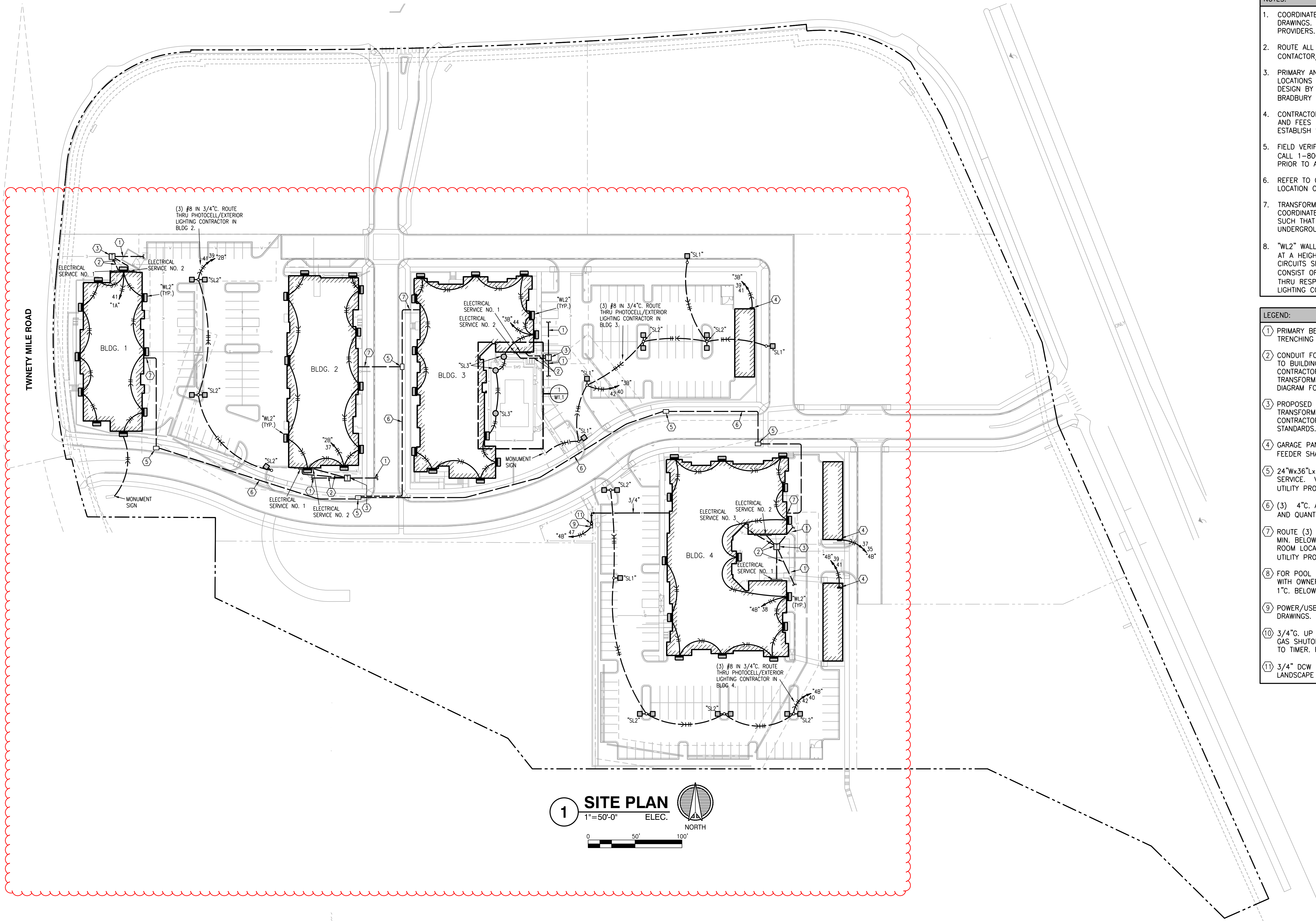




- NOTES:
- COORDINATE WATER AND SANITARY SEWER WITH CIVIL DRAWINGS. VERIFY ALL UTILITY LOCATIONS WITH PROVIDERS.
 - ROUTE ALL POLE LIGHTING THRU EXTERIOR LIGHTING CONTACTOR/PHOTOCELL IN RESPECTIVE BUILDING.
 - PRIMARY AND SECONDARY POWER AND TRANSFORMER LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL DESIGN BY IREA POINT OF CONTACT FOR IREA, JIM BRADBURY (jbradbury@irea.coop)
 - CONTRACTOR SHALL INCLUDE IN BASE BID ALL COSTS AND FEES IMPOSED BY THE UTILITY PROVIDERS TO ESTABLISH SERVICE TO THE BUILDINGS.
 - FIELD VERIFY ALL ABOVE AND BELOW GRADE UTILITIES. CALL 1-800-DIGSAFE (1-800-344-7233) 48 HOURS PRIOR TO ANY DIGGING FOR UTILITY LOCATORS.
 - REFER TO CIVIL DRAWINGS FOR COORDINATION AND LOCATION OF OTHER BUILDING SERVICES.
 - TRANSFORMER AND LIGHT POLE LOCATIONS SHALL BE COORDINATED WITH OTHER SITE UTILITIES AND LOCATED SUCH THAT THEY ARE NOT DIRECTLY ABOVE UNDERGROUND UTILITIES.
 - "WL2" WALL PACKS ON BUILDINGS SHALL BE MOUNTED AT A HEIGHT OF 20'-0" AFG. EXTERIOR LIGHTING CIRCUITS SERVING BUILDING MOUNTED LIGHTING SHALL CONSIST OF (3) #10 IN 3/4"C. AND SHALL BE ROUTED THRU RESPECTIVE BUILDING'S PHOTOCELL/EXTERIOR LIGHTING CONTRACTOR.

