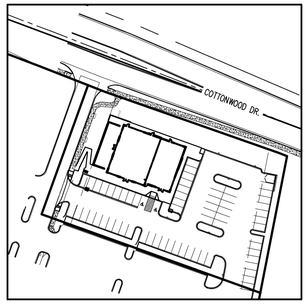
LAND OF SUSHI

CROWN POINT FILING NO.1 LOT 4E

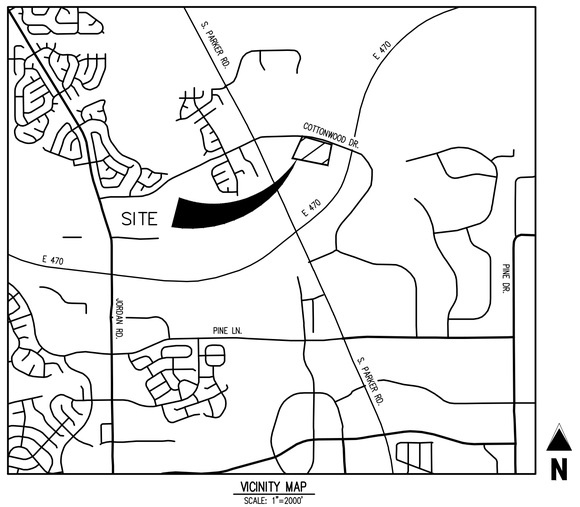
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN DOCUMENTS

MAY 2023



SITE MAP
(NOT TO SCALE)



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS MAP
3	SITE PLAN
4	PHOTOMETRIC PLAN
5	PHOTOMETRIC DETAILS
6	LANDSCAPE PLAN
7	LANDSCAPE DETAILS
8	COLORED ELEVATIONS

SITE DATA TABLE

SITE AREA	51,697 SF / 1.19 AC
ZONING	COMMERCIAL
BUILDING:	SINGLE STORY – 5,680 SF (BUILDING)
FAR:	25% MAX. / 10.7% ACTUAL
BUILDING COVERAGE:	50% MAX. / 13.8% ACTUAL
OPEN SPACE:	15% MIN. / 25% ACTUAL (11,761 SF LANDSCAPED AREA)
BUILDING SETBACK:	30' FRONT 0' SIDE & 0' REAR
BUILDING HT:	60' MAX / 21'-8" ACTUAL
CAR PARKING:	62 REQUIRED / 72 SPACES (INCLUDES 2 ADA) PROVIDED
BIKE RACKS:	4 REQUIRED / 4 PROVIDED

PROJECT CONTACTS

PROPERTY OWNER – DEVELOPER
LAND OF SUSHI
CONTACT: JIN SONG LIU
2412 E. ARAPAHOE ROAD
CENTENNIAL, COLORADO 80122
TELE: ()
EMAIL:

APPLICANT
GALLOWAY & CO., INC.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TELE: (303) 770-8884
CONTACT: JEFF WEDDER
EMAIL: JEFFWEDDER@GALLOWAYUS.COM

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GREENWOOD VILLAGE, CO 80111
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CONTACT: SCOTT BROWN, P.E.
EMAIL: SCOTTBROWN@GALLOWAYUS.COM

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CONTACT: BRYN HALSTEN
EMAIL: BRYNHILDRHALSTEN@GALLOWAYUS.COM

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TOWN OF PARKER – ENGINEERING
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: ALEX MESTDAGH

STORMWATER
TOWN OF PARKER – ENGINEERING
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 840-9546
CONTACT: JIM GILBERT

FIRE
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
TEL: (720) 989-2244
CONTACT: RANDY CAPRA

WATER & SANITARY SEWER
COTTONWOOD WATER AND SANITATION DISTRICT
188 INVERNESS DRIVE WEST
ENGLEWOOD, CO 80112
TEL: (303) 792-9509
CONTACT: SCOTT BARNETT

GAS
XCEL ENERGY
1800 LARIMER STREET
DENVER, CO 80202
EMAIL: RON.H.JOHNSON@XCELENERGY.COM
CONTACT: RON JOHNSON

ELECTRIC
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 NORTH US HIGHWAY 85
SEDALIA, CO 80135
TEL (303) 688-3100
CONTACT: AMANDA STEINER

TELEVISION
COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204
EMAIL: DEAN_FLENTHROPE@CABLE.COMCAST.COM
CONTACT: DEAN FLENTHROPE

TELEPHONE
CENTURYLINK
1801 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202
CONTACT: IZZY MILLER
EMAIL: IZZY.MILLER@CENTURYLINK.COM

DEVELOPMENT PLAN NOTES

LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.

TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME MATERIAL AND COLOR AS THE MAIN BUILDING.

SCREENING NOTE: ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.

SIGNAGE NOTE: APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.

DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTES.

AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDINGS PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

THE APPROVED SITE PLAN IS THE FINAL DOCUMENT AND NOT CONCEPTUAL. ANY PROPOSED DEVIATION / MODIFICATIONS / SUBSTITUTION WILL NEED PRIOR APPROVAL THROUGH THE APPROPRIATE PLANNING DEPARTMENT PROCESS.

BENCHMARK

SOURCE BENCHMARK: DOUGLAS COUNTY SURVEY MONUMENT DESIGNATION 1109036,
ELEVATION = 5897.572' NAVD88
FOUND 2" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS 1109036".

SITE BENCHMARK #1 : ELEVATION = 5824.30' NAVD88, NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "GALLOWAY CONTROL
SITE BENCHMARK #2 : ELEVATION = 5802.90' NAVD88, CHISELED "+" IN CONCRETE

BASIS OF BEARINGS

THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE CENTER QUARTER CORNER OF SAID SECTION 03, WHICH BEARS N86°26'45"E

CAUTION – NOTICE TO CONTRACTOR

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

Know what's below. Call before you dig.

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

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LAND OF SUSHI
CROWN POINT FILINF NO. 1
AMD 20, LOT 4E

PARKER, COLORADO

#	Date	Issue / Description	Init.

Project No:	LOS000001
Drawn By:	JRC
Checked By:	SMB
Date:	05/02/2023

COVER SHEET

1

I:\LS\Land of Sushi\Parker - CO_LOS000001_Cottonwood Dr and MO\Civil\Plans\LOS01_Cover Sheet.dwg - Scott Brown - 2015-06-16

LAND OF SUSHI

CROWN POINT FILING NO.1 LOT 4E

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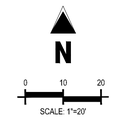
SITE PLAN DOCUMENTS

MAY 2023



LEGEND

- PROPERTY LINE
- EASEMENT BOUNDARY LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SAWCUT LINE
- ADA ACCESSIBLE ROUTE
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY CONCRETE
- EXISTING CONCRETE SIDEWALK TO BE REMOVED
- PROPOSED SITE LIGHTING
- 12 PARKING COUNT
- PROPOSED SIGN

BENCHMARK

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CROWN POINT FILINF NO. 1
AMD 20, LOT 4E

