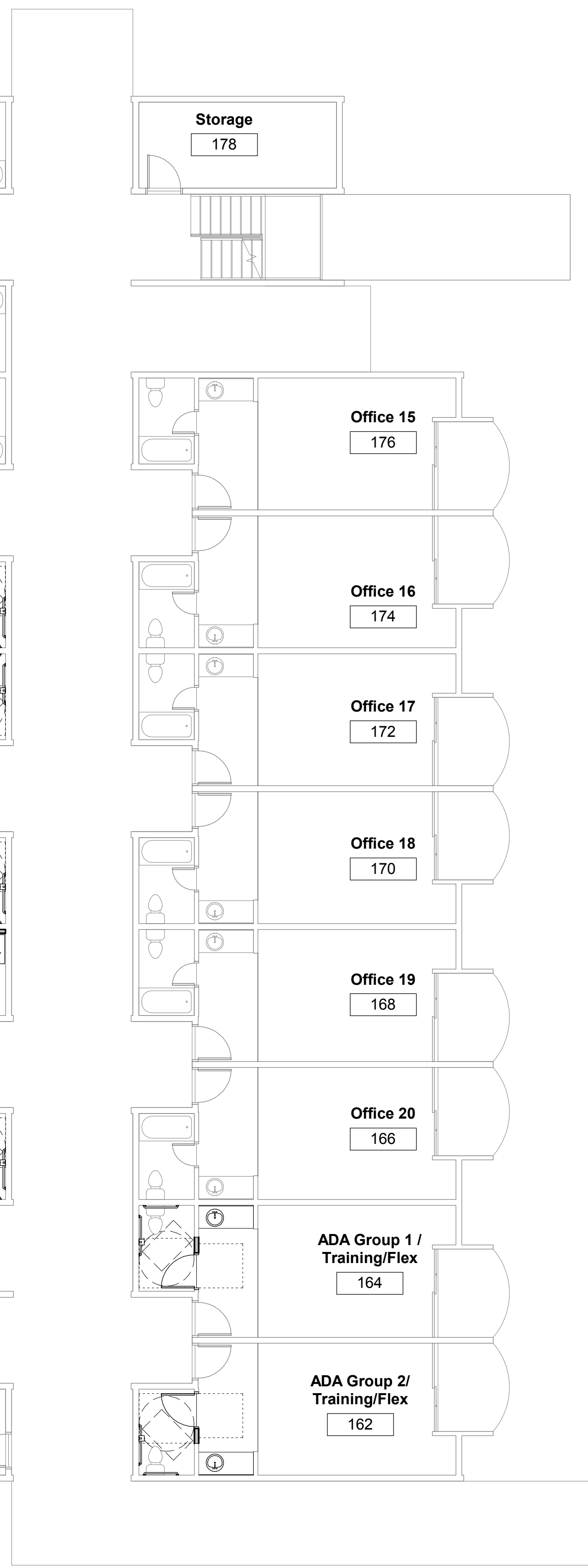
NOT FOR CONSTRUCTION

1865 Woodmoor Dr - Building 4 (D - Douglas)
 1865 Woodmoor Dr Monument, CO
 CONSTRUCTION DOCUMENTS

Project Number
18.195
 Date
9.12.18
 Revisions

Drawn By
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Planning 1
 Floor Plans
 Scale
1/8" = 1'-0"

