

# PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

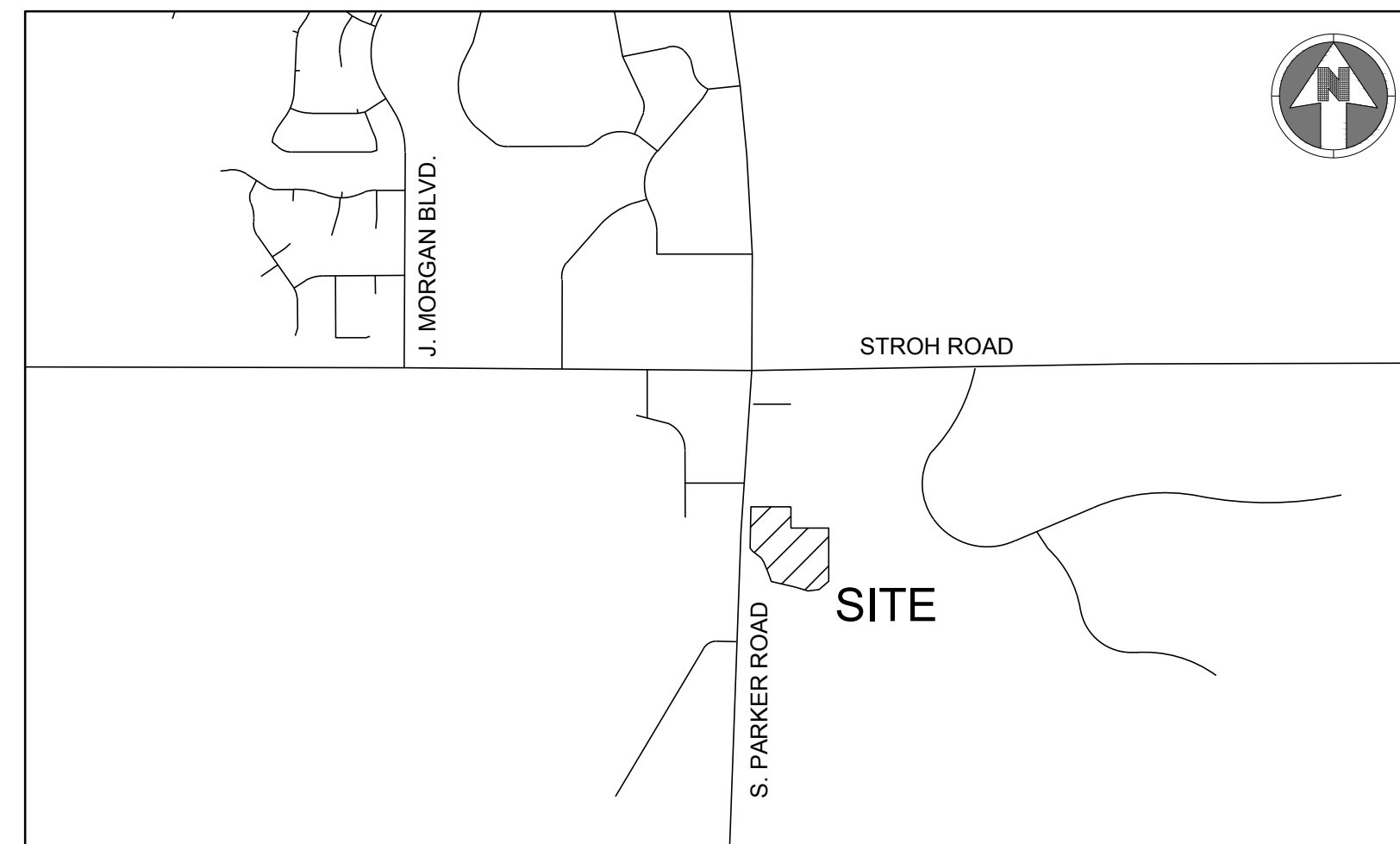
## SITE DEVELOPMENT PLAN

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		
<b>LOT AREA</b>	<b>SF</b>	<b>ACREA</b>	<b>%OF TOTAL</b>
GROSS	177,770	4.08	100%
NET	177,770	4.08	100%
<b>SITE DATA</b>	<b>SF</b>	<b>ACREA</b>	<b>%OF TOTAL</b>
BUILDING AREA	16,141	0.37	9.07%
HARDSCAPE AREA	62,668	1.44	35.29%
LANDSCAPE AREA (REQ'D:15%)	98,961	2.27	55.64%
<b>TOTAL</b>	<b>177,770</b>	<b>4.08</b>	<b>100%</b>

PARKING	GFA (SF)	PARKING FORMULA	REQUIRED	PROVIDED
MEDICAL OFFICE BUILDING	29,788	1 /300 SF	100	9'x18' - 87 10'x18' - 34 TOTAL - 121
ACCESSIBLE SPACES			9+3 VAN*	9'x18' - 8 10'x18' - 1 9'x18' - 3 VAN TOTAL 9+3 VAN=12
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'



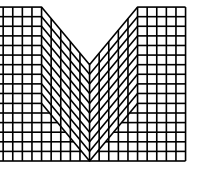
VICINITY MAP  
SCALE:1"=1,000'

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
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03	SITE PLAN
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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
3RD SUBMITTAL	01/16/2024

### 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

01/16/2024

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SP22-XXX

SHEET TITLE

COVER SHEET

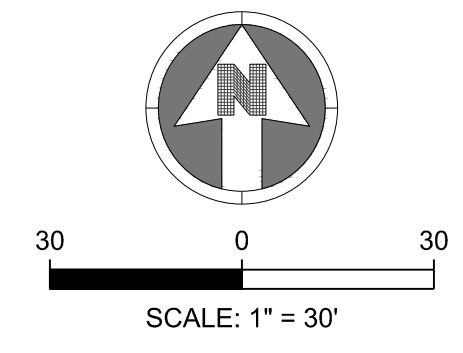
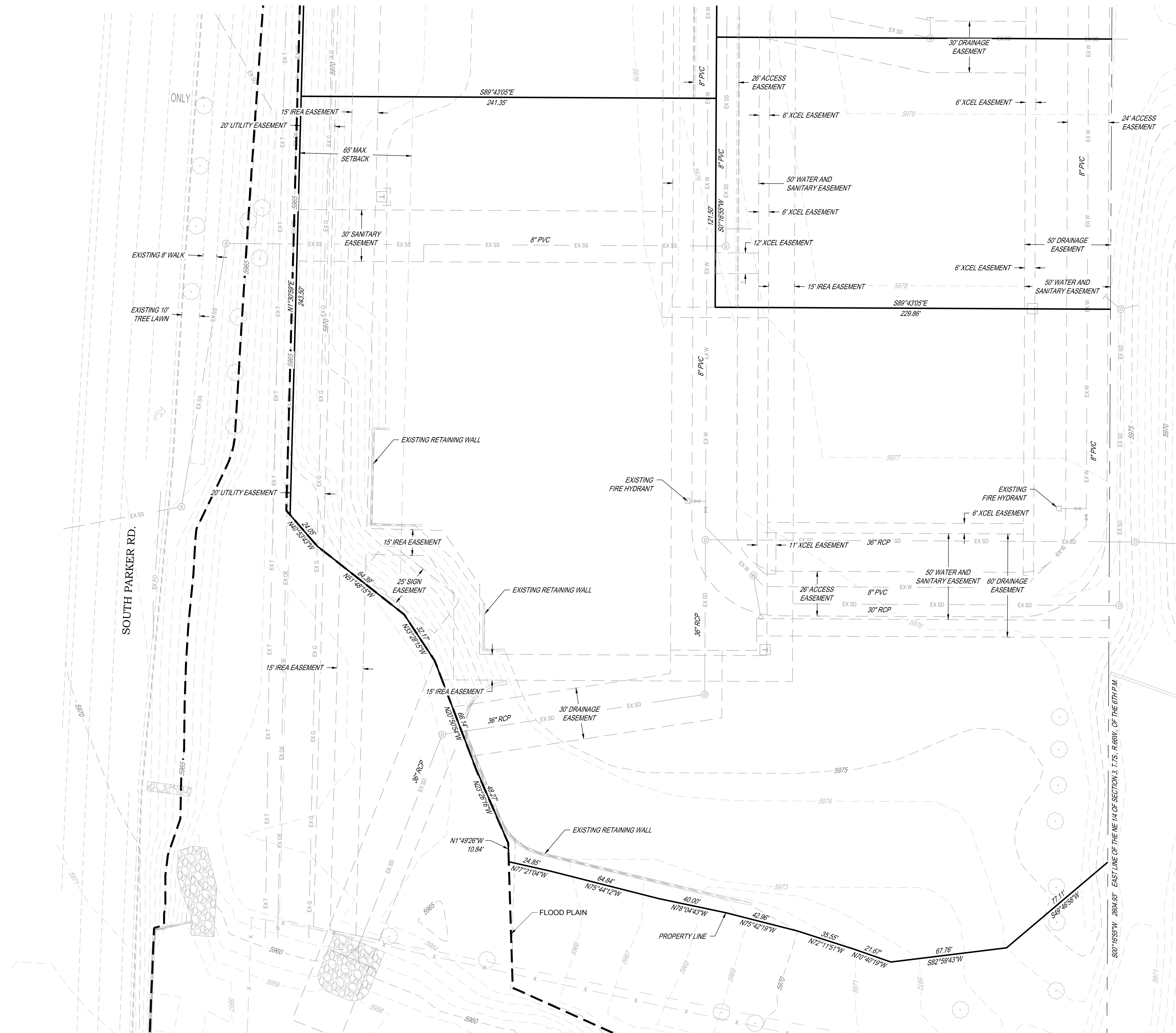
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01 OF 14

# PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

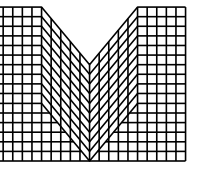
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EXISTING  
CONDITIONS PLAN

