

Pinnacle at RidgeGate Medical Office Building (MOB)
Ridgegate Section 15, Filing 12, Lot 1
RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2
4.85 Acres
SIP SP18-12R

PROJECT NUMBER
173177.00

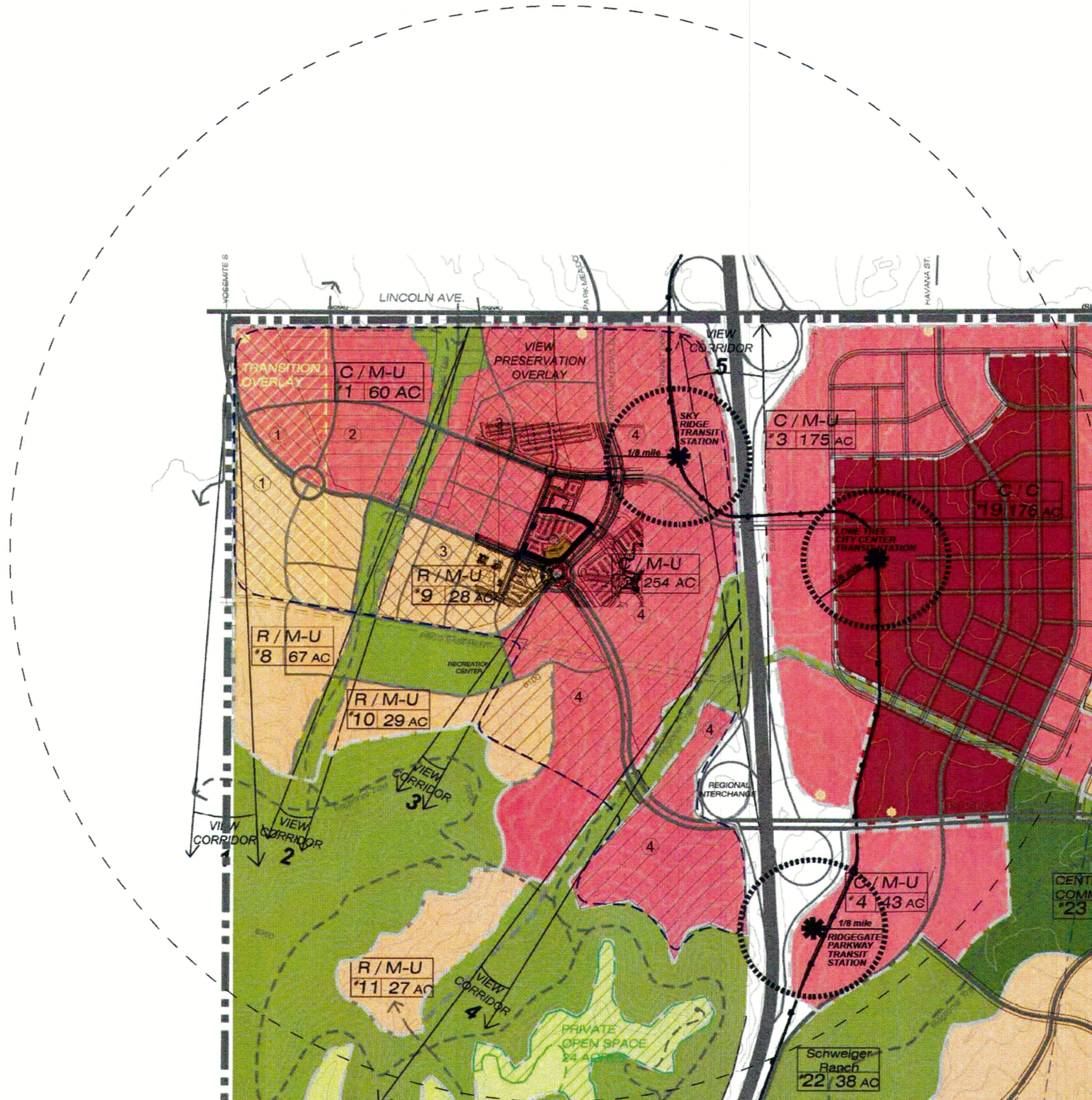
DRAWN BY
MF

DATE
SEPTEMBER 7, 2018

1 VICINITY MAP
1 OF 20 1:24000



2 PD MAP
1 OF 20 1:12000



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: Kelly First
 Name: Kelly First
 Title: Community Development Director
 Date: 9/20/18
 By: Stephen Funs
 Name: Stephen Funs
 Title: Director of Public Works or his/her designated representative
 Date: 9/20/2018
 By: Jacqueline A. Millet
 Name: Jacqueline A. Millet
 Title: Mayor
 Date: 9/25/18

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)'s representative(s) below indicate that any required authorizations to enter this agreement, including any corporate authorizations, have been obtained.

Pinnacle at RidgeGate, LLC,
 a Delaware limited liability company
 (Name of Owner)
 By: Jacoah E. Byrnes
 (Signature of Owner)
 Jacoah E. Byrnes, President
 (Printed Name and Title)

State of Colorado
) ss. TIFFANY BYRNES
 County of El Paso NOTARY PUBLIC
STATE OF COLORADO
 NOTARY ID 20174010820
 MY COMMISSION EXPIRES MARCH 10, 2021

Subscribed and sworn to before me this 20th day of September, 2018, by Tiffany Byrnes

Witness my hand and official seal.
 My commission expires: 03 / 10 / 2021
Tiffany Byrnes
 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 applicant is responsible to ensure that said ADA requirements have been met.



BOULDER ASSOCIATES

ARCHITECTS

Boulder Associates, Inc.
 Architecture + Interior Design
 1426 Pearl Street, Suite 300
 Boulder, Colorado 80302
 303.499.7795 F 303.499.7767
 www.boulderassociates.com

PROJECT
PINNACLE AT RIDGEGATE

 10535 PARK MEADOWS BOULEVARD
 LONE TREE, COLORADO 80124

SITE
 IMPROVEMENT
 PLAN
 SUBMITTAL

SHEET TITLE
COVER SHEET

SHEET NUMBER
1 OF 20

PROJECT DIRECTORY

OWNER
 NATIONAL HEALTHCARE DEVELOPMENT, INC.
 50 S. STEELE ST, STE 250
 DENVER, CO 80209

ARCHITECT
 BOULDER ASSOCIATES, INC.
 1426 PEARL ST, STE 300
 BOULDER, CO 80302
 PHONE: 303.499.7795

CONTRACTOR
 FRANSEN PITTMAN
 9563 S. KINGSTON COURT, STE 200
 ENGLEWOOD, CO 80112
 PHONE: 303.999.7316

CIVIL
 MERRICK & COMPANY
 5970 GREENWOOD PLAZA BLVD.
 GREENWOOD VILLAGE, CO 80111
 PHONE: 303-353-3695

LANDSCAPE ARCHITECT
 CONSILIUM DESIGN
 7353 S. ALTON WAY, STE A135
 CENTENNIAL, CO 80112
 PHONE: 303.224.9520

STRUCTURAL ENGINEER
 MARTIN AND MARTIN, INC.
 12499 W. COLFAX AVE.
 LAKEWOOD, CO 80215
 PHONE: 303.881.6302

MEP ENGINEERS
 RMH GROUP, INC.
 12600 W. COLFAX AVE, STE A-400
 LAKEWOOD, CO 80215
 PHONE: 303.239.0909

LOW VOLTAGE
 EDI, LTD.
 8821 EAST HAMPDEN AVE, STE 212
 DENVER, CO 80231
 PHONE: 303.678.8089

SITE DATA

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	211,260 S.F.	100%
BUILDING FOOTPRINT	26,360 S.F.	13%
PARKING/ROADS (INCLUDING PLANTED INTERIOR PARKING ISLANDS)	146,064 S.F.	67%
LANDSCAPED AREA (EXCLUDING PLANTED INTERIOR PARKING ISLANDS, TRAILS AND WALK)	38,195 S.F.	19%
NATURAL AREAS (NOT INCLUDED IN THE REQUIRED LANDSCAPED AREA)	678 S.F.	1%
ITEM	SQUARE FOOTAGE	
BUILDING SIZE		
MAXIMUM HEIGHT (AS MEASURED BY THE CITY'S BUILDING CODE)	55' - 0"	
GROSS FLOOR AREA	80,178 SF	
TOTAL FLOOR AREA (AS DEFINED IN ARTICLE XXVIII SEC. 16-28-60 (E))	71,879 SF	
ITEM	SPACE REQUIRED	
PARKING		
REQUIRED	288	
PROVIDED	320	
BICYCLE PARKING		
REQUIRED	7	
PROVIDED	8	

SHEET INDEX

- 1 OF 20 COVER SHEET
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- 6 OF 20 LANDSCAPE PLAN
- 7 OF 20 LANDSCAPE PLAN
- 8 OF 20 LANDSCAPE PLAN
- 9 OF 20 PLANTING SCHEDULE AND DETAILS
- 10 OF 20 OVERALL IRRIGATION PLAN
- 11 OF 20 GRADING PLAN
- 12 OF 20 SITE FURNISHING
- 13 OF 20 LIGHTING/PHOTOMETRIC PLAN
- 14 OF 20 LUMINAIRE SCHEDULE AND CUT SHEETS
- 15 OF 20 EXTERIOR ELEVATIONS
- 16 OF 20 EXTERIOR ELEVATIONS
- 17 OF 20 EXTERIOR ELEVATIONS
- 18 OF 20 EXTERIOR ELEVATIONS
- 19 OF 20 EXTERIOR ELEVATIONS
- 20 OF 20 EXTERIOR ELEVATIONS

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Pinnacle at RidgeGate Medical Office Building (MOB)
Ridgegate Section 15, Filing 12, Lot 1
RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2
4.85 Acres
SIP SP18-12R

SITE PLAN LEGEND	
	PROPERTY LINE
	SETBACK LINE
	CONCRETE SIDEWALK
	CRUSHER FINE PAVING
	BOLLARD
	LIGHT POLE
	MONUMENT SIGN (CONCEPT ONLY - SUBJECT TO CITY SIGN REVIEW AND APPROVAL)

PROJECT NUMBER
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MF

DATE
SEPTEMBER 2, 2018

REV	DESCRIPTION	DATE
1	SIP Comments	4/12/18
2	SIP Comments	5/1/18
3	SIP Amendment	8/4/18

- NOTES**
- (A) SURPLUS PARKING DESIGNATED AS SNOW STORAGE.
 - (B) REFER TO LANDSCAPE PLANS FOR OUTDOOR FURNISHING
 - (C) ELECTRICAL METER MOUNTED TO SIDE OF CONNECTION CABINET

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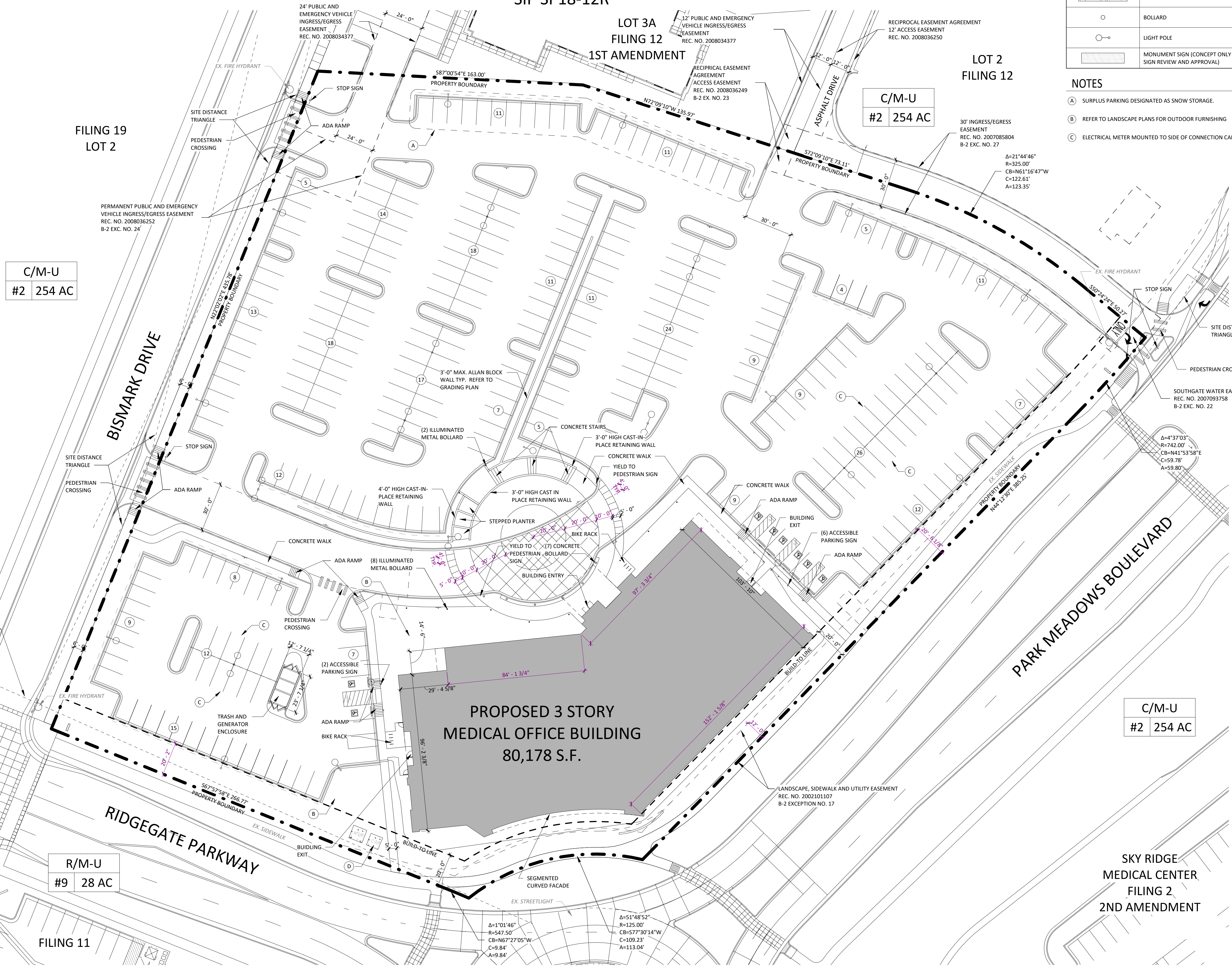
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 LONE TREE, COLORADO 80124

CONSTRUCTION DOCUMENTS

SHEET TITLE
SITE PLAN

SHEET NUMBER
2 OF 20



C/M-U
#2 254 AC

R/M-U
#9 28 AC

C/M-U
#2 254 AC




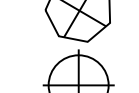



**PROPOSED 3 STORY
 MEDICAL OFFICE BUILDING
 80,178 S.F.**

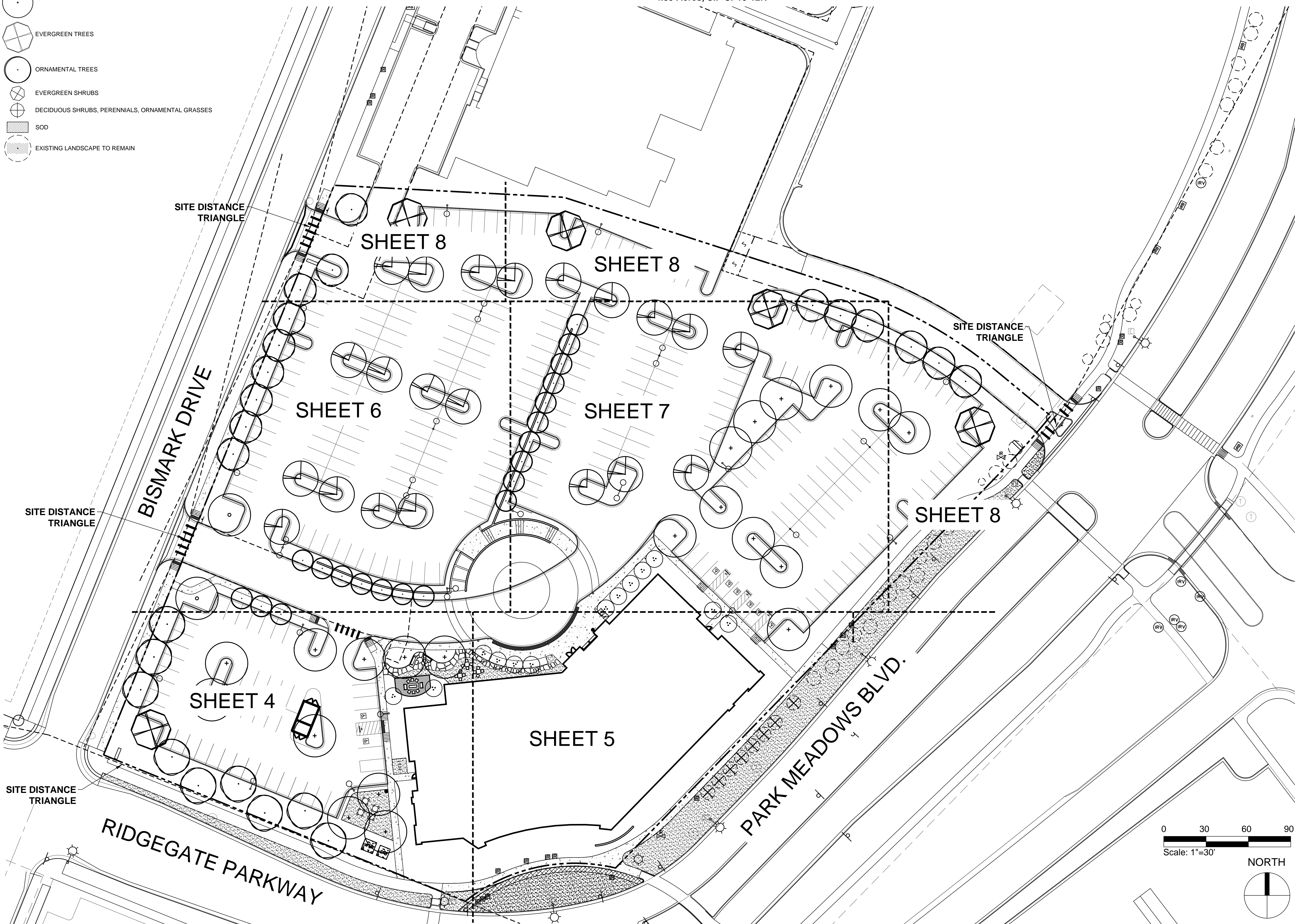
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 Ridgeway - Section 15, Filing 12, Lot 1
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LEGEND

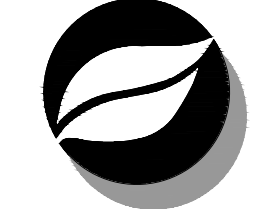
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-  EVERGREEN TREES
-  ORNAMENTAL TREES
-  EVERGREEN SHRUBS
-  DECIDUOUS SHRUBS, PERENNIALS, ORNAMENTAL GRASSES
-  SOD
-  EXISTING LANDSCAPE TO REMAIN



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Consilium Design
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE

7353 SOUTH ALTON WAY,
 SUITE 135
 CENTENNIAL, CO 80112
 TEL 303.224.9520
 FAX 303.224.9524
 www.consiliumdesign.com

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 Sacramento, California 95811
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4/12/18	SIP COMMENTS
5/1/18	SIP COMMENTS

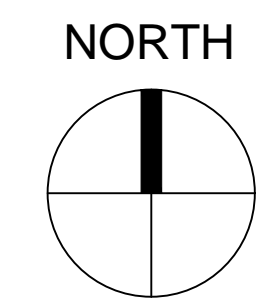
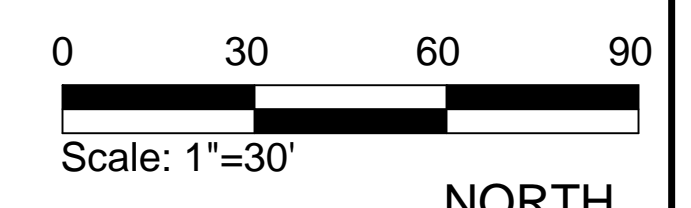
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SHEET TITLE
 OVERALL
 LANDSCAPE PLAN

