

**TOWN OF ERIE**

Community Development Department – Planning Division  
 645 Holbrook Street – PO Box 750 – Erie, CO 80516  
 Tel: 303.926.2770 – Fax: 303.926.2706 – Web: [www.erieco.gov](http://www.erieco.gov)

**LAND USE APPLICATION**

Please fill in this form completely. Incomplete applications will not be processed.

**STAFF USE ONLY**

FILE NAME: Erie Commons F-3 1st Amend. L-1A B-7

FILE NO: SP-000804-2016

DATE SUBMITTED: 7-26-16

FEES PAID: \$2,200

**PROJECT/BUSINESS NAME:** Medical Office Building with Urgent Care**PROJECT ADDRESS:** 101 Erie Parkway

**PROJECT DESCRIPTION:** Develop the unused commercial lot into a 40,000 ± SF 2-story medical office building with urgent care. Utilize existing curb cuts to access site and new 170+ parking space surface parking lot.

**LEGAL DESCRIPTION** (attach legal description if Metes & Bounds)

Subdivision Name: Erie Commons

Filing #:3

Lot #: 1A-1

Block #:1

Section:19

Township: 1N

Range:68W

**OWNER** (attach separate sheets if multiple)

Name/Company: Boulder Community Health

Contact Person: Darryl Brown

Address: 4141 Arapahoe, Suite 206

City/State/Zip: Boulder, CO 80303

Phone: 303-415-7005

Fax:

E-mail: dbrown@bch.org

**AUTHORIZED REPRESENTATIVE**

Company/Firm:

Contact Person:

Address:

City/State/Zip:

Phone:

Fax:

E-mail:

**MINERAL RIGHTS OWNER** (attach separate sheets if multiple)

Name/Company: See attached title commitment

Address:

City/State/Zip:

**MINERAL LEASE HOLDER** (attach separate sheets if multiple)

Name/Company: See attached title commitment

Address:

City/State/Zip:

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: PD

Proposed Zoning: PD

Gross Acreage: 3.93 acres

Gross Site Density (du/ac): 0

# Lots/Units Proposed: 0

Gross Floor Area: 40,987sf

**SERVICE PROVIDERS**

Electric: United Power

Metro District: Erie Commons Metro District No. 1

Water (if other than Town):

Gas: Excel

Fire District: Mountain View Fire

Sewer (if other than Town):

**PAGE TWO MUST BE SIGNED AND NOTARIZED**

DEVELOPMENT REVIEW FEES			
<b>ANNEXATION</b>		<b>SUBDIVISION</b>	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
<b>COMPREHENSIVE PLAN AMENDMENT</b>		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
<b>ZONING/REZONING</b>		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	<b>SITE PLAN</b>	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input checked="" type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input checked="" type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
<b>SPECIAL REVIEW USE</b>		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	<b>VARIANCE</b>	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	<b>SERVICE PLAN</b>	
			\$ 600.00
			\$ 10,000.00

All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: *[Signature]* on behalf of Boulder Community Health Date: 4/17/17  
 (Darryl Brown)  
 Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF COLORADO )  
 County of Boulder ) ss.  
 The foregoing instrument was acknowledged before  
 me this 17<sup>th</sup> day of April, 2017,  
 by Darryl Brown.  
 My commission expires: 4/17/2020  
 Witness my hand and official seal.

TERESA ANN PEACE-ABTS  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 19944017161  
 MY COMMISSION EXPIRES 04/17/2020

*[Signature]*  
 Notary Public

# Written Narrative Site Plan Review

## PEH ARCHITECTS

1319 Spruce Street Suite 207  
Boulder, Colorado 80302  
303-442-0408

### MEMORANDUM

*Date:* July 25, 2016

*To:* Town of Erie  
Community Development Department  
645 Holbrook Street  
Erie, CO 80516

*From:* Peter E. Heinz, AIA, Principal  
PEH ARCHITECTS

*Re:* Medical Office Building with Urgent Care  
101 Erie Parkway  
Erie, CO 80516  
PEH 2016.10

This letter is the written narrative to accompany the PD Amendment to the Erie Commons property.

a. General project concept and purpose of the request;

This proposed Site Plan Review seeks approval to develop the unused site at 101 Erie Parkway. Development includes new construction of a roughly 41,000 square foot two-story medical office building with urgent care. The development also includes the construction of a surface park-lot, trail extension, sidewalks and landscaping.

b. Discuss how the proposed development is in compliance with the five approval criteria of the Municipal Code Title 10 - UDC for Site Plan review;

1. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;  
The proposed use is generally consistent with the "neighborhood commercial" zone per the comprehensive plan.
2. The Site Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;  
The existing property has already been approved for commercial construction. The urgent care use is pending approval via Minor PD Amendment submittal of June 6, 2016.
3. The Site Plan complies with all applicable development and design standards set forth in this UDC, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;  
To the best of our research the proposed development is in compliance with the UDC design standards.
4. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and  
There are no significant adverse impacts anticipated by the proposed development.
5. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.  
The future medical office building with urgent care will benefit Erie and surrounding communities. The exterior design borrows characteristic details and materials of the surrounding developments.

c. Discuss how the proposed building architecture provides visual interest consistent with the community's identity, character and scale. Explain how building facades and rooflines are articulated to reduce the mass, scale, uniform and monolithic appearances of large buildings.

Describe how architectural features, patterns and details provide visual interest at the scale of the pedestrian;

Community Identity, character and scale are reinforced by using brick veneer, mixed with storefront glass systems and metal siding and roof accents. The use of punched window openings with tradition lintels and sill support the old town commercial vernacular.

Façades and roof lines are designed with articulation of material changes, varied heights, and varied plan lines to reduce the scale of the building. In an effort to further reduce building mass, the second floor is roughly 80% the size of the building footprint, with the second floor setback at the eastern and western edges.

Architectural features, patterns, and details at the pedestrian level have been provided along Briggs Street and along the entry points of the building. A pedestrian plaza accessible from sidewalk frontage on Briggs Street provides a one-story pergola break-out space for residents, while also providing relief of over-crowding at the Briggs Street intersection with Erie Parkway. Each of the entry points along the building include one story covered walkways that highlight building entries while maintaining a pedestrian scale.

- d. Provide a development schedule indicating the approximate date when construction of the proposed development, and when applicable, phases of the proposed development can be expected to begin and be completed;

Following the PD Amendment approval, the project will be going through the Site Plan review process, with an anticipated approval prior to the end of year (2016). Building permit review and construction will be phased, starting with the core and shell building followed by tenant finish. Construction of the core and shell building is anticipated to be complete fall of 2018.

- e. Provide general business related data including the total number of employees, the square footage of building(s), lot area, and total project value (*building and site development costs excluding land value*);

The project is designed as a core and shell, in which tenant leases are later established. The building is 40,987 square feet on a 171,100 square foot lot. The building and site development construction are estimated to cost 6.6 million dollars.

- f. If residential units are proposed, the number of units and how they are being integrated into the proposed development;

Residential dwelling units are not proposed for this project.

- g. A brief description regarding the location, function and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings;

The property abuts Town of Erie rights-of-way with Maxwell Avenue on the north, Briggs Street on the northeast, and Erie Parkway on the southeast. Maintenance of the sidewalk and landscaping within those adjacent rights-of-way will be by the property owner. Sidewalks, trails and open space internal to the property will be maintained by the property owner.

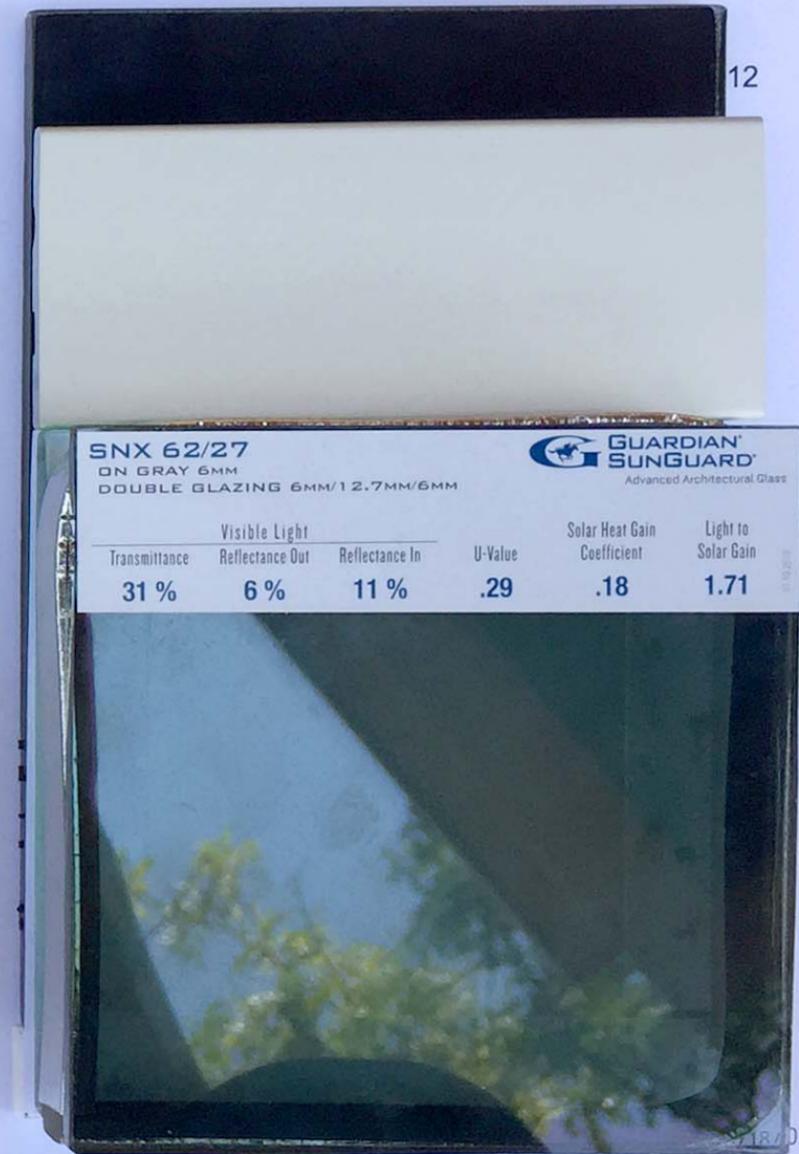
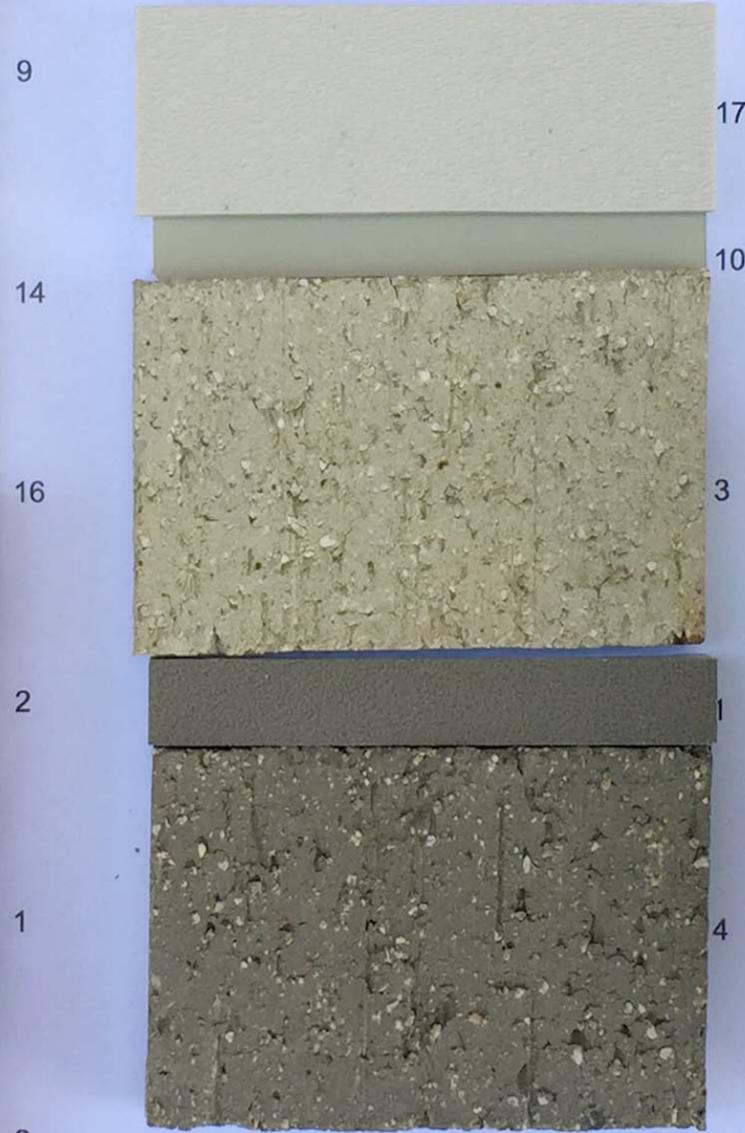
- h. A brief description regarding the status of mineral rights and the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision;

There are several instances of oil/gas/mineral rights in the title commitment, in addition to several oil and gas leases. All oil/gas/mineral rights, and all leases & reservations, described in the current title commitment shall remain in effect for the subject parcel.



### FINISH CHART

REF#	CSI#	TYPE	MANUFACTURER	FINISH
1	04 20 00	MORTAR	SOLOMON COLORS	SGS BOX LIGHT CHOCOLATE
2	04 20 00	RED BRICK	SUMMIT BRICK & TILE	617 RED STONE SMOOTH
3	04 20 00	TAN BRICK	SUMMIT BRICK & TILE	757 PEWTER
4	04 20 00	TAN ACCENT BRICK	SUMMIT BRICK & TILE	759 PEBBLE GRAY
5	04 42 00	SANDSTONE	LYON SANDSTONE QUARRY	LYONS RED
6	04 72 00	PRECAST CONCRETE	DAVIS COLORS	RUSTIC BROWN 6058
7	07 42 13	STANDING SEAM METAL ROOF	UNA-CLAD KYNAR/HYLAR 500 CUSTOM COLOR	SHERWIN WILLIAMS 224-C4 DAPHNE
8	07 42 13	PREFINISHED METAL @ CANOPY AND SOFFITS	UNA-CLAD KYNAR/HYLAR 500 CUSTOM COLOR	DARK BRONZE
9	07 62 00	PARAPET CAP (STUCCO MATCH)	UNA-CLAD KYNAR/HYLAR 500 CUSTOM COLOR	SHERWIN WILLIAMS 195-C5 MOROCCAN BROWN
10	07 62 00	PARAPET CAP (TAN BRICK MATCH)	UNA-CLAD KYNAR/HYLAR 500 CUSTOM COLOR	SHERWIN WILLIAMS 286-C4 AVENUE TAN
11	08 41 13	STOREFRONT SYSTEM	MANKO (2450 STOREFRONT)	CLEAR ANODIZED
12	08 80 00	SPANDREL GLASS	ICD	OPACI-COAT-300 #3-820 HARMONY GRAY
13	08 80 00	VISION GLASS	GUARDIAN SUNGUARD	SNX 62/27 ON GRAY
14	09 24 00	STUCCO	MASTER WALL	SMOOTH TEXTURE #900 ADOBE 200%
15	09 91 13	PAINTED STEEL	SHERWIN WILLIAMS	243-C4 KEYSTONE GRAY
16	09 91 13	PAINTED STEEL (RED BRICK MATCH)	SHERWIN WILLIAMS	193-C7 TERRA BRUN
17	10 82 00	MECHANICAL SCREEN	CITY SCAPES	PUTTY



Visible Light		Solar Heat Gain		Light to Solar Gain	
Transmittance	Reflectance Out	Reflectance In	U-Value	Coefficient	
31 %	6 %	11 %	.29	.18	1.71



# MEDICAL OFFICE BUILDING

SITE REVIEW RESUBMITTAL

ERIE, CO



6/22/2017

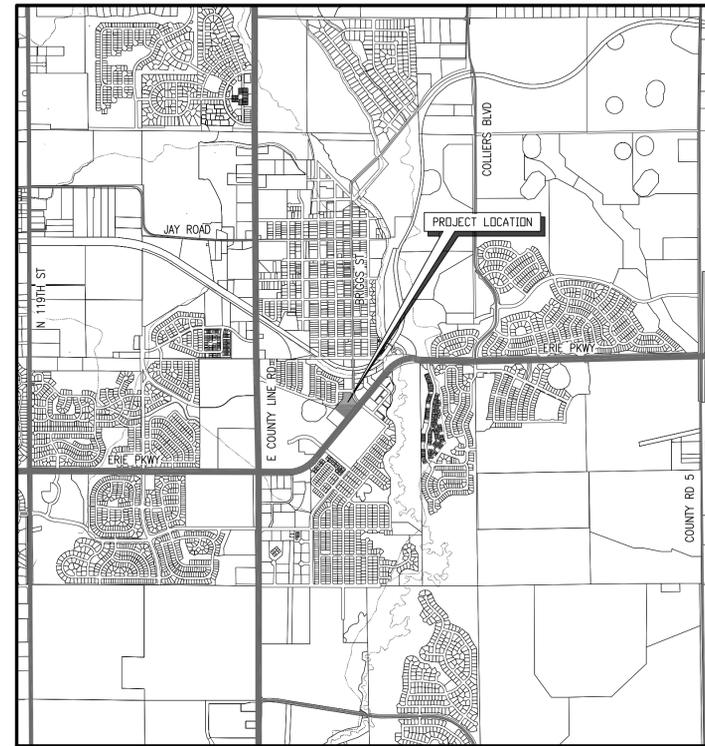


# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016

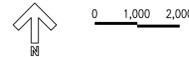
## GENERAL NOTES

1. INTENTIONALLY LEFT BLANK



## VICINITY MAP

1" = 2,000'-0"



### SITE PLAN APPROVAL CERTIFICATE

THIS SITE PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH APPLICABLE TOWN OF ERIE REGULATIONS.

Director of Community Development \_\_\_\_\_ Date \_\_\_\_\_

Planning Commission Chair (if applicable) \_\_\_\_\_ Date \_\_\_\_\_

The undersigned as the owner or owner's representative of the lands described herein, hereby agrees on behalf of himself/herself, their heirs, successors, and assigns to develop and maintain the property described hereon in accordance with this approved Site Plan and in compliance with the Town of Erie Unified Development Code and Municipal Code.

\_\_\_\_\_  
 (owner signature) \_\_\_\_\_ (owner name printed)

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

by \_\_\_\_\_ as \_\_\_\_\_.

Witness my hand and official seal

Notary Public \_\_\_\_\_

My commission expires: \_\_\_\_\_ (seal)

### SITE DATA SUMMARY CHART

Zone District PD

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
<b>GROSS SITE AREA</b>	177,196	100.0
• Building Footprint (101 ERIE PARKWAY)	23,702	13.4
• Parking/Roads (including planted interior parking islands)	93,294	52.6
<b>HARDSCAPE TOTAL</b>	116,996	66.0
• Planted area (excluding planted interior parking islands)	42,529	24.0
• Existing Vegetation	1,205	0.7
• Trails and sidewalks	16,466	9.3
<b>LANDSCAPE TOTAL</b>	60,200	34.0
ITEM	DESCRIPTION	
<b>BUILDING SIZE: 2 Stories (101 ERIE PARKWAY)</b>		
• 1st Floor	23,702 sq/ft	
• 2nd Floor	17,926 sq/ft	
<b>TOTAL</b>	41,628 sq/ft	
<b>PARKING</b>		
• Total Required (1/300 sq/ft medical office, clinic, lab), assumed 39,128 sq/ft	131	
• Total Required (1/250 sq/ft urgent care), assumed 2,500 sq/ft	10	
• Provided (including handicap)	170	
• Handicap Provided	6	

## SHEET INDEX

- SP 01 COVER SHEET
- SP 02 SITE CONTEXT PLAN
- SP 03 SITE PLAN
- SP 04 ENLARGED PLAZA PLAN
- SP 05 FIRST FLOOR PLAN
- SP 06 SECOND FLOOR PLAN
- SP 07 ROOF PLAN
- SP 08 BUILDING ELEVATIONS
- SP 09 BUILDING ELEVATIONS
- SP 10 BUILDING SECTIONS
- SP 11 PERSPECTIVE VIEWS
- SP 12 PERSPECTIVE VIEWS
- SP 13 BUILDING DETAILS
- SP 14 PHOTOMETRIC PLAN
- SP 15 PHOTOMETRIC DETAILS
- SP 16 PHOTOMETRIC DETAILS
- SP 17 MASTER UTILITY PLAN
- SP 18 GRADING PLAN
- SP 19 PLAZA GRADING PLAN
- SP 20 MASTER DRAINAGE PLAN
- SP 21 STORMWATER MANAGEMENT PLAN
- SP 22 SIGNING AND STRIPING PLAN
- SP 23 LANDSCAPE PLAN
- SP 24 LANDSCAPE DETAILS
- SP 25 LANDSCAPE DETAILS
- SP 26 SOUTH BRIGGS STREET DETAILS
- SP 27 EXISTING LANDSCAPE PLAN
- SP 28 IRRIGATION PLAN
- SP 29 IRRIGATION DETAILS
- SP 30 IRRIGATION DETAILS

## APPLICANT

BOULDER COMMUNITY HEALTH  
 4141 Arapahoe Ave., Suite 206 - PO Box 9047  
 Boulder, CO 80303  
 P: 303-415-7005  
 Darryl Brown, Chief Business Officer  
 DBrown@bch.org

## PROJECT TEAM

ARCHITECT & PLANNER:  
 PEH ARCHITECTS  
 1319 Spruce Street Suite 207  
 Boulder, CO 80302  
 P: 303-442-0408  
 Nathan Fillatzke, AIA, Project Mgr.  
 nathan@peharch.com  
 Peter E. Heinz, AIA, Principal  
 peheinz@peharch.com

CIVIL ENGINEER:  
 HURST AND ASSOCIATES, INC.  
 2500 Broadway, Suite B  
 Boulder, CO 80304  
 P: 303-449-9105  
 JOHN JORGENSON  
 john@hurst-assoc.com

LANDSCAPE ARCHITECT:  
 NATURE'S DESIGN  
 15674 Indiana Gulch Road  
 Jamestown, CO 80455  
 P: 303-459-3333  
 BECKY MARTINEK  
 becky.martinek15674@gmail.com

## LEGAL DESCRIPTION

ERIE COMMONS FILING NO.3, 3RD AMENDMENT, LOT 1A1, BLOCK 1, TOWN OF ERIE,  
 COUNTY OF WELD, STATE OF COLORADO.



ARTIST'S RENDERING  
 VIEW FROM BRIGGS STREET

4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION

**PEH ARCHITECTS**  
 1319 Spruce Street Suite 207  
 Boulder, CO 80302  
 303-442-0408  
 e-mail: peheinz@peharch.com

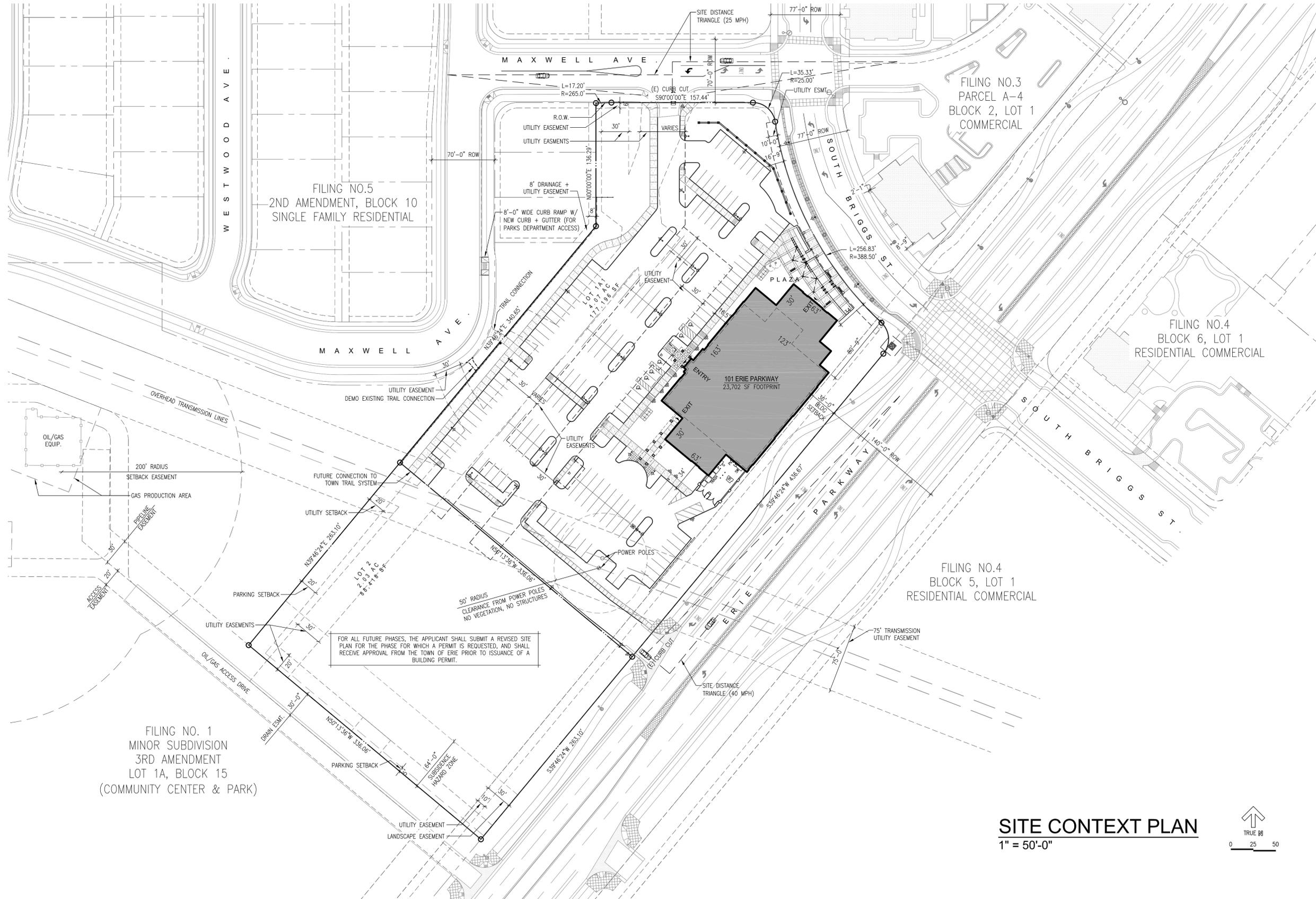
**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
**COVER SHEET**

PROJECT:	2016.10		SHEET NUMBER
DATE:	06/09/16		<b>SP 01</b>
DRAWN BY:	NAB		1 OF 30
CHECKED BY:	PEH		

# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016



GRAPHIC KEY	
	EXISTING STREET LIGHT POLE (+/- 25' HT.)
	NEW POLE LIGHT FIXTURE (SEE SITE PLAN SP 03)
	EXISTING PEDESTRIAN LIGHT POLE (+/- 12' HT.)

