THE ROSE & THE PLUNGE
SITE DEVELOPMENT PLAN
12TH AND WASHINGTON

PARCEL 1, LOT 5 & BLOCK 3, SOUTH SIDE OF CLEAR CREEK, GOLDEN CITY, CO; TERR., COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL 2, ALL OF LOT 6 & THAT PART OF LOT 5, BLOCK 3, SOUTH SIDE OF CLEAR CREEK, GOLDEN CITY, CO; TERR., COUNTY OF JEFFERSON, STATE OF COLORADO.

THE ROSE

The Rose is a full-service bar and restaurant. The Rose will be open for lunch, dinner, and late-night (11 P.M.-1 A.M.) activities, offering a menu featuring locally sourced ingredients and a diverse selection of wines, beers, and cocktails.

BUILDING USE & SEATING NARRATIVE

Seating, Inside:
- Dining room: 70
- Bar: 57
- Lounges: 19

Seating, Outside:
- West patio on Washington Ave.: 23
- East patio on Clear Creek: 64

THE PLUNGE

The Plunge is a rooftop bar and event venue. The Plunge will host weddings, corporate and charity events, and music performances. It is expected that the venue will host approximately 200 events throughout the year, including the popular “Welcome to Golden” arch event.

LEGAL DESCRIPTION

PARCEL 1:
- LOT 5, BLOCK 3, SOUTH SIDE OF CLEAR CREEK, GOLDEN CITY, CO; TERR., COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL 2:
- ALL OF LOT 6 AND THAT PART OF LOT 5, BLOCK 3, SOUTH SIDE OF CLEAR CREEK, GOLDEN CITY, CO; TERR., COUNTY OF JEFFERSON, STATE OF COLORADO.

SITE DATA

- OUTDOOR SPACE 7,705 SF 32.9%
- INTERIOR SPACE 15,699 SF 67.1%
- TOTALS
  - GROSS FLOOR AREAS:
    - INTERIOR SPACE 2,828 SF 33.1%
    - OUTDOOR SPACE 5,713 SF 66.9%

SHEET INDEX

- SHEET NO. 1
- SHEET NAME: COVER SHEET & VICINITY
- SCALE: 1/4" = 1'-0"

LEGAL DESCRIPTION

PARCEL 1:
- LOT 5, BLOCK 3, SOUTH SIDE OF CLEAR CREEK, GOLDEN CITY, CO; TERR., EXCEPT THE SOUTH PART THEREOF 71 FEET OF THE NORTHWEST 1/2 OF THE NORTHWEST 1/4 OF BLOCK 3, GOLDEN CITY, CO; TERR., COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL 2:
- ALL OF LOT 6 & THAT PART OF LOT 5, BLOCK 3, SOUTH SIDE OF CLEAR CREEK, GOLDEN CITY, CO; TERR., SOME PARTICULAR DESCRIPTION AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 6, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 6; THENCE SOUTHEASTERLY ALONG THE LINE BETWEEN LOTS 6 AND 5 A DISTANCE OF 79 FEET TO THE NORTHEASTERLY END OF SAID BLOCK; THENCE NORTHWESTERLY ALONG THE NORTHWEST 1/2 OF LOTS 5 & 6 A DISTANCE OF 79 FEET TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

4. WASHING STATION WILL UTILIZE CONSERVATION MEASURES TO THE MAXIMUM AMOUNT PERMITTED BY HEALTH CODES.

3. SHOWERS, DRIP IRRIGATION WITH RAIN SENSORS AND INDUSTRIAL CONSERVATION MEASURES. MAXIMUM AMOUNT THAT CAN BE AGREED UPON WITH THE CITY OF GOLDEN. SOME BIKE PARKING EXISTS IN THIS AREA. NEW BIKE PARKING STATIONS PROPOSED TO MATCH THE EXISTING IN PLACE.

FOR PROVIDING SECURE AND ENCLOSED PARKING (E.G. LOCKERS, STORAGE ROOM) FOR AT LEAST 50 PERCENT OF THE BIKE PARKING NEEDED FOR DOUBLE THE MINIMUM AMOUNT.

1. BUILD DEVELOPMENT WITHIN ONE-FOURTH MILE OF PUBLIC BUS STOP OR ONE-HALF MILE OF LIGHT RAIL STOP, AS MEASURED USING A PEDESTRIAN'S WALKING DISTANCE. APPLICANT SHALL ALSO DEMONSTRATE ENHANCED WALKABILITY BY ESTABLISHING CONNECTION TO TRANSIT AND SURROUNDING AREAS.

1. ENVELOPE COMCHECK IS 11% ABOVE THE IECC REQUIREMENTS. THE PHASE 1 – THE ROSE ELECTRICAL COMCHECK IS 22% ABOVE THE IECC REQUIREMENTS. PHASE 2 – THE PLUNGE IS PLANNED TO EXCEED THE MECHANICAL / ENVELOPE COMCHECK BY 8% AND THE ELECTRICAL COMCHECK.

ENERGY EFFICIENCY

ADOPTED IECC CODE REQUIREMENT. POINTS ARE AWARDED ON A SLIDING SCALE WITH ONE POINT FOR EVERY TWO PERCENT INCREASE FOR EFFICIENCY GAINS IN SPECIFIC SYSTEMS, SUCH AS LIGHTING OR INTEGRATED DESIGN APPROACH.