SHEET NUMBER
3 OF 20



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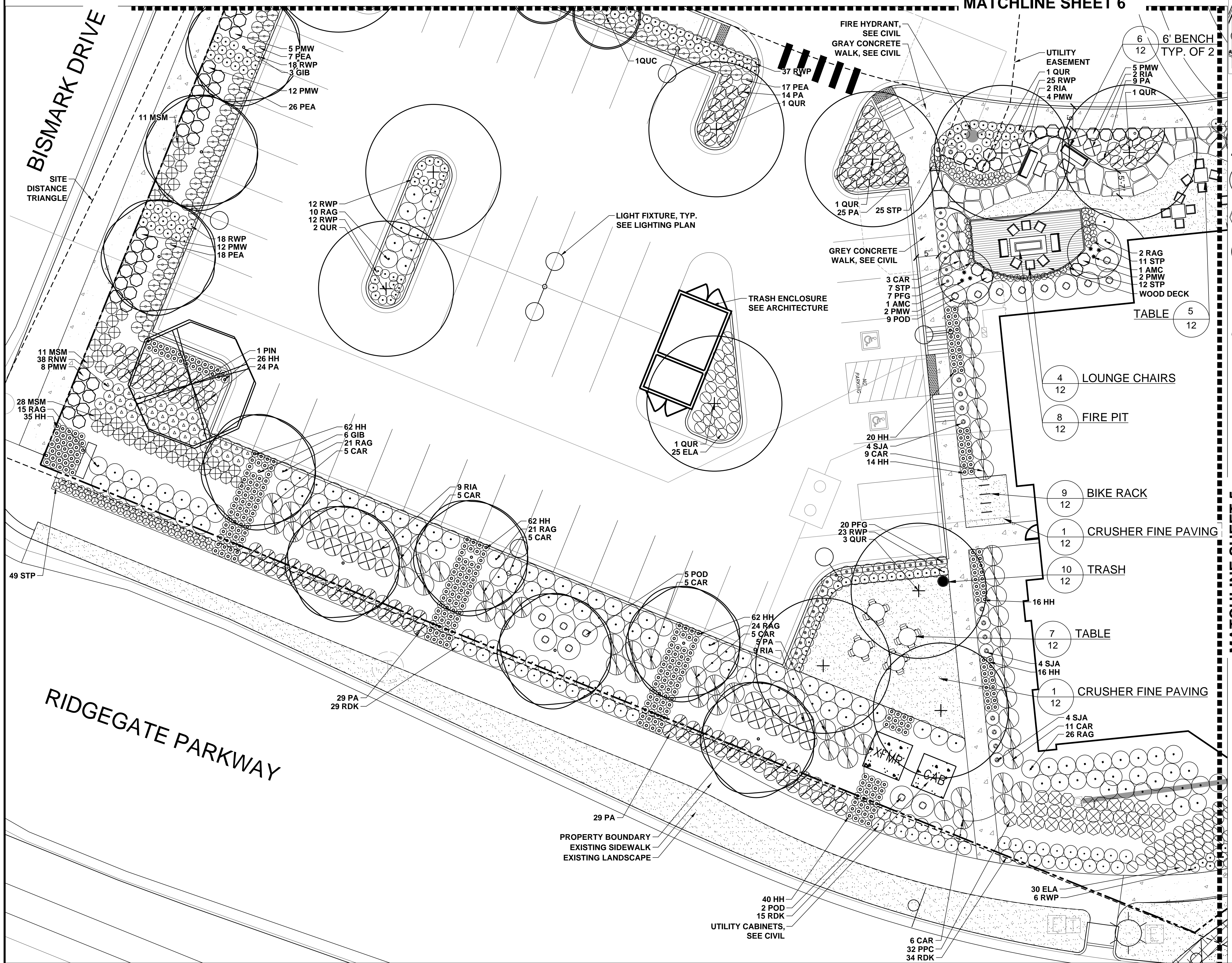
MATCHLINE SHEET 6



KEY MAP
SCALE = NTS

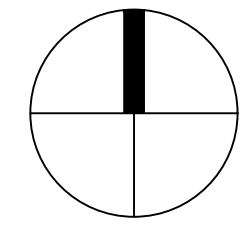
LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS, PERENNIALS, ORNAMENTAL GRASSES
- SOD
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MATCHLINE SHEET 5

NORTH



Scale: 1"=10'

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 SUITE 135
 CENTENNIAL, CO 80112
 TEL 303.224.9520
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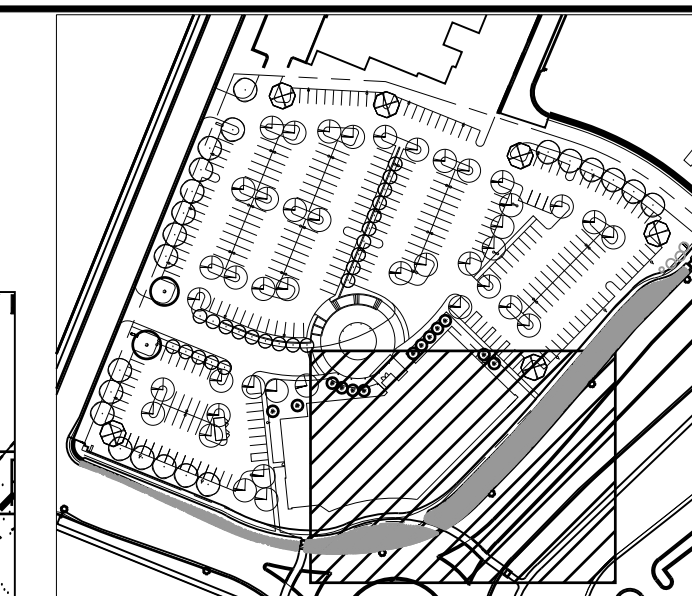
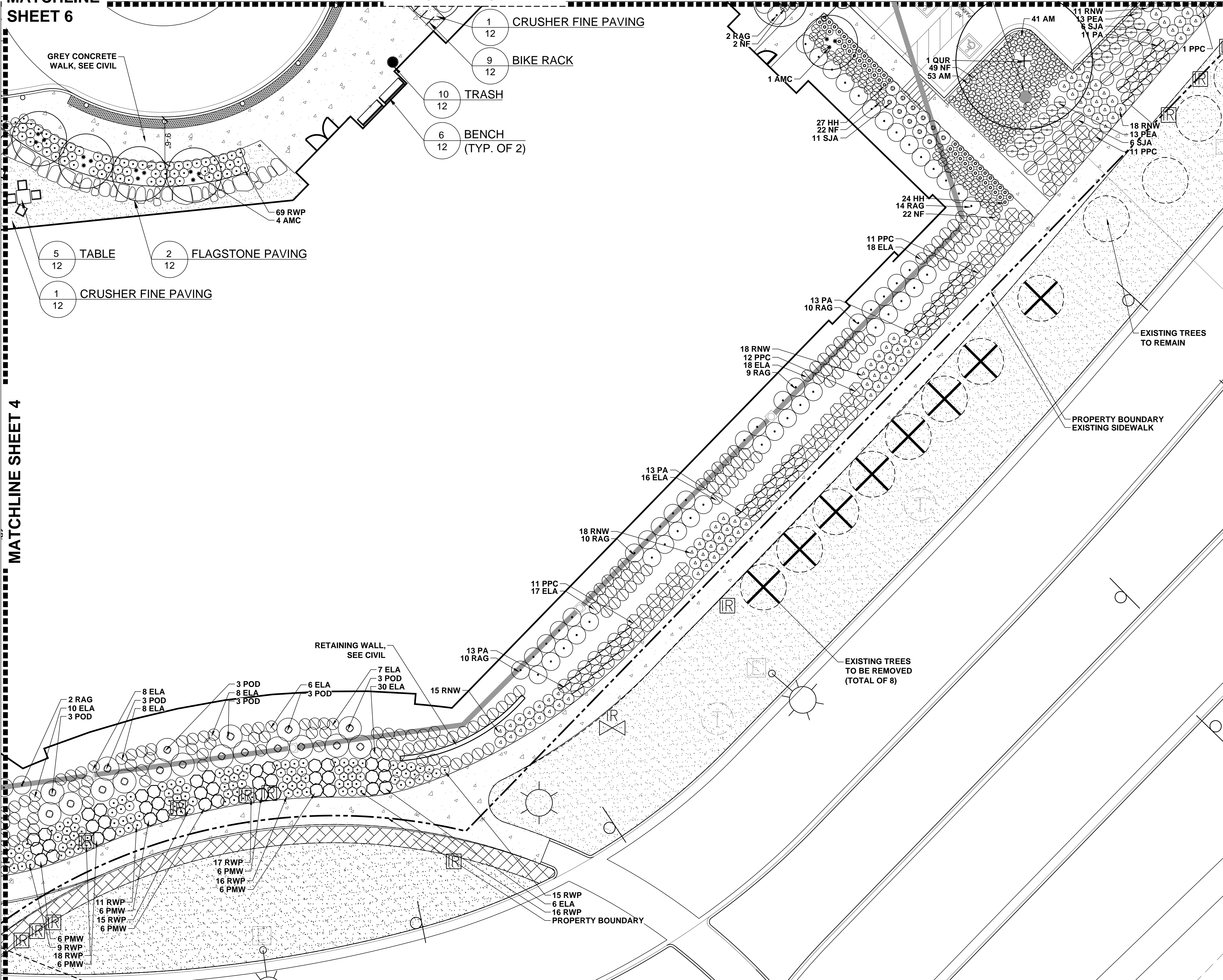
SHEET TITLE
 LANDSCAPE PLAN

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 4 OF 20

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MATCHLINE SHEET 6

MATCHLINE SHEET 7



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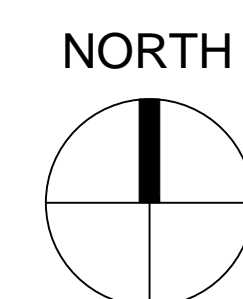
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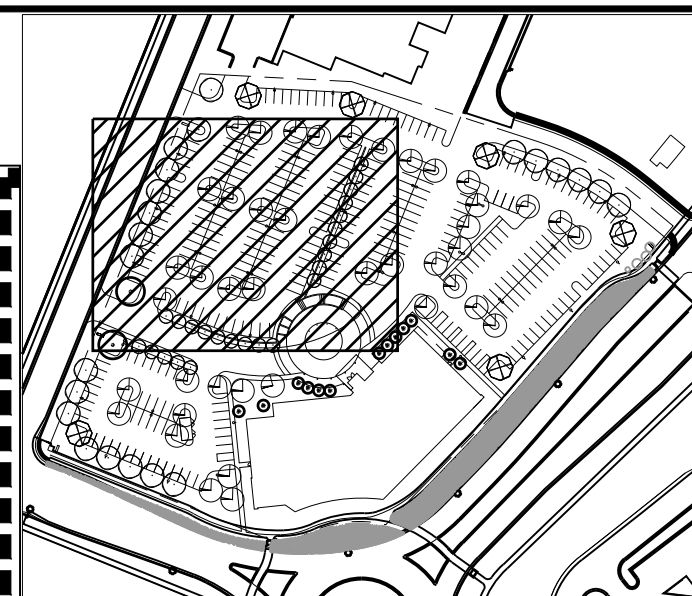
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

5 OF 20



Scale: 1"=10'



KEY MAP
SCALE = NTS



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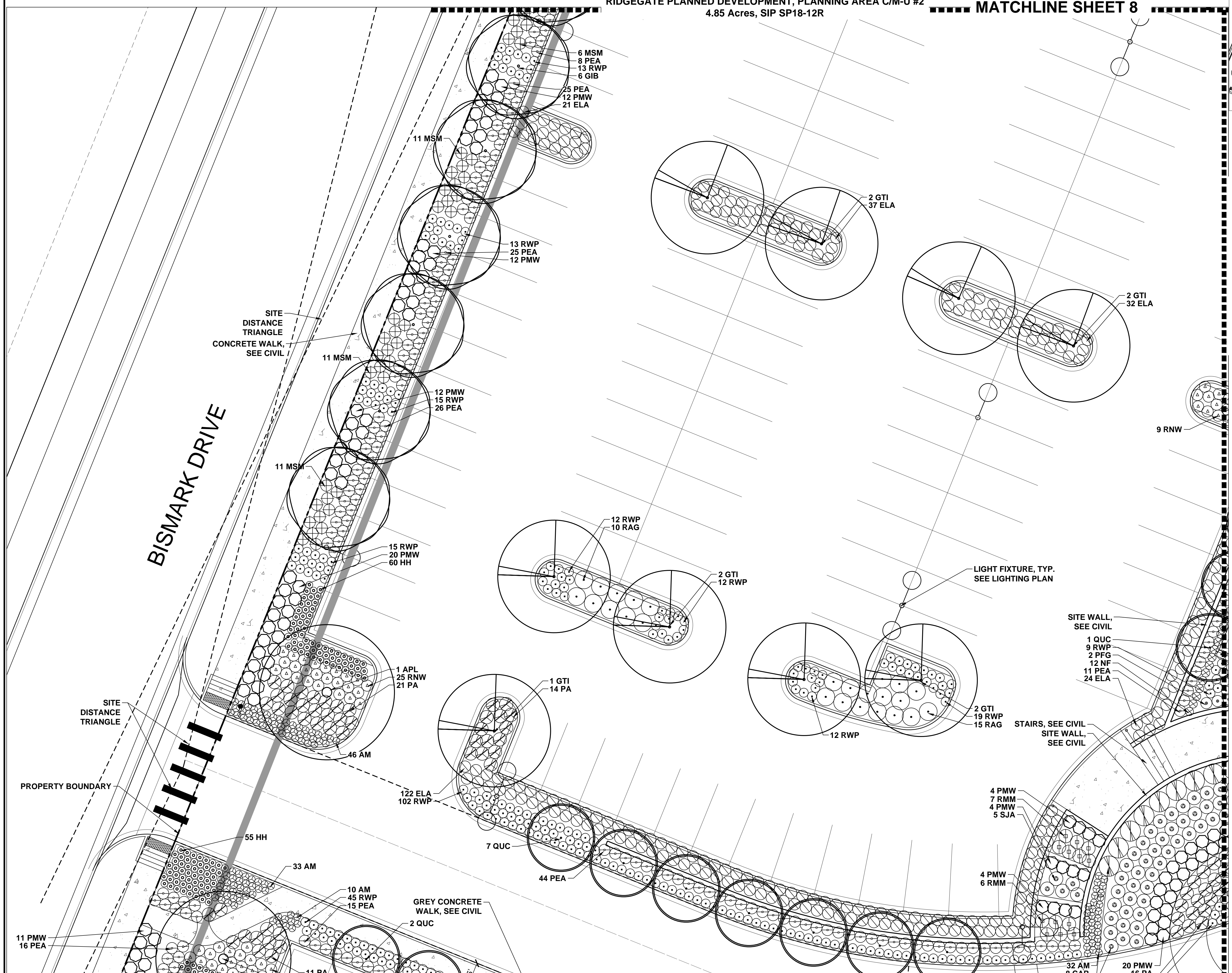
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BISMARK DRIVE

MATCHLINE SHEET 7

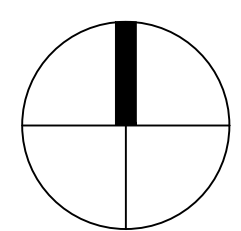
MATCHLINE SHEET 4



LEGEND

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- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS, PERENNIALS, ORNAMENTAL GRASSES
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- EXISTING LANDSCAPE TO REMAIN

NORTH



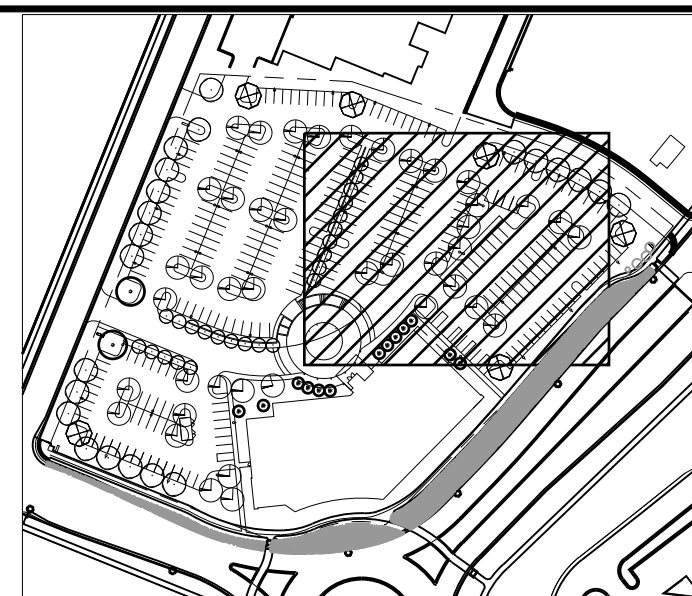
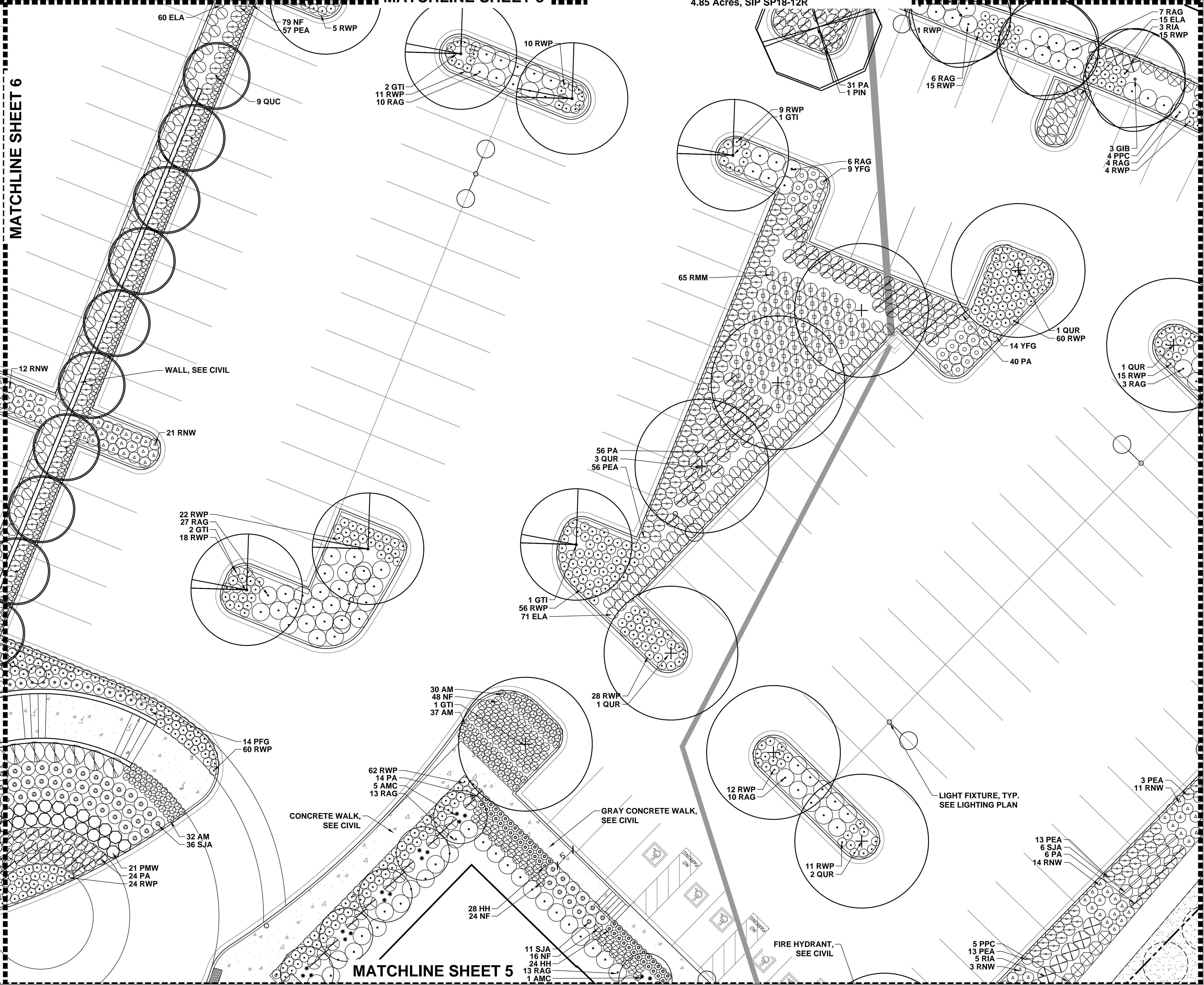
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MATCHLINE SHEET 8

MATCHLINE SHEET 6

MATCHLINE SHEET 8



KEY MAP
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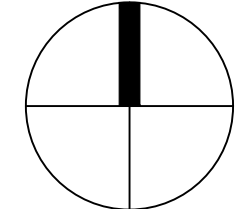
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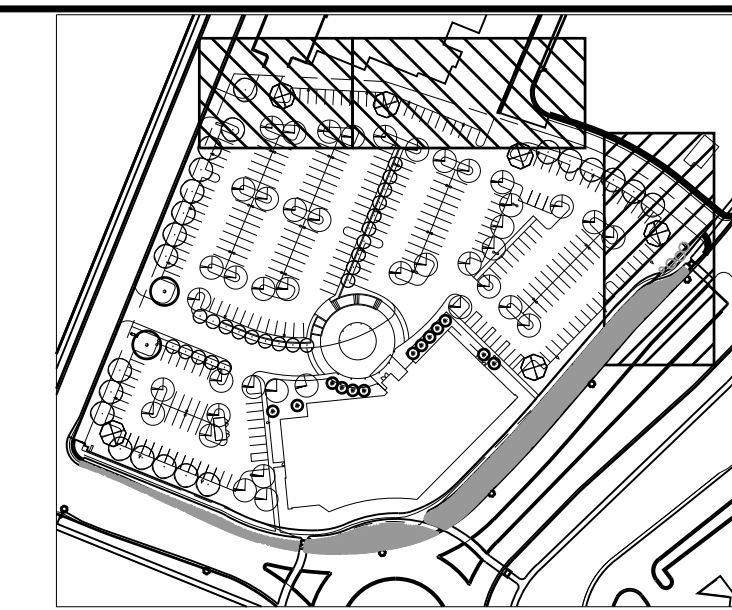