- LEGEND:
- PRIMARY BETWEEN TRANSFORMERS VERIFY CONDUIT AND TRENCHING REQUIREMENTS WITH UTILITY COMPANY.
 - CONDUIT FOR SECONDARY SERVICE FROM TRANSFORMER TO BUILDING ALONG WITH TRENCHING AND BACKFILL BY CONTRACTOR. CONDUCTORS AND TERMINATIONS AT TRANSFORMER BY POWER COMPANY. REFER TO RISER DIAGRAM FOR DETAILS.
 - PROPOSED LOCATION FOR 3 PHASE TRANSFORMER. TRANSFORMER BY POWER COMPANY. PAD BY CONTRACTOR ACCORDING TO POWER COMPANY STANDARDS.
 - GARAGE PANEL. ROUTE FEEDER TO HOUSE PANEL. FEEDER SHALL CONSIST OF (3) #10 IN 3/4"C.
 - 24"Wx36"Lx30"D QUAZITE HANDHOLE FOR TELE/DATA SERVICE. VERIFY SIZE, QUANTITY AND LOCATION WITH UTILITY PROVIDER(S) AND CIVIL PLANS.
 - (3) 4"C. AT 36" MIN. BELOW GRADE. VERIFY SIZE AND QUANTITY WITH UTILITY PROVIDER(S).
 - ROUTE (3) 4"C. STUBBED UP INTO MDF ROOM AT 36" MIN. BELOW GRADE. REFER TO T-SHEETS FOR MDF ROOM LOCATIONS. VERIFY SIZE AND QUANTITY WITH UTILITY PROVIDER(S).
 - FOR POOL EMERGENCY PHONE. VERIFY EXACT LOCATION WITH OWNER, FINAL POOL DESIGN AND AHJ. PROVIDE 1"C. BELOW GRADE TO IT ROOM.
 - POWER/USB PEDASTAL. REFER TO LANDSCAPE DRAWINGS.
 - 3/4"C. UP TO GAS FIRE PIT (55MBH). PROVIDE WITH GAS SHUTOFF VALVE AND SOLENOID VALVE CONNECTED TO TIMER. REFER TO LANDSCAPE DRAWINGS.
 - 3/4"C. DCW UP TO DRINKING FOUNTAIN. REFER TO LANDSCAPE DRAWINGS.

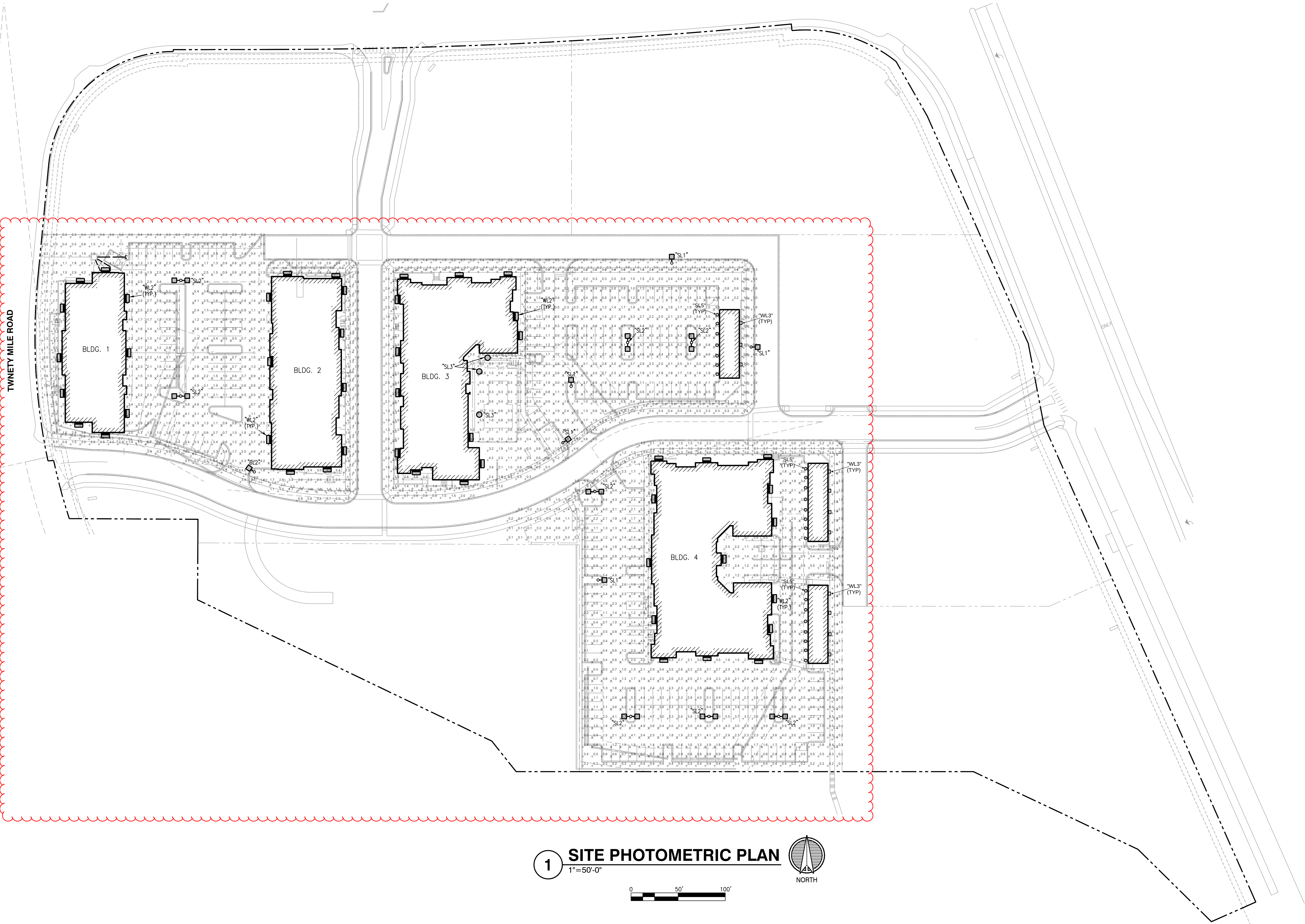
PARKER AND PINE FILING NO.2
LOTS 1-3 PARKER, CO
SITE LIGHTING PLAN

LS&A
Lester Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-5874
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-5532
Email: lsapa@lsapa.com
LSA PROJECT NO. 2007017

