

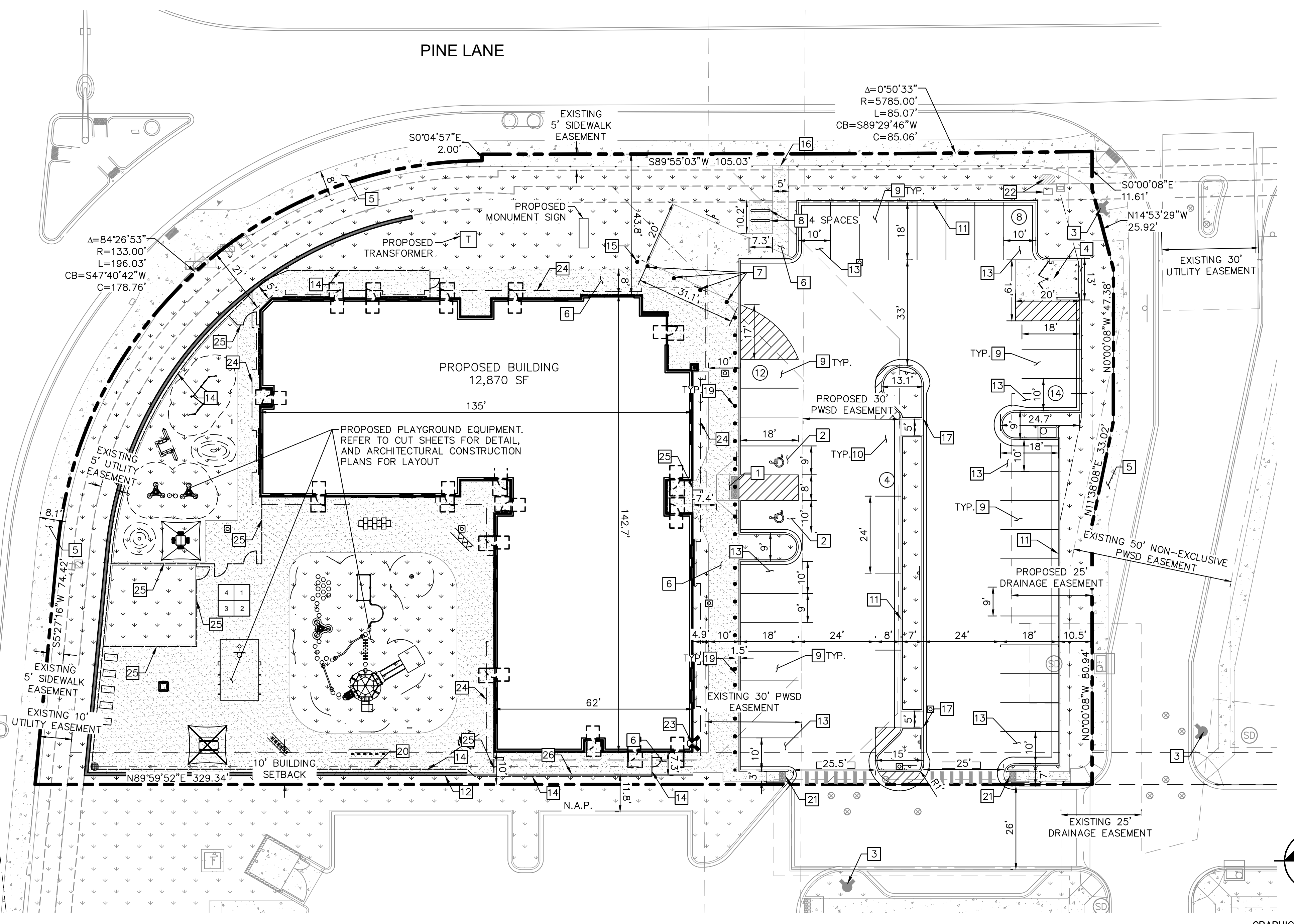




K:\DEV\_CAD\096895001 - Lot 6, Parker, CO\096895001-SP.dwg, Newstom, Mr. THE DOCUMENT CONTAINS PRELIMINARY INFORMATION AND IS NOT FOR CONSTRUCTION. IT IS THE USER'S RESPONSIBILITY TO VERIFY ALL INFORMATION AND DATA. THE USER SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

TWENTY MILE ROAD

PINE LANE



**LEGEND**

	PROPERTY LINE
	EASEMENT BOUNDARY
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED STRIPING
	PARKING COUNT
	EXISTING FIRE HYDRANT
	PROPOSED STORM INLET
	PROPOSED RETAINING WALL AND FENCE
	FDC
	PROPOSED SIGN
	PROPOSED FENCE

- KEY NOTES**
- ADA ACCESSIBLE SIDEWALK RAMP.
  - ADA PARKING STALLS.
  - EXISTING FIRE HYDRANT.
  - TRASH ENCLOSURE. REFER TO ARCH PLANS.
  - EXISTING CONCRETE SIDEWALK, SIZE PER PLAN.
  - CONCRETE SIDEWALK, SIZE PER PLAN.
  - PROPOSED REMOVABLE BOLLARDS.
  - BIKE RACK.
  - STANDARD 9'X18' PARKING STALL.
  - STANDARD 8'X24' PARALLEL PARKING SPACE.
  - 18" CURB AND GUTTER.
  - RETAINING WALL WITH FENCE SEE SHEET 04 FOR GRADING INFORMATION AND 14 FOR ARCH PLANS DETAILS.
  - ISLAND ADJACENT 10'X18' PARKING STALL.
  - 6' METAL ORNAMENTAL FENCE. REFER TO ARCH PLANS.
  - FLAG POLE. REFER TO ARCH PLANS.
  - 5' WIDE PEDESTRIAN CONNECTION.
  - 2' WIDE CURB CUT.
  - 6" CURB AND INTEGRAL SIDEWALK.
  - BOLLARDS @ 5' O.C. REFER TO ARCH PLANS.
  - CONCRETE CHANNEL. SEE SHEET C6.1 FOR CHANNEL DETAIL.
  - PROPOSED ADA ACCESSIBLE SIDEWALK RAMP PER TOWN OF PARKER STD DETAIL 18.
  - EXISTING ELECTRICAL EQUIPMENT
  - PROPOSED FIRE DEPARTMENT CONNECTION
  - PROPOSED BUILDING OVERHANG
  - 4' METAL ORNAMENTAL FENCE. REFER TO ARCH PLANS.
  - TURNDOWN SIDEWALK, MAXIMUM HEIGHT 20-INCHES

- NOTES:**
- ALL LIGHTING ON-SITE, EXTERIOR, UNROOFED LIGHTING SHALL CONFORM TO THE TOWN'S LIGHTING STANDARDS.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM A PUBLIC RIGHT OF WAY.
  - LOCATION OF TRASH RECEPTACLES SHALL BE SCREENED BY A SOLID SCREEN FENCE SURROUNDING AT LEAST 3 SIDES OF THE CONTAINER.
  - ALL DIMENSIONS AND RADII ARE TO FLOWLINE OF CURB AND GUTTER UNLESS OTHERWISE NOTED.
  - REFER TO SITE ELECTRICAL PLANS FOR LIGHT POLE LOCATIONS.

**PARKER**  
COLORADO

Final Document  
Subject To Conditions In Approval Letter

APPROVED DATE: 11/02/2021

Planning Approval By: J. Duncan

NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Ute Street, Suite 1500  
Denver, Colorado 80237 (303) 728-2300

