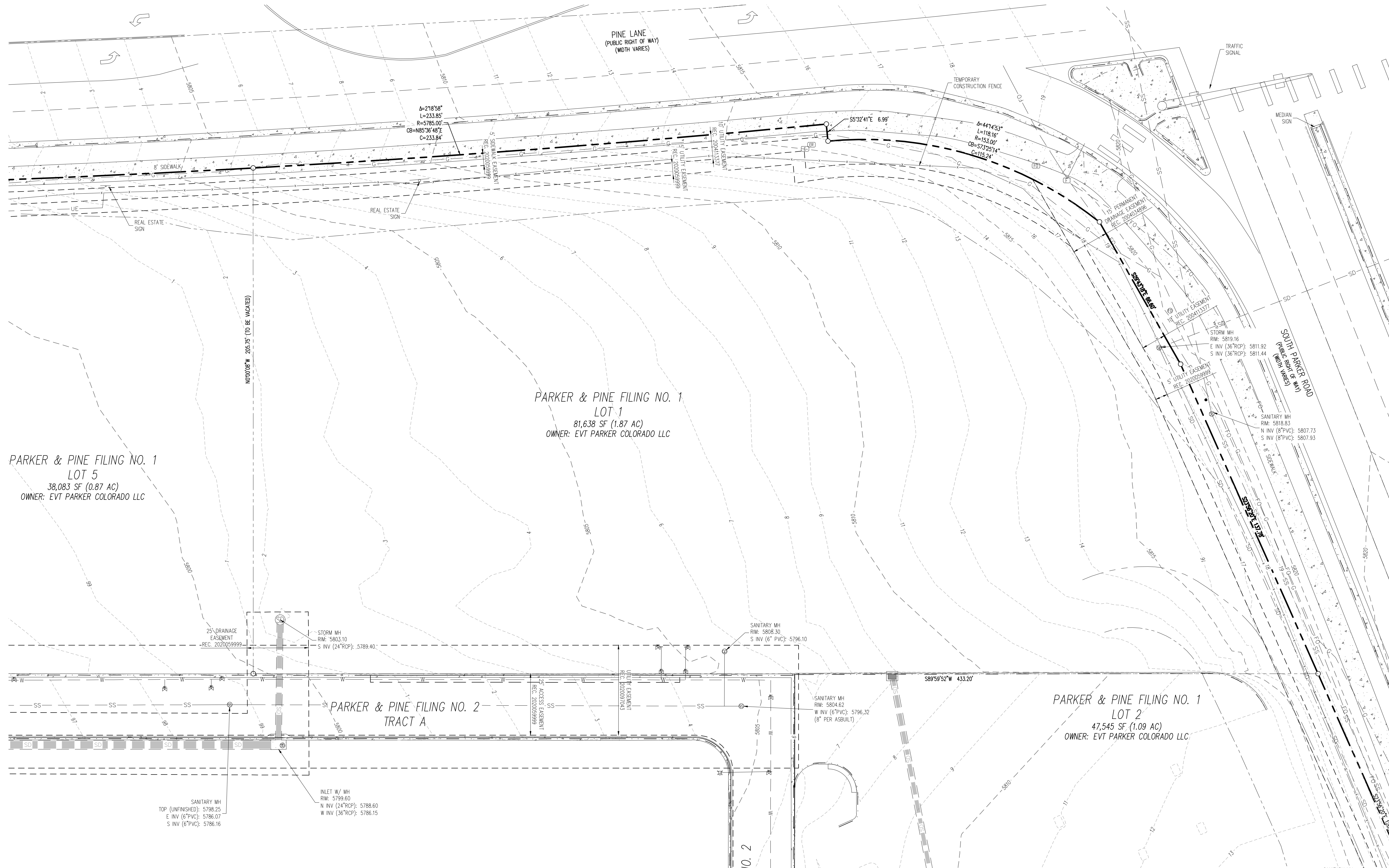


PARKER & PINE FILING 1, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN



PARKER & PINE FILING NO. 1
LOT 5
38,083 SF (0.87 AC)
OWNER: EVT PARKER COLORADO LLC

PARKER & PINE FILING NO. 1
LOT 1
81,638 SF (1.87 AC)
OWNER: EVT PARKER COLORADO LLC

PARKER & PINE FILING NO. 1
LOT 2
47,545 SF (1.09 AC)
OWNER: EVT PARKER COLORADO LLC

PRELIMINARY
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NOT FOR CONSTRUCTION

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IN-N-OUT BURGER
SITE PLAN
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

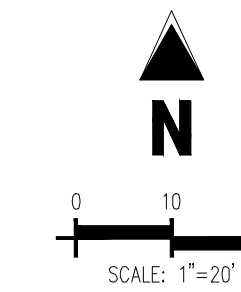
#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	04/26/2023	2ND SP SUBMITTAL	PJD

Project No: INC000014-20
Drawn By: JNE
Checked By: PJD
Date: 04/26/2023

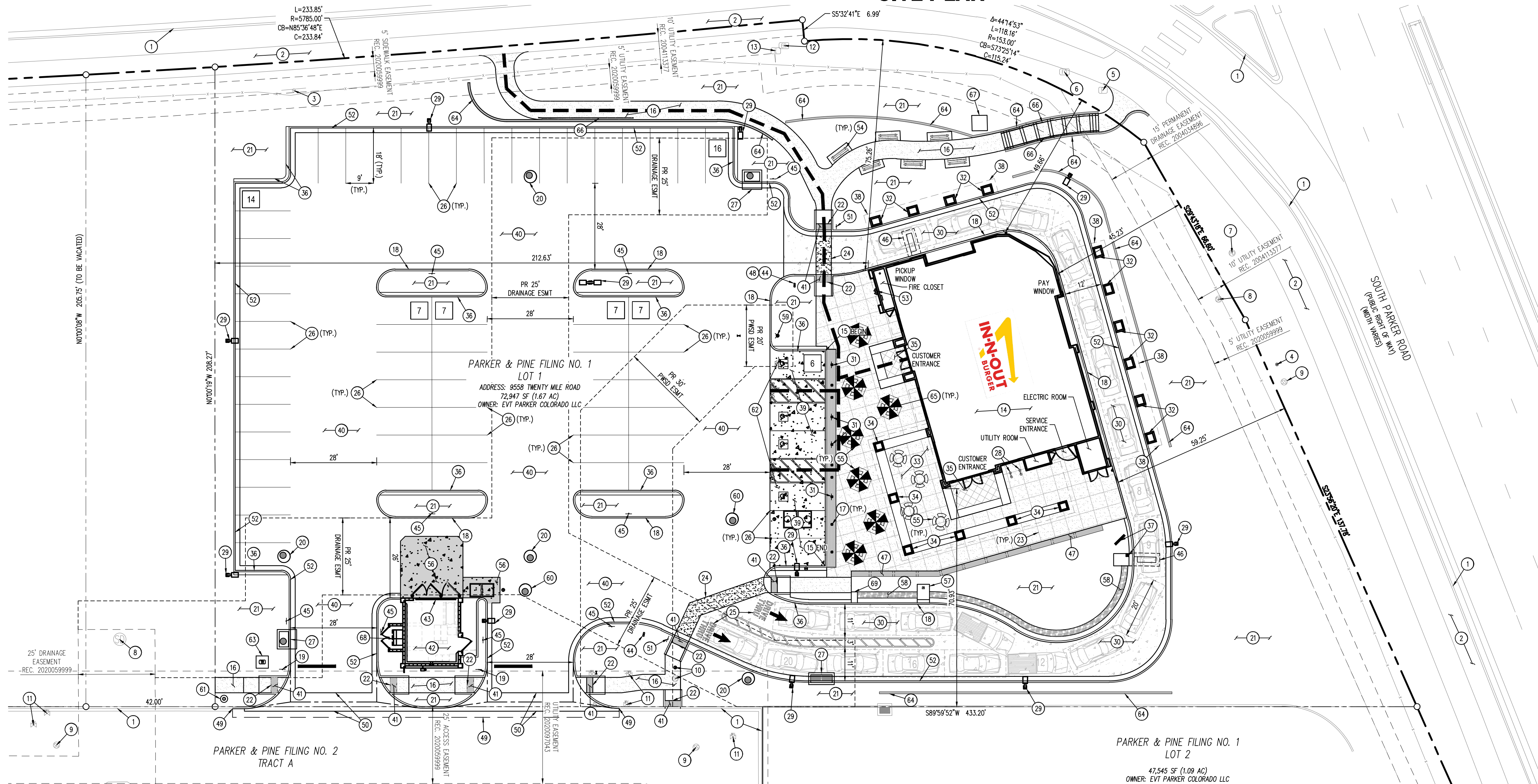
EXISTING CONDITIONS

PARKER & PINE FILING 1, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO



SITE PLAN



IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE		
DESCRIPTION	REQUIRED	PROPOSED
1. STANDARD SPACE (1 PER 100 SF NLA)	37	61
2. ACCESSIBLE SPACE	-	4 (2 VAN)
3. TOTAL	39	65
4. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE	-	21
5. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK	2	2

SITE LEGEND

- PROPERTY LINE
- - - EXISTING LOT LINE
- - - PROPOSED LOT LINE
- - - EXISTING EASEMENT
- - - PROPOSED SAWCUT LINE
- - - PROPOSED ACCESSIBLE ROUTE
- ▨ PROPOSED STANDARD CONCRETE PAVEMENT
- ▨ PROPOSED 5" HEAVY DUTY CONCRETE-COLORED BLACK
- ▨ PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- ▨ PROPOSED 7" HEAVY DUTY CONCRETE PAD-COLORED BLACK
- ▨ PROPOSED COLORED CONCRETE CROSSWALK
- ▨ PROPOSED ASPHALT PAVEMENT
- EXISTING CURB AND GUTTER
- EXISTING SIGN TO REMAIN
- EXISTING BOLLARD TO REMAIN
- EXISTING FIBER OPTIC BOX TO REMAIN
- EXISTING FIBER OPTIC PEDESTAL TO REMAIN
- EXISTING FIBER OPTIC MANHOLE TO REMAIN
- EXISTING SANITARY SEWER CLEANOUT TO REMAIN
- EXISTING STORM SEWER MANHOLE TO REMAIN
- EXISTING WATER VALVE TO REMAIN
- EXISTING WATER VALVE TO REMAIN
- EXISTING ELECTRIC PEDESTAL TO REMAIN
- EXISTING ELECTRIC BOX TO REMAIN
- PROPOSED REMOTE FDC
- PROPOSED FIRE HYDRANT
- PARKING COUNT
- SURVEY MONUMENT

- ### SCHEDULE
- 1 EXISTING CURB AND GUTTER TO REMAIN
 - 2 EXISTING SIDEWALK TO REMAIN
 - 3 EXISTING SIGN TO REMAIN
 - 4 EXISTING BOLLARD TO REMAIN
 - 5 EXISTING FIBER OPTIC BOX TO REMAIN
 - 6 EXISTING FIBER OPTIC PEDESTAL TO REMAIN
 - 7 EXISTING FIBER OPTIC MANHOLE TO REMAIN
 - 8 EXISTING STORM DRAIN MANHOLE TO REMAIN
 - 9 EXISTING SANITARY SEWER MANHOLE TO REMAIN
 - 10 EXISTING SANITARY SEWER CLEANOUT TO BE REMOVED AND REPLACED
 - 11 EXISTING WATER VALVE TO REMAIN
 - 12 EXISTING ELECTRIC PEDESTAL TO REMAIN
 - 13 EXISTING ELECTRIC BOX TO REMAIN
 - 14 PROPOSED 3,879 SF IN-N-OUT BURGER RESTAURANT, REF BUILDING PLANS
 - 15 PROPOSED 0" CONCRETE CURB

- 16 PROPOSED 6" THICK 4,000 PSI REINFORCED ON-SITE CONCRETE SIDEWALK OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB
- 17 PROPOSED WHITE DECORATIVE BOLLARD
- 18 PROPOSED PRIVATE 6" PLANTER CURB
- 19 PROPOSED "STOP" SIGN, MUTED R1-1
- 20 PROPOSED STORM SEWER MANHOLE (REF STORM SEWER PLANS)
- 21 PROPOSED LANDSCAPED AREA (REF LANDSCAPE PLAN, SHT SP2.0)
- 22 PROPOSED ADA RAMP WITH DETECTABLE WARNING
- 23 PROPOSED CONCRETE SAWCUT JOINT
- 24 PROPOSED COLORED, TEXTURED CONCRETE CROSSWALK
- 25 PROPOSED DIRECTIONAL MARKING
- 26 PROPOSED 9'X18' STANDARD PARKING STALL W/4" SOLID WHITE STRIPING
- 27 PROPOSED STORM SEWER INLET; REF STORM SEWER PLANS
- 28 PROPOSED BICYCLE RACK
- 29 PROPOSED SITE LIGHTS

- 30 PROPOSED MIN 6" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT CONSISTS OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS
- 31 PROPOSED ADA SIGNAGE W/ PAINTED WHITE POLE
- 32 PROPOSED DRIVE THRU CANOPY COLUMN (REF ARCHITECTURAL PLANS)
- 33 PROPOSED OUTDOOR SEATING AREA (REF ARCHITECTURAL PLANS)
- 34 PROPOSED OUTDOOR SEATING CANOPY COLUMN (REF ARCHITECTURAL PLANS)
- 35 PROPOSED DECORATIVE CONCRETE JOINT PATTERN AT CUSTOMER ENTRY
- 36 PROPOSED 6" PLANTER CURB W/ 12" SIDEWALK
- 37 PROPOSED IN-N-OUT MENU BOARD AND SPEAKER BOX
- 38 PROPOSED IN-N-OUT DRIVE THRU CANOPY (REF ARCHITECTURAL PLANS)
- 39 PROPOSED HEAVY-DUTY CONCRETE PAVEMENT COLORED JET BLACK PER DAVIS COLORS #660 (LIQUID DOSE RATE: 9 LBS PER 94 LB SACK OF CEMENT) FOR PARKING LOT - MIN 6" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS)
- 40 PROPOSED ASPHALT PAVEMENT - 4.5" THICK OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS)

- 41 INSTALL 3" WIDE ADA ACCESSIBLE TRUNCATED DOMES DETECTABLE WARNING STRIP. CONTRACTOR TO PROVIDE SAMPLE TO BUILDING INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION
- 42 PROPOSED CONCRETE BLOCK TRASH ENCLOSURE, ROOF COVERED TRASH, RECYCLE BIN, TRASH COMPACTOR AND STORAGE CONTAINER ENCLOSURE. NOT SUBJECT TO STORM WATER RUNOFF, PER DETS SHOWN ON THE ARCHITECTURAL BUILDING PLANS.
- 43 PROPOSED 12" WIDE BY 13" LONG CONCRETE TRENCH DRAIN. INSTALL TRAFFIC RATED GRATE SECURED TO PROTECT AGAINST THEFT PER PLUMBING PLANS. TRENCH DRAIN NOT SUBJECT TO STORM WATER RUN-OFF.
- 44 PROPOSED IN-N-OUT DRIVE THRU SIGNAGE
- 45 PROPOSED FIRE LANE SIGN
- 46 PROPOSED VEHICLE DETECTOR LOOP. INSTALL (2) LOOPS, 12" FROM FACE OF CURB; FIRST LOOP TO BE 2" BELOW TOP OF PAVEMENT, SECOND LOOP TO BE 1" BELOW THE FIRST. NO REBAR WITHIN 12" OF LOOPS
- 47 PROPOSED SEAT WALL
- 48 PROPOSED "THANK YOU" SIGN
- 49 PROPOSED SAWCUT EXISTING ASPHALT PAVEMENT
- 50 PROPOSED 6" CONCRETE CROSSSPAN
- 51 PROPOSED "PEDESTRIAN CROSSING" SIGN
- 52 PROPOSED PRIVATE 6" CURB W/ 18" GUTTER
- 53 PROPOSED FIRE DEPARTMENT CONNECTION
- 54 PROPOSED BENCH SEATING (REF LANDSCAPE ARCHITECTURAL PLANS)
- 55 PROPOSED COVERED SEATING TABLE (REF ARCHITECTURAL PLANS)

- 56 PROPOSED HEAVY-DUTY CONCRETE PAD COLORED JET BLACK PER DAVIS COLORS #660 (LIQUID DOSE RATE: 9 LBS PER 94 LB SACK OF CEMENT) IN FRONT OF TRASH ENCLOSURE - MIN 7" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (PER GEOTECHNICAL RECOMMENDATIONS, REF GEOTECHNICAL REPORT FOR FURTHER PAVEMENT SPECIFICATIONS)
- 57 PROPOSED CONCRETE PAD WITH UMBRELLA
- 58 PROPOSED ASSOCIATE WALKWAY
- 59 PROPOSED FIRE HYDRANT
- 60 PROPOSED SANITARY SEWER MANHOLE
- 61 PROPOSED 1" IRRIGATION TAP & METER
- 62 PROPOSED 9'X18' ADA PARKING STALL AND PAINTED ACCESS AISLE WITH 4" SOLID BLUE STRIPING 2" O.C. @ 45° ANGLE
- 63 EXISTING ELECTRIC TRANSFORMER ON CONCRETE PAD TO REMAIN
- 64 PROPOSED RETAINING WALL
- 65 PROPOSED SEATING TABLE WITH UMBRELLA
- 66 PROPOSED HANDRAILS
- 67 PROPOSED PUBLIC ART AREA
- 68 EUSERC CABINET
- 69 PROPOSED 2' X 4' ASSOCIATE CONCRETE PAD

LEGAL DESCRIPTION

LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK

PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: CRAIN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN CULVERT, 25 FEET WEST OF THE EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°17'51"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

CAUTION - NOTICE TO CONTRACTOR

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- 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 POT-Holing OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below. Call before you dig.

