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ENGINEER:
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 CONTACT: CHIP BECKSTROM, P.L.S.

LANDSCAPE ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 2 NEVADA NORTH AVE., SUITE 300
 COLORADO SPRINGS, CO 80903
 TEL: (719) 453-0180
 CONTACT: JEREMY POWELL, P.L.A.

BENCHMARK

BENCHMARK: DOUGLAS COUNTY GIS CONTROL MONUMENT 1060032
 3-1/4" ALUMINUM CAP DCGIS MONUMENT LOCATED AT THE STROH RANCH SOCCER PARK IN THE SOUTHEAST CORNER OF THE PARKING LOT.
 ELEVATION: 5903.11 FEET (NAVD 1988 DATUM).

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN WITH A RECORD BEARING OF S89°59'29"W MONUMENTED BY 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC, 2018, PLS 22561" FOUND IN A RANGE BOX AT THE NORTHEAST CORNER OF SAID SECTION 3 AND A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "2006, PLS 29761" FOUND IN A RANGE BOX AT THE NORTH 1/4 CORNER OF SAID SECTION 3, WITH BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC 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.

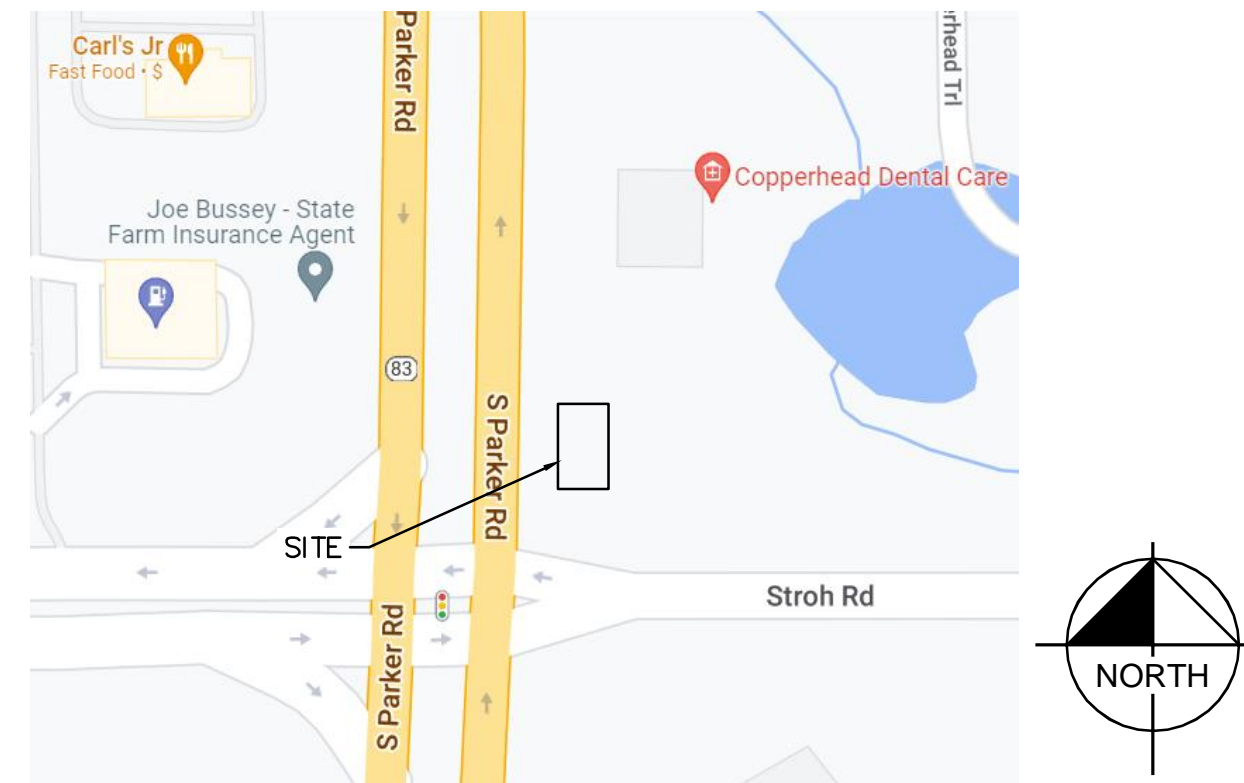
LEGAL DESCRIPTION

LOT 7, PARKER POINTE SUBDIVISION FILING NO. 1 RECORDED JANUARY 7, 2022 AT RECEPTION NO. 2022001733, COUNTY OF DOUGLAS, STATE OF COLORADO

PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
 TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
SITE PLAN	
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	PRELIMINARY UTILITY PLAN
5	FIRE TRUCK ACCESS PLAN
6	PHOTOMETRIC PLAN
7	PHOTOMETRIC DETAILS
8	PHOTOMETRIC DETAILS
9	PHOTOMETRIC DETAILS
10	LANDSCAPE PLAN
11	LANDSCAPE NOTES
12	LANDSCAPE DETAILS
13	NET LEASABLE AREA
14	IRRIGATION PLAN
15	IRRIGATION NOTES
16	IRRIGATION DETAILS
17	PEDESTRIAN PLAZA DETAILS
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS

SITE DATA

PROPERTY ACREAGE	1.48 ACRES (64,609 SF)
PERVIOUS AREA	0.27 ACRES
IMPERVIOUS AREA	1.21 ACRES
MAXIMUM IMPERVIOUS AREA	1.26 ACRES, 85% OF TOTAL LAND AREA
BUILDING DENSITY	4,795 SF (BLDG) = 7.42%
	64,609 SF (LOT)
MAX BUILDING DENSITY	NONE
PARKING AREA	47,535 SF

PARKING REQUIRED	26 (1 PER 100 NLA)
PARKING PROVIDED	26 ON-SITE SPACES (2 ADA SPACES)
BICYCLE PARKING REQUIRED	2 (2 PER 10,000 SF)
BICYCLE PARKING PROVIDED	3

LAND USE DATA

EXISTING ZONING	PLANNED DEVELOPMENT
GROSS SITE AREA	1.48 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING GROSS FLOOR AREA	4,795 SF
NET LEASABLE AREA	2,626 SF

DEVELOPMENT STANDARDS

COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	0.18 AC (15%)	0.27 AC (18%)
MAXIMUM BUILDING HEIGHT	35 FEET	1 STORY/ 22'-1 1/2"
MINIMUM OFF-STREET PARKING	26 (PER NLA)	26 ONSITE SPACES (2 ADA STALLS)
MAXIMUM FLOOR AREA RATIO (FAR)	0.35	0.10

SETBACKS

COMMERCIAL DEVELOPMENT STANDARDS	REQUIRED SETBACK	PROVIDED SETBACK
FRONT	10'	59'
SIDE	8'	66'/98'
REAR	0'	127'

TITLE	DESCRIPTION	DATE	BY
SITE PLAN			
COVER SHEET			
SITE ID	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO		
51004			

PREPARED BY:

PREPARED FOR:

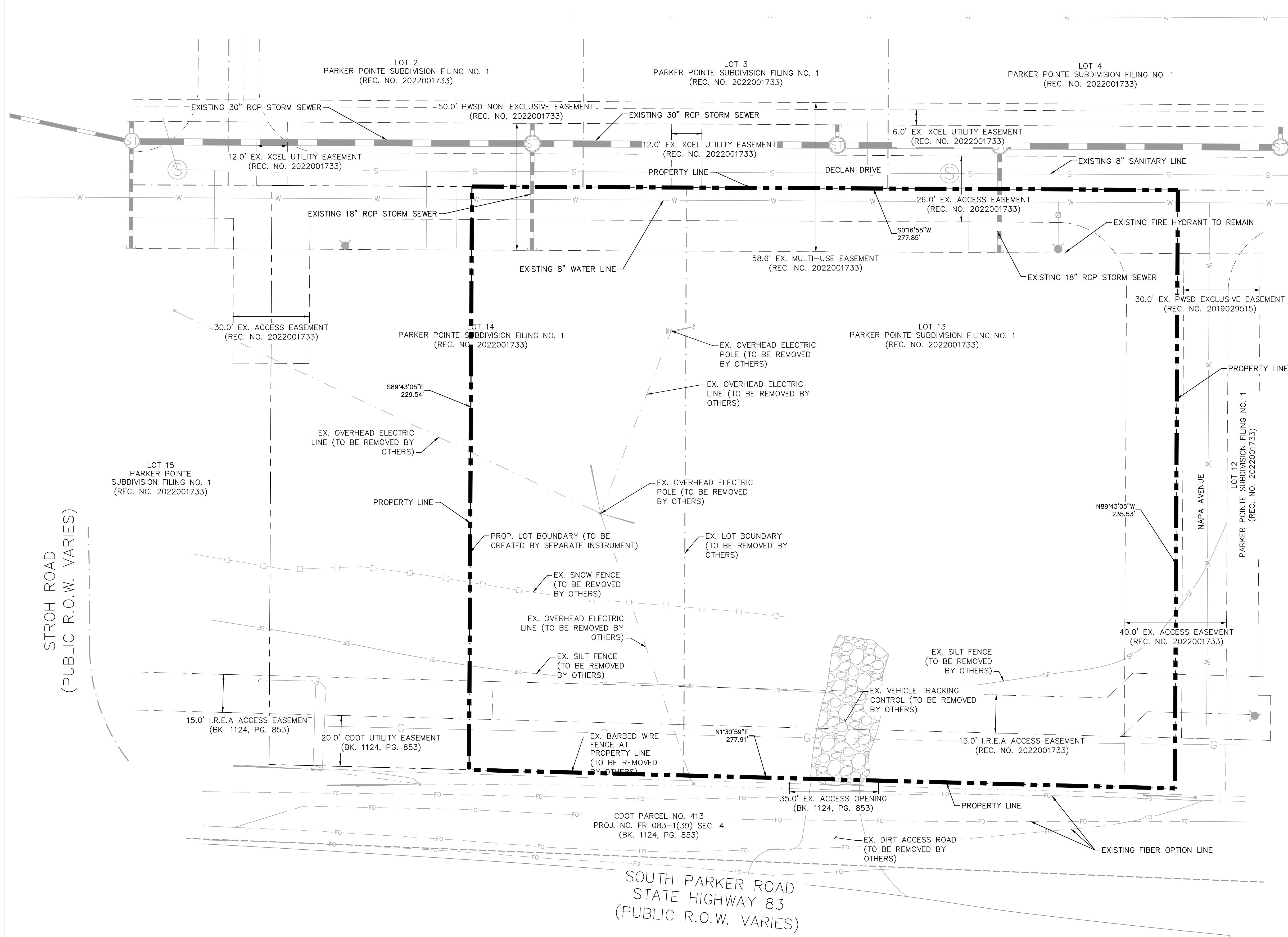
 McDonald's USA, LLC
 These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project. Use of these drawings for reference or example on another project requires the written consent of McDonald's USA, LLC. Use of these drawings for any other purpose without the written consent of McDonald's USA, LLC is not authorized.

