Ref #2026007702, Date: 2/19/2026 3:59 PM, Pages: 1 of 16 ,RECORDING $43.00
Douglas County, CO. Sheri Davis, Clerk and Recorder

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 00°22'54" 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'

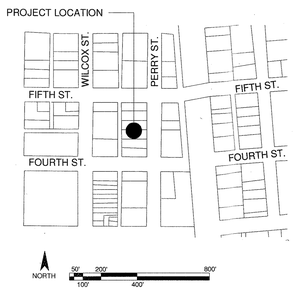
PARKING	**REQUIRED (min/max)**	**PROVIDED**
ACCESSIBLE PARKING SPACES	1	2
TOTAL PARKING SPACES	45 *	45 (39 PROVIDED OFFSITE)
LOADING AREA (12' X 30')	1	1

* 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 IS/ARE THE OWNER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TIMOTHY E. WHITE
SIGNED THIS 4th DAY OF November, 20 25

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY OF November
20 25 BY Timothy White

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: April 19, 2026

REBECCA L ROSEBEARY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20194017098
MY COMMISSION EXPIRES APRIL 19, 2026

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. 2016080261, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

SOLERA NATIONAL BANK
SIGNED THIS 7th DAY OF November, 20 25

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF November
20 25 BY Samantha Prokop

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 08/08/2029

SAMANTHA ROSE PROKOP
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254030330
MY COMMISSION EXPIRES 08/08/2029

TITLE CERTIFICATION

Derek Greenhouse, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, 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
Land Title Guarantee Company
TITLE COMPANY
SIGNED THIS 4th DAY OF November, 2025

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF NOVEMBER
2025 BY DEREK GREENHOUSE AS AUTHORIZED REPRESENTATIVE
OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: MAY 22, 2028

MEGAN CORBIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204018129
MY COMMISSION EXPIRES 05/22/2028

SURVEYOR'S CERTIFICATE KEVIN J. KUCHARCZYK

I, ~~PAUL NICHOLAS HAYDON~~, 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 HEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

~~PAUL NICHOLAS HAYDON, P.L.S. # 38590~~ DATE 11/4/2025
KEVIN J. KUCHARCZYK #34591

COLORADO LICENSED 34591 PROFESSIONAL LAND SURVEYOR 11/4/2025

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 DESIGNED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

STEPHEN DOUGLAS, P.E. # 41176 DATE 11/4/2025
Stephen Douglas #41176

COLORADO LICENSED 41176 PROFESSIONAL ENGINEER

DESIGN REVIEW BOARD RECOMMENDATION

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

CHAIR 1-22-2026 DATE

ATTEST:
DIRECTOR OF DEVELOPMENT SERVICES DATE

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

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

COVER SHEET

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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

LOT 2, BLOCK 12

EXISTING STRUCTURE
ADDRESS: 421 N PERRY ST.
OWNER: ROCK PROPERTY, LLC
PARCEL ID: 2505-112-07-005

EX ¾" WATER METER & WATER SERVICE TO BE REMOVED BACK TO THE MAIN

EX FENCE (TO BE REMOVED)

EX LIGHT POLE (TO REMAIN)

MATCH EX ELEVATIONS AT LIMITS OF CONSTRUCTION

EXISTING GAS LINE (TO BE REMOVED)

EX BUILDING TO BE INCLUDED IN THE RENOVATIONS AND NEW SITE CONSTRUCTION

EX BUILDING FFE: 6197.75'

FLOWLINE ELEV. ADJACENT TO EX STRUCTURE: 6196.00

EX CONCRETE PARKING LOT AND DRIVE AISLES TO BE REMOVED AND SUBSURFACE EXCAVATED AND PREPARED PER GEOTECHNICAL RECOMMENDATIONS

EX CONCRETE FLATWORK (TO BE REMOVED)

PARCEL A
LOT 3, BLOCK 12

OFF-SITE CONSTRUCTION LIMITS FOR SANITARY SEWER LINE CONSTRUCTION

SOLID LINES INDICATE PORTIONS OF THE EXISTING BUILDING TO BE PRESERVED

DASHED LINES INDICATE PORTIONS OF THE EXISTING BUILDING TO BE DEMOLISHED

EX TREE (TO BE REMOVED)

EX TREE (TO REMAIN)

ALL SIDEWALK, DRIVE APRONS, TREE WELLS, LANDSCAPING AND CURB & GUTTER ALONG PERRY ST. WITHIN THE PROJECT LIMITS TO BE REMOVED AND REPLACED

EX CONCRETE FLATWORK (TO BE REMOVED)

EXISTING OVERHEAD ELECTRIC (TO BE REMOVED)

EX PORCH TO BE REBUILT IN THE SAME LOCATION

EX FENCE (TO BE REMOVED)

EX SIDEWALK CHASE (TO BE REMOVED)

20.00'

20' ALLEY

MATCH ALLEY ELEVATIONS ALONG ENTIRE PROJECT FRONTAGE

PERRY ST.

PARCEL B
LOT 4, BLOCK 12

EX CONCRETE PARKING LOT AND DRIVE AISLES TO BE REMOVED AND SUBSURFACE EXCAVATED AND PREPARED PER GEOTECHNICAL RECOMMENDATIONS

EX FIRE HYDRANT (TO BE RELOCATED)

EXISTING STRUCTURE
ADDRESS: 403 N PERRY ST.
OWNER: REYN ROCK PARTICIPATIONS, LLC
PARCEL ID: 2505-112-07-004

REMOVE 10 LF OF WALL AND RAILING

MATCH EX ELEVATIONS AT LIMITS OF CONSTRUCTION

EX 6" DIP HYDRANT LATERAL TO BE REMOVED BACK TO THE MAIN

OFF-SITE CONSTRUCTION LIMITS FOR FIRE HYDRANT RELOCATION

LOTS 5 & 6, BLOCK 12

EX 12" PVC WATER MAIN

EX 8" CIP SEWER MAIN

S89°39'47"E 140.00' (M)
(S. LINE, LOT 6, BLOCK 12)