DESIGNED BY: MCN  
DRAWN BY: NMH  
CHECKED BY: DLS  
DATE: 09/13/2021

**LOT 6 PARKER AND PINE FILING 1**  
PARKER, CO  
EVERBROOK ACADEMY SITE PLAN  
SITE PLAN

**PRELIMINARY**  
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PROJECT NO.  
096895001

DRAWING NAME  
096895001SP\_SP



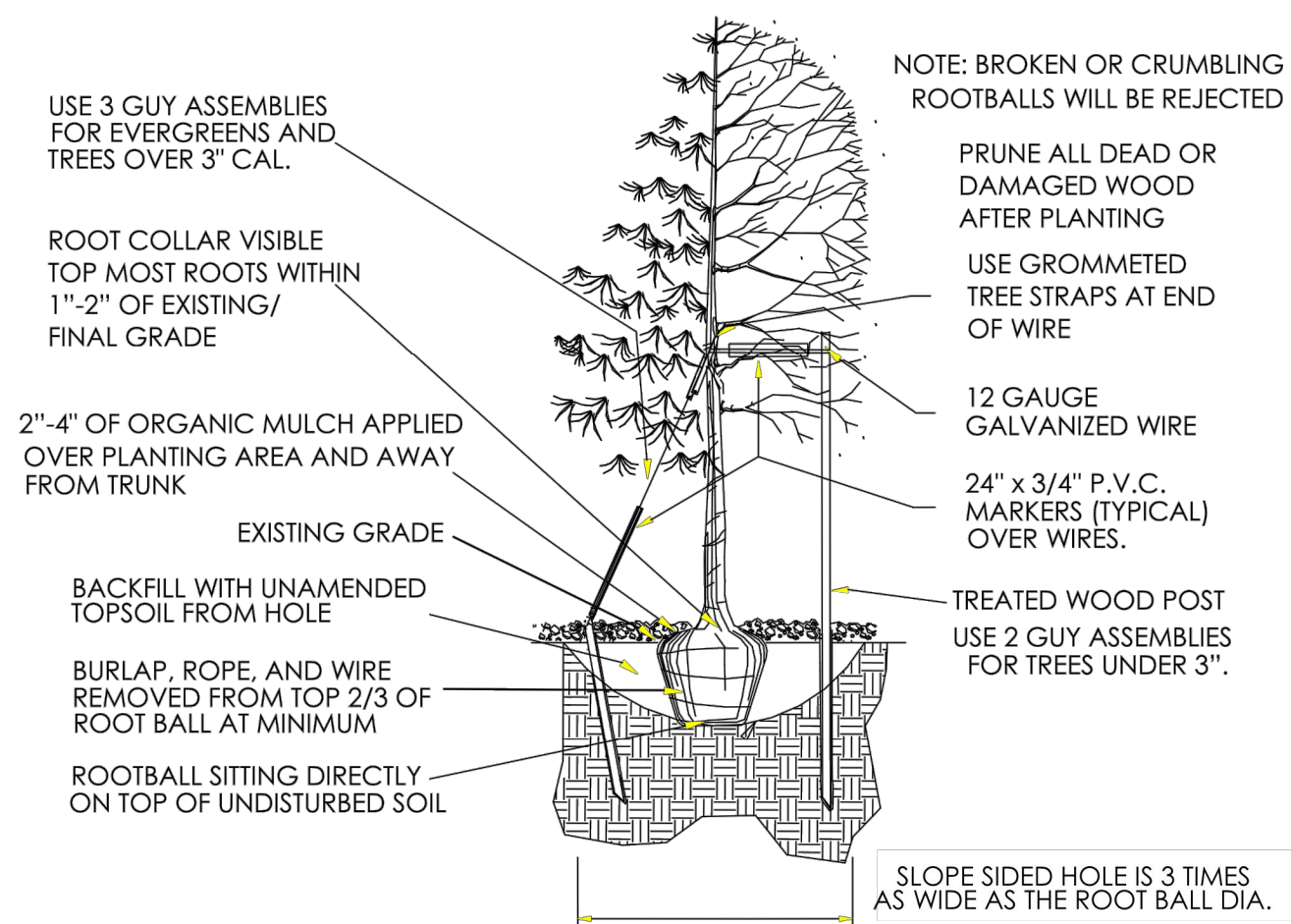






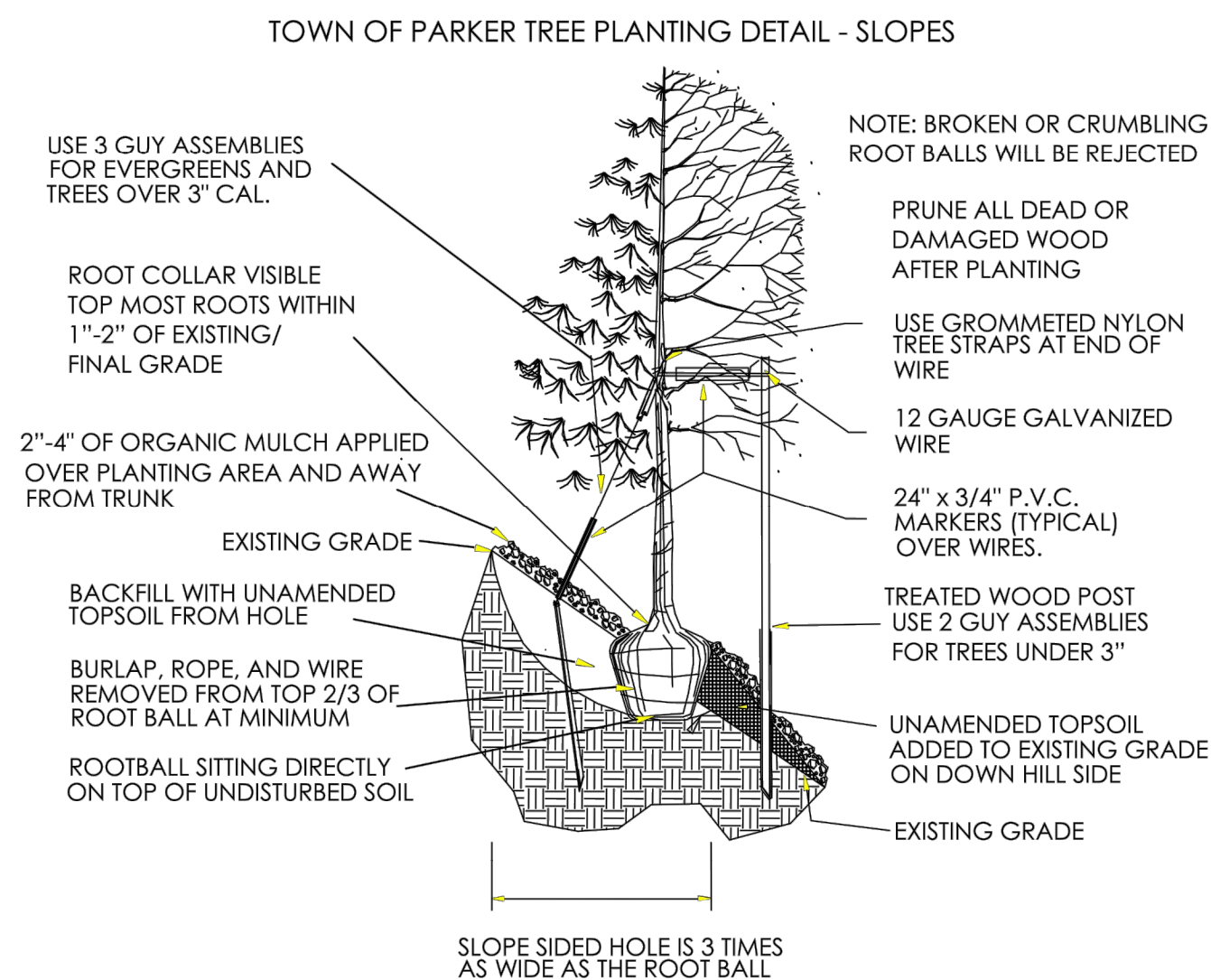
K:\DEN\_Civil\096895001 - Lot 6 Parker & Pine CADD\PlanSheets\096895001SP\_LA.dwg - Nextstcom, Max  
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**TOWN OF PARKER PLANTING STANDARDS**

