

PARK MEADOWS, FILING NO 2, LOT 1

WESTBROOK ENTERTAINMENT & SPORTS DISTRICT PD
 PLANNING AREA PA2/PA3/PA4
 1.198 ACRES
 SIP, PROJECT SP21-67

LEGAL DESCRIPTION

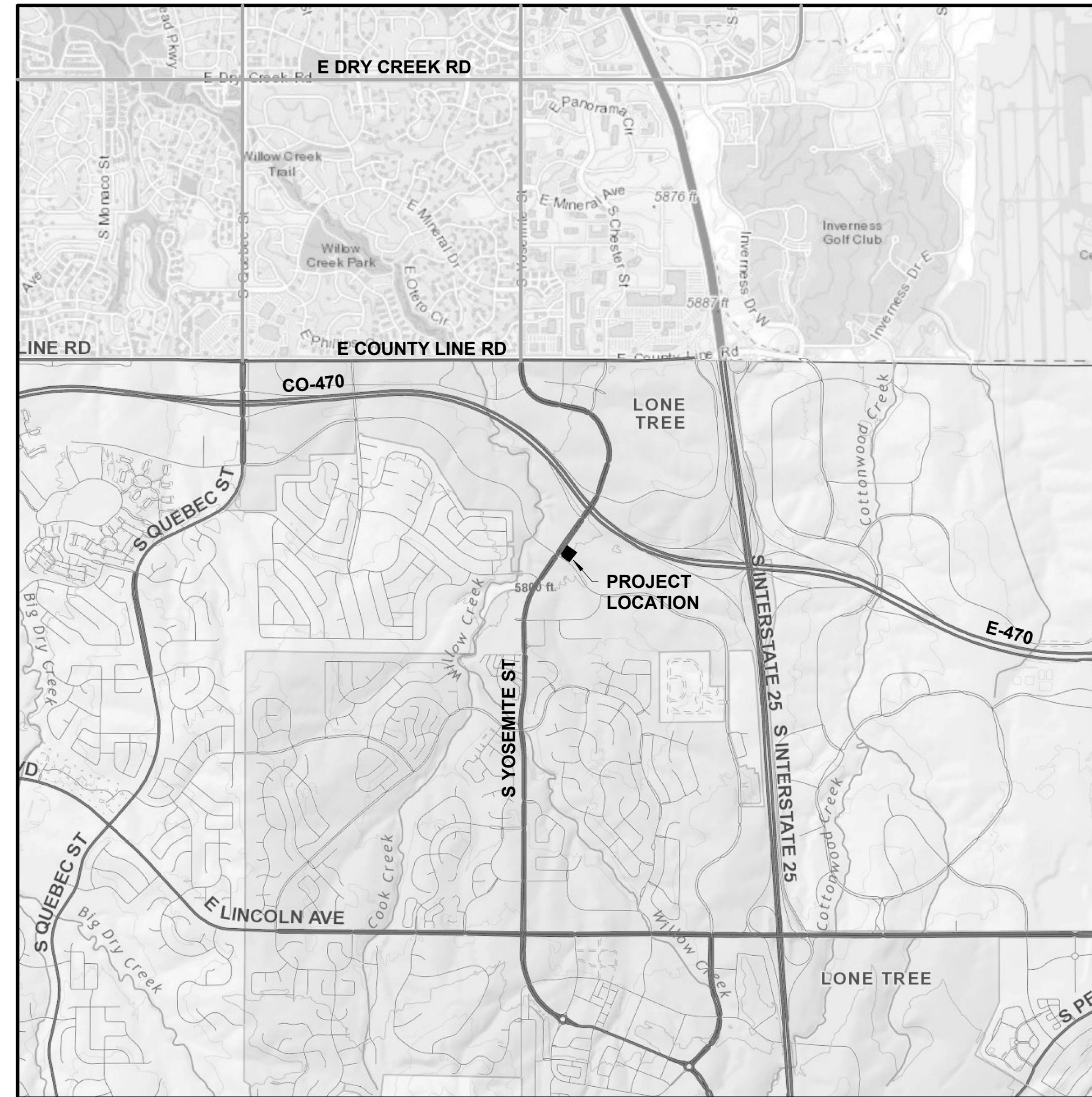
A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

PURPOSE STATEMENT/DESCRIPTION

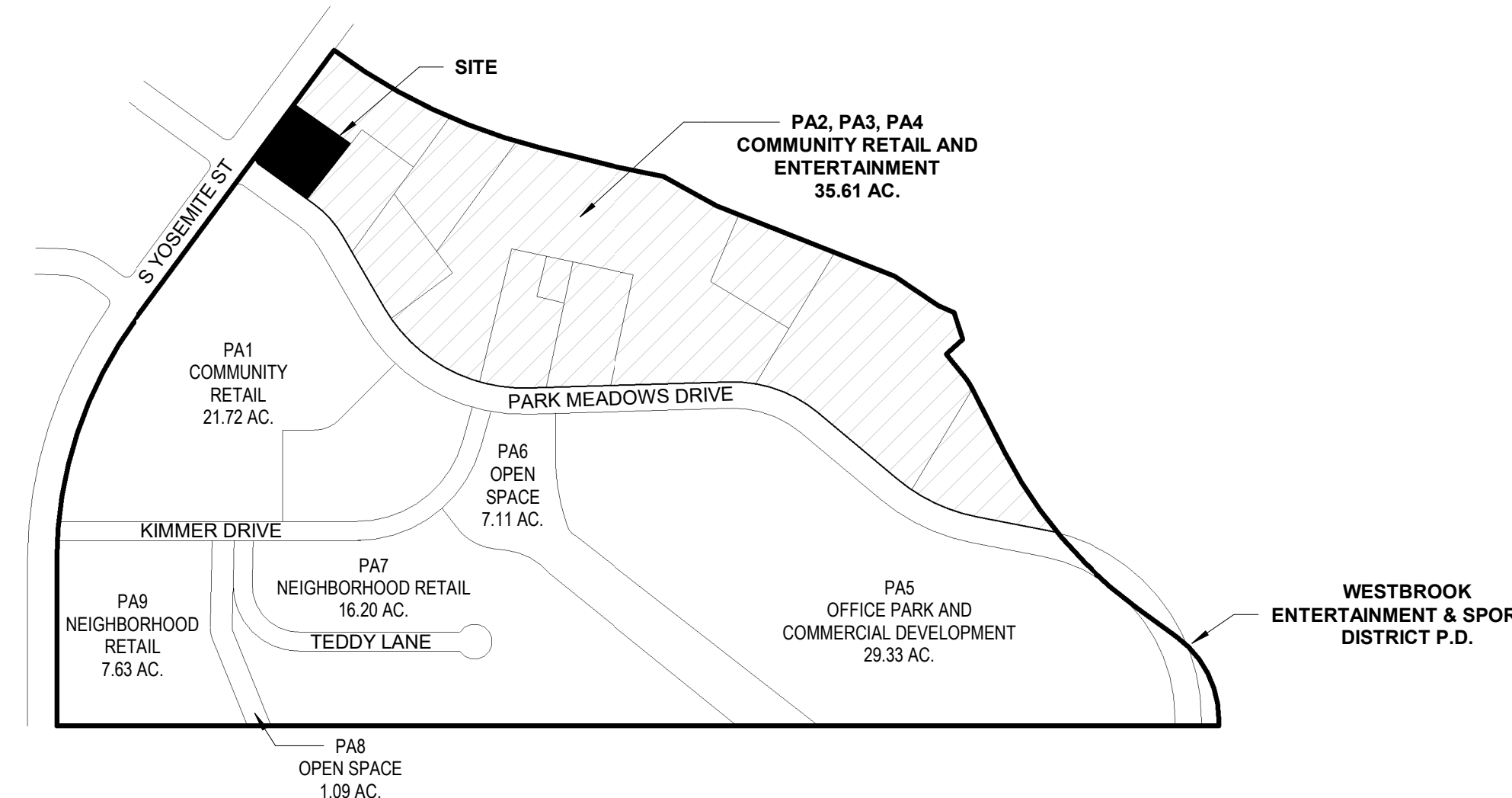
THE PURPOSE OF THIS SITE IMPROVEMENT PLAN IS TO INCLUDE THE ADDITION OF A PROPOSED TUNNEL CAR WASH BUILDING. THE PROPOSED BUILDING IS LOCATED AT 9155 PARK MEADOWS DRIVE.

NOTES

1. THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE, INCLUDING, BUT NOT LIMITED TO, MAINTENANCE, LIGHTING, PARKING, SIGNAGE, AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED DEVELOPMENT PLAN OR SUB-AREA PLAN.
2. THE APPLICANT ASSUMES RESPONSIBILITY TO ENSURE THE PROJECT IS COMPLETED IN ACCORDANCE WITH THE APPROVED SIP AND ANY ASSOCIATED MATERIALS SAMPLE BOARDS AND FURTHER ASSUMES THE RISK ASSOCIATED WITH ANY CHANGES OR OMISSIONS MADE WITHOUT PRIOR CITY APPROVAL. MODIFICATIONS TO STRUCTURES OR SITES MAY REQUIRE AN AMENDMENT TO THE SIP AS DETERMINED BY THE DIRECTOR. UNAUTHORIZED CHANGES OR OMISSIONS MAY RESULT IN CORRECTIVE ACTIONS, DELAY OF PERMITS OR CITATIONS FOR ZONING VIOLATIONS WITH ASSOCIATED FINES AND LEGAL MEASURES. BUILDING PLANS SHALL CONFORM TO THE APPROVED SIP.
3. THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
4. THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING NO PARKING/FIRE LANE SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT.



1 VICINITY MAP
 1 1" = 2000'-0"
 SCALE: 1" = 2000'-0"



2 PD VICINITY MAP
 1 1" = 500'-0"
 SCALE: 1" = 500'-0"

OWNER

CORNERSTONE CAPITAL
 6635 SOUTH DAYTON STREET, UNIT 250
 GREENWOOD VILLAGE, CO 80111
 PH: 303.956.3455
 CHAD ROACH

ARCHITECT

HOVER ARCHITECTURE
 385 INVERNESS PKWY, STE 190
 ENGLEWOOD, CO 80112
 720.534.3013
 MARK BRAZEE, AIA, NCARB, LEED AP

LANDSCAPE ARCHITECT

SEVEN 29 DESIGN
 5856 S LOWELL BLVD, UNIT 32 #260
 LITTLETON, CO 80123
 303.883.3278
 CHRIS MARCH, PLA

ENGINEER

PROOF CIVIL
 600 GRANT STREET, STE 210
 DENVER, CO 80203
 303.325.5709
 TODD LYON

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APPROVAL CERTIFICATE

THIS SIP HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORD WITH CITY REGULATIONS, AS APPROVED BY THE CITY ON _____ (DATE).

BY: _____ (PRINTED NAME)

_____, (SIGNATURE) _____ (DATE)

TITLE: COMMUNITY DEVELOPMENT DIRECTOR

BY: _____ (PRINTED NAME)

TITLE: DIRECTOR OF PUBLIC WORKS (OR HIS/HER DESIGNATED REPRESENTATIVE)

_____, (SIGNATURE) _____ (DATE)

BY: _____ (PRINTED NAME)

_____, (SIGNATURE) _____ (DATE)

THE OWNER(S) OF THE LANDS DESCRIBED HEREIN, HEREBY AGREE(S) (1) TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THIS APPROVED SITE IMPROVEMENT PLAN AND IN COMPLIANCE WITH CHAPTER 16 OF THE LONE TREE MUNICIPAL CODE AND THAT (2) THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER(S) SHALL ALSO BE BOUND. THE SIGNATURES OF THE OWNER(S) REPRESENTATIVE(S) BELOW INDICATE THAT ANY REQUIRED AUTHORIZATIONS TO ENTER THIS AGREEMENT, INCLUDING ANY CORPORATE AUTHORIZATIONS, HAVE BEEN OBTAINED.

(NAME OF OWNER)

(SIGNATURE OF OWNER)

(PRINTED NAME AND TITLE)

STATE OF _____)

COUNTY OF _____) SS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ / _____ / _____

NOTARY PUBLIC

APPROVAL BY THE CITY OF LONE TREE DOES NOT SIGNIFY THAT THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) HAVE BEEN SATISFIED. THE OWNER IS RESPONSIBLE TO ENSURE THAT SAID ADA REQUIREMENTS HAVE BEEN MET.

REVISIONS

08/19/21	1ST SIP SUBMITTAL
09/22/21	2ND SIP SUBMITTAL
11/18/21	3RD SIP SUBMITTAL

DATE: **11.18.2021**

SCALE: **As indicated**

DRAWN BY: **CLT**

CHECKED BY: **MBB**



385 INVERNESS PKWY, STE 190
 ENGLEWOOD, CO 80112
 (720) 773-2800

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PROJECT NUMBER

1202.28

SHEET

1 OF 17

COVER SHEET

PARK MEADOWS, FILING NO 2, LOT 1

WESTBROOK ENTERTAINMENT & SPORTS DISTRICT PD
 PLANNING AREA PA2/PA3/PA4
 1.198 ACRES
 SIP, PROJECT SP21-67

SITE DATA TABLE		
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	53,522	100
BUILDING FOOTPRINT	6,096	11
PARKING/ROADS (INCLUDING PLANTED INTERIOR PARKING ISLANDS)	31,399	59
LANDSCAPED AREA (EXCLUDING PLANTED INTERIOR PARKING ISLANDS, TRAILS AND WALKS)	13,167	24
NATURAL AREAS (NOT INCLUDED IN THE NATURAL LANDSCAPED AREA)	0	0
HARDSCAPE AREA	3,226	6
BUILDING SIZE		
MAXIMUM HEIGHT (AS MEASURED BY THE CITY'S BUILDING CODE)	35'-0"	
TOTAL FLOOR AREA (SEE DEFINITION OF FLOOR AREA IN SECTION 16, ARTICLE XXXVI)	6,096 SF	
PARKING		
REQUIRED (1 SPACE PER MAX EMPLOYEE COUNT, PLUS 2 SPACES PER WASH BAY)	7 (5+2)	
PROVIDED	25	
ADA PARKING		
REQUIRED	1	
PROVIDED	2	
BICYCLE PARKING		
REQUIRED	1	
PROVIDED	1	

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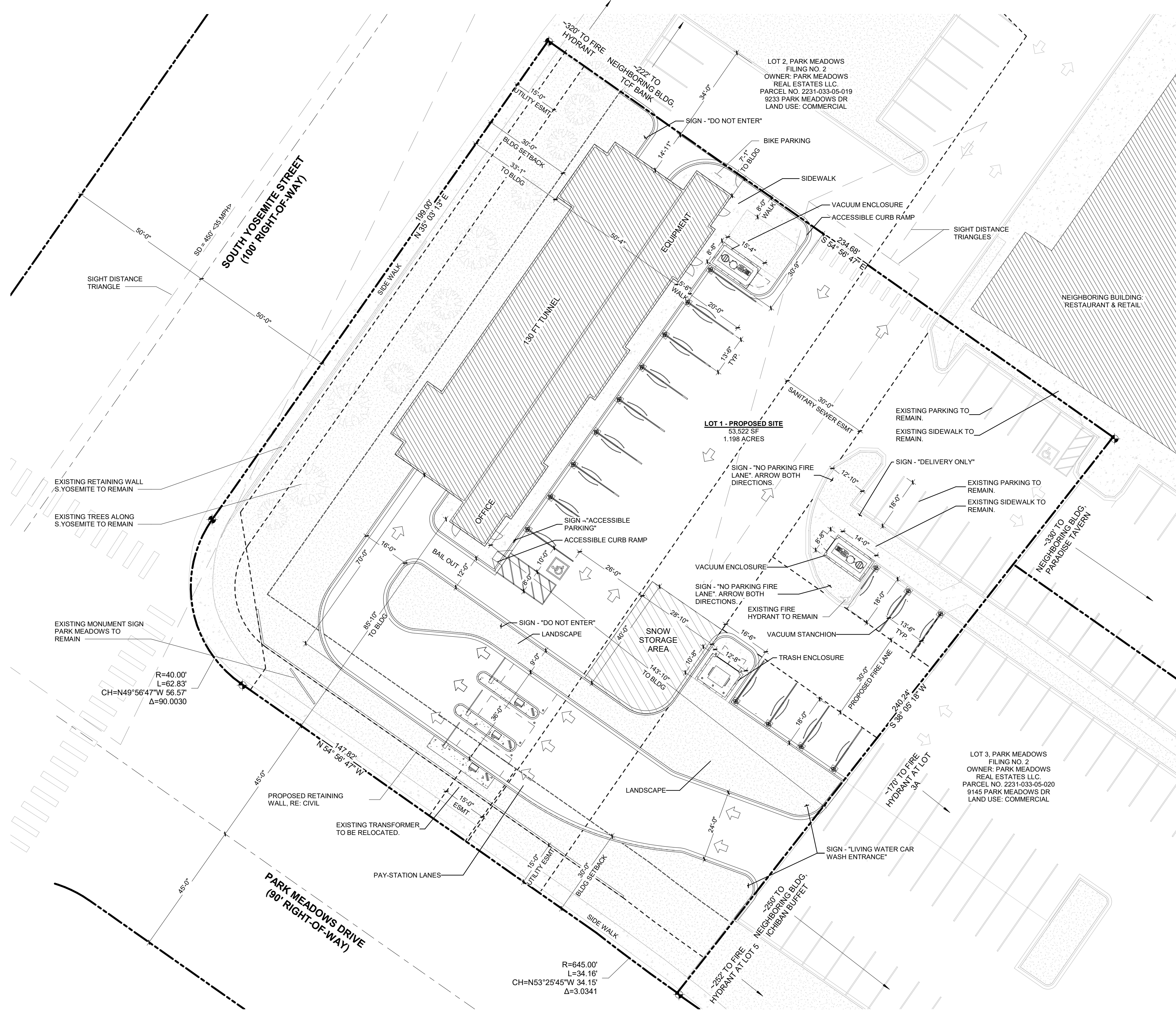
DATE: 11.18.2021
 SCALE: 1" = 20'-0"
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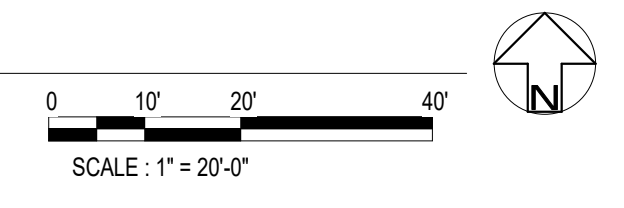
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PROJECT NUMBER
 1202.28

SHEET
2 OF 17
 ARCHITECTURAL
 SITE PLAN



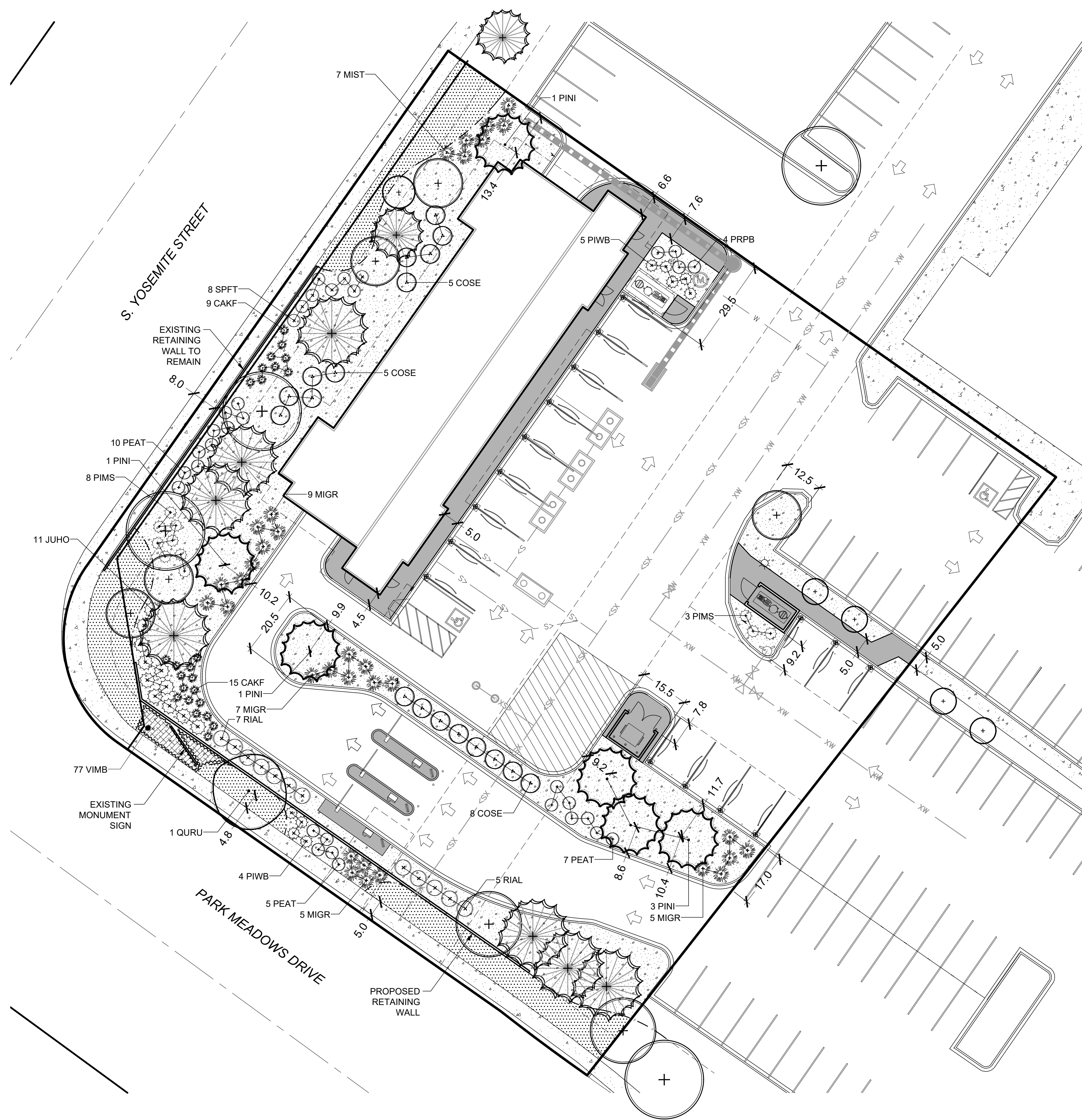
1 SITE PLAN
 2 1" = 20'-0"



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PARK MEADOWS, FILING NO 2, LOT 1

WESTBROOK ENTERTAINMENT & SPORTS DISTRICT PD
 PLANNING AREA PA2/PA3/PA4
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LANDSCAPE CALCULATIONS

DESCRIPTION	TOTAL SITE AREA	REQUIREMENT	AREA REQUIRED	AREA PROVIDED
REQUIRED LANDSCAPE AREA	53,522 SF	15% OF TOTAL SITE AREA	8,028 SF	13,167 SF ⁽¹⁾

NOTES
 1. AREA EXCLUDES INTERIOR PLANTED PARKING ISLANDS

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING DECIDUOUS TREE		ORNAMENTAL GRASS
	EXISTING EVERGREEN TREE		PROPOSED CONCRETE PAVING (GRAY BROOM FINISH)
	DECIDUOUS SHADE TREE		EXISTING CONCRETE PAVING
	EVERGREEN TREE		ORGANIC MULCH
	ORNAMENTAL TREE		EXISTING MULCH BED
	DECIDUOUS SHRUBS		TEXAS HYBRID BLUEGRASS SOD
	EVERGREEN SHRUBS		LANDSCAPE EDGING

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
QURU	1	QUERCUS RUBRA	NORTHERN RED OAK	B & B	2"	CAL
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
PINI	6	PINUS NIGRA	AUSTRIAN PINE	B & B		6-8'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
COSE	18	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL		
PEAT	22	PEROVSKIA ATRIPPLICIFOLIA	RUSSIAN SAGE	5 GAL		
PRPB	4	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL		
RIAL	12	RIBES ALPINUM	ALPINE CURRANT	5 GAL		
SPFT	8	SPIRAEA FRITSCHIANA	FRITCH SPIREA	5 GAL		
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
JUHO	11	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL		
PIMS	11	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL		
PIWB	9	PINUS MUGO 'WHITEBUD'	WHITEBUD MUGO PINE	5 GAL		
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
CAKF	24	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		
MIGR	26	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL		
MIST	7	MISCANTHUS SINENSIS 'STRICTUS'	ZEBRA GRASS	5 GAL		
GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT @		
VIMB	77	VINCA MINOR 'BOWLES VARIETY'	BOWLES COMMON PERIWINKLE	1 GAL		



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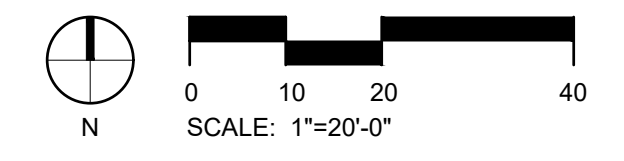
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PROJECT NUMBER
21029

SHEET
3 OF 17

LANDSCAPE PLAN

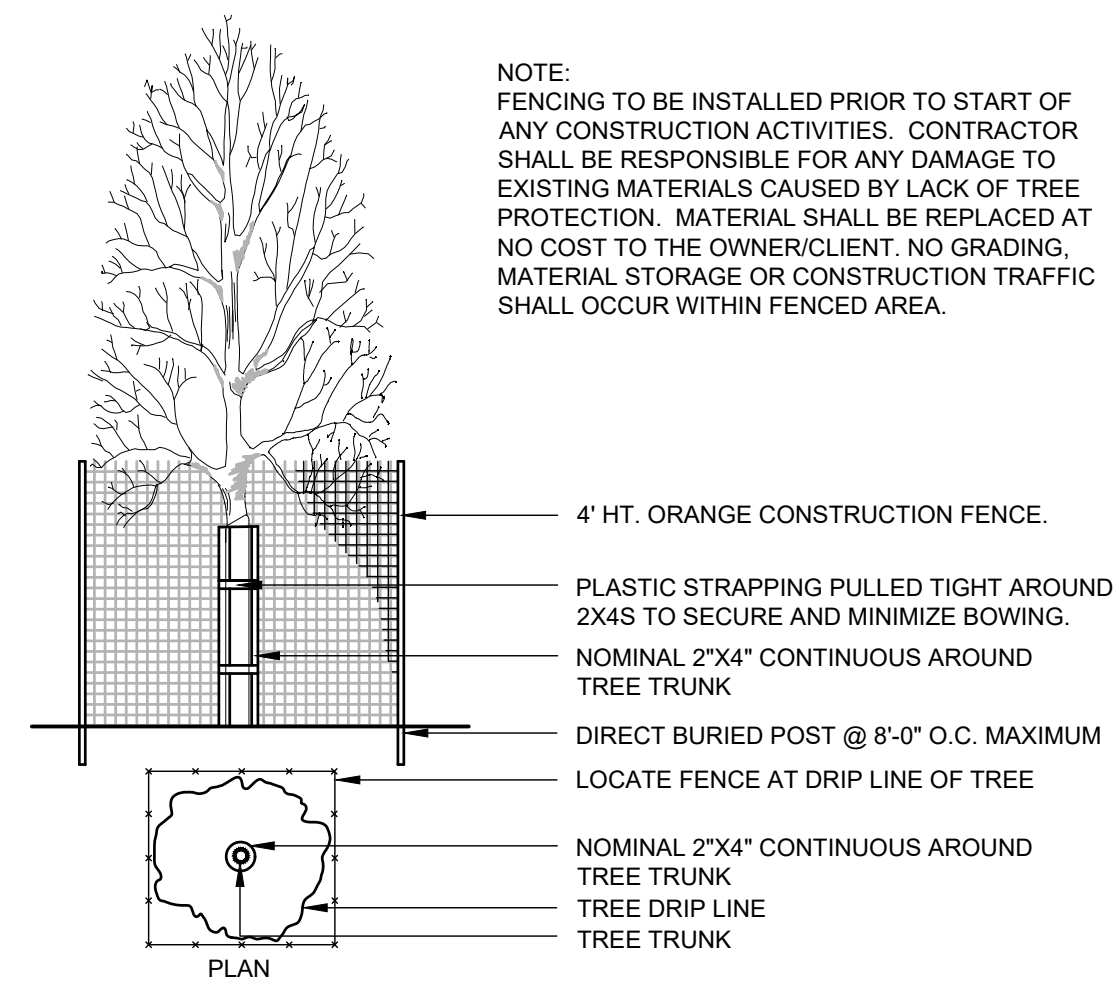
LANDSCAPE PLAN



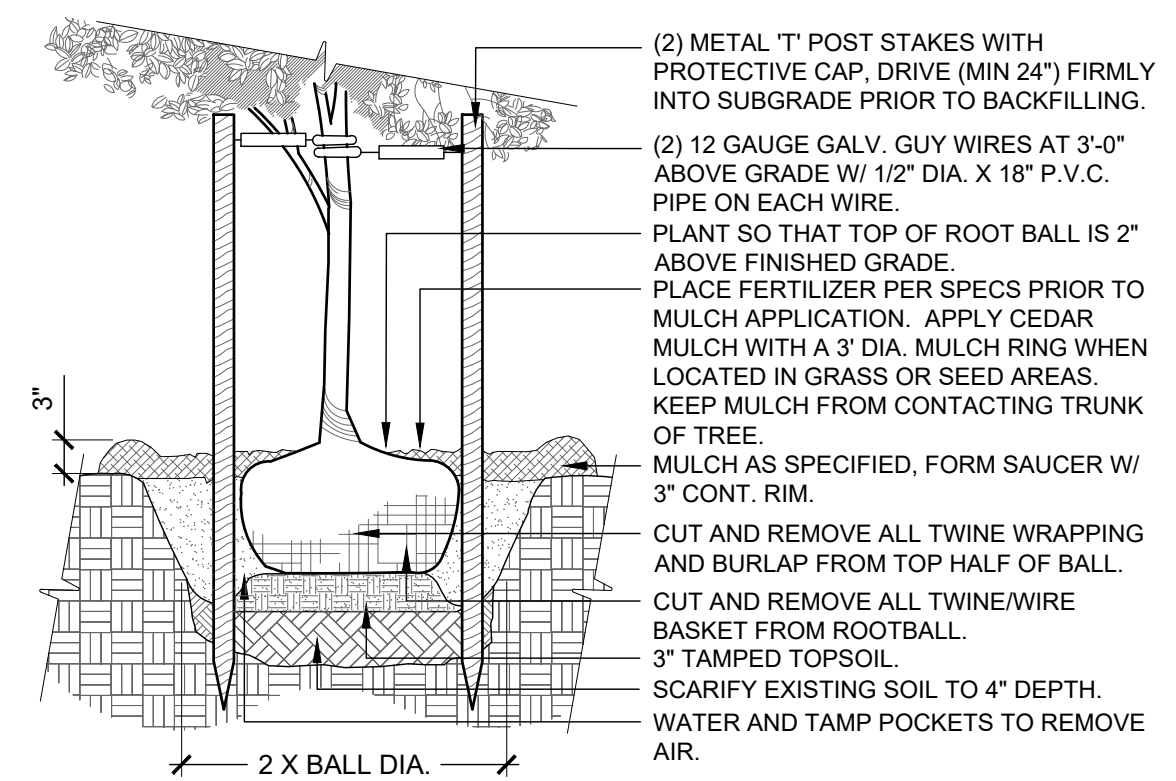
18" o.c.

