

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

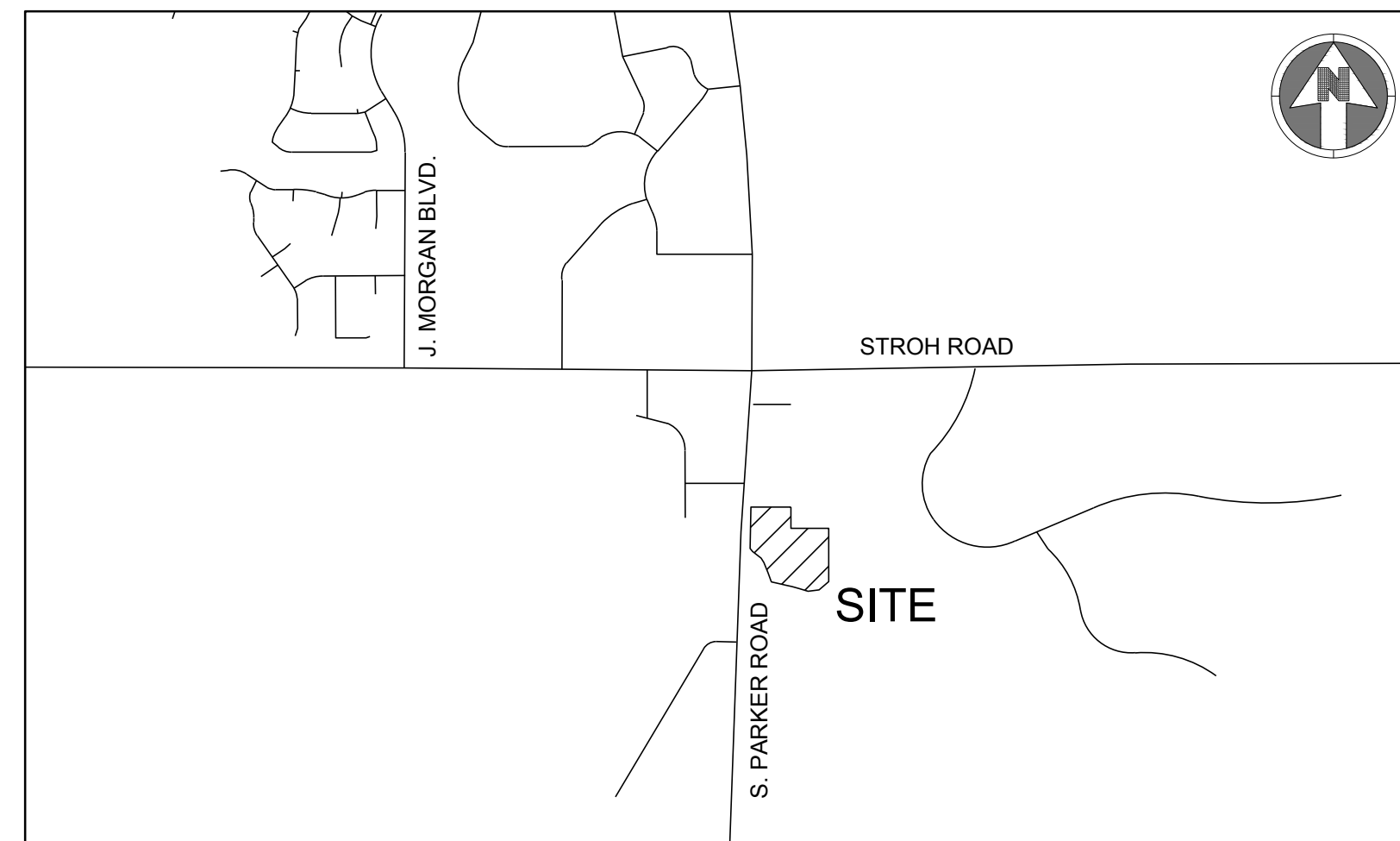
SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

SITE STATISTICS			
ZONING	MC		
LOT AREA	SF	ACREA	%OF TOTAL
GROSS	177,770	4.08	100%
NET	177,770	4.08	100%
SITE DATA	SF	ACREA	%OF TOTAL
BUILDING AREA	16,141	0.37	9.07%
HARDSCAPE AREA	63,220	1.45	35.54%
LANDSCAPE AREA (REQ'D:15%)	98,409	2.26	55.39%
TOTAL	177,770	4.08	100%

PARKING	GFA (SF)	PARKING FORMULA	REQUIRED	PROVIDED
MEDICAL OFFICE BUILDING	29,788	1 /300 SF	100	121
ACCESSIBLE SPACES			9+3 VAN*	9+3 VAN
BICYCLE PARKING	29,788	2 PER 10,000 SF	3	8

SETBACK		
PROPERTY SIDE	REQUIRED	PROVIDED
NORTH	25'	107'
EAST	25'	279.28'
SOUTH	25'	60.45'
WEST	65' (MAX)	60.02'



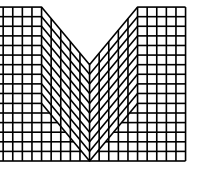
VICINITY MAP
SCALE:1"=1,000'

Sheet List Table	
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14	LIGHTING CUT SHEETS & LUMINAIRE SCHEDULE



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



M I R O

S.A. MIRO INC.
CONSULTING ENGINEERS

4582 South Ulster Street
Suite 750, Denver, CO 80237
303-741-3737
www.samiro.com

PARKER NHC

PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023

CONTACTS:

OWNER'S REPRESENTATIVE
MEDDEVELOPMENT, LLC
JOHN ALMEIDA
10800 FARLEY, SUITE 380
OVERLAND PARK, KS 66210
816-564-2393

ENGINEER
S.A. MIRO INC.
JASON CARR
4582 SOUTH ULSTER STREET
SUITE 750 DENVER, CO 80237
303-741-3737

SURVEYOR
ENGINEERING SERVICE COMPANY
CHARLES BECKSTROM
14190 E. EVANS AVENUE
AURORA, CO 80014
303-337-1393

PUBLIC UTILITIES:

SOUTH METRO FIRE DISTRICT
9195 E. MINERAL AVENUE
CENTENNIAL, CO 80112
P: (720) 989-2244

PARKER WATER & SANITATION DISTRICT
18100 WOODMAN ROAD
PARKER, CO 80134
P: (303) 841-4627

TOWN OF PARKER
20120 E. MAIN STREET
PARKER, CO 80138
P: (303) 840-9546

BASIS OF BEARING:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S89°59'29"W AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK:

DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83) ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

FIRE FLOW BLOCK

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1875 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 2 FIRE HYDRANTS
INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2015 INTERNATIONAL FIRE CODE AND 2015 INTERNATIONAL BUILDING CODE

OCCUPANCY GROUPS: B

CONSTRUCTION TYPE: 2B

FIRE FLOW CALCULATION AREA: 29,788 SF
TOTAL BUILDING AREA: 29,788 SF

BUILDING IS TO BE CONSTRUCTED WITH AUTOMATED FIRE SPRINKLER SYSTEM (NFPA 13) SO FIRE FLOW REQUIREMENT HAS BEEN REDUCED BY 50%.

DATE
10/25/2023

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SP22-XXX

SHEET TITLE
COVER SHEET

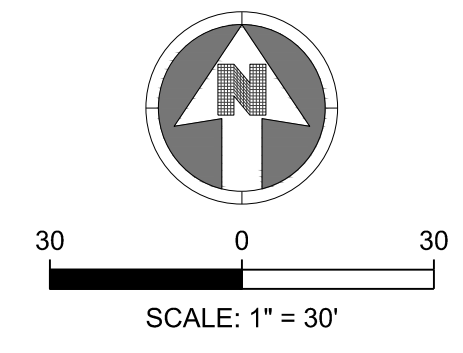
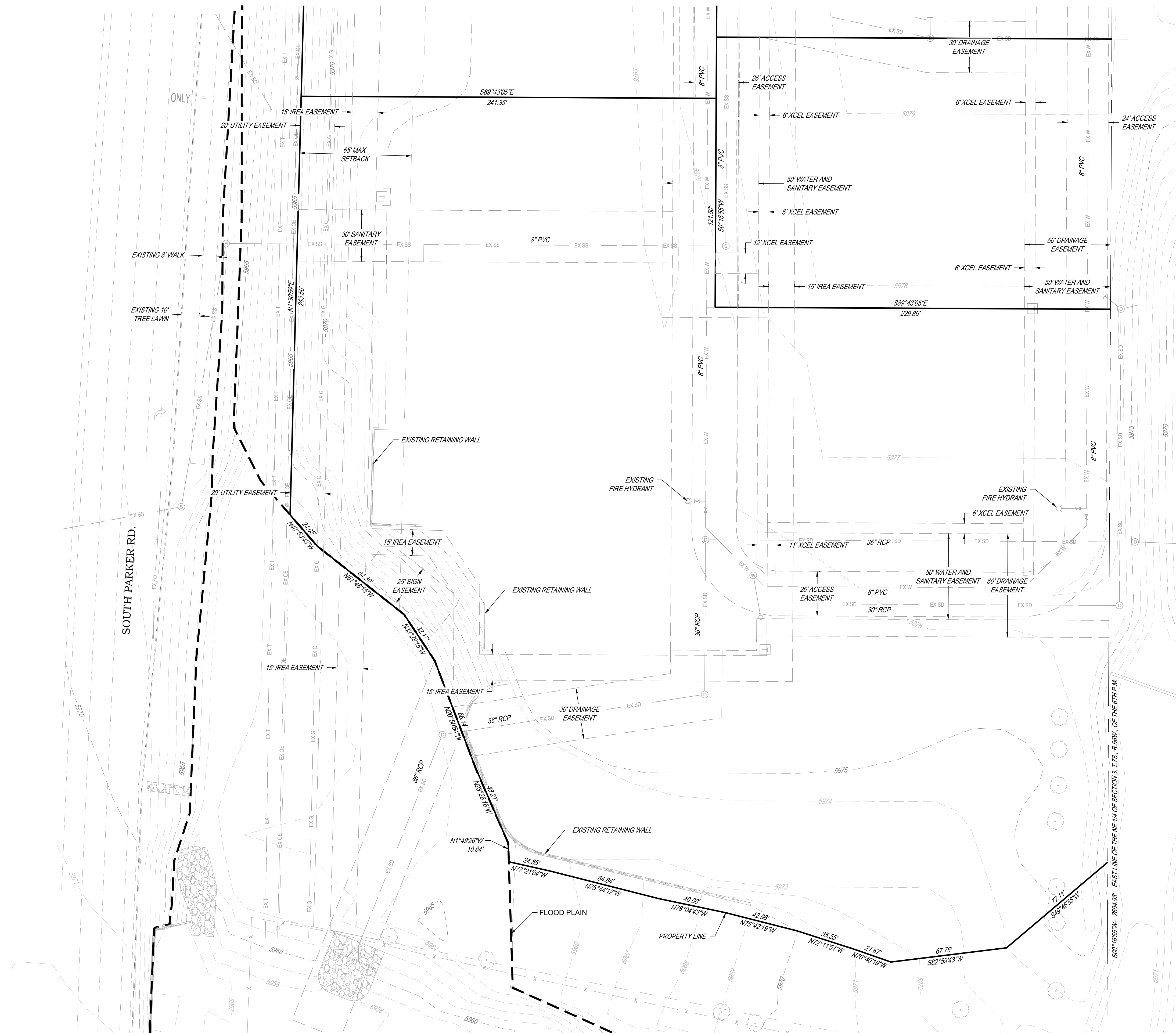
DRAWING NUMBER

01 OF 14

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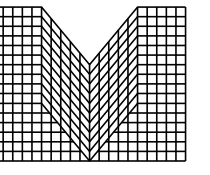
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**EXISTING
CONDITIONS PLAN**

