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INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

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P.O BOX DRAWER A
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MILE HIGH FLOOD CONTROL DISTRICT (MHFCD)

2480 W. 26TH AVE.
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DENVER, CO 80211
PHONE: 303.455.6277
CONTACT: MIKE SARMENTO

SITE BENCHMARK & BASIS OF BEARINGS

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS MAP IS BY GPS OBSERVATION NAVD88. A SITE BENCHMARK HAS BEEN SET AT THE NORTHWEST CORNER OF A DRAIN INLET ON CHAMBERS ROAD, APPROXIMATELY 200'± NORTH OF HESS ROAD. ELEVATION = 6075.31

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

SHEET INDEX	
NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	PRELIMINARY UTILITY PLAN
5	FIRE TRUCK ACCESS PLAN
6	LANDSCAPE PLAN & DETAILS
7	LANDSCAPE PLAN & DETAILS
8	LANDSCAPE IRRIGATION & DETAILS
9	LANDSCAPE IRRIGATION & DETAILS
10	LANDSCAPE IRRIGATION & DETAILS
11	LANDSCAPE IRRIGATION & DETAILS
12	PHOTOMETRIC PLAN
13	PHOTOMETRIC DETAILS
14	BUILDING ELEVATIONS
15	BUILDING ELEVATIONS

FLOOD PLAIN NOTE

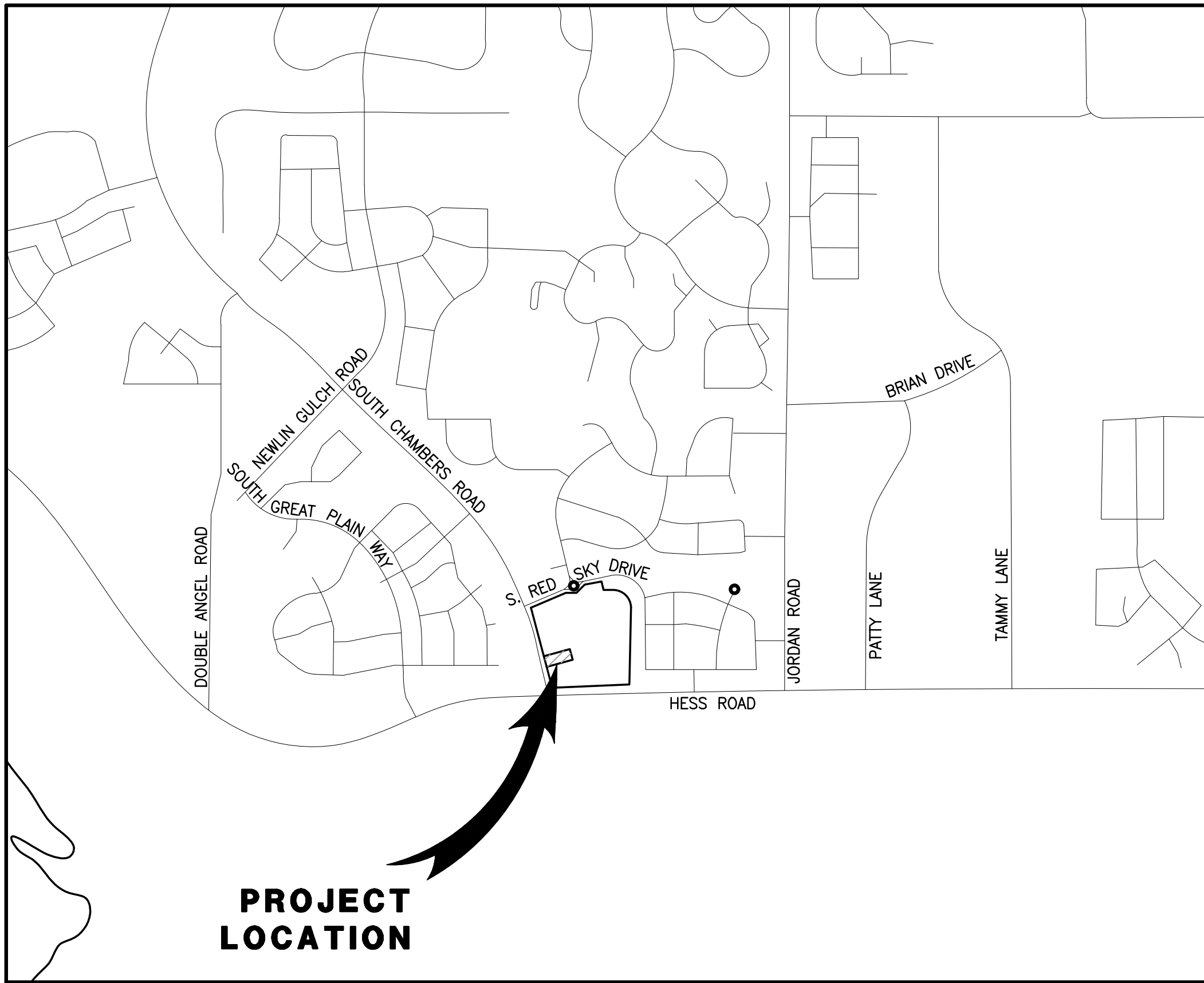
BY SCALED MAP LOCATION AND GRPAHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0181G AND DATED MARCH 16, 2016 — SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGAL DESCRIPTION

LOT 4, DOUGLAS 234, FILING NO. 6, AMENDMENT 1

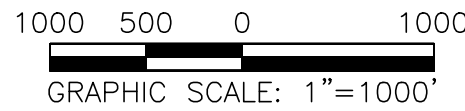
SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



VICINITY MAP

SCALE 1"= 1000'



SETBACKS		
COMMERCIAL DEVELOPMENT STANDARDS	REQUIRED SETBACKS	PROVIDED SETBACK
FRONT (EAST, WEST, SOUTH)	20'	159.83', 64.24', 62.48'
SIDE	10'	
REAR (NORTH)	10'	48.01'

DEVELOPMENT STANDARDS		
COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	6,098 SF (15%)	12,894 SF (34%)
MAXIMUM BUILDING HEIGHT	60 FEET	1 STORY/ 22'-10"
MINIMUM OFF-STREET PARKING	12 (1 PER 3 PEOPLE)	16 ON-SITE SPACES (2 ADA SPACES)
MAXIMUM FLOOR AREA RATIO (FAR)	0.50	0.05

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
CENTERLINE	---	---
CURB	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
CONTOURS	---	---
WATER LINE	W	W
SANITARY SEWER LINE	S	S
STORM DRAIN LINE	---	---
GAS LINE	G	---
ELECTRIC LINE	E	---
TYPICAL LATERALS	---	XX
SANITARY SEWER MANHOLE	S	S
STORM DRAIN MANHOLE	D	D
STORM DRAIN INLET	---	---
FIRE HYDRANT	---	---
AC PAVING	---	---
CONCRETE	---	---
LANDSCAPE	---	---

ABBREVIATIONS

BLDG	BUILDING
CL	CENTERLINE
DIA.	DIAMETER
DIST.	DISTRICT
E	EASTING
EG	EXISTING GRADE
ESMT	EASEMENT
EX.	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
INV	INVERT
MIN.	MINIMUM
N	NORTHING
NLA	NET LEASABLE AREA
NO.	NUMBER
PL	PROPERTY LINE
PROP.	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
REC.	RECEPTION
REQ.	REQUIRED
SAN	SANITARY SEWER
SF	SQUARE FOOT
STD	STANDARD

SITE DATA

PROPERTY ACREAGE	0.901 ACRES (39,244 SF)
PERVIOUS AREA	0.296 ACRES
IMPERVIOUS AREA	0.605 ACRES
MAXIMUM IMPERVIOUS AREA	0.766 ACRES, 85% OF TOTAL LAND AREA
BUILDING DENSITY	$\frac{1,557 \text{ SF (BLDG)}}{39,244 \text{ SF (LOT)}} = 3.97\%$
MAX BUILDING DENSITY	NONE
PARKING AREA	2,754 SF
PARKING REQUIRED	12 SPACES (1 PER EACH 3 PERSONS OF RATED CAPACITY)
PARKING PROVIDED	16 ON-SITE SPACES (2 ADA SPACES)
BICYCLE PARKING REQUIRED	4
BICYCLE PARKING PROVIDED	4

LAND USE DATA

EXISTING ZONING	PLANNED DEVELOPMENT
GROSS SITE AREA	0.901 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING GROSS FLOOR AREA	1,557 SF
NET LEASABLE AREA	1,557 SF
BUILDING OCCUPANCY	35 PEOPLE

SEAL:

8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
rickengineering.com
303.537.8020

RICK
ENGINEERING COMPANY

San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

SITE PLAN PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO

COVER SHEET

Know what's below.
Call before you dig.

DRAWING NO.
1

PROJECT NO:
2243
9/23/2025

DESIGNED BY:
KA/TWB

CHECKED BY:

DATE:

NO.

BY

DATE

REVISION

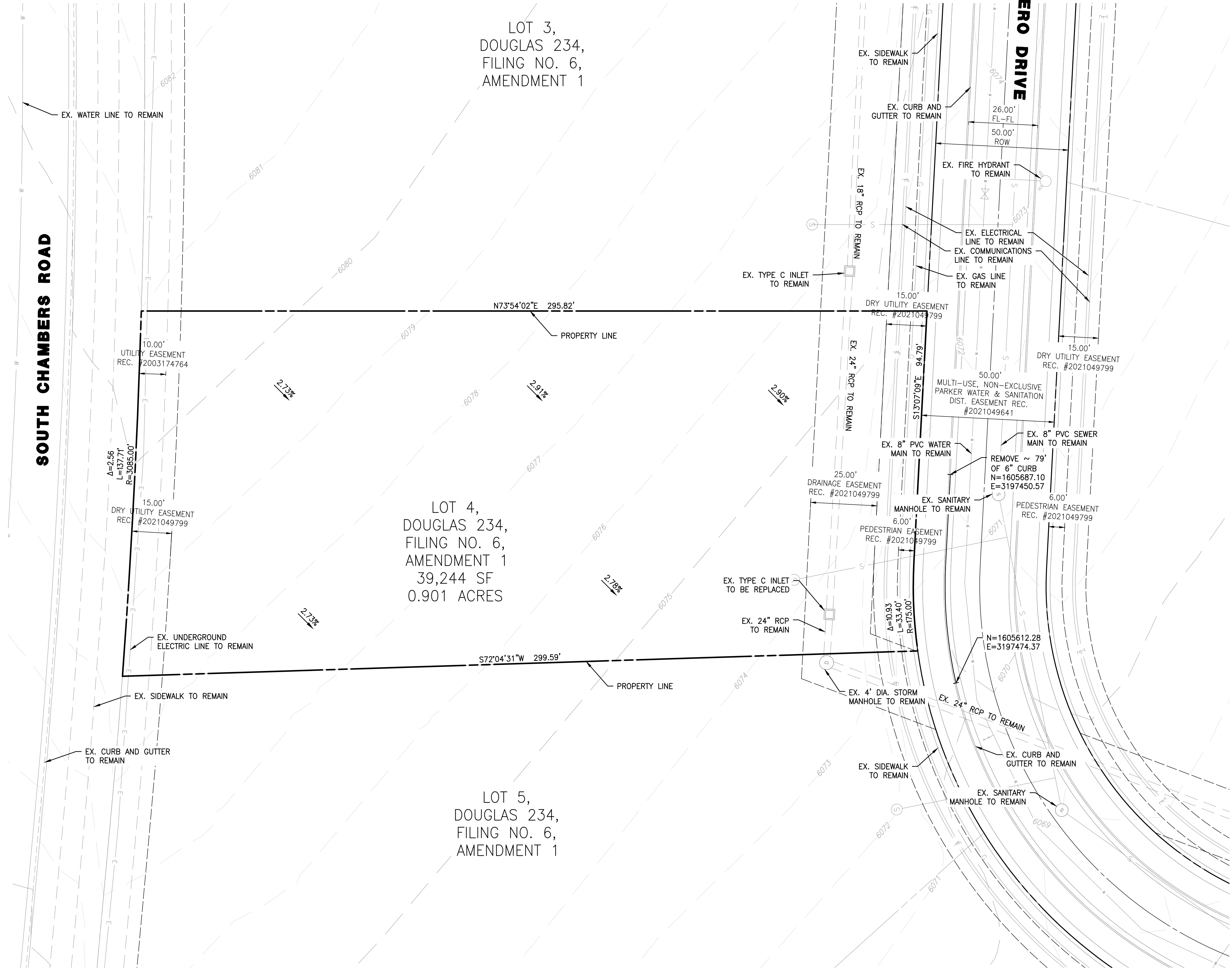
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6TH SUBMITTAL

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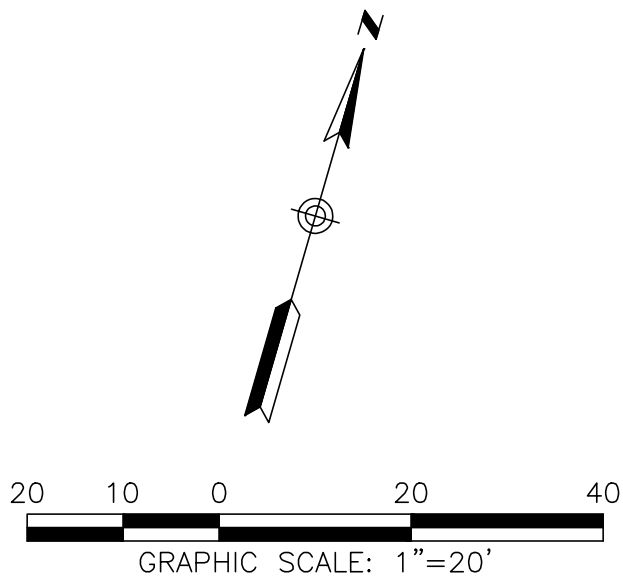
SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



NOTES

1. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
2. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED AS "TO BE REMOVED".



SITE PLAN PREPARED FOR:		DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4 DOUGLAS COUNTY, COLORADO	
EXISTING CONDITIONS & DEMOLITION PLAN		8678 CONCORD CENTER DR, UNIT 200 ENGLEWOOD, CO 80112 303.537.8020 rickengineering.com	
811 Know what's below. Call before you dig.		PROJECT NO: 2243 DATE: 6/3/2025	
DRAWING NO. 2		DRAWN/DESIGNED BY: KA/TWB CHECKED BY: TWB	
6TH SUBMITTAL		SEAL:	
		NO. BY DATE REVISION	

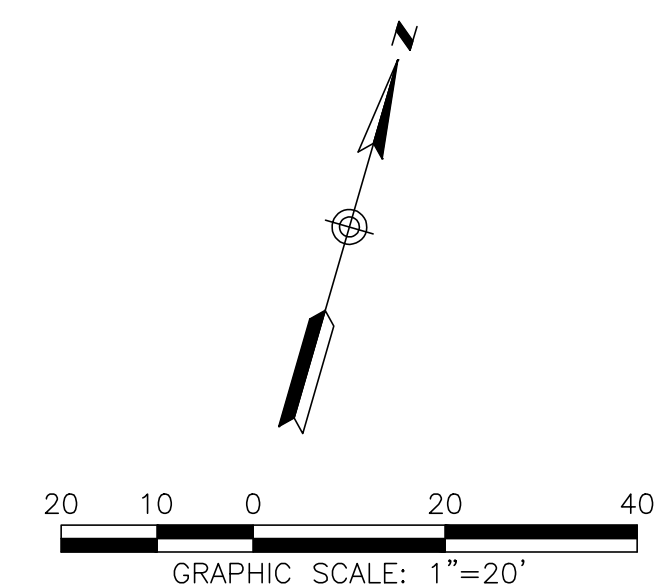
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT

LOT 5,
DOUGLAS 234,
FILING NO. 6,
AMENDMENT 1



- | | |
|---------------|---|
| PROPERTY LINE |  |
| RIGHT-OF-WAY |  |
| CENTERLINE |  |
| EASEMENT |  |
| AC PAVING |  |
| CONCRETE |  |
| LANDSCAPE |  |

- 1 PROPOSED VERTICAL CURB AND GUTTER
- 2 PROPOSED CURB TYPE 2 (SECTION B) 6" BARRIER
- 3 PROPOSED MIDBLOCK CURB RAMP
- 4 PROPOSED TRASH ENCLOSURE
- 5 BIKE PARKING (4 SPACES)
- 6 PROPOSED SIDEWALK
- 7 PROPOSED MONUMENT SIGN (ALL SIGNS ARE REVIEWED UNDER SEPARATE PERMIT)
- 8 3' GUTTER TYPE 2
- 9 TIE INTO EXISTING
- 10 4" WIDE, WHITE PARKING SPACE MARKING
- 11 RAISED OR TEXTURED WHITE CROSSWALK MARKINGS
- 12 DIRECTIONAL ARROW
- 13 4" WIDE, WHITE, SOLID DIAGONAL MARKINGS AT 5' SPACING ANGLED AT 30 DEGREES
- 14 INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING
- 15 "DO NOT ENTER" PAVEMENT LEGEND
- 16 "NO PARKING" PAVEMENT LEGEND
- 17 R1-1 SIGN
- 18 "HANDICAP PARKING ONLY" SIGN AND "VAN ACCESSIBLE" SIGN
- 19 SINGLE VEHICLE CLEARANCE BAR
- 20 DIGITAL PREVIEW BOARD
- 21 DIGITAL MENU BOARD
- 22 ORDER CANOPY
- 23 DIRECTIONAL SIGN
- 24 PROPOSED 18" CONCRETE LANDING
- 25 PROPOSED 8' CROSS PAN
- 26 PROPOSED DIRECTIONAL CURB RAMP
- 27 STREET LIGHT
- 28 R7-1 SIGN
- 29 EUSERC CABINET
- 30 UTILITY TRANSFORMER
- 31 PARKING BUMPER BLOCK



**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**

RICK
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ENGLEWOOD, CO 80112
303.537.8020

