IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN ADJUSTMENT

PROJECT CONTACTS:

RECORD OWNER
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CONTACT: ALEX MESTDAGH

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PARKER WATER AND SANITATION DISTRICT
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SEDALIA, CO 80135
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CONTACT: BROOKS KAUFMAN
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DENVER, CO 80223
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TEL: (800) 628-2121
EMAIL: BCLCO@XCELENERGY.COM



Sheet List Table		
SHEET NUMBER	SHEET COUNT	SHEET TITLE
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SP1.2	5	SITE DETAILS
SP1.3	6	SITE DETAILS
SP1.4	7	SITE DETAILS
SP2.0	8	LANDSCAPE PLAN
SP2.1	9	LANDSCAPE NOTES
SP2.2	10	LANDSCAPE DETAILS
E11.0	11	SITE LIGHTING PHOTOMETRIC PLAN
E12.0	12	EXTERIOR LIGHTING SPECIFICATIONS
E13.0	13	EXTERIOR LIGHTING SPECIFICATIONS
–	14	COLORED ELEVATIONS
–	15	COLORED ELEVATIONS
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–	17	TRASH ENCLOSURE ELEVATIONS

DEVELOPMENT PLAN NOTES

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

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

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

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

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

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

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

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

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

SITE DATA TABLE

SITE AREA	72,947 SF / 1.67 AC
ZONING	PLANNED DEVELOPMENT – PARKER AND PINE PD; HIGHWAY ORIENTED COMMERCIAL
BUILDING:	SINGLE STORY – 3,900 SF (BUILDING)
LANDSCAPING:	15% MIN. / 37.7% ACTUAL (27,537 SF LANDSCAPED AREA)
BUILDING SETBACK:	EAST: 10' MIN / 80' MAX /45.2' ACTUAL SOUTH: 10' MIN / 70.9' ACTUAL NORTH: 10' MIN / 75.3' ACTUAL WEST: 10' MIN / 212.6' ACTUAL
BUILDING HT:	45' MAX / 25' ACTUAL
CAR PARKING:	28 SPACES REQUIRED PER SCHEDULE 13.06.050A (1 SPA / 100 SF) 64 SPACES PROVDED (INCLUDES 4 ADA) PROVIDED
BICYCLE PARKING:	4 REQUIRED PER SCHEDULE 13.06.060A / 4 PROVIDED

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IN-N-OUT BURGER

IN-N-OUT BURGER
SITE PLAN
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD
	04/26/2023	2ND SP SUBMITTAL	PJD
	06/16/2023	3RD SP SUBMITTAL	PJD
	08/04/2023	SITE PLAN ADJ. 1ST SUB	PJD
	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD
	10/05/2023	SITE PLAN ADJ. 4TH SUB	PJD

Project No:	INO000014.20
Drawn By:	JNE
Checked By:	PJD
Date:	10/05/2023

COVER SHEET

SP0.0
Sheet 1 of 17

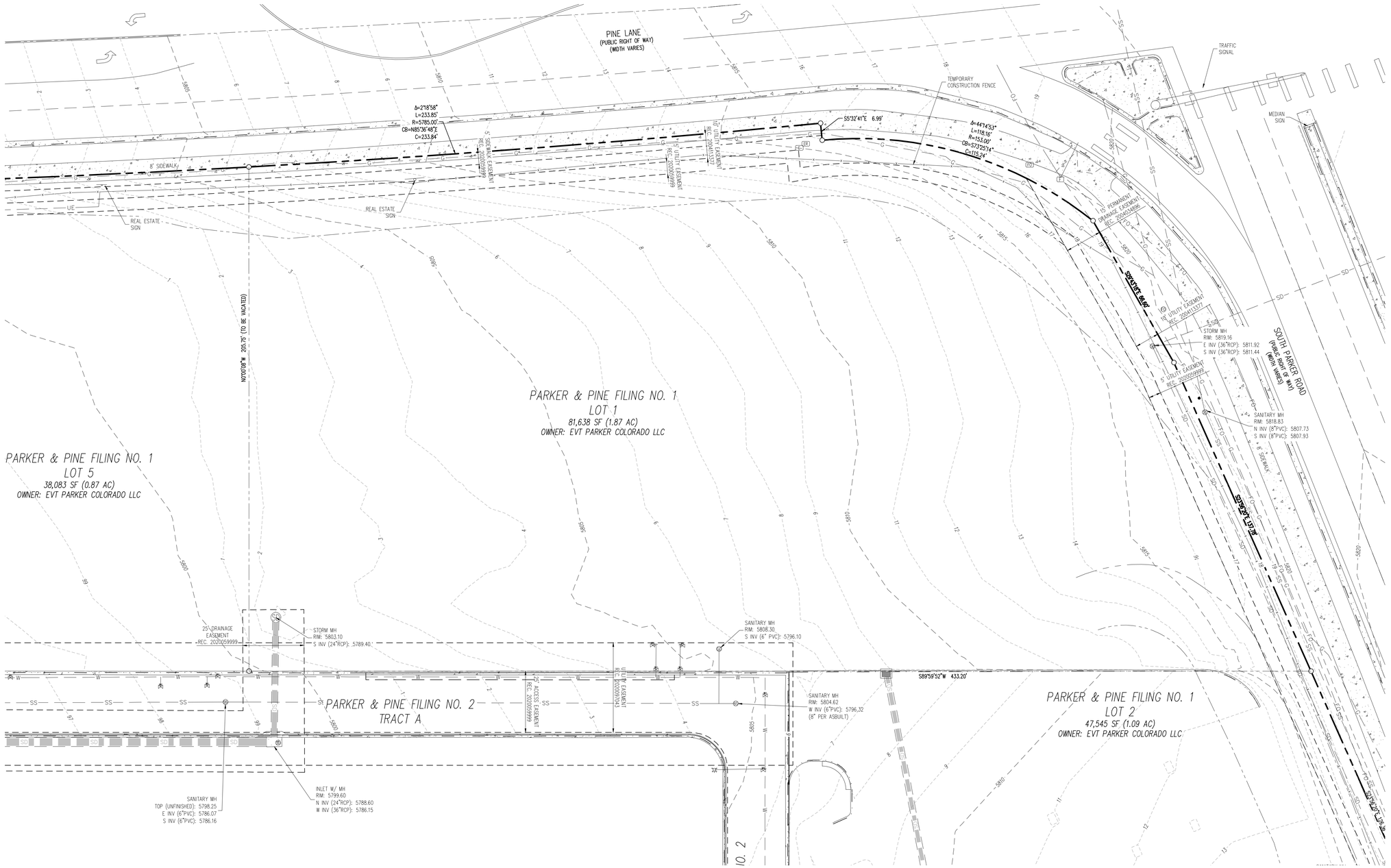
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IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN ADJUSTMENT



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Project No:	INO000014.20
Drawn By:	JNE
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EXISTING CONDITIONS

SP0.1

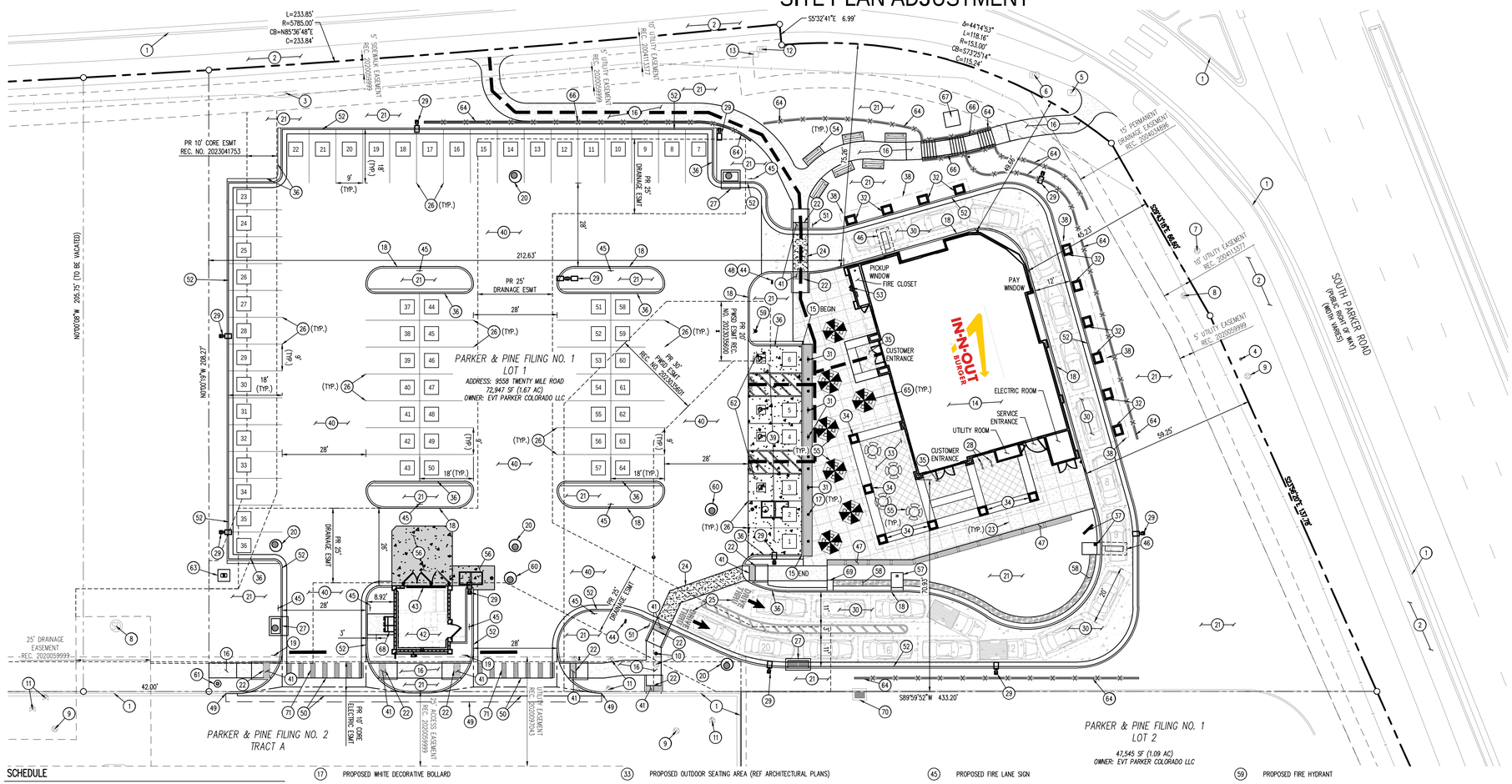
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IN-N-OUT BURGER

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S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN ADJUSTMENT



IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE		
DESCRIPTION	REQUIRED	PROPOSED
1. STANDARD SPACE (1 PER 100 SF NLA)	37	61
2. ACCESSIBLE SPACE	–	4 (2 VAN)
3. TOTAL	39	65
4. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE	–	21
5. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK	2	2

SITE LEGEND

- PROPERTY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED STANDARD CONCRETE PAVEMENT
- PROPOSED 5" HEAVY DUTY CONCRETE-COLORED BLACK
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED 7" HEAVY DUTY CONCRETE PAD-COLORED BLACK
- PROPOSED COLORED CONCRETE CROSSWALK
- PROPOSED ASPHALT PAVEMENT
- EXISTING CURB AND GUTTER
- EXISTING SIGN TO REMAIN
- EXISTING BOLLARD TO REMAIN
- EXISTING FIBER OPTIC BOX TO REMAIN
- EXISTING FIBER OPTIC PEDESTAL TO REMAIN
- EXISTING FIBER OPTIC MANHOLE TO REMAIN
- EXISTING SANITARY SEWER MANHOLE TO REMAIN
- EXISTING SANITARY SEWER CLEANOUT TO REMAIN
- EXISTING STORM SEWER MANHOLE TO REMAIN
- EXISTING WATER VALVE TO REMAIN
- EXISTING WATER VALVE TO REMAIN
- EXISTING ELECTRIC PEDESTAL TO REMAIN
- EXISTING ELECTRIC BOX TO REMAIN
- PROPOSED REMOTE FDC
- PROPOSED FIRE HYDRANT
- PARKING COUNT
- SURVEY MONUMENT

EMERGENCY ACCESS NOTE:
THE REQUIRED FIRE DEPARTMENT ACCESS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ABOVE FOUNDATION LEVEL OR THE MOVING OF COMBUSTIBLE MATERIALS ONTO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE TOWN OF PARKER TO HAVE AN INSPECTION AND APPROVAL OF THE ACCESS AND HYDRANTS, PRIOR TO CONSTRUCTION ON SITE. THE ACCESS ROAD IS REQUIRED TO BE CONSTRUCTED OF AN ALL-WEATHER SURFACE (ASPHALT OR CONCRETE).

SCHEDULE

1. EXISTING CURB AND GUTTER TO REMAIN
2. EXISTING SIDEWALK TO REMAIN
3. EXISTING SIGN TO REMAIN
4. EXISTING BOLLARD TO REMAIN
5. EXISTING FIBER OPTIC BOX TO REMAIN
6. EXISTING FIBER OPTIC PEDESTAL TO REMAIN
7. EXISTING FIBER OPTIC MANHOLE TO REMAIN
8. EXISTING STORM DRAIN MANHOLE TO REMAIN
9. EXISTING SANITARY SEWER MANHOLE TO REMAIN
10. EXISTING SANITARY SEWER CLEANOUT TO BE REMOVED AND REPLACED
11. EXISTING WATER VALVE TO REMAIN
12. EXISTING ELECTRIC PEDESTAL TO REMAIN
13. EXISTING ELECTRIC BOX TO REMAIN
14. PROPOSED 3,879 SF IN-N-OUT BURGER RESTAURANT, REF BUILDING PLANS
15. PROPOSED 0" CONCRETE CURB
16. PROPOSED 6" THICK 4,000 PSI REINFORCED ON-SITE CONCRETE SIDEWALK OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB
17. PROPOSED WHITE DECORATIVE BOLLARD
18. PROPOSED PRIVATE 6" PLANTER CURB
19. PROPOSED "STOP" SIGN, MUTCD R1-1
20. PROPOSED STORM SEWER MANHOLE (REF STORM SEWER PLANS)
21. PROPOSED LANDSCAPED AREA (REF LANDSCAPE PLAN, SHT SP2.0)
22. PROPOSED ADA RAMP WITH DETECTABLE WARNING
23. PROPOSED CONCRETE SAWCUT JOINT
24. PROPOSED COLORED, TEXTURED CONCRETE CROSSWALK
25. PROPOSED DIRECTIONAL MARKING
26. PROPOSED 9'X18' STANDARD PARKING STALL W/4" SOLID WHITE STRIPING
27. PROPOSED STORM SEWER INLET; REF STORM SEWER PLANS
28. PROPOSED BICYCLE RACK
29. PROPOSED SITE LIGHTS
30. PROPOSED MIN 6" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF IT'S MAXIMUM DENSITY. REINFORCEMENT CONSISTS OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS
31. PROPOSED ADA SIGNAGE W/ PAINTED WHITE POLE
32. PROPOSED DRIVE THRU CANOPY COLUMN (REF ARCHITECTURAL PLANS)
33. PROPOSED OUTDOOR SEATING AREA (REF ARCHITECTURAL PLANS)
34. PROPOSED OUTDOOR SEATING CANOPY COLUMN (REF ARCHITECTURAL PLANS)
35. PROPOSED DECORATIVE CONCRETE JOINT PATTERN AT CUSTOMER ENTRY
36. PROPOSED 6" PLANTER CURB W/ 12" SIDEWALK
37. PROPOSED IN-N-OUT MENU BOARD AND SPEAKER BOX
38. PROPOSED IN-N-OUT DRIVE THRU CANOPY (REF ARCHITECTURAL PLANS)
39. PROPOSED HEAVY-DUTY CONCRETE PAVEMENT COLORED JET BLACK PER DAVIS COLORS #860 (LIQUID DOSE RATE: 9 LBS PER 94 LB SACK OF CEMENT) FOR PARKING LOT – MIN 6" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS)
40. PROPOSED ASPHALT PAVEMENT – 4.5" THICK OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF IT'S MAXIMUM DENSITY (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS)
41. INSTALL 3' WIDE ADA ACCESSIBLE TRUNCATED DOMES DETECTABLE WARNING STRIP. CONTRACTOR TO PROVIDE SAMPLE TO BUILDING INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION
42. PROPOSED CONCRETE BLOCK TRASH ENCLOSURE, ROOF COVERED TRASH, RECYCLE BIN, TRASH COMPACTOR AND STORAGE CONTAINER ENCLOSURE, NOT SUBJECT TO STORM WATER RUNOFF, PER DETS SHOWN ON THE ARCHITECTURAL BUILDING PLANS.
43. PROPOSED 12" WIDE BY 1.3' LONG CONCRETE TRENCH DRAIN. INSTALL TRAFFIC RATED GRATE SECURED TO PROTECT AGAINST THEFT PER PLUMBING PLANS. TRENCH DRAIN NOT SUBJECT TO STORM WATER RUN-OFF.
44. PROPOSED IN-N-OUT DRIVE THRU SIGNAGE
45. PROPOSED FIRE LANE SIGN
46. PROPOSED VEHICLE DETECTOR LOOP. INSTALL (2) LOOPS, 12" FROM FACE OF CURB; FIRST LOOP TO BE 2" BELOW TOP OF PAVEMENT, SECOND LOOP TO BE 1" BELOW THE FIRST. NO REBAR WITHIN 12" OF LOOPS
47. PROPOSED SEAT WALL
48. PROPOSED "THANK YOU" SIGN
49. PROPOSED SAWCUT EXISTING ASPHALT PAVEMENT
50. PROPOSED 6" CONCRETE CROSSPAN
51. PROPOSED "PEDESTRIAN CROSSING" SIGN
52. PROPOSED PRIVATE 6" CURB W/ 18" GUTTER
53. PROPOSED FIRE DEPARTMENT CONNECTION
54. PROPOSED BENCH SEATING (REF LANDSCAPE ARCHITECTURAL PLANS)
55. PROPOSED COVERED SEATING TABLE (REF ARCHITECTURAL PLANS)
56. PROPOSED HEAVY-DUTY CONCRETE PAD COLORED JET BLACK PER DAVIS COLORS #860 (LIQUID DOSE RATE: 9 LBS PER 94 LB SACK OF CEMENT) IN FRONT OF TRASH ENCLOSURE – MIN 7" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (PER GEOTECH RECOMMENDATIONS, REF GEOTECHNICAL REPORT FOR FURTHER PAVEMENT SPECIFICATIONS)
57. PROPOSED CONCRETE PAD WITH UMBRELLA
58. PROPOSED ASSOCIATE WALKWAY
59. PROPOSED FIRE HYDRANT
60. PROPOSED SANITARY SEWER MANHOLE
61. PROPOSED 1.5" IRRIGATION TAP & METER
62. PROPOSED 9'X18' ADA PARKING STALL AND PAINTED ACCESS AISLE WITH 4" SOLID BLUE STRIPING 2' O.C. @ 45° ANGLE
63. PROPOSED ELECTRIC TRANSFORMER ON FIBERGLASS VAULT
64. PROPOSED RETAINING WALL
65. PROPOSED SEATING TABLE WITH UMBRELLA
66. PROPOSED HANDRAILS
67. PROPOSED PUBLIC ART AREA, SEE DETAIL SHEET SP1.3
68. PROPOSED EUSERC CABINET. CONTRACTOR SHALL VERIFY 3' MINIMUM CLEARANCE FROM FULLY OPEN CABINET DOOR TO BACK OF CURB
69. PROPOSED 2' X 4' ASSOCIATE CONCRETE PAD
70. EXISTING STORM DRAIN INLET TO REMAIN
71. PROPOSED CROSSWALK STRIPING