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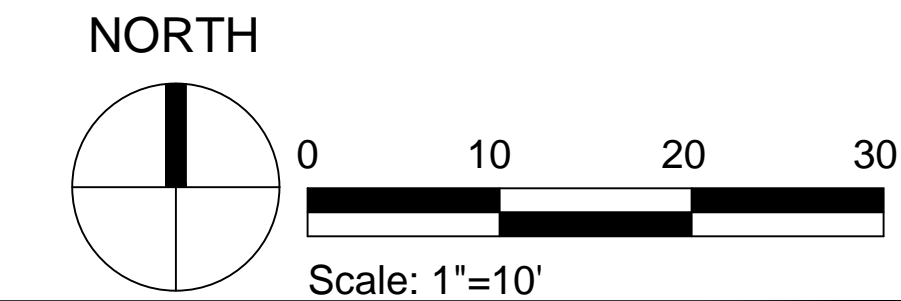
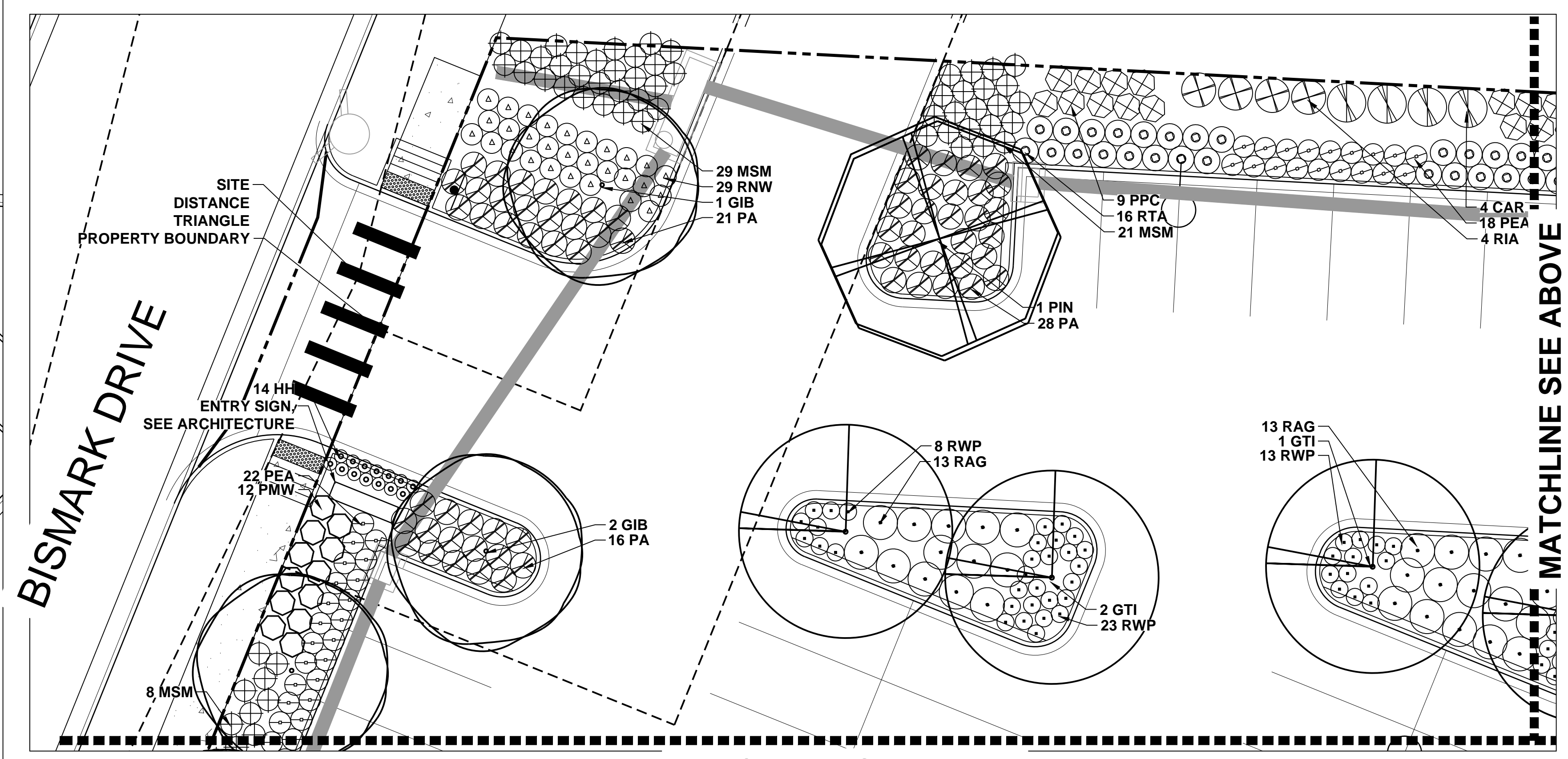
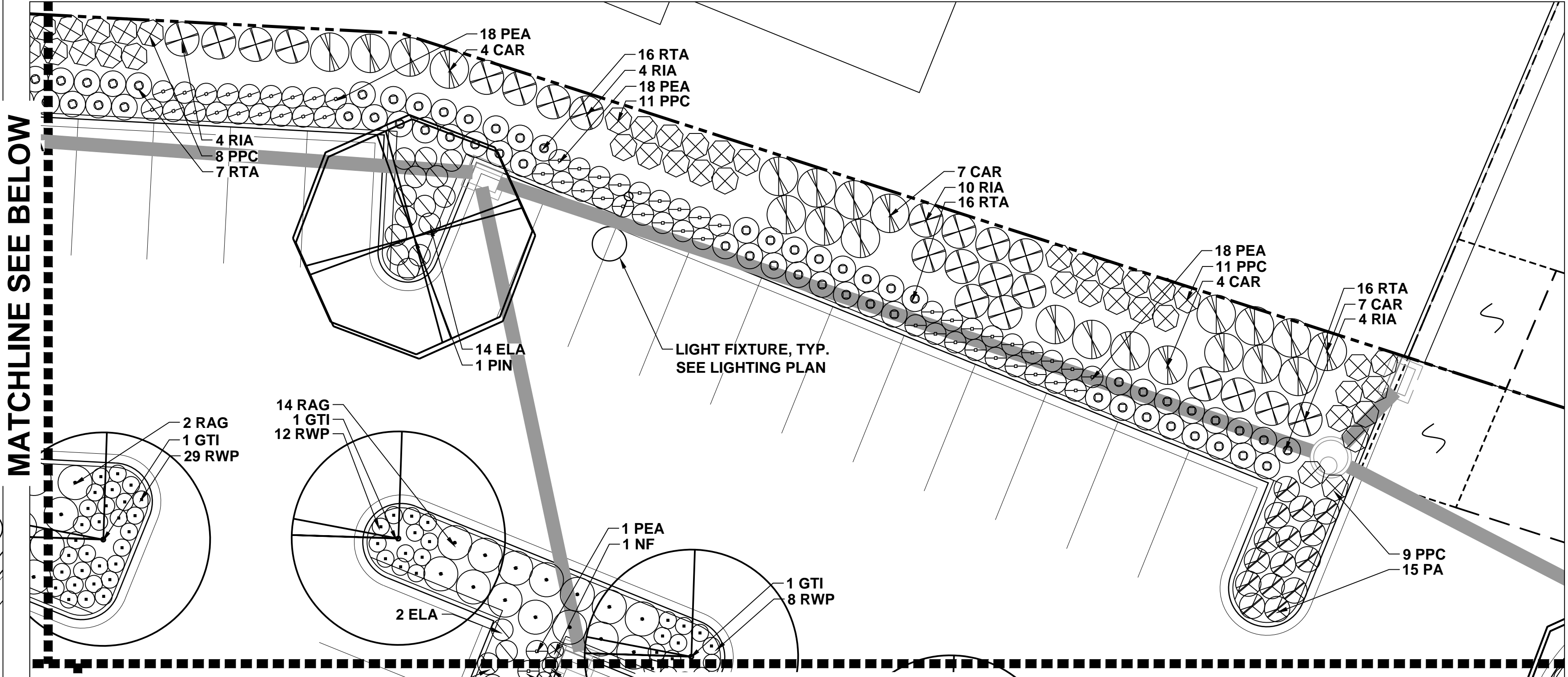
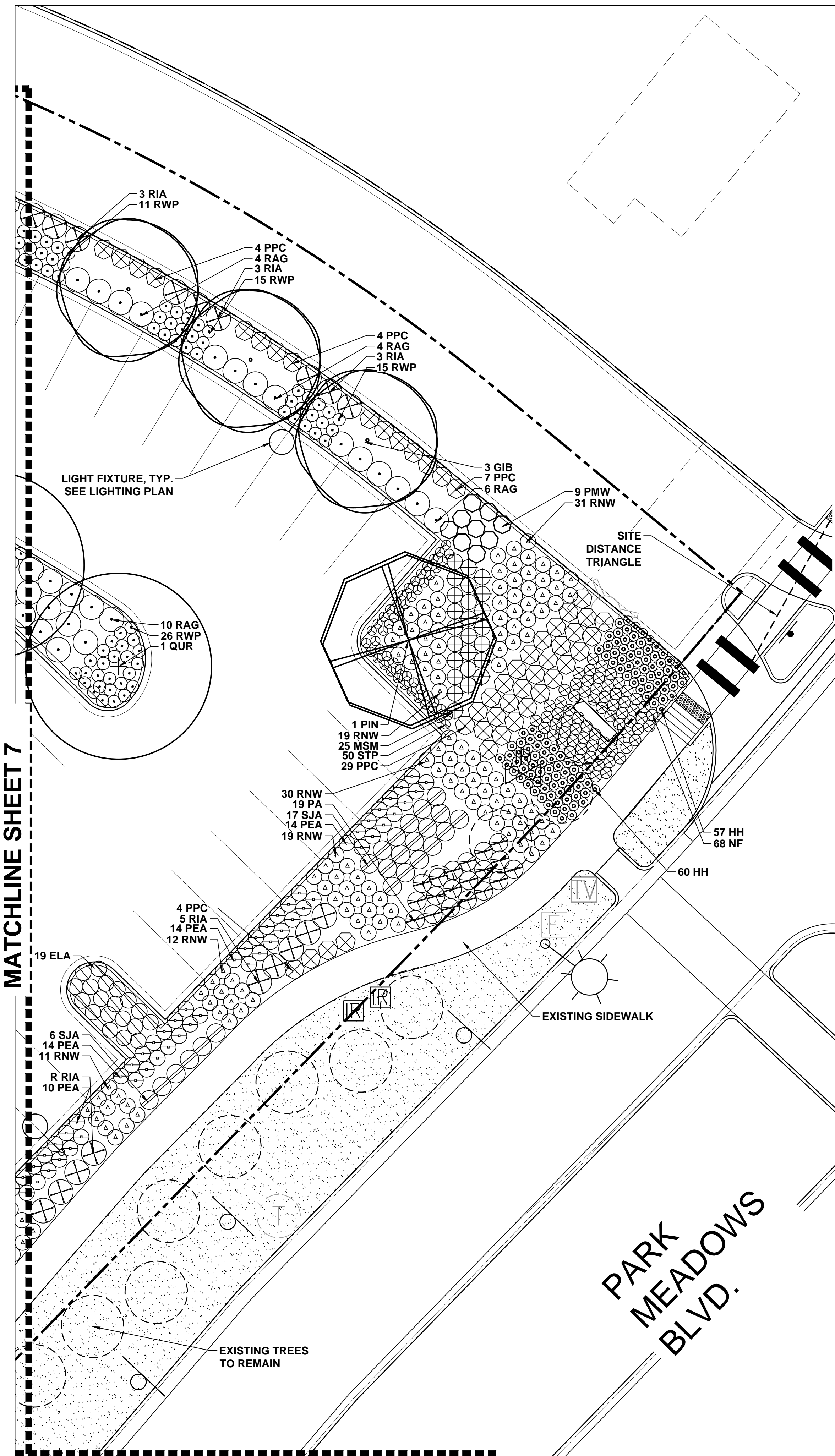
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8/4/18	SIP AMENDMENT