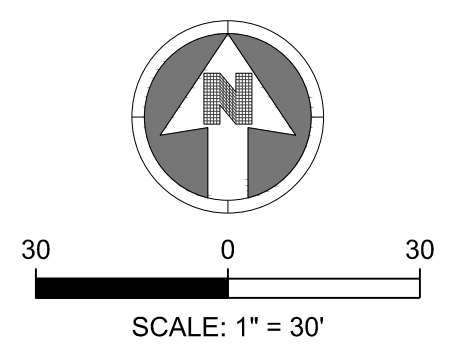
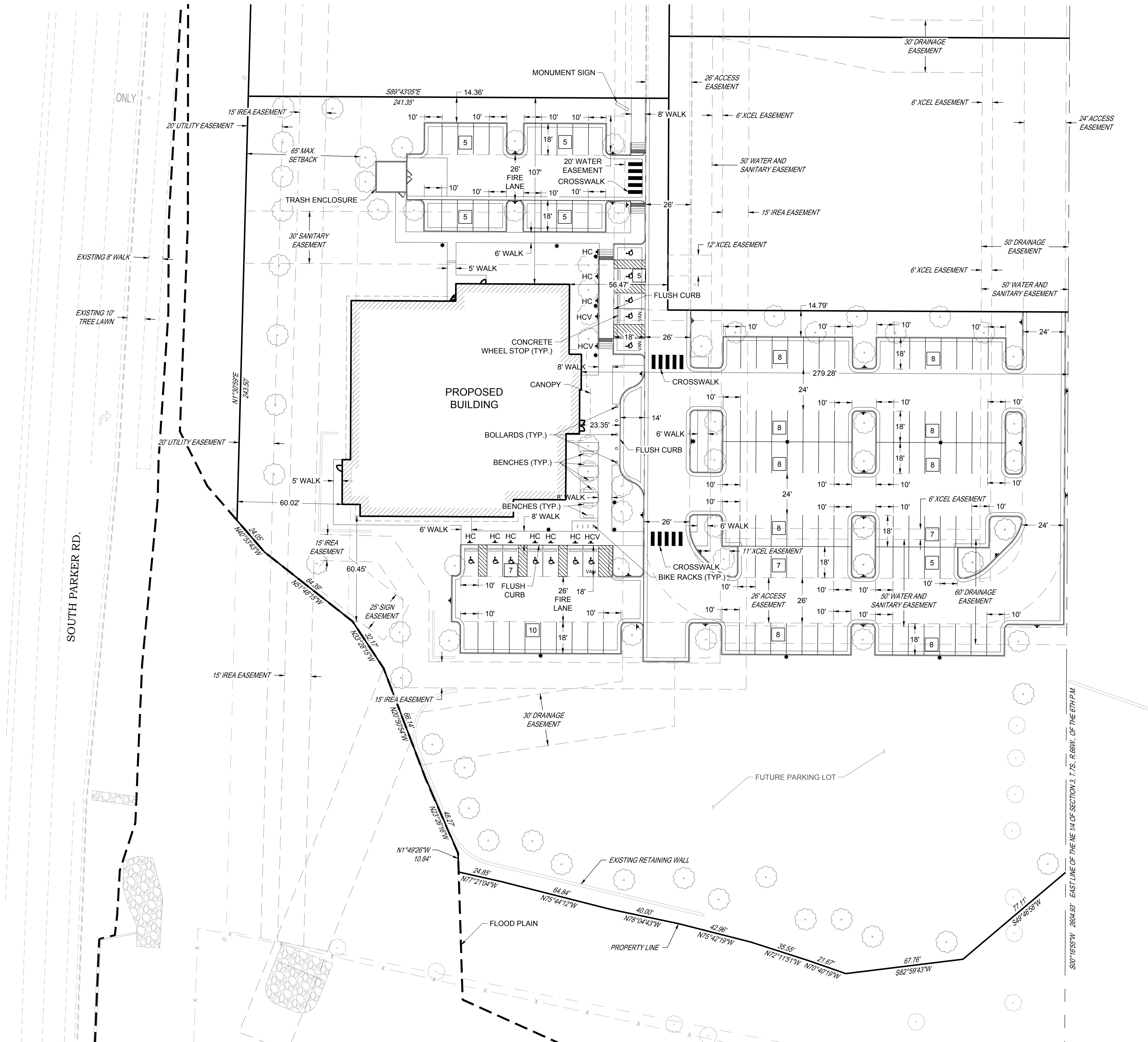
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02 OF 14

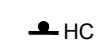


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LEGEND:

-  PROPOSED "HANDICAP PARKING" SIGN
-  PROPOSED "VAN ACCESSIBLE HANDICAP PARKING" SIGN
-  PARKING STALL COUNT
9'X18' MINIMUM DIMENSIONS
UNLESS OTHERWISE SPECIFIED

PARKING COUNT	
9'X18' STANDARD STALL	87
10'X18' STANDARD STALL	34
9'X18' ACCESSIBLE STALL	8
10'X18' ACCESSIBLE STALL	1
9'X18' VAN ACCESSIBLE STALL	3
TOTAL	133



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PLANTING SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	WIDTH
DECIDUOUS SHADE TREES						
WCA	<i>Catalpa speciosa</i>	Western Catalpa	2.5" cal.	as shown	40-60'	30-50'
WHB	<i>Celtis reticulata</i>	Western Hackberry	2.5" cal.	as shown	60'	40'
SHL	<i>Gleditsia triacanthos inermis 'Shademaster'</i>	Shademaster Honeylocust	2.5" cal.	as shown	50'	35'
KCT	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	2.5" cal.	as shown	50-60'	40-50'
ENO	<i>Quercus robur</i>	English Oak	2.5" cal.	as shown	40-60'	40-60'
BRO	<i>Quercus macrocarpa</i>	Bur Oak	2.5" cal.	as shown	50-80'	50-80'
CKO	<i>Quercus muhlenbergii</i>	Chinkapin Oak	2.5" cal.	as shown	40 - 50'	40-50'
ACL	<i>Ulmus x 'Accolade'</i>	Accolade Elm	2.5" cal.	as shown	60 - 75'	35-45'
EVERGREEN TREES						
PPN	<i>Pinus ponderosa</i>	Ponderosa Pine	8'	as shown	40'	25'
VWP	<i>Pinus flexilis 'Vanderwolf's Pyramid'</i>	Vanderwolf's Pyramid Limber Pine	8'	as shown	20'	10'
ORNAMENTAL TREES						
ABS	<i>Amelanchier x grandiflora</i>	Autumn Brilliance Serviceberry	2" cal.	as shown	15 - 20'	10'
ACH	<i>Prunus maackia</i>	Amur Chokecherry	2" cal.	as shown	20-30'	20-25'
EVERGREEN SHRUBS						
PMZ	<i>Arctostaphylos coloradoensis</i>	Panchito Manzanita	#5	4' o.c.	12-24"	4'
BFJ	<i>Juniperus sabina 'Buffalo'</i>	Buffalo Juniper	#5	4' o.c.	12"	6'
SMP	<i>Pinus mugo 'Slowmound'</i>	Slowmound Mugo Pine	#5	4' o.c.	3'	4'
DECIDUOUS SHRUBS						
SKS	<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	#5	6' o.c.	6-12'	6-12'
MGY	<i>Cercocarpus montanus</i>	Mountain Mahogany	#5	6' o.c.	10'	6'
FRB	<i>Chamaebatiaria millefolium</i>	Fernbush	#5	4' o.c.	3-5'	3-6'
IDG	<i>Cornus sericea 'Isanti'</i>	Isanti Dogwood	#5	4' o.c.	4-6'	4'
DGM	<i>Acer ginnala 'Compacta'</i>	Dwarf Ginnala Maple	#5	6' o.c.	8'	8'
RSG	<i>Perovskia artiplicifolia</i>	Russian Sage	#5	4' o.c.	4'	4'
MKO	<i>Philadelphus lewisii 'Cheyenne'</i>	Cheyenne Mockorange	#5	6' o.c.	5-7'	4-6'
NNB	<i>Physocarpus monogynus</i>	Native Ninebark	#5	4' o.c.	3-4'	3-4'
WSC	<i>Prunus besseyi</i>	Western Sand Cherry	#5	6' o.c.	4-7'	4-6'
PBS	<i>Prunus besseyi 'Pawnee Buttes'</i>	Pawnee Buttes Sand Cherry	#5	3.5' o.c.	1-2'	4-6'
FRS	<i>Spiraea japonica 'Froebeli'</i>	Froebel Spirea	#5	3' o.c.	3-4'	3-4'
GLS	<i>Rhus aromatica 'Grow Low'</i>	Gro-Low Sumac	#5	6' o.c.	3'	8'
ALV	<i>Viburnum x rhytidophyloides 'Alleghany'</i>	Allegheny Viburnum	#5	6' o.c.	10'	10'
APC	<i>Ribes alpinum</i>	Alpine Currant	#5	4' o.c.	3-6'	3-6'
GMC	<i>Ribes alpinum 'Green Mound'</i>	Green Mound Currant	#5	3' o.c.	3-4'	3-4'
TLS	<i>Rhus trilobata</i>	Three-Leaf Sumac	#5	4' o.c.	3-4'	3-4'
DKL	<i>Syringa meyeri</i>	Dwarf Korean Lilac	#5	4' o.c.	4-6'	4-6'
ORNAMENTAL GRASSES						
BGG	<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blonde Ambition Blue Grama Grass	#1	2' o.c.	2-3'	2-3'
SSG	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Red Switch Grass	#1	2' o.c.	4-5'	2'
LBS	<i>Schizachyrium scoparium 'The Blues'</i>	The Blues Little Bluestem	#1	24" o.c.	30-40"	2'
PERENNIALS						
PCF	<i>Echinacea purpurea</i>	Purple Coneflower	#1	24" o.c.	24-36"	18-24"
SHS	<i>Agastache rupestris</i>	Sunset Hyssop	#1	18" o.c.	24-36"	24-36"

PARKING LOT PERIMETER CHART:

LANDSCAPE AREA TYPE	BUFFER WIDTH REQUIRED	BUFFER WIDTH PROVIDED
PARKING LOT PERIMETER NORTH	ADJACENT TO SITE WITH SIMILAR USE = 8' MIN.	19'
PARKING LOT PERIMETER EAST	ADJACENT TO SITE WITH SIMILAR USE = 8' MIN.	36'
PARKING LOT PERIMETER SOUTH	ADJACENT TO SITE WITH SIMILAR USE = 8' MIN.	121' - 180'

TOWN OF PARKER - NATIVE GRASS MIX 'B'

BOTANICAL NAME	COMMON NAME	%	PLS / ACRE
<i>Elymus trachycaulus</i>	Slender Wheatgrass	22	5.5
<i>Elymus lanceolatus</i>	Sodar Streambank Wheatgrass	18	4.5
<i>Festuca arizonica</i>	Arizona Fescue	13	3.25
<i>Bouteloua gracilis</i>	Blue Grama	13	3.25
<i>Bouteloua dactyloides</i>	Buffalograss	12	3
<i>Hordeum vulgare</i>	Barley Grass	12	3
<i>Muhlenbergia glomerata</i>	Spike Muhly	5	1.25
<i>Oryzopsis hymenoides</i>	Indian Ricegrass	5	1.25
Total lbs per acre:		100	25

SITE PERIMETER LANDSCAPE CHART:

LANDSCAPE AREA TYPE	LENGTH	TREES REQ. (1 / 40' LF)	TREES PROVIDED	EVERGREEN TREES PROVIDED	SHRUBS REQ. (5 / 40' LF)	SHRUBS PROVIDED
North Property Line	445'	12	12	5	56	66
East Property Line	322'	9	10	4	41	41
South Property Line	374'	10	11	8	47	47
West Property Line	488'	13	13	6	61	61
TOTALS:		44	46	23 (50%)		
EVERGREEN TREE REQ.	min 40% max 60%	46 X (.4) = 19 evergreen trees required		23 / 46 = .50		

PARKING LOT INTERIOR LANDSCAPE CALCULATION CHART:

ISLAND TYPE	AREA OF THE ISLAND	# OF TREES REQUIRED (1/ 162 FT)	# OF TREES PROVIDED	# OF SHRUBS REQUIRED (5/162 FT)	# OF SHRUBS PROVIDED
ISLAND 1	561 SQ. FT	1	2	32	24*
ISLAND 2	310 SQ. FT	1	2	15	10*
ISLAND 3	162 SQ. FT.	1	1	5	5
ISLAND 4	231 SQ. FT	1	1	10	10
ISLAND 5	450 SQ. FT	1	2	24	14*
ISLAND 6	450 SQ. FT	1	2	24	14*
ISLAND 7	451 SQ. FT	1	2	24	14*
ISLAND 8	415 SQ. FT	1	2	22	12*
ISLAND 9	263 SQ. FT	1	1	12	12
ISLAND 10	295 SQ. FT	1	1	14	15
ISLAND 11	162 SQ. FT	1	1	5	5
ISLAND 12	162 SQ. FT	1	1	5	5
ISLAND 13	247 SQ. FT	1	1	11	11
ISLAND 14	247 SQ. FT	1	1	11	11
ISLAND 15	213 SQ. FT	1	1	8	9
ISLAND 16	321 SQ. FT	1	1	16	16
ISLAND 17	231 SQ. FT	1	1	10	10
TOTALS:	5,418 SQ. FT	17	23	248	197**