LEGAL DESCRIPTION

LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK

PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: CRAIN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN CULVERT, 25 FEET WEST OF THE EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N00°17'51"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19002", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

CAUTION – NOTICE TO CONTRACTOR

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

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

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SITE PLAN

SP1.0
Sheet 3 of 17

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IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

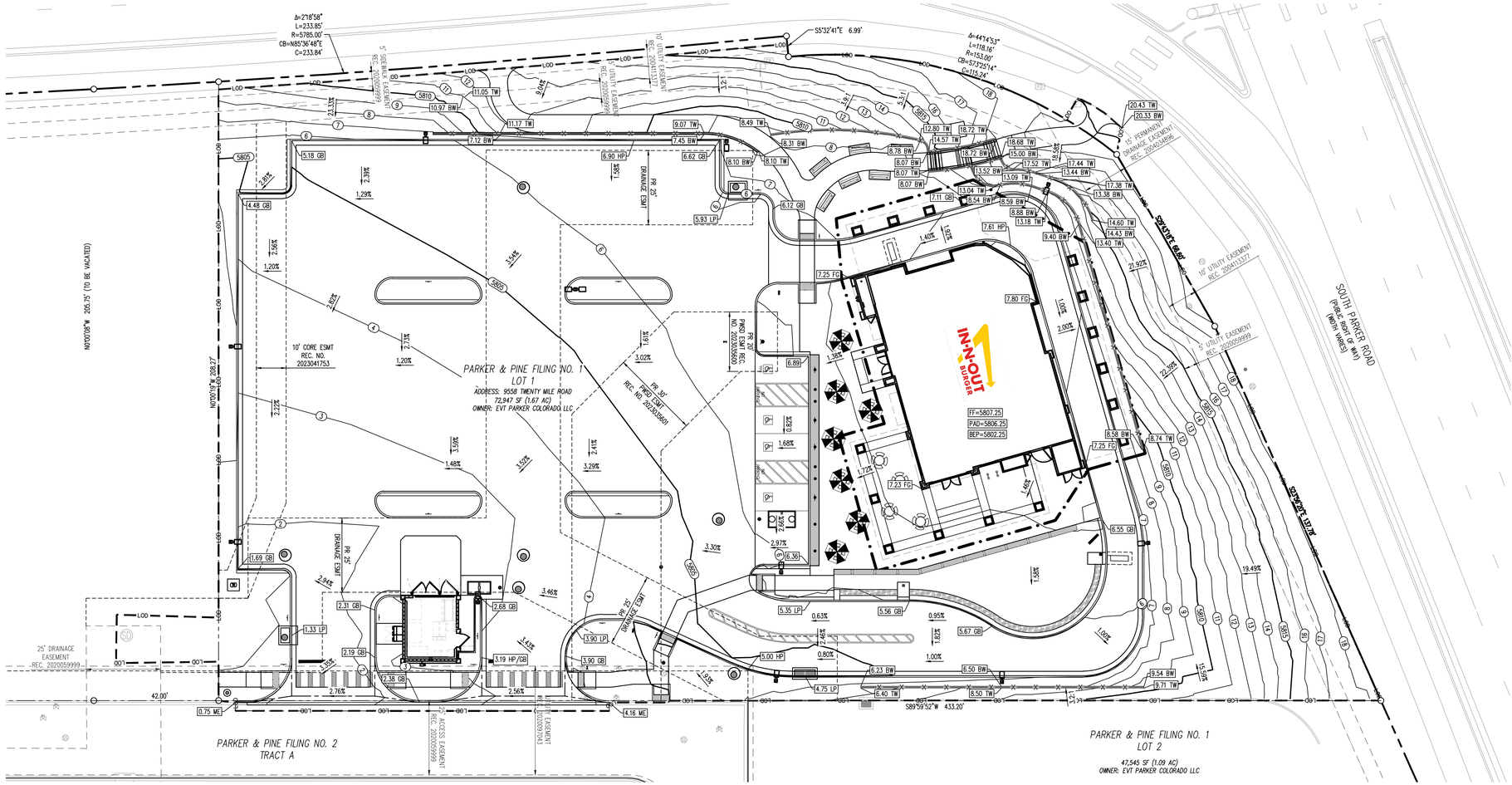
PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN ADJUSTMENT

N

0 10 20

SCALE: 1"=20'



GRADING LEGEND

- PROPERTY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED SAWCUT LINE
- 6670 PROPOSED MAJOR CONTOUR
- 71 PROPOSED MINOR CONTOUR
- 6670 EXISTING MAJOR CONTOUR
- 71 EXISTING MINOR CONTOUR
- EXISTING CURB AND GUTTER
- PROPOSED CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER (12" AND GREATER)
- SD PROPOSED STORM SEWER (LESS THAN 12")
- PROPOSED DAYLIGHT LINE
- LOD LIMITS OF DISTURBANCE / LIMIT OF CONSTRUCTION
- BOTTOM OF EXCAVATION PLANE
- EXISTING SIGN TO REMAIN
- EXISTING BOLLARD TO REMAIN
- E EXISTING FIBER OPTIC BOX TO REMAIN
- FO EXISTING FIBER OPTIC PEDESTAL TO REMAIN
- FO EXISTING FIBER OPTIC MANHOLE TO REMAIN
- S EXISTING SANITARY SEWER MANHOLE TO REMAIN
- SO EXISTING SANITARY SEWER CLEANOUT TO REMAIN
- SD EXISTING STORM SEWER MANHOLE TO REMAIN
- EXISTING WATER VALVE TO REMAIN
- EXISTING WATER VALVE TO REMAIN
- ER EXISTING ELECTRIC PEDESTAL TO REMAIN
- E EXISTING ELECTRIC BOX TO REMAIN
- PROPOSED REMOTE FDC
- PROPOSED FIRE HYDRANT
- SURVEY MONUMENT
- 59.50 PROPOSED SPOT ELEVATION

FF	FINISHED FLOOR
FG	FINISHED GRADE
ME	MATCH EXISTING
LP	LOW POINT
HP	HIGH POINT
TW	TOP OF WALL
BW	BOTTOM OF WALL (AT GRADE)

GRADING NOTES

1. ADD 5,800 TO ALL SPOT GRADE ELEVATIONS.
2. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BID.
3. CONTRACTOR MUST OBTAIN ALL STATE AND CITY STORM WATER DISCHARGE AND EROSION CONTROL PERMITS PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
4. ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
5. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
6. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
7. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATION CORNERS BY A REGISTERED SURVEYOR.
8. THIS DESIGN IS BASED ON A GEOTECHNICAL INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
9. ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
11. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
12. GENERAL CONTRACTOR TO PROVDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
13. PROPOSED FLOWLINE ELEVATION DOES NOT TAKE INTO ACCOUNT GUTTER DEPRESSION AT INLET.
14. THE GRADING SHOWN IS PRELIMINARY AND IS TO BE FINALIZED IN THE CONSTRUCTION DRAWINGS.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED IN-N-OUT BURGER SOUTH PARKER RD & PINE LANE

GEOTECHNICAL ENGINEER:

PROJECT NO: DATE:

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

EARTHWORK SUMMARY

EARTHWORK VOLUMES COMPARED PROPOSED FINISHED GRADE TO EXISTING GRADE AND DOES NOT ACCOUNT FOR MATERIAL VOLUMES DUE TO PAVEMENT DEPOT, CONCRETE DEPTH, ECT.

UNADJUSTED CUT = 6,713.16 CU. YD.

UNADJUSTED FILL = 55.73 CU. YD.

NET CUT/FILL = 6,657.43 CU. YD. <FILL>

TOTAL DISTURBED AREA = ±1.67 ACRES

LEGAL DESCRIPTION

LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK

PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: CRAIN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN CULVERT, 25 FEET WEST OF THE EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N00°17'51"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

CAUTION – NOTICE TO CONTRACTOR

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

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

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

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5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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IN-N-OUT BURGER

IN-N-OUT BURGER
SITE PLAN
PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD
	04/26/2023	2ND SP SUBMITTAL	PJD
	06/16/2023	3RD SP SUBMITTAL	PJD
	08/04/2023	SITE PLAN ADJ. 1ST SUB	PJD
	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD
	10/05/2023	SITE PLAN ADJ. 4TH SUB	PJD

Project No:	INO000014.20
Drawn By:	JNE
Checked By:	PJD
Date:	10/05/2023

GRADING PLAN

SP1.1

Sheet 4 of 33

K:\Min-N-Out\CO_Parker (CMC Parker & Pine)\SDs\Drawings\SITE_PLAN_Grading Plan.dwg, 10/5/2023 8:36:44 AM, Jake Eisenbeisser

IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN ADJUSTMENT

2/04

TF 3125 LRC 38 Table



Size:	66" Dia. x 30" H installed.
Weight:	1100 lbs.
Seating Capacity:	8 persons.
Material:	Reinforced concrete.
Colors:	See Options.
Reinforcing:	1/4" & 3/8" Dia. steel rebar.
Hardware:	(1)- table-to-leg bracket. (8)- seat-to-leg brackets. (8) - 3/8" Dia. x 5 1/2" hex screws. (16) - 3/8" x 7/8" O.D. Flatwashers (8) - 3/8" locking hex nuts. (4) - Neoprene Pads. (24) - 3/8" Dia. x 1-1/4" hex flange screws. (1) - 1/8" x 3" Keeper Pin.
Frame (legs):	(1) - top interlocking leg. (1) - bottom interlocking leg.
Top:	(1) - 38" Dia. x 2".
Benches:	(4) - benches 34" L x 12" W x 2" H.
Optional Anchoring:	(4) - 3/8" x 1-1/2" inserts (angle brackets not provided).
Standard:	(1) - 1-9/16" Dia. x 2" pop-out plug in table top for umbrella pole.
Assembly:	Do not over tighten bolts or inserts will pull out.
Maintenance:	Periodically rinse with water and mild detergent. Re-seal annually.
Packaging:	Packaged un-assembled in crate, and shrink wrapped in plastic.

* Accepts umbrella

Options:
Note: Options may change without notice. Call to confirm current options.

Smooth/Stained Concrete (legs):
Tan - Gray

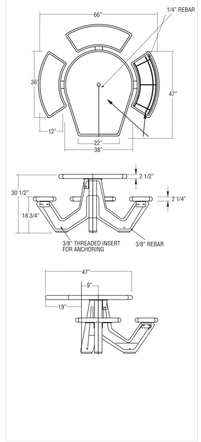
Ground & Polished (top & seats)
Sand - Gray - Brown - Brick Red - Misty Gray

Custom Options Available

⚠ **CAUTION**
DO NOT OVER TIGHTEN ANY BOLTS

TERRA-FORM DIVISION PO Box 1520,WAUSAU, WI 54402-1520 **(800) 388-8728** WAUSAU TILE

GENERAL TABLES SPECIFICATIONS



TF 3128 LRC 38H Wheelchair Accessible Table

1.1 SUMMARY
A. Section includes: Furnish Precast Concrete Table indicated on drawings or specified herein.

1.2 REFERENCES
A. American Society for Testing & Materials
1. ASTM C33 2. ASTM C150 3. ASTM C31

1.5 SUBMITTALS
A. Submit product data, shop drawings and Samples.
1. Product Data: Manufacturer's specifications and technical data edited specifically for proposed system, including the following specific information:
a. Detailed specification of construction fabrication.
b. Manufacturer's installation instructions
c. Maintenance literature
d. Product warranty
2. Shop Drawings: Indicate pertinent dimensions, general construction, component connections anchoring methods, hardware and installation procedures.
3. Samples as requested by Architect.

1.6 QUALITY ASSURANCE
A. Qualifications of Manufacturer: Manufacturer to be prequalified by specifier prior to bidding. Failure to comply will result in disqualification of bid. Manufacturer to have at least five years experience in the manufacturer of precast concrete tables field proven for at least five years.

1.10 WARRANTY
Manufacturer shall submit a written warranty for precast products for the period of two years upon acceptance of products.

2.1 MANUFACTURERS
A. Acceptable manufacturer for Precast Concrete Tables to be known as Wausau Tile, Inc. Terra-Form Division.
PO Box 1520, Wausau, WI 54402-1520.
(800) 388-8728 FAX (715) 355-4627
B. Clarification Note: Drawings and installation specification are based on manufacturers proprietary literature from Wausau Tile, Inc. Other manufacturers shall comply with minimum levels of material and detailing indicated on drawings or specified herein.
C. All Precast products for this project shall be of one manufacturer.

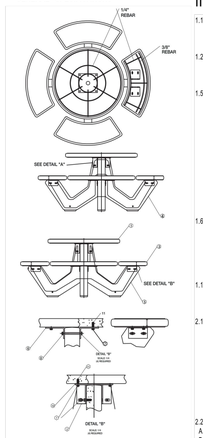
2.2 MATERIALS
A. Portland Cement: ASTM C150 specifications for Portland Cement.
B. Aggregates: All aggregates to meet ASTM C33 specifications, to be cleaned of foreign matter and properly graded to size.
C. Coloring: Pigments used shall be inorganic, resistant to alkalinity and used as per manufacturers recommendations.

# # #

TERRA-FORM DIVISION PO Box 1520,WAUSAU, WI 54402-1520 **(800) 388-8728** WAUSAU TILE



GENERAL SPECIFICATIONS



TF 3125 LRC 38 Table

1.1 SUMMARY
A. Section includes: Furnish Precast Concrete Table indicated on drawings or specified herein.

1.2 REFERENCES
A. American Society for Testing & Materials
1. ASTM C33 2. ASTM C150 3. ASTM C31

1.5 SUBMITTALS
A. Submit product data, shop drawings and Samples.
1. Product Data: Manufacturer's specifications and technical data edited specifically for proposed system, including the following specific information:
a. Detailed specification of construction fabrication.
b. Manufacturer's installation instructions
c. Maintenance literature
d. Product warranty
2. Shop Drawings: Indicate pertinent dimensions, general construction, component connections anchoring methods, hardware and installation procedures.
3. Samples as requested by Architect.

1.6 QUALITY ASSURANCE
A. Qualifications of Manufacturer: Manufacturer to be prequalified by specifier prior to bidding. Failure to comply will result in disqualification of bid. Manufacturer to have at least five years experience in the manufacturer of precast concrete tables field proven for at least five years.

1.10 WARRANTY
Manufacturer shall submit a written warranty for precast products for the period of two years upon acceptance of products.

2.1 MANUFACTURERS
A. Acceptable manufacturer for Precast Concrete Tables to be known as Wausau Tile, Inc. Terra-Form Division.
PO Box 1520, Wausau, WI 54402-1520.
(800) 388-8728 FAX (715) 355-4627
B. Clarification Note: Drawings and installation specification are based on manufacturers proprietary literature from Wausau Tile, Inc. Other manufacturers shall comply with minimum levels of material and detailing indicated on drawings or specified herein.
C. All Precast products for this project shall be of one manufacturer.

2.2 MATERIALS
A. Portland Cement: ASTM C150 specifications for Portland Cement.
B. Aggregates: All aggregates to meet ASTM C33 specifications, to be cleaned of foreign matter and properly graded to size.
C. Coloring: Pigments used shall be inorganic, resistant to alkalinity and used as per manufacturers recommendations.

# # #

TERRA-FORM DIVISION PO Box 1520,WAUSAU, WI 54402-1520 **(800) 388-8728** WAUSAU TILE



PATIO TABLE DETAIL
NOT TO SCALE
MANUFACTURER: WAUSAU TILE; TERRA-FORM DIVISION
MODEL/DESCRIPTION: TF 3125 LRC 38 TABLE

2/04

TF 3128 LRC 38H Wheelchair Accessible Table



Options:
Note: Options may change without notice. Call to confirm current options.

Smooth Stained Concrete(legs):
Tan - Gray

Ground & Polished (top & seats)
Misty - Sand - Gray - Brown - Brick Red

Custom Options Available

⚠ **CAUTION**
DO NOT OVER TIGHTEN ANY BOLTS

Size:	66" Dia. x 52" x 30" H installed.
Weight:	1100 lbs.
Seating Capacity:	6 persons at benches, 1 at wheelchair.
Material:	Reinforced concrete.
Colors:	See options.
Reinforcing:	1/4" & 3/8" Dia. steel rebar.
Hardware:	(1)- table-to-leg bracket. (6)- seat-to-leg brackets. (6) - 3/8" Dia. x 5 1/2" hex screws. (12) - 3/8" x 7/8" O.D F/W (6) - 3/8" locking hex nuts. (4) - Neoprene pads. (20) - 3/8" Dia. x 1-1/4" hex flange screws. (1) - 1/8" x 3 Keeper Pin.
Frame (legs):	(1) - top interlocking leg. (1) - bottom interlocking leg.
Top:	(1) - 38" Dia. x 2".
Benches:	(3) - 34" L x 12" W x 2" H.
Optional Anchoring:	(4) - 3/8" x 1-1/2" inserts (Optional Kit TF2400).
Standard:	(1) - 1-9/16" Dia. x 2" pop-out plug in table top for umbrella pole.
Assembly:	Do not over tighten bolts or inserts will pull out.
Maintenance:	Periodically rinse with water and mild detergent. Re-seal annually.
Packaging:	Packaged un-assembled in crate, and shrink wrapped in plastic.