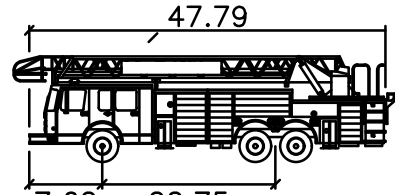
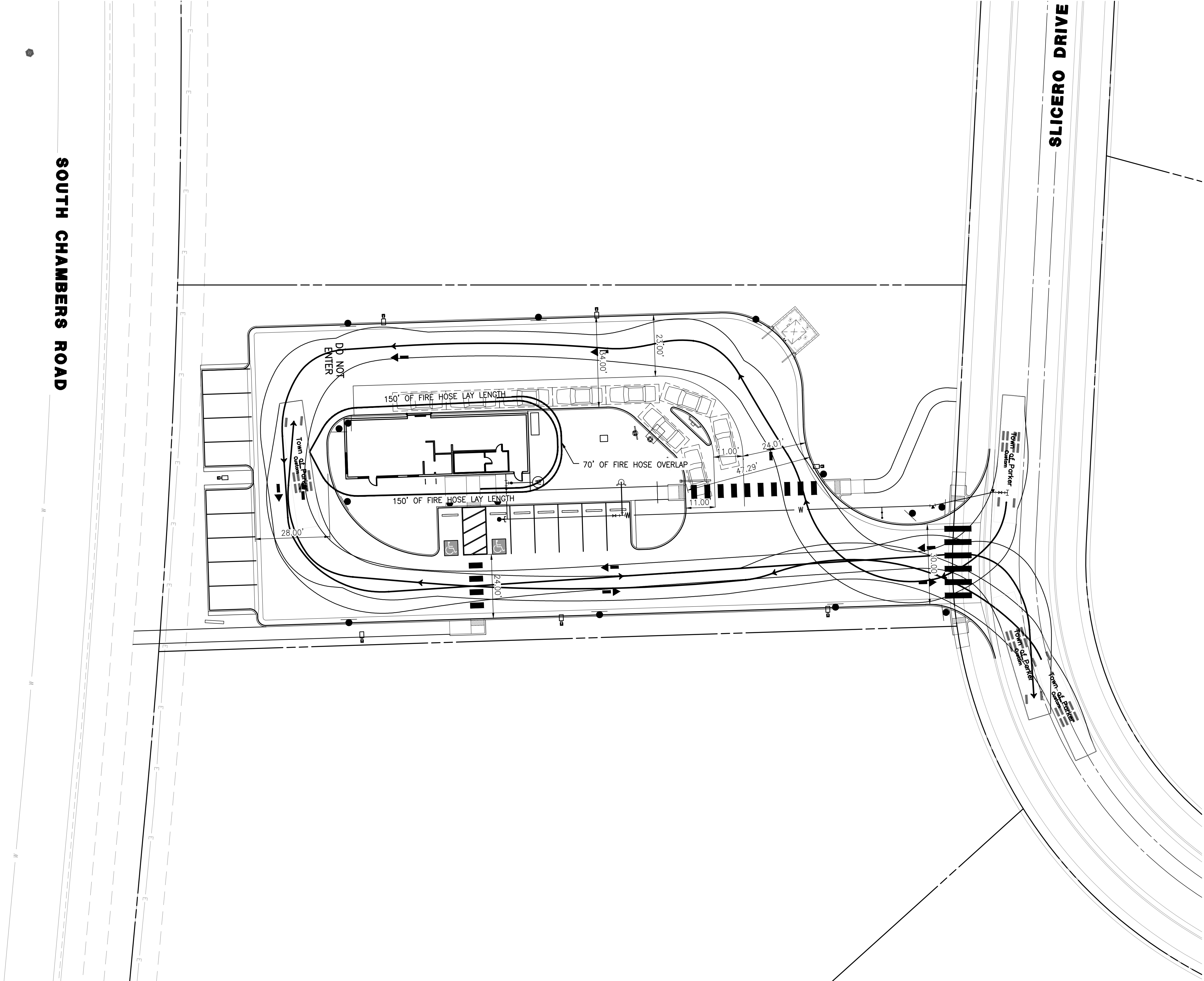
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DRAWING NO.
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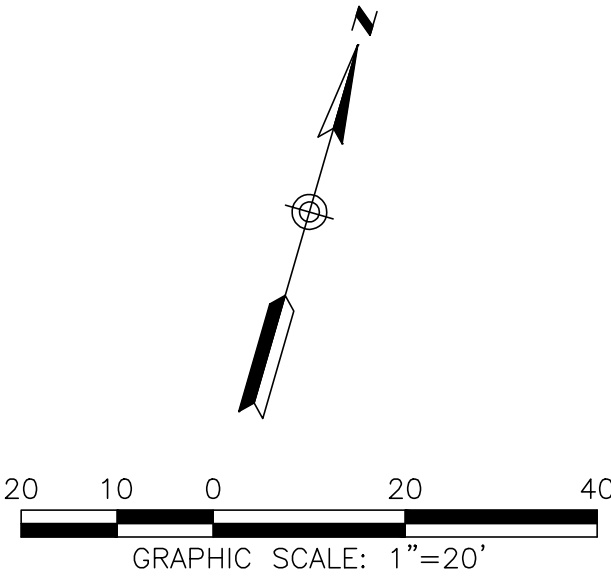
6TH SUBMITTAL

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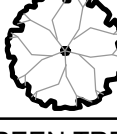
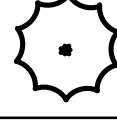
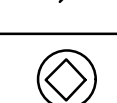
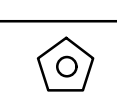
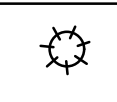
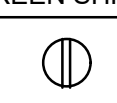
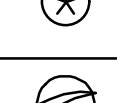
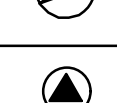
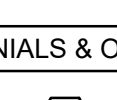
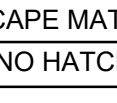
TOWN OF PARKER
LENGTH: 47.79'
WIDTH: 8.50'
HEIGHT: 10.75'
MIN GROUND CLEARANCE: 1.55'
TRACK WIDTH : 6.92'
LOCK TO LOCK TIME : 5.0sec
WALL TO WALL TURNING RADIUS : 46.67'



	SITE PLAN PREPARED FOR:		SEAL:	
	DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4 DOUGLAS COUNTY, COLORADO		8678 CONCORD CENTER DR, UNIT 200 ENGLEWOOD, CO 80112 rickengineering.com 303.537.8020 San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver	
DRAWING NO. 5	FIRE TRUCK ACCESS PLAN		PROJECT NO: 2243	DATE: 6/3/2025
			DRAWN/DESIGNED BY: KA/TWB	CHECKED BY: TWB
			NO.	BY
			DATE	REVISION

SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT

PLANT LEGEND						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
	CASP	3	CATALPA SPECIOSA	WESTERN CATALPA	2" CAL.	50'
	GLTR	2	GLEDTISIA TRIACANTHOS INERMIS 'IMPCOLE' TM	IMPERIAL HONEY LOCUST	2" CAL.	35'
	ULMO	6	ULMUS X 'MORTON'	ACCOLADE ELM	2" CAL.	50'
EVERGREEN TREES						
	JSSC	6	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' HEIGHT	30'
	PIPU	3	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	6' HEIGHT	25'
ORNAMENTAL TREES						
	CRCR	5	CRATAEGUS CRUS-GALLI 'INERMIS'	COCKSPUR THORNLESS HAWTHORN	1.5" CAL.	20'
	PYUS	3	PYRUS USSURIENSIS 'MORDAK' TM	PRAIRIE GEM USSURIAN PEAR	1.5" CAL.	25'
DECIDUOUS SHRUBS						
	AMAL	16	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	5 GAL.	10'
	COSK	77	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL.	8'
	PEAT	28	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL.	4'
	PRPA	26	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SANDCHERRY	5 GAL.	1.5'
	RHTR	19	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL.	6'
	SPJA	44	SPIRAEA JAPONICA 'ALPINA'	DAPHNE SPIREA	5 GAL.	2'
	SYPA	19	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	5 GAL.	5'
EVERGREEN SHRUBS						
	ARPA	46	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL.	2'
	CYMI	21	CYTISUS X 'MINSTEAD'	MINSTEAD BROOM	5 GAL.	4'
	EUFO	41	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY WINTERCREEPER	5 GAL.	3'
	JUAR	35	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL.	2'
	PIMU	57	PINUS MUGO 'PALOUSE'	PALOUSE MUGO PINE	5 GAL.	4'
PERENNIALS & ORNAMENTAL GRASSES						
	CAAC	43	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	5'
	ECPU	25	ECHINACAE PURPUREA	PURPE CONEFLOWER	1 GAL.	3'
	PEAL	117	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	1'
LANDSCAPE MATERIALS						
(NO HATCH)	12,670 SF		ROCK MULCH	2" RIVER ROCK DECORATIVE ROCK MULCH		
----	135 LF		STEEL EDGER			

GENERAL LANDSCAPE REQUIREMENTS				
DEVELOPED AREA = 39,244 SF	CALCULATION	# REQUIRED	# PROVIDED	% EVERGREEN (25%-50% REQ.)
15% MINIMUM SITE LANDSCAPING	39,244 SF x .15	5,887 SF	12,670 SF	44%
75% MINIMUM LIVING MATERIAL COVERAGE	12,670 SF x .75	9,503 SF	9,674 SF	44%
ONE (1) TREE / 1,500 SF OF PERMEABLE AREA	12,670 SF / 1,500 SF	9	17	35%
FIVE (5) SHRUBS / 1,500 SF OF PERMEABLE AREA	12,670 SF / 1,500 SF x 5	45	299	46%
15% MAXIMUM TURF	39,244 SF x .15	0 SF	0 SF	N/A

STREETSCAPE LANDSCAPE REQUIREMENTS			
VEGETATION REQUIREMENTS BETWEEN BACK OF CURB AND RIGHT OF WAY			
	CALCULATION	# REQUIRED	# PROVIDED
SLICEROO DRIVE	STREETSCAPE PREVIOUSLY APPROVED		
SOUTH CHAMBERS ROAD ONE (1) TREE / 40 LF OF FRONTAGE	138 LF / 40 LF	4	4

PARKING LOT INTERIOR REQUIREMENTS			
PARKING LOT AREA = 2,886 SF	MIN 10% LANDSCAPE REQUIRED	PROVIDED	
PARKING ISLANDS	289 SF	718 SF	
PLANT MATERIALS	CALCULATION	PLANTS REQUIRED	PLANTS PROVIDED
1 TREE / INCREMENTAL 162 SF	718 / 162 = 4.43	5	3
5 SHRUBS / INCREMENTAL 162 SF	(718 / 162) X 5 = 22.16	23	25

PARKING LOT PERIMETER LANDSCAPE REQUIREMENTS					
	CALCULATION	TREES REQ. / PROV.	% EVERGREEN (MIN. 50% REQ.)	SHRUBS REQ. / PROV.	% EVERGREEN (0% REQ.)
WEST PERIMETER 10' BUFFER	135 LF / 30 LF	5 / 5	60%	23 / 65	46%

SITE PERIMETER LANDSCAPE REQUIREMENTS*					
	CALCULATION	TREES REQ. / PROV.	% EVERGREEN (40%-60% REQ.)	SHRUBS REQ. / PROV.	% EVERGREEN (40%-60% REQ.)
NORTH PERIMETER 1 TREE & 5 SHRUBS / 40 LF	296 LF / 40 LF	8 / 8	63%	37 / 54	57%
EAST PERIMETER 1 TREE & 5 SHRUBS / 40 LF	70 LF / 40 LF	2 / 2	0%	17 / 37	41%
SOUTH PERIMETER 1 TREE & 5 SHRUBS / 40 LF	300 LF / 40 LF x 5	7 / 4 + 20 EVG SUBS + 10 DEC SUBS	29%	38 / 57	44%

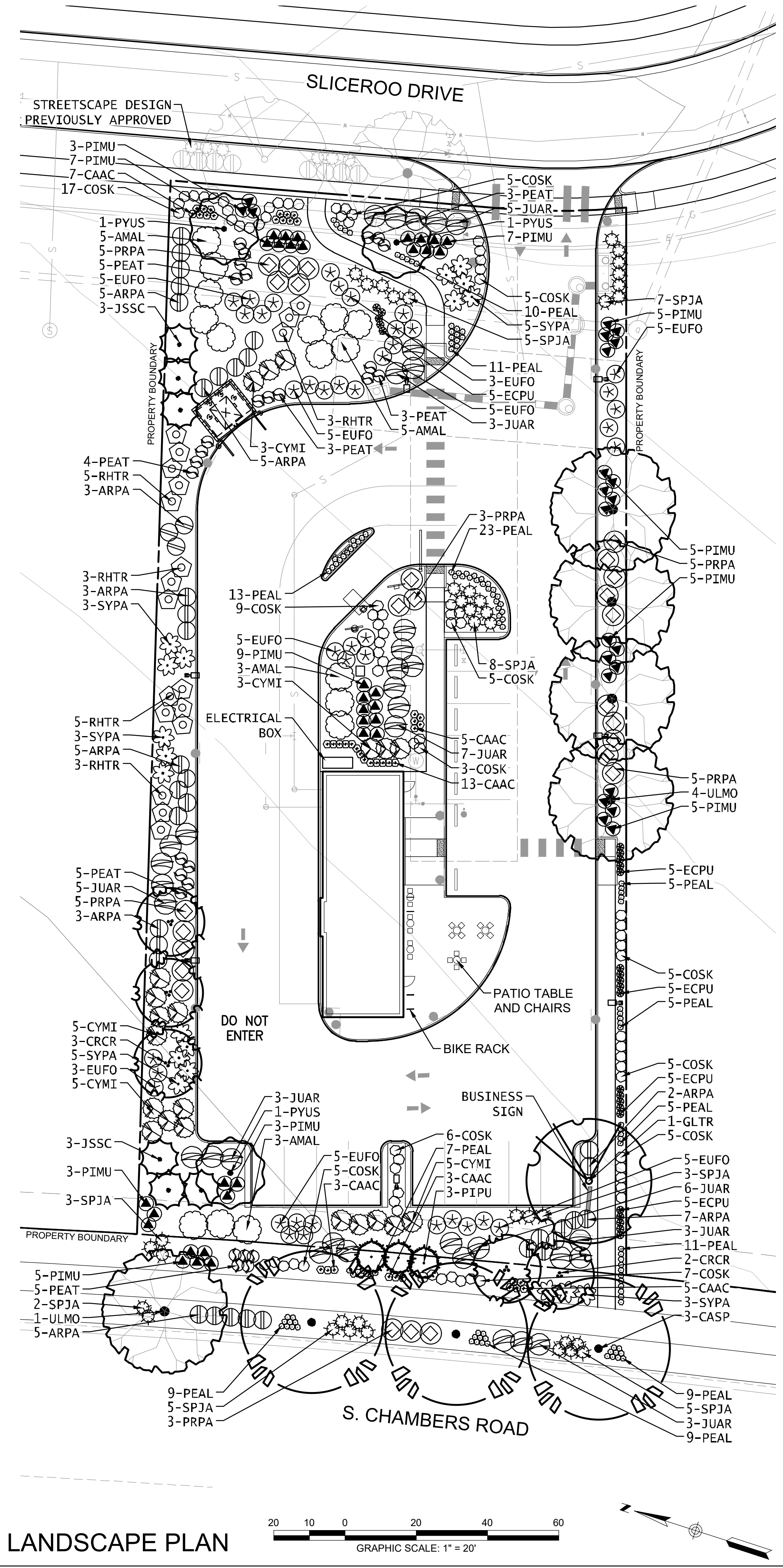
*TEN (10) SHRUBS MAY BE SUBSTITUTED FOR ONE (1) TREE

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- ALL WEEDS TO BE REMOVED AND DISPOSED OF.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- ALL ROCK MULCH PLANTER BEDS TO HAVE 1 1/2" RIVER ROCK AT A MINIMUM 3" DEPTH OVER MIRAFI WEED BARRIER FABRIC AND SHALL BE REGULARLY REPLENISHED.
- ALL PLANTING SHALL BE MAINTAINED IN A HEALTH AND ATTRACTIVE MANNER AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY EXPERT OWNER'S AGENT OR TENANT WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY.

TREE PLANTING NOTES

- 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 LOOSENEED 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.



