

July 24, 2020

Debbie Bickmire
Planner, City of Aurora
5151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012
(303) 739-7345
dbickmire@auroragov.org

**Re: Green Valley Ranch East Active Adult Clubhouse –Minor Amendment Submittal #2
Responses to City Comments Initial Submittal Review #1**

Ms. Bickmire,

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise clouded areas to be more specific
Response: Completed
- Is a building sprinkler system required (Water and Life/Safety)
Response: Yes the cottages are sprinklered
- Address redline comments within submitted documents that may not be specifically mentioned in the written comments.
Response: Completed

1. Planning Comments

- 1A. Revise the clouded areas to identify ONLY the specific items that have been revised. For example, only about 10 lines of the site data were changed, not the entire table.

Response: Completed

- 1B. Add a "Delta 1" by all clouded areas.

Response: Completed

- 1C. Revise the Amendment block briefly, but explicitly identify the items included in this minor amendment.

Response: Completed

- 1D. Why are all the transformers located at the front of the clubhouse building? Ensure they will be adequately screened. A low wall would be an appropriate screen. Deciduous shrubs that require being cut back each year are not acceptable.

Response:

The seven (7) condensers are located at the front of the building for the following justifications:

1 - The clubhouse roof is not flat. To create flat areas on the roof would negatively impact attic space where space is already limited by placement of the partnering seven (7) furnaces and other mechanical and utilities.

2- The clubhouse has been amended from a wood structure to a steel structure. While this provides opportunities in design and construction there are some constraints - i.e. roof design.

3 - The current location of the condensers is in front of the elevation that do not have low windows. This keeps the view from the inside to the outside clear of obstructions.

4 - Landscape (of substantial size and evergreen) has been proposed. Another comment states to add a low screen (wall) and we have proposed a screen fence. Please see the new detail.

- 1F. Most of the trim and architectural features have been removed from the building. This is not acceptable. please see redlines for suggestions to incorporate some features.

Response: Trim has been added back to match the Sales Center. Due to the new metal construction the truss detail is not applicable. On the pool equipment building a faux window detail has been added.

2. Traffic Engineering Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in yellow CSP

- 2A. Clearly identify if its is just phasing of the identified areas or if the design of landscaping is changing.
Response: Completed

3. Civil Engineering Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green CSP

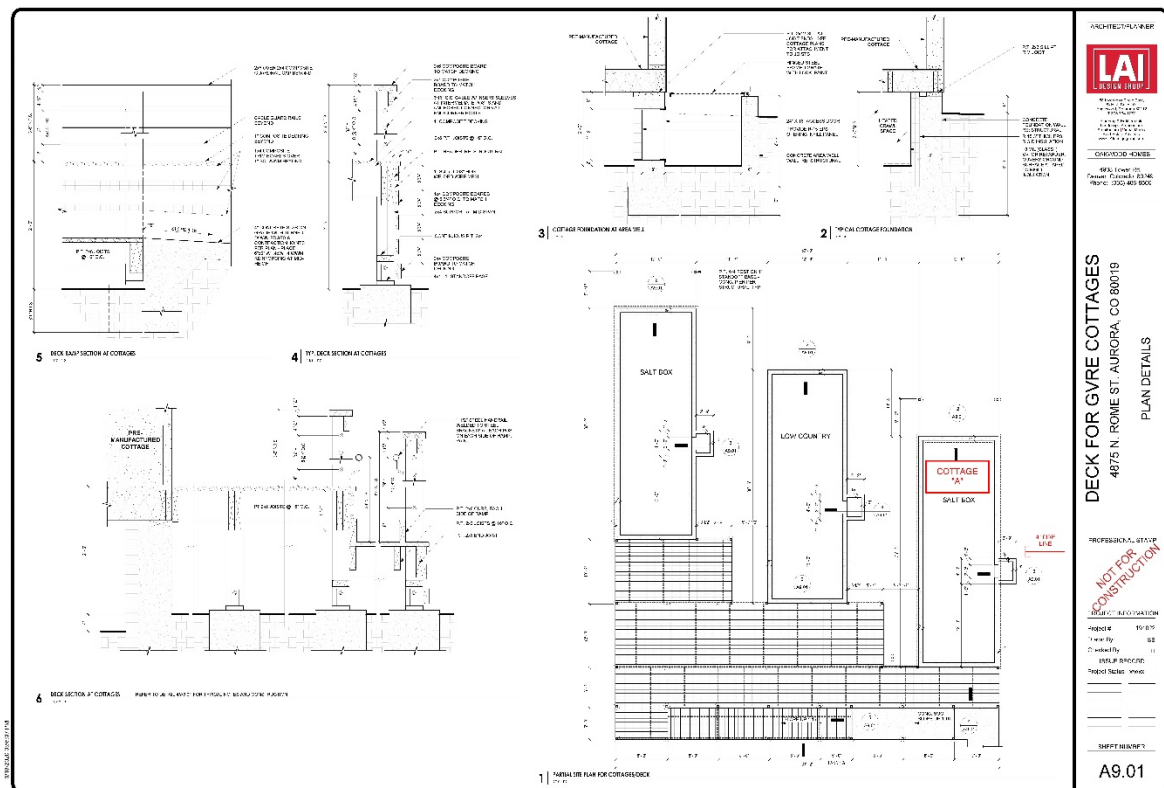
- 3A. By clouding everything, are you saying that everything in a view changed? Please just cloud the areas that changed.
Additional review will be required.
Response: Completed

- 3B. Label retaining walls with railing for all portions of wall over 30" (Sheet 8).
Response: Completed (Note: these walls are 24" from deck with a 5' fence above/ the wall at the hot tub is not retaining and detailed at 5' high).

- 3C. If there were any changes to any of the drainage, a preliminary drainage letter is required.
Response: A letter was submitted and will be resubmitted.

4. Life/Safety Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue CSP

- 4A. Are you intending to sprinkler the designer cottages? If so, there are specific requirements that need to be addressed such as, location of FDCs; size, location, and labeling of the fire service lines; data block revision etc.
Response: See attached for 4" fire line entry location. An FDC is not required for 13R Sprinkler Systems less than 2,000 sf.



5. Aurora Water Steve Dekoskie / sdekoski@auroragov.org / 303-739-7490 / Comments in red CSP

5A. Is a building sprinkler system required? Private fire lines are 4" min. A dead main can't support more than 1-4" private fire line.

Response: Cottages are designated as R-1 Occupancies by the State of Colorado and as such are required to be sprinklered. As an R-1 occupancy they are each sleeping rooms of a common "Hotel" use and shall be sprinklered as branches off of a common system. There shall be only (1) one fire line entry location and backflow.

6. Real Property Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta

6A. No comments provide. Please contact Darren Akrie directly.

Response: Acknowledged

If you require additional information or have any questions about our submittal items, please do not hesitate to call or e-mail me (303) 734-1777 or jcarpenter@laidesigngroup.com. We look forward to working with the City in completing this process in order to contribute high-quality project to the City of Aurora.

Sincerely,



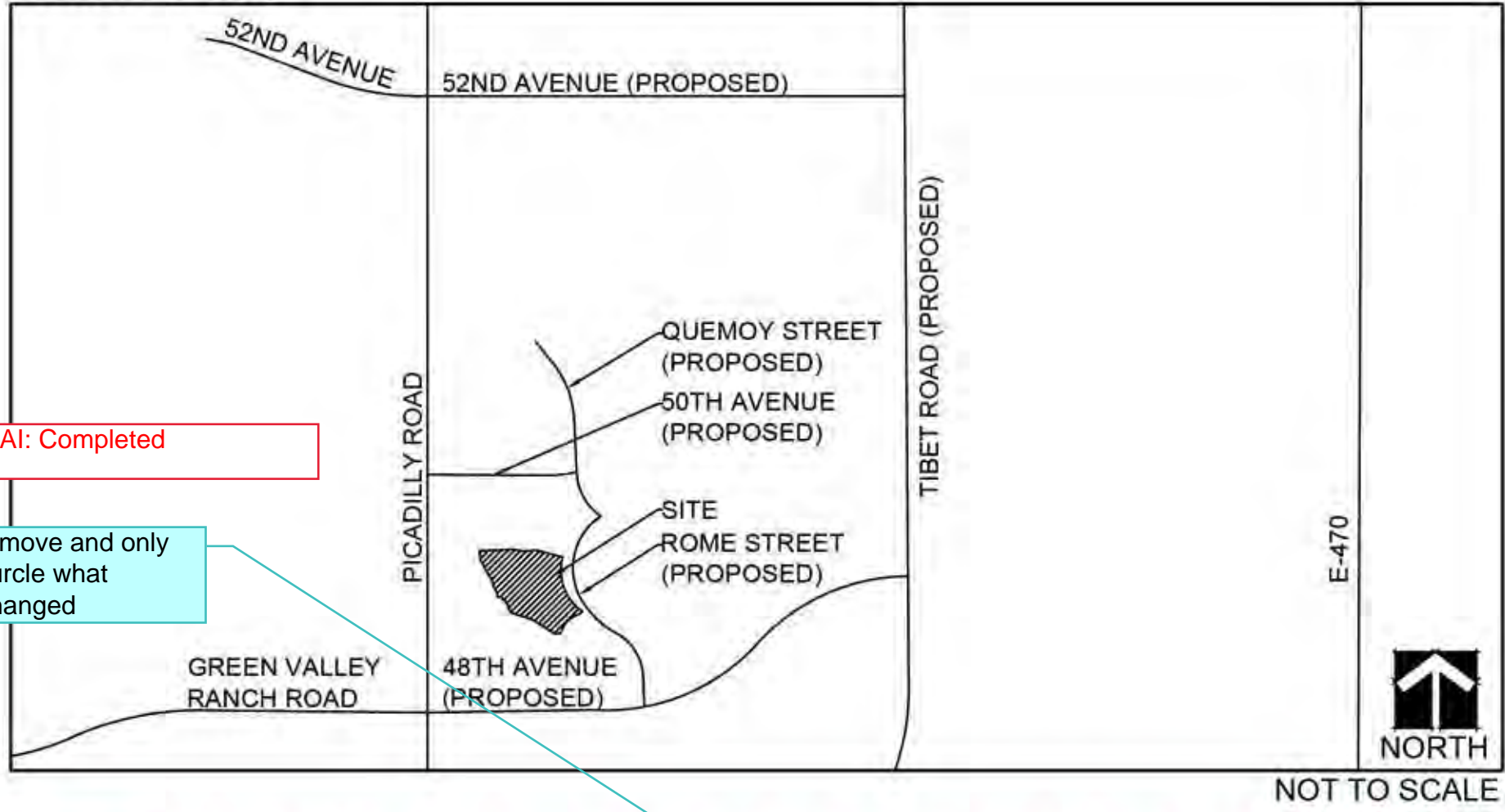
Jennifer Carpenter
Senior Associate, LAI Design Group

GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE

CONTEXTUAL SITE PLAN

A RESUBDIVISION OF TRACT H, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

VICINITY MAP



DATA BLOCK:

PRESENT ZONING CLASSIFICATION		E-470 - MEDIUM DENSITY RESIDENTIAL	
PROPOSED USE		NEIGHBORHOOD ACTIVITY CENTER/CLUBHOUSE	
AREA WITHIN BOUNDARY (TRACT B)		3.6 ACRES (157,477 SF) 100%	
NUMBER OF BUILDINGS		6	
NUMBER OF STORIES		1	
MAXIMUM PERMITTED BUILDING HEIGHT		35'	
MAXIMUM HEIGHT OF PROPOSED BUILDINGS		31' TO TOP OF ROOF 34' TO TOP OF CHIMNEY COVER	
BUILDING INFORMATION:		GROSS FLOOR AREA	
		FULL BUILD-OUT PHASE 1 PHASE 2	
CLUBHOUSE		10,594 SF 10,594 SF	
SALES CENTER		2,409 SF 2,409 SF	
POOL EQUIPMENT		824 SF 824 SF	
DESIGNER COTTAGES (3 TOTAL)		1,410 SF 1,410 SF	
TOTAL BUILDING COVERAGE		15,237 SF 3,819 SF 11,418 SF	
AREA WITHIN TRACT BOUNDARY		FULL BUILD-OUT PHASE 1 PHASE 2	
BUILDING COVERAGE		15,237 SF 10% 3,819 SF 11,418 SF	
OPEN SPACE (INCLUDES HARDSCAPE, LANDSCAPE, POOL, & PARKING AREAS)		142,240 SF 90% 52,416 SF 89,824 SF	
HARD SURFACE AREA (PARKING LOT, SIDEWALKS, PATIO, & POOL)		97,578 SF 62% 33,526 SF 64,052 SF	
LANDSCAPE AREA (TURF, NATIVE SEED, PLANTING AREAS, COBBLE, ARTIFICIAL TURF)		44,662 SF 28% 18,890 SF 25,772 SF	
PARKING SPACES		REQ. PROVIDED	
FULL BUILD-OUT (TOTAL SITE)		121 116	
BICYCLE PARKING REDUCTION (MAX. 5%)		-5 -	
SALES CENTER (1 SPACE / 4 OCCUPANTS)		OCCUPANCY: 23 6 9	
DESIGNER COTTAGES (1 SPACE / UNIT)		# OF UNITS: 3 3 3	
PHASE 1 TOTAL		12 12	
CLUBHOUSE (1 SPACE / 4 OCCUPANTS)		OCCUPANCY: 261 65 65	
POOL AREA (1 SPACE / 4 OCCUPANTS)		OCCUPANCY: 136 34 34	
OUTDOOR GATHERING AREAS (1 SPACE / 4 OCCUPANTS)		OCCUPANCY: 41 10 5	
PHASE 2 TOTAL		109 104	
ACCESSIBLE SPACES (1 ADA PER 25 SPACES)		5 8	
VAN ACCESSIBLE SPACES (MINIMUM 1 SPACE PER EVERY 6 ADA SPACES)		1 2	
LOADING SPACES REQUIRED & PROVIDED		N/A N/A	
BICYCLE SPACES (3% OF REQUIRED PARKING SPACES)		4 10	
PHASE 1: SIGNAGE PROPOSED @ SALES CENTER		28 S.F. AND 3 S' MAX. HT. 1 SIGN	
PHASE 2: SIGNAGE PROPOSED @ NORTH & SOUTH ENTRY		28 S.F. AND 2' MAX. HT. 2 SIGNS	

LEGAL DESCRIPTION

A RESUBDIVISION OF TRACT H, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CITY OF AURORA NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANES SIGNS AS REQUIRED BY THE CITY OF AURORA.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ALL SIGNS MUST CONFORM TO CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THE SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-1.2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT. A CLEAR VIEW SHALL BE MAINTAINED FROM 3' TO 7' PER FIGURE 4.04.2.10.01.1 OF THE ROADWAY SPECIFICATIONS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTIONS 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND ACCESSIBLE ALONG THEIR ENTIRE LENGTH AND ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC. SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT, AS NEEDED, OR VICE VERSA.
- THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD AT THE TIME OF BUILDING PERMIT. AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS AND ASSIGNS.
- ARCHITECTURAL FEATURES SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY AND LANDSCAPING REQUIREMENTS. LANDSCAPE MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- FIRE HYDRANTS MUST BE PLACED AT LEAST ONE (1) FOOT IN FRONT OR BEHIND A SIDEWALK WHILE STILL MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS. FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO THE PLANNING APPLICATION GUIDEBOOK INSTRUCTIONS, WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING LDN NIBA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(c) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

AMENDMENTS

#	DATE	ISSUE	ISSUED BY
1	06/02/2020	CSP AMENDMENT #1 need to itemize changes, briefly.	LAI

use delta with 1 for all items changed TYP

LAI: Completed

SIGNATURE BLOCK

GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE CONTEXTUAL SITE PLAN

A PORTION OF TRACT H, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, RECORDED JANUARY 7, 2019 AT RECEPTION NO. 201900001480 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE

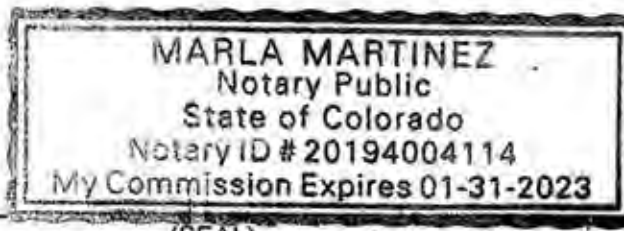
THIS CONTEXTUAL SITE PLAN AND THE AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, THEIR SUCCESSORS AND ASSIGNS. THE PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, CLAYTON PROPERTIES GROUP II, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 4th DAY OF 2019 AD

BY: Robert E. Sanderman
NAME: ROBERT E. SANDERMAN
TITLE: ASSISTANT SECRETARY

STATE OF COLORADO } SS
COUNTY OF Denver }
THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4th DAY OF Dec AD 2019 BY:
Robert Sanderman

WITNESS MY HAND AND OFFICIAL SEAL



(NOTARY PUBLIC) Marla Martinez
MY COMMISSION EXPIRES 1-31-2023
NOTARY BUSINESS ADDRESS: 4908 Tower Rd. Denver, CO 80249

CITY OF AURORA APPROVALS

CITY ATTORNEY: Adams Co. DATE: 12-18-19
PLANNING DIRECTOR: Adams Co. DATE: 12-17-19
PLANNING COMMISSION: (CHAIR PERSON) N/A DATE: N/A
CITY COUNCIL: (MAYOR) N/A DATE: N/A
ATTEST: (CITY CLERK) N/A DATE: N/A

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF Adams Co. COLORADO AT 1:21 O'CLOCK P.M.
THIS 31st DAY OF Dec. AD 2019

CLERK AND RECORDER: Reception No. 2019000115252 DEPUTY: Seann Anderson

CONTACTS

OWNER / CLIENT:

CLAYTON PROPERTIES GROUP II, LLC. / CONTACT: BRANDON WYSZYNSKI
4908 TOWER ROAD
DENVER, COLORADO 80249 / T 303.486.8517

PLANNER / ARCHITECT / LANDSCAPE ARCHITECT:

LAI DESIGN GROUP / CONTACT: JENNIFER CARPENTER
88 INVERNESS CIRCLE EAST - BUILDING J, SUITE 101
ENGLEWOOD, COLORADO 80112 / T 303.734.1777

CIVIL ENGINEER:

CALIBRE ENGINEERING, INC. / CONTACT: RUSS BURROWS/JAMES GUSKY
9090 S RIDGELINE BOULEVARD
HIGHLANDS RANCH, COLORADO 80129 / T 303.257.7653

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ARCHITECT / PLANNER



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Landscape Architecture | Visual Media
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OWNER/CLIENT

CLAYTON PROPERTIES
GROUP II, LLC.
4908 TOWER ROAD
DENVER, COLORADO 80249

GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
COVER SHEET

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

CSP #1	09/21/2019
CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

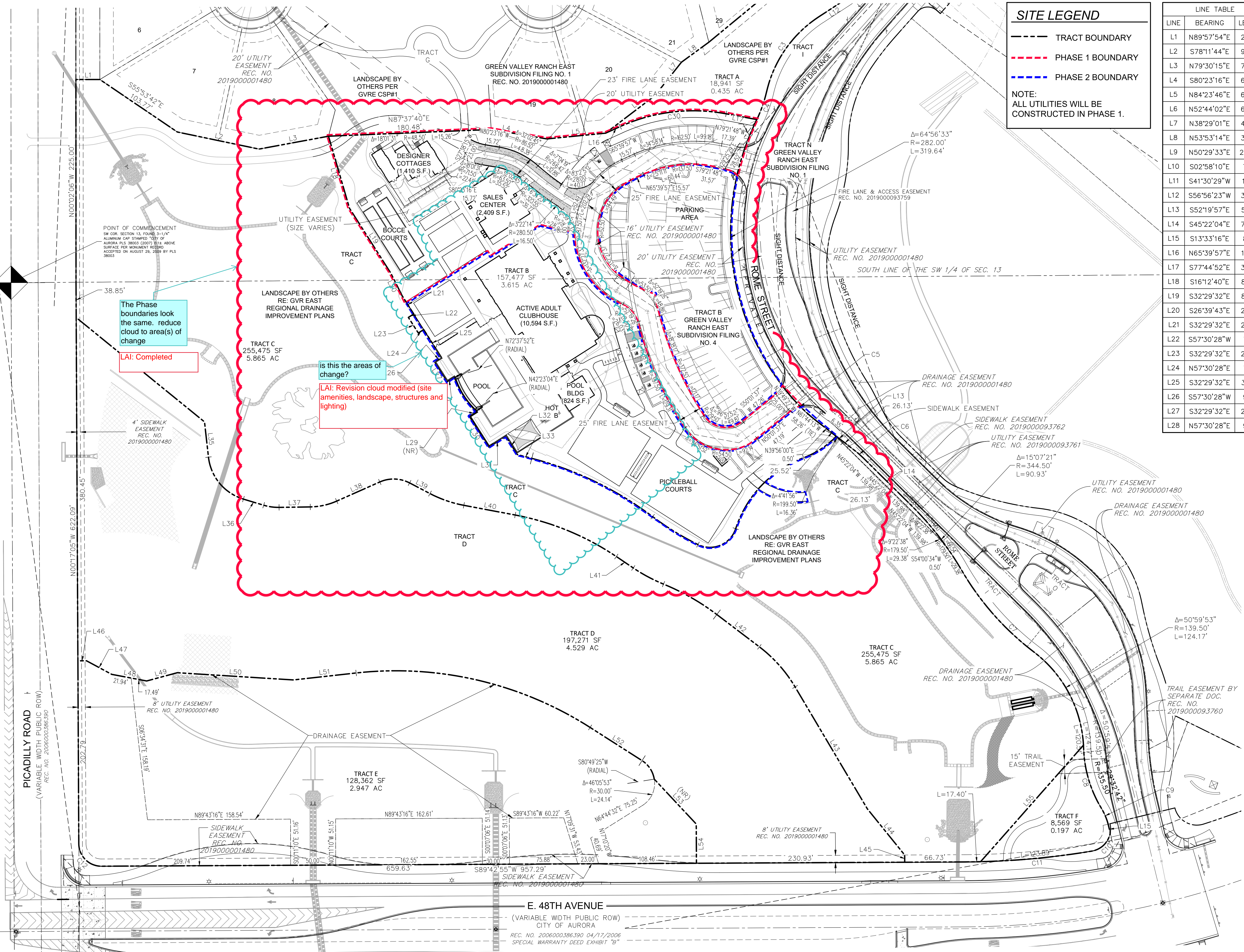
SHEET NUMBER

01

1 OF 28

NOT FOR CONSTRUCTION

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SITE LEGEND

--- TRACT BOUNDARY

--- PHASE 1 BOUNDARY

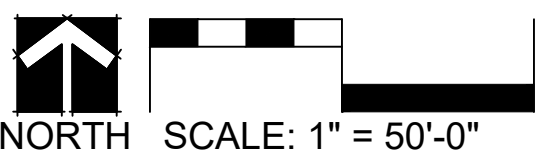
--- PHASE 2 BOUNDARY

NOTE:
ALL UTILITIES WILL BE
CONSTRUCTED IN PHASE 1.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°57'54"E	26.56'
L2	S78°11'44"E	92.52'
L3	N79°30'15"E	78.37'
L4	S80°23'16"E	62.66'
L5	N84°23'46"E	65.35'
L6	N52°44'02"E	68.66'
L7	N38°29'01"E	47.32'
L8	N53°53'14"E	37.65'
L9	N50°29'33"E	201.01'
L10	S02°58'10"E	7.59'
L11	S41°30'29"W	17.11'
L12	S56°56'23"W	34.72'
L13	S52°19'57"E	51.65'
L14	S45°22'04"E	75.27'
L15	S13°33'16"E	8.50'
L16	N65°39'57"E	17.78'
L17	S77°44'52"E	34.33'
L18	S16°12'40"E	83.16'
L19	S32°29'32"E	85.15'
L20	S26°39'43"E	27.85'
L21	S32°29'32"E	24.28'
L22	S57°30'28"W	7.10'
L23	S32°29'32"E	20.50'
L24	N57°30'28"E	7.10'
L25	S32°29'32"E	36.61'
L26	S57°30'28"W	9.04'
L27	S32°29'32"E	26.08'
L28	N57°30'28"E	9.88'

LINE TABLE		
LINE	BEARING	LENGTH
L29	S57°30'28"W	9.88'
L30	S32°29'32"E	40.49'
L31	N57°30'28"E	22.16'
L32	S32°32'04"E	23.95'
L33	S75°28'01"E	16.56'
L34	S50°54'10"E	183.31'
L35	S06°24'54"E	39.34'
L36	S73°10'46"E	23.48'
L37	N89°08'19"E	34.61'
L38	N66°03'10"E	52.26'
L39	S62°24'01"E	25.52'
L40	S79°19'24"E	57.97'
L41	S56°01'19"E	22.64'
L42	S52°46'42"E	59.24'
L43	S30°39'32"E	157.06'
L44	S38°58'36"E	65.87'
L45	S00°17'05"E	8.00'
L46	S89°42'55"W	9.52'
L47	N61°45'04"W	31.76'
L48	N79°15'21"W	39.43'
L49	S74°55'09"W	35.17'
L50	N86°26'13"W	128.92'
L51	S83°39'39"W	70.07'
L52	N57°27'12"W	68.39'
L53	N43°05'42"W	68.15'
L54	N00°17'05"W	43.49'
L55	N41°26'18"E	172.32'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°33'00"	382.00'	50.34'
C2	15°25'54"	134.50'	36.23'
C3	43°55'17"	135.50'	103.87'
C4	13°01'06"	149.50'	33.97'
C5	13°25'35"	206.00'	48.27'
C6	6°57'53"	99.50'	12.09'
C7	22°30'03"	310.50'	121.94'
C8	29°32'42"	135.50'	69.87'
C9	17°44'19"	67.00'	20.74'
C10	70°17'20"	25.00'	30.67'
C11	9°10'05"	883.00'	141.29'
C12	90°00'00"	25.00'	39.27'
C13	30°14'48"	87.22'	46.04'
C14	22°27'09"	382.00'	149.70'
C15	10°45'25"	315.00'	59.14'
C16	98°15'47"	30.00'	51.45'
C17	51°35'18"	125.00'	112.55'
C18	25°34'59"	98.00'	43.76'
C19	66°45'52"	55.00'	64.09'
C20	17°40'55"	56.00'	17.28'
C21	23°05'09"	75.00'	30.22'
C22	51°32'49"	38.00'	34.19'
C23	16°55'23"	135.00'	39.87'
C24	23°18'05"	300.00'	122.01'
C25	11°47'50"	185.00'	38.09'
C26	15°02'27"	260.00'	68.25'
C27	22°07'10"	155.00'	59.84'
C28	38°53'09"	400.00'	271.47'
C29	48°16'37"	30.00'	25.28'
C30	34°58'14"	196.93'	120.19'



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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
OVERALL VICINITY SITE PLAN

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

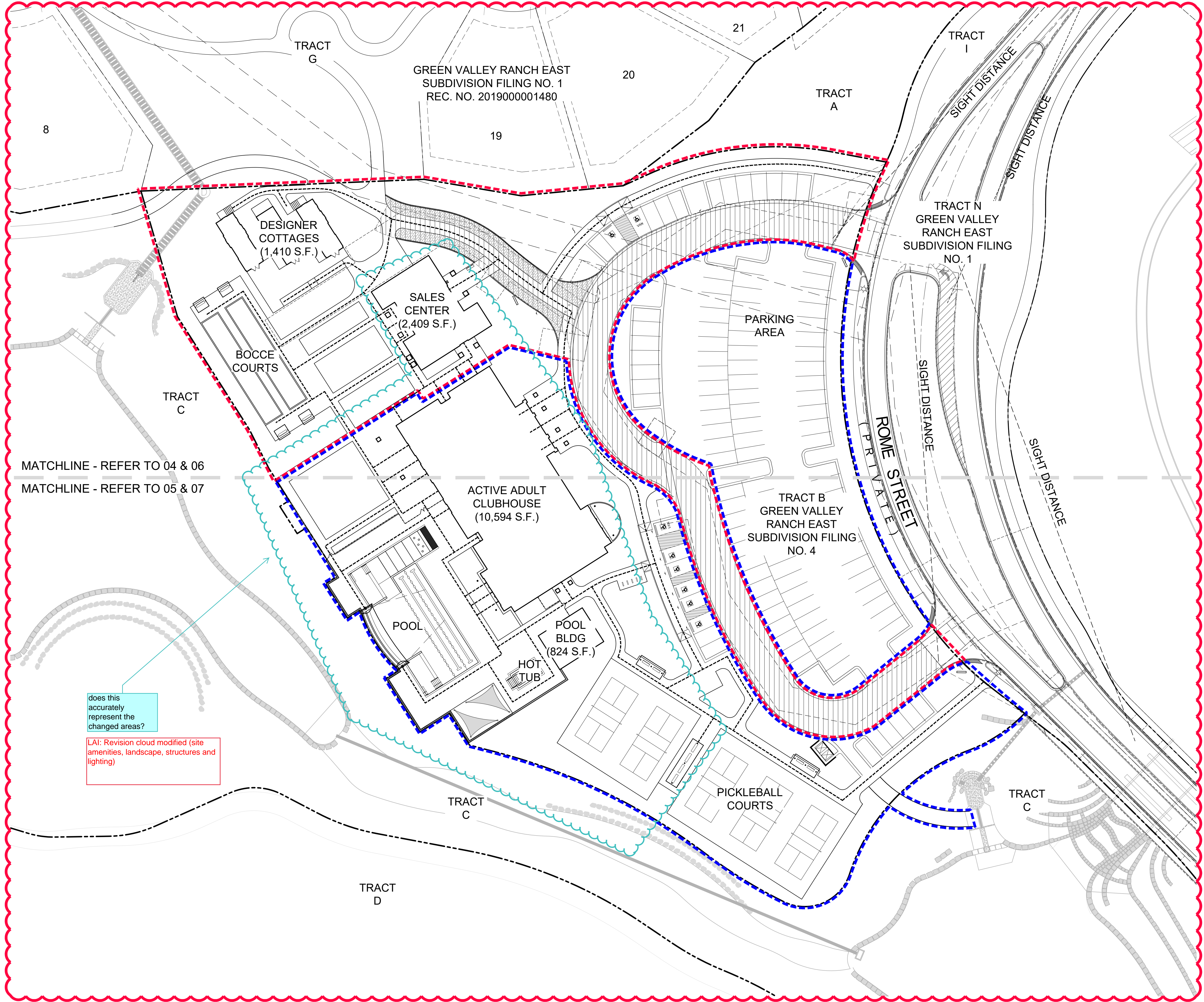
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CSP #1	09/21/2018
CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

SHEET NUMBER

02

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SITE LEGEND

- TRACT BOUNDARY
- - - PHASE 1 BOUNDARY
- - - PHASE 2 BOUNDARY
- ACCESSIBLE ROUTE

NOTE: ALL PROPOSED UTILITIES WILL BE CONSTRUCTED DURING PHASE 1.

