

EL PASO COUNTY SHERIFF'S DEPARTMENT FALCON - SHERIFF SUBSTATION

10262 ROYAL COUNTY DOWN RD. FALCON, COLORADO 80831

SITE DEVELOPMENT PLAN

OWNER

El Paso County
Contact:
Jill Travis
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Falcon, Colorado 80831
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ARCHITECT

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LANDSCAPE

NORRIS DESIGN
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Stacey Weaks
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CIVIL ENGINEER

DREXEL, BARRELL & CO
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SITE DATA

ZONING

PLANNED URBAN DEVELOPMENT (PUD)

BUILDING USE

EL PASO COUNTY SHERIFF SUBSTATION

CONSTRUCTION SCHEDULE

START: JUNE '23
FINISH: MAY '24
(≈ 9MONTHS)

TAX SCHEDULE NUMBER

4231201055

PROPERTY ADDRESS

ROYAL COUNTY DOWN RD.
FALCON, COLORADO 80831

COVERAGE DATA

TOTAL SITE AREA: 115,753 SF.

BUILDING COVERAGE: 10,730 SF. = 09%

PAVEMENT(PARKING/WALK): 58,263 SF. = 50%

LANDSCAPING: 46,760 SF. = 41%

DEVELOPMENT NOTES

1. WATER SERVICE PROVIDED BY WOODMEN HILLS WATER DISTRICT
2. SEWER SERVICE PROVIDED BY WOODMEN HILLS SANITATION DISTRICT
3. NATURAL GAS SERVICE PROVIDED BY UPPER BLACK SQUIRREL CREEK DISTRICT.
4. ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION DISTRICT.
5. FIRE SERVICE PROVIDED BY FALCON FIRE PROTECTION DISTRICT.

PARKING SCHEDULE

REQUIRED: 1 SPACE PER 200 SF.
B OCCUPANCY: 9,340 SF / 200 SF = 46
I-3 OCCUPANCY: 1 PER 750 SF = 2
S-1 OCCUPANCY: 0 / SF
TOTAL REQUIRED: 48 PARKING SPACES

PROVIDED:
NORMAL: 52
VAN ACCESSIBLE SPACES / ADA SPACES: 2

TOTAL SPACES PROVIDED: 54

ADDITIONAL PARKING PROVIDED ON FIRE STATION NORTH PARKING LOT: 7

BIKE STORAGE:
REQUIRED: 5% OF PARKING SPACES
(54 x 0.05 = 2.7 BIKE RACKS)