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

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IN-N-OUT BURGER
SITE PLAN
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	04/26/2023	2ND SP SUBMITTAL	PJD

Project No: INC000014-20
Drawn By: JNE
Checked By: PJD
Date: 04/26/2023

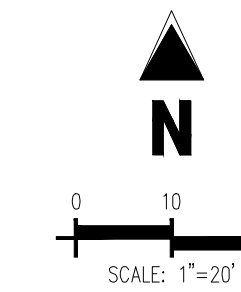
SITE PLAN

SP1.0

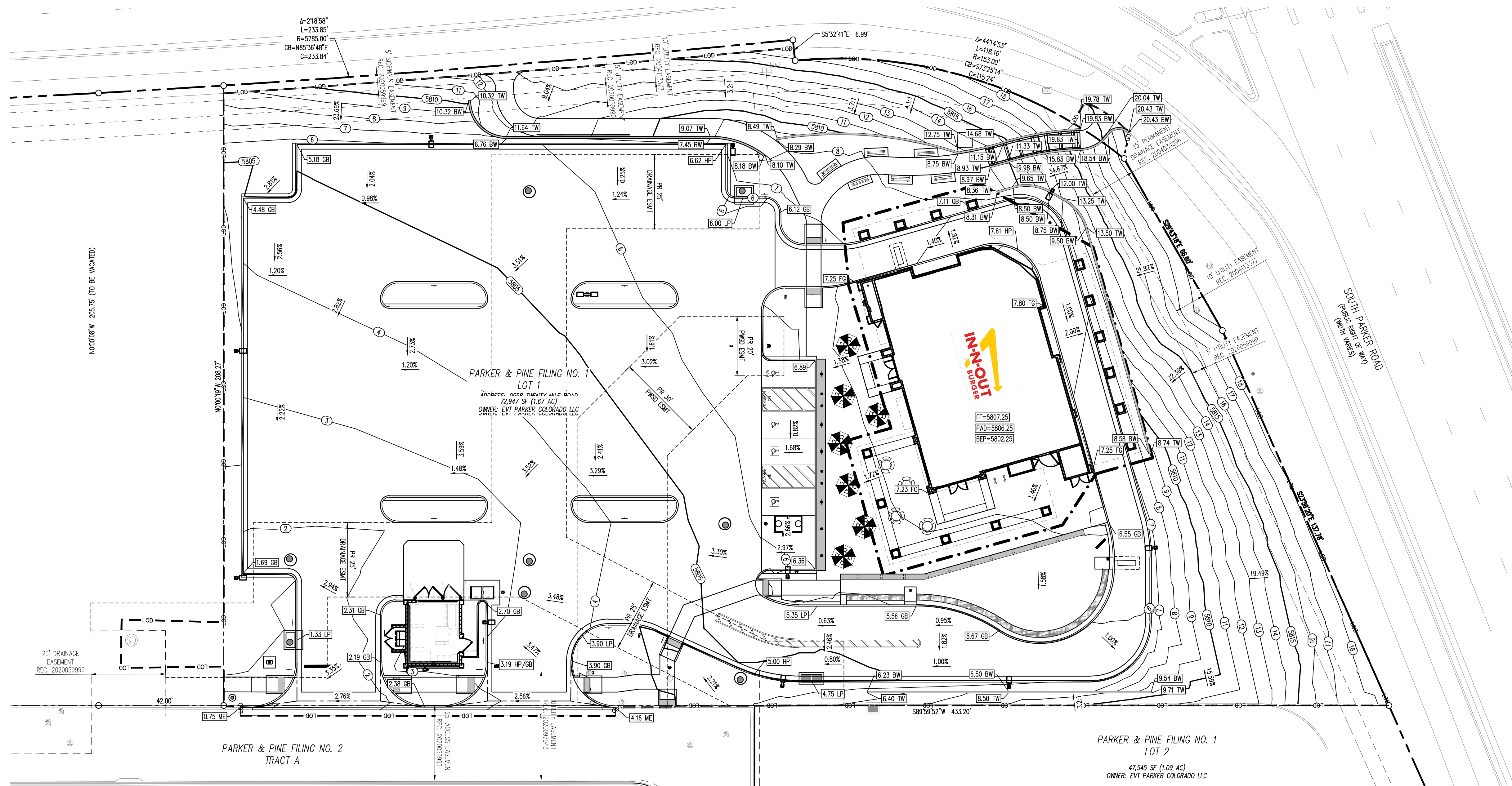
Sheet 3 of 16

PARKER & PINE FILING 1, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO



SITE PLAN



GRADING LEGEND

---	PROPERTY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	EXISTING EASEMENT
---	PROPOSED SAWTOOTH LINE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB & GUTTER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER (12" AND GREATER)
---	PROPOSED STORM SEWER (LESS THAN 12")
---	PROPOSED DAYLIGHT LINE
---	LIMITS OF DISTURBANCE / LIMIT OF CONSTRUCTION
---	BOTTOM OF EXCAVATION PLANE
---	EXISTING SIGN TO REMAIN
---	EXISTING BOLLARD TO REMAIN
---	EXISTING FIBER OPTIC BOX TO REMAIN
---	EXISTING FIBER OPTIC PEDESTAL TO REMAIN
---	EXISTING FIBER OPTIC MANHOLE TO REMAIN
---	EXISTING SANITARY SEWER MANHOLE TO REMAIN
---	EXISTING SANITARY SEWER CLEANHOLE TO REMAIN
---	EXISTING STORM SEWER MANHOLE TO REMAIN
---	EXISTING WATER VALVE TO REMAIN
---	EXISTING WATER VALVE TO REMAIN
---	EXISTING ELECTRIC PEDESTAL TO REMAIN
---	EXISTING ELECTRIC BOX TO REMAIN
---	PROPOSED REMOVE FDC
---	PROPOSED FIRE HYDRANT
---	SURVEY MONUMENT
---	PROPOSED SPOT ELEVATION
---	FF FINISHED FLOOR
---	FG FINISHED GRADE
---	ME MATCH EXISTING
---	LP LOW POINT
---	HP HIGH POINT
---	TW TOP OF WALL
---	BW BOTTOM OF WALL (AT GRADE)

- GRADING NOTES**
- ADD 5.800 TO ALL SPOT GRADE ELEVATIONS.
 - REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN, DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BID.
 - CONTRACTOR MUST OBTAIN ALL STATE AND CITY STORM WATER DISCHARGE AND EROSION CONTROL PERMITS PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
 - ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
 - FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
 - ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
 - SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATION CORNERS BY A REGISTERED SURVEYOR.
 - THIS DESIGN IS BASED ON A GEOTECHNICAL INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
 - ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
 - ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
 - GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
 - PROPOSED FLOWLINE ELEVATION DOES NOT TAKE INTO ACCOUNT GUTTER DEPRESSION AT INLET.
 - THE GRADING SHOWN IS PRELIMINARY AND IS TO BE FINALIZED IN THE CONSTRUCTION DRAWINGS.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED IN-N-OUT BURGER SOUTH PARKER RD & PINE LANE

GEOTECHNICAL ENGINEER: _____ DATE: _____

PROJECT NO: _____

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

EARTHWORK SUMMARY

EARTHWORK VOLUMES COMPARED PROPOSED FINISHED GRADE TO EXISTING GRADE AND DOES NOT ACCOUNT FOR MATERIAL VOLUMES DUE TO PAVEMENT DEPOT, CONCRETE DEPTH, ECT.

UNADJUSTED CUT = 6,713.16 CU. YD.
UNADJUSTED FILL = 55.73 CU. YD.
NET CUT/FILL = 6,657.43 CU. YD. <FILL>
TOTAL DISTURBED AREA = 2.167 ACRES

LEGAL DESCRIPTION
LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK
PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: CRAIN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN CULVERT, 25 FEET WEST OF THE EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

BASIS OF BEARING
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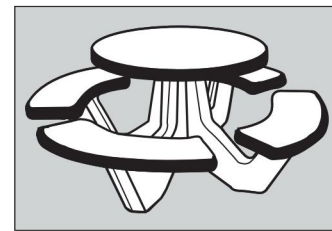


IN-N-OUT BURGER
SITE PLAN
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	04/26/2023	2ND SP SUBMITTAL	PJD
3			
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2/04

TF 3125 LRC 38 Table



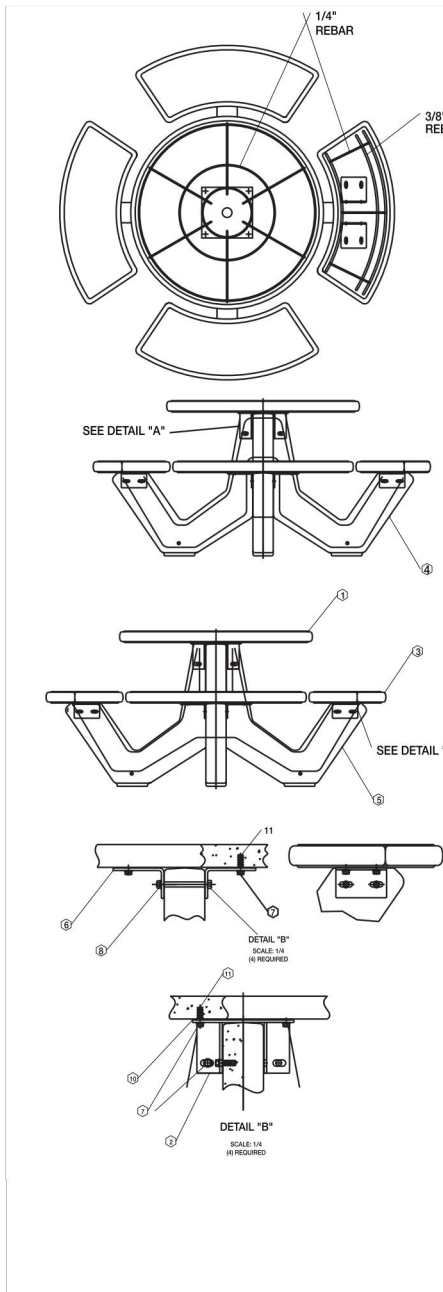
Options:
Note: Options may change without notice. Call to confirm current options.
Smooth/Stained Concrete (legs):
Tan - Gray
Ground & Polished (top & seats):
Sand - Gray - Brown - Brick Red - Misty Gray
Custom Options Available

Size: 68" Dia. x 30" H installed.
Weight: 1100 lbs.
Seating Capacity: 8 persons.
Material: Reinforced concrete.
Colors: See Options.
Reinforcing: 1 1/4" x 3/8" Dia. steel rebar.
Hardware: (1) - table-to-leg bracket, (6) - seat-to-leg brackets, (8) - 3/8" Dia. x 5 1/2" hex screws, (16) - 3/8" x 7/8" O.D. Flatwashers, (8) - 3/8" locking hex nuts, (4) - Neoprene Pads, (24) - 3/8" Dia. x 1 1/4" hex flange screws.
Frame (legs): (1) - 1/8" x 3" Keeper Pin, (1) - top interlocking leg, (1) - bottom interlocking leg, (1) - 3/8" Dia. x 2", (4) - benches 34" L x 12" W x 2" H.
Top: (1) - 1-9/16" Dia. x 2" pop-out plug in table top for umbrella pole.
Benches: (1) - 1-9/16" Dia. x 2" pop-out plug in table top for umbrella pole.
Optional Anchoring: (angle brackets not provided).
Standard: (1) - 1-9/16" Dia. x 2" pop-out plug in table top for umbrella pole.
Assembly: Do not over tighten bolts or inserts will pull out.
Maintenance: Periodically rinse with water and mild detergent. Re-seal annually.
Packaging: Packaged un-assembled in crate, and shrink wrapped in plastic.
* Accepts umbrella



TERRA-FORM DIVISION PO Box 1520, WAUSAU, WI 54402-1520 (800) 388-8728 WAUSAU TILE

GENERAL SPECIFICATIONS



TF 3125 LRC 38 Table

1.1 SUMMARY
A. Section includes: Furnish Precast Concrete Table indicated on drawings or specified herein.

1.2 REFERENCES
A. American Society for Testing & Materials
1. ASTM C33 2. ASTM C150 3. ASTM C31

1.5 SUBMITTALS
A. Submit product data, shop drawings and Samples.
1. Product Data: Manufacturer's specifications and technical data edited specifically for proposed system, including the following specific information:
a. Detailed specification of construction fabrication.
b. Manufacturer's installation instructions.
c. Maintenance literature.
d. Product warranty.
2. Shop Drawings: Indicate pertinent dimensions, general construction, component connections anchoring methods, hardware and installation procedures.
3. Samples as requested by Architect.

1.6 QUALITY ASSURANCE
A. Qualifications of Manufacturer: Manufacturer to be prequalified by specifier prior to bidding. Failure to comply will result in disqualification of bid. Manufacturer to have at least five years experience in the manufacture of precast concrete tables field proven for at least five years.

1.10 WARRANTY
Manufacturer shall submit a written warranty for precast products for the period of two years upon acceptance of products.

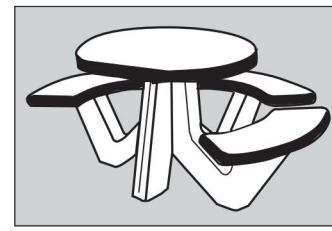
2.1 MANUFACTURERS
A. Acceptable manufacturer for Precast Concrete Tables to be known as Wausau Tile, Inc. Terra-Form Division. PO Box 1520, Wausau, WI 54402-1520. (800) 388-8728 FAX (715) 355-4627
B. Clarification Note: Drawings and installation specification are based on manufacturers proprietary literature from Wausau Tile, Inc. Other manufacturers shall comply with minimum levels of material and detailing indicated on drawings or specified herein.
C. All Precast products for this project shall be of one manufacturer.

2.2 MATERIALS
A. Portland Cement: ASTM C150 specifications for Portland Cement.
B. Aggregate: All aggregates to meet ASTM C33 specifications, to be cleaned of foreign matter and properly graded to size.
C. Coloring: Pigments used shall be inorganic, resistant to alkalinity and used as per manufacturers recommendations.