PARK MEADOWS, FILING NO 2, LOT 1

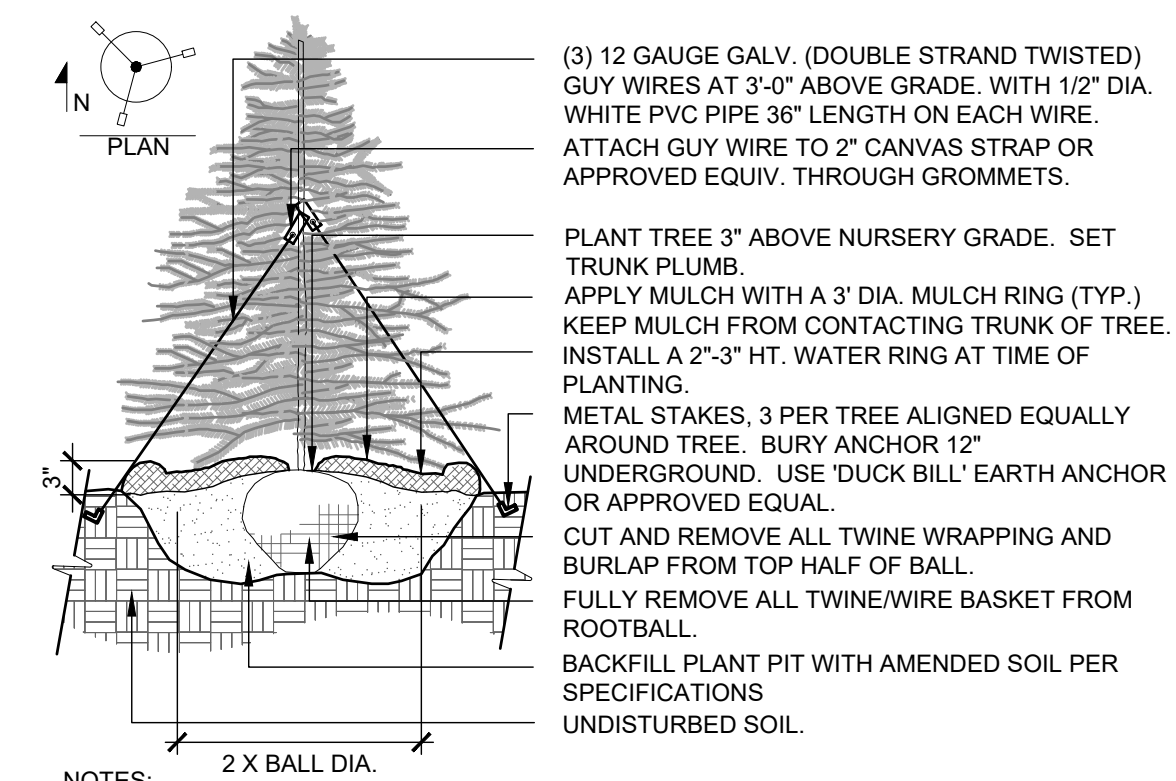
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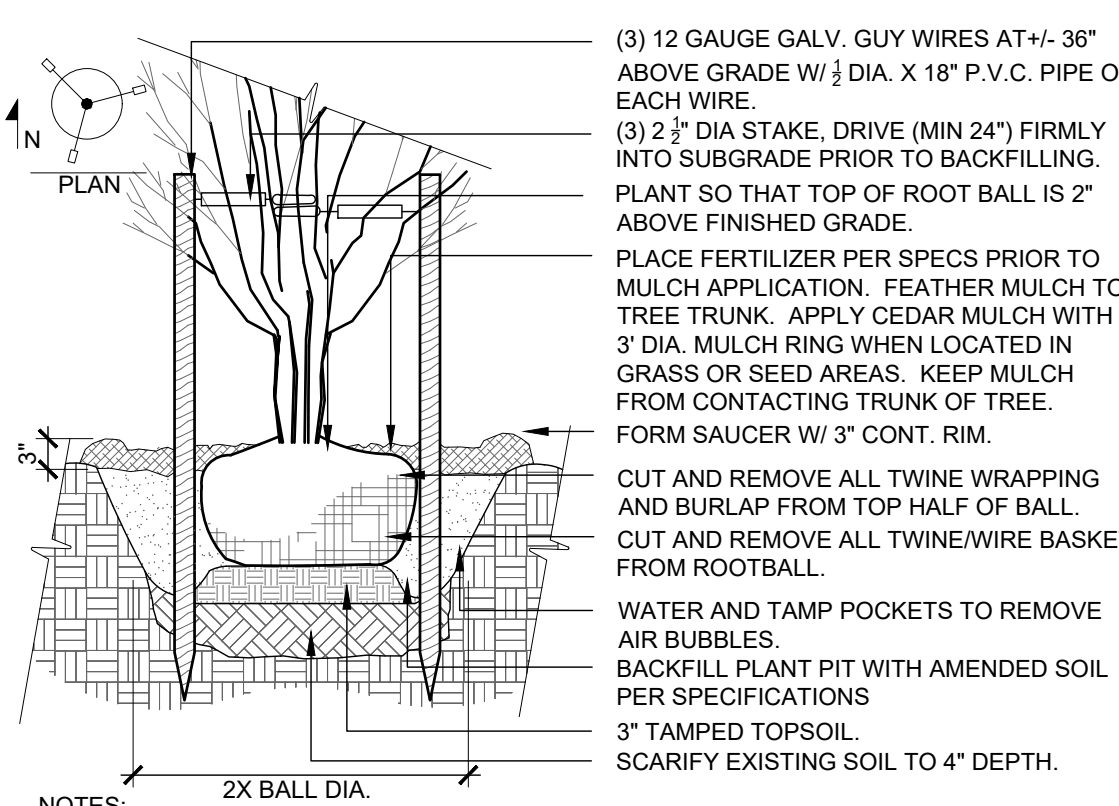
1 TREE PROTECTION
 3/8" = 1'-0" 329300-01



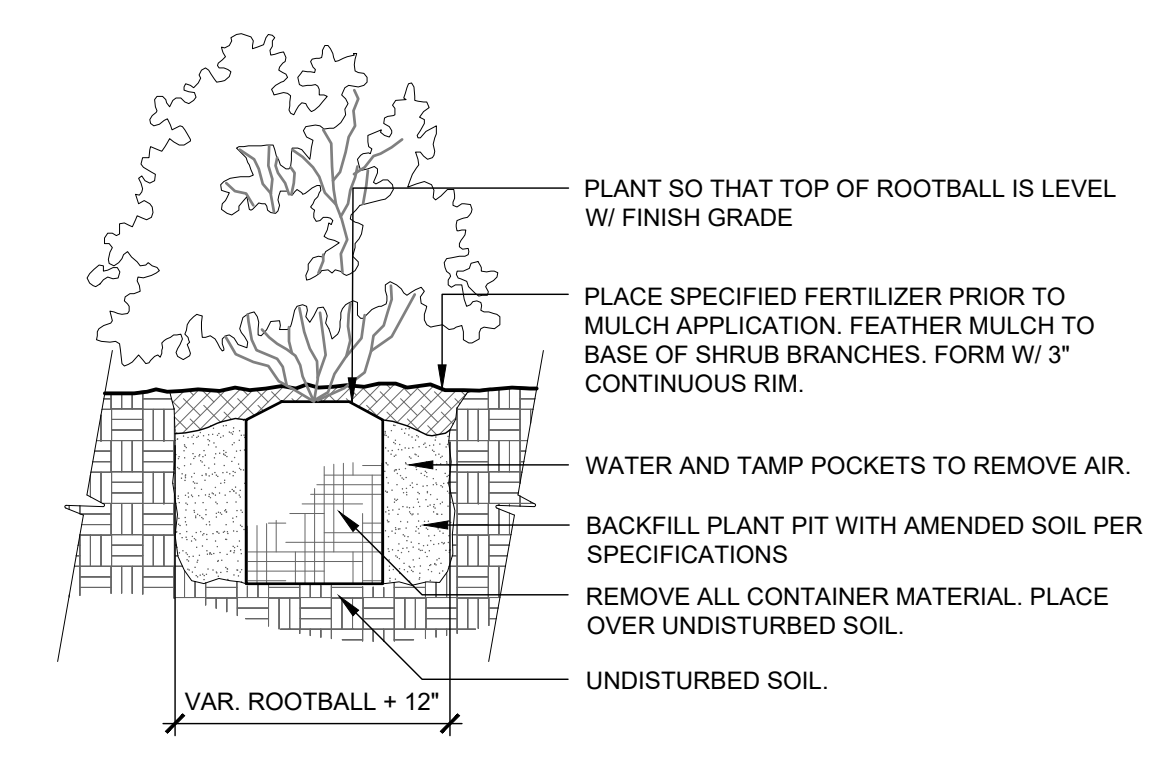
2 DECIDUOUS TREE
 1/2" = 1'-0" 329300-02



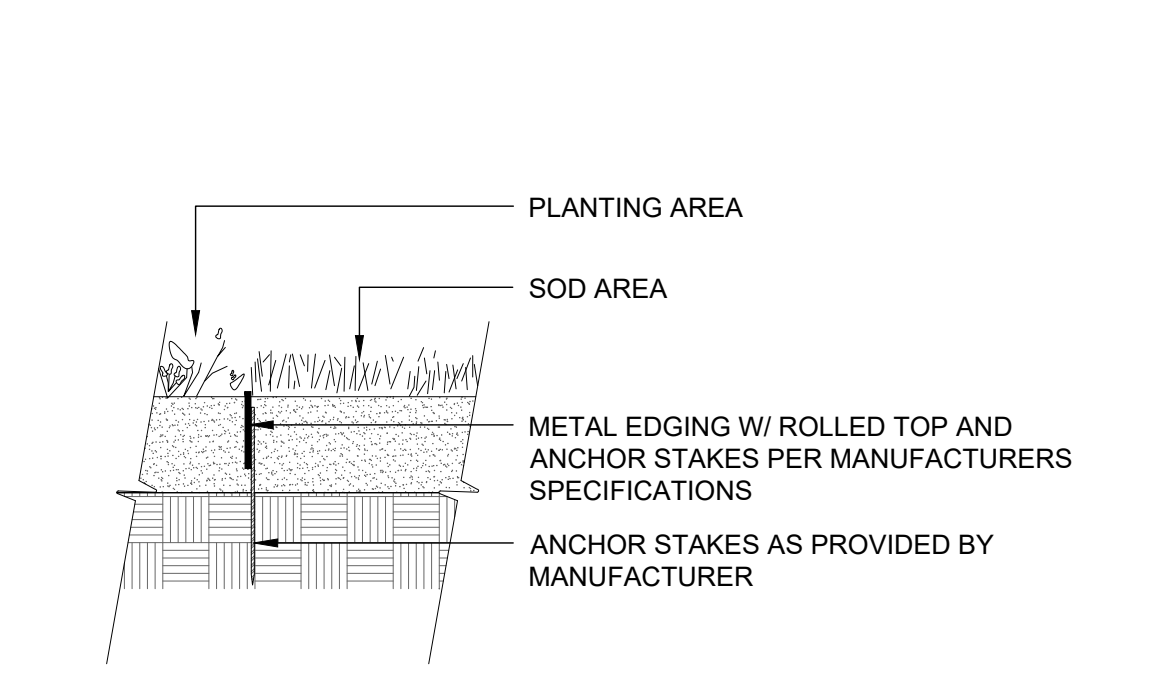
3 EVERGREEN TREE PLANTING
 3/8" = 1'-0" 329300-03



4 MULTI-STEM TREE PLANTING
 1/2" = 1'-0" 329343.39-07



5 SHRUB / ORNAMENTAL GRASS PLANTING
 1 1/2" = 1'-0" 329300-05



6 LANDSCAPE EDGING
 3/4" = 1'-0" 329413.23-99

SEVEN
 DESIGN
 LANDSCAPE ARCHITECTURE
 PLANNING
 5856 S LOWELL BLVD. UNIT 32 #260
 LITTLETON, CO 80123
 303.883.3278

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H O V E R
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PROJECT NUMBER
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SHEET

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**LANDSCAPE
 DETAILS**

PARK MEADOWS, FILING NO 2, LOT 1

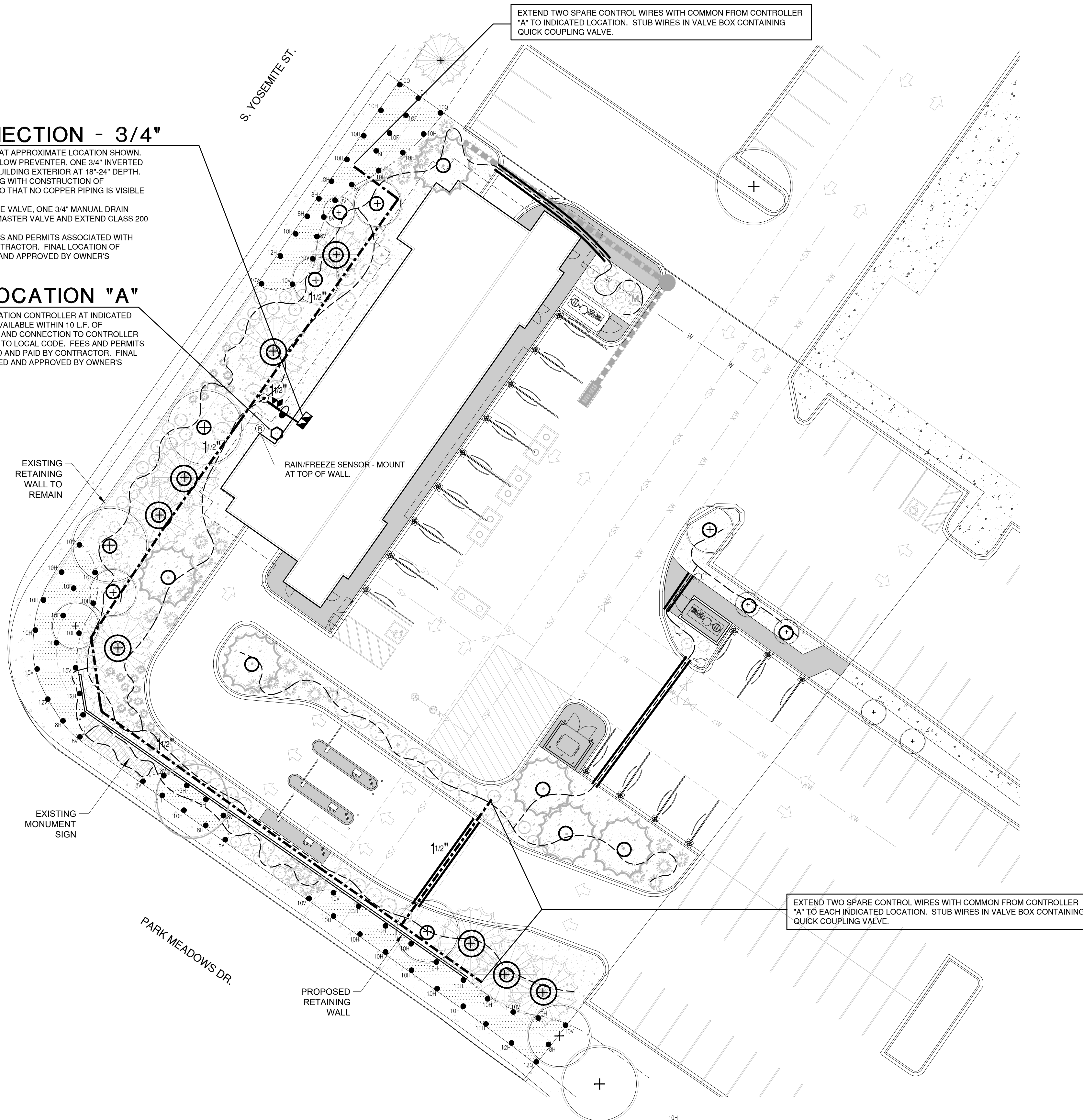
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POINT OF CONNECTION - 3/4"

TIE ONTO 3/4" COPPER IRRIGATION STUB-OUT AT APPROXIMATE LOCATION SHOWN. INSTALL ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER, ONE 3/4" INVERTED BOILER DRAIN AND EXTEND 1" K COPPER TO BUILDING EXTERIOR AT 18"-24" DEPTH. COORDINATE INSTALLATION OF COPPER PIPING WITH CONSTRUCTION OF CONCRETE FOUNDATION AND/OR FLOORING SO THAT NO COPPER PIPING IS VISIBLE ON BUILDING EXTERIOR. WITHIN LANDSCAPE AREA INSTALL ONE 1" GATE VALVE, ONE 3/4" MANUAL DRAIN VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE AND EXTEND CLASS 200 PVC MAINLINE AS SHOWN. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF BACKFLOW PREVENTER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.

CONTROLLER LOCATION "A"

WALL MOUNT ONE HUNTER ICC2 SERIES xx STATION CONTROLLER AT INDICATED LOCATION. 120 VOLT ELECTRICAL POWER IS AVAILABLE WITHIN 10' L.F. OF CONTROLLER LOCATION. ELECTRICAL POWER AND CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



Irrigation Equipment and Materials Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
●	RAIN BIRD	RD06-S-P30-F W/ HE-VAN NOZZ.	POP-UP SPRAY HEAD	1	
(R)	HUNTER	WFR-CLK	WIRELESS RAIN/FREEZE SENSOR	10	
⊙	RAIN BIRD	PEB SERIES - 1" DIA.	MASTER VALVE	6	
⊙		3/4" DIA.	MANUAL DRAIN VALVE	4	
⊙	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	5	
⊙	RAIN BIRD	PEB SERIES	ELECTRIC CONTROL VALVE	3	
⊙	HUNTER	I2C SERIES	ELECTRIC CONTROLLER	9	
⊙	NIBCO	T113K - LINE SIZE	GATE VALVE	7	
⊙	FEBCO	860 - 3/4" DIA.	BACKFLOW PREVENTER	2	
⊙		LINE SIZE	DRIP LINE BLOW-OUT STUB	13	
⊙	RAIN BIRD	XCZ-100-PRB-LC	DRIP VALVE ASSEMBLY	14	
⊙	CENTENNIAL PLASTICS	3/4" I.D.	POLY DRIP TUBING	11	
⊙		CLASS 200 SOLVENT WELD	PVC SLEEVING		
⊙		CLASS 200 SOLVENT WELD - 1" DIA.	PVC LATERAL	8	
⊙		CLASS 200 SOLVENT WELD	PVC MAINLINE	8	
⊙	RAIN BIRD	XFCV-09-12	IN-LINE DRIP TREE RING	12	

Irrigation Construction Notes

- ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY SEVEN 29 DESIGN.
 - REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
 - CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION FOR EACH TAP PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS. EACH SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF XXX PSI.
- | TAP LOCATION/NUMBER | REQUIRED PRESSURE
xx PSI |
|---------------------|-----------------------------|
| 1 | xx |
- CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVING IS BY CONTRACTOR UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE ON IRRIGATION PLANS INSTALL SLEEVING BASED ON SLEEVE SIZING GUIDE BELOW:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE
3/4" - 1-1/4" PIPING	1-2" PVC SLEEVE
1-1/2" - 2" PIPING	1-4" PVC SLEEVE
1-25 CONTROL WIRES	1-2" PVC SLEEVE

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH SEPARATE SLEEVE. IRRIGATION WIRE BUNDLE SHALL BE ROUTED IN SEPARATE SLEEVE/CONDUIT WITHOUT IRRIGATION PIPING.
 - WHERE NOT NOTED ON IRRIGATION PLANS CONTRACTOR TO INSTALL PLASTIC 15 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED GREATER THAN 12 FEET. INSTALL 12 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 10-12 FEET. INSTALL 10 SERIES NOZZLES ON ALL POP-UP SPRAY HEADS SPACED 8-10 FEET. INSTALL 8 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 8 FEET AND LESS.
 - REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES, TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE.
 - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT.
 - VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, 24" MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE AREAS.
 - REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAY-OUT REQUIREMENTS, COORDINATION AND PRIORITIES.
 - LATERAL PIPING DIAMETERS SHALL INCLUDE 1", 3/4" AND 1 1/4" DIAMETER LATERAL PIPE IS NOT ACCEPTABLE.
 - CONTRACTOR IS RESPONSIBLE TO WINTERIZE THE IRRIGATION SYSTEM IN THE FALL OF THE YEAR IN WHICH THE IRRIGATION & LANDSCAPE WAS ACCEPTED. CONTRACTOR SHALL ALSO PERFORM SYSTEM START-UP IN APRIL OF THE FOLLOWING SPRING.
 - ALL IRRIGATION WIRE SHALL BE #14 AWG UFUL WIRE WITH SINGLE, SOLID COPPER CONDUCTOR AND POLYETHYLENE INSULATION (MULTI-CONDUCTOR WIRE IS NOT ACCEPTABLE).
 WIRE COLORS SHALL BE: CONTROL WIRES - RED, COMMON WIRE - WHITE, SPARE WIRES - BLACK, MASTER VALVE - BLUE.
 WATERTIGHT WIRE SPLICES SHALL BE MADE WITH 3M CO. DBRY-6 SPLICE KITS.
 - ALL VALVE BOXES SHALL BE MANUFACTURED BY CARSON INDUSTRIES. MODELS SHALL BE AS FOLLOWS:
 #910-10: QUICK COUPLING VALVES, DRIP LINE BLOW-OUT STUBS, GATE VALVES, DRAIN VALVES
 #1419-12: ELECTRIC CONTROL VALVES.
 #1220-12: DRIP VALVES ASSEMBLIES, FLOW SENSOR, MASTER VALVE
 BOXES AND LIDS SHALL BE GREEN.
 - CONTRACTOR SHALL WARRANTY ALL WORK (MATERIALS, EQUIPMENT AND WORKMANSHIP) FOR A ONE YEAR PERIOD FOLLOWING FINAL ACCEPTANCE OF LANDSCAPE AND IRRIGATION BY OWNER.



