

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

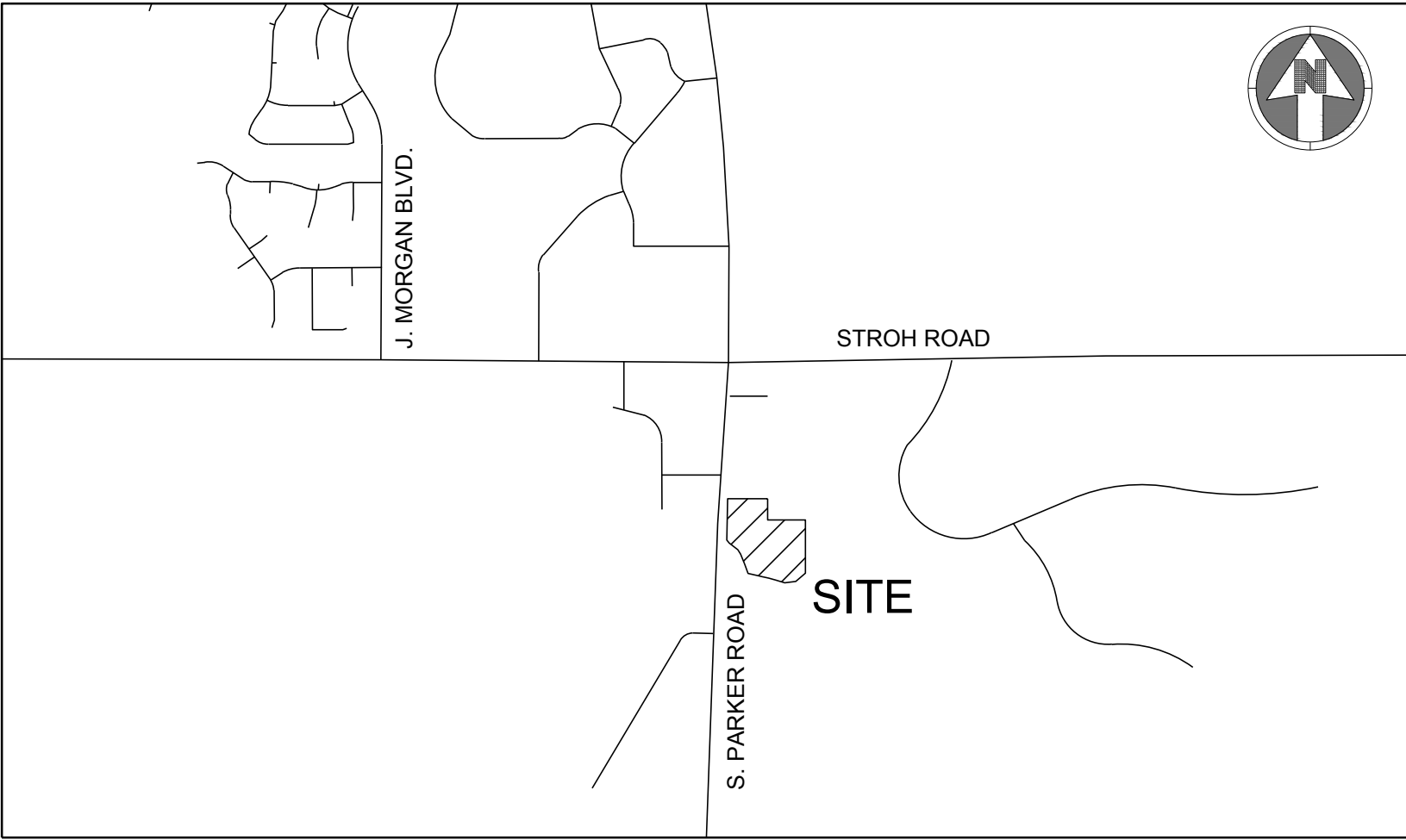
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

SITE STATISTICS

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ZONING	MC		
<u>LOT AREA</u>	<u>SF</u>	<u>ACREA</u>	<u>%OF TOTAL</u>
GROSS	177,770	4.08	100%
NET	177,770	4.08	100%
<u>SITE DATA</u>	<u>SF</u>	<u>ACREA</u>	<u>%OF TOTAL</u>
BUILDING FOOTPRINT	16,141	0.37	9.67%
HARDSCAPE AREA	63,220	1.45	35.54%
LANDSCAPE AREA (REQ'D:15%)	98,409	2.26	55.39%
TOTAL	177,770	4.08	100%

PARKING	GFA (SF)	PARKING FORMULA	REQUIRED	PROVIDED
MEDICAL OFFICE BUILDING	29,788	1 /300 SF	100	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

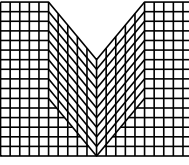
SCALE:1"=1,000'

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BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



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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
4TH SUBMITTAL	10/25/2024

CONTACTS:

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

ENGINEER
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JASON CARR
4582 SOUTH ULSTER STREET
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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

09/12/2024

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SHEET TITLE

COVER SHEET

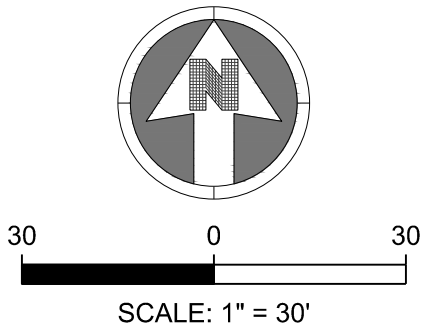
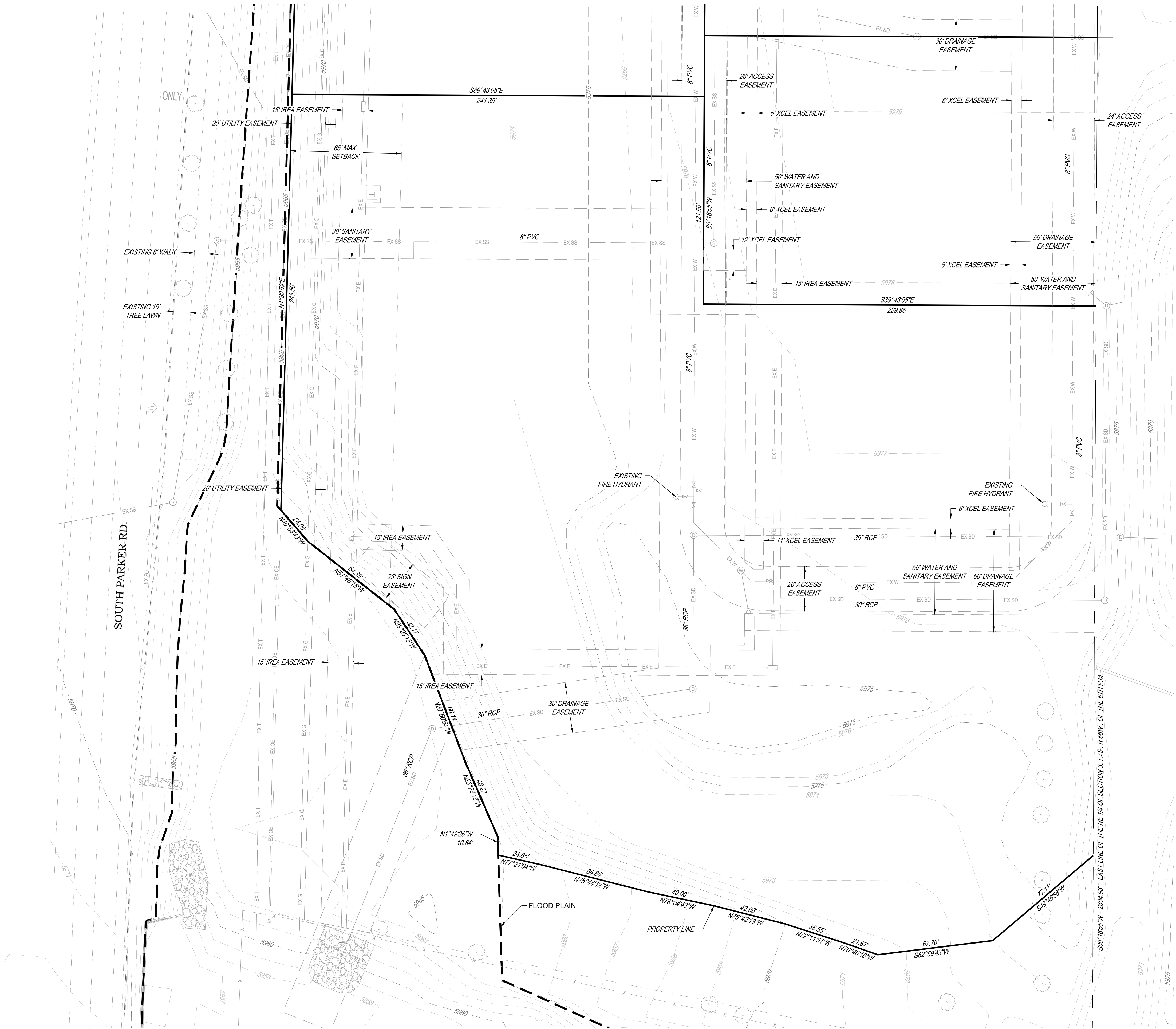
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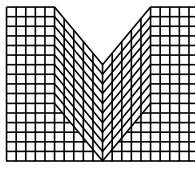
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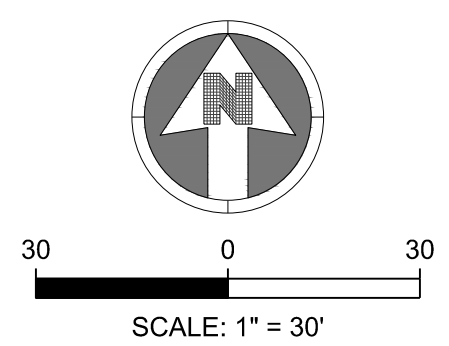
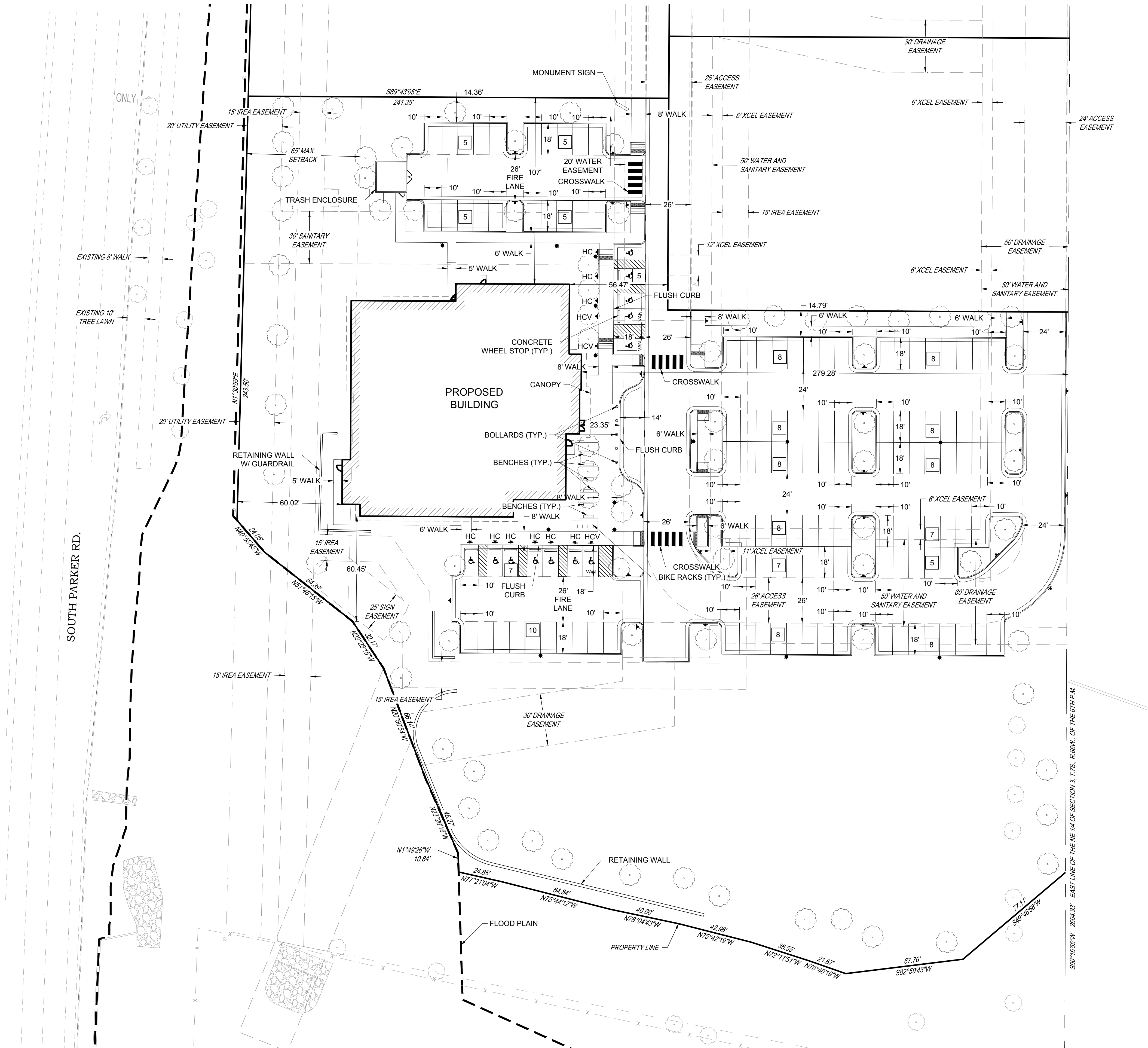
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- LEGEND:
- HC PROPOSED "HANDICAP PARKING" SIGN
 - HCV PROPOSED "VAN ACCESSIBLE HANDICAP PARKING" SIGN
 - 9 PARKING STALL COUNT
9'X18' MINIMUM DIMENSIONS
UNLESS OTHERWISE SPECIFIED