NO.	DATE	REVISION
4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
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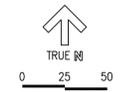
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 303-442-0408  
 e-mail: peheinz@peharch.com

**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
**SITE CONTEXT PLAN**

PROJECT:	2016.10		SHEET NUMBER
DATE:	06/09/16		<b>SP 02</b>
DRAWN BY:	NAB		2 OF 30
CHECKED BY:	PEH		

**SITE CONTEXT PLAN**  
 1" = 50'-0"



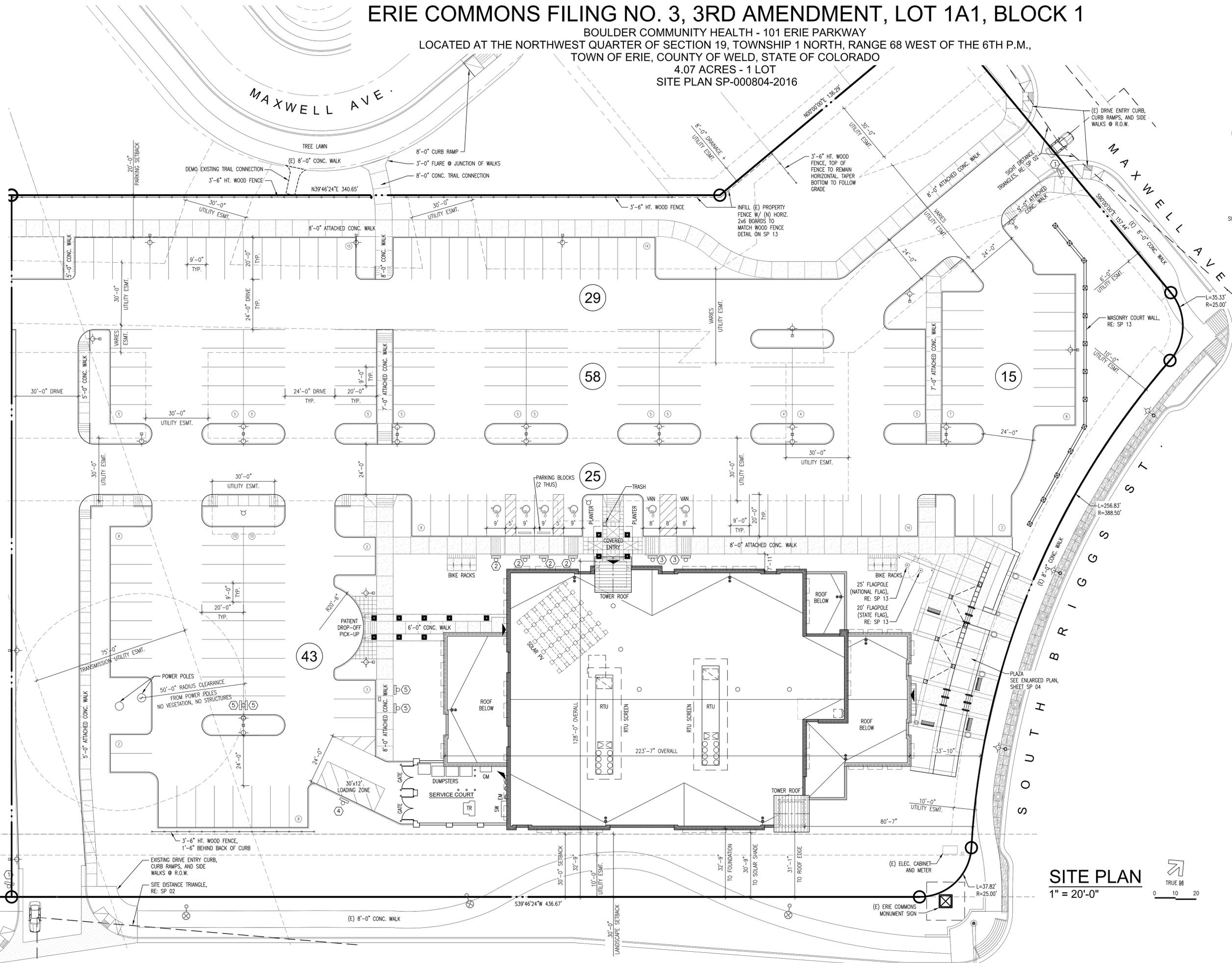
F:\2017\17\OWD\errie commons\Sheets\SP 02 Site Plan Context.dwg, 9/29/2017 11:35:07 AM

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## GRAPHIC KEY

- BIKE RACK (HUNTCO "4" BOLLARD" - 2 BIKES PER RACK)  
CLEARANCES PER MNFR. SEE PLAN DETAIL SHEET SP 12  
36" IN FRONT OF CENTER BAR  
36" BEHIND CENTER BAR  
36" BETWEEN RACKS
- FIRE HYDRANT (SEE CIVIL DRAWINGS)
- TRASH CONTAINERS
- DUMPSTERS  
TRASH & RECYCLE DUMPSTERS  
SCREENED FROM VIEW WITHIN SERVICE COURT.
- NEW LIGHT FIXTURES (SEE PHOTOMETRIC PLAN)
- EXISTING LIGHT FIXTURE
- BUILDING ENTRY POINTS
- NO. OF PARKING SPACES
- SUB TOTAL OF PARKING SPACES
- SWITCH BOX, GAS METER, ELEC. METER, ELEC. TRANSFORMER  
SCREENED FROM VIEW WITHIN SERVICE COURT.
- NEW CONCRETE WALKTRAIL  
GRAY CONCRETE WITH BROOM FINISH
- SIGNS:**
  - NO MONUMENT SIGNS ARE PROPOSED
  - BUILDING IDENTIFICATION SIGNS SHOWN ON BUILDING ELEVATIONS
  - ALSO SEE CIVIL SIGNING PLAN
- ① STOP SIGN  
"R1-1" 30X30
- ② HANDICAP PARKING SIGN  
"R7-8" 12X18
- ③ HANDICAP VAN PARKING SIGN  
"R7-8" 12X18  
"R7-8B" 18X9
- ④ NO PARKING SIGN LOADING ZONE  
"R7-6" 12X18
- ⑤ ELECTRIC VEHICLE PARKING ONLY  
12X18



4	9/29/17	SITE PLAN REVIEW RESUBMISSION
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 303-442-0408  
 e-mail: peheinz@peharch.com

**MEDICAL OFFICE BUILDING**  
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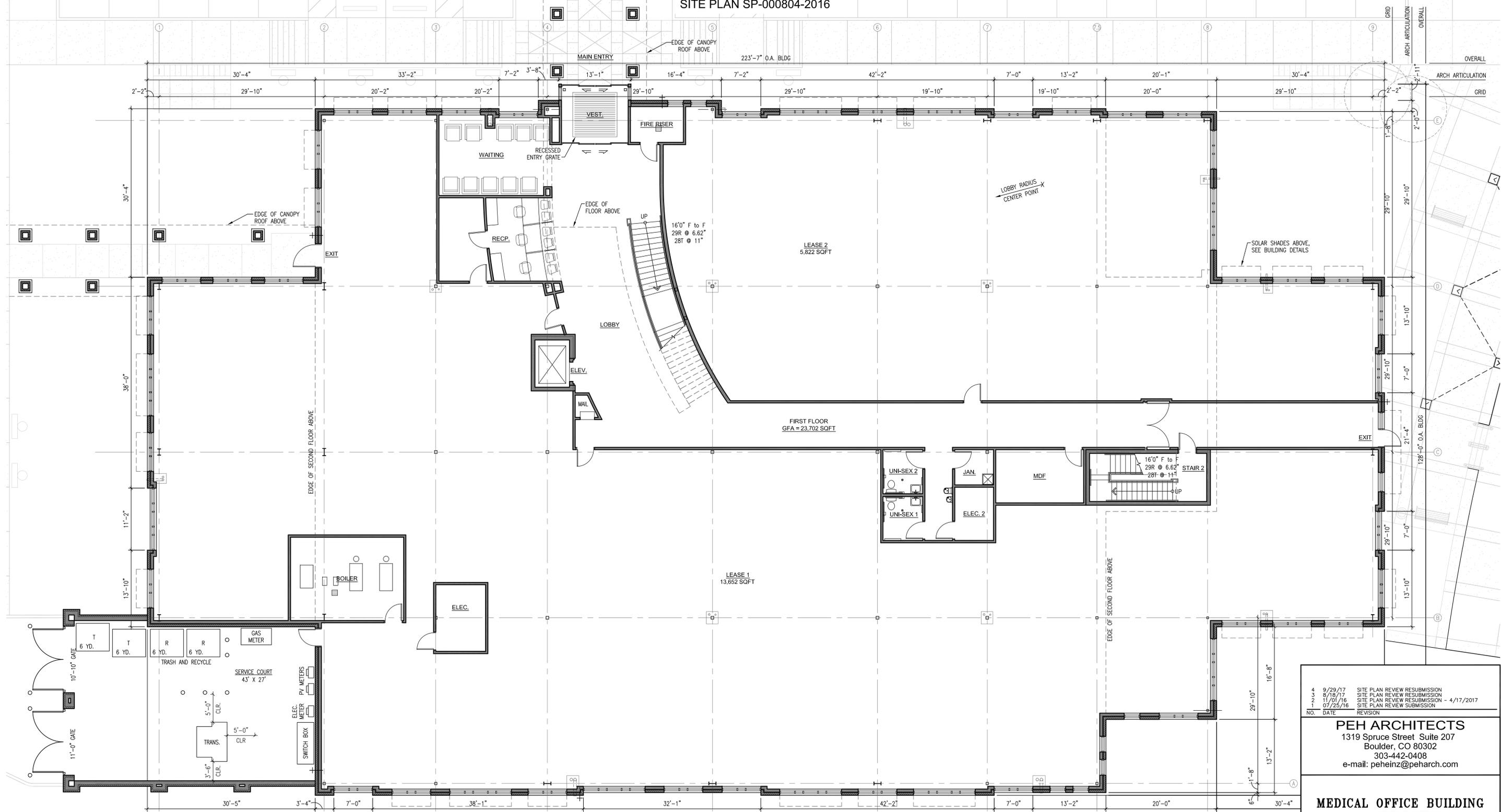
SHEET TITLE  
**SITE PLAN**

PROJECT:	2016.10	SHEET NUMBER
DATE:	06/09/16	<b>SP 03</b>
DRAWN BY:	NAB	3 OF 30
CHECKED BY:	PEH	



# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

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 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016



## FIRST FLOOR PLAN

1/8" = 1'-0"

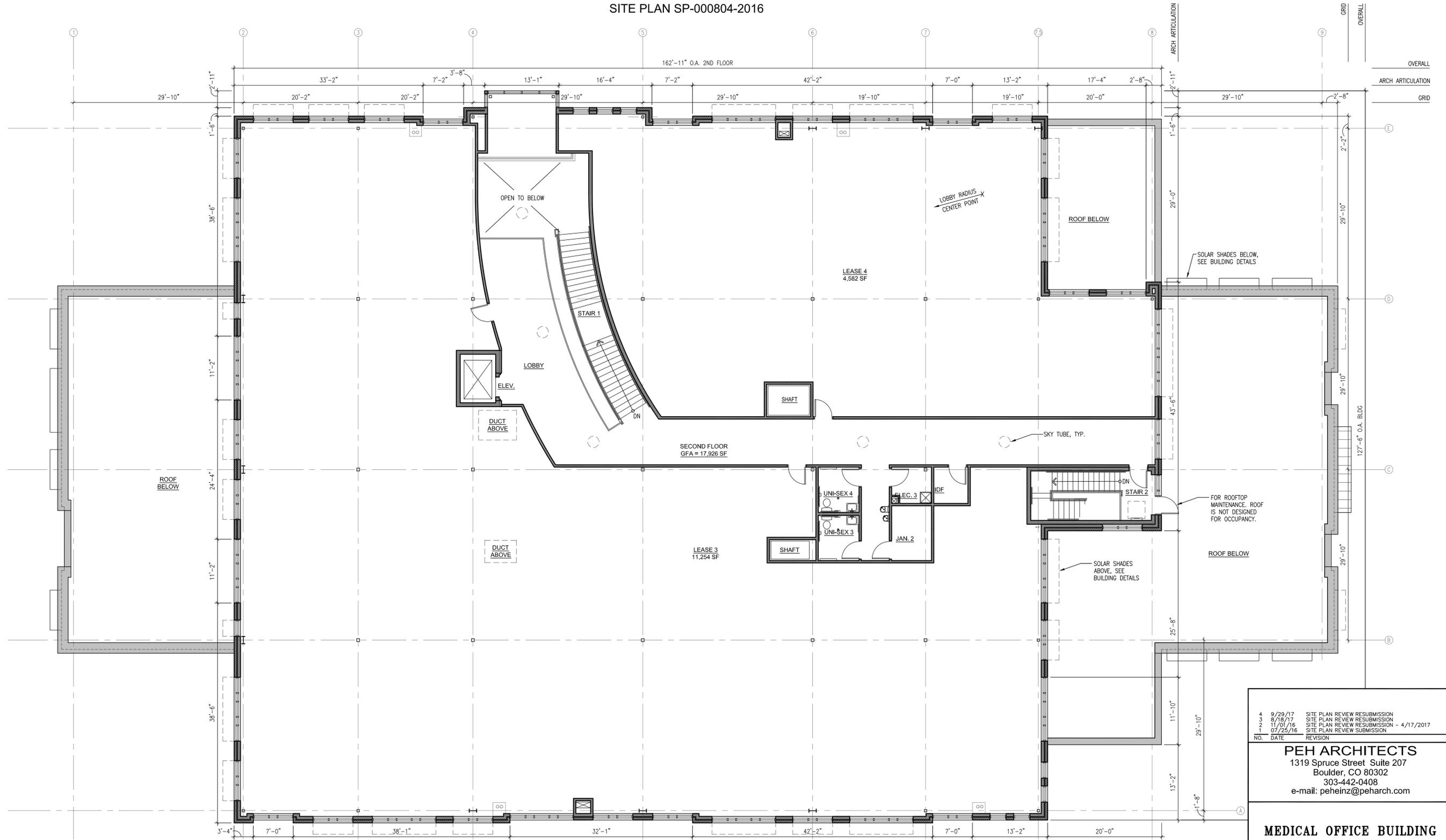
GENERAL NOTES:  
 1. INTERIOR FLOOR PLAN IS CONCEPTUAL. INTERIOR PLAN IS SUBJECT TO CHANGE BASED ON FINAL TENANT LEASING.

4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
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NO.	DATE	REVISION
<b>PEH ARCHITECTS</b>		
1319 Spruce Street Suite 207 Boulder, CO 80302 303-442-0408 e-mail: pehinz@peharch.com		
<b>MEDICAL OFFICE BUILDING</b> 101 ERIE PARKWAY ERIE, CO, 80516		
SHEET TITLE FIRST FLOOR PLAN		
PROJECT: 2016.10	DATE: 06/09/16	SHEET NUMBER: SP 05
DRAWN BY: NAB	CHECKED BY: PEH	5 OF 30

F:\2017\17\OWS\erie commons\Sheets\SP 05 FIRST FLOOR PLAN.dwg - 9/29/2017 11:52:23 AM

# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016



## SECOND FLOOR PLAN

1/8" = 1'-0"

### GENERAL NOTES:

1. INTERIOR FLOOR PLAN IS CONCEPTUAL. INTERIOR PLAN IS SUBJECT TO CHANGE BASED ON FINAL TENANT LEASING.

4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION

**PEH ARCHITECTS**  
 1319 Spruce Street Suite 207  
 Boulder, CO 80302  
 303-442-0408  
 e-mail: pehein@peharch.com

**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

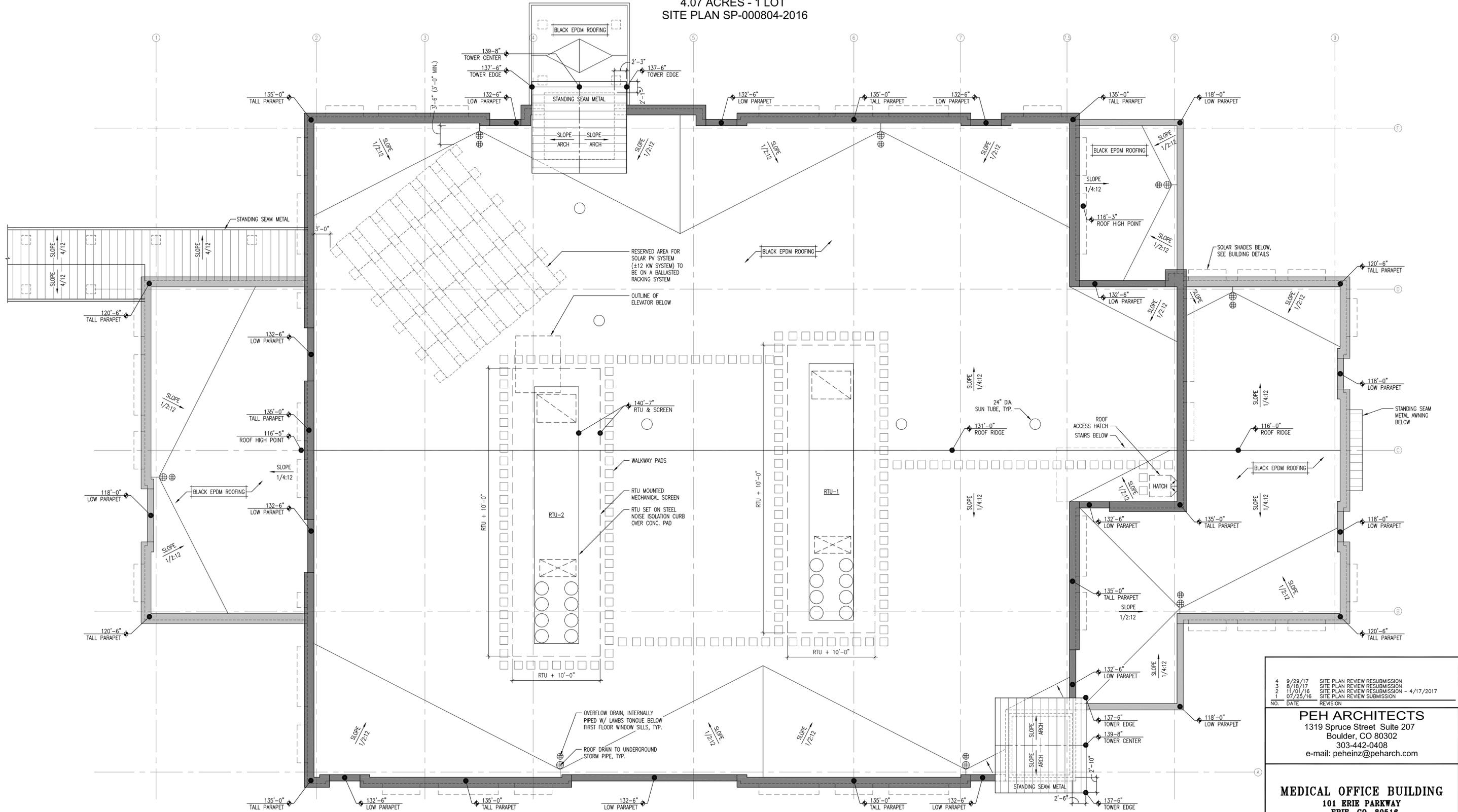
SHEET TITLE  
**SECOND FLOOR PLAN**

PROJECT:	2016.10		SHEET NUMBER
DATE:	06/09/16		<b>SP 06</b>
DRAWN BY:	NAB		6 OF 30
CHECKED BY:	PEH		

F:\2017\17\OWS\erie commons\Sheets\SP 06 Second Floor Plan.dwg - 9/29/2017 11:35:59 AM

# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016



**ROOF PLAN**  
 1/8" = 1'-0"



4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION
<b>PEH ARCHITECTS</b>		
1319 Spruce Street Suite 207 Boulder, CO 80302 303-442-0408 e-mail: peheinz@peharch.com		
<b>MEDICAL OFFICE BUILDING</b> 101 ERIE PARKWAY ERIE, CO, 80518		
SHEET TITLE <b>ROOF PLAN</b>		
PROJECT:	2016.10	SHEET NUMBER
DATE:	06/09/16	<b>SP 07</b>
DRAWN BY:	MEB	7 OF 30
CHECKED BY:	PEH	

F:\2017\17\OWS\erie commons\Sheets\SP\_07\_Roof\_Plan.dwg, 9/29/2017 11:35:35 AM

# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016

THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED ACCORDING TO TOWN OF ERIE, UNIFIED DEVELOPMENT CODE REQUIREMENTS. IT IS THE APPLICANTS RESPONSIBILITY TO ENSURE THAT THIS APPROVED SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE APPROVED SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



**NORTH ELEVATION (PARKING LOT)**  
 1/8" = 1'-0"



**WEST ELEVATION (PARKING LOT)**  
 1/8" = 1'-0"

CSI#	TYPE	MANUFACTURER	FINISH
04 20 00	MORTAR	SOLOMON COLORS	SGS 80X LIGHT CHOCOLATE
04 20 00	RED BRICK	SUMMIT BRICK & TILE	617 RED STONE SMOOTH
04 20 00	TAN BRICK	SUMMIT BRICK & TILE	757 PEWTER
04 20 00	TAN ACCENT BRICK	SUMMIT BRICK & TILE	759 PEBBLE GRAY
04 42 00	SANDSTONE	LYON SANDSTONE QUARRY	LYONS RED
04 72 00	PRECAST CONCRETE	DAVIS COLORS	RUSTIC BROWN 6058
07 42 13	STANDING SEAM METAL ROOF	UNA-CLAD KYNAR/HYLAR 500 CUSTOM COLOR	SHERWIN WILLIAMS 224-C4 DAPHNE
07 42 13	PREFINISHED METAL @ CANOPY AND SOFFITS	UNA-CLAD KYNAR/HYLAR 500	DARK BRONZE
07 62 00	PARAPET CAP (STUCCO MATCH)	UNA-CLAD KYNAR/HYLAR 500 CUSTOM COLOR	SHERWIN WILLIAMS 195-C5 MOROCCAN BROWN
07 62 00	PARAPET CAP (TAN BRICK MATCH)	UNA-CLAD KYNAR/HYLAR 500 CUSTOM COLOR	SHERWIN WILLIAMS 286-C4 AVENUE TAN
08 41 13	STOREFRONT SYSTEM	MANKO (2450 STOREFRONT)	CLEAR ANODIZED
08 80 00	SPANDREL GLASS	ICD	OPACI-COAT-300 #3-820 HARMONY GRAY
08 80 00	VISION GLASS	GUARDINIAN SUNGUARD	SNX 62/27 ON GRAY
09 24 00	STUCCO	MASTER WALL	SMOOTH TEXTURE #900 ADOBE 200%
09 91 13	PAINTED STEEL	SHERWIN WILLIAMS	243-C4 KEYSTONE GRAY
09 91 13	PAINTED STEEL (RED BRICK MATCH)	SHERWIN WILLIAMS	193-C7 TERRA BRUN
10 82 00	MECHANICAL SCREEN	CITY SCALES	PURTY

**KEY NOTES:**

- ① WALL SCIENCE, SEE PHOTOMETRIC PLAN
- ② DOWNLIGHT @ CANOPY CEILING, SEE PHOTOMETRIC PLAN
- ③ BUILDING SIGNAGE LOCATION, SIGNAGE TO BE SUBMITTED UNDER SEPARATE SUBMITTAL
- ④ BUILDING ADDRESS: 12" HEIGHT, BACKLIT CHANNEL LETTERS
- ⑤ INTERNALLY PIPED OVERFLOW DRAIN W/ OUTLET BELOW FIRST FLOOR WINDOW SILL

4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION

**PEH ARCHITECTS**  
 1319 Spruce Street Suite 207  
 Boulder, CO 80302  
 303-442-0408  
 e-mail: peheinz@peharch.com

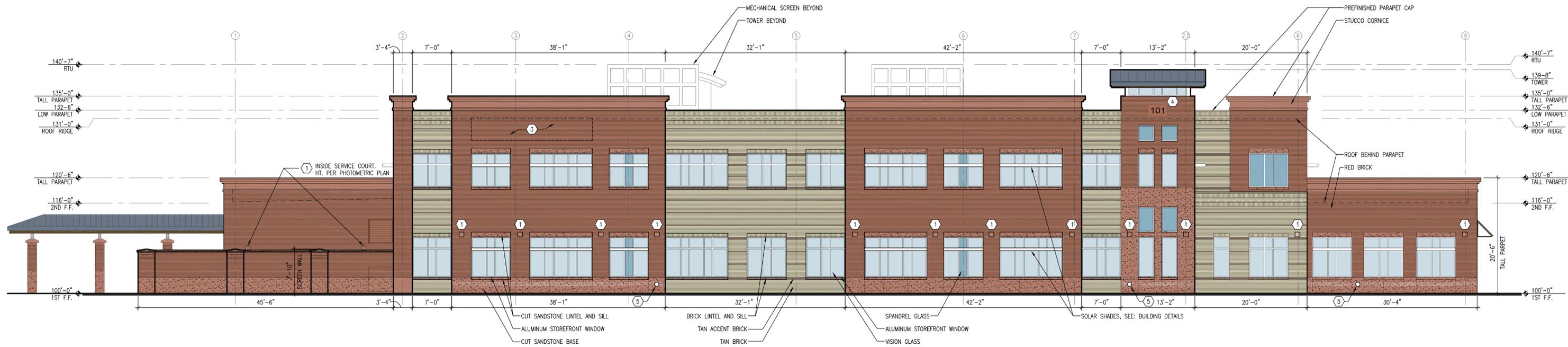
**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80518

SHEET TITLE		BUILDING ELEVATIONS	
PROJECT:	2016.10		SHEET NUMBER
DATE:	06/09/16		SP 08
DRAWN BY:	NAB		8 OF 30
CHECKED BY:	PEH		

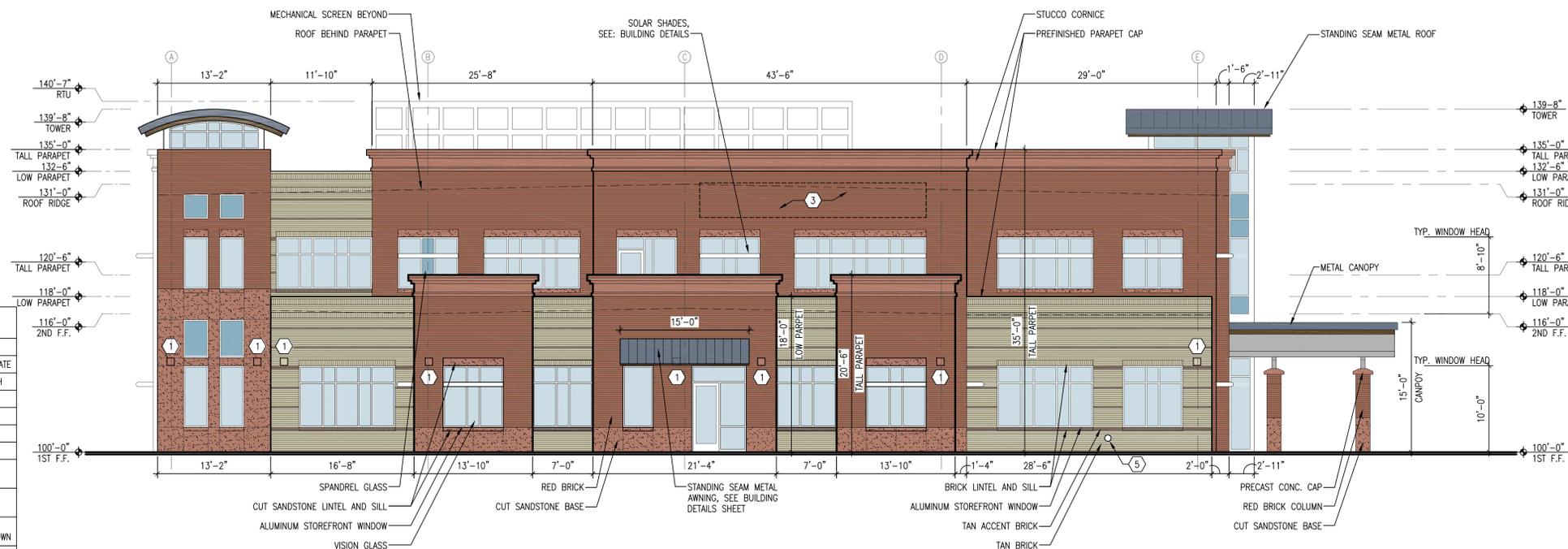
# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016

THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED ACCORDING TO TOWN OF ERIE, UNIFIED DEVELOPMENT CODE REQUIREMENTS. IT IS THE APPLICANTS RESPONSIBILITY TO ENSURE THAT THIS APPROVED SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE APPROVED SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



**SOUTH ELEVATION (ERIE PARKWAY)**  
 1/8" = 1'-0"



**EAST ELEVATION (BRIGGS ST.)**  
 1/8" = 1'-0"  
 0 4 8

CSI#	TYPE	MANUFACTURER	FINISH
04 20 00	MORTAR	SOLOMON COLORS	SGS 80X LIGHT CHOCOLATE
04 20 00	RED BRICK	SUMMIT BRICK & TILE	617 RED STONE SMOOTH
04 20 00	TAN BRICK	SUMMIT BRICK & TILE	757 PEWTER
04 20 00	TAN ACCENT BRICK	SUMMIT BRICK & TILE	759 PEBBLE GRAY
04 42 00	SANDSTONE	LYON SANDSTONE QUARRY	LYONS RED
04 72 00	PRECAST CONCRETE	DAVIS COLORS	RUSTIC BROWN 6058
07 42 13	STANDING SEAM METAL ROOF	UNA-CLAD KYNAR/HYLAR 500 CUSTOM COLOR	224-C4 DAPHNE
07 42 13	PREFINISHED METAL @ CANOPY AND SOFFITS	UNA-CLAD KYNAR/HYLAR 500	DARK BRONZE
07 62 00	PARAPET CAP (STUCCO MATCH)	UNA-CLAD KYNAR/HYLAR 500 CUSTOM COLOR	SHERWIN WILLIAMS 195-C5 MOROCCAN BROWN
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08 41 13	STOREFRONT SYSTEM	MANKO (2450 STOREFRONT)	CLEAR ANODIZED
08 80 00	SPANDREL GLASS	ICD	OPACI-COAT-300 #3-820 HARMONY GRAY
08 80 00	VISION GLASS	GUARDINIAN SUNGUARD	SNX 62/27 ON GRAY
09 24 00	STUCCO	MASTER WALL	SMOOTH TEXTURE #900 ADOBE 200%
09 91 13	PAINTED STEEL	SHERWIN WILLIAMS	243-C4 KEYSTONE GRAY
09 91 13	PAINTED STEEL (RED BRICK MATCH)	SHERWIN WILLIAMS	193-C7 TERRA BRUN
10 82 00	MECHANICAL SCREEN	CITY SCALES	PURTY

**KEY NOTES:**

- ① WALL SCOSCE, SEE PHOTOMETRIC PLAN
- ② DOWNLIGHT @ CANOPY CEILING, SEE PHOTOMETRIC PLAN
- ③ BUILDING SIGNAGE LOCATION, SIGNAGE TO BE SUBMITTED UNDER SEPARATE SUBMITTAL
- ④ BUILDING ADDRESS: 12" HEIGHT, BACKLIT CHANNEL LETTERS
- ⑤ INTERNALLY PIPED OVERFLOW DRAIN W/ OUTLET BELOW FIRST FLOOR WINDOW SILL

4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION

**PEH ARCHITECTS**  
 1319 Spruce Street Suite 207  
 Boulder, CO 80302  
 303-442-0408  
 e-mail: peheinz@peharch.com

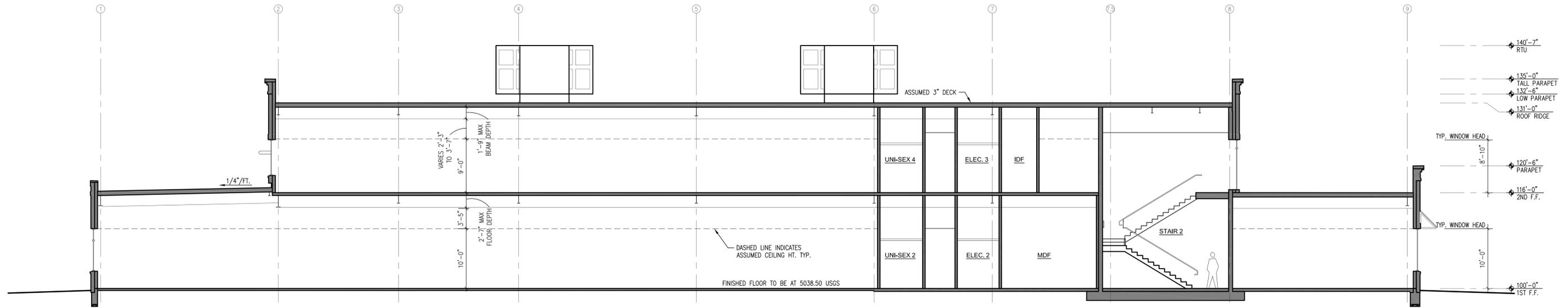
**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
**BUILDING ELEVATIONS**

PROJECT:	2016.10		SHEET NUMBER
DATE:	06/09/16		SP 09
DRAWN BY:	NAB		9 OF 30
CHECKED BY:	PEH		

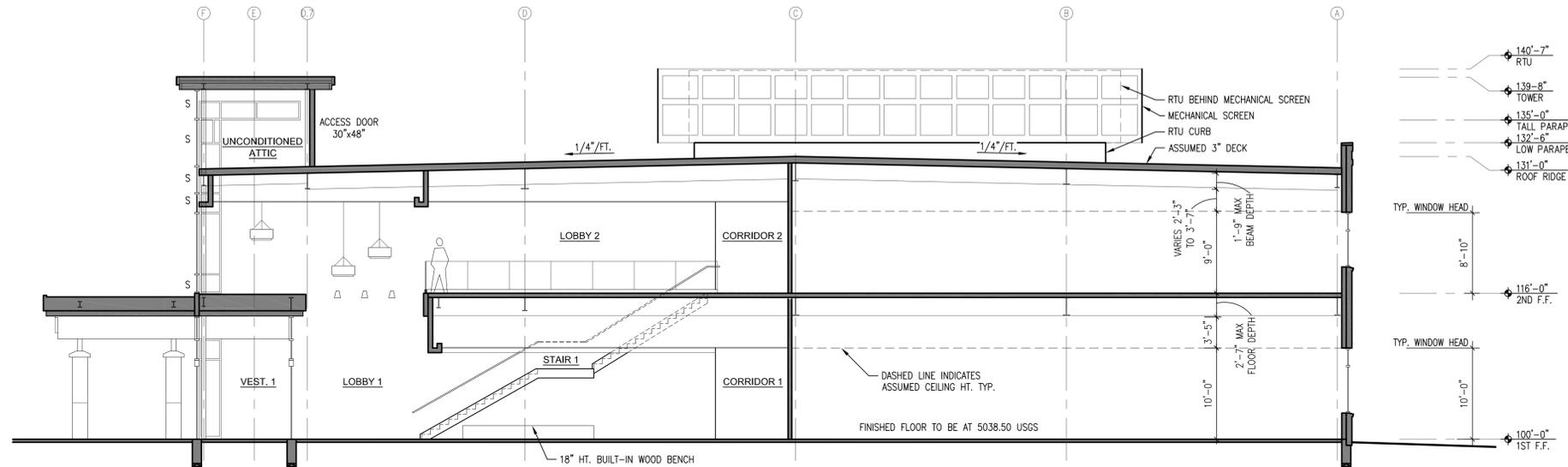
# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016



## NORTH SECTION

1/8" = 1'-0"



## EAST SECTION

1/8" = 1'-0"

0 4 8

4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION
<b>PEH ARCHITECTS</b>		
1319 Spruce Street Suite 207 Boulder, CO 80302 303-442-0408 e-mail: peheinz@peharch.com		
<b>MEDICAL OFFICE BUILDING</b>		
101 ERIE PARKWAY ERIE, CO, 80516		
SHEET TITLE		
BUILDING SECTIONS		
PROJECT:	2016.10	SHEET NUMBER
DATE:	06/09/16	
DRAWN BY:	NAB	
CHECKED BY:	PEH	<b>SP 10</b>
		10 OF 30

F:\2017\17\OWS\erie commons\Sheets\SP 10 Building Sections.dwg, 9/29/2017 11:33:50 AM

# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016

THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED ACCORDING TO TOWN OF ERIE, UNIFIED DEVELOPMENT CODE REQUIREMENTS. IT IS THE APPLICANTS RESPONSIBILITY TO ENSURE THAT THIS APPROVED SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE APPROVED SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



**NORTH VIEW**  
FROM S. BRIGGS STREET



**EAST VIEW**  
FROM BRIGGS STREET



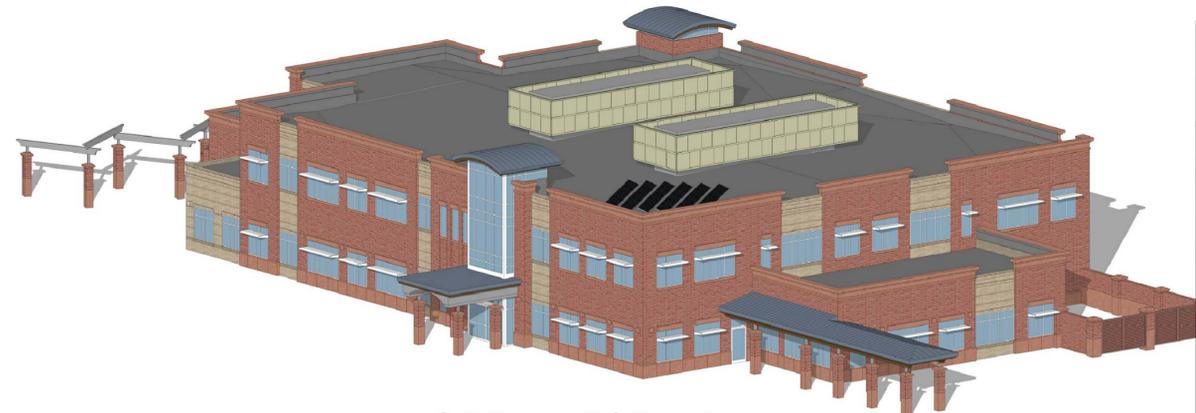
**SOUTH VIEW**  
FROM ERIE PKWY



**WEST VIEW**  
FROM PARKING LOT



**SOUTH EAST VIEW**  
FROM BRIGGS/ERIE PKWY INTERSECTION



**NORTH WEST VIEW**  
FROM PARKING LOT

4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION

**PEH ARCHITECTS**  
 1319 Spruce Street Suite 207  
 Boulder, CO 80302  
 303-442-0408  
 e-mail: peheinz@peharch.com

**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
**PERSPECTIVE VIEWS**

PROJECT:	2016.10		SHEET NUMBER
DATE:	06/09/16		<b>SP 11</b>
DRAWN BY:	NAB		11 OF 30
CHECKED BY:	PEH		

# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016



VIEW FROM MAXWELL AVENUE PEDESTRIAN ACCESS



VIEW FROM SW CORNER OF MAXWELL AVE & BRIGGS ST



VIEW FROM ERIE PARKWAY NEAR PARKING FRONTING STREET

## GENERAL NOTES

1. VIEWS ON THIS SHEET ARE PROVIDED SPECIFIC TO STUDY THE VISIBILITY OF ROOFTOP MECHANICAL FROM VARIOUS LOCATIONS. ALL VIEWS ARE FROM EYE LEVEL @ SIDEWALKS.

4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION

**PEH ARCHITECTS**  
 1319 Spruce Street Suite 207  
 Boulder, CO 80302  
 303-442-0408  
 e-mail: peheinz@peharch.com

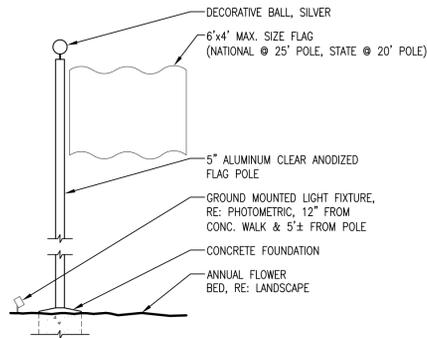
**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
**PERSPECTIVE VIEWS**

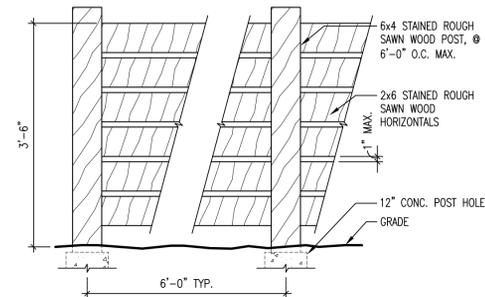
PROJECT:	2016.10		SHEET NUMBER
DATE:	06/09/16		<b>SP 12</b>
DRAWN BY:	LCH		12 OF 30
CHECKED BY:	PEH		

# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

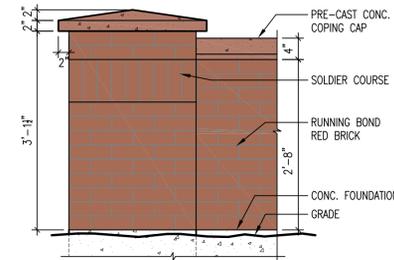
BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016



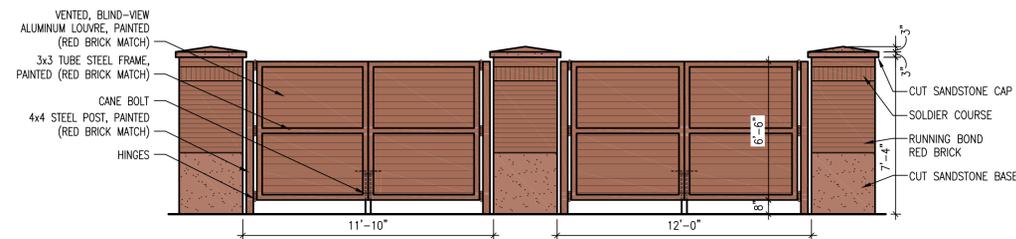
**FLAG POLE DETAIL**  
NOT TO SCALE



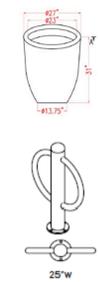
**WOOD FENCE**  
3/4" = 1'-0"



**COURT WALL**  
3/4" = 1'-0"

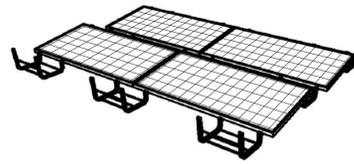


**WASTE ENCLOSURE**  
1/4" = 1'-0"



**DECORATIVE PLANTER:**  
 VALENCIA 69125.27 BY CREATIVE DESIGN MFG. A SUBSIDIARY OF JAY SCOTTS. BLACK FINISH. ANCHOR TO CONC. SLAB W/ CORROSION RESISTANT HARDWARE. PROVIDE IRRIGATION DRIP LINE, DIRT, AND ANNUALS PER LANDSCAPE PLANS.

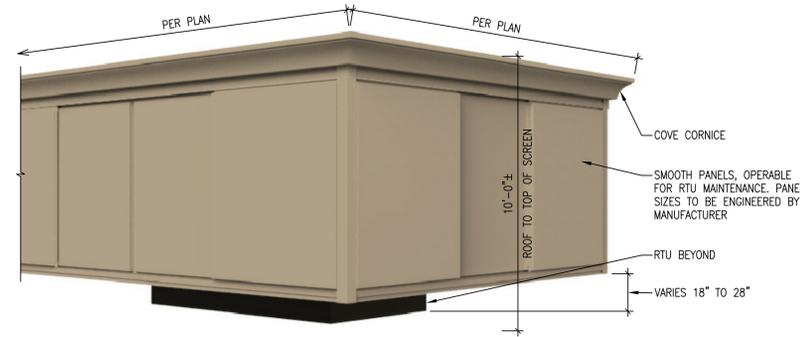
**BIKE RACK:**  
 HUNTCO "4" BOLLARD SURFACE MOUNT WITH BLACK POWDER COAT. ANCHOR TO CONC. SLAB W/ CORROSION RESISTANT HARDWARE.



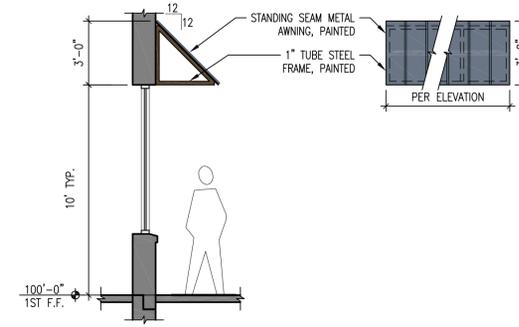
**SOLAR PV PANELS - 3D VIEW**  
NOT TO SCALE



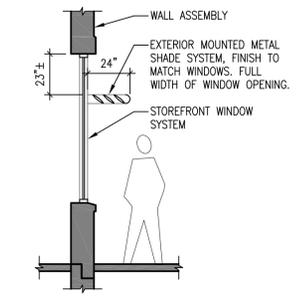
**SOLAR PV PANELS - SIDE**  
NOT TO SCALE



**MECHANICAL SCREEN**  
NOT TO SCALE



**EAST ENTRY AWNING**  
1/4" = 1'-0"



**SOLAR SHADES**  
1/4" = 1'-0"

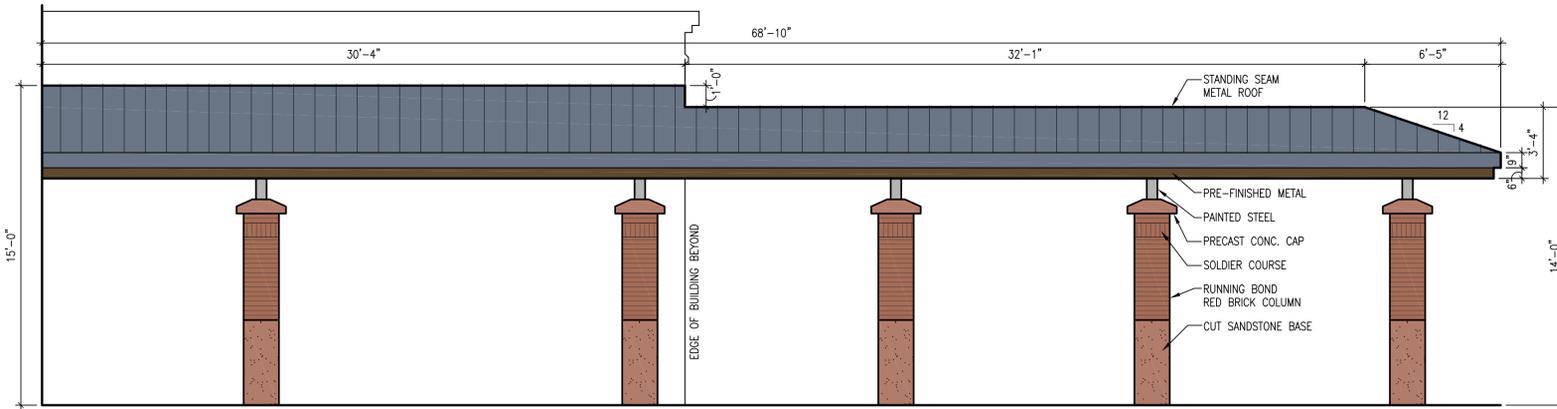


**BENCH:**  
 URBAN ACCESSORIES 6 FOOT TRANSIT BAY BENCH, SURFACE MOUNT WITH BLACK POWDER COAT CONTACT RECREATION PLUS, LTD., GOLDEN CO-MIRAM HOOTSTEIN 303.278.1455. ANCHOR TO CONC. SLAB W/ CORROSION RESISTANT HARDWARE.

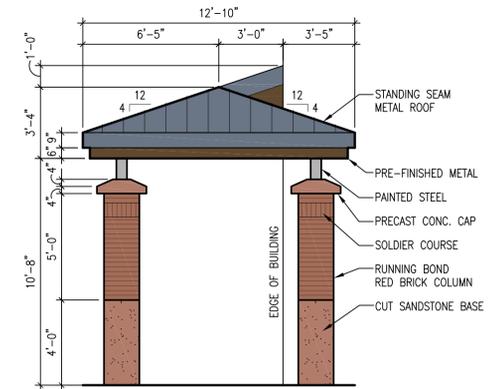


**TRASH:**  
 URBAN ACCESSORIES "01" TRASH RECEPTACLE WITH METAL INSERTS, AND RAIN TOP DOME. POWDER COAT BLACK CONTACT RECREATION PLUS, LTD GOLDEN CO-MIRAM HOOTSTEIN 303-278-1455. ANCHOR TO CONC. SLAB W/ CORROSION RESISTANT HARDWARE.

**SITE FURNITURE**  
NOT TO SCALE

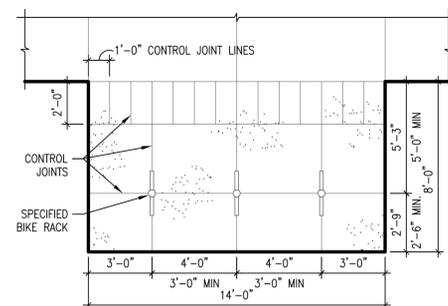


**EXIT CANOPY - SIDE**  
1/4" = 1'-0"

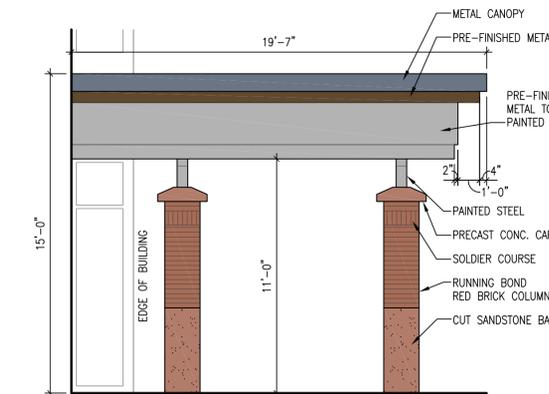


**EXIT CANOPY - FRONT**  
1/4" = 1'-0"

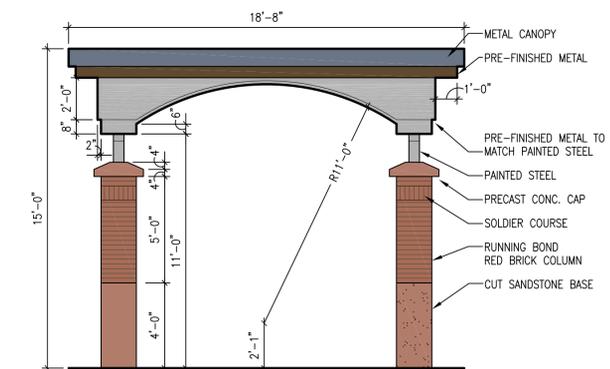
CSI#	TYPE	MANUFACTURER	FINISH
04 20 00	MORTAR	SOLOMON COLORS	SGS 80X LIGHT CHOCOLATE
04 20 00	RED BRICK	SUMMIT BRICK & TILE	617 RED STONE SMOOTH
04 20 00	TAN BRICK	SUMMIT BRICK & TILE	757 PEWTER
04 20 00	TAN ACCENT BRICK	SUMMIT BRICK & TILE	759 PEBBLE GRAY
04 42 00	SANDSTONE	LYON SANDSTONE QUARRY	LYONS RED
04 72 00	PRECAST CONCRETE	DAVIS COLORS	RUSTIC BROWN 6058
07 42 13	STANDING SEAM METAL ROOF	UNA-CLAD KYNAR/HYLAR 500 CUSTOM COLOR	SHERWIN WILLIAMS 224-C4 DAPHNE
07 42 13	PREFINISHED METAL @ CANOPY AND SOFFITS	UNA-CLAD KYNAR/HYLAR 500	DARK BRONZE
07 62 00	PARAPET CAP (STUCCO MATCH)	UNA-CLAD KYNAR/HYLAR 500 CUSTOM COLOR	SHERWIN WILLIAMS 195-C5 MOROCCAN BROWN
07 62 00	PARAPET CAP (TAN BRICK MATCH)	UNA-CLAD KYNAR/HYLAR 500 CUSTOM COLOR	SHERWIN WILLIAMS 286-C4 AVENUE TAN
08 41 13	STOREFRONT SYSTEM	MANKO (2450 STOREFRONT)	CLEAR ANODIZED
08 80 00	SPANDREL GLASS	ICD	OPACI-COAT-300 #3-820 HARMONY GRAY
08 80 00	VISION GLASS	GUARDINIAN SUNGUARD	SNX 62/27 ON GRAY
09 24 00	STUCCO	MASTER WALL	SMOOTH TEXTURE #900 ADOBE 200%
09 91 13	PAINTED STEEL	SHERWIN WILLIAMS	243-C4 KEYSTONE GRAY
09 91 13	PAINTED STEEL (RED BRICK MATCH)	SHERWIN WILLIAMS	193-C7 TERRA BRUN
10 82 00	MECHANICAL SCREEN	CITY SCALES	PURTY



**BIKE PARKING PLAN**  
1/4" = 1'-0"



**NORTH ENTRY CANOPY - SIDE**  
1/4" = 1'-0"



**NORTH ENTRY CANOPY - FRONT**  
1/4" = 1'-0"

4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION

**PEH ARCHITECTS**  
 1319 Spruce Street Suite 207  
 Boulder, CO 80302  
 303-442-0408  
 e-mail: peheinz@peharch.com

**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80518

SHEET TITLE  
**BUILDING DETAILS**

PROJECT:	2016.10		SHEET NUMBER
DATE:	06/09/16		SP 13
DRAWN BY:	MEB		13 OF 30
CHECKED BY:	PEH		

# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

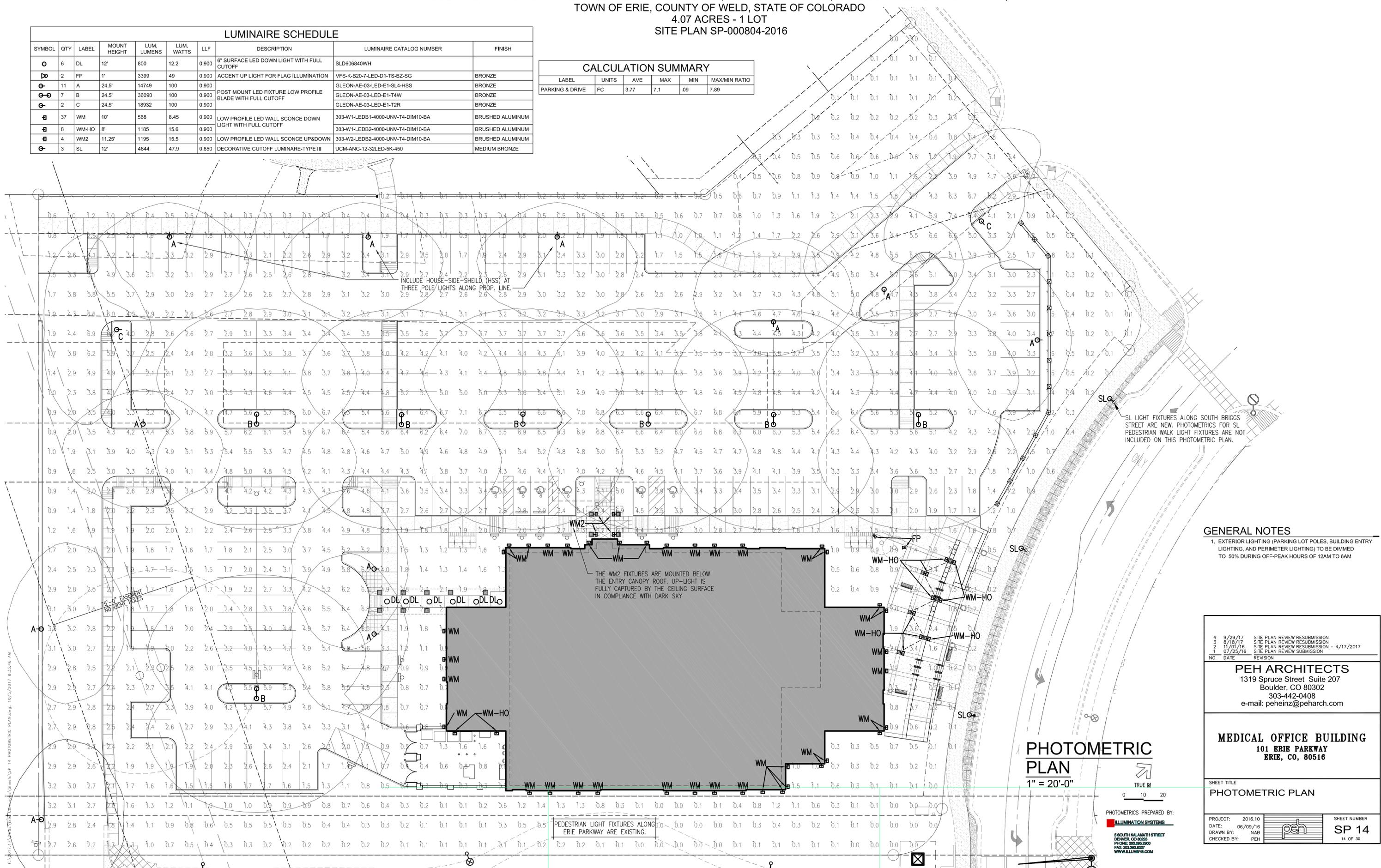
BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016

## LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MOUNT HEIGHT	LUM. LUMENS	LUM. WATTS	LLF	DESCRIPTION	LUMINAIRE CATALOG NUMBER	FINISH
○	6	DL	12'	800	12.2	0.900	6" SURFACE LED DOWN LIGHT WITH FULL CUTOFF	SLD606840WH	
▮	2	FP	1'	3399	49	0.900	ACCENT UP LIGHT FOR FLAG ILLUMINATION	VFS-K-B20-7-LED-D1-TS-B2-SG	BRONZE
○	11	A	24.5'	14749	100	0.900	POST MOUNT LED FIXTURE LOW PROFILE BLADE WITH FULL CUTOFF	GLEON-AE-03-LED-E1-SL4-HSS	BRONZE
○	7	B	24.5'	36090	100	0.900	POST MOUNT LED FIXTURE LOW PROFILE BLADE WITH FULL CUTOFF	GLEON-AE-03-LED-E1-T4W	BRONZE
○	2	C	24.5'	18932	100	0.900	POST MOUNT LED FIXTURE LOW PROFILE BLADE WITH FULL CUTOFF	GLEON-AE-03-LED-E1-T2R	BRONZE
▮	37	WM	10'	568	8.45	0.900	LOW PROFILE LED WALL SCONCE DOWN LIGHT WITH FULL CUTOFF	303-W1-LEDB1-4000-UNV-T4-DIM10-BA	BRUSHED ALUMINUM
▮	8	WM-HO	8'	1185	15.6	0.900	LOW PROFILE LED WALL SCONCE DOWN LIGHT WITH FULL CUTOFF	303-W1-LEDB2-4000-UNV-T4-DIM10-BA	BRUSHED ALUMINUM
▮	4	WM2	11.25'	1195	15.5	0.900	LOW PROFILE LED WALL SCONCE UP&DOWN	303-W2-LEDB2-4000-UNV-T4-DIM10-BA	BRUSHED ALUMINUM
○	3	SL	12'	4844	47.9	0.850	DECORATIVE CUTOFF LUMINAIRE-TYPE III	UCM-ANG-12-32LED-5K-450	MEDIUM BRONZE

## CALCULATION SUMMARY

LABEL	UNITS	AVE	MAX	MIN	MAX/MIN RATIO
PARKING & DRIVE	FC	3.77	7.1	.09	7.89



## GENERAL NOTES

- EXTERIOR LIGHTING (PARKING LOT POLES, BUILDING ENTRY LIGHTING, AND PERIMETER LIGHTING) TO BE DIMMED TO 50% DURING OFF-PEAK HOURS OF 12AM TO 6AM

4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION

**PEH ARCHITECTS**  
 1319 Spruce Street Suite 207  
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 303-442-0408  
 e-mail: peheinz@peharch.com

**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
**PHOTOMETRIC PLAN**

PROJECT:	2016.10	SHEET NUMBER	SP 14
DATE:	06/09/16		14 OF 30
DRAWN BY:	NAB		
CHECKED BY:	PEH		

# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016

## HALO

**DESCRIPTION**

The Halo Surface LED Downlight (SLD) incorporates WaveStream™ technology to create an ultra-low profile surface mounting luminaire with the performance and look of a traditional downlight. SLD is designed for installation in many 3-1/2" and 4" square, octagon or round junction boxes, and may also mount in 5" and 6" round recessed housings. SLD is suitable for residential or commercial installation. Ideal for closets, storage areas, office and bathrooms. Compliant with NFPA 70, NEC Section 410.16(A)(3) and 410.16(C)(6).

**CONSTRUCTION**

- Die cast aluminum trim ring, and die formed aluminum frame.
- Includes all applicable national and local electrical and building codes.
- Proprietary Slot-N-Lock quick installation system for junction box installation.
- Tracked with Slot-N-Lock mounting tabs include mounting tabs included.

**OPTICS**

- WaveStream™ technology provides uniform luminance.
- AcuBeam™ optics provide directional control for the "core of light" beam distribution of a traditional downlight.
- Precision molded lens features high transmission polymer with UV stabilized protecting film.

**DESIGNER TIPS**

Accessories (sold separately)

- SLD designer trim are accessory rings that attach to the SLD for a permanent finish. Refer to SLD accessories specification sheet for details.
- White (finishable)
- satin Nickel
- Satin Bronze

**ELECTRICAL JUNCTION BOX**

- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation.
- Available for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes.
- Note: Driver consumes 3 cubic inches of junction box.
- Surface mounting is a fine-tuned ceiling using an appropriate electrical box offers a cost-effective alternative to fine-rated recessed lighting.
- Note: Fine-rating is per the rating of the ceiling and application. Junction box, not the SLD, installer must ensure compatibility of fill, wiring and proper mounting in the electrical junction box. This

**WARRANTY**

Cooper Lighting provides a five year limited warranty on the SLD LED.

**LED CHROMATIVITY**

- A high chromaticity specification ensures LED color consistency, sustainable Color Rendering Index (CRI) and Color Temperature (CCT) over the useful life of the LED.
- LED chromaticity per ANSI exceeds ENERGY STAR®.
- 80 CRI model features high color performance with 98 greater than 90.
- Every Halo LED is quality tested, measured, and verified in a permanent record to register lumens, wattage, CRI and CCT.
- Halo LED serialized testing and measurement ensures color and lumen consistency on a per-unit basis, and validates long-term product consistency over time.

**ELECTRICAL CONNECTIONS**

- Compatible with 3-1/2" x 3" and 4" x 1-1/2" deep round, square and octagon boxes 12-18" deep boxes recommended.
- Supply Wire Adapter with LED quick connector included.
- LED connector is compatible with Halo 5" H50 Series and 6" H750 Series LED Housing.
- LED Connector meets California Title 24 high efficiency luminaire standard as a non-screw base.
- The industrial ENE Edition screw base adapter provides compatibility for retrofit.
- LED connector is a non-screw base luminaire disconnect for tool-less installation.

**RECESSED HOUSING MOUNTING**

- May be installed in IC recessed housings in direct contact with spray foam insulation. Refer to NEMA LED 97-2013.
- Torsion Spring 5" & 6"
- Optional precision formed torsion spring bracket kit is included.
- The torsion spring adjust the frame to fit 5" or 6" compatible housing.
- Friction Blade 5" & 6"
- Optional precision formed friction blades included.
- For retrofit in 5" and 6" housings without torsion spring mounting.

**LED**

- Triangular linear LED assembly is integrated in trim perimeter.
- Color Temperature: 2700K, 3000K, 4000K.
- CRI options: 80 and 90.
- 80 CRI can be used for California Title 24 compliance.
- Title 24 high efficiency luminaire standard as a non-screw base.
- The industrial ENE Edition screw base adapter provides compatibility for retrofit.
- L70 at 50,000 hours projected in accordance with TM-21.

**SLD 600 Series SLD6068xWH**  
2700K, 3000K, 3500K, and 4000K

**SLD6068xWH**  
2700K, 3000K, 3500K, and 4000K

**6" Surface LED Downlight**

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

**ORDERING INFORMATION**

Series: 600 Series

Series	Color Temperature (CCT)	Power	Options
SLD6068xWH	2700K, 3000K, 3500K, 4000K	30W	None

**TECHNICAL DATA**

Series	Color Temperature (CCT)	Power	Options
SLD6068xWH	2700K, 3000K, 3500K, 4000K	30W	None

**ACLU4296**  
March 15, 2016

## HALO

**DESCRIPTION**

The Halo Surface LED Downlight (SLD) incorporates WaveStream™ technology to create an ultra-low profile surface mounting luminaire with the performance and look of a traditional downlight. SLD is designed for installation in many 3-1/2" and 4" square, octagon or round junction boxes, and may also mount in 5" and 6" round recessed housings. SLD is suitable for residential or commercial installation. Ideal for closets, storage areas, office and bathrooms. Compliant with NFPA 70, NEC Section 410.16(A)(3) and 410.16(C)(6).

**CONSTRUCTION**

- Die cast aluminum trim ring, and die formed aluminum frame.
- Includes all applicable national and local electrical and building codes.
- Proprietary Slot-N-Lock quick installation system for junction box installation.
- Tracked with Slot-N-Lock mounting tabs include mounting tabs included.

**OPTICS**

- WaveStream™ technology provides uniform luminance.
- AcuBeam™ optics provide directional control for the "core of light" beam distribution of a traditional downlight.
- Precision molded lens features high transmission polymer with UV stabilized protecting film.

**DESIGNER TIPS**

Accessories (sold separately)

- SLD designer trim are accessory rings that attach to the SLD for a permanent finish. Refer to SLD accessories specification sheet for details.
- White (finishable)
- satin Nickel
- Satin Bronze

**ELECTRICAL JUNCTION BOX**

- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation.
- Available for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes.
- Note: Driver consumes 3 cubic inches of junction box.
- Surface mounting is a fine-tuned ceiling using an appropriate electrical box offers a cost-effective alternative to fine-rated recessed lighting.
- Note: Fine-rating is per the rating of the ceiling and application. Junction box, not the SLD, installer must ensure compatibility of fill, wiring and proper mounting in the electrical junction box. This

**WARRANTY**

Cooper Lighting provides a five year limited warranty on the SLD LED.

**LED CHROMATIVITY**

- A high chromaticity specification ensures LED color consistency, sustainable Color Rendering Index (CRI) and Color Temperature (CCT) over the useful life of the LED.
- LED chromaticity per ANSI exceeds ENERGY STAR®.
- 80 CRI model features high color performance with 98 greater than 90.
- Every Halo LED is quality tested, measured, and verified in a permanent record to register lumens, wattage, CRI and CCT.
- Halo LED serialized testing and measurement ensures color and lumen consistency on a per-unit basis, and validates long-term product consistency over time.

**ELECTRICAL CONNECTIONS**

- Compatible with 3-1/2" x 3" and 4" x 1-1/2" deep round, square and octagon boxes 12-18" deep boxes recommended.
- Supply Wire Adapter with LED quick connector included.
- LED connector is compatible with Halo 5" H50 Series and 6" H750 Series LED Housing.
- LED Connector meets California Title 24 high efficiency luminaire standard as a non-screw base.
- The industrial ENE Edition screw base adapter provides compatibility for retrofit.
- LED connector is a non-screw base luminaire disconnect for tool-less installation.

**RECESSED HOUSING MOUNTING**

- May be installed in IC recessed housings in direct contact with spray foam insulation. Refer to NEMA LED 97-2013.
- Torsion Spring 5" & 6"
- Optional precision formed torsion spring bracket kit is included.
- The torsion spring adjust the frame to fit 5" or 6" compatible housing.
- Friction Blade 5" & 6"
- Optional precision formed friction blades included.
- For retrofit in 5" and 6" housings without torsion spring mounting.

**LED**

- Triangular linear LED assembly is integrated in trim perimeter.
- Color Temperature: 2700K, 3000K, 4000K.
- CRI options: 80 and 90.
- 80 CRI can be used for California Title 24 compliance.
- Title 24 high efficiency luminaire standard as a non-screw base.
- The industrial ENE Edition screw base adapter provides compatibility for retrofit.
- L70 at 50,000 hours projected in accordance with TM-21.

**SLD 600 Series SLD6068xWH**  
2700K, 3000K, 3500K, and 4000K

**SLD6068xWH**  
2700K, 3000K, 3500K, and 4000K

**6" Surface LED Downlight**

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

**ORDERING INFORMATION**

Series: 600 Series

Series	Color Temperature (CCT)	Power	Options
SLD6068xWH	2700K, 3000K, 3500K, 4000K	30W	None

**TECHNICAL DATA**

Series	Color Temperature (CCT)	Power	Options
SLD6068xWH	2700K, 3000K, 3500K, 4000K	30W	None

**ACLU4296**  
March 15, 2016

## Lumière

**DESCRIPTION**

The Lumière EON LED 303-W1-LEDB1 is a compact, low profile dimmable LED direct and indirect luminaire providing both uplight and downlight simultaneously. The luminaire features full vertical adjustment 180° for easy aiming and mounts directly to any wall or ceiling surface over a standard 4" square junction box. It is standard with a universal input LED driver 120-277V, 50/60 Hz. Dimming is achieved with a standard ELV, reverse phase phase dimming driver or an optional 0-10V dimming driver. 303-W1-LEDB1 may be used indoors or outdoors and carries an IP66 rating.

**CONSTRUCTION**

Head and back plate are precision machined from corrosion-resistant 6061 T6 aluminum. A universal mounting plate and one piece silicone key hole gasket is provided for adaptation to junction box or surface. Stainless steel hardware is included.

**Mounting**

The luminaire mounts directly to a standard 4" square junction box. For further mounting information see technical notes section on page 2.

**Optical**

LightBeam™ and optical assembly are sealed by a diffused impact resistant tempered glass lens. The slight protrusion is always a TX (Extra Wide Flood), while

**WARRANTY**

Cooper Lighting provides a five year limited warranty on the Lumière EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

**303-W1-LEDB1**  
EON LED

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

**ORDERING INFORMATION**

Series: 303-W1-LEDB1

Series	Color Temperature (CCT)	Power	Options
303-W1-LEDB1	2700K, 3000K, 3500K, 4000K	30W	None

**TECHNICAL DATA**

Series	Color Temperature (CCT)	Power	Options
303-W1-LEDB1	2700K, 3000K, 3500K, 4000K	30W	None

**ACLU4296**  
March 15, 2016

## Lumière

**DESCRIPTION**

The Lumière EON LED 303-W1-LEDB2 is a compact, low profile dimmable LED direct and indirect luminaire providing both uplight and downlight simultaneously. The luminaire features full vertical adjustment 180° for easy aiming and mounts directly to any wall or ceiling surface over a standard 4" square junction box. It is standard with a universal input LED driver 120-277V, 50/60 Hz. Dimming is achieved with a standard ELV, reverse phase phase dimming driver or an optional 0-10V dimming driver. 303-W1-LEDB2 may be used indoors or outdoors and carries an IP66 rating.

**CONSTRUCTION**

Head and back plate are precision machined from corrosion-resistant 6061 T6 aluminum. A universal mounting plate and one piece silicone key hole gasket is provided for adaptation to junction box or surface. Stainless steel hardware is included.

**Mounting**

The luminaire mounts directly to a standard 4" square junction box. For further mounting information see technical notes section on page 2.

**Optical**

LightBeam™ and optical assembly are sealed by a diffused impact resistant tempered glass lens. The slight protrusion is always a TX (Extra Wide Flood), while

**WARRANTY**

Cooper Lighting provides a five year limited warranty on the Lumière EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

**303-W2-LEDB2**  
EON LED

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

**ORDERING INFORMATION**

Series: 303-W2-LEDB2

Series	Color Temperature (CCT)	Power	Options
303-W2-LEDB2	2700K, 3000K, 3500K, 4000K	30W	None

**TECHNICAL DATA**

Series	Color Temperature (CCT)	Power	Options
303-W2-LEDB2	2700K, 3000K, 3500K, 4000K	30W	None

**ACLU4296**  
March 15, 2016

## Lumière

**DESCRIPTION**

The Lumière EON LED 303-W1-LEDB1 is a compact, low profile, dimmable LED direct and indirect luminaire. The luminaire features full vertical adjustment 180° for easy aiming and mounts directly to any wall or ceiling surface over a standard 4" square junction box. It is standard with a universal input LED driver 120-277V, 50/60 Hz. Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. 303-W1-LEDB1 may be used indoors or outdoors and carries an IP66 rating.

**CONSTRUCTION**

Head and back plate are precision machined from corrosion-resistant 6061 T6 aluminum. A universal mounting plate and one piece silicone key hole gasket is provided for adaptation to junction box or surface. Stainless steel hardware is included.

**Mounting**

The luminaire mounts directly to a standard 4" square junction box. For further mounting information see technical notes section on page 2.

**Optical**

LightBeam™ and optical assembly are sealed by a diffused impact resistant tempered glass lens. The slight protrusion is always a TX (Extra Wide Flood), while

**WARRANTY**

Cooper Lighting provides a five year limited warranty on the Lumière EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

**303-W1-LEDB1**  
EON LED

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

**ORDERING INFORMATION**

Series: 303-W1-LEDB1

Series	Color Temperature (CCT)	Power	Options
303-W1-LEDB1	2700K, 3000K, 3500K, 4000K	30W	None

**TECHNICAL DATA**

Series	Color Temperature (CCT)	Power	Options
303-W1-LEDB1	2700K, 3000K, 3500K, 4000K	30W	None

**ACLU4296**  
March 15, 2016

## Lumière

**DESCRIPTION**

The Lumière EON LED 303-W1-LEDB2 is a compact, low profile, dimmable LED direct and indirect luminaire. The luminaire features full vertical adjustment 180° for easy aiming and mounts directly to any wall or ceiling surface over a standard 4" square junction box. It is standard with a universal input LED driver 120-277V, 50/60 Hz. Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. 303-W1-LEDB2 may be used indoors or outdoors and carries an IP66 rating.

**CONSTRUCTION**

Head and back plate are precision machined from corrosion-resistant 6061 T6 aluminum. A universal mounting plate and one piece silicone key hole gasket is provided for adaptation to junction box or surface. Stainless steel hardware is included.

**Mounting**

The luminaire mounts directly to a standard 4" square junction box. For further mounting information see technical notes section on page 2.

**Optical**

LightBeam™ and optical assembly are sealed by a diffused impact resistant tempered glass lens. The slight protrusion is always a TX (Extra Wide Flood), while

**WARRANTY**

Cooper Lighting provides a five year limited warranty on the Lumière EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

**303-W1-LEDB2**  
EON LED

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

**ORDERING INFORMATION**

Series: 303-W1-LEDB2

Series	Color Temperature (CCT)	Power	Options
303-W1-LEDB2	2700K, 3000K, 3500K, 4000K	30W	None

**TECHNICAL DATA**

Series	Color Temperature (CCT)	Power	Options
303-W1-LEDB2	2700K, 3000K, 3500K, 4000K	30W	None

**ACLU4296**  
March 15, 2016

## Lumière

**DESCRIPTION**

The Lumière EON LED 303-W1-LEDB2 is a compact, low profile, dimmable LED direct and indirect luminaire. The luminaire features full vertical adjustment 180° for easy aiming and mounts directly to any wall or ceiling surface over a standard 4" square junction box. It is standard with a universal input LED driver 120-277V, 50/60 Hz. Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. 303-W1-LEDB2 may be used indoors or outdoors and carries an IP66 rating.

**CONSTRUCTION**

Head and back plate are precision machined from corrosion-resistant 6061 T6 aluminum. A universal mounting plate and one piece silicone key hole gasket is provided for adaptation to junction box or surface. Stainless steel hardware is included.

**Mounting**

The luminaire mounts directly to a standard 4" square junction box. For further mounting information see technical notes section on page 2.

**Optical**

LightBeam™ and optical assembly are sealed by a diffused impact resistant tempered glass lens. The slight protrusion is always a TX (Extra Wide Flood), while

**WARRANTY**

Cooper Lighting provides a five year limited warranty on the Lumière EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

**303-W1-LEDB2**  
EON LED

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

**ORDERING INFORMATION**

Series: 303-W1-LEDB2

Series	Color Temperature (CCT)	Power	Options
303-W1-LEDB2	2700K, 3000K, 3500K, 4000K	30W	None

**TECHNICAL DATA**

Series	Color Temperature (CCT)	Power	Options
303-W1-LEDB2	2700K, 3000K, 3500K, 4000K	30W	None

**ACLU4296**  
March 15, 2016

## Lumière

**DESCRIPTION**

The Lumière EON LED 303-W1-LEDB2 is a compact, low profile, dimmable LED direct and indirect luminaire. The luminaire features full vertical adjustment 180° for easy aiming and mounts directly to any wall or ceiling surface over a standard 4" square junction box. It is standard with a universal input LED driver 120-277V, 50/60 Hz. Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. 303-W1-LEDB2 may be used indoors or outdoors and carries an IP66 rating.

**CONSTRUCTION**

Head and back plate are precision machined from corrosion-resistant 6061 T6 aluminum. A universal mounting plate and one piece silicone key hole gasket is provided for adaptation to junction box or surface. Stainless steel hardware is included.

**Mounting**

The luminaire mounts directly to a standard 4" square junction box. For further mounting information see technical notes section on page 2.

**Optical**

LightBeam™ and optical assembly are sealed by a diffused impact resistant tempered glass lens. The slight protrusion is always a TX (Extra Wide Flood), while

**WARRANTY**

Cooper Lighting provides a five year limited warranty on the Lumière EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

**303-W1-LEDB2**  
EON LED

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

**ORDERING INFORMATION**

Series: 303-W1-LEDB2

Series	Color Temperature (CCT)	Power	Options
303-W1-LEDB2	2700K, 3000K, 3500K, 4000K	30W	None

**TECHNICAL DATA**

Series	Color Temperature (CCT)	Power	Options
303-W1-LEDB2	2700K, 3000K, 3500K, 4000K	30W	None

**ACLU4296**  
March 15, 2016

## LUMINAIRE WM

**ACLU4296**  
March 15, 2016

## LUMINAIRE WM-HO

**ACLU4296**  
March 15, 2016

## LUMINAIRE WM

**ACLU4296**  
March 15, 2016

4 9/29/17 SITE PLAN REVIEW RESUBMISSION  
 3 8/18/17 SITE PLAN REVIEW RESUBMISSION  
 2 11/01/16 SITE PLAN REVIEW RESUBMISSION - 4/17/2017  
 1 07/25/16 SITE PLAN REVIEW SUBMISSION

NO. DATE REVISION

**PEH ARCHITECTS**  
 1319 Spruce Street Suite 207  
 Boulder, CO 80302  
 303-442-0408  
 e-mail: peheinz@peharch.com

**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
 PHOTOMETRIC DETAILS

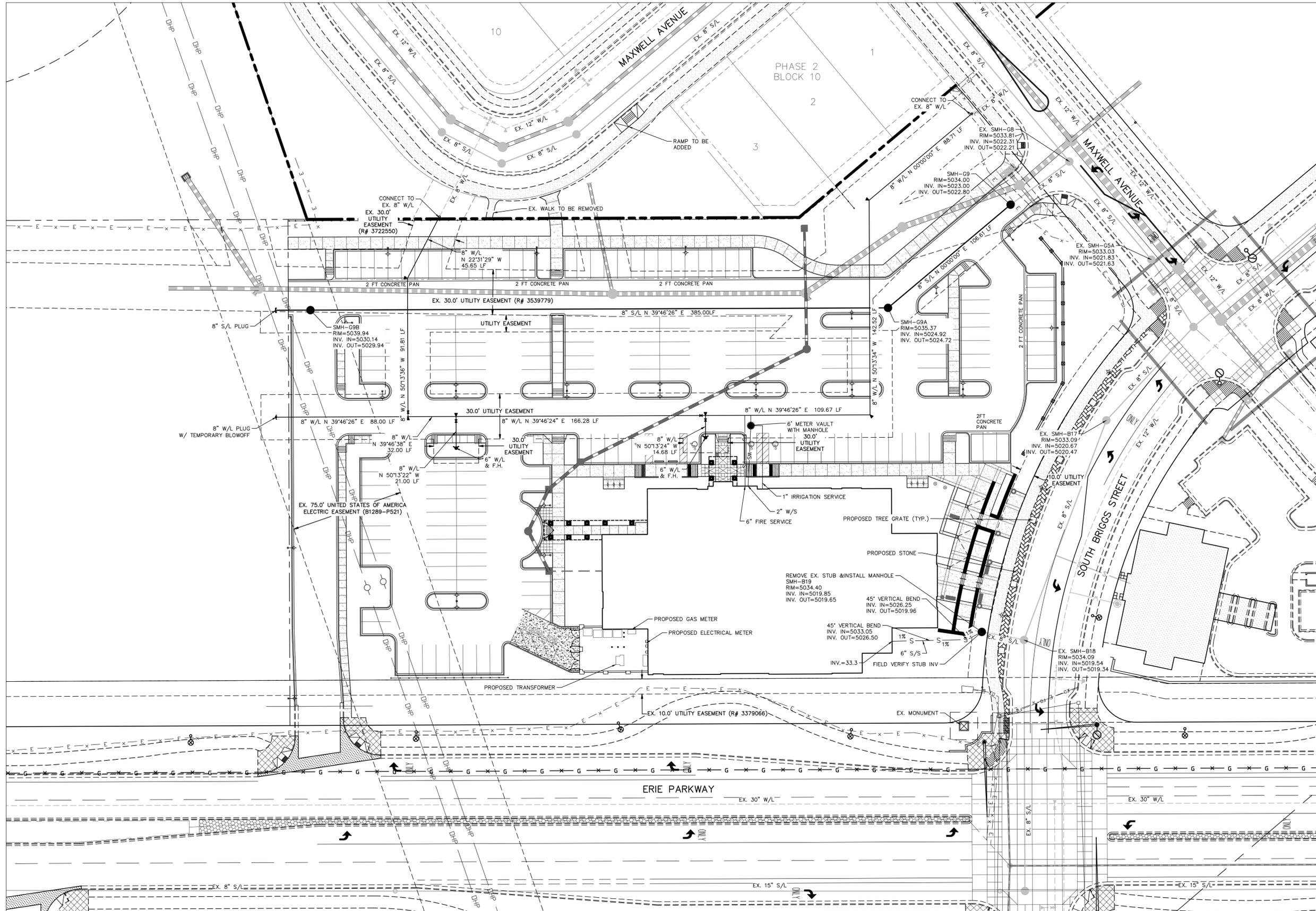
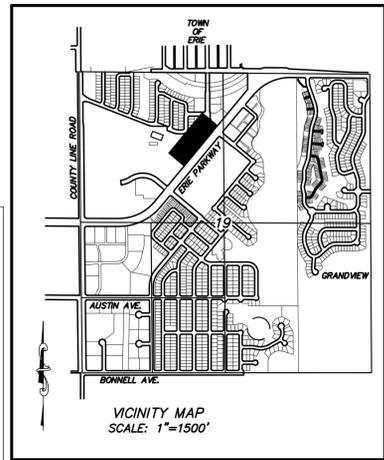
PROJECT: 2016.10  
 DATE: 06/09/16  
 DRAWN BY: MEB  
 CHECKED BY: PEH

