

## **PROJECT INFORMATION**

## **ZONING & LAND USE:**

CURRENT ZONING: PUD CURRENT LAND USE: VACANT PROPOSED LAND USE: SENIOR LIVING CENTER

## LAND USE TABLE

	ACRES	% OF PROPERTY
BUILDING	1.08	27.00
PAVING AND DRIVES	0.91	23.00
LANDSCAPE/OPEN SPACE	1.97	50.00
TOTAL	3.96	100.0

## PARKING

	PARKING			
USE	MEASURE	REQUIRED/SURVEYED STANDARD	REQUIRED PARKING	PROVIDED PARKING
ASSISTED LIVING	69 BEDS	0.25/UNIT	18	18
MEMORY CARE	36 BEDS	0/UNIT	0	0
EMPLOYEES/DELIVERY	20	100% OF MAX	20	20
GUESTS	N/A AL+MC UNITS X 20%		21	22
			59	60

	AREA
ASSISTED LIVING BUILIDNG (CONSTRUCTION TYPE II-B)	
LEVEL B	18,685 SF
LEVEL 1	18,450 SF
LEVEL 2	18,450 SF
LEVEL 3	12,240 SF
MEMORY CARE BUILDING (CONSTRUCTION TYPE V-A)	
LEVEL 1	25,930 SF
TOTAL	93,755 SF

## LEGAL DESCRIPTION:

LOT 3 OF CANYON VIEW BUSINESS PARK FILING NO. 2 RECORDED AT RECEPTION NO. , COUNTY OF JEFFERSON, STATE OF COLORADO, CONTAINING 3.96 ACRES MORE OR LESS.

## CERTIFICATE OF SURVEY

A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE LEGAL DESCRIPTION, THE GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION, AND THE GRAPHIC DEPICTION OF THE EASEMENTS SHOWN HEREON ARE ADEQUATE FOR THE OFFICIAL DEVELOPMENT PLAN PROCESS.

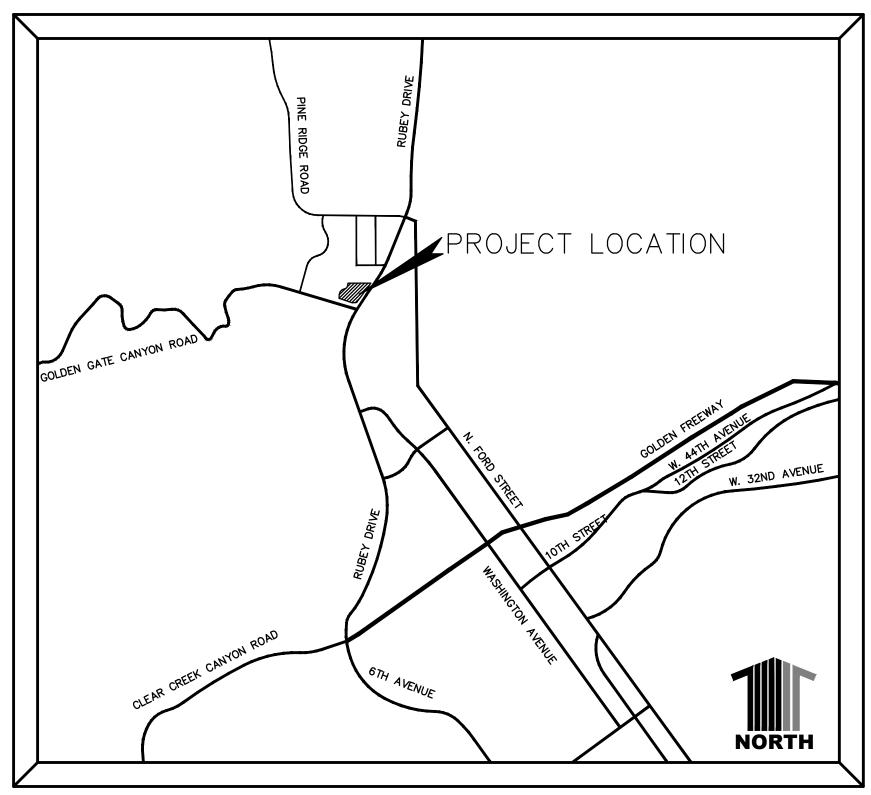
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. No.

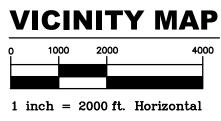
12/7/15 ADDRESSING CITY COMMENTS

## **GOLDEN LODGE SENIOR LIVING CENTER 20001 GOLDEN GATE CANYON** SITE PLAN

LOT 3 OF CANYON VIEW BUSINESS PARK FILING NO. 2 SITUATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO





## BENCHMARK

## **BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE WEST LINE OF LOT 1, CANYON VIEW BUSINESS PARK FILING 2 REPLAT A, RECORDED AT RECEPTION NO. 2014050567, BEARING N 01°36'00" E, BETWEEN FOUND MONUMENTS AS SHOWN HEREON.

## DEVELOPER

ROARING FORK LODGE, LLC 650 LARIAT LANE GLENWOOD SPRINGS, CO 81601 CONTACT: TERRY CLAASSEN

## **ENGINEER**

CALIBRE ENGINEERING, INC. 9090 SOUTH RIDGELINE BLVD, SUITE 105 HIGHLANDS RANCH, CO 80129 PHONE: (303) 730-0434 CONTACT: TODD JOHNSON

## LIGHTING DESIGNER

JCAA CONSULTING ENGINEERS, LLC 4100 WADSWORTH BOULEVARD WHEAT RIDGE, CO 80033 PHONE: (303) 985-3260 CONTACT: CHAD SMITH

## ARCHITECT

OZ ARCHITECTURE 3003 LARIMER STREET DENVER, CO 80205 PHONE: (303) 861-5704 CONTACT: JAMI MOHLENKAMP

## LANDSCAPE ARCHITECT

PCS GROUP, INC 301 KALAMATH STREET, UNIT 102 DENVER, CO 80223 PHONE: (303) 531-4905 CONTACT: PÁUL SHOUKAS

## **SHEET INDEX**

- COVER SHEET
- 2 SITE PLAN GRADING AND DRAINAGE PLAN
- UTILITY PLAN
- LANDSCAPE PLAN
- LANDSCAPE NOTES, REQUIREMENTS, AND PLANT SCHEDULES
- SITE PHOTOMETRIC PLAN
- LIGHTING DETAILS ARCHITECTURAL ELEVATIONS
- ARCHITECTURAL ELEVATIONS
- ARCHITECTURAL ELEVATIONS
- ARCHITECTURAL ELEVATIONS
- 13 FIRE TRUCK TURNING TEMPLATES 14 FIRE TRUCK TURNING TEMPLATES
- 15 FIRE TRUCK TURNING TEMPLATES
  - 15 TOTAL

### **CITY OF GOLDEN PLANNING COMMISSION**

APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION \_\_\_\_\_DAY\_OF\_\_\_\_\_\_ THIS \_\_\_2015.

CHAIRMAN

SECRETARY

### **OWNERSHIP CERTIFICATE**

SIGNED THIS\_\_\_

DAY OF

\_2015.

## BY

## NOTARY

STATE OF COLORADO )SS COUNTY OF\_ THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS\_\_\_ DAY OF \_\_AD,\_\_\_ ΒY

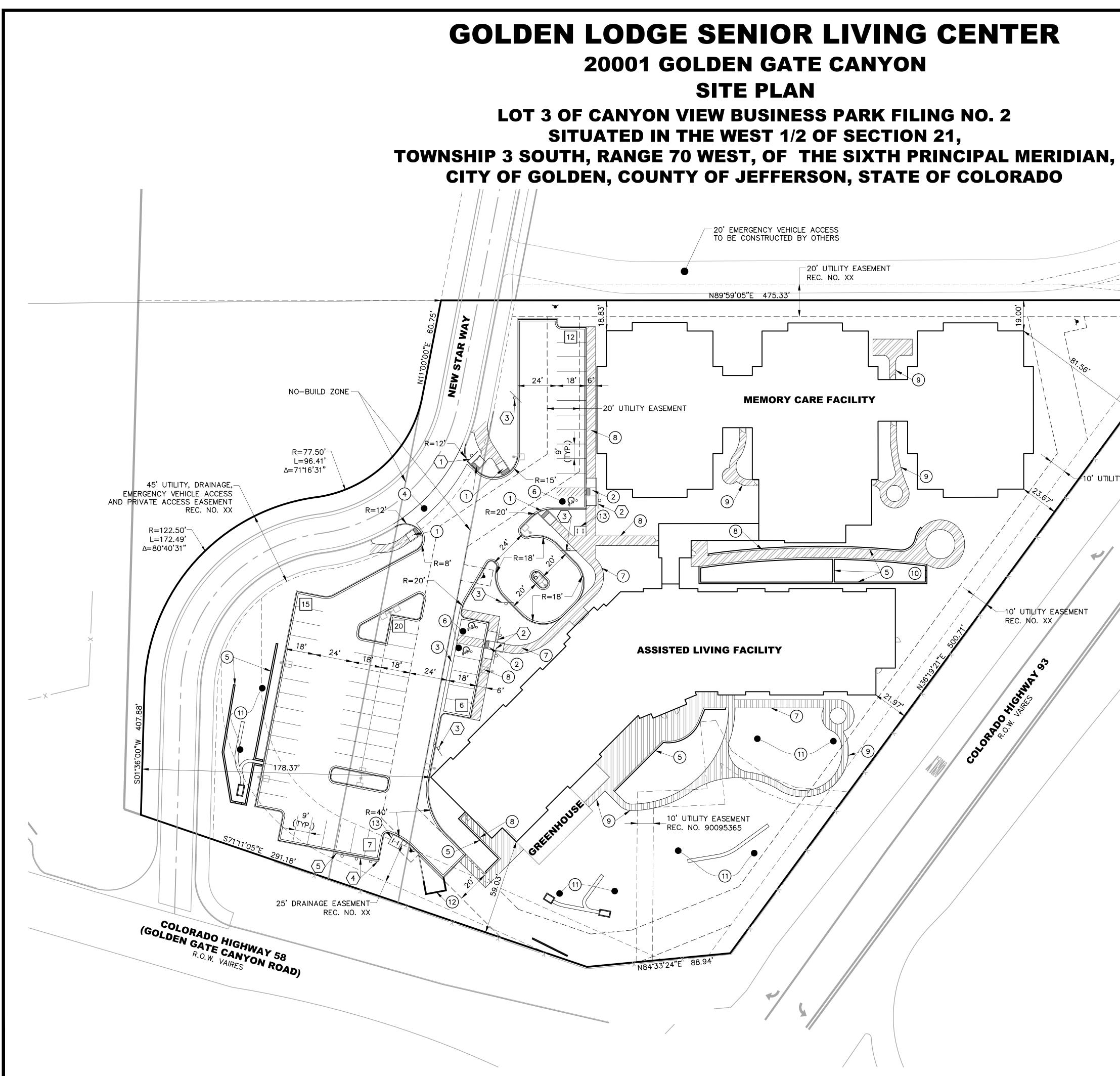
(PRINCIPALS OR OWNERS) WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