PROVIDED: 3 BIKE RACKS

BUILDING TYPE

BUILDING AREA: 10,730 SF
ONE STORY - TYPE II-B,
OCCUPANCY: B/S-1/I-3
FIRE SPRINKLED / NO FIRE WALLS

BUILDING HEIGHT

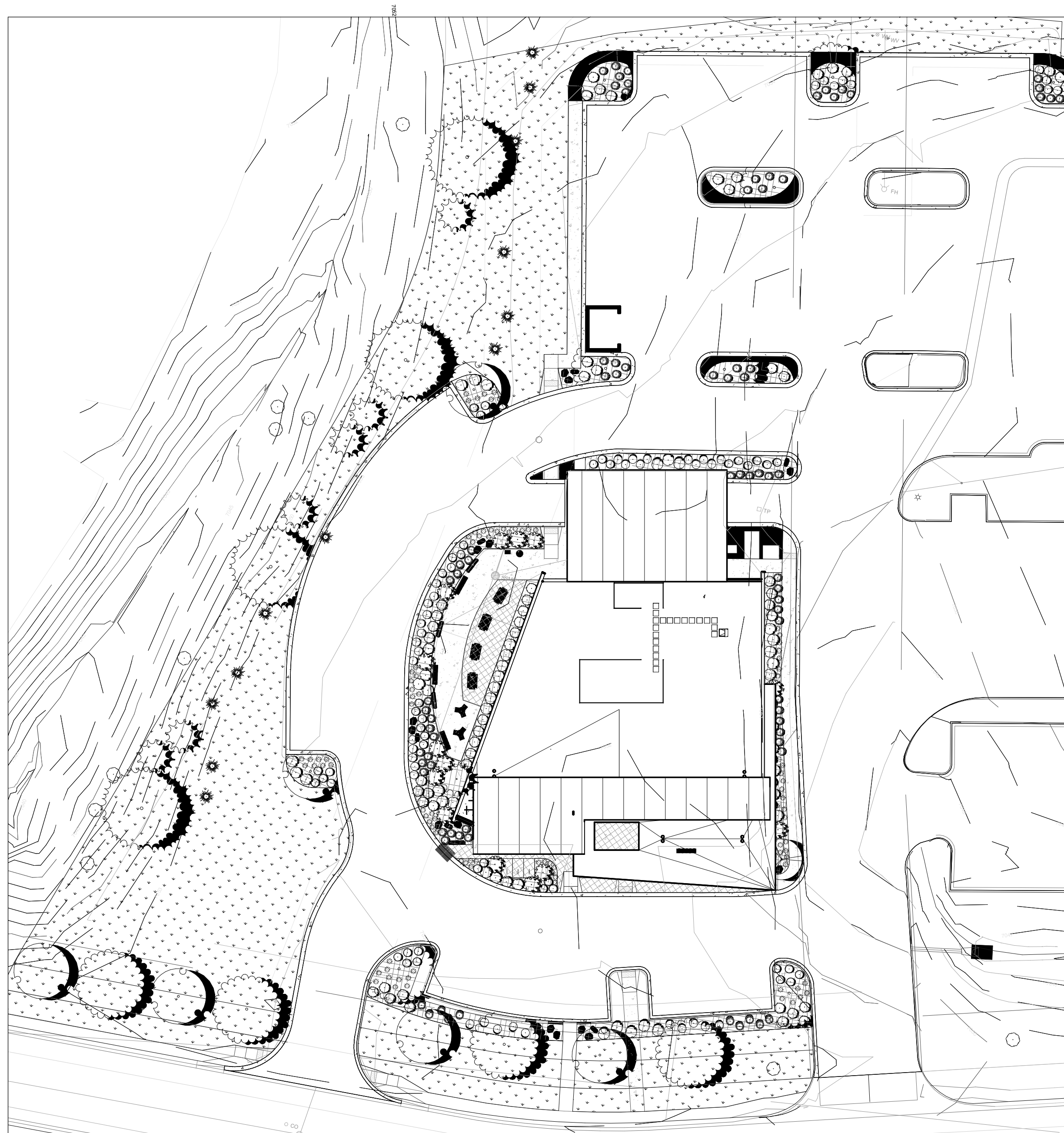
45 FT. MAX (S-STORY)
25 FT. ACTUAL BUILDING HEIGHT

SETBACKS

25' FRONT
25' SIDE
25' REAR

LIGHTING

LIGHTING WILL BE PROVIDED BY WALL MOUNTED AND RECESSED LIGHTING FIXTURES. LIGHT POLES AND PEDESTALS



SHEET INDEX - SITE DEVELOPMENT PLAN

SHEET NUMBER	SHEET TITLE
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SITE DEVELOPMENT PLAN
SDP-01 COVER SHEET
SDP-02 SITE PLAN

UTILITY PLAN
SDP-03 PRELIMINARY UTILITY PLAN

LANDSCAPE PLAN
SDP-04 LANDSCAPE NOTES
SDP-05 PLANTING SCHEDULE
SDP-06 LANDSCAPE PLAN
SDP-07 LANDSCAPE DETAILS

ARCHITECTURAL FLOOR PLAN / ELEVATIONS
SDP-08 FLOOR PLAN - FIRST FLOOR
SDP-09 BUILDING ELEVATIONS
SDP-10 BUILDING ELEVATIONS

LIGHTING PLAN
SDP-11 SITE PHOTOMETRIC
SDP-12 LIGHTING CUT SHEETS
SDP-13 LIGHTING CUT SHEETS

ADA NOTES

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 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.

