

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

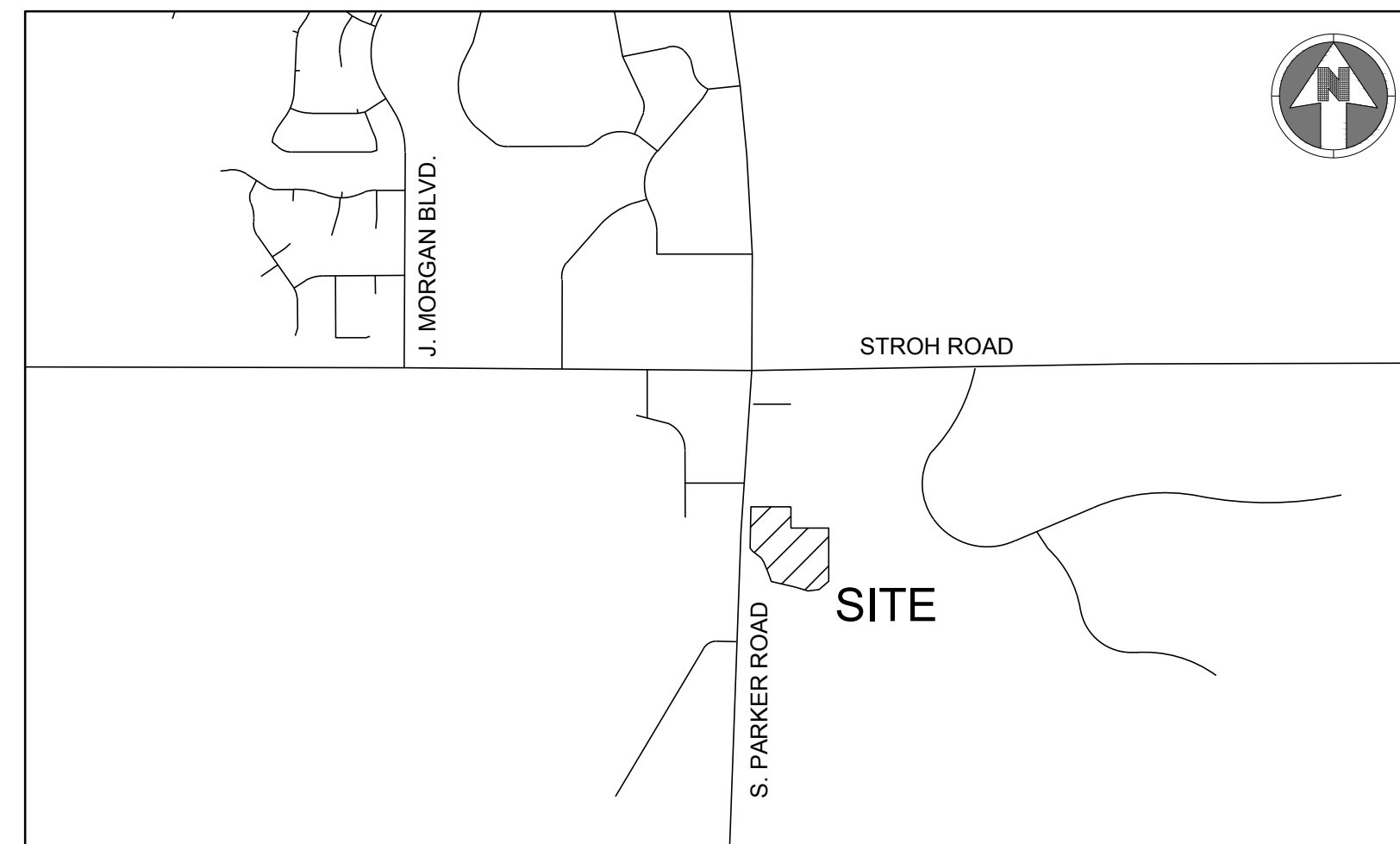
## SITE DEVELOPMENT PLAN

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<br>10'x18' - 34<br>TOTAL - 121                      |
| ACCESSIBLE SPACES       |          |                 | 9+3 VAN* | 9'x18' - 8<br>10'x18' - 1<br>9'x18' - 3 VAN<br>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'   |



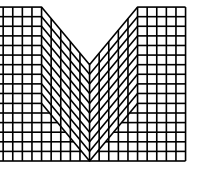
VICINITY MAP  
SCALE: 1"=1,000'

| Sheet List Table |  |
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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

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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

PARKER PROJECT NUMBER

SP22-XXX

SHEET TITLE

COVER SHEET

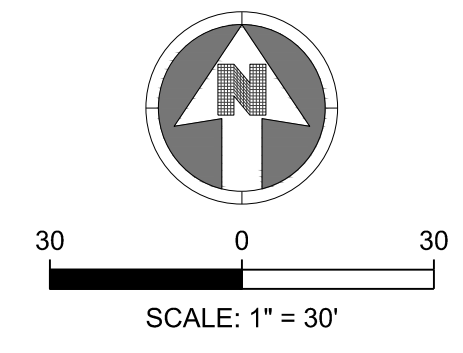
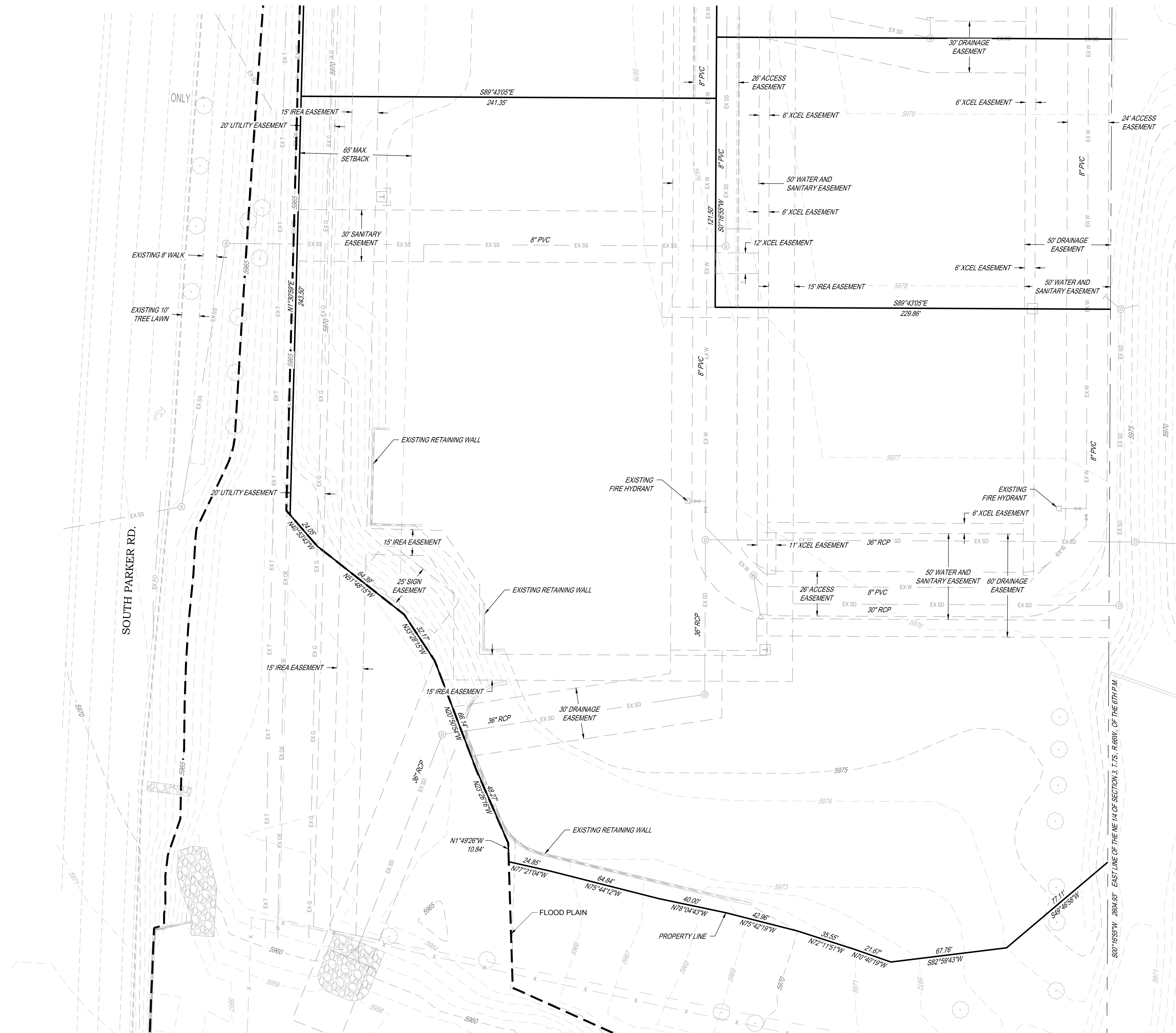
DRAWING NUMBER

01 OF 14

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

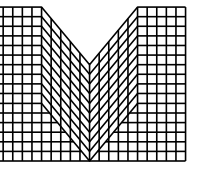
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EXISTING  
CONDITIONS PLAN

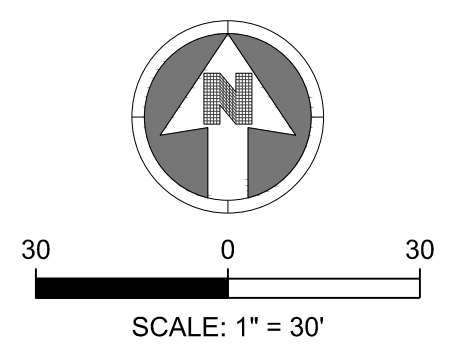
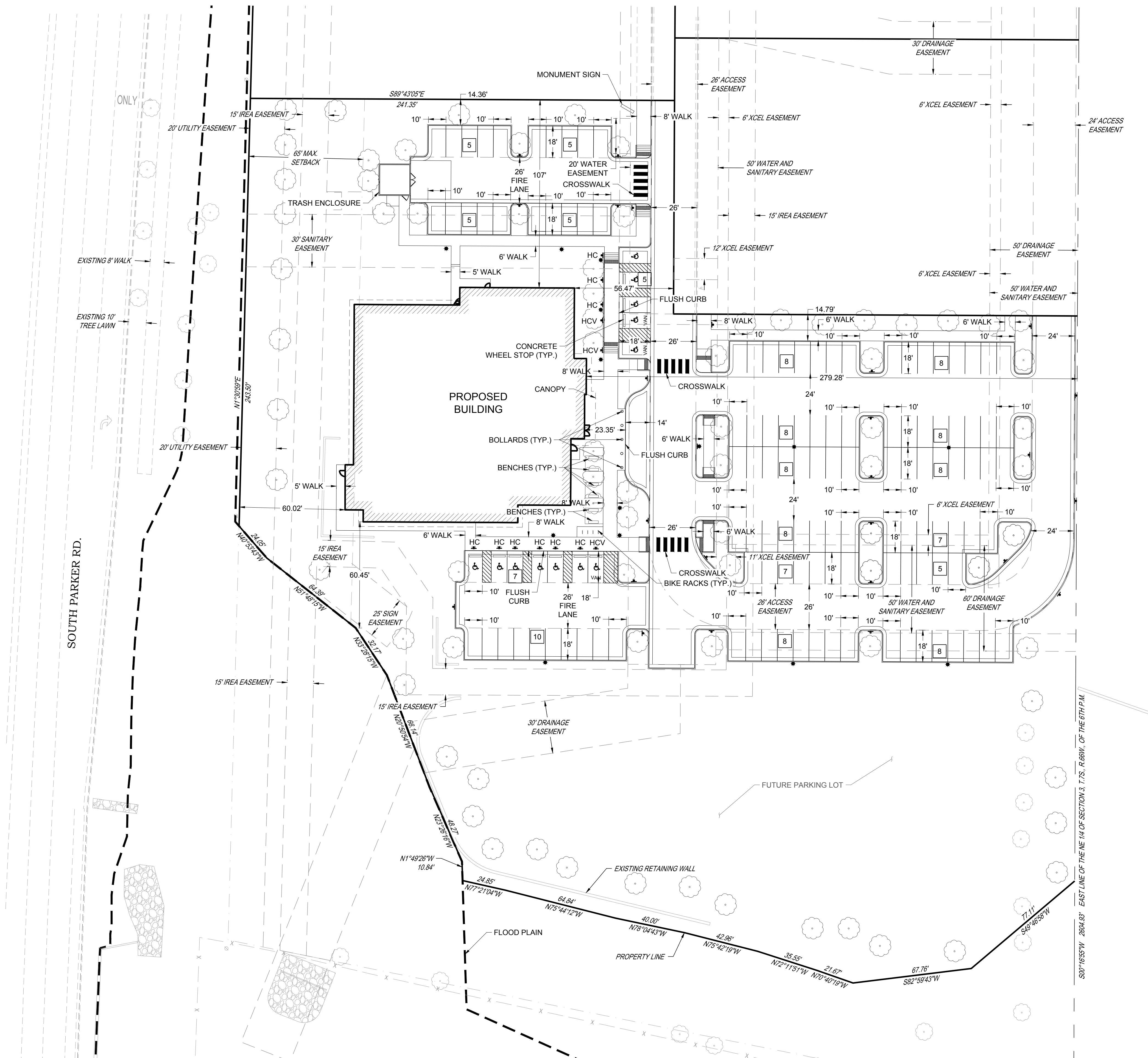
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02 OF 14