TITLE: COVER SHEET DATE: DECEMBER 8, 2015 SHEET 1 OF 15



Calibre Engineering, Inc. 9090 South Ridgeline Boulevard, Suite 105 Highlands Ranch, CO 80129 (303) 730-0434 www.calibre-engineering.com Construction Management Civil Engineering Surveying



10' UTILITY EASEMENT

## **NOTES:**

1. ALL FLOWLINE RADII ARE 3' UNLESS OTHERWISE NOTED.

## LEGEND:

PROPERTY BOUNDARY L	INE	
LOT LINE		
SURFACE PARKING COU	NTS	1
PROPOSED SITE LIGHT	C	
FIRE HYDRANT	•	
PROPOSED SIDEWALK		

## **KEYNOTES:**

- (1) CURB RAMP
- 2 CURB RAMP-SPECIAL
- (3) 2' VALLEY PAN
- (4) 8' CROSSPAN
- (5) RETAINING WALL
- (6) ACCESSIBLE PARKING
- (7) 5' SIDEWALK
- (8) 6' SIDEWALK
- 9 4' SIDEWALK
- (10) RAINGARDEN
- (11) DETENTION POND
- (12) TRASH ENCLOSURE
- 13 BIKE RACK
- NORTH

1 inch = 30 ft. Horizontal

 $\langle 1 \rangle$  stop sign

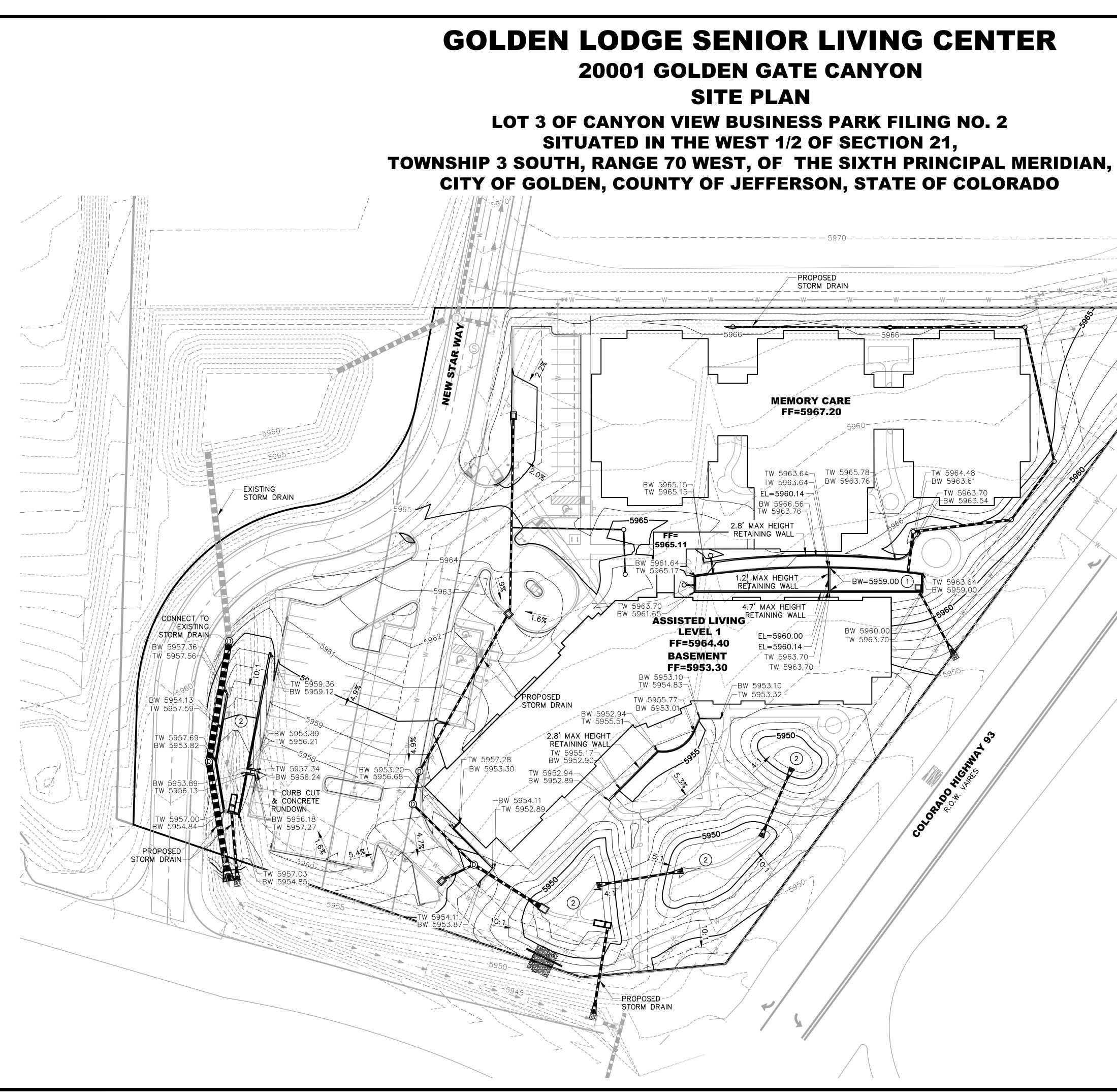
SIGNAGE:

- ACCESSIBLE PARKING
- 3 NO PARKING FIRE LANE
- (4) RESERVED PARKING VAN POOL/STAFF
- 5 RESERVED PARKING HYBRID/ELECTRIC VEHICLES

TITLE: SITE PLAN DATE: DECEMBER 8, 2015 SHEET 2 OF 15



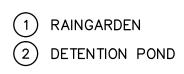
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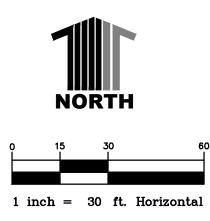


## LEGEND

PROPERTY BOUNDARY
EASEMENT
PR. MAJOR CONTOUR 5300
PR. MINOR CONTOUR
EX. MAJOR CONTOUR5300
EX. MINOR CONTOUR
SLOPE ARROW -1.3%
PR. STORM SEWER
EX. STORM DRAIN
PR. STORM INLET 💷
EX. STORM INLET
'TW' INDICATES FINSHED GRADE AT TOP OF WALL
'BW' INDICATES FINISHED GRADE AT BOTTOM OF WALL

## **KEYNOTES**

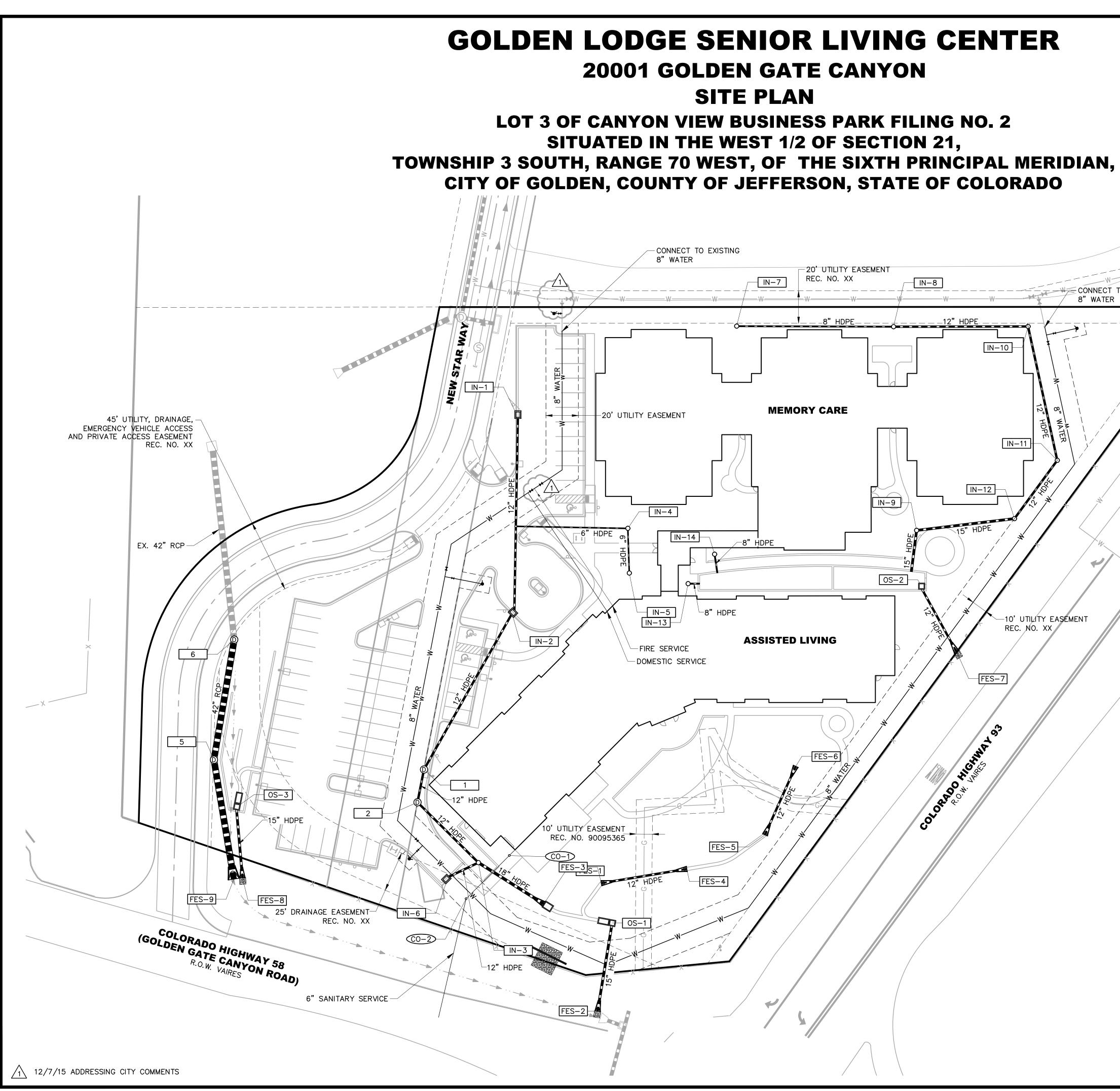




TITLE: GRADING & DRAINAGE PLAN DATE: DECEMBER 8, 2015 SHEET 3 OF 15



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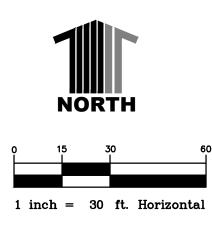