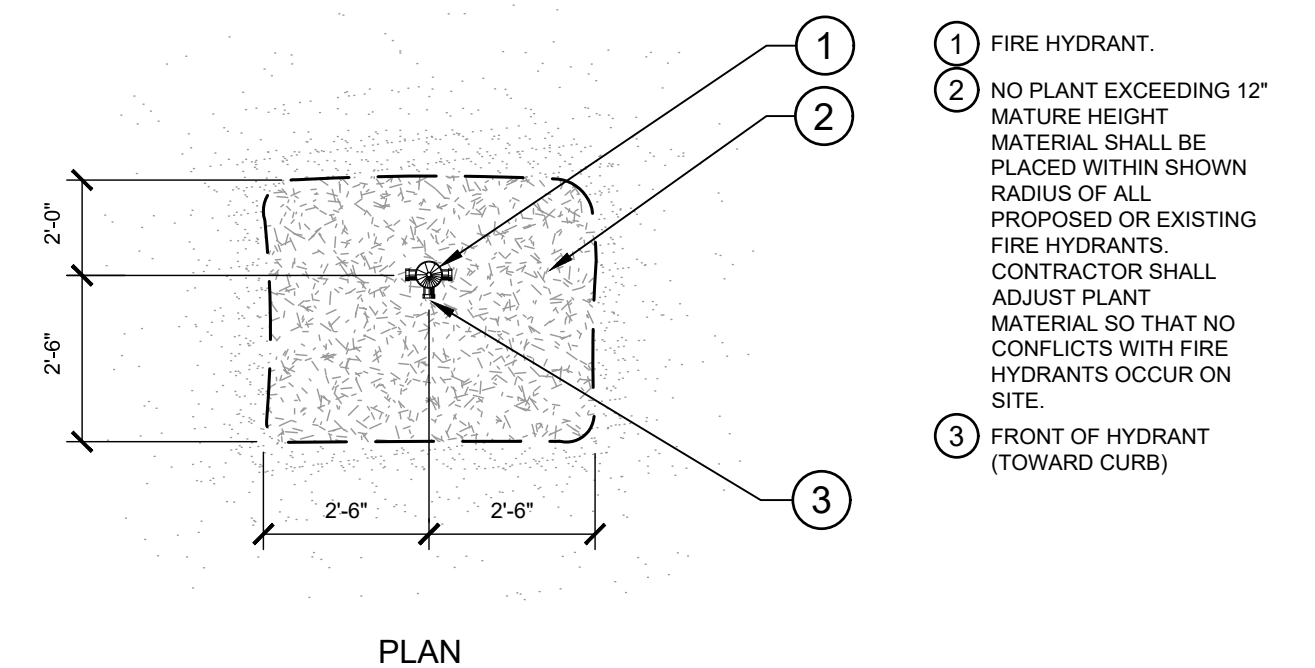
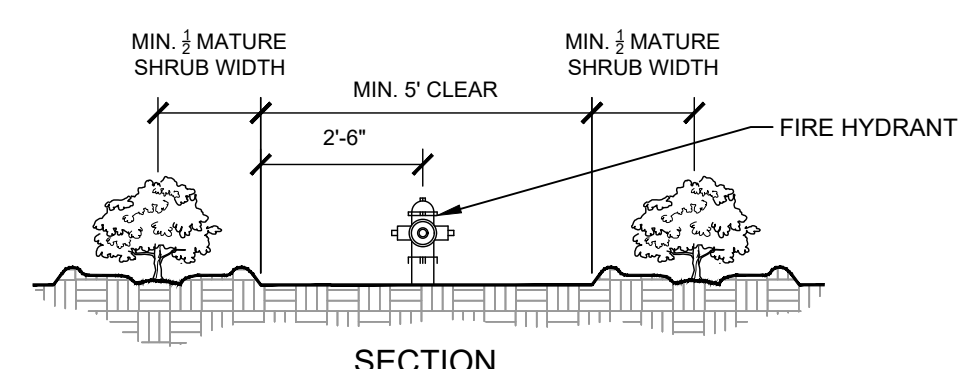
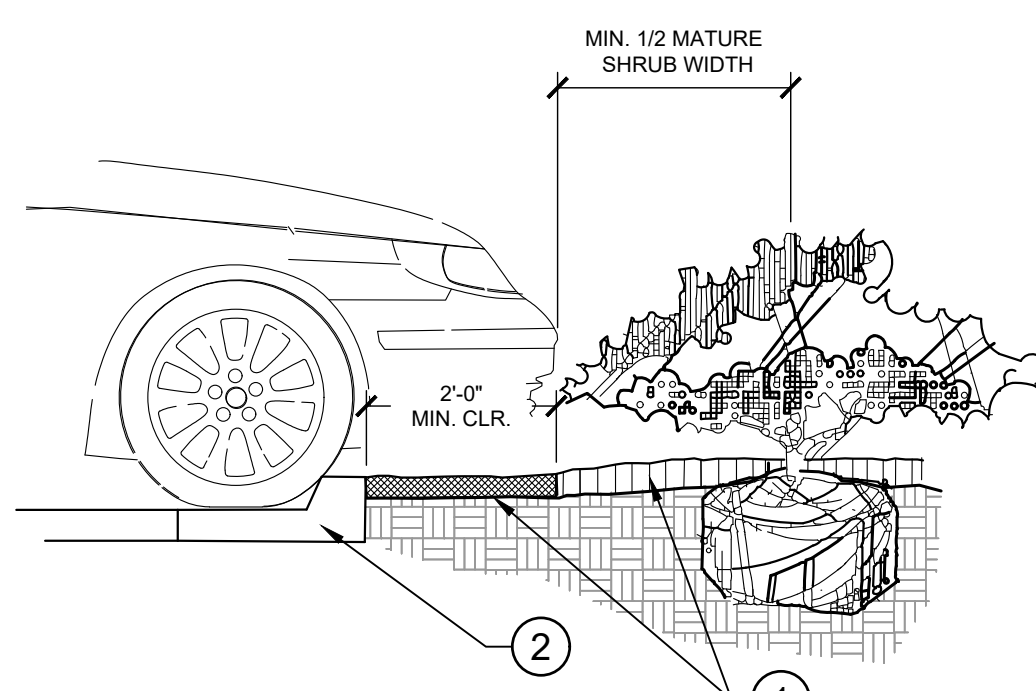
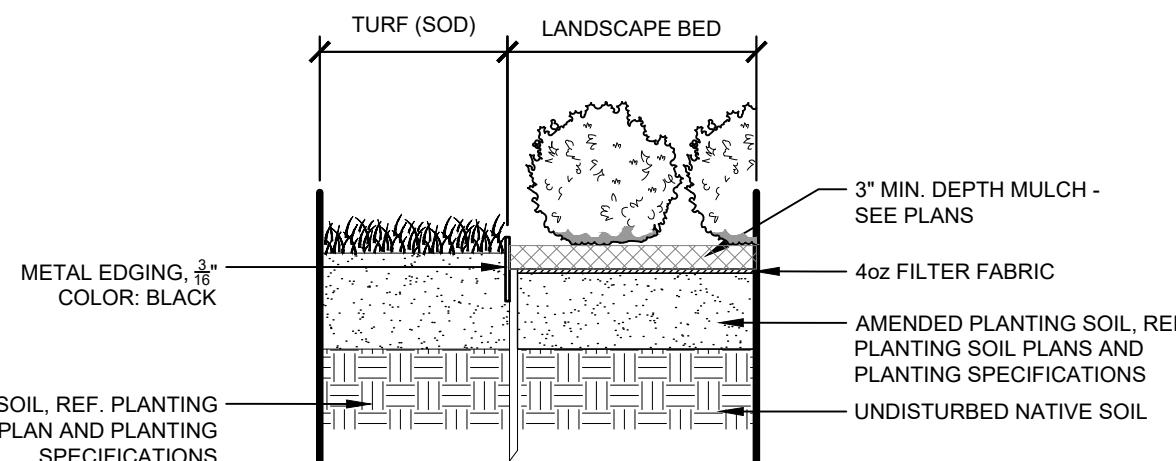
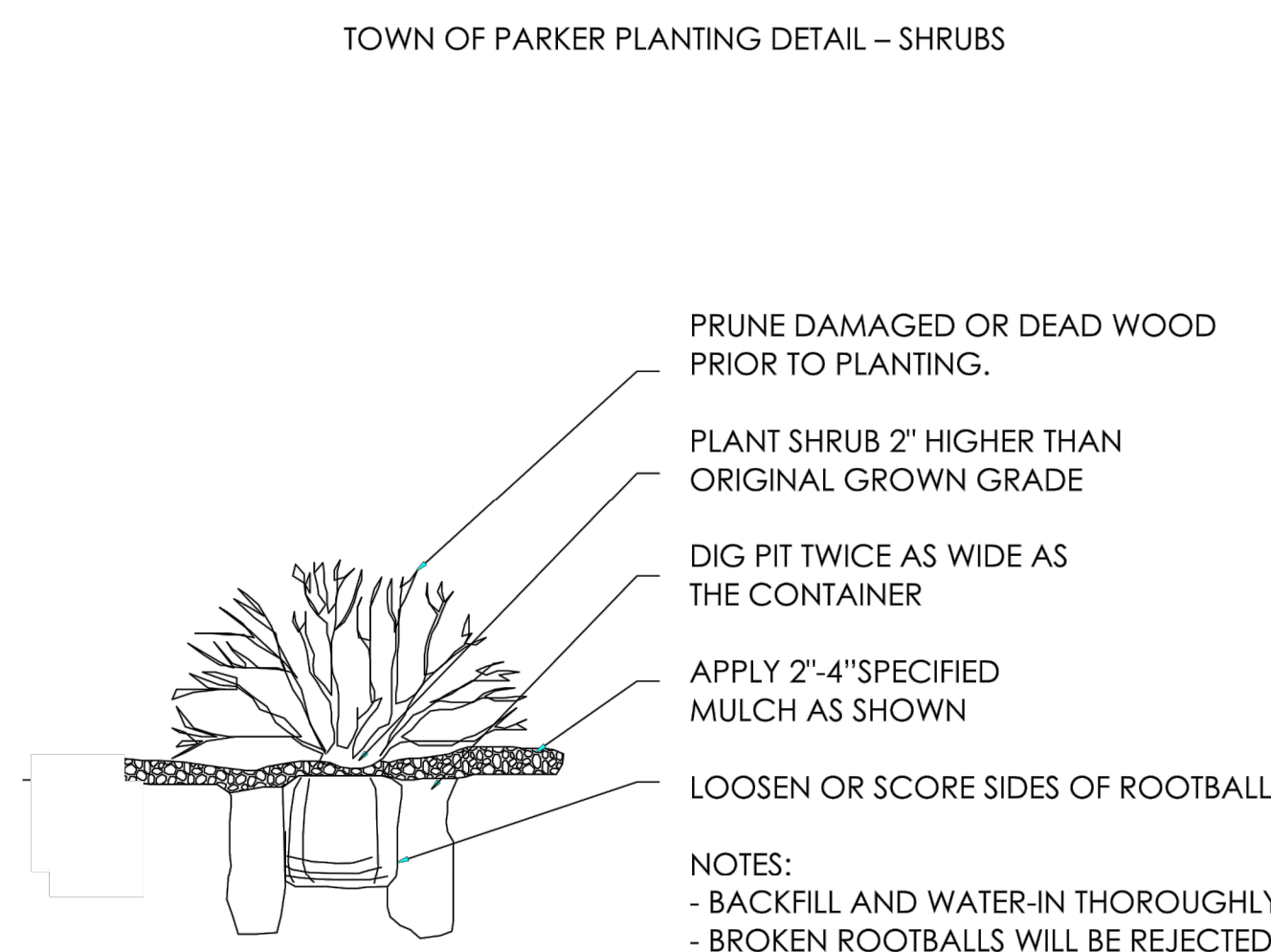


- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

**TOWN OF PARKER PLANTING STANDARDS**



**TOWN OF PARKER PLANTING STANDARDS**



**TOWN OF PARKER LANDSCAPE MAINTENANCE NOTES**

- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER, AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY OWNER'S AGENT OR TENANT OR A HOMEOWNERS ASSOCIATION WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY.
- ALL ORNAMENTAL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS, AND LITTER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING, WEEDING, CLEANING, MOWING, EDGING, BALDING, PRUNING, TRIMMING, SPRAYING, CULTIVATING, OR OTHER MAINTENANCE AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. AREAS OF NATIVE OR NATURALIZED LANDSCAPE ARE EXEMPT FROM THIS LEVEL OF MAINTENANCE. ACCEPTABLE MAINTENANCE OF NATIVE PLANTS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF DEAD OR DISEASED PLANTS, WEED CONTROL AND SEASONAL MOWING.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OF THEIR DEATH, UNLESS SEASONAL CONDITIONS PROHIBIT REMOVAL AND REPLACEMENT. IN SUCH CASE, THE REMOVAL AND REPLACEMENT SHALL OCCUR WITHIN A REASONABLE PERIOD OF TIME APPROVED BY THE TOWN.
- NON-LIVING LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REGULARLY REPLISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF THREE (3) INCHES FOR ROCK, MULCHES AND FOUR (4) INCHES FOR WOOD MULCH.
- LANDSCAPING STRUCTURAL FEATURES (E.G. FENCING, WALLS, PLANTER BOXES) AND SITE FINISHINGS SHALL BE MAINTAINED IN A SOUND, STRUCTURAL AND ATTRACTIVE CONDITION. IRRIGATION SYSTEMS ARE TO BE MONITORED AND ADJUSTED PERIODICALLY TO ENSURE THAT THE WATER DEMANDS OF ALL PLANT MATERIALS ARE BEING MET.
- IRRIGATION SYSTEM REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY OF DAMAGE UNLESS SEASONAL CONDITIONS PROHIBIT REPAIRS.
- LANDSCAPE AREAS SHALL BE FREE FROM TRASH AND DEBRIS.
- FAILURE TO BEREADE DEAD LANDSCAPE MATERIALS WITHIN A REASONABLE PERIOD OF TIME, AS SPECIFIED IN PARAGRAPH (2) ABOVE, SHALL BE CONSIDERED A VIOLATION OF THE SITE PLAN APPROVAL AND IS SUBJECT TO ENFORCEMENT AND PENALTY PROVISIONS OF THIS TITLE.

**PARKER COLORADO**  
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4 METAL EDGER AT PLANTING BED 1" = 1' 096-895-001-21

5 PARKING SPACE/CURB PLANTING SECTION NTS

6 SHRUB PLANTING AT FIRE HYDRANT SECTION / PLAN NTS

NO.	REVISION	BY	DATE	APPRO

**Kimley»Horn**  
 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Smith Street, Suite 1500  
 Denver, Colorado 80237 (303) 728-2300

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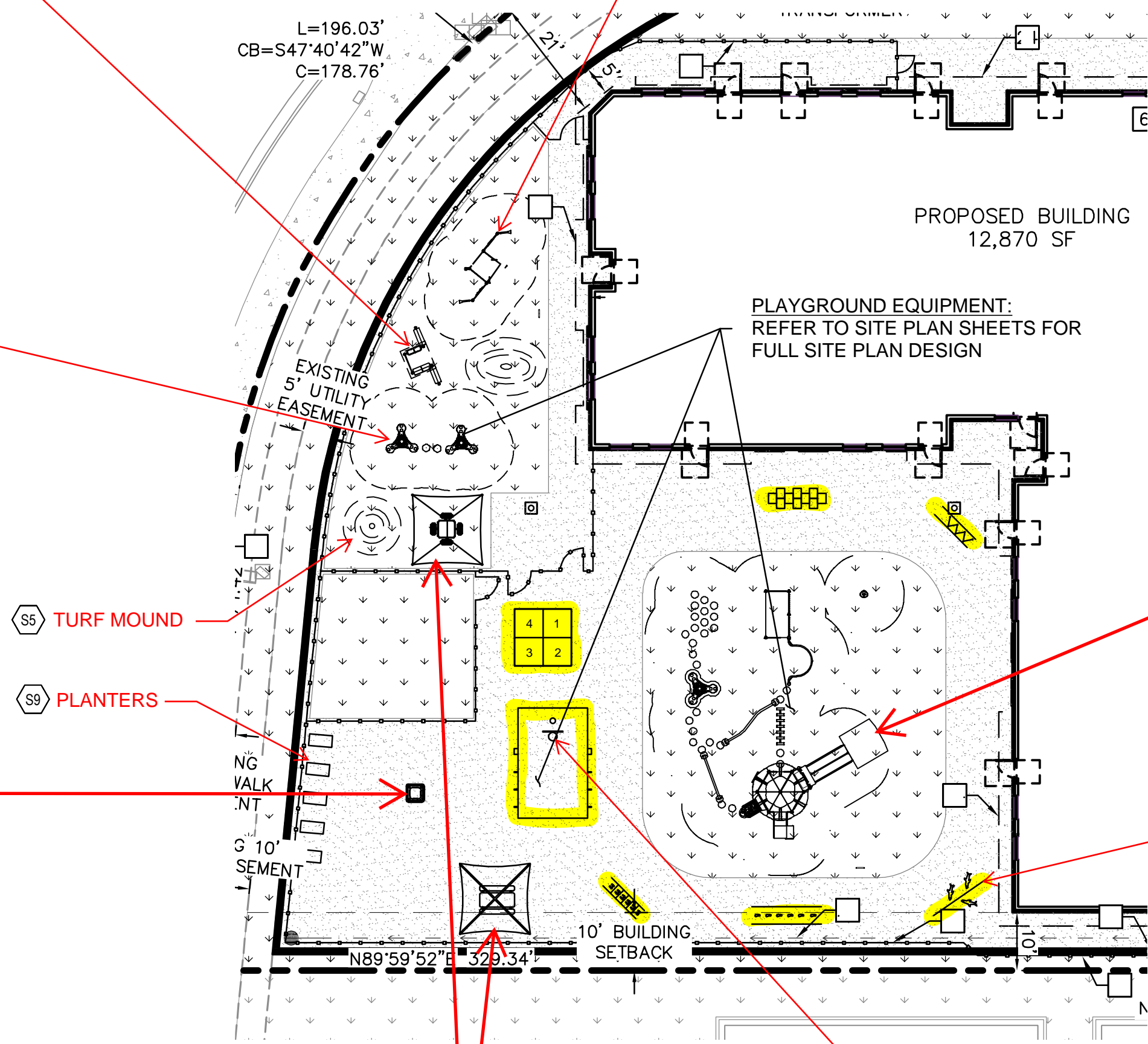
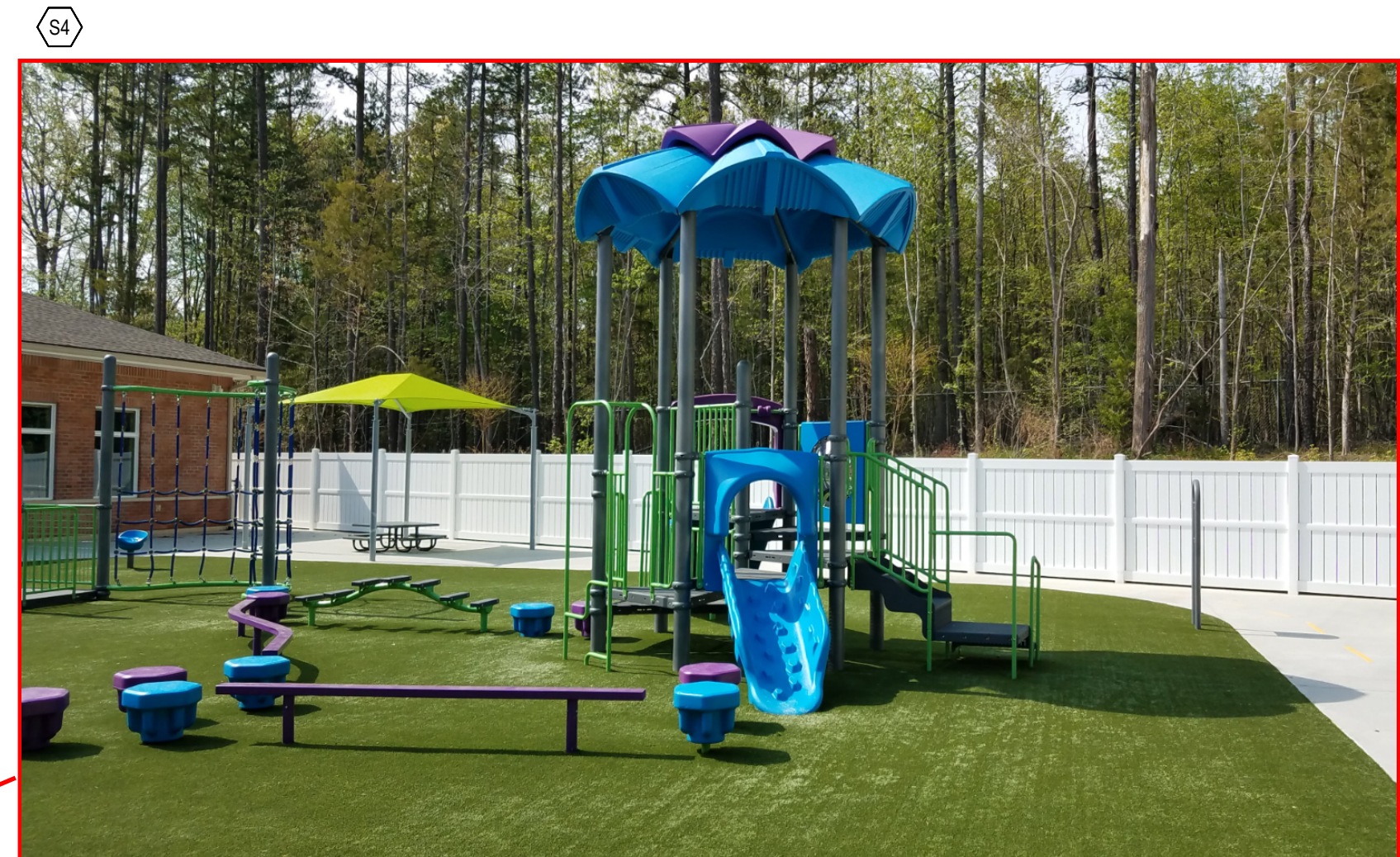
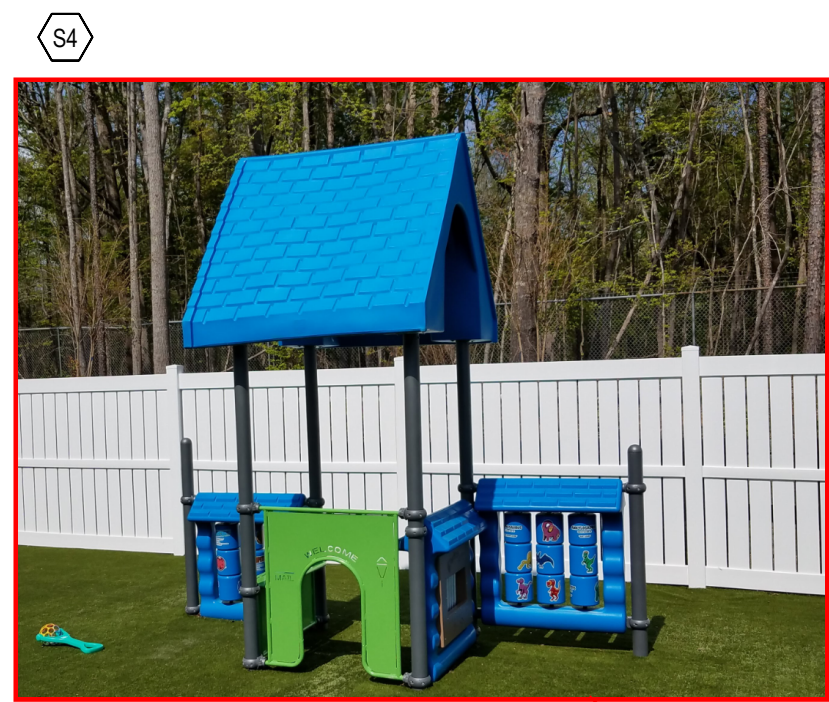
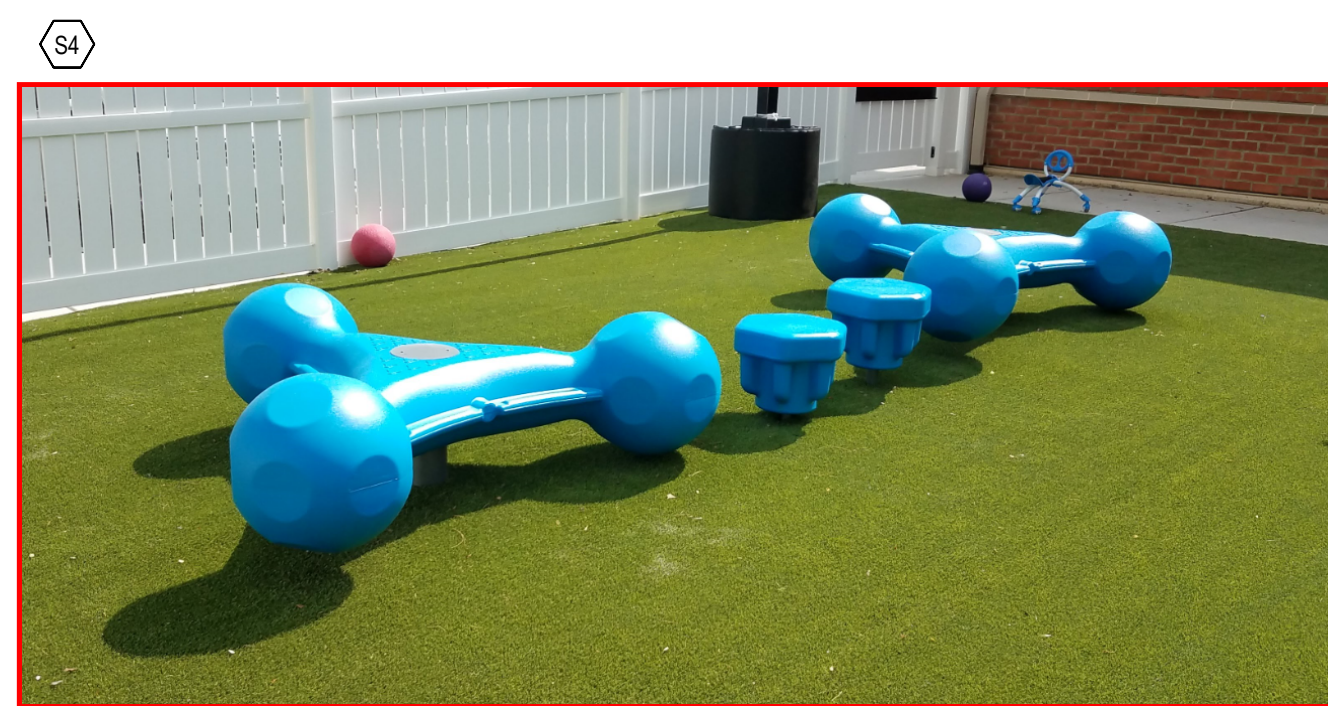
LOT 6 PARKER AND PINE FILING 1  
 PARKER, CO  
 EVERBROOK ACADEMY SITE PLAN  
 LANDSCAPE DETAILS