SHEET NUMBER  
**SP 15**  
 15 OF 30



# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016



### LEGEND

- Manhole
- ▲ Thrust Block
- ▲ Water Valve
- ▲ Fire Hydrant
- Plug
- Proposed Waterline
- - - Existing Waterline
- - - Proposed Sewerline
- - - Existing Sewerline
- - - Proposed Stormline
- - - Existing Stormline
- W Water Service
- S Sewer Service
- 10' Type 'R' Inlet
- 5' Type 'R' Inlet
- Proposed Light
- Existing Pedestrian Light
- Existing Street Light

ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED



72 HOURS BEFORE YOU DIG  
 CALL THE UTILITY NOTIFICATION  
 CENTER OF COLORADO (U.N.C.C.)  
**811**  
 GAS, ELECTRIC, TELEPHONE, CATV AND  
 PANHANDLE EASTERN PIPELINE LOCATIONS

NO.	DATE	REVISION
4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION

**PEH ARCHITECTS**  
 1319 Spruce Street Suite 207  
 Boulder, CO 80302  
 303-442-0408  
 e-mail: peheinz@peharch.com

**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
**MASTER UTILITY PLAN**

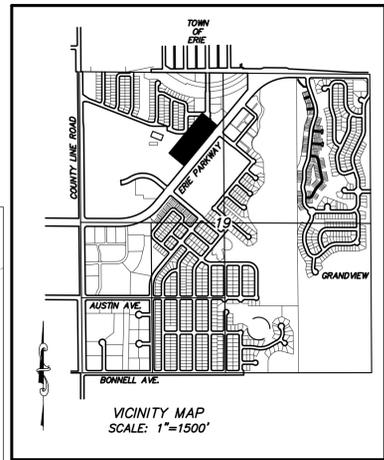
PROJECT: 2016.10		SHEET NUMBER
DATE: 06/09/16		SP 17
DRAWN BY: DH		17 OF 30
CHECKED BY: DH		

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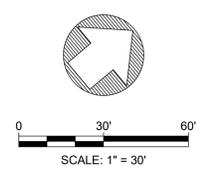
# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016

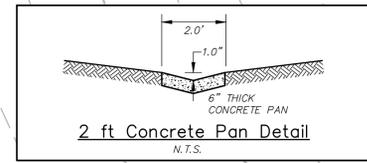
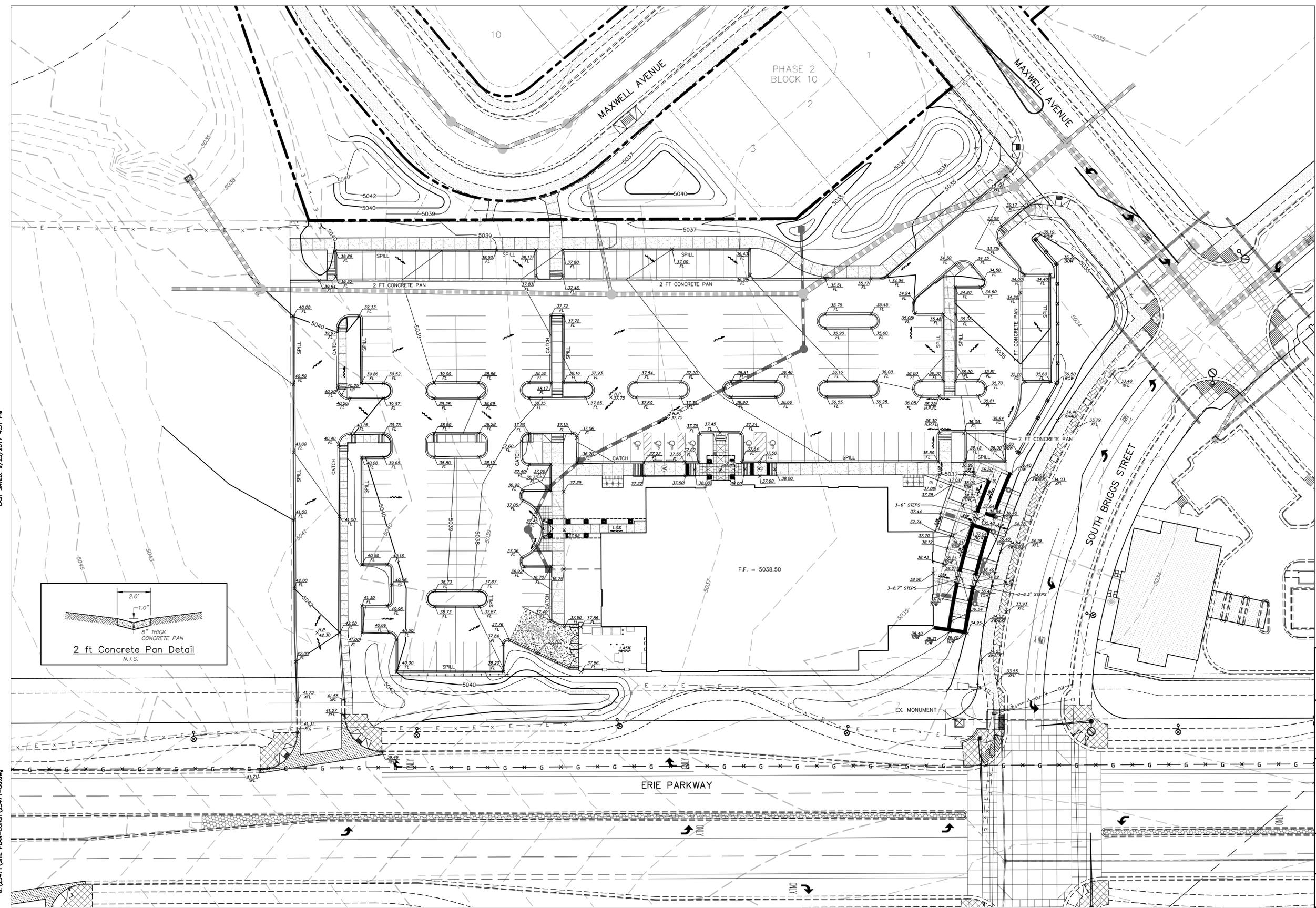


**LEGEND**

- Manhole
- Storm Pipe
- Existing Contours
- Proposed Contours
- Flow Arrow



72 HOURS BEFORE YOU DIG  
 CALL THE UTILITY NOTIFICATION  
 CENTER OF COLORADO (U.N.C.C.)  
**811**  
 GAS, ELECTRIC, TELEPHONE, CATV AND  
 PANHANDLE EASTERN PIPELINE LOCATIONS



4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION

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 Boulder, CO 80302  
 303-442-0408  
 e-mail: peheinz@peharch.com

**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
**GRADING PLAN**

PROJECT: 2016.10  
 DATE: 06/09/16  
 DRAWN BY: DH  
 CHECKED BY: DH

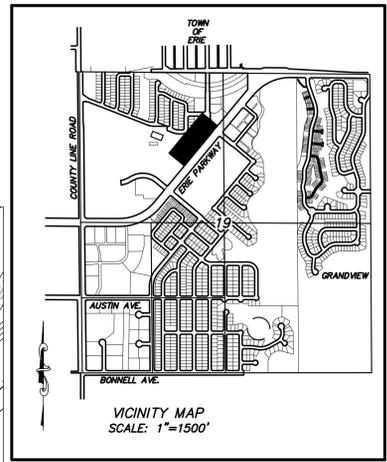
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**SP 18**  
 18 OF 30

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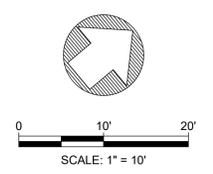
# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016

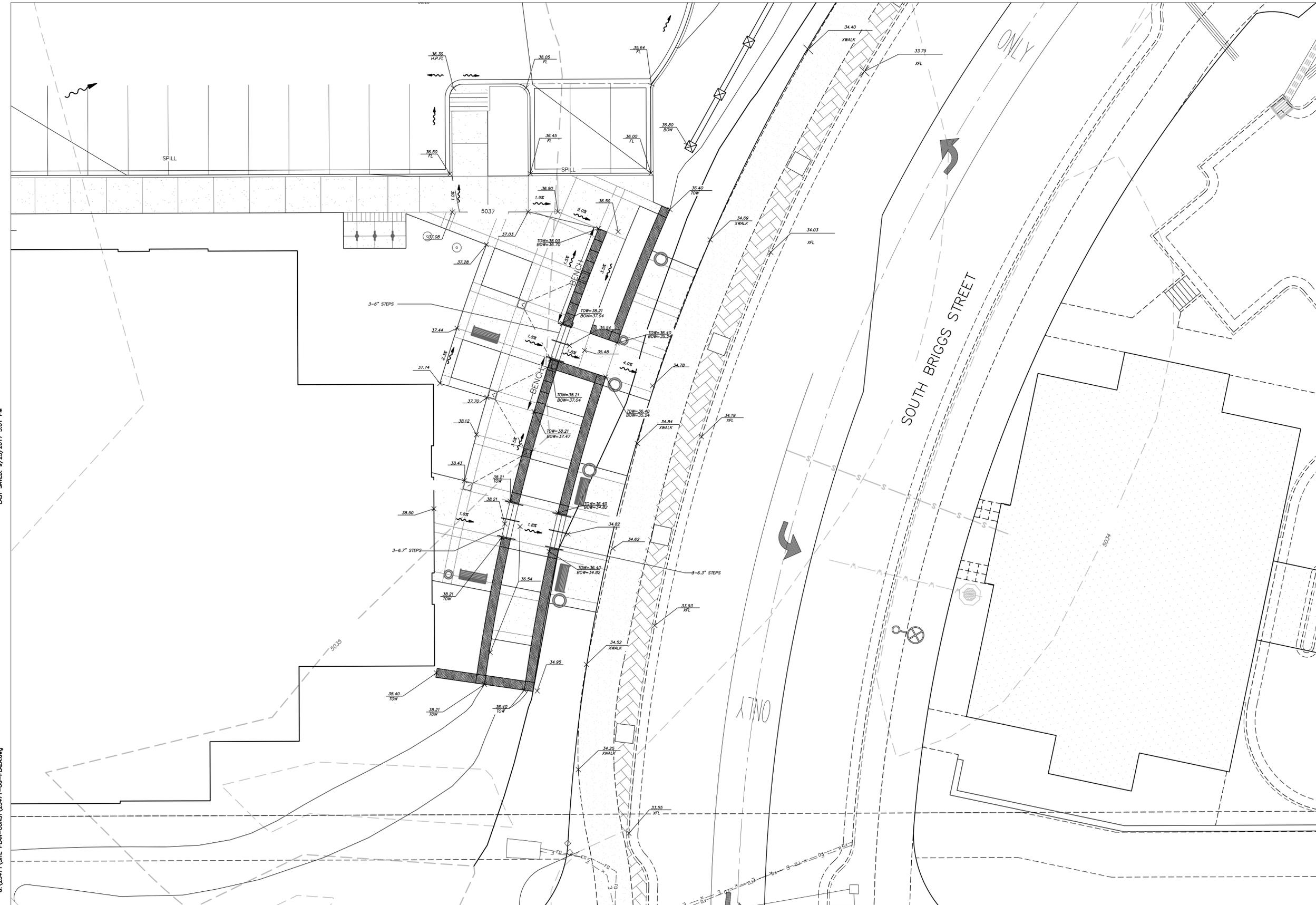


**LEGEND**

- Manhole
- Storm Pipe
- Existing Contours
- Proposed Contours
- Flow Arrow



72 HOURS BEFORE YOU DIG  
 CALL THE UTILITY NOTIFICATION  
 CENTER OF COLORADO (U.N.C.C.)  
**811**  
 GAS, ELECTRIC, TELEPHONE, CATV AND  
 PANHANDLE EASTERN PIPELINE LOCATIONS



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4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION

**PEH ARCHITECTS**  
 1319 Spruce Street Suite 207  
 Boulder, CO 80302  
 303-442-0408  
 e-mail: peheinz@peharch.com

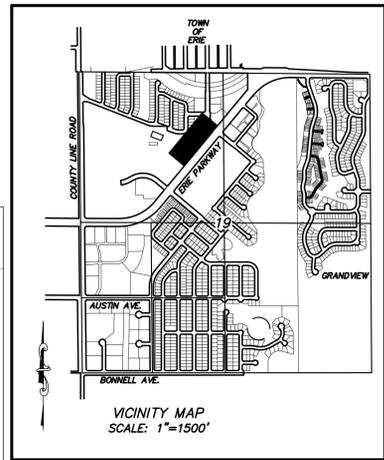
**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
**PLAZA GRADING PLAN**

PROJECT:	2016.10		SHEET NUMBER
DATE:	06/09/16		SP 19
DRAWN BY:	DH		19 OF 30
CHECKED BY:	DH		

# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016



## LEGEND

- Manhole
- Storm Pipe
- Existing Contours
- Proposed Contours
- Basin Boundary
- Flow Arrow
- Basin Designation



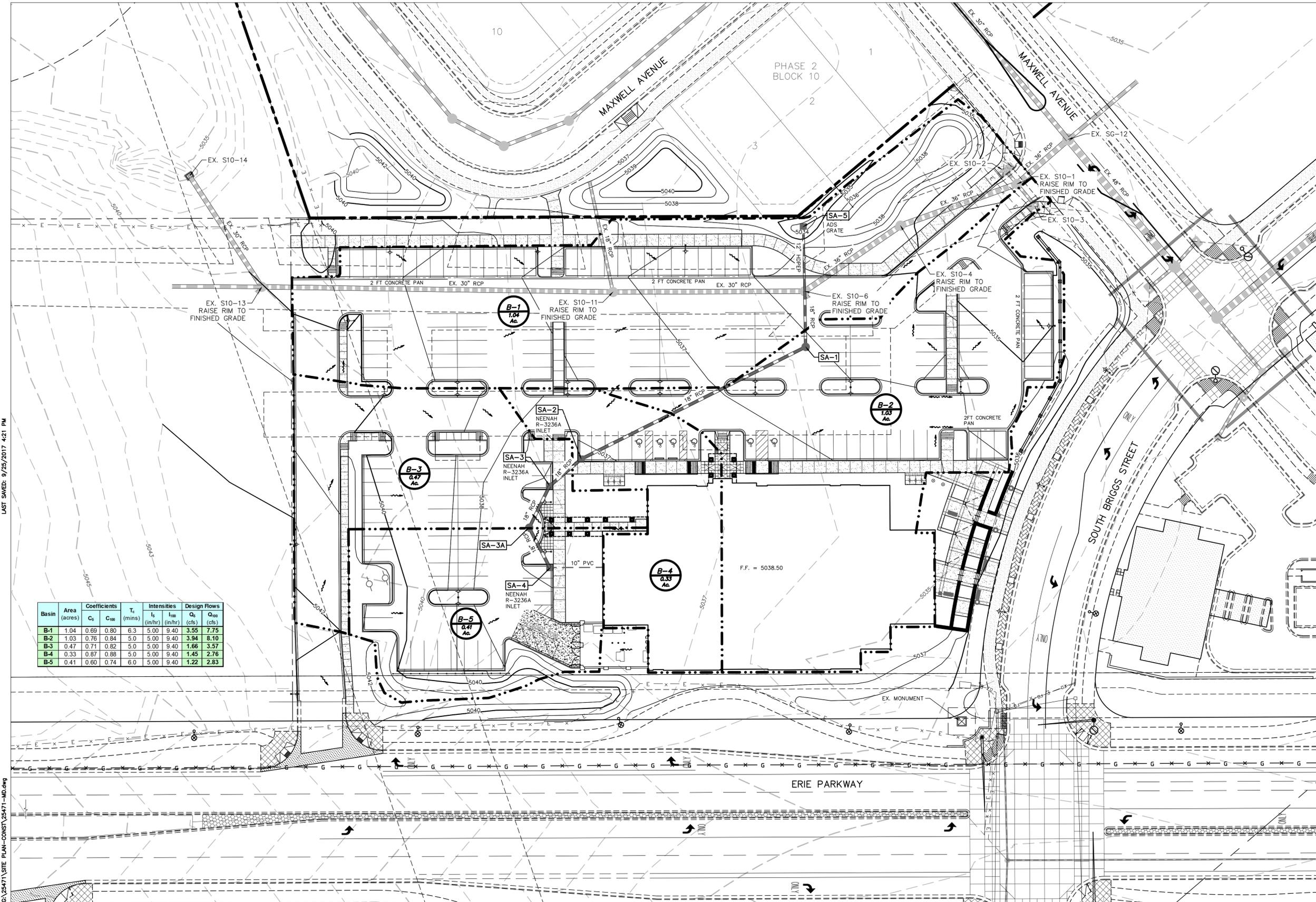
0 30' 60'  
 SCALE: 1" = 30'

72 HOURS BEFORE YOU DIG  
 CALL THE UTILITY NOTIFICATION  
 CENTER OF COLORADO (U.N.C.C.)  
**811**  
 GAS, ELECTRIC, TELEPHONE, CATV AND  
 PANHANDLE EASTERN PIPELINE LOCATIONS

Basin	Area (acres)	Coefficients			Intensities		Design Flows	
		C <sub>s</sub>	C <sub>mp</sub>	T <sub>c</sub> (mins)	I <sub>s</sub> (in/hr)	I <sub>100</sub> (in/hr)	Q <sub>s</sub> (cfs)	Q <sub>100</sub> (cfs)
B-1	1.04	0.69	0.80	6.3	5.00	9.40	3.55	7.75
B-2	1.03	0.76	0.84	5.0	5.00	9.40	3.94	8.10
B-3	0.47	0.71	0.82	5.0	5.00	9.40	1.66	3.57
B-4	0.33	0.87	0.88	5.0	5.00	9.40	1.45	2.76
B-5	0.41	0.60	0.74	6.0	5.00	9.40	1.22	2.83

LAST SAVED: 9/25/2017 4:21 PM

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NO.	DATE	REVISION
4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION

**PEH ARCHITECTS**  
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 303-442-0408  
 e-mail: peheinz@peharch.com

**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

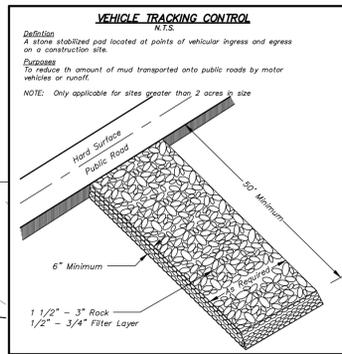
SHEET TITLE  
**MASTER DRAINAGE PLAN**

PROJECT: 2016.10  
 DATE: 06/09/16  
 DRAWN BY: DH  
 CHECKED BY: DH

SHEET NUMBER  
**SP 20**  
 20 OF 30

# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

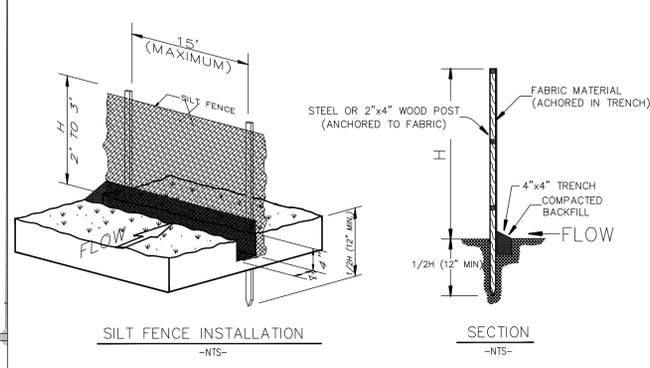
BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016



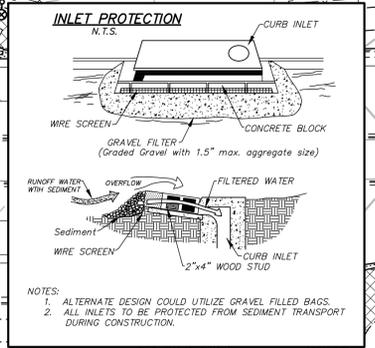
### GENERAL NOTES:

- Erie Commons Filing No. 5 is a 45.67 acre, single family & multi-family lot subdivision located in Section 19, Township 1 North, Range 68 West, Sixth Principal Meridian, Town of Erie, Weld County, Colorado.
- Overlot grading of the development site shall be performed as indicated on these plans.
- N/A
- Existing ground cover consists primarily of native grasses.
- No potential sources of pollution are known to exist on the site.
- No non-stormwater components of discharge are known to exist on the site.
- Post-development runoff will be intercepted by Storm Sewer and conveyed to onsite water quality ponds. Ultimate receiving water for runoff is Coal Creek.
- All structures, concrete, trees, brush and rubbish shall be removed and acceptably disposed of.
- All organic matter shall be removed from fill areas.
- All fill areas shall be compacted in accordance with the geotechnical engineer's recommendations.
- Erosion control bales or silt fence shall be placed near the toe and drainage outfall points of all slopes 4:1 or steeper to prevent siltation and sediment transport.
- Contractor shall comply with all Local, County, and State regulations pertaining to grading, dust, and erosion.
- Natural vegetation shall be retained and protected wherever possible. Exposure of soil to erosion by removal or disturbance of vegetation shall be limited to the area required for immediate construction operations and for the shortest practical period of time.
- Topsoil shall be stockpiled to the extent practicable on the site for use on areas to be revegetated. Any and all stockpiles shall be located and protected from erosive elements.
- At all times, the property shall be maintained and/or watered to prevent wind-caused erosion. Earthwork operations shall be discontinued when fugitive dust significantly impacts adjacent property. If earthwork is complete or discontinued and dust from the site continues to create problems, the owner/developer shall immediately institute mitigative measures and shall correct damage to adjacent property.
- Temporary vegetation shall be installed on all disturbed areas where permanent surface improvements are not scheduled for installation within six months of this plan approval.

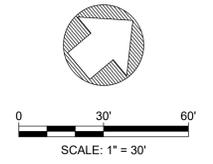
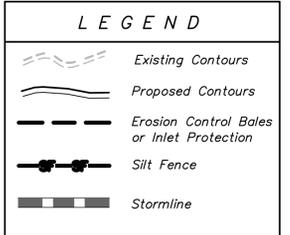
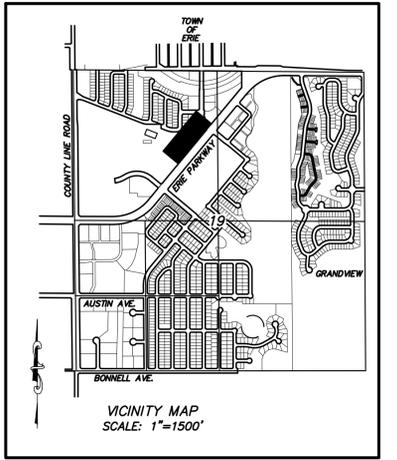
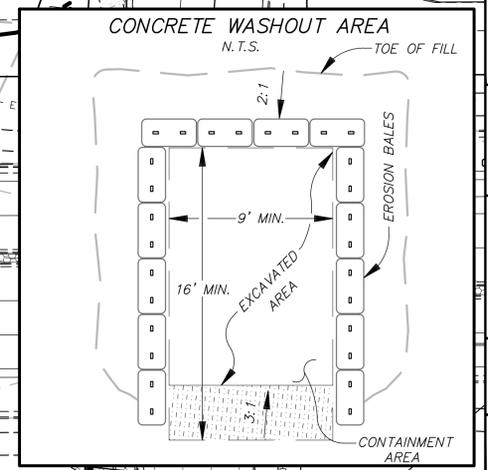
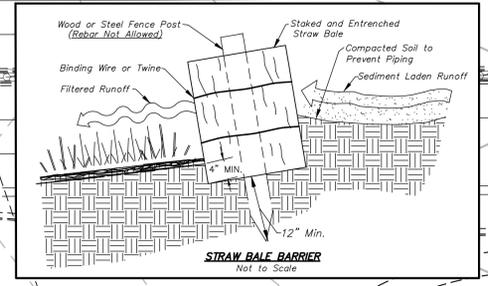
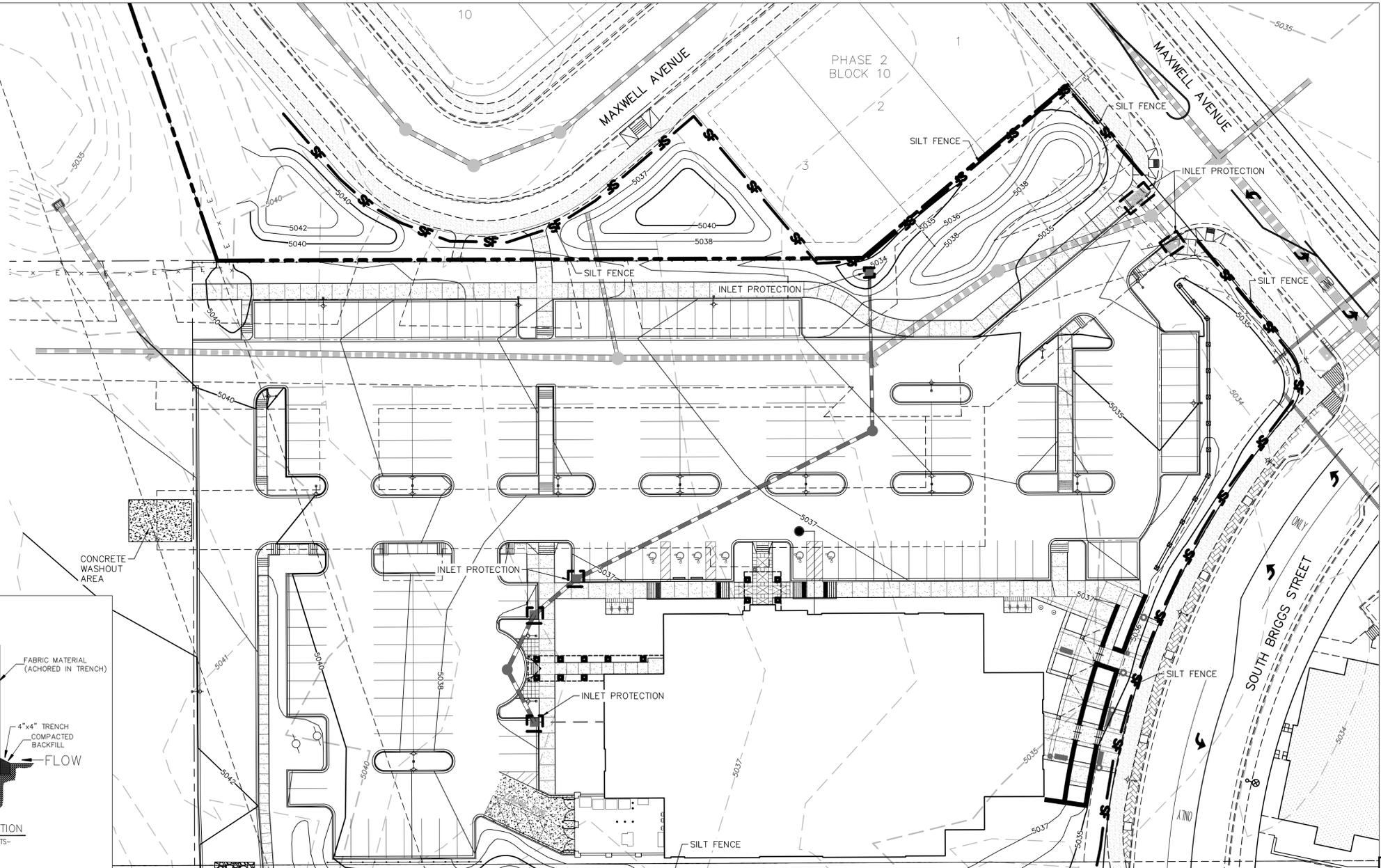
DRY LAND SEEDING RATES:  
 SPECIES  
 CRESTED WHEATGRASS  
 WESTERN WHEATGRASS



DETAIL  
**SILT FENCE EROSION BARRIER**  
 NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED.