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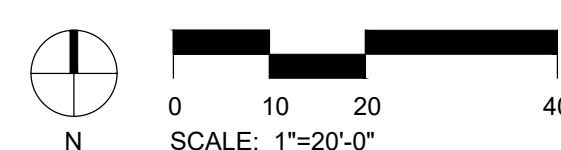
21029

SHEET

5 OF 17

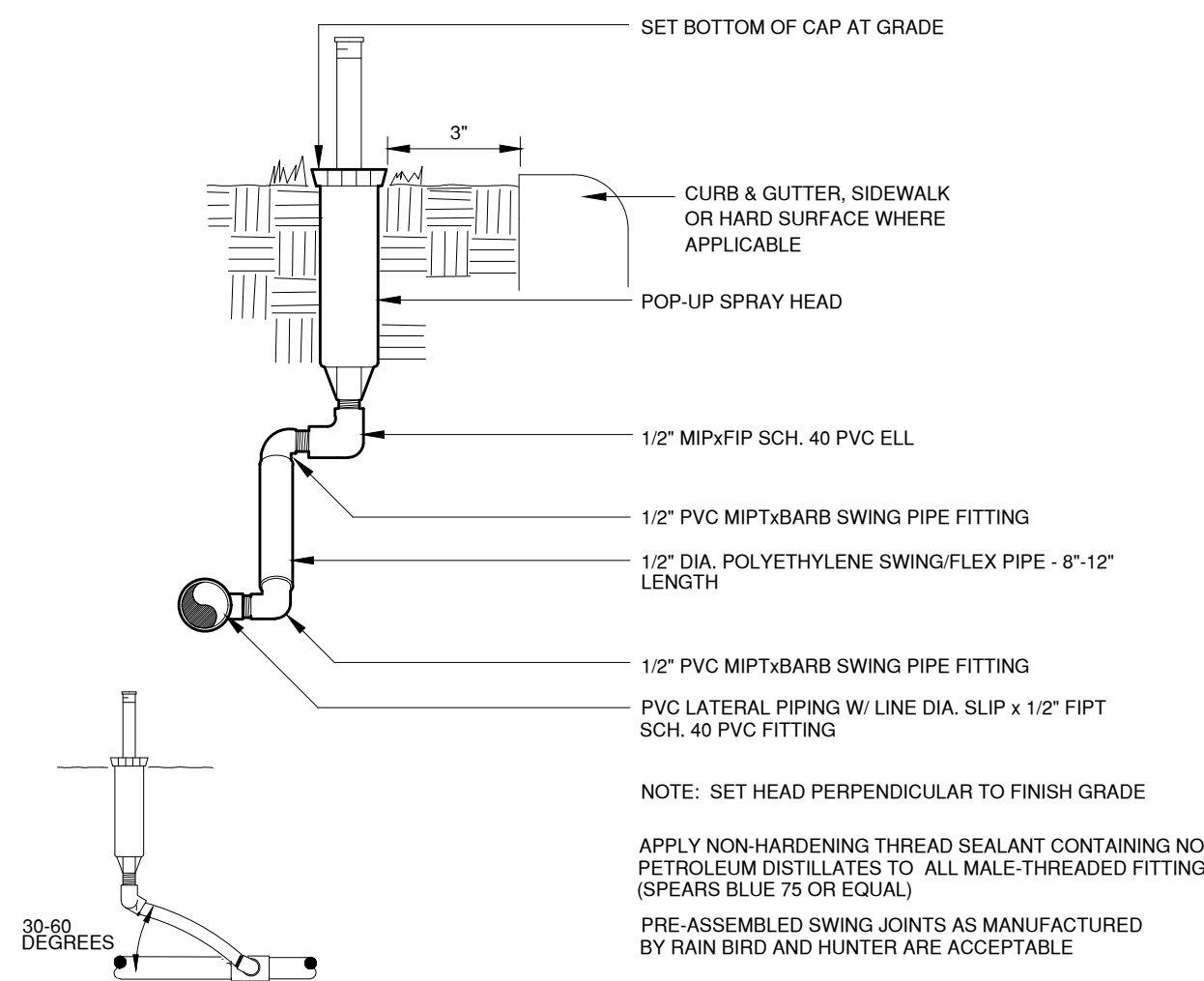
IRRIGATION PLAN

IRRIGATION PLAN

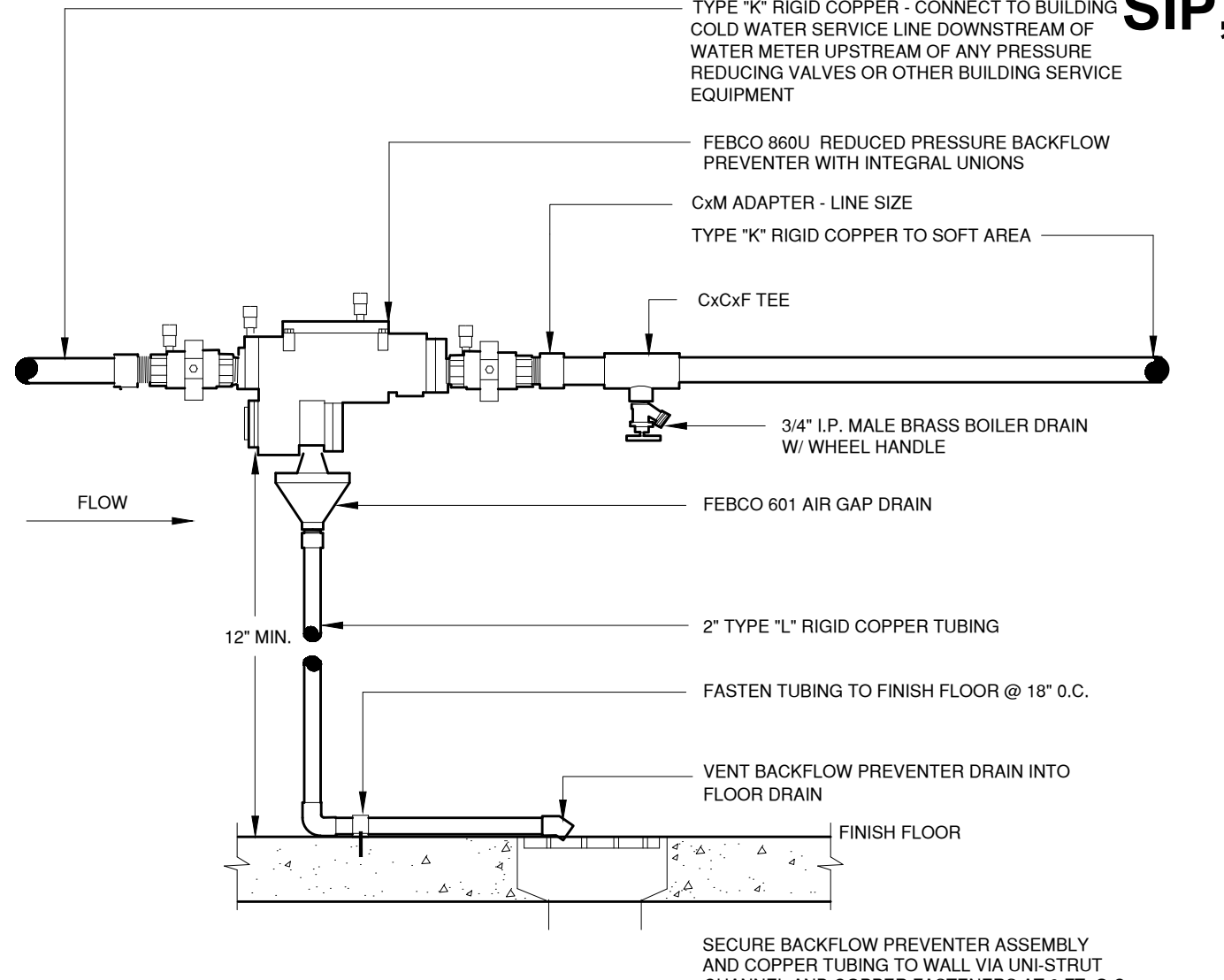


PARK MEADOWS, FILING NO 2, LOT 1

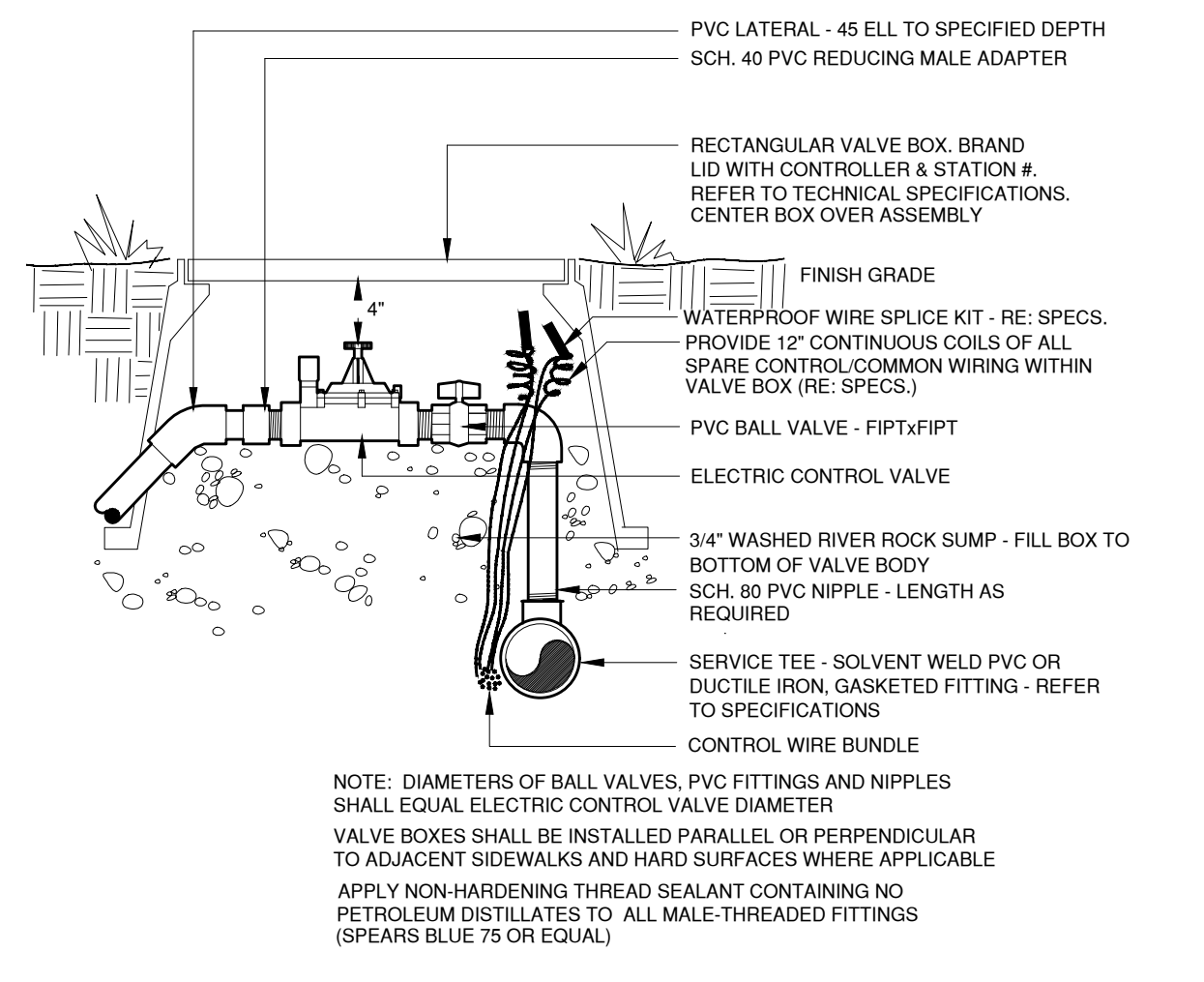
WESTBROOK ENTERTAINMENT & SPORTS DISTRICT PD
 PLANNING AREA PA2/PA3/PA4
 1.198 ACRES
 SIP, PROJECT SP21-67



