# SITE DEVELOPMENT PLAN

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**PURPOSE STATEMENT:** THE PRESERVATION AND RESTORATION OF THE EXITING HISTORIC CITY HOTEL. THE CONSTRUCTION OF A 33 UNIT BOUTIQUE HOTEL.

**LEGAL DESCRIPTION:** THE SOUTH 10.00 FEET OF LOT 2, ALL OF LOT 3, AND THE NORTH 49.84 FEET OF LOT 4, TOWN OF CASTLE ROCK (415 PERRY ST., CASTLE ROCK, CO) LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**PROJECT SPECIFIC BENCHMARK:** ORIGINATING BENCHMARK: NGS POINT G23 (PID KK0194) HAVING A PUBLISHED ELEVATION OF 6231.61 FEET (NAVD88 DATUM). MARK IS A 3 INCH DIAMETER BRASS DISK SET IN CONCRETE STAMPED "U.S. COAST & GEODETIC SURVEY BENCHMARK G231929 ELEV FEET ABOVE MEAN SEA LEVEL $250 FINE OR IMPRISONMENT FOR DISTURBING THIS MARK"

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE WEST LINE OF N. PERRY STREET BETWEEN THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, BEING MONUMENTED BY A NAIL AND WASHER STAMPED "PLS 36570", AND THE NORTHEAST CORNER OF LOT 2, BEING MONUMENTED BY A FOUND REBAR WITH 1-1 1/4" RED PLASTIC CAP, STAMPING ILLEGIBLE, SAID LINE HAS AN ASSUMED BEARING OF NORTH 00º22'54" EAST.

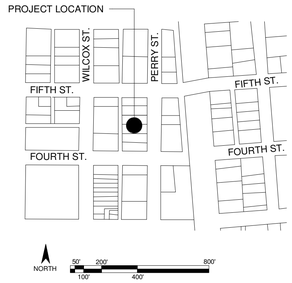
## STATISTICAL INFORMATION: CITY HOTEL

| | | |
|---|---|---|
| ZONE DISTRICT | **B** W/ DOWNTOWN OVERLAY (CORE DISTRICT) | |
| **GENERAL LOT INFORMATION** | **SQ. FT.** | **ACRES** |
| ZONE LOT SIZE (GROSS PROJECT AREA) | 15,294 | 0.351 |
| PRIMARY STREET | PERRY STREET | |
| | | |
| PROPOSED USES | HOTEL | |
| NUMBER OF HOTEL ROOMS | 33 | |
| | | |
| **SITE UTILIZATION** | **SQ. FT.** | **%** |
| BUILDING COVERAGE | 12,246 | 80% |
| STREET COVERAGE | - | - |
| OPEN SPACE/ LANDSCAPING | 3,048 | 20% |
| PARKING (TUCK UNDER) | 1,254 | 8% |
| | | |
| **DESIGN ELEMENTS** | **ALLOWED** | **PROVIDED** |
| BUILDING HEIGHT, STORIES (min/max) | 4 MAX | 4 |
| BUILDING HEIGHT, FEET (min/max) | 60' MAX | 50' |
| BUILDING COVERAGE | 100% (15,294 SF) | 80% (12,246 SF) |
| FAR (PROPOSED) | - | 2.33 |
| | | |
| **SETBACKS -** | **REQUIRED** | **PROVIDED** |
| PRIMARY STREET | 0' | .05' |
| SIDE INTERIOR NORTH | 0' | .05' |
| SIDE INTERIOR SOUTH | 0' | .23' |
| REAR | 0' | 0' |
| | | |
| | | |
| | | |
| | | |
| | | |
| **PARKING** | **REQUIRED (min/max)** | **PROVIDED** |
| ACCESSIBLE PARKING SPACES | 1 | 2 |
| TOTAL PARKING SPACES | 45 * | 45 (39 PROVIDED OFFSITE) |
| LOADING AREA (12' X 30') | 1 | 1 |
| * SEE AGREEMENT BETWEEN OWNER OF PROPERTY AND TOWN OF CASTLE ROCK | | |

| **REQUIRED PARKING FOR HOTEL USE** | |
|---|---|
| TOTAL NUMBER OF HOTEL ROOMS | 33 |
| PARKING SPACES REQUIRED PER HOTEL ROOM | 1.2 |
| TOTAL REQUIRED NUMBER OF PARKING SPACES | 40 |

| **REQUIRED PARKING FOR COMMERCIAL/ HOTEL ANCILLARY USES SQUARE FOOTAGE** | |
|---|---|
| TOTAL COMMERCIAL AND HOTEL ANCILLARY USES SQUARE FOOTAGE | 7,873 |
| EXISTING SQUARE FOOTAGE | 3,373 |
| NET NEW COMMERCIAL AND HOTEL ANCILLARY UESES SQUARE FOOTAGE | 4,500 |
| EXEMPT SQUARE FOOTAGE ALLOWED PER CODE | 2,000 |
| TOTAL COMMERCIAL AND HOTEL ANCILLARY USES SQUARE FOOTAGE TO BE PARKED | 2,500 |
| TOTAL REQUIRED PARKING (1 SPACE PER 500 SQ. FT. ) FOR COMMERCIAL USES | 5 |

| | | |
|---|---|---|
| MINIMUM ADA PARKING | 1 TO 25 TOTAL SPACES IN LOT REQUIRES 1 ADA PARKING SPACE | TOTAL LOT SPACES=6 |
| | | ADA PARKING PROVIDED=2 |
| MINIMUM BICYCLE PARKING | 5 % OF TOTAL PARKING SPACES PROVIDED | BICYCLE PARKING REQUIRED=1 |
| | | BICYCLE PARKING PROVIDED=1 |




## SDP SHEET LIST:

| | |
|---|---|
| SHEET 1 | COVER SHEET |
| SHEET 2 | DEMOLITION PLAN |
| SHEET 3 | SITE PLAN |
| SHEET 4 | UTILITY PLAN |
| SHEET 5 | GRADING PLAN |
| SHEET 6 | DETAILED GRADING PLAN |
| SHEET 7 | GENERAL LANDSCAPE PLANS |
| SHEET 8 | GENERAL LANDSCAPE PLANS |
| SHEET 9 | ELEVATIONS |
| SHEET 10 | ELEVATIONS |
| SHEET 11 | ELEVATIONS |
| SHEET 12 | ELEVATIONS |
| SHEET 13 | GENERAL LIGHTING PLAN |
| SHEET 14 | PHOTOMETRIC |
| SHEET 15 | LIGHTING SPECIFICATIONS |
| SHEET 16 | LIGHTING SPECIFICATIONS |

1. Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval. There may be subsequent amendments.
2. The property is zoned B - Business/Commercial B, and is within the Downtown Core District.
3. This property is located within Zone X per FEMA FIRM Panel No. 08035C0301G. Dated: 3/16/2016
9. Retaining walls in common areas or that span multiple lots regardless of size/height must be located in a tract. The retaining walls must be maintained by the HOA or Metro District.
10. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
11. Pursuant to the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
12. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this Site Development Plan. Any changes to the approved landscape plans shall require an SDP amendment.
13. The number of parking spaces are based on the proposed uses on this Site Development Plan. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code or applicable Planned Development Zoning will require an amendment to this Site Development Plan.
14. A sign permit for each sign must be obtained from the Town of Castle Rock Zoning Division prior to placing any sign on the property. All signs must comply with the provisions of Title 19 (Sign Code Regulations) of the Municipal Code or applicable Planned Development Zoning regulations.
15. Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
16. The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
17. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flow line elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
18. All proposed Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan are conceptual and shall be established with a plat or separate document.
19. Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, water meters, fire hydrants and curb boxes as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines. Any variation from this requires an approved Technical Criteria Variance.
20. All subdivisions shall include adequate easements to accommodate the construction, maintenance and repair of all public access, sidewalks, trails, water supply system, waste water systems, storm water management system and erosion control facilities, telecommunications and other utilities required to provide each utility to each occupied structure in the subdivision.
21. No structure shall be constructed over any portions of a recorded Town easement unless a revocable license is approved by the Town and the structure will not interfere with the intended use of the easement.
22. Any structures placed in the easement including but not limited to paving, fencing, retaining walls and landscaping shall be removed and replaced by the owner upon the request of the utilities department or private utility company so that maintenance may be performed. The owner of the land shall agree to hold the Town and/or private utility company harmless for any loss of property or landscaping and irrigation removed from the easement or damaged due to maintenance activities and all associated costs.

**FIRE NOTES**

1. If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
2. Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
3. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
4. All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.
5. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
6. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
7. Fire apparatus access roads shall have an ***unobstructed width of not less than 20 feet***, exclusive of shoulders, except for approved security gates and an ***unobstructed vertical clearance of not less than 13 feet, 6 inches.***
8. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 88,000 pounds, and shall be surfaced so as to provide allweather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
9. "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Castle Rock Fire Department. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to32 feet wide.
10. "Fire Lane No Parking" Curb Marking. All designated lanes SHALL be accompanied with curb markings in a weather resistant red paint. Reflective paint may be used for higher visibility. Curbing shall be labeled, "NO PARKING -FIRE LANE" in all upper case letters. Lettering shall be no less than three (3") inches high with white lettering on a red back ground and placed on the face and top of the curb. Lettering shall be located no more than fifty (50') apart and within five feet of the beginning and end of any fire lane.
11. The developer understands that as the project develops there may be fire and life safety provisions of the **Town of Castle Rock adopted International Fire Code (IFC)** or **Community Wildfire Protection Plan (CWPP)** that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc.

**OWNERSHIP CERTIFICATION**

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

_____
TIMOTHY L. WHITE
SIGNED THIS _____ DAY OF _____, 20_____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20_____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

**LIENHOLDER SUBORDINATION CERTIFICATE**

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED NOVEMBER 17, 2016 AT RECEPTION NO. 2016083261, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
SOLERA NATIONAL BANK

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20_____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

**TITLE CERTIFICATION**

I, _____, AN AUTHORIZED REPRESENTATIVE OF
_____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20_____ BY _____ AS AUTHORIZED REPRESENTATIVE

OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

**SURVEYOR'S CERTIFICATE**

I, BASIL MICAH HANSON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

_____ _____
BASIL MICAH HANSON, P.L.S., # 38020 DATE

**CIVIL ENGINEER'S STATEMENT**

I, STEPHEN DOUGLAS , BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

_____ _____
STEPHEN DOUGLAS, P.E., # 41176 DATE

**DESIGN REVIEW BOARD RECOMMENDATION**

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE DESIGN REVIEW BOARDOF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2024.