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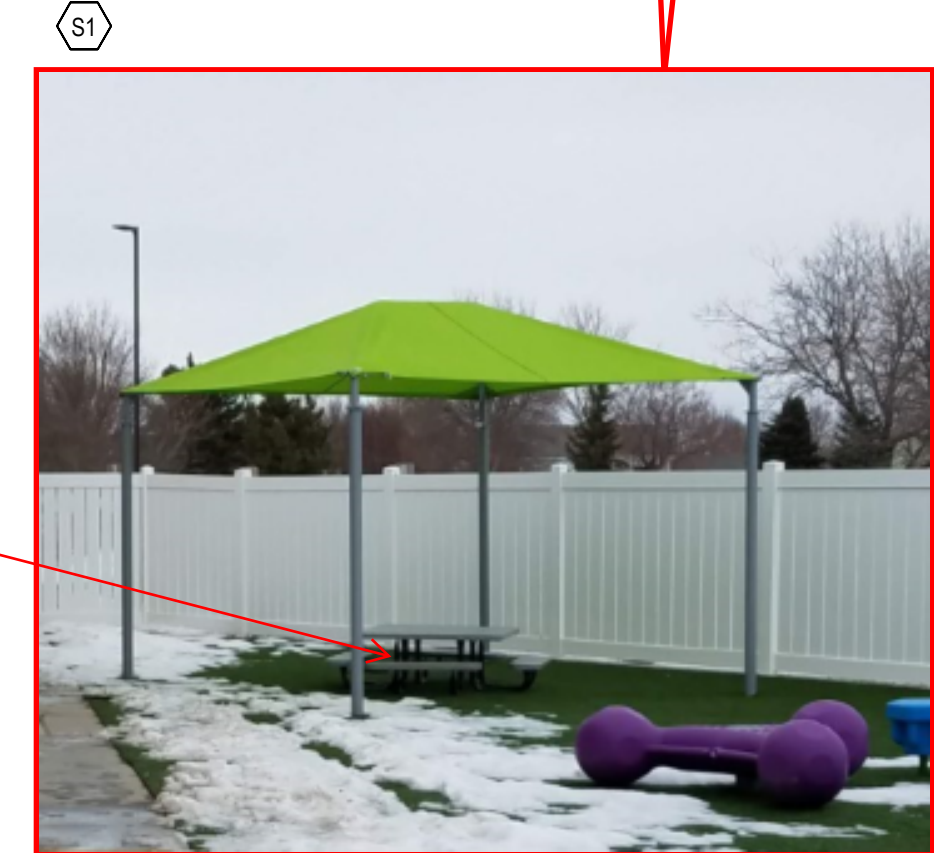


M:\Learning\_Care\_Group\2009\_Everbrook\_Parker\_CO\02\_SD\Everbrook\_Parker\_CO\02\_SD\Playground\_Equip\_dwg - Javier\_Cora  
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S5 TURF MOUND  
 S9 PLANTERS

S10 HIGHLIGHTED ITEN ARE PAINTED ON THE CONCRETE SURFACE.



**PARKER**  
 COLORADO

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PLAYGROUND KEY NOTES	
S1	12x12 SHADE PYRAMID - COLOR(S)
S2	PRESCHOOL PICNIC TABLE
S3	TODDLER TABLE
S4	PLAYGROUND EQUIPMENT. TYP.
S5	PLAYGROUND MOUNDS - APPROX. 16" HIGH
S6	FUN TUNNEL BALL DROP- MOUNT TO 6' HIGH TO TOP OF THE RIM.
S7	BASKETBALL HOOP
S8	STORAGE SHED (BY TENANT) TYP. OF 2
S9	2x4 PLANTER BOXES WITH 3x5 WALK CLEARANCES BY TENANT
S10	PLAYGROUND GAME STRIPING BY G.C.