FLOODPLAN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFJA'S) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0551G EFFECTIVE DECEMBER 7, 2018

LEGAL DESCRIPTION

TRACT B OF TRACT 36, WOODMEN HILLS FILING NO. 11

- TRACT B IS ACTUALLY 12062 ROYAL COUNTY DOWN RD. (12072 IS THE FIRE STATION)
- Development Notes:
 - Water and Sewer - Woodmen Hills Metropolitan District
 - Gas - Colorado Springs Utilities
 - Fire - Falcon Fire District
 - Floodplain map numbers 08041C0551G & 08041C0553G



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MARK	DATE	APPS
1	12/02/2023	SDP - SECOND REVIEW SUBMITTAL

ISSUE DATE: OCTOBER 6, 2023	CONSULTANT'S PROJECT #
DESIGN BY: BD	D2C PROJECT NUMBER 202207
DRAWN BY: HK	CHK BY: HK
DATE: 10/02/2023	PLANT DATE: 12-26-08 PM
FILE NUMBER:	FILE NAME:
SIZE: 22" x 34"	

SITE DEVELOPMENT PLAN

EL PASO COUNTY SHERIFF'S DEPARTMENT
FALCON - SHERIFF
SUBSTATION
10262 ROYAL COUNTY DOWN RD. FALCON, COLORADO 80831
COVER SHEET

SHEET IDENTIFICATION
SDP-01
SHEET 1 OF 14

PCD FILE # PPR-22-59

SDP-01-

SDP-08

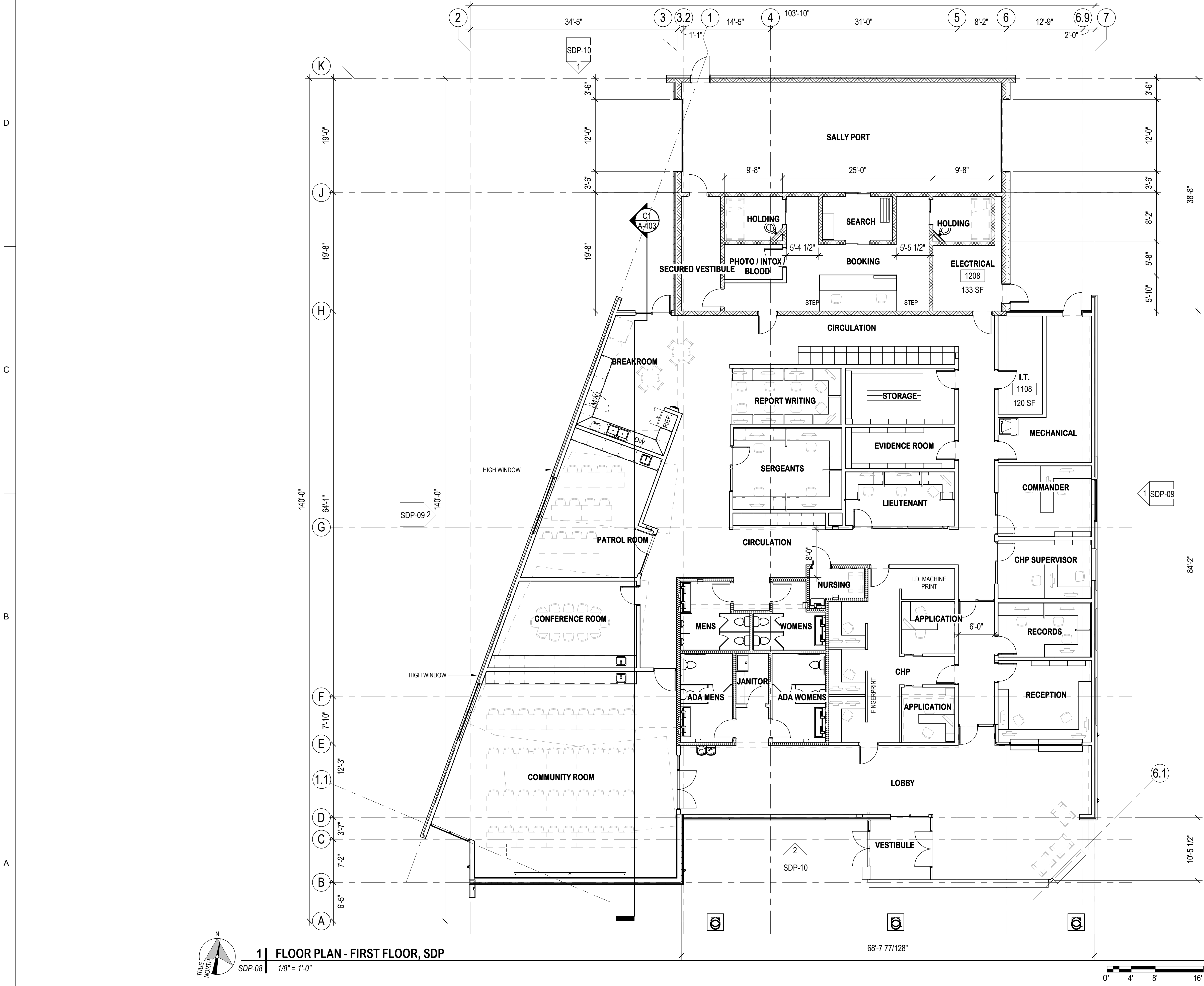
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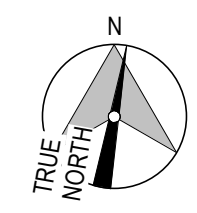
3