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**GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
PHASING PLAN**

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

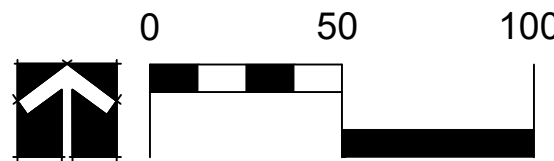
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CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

SHEET NUMBER

03

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NOT FOR CONSTRUCTION

GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
SITE PLAN: PHASE 1

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

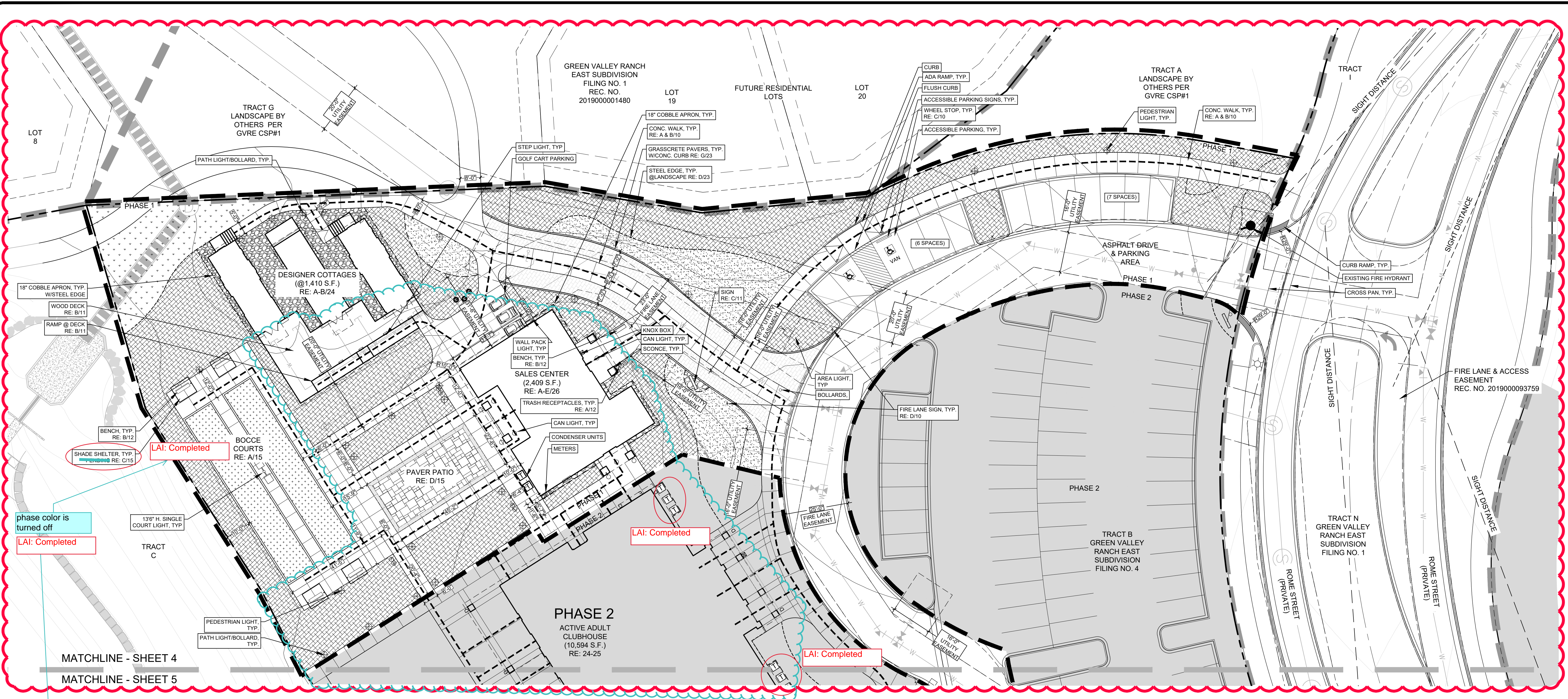
ISSUE RECORD

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CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

SHEET NUMBER

04

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SITE LEGEND

- | | |
|------------------------------|---------------------------------|
| TRACT BOUNDARY | FENCE |
| PHASE 1 BOUNDARY | GATE |
| PHASE 2 | SITE DISTANCE |
| ACCESSIBLE ROUTE | STEEL EDGE |
| ACCESSIBLE PARKING SIGN | PLANTING AREA - MULCH |
| BENCH | PLANTING AREA - COBBLE |
| BIKE RACK | PLANTING AREA - TURF |
| TRASH/RECYCLE RECEPTACLE | PLANTING AREA - NATIVE SEED MIX |
| WHEEL STOP | GRASSCRETE PAVERS |
| LIGHT FIXTURE (NOT TO SCALE) | |
| FIRE HYDRANT | |

NOTES:

- ALL PARKING LOT & STREET DIMENSIONS ARE TAKEN FROM THE FLOW LINE.
- ALL DOORS ARE PUBLIC, EXCEPT MECHANICAL, UTILITY OR STORAGE ROOMS ACCESS DOORS.

add to legend

LAI: Completed

By clouding everything, are you saying that everything in this view changed? Please just cloud the areas that actually changed, typical

LAI: Completed

cloud items in Legend that are changed TYP

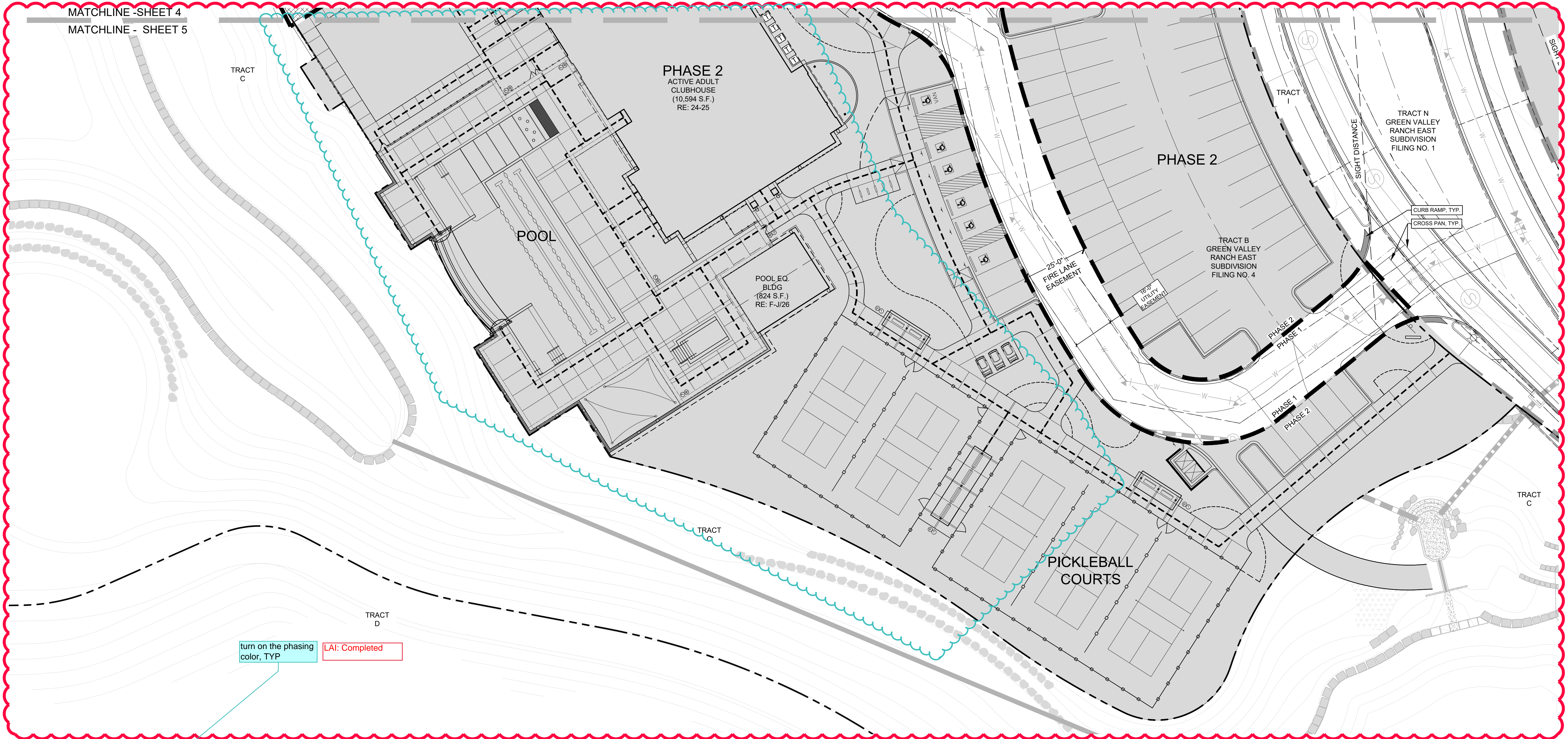
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0 20 40

NORTH SCALE: 1" = 20'-0"

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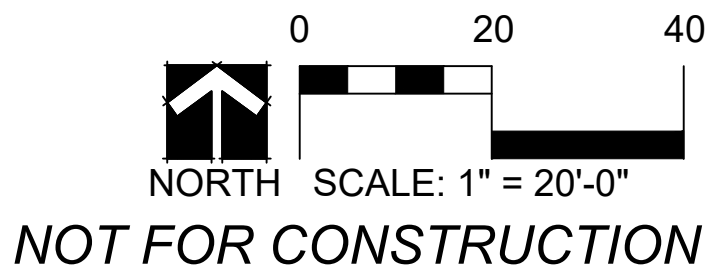
SITE LEGEND

- | | |
|----------------------------------|-------------------------------------|
| --- TRACT BOUNDARY | --- FENCE |
| --- PHASE 1 BOUNDARY | --- GATE |
| --- PHASE 2 | --- SITE DISTANCE |
| --- ACCESSIBLE ROUTE | --- STEEL EDGE |
| --- ACCESSIBLE PARKING SIGN | --- PLANTING AREA - MULCH |
| --- BENCH | --- PLANTING AREA - COBBLE |
| --- BIKE RACK | --- PLANTING AREA - TURF |
| --- TRASH/RECYCLE RECEPTACLE | --- PLANTING AREA - NATIVE SEED MIX |
| --- WHEEL STOP | --- GRASSCRETE PAVERS |
| --- LIGHT FIXTURE (NOT TO SCALE) | |
| --- FIRE HYDRANT | |

- NOTES:
- ALL PARKING LOT & STREET DIMENSIONS ARE TAKEN FROM THE FLOW LINE.
 - ALL DOORS ARE PUBLIC, EXCEPT MECHANICAL, UTILITY OR STORAGE ROOMS ACCESS DOORS.

i am clouding what I think is the area of revision.
Revise as needed, but do not include entire area unless that is applicable.

LAI: Completed



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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
SITE PLAN: PHASE 1

PROFESSIONAL STAMP

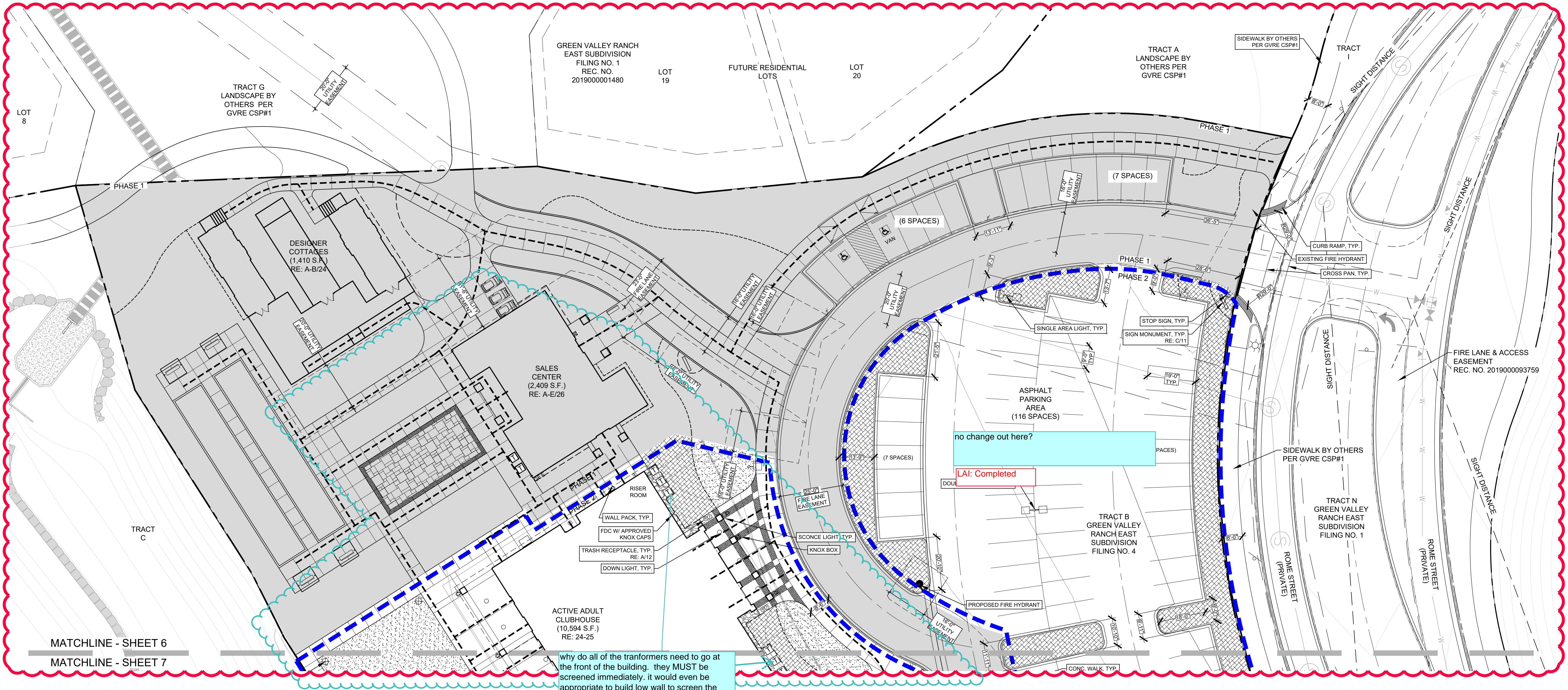
PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

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CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

SHEET NUMBER

05
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SITE LEGEND

- | | |
|------------------------------|---------------------------------|
| --- TRACT BOUNDARY | --- FENCE |
| --- PHASE 2 BOUNDARY | --- GATE |
| --- PHASE 1 | --- SITE DISTANCE |
| --- ACCESSIBLE ROUTE | --- STEEL EDGE |
| ACCESSIBLE PARKING SIGN | PLANTING AREA - MULCH |
| BENCH | PLANTING AREA - COBBLE |
| BIKE RACK | PLANTING AREA - TURF |
| TRASH/RECYCLE RECEPTACLE | PLANTING AREA - NATIVE SEED MIX |
| WHEEL STOP | GRASSCRETE PAVERS |
| LIGHT FIXTURE (NOT TO SCALE) | |
| FIRE HYDRANT | |

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LAI: The seven (7) condensers are located at the front of the building for the following justifications:
1 - The clubhouse roof is not flat. To create flat areas on the roof would negatively impact attic space where space is already limited by placement of the partnering seven (7) furnaces and other mechanical and utilities.

2- The clubhouse has been amended from a wood structure to a steel structure. While this provides opportunities in design and construction there are some constraints - i.e. roof design.

3 - The current location of the condensers is in front of the elevation that do not have low windows. This keeps the view from the inside to the outside clear of obstructions.

4 - Landscape (of substantial size and evergreen) has been proposed. Another comment states to add a low screen (wall) and we have proposed a screen fence. Please see the new detail.

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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
SITE PLAN: PHASE 2

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

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CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

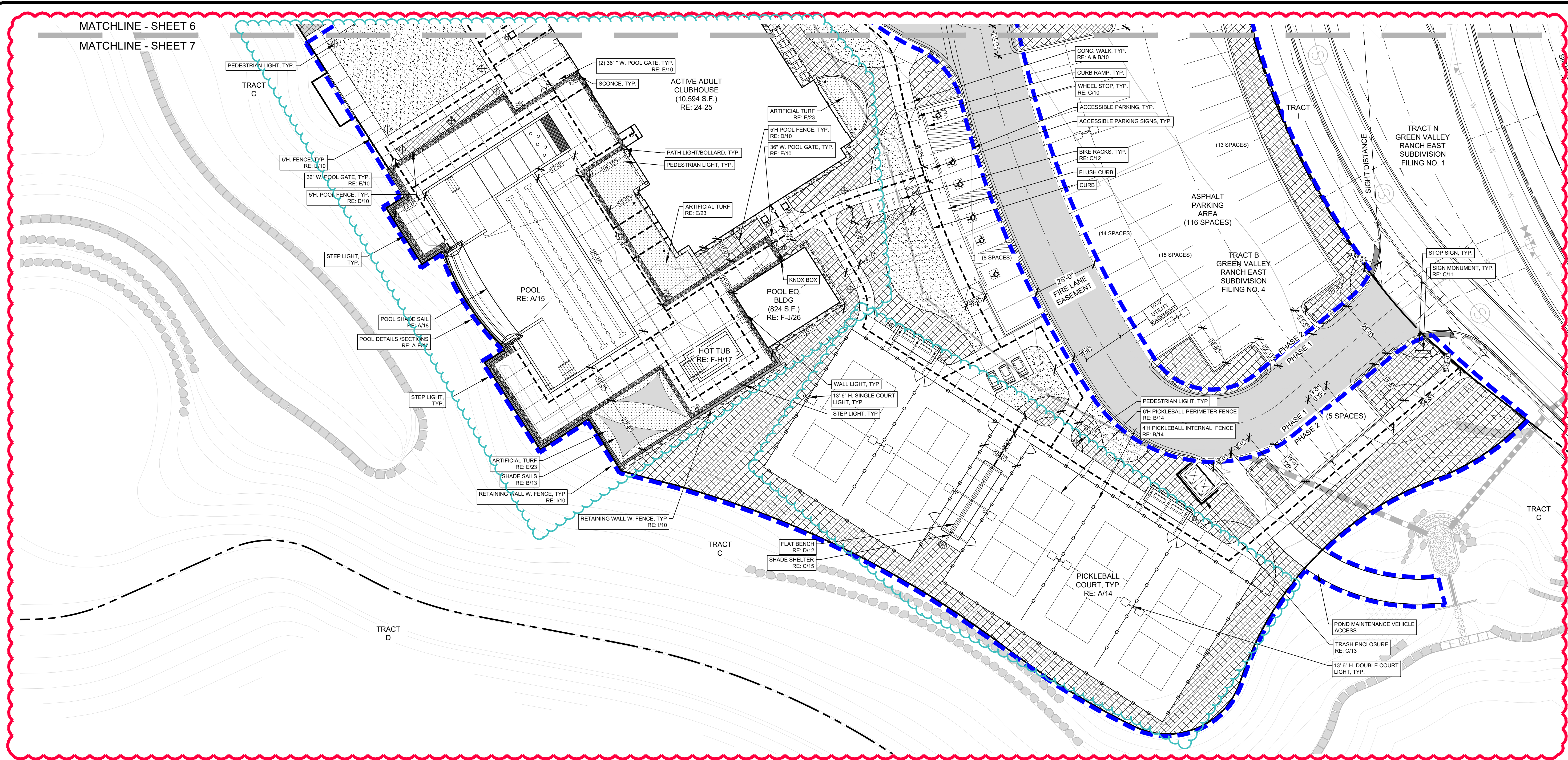
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06

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0 20 40
NORTH SCALE: 1" = 20'-0"
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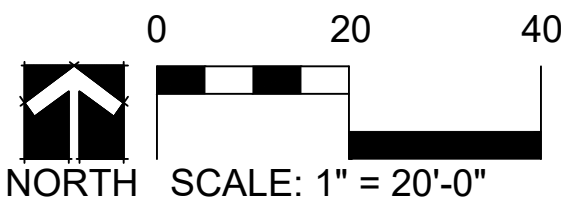
SITE LEGEND

- | | |
|---------------------------------|---------------------------------|
| --- TRACT BOUNDARY | --- FENCE |
| --- PHASE 2 BOUNDARY | --- GATE |
| --- PHASE 1 | --- SITE DISTANCE |
| --- ACCESSIBLE ROUTE | --- STEEL EDGE |
| ACCESSIBLE PARKING SIGN | PLANTING AREA - MULCH |
| BENCH | PLANTING AREA - COBBLE |
| BIKE RACK | PLANTING AREA - TURF |
| ⓉⓇ TRASH/RECYCLE RECEPTACLE | PLANTING AREA - NATIVE SEED MIX |
| WHEEL STOP | GRASSCRETE PAVERS |
| ⓁⓈ LIGHT FIXTURE (NOT TO SCALE) | |
| Ⓛ FIRE HYDRANT | |

- NOTES:
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 - ALL DOORS ARE PUBLIC, EXCEPT MECHANICAL, UTILITY OR STORAGE ROOMS ACCESS DOORS.

adjust cloud to only include areas that changed

LAI: Completed



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ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
SITE PLAN: PHASE 2

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

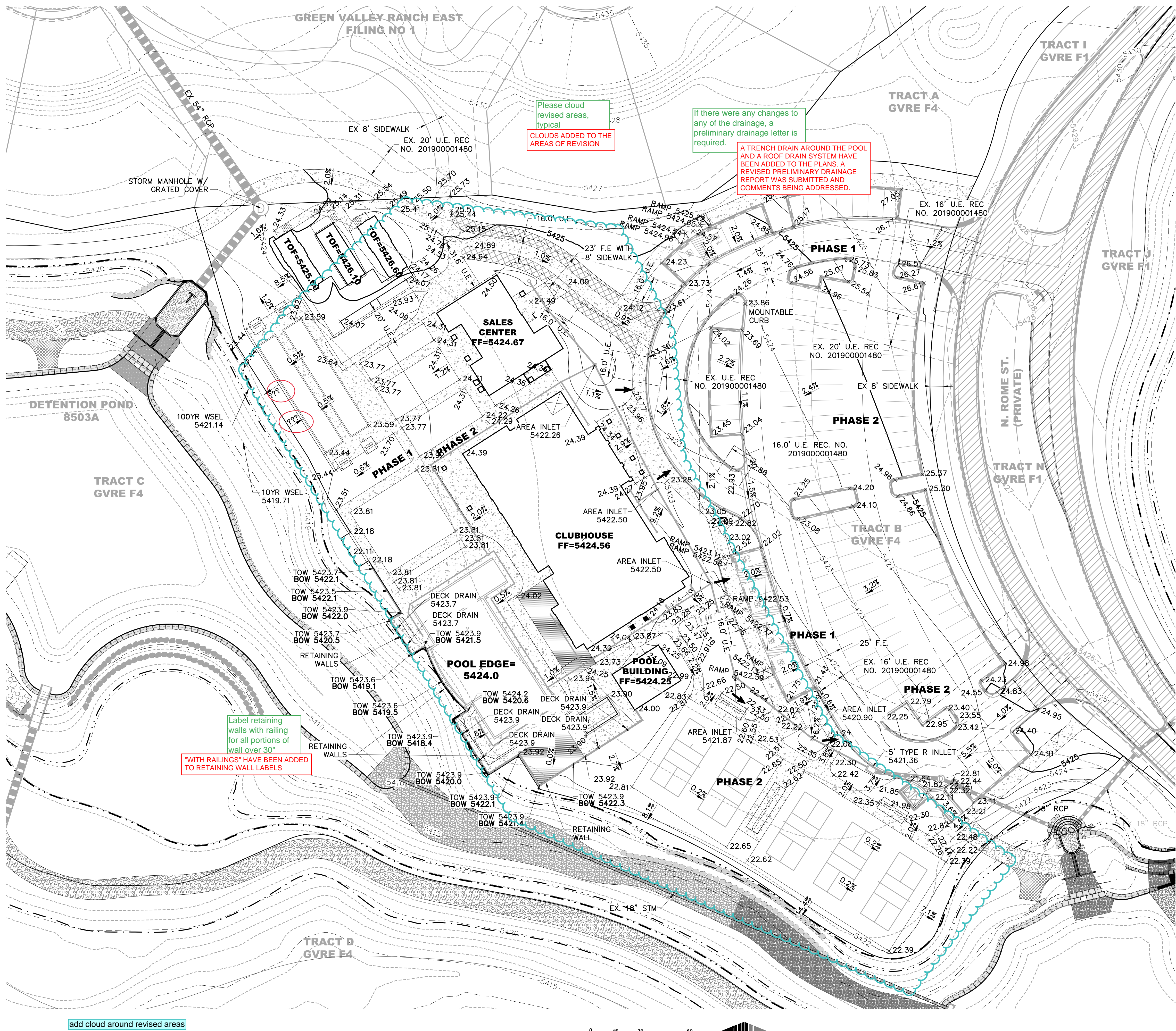
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AMENDMENT #1	06/05/2020

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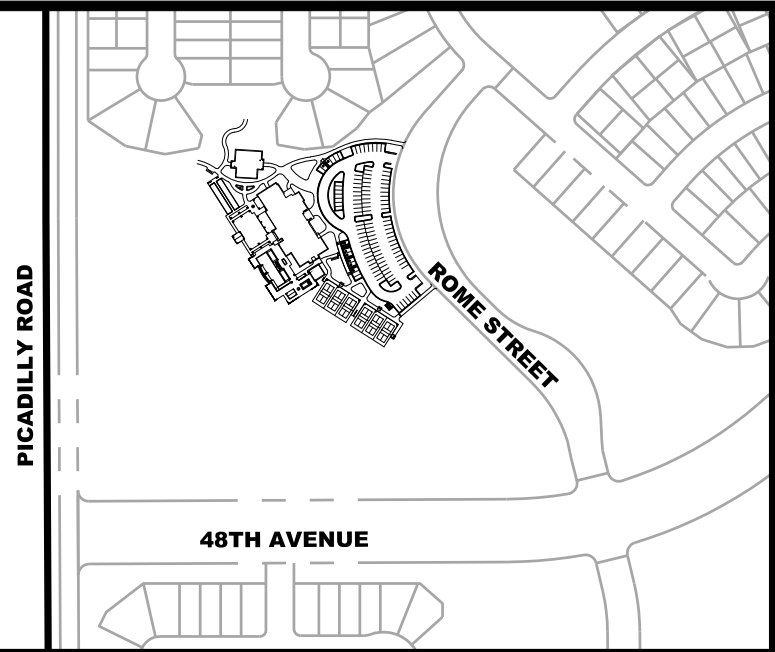
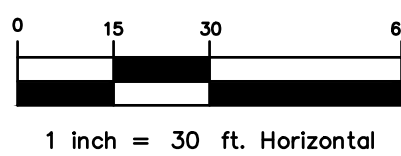
07

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add cloud around revised areas



KEYMAP

LEGEND

PRIVATE ROW	---
PROPERTY BOUNDARY	---
EASEMENT	---
PR. MAJOR CONTOUR	5300
PR. MINOR CONTOUR	---
EX. MAJOR CONTOUR	5300
EX. MINOR CONTOUR	---
PR. SWALE	---
PR. STORM SEWER (PRIVATE)	---
OVERFLOW ROUTE	---
U.E. - UTILITY EASEMENT	---
A.F.E. - ACCESS & FIRE LANE EASEMENT	---

NOTE: ALL STORMWATER INFRASTRUCTURE IS PRIVATE, UNLESS NOTED OTHERWISE. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER.

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GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE CONTEXTUAL SITE PLAN GRADING PLAN

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: CS
CHECKED BY: JG

ISSUE RECORD

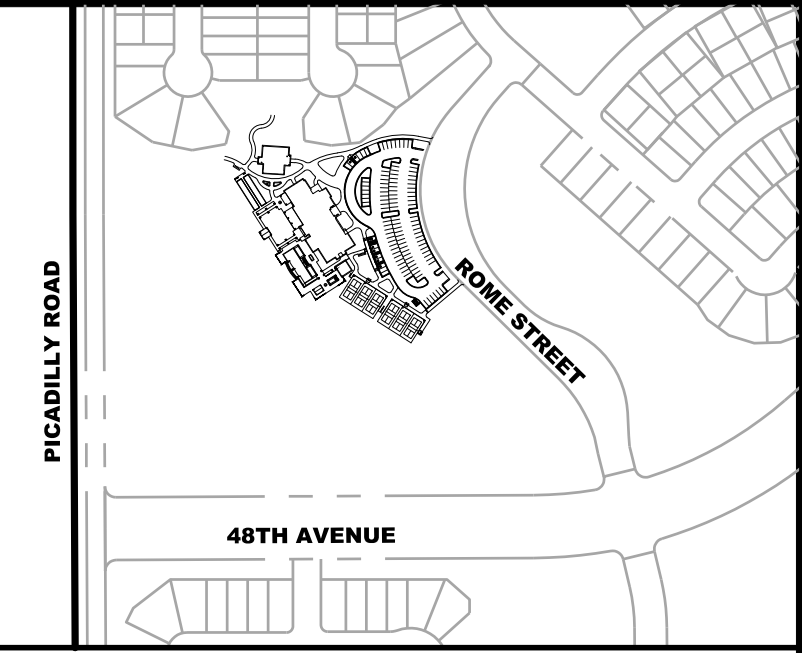
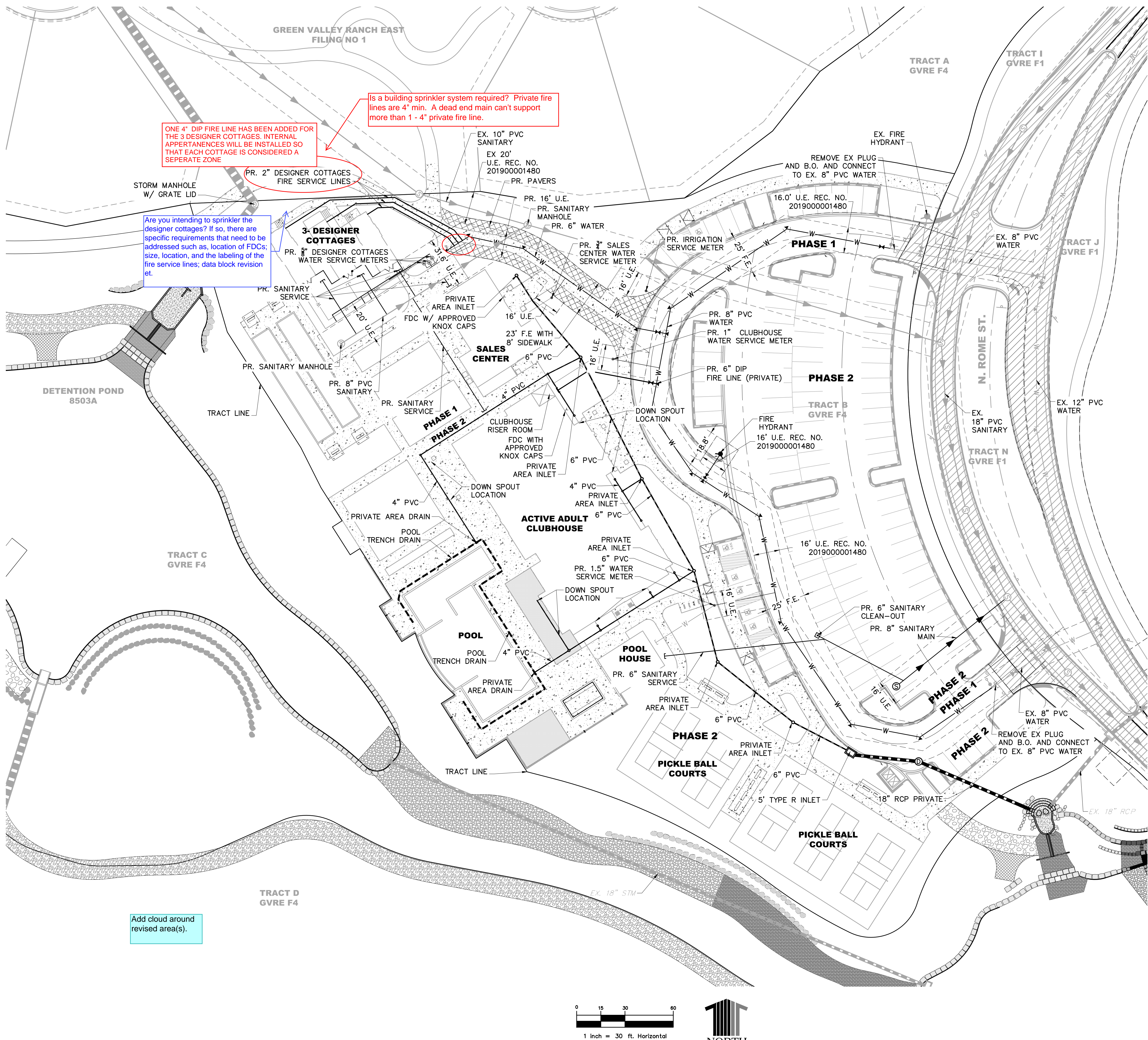
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CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019

SHEET NUMBER

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OF 28

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KEYMAP

LEGEND

- PRIVATE ROW ————
PROPERTY BOUNDARY ————
EASEMENT ————
EX. WATERLINE ————
EX. SANITARY SEWER ————
PR. SWALE ————
EX. FIRE HYDRANT ————
PR. FIRE HYDRANT ————
EX. WATER VALVE ————
PR. STORM SEWER (PRIVATE) ————
PR. WATER SERVICE ————
PR. SAN SERVICE ————
PR. IRRIGATION SERVICE ————
U.E. — UTILITY EASEMENT
A.F.E. — ACCESS & FIRE LANE EASEMENT

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OVERALL UTILITY PLAN

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: CS
CHECKED BY: JG

ISSUE RECORD

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CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019

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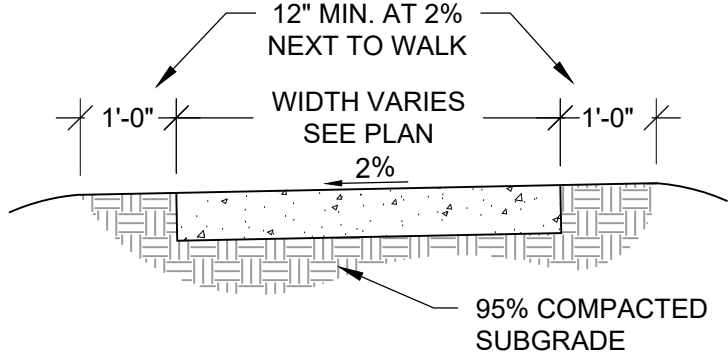
09

OF 28

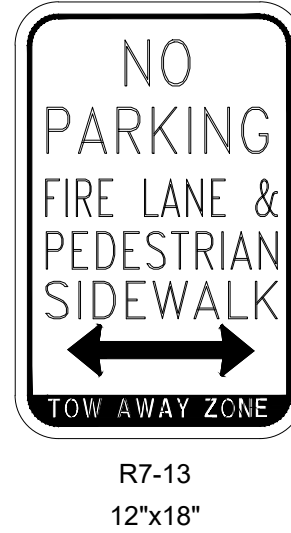
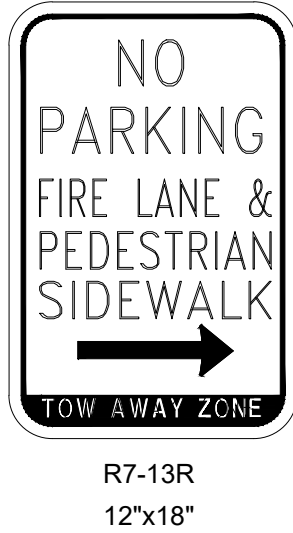
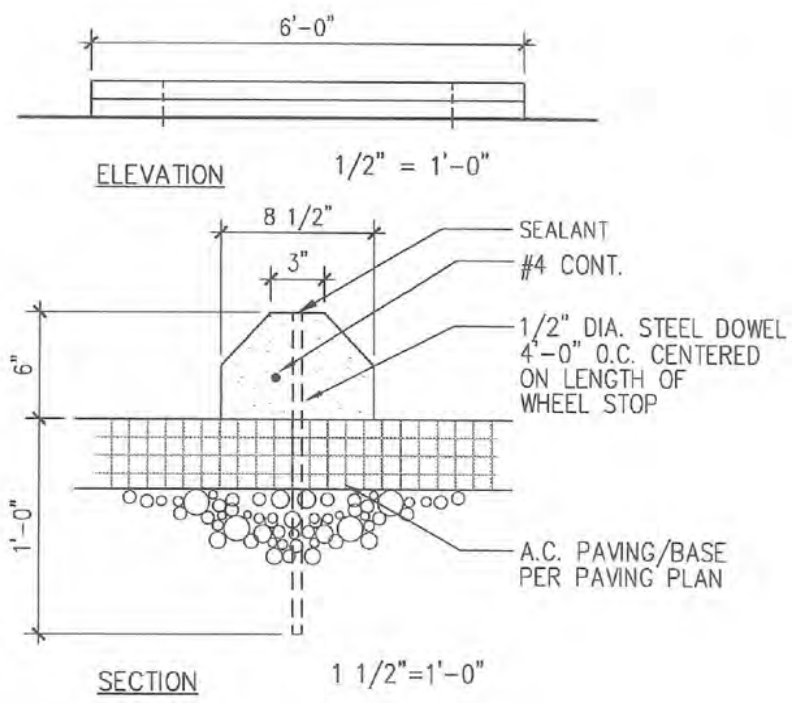
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- CONSTRUCTION JOINTS:
- A. SCORE JOINTS: JOINTS SHALL BE AS SPECIFIED ON CONSTRUCTION DRAWINGS. FORM IN FRESH CONCRETE USING A GROOVER TOOL TO CUT THE GROOVE TO A SMOOTH, UNIFORM IMPRESSION. FINISH JOINTS SHALL BE NO WIDER THAN 3/8" WITH 1/8" RADIUS.
- B. EXPANSION AND KEYED JOINTS.
1. INSTALL JOINTS AT LOCATIONS AND INTERVALS AS SHOWN ON THE CONSTRUCTION PLANS AND WHERE CONCRETE PAVING ABUTS BUILDINGS, CURBS, OR OTHER STRUCTURES.
2. JOINT MATERIALS SHALL BE PLACED WITH TOP EDGE 1/2" BELOW THE PAVED SURFACE SECURELY HELD IN PLACE TO PREVENT MOVEMENT.
3. JOINTS AND OTHER EDGES SHALL BE FORMED IN THE FRESH CONCRETE USING AN EDGING OR GROOVER TOOL TO PROVIDE A SMOOTH UNIFORM IMPRESSION.
4. AFTER THE CURING PERIOD, EXPANSION JOINTS SHALL BE CAREFULLY CLEANED AND FILLED WITH JOINT COMPOUND TO 1/4" BELOW ADJACENT PAVED SURFACE TO AVOID SPILLING ON PAVED SURFACES OR OVERFLOW FROM JOINT.
5. PREMOLDED JOINT FILLER: NON EXTRUDING AND RESILIENT FILLER (BITUMINOUS TYPE) CONFORMING TO ASTM D1751.
6. JOINT SEALANT: SCOLASTIC SEALANT TWO-PART MANUFACTURED BY SONNEBORN-CONTECH, BUILDING PRODUCT DIVISION, CONTECH, INC., OR APPROVED EQUAL. BOND BREAKER TAPE TO BE AS RECOMMENDED BY SEALANT MANUFACTURER. COLOR SHALL MATCH CONCRETE.

