

# HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

## LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

### A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

## SITE PLAN REVIEW

### LEGAL DESCRIPTION

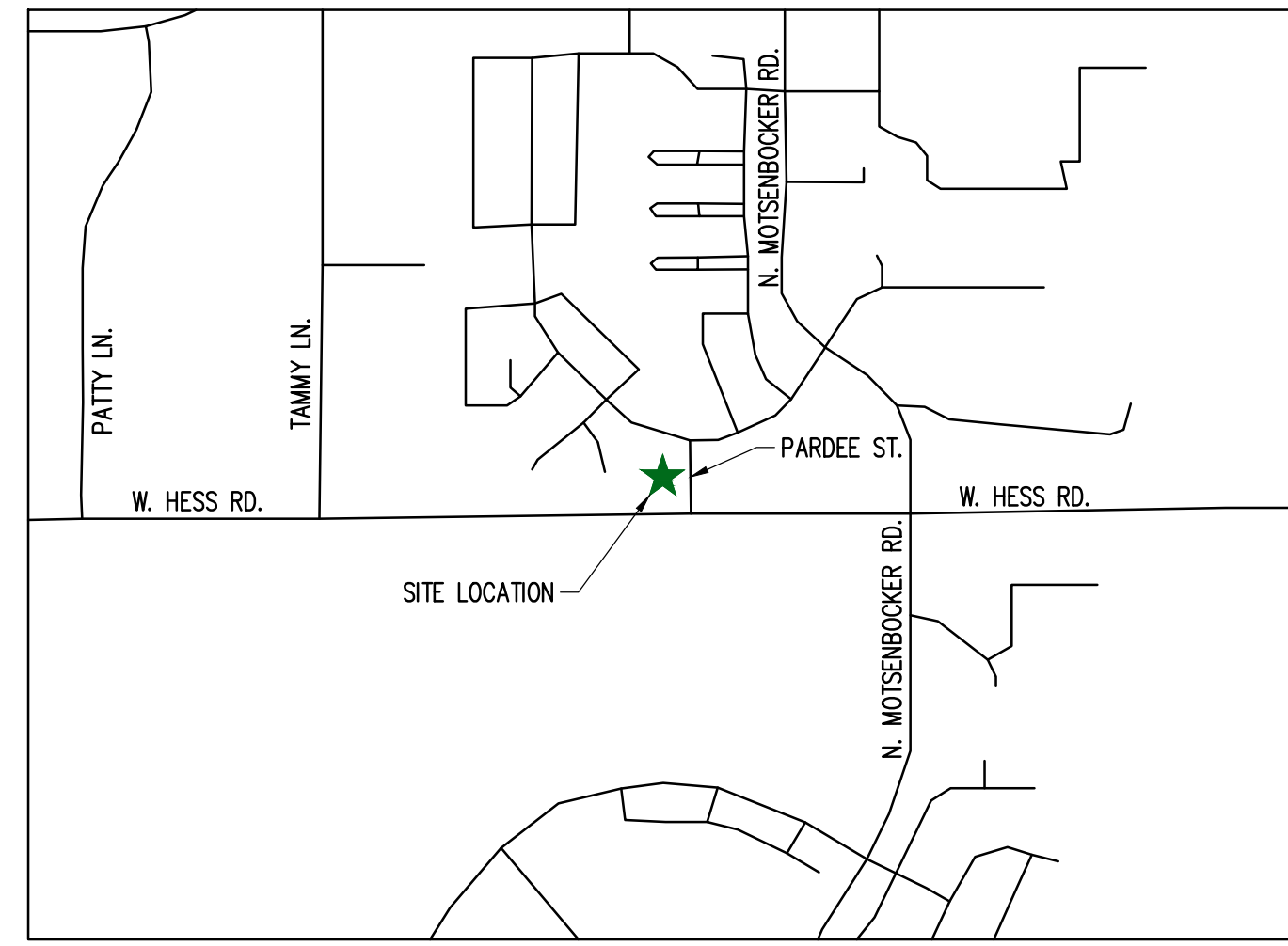
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CONTAINING 48,372 SF (1.111 AC), MORE OR LESS.

### TOWN OF PARKER - CONSTRUCTION NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
- A TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 303-534-6700 OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
- ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:  
EXAMPLES: WATER TIE-IN SHEET 3  
STORM SEWER CONNECTION SHEET 6
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION.
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
- IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.



VICINITY MAP

### SHEET INDEX

CV-1.0	COVER SHEET
C-1.0	SITE PLAN
A-1	PROPOSED EXTERIOR ELEVATIONS
A-2	PROPOSED EXTERIOR ELEVATIONS
ESP1.1	PHOTOMETRIC PLAN
ESP1.2	PHOTOMETRIC CUT SHEET
L-1	LANDSCAPE PLAN

### PROJECT CONTACTS:

**PROPERTY OWNER**  
BRYTAR COMPANIES  
8117 PRESTON ROAD, #300  
DALLAS, TX 75225  
(214) 632-4860  
CONTACT: SCOTT REMPHREY

**PARKER PUBLIC WORKS**  
ASSOCIATE PLANNER  
20120 E. MAIN STREET  
PARKER, CO 80138  
(303) 805-3199  
CONTACT: STACEY NERGER

**APPLICANT**  
BRYTAR COMPANIES  
8117 PRESTON ROAD, #300  
DALLAS, TX 75225  
(214) 632-4860  
CONTACT: SCOTT REMPHREY

**GAS**  
XCEL ENERGY  
180 LARIMER ST.  
DENVER, CO 80202  
(800) 895-2999

**CIVIL ENGINEER**  
RIDGETOP ENGINEERING AND CONSULTING, LLC  
541 E. GARDEN DRIVE, UNIT N  
WINDSOR, CO 80550  
(970) 663-4552  
CONTACT: MIKE BEACH, P.E.

**SOUTH METRO FIRE RESCUE AUTHORITY**  
9195 E. MINERAL AVE.  
CENTENNIAL, CO 80112  
(720) 488-7200  
CONTACT: RANDY CAPRA

**ARCHITECT**  
ROGUE ARCHITECTURE  
4100 WADSWORTH BLVD, SUITE 300  
WHEAT RIDGE, CO 80033  
(720) 599-3330  
CONTACT: SCOTT BODUCH

**INTERNATIONAL RURAL ELECTRIC ASSOC.**  
5496 NORTH US HWY 85  
P.O. BOX DRAWER A  
SEDALIA, CO 80135  
(303) 688-3100  
CONTACT: BROOK KAUFMAN

**SURVEYOR**  
P.L.S GROUP  
532 WEST 66TH STREET  
LOVELAND, CO 80538  
(970) 669-2100  
CONTACT: BRYAN SHORT

### SITE DATA

SITE	=	1.111 AC (48,372 SF)
TOTAL	=	1.111 AC (48,372 SF)
USE:	DAY CARE FACILITY	
BUILDINGS:	±10,000 SF	
ZONE:	PLANNED DEVELOPMENT	

REQUIRED PARKING (1 PER 4 CHILDREN OF LICENSED CAPACITY)  
170/4 = 42.5 OR 43 PARKING STALLS

STANDARD PARKING PROVIDED	43
HC STALLS	2
TOTAL PARKING PROVIDED	45

BICYCLE PARKING: 8

STANDARD STALL DIMENSIONS: 9' X 19'  
STALLS NEXT TO LANDSCAPE: 10' X 19'

DRIVE AISLE WIDTH: 24'

### BUILDING DATA

DAY CARE FACILITY	=	± 10,000 SF
TOTAL	=	± 10,000 SF

### SIGHT DISTANCE CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, THE BIG TOOL BOX, IS DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.

MICHAEL R. BEACH, PE #45088

### ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, THE BIG TOOL BOX, IS DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.