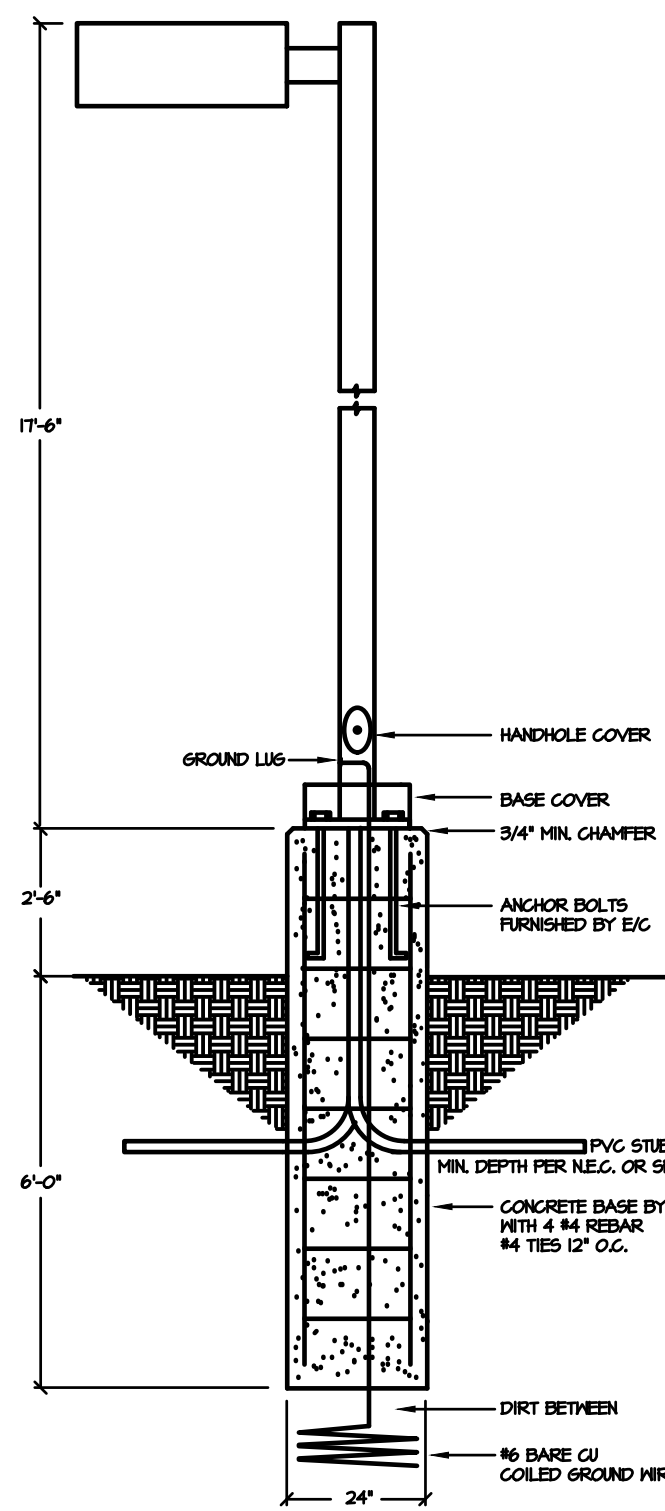


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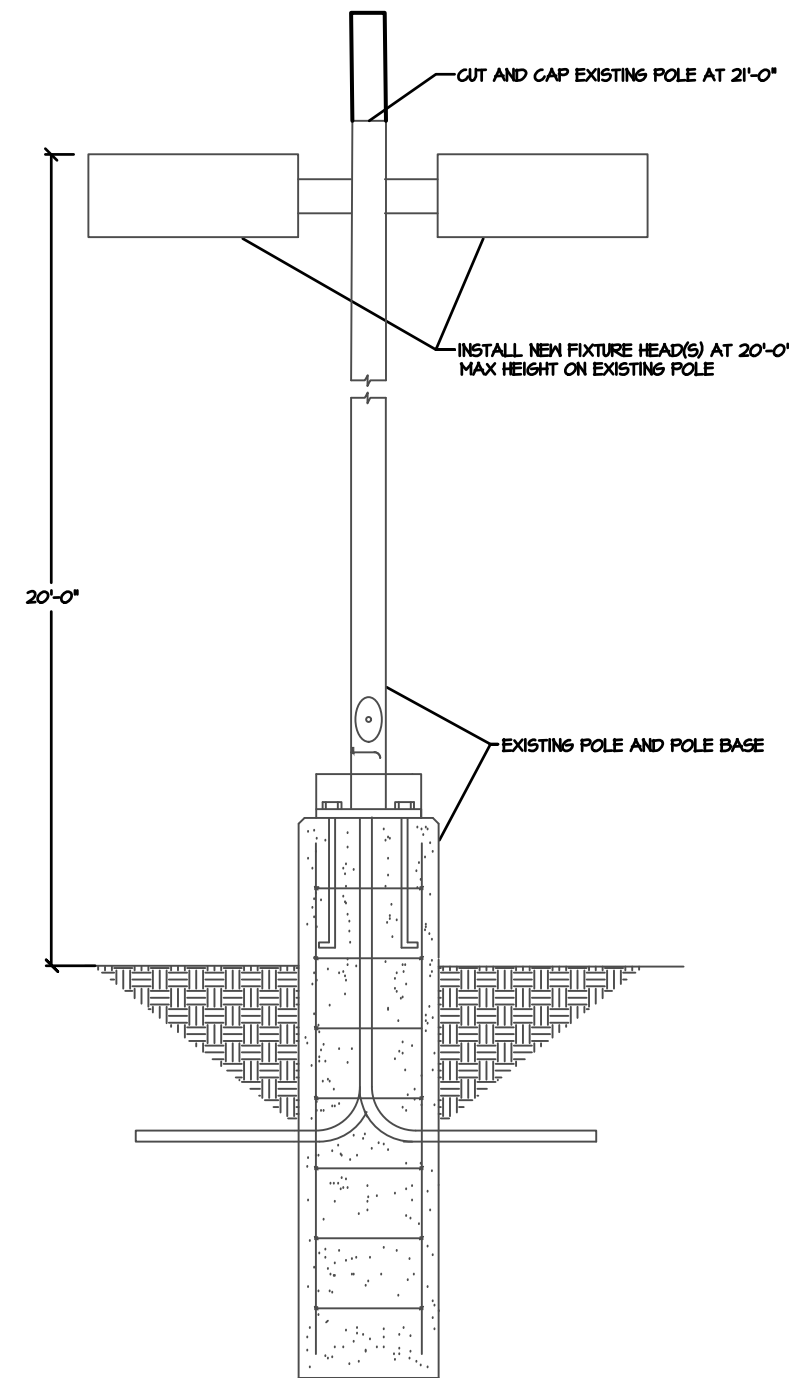
③ Level 3 Floor Plan - Planning
1/8" = 1'-0"

② Level 2 Floor Plan - Planning
1/8" = 1'-0"

① Level 1 Floor Plan - Planning
1/8" = 1'-0"



LIGHTING POLE DETAIL #1
NEW LIGHTING FIXTURE POLE BASE DETAIL, NOT TO SCALE



LIGHTING POLE DETAIL #2
EXISTING FIXTURE POLE BASE DETAIL, NOT TO SCALE



FIXTURE TYPE DD (EXISTING)
SCALE: NONE

LIGHTING FIXTURE SCHEDULE												
ID	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	VOLTAGE	DIMMING	MOUNTING	LUMINAIRE				
								QTY.	TYPE	WATTS	LUMENS	COLOR TEMP./CRI
AA	ILP	AREA LIGHT	AL-100WLED-UNIV-40-T4-BD50FC	PARKING LOT AREA LIGHTING FIXTURE, UNIVERSAL VOLTAGE (120-277V) DRIVER, TYPE 4 DISTRIBUTION, INTEGRAL 50% STEP DIMMING PHOTOCELL FOR LIGHT REDUCTION CONTROL	120-277	Y	POLE (20'-0" AF6)	1	LED	100	11864	4000/70
BB	ILP	AREA LIGHT	AL-100WLED-UNIV-40-T3-BD50FC	SIMILAR TO TYPE "AA" EXCEPT TYPE 3 DISTRIBUTION	120-277	Y	POLE (20'-0" AF6)	1	LED	100	12276	4000/70