PROJECT
**PINNACLE AT
 RIDGEGATE**

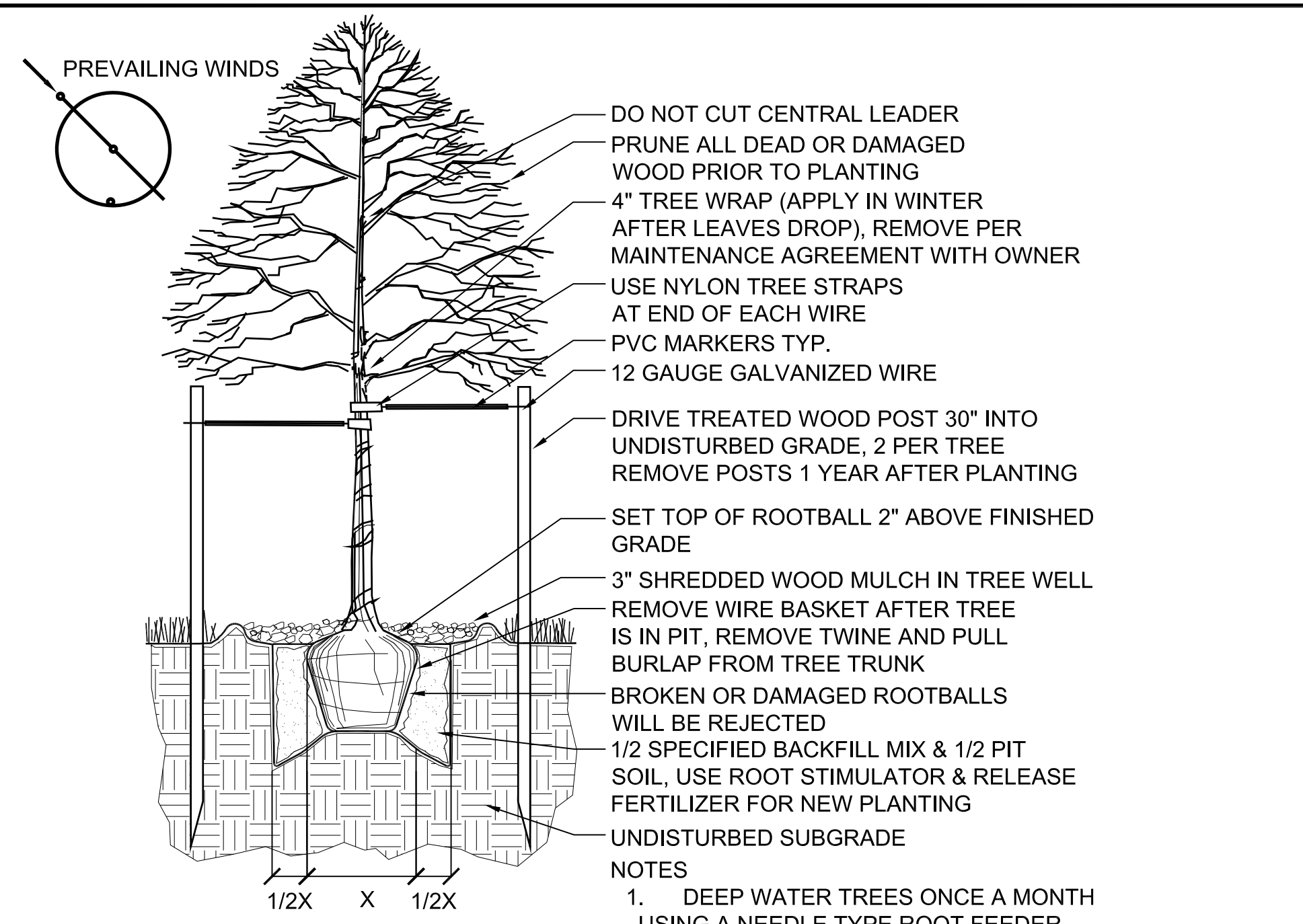
10535 PARK MEADOWS
 BOULEVARD
 LONE TREE, COLORADO 80124

SITE
 IMPROVEMENT
 PLAN
 SUBMITTAL

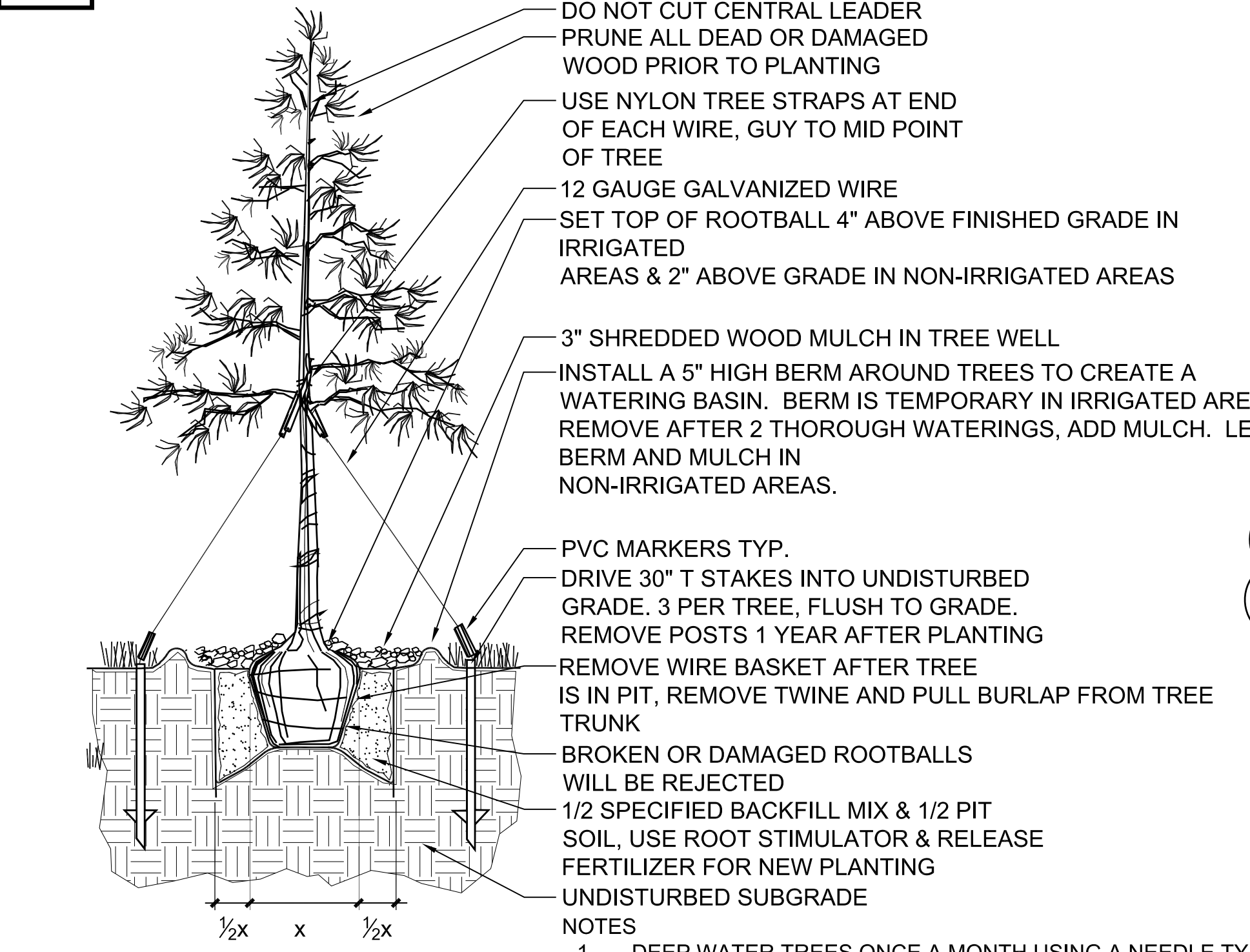
SHEET TITLE

PLANTING SCHEDULE
 AND DETAILS

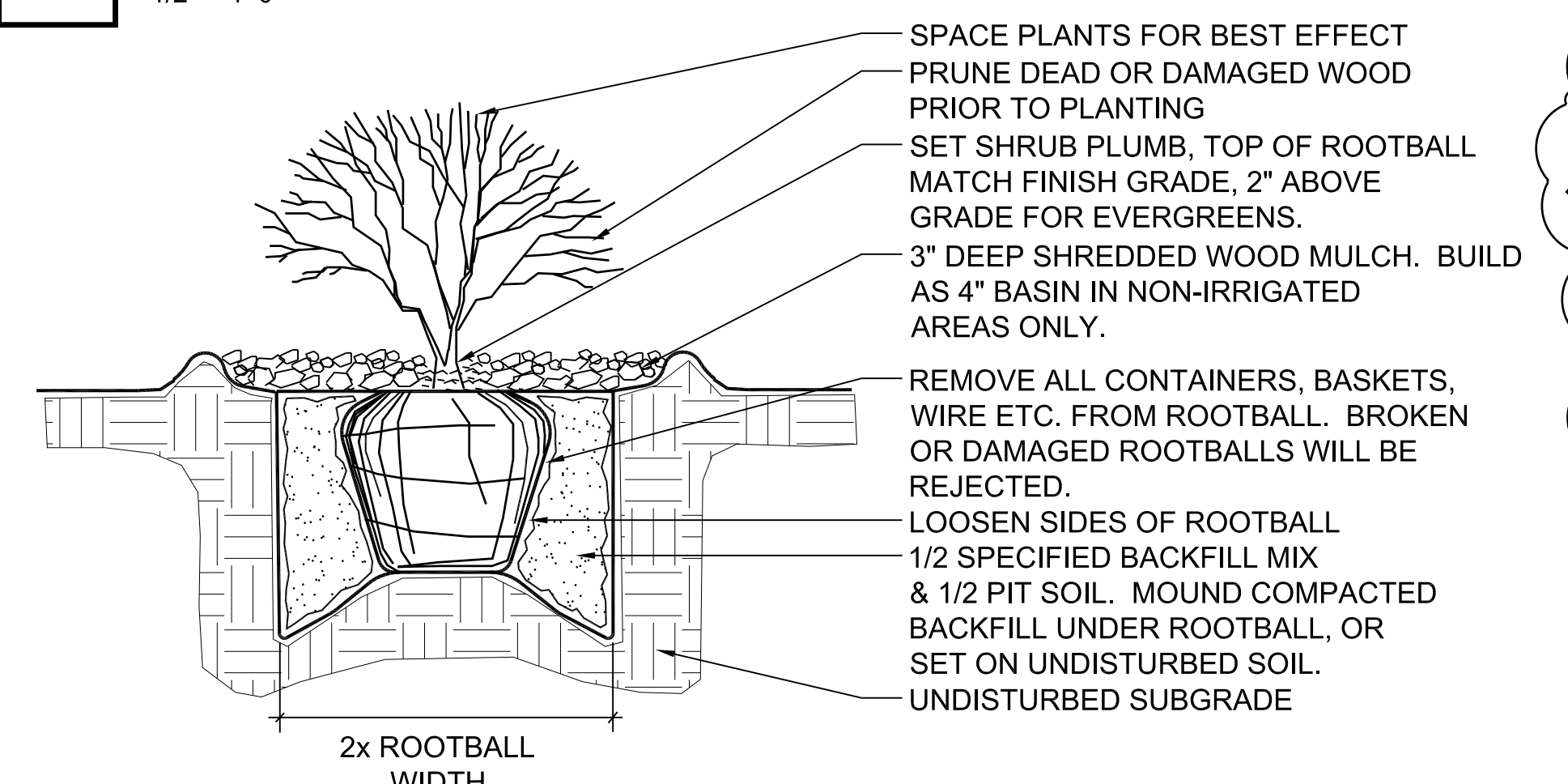
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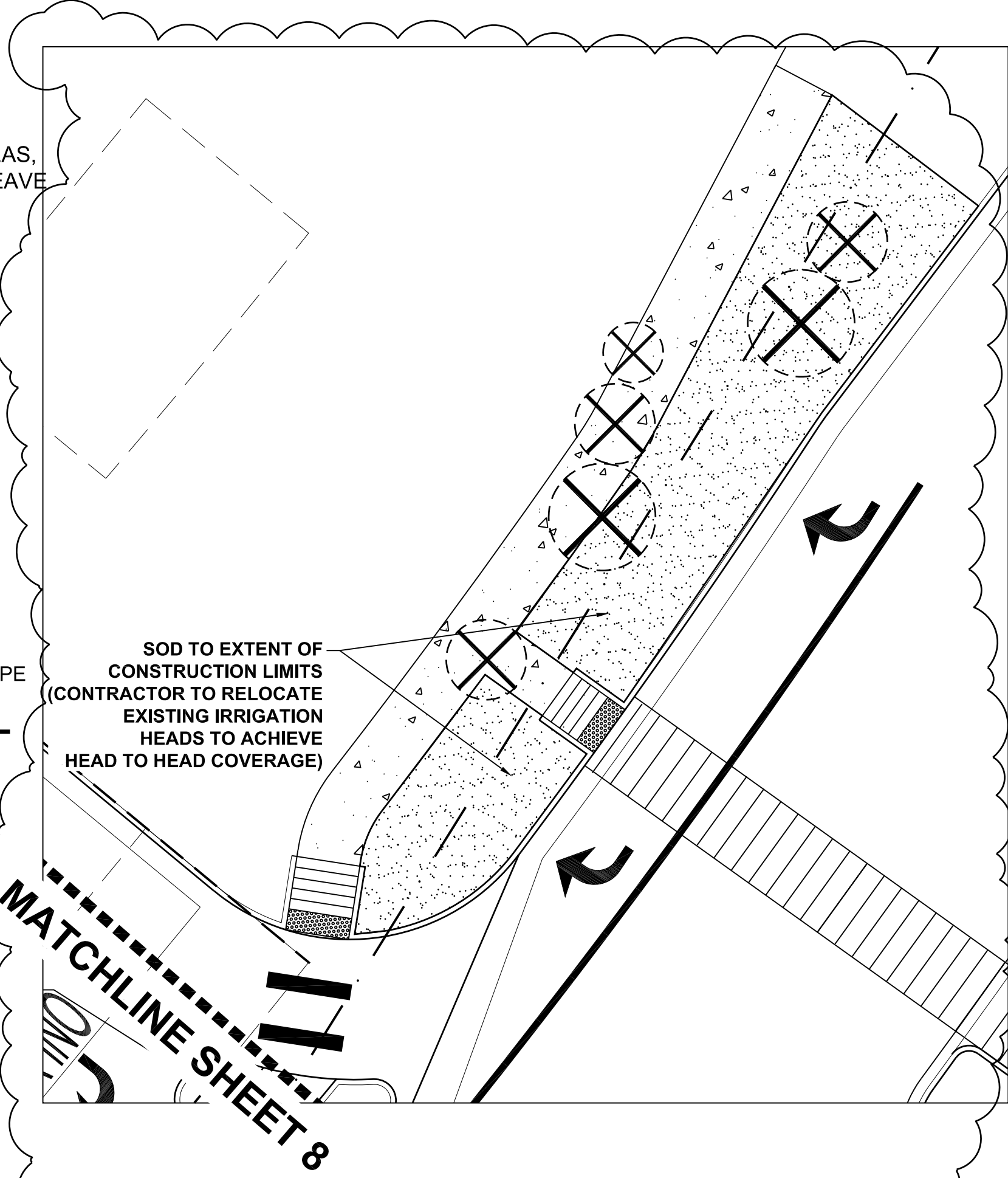
1 DECIDUOUS TREE PLANTING
 1/2" = 1'-0"



2 EVERGREEN TREE PLANTING
 1/2" = 1'-0"



3 SHRUB PLANTING
 1/2" = 1'-0"



4 LANDSCAPE PLAN ENLARGEMENT
 1" = 10'-0"

Notes:

- Soil amendment: (a) All soils for general landscaping areas or on which any cool-season lawn, turf or sod is to be installed must be properly amended with organic matter such as compost and aged manure. A minimum of four (4) cubic yards of compost per each one thousand (1,000) square feet of soil should be incorporated to a depth of at least four (4) to six (6) inches by rototilling or other suitable measure. Soil amendments for native plants and grasses are not required.

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
2	APL	Acer platanoides	NORWAY MAPLE	2.5" CAL.	SEE PLANS B&B
24	GIB	Ginkgo biloba	GINKGO BILOBA	2.5" CAL.	SEE PLANS B&B
21	GTI	Gleditsia triacanthos inermis 'Skyline'	SKYLINE HONEYLOCUST	2.5" CAL.	SEE PLANS B&B
17	QUC	Quercus 'Crimschmidt'	CRIMSON SPIRE OAK	2.5" CAL.	SEE PLANS B&B
21	QUR	Quercus rubra	NORTHERN RED OAK	2.5" CAL.	SEE PLANS B&B

Evergreen Trees

5	PIN	Pinus nigra	AUSTRIAN PINE	6' HT.	SEE PLANS B&B
---	-----	-------------	---------------	--------	---------------

Ornamental Trees

13	AMC	Amelanchier canadensis	SHADBLOW SERVICEBERRY	1 1/2" CAL.	SEE PLANS B&B
----	-----	------------------------	-----------------------	-------------	---------------

Evergreen Shrubs

152	PPC	Picea pungens 'Compacta'	COMPACT COLORADO SPRUCE	5 GAL.	3'-0" o.c.	CONTAINER
191	PMW	Pinus mugo 'White Bud'	WHITE BUD MUGO PINE	5 GAL.	2'-6" o.c.	CONTAINER

Deciduous Shrubs

89	CAR	Cornus alba 'Red Gnome'	RED GNOME DOGWOOD	5 GAL.	4'-0" o.c.	CONTAINER
33	POD	Physocarpus opulifolius 'diablo'	DIABLO NINEBARK	5 GAL.	6'-0" o.c.	CONTAINER
74	RIA	Ribes alpinum	ALPINE CURRANT	5 GAL.	4'-0" o.c.	CONTAINER
63	RDK	Rosa x 'Double Knock Out'	DOUBLE KNOCK-OUT ROSE	5 GAL.	3'-0" o.c.	CONTAINER
78	RMM	Rosa x 'Mr. Lincoln'	MR. LINCOLN ROSE	5 GAL.	3'-0" o.c.	CONTAINER
384	RNW	Rosa x 'Nearly Wild'	NEARLY WILD ROSE	5 GAL.	2'-0" o.c.	CONTAINER
1,220	RWP	Rosa x 'Winnipeg Parks'	WINNIPEG PARKS ROSE	5 GAL.	1'-6" o.c.	CONTAINER
152	SJA	Spirea japonica 'Anthony Waterer'	ANTHONY WATERER SPIREA	5 GAL.	3'-0" o.c.	CONTAINER

Ornamental Grass

618	ELA	Elymus arenarius	BLUE LYME GRASS	1 GAL.	2'-6" o.c.	CONTAINER
172	MSM	Miscanthus sinensis 'Morning Light'	MAIDEN GRASS	1 GAL.	2'-6" o.c.	CONTAINER
563	PEA	Pennisetum alopecuroides	FOUNTAIN GRASS	1 GAL.	2'-0" o.c.	CONTAINER
41	STP	Stipa tenuissima 'Pony Tails'	PONY TAILS STIPA GRASS	1 GAL.	1'-6" o.c.	CONTAINER

Perennials

314	AM	Achillea x 'Moonshine'	MOONSHINE YARROW	1 GAL.	1'-6" o.c.	CONTAINER
728	HH	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAY LILY	1 GAL.	1'-6" o.c.	CONTAINER
343	NF	Nepeta x faassenii	CATMINT	1 GAL.	1'-6" o.c.	CONTAINER
491	PA	Perovskia atriplicifolia	RUSSIAN SAGE	1 GAL.	3'-0" o.c.	CONTAINER
43	PFG	Potentilla fruticosa 'Gold Drop'	GOLD DROP POTENTILLA	1 GAL.	2'-6" o.c.	CONTAINER
23	YFG	Yucca flaccida 'Golden Sword'	GOLDEN SWORD YUCCA	1 GAL.	3'-0" o.c.	CONTAINER

Groundcover

80	RTA	Rhus trilobata 'Autumn Amber'	CREeping THREE LEAF SUMAC	1 GAL.	4'-0" o.c.	CONTAINER
368	RAG	Rhus aromatica 'Gro-Low'	DWARF FRAGRANT SUMAC	1 GAL.	4'-0" o.c.	CONTAINER

Pinnacle at RidgeGate Medical Office Building (MOB)
 Ridgegate - Section 15, Filing 12, Lot 1
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2
 4.85 Acres, SIP SP18-12R



POINT OF CONNECTION #1 - 1"
 PEAK FLOW REQUIREMENT: 17 GPM. REQUIRED STATIC PRESSURE: 75 PSI
 WITH FEBCO 825 YA BACKFLOW PREVENTER, CST FLOW SENSOR & RAIN
 BIRD PEB MASTER VALVE

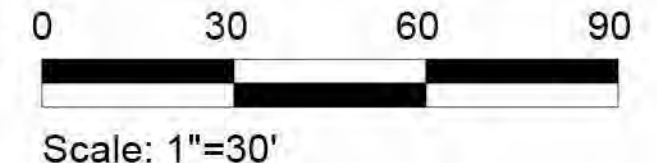
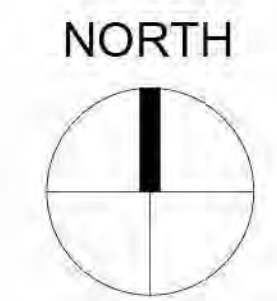
CONTROLLER LOCATION "A"
 RAIN BIRD ESP-LXME CONTROLLER WITH HUNTER SOLAR
 SYNC WEATHER SENSOR

IRRIGATION DESIGN STRATEGY				
HATCH	DESCRIPTION	AREAS < 6'	AREAS 6'-25'	AREAS > 25'
	TREES & SHRUBS	POINT SOURCE DRIP	POINT SOURCE DRIP	POINT SOURCE DRIP



Know what's below.
 Call before you dig.
 CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
 DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES.

HydroSystems-KDI, Inc. Irrigation Consulting
 800 Tabor Street, Suite 200
 Lakewood, Colorado 80403
 303-980-5327
 303-980-5384 (fax)



PROJECT NUMBER
173177.00

DRAWN BY

DATE
SEPTEMBER 2, 2018



Consilium Design
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE

7353 SOUTH ALTON WAY,
 SUITE 135
 CENTENNIAL, CO 80112
 TEL 303.224.9520
 FAX 303.224.9524
 www.consiliumdesign.com

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BOULDER ASSOCIATES

ARCHITECTS

Boulder Associates, Inc.
 Architecture + Interior Design
 1331 21st Street
 Sacramento, California 95811
 916.492.8796 F 916.492.8798
 www.boulderassociates.com

3/20/18 PRICING SET
 4/12/18 SIP COMMENTS

PROJECT
**PINNACLE AT
 RIDGEGATE**

10535 PARK MEADOWS
 BOULEVARD
 LONE TREE, COLORADO 80124

SITE
 IMPROVEMENT
 PLAN
 SUBMITTAL

SHEET TITLE
**OVERALL
 IRRIGATION PLAN**

SHEET NUMBER

10 OF 20

PINNACLE AT RIDGEGATE MEDICAL OFFICE BUILDING (MOB)
RIDGEGATE SECTION 15, FILING 12, LOT 1
RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2
4.85 ACRES
SIP SP18-12R

PROJECT NUMBER
173177.00

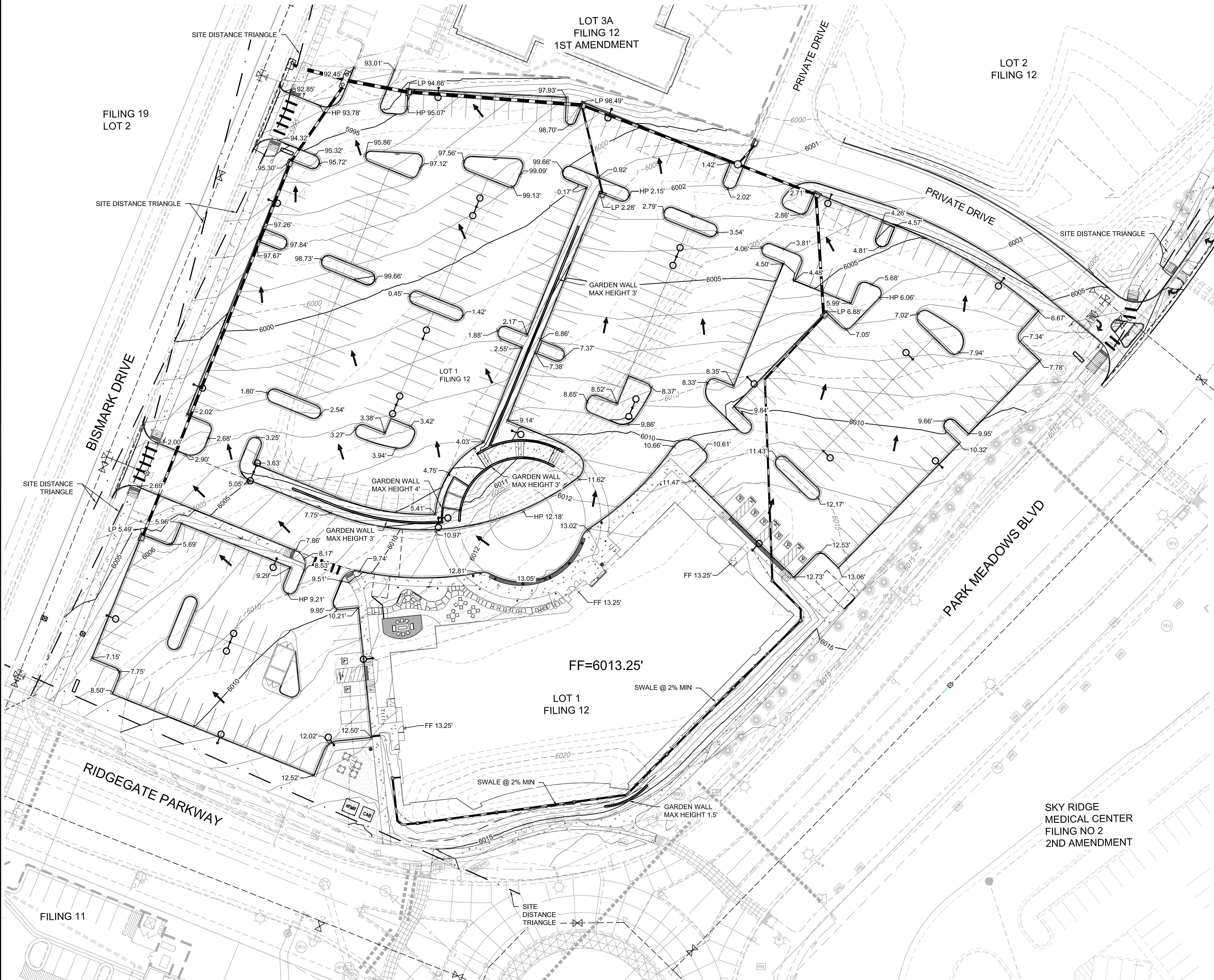
DRAWN BY

DATE
SEPTEMBER 2, 2018

REV	DESCRIPTION	DATE
1	SIP Comments	4/12/18
2	SIP Comments	5/1/18
3	SIP Amendment	8/4/18



Boulder Associates, Inc.
 Architecture + Interior Design
 1331 21st Street
 Sacramento, California 95811
 916.492.8796 F 916.492.8798
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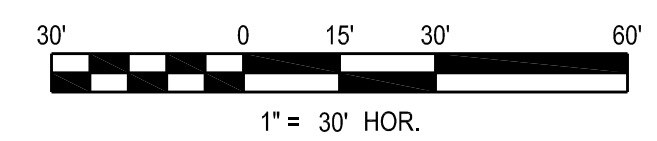
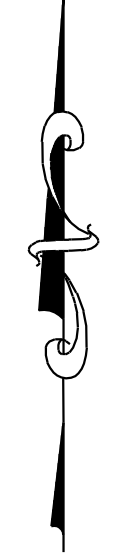


LEGEND

6000	PROPOSED MAJOR CONTOUR
6001	PROPOSED MINOR CONTOUR
6000	EXISTING MAJOR CONTOUR
6000	EXISTING MINOR CONTOUR
FF 70.50' x	FINISHED FLOOR SPOT ELEVATION
FG 70.39' x	FINISHED GRADE SPOT ELEVATION
TC 70.50' x	TOP OF CURB SPOT ELEVATION
MATCH EG 69.57' x	EXISTING GRADE SPOT ELEVATION
HP 70.50' x	HIGH POINT SPOT ELEVATION
LP 68.33' x	LOW POINT SPOT ELEVATION
68.33' x	FLOW LINE SPOT ELEVATION



GARDEN WALL
 WALL MATERIALS TO BE ALLAN BLOCK AB CLASSIC GRAY BLEND



PROJECT
PINNACLE AT RIDGEGATE

LONE TREE, COLORADO
 80124

SITE IMPROVEMENT PLAN SUBMITTAL

SHEET TITLE
GRADING PLAN

Pinnacle at RidgeGate Medical Office Building (MOB)
 Ridgeway - Section 15, Filing 12, Lot 1
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2
 4.85 Acres, SIP SP18-12R

PROJECT NUMBER
173177.00

DRAWN BY

DATE
SEPTEMBER 2, 2018



Consilium Design
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE

7353 SOUTH ALTON WAY,
 SUITE 135
 CENTENNIAL, CO 80112
 TEL 303.224.9520
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3/20/18	PRICING SET
3/21/18	SIP SUBMITTAL
4/12/18	SIP COMMENTS
5/1/18	SIP COMMENTS