NORTH

0 5 10 20
1 inch = 10 ft. Horizontal

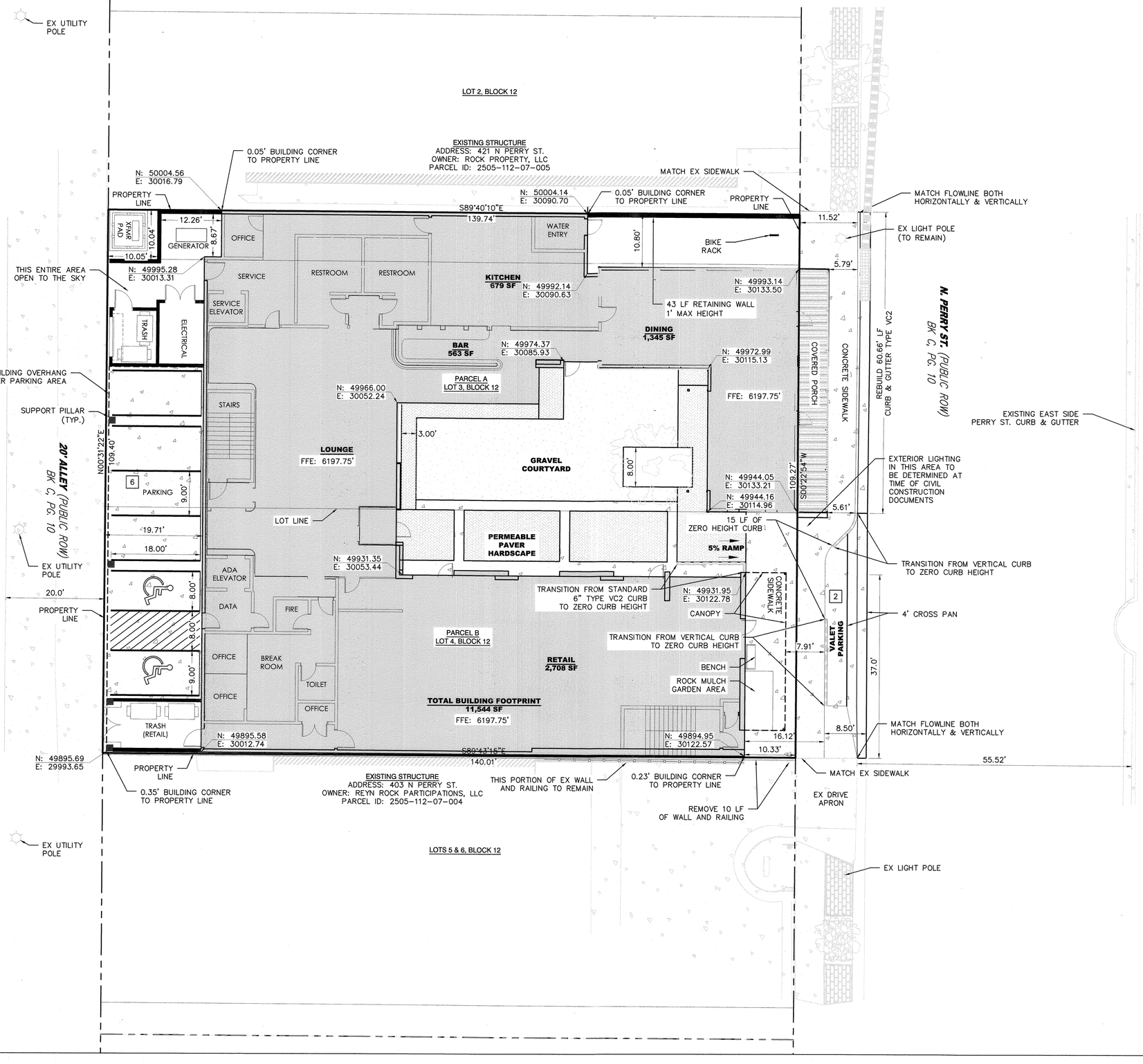
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SITE DEVELOPMENT PLAN
CITY HOTEL
TOWN CASTLE ROCK PROJECT NO. SDP24-0014

DEMOLITION 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

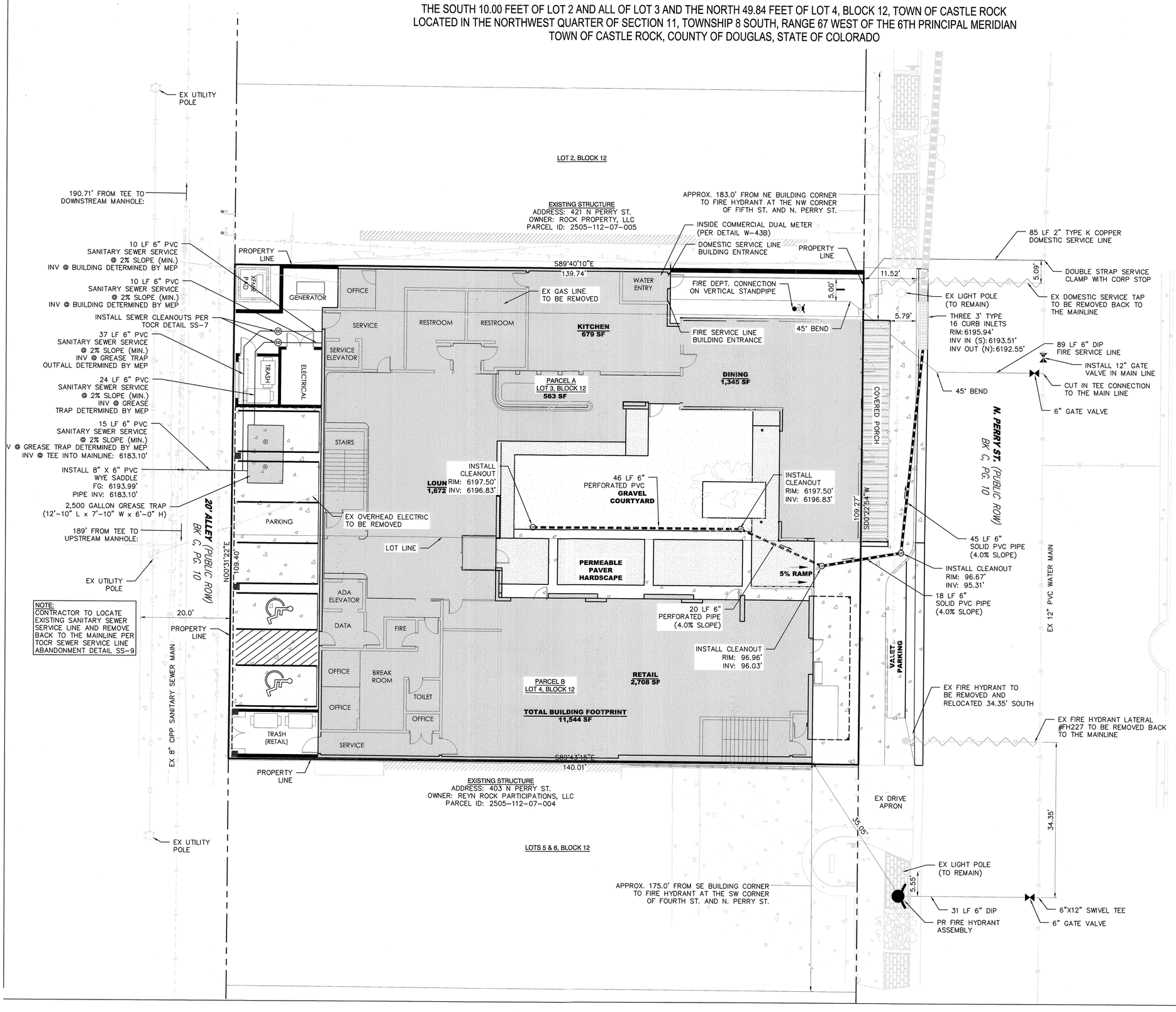
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SITE PLAN