**Kimley»Horn**  
 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Uteer Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DATE: 9/13/2021

LOT 6 PARKER AND PINE FILING 1  
 PARKER, CO  
 EVERBROOK ACADEMY SITE PLAN  
 PLAYGROUND EQUIPMENT DETAILS

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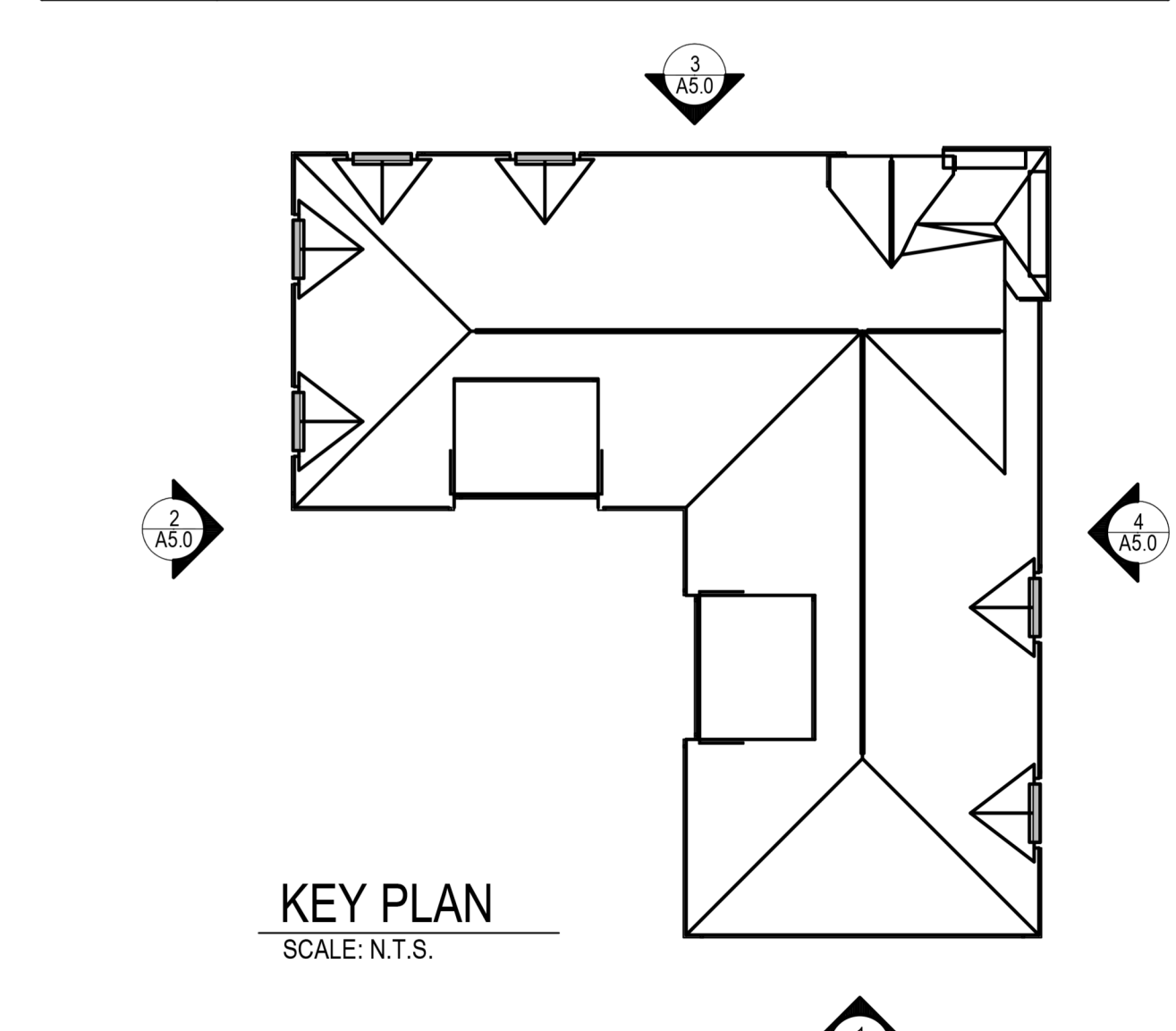
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 This document is for informational purposes only. It is not intended to be used for construction. All dimensions are in feet and inches. All materials are to be selected by the architect. All materials are to be selected by the architect. All materials are to be selected by the architect.



- ### EXTERIOR ELEVATIONS GENERAL NOTES
- ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT.
  - EIFS SHALL BE DRYVIT, COMMERCIAL GRADE AS FOLLOWS: GENESIS BASE COAT, REINFORCING MESH BASE & FINISH COATS SHALL BE PROVIDED OVER MINIMUM 1" EPS INSULATION BOARD, MECHANICALLY FASTENED OVER DRAINAGE MAT & WEATHER RESISTIVE BARRIER OVER EXTERIOR SHEATHING.
  - ALL EIFS SHALL BE INSTALLED AS PER MPFS RECOMMENDATIONS, INCLUDING ALL SEALANT, FLASHING, AND JOINERY AT DISSIMILAR MATERIALS. PROVIDE PANZER 20 REINFORCING MESH TO 8'-0" A.F.F. (TYP.)
  - PROVIDE BLOCKING IN FACADE TO SUPPORT ALL BUILDING SIGNAGE.
  - REFER TO ELECTRICAL DRAWINGS FOR LIGHTING INFORMATION.

### EXTERIOR FINISH LEGEND

TAG	DESCRIPTION
AS-1	ASPHALT SHINGLES: TIMBERLINE HD, COLOR: WEATHERED WOOD
BK-1	BRICK: INSTERSTATE BRICK BY BASALITE, COLOR: ALMOND
EIFS-1	EIFS: DRYVIT, OUTSULATION, FINISH: SANDPEBBLE DPR, COLOR: #110 VANDYKE
EIFS-3	EIFS: DRYVIT, OUTSULATION, FINISH: SANDPEBBLE DPR, COLOR: #622B GRAY FLANNEL
GL-1	BLACK ALUMINUM STOREFRONT WITH CLEAR GLASS
GU-1	PRE FINISHED ALUM GUTTER AND DOWNSPOUTS, COLOR: TO MATCH PM-1
PM-1	PRE FINISHED METAL TRIM AND FLASHING: PAC-CLAD, COLOR: GRANITE
SD-1	FIBER CEMENT SIDING: NICHIIHA VINTAGE WOOD, COLOR: CEDAR #EPC762F. TRIM TO MATCH CEDAR PANEL COLOR.
SP-1	SPANDREL GLASS, STANDARD COLOR: ISPAN 512 MEDIUM GRAY BY ITI GLASS OR SIMILAR TONE.
ST-1	STONE: CULTURED STONE, DRYSTACK LEDGESTONE, COLOR: CHARDONNAY
ST-2	STONE SILL: READING ROCK, ROCKCAST, SMOOTH, COLOR: CREAM BUFF
WN-1	ALUMINUM CLAD WINDOWS, COLOR: BLACK
SFT	VENTED VINYL SOFFIT. STANDARD COLOR TO MATCH BUILDING FASCIA BD. COLOR AS CLOSE AS POSSIBLE
DOOR FRAMES	PAINT BOTH SIDES OF EXTERIOR H.M. DOORS AND FRAMES. COLOR: BLACK



MATERIAL CALCULATIONS			TRANSPARENCY AREA		
Elevation	Sq. Ft.	Percentage	Elevation	Sq. Ft.	Percentage
East Elevation	1,442	70%	East Elevation	853	30%
Brick & Stone	35	2%	Transparency Area	256	15%
EIFS	570	28%	Required Transparency Area	245	14%
Composite Wood	835	50%	Glazing provided	161	19%
<b>Total</b>	<b>2,047</b>	<b>100%</b>	Glazing in the inset side walls	22	3%
			Add'l Glazing outside req'd zone	75	9%
			<b>Total Glazing</b>	<b>258</b>	<b>30%</b>
North Elevation	1,111	59%	North Elevation	853	30%
Brick & Stone	28	1%	Transparency Area	245	14%
EIFS	748	40%	Required Transparency Area	204	25%
Fiber cement boards	335	30%	Glazing provided	158	20%
<b>Total</b>	<b>1,887</b>	<b>100%</b>	Add'l Glazing outside req'd zone	51	6%
			<b>Total Glazing</b>	<b>207</b>	<b>25%</b>
West Elevation	1,007	48%	West Elevation	853	30%
Brick & Stone	598	29%	Transparency Area	256	15%
EIFS	475	23%	Required Transparency Area	216	25%
Composite Wood	934	46%	Glazing provided	158	20%
<b>Total</b>	<b>2,080</b>	<b>100%</b>	Add'l Glazing outside req'd zone	42	5%
			<b>Total Glazing</b>	<b>200</b>	<b>25%</b>
South Elevation	1,274	66%	South Elevation	853	30%
Brick & Stone	598	30%	Transparency Area	202	12%
EIFS	120	6%	Required Transparency Area	158	20%
Composite Wood	556	29%	Glazing provided	158	20%
<b>Total</b>	<b>1,992</b>	<b>100%</b>	Add'l Glazing outside req'd zone	42	5%
			<b>Total Glazing</b>	<b>200</b>	<b>25%</b>

