Ref #2018036634, Date: 6/19/2018 12:52 PM, Pages: 1 of 31 ,RECORDING $313.00
Douglas County, CO. Merlin Klotz, Clerk and Recorder

SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY CONTACTS

APPLICANT/DEVELOPER CONTINENTAL 410 FUND LLC W134 N8675 EXECUTIVE PARKWAY MENOMONEE FALLS, WI 53051 CONTACT: ERIC GUMM PHONE: (262) 502-5500	**REVIEW AGENCY** TOWN OF CASTLE ROCK 100 NORTH WILCOX STREET CASTLE ROCK, CO 80104 CONTACT: SANDY VOSSLER PHONE: (720) 733-3556
SURVEYOR AND ENGINEER MANHARD CONSULTING, LTD. 8008 E. ARAPAHOE COURT, SUITE 110 CENTENNIAL, COLORADO 80112 CONTACT: DANIEL MADISON PHONE: (303) 708-0500	**WATER** CASTLE ROCK WATER 175 KELLOGG COURT CASTLE ROCK, CO 80109 CONTACT: KEVIN ELLIOTT PHONE: (720) 733-6073
ARCHITECT PHILLIPS PARTNERSHIP 5901 PEACHTREE DUNWOODY ROAD BUILDING A, SUITE 450 CONTACT: MARAH THOMAS PHONE: (770) 394-1616	**FIRE DEPARTMENT** CASTLE ROCK FIRE AND RESCUE DEPT. 300 PERRY STREET CASTLE ROCK, CO 80104 CONTACT: RICK YOUNG PHONE: (303) 660-1066
CONTRACTOR DOSTER CONSTRUCTION 2100 INTERNATIONAL PARK DRIVE BIRMINGHAM, ALABAMA CONTACT: CHRIS OVERSTREET PHONE: (205) 443-3871	**LANDSCAPE** DHM DESIGN CORPORATION 900 S BROADWAY #300 DENVER, CO 80209 CONTACT: KYLE DAVIS PHONE: (720) 763-3963

BENCHMARKS:

SOURCE BENCHMARK:
NGS STATION J 23 (KK0199)
A 3.25" BRASS MONUMENT STAMPED "J 23 1929" SET IN A CONCRETE MONUMENT LOCATED APPROXIMATELY 1 MILE NORTHWESTERLY ALONG THE DENVER & RIO GRANDE RAILROAD FROM THE INTERSECTION WITH I-25 AND APPROXIMATELY 46 FEET NORTHEAST OF THE NORTHEAST RAIL.

ELEVATION = 6118.68 (NAVD88)

SITE BENCHMARK:
THE NORTHWESTERLY FLANGE BOLT OF A FIRE HYDRANT LOCATED APPROXIMATELY 21 FEET NORTHERLY OF THE CENTERLINE OF NORTH MEADOWS DRIVE AND APPROXIMATELY 33 FEET EAST OF THE CENTERLINE OF ELEGANT STREET.

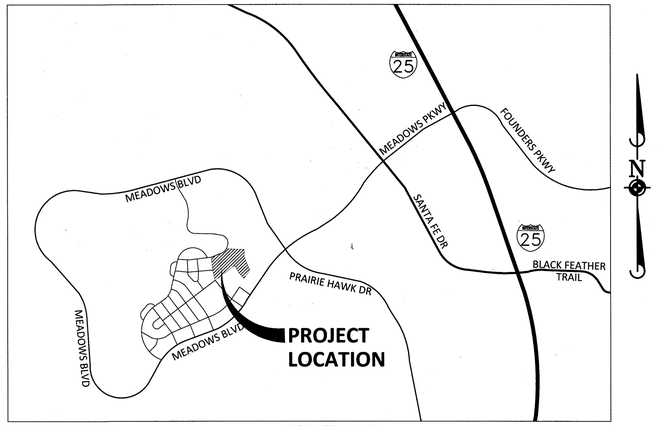
ELEVATION = 6137.25

A CHISELED SQUARE ON THE NORTHWEST CORNER OF A STORM INLET LOCATED APPROXIMATELY 53 FEET SOUTH OF THE CENTERLINE OF SAFFRON DRIVE AND APPROXIMATELY 12 FEET EAST OF THE THE CENTERLINE OF NORTH MEADOWS DRIVE.

ELEVATION = 6116.46

BASIS OF BEARINGS:

THE EAST LINE OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR SOUTH 01°03'47" EAST BETWEEN THE FOUND MONUMENTS.



0 1000 2000 4000

SCALE: 1"=2000'

VICINITY MAP

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5-10	LANDSCAPE PLAN
11-13	DETAILS
14	ARCHITECTURAL SITE PLAN
15-27	BUILDING ELEVATIONS
28-29	SITE LIGHTING CUT SHEET
30	ELECTRICAL SITE PLAN
31	ELECTRICAL PHOTOMETRIC PLAN

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970 AND ACCORDINGLY 31.64 SFE ARE DEBITED FROM THE WATER BANK .

31.64

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: _____
AS: President
COUNTY OF DENVER
STATE OF COLORADO
SIGNED THIS 10th DAY OF May, 20 18

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF May,
20 18 BY Stephanie McCandless, AS
President OF CASTLE ROCK DEVELOPMENT COMPANY
WITNESS MY HAND AND OFFICIAL SEAL.
_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-7-20

KELLY BEACH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104020675
MY COMMISSION EXPIRES MARCH 7, 2020

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 5, 2004 AT RECEPTION NO. 2004081485, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
CASTLE ROCK LAND CO, LLC A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS 10th DAY OF May, 20 18.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF May,
20 18 BY John A Fox, AS
Authorized Agent OF CASTLE ROCK LAND CO., LLC
WITNESS MY HAND AND OFFICIAL SEAL.
_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-7-20

KELLY BEACH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104020675
MY COMMISSION EXPIRES MARCH 7, 2020

TITLE CERTIFICATION

I, Scott Bennetts, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

_____
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Co.
TITLE COMPANY
SIGNED THIS 16th DAY OF May, 2018.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF May,
2018 BY Scott Bennetts AS AUTHORIZED REPRESENTATIVE
OF Land Title Guarantee Co
WITNESS MY HAND AND OFFICIAL SEAL.
_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: January 2, 2022

TERESA ANN HESS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184000035
My Commission Expires January 2, 2022

SURVEYOR'S CERTIFICATE

I, Brian J. Prohl, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

_____
REGISTERED LAND SURVEYOR
05/09/18
DATE

COLORADO LICENSED
BRIAN J. PROHL
38445
PROFESSIONAL LAND SURVEYOR

CIVIL ENGINEER'S STATEMENT

I, Daniel Madison, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

_____
REGISTERED PROFESSIONAL ENGINEER
5/9/2018
DATE

COLORADO REGISTERED
DANIEL J. MADISON
50253
5/9/18
PROFESSIONAL ENGINEER

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 22nd DAY OF March, 2018

_____
CHAIR
14 June 2018
DATE

ATTEST:
_____
DIRECTOR OF DEVELOPMENT SERVICES
June 15, 2018
DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 17th DAY OF April, 2018.

_____
MAYOR
6-15-2018
DATE

ATTEST:
_____
TOWN CLERK
6-15-2018
DATE

SEAL
APRIL 14, 1881
COLORADO

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:52 pm ON THE 19th DAY OF June, 20 18 AT RECEPTION NO. 2018036634.

DOUGLAS COUNTY CLERK AND RECORDER
BY: _____
DEPUTY

DOUGLAS COUNTY
SEAL
COLORADO

PROPERTY DESCRIPTION

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

Unofficial Document Copy

SUMMARY TABLE

SITE INFORMATION	
PROPERTY	12.06 ACRES
ZONING	TOWN CENTER (TC)
MAXIMUM SINGLE BUILDING GROSS FLOOR AREA	27,358 SF
TOTAL STRUCTURE GROSS FLOOR AREA	238,224 SF
SQUARE FOOTAGE BREAKDOWN:	
BUILDING COVERAGE	112,750 SF
PARKING COVERAGE	142,813 SF
STREET/SIDEWALK COVERAGE	3,541 SF
OPEN SPACE/LANDSCAPED AREA	266,295 SF
TOTAL:	525,399 SF
TOTAL UNIT COUNT:	204 UNITS
DENSITY:	16.92 UNITS/ACRE
MAXIMUM BUILDING HEIGHT ALLOWED:	60 FEET
MAXIMUM BUILDING HEIGHT PROPOSED:	32.27 FEET
MINIMUM BUILDING SEPARATION	34 FEET
BUILDING SETBACKS:	
NORTH	10 FEET
SOUTH	10 FEET
EAST	10 FEET
WEST	10 FEET

BUILDING INFORMATION		
RESIDENT BUILDINGS	QUANTITY	
B20 (20 DU/BUILDING)	3	BUILDINGS
G24 (24 DU/BUILDING)	6	BUILDINGS
TOTAL	9	BUILDINGS
GENERAL UNIT MIX	UNITS	PERCENTAGE
STUDIO	12	6%
1-BEDROOM	78	38%
2-BEDROOM	96	47%
3-BEDROOM	18	9%
TOTAL	204	100%
SINGLE FAMILY EQUIVALENT UNITS	39.97	SFE

PARKING INFORMATION	
PARKING	QUANTITY
ATTACHED GARAGES	24 GARAGES
DETACHED GARAGES	18 GARAGES
ADA ACCESSIBLE DETACHED GARAGE	1 GARAGE
TOTAL COVERED PARKING	43 GARAGES
SURFACE PARKING	276 SPACES
ADA SURFACE PARKING	13 SPACES
DRIVEWAY APRON PARKING	18 SPACES
CLUBHOUSE SURFACE PARKING	15 SPACES
CLUBHOUSE ADA SURFACE PARKING	2 SPACES
TOTAL UNCOVERED PARKING	324 SPACES
TOTAL PARKING PROVIDED	367 SPACES
PARKING REQUIRED PER CODE	336 SPACES
9' X 18' UNCOVERED PARKING SPACES	265 SPACES
9' X 16' UNCOVERED COMPACT PARKING SPACES	59 SPACES
MAXIMUM ALLOWED COMPACT SPACES	73 SPACES
DRIVE AISLES	24 FEET
BIKE PARKING (NOT INCLUDED IN TOTALS ABOVE)	18 SPACES

SIGNAGE INFORMATION	
MAXIMUM ALLOWED SIGN AREA:	100 SF
MAXIMUM SIGN AREA PER FACE:	32 SF
MINIMUM FREESTANDING SIGN SETBACK:	10 FEET
NUMBER OF FREESTANDING SIGNS:	1 SIGN
NUMBER OF WALL SIGNS:	2 SIGNS
PROPOSED FREESTANDING SIGN AREA (PER FACE	32 SF
PROPOSED TOTAL FREESTANDING SIGN AREA:	64 SF
PROPOSED TOTAL WALL SIGN AREA:	31.5 SF
TOTAL PROPOSED SIGN AREA:	95.5 SF
FREESTANDING SIGN LOCATION:	MAIN ENTRANCE
WALL SIGN LOCATION:	CLUBHOUSE TOWER
GENERAL DESIGN:	MONUMENT SIGN WITH READER BOARD

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING ON JUNE 15, 2017. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

TOWN OF CASTLE ROCK SITE DEVELOPMENT PLAN GENERAL NOTES:

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THE SITE IS NOT LOCATED IN A FEMA OR UDFCD FHAD DESIGNATED 1% ANNUAL CHANCE FLOODPLAIN AREA. PER FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08035C0169G, REVISED MARCH 16, 2016, THE SITE IS LOCATED WITHIN FEMA ZONE X, MEANING IT IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE 1% ANNUAL CHANCE FLOOD DISCHARGE IN THE AREA IS CONTAINED WITHIN THE 84" CULVERT BORDERING THE SITE WITHIN BILBERRY STREET AND VIRIDIAN DRIVE. NO WETLANDS EXIST ON THE SITE.
5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
10. THIS SITE IS ZONED TC - TOWN CENTER.
11. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
12. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
13. A TEN-FOOT UTILITY EASEMENT WILL BE PROVIDED ALONG THE ENTIRE PERIMETER BOUNDARY OF THE LOT. THIS UTILITY EASEMENT SHALL BE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO, STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.

FIRE NOTES:

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

REVISIONS	DATE	DRAWN BY
5. 2018/07/16 REVISED PER TOWN COMMENTS		DDK
4. 2018/02/22 REVISED PER TOWN COMMENTS		DDK
3. 2017/11/14 REVISED PER TOWN COMMENTS AND NEW BOUNDARY		DDK
2. 2017/11/14 REVISED PER TOWN COMMENTS		NAR
1. 2017/08/04 REVISED PER CRDC COMMENTS		JRS

Manhard CONSULTING LTD
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Civil Engineers • Water Resource Engineers • Surveyors • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SPRINGS AT CASTLE ROCK
CASTLE ROCK, COLORADO
COVER SHEET

PROJ. MGR.: DJM
PROJ. ASSOC.: DDK
DRAWN BY: DDK
DATE: 2017/07/17

SHEET 1
CPCCRCO01

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SDP PLANS - NOT FOR CONSTRUCTION

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0039

Plotted: 5/9/2018 12:50 PM Dwg Name: P:\Geocco01\Dwg\Eng\Preliminary\SDP\Covers.dwg Updated By: ZWanders

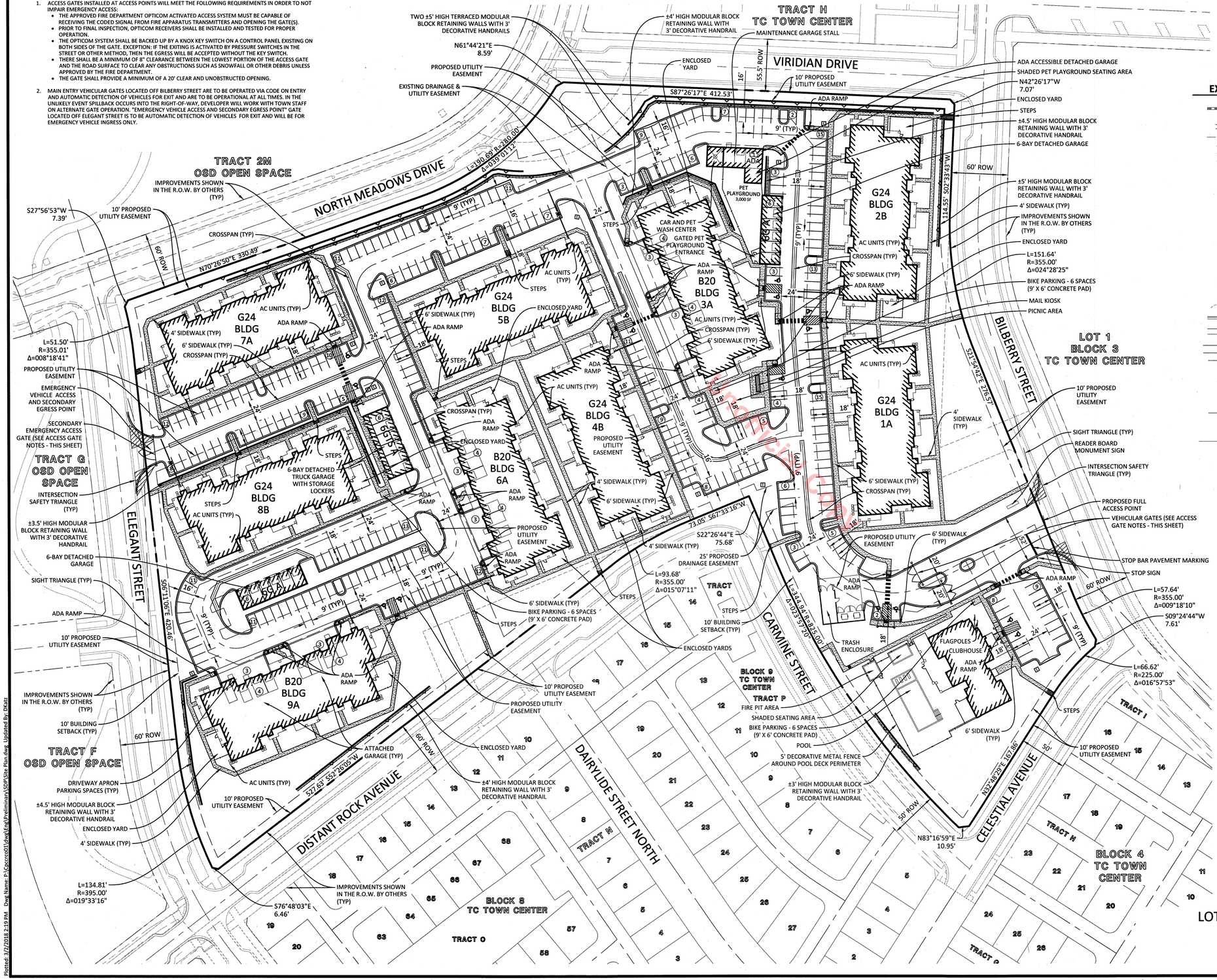
SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

ACCESS GATE NOTES:

1. ACCESS GATES INSTALLED AT ACCESS POINTS WILL MEET THE FOLLOWING REQUIREMENTS IN ORDER TO NOT IMPAIR EMERGENCY ACCESS:
   - THE APPROVED FIRE DEPARTMENT OPTICOM ACTIVATED ACCESS SYSTEM MUST BE CAPABLE OF RECEIVING THE CODED SIGNAL FROM FIRE APPARATUS TRANSMITTERS AND OPENING THE GATE(S).
   - PRIOR TO FINAL INSPECTION, OPTICOM RECEIVERS SHALL BE INSTALLED AND TESTED FOR PROPER OPERATION.
   - THE OPTICOM SYSTEM SHALL BE BACKED UP BY A KNOX KEY SWITCH ON A CONTROL PANEL EXISTING ON BOTH SIDES OF THE GATE. EXCEPTION: IF THE EXITING IS ACTIVATED BY PRESSURE SWITCHES IN THE STREET OR OTHER METHOD, THEN THE EGRESS WILL BE ACCEPTED WITHOUT THE KEY SWITCH.
   - THERE SHALL BE A MINIMUM OF 8" CLEARANCE BETWEEN THE LOWEST PORTION OF THE ACCESS GATE AND THE ROAD SURFACE TO CLEAR ANY OBSTRUCTIONS SUCH AS SNOWFALL OR OTHER DEBRIS UNLESS APPROVED BY THE FIRE DEPARTMENT.
   - THE GATE SHALL PROVIDE A MINIMUM OF A 20' CLEAR AND UNOBSTRUCTED OPENING.
2. MAIN ENTRY VEHICULAR GATES LOCATED OFF BILBERRY STREET ARE TO BE OPERATED VIA CODE ON ENTRY AND AUTOMATIC DETECTION OF VEHICLES FOR EXIT AND ARE TO BE OPERATIONAL AT ALL TIMES. IN THE UNLIKELY EVENT SPILLBACK OCCURS INTO THE RIGHT-OF-WAY, DEVELOPER WILL WORK WITH TOWN STAFF ON ALTERNATE GATE OPERATION. "EMERGENCY VEHICLE ACCESS AND SECONDARY EGRESS POINT" GATE LOCATED OFF ELEGANT STREET IS TO BE AUTOMATIC DETECTION OF VEHICLES FOR EXIT AND WILL BE FOR EMERGENCY VEHICLE INGRESS ONLY.



0 25 50 100

SCALE: 1"=50'

N

STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	PVC ROOF DRAIN/FOUNDATION DRAIN/YARD DRAIN	
	SANITARY SEWER	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET (CURB & GUTTER)	
	STORM INLET (LANDSCAPE)	
	CLEANOUT	
	RIP RAP	
	GATE VALVE	
	FIRE HYDRANT	
	CURB STOP	
	THRUST BLOCK & FITTING	
	FLARED END SECTION	
	DIRECTION OF FLOW	
	DIRECTION OF OVERFLOW RELIEF	
	SWALE	
7764	1 FOOT CONTOURS	7764
	CURB AND GUTTER	
	CONCRETE SIDEWALK	
	PROPERTY LINE	
	R.O.W. LINE	
	EASEMENT LINE	
	SIGN	
	POWER POLE	
	GUY WIRE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	FENCE	
6995.05	SPOT ELEVATION	6995.05 P
	RETAINING WALL	BOTTOM SIDE
	GROUND MOUNTED AC UNIT	
	PARKING COUNT	(#)

SITE DATA TABLE

OVERALL SITE AREA (AC)	12.06
OVERALL SITE AREA (SF)	525,399
ATTACHED GARAGES	24
DETACHED GARAGES	18
ADA ACCESSIBLE DETACHED GARAGE	1
TOTAL COVERED PARKING SPACES	43
SURFACE PARKING SPACES	276
ADA SURFACE PARKING SPACES	13
DRIVEWAY APRON PARKING SPACES	18
CLUBHOUSE SURFACE PARKING SPACES	15
CLUBHOUSE ADA SURFACE PARKING SPACES	2
TOTAL UNCOVERED PARKING SPACES	324
TOTAL PARKING PROVIDED	367
BIKE PARKING PROVIDED (NOT INCLUDED IN TOTAL ABOVE)	18

ABBREVIATIONS:

ADJ	ADJUST	PI	POINT OF INTERSECTION
AGG	AGGREGATE GRAVEL	PL	PROPERTY LINE
BC	BACK OF CURB	PP	POWER POLE
BOP	BOTTOM OF PIPE	PROP	PROPOSED
BVC	BEGIN VERTICAL CURVE	PT	POINT OF TANGENCY
BW	BACK OF WALK	PVC	POLYVINYL CHLORIDE PIPE
CL	CENTERLINE	PVC	POINT OF VERTICAL CURVATURE
CMP	CORRUGATED METAL PIPE	PVI	POINT OF VERTICAL INTERSECTION
CONC	CONCRETE	PVT	POINT OF VERTICAL TANGENCY
CY	CUBIC YARD	R	RADIUS
D	DITCH	RCP	REINFORCED CONCRETE PIPE
DIA	DIAMETER	REM	REMOVAL
DIP	DUCTILE IRON PIPE	ROW	RIGHT-OF-WAY
ELEV	ELEVATION	RR	RAILROAD
EP	EDGE OF PAVEMENT	RT	RIGHT
EVC	END VERTICAL CURVE	SAN	SANITARY SEWER
EX	EXISTING	SF	SQUARE FOOT
FES	FLARED END SECTION	SHT	SHEET
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	STA	STATION
FL	FLOW LINE	STD	STANDARD
FM	FORCE MAIN	SW	SIDEWALK
GV	GATE VALVE	SY	SQUARE YARDS
HDPE	HIGH DENSITY POLYETHYLENE	T	TELEPHONE
HP	HIGH POINT	TB	THRUST BLOCK
HWL	HIGH WATER LEVEL	TBR	TO BE REMOVED
HYD	HYDRANT	TC	TOP OF CURB
INL	INLET	TEMP	TEMPORARY
INV	INVERT	TF	TOP OF FOUNDATION
LP	LOW POINT	TOP	TOP OF PIPE
LT	LEFT	TRANS	TRANSFORMER
MAX	MAXIMUM	TW	TOP OF WALL
MH	STORM MANHOLE	TYP	TYPICAL
MIN	MINIMUM	VB	VALVE BOX
OS	OFFSET FROM CENTERLINE	VV	VALVE VAULT
P	PAVEMENT	WM	WATER MAIN
PC	POINT OF CURVE	WSE	WATER SURFACE ELEVATION
PCC	POINT OF COMPOUND CURVE		

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0039

DATE	REVISIONS	DRAWN BY
2018/02/16	5 REVISED PER TOWN COMMENTS	DDK
2018/02/02	4 REVISED PER TOWN COMMENTS	DDK
2017/12/22	3 REVISED PER TOWN COMMENTS AND NEW BOUNDARY	DDK
2017/08/25	2 REVISED PER TOWN COMMENTS	DDK
2017/08/04	1 REVISED PER CRCC COMMENTS	JRS

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SPRINGS AT CASTLE ROCK
CASTLE ROCK, COLORADO
SITE PLAN

PROJ. MGR.: DJM
PROJ. ASSOC.: DDK
DRAWN BY: DDK
DATE: 2017/07/17

SHEET 2
CPCCRCO01

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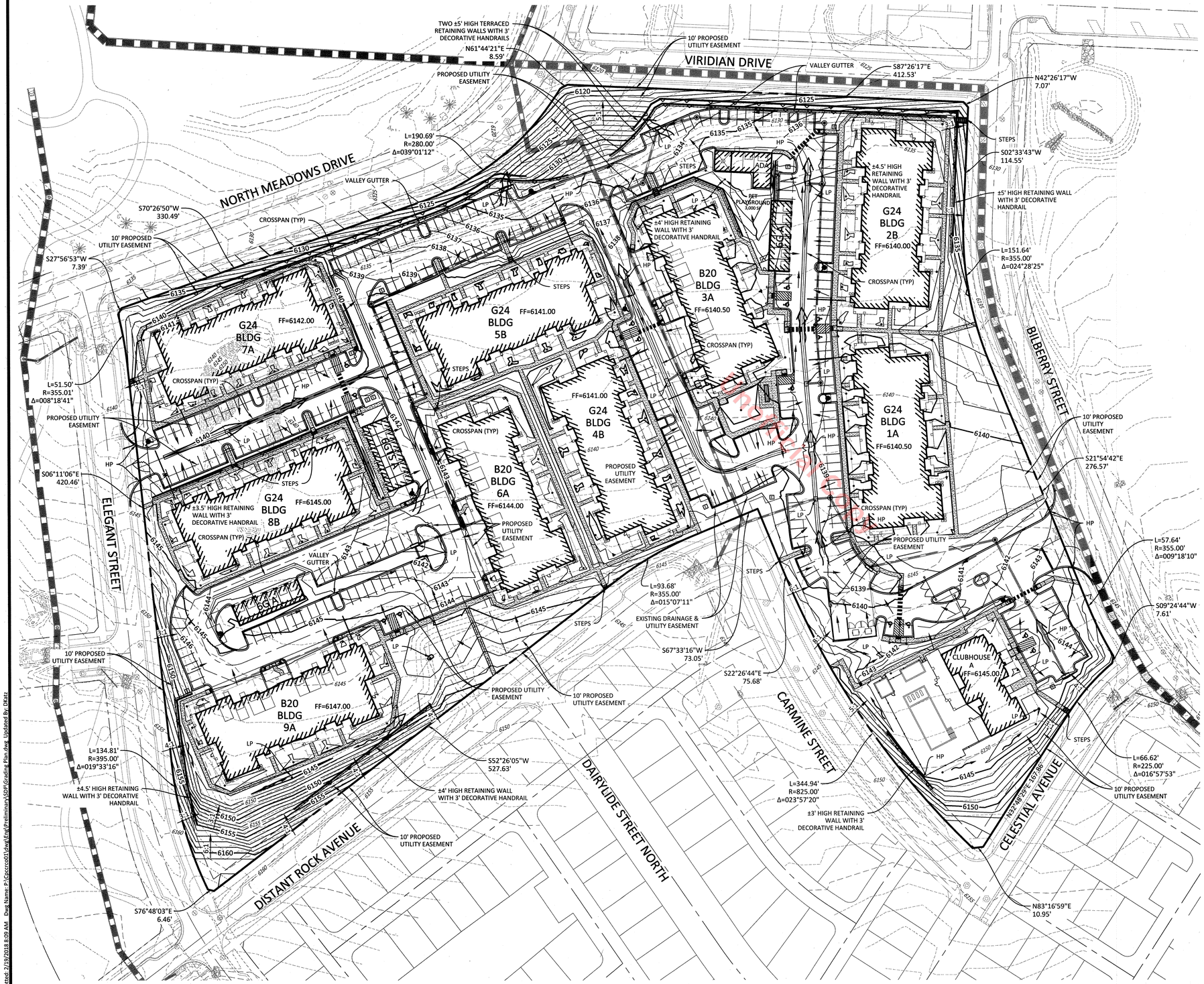
SDP PLANS - NOT FOR CONSTRUCTION

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SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



DRAFT 2018-02-16

0 25. 50 100

SCALE: 1"=50'

SITE DATA TABLE	
OVERALL SITE AREA	500,571 SF

STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	PVC ROOF DRAIN/FOUNDATION DRAIN/YARD DRAIN	
	SANITARY SEWER	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET (CURB & GUTTER)	
	STORM INLET (LANDSCAPE)	
	CLEANOUT	
	RIP RAP	
	GATE VALVE	
	FIRE HYDRANT	
	CURB STOP	
	THRUST BLOCK & FITTING	
	FLARED END SECTION	
	DIRECTION OF FLOW	
	DIRECTION OF OVERFLOW RELIEF	
	SWALE	
7864	1 FOOT CONTOURS	7864
	CURB AND GUTTER	
	CONCRETE SIDEWALK	
	PROPERTY LINE	
	R.O.W. LINE	
	EASEMENT LINE	
	SIGN	
	POWER POLE	
	GUY WIRE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	FENCE	
7900S	SPOT ELEVATION	6995.05 P
	RETAINING WALL	BOTTOM SIDE
	GROUND MOUNTED AC UNIT	

GRADING ABBREVIATIONS

FF	FINISHED FLOOR
HP	HIGH POINT
LP	LOW POINT

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0039

NO.	DATE	REVISIONS	DRAWN BY
5	2018/02/16	REVISED PER TOWN COMMENTS	DDK
4	2018/01/08	REVISED PER TOWN COMMENTS	DDK
3	2017/12/22	REVISED PER TOWN COMMENTS AND NEW BOUNDARY	DDK
2	2017/11/14	REVISED PER TOWN COMMENTS	NAR
1	2017/08/04	REVISED PER CBDC COMMENTS	JRS

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SPRINGS AT CASTLE ROCK
CASTLE ROCK, COLORADO
GRADING PLAN

PROJ. MGR.: DJM
PROJ. ASSOC.: DDK
DRAWN BY:
DATE: 2017/07/17

SHEET 3
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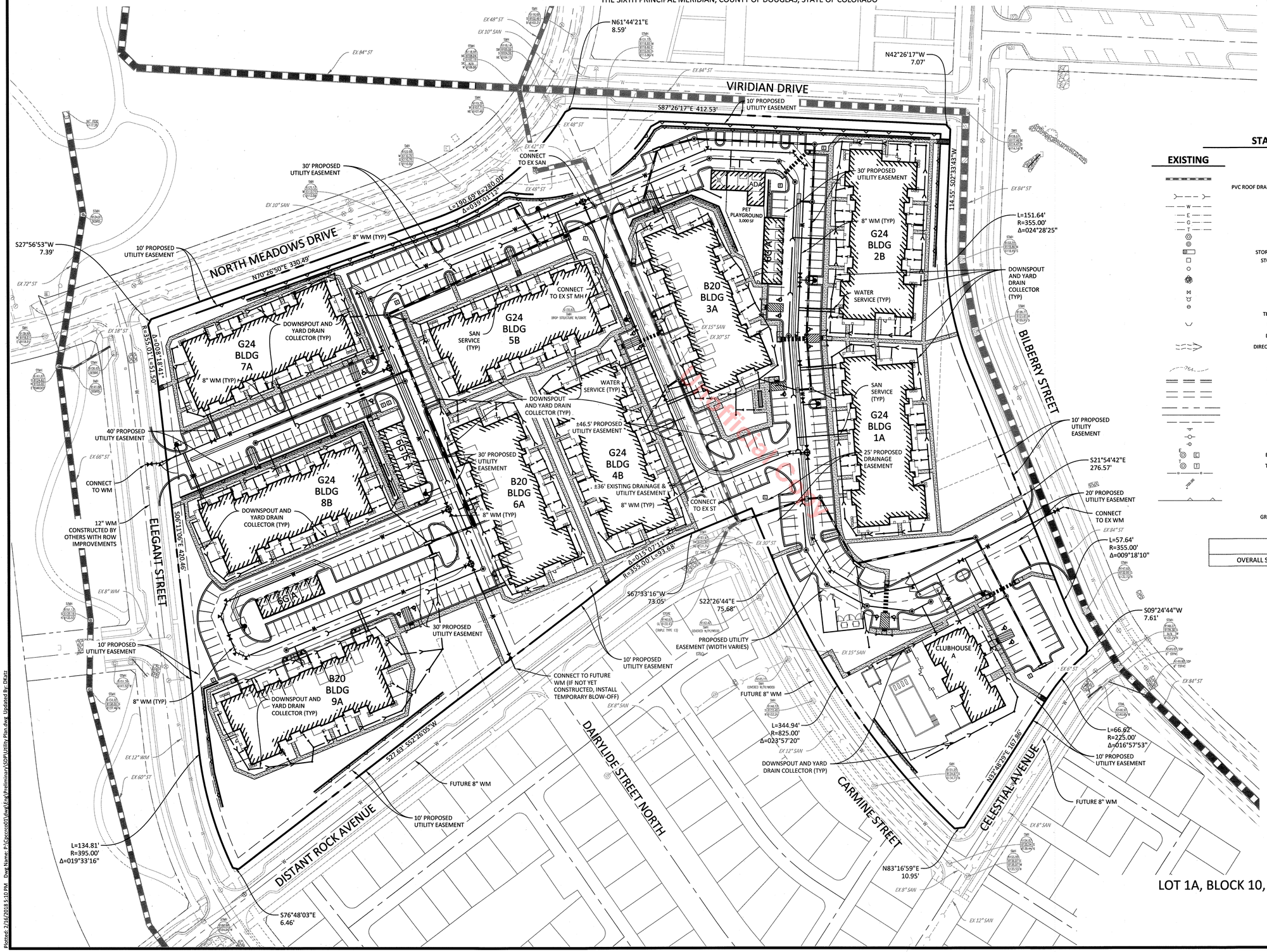
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SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



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STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	PVC ROOF DRAIN/FOUNDATION DRAIN/YARD DRAIN	
	SANITARY SEWER	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET (CURB & GUTTER)	
	STORM INLET (LANDSCAPE)	
	CLEANOUT	
	RIP RAP	
	GATE VALVE	
	FIRE HYDRANT	
	CURB STOP	
	THRUST BLOCK & FITTING	
	FLARED END SECTION	
	DIRECTION OF FLOW	
	DIRECTION OF OVERFLOW RELIEF	
	SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	CONCRETE SIDEWALK	
	PROPERTY LINE	
	R.O.W. LINE	
	EASEMENT LINE	
	SIGN	
	POWER POLE	
	GUY WIRE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	FENCE	
765.00	SPOT ELEVATION	6995.05 P
	RETAINING WALL	BOTTOM SIDE
	GROUND MOUNTED AC UNIT	

SITE DATA TABLE	
OVERALL SITE AREA	525,399 SF

TOWN OF CASTLE ROCK UTILITY NOTES:

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.

2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.

3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.

4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0039

0 · 25 · 50 · 100
SCALE: 1"=50'

DRAWN BY	DATE	REVISIONS	
DDK	2018/02/16	REVISED PER TOWN COMMENTS	5.
DDK	2018/02/02	REVISED PER TOWN COMMENTS	4.
DDK	2017/12/22	REVISED PER TOWN COMMENTS AND NEW BOUNDARY	3.
NAR	2017/11/14	REVISED PER TOWN COMMENTS	2.
JBS	2017/08/04	REVISED PER CRCC COMMENTS	1.