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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
- 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

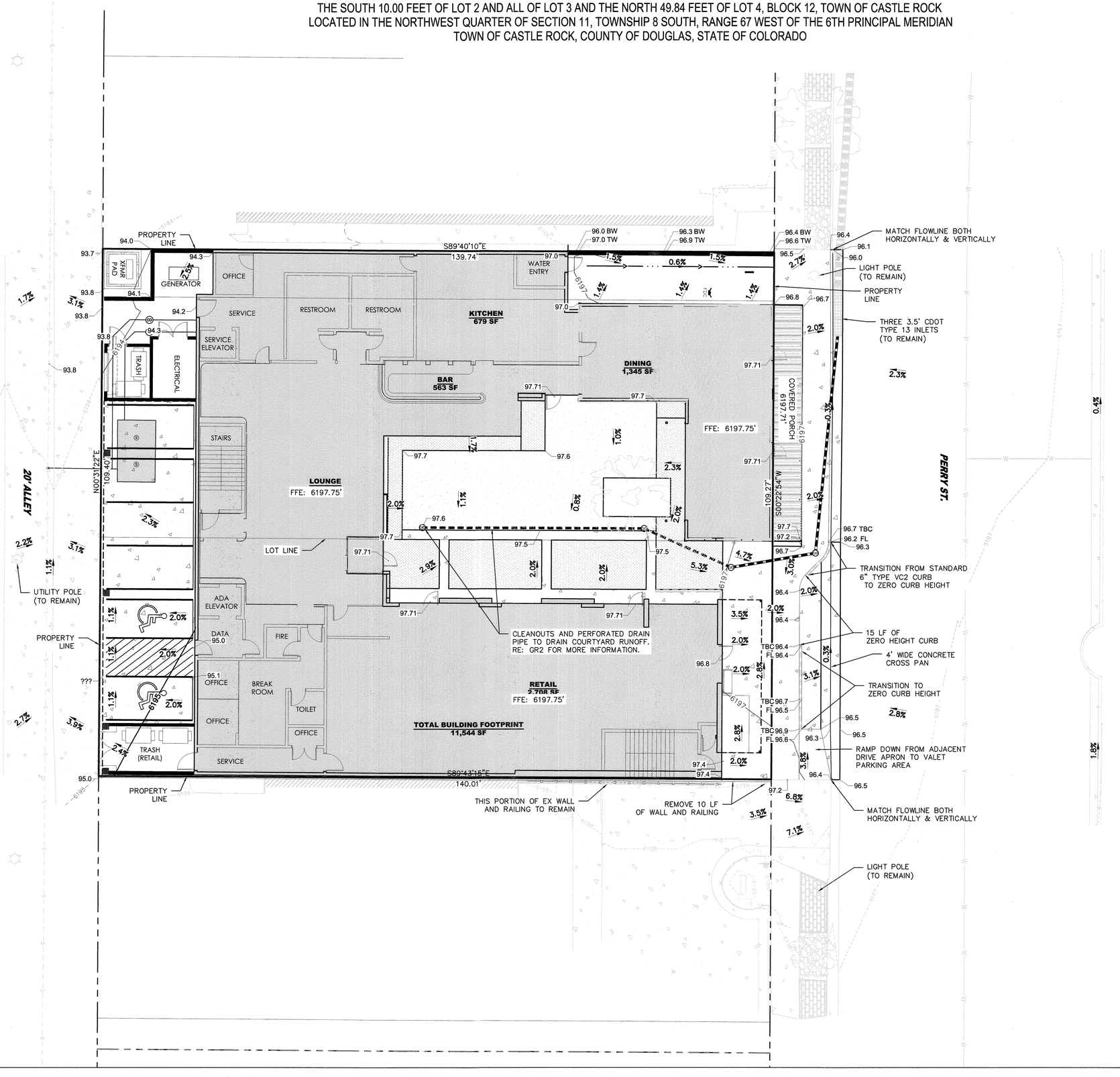
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UTILITY PLAN

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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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CITY HOTEL
TOWN CASTLE ROCK PROJECT NO. SDP24-0014