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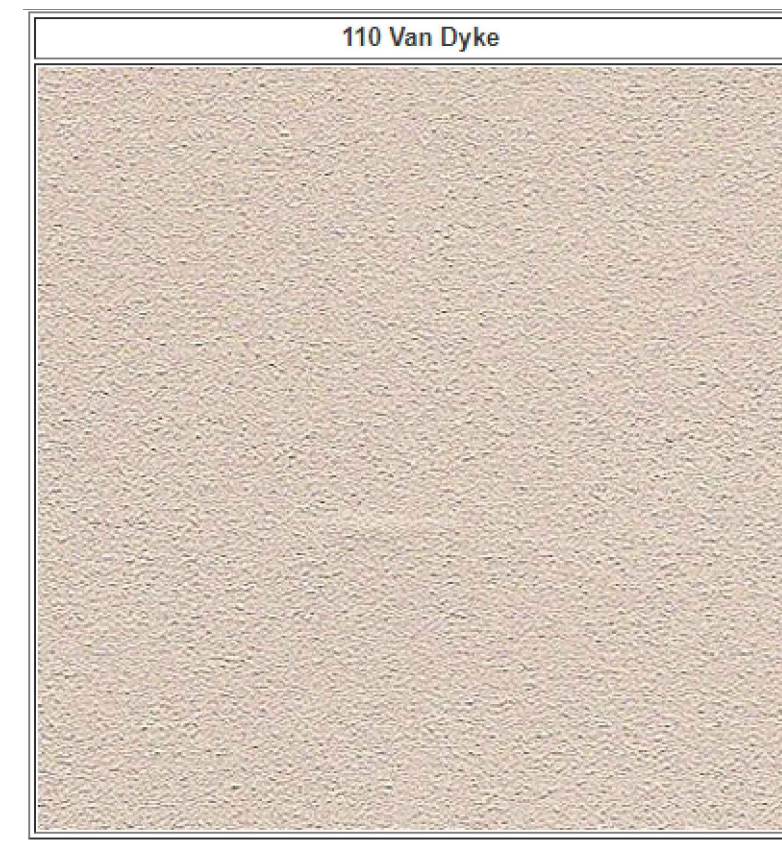
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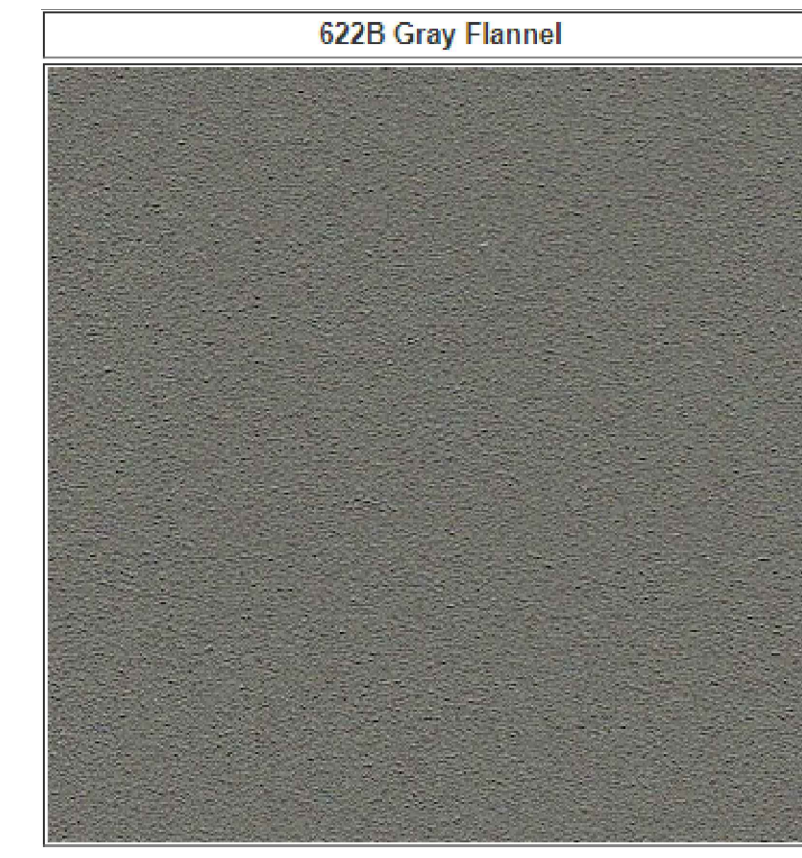
AS-1