DRAWN BY	MCS
STD ISSUE DATE	
REVIEWED BY	JM
DATE ISSUED	7/19/2022



PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE PLAN



LEGEND

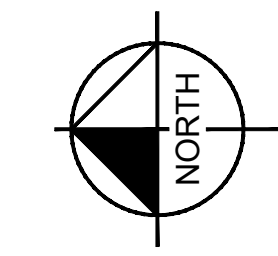
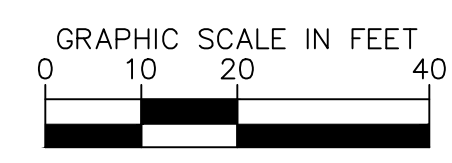
	PROPERTY LINE
	PARCEL LINE
	EASEMENT
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM SEWER
	EX. PHONE LINE
	EX. ELECTRIC LINE
	EX. GAS LINE

NOTES:

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

STROH ROAD
(PUBLIC R.O.W. VARIES)

SOUTH PARKER ROAD
STATE HIGHWAY 83
(PUBLIC R.O.W. VARIES)



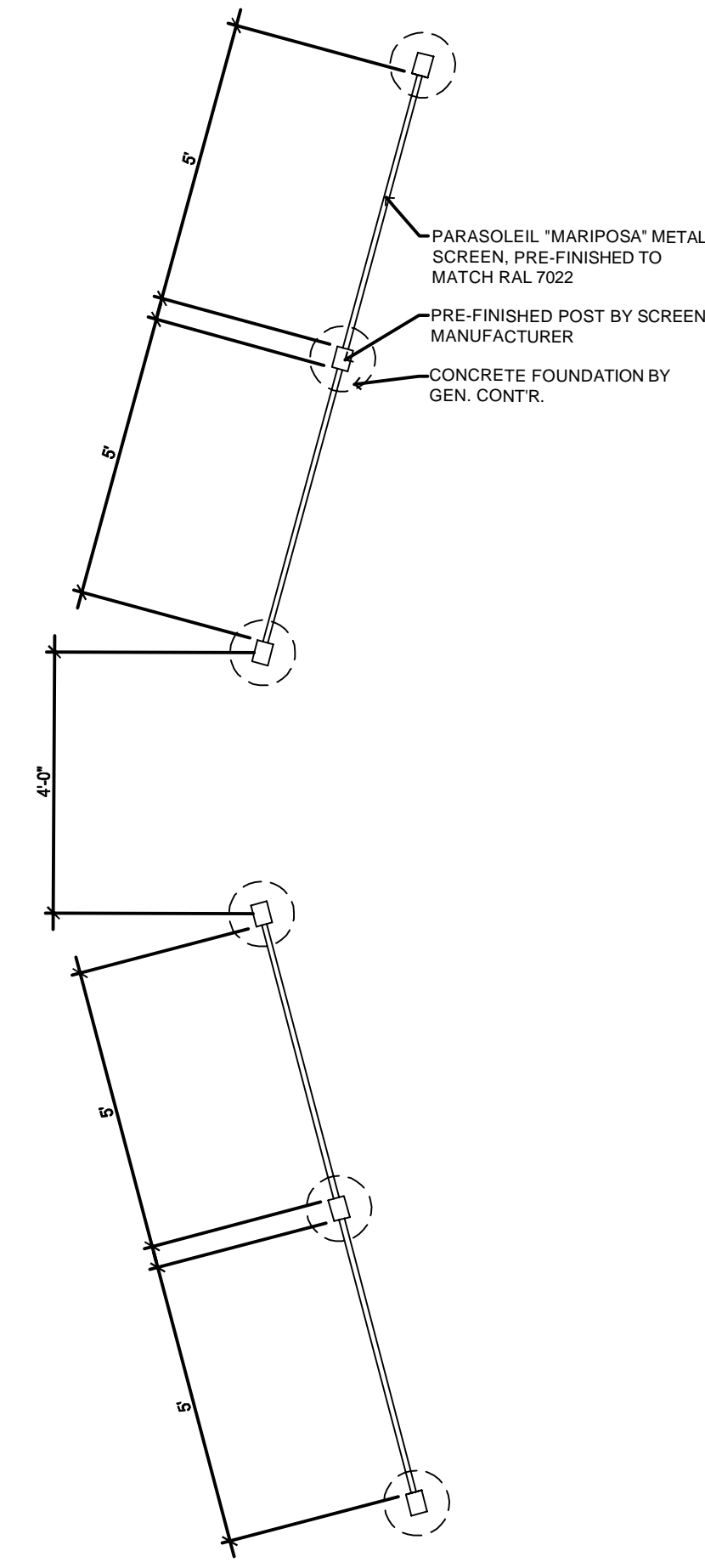
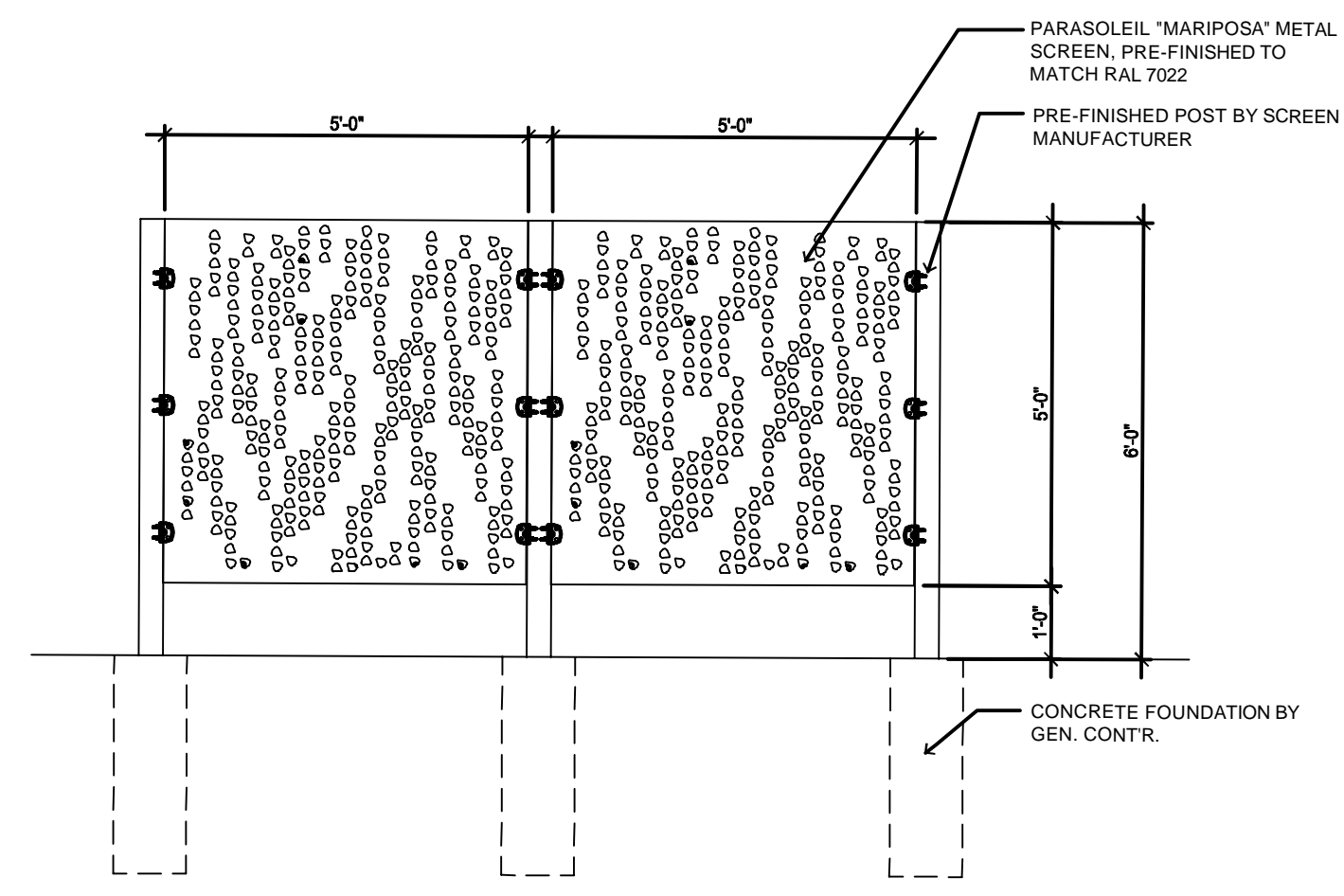
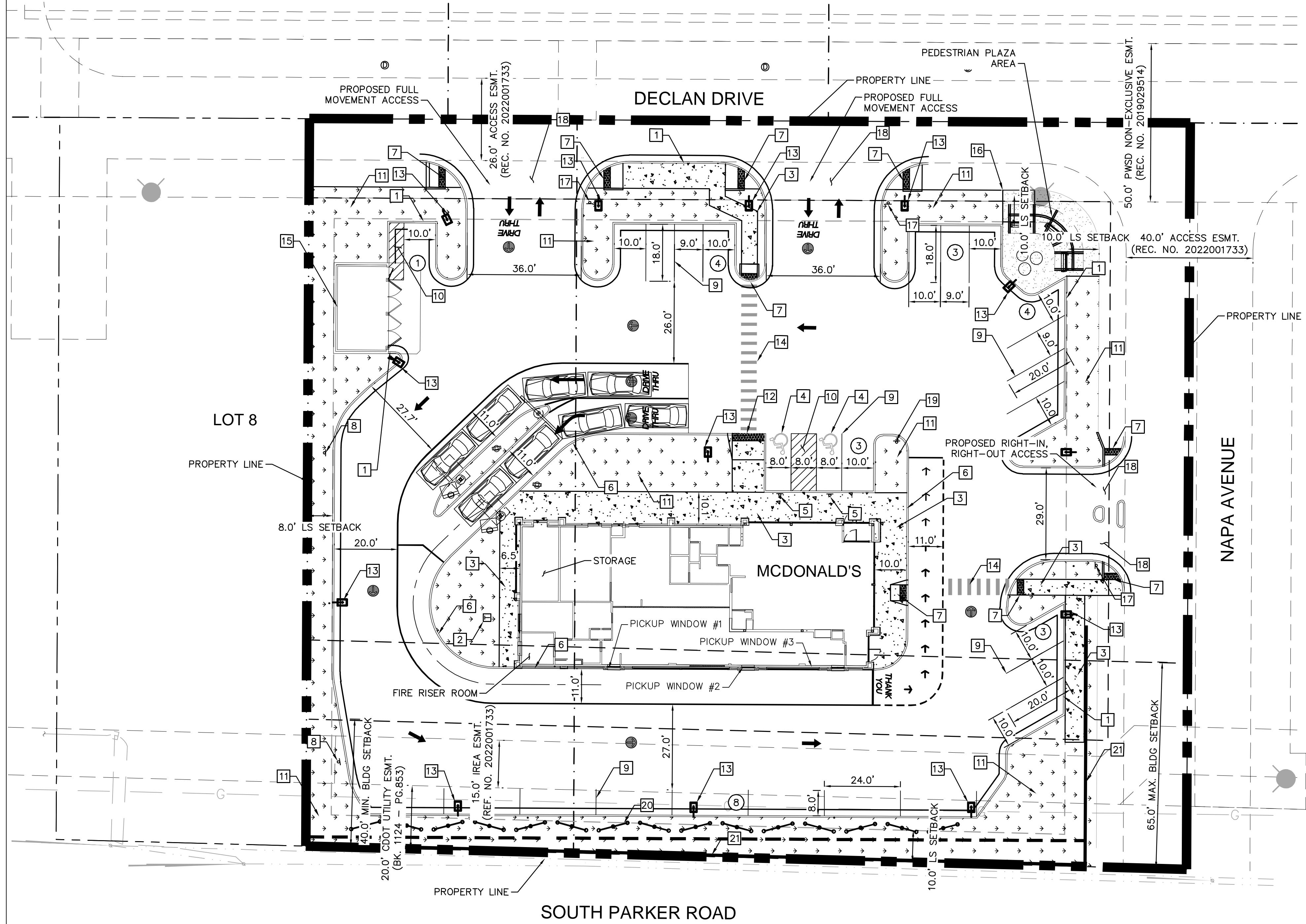
TITLE	SITE PLAN
DESCRIPTION	EXISTING CONDITIONS
DATE	7/19/2022
REVIEWED BY	JM
DATE ISSUED	7/19/2022
PREPARED FOR:	McDonald's USA, LLC
DRAWN BY:	MCS
STD ISSUE DATE	
SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
REVISION	
DATE	
DESCRIPTION	
BY	