PROJECT
Pinnacle at RIDGEGATE

10535 PARK MEADOWS
 BOULEVARD
 LONE TREE, COLORADO 80124

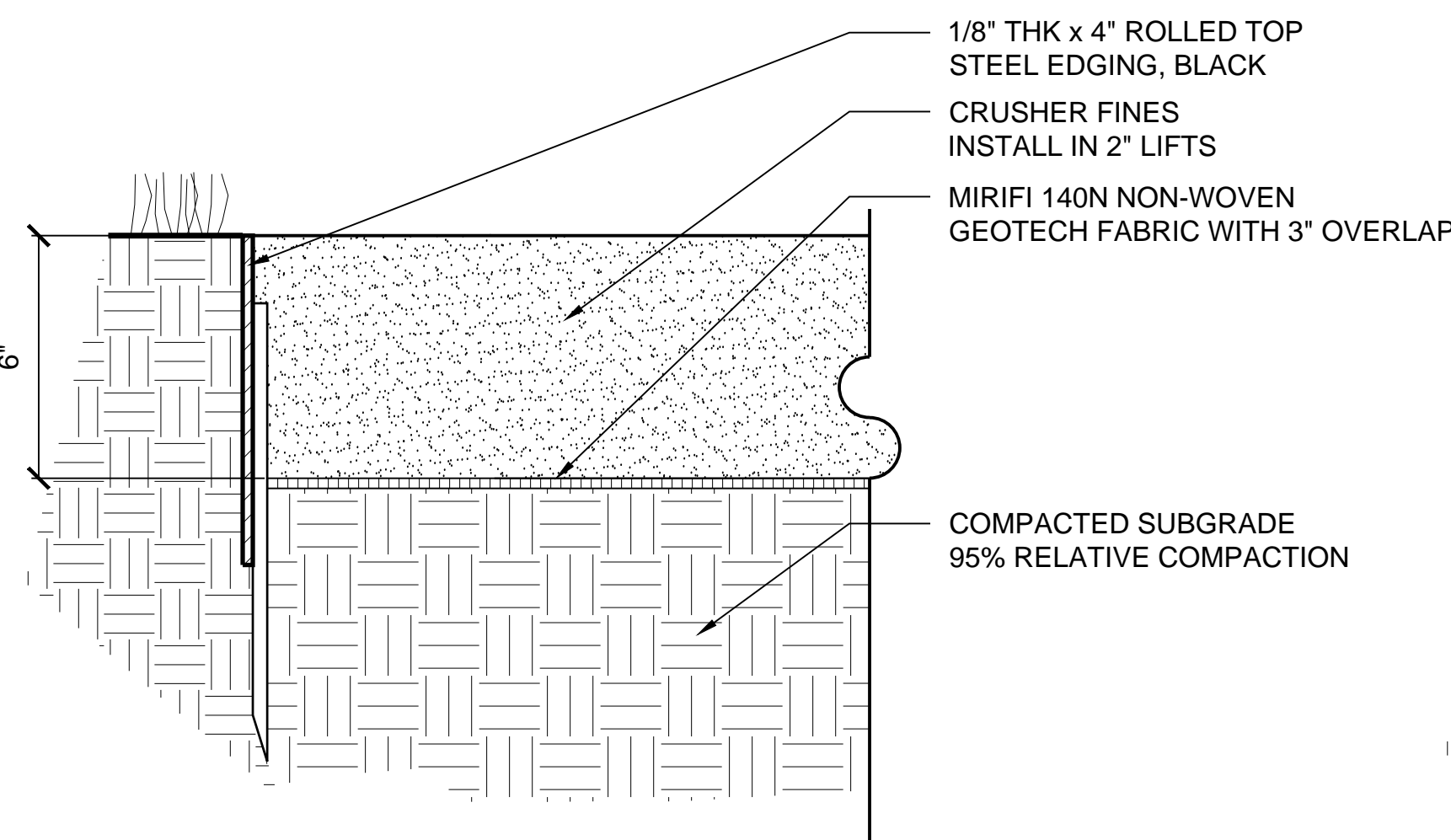
SITE
 IMPROVEMENT
 PLAN
 SUBMITTAL

SHEET TITLE

SITE FURNISHINGS

SHEET NUMBER

12 OF 20



SUPPLIER: SANTA FE SAND AND GRAVEL
 MATERIAL: BUFF BREEZE
 COLOR: TAN
 LOCATION: 6601 S. SANTA FE DR., LITTLETON, CO

1 CRUSHER FINE PAVING
 SCALE: 1"=10'



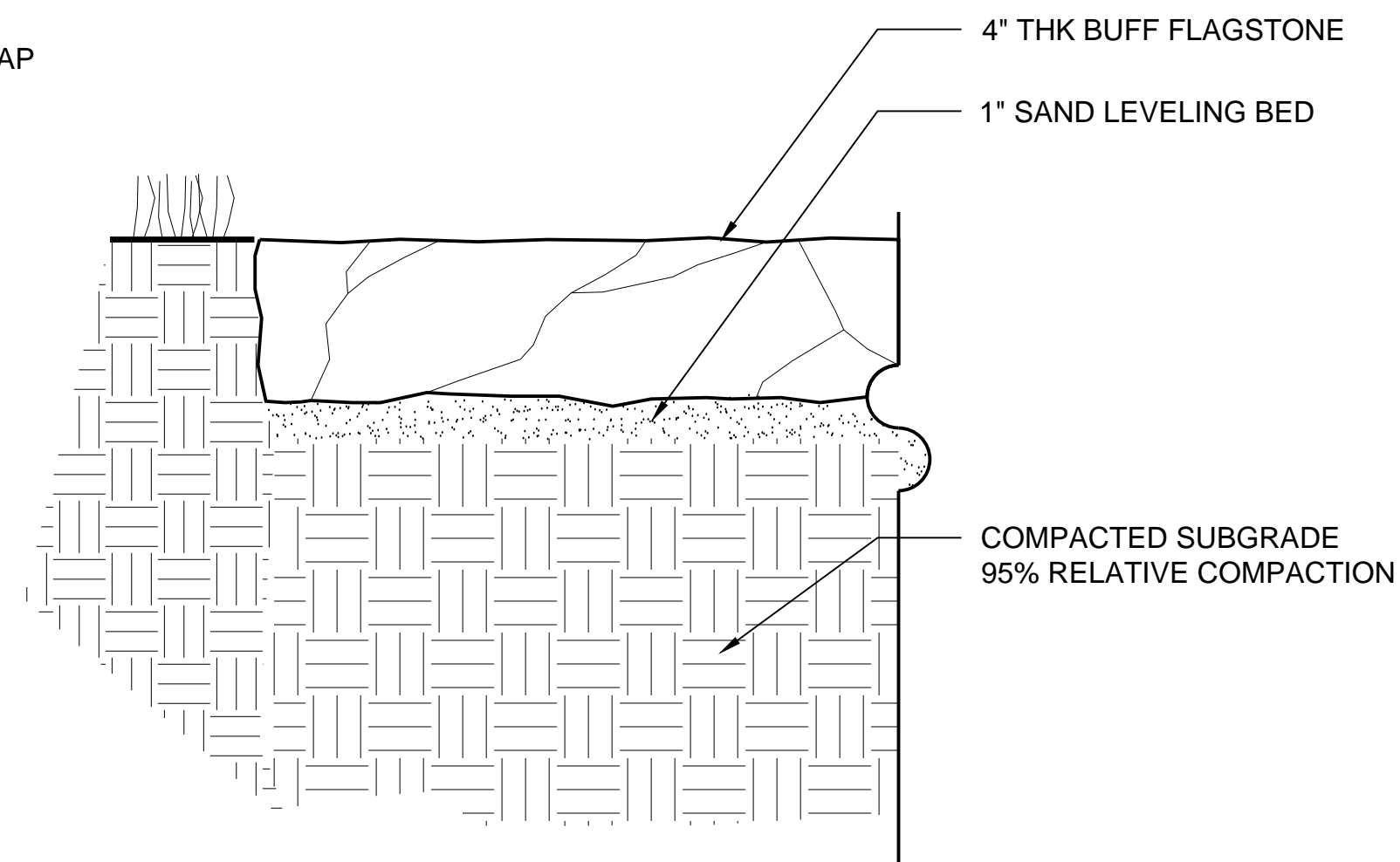
MANUFACTURE: GLOSTER
 MODEL: CAPE LOUNGE CHAIR
 MATERIAL: TEAK
 CONTACT: 312.321.1093

4 LOUNGE CHAIRS
 SCALE: NTS



MANUFACTURE: GLOSTER
 MODEL: BRISTOL ROUND TABLE & CAPE DINING CHAIR
 MATERIAL: TEAK
 CONTACT: 312.321.1093

7 TABLE AND CHAIRS
 SCALE: NTS



2 FLAGSTONE PAVING
 SCALE: 1"=10'

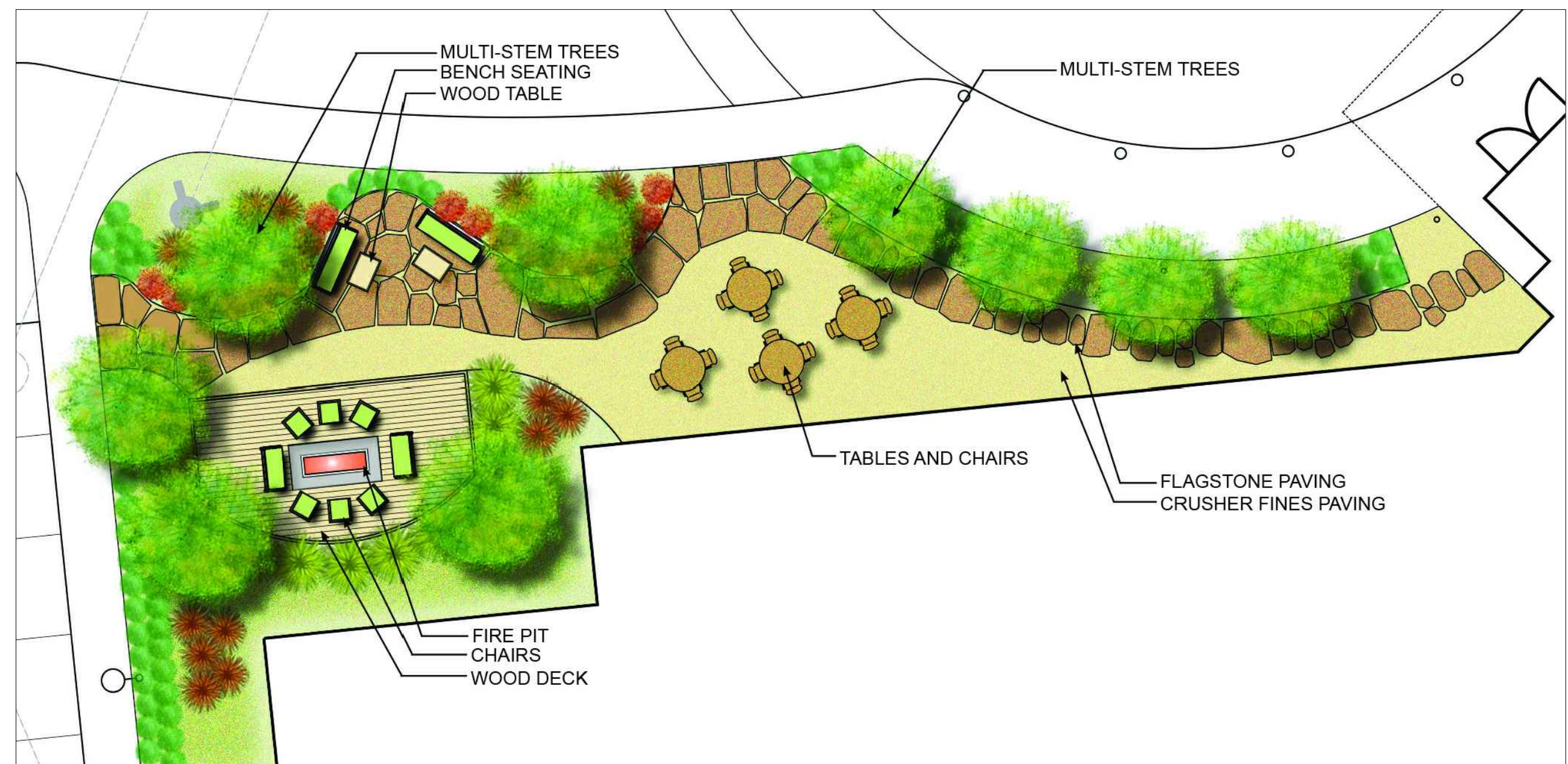


MANUFACTURE: GLOSTER
 MODEL: BRISTOL SQUARE TABLE & CAPE DINING CHAIR
 MATERIAL: TEAK
 CONTACT: 312.321.1093

5 TABLE AND CHAIRS
 SCALE: NTS



8 FIRE PIT
 SCALE: NTS



3 COURTYARD PLAN
 SCALE: 1"=10'



MANUFACTURE: GLOSTER
 MODEL: LOOP SEATER SOFA
 MATERIAL: TEAK
 CONTACT: 312.321.1093

6 BENCH
 SCALE: NTS



MANUFACTURE: LANDSCAPE FORMS
 MODEL: BOLA BIKE RACK
 COLOR: BLACK
 CONTACT: VIVIAN KOVACS, 303.799.0028

9 BIKE RACK
 SCALE: NTS



MANUFACTURE: LANDSCAPE FORMS
 MODEL: GRETCHEN LITTER
 COLOR: BLACK
 CONTACT: VIVIAN KOVACS, 303.799.0028

10 TRASH
 SCALE: NTS

PINNACLE AT RIDGEGATE MEDICAL OFFICE BUILDING (MOB)
 Ridgeway - Section 15, Filing 12, Lot 1
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2
 4.85 Acres
 SIP SP18-12R

SHEET NOTES

1. LIGHT LINE WEIGHT INDICATES EXISTING WORK TO REMAIN, DARK LINE WEIGHT INDICATES NEW WORK.
2. ALL LUMINAIRES MARKED WITH AN (E) ARE EXISTING TO REMAIN.
3. ALL EXTERIOR LUMINAIRES SHALL BE ROUTED THROUGH EXISTING LIGHTING CONTROL SYSTEM.

PHOTOMETRIC RESULTS				
	AVERAGE	MAX	MIN	MAX-MIN
PARKING LOT	1.7	4.5	0.5	9.0:1

NUMBERS LISTED ABOVE ARE MEASURED IN FOOTCANDLES

KEY NOTES

- ① POWER SHALL BE PROVIDED FOR ILLUMINATED SIGN.

PROJECT NUMBER
173177.00

DRAWN BY
N. PAUGH

DATE
SEPTEMBER 2, 2018



Boulder Associates, Inc.
 Architecture + Interior Design
 1426 Pearl Street, Suite 300
 Boulder, Colorado 80302
 303.499.7795 F 303.499.7767
 www.boulderassociates.com

3/20/18	PRICING SET
3/21/18	SIP SUBMITTAL
4/12/18	SIP COMMENTS
5/1/18	SIP COMMENTS

PROJECT
PINNACLE AT RIDGEGATE

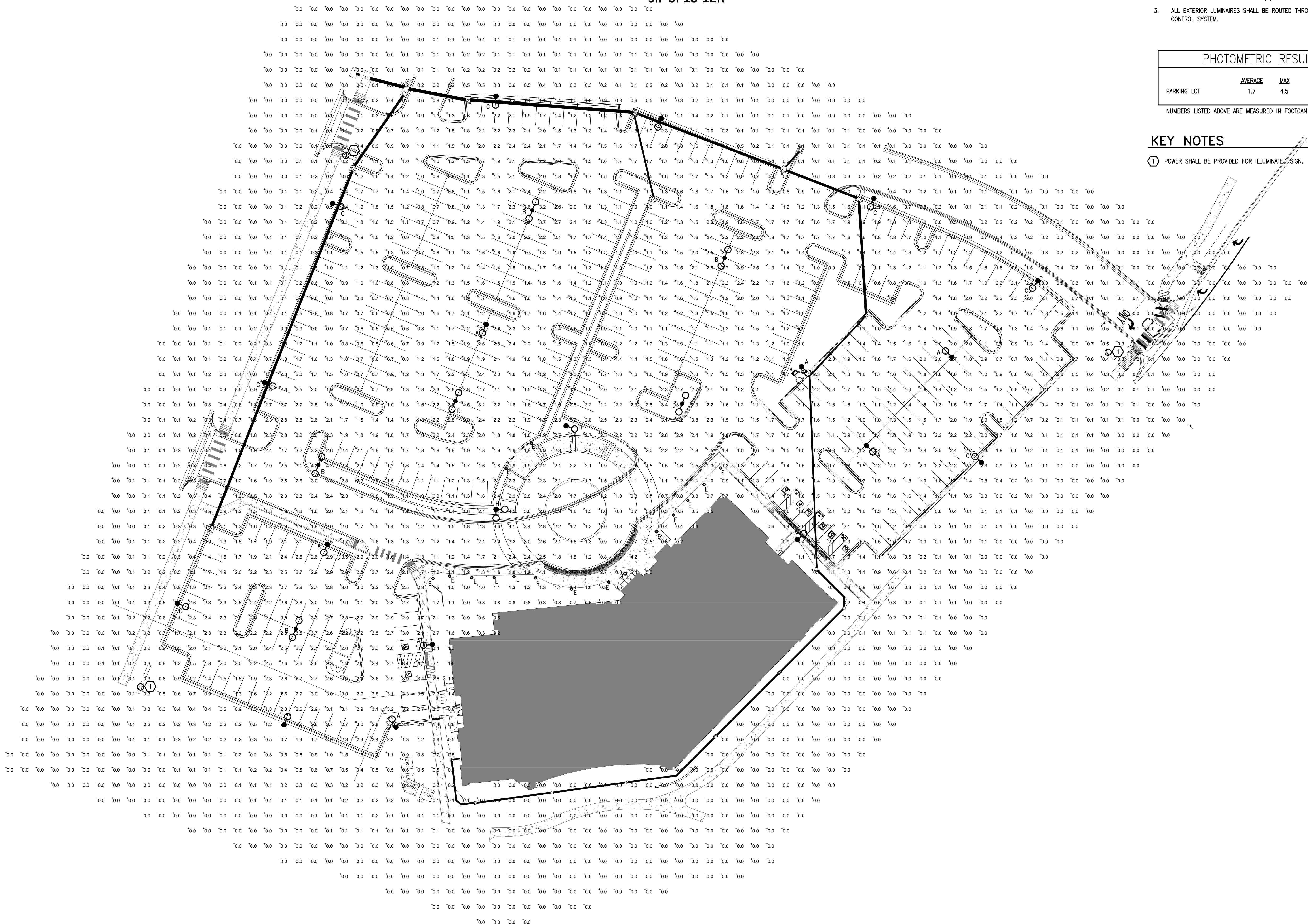
10535 PARK MEADOWS BOULEVARD
 LONE TREE, COLORADO 80124

SITE
 IMPROVEMENT
 PLAN
 SUBMITTAL

SHEET TITLE
 LIGHTING /
 PHOTOMETRIC
 PLAN

SHEET NUMBER

13 OF 28



① SITE DEVELOPMENT PLAN
 SCALE: 1" = 30'-0"

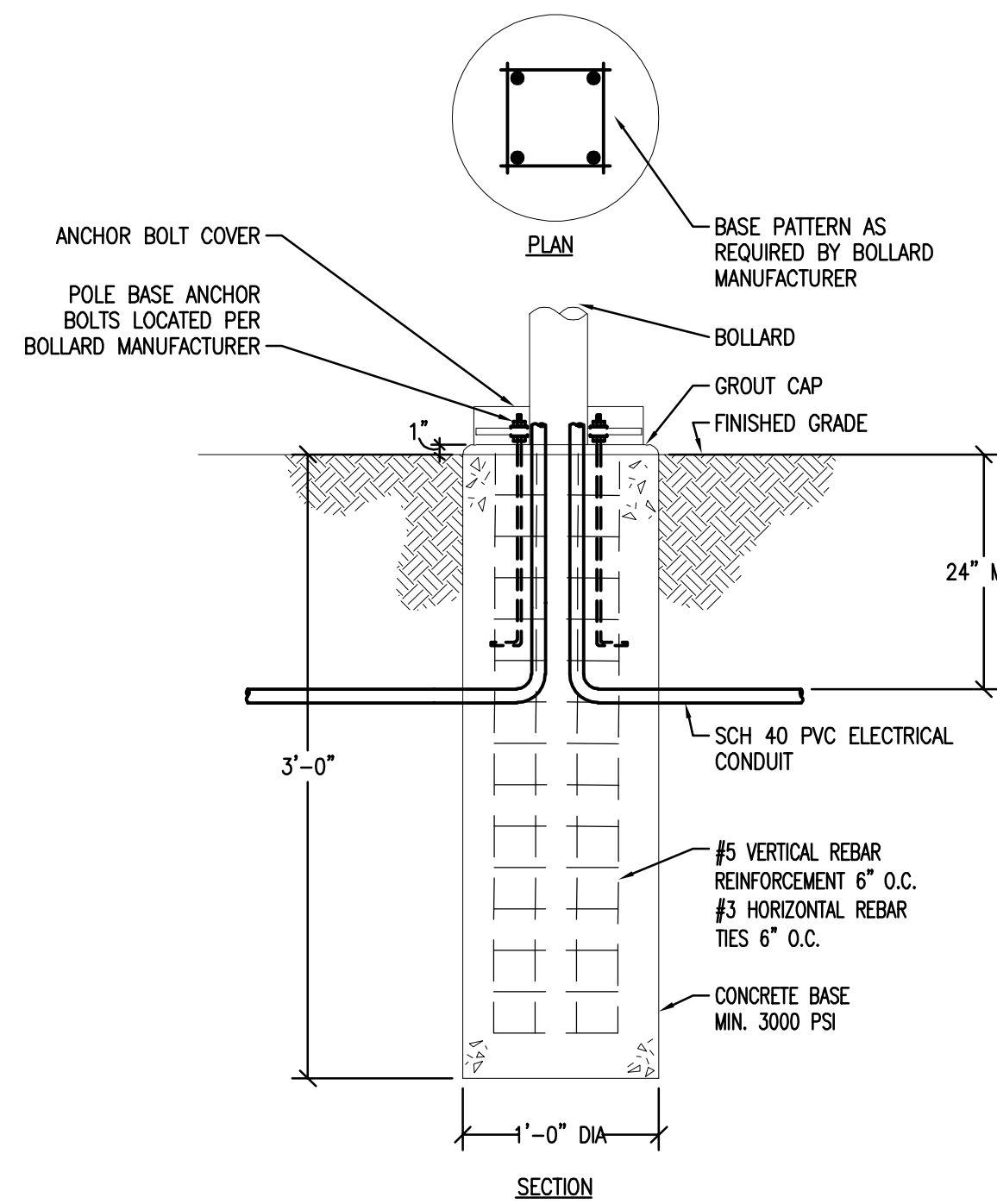
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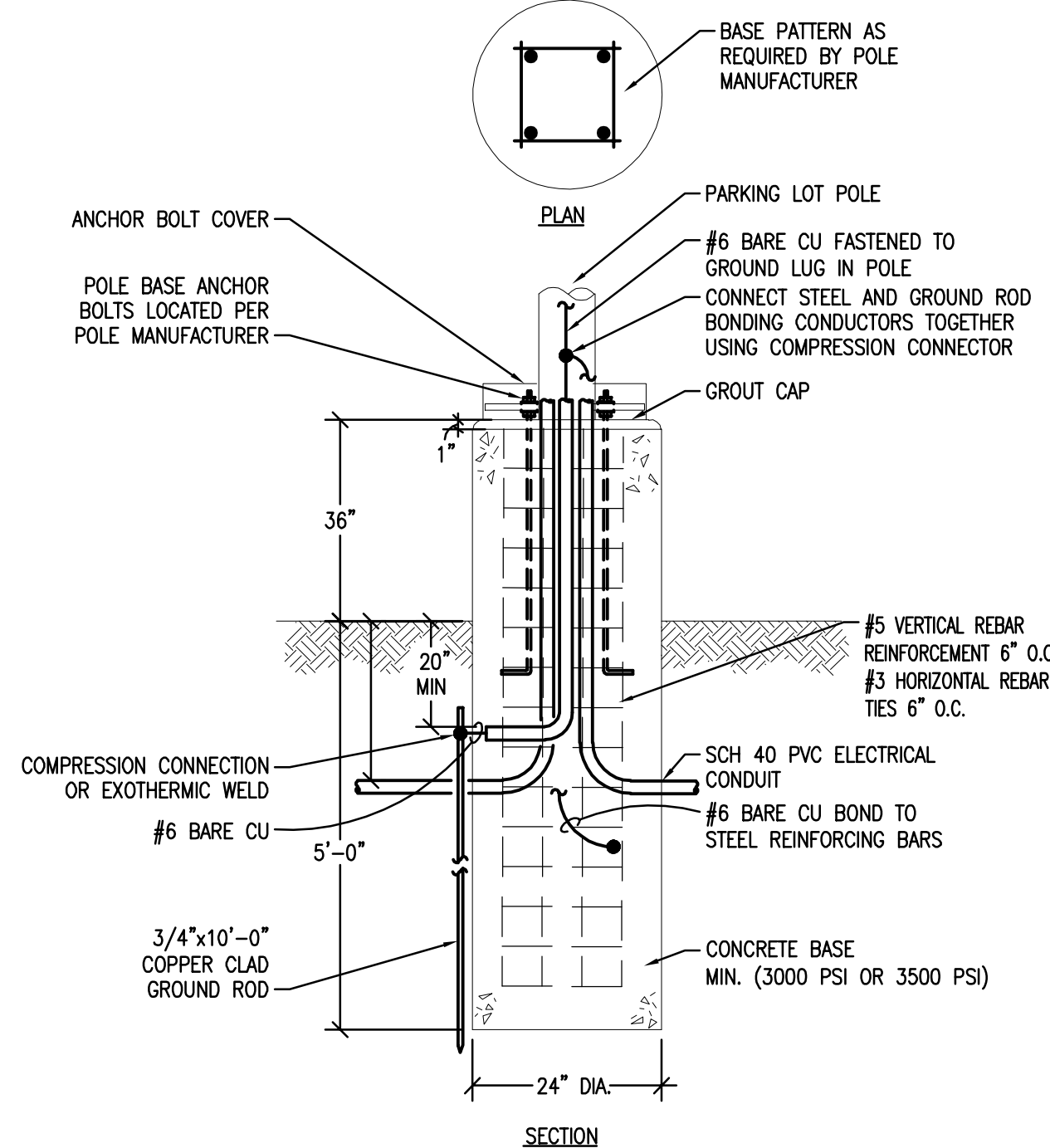
TTLBv.11021