4

5



1 FLOOR PLAN - FIRST FLOOR, SDP



SDP-08 1/8" = 1'-0"



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DATE	DESCRIPTION
12/02/2023	1 SDP - SECOND REVIEW SUBMITTAL
	APPS

DESIGN BY: BD	ISSUE DATE: OCTOBER 6, 2023
D2C PROJECT NUMBER 202207	CONSULTANT'S PROJECT #
DRAWN BY: HK	CHK BY: HK
SEAL BY: BD	PLAT DATE: 10/09/2023
PLAT SCALE: 1/8" = 1'-0"	CONTRACT NO.:
FILE NAME: 22' x 34'	FILE NUMBER:

SITE DEVELOPMENT PLAN

EL PASO COUNTY SHERIFF'S DEPARTMENT
FALCON - SHERIFF
SUBSTATION
10262 ROYAL COUNTY DOWN RD, FALCON, COLORADO
FLOOR PLAN - FIRST FLOOR

SHEET IDENTIFICATION
SDP-08
SHEET 8 OF 14

PCD FILE # PPR-22-59

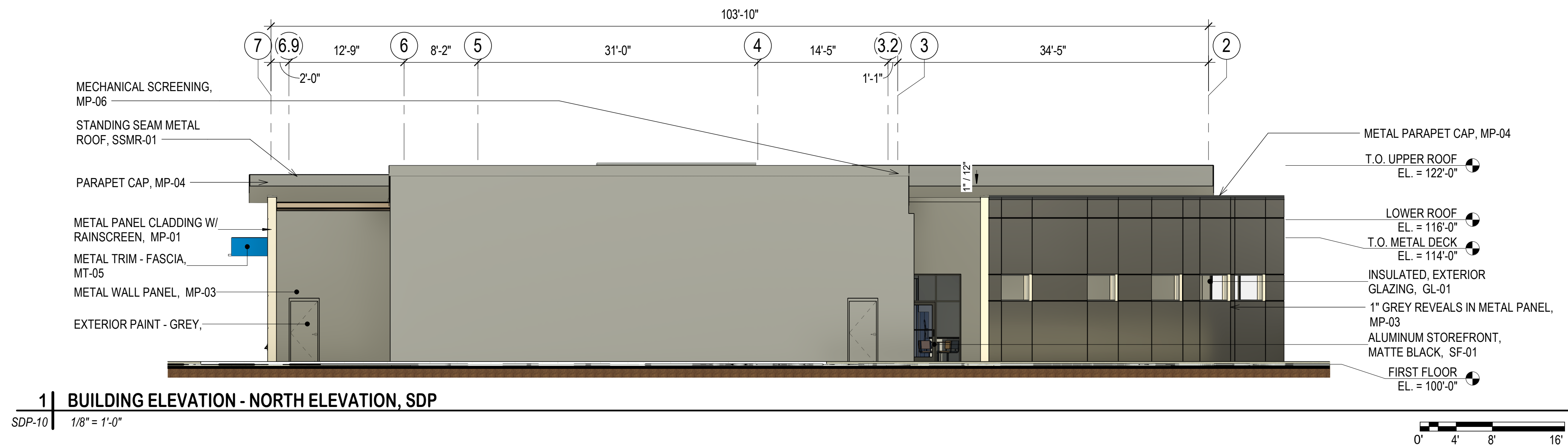
MATERIAL LEGEND - SITE DEVELOPMENT PLAN

LEGEND	DESCRIPTION	MANUFACTURER	COLOR	TEXTURE	SQUARE FOOTAGE	PERCENTAGE	LEGEND	DESCRIPTION	MANUFACTURER	COLOR	TEXTURE	SQUARE FOOTAGE	PERCENTAGE
	MP-01 METAL PANEL CLADDING W/ ARCHITECTURAL RAINSCREEN	FUNDERMAX	LOFT	CONCRETE	4,349 SF	39%		PT-01 EXTERIOR PAINT	SHERWIN WILLIAMNS	CHARCOAL	FLAT		