- NOTES:
- A. CAULKING COLOR SHALL MATCH COLOR OF ADJACENT PAVING
- B. INSTALLATION/REPLACEMENT OF R.O.W. SIDEWALK REQUIRES 6" THICK CONCRETE SECTION, REFER TO ENGINEERING PLANS.
- KEYNOTES
1. SCORE JOINT WITH 1/4" RADIUS TOOLED EDGE PER PLAN.
2. CONCRETE PAVING WITH REINFORCEMENT PER STRUCTURAL ENGINEER. TEXTURE/FINISH AND COLOR PER PLAN.
3. EXPANSION AND JOINT FILLER PER SPECIFICATIONS.
4. ASPHALTIC EXPANSION JOINT (BLDG/COLD JOINT) WHERE CONCRETE POURS ABUT EXISTING CONCRETE AND AT WALKWAY INTERSECTIONS.
5. SUBGRADE PER STRUCTURAL ENGINEER.



- NOTES:
1. CONCRETE WALKS 8' WIDE OR LESS SHALL BE 4" DEPTH, 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH.
2. CONCRETE WALKS WIDER THAN 8' WIDE SHALL BE 6" DEPTH, 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH.

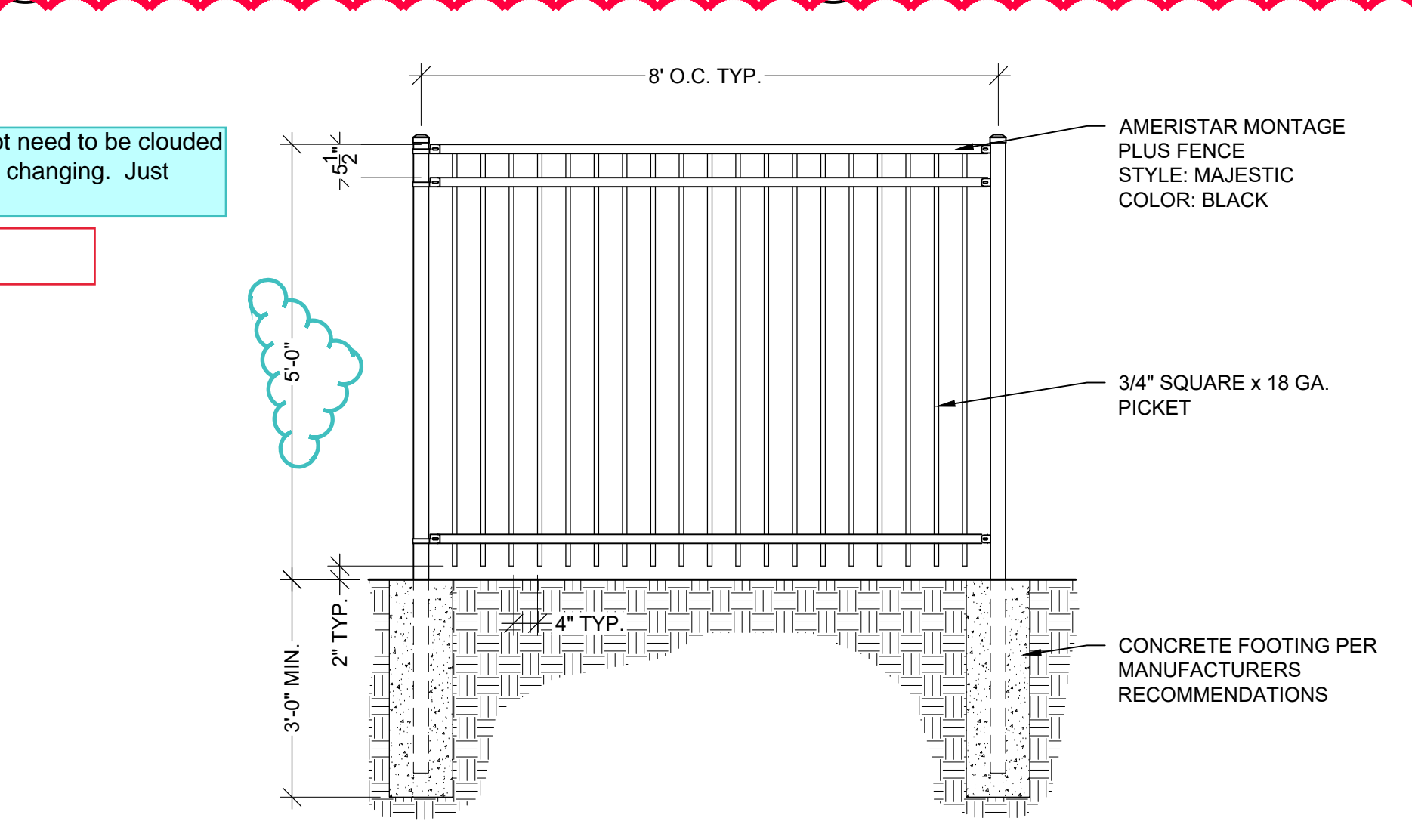
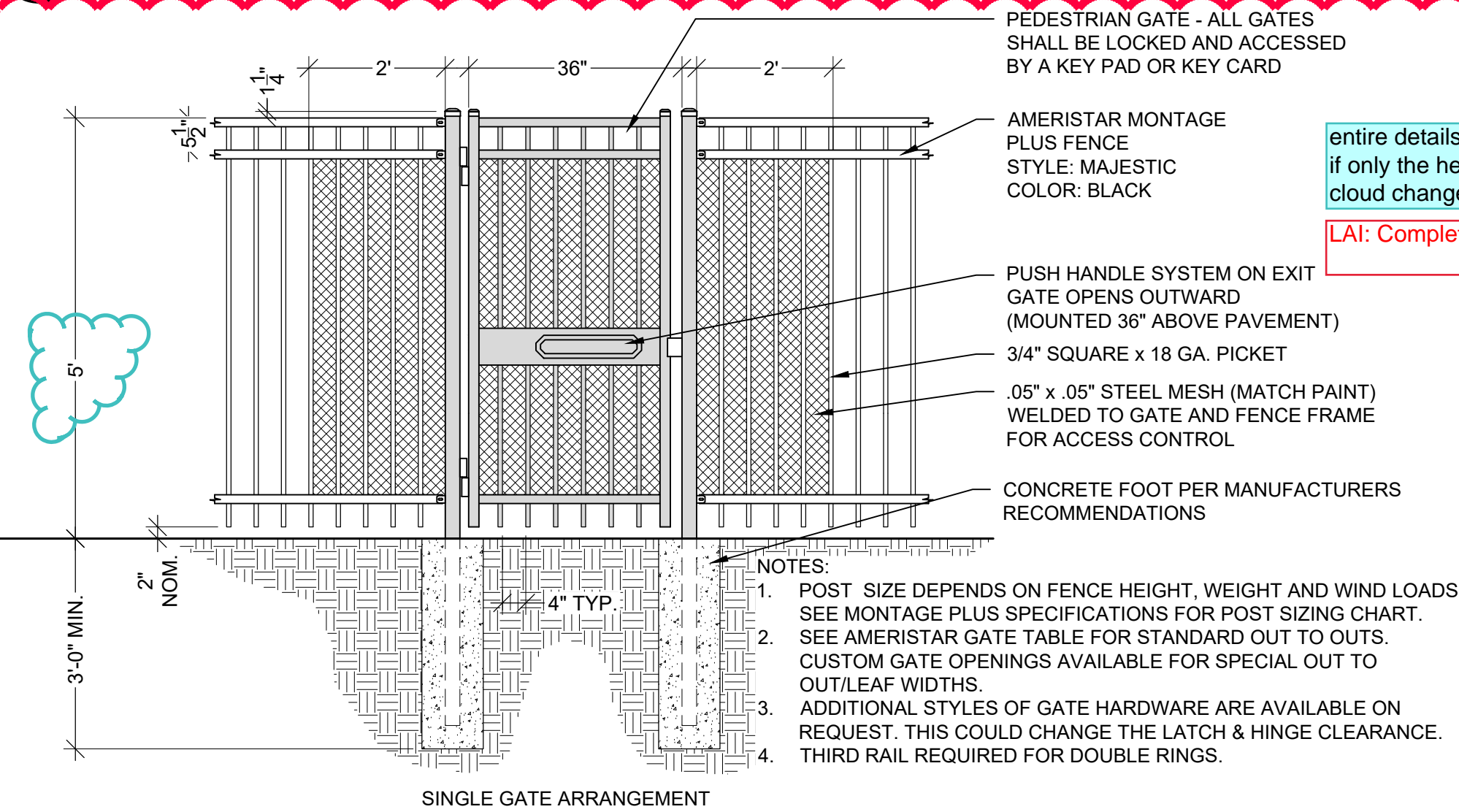


A CONCRETE EXPANSION & SCORE JOINTS
SCALE: 3/8"=1'-0"

B CONCRETE WALK
SCALE: 1/2"=1'-0"

C WHEEL STOP @ ACCESSIBLE SPACES
SCALE: N.T.S.

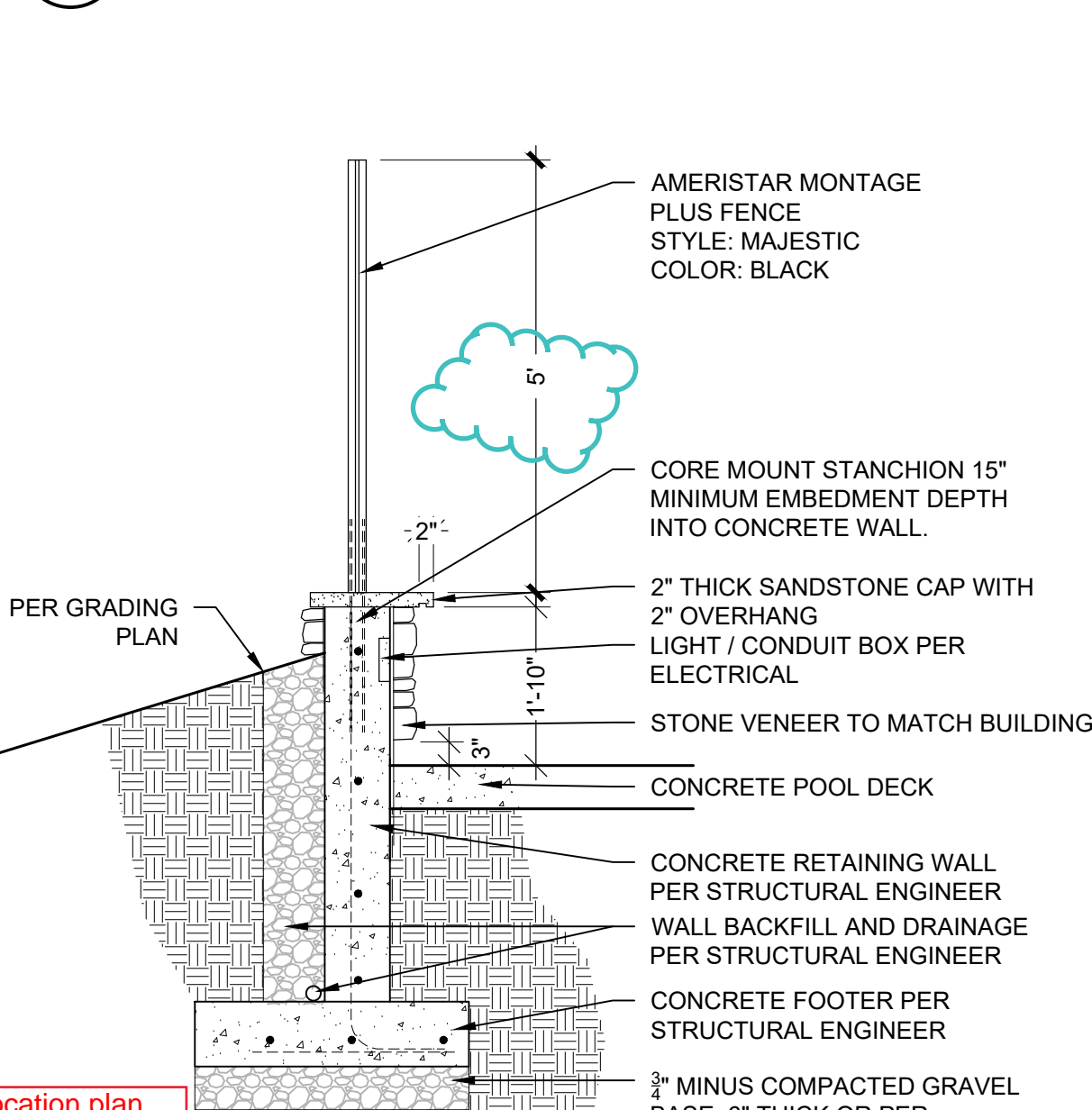
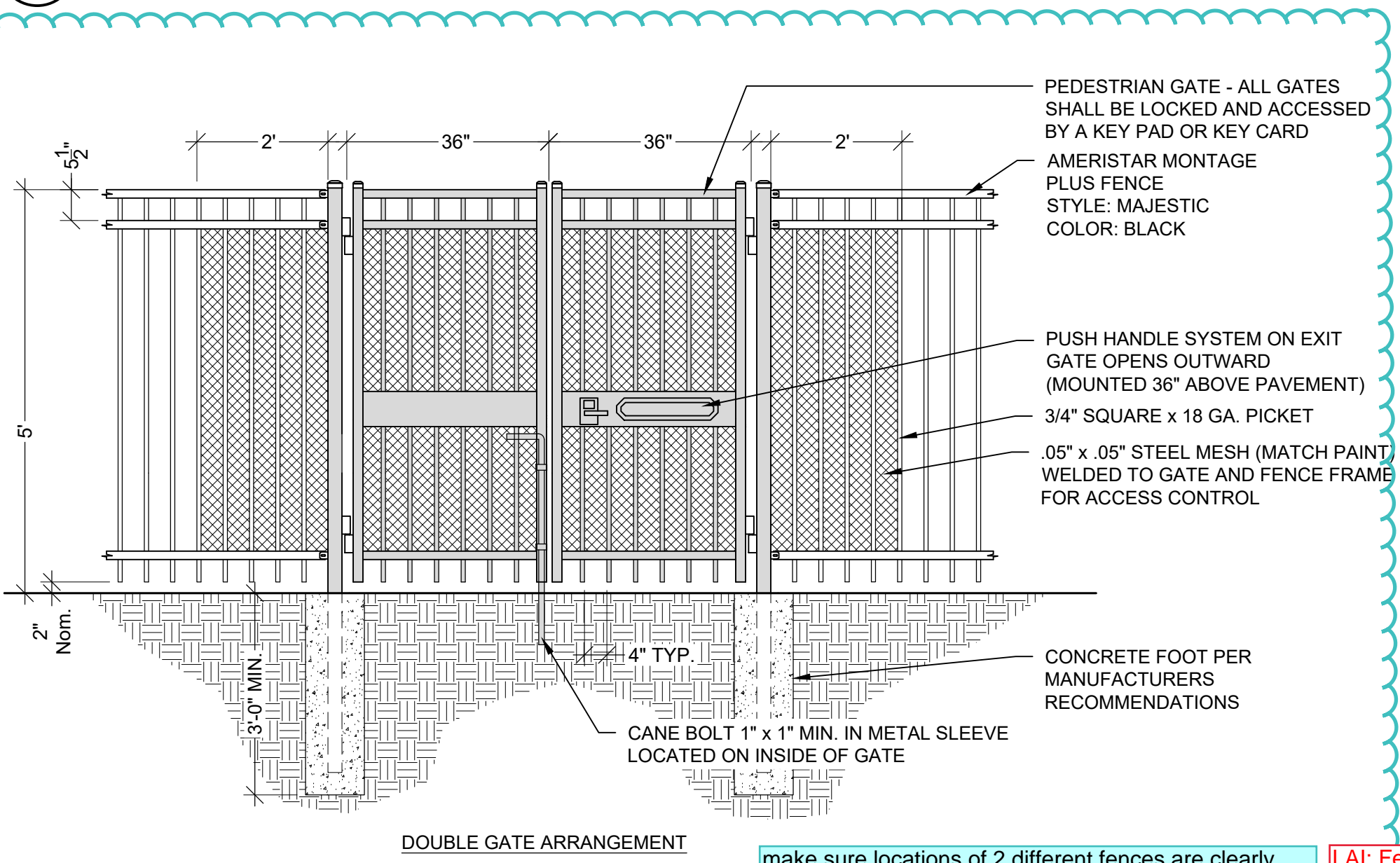
D NO PARKING SIGN @ FIRE LANE
SCALE: N.T.S.



E POOL SECURITY FENCE W/ SINGLE GATE
SCALE: 1/2"=1'-0"

F POOL SECURITY FENCE
SCALE: 1/2"=1'-0"

G NOT USED
SCALE: 1/2"=1'-0"



H POOL SECURITY FENCE W/ DOUBLE GATE
SCALE:

I RETAINING WALL W/ FENCE @ POOL
SCALE: 1/2"=1'-0"

J MAINTENANCE STRIP @ FENCE
SCALE: 1"=1'-0"

K NOT USED
SCALE:

NOT USED

NOT USED

NOT FOR CONSTRUCTION

ARCHITECT / PLANNER



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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
DETAILS: SITE

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

CSP #1 09/21/2018
CSP #2 06/11/2019
CSP #3 08/02/2019
CSP #4 09/26/2019
TECHNICAL REVIEW #2 11/07/2019
FOR MYLAR 12/02/2019
AMENDMENT #1 06/05/2020

SHEET NUMBER

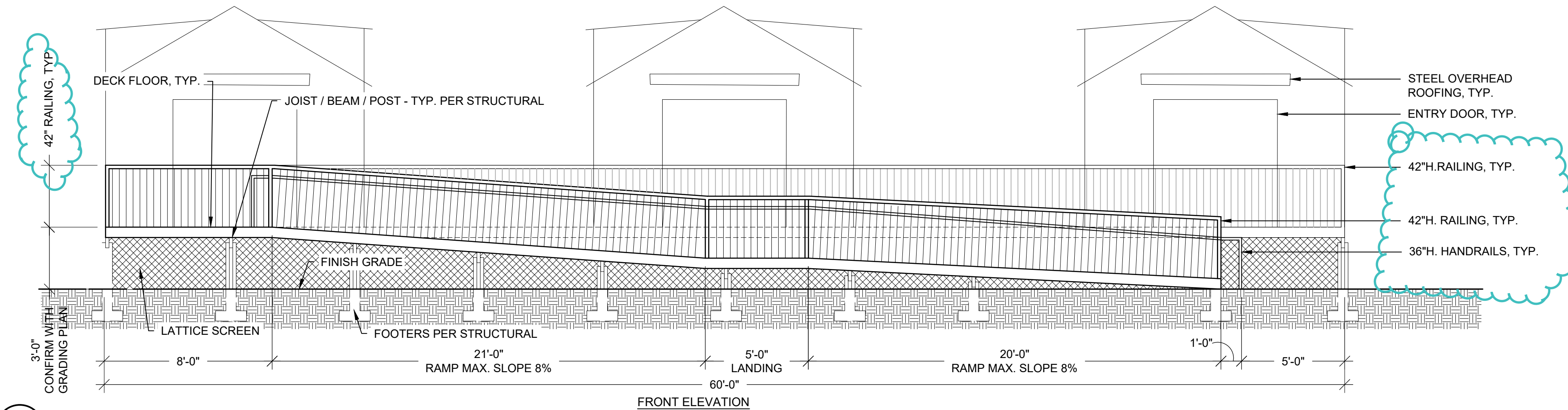
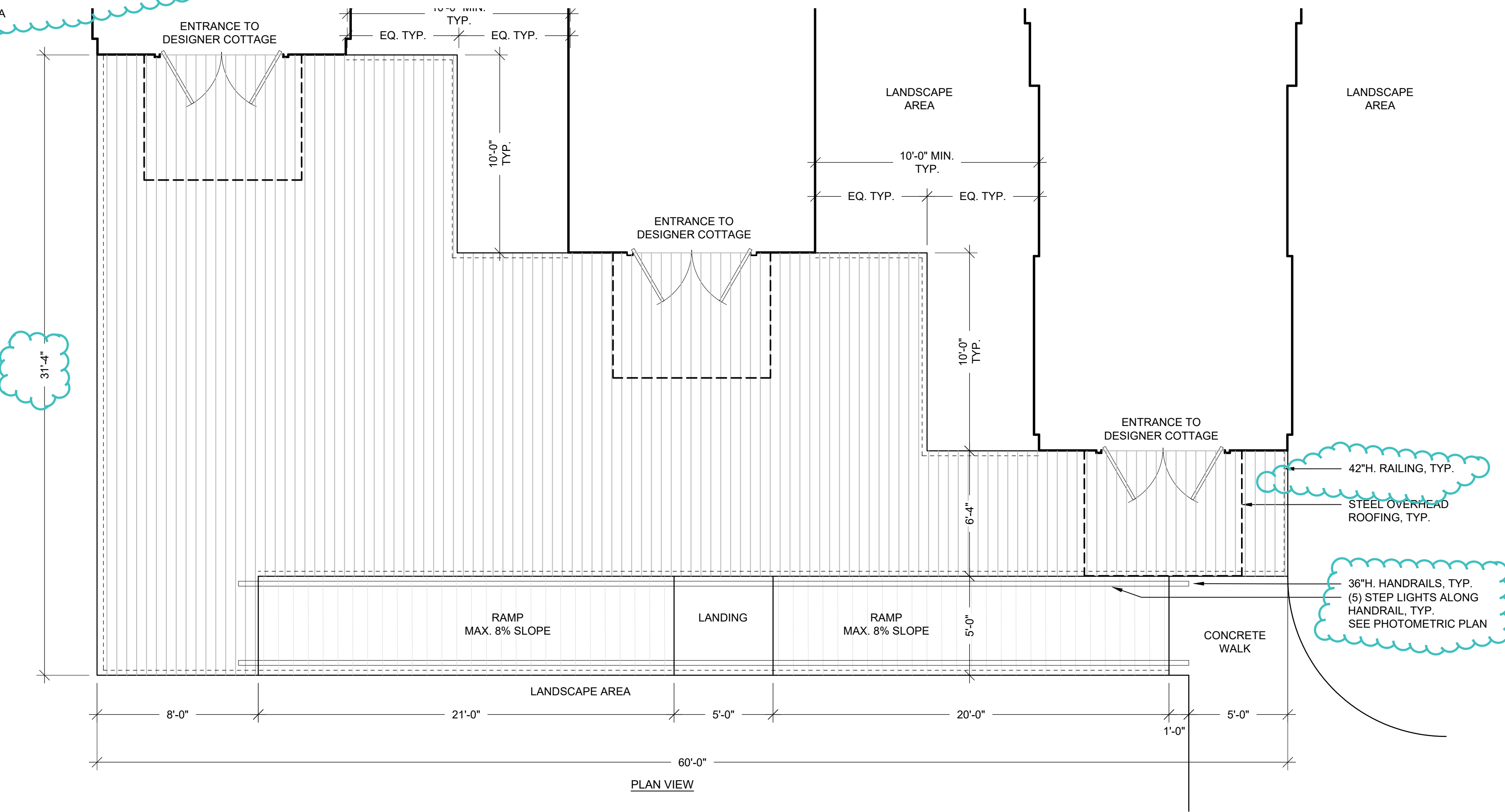
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10 OF 28

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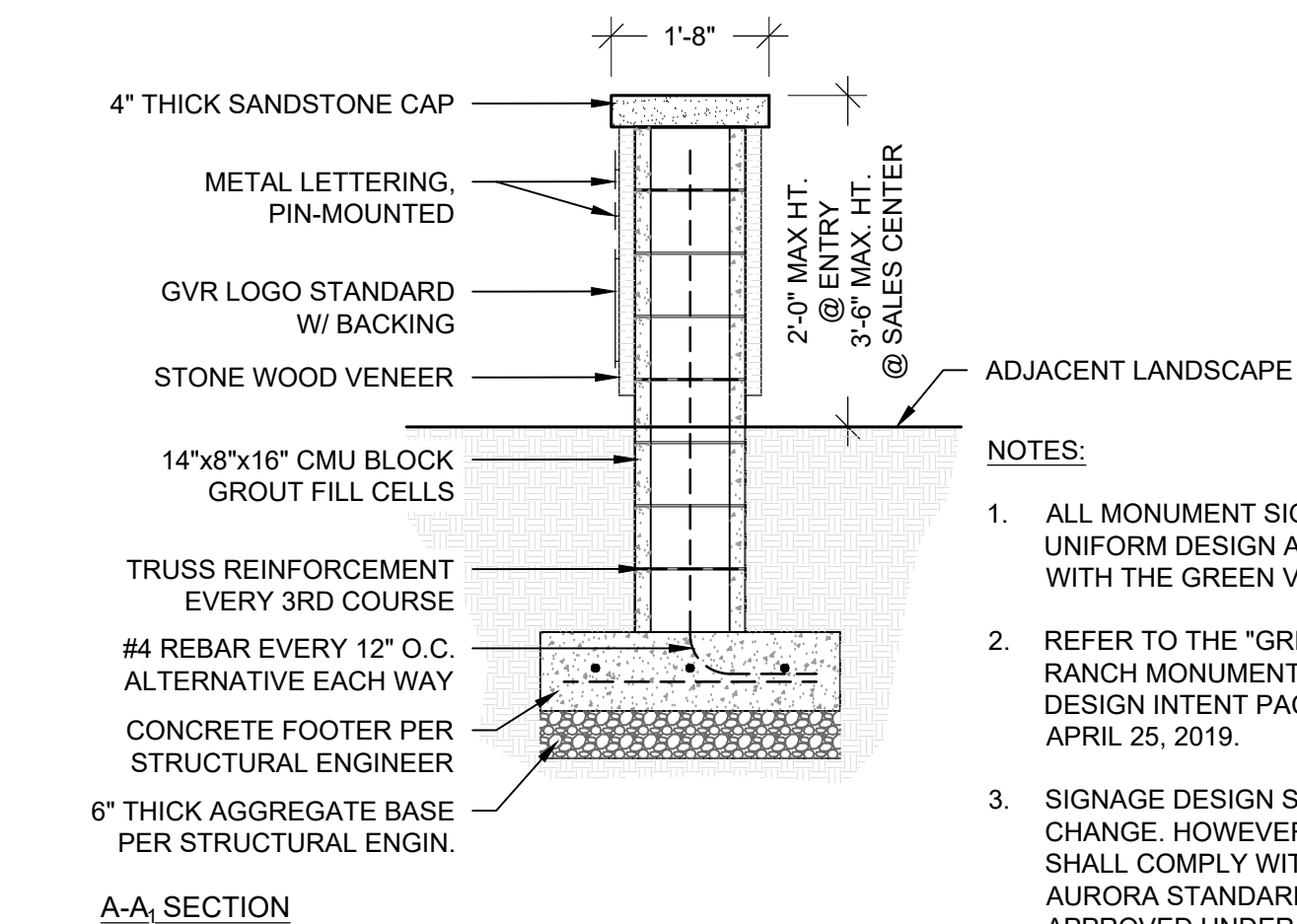
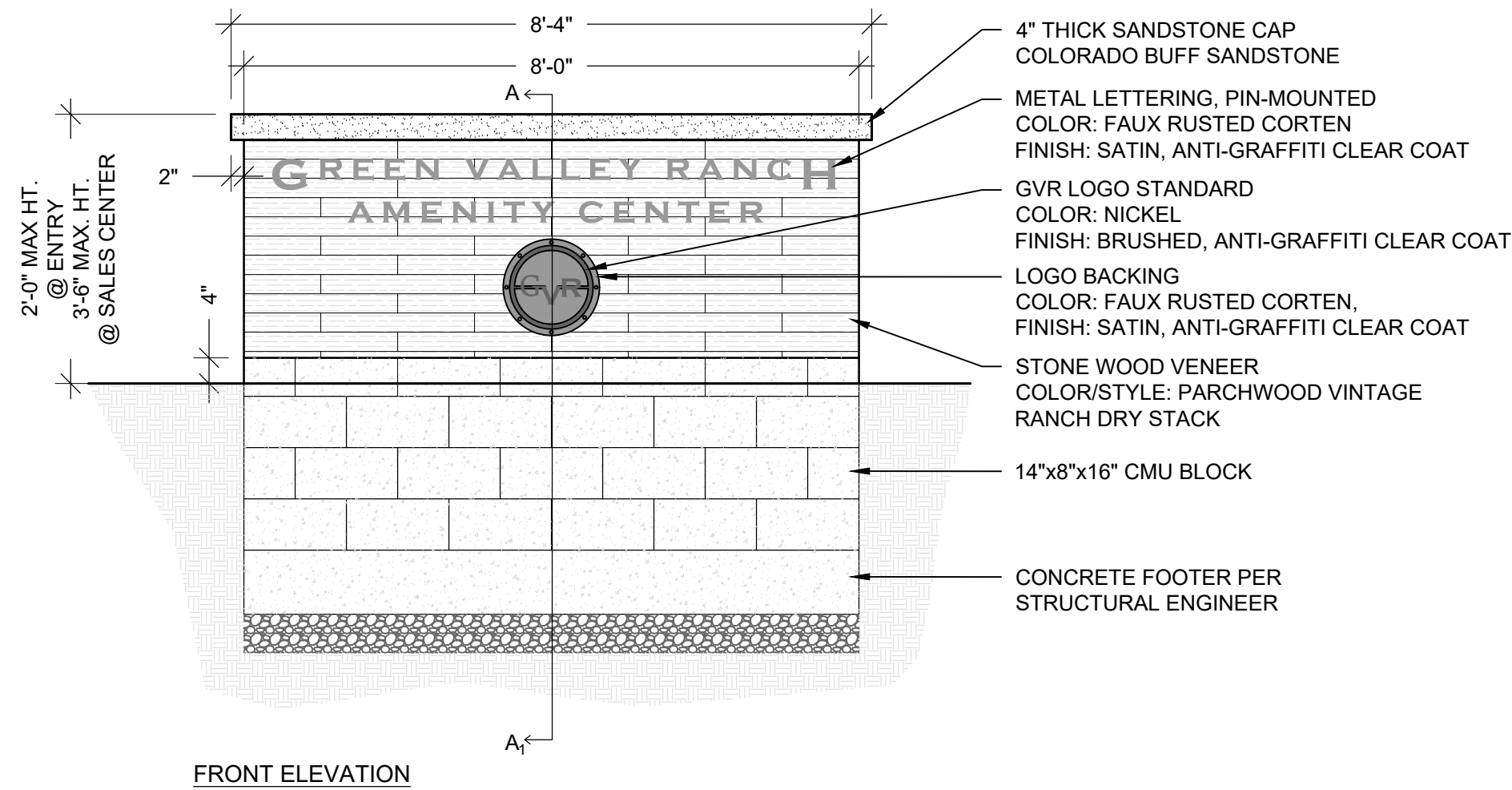
highlight changes
with clouds, not
entire details

LAI: Complete

A
DETAIL REMOVED
SCALE:



B
WOOD DECK @ DESIGNER COTTAGES
SCALE: 1/4"=1'-0"



NOTES:

- ALL MONUMENT SIGNS BE OF A UNIFORM DESIGN AND CONSISTENT WITH THE GREEN VALLEY RANCH FDP.
- REFER TO THE "GREEN VALLEY RANCH MONUMENT & SIGNAGE DESIGN INTENT PACKAGE", DATED APRIL 25, 2019.
- SIGNAGE DESIGN SUBJECT TO CHANGE. HOWEVER, ALL SIGNAGE SHALL COMPLY WITH THE CITY OF AURORA STANDARDS AND WILL BE APPROVED UNDER SEPARATE PERMIT.