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SPRINGS AT CASTLE ROCK
CASTLE ROCK, COLORADO
UTILITY PLAN

PROJ. MGR.: DJM
PROJ. ASSOC.: DDK
DRAWN BY: DDK
DATE: 2017/07/17

SHEET 4
CPCCRCO01

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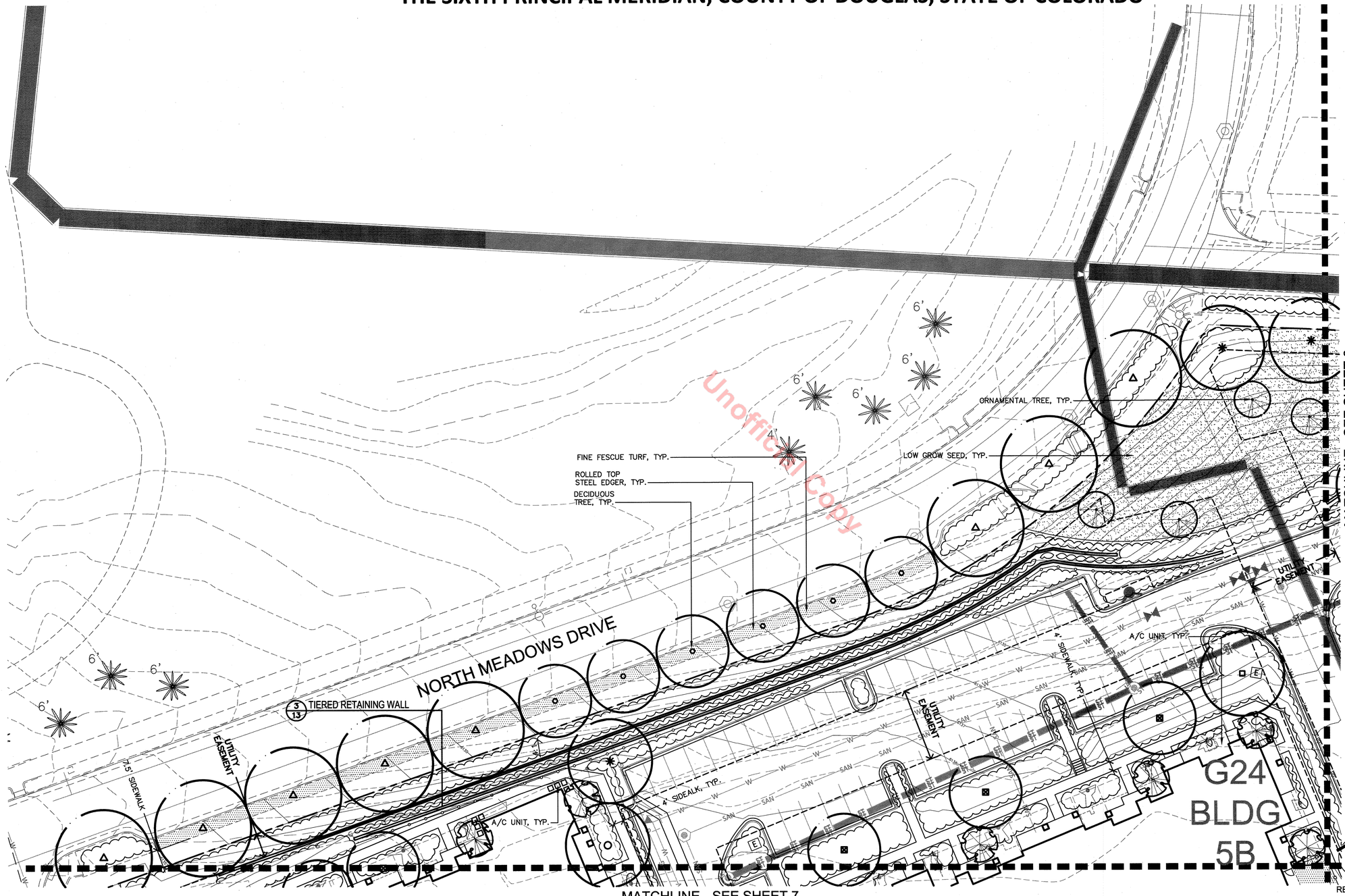
SDP PLANS - NOT FOR CONSTRUCTION

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SITE DEVELOPMENT PLAN

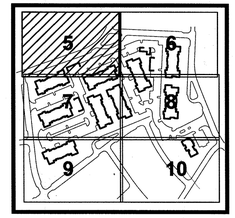
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LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



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KEYMAP



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EX. CONTOUR–MAJOR
- EX. CONTOUR–MINOR
- PR. CONTOUR–MAJOR
- PR. CONTOUR–MINOR
- WATER LINE
- SANITARY SEWER
- GAS LINE
- STORM WATER SEWER
- FENCE
- MANHOLE
- FIRE HYDRANT
- AREA DRAIN
- ELEC. TRANSFORMER
- LIGHT
- A/C UNITS
- BLUE GRAMMA SEED (IRRIGATED)
- FINE FESCUE TURF
- EDGER
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB BED

0 10 40
5 20
SCALE: 1"=20'-0"

REGISTERED LANDSCAPE ARCHITECT:
Mark Wilcox, TOCR CERTIFICATION # 15-1199
Signature_____, PLA License # 204

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LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT No. 15
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0039

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Castle Rock, Colorado

PROJECT NUMBER: 17145
DATE: 02/20/2018
DESIGNED: KD
DRAWN: AM
CHECKED: BN

REVISIONS:

JOB DESCRIPTION: SITE DEVELOPMENT PLAN

SHEET TITLE: LANDSCAPE PLAN

SCALE: 1" = 20' - 0"

SHEET NUMBER: 5

SHEET ___ OF ___

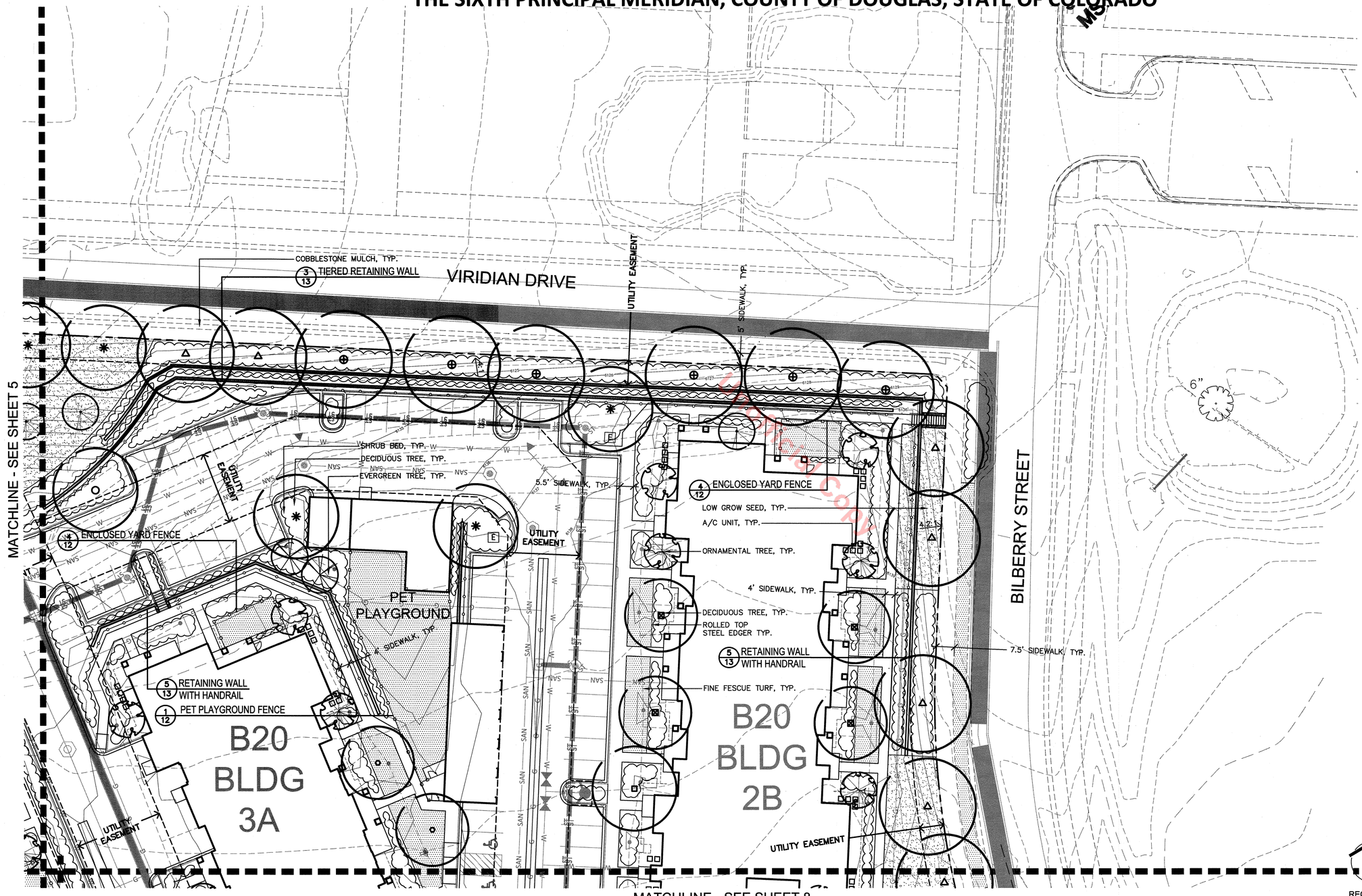
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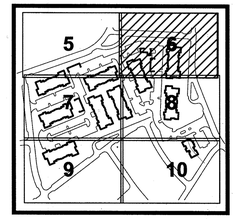
SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT No. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



KEYMAP



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EX. CONTOUR–MAJOR
- EX. CONTOUR–MINOR
- PR. CONTOUR–MAJOR
- PR. CONTOUR–MINOR
- WATER LINE
- SANITARY SEWER
- GAS LINE
- STORM WATER SEWER
- FENCE
- MANHOLE
- FIRE HYDRANT
- AREA DRAIN
- E ELEC. TRANSFORMER
- LIGHT
- A/C UNITS
- BLUE GRAMMA SEED (IRRIGATED)
- FINE FESCUE TURF
- EDGER
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB BED

0 10 40
5 20
SCALE: 1"=20'-0"

REGISTERED LANDSCAPE ARCHITECT:
Mark Wilcox, TOCR CERTIFICATION # 15-1199
Signature_____, PLA License # 204

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LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT No. 15
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0039

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PROJECT NUMBER: 17145
DATE: 02/20/2018
DESIGNED: KD
DRAWN: AM
CHECKED: BN

REVISIONS:

JOB DESCRIPTION: SITE DEVELOPMENT PLAN

SHEET TITLE: LANDSCAPE PLAN

SCALE: 1" = 20' - 0"

SHEET NUMBER: 6

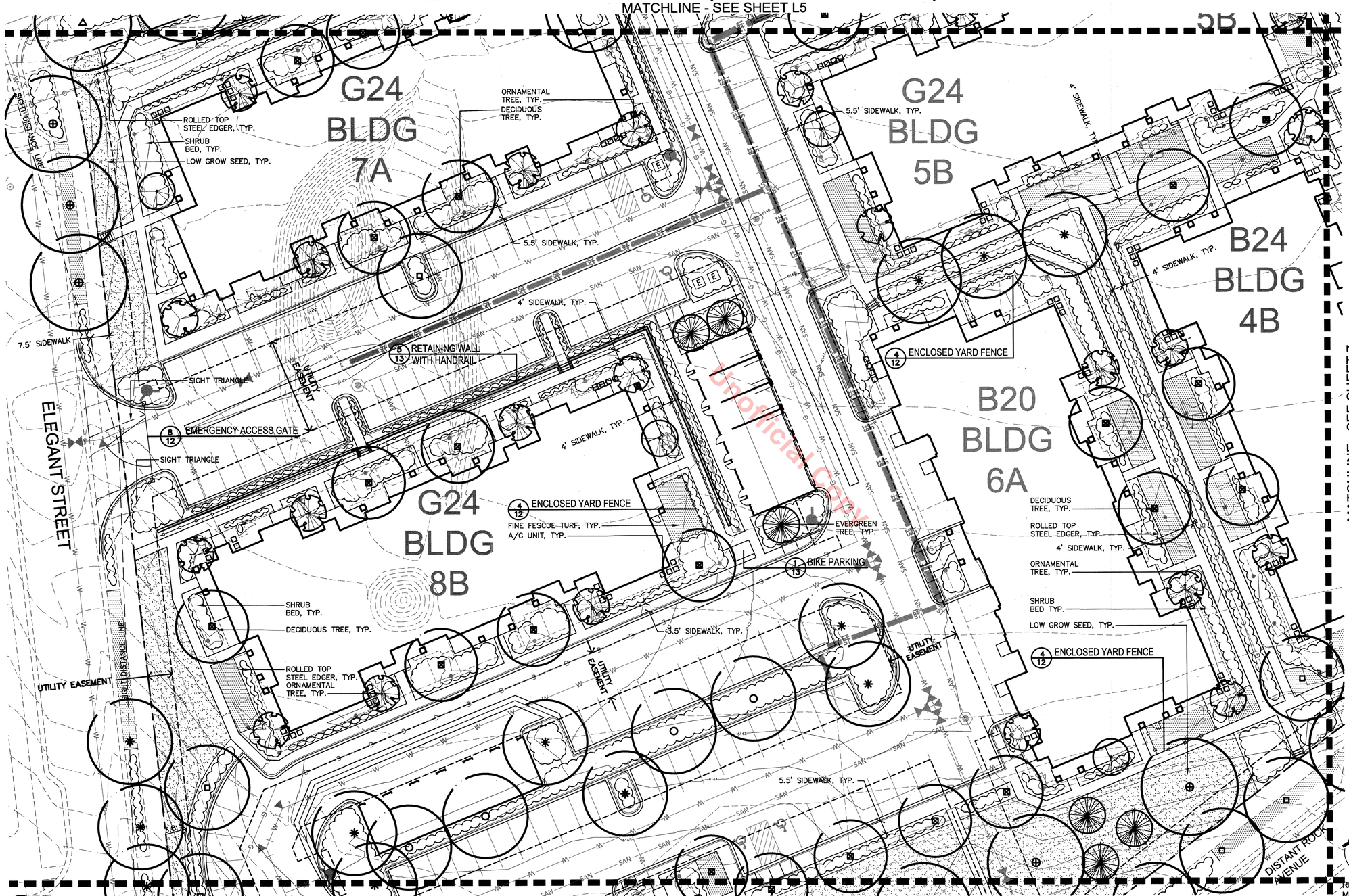
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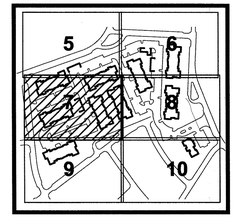
SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT No. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



KEYMAP



LEGEND

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- BLUE GRAMMA SEED (IRRIGATED)
- FINE FESCUE TURF
- EDGER
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB BED

0 10 40
5 20
SCALE: 1"=20'-0"

REGISTERED LANDSCAPE ARCHITECT:
Mark Wilcox, TOCR CERTIFICATION # 15-1199
Signature_____, PLA License # 204

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SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0039

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PROJECT NUMBER: 17145
DATE: 02/20/2018
DESIGNED: KD
DRAWN: AM
CHECKED: BN

REVISIONS:

JOB DESCRIPTION: SITE DEVELOPMENT PLAN

SHEET TITLE: LANDSCAPE PLAN

SCALE: 1" = 20' - 0"

SHEET NUMBER: 7

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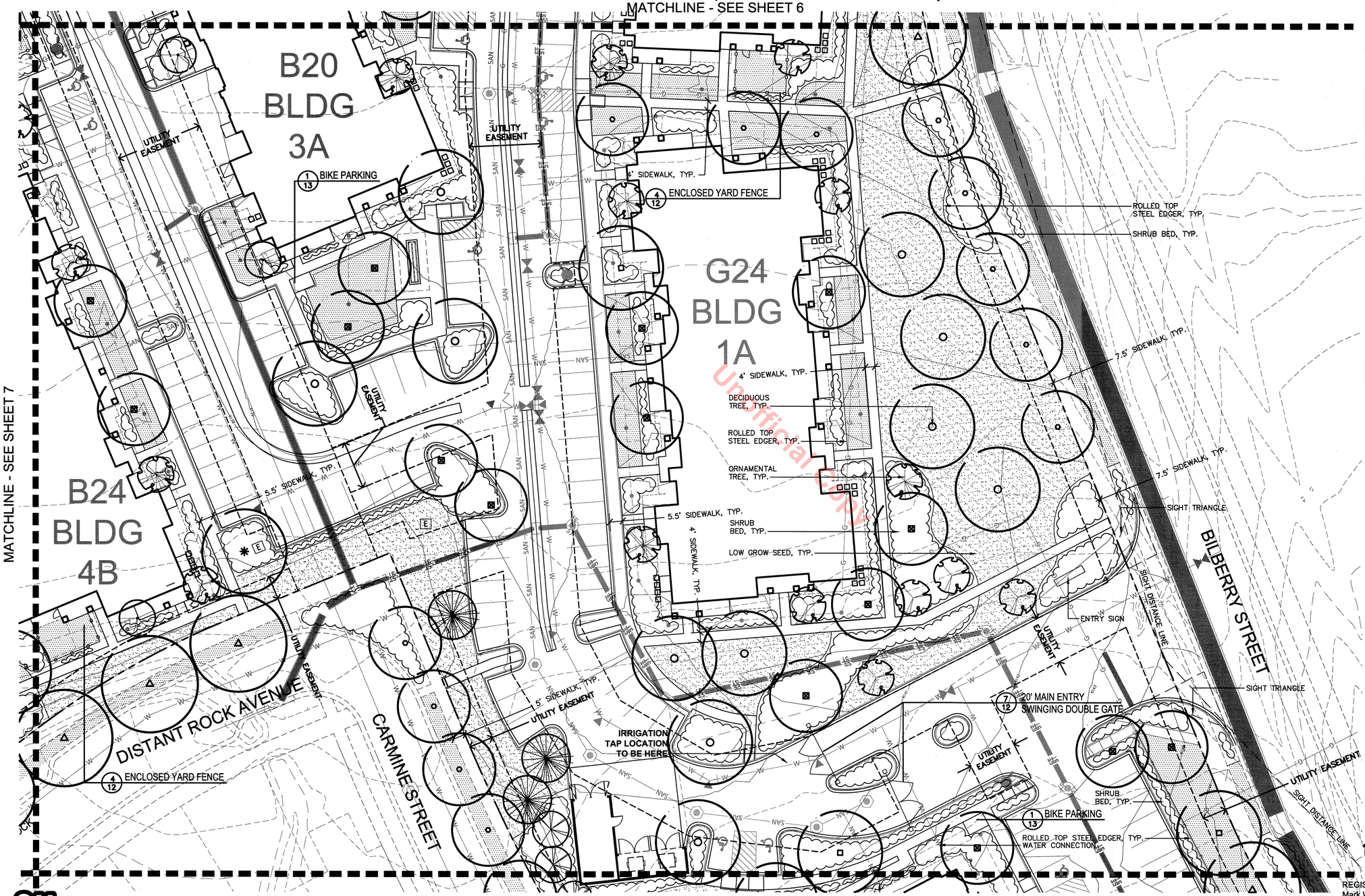
Ref # 2018036634, Pages: 8 of 31

SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT No. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

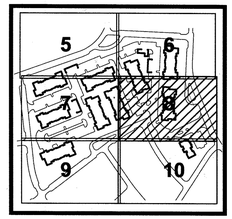
MATCHLINE - SEE SHEET 6



MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 10

KEYMAP



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EX. CONTOUR–MAJOR
- EX. CONTOUR–MINOR
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- LIGHT
- A/C UNITS
- BLUE GRAMMA SEED (IRRIGATED)
- FINE FESCUE TURF
- EDGER
- DECIDUOUS TREE
- EVERGREEN TREE
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- SHRUB BED

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Castle Rock, Colorado

PROJECT NUMBER: 17145	DATE 02/20/2018
DESIGNED: KD	
DRAWN: AM	
CHECKED: BN	
REVISIONS:	
JOB DESCRIPTION: SITE DEVELOPMENT PLAN	
SHEET TITLE: LANDSCAPE PLAN	
SCALE: 1" = 20' - 0"	
SHEET NUMBER: 8	
SHEET ____ OF ____	

REGISTERED LANDSCAPE ARCHITECT:
Mark Wilcox, TOCR CERTIFICATION # 15-1199
Signature_____, PLA License # 204

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT No. 15
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0039

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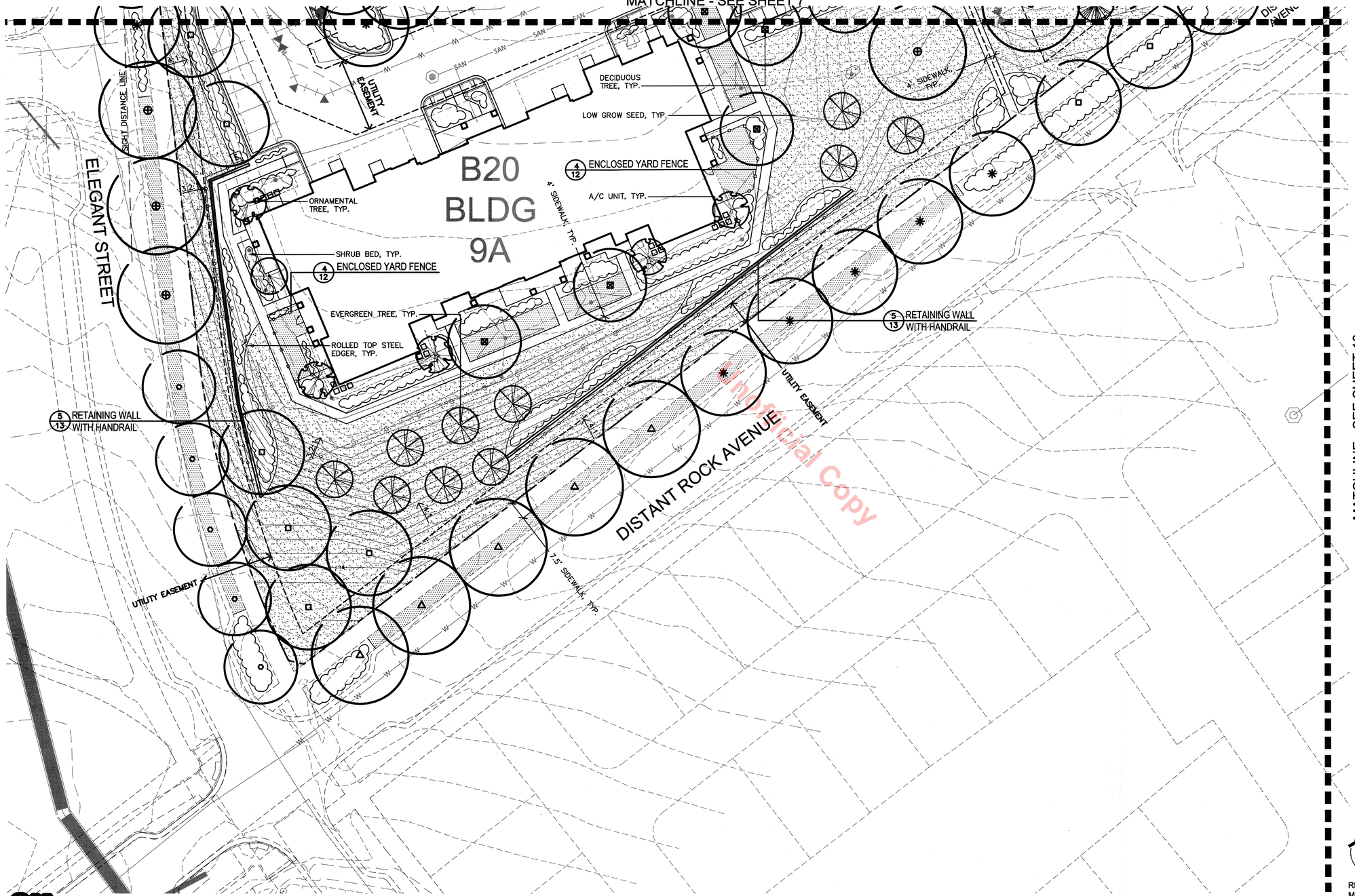
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SITE DEVELOPMENT PLAN

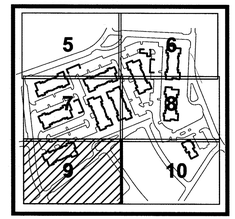
LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT No. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



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KEYMAP



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EX. CONTOUR–MAJOR
- EX. CONTOUR–MINOR
- PR. CONTOUR–MAJOR
- PR. CONTOUR–MINOR
- WATER LINE
- SANITARY SEWER
- GAS LINE
- STORM WATER SEWER
- FENCE
- MANHOLE
- FIRE HYDRANT
- AREA DRAIN
- ELEC. TRANSFORMER
- LIGHT
- A/C UNITS
- BLUE GRAMMA SEED (IRRIGATED)
- FINE FESCUE TURF
- EDGER
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB BED

0 5 10 20 40

SCALE: 1"=20'-0"

REGISTERED LANDSCAPE ARCHITECT:
Mark Wilcox, TOCR CERTIFICATION # 15-1199
Signature_____, PLA License # 204

Know what's below. Call before you dig. or www.UNCC2.org

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT No. 15
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0039

DHM DESIGN
900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

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Springs at Castle Rock
Castle Rock, Colorado

PROJECT NUMBER: 17145
DATE: 02/20/2018
DESIGNED: KD
DRAWN: AM
CHECKED: BN

REVISIONS:

JOB DESCRIPTION: SITE DEVELOPMENT PLAN

SHEET TITLE: LANDSCAPE PLAN

SCALE: 1" = 20' - 0"

SHEET NUMBER: 9

SHEET_____OF_____

FILE NAME
PLOT DATE: Feb 20, 2018 - 4:48pm
XREFS
IMAGES

Ref # 2018036634, Pages: 10 of 31

SITE DEVELOPMENT PLAN

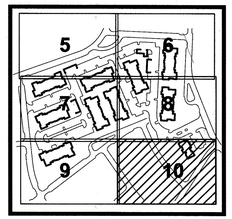
LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT No. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



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KEYMAP



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0 5 10 20 40

SCALE: 1"=20'-0"

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SCALE: 1" = 20' - 0"

SHEET NUMBER: 10

SHEET____OF____

XREFS
IMAGES
FILE NAME
PLOT DATE

Ref # 2018036634, Pages: 11 of 31

SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT No. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

Multi-family Landscape Site Inventory

Town of Castle Rock Registered Professional Mark Wilcox

Town of Castle Rock Registration # 15-1199 State of Colorado License Landscape Architect # 204

Company Name DHM Design Corporation Address 900 S. Broadway, Denver, CO 80209

Phone 303-892-5566 Email mwilcox@dhmdesign.com Date 07-05-2017

PROJECT NAME Continental-Springs at Castle Rock

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
525,399	218,098	29,610	16,818	210	210	420	2,369	735	Yes X No ___

Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
142,813	17,023	367	0	1	12.375'	29	29	58	206

NOTE:
1. THESE QUANTITIES DO NOT INCLUDE R.O.W. LANDSCAPE.
2. SHRUB NUMBERS ARE FOR #5 SHRUBS ONLY.

Revised April 2013

LANDSCAPE SUMMARY TABLE:

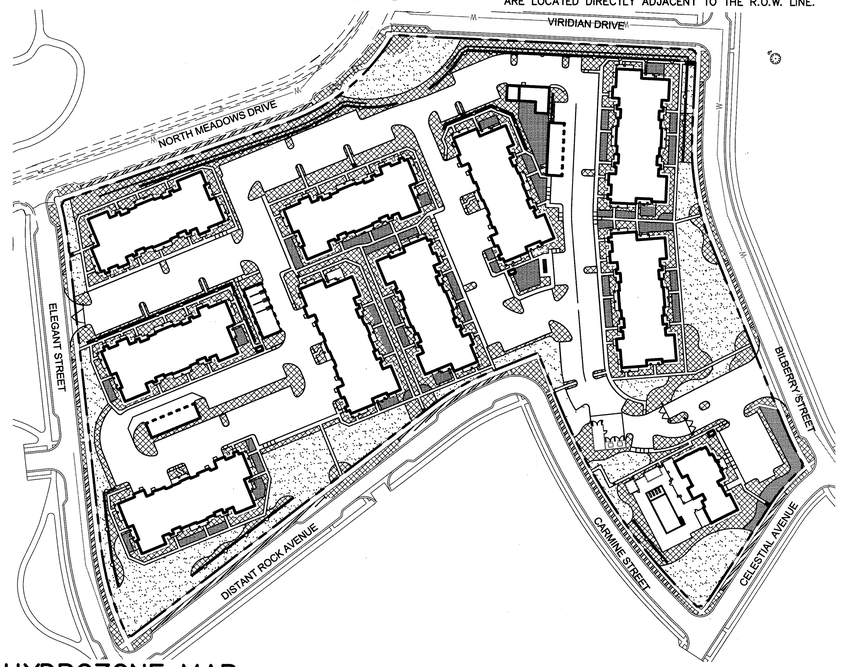
GROSS SITE AREA:	525,399 SQ.FT.
LANDSCAPE AREA (TOTAL):	218,098 SQ.FT. (41.5%)
IRRIGATED LANDSCAPE:	201,280 SQ.FT. (38.3%)
NON-IRRIGATED LANDSCAPE:	16,818 SQ.FT. (3.2%)
LIVING GROUND COVER:	201,280 SQ.FT. (38.3%)
NON-LIVING GROUND COVER:	16,818 SQ.FT. (3.2%)
IRRIGATED TURF:	29,610 SQ.FT. (5.6%)
NON-DISTURBED AREAS:	0 SQ.FT. (0.0%)

NOTE: THESE QUANTITIES DO NOT INCLUDE R.O.W. LANDSCAPE

R.O.W. TABLE:

STREET	TREES REQ.	TREES PROVIDED
NORTH MEADOWS DR.	14	14
VIRIDIAN DR.	11	11*
BILBERRY ST.	14	14*
CELESTIAL AVE.	6	6
CARMINE ST.	11	11
DISTAND ROCK AVE.	19	19
ELEGANT ST.	14	14

* DUE TO THE NARROW TREE LAWN, THE R.O.W. TREES ARE LOCATED DIRECTLY ADJACENT TO THE R.O.W. LINE.



HYDROZONE MAP

LANDSCAPE NOTES:

1. ALL TREE LOCATIONS ARE TO BE STAKED OUT ON THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL PLANT MATERIALS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SPECIES MAY NOT BE SUBSTITUTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND APPROVAL BY THE TOWN OF CASTLE ROCK PRIOR TO INSTALLATION.
3. ALL SHRUB BEDS ARE TO BE MULCHED WITH 3/4" ROCK MULCH AT 3" MINIMUM DEPTH OVER FILTER FABRIC. INSTALL 4"-6" MULTI-COLORED COBBLESTONE MULCH OVER FILTER FABRIC, WHERE SHOWN ON PLAN. INSTALL 4" DEPTH FIR FIBER MULCH IN PERENNIAL AREAS CONTAINED BY ROLLED TOP STEEL EDGER. REFER TO SPECIFICATIONS. SUBMIT SAMPLE FOR APPROVAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALLS, OR WALKWAYS AND OTHER STRUCTURES THAT IS A RESULT OF HIS WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG WALKWAYS TO ACCOMMODATE MULCH DEPTH.
6. NO TREES OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.

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Irrig. Zone	Plant Name (Common)	App Rate (inches/ month)	Zone (VL,L,Mod,HW)	% of Total Area	IA (Irrigated area in sq ft for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all irrigated landscape Zones)	CLWUR (LWUR x IA/TA)
Spray	Fine Fesuce Turf	2.5	Mod	4.50%	29,610	3	201,280	0.44
Drip	Shrub Bed	3	Mod	18.40%	98,599	3	201,280	1.47
Spray Rotors	Blue Gramma Seed Mix	1.5	Low	9.90%	72,702	1.5	201,280	0.54
Note: These quantities do not include R.O.W. landscape.							Total of the CLWUR=	2.45

HYDROZONE LEGEND

- LOW - SPRAY ROTOR IRRIGATION (BLUE GRAMMA SEED MIX)
- MEDIUM - DRIP IRRIGATION (SHRUB BED)
- LOW - SPRAY HEAD (FINE FESUCE TURF)
- LOW - SUB-SURFACE IRRIGATION (FINE FESUCE TURF)

PLANT LIST

Registered Professional Mark Wilcox Registration # 15-1199

Company Name DHM Design Corp. Address 900 S. Broadway, Denver, CO 80209

Phone 303.892.5566 Email mwilcox@dhmdesign.com

Irrigation Zone	Plant Name (scientific)	Plant Name (common)	Legend Abbrev.	Size	No.of Plants
DECIDUOUS TREES					
Low, Medium	Quercus rubra	Northern Red Oak	NRO	2" cal.	
Low, Medium	Celtis occidentalis	Common Hackberry	HB	2" cal.	
Low, Medium	Gleditsia triacanthos var. inermis 'Imperial'	Imperial Honeylocust	HL	2" cal.	
Low, Medium	Catalpa speciosa	Catalpa	CT	2" cal.	
Low, Medium	Quercus macrocarpa	Bur Oak	BO	2" cal.	
Low, Medium	Quercus bicolor	Swamp White Oak	SWO	2" cal.	
Medium, High	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	ABM	2" cal.	
EVERGREEN TREES					
Very low, Low	Pinus flexilis	Limber Pine	LP	6' Ht.	
Very Low, Low, Medium	Pinus ponderosa	Ponderosa Pine	PP	6' Ht.	
Low	Pinus nigra	Austrian Pine	AP	6' Ht.	
ORNAMENTAL TREES					
Very Low, Low	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	TCH	1-1/2" cal.	
Low, Medium	Crataegus phaenopyrum	Washington Hawthorn	WH	1-1/2" cal.	
Low, Medium	Prunus maackii	Amur Chokecherry	AC	1-1/2" cal.	
Low, Medium	Malus 'Dolgo'	Dolgo Crabapple	DC	1-1/2" cal.	
Medium, High	Syringa reticulata	Japanese Lilac Tree	JLT	1-1/2" cal.	
DECIDUOUS SHRUBS					
Very Low, Low, Medium	Ribes aureum	Golden Currant	GCT	#5	
Very Low, Low	Rhus aromatica 'Grow-low'	Gro Low Sumac	GLS	#5	
Low	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	DGN	#5	
Low, Medium	Amelanchier alnifolia 'Regent'	Regent Serviceberry	RSB	#5	
Low, Medium	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	PBS	#5	
Low, Medium	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	GDP	#5	
Low, Medium	Caryopteris x clandonensis	Bluemist Spirea	BMS	#5	
Low, Medium	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	CPB	#5	
Low, Medium	Syringa patula 'Miss Kim'	Miss Kim Lilac	MKL	#5	
Low, Medium	Sibiraea laevigata	Siberian Spirea	SSP	#5	
Low, Medium	Rosa Meidiland 'Red'	Red Meidiland Shrub Rose	MSR	#5	
Low, Medium	Cotoneaster lucidus	Peking Cotoneaster	PCE	#5	
Medium	Spirea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	AWS	#5	
Medium	Philadelphus microphylius	Littleleaf Mockorange	LMO	#5	
Medium	Euonymus alatus 'Compactus'	Dwarf Burning Bush	DBB	#5	
EVERGREEN SHRUBS					
Low	Juniperus sabina 'Arcadia'	Arcadia Juniper	AJ	#5	
Low	Juniperus sabina 'Mona'	Calgary Carpet Juniper	CCJ	#5	
Low, Medium	Arctostaphylos coloradoensis	Panchito Manzanita	PMZ	#5	
Low, Medium	Juniperus squamata 'Blue Star'	Blue Star Juniper	BSJ	#5	
ORNAMENTAL GRASSES					
Low, Medium	Pennisetum orientale	Fountain Grass	FTG	#1	
Low, Medium	Festuca glauca 'Elijah Blue'	Blue Fescue	BF	#1	
Low, Medium	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	FRG	#1	
Low, Medium	Helictotrichon sempervirens	Blue Avena	BA	#1	
PERENNIALS/ GROUNDCOVER					
Very Low, Low	Achillea flipendulina 'Moonshine'	Moonshine Yarrow	MY	#1	
Very Low, Low	Salvia x superba 'May Night'	May Night Salvia	MNS	#1	
Very Low, Low, Medium	Iris germanica	Bearded Iris	BI	#1	
Low, Medium	Echinacea purpurea	Purple Coneflower	PCF	#1	
Low, Medium	Aquilegia Hybrids	Columbine	CB	#1	
Low, Medium	Dianthus deltoides	Maiden Pink Dianthus	MPD	#1	
Low, Medium	Coreopsis rosea	Pink Coreopsis	PC	#1	

FINE FESCUE TURF

	% WEIGHT
SHEEP FESCUE - 'LASAR' OR 'COVAR'	33.3%
BLUE FESCUE - SR 3200	33.3%
HARD FESCUE - 'DURAR' OR 'SR3100'	33.3%

BLUE GRAMMA SEED MIX

ARKANSAS VALLEY SEED
DRILLED SEED

COMMON NAME	% OF TOTAL
BLUE GRAMMA	100%

REGISTERED LANDSCAPE ARCHITECT:
Mark Wilcox, TOCR CERTIFICATION # 15-1199
Signature_____, PLA License # 204

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Castle Rock, Colorado

PROJECT NUMBER: 17145 DATE: 02/20/2018
DESIGNED: KD
DRAWN: AM
CHECKED: BN

REVISIONS:

JOB DESCRIPTION: SITE DEVELOPMENT PLAN

SHEET TITLE: LANDSCAPE DETAILS

SCALE: 1" = 20' - 0"

SHEET NUMBER: 11

SHEET ____ OF ____

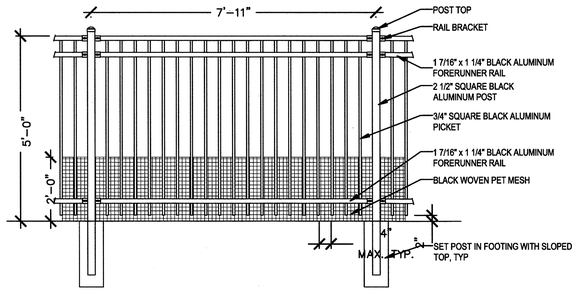
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PLOT DATE: Feb 20, 2018 - 4:59pm

Ref # 2018036634, Pages: 12 of 31

SITE DEVELOPMENT PLAN

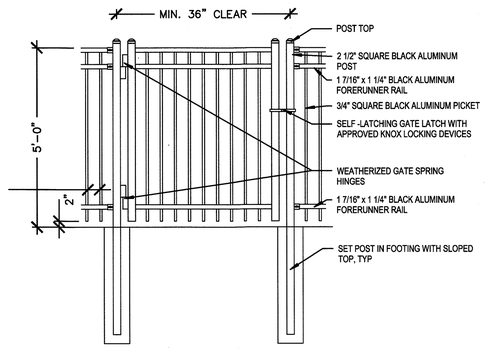
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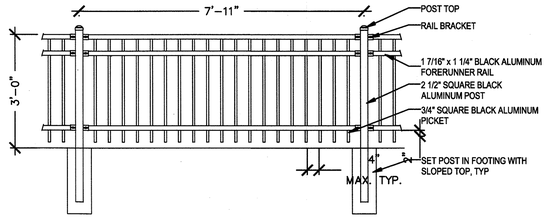
1 PET PLAYGROUND FENCE