TERRA-FORM DIVISION PO Box 1520, WAUSAU, WI 54402-1520 (800) 388-8728 WAUSAU TILE

2/04

TF 3128 LRC 38H Wheelchair Accessible Table



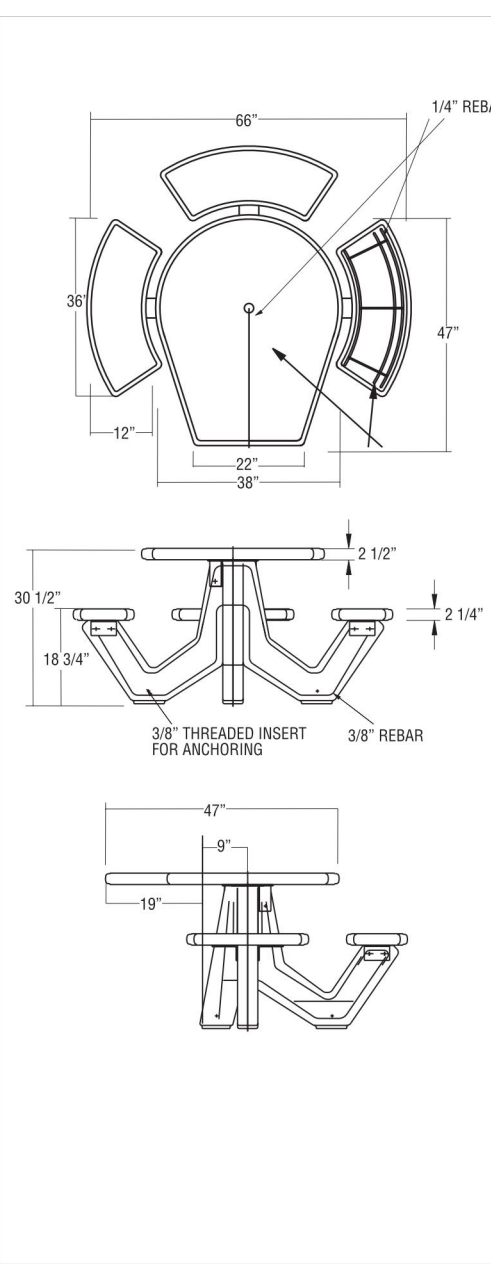
Options:
Note: Options may change without notice. Call to confirm current options.
Smooth/Stained Concrete (legs):
Tan - Gray
Ground & Polished (top & seats):
Misty - Sand - Gray - Brown - Brick Red
Custom Options Available

Size: 68" Dia. x 52" x 30" H installed.
Weight: 1100 lbs.
Seating Capacity: 6 persons at benches, 1 at wheelchair.
Material: Reinforced concrete.
Colors: See Options.
Reinforcing: 1 1/4" x 3/8" Dia. steel rebar.
Hardware: (1) - table-to-leg bracket, (6) - seat-to-leg brackets, (6) - 3/8" Dia. x 5 1/2" hex screws, (12) - 3/8" x 7/8" O.D. F/W, (8) - 3/8" locking hex nuts, (4) - Neoprene pads, (20) - 3/8" Dia. x 1 1/4" hex flange screws.
Frame (legs): (1) - 1/8" x 3" Keeper Pin, (1) - top interlocking leg, (1) - bottom interlocking leg, (1) - 3/8" Dia. x 2", (3) - 34" L x 12" W x 2" H.
Top: (1) - 1-9/16" Dia. x 2" pop-out plug in table top for umbrella pole.
Benches: (1) - 1-9/16" Dia. x 2" pop-out plug in table top for umbrella pole.
Optional Anchoring: (Optional Kit TF2400).
Standard: (1) - 1-9/16" Dia. x 2" pop-out plug in table top for umbrella pole.
Assembly: Do not over tighten bolts or inserts will pull out.
Maintenance: Periodically rinse with water and mild detergent. Re-seal annually.
Packaging: Packaged un-assembled in crate, and shrink wrapped in plastic.
* Accepts Umbrella
* Table must be Anchored
* ADA COMPLIANT



TERRA-FORM DIVISION PO Box 1520, WAUSAU, WI 54402-1520 (800) 388-8728 WAUSAU TILE

GENERAL TABLES SPECIFICATIONS



TF 3128 LRC 38H Wheelchair Accessible Table

1.1 SUMMARY
A. Section includes: Furnish Precast Concrete Table indicated on drawings or specified herein.

1.2 REFERENCES
A. American Society for Testing & Materials
1. ASTM C33 2. ASTM C150 3. ASTM C31

1.5 SUBMITTALS
A. Submit product data, shop drawings and Samples.
1. Product Data: Manufacturer's specifications and technical data edited specifically for proposed system, including the following specific information:
a. Detailed specification of construction fabrication.
b. Manufacturer's installation instructions.
c. Maintenance literature.
d. Product warranty.
2. Shop Drawings: Indicate pertinent dimensions, general construction, component connections anchoring methods, hardware and installation procedures.
3. Samples as requested by Architect.

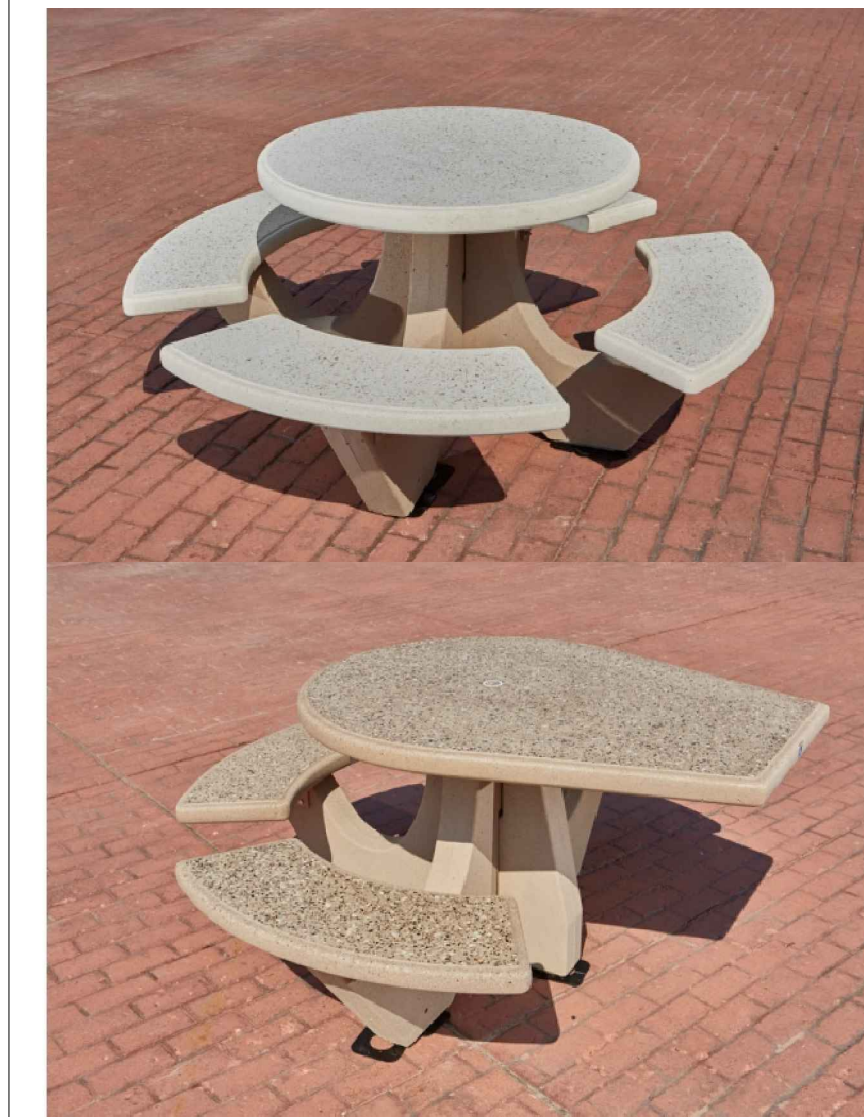
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Manufacturer shall submit a written warranty for precast products for the period of two years upon acceptance of products.

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C. All Precast products for this project shall be of one manufacturer.

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A. Portland Cement: ASTM C150 specifications for Portland Cement.
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C. Coloring: Pigments used shall be inorganic, resistant to alkalinity and used as per manufacturers recommendations.

TERRA-FORM DIVISION PO Box 1520, WAUSAU, WI 54402-1520 (800) 388-8728 WAUSAU TILE



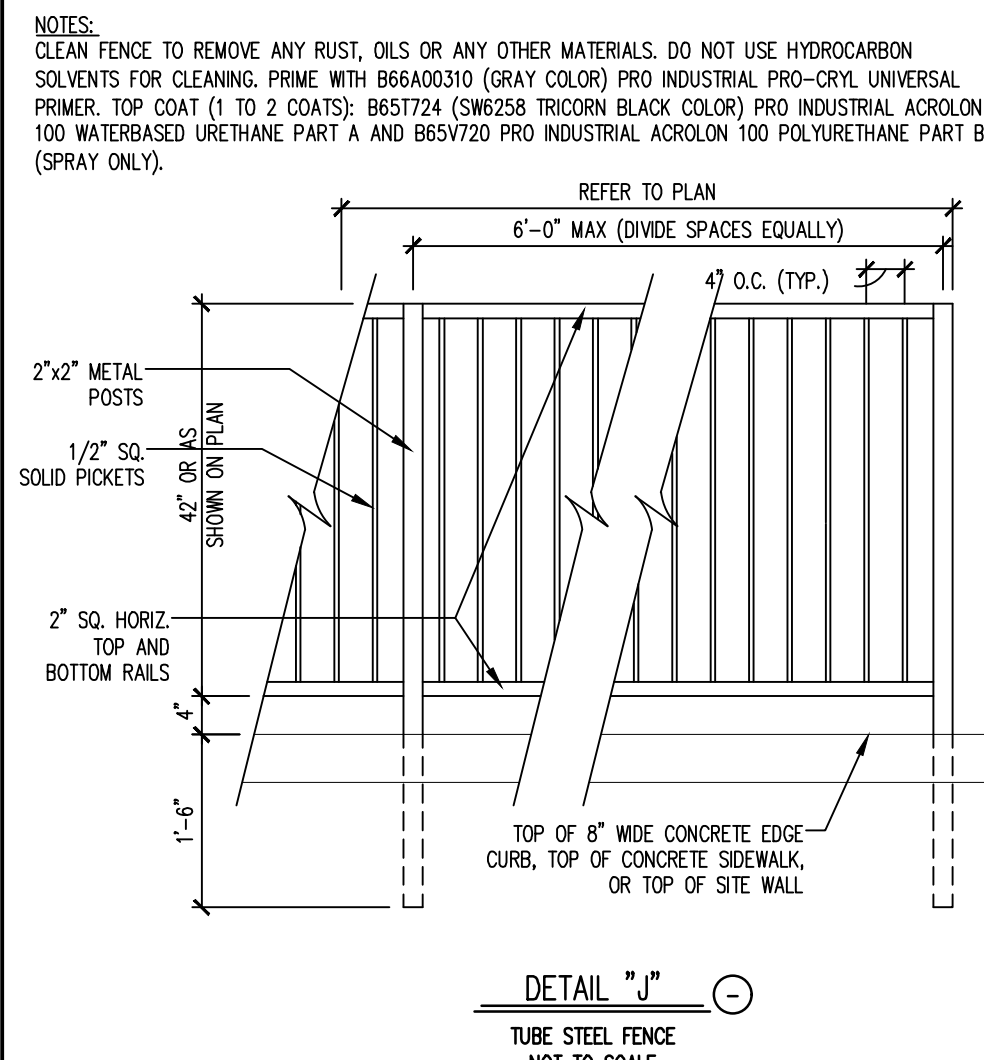
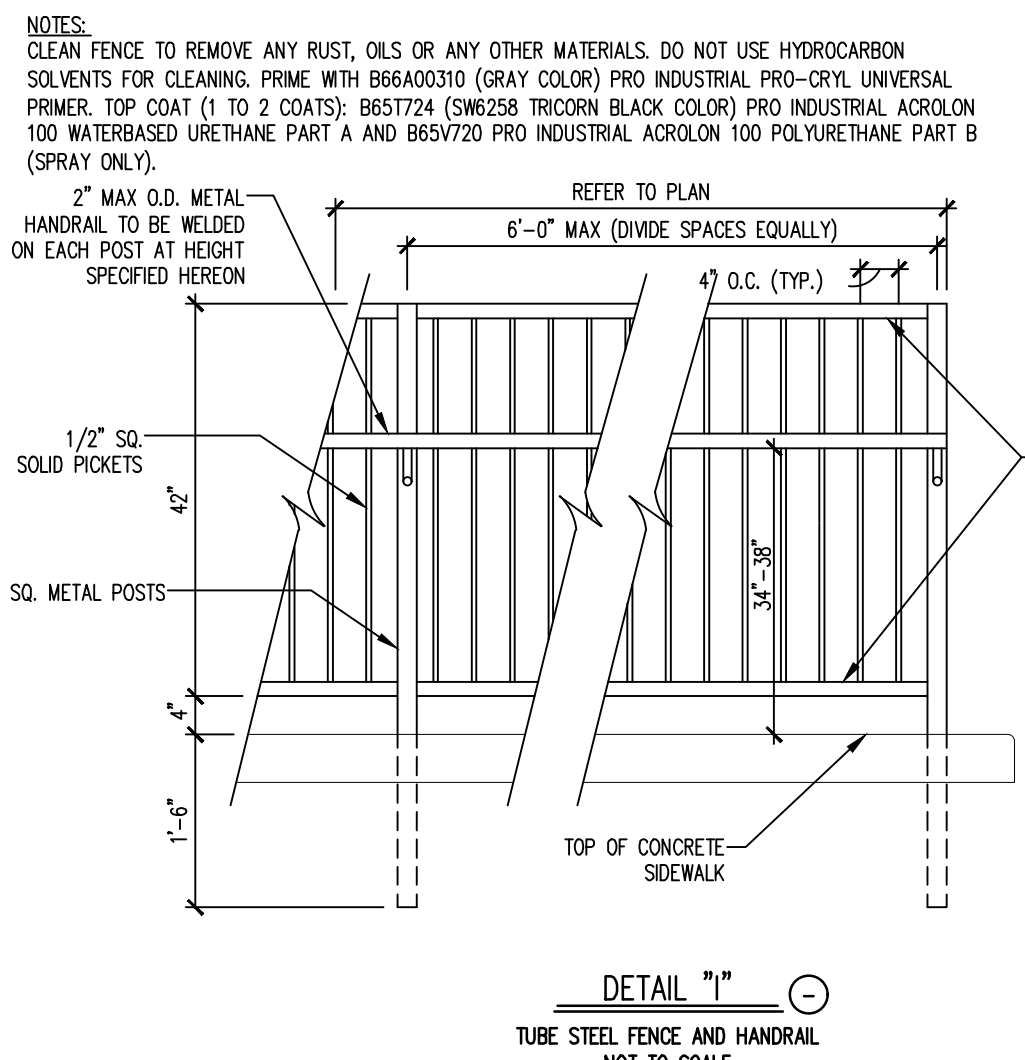
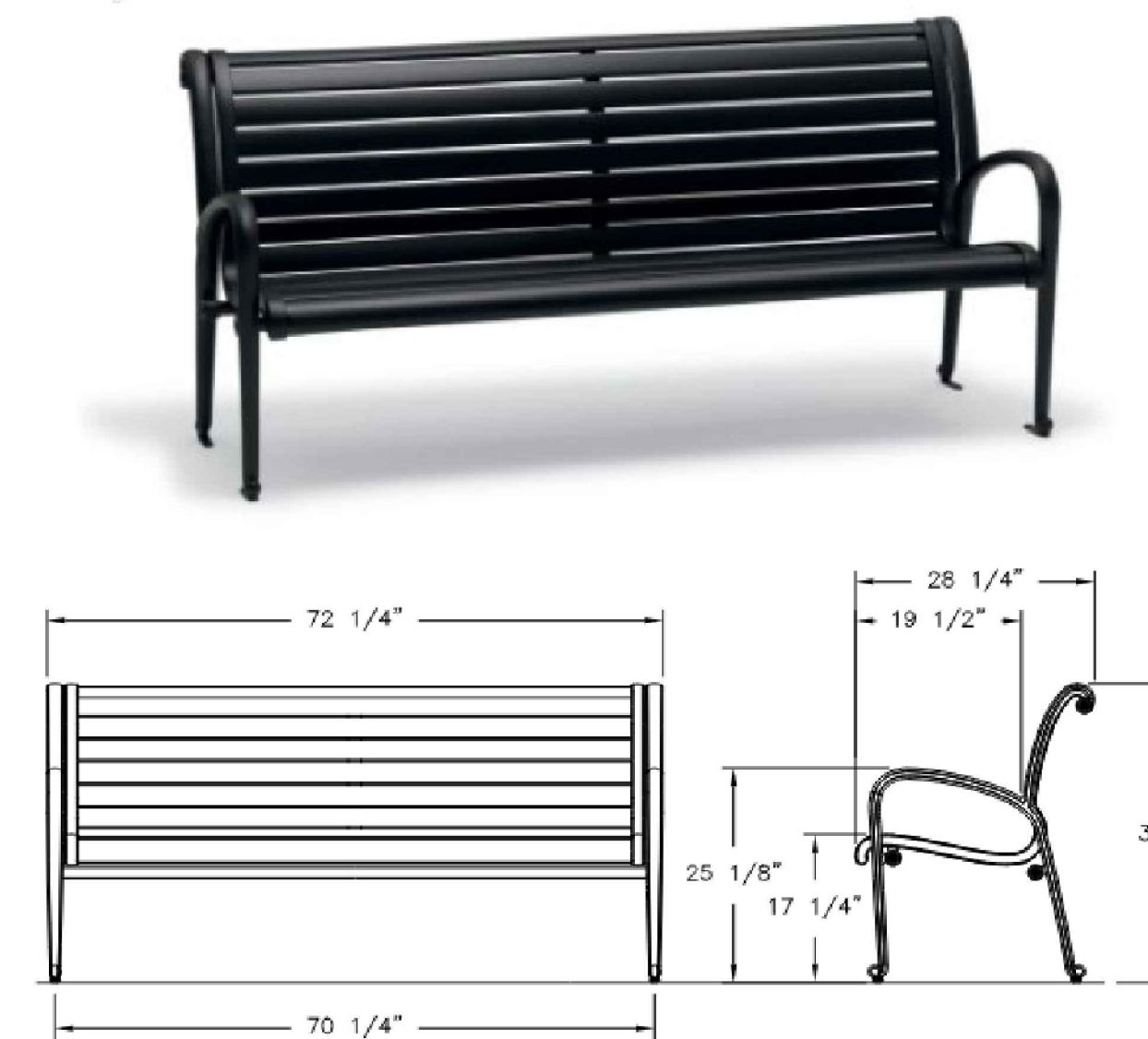
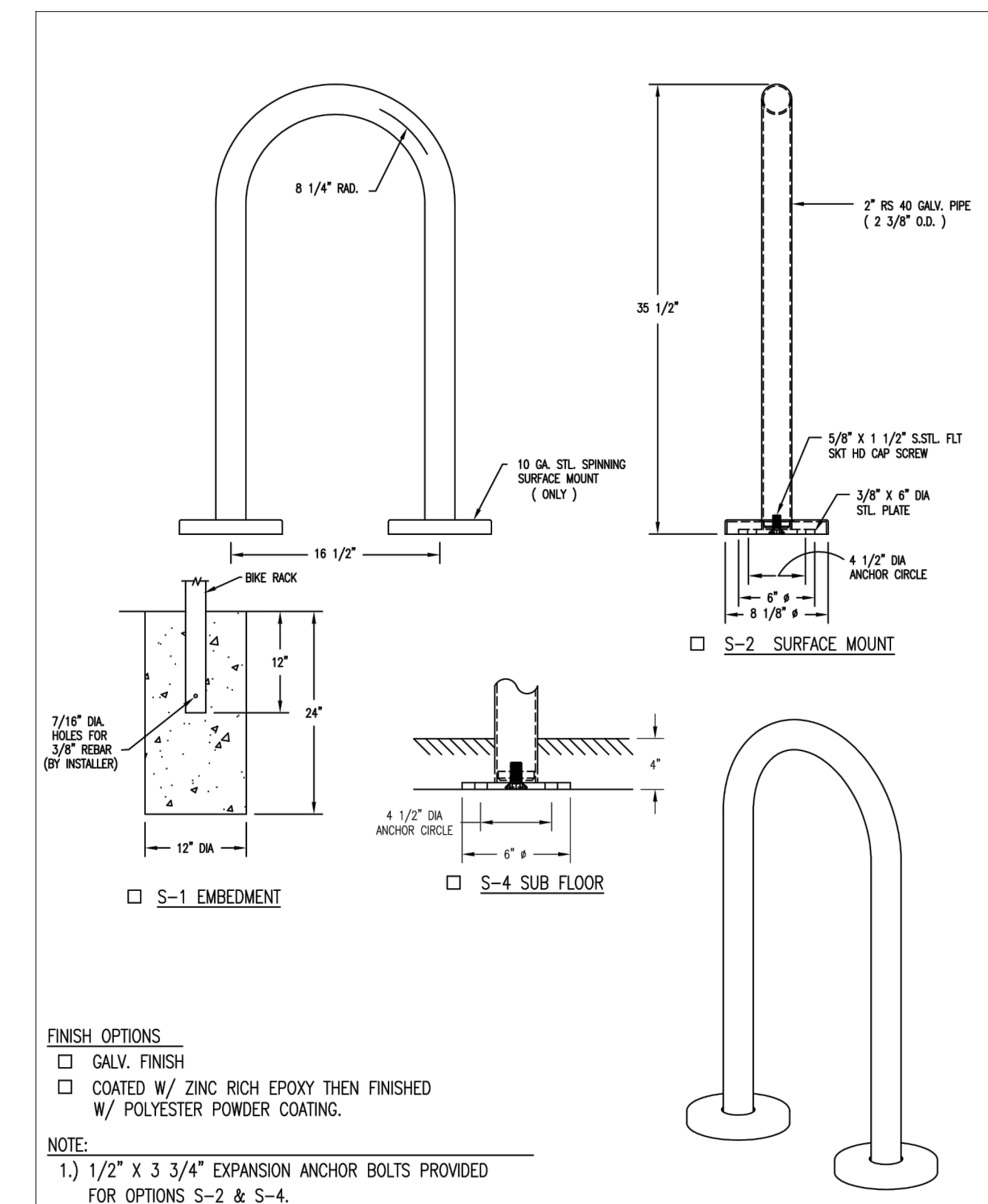
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NOT FOR BIDDING
NOT FOR CONSTRUCTION