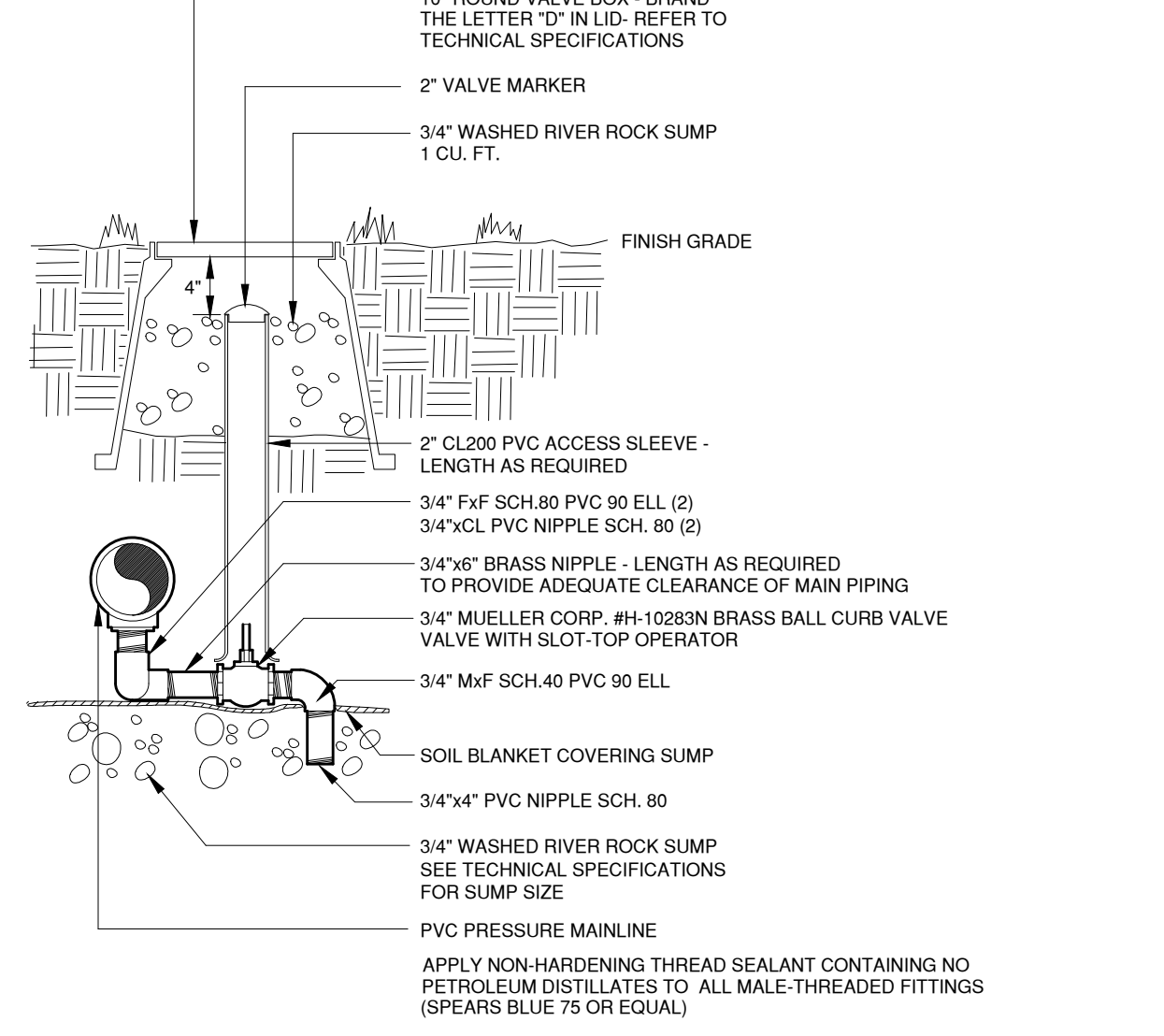
POP-UP SPRAY HEAD 1



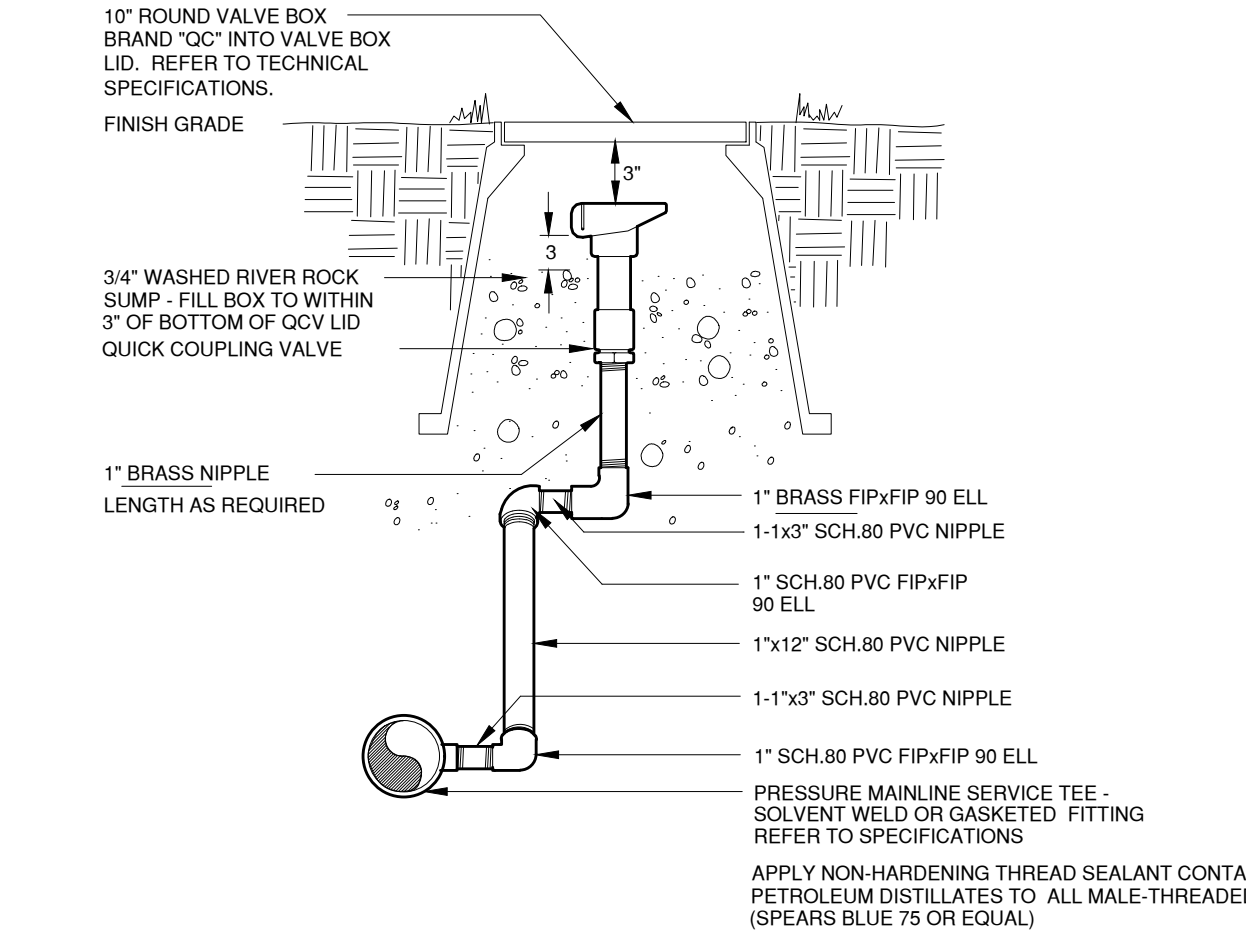
BACKFLOW PREVENTER 2



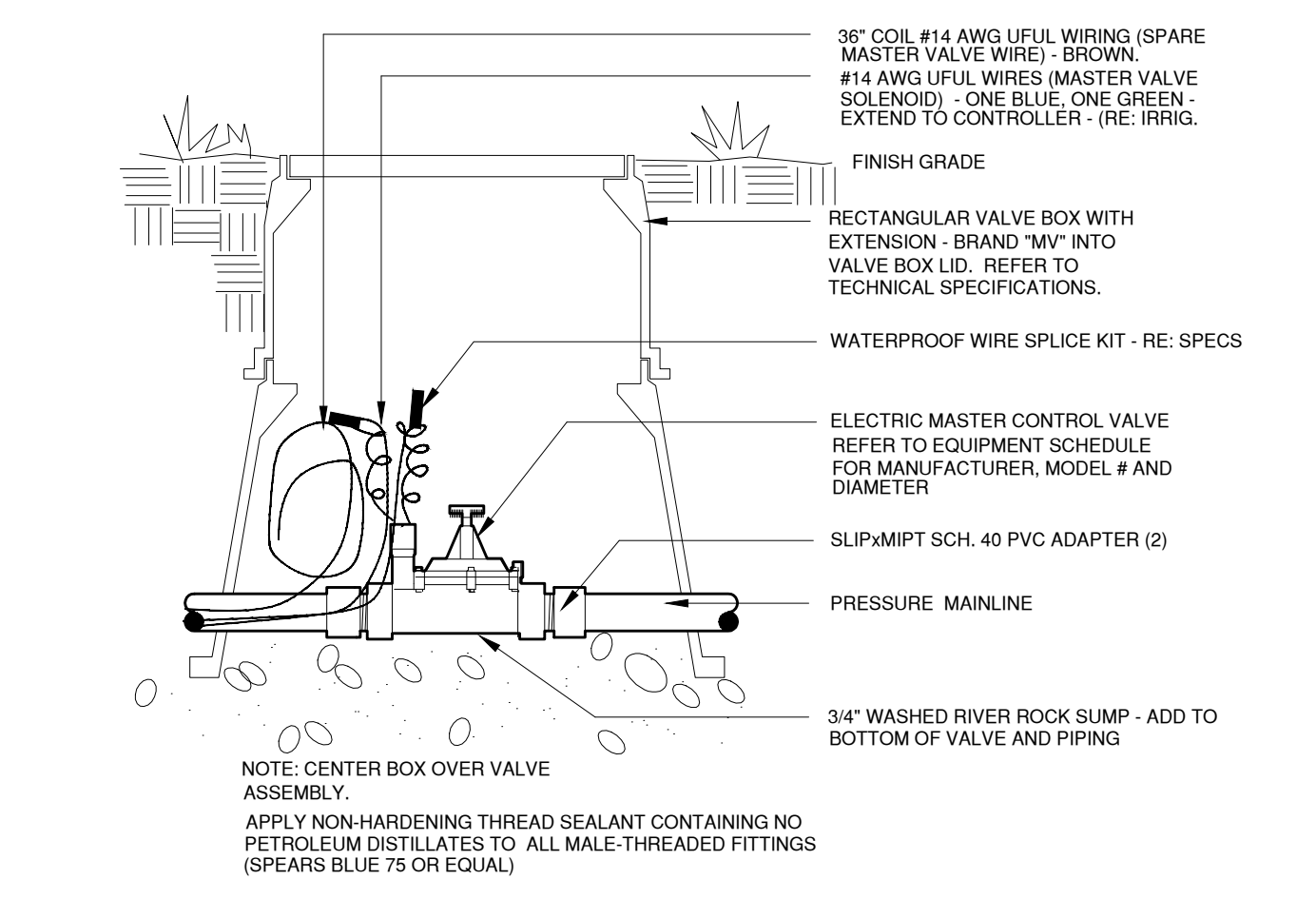
ELECTRIC CONTROL VALVE 3



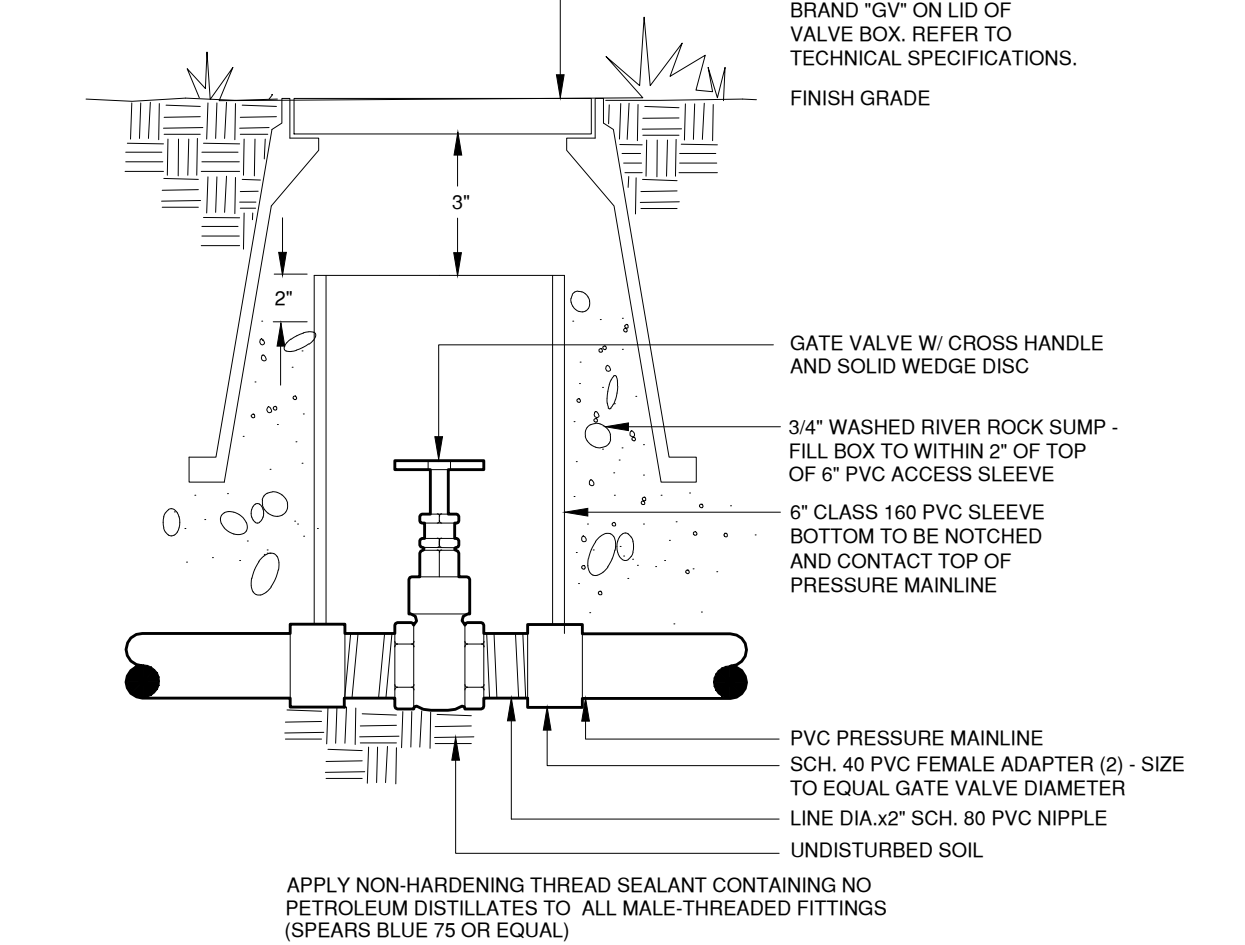
MANUAL DRAIN VALVE 4



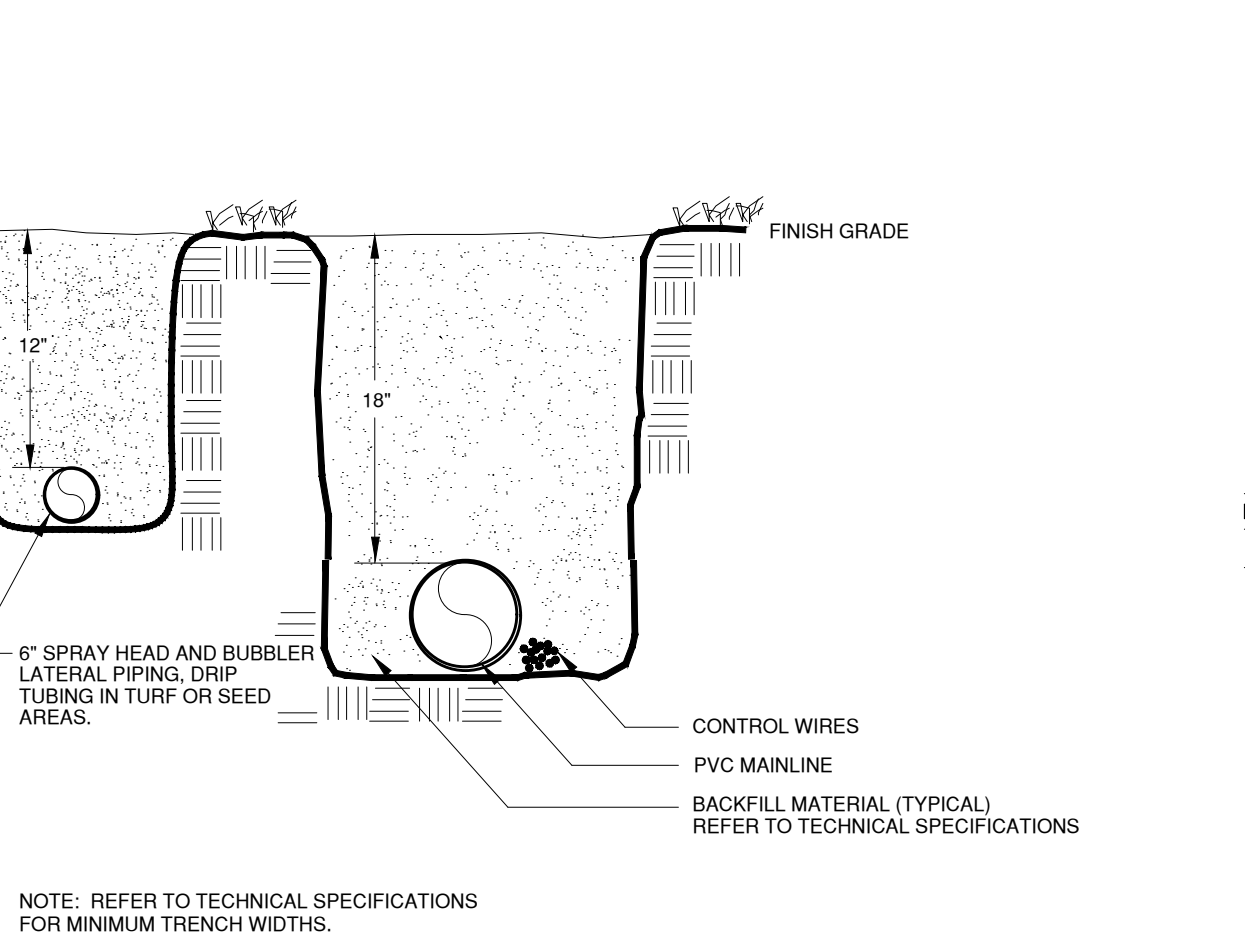
QUICK COUPLING VALVE 5



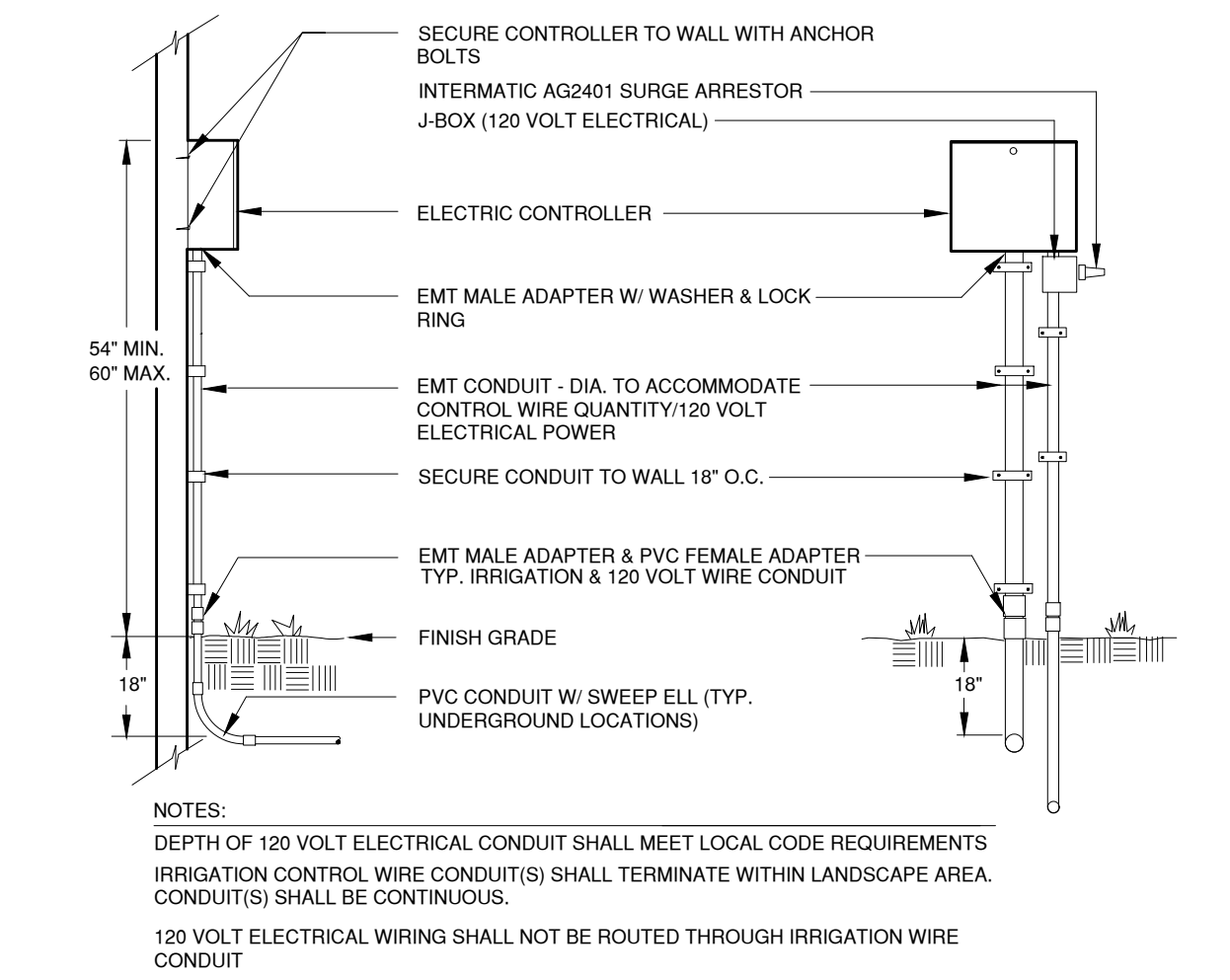
MASTER VALVE 6



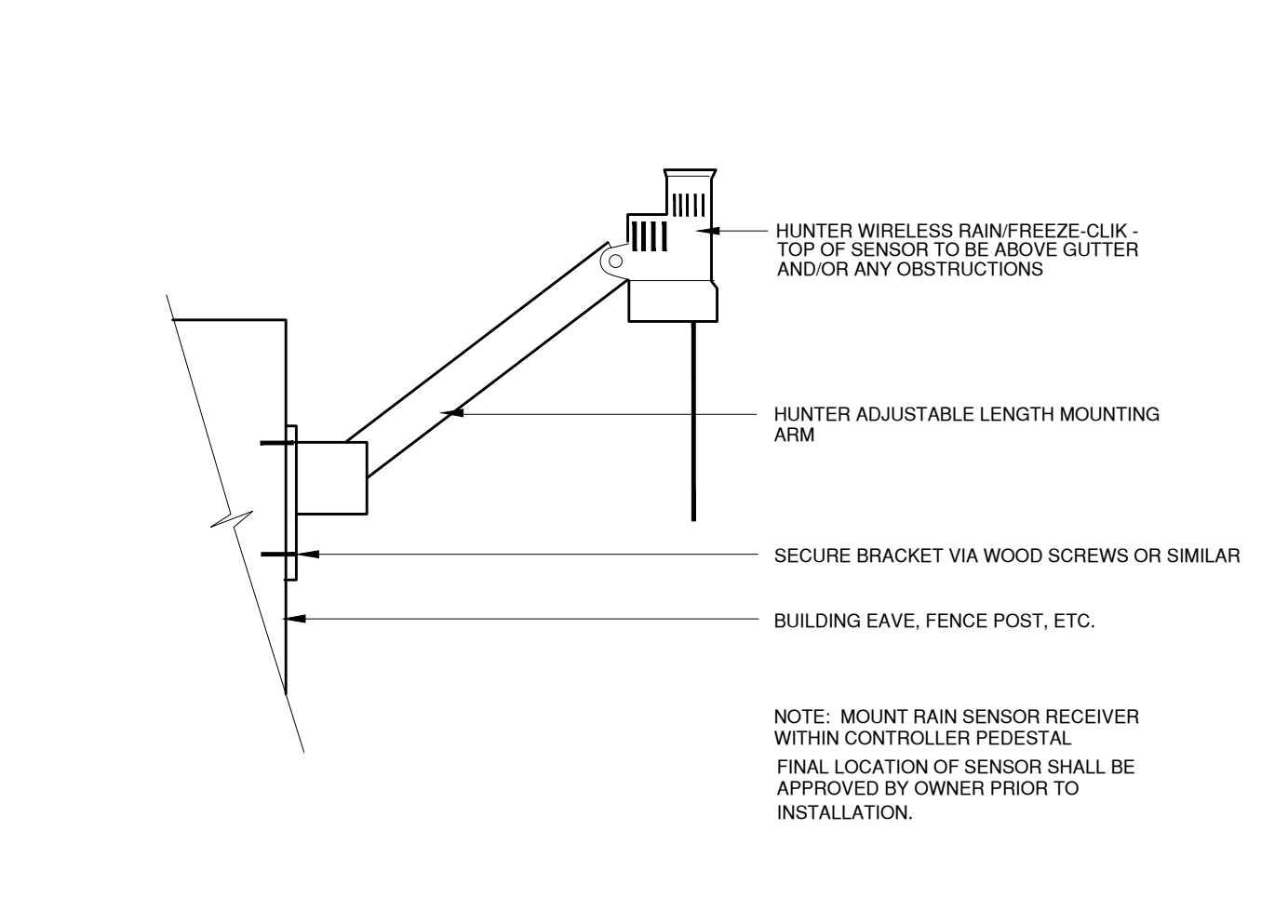
GATE VALVE 7



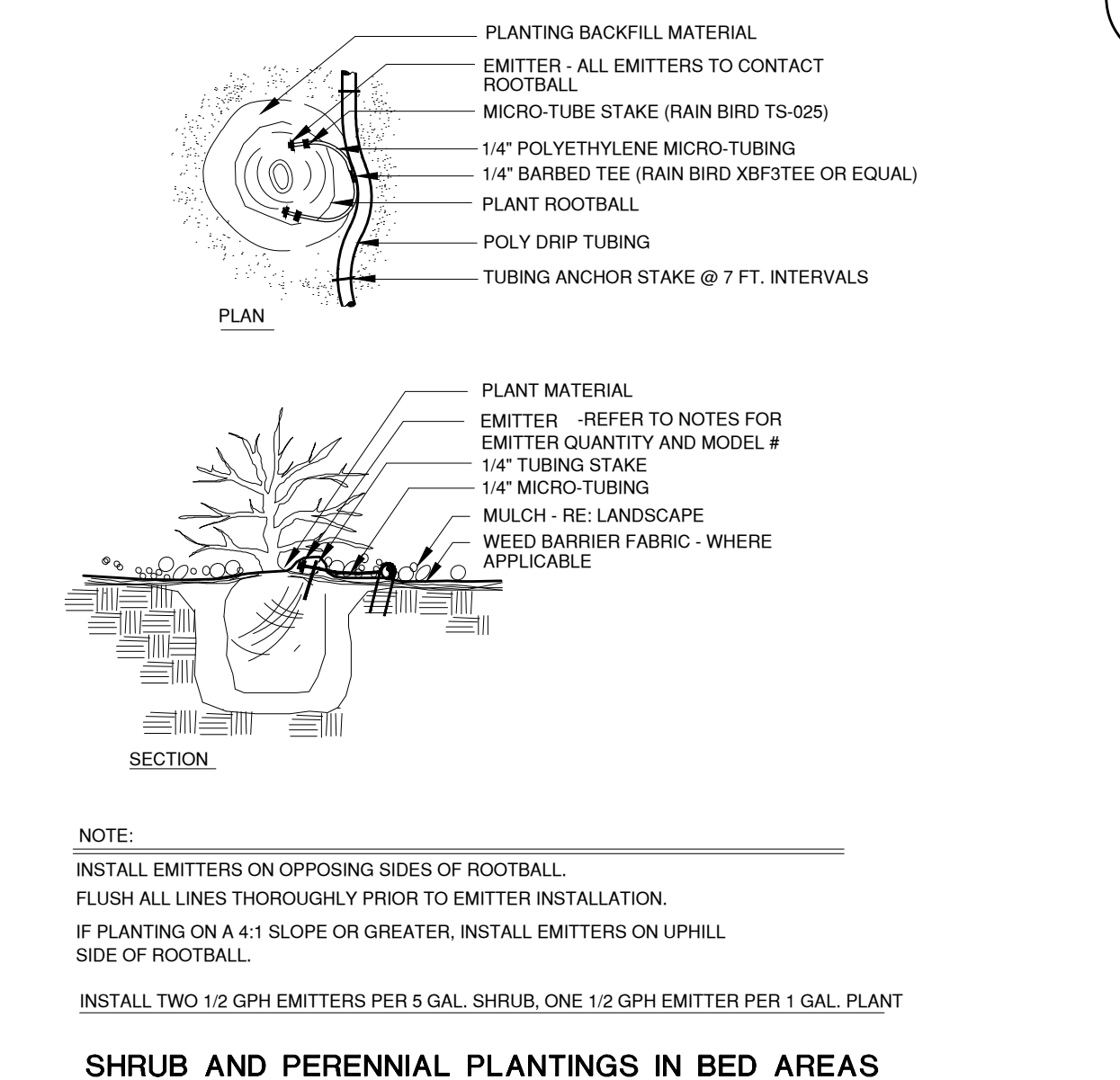
TRENCHES 8



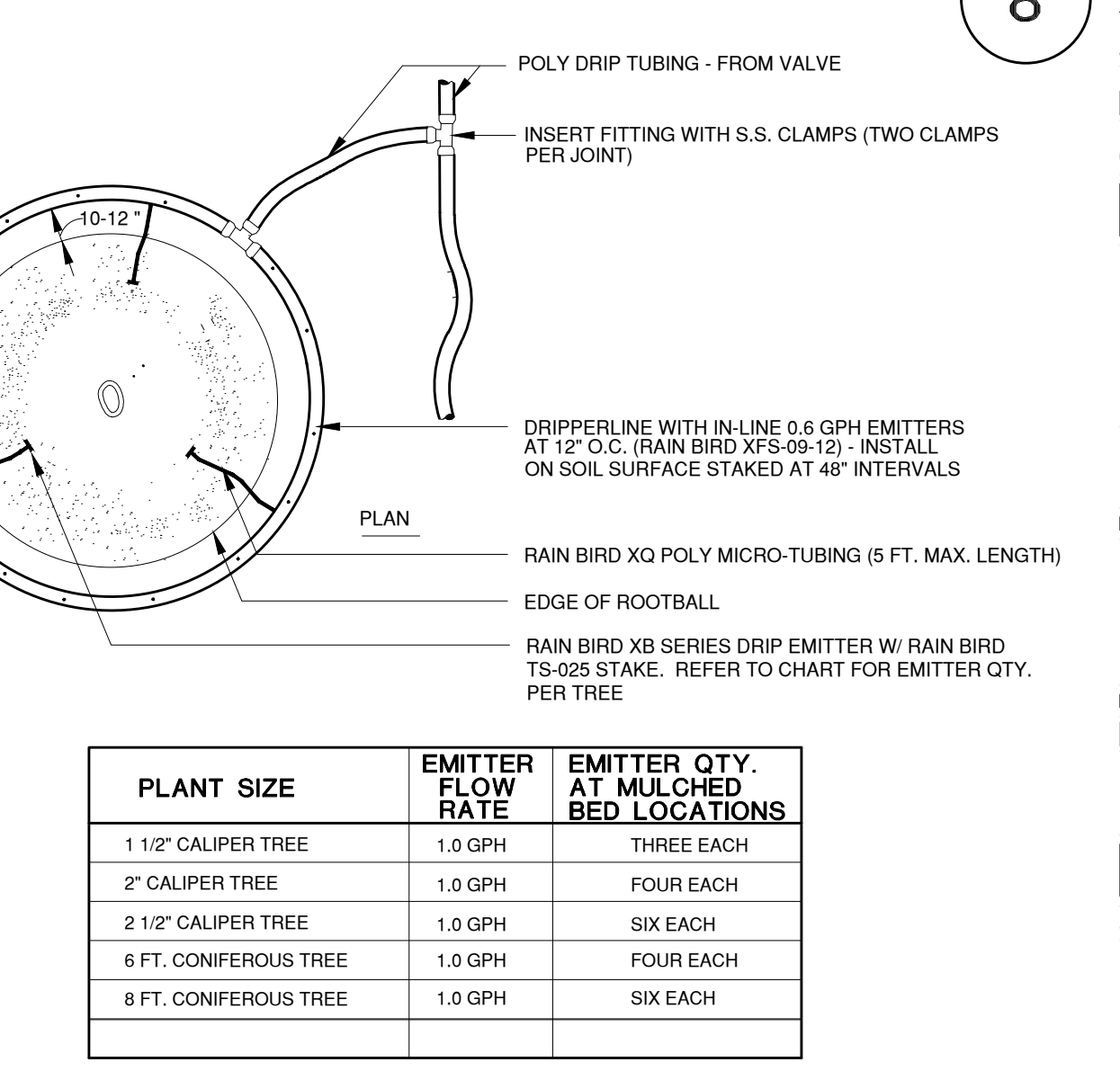
ELECTRIC CONTROLLER 9



RAIN/FREEZE SENSOR 10



DRIP EMITTER 11



TREE RING DRIP ASSEMBLY 12

SEVEN
 LANDSCAPE ARCHITECTURE
 PLANNING
 5856 S LOWELL BLVD. UNIT 32 #260
 LITTLETON, CO 80123
 303.883.3278

REVISIONS

08/19/21	1ST SIP SUBMITTAL
09/22/21	2ND SIP SUBMITTAL
11/18/21	3RD SIP SUBMITTAL

DATE: 11.18.2021
 SCALE: As indicated
 DRAWN BY: DZ
 CHECKED BY: DZ

HOVER
 ARCHITECTURE
 385 INVERNESS PKWY. STE 190
 ENGLEWOOD, CO 80112
 (720) 773-2800

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PROJECT NUMBER
 21029

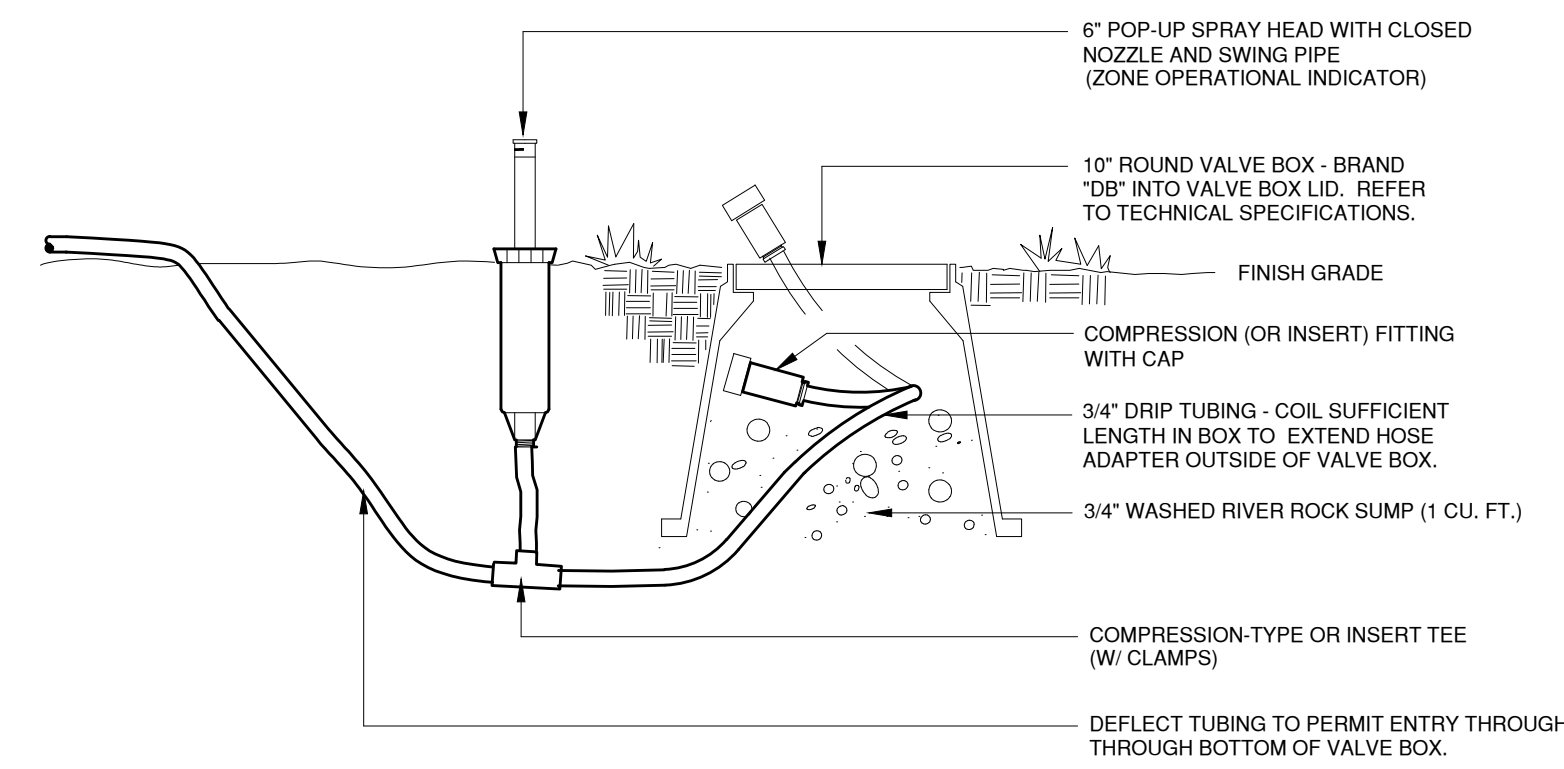
SHEET

6 OF 17

IRRIGATION PLAN

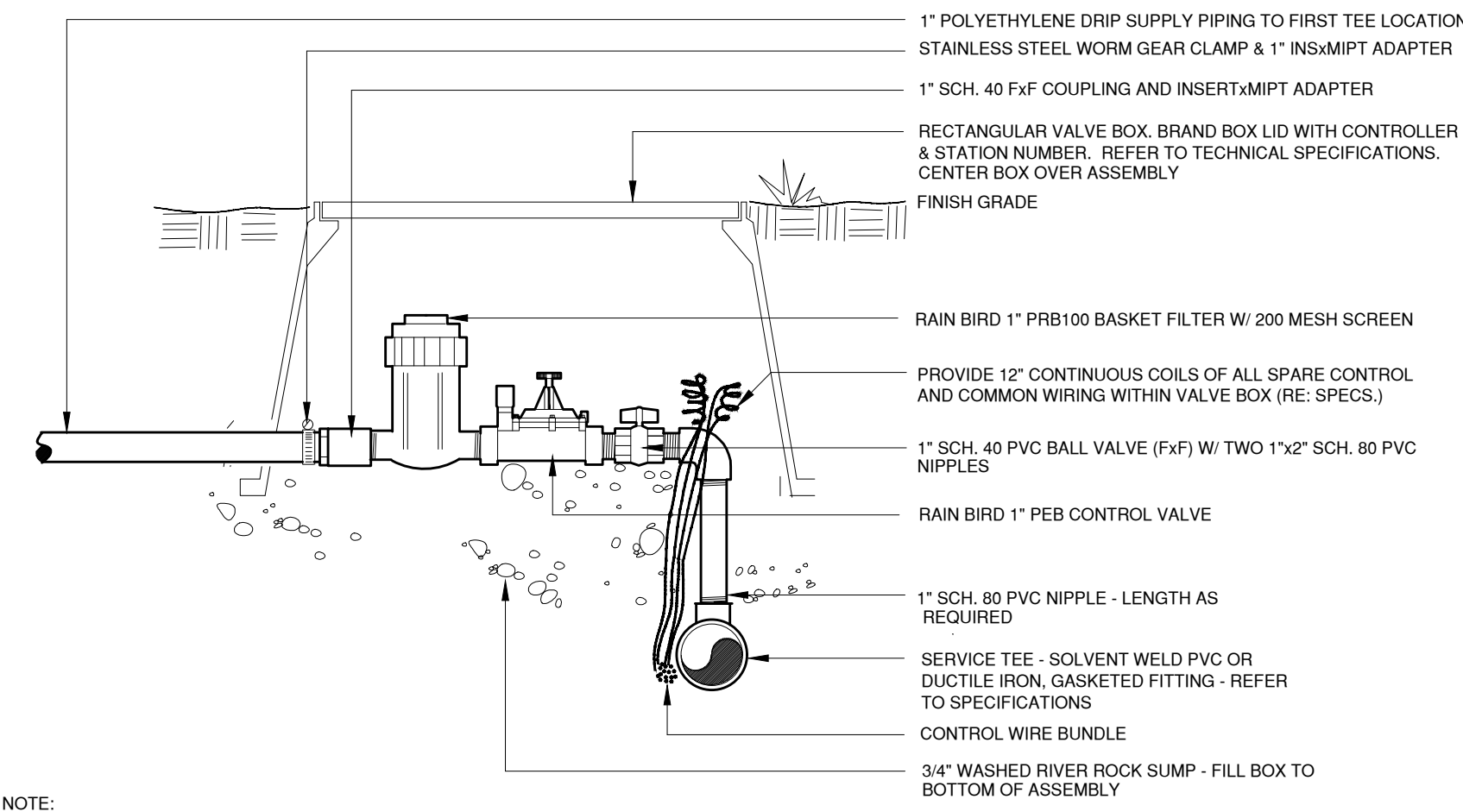
PARK MEADOWS, FILING NO 2, LOT 1

WESTBROOK ENTERTAINMENT & SPORTS DISTRICT PD
 PLANNING AREA PA2/PA3/PA4
 1.198 ACRES
 SIP, PROJECT SP21-67



DRIP LINE FLUSH-OUT AND OPERATIONAL INDICATOR

13



NOTE:
 INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX.
 NO VALVE BOX EXTENSIONS WILL BE ACCEPTED
 PROVIDE 2" MIN. CLEARANCE BETWEEN TOP OF FILTER AND BOTTOM OF BOX LID
 TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE
 VALVE BOX SHALL NOT REST ON DRIP TUBING/PIPING
 APPLY NON-HARDENING THREAD SEALANT CONTAINING NO PETROLEUM DISTILLATES TO ALL MALE-THREADED FITTINGS (SPEARS BLUE 75 OR EQUAL)

DRIP VALVE ASSEMBLY

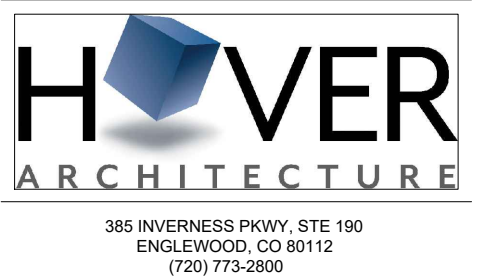
14



REVISIONS

08/19/21	1ST SIP SUBMITTAL
09/22/21	2ND SIP SUBMITTAL
11/18/21	3RD SIP SUBMITTAL

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PROJECT NUMBER

21029

SHEET

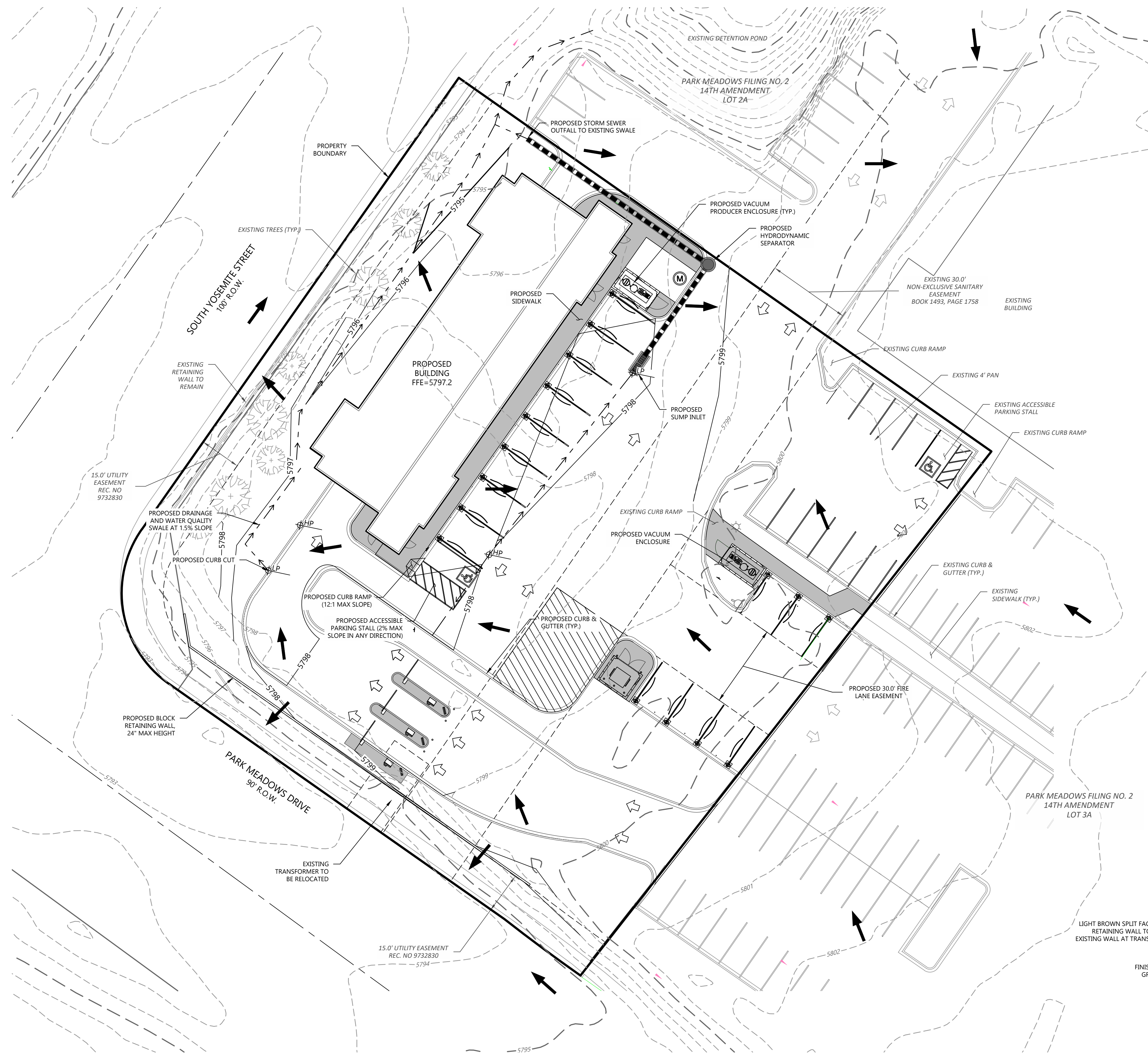
7 OF 17

IRRIGATION PLAN



PARK MEADOWS, FILING NO 2, LOT 1

WESTBROOK ENTERTAINMENT & SPORTS DISTRICT PD
 PLANNING AREA PA2/PA3/PA4
 1.198 ACRES
 SIP, PROJECT SP21-67



LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAWCUT
	PROPOSED STORM INLET
	EXISTING STORM INLET
	FLOW DIRECTION
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	SLOPE AND DIRECTION
	HIGH POINT
	LOW POINT
	GRADE BREAK

- NOTES:**
- ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
 - PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.