CONNECT TO EXISTING

8" WATER

LEGEND

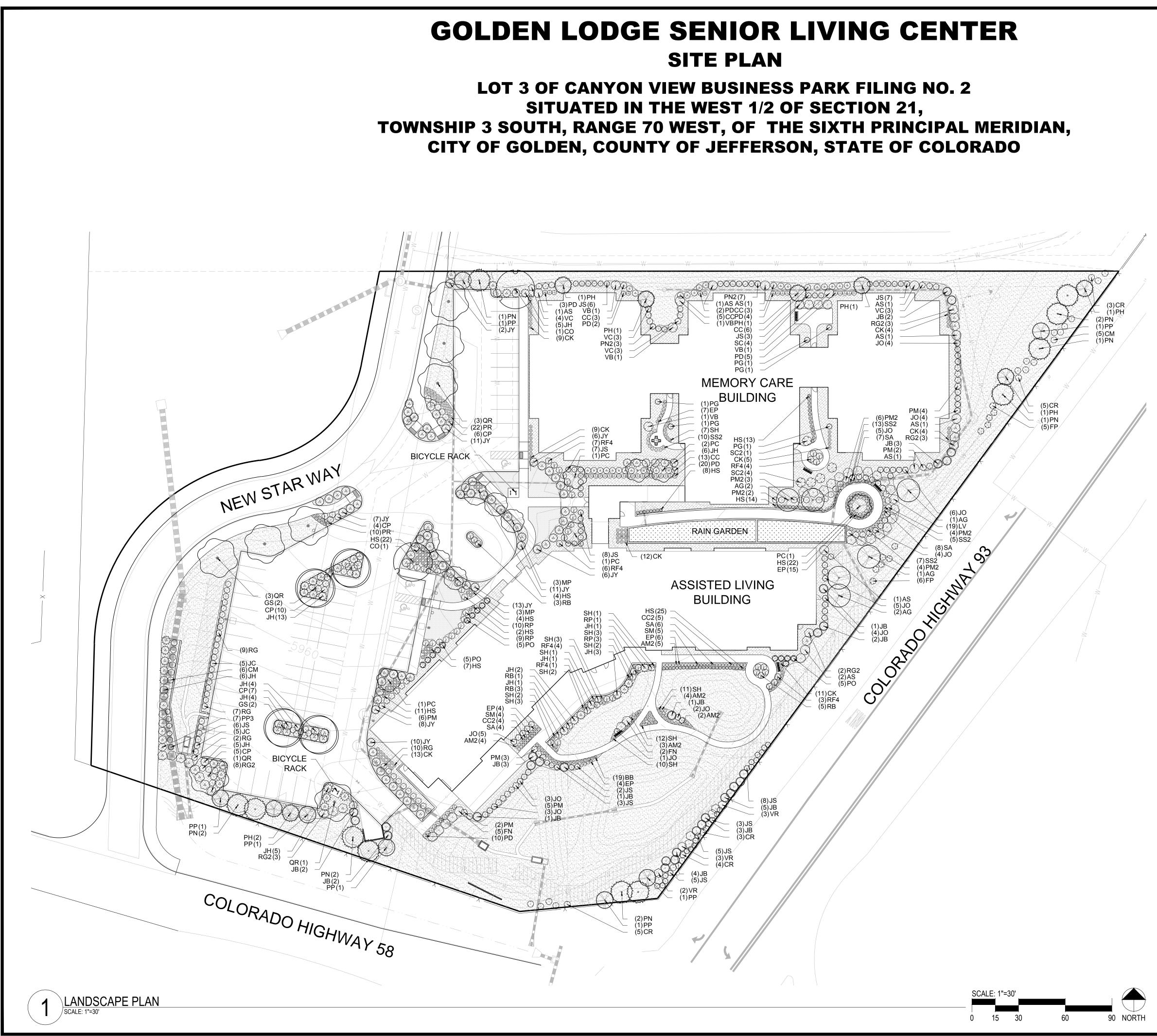
PR. WATERLINE —————W————W—————W—————W—————W—————W—————
PR. SANITARY SERVICE
PR. STORM SEWER
PR. VALVE M
PR. FIRE HYDRANT 🐣
PR. STORM INLET
EX. WATERLINEWWWW
EX. SANITARY SEWER S
EX. STORM DRAIN
EX. GAS LINEGG
EX. VALVE 🛏
EX. FIRE HYDRANT 🔍
EX. STORM INLET
EX. IRRIGATION CONTROL BOX
STORM DRAIN STRUCTURE ID
SANITARY SEWER STRUCTURE ID

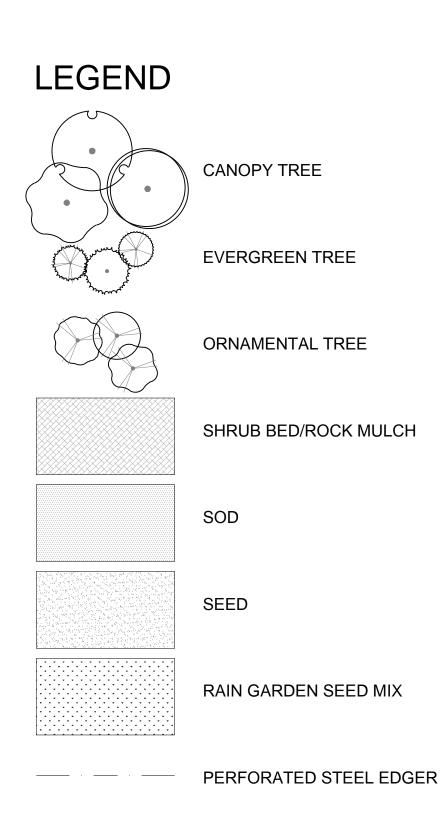


TITLE: UTILITY PLAN DATE: DECEMBER 8, 2015 SHEET 4 OF 15

**"Calibre** Calibre Engineering, Inc. 9090 South Ridgeline Boulevard, Suite 105

Highlands Ranch, CO 80129 (303) 730-0434 www.calibre-engineering.com Construction Management Civil Engineering Surveying





NOTE:

1. ALL COURTYARDS AND INTERIOR WALK ALIGNMENTS ARE FOR PURPOSE OF INTENT ONLY AND SHALL BE FURTHER REFINED WITHIN THE CONSTRUCTION DOCUMENTS.

> TITLE: LANDSCAPE PLAN DATE: DECEMBER 8, 2015 SHEET 5 OF 15

 $\bigcirc \bigcirc \bigcirc$ people creating spaces pcs group inc. www.pcsgroupco.com #3, B-180 Independence plaza

1007 16th street . denver co 80265 † 303.531.4905 . f 303.531.4908

## LOT 3 OF CANYON VIEW BUSINESS PARK FILING NO. 2 SITUATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, **CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO**

LANDSCAPE REQUIR	EMENTS				
AREA	DESCRIPTION	LANDSCAPE REQUIREMENT		REQUIRED	PROVIDED
STREETSCAPE	COLORADO HIGHWAY 93	1 TREE/ 35' FRONTAGE	500 LF	15	15
	NEW STAR WAY	1 TREE/ 35' FRONTAGE	371 LF	11	8*
PARKING LOT		1 TREE / 5 PARKING SPACES	60 SPACES	12	12
	SMALL (80 SF MIN. SIZE)	1 TREE & 5 SHRUBS PER ISLAND	0		
PARKING ISLANDS	LARGE (GREATER THAN 80 SF)	1 ADDITIONAL TREE FOR EACH	274 SF	1 T REE & 15 SHRUBS	2 TREES & 15 SHRUBS
FARRING ISLANDS		ADDITIONAL 200 SF AND 1 ADDITIONAL	428 SF	2 TREES & 23 SHRUBS	2 TREES & 23 SHRUBS
		SHRUB FOR EACH ADDITIONAL 20 SF			

\* STREET TREE PLANTINGS PROVIDED ARE LESS THAN THE REQUIREMENT DUE TO UTILTY CONFLICTS, HOWEVER 27 SHRUBS HAVE BEEN PLANTED IN PLACE OF THE SHORTFALL OF TREES.