CC	--	--	--	EXISTING FLOOD UPLIGHT, GRADE MOUNT, SINGLE LAMP	120	N	GRADE MOUNT	1	--	--	--	--
DD	--	--	--	EXISTING WALL MOUNTED DECORATIVE ARCHITECTURAL SCONCE WITH MEDIUM BASE INCANDESCENT LAMP	120	N	WALL MOUNT (8'-0" AF6) TYP. OR AS NOTED ON PLANS	1	--	--	--	--
EE	--	--	--	EXISTING WALL MOUNTED DECORATIVE ARCHITECTURAL SCONCE WITH MEDIUM BASE INCANDESCENT LAMP	120	N	WALL MOUNT (8'-0" AF6) TYP. OR AS NOTED ON PLANS	1	--	--	--	--
FF	--	--	--	EXISTING ARM MOUNTED DECORATIVE ARCHITECTURAL SCONCE WITH MEDIUM BASE INCANDESCENT LAMP	120	N	ARM MOUNT (8'-0" AF6)	1	--	--	--	--
GG	--	--	--	EXISTING ARM MOUNTED ACCENT SIGN LIGHTING WITH SINGLE LAMP	120	N	ARM MOUNT (4'-0" AF6)	1	--	--	--	--
HH	--	--	--	EXISTING WALL MOUNTED DUAL HEAD SPOT LIGHT WITH SINGLE LAMP EACH	120	N	WALL MOUNT (18'-0" AF6)	2	--	--	--	--
JJ	--	--	--	EXISTING WALL MOUNTED SINGLE HEAD AREA SCONCE LIGHT WITH SINGLE LAMP	120	N	WALL MOUNT (18'-0" AF6)	1	--	--	--	--
KK	--	--	--	EXISTING POLE MOUNTED PEDESTRIAN AREA LIGHTING FIXTURE, SINGLE HEAD	120	N	POLE (10'-0" AF6)	1	--	--	--	--