MICHAEL R. BEACH, PE #45088

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering

Date

LOGO



SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

LOT 1, BLOCK 1  
HORSESHOE RIDGE  
PARKER, CO 80134

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300  
DALLAS, TX 75225

SUBMITTAL

SITE PLAN REVIEW

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

DATE

5/28/2019

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1

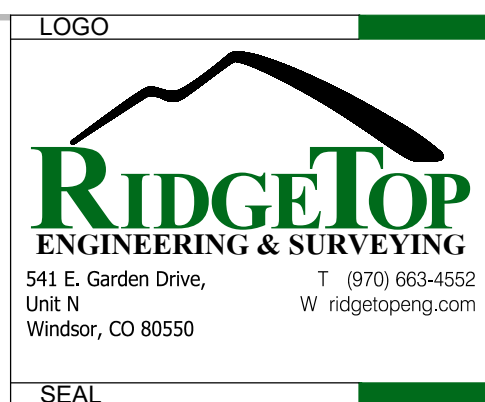
1 of #

# HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

## LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

### A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

#### SITE PLAN REVIEW



**LEGEND**

[Symbol]	CONCRETE PAVEMENT
[Symbol]	STANDARD DUTY ASPHALT PAVEMENT
[Symbol]	CONCRETE SIDEWALK PAVEMENT
[Symbol]	LANDSCAPED AREA
[Symbol]	PROPERTY LINE
[Symbol]	CONCRETE CURB & GUTTER
[Symbol]	EASEMENT
[Symbol]	BUILDING SETBACK

**SITE DATA**

SITE	= 1.111 AC (48,372 SF)
TOTAL	= 1.111 AC (48,372 SF)
USE:	DAY CARE FACILITY
BUILDINGS:	±10,000 SF
ZONE:	PLANNED DEVELOPMENT
REQUIRED PARKING (1 PER 4 CHILDREN OF LICENSED CAPACITY)	170/4 = 42.5 OR 43 PARKING STALLS
STANDARD PARKING PROVIDED	43
HC STALLS	2
TOTAL PARKING PROVIDED	45
BICYCLE PARKING:	8
STANDARD STALL DIMENSIONS:	9' X 19'
STALLS NEXT TO LANDSCAPE:	10' X 19'
DRIVE AISLE WIDTH:	24'

**BUILDING DATA**

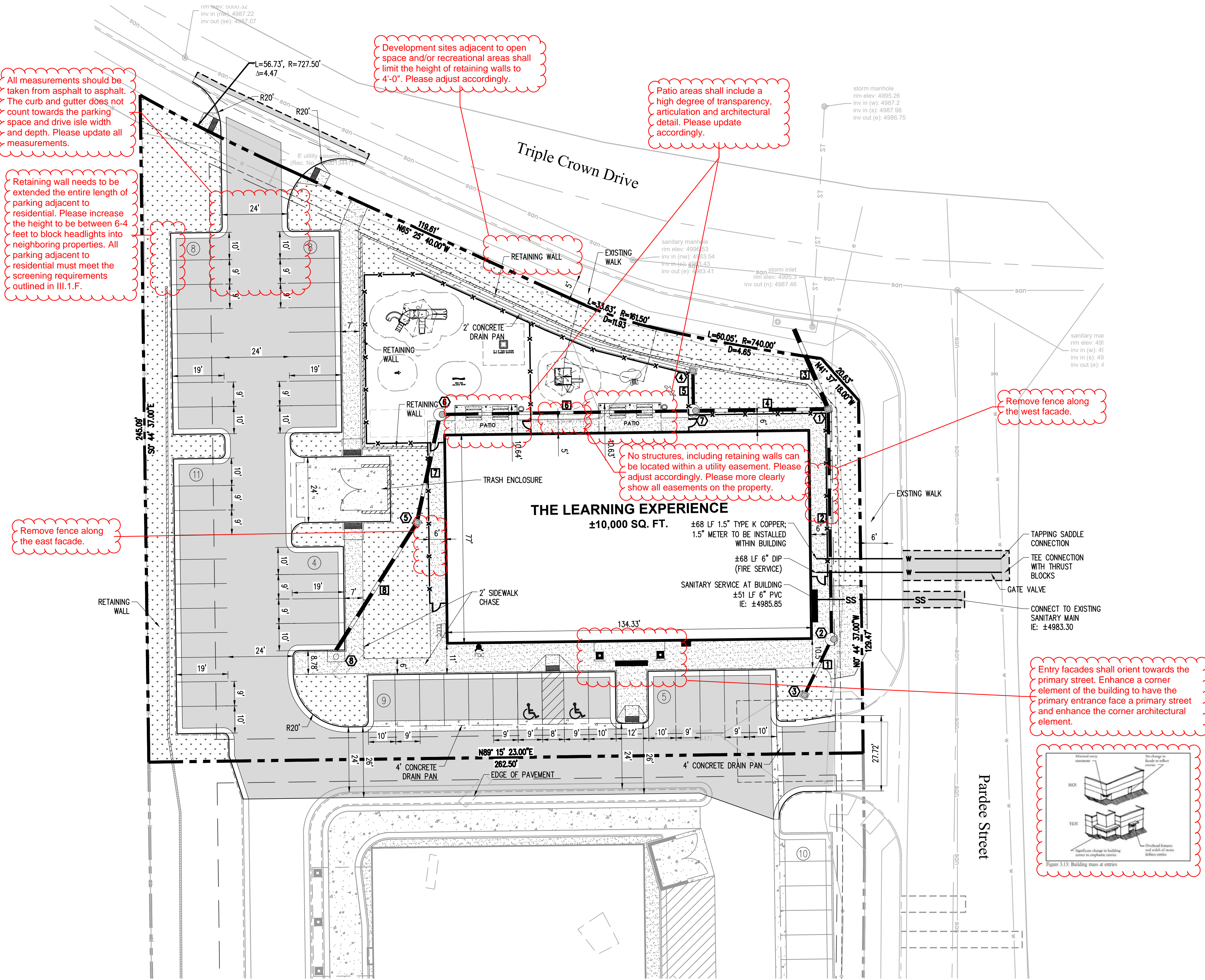
DAY CARE FACILITY	= ± 10,000 SF
TOTAL	= ± 10,000 SF

PROJECT TITLE  
**THE LEARNING EXPERIENCE**

LOT 1, BLOCK 1  
HORSESHOE RIDGE  
PARKER, CO 80134

PREPARED FOR  
**BRYTAR COMPANIES**

8117 PRESTON RD. #300  
DALLAS, TX 75225



All measurements should be taken from asphalt to asphalt. The curb and gutter does not count towards the parking space and drive aisle width and depth. Please update all measurements.

Retaining wall needs to be extended the entire length of parking adjacent to residential. Please increase the height to be between 6-4 feet to block headlights into neighboring properties. All parking adjacent to residential must meet the screening requirements outlined in III.1.F.

Development sites adjacent to open space and/or recreational areas shall limit the height of retaining walls to 4'-0". Please adjust accordingly.

Patio areas shall include a high degree of transparency, articulation and architectural detail. Please update accordingly.

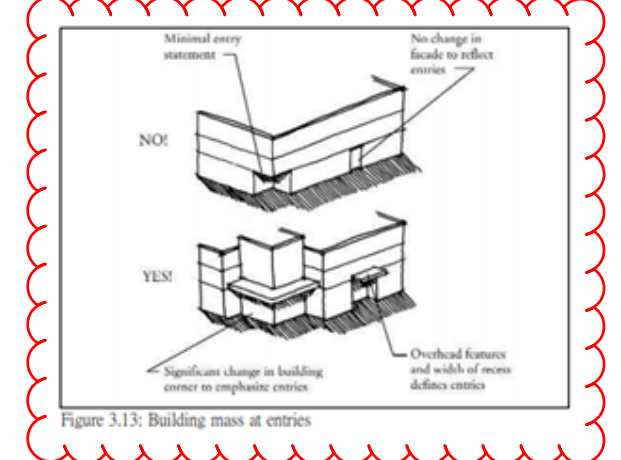
Please indicate on the site plan where the eight bicycle parking spaces will be provided. Please provide a bicycle parking detail in order to determine if the proposed structure meets the requirements outlined in Section 13.06.060.