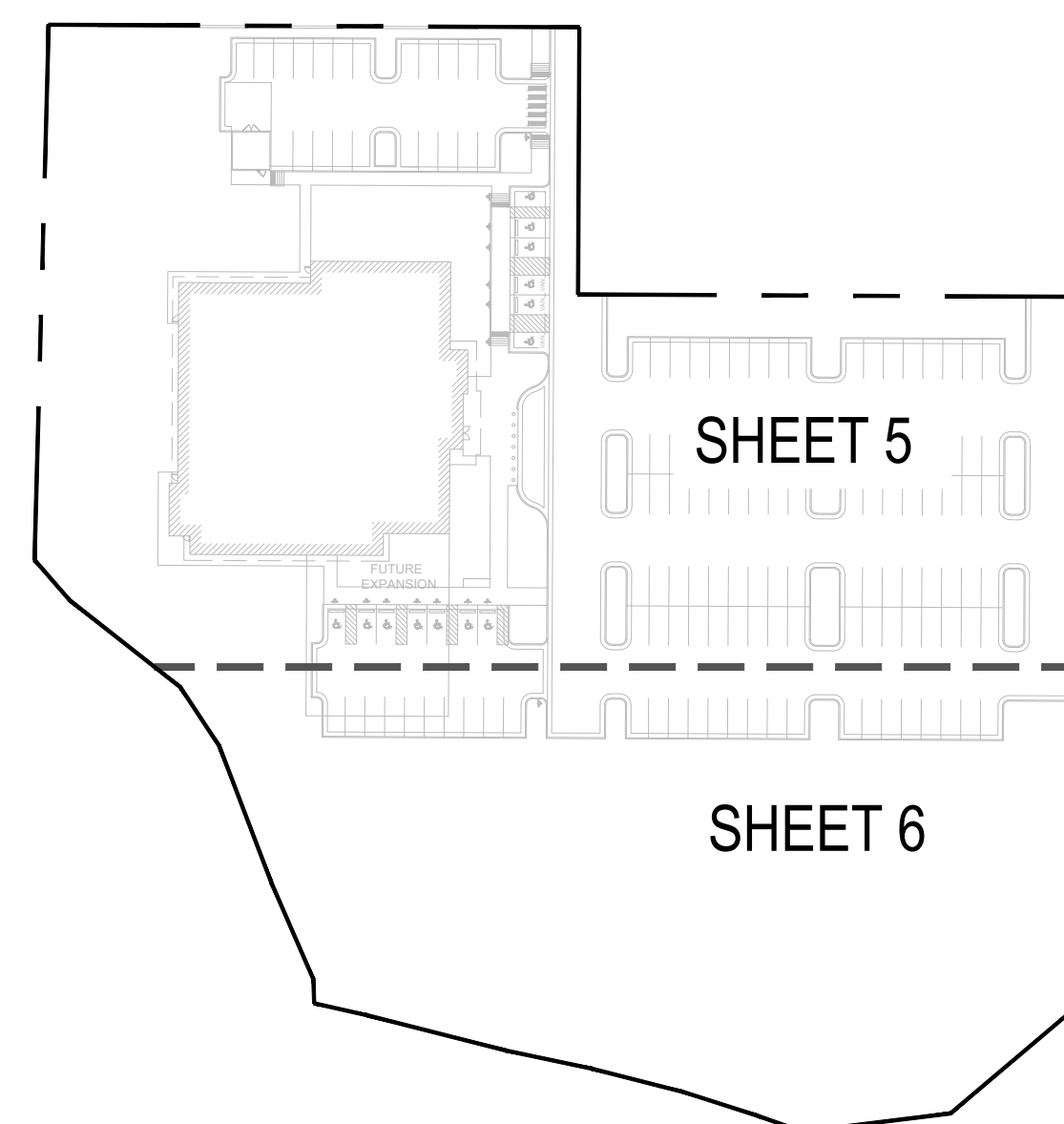
*(1) EXTRA TREE IS BEING PROVIDED = 10 SHRUBS.
 **(6) EXTRA TREES ARE BEING PROVIDED = 60 SHRUBS.

PARKING LOT AREA	ISLAND LANDSCAPE AREA REQUIREMENT - 10%	PROVIDED - 10%
47,972 SF	4,798 SF	5,418 SF (11.3%)

OVERALL LANDSCAPE CALCULATION CHART:

LANDSCAPE AREA TYPE	AREA / LENGTH	REQUIRED AMOUNT	AMOUNT PROVIDED
Total Site Area	177,770 SQ. FT		
Landscape Area		26,666 SQ. FT. (15%) MIN.	98,409 SQ. FT. (55.4%)
% of Living Plant Materials		75% MIN.	88,568 SQ. FT. (90%)
% of Turf Area		4,000 SQ. FT. MAX.	0 SQ. FT. (0%)
% of Evergreen		25-50%	32.9% (26 EVERGREEN TREES / 79 TOTAL TREES)
Total Plantings (1 Tree and 5 shrubs per 1,500 SQ. FT.)	26,666 SQ FT	Required Trees: 18 Required Shrubs: 89	Provided Trees: 56 Provided Shrubs: 443

KEY MAP :



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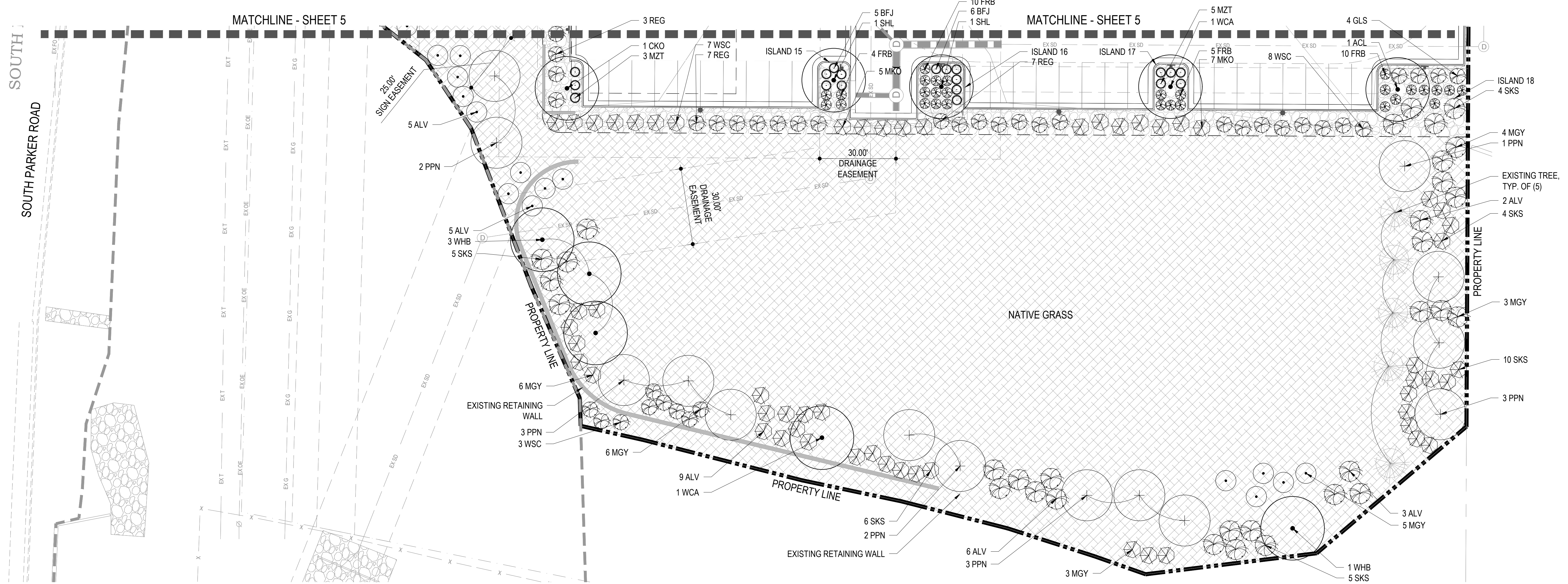
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LANDSCAPE COVER SHEET

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1 LANDSCAPE PLAN
6 SCALE: 1" = 20'

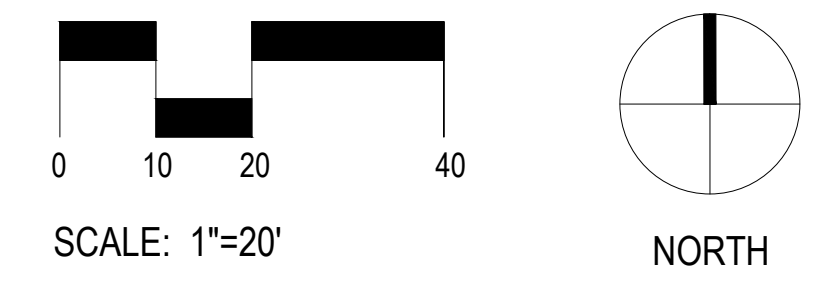
MATERIAL LEGEND:

	PROPERTY LINE
	STEEL EDGER
	EXISTING RETAINING WALL
	CONCRETE PAVING - PEDESTRIAN (4" TH) LIGHT BROOM FINISH W/ SAW CUT JOINTS
	2" RIVER ROCK MULCH
	WESTERN RED CEDAR WOOD MULCH
	CRUSHER FINES
	BENCH
	BIKE RACK

PLANTING LEGEND:

	DECIDUOUS SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	EXISTING TREE TO REMAIN
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASSES
	PERENNIALS
	NATIVE GRASS MIX - SEE SHEET L100 FOR SEED MIX

NOTE: NOTE: A 3" MINIMUM DEPTH AND A GEOTEXTILE FABRIC BASE ARE REQUIRED IN ALL BEDS EXCEPT PERENNIALS AND GROUND COVER.



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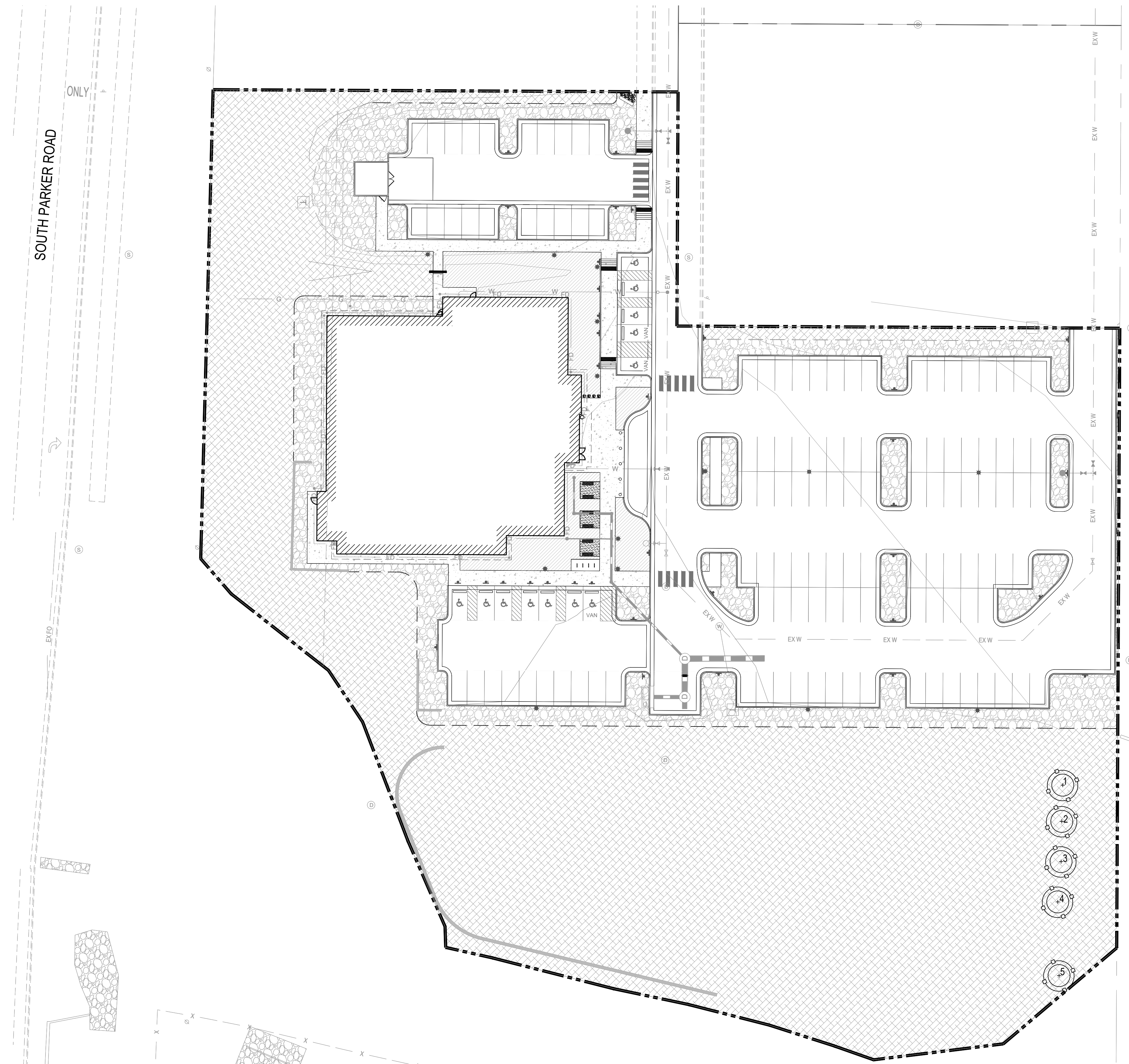
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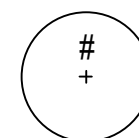
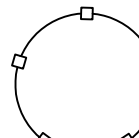

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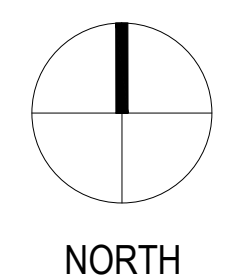
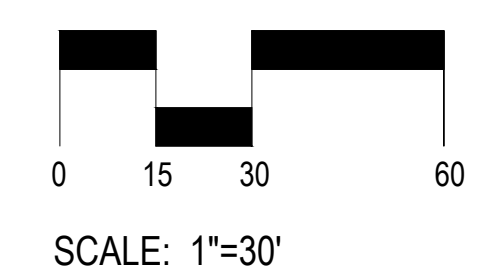
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TREE CONSERVATION LEGEND:

-  EXISTING TREES TO BE PRESERVED
-  TREE PROTECTION FENCING,
RE: DTL. 3 / SHT. 5
-  PROPERTY LINE

1 TREE CONSERVATION PLAN
7 SCALE: 1" = 30'



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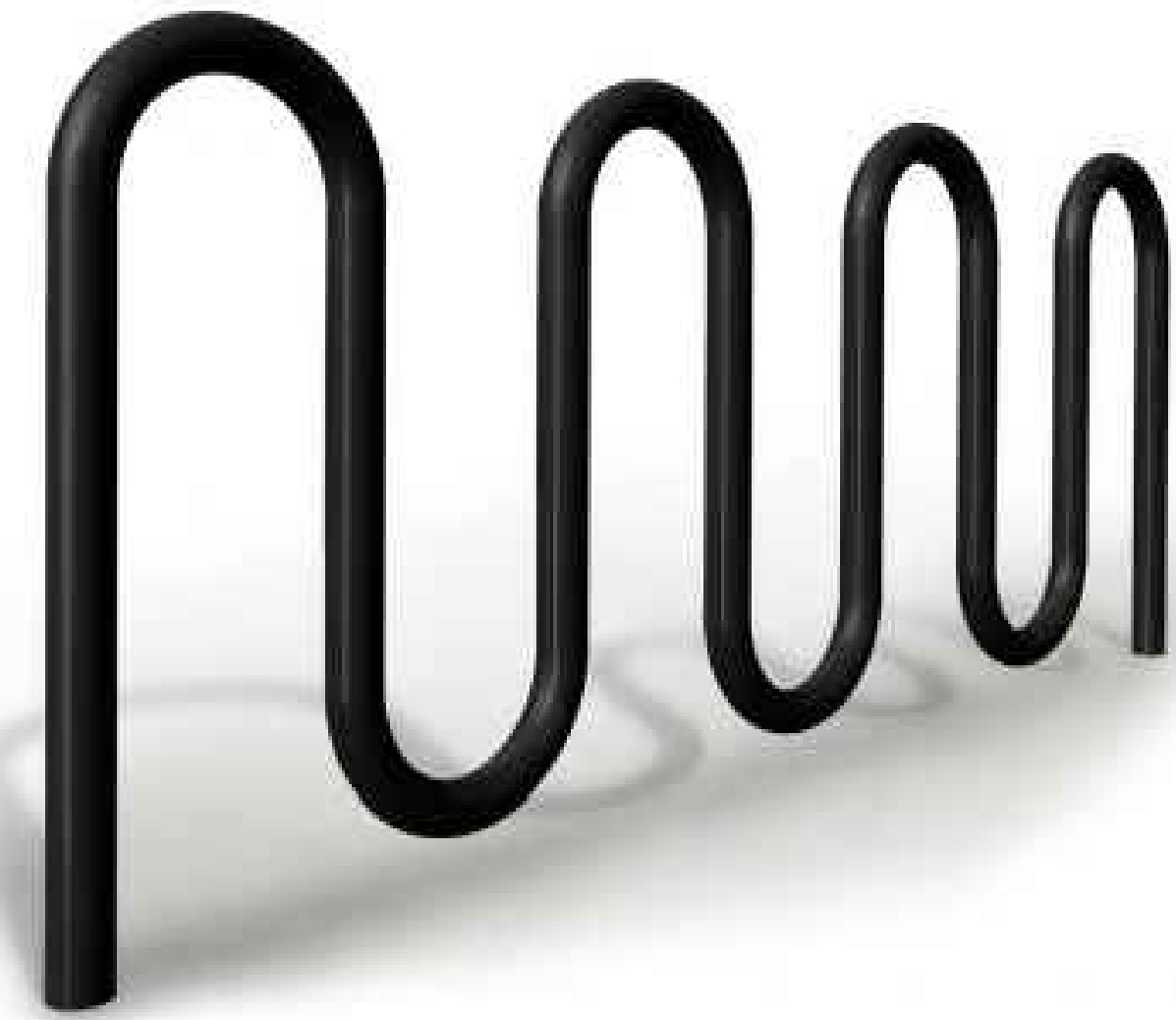
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2ND SUBMITTAL	10/25/2023

DATE	10/25/2023
PARKER PROJECT NUMBER	SP22-XXX
SHEET TITLE	TREE CONSERVATION PLAN
DRAWING NUMBER	7 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



MANU: VICTOR STANLEY
 PRODUCT: BRCS-107
 COLOR: BLACK
 FINISH: POWDER COATED STEEL

5 BIKE RACK
 8 SCALE: NTS



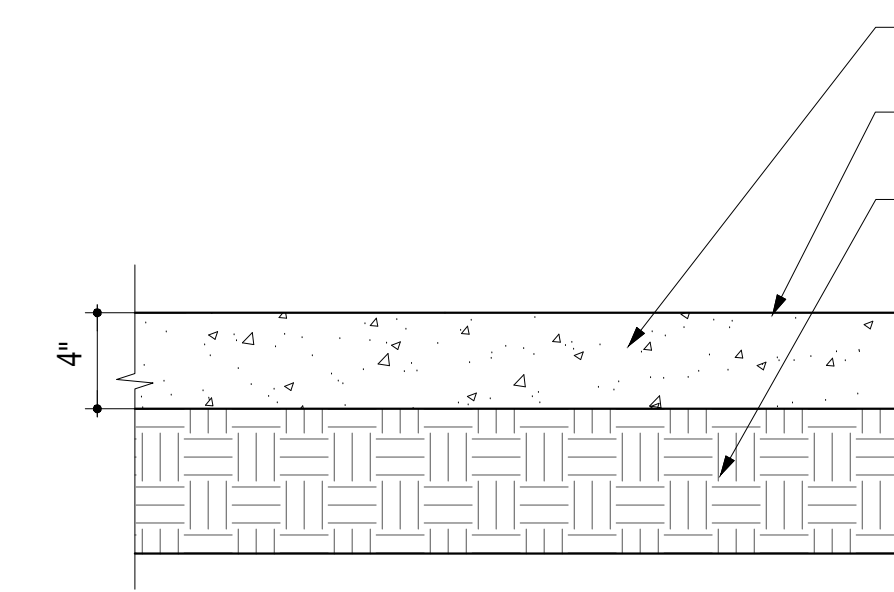
MANU: VICTOR STANLEY
 PRODUCT: RB-36
 COLOR: BLACK
 FINISH: POWDER COATED POLYESTER

3 TRASH RECEPTACLE
 8 SCALE: NTS



MANU: VICTOR STANLEY
 PRODUCT: RMS-24
 COLOR: BLACK
 FINISH: POWDER COATED POLYESTER

4 BENCH
 8 SCALE: NTS

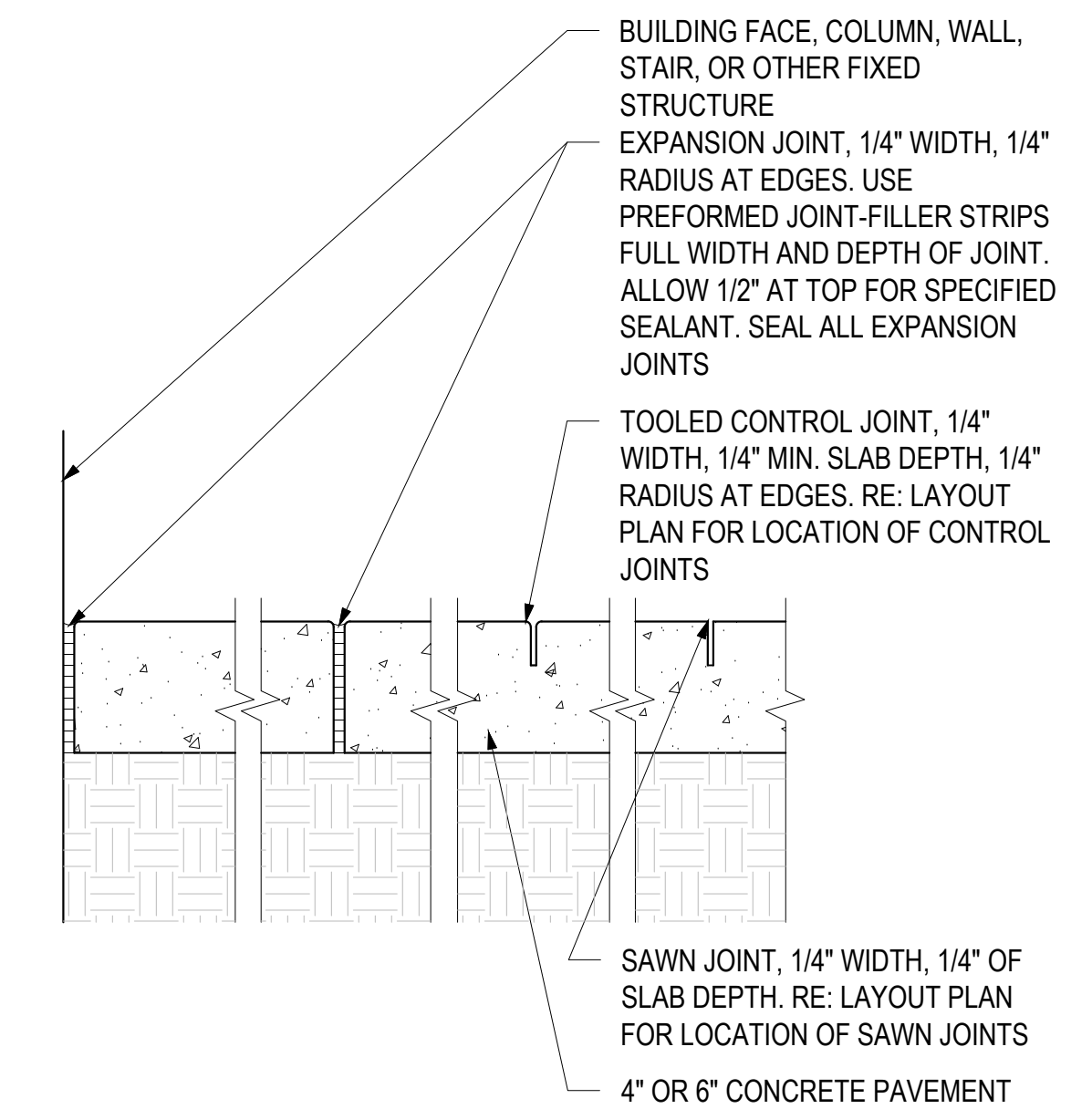


4,000 PSI CONCRETE, AIR ENTRAINED PORTLAND CEMENT.
 LIGHT ACID ETCH FINISH UNLESS OTHERWISE NOTED IN PLANS
 COMPACTED SUBGRADE

NOTES:

1. PROVIDE POSITIVE DRAINAGE OFF PAVING AT ALL LOCATIONS. ADJUST ADJACENT GRADES AS NECESSARY TO PROPERLY DRAIN.
2. MAXIMUM CROSS-SLOPES TO BE 2% UNLESS OTHERWISE SHOWN ON DRAWINGS.
3. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT THICKNESS RECOMMENDATIONS.

1 CONCRETE PAVING DETAIL - PEDESTRIAN
 8 SCALE: 1 1/2" = 1'-0"



BUILDING FACE, COLUMN, WALL, STAIR, OR OTHER FIXED STRUCTURE
 EXPANSION JOINT, 1/4" WIDTH, 1/4" RADIUS AT EDGES. USE PREFORMED JOINT-FILLER STRIPS FULL WIDTH AND DEPTH OF JOINT. ALLOW 1/2" AT TOP FOR SPECIFIED SEALANT. SEAL ALL EXPANSION JOINTS
 TOOLED CONTROL JOINT, 1/4" WIDTH, 1/4" MIN. SLAB DEPTH, 1/4" RADIUS AT EDGES. RE: LAYOUT PLAN FOR LOCATION OF CONTROL JOINTS
 SAWN JOINT, 1/4" WIDTH, 1/4" OF SLAB DEPTH. RE: LAYOUT PLAN FOR LOCATION OF SAWN JOINTS
 4" OR 6" CONCRETE PAVEMENT

2 CONCRETE JOINTING
 8 SCALE: 1-1/2" = 1'-0"



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 720-465-6168
 www.oxbowdc.com