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



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RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANTING SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	WIDTH
DECIDUOUS SHADE TREES						
WCA	<i>Catalpa speciosa</i>	Western Catalpa	2.5" cal.	as shown	40-60'	30-50'
WHB	<i>Celtis reticulata</i>	Western Hackberry	2.5" cal.	as shown	60'	40'
SHL	<i>Gleditsia triacanthos inermis</i> 'Shademaster'	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</i> x 'Accolade'	Accolade Elm	2.5" cal.	as shown	60 - 75'	35-45'
EVERGREEN TREES						
PPN	<i>Pinus ponderosa</i>	Ponderosa Pine	8'	as shown	40'	25'
VWP	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	8'	as shown	20'	10'
ORNAMENTAL TREES						
ABS	<i>Amelanchier</i> x <i>grandiflora</i>	Autumn Brilliance Serviceberry	2" cal.	as shown	15 - 20'	10'
ACH	<i>Prunus maackia</i>	Amur Chokecherry	2" cal.	as shown	20-30'	20-25'
EVERGREEN SHRUBS						
PMZ	<i>Arctostaphylos coloradoensis</i>	Panchito Manzanita	#5	4' o.c.	12-24"	4'
BFJ	<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper	#5	4' o.c.	12"	6'
SMP	<i>Pinus mugo</i> 'Slowmound'	Slowmound Mugo Pine	#5	4' o.c.	3'	4'
DECIDUOUS SHRUBS						
SKS	<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	#5	6' o.c.	6-12'	6-12'
MGY	<i>Cercocarpus montanus</i>	Mountain Mahogany	#5	6' o.c.	10'	6'
FRB	<i>Chamaebatiaria millefolium</i>	Fernbush	#5	4' o.c.	3-5'	3-6'
IDG	<i>Cornus sericea</i> 'Isanti'	Isanti Dogwood	#5	4' o.c.	4-6'	4'
DGM	<i>Acer ginnala</i> 'Compacta'	Dwarf Ginnala Maple	#5	6' o.c.	8'	8'
RSQ	<i>Perovskia artipicifolia</i>	Russian Sage	#5	4' o.c.	4'	4'
MKO	<i>Philadelphus lewisii</i> 'Cheyenne'	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</i> 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	#5	3.5' o.c.	1-2'	4-6'
FRS	<i>Spiraea japonica</i> 'Froebeli'	Froebel Spirea	#5	3' o.c.	3-4'	3-4'
GLS	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	#5	6' o.c.	3'	8'
DBB	<i>Euonymus alata</i> 'Compacta'	Dwarf Burning Bush	#5	4' o.c.	4-6'	4-6'
MSM	<i>Philadelphus x virginalis</i> 'Minnesota Snowflake'	Minnesota Snowflake Mockorange	#5	4' o.c.	4-5'	4-5'
ALV	<i>Viburnum x rhytidophylloides</i> 'Alleghany'	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</i> 'Green Mound'	Green Mound Currant	#5	3' o.c.	3-4'	3-4'
TLS	<i>Rhus trilobata</i>	Three-Leaf Sumac	#5	4' o.c.	3-4'	3-4'
DKL	<i>Syringa meyeri</i>	Dwarf Korean Lilac	#5	4' o.c.	4-6'	4-6'
ORNAMENTAL GRASSES						
BGG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	#1	2' o.c.	2-3'	2-3'
SSG	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Red Switch Grass	#1	2' o.c.	4-5'	2'
LBS	<i>Schizachyrium scoparium</i> 'The Blues'	The Blues Little Bluestem	#1	24" o.c.	30-40"	2'
PERENNIALS						
PCF	<i>Echinacea purpurea</i>	Purple Coneflower	#1	24" o.c.	24-36"	18-24"
SHS	<i>Agastache rupestris</i>	Sunset Hyssop	#1	18" o.c.	24-36"	24-36"

PARKING LOT PERIMETER CHART:

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

TOWN OF PARKER - NATIVE GRASS MIX 'B'

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

SITE PERIMETER LANDSCAPE CHART:

LANDSCAPE AREA TYPE	LENGTH	TREES REQ. (1 / 40' LF)	TREES PROVIDED	EVERGREEN TREES PROVIDED	SHRUBS REQ. (5 / 40' LF)	SHRUBS PROVIDED
North Property Line	445'	12	12	5	56	106
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%)	205	252
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	172 SQ. FT	1	1	6	7
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:	5,327 SQ. FT	17	23	243	192**

*(1) EXTRA TREE IS BEING PROVIDED = 10 SHRUBS.

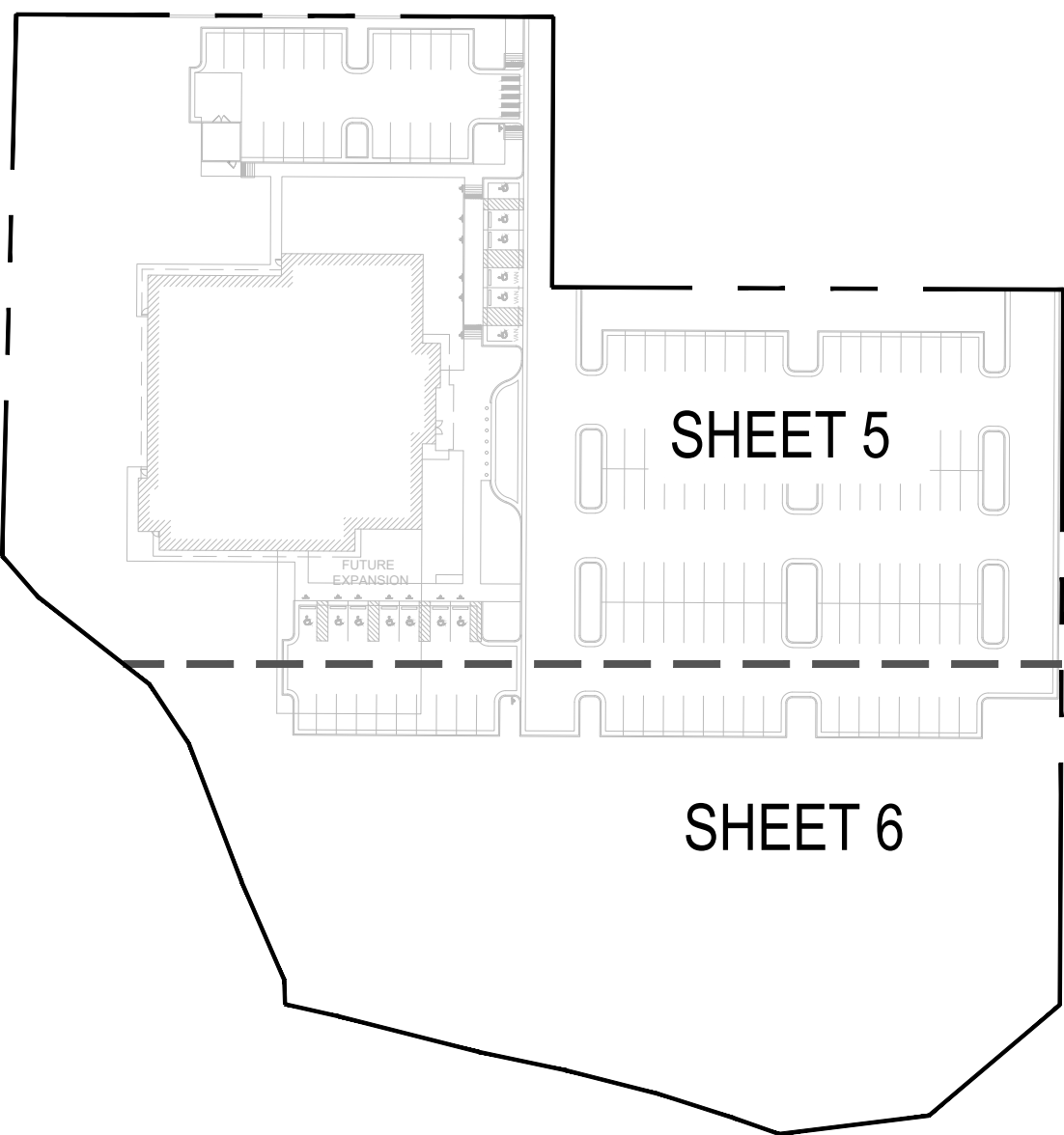
** (6) EXTRA TREES ARE BEING PROVIDED = 60 SHRUBS.

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	Required Shrubs	Provided Trees	Provided Shrubs
		18	89	56	565

KEY MAP :