## PLANT SCHEDULE

<u>CANOPY TREE</u> CO GS	<u>QTY</u> 2 4	BOTANICAL NAME CELTIS OCCIDENTALIS GLEDITSIA TRIACANTHOS `SKYLINE`	COMMON NA COMMON HA SKYLINE HO
QR	4 8	QUERCUS ROBUR	ENGLISH OA
EVERGREEN TREES PP	QTY 7	BOTANICAL NAME PINUS EDULIS	COMMON NA PINON PINE
PH PN	8 11	PINUS HELDREICHII PINUS NIGRA	BOSNIAN PIN AUSTRIAN B
<u>ORNAMENTAL TREE</u> AG	<u>QTY</u> 6	BOTANICAL NAME ACER GRANDIDENTATUM	<u>COMMON NA</u> BIGTOOTH M
MP PC	6 6	MALUS X `PRAIRIFIRE` PYRUS CALLERYANA `CLEVELAND SELECT`	PRAIRIFIRE ( CLEVELAND
ANNUALS/PERENNIALS		BOTANICAL NAME	
AM2 CC2	18 9	ACHILLEA X `MOONSHINE` CENTRANTHUS RUBER `COCCINEUS`	MOONSHINE JUPITER`S B
EP	36	ECHINACEA PURPUREA	PURPLE CON
SM	9	SALVIA X SYLVESTRIS `MAY NIGHT`	SAGE
SA SS2	25 35	SEDUM SPECTABILE `AUTUMN JOY` STACHYS BYZANTINA `SILVER CARPET`	STONECROF LAMB`S EAR
DECIDUOUS SHRUB	QTY	BOTANICAL NAME	COMMON NA
AS	10	AMELANCHIER ALNIFOLIA	SASKATOON
CP CM	32 11	CARYOPTERIS X CLANDONENSIS CHAMAEBATIARIA MILLEFOLIUM	BLUEBEARD FERNBUSH
CR	20	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RAI
CC	30	COTONEASTER APICULATUS	CORAL BEAU
FP	11 7	FALLUGIA PARADOXA	APACHE PLU
FN LV	7 19	FORESTIERA NEOMEXICANA LIGUSTRUM VULGARE `CHEYENNE`	NEW MEXICA
PM	22	PHILADELPHUS MICROPHYLLUS `LITTLELEAF`	LITTLELEAF
PO	15	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD`	YELLOW NIN
PP3	7	PRUNUS BESSEYI `PAWNEE BUTTES`	SAND CHERI
RG2 RG	19 28	RHUS AROMATICA `GRO-LOW` RIBES ALPINUM	GRO-LOW FE
RB	12	ROSA MEIDILAND SERIES `BONICA`	BONICA MEII
RF4	25	ROSA MEIDILAND SERIES `FIRE`	FIRE MEIDIL
RP SC	23	ROSA MEIDILAND SERIES `PEACH DRIFT`	
SC2	4 5	SYRINGA VULGARIS `CHARLES JOLY` SYRINGA X PRESTONIAE `MISS CANADA`	CHARLES JC MISS CANAD
VC	13	VIBURNUM CARLESII	KOREAN SPI
VB	5	VIBURNUM X BURKWOODII	BURKWOOD
VR	8	VIBURNUM X RHYTIDOPHYLLOIDES `ALLEGHANY`	ALLEGHANY
EVERGREEN SHRUB	QTY	BOTANICAL NAME	COMMON NA
JC JB	10 30	JUNIPERUS CHINENSIS `ARMSTRONGII` JUNIPERUS CHINENSIS `BLUE POINT`	ARMSTRONO
JH	56	JUNIPERUS HORIZONTALIS `HUGHES`	HUGHES JUN
JY	74	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	CREEPING J
JO	46	JUNIPERUS X MEDIA `OLD GOLD`	OLD GOLD J
JS PN2	63 10	JUNIPERUS X MEDIA `SEA GREEN` PICEA ABIES `NIDIFORMIS`	SEA GREEN
PG	5	PICEA PUNGENS `GLOBE`	DWARF GLO
PM2	19	PINUS MUGO `MOPS`	MUGO PINE
GRASSES	QTY	BOTANICAL NAME	
BB CK	19 67	BOUTELOUA GRACILIS `BLONDE AMBITION` CALAMAGROSTIS ACUTIFLORA `KARL FOERSTER`	BLUE GRAM
HS	132	HELICTOTRICHON SEMPERVIRENS	BLUE OAT G
PD	46	PANICUM VIRGATUM `DALLAS BLUES` TM	DALLAS BLU
PR SH	32 57	PANICUM VIRGATUM `REHBRAUN` SPOROBOLUS HETEROLEPIS	REHBRAUN S
	51		

## **GOLDEN LODGE SENIOR LIVING CENTER** SITE PLAN

<u>/E</u> CKBERRY EY LOCUST	B & B	CAL / SIZE 2.5"CAL 2.5"CAL 2.5"CAL 2.5"CAL
<u>//E</u> E ACK PINE	<u>CONT</u> B & B B & B B & B	<u>CAL / SIZE</u> 6` HT 6` HT 6` HT
<u>//E</u> APLE RAB APPLE SELECT PEAR	<u>CONT</u> B & B B & B B & B	<u>CAL / SIZE</u> 2"CAL 2"CAL 2"CAL 2"CAL
<u>//E</u> YARROW ARD EFLOWER	<u>CONT</u> 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL	
ME SERVICEBERRY BITBRUSH TY COTONEASTER ME N PRIVET RIVET IOCKORAGE BARK Y AGRANT SUMAC ANT ILAND ROSE ND ROSE DSE Y LILAC N PRESTON LILAC E VIBURNUM VIBURNUM	CONT 5 GAL 5 GAL	
<u>//E</u> JUNIPER UNIPER PER NIPER NIPER UNIPER E GREEN SPRUCE	<u>CONT</u> 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL	
ME ED GRASS ASS S SWITCH GRASS WITCH GRASS PSEED	CONT 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL	

## SOD - APPROXIMATE 1,430 SF

SOD TO BE A CANADIAN BLUE FESCUE MIX. AVAILABLE FROM TURF MASTER SOD.

SEED - APPROXIMATE 39,330 SF

SEED TO BE FOOTHILLS MIX AVAILABLE FROM ARKANSAS VALLEY SEED, INC.

SEEDING METHODS, APPLICATION RATES, MULCH AND EROSION CONTROL BLANKETS SHALL BE IN ACCORDANCE WITH THE CITY OF GOLDEN REVEGETATION REQUIREMENTS.

<b>RAIN GARDEN SEED</b>	XIM C			
			PLS <sup>2</sup> LBS	OUNCE
COMMON NAME	SCIENTIFIC NAME	VARIETY	PER	PER
			ACRE	ACRE
SAND BLUESTEM	ANDROPOGON HALLII	GARDEN	3.5	
SIDEOAT S GRAMA	BOUTELOUACURTIPENDULA	BUTTE	3	
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	GOSHEN	3	
INDIAN RICEGRASS	ORYZOPSIS HYMENOIDES	PALOMA	3	
SWITCHGRASS	PANICUM VIRGAT UM	BLACKWEL	4	
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	ARIBA	3	
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	PATURA	3	
ALKALI SACAT ON	SPOROBOLUS AIROIDES		3	
SAND DROPSEED	SPOROBOLUS CRYPT ANDRUS		3	
PASTURE SAGE <sup>1</sup>	ARTEMISIA FRIGIDA			2
BLUE ASTER <sup>1</sup>	ASTER LAEVIS			4
BLANKET FLOWER <sup>1</sup>	GAILLARIDA ARISTATA			8
PRAIRIE CONEFLOWER <sup>1</sup>	RATIBIDACOLUMNIFERA			4
PURPLE PRAIRIECLOVER <sup>1</sup>	DALEA PURPUREA			4
	S	UBTOTALS	27.5	22
	TOTAL LBS	SPER ACRE	28	3.9
<sup>1</sup> WILDFLOWER SEED (OPTI	ONAL).			
<sup>2</sup> PLS = PURE LIVE SEED.				

- LOOSENED.

- INSPECTION.

## GENERAL NOTES:

1. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION, ORDINANCE NO 3133, SERIES OF 2004, AND THE AAN (American Association of Nurserymen) SPECIFICATIONS FOR 2. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF AL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.

4. ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS, PERENNIALS AND ORNAMENTAL GRASSES TO BE DRIP ) SHRUBS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS: THIS INCLUDES TREES LANTED IN SOD/GRASS AREA. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM?

SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND/OR DEVELOPER. ROCK MULCH TO BE  $1\frac{1}{2}$ " RIVER ROCK OVER LANDSCAPE FABRIC.

ALL SHRUB BEDS, PERENNIALS, ORNAMENTAL GRASSES AND TREE RINGS TO BE MULCH WITH ROCK MULCH. 9. FOR TREES IN SOD, ALLOW A 2' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH OF SHREDDED WESTERN RED CEDAR BARK MULCH OVER 2' DIAMETER

10. SOD TO BE CANADIAN BLUE FESCUE MIX FROM SINGLE GROWER

11. STEEL EDGER WILL OCCUR BETWEEN ALL PLANTING BEDS ADJACENT TO SOD AND ROCK MULCH AND WILL BE SET LEVEL WITH THE TOP OF SOD. STEEL EDGER SHALL BE GALVANIZED, PERFORATED, 1/8" X 4" DEEP WITH ROLL TOP RYERSON OR APPROVED EQUAL

12. SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 8" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY

13. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.

14. PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.

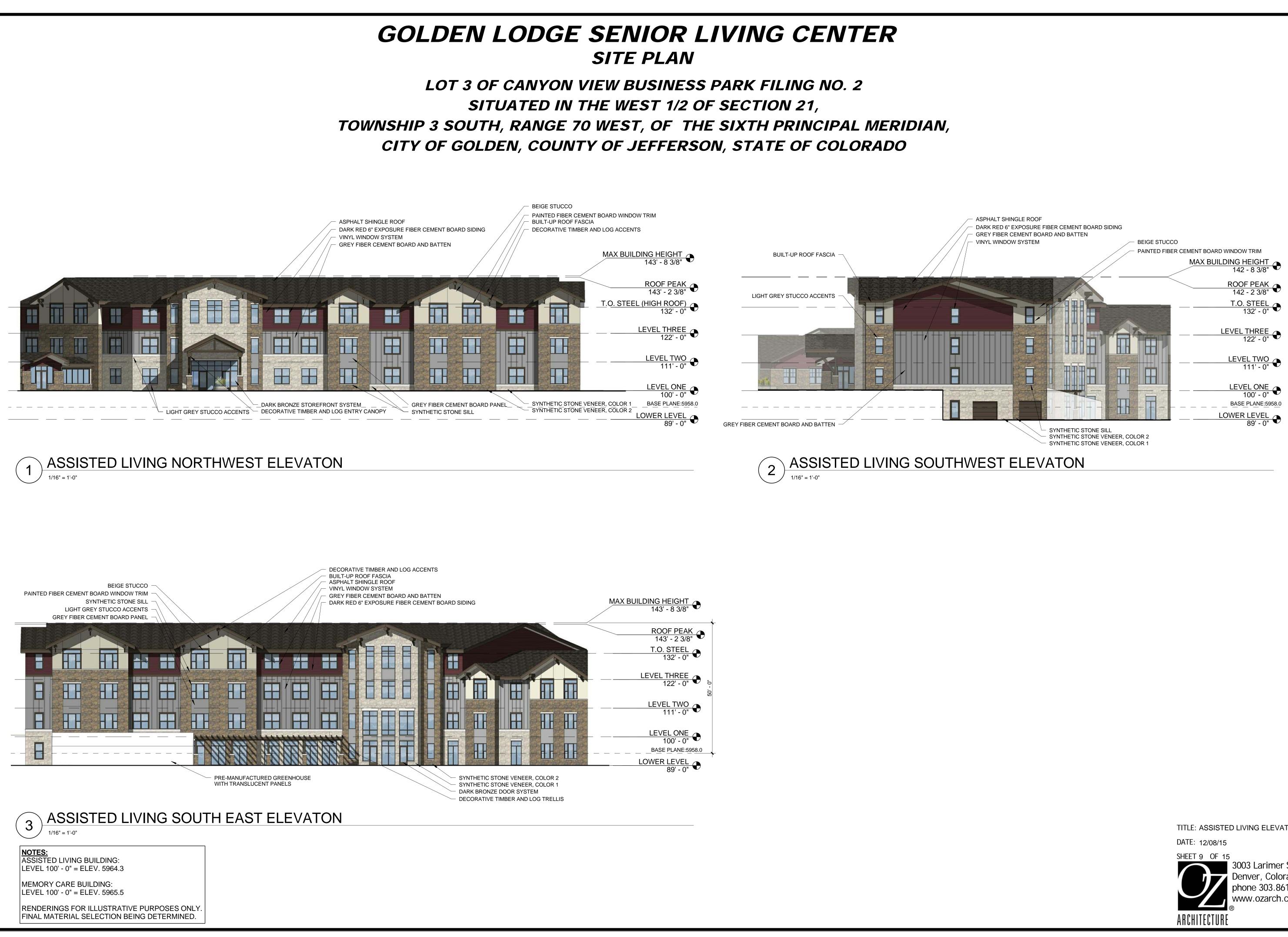
15. PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.

16. AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)

17. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL

18. ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS. 19. THESE DOCUMENTS ARE NOT INTENDED FOR CONSTRUCTION.

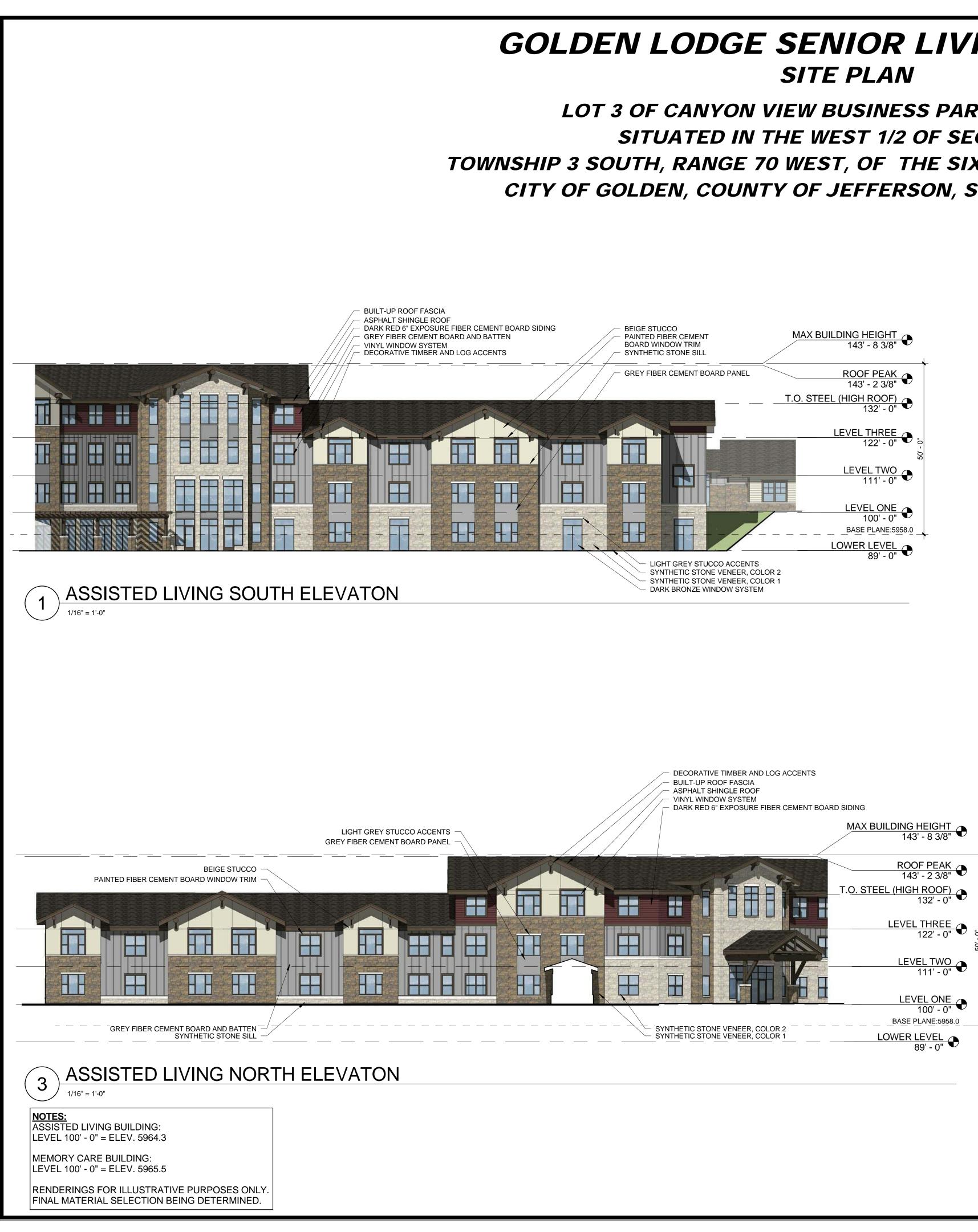
TITLE: LANDSCAPE NOTES, REQUIREMENTS, AND PLANT SCHEDULE
DATE: DECEMBER 8, 2015
SHEET 6 OF 15
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908





3003 Larimer Street Denver, Colorado 80205 phone 303.861.5704 www.ozarch.com

TITLE: ASSISTED LIVING ELEVATIONS



# **GOLDEN LODGE SENIOR LIVING CENTER**

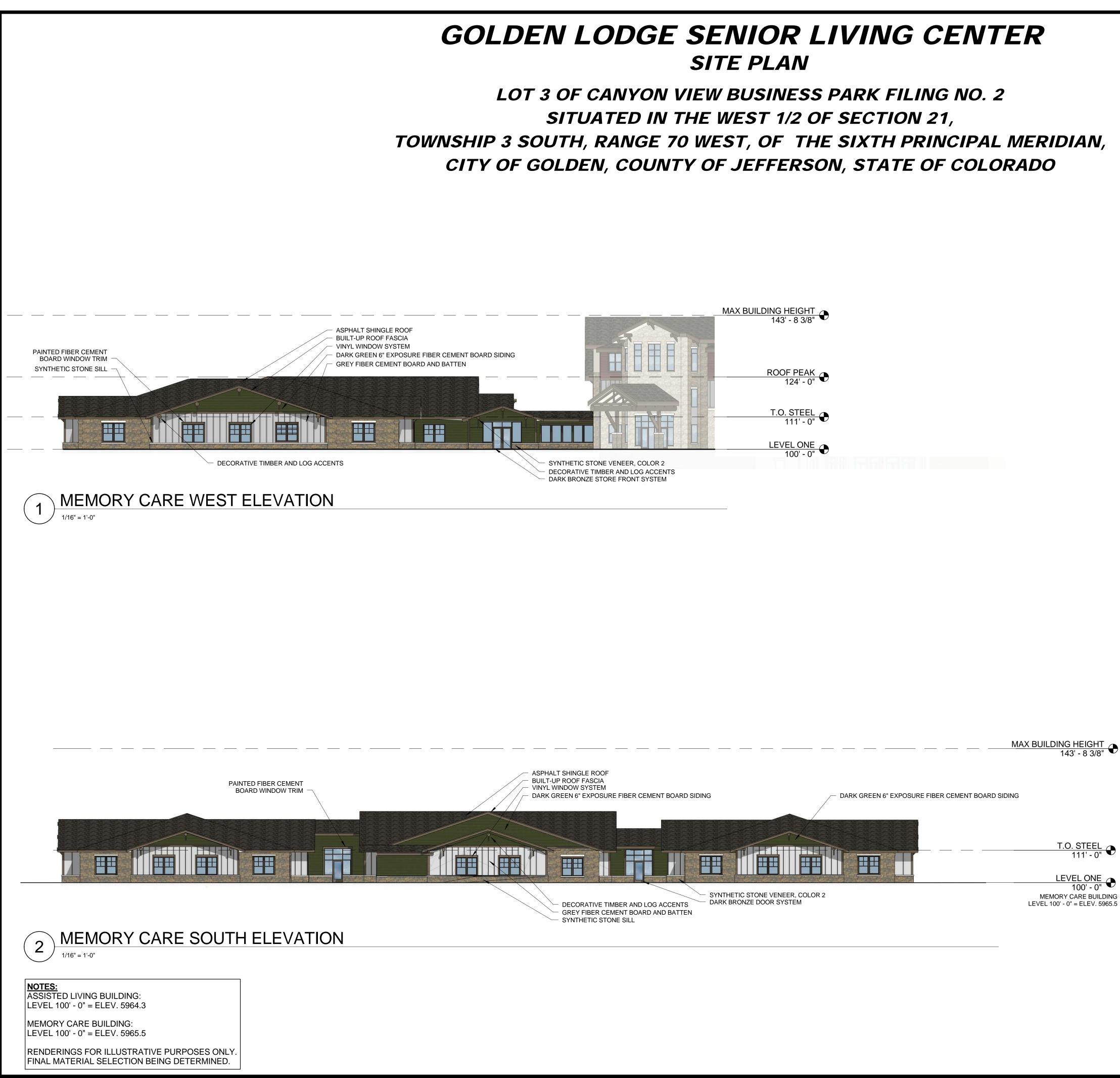
LOT 3 OF CANYON VIEW BUSINESS PARK FILING NO. 2 SITUATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO



TITLE: ASSISTED LIVING ELEVATONS DATE: 12/08/15



3003 Larimer Street Denver, Colorado 80205 phone 303.861.5704 www.ozarch.com



T.O. STEEL 111' - 0"