_____ _____
CHAIR DATE

ATTEST:

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE

| | |
|---|---|
| ISSUE DATE: | 3.20.2024 |
| REVISION 1: | 7.22.2024 |
| REVISION 2: | |
| REVISION 3: | 10.22.2024 |
| REVISION 4: | |

COVER SHEET



**SITE DEVELOPMENT PLAN**
**CITY HOTEL**
**TOWN CASTLE ROCK PROJECT NO. SDP24-0014**

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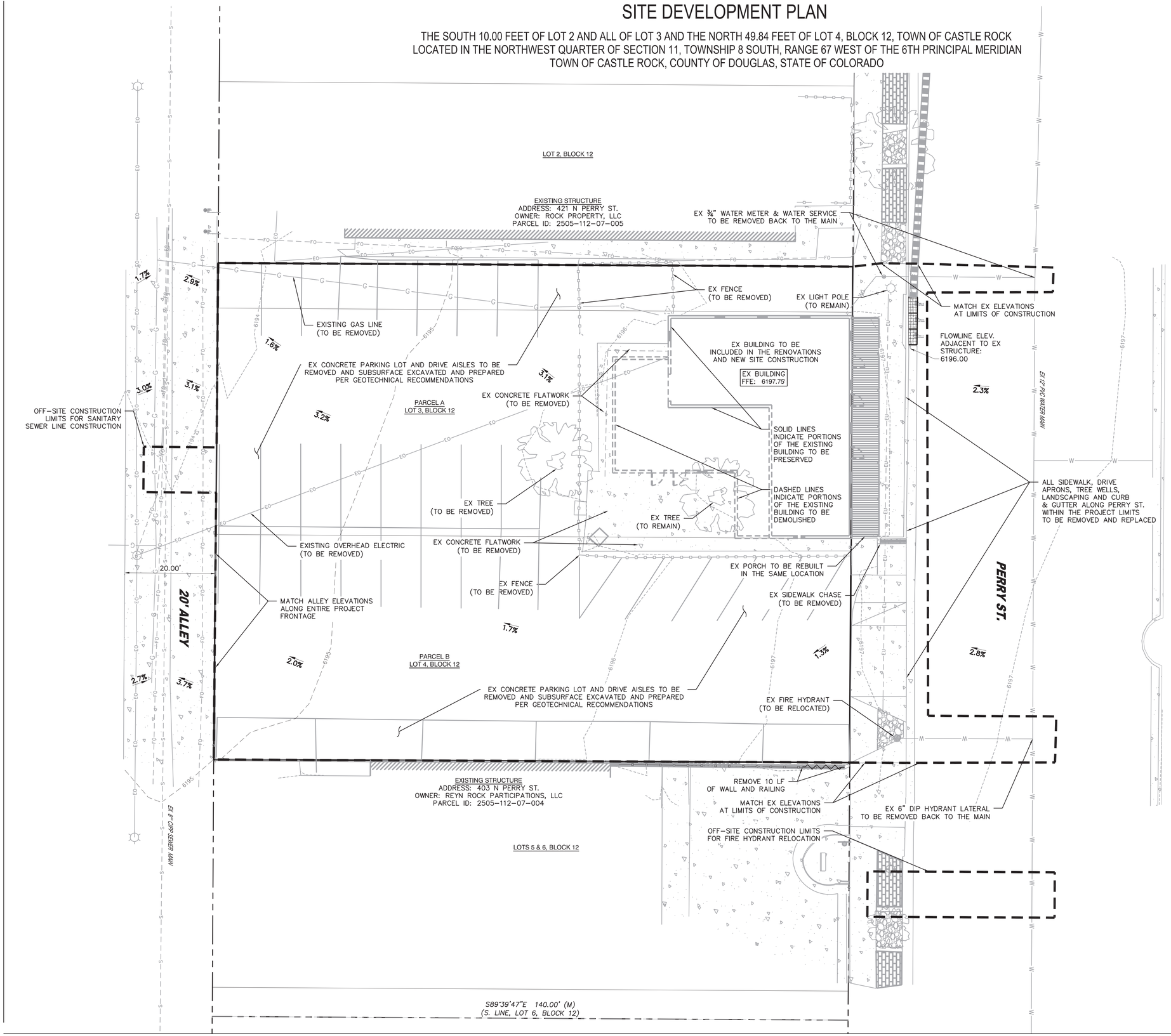
# SITE DEVELOPMENT PLAN

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO




## LEGEND

- PROPERTY BOUNDARY
- EX CURB AND GUTTER
- EX. GAS MAIN
- EX. WATER MAIN
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. SANITARY SEWERS
- EX. UNDERGROUND ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND FIBER OPTIC
- EX. FENCE
- LIMITS OF CONSTRUCTION

NORTH

0 5 10 20
1 inch = 10 ft. Horizontal

**SITE DEVELOPMENT PLAN**
**CITY HOTEL**
**TOWN CASTLE ROCK PROJECT NO. SDP24-0014**

| | |
|---|---|
| ISSUE DATE: | 3.15.2024 |
| REVISION 1: | 7.22.2024 |
| REVISION 2: | 10.04.2024 |
| REVISION 3: | 10.22.2024 |
| REVISION 4: | |

DEMOLITION PLAN

# SITE DEVELOPMENT PLAN

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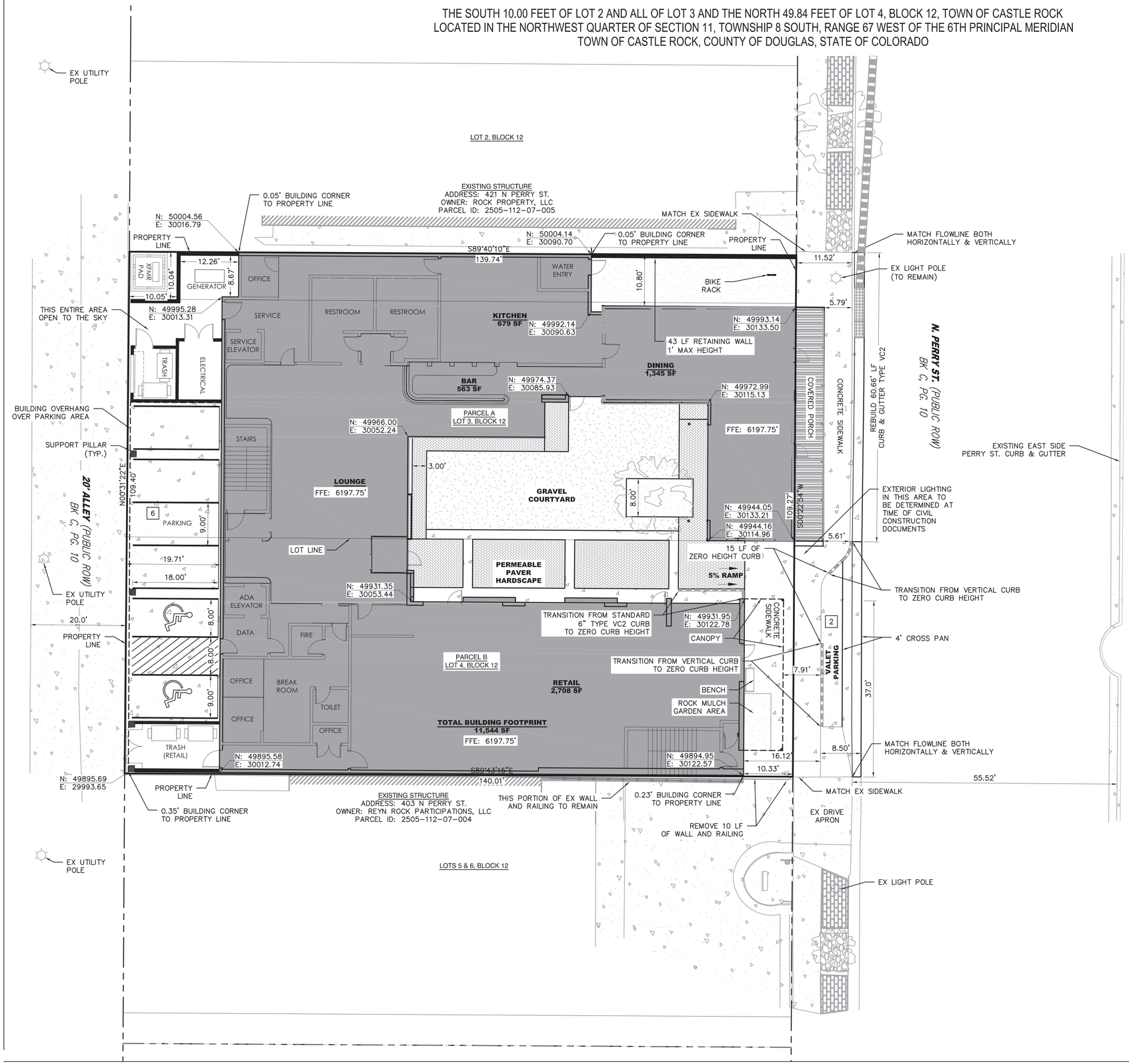
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO




## LEGEND

- PROPERTY BOUNDARY
- EX CURB AND GUTTER
- CURB HEIGHT TRANSITION ZONE
- PR RETAINING WALL
- EXISTING STRUCTURES (TO REMAIN)
- PR BUILDING
- PR CONCRETE SIDEWALK/PARKING
- PR PERMEABLE PAVERS/HARDSCAPE
- PR COMPACTED CRUSHER FINE SURFACE
- PR STREETSCAPE AREA
- PR BUILDING DECK
- EX CONCRETE FLATWORK
- 6 PARKING COUNT

NORTH

0 5 10 20
1 inch = 10 ft. Horizontal

| | |
|---|---|
| ISSUE DATE: | 3.15.2024 |
| REVISION 1: | 7.22.2024 |
| REVISION 2: | 10.04.2024 |
| REVISION 3: | 10.22.2024 |
| REVISION 4: | |