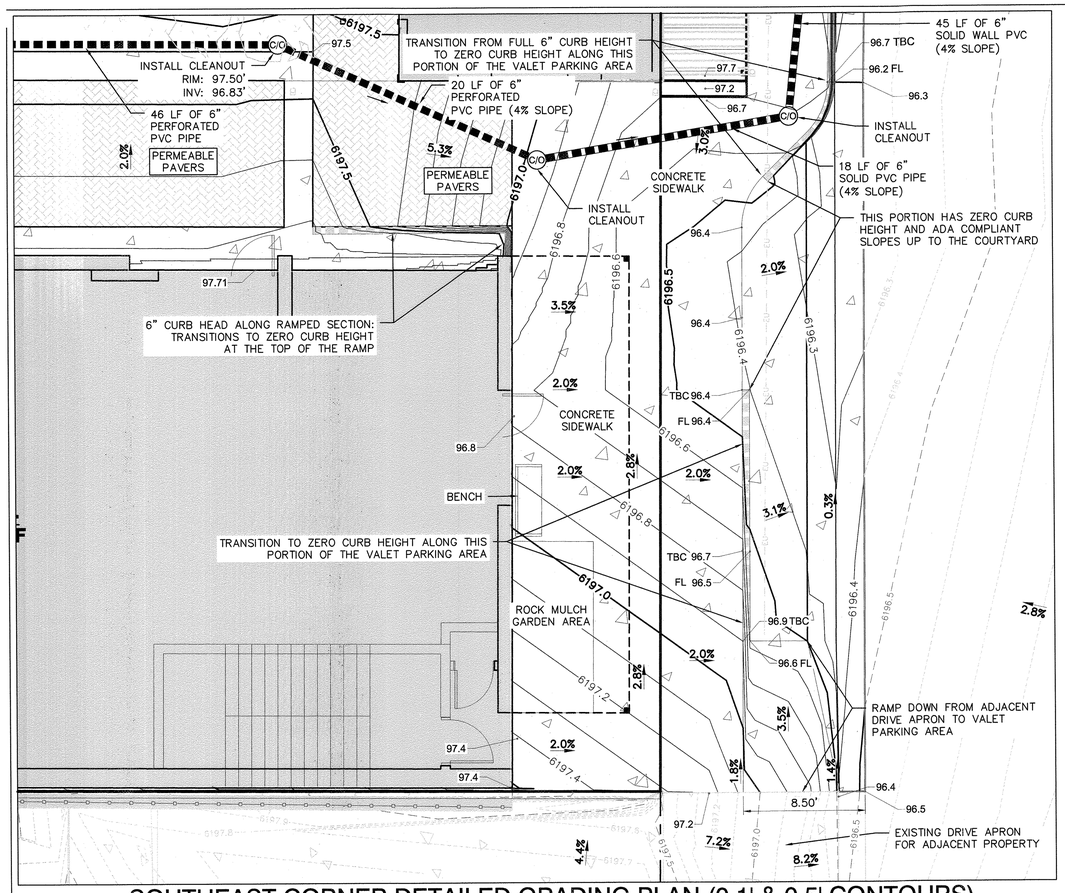
GRADING PLAN
5 OF 16

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

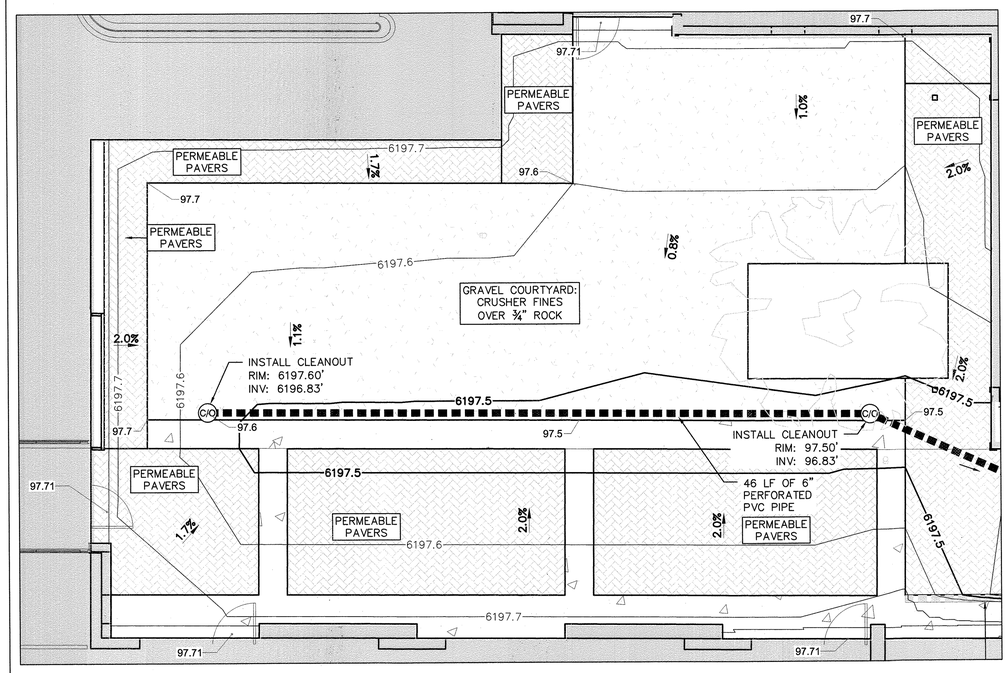
LEGEND

- PROPERTY BOUNDARY
- EX CURB AND GUTTER
- 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



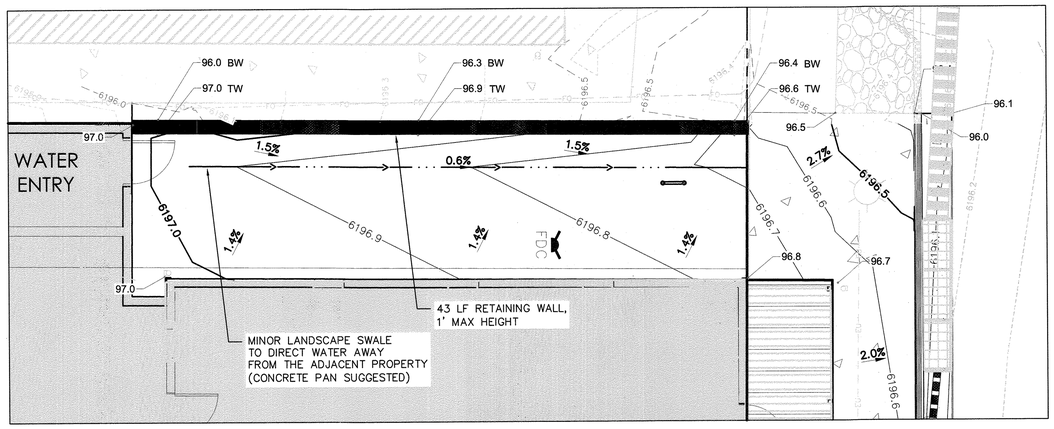
SOUTHEAST CORNER DETAILED GRADING PLAN (0.1' & 0.5' CONTOURS)

SCALE: 1" = 5'



COURTYARD DETAILED GRADING PLAN (0.1' & 0.5' CONTOURS)

SCALE: 1" = 5'



NORTHEAST CORNER 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

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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
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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 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

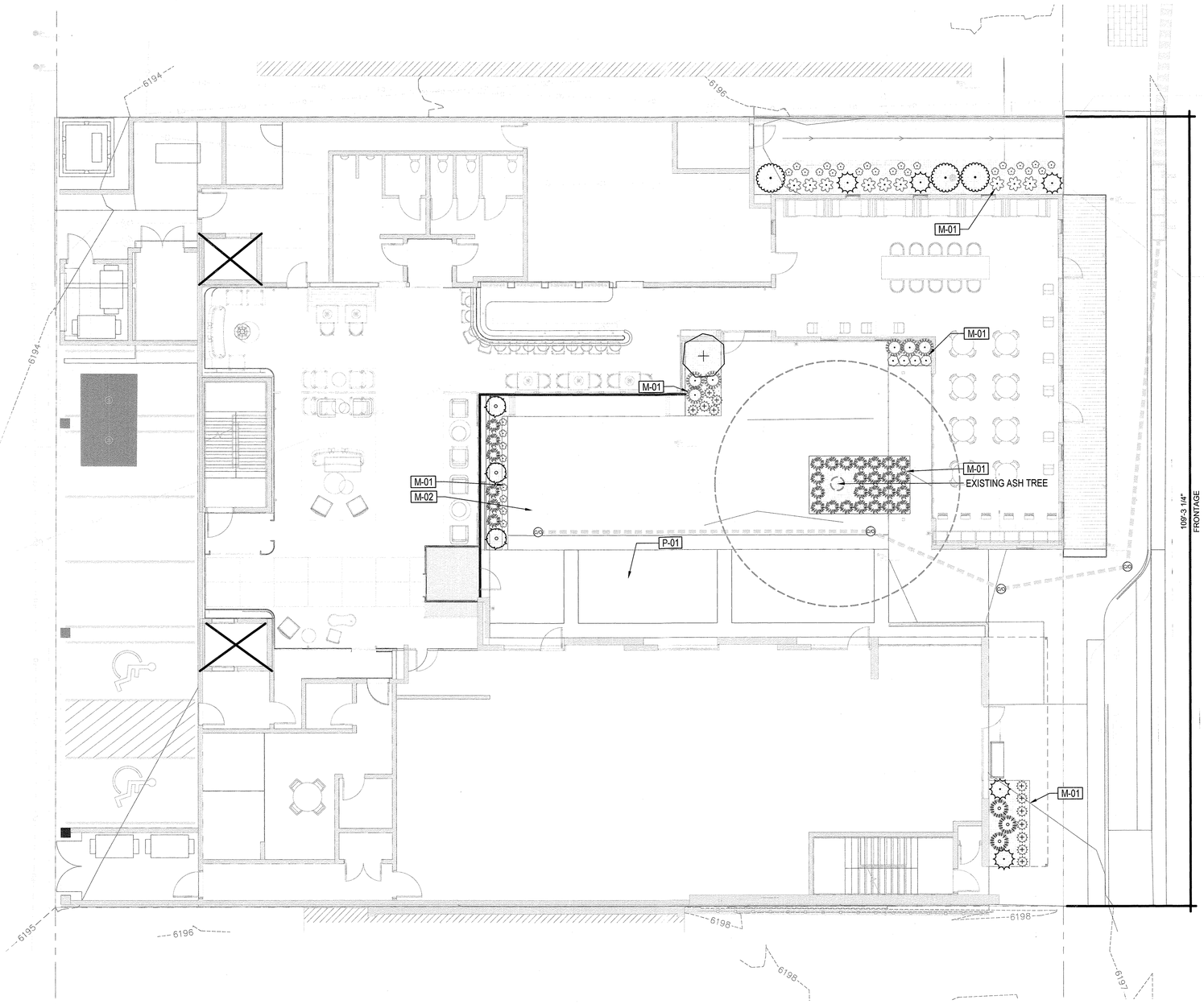
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REVISION 4:	