Remove fence along the west facade.

Remove fence along the east facade.

No structures, including retaining walls can be located within a utility easement. Please adjust accordingly. Please more clearly show all easements on the property.

Entry facades shall orient towards the primary street. Enhance a corner element of the building to have the primary entrance face a primary street and enhance the corner architectural element.



**STRUCTURE TABLE**

#	TYPE	RIM	INVERT
1	AREA INLET	RIM = 4992.55	IE IN: 4987.82 12" IE IN: 4987.82 15" IE OUT: 4987.72 18"
2	48" MANHOLE	RIM = 4991.72	IE IN: 4988.34 12" IE OUT: 4988.24 12"
3	AREA INLET	RIM = 4990.00	IE OUT: 4988.46 12"
4	AREA INLET	RIM = 4991.95	IE OUT: 4988.14 12"
5	AREA INLET	RIM = 4991.77	IE IN: 4988.84 15" IE OUT: 4988.74 15"
6	48" MANHOLE	RIM = 4992.67	IE IN: 4988.53 15" IE OUT: 4988.53 12"
7	48" MANHOLE	RIM = 4992.71	IE IN: 4988.07 12" IE IN: 4988.07 12" IE OUT: 4988.07 15"
8	TYPE R INLET	RIM = 4992.66	IE OUT: 4989.11 15"

**PIPE TABLE**

#	SIZE	LENGTH	MATERIAL	SLOPE
3	18"	32'	HDPE	0.50%
2	12"	85'	HDPE	0.50%
1	12"	23'	HDPE	0.50%
7	15"	41'	HDPE	0.50%
4	15"	50'	HDPE	0.50%
6	12"	93'	HDPE	0.50%
5	12"	15'	HDPE	0.50%
8	15"	56'	HDPE	0.50%

**811**  
Know what's below.  
Call before you dig.

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering \_\_\_\_\_ Date \_\_\_\_\_

SUBMITTAL  
**SITE PLAN REVIEW**

DRAWN BY: BSA  
CHECKED BY: MRB  
PROJECT NO.: 18-075-001

REVISIONS

NO.	DATE	DESCRIPTION

DATE  
5/28/2019

SHEET TITLE  
**SITE PLAN**

SHEET INFORMATION  
**C-1.0**

2 of #

**ISSUE**

NO.	DATE	DESCRIPTION	INT.
05.22.2019		PROGRESS REVIEW	
05.28.2019		SITE PLAN SUBMITTAL	

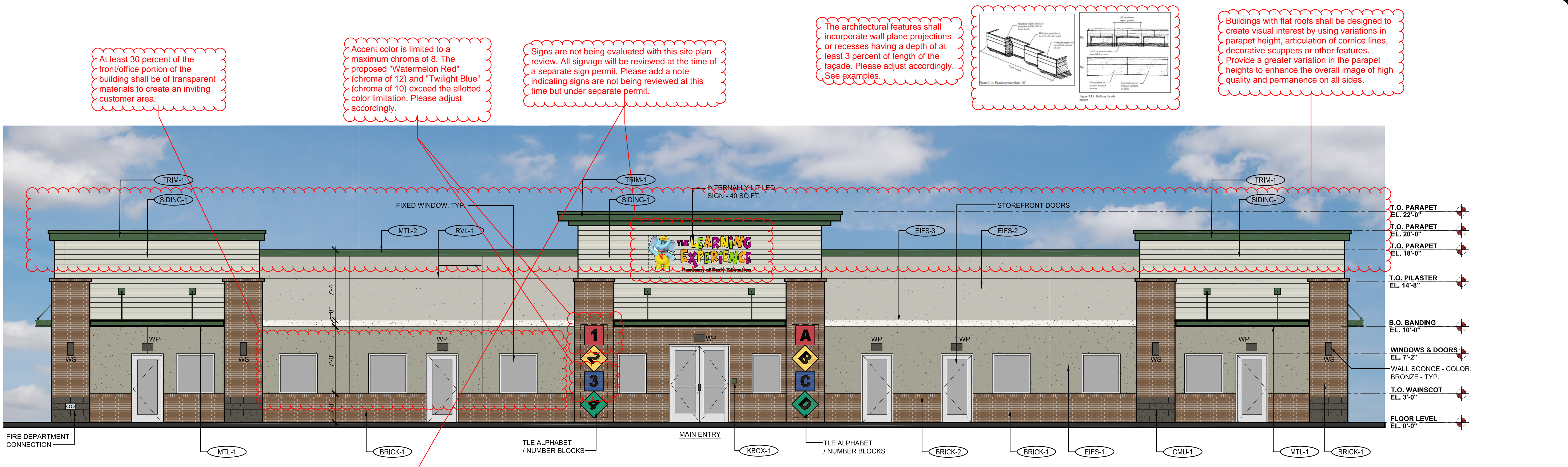
**REVISION**

NO.	DATE	DESCRIPTION	INT.

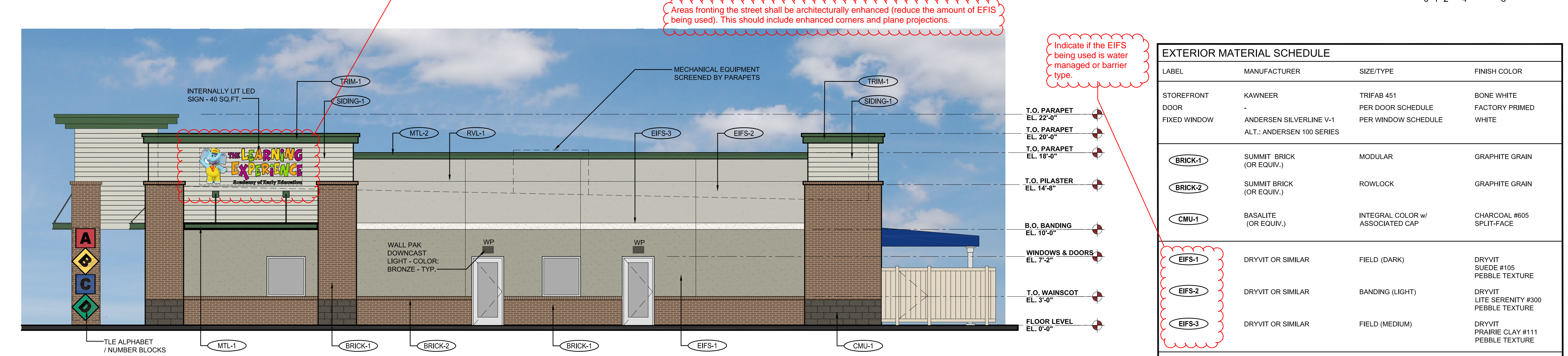
**PRELIMINARY**  
 NOT FOR BIDDING OR CONSTRUCTION

Project Number: **2019.13** Scale: **AS NOTED**  
 Drawn By: **ROGUE** Approved By: **SAB**  
**PROPOSED EXTERIOR ELEVATIONS**  
 Drawing Number: **A-1**