**SITE DEVELOPMENT PLAN**
**CITY HOTEL**
**TOWN CASTLE ROCK PROJECT NO. SDP24-0014**

SITE PLAN

# SITE DEVELOPMENT PLAN

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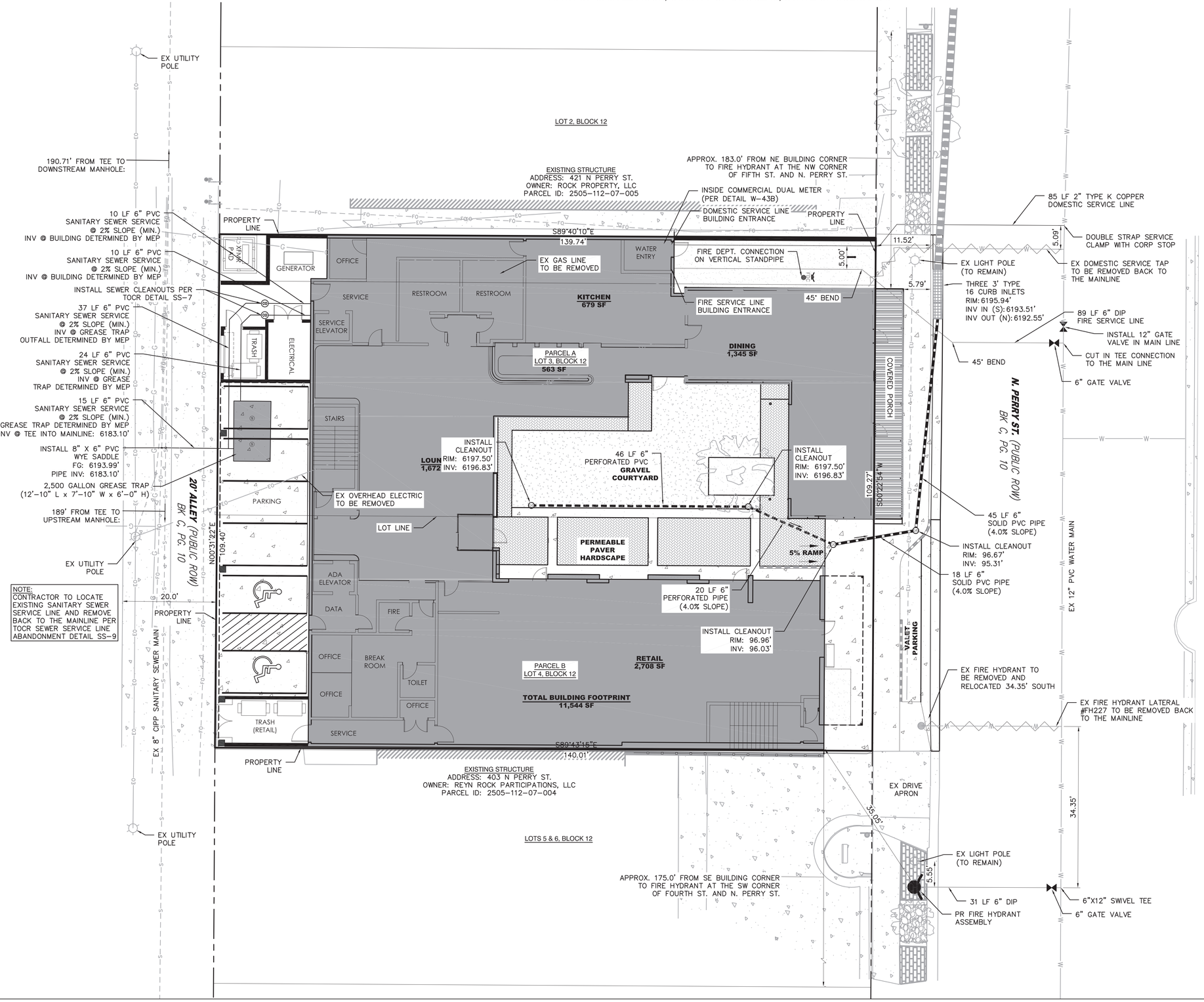
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO




## LEGEND

- PROPERTY BOUNDARY
- EX CURB AND GUTTER
- CURB HEIGHT TRANSITION ZONE
- PR RETAINING WALL
- EXISTING STRUCTURES (TO REMAIN)
- PR. 6" PVC SOLID PIPE
- PR. 6" PVC PERFORATED PIPE
- PR BUILDING
- PR CONCRETE SIDEWALK/PARKING
- PR PERMEABLE PAVERS/HARDSCAPE
- PR COMPACTED CRUSHER FINE SURFACE
- PR STREETSCAPE AREA
- PR BUILDING DECK
- EX CONCRETE FLATWORK

## UTILITY NOTES

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK [YELLOW] WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

NORTH

0 5 10 20
1 inch = 10 ft. Horizontal

| | |
|---|---|
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| REVISION 4: | |

**SITE DEVELOPMENT PLAN**
**CITY HOTEL**
**TOWN CASTLE ROCK PROJECT NO. SDP24-0014**

UTILITY PLAN

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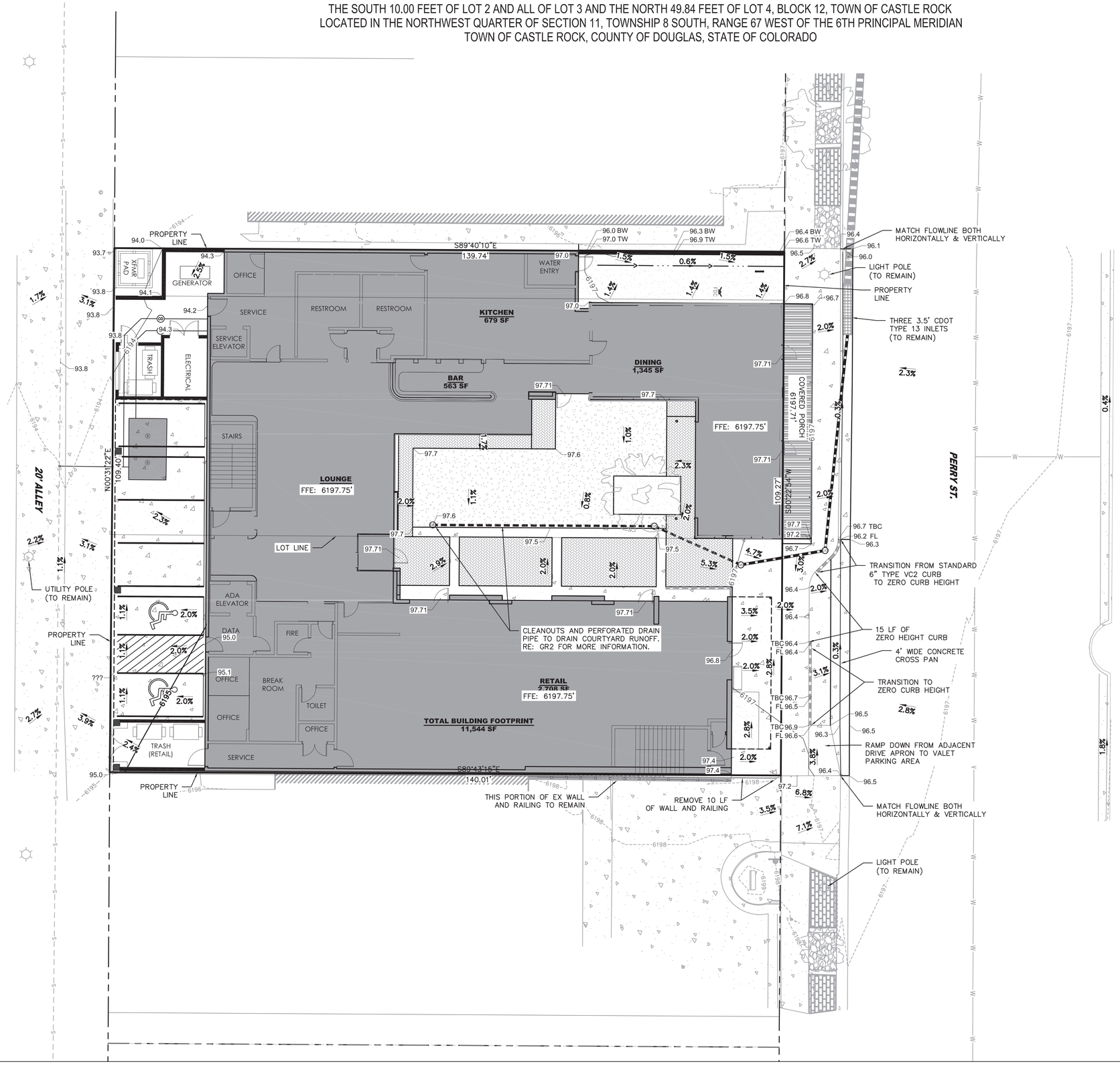


## LEGEND

- PROPERTY BOUNDARY
- EX CURB AND GUTTER
- CURB HEIGHT TRANSITION ZONE
- PR RETAINING WALL
- EXISTING STRUCTURES (TO REMAIN)
- PR. 6" PVC SOLID PIPE
- PR. 6" PVC PERFORATED PIPE
- PROPOSED MAJOR CONTOUR — 6195
- PROPOSED MINOR CONTOUR — 6197
- EXISTING MAJOR CONTOUR — 6195
- EXISTING MINOR CONTOUR — 6197

## VOLUME REPORT:

RAW CUT: 18 CY
RAW FILL: 117 CY
NET: 99 CY IMPORT (FILL)

NORTH

0 5 10 20
1 inch = 10 ft. Horizontal

| | |
|---|---|
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**SITE DEVELOPMENT PLAN**
**CITY HOTEL**
**TOWN CASTLE ROCK PROJECT NO. SDP24-0014**

GRADING PLAN

# SITE DEVELOPMENT PLAN

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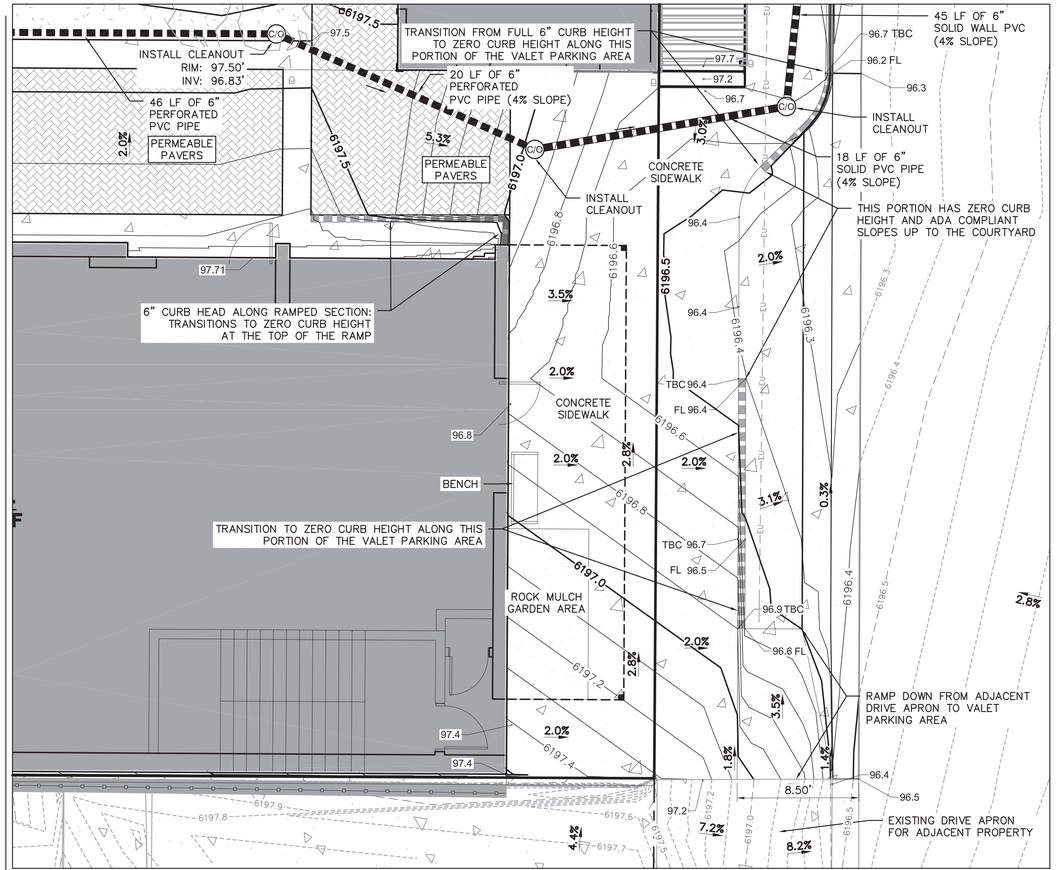
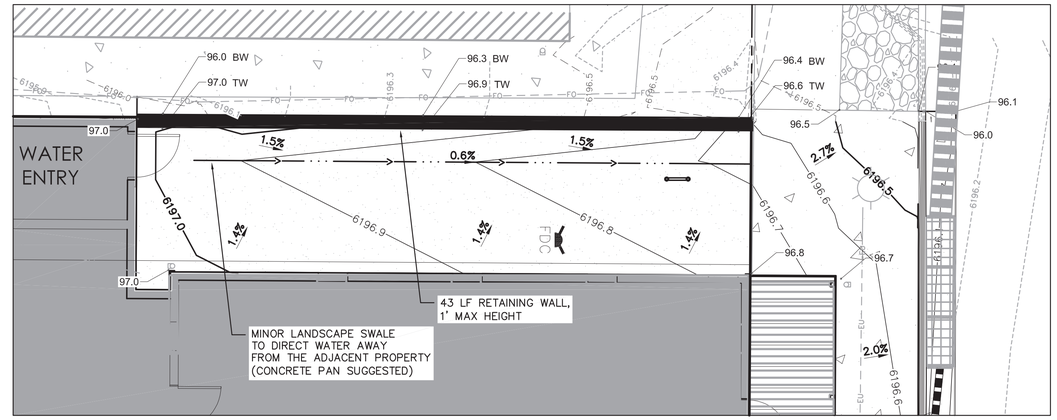
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## LEGEND