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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          |
| <b>TOTAL</b>                | <b>133</b> |



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**SITE PLAN**

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**03 OF 14**

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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>    |                             | 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                       | 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%<br>max 60% | 46 X (.4) = 19<br>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**                |

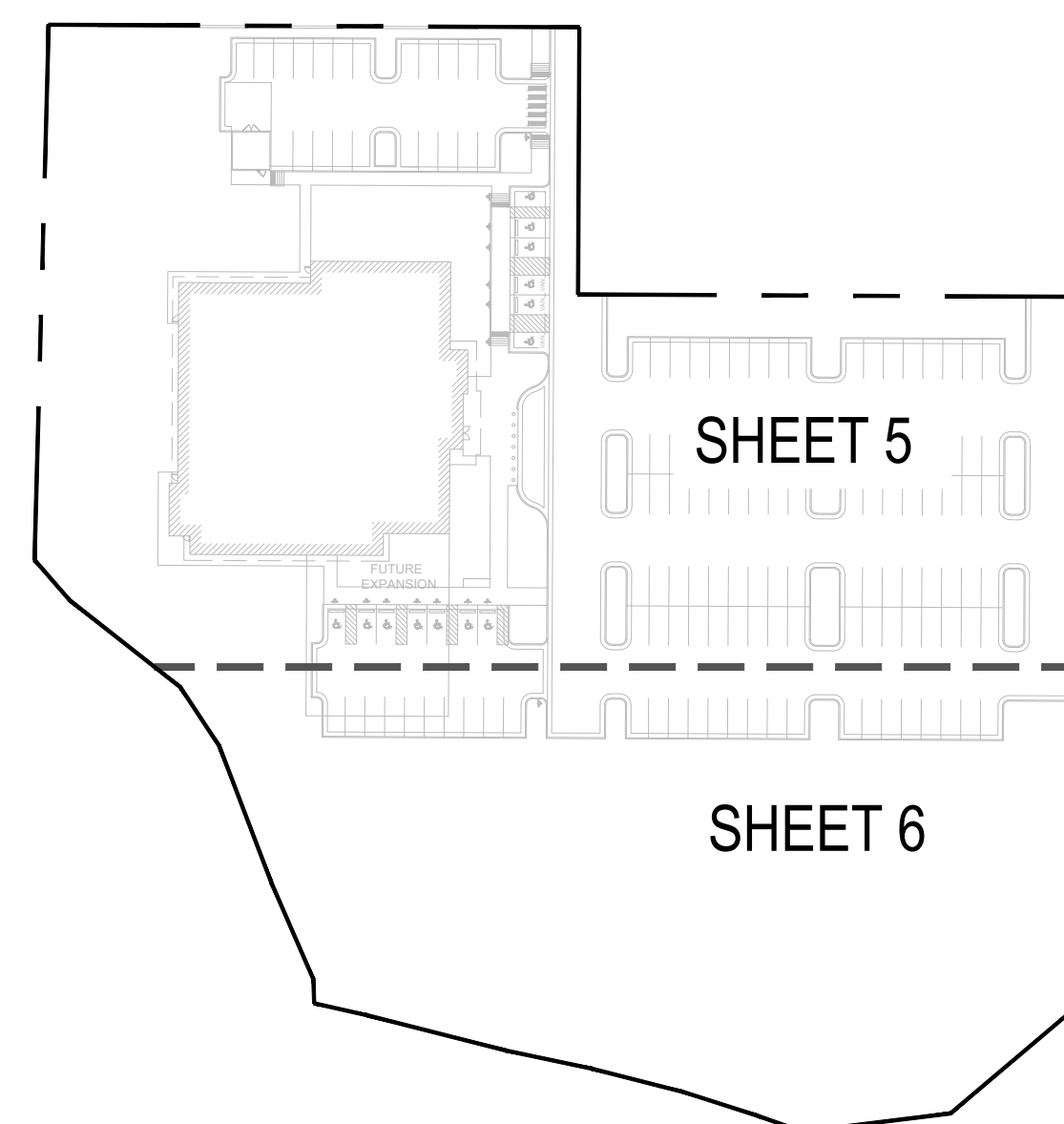
\*(1) EXTRA TREE IS BEING PROVIDED = 10 SHRUBS.  
 \*\*(6) EXTRA TREES ARE BEING PROVIDED = 60 SHRUBS.

| 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<br>18      | Required Shrubs<br>89<br>Provided Trees<br>56<br>Provided Shrubs<br>443 |

### KEY MAP :



BOULDER ASSOCIATES

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SHEET TITLE  
LANDSCAPE COVER SHEET

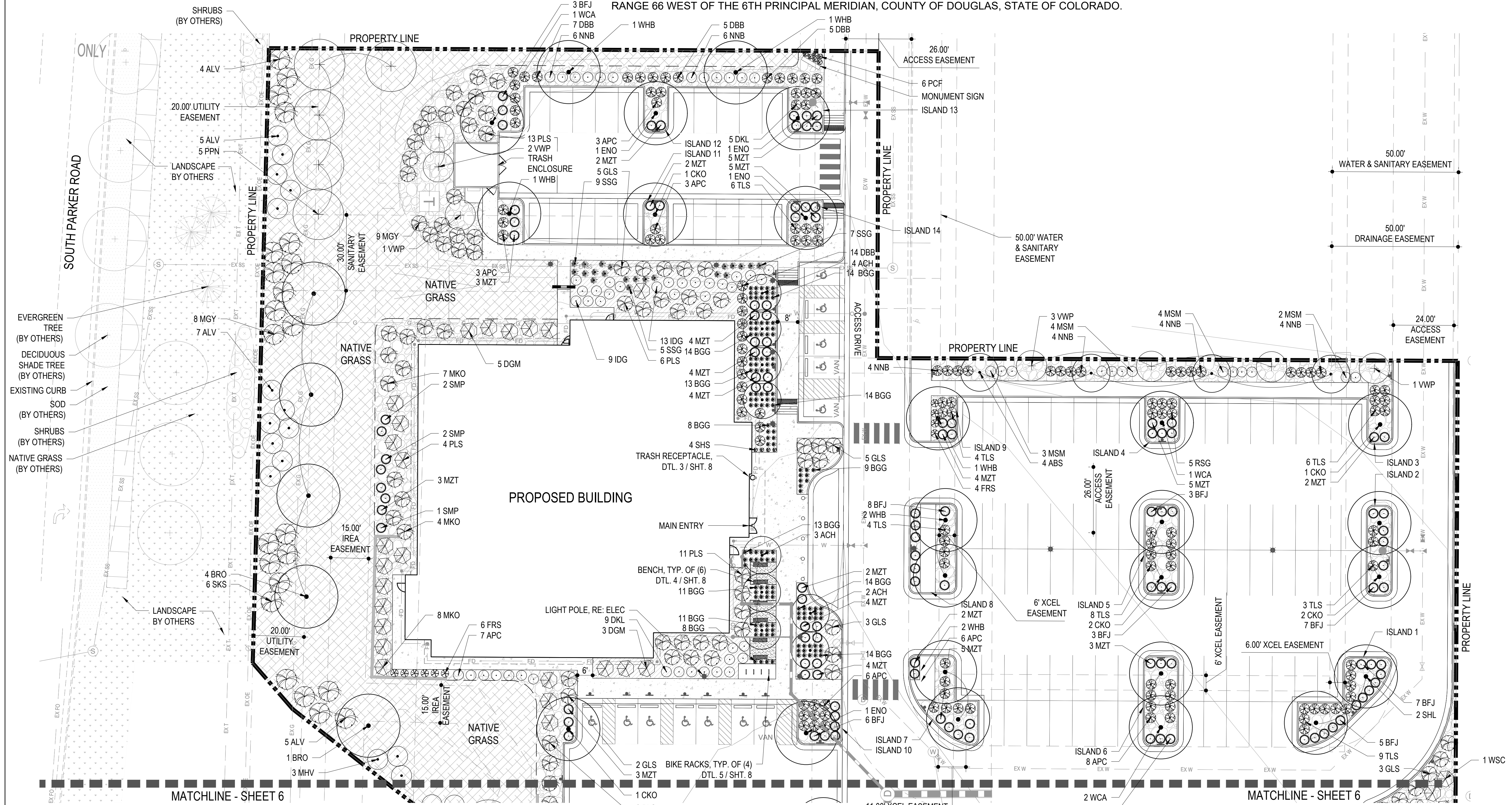
DRAWING NUMBER

4 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.