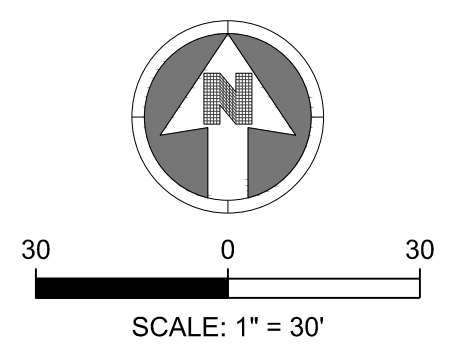
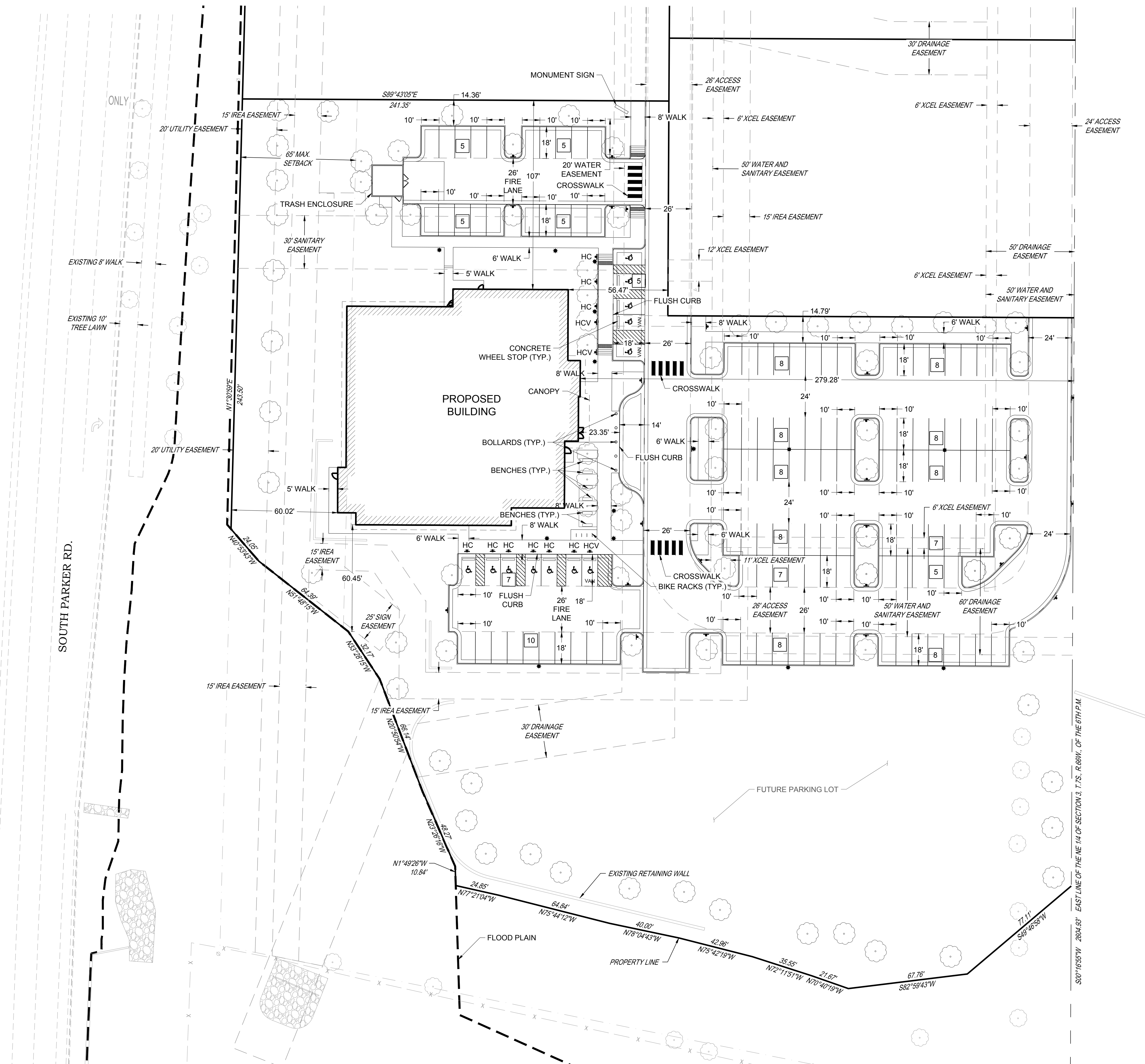
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
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### LEGEND:

-  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
<b>TOTAL</b>	<b>133</b>



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**SITE PLAN**

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### PLANTING SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	WIDTH
<b>DECIDUOUS SHADE TREES</b>						
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'
<b>EVERGREEN TREES</b>						
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'
<b>ORNAMENTAL TREES</b>						
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'
<b>EVERGREEN SHRUBS</b>						
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'
<b>DECIDUOUS SHRUBS</b>						
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'
<b>ORNAMENTAL GRASSES</b>						
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'
<b>PERENNIALS</b>						
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
<b>Total lbs per acre:</b>		<b>100</b>	<b>25</b>

### 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	57
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**

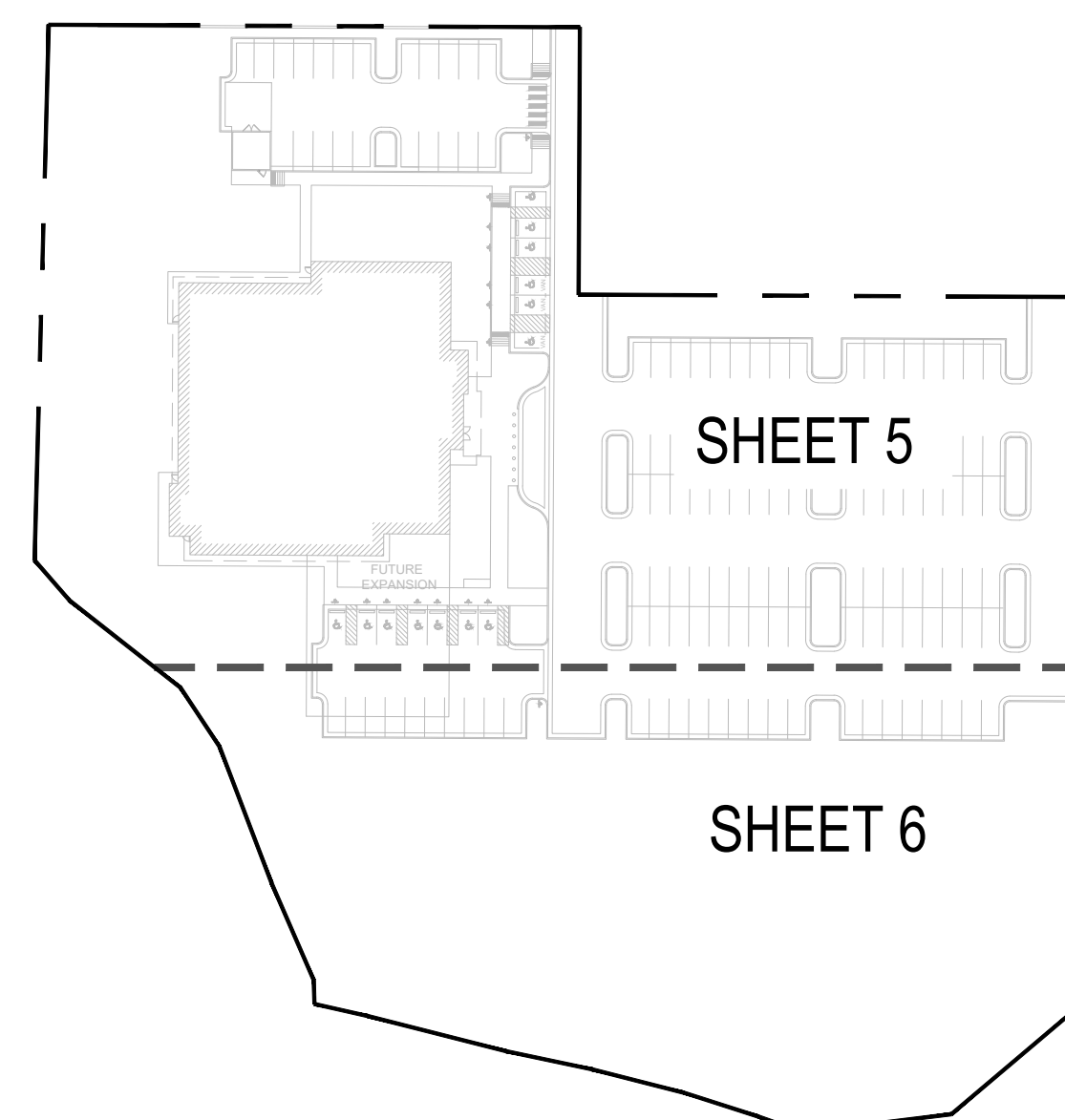
\*(1) EXTRA TREE IS BEING PROVIDED = 10 SHRUBS.  
 \*\*(6) EXTRA TREES ARE BEING PROVIDED = 60 SHRUBS.

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 :



BOULDER ASSOCIATES

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LANDSCAPE COVER SHEET

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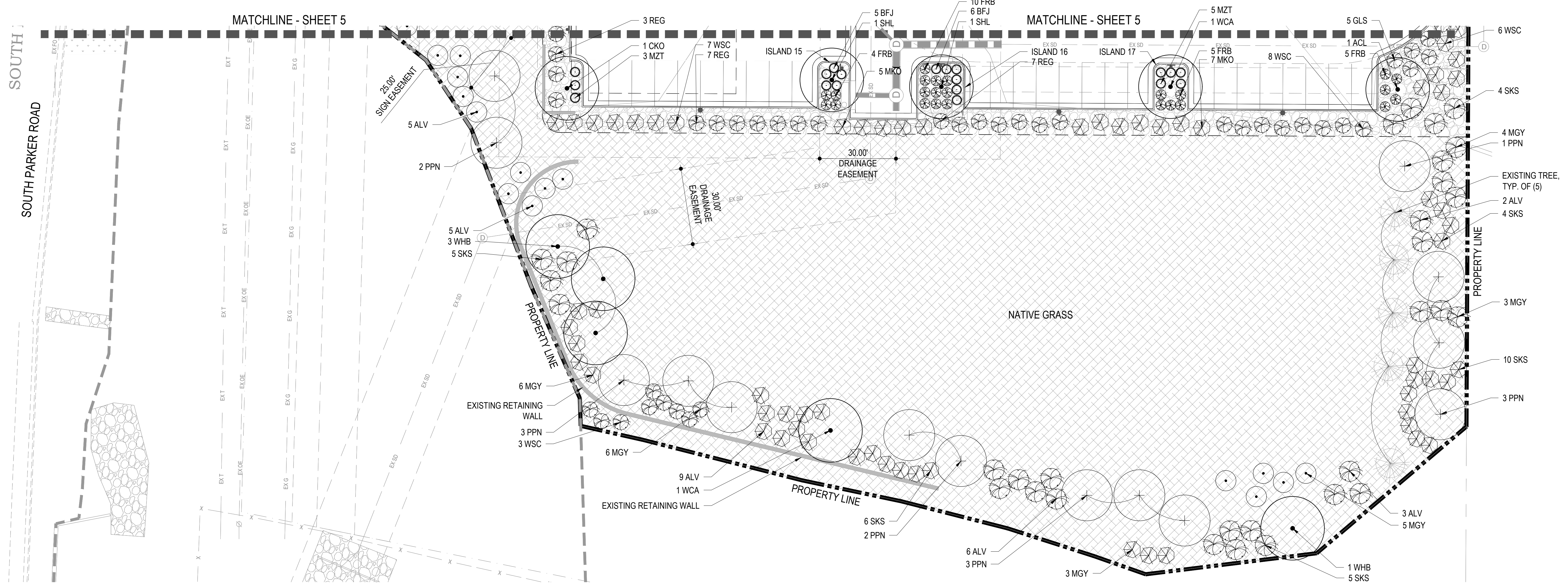
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1 LANDSCAPE PLAN  
6 SCALE: 1" = 20'

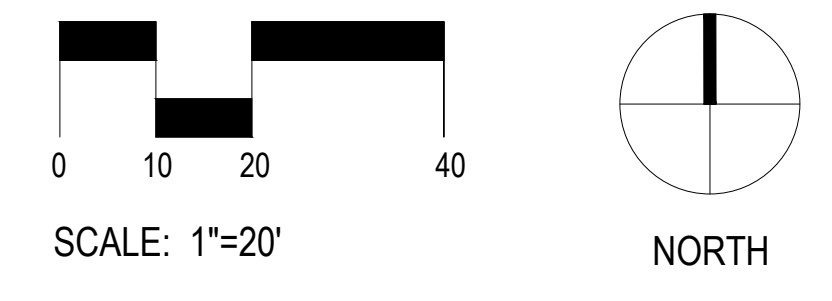
### MATERIAL LEGEND:

- 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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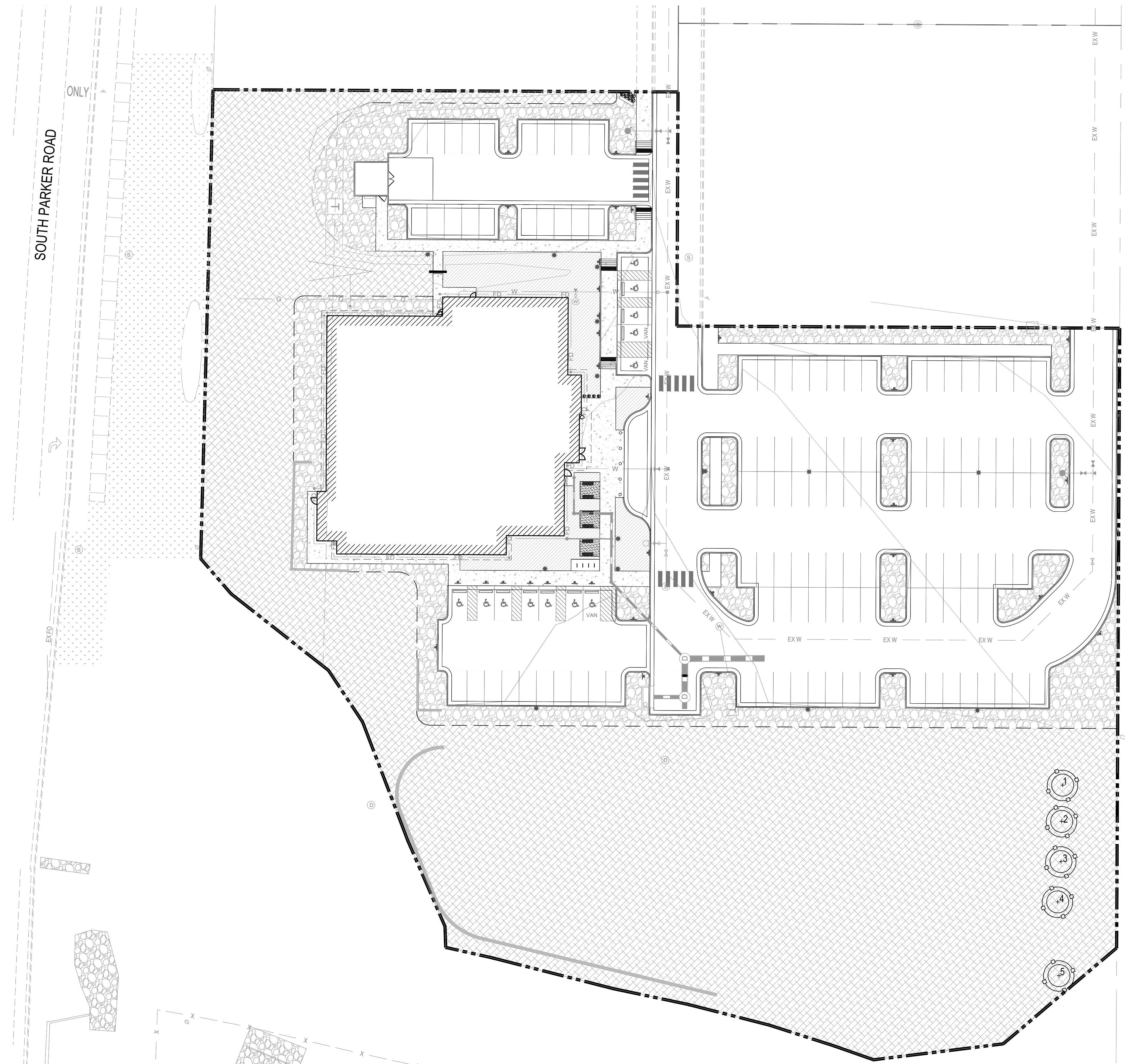
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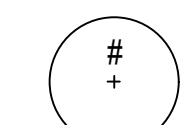
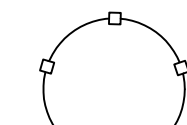

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## SITE DEVELOPMENT PLAN

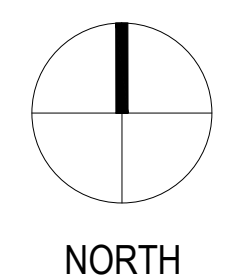
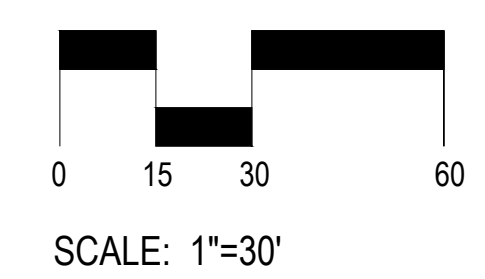
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



### 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'



**BOULDER ASSOCIATES**

1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795



209 N. Kalamath St.  
Unit 6, Denver, CO 80223  
720-465-6168  
www.oxbowdc.com

### PARKER NHC

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

SUBMITTALS	
DESCRIPTION	DATE
1ST SUBMITTAL	06/02/2023
2ND SUBMITTAL	10/25/2023
3RD SUBMITTAL	01/16/2024

DATE  
07/28/2023

PARKER PROJECT NUMBER  
SP22-XXX

SHEET TITLE  
TREE CONSERVATION  
PLAN

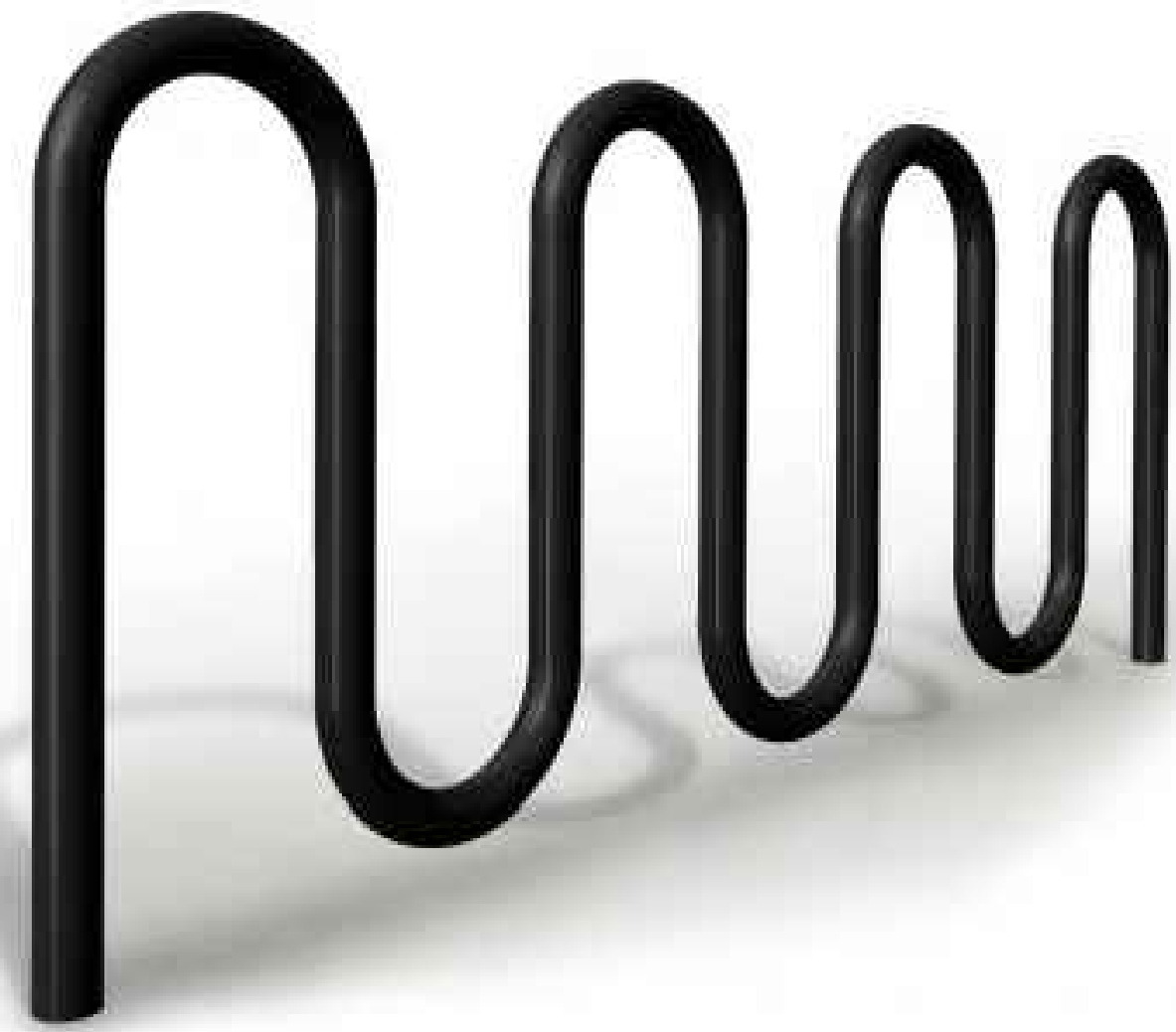
DRAWING NUMBER

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



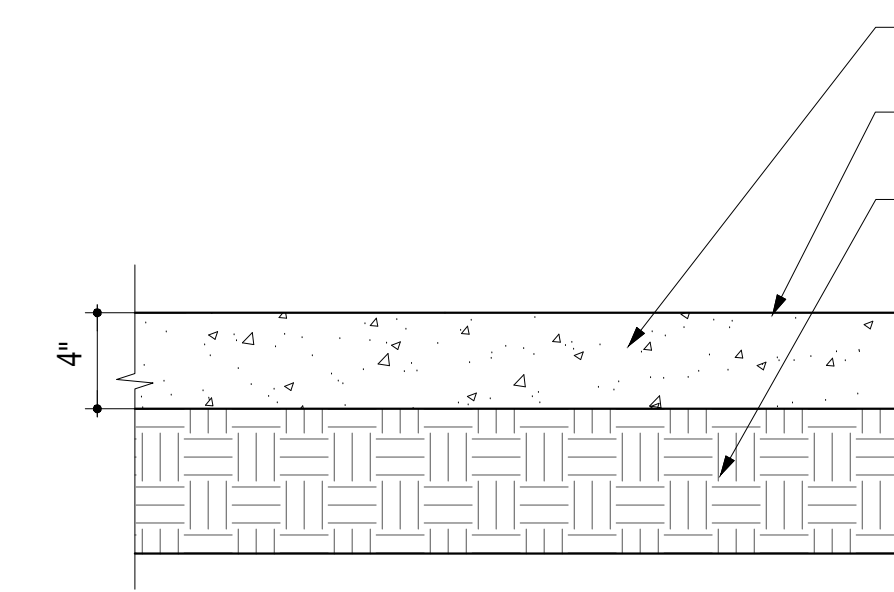
MANU: VICTOR STANLEY  
 PRODUCT: RB-36  
 COLOR: BLACK  
 FINISH: POWDER COATED POLYESTER