PINNACLE AT RIDGEGATE MEDICAL OFFICE BUILDING (MOB)
 Ridgeway - Section 15, Filing 12, Lot 1
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2

4.85 Acres
SIP SP18-12R



4 BOLLARD BASE DETAIL
 SCALE: NONE



5 PARKING LOT POLE BASE DETAIL
 SCALE: NONE

LUMINAIRE SCHEDULE										
KEY	QTY	LAMP(S) TYPE	DESCRIPTION	FINISH	MOUNTING	MANUFACTURER	CATALOG NUMBER	VOLTS	VA	NOTES
A	--	4000K LED	SPECIFICATION GRADE SINGLE HEAD PARKING LOT POLE MOUNTED LED LUMINAIRE, TYPE III DISTRIBUTION ON A SQUARE STRAIGHT STEEL POLE	DARK BRONZE	POLE 21'-0"	LITHONIA LIGHTING	DSX1-LED-P4-40K-T3M-MVOLT	MVOLT	92	
B	--	4000K LED	SPECIFICATION GRADE DOUBLE HEAD (180 DEGREE) PARKING LOT POLE MOUNTED LED LUMINAIRE, TYPE III DISTRIBUTION ON A SQUARE STRAIGHT STEEL POLE	DARK BRONZE	POLE 21'-0"	LITHONIA LIGHTING	DSX0-LED-P4-40K-T3M-MVOLT	MVOLT	184	
C	--	4000K LED	SPECIFICATION GRADE SINGLE HEAD PARKING LOT POLE MOUNTED LED LUMINAIRE, TYPE II DISTRIBUTION WITH A HOUSE-SIDE SHIELD ON A SQUARE STRAIGHT STEEL POLE	DARK BRONZE	POLE 21'-0"	LITHONIA LIGHTING	DSX0-LED-P4-40K-T3M-MVOLT	MVOLT	92	
D	--	4000K LED	SPECIFICATION GRADE DOUBLE HEAD (180 DEGREE) PARKING LOT POLE MOUNTED LED LUMINAIRE, TYPE IV DISTRIBUTION ON A SQUARE STRAIGHT STEEL POLE	DARK BRONZE	POLE 21'-0"	LITHONIA LIGHTING	DSX0-LED-P4-40K-T4M-MVOLT	MVOLT	184	
E	--	4000K LED	8" ROUND BY 42" TALL SPECIFICATION GRADE BOLLARD, TYPE V DISTRIBUTION	DARK BRONZE	GRADE MOUNTED	LITHONIA LIGHTING	DSXB-LED-16C-530-40K-SYM-MVOLT	MVOLT	28	
G	--	4000K LED	6" ROUND RECESSED LED DOWNLIGHT	TBD	RECESSED	LITHONIA LIGHTING	LDN6 40/20 L68AR LD	MVOLT	23	
H	--	4000K LED	SPECIFICATION GRADE SINGLE HEAD PARKING LOT POLE MOUNTED LED LUMINAIRE, TYPE IV DISTRIBUTION ON A SQUARE STRAIGHT STEEL POLE	DARK BRONZE	POLE 21'-0"	LITHONIA LIGHTING	DSX0-LED-P4-40K-T4M-MVOLT	MVOLT	92	
I	--	4000K LED	SPECIFICATION GRADE DOUBLE HEAD (90 DEGREE) PARKING LOT POLE MOUNTED LED LUMINAIRE, TYPE IV DISTRIBUTION ON A SQUARE STRAIGHT STEEL POLE	DARK BRONZE	POLE 21'-0"	LITHONIA LIGHTING	DSX0-LED-P4-40K-T4M-MVOLT	MVOLT	184	

LUMINAIRE SCHEDULE NOTES:
 1. UNLESS INDICATED OTHERWISE, REFER TO THE SPECIFICATIONS FOR ALL LAMPS AND BALLASTS. COORDINATE THE VOLTAGE AND MOUNTING CONFIGURATION WITH THE PLANS.

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Durable square metal reflectors retained by torsion springs.
 Galvanized steel mount regulator frame; galvanized steel junction box with bottom-hinged access cover and spring latch.
 Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight through conduit runs. Capacity: 8/4 in. 4-wire, No. 12 AWG conductors, rated for 90°C.
 Accommodates 12" x 18" mini-spacing.
 Passive cooling thermal management for 25°C standard, high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
 Max ceiling thickness 1-1/2".
OPTICS — LEDs are bonded to a 3-step (50A-18) CR minimum.
 LED light sources concealed with diffusing optical lens.
 General illumination lighting with 1:1 S/M and 55° cutoff to source and source image.
 Self-flanged angled reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.
 Self-flanged angled reflectors in specular, semi-specular, or matte diffuse finishes.
ELECTRICAL — Multi-wire (120/277V, 50/60Hz) and ELO-10V dimming drivers mounted to junction box. 30% or 7% minimum dimming level available.
 9-18W dimming feature requires two (2) additional low-voltage wires to be pulled.
 20% lumen maintenance at 50,000 hours.
LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet locations, covered ceiling optional). ENERGY STAR® certified product.
WARRANTY — 5-year limited warranty. Complete warranty terms located at www.lithonia.com/customer-service/terms_and_conditions.
 Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



Series	Color temperature	Lumens ¹	Aperture/Trim Color	Finish	Voltage
LDN6SQ					
LDN6SQ 6" square	27/ 2700K	65 500 lumens	L56 Downlight	AR Clear	MVOLT Multi-volt
	30/ 3000K	10 1000 lumens	L56W Wallwash	WR White	120 120V
	35/ 3500K	15 1500 lumens		BR Black	277 277V
	40/ 4000K	20 2000 lumens			
	50/ 5000K	25 2500 lumens			
		30 3000 lumens			
		40 4000 lumens			
		50 5000 lumens			

1 TYPE G LUMINAIRE
 SCALE: NONE

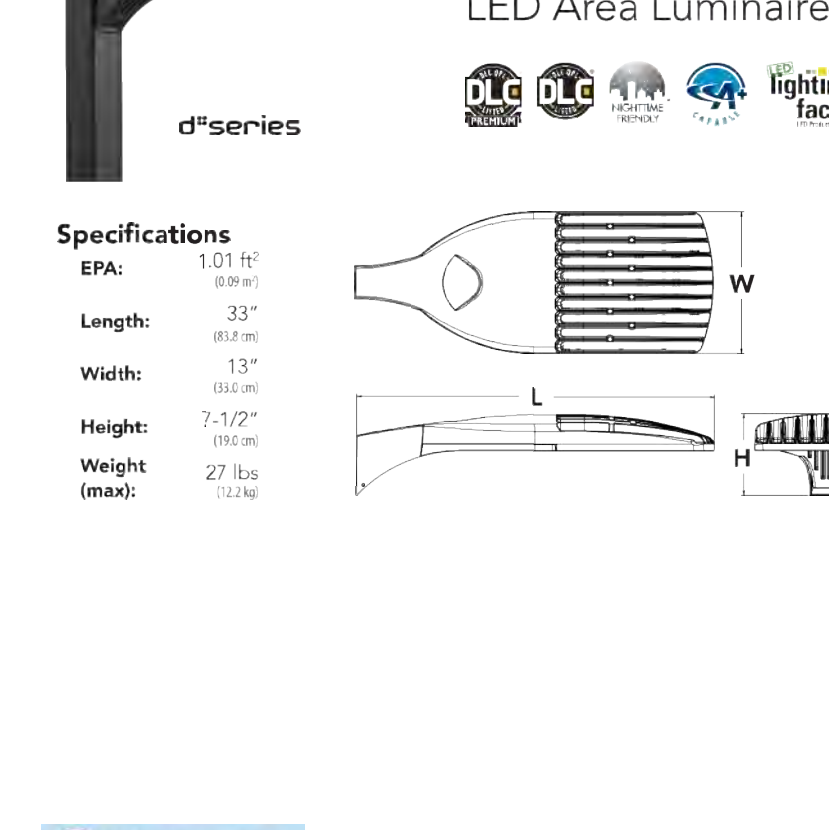
D-Series LED Bollard



Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish
DSXB LED	Asymmetric 12C 3x1 LEDs	316 316 mA	30K 3000 K	ASX Symmetric S/M Symmetric S/M	MVOLT 120 ¹	PE Photo-eyes, self-Luminous 10K	Shipped installed SF Single-throw (120, 277, 347V) ^{1,2}	White
	Symmetric 16C 16 LEDs	450 450 mA ^{1,3}	40K 4000 K		208 ³	DMG 0-10V dimming (not included)	DF Double-throw (120, 277) ^{1,2}	Dark bronze
		530 530 mA ^{1,3}	50K 5000 K		277 ³		DBLD 60" wheel height	Black
		700 700 mA ^{1,3}	AMBPC Amber phosphor converted				HSB 90" wheel height	Bronze
			AMBW Amber limited wavelength ^{1,4}				HS6 30" wheel height	Brushed black
							FG Ground-fault, fire-rated	Black
							FRM Fire-rated	Black
							LMB Multibeam LED bulb	Natural
							LMB4 4-bolt retrofit base with photocell bulb	Aluminum
							DWHOD Wheel-odometer	White

2 TYPE E LUMINAIRE
 SCALE: NONE

D-Series Size 1 LED Area Luminaire



Series	LEDs	Color temperature	Distribution	Voltage	Mounting	Shipped included
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9 P11 P12 P13	30K 3000 K	TFS T2S T2M T3S T3M T3M T3M T3M T3M T3M T3M	MVOLT 120 ¹	Shipped separately KMB DDBDU	Shipped separately KMB DDBDU
	Rated optics P13 P12 P11	40K 4000 K	T2S T2M T3S T3M T3M T3M T3M T3M T3M T3M T3M T3M	208 ³	Shipped separately KMB DDBDU	Shipped separately KMB DDBDU
		50K 5000 K	T2M T3S T3M T3M T3M T3M T3M T3M T3M T3M T3M T3M	277 ³	Shipped separately KMB DDBDU	Shipped separately KMB DDBDU
		AMBPC Amber phosphor converted	T3M T3M T3M T3M T3M T3M T3M T3M T3M T3M T3M T3M	347 ³	Shipped separately KMB DDBDU	Shipped separately KMB DDBDU
			T3M T3M T3M T3M T3M T3M T3M T3M T3M T3M T3M T3M	480 ³	Shipped separately KMB DDBDU	Shipped separately KMB DDBDU

3 TYPE A, B, C, D, H, AND I LUMINAIRE
 SCALE: NONE

PROJECT NUMBER
 173177.00

DRAWN BY
 N. PAUGH

DATE
 SEPTEMBER 2, 2018



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 Architecture + Interior Design
 1426 Pearl Street, Suite 300
 Boulder, Colorado 80302
 303.499.7795 F 303.499.7767
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DATE	DESCRIPTION
3/20/18	PRICING SET
3/21/18	SIP SUBMITTAL
4/12/18	SIP COMMENTS
5/1/18	SIP COMMENTS

PROJECT
PINNACLE AT RIDGEGATE

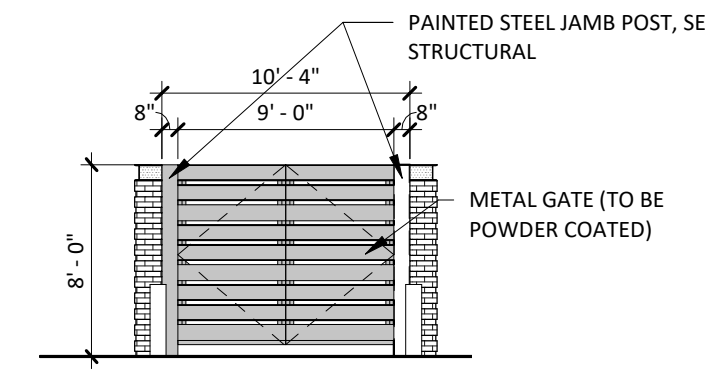
10535 PARK MEADOWS BOULEVARD
 LONE TREE, COLORADO 80124

SITE IMPROVEMENT PLAN SUBMITTAL

SHEET TITLE
LUMINAIRE SCHEDULE AND CUT SHEETS

SHEET NUMBER
14 OF 28

Pinnacle at RidgeGate Medical Office Building (MOB)
 RidgGate Section 15, Filing 12, Lot 1
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2
 4.85 Acres
 SIP SP18-12R



GENERAL NOTES:

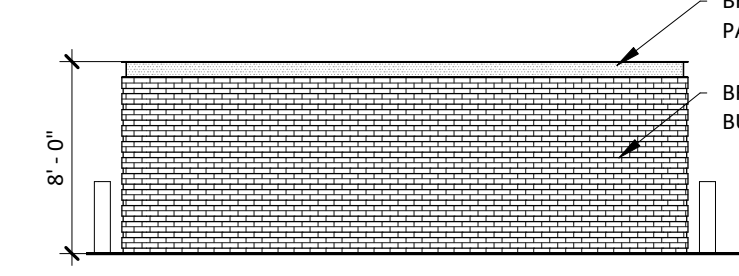
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2. METER BOXES TO BE FINISHED TO MATCH BUILDING. LOCATIONS TO BE DETERMINED.

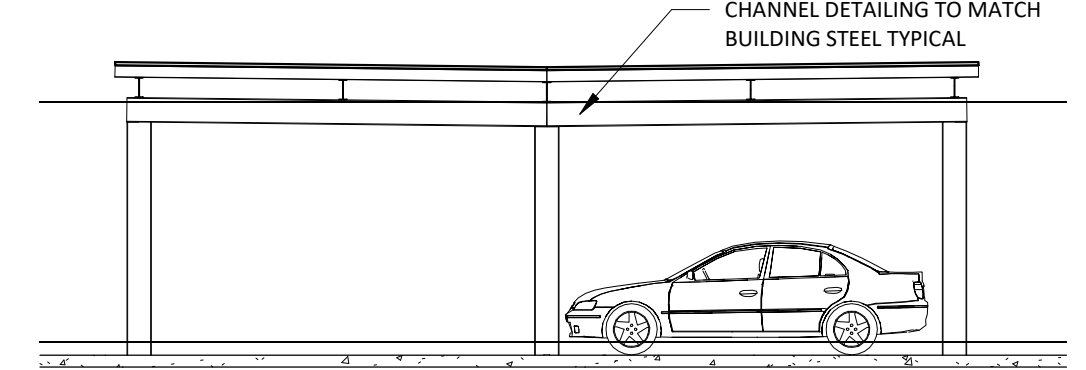


3. GARDEN WALL MATERIAL TO BE ALLEN BLOCK AB CLASSIC GRAY BLEND. REFER SITE PLAN FOR DIMENSIONS.

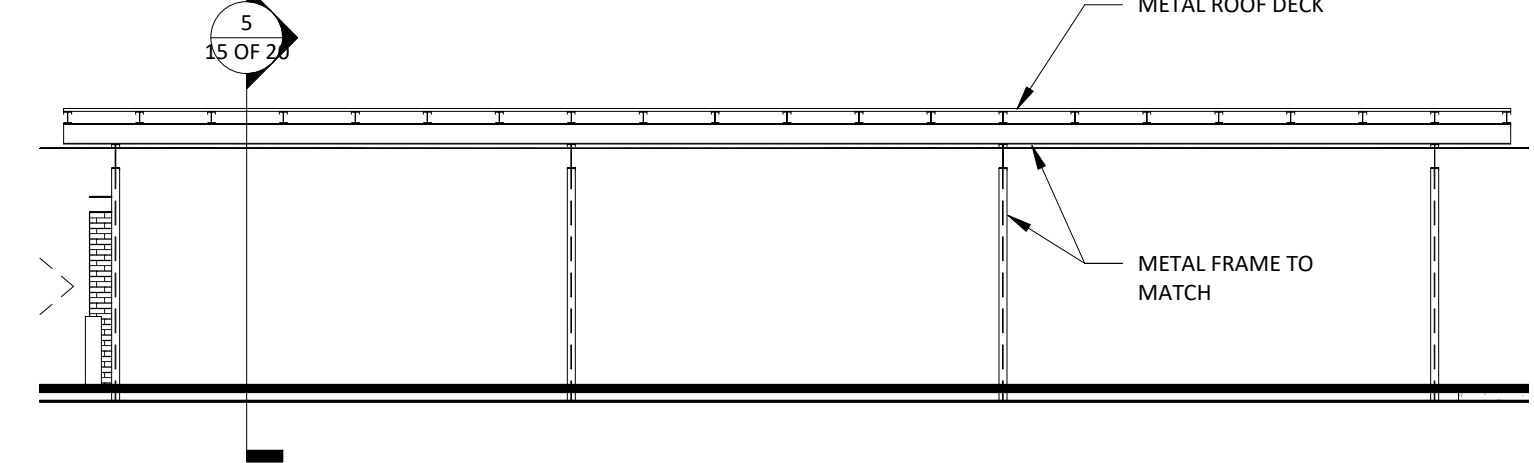
3 TRASH ENCLOSURE - FRONT ELEVATION
 A1.20 | 15 OF 20 | 1/8" = 1'-0"