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EXISTING CONDITIONS MAP

2

LAND OF SUSHI

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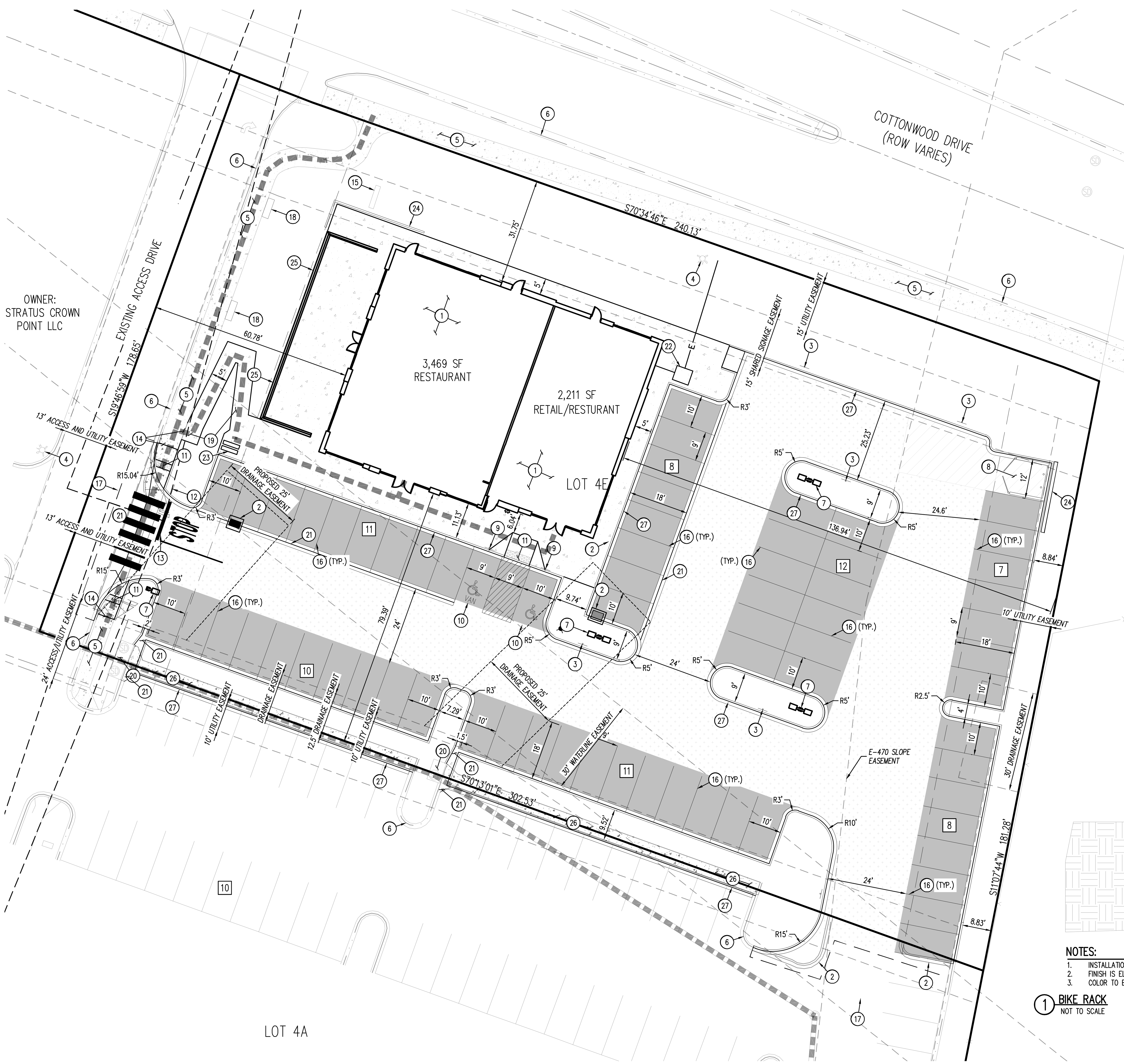

N

SCALE: 1"=20'

LEGEND

- PROPERTY LINE
- PROPOSED SETBACK
- EASEMENT BOUNDARY LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
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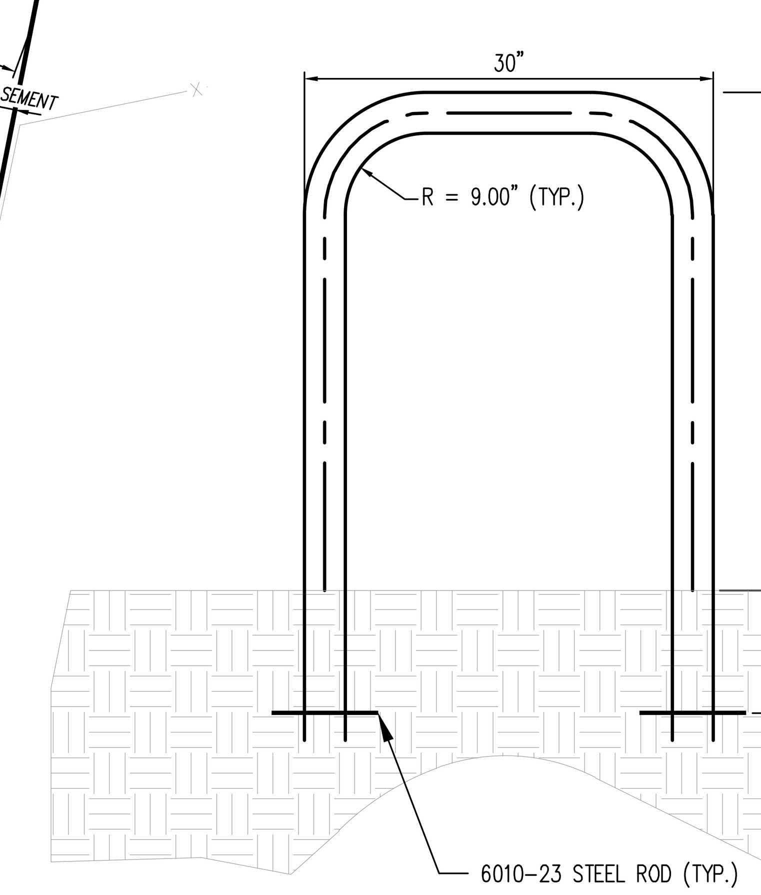
SCHEDULE

1. PROPOSED BUILDING
2. PROPOSED SINGLE TYPE (13) INLET
3. PROPOSED "NO PARKING FIRE LANE" SIGN
4. EXISTING FIRE HYDRANT
5. EXISTING CONCRETE SIDEWALK TO REMAIN
6. EXISTING CURB AND GUTTER TO REMAIN
7. PROPOSED SITE LIGHT
8. PROPOSED TRASH ENCLOSURE (REF. ARCHITECTURE PLANS)
9. PROPOSED ADA SIGN MOUNTED ON BOLLARD
10. PROPOSED PAINTED ADA PARKING SYMBOL
11. PROPOSED ADA RAMP
12. PROPOSED STOP SIGN MUTCD T1-1 30"X30"
13. PROPOSED "STOP" BAR, 20' 4"-WIDE TRAFFIC YELLOW LANE STRIPING, AND "STOP" LETTERING
14. CONNECT TO EXISTING SIDEWALK
15. PROPOSED MONUMENT SIGN TO BE PERMITTED BY SEPARATE SIGN PERMIT
16. PROPOSED PAINTED PARKING STRIPING
17. PROPOSED SAWCUT ASPHALT
18. PROPOSED BENCH
19. PROPOSED SIDEWALK
20. EXISTING 5' MODIFIED TYPE R INLET
21. PROPOSED 8' CROSS PAN
22. PROPOSED TRANSFORMER
23. PROPOSED BIKE RACK
24. PROPOSED LANDSCAPE WALL
25. PROPOSED PATIO WALL