BOULDER ASSOCIATES

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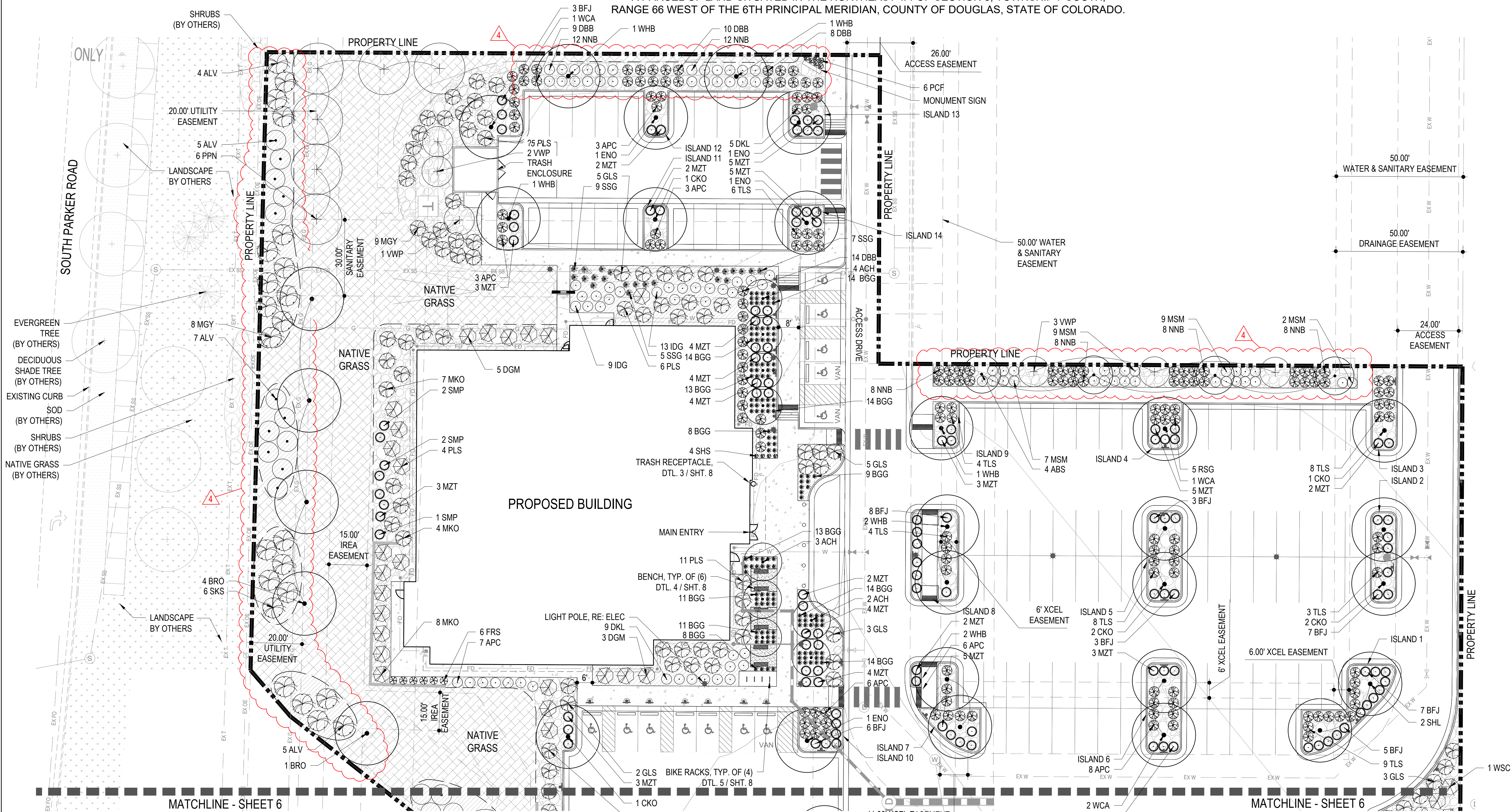
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1 LANDSCAPE PLAN
5 SCALE: 1" = 20'

MATERIAL LEGEND:

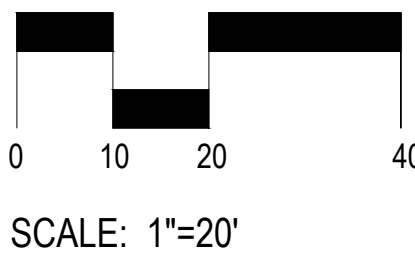
- PROPERTY LINE
- STEEL EDGER
- EXISTING RETAINING WALL
- CONCRETE PAVING - PEDESTRIAN (4" TH) LIGHT BROOM FINISH W/ SAW CUT JOINTS
- 2"-6" COLORADO ROSE ROCK MULCH

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



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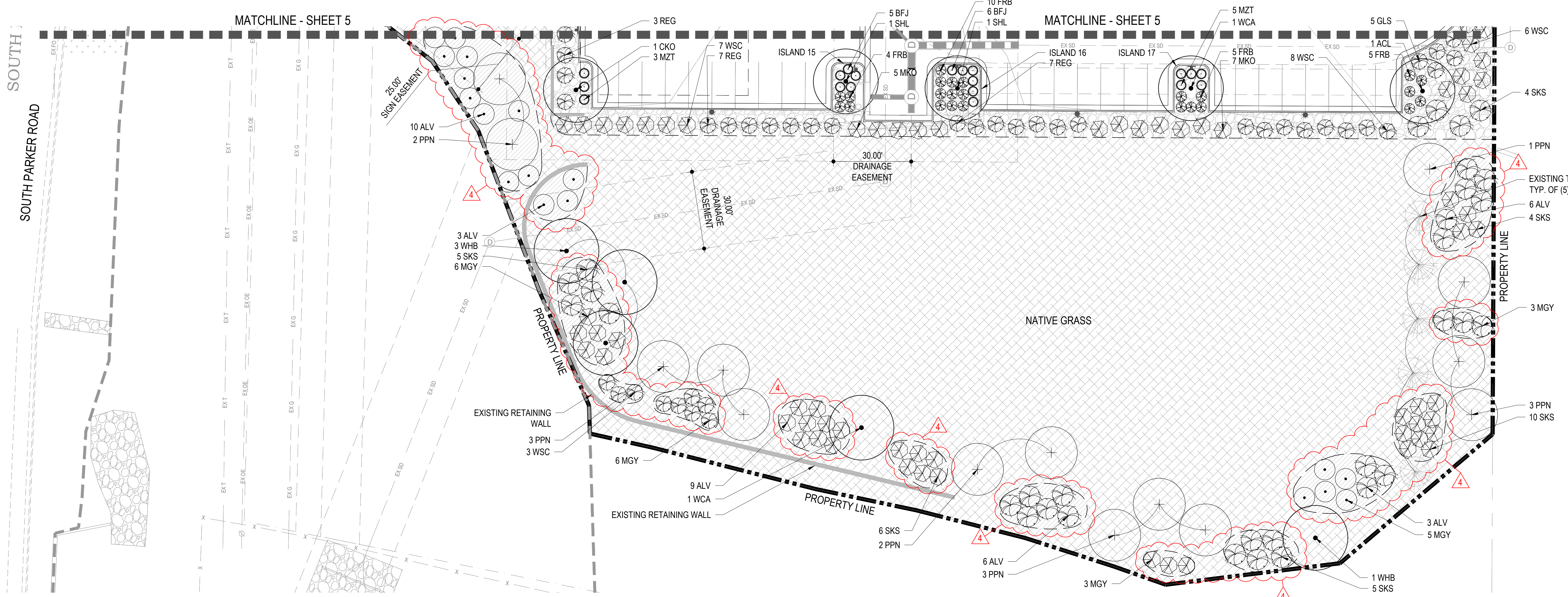
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1 LANDSCAPE PLAN
6 SCALE: 1" = 20'

- MATERIAL LEGEND:**
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 - STEEL EDGER
 - EXISTING RETAINING WALL
 - CONCRETE PAVING - PEDESTRIAN (4" TH) LIGHT BROOM FINISH W/ SAW CUT JOINTS
 - 2"-6" COLORADO ROSE 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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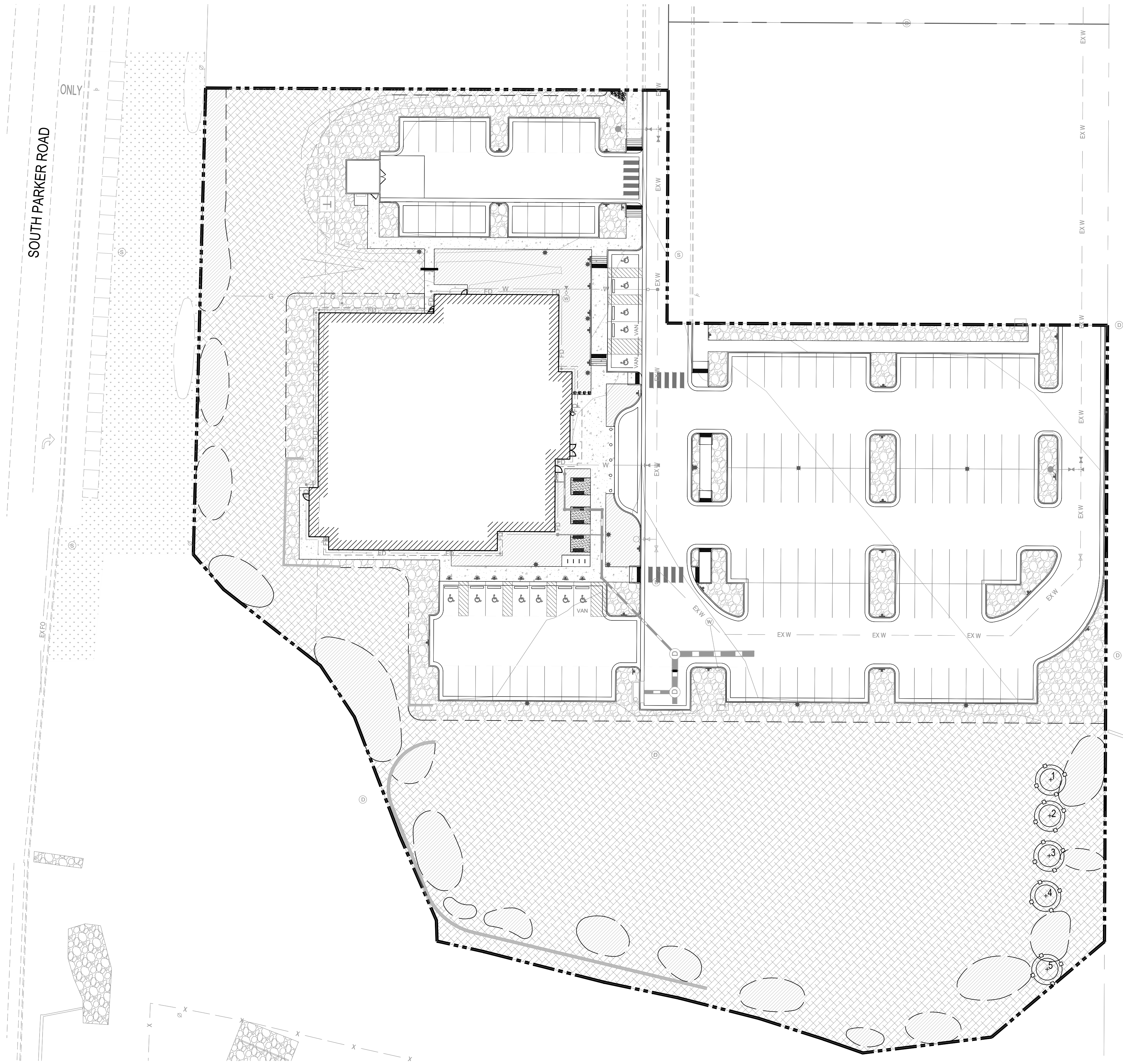
PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023
3RD SUBMITTAL	01/16/2024
4TH SUBMITTAL	10/25/2024

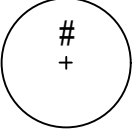
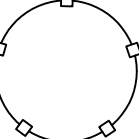
PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

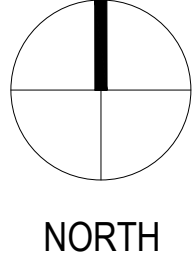
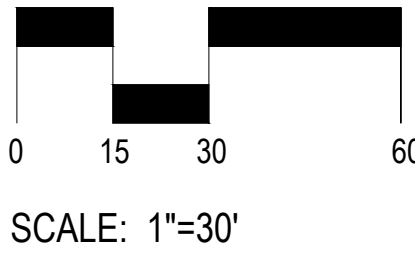
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



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	07/28/2023
2ND SUBMITTAL	10/25/2023
3RD SUBMITTAL	01/16/2024
4TH SUBMITTAL	10/25/2024