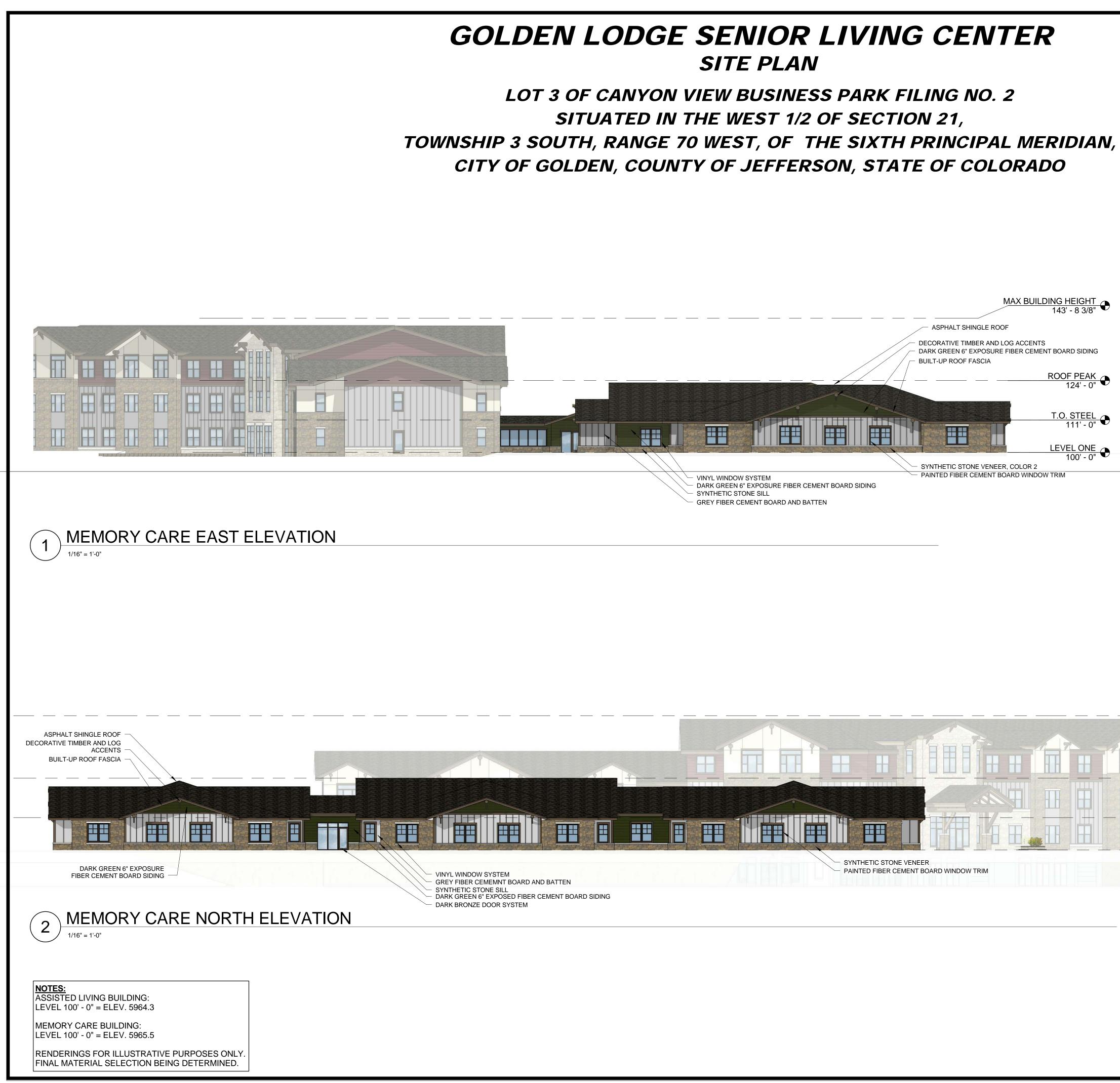
LEVEL ONE 100' - 0" MEMORY CARE BUILDING LEVEL 100' - 0" = ELEV. 5965.5

> TITLE: MEMORY CARE ELEVATIONS DATE: 12/08/15

SHEET 11 OF 15

ARCHITECTURE

3003 Larimer Street Denver, Colorado 80205 phone 303.861.5704 www.ozarch.com



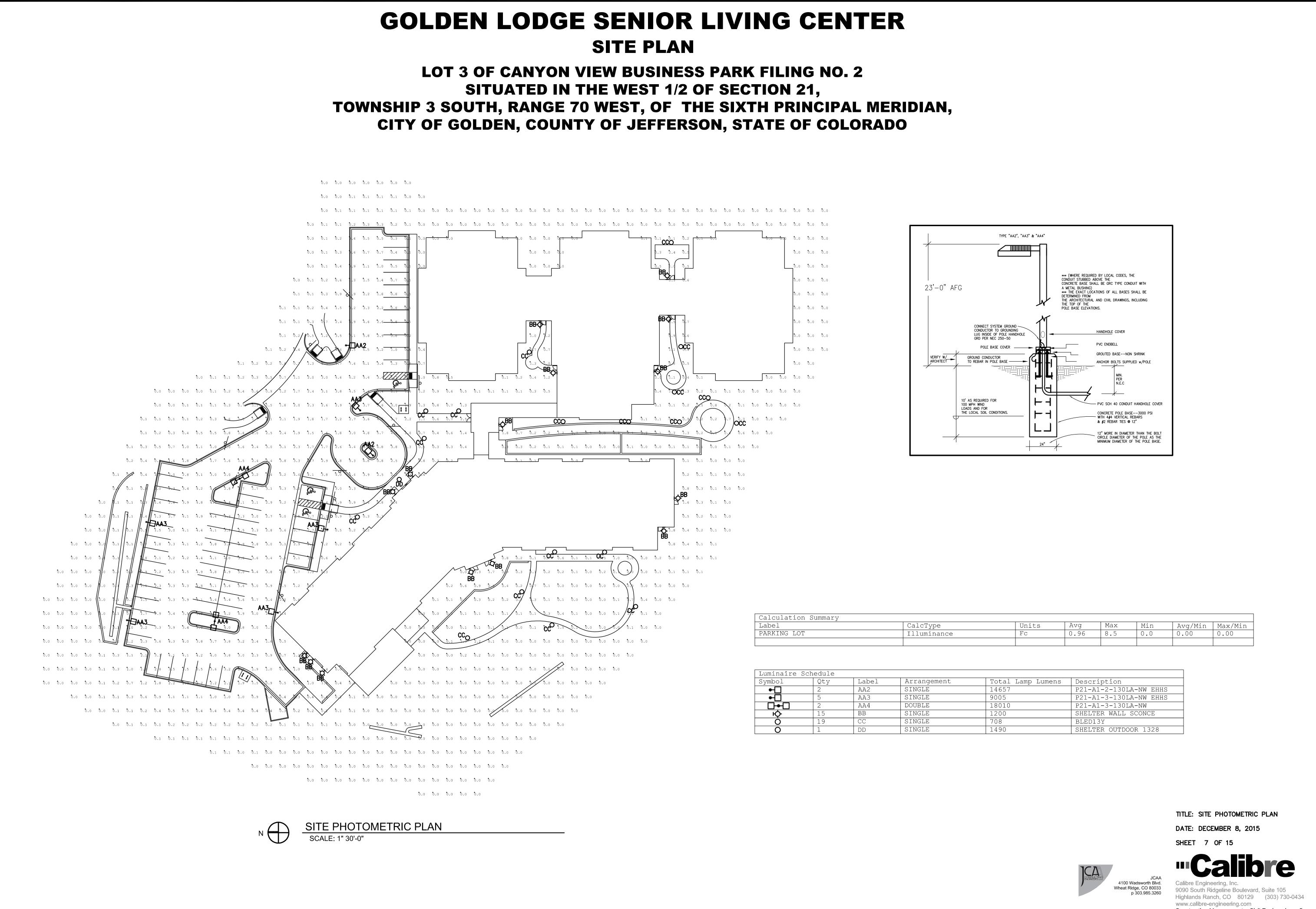


ROOF PEAK 124' - 0" T.O. STEEL 111' - 0"

MAX BUILDING HEIGHT 143' - 8 3/8" ROOF PEAK 124' - 0" T.O. STEEL 111' - 0" LEVEL ONE 100' - 0"

> TITLE: MEMORY CARE ELEVATONS DATE: 12/08/15

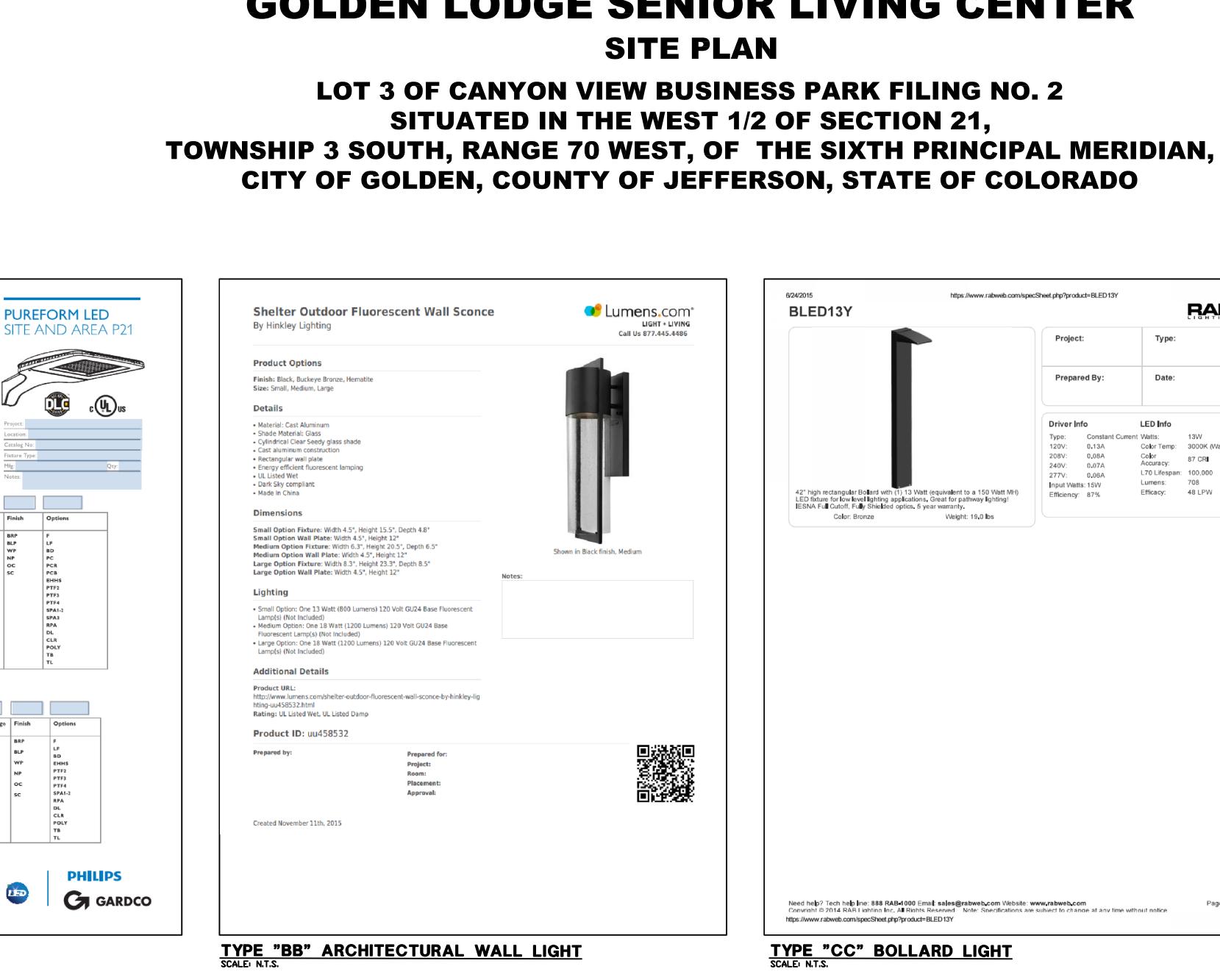




CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
lluminance	Fc	0.96	8.5	0.0	0.00	0.00

rrangement	Total Lamp Lumens	Description
INGLE	14657	P21-A1-2-130LA-NW EHHS
INGLE	9005	P21-A1-3-130LA-NW EHHS
DUBLE	18010	P21-A1-3-130LA-NW
INGLE	1200	SHELTER WALL SCONCE
INGLE	708	BLED13Y
INGLE	1490	SHELTER OUTDOOR 1328