1 LANDSCAPE PLAN  
5 SCALE: 1" = 20'

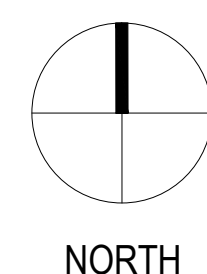
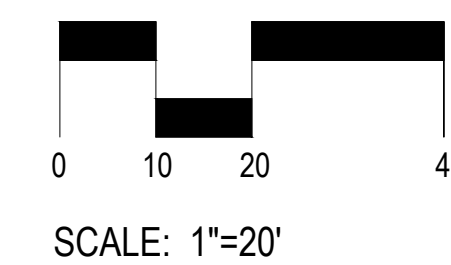
### MATERIAL LEGEND:

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

### PLANTING LEGEND:

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

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



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

| 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

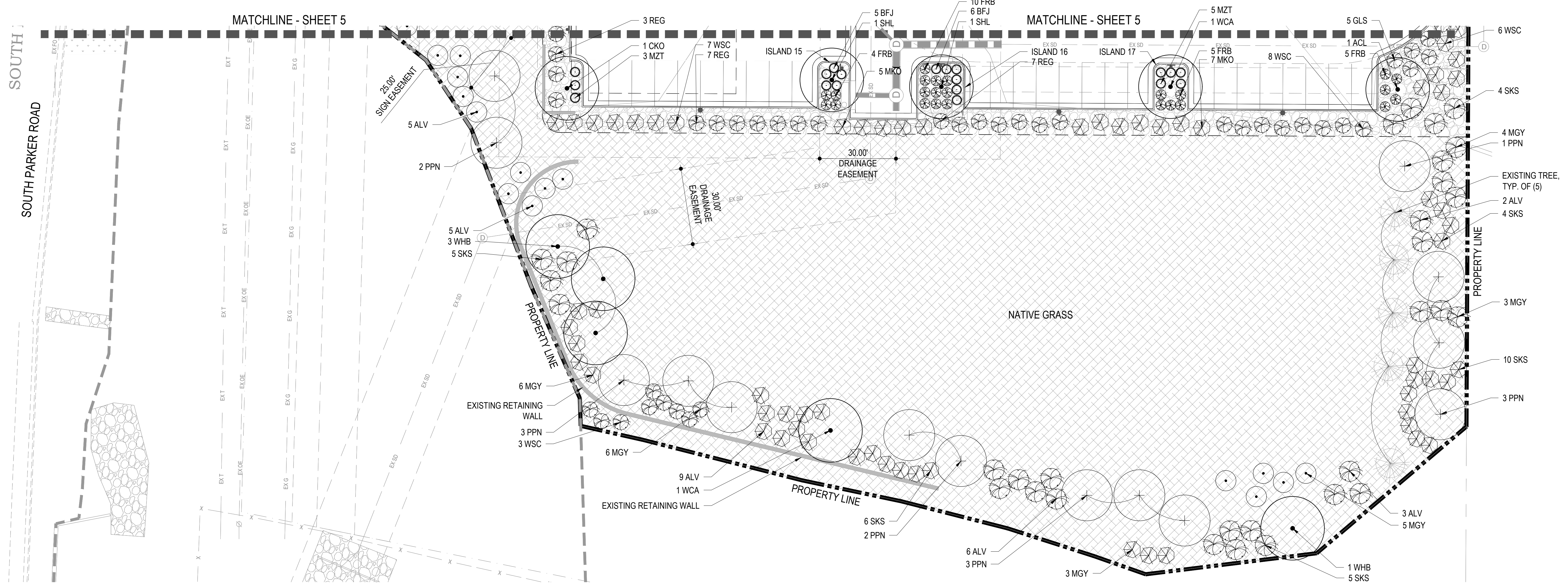
SHEET TITLE LANDSCAPE PLAN

DRAWING NUMBER 5 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.



1 LANDSCAPE PLAN  
6 SCALE: 1" = 20'

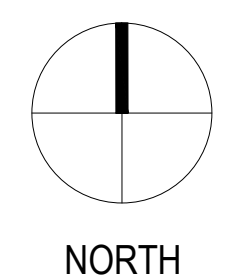
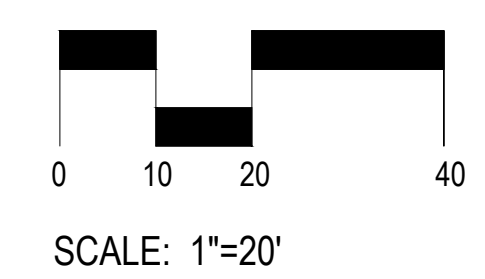
### MATERIAL LEGEND:

- 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

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

### 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



1426 PEARL STREET, SUITE 300  
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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

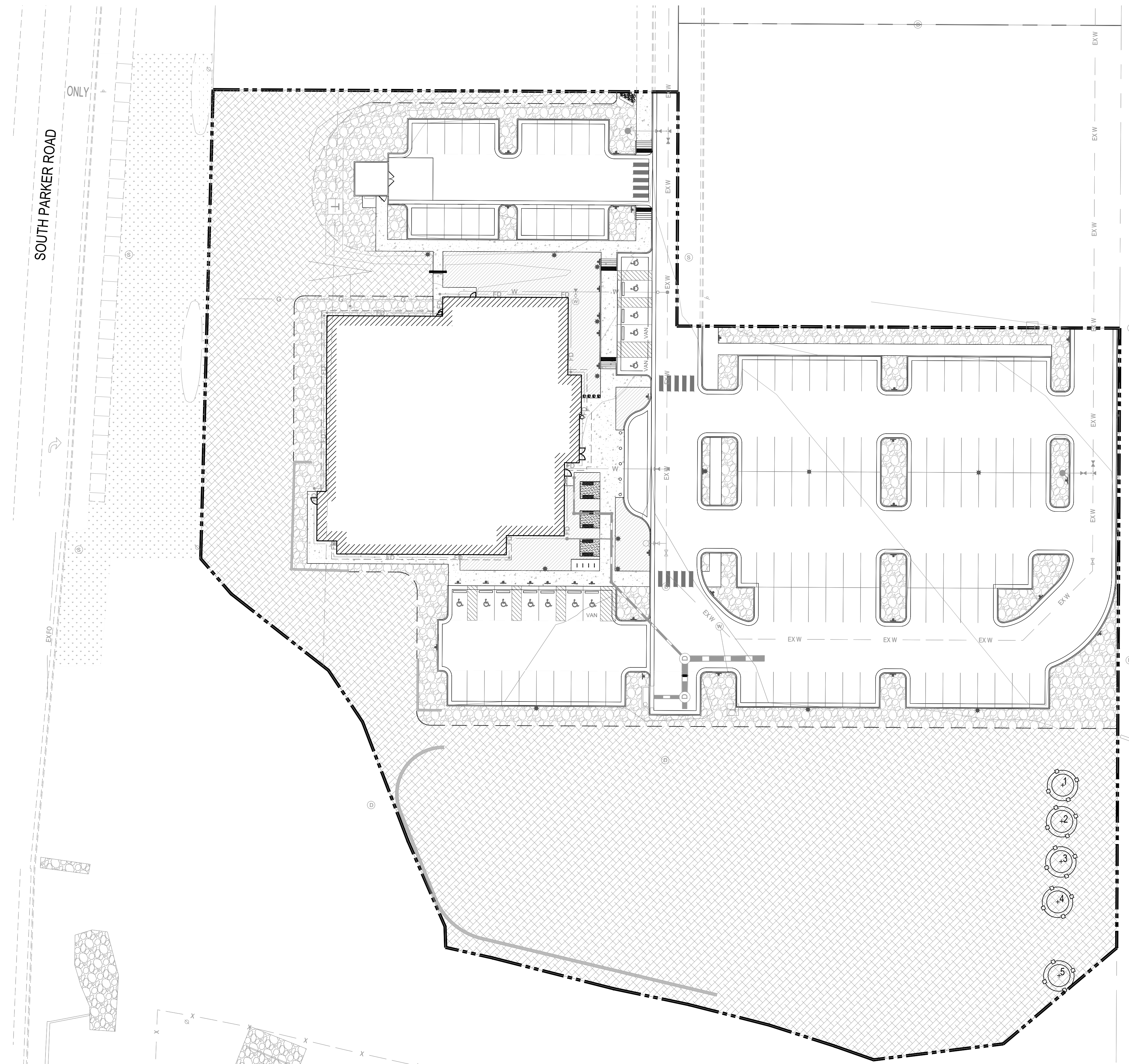
SHEET TITLE  
LANDSCAPE PLAN

DRAWING NUMBER  
6 OF 14

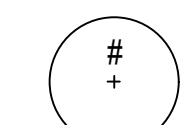
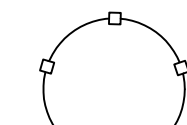

# PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

## SITE DEVELOPMENT PLAN

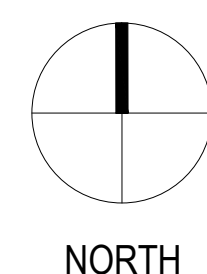
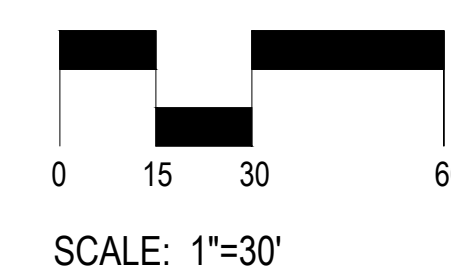
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



### 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



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### PARKER NHC

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

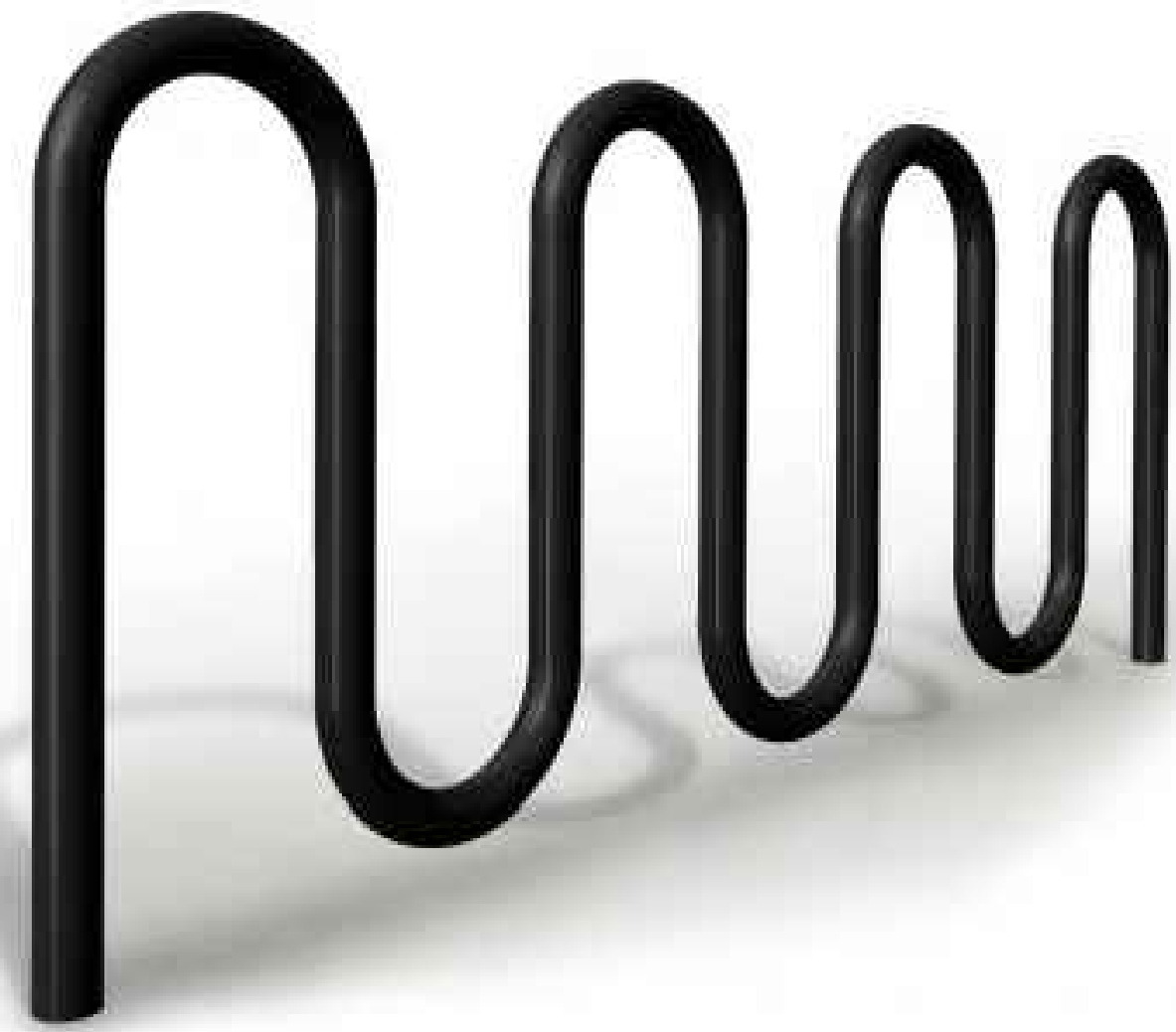
| SUBMITTALS    |            |
|---------------|------------|
| DESCRIPTION   | DATE       |
| 1ST SUBMITTAL | 06/02/2023 |
| 2ND SUBMITTAL | 10/25/2023 |
| 3RD SUBMITTAL | 01/16/2024 |

|                       |                        |
|-----------------------|------------------------|
| 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