* Accepts Umbrella
* Table must be Anchored
* ADA COMPLIENT

TERRA-FORM DIVISION PO Box 1520,WAUSAU, WI 54402-1520 **(800) 388-8728** WAUSAU TILE



WHEELCHAIR ACCESSIBLE TABLE DETAIL
NOT TO SCALE
MANUFACTURER: WAUSAU TILE; TERRA-FORM DIVISION
MODEL/DESCRIPTION: TF 3128 LRC 38H WHEELCHAIR ACCESSIBLE TABLE

VANTAGE GLASSFORM
an ESOP and ISO 9002 registered company
A division of Vantage

GLASSFORM FIBERGLASS UMBRELLAS

MATERIAL SPECIFICATION

DIAMETER 6 FEET

HEIGHT 6 FEET

WEIGHT 45 LBS

UMBRELLA SHELL:

EMC 450 P, GLASS MAT
REVCHEM 30H800Z POLYESTER RESIN
DURAKOTE WHITE MMA GEL COAT, 706-1765
DURAKOTE RED MMA GEL COAT, 706-1759

VERTICAL SUPPORT:

1.5IN DIAMETER X 0.120IN COLD ROLLED STEEL TUBE
COLD ROLLED STEEL SPIDER EMBEDDED IN GLASS SHELL
1.0" X 0.3125" CRS SPIDER
SKY WHITE POWDER FINISH (P-WH009-59)

Vantage Associates Incorporated
900 Civic Center Dr. • National City, CA 99150 • Phone: 619.477.6940 • Fax: 619.477.2225
glassform@aol.com • www.glassformonline.com

UMBRELLA DETAIL
NOT TO SCALE
MANUFACTURER: VANTAGE GLASSFORM
MODEL/DESCRIPTION: FIBERGLASS UMBRELLA

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IN-N-OUT BURGER
SITE PLAN
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD
	04/26/2023	2ND SP SUBMITTAL	PJD
	06/16/2023	3RD SP SUBMITTAL	PJD
	08/04/2023	SITE PLAN ADJ. 1ST SUB	PJD
	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD
	10/05/2023	SITE PLAN ADJ. 4TH SUB	PJD

Project No:	IN0000014.20
Drawn By:	JNE
Checked By:	PJD
Date:	10/05/2023

SITE DETAILS

SP1.2
Sheet 5 of 17

V:\IN-N-OUT\CO\1 - Parker-DWC Parker & Pine\DOCS\Plan\SDJ\1_SP_Site Details.dwg - Edited Mon Oct 09 - 1:00:00:23

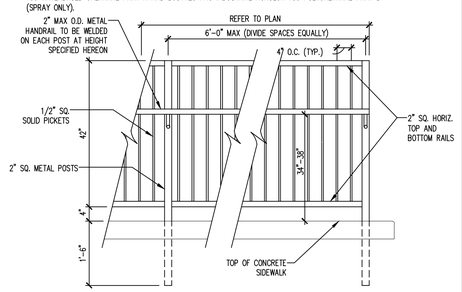
IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

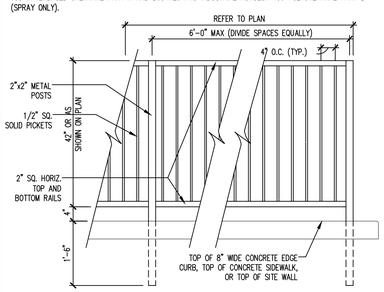
SITE PLAN ADJUSTMENT

NOTES:
CLEAN FENCE TO REMOVE ANY RUST, OILS OR ANY OTHER MATERIALS. DO NOT USE HYDROCARBON SOLVENTS FOR CLEANING. PRIME WITH B66A00310 (GRAY COLOR) PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER. TOP COAT (1 TO 2 COATS): B65T724 (SW6258 TRICORN BLACK COLOR) PRO INDUSTRIAL ACROLON 100 WATERBASED URETHANE PART A AND B65V720 PRO INDUSTRIAL ACROLON 100 POLYURETHANE PART B (SPRAY ONLY).

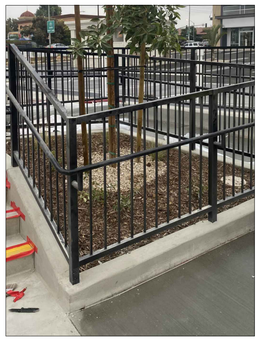


DETAIL "I"
TUBE STEEL FENCE AND HANDRAIL
NOT TO SCALE

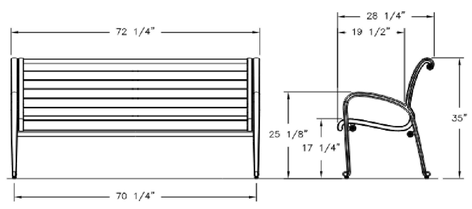
NOTES:
CLEAN FENCE TO REMOVE ANY RUST, OILS OR ANY OTHER MATERIALS. DO NOT USE HYDROCARBON SOLVENTS FOR CLEANING. PRIME WITH B66A00310 (GRAY COLOR) PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER. TOP COAT (1 TO 2 COATS): B65T724 (SW6258 TRICORN BLACK COLOR) PRO INDUSTRIAL ACROLON 100 WATERBASED URETHANE PART A AND B65V720 PRO INDUSTRIAL ACROLON 100 POLYURETHANE PART B (SPRAY ONLY).



DETAIL "J"
TUBE STEEL FENCE
NOT TO SCALE



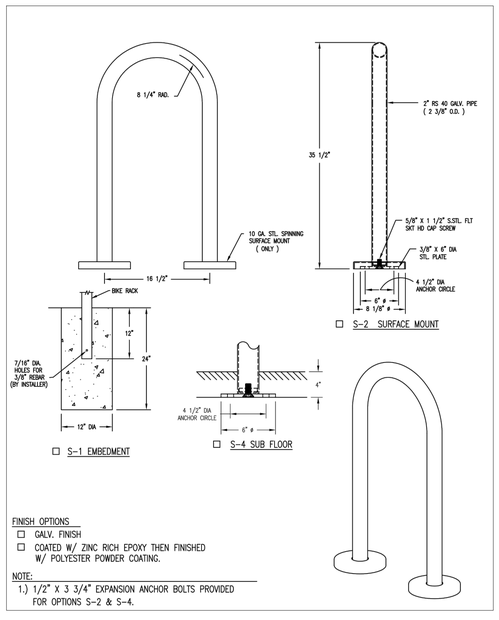
HANDRAIL DETAIL
NOT TO SCALE
MANUFACTURER: WAUSAU TILE; TERRA-FORM DIVISION
MODEL/DESCRIPTION: TF 3125 LRC 38 TABLE



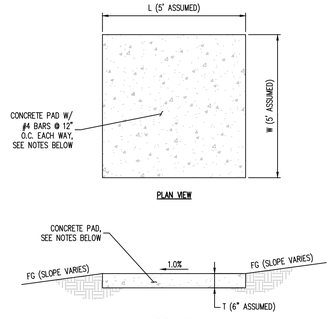


PARK BENCH DETAIL
NOT TO SCALE
MANUFACTURER: WABASH VALLEY
MODEL/DESCRIPTION: OXFORD SERIES, MODEL NO. OX1112C/OX1119C, 6' BENCH WITH BACK – FAUXWOOD AND HORIZONTAL SLAT, BLACK FINISH





BIKE RACK DETAIL
NOT TO SCALE
MANUFACTURER: DUMOR, INC.
MODEL/DESCRIPTION: LOOP BIKE RACK, 83 SERIES



NOTES:
1. ART BASE PAD IS CONCEPTUAL AND SHOWN AS 5'W X 5'L X 6"T, STANDARD GRAY REINFORCED CONCRETE. WIDTH, LENGTH, THICKNESS, COLOR, & REINFORCEMENT SHALL BE CONFIRMED ONCE AN ART PIECE SELECTION HAS BEEN MADE.
2. PAD BASE IS SUBJECT TO CHANGE BASED ON THE ART PIECE SELECTED, AND CHANGES SHALL BE COORDINATED WITH ART PROVIDER AND TOWN OF PARKER TO DETERMINE REQUIRED PAD DIMENSIONS, REINFORCEMENT, COLOR, AND EXPOSURE HEIGHT.
3. REFER TO GRADING PLAN FOR ART AREA FINISHED GRADE ELEVATIONS.

PUBLC ART BASE DETAIL
NOT TO SCALE

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IN-N-OUT BURGER
SITE PLAN
PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD
	04/26/2023	2ND SP SUBMITTAL	PJD
	06/16/2023	3RD SP SUBMITTAL	PJD
	08/04/2023	SITE PLAN ADJ. 1ST SUB	PJD
	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD
	10/05/2023	SITE PLAN ADJ. 4TH SUB	PJD

Project No:	INO000014.20
Drawn By:	JNE
Checked By:	PJD
Date:	10/05/2023

SITE DETAILS

SP1.3
Sheet 6 of 17

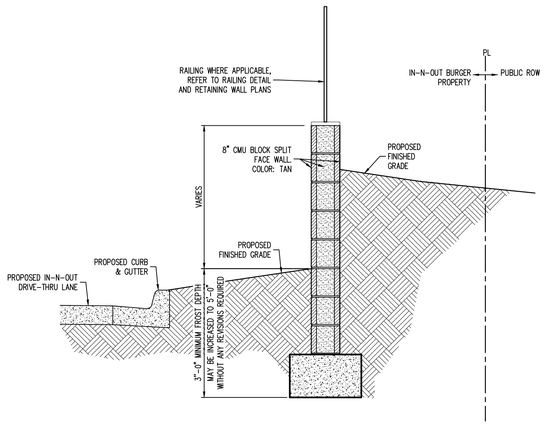
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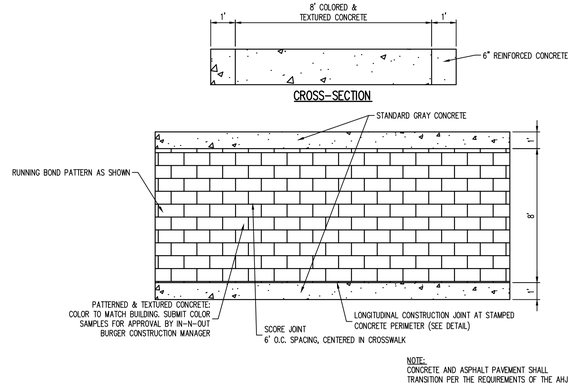
IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN ADJUSTMENT



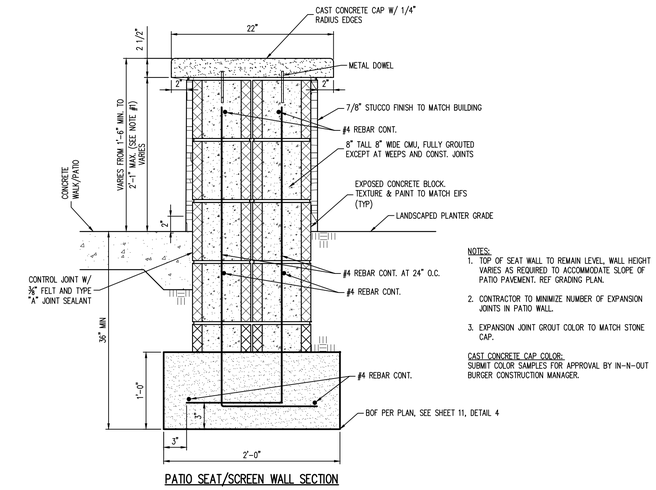


NOTE:
CONCRETE AND ASPHALT PAVEMENT SHALL TRANSITION PER THE REQUIREMENTS OF THE AHJ

COLORED & TEXTURED CONCRETE CROSSWALK – PLAN VIEW

LONGITUDINAL CONSTRUCTION JOINT

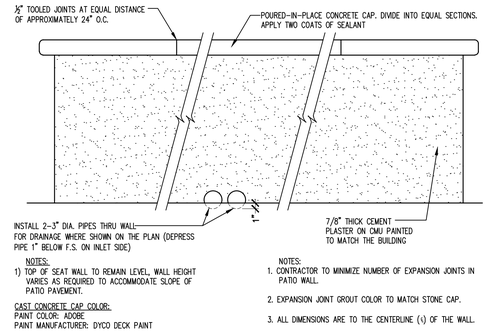
SEAL AT CONSTRUCTION JOINT



NOTES:
1. TOP OF SEAT WALL TO REMAIN LEVEL, WALL HEIGHT VARIES AS REQUIRED TO ACCOMMODATE SLOPE OF PATIO PAVEMENT. REF GRADING PLAN.
2. CONTRACTOR TO MINIMIZE NUMBER OF EXPANSION JOINTS IN PATIO WALL.
3. EXPANSION JOINT GROUT COLOR TO MATCH STONE CAP.

CAST CONCRETE CAP COLOR:
SUBMIT COLOR SAMPLES FOR APPROVAL BY IN-N-OUT BURGER CONSTRUCTION MANAGER.

PATIO SEAT/SCREEN WALL SECTION



NOTES:
1) TOP OF SEAT WALL TO REMAIN LEVEL, WALL HEIGHT VARIES AS REQUIRED TO ACCOMMODATE SLOPE OF PATIO PAVEMENT.

CAST CONCRETE CAP COLOR:
PAINT COLOR: ADOBE
PAINT MANUFACTURER: DYCO DECK PAINT

NOTES:
1. CONTRACTOR TO MINIMIZE NUMBER OF EXPANSION JOINTS IN PATIO WALL.
2. EXPANSION JOINT GROUT COLOR TO MATCH STONE CAP.
3. ALL DIMENSIONS ARE TO THE CENTERLINE (℄) OF THE WALL.

PATIO SEAT/SCREEN WALL ELEVATION

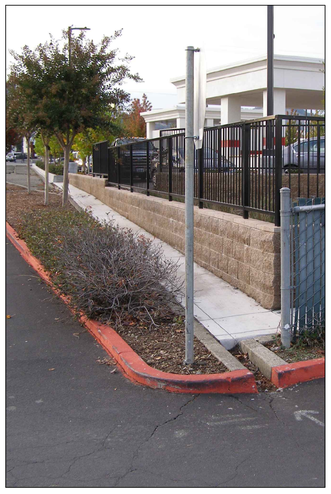
RETAINING WALL: PRELIMINARY NOTES

1. GOVERNING CODE
   THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS GOVERNED BY THE INTERNATIONAL BUILDING CODE, 2006 EDITION, HEREAFTER REFERRED TO AS THE IBC, AS ADOPTED AND MODIFIED BY THE COUNTY OF DOUGLAS, UNDERSTOOD TO BE THE AUTHORITY HAVING JURISDICTION (AHJ).
2. ENGINEERING RECOMMENDATIONS
   2.1. THE RETAINING WALL SHOWN HEREIN IS CONCEPTUAL ONLY AND HAS NOT BEEN ENGINEERED. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN AN ENGINEERED DESIGN FOR THE WALL WITH ACCOMPANYING CONSTRUCTION DOCUMENTS PREPARED BY A THIRD-PARTY ENGINEER LICENSED IN THIS STATE.
   2.2. THE THIRD-PARTY ENGINEER WHO DESIGNS THE RETAINING WALL SHALL BE RESPONSIBLE FOR DETERMINING THE DESIGN CONSTRAINTS FOR THE WALL INCLUDING BUT NOT LIMITED TO GEOTECHNICAL RECOMMENDATIONS THAT ADDRESS THE WALL DRAINAGE AND GRADING, UTILITIES, GUARDRAILS, FENCING, STAIRWAYS, LANDSCAPING, IRRIGATION AND ALL OTHER SITE SPECIFIC ELEMENTS WHICH MAY AFFECT THE DESIGN OF THE WALL.
3. QUALITY ASSURANCE RECOMMENDATION

RETAINING WALL CONSTRUCTION DOCUMENTS SHOULD INCLUDE NOTES FOR SPECIAL INSPECTIONS, CONSTRUCTION OBSERVATION AND TESTING. THESE NOTES SHOULD INCLUDE A COMPREHENSIVE AND DETAILED OUTLINE OF TASKS TO BE PERFORMED BY QUALIFIED PARTIES.

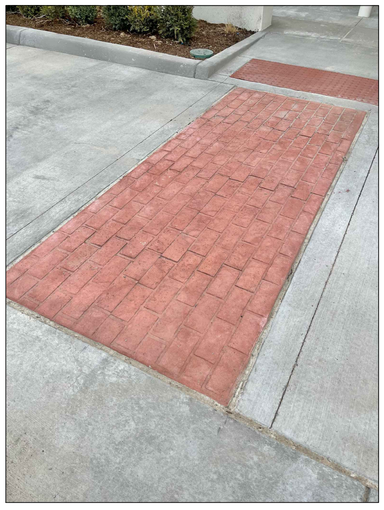
4. SITE GRADING

GRADING (CONTOURS AND SPOT GRADES) SHOWN HEREIN ADJACENT TO THE RETAINING WALL ARE BASED ON ASSUMED WALL GEOMETRY AND ARE PROVIDED TO ASSIST THE WALL ENGINEER IN PREPARING A FINAL ENGINEERED DESIGN FOR THE RETAINING WALL. FINAL GRADING ADJACENT TO THE WALL IS THE RESPONSIBILITY OF THE RETAINING WALL ENGINEER.