PARKER NHX

PARKER POINTE SUBDIVISION
 LOTS 7, 8, 9 AND 10
 PARKER, CO 80134

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023

DATE

10/25/2023

PARKER PROJECT NUMBER

SP22-XXX

SHEET TITLE

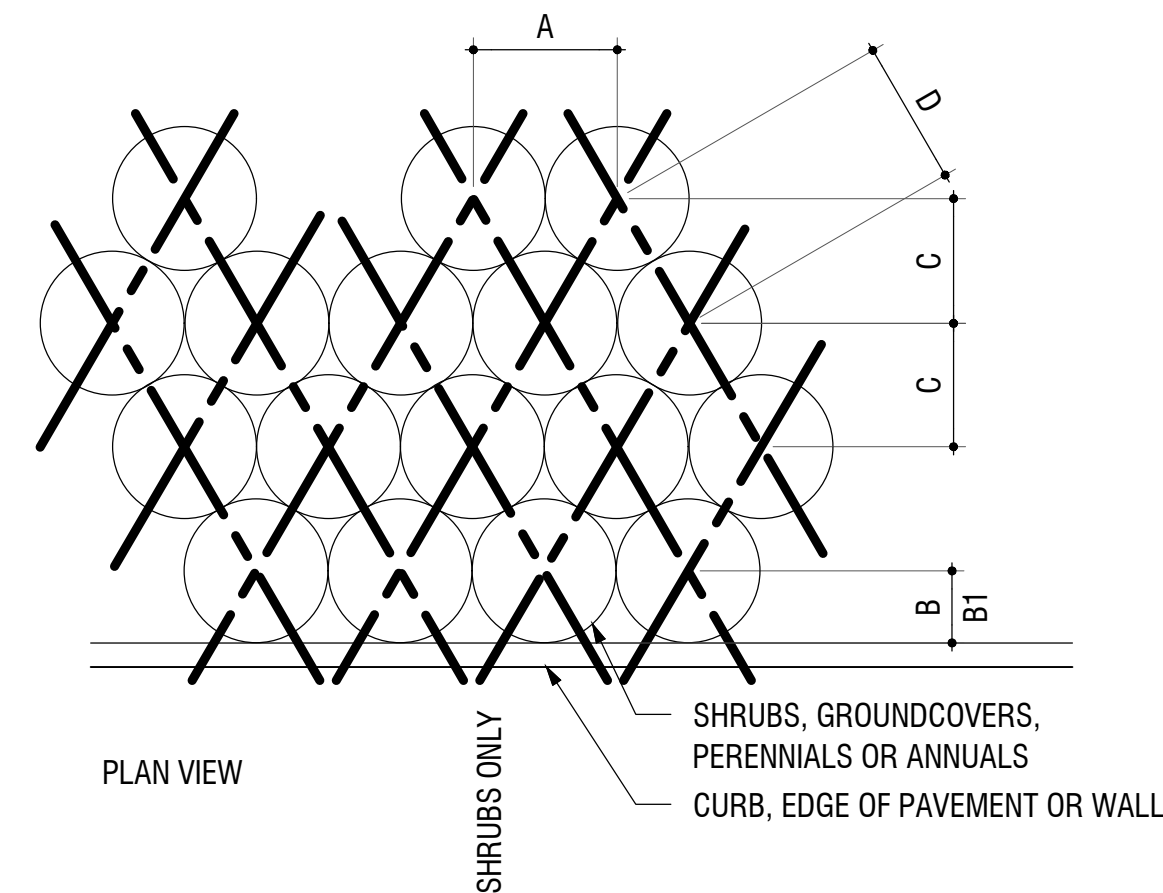
DRAWING NUMBER

8 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

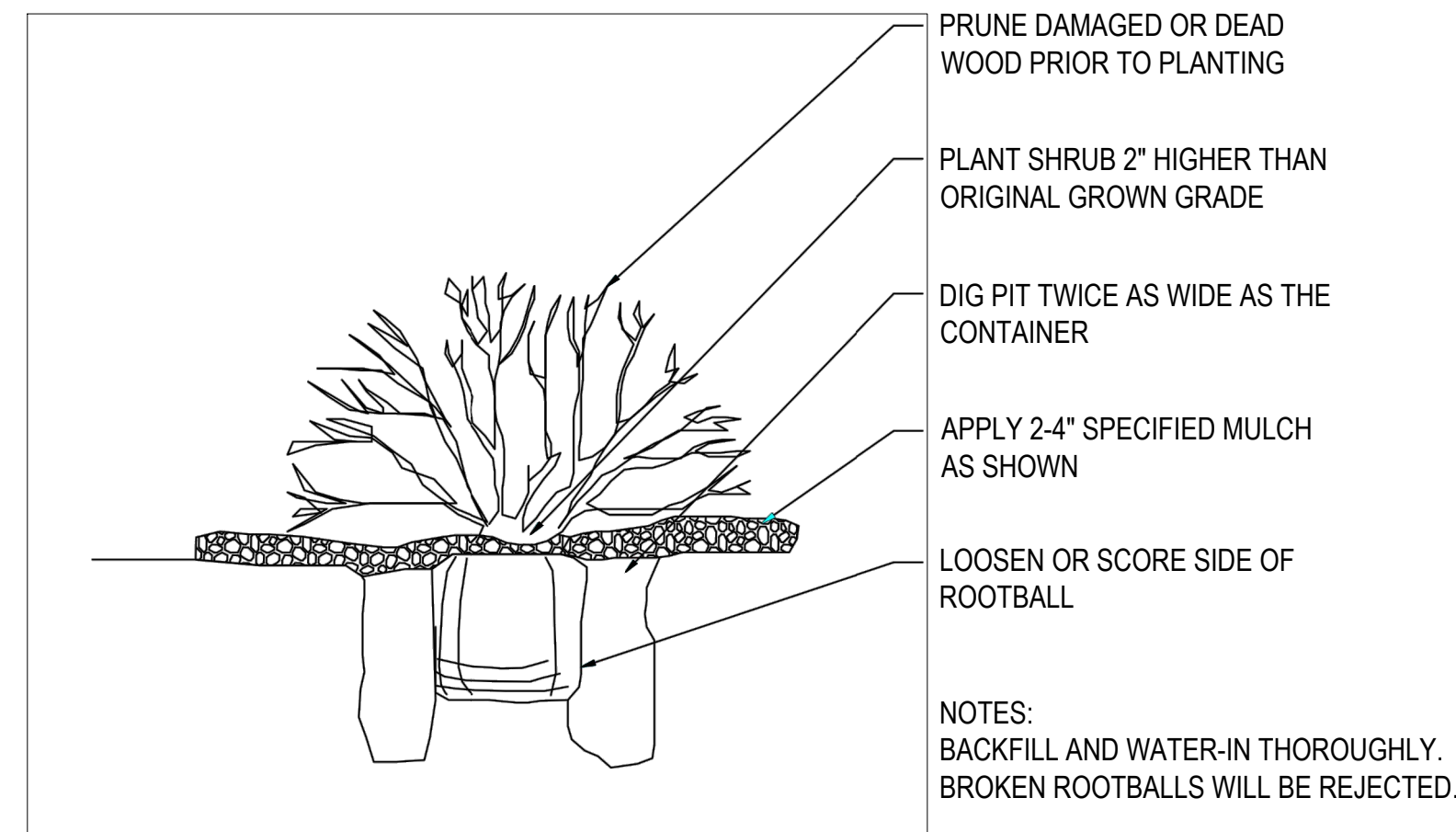
SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

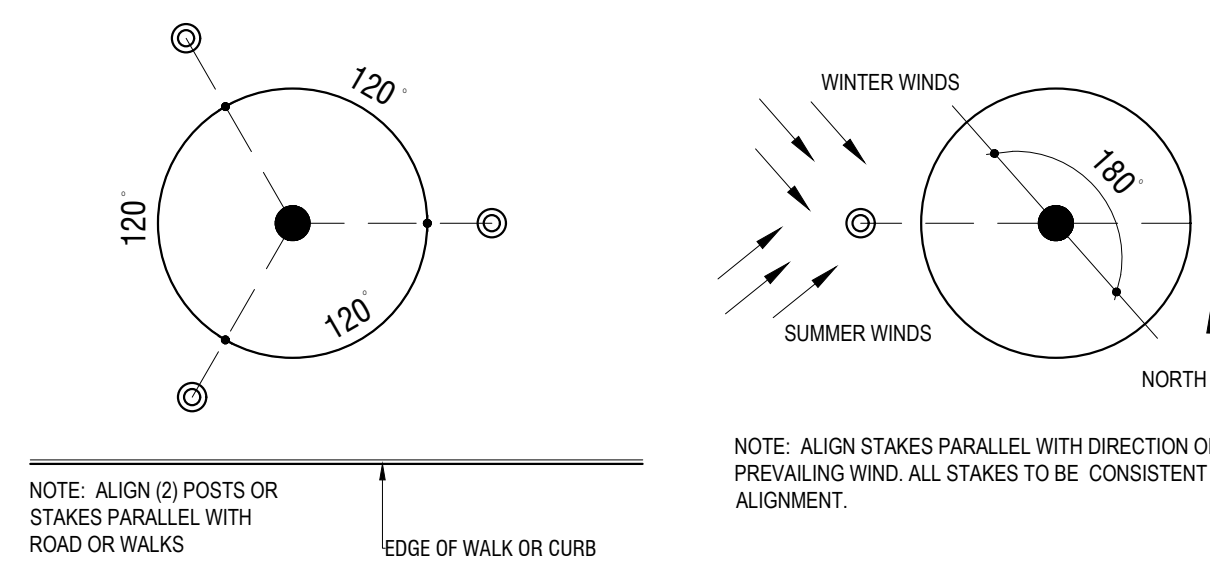


PLANT SPACING	A	B	B1	C	D
6"	6"	6"	6"	5"	6"
8"	8"	6"	8"	7"	8"
12"	12"	6"	12"	10"	12"
18"	18"	8"	18"	15"	18"
24"	24"	18"	24"	20"	24"
30"	30"	18"	30"	26"	30"
36"	36"	24"	36"	31"	36"
48"	48"	24"	48"	41"	48"

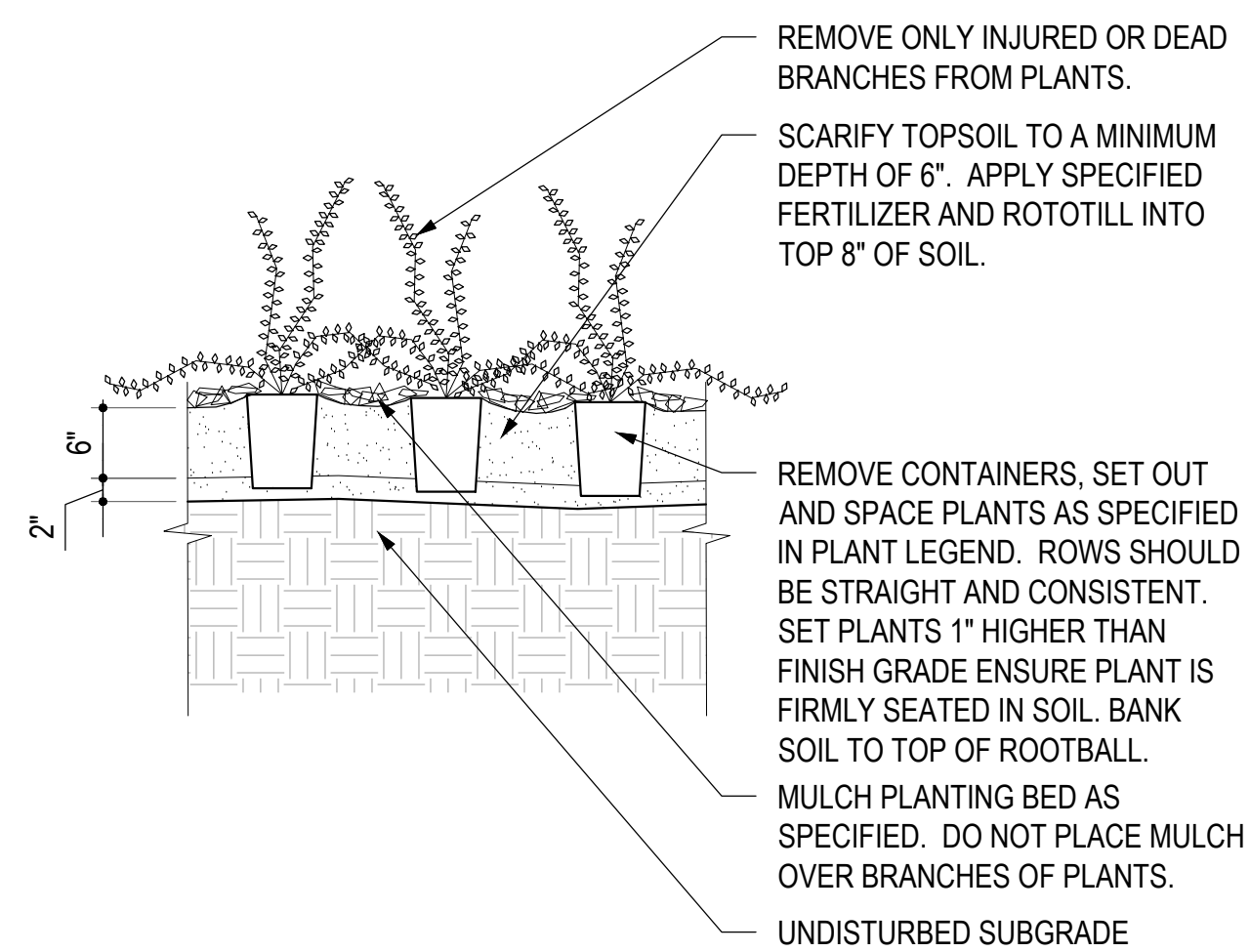
5 PLANT SPACING DETAIL
9 SCALE: 3/4" = 1'-0"