C
SIGNAGE
SCALE: 1/2"=1'-0"

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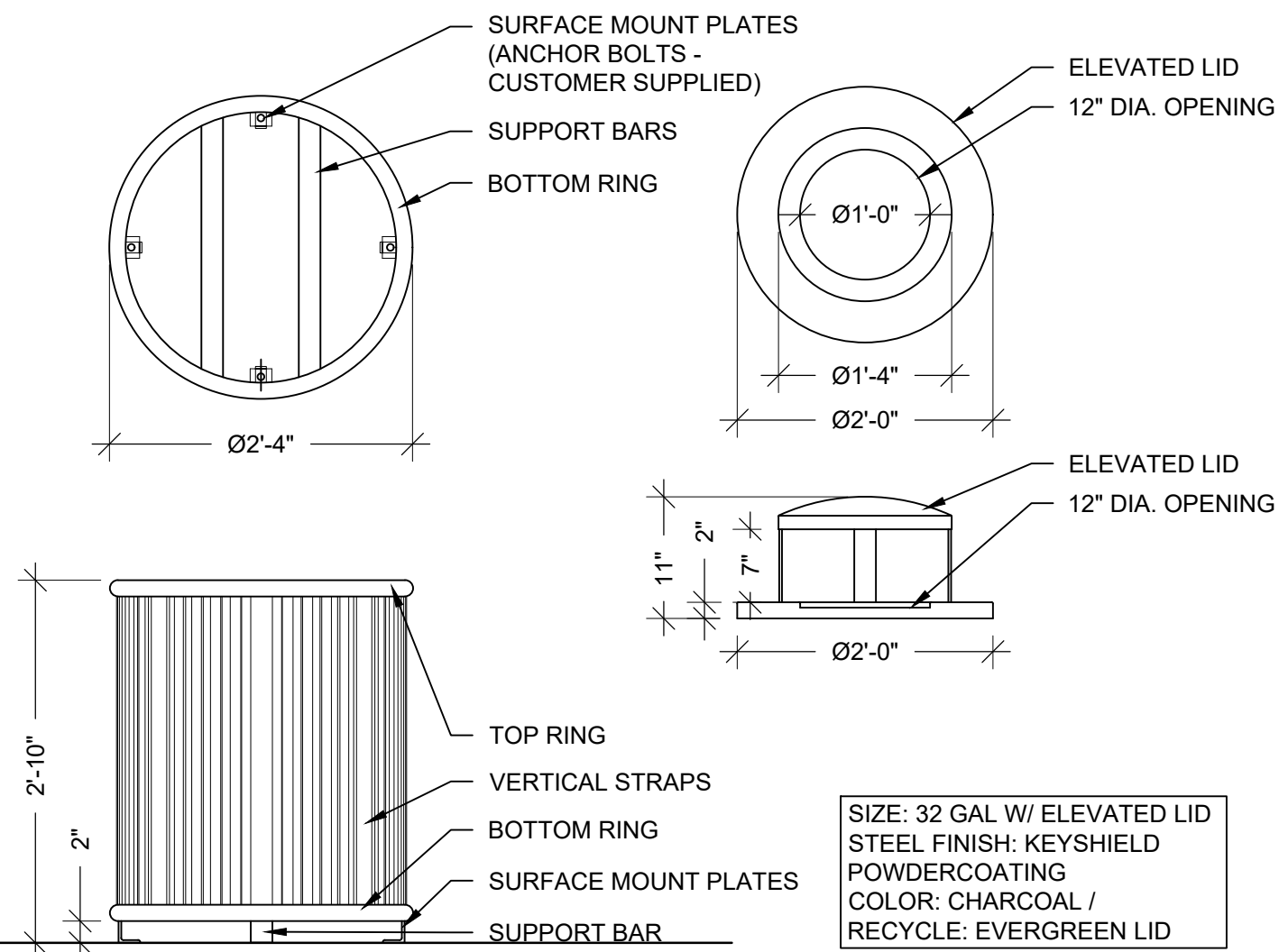
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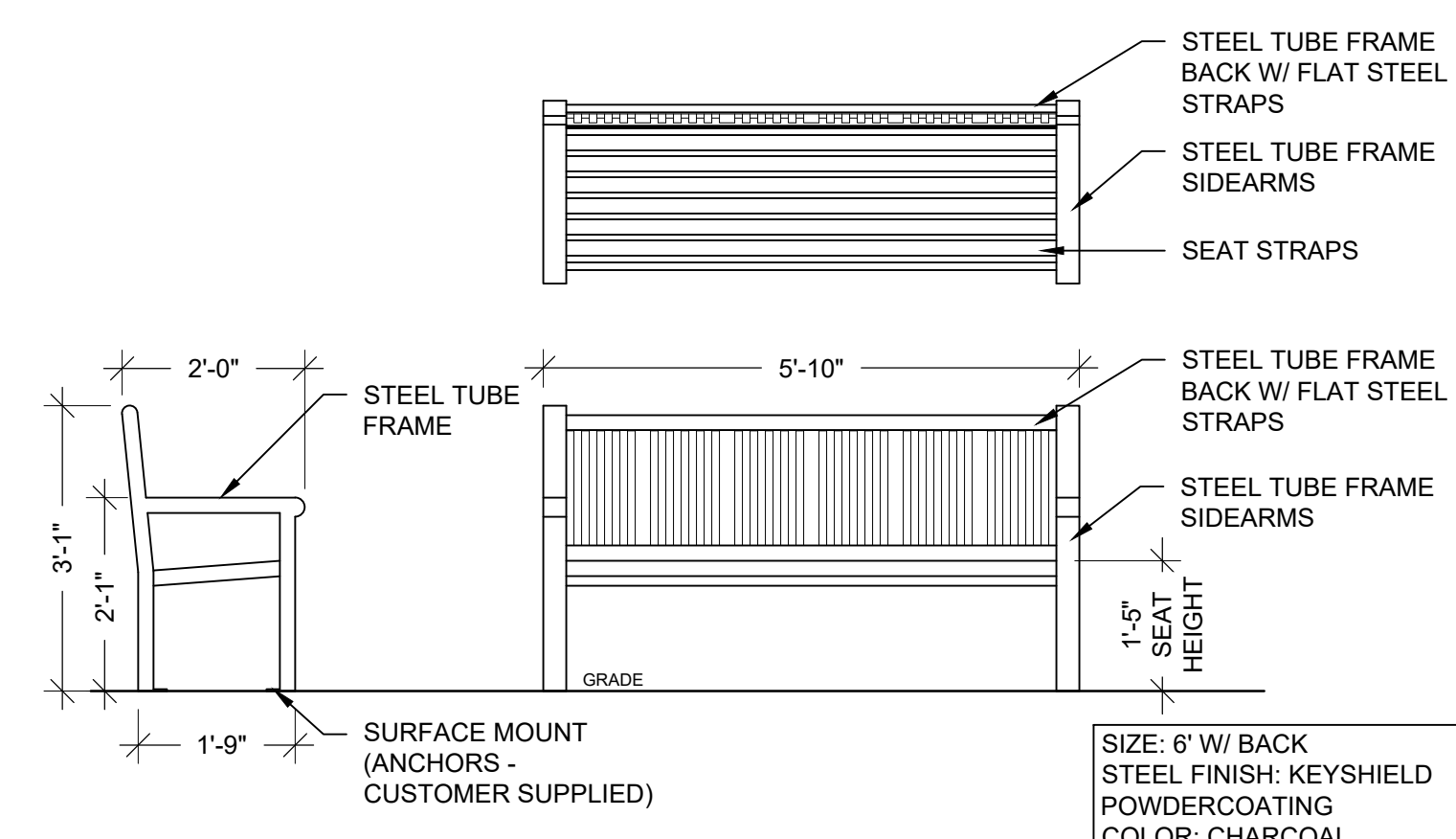
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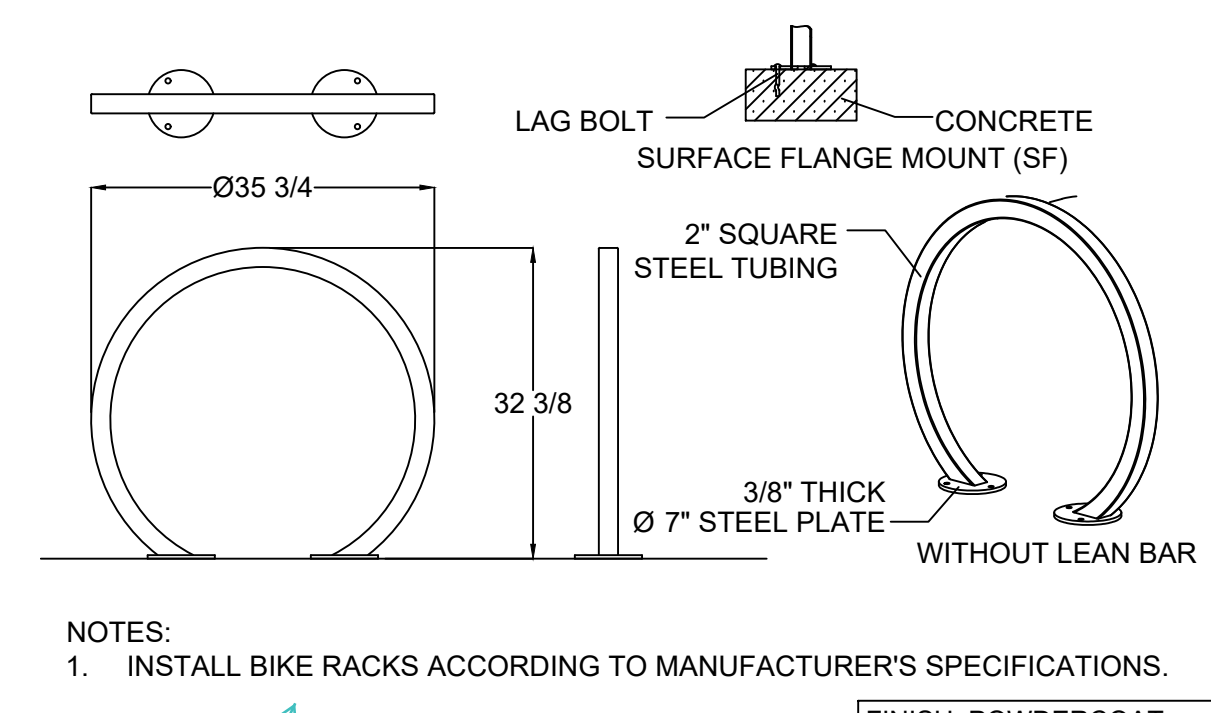
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A TRASH/RECYCLE RECEPTACLE, QTY: 10 EACH
SCALE: NTS

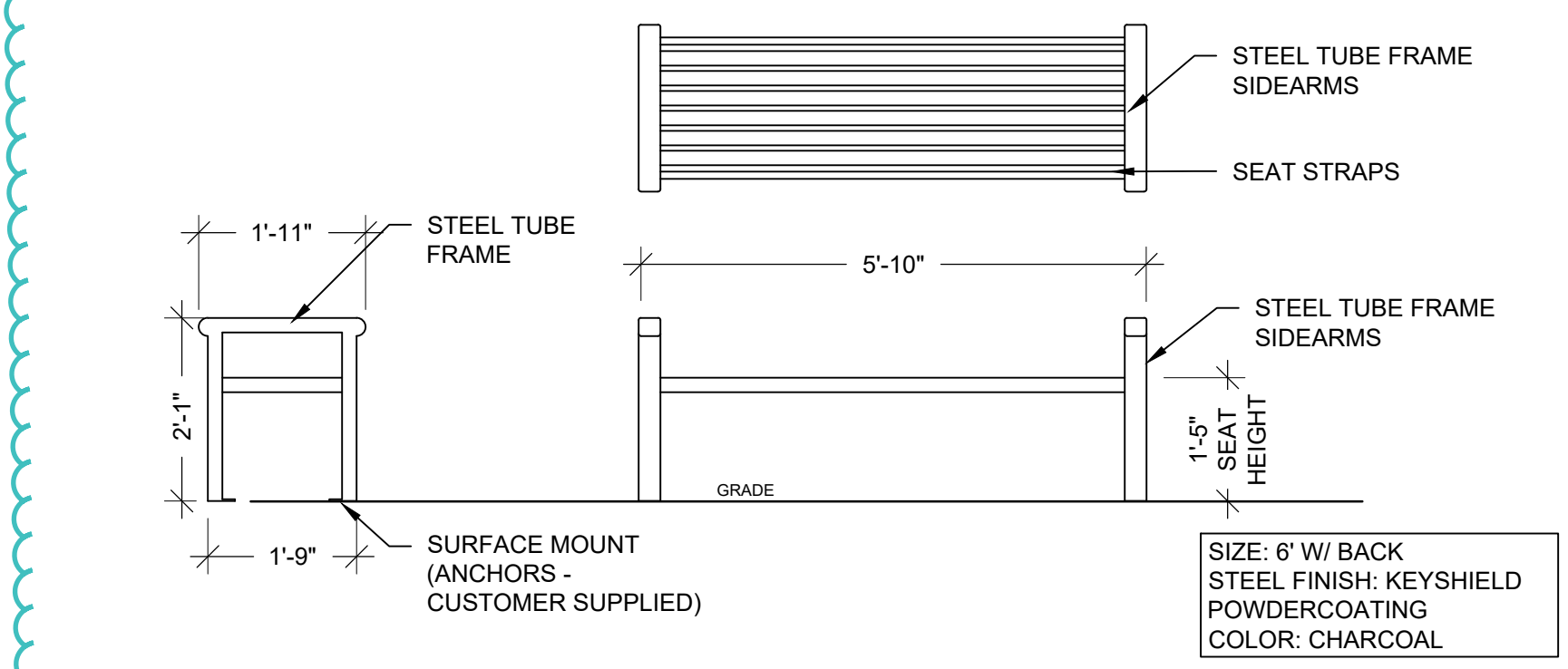


B BENCH (BACKED), QTY: 8
SCALE: NTS



C BIKE RACK, QTY: 5
SCALE: NTS

it doesn't look like anything changed on these 3 details.
LAI: Correct - revision bubble changed



D BENCH (BACKLESS) @ PICKLE BALL, QTY: 4
SCALE: NTS

NOT USED

E DETAIL REMOVED
SCALE: NOT USED

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AMENDMENT #1	06/05/2020

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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
DETAILS: SITE

3 OF 28

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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
DETAILS: PICKLEBALL COURT

14 OF 28

A PICKLEBALL COURT
SCALE: 1"=10'-0"

B PICKLEBALL COURT FENCING
SCALE: 1/2"=1'-0"

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CONTEXTUAL SITE PLAN
DETAILS: BOCCE COURT

PROFESSIONAL STAMP

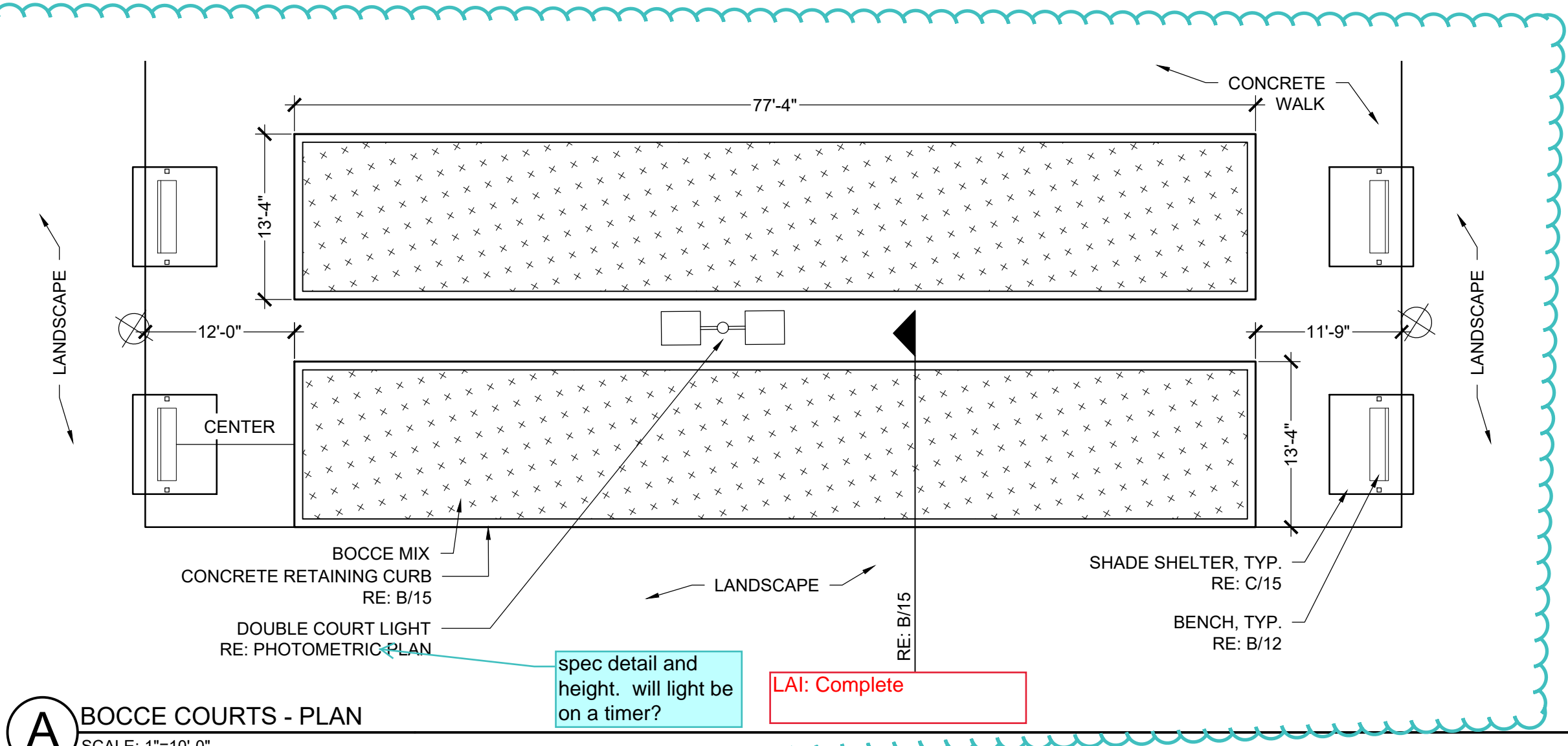
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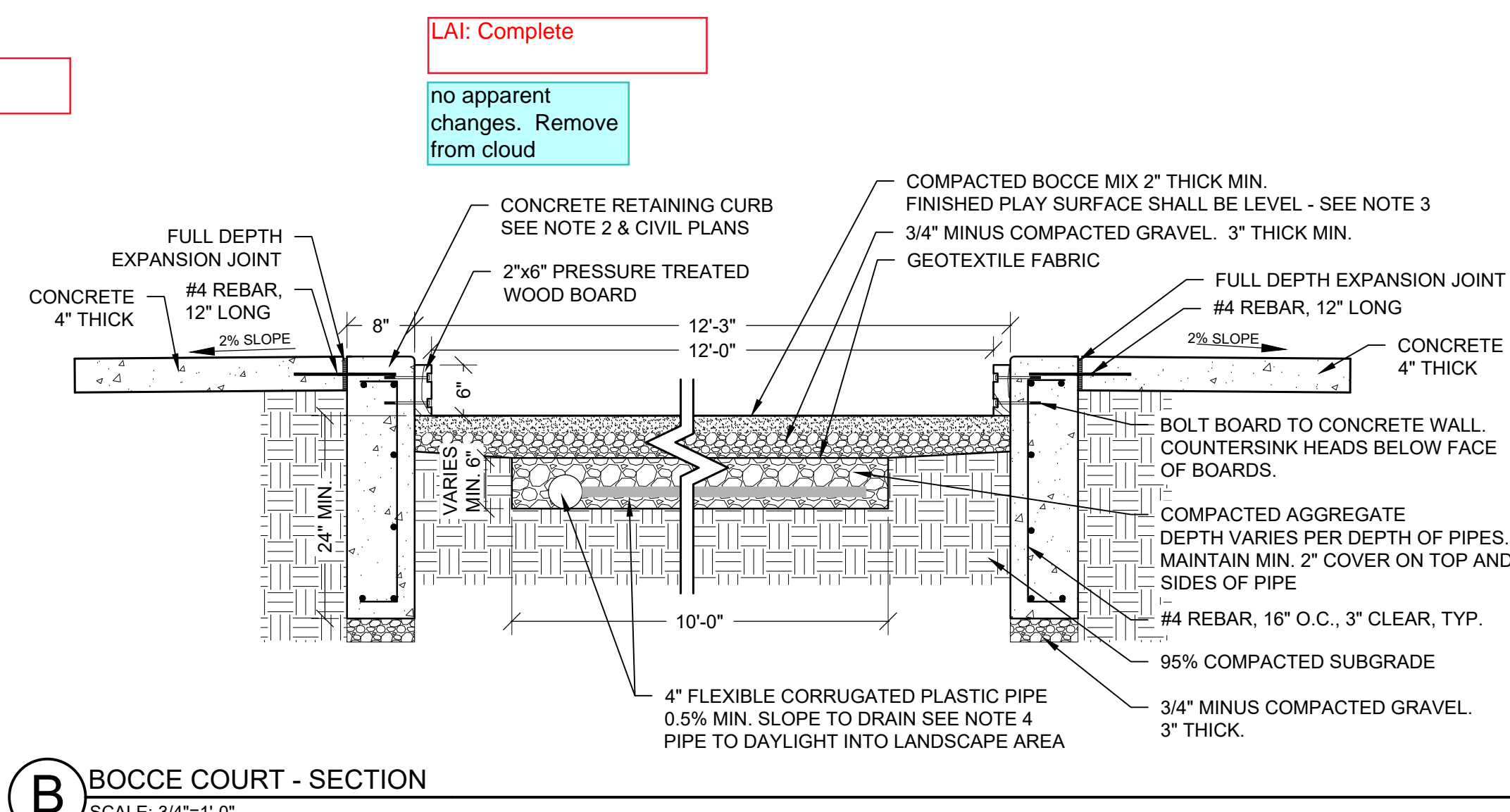
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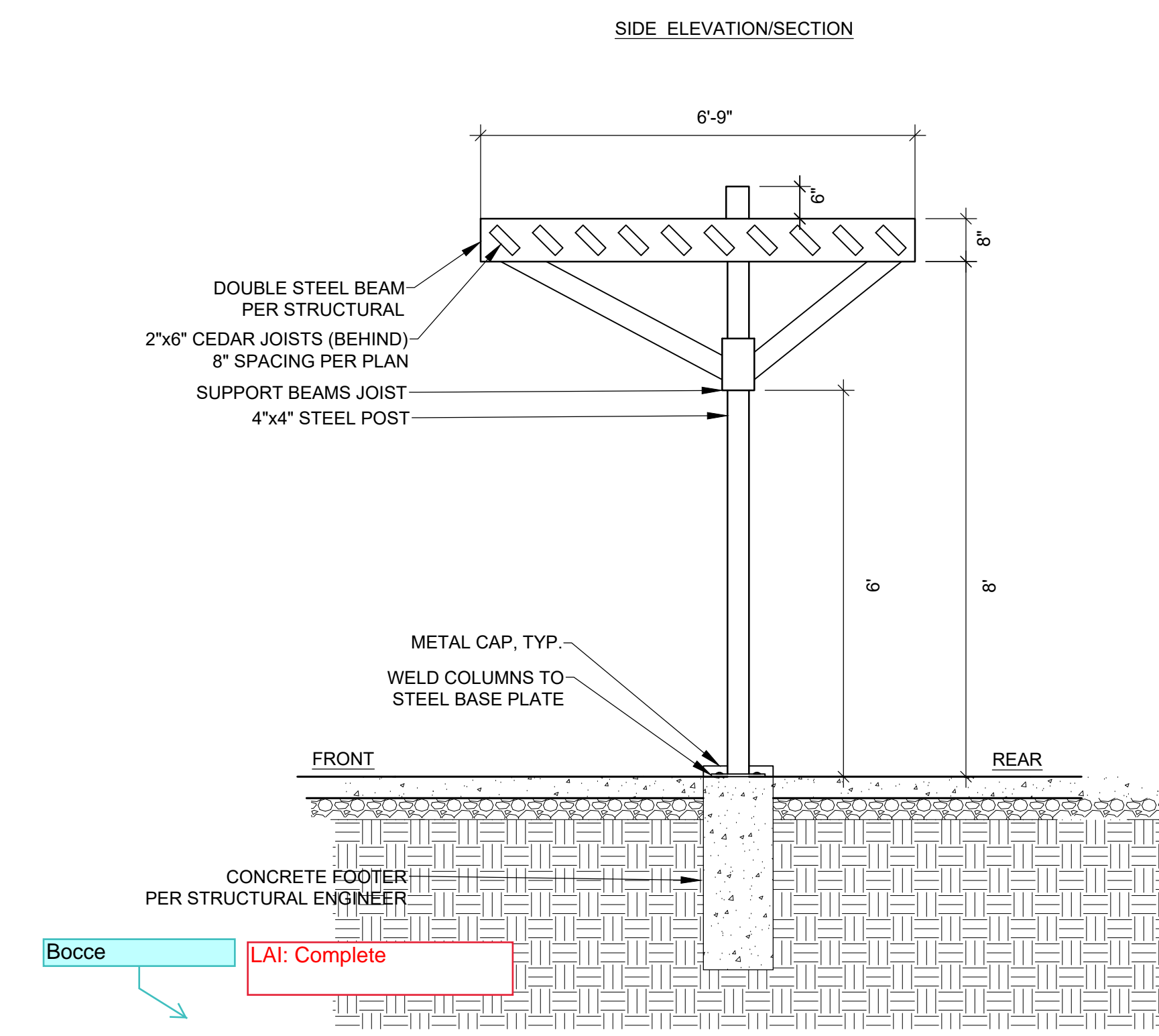
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15 OF 28



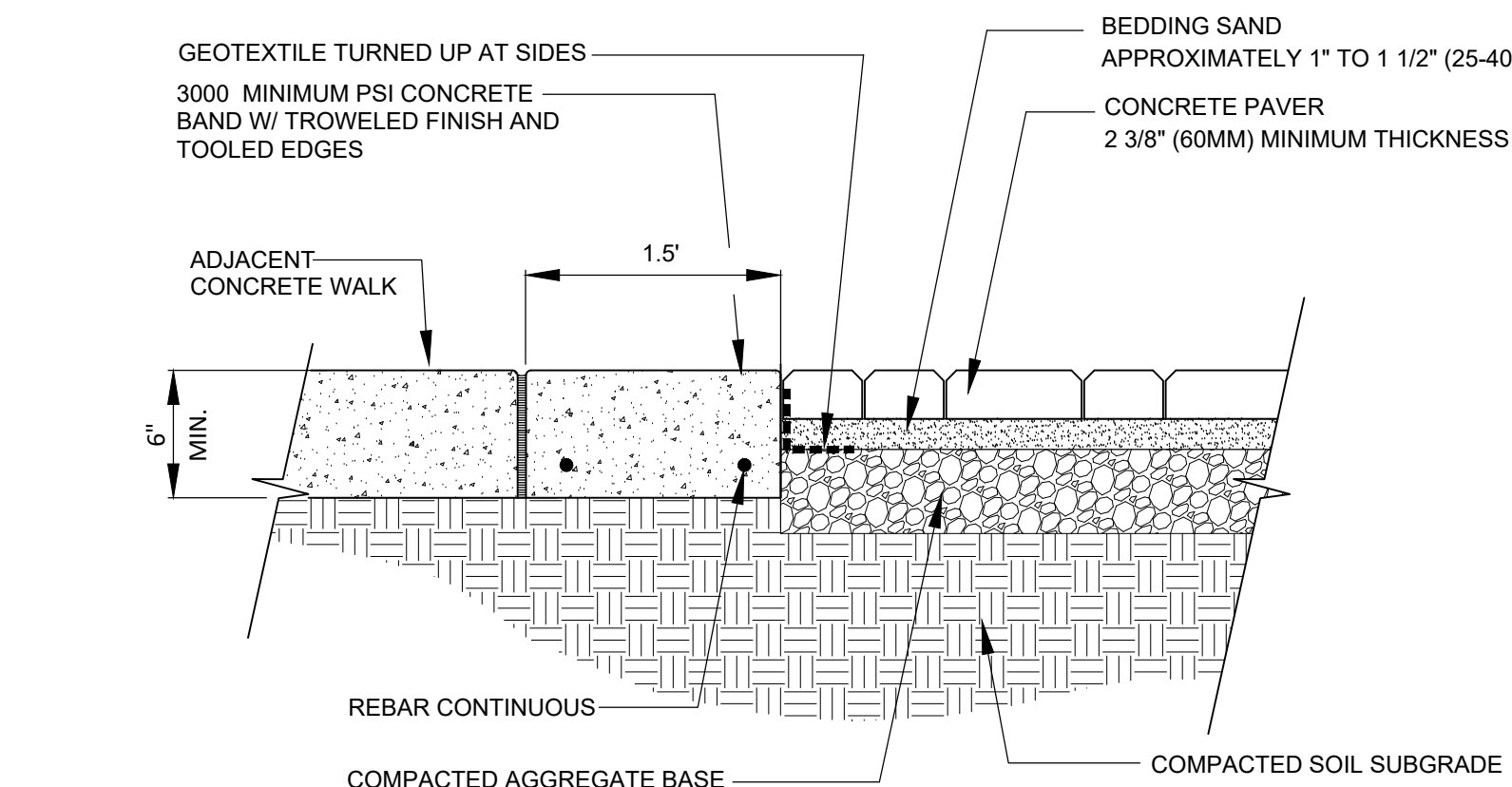
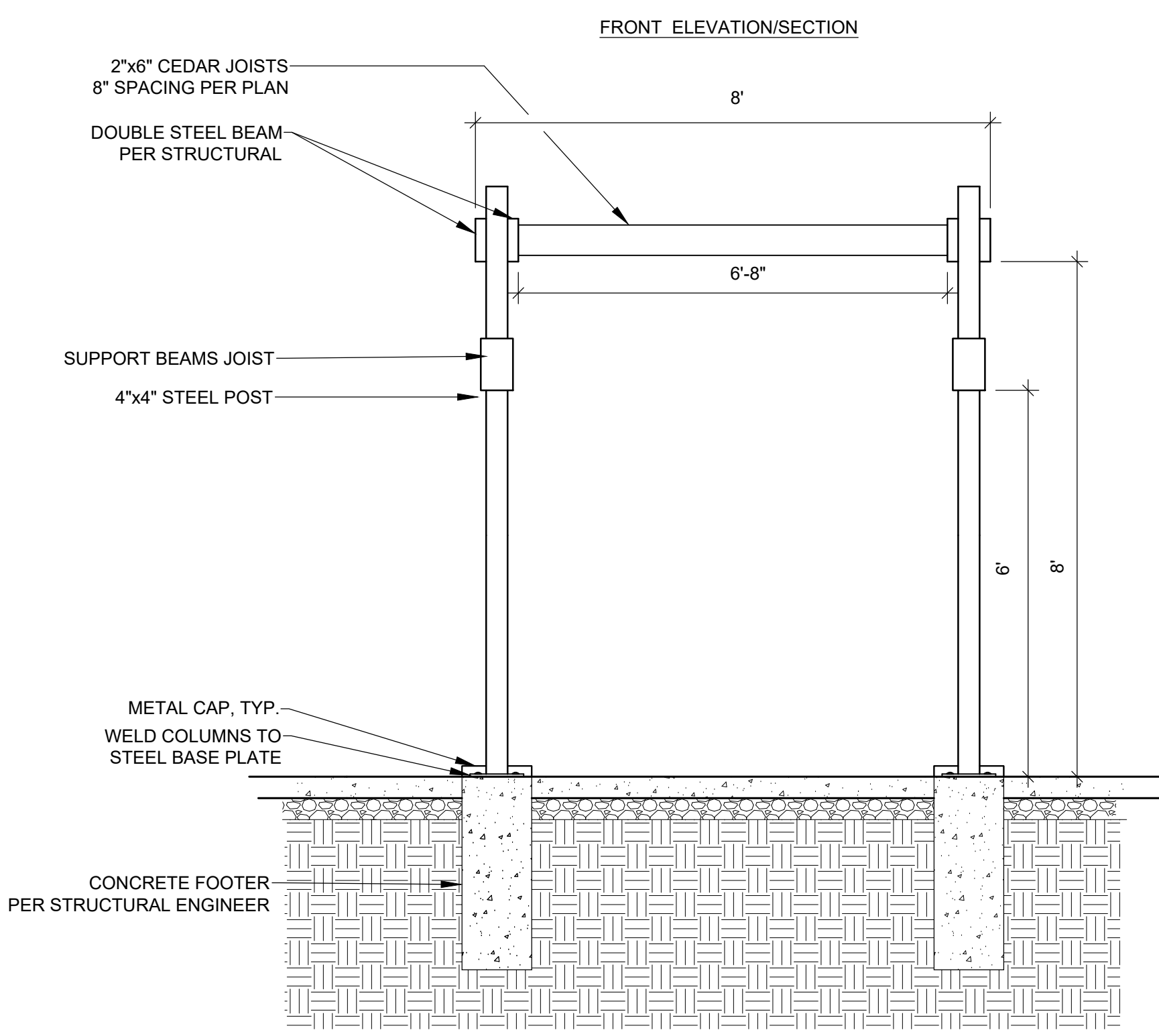
A BOCCE COURTS - PLAN
SCALE: 1"=10'-0"