FIXTURE TYPE KK (EXISTING)
SCALE: NONE



FIXTURE TYPE HH (EXISTING)
SCALE: NONE



FIXTURE TYPE EE (EXISTING)
SCALE: NONE



FIXTURE TYPE CC (EXISTING)
SCALE: NONE



FIXTURE TYPE JJ (EXISTING)
SCALE: NONE

Project Name: _____ Part Number: _____ Type: _____

AREA LIGHT - 100W LED OUTDOOR

ILP
407-478-3759
www.ilp-inc.com

FEATURES

- Sleek low profile die cast aluminum bronze housing (std. & in stock)
- Multiple housing color options (see third page)
- Custom color options available (Call factory for pricing)
- Type II, III, IV, & VS optics available
- Tool-less hinged drop down driver access
- Universal Pole Mounting Bracket available (UPMB)
- Swappable driver cover
- IP66 Rated
- 3000K, 4000K, & 5000K color options
- 0-10V Dimmable Driver
- Dark Sky Compliant^{1,2}
- 5 year warranty
- DesignLights Consortium³ Qualified Luminaire
- ¹Must select 3000K to qualify
- ²Must select UPMB, ARM, or HTMA mounting options to qualify

SUITABLE APPLICATIONS

- Parking Lots
- Roadways
- Car Dealerships
- Shopping Centers

LED SYSTEMS INFO	4000K				5000K			
	T2	T3	T4	T5S	T2	T3	T4	T5S
Calculated L70 (TM-21)	>100K	>100K	>100K	>100K	>100K	>100K	>100K	>100K
Delivered Lumens	12,415 lm	12,278 lm	11,884 lm	12,223 lm	12,576 lm	12,436 lm	12,230 lm	12,381 lm
Total Input Watts	106 W	106 W	106 W	106 W	106 W	106 W	106 W	106 W
Luminaire Efficacy Rating (LER)	117 lm/W	116 lm/W	112 lm/W	115 lm/W	119 lm/W	117 lm/W	115 lm/W	117 lm/W
Correlated Color Temperature (CCT)	4000K	4000K	4000K	4000K	5000K	5000K	5000K	5000K
Color Rendering Index (CRI)	>70	>70	>70	>70	>70	>70	>70	>70
BUG Rating	B3-U0-G3	B2-U0-G2	B2-U0-G2	B4-U0-G2	B3-U0-G3	B2-U0-G2	B2-U0-G2	B4-U0-G2
Ambient Temperature Range	-30 F-125 F	-30 F-125 F	-30 F-125 F	-30 F-125 F	-30 F-125 F	-30 F-125 F	-30 F-125 F	-30 F-125 F
Universal Driver	120-277 V	120-277 V	120-277 V	120-277 V	120-277 V	120-277 V	120-277 V	120-277 V

LED System data above based on AL-100WLED-UNIV-40 and AL-100WLED-UNIV-50
LED Lumen maintenance estimates based on TM-21 projections for the light source at 25°C ambient.