PROPOSED CMU WALL-SECTION CONCEPTUAL DETAIL
NOT TO SCALE



COLORED & TEXTURED CONCRETE CROSSWALK DETAIL
SCALE: NOT TO SCALE



SEAT WALL DETAIL
NOT TO SCALE

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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PARKER & PINE FILING NO. 1, LOT 1
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SITE DETAILS

SP1.4
Sheet 7 of 17

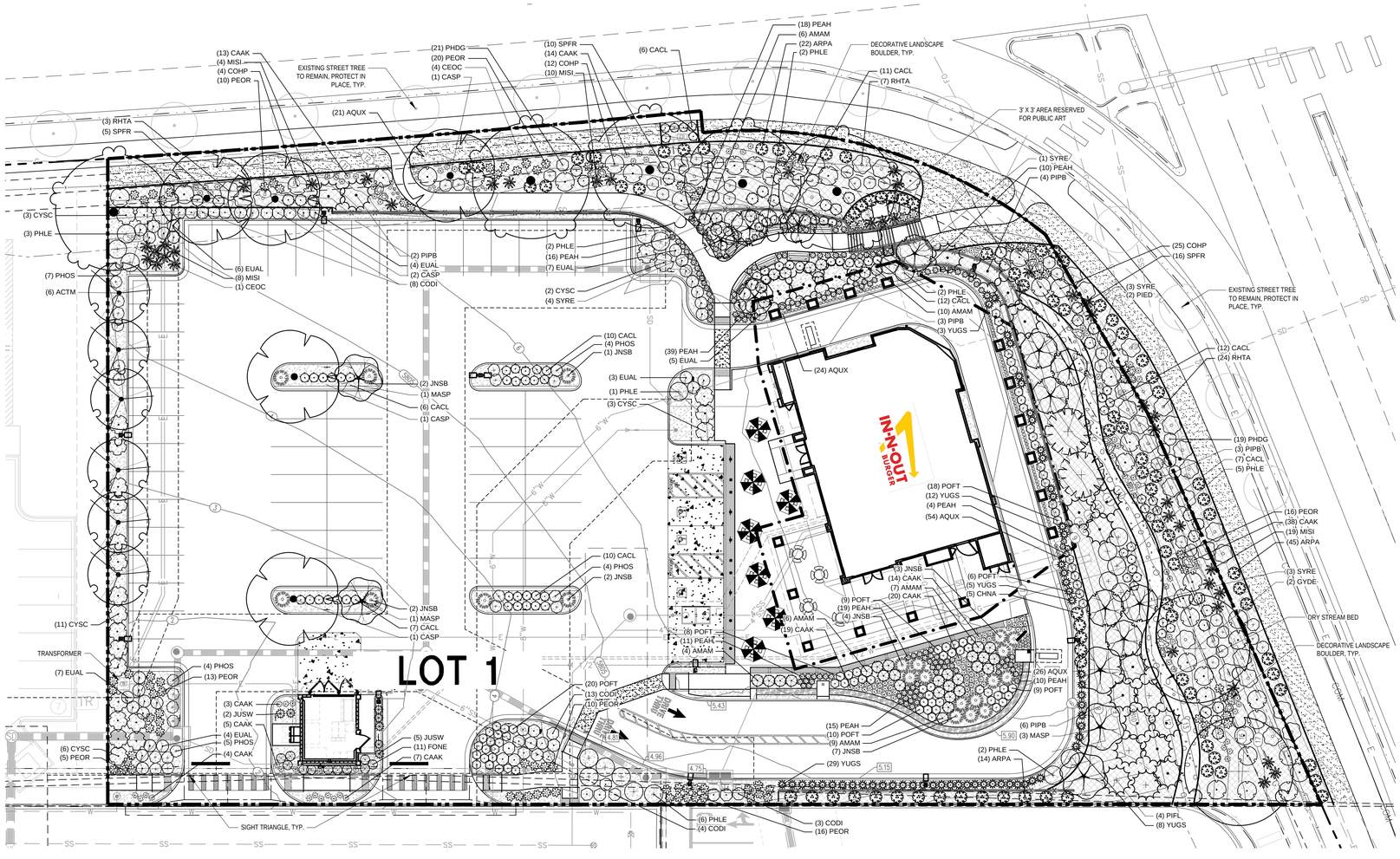
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IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN ADJUSTMENT



UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

LANDSCAPE AREA CALCULATION

REQUIREMENT: AT LEAST 15% OF A COMMERCIAL DEVELOPMENT MUST BE LANDSCAPE AREA.
COMMERCIAL DEVELOPMENT AREA: 1.67 ACRES
LANDSCAPE AREA AND PERCENT: 0.63 ACRES - 38%

LIVING PLANT MATERIAL CALCULATION

REQUIREMENT: 75% OF LANDSCAPE AREA MUST HAVE A GROUND COVER OF LIVING PLANT MATERIAL
TOTAL LANDSCAPE AREA: 0.63 ACRES
TOTAL LIVING GROUND COVER: 0.48 ACRES - 75%

LANDSCAPE CALCULATIONS

AREAS OF REQUIRED LANDSCAPING	AREA	FORMULA	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED
STREETSCAPE REQUIREMENTS	522 LINEAL FEET	TREES SPACED AT A MAXIMUM OF 40 LINEAL FEET	13 TREES	13 TREES NOTE: 13 TREES ARE EXISTING
PARKING LOT PERIMETER REQUIREMENTS	EASTERN PERIMETER:	8' WIDE MIN. BUFFER MUST BE PROVIDED TO SCREEN PARKING FROM STREETS AND ADJACENT USES	8' MIN. BUFFER ALONG ALL PARKING*	PROVIDED, SEE PLANS
SITE PERIMETER REQUIREMENTS	1121 LINEAL FEET	1 TREE & 5 SHRUBS PER 40 LINEAL FEET	28 TREES & 140 SHRUBS (40-60% EVERGREEN)	29 TREES & 184 SHRUBS EVERGREEN PERCENTAGE: 57%

*ADDITIONAL 1.5' OF REQUIRED PERIMETER BUFFER ALONG EASTER PARKING STRIP TO BE PROVIDED BY ADJACENT PROPERTY.

N

0 10 20

SCALE: 1"=20'

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

PLAN PREPARED BY:
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636

PLANT KEY

DECIDUOUS TREES	CODE	COMMON NAME
	CASP	NORTHERN CATALPA
	CEOC	COMMON HACKBERRY
	GYDE	KENTUCKY COFFEETREE 'ESPRESSO'
EVERGREEN TREES	**CODE**	**COMMON NAME**
	PIPB	BAKER COLORADO SPRUCE
	PIED	PINYON PINE
	PIFL	VANDERWOLF'S PYRAMID LIMBER PINE
ORNAMENTAL TREES	**CODE**	**COMMON NAME**
	ACTM	HOT WINGS TATARIAN MAPLE
	MASP	SPRING SNOW CRABAPPLE
	SYRE	JAPANESE TREE LILAC
UPRIGHT JUNIPERS	**CODE**	**COMMON NAME**
	JUSW	WOODWARD JUNIPER
DECIDUOUS SHRUBS	**CODE**	**COMMON NAME**
	CACL	BLUE MIST SPIREA
	CHNA	RABBITBRUSH
	EUAL	COMPACT BURNING BUSH
	FONE	NEW MEXICO PRIVET
	AMAM	WAXFLOWER
	PHLE	CHEYENNE MOCKORANGE
	PHDG	DART'S GOLD NINEBARK
	PHOS	SUMMER WINE NINEBARK
	POFT	TANGERINE POTENTILLA
	RHTA	AUTUMN AMBER SUMAC
	SPFR	FRITSCHIANA SPIREA
EVERGREEN SHRUBS	**CODE**	**COMMON NAME**
	ARPA	PANCHITO MANZANITA
	CODI	SPREADING COTONEASTER
	COHP	GROUND COTONEASTER
	CYSC	MOONLIGHT BROOM
	JNSB	BROADMOOR JUNIPER
	YUGS	GOLDEN SWORD ADAM'S NEEDLE
ORNAMENTAL GRASSES	**CODE**	**COMMON NAME**
	CAAK	KARL FOERSTER FEATHER REED GRASS
	MISI	MAIDEN GRASS
	PEAH	HAMELN FOUNTAIN GRASS
	PEOR	KARLEY ROSE FOUNTAIN GRASS
PERENNIALS	**CODE**	**COMMON NAME**
	AQUX	HYBRID COLUMBINE
MULCH	**CODE**	**COMMON NAME**
	RMULCH	2"-4" ROCK COBBLE MULCH - 3" DEEP
	RMULCH2	4"-6" ROCK COBBLE MULCH - 3" DEEP
	WMULCH	WOOD MULCH
SOD/SEED	**CODE**	**COMMON NAME**
	SOD1	RTF (RHIZOMATOUS TALL FESCUE)

SEE SHEET 4 FOR FULL PLANTING SCHEDULE

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Project No:	INO000014.20
Drawn By:	KES/LJP
Checked By:	JR
Date:	10/05/2023

LANDSCAPE PLAN

SP2.0

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IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN ADJUSTMENT

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

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1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

PLANTING

17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
24. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
30. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
32. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

TREE PROTECTION NOTES:

1. USE TOWN OF PARKER TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
2. "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
3. TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
4. NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
   A. EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
   B. TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
   C. WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
   D. WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
5. POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
6. PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
   A. REMOVE ALL DEAD WOOD.
   B. PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
   C. FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
   D. ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
   E. IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
   F. SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
6. LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
   A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK.
   B. WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
	CASP	5	NORTHERN CATALPA	CATALPA SPECIOSA	B&B	2" CAL	50`X30`	LOW
	CEOC	5	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B&B	2" CAL	60`X40`	LOW
	GYDE	2	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL	50`X35`	LOW
EVERGREEN TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**CAL / SIZE**	**HT. X SPD.**	**WATER USE**
	PIPB	18	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B	6` HT	30`X10`	MODERATE
	PIED	2	PINYON PINE	PINUS EDULIS	B&B	6` HT	25`X15`	LOW
	PIFL	4	VANDERWOLF'S PYRAMID LIMBER PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	B&B	6` HT	20`X10`	MODERATE
ORNAMENTAL TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**CAL / SIZE**	**HT. X SPD.**	**WATER USE**
	ACTM	6	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM	B&B	1.5" CAL	25`X20`	MODERATE
	MASP	5	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20`X15`	LOW
	SYRE	11	JAPANESE TREE LILAC	SYRINGA RETICULATA	B&B	1.5" CAL	15`X12`	LOW
UPRIGHT JUNIPERS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	**WATER USE**	**LIGHT REQ.**
	JUSW	7	WOODWARD JUNIPER	JUNIPERUS SCOPULORUM 'WOODWARD'	#5 CONT.	20`X3`	VERY LOW	SUN
DECIDUOUS SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	**WATER USE**	**LIGHT REQ.**
	CACL	81	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	3`X3`	VERY LOW	SUN
	CHNA	5	RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS	#5 CONT.	4`X4`	VERY LOW	SUN
	EUAL	36	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	#5 CONT.	5`X4`	LOW	SUN/PART SHADE
	FONE	11	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	#5 CONT.	8`X3`	VERY LOW	SUN
	AMAM	42	WAXFLOWER	JAMESIA AMERICANA	#5 CONT.	5`X4`	VERY LOW	SUN/PART SHADE
	PHLE	23	CHEYENNE MOCKORANGE	PHILADELPHUS LEWISII 'PWY01S' TM	#5 CONT.	7`X6`	VERY LOW	SUN
	PHDG	40	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	#5 CONT.	3`X4`	MODERATE	SUN
	PHOS	24	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD' TM	#5 CONT.	4`X4`	MODERATE	SUN
	POFT	80	TANGERINE POTENTILLA	POTENTILLA FRUTICOSA 'TANGERINE'	#5 CONT.	2`X3`	LOW	SUN/PART SHADE
	RHTA	34	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	1.5`X6`	LOW	SUN/PART SHADE
	SPFR	31	FRITSCHIANA SPIREA	SPIRAEA FRITSCHIANA	#5 CONT.	2`X4`	MODERATE	SUN
EVERGREEN SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	**WATER USE**	**LIGHT REQ.**
	ARPA	81	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.	2`X4`	LOW	SUN/PART SHADE
	CODI	28	SPREADING COTONEASTER	COTONEASTER DIVARICATUS	#5 CONT.	6`X4`	VERY LOW	SUN/PART SHADE
	COHP	41	GROUND COTONEASTER	COTONEASTER HORIZONTALIS PERPUSILLUS	#5 CONT.	2`X6`	MODERATE	SUN/PART SHADE
	CYSC	25	MOONLIGHT BROOM	CYTISUS SCOPARIUS 'MOONLIGHT'	#5 CONT.	5`X6`	VERY LOW	SUN/PART SHADE
	JNSB	21	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.	1`X5`	VERY LOW	SUN/PART SHADE
	YUGS	57	GOLDEN SWORD ADAM'S NEEDLE	YUCCA FILAMENTOSA 'GOLDEN SWORD'	#5 CONT.	3`X3`	LOW	SUN/PART SHADE
ORNAMENTAL GRASSES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	**WATER USE**	**LIGHT REQ.**
	CAAK	137	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5`X2`	LOW	SUN
	MISI	41	MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	#1 CONT.	5`X4`	LOW	SUN
	PEAH	142	HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.	3`X2`	LOW	SUN
	PEOR	90	KARLEY ROSE FOUNTAIN GRASS	PENNISETUM ORIENTALE 'KARLEY ROSE'	#1 CONT.	3`X3`	MODERATE	SUN/PART SHADE
PERENNIALS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	**WATER USE**	**LIGHT REQ.**
	AQUX	125	HYBRID COLUMBINE	AQUILEGIA X	#1 CONT.	1.5`X1`	LOW	SUN/PART SHADE
MULCH	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**TYPE**			
	RMULCH	8,756 SF	2"-4" ROCK COBBLE MULCH - 3" DEEP	2"-4" ROCK COBBLE MULCH - 3" DEEP	MULCH			
	RMULCH2	892 SF	4"-6" ROCK COBBLE MULCH - 3" DEEP	4"-6" ROCK COBBLE MULCH - 3" DEEP	MULCH			
	WMULCH	13,938 SF	WOOD MULCH	WOOD MULCH	MULCH			
SOD/SEED	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**TYPE**			
	SOD1	3,951 SF	RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD	SOD			

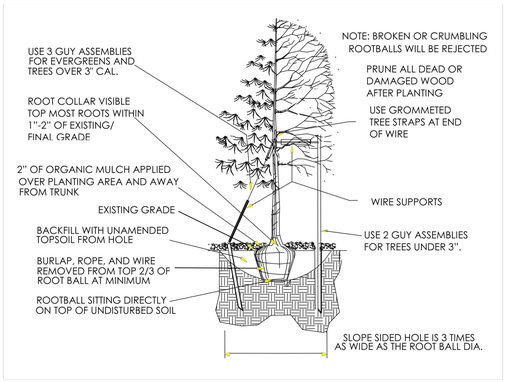
Galloway
5500 Greenwood Plaza Blvd, Suite 200
Gre

IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

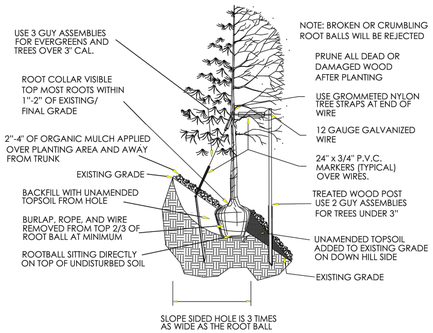
PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN ADJUSTMENT

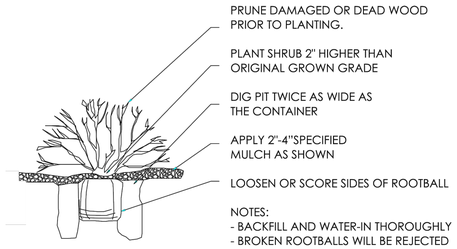


- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom $^1/_4$ of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" depth of specified mulch over planting area and inside saucers. Keep mulch 2" to 3" away from trunk. Final mulch ring should extend to furthest reaches of branches.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within one year of planting date.
- Tree wrap should only be used for most trees in late fall planting situations and should be removed by early May.

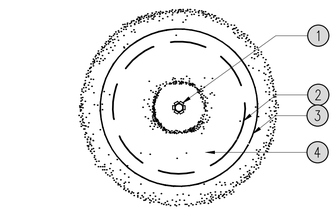
1 TOWN OF PARKER TREE PLANTING DETAIL
N.T.S.



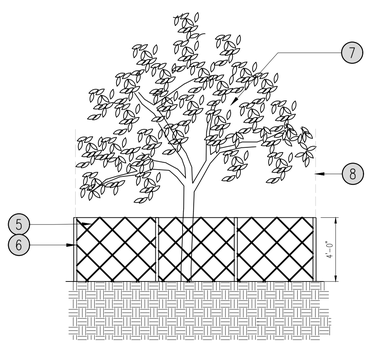
2 TOWN OF PARKER TREE PLANTING – SLOPES
N.T.S.



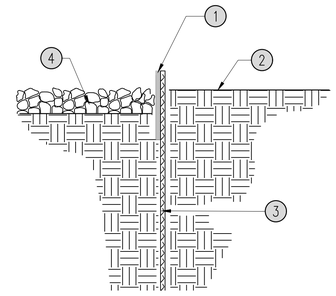
00 TOWN OF PARKER SHRUB PLANTING
N.T.S.



1. TRUNK PROTECTION BOARDS MIN. 2" THICK. BENEATH BOARDS ARE 3-4 LAYERS OF BURLAP AROUND TRUNK. TIE BOARDS SECURELY AT TOP, BOTTOM & CENTER WITH HEAVY DUTY CORD, WIRE, OR CABEL CHOKERS.
2. OUTLINE OF TREE CROWN (EDGE OF DRIPLINE) CORRESPONDS WITH ROOT SPREAD.
3. CONSTRUCTION FENCING (MIN. 4' HEIGHT)
4. WOOD MULCH – SEE MULCH
5. PLASTIC ORANGE CONSTRUCTION FENCE TIED TO T-POST
6. T-POST AT 8'-0" O.C. (TYP.)
7. EXISTING TREE
8. DRIPLINE



4 TREE PROTECTION DETAIL
N.T.S.



1. 3/16" x 4" RYERSON STEEL EDGING OR EQUAL
2. FINISH GRADE
3. 16" STAKES AT 30" O.C.
4. 4" DEPTH MULCH

5 STEEL EDGE
N.T.S.

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IN-N-OUT BURGER

IN-N-OUT BURGER
SITE PLAN
PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

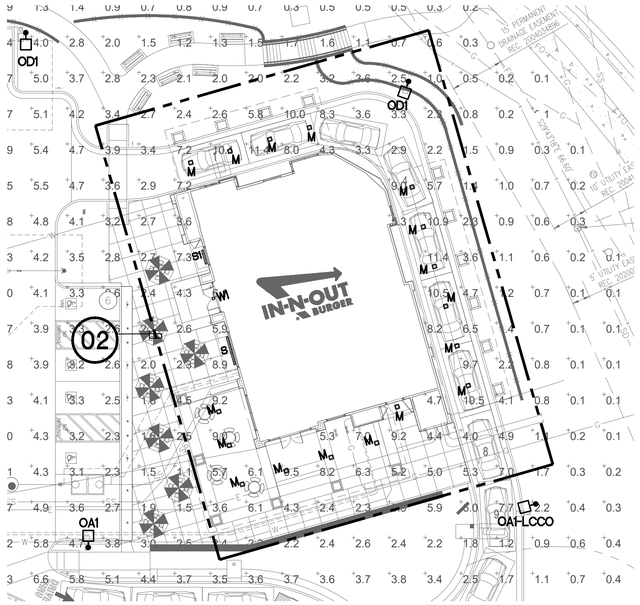
#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD
	04/26/2023	2ND SP SUBMITTAL	PJD
	06/16/2023	3RD SP SUBMITTAL	PJD
	08/04/2023	SITE PLAN ADJ. 1ST SUB	PJD
	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD
	10/05/2023	SITE PLAN ADJ. 4TH SUB	PJD