Kimley»Horn



PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

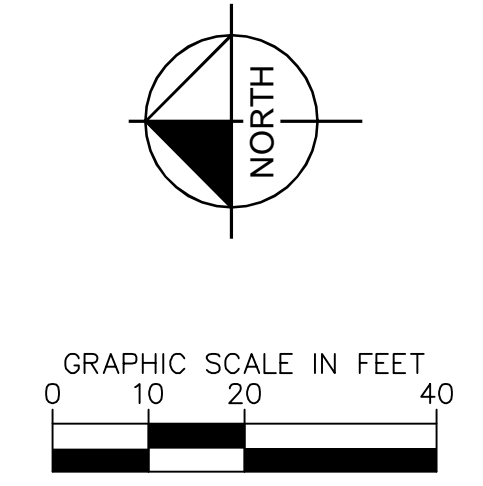
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE PLAN



LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- ACCESSIBLE ROUTE
- SCREEN WALL
- RETAINING WALL
- LANDSCAPE
- CONCRETE SIDEWALK
- PARKING STALL COUNT

- KEY NOTES**
- 1 PROPOSED CURB AND GUTTER
 - 2 PROPOSED TRANSFORMER LOCATION
 - 3 PROPOSED CONCRETE SIDEWALK (DIMENSION PER PLAN)
 - 4 PROPOSED ADA SYMBOL
 - 5 PROPOSED ADA SIGN
 - 6 PROPOSED 6" WIDE X 6" TALL CURB HEAD
 - 7 PROPOSED ADA RAMP
 - 8 PROPOSED "NO PARKING FIRE LANE" SIGN
 - 9 PROPOSED 4" WIDE PARKING STRIPE
 - 10 PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
 - 11 PROPOSED LANDSCAPING (REF. LANDSCAPING PLANS)
 - 12 PROPOSED DELIVERY RAMP
 - 13 PROPOSED SITE LIGHT (REF. PHOTOMETRIC PLANS FOR DETAILS)
 - 14 PROPOSED CROSSWALK
 - 15 PROPOSED TRASH ENCLOSURE
 - 16 PROPOSED BIKE PARKING (3 SPACES)
 - 17 PROPOSED STOP SIGN
 - 18 PROPOSED DRIVEWAY ACCESS
 - 19 PROPOSED 'DO NOT ENTER' SIGN
 - 20 PROPOSED 6' SCREEN WALL (REF. DETAIL THIS SHEET)
 - 21 PROPOSED RETAINING WALL

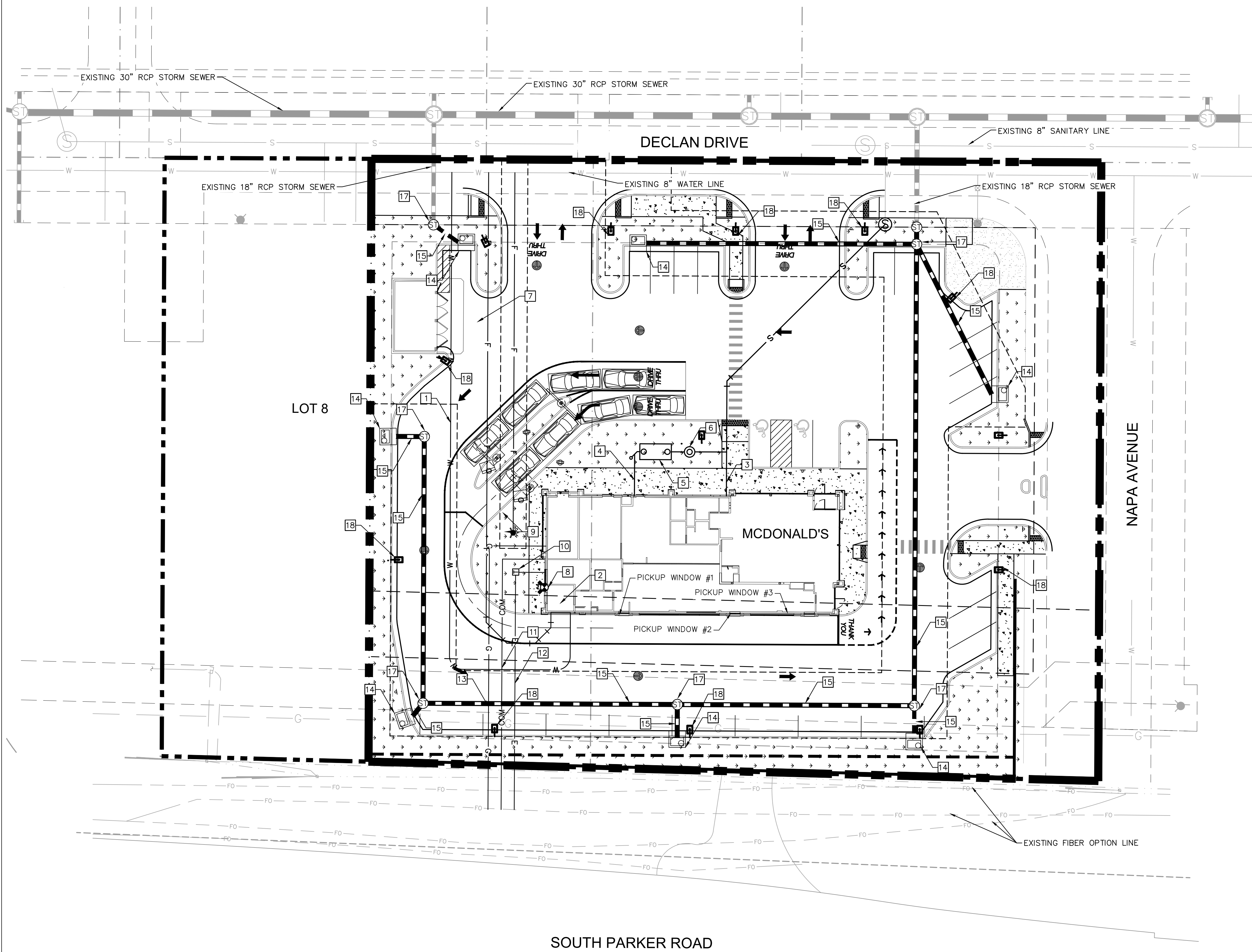


TITLE	DATE	BY
SITE PLAN		
DESCRIPTION		
SITE PLAN		
SITE ID	511004	
SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	
PREPARED FOR:	McDonald's USA, LLC	
DRAWN BY:	MCS	
STD ISSUE DATE		
REVIEWED BY:	JJM	
DATE ISSUED	7/19/2022	
PREPARED BY:	Kimley»Horn	
REV	DATE	DESCRIPTION



PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE PLAN

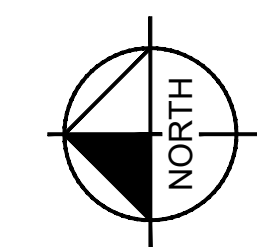


LEGEND

	PROPERTY LINE
	EASEMENT
	RETAINING WALL
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM SEWER
	EX. PHONE LINE
	EX. ELECTRIC LINE
	EX. GAS LINE
	PROP. WATER LINE
	PROP. SANITARY LINE
	PROP. STORM SEWER
	PROP. PHONE LINE
	PROP. ELECTRIC LINE
	PROP. GAS LINE
	CONCRETE

KEY NOTES

- 1 PROPOSED DOMESTIC WATER SERVICE LINE
- 2 PROPOSED WATER METER LOCATED INSIDE BUILDING.
- 3 PROPOSED SANITARY SEWER SERVICE LINE
- 4 PROPOSED GREASE INTERCEPTOR SERVICE LINE
- 5 PROPOSED GREASE TRAP WITH TRAFFIC RATED LIDS
- 6 PROPOSED SAMPLING MANHOLE
- 7 PROPOSED FIRE SERVICE LINE
- 8 PROPOSED FDC
- 9 PROPOSED FIRE HYDRANT AND FIRE HYDRANT LATERAL
- 10 PROPOSED TRANSFORMER
- 11 PROPOSED TELECOMMUNICATIONS SERVICE LINE
- 12 PROPOSED ELECTRIC SERVICE LINE
- 13 PROPOSED GAS SERVICE LINE
- 14 PROPOSED STORM INLET
- 15 PROPOSED STORM SEWER
- 16 PROPOSED ROOF DRAIN
- 17 PROPOSED STORM MANHOLE
- 18 PROPOSED SITE LIGHT
- 19 PROPOSED 4" CONCRETE GUTTER PAN
- 20 PROPOSED 3/4" IRRIGATION METER PIT