PARKER + PINE APTS
BUILDING TYPE I
9540 TWENTY NILE RD.
PARKER, COLORADO

COLORADO LICENSED PROFESSIONAL ENGINEER
40389
6-28-21
CERTIFIED BY

NO.		DATE	BY	DESCRIPTION
		01.15.21		PERMIT SET
		01.20.21		BID SET
	2	05.07.21		REVISION 2: ADDENDUM 2
		06.28.21		RE-BID SET
		10.14.21		ISSUED FOR CONSTRUCTION
		08.19.22		RFI
DATE		DRAWN BY		
PROJECT NO.		CHECKED BY		
20013				
SITE PLAN - ELECTRICAL				
BUILDING TYPE I				
1E001				



Exterior Lighting Schedule							
MARK	DESCRIPTION	MFGR	MODEL	MOUNTING	FINISH	LAMPS	NOTES
SL1	Site Pole Light	MAXLITE	MP-AR-100-U-T3-40-B	Pole	Bronze	100W, 12260 lumen, 4000k	25' Pole, Type III
SL2	Site Pole Light	MAXLITE	(2) MP-AR-100-U-T3-40-B	Pole	Bronze	(2) 100 W, 12260 lumen, 4000k	25' Pole, Type III, (2) heads @ 180 degrees apart on single pole
SL3	Site Bollard	MAXLITE	BL-CLRD-18U-XXX	Wall	Bronze	18W, 2200 lumen, 4000k	3'-0" HEIGHT
SL5	Exterior Puck Light	C&F Lighting	LED6WT	Ceiling	White	15W, 1000 lumen, 3000 K	9'-0" HEIGHT
WL2	Wall Pack	MAXLITE	WVCL-40-U-T4-CS-B	Wall	Bronze	40W, 1700 lumen, 4000k	20' MOUNTING HT
WL3	Wall Pack	Westgate Lighting	WMX-MD-20-20W-40k	Pole	Bronze	20W, 2800 lumen, 4000K	8' MOUNTING HT

SITE ILLUMINANCE		
MINIMUM	MAXIMUM	AVERAGE
0.1	8.3	1.81
SITE UNIFORMITY RATIOS		
RESIDENTIAL AREA	AVG:MIN	MAX:MIN
DRIVEWAYS	4:1	10:1
WALKWAYS	3:1	3:1
PARKING	4:1	6:1

LS&A
Lester Sommers & Associates, P.A.
CONSULTING ENGINEERS

9639 SW Summerfield Drive, Suite A
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8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
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Email: lsapa@lsapa.com
LSA PROJECT NO. 2007017

PARKER + PINE APTS

SITE

PARKER AND PINE FILING NO.2

LOTS 1-3 PARKER, COLORADO

COLORADO LICENSED PROFESSIONAL ENGINEER
40389
4-22-24

CERTIFIED BY

NO.		DATE	BY	DESCRIPTION
2	PERMIT SET	01.15.21		
	BID SET	01.20.21		
	REVISION 2: ADDENDUM 2	05.07.21		
	RE-BID SET	06.28.21		
	ISSUED FOR CONSTRUCTION	10.14.21		
PROJECT NO.		20013		CHECKED BY
SITE PHOTOMETRIC PLAN				
SITE E002				

PARKER AND PINE FILING NO.2

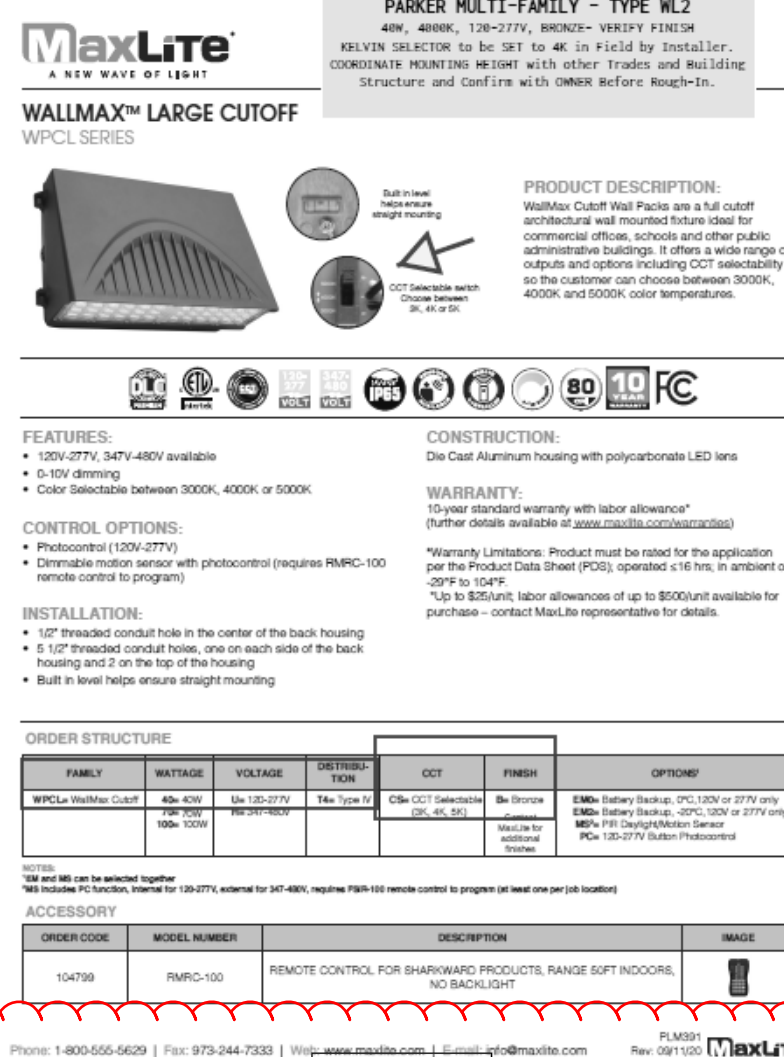
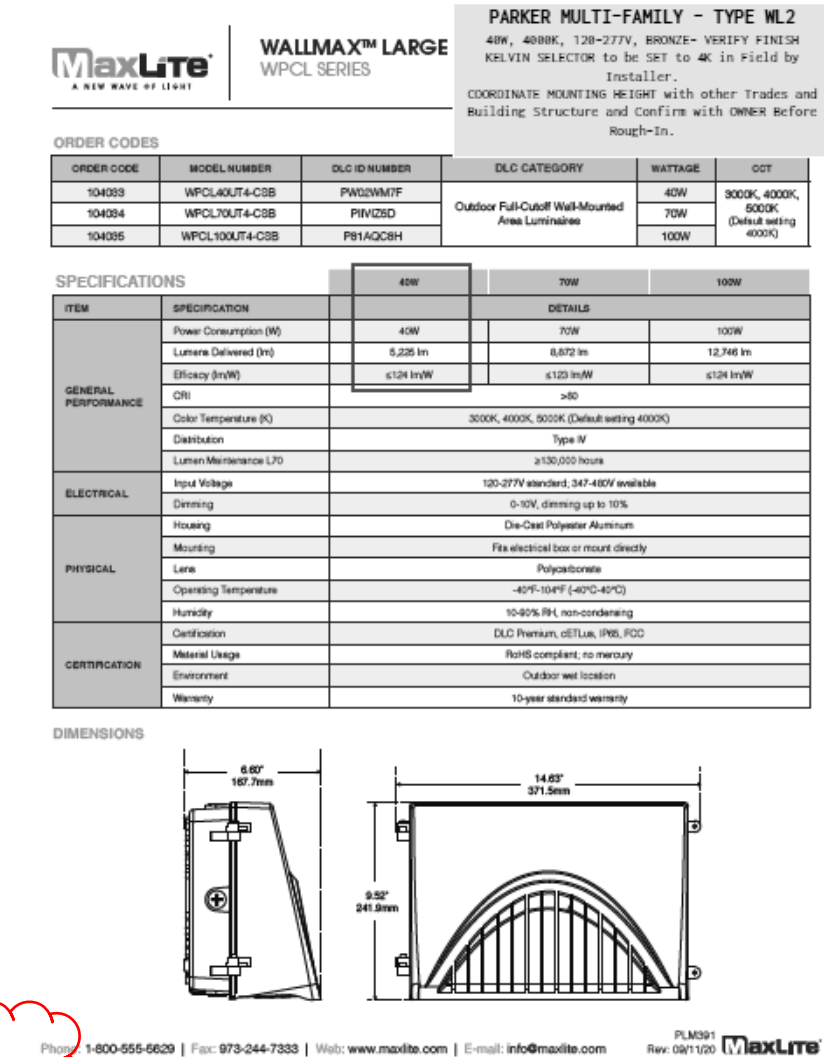
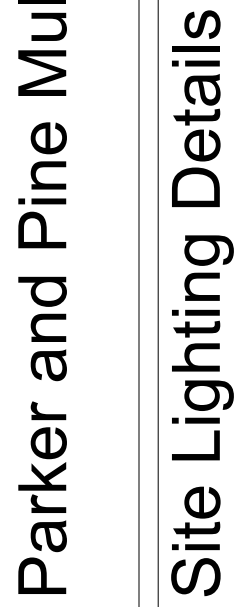
LOTS 1-3 PARKER, CO