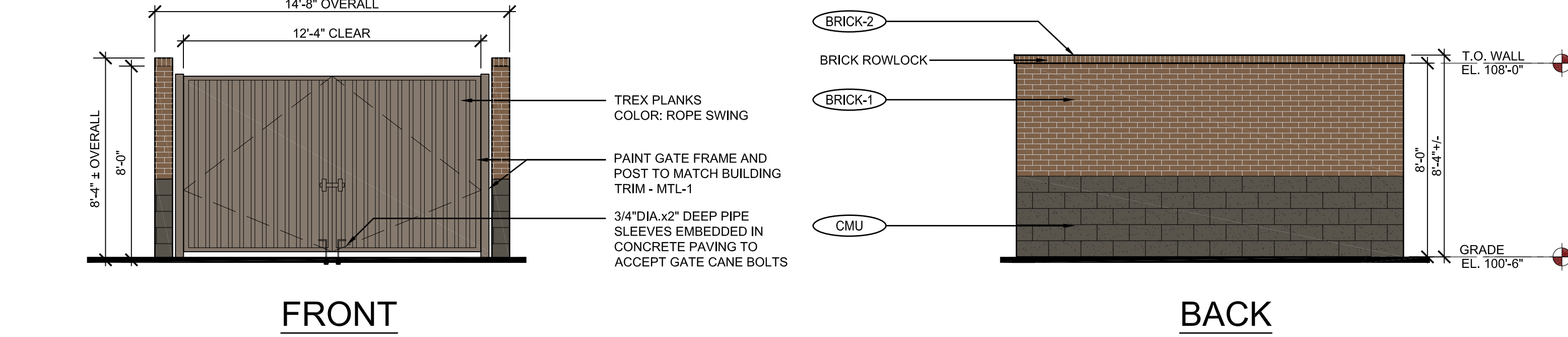
SITE PLAN SUBMITTAL - 05.28.2019



**3 PROPOSED SOUTH ELEVATION**  
 scale: 3/16" = 1'-0"



**2 PROPOSED EAST ELEVATION**  
 scale: 3/16" = 1'-0"



**1 PROPOSED TRASH ENCLOSURE ELEVATIONS**  
 scale: 1/4" = 1'-0"

**EXTERIOR MATERIAL SCHEDULE**

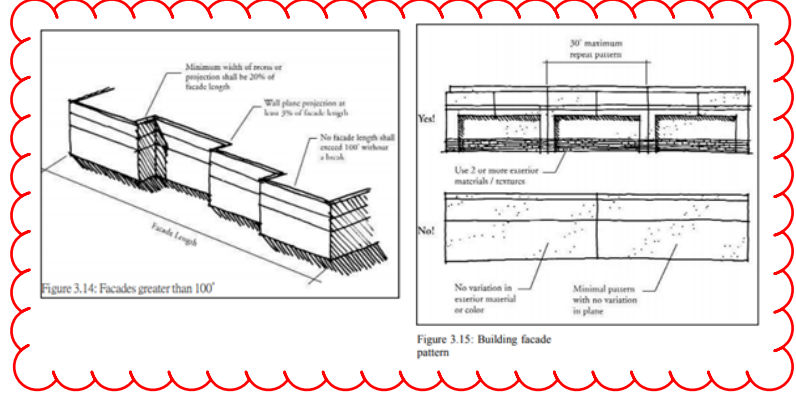
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT DOOR	KAWNEER	TRIFAB 451	BONE WHITE
FIXED WINDOW	ANDERSEN SILVERLINE V-1	PER WINDOW SCHEDULE	FACTORY PRIMED
	ALT.: ANDERSEN 100 SERIES	PER WINDOW SCHEDULE	WHITE
BRICK-1	SUMMIT BRICK (OR EQUIV.)	MODULAR	GRAPHITE GRAIN
BRICK-2	SUMMIT BRICK (OR EQUIV.)	ROWLOCK	GRAPHITE GRAIN
CMU-1	BASALITE (OR EQUIV.)	INTEGRAL COLOR w/ ASSOCIATED CAP	CHARCOAL #605 SPLIT-FACE
EIFS-1	DRYVIT OR SIMILAR	FIELD (DARK)	DRYVIT SUEDE #105 PEBBLE TEXTURE
EIFS-2	DRYVIT OR SIMILAR	BANDING (LIGHT)	DRYVIT LITE SERENITY #300 PEBBLE TEXTURE
EIFS-3	DRYVIT OR SIMILAR	FIELD (MEDIUM)	DRYVIT PRAIRIE CLAY #111 PEBBLE TEXTURE
SIDING-1	JAMES HARDIE	HARDIEPLANK LAP SIDING	COLOR: COBBLESTONE
TRIM-1	JAMES HARDIE	HARDIETRIM BOARDS	PRODUCT: 5/4 SMOOTH COLOR: SW #7048 URBANE BRONZE
MTL-1	PAINTED	STEEL SUNSCREEN	SHERWIN WILLIAMS - #0041 HUNTER GREEN
MTL-2	MBCI	METAL TRIM & DOWNSPOUTS	HUNTER GREEN
PAINT-1	BENJAMIN MOORE	DOORS & FRAMES	SHERWIN WILLIAMS #6073 PERFECT GREIGE
KBOX-1	KNOX BOX (MAIN ENTRY)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
KBOX-2	KNOX BOX (MECHANICAL ROOM)	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
RVL-1	DRYVIT OR SIMILAR	3/4" ROUTED REVEAL	COLOR TO MATCH ADJACENT FINISH

At least 30 percent of the front/office portion of the building shall be of transparent materials to create an inviting customer area.

Accent color is limited to a maximum chroma of 8. The proposed "Watermelon Red" (chroma of 12) and "Twilight Blue" (chroma of 10) exceed the allotted color limitation. Please adjust accordingly.

Signs are not being evaluated with this site plan review. All signage will be reviewed at the time of a separate sign permit. Please add a note indicating signs are not being reviewed at this time but under separate permit.

The architectural features shall incorporate wall plane projections or recesses having a depth of at least 3 percent of length of the façade. Please adjust accordingly. See examples.



Buildings with flat roofs shall be designed to create visual interest by using variations in parapet height, articulation of cornice lines, decorative scuppers or other features. Provide a greater variation in the parapet heights to enhance the overall image of high quality and permanence on all sides.

Areas fronting the street shall be architecturally enhanced (reduce the amount of EIFS being used). This should include enhanced corners and plane projections.

Indicate if the EIFS being used is water managed or barrier type.

R:\PROJECTS\2019.13 - BRYAR - TLE PARKER, CO\CAD\SITE SUBMITTAL\2019.13 - A-1 - PROPOSED ELEVATIONS.DWG SBODUCH PLOTTED: 05/27/2019

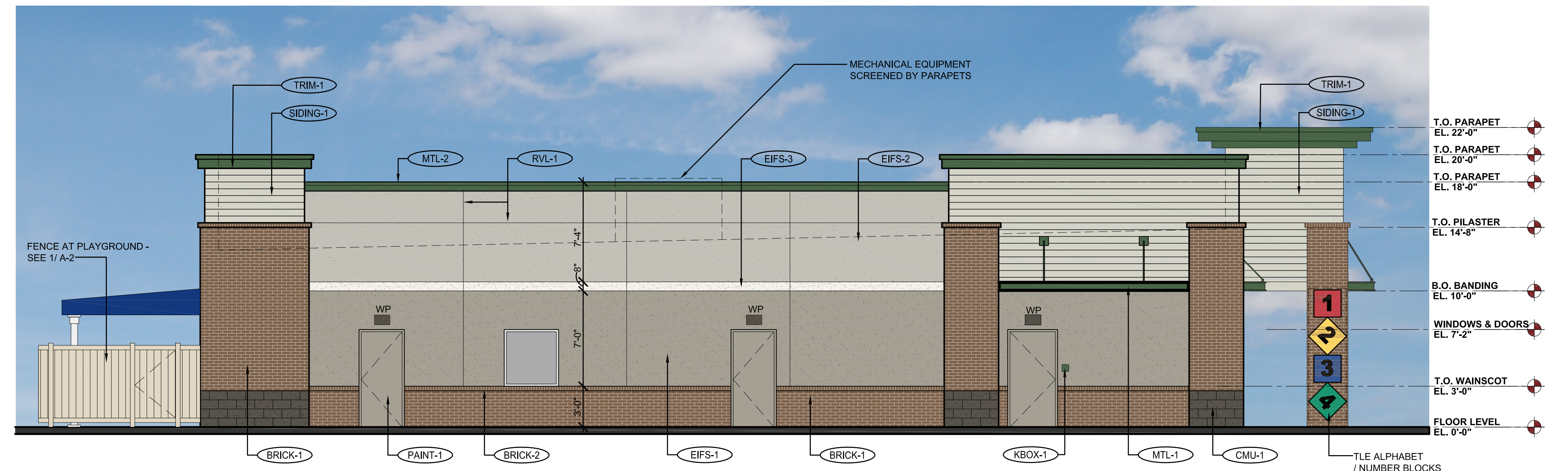
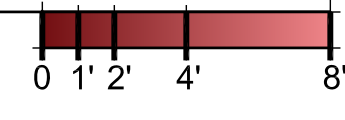
Buildings with flat roofs shall be designed to create visual interest by using variations in parapet height, articulation of cornice lines, decorative scuppers or other features. Provide a greater variation in the parapet heights to enhance the overall image of high quality and permanence on all sides.