BK-1



EIFS-1



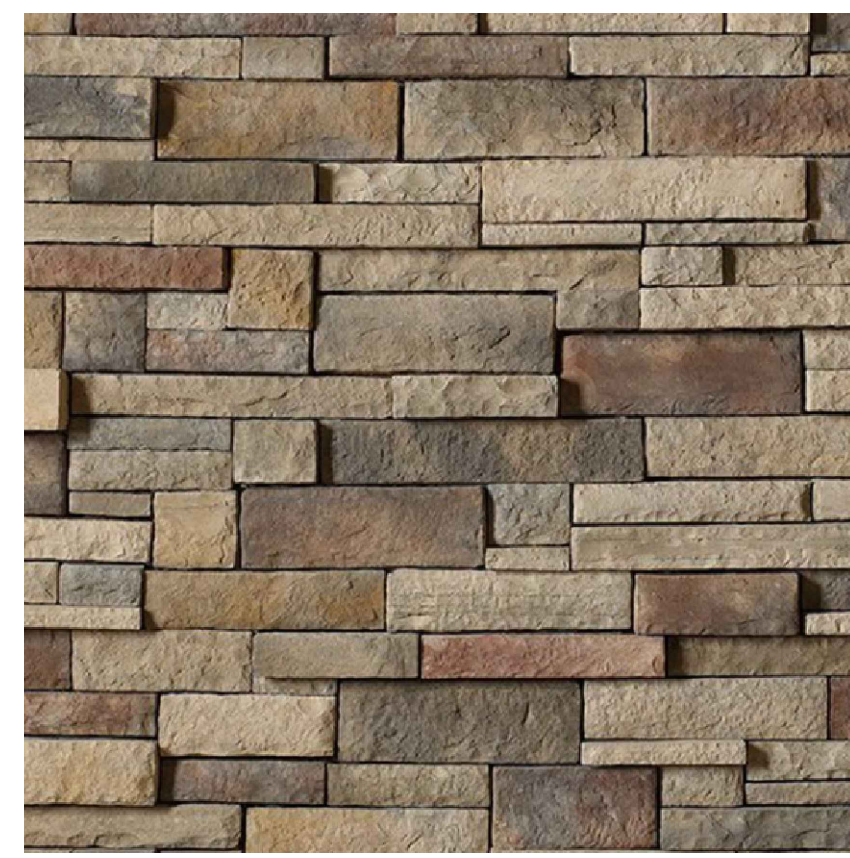
EIFS-3



PM-1



SD-1



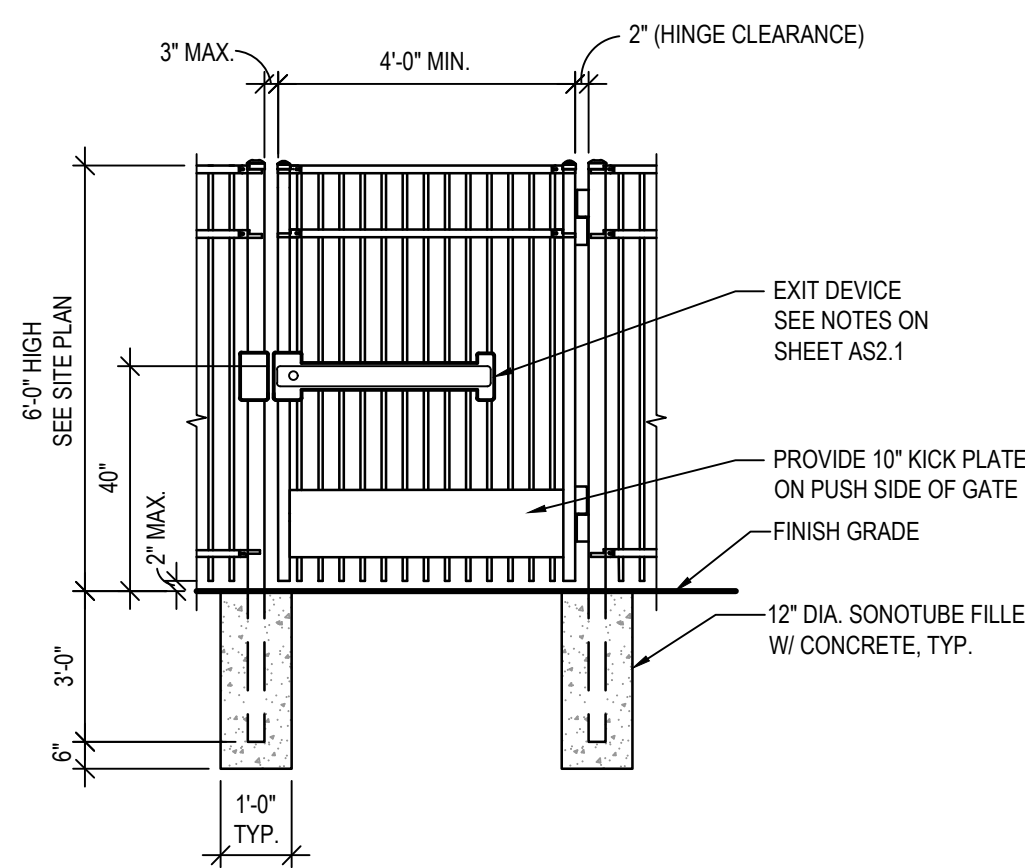
ST-1



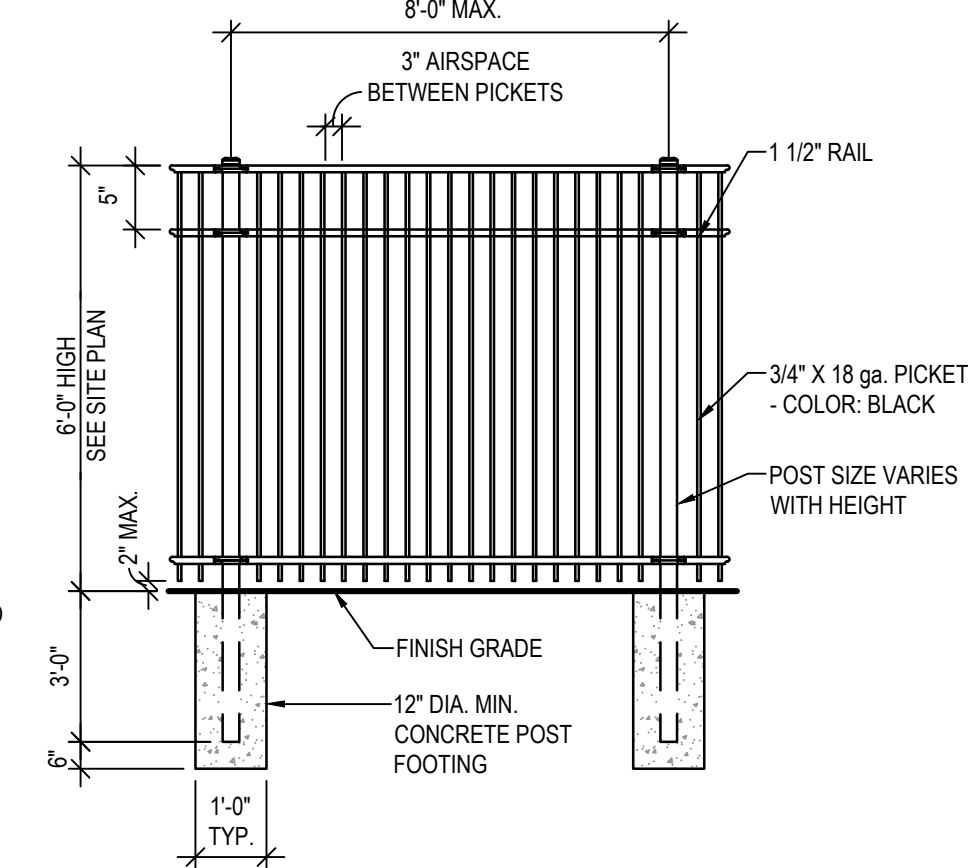
ST-2



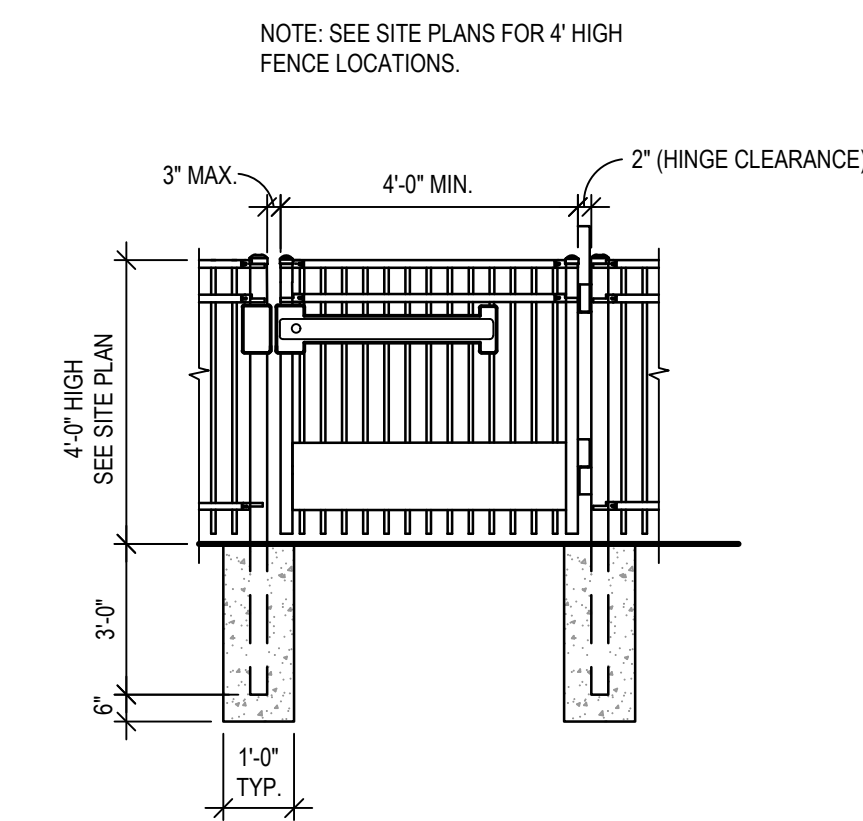
XP SERIES SUNSHADE WITH EXTRUDED LOUVER BLADES BY INDUSTRIAL LOUVERS INC (OR SIMILAR). STANDARD FINISH TO MATCH PM-1 AS CLOSE AS POSSIBLE.



1 ORNAMENTAL FENCE GATE  
 SCALE: N.T.S.



2 ORNAMENTAL FENCE  
 SCALE: N.T.S.



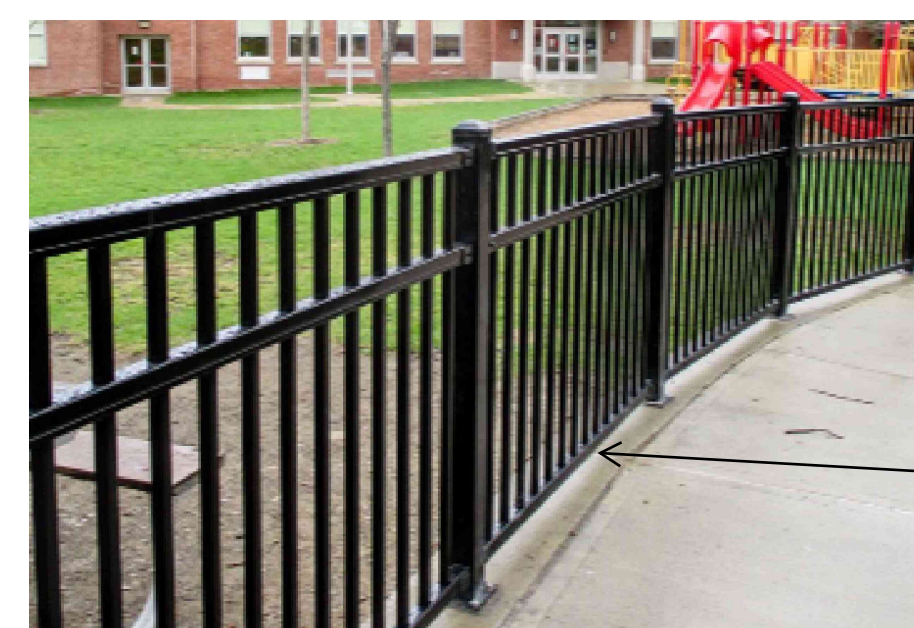
3 ORNAMENTAL FENCE GATE  
 SCALE: N.T.S.



VEHICULAR PROTECTION BOLLARD LEGEND:

- S20** S20 BOLLARD RATED FOR 20 MPH: McCUE 4" CRASHCORE BOLLARD WITH HDPE (PLASTIC) POST COVER, COLOR GRAY; ORDER NO. 2B-601-121
- S20-S** S20 BOLLARD RATED FOR 20 MPH: McCUE 4" CRASHCORE BOLLARD WITH HDPE (PLASTIC) POST COVER, COLOR GRAY, WITH CRASHCORE SIGN POST ADD-ON; ORDER NO. 2B-695-121-9S604. (PROVIDE SIGN PLACARD PER PER CIVIL'S SPECIFICATIONS)

BOLLARD TYPES  
 SCALE: N.T.S.



ORNAMENTAL FENCE

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SD-1	FIBER CEMENT SIDING: NICHHA VINTAGE WOOD, COLOR: CEDAR #EPC762F. TRIM TO MATCH CEDAR PANEL COLOR.
SN-1	XP SERIES SUNSHADE WITH EXTRUDED LOUVER BLADES BY INDUSTRIAL LOUVERS INC (OR SIMILAR), STANDARD FINISH TO MATCH PM-1 AS CLOSE AS POSSIBLE.
SP-1	SPANDREL GLASS, STANDARD COLOR: ISPAN 512 MEDIUM GRAY BY ITI GLASS OR SIMILAR TONE.
ST-1	STONE: CULTURED STONE, DRYSTACK LEDGESTONE, COLOR: CHARDONNAY
ST-2	STONE SILL: READING ROCK, ROCKCAST, SMOOTH, COLOR: CREAM BUFF
WN-1	ALUMINUM CLAD WINDOWS, COLOR: GREY
SFT	VENTED VINYL SOFFIT: STANDARD COLOR TO MATCH BUILDING FASCIA BD. COLOR AS CLOSE AS POSSIBLE
DOOR FRAMES	PAINT BOTH SIDES OF EXTERIOR H.M. DOORS AND FRAMES. COLOR: GREY

**PARKER**  
 COLORADO

Final Document  
 Subject To Conditions In Approval Letter

APPROVED DATE: 11/02/2021

Planning Approval By: J. Duncan

NO.	REVISION	BY	DATE	APPROVED

**Kimley»Horn**  
 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ute Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DATE: 9/13/2021

LOT 6 PARKER AND PINE FILING 1  
 PARKER, CO  
 EVERBROOK ACADEMY SITE PLAN  
 ARCHITECTURAL MATERIALS BOARD

**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION  
**Kimley»Horn**  
 Kimley-Horn and Associates, Inc.

PROJECT NO.  
 096895001  
 DRAWING NAME