REVISIONS

08/19/2021	1ST SIP SUBMITTAL
09/22/2021	2ND SIP SUBMITTAL
11/18/2021	3RD SIP SUBMITTAL

DATE:	11.18.2021
SCALE:	AS SHOWN
DRAWN BY:	WBP
CHECKED BY:	TAL

H O V E R
 ARCHITECTURE
380 INVERNESS PKWY, STE 100
 ENGLEWOOD, CO 80112
 (720) 773-2800

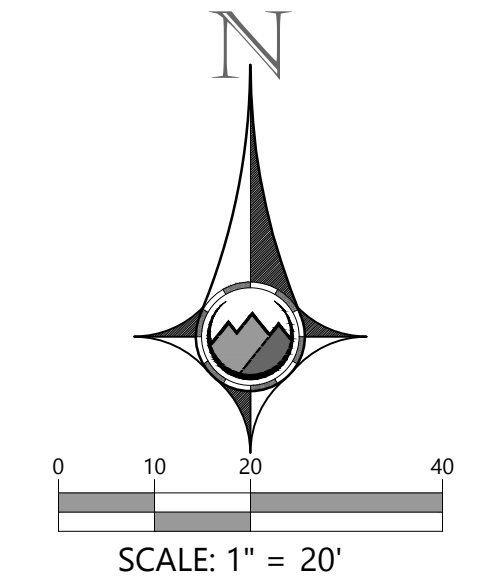
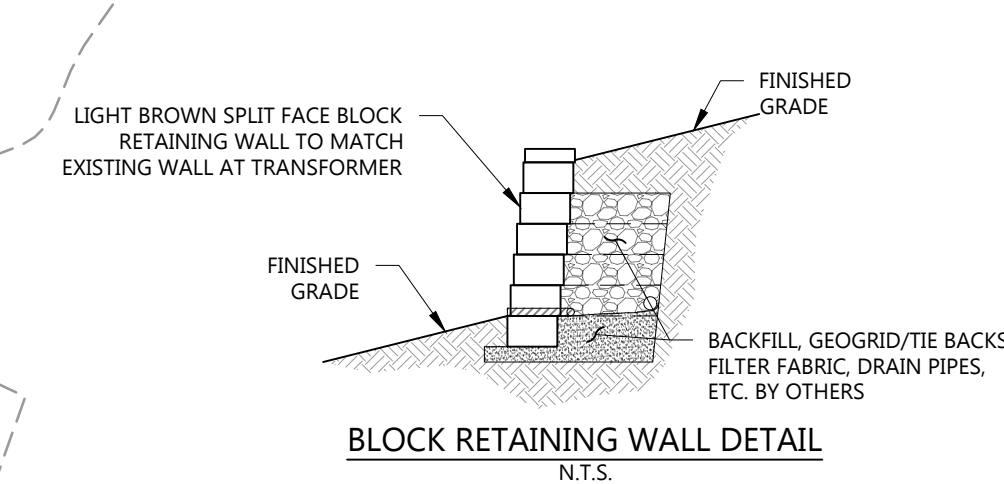
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PROJECT NUMBER
 1202.28

SHEET

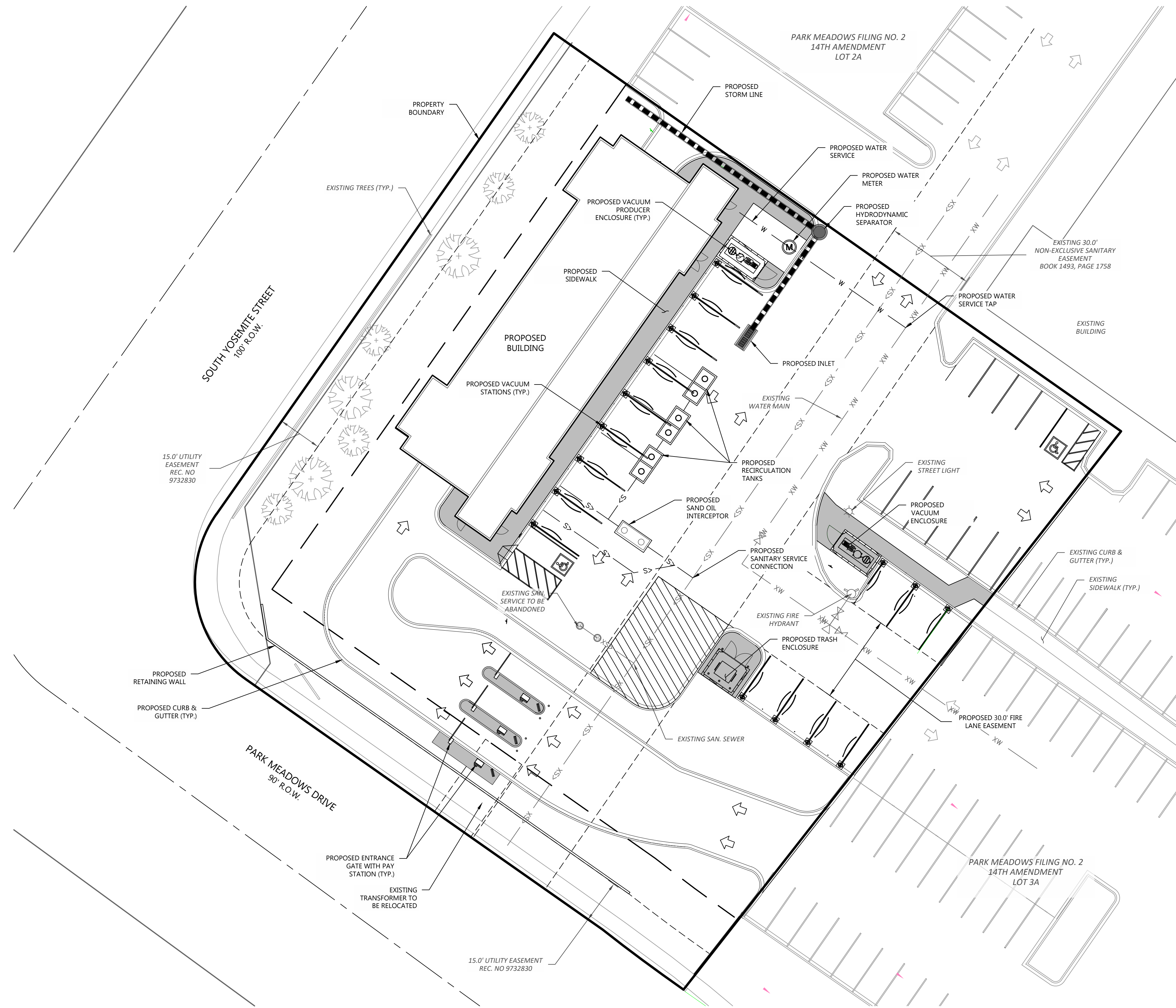
8 OF 17

GRADING PLAN



PARK MEADOWS, FILING NO 2, LOT 1

WESTBROOK ENTERTAINMENT & SPORTS DISTRICT PD
PLANNING AREA PA2/PA3/PA4
1.198 ACRES
SIP, PROJECT SP21-67



LEGEND:	
	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED INLET
	EXISTING INLET
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED HYDRANT & VALVE
	EXISTING HYDRANT & VALVE
	PROPOSED SAN SEWER LINE
	EXISTING SAN SEWER LINE
	EXISTING ELECTRICAL LINE
	EXIST. OVERHEAD ELEC. LINE
	EXISTING TELECOMM LINE
	EXISTING GAS LINE
	EXISTING IRRIGATION LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE

REVISIONS	
08/19/2021	1ST SIP SUBMITTAL
09/22/2021	2ND SIP SUBMITTAL
11/18/2021	3RD SIP SUBMITTAL

- NOTES:**
1. THE EXISTING DOMESTIC WATER SERVICE AND FIRE LINE IN PARK MEADOWS DRIVE SHALL BE ABANDONED AT THE CONNECTION TO THE MAIN PER DENVER WATER STANDARDS.
 2. IF THE EXISTING SANITARY SEWER SERVICE IS NOT USED, IT MUST BE ABANDONED PER SOUTHGATE SANITATION DISTRICT DETAIL SS-26.
 3. THE EXISTING GRAVITY GREASE INTERCEPTOR WILL NEED TO BE ABANDONED PER SOUTH PLATTE WATER REVENUE'S F.O.G. POLICY.
 4. PROPOSED SAND/OIL INTERCEPTOR WILL NEED TO CONFORM TO SOUTH PLATTE WATER REVENUE'S P.O.G.S. POLICY.

DATE:	11.18.2021
SCALE:	AS SHOWN
DRAWN BY:	WBP
CHECKED BY:	TAL

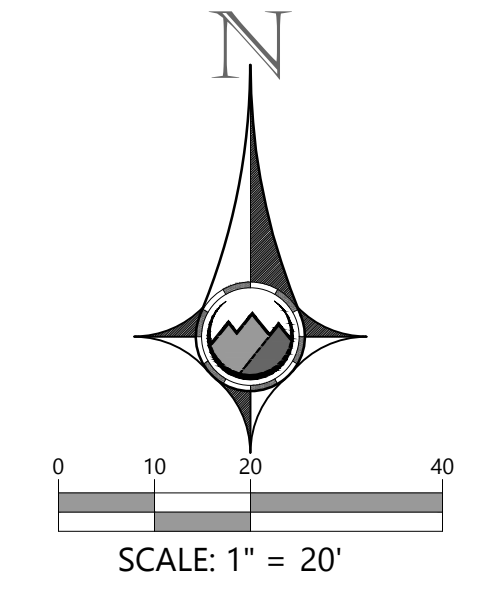
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ENGLEWOOD, CO 80112
(720) 773-2800

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PROJECT NUMBER	1202.28
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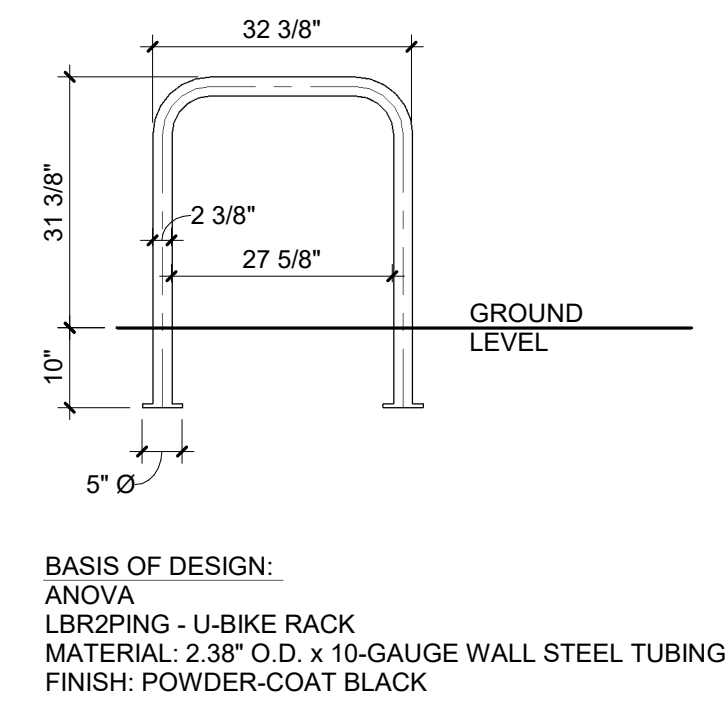
SHEET	9 OF 17
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UTILITY PLAN

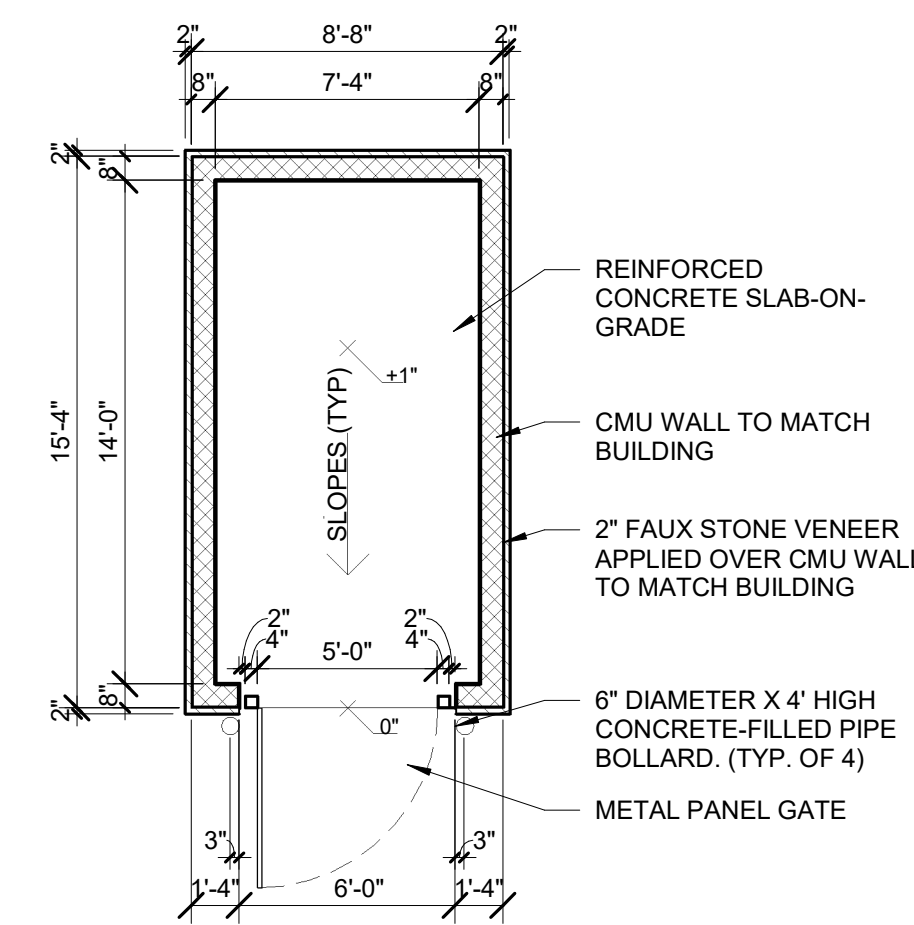


PARK MEADOWS, FILING NO 2, LOT 1

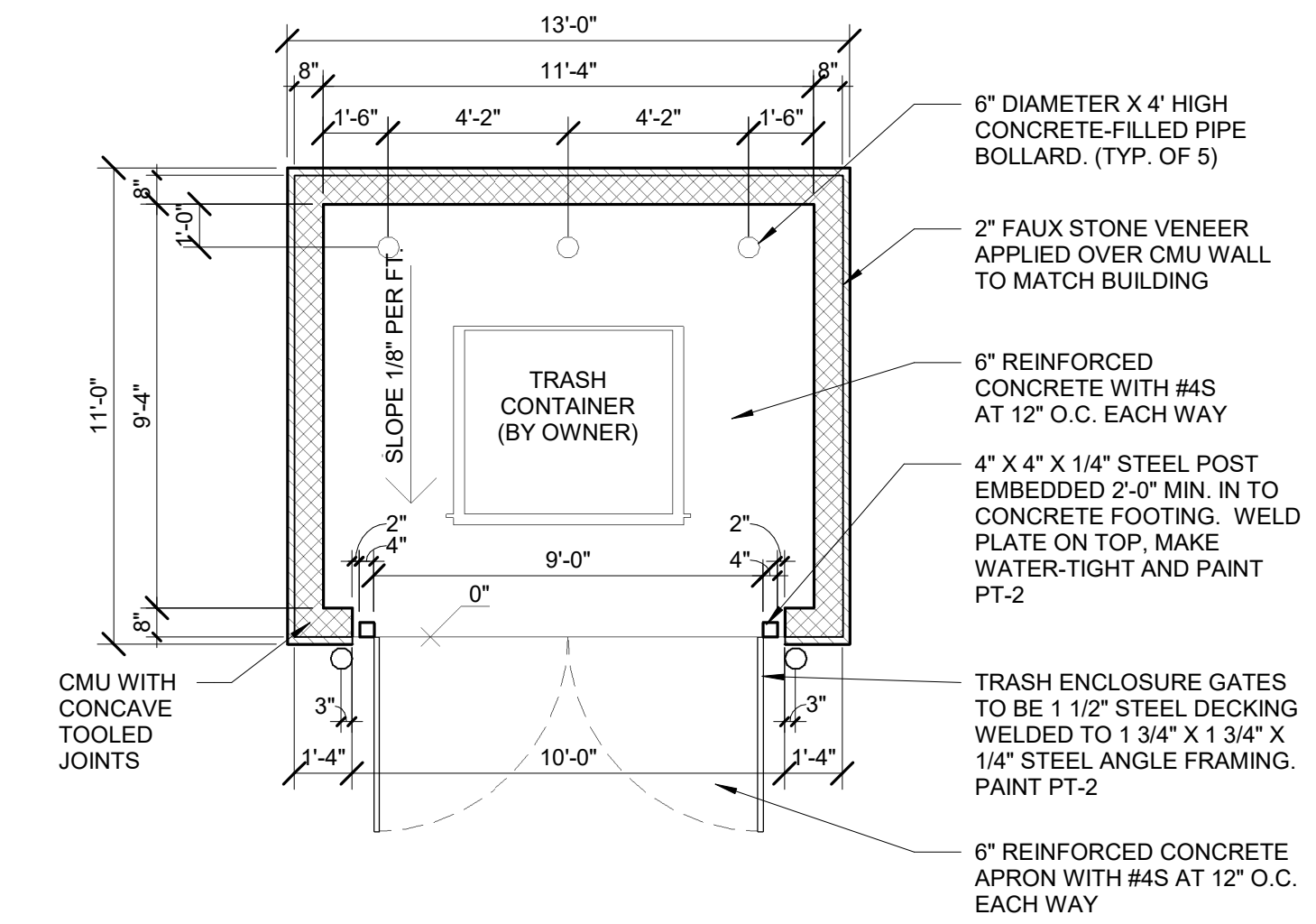
WESTBROOK ENTERTAINMENT & SPORTS DISTRICT PD
 PLANNING AREA PA2/PA3/PA4
 1.198 ACRES
 SIP, PROJECT SP21-67



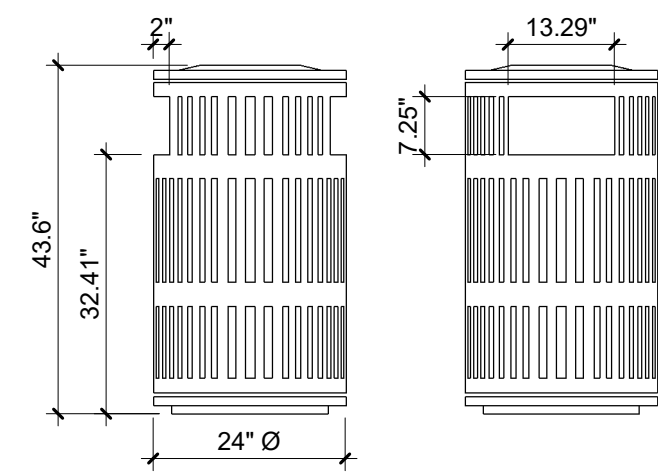
7 DTL-BIKE RACK-PLANNING
 10 1/2\"/>



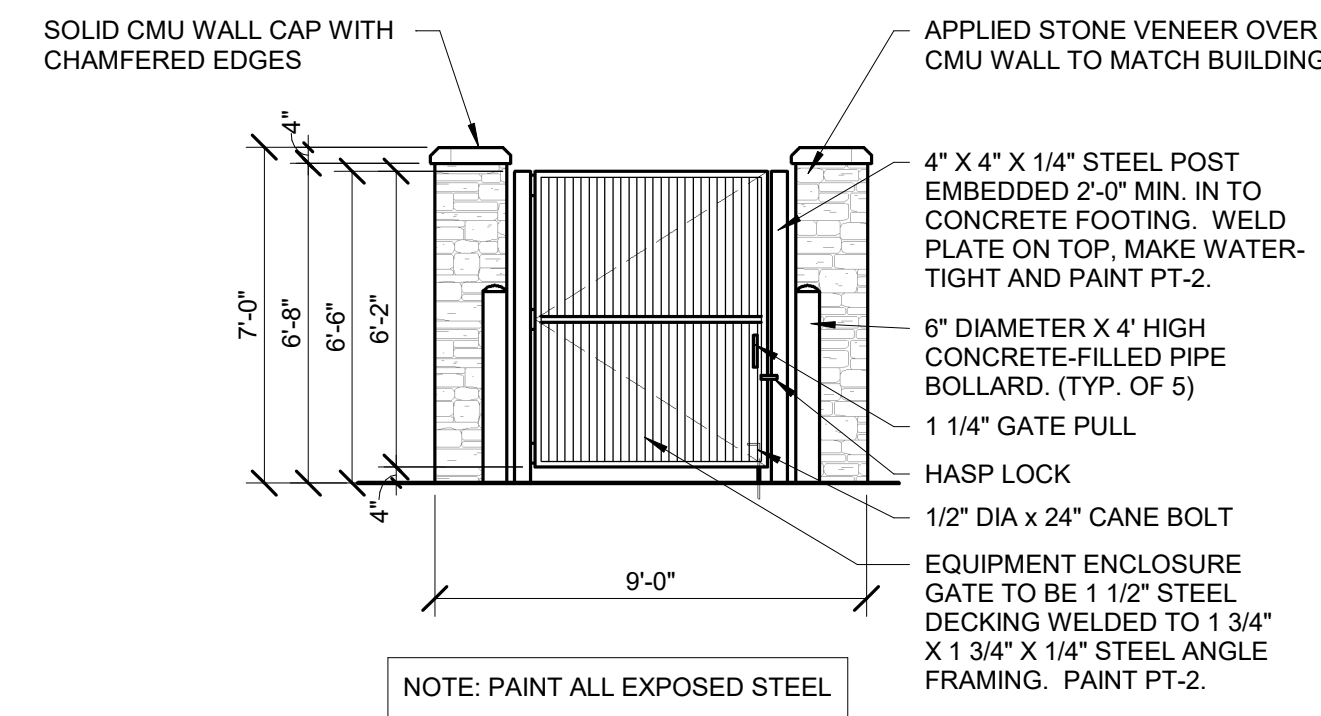
4 DTL-VACUUM ENCLOSURE PLAN - PLANNING
 10 3/16\"/>



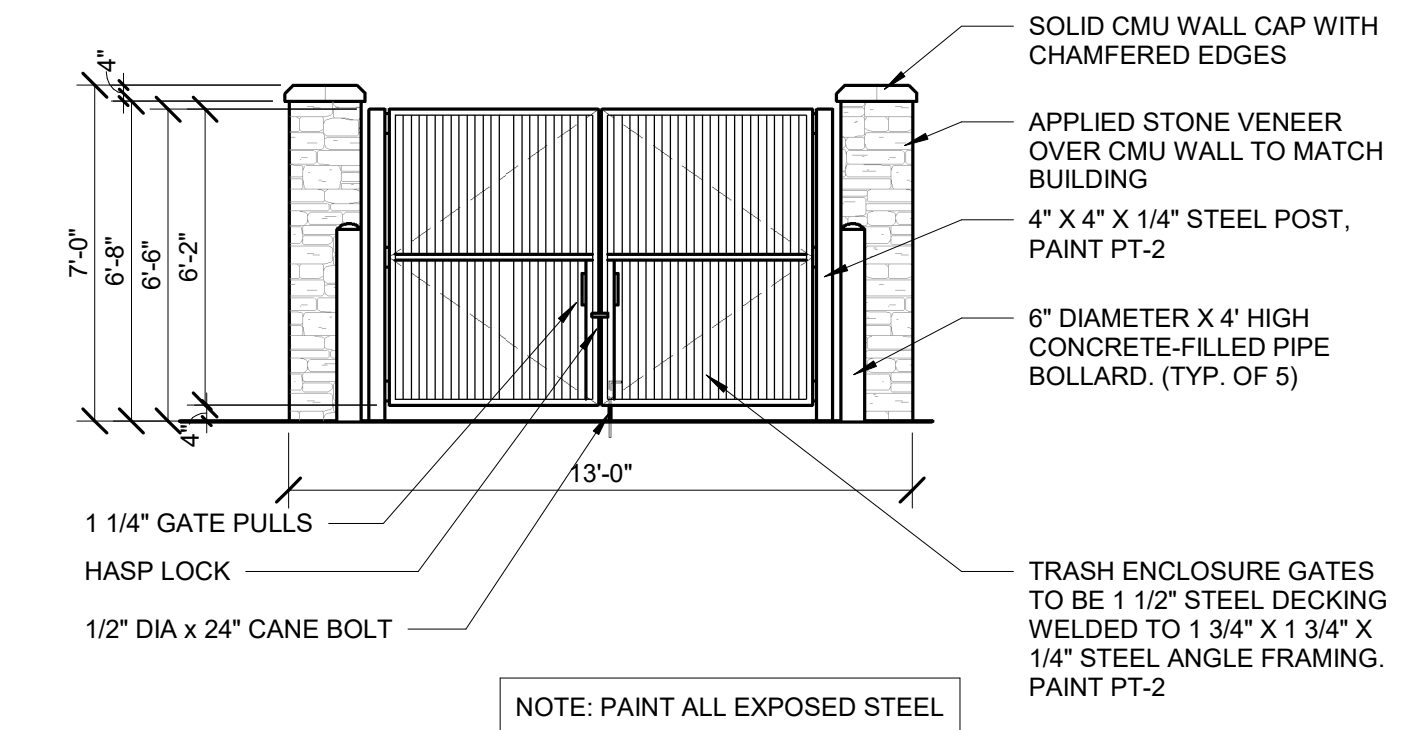
1 DTL-TRASH ENCLOSURE PLAN
 10 1/4\"/>



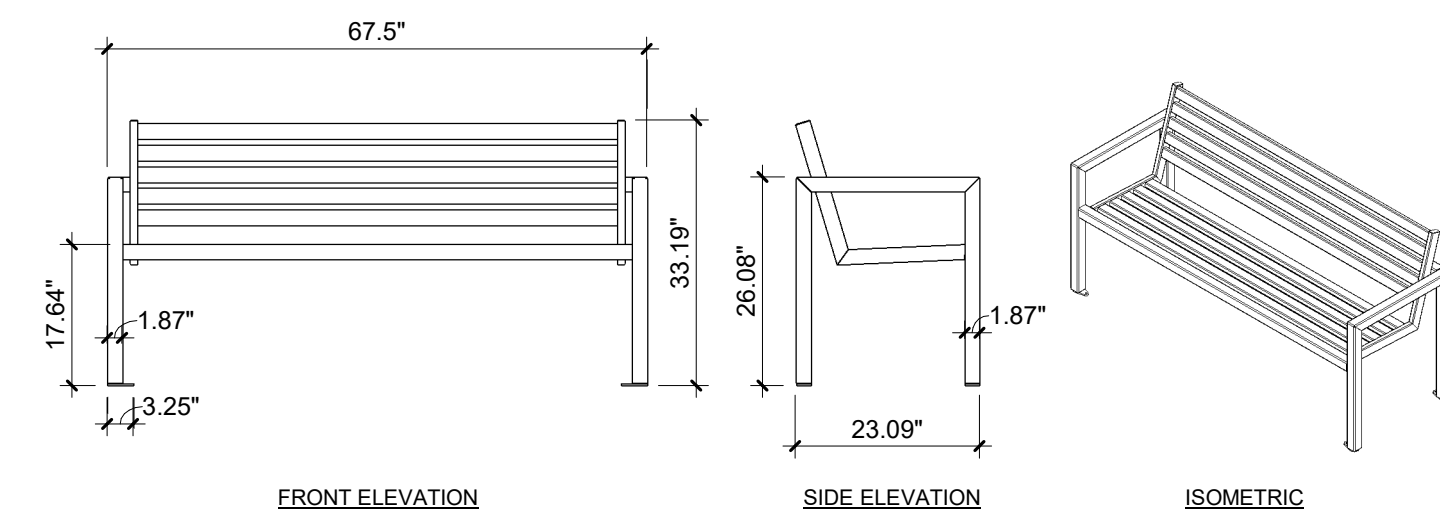
8 DTL-TRASH RECEPTACLE-PLANNING
 10 1/2\"/>