3 TRASH RECEPTACLE  
 8 SCALE: NTS



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

4 BENCH  
 8 SCALE: NTS

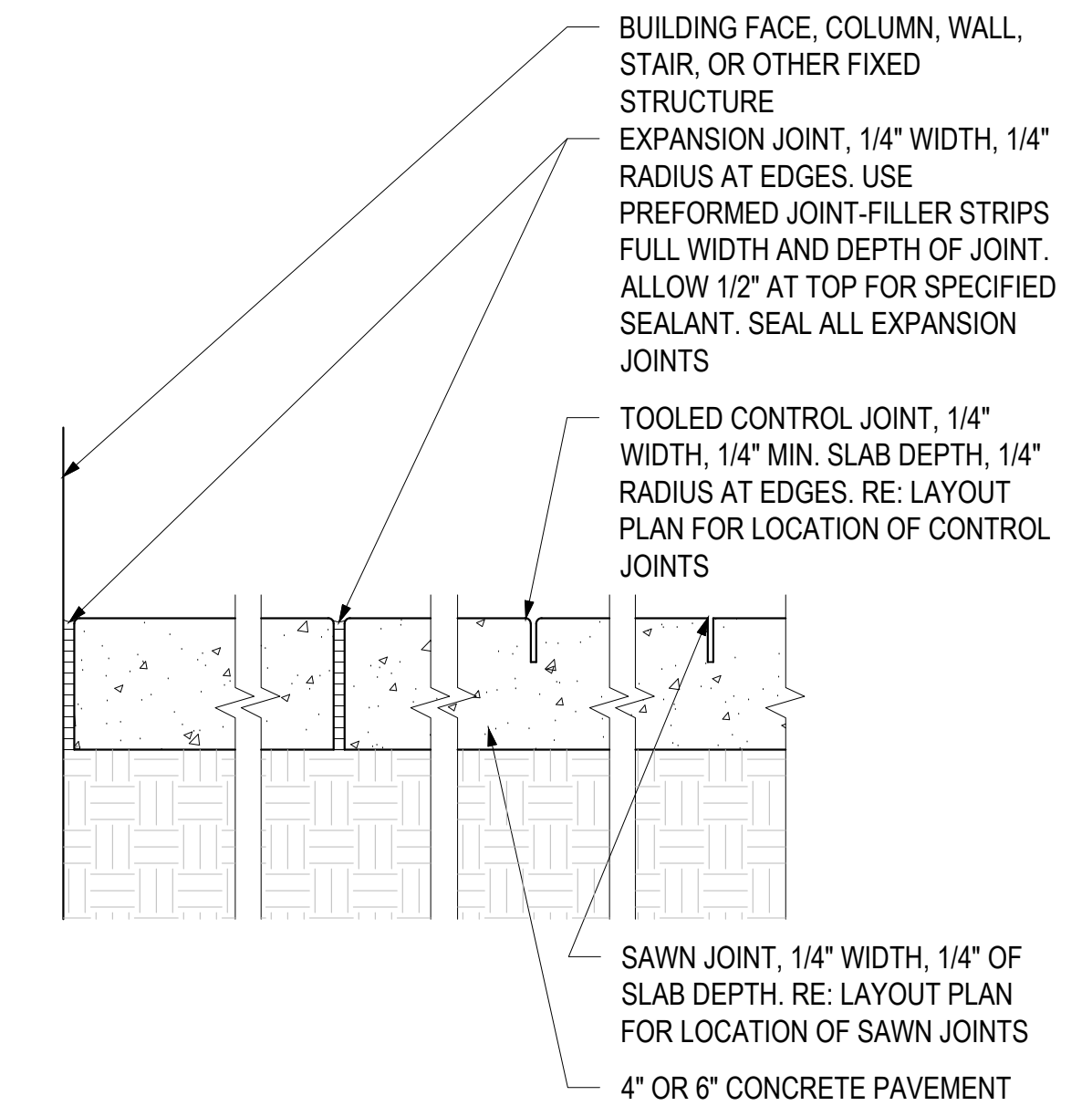


4,000 PSI CONCRETE, AIR ENTRAINED PORTLAND CEMENT.  
 LIGHT ACID ETCH FINISH UNLESS OTHERWISE NOTED IN PLANS  
 COMPACTED SUBGRADE

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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PARKER NHX

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

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	06/02/2023
2ND SUBMITTAL	10/25/2023
3RD SUBMITTAL	01/16/2024

DATE

07/28/2023

PARKER PROJECT NUMBER

SP22-XXX

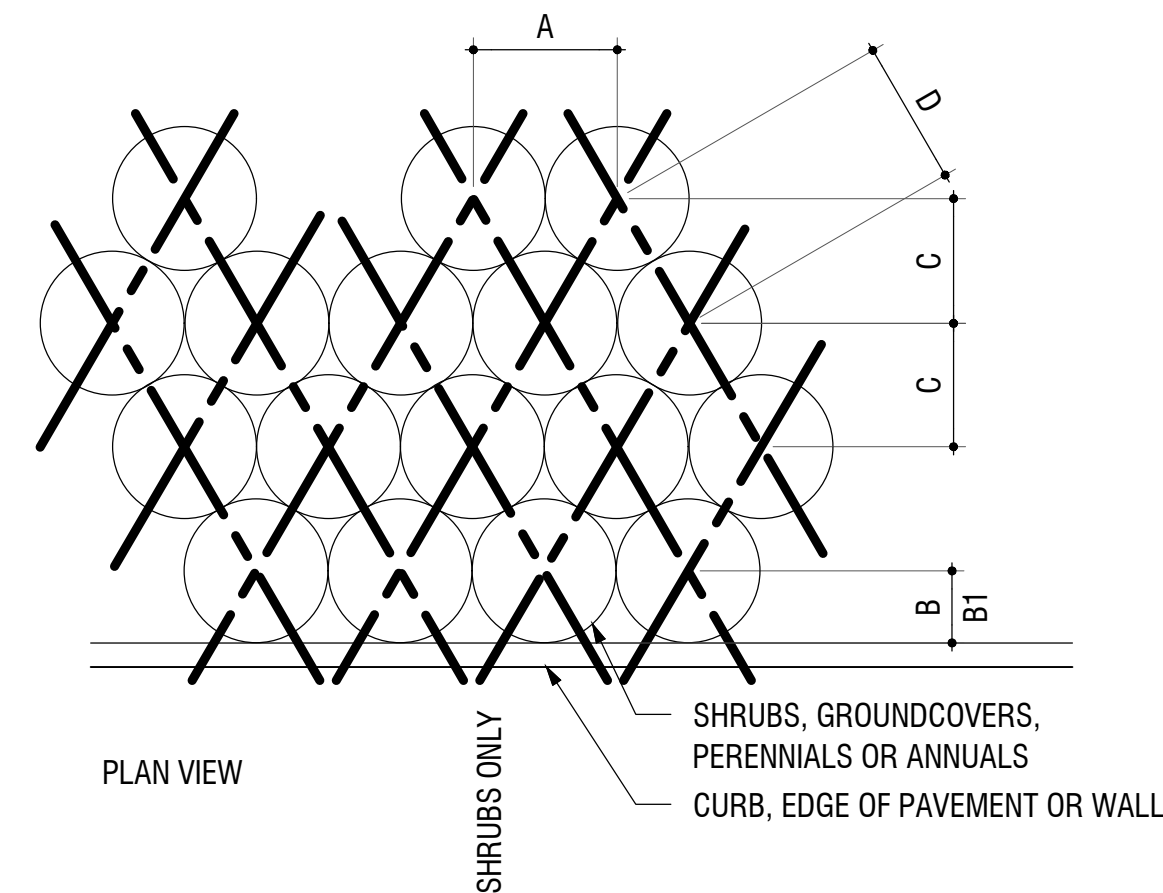
SHEET TITLE

DRAWING NUMBER

# PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

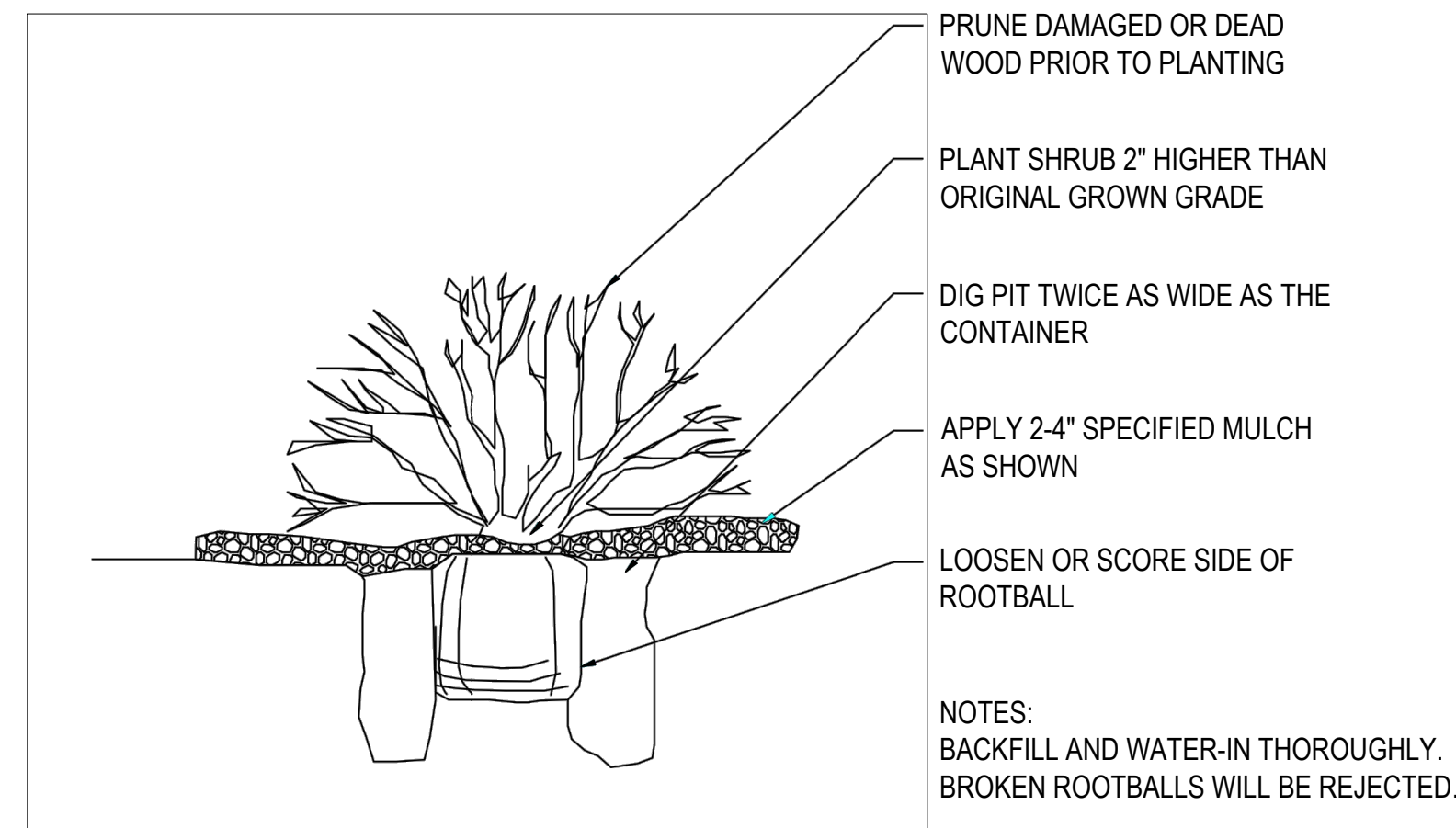
## SITE DEVELOPMENT PLAN

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

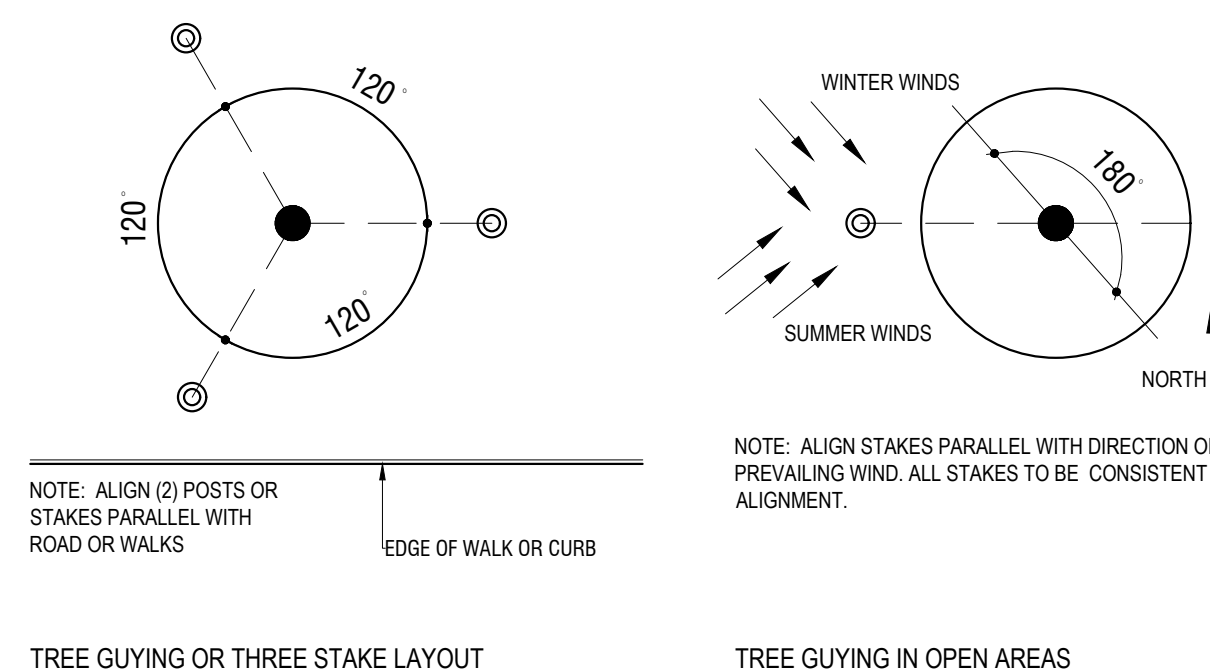


PLANT SPACING	A	B	B1	C	D
6"	6"	6"	6"	5"	6"
8"	8"	6"	8"	7"	8"
12"	12"	6"	12"	10"	12"
18"	18"	8"	18"	15"	18"
24"	24"	18"	24"	20"	24"
30"	30"	18"	30"	26"	30"
36"	36"	24"	36"	31"	36"
48"	48"	24"	48"	41"	48"