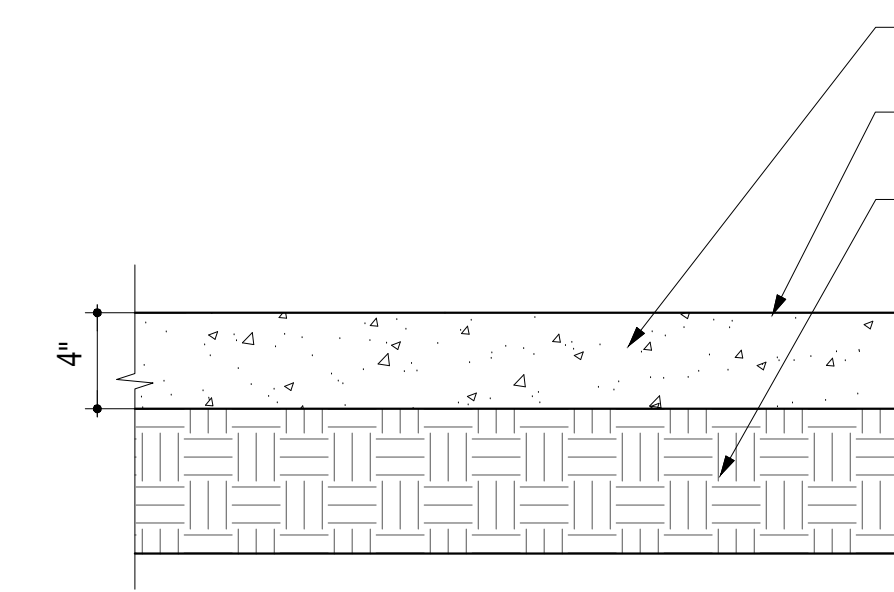
MANU: VICTOR STANLEY  
 PRODUCT: RB-36  
 COLOR: BLACK  
 FINISH: POWDER COATED POLYESTER

3 TRASH RECEPTACLE  
 8 SCALE: NTS



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

4 BENCH  
 8 SCALE: NTS

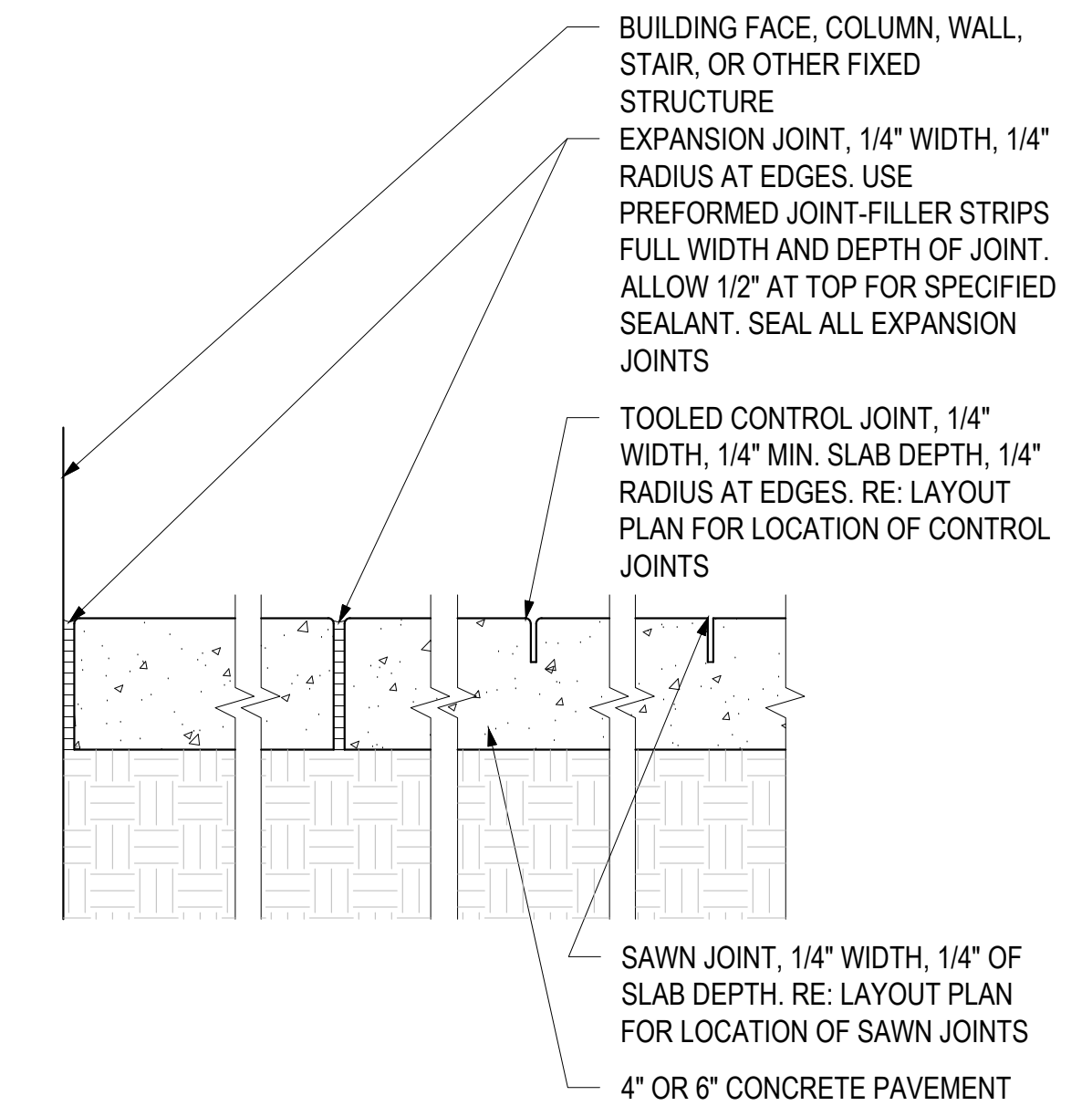


4,000 PSI CONCRETE, AIR ENTRAINED PORTLAND CEMENT.  
 LIGHT ACID ETCH FINISH UNLESS OTHERWISE NOTED IN PLANS  
 COMPACTED SUBGRADE

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"



BOULDER ASSOCIATES

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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