INSTALL BUILDING AUTOMATION SYSTEM FOR ADVANCED ENERGY AND WATER USAGE.

SIGNIFICANT SOUTH FACING WINDOWS PROVIDED, AND SOUTH FACING WINDOWS ARE ADDED TO HISTORIC PLUNGE STRUCTURE. CANOPIES FOR THE SOUTH WINDOW OPENINGS TO INCREASE DAYLIGHTING. ONE POINT REQUESTED AS APPROACH IS NOT REPRESENTATIVE OF AN INTEGRATED APPROACH, BUT DOES REPRESENT PASSIVE SOLAR METHODS.

TO BE ELONGATED ON AN EAST-WEST AXIS, WITH SOUTH FACING AM. AND 3:00 P.M. (SUN EXPOSURE) DURING THE HEATING SEASON. SHADE STRUCTURES ON THE EAST AND WEST FACING WINDOWS, INCLUDING BUILDING ENVELOPE DESIGN.

COMMUNITY PRESERVATION AND REVITALIZATION

1. OR CREATING ADDITIONAL STRUCTURES. TO RECEIVE POINTS, ALL STRUCTURES MUST ALSO BE BROUGHT INTO COMPLIANCE WITH CURRENTLY ADOPTED IECC CODE. POINTS AWARDED ON A SLIDING SCALE WITH ONE POINT FOR THE FIRST 1,000 SQUARE FEET AND THEN ONE POINT FOR EACH ADDITIONAL 500 SQUARE FEET.


IT IS NOT YET CLEAR THE AMOUNT OF BRICK THAT WILL BE ABLE TO BE SALVAGED AND RE-USED. THERE IS OPPORTUNITY TO RE-USE 100% OF THE PROCEEDS.

- ALL SALVAGEABLE BRICK
- 14 PENDANT LIGHT FIXTURES IN EXISTING BAR
- BRASS SERVER RAIL IN EXISTING BAR
- 4 GREEN CORINTHIAN PILLARS FROM EXISTING VENUE BAR
- 1 BLACK HALOGEN LIGHT FIXTURE FROM ABOVE THE EXISTING VENUE BAR
- 200 SQUARE FEET OF BLACK DIAMOND PLATE FROM THROUGHOUT FACILITY, FOR USE AS WALL PROTECTION
- 1 WOOD PANEL DOOR AND WINDOW FROM EXISTING BAR TO VENUE LOCATION
- ONE BEVELED GLASS MIRROR AND GOLD FRAME FROM EXISTING BAR
- 11 BLACK PATIO UMBRELLA’S TO BE USED ON NEW ROOF DECK
- CERVEA PACIFICO SIGNAGE IN EXISTING BAR FOR NEW ROOF DECK BAR
- EXISTING STRING LIGHTS ON EXISTING PATIO FOR USE ON NEW ROOF DECK PATIO
- ALL OAK FLOORING TO BE RETAINED FOR RE-USE IN FABRICATION OF TABLE TOPS FOR NEW RESTAURANT
- 2 ORNAMENTAL IRON GATES WITH BUFFALO FROM PATIO TO BE RE-USED

- 11-1-17

- ALL OAK FLOORING TO BE RETAINED FOR RE-USE IN FABRICATION OF TABLE TOPS FOR NEW RESTAURANT
- 2 ORNAMENTAL IRON GATES WITH BUFFALO FROM PATIO TO BE RE-USED

- 1 WOOD PANEL DOOR AND WINDOW FROM EXISTING BAR TO VENUE LOCATION
- ONE BEVELED GLASS MIRROR AND GOLD FRAME FROM EXISTING BAR
- 11 BLACK PATIO UMBRELLA’S TO BE USED ON NEW ROOF DECK
- CERVEA PACIFICO SIGNAGE IN EXISTING BAR FOR NEW ROOF DECK BAR
- EXISTING STRING LIGHTS ON EXISTING PATIO FOR USE ON NEW ROOF DECK PATIO
- ALL OAK FLOORING TO BE RETAINED FOR RE-USE IN FABRICATION OF TABLE TOPS FOR NEW RESTAURANT
- 2 ORNAMENTAL IRON GATES WITH BUFFALO FROM PATIO TO BE RE-USED

1. THE ROSE ROOF DECK IS TO BE OPEN TO THE PUBLIC WITH A COMMISSIONED DAMAGE CONTROL PLAN IN PLACE. - IN PUBLIC USE - CONSIDERATION WILL BE GIVEN FOR THE USE OF A COMMISSIONED DAMAGE CONTROL PLAN IN PLACE. THE ROSE ROOF DECK IS TO BE OPEN TO THE PUBLIC WITH A COMMISSIONED DAMAGE CONTROL PLAN IN PLACE. THE ROSE ROOF DECK IS TO BE OPEN TO THE PUBLIC WITH A COMMISSIONED DAMAGE CONTROL PLAN IN PLACE. THE ROSE ROOF DECK IS TO BE OPEN TO THE PUBLIC WITH A COMMISSIONED DAMAGE CONTROL PLAN IN PLACE. THE ROSE ROOF DECK IS TO BE OPEN TO THE PUBLIC WITH A COMMISSIONED DAMAGE CONTROL PLAN IN PLACE.
NOTE: FINAL PHASE 2 DESIGN DOES NOT INCORPORATE EXTERIOR LIGHTING EXCEPT FOR THE CUSTOM SIGN.