NOTES:  
 1. ALTERNATE DESIGN COULD UTILIZE GRAVEL FILLED BAGS.  
 2. ALL INLETS TO BE PROTECTED FROM SEDIMENT TRANSPORT DURING CONSTRUCTION.



72 HOURS BEFORE YOU DIG  
 CALL THE UTILITY NOTIFICATION  
 CENTER OF COLORADO (U.N.C.C.)  
**811**  
 GAS, ELECTRIC, TELEPHONE, CATV AND  
 PANHANDLE EASTERN PIPELINE LOCATIONS

NO.	DATE	REVISION
4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION

**PEH ARCHITECTS**  
 1319 Spruce Street Suite 207  
 Boulder, CO 80302  
 303-442-0408  
 e-mail: peheinz@peharch.com

**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
**STORMWATER MANAGEMENT PLAN**

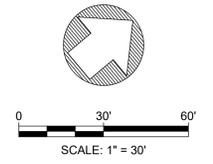
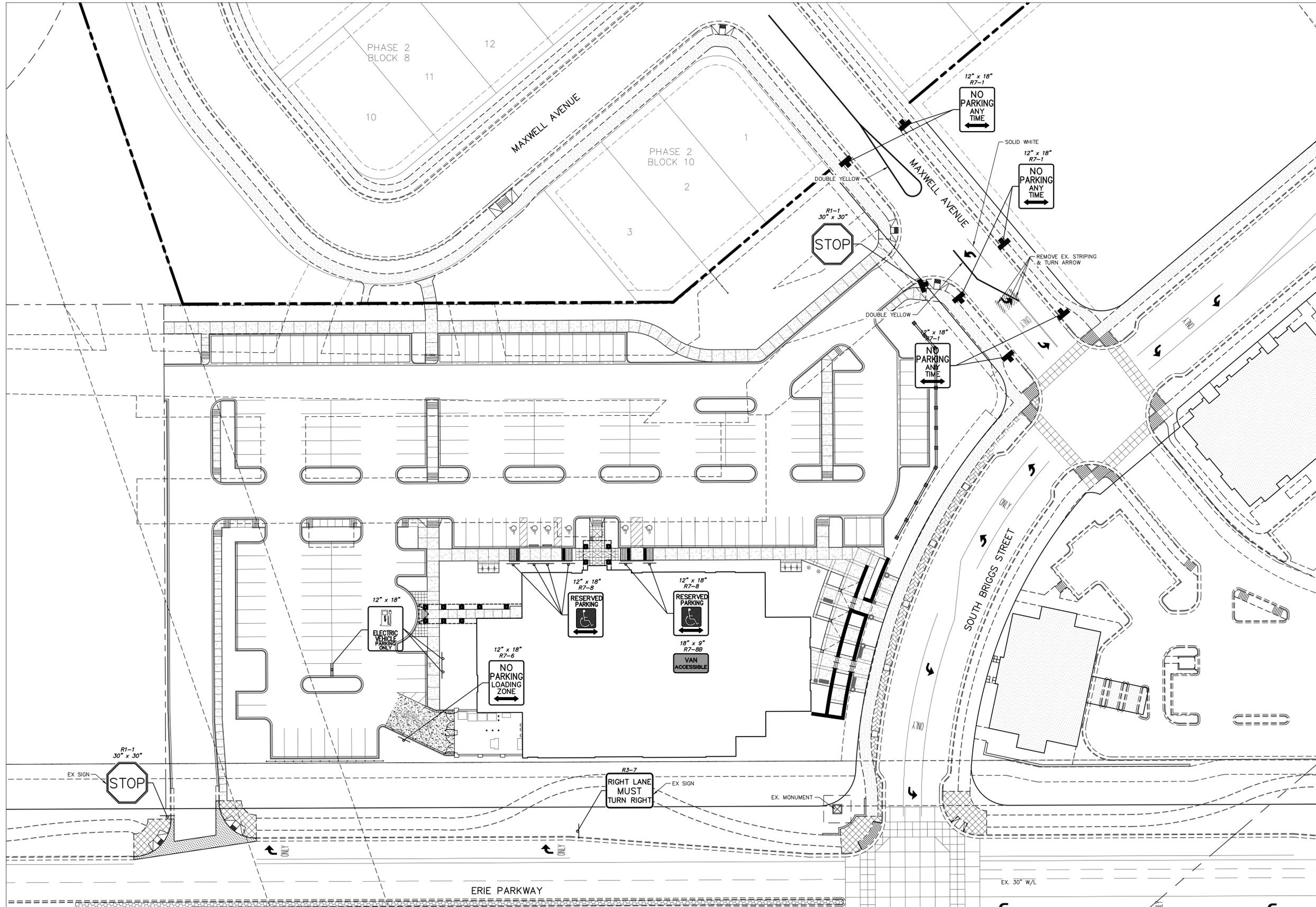
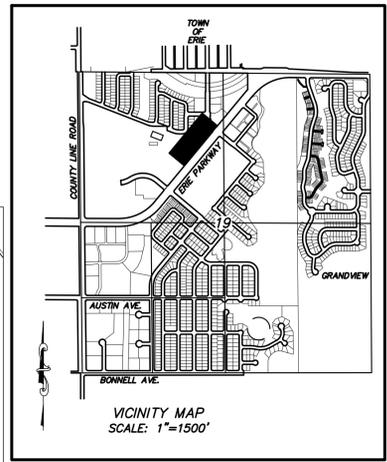
PROJECT: 2016.10  
 DATE: 06/09/16  
 DRAWN BY: DH  
 CHECKED BY: DH

SHEET NUMBER  
**SP 21**  
 21 OF 30

LAST SAVED: 9/25/2017 5:10 PM  
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# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016



72 HOURS BEFORE YOU DIG  
 CALL THE UTILITY NOTIFICATION  
 CENTER OF COLORADO (U.N.C.C.)  
**811**  
 GAS, ELECTRIC, TELEPHONE, CATV AND  
 PANHANDLE EASTERN PIPELINE LOCATIONS

4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION
<b>PEH ARCHITECTS</b>		
1319 Spruce Street Suite 207 Boulder, CO 80302 303-442-0408 e-mail: peheinz@peharch.com		
<b>MEDICAL OFFICE BUILDING</b> 101 ERIE PARKWAY ERIE, CO, 80516		
SHEET TITLE		
<b>SIGNING &amp; STRIPING PLAN</b>		
PROJECT:	2016.10	SHEET NUMBER
DATE:	06/09/16	<b>SP 22</b>
DRAWN BY:	DH	22 OF 30
CHECKED BY:	DH	

LAST SAVED: 9/25/2017 5:07 PM

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# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016

SEED WILL BE FRESH, CLEAN, PURE LIVE SEED EQUAL IN QUALITY TO THE STANDARDS FOR 'CERTIFIED SEED'.

TABLE 1. MIXED GRASS PRAIRIE NATIVE SEED MIXTURE: FOR USE IN OPEN SPACE NATIVE SEEDING AT LEAST 10 FEET AWAY FROM ROAD AND TRAIL EDGES. THIS MIXTURE IS FOR GENERAL USAGE, IS DOMINATED BY SHORT TO MID SIZED NATIVE PRAIRIE GRASSES (6-18 INCHES IN HEIGHT), BUT INCLUDES A FEW TALLER SPECIES (UP TO 36 INCHES) AND A LIMITED AMOUNT OF NATIVE WILDFLOWERS (IDENTIFIED WITH THE \*, BELOW). BEST FOR USE IN LARGER OPEN SPACE AREAS. BE SURE TO OVER SEED ANY SWALES OR MOST AREAS WITHIN THIS SEEDING TYPE WITH THE MOST SWALE SEED MIXTURE (TABLE 3). THIS MIXTURE MAY BE USED BETWEEN OCTOBER 15<sup>TH</sup> AND MARCH 30<sup>TH</sup> ONLY.

COMMON NAME	SCIENTIFIC NAME	VARIETY	OZ/ACRE	PLS LBS/ACRE
Buffalo grass	<i>Buchloe dactyloides</i>	Native		3
Sideoats grama	<i>Boutelou curtipendula</i>	Butte		5
Prairie sandreed	<i>Chloris holmii</i>	Goshute		3
Blue grama	<i>Chloropsis gracile</i>	Lovington		5
Western wheatgrass	<i>Panicum smithii</i>	Antiba		5
Little bluestem	<i>Schizachyrium scoparium</i>	Pastura		4
Alkali sacaton	<i>Sporobolus airoides</i>	Common		1
Sand dropseed	<i>Sporobolus vaginatus</i>	Common		1
Switchgrass	<i>Panicum virgatum</i>	Blackwell		5
Fringed sage*	<i>Artemisia filifolia</i>	Common		1
Purple prairie clover*	<i>Dalea purpurea</i>	Common		6
Blanketflower*	<i>Gaillardia aristata</i>	Common		6
Gayfeather*	<i>Liatris pycnostachya</i>	Common		4
COMMON NAME	SCIENTIFIC NAME	VARIETY	OZ/ACRE	PLS LBS/ACRE
Blue flag*	<i>Liriodendron tomentosum</i>	Common		3
Tansy aster*	<i>Machaeranthera tanacetifolia</i>	Common		3
Prairie coneflower*	<i>Rudbeckia occidentalis</i>	Common		3
CUNCES			28	1.625
SEEDING RATE POUNDS PLS/ACRE				29.625

TABLE 2. SHORTGRASS PRAIRIE NATIVE SEED MIXTURE: FOR USE IN OPEN SPACE NATIVE SEEDING LESS THAN 10 FEET FROM ROAD AND TRAIL EDGES. THIS MIXTURE IS FOR SPECIFIC USAGE NEAR TRAILS OR WHERE SHORTER GRASSES ARE DESIRED (SUCH AS SMALLER PARK SITES). IT IS DOMINATED BY SHORT TO MID SIZED NATIVE PRAIRIE GRASSES (6-18 INCHES IN HEIGHT), BUT INCLUDES A FEW NATIVE WILDFLOWERS (IDENTIFIED WITH THE \*, BELOW). BEST FOR USE ALONG ROADS AND TRAILS AND IN SMALLER NATIVE SEEDED PARK AREAS. BE SURE TO OVER SEED ANY SWALES OR MOST AREAS WITHIN THIS SEEDING TYPE WITH THE MOST SWALE SEED MIXTURE (TABLE 3). THIS MIXTURE MAY BE USED BETWEEN OCTOBER 15<sup>TH</sup> AND MARCH 30<sup>TH</sup> ONLY.

COMMON NAME	SCIENTIFIC NAME	VARIETY	OZ/ACRE	PLS LBS/ACRE
Blue flag	<i>Liriodendron tomentosum</i>	Native		14
Blue grama	<i>Chloropsis gracile</i>	Lovington		12
Sand dropseed	<i>Sporobolus vaginatus</i>	Common		4
Fringed sage*	<i>Artemisia filifolia</i>	Common		4
Purple prairie clover*	<i>Dalea purpurea</i>	Common		4
Gayfeather*	<i>Liatris pycnostachya</i>	Common		4
Tansy aster*	<i>Machaeranthera tanacetifolia</i>	Common		3
CUNCES			12	0.75
SEEDING RATE POUNDS PLS/ACRE				30.75

### LANDSCAPE NOTES

- PROTECTION OF EXISTING LANDSCAPING TO REMAIN IS NOTED ON SHEET SP 27.
- ALL NEW SOD AREAS SHALL RECEIVE 5 CU. YDS. OF COMPOST PER 1000 SF TILLED TO A DEPTH OF 6"-12". ALL AREAS SHALL THEN BE GRADED TO A UNIFORMLY SMOOTH GRADE. FOLLOW GRADING PLAN PROVIDED BY CIVIL ENGINEER.
- ALL NEW SOD AREAS SHALL BE SODDED WITH DROUGHT TOLERANT TURF TYPE TALL FESCUE SOD.
- EDGING SHALL BE INSTALLED BETWEEN ALL TURF AREAS AND SHRUB BED AREAS. EDGING SHALL BE 3/8"x6" INCH METAL ROLL TOP PAINTED GREEN.
- ALL TREES AND SHRUBS SHALL BE PLANTED AND STAKED ACCORDING TO TOWN OF ERIE'S SPECIFICATIONS (SEE SHEET SP 25).
- SHRUB BEDS AS SHOWN ON THE PLAN SHALL RECEIVE A 3" LAYER OF 3/4" GRAY CRUSHED GRANITE OVER LANDSCAPE FABRIC, A 4" LAYER OF NATURAL COLOR SHREDDED CEDAR WOOD MULCH WITH NO FABRIC UNDERLAY (SEE HATCHING ON LANDSCAPE PLAN).
- REQUIRED PLANT MATERIALS SHALL BE GROWN IN A NURSERY IN ACCORDANCE WITH PROPER HORTICULTURAL PRACTICE. PLANTS SHALL BE HEALTHY, WELL-BRANCHED VIGOROUS STOCK WITH A GROWTH HABIT NORMAL TO THE SPECIES AND VARIETY, AND FREE OF DISEASES, INSECTS AND INJURIES.

### IRRIGATION NOTES:

- EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIAL WITH SIMILAR HYDROZONE WATERING NEEDS.
- PROPER IRRIGATION EQUIPMENT, SCHEDULES, AND REPEAT CYCLES SHALL BE USED TO MINIMIZE RUNOFF.
- SOD, SHRUB BEDS AND PERENNIAL BEDS SHALL EACH BE PLACED ON SEPARATE ZONES.
- SOD AND SEED SHALL BE IRRIGATED WITH ROTOR AND/OR POP-UP SPRAY HEADS. SHRUB/TREES SHALL BE DRIP IRRIGATED. PERENNIALS SHALL BE IRRIGATED WITH LOW VOLUME POP-UP BUBBLER TYPE SPRAY HEADS.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN A SIX NIGHT, SIX HOUR PER NIGHT WATERING PERIOD.
- IRRIGATION SYSTEM SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAMS AND MULTIPLE REPEAT AND REST CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. CONTROLLER SHALL BE CAPABLE OF TEMPORARILY SHUTTING DOWN THE SYSTEM BY UTILIZING INTERNAL/EXTERNAL OPTIONS SUCH AS RAIN AND WIND SENSORS AND HAVE THE ABILITY TO ADJUST RUN TIMES BASED ON A PERCENTAGE OF MAXIMUM EVAPOTRANSPIRATION RATE.

### MAINTENANCE NOTES

- LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER; AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLISHING MULCH; FERTILIZING; PRUNING; AND WEEDING IN ALL LANDSCAPED AREAS.
- THE PROPERTY OWNER(S) SHALL MAINTAIN LANDSCAPE IMPROVEMENTS IN GOOD HEALTH AND ATTRACTIVE CONDITION.
- THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE IN THE PUBLIC RIGHT OF WAY ADJACENT TO THE PROPERTY.

THE FOLLOWING SEED SPECIFICATIONS ARE EXCEPTED FROM THE TOWN OF ERIE PARKS STANDARDS AND SPECIFICATIONS. WHERE DISCREPANCY OCCURS, PARKS STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE.

The area to be seeded shall be cultivated to a depth of six (6) inches so as to free the site of weeds and other plants that may interfere with turf establishment. All stones, sticks, and debris brought to the surface over one and one-half inches (1.5") diameter will be removed from the site.

Materials shall be applied when the surface is within two (2) percent of final grade. No organic material containing manure shall be stockpiled on the site for more than eight (8) hours before it is incorporated into the soil. After tilling, the areas to be seeded will be raked, graded, and rolled to the desired finished grades according to the grading plan within a tolerance of one-tenth (0.1) foot, with gently sloping surfaces to adequately drain all surface water run-off. The finished surface will be even and uniform, and no dirt clumps or other debris larger than one and 1/2" inches (1.5") in diameter will appear on the surface. The finished surface will be on an even plane with all sidewalks, curbs, or borders. Slopes will not be greater than four horizontal to one vertical (4:1) for all seeded areas. On sloping ground, the final harrowing or disking operation will be on the general contour.

Seeded areas will receive the specified Class 1 organic material at the rate of three (3) cubic yards per one thousand (1000) square feet.

Seeds shall be applied using a native grass drill seeder equipped with a seed box agitator and depth bands. Seed will be sown to a depth of one-quarter (1/4) to one-half (1/2) inch into a properly prepared seedbed. On sloping land, the seed shall be applied following the general contour.

In areas where drill seeding is not possible such as corners, near fences, along walkways, or around posts or boxes associated with electric, gas, irrigation installations or other similar situations, broadcast seeding may be substituted. No hydro seeding shall be permitted, except in wetland seeding areas. When using the broadcast method, the seeding area must be decompacted and harrowed after seeding, followed by mulching.

Seeded areas will be mulched with twenty-five hundred (2,500) pounds per acre hydromulch immediately following seeding. Hydromulch must include one hundred and fifty (150) pounds per acre organic tackifier. Remove all hydromulch from all plant materials, fences, concrete and other areas except for seed bed.

All erosion control blankets shall conform to the Erosion Control Technology Councils "Standard Specifications for Rolled Erosion Control Products". Generally, Town-owned, Town-maintained projects will require a "short term" blanket, with up to 12 month functional longevity. Other duration products and longevities may be required for specific projects. All erosion control blanket samples must be approved by the Parks & Recreation Director or designee prior to their use.

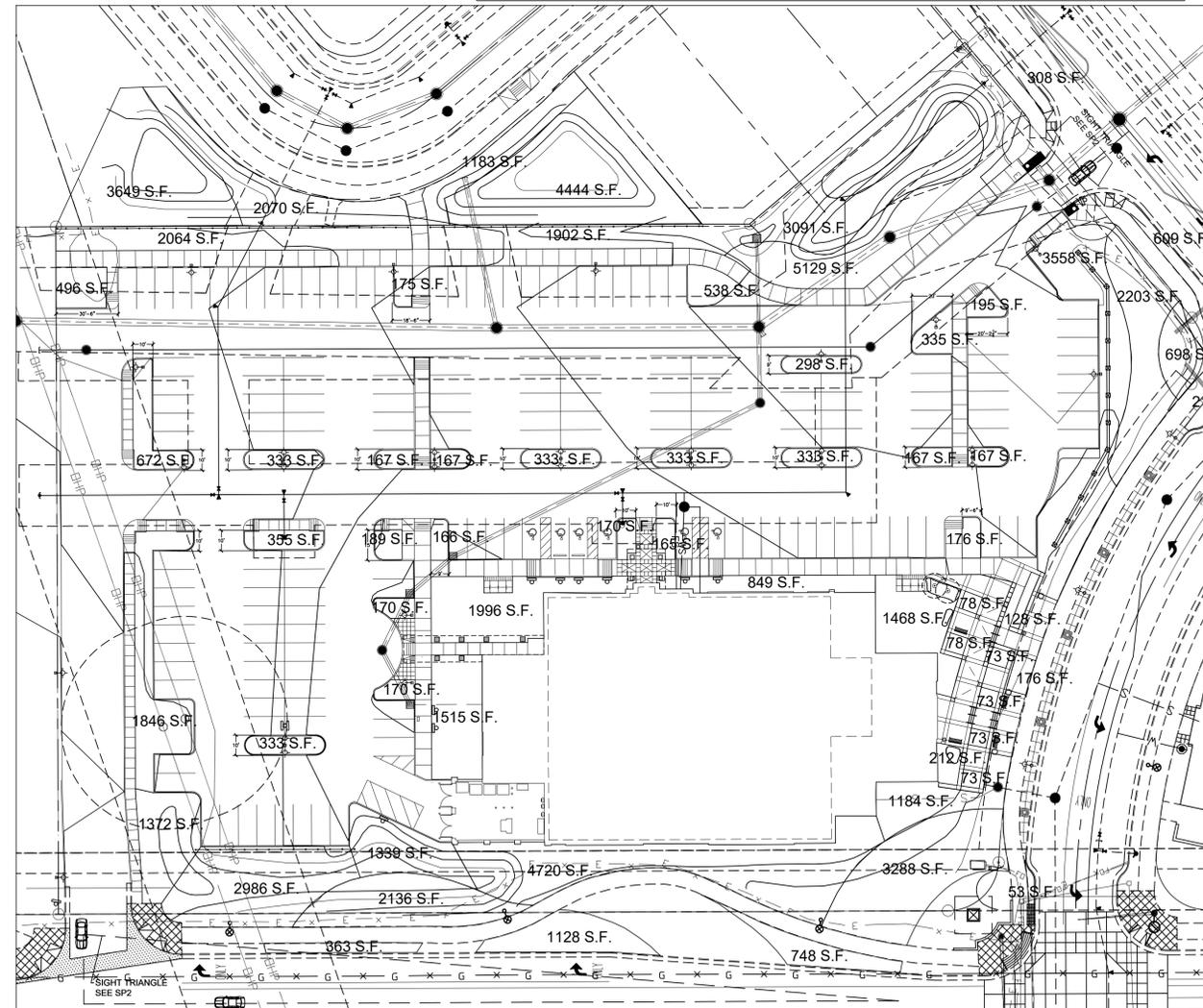
### TREE LIST

QTY	KEY	BOTANIC NAME	COMMON NAME	SIZE	NOTES
<b>SITE SHADE TREES:</b>					
10	AGO	AESCULUS GLABRA	OHIO BUCKEYE	2" bb	full crown
3	ATH	ACER TATARICUM HOT WINGS	HOT WINGS TAT. MAPLE	7.0' cl	multi-stemmed
2	CS	CATALPA SPECIOSA	WESTERN CATALPA	2" bb	full crown
6	MPR	MALUS PRAIRIE ROSE	PRAIRIE ROSE CRABAPPLE	2" bb	single stem
5	MS	MALUS SPRING SNOW	SPRING SNOW CRABAPPLE	7.0' cl	multi-stemmed
7	PCC	PYRUS CALLERYANA CHANTICLEER 'CAPITAL'	CAPITAL CHANTICLEER PEAR	2" bb	single stem no substitution w/o approval
3	SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" bb	single stem
7	TAR	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2" bb	full crown
			EXISTING PEAR	4"	good condition
<b>SITE EVERGREEN TREES:</b>					
2	AC	ABIES CONCOLOR	WHITE FIR	6'	well formed
4	PN	PINUS NIGRA	AUSTRIAN PINE	6'	well formed
<b>ERIE PARKWAY SHADE TREES</b>					
7	APS	ACER PLATANOIDES 'CRIMSON SENTRY'	CRIM. SEN. NORWAY MAPLE	2" bb	full crown
2			EXISTING MAPLE	4"	good condition
1			EXISTING LINDEN	4"	good condition
2			EXISTING PEAR	4"	good condition
<b>BRIGGS STREET SHADE TREES</b>					
6	GTI	GLEDITSIA TRIA. INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2" bb	full crown
<b>MAXWELL AVE. SHADE TREES</b>					
4	GD	GYMNOCLADUS DIOCIUS	KENTUCKY COFFEETREE	2" bb	full crown
1	MPR	MALUS PRAIRIE ROSE	PRAIRIE ROSE CRABAPPLE	2" bb	single stem
<b>TREES PLANTED ON TOWN PROPERTY (AS REPLACEMENT)</b>					
11	PN	PINUS NIGRA	AUSTRIAN PINE	6'	well formed
88		TOTAL TREES			

### SHRUB/PERENNIAL/ORNAMENTAL GRASS LIST

QTY	KEY	BOTANIC NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS SHRUBS:</b>					
15	AA	AMELANCHIER ALNFOLIA 'REGENT'	REGENT SERVICEBERRY	#5	full and bushy, multi-stemmed
6	AG	ACER GRANDIDTATUM	BIG TOOTH MAPLE	#5	full and bushy, multi-stemmed
29	AGA	ACER GINNALA 'BAILEY COMPACT'	DWARF AMUR MAPLE	#5	full and bushy, multi-stemmed
20	BD	BUDDLEJA DAVIDI NAN 'PETITE INDIGO'	LAV. BUTTERFLY BUSH	#5	full and bushy
0	BT	BERBERIS THUNBERGI ATROPURPUREA	RED BARBERRY	#5	full and bushy
3	BTA	BERBERIS THUNBERGI ATRO. NANA	CRIMSON PYGMY BARBERRY	#5	full and bushy
23	CK	CORNUS SERICEA 'KELSEY'	KELSEY DWARF DOGWOOD	#5	full and bushy
10	ECS	ELAEAGNUS COMMUTATA	SILVERBERRY	#5	full and bushy
20	FAC	FRANGULA ALNUS 'COLUMNARIS'	TALL HEDGE BUCKTHORN	#5	full and bushy
15	LV	LIGUSTRUM JULGARE LODENSE	LODENSE PRIVET	#5	full and bushy
29	PAR	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5	full and bushy
68	PBP	PRUNUS BESSEYI PAWNEE BUTTES	CREeping WESTERN SANDCHERRY	#5	full and bushy
12	PF	POTENTILLA FRUTICOSA 'SUTTER'S GOLD'	SUTTER'S GOLD POTENTILLA	#5	full and bushy
18	POD	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	PURPLE LEAF NINEBARK	#5	full and bushy
33	RFC	ROSA FLOWER CARPET WHITE	FLOWER CARPET WHITE ROSE	#5	full and bushy
43	RKOP	ROSA X 'KNOCK OUT' PINK	PINK SHRUB ROSE	#5	full and bushy
52	RT	RHUS TRILOBATA 'AUTUMN AMBER'	CREeping THREE-LEAF SUMAC	#5	full and bushy
21	SJF	SPIRAEA JAPONICA 'FROEBELI'	FROEBEL SPIREA	#5	full and bushy
36	SP	SYRINGA PATULA	MISS KIM LILAC	#5	full and bushy
32	SXB	SYRINGA X BLOOMERANG	PURPLE REBLOOMING LILAC	#5	full and bushy
12	VLM	VBURNUM LANTANA 'MOHICAN'	MOHICAN VBURNUM	#5	full and bushy
6	VOR	VBURNUM OPULUS 'ROSEUM'	SNOWBALL VBURNUM	#5	full and bushy
28	VTC	VBURNUM TRILOBUM 'BAILEY COMPACT'	COMPACT AMERICAN CRANBERRYBUSH	#5	full and bushy
<b>EVERGREEN SHRUBS:</b>					
5	JCA	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	#5	see plan for spacing
53	JCH	JUNIPERUS CHINENSIS 'HOLBERT'	HOLBERT JUNIPER	#5	see plan for spacing
57	JMS	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	#5	see plan for spacing
5	JH	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	#5	see plan for spacing
6	JSB	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	#5	see plan for spacing
16	JSW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	#5	see plan for spacing
4	PPS	PICEA PUNGENS 'SESTER DWARF'	SESTER DWARF BLUE SPRUCE	#6	specimen
677		TOTAL NEW SHRUBS			
<b>PERENNIALS/ORNAMENTAL GRASSES:</b>					
263	CAK	CALAMAGROSTIS ACUTIFLORA 'K. F.'	FEATHER REED GRASS	#1	well rooted
96	CPP	CERASTOSTIGMA PLUMBAGINOIDES	PLUMBAGO	#1	well rooted
78	CR	CENTRANTHUS RUBER	RED VALERIAN	#1	well rooted
50	EC	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	#1	well rooted
47	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1	well rooted
21	ES	ECHINACEA SUNDOWN	ORANGE CONEFLOWER	#1	well rooted
54	FIS	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE IDAHO FESCUE GRASS	#1	well rooted
25	GO	GALIUM ODORATUM	SWEET WOODRUFF	#1	well rooted
10	HAL	HEUCHERA 'AUTUMN LEAVES'	AUTUMN LEAVES CORALBELLS	#1	well rooted
18	HHR	HEMEROCALLIS 'HAPPY RETURNS'	DWARF YELLOW DAYLILLY	#1	well rooted
12	HMF	HEUCHERA 'MELTING FIRE'	MELTING FIRE CORALBELLS	#1	well rooted
20	MSA	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	#1	well rooted
21	MSS	MISCANTHUS SINENSIS 'SILVER FEATHER'	S. FEATHER MAIDEN GRASS	#1	well rooted
39	NF	NEPETA X FASSENII	FRASSSEN'S CATMINT	#1	well rooted
39	PAH	PENNISSETUM ALOPECUROIDES 'HAMEL'	DWARF FOUNTAIN GRASS	#1	well rooted
24	SNM	SALVIA NEMOROSA 'MAY NIGHT'	PURPLE SALVIA	#1	well rooted
72	VSG	VERONICA SPICATA 'GOODNESS GROWS'	GOODNESS GROWS SPEEDWILL	#1	well rooted

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE LEGEND, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.