DATE
07/28/2023

PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
TREE CONSERVATION
PLAN

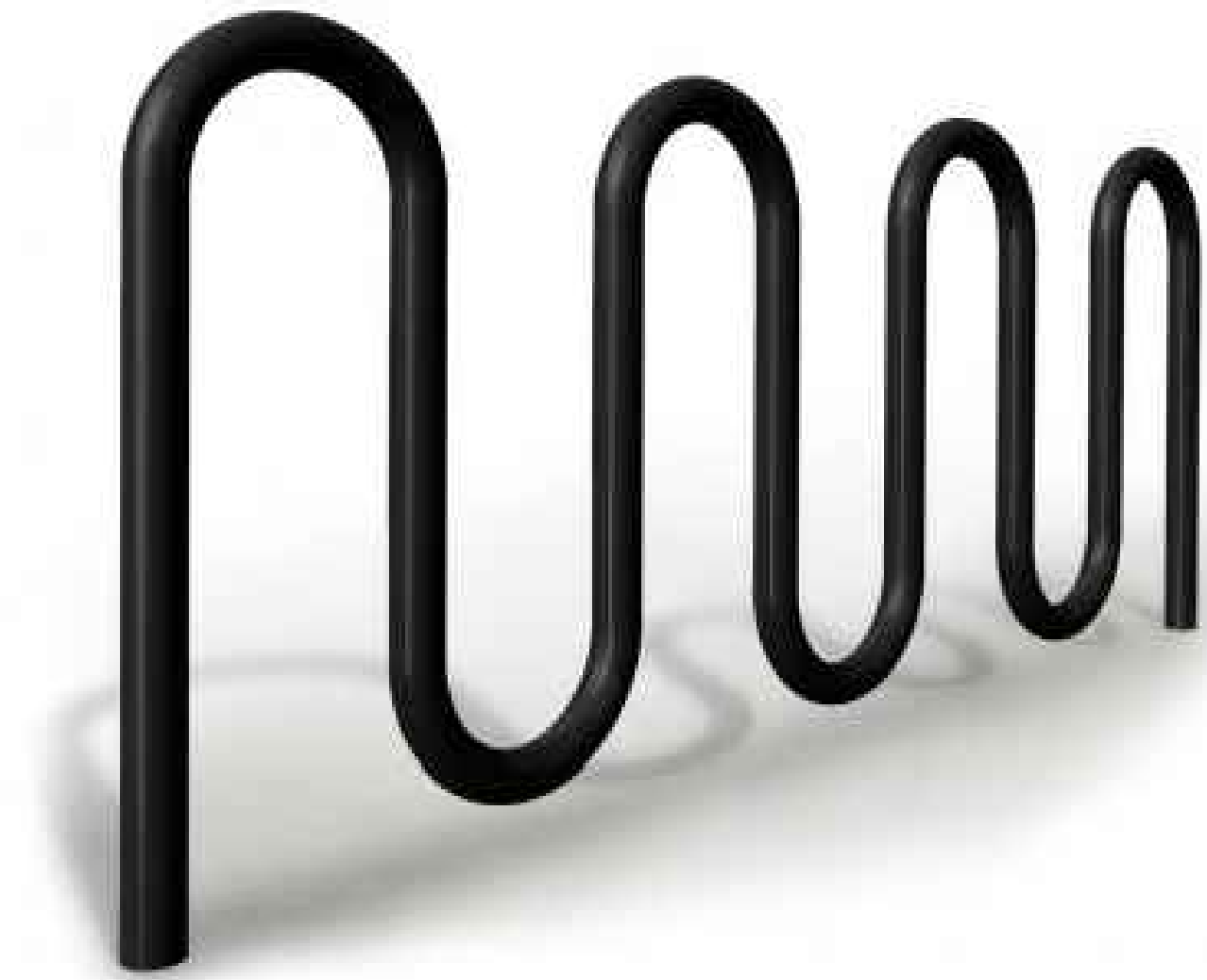
DRAWING NUMBER

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
8 BIKE RACK
SCALE: NTS



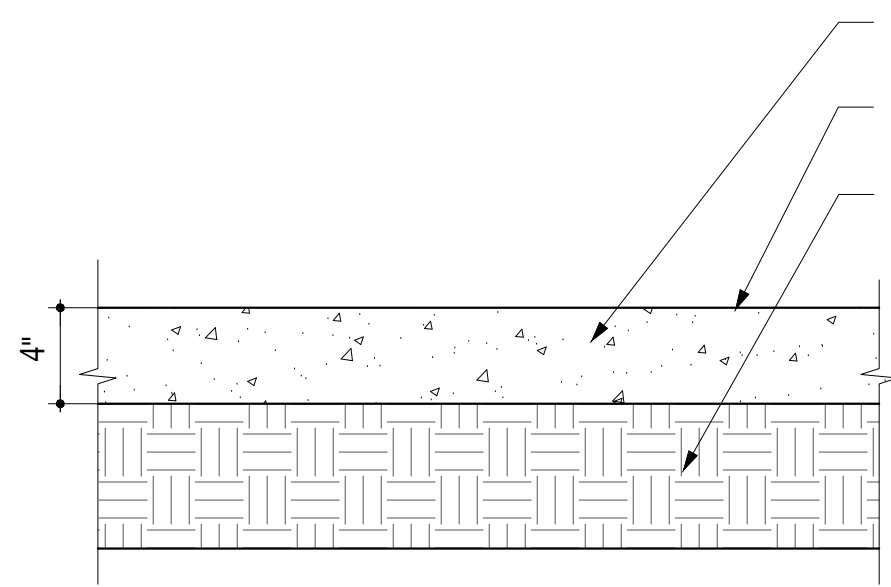
MANU: VICTOR STANLEY
PRODUCT: RB-36
COLOR: BLACK
FINISH: POWDER COATED
POLYESTER

3
8 TRASH RECEPTACLE
SCALE: NTS



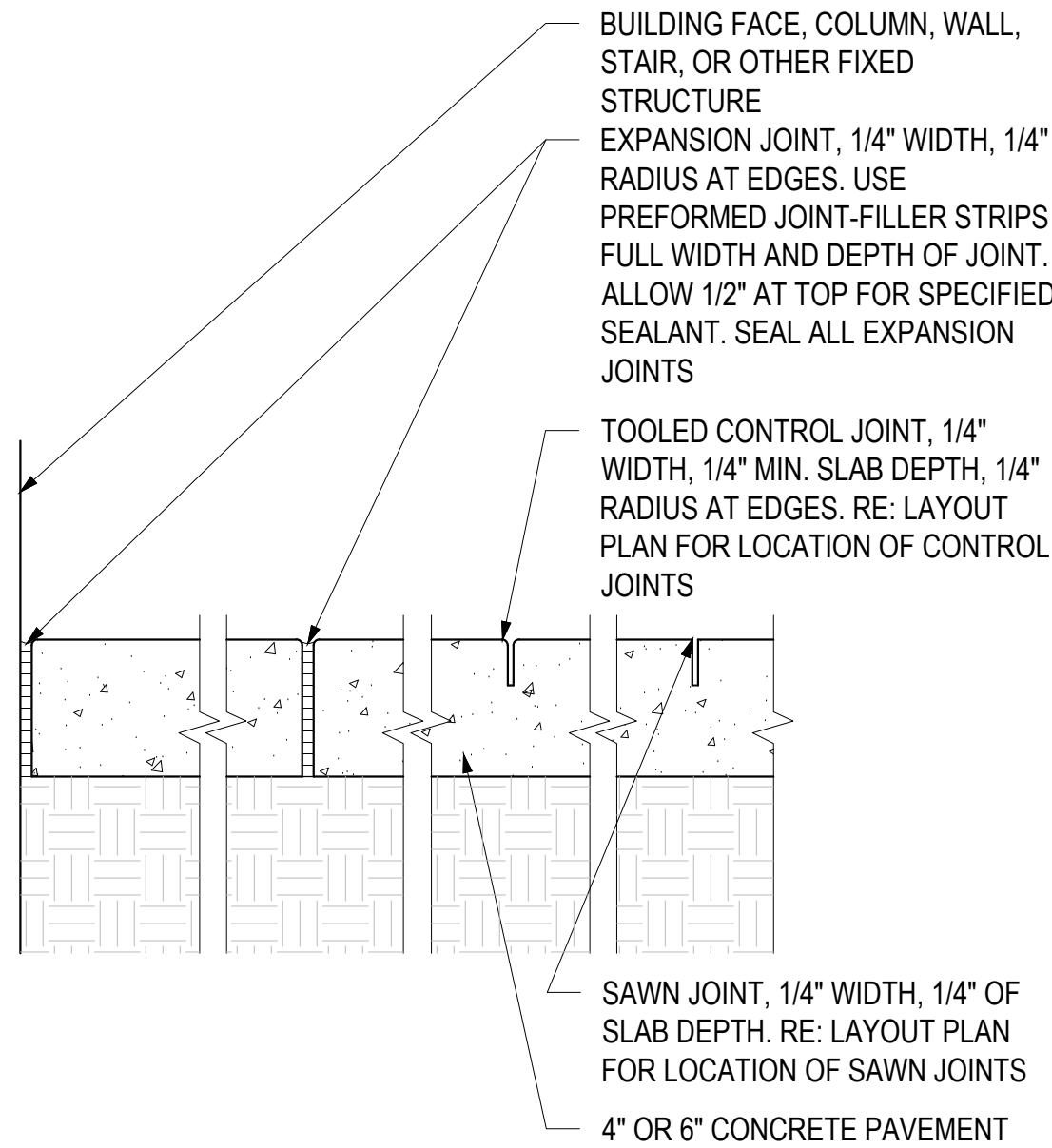
MANU: VICTOR STANLEY
PRODUCT: RMS-24
COLOR: BLACK
FINISH: POWDER COATED
POLYESTER

4
8 BENCH
SCALE: NTS



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



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



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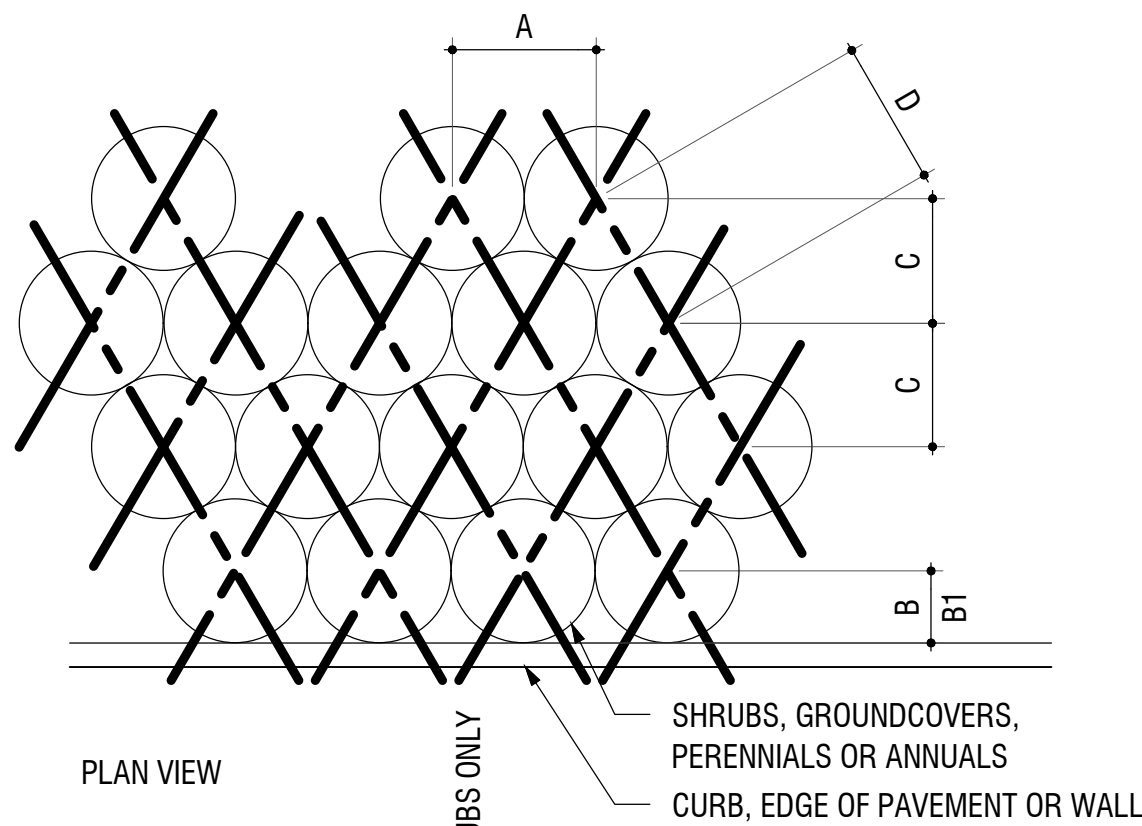
SUBMITTALS	
DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023
3RD SUBMITTAL	01/16/2024
4TH SUBMITTAL	10/25/2024