SITE LIGHTING CALCULATIONS

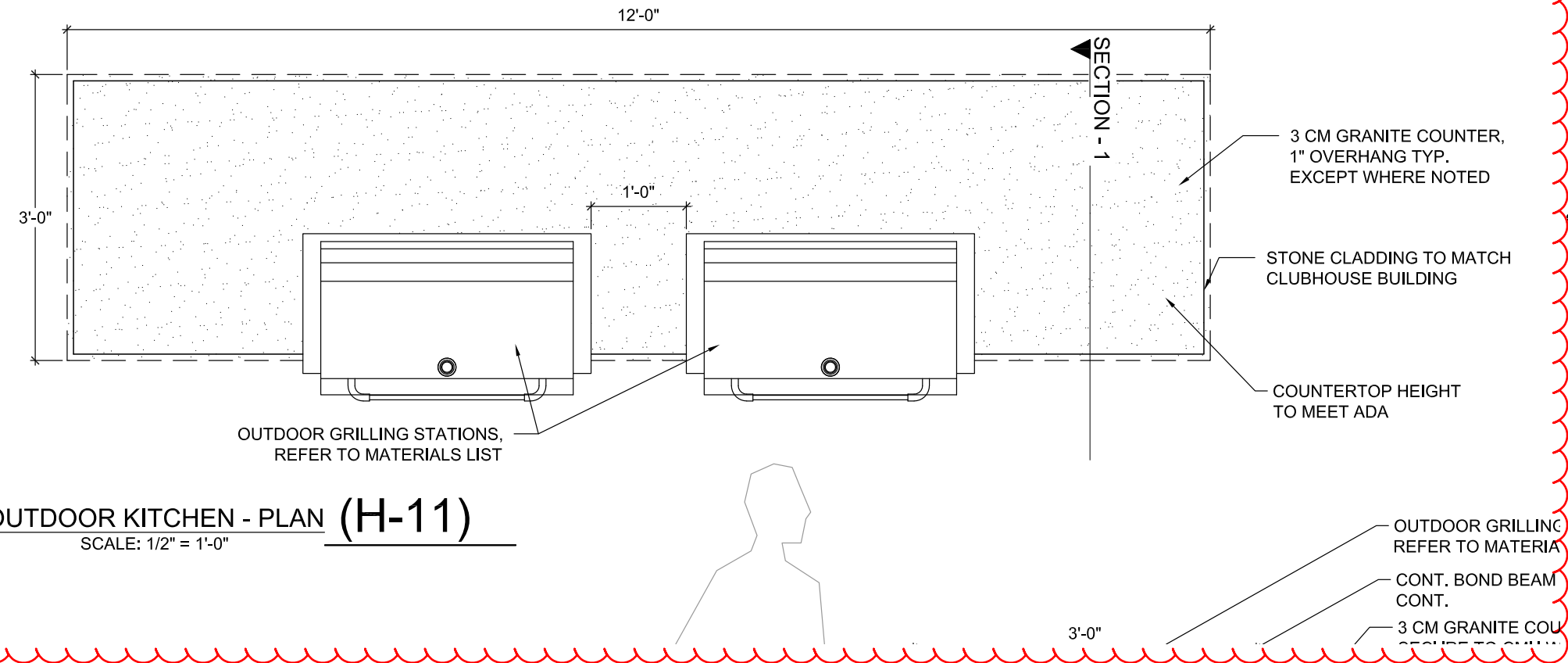
7 of 49

SEBREE Architects, Inc.