Project No:	INO000014.20
Drawn By:	KES/LJP
Checked By:	JS
Date:	10/05/2023

LANDSCAPE DETAILS

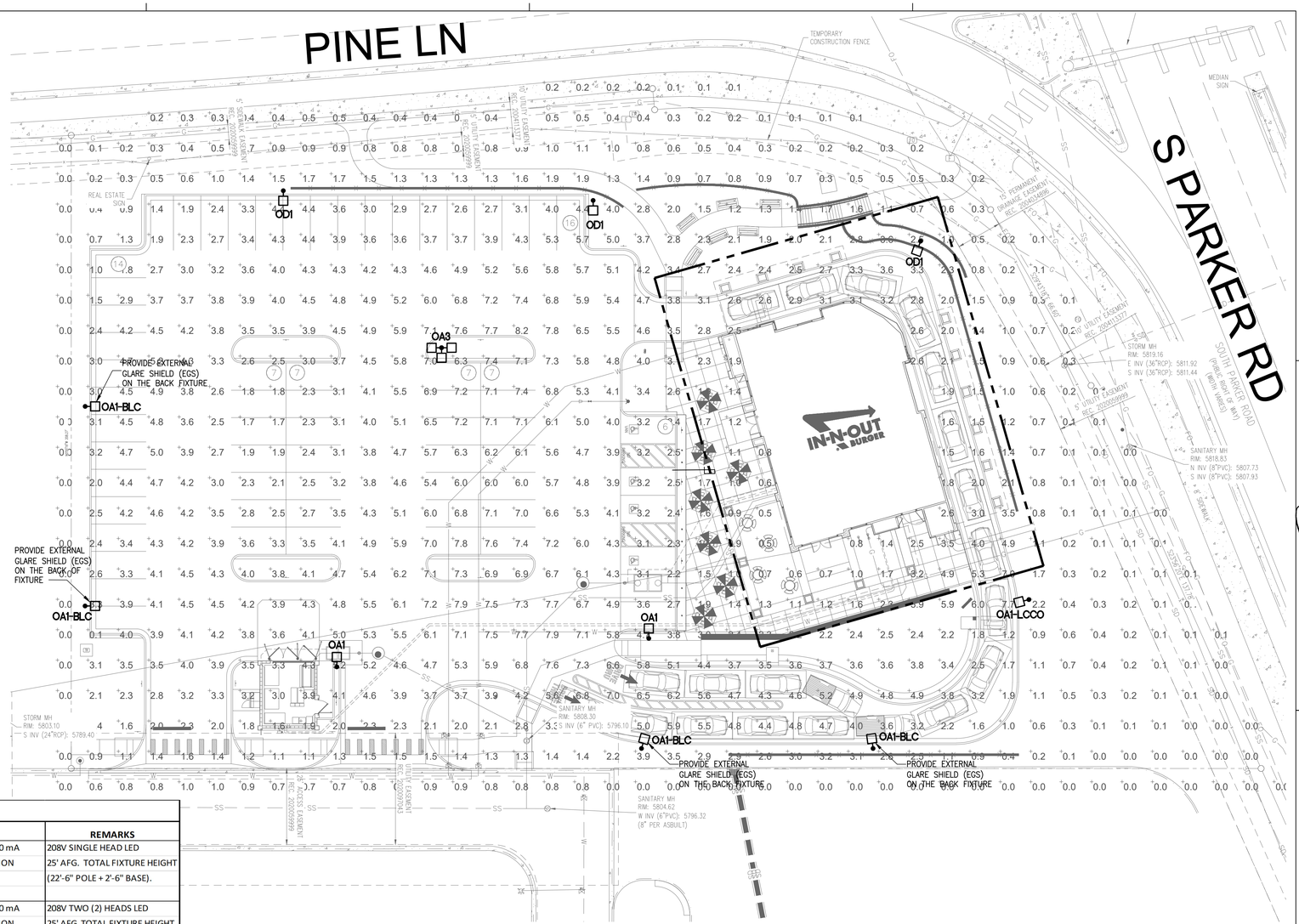
SP2.2
Sheet 10 of 17

H:\Files-ProCAD\3. Parker (DMC, Parker & Pine)\05-Arch Plan\INO\SLA_Landscape.dwg - Erland Anderson - 10/5/2023



02 BUILDING MTD. EXTERIOR LIGHTING PHOTOMETRIC PLAN (ZONE #2)

SCALE: 1" = 20'-0"



N

01 SITE LIGHTING PHOTOMETRIC PLAN (ZONE #1)

SCALE: 1" = 20'-0"

0 10 20 40 60

GRAPHIC SCALE
SCALE: 1"=20'

FOOTCANDLES

STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
CALC ZONE #1 PARKING LIGHTS	+	2.7 FC	8.2 FC	0.0 FC	N/A	N/A
CALC ZONE #12 BUILDING LIGHTS	+	3.0 FC	11.4 FC	0.0 FC	N/A	N/A

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	VOLTAGE	LAMPS	LUMENS PER LAMP	DESCRIPTION	REMARKS
OA1	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K T5M			24,974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD		TOTAL : 185W	SHIELDED	**FULLY CUTOFF FIXTURE**	(22'-6" POLE + 2'-6" BASE).
	POLE #SSS 22.5 5G DM19 DDB					
OA2	LITHONIA LIGHTING	208		COLOR TEMERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V TWO (2) HEADS LED
	#DSX2 LED P2 40K T5M		LED PROVIDED	(2) 24,974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD		TOTAL : (2)185W	SHIELDED	**FULLY CUTOFF FIXTURE**	(22'-6" POLE + 2'-6" BASE).
	POLE #SSS 22.5 5G DM28 DDB					
OA3	LITHONIA LIGHTING	208		COLOR TEMERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V TWO (2) HEADS LED
	#DSX2 LED P2 40K T5M		LED PROVIDED	(3) 24,974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD		TOTAL : (3)185W	SHIELDED	**FULLY CUTOFF FIXTURE**	(22'-6" POLE + 2'-6" BASE).
	POLE #SSS 22.5 5G DM28 DDB					
OD1	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K TFTM HS		TOTAL: 185W	24,054 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD			SHIELDED	**FULLY CUTOFF FIXTURE**	(22'-6" POLE + 2'-6" BASE).
	POLE #SSS 22.5 5G DM19 DDB					
OD1-BLC	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K BLC		TOTAL: 185W	19,721 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD			SHIELDED	**FULLY CUTOFF FIXTURE**	(22'-6" POLE + 2'-6" BASE).
	POLE #SSS 22.5 5G DM19 DDB					
OA1-LCCO	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K LCCO		TOTAL: 185W	14,674 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD				**FULLY CUTOFF FIXTURE**	(22'-6" POLE + 2'-6" BASE).
	POLE #SSS 22.5 5G DM19 DDB					
M	ATLANTIC LIGHTING	120	LED LAMP	COLOR TEMERATURE: 4000K	120V RECESSED MOUNTED LED	120V RECESSED MOUNTED LED
	#LRF12X12-SYL33-4K-1 / SQ12PG-WH-GS		TOTAL: 27W	3,300 LUMENS	**FULLY CUTOFF FIXTURE**	
S	LITHONIA LIGHTING	120	LED PROVIDED	COLOR TEMERATURE: 4000K	8' EXTERIOR WALL MOUNTED	
	#TZL1F LED L96 9000LM MDD 120 GZ10 27K 80CRI-WH		TOTAL: 54W	9,000 LUMENS	UNDER AWNING AT 10'-6" AFG - **FULLY CUTOFF FIXTURE**	
S1	LITHONIA LIGHTING	120	LED PROVIDED	COLOR TEMERATURE: 4000K	4' EXTERIOR WALL MOUNTED	
	#ZL1F LED L48 4500LM MDD 120 GZ10 27K 80CRI-WH		TOTAL: 24W	4,000 LUMENS	UNDER AWNING AT 10'-6" AFG - **FULLY CUTOFF FIXTURE**	
W1	ELITE LIGHTING	120	LED PROVIDED	COLOR TEMERATURE: 4000K	RECESSED DOWNLIGHT	
	#REL437-700L-DIMTR-120 40K 90+		TOTAL: 10W	700 LUMENS	**FULLY CUTOFF FIXTURE**	
	W-WH REL437-RT-CL-WH				(SUITABLE FOR DAMP/WET	

NOTES:

1. CONTRACTOR TO PROVIDE POLE LENGTH AS NOTED IN THE LIGHTING FIXTUTRE SCHEDULE DESCRIPTION.
2. REFER TO SITE PLAN FOR ALL LIGHTING FIXTURE HEADS SHOWN FOR DRILL MOUNTING REQUIREMENTS PRIOR TO ORDERING

PHOTOMETRIC NOTES

A. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL 2.06.0215 SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRAD LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 0 FT AFG.

B. PHOTOMETRIC CALCULATION DATA:
   B.1. LUMINAIRE LIGHT LOSS FACTOR EQUALS 0.85
   B.2. MEAN LAMP LUMENS WERE USED FOR IES CALCULATIONS

PRINTED BY: TOMJAN
PRINT DATE: Sep 14, 2023 - 4:03pm

Apogee
A Quest Civil Company

SPACES THE COLONNADE
15305 DALLAS PARKWAY,
12TH FLOOR
ADDISON, TX 75001
PH: (214) 926-5788

ISSUE RECORD

DATE	DESCRIPTION
2016 URBAN PROTOTYPE	
3-31-2023	ISSUED FOR PERMIT

REVISION RECORD

PROFESSIONAL SEAL

DAVID R. LIPPE REGISTERED PROFESSIONAL ENGINEER 25888 07-14-2023

rtm
engineering consultants
14901 Quorum Dr. #565 Dallas, TX 75254
rtmassociates.com | 972.387.3500

22.AAP.015

PROTOTYPE VERSION
16U.3.2

PROJECT NAME

IN-N-OUT BURGER

PARKER COLORADO

S PARKER RD & PINE LANE
PARKER, CO 80134

IN-N-OUT BURGER

GOD BLESS AMERICA

PROJECT NUMBER
210760

SHEET TITLE

SITE LIGHTING PHOTOMETRIC PLAN

SHEET NUMBER

E11.0

IN-N-OUT BURGER

PARKER & PINE FILING, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN ADJUSTMENT

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI) Lumens	B	U	G	BUG	40K (4000 K, 70 CRI) Lumens	B	U	G	BUG	50K (5000 K, 70 CRI) Lumens	B	U	G	BUG
80	530	P1	140W	T1S	17,575	3	0	3	126	18,933	3	0	3	135	19,373	3	0	3	137
				T2S	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	137
				T2M	17,647	3	0	3	126	19,010	3	0	3	136	19,251	3	0	3	138
				T3S	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133
				T3M	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137
				T4M	17,221	3	0	3	123	18,552	3	0	3	133	18,787	3	0	3	134
				TFTM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137
				T5VS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143
				T5S	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143
				T5M	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142
				T5W	18,146	5	0	3	130	19,548	5	0	3	140	19,796	5	0	3	141
				BLC	14,424	2	0	2	103	15,539	2	0	3	111	15,736	2	0	3	112
				LCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
				RCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
				T1S	22,305	4	0	3	121	24,029	3	0	3	130	24,333	3	0	3	132
				T2S	22,281	3	0	4	120	24,003	3	0	4	130	24,307	3	0	4	131
				T2M	22,396	3	0	3	121	24,127	3	0	3	130	24,432	3	0	3	132
				T3S	21,690	3	0	4	117	23,366	3	0	4	126	23,662	3	0	4	128
				T3M	22,342	3	0	4	121	24,068	3	0	4	130	24,373	3	0	4	132
				T4M	21,857	3	0	4	118	23,545	3	0	4	127	23,844	3	0	4	129
80	700	P2	185W	TFTM	22,328	3	0	4	121	24,054	3	0	4	130	24,358	3	0	4	132
				T5VS	23,222	5	0	1	126	25,016	5	0	1	135	25,333	5	0	1	137
				T5S	23,241	4	0	2	126	25,037	4	0	2	135	25,354	4	0	2	137
				T5M	23,182	5	0	3	125	24,974	5	0	3	135	25,290	5	0	3	137
				T5W	23,030	5	0	3	124	24,810	5	0	4	134	25,124	5	0	4	136
				BLC	18,307	2	0	3	99	19,721	2	0	3	107	19,971	2	0	3	108
				LCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
				RCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
				T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584	3	0	3	132
				T2S	26,174	3	0	4	121	28,196	3	0	4	130	28,553	3	0	4	132
				T2M	26,309	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132
				T3S	25,479	3	0	4	117	27,448	3	0	4	126	27,795	3	0	4	128
				T3M	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132
				T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129
				TFTM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132
80	850	P3	217W	T5VS	27,279	5	0	1	126	29,387	5	0	1	135	29,759	5	0	1	137
				T5S	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137
				T5M	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137
				T5W	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108
				LCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
				RCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
				T1S	30,963	4	0	4	115	33,355	4	0	4	124	33,777	4	0	4	125
				T2S	30,930	4	0	4	115	33,320	4	0	4	123	33,742	4	0	4	125
				T2M	31,089	3	0	4	115	33,491	3	0	4	124	33,915	3	0	4	126
				T3S	30,108	4	0	4	112	32,435	4	0	5	120	32,845	4	0	5	122
				T3M	31,014	3	0	4	115	33,410	3	0	4	124	33,833	3	0	4	125
				T4M	30,340	3	0	5	112	32,684	3	0	5	121	33,098	3	0	5	123
				TFTM	30,995	3	0	5	115	33,390	3	0	5	124	33,812	3	0	5	125
				T5VS	32,235	5	0	1	119	34,726	5	0	1	129	35,166	5	0	1	130
				T5S	32,261	5	0	2	119	34,754	5	0	2	129	35,194	5	0	2	130
				T5M	32,180	5	0	4	119	34,667	5	0	4	128	35,105	5	0	4	130
				T5W	31,969	5	0	4	118	34,439	5	0	5	128	34,875	5	0	5	129
				BLC	25,412	2	0	4	94	27,376	2	0	4	101	27,722	2	0	4	103
				LCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76
				RCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76

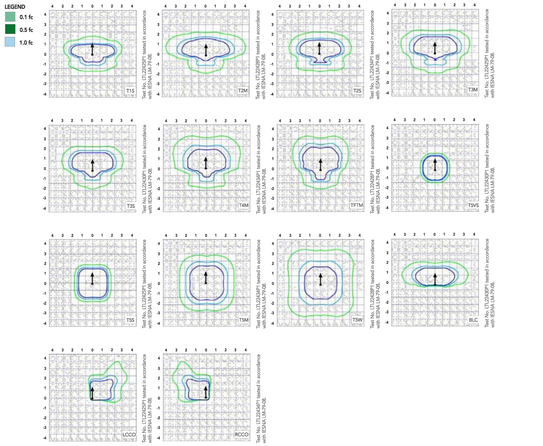
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 2 homepage.

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').

LEGEND

0.1 fc
0.5 fc
1.0 fc





D-Series Size 2

LED Area Luminaire

d-series

Buy American

Catalog Number: DSX2 LED P2 40K T5M MVOLT SPA

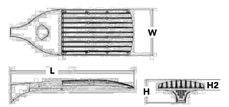
Notes: Project: INOB

Type: OA1 / OA1-BLC / OA1-LCCO / OA2 / OD1

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

Specifications

EPA: 1.1 ft² (0.10 m²)
Length: 40" (101.6 cm)
Width: 15" (38.1 cm)
Height 1: 7-1/4" (18.4 cm)
Height 2 (max): 3.5"
Weight: 36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

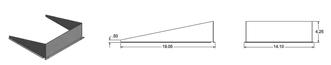
Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX2 LED	**Forward optics**	30K 3000 K	T1S Type I Short (Automotive)	TSVS Type V Very Short [1]	MVOLT [1]	**Shipped included**
	P1 P5[1]	40K 4000 K	T2S Type II Short	TSS Type V Short [1]	XVOLT (277V-480V) [4,12]	SPA Square pole mounting
	P2 P6	50K 5000 K	T2M Type II Medium	TSM Type V Medium [1]	120 [1]	RPA Round pole mounting [10]
	P3 P7[1]		T3S Type III Short	TSW Type V Wide [1]	208 [1]	WBA Wall bracket [1]
	P4 P8[1]		T3M Type III Medium	BLC Backlight control [1,4]	240 [1]	SPUMBA Square pole universal mounting adaptor [11]
	Rotated optics		T4M Type IV Medium	LCCO Left corner cutoff [1]	277 [1]	RPUMBA Round pole universal mounting adaptor [11]
	P10[1] P13[1,2]		TFTM Forward Throw Medium	RCCO Right corner cutoff [1]	347 [1]	**Shipped separately**
	P11[1] P14[1,2]				480 [1]	KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [10]
	P12[1]					

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD Dark bronze	
NLTAIR2 nLight AIR generation 2 enabled [13]	PIRH Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enable at 5fc [20]	HS House-side shield [10]		DBLXD Black	
PIRHN Network, Bi-Level motion/ambient sensor [14]	PIRH1FC3V High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc [20,28]	SF Single fuse (120, 277, 347V) [1]		DNAXD Natural aluminum	
PER NEMA twist-lock receptacle only (no controls) [15]	FAO Field Adjustable Output [21]	DF Double fuse (208, 240, 480V) [1]		DWHXD White	
PERS Five-wire receptacle only (no controls) [15,16]		L90 Left rotated optics [1]		DDBTXD Textured dark bronze	
PER7 Seven-wire receptacle only (no controls) [15,16]		R90 Right rotated optics [1]		DBLBXD Textured black	
DMG 0-10V dimming extend out back of housing for external control (no controls) [17]		HA 50°C ambient operations [1]		DNATXD Textured natural aluminum	
DS Dual switching [18,19]		BAA Buy America(n) Act Compliant		DWHGXD Textured white	
		Shipped separately			
		BS Bird spikes [24]			
		EGS External glare shield			

For more control options, visit DSX2 and NLTAIR2 online.

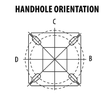
Options

EGS - External Glare Shield

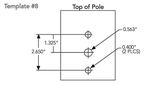


Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DS119	2 @ 180 DS128	2 @ 90 DS229	3 @ 90 DS339	3 @ 120 DS332	4 @ 90 DS449
Mounting Type						
DSX2 LED	1.100	2.200	2.120	3.300	2.850	4.064

	Drilling Template	Minimum Acceptable Outside Pole Dimension				
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

COMMERCIAL OUTDOOR

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
Rotated Optics (Requires L90 or R90)	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

Motion Sensor Default Settings

Option	Dimmed State	High-Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control.

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptical	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting, PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIR1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Cylynpr.	nLight Air rSBGR	nLight AIR sensors can be programmed and commissioned from the ground using the CRAIRly Pro app.