	MP-02 METAL PANEL - FASCIA	METAL SALES	SLATE BLUE	SMOOTH				STN-01 STONE VENEER W/ ARCHITECTURAL RAINSCREEN	RIO GRANDE	NATURAL STONE	DRY STACKED	1,947 SF	17%
	MP-03 METAL WALL PANEL W/ ARCHITECTURAL RAINSCREEN	METAL SALES	CHARCOAL	SMOOTH	1,924 SF	17%		STC-01 STUCCO FINISH	LOCAL CONTRACTOR	WARM GREY	STUCCO	1,110 SF	10%
	MP-04 METAL TRIM - FASCIA / PARPET CAP	METAL SALES	CHARCOAL	SMOOTH				AL-01 EXTERIOR ALUMINUM LETTERING	AVALANCHE	ALUMINUM	SMOOTH		
	MP-05 METAL PANEL - COLUMN WRAP	METAL SALES	WOODGRAIN	SMOOTH				SF-01 ALUMINUM STOREFRONT	KAWNEER	MATTE BLACK	SMOOTH	1,852 SF	17%
	MP-06 MECHANICAL SCREEN WALL	METAL SALES	DARK GREY	PERFERRATED PANEL				SSMR-01 STANDING SEAM METAL ROOF	METAL SALES	DARK GREY	RIBBED		
	MP-07 REVEALS	ACM	BLACK	GLOSS				GL-01 STOREFRONT GLAZING	VITRO	SMOKE GREY	SMOOTH		

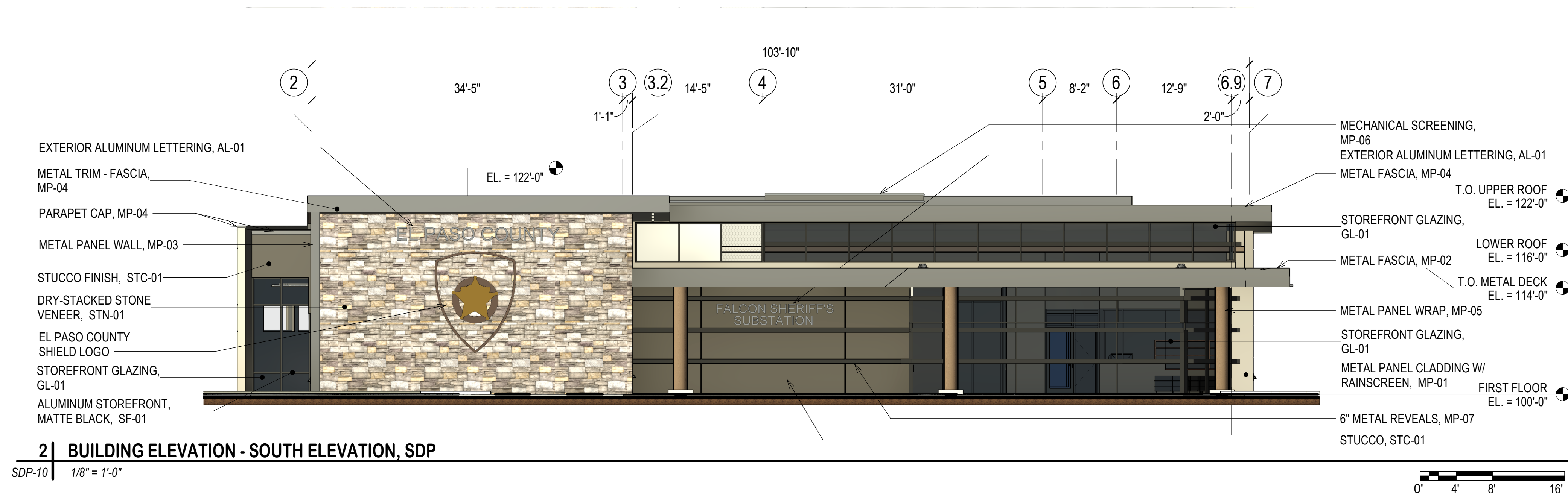
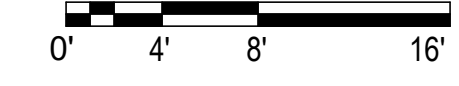