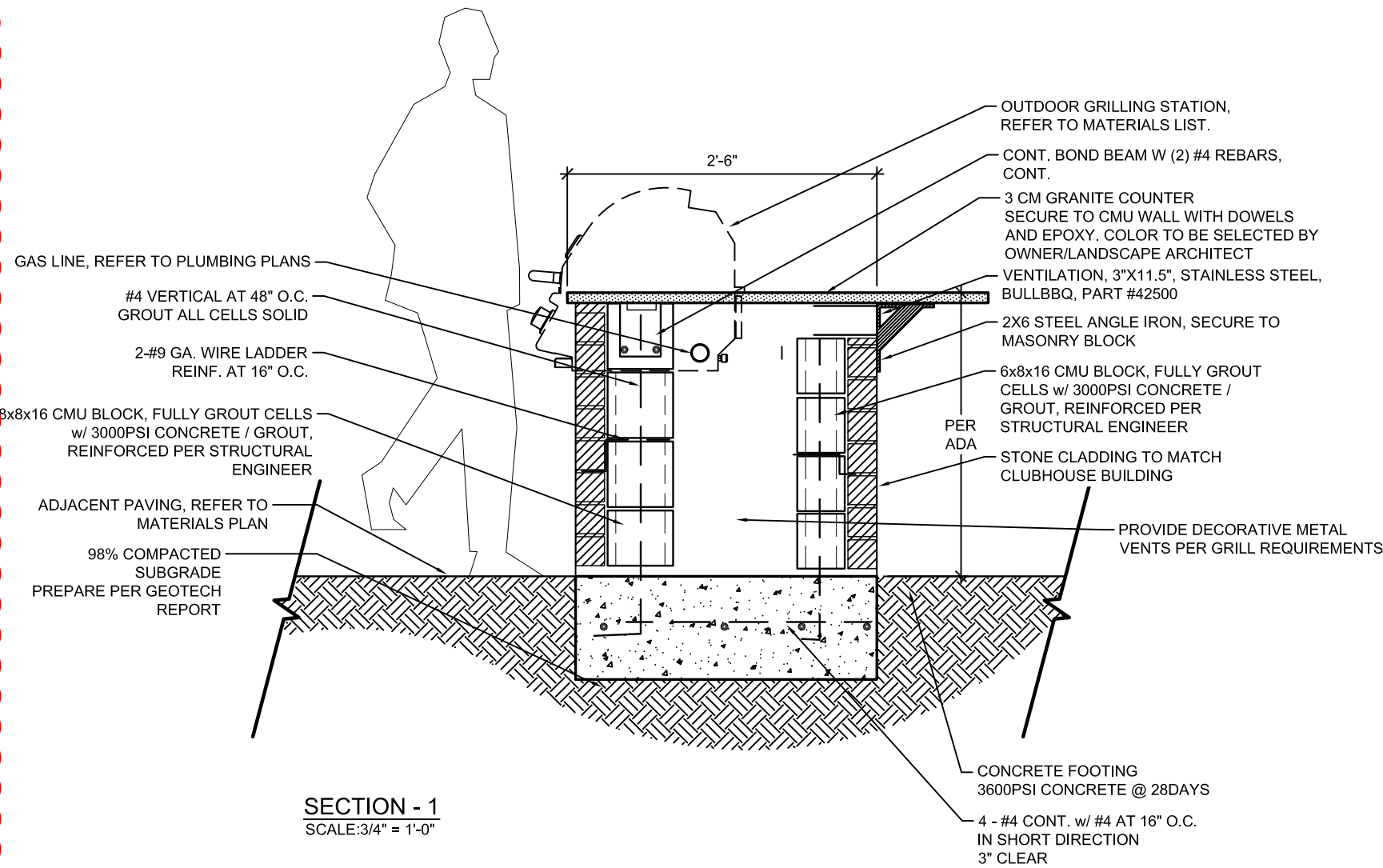
97 Dover Street, Suite 400, Avon, Indiana 46223-7356
Phone (317) 272-7800 FAX (317) 272-7808
Web Site: http://www.sebreearchitects.com



OUTDOOR KITCHEN - PLAN (H-11)
SCALE: 1/2" = 1'-0"



SECTION - 1
SCALE: 3/4" = 1'-0"



MATERIALS LIST

OUTDOOR GRILL STATION
36" BRAHMA STAINLESS STEEL NATURAL GAS GRILL
W/ FINISHING FRAME
BY BULLBQ

GRILL JACKET
36" GRILL INSULATION JACKET
BY BULLBQ

DOUBLE ACCESS DOORS
18"x24" STAINLESS STEEL DOUBLE ACCESS DOORS
BY OCI

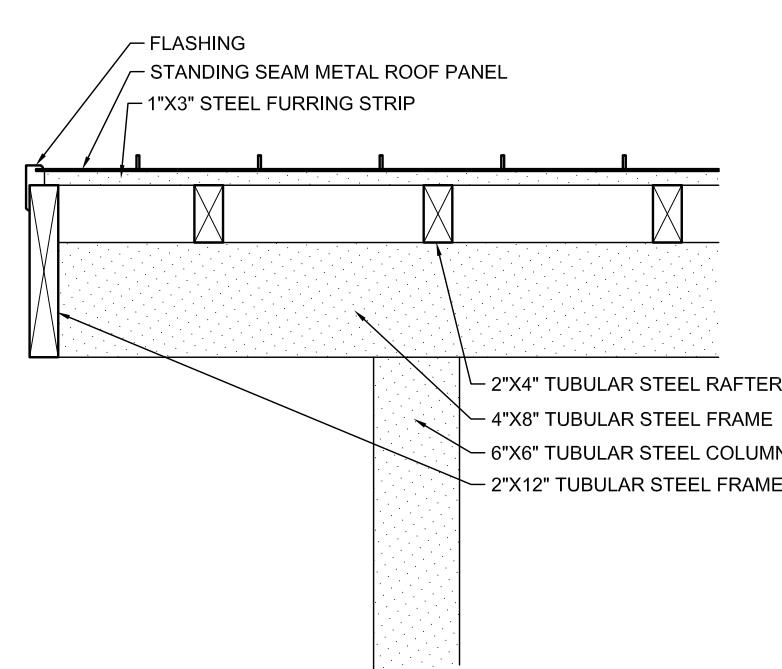
*GAS SHUT-OFF VALVE ASSEMBLY, GAS CONNECTIONS, ELECTRICAL WIRING TO BE LOCATED UNDER GRILL AND BEHIND ACCESS DOORS, PER LOCAL BUILDING CODE (REFER TO NOTE 6.1)