COMMERCIAL OUTDOOR

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [26]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [26]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [26]
DSHORT SBK U	Shorting cap [27]
DSXHS 80C U	House-side shield for 80 LED unit [10]
DSXHS 90C U	House-side shield for 90 LED unit [10]
DSXHS 100C U	House-side shield for 100 LED unit [10]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [11]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [10]
DSXEGS (FINISH) U	External glare shield

*For more control options, visit DSX2 and NLTAIR2 online.

NOTES

1 HA not available with P5, P7, P8, P13, and P14.
2 P10, P11, P12, P13 or P14 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT is only suitable for use with P5, P6, P7, P8, P13 and P14.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIRH or PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
12 Must order fixture with SPA option.Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover only available in dark bronze, black, white or natural aluminum color.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
16 If RCAMB node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming, .
17 DMG not available with PIRHN, PERS, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Requires (2) separately switched circuits with isolated neutrals.
19 Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PERS, PER7, PIR or PIRH. Not available with P1, P2, P10.
20 Reference Controls Options table settings table on page 4. Reference Motion Sensor Default table on page 4 to see functionality.
21 Reference controls options table on page 4.
22 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessories; see Accessories information.
23 Must be ordered with fixture for factory pre-drilling.
24 Requires luminaire to be specified with PER, PERS and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

Apogee
A Quanta Ltd Company
SPACES THE COLONNADE
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ADDISON, TX 75001
PH: (214) 926-5788

ISSUE RECORD

DATE	DESCRIPTION
	2016 URBAN PROTOTYPE
09.15.22	ISSUE FOR PERMIT

REVISION RECORD

PROFESSIONAL SEAL
REGISTERED
DAVID R. LIPKE
25888
PROFESSIONAL ENGINEER
COLORADO
09/07/2023

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engineering consultants
14901 Quorum Dr. #565 Dallas, TX 75254
rtmassociates.com | 972.387.3500

22.AAP.015

PROTOTYPE VERSION
16.2.126U

PROJECT NAME
IN-N-OUT BURGER

PARKER CO

PROJECT NUMBER

SHEET TITLE
EXTERIOR LIGHTING SPECIFICATIONS

SHEET NUMBER
E12.0

IN-N-OUT BURGER

GOD BLESS AMERICA

PRINTED BY: TOMJAN
PRINT DATE: Aug 07, 2023 - 11:59am

IN-N-OUT BURGER

PARKER & PINE FILING, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN ADJUSTMENT

elite LED LIGHTING

Project: INOB Type: W1

Model #REL437-700L-DIMTR-120-40K-90+W-WH **REL437** 4"

4" Economy LED Retrofit Lighting Module with CCT Selectable



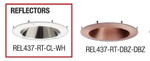
TRIM INSERTS OPTIONS

BAFFLES

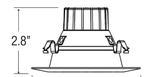


REL437-BT-SN-SN REL437-BT-P-BK REL437-BT-DBZ-DBZ

REFLECTORS



REL437-RT-CL-WH REL437-RT-DBZ-DBZ REL437-RT-P-BK REL437-RT-SN-SN



NOMINAL LUMENS	DELIVERED LUMENS	WATTAGE
700	904	10W
1100	1137	14W

Based on 4000K, 90+ CRI. Actual wattage may vary +/- 5%



INSTALLATION

Elite LED Retrofits come standard with quick connectors ready for installation in Elite Lighting's LD series recessed housing that are Energy Star and Title 24 rated (LD4IC-AT, LD5IC, LD6IC-AT).

You MUST seal all gaps between the ceiling and fixture with weatherproof silicone sealant. This deters moisture and water from damaging fixtures and other mechanical ceiling elements.

FEATURES

The Elite REL437 has been engineered for New Construction, Remodel and Retrofit applications for 4 inch downlights. Dedicated housings install the same way as our standard incandescent downlights. Over 700 usable lumens are directed from the luminaire to the work surface. Lighting is smooth and comfortable, all while using 75% less energy than the equivalent 50W BR20 and 25% less than the common 18W CFL. Plus the Elite REL437 features 50,000hrs of life, and California Title-24 compliance.

LUMENS	700, 1100
CCT	27K/30K/35K/40K/50K
CRI	90+
COLOR QUALITY	3 Step MacAdam Ellipses
TRIM	Baffle, Aluminum die-cast body and trim
REFLECTOR COLORS	WH (White), BK (Black)
FLANGE COLORS	W (White), P (Black)
DIMMING	DIMTR (Triac)
LIFETIME	50,000 Hours
EMERGENCY	16W high voltage inverter (Installed into the housing)*
PHOTOMETRIC TESTS	In Accordance with IES LM79-08, LM80 and TM-30, TM-21

** Consult Factory*

OPTICS AND REFLECTOR

The Elite-Engineered LED Module system is much more than just a simple LED retrofit. The Elite LED system is a highly engineered work of design and optical science which produces over 700 lumens. Our meticulously crafted optics gather the light scattered by the LED chip and shape it into a functional beam with uniform light distribution. The baffle also offers the benefits of a smooth integrated light with glare reduction at a 55 degree cut-off, which minimizes brightness.

LITHONIA LIGHTING®

Catalog Number:

Type: S
#TZL1F LED L96 9000LM MDD 120-40K-80CRI- WH
Type: S1
#ZL1F LED L48 4500LM MDD 120-40K-80CRI- WH

Type: "S & S1"

Architectural LED Striplight

ZL1F

24", 48" and 96" Lengths



FEATURES & SPECIFICATIONS

INTENDED USE — Built on the compact, low-profile Z strip channel, this LED strip offers long maintenance-free life, several color temperatures, lumen outputs and lengths. Ideal for new construction and retrofit applications in T8 lengths. Ideal for use in commercial, retail, office, warehouse, and display applications. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.**

CONSTRUCTION — Compact-design channel and cover are formed from code-gauge cold-rolled steel. Easy to install on-point row aligner included for continuous row mounting.

Finish: Paint options include high-gloss, baked white enamel (WH), galvanized (GALV), matte black (MB) and smoke-gray (SKGY). Five-stage iron phosphate pre-treatment ensures superior paint adhesion and rust resistance.

OPTICS — Replaceable diffuse lens eliminates pixelation and offers ingress protection from debris.

ELECTRICAL — Utilizes high-output LEDs integrated on a two-layer circuit board, ensuring cool-running operation. Optional internal pluggable wiring harness for reduced labor cost in row mounting applications (see PLR_ ordering information below). Electronic LED driver is rated for 75 input watts maximum (see Operational Data on page two for actual wattage consumption), **multi-volt input and 0-10V dimming standard.** This fixture is designed to withstand a maximum line surge of 1.5KV AT 0.25KA combination wave for indoor locations, for applications requiring higher level of protection additional surge protection must be provided.

LEDs provide nominal 80CRI or 90CRI at 3000 K, 3500 K, 4000 K or 5000 K.

Lumen output up to 1,500 lumens per foot. Luminaire should be installed in applications where ambient temperatures do not exceed 86 °F (30 °C).

INSTALLATION — Fixture may be surface mounted (with or without ZSPRG hanger), pendant or stem mounted with appropriate mounting options. Six-point aligner locks in place for easy continuous row mounting.

LISTINGS — CSA certified to US and Canadian safety standards. For use in damp locations between -4°F (-20°C) and 86°F (30°C).

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® or XPoint™ Wireless control networks marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

**See ordering tree for details*

RECESSED

architectural

LED 12"x 12" square lensed

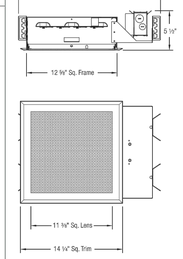
1100, 2200, 3300 or 4400 lumens

Project: INOB
Type: M
Catalog number: #LRF12X12-SYL44-4K-1/SQ12PG-WH-GS

R.O. 12 1/4" Sq. Maximum ceiling thickness 1"

frame-in kit

- This fixture offered in 120V (1) or 277V (2), and in 347V (3) using a step down transformer. Also available in 220V (4) and 240V (5).
- Prewired and grounded junction box with galvanized snap-on covers. Listed for through branch circuit wiring.
- Universal mounting brackets provide tool-less adjustability and will accept the supplied hanger bars or optional #517 and #520 Caddy bars. Also accepts C channel.
- Electrogalvanized plated steel hanger bars are included as factory standard. Bars extend to 24" and offer self-nailing and additional mounting features.
- This 12"x12" is not intended for use in 1'x1' grid ceilings.
- 5-year LED component warranty details at atlantic-lighting.com/main/support.



OSRAM PrevaLED - Linear LED Board

- CRI >80
- Even and diffuse light
- Color variation within 3-step MacAdam Ellipse

OSRAM Optotronic LED Driver

- 120V through 277V universal driver is standard. Contact factory for 347V.
- Dimmable, instant 100% light (1%-100%) via: 0-10V protocol. See driver spec.

Listed to UL 1598 and Canadian standards. Listed for Wet Location. Photometrics at atlantic-lighting.com.

Specifications and dimensions subject to change without notice.

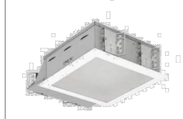
MADE IN THE USA FROM GLOBAL PARTS AMERICA

TRIM KIT

lensed white door

SQ12PR	Prismatic
SQ12SL	Solite™ (tempered glass)
SQ12DO	Drop opal (plastic)
SQ12PG-WH	**Prismatic Tempered Glass**

Door frame has a white polyester powder coat finish standard. Custom colors available.



ordering data

FRAME-IN KIT

SERIES — LRF12x12

LRF12x12	Architectural 12"x 12" LED

LUMENS*

SYL11	1100 lumen (9 watts)
SYL22	2200 lumen (18 watts)
SYL33	3300 lumen (27 watts)
SYL44	4400 lumen (36 watts)

COLOR TEMPERATURE

3K	3000K
35K	3500K
4K	4000K

VOLTAGE

1	120V
2	277V
3	347V Step down transformer

DIMMING

0-10V DC standard, leave box blank

OPTIONS

EM	Emergency Pack

TRIM KIT

* * * Refer to left for part numbers. Specify finish & other below.

Finishes — WH

WH	Matte white

Other

GS	Gasket under flange

Accessories

DMX	DMX analog interface, remote (120V only)

*Listed lumens and wattages are component measurements. See photometrics for fixture values.

P/N Example: LRF12x12-SYL11-27K-1 / SQ12PR-WH

LRF12x12-SYL11-27K-1 / SQ12PR WH

elite LED LIGHTING

REL437

4" Economy LED Retrofit Lighting Module with CCT Selectable 4"

DURABILITY

Die-cast aluminum housing and heat management system are engineered for extremely long life and service period. Without proper heat management, any LED luminaire will fail. Our die-cast system pulls the heat from the LED chip, allowing the continued cool operation for years. Life tests have shown the Elite REL437 light output will be maintained at 70% of initial at 50,000 hours of operation. Our LED driver is rated for 50 to 60 Htz at 120V input, produces less than 20% THD, has a power factor between 0.90 and 1.00 and is thermal protected for additional safety.

REPEATABLE

Repeatability means quality. From our chip selection process, to our driver, to the thermal management, the Elite REL437 Module is engineered for quality. All Elite LED luminaries are rated at 85+ and 90+ CRI, also rated and tested to LM-79 and LM-80 standards by a certified laboratory, and meets the California Title-24 compliance standards. Elite's highly selective LED chips produce zero ultraviolet and virtually no infrared light.

INTERCHANGEABLE

The Elite REL437 LED system works in our dedicated (LD4IC-AT ,LD4RIC-AT) housings and our existing 4" incandescent housings (B4IC-AT, B4RIC-AT) but is also suitable for use in most 4" recessed downlight housings.

ADAPTABLE

All Elite REL437 luminaries are shipped standard with our custom engineered Edison adapter. This adapter assembly allows the luminaries to install directly into existing Elite 4" downlight housings and most other 4" downlight housings. GU24 style socket base adapters also available upon request.

INSTALLATION

Ez connector to use with special high efficacy housing or Edison base adapter for retrofitting into existing 4" incandescent housings.

DIMMING & DRIVER INFORMATION

The Elite REL437 lighting system is dimmable down to 10% by using an approved incandescent dimmer or select electronic low voltage dimmers when ordered with DIMTR-120 option. Refer to dimming matrix for more information.

WARRANTY

Five-year carefree warranty for parts and components. (Labor not included.)

LISTINGS

c-UL-us Listed
Energy Star
Title-24
JA8.

EXAMPLE: **REL437-700L-DIMTR-120-27K/30K/35K/40K/50K-90-W-WH**

STYLE	LUMEN	CCT	CRI	FINISH
REL437	❑ 700L-DIMTR-120 ❑ 1100L-DIMTR-120	❑ 27K/30K/35K/40K/50K	❑ 90+	❑ W-WH- White ❑ P-BK- Black

TRIM RING ACCESSORY: **REL437-BT-SN-SN**

BT - BAFFLE	RT - ReflRector
❑ REL437-BT-SN-SN ❑ REL437-BT-P-BK ❑ REL437-BT-DBZ-DBZ	❑ REL437-RT-CL-WH ❑ REL437-RT-DBZ-DBZ ❑ REL437-RT-P-BK ❑ REL437-RT-SN-SN

**Trim accessories order separate*

ACCESSORY: **GU24SA**

DETAILS	
	❑ GU24SA - SOCKET FOR LED RETROFIT TO GU24

**Accessories order separate*

ZL1F LED Striplight

A+ Capable options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** ZL1F L48 3000LM MDD MVOLT 40K 80CRI WH

Series	Length	Nominal lumens[1]	Diffuser	Voltage	Color temperature
ZL1F LED striplight	L24 24"	1500LM 1,500 lumens[2] 2250LM 2,250 lumens[2] 3000LM 3,000 lumens	MDD Medium diffuse	MVOLT 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V[3] 480 480V[3]	30K 3000 K 35K 3500 K 40K 4000 K 50K 5000 K
	L48 48"	3000LM 3,000 lumens 4500LM 4,500 lumens 6000LM 6,000 lumens			
TZL1F LED striplight	L96 96"	6000LM 6,000 lumens 9000LM 9,000 lumens 12000LM 12,000 lumens			

Color rendering index	Options		Paint finish
80CRI 80 CRI 90CRI 90 CRI	PLR Plug-in wiring[4] PLR1LVG Plug-in wiring-low voltage[4] E7W Emergency battery pack[4,5] OUTEND Cord set to exit endplate of fixture	Cord sets:[4] CS7W Straight plug, 120V CS3W Twist-lock, 120V CS7W Straight plug, 277V CS1YW Twist-lock, 277V CS25W Twist-lock, 347V CS97W Twist-lock, 480V CS93W 600V SEOOW white cord, no plug (no voltage required)	WH White GALV Galvanized MB Matte black SKGY Smoke gray

Accessories: *Order as separate catalog number.*

HC36	Hanger chain, 36"	ZSPRG	For 15/16" T-grid only
ZACVH	Aircraft cable 10' (one pair)	LSXR	Sensor Switch® LSXR occupancy sensor[6]
ZLANGBKT	Luma-Tilt™ angle bracket	NPP16D	nLight® switching/dimming module

Notes

1. See Operational Data on page 2 for actual lumens.
2. Not available with 0-10V dimming.
3. Not available with L24, 24" fixture. 347V and 480V utilize a step-down transformer.
4. See ordering information on page 3.
5. Must specify voltage. 120, 208,240, or 277V.
6. Cordsets exit back of fixture unless OUTEND option is specified.

Apogee
SPACES THE COLONNADE
15305 DALLAS PARKWAY,
12TH FLOOR
ADDISON, TX 75001
PH: (214) 926-5788

ISSUE RECORD

DATE	DESCRIPTION
2016 URBAN PROTOTYPE	
09.15.22	ISSUE FOR PERMIT

REVISION RECORD

PROFESSIONAL SEAL
COLORADO REGISTERED
DAVID R. LIPPE
25888
PROFESSIONAL ENGINEER
09/07/2023

rtm engineering consultants
14901 Quorum Dr. #565 Dallas, TX 75254
rtmassociates.com | 972.387.3500