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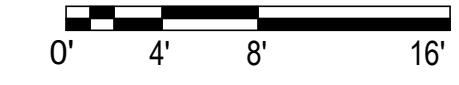
DATE	DESCRIPTION	APPROVAL
12/02/2022	1 SDP - SECOND REVIEW SUBMITTAL	



1 | BUILDING ELEVATION - NORTH ELEVATION, SDP
SDP-10 | 1/8" = 1'-0"



2 | BUILDING ELEVATION - SOUTH ELEVATION, SDP
SDP-10 | 1/8" = 1'-0"



ISSUE DATE: OCTOBER 6, 2023	CONSULTANT'S PROJECT #
DESIGN BY: BD	D2C PROJECT NUMBER 202207
DRAWN BY: HK	CHK BY: HK
DATE: 10/02/2023	CONTRACT NO.:
SCALE: 1/8" = 1'-0"	FILE NUMBER:
SIZE: 22" x 34"	FILE NAME:

SITE DEVELOPMENT PLAN

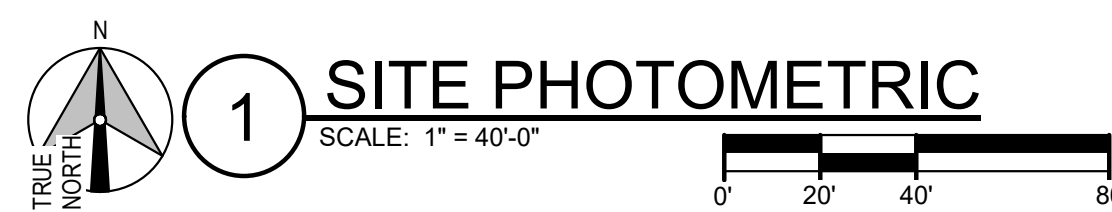
EL PASO COUNTY SHERIFF'S DEPARTMENT
FALCON - SHERIFF SUBSTATION
10262 ROYAL COUNTY DOWN RD. FALCON, COLORADO 80839
BUILDING ELEVATIONS

SHEET IDENTIFICATION
SDP-10
SHEET 11 OF 14

SDP-10

Symbol	Qty	Label	LLF	Description	Lum. Lumens
⊞	2	W1	1.000	AAL CY1-25-3K7-1-2-T	2120
⊞	11	B1	1.000	Kim Lighting PA7R-NU4-12L-020-3K7	1362
⊞	2	Z1	1.000	EXO ASL1-160L-70-3K7-4W-U	8822
⊞	6	Z3	1.000	EXO ASL1-160L-135-3K7-3-U	17094
⊞	7	Z4	1.000	EXO ASL1-160L-135-3K7-4W-U	16883

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminance	Fc	2.22	12.0	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.84	6.6	0.0	N.A.	N.A.



1 SITE PHOTOMETRIC

D
C
B
A

SDP-11-

MARKS	DESCRIPTION	DATE	APPROVALS
1	SDP - Second Review Submittal	12.12.2023	

DESIGN BY: Designer D2C PROJECT NUMBER 202207	ISSUE DATE: OCTOBER 06, 2023 CONSULTANT'S PROJECT #
DRAWN BY: Author CHK BY: Checker	SOLICITATION NO.:
SEAL BY: Approver	CONTRACT NO.:
PLOT SCALE: As Indicated	FILE NUMBER:
FILE NAME:	

SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

El Paso County Sheriff's Department
Falcon - Sheriff Substation
 10262 Royal County Down Rd, Falcon, Colorado 80831
SITE PHOTOMETRIC