- NOTES:
1. ALL WALLS, CONCRETE FOOTINGS AND REINFORCING TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER, CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS AND REVIEWED FOR DESIGN INTENT BY OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
 2. ALL REINFORCING SHOWN FOR GRAPHICAL PURPOSES ONLY.
 3. CONTRACTOR TO INSTALL CONCRETE COUNTERTOP PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
 4. GRILL ASSEMBLY TO INCLUDE BUT NOT LIMITED TO GRILL, GAS SHUT-OFF VALVE ASSEMBLY, GAS CONNECTIONS, ELECTRICAL WIRING, AUTOMATIC SHUT-OFF GAS TIMER SWITCH, AND VENTILATION.
 - 4.1. AUTOMATIC SHUT-OFF GAS TIMER SWITCH AND GAS SHUT-OFF VALVE ASSEMBLY TO BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, SHALL BE MOUNTED WITHIN ACCESSIBLE REACH RANGE OF 15" TO 48" AFF, AND SHALL BE OPERABLE WITH LESS THAN 5 LBS OF FORCE.
 5. REFER TO MANUFACTURER'S DETAILS AND INSTRUCTIONS FOR ALL CUT OUT DIMENSIONS FOR GAS GRILL AND ACCESS DOORS.
 6. CONTRACTOR TO INSTALL GRILL AND ACCESS DOORS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.
 7. REFER TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MATERIAL, AND GRADING PLANS FOR ADDITIONAL INFORMATION.

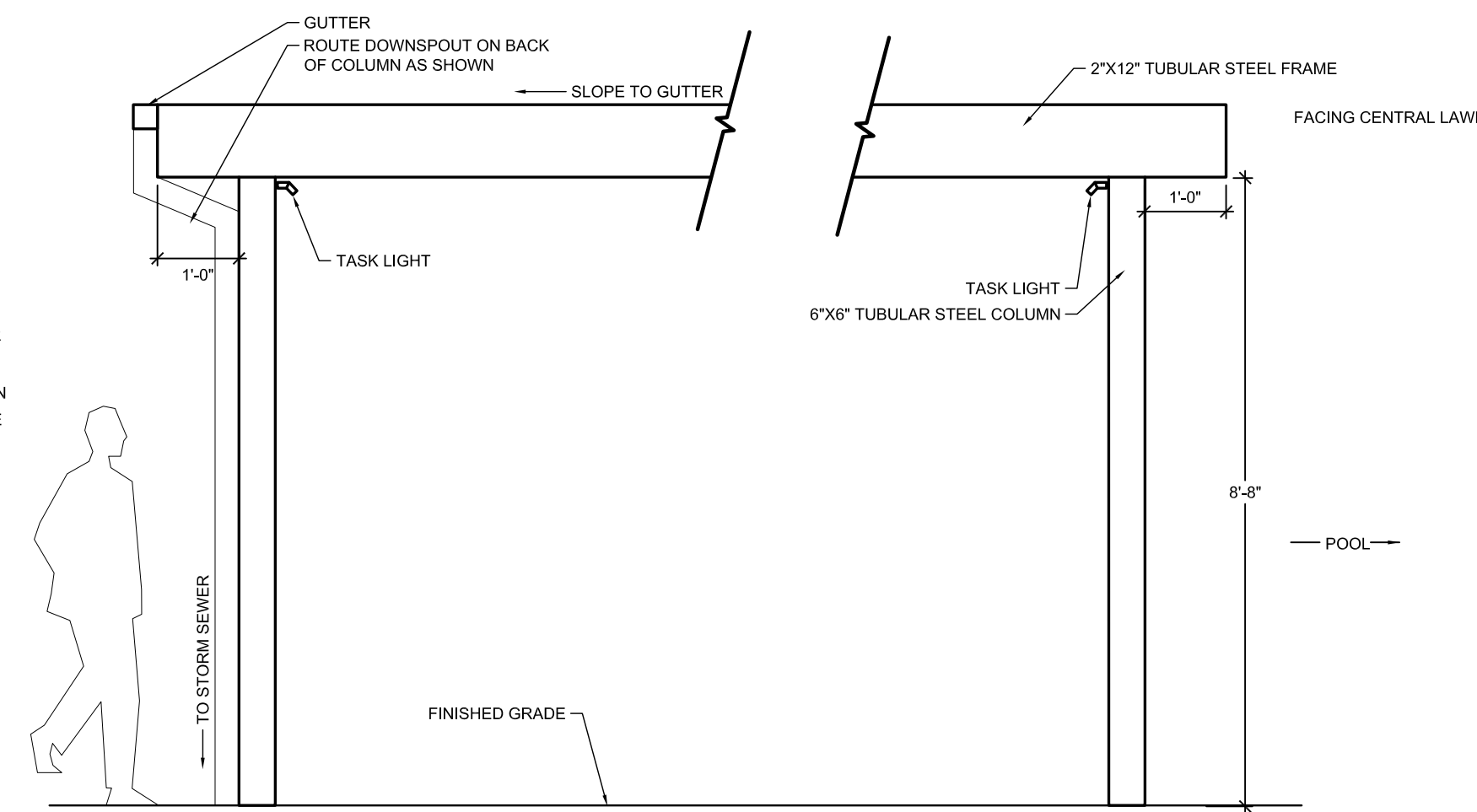
- GENERAL GRILL INSTALLATION INSTRUCTIONS:
1. CONTRACTOR TO INSTALL GRILL, GRILL AREA COMPONENTS, AND ACCESS DOORS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.
 2. THE GRILL SHOULD NOT BE PLACED UNDER OR ON TOP OF ANY SURFACE THAT WILL BURN.
 3. DO NOT OBSTRUCT THE FLOW OF COMBUSTION AND VENTILATION AIR AROUND THE GRILL HOUSING.
 4. GAS VALVES ARE PRESET AT THE FACTORY TO OPERATE ON LP OR NATURAL GAS.
 5. UPPER AND LOWER LEVEL VENTS MUST BE PROVIDED FOR COMBUSTION AIR ON BOTH SIDES OF BUILT-IN CABINET. VENTS ON BBO INSERT MUST REMAIN UNOBSTRUCTED TO ALLOW FOR COMBUSTION AIR AND VENTILATION. UPPER VENTS MUST BE LOCATED WITHIN 6 INCHES/152.4 MM FROM THE TOP OF THE ISLAND ENCLOSURE TO THE BOTTOM OF THE VENT. LOWER VENTS MUST BE LOCATED WITHIN 1 INCH/25.4 MM FROM THE BOTTOM OF THE ISLAND ENCLOSURE TO THE BOTTOM OF THE FIRST VENT OPENINGS AND NO MORE THAN 5 INCHES/127 MM FROM THE BOTTOM OF THE ISLAND ENCLOSURE TO THE TOP OF THE VENT.
 6. VENTS MUST BE PROVIDED FOR COMBUSTION AIR AND VENTILATION ON BOTH SIDES OF BUILT-IN CABINET.
 7. THE SIDES AND BACK OF THE GRILL SHOULD NOT BE ANY CLOSER THAN 21 INCHES/533 MM TO COMBUSTIBLE CONSTRUCTION.