PARKING INFORMATION:

DESCRIPTION	OCCUPANCY	REQUIRED:				
		RATIO	SPACES			
			REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
RESTAURANT	125	1 SPACE PER 3 PERSONS OF RATED CAPACITY	40	1	1	42
RETAIL/RESTAURANT	52		18			18
		TOTAL REQUIRED				60
STALL DIMENSIONS:		PROVIDED:				
		SPACES				
			REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
9' X 18'			52		1	53
10' X 18'			13	1		14
		TOTAL PROVIDED				67



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.
2. FINISH IS ELECTROPLATED IN CHROMATE.
3. COLOR TO BE STANDARD BLACK.

1 BIKE RACK
NOT TO SCALE

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THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING ______ DATE ______

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AMD 20, LOT 4E

PARKER, COLORADO

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SITE PLAN

LAND OF SUSHI

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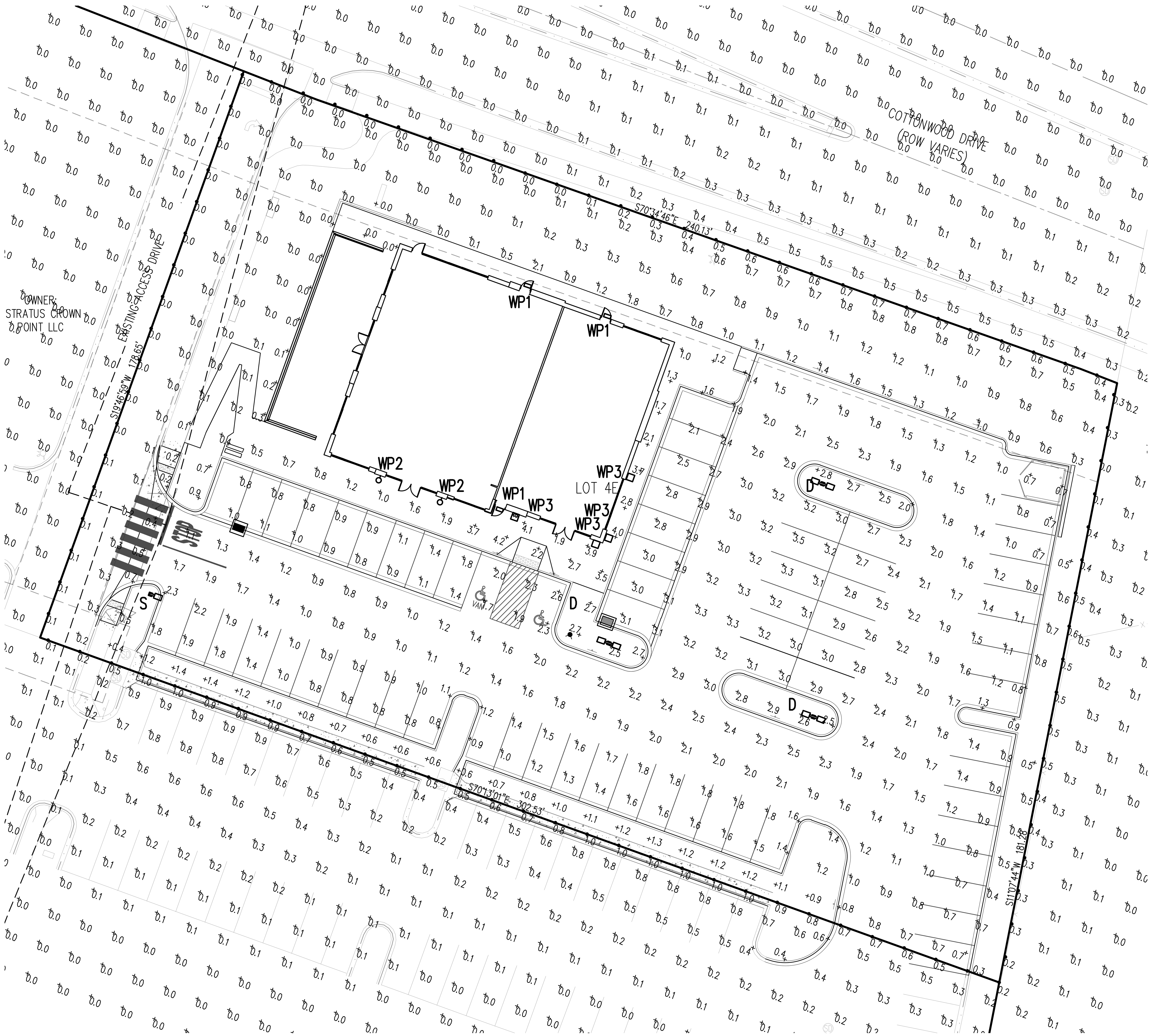
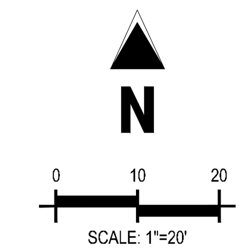


1 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"



NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE STUDY IS BASED ON REQUESTED ILLUMINATION LEVELS, LUMINAIRE LOCATIONS, OR ADDITIONAL CRITERIA BY THE AUTHORITIES HAVING JURISDICTION.

THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

THE 21'-0" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

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

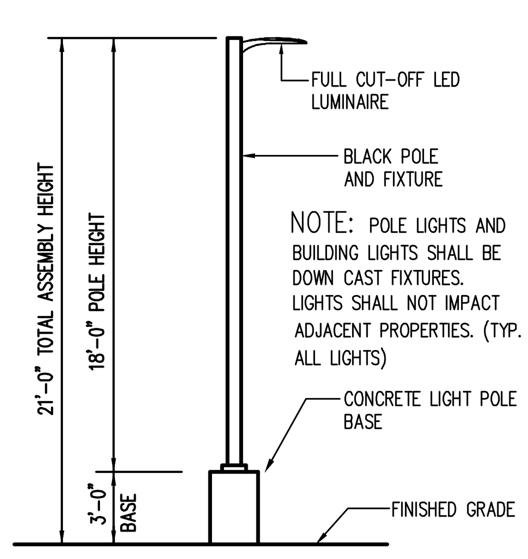
LUMINAIRE SCHEDULE

MARK	SYMBOL	QTY	LAMP	HEIGHT	LLF	LUMENS	WATTS	MODEL #	DESCRIPTION
S		1	LED	21'-0" POLE	1.0	8,523	67.79	DSX1 LED P2 40K 70CRI T4M SPA HS DBLXD	LITHONIA LIGHTING, D-SERIES SIZE 1, LED AREA LIGHT, P2 FORWARD OPTICS, 4000K COLOR TEMPERATURE, TYPE 4M DISTRIBUTION, BLACK IN COLOR, REAR SHIELD,MOUNTED ON POLE #SSS-18-4C-DM19AS-DBLXD ON 3' CONCRETE BASE
D		3	LED	21'-0" POLE	1.0	10,358	67.79	(2) DSX1 LED P2 40K 70CRI T5W SPA DBLXD	LITHONIA LIGHTING, D-SERIES SIZE 1, LED AREA LIGHT, P2 FORWARD OPTICS, 4000K COLOR TEMPERATURE, TYPE 5M DISTRIBUTION, BLACK IN COLOR, MOUNTED ON POLE #SSS-18-4C-DM28AS-DBLXD ON 3' CONCRETE BASE
WP1		3	LED	8'-0" WALL	1.0	829	6	WPX0 LED ALO-1 40K MVOLT DDBXD	LITHONIA LIGHTING, WPX0, LED WALL LIGHT, ALO 1 LUMEN OUTPUT, 4000K COLOR TEMPERATURE, DARK BRONZE IN COLOR
WP2		2	LED	7'-6" WALL	1.0	1,120	14.6	WS-W36610-3000K-BK	WAC LIGHTING, CALIBER, LED OUTDOOR CYLINDER WALL SCONCE, 3000K COLOR TEMPERATURE, 10" LENGTH, BLACK IN COLOR
WP3		4	LED	7'-6" WALL	1.0	391	10.73	WS-W38608-BK	MODERN FORMS LIGHTING, SQUARE LED WALL FIXTURE, 3000K COLOR TEMPERATURE, MOUNTED DOWNWARD ORIENTATION, BLACK IN COLOR

G.C. TO DETERMINE VOLTAGE BEFORE ORDERING ANY EQUIPMENT

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ILLUMINATED AREAS	FC	1.85	4.2	0.7	2.64 to 1	6.00 to 1



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

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LAND OF SUSHI
CROWN POINT FILINF NO. 1
AMD 20, LOT 4E

PARKER, COLORADO

#	Date	Issue / Description	Init.

Project No:	LOS000001
Drawn By:	JRC
Checked By:	SMB
Date:	05/02/2023

PHOTOMETRIC SITE PLAN

LAND OF SUSHI

CROWN POINT FILING NO.1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN DOCUMENTS

MAY 2023

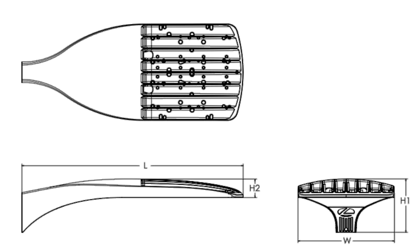
D-Series Size 1
LED Area Luminaire

Catalog Number	
Notes	
Type	S & D

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature²	Color Rendering Index²	Distribution		Voltage	Mounting
DSX1 LED	Forward optics: P1, P2, P3, P4, P5, P6, P7, P8, P9; Rotated optics: P10¹, P11¹, P12¹, P13¹	(this section 70CRI only) 30K 3000K, 40K 4000K, 50K 5000K; (this section 80CRI only, extended lead times apply) 27K 2700K, 30K 3000K, 35K 3500K, 40K 4000K, 50K 5000K	70CRI, 70CRI, 70CRI; 80CRI, 80CRI, 80CRI, 80CRI, 80CRI	AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T3LG Type III low glare³; T4M Type IV medium —S; T4LG Type IV low glare³; TFTM Forward throw medium	T5M Type V medium —D; T5LG Type V low glare; T5W Type V wide; BLC3 Type III backlight control³; BLC4 Type IV backlight control³; LCCO Left corner cutoff³; RCCO Right corner cutoff³	MVOLT (120V-277V)⁴; HVOLT (347V-480V)⁵,⁶; XVOLT (277V - 480V)⁷,⁸	Shipped included: SPA Square pole mounting (#8 drilling); RPA Round pole mounting (#8 drilling); SPA5 Square pole mounting #5 drilling⁹; RPA5 Round pole mounting #5 drilling⁹; SPA8N Square narrow pole mounting #8 drilling; WBA Wall bracket¹⁰

Control options		Other options	Finish (required)
Shipped installed: NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.¹¹,¹²,²⁰,²¹; PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc¹³,²⁰,²¹; PER NEMA twist-lock receptacle only (controls ordered separate)¹⁴; PER5 Five-pin receptacle only (controls ordered separate)¹⁴,²¹	PER7 Seven-pin receptacle only (controls ordered separate)¹⁴,²¹; FAO Field adjustable output¹⁵,²¹; BL30 Bi-level switched dimming, 30%¹⁶,²¹; BL50 Bi-level switched dimming, 50%¹⁶,²¹; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)¹⁷; DS Dual switching¹⁸,¹⁹,²¹	Shipped installed: SPD20KV 20KV surge protection; HS Houseside shield (black finish standard)²² —S; L90 Left rotated optics¹; R90 Right rotated optics¹; CCE Coastal Construction²³; Shipped separately: EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDB Bird Spikes (field install required)	DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

FIXTURE COLOR: BLACK

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DSX1-LED Rev. 01/24/23 Page 1 of 10

WPX0 LED
Wall Pack

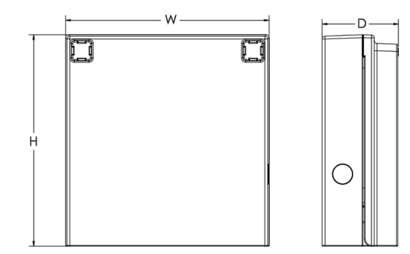
5 YEAR warranty

Catalog Number	
Notes	
Type	WP1

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D):	2"
Height (H):	5.75"
Width (W):	5.5"
Weight:	2.5lbs



Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Ordering Information

EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Series	Color Temperature	Voltage	Controls	Finish
WPX0 LED ALO 850 - 1,650 Lumens	SWW2 3000K / 4000K / 5000K	MVOLT 120V - 277V	PE Photocell (On/Off)	DDBXD Dark bronze

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration.

	3000K	814
ALO 1	4000K	829
	5000K	859

NOTES:
Default out of the box settings: 1,650 Lumens, 4000K, Photocell enabled

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine consist of high-efficacy LEDs and LED lumen maintenance of L86/100,000 hours. Color temperature (CCT) can be switched between 3000K, 4000K and 5000K with minimum CRI of 80. Electronic driver ensures system power factor >90% and THD <20%. The luminaire operates on MVOLT (120V - 277V) input.

A module inside the luminaire allows the installer to not only switch between CCTs, but also the adjust the lumen output and switch on and off the photocell (PE).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. 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/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. 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 values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

FIXTURE COLOR: DARK BRONZE

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WPX0 LED Rev. 10/31/22

WAC LIGHTING

Fixture Type:	WP2
Catalog Number:	
Project:	
Location:	

Caliber
Outdoor Wall Sconce 3000K

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W36610 10"	3000K	AL Brushed Aluminum; BK Black; BZ Bronze	11W	735	560

Example: **WS-W36610-BZ**
For custom requests please contact customs@waclighting.com

DESCRIPTION
Light projection tuned with precision.