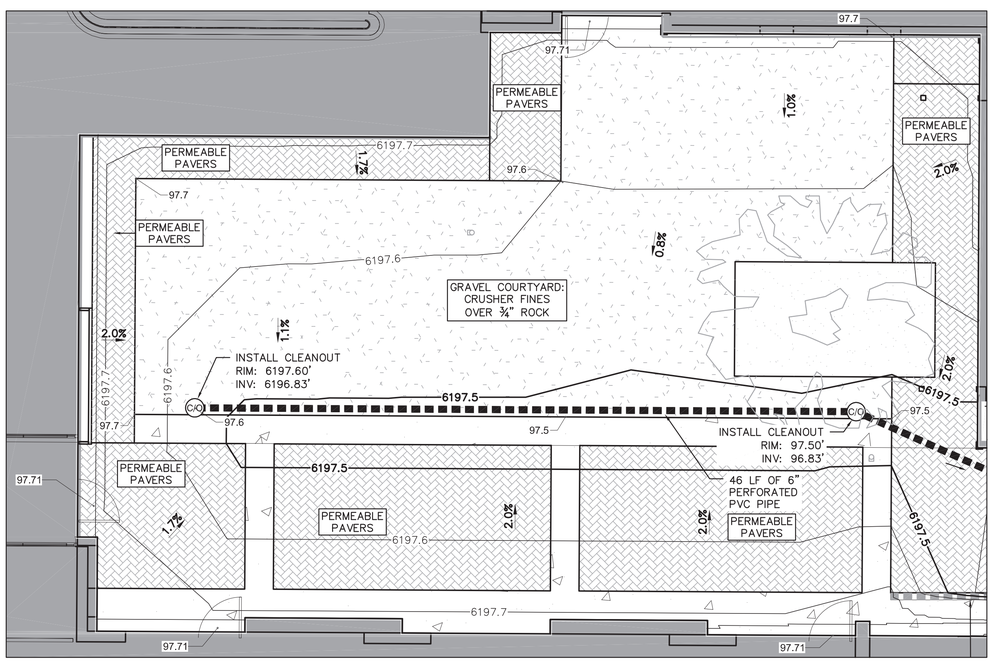
- PROPERTY BOUNDARY
- EX CURB AND GUTTER
- CURB HEIGHT TRANSITION ZONE
- PR RETAINING WALL
- EXISTING STRUCTURES (TO REMAIN)
- PROPOSED MAJOR CONTOUR — 6195.0
- PROPOSED MINOR CONTOUR — 6195.2
- EXISTING MAJOR CONTOUR — 6195.0
- EXISTING MINOR CONTOUR — 6195.2



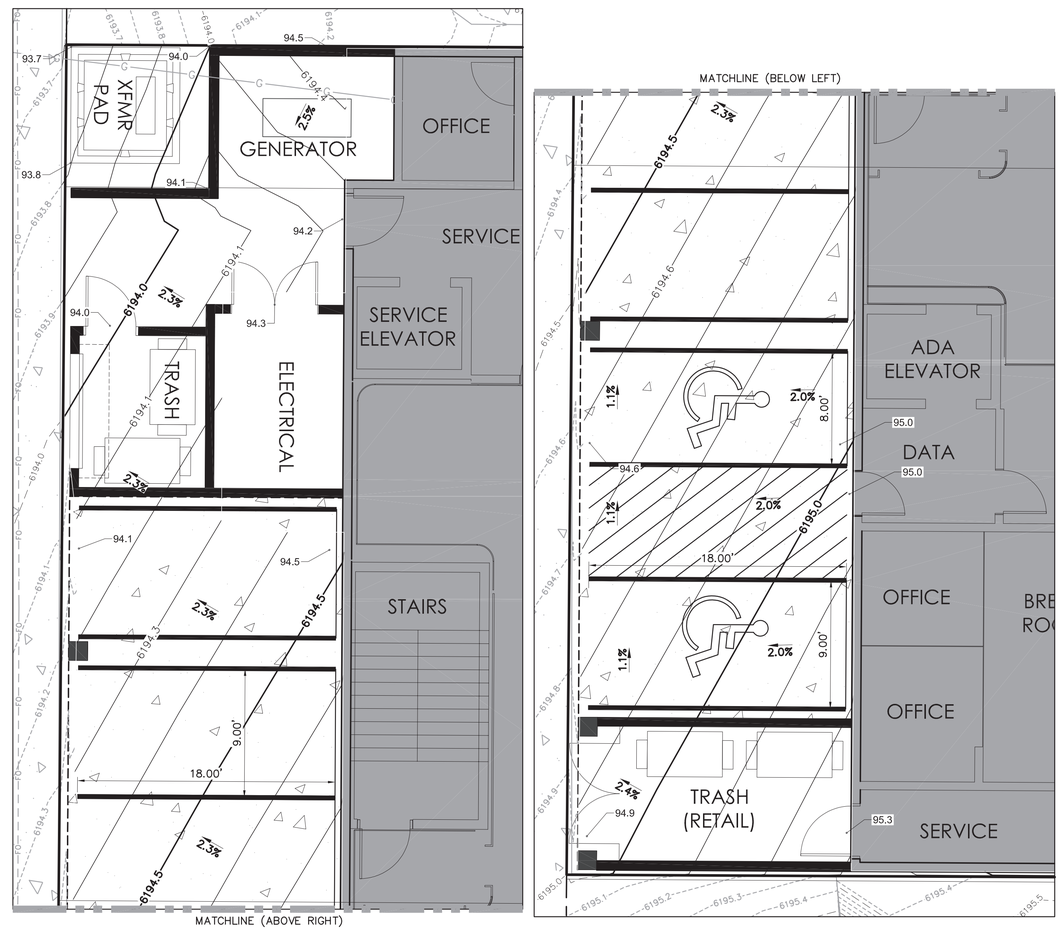

SOUTHEAST CORNER DETAILED GRADING PLAN (0.1' & 0.5' CONTOURS)
SCALE: 1" = 5'




NORTHEAST CORNER DETAILED GRADING PLAN (0.1' & 0.5' CONTOURS)
SCALE: 1" = 5'




COURTYARD DETAILED GRADING PLAN (0.1' & 0.5' CONTOURS)
SCALE: 1" = 5'




ALLEY PARKING DETAILED GRADING PLAN (0.1' & 0.5' CONTOURS)
SCALE: 1" = 5'

NORTH

0 2.5 5 10
1 inch = 5 ft. Horizontal

| | |
|---|---|
| ISSUE DATE: | 3.15.2024 |
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| REVISION 2: | 10.04.2024 |
| REVISION 3: | 10.22.2024 |
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SITE DEVELOPMENT PLAN
CITY HOTEL
TOWN CASTLE ROCK PROJECT NO. SDP24-0014

DETAILED GRADING PLAN

# SITE DEVELOPMENT PLAN

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## GENERAL TOWN OF CASTLE ROCK LANDSCAPE PLAN STANDARD NOTES

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE` SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY AND THE DAWSON TRAILS WATER EFFICIENCY PLAN (WEP).
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
11. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
12. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
13. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
14. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
15. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER, RICH HAVEL. NATURAL SURFACE TRAILS SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT.
16. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
17. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
19. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY THE METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHE PROPERTY MANAGEMENT ENTITY.

## DOWNTOWN OVERLAY DISTRICT SITE INVENTORY TABLE

DOWNTOWN OVERLAY DISTRICT SITE INVENTORY TABLE*

| Street Name/Tract | Frontage Linear Feet (LF)** | Large Canopy Trees *(1 tree per 22 LF)* | | Ornamental Trees *(1 tree per 15 LF)* | Provided Trees (New & Existing) | | Provided Plants From Sections **A**, **B** or **C** | | Soil Prep (Cu. Yds. Per 1000 SF) | Separate Irrigation Meter (Yes/No) |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Large Canopy | Ornamental | Shrubs | Perrenials | | |
| Perry Street | 110 | 5 | OR | 7 | 0**** | 0**** | 58 | 51 | 4 | no |
| | | 0 | OR | 0 | | | | | | |
| | | 0 | OR | 0 | | | | | | |
| | | 0 | OR | 0 | | | | | | |

FOR EVERY REQUIRED LARGE CANOPY TREE, A CORRESPONDING NUMBER OF PLANTINGS FROM **A**, **B**, OR **C** WILL BE REQUIRED FOR EACH SITE PLAN.

**A**. Shrubs: Five (5) per required tree | **B**. Perenials: Seven (7) per required tree | **C**. Trees: One (1) per required tree

*Downtown Overlay District requirements can be found in Municiple Code Section 13.2
**Please provide the linear footage of frontage and clearly show on the Site Development Plan for all streets/tracts
*** A combination of large canopy and ornamental trees may be used to meet the minimum tree requirement
**** See TCV24-0035 for reduced tree requirement. If required site tree is dead or in poor, it shall be replaced with a minimum 3" caliper latge canopy deciduoud tree.