NOT TO SCALE



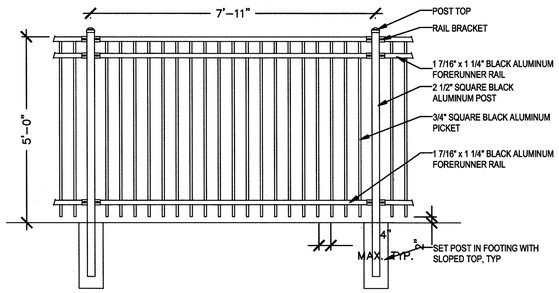
2 ENCLOSED YARD AND PET PLAYGROUND ENTRY GATE

NOT TO SCALE



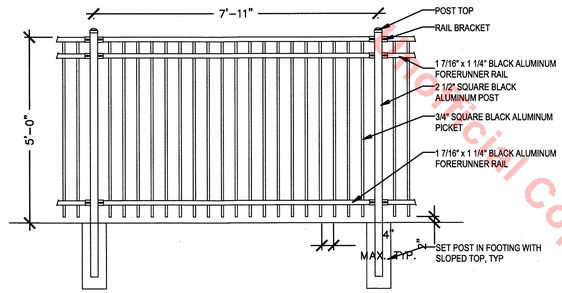
3 HANDRAIL

NOT TO SCALE



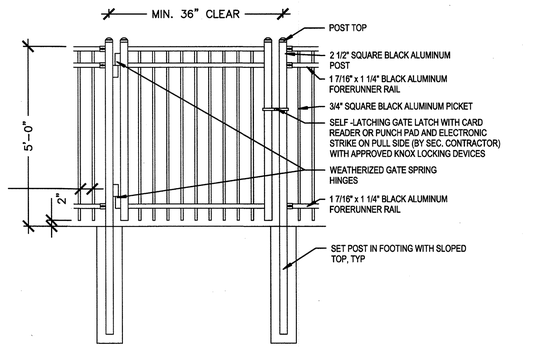
4 ENCLOSED YARD FENCE

NOT TO SCALE



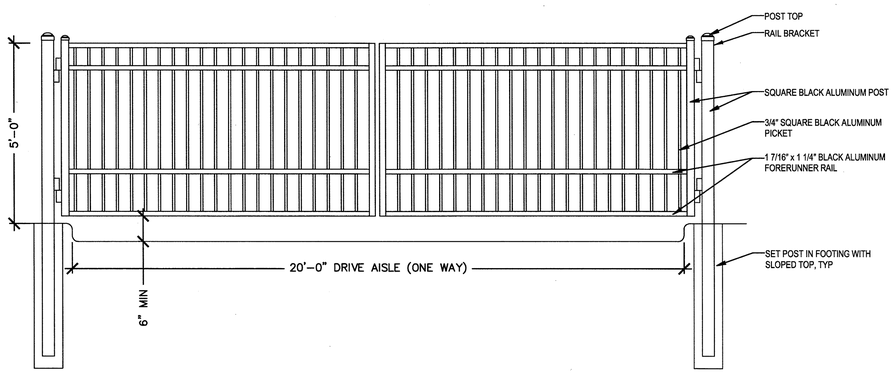
5 POOL DECK FENCE

NOT TO SCALE



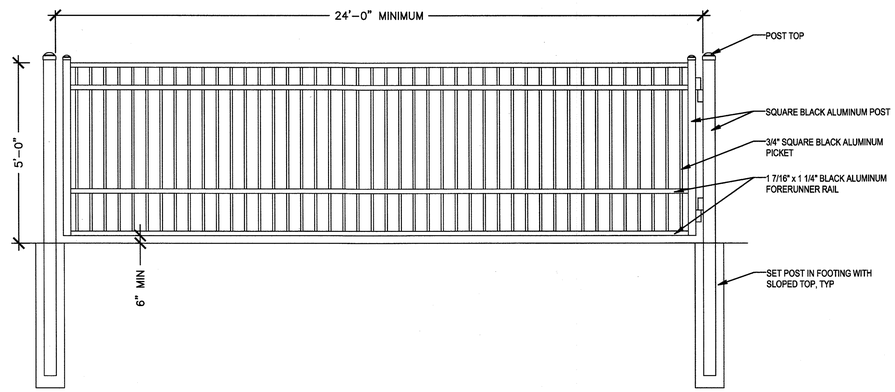
6 POOL DECK PEDESTRIAN ENTRY GATE

NOT TO SCALE



7 20' MAIN ENTRY SWINGING DOUBLE GATE

NOT TO SCALE



8 EMERGENCY ACCESS GATE 24' SWINGING SINGLE GATE

NOT TO SCALE

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REGISTERED LANDSCAPE ARCHITECT:
Mark Wilcox, TOCR CERTIFICATION # 15-1199
Signature_____, PLA License # 204

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SCALE: 1" = 20' - 0"

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SHEET____OF____

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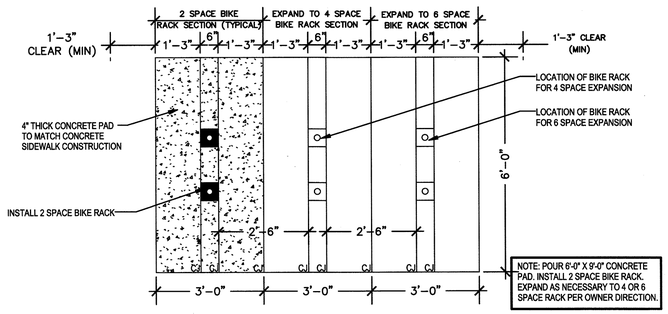
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PLOT DATE: Fri 26, 2018 - 4:39pm

Ref # 2018036634, Pages: 13 of 31

SITE DEVELOPMENT PLAN

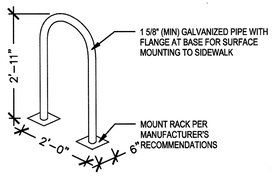
LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT No. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



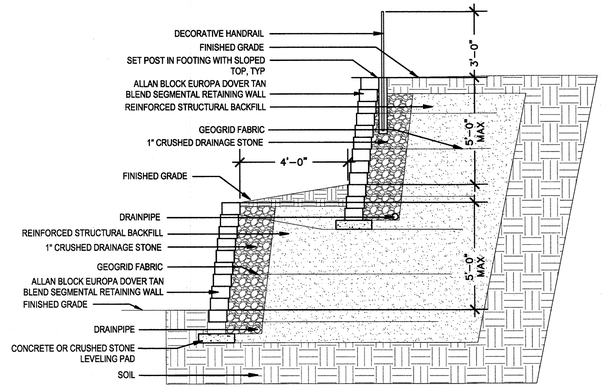
1 BIKE PARKING

NOT TO SCALE



2 BIKE RACK

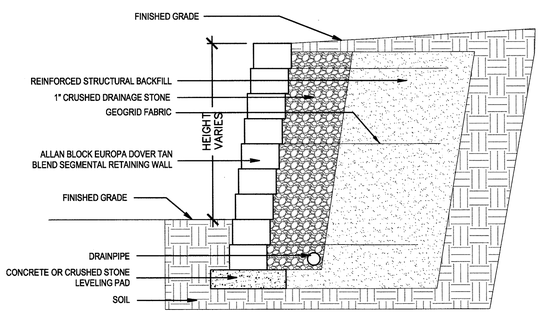
NOT TO SCALE



3 TIERED RETAINING WALL (BY OTHERS)

NOTE: WALLS OVER 4' IN HEIGHT ARE TO BE REVIEWED BY THE TOWN OF CASTLE ROCK BUILDING DEPARTMENT AND PERMITTED BEFORE CONSTRUCTION.

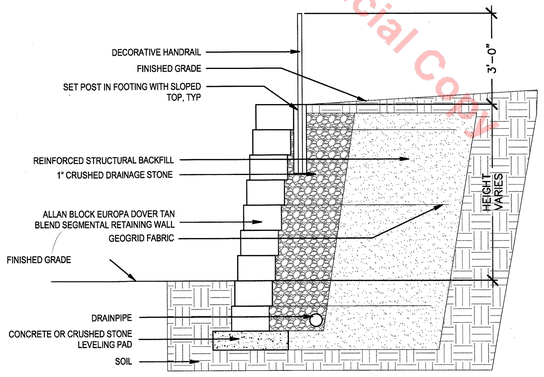
NOT TO SCALE



4 RETAINING WALL (BY OTHERS)

NOTE: WALLS OVER 4' IN HEIGHT ARE TO BE REVIEWED BY THE TOWN OF CASTLE ROCK BUILDING DEPARTMENT AND PERMITTED BEFORE CONSTRUCTION.

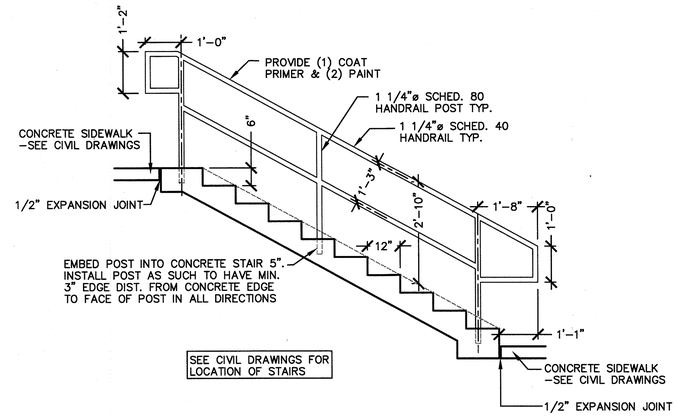
NOT TO SCALE



5 RETAINING WALL WITH HANDRAIL (BY OTHERS)

NOTE: WALLS OVER 4' IN HEIGHT ARE TO BE REVIEWED BY THE TOWN OF CASTLE ROCK BUILDING DEPARTMENT AND PERMITTED BEFORE CONSTRUCTION.

NOT TO SCALE



6 EXTERIOR STAIR HANDRAIL

NOT TO SCALE

Unofficial Copy

REGISTERED LANDSCAPE ARCHITECT:
Mark Wilcox, TOCR CERTIFICATION # 15-1199
Signature_____, PLA License # 204

LOT 1A, BLOCK 10, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT No. 15
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0039

DHM DESIGN
900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

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Springs at Castle Rock
Castle Rock, Colorado

PROJECT NUMBER: 17145
DATE: 02/20/2018
DESIGNED: KD
DRAWN: AM
CHECKED: BN

REVISIONS:

JOB DESCRIPTION: SITE DEVELOPMENT PLAN

SHEET TITLE: LANDSCAPE DETAILS

SCALE: 1" = 20' - 0"

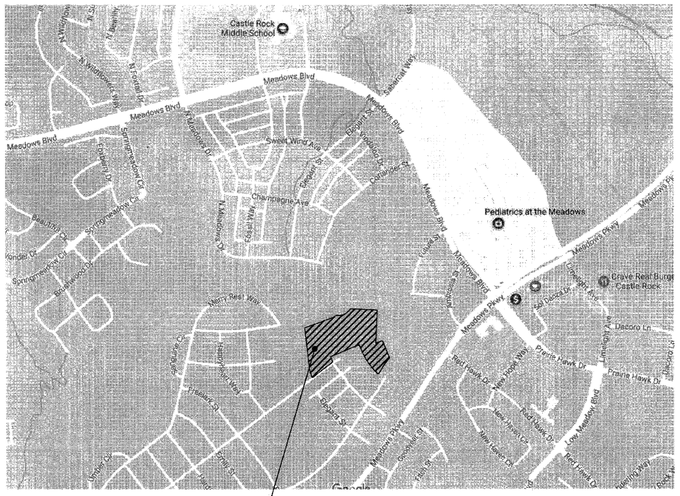
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SHEET____OF____

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PLOT DATE - Feb 22, 2018 - 1:42pm

SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1
AMENDMENT NO. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

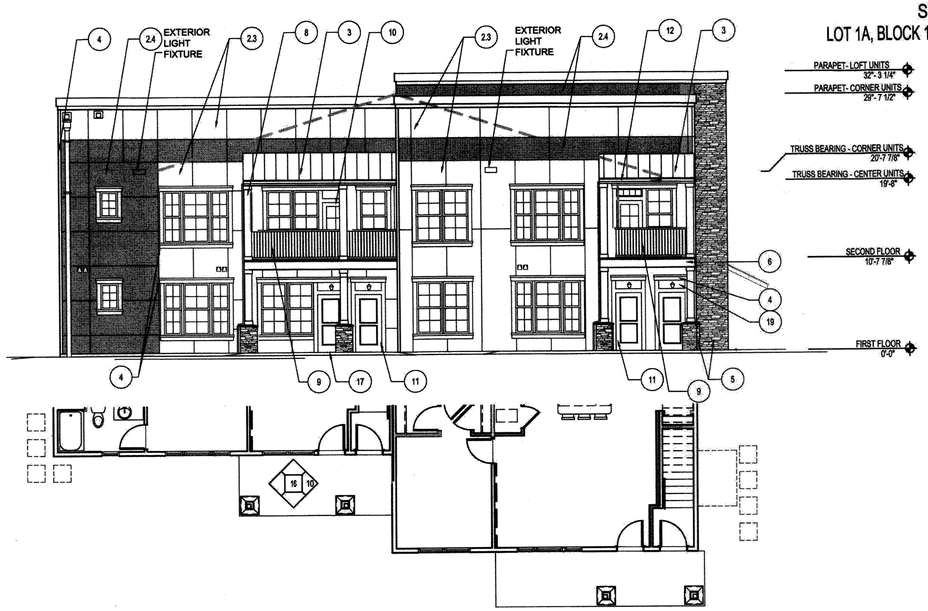

Castle Rock Middle School
Meadows Blvd
Pediatrics at the Meadows
Prairie Hawk Dr
Prairie Hawk Pl
Meadows Park
Meadows Pkwy
Dacono Ln
Grove Rest Burial Park Castle Rock
Meadows Pl
Meadows Ln
Meadows Cir
Meadows Ct
Meadows Dr
Charlington Ave
Sweet Wind Ave
Sweet Wind Pl
Sweet Wind Way
Sweet Wind Ln
Sweet Wind Cir
Sweet Wind Ct
Sweet Wind Dr
Sweet Wind Trl
Sweet Wind Loop
Sweet Wind Run
Sweet Wind Path
Sweet Wind Crossing
Sweet Wind Terrace
Sweet Wind Vista
Sweet Wind Meadow
Sweet Wind Hollow
Sweet Wind Glen
Sweet Wind Grove
Sweet Wind Park
Sweet Wind Ridge
Sweet Wind Valley
Sweet Wind Creek
Sweet Wind Brook
Sweet Wind Pond
Sweet Wind Lake
Sweet Wind Bay
Sweet Wind Cove
Sweet Wind Point
Sweet Wind Island
Sweet Wind Peninsula
Sweet Wind Isthmus
Sweet Wind Strait
Sweet Wind Channel
Sweet Wind Sound
Sweet Wind Inlet
Sweet Wind Outlet
Sweet Wind Harbor
Sweet Wind Port
Sweet Wind Dock
Sweet Wind Pier
Sweet Wind Wharf
Sweet Wind Quay
Sweet Wind Jetty
Sweet Wind Breakwater
Sweet Wind Seawall
Sweet Wind Levee
Sweet Wind Dike
Sweet Wind Canal
Sweet Wind Ditch
Sweet Wind Gully
Sweet Wind Ravine
Sweet Wind Canyon
Sweet Wind Gorge
Sweet Wind Pass
Sweet Wind Saddle
Sweet Wind Ridge
Sweet Wind Peak
Sweet Wind Summit
Sweet Wind Mountain
Sweet Wind Hill
Sweet Wind Knoll
Sweet Wind Mound
Sweet Wind Butte
Sweet Wind Mesa
Sweet Wind Plateau
Sweet Wind Tableland
Sweet Wind Prairie
Sweet Wind Savanna
Sweet Wind Grassland
Sweet Wind Meadow
Sweet Wind Pasture
Sweet Wind Field
Sweet Wind Farm
Sweet Wind Ranch
Sweet Wind Homestead
Sweet Wind Settlement
Sweet Wind Village
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Sweet Wind City
Sweet Wind Metropolis
Sweet Wind Megalopolis
Sweet Wind Conurbation
Sweet Wind Suburb
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Sweet Wind Urban
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Sweet Wind Metropolitan Statistical Area
Sweet Wind Micropolitan

Ref # 2018036634, Pages: 15 of 31

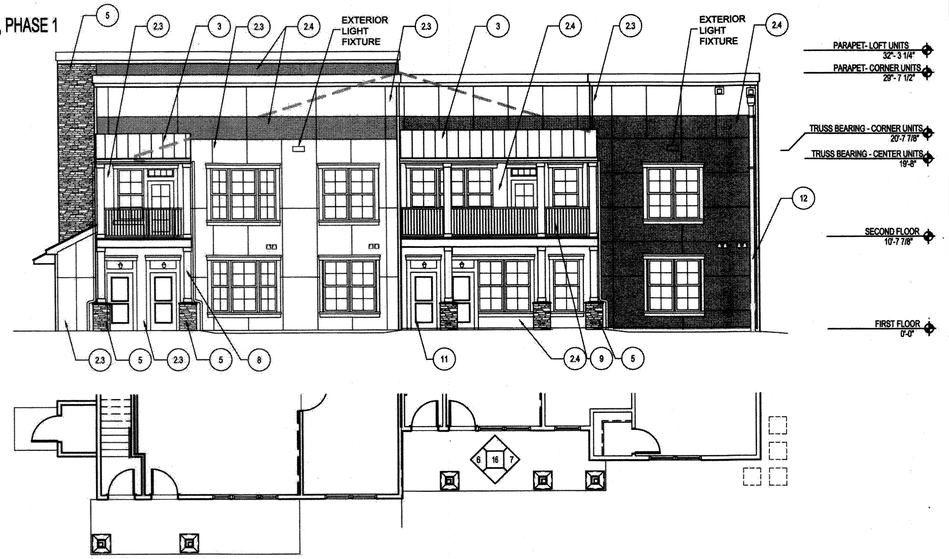
SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1
AMENDMENT NO. 15

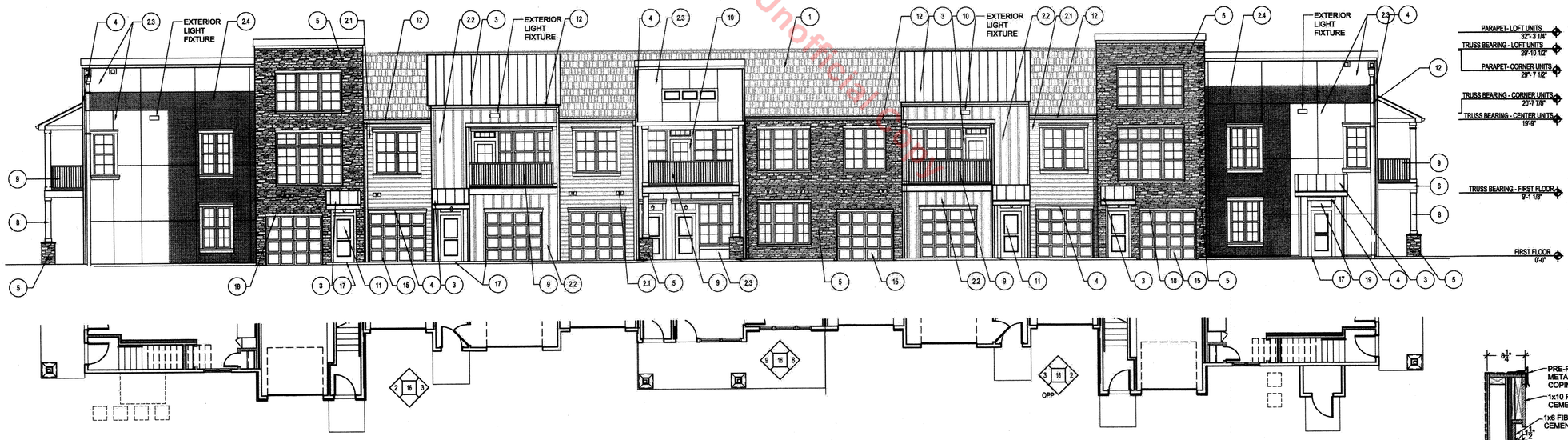
LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORRADO



3 A2.A.1 LEFT ELEVATION - BUILDING TYPE B20 LOFT
SCALE: 1/8"=1'-0"



2 A2.A.1 RIGHT ELEVATION - BUILDING TYPE B20 LOFT
SCALE: 1/8"=1'-0"



1 A2.A.1 FRONT ELEVATION - BUILDING TYPE B20 LOFT
SCALE: 1/8"=1'-0"

Unofficial Doc

LEGEND

- XX — WINDOW TYPE - SEE SHEET A6.01
- Δ — DRYER/BATHROOM EXHAUST VENT- SEE SHEET A5.26 FOR DETAILS COLOR TO MATCH ADJACENT MATERIAL
- X — KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

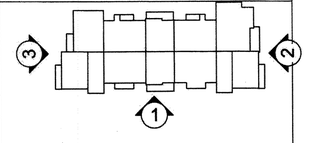
GENERAL NOTES:

1. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.
5. SEE GENERAL NOTES ON WALL SECTION SHEETS AND DETAIL SHEETS FOR MORE INFORMATION.
6. KEYED NOTES FOR FINISH COLOR ONLY. REFER TO BUILDING ASSEMBLIES ON A3-XX SHEETS, FOR CONSTRUCTION METHOD.

KEYED NOTES: FINISH SCHEDULE A

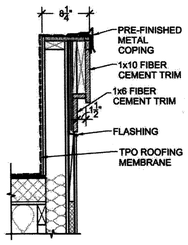
1. 30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMKO HERITAGE SERIES, COLOR WEATHERED WOOD ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ METAL "H" CLIPS ON TRUSSES AT 24" O.C. (PROVIDE UPLIFT CONNECTORS AT EACH END OF EACH TRUSS - SEE STRUCTURAL).
2.1 SIDING 1: HORIZONTAL SIDING: HARDIPLANK SELECT CEDARMILL C+, 8.25" W/ 7" EXPOSURE (WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. COLOR: SW #2846 'ROYCROFT BRONZE GREEN.'
2.2 SIDING 2: BOARD AND BATTEN: HARDIPANEL (SMOOTH) W/ VERTICAL HARDITRIM BATTENS (SMOOTH) AT 16" OC. COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: SW #2821 'DOWNING STONE.'
2.3 SIDING 3: HARDIPANEL STUCCO W/ 3/8" SEALANT JOINTS. REFER TO ELEVATIONS FOR SEAM LOCATIONS. COLOR: SW #2821 'DOWNING STONE'
2.4 SIDING 4: HARDIPANEL STUCCO W/ 3/8" SEALANT JOINTS. REFER TO ELEVATIONS FOR SEAM LOCATIONS. COLOR: SW #2846 'ROYCROFT BRONZE GREEN.'
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4. HARDITRIM (SMOOTH)- AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER BOARDS. COLOR: SW #6148 'WOOL SKEIN.' INSTALLED PER RECOMMENDATIONS. PRE-FINISHED METAL FLASHING WHERE REQUIRED.
5. MANUFACTURED STONE VENEER. CORONADO, SERIES: 'LEDGESTONE QUICK STACK.' INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COLOR: 'CAPE COD GREY.' MORTAR COLOR TO MATCH STONE. INSTALL STONE CAPS - STYLE: CHISELED STONE , FINISH: LOMPOC FOR COLUMN BASES. INSTALL STONE LINTELS FOR WINDOWS/DOORS, STONE SILLS FOR EXTERIOR WALL.
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7. PRE-FINISHED METAL DRIP EDGE OVER 5/4x6 FASCIA BOARD WRAPPED IN ALUMINUM. TO MATCH GUTTER COLOR: --MASTIC 'ALMOND.'
8. HARDIPANEL (SMOOTH) CLAD COLUMN WRAP AND TRIM - COLUMN W/ SQUARE CAP AND BASE OVER 4x4 TREATED POST, COLOR: SW #6148 'WOOL SKEIN,' INSTALLED PER MFR. RECOMMENDATIONS.
9. PATIO/BALCONY GUARDRAIL - TOP OF RAIL AT 43" AFF. STYLE AND MATERIAL TO BE SELECTED BY OWNER. COLOR: 'BLACK.'
10. PRE-FINISHED INSULATED PATIO DOOR W/ GLASS LITES. SEE DOOR SCHEDULE. COLOR: SW #2486 'WOOL SKEIN.'
11. PRE-FINISHED INSULATED DOOR. REFER TO DOOR SCHEDULE. COLOR: SW #6356 'COPPER MOUNTAIN.'
12. MASTIC PRE-FINISHED ALUMINUM 6" GUTTER AND 3"x4" DOWNSPOUT. TIE DOWNSPOUT INTO STORM SYSTEM STYLE: K, COLOR: 'ALMOND.'
13. ENTRY CEILINGS AT 3X8 CEDAR RAFTERS TO BE EXPOSED AT UNDERSIDE. PAINT GRADE PLYWOOD, PAINT PLYWOOD AND RAFTERS SW #6148 'WOOL SKEIN ,' COORDINATE SEAMS WITH RAFTERS. RE: DETAIL 5/A5.23.
14. VENTED VINYL SOFFIT: CERTAINTEED OR APP. EQ.) STYLE: TRIPLE 3-1/3" INVISIVENT VINYL. COLOR: 'HERRINGBONE.'
15. METAL INSULATED OVERHEAD DOOR W/ TRACK, WEATHER STRIPPING & AUTO OPENER ASSEMBLY. STYLE: 'COLONIAL.' GARAGE DOOR COLOR: SW #2846 'ROYCROFT BRONZE GREEN.'
16. EXTERIOR DECORATIVE ENTRY DOOR LIGHT PROGRESS LIGHTING MODEL #P5681-31WB.
17. ENTRY STOOPS AND PATIO: BROOM FINISH CONCRETE.
18. CORONADO STONE LINTEL - COLOR: SW #6148 'WOOL SKEIN.'
19. HARDIPANEL - COLOR: SW #6148 'WOOL SKEIN.'

KEY PLAN



BUILDING NUMBER COLOR SCHEME: A

3	6	9	



A2.A.1 TYPICAL CORNICE DETAIL
SCALE: 1"=1'-0"

LOT 1A, BLOCK 10,THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

PHILLIPS

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION

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PROJECT

CLIENT

CONTINENTAL PROPERTIES

CONTINENTAL 410 FUND
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53052
262.502.5500 * FAX 262.502.5522

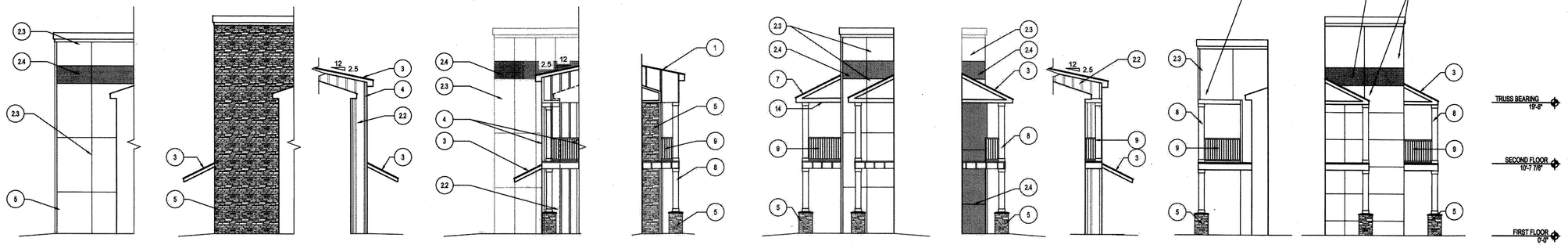
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ISSUE DATE 07/10/17
DRAWN BY/CHECKED BY JMM/ATL
DRAWING TITLE EXTERIOR ELEVATIONS BUILDING TYPE B20

SHEET NUMBER 15

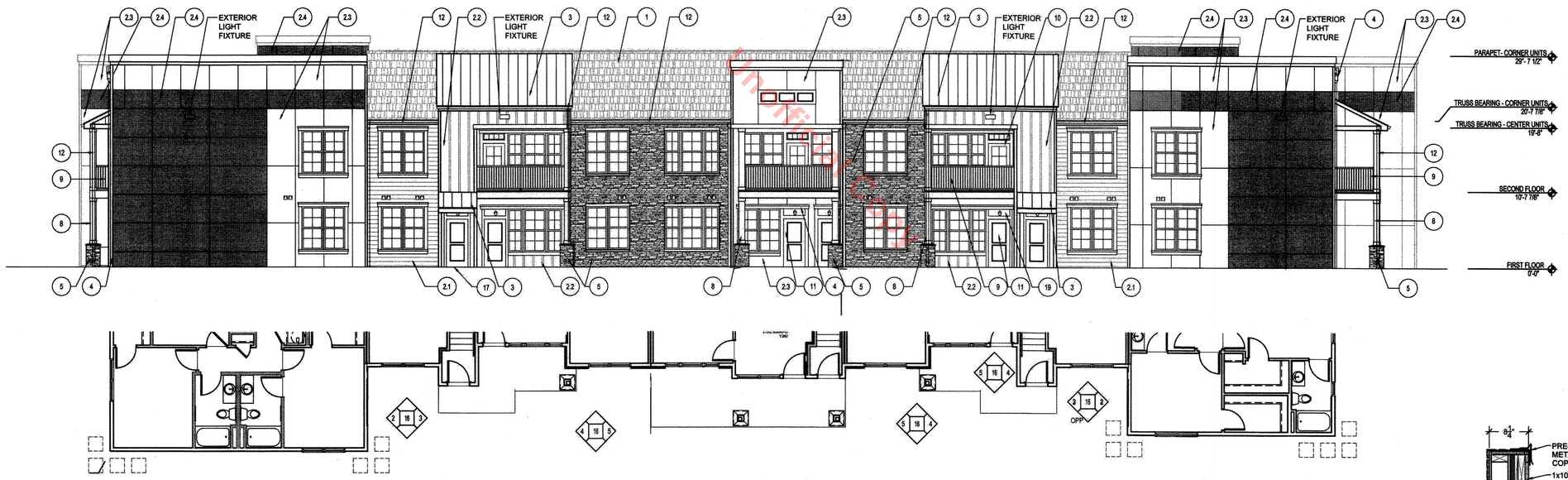
Ref # 2018036634, Pages: 16 of 31

SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1
AMENDMENT NO. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORRADO



2/16 PARTIAL ELEV. SCALE: 1/8"=1'-0"
2A/16 PARTIAL ELEV. SCALE: 1/8"=1'-0"
3/16 PARTIAL ELEV. SCALE: 1/8"=1'-0"
4/16 PARTIAL ELEV. SCALE: 1/8"=1'-0"
5/16 PARTIAL ELEV. SCALE: 1/8"=1'-0"
6/16 PARTIAL ELEV. SCALE: 1/8"=1'-0"
7/16 PARTIAL ELEV. SCALE: 1/8"=1'-0"
8/16 PARTIAL ELEV. SCALE: 1/8"=1'-0"
9/16 PARTIAL ELEV. SCALE: 1/8"=1'-0"
10/16 PARTIAL ELEV. SCALE: 1/8"=1'-0"



1/16 REAR ELEVATION - BUILDING TYPE B20 LOFT
SCALE: 1/8"=1'-0"

LEGEND

- XX — WINDOW TYPE - SEE SHEET A6.01
- DRYER/BATHROOM EXHAUST VENT- SEE SHEET A5.26 FOR DETAILS COLOR TO MATCH ADJACENT MATERIAL
- X — KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

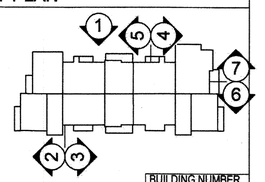
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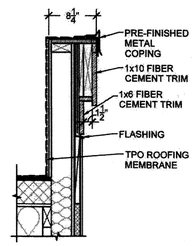
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KEY PLAN



BUILDING NUMBER COLOR SCHEME: A

3	6	9	



CORNICE DETAIL

LOT 1A, BLOCK 10,THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

PHILLIPS

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION

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PROJECT

CLIENT

CONTINENTAL PROPERTIES

CONTINENTAL 410 FUND
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53052
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1733103
ISSUE DATE 07/10/17
DRAWN BY/CHECKED BY JMM/ATL
DRAWING TITLE

EXTERIOR ELEVATIONS BUILDING TYPE B20

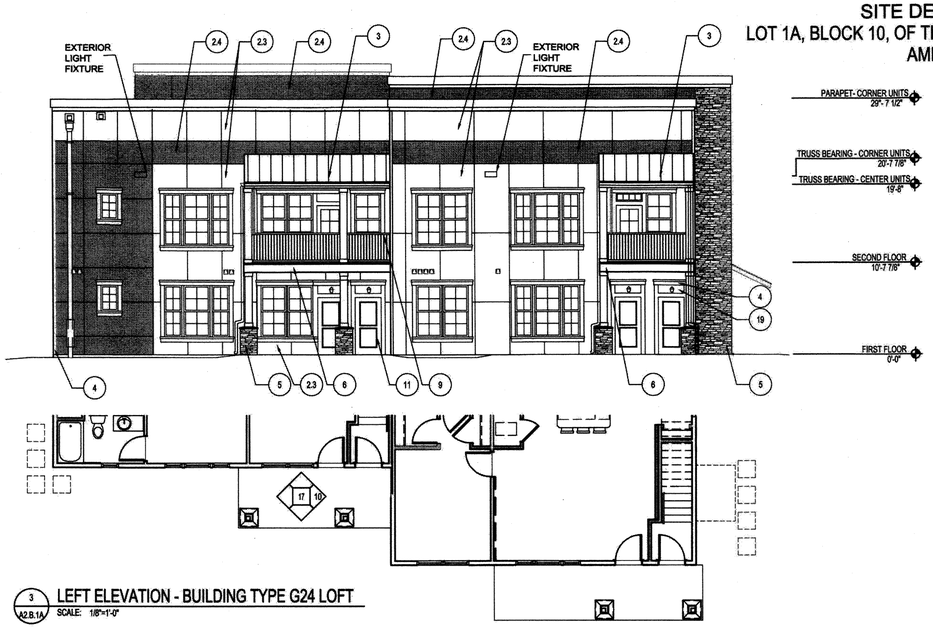
SHEET NUMBER

16

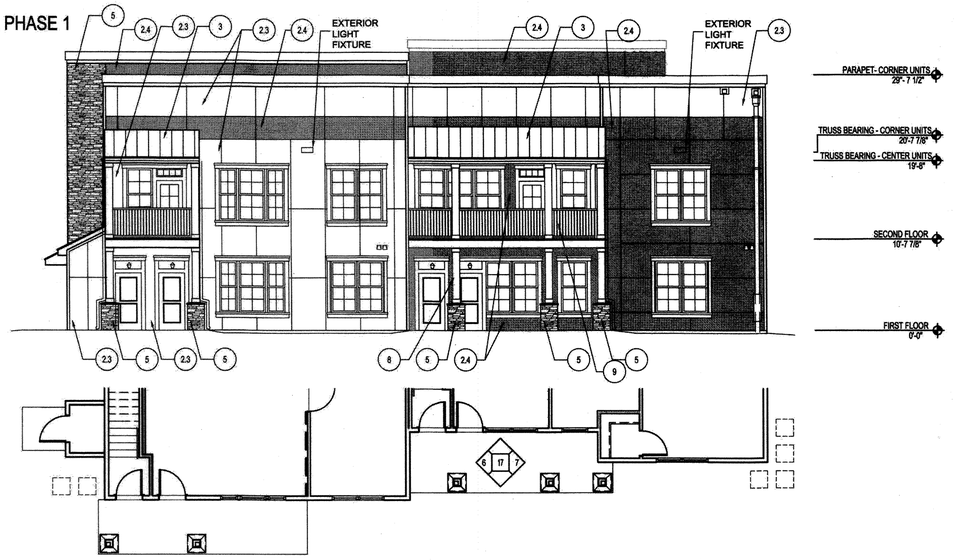
Ref # 2018036634, Pages: 17 of 31

SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1
AMENDMENT NO. 15

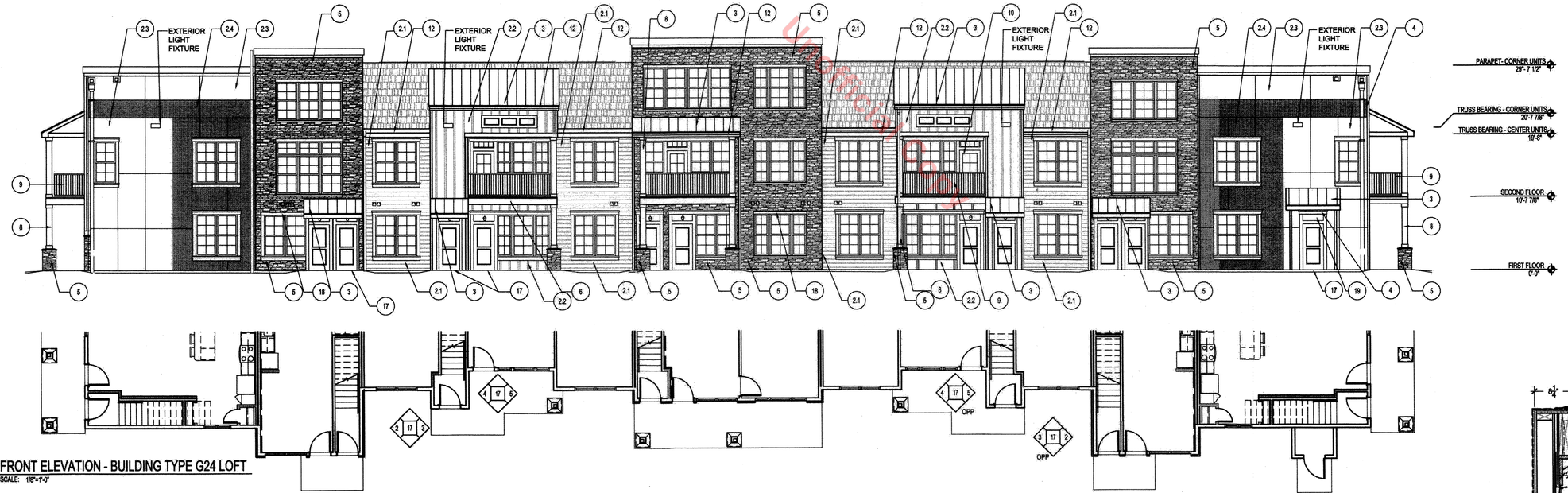
LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORRADO



3 A2.B.1A **LEFT ELEVATION - BUILDING TYPE G24 LOFT**
SCALE: 1/8"=1'-0"



2 A2.B.1A **RIGHT ELEVATION - BUILDING TYPE G24 LOFT**
SCALE: 1/8"=1'-0"



1 A2.B.1A **FRONT ELEVATION - BUILDING TYPE G24 LOFT**
SCALE: 1/8"=1'-0"

LEGEND

- (XX) WINDOW TYPE - SEE SHEET A6.01
- DRYER/BATHROOM EXHAUST VENT- SEE SHEET A5.26 FOR DETAILS COLOR TO MATCH ADJACENT MATERIAL
- (X) KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

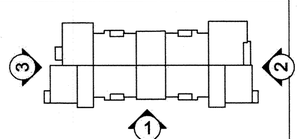
GENERAL NOTES:

1. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.
5. SEE GENERAL NOTES ON WALL SECTION SHEETS AND DETAIL SHEETS FOR MORE INFORMATION.
6. KEYED NOTES FOR FINISH COLOR ONLY. REFER TO BUILDING ASSEMBLIES ON A3-XX SHEETS, FOR CONSTRUCTION METHOD.