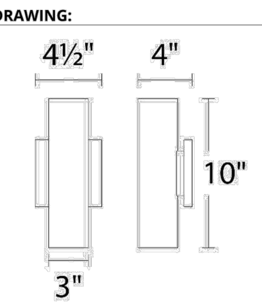
FEATURES
- Discrete cylinder with minimal mounting hardware
- Weather-resistant powder coated finish
- WS-W36614 is Up & down light, WS-W36610 is one direction
- Light engine is factory sealed for maximum protection from the elements
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120-277 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	72000 Hours
Mounting:	Can be mounted on wall vertically or horizontally
Standards:	ETL, cETL,IP65 Wet Location Listed
Construction:	Aluminum hardware with lens diffuser

FINISHES:
Bronze, Black, Brushed Aluminum

LINE DRAWING:



WS-W36610

FIXTURE COLOR: BLACK

waclighting.com | **Phone** (800) 526.2588 | **Fax** (800) 526.2585 | **Headquarters/Eastern Distribution Center** 44 Harbor Park Drive Port Washington, NY 11050

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. January 2023

Project:	
Location:	
Fixture Type:	WP3
Catalog Number:	

AVAILABLE FINISHES:

Square
WS-W38608

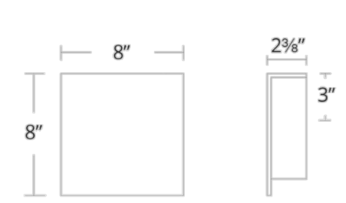
PRODUCT DESCRIPTION
Four equal sides and a stream of light. Square artfully provides geometry to wall surfaces in the daytime when mounted in multiples while providing safe illumination of pathways anddramatic visual intrigue in the evening. Perfect for wall grazing surfaces.

FEATURES
- 277V option available for special order.
- ACLED driverless technology
- State of the art LEDs in a geometric form
- IDA Dark Sky compliant when mounted in a downward orientation

SPECIFICATIONS

Rated Life	54000 Hours
Standards	ETL, cETL,Wet Location Listed,IP65,Title 24 JA8: 2019 Compliant,Dark Sky Friendly
Input	120 VAC,50/60Hz
Dimming	ELV
Color Temp	3000K
CRI	90
Construction	Aluminum hardware

REPLACEMENT PARTS
RPL-GLA-38608 - Glass



WS-W38608

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W38608 8"	3000K	BK Black	10.7W	800	391
	3000K	BZ Bronze	10.7W	800	391

Example: **WS-W38608-BZ**
•For 277V special order, add an "F" before the finish: WS-W38608F-BZ

For custom requests please contact customs@modernforms.com

FIXTURE COLOR: BLACK

ModernForms.com | Phone: (866) 810-6615 | Fax (800) 526-2585
Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

MODERN FORMS

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5500 Greenwood Plaza Blvd., Suite 200
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LAND OF SUSHI
CROWN POINT FILINF NO. 1
AMD 20, LOT 4E

PARKER, COLORADO

#	Date	Issue / Description	Init.
-			

Project No:	LOS000001
Drawn By:	JRC
Checked By:	SMB
Date:	05/02/2023

PHOTOMETRIC DETAILS

H:\Land of Sushi\Parker, CO_LOS000001_Cottonwood Drive\0LITE\2-Plan\LOS01_05-Lite Dets.dwg - Scott Brown - 2015-04-16

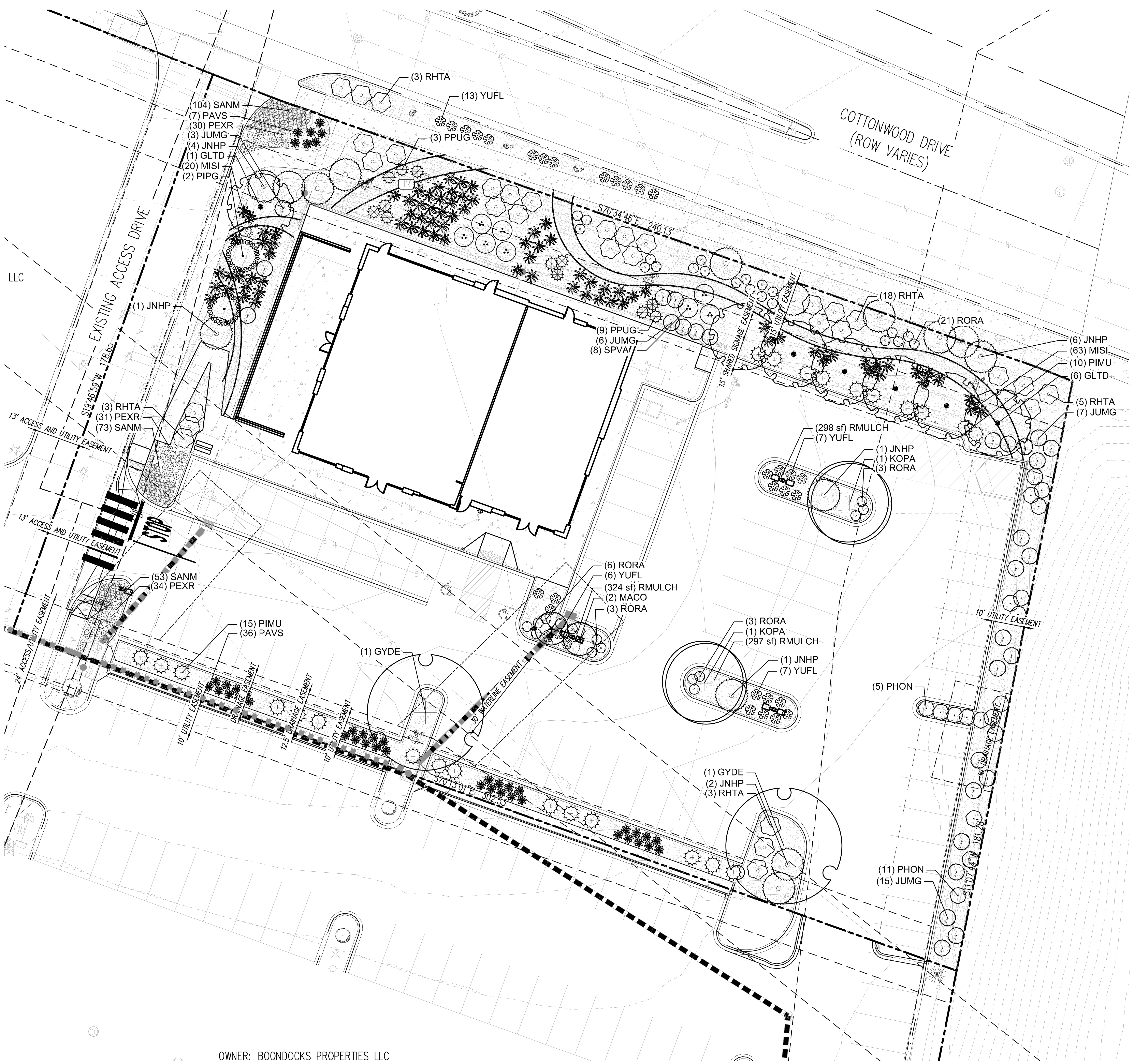
LAND OF SUSHI

CROWN POINT FILING NO.1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN DOCUMENTS