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PROJECT NO: 2243
DATE: 9/22/2025
DRAWN/DESIGNED BY: KN/JG
CHECKED BY: KN

DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4

DOUGLAS COUNTY, COLORADO

LANDSCAPE PLAN & DETAILS

SITE PLAN PREPARED FOR:



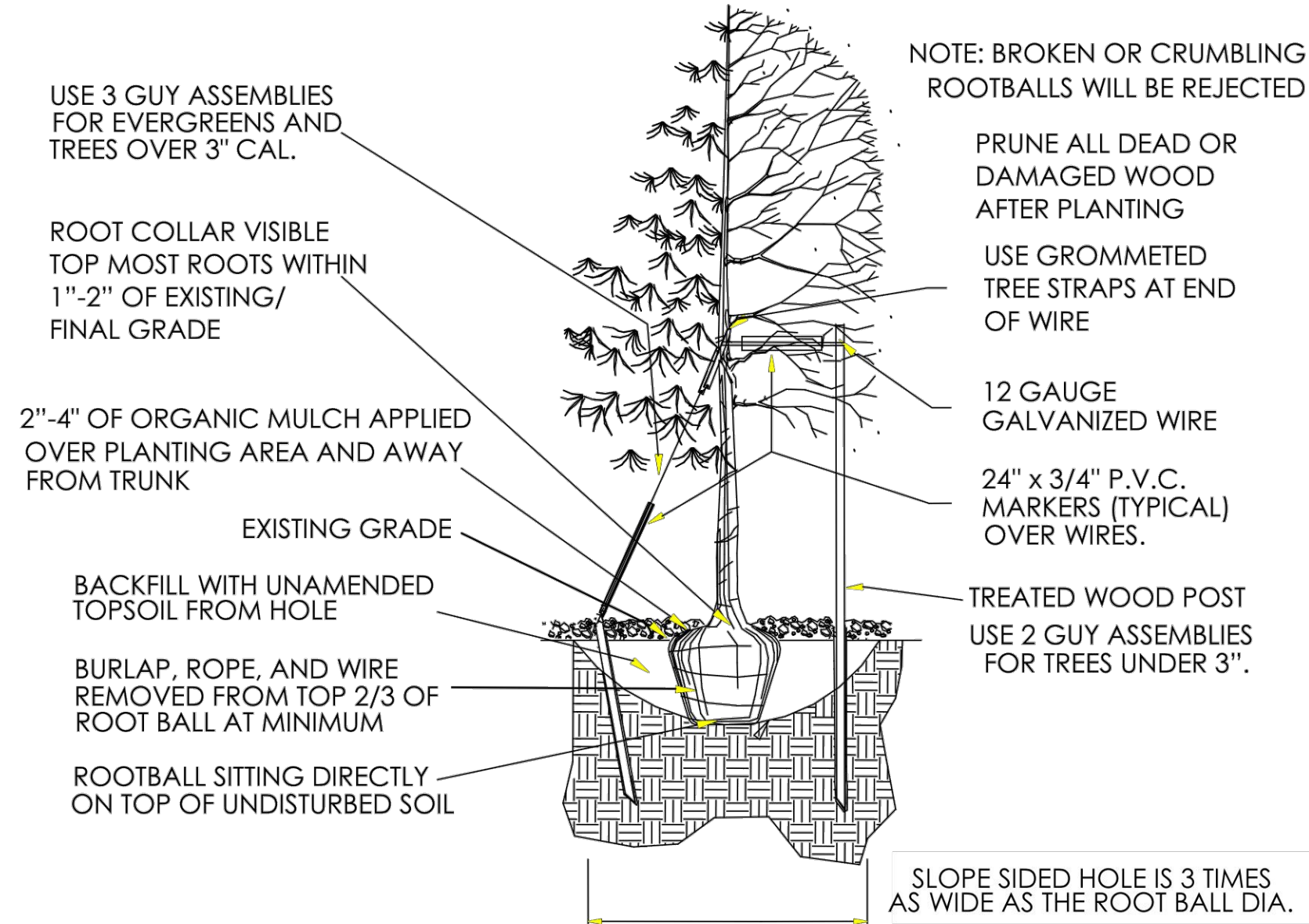
DRAWING NO.
6

6TH SUBMITTAL

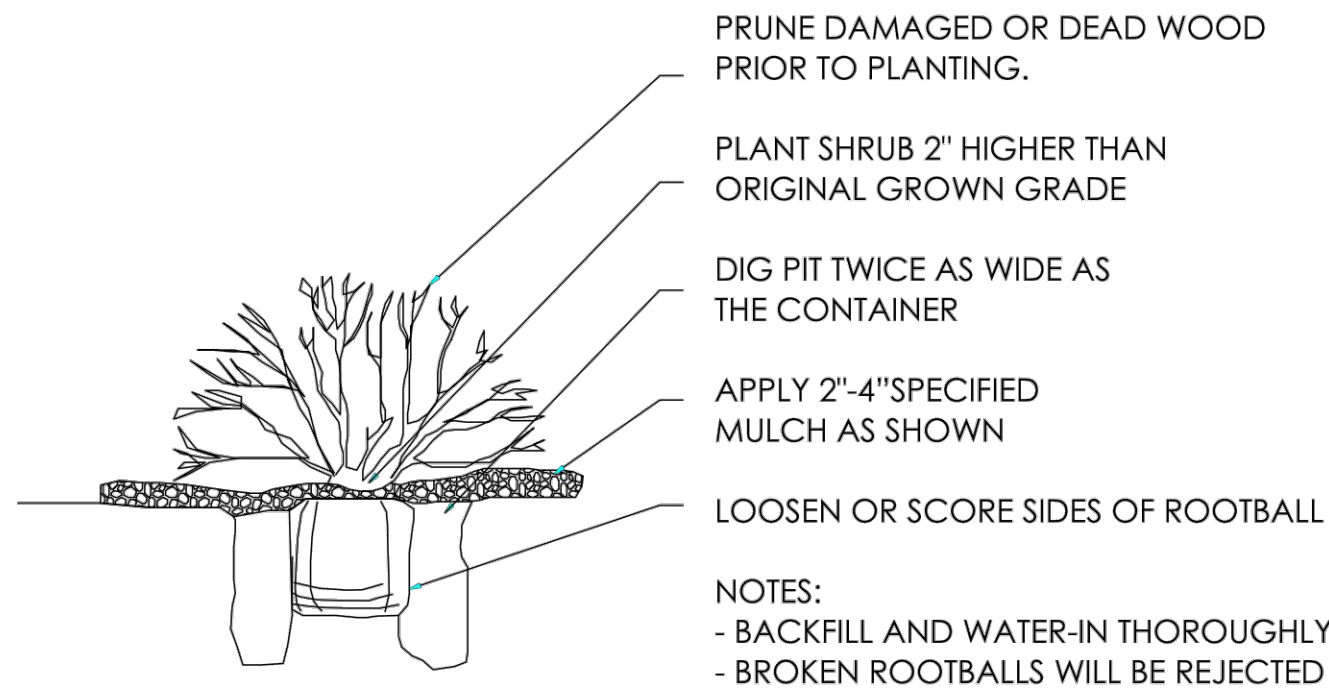
SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SE
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT

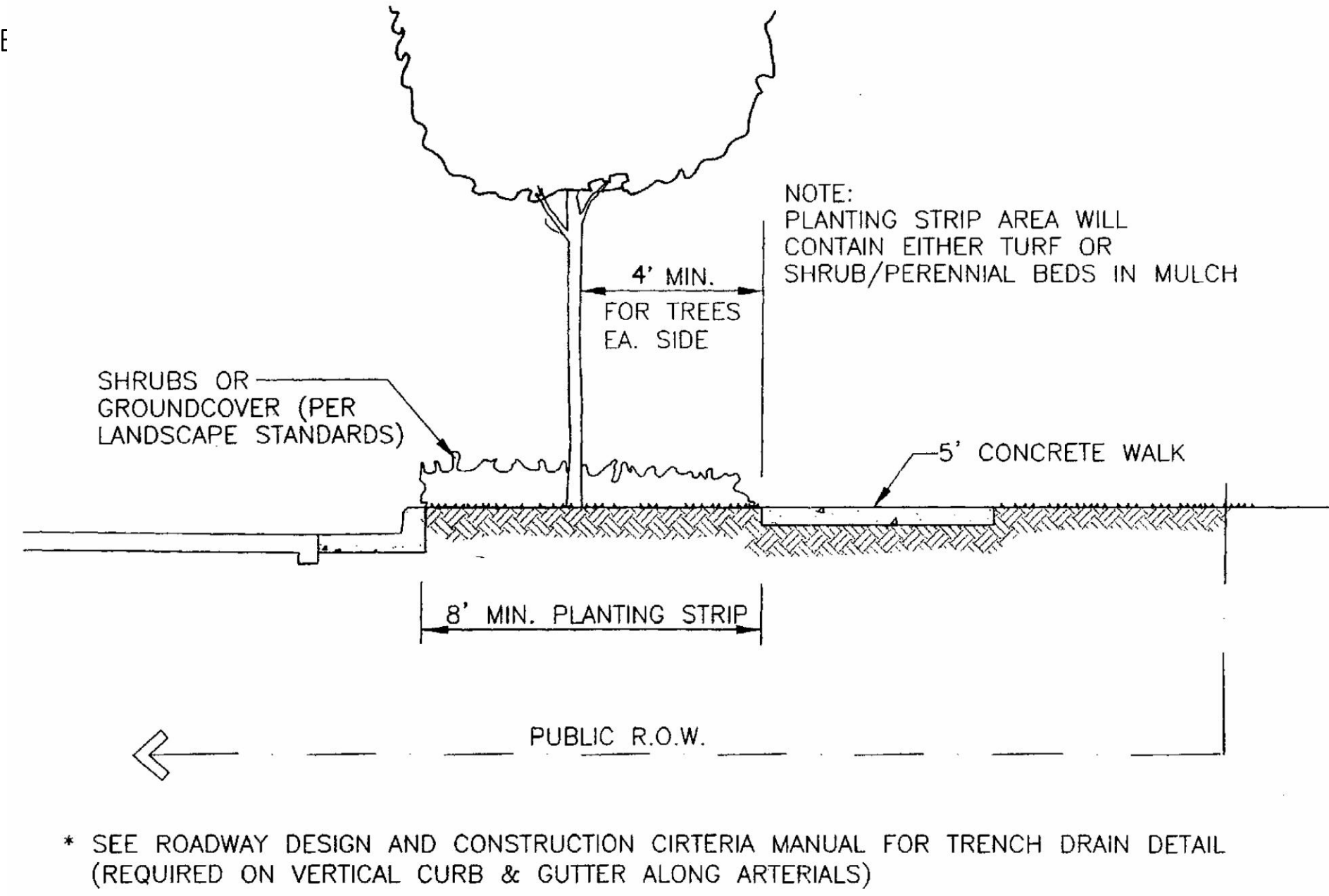
TOWN OF PARKER PLANTING STANDARDS



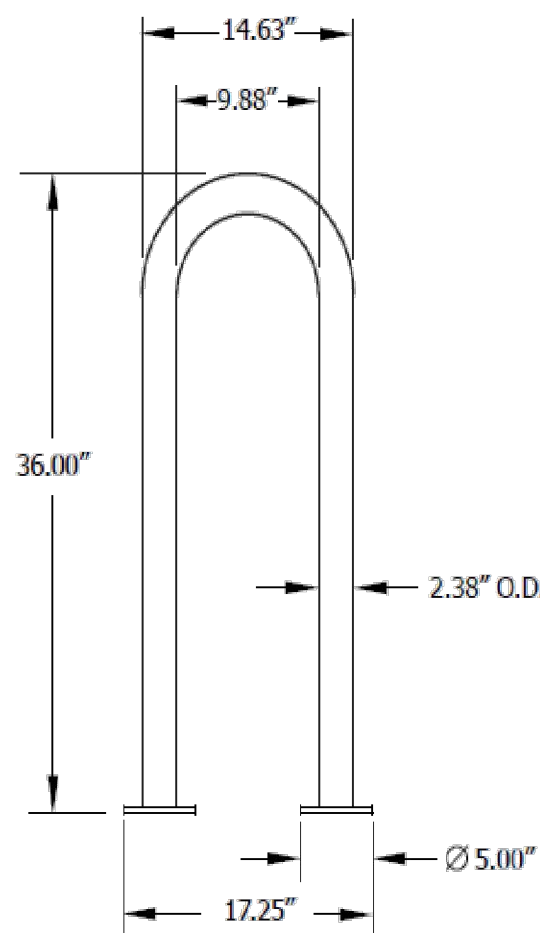
A TREE PLANTING
SCALE: N.T.S.



B SHRUB PLANTING
SCALE: N.T.S.

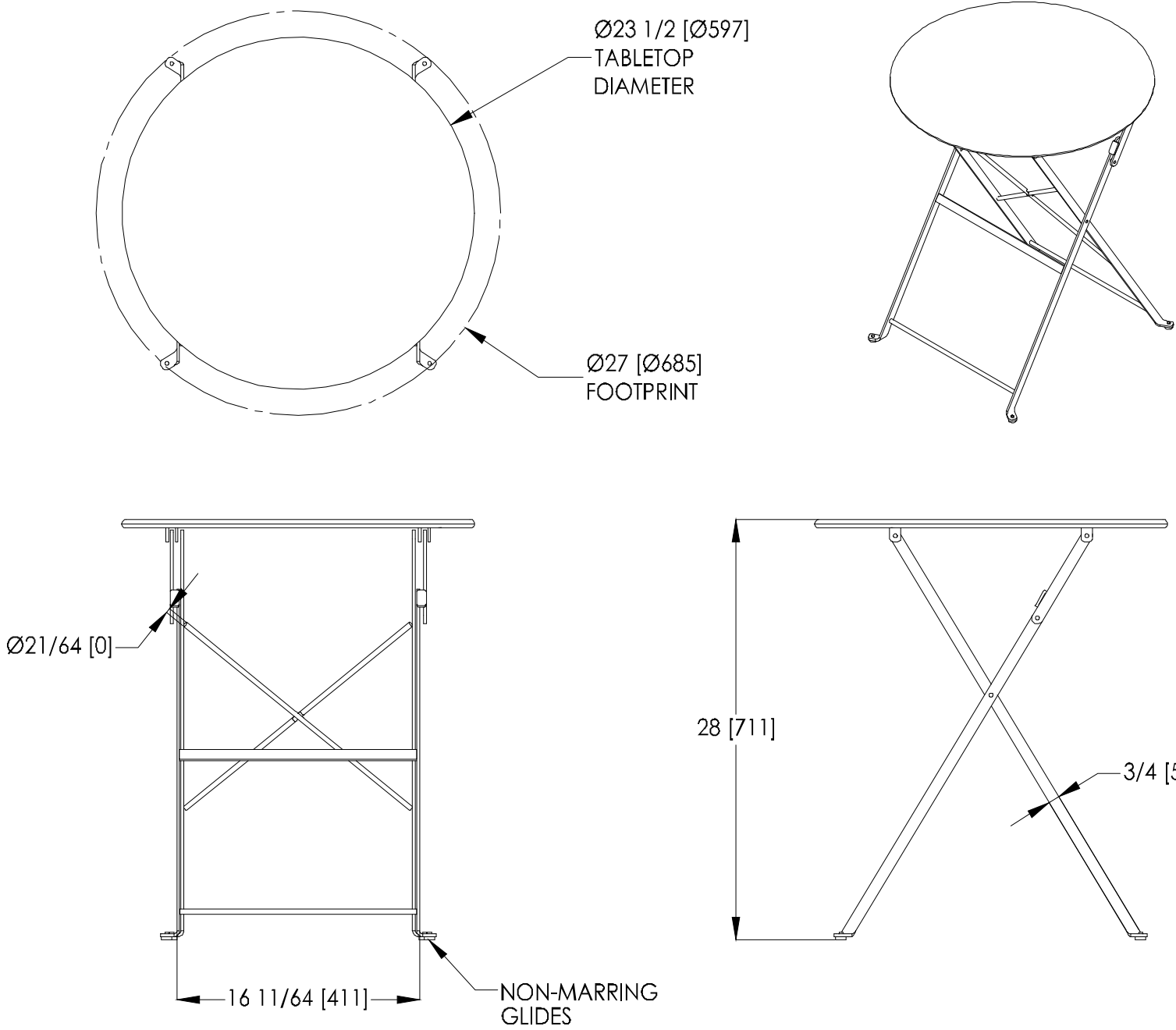


C STREET SECTION WITH DETACHED WALK
SCALE: N.T.S.



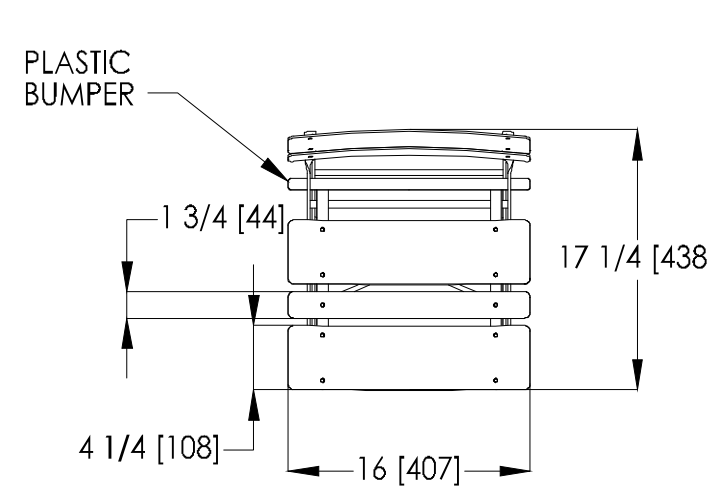
D BIKE RACK
SCALE: N.T.S.

STREETSIDE 1-LOOP RACK,
SURFACE MOUNT
MANUFACTURER: ANOVA
MODEL NUMBER: LBR3PSURF
MATERIAL: 2.38" O.D. X 11-GAUGE
WALL STEEL TUBING
COLOR: TEXTURED BRONZE
DIMENSIONS: 36"H x 17"W

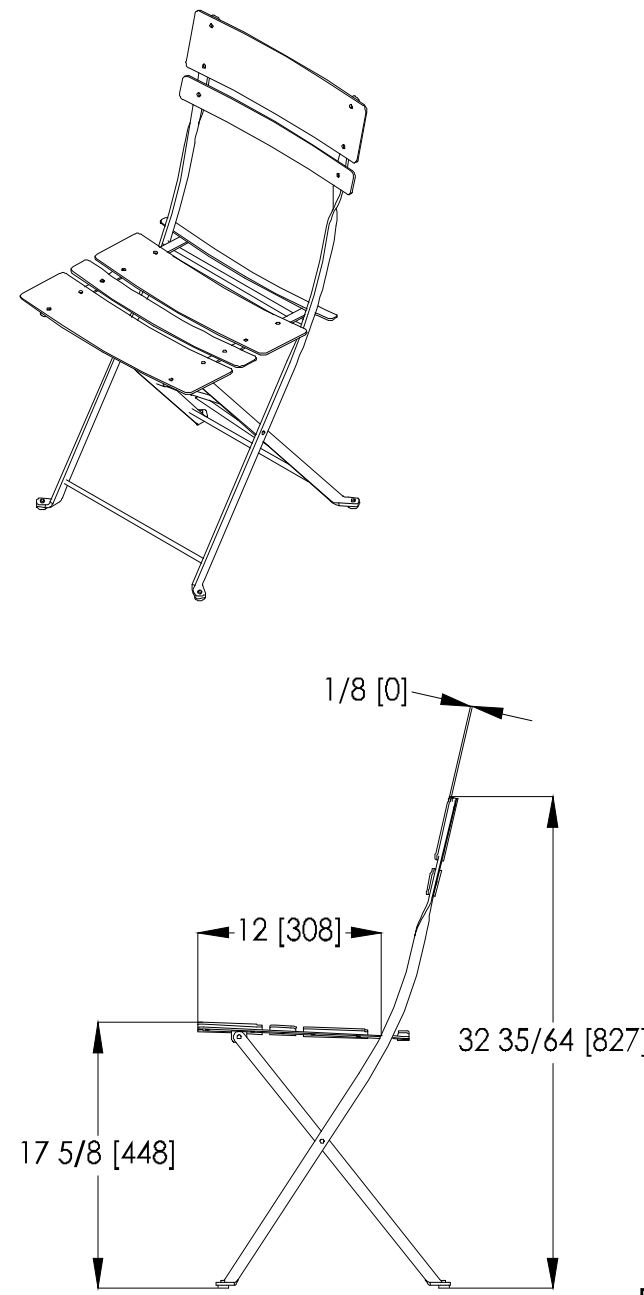
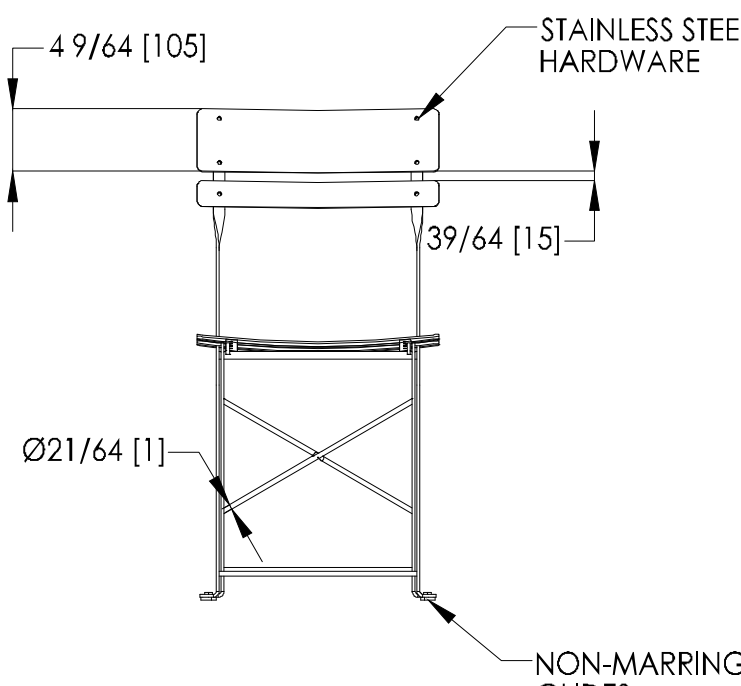


E PATIO TABLES
SCALE: N.T.S.