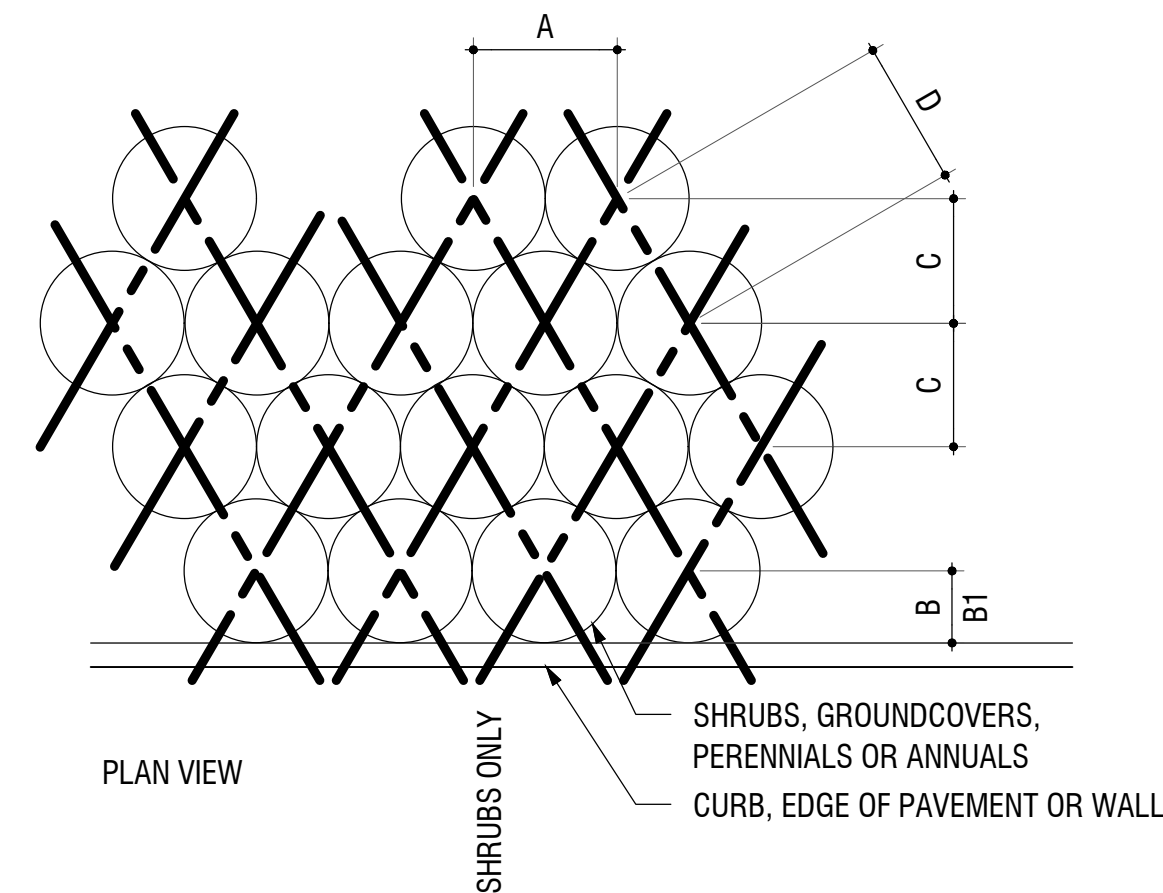
SHEET TITLE

DRAWING NUMBER

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

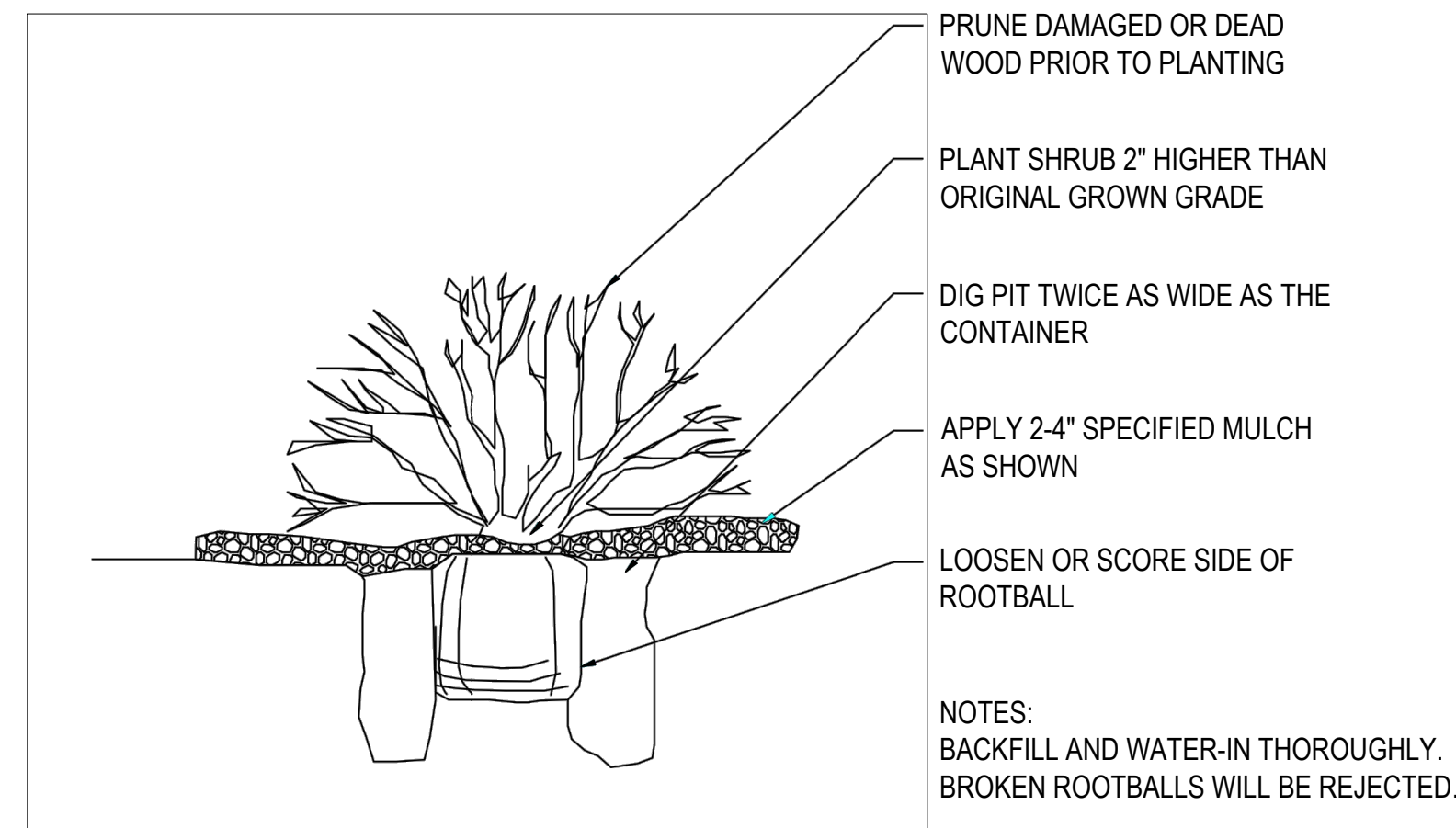
## SITE DEVELOPMENT PLAN

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.

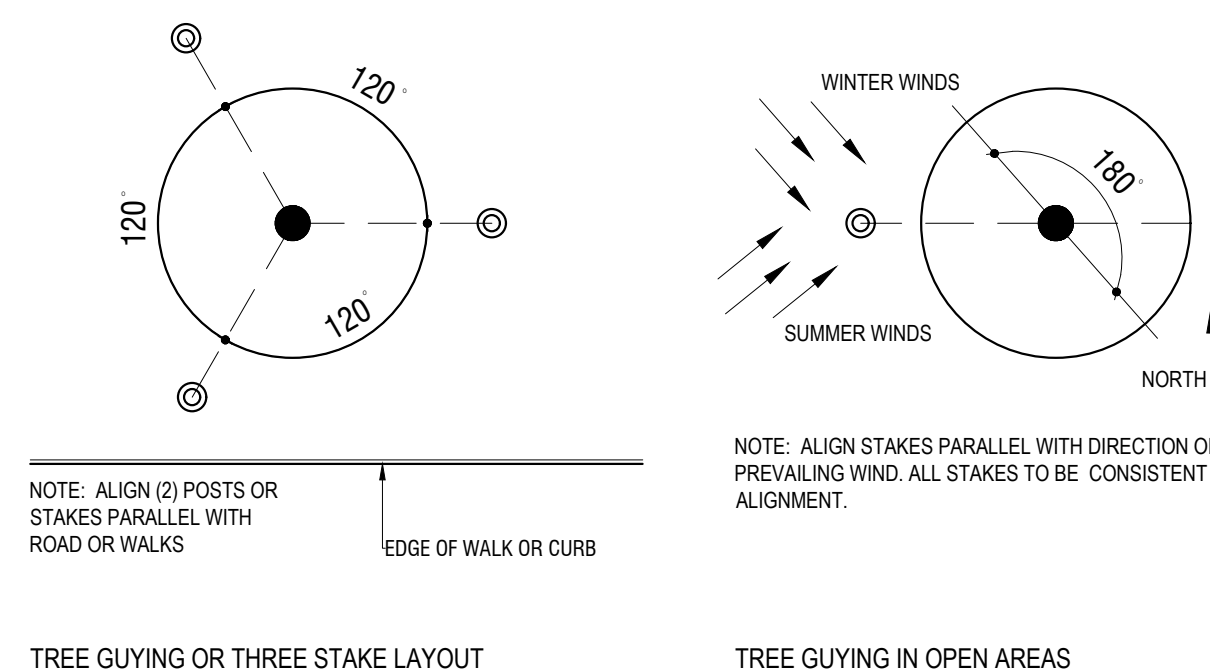


| PLANT SPACING | A   | B   | B1  | C   | D   |
|---------------|-----|-----|-----|-----|-----|
| 6"            | 6"  | 6"  | 6"  | 5"  | 6"  |
| 8"            | 8"  | 6"  | 8"  | 7"  | 8"  |
| 12"           | 12" | 6"  | 12" | 10" | 12" |
| 18"           | 18" | 8"  | 18" | 15" | 18" |
| 24"       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

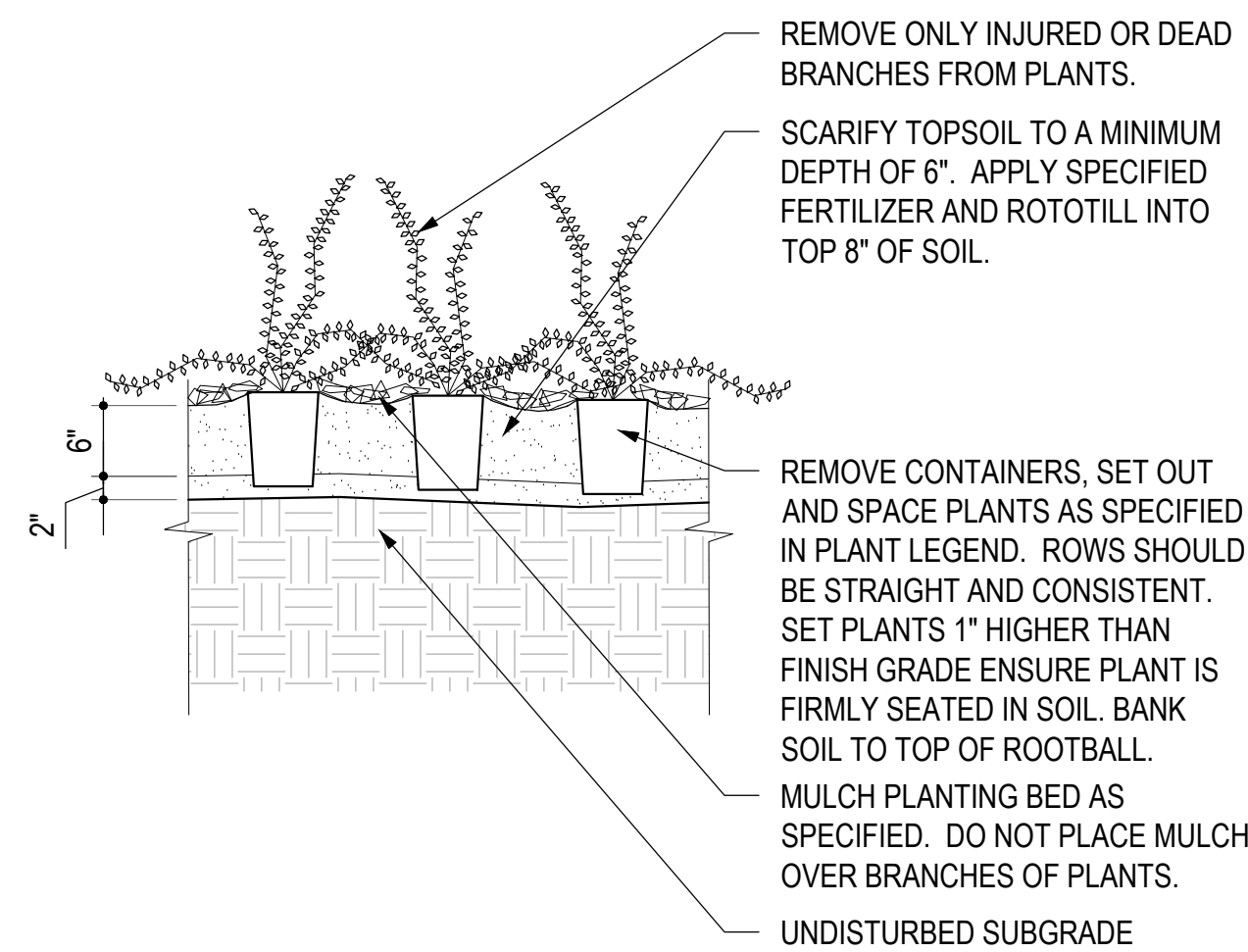
5 PLANT SPACING DETAIL  
9 SCALE: 3/4" = 1'-0"