MAY 2023



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SCALE: 1"=20'

LANDSCAPE SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
	GLTD	7	STREET KEEPER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM	B&B	2" CAL	45`X20`
	GYDE	2	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL	50`X35`
	KOPA	2	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	B&B	2" CAL	30`X25`
EVERGREEN TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**CAL / SIZE**	**HT. X SPD.**
	PIPG	2	FAT ALBERT COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA 'FAT ALBERT'	B&B	6` HT	15`X10`
ORNAMENTAL TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**CAL / SIZE**	**HT. X SPD.**
	MACO	2	CORALBURST CRABAPPLE	MALUS X 'CORALCOLE' TM	B&B	1.5" CAL	12`X10`
UPRIGHT JUNIPERS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	**WATER USE**
	JUMG	31	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	#5 CONT.	20`X5`	VERY LOW
DECIDUOUS SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	**WATER USE**
	PHON	16	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	#5 CONT.	5`X5`	LOW
	RHTA	32	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	1.5`X6`	VERY LOW
	RORA	36	PINK KNOCK OUT ROSE	ROSA X 'RADCON' TM	#5 CONT.	3`X3`	LOW
	SPVA	8	VANHOUTTE SPIREA	SPIRAEA X VANHOUTTEI	#5 CONT.	6`X6`	LOW
EVERGREEN SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	**WATER USE**
	JNHP	15	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	#5 CONT.	10"X10`	VERY LOW
	PPUG	12	DWARF GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.	3`X4`	LOW
	PIMU	25	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	#5 CONT.	6`X5`	LOW
	YUFL	33	BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	#5 CONT.	2`X3`	VERY LOW
ORNAMENTAL GRASSES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	**WATER USE**
	MISI	84	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#1 CONT.	5`X4`	LOW
	PAVS	43	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	4`X3`	LOW
PERENNIALS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	**WATER USE**
	PEXR	95	RED ROCKS PENSTEMON	PENSTEMON X MEXICALI 'P008S' TM	#1 CONT.	2.5`X1.5`	VERY LOW
	SANM	230	MARCUS SALVIA	SALVIA NEMOROSA 'MARCUS'	#1 CONT.	1`X1`	VERY LOW
MULCH	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**TYPE**		
	RMULCH	13,001 SF	ANGULAR MOUNTAIN GRANITE	2" ROCK COBBLE MULCH	MULCH		
	RMULCH2	1,114 SF	SPECKLED WHITE RIVER ROCK	4-6" ROCK COBBLE MULCH	MULCH		

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

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Greenwood Village, CO 80111
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GallowayUS.com

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LAND OF SUSHI
CROWN POINT FILINF NO. 1
AMD 20, LOT 4E

PARKER, COLORADO

#	Date	Issue / Description	Init.

Project No: LOS000001
Drawn By: BH
Checked By: JR
Date: 02/03/2023

LANDSCAPE PLAN

LAND OF SUSHI

CROWN POINT FILING NO.1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN DOCUMENTS

MAY 2023

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. 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.
3. 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.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. 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).
6. 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.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. 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.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. 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.
14. 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.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. 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.

PLANTING

17. 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.
18. 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.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
20. 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.
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
22. 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.
23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
24. 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: GREEN.
25. 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.
26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
27. 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

28. 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.
29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
30. 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.
31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
32. 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.
33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-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.

IRRIGATION CONCEPT

1. 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.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. 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

1. 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.
2. 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.
3. 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.

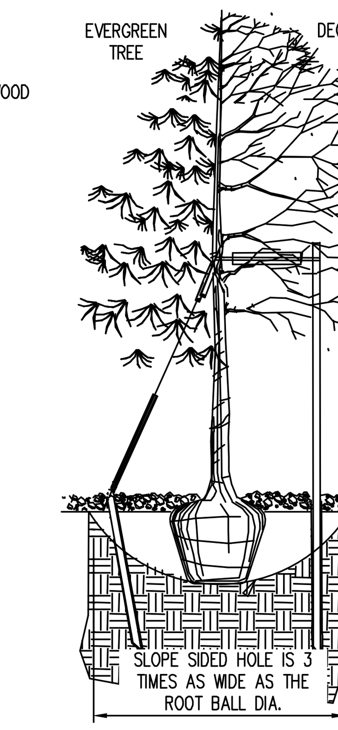
LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
13.06.070 (L)(2)	MIN. SITE LANDSCAPING STANDARDS	COMMERCIAL - MIN. 15%	TOTAL AREA 47,044 SF X 0.15	7,056 SF	11,761 SF
13.06.070 (L)(2)	MIN. SITE LANDSCAPING STANDARDS	LIVING MATERIALS - MIN. 75% OF LANDSCAPE AREA	LANDSCAPE AREA 11,761 SF X 0.75	8,820 SF	8,945 SF
13.06.070 (L)(5)	MIN. SITE LANDSCAPING STANDARDS	1 TREE / 1500 SF LANDSCAPE AREA	11,761 SF / 1500	8 TREES	8 TREES
13.06.070 (L)(5)	MIN. SITE LANDSCAPING STANDARDS	5 SHRUBS / 1500 SF LANDSCAPE AREA	(11,761 SF / 1500) X 5	40 SHRUBS	40 SHRUBS
13.06.070 (L)(5)©	MIN. SITE LANDSCAPING STANDARDS	MIN. 25% MAX 50% EVERGREEN	8 TREES X 0.25	2 TREES	2 SPRUCE TREES
13.06.070 (M)	STREETSCAPE LANDSCAPING COTTONWOOD DRIVE	TREES NO GREATER THAN 40 FT APART	240 LF / 40	6 TREES	6 TREES *
13.06.070 (O)(5)	PARKING LOT PERIMETER	EAST - PARKING LOT BUFFER SCREEN	ADJACENT TO SIMILAR USE	8 FT	8 FT+ - 31 SHRUBS
13.06.070 (O)(5)	PARKING LOT PERIMETER	NORTH - PARKING LOT BUFFER SCREEN	ADJACENT TO SIMILAR USE	8 FT	8 FT+ - 53 SHRUBS & 21 GRASSES
13.06.070 (O)(5)	PARKING LOT PERIMETER	WEST - PARKING LOT BUFFER SCREEN	ADJACENT TO SIMILAR USE	8 FT	8 FT+ -191 PERENNIALS
13.06.070 (O)(6)	PARKING LOT PERIMETER	SOUTH - PARKING LOT TO PARKING LOT BUFFER SCREEN	ADJACENT TO PARKING LOT	8 FT	8 FT - 20 SHRUBS & 36 GRASSES
13.06.070 (P)(2)	INTERNAL PARKING LOT LANDSCAPING	10% OF PARKING ALLOCATED TO LANDSCAPE ISLANDS	3,888 SF X 0.10	388 SF	600 SF
13.06.070 (P)(4)	INTERNAL PARKING LOT LANDSCAPING	1 TREE / 162 SF LANDSCAPE ISLAND	600 SF / 162	4 TREES	4 TREES
13.06.070 (P)(4)	INTERNAL PARKING LOT LANDSCAPING	5 SHRUBS / 162 SF LANDSCAPE ISLAND (1 SHRUB/ADD. 15 SF)	(600 SF / 162) X 5	19 SHRUBS	19 SHRUBS
	* UNABLE TO MEET SPACING REQUIREMENT DUE TO EXISTING EASEMENTS & UTILITIES				

NOTE: BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED

PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING



NOTES:
1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
2. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
3. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.