BRAVO BISTRO TABLE
MANUFACTURER: LANDSCAPE FORMS
MODEL NUMBER: CS201-01
COLOR: CADMIUM
CONTACT: 1.800.521.2546



F PATIO CHAIRS
SCALE: N.T.S.



BRAVO BISTRO CHAIR
MANUFACTURER: LANDSCAPE FORMS
MODEL NUMBER: CS101-01
COLOR: CADMIUM
CONTACT: 1.800.521.2546

SITE PLAN PREPARED FOR:

**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**

DOUGLAS COUNTY, COLORADO

LANDSCAPE PLAN & DETAILS

SEAL:

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PROJECT NO: 2243 DRAWN/DESIGNED BY: KN/JG
DATE: 9/22/2025 CHECKED BY: KN



DRAWING NO.
7

6TH SUBMITTAL

SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT

IRRIGATION NOTES

IRRIGATION – GENERAL

ALL WORK SHALL CONFORM TO TOWN OF PARKER STANDARDS AND SPECIFICATIONS AND WITH THE ACCEPTED PLANS. REFER TO THESE STANDARDS FOR ADDITIONAL INFORMATION AS NEEDED. A COPY OF THESE SPECIFICATIONS SHALL BE AVAILABLE ON THE WORK SITE AT ALL TIMES.

THIS SYSTEM DESIGN ASSUMES A STATIC PRESSURE OF 70 PSI AT THE POINT OF CONNECTION. CONTRACTOR RESPONSIBLE FOR VERIFYING PRESSURE AND FLOW. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ELECTRICAL INSTALLATION OF CONTROLLER.

INSTALL CONTROLLER ON PEDESTAL AT APPROXIMATE LOCATION SHOWN ON PLANS, COORDINATE LOCATION WITH OWNER.

INSTALL ALL ELECTRICAL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.

DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WILL AFFECT THE EFFICIENCY OF THE IRRIGATION SYSTEM. CONTACT OWNERS REPRESENTATIVE FOR CLARIFICATION. IF DISCREPANCIES IN NOTES, DETAILS OR SPECIFICATIONS EXIST CONTACT OWNER'S REPRESENTATIVE TO CLARIFY.

DRAWINGS ARE DIAGRAMMATIC, IRRIGATION SYSTEM IS TO BE INSTALLED IN LANDSCAPE AREAS.

CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL IRRIGATION SLEEVING. COORDINATE ALL SLEEVE INSTALLATION WITH OTHER TRADES.

ALL DRIP LINES TO BE INSTALLED BELOW GRADE AND BROUGHT TO THE BASE OF PLANTS.

THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.

ANY REVISION TO THE IRRIGATION PLAN SHALL BE REVIEWED AND APPROVED BY THE TOWN OF PARKER PRIOR TO IMPLEMENTATION.

THE CONTRACTOR SHALL HAVE ACCEPTED SET OF PLANS AND MUST HAVE HELD A PRE-CONSTRUCTION MEETING WITH OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY AND ALL WORK.

THE CONTRACTOR SHALL WARRANTY THE WORKMANSHIP AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS.

DO NOT DISTURB PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.

THE CONTRACTOR SHALL IDENTIFY, VERIFY AND PROTECT CONTROL POINT. CONTRACTOR SHALL VERIFY LOCATION OF CONTROL POINT WEEKLY AND THE ORIGINAL CONDITION OF CONTROL POINT PIN SHALL BE MAINTAINED THROUGHOUT ENTIRE PROJECT. LOCATION AND G.P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.

THE IRRIGATION SYSTEM SHALL BE INSTALLED AFTER SOIL PREPARATION AND PRIOR TO PLANT MATERIALS.

IRRIGATION – INSPECTIONS

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL REQUIRED INSPECTIONS WITH OWNERS REPRESENTATIVE AND THE TOWN OF PARKER. REFER TO TOWN OF PARKER STANDARDS AND SPECIFICATIONS FOR ALL REQUIRED INSPECTIONS.

THE IRRIGATION SYSTEM SHALL PASS A MAINLINE PRESSURE TEST AND COVERAGE TEST AND A WATERING SCHEDULE WITH RUN TIMES AND APPLICATION RATES SHALL BE SUBMITTED PRIOR TO SODDING, SEEDING, OR PLANTING.

CONTRACTOR SHALL SCHEDULE PRESSURE TEST AT COMPLETION OF MAINLINE. MAINLINE SHALL HOLD AT SEVENTY (70) P.S.I. FOR TWO (2) HOURS.

IRRIGATION – AS-BUILTS

APPROVED CONSTRUCTION DRAWINGS SHALL BE ON SITE AND UPDATED DAILY WITH AS-BUILT MARKUPS. CONTRACTOR SHALL MAKE AS-BUILTS AVAILABLE ON SITE TO TOWN STAFF AND OWNERS REPRESENTATIVE FOR REVIEW AND INSPECTION IMMEDIATELY UPON REQUEST.

RECORD ALL CHANGES WHICH ARE MADE FROM THE CONTRACT DRAWINGS. RECORD ALL REQUIRED INFORMATION ON AS-BUILT DRAWINGS. DO NOT USE THESE PRINTS FOR ANY OTHER PURPOSE.

IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	DETAIL / SHEET
	HUNTER	HYDRAWISE X2-1400, IRRIGATION CONTROLLER 'A' 14 STATION CONTROLLER, 12 STATIONS USED	A/9
	P.O.C. 'A'	METER, P.O.C. 'A' - 1" POTABLE TAP. STATIC WATER PRESSURE IS ASSUMED TO BE 70 PSI, CONTRACTOR TO FIELD VERIFY AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF DIFFERENT	B/9
	FEBCO	BACKFLOW PREVENTION ASSEMBLY 825-YA SPARKERS W/MODEL 650 WYE STRAINER SIZE OF P.O.C. (1"). IN STRONG BOX ENCLOSURE. ALL PIPING BETWEEN METER AND BACKFLOW DEVICE SHALL BE 'K' COPPER OR RED BRASS.	B & C/9
	RAINBIRD	BRASS MASTER VALVE, EPB-CP-PRS-D, SIZE OF P.O.C. NORMALLY CLOSED WITH PRESSURE REGULATING MODULE. MASTER VALVE SHALL BE INSTALLED IN A 'JUMBO' SIZED VALVE BOX WITH LOCKING COVER AND 'MCV' HEAT BRANDED ON COVER	B & D/9
	HUNTER	RAIN-CLIK FLOW SENSOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	B10
	RAINBIRD	QUICK COUPLER VALVE 44RC WITH LOCKING RUBBER COVER, INSTALLED IN 10" ROUND VALVE BOX WITH 'QCV' HEAT BRANDED ON COVER INSTALL QCV ON A 1" STUB-OUT OFF MAINLINE.	D/10
	RAINBIRD	XCZ-150-PRB-COM, 1" REMOTE CONTROL DRIP VALVE KIT. BOX WITH LOCKING VALVE COVER AND 'RCV' HEAT BRANDED ON COVER.	A/11
	AS APPROVED	MAINLINE, CLASS 200 PVC SOLVENT WELD FITTINGS	H/10
	AS APPROVED	LATERAL LINE, CLASS 200 PVC SOLVENT WELD FITTINGS	H/10
	AS APPROVED	HUNTER HDL-CV DRIP TUBING WITH EMITTERS TO BASE OF PLANTS	E/9
	AS APPROVED	SLEEVING, SCH. 40 PVC PIPE, MINIMUM 4" DIAMETER FOR PIPING, LARGER WHERE APPROPRIATE. A SEPARATE 2" SLEEVE, FOR WIRE UNDER ALL PAVED SURFACES.	C, G/10
	RAINBIRD	SHRUBS - POINT SOURCE DRIP ZONE, XERIBUG DRIP EMITTERS ON A STAKE CONNECTED TO POLY DRIP TUBING PER DETAIL.	E/9
NOT SHOWN	AS APPROVED	WIRE SPLICES ALLOWED ONLY WHERE RUNS EXCEED 2500'. PULL BOXES FOR WIRE SPLICES. PULL BOXES SHALL BE 12" RECTANGULAR WITH LOCKING LID.	I/10
NOT SHOWN	NETAFIM	DRIP END FLUSH, NETAFIM TL050MFV-1, INSTALL ON PVC EXHAUST MANIFOLD WITHIN VALVE BOX AT LOWEST ELEVATION AND ALL END RUN(S) IN SYSTEM. INSTALL MIN. TYP AS REQUIRED.	

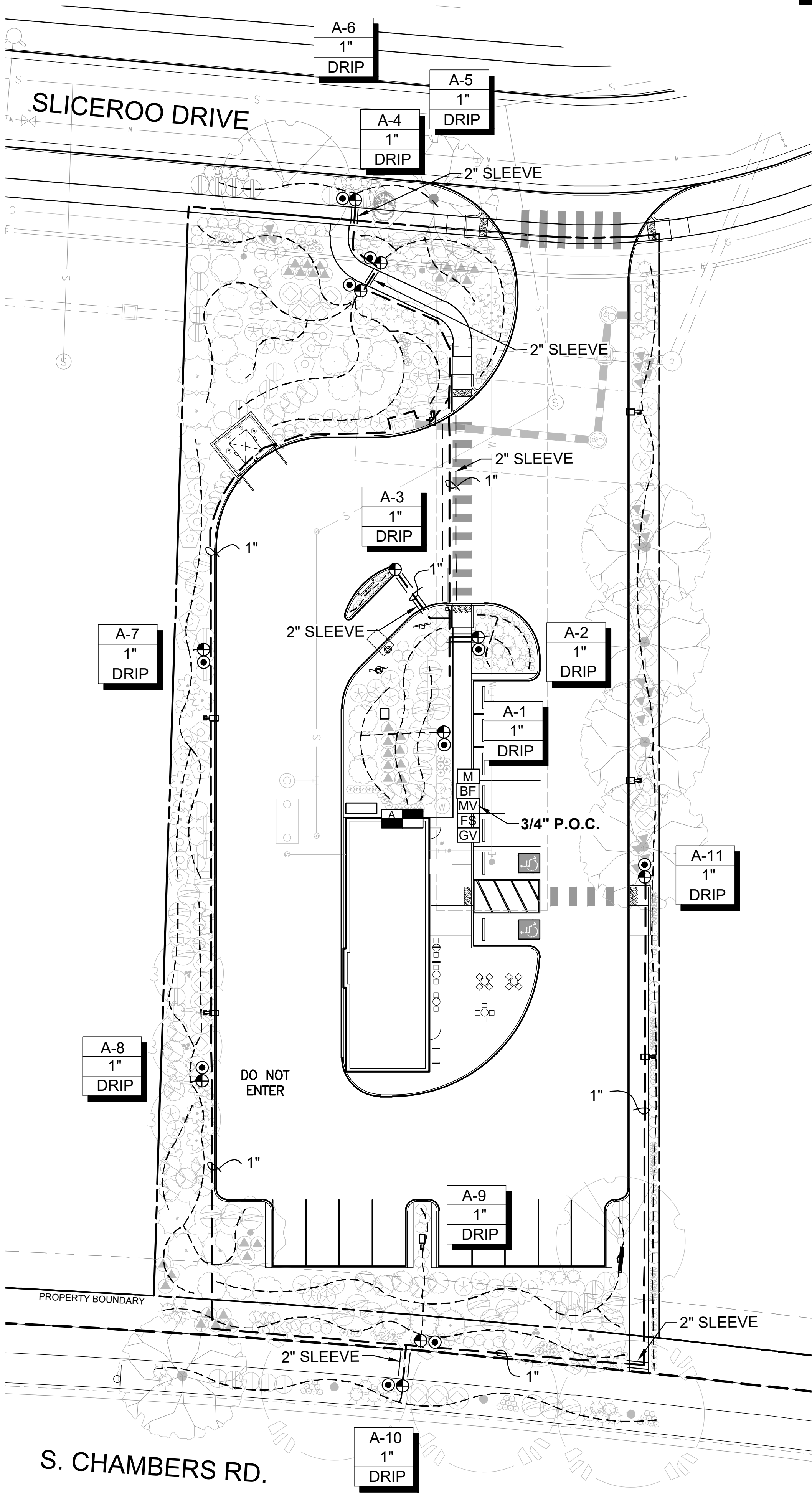
LATERAL PIPE SIZING CHART:

CLASS 200 PIPE	GPM
3/4"	0-10
1"	11-16
1-1/4"	17-26
1-1/2"	27-36
2"	37-55
2-1/2"	56-80

SLEEVING SCHEDULE

PIPE SIZE	SLEEVE SIZE
1/2"	2"
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
2-1/2"	6"
3"	6"

VALVE NUMBER
 VALVE SIZE
 G.P.M.



SITE PLAN PREPARED FOR:

DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4

DOUGLAS COUNTY, COLORADO

LANDSCAPE IRRIGATION & DETAILS



DRAWING NO.

8

SEAL:

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ENGINEERING COMPANY

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rickengineering.com

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

PROJECT NO:

2243

DRAWN/DESIGNED BY:

KN/TM

DATE:

9/22/2025

CHECKED BY:

KN

NO.

BY:

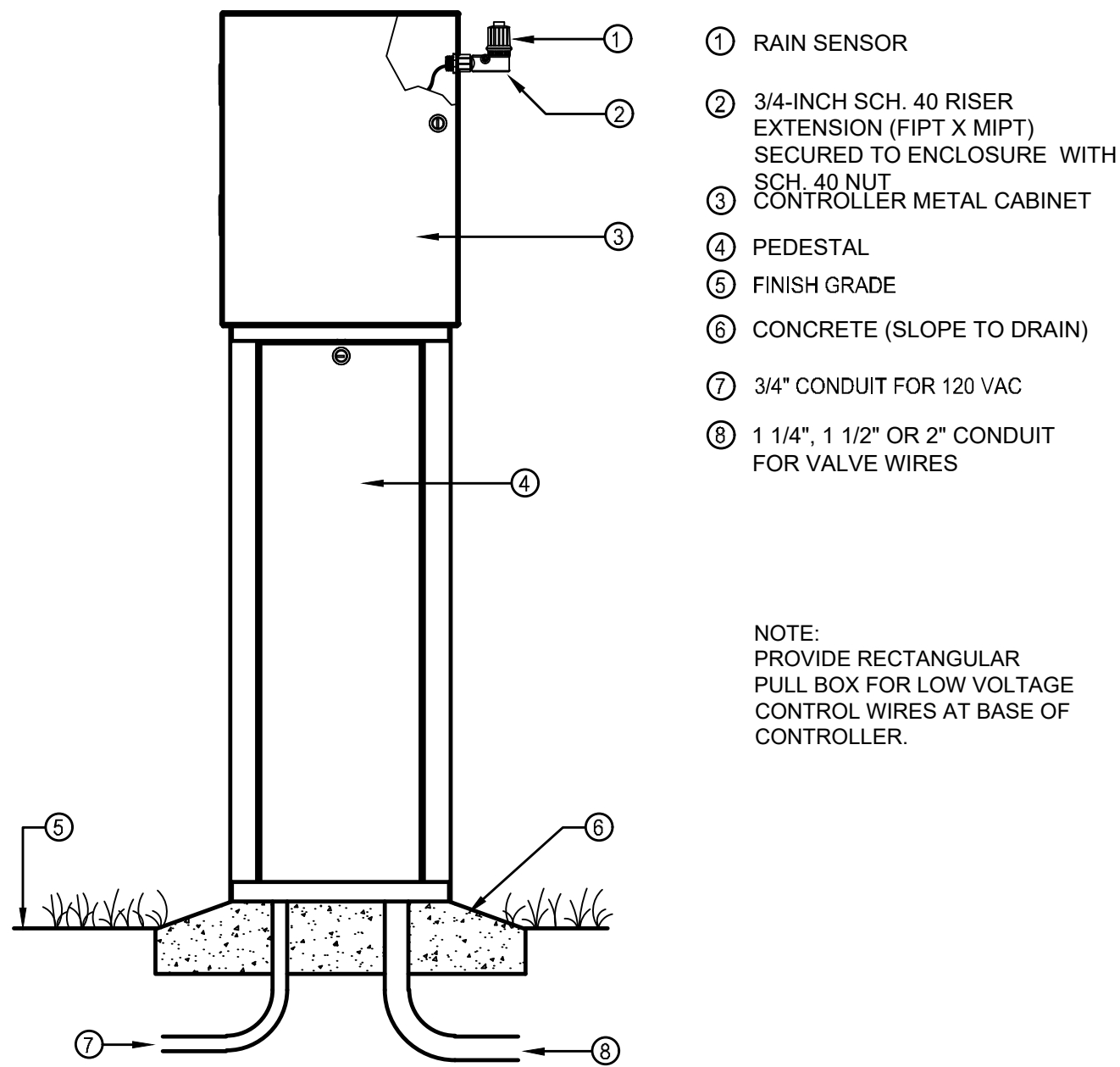
DATE

REVISION

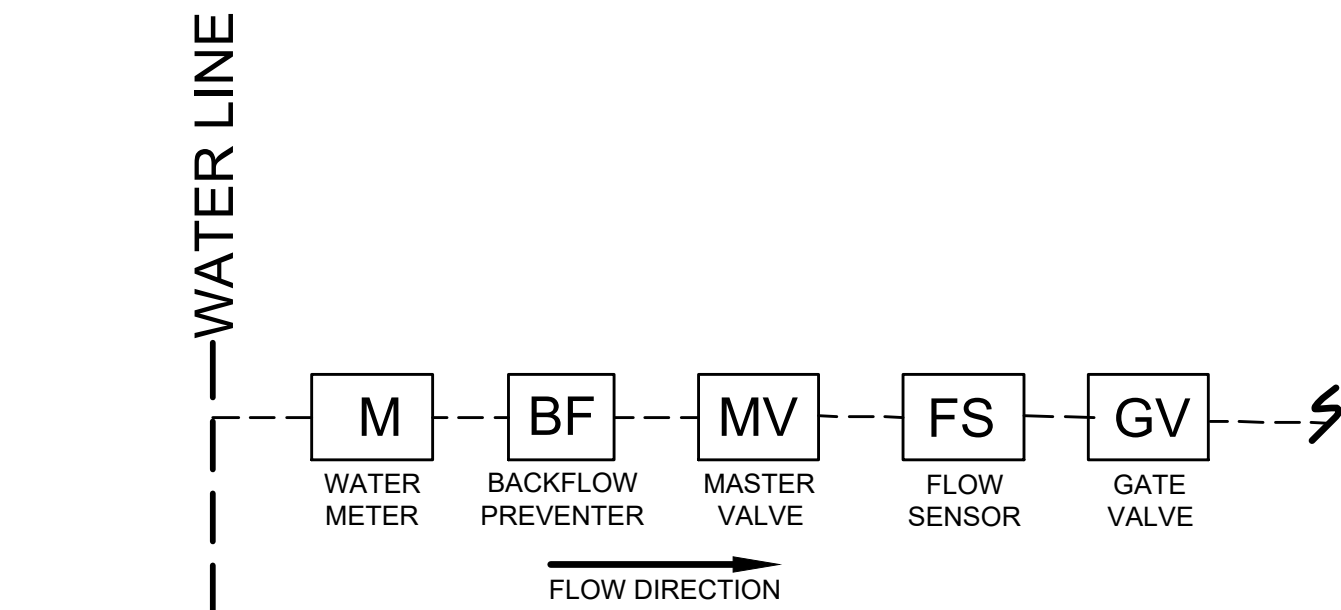
6TH SUBMITTAL

SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4

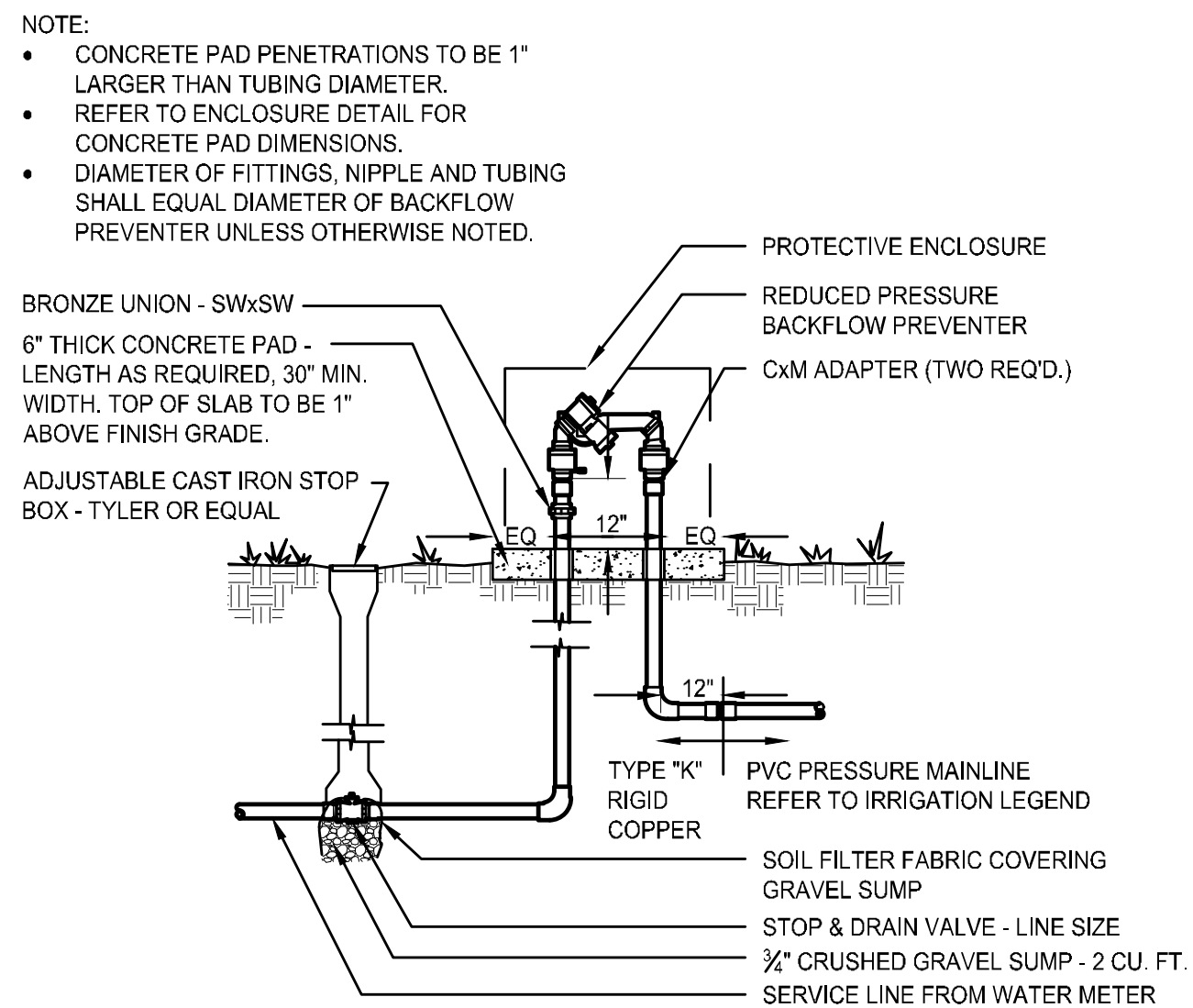
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
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0.901 ACRES, 1 COMMERCIAL LOT



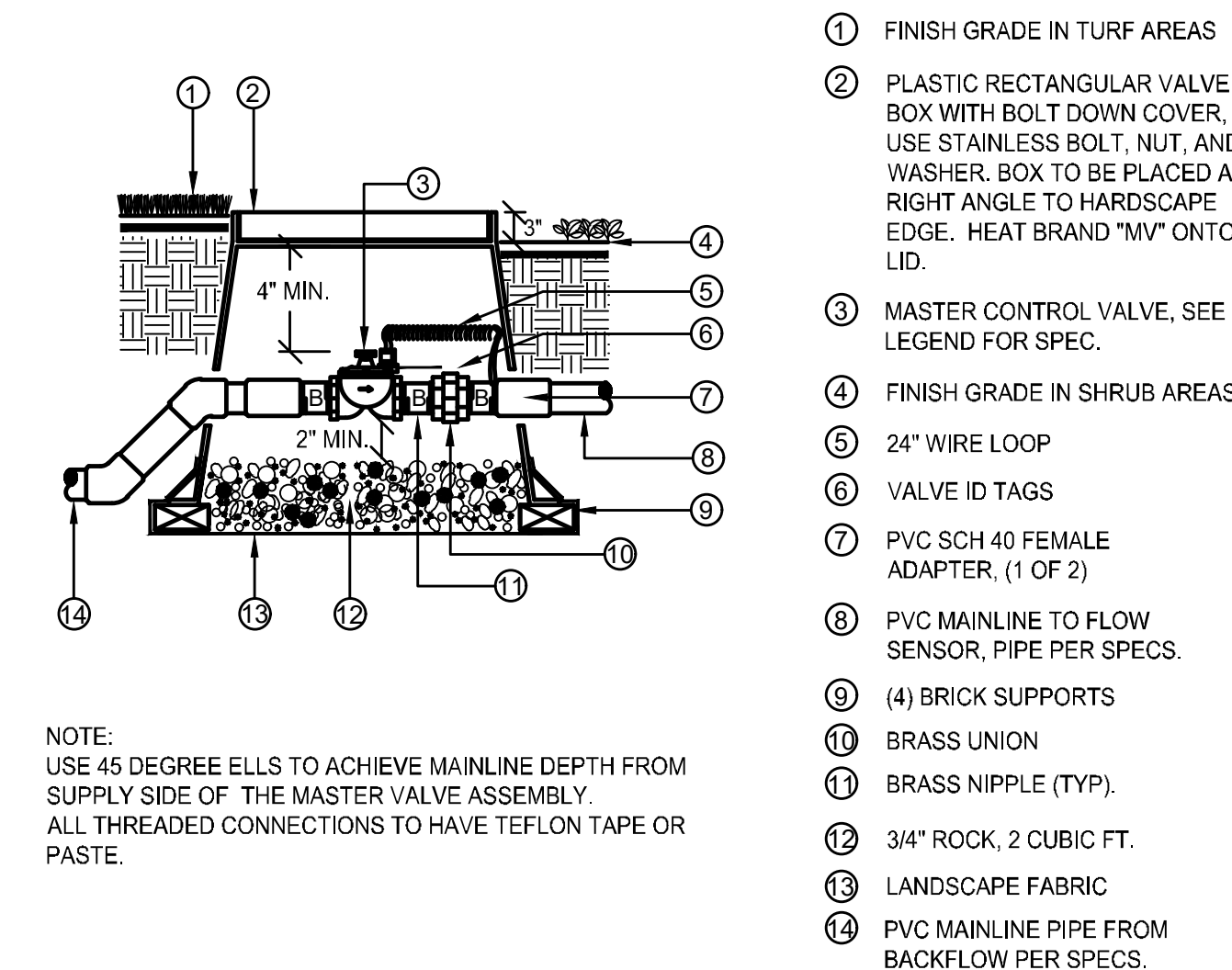
A CONTROLLER PEDESTAL MOUNT
SCALE: N.T.S.



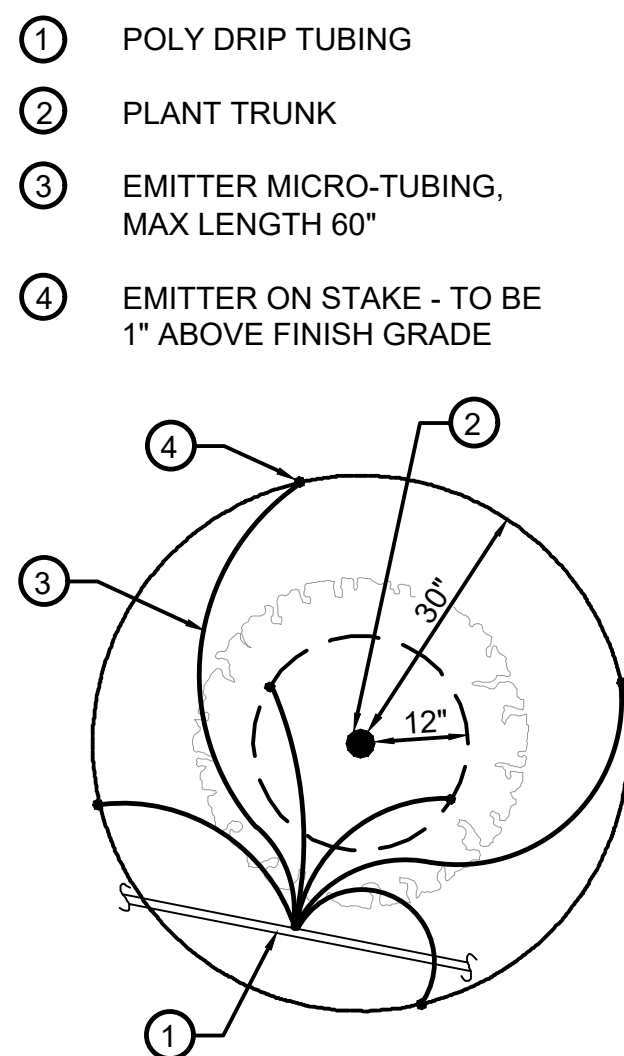
B POINT OF CONNECTION (P.O.C.)
SCALE: N.T.S.



C BACKFLOW PREVENTER
SCALE: N.T.S.



D MASTER VALVE
SCALE: N.T.S.



E DRIP EMITTER
SCALE: N.T.S.

ParkerWater LANDSCAPE/IRRIGATION WORKSHEET
ESANITATION DISTRICT
Tap sizing for dedicated irrigation taps

Yellow fields require user input

Irrigation Water Requirement = (ETo x PF x LA)/IE	
Define Landscape & Irrigation System:	
High Water Use Plant Material *Cool season turfgrass (Kentucky bluegrass) Plant Factor (PF, %) High 0.9 Landscape Area (LA, sq ft) 0 Irrigation Efficiency (IE, %) Overhead 0.65	
High-Moderate Water Use Plant Material *Hybrid grass types (Texas hybrids, fescue, etc.) Plant Factor (PF, %) High-Med 0.8 Landscape Area (LA, sq ft) 0 Irrigation Efficiency (IE, %) Overhead 0.65	
Moderate Water Use Plant Material *Traditional trees/shrubs/perennials, alternative grass types (buffalograss, blue grama, etc.) Plant Factor (PF, %) Med 0.5 Landscape Area (LA, sq ft) 14,937 Irrigation Efficiency (IE, %) Drip 0.9	
Low Water Use Plant Material *Xeric trees/shrubs/perennials, native grass mixes Plant Factor (PF, %) Low 0.25 Landscape Area (LA, sq ft) 0 Irrigation Efficiency (IE, %) Drip 0.9	
Site Summary: Total Irrigated Area (sq ft) 14937 Avg Plant Factor (%) 0.50 Avg Irrigation Efficiency (%) 0.90	
Peak monthly ET, Parker, CO: Peak monthly ET (July): 7.56 in	
Irrigation Water Requirement (IWR): Peak monthly IWR: 38896 gal Maximum flow requirement 4.1 GPM * Max. flow requirements are based on peak monthly irrigation demands and follow PWSD's watering guidelines	
Hydraulic Requirements: Tap Size (in) Max GPM v = 7.5 fps 3/4" 10 1" 18 1 1/2" 40 2" 71 3" 189 4" 380 * 2" and smaller assumes Seamless K Copper Tube 3" and larger assumes Ductile Iron Pipe Class 350	
Tap Size Requirement 3/4"	
System Design Pressure: 70 PSI	
☐ Design pressure has been field tested & verified	
☒ This form has been completed in compliance with PWSD's Engineering Standards & Specifications Manual regarding irrigation design specifications	

*PWSD holds final discretion for determining appropriate plant factor designations based on landscape plan submission

[Visit Appendix B of the SMWSA Model Ordinance for Plant Factor Guidelines](#)

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1-2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1-1/2" CALIPER TREE	1 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1 GPH	FOUR EACH	SIX EACH
2-1/2" CALIPER TREE	1 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1 GPH	EIGHT EACH	TEN EACH
3-1/2" CALIPER TREE	1 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1 GPH	TEN EACH	FOURTEEN EACH

SEAL:

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San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

KN/TM

2243 DRAWN/DESIGNED BY:

9/22/2025 CHECKED BY:

SITE PLAN PREPARED FOR:

DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4
DOUGLAS COUNTY, COLORADO

LANDSCAPE IRRIGATION & DETAILS

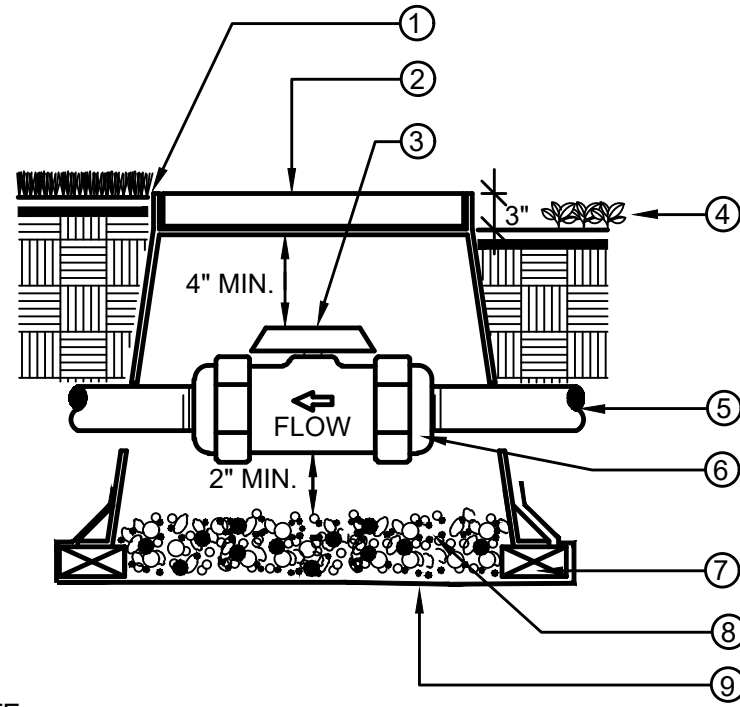
811
Know what's below.
Call before you dig.