LANDSCAPE AREAS AND SIDEWALK DIMENSION PLAN  
 NOTE: ALL DIMENSIONS ARE MEASURED FROM BACK OF CURB.



4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION

**PEH ARCHITECTS**  
 1319 Spruce Street Suite 207  
 Boulder, CO 80302  
 303-442-0408  
 e-mail: pehinz@peharch.com

**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
**LANDSCAPE DETAILS**

PROJECT:	2016.10		SHEET NUMBER
DATE:	06/09/16		SP 24
DRAWN:	BLM		24 OF 30
CHECKED:	NDA		

# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016

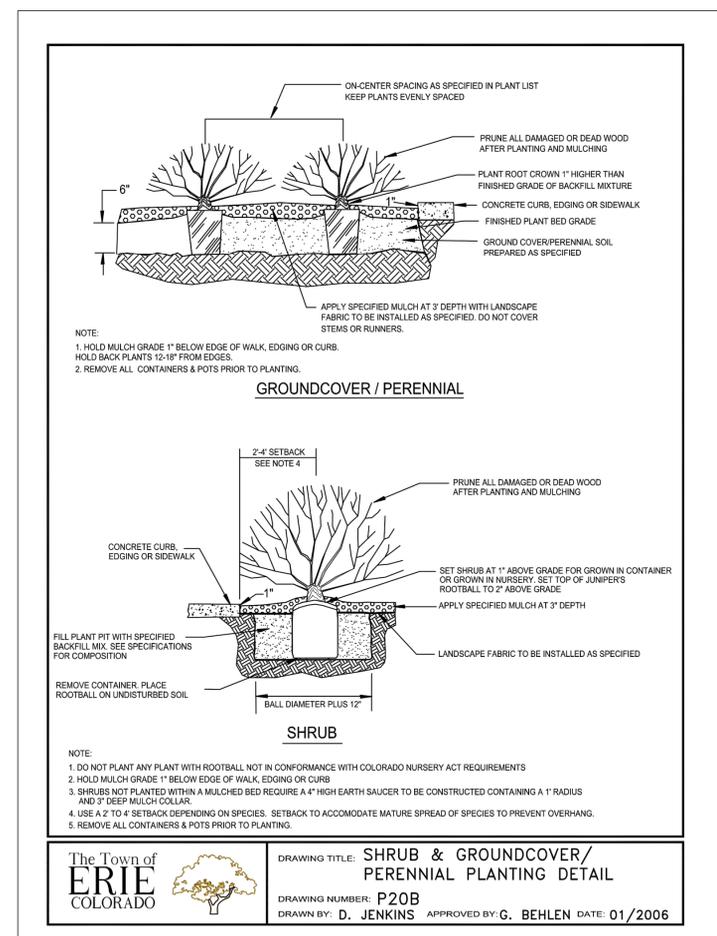
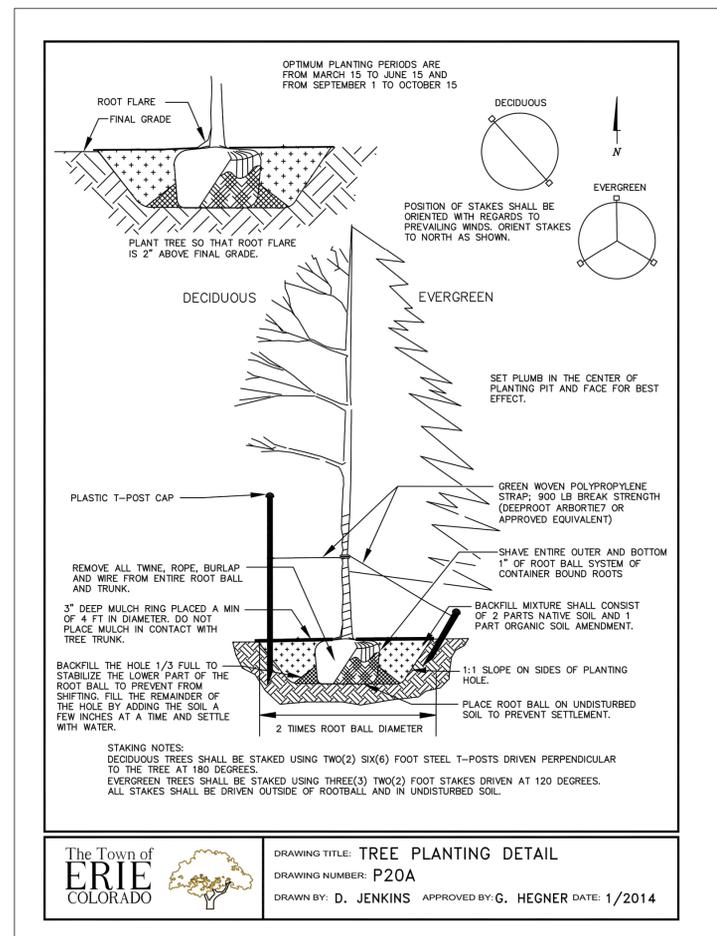
REQUIREMENT REFERENCE	REQUIREMENT	QUANTITY	LANDSCAPE AREA REQUIRED	LANDSCAPE AREA PROVIDED	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
10-6-4 E 1a	1 TREE PER 40 LF OF STREET FRONTAGE							
	ERIE PARKWAY	440 LF			11	11		
	BRIGGS STREET	275 LF			7	7		
	MAXWELL STREET	199 LF			5	5		
10-6-4 E 7b	15% GROSS SITE LANDSCAPE/NATIVE	171,196 SF	25,680 SF	42,529 SF				
10-6-4 E 7c1	1 TREE PER 1000 SF OF LANDSCAPE OUTSIDE OF PARKING, ROW REQUIREMENT	42,529 SF			43	43		
10-6-4 E 7c2	1 SHRUB PER 150 SF OF LANDSCAPE OUTSIDE OF PARKING, ROW REQUIREMENT	42,529 SF					284	507
10-6-4 E 8e2	1 TREE PER 15 PARKING SPACES	170			11	11		
10-6-4 E 8e2	1 SHRUB PER PARKING SPACE	170					170	170
TOTALS					77	77	454	677

NOTE: NEW TREES PLANTED ON TOWN PROPERTY ARE CONSIDERED REPLACEMENT TREES AND ARE NOT COUNTED IN THIS CHART.

IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPING/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

TYPE	PLANT REPLACEMENT WITHIN	
	1 YEAR	2+ YEARS
TREE-DECIDUOUS	INCREASE CALIPER BY 1"	INCREASE CALIPER BY 1.5"
TREE-CONIFEROUS	INCREASE HEIGHT BY 1.5'	INCREASE HEIGHT BY 2'
SHRUB	REPLACE WITH PLANTS OF AT LEAST 1/2 MATURE SIZE	REPLACE WITH PLANTS OF AT LEAST 1/2 MATURE SIZE

	AREA CALCULATIONS			
	LOT		RIGHTS OF WAY	
	PROPOSED	EXISTING	PROPOSED	EXISTING
TALL FESCUE SOD	7,627 SF		308 SF	2,331 SF
NATIVE GRASS SEED	5,129 SF			
MULCHED PLANTING BEDS	38,155 SF	2,828 SF	2,215 SF	2,800 SF
NATIVE GRASS SEED TOWN PROPERTY:	11,346 SF			



"UPON COMPLETION OF THE PROJECT, DEVELOPER / LANDSCAPE ARCHITECT TO PROVIDE TOWN OF ERIE A FULL SET OF AS-BUILT DRAWINGS OF ALL LANDSCAPE AND IRRIGATION, ON A CD SET INCLUDING LATEST VERSION OF PDF AND AUTO-CAD."



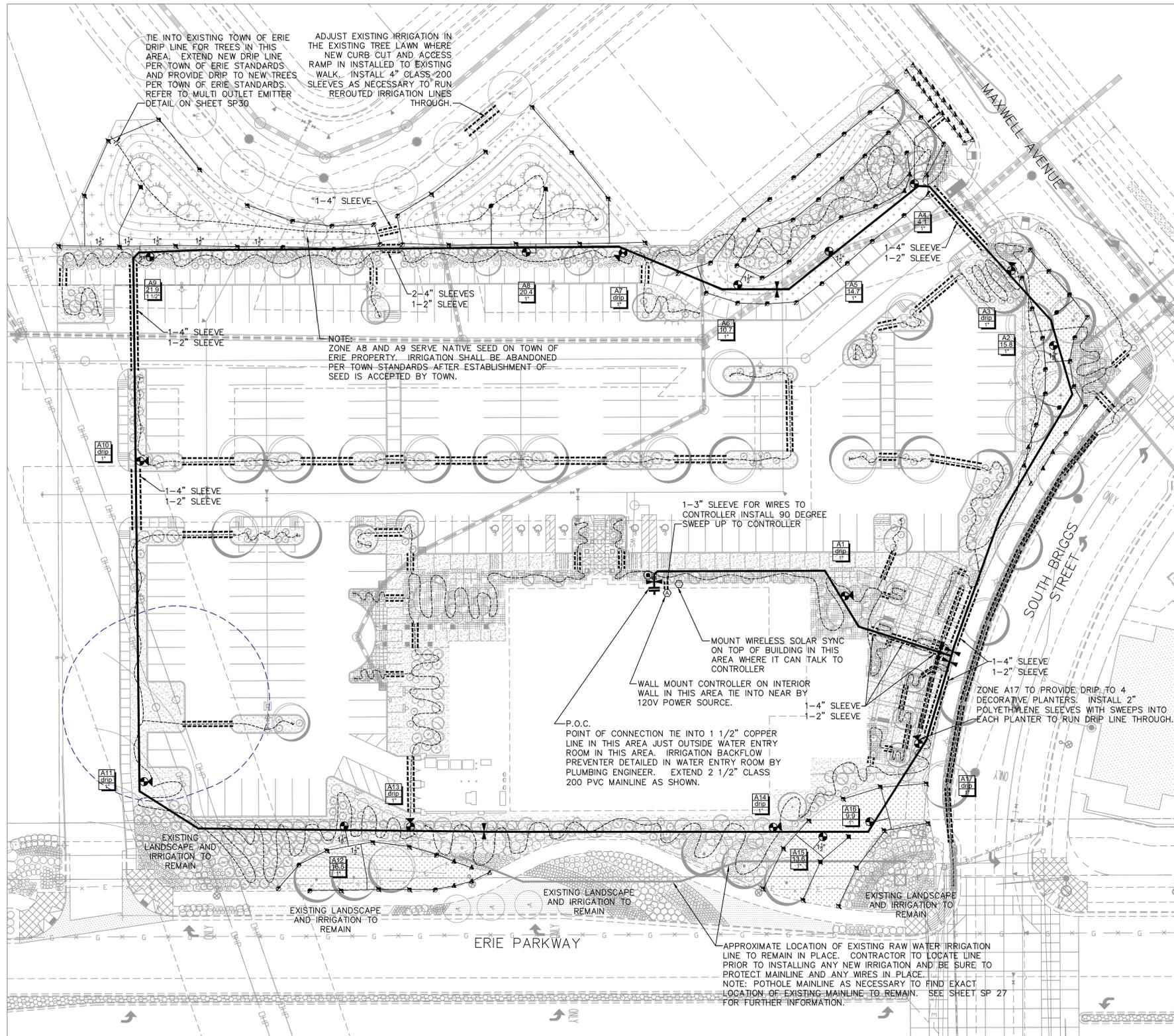
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<b>PEH ARCHITECTS</b>		
1319 Spruce Street Suite 207 Boulder, CO 80302 303-442-0408 e-mail: pehinz@peharch.com		
<b>MEDICAL OFFICE BUILDING</b>		
101 ERIE PARKWAY ERIE, CO, 80516		
SHEET TITLE <b>LANDSCAPE DETAILS</b>		
PROJECT:	2016.10	SHEET NUMBER
DATE:	06/09/16	BLM
DRAWN	NDA	<b>SP 25</b>
CHECKED	NDA	25 OF 30





# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

Boulder Community Health - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016



## IRRIGATION LEGEND

SYMBOL	DESCRIPTION
▲ ▲ ▲	POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-SAM-PRS W/ 5 SERIES NOZZLE PRESSURE: 30 PSI RADIUS: 5 FEET FLOW (GPM): Q - 0.10 H - 0.20 F - 0.41
● ● ●	POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-SAM-PRS W/ 12 SERIES NOZZLE PRESSURE: 30 PSI RADIUS: 12 FEET FLOW (GPM): Q - 0.65 H - 1.30 F - 2.60
▲ ▲ ▲	MP ROTATOR SPRINKLER: HUNTER PROS-06-PRS30-CV MP1000 NOZZLE PRESSURE: 30 PSI RADIUS: 10-12 FEET FLOW (GPM): Q - 0.19 H - 0.37 F - 0.75 6" POP UP HEIGHT
■ ■ ■	MP ROTATOR SPRINKLER: HUNTER PROS-06-PRS30-CV MP2000 NOZZLE PRESSURE: 30 PSI RADIUS: 13-17 FEET FLOW (GPM): Q - 0.40 H - 0.74 F - 1.47 6" POP UP HEIGHT
■ ■ ■	MP ROTATOR SPRINKLER: HUNTER PROS-06-PRS30-CV MP3000 NOZZLE PRESSURE: 30 PSI RADIUS: 22-25 FEET FLOW (GPM): Q - 0.86 H - 1.82 F - 3.64 6" POP UP HEIGHT
	NOTE: USE 6" PUP UP SPRAYS FOR TURF AND 12" POP UP SPRAYS FOR NATIVE SEED.
⊙	ZONE CONTROL VALVE: RAINBIRD PESB WITH PRS DIAL, SIZE AS NOTED
⊙	DRIP CONTROL VALVE ASSEMBLY: RAINBIRD XCZ-100-B-COM KIT FOR 1" VALVE
⊙	GATE VALVE - RESILIENT WEDGE, SQUARE NUT TOP, LINE SIZE
⊙	QUICK COUPLER: RAINBIRD 44LRC
—	EMITTER LATERAL PIPE: UV RADIATION RESISTANT POLYETHYLENE, 1" SIZE (ROUTING IS DIAGRAMMATIC)
—	DRIP FLUSH CAP ASSEMBLY, PER DETAIL
—	MAINLINE PIPE: CLASS 200 PVC 2 1/2" BELL END
—	LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC PIPE (1-INCH SIZE UNLESS OTHERWISE INDICATED)
—	UNCONNECTED PIPE CROSSING
—	UNCONNECTED PIPE CROSSING, TWO DIFFERENT PIPES
—	P.O.C. - POINT OF CONNECTION
—	CLASS 200 PVC SLEEVING, 4" UNLESS OTHERWISE NOTED
A1	INDICATES CONTROLLER AND CONTROLLER STATION NUMBER
⊙	INDICATES LATERAL DISCHARGE IN GPM
⊙	INDICATES REMOTE CONTROL VALVE SIZE IN INCHES
⊙	HUNTER 24 STATION PLASTIC WALL MOUNT I-CORE CONTROLLER. INSTALL ON EXTERIOR WALL OF SERVICE AREA AS SHOWN. TIE INTO NEAR BY 120V POWER SOURCE.
⊙	HUNTER WIRELESS SOLAR SYNC. MODEL WSS

## IRRIGATION NOTES

- Irrigation system is designed to operate off of an existing pressure of 59 psi. Contractor to verify pressure **PRIOR TO INSTALLATION** and notify OWNER of any differences. Design pressure at heads to be as noted in legend.
- No irrigation work to begin until final grade has been approved.
- Locate all heads 6" min. from any wall, walk, or curb, and 12" min. from any curb adjacent to parking stalls.
- Bury all mainlines 24" underground to top of pipe. Bury all laterals 18" underground to top of pipe.
- Pipes in shared trenches are not allowed.
- Brand all appropriate box lids with 1" minimum letters with the following abbreviations:  
 QC Quick Coupler  
 GV Gate Valve  
 SV# Section Valve & Corresponding Controller Station #  
 FC Drip Flush Cap
- All pipe under pavement to be sleeved in 4" minimum PVC class 200 unless otherwise noted, extend 12" beyond each edge of pavement, sloped to drain. Install prior to paving. Sleeve wires separately in 4" min. pipe.
- All valve wire is to be 14 gauge underground irrigation wire. Extend 8 spare wires around mainline loop back to controller.
- Heads will be diagrammatic. Contractor to select and install correct arcs as needed for part circle heads. Adjust radii and arc as necessary for no overspray/backwash onto adjacent buildings, walls, or fences.
- Plan has been prepared using limited on-site observation. Plan is diagrammatic and does not reflect all equipment, etc., that could be encountered during construction. All tie locations, mainline locations and lateral locations are approximate and shall require exact location by Contractor.
- Install drip emitters as described below:
 

1 gallon material	Rain Bird PC-10	1 ea.
5 gallon material	Rain Bird PC-10	2 ea.
Deciduous Trees (1-1/2"-2 1/2" CAL.)	Rain Bird PC-10	3 ea.
Deciduous Trees (3"-4" CAL.)	Rain Bird PC-10	4 ea.
Evergreen Trees (6"-10')	Rain Bird PC-10	2 ea.
Evergreen Trees (11"-14')	Rain Bird PC-10	3 ea.
- See sheet SP 29 and SP 30 for irrigation details.
- The irrigation system has been designed to provide the required water to the landscape in 3 days of 8 hours each day. Maximum GPM required will be 21 gallons per minute.



**Munding Design, LLC**  
 Irrigation Design and  
 Landscape Architecture  
 233 Saint Ida Circle  
 Lafayette, Colorado 80026  
 720-273-3884

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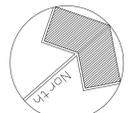
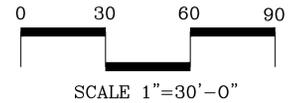
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**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
**IRRIGATION PLAN**

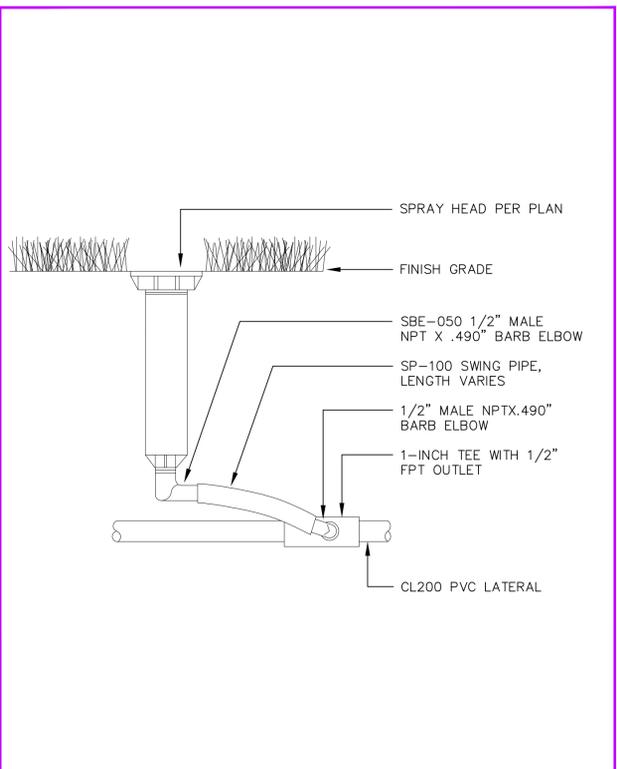
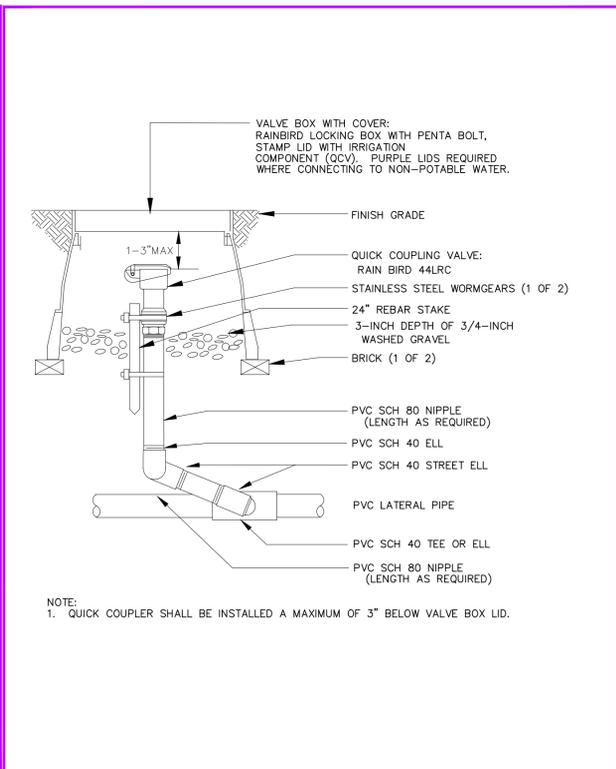
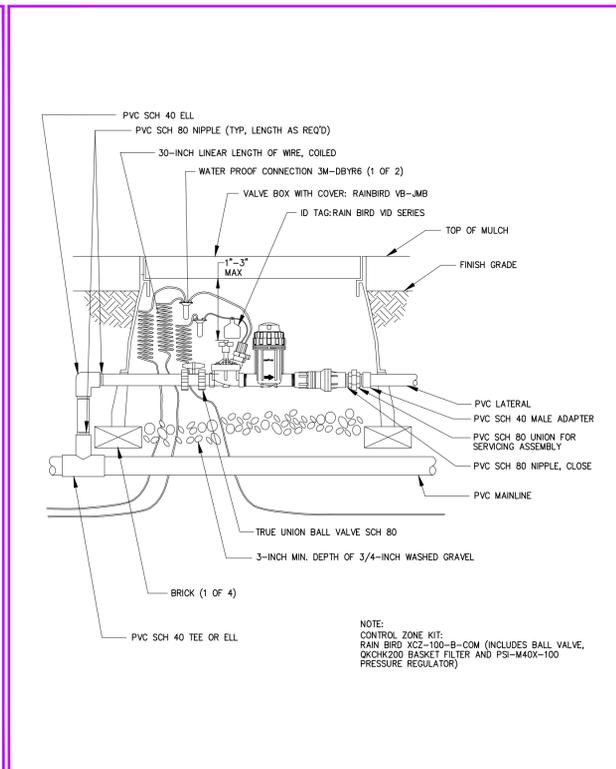
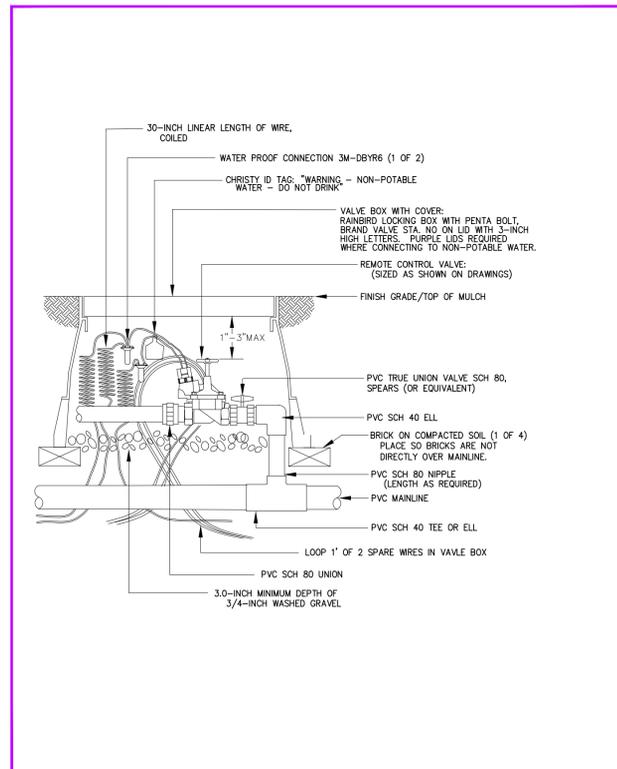
PROJECT:	2016.10		SHEET NUMBER
DATE:	09/29/17		<b>SP 28</b>
DRAWN:	KJM		28 OF 30
CHECKED:	KJM		

**1 Irrigation Plan**  
 Scale: 1"=30'



# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

Boulder Community Health - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016