Areas fronting the street shall be architecturally enhanced (reduce the amount of EIFS being used). This should include enhanced corners and plane projections.

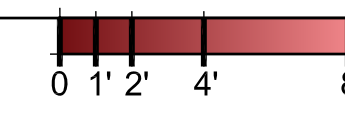
Provide colored elevation of all facades that shows the proposed fence included. Building facades facing a public street must meet the architectural elements and articulation details same as the entry facade.



**3 PROPOSED NORTH ELEVATION**  
scale: 3/16" = 1'-0"

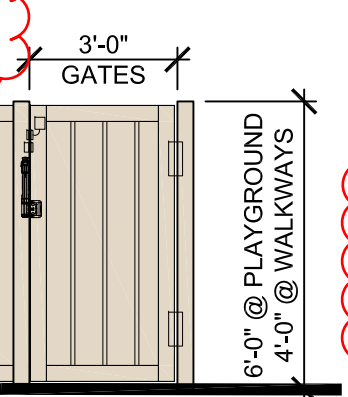


**2 PROPOSED WEST ELEVATION**  
scale: 3/16" = 1'-0"



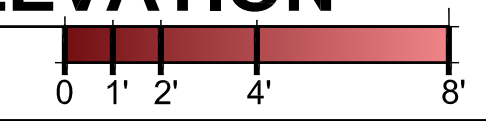
FENCE POSTS TO BE MAX. 6'-0" APART. PROVIDE FENCE POST AT EACH CORNER AND TURN.

Material and color not included on the material board provided. Please provided material and color samples.



Add masonry columns to provide architectural feature and additionally safety feature from the children's play area.

**1 PROPOSED FENCE ELEVATION**  
scale: 1/4" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED
FIXED WINDOW	ANDERSEN SILVERLINE V-1	PER WINDOW SCHEDULE	WHITE
	ALT.: ANDERSEN 100 SERIES		
BRICK-1	SUMMIT BRICK (OR EQUIV.)	MODULAR	GRAPHITE GRAIN
BRICK-2	SUMMIT BRICK (OR EQUIV.)	ROWLOCK	GRAPHITE GRAIN
CMU-1	BASALITE (OR EQUIV.)	INTEGRAL COLOR w/ ASSOCIATED CAP	CHARCOAL #605 SPLIT-FACE
EIFS-1	DRYVIT OR SIMILAR	FIELD (DARK)	DRYVIT SUEDE #105 PEBBLE TEXTURE
EIFS-2	DRYVIT OR SIMILAR	BANDING (LIGHT)	DRYVIT LITE SERENITY #300 PEBBLE TEXTURE
EIFS-3	DRYVIT OR SIMILAR	FIELD (MEDIUM)	DRYVIT PRAIRIE CLAY #111 PEBBLE TEXTURE
SIDING-1	JAMES HARDIE	HARDIEPLANK LAP SIDING PRODUCT: CEDARMILL	COLOR: COBBLESTONE
TRIM-1	JAMES HARDIE	HARDIETRIM BOARDS	PRODUCT: 5/4 SMOOTH COLOR: SW #7048 URBANE BRONZE
MTL-1	PAINTED	STEEL SUNSCREEN	SHERWIN WILLIAMS - #0041 HUNTER GREEN
MTL-2	MBCI	METAL TRIM & DOWNSPOUTS	HUNTER GREEN
PAINT-1	BENJAMIN MOORE	DOORS & FRAMES	SHERWIN WILLIAMS #6073 PERFECT GREIGE
KBOX-1	KNOX BOX (MAIN ENTRY)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
KBOX-2	KNOX BOX (MECHANICAL ROOM)	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
RVL-1	DRYVIT OR SIMILAR	3/4" ROUTED REVEAL	COLOR TO MATCH ADJACENT FINISH

**4100**  
Wadsworth Boulevard  
Suite 300  
Wheat Ridge  
CO 80033  
720-599-8330 - P  
303-987-2304 - X

**ROGUE**  
ARCHITECTURE  
CHALLENGING THE STATUS QUO  
www.RogueArchitecture.com

© 2019 Rogue Architecture, Inc.

**THE LEARNING EXPERIENCE**  
ACADEMY OF EARLY EDUCATION  
NEC OF HESS ROAD AND PARDEE STREET  
**PARKER, COLORADO**

ISSUE			
NO.	DATE	DESCRIPTION	INT.
05.22.2019		PROGRESS REVIEW	
05.28.2019		SITE PLAN SUBMITTAL	

REVISION			
NO.	DATE	DESCRIPTION	INT.