22.AAP.015

PROTOTYPE VERSION
16.2.126U

PROJECT NAME
IN-N-OUT BURGER

PARKER
CO

IN-N-OUT BURGER

GOD BLESS AMERICA

PROJECT NUMBER

SHEET TITLE
EXTERIOR LIGHTING SPECIFICATIONS

SHEET NUMBER
E13.0

PRINTED BY: TOMAN
PRINT DATE: Aug 07, 2023 - 11:21am

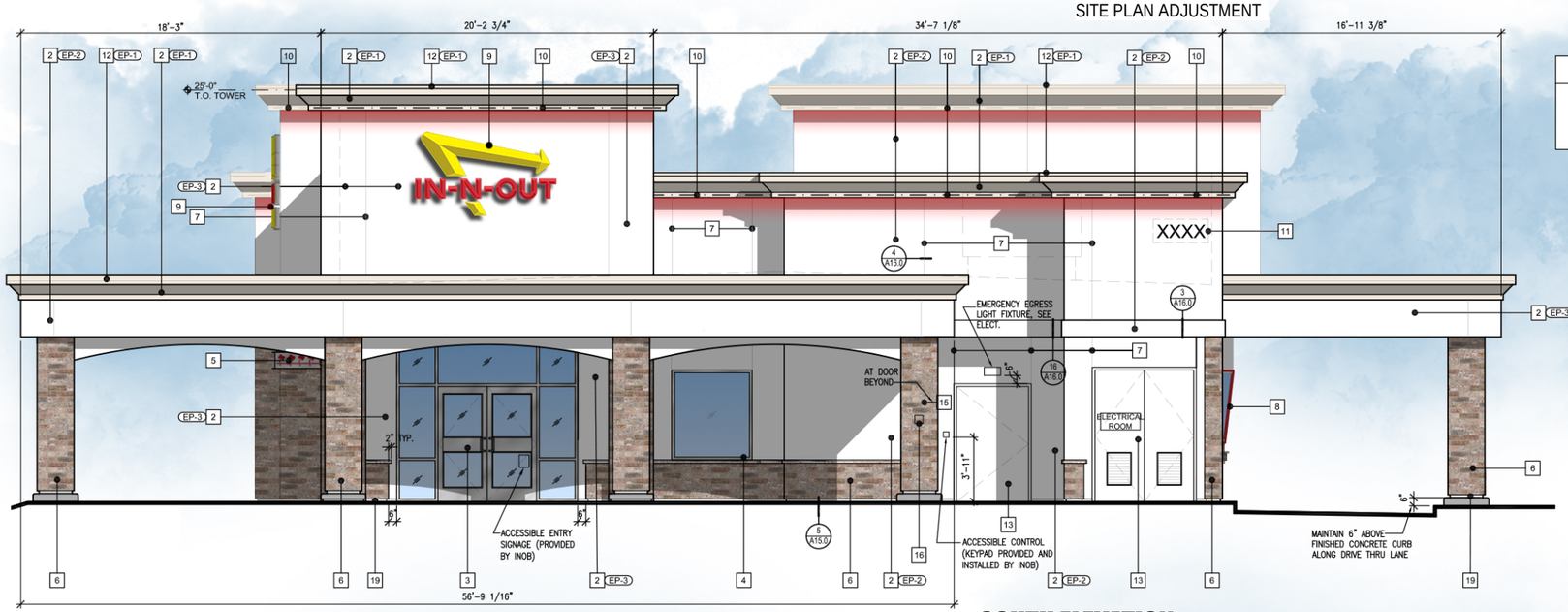
IN-N-OUT BURGER

PARKER & PINE FILING, AMENDMENT NO. 1

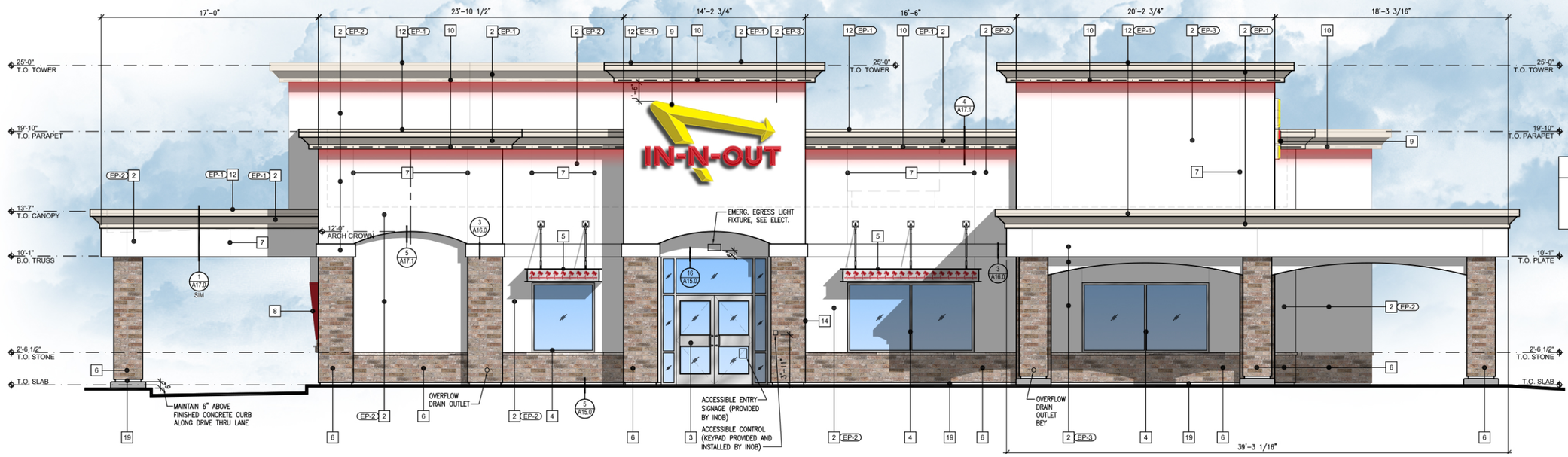
PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN ADJUSTMENT



SOUTH ELEVATION



WEST ELEVATION

TRANSPARENCY REQUIREMENT

432 SF TOTAL – 179 SF REQUIRED

TRANSPARENCY PROVIDED
93 SF – 21%

KEY NOTES

1	NOT USED
2	STUCCO:20/30 FINE SAND FLOAT FINISH - NOT SPRAYED, WITH WHITE INTEGRAL COLOR COAT.
3	ALUMINUM STOREFRONT DOORS: CLEAR ANODIZED ALUMINUM.
4	ALUMINUM WINDOWS: CLEAR ANODIZED ALUMINUM. GLAZING: LOW-E CLEAR INSULATING GLASS
5	ANODIZED ALUMINUM METAL CANOPY WITH BACKLIT L.E.D. PALM TREE CUT-OUTS. GC TO PROVIDE BLOCKING, CONDUITS, AND POWER FOR BACKLIT PALM TREES, DOWNLIGHTS, AND SPEAKERS (WHERE OCCURS). SEE A17.3
6	STONE VENEER: SCULPTURED BRICK, COLOR:EAGLE BUFF DRY-STACKED BY CORONADO STONE WITH 2" JOINTS AND NATURAL GREY GROUT, AND WITH ANTIQUE CREAM SILL. APPLY PER MFR RECOMMENDATIONS. DRY STACK.
7	1/4" WIDE METAL PENN SCREED: SEE DETAIL 4/A16.0. ALIGN CONTROL JOINTS ON DRIVE-THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT.
8	SLOPED ALUMINUM WINDOWS: U.S. ALUMINUM S-010. GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IMRON IND 9P01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IMRON IND 9T01 TINTED CUSTOM COLOR EP-4.
9	IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.
10	L.E.D. COVE LIGHTING: UNDER SEPARATE PERMIT.
11	INTERNALLY ILLUMINATED BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 6" MIN. W/ MIN. STROKE WIDTH OF 0.5 INCH PER FIRE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS: 1. ADDRESS SHALL BE DISPLAYED & VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES. 2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIAL SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR GLUED ON NUMBERS ARE NOT ACCEPTABLE MATERIALS). 3. NUMBERS SHALL BE OF COLORS CONTRASTING WITH BACKGROUND TO WHICH THEY ARE ATTACHED. 4. NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 6:1 (HEIGHT TO WIDTH). 5. NUMBERS CANNOT BE SPELLED.
12	GALVANIZED METAL CAP: COLOR TO MATCH WALL.
13	HOLLOW METAL DOOR: SEE SHEET A11.0, HM DOORS AND JAMBS SHALL HAVE POWDER COAT FINISH AS FOLLOWS: INTERIOR DOORS- TIGER DRYLAC - SMOOTH, HIGH GLOSS FINISH, "BENGAL WHITE", EXTERIOR DOORS- CARDINAL - GLOSS, SMOOTH FINISH, "BONE CHINA" OR TO MATCH EXTERIOR EIFS PAINT COLOR - (VERIFY ELEVATIONS- EP-1). WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY-NOT RECOMMENDED, THE ALTERNATE WOULD BE TO USE AXALTA IMRON IND 9P01 WHITE PRIMER. FINISH COAT TO BE AXALTA IMRON IND 9T01 GLOSS WHITE. EXTERIOR HM DOORS & JAMBS- USE SAME PRODUCT TINTED TO MATCH EXTERIOR BUILDING PAINT COLOR EP-1, NOTE- TRASH ENCLOSURE METAL DOORS AND POSTS TO BE FIELD PAINTED USING AXALTA IMRON AS DESCRIBED ABOVE.
14	0'-0" HIGH STUB OUT FOR Co2 LINE. MOUNT ON ADJACENT SIDE WALL.
15	4" MIN. HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SIGN. MOUNT ON RISER ROOM DOOR
16	RECESSED KNOX BOX AT 5'-0" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL 10/A17.0
17	NOT USED
18	NOT USED
19	TEXTURE EXPOSED FOUNDATION WALL BELOW STONE WEEP SCREED AND PAINT TO MATCH STONE.

EXTERIOR PAINT SCHEDULE

NO.	MFR.	MODEL	COLOR #	COLOR NAME	FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHIELD 70	DEC 740	SANDCASTLE	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
EP-2	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-3	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-4	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	INO RED	HIGH GLOSS	PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED GRAY FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GUIDE 22020 MIX SIZE: 102.4OZ (GALLON) 9T04 VIOLET 321.2 9T10 RED-ORANGE 349.3 9T13 ORANGE 2577.6

ALTERNATE MANUFACTURER FOR EP-1, EP-2, AND EP-3 TO BE USED ONLY WHEN DUNN EDWARDS IS NOT AVAILABLE. NO ALTERNATE ALLOWED FOR COLOR EP-4.

Apogee Architectural Partners
A Spirit Led Company

16775 Addison Road | Suite 350
Addison, TX 75001 | (469) 960-2322

SCALE: N.T.S.
0 1/2 1

Colored Elevations
Issued Date: 09/08/23

IN-N-OUT BURGER
Parker, CO
Parker & Pine F1 L1

IN-N-OUT BURGER

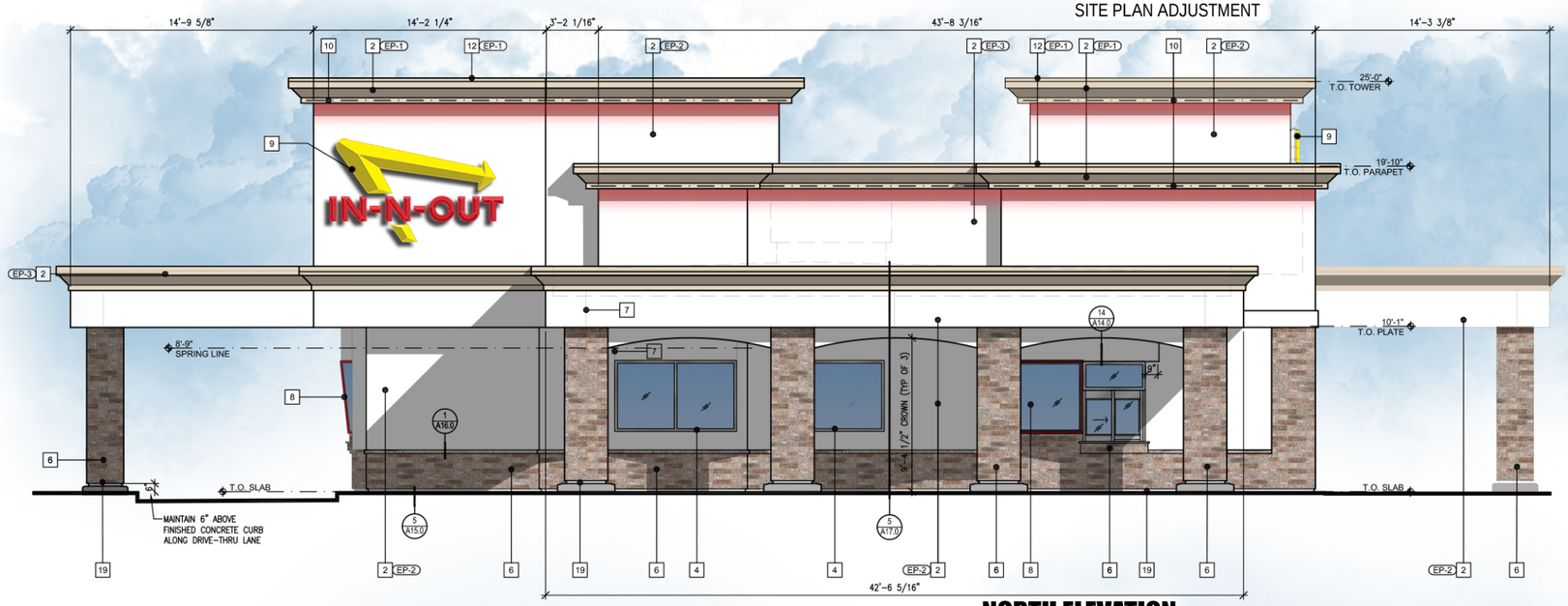
IN-N-OUT BURGER

PARKER & PINE FILING, AMENDMENT NO. 1

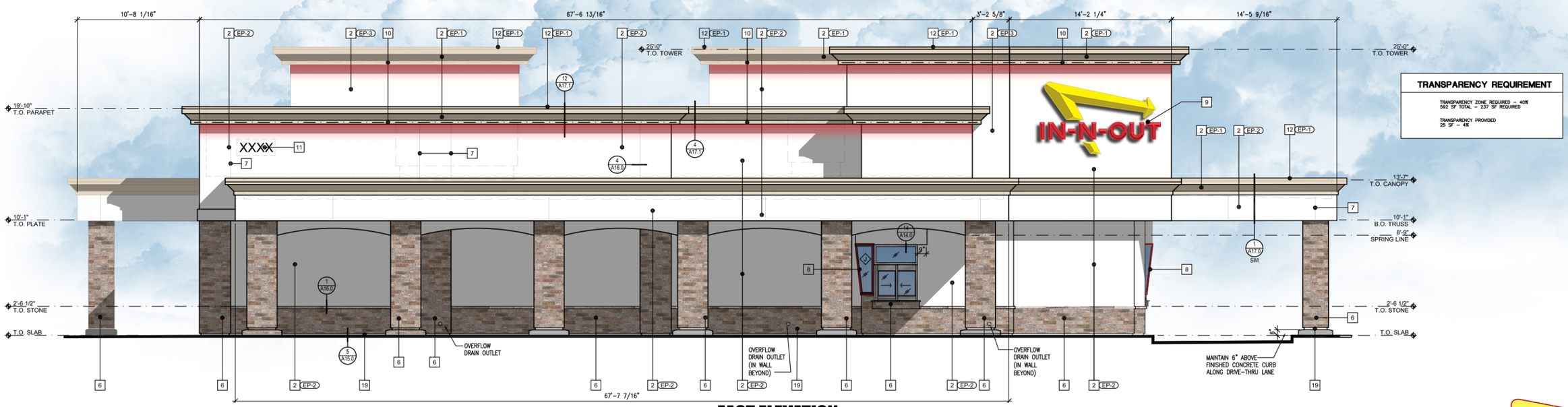
PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN ADJUSTMENT



NORTH ELEVATION



EAST ELEVATION

TRANSPARENCY REQUIREMENT

TRANSPARENCY ZONE REQUIRED – 40%
449 SF TOTAL – 180 SF REQUIRED

TRANSPARENCY PROVIDED
88 SF – 20%

KEY NOTES

1	NOT USED
2	STUCCO:20/30 FINE SAND FLOAT FINISH - NOT SPRAYED, WITH WHITE INTEGRAL COLOR COAT.
3	ALUMINUM STOREFRONT DOORS: CLEAR ANODIZED ALUMINUM.
4	ALUMINUM WINDOWS: CLEAR ANODIZED ALUMINUM. GLAZING: LOW-E CLEAR INSULATING GLASS
5	ANODIZED ALUMINUM METAL CANOPY WITH BACKLIT L.E.D. PALM TREE CUT-OUTS. GC TO PROVIDE BLOCKING, CONDUITS, AND POWER FOR BACKLIT PALM TREES, DOWNLIGHTS, AND SPEAKERS (WHERE OCCURS). SEE A17.3
6	STONE VENEER: SCULPTURED BRICK, COLOR:EAGLE BUFF DRY-STACKED BY CORONADO STONE WITH ¾" JOINTS AND NATURAL GREY GROUT, AND WITH ANTIQUE CREAM SILL. APPLY PER MFR RECOMMENDATIONS. DRY STACK.
7	1/4" WIDE METAL PENN SCREED: SEE DETAIL 4/A16.0. ALIGN CONTROL JOINTS ON DRIVE-THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT.
8	SLOPED ALUMINUM WINDOWS: U.S. ALUMINUM S-010, GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IMRON IND 9P01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IMRON IND 9T01 TINTED CUSTOM COLOR EP-4.
9	IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.
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11	INTERNALLY ILLUMINATED BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 6" MIN. W/ MIN. STROKE WIDTH OF 0.5 INCH PER FIRE DEPARTMENT AND CITY JURISDICTON ADDRESS DISPLAY REQUIREMENTS: 1. ADDRESS SHALL BE DISPLAYED & VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES. 2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIAL SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR GLUED ON NUMBERS ARE NOT ACCEPTABLE MATERIALS). 3. NUMBERS SHALL BE OF COLORS CONTRASTING WITH BACKGROUND TO WHICH THEY ARE ATTACHED. 4. NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 6:1 (HEIGHT TO WIDTH). 5. NUMBERS CANNOT BE SPELLED.
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14	5'-0" HIGH STUB OUT FOR Co2 LINE. MOUNT ON ADJACENT SIDE WALL.
15	4" MIN. HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SIGN. MOUNT ON RISER ROOM DOOR
16	RECESSED KNOX BOX AT 5'-0" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL 10/A17.0
17	NOT USED
18	NOT USED
19	TEXTURE EXPOSED FOUNDATION WALL BELOW STONE WEEP SCREED AND PAINT TO MATCH STONE.

EXTERIOR PAINT SCHEDULE

NO.	MFR.	MODEL	COLOR #	COLOR NAME	FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHIELD 70	DEC 740	SANDCASTLE	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
EP-2	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-3	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-4	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	INO RED	HIGH GLOSS	PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED GRAY. FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GUIDE 2/2020 MIX SIZE: 102.4OZ (GALLON) 9T04 VIOLET 321.2 9T10 RED-ORANGE 349.3 9T13 ORANGE 2577.6

ALTERNATE MANUFACTURER FOR EP-1, EP-2, AND EP-3 TO BE USED ONLY WHEN DUNN EDWARDS IS NOT AVAILABLE. NO ALTERNATE ALLOWED FOR COLOR EP-4.