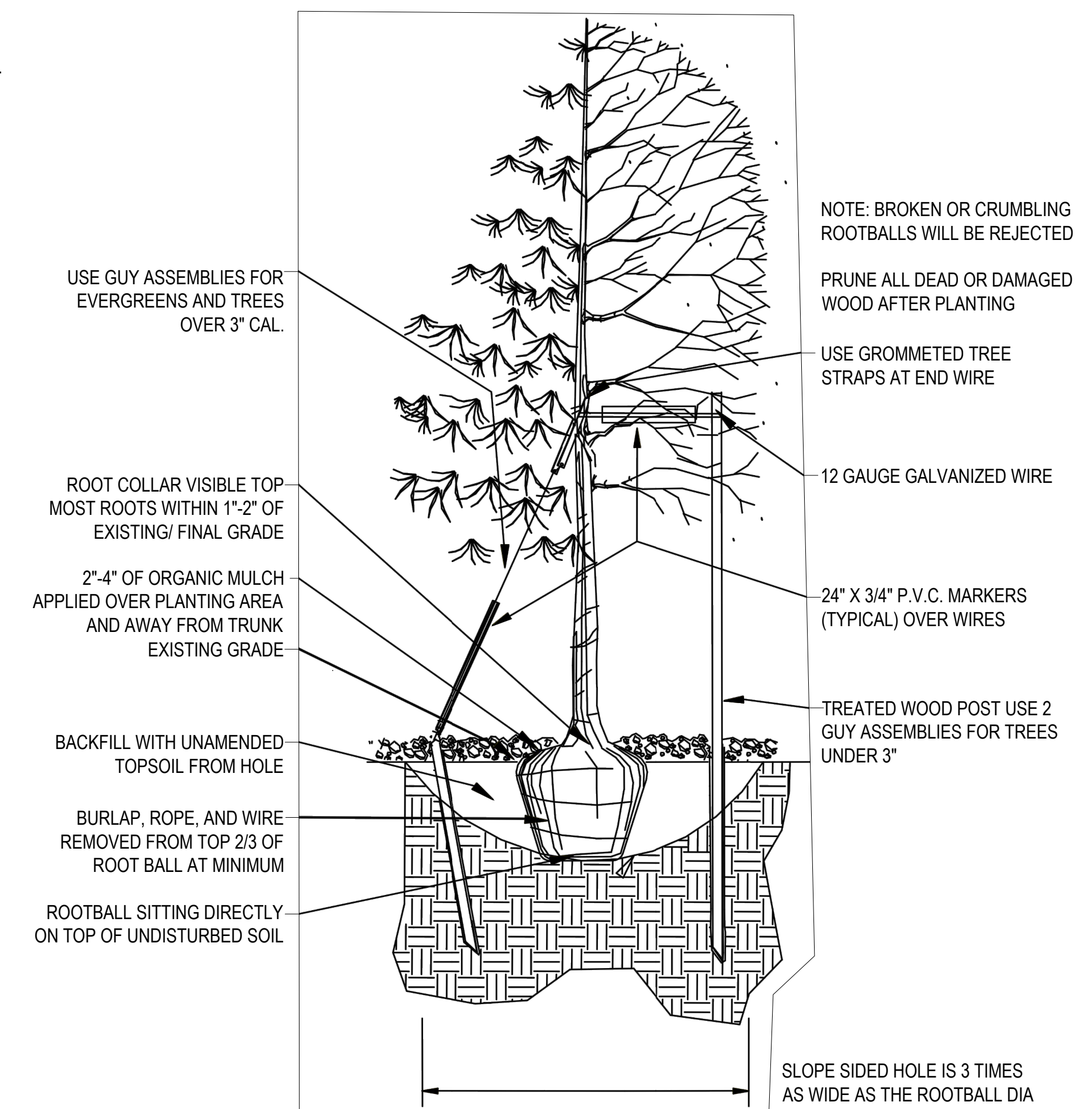
2 SHRUB PLANTING DETAIL
9 SCALE: 1/2" = 1'-0"



3 TREE GUYING DETAIL
9 SCALE: 3/4" = 1'-0"



4 GROUNDCOVER DETAIL
9 SCALE: 3/4" = 1'-0"



1 TREE PLANTING DETAIL
9 SCALE: 1/2" = 1'-0"



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PARKER NHC

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LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023

DATE 10/25/2023

PARKER PROJECT NUMBER SP22-XXX

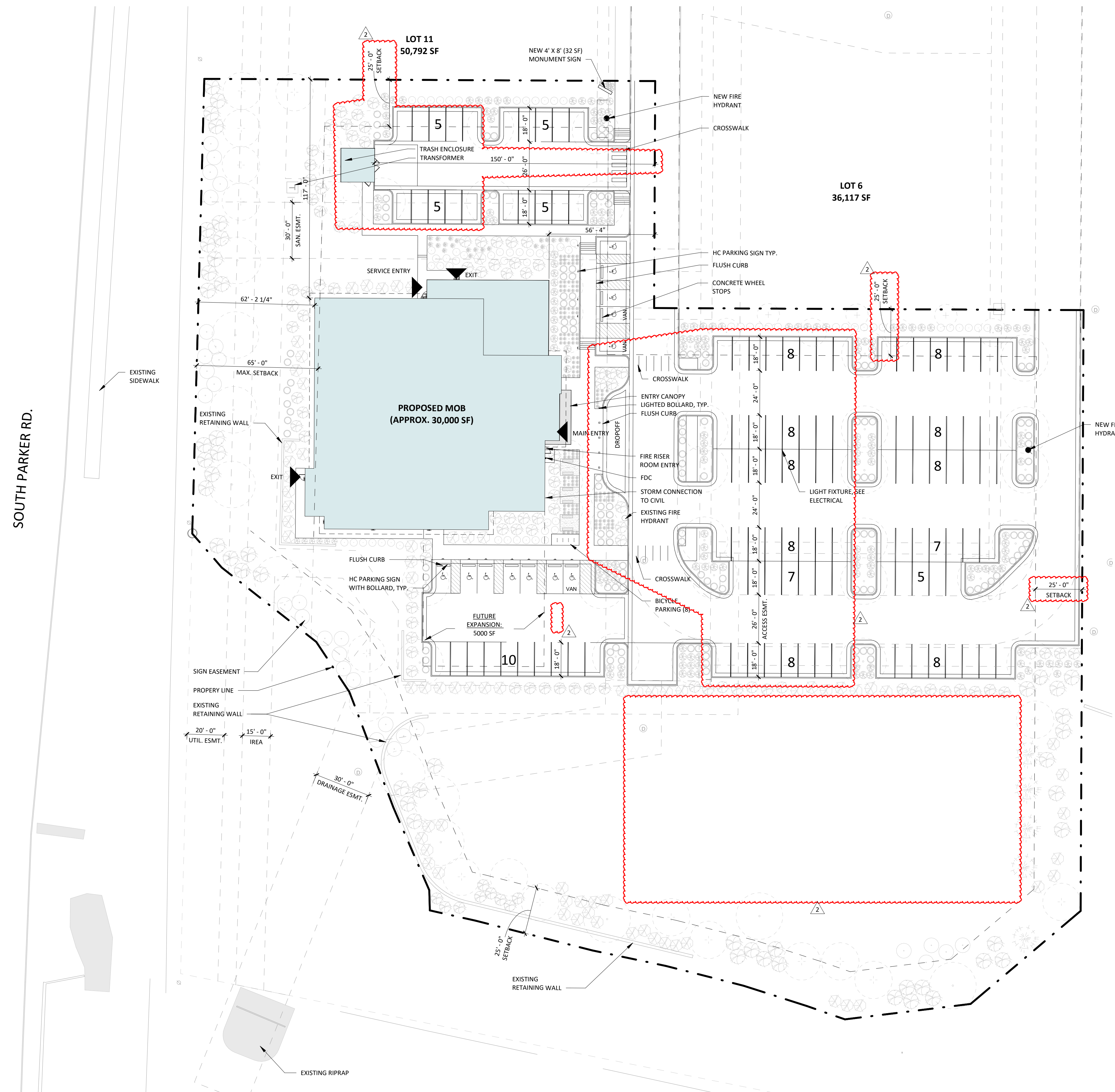
SHEET TITLE PLANTING DETAILS

DRAWING NUMBER

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANCE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



PROJECT DATA

BUILDING ADDRESS: PARKER POINTE SUBDIVISION LOT 7,8,9,10, PARKER, CO 80134

PROJECT DESCRIPTION: 30,000 SF MULTI DISCIPLINE MEDICAL OFFICE BUILDING, TWO STORIES ABOVE GRADE.

OCCUPANCY: 'B' OCCUPANCY

CONSTRUCTION TYPE: 2B-FULLY SPRINKLERED

GROSS BUILDING AREA:

GROSS BUILDING AREA	
NAME	AREA
FLOOR 1	15,625 SF
FLOOR 2	14,163 SF
TOTAL	29,788 SF

FLOOR TO FLOOR HEIGHTS: FIRST FLOOR: 14'-8"
SECOND FLOOR: 14'-0"

HAZARDOUS MATERIALS: HAZARDOUS MATERIALS ARE NOT USED, STORED OR TRANSPORTED WITHIN THIS BUILDING IN QUANTITIES SUFFICIENT TO REQUIRE PROTECTION.

APPLICABLE CODES: 2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRICAL CODE
2017 ICC A117.1 ACCESSIBILITY CODE
2012 NFPA 101

DEFERRED SUBMITTALS: FIRE SUPPRESSION SYSTEM
FIRE ALARM SYSTEM

PARKING COUNT

PHASE 1: 29,788 SF BUILDING
 REQUIRED: 29,788 / 300 PER NSF = 100
 PROVIDED: 121 STANDARD SPACES (+/- 4.5 PER/ 1000 SF)
 12 HANDICAP SPACES
 TOTAL: 133



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PARKER NHC

PARKER POINTE SUBDIVISION
 LOTS 7,8,9 AND 10
 PARKER, CO 80134

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/20/2023

DATE: 10/26/2023
 PARKER PROJECT NUMBER: SP22-XXX
 SHEET TITLE: ARCHITECTURAL SITE PLAN
 DRAWING NUMBER: 10 OF 14

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PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANCE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



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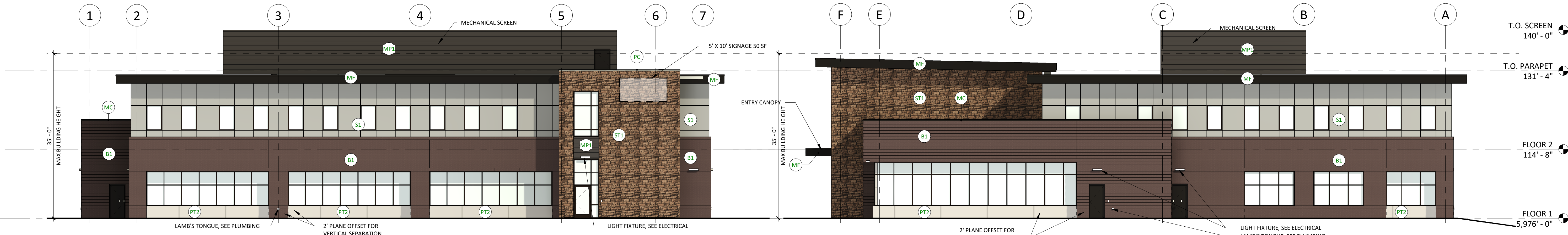
PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS
DESCRIPTION DATE
1ST SUBMITTAL 07/28/2023
2ND SUBMITTAL 10/20/2023



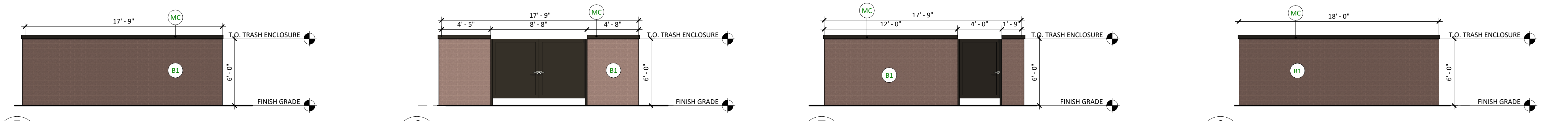
1 ENTITLEMENTS - EAST ELEVATION
11 OF 14 3/32" = 1'-0"

2 ENTITLEMENTS - SOUTH ELEVATION
A2.13 | 11 OF 14 3/32" = 1'-0"



3 ENTITLEMENTS - WEST ELEVATION
A2.13 | 11 OF 14 3/32" = 1'-0"

4 ENTITLEMENTS - NORTH ELEVATION
11 OF 14 3/32" = 1'-0"



5 ENTITLEMENTS - TRASH ENCLOSURE NORTH ELEVATION
11 OF 14 3/16" = 1'-0"

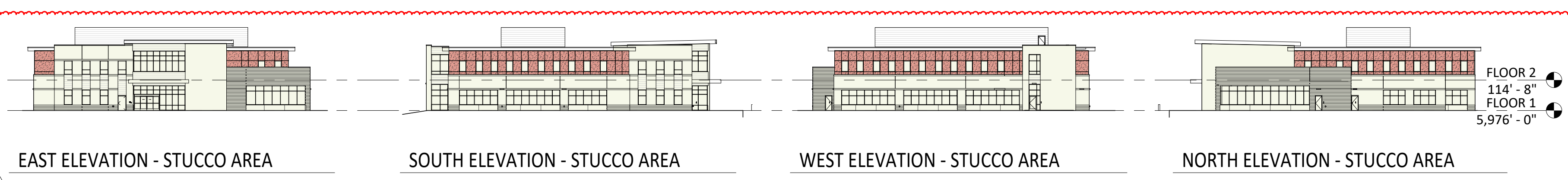
6 ENTITLEMENTS - TRASH ENCLOSURE EAST ELEVATION
11 OF 14 3/16" = 1'-0"

7 ENTITLEMENTS - TRASH ENCLOSURE SOUTH ELEVATION
11 OF 14 3/16" = 1'-0"

8 ENTITLEMENTS - TRASH ENCLOSURE WEST ELEVATION
11 OF 14 3/16" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

- B1** BRICK 1 - BASIS OF DESIGN: SUMMIT BRICK, COLOR: "CHARCOAL IRONSPOT"
- S1** STUCCO 1 - BASIS OF DESIGN: STO POWERWALL, SAND PEBBLE, COLOR: TO MATCH "DRYVIT - GULL GRAY"
- ST1** STONE 1 - BASIS OF DESIGN: SUNSET STONE, DRY STACK LEDGE, COLOR: GEORGETOWN
- MP1** METAL PANEL 1 - COLOR: DARK BRONZE
- PT2** TILE 2 - COLOR: CONCRETE LOOK
- PC** PRECAST CONCRETE
- MF** PREFINISHED METAL FASCIA - BASIS OF DESIGN: BERRIDGE, COLOR: DARK BRONZE
- MC** PREFINISHED METAL COPING - BASIS OF DESIGN: BERRIDGE, COLOR: DARK BRONZE
- INSULATED GLAZING UNIT - VISION 1