DATE	07/28/2023
PARKER PROJECT NUMBER	SP22-XXX
SHEET TITLE	

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

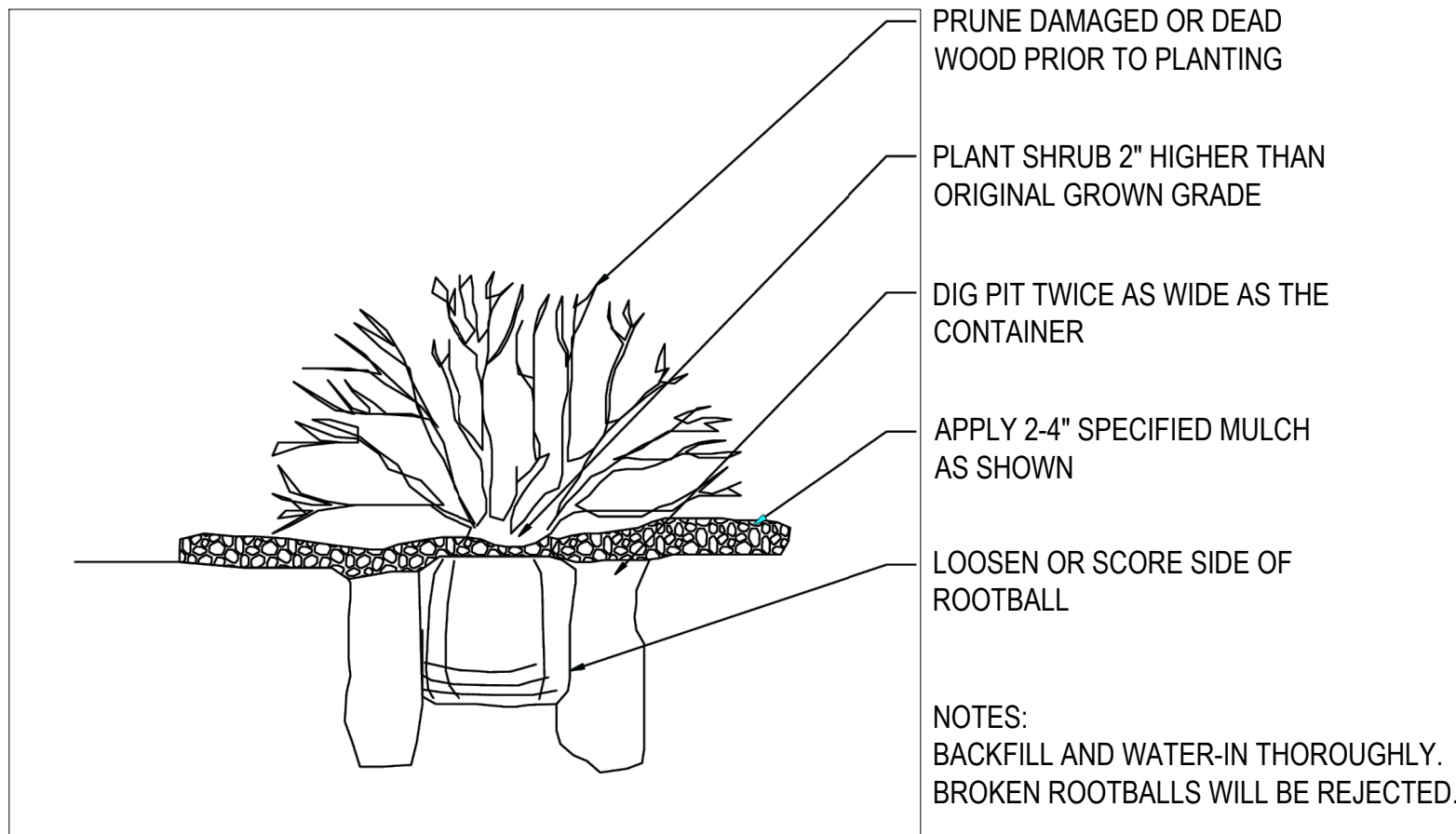
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



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"

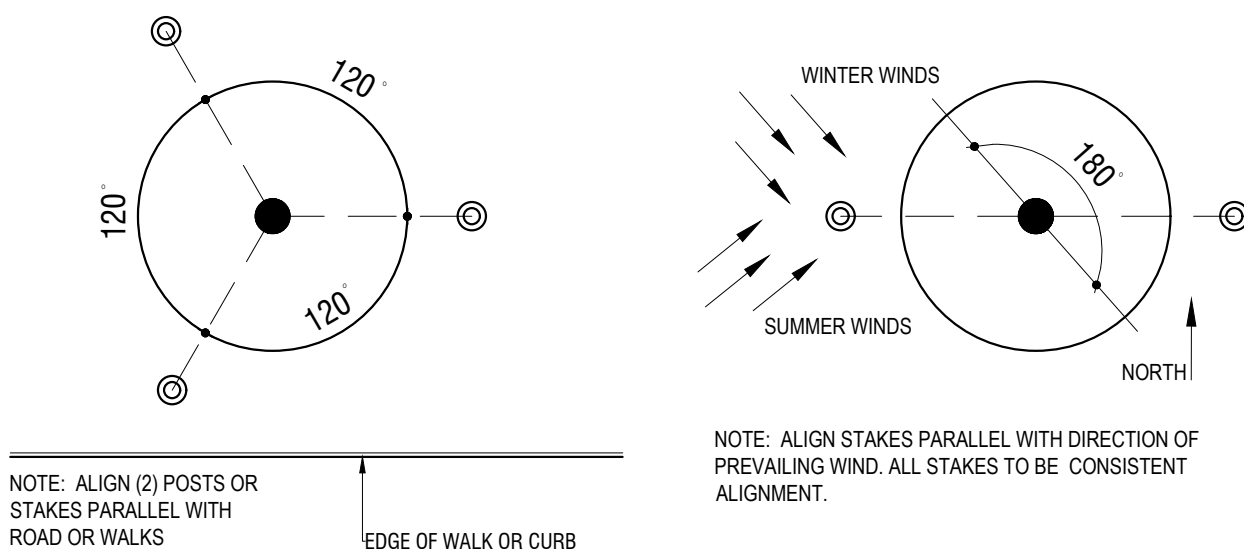
5 PLANT SPACING DETAIL

SCALE: 3/4" = 1'-0"



2 SHRUB PLANTING DETAIL

SCALE: 1/2" = 1'-0"

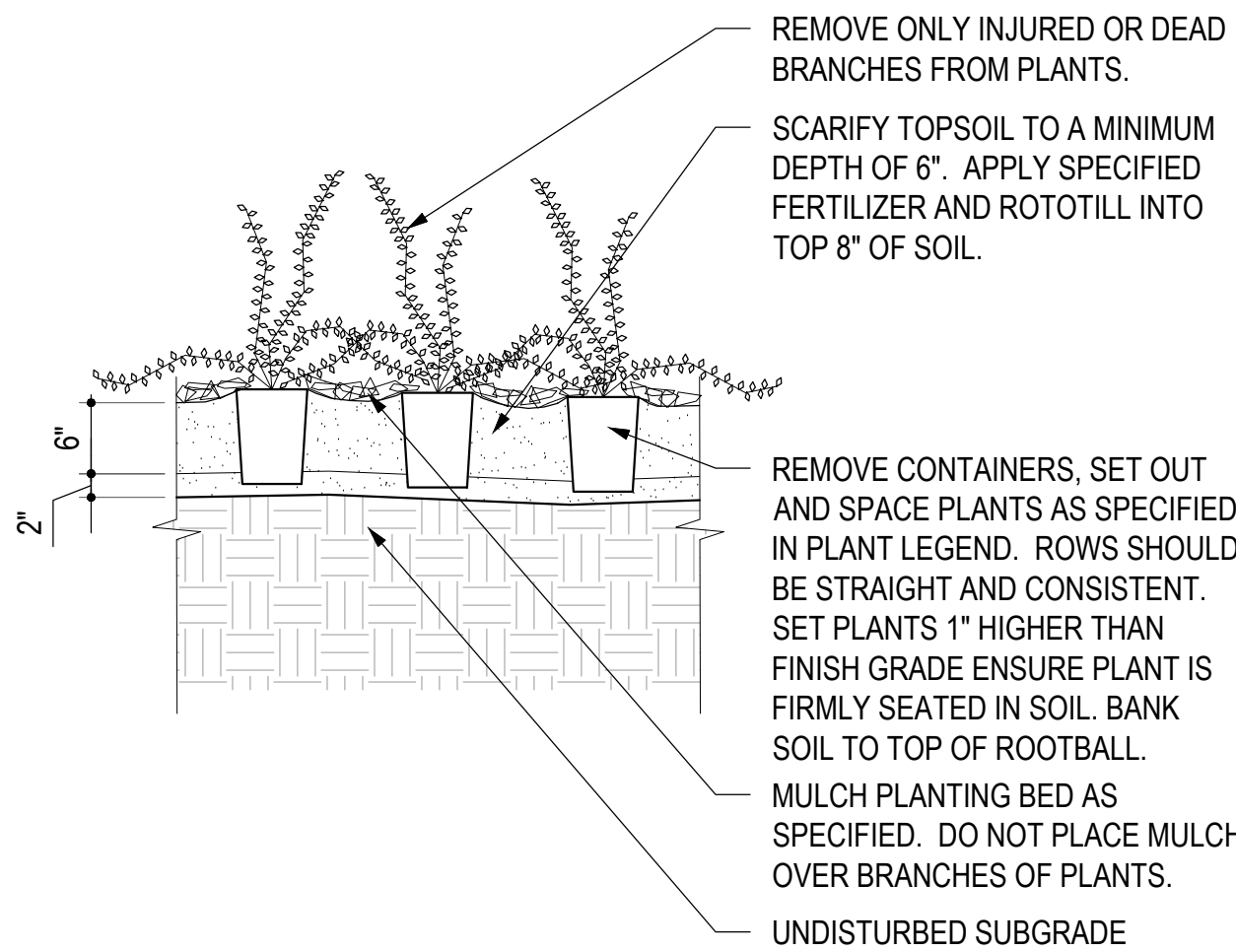


TREE GUYING OR THREE STAKE LAYOUT

TREE GUYING IN OPEN AREAS

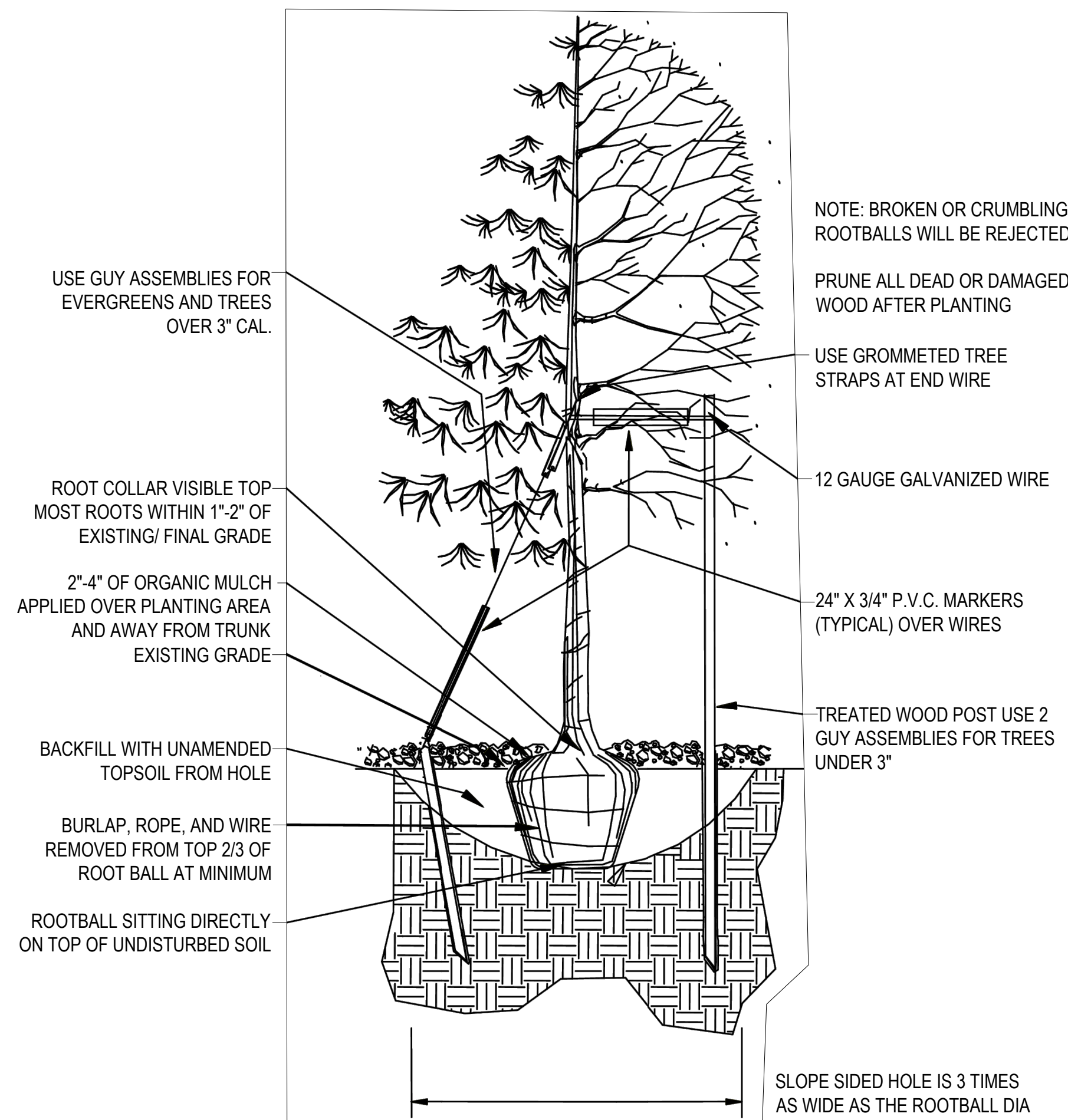
3 TREE GUYING DETAIL

SCALE: 3/4" = 1'-0"