ORDERING GUIDE:

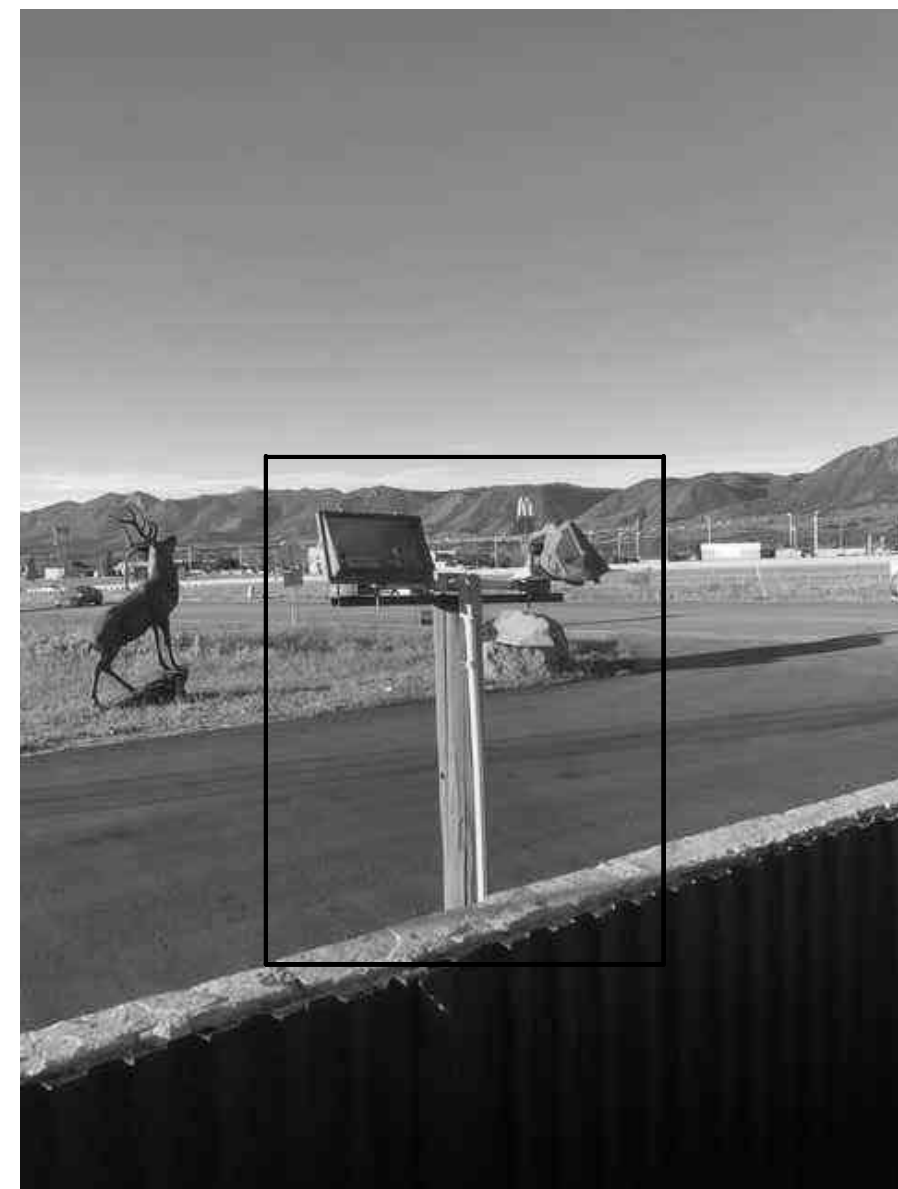
Series	Watts	Driver	Color	Options
AL Area Light	100WLED	UNIV 120-277V Driver	50 40 30 T5S	Options
UPMB	40	T3	30	Universal Pole Mounting Bracket w/ Round Pole Adapter 4"-5"
WMB	40	T4	30	Wall Mount Bracket
AL-SLPP	40	T3	30	Adjustable Slip Fitter
AL-SB	40	T3	30	Adjustable Swivel Bracket
HTMA	40	T3	30	Horizontal Tenon Mount Adaptor
ARM-S	40	T3	30	6" Straight Arm Adaptor for Square Pole
ARM-R	40	T3	30	8" Straight Arm Adaptor for Round Pole (ø = diameter)
HSS*	40	T3	30	House Side Shield
GS	40	T3	30	Glare Shield
SP1	40	T3	30	10kA Max Univolt Surge Protector
SP2	40	T3	30	25kA Max Univolt Surge Protector
TLPC	40	T3	30	Univ. twist lock photocell factory installed receptacle w/ field installed photocell
7PIN/CIR	40	T3	30	7 Pin Photocell Factory Installed Receptacle
WLOS	40	T3	30	Wet Location Rated Occupancy Sensor
USBD	40	T3	30	User Select Bi-Level Dim w/ Occ. Sensor
BDx	40	T3	30	Preset Bi-Level Dim Sensor (ø=1" eg. 20, 30)
BDxPC	40	T3	30	Preset Bi-Level Dim Sensor w/ Photocell (ø=1" eg. 20, 30)
FSR100	40	T3	30	Remote Configuration Tool for WLOS & USBD Control Options
SD48V	40	T3	30	480V Step Down Transformer
SD347V	40	T3	30	347V Step Down Transformer