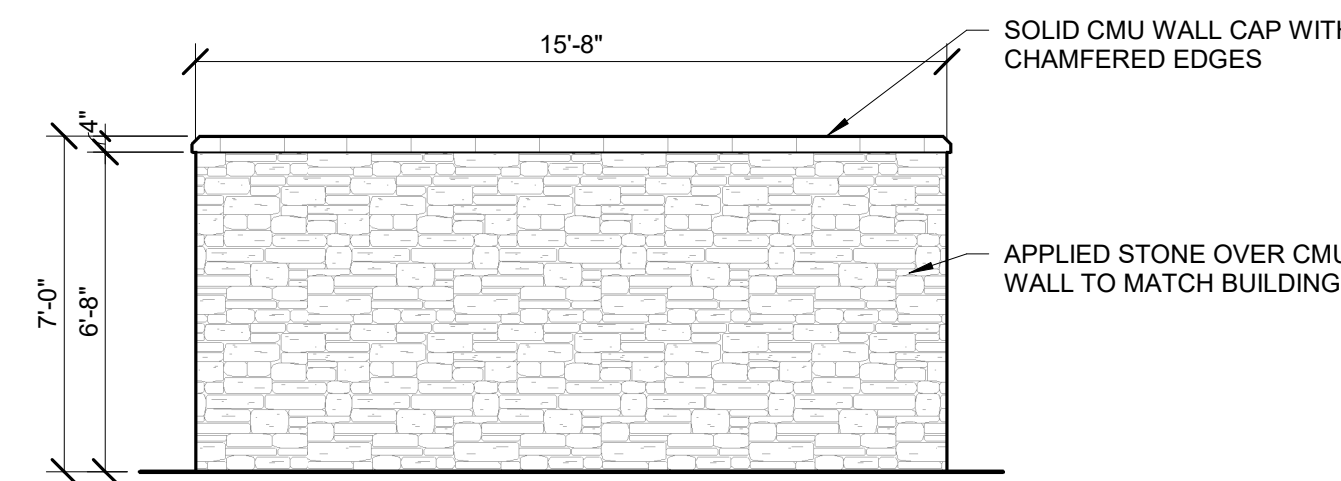
5 DTL-VACUUM ENCLOSURE FRONT ELEVATION - PLANNING
 10 1/4\"/>



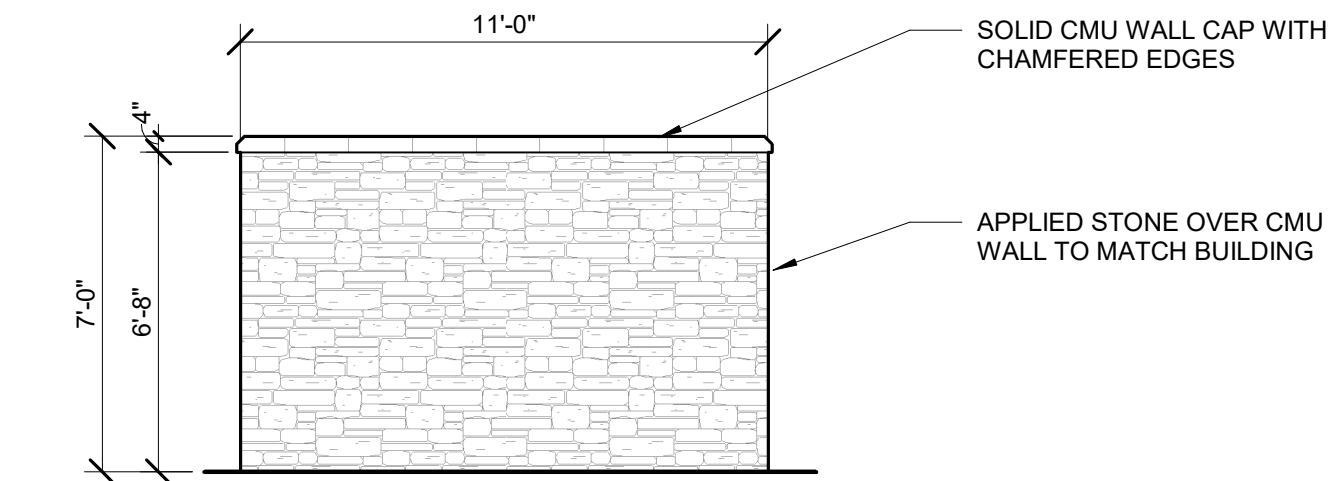
2 DTL-TRASH ENCLOSURE FRONT ELEVATION - PLANNING
 10 1/4\"/>



9 DTL-SITE BENCH-PLANNING
 10 1/2\"/>



6 DTL-VACUUM ENCLOSURE SIDE ELEVATION - PLANNING
 10 1/4\"/>



3 DTL-TRASH ENCLOSURE SIDE ELEVATION - PLANNING
 10 1/4\"/>

REVISIONS	
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11/18/21	3RD SIP SUBMITTAL

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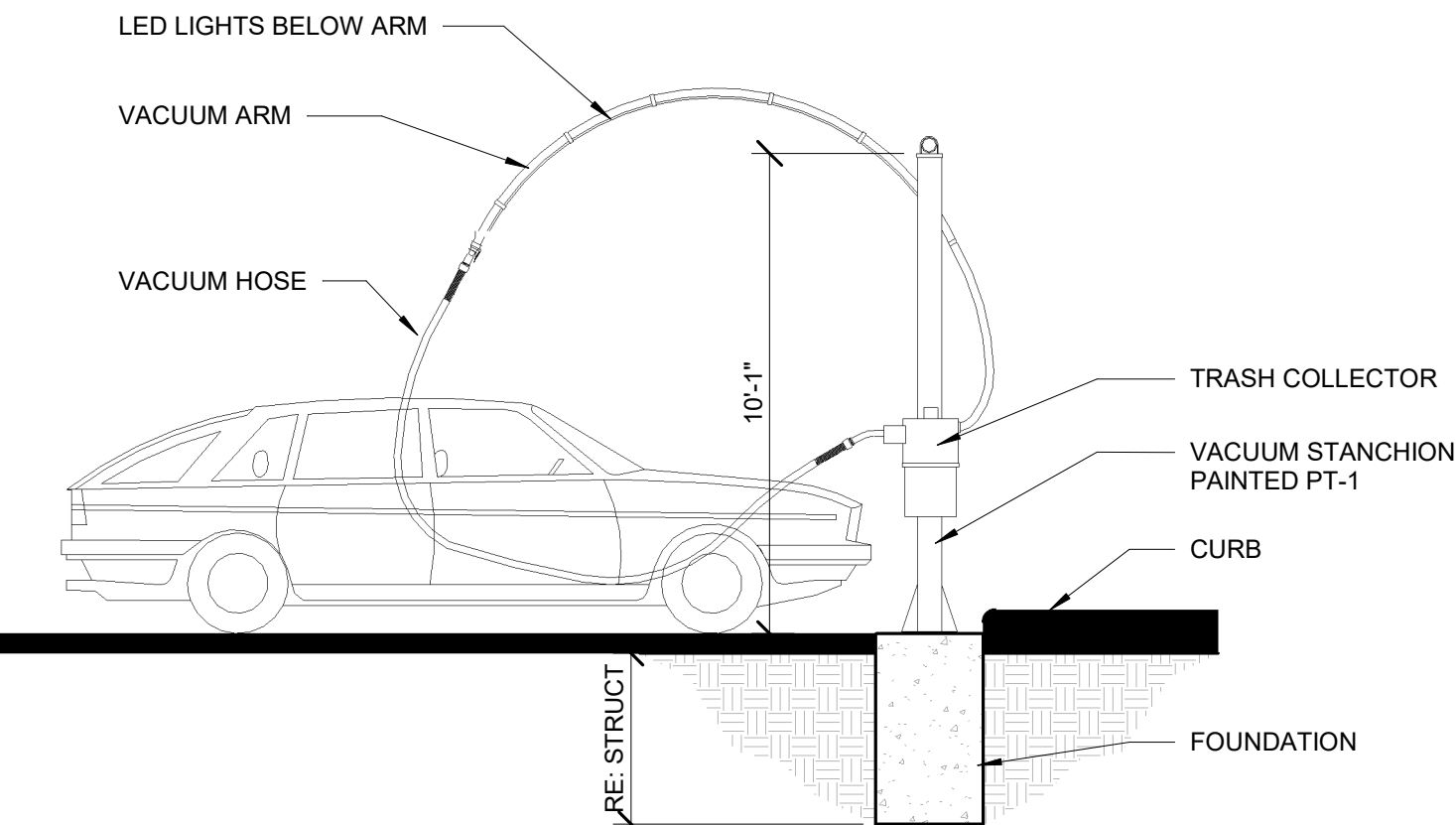
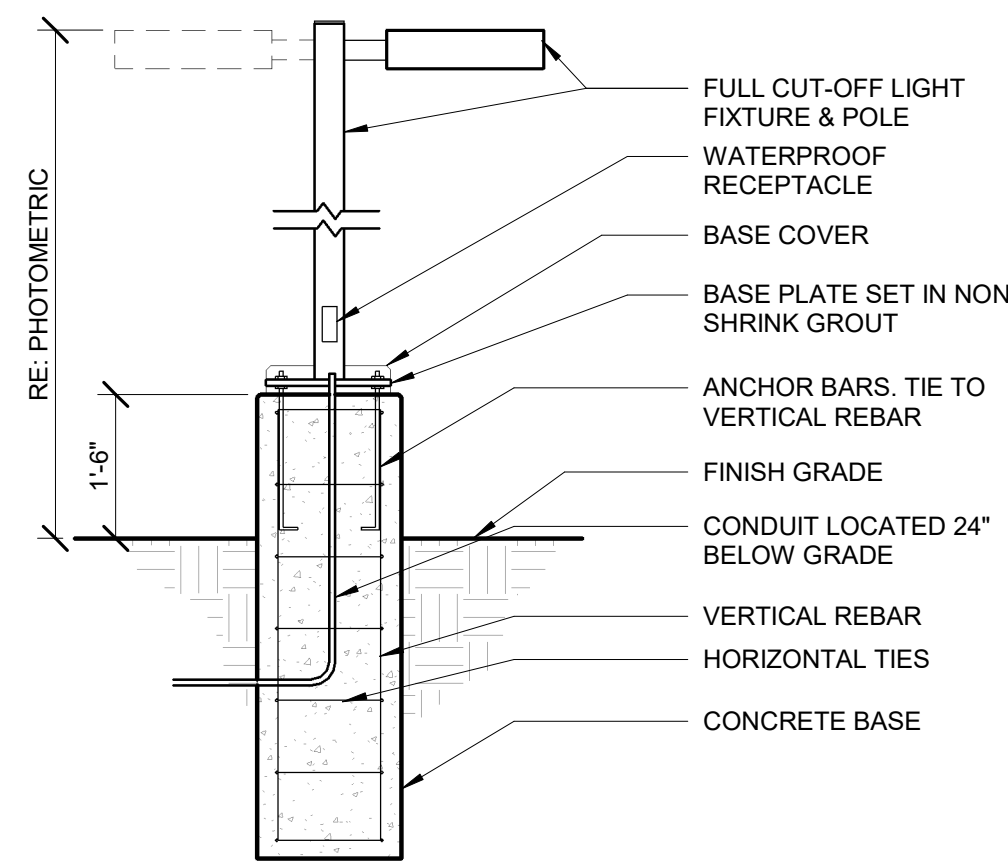
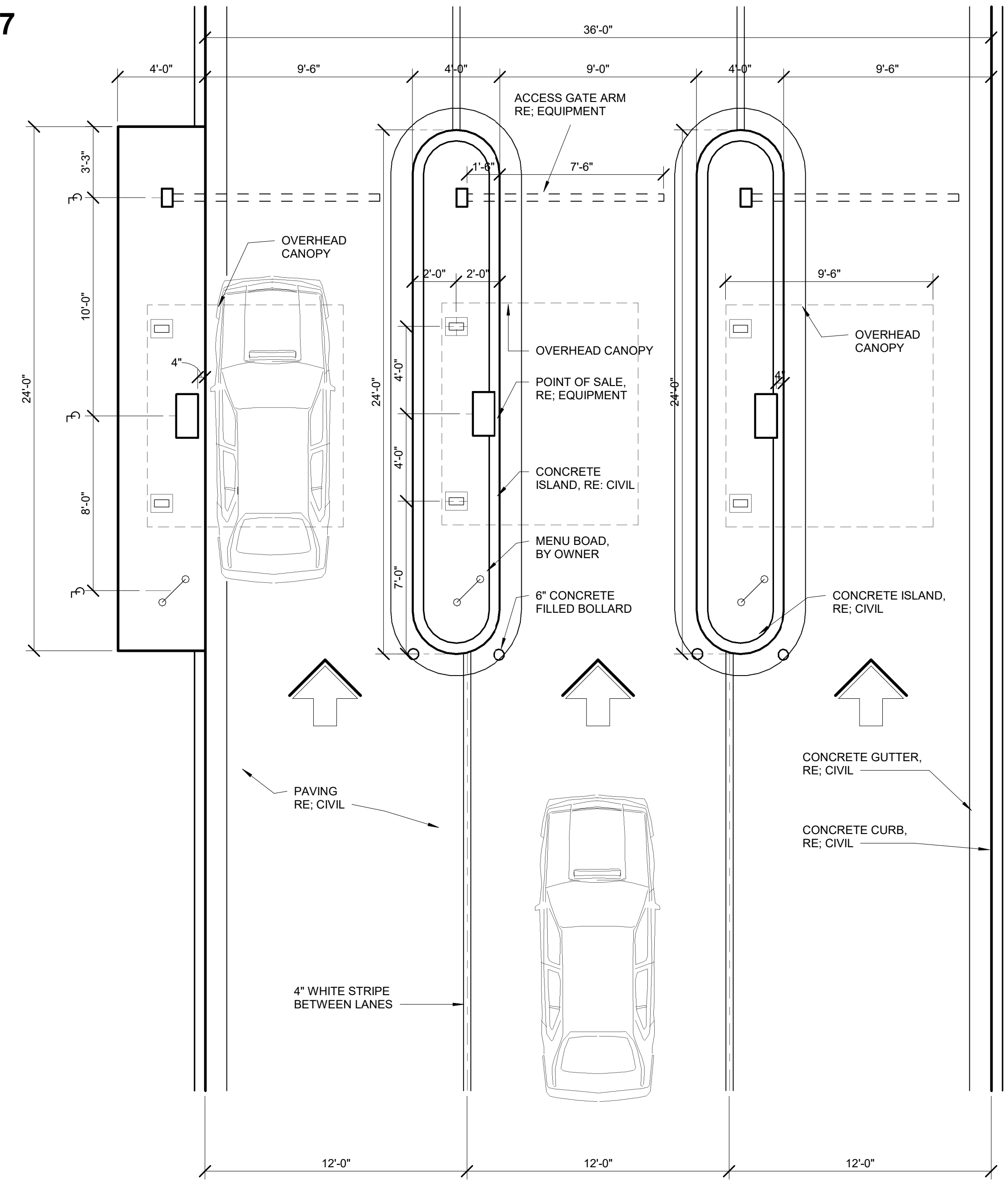
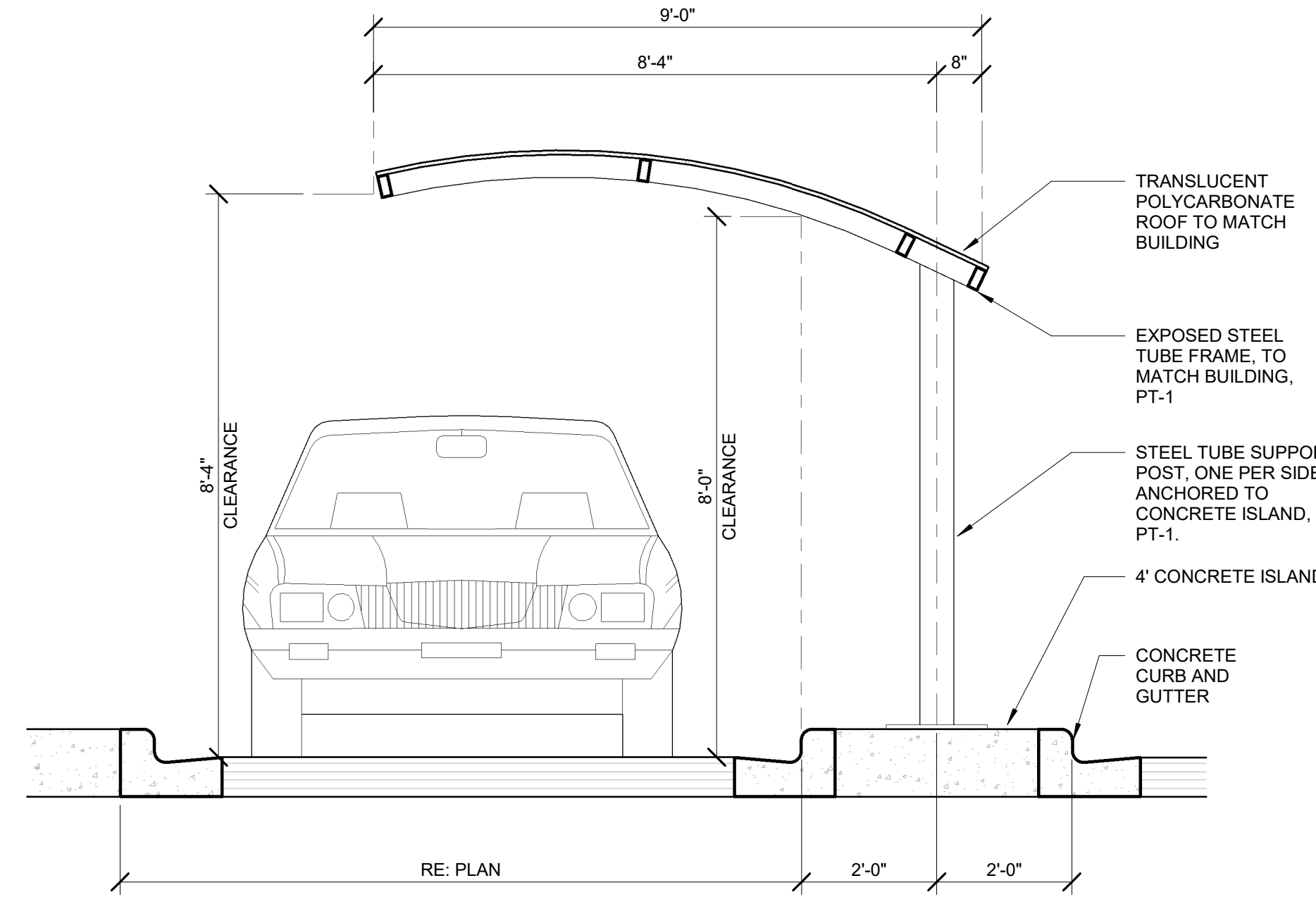
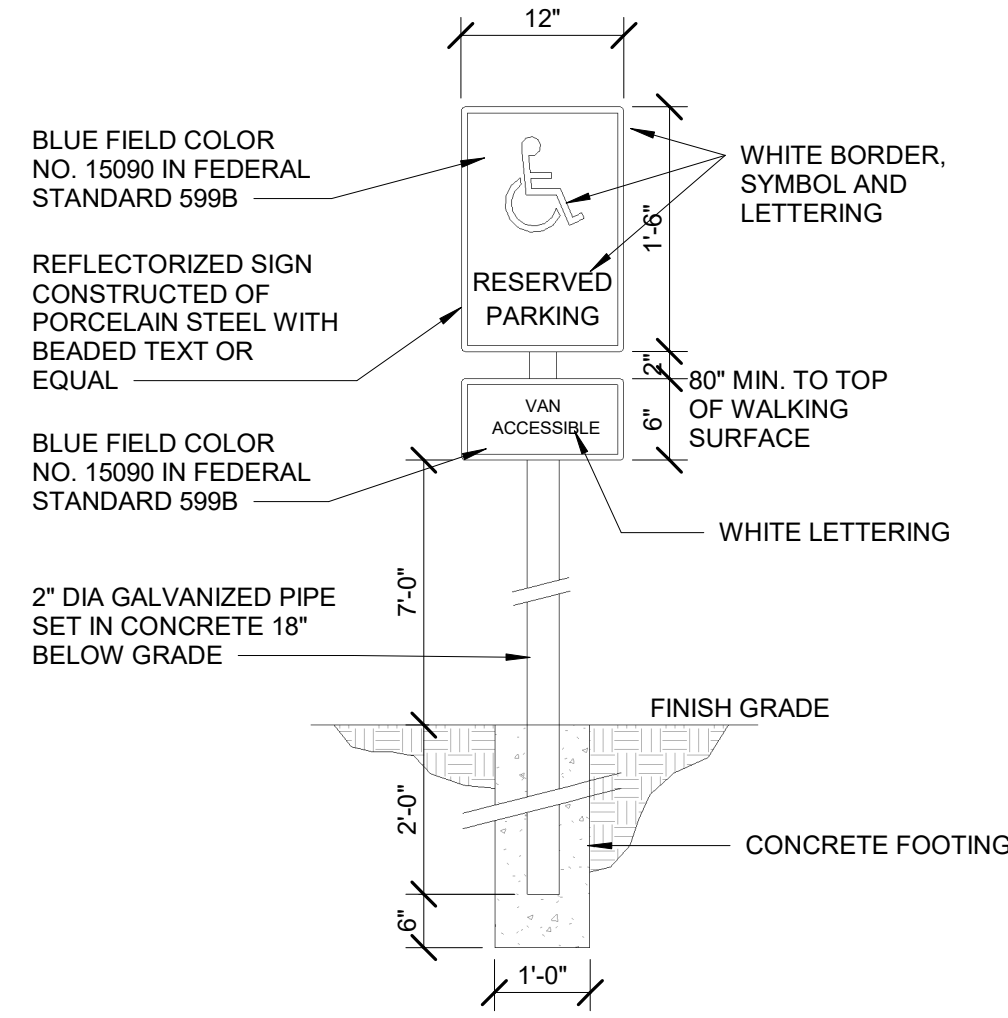
PROJECT NUMBER
 1202.28