**PRELIMINARY**  
NOT FOR  
BIDDING OR  
CONSTRUCTION

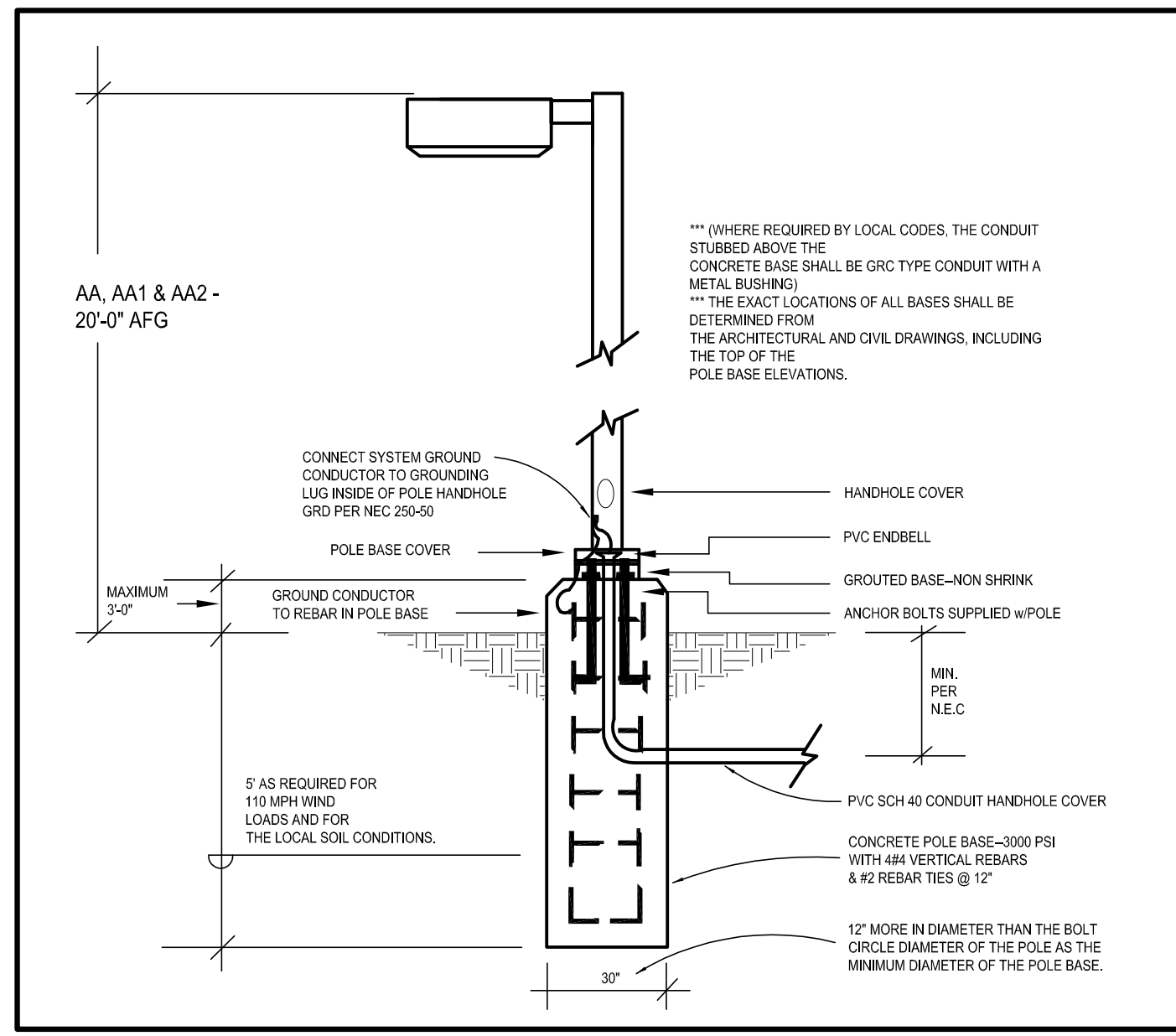
Project Number: **2019.13** Scale: **AS NOTED**  
Drawn By: **ROGUE** Approved By: **SAB**

Drawing Name: **PROPOSED EXTERIOR ELEVATIONS**

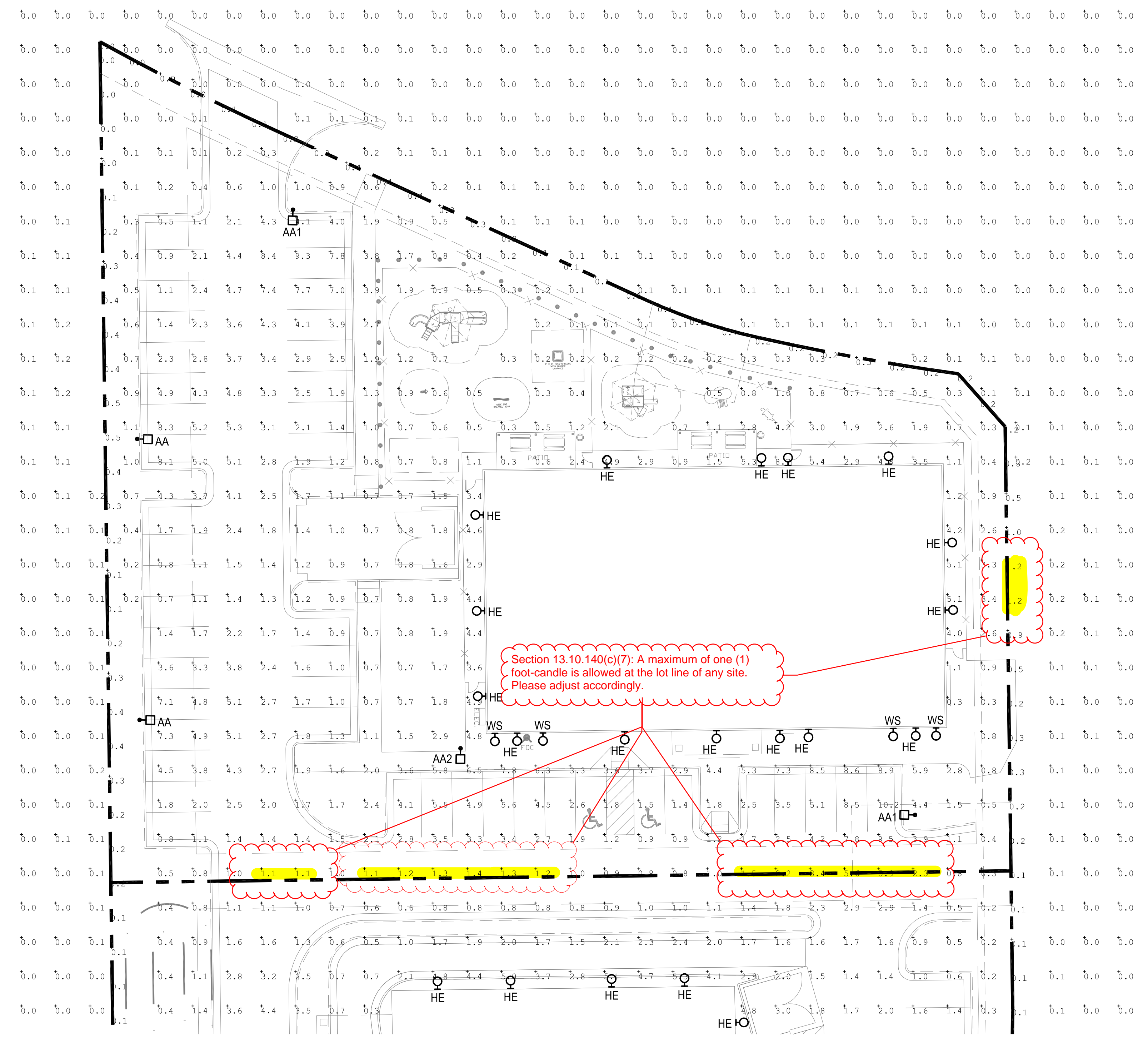
Drawing Number: **A-2**

SITE PLAN SUBMITTAL - 05.28.2019

R:\PROJECTS\2019.13 - BRYTAR - TLE PARKER - COCADSITE SUBMITTAL\2019.13 - A-2 - PROPOSED ELEVATIONS.DWG SBODUCH PLOTTED: 05/27/2019



**2 TYPE "AA, AA1 & AA2" POLE BASE DETAIL**  
scale: N.T.S.



SITE LUMINAIRE SCHEDULE									
FIXT. TYPE	NAME	MANUFACTURER CATALOG NUMBER	FINISH	LAMP DATA	LAMP WATTS	MOUNTING METHOD	MTG HEIGHT	DESCRIPTION	VOLTS
AA	LSI INDUSTRIES	XGBM-FT-SS-128-NW-UE-BLK-SSQB5-S07G-20-S-B LK-SF-DGP	BLK	LED	188	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE FT WITH HOUSE SIDE SHIELD	UNV
AA1	LSI INDUSTRIES	XGBM-FT-SS-128-NW-UE-BLK-SSQB5-S07G-20-S-B LK-SF-DGP	BLK	LED	188	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE FT	UNV
AA2	LSI INDUSTRIES	XGBM-3-SS-128-NW-UE-BLK-SSQB5-S07G-20-S-B LK-SF-DGP	BLK	LED	188	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 3 WITH HOUSE SIDE SHIELD	UNV
HE	WILLIAMS	WVPH-L30740 TFT-WHT-SDGL-EM/10WC-DIM-UNV	BLK	LED	72	SURFACE	6'-0"	WALL PACK	UNV
WS	CONTECH	CYL6230MM/040W/CLF/BZ-RDB	BSZ	LED	14	SURFACE	6'-0"	WALL SCENCE	UNV
P	KIM	EL218-S-3-BL-3KUV-DB	BLK	LED	16	GROUND	-	WATERPROOF SPOT LIGHT FOR MONUMENT SIGN	UNV

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.30	1.0	0.0	N.A.	N.A.
TLE PARKING AREA	Illuminance	Fc	3.11	10.2	0.7	4.44	14.57

Remove the Monument Sign Lighting from the Site Luminaire Schedule if not being used on this lot or update the proposed photometric plan to include this type of lighting/symbol.