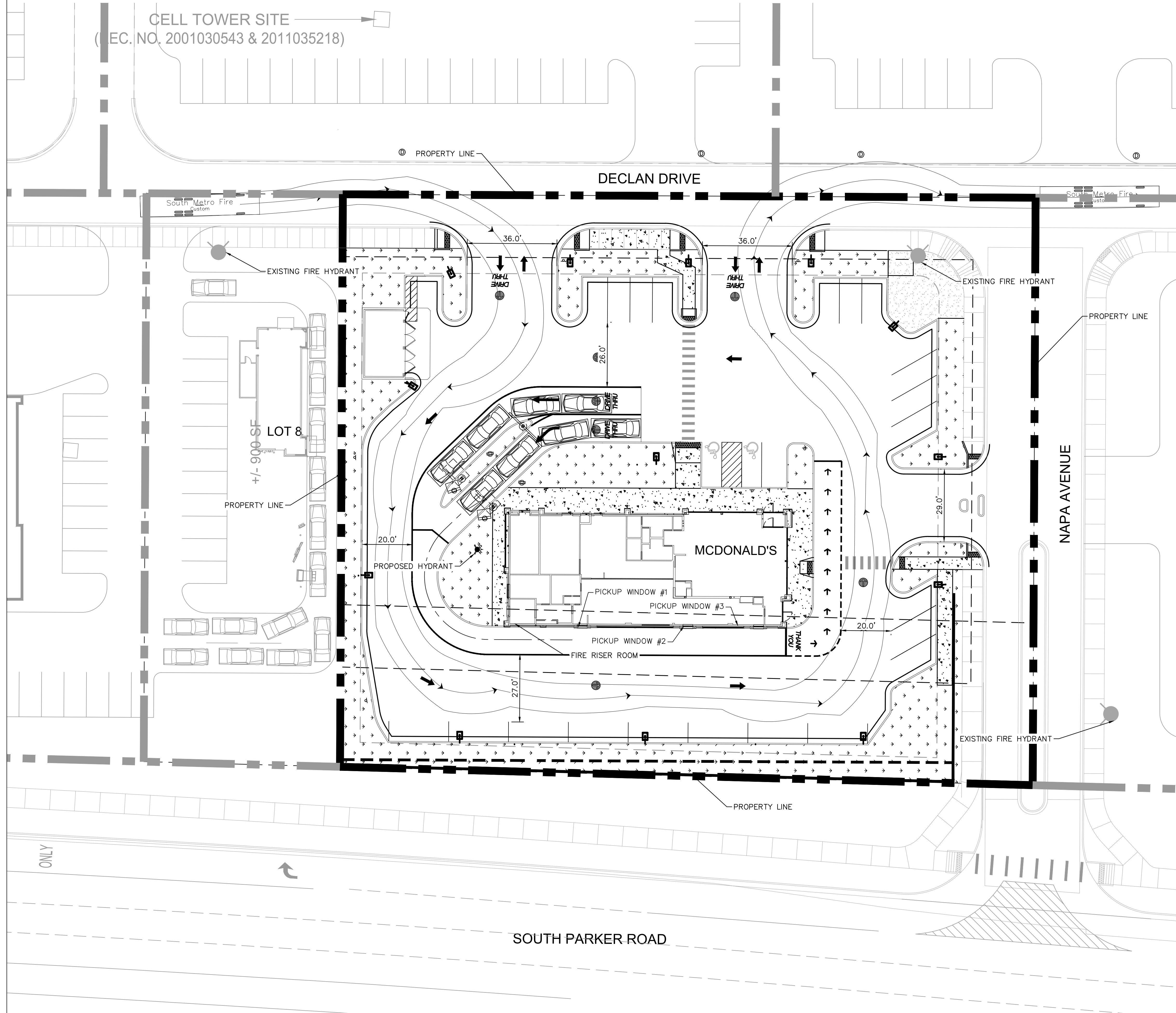


TITLE	SITE PLAN	PREPARED FOR:	McDonald's USA, LLC	PREPARED BY:	Kimley»Horn
DESCRIPTION	PRELIMINARY UTILITY PLAN	DRAWN BY:	MCS	DATE	
SITE ID	51004	STD ISSUE DATE		REVIEWED BY:	JJM
	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	DATE ISSUED	7/19/2022		
				REV	DATE
					DESCRIPTION
					BY

PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

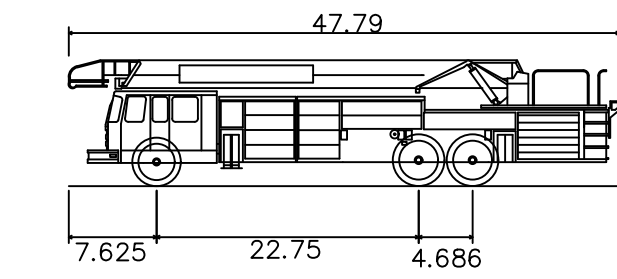
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN

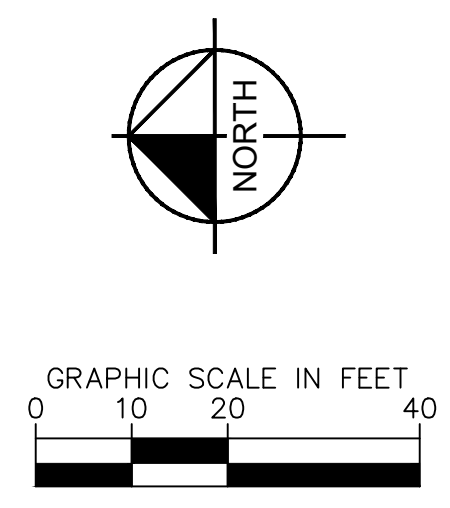


LEGEND

--- PROPERTY LINE



TOWN OF PARKER APPARATUS
Overall Length 47.790ft
Overall Width 7.625ft
Overall Body Height 22.75ft
Min. Body Ground Clearance 4.686ft
Track Width 8.925ft
Lock-to-lock time 5.00s
Wall to Wall Turning Radius 46.670ft



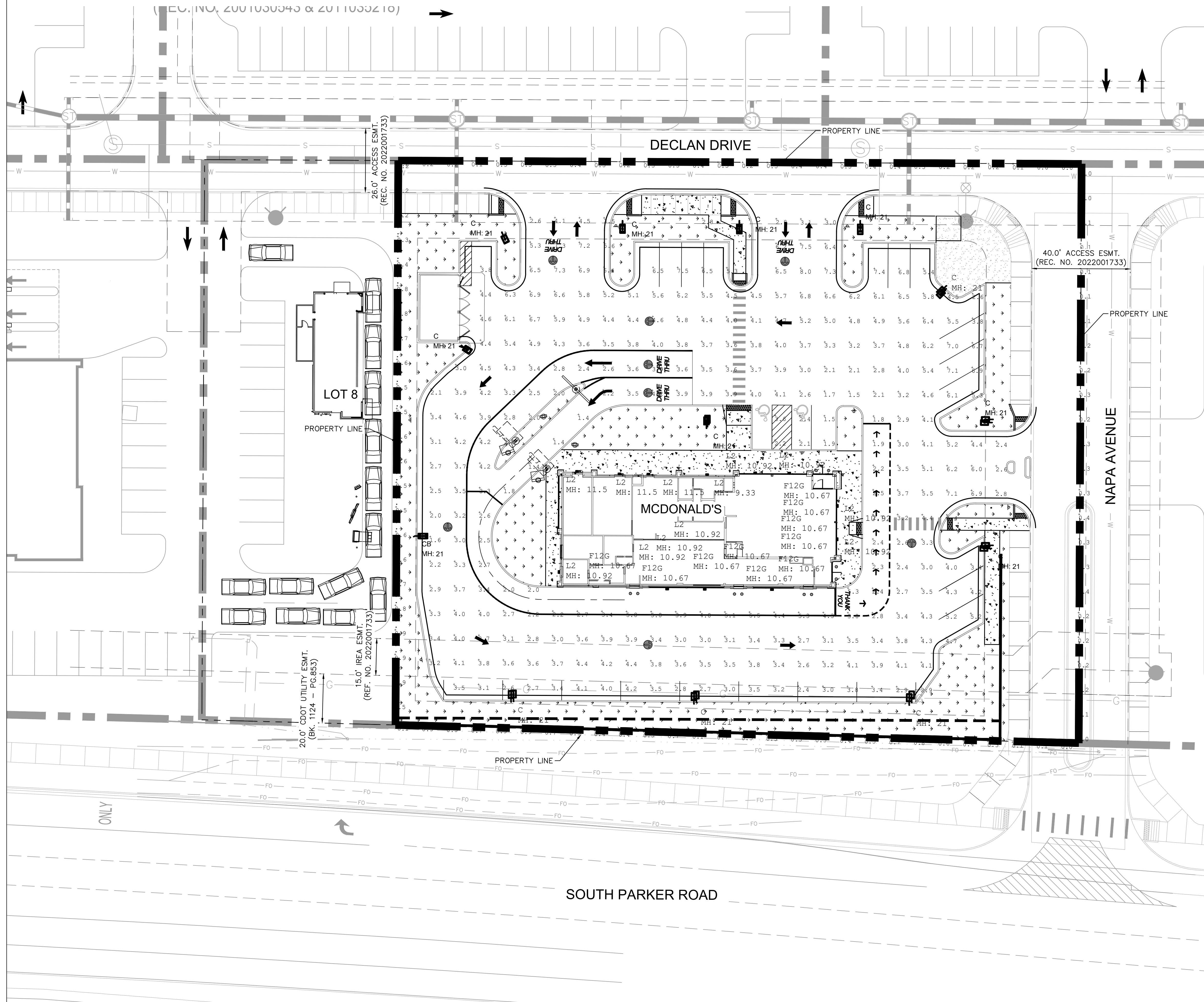
TITLE	DESCRIPTION	SITE ID	SITE ADDRESS	DATE	REV.	DATE	DESCRIPTION	BY
SITE PLAN	FIRE TRUCK ACCESS PLAN	51004	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO					
<p>PREPARED FOR: McDonald's USA, LLC</p> <p>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by Kimley-Horn and Associates, Inc. in accordance with the contract documents for reference or example on another project requires the contract documents for reuse on another project is not authorized.</p>								
<p>PREPARED BY: Kimley-Horn</p>								



PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

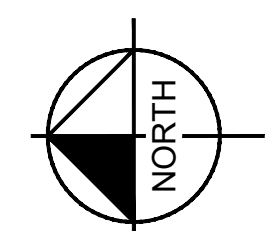
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN



LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- SCREEN WALL
- RETAINING WALL
- LANDSCAPE
- CONCRETE SIDEWALK



TITLE	DATE	REV	DATE	DESCRIPTION
SITE PLAN				
PHOTOMETRIC PLAN	7/19/2022			
SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO			
SITE ID	51004			
PREPARED FOR: McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared in accordance with the contract documents for the project and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the approval of the engineer of record. Use of these drawings for any other purpose without the approval of the engineer of record is not authorized.				
PREPARED BY: Kimley»Horn				

PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE PLAN

SECURITY LIGHTING
LB6A-10LDM GD
6" LED DOWNLIGHT (FOR EXTERIOR USE ONLY)

DATE: _____ LOCATION: _____
TYPE: F12G PROJECT: _____
CATALOG #: _____

- FEATURES**
- 6" LED downlight delivering up to 1000 lumens
 - For use with compatible 6" Quick Link DM LED housings
 - Available in 5000K 90 CRI
 - Universal 120-277V with 0-10V dimming to 10%



SPECIFICATIONS

HOUSING

- Remodel, IC or Non-IC applications
- Galvanized steel shallow housing ideal for 2 x 6 joist construction
- Pre-wired J-box with snap-on covers
- Quick Link mating connectors to meet high efficiency energy codes

OPTICS-REFLECTOR

- Spun aluminum reflector painted Gold
- Regressed optical grade diffuse acrylic lens
- Flood distribution for general illumination
- 5000K, 90 CRI

ELECTRICAL

- Long Life LED array; L70 / 55,000 hours (TM-2)
- Universal 120/277V, 60Hz integral driver
- Standard 0-10V dimming to 10%

INSTALLATION

- Housing accommodates 1" to 1" ceiling thickness.
- Adjustable slide bars lock housing securely to the ceiling
- LED Trim easily installs with (3) pre-installed spring brackets

CERTIFICATIONS

- cULus listed to UL1598
- Suitable for wet locations under covered ceiling
- Housing: Approved for 90°C, 2 IN / 2 OUT through branch wiring
- ENERGY STAR® certified

WARRANTY

- 5 year warranty
- See HLI Standard Warranty for additional information

ORDERING GUIDE

Example: LB6A-10LDM50K90GD-RMNIC5-QLDM

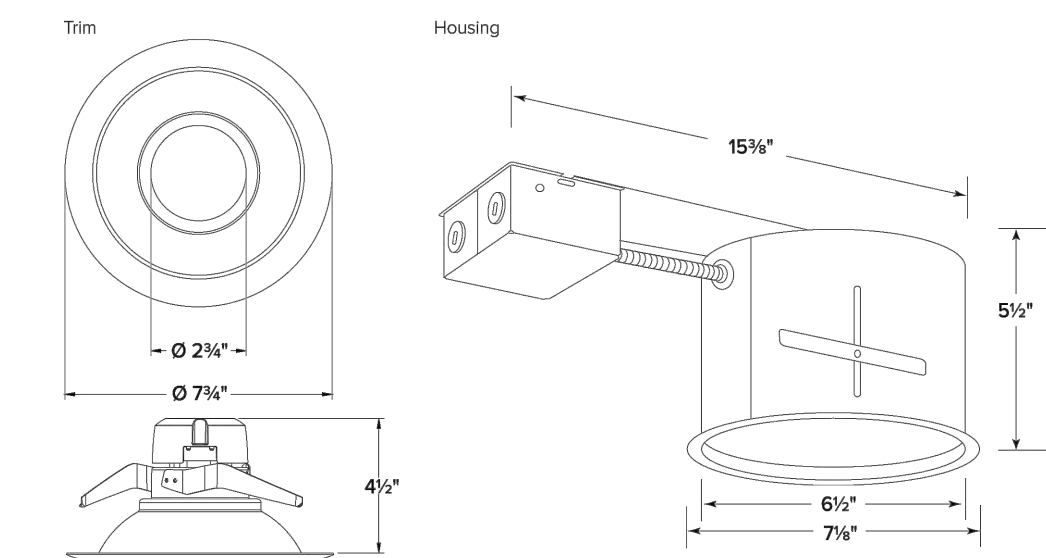
CATALOG #	Trim	LED Color	CRI	Trim Type	GD	Housing
LB6A-10LDM	50K	9	GD	RMNIC5-QLDM		
LB6A-10LDM	50K	90	GD	RMNIC5-QLDM		

KEY DATA

Lumen Range	1000
Wattage	12
Reported Life (Hours)	L70 / 55,000

SECURITY LIGHTING
LB6A-10LDM GD
6" LED DOWNLIGHT (FOR EXTERIOR USE ONLY)

DIMENSIONS



PERFORMANCE SUMMARY

System Watts	Lumens	Lumens Per Watt
12.1	1072	103.2

PHOTOMETRY

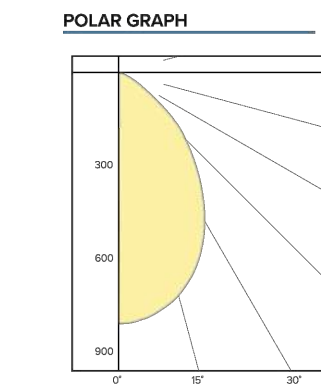


Fig. 32 Rev. 02/2021
LB6A-10LDM GD MCD © 2021 Security Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 2500 East Road, Suite 400 • Rolling Meadows, IL 60008-4704 / Tel: 800.544.4848 / Fax: 847.270.9042 Website: www.securitylighting.com



Fig. 32 Rev. 02/2021
LB6A-10LDM GD MCD © 2021 Security Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 2500 East Road, Suite 400 • Rolling Meadows, IL 60008-4704 / Tel: 800.544.4848 / Fax: 847.270.9042 Website: www.securitylighting.com

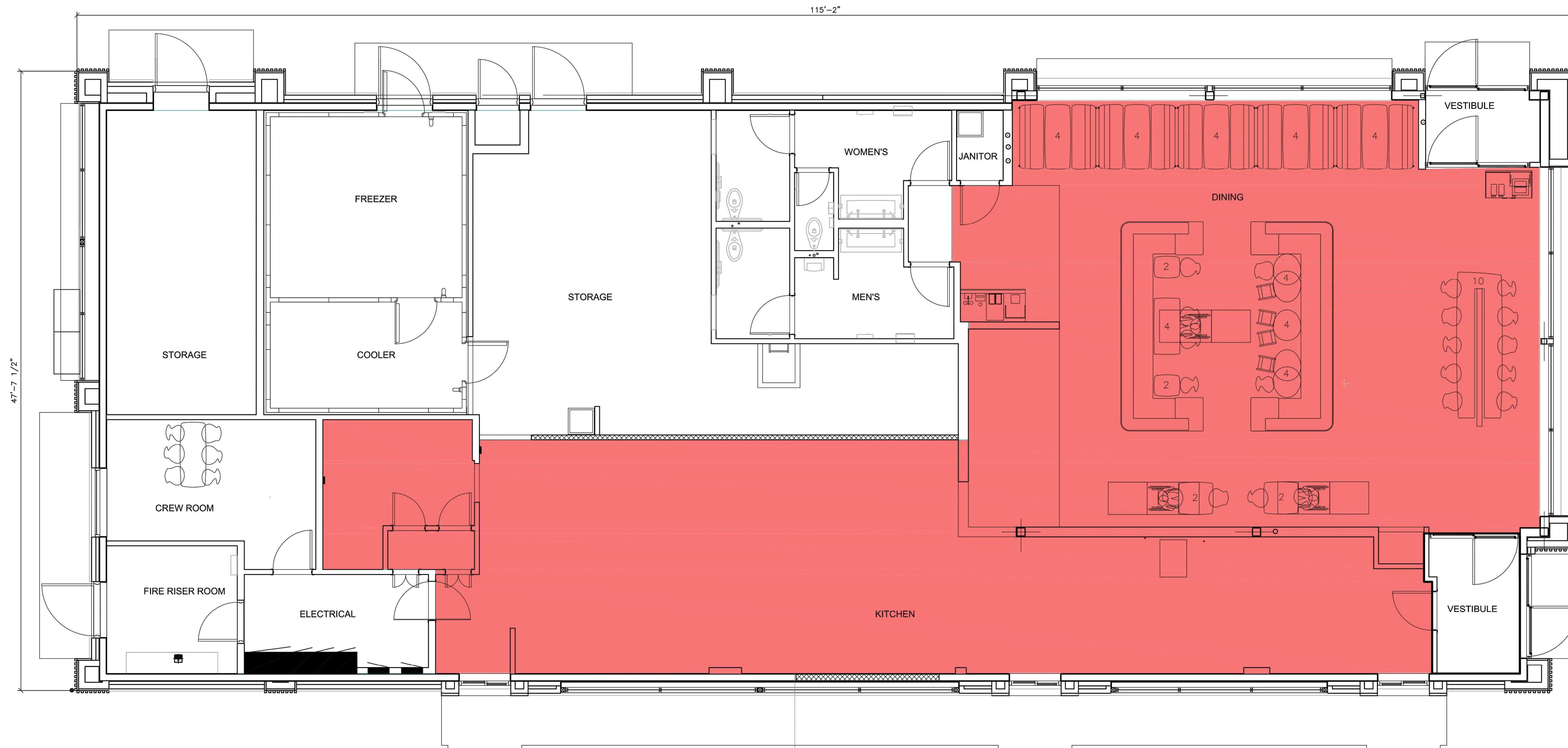


TITLE SITE PLAN	DRAWN BY MCS	DATE	DESCRIPTION PHOTOMETRIC DETAILS	REV	DATE	DESCRIPTION
	STD ISSUE	REVIEWED BY JIM				
SITE ID 51004	SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO					
	PREPARED FOR: McDonald's USA, LLC					
PREPARED BY: Kimley»Horn						

PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN



2626 SF

4,795 S.F. TOTAL FLOOR AREA
2,626 S.F. LEASE AREA

TITLE	DESCRIPTION	DATE	REV	DATE	DESCRIPTION	BY
SITE PLAN						
NET LEASABLE AREA						
SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO					
SITE ID	51004					
PREPARED FOR: McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the written consent of the architect. Use of these drawings for the contract documents for reuse on another project is not authorized.						
PREPARED BY: Kimley»Horn						



PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
LANDSCAPE PLAN

GENERAL IRRIGATION SPECIFICATIONS AND NOTES

- THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
- CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
- IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
- THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
- ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
- NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "H#". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
- THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES "CAUTION: IRRIGATION LINE BURIED BELOW". THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
- ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
- ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
- LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
- IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIFLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
- ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
- IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE).
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
- CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.
HYDRO-TESTING TO BE PERFORMED AS LISTED:

THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
- ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
- ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.
- CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
- ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD RWS-M-B-C W RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	68	30
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	3	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD X8-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal. plant) 1.0 GPH emitters (2 assigned to each 5 gal. plant)	12,168 S.F. 298 788	
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1	
	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1	
	WATTS LF909 1" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1	
	RAIN BIRD ESP-LXME2-LXMM 12 STATION TRADITIONALLY WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMM POWDER COATED, METAL WALL-MOUNTED CABINET.	1	
	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1	
	RAIN BIRD FS-100-B 1" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 2.0 GPM TO 40.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXVM(P) LXI LXME2(P) ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1	
	POINT OF CONNECTION 1"	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 3/4" IN SIZE.	1,762 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,129 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40	268.2 L.F.	