SHEET
 10 OF 17

SITE DETAILS

PARK MEADOWS, FILING NO 2, LOT 1

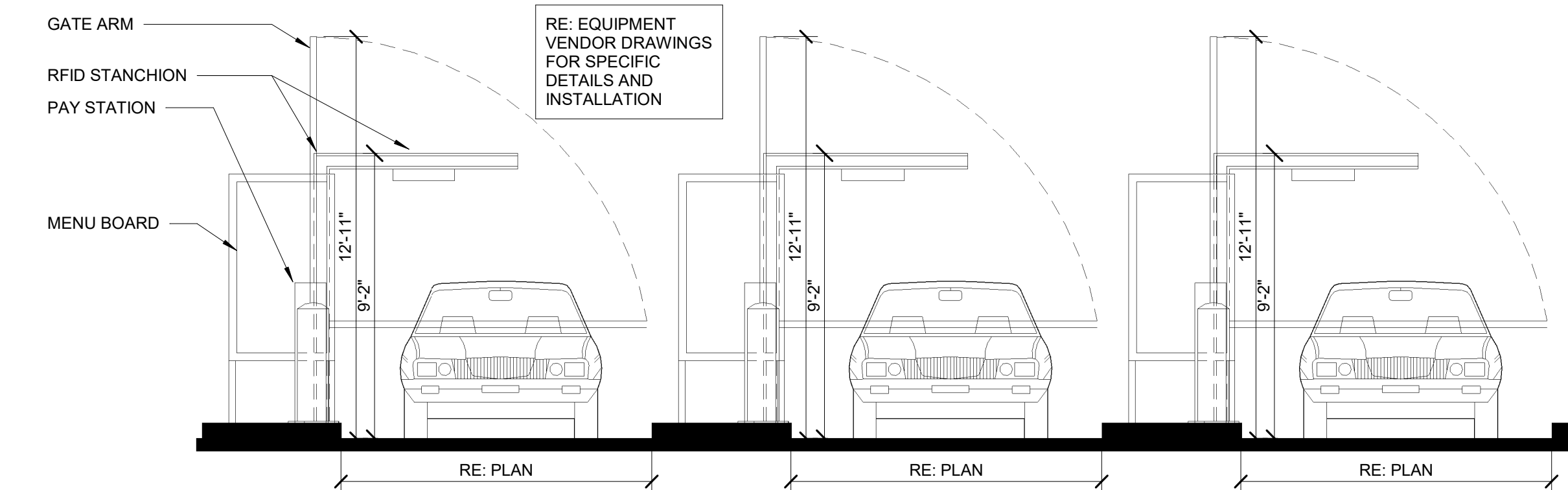
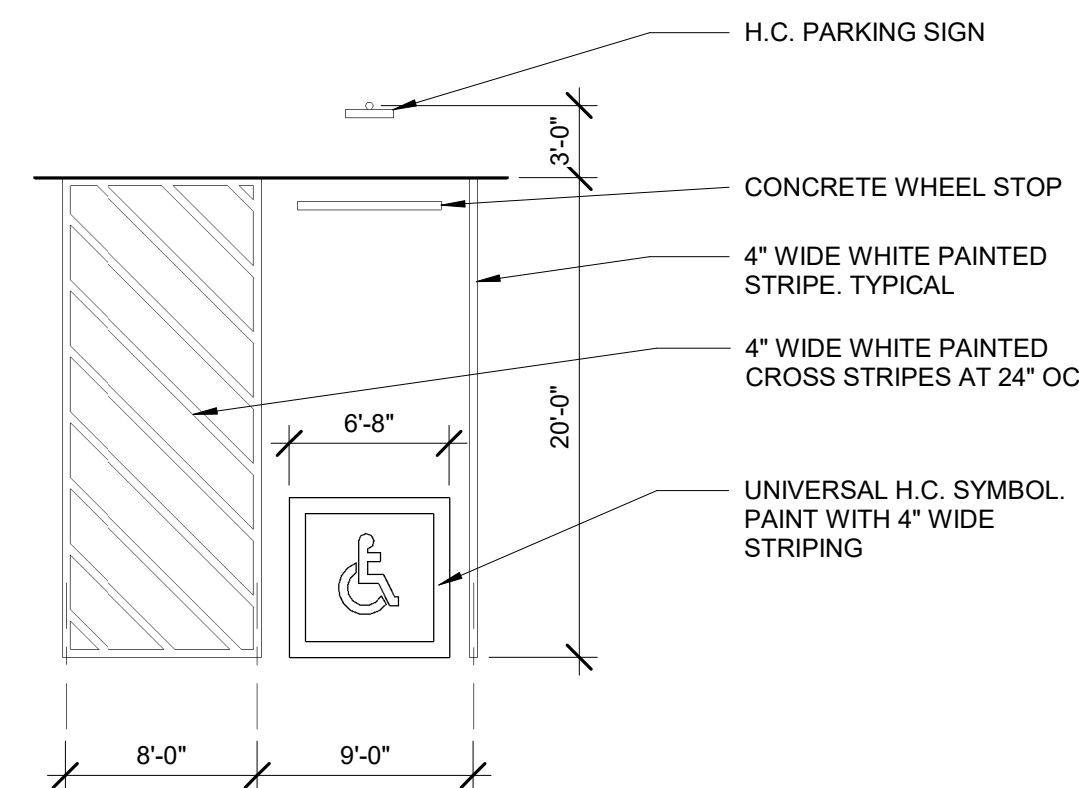
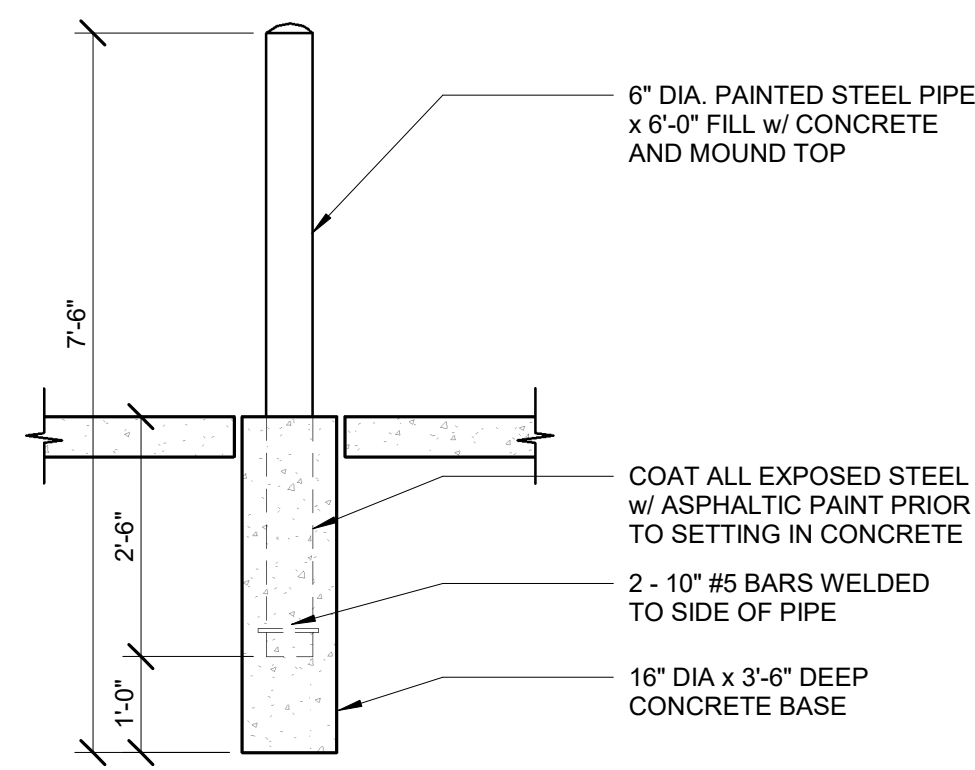
WESTBROOK ENTERTAINMENT & SPORTS DISTRICT PD
 PLANNING AREA PA2/PA3/PA4
 1.198 ACRES
 SIP, PROJECT SP21-67



1 DTL-ENLARGED PAYSTATIONS-PLANNING
 1/4" = 1'-0"

7 DTL-SITE LIGHT POLE-PLANNING
 1/2" = 1'-0"

4 DTL-VACUUM ELEVATION-PLANNING
 1/4" = 1'-0"



8 DTL-PIPE BOLLARD-PLANNING
 1/2" = 1'-0"

5 DTL-HC PARKING STALL-PLANNING
 1/8" = 1'-0"

2 DTL-PAYSTATION ELEVATION-PLANNING
 1/4" = 1'-0"

REVISIONS	
08/19/21	1ST SIP SUBMITTAL
09/22/21	2ND SIP SUBMITTAL
11/18/21	3RD SIP SUBMITTAL

DATE: 11.18.2021
 SCALE: As indicated
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 ARCHITECTURE

385 INVERNESS PKWY, STE 100
 ENGLEWOOD, CO 80112
 (720) 773-2800

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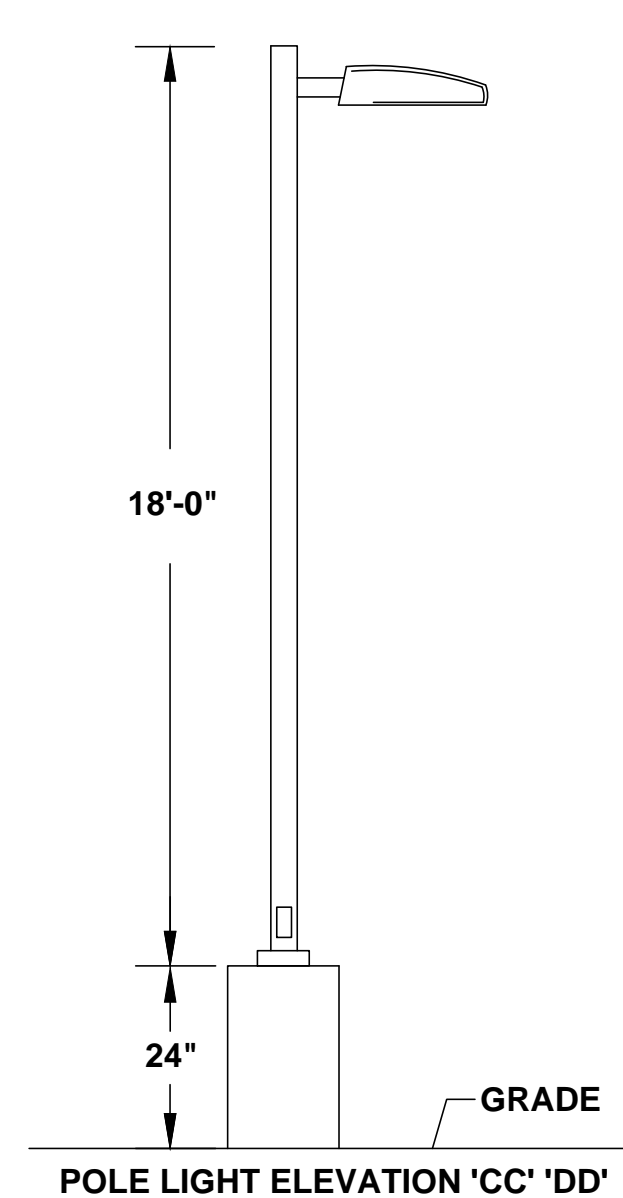
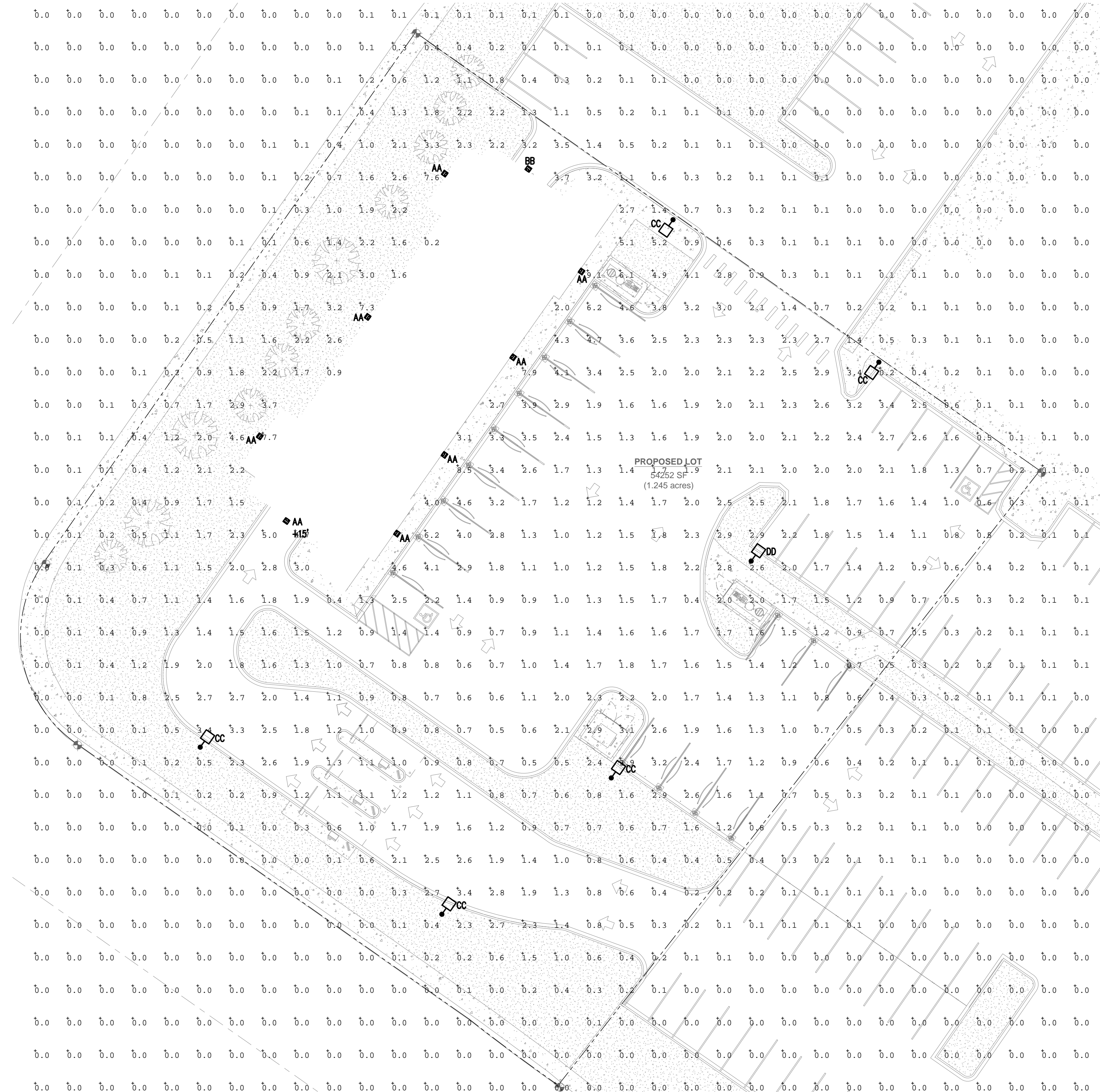
PROJECT NUMBER
 1202.28

SHEET
 11 OF 17

SITE DETAILS

PARK MEADOWS, FILING NO 2, LOT 1

WESTBROOK ENTERTAINMENT & SPORTS DISTRICT PD
 PLANNING AREA PA2/PA3/PA4
 1.198 ACRES
 SIP, PROJECT SP21-67



1 SITE PHOTOMETRIC
 12 OF 17
 1" = 20'-0"

Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	M.H.	COLOR	Catalog
	8	AA	40.21	4279	1.000	12', 15'	BLACK	RAYON - T630LED-40-UNV-40-T4
	1	BB	40.17	4254	1.000	15'-0"	BLACK	RAYON - T630LED-40-UNV-40-T2
	5	CC	66.0	7738	1.000	20'-0"	BLACK	GLEON - GLEON-SA2A-740-U-SL4-HSS
	1	DD	66.0	7738	1.000	20'-0"	BLACK	GLEON - GLEON-SA2A-740-U-5

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.76	9.5	0.0	N.A.	N.A.

REVISIONS	
08/19/21	1ST SIP SUBMITTAL
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 CHECKED BY: 3CE



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 12 OF 17


PHOTOMETRIC



PARK MEADOWS, FILING NO 2, LOT 1

WESTBROOK ENTERTAINMENT & SPORTS DISTRICT PD
 PLANNING AREA PA2/PA3/PA4
 1.198 ACRES
 SIP, PROJECT SP21-67

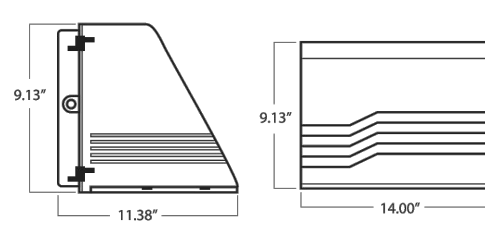
T630LED



T630LED
SMALL LED TRAPEZOIDAL
CUT-OFF WALL PACK

TYPE: _____
 CATALOG NO.: _____
 PROJECT NAME: _____
 COMMENTS: _____
 PREPARED BY: _____

DIMENSIONS



FEATURES

USE OF PRODUCT: The intended use of this product is for any outdoor commercial or industrial building accent, pedestrian walkways, public access areas, or reception areas.

HOUSING: Rugged die cast aluminum housing with hinged front frame. 1/2" coin plug with O-ring for conduit & photocell.

FINISH: Matt finished, architectural bronze powdercoat over a precise chrome chrome conversion coating. Available in standard dark polyester bronze or consult factory for made to order architectural finishes.

OPTICS: Specular anodized aluminum reflector with clear tempered glass lens. Lens is sealed by one-piece silicon gasket prohibits entrance of outside contaminants. Available in either Type 3 or Type 5 optical distribution.

LED: High output LEDs offer a minimum estimated operating life of 50,000 hours in 2700K, 3000K, 3000K, 4000K, or 5000K with CRI>83. LEDs placed on high performance aluminum heatsink for reduced junction temperatures and extended life.

EPA: Effective Projected Area (Sq. Ft.) 321 8"x21 1/2" (Futural).

DRIVER: Durable and long lasting LED driver operates at 120-277V and boasts a 95% power factor at 50 to 60 Hz with 0-10V Dimming Constant Current. Driver protections include: Output open load, over-current and short circuit, and over-temperature with auto recovery. -30°C Min Temp. to 40°C Max Temp. Step down transformer may be utilized for 480V or 347V applications.

HOUSING: Rugged die cast aluminum housing with hinged front frame. 1/2" coin plug with O-ring for conduit & photocell.

FINISH: Matt finished, architectural bronze powdercoat over a precise chrome chrome conversion coating. Available in standard dark polyester bronze or consult factory for made to order architectural finishes.

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ORDERING INFO


Series	Watt/Lumens	Voltage	Color Temperature	Distribution Types	Finish	Options
T630LED						
T630LED	10 - 10W/100lm	UNV-120V/277V	30 - 3000K	T1 - Type I	PC1 - Photocell 120V	
LED	20 - 20W/200lm	347 - 347V	30 - 3000K	T2 - Type II	PC2 - Photocell 277V	
	30 - 30W/300lm	480 - 480V	40 - 4000K	T3 - Type III	MO10 - Marine grade made to order	WG - Wire guard
	40 - 40W/400lm		50 - 5000K	T4 - Type IV	MS - Motion Sensor (8-Level, Integral)	EM - Emergency battery (Integral)
	58 - 58W/580lm			T5 - Type V	CM - Cold pack emergency battery (Integral)	SP10 - Surge protection 10KV

NOTES:

- Step down transformer.
- Standard distribution type.
- Standard finish.
- 4.8k number required.

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 1512 N. TAMARIND AVE., COMPTON CA 90222 | TEL: 323.446.2628 | FAX: 323.446.2608 | WWW.RAYONLIGHTING.COM 1 of 2

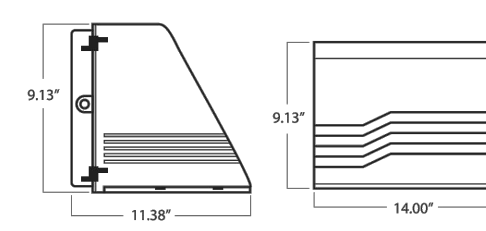
T630LED



T630LED
SMALL LED TRAPEZOIDAL
CUT-OFF WALL PACK

TYPE: _____
 CATALOG NO.: _____
 PROJECT NAME: _____
 COMMENTS: _____
 PREPARED BY: _____

DIMENSIONS



FEATURES

USE OF PRODUCT: The intended use of this product is for any outdoor commercial or industrial building accent, pedestrian walkways, public access areas, or reception areas.

HOUSING: Rugged die cast aluminum housing with hinged front frame. 1/2" coin plug with O-ring for conduit & photocell.

FINISH: Matt finished, architectural bronze powdercoat over a precise chrome chrome conversion coating. Available in standard dark polyester bronze or consult factory for made to order architectural finishes.

OPTICS: Specular anodized aluminum reflector with clear tempered glass lens. Lens is sealed by one-piece silicon gasket prohibits entrance of outside contaminants. Available in either Type 3 or Type 5 optical distribution.

LED: High output LEDs offer a minimum estimated operating life of 50,000 hours in 2700K, 3000K, 3000K, 4000K, or 5000K with CRI>83. LEDs placed on high performance aluminum heatsink for reduced junction temperatures and extended life.

EPA: Effective Projected Area (Sq. Ft.) 321 8"x21 1/2" (Futural).

DRIVER: Durable and long lasting LED driver operates at 120-277V and boasts a 95% power factor at 50 to 60 Hz with 0-10V Dimming Constant Current. Driver protections include: Output open load, over-current and short circuit, and over-temperature with auto recovery. -30°C Min Temp. to 40°C Max Temp. Step down transformer may be utilized for 480V or 347V applications.

HOUSING: Rugged die cast aluminum housing with hinged front frame. 1/2" coin plug with O-ring for conduit & photocell.

FINISH: Matt finished, architectural bronze powdercoat over a precise chrome chrome conversion coating. Available in standard dark polyester bronze or consult factory for made to order architectural finishes.

OPTICS: Specular anodized aluminum reflector with clear tempered glass lens. Lens is sealed by one-piece silicon gasket prohibits entrance of outside contaminants. Available in either Type 3 or Type 5 optical distribution.

LED: High output LEDs offer a minimum estimated operating life of 50,000 hours in 2700K, 3000K, 3000K, 4000K, or 5000K with CRI>83. LEDs placed on high performance aluminum heatsink for reduced junction temperatures and extended life.

ORDERING INFO

Series	Watt/Lumens	Voltage	Color Temperature	Distribution Types	Finish	Options
T630LED						
T630LED	10 - 10W/100lm	UNV-120V/277V	30 - 3000K	T1 - Type I	PC1 - Photocell 120V	
LED	20 - 20W/200lm	347 - 347V	30 - 3000K	T2 - Type II	PC2 - Photocell 277V	
	30 - 30W/300lm	480 - 480V	40 - 4000K	T3 - Type III	MO10 - Marine grade made to order	WG - Wire guard
	40 - 40W/400lm		50 - 5000K	T4 - Type IV	MS - Motion Sensor (8-Level, Integral)	EM - Emergency battery (Integral)
	58 - 58W/580lm			T5 - Type V	CM - Cold pack emergency battery (Integral)	SP10 - Surge protection 10KV

NOTES:


- Step down transformer.
- Standard distribution type.
- Standard finish.
- 4.8k number required.

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Project: _____ Catalog #: _____ Type: _____

Prepared by: _____ Notes: _____ Date: _____

McGraw-Edison
GLEON Galleon
 Area / Site Luminaire



Typical Applications
 Outdoor - Parking Lots - Walkways - Roadways - Building Areas

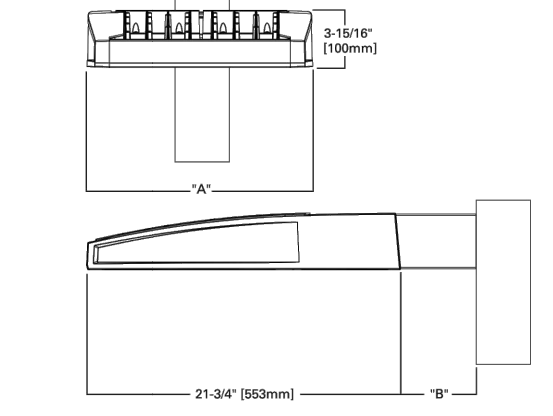
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9


Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt


Dimensional Details



Product Certifications



Product Features



Connected Systems

- WaveLinx
- Enlighted

Number of Light Systems	X' Width	Y' Standard Arm Length	Z' Luminaire Arm Length	Y' Off Arm Length	Z' Off Arm Length	Y' OMA Length	Z' OMA Length
1-4	15-1/2"	7"	10"	10-5/8"	-	16-9/16"	-
5-6	21-5/8"	7"	10"	10-5/8"	-	16-9/16"	-
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	-	-
9-10	33-3/4"	7"	16"	-	10-5/16"	-	-

NOTE: All dimensions are approximate and additional line art, see mounting details section.

COOPER Lighting Solutions
 P80000202EN page 1
 August 3, 2021 10:52 AM

1 TYPE 'AA': RAYCON - T630LED-40-UNV-40-T4
 13 OF 16 NTS


2 TYPE 'BB': RAYCON - T630LED-40-UNV-40-T2
 13 OF 16 NTS

3 TYPE 'CC': COOPER GLEON - GLEON-SA2A-740-U-SL4-HSS
 13 OF 16 NTS

Project: _____ Catalog #: _____ Type: _____

Prepared by: _____ Notes: _____ Date: _____

McGraw-Edison
GLEON Galleon
 Area / Site Luminaire



Typical Applications
 Outdoor - Parking Lots - Walkways - Roadways - Building Areas

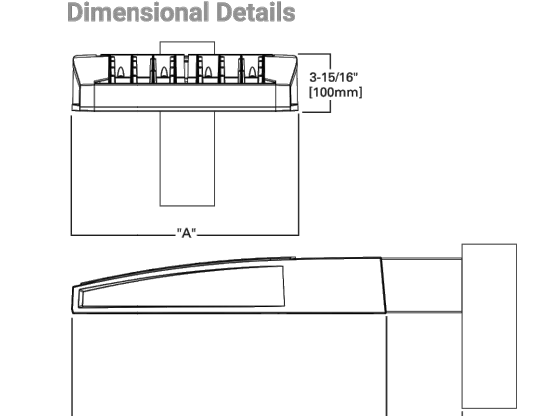
Interactive Menu

- Ordering Information page 2
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Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
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Product Certifications



Product Features



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Number of Light Systems	X' Width	Y' Standard Arm Length	Z' Luminaire Arm Length	Y' Off Arm Length	Z' Off Arm Length	Y' OMA Length	Z' OMA Length
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5-6	21-5/8"	7"	10"	10-5/8"	-	16-9/16"	-
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	-	-
9-10	33-3/4"	7"	16"	-	10-5/16"	-	-

NOTE: All dimensions are approximate and additional line art, see mounting details section.