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WHEELCHAIR ACCESSIBLE TABLE DETAIL
NOT TO SCALE
MANUFACTURER: WAUSAU TILE; TERRA-FORM DIVISION
MODEL/DESCRIPTION: TF 3128 LRC 38H WHEELCHAIR ACCESSIBLE TABLE

PATIO TABLE DETAIL
NOT TO SCALE
MANUFACTURER: WAUSAU TILE; TERRA-FORM DIVISION
MODEL/DESCRIPTION: TF 3125 LRC 38 TABLE



IN-N-OUT BURGER
CONSTRUCTION DOCUMENTS
PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

#	Date	Issue / Description	Int.
	12/21/2022	1ST CD SUBMITTAL	PJD
	03/17/2023	2ND CD SUBMITTAL	PJD
	04/26/2023	3RD CD SUBMITTAL	PJD

Project No: INC000014-20
Drawn By: JNE
Checked By: PJD
Date: 04/26/2023

SITE DETAILS

IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN

PLANTING NOTES

- GENERAL**
- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
 - LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 - CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
 - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
 - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 - FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
 - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
 - LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- FINISH GRADING AND SOIL PREPARATION**
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
 - AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

UTILITY NOTES


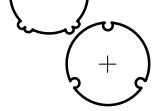
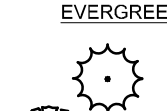
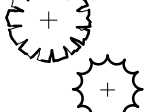
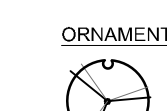


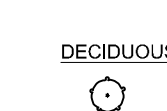
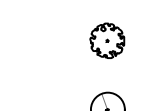
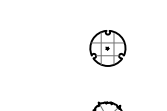
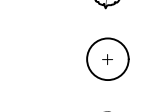
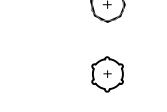
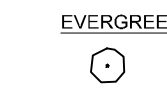
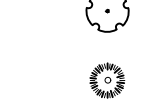





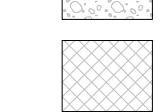
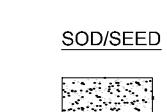






- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

- PLANTING**
- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
 - ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
 - ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
 - ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
 - ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
 - THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
 - A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
 - LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE: MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- MULCHING**
- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
 - ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
 - INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
 - ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #C1-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

TREE PROTECTION NOTES:

- USE TOWN OF PARKER TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
 - "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIFLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
 - TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIFLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIFLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
 - NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
 - EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
 - TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
 - WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
 - WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
- POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
- PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
 - REMOVE ALL DEAD WOOD.
 - PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
 - FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
 - ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
 - IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
 - SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
- LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
 - NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK.
 - WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
	CASP	5	NORTHERN CATALPA	CATALPA SPECIOSA	B&B	2" CAL	50'X30'	LOW
	CEOC	5	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B&B	2" CAL	60'X40'	LOW
	GYDE	2	KENTUCKY COFFEE TREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL	50'X35'	LOW
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
	PIPB	18	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKER'	B&B	6" HT	30'X10'	MODERATE
	PIED	2	PINYON PINE	PINUS EDULIS	B&B	6" HT	25'X15'	LOW
	PIFL	6	VANDERWOLF'S PYRAMID LIMBER PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	B&B	6" HT	20'X10'	MODERATE
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
	ACTM	6	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM	B&B	1.5" CAL	25'X20'	MODERATE
	MASP	5	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20'X15'	LOW
	SYRE	11	JAPANESE TREE LILAC	SYRINGA RETICULATA	B&B	1.5" CAL	15'X12'	LOW
UPRIGHT JUNIPERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	JUSW	7	WOODWARD JUNIPER	JUNIPERUS SCOPULORUM 'WOODWARD'	#5 CONT.	20'X3'	VERY LOW	SUN
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	CACL	50	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	3'X3'	VERY LOW	SUN
	CHNA	5	RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS	#5 CONT.	4'X4'	VERY LOW	SUN
	EUAL	32	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	#5 CONT.	5'X4'	LOW	SUN/PART SHADE
	FONE	11	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	#5 CONT.	8'X3'	VERY LOW	SUN
	AMAM	43	WAXFLOWER	JAMESIA AMERICANA	#5 CONT.	5'X4'	VERY LOW	SUN/PART SHADE
	PHLE	18	CHEYENNE MOCKORANGE	PHILADELPHUS LEWISII 'PWY01S' TM	#5 CONT.	7'X6"	VERY LOW	SUN
	PHOS	21	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD' TM	#5 CONT.	4'X4'	MODERATE	SUN
	POFT	80	TANGERINE POTENTILLA	POTENTILLA FRUTICOSA 'TANGERINE'	#5 CONT.	2'X3'	LOW	SUN/PART SHADE
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	CODI	33	SPREADING COTONEASTER	COTONEASTER DIVARICATUS	#5 CONT.	6'X4'	VERY LOW	SUN/PART SHADE
	CYSC	24	MOONLIGHT BROOM	CYTISUS SCOPARIUS 'MOONLIGHT'	#5 CONT.	5'X6"	VERY LOW	SUN/PART SHADE
	JNSB	22	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.	1'X5'	VERY LOW	SUN/PART SHADE
	YUGS	57	GOLDEN SWORD ADAMS NEEDLE	YUCCA FILAMENTOSA 'GOLDEN SWORD'	#5 CONT.	3'X3'	LOW	SUN/PART SHADE
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	CAAK	72	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5'X2'	LOW	SUN
	MISI	8	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#1 CONT.	5'X4'	LOW	SUN
	PEAH	140	HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.	3'X2'	LOW	SUN
	PEOR	36	KARLEY ROSE FOUNTAIN GRASS	PENNISETUM ORIENTALE 'KARLEY ROSE'	#1 CONT.	3'X3'	MODERATE	SUN/PART SHADE
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	AQUX	104	HYBRID COLUMBINE	AQUILEGIA X	#1 CONT.	1.5'X1'	LOW	SUN/PART SHADE
MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE			
	RMULCH	8,775 SF	2"-4" ROCK COBBLE MULCH - 3" DEEP		MULCH			
	WMULCH	1,338 SF	WOOD MULCH		MULCH			
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE			
	SOD	17,462 SF	COLORADO BLUE BUFFALO SOD	COLORADO BLUE BUFFALO SOD	SOD			

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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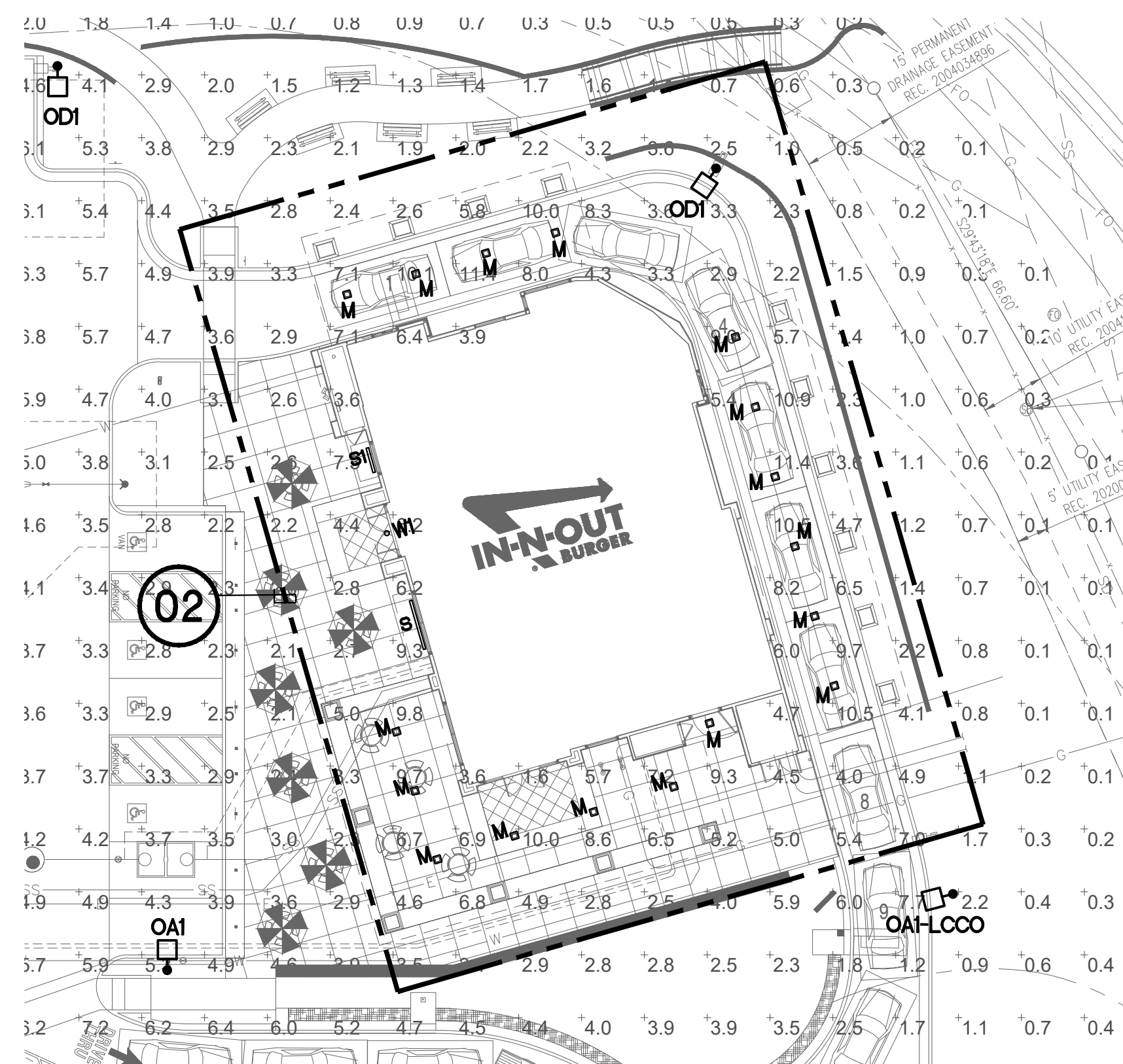
IN-N-OUT BURGER
SITE PLAN
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	04/26/2023	2ND SP SUBMITTAL	PJD
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IN-N-OUT BURGER PARKER & PINE FILING, AMENDMENT NO. 1

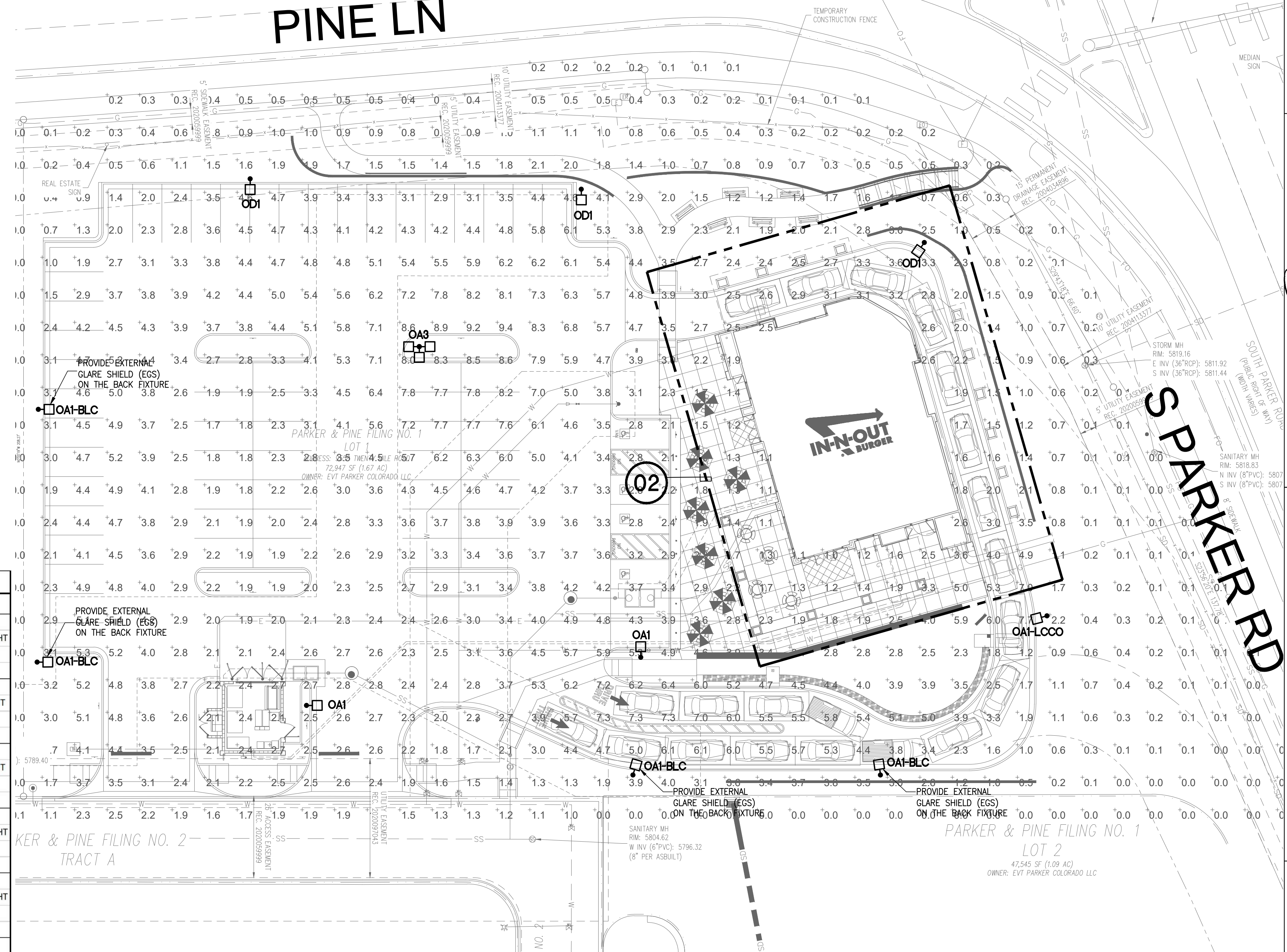
PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN



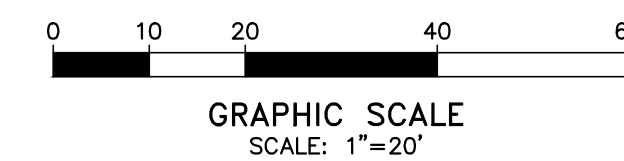
**BUILDING MTD. EXTERIOR LIGHTING
PHOTOMETRIC PLAN (ZONE #2)**

SCALE: 1" = 20'-0"



01 SITE LIGHTING PHOTOMETRIC PLAN (ZONE #1)

SCALE: 1" = 20'-0"



GRAPHIC SCALE
SCALE: 1" = 20'

FOOTCANDLES

STATISTICS					
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN
CALC ZONE #1 PARKING LIGHTS	+	2.6 FC	9.4 FC	0.0 FC	N/A
CALC ZONE #2 BUILDING LIGHTS	+	2.9 FC	11.4 FC	0.0 FC	N/A

PHOTOMETRIC NOTES

- A. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL 2.06.0215 SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRAD LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 0 FT AFG.
- B. PHOTOMETRIC CALCULATION DATA:
 B.1. LUMINAIRE LIGHT LOSS FACTOR EQUALS 0.85
 B.2. MEAN LAMP LUMENS WERE USED FOR IES CALCULATIONS

SITE LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	VOLTAGE	LAMPS	LUMENS PER LAMP	DESCRIPTION	REMARKS
OA1	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K TSM		24,974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	
	MVOLT SPA DDBXD		SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).	
OA2	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V TWO (2) HEADS LED
	#DSX2 LED P2 40K TSM		(2) 24,974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	
	MVOLT SPA DDBXD		SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).	
OA3	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V TWO (2) HEADS LED
	#DSX2 LED P2 40K TSM		(3) 24,974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	
	MVOLT SPA DDBXD		SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).	
OD1	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K TSM		24,054 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	
	MVOLT SPA DDBXD		SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).	
OD1-BLC	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K BLC		19,721 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	
	MVOLT SPA DDBXD		SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).	
OA1-LCCO	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K RCCO		14,674 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	
	MVOLT SPA DDBXD		SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).	
M	ATLANTIC LIGHTING	120	LED LAMP	COLOR TEMPERATURE: 4000K	120V RECESSED MOUNTED LED	120V RECESSED MOUNTED LED
	#LRF12X12-SYL33-4K-1 / SQ12PG-WH-GS		TOTAL: 27W	3,300 LUMENS	FULLY CUTOFF FIXTURE	
	LITHONIA LIGHTING		LED PROVIDED	COLOR TEMPERATURE: 4000K	8' EXTERIOR WALL MOUNTED	
S	#TZL1F LED L96 9000LM MDD 120 GZ10 27K 80CRI-WH	120	TOTAL: 54W	9,000 LUMENS	UNDER AWNING AT 10'-6" AFG-	FULLY CUTOFF FIXTURE
	LITHONIA LIGHTING		LED PROVIDED	COLOR TEMPERATURE: 4000K	4' EXTERIOR WALL MOUNTED	
	#ZL1F LED L48 4500LM MDD 120 GZ10 27K 80CRI-WH		TOTAL: 24W	4,000 LUMENS	UNDER AWNING AT 10'-6" AFG-	FULLY CUTOFF FIXTURE
W1	ELITE LIGHTING	120	LED PROVIDED	COLOR TEMPERATURE: 4000K	RECESSED DOWNLIGHT	FULLY CUTOFF FIXTURE
	#REL437-700L-DIMTR-120 40K 90+		TOTAL: 10W	700 LUMENS	(SUITABLE FOR DAMP/WET)	
	W-WH REL437-RT-CL-WH					

NOTES:
 1. CONTRACTOR TO PROVIDE POLE LENGTH AS NOTED IN THE LIGHTING FIXTURE SCHEDULE DESCRIPTION.
 2. REFER TO SITE PLAN FOR ALL LIGHTING FIXTURE HEADS SHOWN FOR DRILL MOUNTING REQUIREMENTS PRIOR TO ORDERING

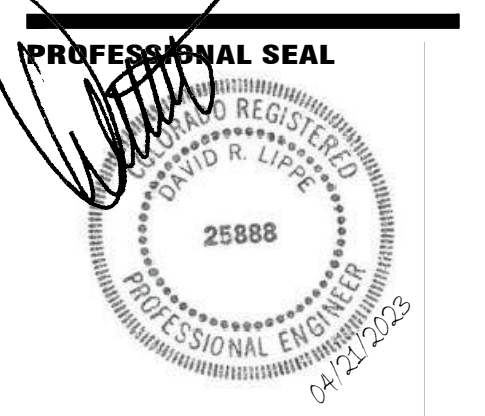


SPACES THE COLONNADE
 15305 DALLAS PARKWAY,
 12TH FLOOR
 ADDISON, TX 75001
 PH: (214) 926-5788

ISSUE RECORD	
DATE	DESCRIPTION
2016 URBAN PROTOTYPE	
09.15.22	ISSUE FOR PERMIT

REVISION RECORD

NO.	DESCRIPTION



22.AAP.015
**PROTOTYPE VERSION
 16.2.126U**

**PROJECT NAME
 IN-N-OUT
 BURGER**

**PARKER
 CO**



GOD BLESS AMERICA

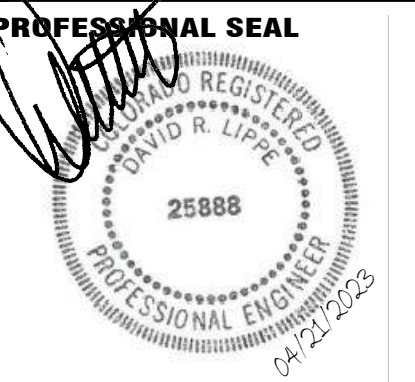
PROJECT NUMBER

SHEET TITLE

**SITE LIGHTING
 PHOTOMETRIC PLAN**

SHEET NUMBER

E11.0



IN-N-OUT BURGER

PARKER & PINE FILING, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO
SITE PLAN

elite LED LIGHTING | Project: INOB | Type: W1 | **REL437** 4" | 4" Economy LED Retrofit Lighting Module with CCT Selectable

TRIM INSERTS OPTIONS

BAFFLES
REL437-RT-SN-SN | REL437-BT-P-BK | REL437-BT-DBZ-DBZ

REFLECTORS
REL437-RT-CL-WH | REL437-RT-DBZ-DBZ | REL437-RT-P-BK | REL437-RT-SN-SN

LUMENS 700 | 1100
CCT 2700K/3000K/4000K
CRI 90+
COLOR QUALITY 3 Step MacAdam Ellipse
TRIM Baffle, Aluminum die-cast body and trim
REFLECTOR COLORS WH (White), BK (Black)
FLANGE COLORS W (White), P (Black)
DIMMING DIMTR (Tint)
LIFETIME 50,000 hours
EMERGENCY 16W high voltage inverter (Installed into the housing)*
PHOTOMETRIC TESTS In Accordance with ESI LM79-08, LM80 and TM-30, TM-21
*Consult Factory

OPTICS AND REFLECTOR
The Elite-Engineered LED Module system is much more than just a simple LED retrofit. The Elite LED system is a highly engineered work of design and optical science which produces over 700 lumens. Our meticulously crafted optics gather the light scattered by the LED chip and shape it into a functional beam with uniform light distribution. The baffle also offers the benefits of a smooth integrated light with glare reduction at a 55 degree cut-off, which minimizes brightness.

INSTALLATION
Elite LED Retrofits come standard with quick connectors ready for installation in Elite Lighting's LED series recessed housing that are Energy Star and Title 24 rated (LD4IC-AT, LD6IC, LD6IC-AT).
You MUST seal all gaps between the ceiling and fixture with weatherproof silicone sealant. This deters moisture and water from damaging fixtures and other mechanical ceiling elements.

elite LED LIGHTING | **REL437** 4" | 4" Economy LED Retrofit Lighting Module with CCT Selectable

DURABILITY
Die-cast aluminum housing and heat management system are engineered for extremely long life and service period. Without proper heat management, any LED luminaire will fail. Our die-cast system pulls the heat from the LED chip, allowing the continued cool operation for years. Life tests have shown the Elite REL437 light output will be maintained at 70% of initial at 50,000 hours of operation. Our LED driver is rated for 50 to 60 Hz at 120V input, produces less than 20% THD, has a power factor between 0.90 and 1.00 and is thermal protected for additional safety.

REPEATABLE
Repeatability means quality. From our chip selection process, to our driver to the thermal management, the Elite REL437 Module is engineered for quality. All Elite LED luminaires are rated at 85+ and 90+ CRI, also rated and tested to LM-79 and LM-80 standards by a certified laboratory, and meets the California Title-24 compliance standards. Elite's highly selective LED chips produce zero ultraviolet and virtually no infrared light.

INTERCHANGEABLE
The Elite REL437 LED system works in our dedicated (LD4IC-AT, LD4IC-AT) housings and our existing 4" incandescent housings (B4IC-AT, B4IC-AT) but is also suitable for use in most 4" recessed downlight housings.

ADAPTABLE
All Elite REL437 luminaires are shipped standard with our custom engineered Edison adapter. This adapter assembly allows the luminaires to install directly into existing Elite 4" downlight housings and most other 4" downlight housings. GU24 style socket base adapters also available upon request.

INSTALLATION
Ez connector to use with special high efficacy housing or Edison base adapter for retrofitting into existing 4" incandescent housings.

DIMMING & DRIVER INFORMATION
The Elite REL437 lighting system is dimmable down to 10% by using an approved incandescent dimmer or select electronic low voltage dimmers when ordered with DIMTR-120 option. Refer to dimming matrix for more information.

WARRANTY
Five-year carefree warranty for parts and components. (Labor not included.)

LISTINGS
c-UL-us Listed
Energy Star
Title-24
JAB.

EXAMPLE: REL437-700L-DIMTR-120-27K/30K/35K/40K/50K-90-W-WH

TYPE	LUMENS	CCT	CRI	FINISH
REL437	700L-DIMTR-120	27K/30K/35K/40K/50K	90+	W-WH
	TRIM: DIMTR-120			

TRIM RING ACCESSORY: REL437-BT-SN-SN

BT - BAFFLE	RT - REFLECTOR
REL437-BT-SN-SN	REL437-RT-CL-WH
REL437-BT-P-BK	REL437-RT-DBZ-DBZ
REL437-BT-DBZ-DBZ	REL437-RT-P-BK
	REL437-RT-SN-SN

ACCESSORY: GU24SA

NOTES:
*Trim accessories order separate
**Accessories order separate

LITHONIA LIGHTING | Catalog Number: #ZL1F LED L96 9000LM MDD 120-40K-80CRI- WH | Type: S1 | #ZL1F LED L48 4500LM MDD 120-40K-80CRI- WH | Type: "S & S1"

FEATURES & SPECIFICATIONS
INTENDED USE — Built on the compact, low-profile Z-strip channel, this LED strip offers long maintenance-free life, several color temperatures, lumen outputs and lengths. Ideal for new construction and retrofit applications in 18 lengths. Ideal for use in commercial, retail, office, warehouse, and display applications. Certain adhesive contaminants can diminish the integrity of acrylic and/or polycarbonate. Click here for Acrylic/Polycarbonate Compatibility Table for suitable uses.
CONSTRUCTION — Compact design channel and cover are formed from code-gauge cold-rolled steel. Easy to install six-point row aligner included for continuous row mounting.
FINISH — Paint options include high-gloss, baked white enamel (WH), galvanized (GA), matte black (MB) and smoke grey (SG). Five-stage low-phosphate pre-treatment ensures superior paint adhesion and rust resistance.
OPTICS — Replaceable diffuser lens eliminates glare and offers ingress protection from debris.
ELECTRICAL — Utilizes high-output LEDs integrated on a two-layer circuit board, ensuring cool-running operation. Optional internal plugable wiring harness for reduced labor cost in new mounting applications (see P.R.L. ordering information below). Electronic LED driver is rated for 75 input watts maximum (see Operational Data on page two for actual wattage consumption), multi-watt input and 0-10V dimming standard. This fixture is designed to withstand a maximum line surge of 150V @ 0.25KA combination wire for indoor locations, for applications requiring higher level of protection additional surge protection must be provided.
LEDs provide nominal 80CRI or 90CRI at 3000K, 3500K, 4000K or 5000K. Lumen output up to 1,500 lumens per foot. Luminaire should be installed in applications where ambient temperatures do not exceed 86°F (30°C).
INSTALLATION — Fixture may be surface mounted (with or without ZSPRG hanger), pendant or stem mounted with appropriate mounting options. Six-point aligner locks in place for easy continuous row mounting.
LISTINGS — CSA certified to US and Canadian safety standards. For use in damp locations between -4°F (-20°C) and 86°F (30°C).
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.
WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/terms_and_conditions.aspx
Note: Actual performance may differ as a result of end user environment and application. All designs are typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

ZL1F 24", 48" & 96" Lengths

Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.
• All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
• This luminaire is part of an A+ Certified solution for "iLight" or "iPoint™" Wireless control networks marked by a **Shielded Ballpoint™** logo.
To learn more about A+, visit www.acuitybrands.com/plus.
*See ordering tree for details

RECESSED architectural | Project: INOB | Type: M | Catalog number: #LRF12x12-SYL44-4K-1/SQ12PG-WH-GS

LED 12"x12" square lensed
1100, 2200, 3300 or 4400 lumens

frame-in kit

- This fixture offered in 120V (1) or 277V (2), and in 347V (3) using a step down transformer. Also available in 220V (4) and 240V (5).
- Pre-wired and grounded junction box with galvanneal snap-on covers. Listed for through branch circuit wiring.
- Universal mounting brackets provide tool-less adjustability and will accept the supplied hanger bars or optional #517 and #520 Caddy bars. Also accepts C channel.
- Electroplated plated steel hanger bars are included as factory standard. Bars extend to 24" and offer self-nailing and additional mounting features.
- This 12"x12" is not intended for use in 1"x1" grid ceilings.
- 5-year LED component warranty details at atlantic-lighting.com/main/support.

OSRAM ProVED - Linear LED Board

- CRI > 80
- Even and diffuse light
- Color variation within 3-step MacAdam Ellipse

OSRAM Optotone LED Driver

- 120V through 277V universal driver is standard. Contact factory for 347V.
- Dimmable, instant 100% light (1%-100%) via: 0-10V protocol. See driver spec.

Listed to UL, 1306 and Canadian standards. Listed for Wet Location. Photometrics at atlantic-lighting.com.

Specifications and dimensions subject to change without notice.

ORDERING DATA

FRAME-IN KIT	REFLECTOR
LRF12x12 Architectural 12"x12" LED	LRF12x12
LUMENS:	
SYL11 1100 lumens (0 watts)	
SYL22 2200 lumens (0.8 watts)	
SYL33 3300 lumens (1.2 watts)	
SYL44 4400 lumens (0.8 watts)	
COLOR TEMPERATURE:	
3K 3000K	
35K 3500K	
4K 4000K	
VOLTAGE:	
1 120V	
2 277V	
3 347V Step down transformer	
DIMMING:	
0-10V DC standard, leave box blank	
OPTIONS:	
EM Emergency Pack	
TRIM KIT:	
Refer to kit for part numbers. Specify finish & other below.	
Finish:	WH
Color:	Matte white
Other:	Gravel under flange
Accessories:	
DMK DMK wiring interface, remote (120V only)	

TRIM KIT
lensed white door
SQ12PR Prismatic
SQ12CSL Satin™ (tempered glass)
SQ12DO Drop cap (plastic)
SQ12PG-WH Prismatic Tempered Glass

Door frame has a white polycarbonate powder coat finish standard. Custom colors available.