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	16.75	221.1	50.8	71.28	0.98 in/h
2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	14.76	239.9	43.43	63.46	0.6 in/h
3	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	12.50	558.4	43.18	66.95	0.68 in/h
	Common Wire				1,129			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD XCZ-100-PRB-COM	BUBBLER	0.98 in/h	0.67	42	703.5	234.5
2	RAIN BIRD XCZ-100-PRB-COM	AREA FOR DRIP EMITTERS	0.6 in/h	0.67	67	968.6	329.5
3	RAIN BIRD XCZ-100-PRB-COM	AREA FOR DRIP EMITTERS	0.68 in/h	0.67	60	750.1	250.0
	TOTALS:				169	2,442	814.1

CRITICAL ANALYSIS

Generated: 2022-07-12 16:06

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available: 18.2 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80.00 PSI
Pressure Available: 80.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 16.75 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 1.45 GPM

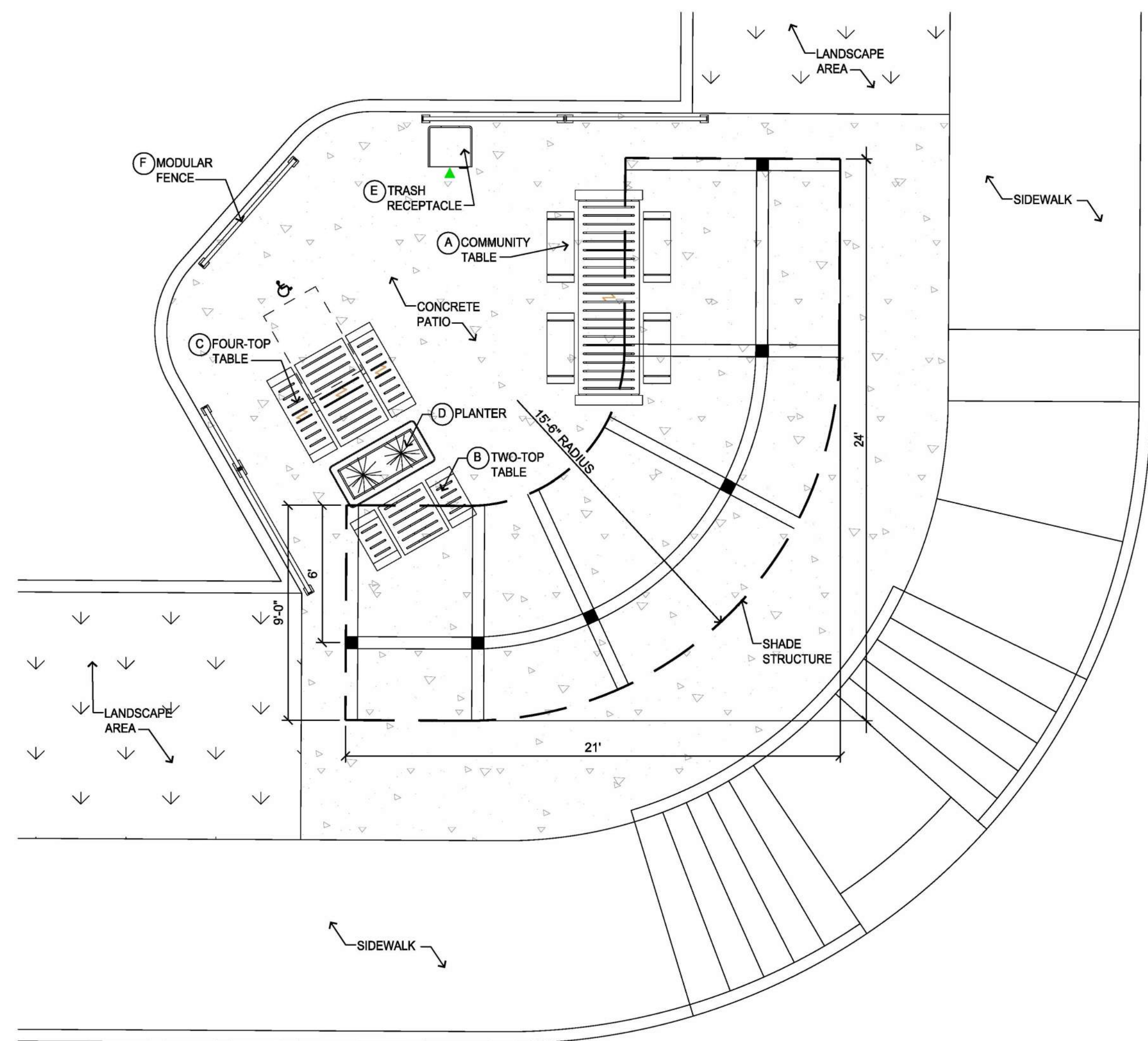
Pressure Req. at Critical Station: 50.79 PSI
Loss for Fittings: 0.33 PSI
Loss for Main Line: 3.29 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 14.33 PSI
Loss for Master Valve: 2.54 PSI
Critical Station Pressure at POC: 71.28 PSI
Pressure Available: 80 PSI
Residual Pressure Available: 8.72 PSI

TITLE	SITE PLAN	DESCRIPTION	IRRIGATION NOTES	SITE ID	51004	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
DRAWN BY	AKK	STD ISSUE DATE	REVIEWED BY	JCP	DATE ISSUED	7/19/2022
PREPARED FOR:	<p>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared in accordance with the terms and conditions of the contract. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. The contract documents for the project are the contract documents for reuse on another project is not authorized.</p>					
PREPARED BY:						
REV.	DATE	DESCRIPTION	BY			