COOPER Lighting Solutions
 P80000202EN page 1
 August 3, 2021 10:52 AM

4 TYPE 'DD': GLEON - GLEON-SA2A-740-U-5
 13 OF 16 NTS

REVISIONS

08/19/21	1ST SIP SUBMITTAL
09/22/21	2ND SIP SUBMITTAL
11/18/21	3RD SIP SUBMITTAL

DATE: **11.18.2021**
 SCALE: **As indicated**
 DRAWN BY: **3CE**
 CHECKED BY: **3CE**

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 ARCHITECTURE
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 (720) 773-2800

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SHEET
 13 OF 17

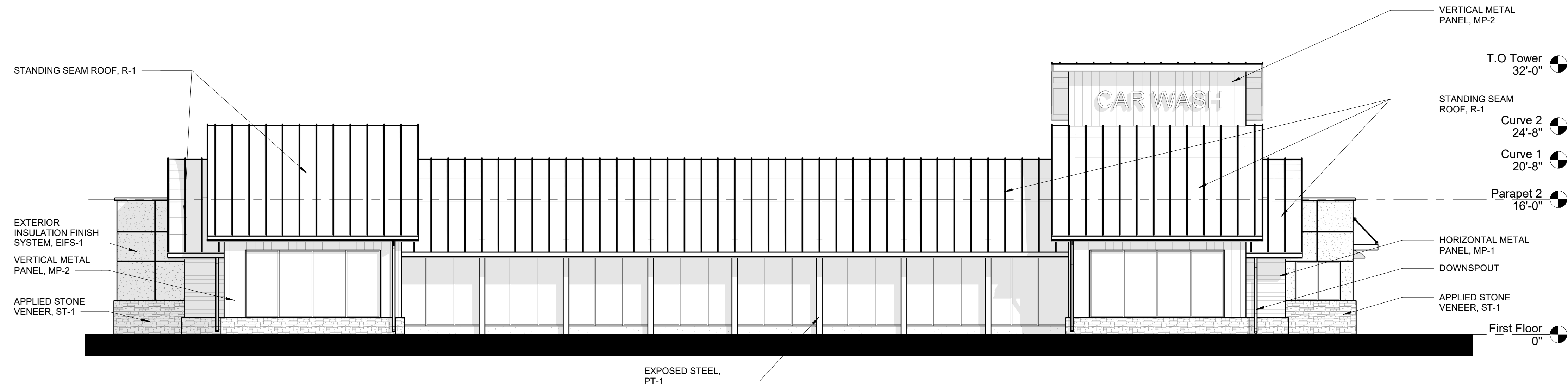
LIGHTING DETAILS



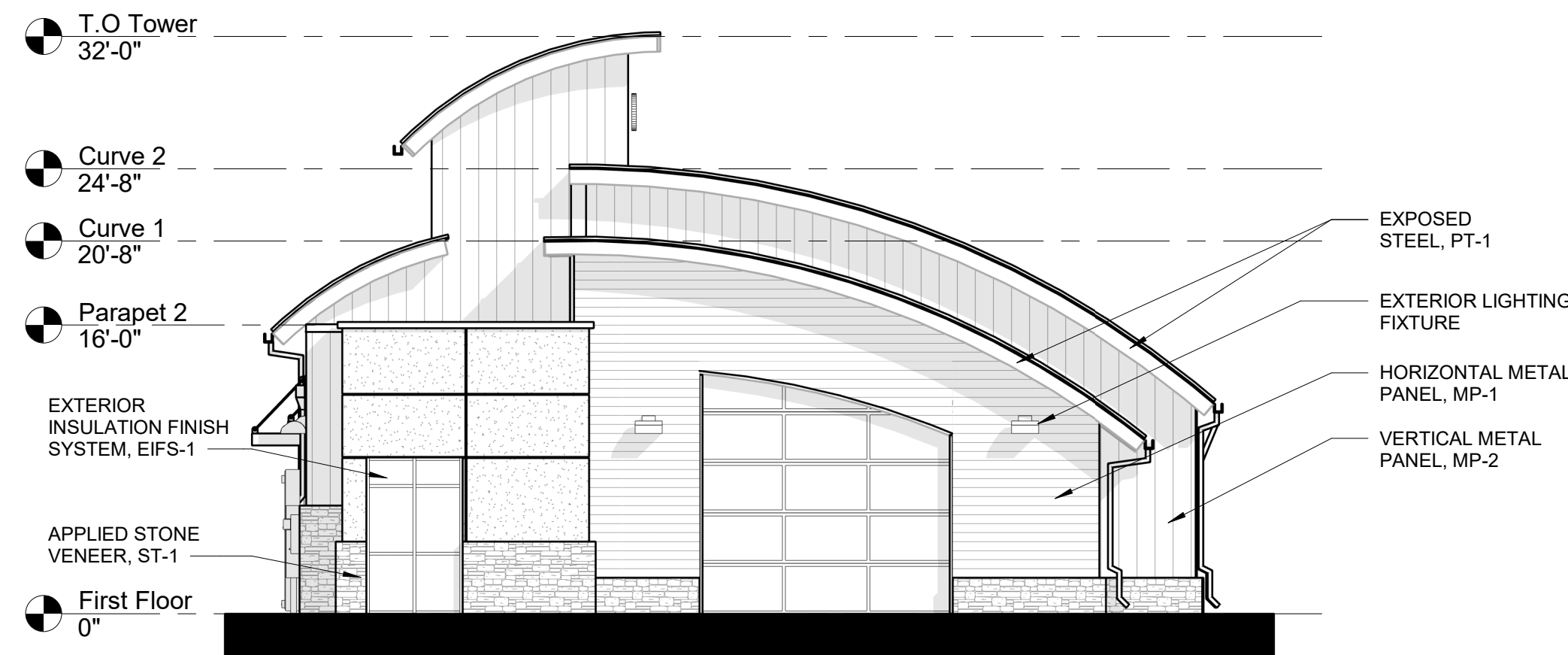
1415 Park Ave. W., Denver, CO 80205
 p 303.357.1998
 3consultingengineers.com

PARK MEADOWS, FILING NO 2, LOT 1

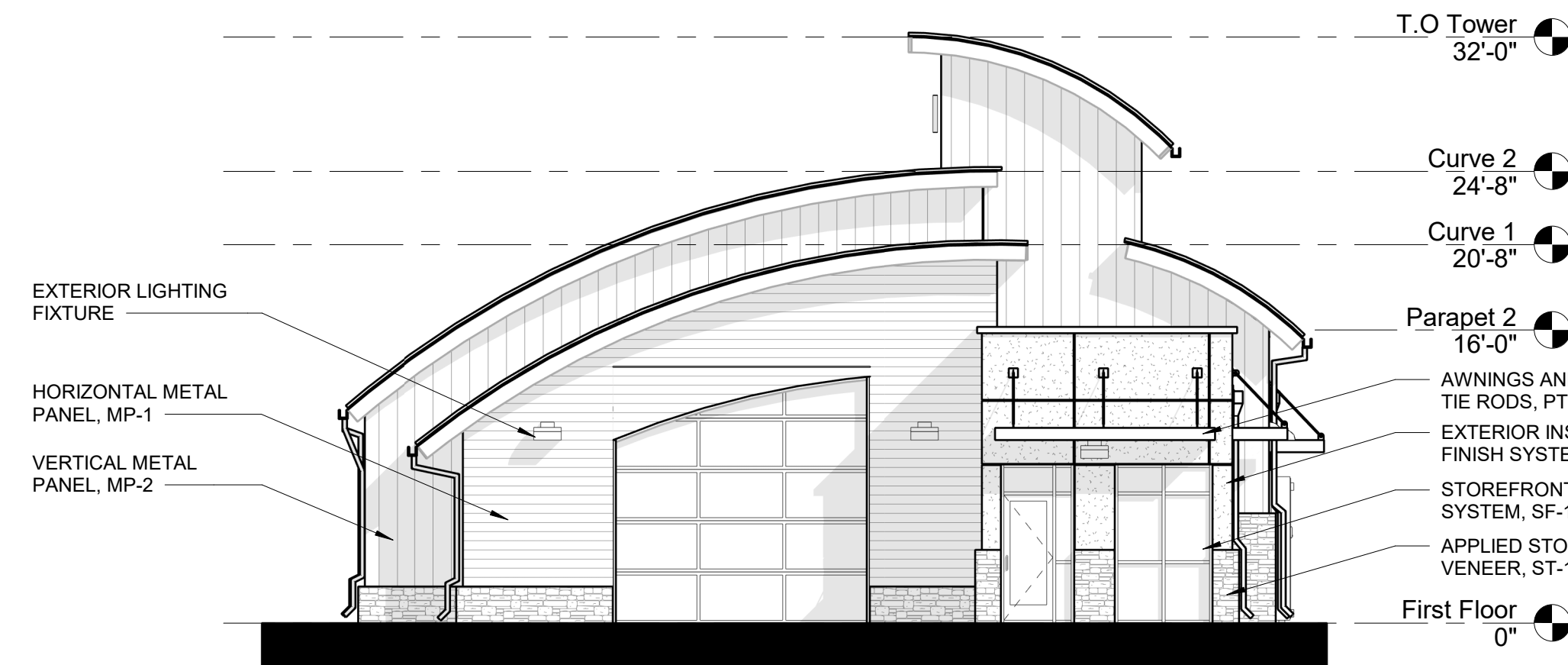
WESTBROOK ENTERTAINMENT & SPORTS DISTRICT PD
 PLANNING AREA PA2/PA3/PA4
 1.198 ACRES
 SIP, PROJECT SP21-67



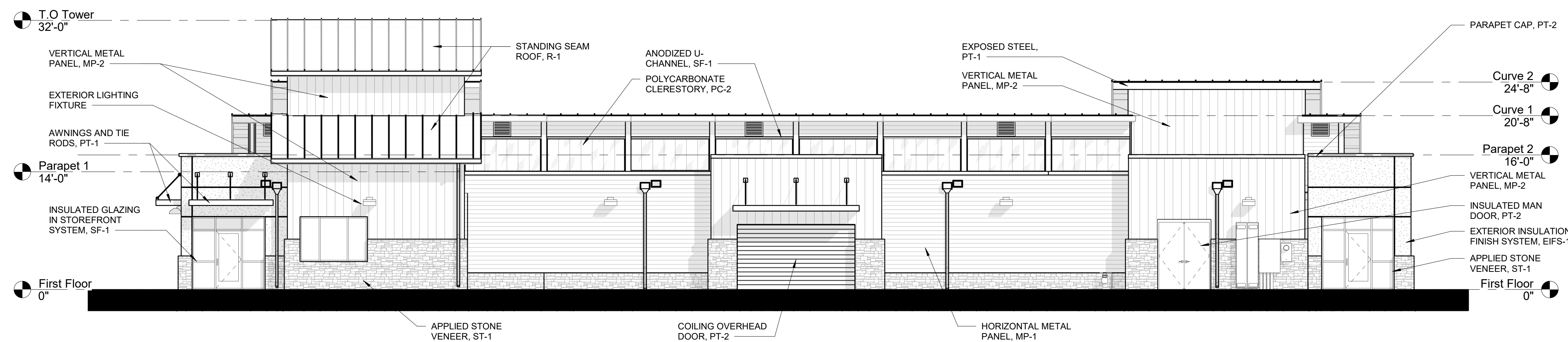
1 ELEVATION- WEST
 14 1/8" = 1'-0"



2 ELEVATION- NORTH
 14 1/8" = 1'-0"



3 ELEVATION- SOUTH
 14 1/8" = 1'-0"



4 ELEVATION- EAST
 14 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE				
REF.	DESCRIPTION	MANUFACTURER	MODEL / COLOR	REMARKS
PAINT				
PT-1	PAINT	SHERWIN WILLIAMS	BLACK MAGIC	EXPOSED STEEL STRUCTURE, TRIM, GUTTERS, BOLLARDS & AWNINGS
PT-2	PAINT	SHERWIN WILLIAMS	SW-7075, WEB GREY GLOSS	EXTERIOR DOORS, FRAMES, AND DOWNSPOUTS
ROOFING				
R-1	STANDING SEAM METAL ROOF	METAL SALES	COPPER PENNY, MAGNA-LOC 90	CURVED ROOF
R-2	TPO ROOF	FIRESTONE	60 MIL, MECH ATTACHED	FLAT ROOF AND CRICKETS
WALL				
ST-1	APPLIED STONE VENEER	SUNSET STONE	MOUNTAIN STACKED STONE	WAINSCOT AND SITE ENCLOSURES
EIFS-1	EXTERIOR INSULATION FINISH	DRYVIT	SMOKE SIGNAL #614	
MP-1	METAL PANEL	CMG	ULTRA RIB, WEATHERED ZINC	HORIZONTAL PANEL
MP-2	METAL PANEL	METAL SALES	TLC-2, METALLIC SILVER	VERTICAL PANEL
PC-2	POLYCARBONATE	GALLINA	547, CLEAR	CLERESTORY WINDOWS AND INTERIOR LIGHT WALL
MISC				
SF-1	STOREFRONT ASSEMBLY	KAWNEER	451T - ANODIZED CLEAR ALUM.	W/ CLEAR INSULATED GLASS

REVISIONS	
08/19/21	1ST SIP SUBMITTAL
09/22/21	2ND SIP SUBMITTAL
11/18/21	3RD SIP SUBMITTAL

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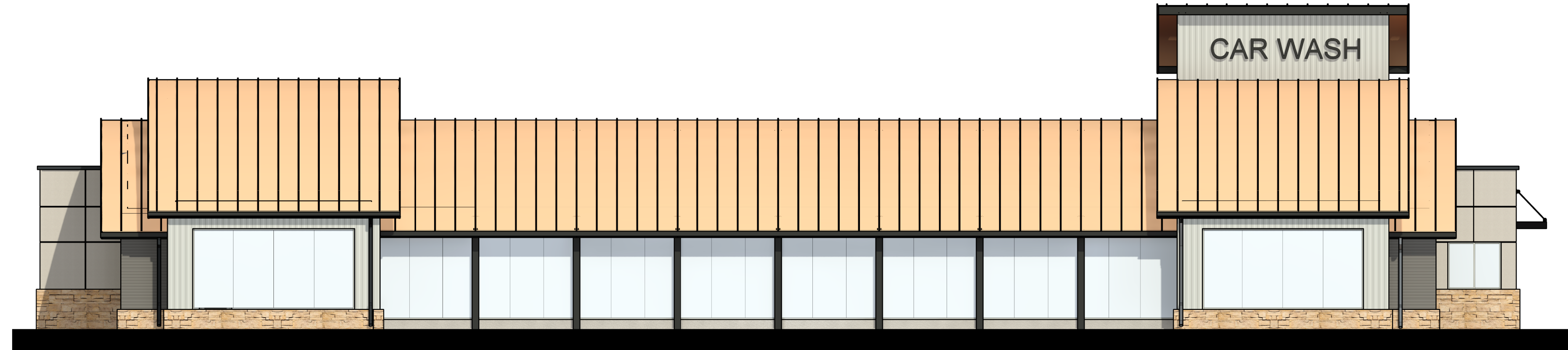
PROJECT NUMBER
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SHEET
 14 OF 17

B&W ELEVATIONS

PARK MEADOWS, FILING NO 2, LOT 1

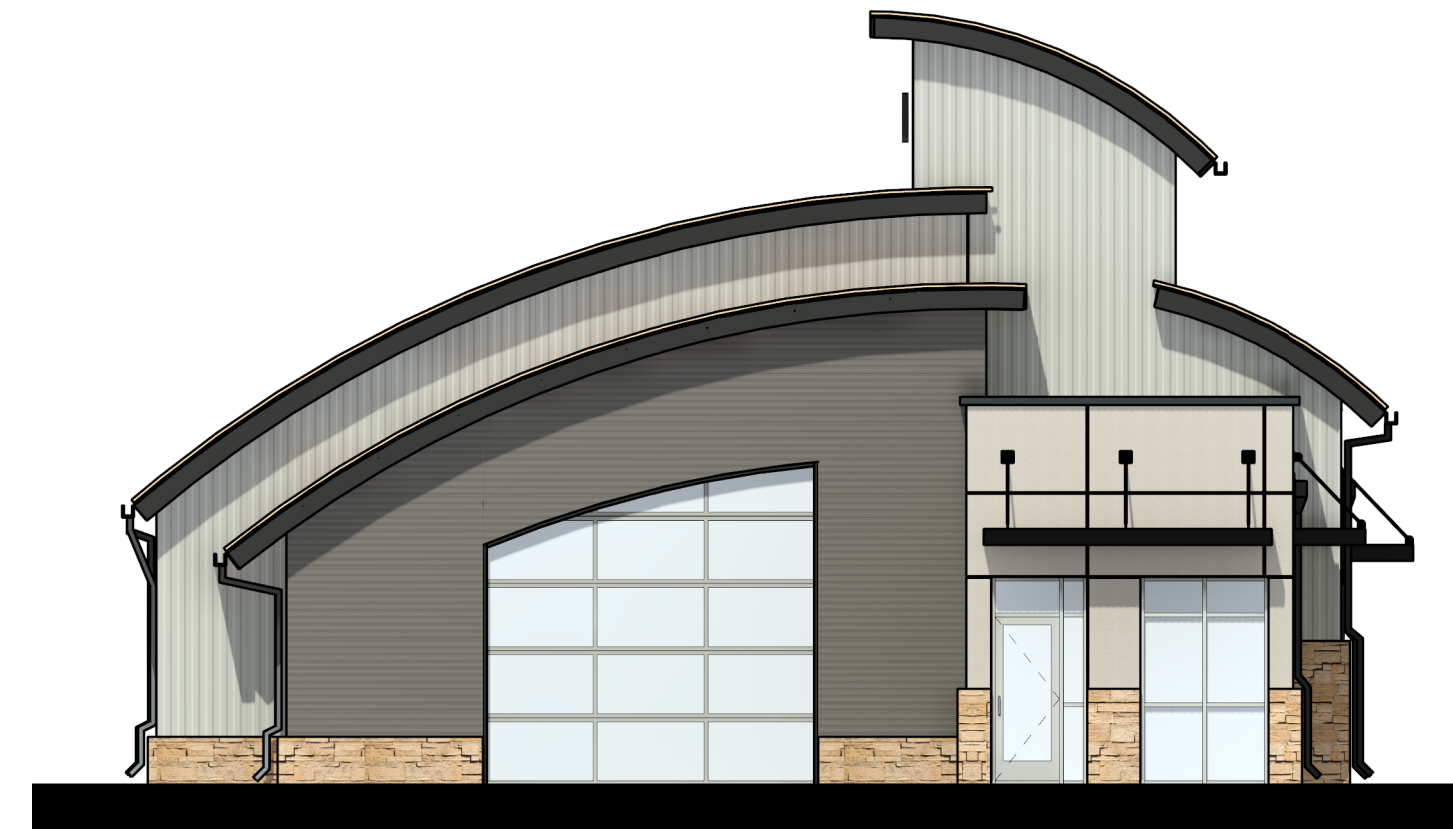
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 1.198 ACRES
 SIP, PROJECT SP21-67



1 ELEVATION- WEST COLOR
 15 1/8" = 1'-0"



2 ELEVATION- NORTH COLOR
 15 1/8" = 1'-0"



3 ELEVATION- SOUTH COLOR
 15 1/8" = 1'-0"



4 ELEVATION- EAST COLOR
 15 1/8" = 1'-0"

REVISIONS

08/19/21	1ST SIP SUBMITTAL
09/22/21	2ND SIP SUBMITTAL
11/18/21	3RD SIP SUBMITTAL

DATE: 11.18.2021

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

DRAWN BY: ALW

CHECKED BY: MBB



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PROJECT NUMBER

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SHEET

15 OF 17

COLOR ELEVATIONS

PARK MEADOWS, FILING NO 2, LOT 1

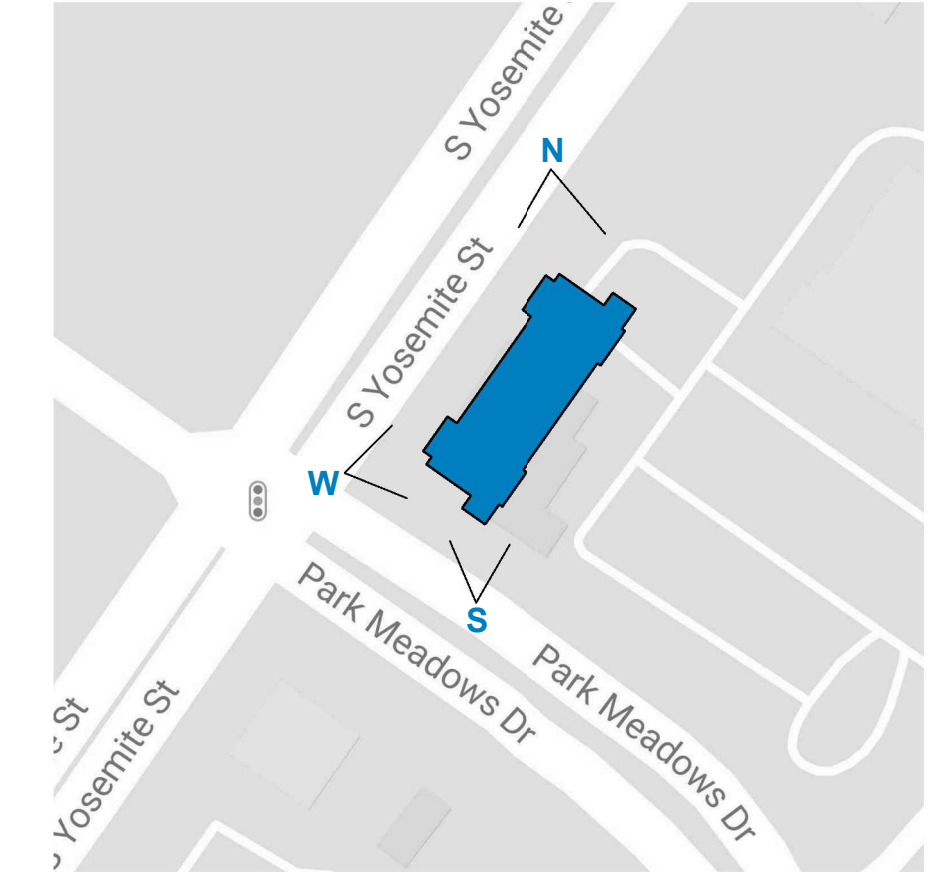
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 1.198 ACRES
 SIP, PROJECT SP21-67



CONTEXT - NORTH



PERSPECTIVE - NORTH



CONTEXT - WEST



PERSPECTIVE - WEST



CONTEXT - SOUTH



PERSPECTIVE - SOUTH

REVISIONS	
08/19/21	1ST SIP SUBMITTAL
09/22/21	2ND SIP SUBMITTAL
11/18/21	3RD SIP SUBMITTAL

DATE: 11.18.2021
 SCALE: N.T.S.
 DRAWN BY: CLT
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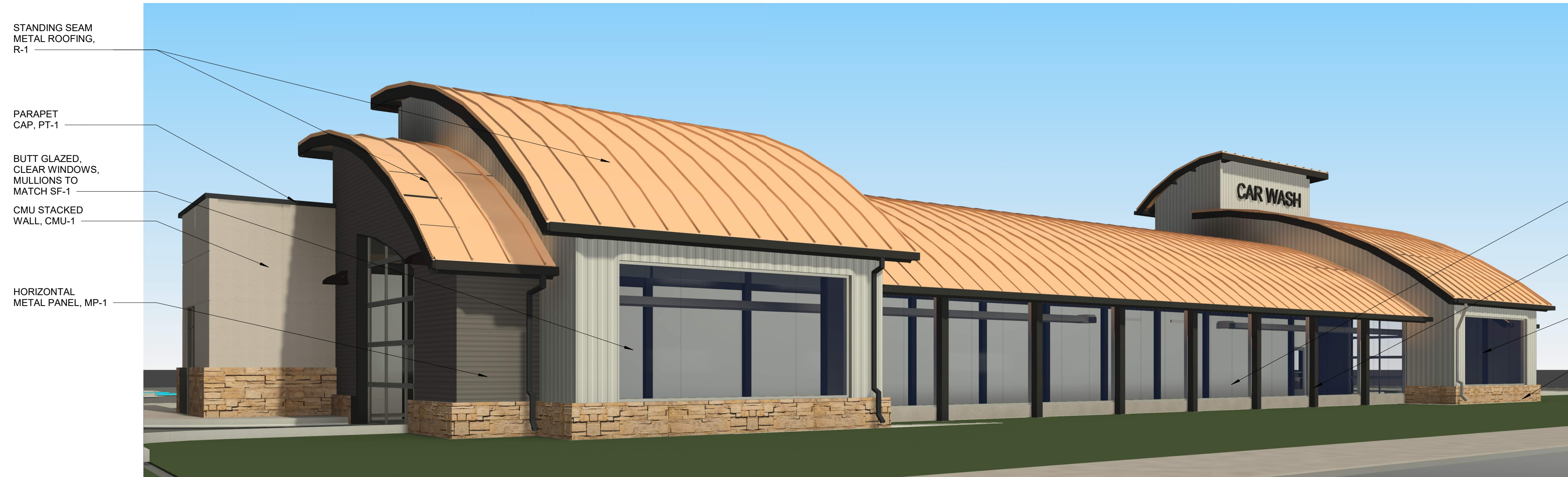
PROJECT NUMBER
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SHEET
 16 OF 17

PHOTO RENDERINGS

PARK MEADOWS, FILING NO 2, LOT 1






WESTBROOK ENTERTAINMENT & SPORTS DISTRICT PD
 PLANNING AREA PA2/PA3/PA4
 1.198 ACRES
 SIP, PROJECT SP21-67



PERSPECTIVE 1

STANDING SEAM METAL ROOFING, R-1
 PARAPET CAP, PT-1
 BUTT GLAZED, CLEAR WINDOWS, MULLIONS TO MATCH SF-1
 CMU STACKED WALL, CMU-1
 HORIZONTAL METAL PANEL, MP-1

BUTT GLAZED, CLEAR WINDOWS, MULLIONS TO MATCH SF-1
 EXPOSED STEEL, PT-1
 VERTICAL METAL PANEL, MP-2
 CMU ACCENT SILL, CMU-2

- R-1  METAL SALES, MAGNALOC 90, COPPER PENNY
- PT-1  SHERWIN WILLIAMS SW 6991 BLACK MAGIC
- PT-2  SHERWIN WILLIAMS SW 7075 WEB GRAY
- MP-1  CMG ULTRA RIB, WEATHERD ZINC
- MP-2  METAL SALES, TLC-2 METALIC SILVER
- ST-1  SUNSET STONE, MOUNTAIN STACKED STONE
- PC-2  GALLINA - 547, 40mm, CRYSTAL
- SF-1  451T - CLEAR ANODIZED ALUM. STOREFRONT W/ CLEAR GLAZING
- EIFS-1  DRYVIT LYMESTONE #614 SMOKE SIGNAL



PERSPECTIVE 2

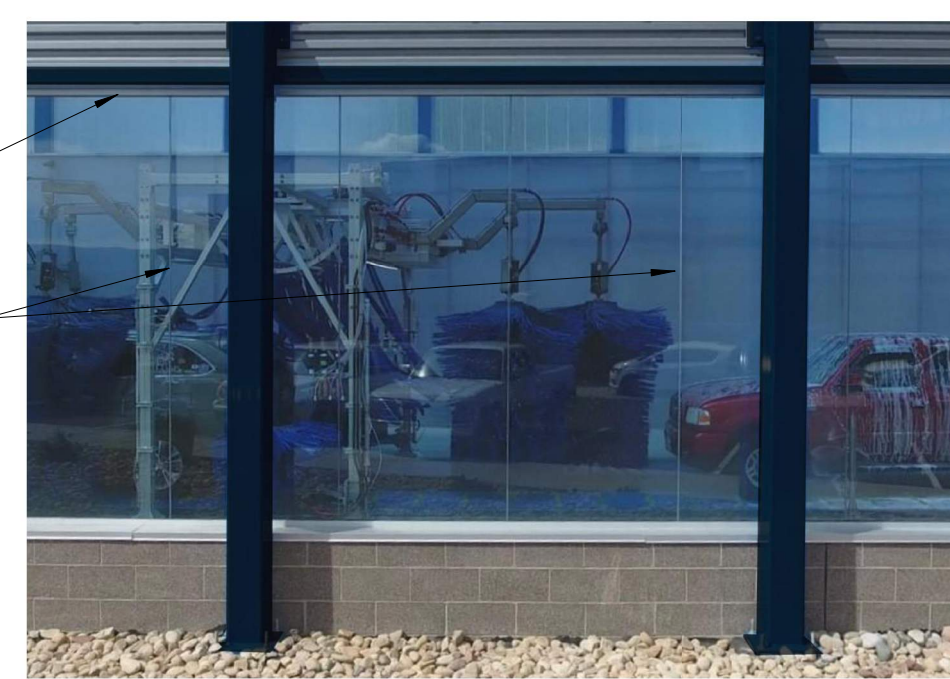
STANDING SEAM METAL ROOFING, R-1
 VERTICAL METAL PANEL, MP-2
 PARAPET CAP, PT-1
 EXTERIOR INSULATED FINISH SYSTEM, EIFS-1
 STEEL AWNINGS AND TIE RODS, PT-1
 STOREFRONT SYSTEM, SF-1
 APPLIED STONE VENEER, ST-1

EXPOSED STEEL AND TRIM, PT-1
 POLYCARBONATE WINDOWS, PC-2
 VERTICAL METAL PANEL, MP-2
 HORIZONTAL METAL PANEL, MP-1
 MAN DOOR, PT-2

- ST-1  SUNSET STONE, MOUNTAIN STACKED STONE
- PC-2  GALLINA - 547, 40mm, CRYSTAL
- SF-1  451T - CLEAR ANODIZED ALUM. STOREFRONT W/ CLEAR GLAZING
- EIFS-1  DRYVIT LYMESTONE #614 SMOKE SIGNAL

BUTT-JOINT GLAZED WINDOW SAMPLE FROM SIMILAR PROJECT

ALUMINUM TRACK AT EDGES OF GLAZING, TYP.
 SILICONE SEALANT AT GLAZING BUTT-JOINTS



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SHEET
 17 OF 17

MATERIALS