## LANDSCAPE SUMMARY TABLE

| LANDSCAPE TYPE | SQUARE FOOTAGE | PERCENTAGE |
|---|---|---|
| IRRIGATED SHRUB BED | 521 | 100% |
| **TOTAL AREA LANDSCAPE** | 521 | 3% |
| **TOTAL PROJECT SITE** | 15,310 | 100% |

| CODE | LANDSCAPE MATERIALS DESCRIPTION |
|---|---|
| M-01 | SHRUB BED |
| M-02 | CRUSHER FINES |
| | EXISTING ASH TREE |

| CODE | PAVEMENT DESCRIPTION |
|---|---|
| P-01 | PERVIOUS PAVER |

| | | | | |
|---|---|---|---|---|
| DECIDUOUS SHADE TREES | HYDROZONE | | QUANTITY | 1* |

*LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2'' INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND*

*LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH*
**Existing Ash Tree*

| | | | | |
|---|---|---|---|---|
| DECIDUOUS SHADE TREES | HYDROZONE | | QUANTITY | 0 |

*ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5'' INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND*

| | | | | |
|---|---|---|---|---|
| EVERGREEN TREES | HYDROZONE | | QUANTITY | 0 |

*EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH*

| | | | | |
|---|---|---|---|---|
| DECIDUOUS SHRUBS | HYDROZONE | LOW | QUANTITY | 6 |

*SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE*

| | | | | |
|---|---|---|---|---|
| EVERGREEN SHRUBS | HYDROZONE | LOW | QUANTITY | 10 |

*SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE*

| | | | | |
|---|---|---|---|---|
| ORNAMENTAL GRASSES | HYDROZONE | LOW | QUANTITY | 42 |

*ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE*

| | | | | |
|---|---|---|---|---|
| PERENNIAL PLANTING BEDS | HYDROZONE | LOW | AREA | 140 SQ FT |

*PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE*

| | | | | |
|---|---|---|---|---|
| ANNUAL PLANTING BEDS | HYDROZONE | | AREA | 0 |

*ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER*

| | | | | |
|---|---|---|---|---|
| NATIVE SEED | HYDROZONE | | AREA | 0 |

*GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON*

*APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]*

## REGISTERED LANDSCAPE PROFESSIONAL


**TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL:** STACEY WEAKS
**TOWN OF CASTLE ROCK REGISTRATION #:** CR21-0121
**STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #:** LA.0000609
**COMPANY:** NORRIS DESIGN
**ADDRESS:** 1101 BANNOCK STREET, DENVER, COLORADO 80204
**PHONE:** 303-892-1166
**EMAIL:** SWEAKS@NORRIS-DESIGN.COM
**DATE:** 07/22/24


| | |
|---|---|
| ISSUE DATE: | 3.20.2024 |
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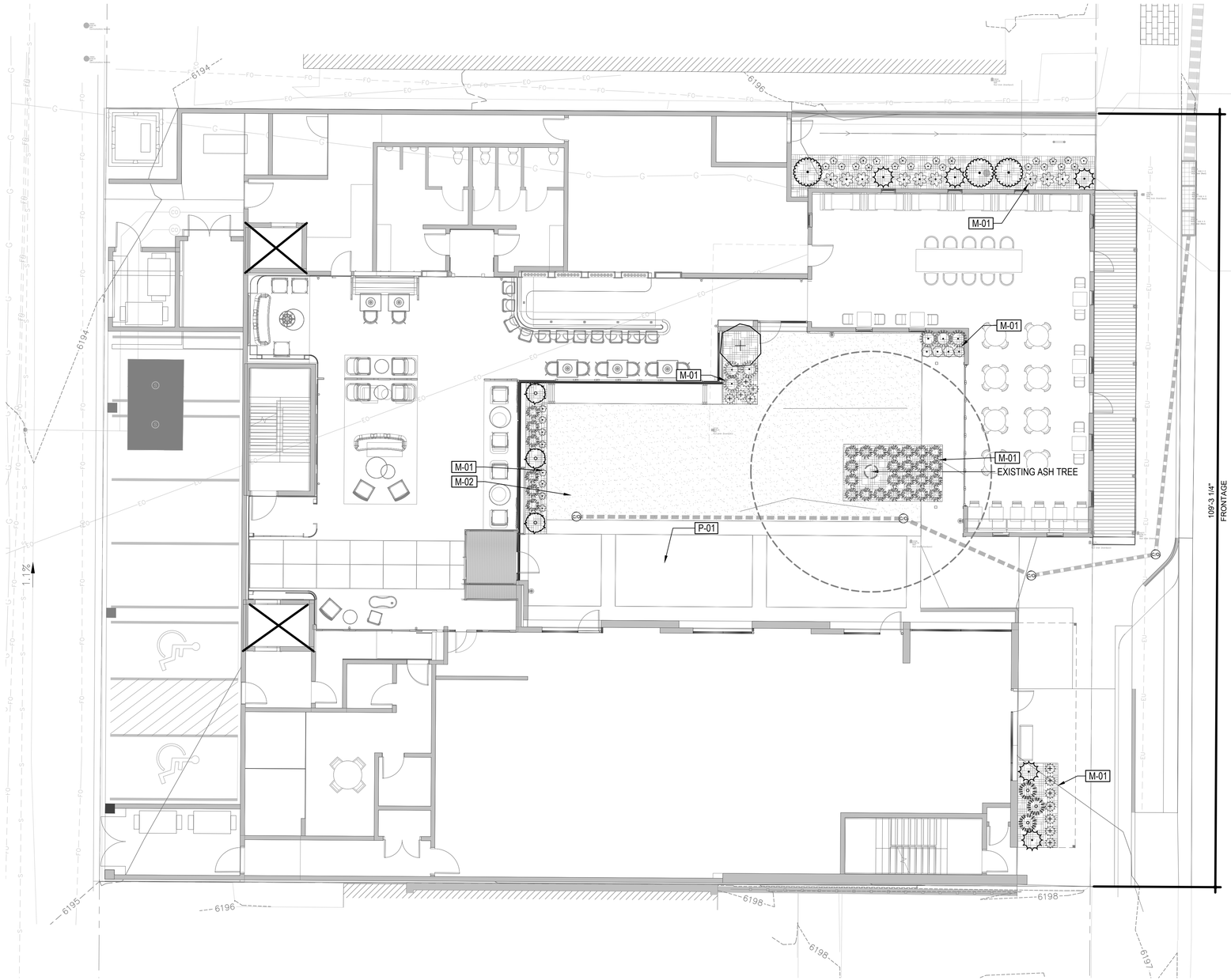
**SITE DEVELOPMENT PLAN**
**CITY HOTEL**
**TOWN CASTLE ROCK PROJECT NO. SDP24-0014**

GENERAL LANDSCAPE PLAN

# SITE DEVELOPMENT PLAN

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO




| CODE | LANDSCAPE MATERIALS DESCRIPTION |
|---|---|
| M-01 | SHRUB BED |
| M-02 | CRUSHER FINES |
| | EXISTING ASH TREE |

| CODE | PAVEMENT DESCRIPTION |
|---|---|
| P-01 | PERVIOUS PAVER |

811

NORTH

0 4 8 16

SCALE 1/8" =1'-0"

**SITE DEVELOPMENT PLAN**
**CITY HOTEL**
**TOWN CASTLE ROCK PROJECT NO. SDP24-0014**

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|---|---|
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GENERAL LANDSCAPE PLAN

# SITE DEVELOPMENT PLAN

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

1 EAST - SDP
1/8" = 1'-0"

**FACADE TRANSPARENCY TABLE**

| FACADE LENGTH | MULTIPLIER | REQ'D TRANPARENCY | PROVIDED TRANPARENCY |
|---|---|---|---|
| 37'-0" | .35 | 12' - 11 1/2" | 13'-0" |

37.0' X .35 = 12.95' (12'-11 1/2")

2 NORTH - SDP
1/8" = 1'-0"

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| REVISION 4: | |

ELEVATIONS

**SITE DEVELOPMENT PLAN**
**CITY HOTEL**
**TOWN CASTLE ROCK PROJECT NO. SDP24-0014**



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# SITE DEVELOPMENT PLAN

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

1 WEST - SDP
1/8" = 1'-0"

2 SOUTH - SDP
1/8" = 1'-0"

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ELEVATIONS

**SITE DEVELOPMENT PLAN**
**CITY HOTEL**
**TOWN CASTLE ROCK PROJECT NO. SDP24-0014**



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# SITE DEVELOPMENT PLAN

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

1 ELEVATION EAST COURTYARD - SDP
1/8" = 1'-0"

2 ELEVATION NORTH COURTYARD - SDP
1/8" = 1'-0"

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|---|---|
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ELEVATIONS

**SITE DEVELOPMENT PLAN**
**CITY HOTEL**
**TOWN CASTLE ROCK PROJECT NO. SDP24-0014**



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# SITE DEVELOPMENT PLAN

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

1 ELEVATION SOUTH COURTYARD - SDP
1/8" = 1'-0"

2 ELEVATION WEST COURTYARD - SDP
1/8" = 1'-0"

| | |
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ELEVATIONS

**SITE DEVELOPMENT PLAN**
**CITY HOTEL**
**TOWN CASTLE ROCK PROJECT NO. SDP24-0014**



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# SITE DEVELOPMENT PLAN

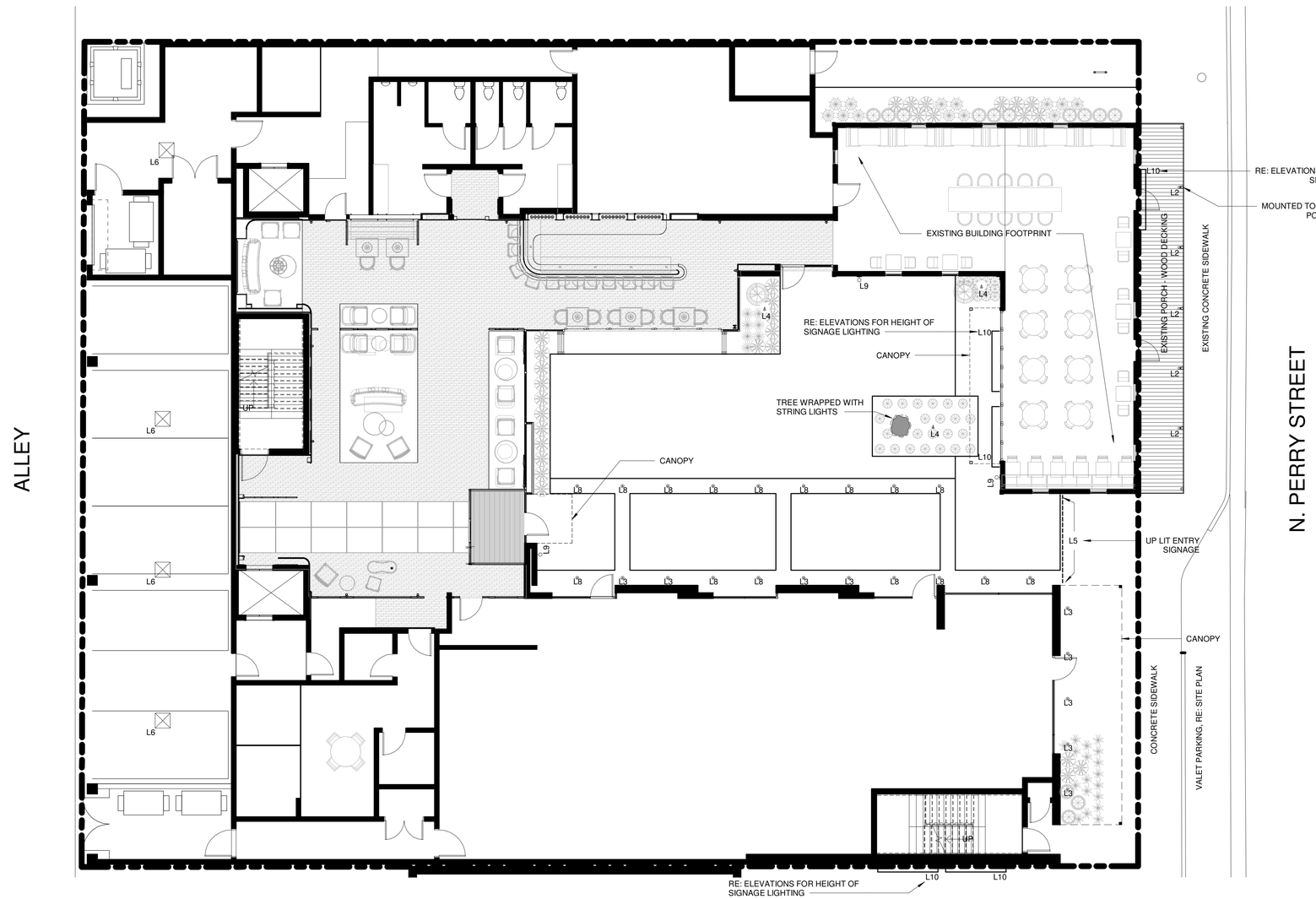
THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## LIGHTING LEGEND