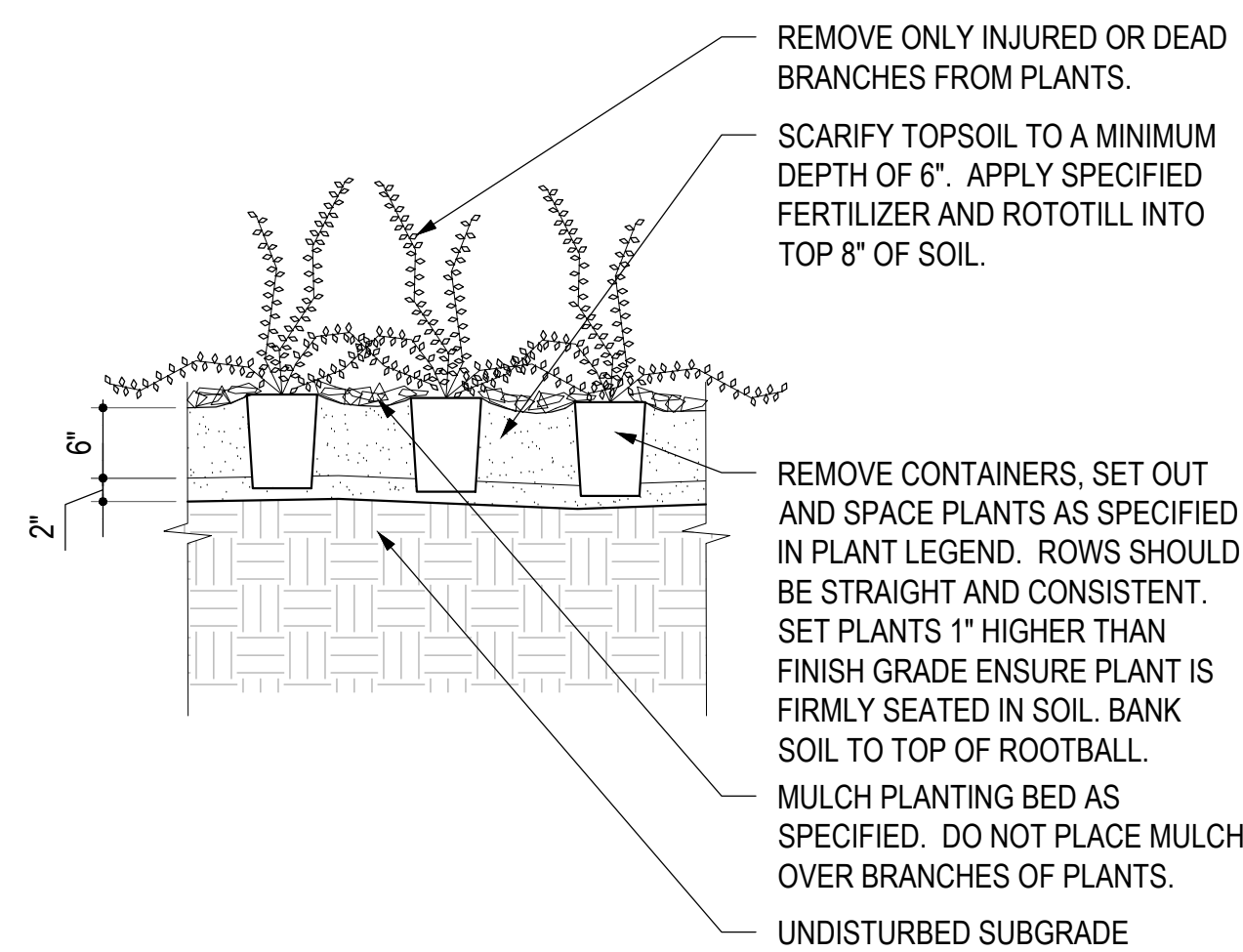
5 PLANT SPACING DETAIL  
9 SCALE: 3/4" = 1'-0"



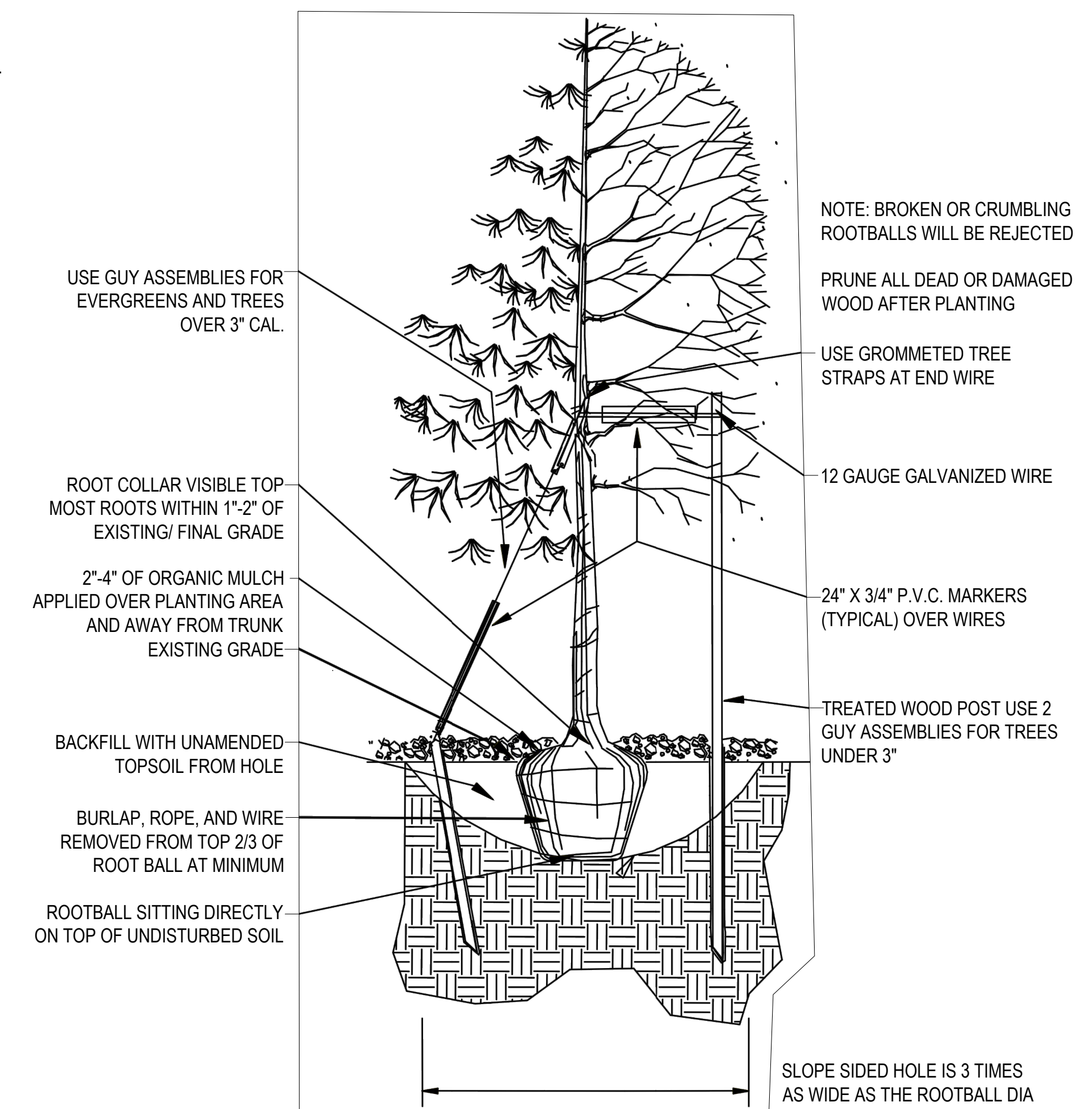
2 SHRUB PLANTING DETAIL  
9 SCALE: 1/2" = 1'-0"



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

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

DESCRIPTION	DATE
1ST SUBMITTAL	06/02/2023
2ND SUBMITTAL	10/25/2023
3RD SUBMITTAL	01/16/2024

DATE  
07/28/2023

PARKER PROJECT NUMBER  
SP22-XXX

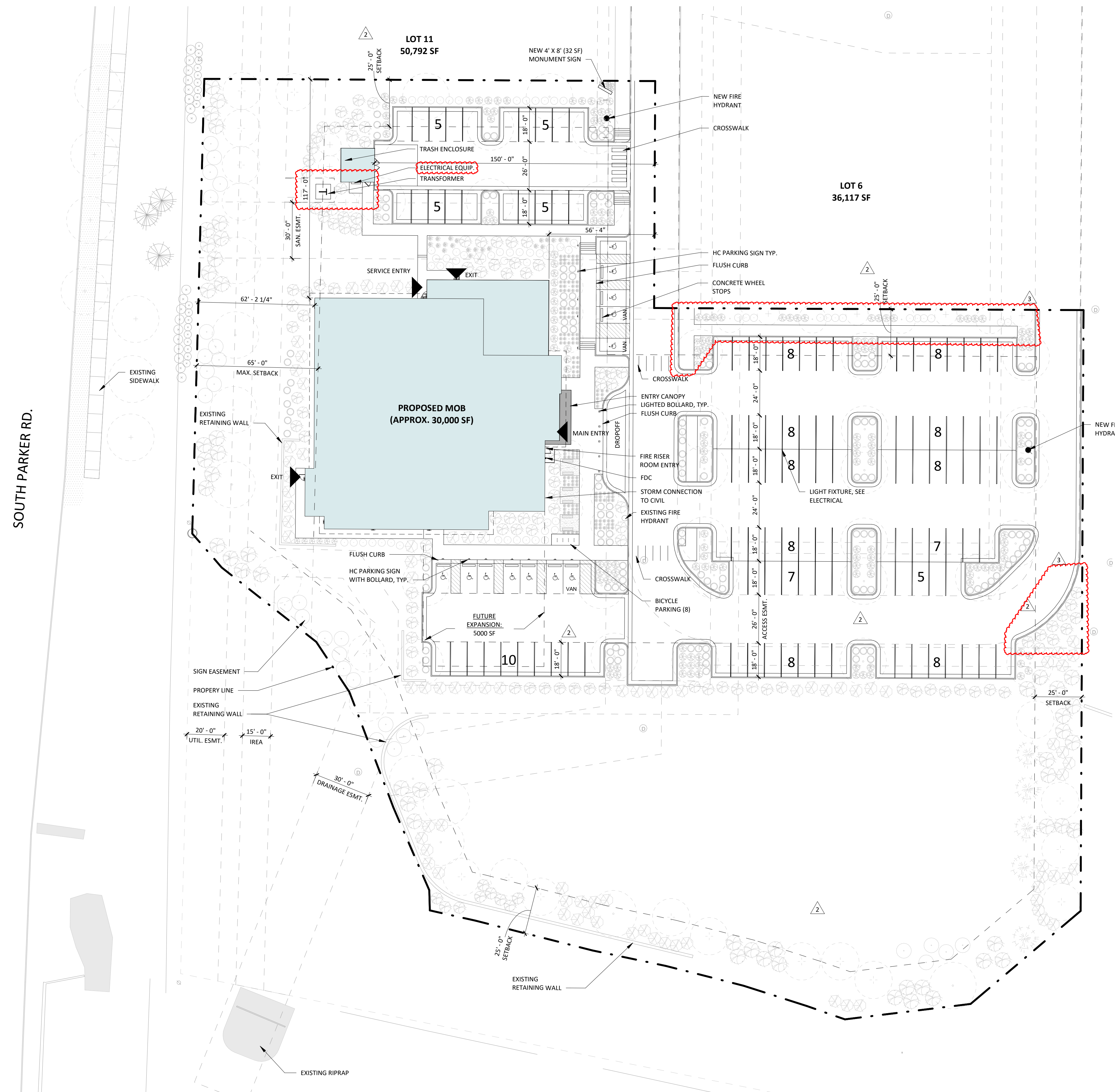
SHEET TITLE  
PLANTING  
DETAILS

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**



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	10/20/2023
3RD SUBMITTAL	01/16/2024