KEYED NOTES: FINISH SCHEDULE A

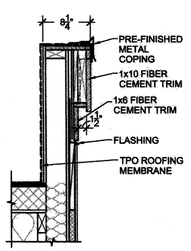
1. 30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMKO HERITAGE SERIES, COLOR WEATHERED WOOD ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ METAL "H" CLIPS ON TRUSSES AT 24" O.C. (PROVIDE UPLIFT CONNECTORS AT EACH END OF EACH TRUSS - SEE STRUCTURAL).
2.1 SIDING 1: HORIZONTAL SIDING: HARDIPLANK SELECT CEDARMILL C+, 8.25" W/ 7" EXPOSURE (WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. COLOR: SW #2846 'ROYCROFT BRONZE GREEN.'
2.2 SIDING 2: BOARD AND BATTEN: HARDIPANEL (SMOOTH) W/ VERTICAL HARDITRIM BATTENS (SMOOTH) AT 16" OC.. COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: SW #2821 'DOWNING STONE.'
2.3 SIDING 3: HARDIPANEL STUCCO W/ ⅜" SEALANT JOINTS. REFER TO ELEVATIONS FOR SEAM LOCATIONS. COLOR: SW #2821 'DOWNING STONE'
2.4 SIDING 4: HARDIPANEL STUCCO W/ ⅜" SEALANT JOINTS. REFER TO ELEVATIONS FOR SEAM LOCATIONS. COLOR: SW #2846 'ROYCROFT BRONZE GREEN.'
3. PAC CLAD STANDING SEAM ROOF SYSTEM PROFILE "SNAP CLAD" 22-GA ON 30LB. FELT OVER ROOF SHEATHING ON PRE-ENGINEERED WOOD TRUSSES WITH CEDAR RAFTER TAILS AND TRIM. SEE NOTE 13. COLOR: 'GALVALUME' (GALVANIZED ALUMINUM COLOR).
4. HARDITRIM (SMOOTH)- AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER BOARDS. COLOR: SW #6148 'WOOL SKEIN.' INSTALLED PER RECOMMENDATIONS. PRE-FINISHED METAL FLASHING WHERE REQUIRED.
5. MANUFACTURED STONE VENEER. CORONADO, SERIES: 'LEDGESTONE QUICK STACK.' INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COLOR: 'CAPE COD GREY.' MORTAR COLOR TO MATCH STONE. INSTALL STONE CAPS - STYLE: CHISELED STONE , FINISH: LOMPOC FOR COLUMN BASES. INSTALL STONE LINTELS FOR WINDOWS/DOORS, STONE SILLS FOR EXTERIOR WALL.
6. FIBER CEMENT FASCIA AT BALCONY EDGE. PRE-FINISHED COLOR: SW #6148 'WOOL SKEIN.'
7. PRE-FINISHED METAL DRIP EDGE OVER 5/4x8 FASCIA BOARD WRAPPED IN ALUMINUM. TO MATCH GUTTER COLOR: -MASTIC 'ALMOND.'
8. HARDIPANEL (SMOOTH) CLAD COLUMN WRAP AND TRIM - COLUMN W/ SQUARE CAP AND BASE OVER 4x4 TREATED POST, COLOR: SW #6148 'WOOL SKEIN,' INSTALLED PER MFR. RECOMMENDATIONS.
9. PATIO/BALCONY GUARDRAIL - TOP OF RAIL AT 43" AFF. STYLE AND MATERIAL TO BE SELECTED BY OWNER. COLOR: 'BLACK.'
10. PRE-FINISHED INSULATED PATIO DOOR W/ GLASS LITES. SEE DOOR SCHEDULE. COLOR: SW #2486 'WOOL SKEIN.'
11. PRE-FINISHED INSULATED DOOR. REFER TO DOOR SCHEDULE. COLOR: SW #6356 'COPPER MOUNTAIN.'
12. MASTIC PRE-FINISHED ALUMINUM 6" GUTTER AND 3"x4" DOWNSPOUT. TIE DOWNSPOUT INTO STORM SYSTEM STYLE: K, COLOR: 'ALMOND.'
13. ENTRY CEILINGS AT 3X8 CEDAR RAFTERS TO BE EXPOSED AT UNDERSIDE. PAINT GRADE PLYWOOD, PAINT PLYWOOD AND RAFTERS SW #6148 'WOOL SKEIN.' COORDINATE SEAMS WITH RAFTERS. RE. DETAIL 5/A5.23.
14. VENTED VINYL SOFFIT: CERTAINTEED OR APP. EQ.) STYLE: TRIPLE 3-1/3" INVISIVENT VINYL, COLOR: 'HERRINGBONE.'
15. METAL INSULATED OVERHEAD DOOR W/ TRACK, WEATHER STRIPPING & AUTO OPENER ASSEMBLY. STYLE: 'COLONIAL.' GARAGE DOOR COLOR: SW #2846 'ROYCROFT BRONZE GREEN.'
16. EXTERIOR DECORATIVE ENTRY DOOR LIGHT PROGRESS LIGHTING MODEL #P5681-31WB.
17. ENTRY STOOPS AND PATIO: BROOM FINISH CONCRETE.
18. CORONADO STONE LINTEL - COLOR: SW #6148 'WOOL SKEIN.'
19. HARDIPANEL - COLOR: SW #6148 'WOOL SKEIN.'

KEY PLAN



BUILDING NUMBER COLOR SCHEME: A

1	7		



CORNICE DETAIL

LOT 1A, BLOCK 10,THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

PHILLIPS

CONSULTANT

SEAL

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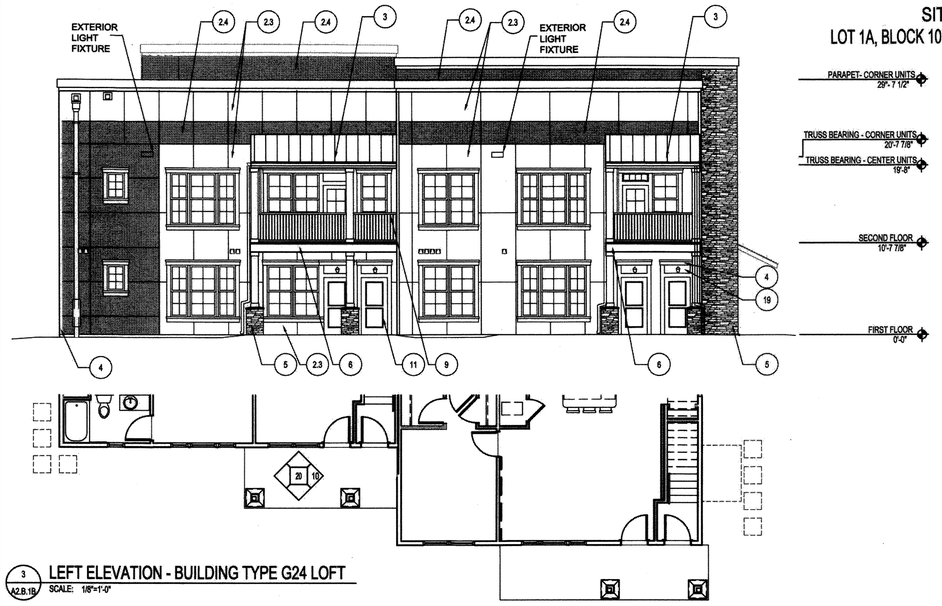
PHILLIPS JOB NUMBER 1733103
ISSUE DATE 07/10/17
DRAWN BY/CHECKED BY JMM/ATL
DRAWING TITLE EXTERIOR ELEVATIONS BUILDING TYPE G24

SHEET NUMBER 17

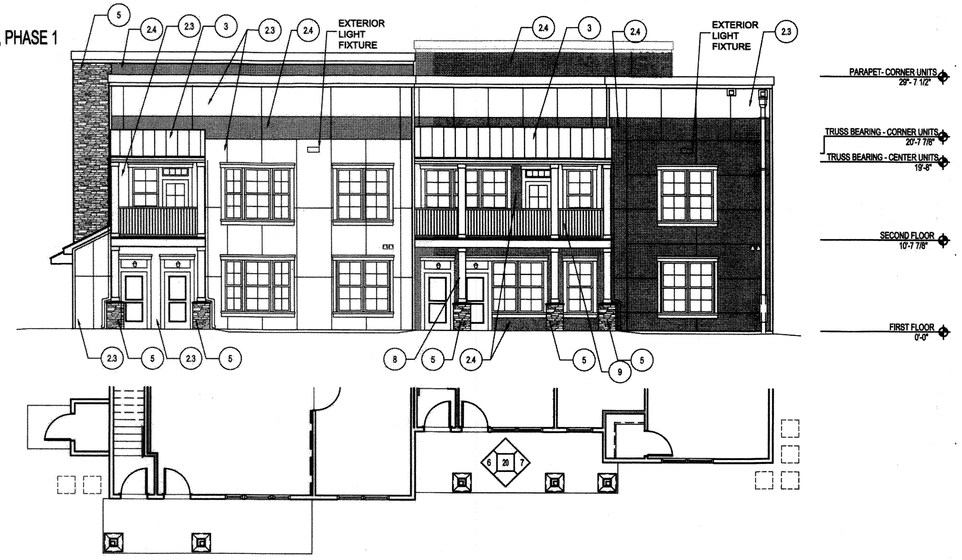
SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 15

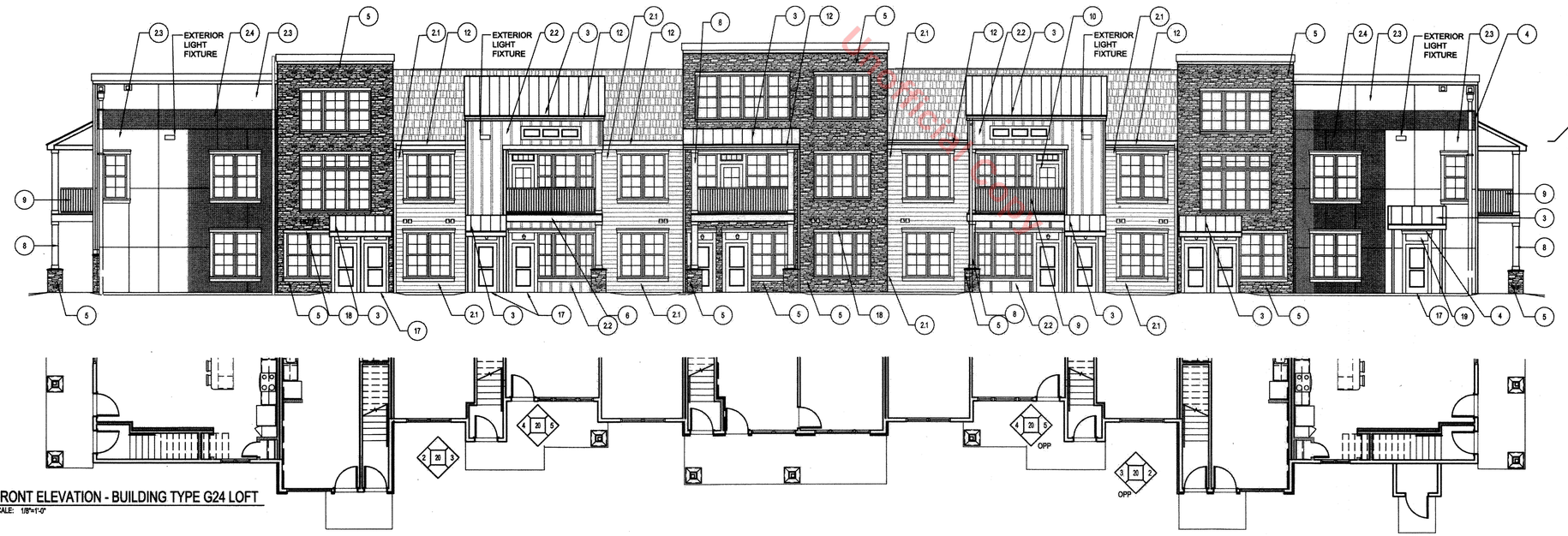
LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORRADO



3 A2.B.1B **LEFT ELEVATION - BUILDING TYPE G24 LOFT**
SCALE: 1/8"=1'-0"



2 A2.B.1B **RIGHT ELEVATION - BUILDING TYPE G24 LOFT**
SCALE: 1/8"=1'-0"



1 A2.B.1B **FRONT ELEVATION - BUILDING TYPE G24 LOFT**
SCALE: 1/8"=1'-0"

LEGEND

- XX — WINDOW TYPE - SEE SHEET A6.01
- DRYER/BATHROOM EXHAUST VENT- SEE SHEET A5.26 FOR DETAILS COLOR TO MATCH ADJACENT MATERIAL
- X — KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

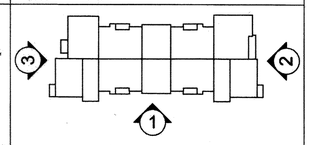
GENERAL NOTES:

1. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
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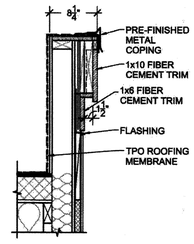
KEYED NOTES: FINISH SCHEDULE B

1. 30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMKO HERITAGE SERIES, COLOR WEATHERED WOOD ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ METAL "H" CLIPS ON TRUSSES AT 24" O.C. (PROVIDE UPLIFT CONNECTORS AT EACH END OF EACH TRUSS - SEE STRUCTURAL).
2.1 SIDING 1: HORIZONTAL SIDING: HARDIPLANK SELECT CEDARMILL O+, 8.25" W/ 7" EXPOSURE (WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. COLOR: SW #6143 'BASKET BEIGE.'
2.2 SIDING 2: BOARD AND BATTEN: HARDIPANEL (SMOOTH) W/ VERTICAL HARDITRIM BATTENS (SMOOTH) AT 16" OC. COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: SW #7514 'FOOTHILLS.'
2.3 SIDING 3: HARDIPANEL STUCCO W/ 3/8" SEALANT JOINTS. REFER TO ELEVATIONS FOR SEAM LOCATIONS. COLOR: SW #6143 'BASKET BEIGE.'
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3. PAC CLAD STANDING SEAM ROOF SYSTEM PROFILE "SNAP CLAD" 22-GA ON 30LB. FELT OVER ROOF SHEATHING ON PRE-ENGINEERED WOOD TRUSSES WITH CEDAR RAFTER TAILS AND TRIM, SEE NOTE 13. COLOR: 'GALVALUME' (GALVANIZED ALUMINUM COLOR).
4. HARDITRIM (SMOOTH)- AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER BOARDS. COLOR: SW #6148 'WOOL SKEIN.' INSTALLED PER RECOMMENDATIONS. PRE-FINISHED METAL FLASHING WHERE REQUIRED.
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18. CORONADO STONE LINTEL - COLOR: SW #6148 'WOOL SKEIN.'
19. HARDIPANEL - COLOR: SW #6148 'WOOL SKEIN.'

KEY PLAN



BUILDING NUMBER COLOR SCHEME: B			
2	4	5	8



CORNICE DETAIL

LOT 1A, BLOCK 10,THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

PHILLIPS

CONSULTANT

SEAL

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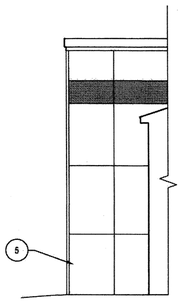
PHILLIPS JOB NUMBER 1733103
ISSUE DATE 07/10/17
DRAWN BY/CHECKED BY JMM/ATL
DRAWING TITLE EXTERIOR ELEVATIONS BUILDING TYPE G24

SHEET NUMBER 18

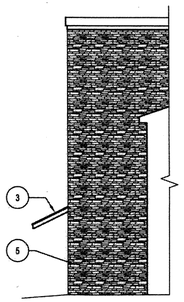
Ref # 2018036634, Pages: 19 of 31

SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1
AMENDMENT NO. 15

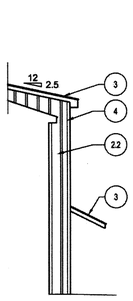
LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67
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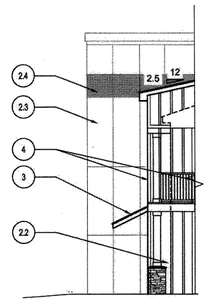
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SCALE: 1/8"=1'-0"



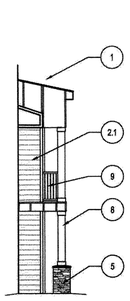
2A A2.B.2A PARTIAL ELEVATION
SCALE: 1/8"=1'-0"



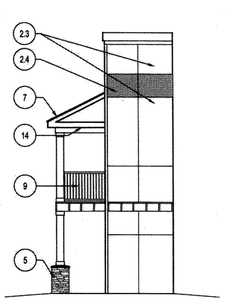
3 A2.B.2A PARTIAL ELEVATION
SCALE: 1/8"=1'-0"



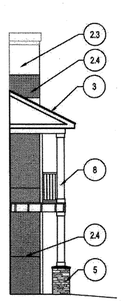
4 A2.B.2A PARTIAL ELEVATION
SCALE: 1/8"=1'-0"



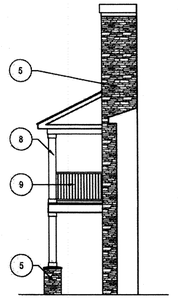
5 A2.B.2A PARTIAL ELEVATION
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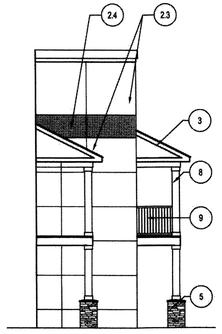
6 A2.B.2A PARTIAL ELEVATION
SCALE: 1/8"=1'-0"



7 A2.B.2A PARTIAL ELEVATION
SCALE: 1/8"=1'-0"

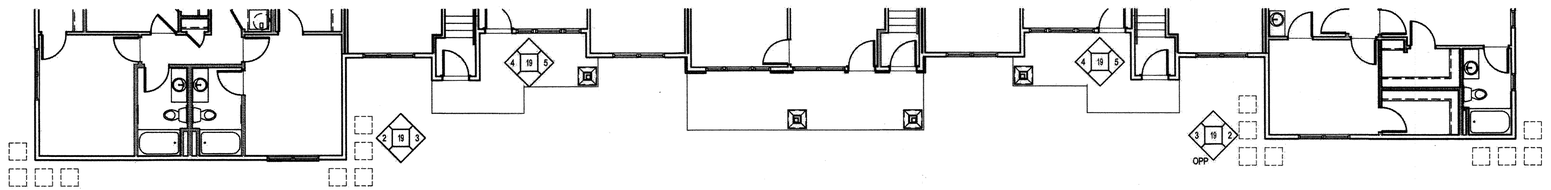


8 A2.B.2A PARTIAL ELEVATION
SCALE: 1/8"=1'-0"

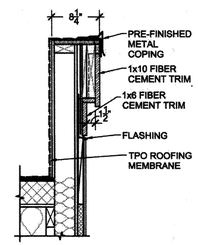


9 A2.B.2A PARTIAL ELEVATION
SCALE: 1/8"=1'-0"





1 A2.B.2A REAR ELEVATION - BUILDING TYPE G24 LOFT
SCALE: 1/8"=1'-0"



CORNICE DETAIL

LEGEND

- XX — WINDOW TYPE - SEE SHEET A6.01
- DRYER/BATHROOM EXHAUST VENT- SEE SHEET A5.26 FOR DETAILS COLOR TO MATCH ADJACENT MATERIAL
- X — KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

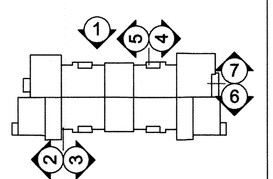
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1. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.
5. SEE GENERAL NOTES ON WALL SECTION SHEETS AND DETAIL SHEETS FOR MORE INFORMATION.
6. KEYED NOTES FOR FINISH COLOR ONLY. REFER TO BUILDING ASSEMBLIES ON A3-XX SHEETS, FOR CONSTRUCTION METHOD.

KEYED NOTES: FINISH SCHEDULE A

1. 30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMKO HERITAGE SERIES, COLOR WEATHERED WOOD ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ METAL "H" CLIPS ON TRUSSES AT 24" O.C. (PROVIDE UPLIFT CONNECTORS AT EACH END OF EACH TRUSS - SEE STRUCTURAL).
2.1 SIDING 1: HORIZONTAL SIDING: HARDIPLANK SELECT CEDARMILL C+, 8.25" W/ 7" EXPOSURE (WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. COLOR: SW #2846 'ROYCROFT BRONZE GREEN.'
2.2 SIDING 2: BOARD AND BATTEN: HARDIPANEL (SMOOTH) W/ VERTICAL HARDITRIM BATTENS (SMOOTH) AT 16" OC. COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: SW #2821 'DOWNING STONE.'
2.3 SIDING 3: HARDIPANEL STUCCO W/ ⅜" SEALANT JOINTS. REFER TO ELEVATIONS FOR SEAM LOCATIONS. COLOR: SW #2821 'DOWNING STONE'
2.4 SIDING 4: HARDIPANEL STUCCO W/ ⅜" SEALANT JOINTS. REFER TO ELEVATIONS FOR SEAM LOCATIONS. COLOR: SW #2846 'ROYCROFT BRONZE GREEN.'
3. PAC CLAD STANDING SEAM ROOF SYSTEM PROFILE "SNAP CLAD" 22-GA ON 30LB. FELT OVER ROOF SHEATHING ON PRE-ENGINEERED WOOD TRUSSES WITH CEDAR RAFTER TAILS AND TRIM, SEE NOTE 13. COLOR: 'GALVALUME' (GALVANIZED ALUMINUM COLOR).
4. HARDITRIM (SMOOTH)- AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER BOARDS. COLOR: SW #6148 'WOOL SKEIN.' INSTALLED PER RECOMMENDATIONS. PRE-FINISHED METAL FLASHING WHERE REQUIRED.
5. MANUFACTURED STONE VENEER. CORONADO, SERIES: 'LEDGESTONE QUICK STACK.' INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COLOR: 'CAPE COD GREY.' MORTAR COLOR TO MATCH STONE. INSTALL STONE CAPS - STYLE: CHISELED STONE , FINISH: LOMPOC FOR COLUMN BASES. INSTALL STONE LINTELS FOR WINDOWS/DOORS, STONE SILLS FOR EXTERIOR WALL.
6. FIBER CEMENT FASCIA AT BALCONY EDGE. PRE-FINISHED COLOR: SW #6148 'WOOL SKEIN.'
7. PRE-FINISHED METAL DRIP EDGE OVER 5/4x8 FASCIA BOARD WRAPPED IN ALUMINUM TO MATCH GUTTER COLOR: --MASTIC 'ALMOND.'
8. HARDIPANEL (SMOOTH) CLAD COLUMN WRAP AND TRIM - COLUMN W/ SQUARE CAP AND BASE OVER 4x4 TREATED POST, COLOR: SW #6148 'WOOL SKEIN,' INSTALLED PER MFR. RECOMMENDATIONS.
9. PATIO/BALCONY GUARDRAIL - TOP OF RAIL AT 43" AFF. STYLE AND MATERIAL TO BE SELECTED BY OWNER. COLOR: 'BLACK.'
10. PRE-FINISHED INSULATED PATIO DOOR W/ GLASS LITES. SEE DOOR SCHEDULE. COLOR: SW #2486 'WOOL SKEIN.'
11. PRE-FINISHED INSULATED DOOR. REFER TO DOOR SCHEDULE. COLOR: SW #6358 'COPPER MOUNTAIN.'
12. MASTIC PRE-FINISHED ALUMINUM 6" GUTTER AND 3"x4" DOWNSPOUT. TIE DOWNSPOUT INTO STORM SYSTEM STYLE: K, COLOR: 'ALMOND.'
13. ENTRY CEILINGS AT 3X8 CEDAR RAFTERS TO BE EXPOSED AT UNDERSIDE, PAINT GRADE PLYWOOD, PAINT PLYWOOD AND RAFTERS SW #6148 'WOOL SKEIN.'; COORDINATE SEAMS WITH RAFTERS. RE. DETAIL 5/A5.23.
14. VENTED VINYL SOFFIT: CERTAINTEED OR APP. EQ.) STYLE: TRIPLE 3-1/3" INVISIVENT VINYL, COLOR: 'HERRINGBONE.'
15. METAL INSULATED OVERHEAD DOOR W/ TRACK, WEATHER STRIPPING & AUTO OPENER ASSEMBLY. STYLE: 'COLONIAL.' GARAGE DOOR COLOR: SW #2846 'ROYCROFT BRONZE GREEN.'
16. EXTERIOR DECORATIVE ENTRY DOOR LIGHT PROGRESS LIGHTING MODEL #P5881-31WB.
17. ENTRY STOOPS AND PATIO: BROOM FINISH CONCRETE.
18. CORONADO STONE LINTEL - COLOR: SW #6148 'WOOL SKEIN.'
19. HARDIPANEL - COLOR: SW #6148 'WOOL SKEIN.'

KEY PLAN



BUILDING NUMBER COLOR SCHEME: A			
1	7		

LOT 1A, BLOCK 10,THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

PHILLIPS

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION

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PROJECT

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 410 FUND
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53052
262.502.5500 * FAX 262.502.5522

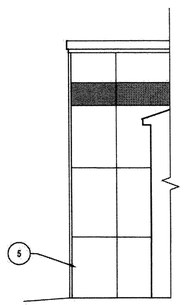
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ISSUE DATE 07/10/17
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EXTERIOR ELEVATIONS BUILDING TYPE G24

SHEET NUMBER
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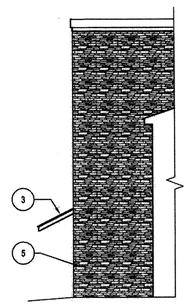
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SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1
AMENDMENT NO. 15

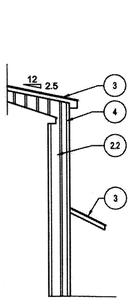
LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORRADO



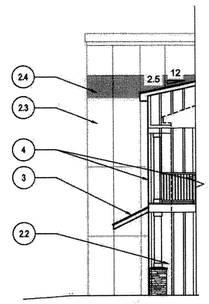
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SCALE: 1/8"=1'-0"



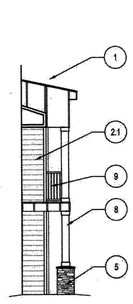
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SCALE: 1/8"=1'-0"



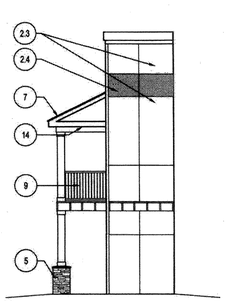
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SCALE: 1/8"=1'-0"



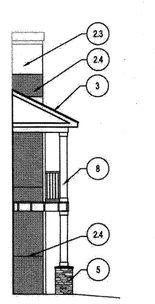
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SCALE: 1/8"=1'-0"



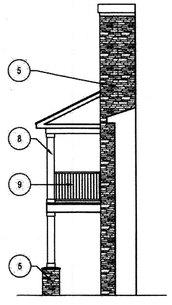
5 A2.B.2B PARTIAL ELEVATION
SCALE: 1/8"=1'-0"



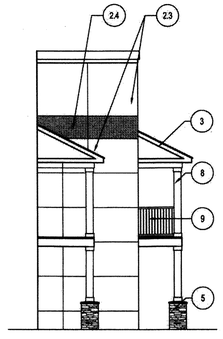
6 A2.B.2B PARTIAL ELEVATION
SCALE: 1/8"=1'-0"



7 A2.B.2B PARTIAL ELEVATION
SCALE: 1/8"=1'-0"

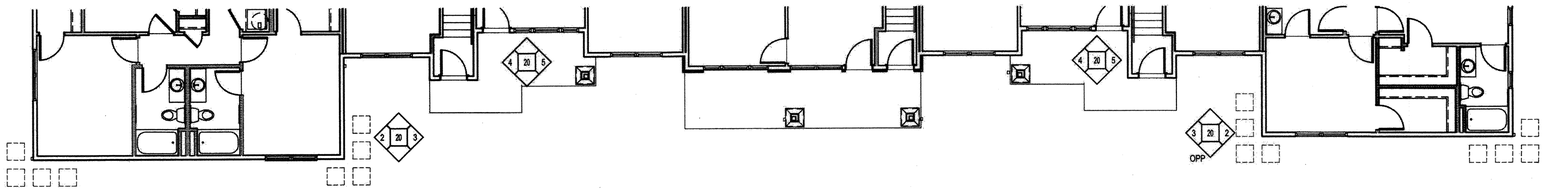


8 A2.B.2B PARTIAL ELEVATION
SCALE: 1/8"=1'-0"



9 A2.B.2B PARTIAL ELEVATION
SCALE: 1/8"=1'-0"





1 A2.B.2B REAR ELEVATION - BUILDING TYPE G24 LOFT
SCALE: 1/8"=1'-0"

LEGEND

- XX — WINDOW TYPE - SEE SHEET A6.01
- DRYER/BATHROOM EXHAUST VENT- SEE SHEET A5.2B FOR DETAILS COLOR TO MATCH ADJACENT MATERIAL
- X — KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

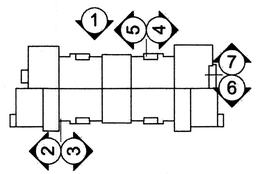
GENERAL NOTES:

1. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.
5. SEE GENERAL NOTES ON WALL SECTION SHEETS AND DETAIL SHEETS FOR MORE INFORMATION.
6. KEYED NOTES FOR FINISH COLOR ONLY. REFER TO BUILDING ASSEMBLIES ON A3-XX SHEETS, FOR CONSTRUCTION METHOD.

KEYED NOTES: FINISH SCHEDULE B

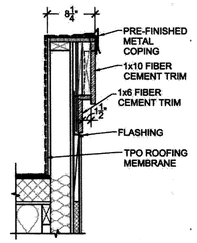
1. 30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMKO HERITAGE SERIES, COLOR WEATHERED WOOD ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ METAL "H" CLIPS ON TRUSSES AT 24" O.C. (PROVIDE UPLIFT CONNECTORS AT EACH END OF EACH TRUSS - SEE STRUCTURAL).
2.1 SIDING 1: HORIZONTAL SIDING: HARDIPLANK SELECT CEDARMILL C+, 8.25" W/ 7" EXPOSURE (WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. COLOR: SW #6143 'BASKET BEIGE.'
2.2 SIDING 2: BOARD AND BATTEN: HARDIPANEL (SMOOTH) W/ VERTICAL HARDITRIM BATTENS (SMOOTH) AT 16" OC. COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: SW #7514 'FOOTHILLS.'
2.3 SIDING 3: HARDIPANEL STUCCO W/ ⅜" SEALANT JOINTS. REFER TO ELEVATIONS FOR SEAM LOCATIONS. COLOR: SW #6143 'BASKET BEIGE.'
2.4 SIDING 4: HARDIPANEL STUCCO W/ ⅜" SEALANT JOINTS. REFER TO ELEVATIONS FOR SEAM LOCATIONS. COLOR: SW #7514 "FOOTHILLS.'
3. PAC CLAD STANDING SEAM ROOF SYSTEM PROFILE "SNAP CLAD" 22-GA ON 30LB. FELT OVER ROOF SHEATHING ON PRE-ENGINEERED WOOD TRUSSES WITH CEDAR RAFTER TAILS AND TRIM. SEE NOTE 13. COLOR: 'GALVALUME' (GALVANIZED ALUMINUM COLOR).
4. HARDITRIM (SMOOTH)- AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER BOARDS. COLOR: SW #6148 'WOOL SKEIN.' INSTALLED PER RECOMMENDATIONS. PRE-FINISHED METAL FLASHING WHERE REQUIRED.
5. MANUFACTURED STONE VENEER. CORONADO, SERIES: 'LEDGESTONE QUICK STACK.' INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COLOR: 'CAPE COD GREY.' MORTAR COLOR TO MATCH STONE. INSTALL STONE CAPS - STYLE: CHISELED STONE , FINISH: LOMPOC FOR COLUMN BASES. INSTALL STONE LINTELS FOR WINDOWS/DOORS, STONE SILLS FOR EXTERIOR WALL.
6. FIBER CEMENT FASCIA AT BALCONY EDGE. PRE-FINISHED COLOR: SW #6148 'WOOL SKEIN.'
7. PRE-FINISHED METAL DRIP EDGE OVER 5/4x8 FASCIA BOARD WRAPPED IN ALUMINUM. COLOR: TO MATCH GUTTER --MASTIC 'ALMOND.'
8. HARDIPANEL (SMOOTH) CLAD COLUMN WRAP AND TRIM - COLUMN W/ SQUARE CAP AND BASE OVER 4x4 TREATED POST. COLOR: SW #6148 'WOOL SKEIN,' INSTALLED PER MFR. RECOMMENDATIONS.
9. PATIO/BALCONY GUARDRAIL - TOP OF RAIL AT 43" AFF. STYLE AND MATERIAL TO BE SELECTED BY OWNER. COLOR: 'BLACK.'
10. PRE-FINISHED INSULATED PATIO DOOR W/ GLASS LITES. SEE DOOR SCHEDULE. COLOR: SW #2486 'WOOL SKEIN.'
11. PRE-FINISHED INSULATED DOOR. REFER TO DOOR SCHEDULE. COLOR: SW #7514 ' FOOT HILLS'
12. MASTIC PRE-FINISHED ALUMINUM 6" GUTTER AND 3"x4" DOWNSPOUT. TIE DOWNSPOUT INTO STORM SYSTEM STYLE: K, COLOR: 'ALMOND.'
13. ENTRY CEILINGS AT 3X8 CEDAR RAFTERS TO BE EXPOSED AT UNDERSIDE. PAINT GRADE PLYWOOD, PAINT PLYWOOD AND RAFTERS SW #2486 'WOOL SKEIN.' COORDINATE SEAMS WITH RAFTERS. RE. DETAIL 5/A5.23.
14. VENTED VINYL SOFFIT: CERTAINTEED OR APP. EQ.) STYLE: TRIPLE 3-1/3" INVISIVENT VINYL, COLOR: 'HERRINGBONE.'
15. METAL INSULATED OVERHEAD DOOR W/ TRACK, WEATHER STRIPPING & AUTO OPENER ASSEMBLY. STYLE: 'COLONIAL.' GARAGE DOOR COLOR: SW #7514 'FOOTHILLS.'
16. EXTERIOR DECORATIVE ENTRY DOOR LIGHT PROGRESS LIGHTING MODEL #P5881-31WB.
17. ENTRY STOOPS AND PATIO: BROOM FINISH CONCRETE.
18. CORONADO STONE LINTEL - COLOR: SW #6148 'WOOL SKEIN.'
19. HARDIPANEL - COLOR: SW #6148 'WOOL SKEIN.'