SHEET IDENTIFICATION
SDP-11
 SHEET 11 OF 13

KIMLIGHTING®

PA7R BOLLARD

FEATURES

- IDA Dark Sky Compliant, No Up-light configuration
Elegant form factor blended with Performance Optics
Integral NEMA 3R Enclosure
Dual receptacle power panel
PA System capability
Bluetooth® enabled RGBW accent



CONTROL TECHNOLOGY



LIGHTING CONTROLS

SPECIFICATIONS

CONSTRUCTION

HOUSING:

- Castings are low copper aluminum alloy die-cast
Gaskets are molded silicone to prevent harmful ingress to the lamp and driver compartments
IP65 rated

SHAFT:

- Aluminum shaft(s) is 125" thick extruded aluminum 6061 alloy
Concrete shaft(s) conforms to current specifications for "Portland Cement" ASTM C150, Type I or II
Aggregates shall meet current requirements of "Specifications for Concrete Aggregates," ASTM C33. Water shall be clean and free from deleterious amounts of salt, oil, acids, alkalis or organic materials.

OPTICS:

- LEDs mount to a metal printed circuit board assembly (MCPCB)
Optical lenses are clear injection molded PMMA acrylic
UO configurations have an optically clear flat tempered glass lens, all other configurations have either an optically clear or high transmission diffused acrylic lens

INSTALLATION:

- Aluminum shaft configurations will have four specifications for "Portland Cement" ASTM C150, Type I or II
Concrete shaft(s) is medium sand-blended with anti-graffiti sealer and material color shall be integral to the concrete mix
Concrete shaft(s) is cured to allow for completion of the hydration process, and result in a 28-day compressive strength of not less than 4,500 psi
Concrete shaft(s) is cast from fiberglass molds used to insure uniform parts. Mold parting lines may be slightly visible in finished parts

Pavilion™



RELATED PRODUCTS: Pavilion Square, Pavilion Round Impact Rated

ELECTRICAL:

- Universal voltage, 120 through 277V with a 10% tolerance. Driver is Underwriters Laboratories listed
High voltage configurations, 208-277, 347/480. Driver is Underwriters Laboratories listed
"Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
Drivers are greater than a 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments
Luminaire is capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

INSTALLATION:

- Aluminum shaft configurations will have four specifications for "Portland Cement" ASTM C150, Type I or II
Concrete shaft(s) is medium sand-blended with anti-graffiti sealer and material color shall be integral to the concrete mix
Concrete shaft(s) is cured to allow for completion of the hydration process, and result in a 28-day compressive strength of not less than 4,500 psi
Concrete shaft(s) is cast from fiberglass molds used to insure uniform parts. Mold parting lines may be slightly visible in finished parts

Table with 2 columns: Parameter (Lumen Range, Wattage Range, Efficacy Range (LPW), Reported Life (Hours)) and Value (397-2350, 14-22, 29-108, L70/60,000)

KIMLIGHTING®

PA7R BOLLARD

ORDERING GUIDE

HOUSING

Table with columns: Model, Top, Optics, Distribution, Light Engine. Includes model numbers like PA7R, CH, CL, DL, LV, GC, GD and their corresponding specifications.

Table with columns: Body, Fixture Finish, Control Options, Voltage, Options. Lists various body models (24A, 42A, 42B-C, etc.) and their associated finishes, control options, and voltage ratings.

Table with 2 columns: Parameter (Lumen Range, Wattage Range, Efficacy Range (LPW), Reported Life (Hours)) and Value (397-2350, 14-22, 29-108, L70/60,000)

Current®

EXO OUTDOOR LIGHTING

SLING Micro Strike AREA/SITE/ROAD LIGHTER

FEATURES

- Compact sleek design with multiple LED configurations and simple installation
The SLING includes a universal mounting block for easy pole installation or mast arm option for 2-3/8" OD roadway brackets
Capable of replacing up to 1000w HID luminaires
Micro Strike optical distributions of Type 2, 3, 4W or SOW
Tool-less entry option for easy installation and maintenance
Micro Strike optical distributions of Type 2, 3, 4W or SOW
15G rated for high vibration applications including bridges and overpasses