SCALE: VARIES

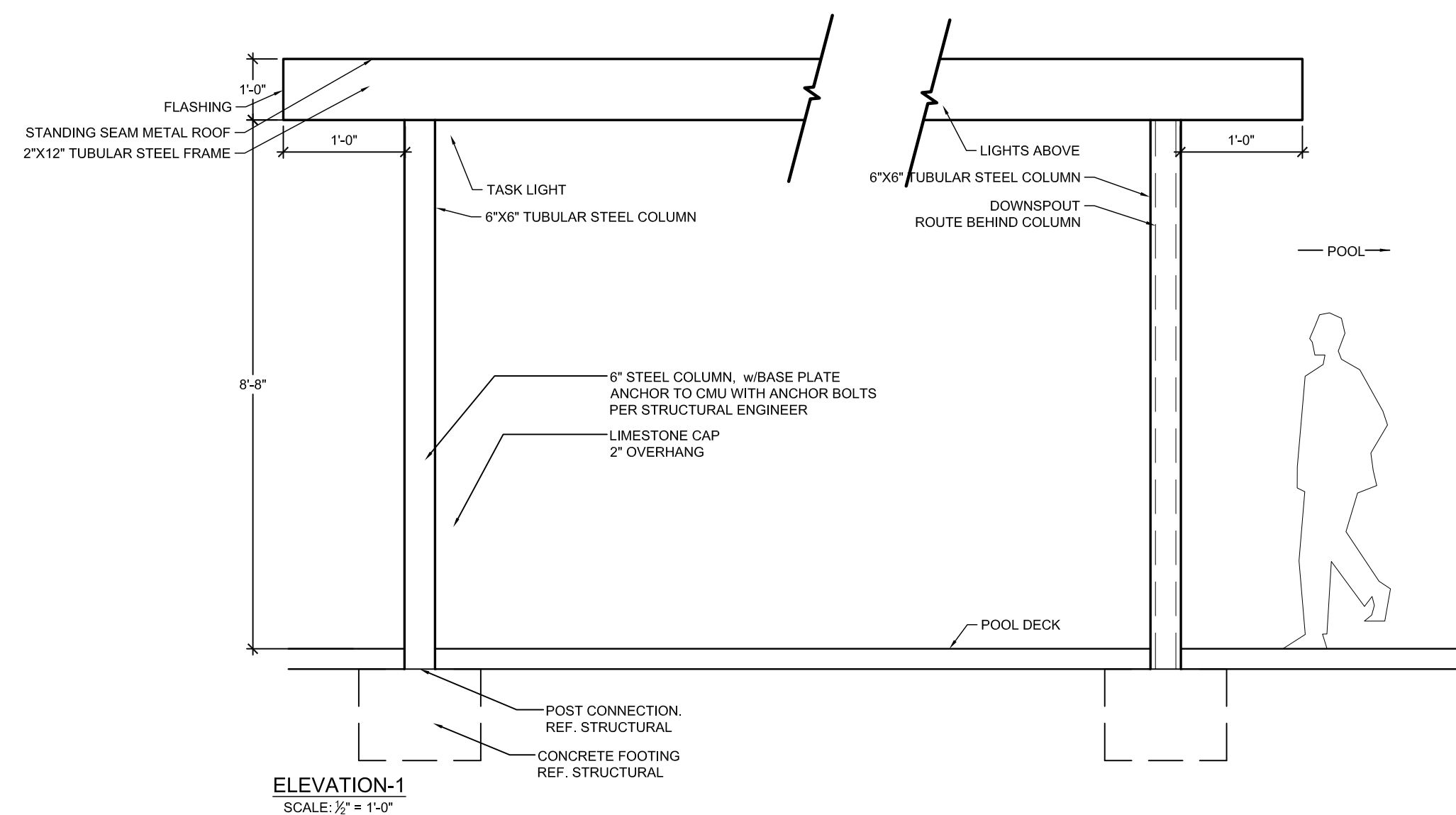
CORNER DETAIL
SCALE: 1" = 1'-0"



ELEVATION - 2
SCALE: 1/2" = 1'-0"