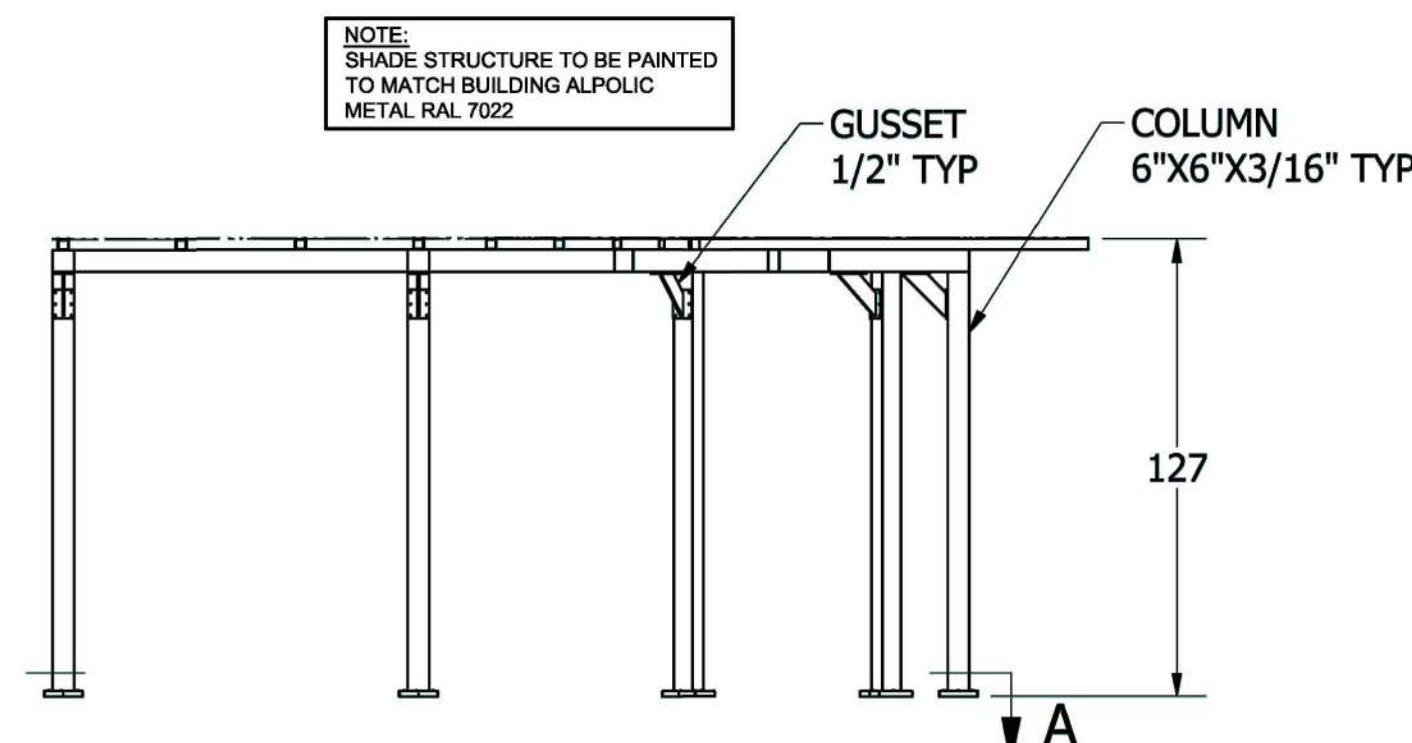


PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

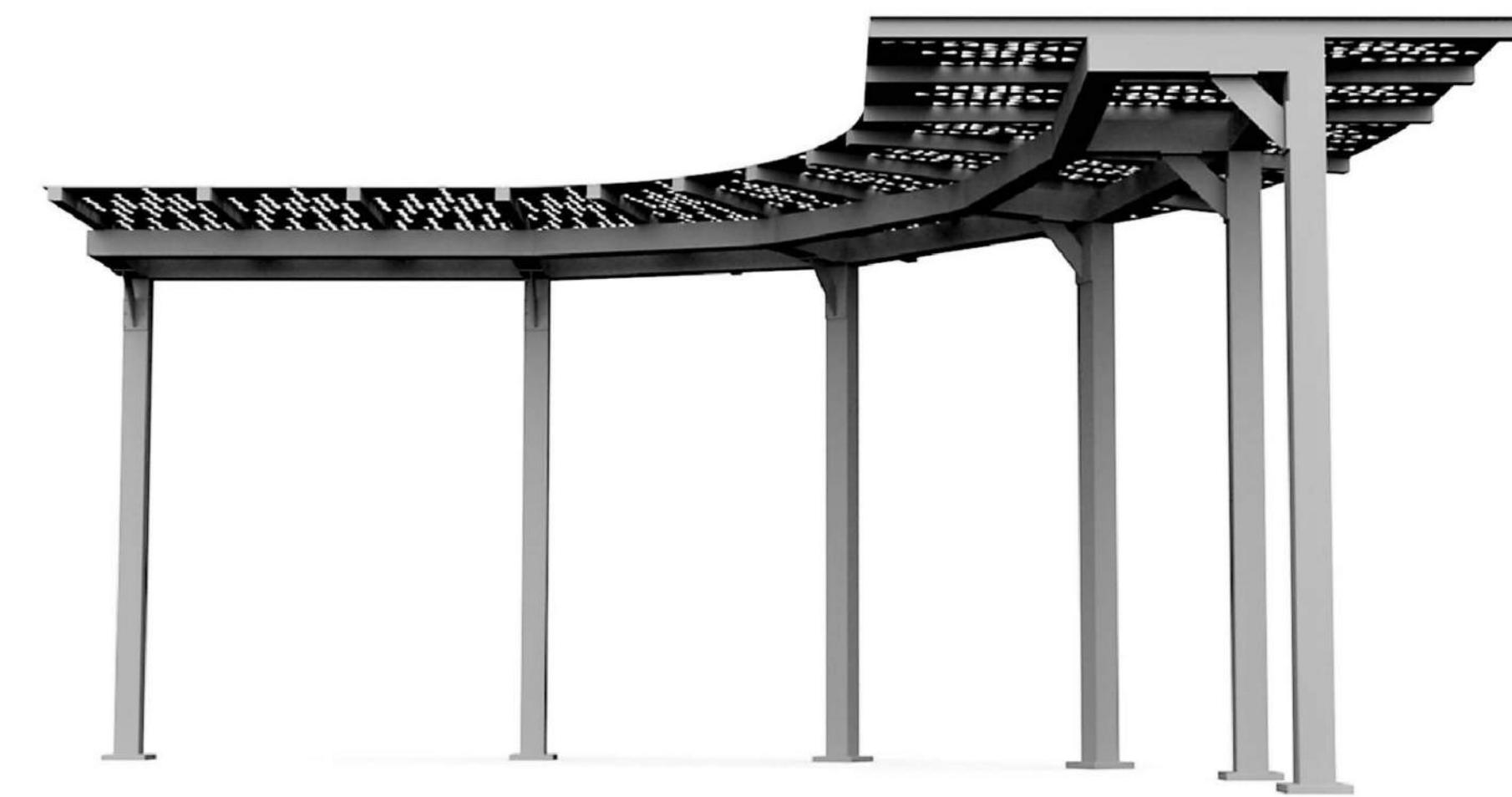
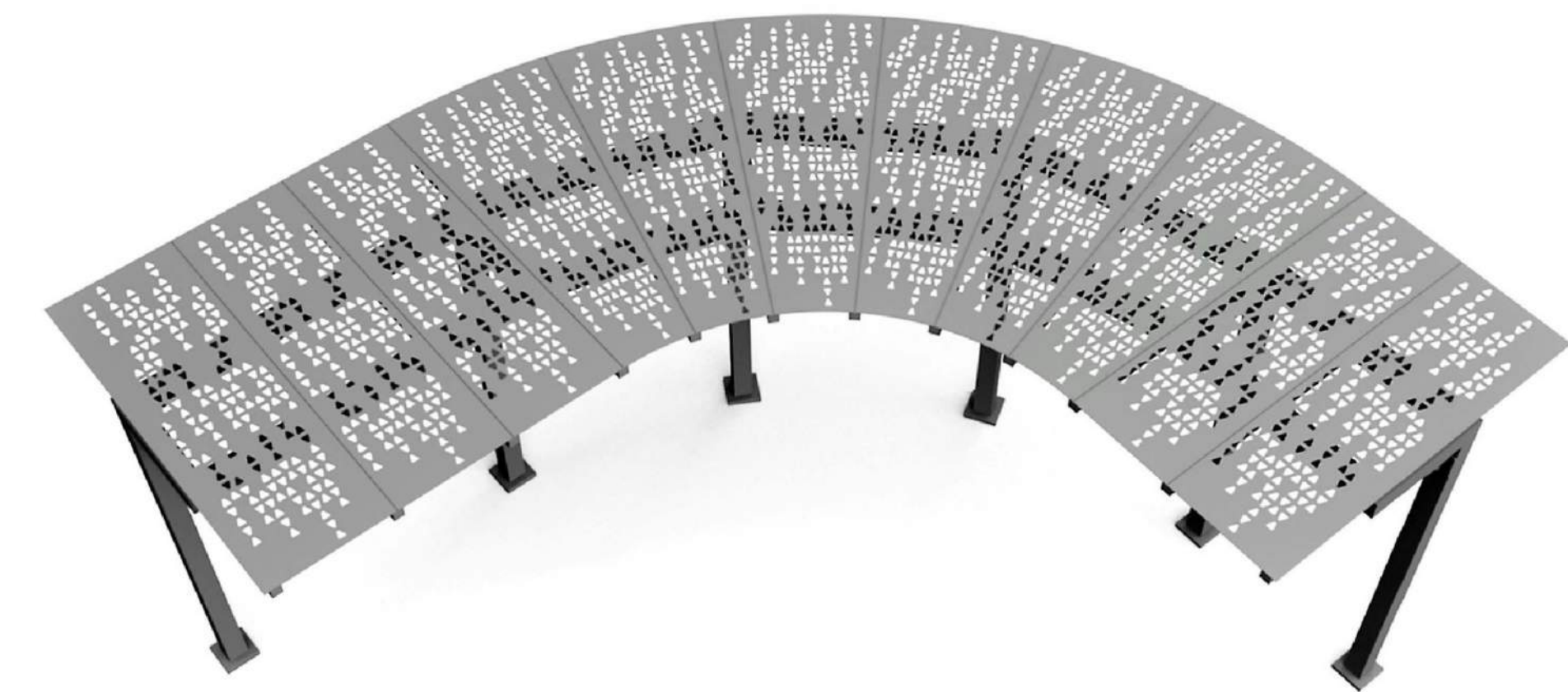
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PEDESTRIAN PLAZA DETAILS



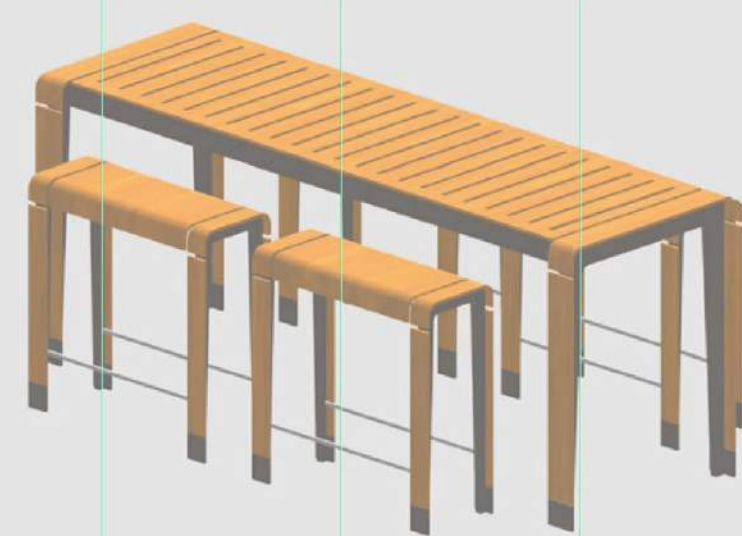
1 PLAN @ PEDESTRIAN PLAZA
1/4" = 1'-0"



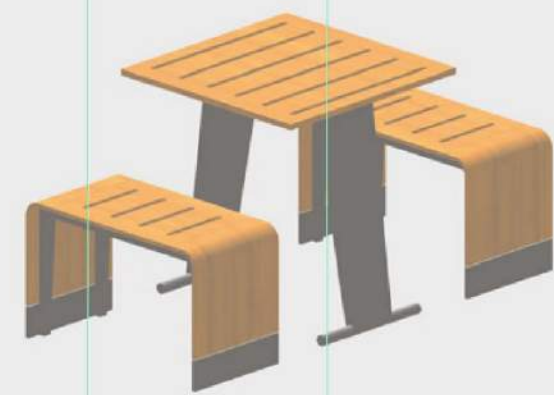
2 SECTION @ SHADE STRUCTURE
1/4" = 1'-0"