Construction Management Civil Engineering Surveying



See page	8 for more inform	W WS MA ation	BLC LCL LCR	2BL-270 3-270 4-270 BLC-270	165LA 110LA 140LA 180LA 200LA			oc sc	PTF4 SPA1-2 RPA DL CLR POLY TB TL	
		All rights reserved. www.philips.com	/luminaires				l	<b>1</b>	PHIL GI	IPS GARDCO
<b>PE "A</b>	A2"	& "A	A3"	POL	E L	IGH1	<u> </u>			

LED Wattage

2-90 55LA 2BL-90 70LA 3-90 90LA 4-90 80LA BLC-90 105LA 2-270 105LA

2BL-270 165LA 3-270 110LA 4-270 140LA BLC-270 180LA

200LA

LED

55LA 70LA 90LA 80LA

105LA

2-90

3-90 4-90

BLC-90

2BL-90

LED

CW NW WW

LED

cw NW WW

UNV

120

208

2.40

BRP

BLP

NP

WP

Voltage Finish

BRP

WP NP OC SC

347 480

Pure in form and function,

PHILIPS GARDCO PUREFORM LED SITE & AREA LUMINAIRE P21

Philips Gardco PureForm luminaires combine LED performance excellence and advanced

LED thermal management technology with a distinct purity of style to provide outdoor

aluminum housing mounts directly to a pole or wall, and has a maximum profile of just 3". The advanced LED optical systems provide IES Types II, III, IV and V distributions, as well as

Backlight Control optics. PureForm luminaires are available in a wide variety of mountings and arms. All PureForm luminaires provide full cutoff performance.

Optics

2BL

5M

BLC

LCL

Mounting

2@90

3@120

w

ws

Ordering guide - PureForm with Wireless Controls

Mounting

2@90

3@120

area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction. The die cast

rtormance.

defining

Ordering guide

Arm Style

See page 2 for more information

A1

Arm Style

A1

A2

A3

Prefix

P21 P21-DIM P21-MR50 P21-APD

P21-APD-MRO P21-MRI

P21-APD-MRI

Prefix

P21-LLC2

P21-LLC3

P21-LLC4

PUREFORM LED

Options

BD

PC PCR PCB EHHS PTF2 PTF3 PTF4 SPA1-2 SPA3 RPA DL CLR POLY TB

Option

BD

EHHS PTF2

# **GOLDEN LODGE SENIOR LIVING CENTER**

	Shelter Outdoor Pendant 1328 By Hinkley Lighting	Lumens.com LIGHT + LIVIN Call Us 877.445.4486
	Product Options	1
	Light Option: Fluorescent, Incandescent, LED	
	Details	
	Finish: Black	
13W	Material: Aluminum     Shade Material: Glass	
3000K (Warm)	Clear Seedy shade     Fluorescent option is Title 24 compliant	
37 CR	Ceiling canopy     One stem	
100,000 708	120 in. lead wire     UL Listed Damp	
48 LPW	- Made In China	
	Dimensions	
	Canopy: Diameter 6" Fixture: Height 24.5", Diameter 8.25" Wire: Length 120"	
	Lighting Notes:	
	<ul> <li>15 Watt (900 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 2700K Lifespan: 40000 hours</li> <li>One 72 Watt (1490 Lumens) 120 Volt E26 Medium Base Halogen Lamp(s) (Not Included)</li> </ul>	
	Additional Details	
	Product URL: http://www.lumens.com/shelter-outdoor-pendant-1328-by-hinkley-lighting-uu4 58552.html Rating: UL Listed Damp	
	Product ID: uu458552	
	Prepared by: Prepared for:	回湖湖回
	Project: Room:	
	Placement: Approval:	N. 1997 A.S. 1918 A.S.
	Created November 11th, 2015	
Page 1 of 3 1/4		
1/4		
	TYPE "DD" ARCHITECTURAL WALL LI	GHT
	SCALE: N.T.S.	