* Due to the optical pattern of the T5S optic the HSS is not applicable

ORDERING GUIDE:

Series	Watts	Driver	Color	Options
AL Area Light	100WLED	UNIV 120-277V Driver	50 40 30 T5S	Options
UPMB	40	T3	30	Universal Pole Mounting Bracket w/ Round Pole Adapter 4"-5"
WMB	40	T4	30	Wall Mount Bracket
AL-SLPP	40	T3	30	Adjustable Slip Fitter
AL-SB	40	T3	30	Adjustable Swivel Bracket
HTMA	40	T3	30	Horizontal Tenon Mount Adaptor
ARM-S	40	T3	30	6" Straight Arm Adaptor for Square Pole
ARM-R	40	T3	30	8" Straight Arm Adaptor for Round Pole (ø = diameter)
HSS*	40	T3	30	House Side Shield
GS	40	T3	30	Glare Shield
SP1	40	T3	30	10kA Max Univolt Surge Protector
SP2	40	T3	30	25kA Max Univolt Surge Protector
TLPC	40	T3	30	Univ. twist lock photocell factory installed receptacle w/ field installed photocell
7PIN/CIR	40	T3	30	7 Pin Photocell Factory Installed Receptacle
WLOS	40	T3	30	Wet Location Rated Occupancy Sensor
USBD	40	T3	30	User Select Bi-Level Dim w/ Occ. Sensor
BDx	40	T3	30	Preset Bi-Level Dim Sensor (ø=1" eg. 20, 30)
BDxPC	40	T3	30	Preset Bi-Level Dim Sensor w/ Photocell (ø=1" eg. 20, 30)
FSR100	40	T3	30	Remote Configuration Tool for WLOS & USBD Control Options
SD48V	40	T3	30	480V Step Down Transformer
SD347V	40	T3	30	347V Step Down Transformer

* Due to the optical pattern of the T5S optic the HSS is not applicable



FIXTURE TYPE GG (EXISTING)
SCALE: NONE



FIXTURE TYPE FF (EXISTING)
SCALE: NONE

FIXTURE TYPE AA & BB (NEW)
SCALE: NONE

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Architecture
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Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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MEP PROJECT # 18288
DESIGNED BY: TJM CHECKED BY: DGM

MEP
ENGINEERING INC.
CLIENT CENTRIC CONSULTING

6402 S. Troy Circle, Suite 100 (W) 303.936.1633
Centennial, CO 80111 (F) 303.934.3299
info@mep-eng.com www.mep-eng.com

1865
WOODMOOR
DRIVE
MONUMENT
COLORADO

DATE: 7-6-2018
PROJECT MGR: TM
PREPARED BY: TM

DATE	BY	DESCRIPTION
9-12-18	TM	Revised Per County Comments
11-01-18	TM	Revised Per County Comments

SITE PHOTOMETRIC DETAILS

E-2
6 OF 6

PPR1830