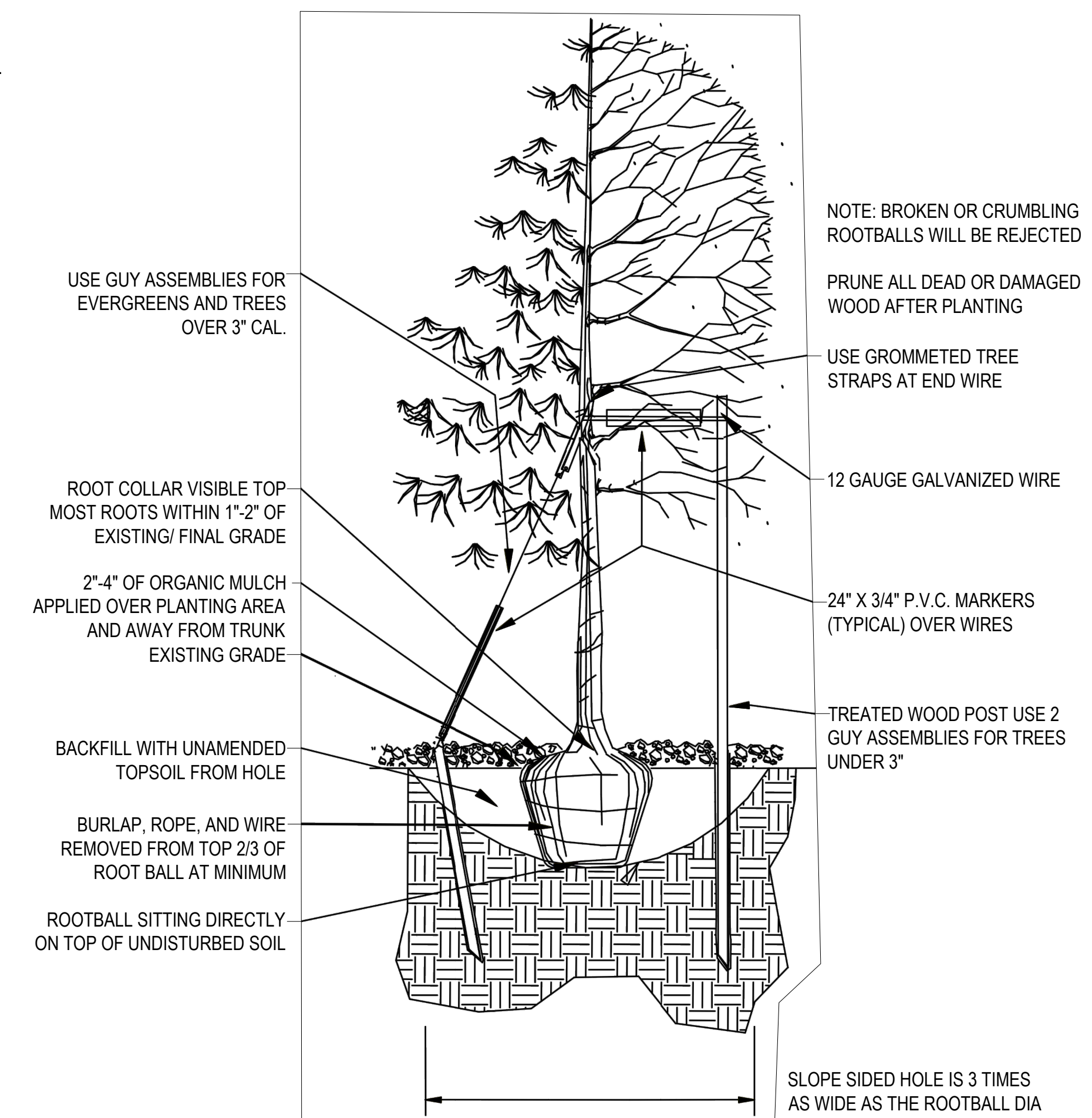
2 SHRUB PLANTING DETAIL  
9 SCALE: 1/2" = 1'-0"



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"



BOULDER ASSOCIATES

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BOULDER, COLORADO 80302  
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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

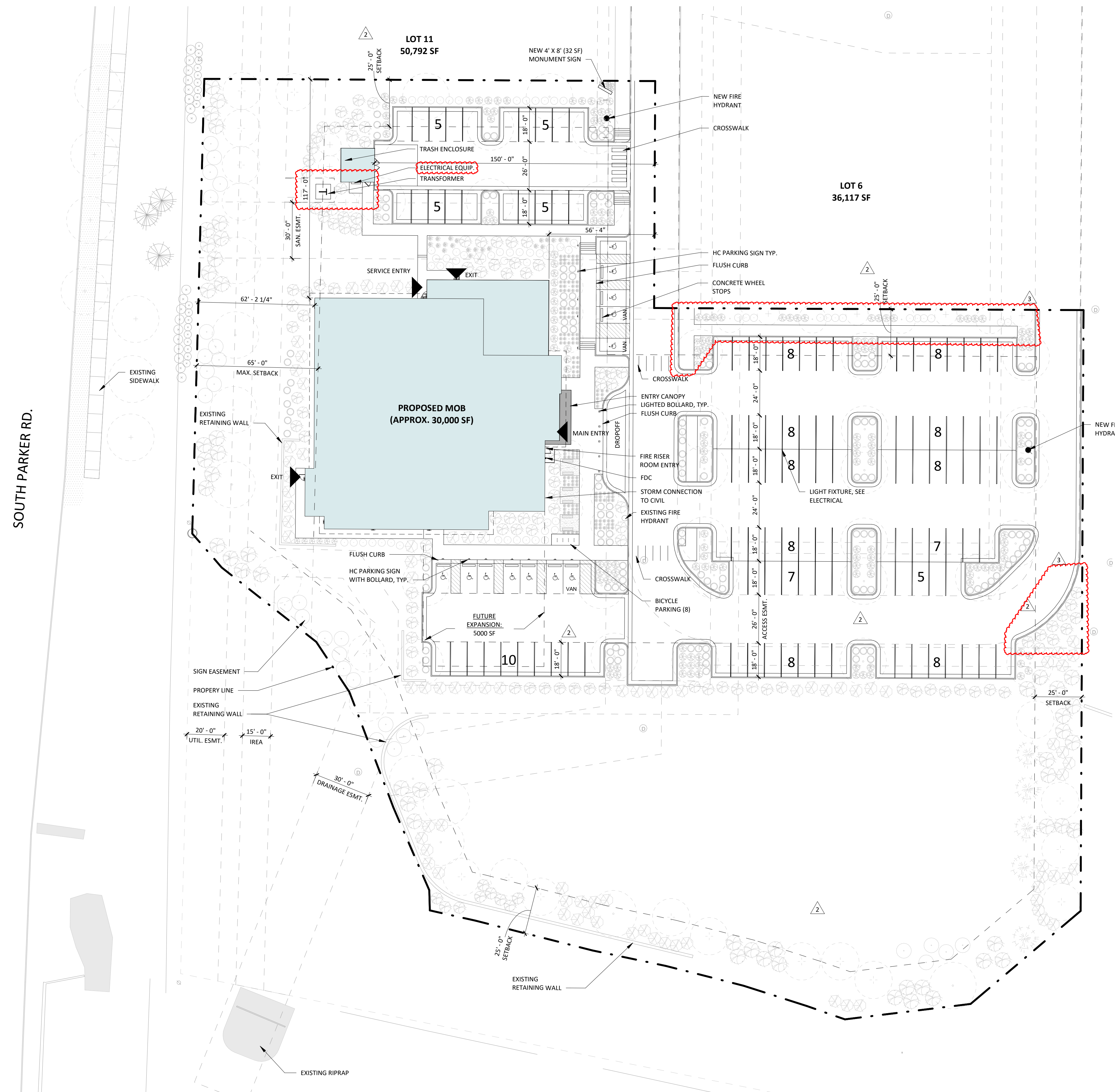
SHEET TITLE  
PLANTING  
DETAILS

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

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

DATE  
10/26/2023

PARKER PROJECT NUMBER  
SP22-XXX

SHEET TITLE  
**ARCHITECTURAL  
SITE PLAN**

DRAWING NUMBER

**10 OF 14**

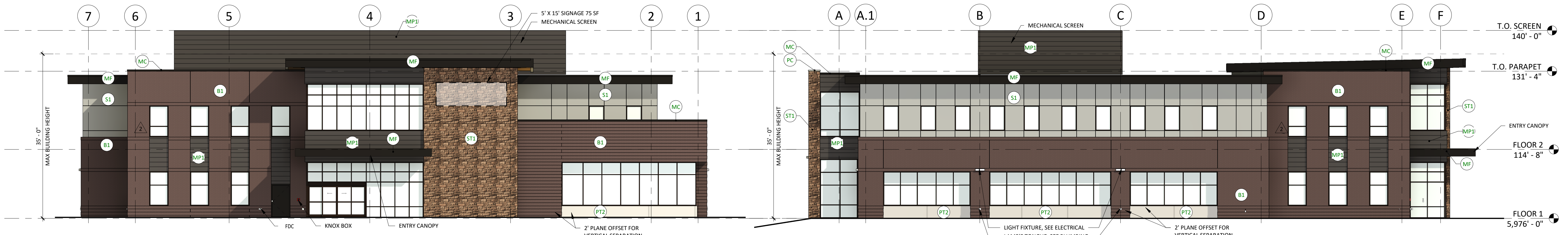
# PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

## 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.

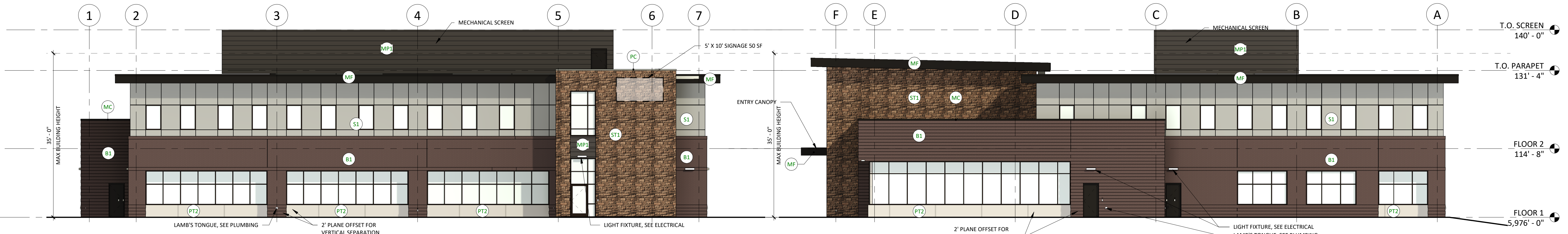


**BA**  
BOULDER ASSOCIATES  
1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795



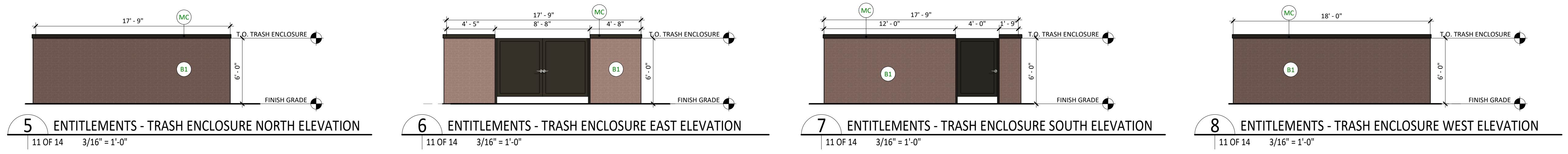
**1 ENTITLEMENTS - EAST ELEVATION**  
11 OF 14 3/32" = 1'-0"

**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"

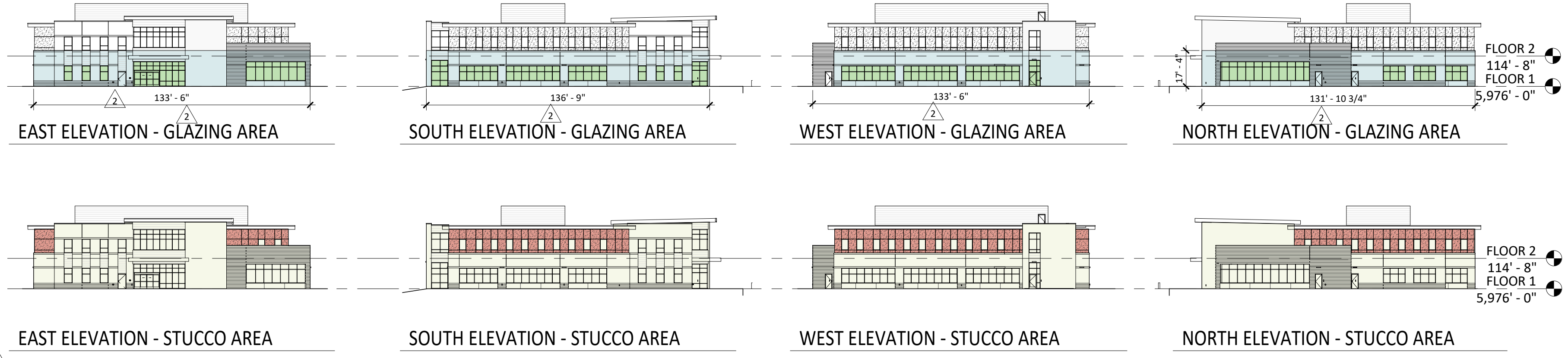
**6 ENTITLEMENTS - TRASH ENCLOSURE EAST ELEVATION**  
11 OF 14 3/16" = 1'-0"