There must be a numeric value associate with the Max/Min and Avg/Min ratio.

If the ratios are zero please remove the zero values from the area and recalculate.

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.

2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.

3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

**ROGUE ARCHITECTURE**

4100 Wadsworth Boulevard Suite 300 Wheat Ridge CO 80033 720-599-8330 - P 303-987-2304 - X

**CHALLENGING THE STATUS QUO**  
www.RogueArchitecture.com

© 2019 Rogue Architecture, Inc.

**THE LEARNING EXPERIENCE**

ACADEMY OF EARLY EDUCATION

NEC OF HESS ROAD AND PARDEE STREET  
**PARKER, COLORADO**

ISSUE			
NO.	DATE	DESCRIPTION	INT.
	05.28.2019	SITE PLAN SUBMITTAL	
REVISION			
NO.	DATE	DESCRIPTION	INT.

**PRELIMINARY**  
NOT FOR  
BIDDING OR  
CONSTRUCTION

Project Number: 2019.13 Scale: AS NOTED

Drawn By: ATE Approved By: JCAA

Drawing Name: **PHOTOMETRIC PLAN**

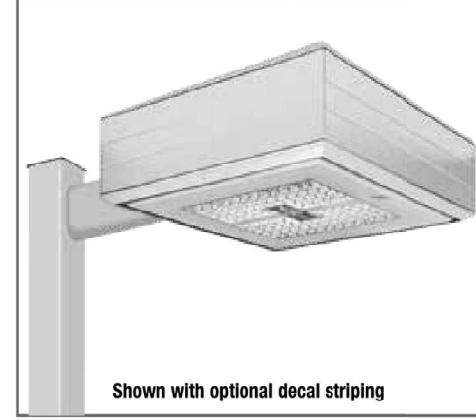
Drawing Number: **ESP1.1**

JCA  
4100 Wadsworth Blvd.  
Wheat Ridge, CO 80033  
2/19/2018  
# 15.066

2019.Q1.01 CO PARKER (HESS)

SITE PLAN SUBMITTAL - 05.28.2019

**LED AREA LIGHTS - (XGBM)**



Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit [www.lightingfacts.com](http://www.lightingfacts.com) for specific catalog striping.

Light Output - XGBM	Lumen (Nominal)				Watts (Nominal)
	Type 3	Type 5	Type FT	Type FTA	
CS	14900	18340	15000	16500	140
SS	20100	18340	20700	23000	187
HO	26750	25460	29070	31810	300
LW	11450	11290	12220	13470	136
SS	16300	15170	17230	18750	188
HO	22240	20650	23510	25410	268

LED chips are frequency optically optimized to reduce flicker.

**DOE LIGHTING FACTS**  
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit [www.lightingfacts.com](http://www.lightingfacts.com) for specific catalog striping.

Light Output - XGBM	Lumen (Nominal)				Watts (Nominal)
	Type 3	Type 5	Type FT	Type FTA	
CS	14900	18340	15000	16500	140
SS	20100	18340	20700	23000	187
HO	26750	25460	29070	31810	300
LW	11450	11290	12220	13470	136
SS	16300	15170	17230	18750	188
HO	22240	20650	23510	25410	268

LED chips are frequency optically optimized to reduce flicker.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

**ARRA** IP67 **DLC**

Meets or exceeds with ANSI C136-31-2010 American National Standard for Building Lighting Equipment - Luminaires Vibration 30 requirements.

Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_ 10/16/17  
 © 2017  
 Catalog # \_\_\_\_\_ LSI INDUSTRIES INC.

**TYPE 'AA, AA1 & AA2'**

**LED AREA LIGHTS - (XGBM)**

**LUMINAIRE ORDERING INFORMATION**

TYPICAL ORDER EXAMPLE: **XGBM 5 LED HO CW UE WHT PCM**

Series	Color	Light Source	Drive Current	Color Temperature	Mount Voltage	Finish	Optional Controls	Optional Sensor Options
Series	Color	Light Source	Drive Current	Color Temperature	Mount Voltage	Finish	Optional Controls	Optional Sensor Options

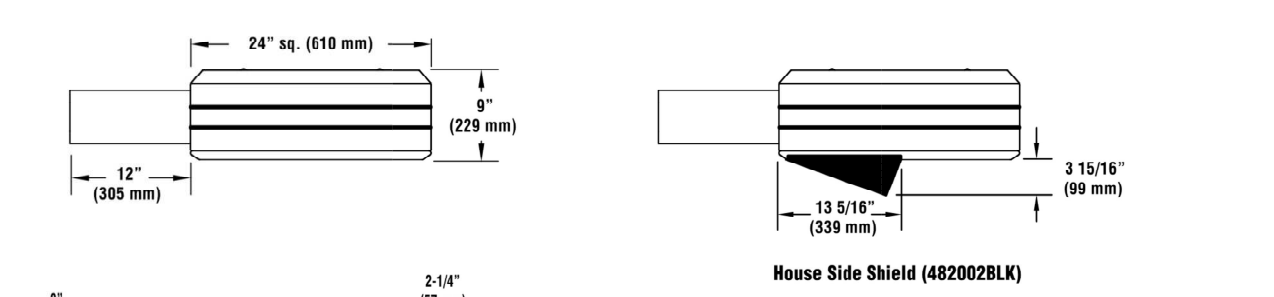
**LUMINAIRE ORDERING INFORMATION**

TYPICAL ORDER EXAMPLE: **XGBM 5 LED HO CW UE WHT PCM**

Series	Color	Light Source	Drive Current	Color Temperature	Mount Voltage	Finish	Optional Controls	Optional Sensor Options
Series	Color	Light Source	Drive Current	Color Temperature	Mount Voltage	Finish	Optional Controls	Optional Sensor Options

**ACCESSORY ORDERING INFORMATION**

Order Number Description Order Number Description



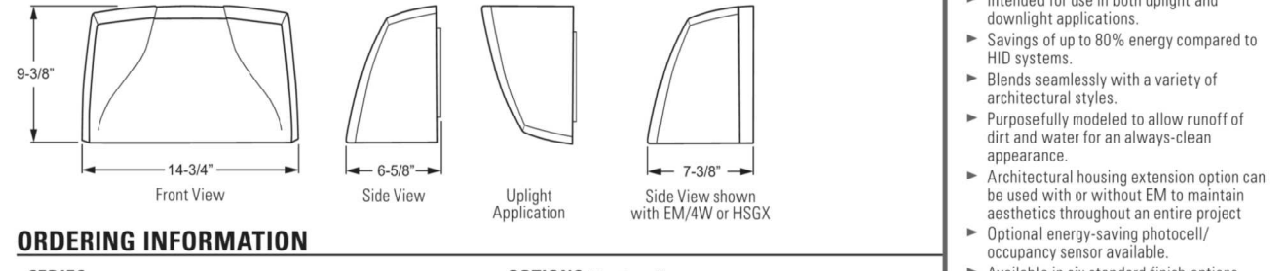
Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_ 10/16/17  
 © 2017  
 Catalog # \_\_\_\_\_ LSI INDUSTRIES INC.