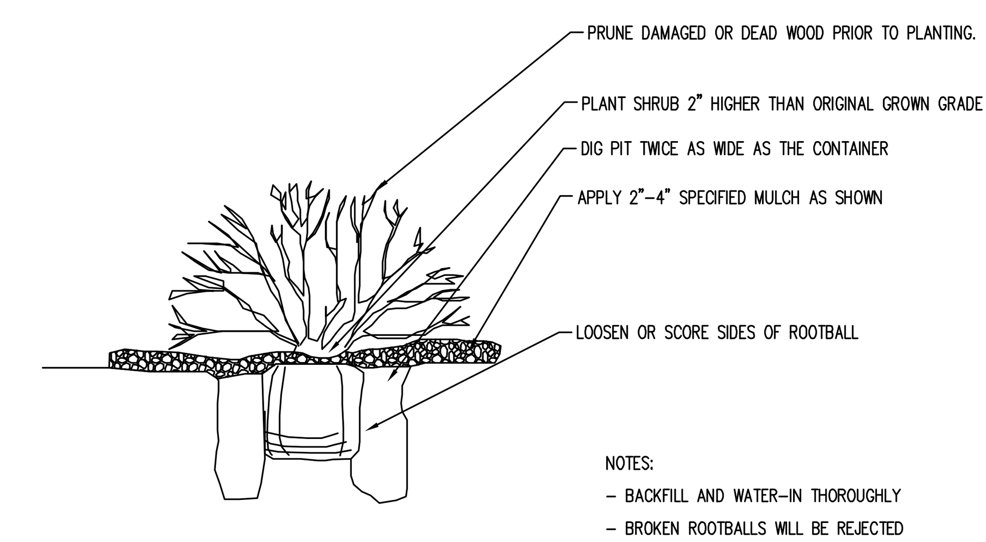
4. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.

5. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.

6. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.

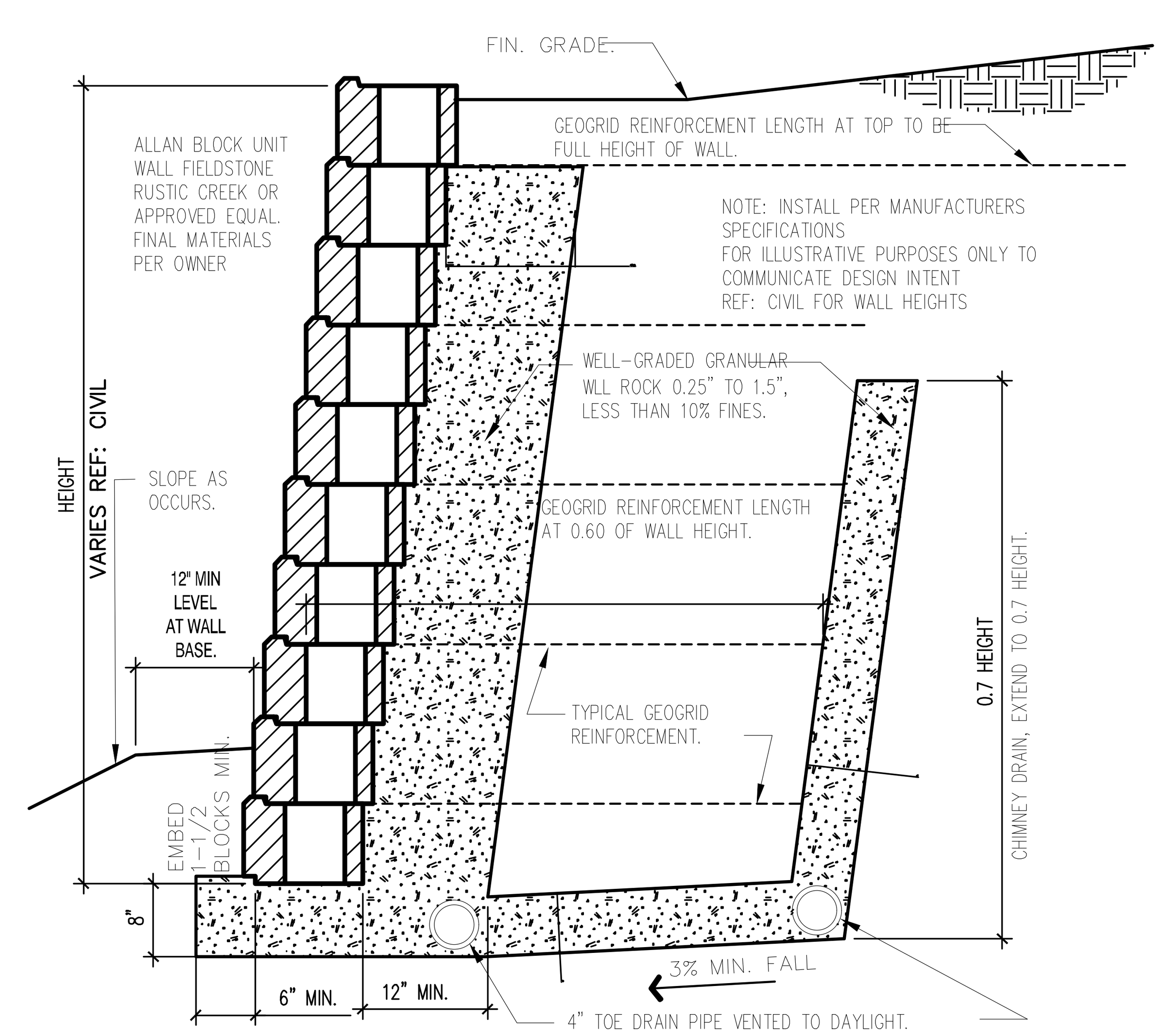
7. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

1 TOWN OF PARKER TREE PLANTING
N.T.S.



NOTES:
- BACKFILL AND WATER-IN THOROUGHLY
- BROKEN ROOTBALLS WILL BE REJECTED

2 TOWN OF PARKER SHRUB PLANTING STANDARD
N.T.S.



3 ALLEN BLOCK WALL OR APPROVED EQUAL
N.T.S
FX-SI-FX-MAS-01

INSTALL PER MANUFACTURERS SPECIFICATIONS WAUSAU TILE MF2204 FLAT STEEL BENCH BLACK POWDER COAT OR APPROVED EQUAL. FINAL MATERIALS/PRODUCT PER OWNER.