Apogee Architectural Partners
A Spirit Led Company

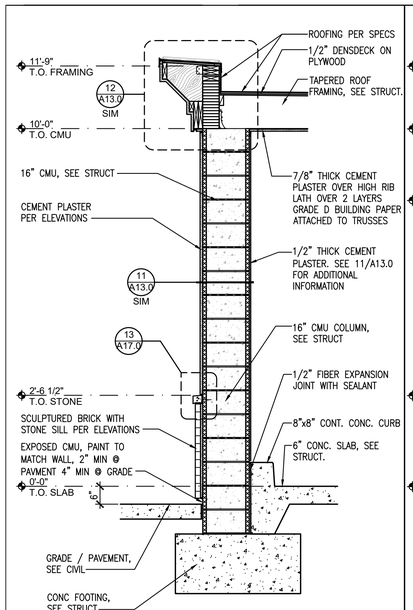
16775 Addison Road | Suite 350
Addison, TX 75001 | (469) 960-2322

SCALE: N.T.S.
0 1/2 1

Colored Elevations
Issued Date: 08/04/23

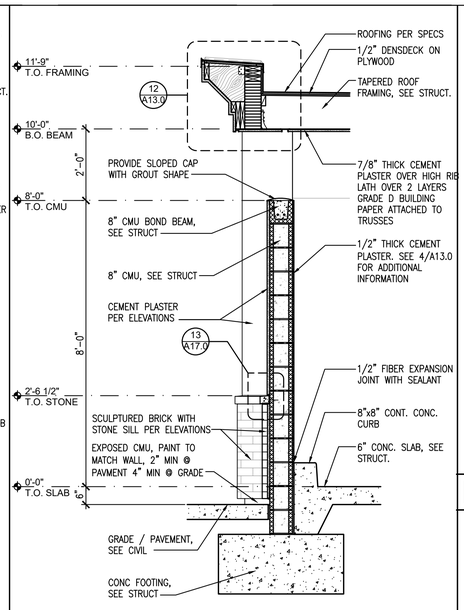
IN-N-OUT BURGER
Parker, CO
Parker & Pine F1 L1

IN-N-OUT BURGER



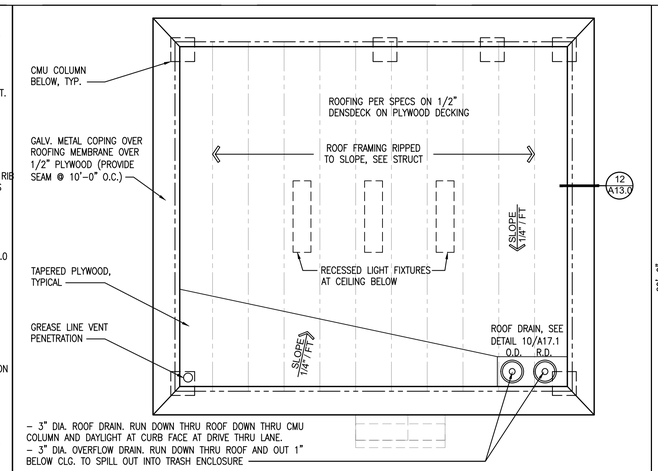
WALL SECTION

SCALE 1/2" = 1'-0" — 16



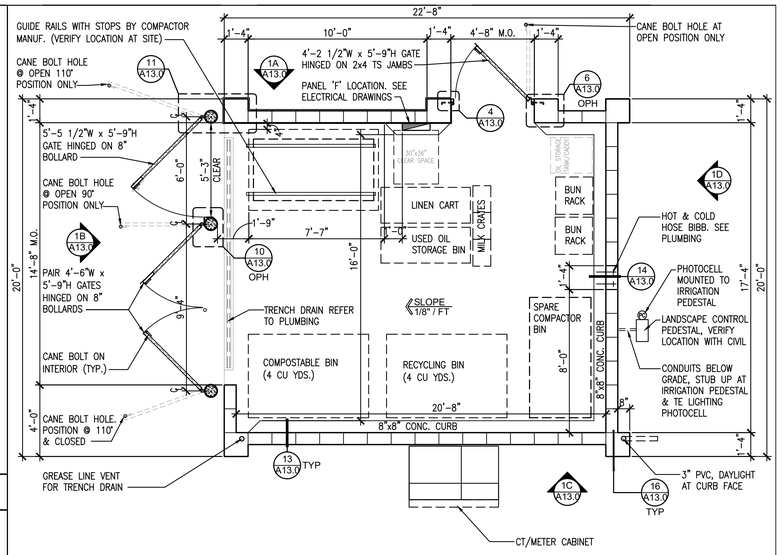
WALL SECTION

SCALE 1/2" = 1'-0" — 13



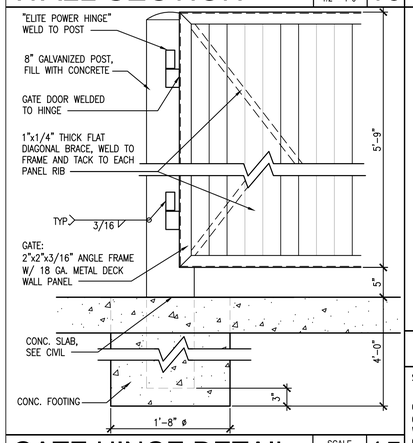
ROOF PLAN

SCALE 1/4" = 1'-0" — 7



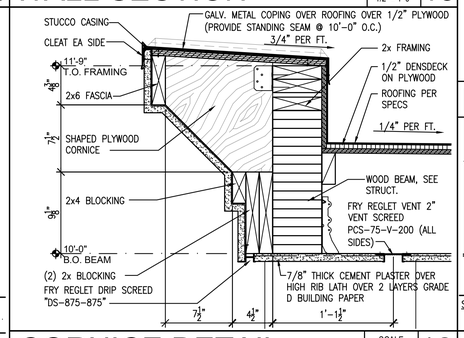
FLOOR PLAN

SCALE 1/4" = 1'-0" — 3



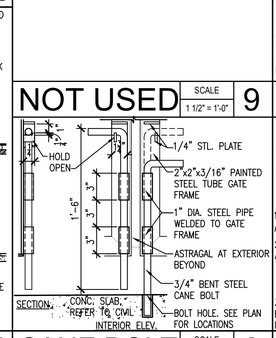
GATE HINGE DETAIL

SCALE 1" = 1'-0" — 15



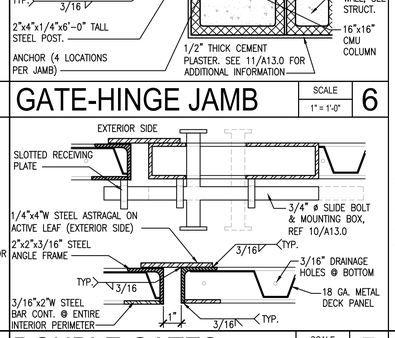
CORNICE DETAIL

SCALE 1 1/2" = 1'-0" — 12



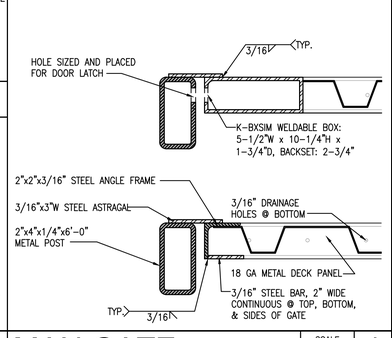
CANE BOLT

SCALE 1 1/2" = 1'-0" — 8



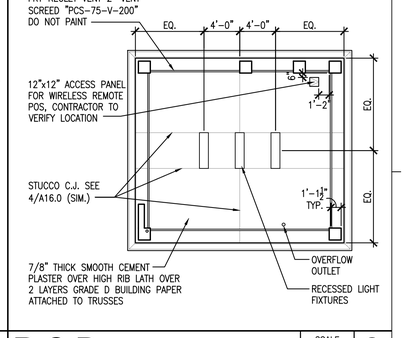
DOUBLE GATES

SCALE 3" = 1'-0" — 5



MAN GATE

SCALE 3" = 1'-0" — 4



R.C.P.

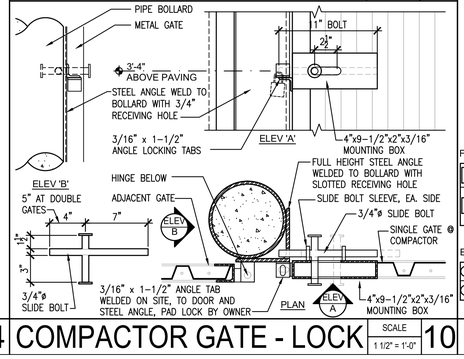
SCALE 1/8" = 1'-0" — 2

HOSE BIB DETAIL

SCALE 3/4" = 1'-0" — 14

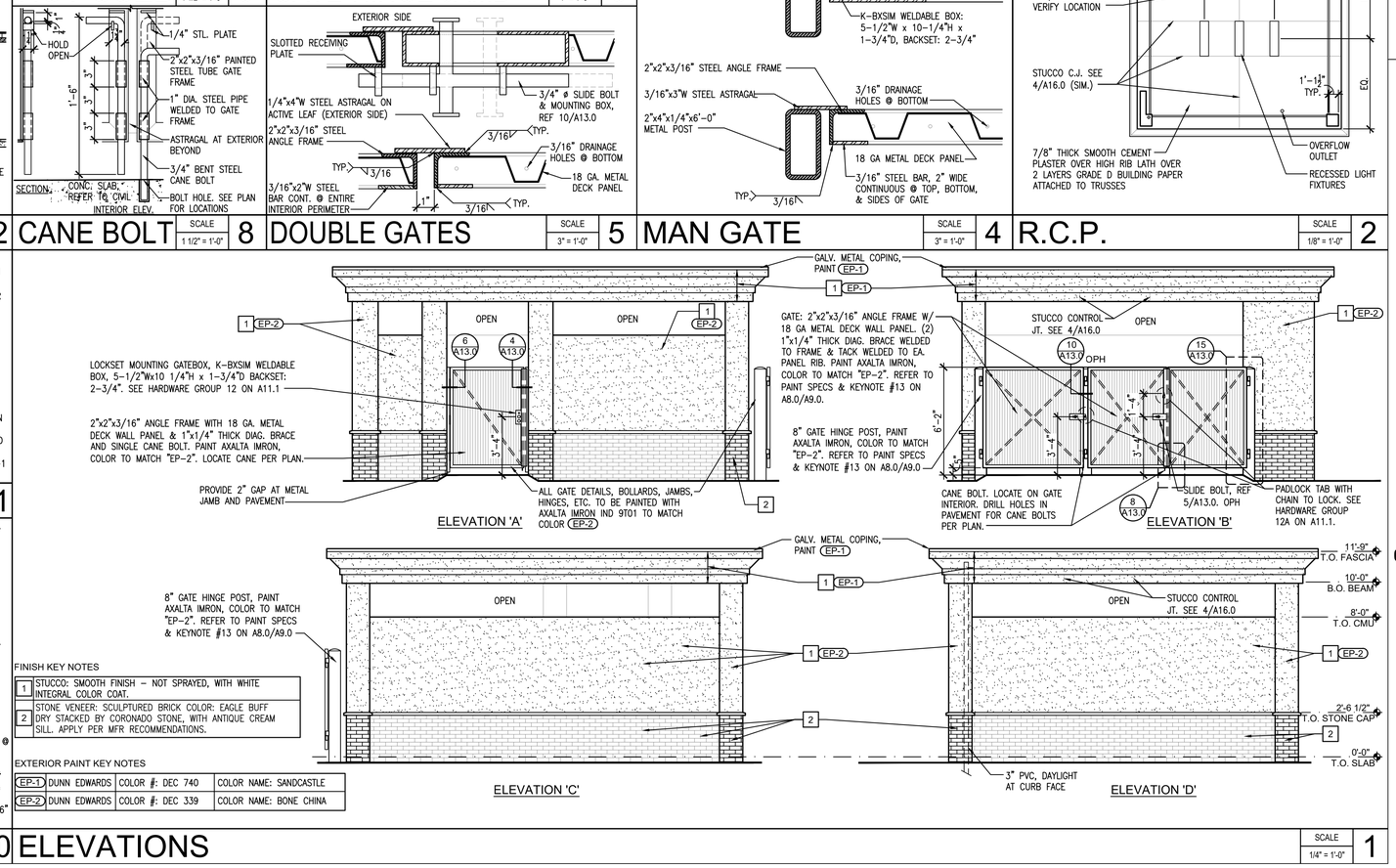
COMPACTOR GATE - LOCK

SCALE 1 1/2" = 1'-0" — 10



COL/GATE HINGE DTL.

SCALE 1" = 1'-0" — 11



FINISH KEY NOTES

1	STUCCO: SMOOTH FINISH – NOT SPRAYED, WITH WHITE INTEGRAL COLOR COAT.
2	STONE VENEER: SCULPTURED BRICK COLOR: EAGLE BUFF DRY STACKED BY CORONADO STONE, WITH ANTIQUE CREAM SILL. APPLY PER MFR RECOMMENDATIONS.

EXTERIOR PAINT KEY NOTES

EP-1	DUNN EDWARDS	COLOR #: DEC 740	COLOR NAME: SANDCASTLE
EP-2	DUNN EDWARDS	COLOR #: DEC 339	COLOR NAME: BONE CHINA

ELEVATIONS

SCALE 1/4" = 1'-0" — 1

Apogee
16775 ADDISON RD.
SUITE 350
ADDISON, TX 75001
PH: (214) 926-5788

ISSUE RECORD

DATE	DESCRIPTION
3-31-2023	ISSUED FOR PERMIT

REVISION RECORD

PROFESSIONAL SEAL

STATE OF COLORADO — KEVIN L. HENRICHSON — ARC 400504 — LICENSED ARCHITECT — 3-31-2023

PROTOTYPE VERSION
16U.3.2

PROJECT NAME

IN-N-OUT BURGER

PARKER
COLORADO

S PARKER RD & PINE LANE
PARKER, CO 80134

IN-N-OUT BURGER

GOD BLESS AMERICA

PROJECT NUMBER
210760

SHEET TITLE

TRASH ENCLOSURE PLANS & ELEVATIONS OPTION "B"

SHEET NUMBER

A13.0

PRINTED BY: ALEXROMERO
PRINT DATE: Jun 16, 2023 - 5:00pm

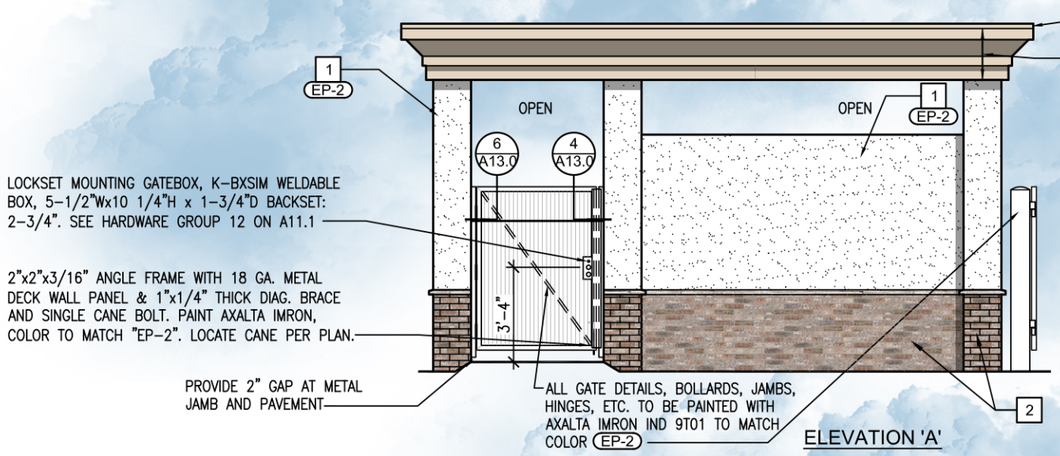
IN-N-OUT BURGER

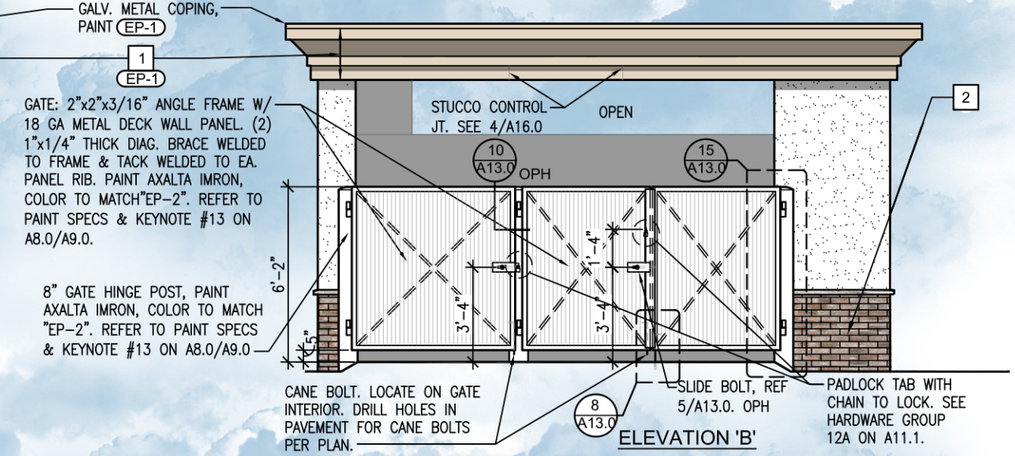
PARKER & PINE FILING, AMENDMENT NO. 1

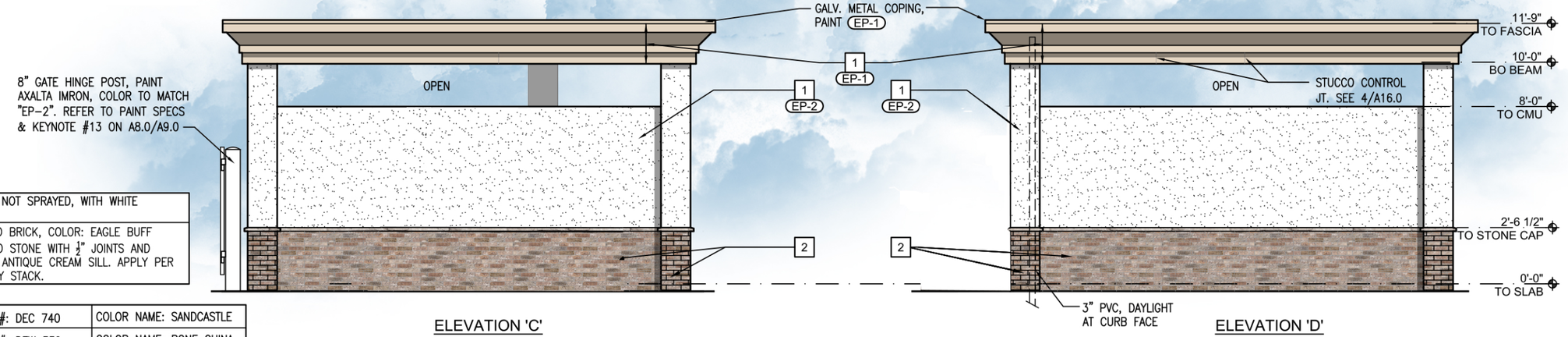
PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN ADJUSTMENT







FINISH KEY NOTES

1	STUCCO: SMOOTH FINISH – NOT SPRAYED, WITH WHITE INTEGRAL COLOR COAT.
2	STONE VENEER: SCULPTURED BRICK, COLOR: EAGLE BUFF DRY-STACKED BY CORONADO STONE WITH ½" JOINTS AND NATURAL GREY GROUT WITH ANTIQUE CREAM SILL. APPLY PER MFR RECOMMENDATIONS. DRY STACK.

EXTERIOR PAINT KEY NOTES

EP-1	DUNN EDWARDS	COLOR #: DEC 740	COLOR NAME: SANDCASTLE
EP-2	DUNN EDWARDS	COLOR #: DEW 339	COLOR NAME: BONE CHINA

ELEVATIONS

Apogee
A Spirit Led Company
15305 Dallas Parkway | 12TH Floor
Addison, TX 75001 | (469) 960-2322

SCALE: N.T.S.
0 1/2 1

Trash Enclosure Elevations
Issued Date: 6/16/23

IN-N-OUT BURGER
Parker, CO

IN-N-OUT BURGER