EXAMPLE: LRF12x12-SYL11-27K-1 / SQ12PR-WH
LRF12x12-SYL11-27K-1 / SQ12PR WH

ZL1F LED Striplight

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: ZL1F L48 3000LM MDD MVOLT 40K 80CRI WH

Series	Length	Nominal lumens ¹	Diffuser	Voltage	Color temperature
ZL1F LED striplight	L24 24"	1500LM 1,500 lumens ²	MDD Medium diffuse	MVOLT 120-277V	30K 3000K
		2250LM 2,250 lumens ²		120 120V	35K 3500K
		3000LM 3,000 lumens ²		208 208V	40K 4000K
ZL1F LED striplight	L48 48"	3000LM 3,000 lumens	MDD Medium diffuse	240 240V	55K 5000K
		4500LM 4,500 lumens		277 277V	
		6000LM 6,000 lumens		347 347V	
ZL1F LED striplight	L96 96"	6000LM 6,000 lumens	MDD Medium diffuse	480 480V	
		9000LM 9,000 lumens			
		12000LM 12,000 lumens			

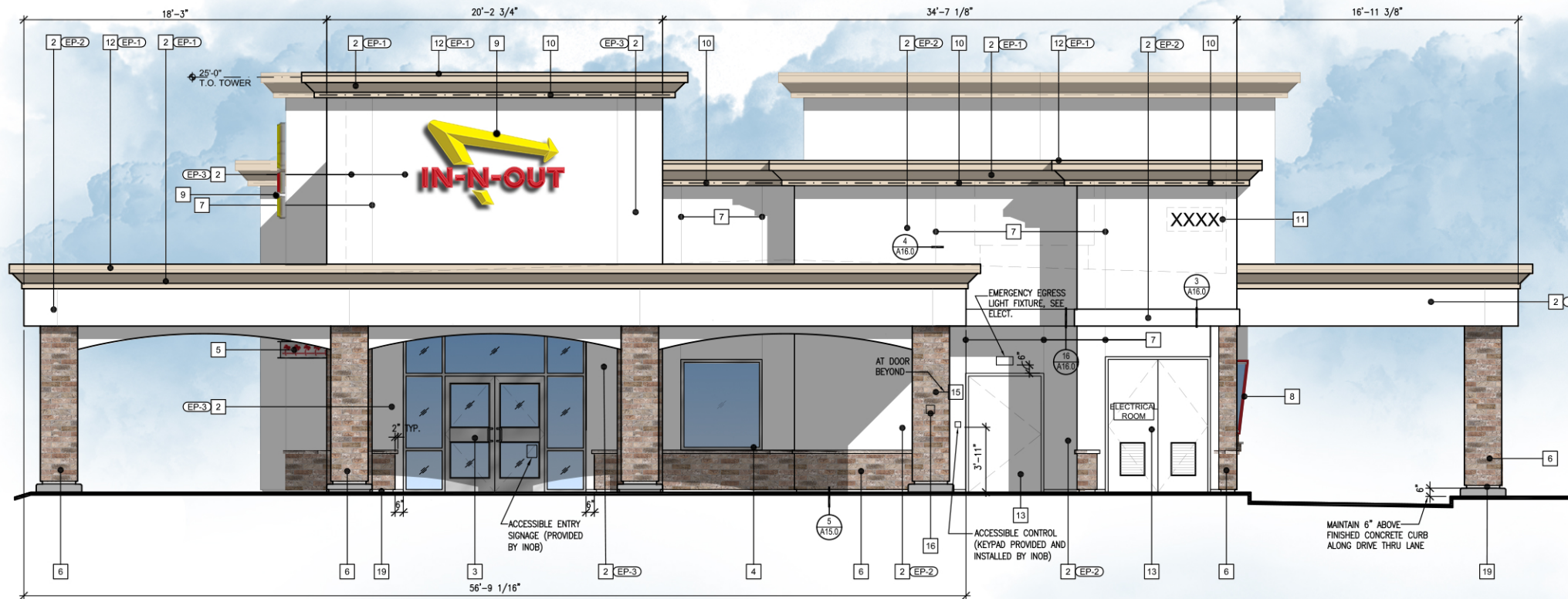
Color rendering index	Options	Paint finish
80CRI 80 CRI	PLR Plug-in wiring ³	WH White
90CRI 90 CRI	PLRVG Plug-in wiring-low voltage ⁴	CLY Galvanized
	ETW Emergency battery pack ⁵	MB Matte black
	OUTEND Cord set to exit endplate of fixture	SGY Smoke grey
	CS1W Straight plug, 120V	
	CS2W Twist-lock, 120V	
	CS3W Straight plug, 277V	
	CS11W Twist-lock, 277V	
	CS21W Twist-lock, 347V	
	CS97W Twist-lock, 480V	
	CS93W 600V S800W white cord, no plug (no voltage required)	

Accessories: Order as separate catalog number.

HC6 Hanger chain, 36"	ZSPRG For 15/16" T-grid only
ZACRH Aircraft cable 1/8" (one pair)	LSXR Sensor Switch™ LSR occupancy sensor ⁶
ZLANGKIT Luma-Tim™ angle bracket	DMKDMK DMK wiring interface

NOTES:
1 See Operational Data on page 2 for actual lumens.
2 Not available with 0-10V dimming.
3 Not available with L24, 24" fixture. 347V and 480V utilize a step-down transformer.
4 See ordering information on page 3.
5 Must specify voltage, 120, 208, 240, or 277V.
6 Contacts with back of fixture unless OUTEND option is specified.

IN-N-OUT BURGER
PARKER & PINE FILING, AMENDMENT NO. 1
 PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH,
 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 S PARKER ROAD & PINE LANE, ARVADA COLORADO

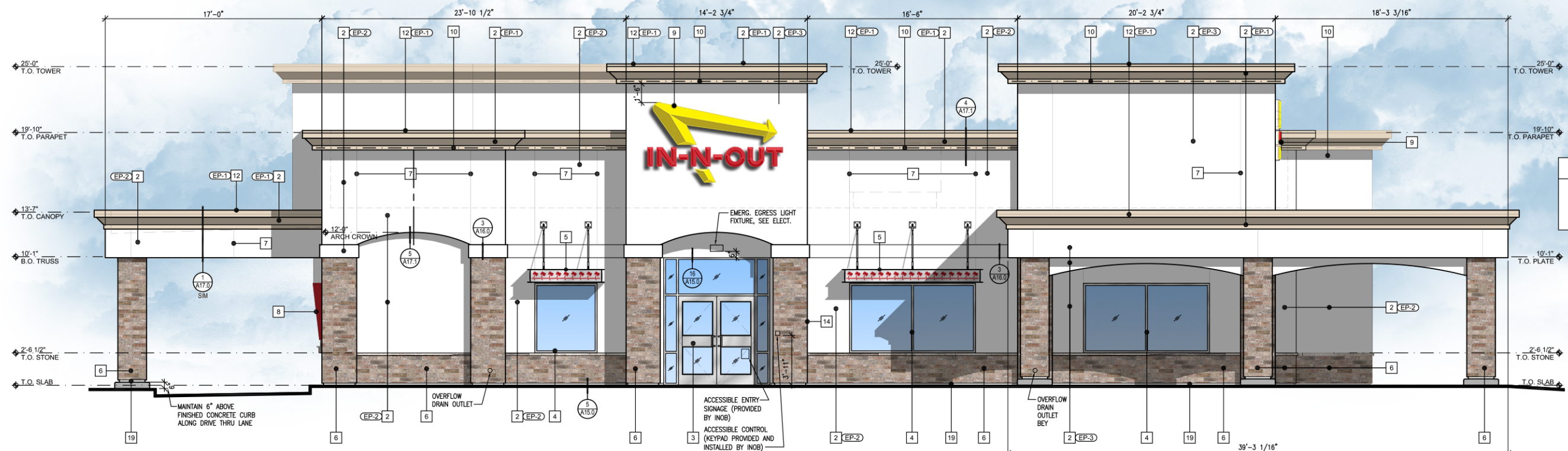


SOUTH ELEVATION

TRANSPARENCY REQUIREMENT

432 SF TOTAL - 179 SF REQUIRED
 TRANSPARENCY PROVIDED
 63 SF - 21%

KEY NOTES					
1	NOT USED				
2	STUCCO: 2030 FINE SAND FLOAT FINISH - NOT SPRAYED, WITH WHITE INTEGRAL COLOR COAT.				
3	ALUMINUM STOREFRONT DOORS: CLEAR ANODIZED ALUMINUM.				
4	ALUMINUM WINDOWS: CLEAR ANODIZED ALUMINUM. GLAZING: LOW-E CLEAR INSULATING GLASS.				
5	ANODIZED ALUMINUM METAL CANOPY WITH BACKLIT I.E.D. PALM TREE CUT-OUTS. GC TO PROVIDE BLOCKING, CONDUITS, AND POWER FOR BACKLIT PALM TREES, DOWNLIGHTS, AND SPEAKERS (WHERE OCCURS). SEE A17.3				
6	STONE VENEER: SCULPTURED BRICK, COLOR: EAGLE BUFF DRY-STACKED BY CORONADO STONE WITH 2" JOINTS AND NATURAL GREY SUB-OUT AND WITH ANTIQUE GREEN SILT APPLY PER MFR RECOMMENDATIONS. DRY STACK.				
7	1/4" WIDE METAL PENN SCREENS. SEE DETAIL A416.0. ALIGN CONTROL JOINTS ON DRIVE-THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT.				
8	SLOPED ALUMINUM WINDOWS: U.S. ALUMINUM S-010. GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IMRON IND 9T01 TINTED CUSTOM COLOR EP-4.				
9	IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.				
10	L.E.D. COVE LIGHTING: UNDER SEPARATE PERMIT.				
11	INTERNALLY ILLUMINATED BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 6" MIN. W/ MIN. STROKE WIDTH OF 0.5 INCH PER FIRE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS: 1. ADDRESS SHALL BE DISPLAYED & VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES. 2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIAL SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. PAINTED OR GLEUED ON NUMBERS ARE NOT ACCEPTABLE MATERIALS. 3. NUMBERS SHALL BE OF COLORS CONTRASTING WITH BACKGROUND TO WHICH THEY ARE ATTACHED. 4. NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 6:1 (HEIGHT TO WIDTH). 5. NUMBERS CANNOT BE SPELLED.				
12	GALVANIZED METAL CAP: COLOR TO MATCH WALL.				
13	HOLLOW METAL DOOR: SEE SHEET A11.0. HM DOORS AND JAMBS SHALL HAVE POWDER COAT FINISH AS FOLLOWS: INTERIOR DOORS- TIGER DRYLAC - SMOOTH, HIGH GLOSS FINISH. 'BENIGAL WHITE'. EXTERIOR DOORS- CARDINAL - GLOSS, SMOOTH FINISH. 'BONE CHINA' OR TO MATCH EXTERIOR EPS PAINT COLOR. (VERIFY ELEVATIONS- EP-1). WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY- NOT RECOMMENDED. THE ALTERNATE WOULD BE TO USE AXALTA IMRON IND 9P01 WHITE PRIMER. FINISH COAT TO BE AXALTA IMRON IND 9T01 GLOSS WHITE. EXTERIOR HM DOORS & JAMBS- USE SAME PRODUCT TINTED TO MATCH EXTERIOR BUILDING PAINT COLOR EP-1. NOTE- TRASH ENCLOSURE METAL DOORS AND POSTS TO BE FIELD PAINTED USING AXALTA IMRON AS DESCRIBED ABOVE.				
14	5'-0" HIGH STUB OUT FOR CO2 LINE. MOUNT ON ADJACENT SIDE WALL.				
15	4" MIN. HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SIGN. MOUNT ON RISER ROOM DOOR.				
16	RECESSED KNOX BOX AT 5'-0" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL 10A17.0				
17	NOT USED				
18	NOT USED				
19	TEXTURE EXPOSED FOUNDATION WALL BELOW STONE WEEP SCREED AND PAINT TO MATCH STONE.				
EXTERIOR PAINT SCHEDULE					
NO.	MFR.	MODEL	COLOR #	COLOR NAME FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHIELD 740	DEC 740	SANDCASTLE HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
EP-2	DUNN EDWARDS	ARISTOSHIELD 740	DEW 339	BONE CHINA HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT.	SHERWIN WILLIAMS	SUPER PAINT LATEX	AB4W01151	IN-N-OUT BONE CHINA HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-3	DUNN EDWARDS	ARISTOSHIELD 740	DEC 740	BONE CHINA HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT.	SHERWIN WILLIAMS	SUPER PAINT LATEX	AB4W01151	IN-N-OUT BONE CHINA HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-4	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	NO RED HIGH GLOSS GRAY	PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GUIDE 22090 MAX SIZE: 102.4OZ (GALLON) 9704 VIOLET 321.2 9710 RED-ORANGE 349.3 9713 ORANGE 257.6
ALTERNATE MANUFACTURER FOR EP-1, EP-2, AND EP-3 TO BE USED ONLY WHEN DUNN EDWARDS IS NOT AVAILABLE. NO ALTERNATE ALLOWED FOR COLOR EP-4.					



WEST ELEVATION

TRANSPARENCY REQUIREMENT

TRANSPARENCY ZONE REQUIRED - 40%
 649 SF TOTAL - 260 SF REQUIRED
 TRANSPARENCY PROVIDED
 185 SF - 29%



16775 Addison Road | Suite 350
 Addison, TX 75001 | (469) 960-2322



Colored Elevations
 Issued Date: 04/03/23

IN-N-OUT BURGER
 Parker, CO
 Parker & Pine F1 L1



IN-N-OUT BURGER
PARKER & PINE FILING, AMENDMENT NO. 1
 PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH,
 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 S PARKER ROAD & PINE LANE, ARVADA COLORADO
SITE PLAN