4 WAUSAU TILE STEEL BENCH OR APPROVED EQUAL
N.T.S.

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LAND OF SUSHI
CROWN POINT FILINF NO. 1
AMD 20, LOT 4E

PARKER, COLORADO

#	Date	Issue / Description	Init.

Project No:	LOS000001
Drawn By:	BH
Checked By:	JR
Date:	04/26/2023

LANDSCAPE NOTES & DETAILS

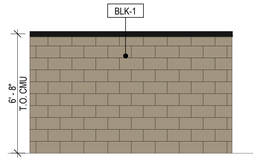
H:\L\Land of Sushi\Parker, CO_LOS000001_Cottonwood Drive\0PLA\2-Plan\LOS01_L0.0_Landscape notes & details.dwg - Scott Brown - 2015-04-16

GENERAL ELEVATION NOTES:

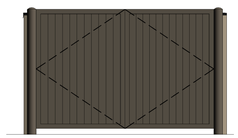
1. ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
2. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
3. REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
4. CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS
5. COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS
6. PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
7. EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUNDCOVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING

EXTERIOR ELEVATION LEGEND:

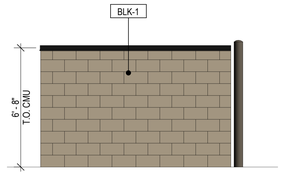
WD-1	LONG BOARD- LINK & LOCK SYSTEM	COLOR: DARK BAMBOO
M-1	MASONRY VENEER- ECHELON- MESASTONE	COLOR: DURANGO
M-2	MASONRY VENEER- ECHELON- TRENDSTONE	COLOR: MISSION WHITE
BLK-1	MASONRY BLOCK - ECHELON- MESASTONE	COLOR: DURANGO
T-1	TILE - DALTILE - 3" X 6"	COLOR: CORTON SABLE LIMESTONE
ST-1	STUCCO FINISH- DRYVIT- CLASSIC FINISH	COLOR: MATCH BENJAMIN MOORE- 1515 NATURAL ELEMENTS
MTL-1	PREFINISHED METAL	COLOR: BLACK



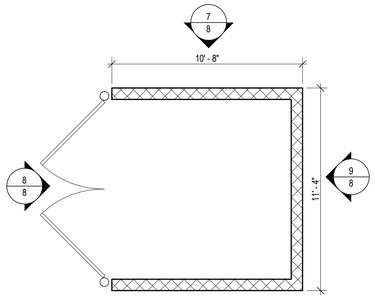
9 TRASH ENCLOSURE BACK ELEVATION
SCALE: 1/4" = 1'-0"



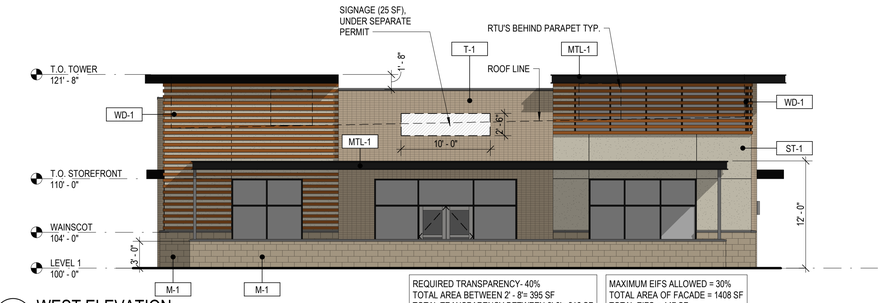
8 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



7 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



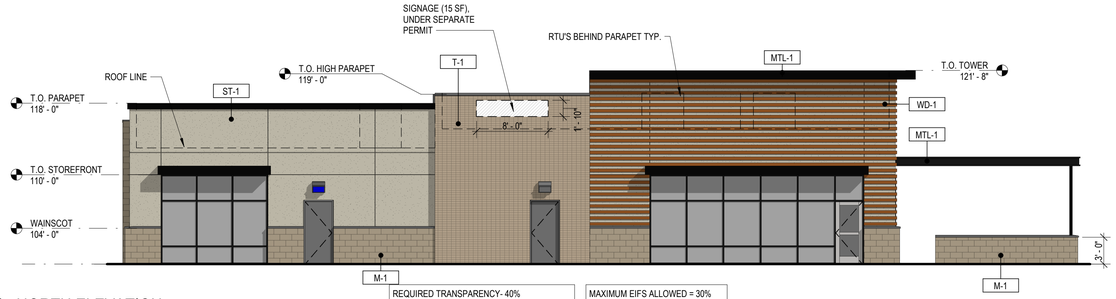
6 TRASH ENCLOSURE FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

REQUIRED TRANSPARENCY- 40%
TOTAL AREA BETWEEN 2' - 8"= 395 SF
TOTAL TRANSPARENCY BETWEEN 2'-8"= 216 SF
PROVIDED TRANSPARENCY= 55%

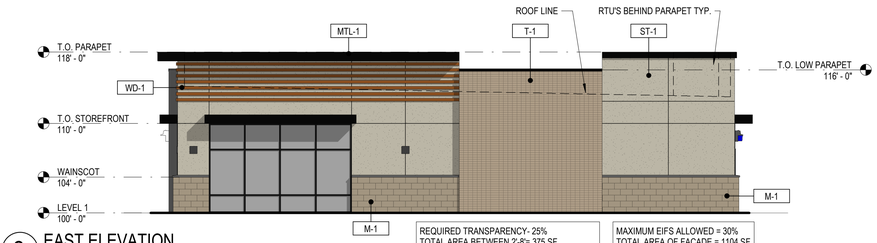
MAXIMUM EIFS ALLOWED = 30%
TOTAL AREA OF FACADE = 1408 SF
TOTAL EIFS = 147 SF
EIFS PERCENTAGE = 10%



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

REQUIRED TRANSPARENCY- 40%
TOTAL AREA BETWEEN 2'-8"= 517SF
TOTAL TRANSPARENCY BETWEEN 2'-8"= 216SF
PROVIDED TRANSPARENCY= 42%

MAXIMUM EIFS ALLOWED = 30%
TOTAL AREA OF FACADE = 1698 SF
TOTAL EIFS = 355 SF
EIFS PERCENTAGE = 21%



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

REQUIRED TRANSPARENCY- 25%
TOTAL AREA BETWEEN 2'-8"= 375 SF
TOTAL TRANSPARENCY BETWEEN 2'-8"= 96 SF
PROVIDED TRANSPARENCY= 26%

MAXIMUM EIFS ALLOWED = 30%
TOTAL AREA OF FACADE = 1104 SF
TOTAL EIFS = 340 SF
EIFS PERCENTAGE = 30%

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

REQUIRED TRANSPARENCY- 40%
TOTAL AREA BETWEEN 2'-8"= 517SF
TOTAL TRANSPARENCY BETWEEN 2'-8"= 323SF
PROVIDED TRANSPARENCY= 63%

MAXIMUM EIFS ALLOWED = 30%
TOTAL AREA OF FACADE = 1690 SF
TOTAL EIFS = 150 SF
EIFS PERCENTAGE = 9%

5 ENLARGED PLAN FIRE RISER
SCALE: 1/2" = 1'-0"

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LAND OF SUSHI
SITE PLAN DOCUMENTS
.
PARKER, CO

#	Date	Issue/Description

Project No:	LOS000001.30
Drawn By:	BAO
Checked By:	BAO

COLORED ELEVATIONS/
ENLARGED FIRE RISER PLAN

8

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