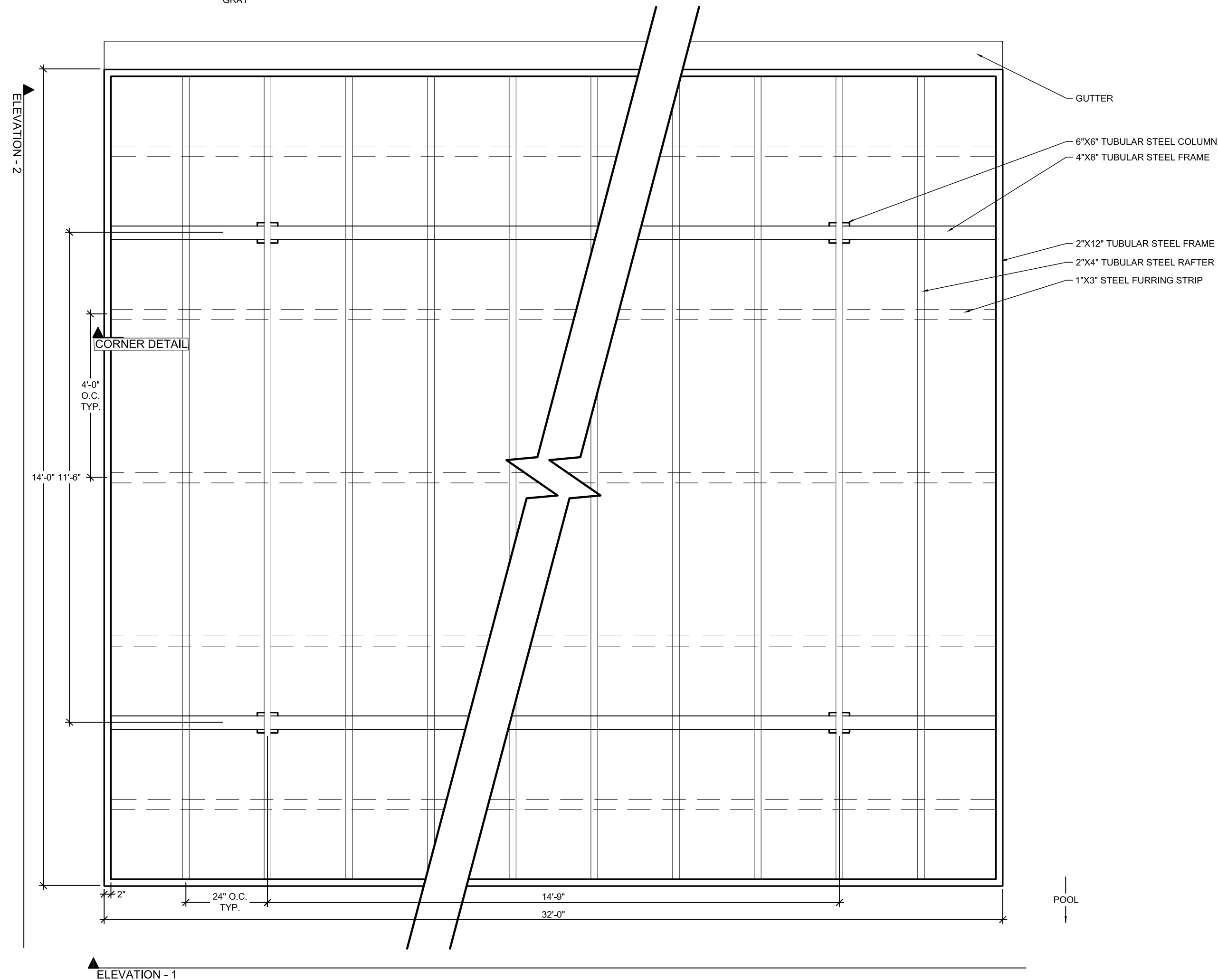
ELEVATION-1
SCALE: 1/2" = 1'-0"



METAL FINISH/COLOR
EXTERIOR-GRADE PRIMER, UNDERCOAT, AND FINISH COAT SHALL BE CORROSION RESISTANT AND APPROVED BY LANDSCAPE ARCHITECT, PRIOR TO APPLICATION. FINISH TO BE BLACK
STANDING SEAM METAL ROOF. COLOR: GRAY

- NOTES:
1. DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
 2. CONCRETE FOOTINGS AND REINFORCING TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER.
 3. ALL REINFORCING SHOWN FOR GRAPHICAL PURPOSES ONLY.
 4. REFER TO STRUCTURAL, ELECTRICAL, MATERIAL, AND GRADING PLANS FOR ADDITIONAL INFORMATION.

ELEVATION - 2



CEILING JOIST PLAN
SCALE: 1/2" = 1'-0"

SCALE VARIES

2 TUBE STEEL SHADE STRUCTURE (H-12)
PLAN, ELEVATION, SECTION

THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS
BLVD. GREENWOOD, IN 46143



DESIGNED BY: NAS
DRAWN BY: NAS
CHECKED BY: TGC
DATE: 04/19/21

PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY SITE PLAN
SITE DETAILS

PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.
Nicholas Allen Smith
Registered Landscape Architect of the
State of COLORADO
Registration Number: 1436

NOT FOR
CONSTRUCTION

PROJECT NO.
096481002

MATERIAL PALETTE



ASPHALT SHINGLES



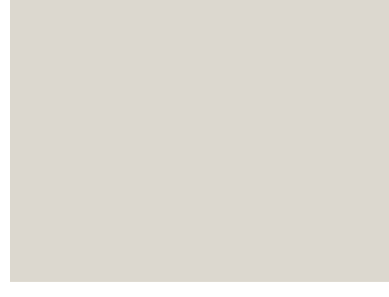
FIBER CEMENT SIDING & TRIM



FIBER CEMENT SIDING & TRIM



FIBER CEMENT SIDING & TRIM



FIBER CEMENT SIDING & TRIM



FIBER CEMENT SIDING & TRIM



STONE

GLAZING INFORMATION

FIRST FLOOR:	27%
SECOND FLOOR:	26%
TYPICAL UPPER LEVEL:	26%

NOTE: THE ELEVATIONS ARE IN COMPLIANCE WITH THE PARKER AND PINE MIXED-USE DEVELOPMENT DESIGN STANDARDS.



4 BUILDING 3
WEST ELEVATION
NTS



3 BUILDING 3
SOUTH ELEVATION
NTS



2 BUILDING 3
NORTH ELEVATION
NTS



1 BUILDING 3
EAST ELEVATION
NTS

SEBREE Architects, Inc.
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Web Site: <http://www.sebreearchitects.com>
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PARKER + PINE FILING #2
LOTS 1-3
MULTI-FAMILY PROJECT
PARKER, COLORADO

NOT FOR CONSTRUCTION

NO.		DATE	BY	DESCRIPTION
	04.19.21			COMMENT RESPONSES
	05.27.21			COMMENT RESPONSES
	04.22.24			AS BUILT ELEVATION
DATE		DRAWN BY		
PROJECT NO.		20013	CHECKED BY	
BUILDING 3 COLORED ELEVATIONS				
41 OF 49				