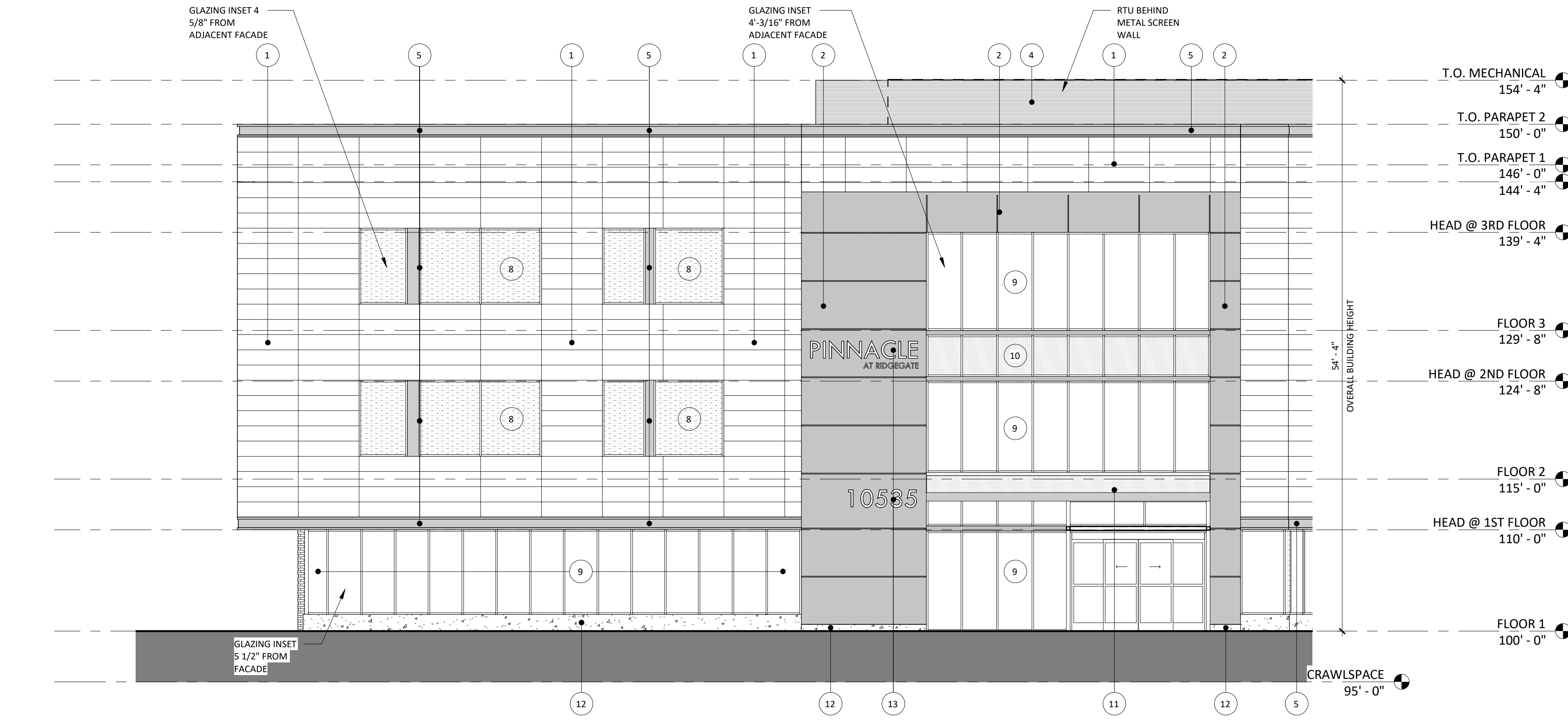
4 TRASH ENCLOSURE - TYP. ELEVATION
 A1.20 | 15 OF 20 | 1/8" = 1'-0"



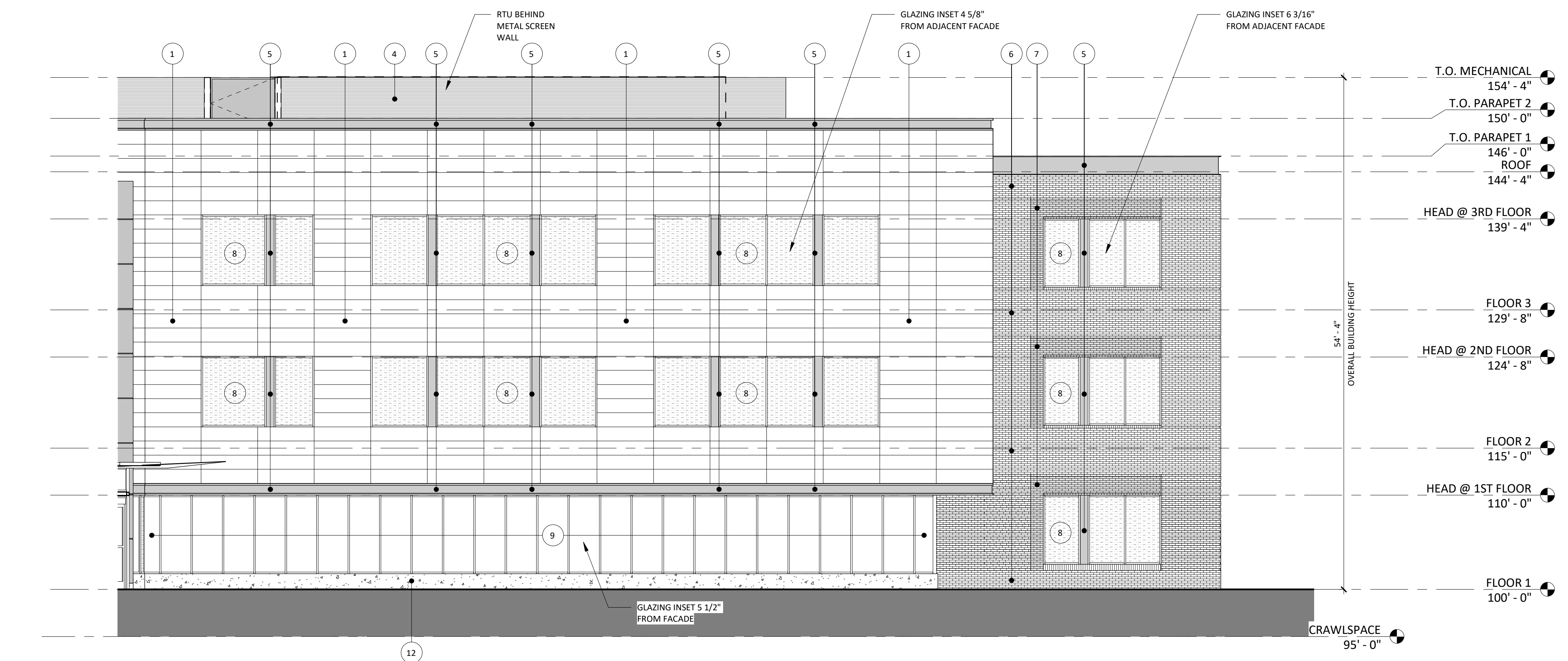
5 COVERED PARKING - TYP. SECTION
 15 OF 20 | 15 OF 20 | 1/8" = 1'-0"



6 COVERED PARKING - TYPICAL ELEVATION
 15 OF 20 | 1/8" = 1'-0"

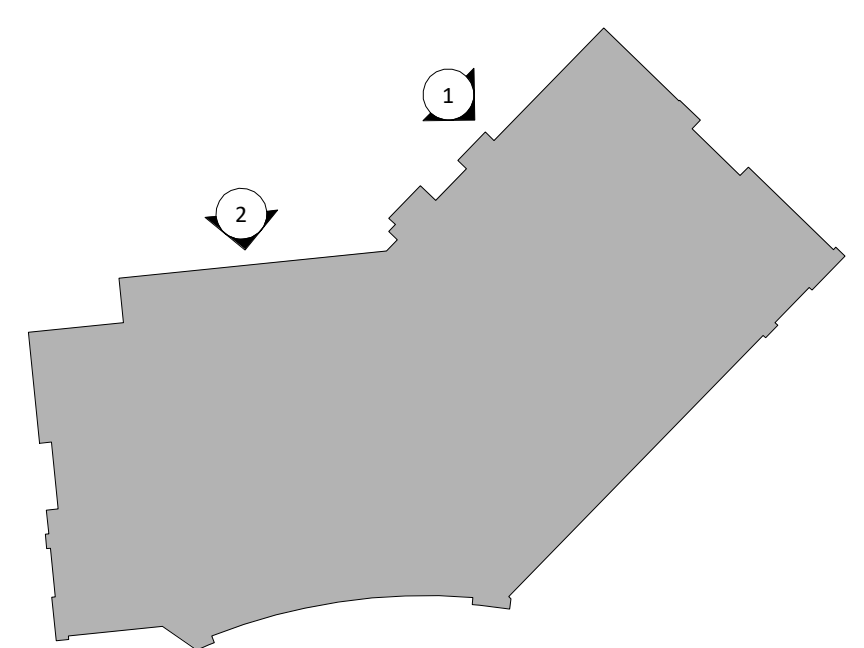


1 NORTHWEST ELEVATION
 15 OF 20 | 1/8" = 1'-0"



2 NORTH ELEVATION
 15 OF 20 | 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
	① FIBER CEMENT BOARD RAINSCREEN
	② METAL PANEL - COLOR 1
	③ METAL PANEL - COLOR 2
	④ MECHANICAL SCREEN
	⑤ BREAK METAL
	⑥ BRICK VENEER 1
	⑦ BRICK VENEER 2
	⑧ ALUMINUM STOREFRONT
	⑨ CLEAR GLASS
	⑩ SPANDELR GLASS
	⑪ CANOPY
	⑫ COLORED CONCRETE
	⑬ BUILDING SIGN (CONCEPT ONLY - SUBJECT TO CITY SIGN REVIEW AND APPROVAL)



PROJECT NUMBER
173177.00

DRAWN BY
MF

DATE
SEPTEMBER 2, 2018

REV	DESCRIPTION	DATE
1	SIP Comments	4/12/18
2	SIP Comments	5/1/18
3	SIP Amendment	8/4/18



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PROJECT
PINNACLE AT RIDGEGATE

10535 PARK MEADOWS BOULEVARD
 LONE TREE, COLORADO 80124

CONSTRUCTION DOCUMENTS

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
15 OF 20

C:\Revit Local Files\173177.00 Lone Tree Health and Wellness A17 Central_mfukani.dwt 9/4/2018 8:56:22 AM TTBx-110221

Pinnacle at RidgeGate Medical Office Building (MOB)
 Ridgeway Section 15, Filing 12, Lot 1
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2
 4.85 Acres
 SIP SP18-12R

GENERAL NOTES:

- SIGNS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CITY SIGNAGE REVIEW AND APPROVAL.
- METER BOXES TO BE FINISHED TO MATCH BUILDING. LOCATIONS TO BE DETERMINED.

PROJECT NUMBER
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EXTERIOR MATERIAL LEGEND	
	① FIBER CEMENT BOARD RAINSCREEN
	② METAL PANEL - COLOR 1
	③ METAL PANEL - COLOR 2
	④ MECHANICAL SCREEN
	⑤ BREAK METAL
	⑥ BRICK VENEER 1
	⑦ BRICK VENEER 2
	⑧ ALUMINUM STOREFRONT
	⑨ CLEAR GLASS
	⑩ SPANDREL GLASS
	⑪ CANOPY
	⑫ COLORED CONCRETE
	⑬ BUILDING SIGN (CONCEPT ONLY - SUBJECT TO CITY SIGN REVIEW AND APPROVAL)

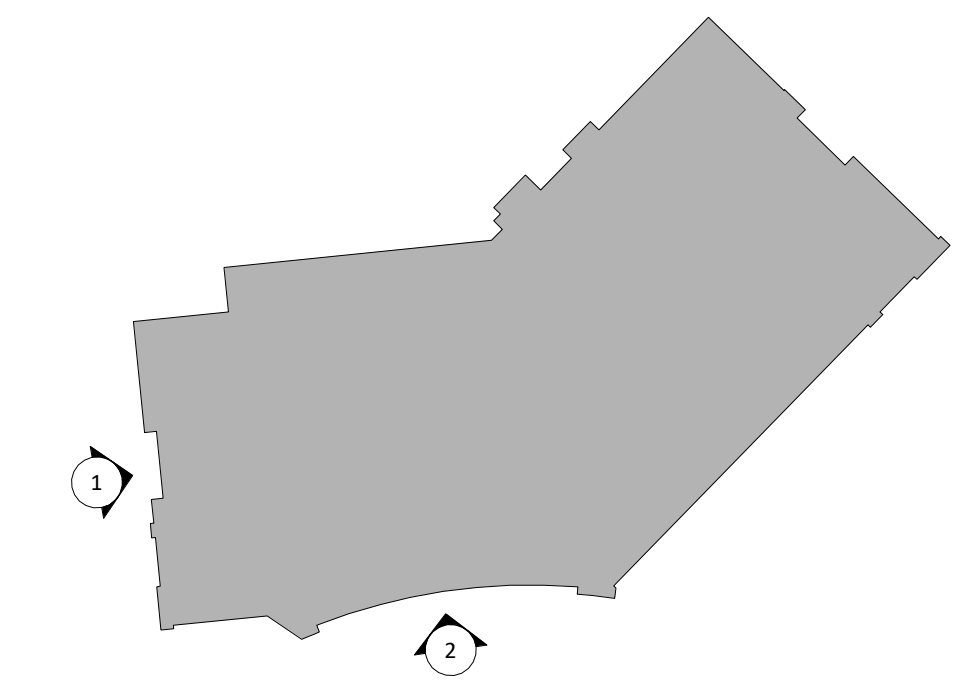
PROJECT
PINNACLE AT RIDGEGATE

10535 PARK MEADOWS BOULEVARD
 LONE TREE, COLORADO 80124

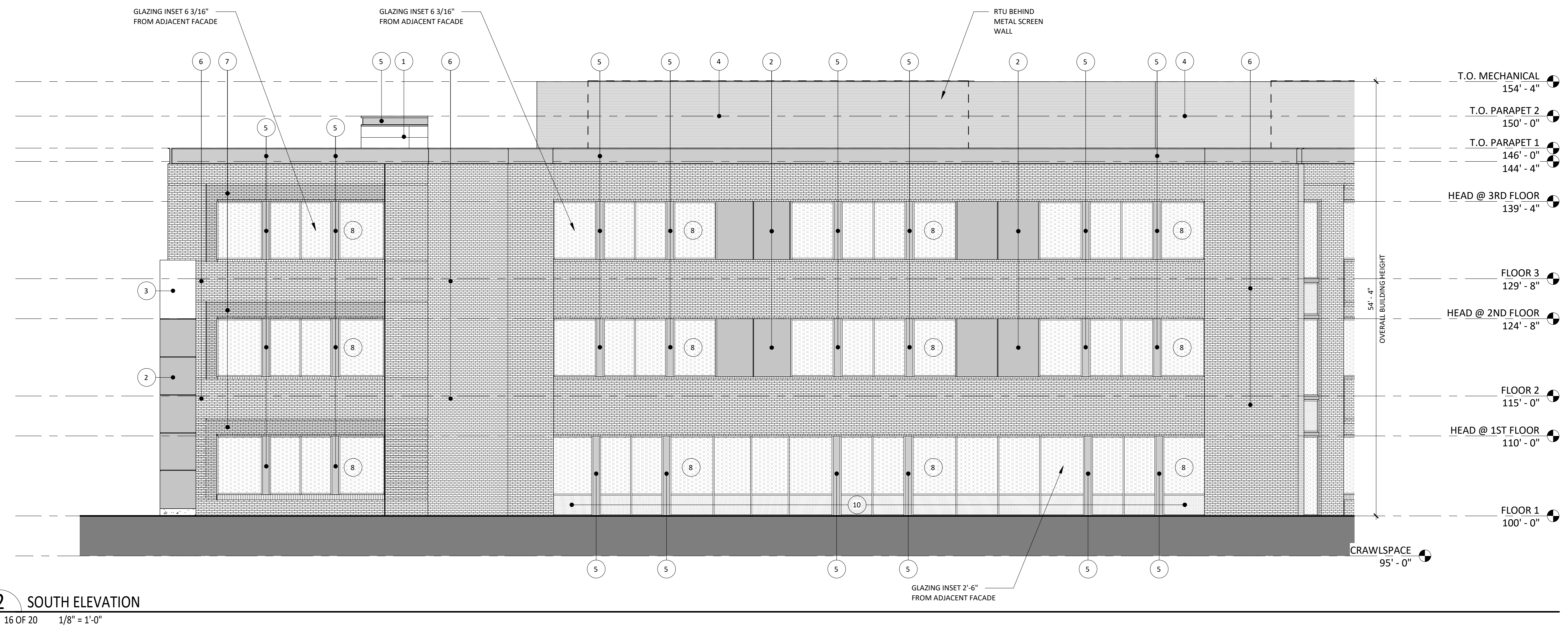
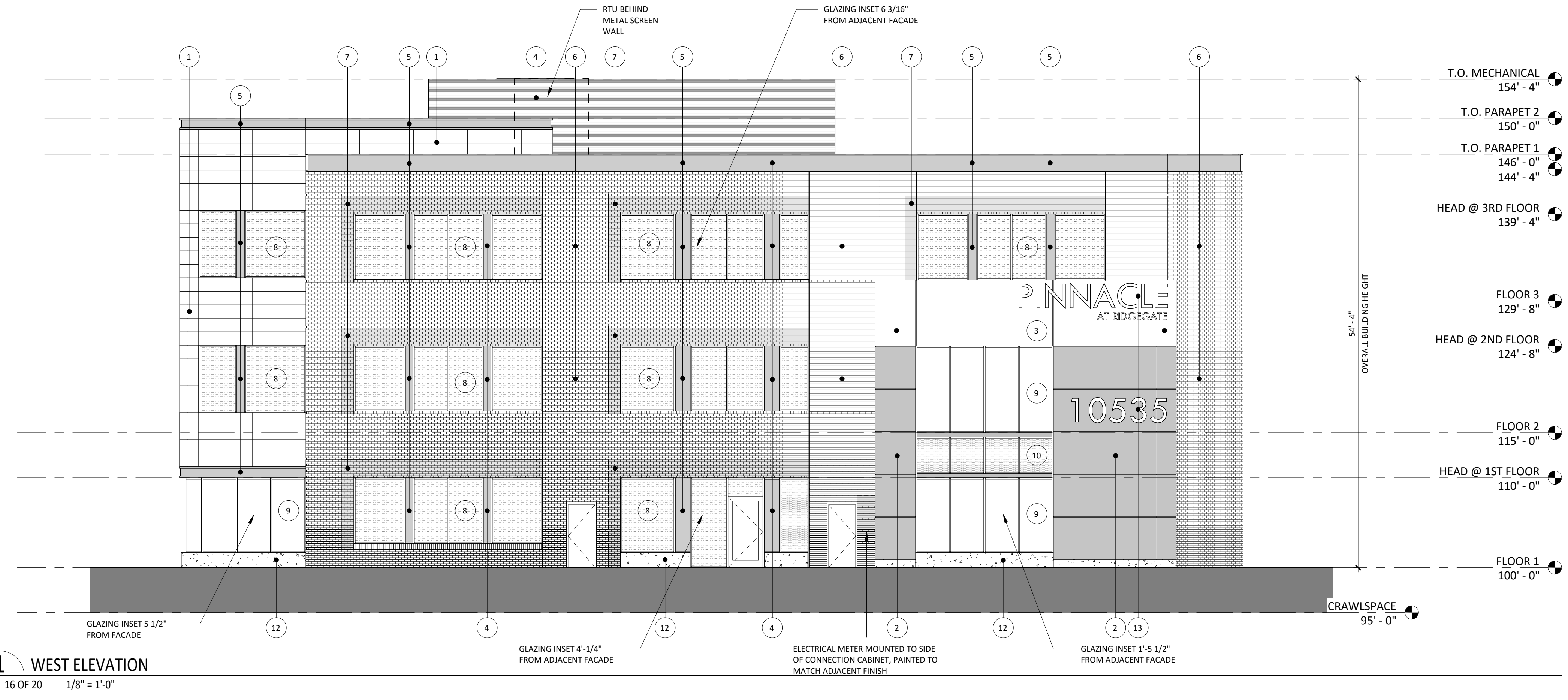
CONSTRUCTION DOCUMENTS

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
16 OF 20



REFERENCE PLAN



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Pinnacle at RidgeGate Medical Office Building (MOB)
 Ridgeway Section 15, Filing 12, Lot 1
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2
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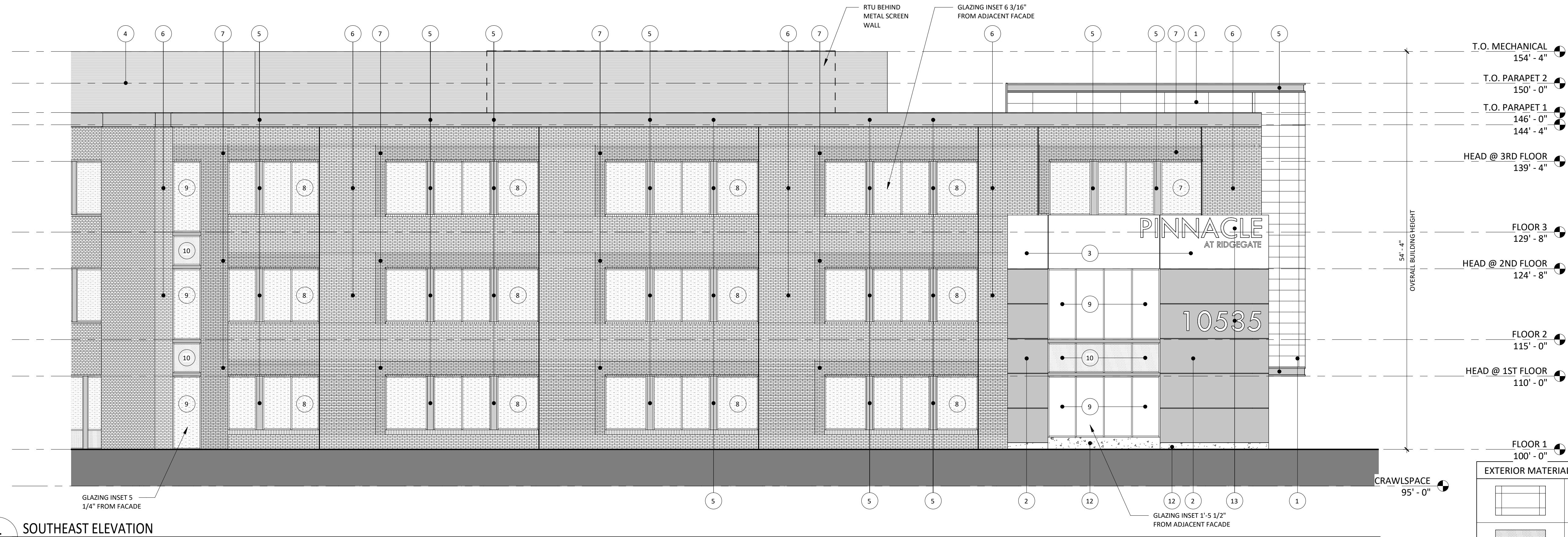
DRAWN BY
MF