CONTROL TECHNOLOGY

SPECIFICATIONS

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface.
Corrosion resistant, die-cast aluminum housing with powder coat paint finish
Separate optical and electrical compartment for improved thermal management and optimum component operation
TGC thermostat polyester powder paint finish applied at nominal 2.5 mil thickness
ETRE: optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
Premium engineered individual acrylic lenses deliver ES Type 2, 3, 4W and SOW distributions
Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning
3000K, 4000K, or 5000K (70 CRI) CCT
80, 160, or 320 midpower LEDs
3000K, 4000K or 5000K (70 CRI) CCT
Zero uplight at 0 degrees of tilt
Field rotatable optics
NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin
wISCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin
Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

Table with 2 columns: Parameter (Lumen Range, Wattage Range, Efficacy Range (LPW), Weight lbs. (kg)) and Value (3,200-36,000, 25-255, 118-148, 14.5-175 (6.6-8.0))

Current®

currentlighting.com/exo Page 2 of 2 Rev 07/2022 SLING MicroStrike V2_R01

architectural lighting

CY2 ACCENT SCALE

FEATURES

- Integral Battery Backup Option
360° Light Distribution
RGBW or Static White Luminous Front Option
Multiple Fascia Options and Finishes
4G Vibration Tested



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Main housing shroud is made of fabricated 5052-H32 aluminum alloy
Housing mounting interface has a stamped silicone gasket
Luminaire housing is free of any visible heat fins, hardware or fasteners
Bracketry and hardware is stainless steel
Luminaire finish 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
Luminaire finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

LEDOPTICS:

- LEDs are mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features
Optical lenses is clear injection molded PMMA acrylic
Optical array is recessed in order to shield each LED optic across the length of the aperture
Optical array is sealed for IP66 rating
Secondary lens is impact resistant 5/32" tempered glass

INSTALLATION

- JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box
Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates

Current®

EXO OUTDOOR LIGHTING

SLING Micro Strike AREA/SITE/ROAD LIGHTER

ORDERING GUIDE

Example: ASL1-80L-50-3K7-2-UNV-ASOJ-BLT-7PRM-40F

ORDERING INFORMATION

Table with columns: Series, # LEDs, CCT/CRI, Distribution, Rotation/Orientation, Voltage, Mounting. Lists various SLING Micro Strike models and their specifications.

Table with columns: Control Options Network, Stand Alone Sensors, Control Options, Color. Lists various control and sensor options for the SLING Micro Strike.

Table with 2 columns: Parameter (Lumen Range, Wattage Range, Efficacy Range (LPW), Weight lbs. (kg)) and Value (3,200-36,000, 25-255, 118-148, 14.5-175 (6.6-8.0))

Current®

currentlighting.com/exo Page 2 of 2 Rev 07/2022 SLING MicroStrike V2_R01

architectural lighting

CY2 ACCENT SCALE

FEATURES

- Integral Battery Backup Option
360° Light Distribution
RGBW or Static White Luminous Front Option
Multiple Fascia Options and Finishes
4G Vibration Tested



CONTROL TECHNOLOGY



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CONSTRUCTION

- Main housing shroud is made of fabricated 5052-H32 aluminum alloy
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INSTALLATION

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Current®

EXO OUTDOOR LIGHTING

SLING Micro Strike AREA/SITE/ROAD LIGHTER

ORDERING GUIDE

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BranchPattern

www.branchpattern.com PROJECT NUMBER: 597009 BETTER BUILT ENVIRONMENTS

D2C ARCHITECTS

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Table with columns: DESIGN BY, DDC PROJECT NUMBER, ISSUE DATE, CONSULTANT'S PROJECT #, SOLICITATION NO., CONTRACT NO., FILE NUMBER, FILE NAME, SIZE, SHEET, DATE, APPR, DISCREPTION, MARKS.

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EXO OUTDOOR LIGHTING

SLING Micro Strike AREA/SITE/ROAD LIGHTER

ORDERING GUIDE

Example: ASL1-80L-50-3K7-2-UNV-ASOJ-BLT-7PRM-40F

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SDP-12

Current®

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Current®

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Current®

currentlighting.com/aal Page 1 of 7 Rev 07/09/22 aal_Cy2_spec_R01

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SHEET IDENTIFICATION SDP-12 SHEET 12 OF 13