Apogee
 16775 ADDISON RD.
 SUITE 350
 ADDISON, TX 75001
 PH: (469) 960-2322

ISSUE RECORD
 DATE DESCRIPTION
 2016 URBAN PROTOTYPE
 09.15.22 ISSUE FOR PERMIT

REVISION RECORD

PROFESSIONAL SEAL

PROTOTYPE VERSION
 16.2.126U

PROJECT NAME

IN-N-OUT BURGER

PARKER CO

IN-N-OUT BURGER

GOD BLESS AMERICA

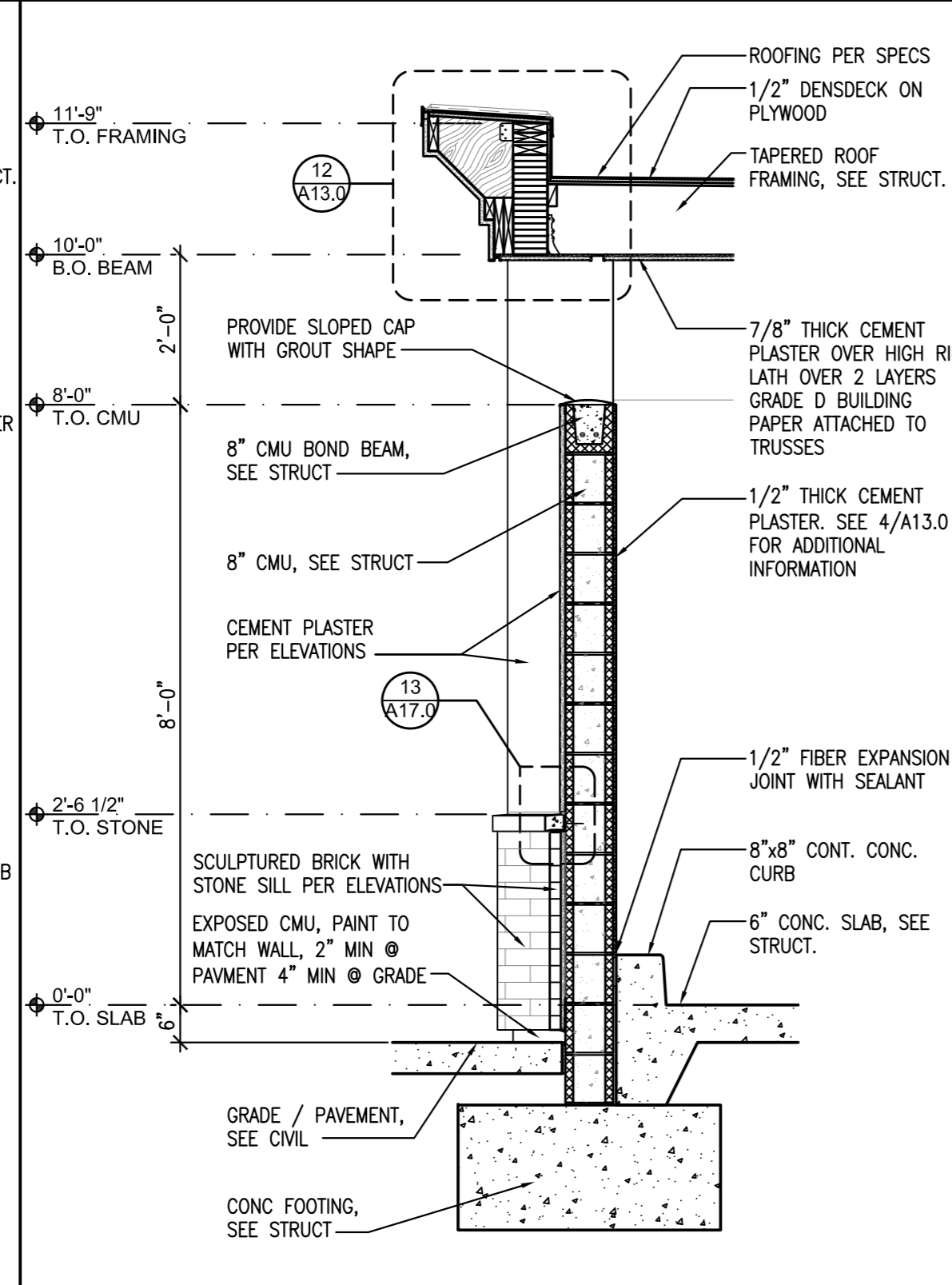
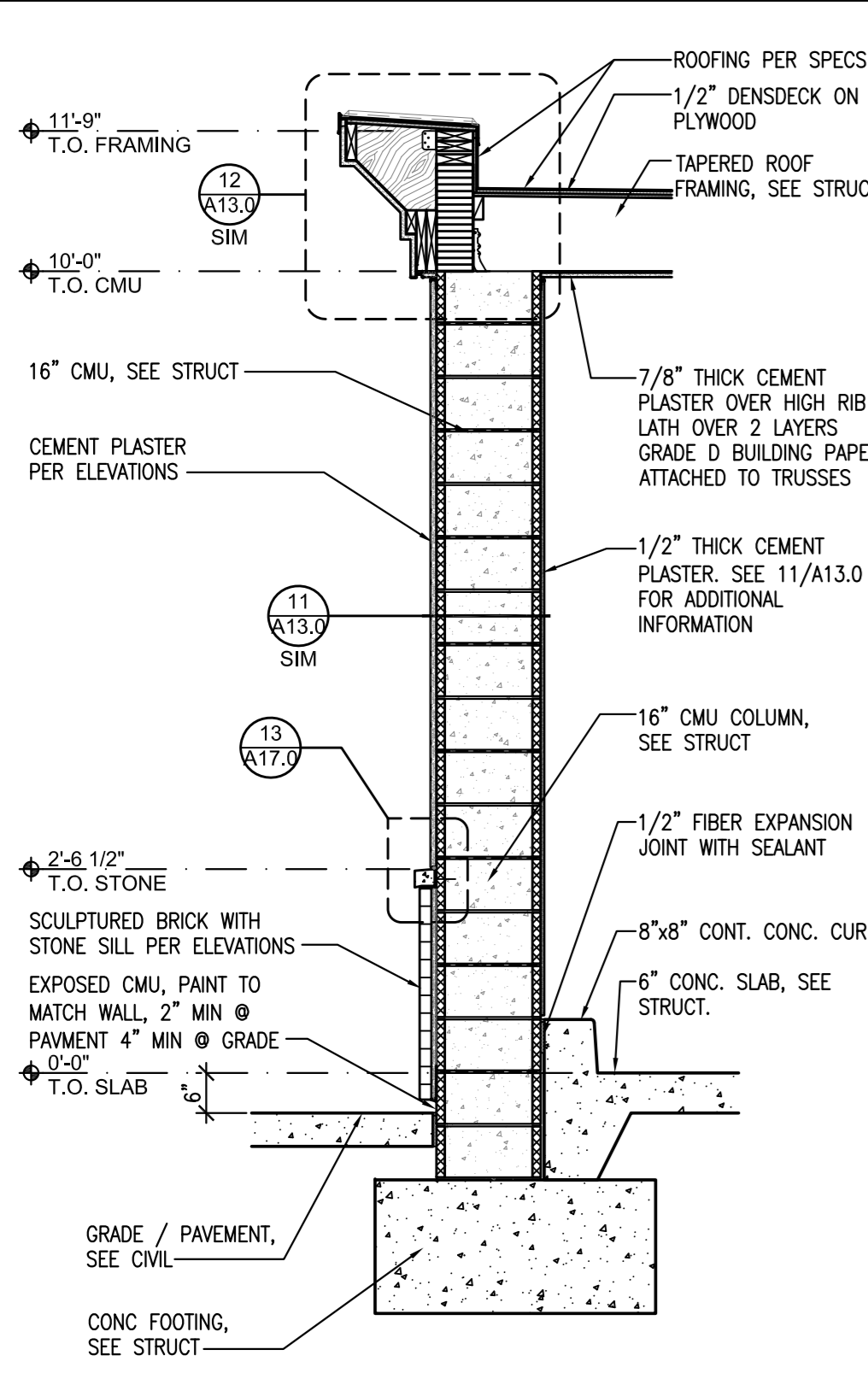
PROJECT NUMBER

SHEET TITLE

TRASH ENCLOSURE PLANS & ELEVATIONS OPTION "B"

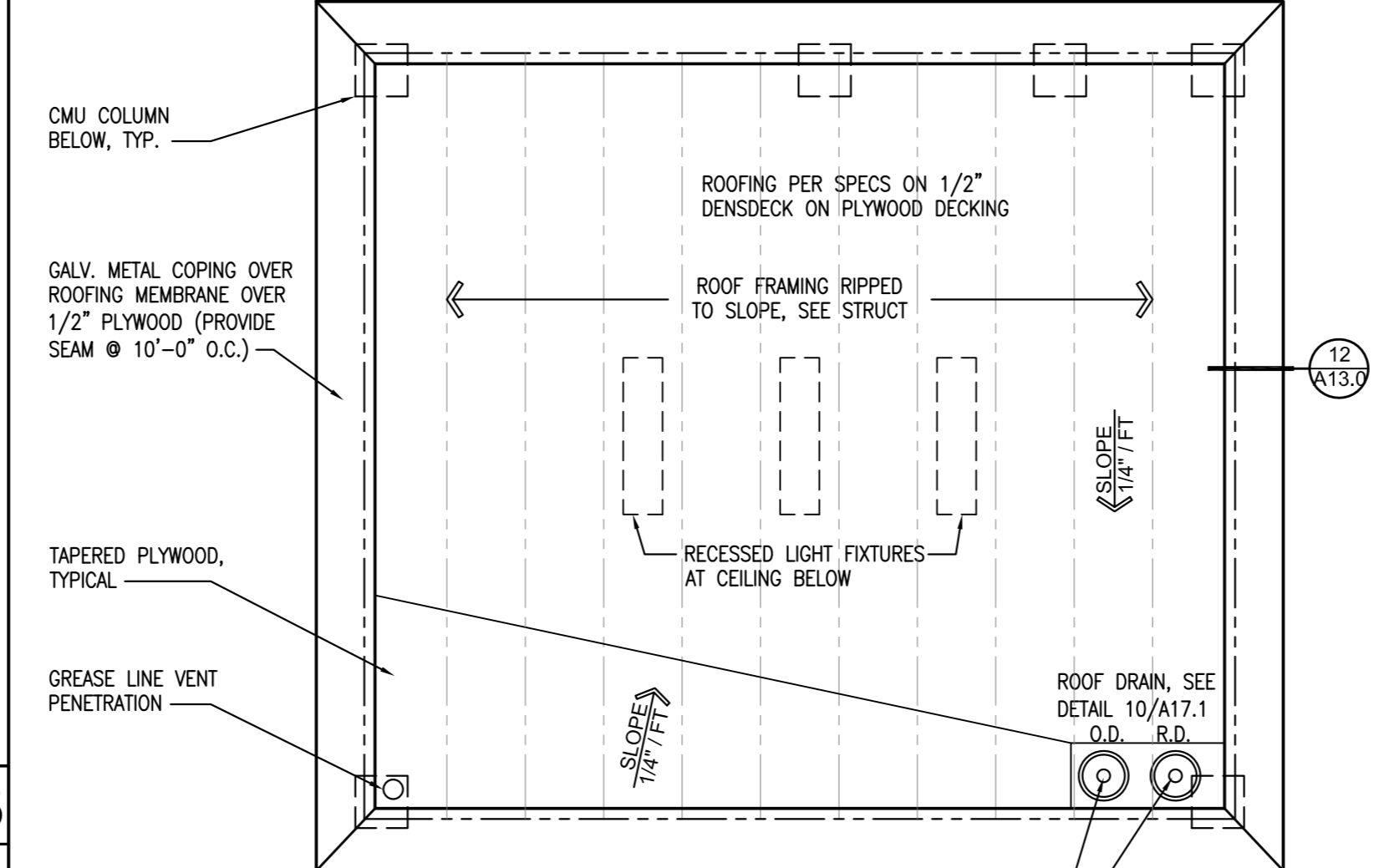
SHEET NUMBER

A13.0

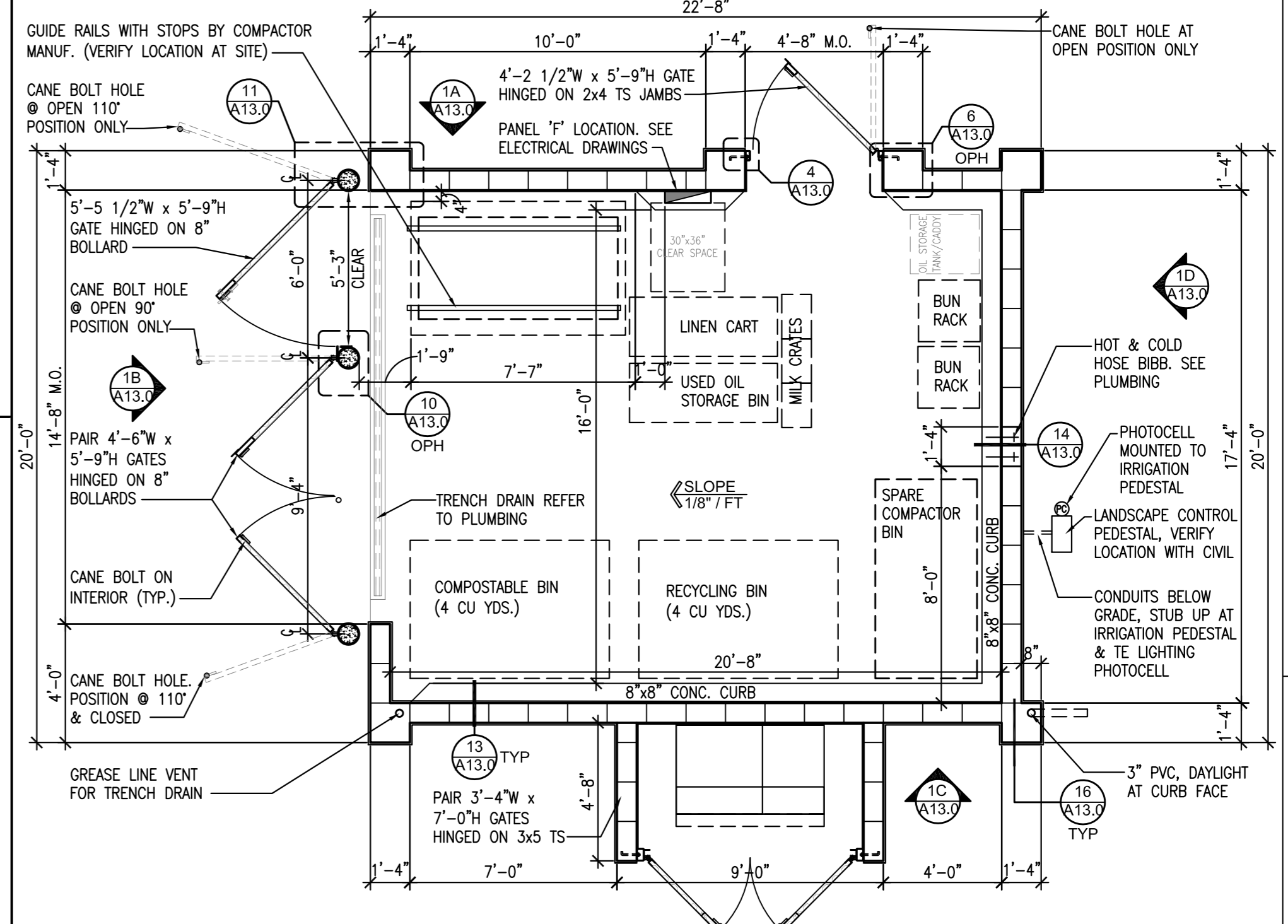


WALL SECTION 16 SCALE 1/2" = 1'-0"

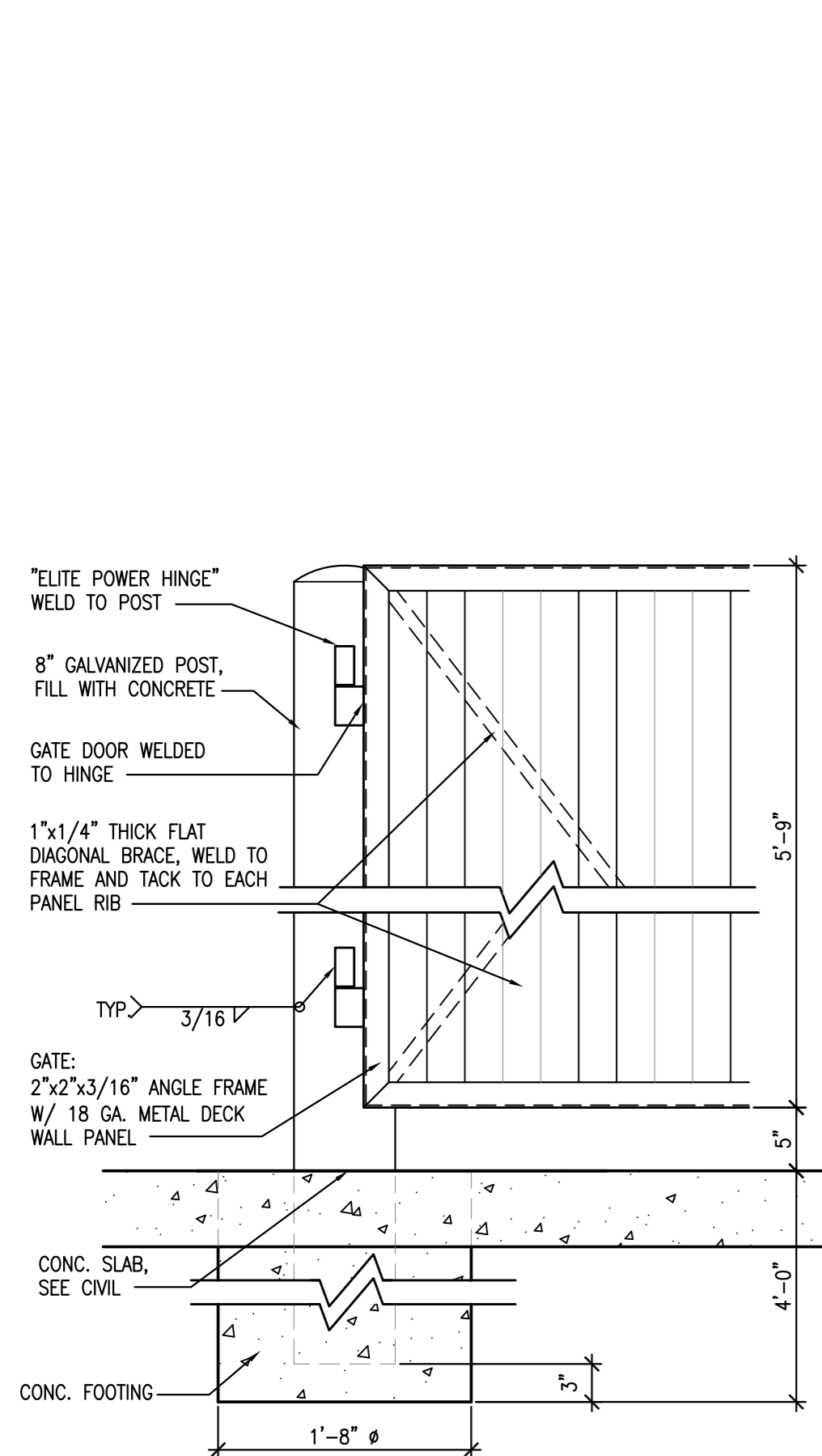
WALL SECTION 13 SCALE 1/2" = 1'-0"