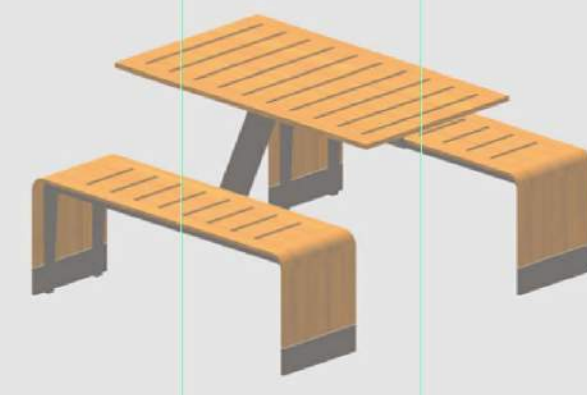
4 SHADE STRUCTURE ELEVATIONS
NTS



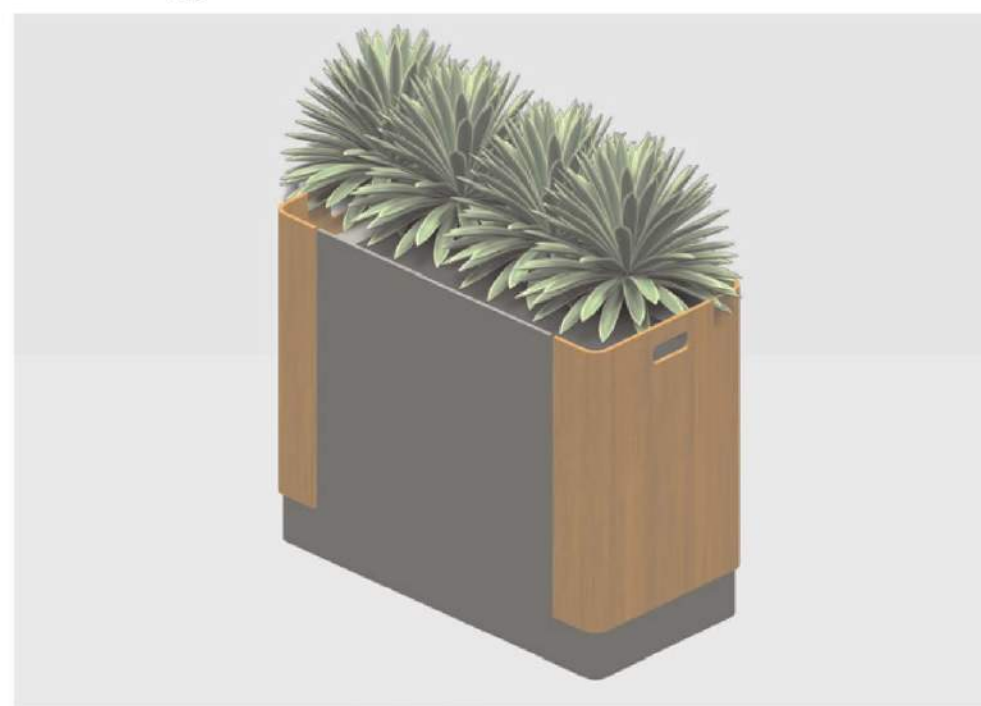
A COMMUNITY TABLE



B TWO-TOP TABLE



C FOUR-TOP TABLE



D PLANTER



E TRASH RECEPTACLE



F MODULAR FENCE

3 FURNITURE DETAILS
NTS



Prepared by:
ARRIS ARCHITECTURE
Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538
970.988.6302
coreys@arrisinc.net

PREPARED FOR:
McDonald's USA, LLC
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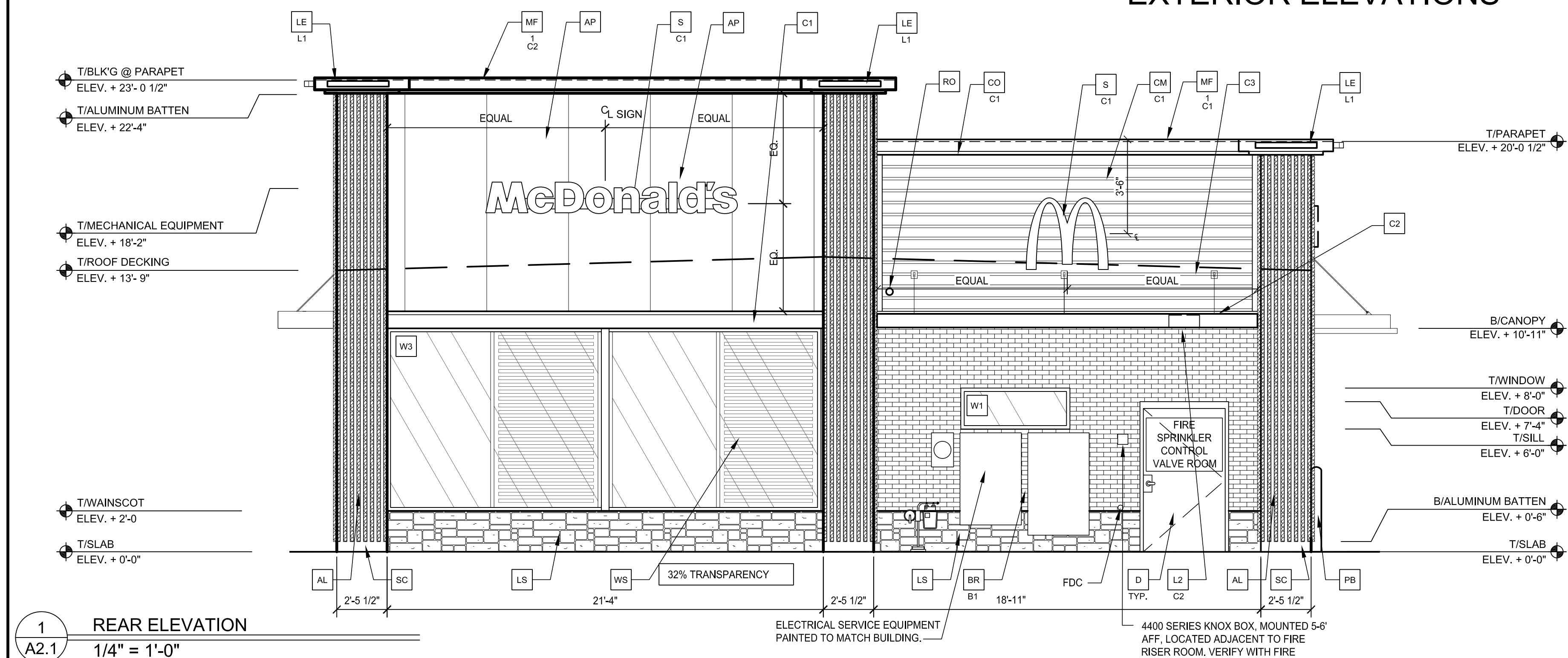
DRAWN BY:
STD ISSUE DATE:
REVIEWED BY:
DATE ISSUED:
ARRIS PROJECT #:
0676-22

TITLE:
PEDESTRIAN PLAZA DETAILS
DESCRIPTION:
SITE ID:
005-1004
SITE ADDRESS:
6940 STROM ROAD PARKER, CO 80134

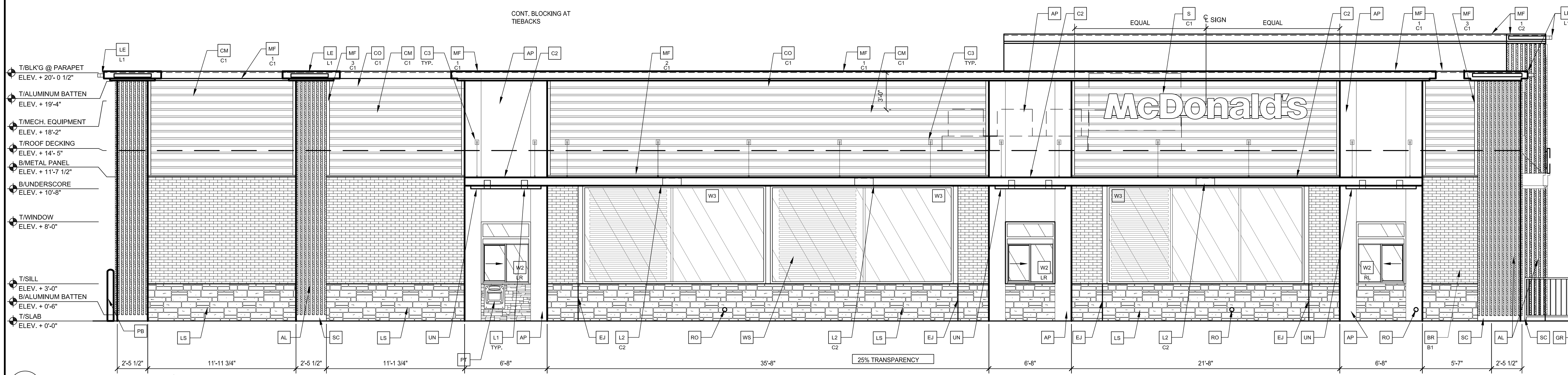
REV	DATE	DESCRIPTION	BY

PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
EXTERIOR ELEVATIONS



1
A2.1 REAR ELEVATION
1/4" = 1'-0"



2
A2.1 DRIVE THRU ELEVATION
1/4" = 1'-0"

- KEY NOTES:**
- AL ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRILL UNFINISHED, END CAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO
BOTH FACES, APA TRADEMARKED.
COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" 7069 BY SHERWIN WILLIAMS
 - AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
 - BM BRANE METAL PANEL
COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
 - BR MODULAR FACE BRICK
COLOR:
B1 = "ONYX" SMOOTH, BY SUMMIT BRICK
 - C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
 - C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
 - C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
 - CJ CONTROL JOINT
1 - TYPE: 1 = ALPOLIC
 - CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1 - COLOR:
C1 = WEATHERED ZINC
 - CO CORNICE
C1 - COLOR: WEATHER ZINC
 - D HOLLOW METAL DOOR
PAINT: "GAUNTLET GRAY" SW-7017 BY SHERWIN WILLIAMS
 - DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, am.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
 - EJ EXPANSION JOINT, SEE DETAIL 7/4.1
 - FB 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C02 - C02 = BULK CO2 FILL BOX (EOPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EOPM SCHEDULE ITEM 700.18)
 - GR GUARD RAIL - SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" 7069 BY SHERWIN WILLIAMS
 - L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
 - L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1 - COLOR:
C1= WHITE
C2= PLATINUM SILVER
 - LE ACCENT LIGHTING - SEE ELECTRICAL
L1 - LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
 - LS HERITAGE THIN STONE BY TELLURIDE
COLOR: BILTMORE
(TO BE VERIFIED WITH McDONALDS ACM)
 - MF METAL FASCIA
1 - TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1= WEATHERED ZINC (FLAT FACTORY FINISHED)
C2= RAL 7022 (FLAT FACTORY FINISHED)
 - PB PIPE BOLLARD - PAINTED YELLOW
 - PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER
 - RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
 - S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 - COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
 - SC STUCCO
C1 - PAINT TO MATCH HARDIE PLANK SIDING OR GAUNTLET GRAY SW7019 BY SHERWIN WILLIAMS
 - SP SPANDREL GLASS
 - UN METAL UNDERSCORE
COLOR: GOLD
 - W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
 - W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 800 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
 - W3 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
BACK LIT GLAZING
 - WS INTERIOR WINDOW SHADE - BY DECOR

PREPARED BY:	ARRIS ARCHITECTURE
DESIGNED BY:	ARRIS ARCHITECTURE
DRAWN BY:	ARRIS ARCHITECTURE
DATE:	7/19/2022
REVISION:	
DESCRIPTION:	EXTERIOR ELEVATIONS
SITE ADDRESS:	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
SITE ID:	51004
DATE:	
REV:	
DATE:	
DESCRIPTION:	
BY:	

ARRIS ARCHITECTURE
3436 New Castle Dr.
Loveland, CO 80538

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A2.1