DATE
SEPTEMBER 2, 2018

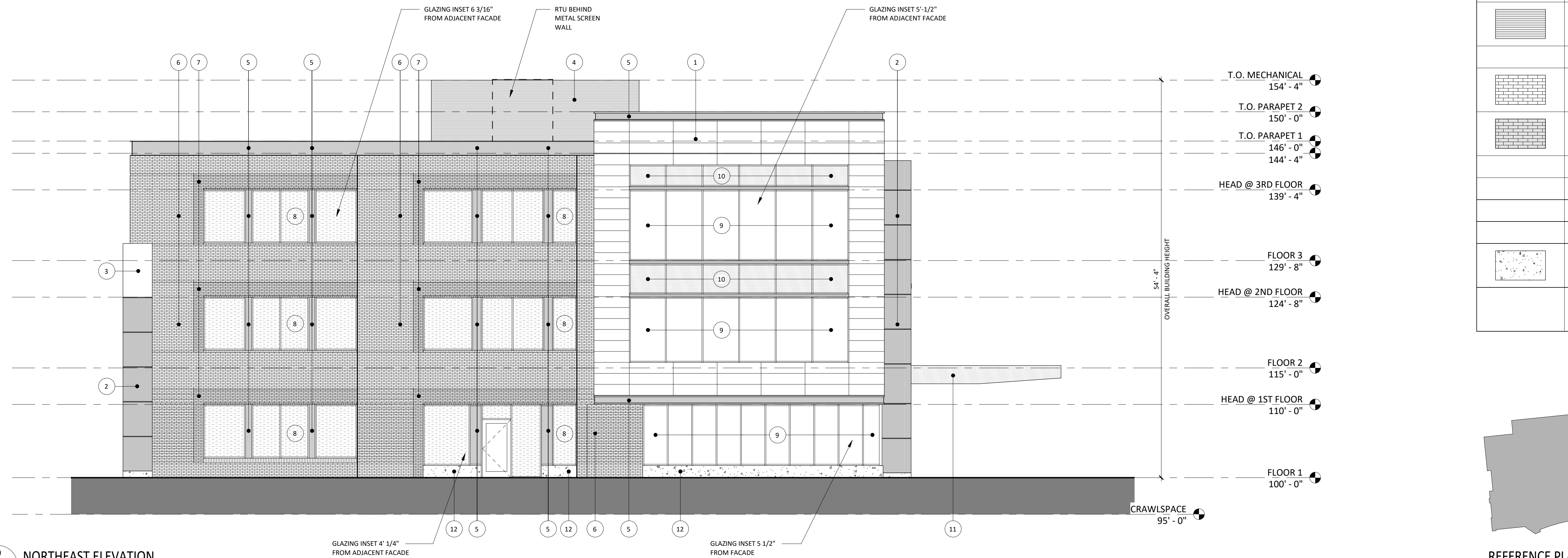
REV	DESCRIPTION	DATE
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 303.499.7795 F 303.499.7767
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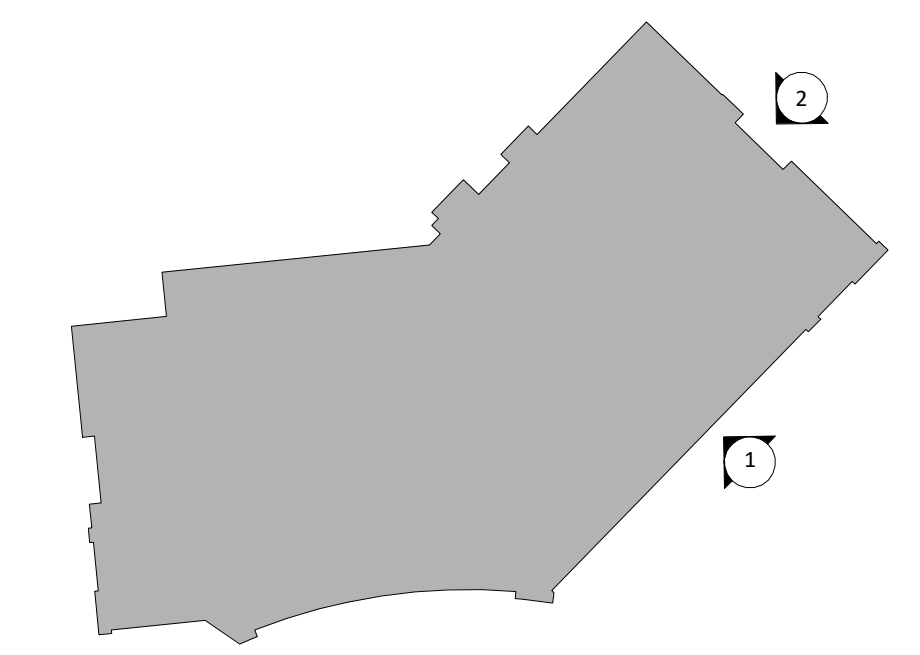


1 SOUTHEAST ELEVATION
 17 OF 20 1/8" = 1'-0"



2 NORTHEAST ELEVATION
 17 OF 20 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
	1 FIBER CEMENT BOARD RAINSCREEN
	2 METAL PANEL - COLOR 1
	3 METAL PANEL - COLOR 2
	4 MECHANICAL SCREEN
	5 BREAK METAL
	6 BRICK VENEER 1
	7 BRICK VENEER 2
	8 ALUMINUM STOREFRONT
	9 CLEAR GLASS
	10 SPANDREL GLASS
	11 CANOPY
	12 COLORED CONCRETE
	13 BUILDING SIGN (CONCEPT ONLY - SUBJECT TO CITY SIGN REVIEW AND APPROVAL)



REFERENCE PLAN

PROJECT
PINNACLE AT RIDGEGATE

10535 PARK MEADOWS BOULEVARD
 LONE TREE, COLORADO 80124

CONSTRUCTION DOCUMENTS

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
17 OF 20

Pinnacle at RidgeGate Medical Office Building (MOB)
 Ridgeway Section 15, Filing 12, Lot 1
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2
 4.85 Acres
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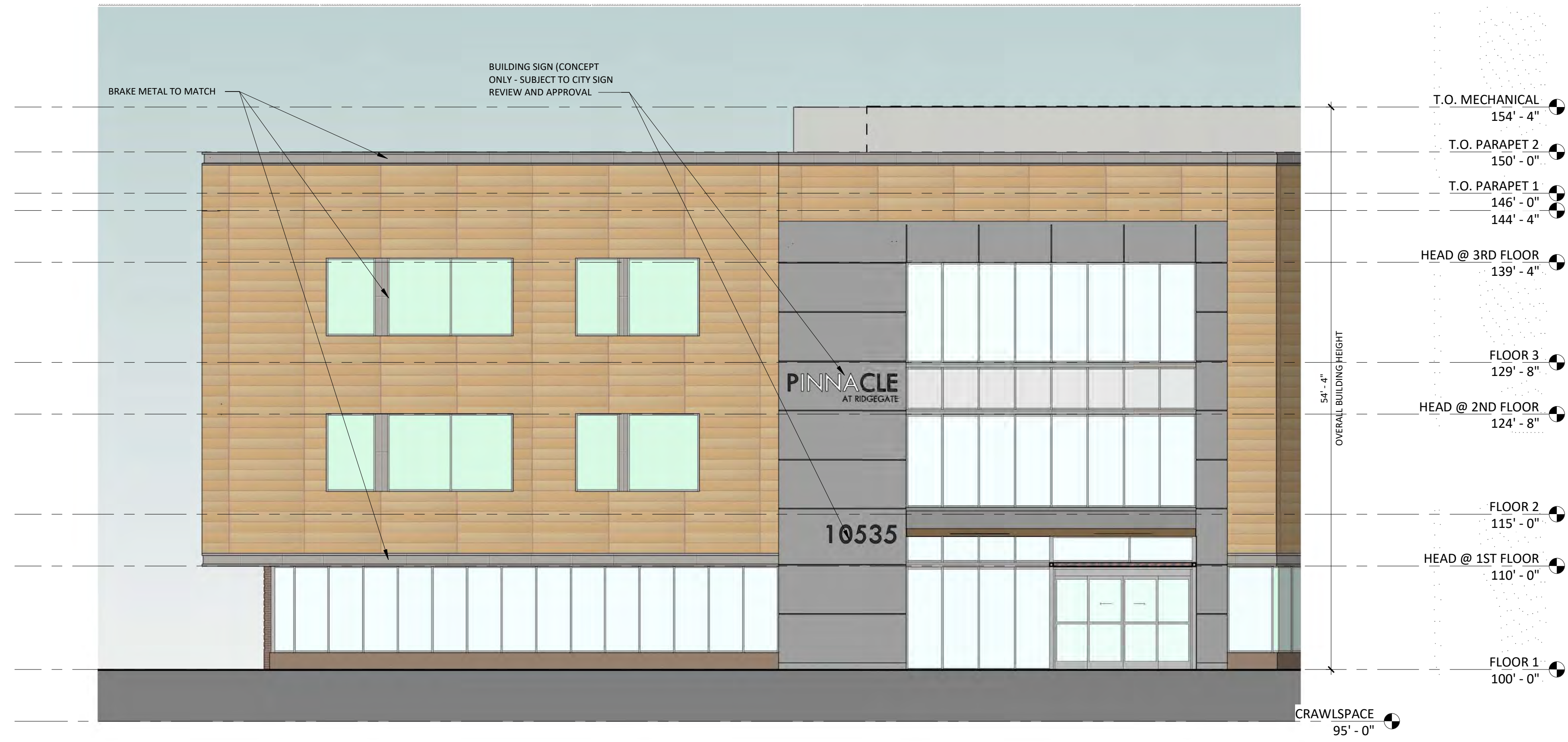
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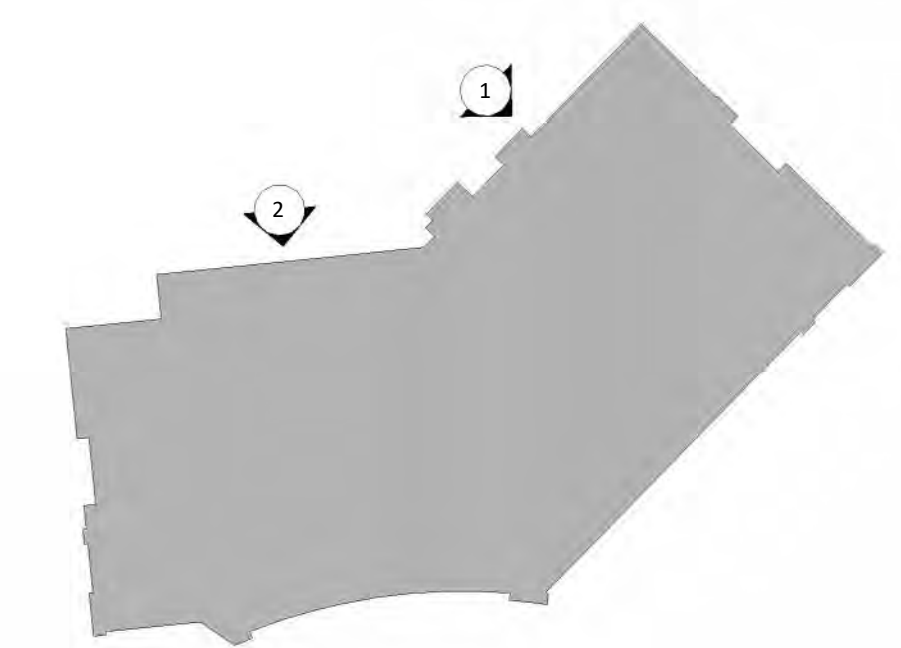


1 NORTHWEST ELEVATION
 18 OF 20 1/8" = 1'-0"



2 NORTH ELEVATION
 18 OF 20 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
	FIBER CEMENT BOARD RAINSCREEN
	METAL PANEL
	MECHANICAL SCREEN
	BRICK VENEER 1
	BRICK VENEER 2
	COLORED CONCRETE



REFERENCE PLAN

PROJECT
PINNACLE AT RIDGEGATE

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 LONE TREE, COLORADO 80124

CONSTRUCTION DOCUMENTS

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
18 OF 20

Pinnacle at RidgeGate Medical Office Building (MOB)
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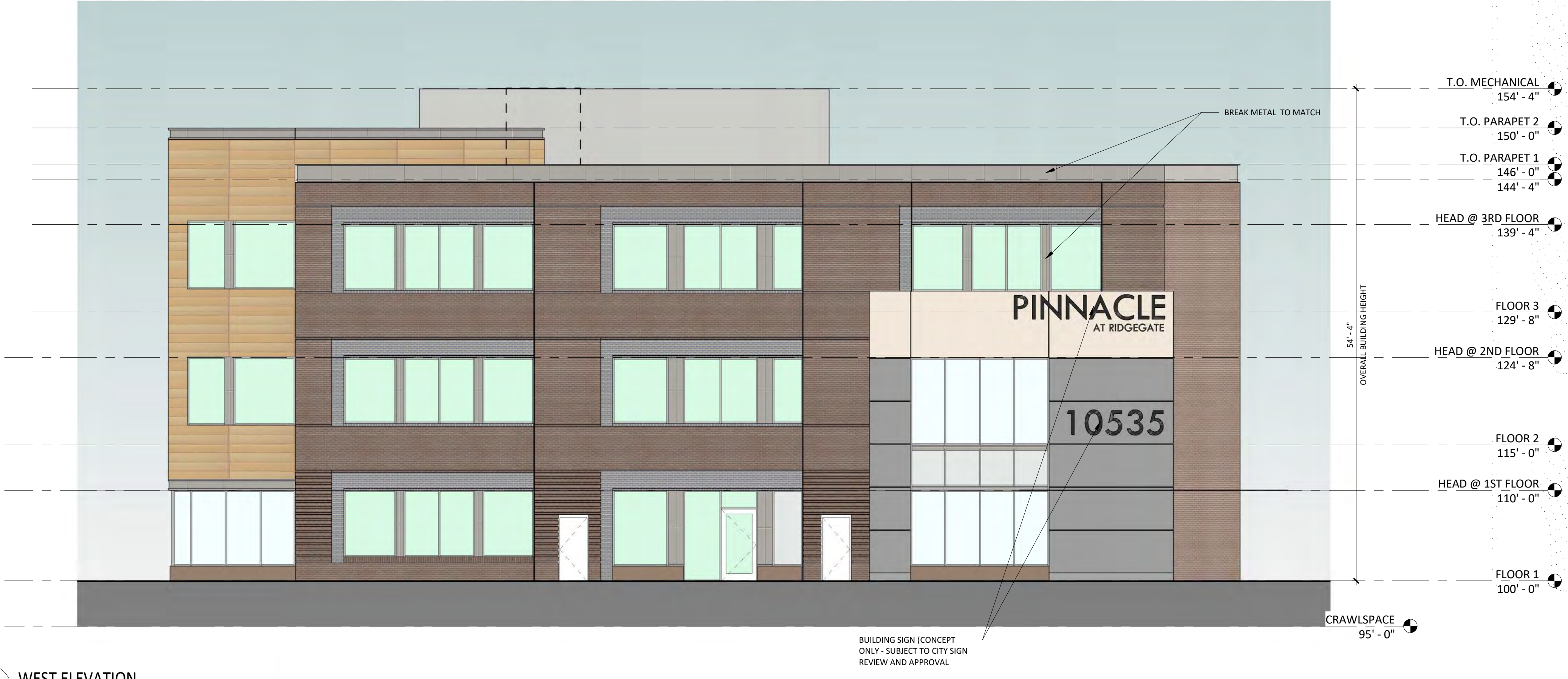
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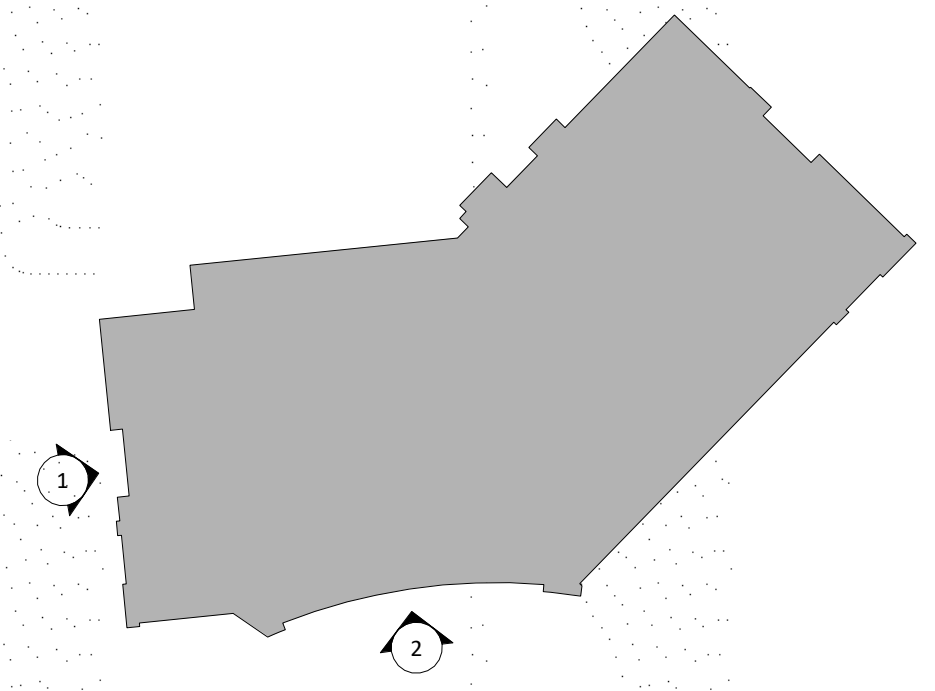


1 WEST ELEVATION
 19 OF 20 1/8" = 1'-0"



2 SOUTH ELEVATION
 19 OF 20 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
	FIBER CEMENT BOARD RAINSCREEN
	METAL PANEL
	MECHANICAL SCREEN
	BRICK VENEER 1
	BRICK VENEER 2
	COLORED CONCRETE



REFERENCE PLAN

PROJECT
PINNACLE AT RIDGEGATE

10535 PARK MEADOWS BOULEVARD
 LONE TREE, COLORADO 80124

CONSTRUCTION DOCUMENTS

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
19 OF 20

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Pinnacle at RidgeGate Medical Office Building (MOB)
 Ridgeway Section 15, Filing 12, Lot 1
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2
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 SIP SP18-12R

GENERAL NOTES:

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PROJECT NUMBER
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REVISIONS

REV	DESCRIPTION	DATE
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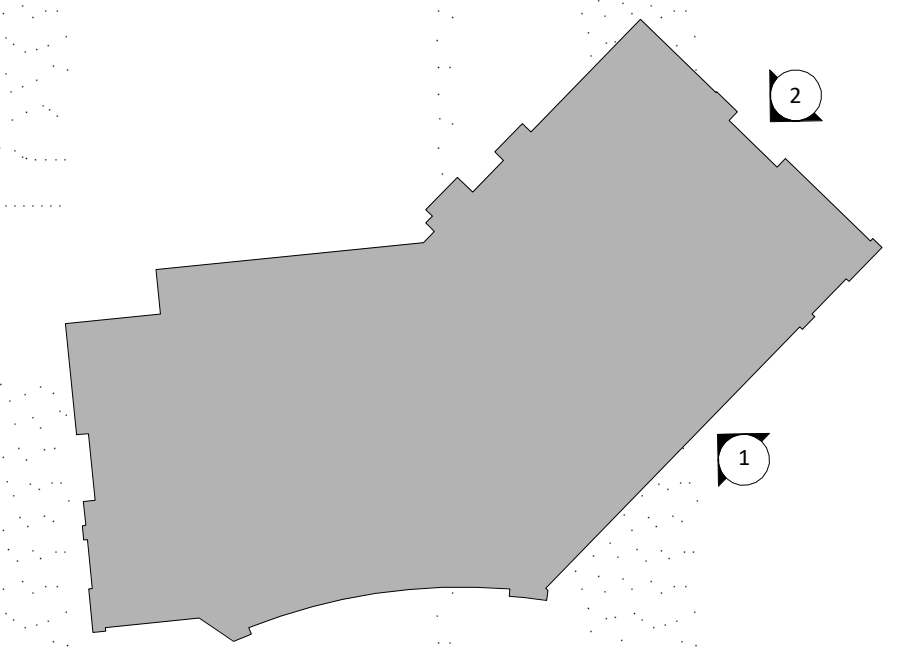
1 SOUTHEAST ELEVATION
 20 OF 20 1/8" = 1'-0"



2 NORTHEAST ELEVATION
 20 OF 20 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

	FIBER CEMENT BOARD RAINSCREEN
	METAL PANEL
	MECHANICAL SCREEN
	BRICK VENEER 1
	BRICK VENEER 2
	COLORED CONCRETE



PROJECT
PINNACLE AT RIDGEGATE

10535 PARK MEADOWS BOULEVARD
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CONSTRUCTION DOCUMENTS

SHEET TITLE
EXTERIOR ELEVATIONS

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