DRAWING NO.
9

6TH SUBMITTAL

SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
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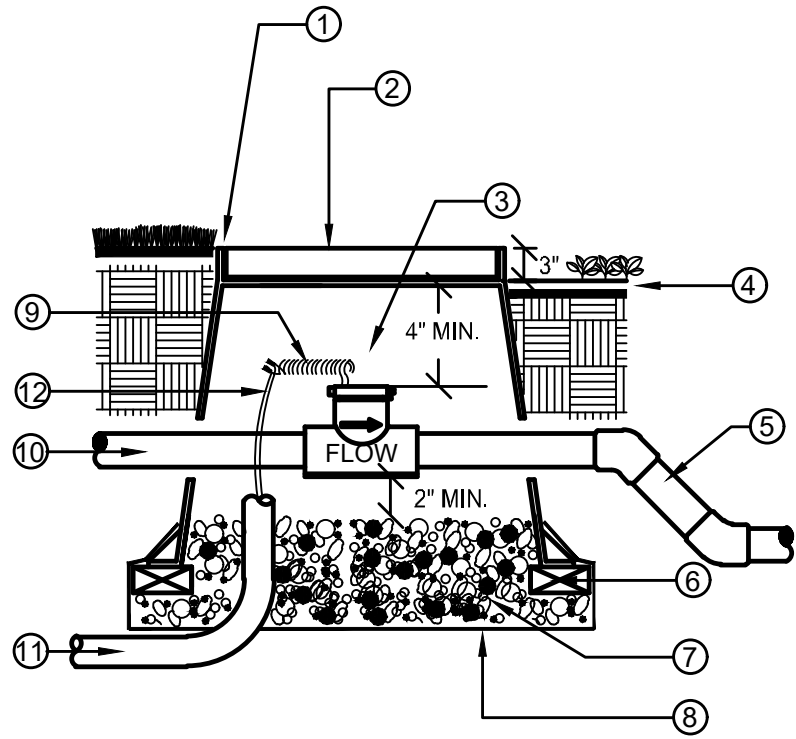


NOTE:
BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE.

INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAINLINE DEPTH.

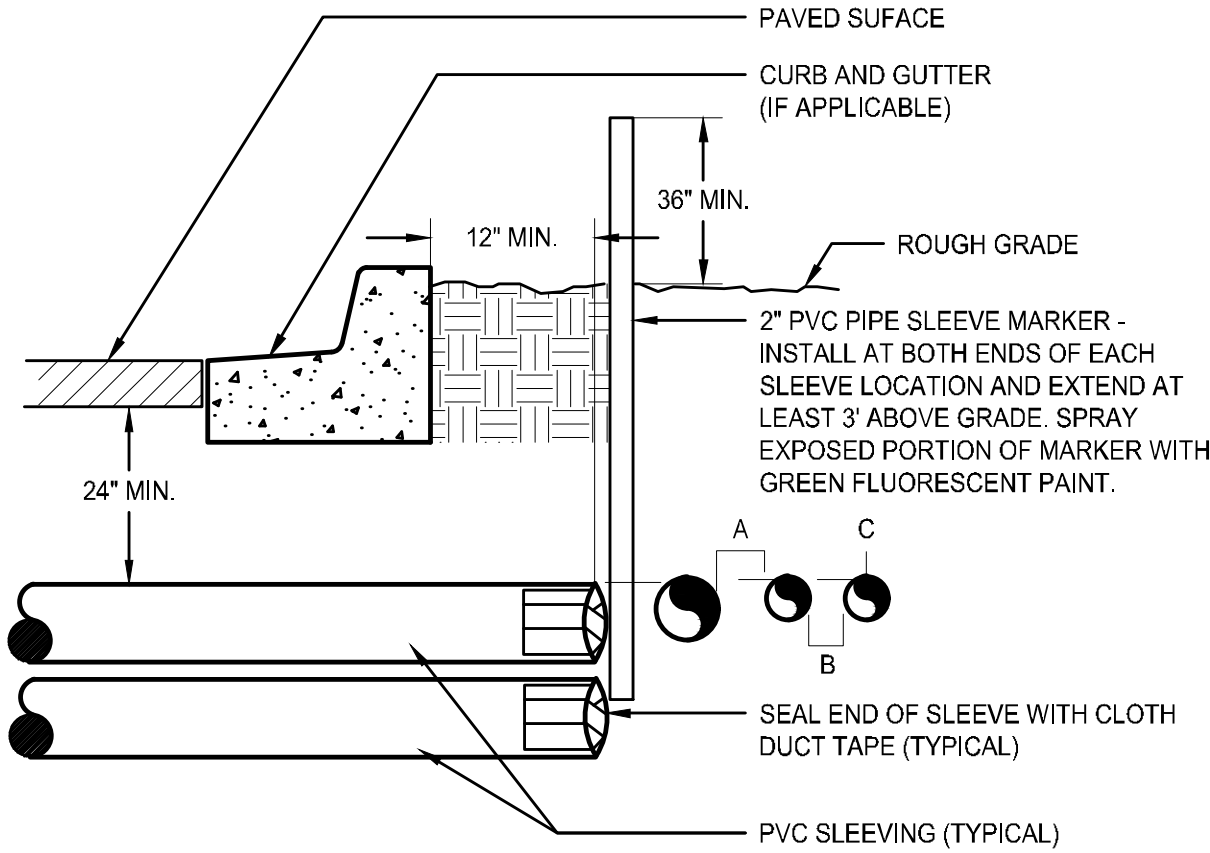
ALL THREADED CONNECTIONS SHALL HAVE TEFLON TAPE OR PASTE.

A BALL VALVE, TRU-ION
SCALE: N.T.S.



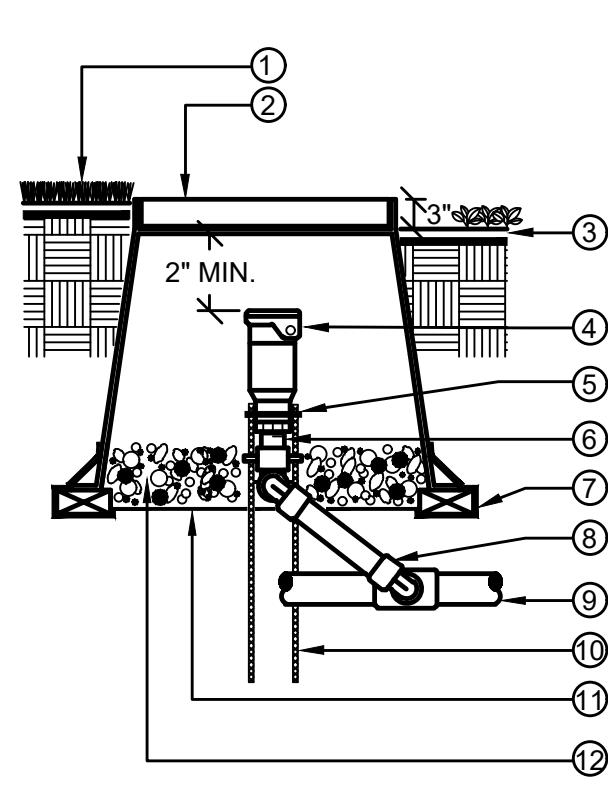
NOTE:
NO FITTINGS 10x PIPE O.D. UPSTREAM OF SENSOR, NO FITTINGS 5x PIPE O.D. DOWNSTREAM OF SENSOR. INSTALL FLOW SENSOR PER THE MANUFACTURER'S RECOMMENDATIONS. ROUTE WIRES THROUGH CONDUIT TO IRRIGATION CONTROLLER. USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWNSTREAM SIDE OF THE FLOW SENSOR.

B FLOW SENSOR
SCALE: N.T.S.



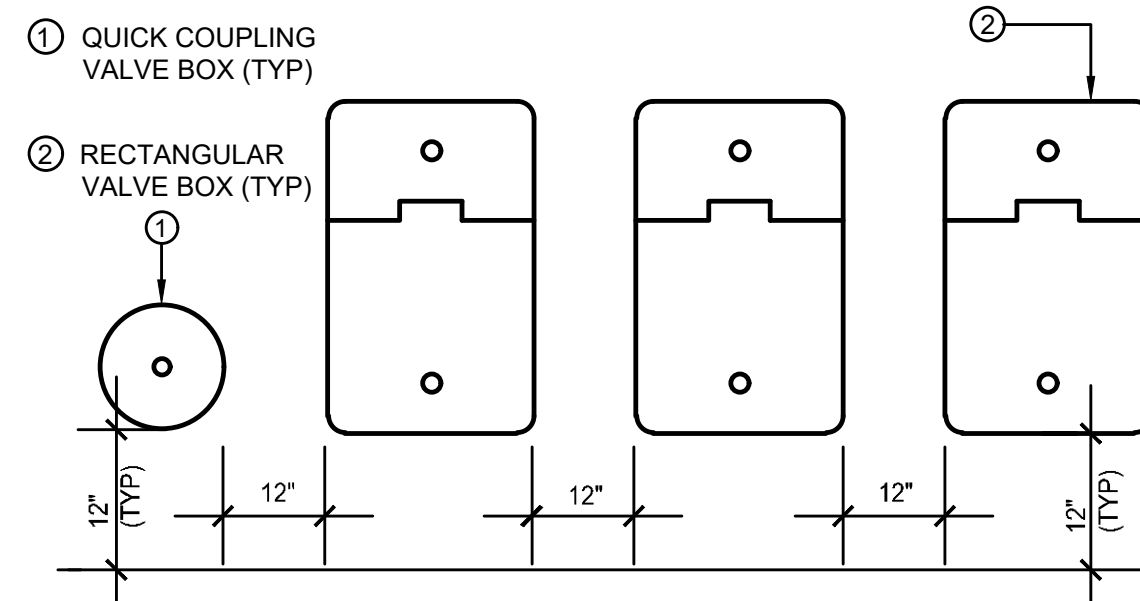
NOTE:
• ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE. SIZE AS NOTED ON PLAN.
• INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4\"/>

C IRRIGATION SLEEVING
SCALE: N.T.S.



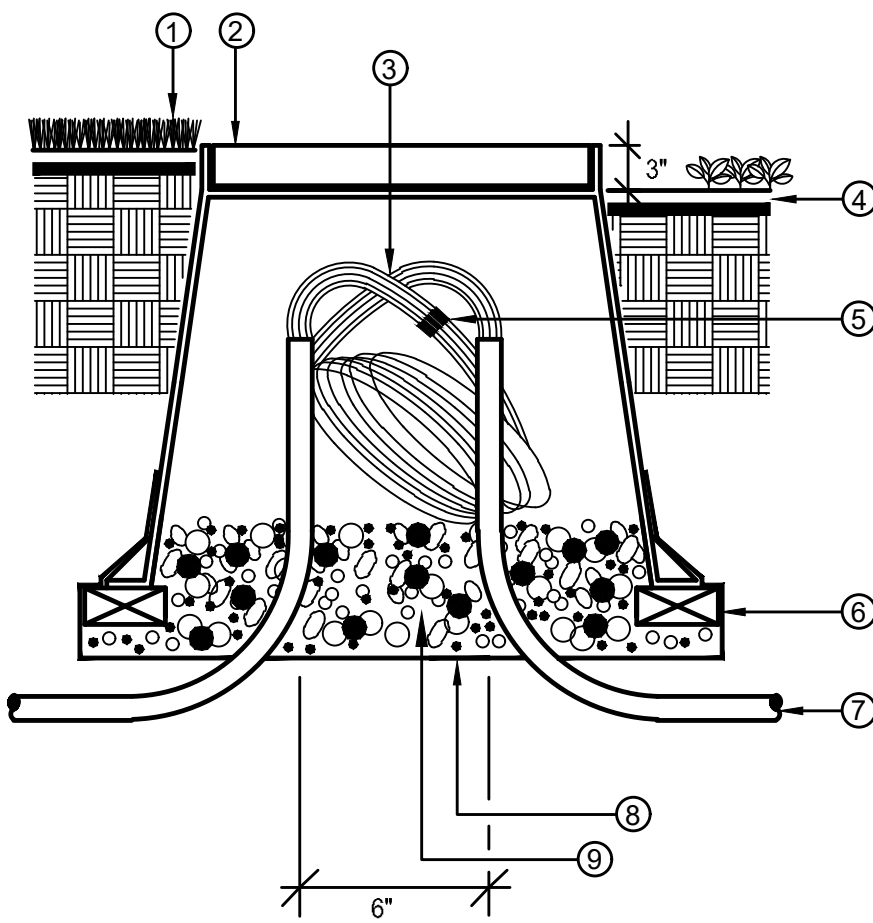
NOTE:
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE. QUICK COUPLER VALVE KEY MUST SWIVEL FREELY WHEN INSERTED INTO LUG TRACK.

D QUICK COUPLER VALVE
SCALE: N.T.S.

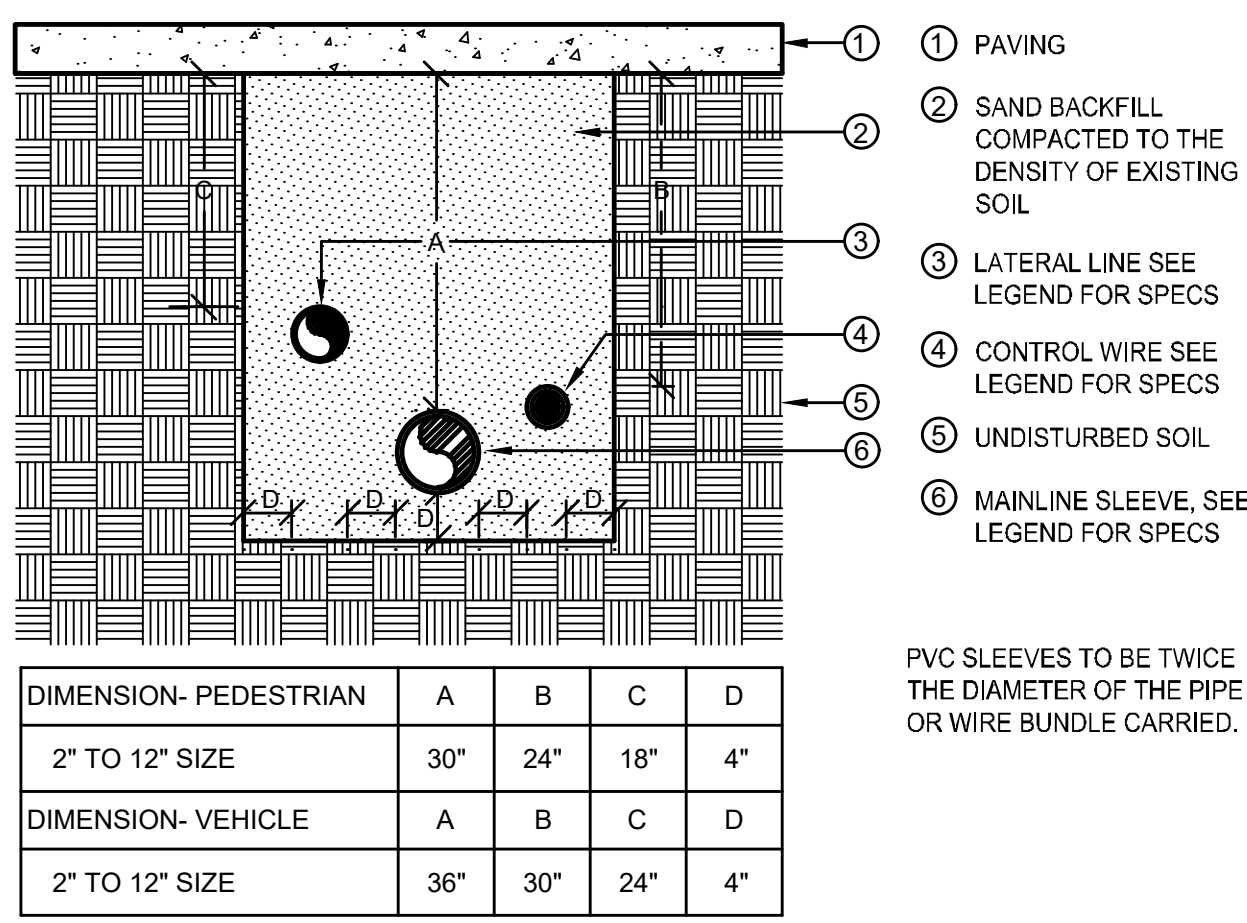


NOTES:
1. VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALT BASED WATERPROOF PAINT.
2. CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
3. LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS WHEN POSSIBLE.
4. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CENTER VALVE BOXES OVER VALVE ASSEMBLY TO FACILITATE ACCESS AND MAINTENANCE.
6. SET VALVE BOXES AT EQUAL ELEVATIONS WITH TOPS AT FINISH GRADE IN TURF AREAS OR 3\"/>

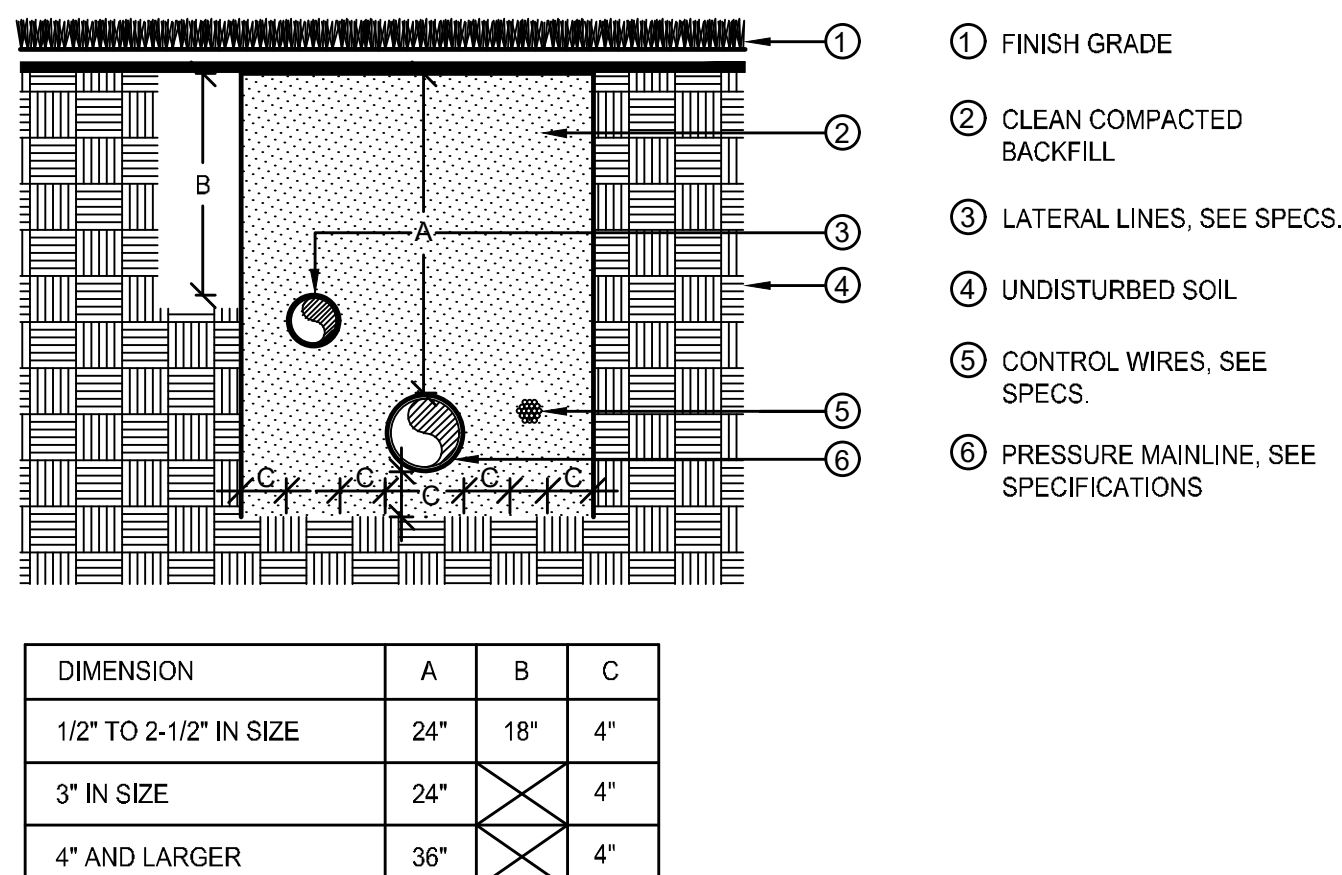
E VALVE BOX LAYOUT
SCALE: N.T.S.