| | | | |
|---|---|---|---|
| | L2 | WALL LUMINAIRE WITH DIRECTED LIGHT DISTRIBUTION FOR GENERAL ILLUMINATION PATHWAYS AND BUILDING ENTRANCES | BEGA - B33539 - 2700 K - WHITE - 145 LUMENS |
| | L3 | IN-GRADE LUMINAIRE TO PROVIDE DIRECTIONAL UPLIGHTING | BEGA - B77019 - 2700 K - SILVER - 364 LUMENS |
| | L4 | IN-GRADE LANDSCAPE LIGHT TO ILLUMINATE SMALL TREES | BEGA - B84086 - 2700 K - 381 LUMENS |
| | L5 | EXTERIOR LED TAPE LIGHT | WAC - InvisiLED OUTDOOR Pro+ - 2700 K - 200 LUMENS / FT. |
| | L6 | RECESSED CEILING MOUNTED LUMINAIRE | LITHONIA - WET-RATED RECESSED TROFFER - 300K - 3000 LUMENS |
| | L8 | IN-GRADE LUMINAIRE TO PROVIDE SYMMETRIC UPLIGHTING | BEGA - B77018 - 2700 K - SILVER - 352 LUMENS |
| | L9 | EXTERIOR WALL MOUNTED SCONCE | HUBBARDTON FORGE - G9 2700 K - BLACK |
| | L10 | EXTERIOR WALL SIGNAGE LUMINAIRE - RE: ELEVATIONS | ALCON - 11704 - 96" - 2700 K - COLOR VARIES |

## ILLUMINATION STANDARD NOTES:

1. Light Loss Factor is 1 (Must be shown on the Luminary summary table)
2. List the hours of light operation and how this will be achieved. Control descriptions including type of controls, the luminaries to be controlled by each type, and control schedule. Post curfew control method and schedule must be addressed in the plan. (Must be shown on the lighting plan sheet)
3. Describe the objective of each area of the site for lighting (Describe how this will be accomplished. Must be shown on the lighting plan sheet)
4. Describe the mitigation efforts for neighboring properties (Describe how this will be accomplished Must be shown on the lighting plan sheet)
5. Exterior lighting for egress travel (to the public way or egress court) shall comply with the currently adopted building code. (Must be shown on the plans).




1 LIGHTING PLAN
1/8" = 1'-0"

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GENERAL LIGHTING PLAN

**SITE DEVELOPMENT PLAN**
**CITY HOTEL**
**TOWN CASTLE ROCK PROJECT NO. SDP24-0014**



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# SITE DEVELOPMENT PLAN

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## GENERAL NOTES (THIS SHEET)

A. NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE CITY OF CASTLE ROCK.

B. ALL CALCULATIONS ARE DONE WITH LIGHT LOSS FACTOR OF 1.0

C. ALL CALCULATION POINTS ARE AT GRADE.

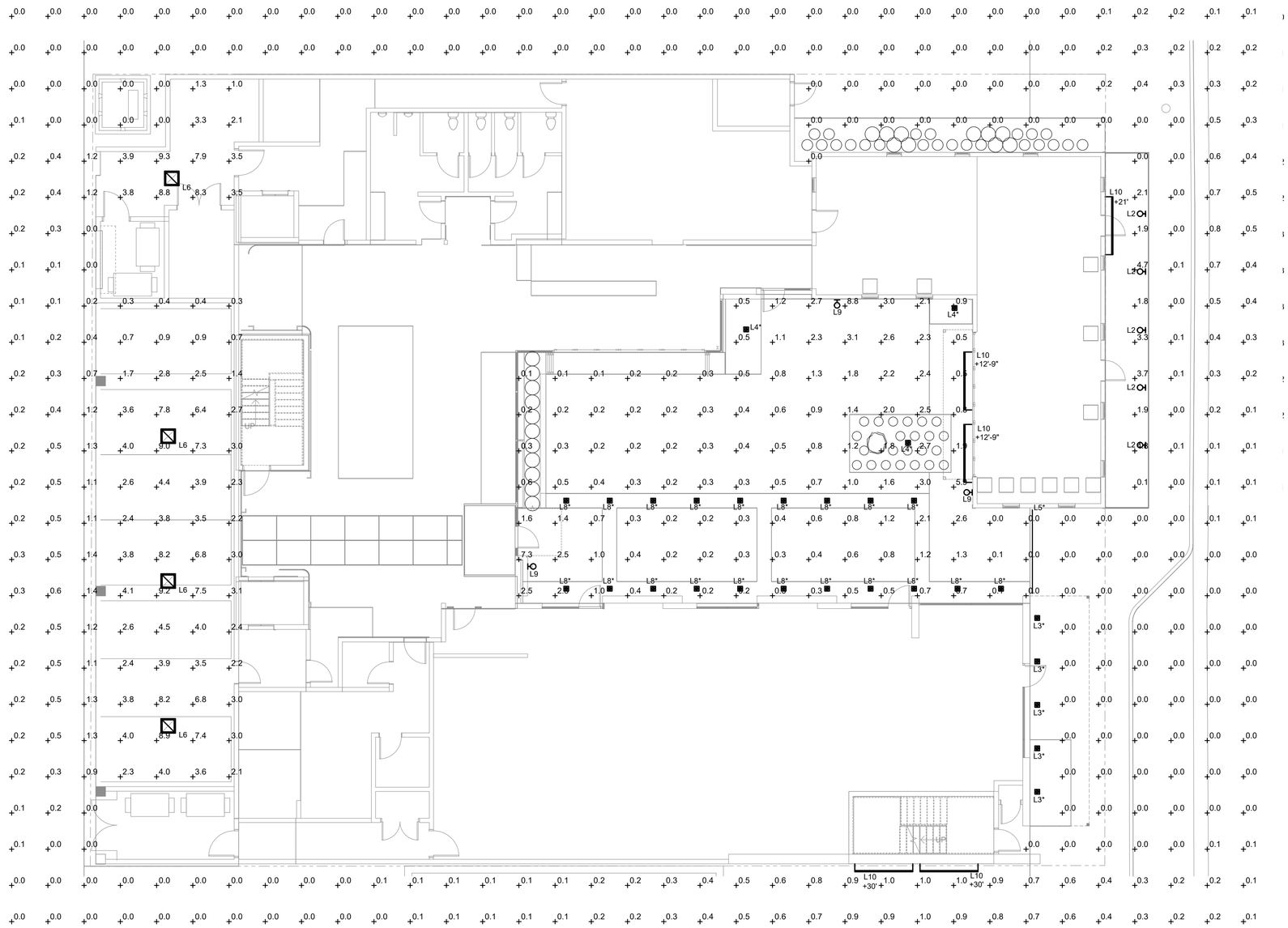
D. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.

E. LUMINAIRES SHALL BE SHIELDED AND DIRECTED TO AVOID GLARE AND OVERSPILL ONTO ADJACENT PROPERTY.

F. UPLIGHTING, INDICATED WITH ASTERISK(*), IS NOT INCLUDED IN PHOTOMETRIC CALCULATIONS AT GRADE.

## SITE LIGHTING STATISTICS

| ZONE NAME | AVG (FC) | MAX (FC) | MIN (FC) | MAX./MIN. | AVERAGE/MIN. |
|---|---|---|---|---|---|
| OVERALL SITE | 0.7 | 9.5 | 0 | N/A | N/A |
| COURTYARD | 0.9 | 5.0 | 0.1 | 50:1 | 9:1 |
| FRONT ENTRY | 1.5 | 4.5 | 0.2 | 22:1 | 7.5:1 |

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1 SITE PHOTOMETRIC PLAN

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

| | |
|---|---|
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PHOTOMETRIC



SITE DEVELOPMENT PLAN
CITY HOTEL
TOWN CASTLE ROCK PROJECT NO. SDP24-0014

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# SITE DEVELOPMENT PLAN

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## TYPE L1

Square downlight · Wide beam

**BEGA**

**Application**
Recessed ceiling luminaire with symmetric wide beam light distribution. The patented (US 2016/0327243) BEGA Vortex Optics® rotates a parabolic reflector around the vertical axis to form a complex vortex shape. This vortex balances maximum efficiency with optimal glare control while eliminating shadows and artifacts in a uniquely sharp square distribution.

**Materials**
Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casting, plasma treated for increased adhesion
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Aluminum ceiling mounted driver box
BEGA Vortex Optics®
Pure anodized aluminum reflector surface

**NRTL** listed to North American Standards, suitable for wet locations
Protection class IP 65

**Weight:** 1.4 lbs.

**Electrical**

| | |
|---|---|
| Operating voltage | 120-277VAC |
| Minimum start temperature | -30° C |
| LED module wattage | 8.4W |
| System wattage | 10.4W |
| Controllability | 0-10V, TRIAC, and ELV dimmable |
| Color rendering index | Ra > 90 |
| Luminaire lumens | 815lm |
| LED service life (L70) | 60000hrs |

**LED color temperature**
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

**Available colors**
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ RAL: ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

**Available options**

| | |
|---|---|
| CUS | Custom finish |
| FSC | Fusing |
| MGU | Marine grade undercoat |
| RAL | RAL finish |

**Square downlight** · Wide beam

| | LED | | A | B | C |
|---|---|---|---|---|---|
| **B24805** | 8.4W | 40° | $4\frac{1}{8}$ | $2\frac{1}{8}$ | $4\frac{1}{8}$ |

**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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## TYPE L2

Wall luminaire · Directed light

**BEGA**

**Application**
Wall luminaires with directed light distribution designed for general illumination of pathways and building entrances from various mounting heights.

**Materials**
Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector

**NRTL** listed to North American Standards, suitable for wet locations
Protection class IP 65

**Weight:** 1.0 lbs.

**Electrical**

| | |
|---|---|
| Operating voltage | 120-277VAC |
| Minimum start temperature | -20° C |
| LED module wattage | 3.2W |
| System wattage | 5.0W |
| Controllability | Non-Dimming |
| Color rendering index | Ra > 80 |
| Luminaire lumens | 145lm |
| LED service life (L70) | 60000hrs |

**LED color temperature**
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

**Available colors**
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ RAL: ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

**Available options**

| | |
|---|---|
| AMB | Amber LED |
| CUS | Custom finish |
| MGU | Marine grade undercoat |
| RAL | RAL finish |

**Wall luminaire** · Directed light

| | | LED | A | B | C |
|---|---|---|---|---|---|
| **B33539** | RAL | 3.2W | 3 | $5\frac{1}{4}$ | $3\frac{1}{4}$ |

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## TYPE L3

In-grade luminaire · Asymmetric • 24V DC

**BEGA**

**Application**
Flush in-grade small-scale asymmetric floodlights. Designed for directional lighting, uplighting of trees, walls, columns, or signage from ground surfaces. Luminaires require a remote 24 V DC class 2 power supply suitable to operate at the intended LED wattage.

**Materials**
Clear safety glass
Corrosion-resistant 304 grade stainless steel
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector

**NRTL** listed to North American Standards, suitable for wet locations
Protection class IP 68

**Weight:** 3.1 lbs.

**Electrical**

| | |
|---|---|
| Operating voltage | 24V DC (remote power supply req.) |
| Minimum start temperature | -40° C |
| LED module wattage | 3.0W |
| System wattage | 5.8W |
| Controllability | Non-Dimming |
| Color rendering index | Ra > 80 |
| Luminaire lumens | 364lm |
| LED service life (L70) | 60000hrs |

**LED color temperature**
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**
#4 brushed stainless steel. Custom colors are not available.

Type:
BEGA Product:
Project:
Modified:

**Available accessories**

| | |
|---|---|
| B19580 | Remote driver box · Static white |
| B19591 | Remote driver box · Static white |

See individual accessory spec sheet for details.

**In-grade luminaire** · Asymmetric • 24V DC

| | LED | | A | B | C |
|---|---|---|---|---|---|
| **B77019** | 3.0W | 38°x35° | $4\frac{1}{4}$ | $3\frac{1}{4}$ | $3\frac{1}{4}$ |

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## TYPE L4

Garden in-grade luminaire · Asymmetric • 12V AC

**BEGA**

**Application**
In-grade floodlight, ideal for accenting small trees, shrubs, or other landscape features in private gardens. These luminaires are resistant to foot traffic for installation in flower beds, lawns, or gravel. Not to be installed in concrete or near vehicular traffic. Low voltage magnetic transformer is required for operation.

**Materials**
Clear safety glass
Composite housing
Corrosion-resistant 304 grade stainless steel
Fully potted waterstopper cable
Pure anodized aluminum reflector

**NRTL** listed to North American Standards, suitable for wet locations
Protection class IP 67

**Weight:** 1.76 lbs.

**Electrical**

| | |
|---|---|
| Operating voltage | 12VAC |
| Minimum start temperature | -40° C |
| Maximum ambient temperature | 40° C |
| LED module wattage | 3.0W |
| System wattage | 3.67W |
| Controllability | Non-Dimming |
| Color rendering index | Ra > 90 |
| Luminaire lumens | 381lm |
| LED service life (L70) | 60000hrs |

**LED color temperature**
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**
#4 brushed stainless steel. Custom colors are not available.

Type:
BEGA Product:
Project:
Modified:

**Available accessories**

| | |
|---|---|
| B536 | Low voltage magnetic transformer - 300W |

See individual accessory spec sheet for details.

**Garden in-grade luminaire** · Asymmetric • 12V AC

| | LED | A | B | C |
|---|---|---|---|---|
| **B84086** | 3.0W | $4\frac{1}{8}$ | $2\frac{1}{8}$ | $4\frac{1}{8}$ |

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## LUMINAIRE SCHEDULE

| TYPE | DESCRIPTION | MANUFACTURER | CATALOG SERIES NUMBER | LAMPS (QTY) TYPE | INPUT VA | DRIVER/ DIM PROTOCOL | LUMENS | VOLTAGE | MOUNTING R | MOUNTING S | MOUNTING P | MOUNTING W | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| L1 | SQUARE DOWNLIGHT, WIDE DISTRIBUTION | BEGA | B24805 | LED 2700K | 8.4 | 0-10V | 815 | 120 | | | | | |
| L2 | WALL SCONCE | BEGA | B33539 | LED 2700K | 3.2 | 0-10V | 145 | 120 | | X | | | |
| L3 | IN-GRADE, ASYMMETRIC THROW | BEGA | B77019 | LED 2700K | 3 | 0-10V | 364 | 120 | | | | | |
| L4 | IN-GRADE, LANDSCAPE, ASYMMETRIC THROW | BEGA | B84086 | LED 2700K | 3 | 0-10V | 381 | 120 | | | | | |
| L5 | WET-LISTED TAPE LIGHT | WAC | T24-OD1-X-27P | LED 2700K | 1.2W/FT | 0-10V | 100/FT | 120 | | X | | | |
| L6 | 2X2 WET-LISTED RECESSED TROFFER | LITHONIA | 2WRTL-F-L24-3000LM-OAW -AFL-120-GZ1-30K-80CRI | LED 3000K | 26.6 | 0-10V | 2848 | 120 | | | | X | |
| L7 | GARDEN BOLLARD | BEGA | B77239 | LED 2700K | 1.9 | 0-10V | 146 | 120 | | | | X | |
| L8 | IN-GRADE, SYMMETRIC FLOODLIGHT | BEGA | B77018 | LED 2700K | 3 | 0-10V | 352 | 120 | | X | | | |
| L9 | DECORATIVE SCONCE | HUBBARDTON FORGE | 303003 | LED G9 | 2 | ELV | | 120 | | | | | |
| L10 | LINEAR SIGNAGE LUMINAIRE | ALCON | 11704-X-4L-27K-12-X-CL-UNI | LED | | | | | | | | | |

ABBREVIATIONS: R - RECESSED, S - SURFACE, P - PENDANT, W - WALL; BF - BOTTOM OF FIXTURE; OH - OVERALL FIXTURE HEIGHT; RD - RECESSED FIXTURE DEPTH; AFF - ABOVE FINISHED FLOOR

GENERAL NOTES:
A. CONTRACTOR TO VERIFY LIGHT FIXTURE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.
B. VERIFY TRIM COMPATIBILITY WITH CEILING TYPE PRIOR TO SUBMITTALS.

| | |
|---|---|
| ISSUE DATE: | 3.20.2024 |
| REVISION 1: | 7.22.2024 |
| REVISION 2: | |
| REVISION 3: | |
| REVISION 4: | |

LIGHTING CUT SHEETS

**SITE DEVELOPMENT PLAN**
**CITY HOTEL**
**TOWN CASTLE ROCK PROJECT NO. SDP24-0014**



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# SITE DEVELOPMENT PLAN

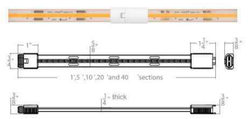
THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TYPE L5

## InvisiLED® OUTDOOR Pro+

Wet Rated LED Tape

WAC




Fixture Type:

Catalog Number:

Project:

Location:

### PRODUCT DESCRIPTION

The IP66 rated COB Static White strip light, with selectable color temperatures of 2700K, 3000K, 3500K, and 4000K, is engineered for exceptional outdoor lighting. Its robust double insulated silicone encasement ensures both moisture protection and installation flexibility. This versatile strip light can be effortlessly controlled either through a standard wall box dimmer (TRIAC/ELV) via power supply for traditional operation or integrated into smart home systems via the WAC outdoor controller for app-based management. It features a modular push-in connector that not only provides a neat and hidden installation within landscape designs but also offers the convenience of adjustable length through a simple plug-and-play system, accommodating any outdoor space with ease and maintaining an aesthetically pleasing look. With a durable lifespan of 50,000 hours, this lighting strip adapts to user preferences and installation needs with seamless sophistication.

### FEATURES

- **Weatherproof Resilience:** Boasting a robust wet rating, engineered to maintain vibrancy in rain, snow, or sleet.
- **LED Tape with IP66 Rated Silicone Jacket:** Offers added protection for enhanced durability against challenging outdoor conditions.
- **Radiant White LED Emission:** Specialized white LED chips provide a high-intensity, stable white light output with a Color Rendering Index (CRI) exceeding 90, for precise and authentic color representation in outdoor environments.
- **Dual Control Options:** Manage your LED tape with versatile ease – opt for a TRIAC/ELV dimmer connected through a power supply for refined traditional adjustment, or utilize our Outdoor wireless DMX controller for advanced functionality, granting you the power of DMX control along with mobile app and WallStation connectivity for an integrated, modern lighting solution.
- **Effortless Connectivity:** Our intuitive push-in connectors ensure seamless extending and powering of your LED tape, for hassle-free installation.
- **Smart Compatibility:** Effortlessly sync with the MyWAC app, WallStation, or integrate into your smart home system, including Google Home and Amazon Alexa, using the WAC outdoor controller.
- **Dual Luminosity & Custom Lengths:** Select from 100 or 200 lumens per foot LED tapes available in spools from 1ft to 20ft for both luminosities, with exclusive lengths of 30ft for 200 lm/ft and 40ft for 100 lm/ft, for versatile and precise lighting solutions.
- **Customizable Length:** Tailor the LED tape to your desired size with the ability to cut it every 2 inches and seal the ends with our convenient End Cap accessories

### TAPE SELECTIONS

| System | | Power | Length (in feet) | | | | | | Color Temp | | Finish |
|---|---|---|---|---|---|---|---|---|---|---|---|
| T24-OD1 | 100+lm/ft | 1.2W/ft | 01 | 05 | 10 | 20 | 40 | | 27P | 2700K | White |
| T24-OD2 | 200+lm/ft | 2.3W/ft | 01 | 05 | 10 | 20 | 30 | | 30P | 3000K | |
| | | | | | | | | | 35P | 3500K | |
| | | | | | | | | | 40P | 4000K | |

Example: **T24-OD1-20-30P**

### SPECIFICATIONS

**Construction:** Flexible strip light in silicon tube
**Cutting Interval:** 2"
**Input:** 24VDC
**Max Power** ~ 1.2 W/ft @100 lm/ft
~ 2.3 W/ft @200 lm/ft
**Lumens:** 100 & 200 lm/ft
**Max Run:** Refer to table below
**Controls:** Wireless: Through T24-OD-CTR Outdoor Wireless DMX Controller
Wired: Through Std. Power Supply
**Dimming:** Through wall controller: LED-WCT-WT, and MyWAC app, DMX S12-A, Smart Home assistant (Google Home, Amazon Alexa)
**CRI:** 90+ (White Light)
**McAdams Steps:** 3
**Color Temp:** 2700K/3000K/3500K/4000K
**Rated Life:** 50,000 hours
**Operating Temp:** -4°F to 104°F (-20°C to 40°C)
**Standards:** UL & cUL listed, Wet Location listed, Title 24 Compliant
**IP Rating:** IP66

| Total Length of Lead Wire from Power Supply/ Controller to Tape | Max Run Length | | | |
|---|---|---|---|---|
| | 100 lm/ft | | 200 lm/ft | |
| | TRIAC/ELV Dimming: Power Supply | Wireless Control: Power Supply + Wireless DMX Controller | TRIAC/ELV Dimming: Power Supply | Wireless Control: Power Supply + Wireless DMX Controller |
| 3 FT | 40ft | 40ft | 30ft | 30ft |
| 9 FT | 40ft | 40ft | 30ft | 26ft |
| 12 FT | 40ft | 38ft | 26ft | 22ft |
| 18 FT | 33ft | 29ft | 20ft | 17ft |
| 24 FT | 26ft | 24ft | 16ft | 14ft |
| 30 FT | 22ft | 20ft | 13ft | 12ft |
| 40 FT | 17ft | 16ft | 10ft | 9ft |

Note: Calculation based on 6 ft. lead wire between Power Supply and controller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Cedar Hill, TX 75104

**West Manufacturing Facility**
1750 S Archibald Ave
Ontario, CA 91761



*WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.* *DEC 2023*




TYPE L6

## LITHONIA LIGHTING

### FEATURES & SPECIFICATIONS

**INTENDED USE** — Wet location, recessed LED troffer for general illumination of demanding environments subject to dust and moisture. Typical applications include shower areas, bathrooms, recreational facilities and canopies.