4 GROUNDCOVER DETAIL

SCALE: 3/4" = 1'-0"



1 TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"



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PARKER POINTE SUBDIVISION
LOTS 7,8,9 AND 10
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07/28/2023

PARKER PROJECT NUMBER
SP22-XXX

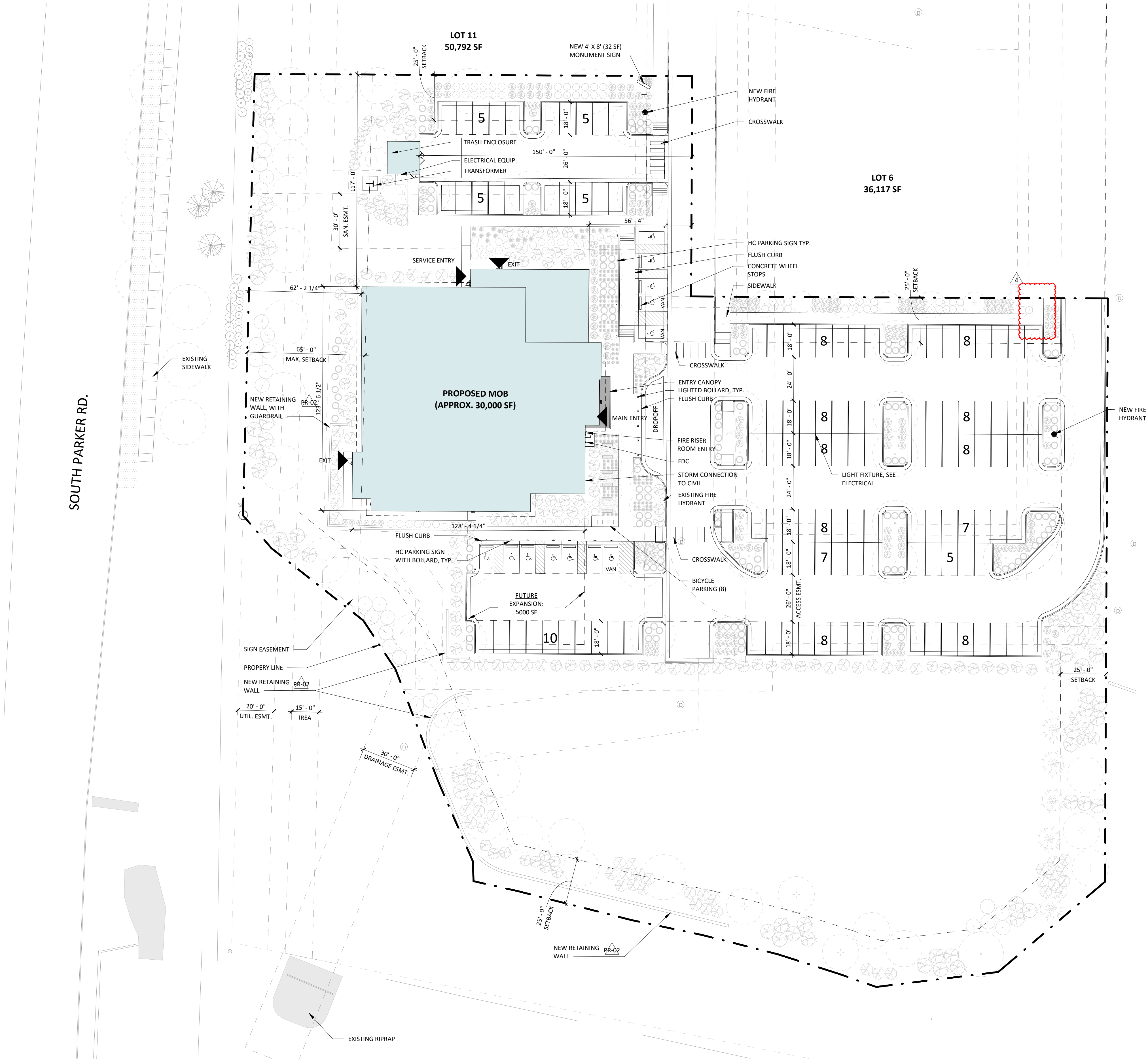
SHEET TITLE
PLANTING
DETAILS

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:

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

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2ND SUBMITTAL	10/20/2023
3RD SUBMITTAL	01/16/2024
4TH SUBMITTAL	10/25/2024

DATE
02/09/2024

PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
**ARCHITECTURAL
SITE PLAN**

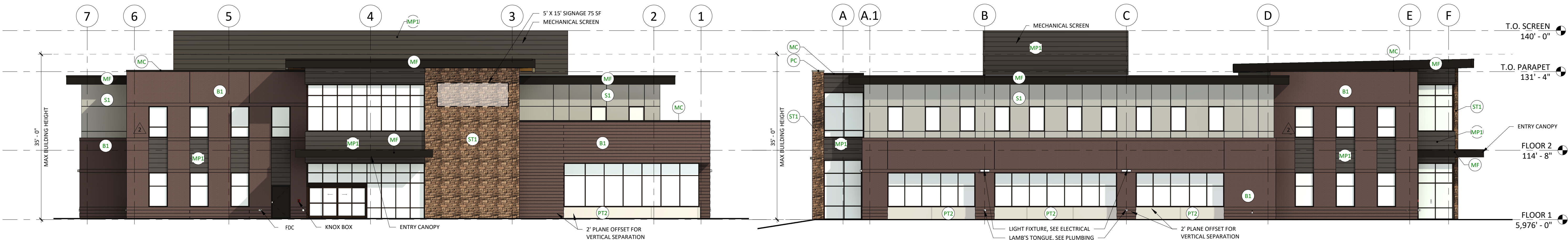
DRAWING NUMBER

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.

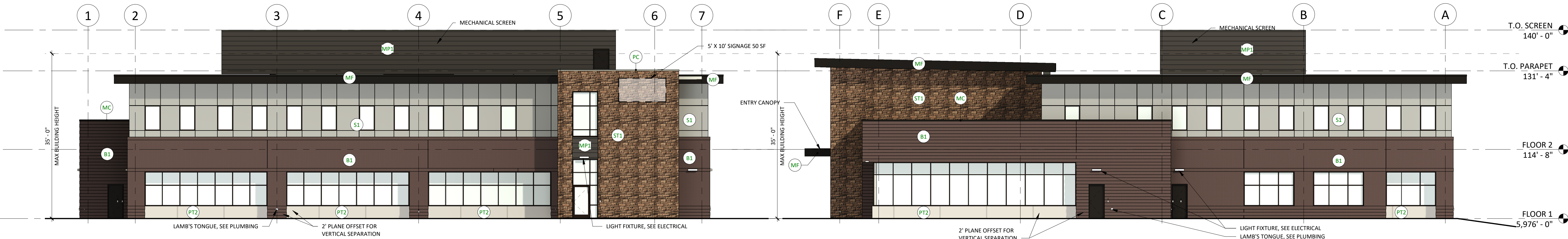


1 ENTITLEMENTS - EAST ELEVATION

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

2 ENTITLEMENTS - SOUTH ELEVATION

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

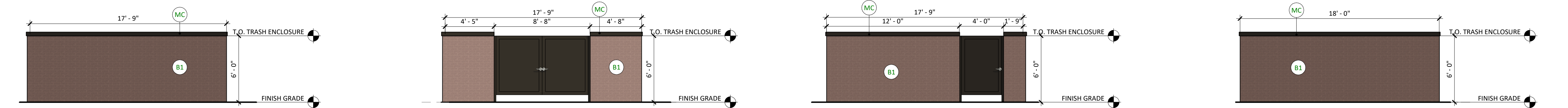


3 ENTITLEMENTS - WEST ELEVATION

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

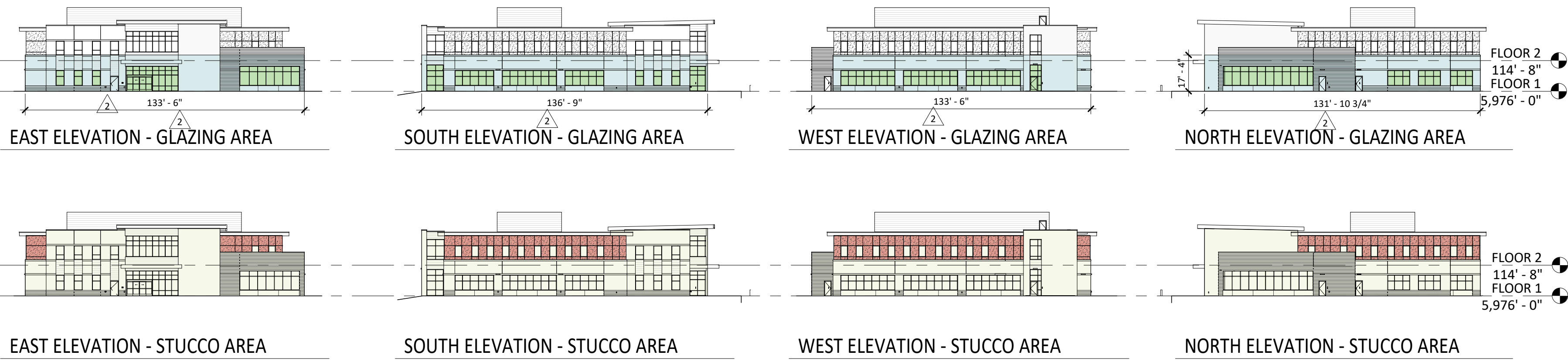
11 OF 14 3/16" = 1'-0"

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	REFINISHED METAL FASCIA - BASIS OF DESIGN: BERRIDGE, COLOR: DARK BRONZE
MC	REFINISHED 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%



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

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
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3RD SUBMITTAL	01/16/2024
4TH SUBMITTAL	10/25/2024