TITLE: LIGHTING DETAILS DATE: DECEMBER 8, 2015 SHEET 8 OF 15

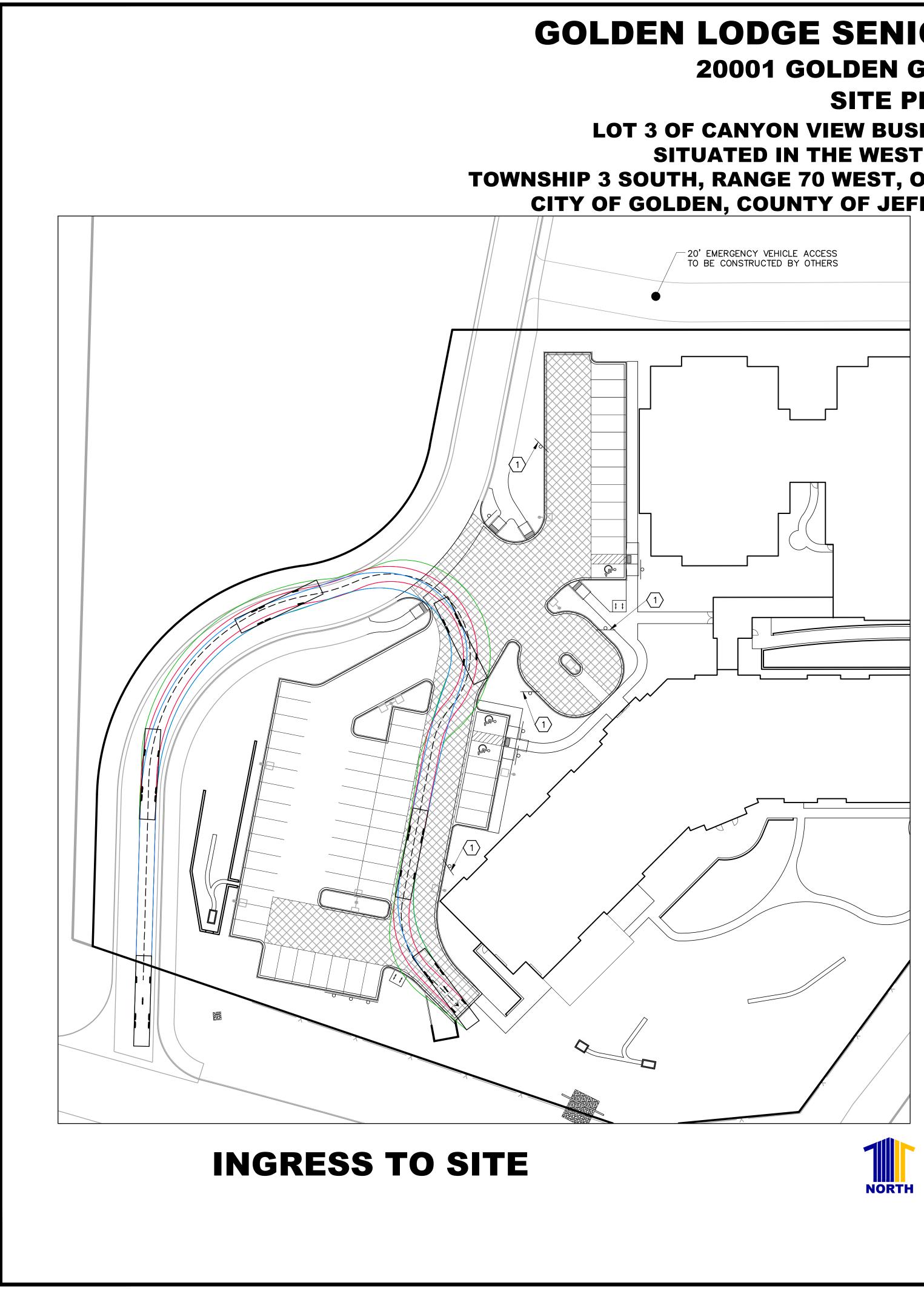


JCAA

p 303.985.3260



Construction Management Civil Engineering Surveying

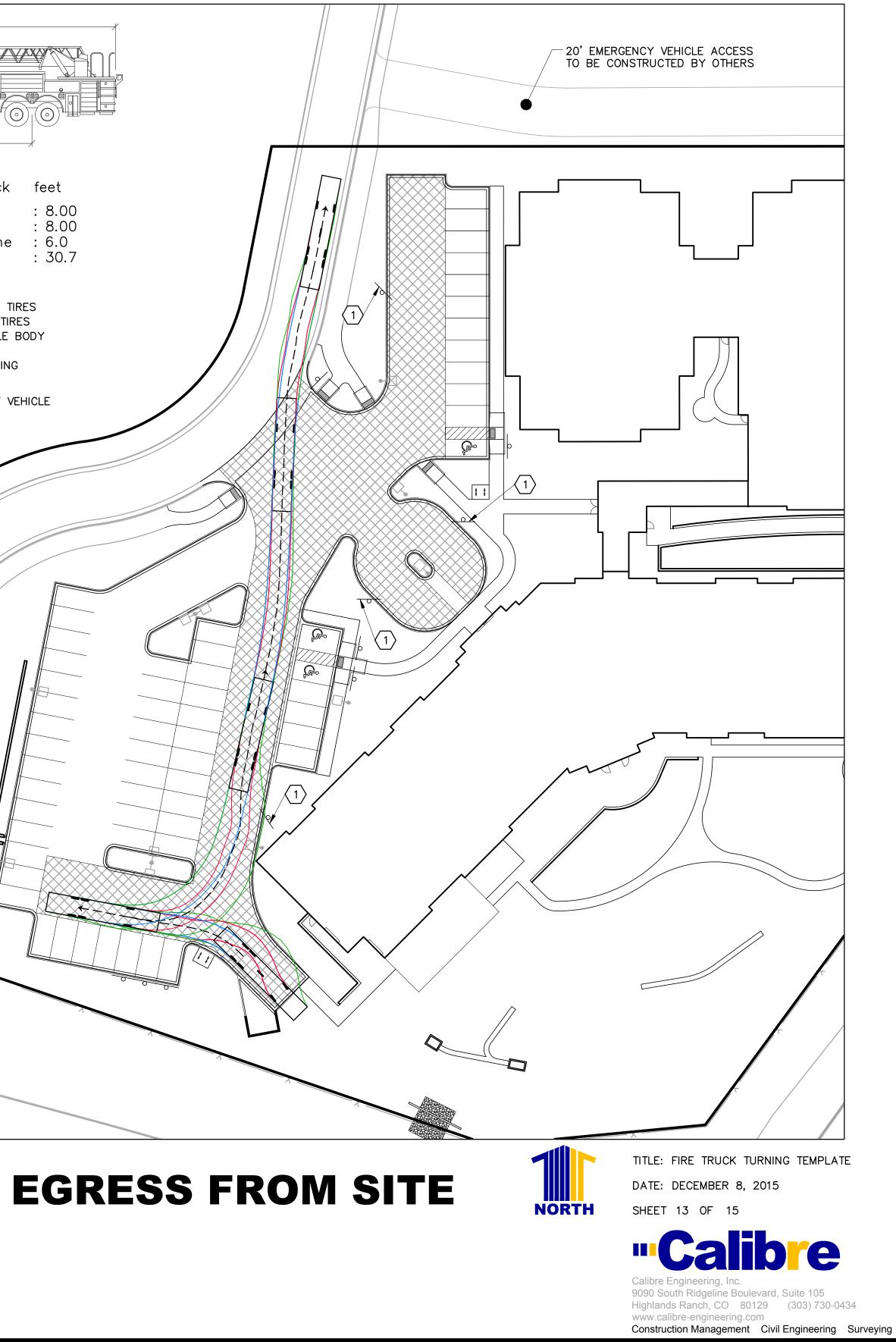


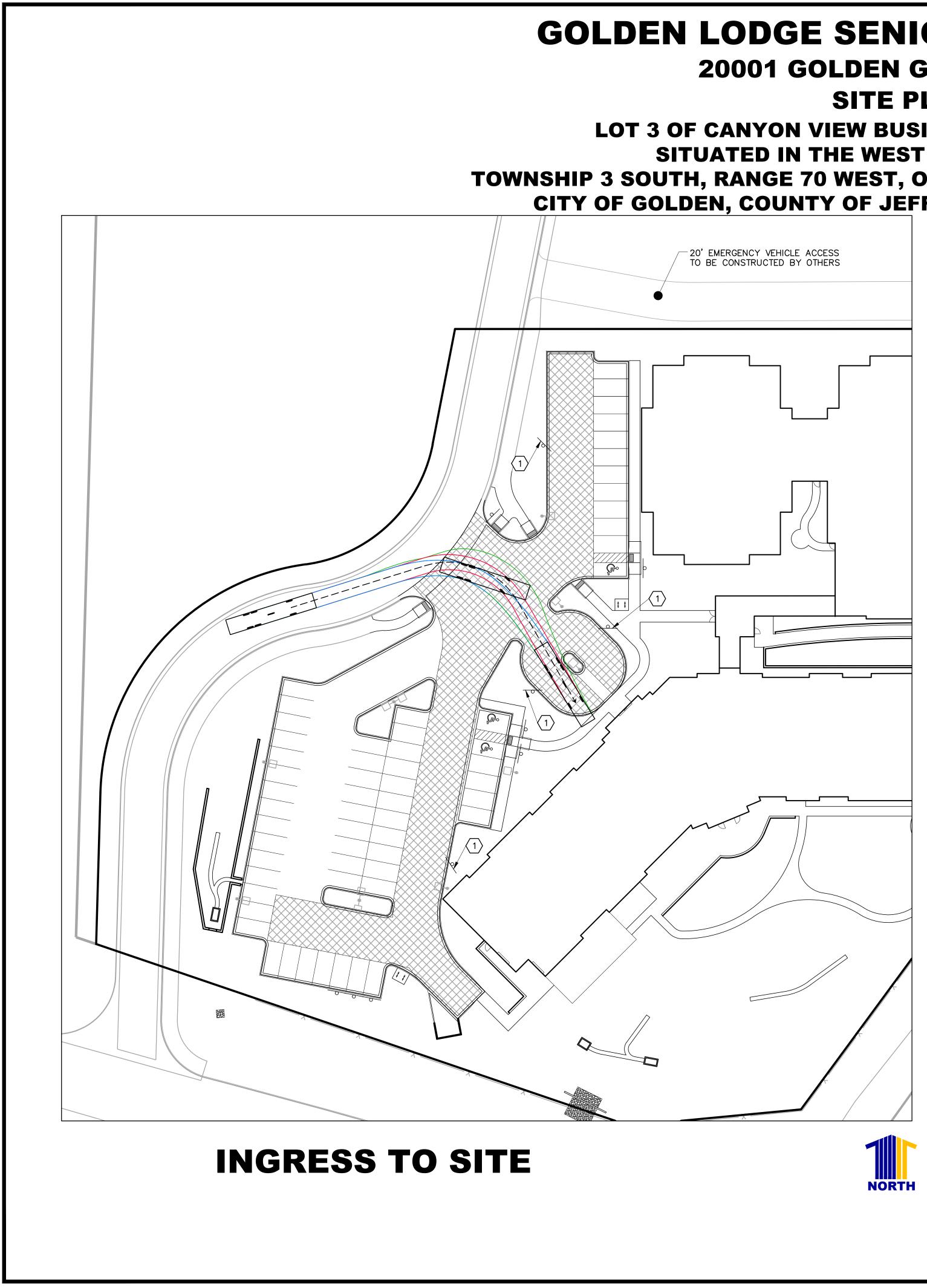
# **GOLDEN LODGE SENIOR LIVING CENTER 20001 GOLDEN GATE CANYON**

SITE PLAN

## LOT 3 OF CANYON VIEW BUSINESS PARK FILING NO. 2 SITUATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

	¥ 46.67	
	12.42       21.17	
	Golden Fire Truck feet	
	Width : 8.00 Track : 8.00 Lock to Lock Time : 6.0 Steering Angle : 30.7	
	LEGEND FRONT TIRES REAR TIRES FRONT TIRES REAR TIRES FIRE LANE SIGN	
	EMERGENCY VEHICLE ACCESS	
		_
		+
_		_





# **GOLDEN LODGE SENIOR LIVING CENTER 20001 GOLDEN GATE CANYON**

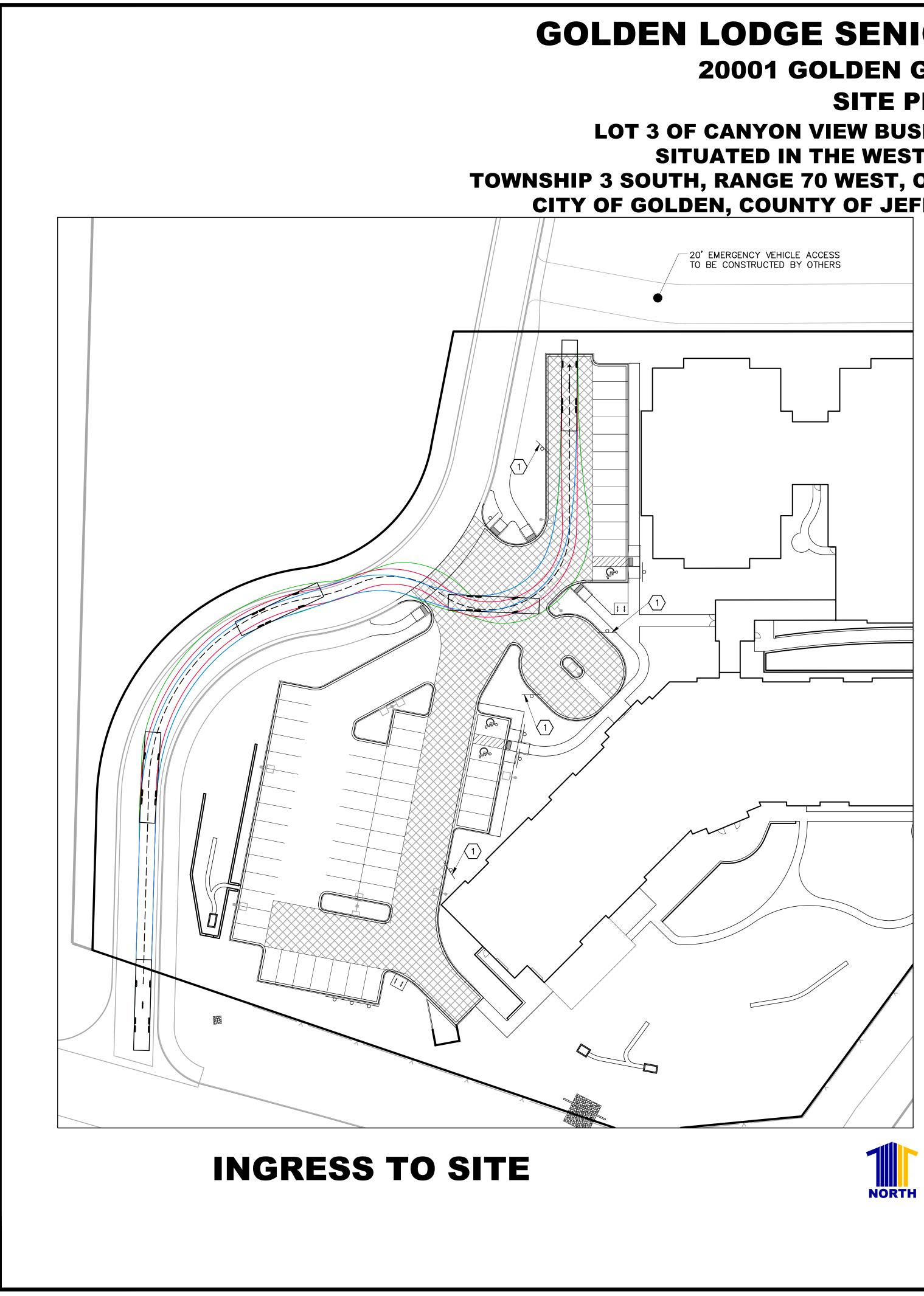
SITE PLAN

## LOT 3 OF CANYON VIEW BUSINESS PARK FILING NO. 2 SITUATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

46.67	
12.42 21.17	
Golden Fire Truck feet Width : $8.00$ Track : $8.00$ Lock to Lock Time : $6.0$ Steering Angle : $30.7$ LEGEND FRONT TIRES REAR TIRES REAR TIRES VEHICLE BODY PATH 1 R8-31 NO PARKING	
FIRE LANE SIGN	







# **GOLDEN LODGE SENIOR LIVING CENTER 20001 GOLDEN GATE CANYON**

SITE PLAN

## LOT 3 OF CANYON VIEW BUSINESS PARK FILING NO. 2 SITUATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

46.67
12.42 21.17
Golden Fire Truck feet
Width : 8.00
Track : 8.00 Lock to Lock Time : 6.0
Steering Angle : 30.7
LEGEND FRONT TIRES
REAR TIRES
$ \begin{array}{c} PATH \\ \hline 1 \\ R8-31 \\ R8$
EMERGENCY VEHICLE
ACCESS