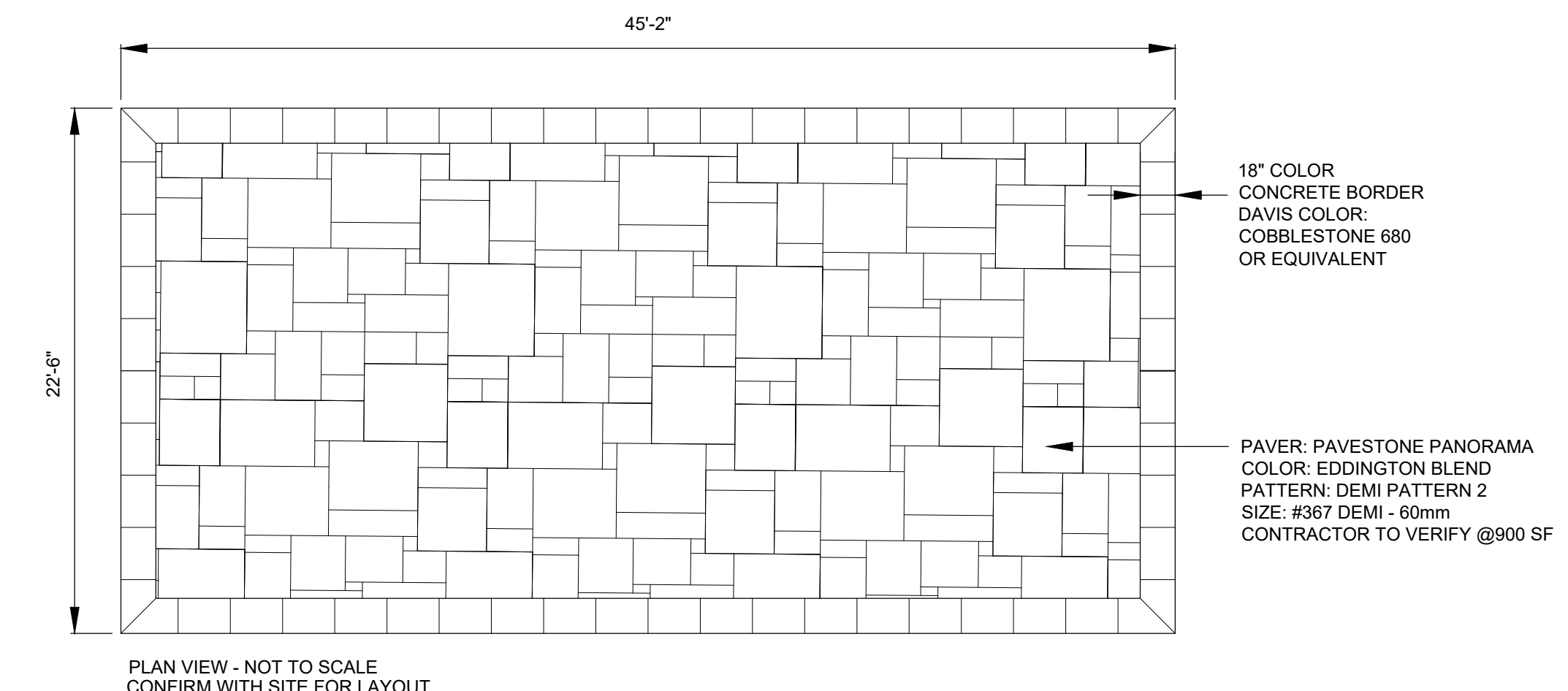
B BOCCE COURT - SECTION
SCALE: 3/4"=1'-0"



C SHADE STRUCTURE (OVER BENCHES), QTY: 12
SCALE: 1/2"=1'-0"



D SALES CENTER PATIO DETAIL
SCALE: NOT TO SCALE



PLAN VIEW - NOT TO SCALE
CONFIRM WITH SITE FOR LAYOUT

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CONTEXTUAL SITE PLAN
DETAILS: POOL

PROFESSIONAL STAMP

PROJECT #: 171053
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CHECKED BY: JC

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FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

SHEET NUMBER

16

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NOTES:

- POOL AND HOT TUB:
 - LAYOUT AND DETAILS ARE DESIGN ONLY AND NOT INTENDED FOR FINAL CONSTRUCTION.
 - FINAL CONSTRUCTION DOCUMENTS AND ALL ITEMS RELATING TO POOL/HOT TUB (ADA LIFTS, ADA REQUIREMENTS, LADDERS, STEPS, HANDRAILS, LANE MARKERS, BUOYS, POOL COVER, POOL EQUIPMENT, POOL FEATURES, PLASTER, TILES, SAFETY TILES, COPING, POOL LIGHTING, ETC.) TO BE PROVIDED BY POOL CONTRACTOR WITH ENGINEERED/STAMPED POOL PLANS. POOL PLANS TO BE SUBMITTED TO DESIGNER PRIOR TO FINAL APPROVAL.
 - POOL AND HOT TUB DEPTHS ARE MEASURED FROM BOTTOM OF COPING.

LAI: Complete

reference details

36" W SINGLE POOL GATE

5' H POOL SECURITY FENCE

18" MAINTENANCE STRIP OF COBBLE

PATH LIGHT/BOLLARD

RE: PHOTOMETRIC PLAN

PEDESTRIAN POLE

RE: PHOTOMETRIC PLAN

TRASH/RECYCLE RECEPTACLE, TYP.

RE: A/12

CONCRETE APRON

BETWEEN BUILDING AND TURF

WALL LIGHT 'K', TYP.
RE: PHOTOMETRIC PLAN

(4) STEP LIGHT, TYP.
RE: PHOTOMETRIC
PLAN

HOT TUB
RE: F-G/17
3.5 DEPTH

5'H. HOT TUB WALL
RE: G/10

SHADE SAILS
RE: B/13

ARTIFICIAL TURF
RE: E/23

SWIM LANE

-3.5
POOL DEPTH

-3.5
POOL DEPTH

SWIM LANE

POOL 4.0 DEPTH

LANDING
3.0 DEPTH

LOUNGE LANDING
1.0 DEPTH

LOUNGE LANDING
1.0 DEPTH

POOL SHADE STRUCTURE
RE: A/17

POOL BENCH
RE: B/16 & B/17

POOL INFINITY EDGE
RE: B/17

CATCH POOL WALL
RE: B/16 & B/17

(4) STEP LIGHT
RE: PHOTOMETRIC PLAN

RETAINING WALL W/ AMERISTAR
FENCE, TYP. RE: I/10

TRASH/RECYCLE RECEPTACLE, TYP

18" COLOR CONCRETE BORDER
DAVIS COLOR: COBBLESTONE 680
OR EQUIVALENT

CONCEPT SCORE PATTERN

36"W. DOUBLE POOL GATE
RE: E/10

5' H POOL SECURITY GATE

TRASH/RECYCLE RECEPTACLE, TYP

label, TYP

LAI: Complete

A POOL & HOT TUB - PLAN
SCALE: NOT TO SCALE

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DETAILS: POOL

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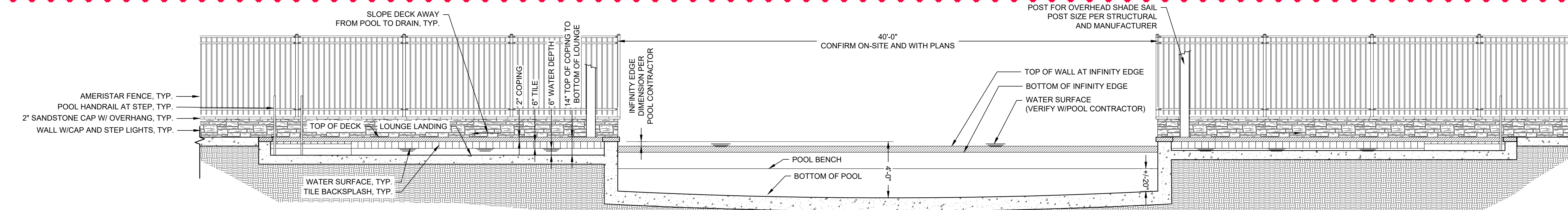
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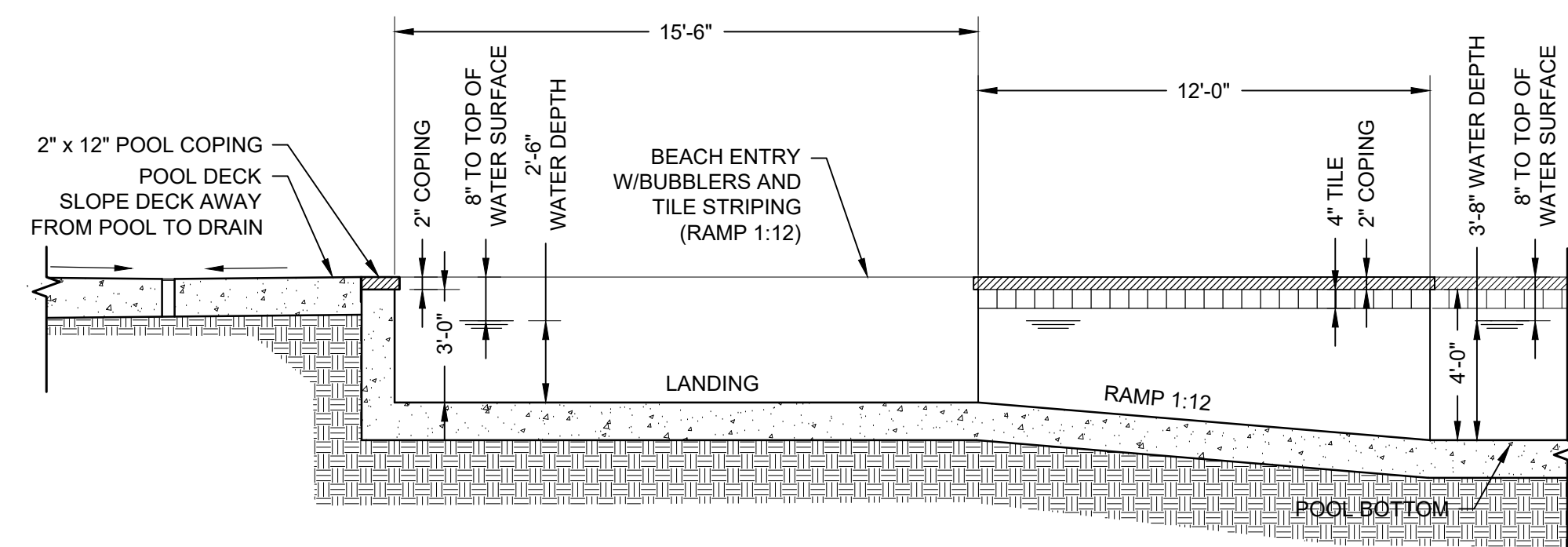
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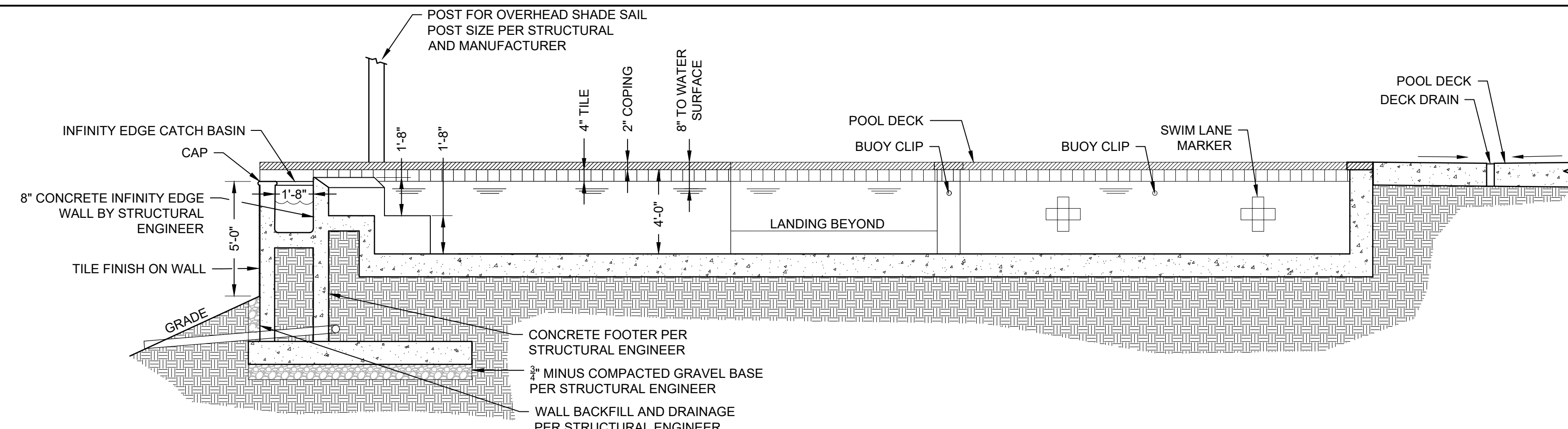
17 OF 28



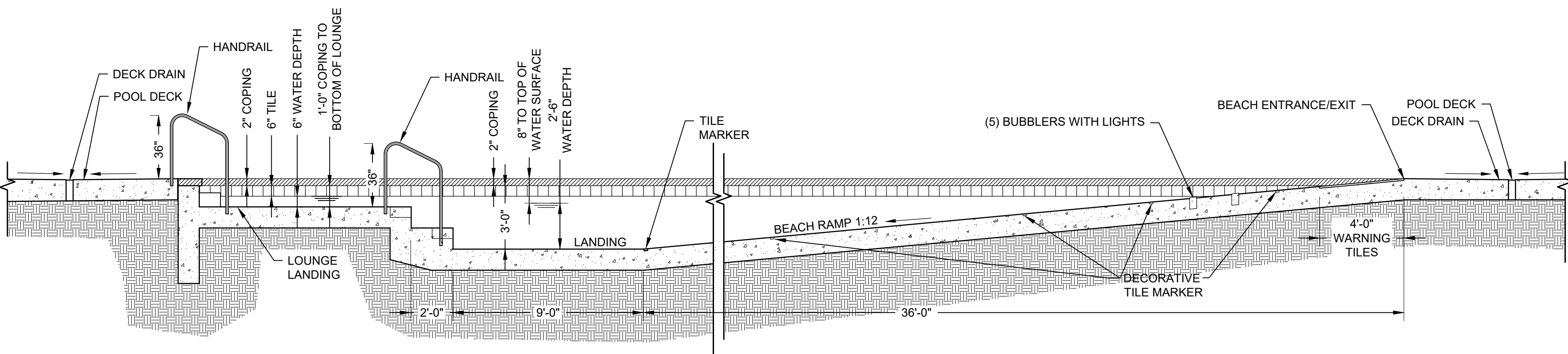
A POOL ELEVATION
SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



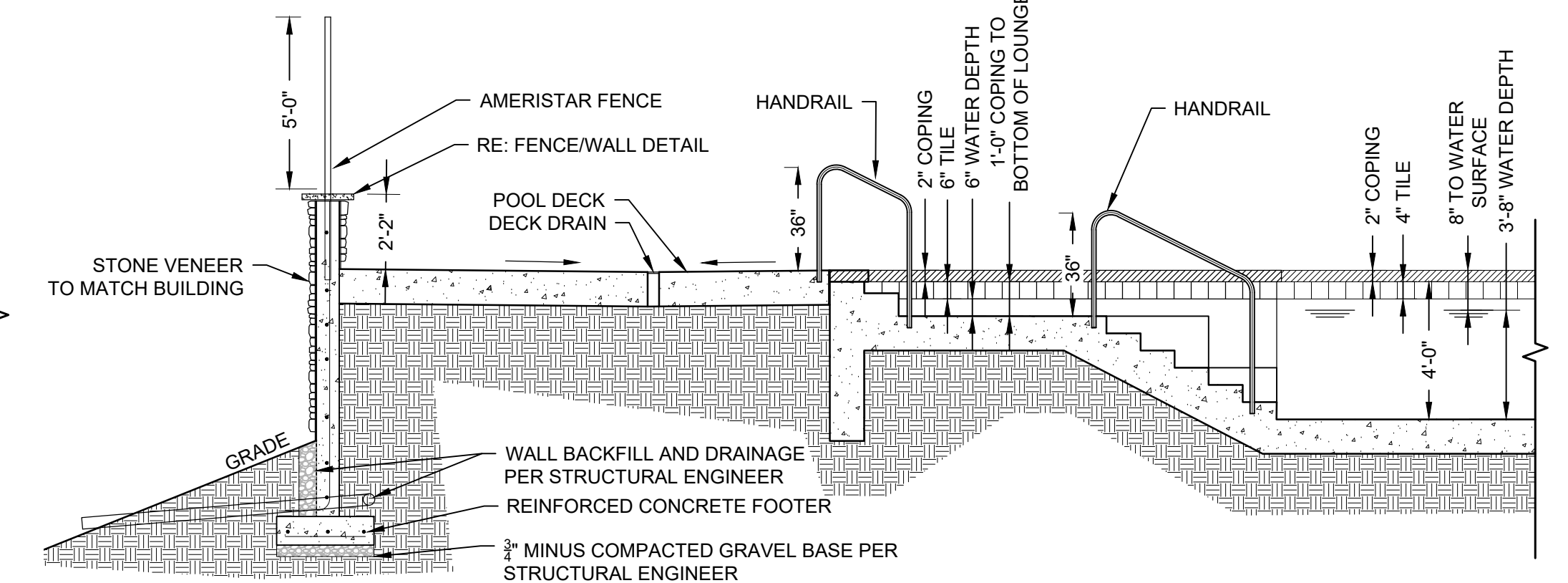
B POOL SECTION
SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



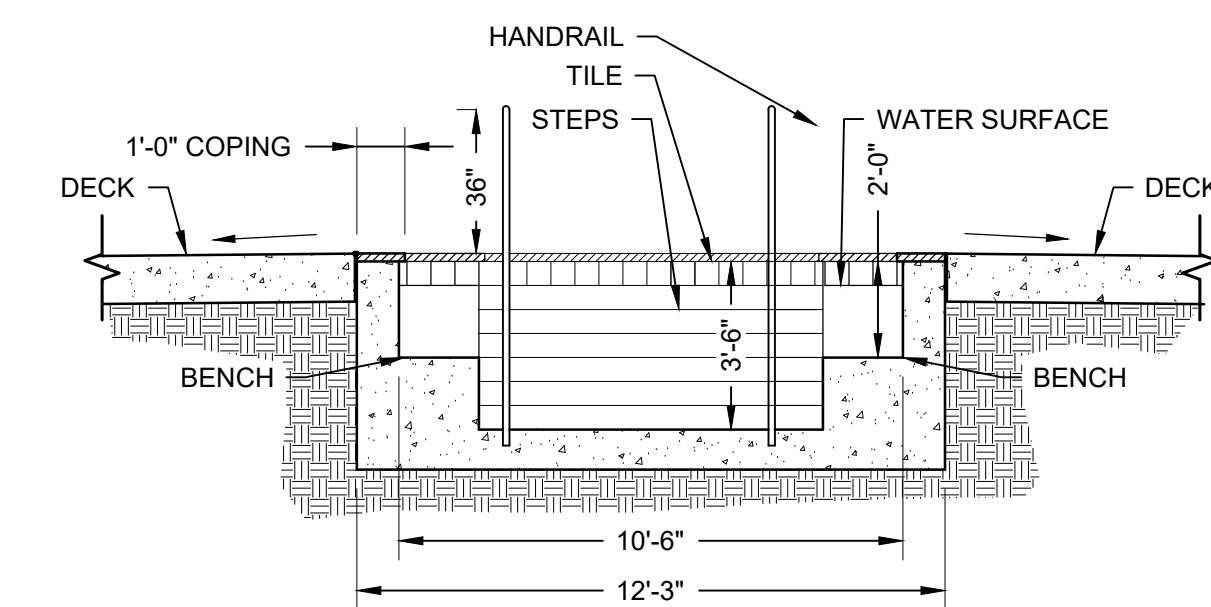
C POOL SECTION
SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



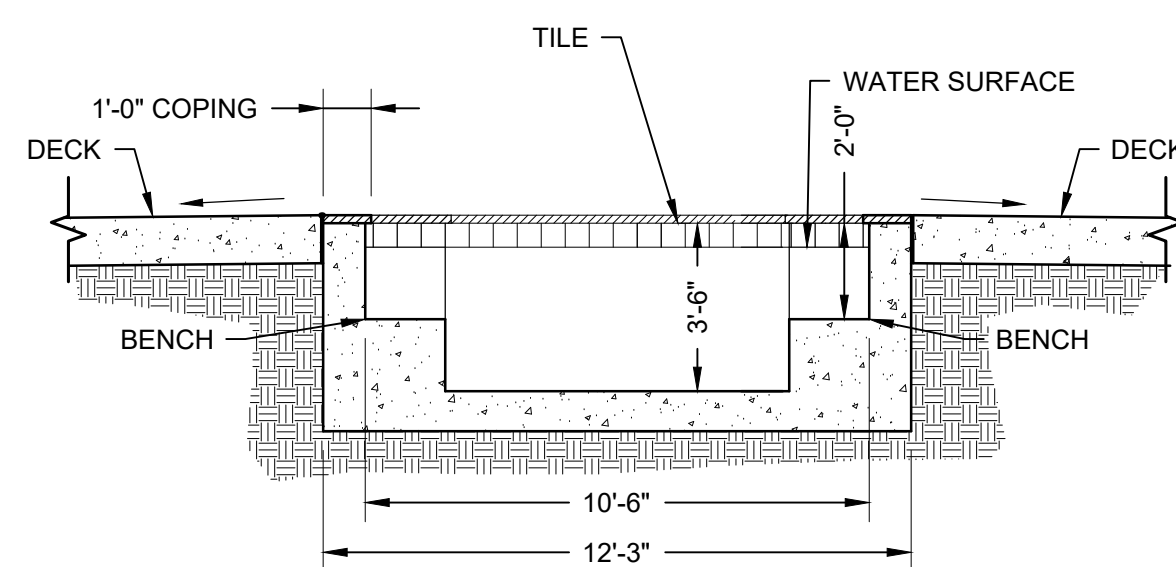
D POOL SECTION
SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



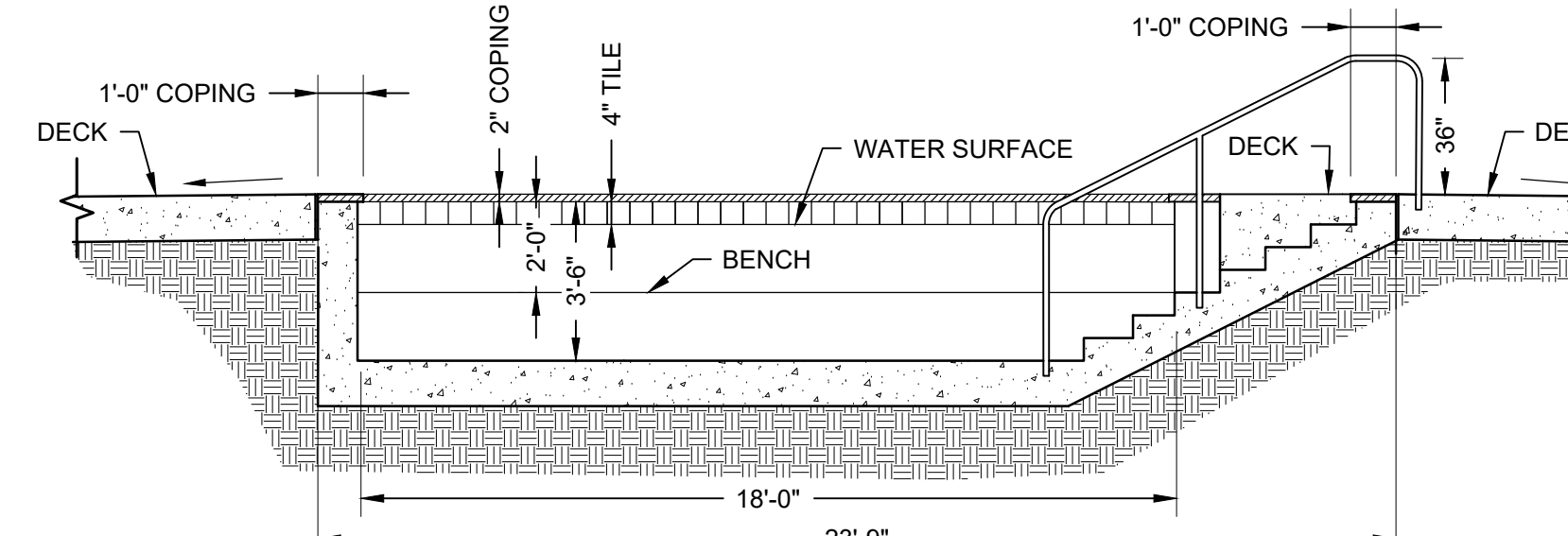
E POOL SECTION
SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



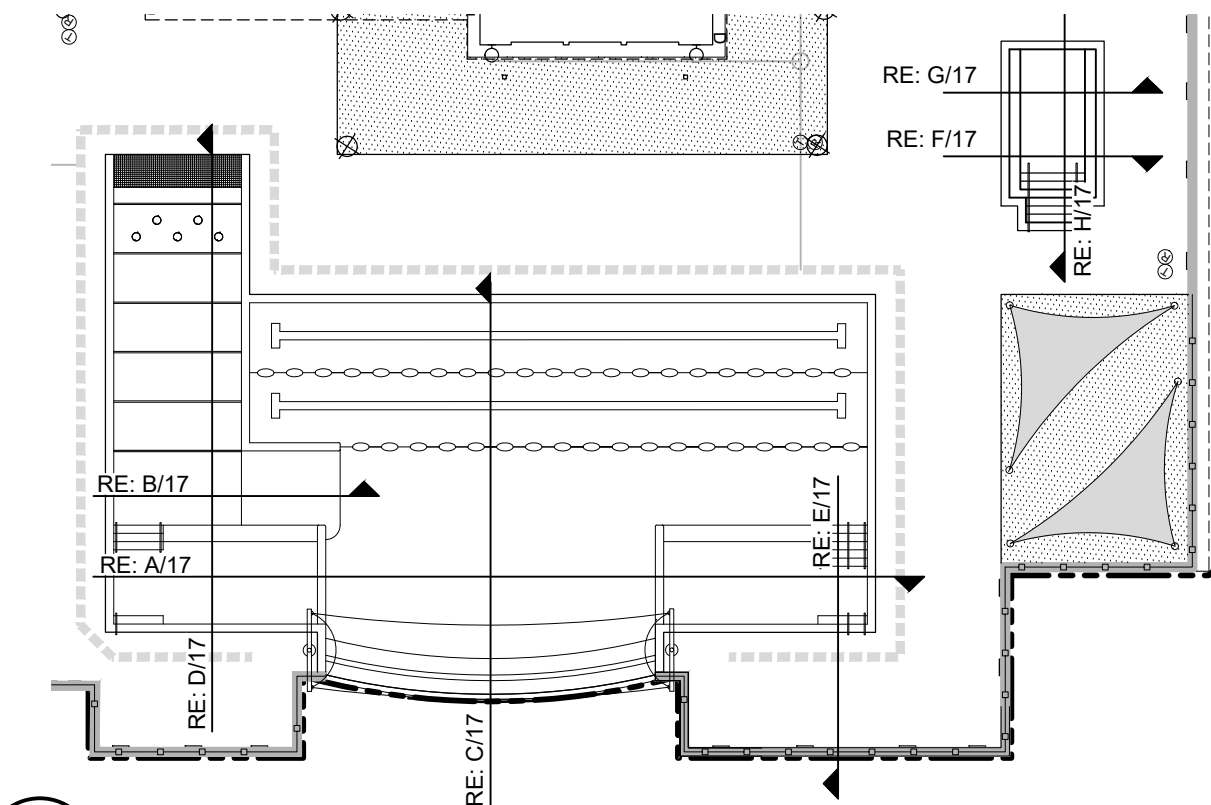
F HOT TUB SECTION
SCALE: 1/4"=1'-0"



G HOT TUB SECTION
SCALE: 1/4"=1'-0"



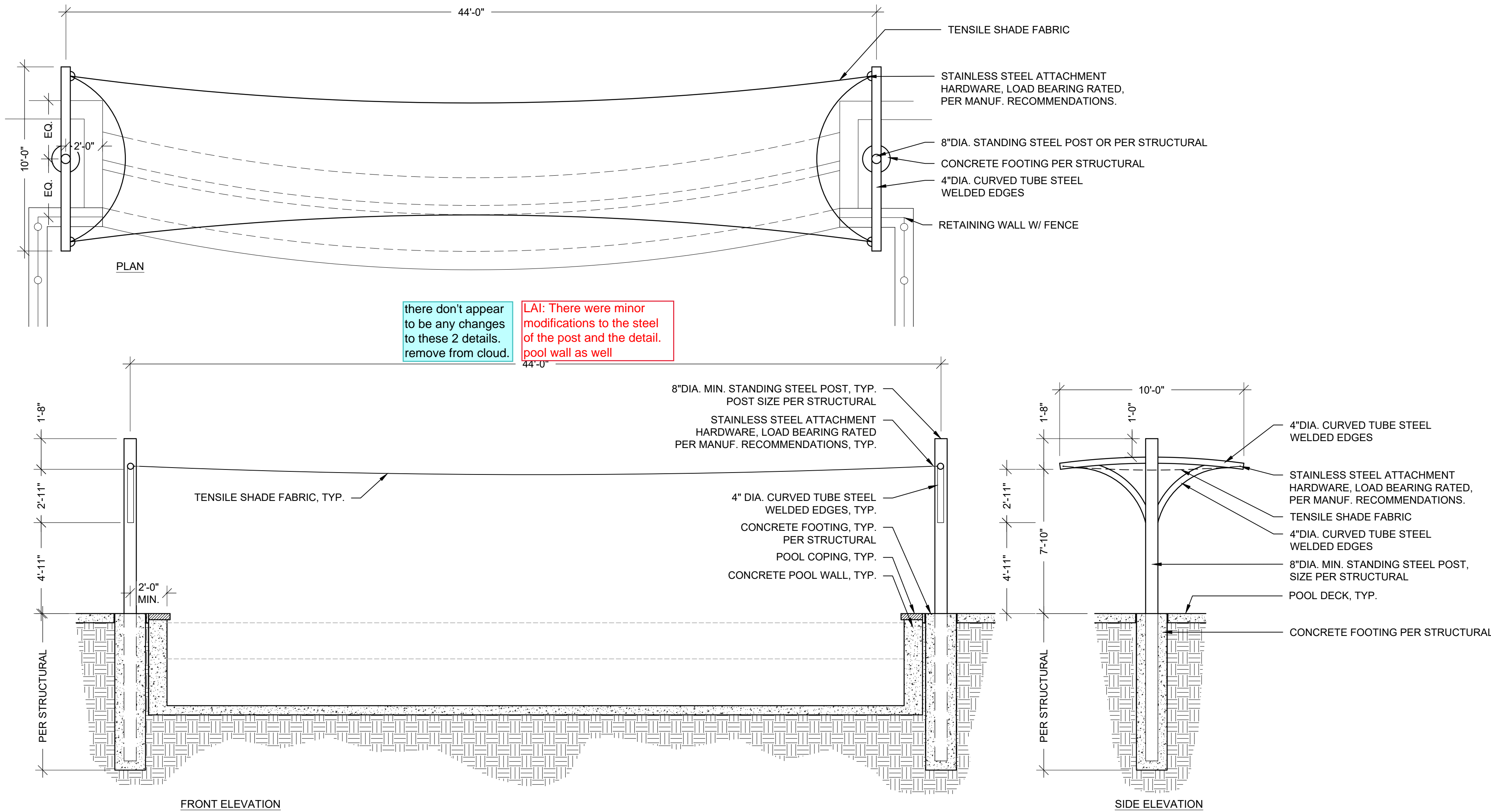
H HOT TUB SECTION
SCALE: 1/4"=1'-0"



H SECTION KEY MAP
SCALE: NOT TO SCALE

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- NOTES:
1. INSTALLATION OF SHADE SAILS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND WARRANTY QUALIFICATIONS.
 2. FABRIC SHADES TO BE TAKEN DOWN OCTOBER 1ST THROUGH MAY 1ST EACH YEAR TO MAINTAIN FABRIC STRUCTURE AND QUALITY.
 3. FABRIC HEIGHT CONNECTIONS AT POLES AS SHOWN ON PLAN.
 4. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS PRIOR TO INSTALLATION.