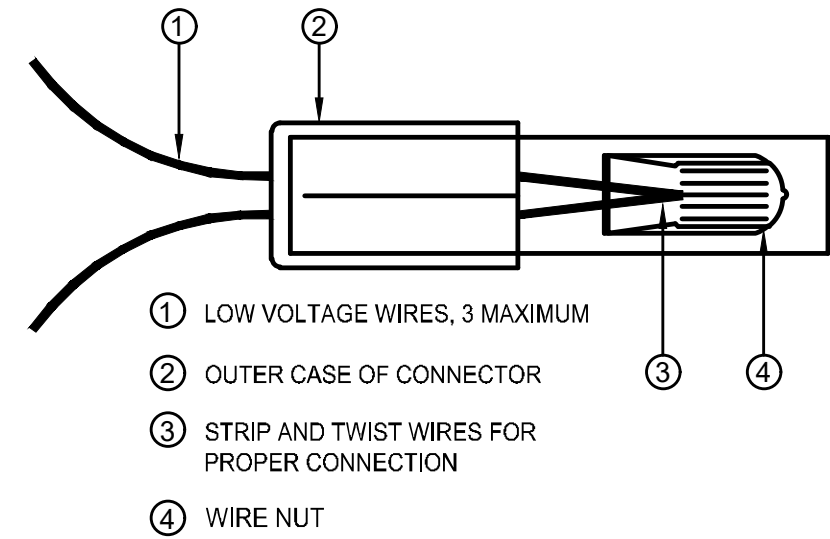
F ROUND PULL BOX
SCALE: N.T.S.



G SLEEVE INSTALLATION
SCALE: N.T.S.



H PIPE INSTALLATION
SCALE: N.T.S.



NOTE:
INSPECT, TEST, AND VERIFY PROPER SYSTEM CONNECTION BEFORE INSERTION INTO SEALANT CARTRIDGE. DO NOT REUSE SEALANT CARTRIDGES.

I WIRE CONNECTIONS
SCALE: N.T.S.

SEAL:

8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
303.537.8020
RICK
ENGINEERING COMPANY

SITE PLAN PREPARED FOR:
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4
DOUGLAS COUNTY, COLORADO

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

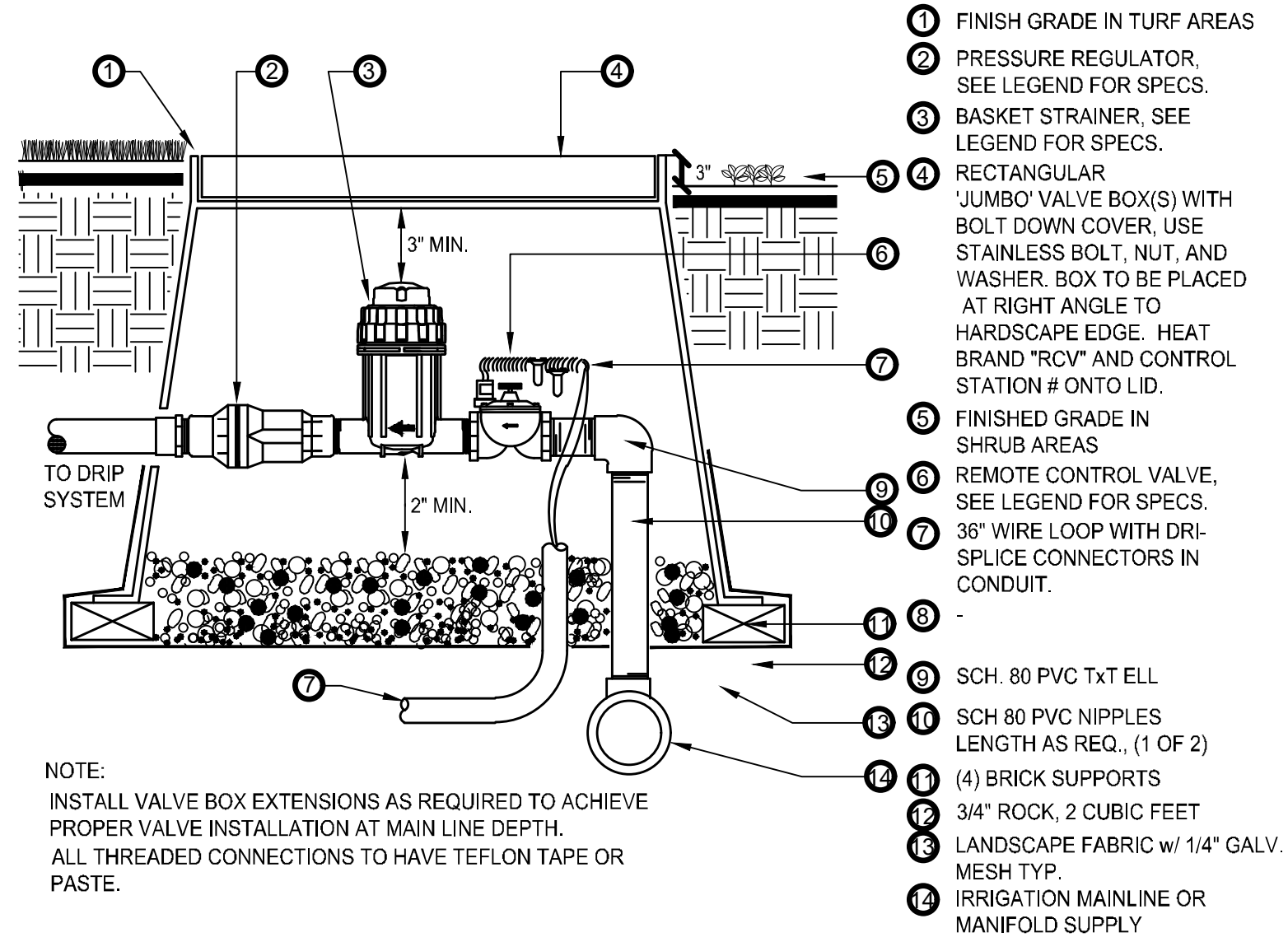
DRAWING NO.
10

LANDSCAPE IRRIGATION & DETAILS

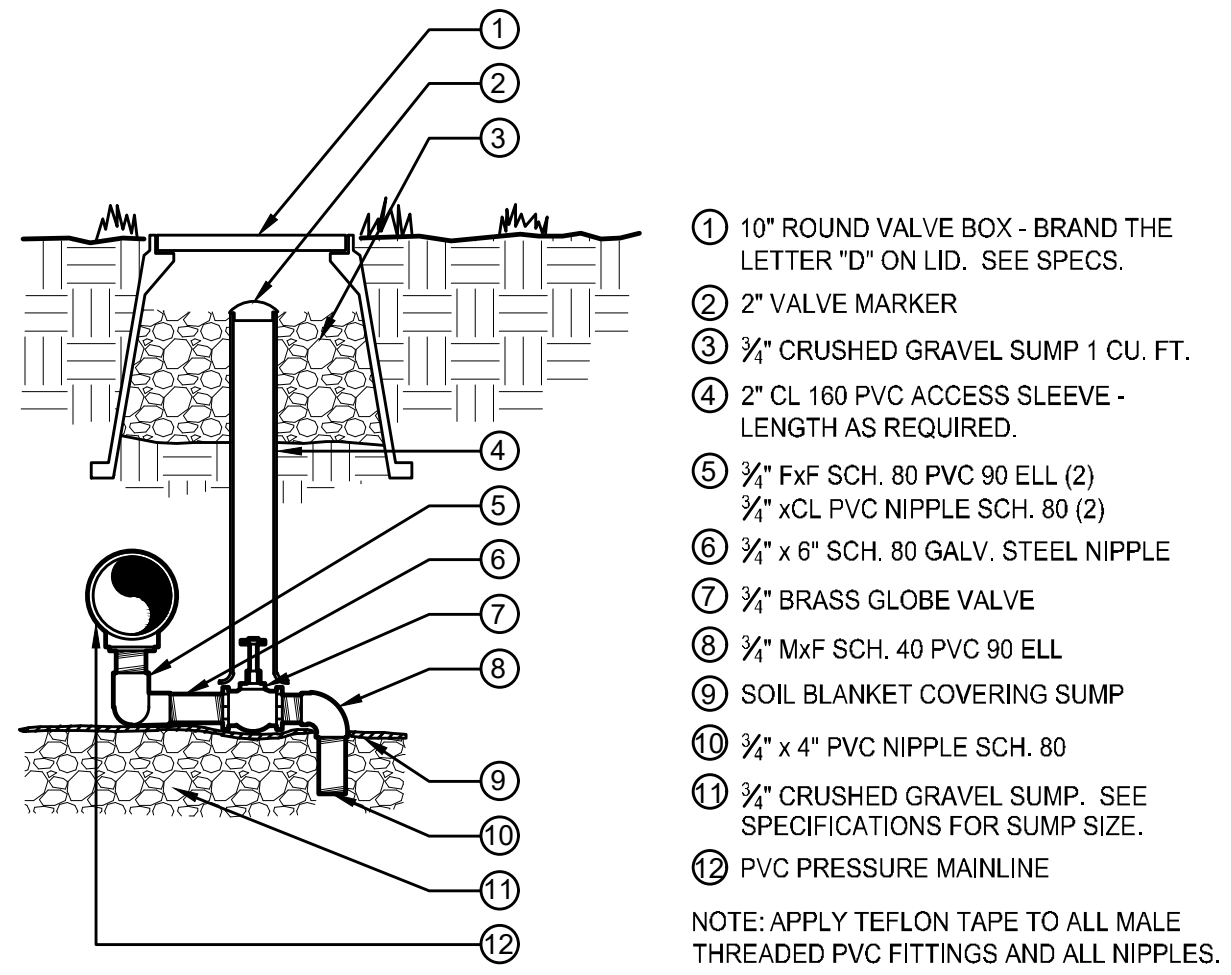
6TH SUBMITTAL

**SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



A DRIP CONTROL ZONE KIT
SCALE: N.T.S.



B MANUAL DRAIN VALVE
SCALE: N.T.S.

SITE PLAN PREPARED FOR:

**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**

DOUGLAS COUNTY, COLORADO

LANDSCAPE IRRIGATION & DETAILS



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

DRAWING NO.

11

6TH SUBMITTAL

**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**

NOTES:

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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SITE PLAN DOCUMENTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4
QUALITY BRAND GROUP CO, LLC

CHAMBERS & HESS
PARKER, CO

[illegible]

Project No:	QBG02
Drawn By:	JG
Checked By:	JG
Date:	August 25, 2023

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

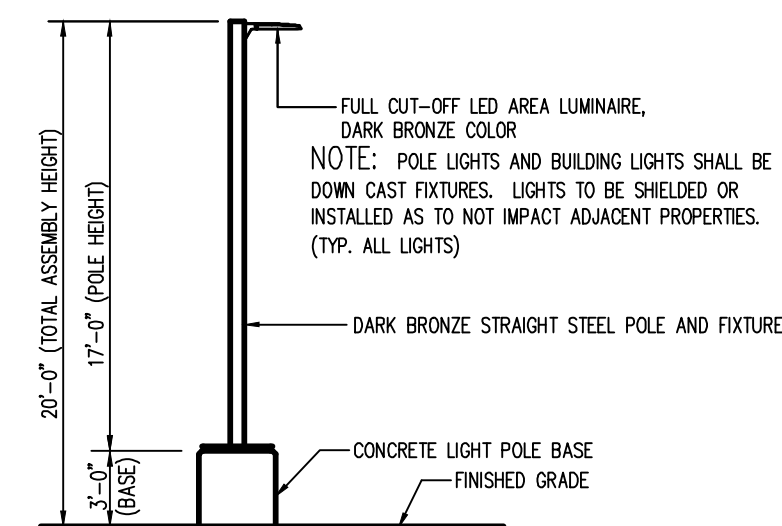
12

1 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ILLUMINATED AREAS	FC	1.78	10.9	1.1	1.63:1	9.91:1
PARKING AND DRIVE AISLES	FC	1.60	3.6	0.9	1.78	4.00: 1

LUMINAIRE SCHEDULE										
MARK	SYMBOL	QTY	LAMP	HEIGHT	LF	LUMENS	WATTS	MODEL #	DESCRIPTION	
PKL3		1	LED	20'-0" POLE	1.0	9,556	73	PRV-P-C20-D-UNV-13-SA-BZ	COOPER LIGHTING, PREVAL PETITE SITE LUMINAIRE, C20 LIGHT ENGINE, 4000K, TYPE III DISTRIBUTION, STANDARD ARM, BRONZE COLOR	
PKL4		5	LED	20'-0" POLE	1.0	6,384	73	PRV-P-C20-D-UNV-14-SA-BZ-HSS	COOPER LIGHTING, PREVAL PETITE SITE LUMINAIRE, C20 LIGHT ENGINE, 4000K, TYPE IV DISTRIBUTION, STANDARD ARM, BRONZE COLOR WITH REAR SHIELD	
PKL1A		1	LED	20'-0" POLE	1.0	6,437	52	PRV-P-C15-D-UNV-14-SA-BZ-HSS	COOPER LIGHTING, PREVAL PETITE SITE LUMINAIRE, C15 LIGHT ENGINE, 4000K, TYPE IV DISTRIBUTION, STANDARD ARM, BRONZE COLOR WITH REAR SHIELD	
G		1	LED	9'-0" WALL	1.0	2,135	182	XTR02B	COOPER LIGHTING, CROSSROAD WALL LUMINAIRE, 1815 WATTS, 5000K, BRONZE COLOR	
LED-2		4	LED	10'-8" RECESSED	1.0	814	118	DR0H-R-4/DR02M-10-9-40/DR02T-R-4-S-W	ATTAINLED/DLM LIGHTING, 4" ROUND CANOPY DOWNLIGHT, 4000K, WHITE FINISH	
LED-12		1	TBD	LED	1.0	308/14	3.7/1R	DI-120V-1NFB33-35-14-MATCH-MTCH	DIODE LED 120V LED STRIP LIGHT, 3500K, RECESSED MOUNTED ON CHANNEL UNDERNEATH STRAP CHANNEL, TOTAL LENGTH TO BE DETERMINED	

CONTRACTOR TO VERIFY ALL EQUIPMENT WITH OWNER AND ARCHITECT BEFORE PROCEEDING
FIXTURES PKL3 MOUNTED ON 17'-0" POLE ON 3'-0" CONCRETE BASE. TOTAL ASSEMBLY HEIGHT 20'-0"



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS

Project	Catalog #	Type	PKL3 PKL4 PKL41
Prepared by	Notes	Date	

Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3, 4](#)
- Optical Configurations [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6, 7](#)
- Control Options [page 8](#)

Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

NOTE:
 1. All dimensions shown here are typical and are not to be used for qualification. All at product variations are D.C. qualified.
 2. Not certified for UL919, CEI and wet area only.

Lumark

Preval LED

Area / Site Luminare

Product Features

Product Certifications

Connected Systems

- WaveLinx

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 June 20, 2023 12:47

[illegible]

DESCRIPTION

The patented Lumacross™ LED Walk Pank Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal track box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crossroster impervious to contaminants. The Crossroster luminaire is ideal for wall/facade, inverted mount for floodcanyoning illumination, pool/bathlight, aisle lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable front and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 16W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge features allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal track box supports all standard small and medium forms and mounts to standard 3/12" x 1/2" square and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External tie design extracts heat from the fixture surface. One-piece silicone gasket seals front and back box. Minimum 8" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IK5A requirements for full cutoff compliance. Available in seven lumen packages: 500K, 400K and 3000K, CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat dissipation. LED driver and system incorporate both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 16W, 26W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient temperature luminaires maintain greater than 80% of initial light output after 72,000 hours of operation. Three full-inch NPT threaded conduit entry points allow for branch wiring. Back box is an authorized

Catalog

Project

Comments

Prepared by

electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 3ØV ENEC mode.

Finish

Crossroster is protected with a Super durable TiO₂ carbon bronze or sunniss white polyester powder coat paint. Super durable TiO₂ powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention at the installed life. Options to meet Bay American and other domestic preference requirements.

Warranty

Five-year warranty.

Lumacross

Type

G

Date

XTOR CROSSROSTER

APPLICATIONS:
WALL / SURFACE
POOR / BOLLARD
LOW LEVEL
FLOODLIGHTING
INVERTED
SITE LIGHTING

DIMENSIONS

ESCUITECHON PLATES

(2x36mm)

(2x36mm)

(2x36mm)

(2x36mm)

(2x36mm)

(2x36mm)

(2x36mm)

(2x36mm)

(2x36mm)

(2x36mm)

(2x36mm)

(2x36mm)

(2x36mm)

(2x36mm)

CERTIFICATION DATA
Dark Sky Approved Location, Full moon and COT certified
ULM's West Location Listed
ULM's LUMS Compliant
ASHRAE Compliant
NEMA Compliance
FPEI Approved Protection Rated
This is Compliant
Deep-Sky Light Correction® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Voltage 80°C Maximum

EPA

Effortless Project Area (Sq. Ft.)
XTOR-BL, XTOR-BL, XTOR-BL
XTOR-BL-45

SHIPPING DATA:
Approximate Net Weight:
3.7 – 6.25 lbs. (1.7 – 2.8 kg.)