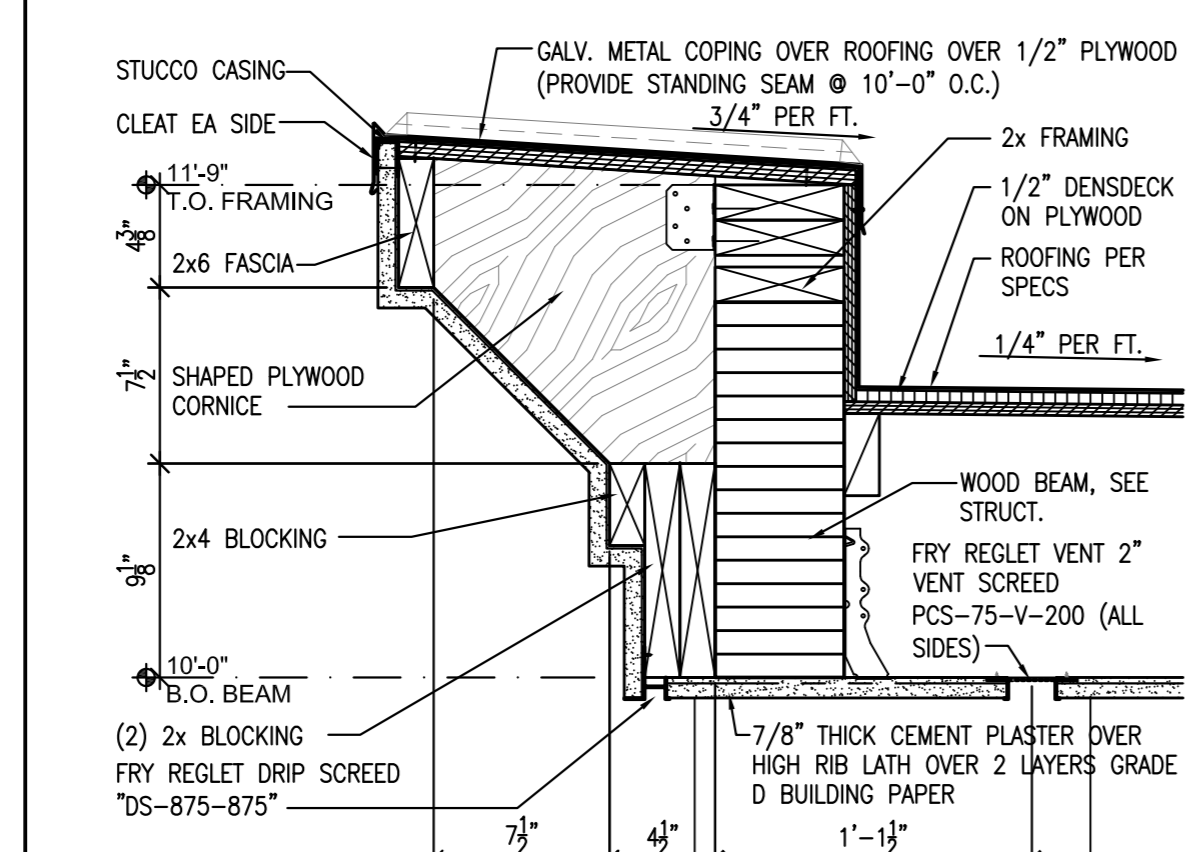
ROOF PLAN 7 SCALE 1/4" = 1'-0"



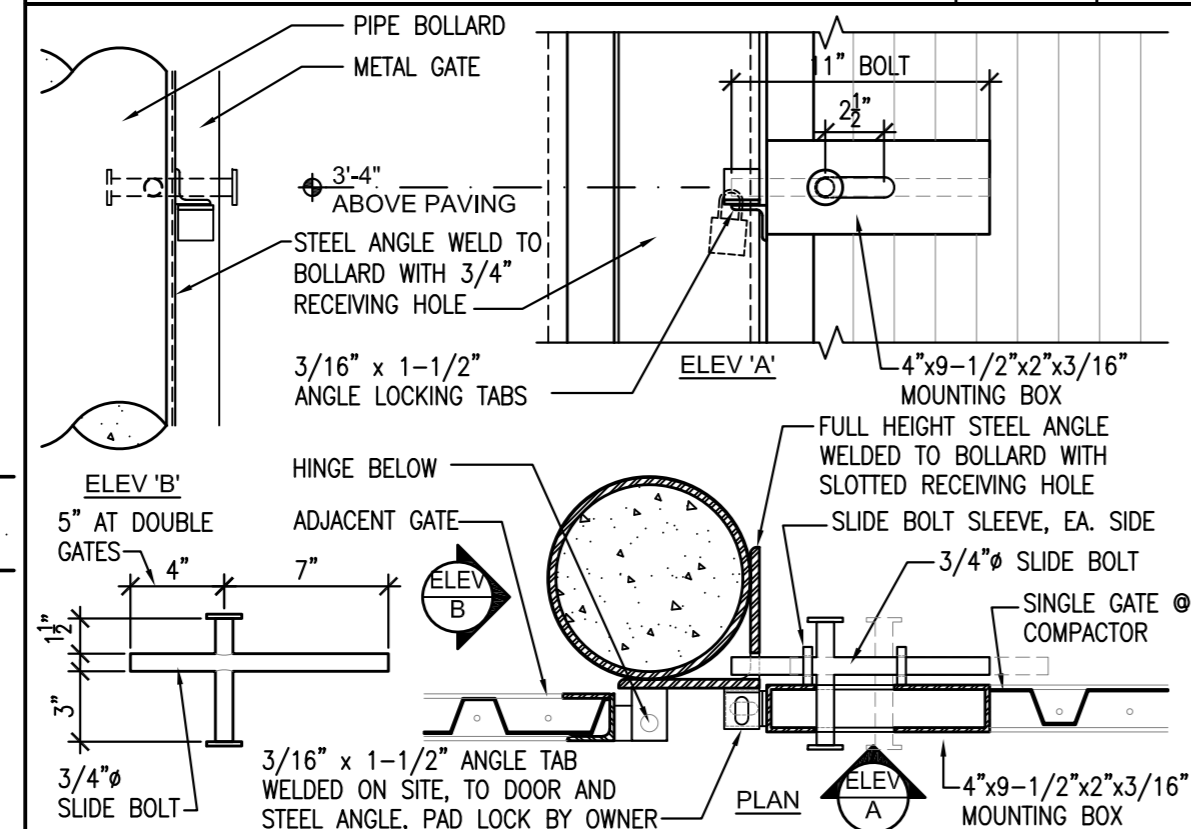
FLOOR PLAN 3 SCALE 1/4" = 1'-0"



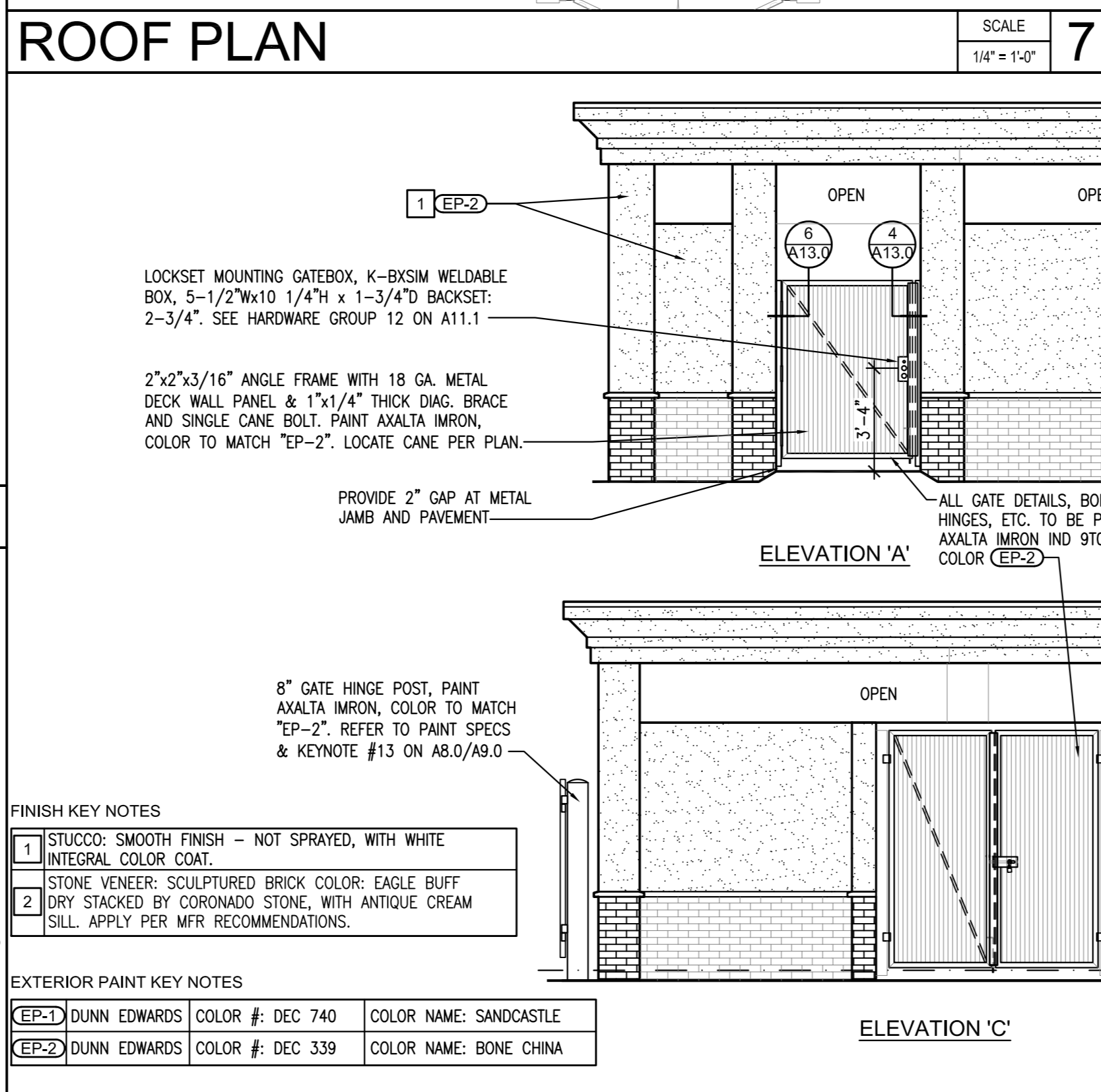
GATE HINGE DETAIL 15 SCALE 1" = 1'-0"



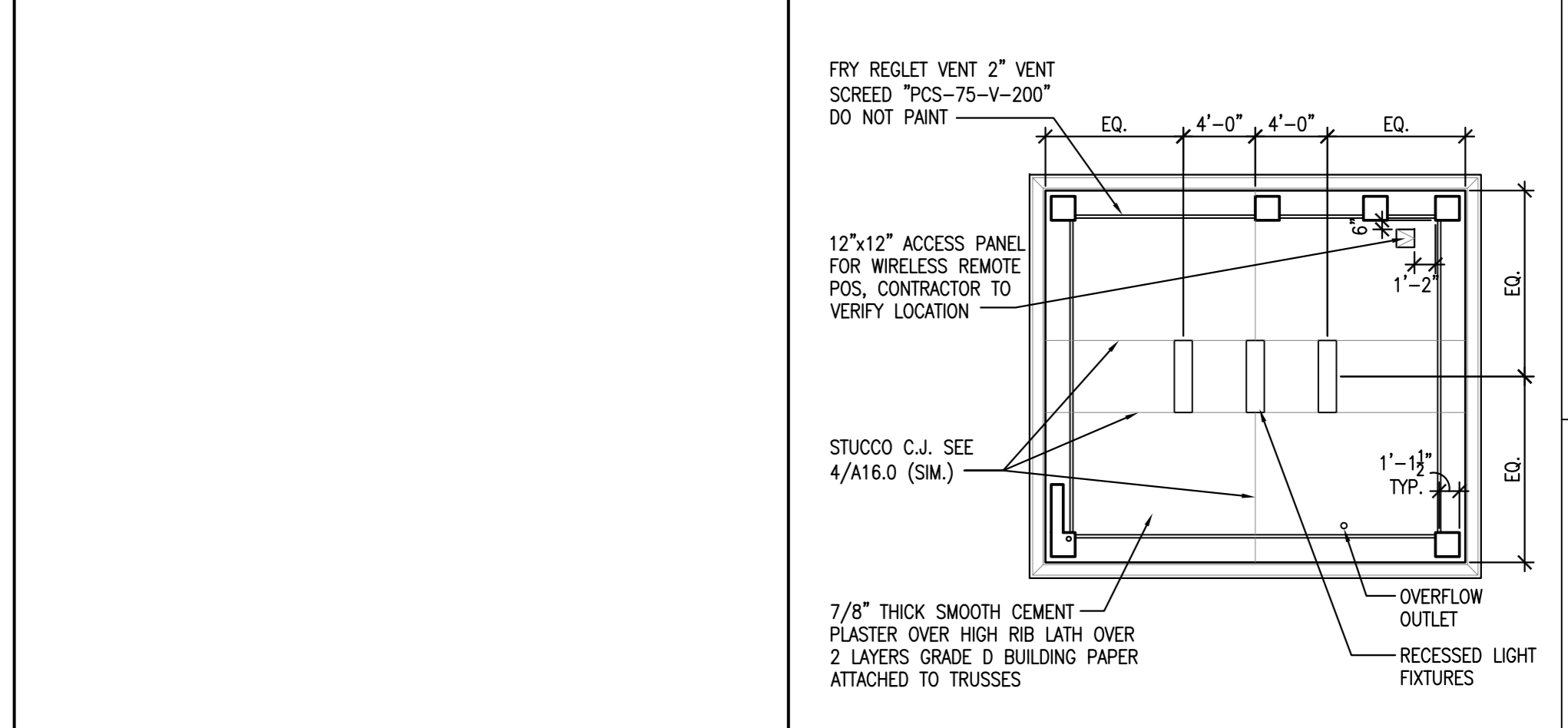
CORNICE DETAIL 12 SCALE 1 1/2" = 1'-0"



COMPACTOR GATE - LOCK 10 SCALE 1 1/2" = 1'-0"



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



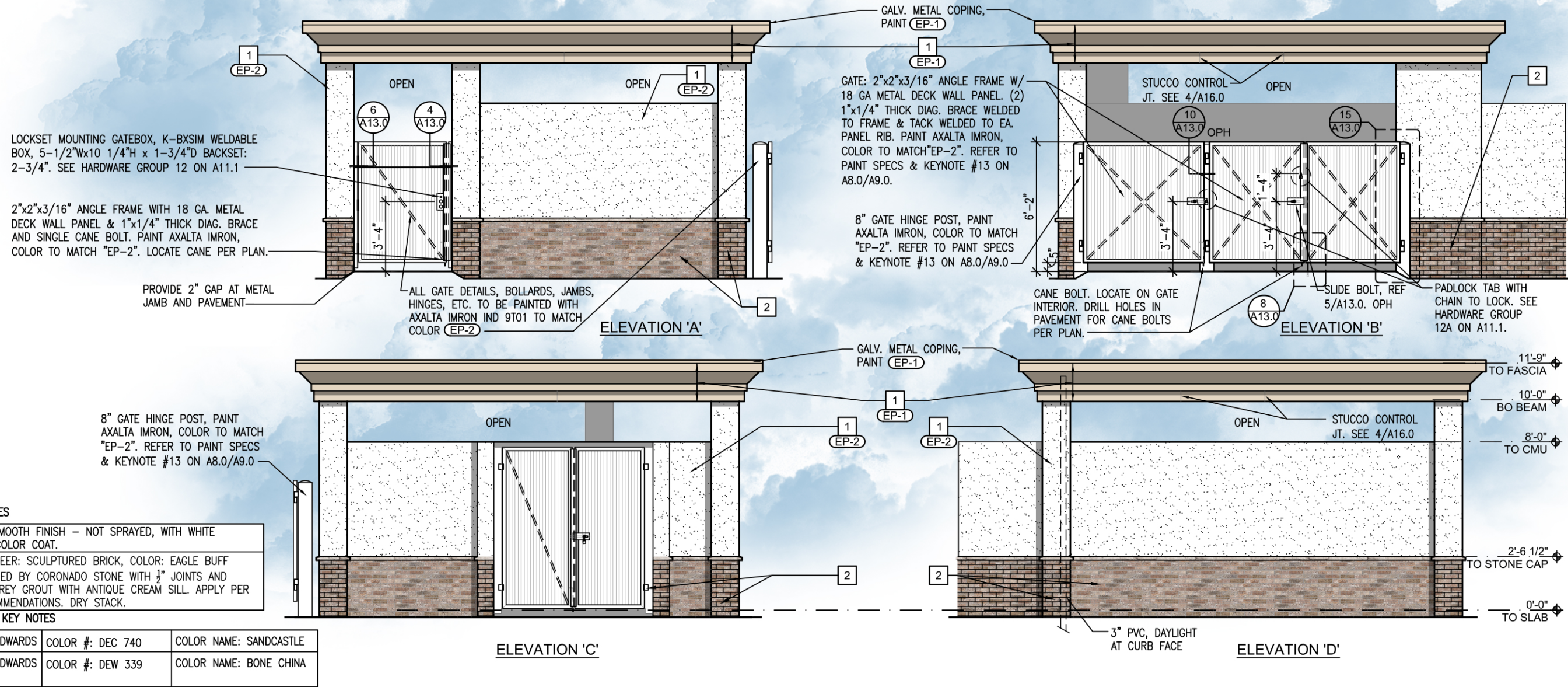
R.C.P. 2 SCALE 1/8" = 1'-0"

- FINISH KEY NOTES**
- STUCCO: SMOOTH FINISH - NOT SPRAYED, WITH WHITE INTEGRAL COLOR COAT.
 - STONE VENEER: SCULPTURED BRICK COLOR: EAGLE BUFF DRY STACKED BY CORONADO STONE, WITH ANTIQUE CREAM SILL. APPLY PER MFR RECOMMENDATIONS.
- EXTERIOR PAINT KEY NOTES**
- | | | | |
|------|--------------|------------------|------------------------|
| EP-1 | DUNN EDWARDS | COLOR #: DEC 740 | COLOR NAME: SANDCASTLE |
| EP-2 | DUNN EDWARDS | COLOR #: DEC 339 | COLOR NAME: BONE CHINA |

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 PRINT DATE: Apr 22, 2023 - 8:22am

PARKER & PINE FILING, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO



ELEVATIONS