KEY PLAN



BUILDING NUMBER COLOR SCHEME: B

2	4	5	8



CORNICE DETAIL

LOT 1A, BLOCK 10,THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

PHILLIPS

CONSULTANT

SEAL

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#	DATE	DESCRIPTION

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PROJECT

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 410 FUND
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53052
262.502.5500 * FAX 262.502.5522

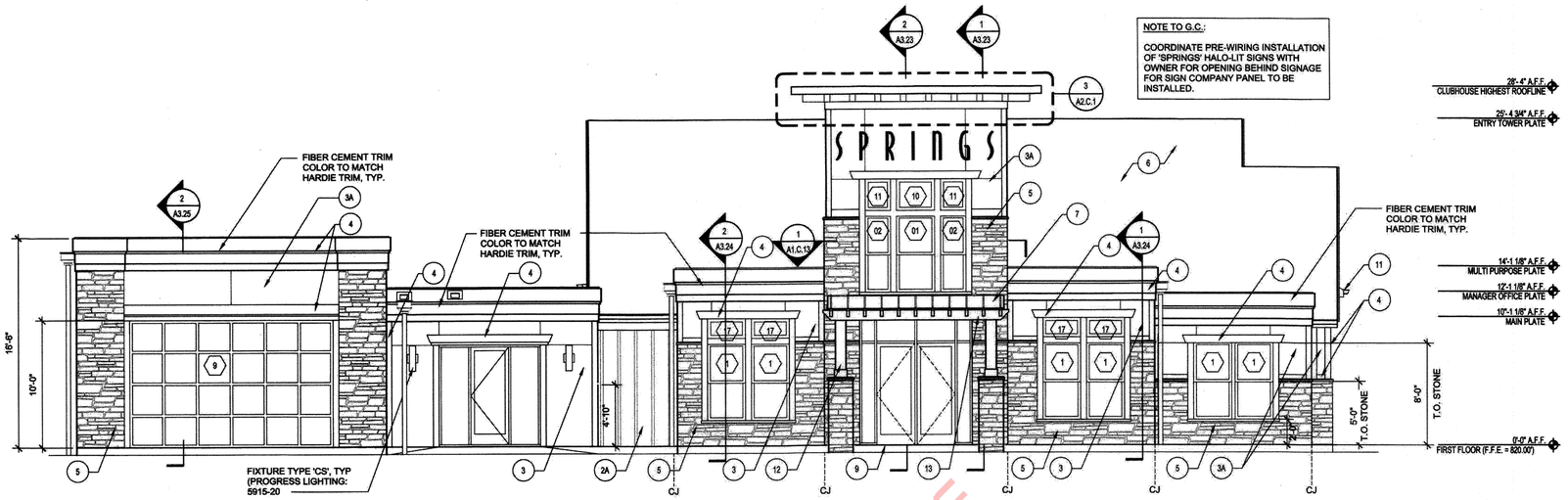
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ISSUE DATE 07/10/17
DRAWN BY/CHECKED BY JMM/ATL
DRAWING TITLE
EXTERIOR ELEVATIONS BUILDING TYPE G24

SHEET NUMBER
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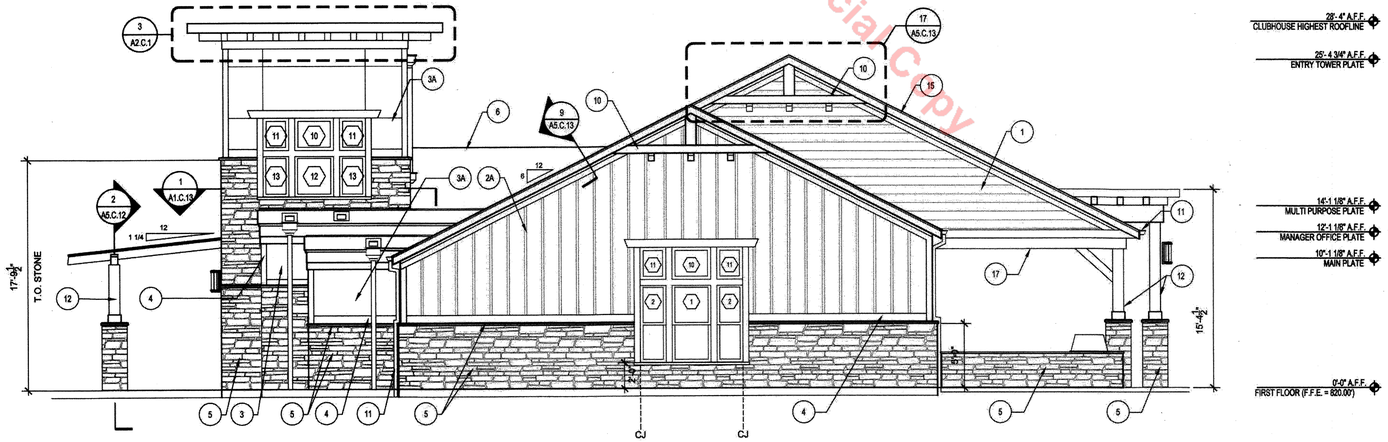
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SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1
AMENDMENT NO. 15

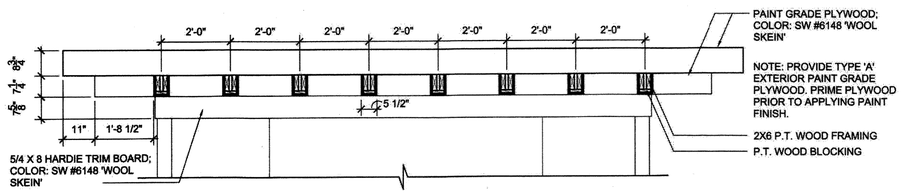
LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORRADO



1 A2.C.1 FRONT ELEVATION - CLUBHOUSE
SCALE: 3/16"=1'-0"



2 A2.C.1 RIGHT ELEVATION - CLUBHOUSE
SCALE: 3/16"=1'-0"



3 A2.C.1 ENLARGED ELEVATION DETAIL- CLUBHOUSE TOWER
SCALE: 1/2"=1'-0"

Unofficial Copy

LEGEND

(XX) WINDOW TAG - SEE SHEET A6.C.01

(X) KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

GENERAL NOTES

1. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.
5. SEE GENERAL NOTES AND DETAILS FOR MORE INFORMATION.
6. PROVIDE FIBER CEMENT PADS BEHIND ALL BRACKETS, ELECTRICAL DEVICES, FIXTURES, ETC. PAINT, TYP.

KEYED NOTES

1. SIDING 1A: HORIZONTAL SIDING: HARDIE PLANK SELECT CEDARMILL FIBER CEMENT LAP SIDING, 8.25" W/ 7" EXPOSURE, INSTALLED PER MANUFACTURER RECOMMENDATIONS. COLOR: SW 2846 'ROYCROFT BRONZE GREEN'
1A. SIDING 1A: HORIZONTAL SIDING: HARDIE PLANK SELECT CEDARMILL FIBER CEMENT LAP SIDING, 8.25" W/ 7" EXPOSURE, INSTALLED PER MANUFACTURER RECOMMENDATIONS. COLOR: SW 2821 'DOWNING STONE'
2. SIDING 2: BOARD AND BATTEN: HARDIE PANEL (SMOOTH) FIBER CEMENT W/ VERTICAL HARDIE TRIM 1X3 BATTENS (SMOOTH) AT 16" OC, INSTALLED PER MANUFACTURER RECOMMENDATIONS. COLOR: SW 2846 'ROYCROFT BRONZE GREEN
2A. SIDING 2A: BOARD AND BATTEN: HARDIE PANEL (SMOOTH) FIBER CEMENT W/ VERTICAL HARDIE TRIM 1X3 BATTENS (SMOOTH) AT 16" OC, INSTALLED PER MANUFACTURER RECOMMENDATIONS. COLOR: SW 2821 'DOWNING STONE'
3. SIDING 3: HARDIPANEL "STUCCO" W/ 'H' CLIPS AT SEAMS. SEE ELEVATIONS FOR SEAM LOCATIONS. COLOR: SW 2846 'ROYCROFT BRONZE GREEN'
3A. SIDING 3A: HARDIPANEL "STUCCO" W/ 'H' CLIPS AT SEAMS. SEE ELEVATIONS FOR SEAM LOCATIONS. SW 2821 'DOWNING STONE'
4. HARDIE TRIM CEDAR BOARDS- AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER DETAILS. COLOR: SW 6148 'WOOL SKEIN.' INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PRE-FINISHED METAL FLASHING WHERE REQUIRED.
5. CORONADO, LEDGESTONE QUICK STACK SERIES THIN VENEER STONE-"CAPE COD GREY" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SAMPLE TO OWNER. MORTAR COLOR TO MATCH STONE. STONE CAP BETWEEN STONE TO SIDING LOCATIONS COLOR: LOMPOC, STYLE: CHISELED STONE.
6. 30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMKO HERITAGE SERIES, COLOR WEATHERED WOOD ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ METAL "H" CLIPS ON TRUSSES AT 24" O.C. (PROVIDE UPLIFT CONNECTORS AT EACH END OF EACH TRUSS -REFER TO STRUCTURAL).
7. STANDING SEAM ROOF SYSTEM PROFILE "SNAP CLAD" 22-GA ON 30# FELT OVER ROOF SHEATHING ON CEDAR RAFTERS AND TRIM (REFER TO STRUCTURAL), REFER TO NOTE 13. COLOR: 'GALVALUME'
8. DECORATIVE STAMPED CONCRETE APPLIED TO PATIO AND ADJACENT POOL DECK - OWNER TO APPROVE COLOR AND PATTERN PRIOR TO INSTALLATION
9. ENTRY STOOPS AND PATIO: BROOM FINISH CONCRETE - SEALED
10. HARDIE PANEL (SMOOTH) CLAD WRAP DECORATIVE SUPPORT. COLOR: SW # 6148 'WOOL SKEIN.'
11. MASTIC PRE-FINISHED ALUMINUM 6" GUTTER STYLE:K AND 3"x4" DOWNSPOUT. PROVIDE DIVERTERS AND SPLASH GUARDS AT CORNERS AND VALLEYS. DOWNSPOUTS TO CONNECT INTO SEWER SYSTEM. COLOR: 'ALMOND'
12. HARDIE PANEL (SMOOTH) CLAD COLUMN WRAP AND TRIM - COLUMN W/ SQUARE CAP AND BASE OVER 6x6 TREATED POST OR STEEL TUBE, COLOR: COLOR: SW 6148 'WOOL SKEIN.' INSTALLED PER MFR. RECOMMENDATIONS.
13. CEDAR RAFTER TAILS AND TRIM - PAINT COLOR: SW 6148 'WOOL SKEIN.' ENTRY CEILINGS AT CEDAR RAFTERS TO BE EXPOSED PAINT GRADE TYPE 'A' PLYWOOD, PAINTED TO MATCH CEDAR RAFTERS, COORDINATE SEAMS WITH RAFTERS.
14. AREA FOR MOUNTING OF UTILITY EQUIPMENT, COLOR TO MATCH ADJACENT MATERIAL. COORDINATE ELECTRICAL, TELEPHONE, AND CABLE BOX LOCATIONS ON BUILDING IN FIELD W/ UTILITY LOCATIONS. REFER TO MOUNTING DETAILS ON SHEET A5.C.13.
15. PRE-FINISHED METAL DRIP EDGE OVER 5/4X8 FIBER CEMENT FASCIA BOARD WITH PREFINISHED METAL TRIM OVER 2X8 SUB FASCIA. COLOR TO MATCH GUTTER
16. METAL INSULATED DOOR, COLOR: SW 2821 'DOWNING STONE' REFER TO DOOR SCHEDULE – A6.C.01
17. VENTED VINYL SOFFIT: CERTAINTEED OR APP. EQ.) STYLE: TRIPLE 3-1/3" INVISIVENT VINYL, COLOR: 'HERRINGBONE.'
18. CORONADO, STONE LINTEL 5 x 2 1/4". MORTAR COLOR TO MATCH STONE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SAMPLE TO OWNER.

LOT 1A, BLOCK 10,THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

PHILLIPS

CONSULTANT

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#	DATE	DESCRIPTION

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PROJECT

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CONTINENTAL PROPERTIES
CONTINENTAL 410 FUND
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53052
262.502.5500 * FAX 262.502.5522

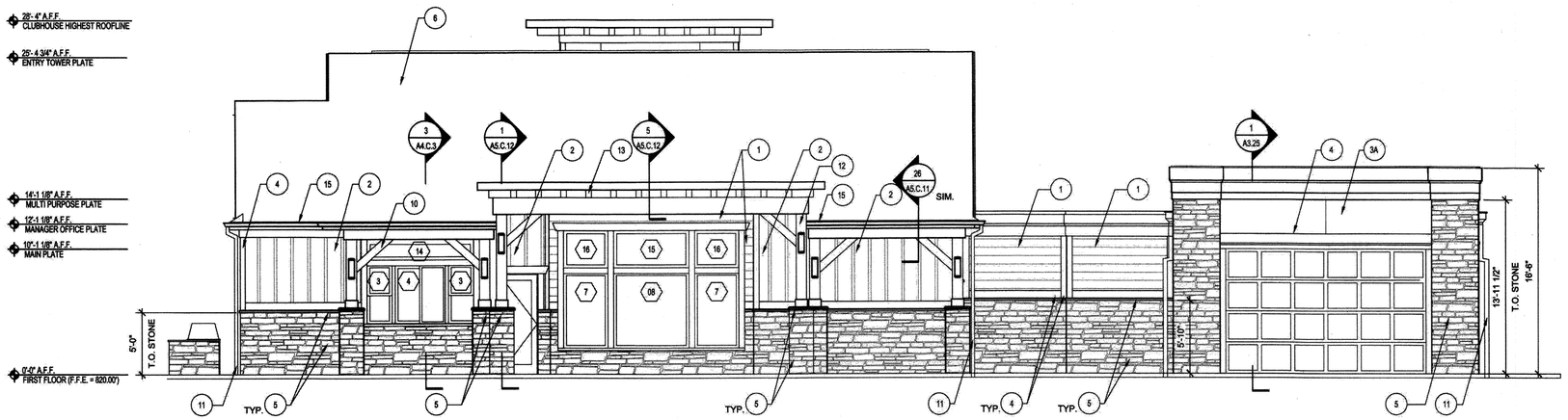
PHILLIPS JOB NUMBER 1733103
ISSUE DATE 07/10/17
DRAWN BY/CHECKED BY JMM/DWH/ATL
DRAWING TITLE

EXTERIOR ELEVATIONS CLUBHOUSE

SHEET NUMBER

21

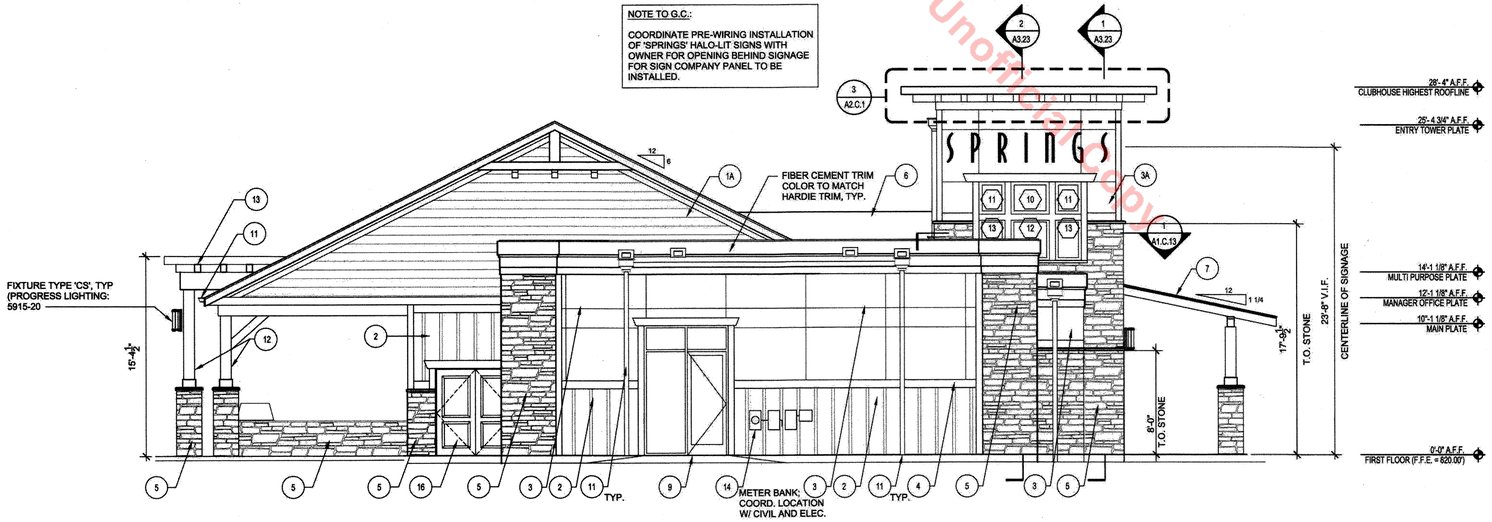
SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1
AMENDMENT NO. 15
LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORRADO



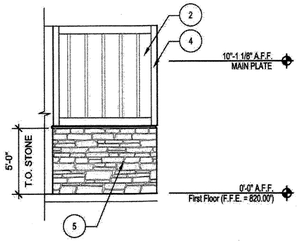
1 A2.C.2 REAR ELEVATION - CLUBHOUSE
SCALE: 3/16"=1'-0"

NOTE TO G.C.:

COORDINATE PRE-WIRING INSTALLATION OF "SPRINGS" HALO-LIT SIGNS WITH OWNER FOR OPENING BEHIND SIGNAGE FOR SIGN COMPANY PANEL TO BE INSTALLED.



2 A2.C.2 LEFT ELEVATION - CLUBHOUSE
SCALE: 3/16"=1'-0"



3 A2.C.2 SIDE WALL ELEVATION - CLUBHOUSE
SCALE: 3/16"=1'-0"

Unofficial Copy

LEGEND

XX WINDOW TAG - SEE SHEET A6.C.01

X KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

GENERAL NOTES

1. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.
5. SEE GENERAL NOTES AND DETAILS FOR MORE INFORMATION.
6. PROVIDE FIBER CEMENT PADS BEHIND ALL BRACKETS, ELECTRICAL DEVICES, FIXTURES, ETC. PAINT. TYP.

KEYED NOTES

1. SIDING 1A: HORIZONTAL SIDING: HARDIE PLANK SELECT CEDARMILL FIBER CEMENT LAP SIDING, 8.25" W/ 7" EXPOSURE, INSTALLED PER MANUFACTURER RECOMMENDATIONS. COLOR: SW 2846 'ROYCROFT BRONZE GREEN'
1A. SIDING 1A: HORIZONTAL SIDING: HARDIE PLANK SELECT CEDARMILL FIBER CEMENT LAP SIDING, 8.25" W/ 7" EXPOSURE, INSTALLED PER MANUFACTURER RECOMMENDATIONS. COLOR: SW 2821 'DOWNING STONE'
2. SIDING 2: BOARD AND BATTEN: HARDIE PANEL (SMOOTH) FIBER CEMENT W/ VERTICAL HARDIE TRIM 1X3 BATTENS (SMOOTH) AT 16" OC, INSTALLED PER MANUFACTURER RECOMMENDATIONS. COLOR: SW 2846 'ROYCROFT BRONZE GREEN'
2A. SIDING 2A: BOARD AND BATTEN: HARDIE PANEL (SMOOTH) FIBER CEMENT W/ VERTICAL HARDIE TRIM 1X3 BATTENS (SMOOTH) AT 16" OC, INSTALLED PER MANUFACTURER RECOMMENDATIONS. COLOR: SW 2821 'DOWNING STONE'
3. SIDING 3: HARDIPANEL "STUCCO" W/ 'H' CLIPS AT SEAMS. SEE ELEVATIONS FOR SEAM LOCATIONS. COLOR: SW 2846 'ROYCROFT BRONZE GREEN'
3A. SIDING 3A: HARDIPANEL "STUCCO" W/ 'H' CLIPS AT SEAMS. SEE ELEVATIONS FOR SEAM LOCATIONS. SW 2821 'DOWNING STONE'
4. HARDIE TRIM CEDAR BOARDS- AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER DETAILS. COLOR: SW 6148 'WOOL SKEIN.' INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PRE-FINISHED METAL FLASHING WHERE REQUIRED.
5. CORONADO, LEDGESTONE QUICK STACK SERIES THIN VENEER STONE-"CAPE COD GREY" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SAMPLE TO OWNER. MORTAR COLOR TO MATCH STONE. STONE CAP BETWEEN STONE TO SIDING LOCATIONS COLOR: LOMPOC, STYLE: CHISELED STONE.
6. 30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMKO HERITAGE SERIES, COLOR WEATHERED WOOD ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ METAL "H" CLIPS ON TRUSSES AT 24" O.C. (PROVIDE UPLIFT CONNECTORS AT EACH END OF EACH TRUSS -REFER TO STRUCTURAL).
7. STANDING SEAM ROOF SYSTEM PROFILE "SNAP CLAD" 22-GA ON 30# FELT OVER ROOF SHEATHING ON CEDAR RAFTERS AND TRIM (REFER TO STRUCTURAL), REFER TO NOTE 13. COLOR: 'GALVALUME'
8. DECORATIVE STAMPED CONCRETE APPLIED TO PATIO AND ADJACENT POOL DECK - OWNER TO APPROVE COLOR AND PATTERN PRIOR TO INSTALLATION
9. ENTRY STOOPS AND PATIO: BROOM FINISH CONCRETE - SEALED
10. HARDIE PANEL (SMOOTH) CLAD WRAP DECORATIVE SUPPORT. COLOR: SW # 6148 'WOOL SKEIN.'
11. MASTIC PRE-FINISHED ALUMINUM 6" GUTTER STYLE:K AND 3"x4" DOWNSPOUT. PROVIDE DIVERTERS AND SPLASH GUARDS AT CORNERS AND VALLEYS. DOWNSPOUTS TO CONNECT INTO SEWER SYSTEM. COLOR: 'ALMOND'
12. HARDIE PANEL (SMOOTH) CLAD COLUMN WRAP AND TRIM - COLUMN W/ SQUARE CAP AND BASE OVER 6x6 TREATED POST OR STEEL TUBE. COLOR: SW 6148 'WOOL SKEIN.' INSTALLED PER MFR. RECOMMENDATIONS.
13. CEDAR RAFTER TAILS AND TRIM - PAINT COLOR: SW 6148 'WOOL SKEIN.' ENTRY CEILINGS AT CEDAR RAFTERS TO BE EXPOSED PAINT GRADE TYPE 'A' PLYWOOD, PAINTED TO MATCH CEDAR RAFTERS, COORDINATE SEAMS WITH RAFTERS.
14. AREA FOR MOUNTING OF UTILITY EQUIPMENT, COLOR TO MATCH ADJACENT MATERIAL. COORDINATE ELECTRICAL, TELEPHONE, AND CABLE BOX LOCATIONS ON BUILDING IN FIELD W/ UTILITY LOCATIONS. REFER TO MOUNTING DETAILS ON SHEET A5.C.13.
15. PRE-FINISHED METAL DRIP EDGE OVER 5/4X8 FIBER CEMENT FASCIA BOARD WITH PREFINISHED METAL TRIM OVER 2X8 SUB FASCIA. COLOR TO MATCH GUTTER
16. METAL INSULATED DOOR, COLOR: SW 2821 'DOWNING STONE' REFER TO DOOR SCHEDULE – A6.C.01
17. VENTED VINYL SOFFIT: CERTAINTEED OR APP. EQ.) STYLE: TRIPLE 3-1/3" INVISIVENT VINYL, COLOR: 'HERRINGBONE.'
18. CORONADO, STONE LINTEL 5 x 2 1/4". MORTAR COLOR TO MATCH STONE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SAMPLE TO OWNER.

LOT 1A, BLOCK 10,THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15 SITE DEVELOPMENT PLAN

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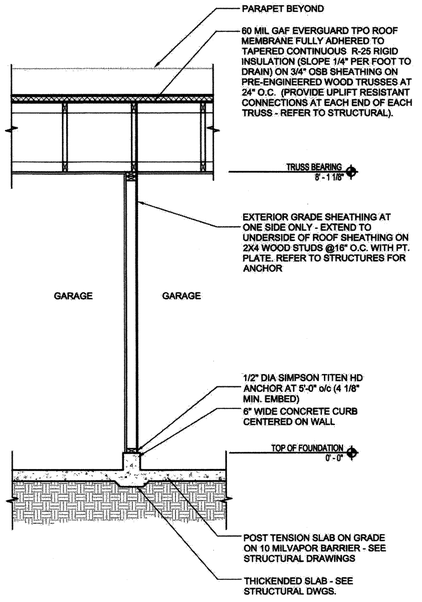
EXTERIOR ELEVATIONS CLUBHOUSE

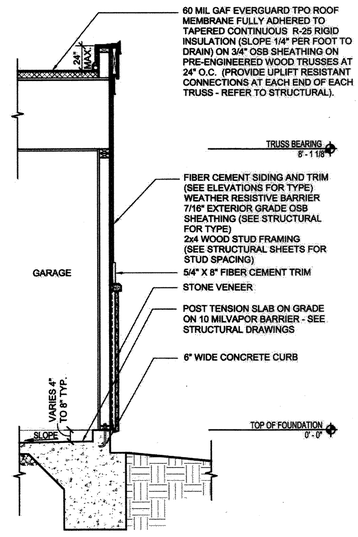
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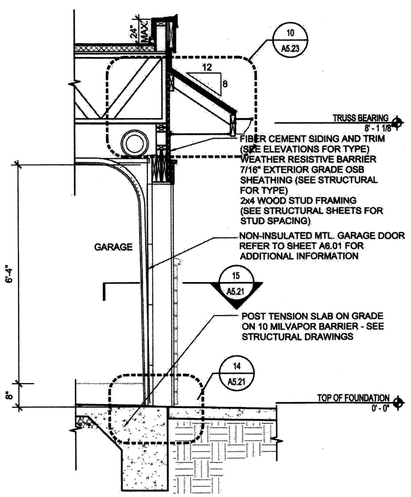
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SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1
AMENDMENT NO. 15



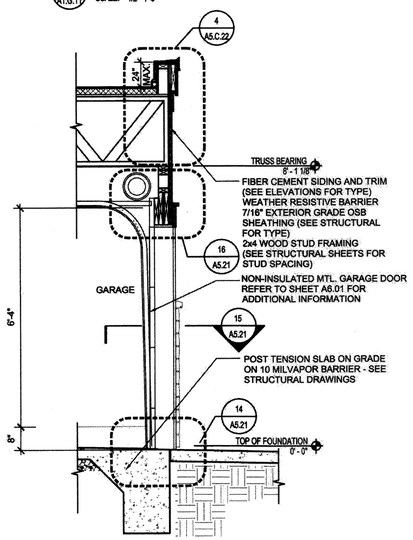


27 A1.G.11 WALL SECTION - GARAGE DEMISING WALL
SCALE: 1/2"=1'-0"

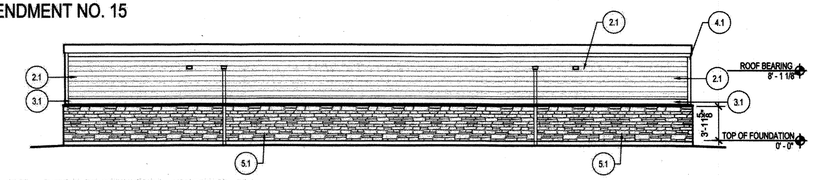


25 A1.G.11 WALL SECTION - EAVE AT OVERHEAD DOOR
SCALE: 1/2"=1'-0"

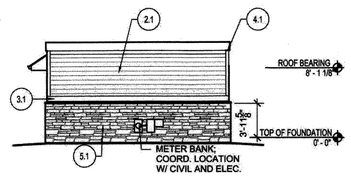
25 A1.G.11 WALL SECTION AT REAR WALL
SCALE: 1/2"=1'-0"

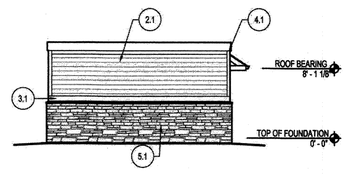


19 A1.G.11 WALL SECTION - AT GARAGE DOOR
SCALE: 1/2"=1'-0"



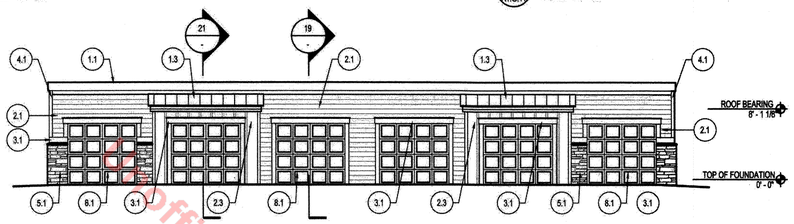
6 A1.G.11 REAR ELEVATION - GARAGE 6G
SCALE: 1/8"=1'-0"



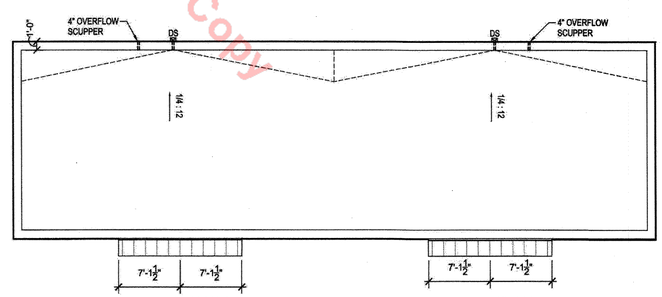


5 A1.G.11 LEFT ELEVATION - GARAGE 6G
SCALE: 1/8"=1'-0"

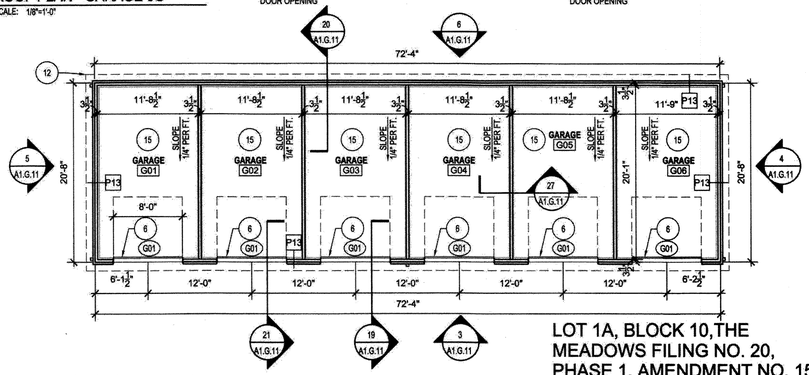
4 A1.G.11 RIGHT ELEVATION - GARAGE 6G
SCALE: 1/8"=1'-0"



3 A1.G.11 FRONT ELEVATION - GARAGE 6G
SCALE: 1/8"=1'-0"



2 A1.G.11 ROOF PLAN - GARAGE 6G
SCALE: 1/8"=1'-0"



1 A1.G.11 FIRST FLOOR PLAN - GARAGE 6G
SCALE: 1/8"=1'-0"

LOT 1A, BLOCK 10,THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

LEGEND

- FEC — FIRE EXTINGUISHER & BRACKET
- DOWNSPOUT ASSEMBLY
- HB — HOSE BIB
- X — ELEVATION KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

GENERAL NOTES

1. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.
5. SEE GENERAL NOTES ON WALL SECTION SHEETS AND DETAIL SHEETS FOR MORE INFORMATION.

ELEVATION KEYED NOTES

1.3 60 MIL GAF EVERGUARD TPO ROOF MEMBRANE FULLY ADHERED TO TAPERED CONTINUOUS R-25 RIGID INSULATION (SLOPE 1/4" PER FOOT TO DRAIN) ON 3/4" OSB SHEATHING ON PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. (PROVIDE UPLIFT RESISTANT CONNECTIONS AT EACH END OF EACH TRUSS - REFER TO STRUCTURAL).

1.3 STANDING SEAM ROOF SYSTEM PROFILE "SNAP CLAD" 22-GA ON 30# FELT OVER ROOF SHEATHING ON CEDAR RAFTERS AND TRIM (REFER TO STRUCTURAL), COLOR: 'GALVALUME'

2.3 SIDING 1A: HORIZONTAL SIDING: HARDIPLANK SELECT CEDARMILL C+, 8.25" W/ 7" EXPOSURE (WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. SW #2821 'DOWNING STONE'.

2.3 NOT USED

2.3 SIDING 2: BOARD AND BATTEN: HARDIPANEL (SMOOTH) W/ VERTICAL 1x3 HARDITRIM BATTENS (SMOOTH) AT 16" OC. COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: SW #2846 'ROYCROFT BRONZE GREEN'.

5.3 HARDITRIM (SMOOTH)- AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER DETAILS W/PRE-FINISHED METAL FLASHING WHERE REQUIRED, INSTALLED PER MANUFACTURERS RECOMMENDATIONS. COLOR: SW #6148 'WOOL SKEIN'.

4.3 PRE-FINISHED METAL DRIP EDGE OVER 2x6 FASCIA BOARD WRAPPED IN ALUMINUM. COLOR: TO MATCH GUTTER

5.3 CORONADO STONE, LEDGESTONE QUICK STACKED STONE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. INSTALL PRECAST STONE CAPS FOR COLUMN BASES, STONE SILLS FOR EXTERIOR WALL - COLOR: 'CAPE CODE GREY.' MORTAR COLOR TO MATCH STONE.

6.3 VENTED VINYL SOFFIT: CERTAINTEED OR APP. EQ.) STYLE: TRIPLE 3-1/3" INVISIVENT VINYL, COLOR: 'HERRINGBONE.'

7.3 NOT USED

8.3 NON-INSULATED METAL OVERHEAD DOOR TRACK, (DOOR IS INSULATED AT MAINTENANCE AREA) WEATHER STRIPPING & AUTO OPENER ASSEMBLY. STYLE: CARRIAGE HOUSE.' GARAGE DOOR COLOR: SW #2846 'ROYCROFT BRONZE GREEN.' PROVIDE INSULATED OVERHEAD DOOR AT MAINTENANCE AREA ONLY.

8.3 MASTIC PRE-FINISHED ALUMINUM 6" GUTTER AND 3"x4" DOWNSPOUT. TIE DOWNSPOUT INTO STORM SYSTEM. STYLE: K, COLOR: 'ALMOND.'