GENERAL LANDSCAPE PLAN

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

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



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

PAVEMENT	
CODE	DESCRIPTION
P-01	PERVIOUS PAVER

NORTH

0 4 8 16
SCALE 1/8" =1'-0"

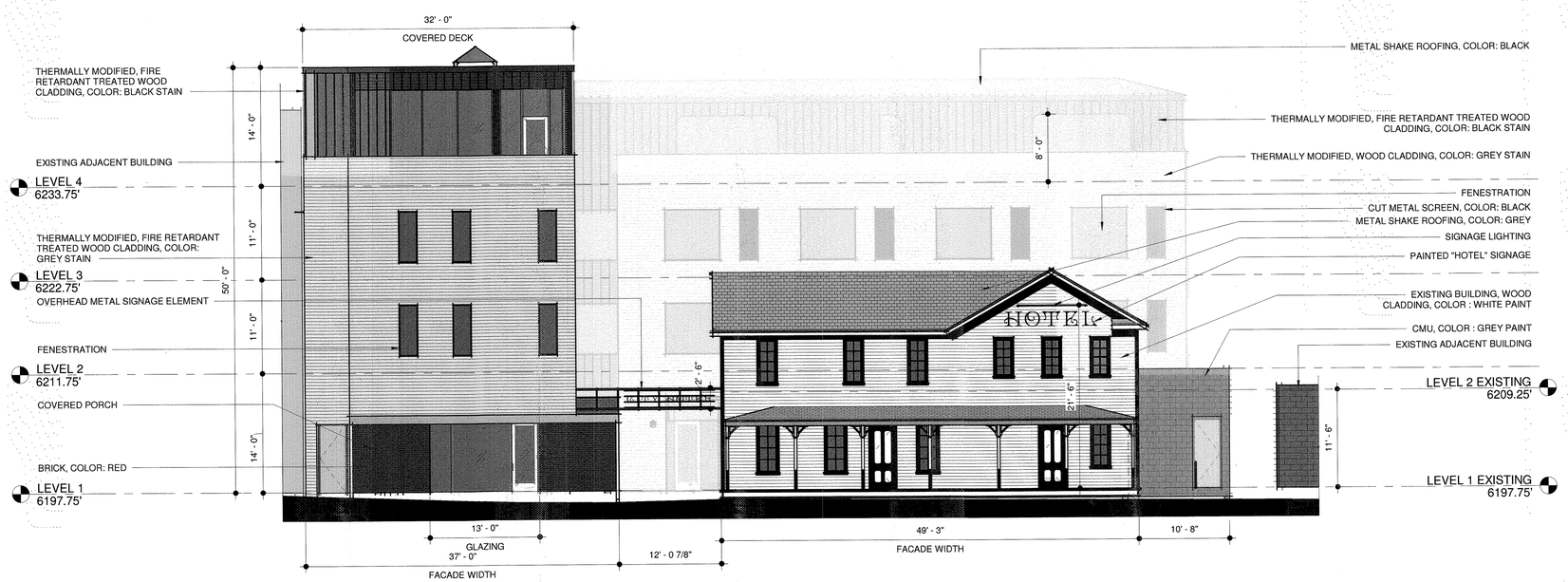
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GENERAL LANDSCAPE PLAN

SITE DEVELOPMENT PLAN

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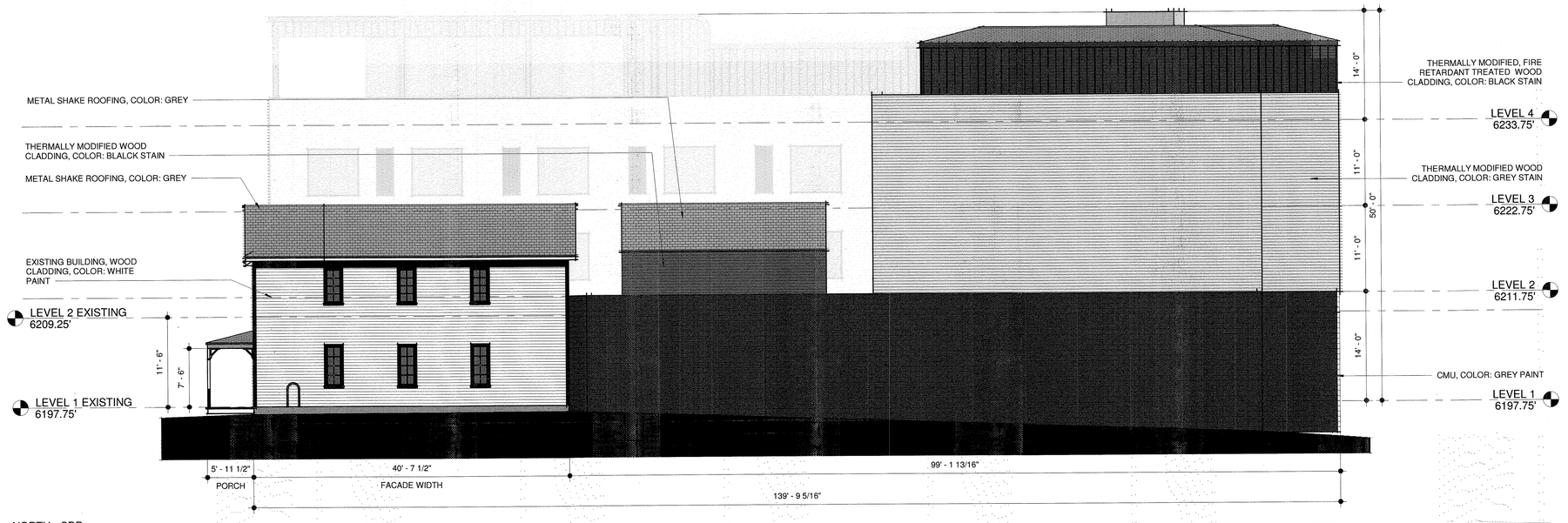