DATE  
10/26/2023

PARKER PROJECT NUMBER  
SP22-XXX

SHEET TITLE  
**ARCHITECTURAL  
SITE PLAN**

DRAWING NUMBER

**10 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, RANCE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

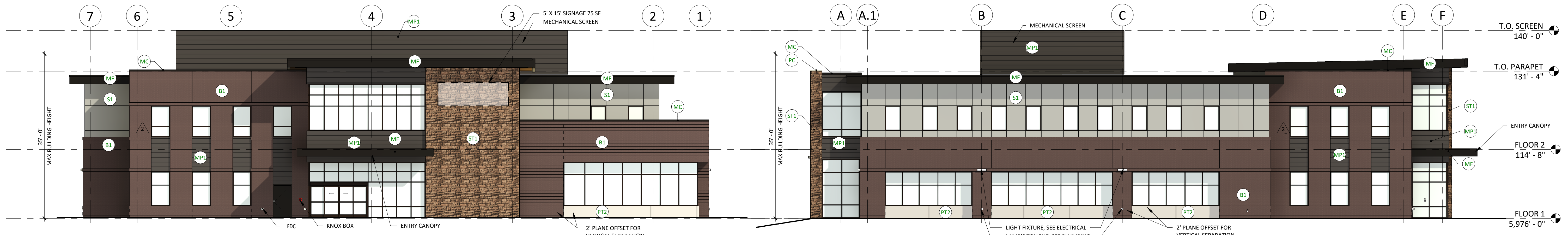


**BA**  
BOULDER ASSOCIATES  
1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795

### PARKER NHC

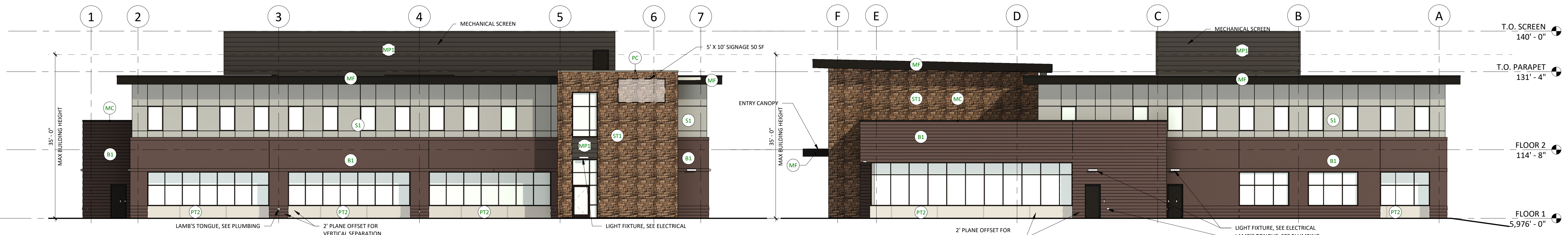
PARKER POINTE SUBDIVISION  
LOTS 7, 8, 9 AND 10  
PARKER, CO 80134

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/20/2023
3RD SUBMITTAL	01/16/2024



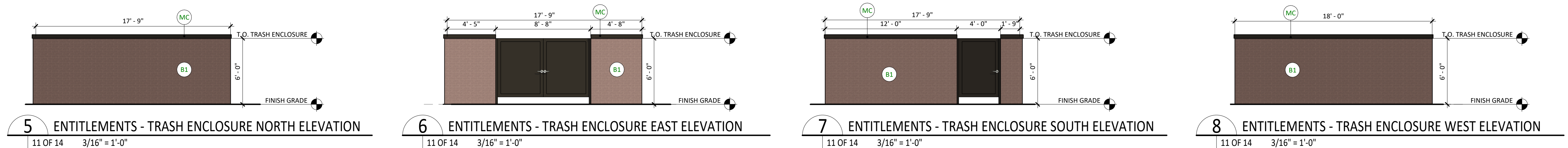
1 ENTITLEMENTS - EAST ELEVATION  
11 OF 14 3/32" = 1'-0"

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



3 ENTITLEMENTS - WEST ELEVATION  
A2.21 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"

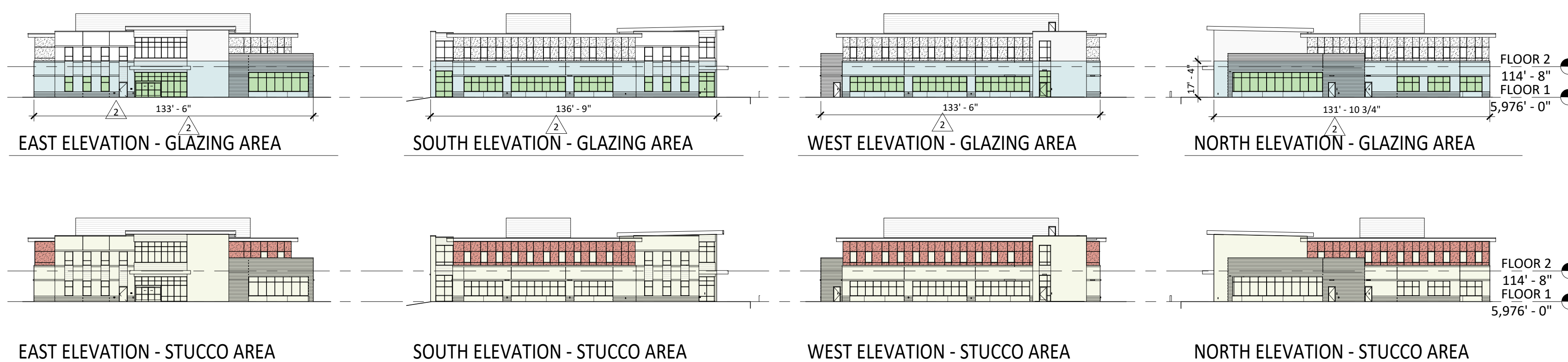
6 ENTITLEMENTS - TRASH ENCLOSURE EAST ELEVATION  
11 OF 14 3/16" = 1'-0"

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



FAÇADE	DESIGNATION	GLAZING AREA (SF)	BUILDING BASE AREA (SF)	REQUIRED GLAZING %	PROVIDED %
NORTH	SIDE	635	2,286	25%	28%
EAST	FRONT	658	2,314	30%	28.44%
SOUTH	SIDE	746	2,370	25%	31%
WEST	FRONT	639	2,137	30%	30%

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**

1/16/2024 3:39:08 PM Autodesk Docs/7225280.00 Century Parker NHC R23/225280.00 Century Parker NHC CS-A.rvt

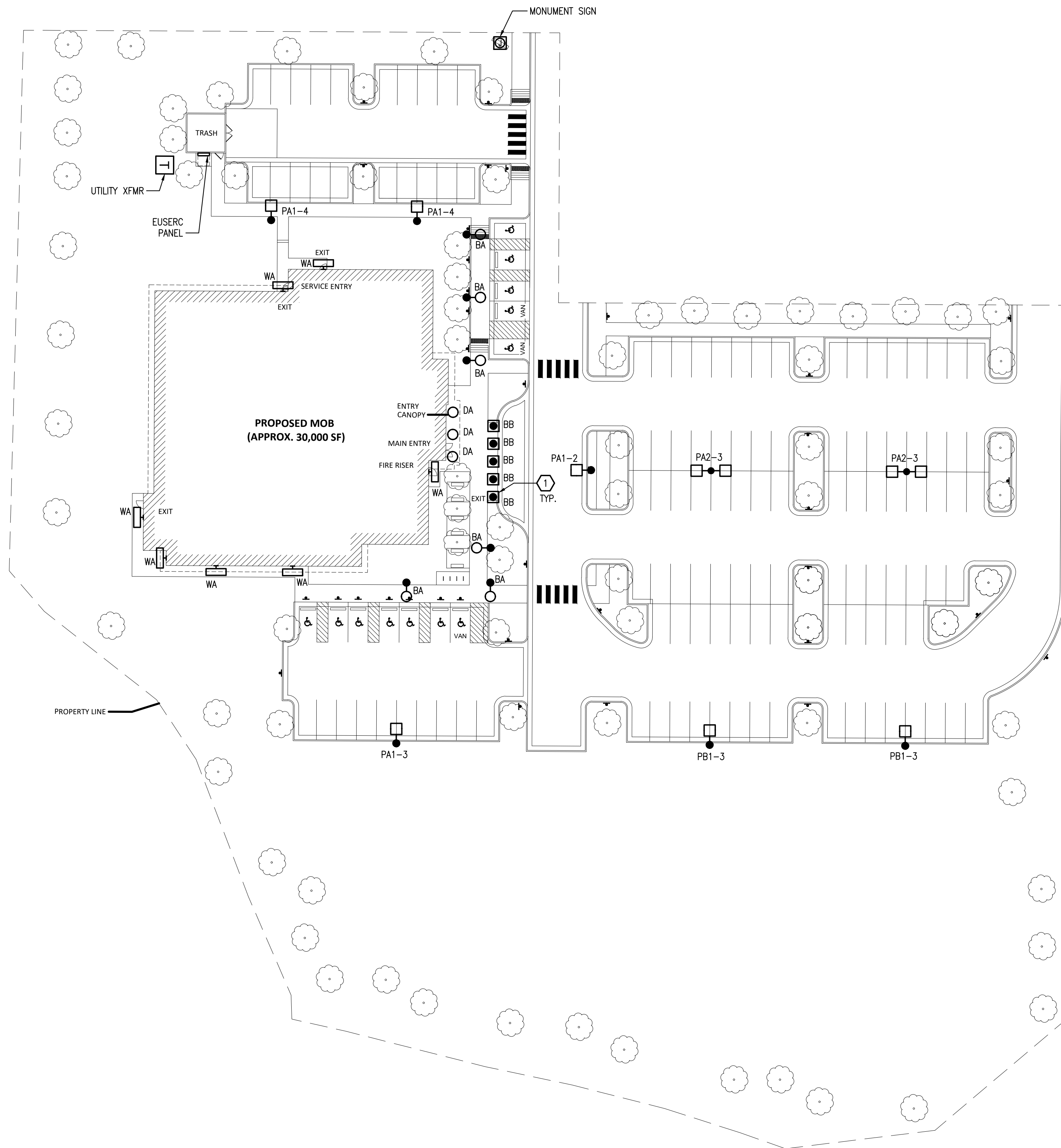
# PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

## 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.



Know what's below.  
Call before you dig.



### 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

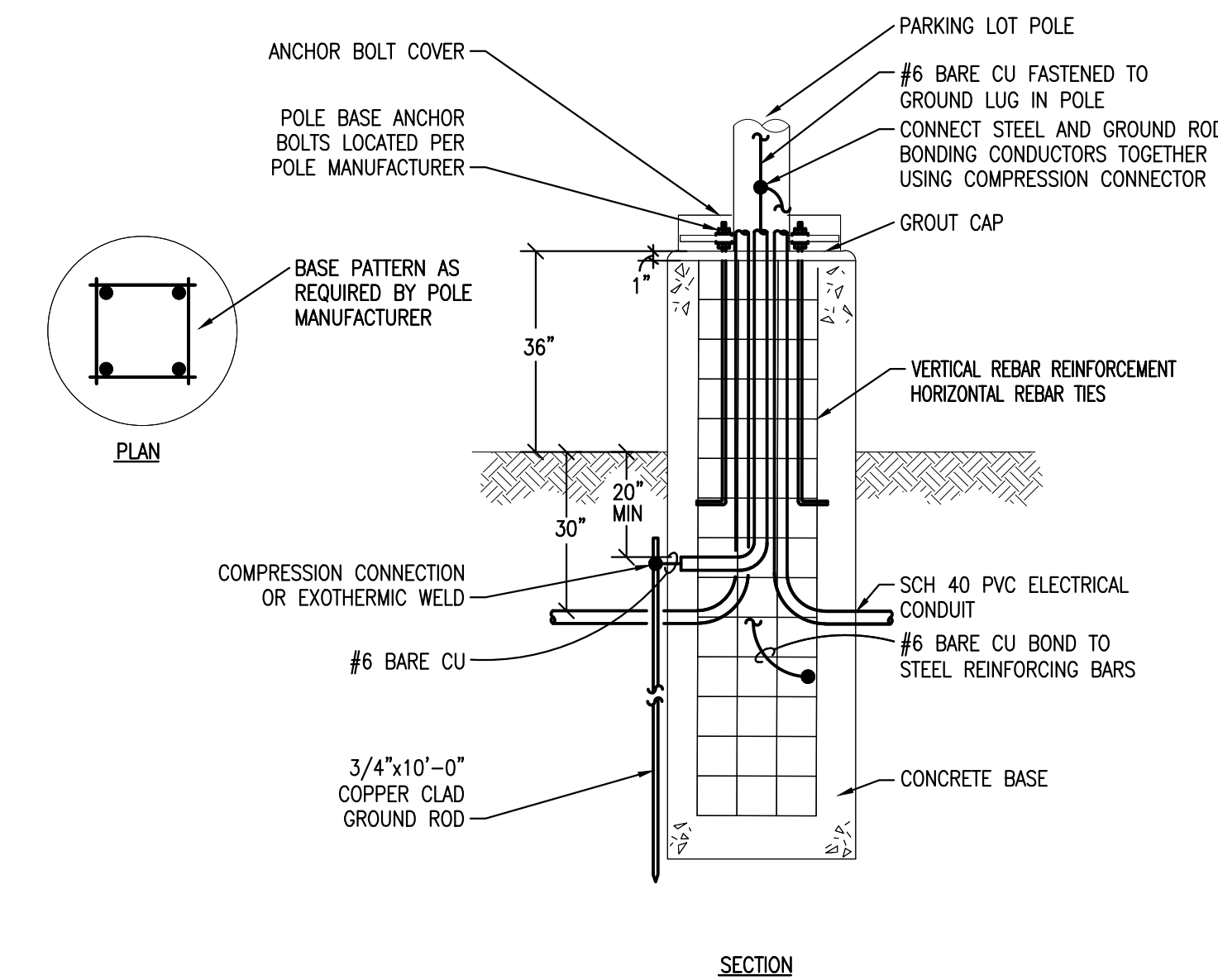
- 1 PROVIDE DRIVE-THROUGH PROTECTION BOLLARD AT LOCATION(S) SHOWN. COORDINATE TRAFFIC RATING AND INSTALLATION REQUIREMENTS WITH A STRUCTURAL ENGINEER PRIOR TO ROUGH-IN.

### PARKER NHC

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

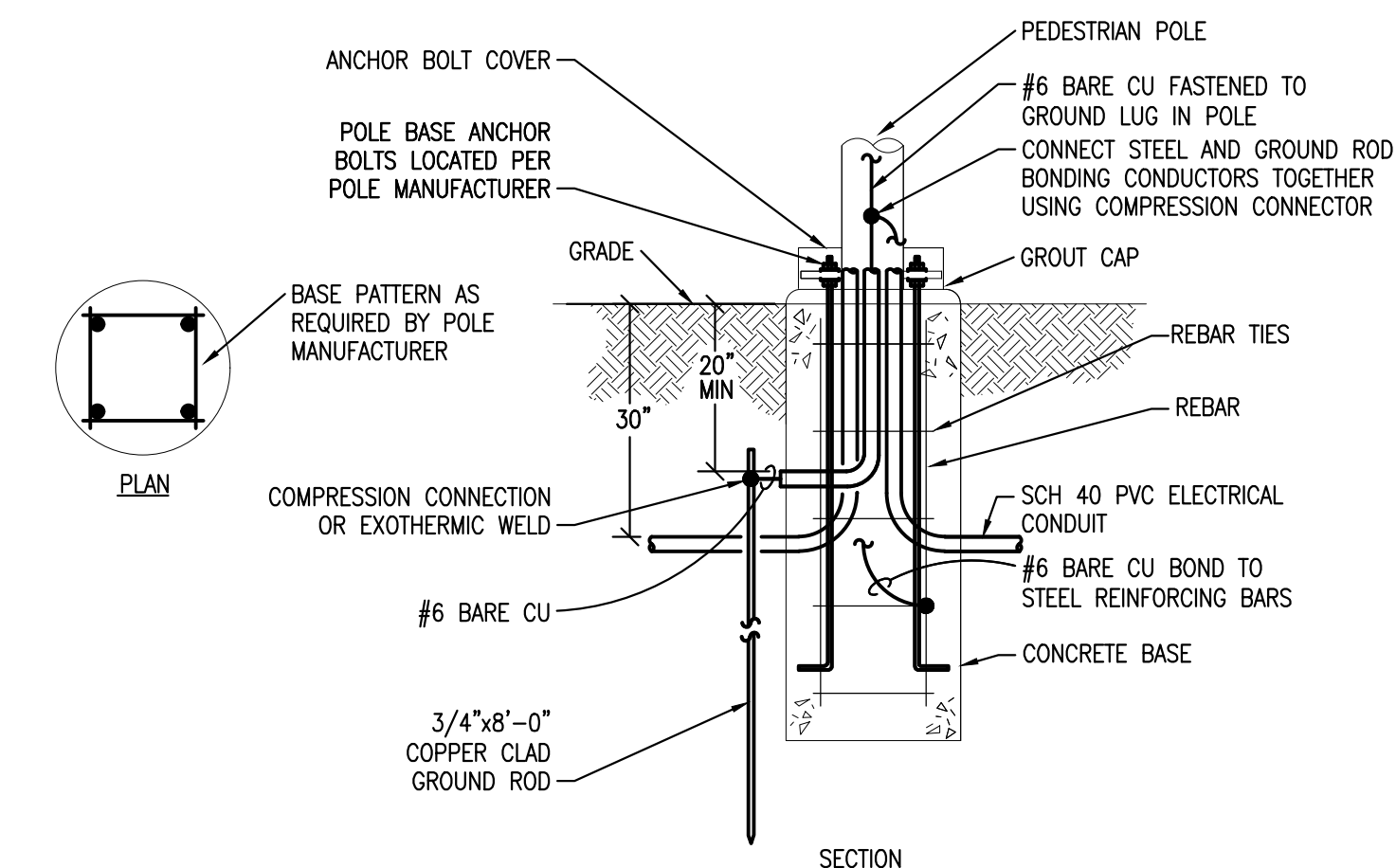
### SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023
3RD SUBMITTAL	01/16/2024



### 2 PARKING LOT POLE BASE DETAIL

SCALE: NONE



### 3 PEDESTRIAN POLE BASE DETAIL

SCALE: NONE

### 1 ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

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.



BOULDER ASSOCIATES

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Fixture Count Worksheet							
FIXTURE	OCCUPANCY	SUPPLY CONTROL	Load Values			FIXTURE COUNT	
			COLD	HOT	TOTAL		
Bathroom Group	Private	Flush Tank	2.70	1.50	3.60	TENNANT 1	
Bathroom Group	Private	Flush Valve	6.00	3.00	8.00		
Bathtub	Private	Faucet	1.00	1.00	1.40		
Bathtub	Public	Faucet	3.00	3.00	4.00		
Bidet	Private	Faucet	1.50	1.50	2.00		
Combination Fixture	Private	Faucet	2.25	2.25	3.00		
Dishwashing Machine	Private	Automatic		1.40	1.40		
Drinking Fountain	Offices	3/8" Valve	0.25		0.25		2
Kitchen Sink	Private	Faucet	1.00	1.00	1.40		
Kitchen Sink	Hotel, restaurant	Faucet	3.00	3.00	4.00		
LaundryTrays 1-3	Private	Faucet	1.00	1.00	1.40		
Lavatory	Private	Faucet	0.50	0.50	0.70		78
Lavatory	Public	Faucet	1.50	1.50	2.00		2
Service Sink	Offices, ect.	Faucet	2.25	2.25	3.00		13
Hose Bib (2009IPC, pg.40)	Private	Faucet	5.00		5.00		
Hose Bib (2009IPC, pg.40) ea additional	Private	Faucet	2.50		2.50		
Shower Head	Public	Mixing Valve	3.00	3.00	4.00		
Shower Head	Private	Mixing Valve	1.00	1.00	1.40		
Urinal	Public	1" Flush Valve	10.00		10.00		
Urinal	Public	3/4" Flush Valve	5.00		5.00		
Urinal	Public	Flush Tank	3.00		3.00		
Washing Machine (8lb)	Private	Automatic	1.00	1.00	1.40		
Washing Machine (8lb)	Public	Automatic	2.25	2.25	3.00		
Washing Machine (15lb)	Public	Automatic	3.00	3.00	4.00		
Water Closet	Private	Flush Valve	6.00		6.00	17	
Water Closet	Private	Flush Tank	2.20		2.20		
Water Closet	Public	Flush Valve	10.00		10.00	2	
Water Closet	Public	Flush Tank	5.00		5.00		
Water Closet	Public or Private	Flushmeter Tank	2.00		2.00		
					<b>TOTAL</b>	<b>220.10</b>	

TAP SIZE	DISTRIBUTION SIZE	MAXIMUM LENGTH	MAXIMUM FIXTURES ALLOWED	BUILDING FIXTURES	REMAINING FIXTURES
1 1/2	2	400	275	220.1	54.9

Notes:  
1. The building fixtures value includes fixtures that are currently planned for the current C&S and TI, as well as approximates for fixture that will be installed within the Core and Shell spaces for future tenants.

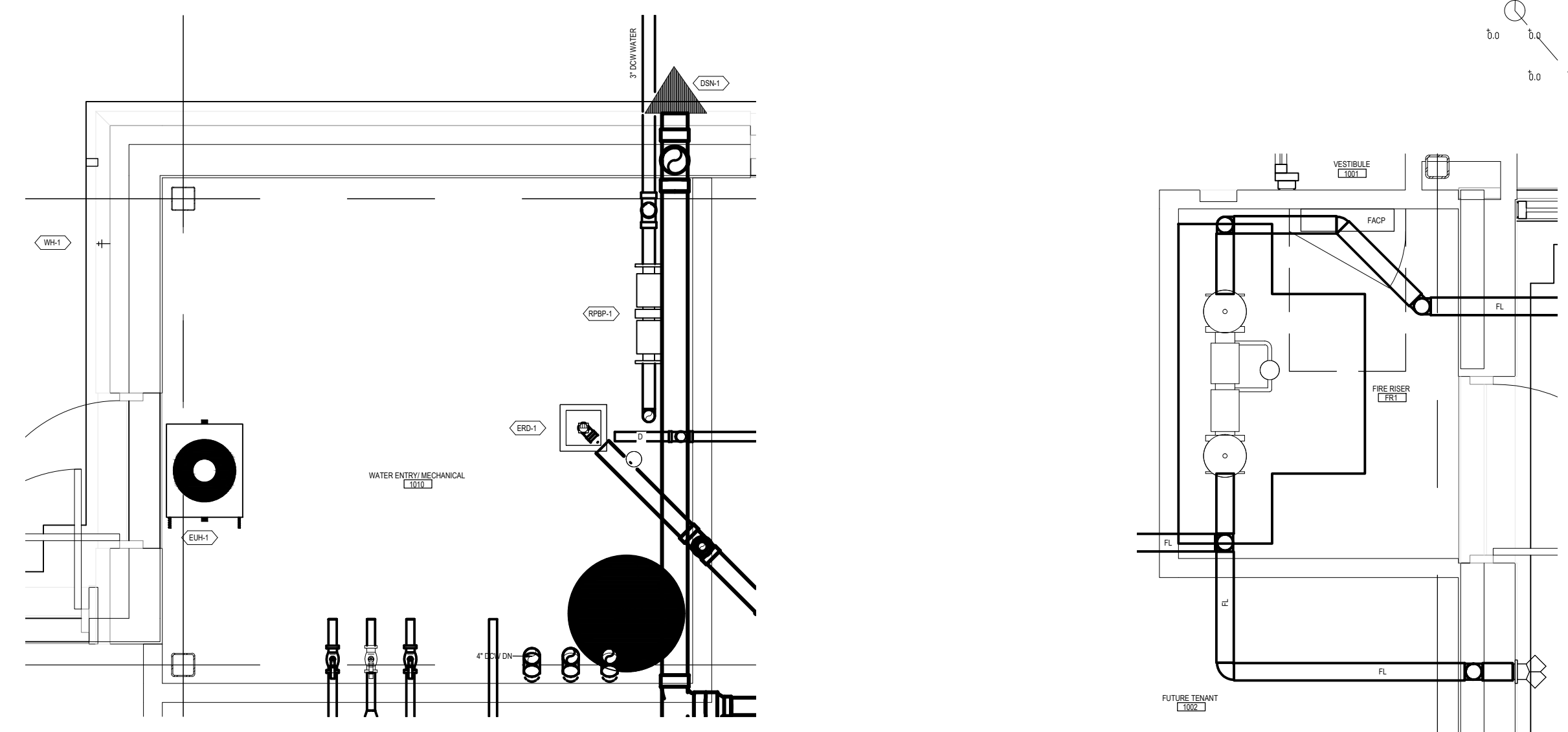
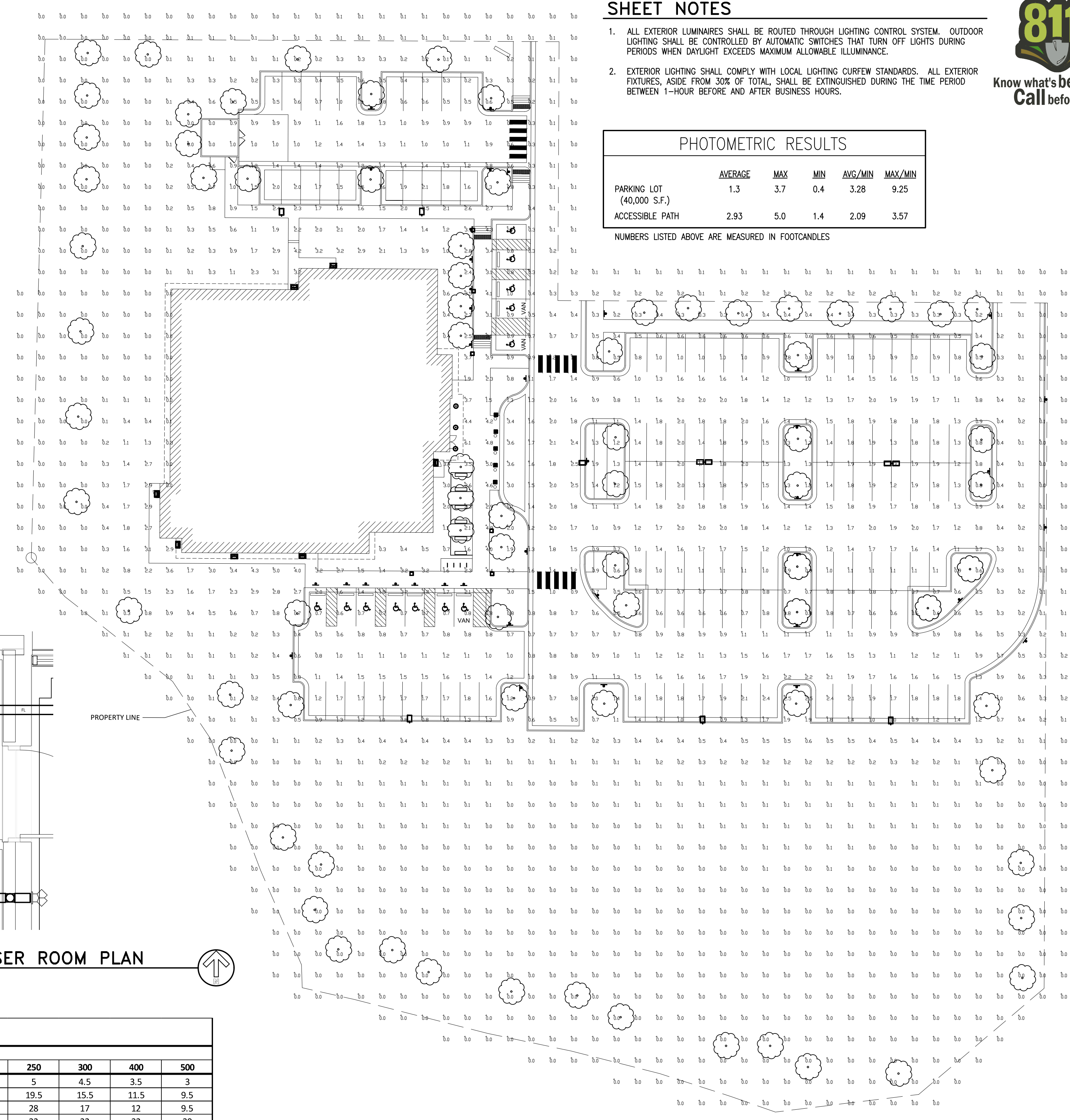
### SHEET NOTES

- ALL EXTERIOR LUMINAIRES SHALL BE ROUTED THROUGH LIGHTING CONTROL SYSTEM. OUTDOOR LIGHTING SHALL BE CONTROLLED BY AUTOMATIC SWITCHES THAT TURN OFF LIGHTS DURING PERIODS WHEN DAYLIGHT EXCEEDS MAXIMUM ALLOWABLE ILLUMINANCE.
- EXTERIOR LIGHTING SHALL COMPLY WITH LOCAL LIGHTING CURFEW STANDARDS. ALL EXTERIOR FIXTURES, ASIDE FROM 30% OF TOTAL, SHALL BE EXTINGUISHED DURING THE TIME PERIOD BETWEEN 1-HOUR BEFORE AND AFTER BUSINESS HOURS.



PHOTOMETRIC RESULTS					
	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT (40,000 S.F.)	1.3	3.7	0.4	3.28	9.25
ACCESSIBLE PATH	2.93	5.0	1.4	2.09	3.57

NUMBERS LISTED ABOVE ARE MEASURED IN FOOTCANDLES



3 ENLARGED WATER ENTRY / MECHANICAL ROOM PLAN  
SCALE: 3/8" = 1'-0"

2 ENLARGED FIRE RISER ROOM PLAN  
SCALE: 3/8" = 1'-0"

MINIMUM SIZE OF WATER SERVICE LINES AND DISTRIBUTION PIPING																					
METER AND SERVICE PIPE - inches	DISTRIBUTION PIPE - inches	MAXIMUM DEVELOPMENT LENGTH - feet																			
		40	60	80	100	150	200	250	300	400	500										
PRESSURE RANGE 50 TO 60																					
3/4	3/4	9.5	9.5	9.5	9.5	7.5	6	5	4.5	3.5	3										
3/4	1	32	32	32	32	32	24	19.5	15.5	11.5	9.5										
1	1	32	32	32	32	32	28	28	17	12	9.5										
3/4	1 1/4	32	32	32	32	32	32	32	32	32	30										
1	1 1/4	80	80	80	80	80	80	69	60	46	36										
1 1/2	1 1/4	80	80	80	80	80	80	76	65	50	38										
1	1 1/2	87	87	87	87	87	87	87	87	87	84										
1 1/2	1 1/2	151	151	151	151	151	151	151	144	114	94										
2	1 1/2	151	151	151	151	151	151	151	151	118	97										
1	2	87	87	87	87	87	87	87	87	87	87										
1 1/2	2	275	275	275	275	275	275	275	275	275	252										
2	2	365	368	368	368	368	368	368	368	318	273										
2	2 1/2	533	533	533	533	533	533	533	533	533	533										
3	3	1100	1100	1100	1100	1100	1100	1100	1100	988	852										

1 LIGHTING PHOTOMETRICS PLAN  
SCALE: 1" = 30'-0"

### 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
3RD SUBMITTAL	01/16/2024

DATE  
07/28/2023

PARKER PROJECT NUMBER  
SP22-XXX

SHEET TITLE  
CALCULATIONS &  
ENLARGED RISER  
ROOM PLANS

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, 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-8000K, 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 connectors 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 annular or White painted cone reflector finish/colors
- 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 >4:1 performance
- 0-10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem options
- Integrate and remote emergency battery options available

**CERTIFICATIONS**

- ICESus certified to UL 1598
- For H8L: Marked spacing required 38" fixture center to center; 18" fixture center to backing member; 0.5" above fixture
- Suitable 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)
- EMI/EMC: Certified under UL 504 standard for emergency lighting and power equipment
- Approved for 8 (4 in.) out No. 12AWG conductors rated for 90°C through wiring enclosure (For list and additional information, visit www.enranger.com)

**WARRANTY**

- 5 year warranty

**KEY DATA**

Lumen Range	1000-8000
Wattage Range	8-71
Efficacy Range (LPW)	118-143
Reported Life (Hours)	190,000,000
Input Current (mA)	48-592 (10V)

Based on Specifier, SDR, RL, RCI

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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. Class A tempered 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: 72.2 lbs.

Electrical: Operating voltage: 120-277V AC. Minimum start temperature: -20° C. LED module wattage: 15.4 W. System wattage: 19.0 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), CUS.

Available options: 1) 140 Direct burial anchorage. FSC Fixing.

KEY DATA

Lumen Range	5,000-80,000
Wattage Range	36-600
Efficacy Range (LPW)	92-105
Weight (lbs.)	13.7-30.8 (2.1-13.9)

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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	BRONZE	BOLLARD	B1-U0-G1	709	BEGA	84691-K3-BRZ 84016-BRZ	MVOLT	30
PA1-2	PALE 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	PALE 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	PALE 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 MOUNTING 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.

### 2 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: 30.0 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), 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	5,000-80,000
Wattage Range	36-600
Efficacy Range (LPW)	92-105
Weight (lbs.)	13.7-30.8 (2.1-13.9)

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### 1 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: Premium grade, copper free (0.3% copper content) A360.0 aluminum alloy. Class A tempered 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: 72.2 lbs.

Electrical: Operating voltage: 120-277V AC. Minimum start temperature: -20° C. LED module wattage: 15.4 W. System wattage: 19.0 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), CUS.

Available options: 1) 140 Direct burial anchorage. FSC Fixing.

KEY DATA

Lumen Range	5,000-80,000
Wattage Range	36-600
Efficacy Range (LPW)	92-105
Weight (lbs.)	13.7-30.8 (2.1-13.9)

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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 auto dealerships, retail, commercial, and campus parking lots.

Materials: Premium grade, copper free (0.3% copper content) A360.0 aluminum alloy. Class A tempered 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: 72.2 lbs.

Electrical: Operating voltage: 120-277V AC. Minimum start temperature: -20° C. LED module wattage: 15.4 W. System wattage: 19.0 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), CUS.

Available options: 1) 140 Direct burial anchorage. FSC Fixing.

KEY DATA

Lumen Range	5,000-80,000
Wattage Range	36-600
Efficacy Range (LPW)	92-105
Weight (lbs.)	13.7-30.8 (2.1-13.9)

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### 5 TYPE BB LUMINAIRE

SCALE: NONE

### 4 TYPE PXX-X LUMINAIRE

SCALE: NONE

### 3 TYPE WA LUMINAIRE

SCALE: NONE



1426 PEARL STREET, SUITE 300  
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
3RD SUBMITTAL	01/16/2024

DATE: 07/28/2023

PARKER PROJECT NUMBER: SP22-XXX

SHEET TITLE: LIGHTING CUT SHEETS & LUMINAIRE SCHEDULE

DRAWING NUMBER: 14 OF 14