PLAN KEYED NOTES

1. CAR CARE VACUUM #9225 BY J.E. ADAMS INDUSTRIES.
2. NOT USED
3. PROVIDE HOT WATER HEATER W/ WALL MOUNTED SUPPORT BRACKET AND SHELF ASSEMBLY - PROVIDE PLYWOOD BLOCKING IN WALL.
4. PROVIDE PLUMBING ROUGH-IN AND INSTALL TOILET, GC TO SUPPLY SINK AND MIRROR, PER OWNER SPECIFICATIONS. EXACT LOCATIONS TO BE COORDINATED IN FIELD.
5. PROVIDE MOP SINK W/ SHELF AND MOP HOOKS.
6. SLOPE SLAB EDGE 1/2" AT GARAGE DOOR.
7. SWIVEL RACK BY OWNER FOR PRESSURE WASHER
8. SEWER INLET W/ SAND/OIL SEPARATOR. REFER TO CIVIL DRAWINGS FOR CONNECTIONS.
9. 3/4" HOSE BIB - REFER TO CIVIL DRAWINGS FOR CONNECTIONS.
10. PRESSURE CLEANER - PROVIDE WATER CONNECTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
11. GOLF CART CHARGING STATION. COORDINATE LOCATION IN FIELD - SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
12. DASHED LINE INDICATES ROOF OVERHANG.
13. 22"x36" INSULATED ATTIC ACCESS PANEL WITH LOCK. COORDINATE LOCATION IN FIELD.
14. CONCRETE STOOP W/ BROOM FINISH, SEALED.
15. POST TENSION SLAB - PROVIDE CONTROL JOINTS AS REQUIRED. SEAL OR STAIN FINISH AS SELECTED BY OWNER.
16. HARDIPANEL (SMOOTH) CLAD COLUMN WRAP AND TRIM - COLUMN W/ SQUARE CAP AND BASE OVER 6x6 TREATED POST, COLOR: PPG PAINT #1008-7 "STONE'S THROW", INSTALLED PER MFR. RECOMMENDATIONS.
17. PAC-CLAD STANDING METAL SEAM ROOF; REFER TO STRUCTURAL. COLOR: 'GALVALUME.'
18. PREFINISHED 6" ALUMINUM GUTTER W/ 3"x4" DOWNSPOUT. PROVIDE DIVERTERS AND SPLASH GUARDS AT CORNERS AND VALLEYS
19. PROVIDE (2) - 1 3/4" x 11 1/4" LVL HEADER. CLAD W/ FIBER CEMENT TRIM.
20. PREFINISHED CONTINUOUS PERFORATED VINYL SOFFIT VENT AROUND PERIMETER OF ROOF.
21. RIDGE VENTS, STYLE/COLOR AS SELECTED BY OWNER. COLOR TO MATCH WEATHERED WOOD
22. CARPORT METAL STRUCTURE; REFER TO STRUCTURAL DWGS. POWDER COATED TO MATCH COLOR: PPG # 1008-7 'STONE'S THROW.'
23. TOILET ROOM WALLS: 2x4 WOOD STUD FRAMING AT 16" OC WITH MOISTURE RESISTANT GYPSUM BOARD ON TOILET ROOM SIDE OF WALL AND OSB SHEATHING ON MAINTENANCE AREA SIDE OF WALL. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT TOILET ROOM CLG IN LIEU OF OSB SHEATHING
24. PET GROOMING STATION - GROOMERS BEST 48" WALK-THRU TUB W/ PULL OUT RAMP. TIE DRAIN TO BUILDING SANITARY SYSTEM.
25. COORDINATE GC/WP LOCATIONS W/ HOSE BIB LOCATIONS
26. MIRROR ABOVE SINK

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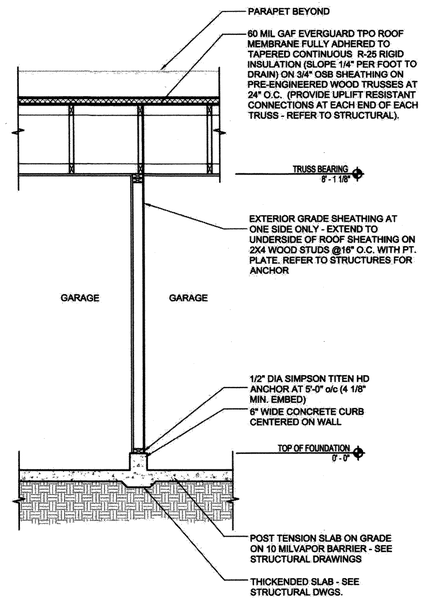
6G GARAGE BUILDING PLANS, ELEVATIONS, AND SECTIONS

SHEET NUMBER

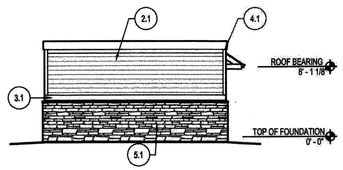
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SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 15

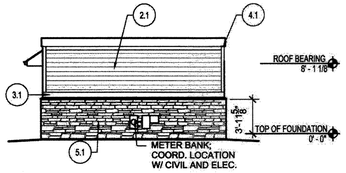
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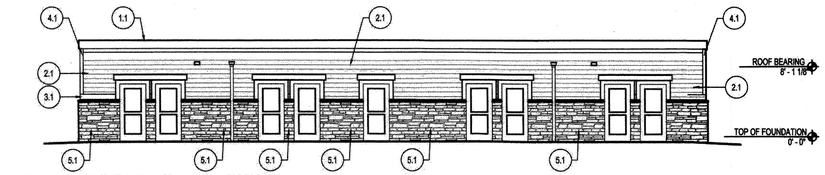
27 A1.G.12 WALL SECTION - GARAGE DEMISING WALL
SCALE: 1/2"=1'-0"



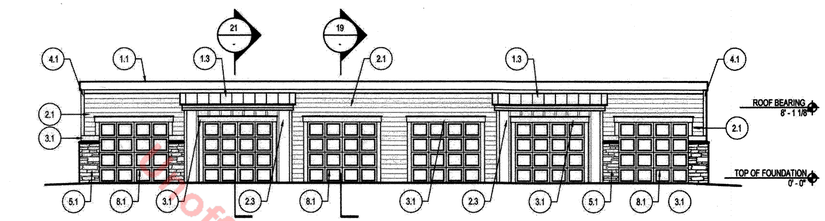
4 A1.G.12 RIGHT ELEVATION - GARAGE 6GTS
SCALE: 1/8"=1'-0"



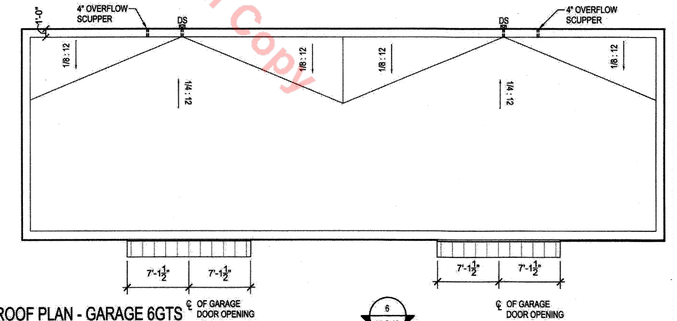
5 A1.G.12 LEFT ELEVATION - GARAGE 6GTS
SCALE: 1/8"=1'-0"



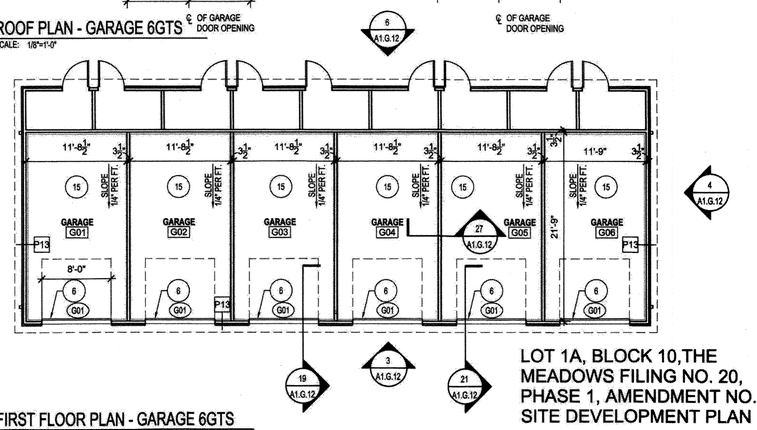
6 A1.G.12 REAR ELEVATION - GARAGE 6GTS
SCALE: 1/8"=1'-0"



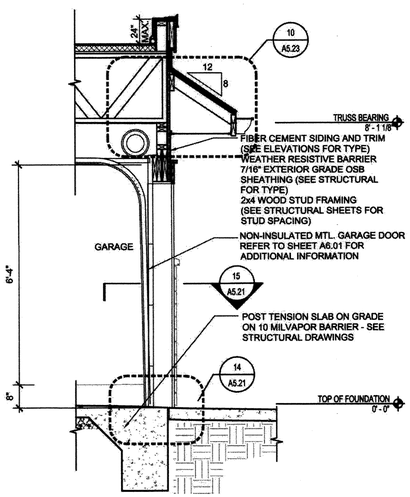
3 A1.G.12 FRONT ELEVATION - GARAGE 6GTS
SCALE: 1/8"=1'-0"



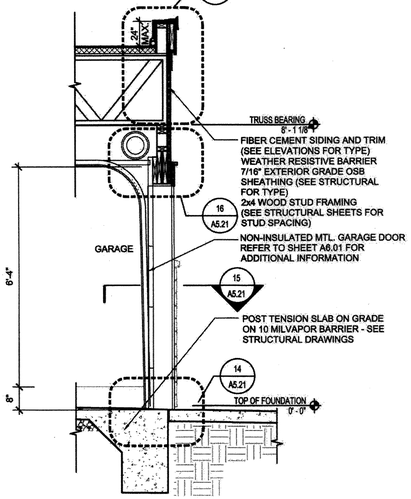
2 A1.G.12 ROOF PLAN - GARAGE 6GTS
SCALE: 1/8"=1'-0"



1 A1.G.12 FIRST FLOOR PLAN - GARAGE 6GTS
SCALE: 1/8"=1'-0"



25 A1.G.12 WALL SECTION AT REAR WALL
SCALE: 1/2"=1'-0"



19 A1.G.12 WALL SECTION - EAVE AT OVERHEAD DOOR
SCALE: 1/2"=1'-0"

LEGEND

FEC	FIRE EXTINGUISHER & BRACKET
□	DOWNSPOUT ASSEMBLY
HB	HOSE BIB
X	ELEVATION KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

GENERAL NOTES

1. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.
5. SEE GENERAL NOTES ON WALL SECTION SHEETS AND DETAIL SHEETS FOR MORE INFORMATION.

ELEVATION KEYED NOTES

1.1 60 MIL GAF EVERGUARD TPO ROOF MEMBRANE FULLY ADHERED TO TAPERED CONTINUOUS R-25 RIGID INSULATION (SLOPE 1/4" PER FOOT TO DRAIN) ON 3/4" OSB SHEATHING ON PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. (PROVIDE UPLIFT RESISTANT CONNECTIONS AT EACH END OF EACH TRUSS - REFER TO STRUCTURAL).

1.3 STANDING SEAM ROOF SYSTEM PROFILE 'SNAP CLAD' 22-GA ON 30# FELT OVER ROOF SHEATHING ON CEDAR RAFTERS AND TRIM (REFER TO STRUCTURAL), COLOR: 'GALVALUME'

2.1 SIDING 1A: HORIZONTAL SIDING: HARDIPLANK SELECT CEDARMILL C+, 8.25" W/ 7" EXPOSURE (WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. SW #2821 'DOWNING STONE'.

2.2 NOT USED

2.3 SIDING 2: BOARD AND BATTEN: HARDIPANEL (SMOOTH) W/ VERTICAL 1x3 HARDITRIM BATTENS (SMOOTH) AT 16" OC. COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: SW #2846 'ROYCROFT BRONZE GREEN'.

3.1 HARDITRIM (SMOOTH)- AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER DETAILS W/PRE-FINISHED METAL FLASHING WHERE REQUIRED, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. COLOR: SW #6148 'WOOL SKEIN'.

4.1 PRE-FINISHED METAL DRIP EDGE OVER 2x8 FASCIA BOARD WRAPPED IN ALUMINUM. COLOR: TO MATCH GUTTER

5.1 CORONADO STONE. LEDGESTONE QUICK STACKED STONE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. INSTALL PRECAST STONE CAPS FOR COLUMN BASES, STONE SILLS FOR EXTERIOR WALL - COLOR: 'CAPE CODE GREY.' MORTAR COLOR TO MATCH STONE.

8.1 VENTED VINYL SOFFIT: CERTAINTEED OR APP. EQ.) STYLE: TRIPLE 3-1/3" INVISIVENT VINYL, COLOR: 'HERRINGBONE.'

7.1 NOT USED

8.3 NON-INSULATED METAL OVERHEAD DOOR TRACK, (DOOR IS INSULATED AT MAINTENANCE AREA) WEATHER STRIPPING & AUTO OPENER ASSEMBLY. STYLE: CARRIAGE HOUSE.' GARAGE DOOR COLOR: SW #2846 'ROYCROFT BRONZE GREEN.' PROVIDE INSULATED OVERHEAD DOOR AT MAINTENANCE AREA ONLY.

8.1 MASTIC PRE-FINISHED ALUMINUM 6" GUTTER AND 3"x4" DOWNSPOUT. TIE DOWNSPOUT INTO STORM SYSTEM. STYLE: K, COLOR: 'ALMOND.'

PLAN KEYED NOTES

1. CAR CARE VACUUM #9225 BY J.E. ADAMS INDUSTRIES.
2. NOT USED
3. PROVIDE HOT WATER HEATER W/ WALL MOUNTED SUPPORT BRACKET AND SHELF ASSEMBLY - PROVIDE PLYWOOD BLOCKING IN WALL.
4. PROVIDE PLUMBING ROUGH-IN AND INSTALL TOILET, GC TO SUPPLY SINK AND MIRROR, PER OWNER SPECIFICATIONS. EXACT LOCATIONS TO BE COORDINATED IN FIELD.
5. PROVIDE MOP SINK W/ SHELF AND MOP HOOKS.
6. SLOPE SLAB EDGE 1/2" AT GARAGE DOOR.
7. SWIVEL RACK BY OWNER FOR PRESSURE WASHER
8. SEWER INLET W/ SAND/OIL SEPARATOR. REFER TO CIVIL DRAWINGS FOR CONNECTIONS.
9. 3/4" HOSE BIB - REFER TO CIVIL DRAWINGS FOR CONNECTIONS.
10. PRESSURE CLEANER - PROVIDE WATER CONNECTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
11. GOLF CART CHARGING STATION. COORDINATE LOCATION IN FIELD - SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
12. DASHED LINE INDICATES ROOF OVERHANG.
13. 22"x36" INSULATED ATTIC ACCESS PANEL WITH LOCK. COORDINATE LOCATION IN FIELD.
14. CONCRETE STOOP W/ BROOM FINISH, SEALED.
15. POST TENSION SLAB - PROVIDE CONTROL JOINTS AS REQUIRED. SEAL OR STAIN FINISH AS SELECTED BY OWNER.
16. HARDIPANEL (SMOOTH) CLAD COLUMN WRAP AND TRIM - COLUMN W/ SQUARE CAP AND BASE OVER 6x6 TREATED POST, COLOR: PPG PAINT #1008-7 "STONE'S THROW", INSTALLED PER MFR. RECOMMENDATIONS.
17. PAC-CLAD STANDING METAL SEAM ROOF; REFER TO STRUCTURAL. COLOR: 'GALVALUME.'
18. PREFINISHED 6" ALUMINUM GUTTER W/ 3"x4" DOWNSPOUT. PROVIDE DIVERTERS AND SPLASH GUARDS AT CORNERS AND VALLEYS
19. PROVIDE (2) - 1 3/4" x 11 1/4" LVL HEADER. CLAD W/ FIBER CEMENT TRIM.
20. PREFINISHED CONTINUOUS PERFORATED VINYL SOFFIT VENT AROUND PERIMETER OF ROOF.
21. RIDGE VENTS, STYLE/COLOR AS SELECTED BY OWNER. COLOR TO MATCH WEATHERED WOOD
22. CARPORT METAL STRUCTURE; REFER TO STRUCTURAL DWGS. POWDER COATED TO MATCH COLOR: PPG # 1008-7 'STONE'S THROW.'
23. TOILET ROOM WALLS: 2x4 WOOD STUD FRAMING AT 16" OC WITH MOISTURE RESISTANT GYPSUM BOARD ON TOILET ROOM SIDE OF WALL AND OSB SHEATHING ON MAINTENANCE AREA SIDE OF WALL. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT TOILET ROOM CLG IN LIEU OF OSB SHEATHING
24. PET GROOMING STATION - GROOMERS BEST 48" WALK-THRU TUB W/ PULL OUT RAMP. TIE DRAIN TO BUILDING SANITARY SYSTEM.
25. COORDINATE GC/WP LOCATIONS W/ HOSE BIB LOCATIONS
26. MIRROR ABOVE SINK

LOT 1A, BLOCK 10,THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

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#	DATE	DESCRIPTION

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PROJECT

CLIENT

CONTINENTAL PROPERTIES
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262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1733103
ISSUE DATE 07/10/17
DRAWN BY/CHECKED BY JMM/ATL
DRAWING TITLE 6GTS GARAGE BUILDING PLANS, ELEVATIONS, AND SECTIONS
SHEET NUMBER 24

SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1
AMENDMENT NO. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORRADO

ATTIC VENTILATION SCHEDULE

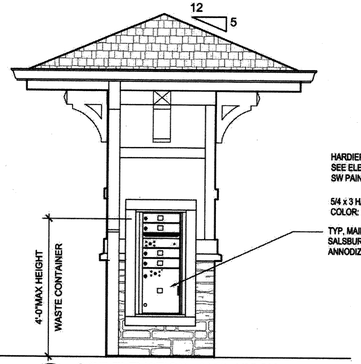
AREA	ATTIC AREA (SQ FT)	TOTAL NET FREE VENTED AREA REQ. (1/300) (SQ IN)	RIDGE (50%) (SQ IN)		SOFFIT (50%) (SQ IN)	
			REQ *	PROVIDED **	REQ *	PROVIDED ***
ATTIC AREA	181	87	44	3 LINEAL FT.	44	8 LINEAL FT.

NOTE:

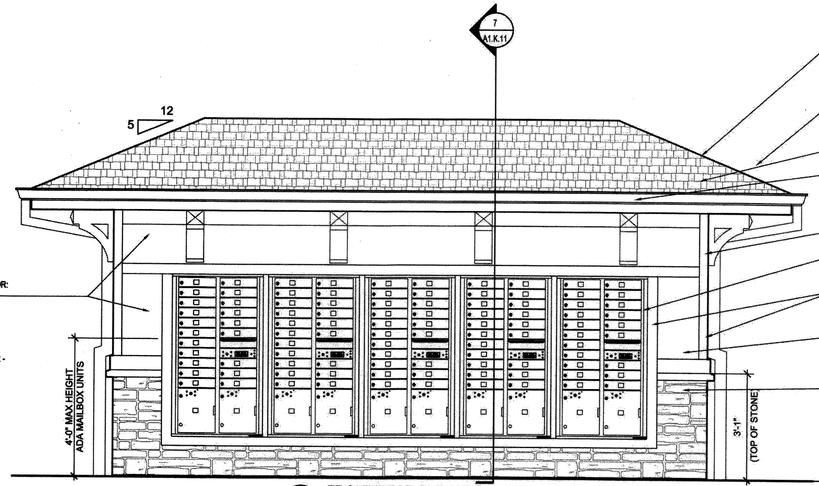
* REQUIRED NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) BY 1/300 AND MULTIPLYING SUM BY 144 SQ IN/SQ FT. 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (HIGH) AND 50% IS REQUIRED THE SOFFIT (LOW).

** MIN. REQUIRED LINEAL FEET OF VENTED RIDGE PROVIDED (HIGH AREAS) IS CALCULATED BY DIVIDING THE REQUIRED NET FREE AREA BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA (BASED ON 18.0 SQ IN MIN. NET FREE AREA PER FT). TURTLEBACK VENTS (BASED ON 50 SQ IN MIN. EACH) TO BE USED TO SUPPLEMENT RIDGE (HIGH) VENTING AS REQUIRED. PLACE TURTLE BACK VENTS ON REAR OF BUILDINGS, TYPICAL.

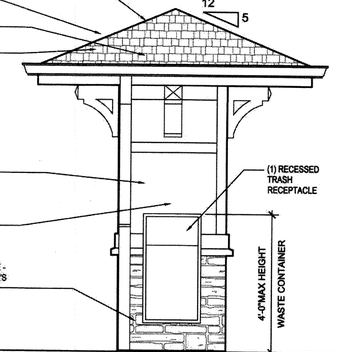
*** MIN. REQUIRED NET FREE VENTED SOFFIT PROVIDED (LOW AREAS), CALCULATED BY DIVIDING THE REQUIRED NET FREE AREA OF SOFFIT (CONTINUOUS) VENT BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA (BASED ON 5.9 SQ IN MIN. NET FREE AREA PER FT). SOFFIT VENTING SHALL BE EVENLY DISTRIBUTED BETWEEN EAVES.



2 A1.K.11 SIDE ELEVATION - MAIL KIOSK
SCALE: 1/2"=1'-0"

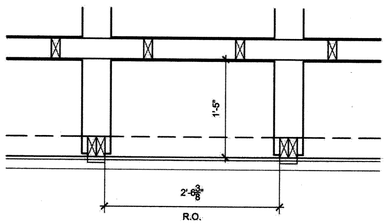


4 A1.K.11 FRONT/REAR ELEVATION - MAIL KIOSK
SCALE: 1/2"=1'-0"

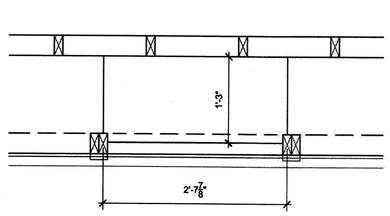


3 A1.K.11 SIDE ELEVATION - TRASH RECEPTACLE
SCALE: 1/2"=1'-0"

	RESIDENTIAL UNITS	'MB1' DOORS	'OM2' DOORS	PARCEL LOCKERS
MAIL KIOSK	204	204	11	21

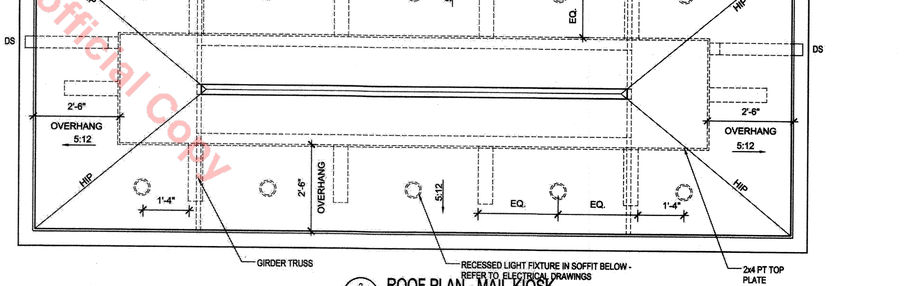


SLASBURY INDUSTRIES 4C HORIZONTAL MAILBOXES (I)
FRONT LOADING (20) MBI DOORS (1) OM2 OUTGOING
MAIL COMPARTMENT (2) PL5 PARCEL LOCKERS

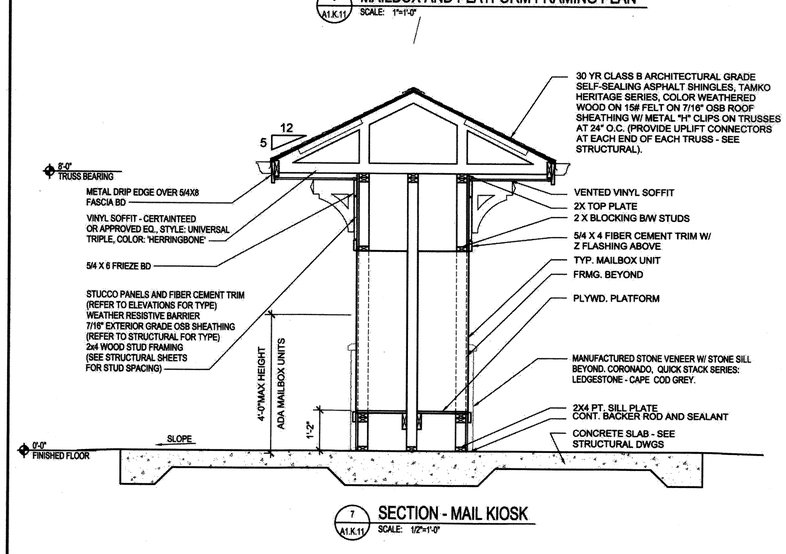


PLATFORM FRAMING

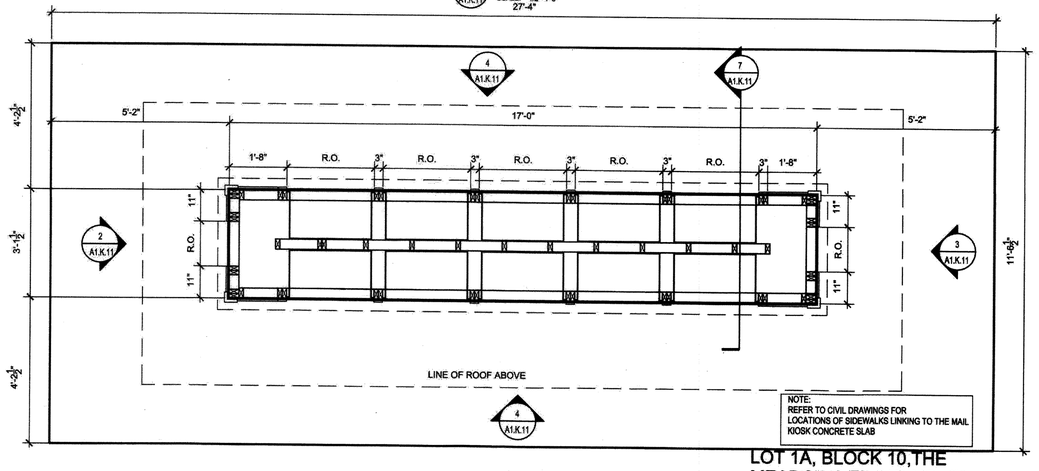
6 A1.K.11 MAILBOX AND PLATFORM FRAMING PLAN
SCALE: 1"=1'-0"



2 A1.K.11 ROOF PLAN - MAIL KIOSK
SCALE: 1/2"=1'-0"
27'-4"



7 A1.K.11 SECTION - MAIL KIOSK
SCALE: 1/2"=1'-0"



1 A1.K.11 FLOOR PLAN - MAIL KIOSK
SCALE: 1/2"=1'-0"

LOT 1A, BLOCK 10,THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

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#	DATE	DESCRIPTION

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PROJECT

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 410 FUND
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53052
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1733103
ISSUE DATE 07/10/17
DRAWN BY/CHECKED BY JMM/DWH/ATL
DRAWING TITLE

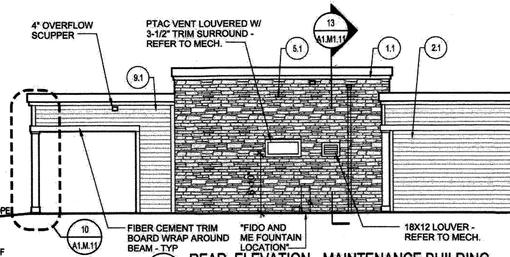
MAIL KIOSK PLANS, ELEVATIONS, AND SECTIONS

SHEET NUMBER

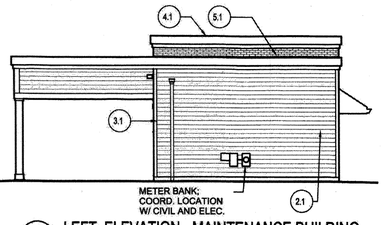
25

SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 15

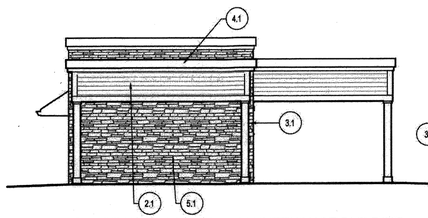
LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORRADO



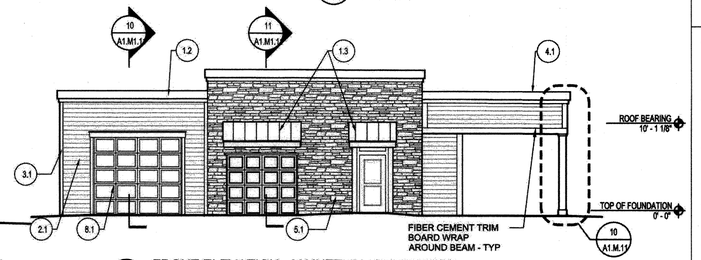
5 A1.M.11 REAR ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8"=1'-0"



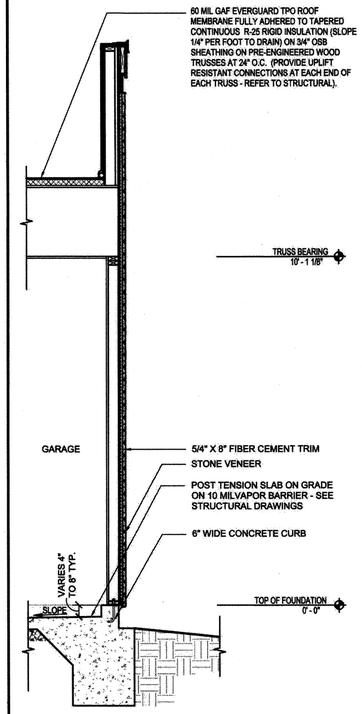
4 A1.M.11 LEFT ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8"=1'-0"



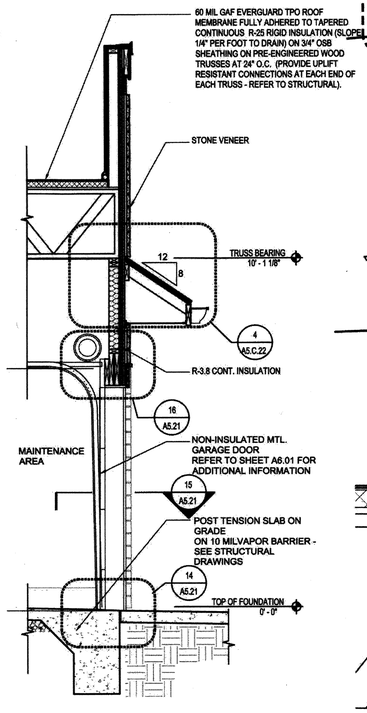
6 A1.M.11 RIGHT ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8"=1'-0"



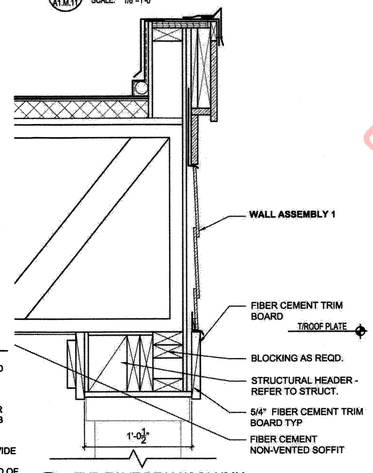
3 A1.M.11 FRONT ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8"=1'-0"



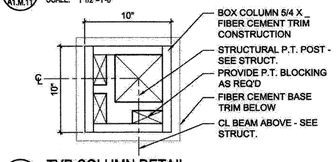
13 A1.M.11 WALL SECTION
SCALE: 1/2"=1'-0"



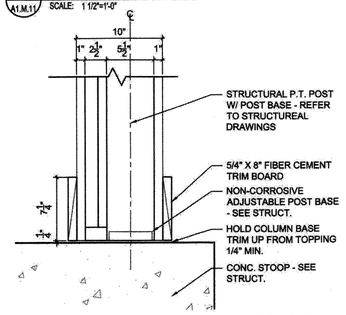
11 A1.M.11 WALL SECTION - CAR CARE / MAINT. AREA
SCALE: 1/2"=1'-0"



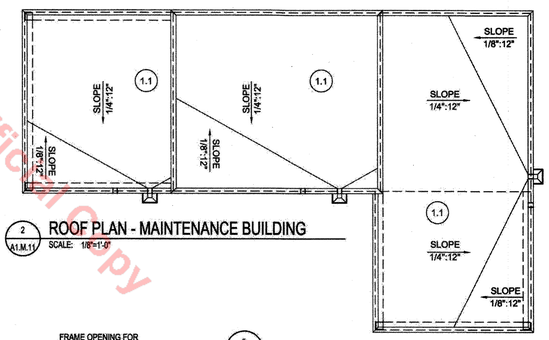
9 A1.M.11 TYP EAVE BEAM/COLUMN
SCALE: 1 1/2"=1'-0"



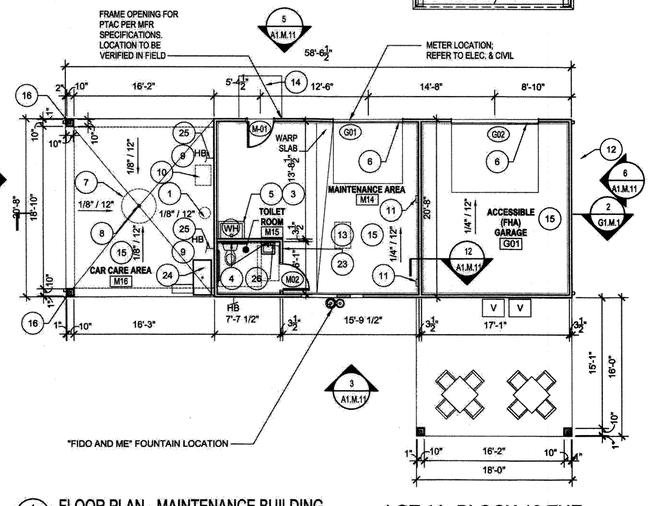
8 A1.M.11 TYP COLUMN DETAIL
SCALE: 1 1/2"=1'-0"



7 A1.M.11 TYP COLUMN BASE AT CAR CARE AREA
SCALE: 1 1/2"=1'-0"



2 A1.M.11 ROOF PLAN - MAINTENANCE BUILDING
SCALE: 1/8"=1'-0"



1 A1.M.11 FLOOR PLAN - MAINTENANCE BUILDING
SCALE: 1/8"=1'-0"

LOT 1A, BLOCK 10,THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

LEGEND

- FEC — FIRE EXTINGUISHER & BRACKET
- DOWNSPOUT ASSEMBLY
- HB — HOSE BIB
- X — ELEVATION KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

GENERAL NOTES

1. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.
5. SEE GENERAL NOTES ON WALL SECTION SHEETS AND DETAIL SHEETS FOR MORE INFORMATION.

ELEVATION KEYED NOTES

1.1 60 MIL GAF EVERGUARD TPO ROOF MEMBRANE FULLY ADHERED TO TAPERED CONTINUOUS R-25 RIGID INSULATION (SLOPE 1/4" PER FOOT TO DRAIN) ON 3/4" OSB SHEATHING ON PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. (PROVIDE UPLIFT RESISTANT CONNECTIONS AT EACH END OF EACH TRUSS - REFER TO STRUCTURAL).

1.3 STANDING SEAM ROOF SYSTEM PROFILE "SNAP CLAD" 22-GA ON 30# FELT OVER ROOF SHEATHING ON CEDAR RAFTERS AND TRIM (REFER TO STRUCTURAL), COLOR: 'GALVALUME'

2.1 SIDING 1A: HORIZONTAL SIDING: HARDIPLANK SELECT CEDARMILL C+, 8.25" W/ 7" EXPOSURE (WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. SW #2821 'DOWNING STONE'.

2.2 NOT USED

2.3 SIDING 2: BOARD AND BATTEN: HARDIPANEL (SMOOTH) W/ VERTICAL 1x3 HARDITRIM BATTENS (SMOOTH) AT 16" OC. COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: SW #2846 'ROYCROFT BRONZE GREEN'.

5.3 HARDITRIM (SMOOTH)- AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER DETAILS W/PRE-FINISHED METAL FLASHING WHERE REQUIRED, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. COLOR: SW #6148 'WOOL SKEIN'.

4.3 PRE-FINISHED METAL DRIP EDGE OVER 2x6 FASCIA BOARD WRAPPED IN ALUMINUM. COLOR: TO MATCH GUTTER

6.3 CORONADO STONE, LEDGESTONE QUICK STACKED STONE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. INSTALL PRECAST STONE CAPS FOR COLUMN BASES, STONE SILLS FOR EXTERIOR WALL - COLOR: 'CAPE CODE GREY.' MORTAR COLOR TO MATCH STONE.

8.3 VENTED VINYL SOFFIT: CERTAINTEED OR APP. EQ.) STYLE: TRIPLE 3-1/3" INVISIVENT VINYL, COLOR: 'HERRINGBONE.'

7.3 NOT USED

8.3 NON-INSULATED METAL OVERHEAD DOOR TRACK, (DOOR IS INSULATED AT MAINTENANCE AREA) WEATHER STRIPPING & AUTO OPENER ASSEMBLY. STYLE: CARRIAGE HOUSE.' GARAGE DOOR COLOR: SW #2846 'ROYCROFT BRONZE GREEN.' PROVIDE INSULATED OVERHEAD DOOR AT MAINTENANCE AREA ONLY.

9.3 MASTIC PRE-FINISHED ALUMINUM 6" GUTTER AND 3"x4" DOWNSPOUT. TIE DOWNSPOUT INTO STORM SYSTEM. STYLE: K, COLOR: 'ALMOND.'