**TYPE 'AA, AA1 & AA2'**

**VOLTAIRE ARCHITECTURAL WALL PACK**

**VWP LED**

Example: **VWP H L30/740 - T3 - DBZ - SDGL - OPTIONS - DIM - UNV**



**ORDERING INFORMATION**

Series: **VWP** Voltaire Architectural Wall Pack

**LED PACKAGE**

LUMEN PACKAGE	NOMINAL LUMENS	MINIMUM CCT	AVERAGE CCT	WARRANTY
L3K	3,000	70-90 CR	3000K	3
6K	6,000	70-90 CR	3000K	3

Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_ 10/16/17  
 © 2017  
 Catalog # \_\_\_\_\_ LSI INDUSTRIES INC.

**TYPE 'HE'**

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.

2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.

3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

**ROGUE ARCHITECTURE**

4100 Wadsworth Boulevard Suite 300 Wheat Ridge CO 80033  
 720-599-8330 • P 303-987-2304 - X

CHALLENGING THE STATUS QUO  
[www.RogueArchitecture.com](http://www.RogueArchitecture.com)

© 2019 Rogue Architecture, Inc.

THE LEARNING EXPERIENCE

ACADEMY OF EARLY EDUCATION

NEC OF HESS ROAD AND PARDEE STREET  
**PARKER, COLORADO**

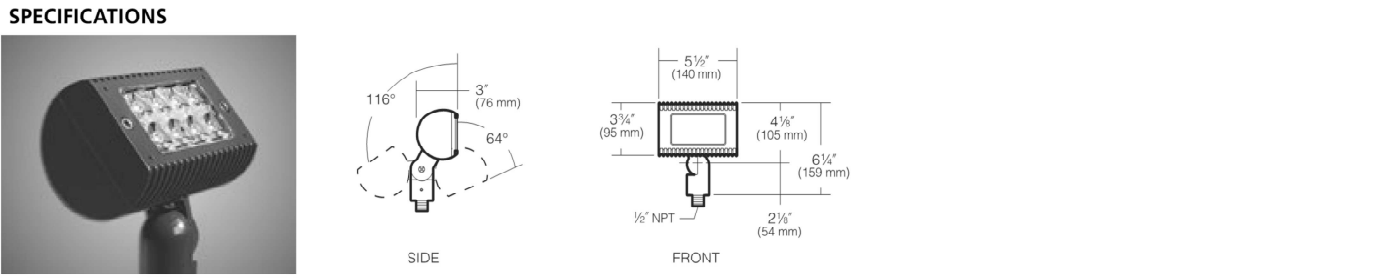
Remove the Monument Sign Lighting from the detail list if not being used on this lot or update the proposed photometric plan to include this type of lighting/symbol.

**TYPE 'P'**

**EL218 Micro-Flood® LED**

**FEATURES**

- Unique swivel mount provides superior aiming without loosening over time
- IP66 Certified to keep dust and moisture out



**ORDERING CODE**

Feature	Distribution	Drive Current	Series	Electrical Module	Finish
EL218	S Spot	3 250mA, 18W	BL 8 LEDs	UV 170 to 277V with a +10% tolerance	BL Black DB Dark Bronze CB White-Trim

**Feature Options**

**Mounting Options**

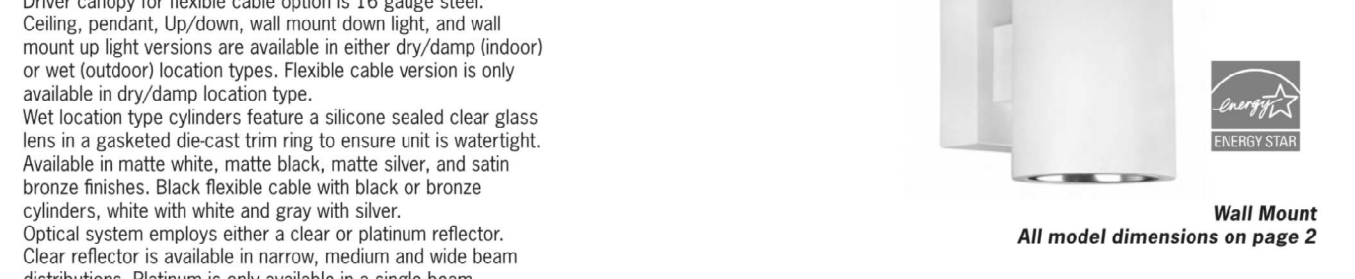
Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_ 10/16/17  
 © 2017  
 Catalog # \_\_\_\_\_ LSI INDUSTRIES INC.

**TYPE 'WS'**

**CYL6 6" Integrated LED Indoor and Outdoor Cylinders**

**Specifications/Features**

Specification grade 6" diameter aluminum housing for indoor and outdoor applications.



**Input Voltage (V)**

Series 1	Series 2	Series 3	Series 4	Series 5	Series 6
10	14	20	28	37	43

**DRIVER AVAILABILITY MATRIX**

Driver 1	MVD	12D3	MVD4	MVD6	MVD7	MVD8	MVD9	MDMX	34D2
Mounting	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series

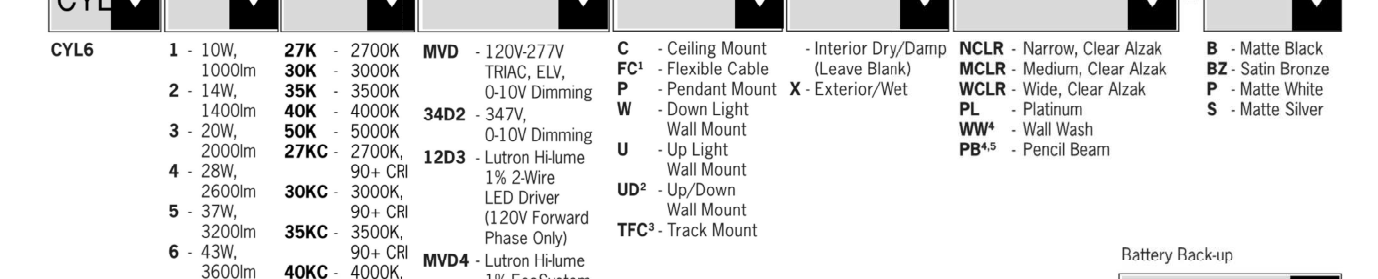
Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_ 10/16/17  
 © 2017  
 Catalog # \_\_\_\_\_ LSI INDUSTRIES INC.

**TYPE 'WS'**

**CYL6 6" Integrated LED Indoor and Outdoor Cylinders**

**Ordering Information**

Example Order: **CYL6127CMVD4FCXNCLR - BZ CSK12-BZ**



**Input Voltage (V)**

Series 1	Series 2	Series 3	Series 4	Series 5	Series 6
10	14	20	28	37	43

**DRIVER AVAILABILITY MATRIX**

Driver 1	MVD	12D3	MVD4	MVD6	MVD7	MVD8	MVD9	MDMX	34D2
Mounting	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series

Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_ 10/16/17  
 © 2017  
 Catalog # \_\_\_\_\_ LSI INDUSTRIES INC.

NOTICE: ALL LIGHT SOURCES ARE FULL CUT-OFF

**ISSUE**

NO.	DATE	DESCRIPTION	INT.
05.28.2019		SITE PLAN SUBMITTAL	

**REVISION**

NO.	DATE	DESCRIPTION	INT.
-----	------	-------------	------

**PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION**

Project Number: 2019.13	Scale: AS NOTED
Drawn By: ATE	Approved By: JCAA

**PHOTOMETRIC CUT SHEETS**

Drawing Name: \_\_\_\_\_

Drawing Number: \_\_\_\_\_

**ESP1.2**

JCAA  
 4100 Wadsworth Blvd.  
 Wheat Ridge, CO 80033  
 303.985.3260  
 #19.006

SITE PLAN SUBMITTAL - 05.28.2019