DATE
10/26/2023

PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
**EXTERIOR
ELEVATIONS**

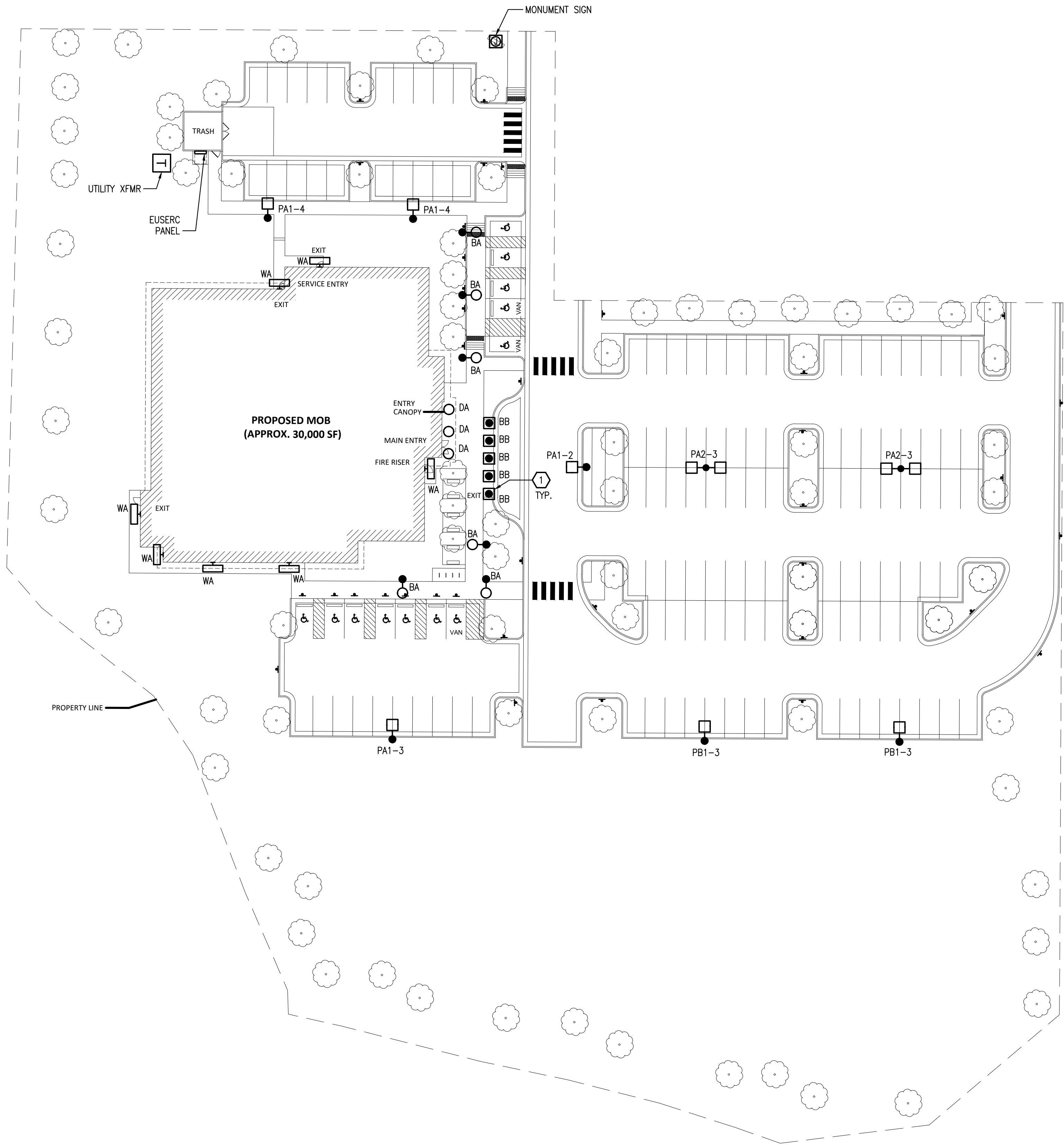
DRAWING NUMBER

11 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.

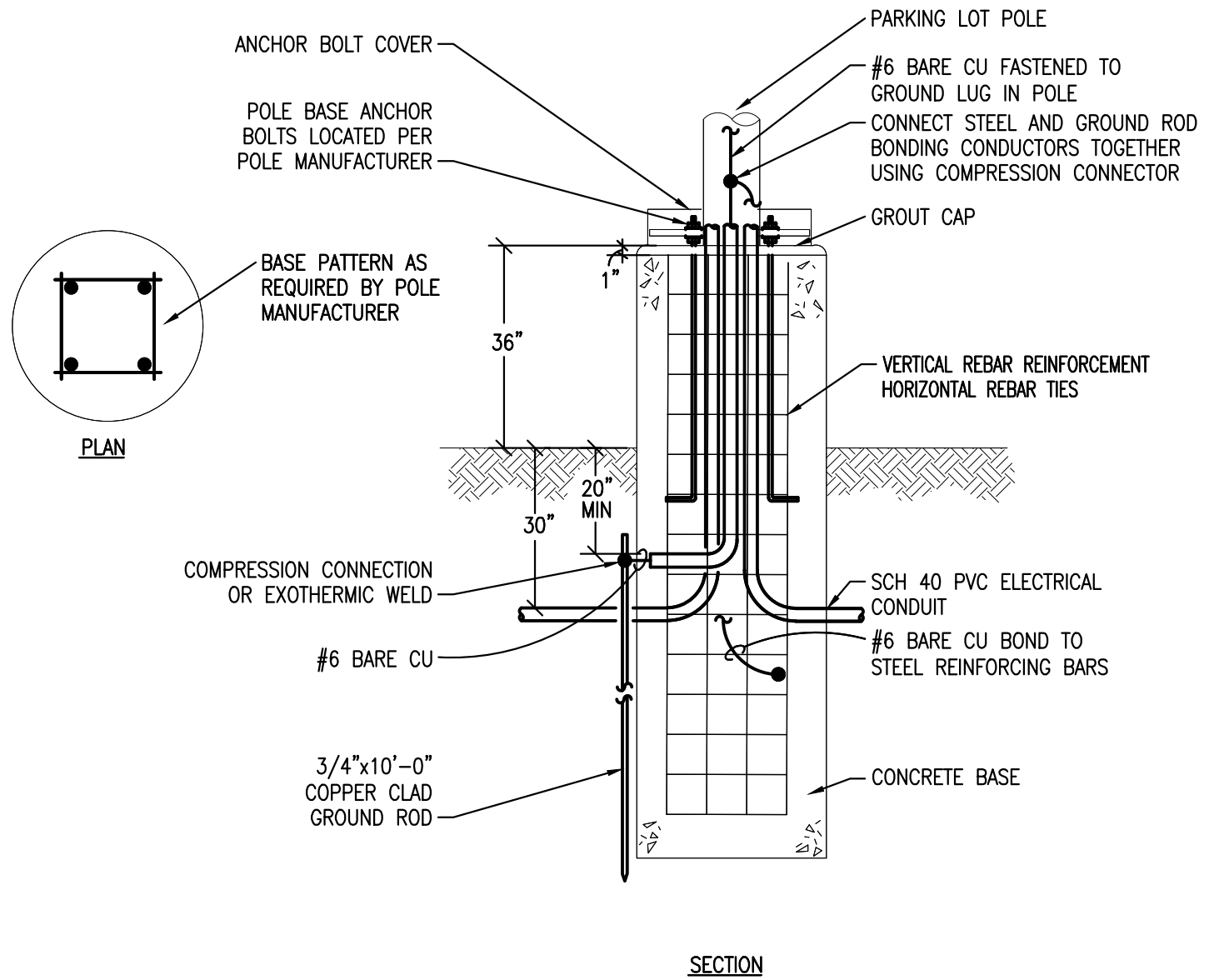


SHEET NOTES

- 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.

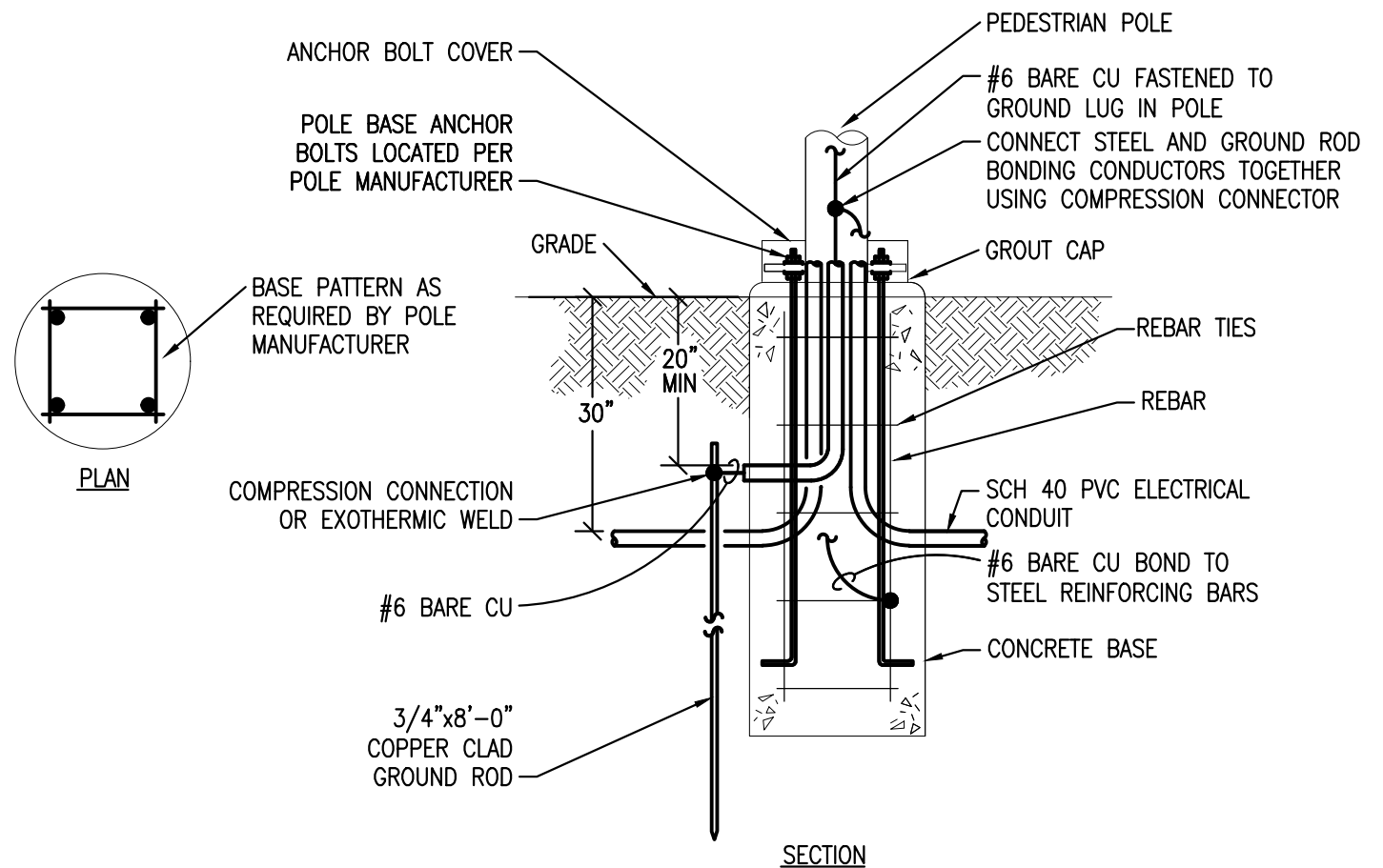
KEY NOTES

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



PARKING LOT POLE BASE DETAIL

SCALE: NONE



PEDESTRIAN POLE BASE DETAIL

SCALE: NONE

ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

PARKER NHC

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

SUBMITTALS

DESCRIPTION	DATE
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4TH SUBMITTAL	10/25/2024