PLAN KEYED NOTES

1. CAR CARE VACUUM #9225 BY J.E. ADAMS INDUSTRIES.
2. NOT USED
3. PROVIDE HOT WATER HEATER W/ WALL MOUNTED SUPPORT BRACKET AND SHELF ASSEMBLY - PROVIDE PLYWOOD BLOCKING IN WALL.
4. PROVIDE PLUMBING ROUGH-IN AND INSTALL TOILET, GC TO SUPPLY SINK AND MIRROR, PER OWNER SPECIFICATIONS. EXACT LOCATIONS TO BE COORDINATED IN FIELD.
5. PROVIDE MOP SINK W/ SHELF AND MOP HOOKS.
6. SLOPE SLAB EDGE 1/2" AT GARAGE DOOR.
7. SWIVEL RACK BY OWNER FOR PRESSURE WASHER
8. SEWER INLET W/ SAND/OIL SEPARATOR. REFER TO CIVIL DRAWINGS FOR CONNECTIONS.
9. 3/4" HOSE BIB - REFER TO CIVIL DRAWINGS FOR CONNECTIONS.
10. PRESSURE CLEANER - PROVIDE WATER CONNECTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
11. GOLF CART CHARGING STATION. COORDINATE LOCATION IN FIELD - SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
12. DASHED LINE INDICATES ROOF OVERHANG.
13. 22"x36" INSULATED ATTIC ACCESS PANEL WITH LOCK. COORDINATE LOCATION IN FIELD.
14. CONCRETE STOOP W/ BROOM FINISH, SEALED.
15. POST TENSION SLAB - PROVIDE CONTROL JOINTS AS REQUIRED. SEAL OR STAIN FINISH AS SELECTED BY OWNER.
16. HARDIPANEL (SMOOTH) CLAD COLUMN WRAP AND TRIM - COLUMN W/ SQUARE CAP AND BASE OVER 6x6 TREATED POST, COLOR: PPG PAINT #1008-7 "STONE'S THROW", INSTALLED PER MFR. RECOMMENDATIONS.
17. PAC-CLAD STANDING METAL SEAM ROOF; REFER TO STRUCTURAL. COLOR: 'GALVALUME.'
18. PREFINISHED 6" ALUMINUM GUTTER W/ 3"x4" DOWNSPOUT. PROVIDE DIVERTERS AND SPLASH GUARDS AT CORNERS AND VALLEYS
19. PROVIDE (2) - 1 3/4" x 11 1/4" LVL HEADER. CLAD W/ FIBER CEMENT TRIM.
20. PREFINISHED CONTINUOUS PERFORATED VINYL SOFFIT VENT AROUND PERIMETER OF ROOF.
21. RIDGE VENTS, STYLE/COLOR AS SELECTED BY OWNER. COLOR TO MATCH WEATHERED WOOD
22. CARPORT METAL STRUCTURE; REFER TO STRUCTURAL DWGS. POWDER COATED TO MATCH COLOR: PPG # 1008-7 'STONE'S THROW.'
23. TOILET ROOM WALLS: 2x4 WOOD STUD FRAMING AT 16" OC WITH MOISTURE RESISTANT GYPSUM BOARD ON TOILET ROOM SIDE OF WALL AND OSB SHEATHING ON MAINTENANCE AREA SIDE OF WALL. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT TOILET ROOM C/LG IN LIEU OF OSB SHEATHING
24. PET GROOMING STATION - GROOMERS BEST 48" WALK-THRU TUB W/ PULL OUT RAMP. TIE DRAIN TO BUILDING SANITARY SYSTEM.
25. COORDINATE GC/WP LOCATIONS W/ HOSE BIB LOCATIONS
26. MIRROR ABOVE SINK

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#	DATE	DESCRIPTION

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PROJECT

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 410 FUND
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53052
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1733103
ISSUE DATE 07/10/17
DRAWN BY/CHECKED BY JMM/ATL
DRAWING TITLE

MAINTENANCE BUILDING PLANS, ELEVATIONS, AND SECTIONS

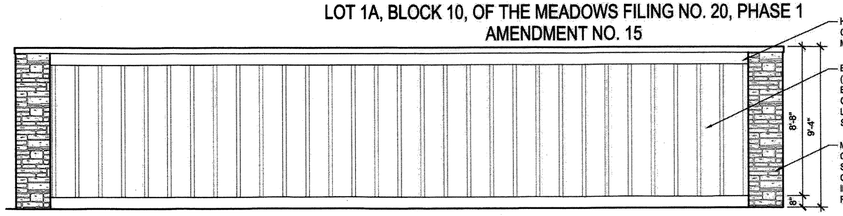
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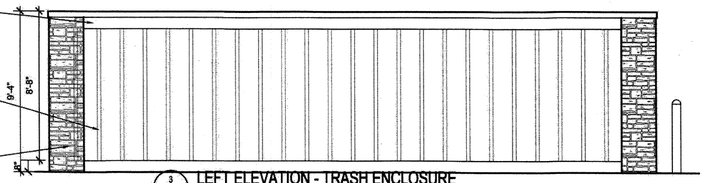
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SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 15

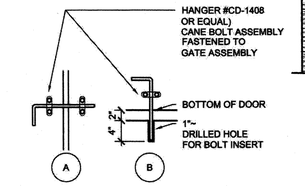
LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORRADO



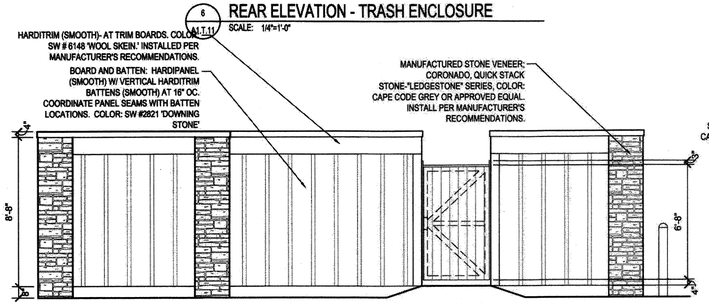
6 A1.T.11 REAR ELEVATION - TRASH ENCLOSURE
SCALE: 1/4"=1'-0"



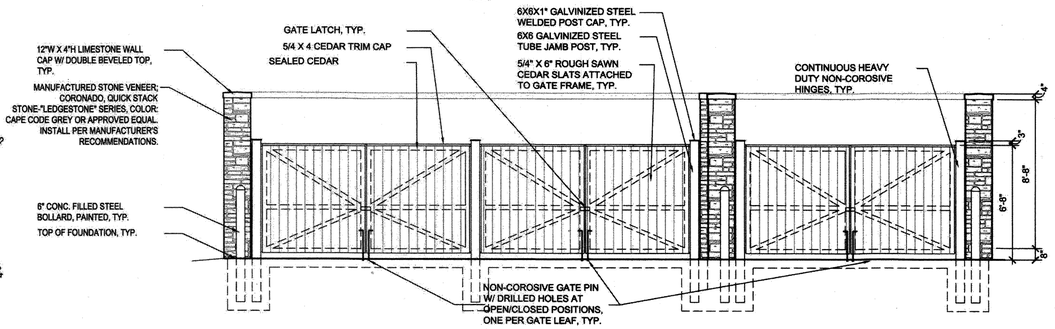
3 A1.T.11 LEFT ELEVATION - TRASH ENCLOSURE
SCALE: 1/4"=1'-0"



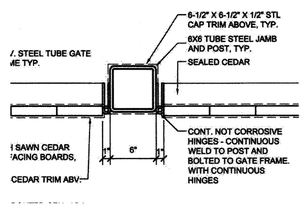
10 A1.T.11 BOLT DETAILS
SCALE: N.T.S.



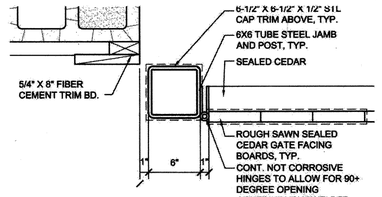
5 A1.T.11 RIGHT ELEVATION - TRASH ENCLOSURE
SCALE: 1/4"=1'-0"



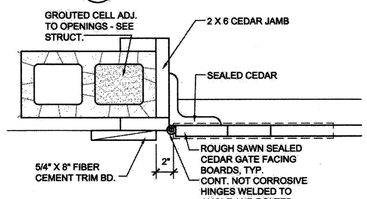
2 A1.T.11 FRONT ELEVATION - TRASH ENCLOSURE
SCALE: 1/4"=1'-0"



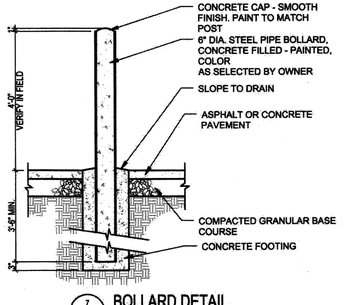
10 A1.T.11 DETAIL AT COMPACTOR ACCESS DOOR JAMB
SCALE: 1 1/2"=1'-0"



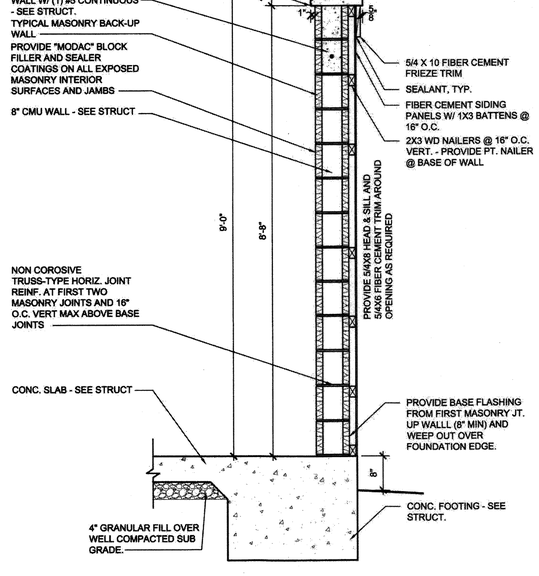
9 A1.T.11 DETAIL AT DBL. GATE JAMB
SCALE: 1 1/2"=1'-0"



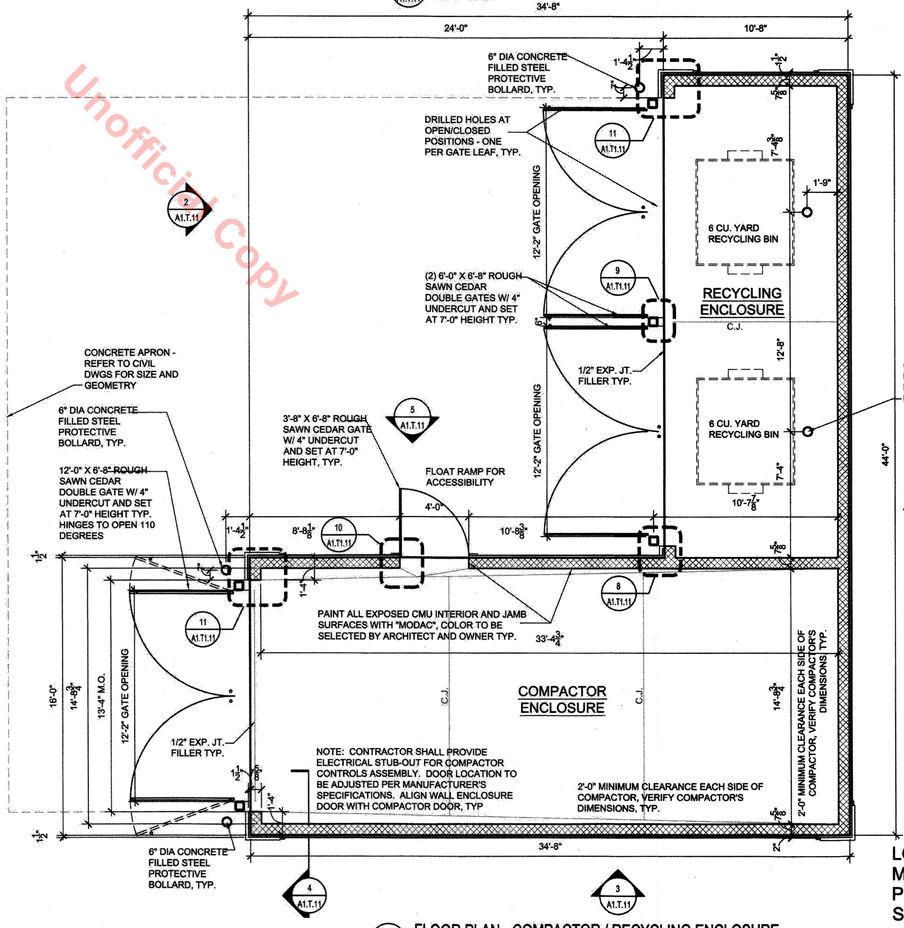
8 A1.T.11 DETAIL AT GATE JAMB
SCALE: 1 1/2"=1'-0"



7 A1.T.11 BOLLARD DETAIL
SCALE: 1/2"=1'-0"



4 A1.T.11 COMPACTOR ENCLOSURE WALL SECTION
SCALE: 3/4"=1'-0"



1 A1.T.11 FLOOR PLAN - COMPACTOR / RECYCLING ENCLOSURE
SCALE: 1/4"=1'-0"

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LOT 1A, BLOCK 10,THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

PHILLIPS

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#	DATE	DESCRIPTION

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PROJECT

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CONTINENTAL PROPERTIES

CONTINENTAL 410 FUND
W134 N8675 EXECUTIVE PARKWAY
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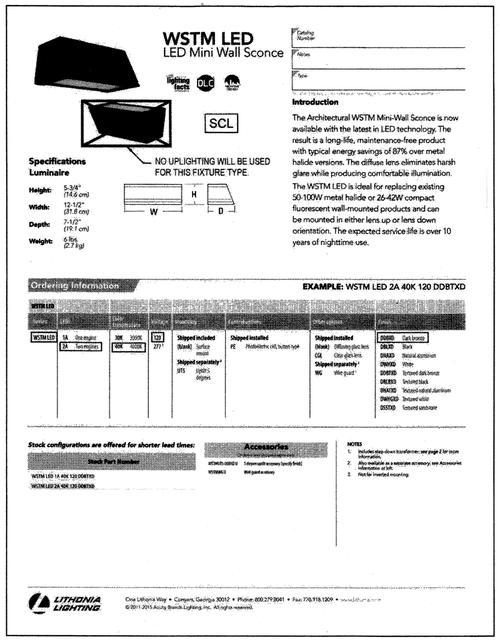
PHILLIPS JOB NUMBER 1733103
ISSUE DATE 07/10/17
DRAWN BY/CHECKED BY JMM/ATL
DRAWING TITLE

TRASH ENCLOSURE PLANS, ELEVATIONS, AND SECTIONS

SHEET NUMBER

27

SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1
AMENDMENT NO. 15
LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



WSTM LED
LED Mini Wall Sconce

Catalog Number
Notes
Type

SCL

NO UPLIGHTING WILL BE USED FOR THIS FIXTURE TYPE.

Specifications
Luminaire
Height: 5-3/4" (14.6 cm)
Width: 12-1/2" (31.8 cm)
Depth: 7-1/2" (19.1 cm)
Weight: 6 lbs (2.7 kg)

W H D

Introduction

The Architectural WSTM Mini-Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 87% over metal halide versions. The diffuse lens eliminates harsh glare while producing comfortable illumination.

The WSTM LED is ideal for replacing existing 50-100W metal halide or 26-42W compact fluorescent wall-mounted products and can be mounted in either lens up or lens down orientation. The expected service life is over 10 years of nighttime use.

Ordering Information — EXAMPLE: WSTM LED 2A 40K 120 DDBTXD

WSTM LED

Series	LED	Color temperature	Voltage	Mounting	Control options	Other options	Finish
WSTM LED	1A One engine 2A Two engines	30K 3000K 40K 4000K	120 120V 277 277V	Shipped included (blank) Surface mount Shipped separately* SRT5 Round trim, 5" diameter, 1" height, 4" recessed depth WG Wire guard	Shipped installed PE Photoelectric cell, button type	Shipped installed (blank) Diffusing glass lens CGL Clear glass lens Shipped separately* DDBTXD Bronze DDBXD Black DNAXD Natural aluminum DWHXD White DSSTXD Textured sandstone	DSSTXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

*Sold separately

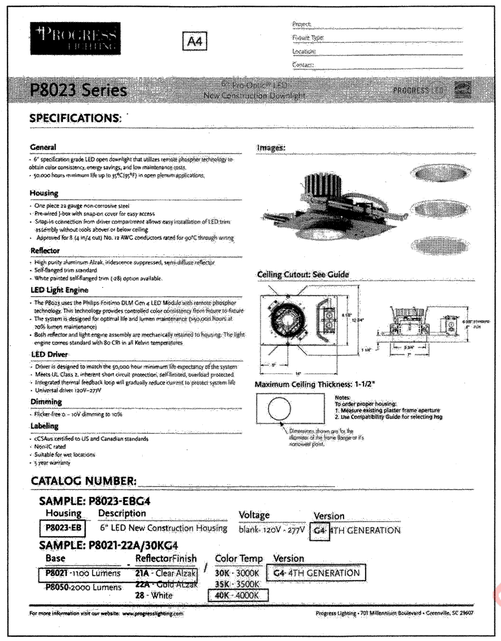
Stock configurations are offered for shorter lead times:

Stock Part Number
WSTM LED 1A 40K 120 DDBTXD
WSTM LED 2A 40K 120 DDBTXD

Accessories
Order as separate catalog number.
WSTMRTU DDBXD Telescoping Accessory (specify finish)
WSTMWG Wire guard accessory

NOTES
1. Includes step-down transformer; see page 2 for more information.
2. May not be available as a separate accessory; see Accessories information at left.
3. Not for inverted mounting.

LITHONIA LIGHTING — One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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PROGRESS LIGHTING — A4

Project:
Fixture Type:
Location:
Contact:

P8023 Series — 6" ColorOptics® LED New Construction Downlight — PROGRESS LED

SPECIFICATIONS:

General
- 6" specification grade LED open downlight that utilizes remote phosphor technology to obtain color consistency, energy savings, and low maintenance costs.
- 50,000 hours minimum life up to 87%(@70) in open plenum applications.

Housing
- One piece 22 gauge non-corrosive steel
- Pre-wired J-box with snap-on cover for easy access
- Snap-in connection from driver compartment allows easy installation of LED trim assembly without tools above or below ceiling
- Approved for 6 (4 mm2 cu) No. 12 AWG conductors rated for 90°C through wiring

Reflector
- High purity aluminum Alzak, iridescence suppressed, semi-diffuse reflector
- Self-flanged trim standard
- White painted self-flanged trim (-WB) option available.

LED Light Engine
- The P8023 uses the Philips Fortimo DLM Gen 4 LED Module with remote phosphor technology. This technology provides controlled color consistency from fixture to fixture
- The system is designed for optimal life and lumen maintenance (projected hours at 70% lumen maintenance)
- Both reflector and light engine assembly are mechanically retained to housing. The light engine comes standard with 80 CRI in all Kelvin temperatures.

LED Driver
- Driver is designed to match the 50,000 hour minimum life expectancy of the system
- Meets UL Class 2, inherent short circuit protection, self-limited, overload protected
- Integrated thermal feedback loop will gradually reduce current to protect system life
- Universal driver 120V~277V

Dimming
- Flicker-free 0 – 10V dimming to 10%

Labeling
- cCSAus certified to US and Canadian standards
- NonIC rated
- Suitable for wet locations
- 5 year warranty

Images:

Ceiling Cutout: See Guide

Maximum Ceiling Thickness: 1-1/2"

Notes:
To order proper housing:
1. Measure existing plaster frame aperture
2. Use Compatibility Guide for selecting hsg

Dimensions shown are for the illuminator of the Home Range or it's narrowest point.

CATALOG NUMBER: _____

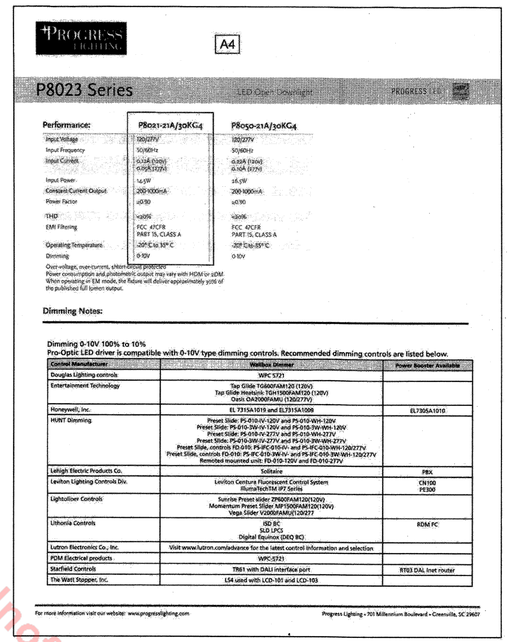
SAMPLE: P8023-EBC4

Housing	Description	Voltage	Version
P8023-EB	6" LED New Construction Housing	blank - 120V - 277V	G4 - 4TH GENERATION

SAMPLE: P8021-22A/30KG4

Base	Reflector/Finish	Color Temp	Version
P8021 - 1100 Lumens P8050 - 2000 Lumens	21A - Clear Alzak 22A - Gold Alzak 28 - White	30K - 3000K 35K - 3500K 40K - 4000K	G4 - 4TH GENERATION

For more information visit our website: www.progresslighting.com — Progress Lighting • 701 Millennium Boulevard • Greenville, SC 29607



PROGRESS LIGHTING — A4

P8023 Series — LED Open Downlight — PROGRESS LED

Performance:

	P8021-21A/30KG4	P8050-21A/30KG4
Input Voltage	120/277V	120/277V
Input Frequency	50/60Hz	50/60Hz
Input Current	0.25A (120V) 0.09A (277V)	0.39A (120V) 0.16A (277V)
Input Power	14.5W	36.5W
Constant Current Output	200-1000mA	200-1000mA
Power Factor	≥0.90	≥0.90
THD	<20%	<20%
EMI Filtering	FCC 47CFR PART 15, CLASS A	FCC 47CFR PART 15, CLASS A
Operating Temperature	-20° C to 35° C	-20° C to 35° C
Dimming	0-10V	0-10V

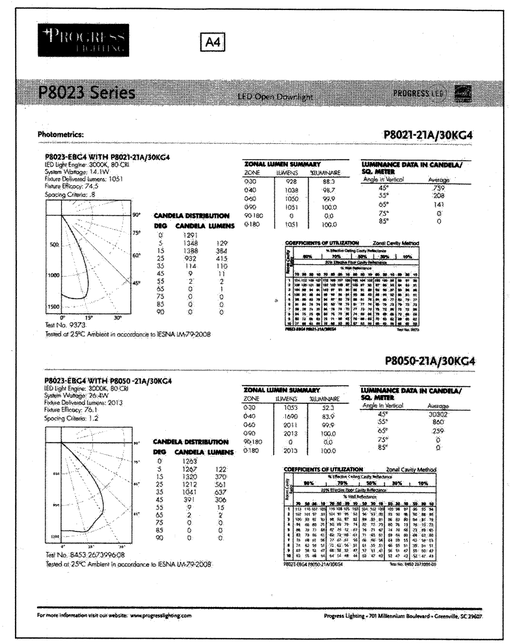
Over-voltage, over-current, short-circuit protected
Power consumption and photometric output may vary with HDM or sDM. When operating in EM mode, the fixture will deliver approximately 50% of the published full lumen output.

Dimming Notes:

Dimming 0-10V 100% to 10%
Pro-Optic LED driver is compatible with 0-10V type dimming controls. Recommended dimming controls are listed below.

Control Manufacturer	Wattbox Dimmer	Power Booster Available
Douglas Lighting controls	WPC 5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V) Tap Glide Heatsink TGH1500FAM120 (120V) Tap Glide DA2000FAMU (120/277V)	
Honeywell, Inc.	EL 7315A1019 and EL7315A1009	EL7305A1010
HUNT Dimming	Preset Slide: PS-010-IV-120V and PS-010-WH-120V Preset Slide: PS-010-2W-IV-120V and PS-010-2W-WH-120V Preset Slide: PS-010-IV-277V and PS-010-WH-277V Preset Slide: PS-010-2W-IV-277V and PS-010-2W-WH-277V Preset Slide, controls FD-010: PS-IFC-010-IV- and PS-IFC-010-WH-120/277V Preset Slide, controls FD-010: PS-IFC-010-2W-IV- and PS-IFC-010-2W-WH-120/277V Remotes mounted unit: FD-010-120V and FD-010-277V	
Lehigh Electric Products Co.	Solitaire	PBX
Leviton Lighting Controls Div.	Leviton Centura Fluorescent Control System IllumaTech TM 3PT Series	CN100 PE300
Lightolier Controls:	Sunrise Preset slider: 2P600FAM120(120V) Momentum Preset Slider MP1500FAM120(120V) Vega Slider V1000FAMU(120/277	
Lithonia Controls	ISD IPC SLD LPCS Digital Equinox (DEQ IPC)	RDM PC
Lutron Electronics Co., Inc.	Visit www.lutron.com/asdvance for the latest control information and selection	
PDM Electrical products	WPC-5721	
Starfield Controls	TR81 with DALI interface port	RT03 DAL Inet router
The Watt Stopper, Inc.	LS4 used with LCD-101 and LCD-103	

For more information visit our website: www.progresslighting.com — Progress Lighting • 701 Millennium Boulevard • Greenville, SC 29607



PROGRESS LIGHTING — A4

P8023 Series — LED Open Downlight — PROGRESS LED

Photometrics: **P8021-21A/30KG4**

P8023-EBC4 WITH P8021-21A/30KG4
LED Light Engine: 3000K, 80 CRI
System Wattage: 14.1W
Fixture Delivered Lumens: 1051
Fixture Efficacy: 74.5
Spacing Criteria: .8

Test No. 9373
Tested at 25°C Ambient in accordance to IESNA LM-79-2008

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-30	928	88.3
0-40	1038	98.7
0-60	1050	99.9
0-90	1051	100.0
90-180	0	0.0
0-180	1051	100.0

LUMINANCE DATA IN CANDELA/SQ. METER

Angle in Vertical	Average
45°	730
55°	208
65°	141
75°	0
85°	0

CANDELA DISTRIBUTION

DEG	CANDELA	LUMENS
0	1291	
5	1348	129
15	1288	384
25	932	415
35	114	110
45	9	11
55	2	2
65	0	1
75	0	0
85	0	0
90	0	0

COEFFICIENTS OF UTILIZATION — Zonal Cavity Method
% Effective Ceiling Cavity Reflectance: 80% | 70% | 50% | 30% | 10%
20% Effective Floor Cavity Reflectance
% Wall Reflectance

RCR	80	70	50	30	10	80	70	50	30	10	80	70	50	30	10
0	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77
1	73	70	66	63	60	73	70	66	63	60	73	70	66	63	60
2	69	65	57	51	46	69	65	57	51	46	69	65	57	51	46
3	65	60	50	42	36	65	60	50	42	36	65	60	50	42	36
4	61	56	44	35	28	61	56	44	35	28	61	56	44	35	28
5	58	52	39	29	22	58	52	39	29	22	58	52	39	29	22
6	55	48	35	25	18	55	48	35	25	18	55	48	35	25	18
7	52	45	31	21	15	52	45	31	21	15	52	45	31	21	15
8	49	42	28	18	12	49	42	28	18	12	49	42	28	18	12
9	47	40	25	16	10	47	40	25	16	10	47	40	25	16	10
10	45	38	23	14	9	45	38	23	14	9	45	38	23	14	9

P8021-21A/30KG4 P8050-21A/30KG4 Test No. 9373

P8050-21A/30KG4

P8023-EBC4 WITH P8050 -21A/30KG4
LED Light Engine: 3000K, 80 CRI
System Wattage: 26.4W
Fixture Delivered Lumens: 2013
Fixture Efficacy: 76.1
Spacing Criteria: 1.2

Test No. 8453-357/3996-08
Tested at 25°C Ambient in accordance to IESNA LM-79-2008

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-30	1053	52.3
0-40	1690	83.9
0-60	9011	99.9
0-90	2013	100.0
90-180	0	0.0
0-180	2013	100.0

LUMINANCE DATA IN CANDELA/SQ. METER

Angle in Vertical	Average
45°	3030
55°	860
65°	299
75°	0
85°	0

CANDELA DISTRIBUTION

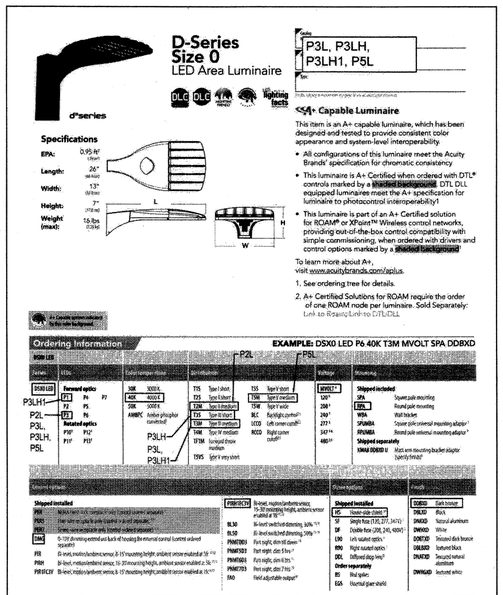
DEG	CANDELA	LUMENS
0	1263	
5	1265	122
15	1320	370
25	1212	561
35	1041	637
45	391	306
55	9	15
65	2	2
75	0	0
85	0	0
90	0	0

COEFFICIENTS OF UTILIZATION — Zonal Cavity Method
% Effective Ceiling Cavity Reflectance: 80% | 70% | 50% | 30% | 10%
20% Effective Floor Cavity Reflectance
% Wall Reflectance

RCR	80	70	50	30	10	80	70	50	30	10	80	70	50	30	10
0	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77
1	73	70	66	63	60	73	70	66	63	60	73	70	66	63	60
2	69	65	57	51	46	69	65	57	51	46	69	65	57	51	46
3	65	60	50	42	36	65	60	50	42	36	65	60	50	42	36
4	61	56	44	35	28	61	56	44	35	28	61	56	44	35	28
5	58	52	39	29	22	58	52	39	29	22	58	52	39	29	22
6	55	48	35	25	18	55	48	35	25	18	55	48	35	25	18
7	52	45	31	21	15	52	45	31	21	15	52	45	31	21	15
8	49	42	28	18	12	49	42	28	18	12	49	42	28	18	12
9	47	40	25	16	10	47	40	25	16	10	47	40	25	16	10
10	45	38	23	14	9	45	38	23	14	9	45	38	23	14	9

P8023-EBC4 P8050-21A/30KG4 Test No. 8453-357/3996-08

For more information visit our website: www.progresslighting.com — Progress Lighting • 701 Millennium Boulevard • Greenville, SC 29607



D-Series Size 0
LED Area Luminaire

Notes
P3L, P3LH, P3LH1, P5L
Type

d-series

Specifications
EPA: 0.95 ft² (.09m²)
Length: 26" (66.04cm)
Width: 13" (33.02cm)
Height: 7" (17.78cm)
Weight (max): 18 lbs (8.2kg)

L W H

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shielded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shielded background.

To learn more about A+, visit www.acuitybrands.com/aplus.
1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to ROAM® Link to DTL DLL

A+ Capable options indicated by dots (solid or outline).

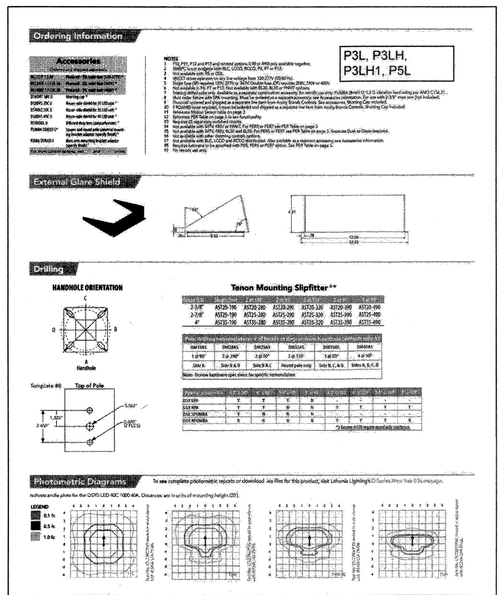
Ordering Information — EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics P1 P4 P7 P2 P5 P3 P6 Rotated optics P10* P12* P11* P13*	30K 3000K 40K 4000K 50K 5000K AMBPC Amber phosphor converted	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium BLC Backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	T5S Type V short T5M Type V medium T5W Type V wide T5VS Type V very short T5VW Type V very wide 480[2] Wide forward throw asymmetric Shipped separately SRM Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[3] RPUMBA Round pole universal mounting adaptor[3]	MVOLT[4] 347[5] 480[5,6] Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[3] RPUMBA Round pole universal mounting adaptor[3] Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options	Other options	Finish
Shipped installed PER NEMA twist-lock receptacle only (control ordered separately)[8] PER5 Five-pin receptacle only (control ordered separately)[8] DMG 0-10V dimming wires pulled out back of housing for external control (control ordered separately)[9] PIR 6' NEMA twist-lock (120V-277V) motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[10,11] PIR1 180° NEMA twist-lock (120V-277V) motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[10,11] PIRH 180° NEMA twist-lock (120V-277V) motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[10,11] PIRH1FC3V 180° NEMA twist-lock (120V-277V) motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[10,11]	PIRBSTCH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[10,11] BL30 Bi-level switched dimming, 30% [12] BL50 Bi-level switched dimming, 50% [12] FAN(TBD) Fan night, dim till dawn [13] FAN(T20) Fan night, dim 8 hrs [13] FAN(T50) Fan night, dim 4.5 hrs [13] FAN(T75) Fan night, dim 2 hrs [13] FAO Field adjustable output[14]	Shipped installed HS House-side shield[15] SF Single fuse (120, 277, 347V)[16] DF Double fuse (208, 240, 480V)[16] L90 Left-rotated optics[17] R90 Right-rotated optics[17] DDL Diffused drop lens[18] Order separately BS Bird spikes EGS External glare shield	DDBTXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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DSX0 LED Rev. 12/21/17 Page 1 of 7



Ordering Information

Accessories
Ordered and shipped separately.
RLS12T 1.5 FT Pendant 12L cable (use DSX0 LED)
RLS18T 1.5 FT Pendant 18L cable (use DSX0 LED)
RLS24T 1.5 FT Pendant 24L cable (use DSX0 LED)
DSX0RT 1.5 FT Round arm mount (use DSX0 LED)
DSX0RT_DC 1 Round arm mount (use DSX0 LED)
DSX0RT_DC 2 Round arm mount (use DSX0 LED)
DSX0RT_DC 3 Round arm mount (use DSX0 LED)
RSXRA DDBXD U Round arm mounting bracket adaptor (specify finish)
For more configurations, see DSX0 LED tooling.

NOTES
1. P6, P7, P12 and P13 are round version of P3 and P4 and only available together with T2S, T2M, T3S, T3M, T4M, T5S, T5M, T5W, T5VS, T5VW, BLC, LCCO, RCCO, P6, P7 or P13.
2. Not available with T5S or T5VS.
3. SPUMBA (square pole universal mounting adaptor) is not included and must be ordered separately. Review compatibility charts for pole and luminaire. Not available in P6, P7 or P13. Not available with BLC, LCCO or RCCO options.
4. Universal voltage (120-277V). Not available with 347V or 480V options.
5. Requires a 480V to 277V step-down transformer (sold separately). Not available with 120V, 208V, 240V or 480V.
6. Provided as a 480V input voltage. Includes an integral 480V to 277V step-down transformer.
7. Must be ordered with fixture for proper installation. Universal mounting bracket adaptor (specify finish). Arm not included. Must be ordered separately. See Accessories information.
8. Reference PER Table on page 5 to see functionality.
9. Requires (2) separately pulled leads.
10. Reference Motion Sensor table on page 6 to see functionality. For PIR9 or PIR9FC3V, see PIR Table on page 5.
11. Not available with SPA, RPA, WBA and BLS. For PIR9 or PIR9FC3V see PIR Table on page 5. Requires Dusk-to-Dawn trim.
12. Not available with other dimming controls options.
13. Not available with BLC, LCCO or RCCO distribution. Also available as a separate accessory; see Accessories information.
14. Requires luminaire to be provided with PER, PER5 or PER7 option. See PER Table on page 5.
15. Not for use with SF(X).

Unofficial Copy

RTFDB Round Tapered Fiberglass Poles - Direct Burial

TECHNICAL INFORMATION

Catalog Number	Nominal fixture mounting height (feet)	Pole shaft size (in x in x ft)	EPA (ft²) with 1.3 gust 80 mph	90 mph	100 mph	Max. weight	Approximate ship weight (pounds)
RTFDB 18-6X	14	6.5 x 4.1 x 18	14.0	10.4	7.9	150	34
RTFDB 20-6-6X	16	6.7 x 4.1 x 20	10.0	7.4	5.5	100	38
RTFDB 24-6-7X	20	6.7 x 4.1 x 24	8.2	5.8	4.1	150	48
RTFDB 30-8-3X	25	8.2 x 4.5 x 30	6.2	4.7	3.6	100	71
RTFDB 30-8-4X	25	8.4 x 4.7 x 30	14.5	11.2	8.9	200	98
RTFDB 35-8-4X	30	8.4 x 4.7 x 35	10.5	8.0	6.2	200	116
RTFDB 35-8-5X	30	8.5 x 4.9 x 35	14.8	11.4	9.0	300	153
RTFDB 41 11-8X	35	11.8 x 8.4 x 41	14.3	10.8	7.8	300	218

POLE DETAIL

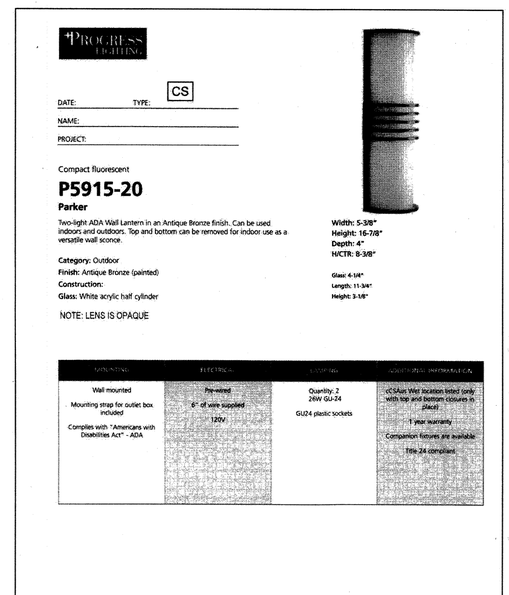
USED FOR ALL SITE LIGHTING POLES

18"
Handhole
Finish Grade
Wiring Access

IMPORTANT:
- These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

LITHONIA LIGHTING® An AcuityBrands Company
Sheet #: Pole-RTFDB
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Lithonia Lighting
Outdoor
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
www.lithonia.com



PROGRESS LIGHTING

DATE: TYPE: CS
NAME:
PROJECT:

Compact Fluorescent

P5915-20
Parker

Two-light ADA Wall Lantern in an Antique Bronze finish. Can be used indoors and outdoors. Top and bottom can be removed for indoor use as a versatile wall sconce.

Category: Outdoor
Finish: Antique Bronze (painted)
Construction:
Glass: White acrylic half cylinder

NOTE: LENS IS OPAQUE

Width: 5-3/8"
Height: 16-7/8"
Depth: 4"
NCTR: 8-3/8"

Glass: 4-1/4"
Length: 11-3/4"
Height: 3-1/8"

MOUNTING	ELECTRICAL	LAMPING	CONFORMS/APPROVED BY
Wall mounted Mounting strap for outlet box included Complies with "Americans with Disabilities Act" - ADA	Pre-wired 6' of wire supplied 120V	Quantity: 2 26W GU-24 GU24 plastic sockets	cCSAus Wet location listed (only with top and bottom closures in place) 1 year warranty Companion fixtures are available Title 24 compliant

701 Millennium Blvd. Greenville, South Carolina 29607 — www.progresslighting.com — Rev. 02/16

PHILLIPS

CONSULTANT

SAVANT Engineering, LLC
5064 Roswell Road, Suite D-301
Sandy Springs GA 30342 770.319.7400
Project 17051 ©2017

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION

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PROJECT

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 410 FUND
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53052
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1733103
ISSUE DATE 07/10/17
DRAWN BY/CHECKED BY KMK
DRAWING TITLE

ELECTRICAL
SITE LIGHTING
FIXTURE CUTSHEETS

SHEET NUMBER **28**

LOT 1A, BLOCK 10,THE MEADOWS
FILING NO. 20, PHASE 1,
AMENDMENT NO. 15
SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

Ref # 2018036634, Pages: 29 of 31

SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1
AMENDMENT NO. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



CSXW LED
LED Wall Luminaire

SBL, SBLW

Specifications

Height: 7-1/8" (29.7 cm)
Width: 16-3/8" (41.6 cm)
Depth: 9-5/16" (24.4 cm)
Weight (max): 30 lbs (13.6 kg)

Catalog Number
Notes
Type

Introduction

The Contour® Series luminaires offer traditional square claylorms with softened edges for a versatile look that complements many applications.