FACADE TRANSPARENCY TABLE

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")

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



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

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

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ELEVATIONS

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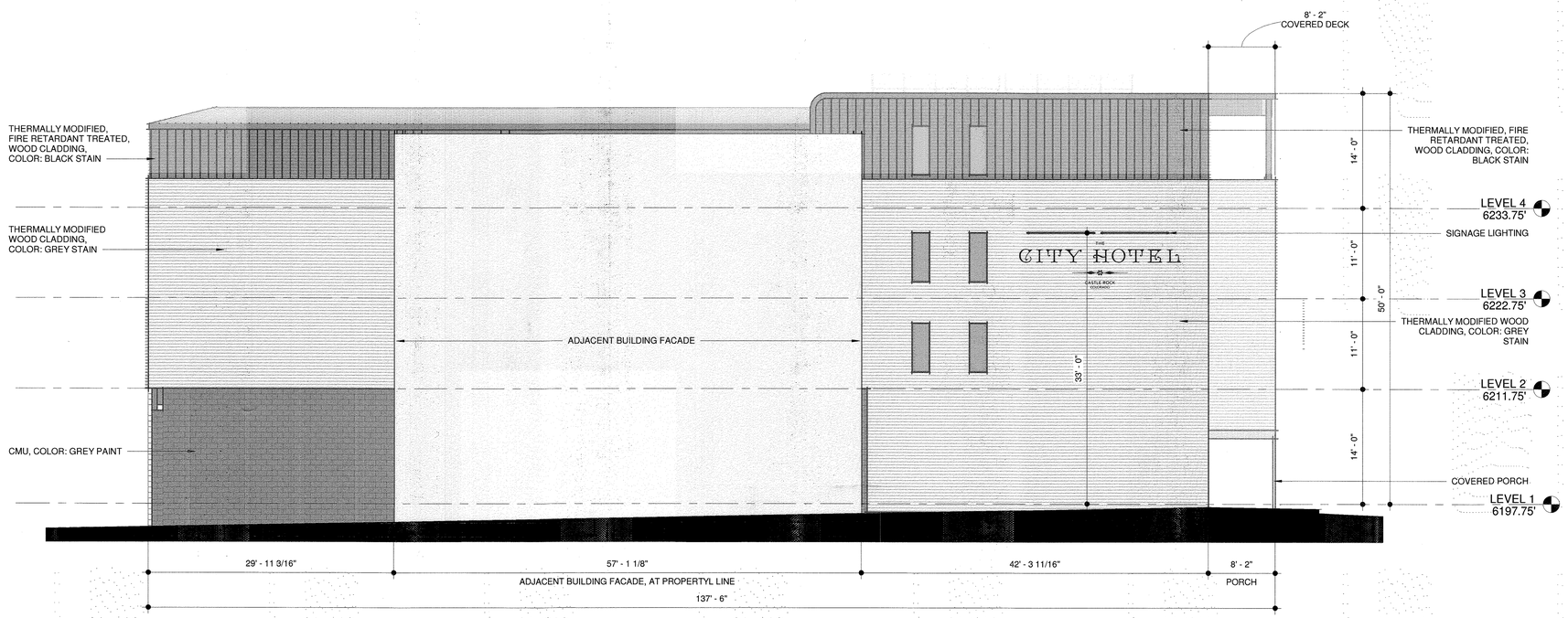
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SITE DEVELOPMENT PLAN

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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

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



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

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ELEVATIONS

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SITE DEVELOPMENT PLAN
CITY HOTEL
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SITE DEVELOPMENT PLAN

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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
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SITE DEVELOPMENT PLAN

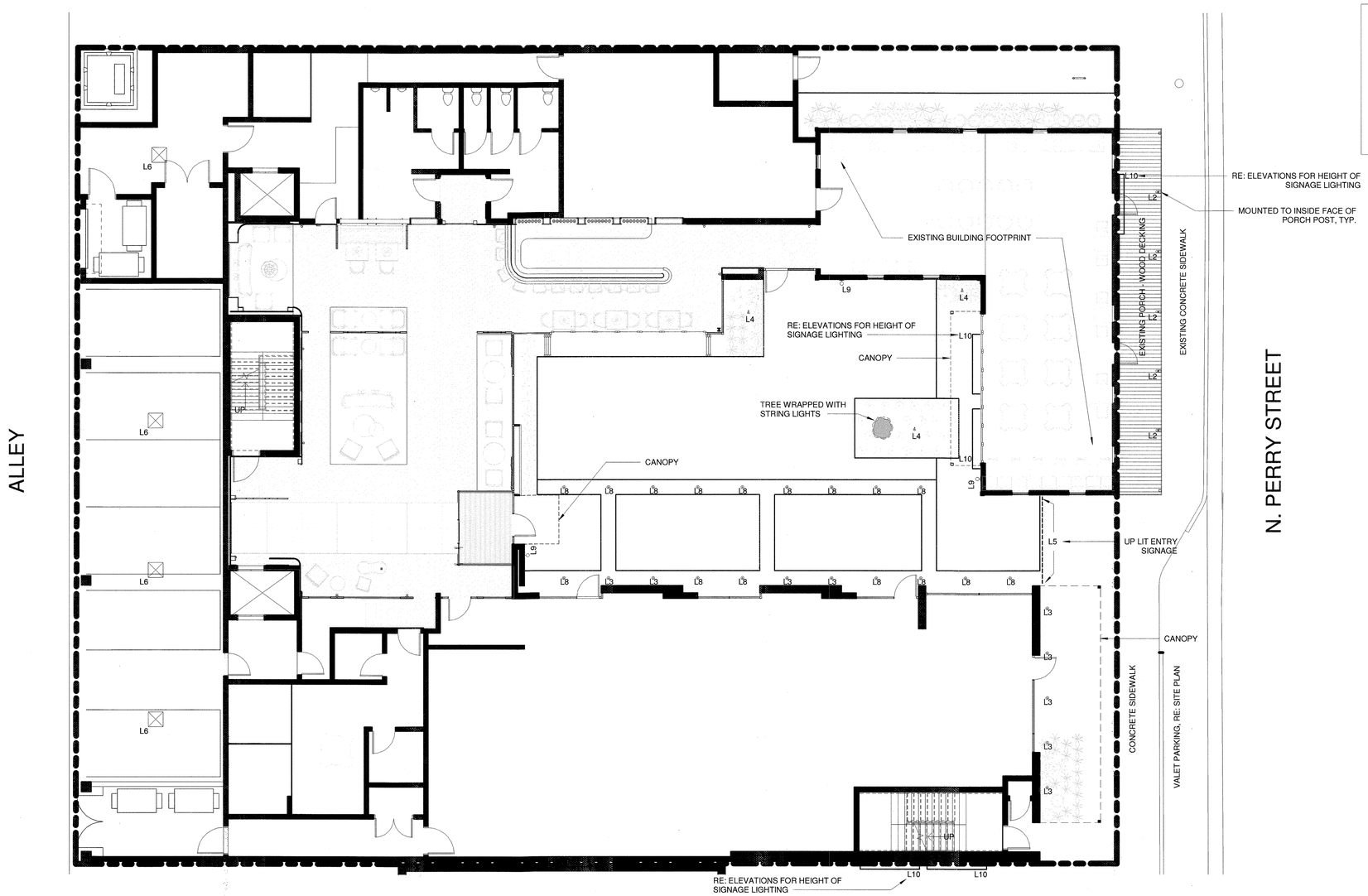
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LIGHTING LEGEND