GLAZING CALCULATIONS					
FAÇADE	DESIGNATION	GLAZING AREA (SF)	BUILDING BASE AREA (SF)	REQUIRED GLAZING %	PROVIDED %
NORTH	SIDE	635	2,286	25%	28%
EAST	FRONT	658	4,015	30%	28.44%
SOUTH	SIDE	746	2,370	25%	31%
WEST	FRONT	639	2,137	30%	30%

STUCCO CALCULATIONS				
FAÇADE	STUCCO (SF)	BUILDING BASE AREA (SF)	MAXIMUM STUCCO %	PROVIDED %
NORTH	739	3,935	30%	19%
EAST	324	4,015	30%	8%
SOUTH	825	4,101	30%	20%
WEST	922	3,823	30%	24%

DATE
10/26/2023

PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER

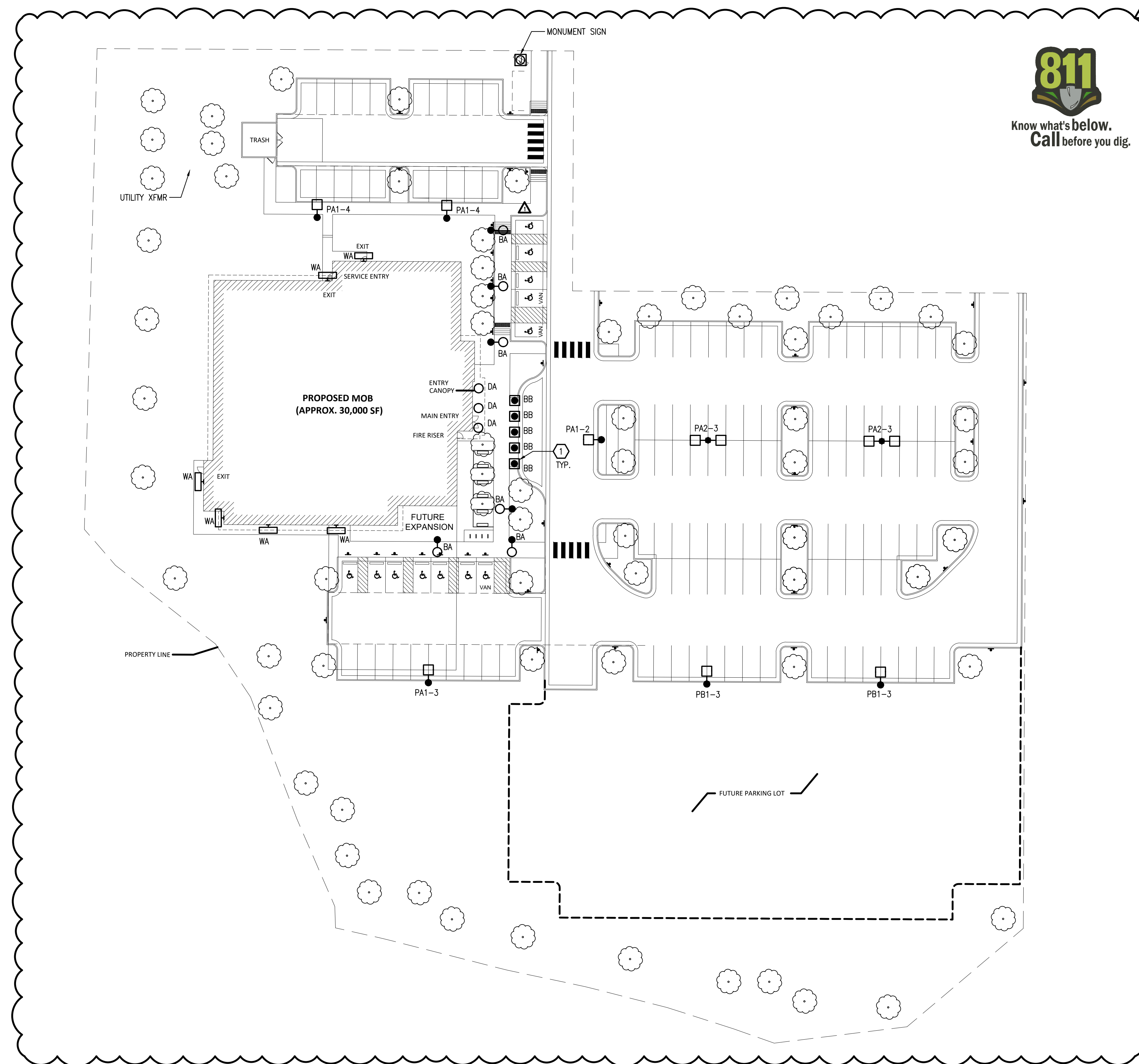
11 OF 14

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PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



1
12 ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

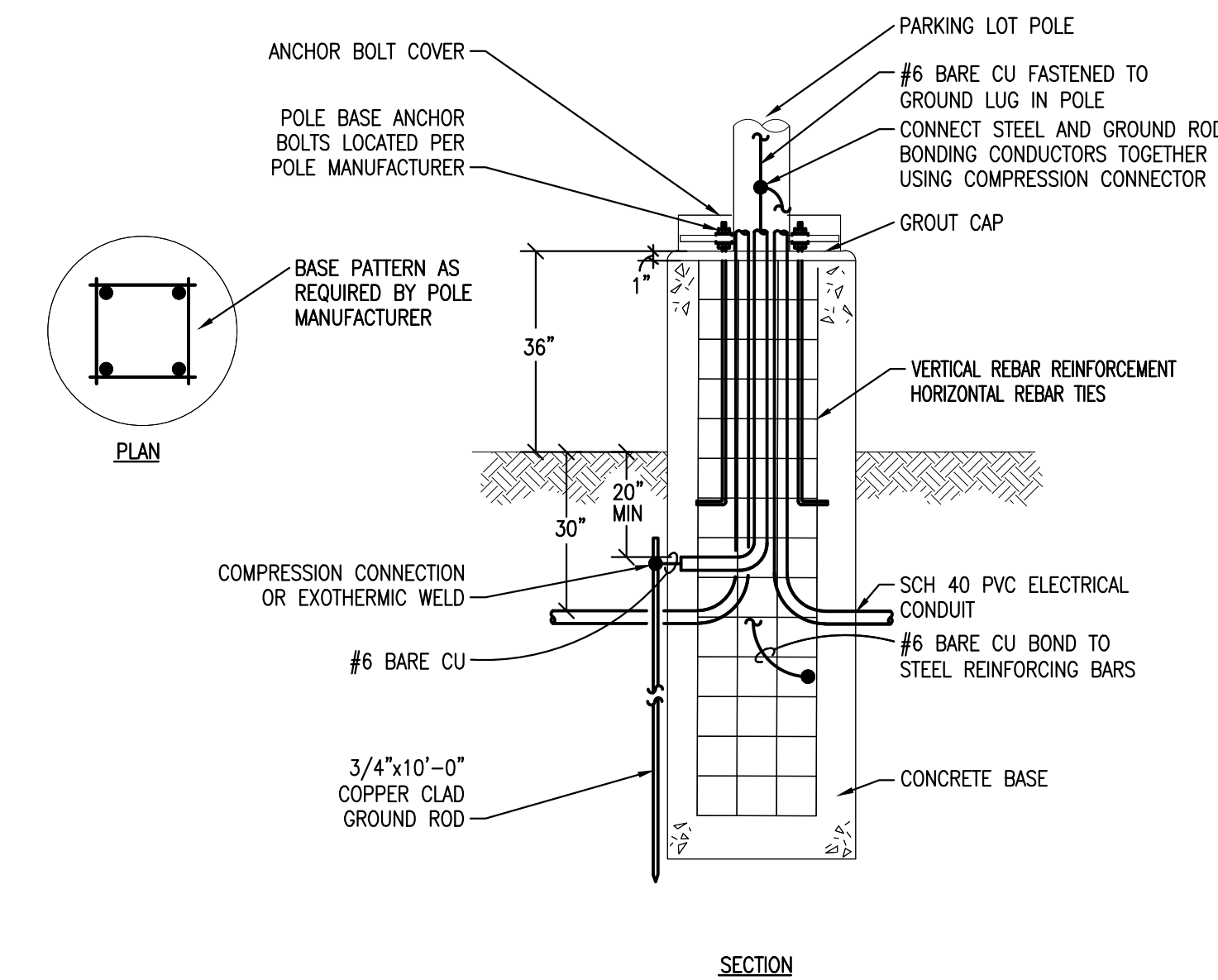


SHEET NOTES

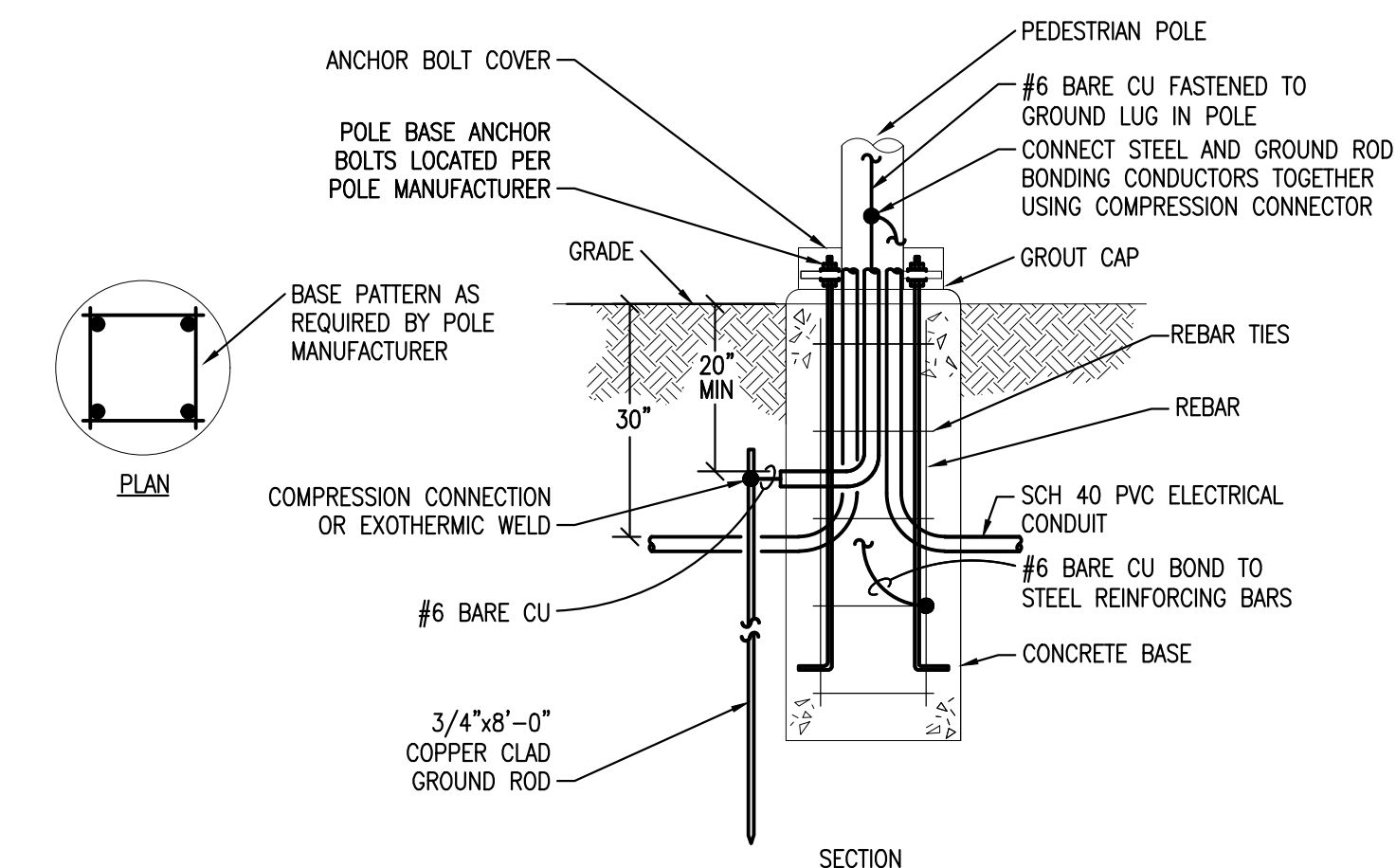
1. LIGHT LINE WEIGHT INDICATES EXISTING. HEAVY LINE WEIGHT INDICATES NEW CONSTRUCTION.
2. INCLUDE ALL COST, LABOR, MATERIAL, SERVICE ENTRANCE INSTALLATION, CONNECTION, FINAL TERMINATION, START-UP, TESTING, PERMIT FEES, AND ALL OTHER APPLICABLE FEES.
3. LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING AND INSTALL ALL UNDERGROUND RACEWAYS IN MOST FEASIBLE LOCATION.
4. COORDINATE ELECTRICAL EQUIPMENT LOCATIONS AND UNDERGROUND ROUTING WITH UTILITIES AND OTHER TRADES PRIOR TO TRENCHING AND SETTING EQUIPMENT PADS.
5. PATCH AND PAINT ANY DAMAGED SURFACES DUE TO DEMOLITION AND CONSTRUCTION TO MATCH EXISTING CONDITIONS.
6. PROVIDE ALL TRENCHING, BACKFILL AND SAW CUTTING. RETURN ALL LANDSCAPING, PAVEMENT, AND FLATWORK BACK TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
7. PROVIDE BOLLARDS AS REQUIRED TO PROTECT EQUIPMENT FROM DAMAGE.
8. REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

KEY NOTES

- 1 PROVIDE DRIVE-THROUGH PROTECTION BOLLARD AT LOCATION(S) SHOWN. COORDINATE TRAFFIC RATING AND INSTALLATION REQUIREMENTS WITH A STRUCTURAL ENGINEER PRIOR TO ROUGH-IN.