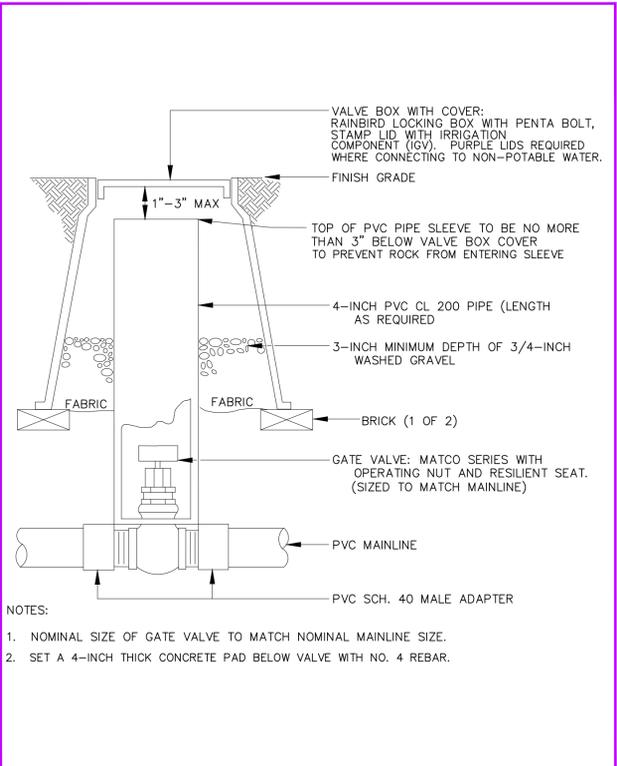
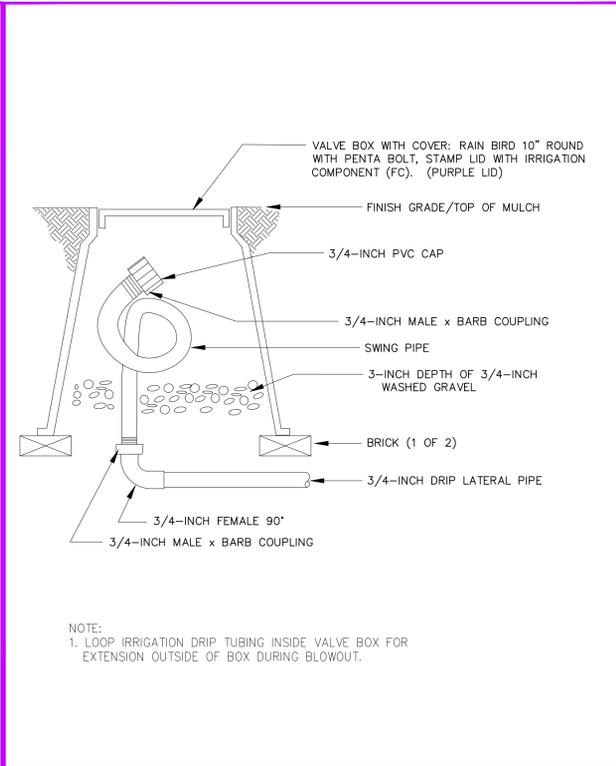
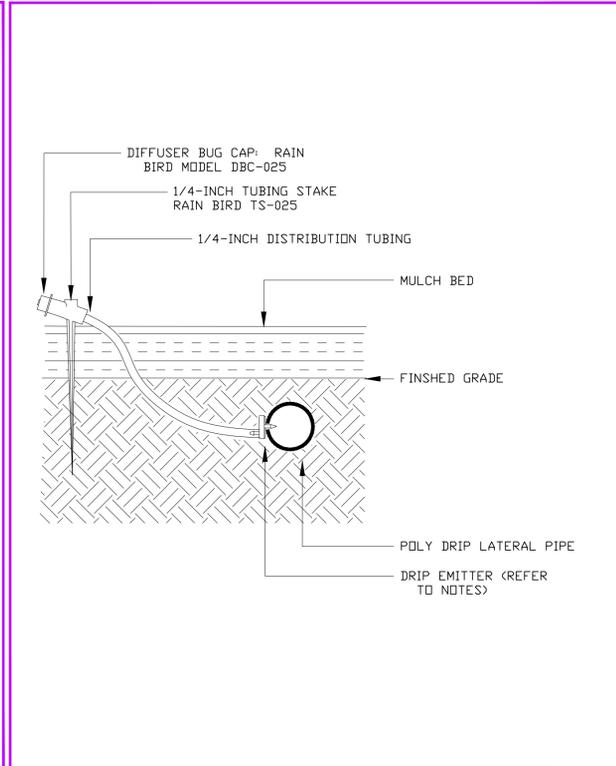
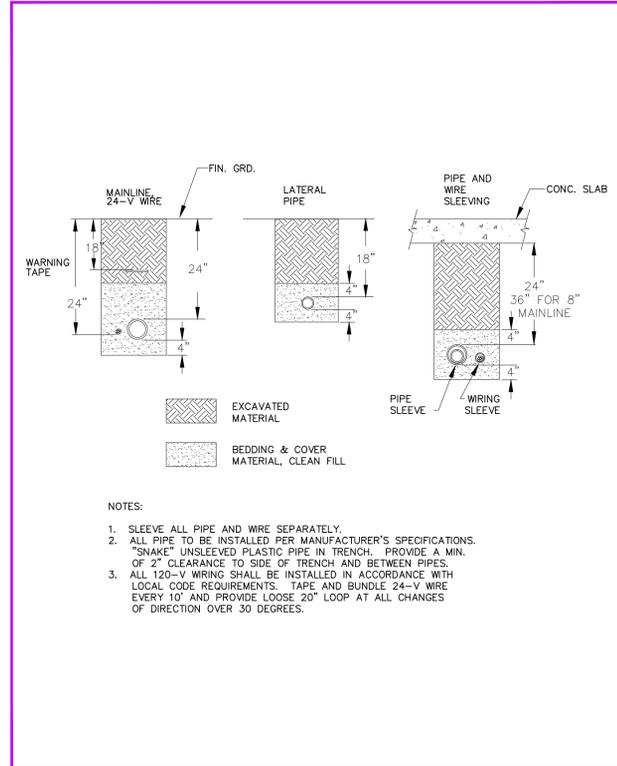


The Town of ERIE COLORADO  
 DRAWING TITLE: REMOTE CONTROL TURF VALVE ASSEMBLY  
 DRAWING NUMBER: P05  
 DRAWN BY: D. JENKINS APPROVED BY: G. HEGNER DATE: 01/2013

The Town of ERIE COLORADO  
 DRAWING TITLE: 1" COMMERCIAL CONTROL ZONE KIT W/BASKET FILTER  
 DRAWING NUMBER: P06  
 DRAWN BY: D. JENKINS APPROVED BY: G. HEGNER DATE: 01/2013

The Town of ERIE COLORADO  
 DRAWING TITLE: QUICK COUPLING VALVE ASSEMBLY  
 DRAWING NUMBER: P07  
 DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2009

The Town of ERIE COLORADO  
 DRAWING TITLE: 6-INCH POP-UP SPRAY SPRINKLER ASSEMBLY  
 DRAWING NUMBER: P13  
 DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2009



The Town of ERIE COLORADO  
 DRAWING TITLE: TYPICAL TRENCHING (4" AND SMALLER)  
 DRAWING NUMBER: P14  
 DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 11/2004

The Town of ERIE COLORADO  
 DRAWING TITLE: SINGLE OUTLET DRIP EMITTER ASSEMBLY  
 DRAWING NUMBER: P16  
 DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2009

The Town of ERIE COLORADO  
 DRAWING TITLE: FLUSH CAP ASSEMBLY  
 DRAWING NUMBER: P21  
 DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 1/2009

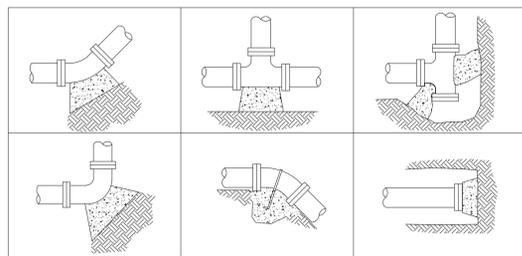
The Town of ERIE COLORADO  
 DRAWING TITLE: ISOLATION GATE VALVE ASSEMBLY  
 DRAWING NUMBER: P02  
 DRAWN BY: D. JENKINS APPROVED BY: G. HEGNER DATE: 01/2012



4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION
<b>PEH ARCHITECTS</b>		
1319 Spruce Street Suite 207 Boulder, CO 80302 303-442-0408 e-mail: peheinz@peharch.com		
<b>MEDICAL OFFICE BUILDING</b>		
101 ERIE PARKWAY ERIE, CO, 80516		
SHEET TITLE		
<b>IRRIGATION DETAILS</b>		
PROJECT:	2016.10	SHEET NUMBER
DATE:	09/29/17	<b>SP 29</b>
DRAWN:	KJM	29 OF 30
CHECKED:	KJM	

# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

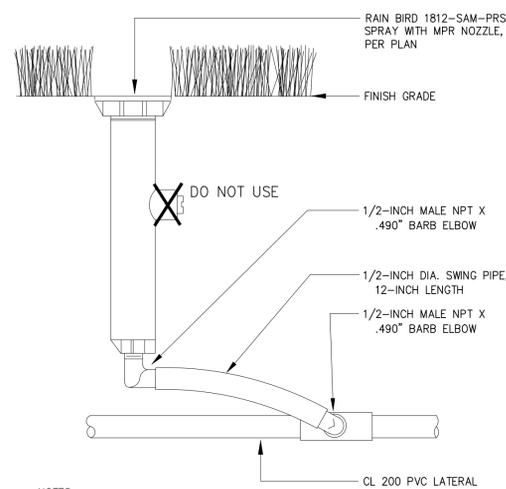
BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016



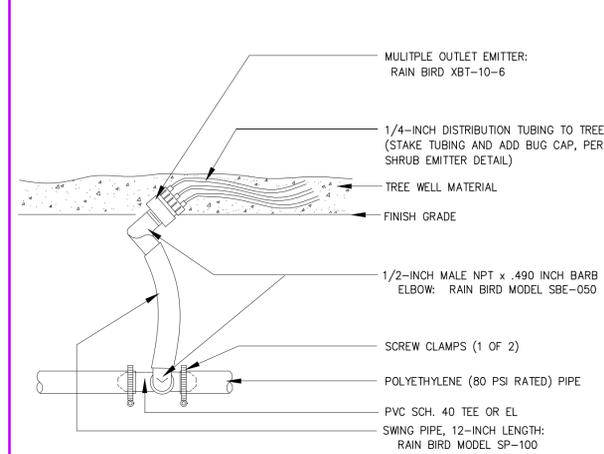
THRUST BLOCK SURFACE AREA AGAINST UNDISTURBED SOIL (SF)

PIPE SIZE	BENDS			TEE OR DEAD END
	22-1/2°	45°	90°	
3"	0.3	0.6	1.1	0.8
4"	0.5	1.1	1.9	1.4
6"	1.1	2.2	4.0	2.8
8"	1.8	3.6	6.5	4.7

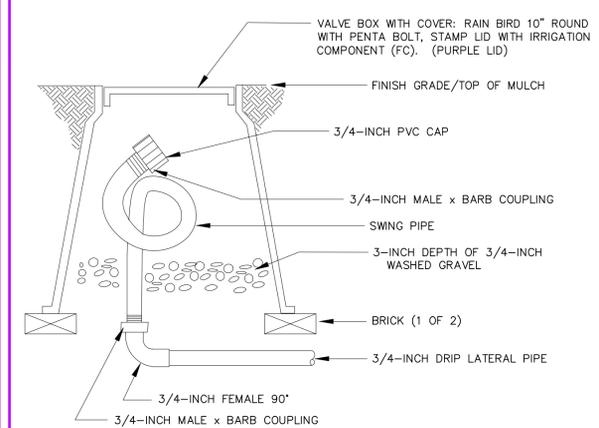
- NOTES:  
 \*BASED ON 2,000 PSF BEARING CAPACITY  
 1. USE NO. 4 REBAR WITH MASTIC COATING WHERE PIPE MUST BE ANCHORED TO THRUST BLOCK.  
 2. INSTALL THRUST BLOCK SO THE HORIZONTAL AND VERTICAL DIMENSIONS OF THE THRUST BLOCK ARE APPROXIMATELY EQUAL.  
 3. PLASTIC COVERING NOT SHOWN FOR CLARITY OF DETAIL.



- NOTES:  
 1. USE BOTTOM INLET ONLY WITH 1812-SAM UNITS.  
 2. PRS MAY NOT OPERATE PROPERLY IF NON-RAIN BIRD NOZZLES ARE SUBSTITUTED.



- NOTE:  
 1. IF PVC PIPE IS UTILIZED, SOLVENT WELD TEE OR ELBOW SHALL BE USED.



- NOTE:  
 1. LOOP IRRIGATION DRIP TUBING INSIDE VALVE BOX FOR EXTENSION OUTSIDE OF BOX DURING BLOWOUT.



**Munding Design, LLC**  
 Irrigation Design and  
 Landscape Architecture  
 233 Saint Ida Circle  
 Lafayette, Colorado 80026  
 720-273-3884



DRAWING TITLE: TYPICAL THRUST BLOCK  
 DRAWING NUMBER: P15  
 DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 11/2004



DRAWING TITLE: 12-INCH POP-UP SPRAY SPRINKLER ASSEMBLY  
 DRAWING NUMBER: P12  
 DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2009



DRAWING TITLE: MULTIPLE OUTLET EMITTER TO TREES IN TURF  
 DRAWING NUMBER: P17  
 DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 11/2004



DRAWING TITLE: FLUSH CAP ASSEMBLY  
 DRAWING NUMBER: P21  
 DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 1/2009

4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
1	07/25/16	SITE PLAN REVIEW SUBMISSION
NO.	DATE	REVISION

**PEH ARCHITECTS**  
 1319 Spruce Street Suite 207  
 Boulder, CO 80302  
 303-442-0408  
 e-mail: peheinz@peharch.com

**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
**IRRIGATION DETAILS**

PROJECT:	2016.10		SHEET NUMBER
DATE:	09/29/17		<b>SP 30</b>
DRAWN:	KJM		30 OF 30
CHECKED:	KJM		

# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016

THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED ACCORDING TO TOWN OF ERIE, UNIFIED DEVELOPMENT CODE REQUIREMENTS. IT IS THE APPLICANTS RESPONSIBILITY TO ENSURE THAT THIS APPROVED SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE APPROVED SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



**NORTH VIEW**  
FROM S. BRIGGS STREET



**EAST VIEW**  
FROM BRIGGS STREET



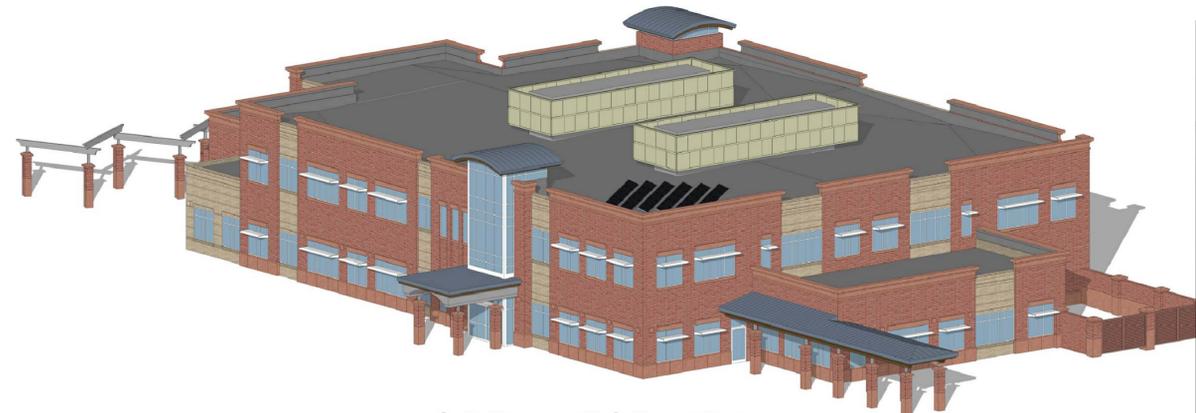
**SOUTH VIEW**  
FROM ERIE PKWY



**WEST VIEW**  
FROM PARKING LOT



**SOUTH EAST VIEW**  
FROM BRIGGS/ERIE PKWY INTERSECTION



**NORTH WEST VIEW**  
FROM PARKING LOT

4	9/29/17	SITE PLAN REVIEW RESUBMISSION
3	8/18/17	SITE PLAN REVIEW RESUBMISSION
2	11/01/16	SITE PLAN REVIEW RESUBMISSION - 4/17/2017
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 303-442-0408  
 e-mail: peheinz@peharch.com

**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
**PERSPECTIVE VIEWS**

PROJECT:	2016.10		SHEET NUMBER
DATE:	06/09/16		<b>SP 11</b>
DRAWN BY:	NAB		11 OF 30
CHECKED BY:	PEH		

# ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1, BLOCK 1

BOULDER COMMUNITY HEALTH - 101 ERIE PARKWAY  
 LOCATED AT THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.07 ACRES - 1 LOT  
 SITE PLAN SP-000804-2016



VIEW FROM MAXWELL AVENUE PEDESTRIAN ACCESS



VIEW FROM SW CORNER OF MAXWELL AVE & BRIGGS ST



VIEW FROM ERIE PARKWAY NEAR PARKING FRONTING STREET

**GENERAL NOTES**

1. VIEWS ON THIS SHEET ARE PROVIDED SPECIFIC TO STUDY THE VISIBILITY OF ROOFTOP MECHANICAL FROM VARIOUS LOCATIONS. ALL VIEWS ARE FROM EYE LEVEL @ SIDEWALKS.

4	9/29/17	SITE PLAN REVIEW RESUBMISSION
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 Boulder, CO 80302  
 303-442-0408  
 e-mail: peheinz@peharch.com

**MEDICAL OFFICE BUILDING**  
 101 ERIE PARKWAY  
 ERIE, CO, 80516

SHEET TITLE  
**PERSPECTIVE VIEWS**

PROJECT:	2016.10		SHEET NUMBER
DATE:	06/09/16		<b>SP 12</b>
DRAWN BY:	LCH		12 OF 30
CHECKED BY:	PEH		

# Alternative Equivalent Compliance

## Screening for Refuse/Recycling Facilities

### PEH ARCHITECTS

1319 Spruce Street Suite 207  
Boulder, Colorado 80302  
303-442-0408

### MEMORANDUM

*Date:* September 29, 2017

*To:* Town of Erie  
Community Development Department  
645 Holbrook Street  
Erie, CO 80516

*From:* Nathan Pillatzke, AIA, Project Architect  
PEH ARCHITECTS

*Re:* Medical Office Building  
101 Erie Parkway  
Erie, CO 80516  
PEH 2016.10

Please accept this formal request for a ruling of alternative equivalent compliance (UCD 10.6.1 C) in regard to screening of refuse and recycling facilities per UCD 10.6.4 G.3.a and UCD 10.6.4 G3.b.

#### **3. Outdoor Refuse/Recycling Collection and Donation Bin Facilities**

For purposes of this Section, the term "refuse/recycling collection receptacles" includes dumpsters, garbage cans, trash compactors, recycling receptacles, donation bins, debris piles, or grease containers, but does not include trash or recycling receptacles for pedestrians or for temporary construction sites. This Section also does not apply to refuse collection receptacles such as garbage cans and recycling receptacles that are stored indoors and brought outdoors on garbage pickup days.

In order to reduce the visual impacts of outdoor refuse/recycling collection receptacles, and to avoid problems with blown trash and pests, all outdoor refuse/recycling collection receptacles shall adhere to the following standards:

##### **a. Location**

Outdoor refuse/recycling collection receptacles shall not be located in a required front setback, and should, depending on the size of the site and need for access by refuse/recycling collection vehicles, be set back from the front plane of the principal structure. Refuse/recycling collection receptacles shall not be located in any setback area or required landscaping area which abuts an adjacent residential use. Refuse/recycling collection receptacles shall not be located within any area used to meet the minimum landscaping or parking and loading area requirements of this UDC, or be located in a manner that obstructs or interferes with any designated vehicular or pedestrian circulation routes onsite.

##### **b. Screening Enclosure**

All outdoor refuse/recycling collection receptacles, other than those used by a single-family dwelling units, shall be screened from view on all sides by a durable sight-obscuring enclosure consisting of a solid fence or wall 6 feet in height that matches the building materials of the principal building that it serves. The access shall be screened with an opaque gate 6 feet in height. Donation bins are not required to provide screening for the public access areas of the facility. The enclosure shall be maintained in working order, and remain closed except during deposits and pick-ups.

##### **c. Maintenance of Refuse/Recycling Collection Receptacles and Screening Enclosures**

Lids are required on all outdoor refuse/recycling collection receptacles in screening enclosures without roof structures. Lids shall remain closed between pick-ups, and shall be maintained in working order. Screening enclosures and gates shall be kept in good repair.

The intent of UCD 10.6.4.G.3 is to minimize the visual impact of refuse/recycling containers by defining preferred locations, screening requirement and maintenance. The service court for the proposed medical office building is located adjacent to the Erie Parkway road in lieu of at the back of site, the typical location for lowest visual impact.

The proposed service court location is identified as the best of all the other possible options for the project site. This project is surrounded by public roads and residential development. The northwest property line is directly adjacent to residential properties along Maxwell Avenue. The north property line is also bordered by Maxwell Avenue, which is the entry to the residential neighborhood. The northeast property line fronts on South Briggs Street, the entry to Erie's downtown. The southeast property line fronts on Erie Parkway, which includes a 30'-0" setback for landscaping.

Additional screening will be provided above and beyond the UCD minimum requirement as an alternative compliance path. The screen wall will be 7'-8" tall in lieu of the standard of 6'-0" tall. The wall will be the same brick color as the primary structure. In addition to the screen wall, a landscape berm with bushes and pine trees will be created directly adjacent to the screen wall.

**Alternative Equivalent Compliance  
Screening for Rooftop Mechanical Equipment**

**PEH ARCHITECTS**

1319 Spruce Street Suite 207  
Boulder, Colorado 80302  
303-442-0408

**MEMORANDUM**

*Date:* September 29, 2017

*To:* Town of Erie  
Community Development Department  
645 Holbrook Street  
Erie, CO 80516

*From:* Nathan Pillatzke, AIA, Project Architect  
PEH ARCHITECTS

*Re:* Medical Office Building  
101 Erie Parkway  
Erie, CO 80516  
PEH 2016.10

Please accept this formal request for a ruling of alternative equivalent compliance (UCD 10.6.1 C) regarding screening of rooftop mechanical equipment per UCD 10.6.4 G.6.

**6. Rooftop Mechanical Equipment**

Rooftop mechanical equipment, including HVAC equipment and utility equipment that serves the structure, shall be screened. Screening shall be accomplished through the use of parapet walls or a sight-obscuring enclosure around the equipment constructed of 1 of the primary materials used on the primary facades of the structure, and that is an integral part of the building's architectural design. The parapet or screen shall completely surround the rooftop mechanical equipment to an elevation equal to or greater than the highest portion of the rooftop mechanical equipment being screened. In the event such parapet wall does not fully screen all rooftop equipment, then the rooftop equipment shall be enclosed by a screen constructed of 1 of the primary materials used on the primary facade of the building so as to achieve complete screening.

Per UCD 10.6.4.G.6 screening of mechanical equipment is to be constructed of one of the primary materials used on the primary façade of the building. The primary building material on all 4 sides of the building is brick.

The top of the 2<sup>nd</sup> floor parapet is at the maximum allowed building height in the zone district. The parapet is 4'-0" above the ridge line, which will not fully screen the mechanical equipment. The mechanical equipment is estimated to be roughly 10'-0" above the ridge line. Additional screen is required and will be provided.

Alternative screening compliance will be provided by a screen wall that is of compatible color to the primary brick facades. The material is proposed as a light tan color acrylic. In an effort to reduce the site-lines of the rooftop mechanical, the equipment and screen walls are setback from the edge of the parapet roof.

**PEH ARCHITECTS**

**1319 Spruce Street Suite 207**  
**Boulder, Colorado 80302**  
**303-442-0408**

**MEMORANDUM**

*Date:* September 29, 2017

*To:* Town of Erie  
Community Development Department  
645 Holbrook Street  
Erie, CO 80516

*From:* Nathan Pillatzke, AIA, Project Architect  
PEH ARCHITECTS

*Re:* Medical Office Building  
101 Erie Parkway  
Erie, CO 80516  
PEH 2016.10

Please accept this formal request for a ruling of alternative equivalent compliance (UCD 10.6.1 C) regarding building orientation per UCD 10.6.8 C.3.a. and UCD 10.6.8 C.3.b

**3. Building Orientation**

- a.** All primary buildings shall be oriented towards a public street. If any such building is on a lot or tract with frontage on a public park or open space, it shall have equally detailed façade, constructed of equally high quality materials, facing such park or open space.
- b.** If the proposed development consists of only 1 building, such building shall be oriented toward the primary abutting street.

Per UCD 10.6.8.C.3.d building functions that do not directly serve the public, should not be placed directly along the street. The northeast façade of the building is slightly setback from South Briggs Street. This side of the building includes a door. The door is not the primary entry door and will likely not be an exit and employee access door.

Alternative compliance will be provided by creating a public urban plaza buffer between the building and South Briggs Street. The urban plaza will provide public benches, trash receptacles, pergola and terraced concrete plaza. The terraces are design to provide low 1'-6" height steps in the grade, creating a soft transition in grade change while also providing a variety of impromptu public seating. The plaza also features an abundance of landscaping; bushes, shade trees, perennials and annual planting beds.

**PEH ARCHITECTS**

1319 Spruce Street Suite 207  
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303-442-0408

**MEMORANDUM**

*Date:* September 29, 2017

*To:* Town of Erie  
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645 Holbrook Street  
Erie, CO 80516

*From:* Nathan Pillatzke, AIA, Project Architect  
PEH ARCHITECTS

*Re:* Medical Office Building  
101 Erie Parkway  
Erie, CO 80516  
PEH 2016.10

Please accept this formal request for a ruling of alternative equivalent compliance (UCD 10.6.1 C) regarding wall articulation per UCD 10.6.8 C.4.b.

**b. Wall Articulation**

Primary structures having single walls exceeding 40 feet in length shall incorporate 3 or more of the following features at least every 40 feet in length:

- i. Changes in color, graphical patterning, changes in texture, or changes in material;
- ii. Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plane of 12 inches;
- iii. Windows and fenestrations;
- iv. Awnings; or
- v. Gable projections or other projecting architectural features.

Per UCD 10.6.8.C.4.b. primary structures with walls exceeding 40'-0" shall include articulation at least every 40'-0". There are several locations where the articulation exceeds 40'-0" in length. The location and lengths exceeding the maximum length are identified as follows:

- North elevation 42'-2"
- South elevation 42'-2"
- East elevation 43'-6" (second floor only)

The proposed articulation that exceeds the 40'-0" length is designed to be an aesthetically appropriate proportioning of the building façade and it is directly related to the placement and size of windows. The increase is less than 10% in length of the maximum articulation and maintains the façade's rhythm without creating an abundance of articulations. Too many articulations would cause the façade to look busy or break from the uniform pattern of windows or the change in brick color.

**PEH ARCHITECTS**

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303-442-0408

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*Date:* September 29, 2017

*To:* Town of Erie  
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645 Holbrook Street  
Erie, CO 80516

*From:* Nathan Pillatzke, AIA, Project Architect  
PEH ARCHITECTS

*Re:* Medical Office Building  
101 Erie Parkway  
Erie, CO 80516  
PEH 2016.10

Please accept this formal request for a ruling of alternative equivalent compliance (UCD 10.6.1 C) regarding roof parapets per UCD 10.6.8 C.6.b.

- b.** Where flat roofs are used, a parapet wall at least 18 inches in height shall be used on all sides of the structure. The design or height of the parapet shall include at least 1 change in setback or height of at least 3 feet along each 60 lineal feet of façade.

Per UCD 10.6.8.C.6.b. where flat roofs are used the parapet shall be a minimum of 18" above the roof and include 3'-0" vertical or horizontal steps at least every 60'-0". The proposed parapets at the first and second floor provide 2'-6" vertical height steps at least every 45'-0".

The proposed articulation in the roof parapet is the maximum that the building and zone district can allow. Due to the proposed medical use of the building, spacious plenum volume above the offices is required for HVAC and mechanical needs, therefore higher than normal floor to floor heights are necessary. This is also compounded by the zone district having a lower than normal maximum building height of 35-feet, where comparable downtown commercial districts in Erie allow 3-story commercial buildings up to 45-feet (Downtown "DT" and Neighborhood Mixed-Use "NMU"). In an effort to further improved aesthetic of the parapet articulation, the tall parapets of the building include a decorative cornice that provides an 8-inch projection from the brick face of the façade.

**PEH ARCHITECTS**

1319 Spruce Street Suite 207  
Boulder, Colorado 80302  
303-442-0408

**MEMORANDUM**

*Date:* September 29, 2017

*To:* Town of Erie  
Community Development Department  
645 Holbrook Street  
Erie, CO 80516

*From:* Nathan Pillatzke, AIA, Project Architect  
PEH ARCHITECTS

*Re:* Medical Office Building  
101 Erie Parkway  
Erie, CO 80516  
PEH 2016.10

Please accept this formal request for a ruling of alternative equivalent compliance (UCD 10.6.1 C) regarding building orientation per UCD 10.6.8 C.3.d.

- d.** Building functions that do not directly serve the public, such as loading bays, and blank walls, should not be placed directly along the street. Garages that face streets shall be recessed behind the façade of primary buildings.

The intent of UCD 10.6.8.C.3.d building functions that do not directly serve the public, should not be placed directly along the street is to minimize the visual impact of non-public functions. The loading zone for the proposed building is adjacent to the proposed service court along Erie Parkway. Alternative compliance is provided through screening along Erie Parkway.

The loading zone location is identified as the best possible location for this project site. The site is surrounded by public roads and residential properties. South Briggs Street, the entrance to Erie's downtown district runs along the northeast of the property. The north and northwest of the property is bordered by residences and Maxwell Avenue, the entry to the neighborhood. The southeast of the property is bordered by Erie Parkway, which includes a 30'-0" landscaping setback. The loading zone is directly screened from Erie Parkway by three large shade trees and a variety of deciduous and coniferous bushes. The approach from the north east is screened by four existing trees as well as three new 6' coniferous trees. The approach from the southeast is screened by a 42" height solid wood fence and a variety of deciduous and coniferous bushes. In addition, the loading zone is located at the rear of the proposed building away from the public functions of the building itself.