*www.designlights.org

December 14, 2017 Page 10

[illegible]

dmf Type LED-2

Recessed LED Downlight
General Near Construction
4", 5", 6" Aperture

PRODUCT SPECIFICATIONS

- Maximum installation compatibility
- Twist & Lock feature for easy trim installation
- 750 & 1000 lumen outputs
- 2700K, 3000K, 3500K, 4000K CCT
- Flicker-free TRIAC/ELV, 0-10V, or EcoSystem® dimming
- 50,000 hr lifetime at 70% lumen maintenance
- 5 year limited warranty

Frame-in Kit

HOUSING: 18 ga. die-formed aluminum box fastened to 22 ga. steel mounting frame (4" frame-in kit, 4" shallow frame-in kit), 20 ga. die-formed aluminum (5" frame-in kit), 22 ga. die-formed aluminum (6" frame-in kit), die-formed aluminum (5" shallow frame-in kit).

JUNCTION BOX: Galvanized steel. Equipped with (6) 1/8" and (1) 3/4" knockouts with pryout slots to allow straight conduit runs. (4) knockouts for non-metallic sheathed cable installation. Junction box tension spring allows snap-in installation of plate cover for easy access to wiring. Approved for 4 (four-in, four-out) #12 AWG 90 through wire conductor.

MOUNTING: Pre-installed adjustable bar hangers engineered to accommodate lumber, laminated beams and T-bar.

CEILING: 1/2" up to 1".

CUTOUT: 4 1/4" (4" frame-in kit, 4" shallow frame-in kit), 5 1/4" (5" frame-kit, 6" frame-in kit, 6" shallow frame-in kit).

Light Engine

LED: Tightly binned, high performing white Cree® LEDs enable excellent fixture to fixture color consistency and long lifetime. Delivers 93+ CRI available color temperatures.

BINNING: Color variation within 2-step MacAdam ellipse.

CONNECTOR: IDEAL PowerPlus® Luminairne Connect, female. Alternating mode construction with 0-10V, EcoSystem® dimming and/or Emerge Battery Backup Unit uses a IDEAL PowerPlus® Model 102 connector.

DRIVER: Integral electronic driver for 120/277V 50/60Hz operation. Electronic driver compatible with forward and reverse phase-control dimming at 120V only.

SYSTEM POWER CONSUMPTION: 1.8W (750 lm module), 14.7W (1000 module).

DIMMING: TRIAC/ELV dimming standard for 120V only, with flicker-free dimming to less than 5% of total lumen output. Optional 0-10V or EcoSystem® dimming available for 120/277V.

EMERGENCY LIGHTING: Optional Emergency Battery Backup Units available for emergency lighting up to 120 minutes.

IESNA LED L70: 50,000 hours at 70% lumen maintenance, based on IESNA LM-80-2008 standard (L70, B50).

PHOTOMETRIC TESTING: Tested in accordance to IESNA LM-79-2008 LISTINGS: IC rated, cULus Listed, ENERGY STAR® qualified, Title 24 compliant, ASTM E283 certified Air Tight, UL Listed for Wet Location, listed.

WARRANTY: 5-year limited warranty.

Trim

CONSTRUCTION: Die-cast aluminum. Twist & Lock mounting allows easy field installation and light colour fill.

Product Code:	Type:
Project:	Contact:
Date:	

dmf Lighting® 1118 E. 232nd St. Carson, CA 90745 Tel. 1.800.441.4422

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www.dmfLighting.com
Page 1 of 6 |

		DRD2 Recessed LED Downlight General New Construction 4", 5", 6" Aperture			
PRODUCT SELECTION GUIDE					
FRAME-IN KIT					
Product Code Example: DRDHNC4					
PRODUCT CODE	APPLICATION	IC/NO-IC	APERTURE	OPTION	
DRDH Housing	N New Construction	IC Insulation Contact	4 4" Aperture	(Blank) TRIAC Dimming (Standard)	
			4S 4" Shallow	70 0-10V Dimming 750 lm	
		[Blank] Non-Insulation Contact	5 5" Aperture	100 0-10V Dimming 1000 lm	
		Only available in 4" aperture	6 6" Aperture	7C EcoSystem® Dimming 750 lm	
			6S 6" Shallow	10C EcoSystem® Dimming 1000 lm	
				7TEM TRIAC Dimming w/ Emergency Battery 750 lm	
				10TEM TRIAC Dimming w/ Emergency Battery 1000 lm	
				7EM 0-10V Dimming w/ Emergency Battery 750 lm	
				10EM 0-10V Dimming w/ Emergency Battery 1000 lm	
				7CEM EcoSystem® Dimming w/ Emergency Battery 750 lm	
				10CEM EcoSystem® Dimming w/ Emergency Battery 1000 lm	
LIGHT ENGINE					
Product Code Example: DRD2M/927					
PRODUCT CODE	LUMENS (WATTS)	CRI	CCT	OPTION	
DRD2M Module	7 750 lm (11.8W)	9 93+ CRI	27 2700K	A Alternate Construction	
	10 1000 lm (14.7W)		30 3000K	Uses an IDEAL Model 102 connector for	
			35 3500K	site dimming option compatibility.	
			40 4000K	Must be selected if alternate dimming	
				option is selected for frame-in kit	
TRIM					
Product Code Example: DRD2TR3WH					
PRODUCT CODE	SHAPE	APERTURE	STYLE	FINISH	
DRD2T Trim	R Round	4 4" Aperture	S Smooth	WH White	
	S Square	5 5" Aperture	B Baffle	BK Black	
	Only available in 4" aperture; smooth style; white, black or custom finish	6 6" Aperture	W Wall Wash	SW Silver Reflector, White Flange	
			Only available in white finish	AZ Low Infrared Reflector, White Flange	
	D Deep	Only available in 6" aperture; smooth or baffle style; white, low infrared or custom finish		CC Custom Color	
dmf Lighting 1118 E. 223rd St. Carson, CA 90745 T: 1.800.441.4422					
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www.dmflighting.com Page 2 of 9 V-12-18-1b					

Type LED-12


diode led®
 a division of elemental LED

INFINILINE® 120V LED Strip Light

SPECIFICATION SHEET

Item #
Project

INFINILINE®	
Voltage/Wattage	120VAC / 3.7W/ft.
Lumens¹	2700K 289 Lm/ft.
	3000K 300 Lm/ft.
	3500K 308 Lm/ft.
	4200K 351 Lm/ft.
Max. Run²	164 feet
Custom Produced	See Page 2
LED Chips	21/foot
CRI	90+
Field Cuttable	No
Dimensions	0.63 x 0.31 in. (W x H)
Environment	Outdoor / Wet Location / IP65
Certification	UL Listed (US), ETL Listed (Canada)
Dimmable	Yes (Hardwire only), down to 10% using Lutron DVHLV-300P, NTELV-300, or NTF-10 Dimmers
Warranty	5-Year Standard, 2-Year Deep Cold³

SPECIFICATIONS

- LED Chip Type: 2835
- LED Chip Beam Angle: 120°
- Luminous Efficacy (lm/w): ~80-90
- Mounting: Mounting Clips / Mounting Channel
- Connectors: 60 in. Plug-in, 15 ft. Hardwired
- Ambient Temp: -43 ~ 122°F (-42 ~ 50°C) (Control system must be used to turn on lights when temperature drops below -5°F)
- Environment: Outdoor / Wet location / Indoor / Deep Cold
- UV Resistance: Yes but may still degrade over time
- Jacket Material: PVC, UL94 V-0 Rated

COMPLIANCE & REGULATORY APPROVALS

Safety

- UL Listed 2388 Flexible Lighting Products. File # E470197
- UL Listed 1598 Surface Mount Luminaires. File # E503268
- ETL Certified, Canada - UL listed: 1598 Surface Mount Luminares (Hardwired only)

SKU Builder	DI	- 120V -	INF5C3		TBD	- TBD	
	Voltage	Model	Color Temp	Connection	SKU Length	Mounting	
			27 (2700K)	- (Plug-In)	SEE PAGE 2	MTCL (Mounting Clips)	
			30 (3000K)	H (Hardwire)		RTCL (Rotating Mounting Clips)	
			35 (3500K)			MTCH (Channel)	
			42 (4200K)				

Example: DI-120V-INF5C35-H-240= Diode, 120 Volt, INFINILINE®, 4200K CCT, Hardwire led, 20 feet custom cut.

*Rotating Mounting Clips must be used with Hardwire installations to retain UL Listing.

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 Specifications are subject to change without notice.
 Tel: (Fax: 877.827.0028) Fax: (415.591.1594) sales@elementaled.com | www.elementaled.com
 SPEC SHEET | INFINILINE® 120V LED Strip Light | S5060212-6.0 | 1 OF 5

INFINILINE® 120V LED Strip Light

SPECIFICATION SHEET

ADDITIONAL ACCESSORIES

Accessories listed below fully support our Tape Light product line. Further information on these products and more accessories can be found in our latest catalog or online at www.DixieLED.com.

Visit the product page at www.DixieLED.com for installation guides, IES files, voltage drop charts, and LM-79 reports.

SKU	DESCRIPTION
DI-INF-MTCL-5	MOUNTING CLIP (5 PACK) Small clip used to secure INFINILINE® LED Strip Light. Includes 5 clips and 5 screws. <i>(Sold Separately)</i>
DI-INF-RTCL-2	MOUNTING CLIP (2 PACK) Small clip used to secure INFINILINE® LED Strip Light for post-installation adjustability. Includes 2 clips and 2 screws. <i>(Must be utilized with mounting channel).</i> <i>(Sold Separately)</i>
DI-INF-MTCH	MOUNTING CHANNEL Cuttable channel used to secure INFINILINE® LED Strip Light. <i>(Sold Separately)</i>

MECHANICAL DIAGRAMS

INFINILINE®

Mounting Clip

DI-INF-MTCL-5

INFINILINE®

Rotating Mounting Clip

(Included with Hardwired Infiline orders)

(Must be utilized with mounting channel)

DI-INF-RTCL-2

INFINILINE®

Mounting Channel

DI-INF-MTCH

- LED chips have a luminous flux range with a tolerance of $\pm 5\%$.
- Each maximum run requires a dedicated power feed. Do not extend beyond the recommended maximum run length.
- Deep Cold applications are warranted for 2 years. Out of warranty condition is a greater than 25% loss of light output from initial installation.
- Actual efficacy value is dependent on specified LED driver (power supply). An estimated efficacy value can be calculated as follows: Lumen value divided by average power consumption per foot.
- Wire leads and accessories are not rated for in-wall installation unless otherwise noted.
- Do not install product in an environment outside the listed ambient temperature. Exceeding the maximum ambient temperature may damage LED chips, reduce the total lamp life, lumen output, and/or adversely impact color consistency.
- Operating temperature is measured according to the minimum and maximum ambient temperature environment.
- Do not install in environment where LED chips are exposed to direct sunlight as damage to the phosphor will occur.

SPEC SHEET | INFINILINE® 120V LED Strip Light | SSG60321-6-0 | 4 OF 5

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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SITE PLAN DOCUMENTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4
QUALITY BRAND GROUP CO, LLC

CHAMBERS & HESS
PARKER, CO

[illegible]

PHOTOMETRIC DETAILS

13

COLOR LEGEND

01 GRAY

02 CHARCOAL

03 WOOD PATTERN

04 OFF WHITE

05 STONE

12 DD PINK

13 DD ORANGE

MATERIAL LEGEND

FCB	FIBER CEMENT BOARD
MT	METAL TRIM / COPING CAP
SC	STEEL CHANNEL
EMC	EXTRUDED METAL CHANNEL
PT	PAINT
STN	MANUFACTURED STONE



2 EXTERIOR ELEVATION - FRONT (WEST)
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - RIGHT SIDE (SOUTH)
SCALE: 1/4" = 1'-0"



#	Date	Issue/Description
1	11.10.2023	RESUBMITTAL
2	09.15.2025	RESUBMITTAL
3		
4		
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Project No:	XXXXX####
Drawn By:	Author
Checked By:	Checker

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SITE PLAN DOCUMENTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4
QUALITY BRAND GROUP CO, LLC

CHAMBERS & HESS
PARKER, CO

[illegible]

Project No:	XXX#####
Drawn By:	Author
Checked By:	Checker

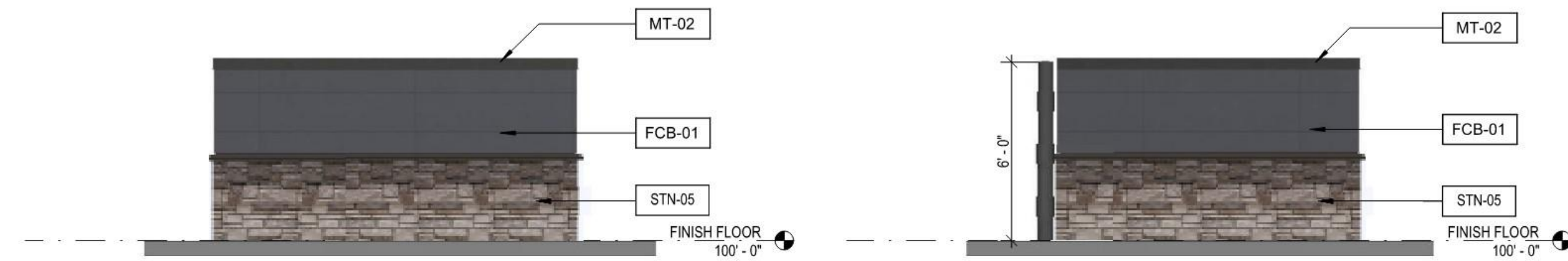
BUILDING ELEVATIONS

5

WINDOW CALCULATIONS:

FACADE: 382 SF
40% WINDOW OR DESIGN ELEMENT: 201 SF

WINDOW: 48 SF
DESIGN ELEMENT: 153 SF
TOTAL: 201 SF

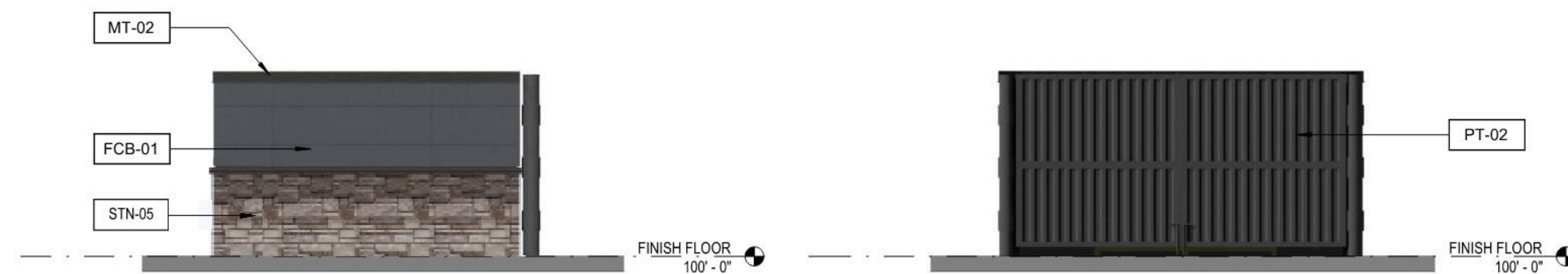


6 TRASH ENCLOSURE - REAR (NORTH)

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

5 TRASH ENCLOSURE - RIGHT SIDE (EAST)

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



4 TRASH ENCLOSURE - LEFT SIDE (WEST)

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

3 TRASH ENCLOSURE - FRONT (SOUTH)

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



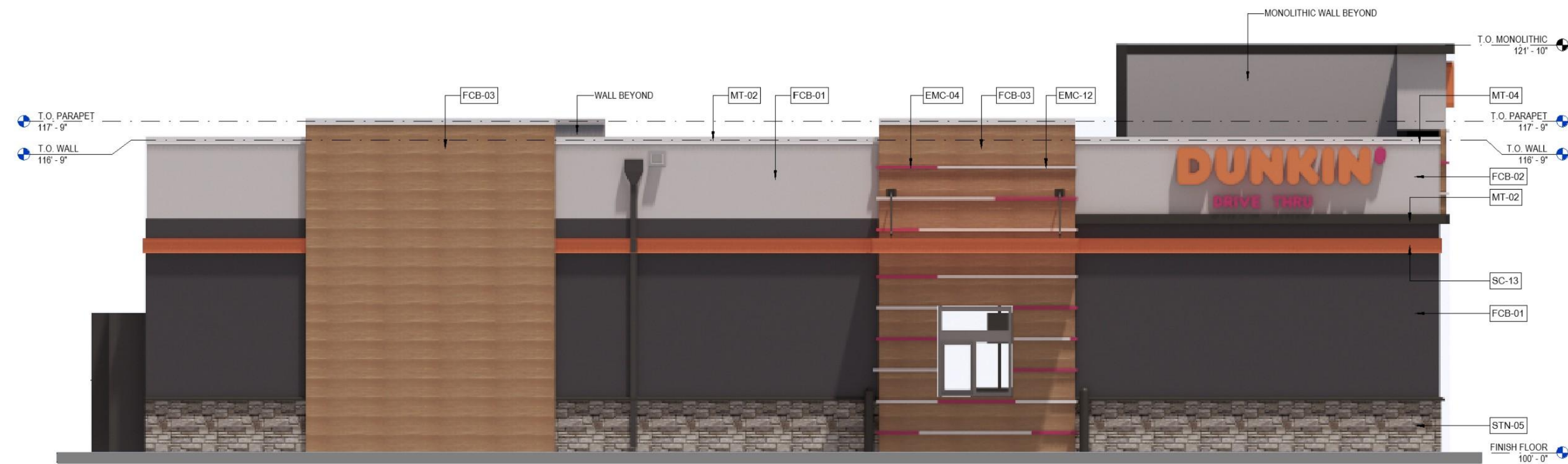
2 EXTERIOR ELEVATION - REAR (EAST)

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

WINDOW CALCULATIONS

FACADE: 1,250 SF
25% WINDOW OR DESIGN ELEMENT: 313 SF

WINDOW: 20 SF
DESIGN ELEMENT: 309 SF
TOTAL: 329 SF



1 EXTERIOR ELEVATION - LEFT SIDE (NORTH)

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