FRAME COLOR: TBD
FABRIC COLOR: TBD

A SHADE SAIL STRUCTURE @ POOL
SCALE: 1/4"=1'-0"

NOT USED

B NOT USED
SCALE: NOT USED

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DETAILS: POOL

PROFESSIONAL STAMP

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SHEET NUMBER

18

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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
LANDSCAPE PLAN: PHASE 1

PROFESSIONAL STAMP

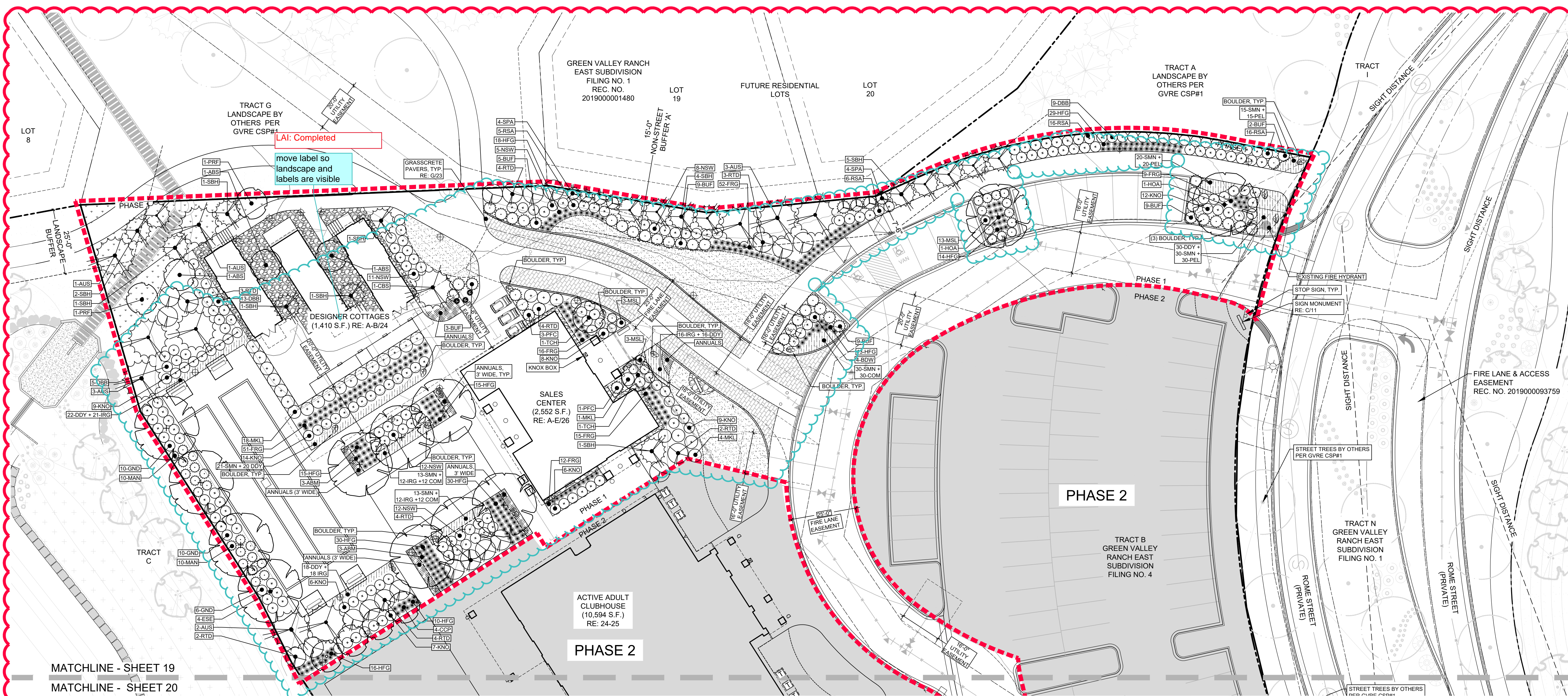
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SHEET NUMBER

19

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LANDSCAPE LEGEND

--- TRACT BOUNDARY	DECIDUOUS SHADE TREE
- - - PHASE 1 BOUNDARY	DECIDUOUS ORNAMENTAL TREE
PHASE 2	EVERGREEN TREE
- - - EASEMENT (LABELED ON PLAN)	DECIDUOUS SHRUBS
- - - SIGHT DISTANCE TRIANGLE	EVERGREEN SHRUBS
- - - ROLL TOP EDGER	ORNAMENTAL GRASSES
BOULDER	PERENNIALS
FENCE	TURF
GATE	NATIVE SEED
LIGHT FIXTURES (NOT SHOWN TO SCALE)	ANNUALS
FIRE HYDRANT	BOCCIE MIX
	COBBLE
	ARTIFICIAL TURF
	GRASSCRETE PAVERS

NOTE: TREES SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS AND MUST BE A MINIMUM OF 10' FROM UTILITY/SEWER LINES.

LAI: Completed

Identify any revisions to the Legend. TYP

revise cloud to only surround changed areas

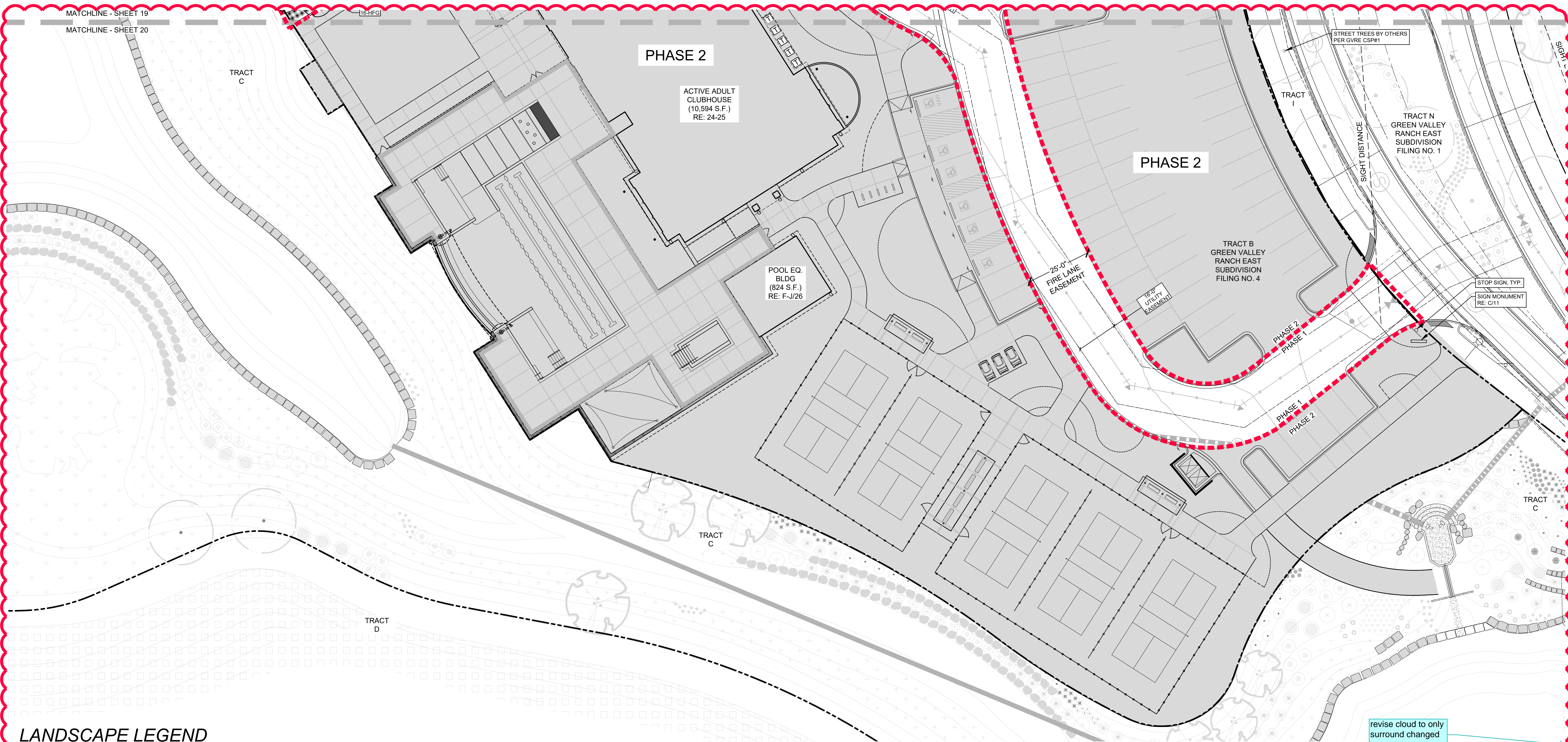
LAI: Completed

0 20 40

NORTH SCALE: 1" = 20'-0"

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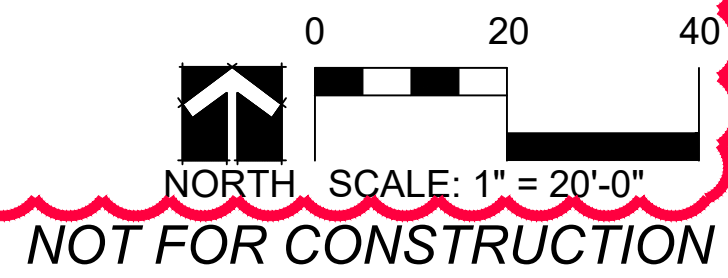


LANDSCAPE LEGEND

- | | |
|--------------------------------------|---------------------------|
| --- TRACT BOUNDARY | DECIDUOUS SHADE TREE |
| - - - - - PHASE 1 BOUNDARY | DECIDUOUS ORNAMENTAL TREE |
| PHASE 2 | EVERGREEN TREE |
| - - - - - EASEMENT (LABELED ON PLAN) | DECIDUOUS SHRUBS |
| - - - - - SIGHT DISTANCE TRIANGLE | EVERGREEN SHRUBS |
| ----- ROLL TOP EDGER | ORNAMENTAL GRASSES |
| BOULDER | PERENNIALS |
| --- FENCE | TURF |
| --- GATE | NATIVE SEED |
| LIGHT FIXTURES (NOT SHOWN TO SCALE) | ANNUALS |
| FIRE HYDRANT | BOCCÉ MIX |
| | COBBLE |
| | ARTIFICIAL TURF |
| | GRASSCRETE PAVERS |

NOTE: TREES SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS AND MUST BE A MINIMUM OF 10' FROM UTILITY/SEWER LINES.

revise cloud to only surround changed areas
LAI: Completed



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LANDSCAPE PLAN: PHASE 1

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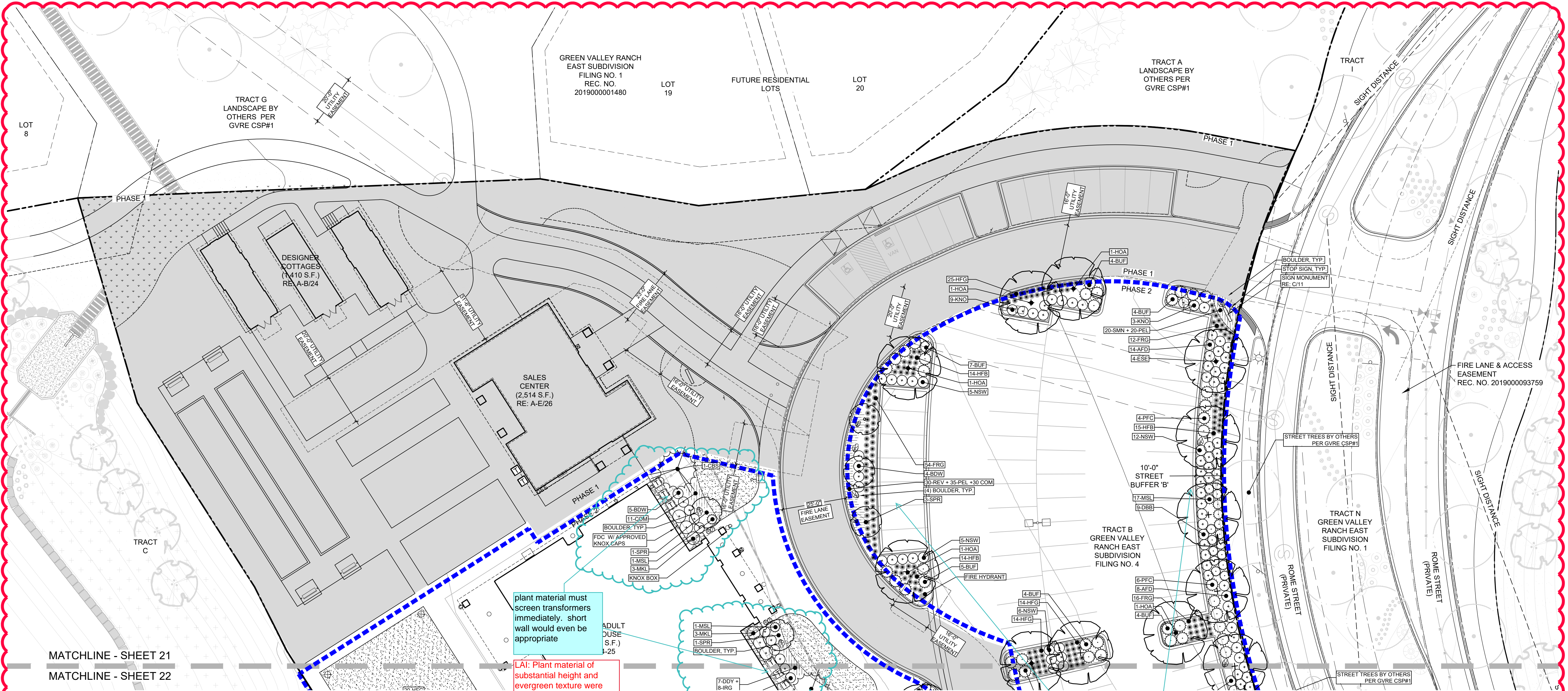
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TECHNICAL REVIEW #2	11/07/2019
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AMENDMENT #1	06/05/2020

SHEET NUMBER

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LANDSCAPE LEGEND

TRACT BOUNDARY	DECIDUOUS SHADE TREE
PHASE 2 BOUNDARY	DECIDUOUS ORNAMENTAL TREE
PHASE 1	EVERGREEN TREE
EASEMENT (LABELED ON PLAN)	DECIDUOUS SHRUBS
SIGHT DISTANCE TRIANGLE	EVERGREEN SHRUBS
ROLL TOP EDGER	ORNAMENTAL GRASSES
BOULDER	PERENNIALS
FENCE	TURF
GATE	NATIVE SEED
LIGHT FIXTURES (NOT SHOWN TO SCALE)	ANNUALS
FIRE HYDRANT	BOCCE MIX
	COBBLE
	ARTIFICIAL TURF
	GRASSCRETE PAVERS

NOTE: TREES SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS AND MUST BE A MINIMUM OF 10' FROM

too light and doesn't reproduce

LAI: Grasscrete pavers are in Phase 1 only

plant material must screen transformers immediately. short wall would even be appropriate

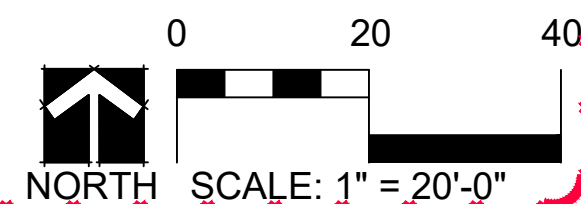
LAI: Plant material of substantial height and evergreen texture were proposed in submittal one. We have added a 48" high screen to the 'front' facing side

cloud what has changed

LAI: Completed (counts changed)

revise cloud to only surround changed areas

LAI: Completed



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GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE CONTEXTUAL SITE PLAN LANDSCAPE PLAN: PHASE 2

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

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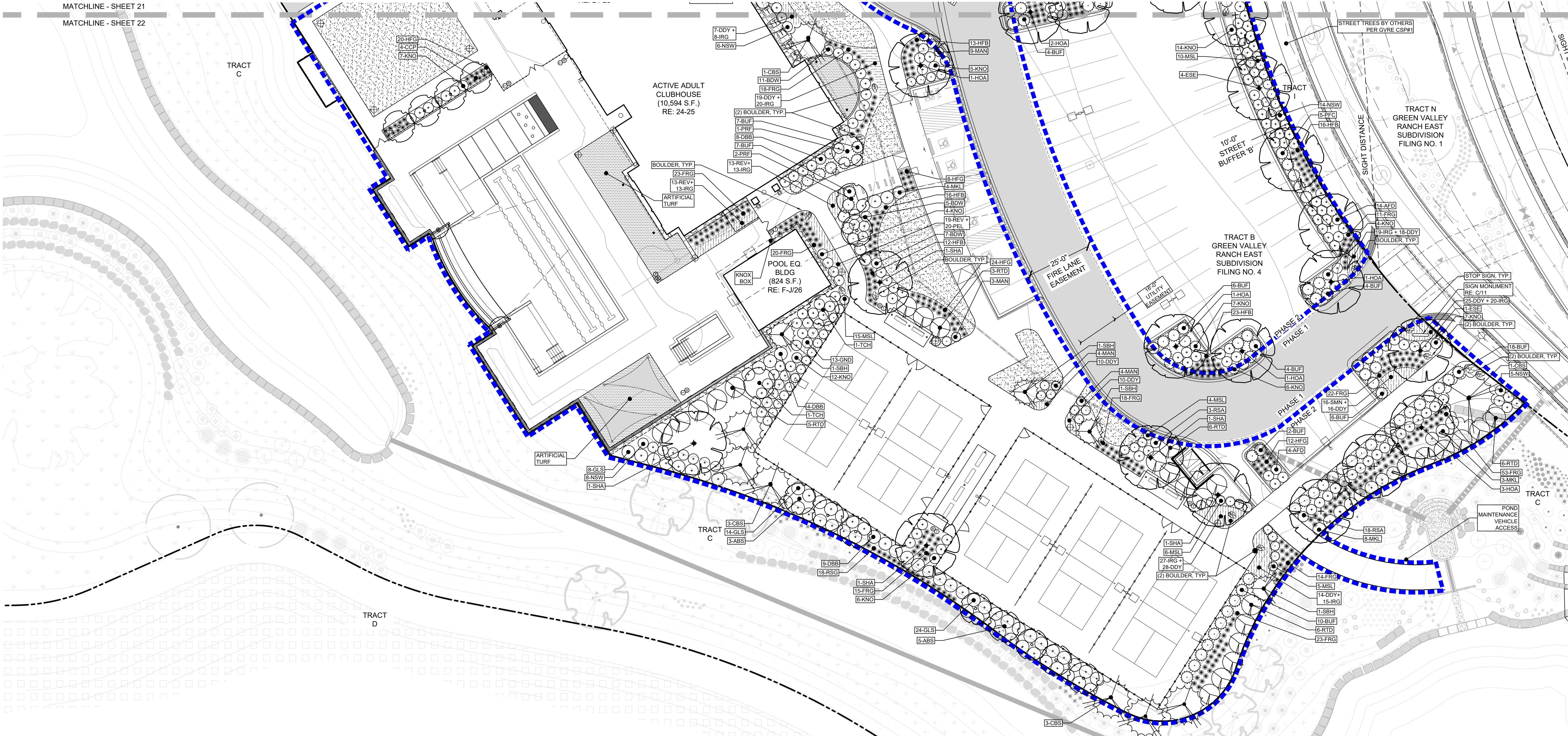
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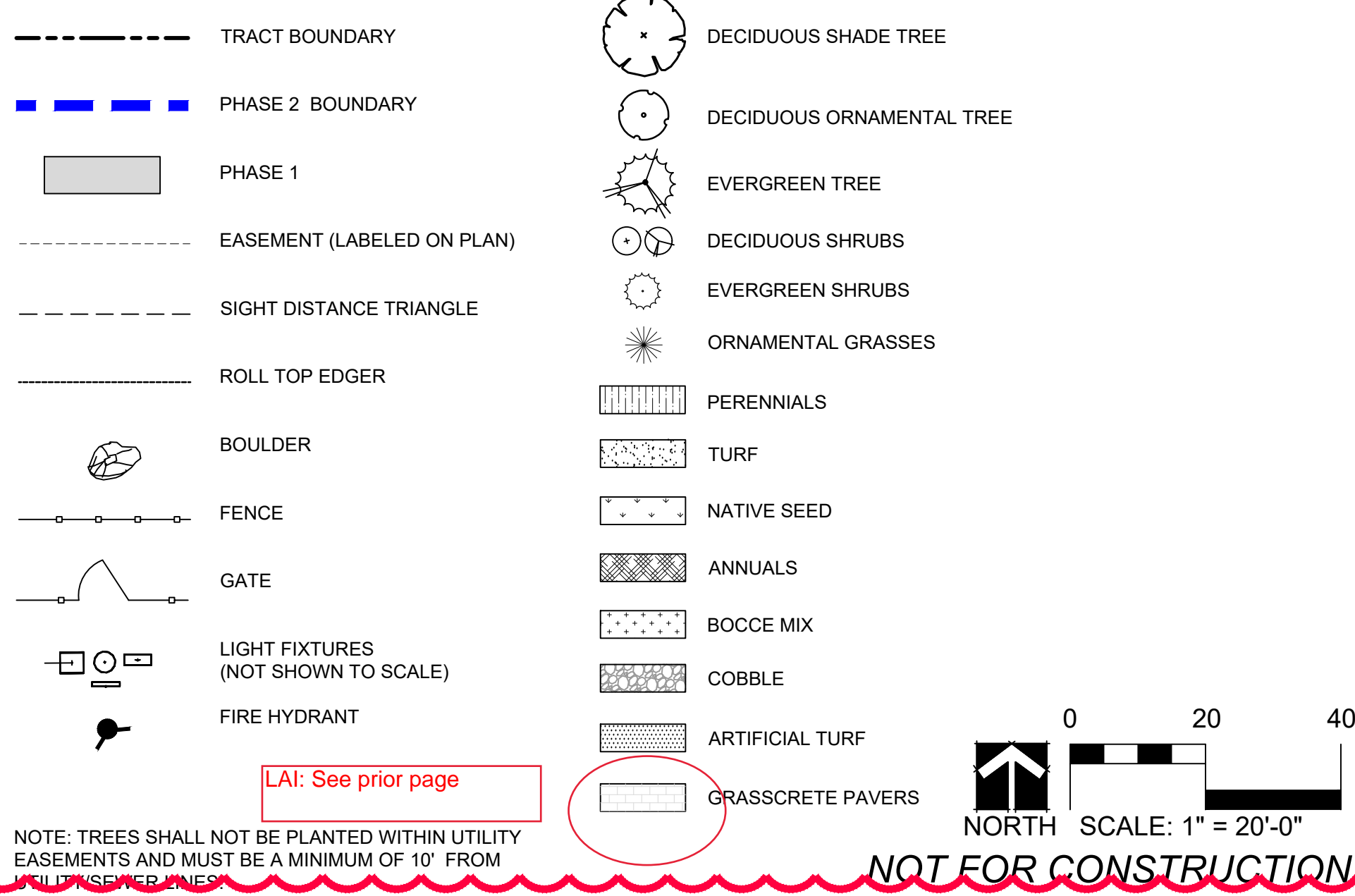


PLANTING SCHEDULE (FULL BUILD-OUT QUANTITIES FOR SITE)

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
DECIDUOUS TREES					
ABM	6	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2.5" CAL.	LOW
ESE	13	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BEIBERICH'	2.5" CAL.	LOW
HOA	16	HERITAGE OAK	QUERCUS X MACDANIELLI 'CLEMONS'	2.5" CAL.	MED
SHA	5	SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2.5" CAL.	LOW
ORNAMENTAL TREES					
ABS	12	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	6' CLUMP	MED
CCP	8	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	MED
PRF	5	PRAIRIEFIRE CRABAPPLE	MALUS X 'PRAIRIEFIRE'	2" CAL.	LOW
TCH	4	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL.	LOW
SPR	5	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	2" CAL.	LOW
EVERGREEN TREES					
AUS	10	AUSTRIAN PINE	PINUS EDULIS	6' HT. MIN.	LOW
CBS	10	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT. MIN.	LOW
SBH	21	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	5' HT. MIN.	MED
SPA	8	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	5' HT. MIN.	LOW
EVERGREEN SHRUBS					
BUF	133	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL	LOW
MAN	40	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	2 GAL	LOW
MSL	78	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	6 GAL	LOW
PFC	19	COMPACT PFITZER	JUNIPERUS X MEDIA 'PFITZERANA COMPACT'	5 GAL	LOW

LANDSCAPE LEGEND

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
DECIDUOUS SHRUBS					
AFD	40	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL	MED
BDW	36	DWARF BUTTERFLY BUSH	BUDDLEIA DAVIDII VAR.	5 GAL	LOW
DBB	58	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 GAL	LOW
GLS	46	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GROW-LOW'	5 GAL	LOW
GND	39	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	5 GAL	LOW
KNO	160	KNOCKOUT ROSE	ROSA 'RADRAZZ'	5 GAL	LOW
MKL	47	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL	LOW
NSW	109	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	5 GAL	MED
RSA	64	RUSSIAN SAGE	PETROVSKIA ARTIPLICIFOLIA	5 GAL	LOW
RTD	53	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL	LOW
ORNAMENTAL GRASSES #1 OR #5					
FRG	455	KARL FOERSTER FEATHER REED GRASS	C. ACUTIFLORA 'KARL FOERSTER'	1 GAL	LOW
HFG	315	FOUNTAIN GRASS, HARDY 'HAELIN'	PENNISETUM ALOPECUROIDES 'HAELIN'	1 GAL	LOW
HFB	123	HARDY 'LITTLE BUNNY' FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL	LOW
RSG	18	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	1 GAL	LOW
PERENNIALS #1 (no TE credit)					
COM	95	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL	LOW
DDY	253	STELLA D'ORO DWARF DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL	LOW
IRG	214	GERMAN BEARDED IRIS - MIX	IRIS GERMANICA VAR.	1 GAL	LOW
PEL	140	ELFIN PINK PENSTEMON	PENSTEMON BARBATUS 'ELFIN PINK'	1 GAL	LOW
REV	75	RED VALERIAN	CENTRANTHUS RUBER	1 GAL	LOW
SMN	178	MAY NIGHT SAGE	SALVIA SYLVESTRIS X 'MAINACHT'	1 GAL	LOW



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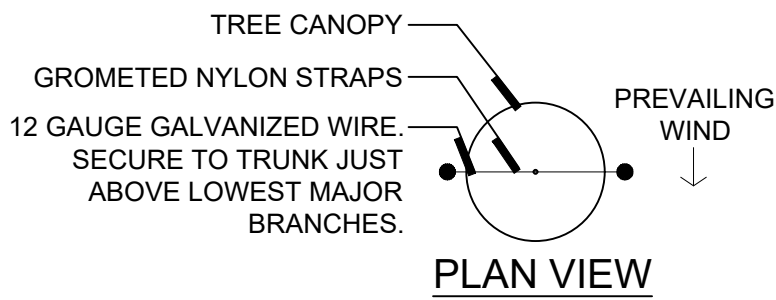
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NOTES:
1) SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2) REMOVE ALL NURSERY STAKES.
3) WRAP TRUNK OF DECIDUOUS TREES FROM ROOT FLARE TO LOWEST MAJOR BRANCH.
4) FOR TREES OVER 3" CALIPER, USE THREE STAKES (DECIDUOUS TREES) OR DEADMEN (EVERGREEN TREES) SPACED EVENLY AROUND THE TREE.

MIN. 3" DEPTH MULCH RING (MULCH PER PLANTS) A MIN. OF 4" DIA. MULCH DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK

BACKFILL WITH BLEND AT EXISTING SOIL AND A MAX. OF 20% (BY VOLUME) ORGANIC MATERIAL WITH 1:1 SLOPE ON THE SIDES OF THE PLANTING HOLE

PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. BELOW FINISH GRADE.

CONTRACTOR TO FIRMLY PLACE SOIL AROUND ROOTBALL WITHOUT PACKING OR TAMPING. SET SOIL WITH WATER TO FILL ALL AIR POCKETS.

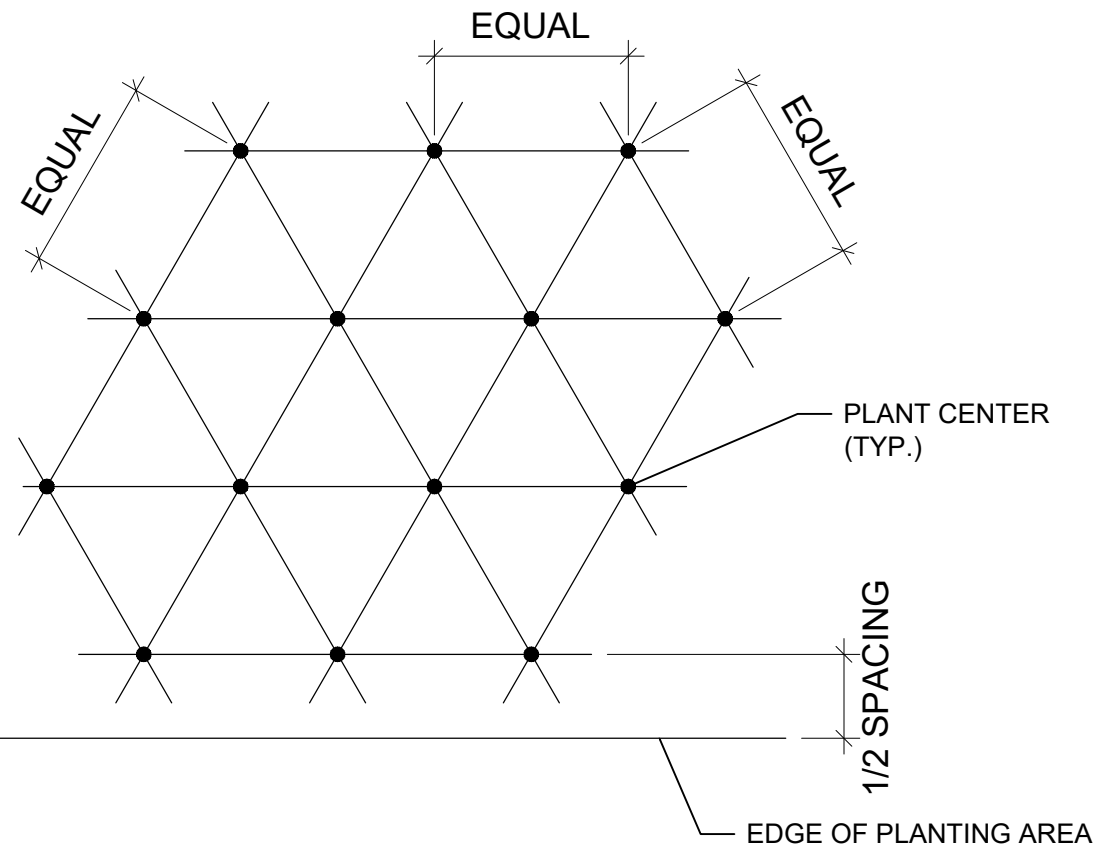
PLACE ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

EVERGREEN TREE
DECIDUOUS TREE

GROMETED NYLON STRAPS
PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE - EXPOSED WIRE SHALL BE A MAX 2' AT EITHER END.
GALVANIZED WIRE - MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING
6" STEEL T-POST, COLOR BLACK. T-POST TO BE DRIVEN IN OUTSIDE THE ROOTBALL
TREE WRAP TO BE INSTALLED FROM OCT. 1 - APRIL 30 ON DECIDUOUS TREES ONLY.
THE TOP OF THE ROOT FLARE SHALL BE AT FINISH GRADE.
4-6" DIA. WATER SAUCER
REMOVE ALL TWINE, BURLAP & WIRE FROM ENTIRE ROOTBALL & TRUNK. TREES WITH BROKEN ROOTBALLS WILL BE REJECTED.
UNDISTURBED SOIL

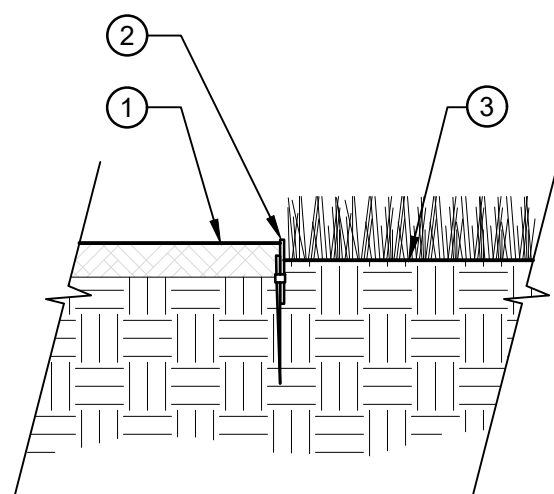
A DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL

SCALE: NTS



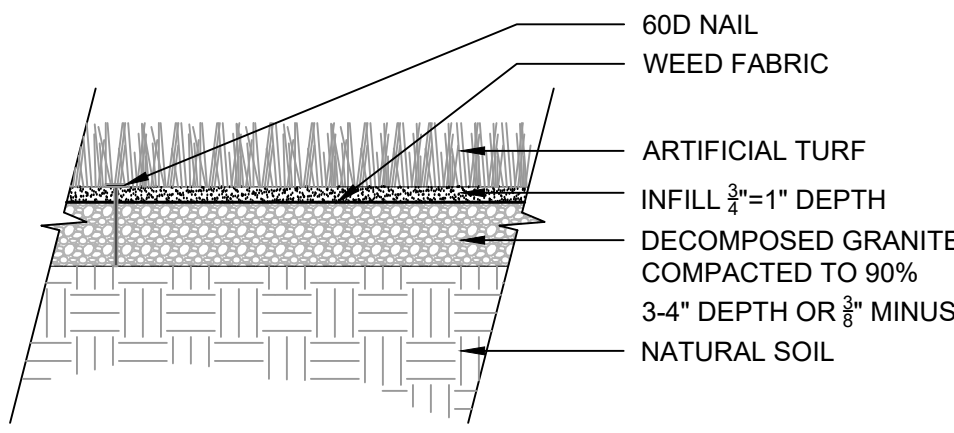
C PLANT SPACING DETAIL

SCALE: NTS



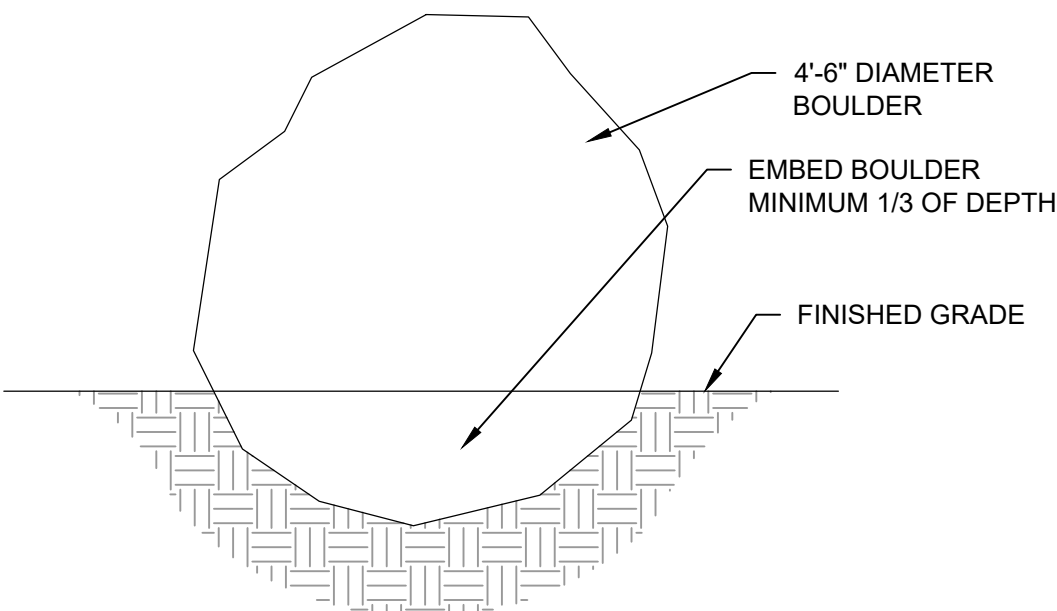
D STEEL EDGE DETAIL

SCALE: NTS



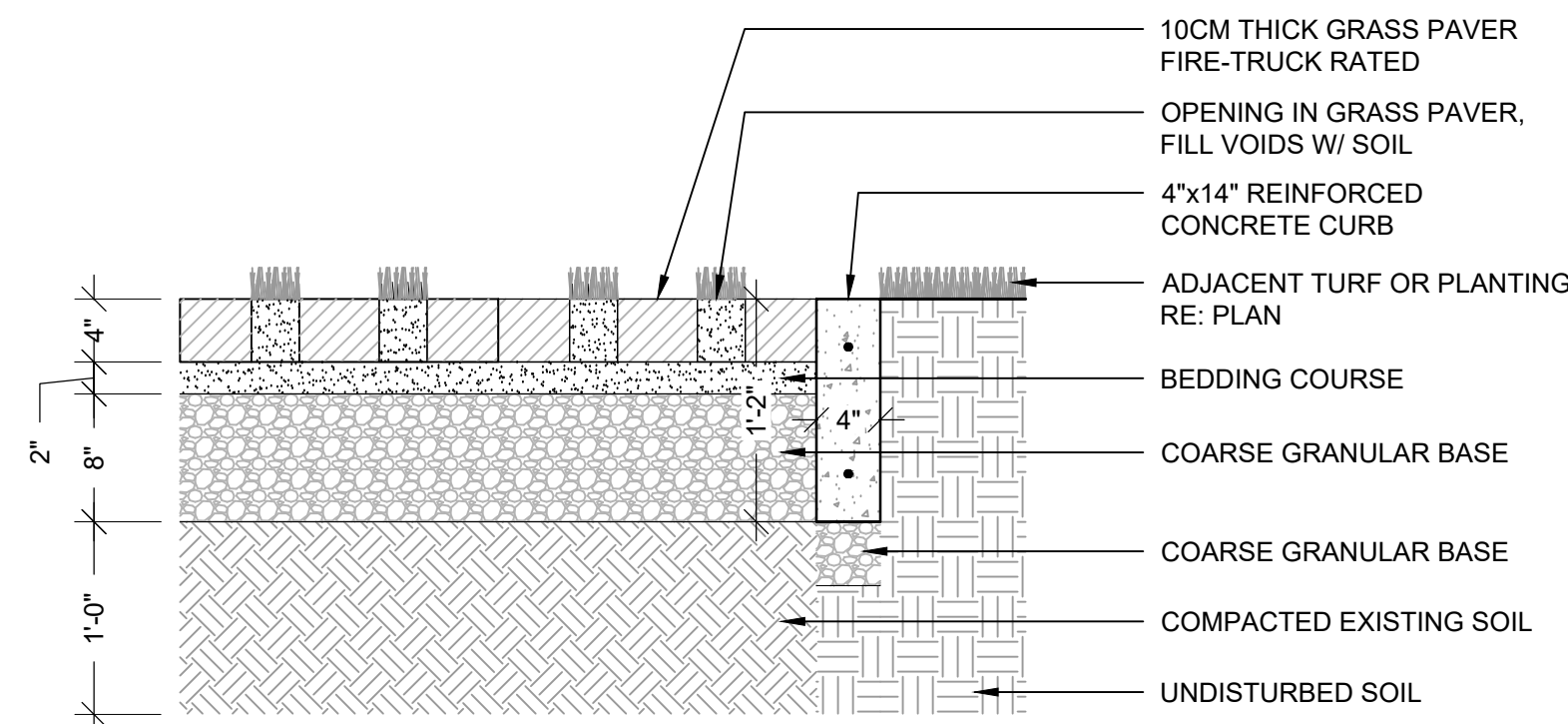
E ARTIFICIAL TURF @ POOL

SCALE: NTS



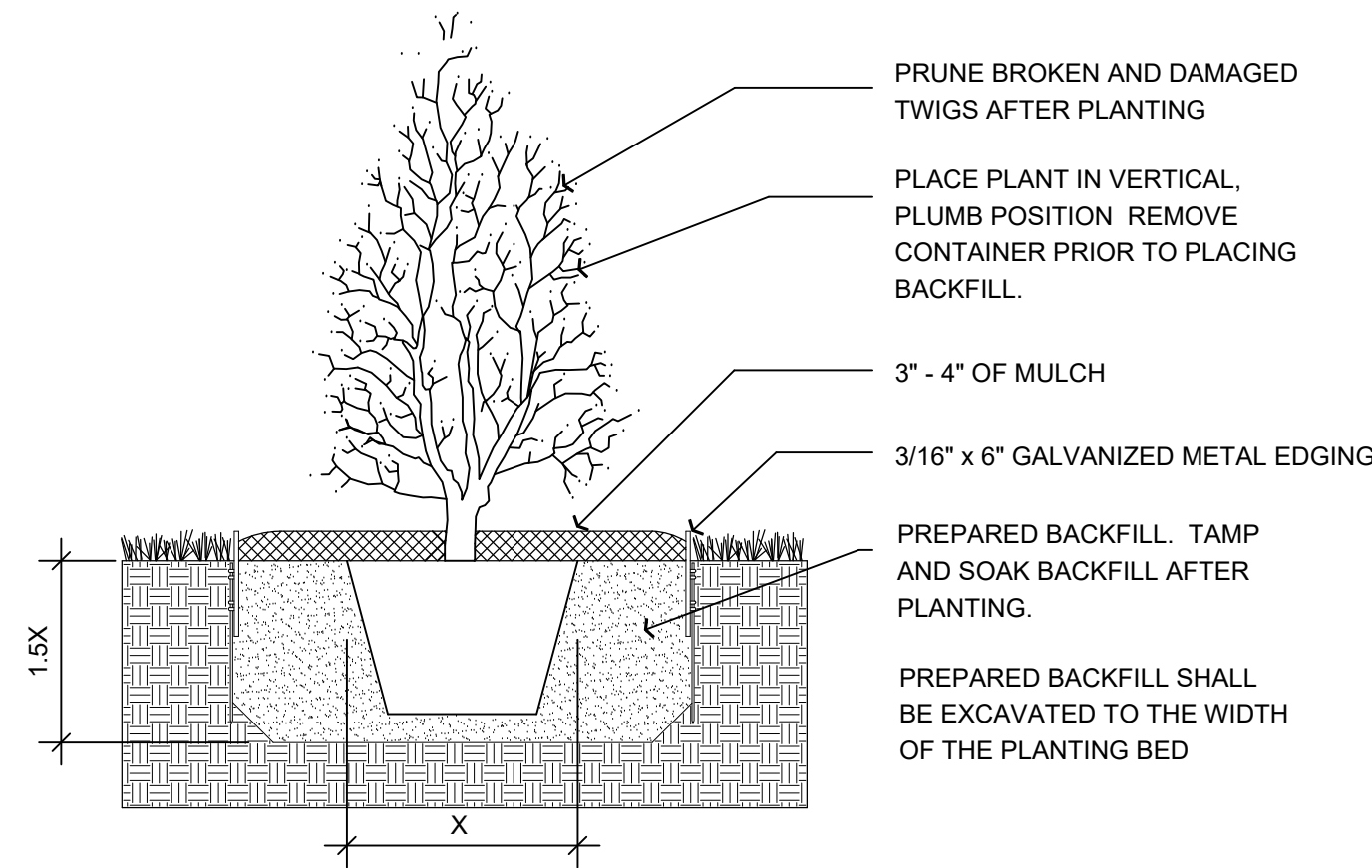
F BOULDER (QTY:18)

SCALE: NTS



G GRASSCRETE @ FIRE LANE

SCALE: NTS



B SHRUB PLANTING DETAIL

SCALE: NTS

NATIVE GRASS SEED MIX:

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL
BLUEBUNCH WHEATGRASS	AGROPYRON SPICATUM	10
BIG BLUESTEM	ANDROPOGON GRARDII	10
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	10
BLUE GRAMA	BOUTELOUA GRACILIS	10
THICKSPIKE WHEATGRASS	ELYMUS MACROURUS	10
SLENDER WHEATGRASS	AGROPYRON TRACHYCAULUM	10
SHEEP FESCUE	FESTUCA OVINE	10
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	10
WESTERN WHEATGRASS	AGROPYRON SMITHII	10
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	10
TOTAL		100

LANDSCAPE NOTES:

- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER, ROTOTILL TO A MINIMUM DEPTH OF 6 (SIX) INCHES.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- VEHICULAR DRIVES WILL BE CONCRETE OR ASPHALT. PLAZAS WILL BE CONCRETE OR PAVERS. WALKS WILL BE CONCRETE OR CRUSHER FINES, PLEASE REFER TO ENGINEERING SITE PLANS FOR WALK MATERIAL TYPES.
- MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH OR 1"-2" DIA. TAN RIVER ROCK.
- UNPLANTED AREAS SHALL BE COVERED WITH ROCK TO A DEPTH OF THREE (3) INCHES MINIMUM WITH LANDSCAPE FABRIC. PERENNIAL BEDS AND TREE RINGS ARE TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF THREE (3) INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
- STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS. STEEL EDGER SHALL BE GALVANIZED 3/16" X 6" DEEP, AND WITH A ROLLED EDGE.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM THE FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- THE MAXIMUM HEIGHT FOR FREESTANDING LIGHTS IS 23'. REFER TO DETAIL A/27.

LANDSCAPE DATA:

SITE DATA:	PHASE 1:		FULL BUILD-OUT:	
	AREA IN SF (AC):	%	AREA IN SF (AC):	%
TOTAL SITE AREA	56,235 SF (1.3 AC)	100%	157,477 SF (3.6 AC)	100%
BUILDING COVERAGE	3,819 SF	7%	15,237 SF	10%
HARD SURFACE AREA (PARKING, SIDEWALKS, PATIO, POOLS)	33,526 SF	60%	97,578 SF	62%
LANDSCAPE AREA (TURF, PLANTING, COBBLE, ART. TURF)	18,890 SF	33%	44,662 SF	28%
LANDSCAPE AREA (LS)				
MAX % OF COOL SEASON GRASSES ALLOWED	6,297 SF	33%	15,046 SF	33%
% OF COOL SEASON GRASSES PROVIDED	2,530 SF	14%	7,375 SF	16%
NATIVE SEED AREA	1,684 SF	9%	1,683 SF	4%
PLANTING AREA	13,276 SF	70%	32,800 SF	71%
NON-LIVING MATERIAL (ROCK W/ PLANTS & ARTIFICIAL TURF)	1,400 SF	7%	3,804 SF	9%
TOTAL LANDSCAPE IMPROVEMENT IN ROW	N/A	0%	NA - PART OF THE FDP	0%
PLANT COVERAGE	N/A		40,894 SF	

BUFFER TABLE:

BUFFER TYPE / LABEL	WIDTH	LENGTH	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
NON-STREET BUFFER 'A' REQUIRED WIDTH: 25'-0" W/ INCENTIVE*: 15'-0"	7'-6"	218'	1 TREE PER 25 LF = 9 TREES (MIN. 50% EVERGREEN)	38 (ALL EVERGREEN)	5 SHRUBS PER 25 LF = 44	104
*A TALL LANDSCAPE SCREEN ALLOWS 15'-0" BUFFER THAT CONSISTS OF A ROW OF EVERGREEN TREES AT 15' O.C. W/ SHRUBS AT MIN. OF 36" O.C.						
STREET BUFFER 'B' REQUIRED WIDTH: 12'-0" W/ INCENTIVE*: 6'-0"	10'-0"	250'	1 TREE PER 40 LF = 6 TREES	8	10 SHRUBS PER 40 LF = 63	268
*XERISCAPE PLANT MATERIAL ALLOWS A REDUCTION IN THE BUFFER WIDTH TO 6'-0".						

BUILDING ELEVATION LANDSCAPE COVERAGE:

ELEVATION	ELEVATION LENGTH	TREES REQUIRED (1 PER 40 LF OR EQUIVALENT)	TREES PROVIDED
BUILDING #1: SALES CENTER (PHASE 1)			
EAST	60'	2	2
BUILDING #2: CLUBHOUSE (PHASE 2)			
EAST	140'	4	6
BUILDING #3: POOL EQUIPMENT (PHASE 2)			
EAST	26'	1	1
SOUTH	32'	1	1
BUILDING #4: DESIGNER COTTAGES (PHASE 1)			
EAST	37'	1	3

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DETAILS & DATA: LANDSCAPE

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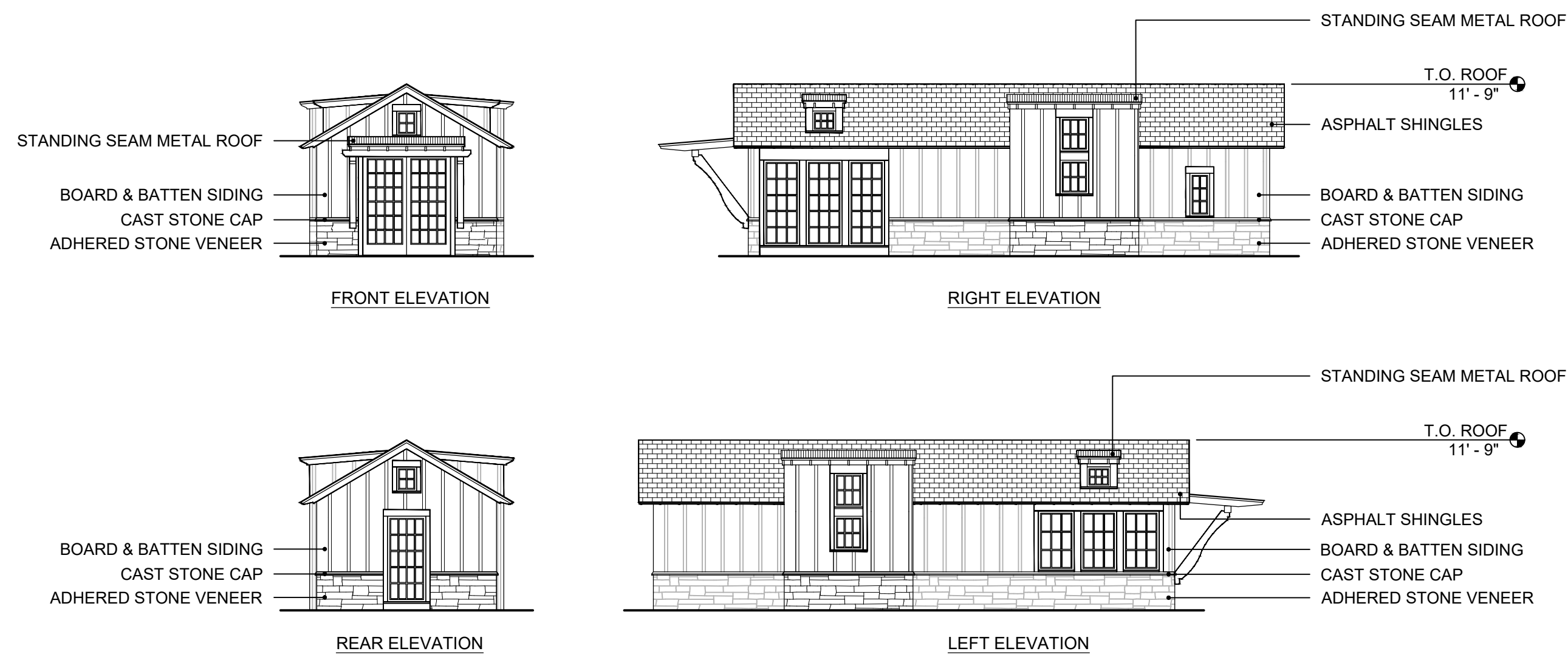
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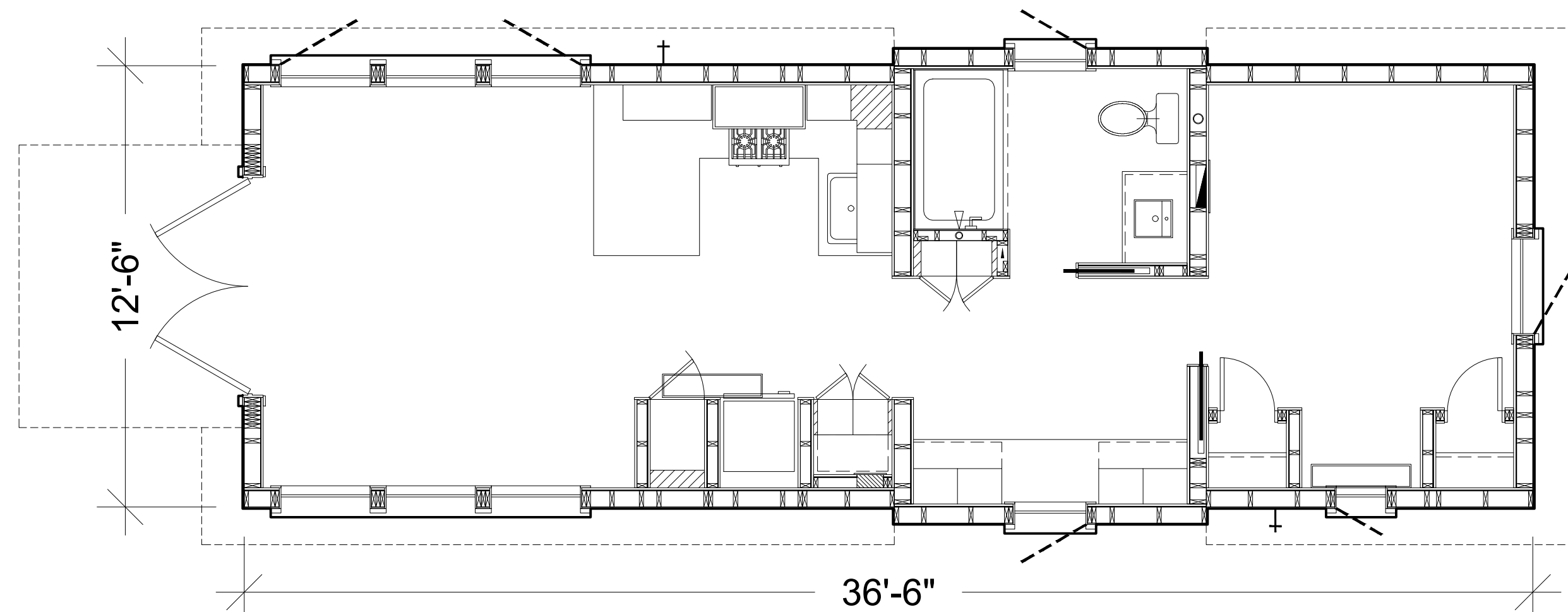
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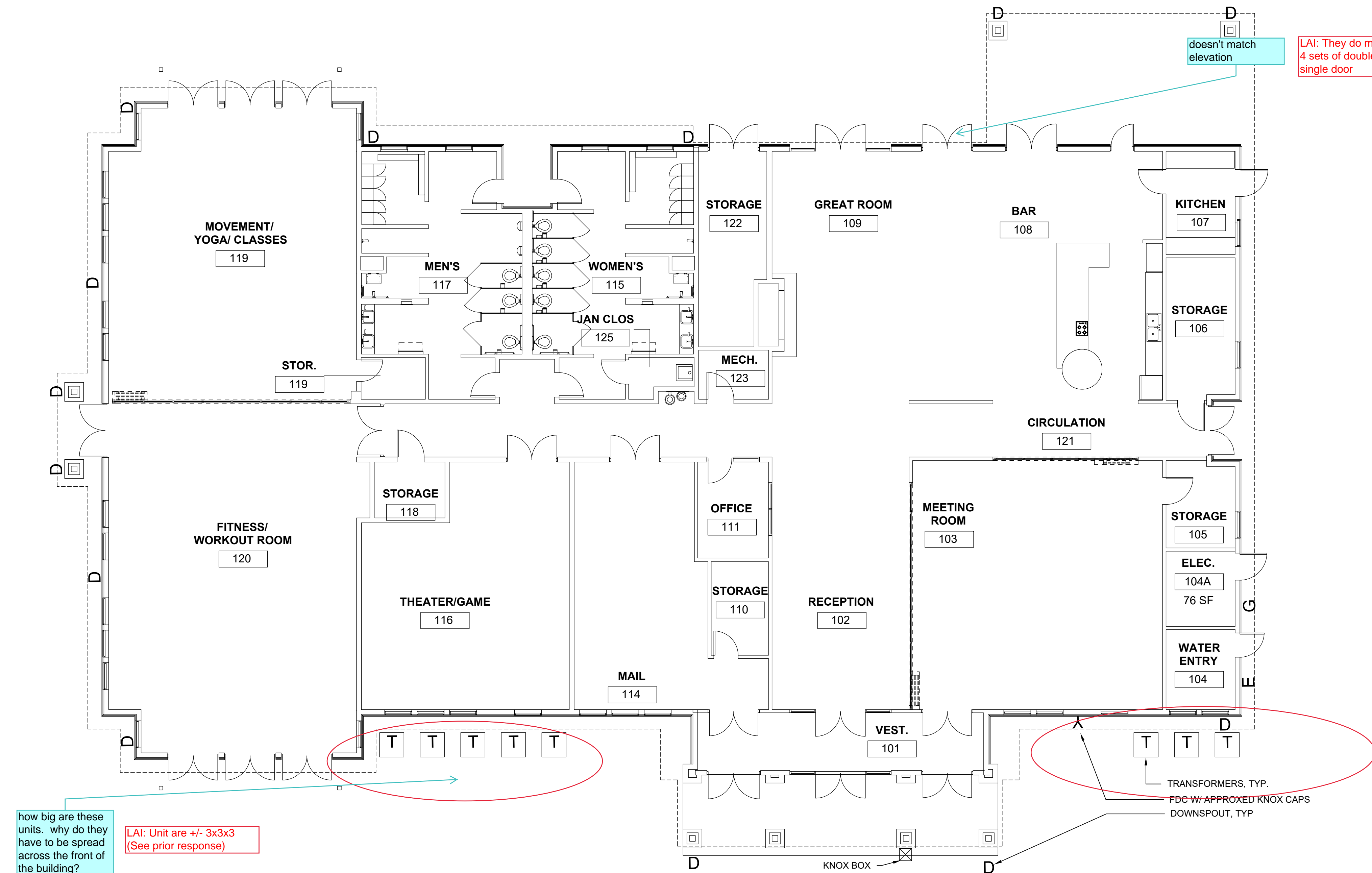
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A DESIGNER COTTAGES - ELEVATIONS
SCALE: NTS



B DESIGNER COTTAGES - FLOOR PLAN
SCALE: NTS



C CLUBHOUSE PLAN
SCALE: 1/8"=1'-0"

BUILDING MATERIALS:

	ADHERED STONE COLOR: SKYLINE COUNTY LEDGESTONE OR EQUIVALENT
	WOOD TRIM COLOR: RANCHWOOD WESTERN OR EQUIVALENT
	WINDOW/DOOR TRIM COLOR: ESSENCE ULTRA WOODCLAD BARK OR EQUIVALENT
	STANDING SEAM METAL ROOF COLOR: WEATHERED GALVANIZED VINTAGE OR EQUIVALENT

No board and batten material?

LAI: Complete

NOTE:

- REFER TO MATERIAL BOARD FOR SAMPLES. SALES CENTER, DESIGNER COTTAGES, CLUBHOUSE, PAVILION/SHELTERS, AND POOL EQUIPMENT BUILDINGS SHALL HAVE MATCHING MATERIALS.
- ARCHITECTURAL PLANS AND ELEVATIONS ARE FOR REFERENCE PURPOSES ONLY.
- D = DOWNSPOUTS

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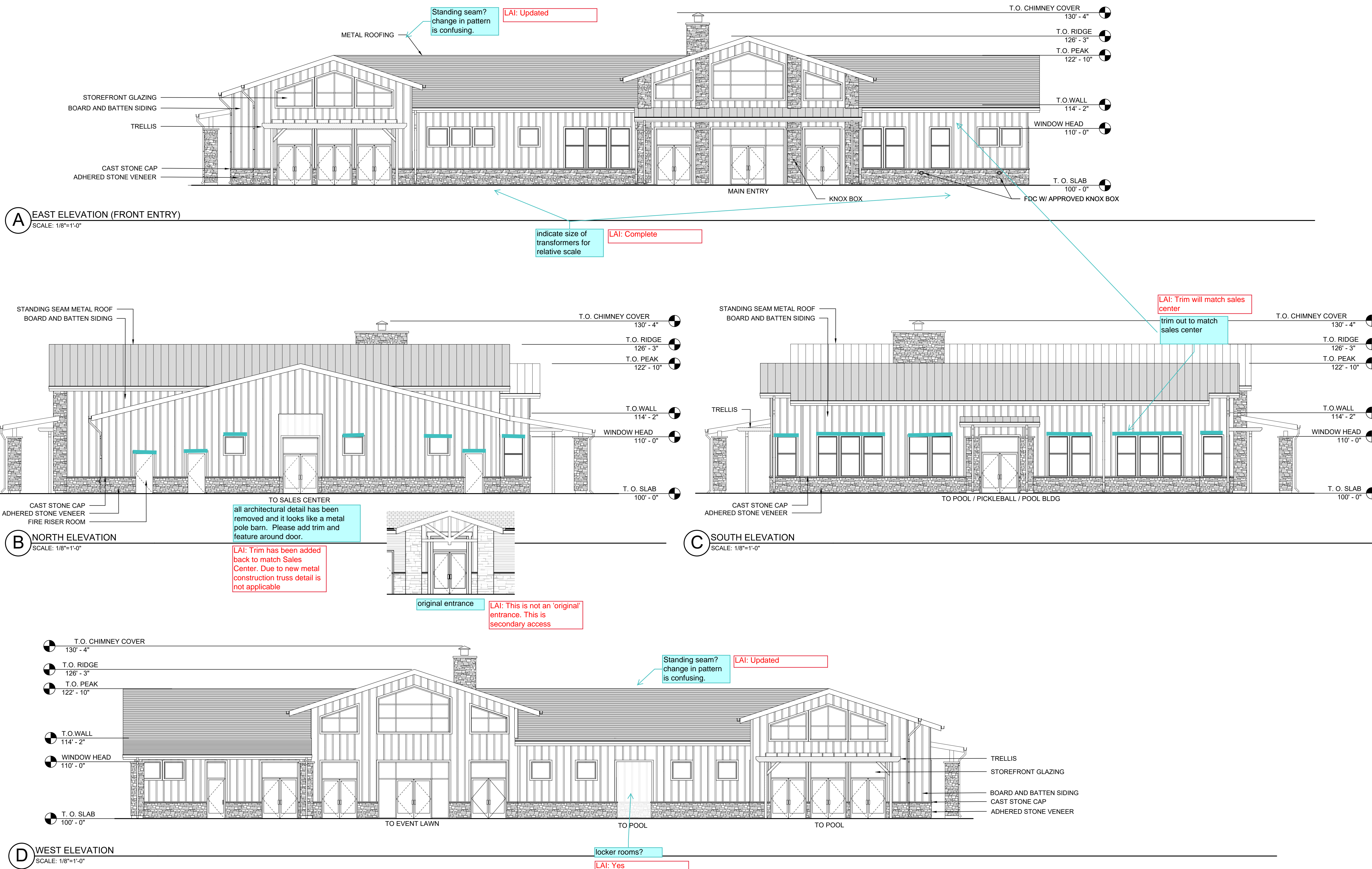
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DRAWN BY: LAI
CHECKED BY: JC

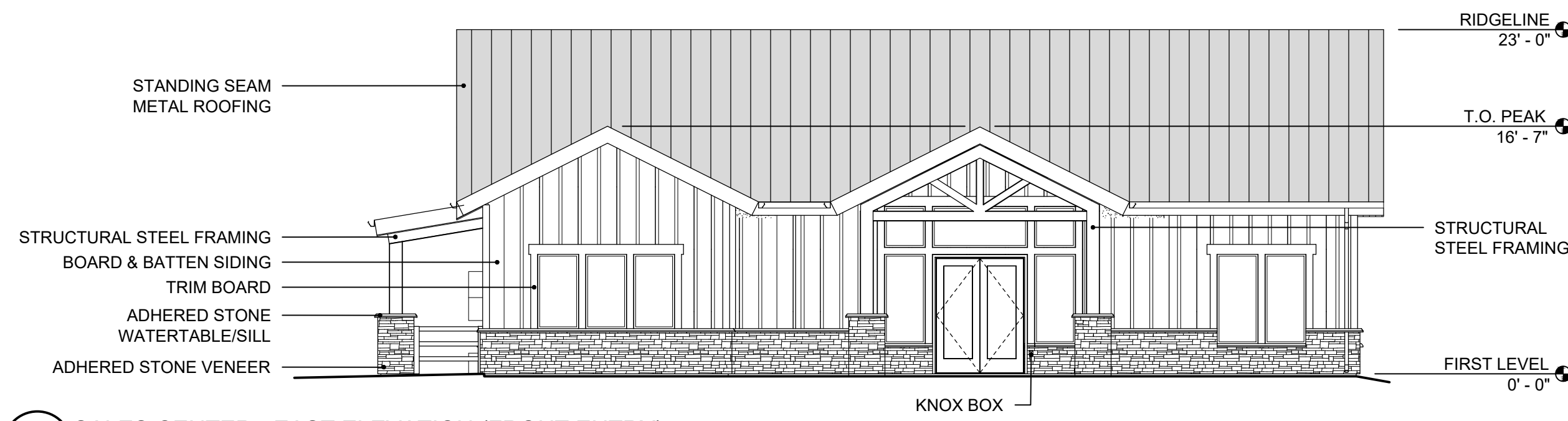
ISSUE RECORD

CSP #1	09/21/2018
CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

SHEET NUMBER

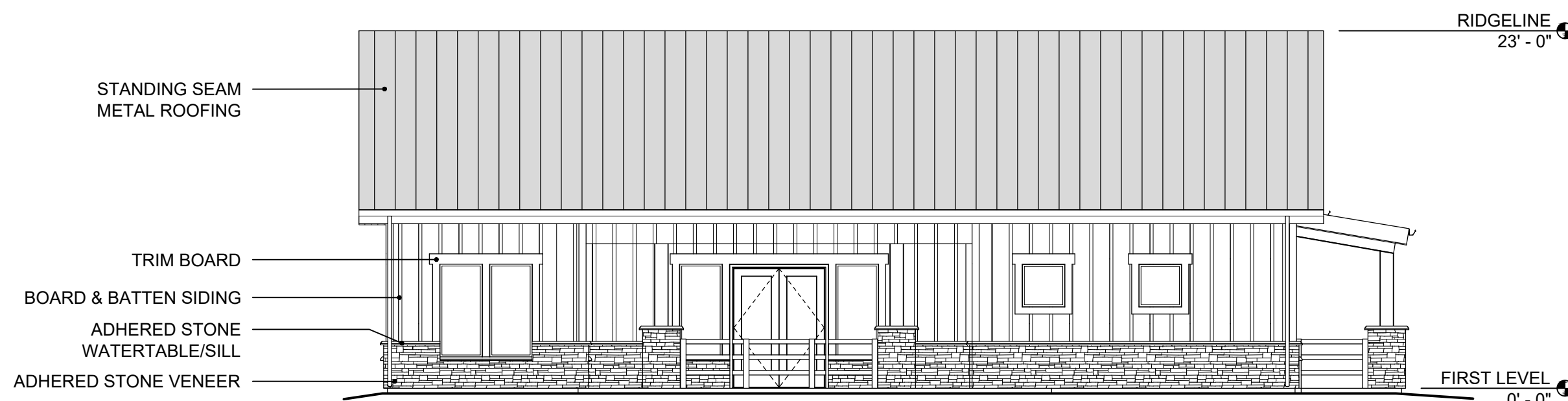
26

26 OF 28



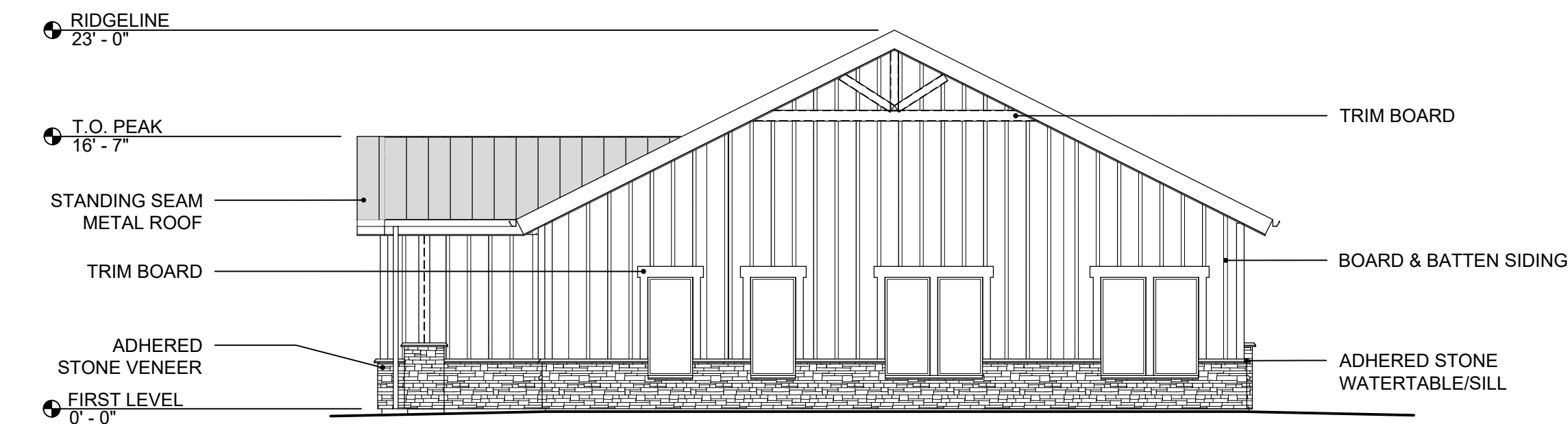
A SALES CENTER - EAST ELEVATION (FRONT ENTRY)