**Certain airborne contaminants may adversely affect the functioning of LEDs and other electronic components, depending on various factors such as concentrations of the contaminants, ventilation, and temperature at the end-user location.** Click here for a list of substances that may not be suitable for interaction with LEDs and other electronic components.

**CONSTRUCTION** — Housing is made from 20-gauge cold-rolled steel. Door frame is .040 painted aluminum and lens is diffused acrylic. Gasket is closed cell neoprene.

Finish: All CRS (cold rolled steel) and aluminum parts are finished with electrostatically deposited, thermally set, polyester powder paint after fabrication. Door frame finish available in black, white and silver colors. Enclosure finish available in white, Antimicrobial white and super-durable white.

**OPTICS** — Long-life LEDs, coupled with high-efficiency drivers, provide extended service life. Lumen maintenance of L80/60,000 hours, L70>100,000 hours.

**ELECTRICAL** — Thermally protected, resetting, Class P, HPF, non-PCB, UL listed, CSA certified driver is standard.

LED driver delivers dimming from a 0-10V control signal. Dims to 1% standard.

Luminaire Surge Protection Level: Designed to withstand up to 6kV/3kA per ANSI C62.77-5-2015.

**INSTALLATION** — Lay-in grid or in-ceiling sheet rock installation using swing-arms with range from 1" to 2" grid height. See drawings for other critical dimensions. Swing-arms are not intended to secure fixture without additional support. Line voltage supply wiring entrance opening is 7/8".

**LISTINGS** — CSA certified to meet U.S. and Canadian standards (UL1598 and ULR250) or NOM Certified. JC rated. Wet location listed. FPA option: NSF Splash Zone 2 (overlap door only).

**BUY AMERICAN ACT** — Product with the BAA option is assembled in the USA and meets the Buy American(n) government procurement requirements under FAR, DFARS and DOT regulations.

Please refer to www.acuitybrands.com/buy-american for additional information.

For use in ambient temperatures ranging from -4°F (-20°C) to 104°F (40°C) with the exception of 10000LM(104): 12000LM(282) and 24000LM(284). These lumen packages are for use in ambient temperatures ranging from -4°F (-20°C) to 77°F (25°C).

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

**WARRANTY** — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

| Catalog Number | |
|---|---|
| Notes | |
| Type | |

**LED Recessed Wet Location Troffer**

## WRTL

### Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for eLight* control networks marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details



TYPE L7

Garden bollard · Direct burial anchorage • 12V AC

**BEGA**

Type:
BEGA Product:
Project:
Modified:

**Application**
Pathway luminaire with directed light for use in the private sector. These luminaires are ideally suited for gardens, entryways, and for many applications on paths and terraces. Anchorage unit is intended for direct burial in concrete or soil. Low voltage magnetic transformer required for operation.

**Materials**
Clear safety glass with optical texture
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Mechanically captive stainless steel fasteners
High temperature silicone gasket
Galvanized steel anchorage
Pure anodized aluminum reflector

**NRTL** listed to North American Standards, suitable for wet locations
Protection class IP 65

**Weight:** 6.0 lbs.

**Electrical**

| | |
|---|---|
| Operating voltage | 12VAC |
| Minimum start temperature | -40° C |
| LED module wattage | 1.9W |
| System wattage | 4.0W |
| Controlability | Non-Dimming |
| Color rendering index | Ra > 80 |
| Luminaire lumens | 146lm |
| LED service life (L70) | 60000hrs |

**LED color temperature**
○ 4000K (K4)
○ 3500K (K35)
○ 3000K (K3)
○ 2700K (K27)

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Uniqure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, and custom color finishes provided in either polyester powder or liquid paint.

**Available colors**
○ Black (BLK) ○ Bronze (BRZ)
○ Silver (SLV) ○ White (WHT)
○ RAL: ○ CUS:

**Available options**
AMB 77239 Amber LED
CUS Custom finish
MGU Marine grade undercoat
RAL RAL finish

**Available accessories**
BS36 Low voltage magnetic transformer - 300W

See individual accessory spec sheet for details.

**Garden bollard** · Direct burial anchorage • 12V AC

| | LED | A | B | C |
|---|---|---|---|---|
| **B77239** | 1.9W | 3 | 27 1/2 | 5 |


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TYPE L8

In-grade luminaire · Symmetric • 24V DC

**BEGA**

Type:
BEGA Product:
Project:
Modified:

**Application**
Flush in-grade small-scale symmetric floodlights. Designed to uplight trees, walls, columns, or signage from ground surfaces. Luminaires require a remote 24 V DC class 2 power supply suitable to operate at the intended LED wattage.

**Materials**
Clear safety glass
Corrosion-resistant 304 grade stainless steel
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector

**NRTL** listed to North American Standards, suitable for wet locations
Protection class IP 68

**Weight:** 3.1 lbs.

**Electrical**

| | |
|---|---|
| Operating voltage | 24VDC (remote power supply req.) |
| Minimum start temperature | -40° C |
| LED module wattage | 3.0W |
| System wattage | 5.8W |
| Controllability | Non-Dimming |
| Color rendering index | Ra > 80 |
| Luminaire lumens | 352lm |
| LED service life (L70) | 60000 hrs |

**LED color temperature**
○ 4000K (K4)
○ 3500K (K35)
○ 3000K (K3)
○ 2700K (K27)

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires – see website for details

**Finish**
#4 brushed stainless steel. Custom colors are not available.

**Available accessories**
B19580 Remote driver box - Static white
B19591 Remote driver box - Static white

See individual accessory spec sheet for details.

**In-grade luminaire** · Symmetric • 24V DC

| | LED | | A | B | C |
|---|---|---|---|---|---|
| **B77018** | 3.0W | 23° | 4 1/16 | 3 1/16 | 3 1/16 |


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TYPE L9

HUBBARDTON FORGE

## Mason Outdoor Sconce

**Base Item #:** 303003

### Selected Options

| Lamping | Finish |
|---|---|
| Incandescent (SKT) | Coastal Bronze (75) |

**Option1**
Clear Glass (ZM) [ZM0448]

**Configured item #:** 303003-1007

**Smart String:** 303003-SKT-75-ZM0448

Image shown may not correspond to selected options

### Specifications

| Dimensions | | Lamping Information | |
|---|---|---|---|
| Height | 11.5" | Socket Type | G9 |
| Width | 8.2" | Bulb | G9, 60 watt Max |
| Depth | 9" | Number of Bulbs | 1 (not included) |
| Product Weight | 6.2 lbs | Location Rating UL | Outdoor Wet |
| Backplate | 5.5" x 4.9" | Safety Rating | UL \| CUL listed |
| Mounting Height - Vertical | 5.9" | | |

### Options

| Lamping | Finish | Option1 |
|---|---|---|
| Incandescent (SKT) | Coastal Bronze (75)<br>White (02)<br>Natural Iron (20)<br>Coastal Black (80)<br>Oil Rubbed Bronze (14)<br>Coastal Burnished Steel (78)<br>Coastal Dark Smoke (77) | Clear Glass (ZM) [ZM0448] |



TYPE L10

ALCON LIGHTING

Project Name: Type: Quantity:

Alcon 11704 Adjustable Outdoor Wall Art and Sign Light

### FIXTURE SPECIFICATIONS

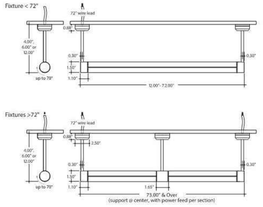
#### INTENDED USE

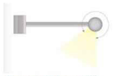
Our outdoor architectural specification-grade linear wall-mounted light showcases signs or works of art. The fixture comes with an option to extend the length for lighting wider wall areas. Constant and evenly distributed illumination from beginning to the end of runs adds value to commercial or residential settings. Made in America.

#### FEATURES

**Construction:** Extruded aluminum
**CRI:** 90+
**Driver:** Remote IP68-rated universal driver capable of 0-10V, MLV, ELV, TRIAC dimming to 1%.
**Voltage:** LED 24VDC & driver 120-277V
**Average Life:** 50,000 hours
**Warranty:** 5 years carefree for parts & components (Labor not included)
**Listings:** cULus, Made in the USA

Profile Dimensions



Fixture Head Rotates 70°

MADE IN USA

### ORDERING INFORMATION Example: (11704-24-4L-27K-6-SA-FR-ND)

| Model | Length | Lumen per foot | Color Temp | Arm Length | Finish[1] | Lens | Remote Driver |
|---|---|---|---|---|---|---|---|
| 11704 | 24 2'<br>36 3'<br>48 4'<br>72 6'<br>96 8'<br>XX Custom | 4L 421 lumen<br>5L 565 lumen | 27K 2700K<br>30K 3000K<br>35K 3500K<br>40K 4000K | 4 4"<br>6 6"<br>12 12" | SA Silver<br>WH White<br>BK Black<br>BZ Bronze<br>AB Aged Brass<br>PG Polished Gold<br>CH Chrome<br>NI Nickel<br>MBK Matte Black | FR Frosted (standard)<br>CL Clear | UNI 120-277V Universal (0-10V/MLV/TRIAC 1% Dimming) |

1 Fixtures over 72" consist of 2 fixtures, each requiring its own driver.
2 Extended lead times, will apply on all finishes other than silver
3 Polished Gold finishes have a maximum fixture length of 48", and Chrome finishes have a maximum fixture length of 72".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| ISSUE DATE: | 3.20.2024 |
| REVISION 1: | 7.22.2024 |
| REVISION 2: | |
| REVISION 3: | |
| REVISION 4: | |

LIGHTING CUT SHEETS

**SITE DEVELOPMENT PLAN**
**CITY HOTEL**
**TOWN CASTLE ROCK PROJECT NO. SDP24-0014**




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