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

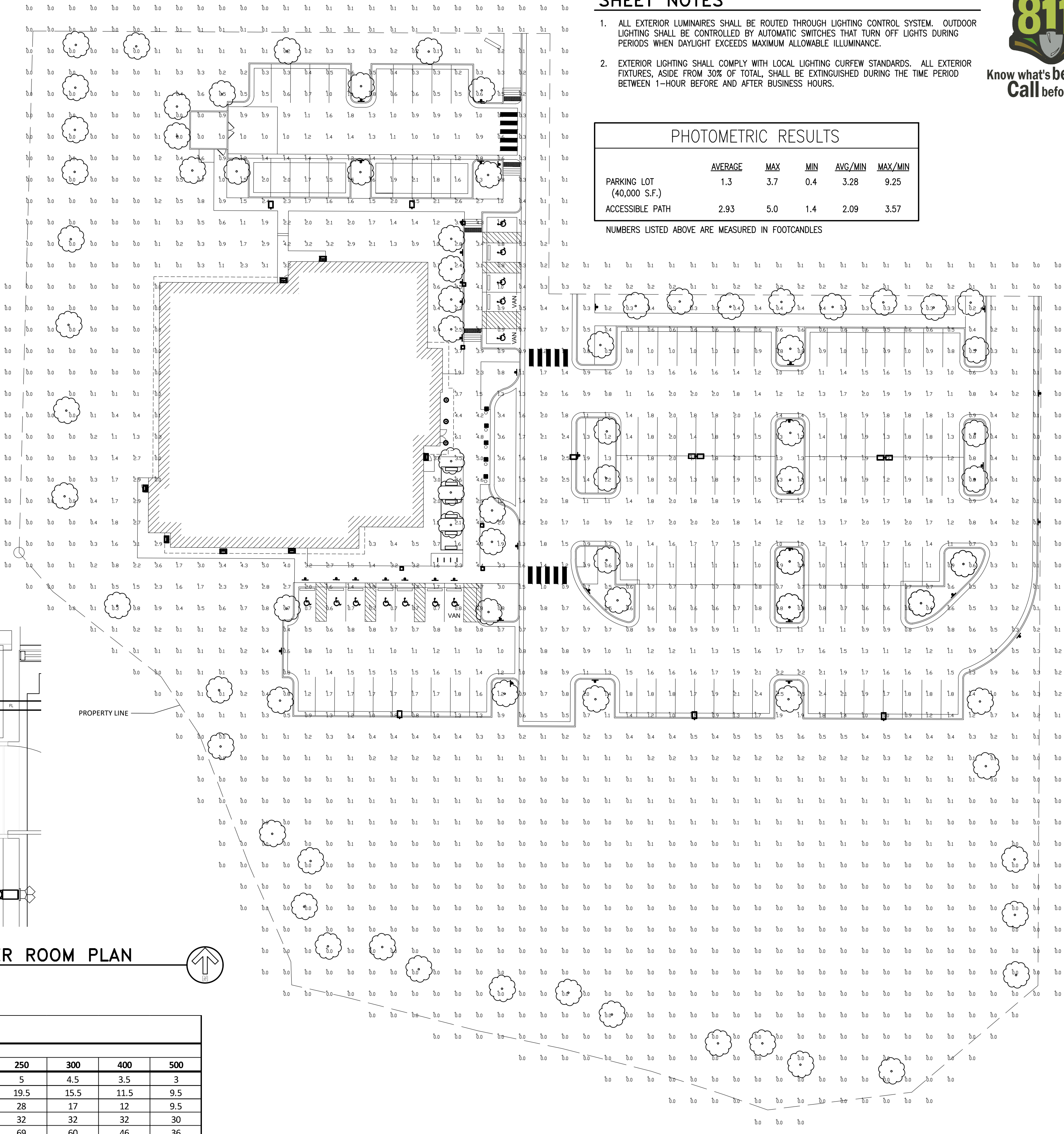
SITE DEVELOPMENT PLAN

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.

Fixture Count Worksheet						
Load Values						
FIXTURE	OCCUPANCY	SUPPLY CONTROL	COLD	HOT	TOTAL	FIXTURE COUNT
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	
Kitchen Sink	Private	Faucet	1.00	1.00	1.40	2
Kitchen Sink	Hotel, restaunt	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	
Lavatory	Public	Faucet	1.50	1.50	2.00	
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	17
Washing Machine (15lb)	Public	Automatic	3.00	3.00	4.00	
Water Closet	Private	Flush Valve	6.00		6.00	
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	
TOTAL						220.10

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.



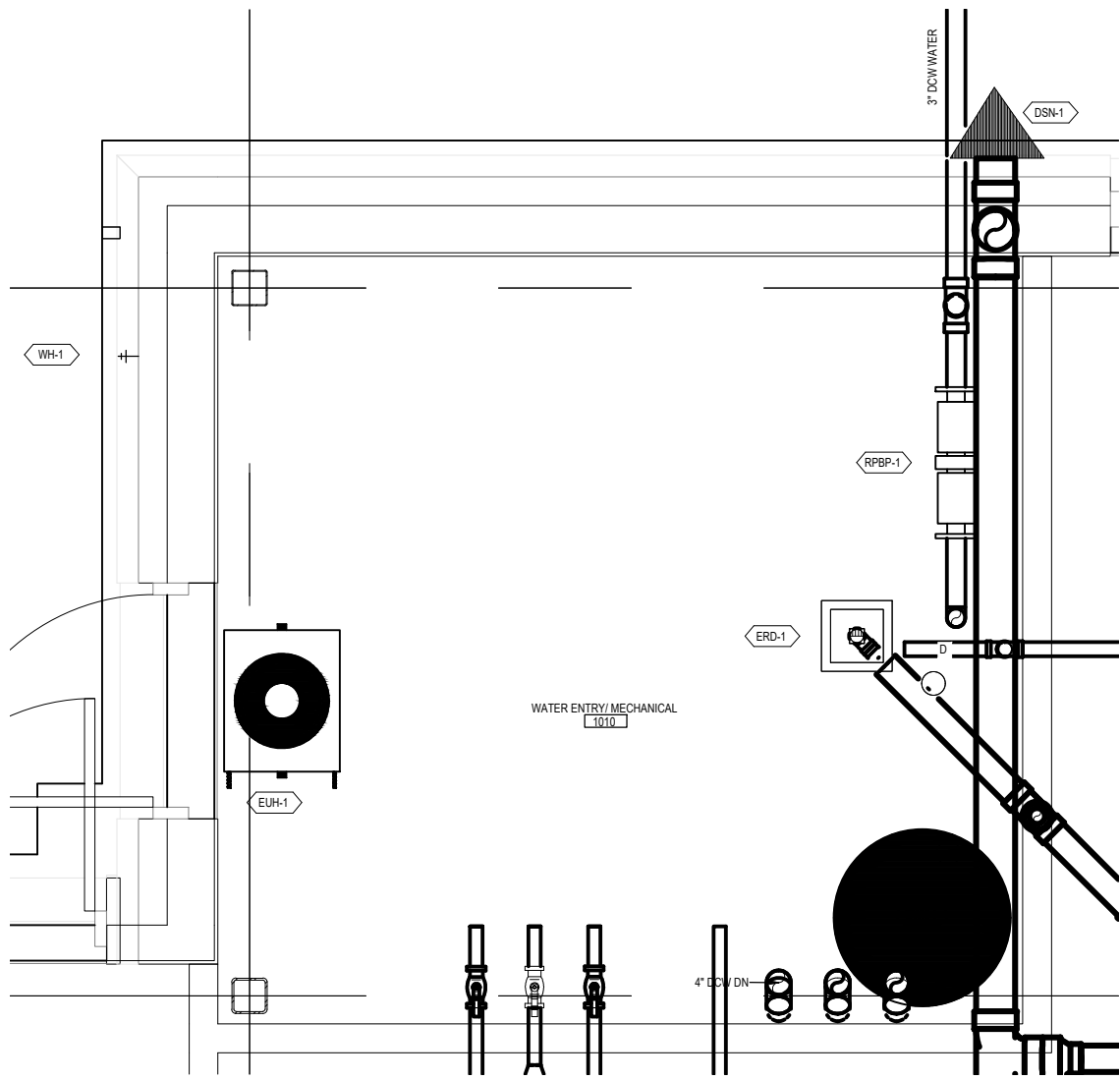
Know what's below.
Call before you dig.

PHOTOMETRIC RESULTS

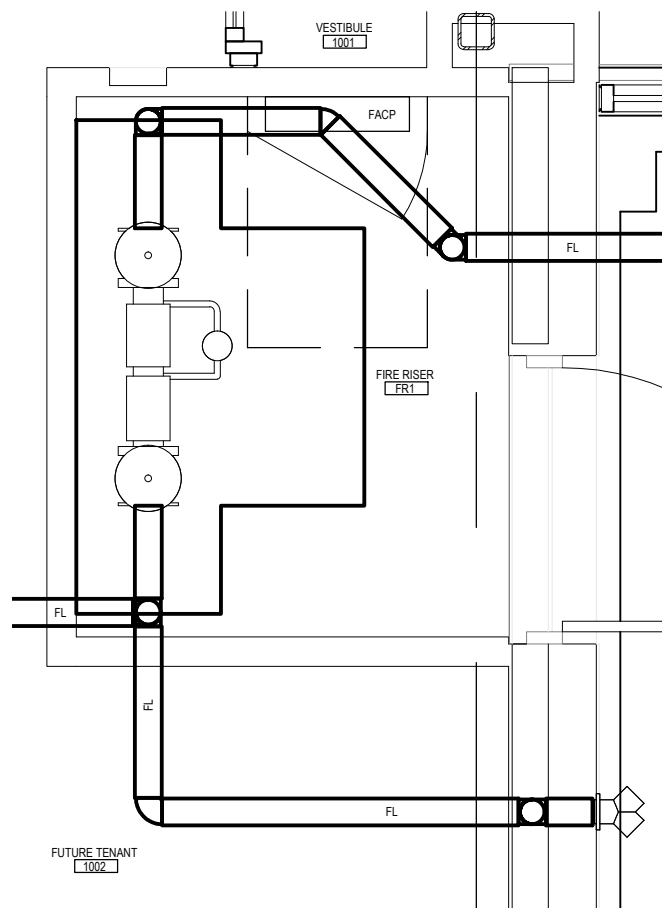
	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT (40,000 S.F.)	1.3	3.7	0.4	3.28	9.25
ACCESSIBLE PATH	2.93	5.0	1.4	2.09	3.57

NUMBERS LISTED ABOVE ARE MEASURED IN FOOTCANDLES

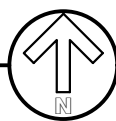
3 ENLARGED WATER ENTRY / MECHANICAL ROOM PLAN
13 SCALE: 3/8" = 1'-0"



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



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



MINIMUM SIZE OF WATER SERVICE LINES AND DISTRIBUTION PIPING													
METER AND SERVICE PIPE - inches		DISTRIBUTION PIPE - inches		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		



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	10/25/2023
3RD SUBMITTAL	01/16/2024
4TH SUBMITTAL	10/25/2024

DATE
07/28/2023

PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
CALCULATIONS &
ENLARGED RISER
ROOM PLANS

DRAWING NUMBER

13 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

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

rescolit.

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 capability available



CONTROL TECHNOLOGY



SPECIFICATIONS

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 clip for secure mounting to ceiling
- Driver 2-Box can be installed and accessed from below the ceiling as direct install or easily snap on to optional housing frame/house
- 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
- Specular or Semi-Specular anodized 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/dip accessories available

ELECTRICAL

- Chip-on-board LED with 2 SDCM
- Multiple CCTs: 80+ or 90+ CRI
- Long LED life: L80 or >50,000 hours (TM-21)
- Universal voltage: 120-277V driver, 347V optional
- UL Class 2, inherent short circuit and overvoltage protection
- Flicker-free dimming options in a wide range of protocols from 1% to <1% performance
- 0-10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem options
- Integral and remote emergency battery options available
- **INSTALLATION**
- Accommodates ceiling thickness from 0.55" to 2.50"
- Future Module including driver fully accessible from above or below the ceiling
- TOL-15L Fixture Modules are inherently protected IC without the use of IC housing enclosure. (IC housing is still recommended when using loose-fill or spray foam insulation types.)

CERTIFICATIONS

- cSAsus certified to UL 1598
- For h60L, Marked spacing required 36" fixture center to center, 15" fixture center to building 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 side) when properly installed per installation instructions
- ENEC/EMC: Certified under UL 924 standard for emergency lighting and power equipment
- Approved for E (4 inA out) No. 12AWG conductors rated for 90°C through wiring options available (For list and additional information, visit www.enrgytrig.gov)
- **WARRANTY**
- 5 year warranty

KEY DATA				
Lumen Range	1000-8000			
Wattage Range	6-71			
Efficacy Range (LPW)	118-143			
Reported Life (Hours)	L80 >50,000			
Input Current (mA)	60-500 (100V)			

Based on Specimen 36L, 80 CRI

currentlighting.com/prescolite

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Page 1 of 10

PRES_LFR-6RD_Spec_002

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LITEFRAME
2.0



SERVICE PROGRAMS



Building element - asymmetric wide beam - single

1 C

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

Engraved 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

Minimum start temperature

LED module wattage

System wattage

Controllability

Color rendering index

Luminaire lumens

LED service life (L70)

LED color temperature

4000K - Product number = K4

3500K - Product number = K35

3000K - Product number = K3

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 Unistrut® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA Standard White finish is optionally available in RAL and custom colors, is a polyester powder.

Available colors

Black (BLK)

White (WHT)

RAL

Bronze (BRZ)

Silver (SLV)

CUS

Available options

71 143 Direct burial anchorage

F8C Fixing

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