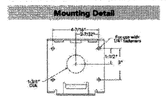
The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

Ordering Information — EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD

SBLW

CSXW LED	LED#	Performance/Lumens	Color Temperature	Distribution	Voltage	Mounting	Options	Finish
CSXW LED	30C 3000lm	700 700 mA 1000 1000 mA	40K 4000K 30K 3000K	T2M Type II, medium T3M Type III, medium T4M Type IV, medium T4FT Type IV forward throw, medium SBL Surface-mounted back box (for conduit entry)[4]	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	Shipped included: (blank) Surface mount Shipped separately: BBW Surface-mounted back box (for conduit entry)[4]	Shipped installed: PE Photoelectric cell, button type[2,3] DMG 0-10V dimming driver (no controls)[3] SF Single fuse (120, 277, 347V)[3] DF Double fuse (208, 240, 480V)[3] Shipped separately[3]: WG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DMATXD Textured natural aluminum DWHGXD Textured white

Mounting Detail

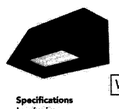


Accessories

CSXWBW DDBXD Back box accessory (specify finish)
CSXWWG U Wire guard accessory
CSXWRG U Vandal guard accessory

NOTES
1. Configured with 4000K (40K) provides the shortest lead times. Consult factory for 5000K (50K) lead times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240, 277 or 347 when ordering with factory PE (PF options) or photosensor (PE option).
3. Available with 700 mA options only (20C 700).
4. Also available as a separate accessory; see Accessories information at left.
5. Photosensor (PE) requires 120, 208, 240, 277 or 347 voltage option.
6. Must be ordered with fixture; cannot be field installed.
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.

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WST LED
Architectural Wall Sconce

WP1, WP2

Catalog Number
Notes
Type

Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixilated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Specifications

Luminaire
Height: 8-1/2" (21.5 cm)
Width: 17" (43.2 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)

Optional Back Box (BBW)
Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Ordering Information — EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WP1
WP2

WST LED	Performance Package	Color Temperature	Distribution	Voltage	Mounting
	P1 1,700 Lumen package P2 2,800 Lumen package P3 4,000 Lumen package	27K 2700K 30K 3000K 40K 4000K 50K 5000K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 277 120 347 208 480 240	Shipped included: (blank) Surface mounting bracket Shipped separately: BBW Surface-mounted back box[1] PBBW Premium surface-mounted back box[2]

Options			Finish (required)
PE Photoelectric cell, button type	EPWC Emergency battery backup (cold, 0°F)[3,4]		DDBXD Dark bronze
PIR NEMA twist-lock receptacle only	ERWHR Remote emergency battery backup (remote, 90 min)[3,4,5]		DBLXD Black
PIRH Field wire receptacle only	EL20WC Emergency battery backup (20W)[3,4,6]		DNAXD Natural aluminum
PIRHTC Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[7]	EL20WCEM Emergency battery backup (20W)[3,4,6]		DWHXD White
PIRH1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7]	EZ7REMW Remote emergency battery backup (remote 20W)[3,4,6]		DSSXD Sandstone
PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7]	UCE Field wire conduit entry[8]		DDBTXD Textured dark bronze
PIRH Wall mount, 180° motion/ambient light sensor, 15-30' mounting height[7]	WCE Right side conduit entry[8]		DBLBXD Textured black
PIRHTCEM Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc, with 0-10V dimming wires pre-routed to luminaire for external control[7]	Shipped separately: WBPW Banded back plate[9] VG Vandal guard[10] WG Wire guard[10]		DNATXD Textured natural aluminum
PIR1FC3VEM Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc, with 0-10V dimming wires pre-routed to luminaire for external control[7]			DWHGXD Textured white
PIRHEM Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc, with 0-10V dimming wires pre-routed to luminaire for external control[7]			DSSTXD Textured sandstone

Accessories

WSTBBW DDBXD Back box (specify finish)
WSTPBBW U Surface-mounted back box (for conduit entry)
WSTRB DDBXD U Retrofit back box

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 (optional only when ordering with factory PE (PF options) or photosensor (PE option).
2. Must be ordered with fixture; cannot be field installed.
3. Battery pack rated for -20° to 40°C.
4. Comes with FSSTRL.
5. Warranty period is 3+ years.
6. Not available with SBW.
7. Must order with factory; not an accessory.
8. Not available with EMWC, EMWCEM, EMWHR, EL20WC, EL20WCEM, or EZ7REMW.
9. Not available with PIR, PIRH, PIRH1FC3V, PIRHTC, PIRHEM, PIR1FC3VEM, PIR1FC3V, PIRHTCEM, or with 3rd party 0-10V dimming wires pre-routed to luminaire for external control.
10. Not available with PE, PIR, PIRH, PIR1FC3V, PIRHTC, PIRHEM, PIR1FC3VEM, PIRHTCEM, or with 3rd party 0-10V dimming wires pre-routed to luminaire for external control.

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KICHLER

LED Accent Light 8.5W



10 Degree, 35 Degree Spread
(SHOWN BBR), 60 Degree Spread

PROJECT:
TYPE:
ORDERING #:
COMMENTS: LP — ONLY (1) FIXTURE WILL BE PROVIDED PER FLAGPOLE

FEATURES

- Housing Available in Die-Cast Aluminum w/ Textured Black or Textured Bronze Finish, or in Die-Cast Brass w/ a Bronzed Finish
- Polycarbonate Mounting Stem & Locknut
- Clear Tempered Glass Capped Lens
- 6 LED Array Providing 8.5W / 12.2 VA Light Output
- 9-15V AC/DC Operating Range w/ Integrated, Constant Voltage Driver
- Available in Spot Light, Floodlight, & Wide Floodlight Beam Spread
- Custom T.I.R. (Total Internal Reflection) Acrylic Optics Developed Specifically For Kichler LED Fixtures
- Suitable For Use in Wet Location
- 10 Year / 40,000 Hour Warranty on LED Driver & All Other Electrical Components
- 5 Year Warranty on Aluminum LED Housings & Exterior Finishes*

ORDERING INFORMATION

EXAMPLE: 15741AZT (Product # & Finish)

LED LIGHTING	LIGHT SOURCE	FINISH	FIXTURE ACCESSORIES
10 Degree Spot Light 15741	8.5W / 12.2 VA	AZT - Textured Architectural Bronze BKT - Textured Black BBR - Bronzed Brass	Mounting Options Flange For Surface Mounting 15801AZT - Textured Bronze Finish 15801BKT - Textured Black Finish 15801BBR - Bronzed Brass Finish Flange For Tree / Surface Mounting 15807AZT - Textured Bronze Finish 15807BKT - Textured Black Finish 15807BBR - Bronzed Brass Finish 90° Elbow 15847AZT - Textured Bronze Finish 15847BKT - Textured Black Finish 15847BBR - Bronzed Brass Finish Junction Box Mounting Bracket 15808AZT - Textured Bronze Finish 15808BKT - Textured Black Finish
35 Degree Floodlight 15742	8.5W / 12.2 VA		
60 Degree Wide Floodlight 15743	8.5W / 12.2 VA		

LED Specs: - Integrated LEDs & Driver - 9V–15V AC/DC - 2950K Color Temperature - 40,000 Hours Lamp Life To L70 Specifications.** - Flicker free dimming down to 10% with many Forward Phase (Triac) and Electronic Low Voltage (ELV) dimmers - Energy efficient design provides up to a 75% energy savings and up 50,000 hours of LED life - Meets California Title 24 - JA8 - 2016

Wiring: - 35" of Usable #18-2 Wire - (BPT)-5-W Leads - Cable Connector Supplied

Included Mounting Accessories: - 9" In-Ground Stake - Quick Disc Wire Connector

Note: Fixture Is Not For Use w/ Electronic Transformers

Lens Options
15075AMB - Amber Lens For a Warmer Hue
15095FRO - Frosted Lens For Diffusing Light Where Needed
15095GRN - Green Lens For Intensifying Foliage Colors

- Includes Replacement Gasket, Allen Wrench, & Extra Ring Screws
- Please Note: Colored Lenses Will Slightly Reduce Light Output

Snap-On Hood Options
15701AZTP - 2.40" Short Snap-On Hood Bronze
15701BKTP - 2.40" Short Snap-On Hood Black
- Please Note: For Bronze Fixtures, Use AZT Finish
15703AZTP - 5.14" Long Snap-On Hood Bronze
15703BKTP - 9.54" Long Snap-On Hood Black

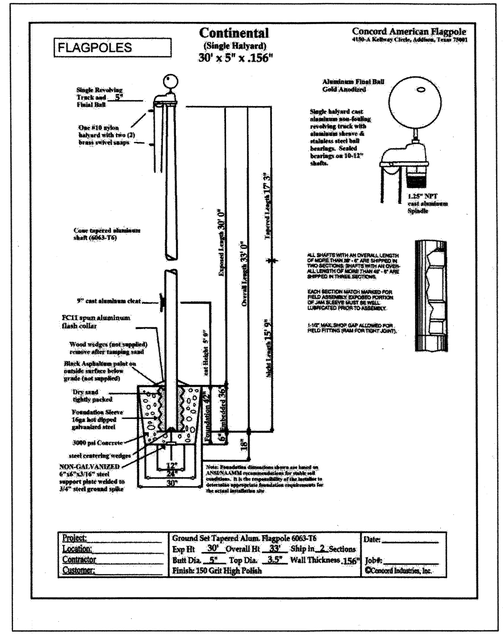
NOTES

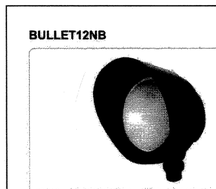
**Definition of 40,000 hours: Voluntarily following the accepted industry standard of L70, Kichler rates the entire lighting fixture system at 40,000 hours; with engineered electronics, that will last at least 40,000 hours, superior optical engineering, and finally utilizing a design that operates at the optimal temperature thresholds for the LED chips. This and result in a complete light fixture that does not require replacement parts and will provide 70% or more of its original light output for at least 40,000 hours. It has been proven that the human eye can hardly detect any difference in light output when light output is at 70% or above of its original output.

* 8.5W Is The Halogen Equivalent of a 35W MR16 Lamp - Fixtures Must be Used With a Kichler ANSI/UL Power Supply IES Files & LM-79 Data Is Available at www.landscapelighting.com

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

7711 E. Pleasant Valley Road, Cleveland, OH 44131 ph.(216) 573-1000 fax:(216) 573-2279 email:sales@kichler.com web:landscapelighting.com





BULLET12NB

RAB LIGHTING

12W LED equivalent to 75W BR30/halogen/wide flood. Available in black, white, bronze and verde-green.

Color: Black — Weight: 3.4 lbs

Project: — Type: LF
Prepared By: — Date:

Driver Info

Type:	Constant Current
120V:	0.10A
208V:	N/A
240V:	N/A
277V:	N/A
Input Watts:	13W
Efficiency:	92%

LED Info

Watts:	12W
Color Temp:	4000K (Neutral)
Color Accuracy:	84 CRI
L70 Lifespan:	100000
Lumens:	832
Efficacy:	64 LPW

Technical Specifications

Listings

UL Listing:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

DLC Listed:
The product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: PR0031AA7

LED Characteristics

LEDs:
Multi-chip, high-output, long-life LEDs

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculation

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:
Innovative integrated driver technology with 120V TRIAC and ELV dimming

Construction

Thermal Management:
Superior heat sinking with external Air-Flow fins.

Housing:
Die-cast aluminum housing, lens frame and mounting plate

Reflector:
Semi-specular, vacuum-metalized polycarbonate

Lens:
Microprismatic diffusion lens for smooth and even light distribution

Mounting:
Heavy-duty mounting arm with "O" ring seal and stainless steel screws

Gaskets:
High-temperature silicone gaskets

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals

Green Technology:
Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

California Title 24:
BULLET12 complies with 2013 California Title 24 building and electrical codes as a residential indoor lighting fixture with no additional hardware required and as a commercial outdoor non-pole-mounted fixture ≤ 20 Watts when used with a photosensor control. Select catalog numberto order a photosensor.

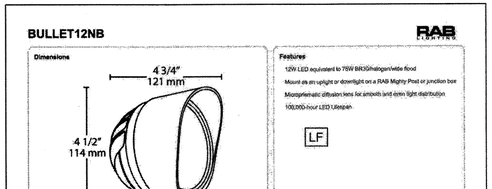
Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

FIXTURE USED TO ILLUMINATE THE CLUBHOUSE FACADE. FIXTURE SHALL BE AIMED SO THAT THE LIGHT DOES NOT EXTEND BEYOND THE BUILDING FACADE.

FIXTURE SHALL BE GROUND MOUNTED VIA STAKE MOUNT

Need help? Tech help line: (888) RAB-1000 Email: sales@rabweb.com Website: www.rabweb.com
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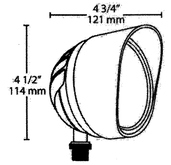
Page 1 of 2



BULLET12NB

RAB LIGHTING

Dimensions



Features

12W LED equivalent to 75W BR30/halogen/wide flood
Mount as an uplight or downlight on a RAB Mighty Post or junction box
Microprismatic diffusion lens for smooth and even light distribution
100,000-Hour LED Lifespan

LF

Ordering Matrix

Family	Watts	Color Temp	Finish
BULLET	12 = 12W	5 = 5000K (Cool) Y = 3500K (Warm) N = 4000K (Neutral)	A = Bronze B = Black VG = Verde Green W = White

FIXTURE USED TO ILLUMINATE THE CLUBHOUSE FACADE. FIXTURE SHALL BE AIMED SO THAT THE LIGHT DOES NOT EXTEND BEYOND THE BUILDING FACADE.

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Page 2 of 2

PROGRESS LIGHTING — SEL

Project:
Fixture Type:
Location:
Contact:

P800005 7IN LED Edgelit Recessed Downlight — Ceiling Mount Recessed Mounted — Wet location listed — PROGRESS LED

Description:

Slim, low profile recessed downlight combines innovative technology, aesthetics, functionality and affordability. No more housing or j-Box required for installation and wet location listed provides the ultimate flexibility. This low profile downlight is ideal for many residential, multi-family, commercial and hospitality applications. Featuring a detachable driver box, which can be mounted remotely for shallow ceiling installations. Energy efficient design provides up to a 75% energy savings and up 50,000 hours of LED life. Flicker free dimming down to 10% with many Forward Phase (Triac) and Electronic Low Voltage (ELV) dimmers.

Specifications:

WHITE TRIM AVAILABLE

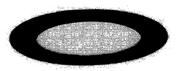
- Black (C91) (Painted)
- Plastic Polymer construction, steel construction Polycarbonate
- 7" LED Edgelit recessed
- 13w LED, 3000K, 90CRI, 799 lumens.
- Slim, low profile recessed downlight combines innovative technology, aesthetics, and functionality
- No more housing or j-Box required for installation
- Featuring a detachable driver box, which can be mounted remotely for shallow ceiling installations
- Flicker free dimming down to 10% with many Forward Phase (Triac) and Electronic Low Voltage (ELV) dimmers
- Energy efficient design provides up to a 75% energy savings and up 50,000 hours of LED life
- Mounting strap for outlet box included
- ENERGY STAR® qualified
- Meets California Title 24 - JA8 - 2016

Performance:

Number of Modules	1
Input Power	12.1w
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW	799/66 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	50,000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15 Class B
Min. Start Temp	-10 °C
Max. Operating Temp	35°C
Warranty	5 year warranty
Labels	ETL Wet location listed ENERGY STAR® qualified Meets California Title 24 - JA8 - 2016

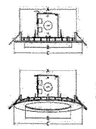
Images:

P800005-031-30



Dimensions:

A) Inside Diameter: 6"
B) Light Emitting Surface (LES): 4.5"
C) Outside Diameter: 7"
Height: 3"



For more information visit our website: www.progresslighting.com — Progress Lighting • 701 Millennium Boulevard • Greenville, SC 29607

PROGRESS LIGHTING — SEL

P800005 7IN LED Edgelit Recessed Downlight — Ceiling Mount Recessed Mounted — Wet location listed — PROGRESS LED

Photometrics:

P800005-031-30

ELECTRICAL DATA — P800005-031-30

Input Voltage	120 V
Input Frequency	60 Hz
Input Current	
Input Power	12.1
Power Factor	
THD	<20%
EMI Filtering	FCC Title 47, Part 15 Class B
Operating Temperature	-30°C to 35°C
Dimming	Yes*
Over-voltage, over-current, short-circuit protected	

*See Dimming Notes for more information

Dimming Notes:

P800005 is designed to be compatible with most ELV and Triac/Forward Phase controls.

The following is a partial list of known compatible dimmer controls:

Dimming Controls

Lutron® - NTELV-600 ELV
Lutron - DVELV-300P ELV
Lutron - DVCL-153P LED/CFL
Lutron - DVELV-300P Triac
Lutron - DVCL-153PH LED/CFL
Lutron - NTCL-600 LED/CFL
Lutron - MAYA LED/CFL
Lutron - AYCL-153P CFL

Dimming capabilities will vary depending on the chosen control, load, and circuit installation. Always refer to dimmer manufacturer instructions or specifications for specific requirements.

Brands or retail brand names where identified above are trade names or registered trademarks of each respective company.

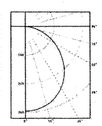
P800005-031-30
LED Light Engine: 3000 K 90 CRI CRI
System Wattage: 12.1
Fixture delivered Lumens: 799
Fixture Efficacy: 66
Spacing Criteria: 1.25

CANDELA DISTRIBUTION

DEG	CANDELA	LUMENS
0	295	
5	294	28
15	284	90
25	269	171
35	231	144
45	189	146
55	142	127
65	94	93
75	47	50
85	6	10
90	0	

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%FIXT
0-30	439	55.2
0-40	523	65.7
0-60	660	82.8
0-90	799	100.0
90-180	0	0.0
0-180	799	100.0



LOT 1A, BLOCK 10,THE MEADOWS
FILING NO. 20, PHASE 1,
AMENDMENT NO. 15
SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

Unofficial Copy

PHILLIPS

CONSULTANT

SAVANT Engineering, LLC
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Sandy Springs GA 30342 770.319.7400
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PROJECT

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 410 FUND
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53052
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1733103
ISSUE DATE 07/10/17
DRAWN BY/CHECKED BY KMK
DRAWING TITLE

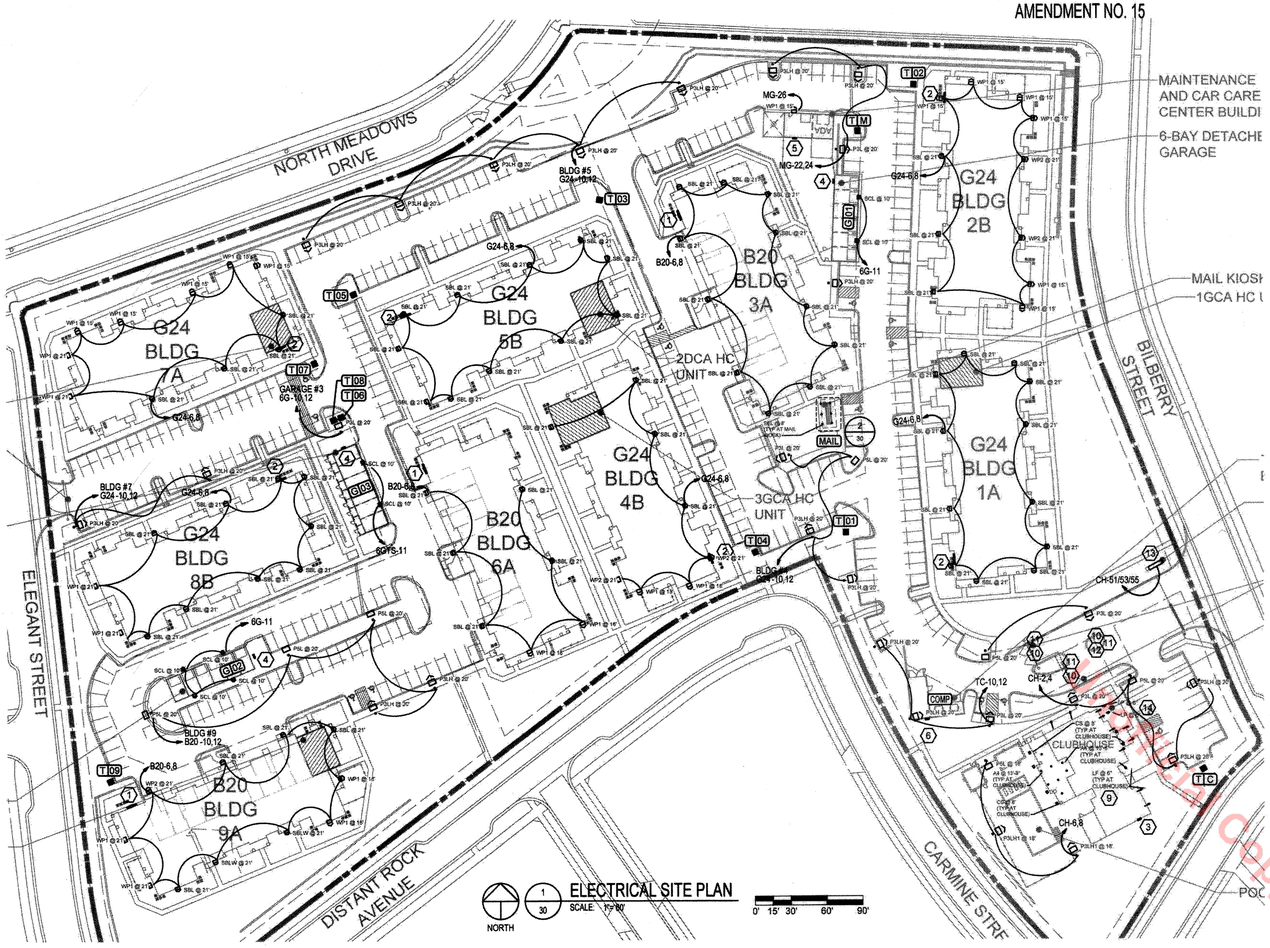
ELECTRICAL
SITE LIGHTING
FIXTURE CUTSHEETS

SHEET NUMBER

29

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORRADO

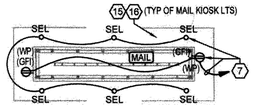
SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 15



Preliminary Not for Construction Copy

NOTE
ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY EXTERIOR BUILDING MOUNTED PHOTOCELLS AND/OR AUTOMATIC MOTION/DIMMING CONTROLS UNLESS NOTED OTHERWISE.

NOTE
ALL LIGHTING MOUNTED ON BUILDINGS OR POLES SHALL BE DOWNCAST (FULL CUTOFF) AND WITHOUT DROP LENSES.



2/30 MAIL KIOSK
SCALE: 1/8" = 1'-0"

GENERAL LIGHTING PLAN STANDARD NOTES
1. THE OBJECTIVES FOR LIGHTING THE SITE ARE TO PROVIDE AN EVEN DISTRIBUTION OF LIGHT WHILE MAINTAINING A SAFE AND SECURE AREA. THE FRONT AND SIDES OF THE CLUBHOUSE WILL BE LIT WITH GROUND (STAKE) MOUNTED UPLIGHTING TO ILLUMINATE THE FACADE OF THE BUILDING AT NIGHT. THE REAR OF THE CLUBHOUSE WILL BE LIT UNDER THE CANOPY FOR RESIDENTS. THE COVERED MAIL KIOSK WILL BE LIT TO PROVIDE A SAFE ENVIRONMENT FOR THE RESIDENTS. ALL WALLPACKS ON APARTMENT BUILDINGS, GARAGES, AND MAINTENANCE BUILDINGS ARE DESIGNED TO ILLUMINATE THE SURFACE AND WALKWAYS SURROUNDING THE BUILDING.
2. HOURS OF OPERATION ARE DEFINED IN THE LIGHTING CONTROL SCHEDULE.
3. LIGHTING TRESPASS WILL BE MITIGATED TO NEIGHBORHOODS/ ADJACENT PROPERTIES BY ONE OF MORE OF THE FOLLOWING DESIGN CONSIDERATIONS: LOWERING THE HEIGHT OF THE FIXTURES NEAR THE PERIMETER, DECREASING THE WATTAGE, INSTALLING HOUSE-SIDE SHIELDS, FACING THE FIXTURES AWAY FROM THE SITE LINE.
4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS AIM AT A BUILDING'S FACADE, AND UNSHIELDED WALLPACKS.

LIGHTING CONTROL SCHEDULE					
	POLE LIGHTS COMMERCIAL PARKING AREAS	POLE LIGHTS RESIDENTIAL PARKING AREAS	BUILDING LIGHTS RESIDENTIAL BUILDINGS	BUILDING LIGHTS COMMERCIAL BUILDINGS	LANDSCAPE/ FACADE LIGHTS
ON	DUSK (VIA PHOTOCELL)	DUSK (VIA PHOTOCELL)	DUSK (VIA PHOTOCELL)	DUSK (VIA PHOTOCELL)	DUSK (VIA PHOTOCELL)
DIMMING TO 50%	NOTE: 1	NONE	NONE	NOTES: 2, 3	NONE
OFF	DAWN (VIA PHOTOCELL)		DAWN (VIA PHOTOCELL)		DAWN (VIA PHOTOCELL)

NOTES:
1. BEGINNING (1) HOUR AFTER THE CLOSE OF BUSINESS (6PM), POLE LIGHTS AROUND THE CLUBHOUSE PARKING LOT SHALL DIM TO 50% UNTIL DAWN OR UPON SENSING MOTION. UPON SENSING MOTION, THE POLE LIGHTS SHALL RETURN TO FULL BRIGHTNESS AND REMAIN AT THAT LEVEL UNTIL MOTION IS NO LONGER SENSED FOR A PERIOD OF 30 MINUTES; AFTER 30 MINUTES, THE LIGHTS SHALL REDUCE POWER BACK TO 50% OF TOTAL OUTPUT.
2. BEGINNING (1) HOUR AFTER THE CLOSE OF BUSINESS (6PM), CLUBHOUSE BUILDING MOUNTED LIGHTS UNDER THE CANOPY AND MOUNTED TO THE BUILDING FACADE/COLUMNS SHALL DIM TO 50% UNTIL DAWN OR UPON SENSING MOTION. UPON SENSING MOTION, THE LIGHTS SHALL RETURN TO FULL BRIGHTNESS AND REMAIN AT THAT LEVEL UNTIL MOTION IS NO LONGER SENSED FOR A PERIOD OF 30 MINUTES; AFTER 30 MINUTES, THE LIGHTS SHALL REDUCE POWER BACK TO 50% OF TOTAL OUTPUT.
3. BEGINNING AT DUSK, RECESSED LIGHTS MOUNTED TO THE UNDERSIDE OF THE MAIL KIOSK CANOPY SHALL DIM TO 50% UNTIL DAWN OR UPON SENSING MOTION. UPON SENSING MOTION, THE POLE LIGHTS SHALL RETURN TO FULL BRIGHTNESS AND REMAIN AT THAT LEVEL UNTIL MOTION IS NO LONGER SENSED FOR A PERIOD OF 30 MINUTES; AFTER 30 MINUTES, THE LIGHTS SHALL REDUCE POWER BACK TO 50% OF TOTAL OUTPUT.
4. HOURS OF OPERATION FOR THE BUILDING ARE FROM 9AM TO 6PM.

SITE LIGHT FIXTURE SCHEDULE

SYMBOL	TAG	ARRANGEMENT	LAMPING	TOTAL LAMP LUMENS	LLF	MANUFACTURER CATALOG NUMBER	DESCRIPTION	DISTRIBUTION	ACCESSORIES	MOUNTING LOCATION	MOUNTING HEIGHT	CUT-OFF	CONTROL	WATTS	VOLTS	REMARKS	QUANTITY
□	CS	SINGLE, WALL-MOUNT	(2) - 26W - CFL - GU24	3600	1.00	PROGRESS LIGHTING P5915-20	"PARKER" EXTERIOR SCONCE, WET LOCATION LISTED, ANTIQUE BRONZE.	N/A	NONE	WALL - SURFACE EXTERIOR DOORS AND PATIO AREA	8'-0"	NONE	PHOTOCELL	52	120	1	6
□〉	SBL	SINGLE, WALL-MOUNT	(1) 69W LED	7981	1.00	LITHONIA CSXW-LED-30C-700-40K-T3M -MVOLT-DDBXD	LED BUILDING MOUNTED LUMINAIRE WITH FULL CUTOFF	TYPE III	NONE	BUILDING MOUNTED APARTMENTS	21'-0"	FULL CUTOFF	PHOTOCELL	69	MVOLT	1,3,5	63
□〉	SBLW	SINGLE, WALL-MOUNT	(1) 69W LED	7561	1.00	LITHONIA CSXW-LED-30C-700-40K-T2M -MVOLT-DDBXD	LED BUILDING MOUNTED LUMINAIRE WITH FULL CUTOFF	TYPE II	NONE	BUILDING MOUNTED APARTMENTS	21'-0"	FULL CUTOFF	PHOTOCELL	69	MVOLT	1,3,5	2
□〉	SCL	SINGLE, WALL-MOUNT	(1) 17W LED	1308	1.00	LITHONIA WSTM-LED-2A-40K-120-DDBXD	LED BUILDING MOUNTED LUMINAIRE WITH FULL CUTOFF	WIDE	NONE	BUILDING MOUNTED GARAGES/ MAINTENANCE	10'-0"	FULL CUTOFF	PHOTOCELL	17	120	1,5,7	8
○	SEL	SINGLE, RECESSED	(1) 12W LED	799	1.00	PROGRESS P8000005-031-30	LED 7" EXTERIOR DOWNLIGHT, WHITE TRIM, INTEGRAL LENS	WIDE	WHITE TRIM; INTEGRAL LENS	RECESS MOUNTED MAIL KIOSK	8'-0"	FULL CUTOFF	PHOTOCELL + DIMMING	12	120	1,9	6
▫□〉	P3L	SINGLE, POLE-MOUNT	(1) 72W LED	7846	1.00	LITHONIA DSX0LED-P3-40K-T3M-MVOLT-RPA-DMG-PIRH1FC3V-DDBXD	LED POLE MOUNTED LUMINAIRE WITH FULL CUTOFF REFLECTOR TYPE III	TYPE III	NONE	POLE MOUNTED THROUGHOUT SITE	20'-0"	FULL CUTOFF	PHOTOCELL + DIMMING	72	MVOLT	1,3,4,5,6,9	6
▫□〉	P3LH	SINGLE, POLE-MOUNT	(1) 72W LED	7617	1.00	LITHONIA DSX0LED-P3-40K-T3S-MVOLT-RPA-DMG-PIRH1FC3V-HS-DDBXD	LED POLE MOUNTED LUMINAIRE WITH FULL CUTOFF REFLECTOR TYPE III AND HOUSE-SIDE SHIELD	TYPE III	HOUSE-SIDE SHIELD	POLE MOUNTED THROUGHOUT SITE	20'-0"	FULL CUTOFF	PHOTOCELL + DIMMING	72	MVOLT	1,3,4,5,6,9	18
▫□〉	P3LH1	SINGLE, POLE-MOUNT	(1) 38W LED	4376	1.00	LITHONIA DSX0LED-P1-40K-T3M-MVOLT-RPA-DMG-PIRH1FC3V-HS-DDBXD	LED POLE MOUNTED LUMINAIRE WITH FULL CUTOFF REFLECTOR TYPE III AND HOUSE-SIDE SHIELD	TYPE III	HOUSE-SIDE SHIELD	POLE MOUNTED POOL AREA	12'-0"	FULL CUTOFF	PHOTOCELL + DIMMING	38	MVOLT	1,3,4,5,6,9	2
▫□	P5L	SINGLE, POLE-MOUNT	(1) 72W LED	5789	1.00	LITHONIA DSX0LED-P3-40K-T5M-MVOLT-RPA-DMG-PIRH1FC3V-DDBXD	LED POLE MOUNTED LUMINAIRE WITH FULL CUTOFF REFLECTOR TYPE V	TYPE V	NONE	POLE MOUNTED THROUGHOUT SITE	20'-0"	FULL CUTOFF	PHOTOCELL + DIMMING	72	MVOLT	1,3,4,5,6,9	7
□〉	WP1	SINGLE, WALL-MOUNT	(1) 12W LED	8141	1.00	LITHONIA WST-LED-P1-40K-VW-MVOLT-DDBXD	LED BUILDING MOUNTED LUMINAIRE WITH FULL CUTOFF WITH WIDE-THROW REFLECTOR	WIDE	NONE	BUILDING MOUNTED APARTMENTS	21'-0"	FULL CUTOFF	PHOTOCELL	14	MVOLT	1,3,5	24
□〉	WP2	SINGLE, WALL-MOUNT	(1) 25W LED	3202	1.00	LITHONIA WST-LED-P2-40K-VW-MVOLT-DDBXD	LED BUILDING MOUNTED LUMINAIRE WITH FULL CUTOFF WITH WIDE-THROW REFLECTOR	WIDE	NONE	BUILDING MOUNTED APARTMENTS	15' TO 21' (SEE PLAN)	FULL CUTOFF	PHOTOCELL	26	MVOLT	1,3,5	5
○	A4	SINGLE, RECESSED	(1) 14.5W LED	1100	1.00	PROGRESS P8023-EB-GA (HOUSING) P8021-21A-40K-G4 (TRIM)	LED 6" EXTERIOR DOWNLIGHT, CLEAR TRIM	WIDE	CLEAR TRIM	RECESS MOUNTED CLUBHOUSE	13'-8"	FULL CUTOFF	PHOTOCELL + DIMMING	14.5	120	1,9	8
◂▸	LP	SINGLE, STAKE-MOUNT	(1) 8.5W LED	620	1.00	KICHLER LIGHTING 15741-BKT	LED SPOTLIGHT FOR EXTERIOR FLAG POLE(S), BLACK.	10° SPOT	HOOD	STAKE MOUNTED CLUBHOUSE - AROUND FLAG POLE	6" TO 1'-0"	N/A	PHOTOCELL	8	12	1,2	2
◂▸	LF	SINGLE, STAKE-MOUNT	(1) 12W LED	832	1.00	RAB LIGHTING BULLET12NA	LED LANDSCAPE FLOODLIGHT, WET LOCATION LISTED, BLACK.	WIDE	NONE; (HOOD INCLUDED)	STAKE MOUNTED CLUBHOUSE - AROUND BUILDING FACADE	6" TO 1'-0"	N/A	PHOTOCELL	13	120	1, 10	11

REMARKS:
1. FIXTURE SHALL BE UL WET LOCATION RATED.
2. PROVIDE WITH SHORT SNAP-ON BLACK HOOD; #15701BKTP
3. FIXTURE SHALL BE MOUNTED AT 21'-0" A.F.F. UNLESS NOTED OTHERWISE.
4. MUST ORDER MATCHING COLOR COMPATIBLE DIRECT BURIAL POLES.
5. COLOR SHALL BE DARK BRONZE.
6. SITE LIGHTING POLES SHALL BE ROUND FIBERGLASS DIRECT BURIAL TYPE WHERE PERMITTED; LITHONIA #RTFDB OR EQUAL
7. FIXTURE SHALL BE MOUNTED AT 10'-0" A.F.F. UNLESS NOTED OTHERWISE.
8. REFER TO TRASH COMPACTOR SHEET(S) FOR LOCATION(S).
9. ***DIMMING OPTIONS SHALL BE PROVIDED ON FIXTURES WHERE REQUIRED. SEE SITE PLAN CODED NOTES FOR MORE INFORMATION.

LOT 1A, BLOCK 10,THE MEADOWS
FILING NO. 20, PHASE 1,
AMENDMENT NO. 15
SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

PHILLIPS

CONSULTANT

SAVANT Engineering, LLC
5064 Roswell Road, Suite D-301
Sandy Springs GA 30342 770.319.7400
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CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 410 FUND
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53052
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1733103
ISSUE DATE 07/10/17
DRAWN BY/CHECKED BY KMK
DRAWING TITLE ELECTRICAL SITE PLAN

SHEET NUMBER **30**

SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 10, OF THE MEADOWS FILING NO. 20, PHASE 1
AMENDMENT NO. 15

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORRADO



PHOTOMETRIC STATISTICS

ZONE	SYMBOLS	AVERAGE (FC)	MAXIMUM (FC)	MINIMUM (FC)	MAX/ MIN	AVG/ MIN	LLF
ENTIRE SITE		1.6	9.9	N/A	N/A	N/A	1.00
CLUBHOUSE PARKING AREAS		2.0	3.1	0.4	7.8 : 1	5.0 : 1	1.00
PARKING AREAS AND DRIVES		2.0	5.0	0.3	16.7 : 1	6.7 : 1	1.00

1/31 ELECTRICAL PHOTOMETRIC PLAN
SCALE: 1"= 60'

0' 15' 30' 60' 90'

NORTH

LOT 1A, BLOCK 10,THE MEADOWS
FILING NO. 20, PHASE 1,
AMENDMENT NO. 15
SITE DEVELOPMENT PLAN

PROJECT NO. SDP17-0039

PHILLIPS

CONSULTANT

SAVANT Engineering, LLC
5064 Roswell Road, Suite D-301
Sandy Springs GA 30342 770.319.7400
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SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION

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PROJECT

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 410 FUND
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53052
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1733103
ISSUE DATE 07/10/17
DRAWN BY/CHECKED BY KMK
DRAWING TITLE
ELECTRICAL PHOTOMETRIC PLAN

SHEET NUMBER
31