**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



**GLAZING CALCULATIONS**

| 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%        |

**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%        |

### 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  
**EXTERIOR ELEVATIONS**

DRAWING NUMBER

**11 OF 14**

1/16/2024 3:39:08 PM Autodesk Docs/725280.00 Century Parker NHC R3/225280.00 Century Parker NHC CS-A.rvt

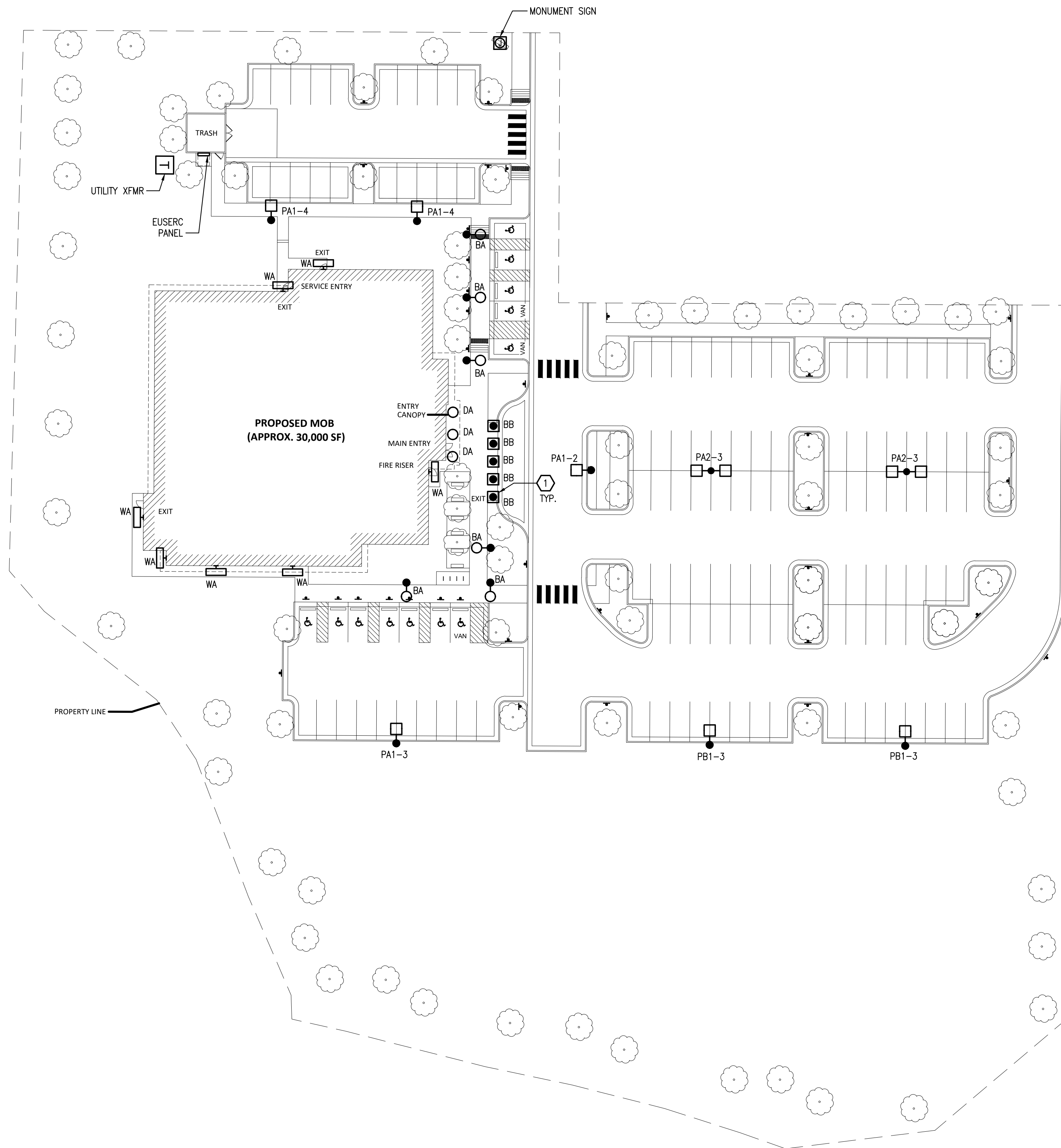
# PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

## 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

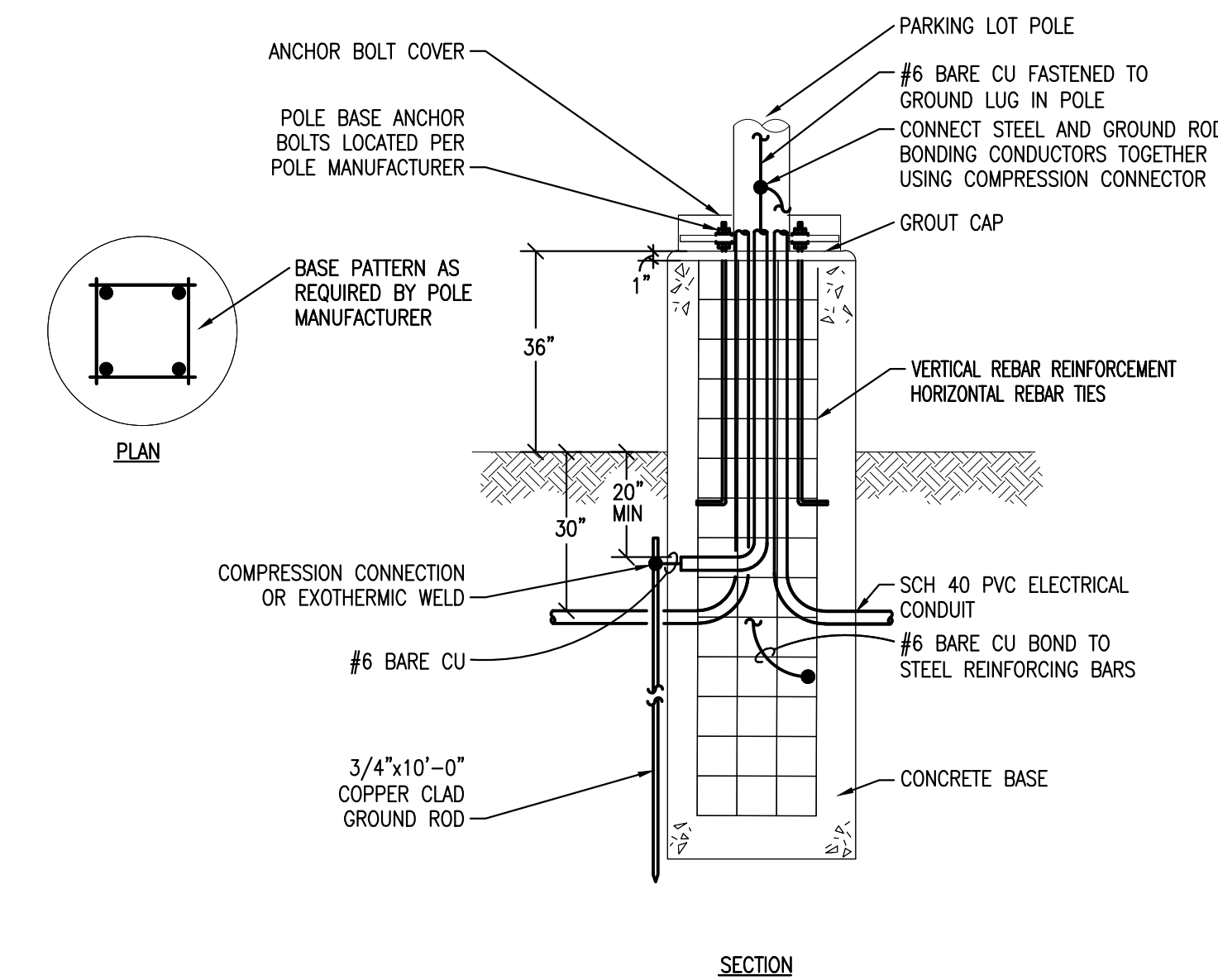
- 1 PROVIDE DRIVE-THROUGH PROTECTION BOLLARD AT LOCATION(S) SHOWN. COORDINATE TRAFFIC RATING AND INSTALLATION REQUIREMENTS WITH A STRUCTURAL ENGINEER PRIOR TO ROUGH-IN.

### PARKER NHC

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

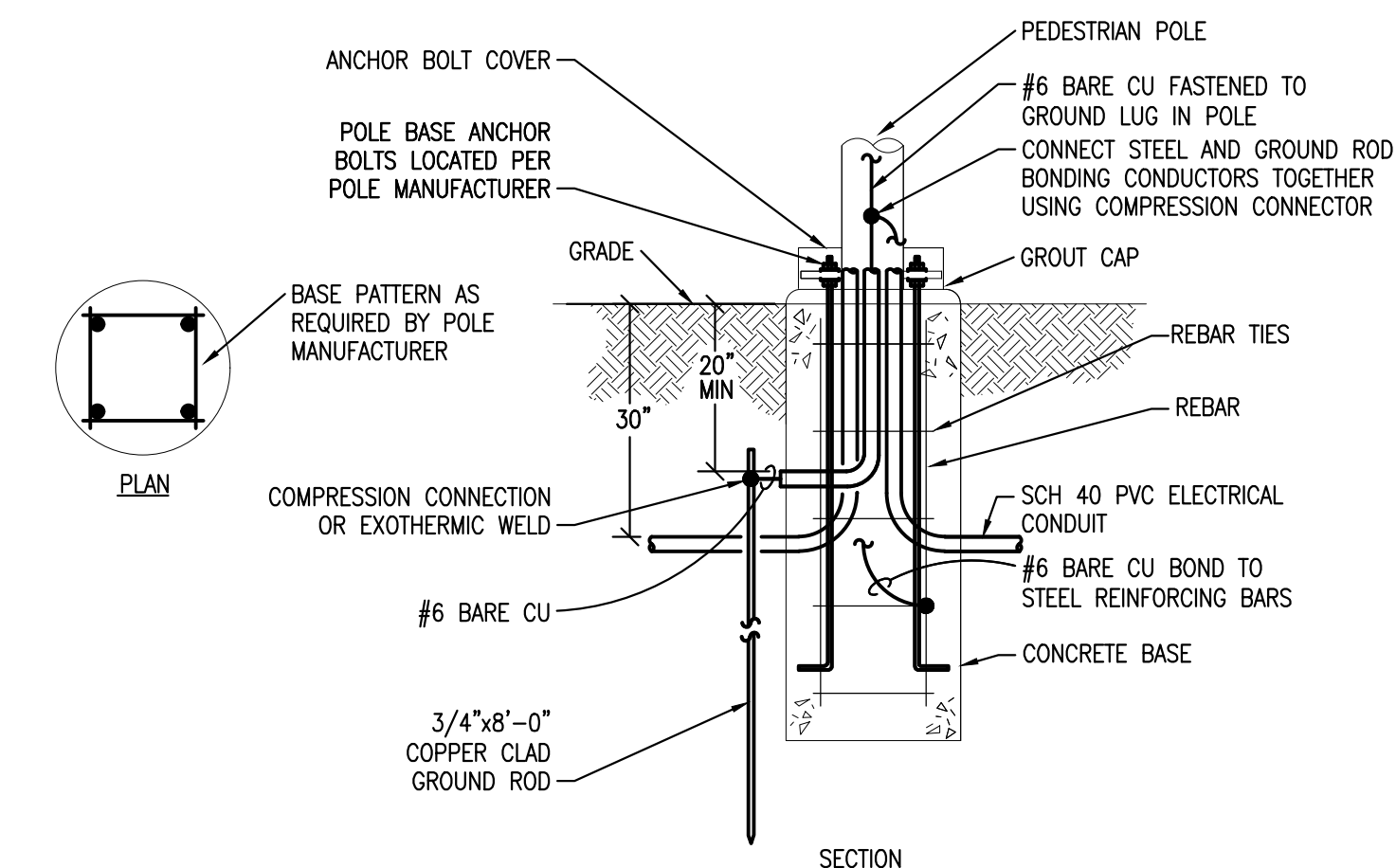
### SUBMITTALS

| 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

1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795

| 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.