	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
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SITE DEVELOPMENT PLAN

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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.

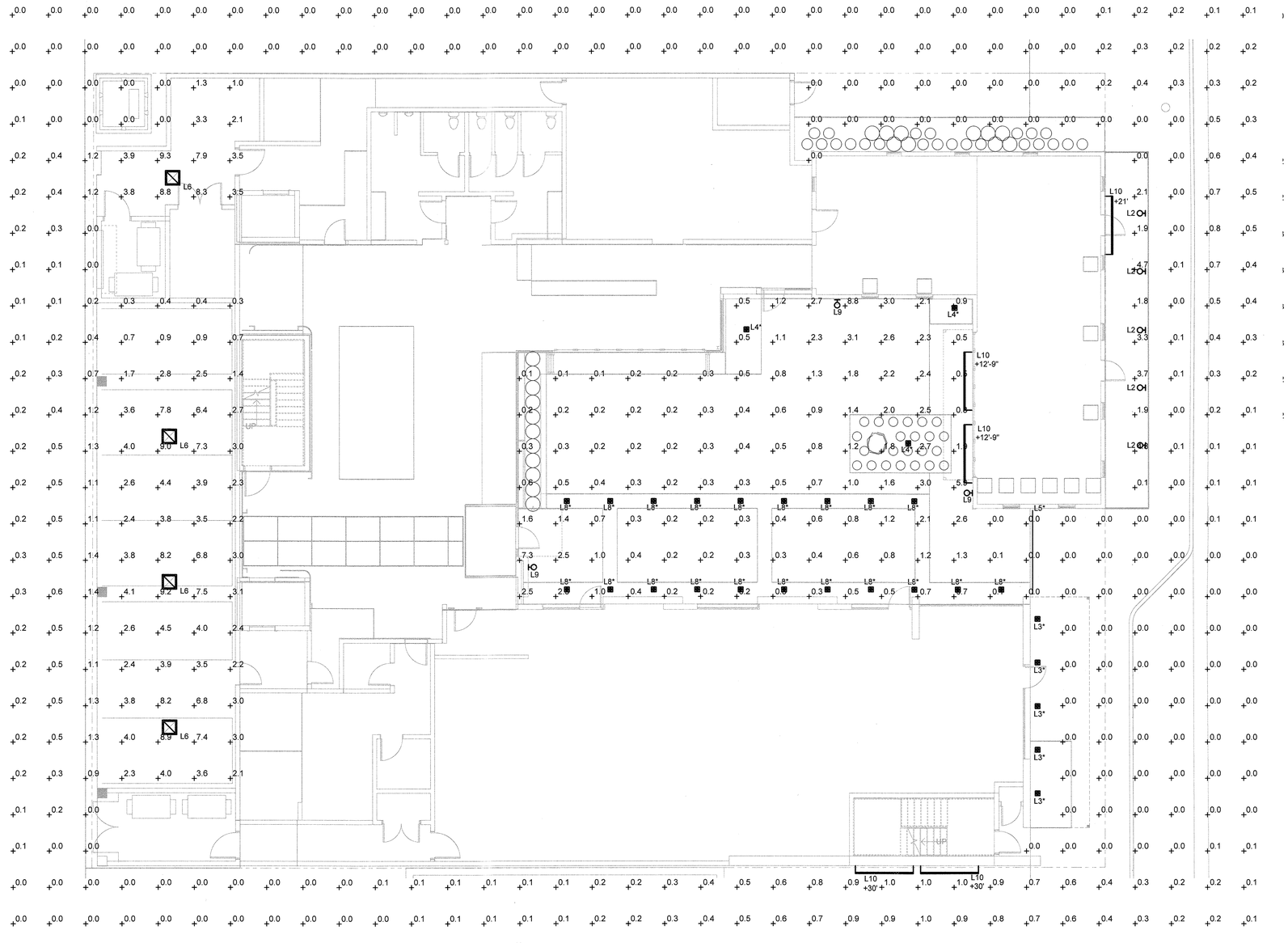
D. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.

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



N

1 SITE PHOTOMETRIC PLAN

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

SITE DEVELOPMENT PLAN
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PHOTOMETRIC

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

TYPE L1

Square downlight · Wide beam

BEGA

Type:
BEGA Product:
Project:
Modified:

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	120-277V AC
Minimum start temperature	-30°C
LED module wattage	8.4 W
System wattage	10.4 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	815 lm
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
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)
○ Silver (SLV)
○ RAL:
○ Bronze (BRZ)
○ White (WHT)
○ CUS:

Available options

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



Square downlight · Wide beam

	LED	A	B	C
B24805	8.4 W	45°	4"	3"	4.1"

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us. com
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Updated 01/09/24

TYPE L2

Wall luminaire · Directed light

BEGA

Type:
BEGA Product:
Project:
Modified:

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	120-277V AC
Minimum start temperature	-20°C
LED module wattage	3.2 W
System wattage	5.0 W
Controllability	Non-Dimming
Color rendering index	Ra > 80
Luminaire lumens	145 lm
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
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)
○ Silver (SLV)
○ RAL:
○ Bronze (BRZ)
○ White (WHT)
○ CUS:

Available options

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





Wall luminaire · Directed light

	LED	A	B	C
B33539	3.2 W	3	5 1/2"	3 7/8"

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TYPE L3

In-grade luminaire · Asymmetric • 24V DC

BEGA

Type:
BEGA Product:
Project:
Modified:

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	24VDC (remote power supply req.)
Minimum start temperature	-40°C
LED module wattage	3.0 W
System wattage	5.8 W
Controllability	Non-Dimming
Color rendering index	Ra > 90
Luminaire Lumens	364 lm
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
B19581	Remote driver box - Static white

See individual accessory spec sheet for details.





In-grade luminaire · Asymmetric • 24V DC

	LED		A	B	C
B77019	3.0 W	38°x35°	4"	3 1/2"	2 7/8"

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TYPE L4

Garden in-grade luminaire · Asymmetric • 12V AC

BEGA

Type:
BEGA Product:
Project:
Modified:

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	3.0 W
System wattage	3.67 W
Controllability	Non- Dimming
Color rendering index	Ra > 90
Luminaire lumens	381 lm
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

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	3.0 W	4 1/2"	2 7/8"	4 1/2"

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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

6/17/2024 9:06:50 AM C:\Users\daniel\Documents\City Hotel-2024_dlipsscomb74CJ8.rvt

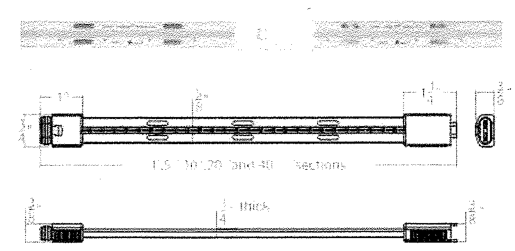
SITE DEVELOPMENT PLAN

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 / 30P / 35P / 40P	2700K / 3000K / 3500K / 4000K	White
T24-OD2	200 lm/ft	2.3W/ft	01	05	10	20	30			

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 512-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: TRIAC/ELV Dimming: Power Supply	100 lm/ft: Wireless Control: Power Supply + Wireless DMX Controller	200 lm/ft: TRIAC/ELV Dimming: Power Supply	200 lm/ft: 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

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters, East Manufacturing Facility: 44 Harbor Park Drive, Port Washington, NY 11050
South East Manufacturing Facility: 1600 Distribution Ct, Lithia Springs, GA 30122
Central Manufacturing Facility: 1700 South J Elmer Freeway, Ste 100, 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 1

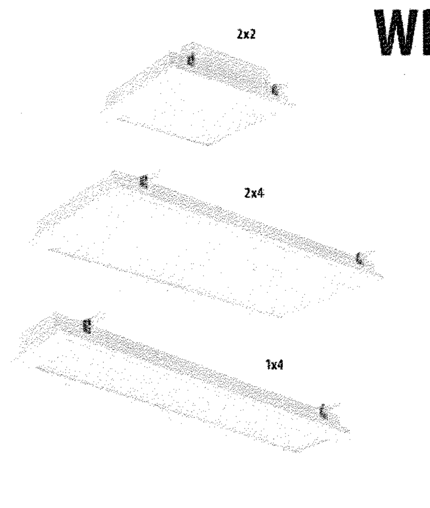
TYPE L6

LITHONIA LIGHTING

Catalog Number
Notes
Type

LED Recessed Wet Location Troffer

WRTL



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 .060 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 C82.77-5-2015.

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 UL8750) or NOM Certified. IC 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 America(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(1X4) 12000LM(2X2) and 24000LM(2X4). 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.

A+ 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 nLight® control networks marked by a shaded background*

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

*See ordering tree for details

INDUSTRIAL — WRTL Page 1 of 6

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
Controllability	Non-Dimming
Color rendering index	Ra > 80
Luminaire lumens	146 lm
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

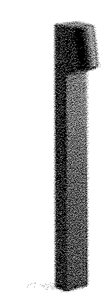
Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom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

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

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

Available accessories
B536 — 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 ½	5

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

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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	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	352 lm
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

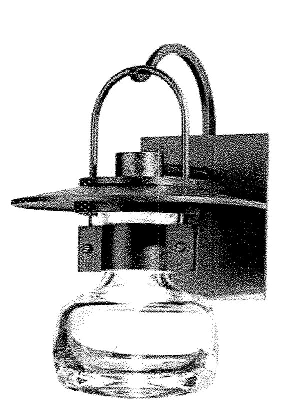
	LED		A	B	C
B77018	3.0W	23°	4 ⁵⁄₈	3 ⁷⁄₈	3 ⁷⁄₈

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

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TYPE L9

HUBBARDTON FORGE



Mason Outdoor Sconce

Base Item #: 303003

Selected Options

Lamping: Incandescent (SKT)
Finish: 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: Incandescent (SKT)

Finish: Coastal Bronze (75), White (02), Natural Iron (20), Coastal Black (80), Oil Rubbed Bronze (14), Coastal Burnished Steel (78), Coastal Dark Smoke (77)

Option1: Clear Glass (ZM) [ZM0448]

Hubbardtonforge.com — customerservice@vtforge.com — 888-826-4766

TYPE L10

ALCON LIGHTING

Project Name: Type: Quantity:

Alcon 11704 Adjustable Outdoor Wall Art and Sign Light

FIXTURE SPECIFICATIONS

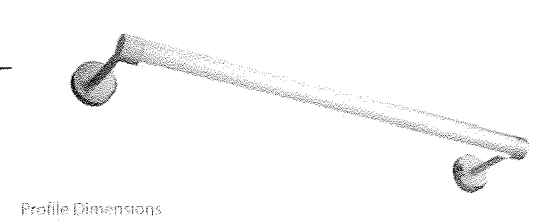
INTENDED USE

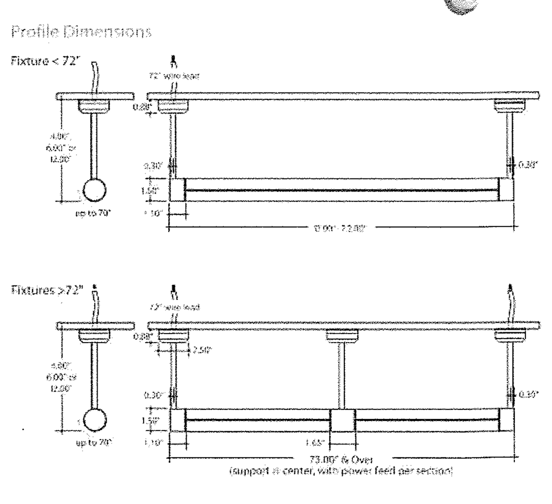
Our outdoor architectural specification-grade linear wall-mounted light showcases signs or works of art. The fixture comes with an option to extend the length for lighting wider wall areas. Constant and evenly distributed illumination from beginning to the end of runs adds value to commercial or residential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

SPEC GRADE · cUL LISTED · IP68 · WET LOCATION RATED · RoHS COMPLIANT · LIMITED 5-YEAR WARRANTY · MADE IN USA







Fixture Head Rotates 70°

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

Model	Length	Lumen per foot	Color Temp	Arm Length	Finish	Lens	Remote Driver
11704	24 2'; 36 3'; 48 4'; 72 6'; 96 8'; XX Custom	4L 421 lumen; 5L 565 lumen	27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K	4 4"; 6 6"; 12 12"	SA Silver; WH White; BK Black; BZ Bronze; AB Aged Brass; PG Polished Gold; CH Chrome; NI Nickel; MBK Matte Black	FR Frosted; 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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LIGHTING CUT SHEETS

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

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