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



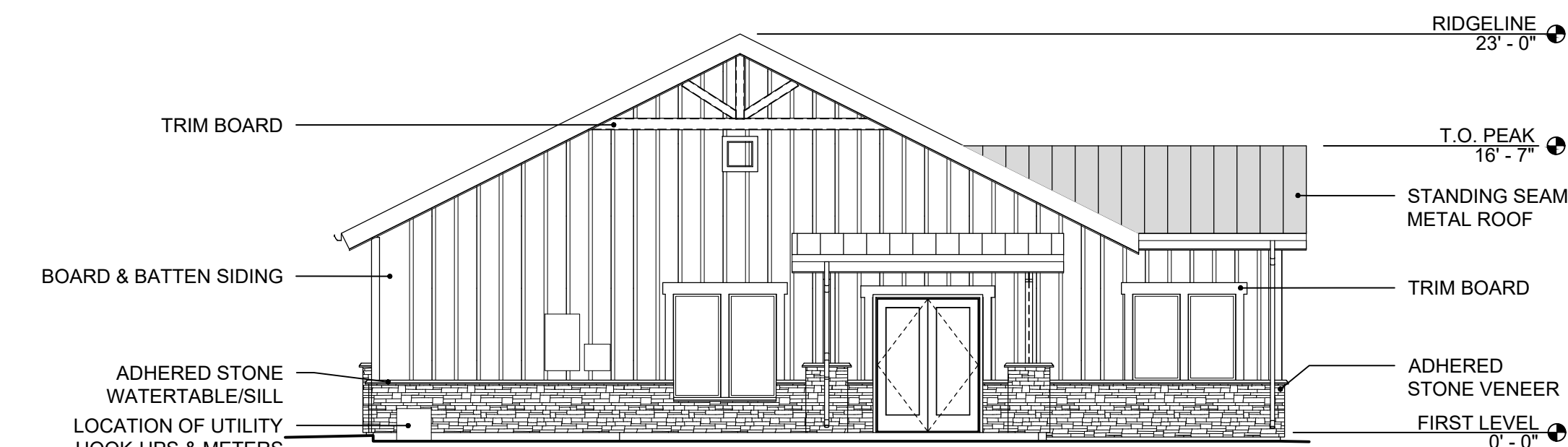
B SALES CENTER - WEST ELEVATION

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



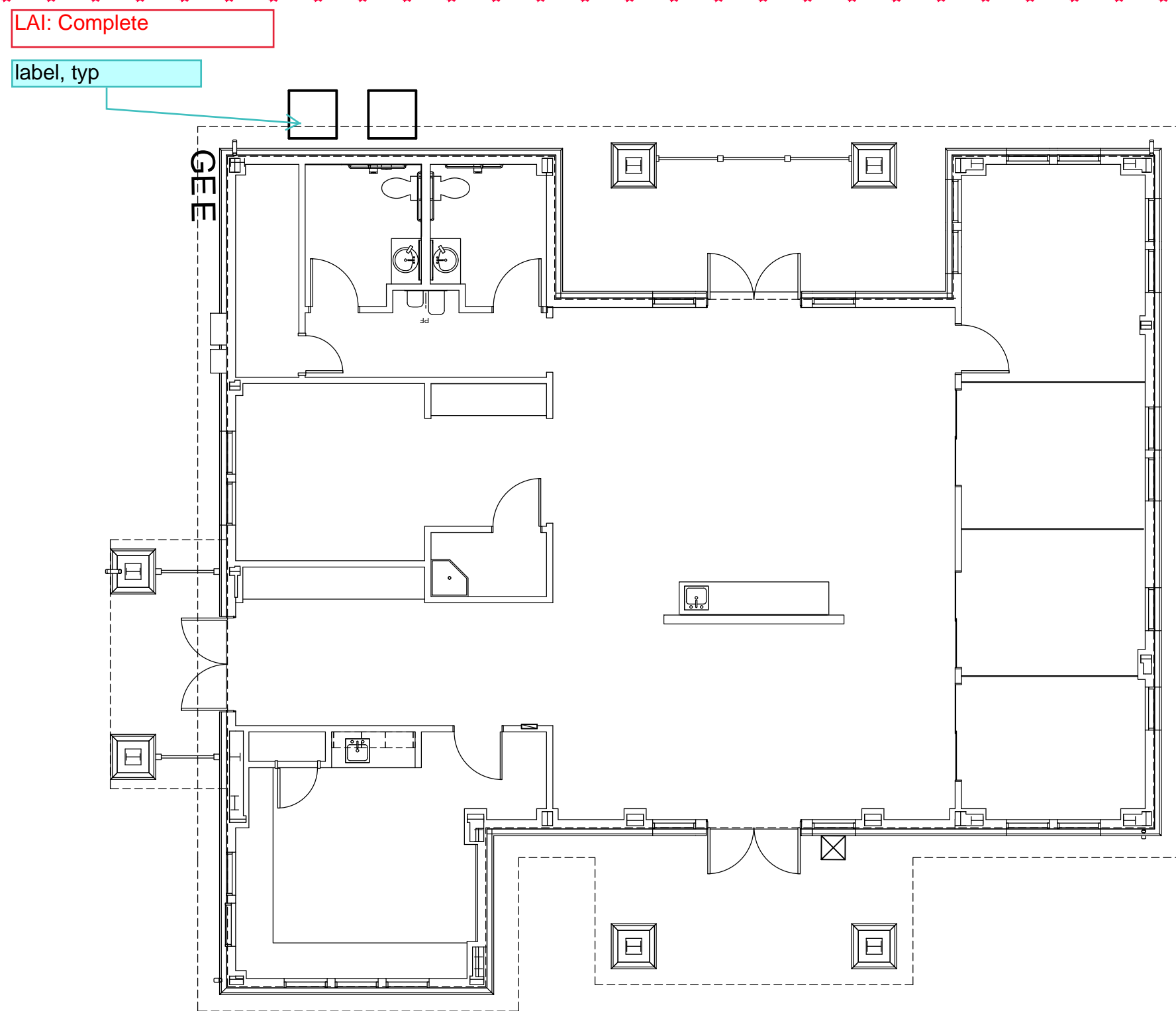
C SALES CENTER - NORTH ELEVATION

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



D SALES CENTER - SOUTH ELEVATION

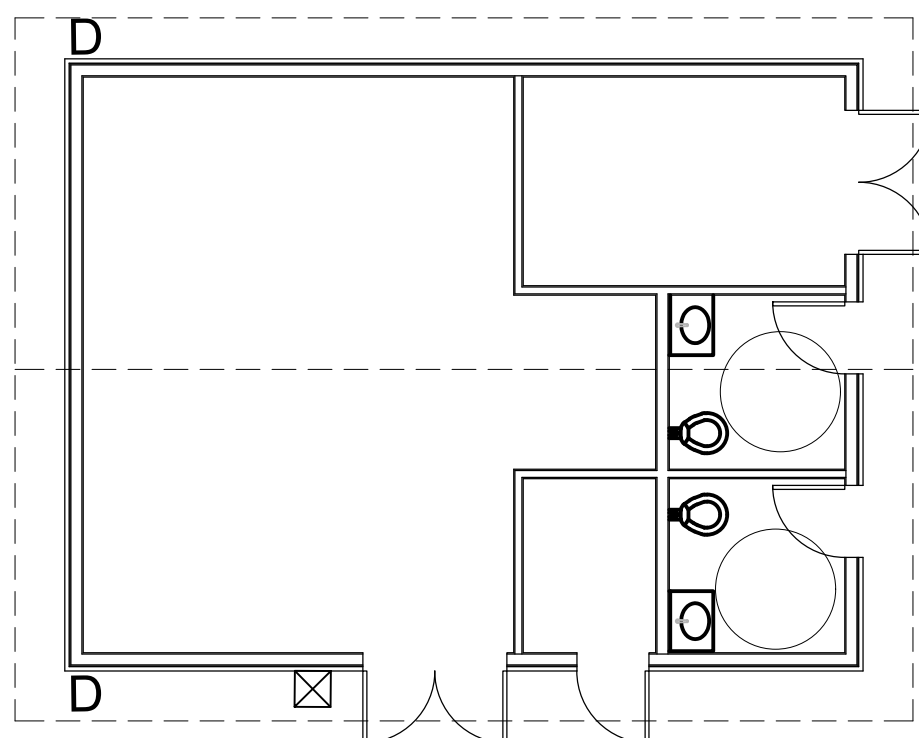
SCALE: 1/8"=1'-0"



E SALES CENTER PLAN

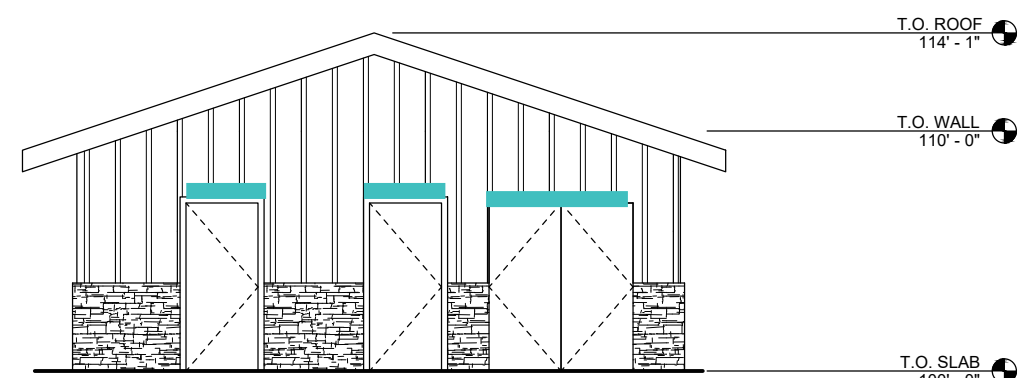
SCALE: 1/8"=1'-0"

NOTE:
ARCHITECTURAL PLANS AND
ELEVATIONS ARE FOR REFERENCE
PURPOSES ONLY.



F POOL EQUIPMENT BUILDING PLAN

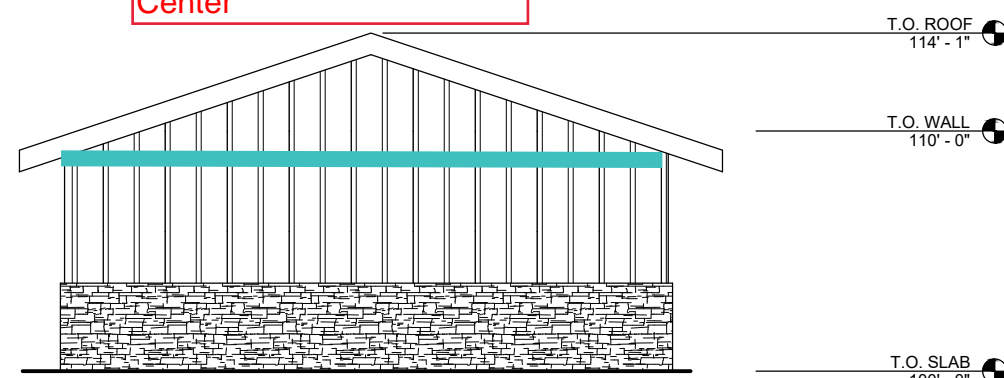
SCALE: 1/8"=1'-0"



G POOL EQUIPMENT BUILDING - NORTH ELEVATION

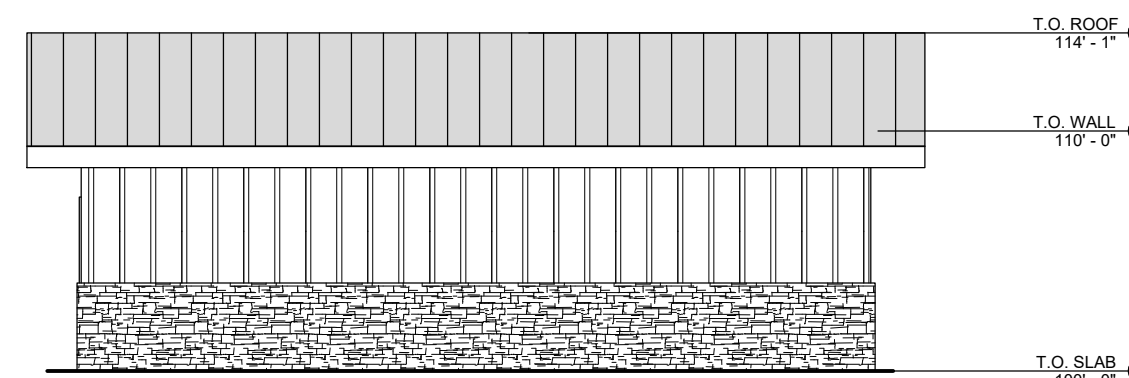
SCALE: 1/8"=1'-0"

LAI: Trim has been
updated to match Sales
Center



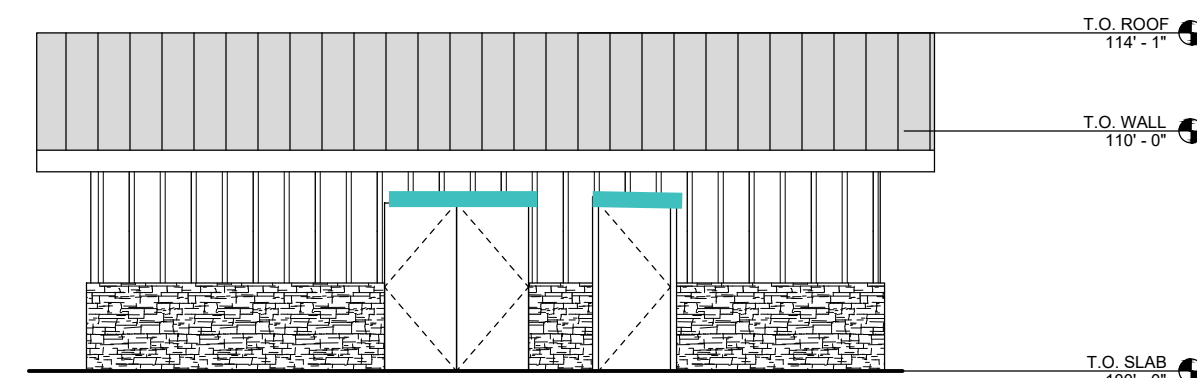
H POOL EQUIPMENT BUILDING - SOUTH ELEVATION

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



I POOL EQUIPMENT BUILDING - EAST ELEVATION

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



J POOL EQUIPMENT BUILDING - WEST ELEVATION

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

NOTE:
ARCHITECTURAL PLANS AND
ELEVATIONS ARE FOR
REFERENCE PURPOSES ONLY.

NOT FOR CONSTRUCTION

GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
SITE PLAN: PHOTOMETRIC

27 OF 28

1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY ADJACENT TO THE R.O.W. SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARDS FOR DISABILITY GLARE.
2. LIGHT LOSS FACTOR = 1.0
3. TYPES 'G' AND 'H' MODELED TO SHOW LIKELY OUTPUT (NO IES FILES FOR THOSE TYPES ARE AVAILABLE)
4. TYPE 'A4' AND 'A4-2' MOUNTED AT 23' ABOVE FINISH GRADE TO BOTTOM OF FIXTURE. (CIVIL/STRUCTURAL ENGINEER TO DETERMINE APPROPRIATE CONCRETE BASE SIZE. POLE HEIGHT SHALL BE DETERMINED ACCORDINGLY TO ACHIEVE 23' AFG MOUNTING HEIGHT).
5. TYPE 'T' AND 'P' MOUNTED AT 13.5' ABOVE FINISH GRADE TO BOTTOM OF FIXTURE. (CIVIL/STRUCTURAL ENGINEER TO DETERMINE APPROPRIATE CONCRETE BASE SIZE. POLE HEIGHT SHALL BE DETERMINED ACCORDINGLY TO ACHIEVE 13.5' AFG MOUNTING HEIGHT).
6. COURT LIGHTING IS ON A TIMER FROM THE HOURS OF 4PM UNTIL 10PM. NO LIGHTS WILL BE ALLOWED TO TURN ON AFTER 10 PM.
7. ILLUMINATION WITHIN THE SITE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION, "ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED," AND SECTION 1006.2 ILLUMINATION LEVEL, "THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE PUBLIC WAY."
8. THE MAXIMUM HEIGHT FOR THE FREESTANDING LIGHTPOLES IS 23'. REFER TO DETAIL A/THIS SHEET.
9. ALL LIGHTPOLES AND BOLLARDS SHALL NOT BE LOCATED WITHIN UTILITY EASEMENTS AND ARE TO BE AT PLACED LEAST 5' FROM UTILITY/SEWER LINES.

COURT LIGHT 'T'

PEDESTRIAN LIGHT 'P'

AREA LIGHT 'A4' & 'A4-2'

3'H. CONCRETE BASE FOR AREA LIGHTS WITHIN PARKING AREA

23'-0"

only cloud changed areas

Schedule										
Symbol	QTY	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	4	A2	Hubbell Lighting Inc, dba Beacon Products	URB-XXXX-26-60L-136-3K7-2-U	URBAN SERIES ARCHITECTURAL AREA LIGHT LED TYPE 2 OPTICS POLE MOUNTED (PARKING LOT)	LED 3000K	1	15111	1	135.05
	10	A4	Beacon Products	URB-26-60NB-136-3K-14	URBAN SERIES ARCHITECTURAL AREA LIGHT LED TYPE 4 OPTICS POLE MOUNTED (PARKING LOT)	LED 3000K	1	13111	1	137
	16	B	KIM LIGHTING	PA7R-NU2-12L-010-3K7	PAVILLION BOLLARD ROUND LED TYPE 2 OPTICS GROUND MOUNTED	LED 3000K	1	864	1	14
	20	H	PROGRESS LIGHTING + CONTECH LIGHTING	P560078-020 + LG7003D-326-2700K-120V	DECORATIVE LED WALL SCONCE	LED 3000K	1	864	1	4.808
	13	J	CONTECH LIGHTING	SMTR530K12D1-S	ROUND LED 5" SHALLOW SURFACE MOUNT DOWNLIGHT	LED 3000K	1	864	1	11.2
	5	K	HUBBELL OUTDOOR LIGHTING	SG1-30-3K7-FT	Sling Series SLENDER WALL WALLPACK LED	LED 3000K	1	2911	1	29.228
	13	PA	Beacon Products	URB-21-24NB-27-3K-T2	URBAN SERIES ARCHITECTURAL AREA LIGHT LED TYPE 2 OPTICS POLE MOUNTED (PEDESTRIAN)	LED 3000K	1	2408	1	55.8
	12	PB	Hubbell Lighting Inc, dba Beacon Products	URB-XXXX-21-24L-55-3K7-4-U	URBAN SERIES ARCHITECTURAL AREA LIGHT LED TYPE 4 OPTICS POLE MOUNTED (PEDESTRIAN)	LED 3000K	1	5811	1	57
	7	T1/T2	Beacon Products	VPL-80L-235-3K7-4	LARGE VIPER ARCHITECTURAL AREA LIGHT TYPE 4 OPTICS (SPORTS AREA) (T2 HAS DOUBLE HEADS)	LED 3000K	1	23121	1	230.6
	1	T1-BC	Beacon Products	VPL-80L-235-4K7-4W-BC	LARGE VIPER ARCHITECTURAL AREA LIGHT TYPE 4 WIDE OPTICS (SPORTS AREA) (WITH HOUSE SIDE SHIELD)	LED 4000K	1	15048	1	230.6
	18	W	KIM LIGHTING	LLF10P35-20L3K	LED LOW LEVEL STEP LIGHT	LED 3000K	1	1248	1	21.2

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

~~NOT FOR CONSTRUCTION~~

URBAN
SERIES

URBAN LUMINAIRE

Cat.#

Job

Type

Approvals

BEACON

Lighting, Inc.

Specifications

Intended Use:

- The Beacon Urban luminaire is available with a choice of different LED wattage configurations, shapes, sizes and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray.
- The lower shade shall be made from a one-piece aluminum spinning.
- The housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendant mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is >0.90 at full load.
- Dimming drivers are standard with connections for external dimming equipment available upon request.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. 15A rating applies to primary (AC) side only.
- Future electrical compartment shall contain all LED driver components.
- Bulb not provided.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20KA.
- LifeShield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 50°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with Emergent for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit.
- Urban can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit: www.hubbellighting.com/products/site-sync/ for more details.

Finish:

- IPS polyester powder-coat electrostatically applied and thermocured.
- IPS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 805.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D2222 and resists surface impacts of up to 160 inch-pounds.

Certifications:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/DLC/>.
- NRTL Certified, UL8750, UL 1588 and CSA22-24950, 13-14 for wet locations.
- IDA approved.
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/urban>

Warranty:

- Five year limited warranty for more information visit: www.hubbellighting.com/resources/warranty

PRODUCT IMAGE(S)

STYLES

CAP - Round Shade

MIDS - Deep Shade

MIDS - Shallow Shade

MAR - Curved Shade

CERTIFICATIONS/LISTINGS

BEACON

Lighting, Inc.

Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928

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FINISH: POWDERCOAT

COLOR: BLACK

URBAN
SERIES

URBAN LUMINAIRE

Cat.#

Job

Type

Approvals

BEACON

Lighting, Inc.

Specifications

Intended Use:

- The Beacon Urban luminaire is available with a choice of different LED wattage configurations, shapes, sizes and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray.
- The lower shade shall be made from a one-piece aluminum spinning.
- The housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendant mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is >0.90 at full load.
- Dimming drivers are standard with connections for external dimming equipment available upon request.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. 15A rating applies to primary (AC) side only.
- Future electrical compartment shall contain all LED driver components.
- Bulb not provided.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20KA.
- LifeShield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 50°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with Emergent for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit.
- Urban can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit: www.hubbellighting.com/products/site-sync/ for more details.

Finish:

- IPS polyester powder-coat electrostatically applied and thermocured.
- IPS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 805.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D2222 and resists surface impacts of up to 160 inch-pounds.

Certifications:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/DLC/>.
- NRTL Certified, UL8750, UL 1588 and CSA22-24950, 13-14 for wet locations.
- IDA approved.
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/urban>

Warranty:

- Five year limited warranty for more information visit: www.hubbellighting.com/resources/warranty

PRODUCT IMAGE(S)

STYLES

CAP - Round Shade

MIDS - Deep Shade

MIDS - Shallow Shade

MAR - Curved Shade

CERTIFICATIONS/LISTINGS

BEACON

Lighting, Inc.

Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928

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FINISH: POWDERCOAT

COLOR: BLACK

KIMLIGHTING

PA7R
Pavilion® Bollard kL_pa7r_spec.pdf

JOB

TYPE

NOTES

APPROVALS

FEATURES

- Traditional or Performance Optics
- Bluetooth enabled RGBW accent
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- IP66 optical system

CERTIFICATIONS

SPECIFICATIONS

FT Flat Top

GT Crowned Top

UO No Up-light

OPTICS Clear Lens

Diffuse Lens

ORDERING CODE

Model	Top	Optics	Distribution	Light Engine
PA7R Pavilion 7" Round	[T] Flat Top [CT] Crowned Top	[NU] No up-light [CL] Clear Horizontal Lens [CLV] Clear Vertical Lens [DL] Diffuse Vertical Lens [LV] Louvers [GC] Grille with clear vertical lens [GD] Grille with diffuse vertical lens	1 Type I 2 Type II 3 Type III 3HS Type III + House side shield 4 Type IV 5 Type V	12L-010-347 14W (1000 nominal lm), 3000K, 70 CRI 12L-010-347 14W (1000 nominal lm), 4000K, 70 CRI 12L-010-347 14W (1000 nominal lm), 5000K, 70 CRI 12L-010-AMB 14W, Amber 560 nm Monochromatic 12L-020-347 22W (2000 nominal lm), 3000K, 70 CRI 12L-020-347 22W (2000 nominal lm), 4000K, 70 CRI 12L-020-347 22W (2000 nominal lm), 5000K, 70 CRI 12L-020-AMB 22W, Amber 560 nm Monochromatic

24A 24" OAK Aluminum
12A 24" OAK Aluminum
42B-C 42" OAK Natural Concrete
42B-C 42" OAK Natural Gray Concrete
42A-RDP 42" OAK Aluminum + Dual Receptacle
42A-RDP 42" OAK Aluminum + Dual Receptacle
42A-2GB 42" OAK Aluminum + Integral Receptacle
42A-5G3 42" OAK Aluminum + Speaker Grille
42A-5G3 42" OAK Aluminum + Speaker Grille

BL Black
DB Dark Bronze
LG Light Gray
GT Graphite
PS Platinum Silver
TT Titanium
WH White
RAL RAL Color
CC Custom Color
Conat Conat

SWP- SiteSync pre-commission
MW- Motion sensing 50% dim.
LG- Light Gray (no up-light)
GT- Graphite
SWUS- SiteSync Software on USB
SWTB- SiteSync Wireless
WH- White
SWBG- SiteSync Wireless
SWTB- SiteSync Wireless

120V 120V
120V 120V
227V 208-277V
347V 347V
480V 480V

EM- Battery Backup
LM- Luminaire Accent
SF- Single Fan
DF- Double Fan

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Kim Lighting reserves the right to change specifications without notice.

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625.958.5566 | F 625.369.2955 | www.kimlighting.com | Rev. May 15, 2018

FINISH: POWDERCOAT
COLOR: BLACK

VIPER S+L
SERIES

LUMINAIRE POLE COMBO

Cat.#

Job

Type

Approvals

BEACON

Lighting, Inc.

Specifications

Intended Use:

- The Beacon Viper luminaire is available in two sizes with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:

- One-piece optical cartridge system consisting of an LED engine, LED lenses, optics, gasket and stainless steel base.
- Cartridge is fast together with internal brass standoffs soldered to the board so that it can be field replaced in a one piece optical system.
- Two-piece silicone and micro-cartridge polyurethane foam gasket ensures a weather-proof seal around each individual LED.

LED Options:

- LED driver accepts 100V through 277V, 50 Hz to 60 Hz (UNV).
- Power factor is .92 at full load.
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL-2177 Section 2.
- Dimming drivers are standard.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. 15A rating applies to primary (AC) side only.
- Future electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Surge protection - 20KA/40KA shuts off at end of life.
- LifeShield™ Circuit - protects luminaire from excessive temperature by interfacing with the 0-10V dimming driver within the luminaire. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 50°C (131°F). The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure or lumen deration. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with Emergent for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit.
- Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit: www.hubbellighting.com/products/site-sync/ for more details.

Finish:

- IPS polyester powder-coat electrostatically applied and thermocured.
- IPS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 805.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D2222 and resists surface impacts of up to 160 inch-pounds.

Certifications:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/DLC/>.
- NRTL Certified, UL8750, UL 1588 and CSA22-24950, 13-14 for wet locations.
- IDA approved.
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/viper>

Warranty:

- Five year limited warranty for more information visit: www.hubbellighting.com/resources/warranty

PRODUCT IMAGE(S)

STYLES

CAP - Round Shade

MIDS - Deep Shade

MIDS - Shallow Shade

MAR - Curved Shade

CERTIFICATIONS/LISTINGS

BEACON

Lighting, Inc.

Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928

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FINISH: POWDERCOAT

COLOR: BLACK

KIMLIGHTING

LLF10 LED
Low Level Floodlight; Direct Lens, Symmetric Downward
revised 3/15/18 • kL_lff10led_spec.pdf

Type:

Job:

Catalog number:

LLF10P35 /

Electrical Module

Finish

Options

Approvals:

Date:

Page: 1 of 4

Specifications

Dimensions - Small

Dimensions - Large

Pole Cap

Base Cover

Mounting

Mounting Orientation

Housing and Junction Box:

Four Items:

Finishing Items:

Door Frame:

Gasketing:

Electronic Module:

Driver:

Optical Module:

Finish:

Listing To:

Warranty:

MANUFACTURER: PROGRESS LIGHTING

MODEL: P560078-020

LIGHT BULB

MANUFACTURER: CONTECH

MODEL: LG70003D-326-2700K-120V

COLOR: DARK BRONZE

CONTECH LIGHTING

LEVITON company

Archithin SMTR SMTS

LED Surface Mount Downlights

Specifications/Features

Luminaire

- Slim architectural design with optical diffusion lens providing even illumination.
- Edge-It LED configuration for low glare light pattern.
- Available in 5" or 7" Round and 6" Square; 4" Square available upon request.
- Standard finish options include White and Silver. Black finish available upon request, please consult factory.
- Mounts to NEC approved 4" round or octagon junction box with minimum depth of 1-1/2".

Lamp/Electrical

- 5" Round: 11W, 770 Delivered Lumens
- 7" Round: 14W, 1000 Delivered Lumens
- 6" Square: 14W, 1000 Delivered Lumens
- Standard color temperature options include 3000K (80 and 90 CRI) and 4000K/80 CRI. Additional color temperature options are available upon request, please consult factory.
- Designed and rated for 50,000 hours at 70% lumen maintenance.
- Integrated driver with 120VAC input, TRIAC/ELV dimming.
- 120-277VAC with 0-10V dimming option available upon request, please consult factory.

Warranty:

- This complete fixture is covered by Contech's full five (5) year replacement guarantee after date of purchase.

Listing

- cETLus listed. Suitable for wet locations (covered ceiling).
- Energy Star Listed.
- Suitable for use in closets when installed in accordance with NFPA 70, NEC® Section 410.16.

ORDERING INFORMATION

Example Order:

SMTS530K1ZD1

S

Fixture

Color Temperature

Driver

Finish

SMTS5 - 5" Round LED

30K - 3000K, 80CRI

12D1 - 120V Triac

S - Silver/Aluminum

SMTS7 - 7" Round LED

30K - 3000K, 90CRI

W - White

SMTS6 - 6" Square LED

40K - 4000K, 80CRI

1-847-559-5550

www.contechlighting.com

Please Recycle

All specifications subject to change without notice.

SLING Series

SLENDER WALLPACK

FEATURES

- Two sizes for a variety of applications
- Ranges from 10W to 80W with up to 8000 lumens
- S61 Series replaces from 100W-150W HID; S62 Series replaces from 150W-250W HID
- Comfort lens available as an option or accessory provides glare control and enhanced uniformity
- Knucke and brunton accessory mounting kits available for flood applications
- IP65 and certified to UL 1598 for use in wet locations up to 40°C ambient
- DLC DesignLights Consortium Qualified - see www.designlights.org

RELATED PRODUCTS

- LNC Litescape
- LNC2 Litescape
- LNC3 Litescape
- Geopack2
- Geopack3

CERTIFICATIONS

- DesignLights Consortium (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 for use in wet location, tested for -40°C to 40°C applications
- IDA approved with zero light for 3000K and warmer CCTs
- IP65

WARRANTY

- 5 year limited warranty
- See www.hubbellighting.com for additional information

KEY DATA

Lumen Range	2263-8079
Wattage Range	21-80
Efficacy Range (lm/W)	101-113
Fixture Projected Life (Hours)	170-50K
Weights lbs. (kg)	4.3-11 (2.0-5.0)

INSTALLATION

- Rugged die-cast aluminum housing with corrosion resistant powder coat finish
- Heating dissipating fins provide superior thermal performance extending the life of the electronic components
- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (70% lumen reduction) and provide better uniformity
- Occupancy sensor available for on/off and dimming control in larger S62 housing
- SiteSync™ wireless lighting control delivers flexible control strategies reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution.
- See ordering information or visit www.hubbellighting.com/site-sync/ for more details
- Battery backup options available in larger S62 housing rated for either 0° or 30° C. Performance exceeds NEC requirement providing 16 minimum over 10'X10' at 11' mounting height
- Side hinge allows for easy installation and wiring
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs
- Mounts to 4" junction box and includes a gasket to help seal electrical connections
- Four 1/2" threaded conduit hubs for surface conduit provided

FINISH: POWDERCOAT

COLOR: BLACK

ARCHITECT / PLANNER

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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
DETAILS: LIGHTING

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

CSP #1	09/21/2018
CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

SHEET NUMBER

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NOT FOR CONSTRUCTION