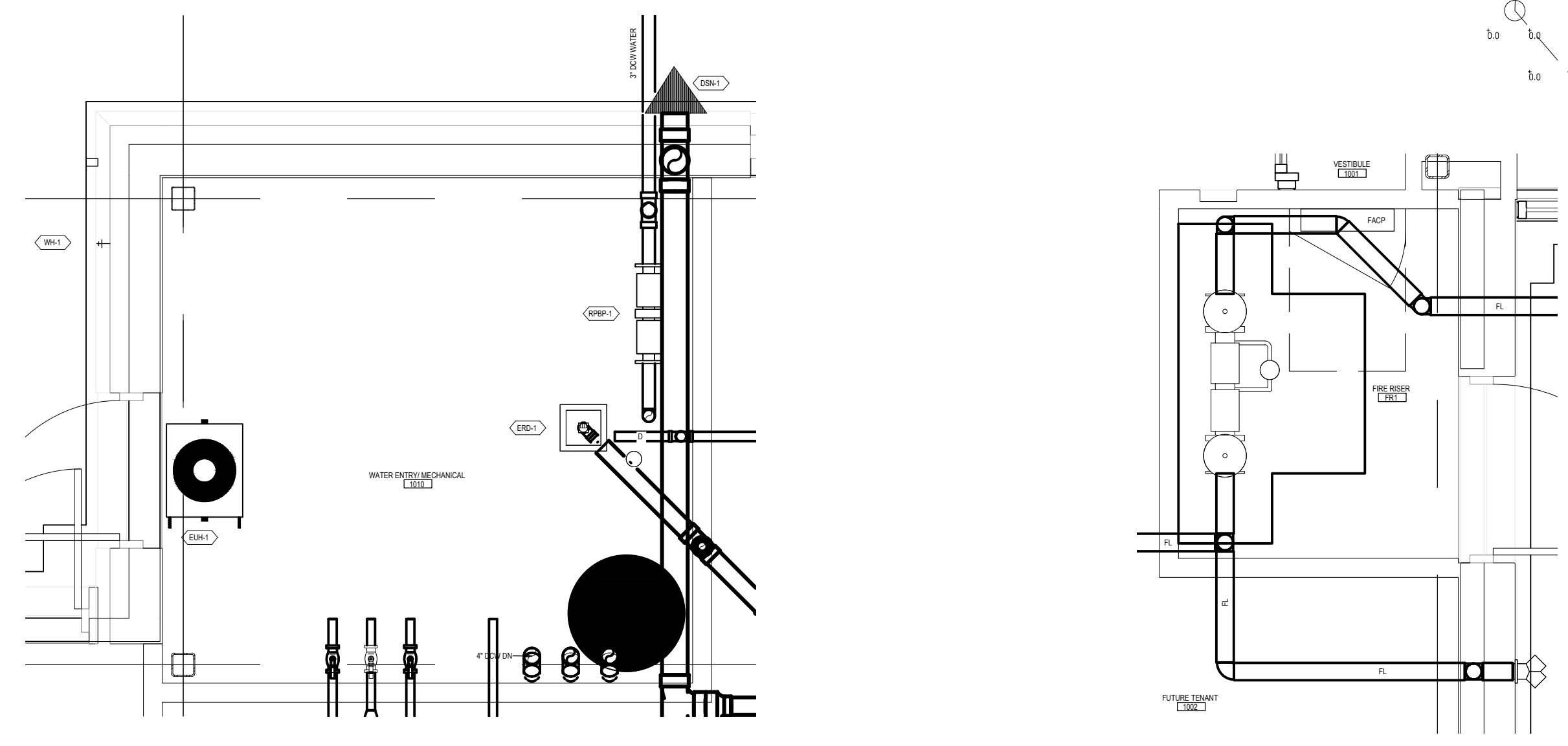
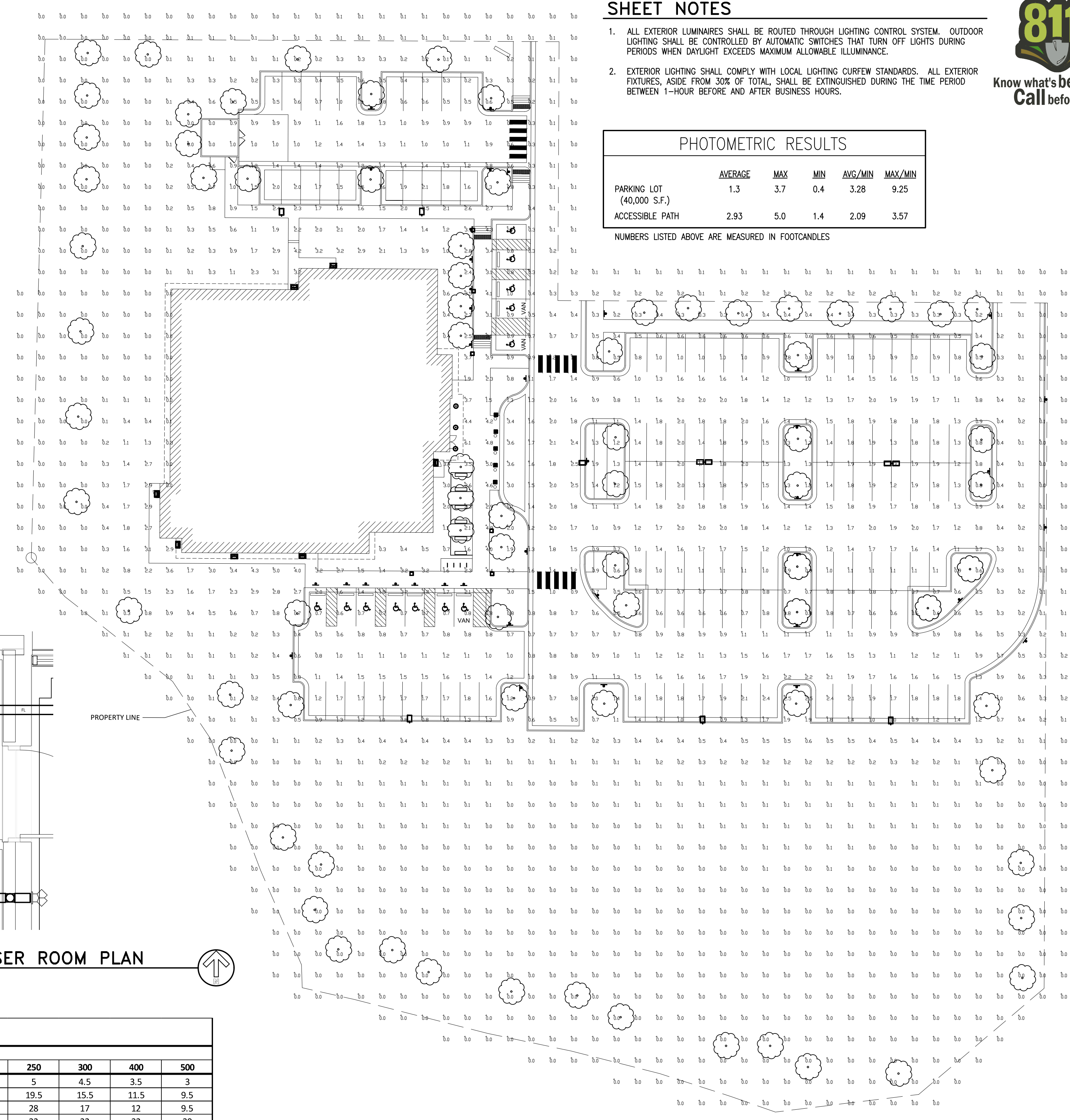
### SHEET NOTES

- 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"

| METER AND SERVICE PIPE - inches | DISTRIBUTION PIPE - inches | MINIMUM SIZE OF WATER SERVICE LINES AND DISTRIBUTION PIPING |      |      |      |      |      |      |      |      |     |
|---------------------------------|----------------------------|---|------|------|------|------|------|------|------|------|-----|
|                                 |                            | MAXIMUM DEVELOPMENT LENGTH - feet                           |      |      |      |      |      |      |      |      |     |
| PRESSURE RANGE 50 TO 60         |                            | 40  | 60   | 80   | 100  | 150  | 200  | 250  | 300  | 400  | 500 |
| 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-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 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 36" 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
- 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) | 190-190,000  |
| Input Current (mA)    | 48-592 (10V) |

Based on Specifier, SDR, R1, R1

currentlighting.com/prescolite Page 1 of 13

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 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 lb.

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) RAL: 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) |

currentlighting.com/beacon Page 1 of 13

| 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 MOUNT CONFIGURATION WITH THE PLANS.
- SQUARE STRAIGHT STEEL POLE MOUNTED ON 3'-0" CONCRETE BASE. FIXTURE HEAD SHALL BE MOUNTED AT 25'-0" 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: 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) RAL: 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) |

currentlighting.com/beacon Page 1 of 13

## 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: 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. Features 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.

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) |

currentlighting.com/beacon Page 1 of 13

## TYPE WA LUMINAIRE

SCALE: NONE

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 industrial building interiors.

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

KEY DATA

|                      |                    |
|----------------------|--------------------|
| Lumen Range          | 1,300-18,800       |
| Wattage Range        | 10-150             |
| Efficacy Range (LPW) | 119-148            |
| Weights (lbs.)       | 6.5/14.5 (2.9/7.5) |

currentlighting.com/beacon Page 1 of 7

## TYPE BB LUMINAIRE

SCALE: NONE

KEY DATA

|                      |                    |
|----------------------|--------------------|
| Lumen Range          | 1,300-18,800       |
| Wattage Range        | 10-150             |
| Efficacy Range (LPW) | 119-148            |
| Weights (lbs.)       | 6.5/14.5 (2.9/7.5) |

currentlighting.com/beacon Page 1 of 7

## TYPE PXX-X LUMINAIRES

SCALE: NONE

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) |

currentlighting.com/beacon Page 1 of 13

## TYPE WA LUMINAIRE

SCALE: NONE

KEY DATA

|                      |                    |
|----------------------|--------------------|
| Lumen Range          | 1,300-18,800       |
| Wattage Range        | 10-150             |
| Efficacy Range (LPW) | 119-148            |
| Weights (lbs.)       | 6.5/14.5 (2.9/7.5) |

currentlighting.com/beacon Page 1 of 7



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