2
12 PARKING LOT POLE BASE DETAIL
SCALE: NONE



3
12 PEDESTRIAN POLE BASE DETAIL
SCALE: NONE



BOULDER ASSOCIATES

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303.499.7795

PARKER NHC

PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023

DATE

07/28/2023

PARKER PROJECT NUMBER

SP22-XXX

SHEET TITLE

ELECTRICAL SITE PLAN

DRAWING NUMBER

12 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

rescolit
LITEFRAME 6" ROUND DOWNLIGHT

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

LFR-6RD
LITEFRAME 6" ROUND DOWNLIGHT

FEATURES

- 6" LED downlight delivering 1000-8000 lumens
- Direct install from below ceiling for New Construction or Remodel applications
- Optional housing accessories available
- Five beam distributions
- 2700K-5000K, 80- and 90- CRI (2 SDCM)
- Dimming protocols include 0-10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem
- NX Lighting Controls wired and wireless controls compatibility available

CONTROL TECHNOLOGY

CONSTRUCTION

- Standard Fixture Module designed for Non-IC, Direct Install construction
- Optional Non-IC frame or IC housing available with pre-installed bar hangers
- Die cast aluminum fixture module support ring with spring steel clips for secure mounting to ceiling
- Driver (also can be installed and accessed from below the ceiling as direct install or easily snap on to optional housing frame/trim)
- Light Engine connections use premium rated (CAMP) cable

OPTICS

- High purity spun aluminum reflector, self-flanged
- 57° visual cutoff to source image and 31° cutoff to source
- Speaker or Beam Spreader available or White painted cone reflector finish/colours
- Painted flange options in White or Black
- Optional clear lens trim for wet location applications
- Wide Angle and Soft Focus lens filter/clip accessories available

ELECTRICAL

- Chip-on-board LED with 2 SDCM
- Multiple CCTs: 80 or 90+ CRI
- Long LED life: L80 at >60,000 hours (TM-21)
- Universal voltage: 120-277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection
- Flicker-free dimming options in a wide range of protocols from 1% to >4% performance
- 0-10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem options
- Integra and remote emergency battery options available

CERTIFICATIONS

- IC-ASUS certified to UL 1598
- For H8L, Marked spacing required 36" fixture center to center; 18" fixture center to backing member; 0.5" above fixture
- Substrate for wet locations, covered ceiling when used with CL lens trim; all other configurations, suitable for damp locations
- CL Lens option: IP65 rated (room entry when properly installed per installation instructions)
- EMER: Certified under UL 524 standard for emergency lighting and power equipment
- Approved for 8 (4 in.) out No. 12AWG conductors rated for 90°C through wiring enclosure
- ENERGY STAR certified models available (For list and additional information, visit www.energystar.gov)

WARRANTY

- 5 year warranty

KEY DATA

Lumen Range	1000-8000
Wattage Range	6-71
Efficacy Range (LPW)	118-143
Reported Life (Hours)	190 / 90,000
Input Current (mA)	48-592 (10V)

Based on Specifier, SPK, RL, BC

currentlighting.com/prescolite Page 1 of 13
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Building element - asymmetric wide beam - single

Application: Light building element with asymmetric wide beam light distribution. Light building elements are luminous design features for public areas. They are usually suited for delineating and structuring interior and exterior spaces such as landscape areas, plazas, building entrances and atria.

Materials: Marine grade, copper free (0.3% copper content) A360.0 aluminum alloy. Clear A-toughened safety glass with optical texture. Extruded aluminum pole shaft. Pure anodized aluminum reflector. High temperature silicone gasket. Galvanized steel anchorage.

NRTL listed to North American Standards, suitable for wet locations. Protection class: IP 65. Effective projection area: 9.7 sq. ft. Weight: 72 lbs.

Electrical: Operating voltage: 120-277V AC. Minimum start temperature: -20° C. LED module wattage: 15.4 W. System wattage: 19.9 W. Controllability: 0-10V dimmable. Color rendering index: Ra > 80. Luminaire lumens: 2500 lumens (4000K). LED service life (L70): 60,000 hours.

LED color temperature: 4000K - Product number = K4. 3000K - Product number = K30. 2700K - Product number = K27.

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish: All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undercoat® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA Standard White finish is optionally available. RAL and custom colors, are a polyester powder.

Available colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV), RAL, CUS.

Available options: 1140 Direct burial anchorage, FSC Fixing.

KEY DATA

Lumen Range	5,000-80,000
Wattage Range	36-600
Efficacy Range (LPW)	92-105
Weight (lbs.)	13.7-30.9 (6.2-13.9)

currentlighting.com/beacon Page 1 of 13
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KEY	DESCRIPTION	FINISH	MOUNTING	B-U-G RATINGS	LUMENS	SPECIFICATION (NOTE 1)			
						MANUFACTURER	CATALOG NUMBER	VOLTS	VA
BA	PEDESTRIAN POST FIXTURE SINGLE HEAD TYPE III	BRONZE	PEDESTRIAN POLE	B1-U1-G1	2,520	BEGA	84273-K3-BRZ	MVOLT	19
BB	PEDESTRIAN BOLLARD HEAD	BRONZE	BOLLARD	B1-U0-G1	709	BEGA	84691-K3-BRZ 84016-BRZ	MVOLT	30
PA1-2	POLE MOUNTED PARKING LIGHT SINGLE HEAD TYPE II	DARK BRONZE GLOSS SMOOTH	PARKING LOT POLE	B2-U0-G2	9,244	BEACON	VP-MICROSTRIKE-1-160L-75-3K7-2-UNV-A-DBS	MVOLT	72
PA1-3	POLE MOUNTED PARKING LIGHT SINGLE HEAD TYPE III	DARK BRONZE GLOSS SMOOTH	PARKING LOT POLE	B2-U0-G2	9,340	BEACON	VP-MICROSTRIKE-1-160L-75-3K7-2-UNV-A-DBS	MVOLT	72
PA1-4	POLE MOUNTED PARKING LIGHT SINGLE HEAD TYPE IV	DARK BRONZE GLOSS SMOOTH	PARKING LOT POLE	B2-U0-G2	8,305	BEACON	VP-MICROSTRIKE-1-160L-75-3K7-2-UNV-A-DBS	MVOLT	72
PA2-2	POLE MOUNTED PARKING LIGHT DUAL HEAD TYPE III	DARK BRONZE GLOSS SMOOTH	PARKING LOT POLE	B2-U0-G2	9,340	BEACON	VP-MICROSTRIKE-1-160L-75-3K7-2-UNV-A-DBS	MVOLT	144
PB1-3	POLE MOUNTED PARKING LIGHT SINGLE HEAD TYPE III	DARK BRONZE GLOSS SMOOTH	PARKING LOT POLE	B2-U0-G2	9,340	BEACON	VP-MICROSTRIKE-1-160L-75-3K7-2-UNV-A-DBS	MVOLT	72

- LUMINAIRE SCHEDULE NOTES:
- UNLESS INDICATED OTHERWISE, REFER TO THE SPECIFICATIONS FOR ALL LAMPS AND BALLASTS. COORDINATE THE VOLTAGE AND MOUNT CONFIGURATION WITH THE PLANS.
 - SQUARE STRAIGHT STEEL POLE MOUNTED ON 3"Ø CONCRETE BASE. FIXTURE HEAD SHALL BE MOUNTED AT 25"Ø AFG.
 - POLE SHALL BE SIZED AND DRILLED FOR TWO HEADS MOUNTED AT 180DEG. ONLY (1) HEAD TO BE ORDERED FOR THIS PROJECT. HOLE DRILLED AND PLUGGED FOR SECOND FIXTURE HEAD THAT WILL BE ORDERED IN FUTURE PROJECT.
 - MOUNT ON DRIVE-THROUGH PROTECTION BOLLARD TUBE. COORDINATE WITH STRUCTURAL ENGINEER PRIOR TO ROUGH-IN.

TYPE DA LUMINAIRE

SCALE: NONE

BEGA LED system bollard - luminaire head with shielded 360° light distribution

Application: BEGA LED system bollard luminaire head with shielded 360° light distribution. BEGA LED system bollard heads are designed for easy attachment to system bollard tubes using an interlocking mechanism. An accompanying bollard tube must be selected for proper installation, see list of compatible tube options.

Materials: Luminaire housing and guard constructed of die-cast marine grade, copper free (0.3% copper content) A360.0 aluminum alloy. Borosilicate glass. High temperature silicone gasket. Mechanically captive stainless steel fasteners. Interlocking system constructed of stainless steel.

NRTL listed to North American Standards, suitable for wet locations. Protection class: IP 65. Weight: 13.0 lbs.

Electrical: Operating voltage: 120-277V AC. Minimum start temperature: 40° C. LED module wattage: 25.2 W. System wattage: 32.2 W. Controllability: 0-10V, TRIAC, and ELV dimmable. Color rendering index: Ra > 80. Luminaire lumens: 715 lumens (3000K). Lifetime at Ta = 15° C: 168,000 h (L70). Lifetime at Ta = 40° C: 90,000 h (L70).

LED color temperature: 4000K - Product number = K4. 3000K - Product number = K30. 2700K - Product number = K27.

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish: All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. Available colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV), RAL, CUS.

Compatible bollard tube (select one): 84 001 Without components - low. 84 003 Without components - high. 84 010 Passive infrared motion sensor. 84 004 GFCI convenience outlet. 84 016 Impact bollard tube.

See individual accessory spec sheet for details.

KEY DATA

Lumen Range	1,300-18,800
Wattage Range	10-150
Efficacy Range (LPW)	119-148
Weights (lbs.)	6.5/16.5 (2.9/7.5)

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TYPE BA LUMINAIRE

SCALE: NONE

VIPER Area/Site VIPER LUMINAIRE

Application: Low profile LED area/site luminaire with a variety of LED distributions for lighting applications such as auto dealerships, retail, commercial, and campus parking lots.

Materials: Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction.

Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G.

Control options including photo control, occupancy sensing, NX Lighting Controls™, WISCAPE and 7-pin with networked controls.

New customizable lumen output feature allows for the wattage and lumen output to be customized to the facility to meet whatever specification requirements may arise!

Field interchangeable mounting provides additional flexibility after the fixture has shipped.

CONSTRUCTION (CONTINUED)

- 5-10V Dimming Drivers are standard and dimming levels are extended out of the luminaire direct control options require separate product qualification.
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration.
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration.
- 1.5 G tested for ANSI C136.31 high vibration applications.
- Feature is IP65 rated.
- Meets ICA recommendations using 3K CCT configuration at 0 degrees of tilt.
- This product qualifies as a "designated country construction material" per FAR 25.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020.
- 5 year warranty.

KEY DATA

Lumen Range	5,000-80,000
Wattage Range	36-600
Efficacy Range (LPW)	92-105
Weight (lbs.)	13.7-30.9 (6.2-13.9)

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RATIO Wall RWL1/RWL2 LED WALLPACK

Application: Low profile LED wall luminaire with a variety of LED distributions for lighting applications such as retail, commercial and industrial building interiors.

Materials: Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues.

Visual comfort standard.

Control options including photo control, occupancy sensing, NX Distributed Intelligence™, WISCAPE and 7-pin with networked controls.

Battery backup options available for emergency code compliance.

Quick-mount adapter allows easy installation/maintenance.

347V and 480V versions for industrial applications and Canada.

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface.
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish.
- Power part finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray testing.
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High Speed Surge Location Category C3. Automatically isolates failure points for protection when device is compromised.
- Dimming drivers are standard and dimming levels are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads to be greater than 6" standard.
- 7-pin ANSI C136.31 2013 photocontrol module option available for wireless control (control accessories sold separately).
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration.
- WiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration.
- 1.5 G tested for ANSI C136.31 high vibration applications.
- Feature is IP65 rated.
- Meets ICA recommendations using 3K CCT configuration at 0 degrees of tilt.
- This product qualifies as a "designated country construction material" per FAR 25.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020.
- 5 year warranty.

KEY DATA

Lumen Range	1,300-18,800
Wattage Range	10-150
Efficacy Range (LPW)	119-148
Weights (lbs.)	6.5/16.5 (2.9/7.5)

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TYPE BB LUMINAIRE

SCALE: NONE

TYPE PXX-X LUMINAIRES

SCALE: NONE

TYPE WA LUMINAIRE

SCALE: NONE



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BOULDER, COLORADO 80302
303.499.7795

PARKER NHC

PARKER POINTE SUBDIVISION
LOTS 7.8.9 AND 10
PARKER, CO 80134

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023

DATE: 07/28/2023

PARKER PROJECT NUMBER: SP22-XXX

SHEET TITLE: LIGHTING CUT SHEETS & LUMINAIRE SCHEDULE

DRAWING NUMBER: