

CERTIFICATE BLOCKS

State of Colorado County of _____ Signed and sworn to [or affirmed] before me on _____, 20_____ by _____ (name(s) of individual(s) making statement).	OWNER SIGNATURE	OWNER PRINT
(Notary's official signature)	SURVEYOR SIGNATURE	SURVEYOR PRINT
(Title of office)	UTILITY PROVIDER SIGNATURE	UTILITY PROVIDER PRINT
(Commission Expiration)	MY COMMISSION EXPIRES AUGUST 8, 2016	

PARKING DATA	
1 SPACE PER 6 SEATS REQ	
STANDARD (UNENCLOSED) 35	HANDICAP 2
200 PROPOSED SEATS / 6 SEATS = 33.3 REQ SPACES < 35 PROVIDED SPACES	
*NOTE: SPOTS INDICATED ARE DEDICATED FOR PROPOSED EVENT STRUCTURE PARKING ONLY. EXCLUDES EXISTING STRUCTURE AND PARKING TO REMAIN	

ADJACENT ZONING

Address: 505 W MAIN ST. LYONS, CO 80540
Parcel #: 120318300020
Landowners: NORTH ST VRAIN AUTO & TIRE LLC
Zoned: C - COMMERCIAL
Land Uses: COMMERCIAL

Address: 507 W MAIN ST. LYONS, CO 80540
Parcel #: 120318300019
Landowners: TU MEI WIN & TING LIN
Zoned: C - COMMERCIAL
Land Uses: RESIDENTIAL

Address: 511 MAIN ST. LYONS, CO 80540
Parcel #: 120318300002
Landowners: BARBARA & HOWARD BEALL
Zoned: C - COMMERCIAL
Land Uses: VACANT

Address: 517 W MAIN ST. LYONS, CO 80540
Parcel #: 120318200020
Landowners: LYONS PROPERTIES LLC
Zoned: R-2-MEDIUM DENSITY RESIDENTIAL DISTRICT
Land Uses: RESIDENTIAL

ADJACENT ZONING

Address: 503 W MAIN ST. LYONS, CO 80540
Parcel #: 120318300005
Landowners: LYONS PROPERTIES LLC
Zoned: R-2-MEDIUM DENSITY RESIDENTIAL DISTRICT
Land Uses: OPEN SPACE

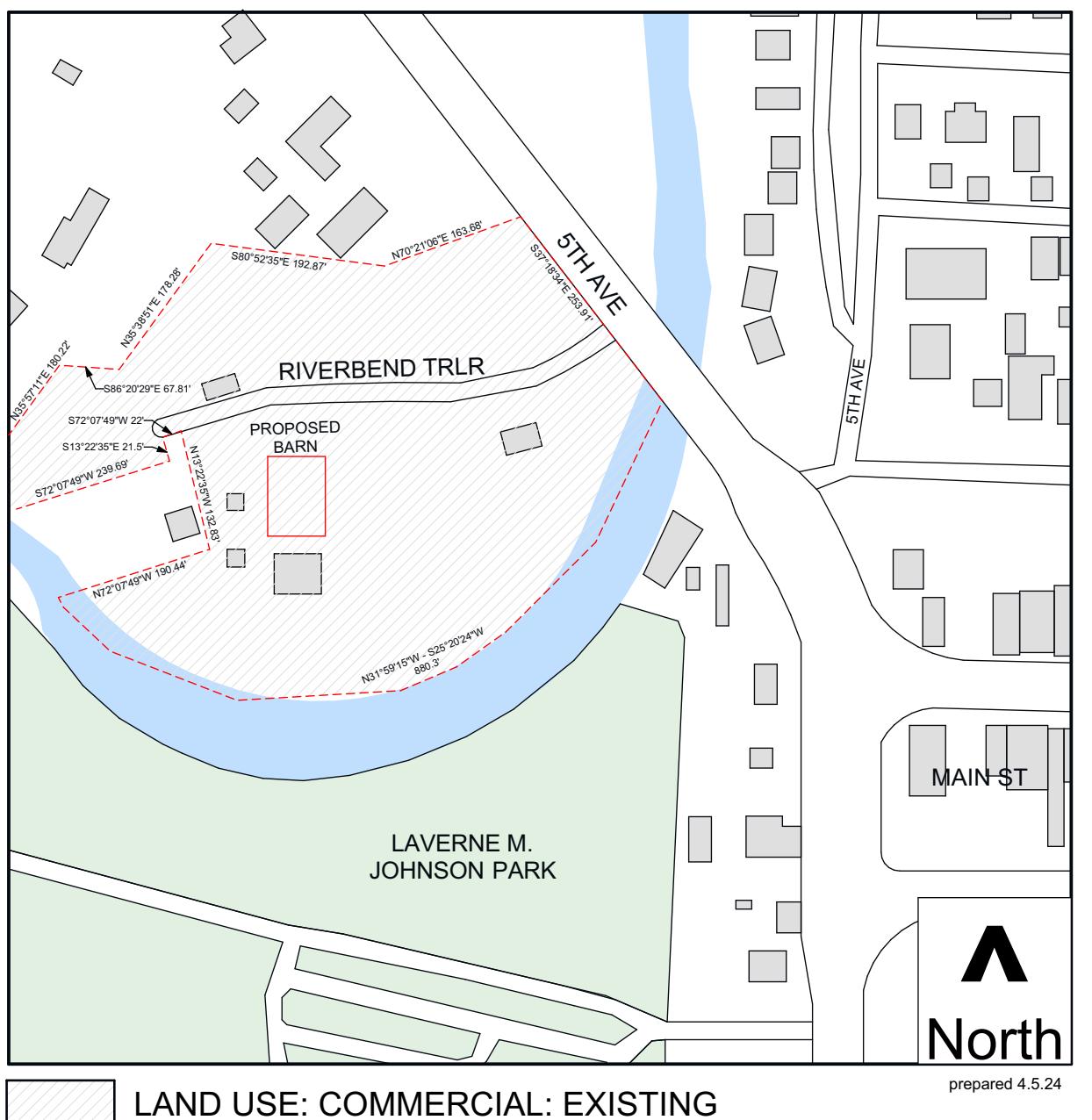
Address: 618 PARK DR. LYONS, CO 80540
Parcel #: 120318300004
Landowners: TOWN OF LYONS
Zoned: POS-PARKS AND OPEN SPACE DISTRICT
Land Uses: PARK

Address: 0 3RD AVE. LYONS, CO 80540
Parcel #: 120318300018
Landowners: TOWN OF LYONS
Zoned: POS-PARKS AND OPEN SPACE DISTRICT
Land Uses: PARK

Address: 610 5TH AVE. LYONS, CO 80540
Parcel #: 120318300009
Landowners: JAMES H & IFKAF MORTON
Zoned: A-1 - AGRICULTURAL DISTRICT
Land Uses: RESIDENTIAL

Riverbend: Vicinity Plan

1" = 200'



ADJACENT LAND USE / ZONING

PROPERTY	ZONING	LAND USE
NORTH	C-COMMERCIAL	AUTOMOTIVE/COMMERCIAL W/ ACCESSORY RESIDENTIAL
SOUTH	POS-PARKS/OPEN SPACE	PUBLIC PARK
EAST	CE-COMMERCIAL ENTERTAINMENT A-1 AGRICULTURAL	PLANET BLUEGRASS AND SINGLE FAMILY RESIDENTIAL
WEST	A-1 AGRICULTURAL R-2	R2 RESIDENTIAL AND LARGE LOT SINGLE FAMILY RESIDENTIAL

LAND USE CHART

EXISTING STRUCTURES:	USE	GROSS FLR AREA	PARKING (EXIST.)	HEIGHT	SETBACK
PRIMARY DWELLING	SINGLE FAMILY RES	1,140	2	20'	103'
PUMP HOUSE	STORAGE	10	0	5'	49'
SERVICE BLDG	EVENT PRODUCTION	562	0	9'	46'
GLAMPING TENT	EVENT PRODUCTION	160	0	12'	180'
CATERING TENT	EVENT PRODUCTION	320	5	18'	5'
RESTROOM TRAILER	EVENT PRODUCTION	167	0	10'	25'
TINY HOMES (21)	ACCOMMODATIONS	4,200	20	13'	25'
TINY HOMES OFFICE	OFFICE	200	1	13'	15'
OTHER EXISTING			27		
PROPOSED STRUCTURES					
BARN	EVENT PRODUCTION	5,871	35	32'	326'
TOTAL		12,630	90		

GENERAL NOTES

- All work shall conform to the 2021 IBC and any amendments by the Town of Lyons.
- Do not scale drawings: use calculated dimensions only. Verify existing "as-built" dimensions as req'd. All dimensions are to face of stud unless noted otherwise.
- Verify all rough-in dimensions and locations for equipment, fixtures etc. Provide all blocking, buck-outs, backing and jacks required for installation.
- All wood in contact with concrete to be pressure treated.
- All flashing to be galvanized, galvalume or factory finish to be approved by architect and owner.
- Contractor shall verify all existing conditions prior to initiating any portion of the work.
- Provide all protection, shoring and bracing as required by site conditions in order to maintain a safe job site and protect components to remain.
- Stair and guardrail openings to be less than 4".
- Tight line all affected drainage to approved drainage system.
- All framing to be properly caulked, sealed, gasketed or otherwise treated to minimize air infiltration prior to sheathing and finishing.
- All (new) smoke detectors to be hardwired to home's electrical system.

ENERGY

Requirements applicable to this project:
(Climate Zone 5)

Vertical glazing: U-0.32 maximum
Exterior wall: R-13 + R-7.5ci or R20 + R3.8ci
Attic and other: R-30ci or R-49 for attic
Insulation entirely above roof deck: R-30ci
Joists/Framing: R-30
Below Grade Wall: R-7.5 ci
Unheated slabs: R15 for 24" below
Skylights: U-0.5 maximum

ZONING

Zoned: PUD-C -
Commercial Planned Unit
Development District
Setbacks:
Side 10'-0"
Rear 25'-0"
Front 25'-0"
Building Height: N/A

BUILDING CODES

2021 International Energy Conservation Code
2021 International Building Code
2021 International Fuel Gas Code
2021 International Mechanical Code
2021 International Plumbing Code
2021 International Existing Building Code
2021 International Fire Code
2021 International Property Maintenance Code
2023 National Electrical Code

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A004	LANDSCAPE & BUFFERING PLAN

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C002	STORMWATER MGMT AND SITE DRAINAGE
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A201	ELEVATIONS
A202	ELEVATIONS

ELECTRICAL

E1	PHOTOMETRIC PLAN
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RIVERBEND

PROPERTY INFORMATION

PROJECT TYPE: PRIVATE COMMERCIAL EVENT CENTER
OWNER: CHRIS AND SARAH LEGH - LYONS PROPERTIES LLC
SITE ADDRESS: 501 W MAIN ST, LYONS, CO 80540
LEGAL DESCRIPTION: PT NE 1/4 SW1/4 18-3N-70 AKA
RIVERBEND PER DEED 1014907 11/22/89 BCR 5.64 ACS PER
LS-08-0191 & BDY LINE ADJPER REC # 3571838 & 3572943-4
PARCEL NO.: 120318300015
R0050432

Scope of Work

1. NEW COMMERCIAL

PROJECT TEAM

OWNER

LYONS PROPERTIES LLC
CHRIS AND SARAH LEGH
501 W MAIN ST, LYONS, CO 80540
PHONE: 720-938-1715
EMAIL: cplegh@aol.com

ARCHITECT

SHAPE ARCHITECTURE STUDIO
STEVE SCRIBNER
23 LINCOLN ST, SUITE 200
DENVER, CO 80203
PHONE: 970-708-9535
EMAIL: steve@shapearchitect.com

CIVIL ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
JOEL SEAMONS
420 21ST AVE, SUITE 101
LONGMONT, CO 80501
PHONE: 303.651.6626 ext. 1
EMAIL: joel@rockyridgecivil.com

STATISTICAL INFORMATION

Net Project Land Area (w/o roads):	240,658 Sq Ft
Gross Project Land Area (w/ roads):	248,148 Sq Ft
Gross Floor Area: (Event Space Only)	
Main Level:	5,456.5 Sq Ft
Loft:	414.54 Sq Ft
Total:	5,871 Sq Ft
Impervious lot coverage:	125,256 Sq Ft
Land By Use (Event Space):	8,608 Sq Ft
Event Space:	5,456 Sq Ft
Stone Patio:	2,214 Sq Ft
Recycled Asphalt Patio:	938 Sq Ft

NOT FOR
CONSTRUCTION

FOR PDCC REVIEW: 04/05/24

FOR BUILDING PERMIT: XXXX/24

COVER SHEET

G001

RIVERBEND
501 W MAIN ST, LYONS, CO 80540

IMPROVEMENT SURVEY PLAT

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 18, Township 3 North, Range 70 West of the 6th Principal Meridian, County of Boulder, State of Colorado

PROPERTY DESCRIPTION (PROVIDED BY LAND TITLE GUARANTEE COMPANY)

Deed Recorded 6/20/2006 at Reception No. 2785072

A tract of land in the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 3 North, Range 70 West of the 6th P.M., County of Boulder, State of Colorado, conveyed by George W. Boyes to William F. Swedborg and Mabel Bertha Swedborg by Deed recorded July 29, 1946 in Book 788 at Page 67, and described as follows:

Beginning at a point on the North-South centerline of said Section 18, whence the center of said Section 18 bears North 386.4 feet; thence along the South line of the right-of-way of State Highway No. 66, North 38°33' West, 787 feet; thence North 83°56' West, 112.8 feet; thence South 19°35' West, 161.3 feet; thence South 15°41' West, 198.2 feet; thence South 49°06' West, 189.8 feet; thence South 23°34' West, 322 feet; thence South 138 feet, more or less, to the South line of the North half of the Northeast 1/4 of the Southwest 1/4 of said Section 18; thence East, along the said South line of the North half of the Northeast 1/4 of the Southwest 1/4 of said Section 18, a distance of 281 feet, more or less to the centerline of the North St. Vrain River; thence Northeast, along said centerline of the North St. Vrain River to the Point of Beginning;

Except that tract of land conveyed by William F. Swedborg and Mabel Bertha Swedborg to John Smith, Jr. by Deed recorded April 29, 1949 in Book 843 at Page 103 and described as follows:

Beginning at the center of said Section 18; thence South 85°31' West, 290.7 feet; thence along the South right-of-way of Colorado State Highway No. 66, North 38°33' West, 65 feet to the True Point of Beginning; thence North 38°33' West, 257.0 feet; thence North 83°56' West, 112.8 feet; thence South 19°35' West, 161.3 feet; thence South 15°41' West, 198.2 feet; thence South 49°06' West, 189.8 feet; thence South 23°34' West, 322 feet; thence South 138 feet, more or less, to the South line of the North half of the Northeast 1/4 of the Southwest 1/4 of said Section 18; thence East, along the said South line of the North half of the Northeast 1/4 of the Southwest 1/4 of said Section 18, a distance of 281 feet, more or less to the centerline of the North St. Vrain River; thence Northeast, along said centerline of the North St. Vrain River to the Point of Beginning;

And expect that tract of land conveyed by William F. Swedborg and Mabel Bertha Swedborg to L.E. Gereaux and Hugo Hildred Chandler Gereaux by Deed recorded March 6, 1953 in Book 923 at Page 124, and described as follows:

Beginning at a point on the centerline of said Section 18, whence the center of said Section 18 bears North 386.4 feet; thence along the South line of the right-of-way of State Highway No. 66, North 38°33' West, 787 feet; thence North 83°56' West, 112.8 feet; thence South 19°35' West, 161.3 feet; thence South 15°41' West, 198.2 feet; thence South 49°06' West, 189.8 feet; thence South 23°34' West, 322 feet; thence South 138 feet, more or less to the South line of the North half of the Northeast 1/4 of the Southwest 1/4 of said Section 18, and the True Point of the Beginning; thence East, along the South line of the North half of the Northeast 1/4 of the Southwest 1/4 of said Section 18, 281 feet, more or less, to the centerline of the North St. Vrain River thence along the centerline in a Northwesterly direction, meandering said centerline to a point that intersects the said West property line of the said above described tract of land; thence South along the said property line South to the True Point of Beginning;

And except that tract of land conveyed by William F. Swedborg and Mabel Bertha Swedborg to John J. Grzeczka and Irene B. Grzeczka, also known as John J. Graske and Irene B. Graske, by Deed recorded August 25, 1954 in Book 958 at Page 62 as corrected by deed recorded November 8, 1958 in Book 1091 at Page 291, and described as follows:

Beginning at a point whence the center of said Section 18 bears South 86°11' East, 332 feet; thence South 38°33' East, 333 feet; thence South 69°08' West, 162.0 feet; thence North 83°32' West, 255 feet; thence North 34°59' East, 346.16 feet to the Point of Beginning;

And except that tract of land conveyed by William F. Swedborg and Mabel Bertha Swedborg to Don J. Fidler and Maxine V. Fidler by Deed recorded November 16, 1962 in Book 1257 at Page 49, and described as follows:

Beginning at a point on the Northeast line of tract described in Book 788 at page 67 from which point the center of said Section 18 bears South 79°20' East, a distance of 367 feet; thence North 38°33' West, a distance of 207 feet; thence North 83°56' West, a distance of 112.8 feet; thence South 19°35' West, a distance of 161.3 feet; thence South 15°41' West, a distance of 198.2 feet, thence South 49°06' West, a distance of 189.8 feet; thence South 23°34' West, a distance of 240 feet, to the center of the North St. Vrain River; thence along the centerline of the North St. Vrain River to a point South 34°59' West, from the point of beginning; thence North 34°59' East, a distance of 680 feet, more or less, to the Point of Beginning;

And except that tract of land conveyed by Mabel Bertha Swedborg to Hugo Hildred Gereaux and Ronald Everett Gereaux by Deed recorded March 23, 1970 on Film 694 as Reception No. 938918, and described as follows:

Beginning at a point whence the West 1/4 corner of said Section 18 bears North 75°01'23" West (bearing referred to true north as determined by solar observation), a distance of 2144.75 feet, said point being a drill steel found in an existing fence line; thence South 13°04'00" East, 132.83 feet; thence South 72°19'20" West, 212.3 feet to the centerline of North St. Vrain Creek; thence along said centerline North 30°55'30" West, 114.01 feet; thence leaving said centerline North 72°19'20" East, 225.38 feet; thence North 13°04'00" West, 21.5 feet; thence North 72°19'20" East, 22.0 feet to the Point of Beginning;

And except that tract of land conveyed by Samuel O. Anderson and Alberta B. Anderson to Boulder County by Deed recorded December 26, 1935 in Book 637 at Page 100 and described as follows:

A strip or parcel of land lying 50 feet on each side of the centerline of proposed highway, said centerline being more particularly described as follows:

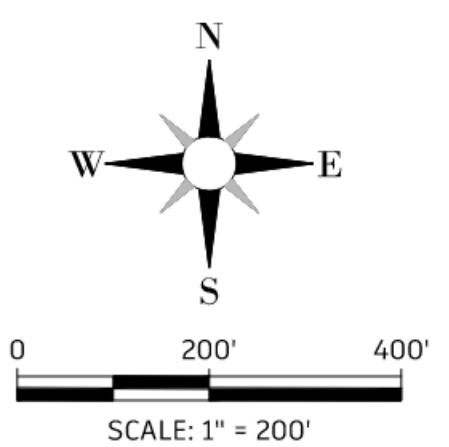
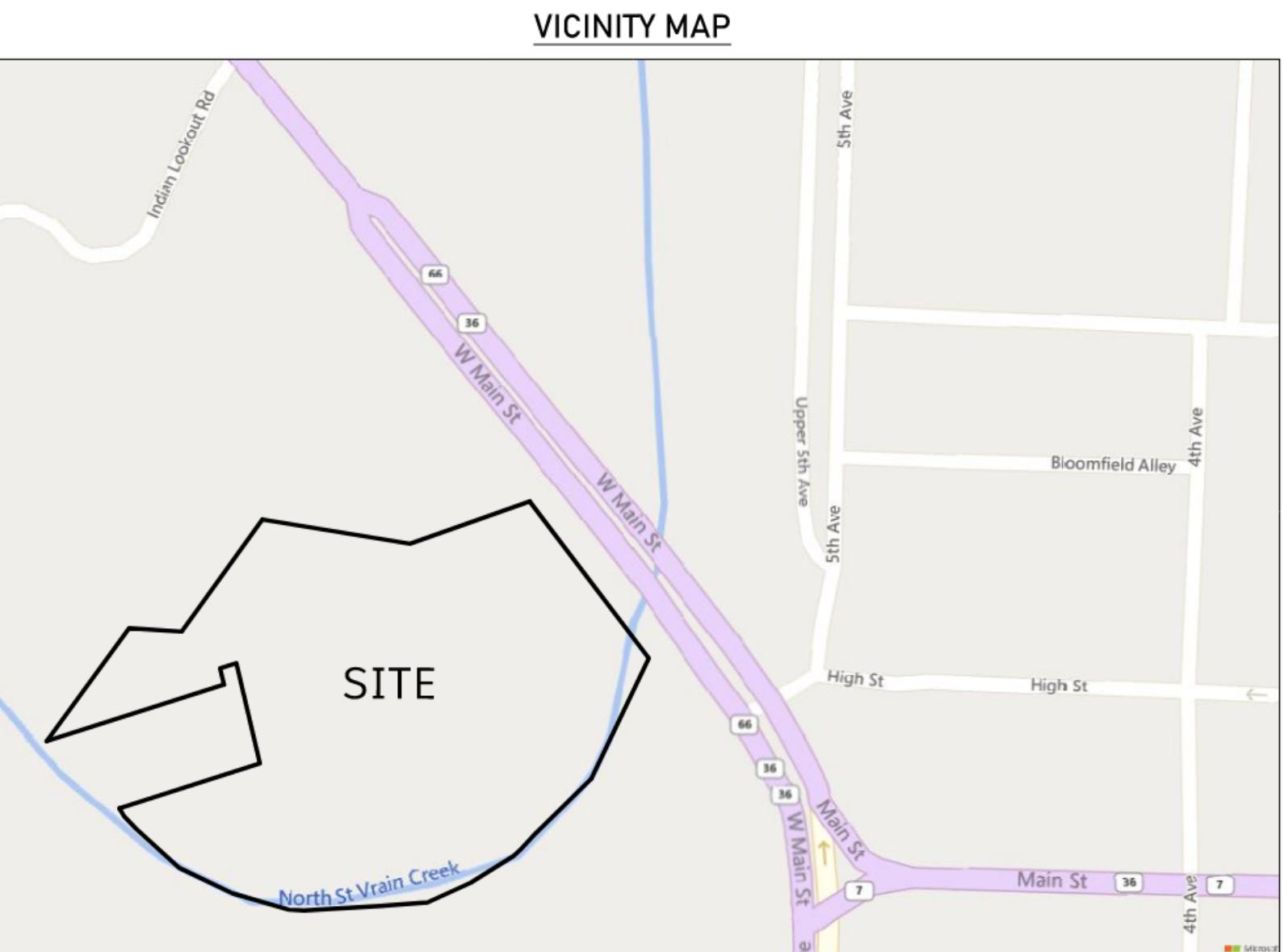
Commencing at a point which is the Northwest Corner of said Section 18, Township 3 North, Range 70 West; thence due South along the West line of said Section 18, for a distance of 991.3 feet to the Point of Beginning, being Engineer's Centerline Station 48+07.0; thence North 73°30' East along said centerline for a distance of 186.7 feet to a point which is Engineer's PST Station 46+20.3; thence right on a spiral curve whose central angle is 6°15' and whose rate of change is 2, and whose back tangent bears North 37°30' East, for a distance of 250 feet to a point on centerline which is Engineer's Station PCS 43+70.3; thence right on a 5° curve whose central angle is 56°31', for a distance of 1130.3 feet to a point which is Engineer's Center Line Station PSC 32+40; thence right on a spiral curve whose central angle is 6°15' and whose rate of change is 2 and whose fore tangent bears South 37°29' East, for a distance of 250 feet to a point on said center line which is Engineer's Station PS 29+90; thence south 37°29' East along said centerline, 1700.0 feet to a point which is Engineer's Centerline Station 12+90 and the Point of Termination.

Web: www.eagleeyesurv.com
Email: info@eagleeyesurv.com
Phone: 970.744.8238

File Name: G:\MY DRIVE\EAGLE EYE SURVEYING_SURVEY PROJECTS\24010 - 501 W MAIN ST_ISP-TOPO\DWG\24010-501 W MAIN ST_ISP-TOPO.DWG; Last Saved: 4/2/2024 8:09:11 AM; Plot Date: 4/4/2024

Title Commitment Schedule B-2 Exceptions:

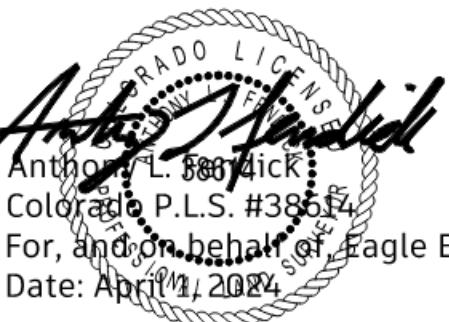
- 1.-7. Standard Exceptions
8. Existing leases and tenancies, if any.
9. Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, and a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded February 10, 1921 in Book 75 at Page 96. *(Does not affect the subject property)*
10. Easement granted to the Mountain States Telephone and Telegraph Company, for telephone and telegraph lines, and incidental purposes, by Instrument recorded January 08, 1937, in Book 641 at Page 253. *(This description is Blanket in nature)*
11. Easement granted to Public Service Company of Colorado, for gas distribution main system, and incidental purposes, by Instrument recorded November 15, 1973, under Reception No. 86505. *(This description is Blanket in nature)*
12. Any tax, lien, fee, or assessment by Reason of Inclusion of subject property in the Lyons Fire Protection District, as evidenced by Instrument recorded April 16, 1976, under Reception No. 173439. *(Not survey related)*
13. Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Deed of Easement to Ronald E. Gereaux and Connie Lynn Gereaux for Access Easement recorded July 18, 1986 under Reception No. 774759 and July 21, 1986 under Reception No. 775182. *(Shown hereon)*
14. Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Sewer Line Easement Agreement recorded December 30, 1993 under Reception No. 1378250. *(This description is Blanket in nature)*
15. Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Permanent Easement granted to the State of Colorado, Department of Transportation recorded February 28, 2006 under Reception No. 2759458. *(Shown hereon)*
16. Terms, conditions, provisions, burdens and obligations as set forth in Ordinance No. 999 recorded January 27, 2017 under Reception No. 03571837. *(Not survey related)*
17. Terms, conditions, provisions, burdens and obligations as set forth in Boundary Line Adjustment recorded January 27, 2017 under Reception No. 03571838. *(Shown hereon)*
18. Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Permanent Easement recorded October 20, 2017 under Reception No. 03621078. *(Shown hereon)*
19. Terms, conditions, provisions, burdens and obligations as set forth in Resolution 2016-4 recorded January 30, 2019 under Reception No. 03696030. Any rights, interests or easements in favor of the United States of America, the State of Colorado, or the public, which exist or are claimed to exist in and over the past and present bed, banks or waters of North St. Vrain River. Note: Any changes in area due to the relocation or movement of North St. Vrain River. Said River being described in the legal description of the land referred to herein. *(Shown hereon)*
20. Easements and notes on the River Bend PUD with Zoning Amendment Final PUD Plan recorded July 26, 2023 under Reception No. 04015916. *(Shown hereon)*
21. Deed of Trust dated October 01, 2023, from Lyons Properties, LLC, a Colorado Limited Liability Company to the Public Trustee of Boulder County, Colorado for the use of Kenyon Waugh, Brent Hollingshead, Eagle Valley Enterprises, LLC, Jerry Moore, Michael Whipp and Jon Eaton to secure the sum of an unknown amount recorded October 04, 2023, under Reception No. 04024008.



NOTICE:
According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SURVEYOR'S CERTIFICATION

I, Anthony L. Fendick, a Professional Land Surveyor licensed in the State of Colorado, hereby certify to Chris Legh, that a survey of the above described property was conducted by me or under my responsible charge during March, 2024 and is in accordance with applicable standards of practice. This survey plat is accurately based on my knowledge, information and belief, and is not a warranty or warranty, either expressed or implied.



For and on behalf of Eagle Eye Surveying, LLC
Date: April 11, 2024

Date:
4/2/2024

Drawn By:
A. Fendick

Project Number:
24010

1

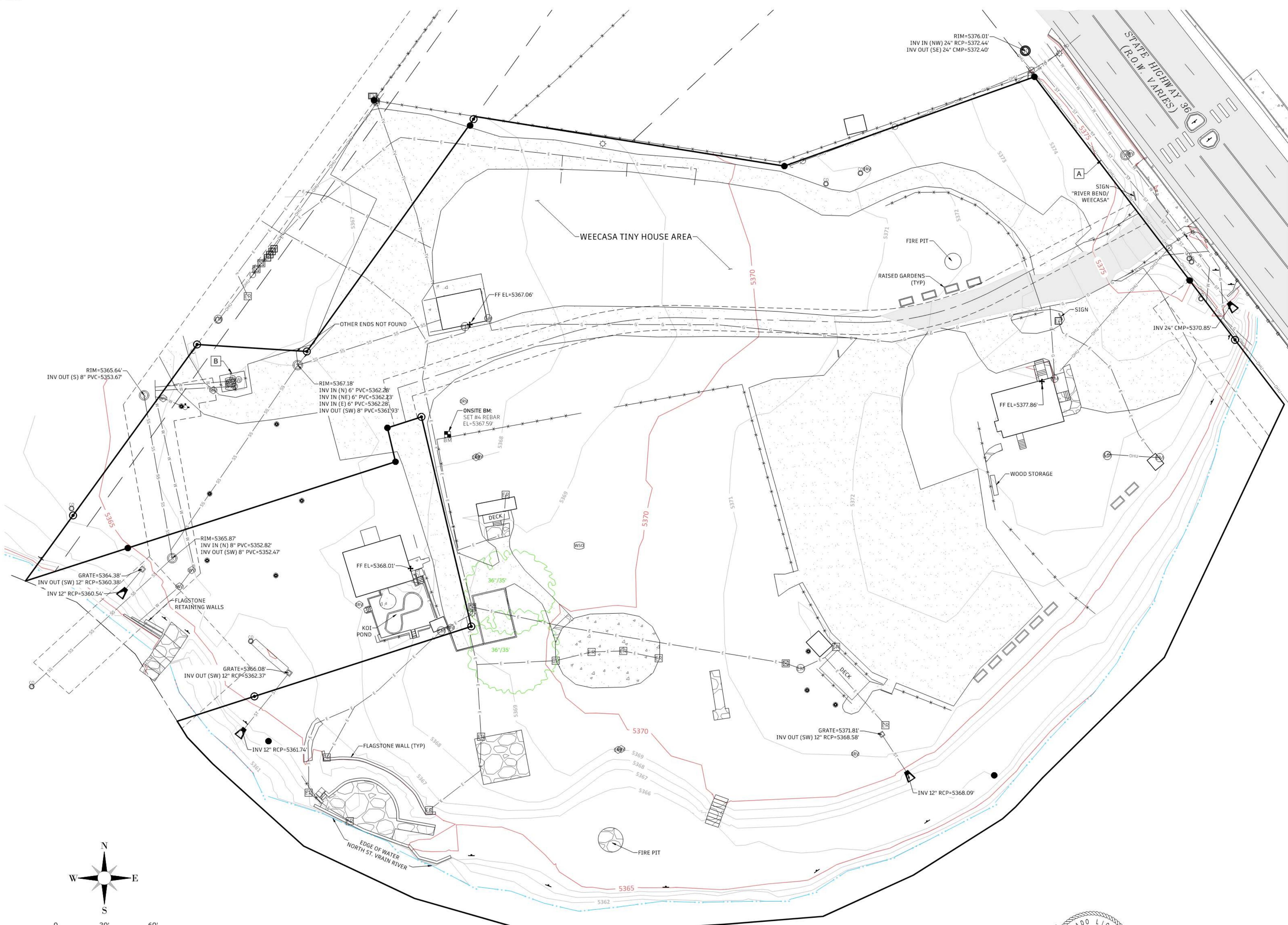
Improvement Survey Plat
Prepared for:
Chris Legh

LEGEND

- FOUND MONUMENT - AS DESCRIBED
ON SHEET 2 OF 3
- SET #5 REBAR WITH 1-1/2"
ALUMINUM CAP STAMPED
"EAGLE EYE PLS 38614"
- BM
+ FINISHED FLOOR ELEVATION LOCATION
- DECIDUOUS TREE - TRUNK/DRIP LINE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC PANEL
- ELECTRIC VAULT
- GUY ANCHOR
- LIGHT POLE
- POWER POLE
- TRANSFORMER
- FO RISER
- GAS METER
- SANITARY CLEANOUT
- SANITARY MANHOLE
- FES (FLARED END SECTION)
- STORM MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER MANHOLE
- WATER SHUTOFF
- WATER VALVE
- IRRIGATION VALVE
- SPRINKLER HEAD
- POST
- SIGN
- CONCRETE
- FLAGSTONE WALK
- GRAVEL
- ASPHALT
- EASEMENT
- FENCE
- GUARD RAIL
- PROPERTY LINE
- PROPERTY LINE - ADJACENT
- UNDERGROUND - CABLE TV
- UNDERGROUND - ELECTRIC
- UNDERGROUND - FIBER OPTIC
- UNDERGROUND - GAS
- UNDERGROUND - WATER LINE
- OVERHEAD UTILITY LINE
- SANITARY SEWER
- STORM SEWER
- EDGE OF WATER

IMPROVEMENT SURVEY PLAT

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 18, Township 3 North, Range 70 West of the 6th Principal Meridian, County of Boulder, State of Colorado



Web: www.eagleeyesurv.com
Email: info@eagleeyesurv.com
Phone: 970.744.8238

File Name: G:\MY DRIVE\EAGLE EYE SURVEYING_\SURVEY PROJECTS\24010 - 501 W MAIN ST_LYONS_ISP-TOPO\DWG\24010-501 W MAIN ST_ISP-TOPO.DWG; Last Saved: 4/2/2024 8:09:11 AM; Plot Date: 4/4/2024

Prepared for:
Chris Legh

Date:
4/2/2024
Drawn By:
A. Fendick
Project Number:
24010

3

SHEET 3 OF 3

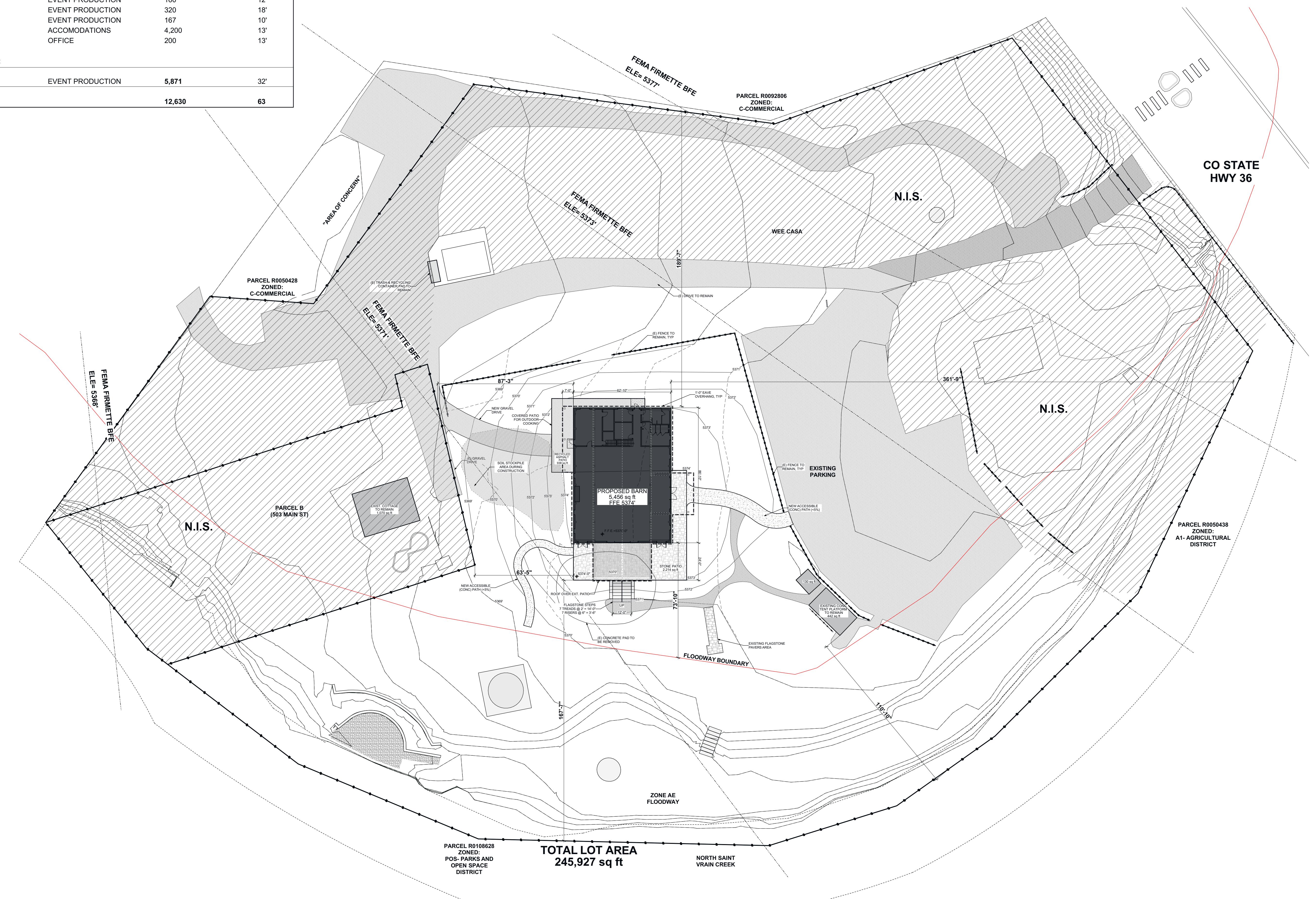
EAGLE EYE SURVEYING, LLC
© 2024 Eagle Eye Surveying, LLC

DATE

REVISION

LAND USE CHART

EXISTING STRUCTURES:	USE	GROSS FLR AREA	HEIGHT
PRIMARY DWELLING	SINGLE FAMILY RES	1,140	20'
PUMP HOUSE	STORAGE	10	5'
SERVICE BLDG	EVENT PRODUCTION	562	9'
GLAMPING TENT	EVENT PRODUCTION	160	12'
CATERING TENT	EVENT PRODUCTION	320	18'
RESTROOM TRAILER	EVENT PRODUCTION	167	10'
TINY HOMES (21)	ACCOMODATIONS	4,200	13'
TINY HOMES OFFICE	OFFICE	200	13'
 PROPOSED STRUCTURES:			
BARN	EVENT PRODUCTION	5,871	32'
TOTAL		12,630	63



RIVERBEND
501 W MAIN ST, LYONS, CO 80540

5001 W MAIN ST, LYONS, CO 80540

NOT FOR CONSTRUCTION

OR PCDC REVIEW:	04/05/24
OR BUILDING PERMIT:	XX/XX/24

SITE PLAT

A003

1
A003

SITE PLAN

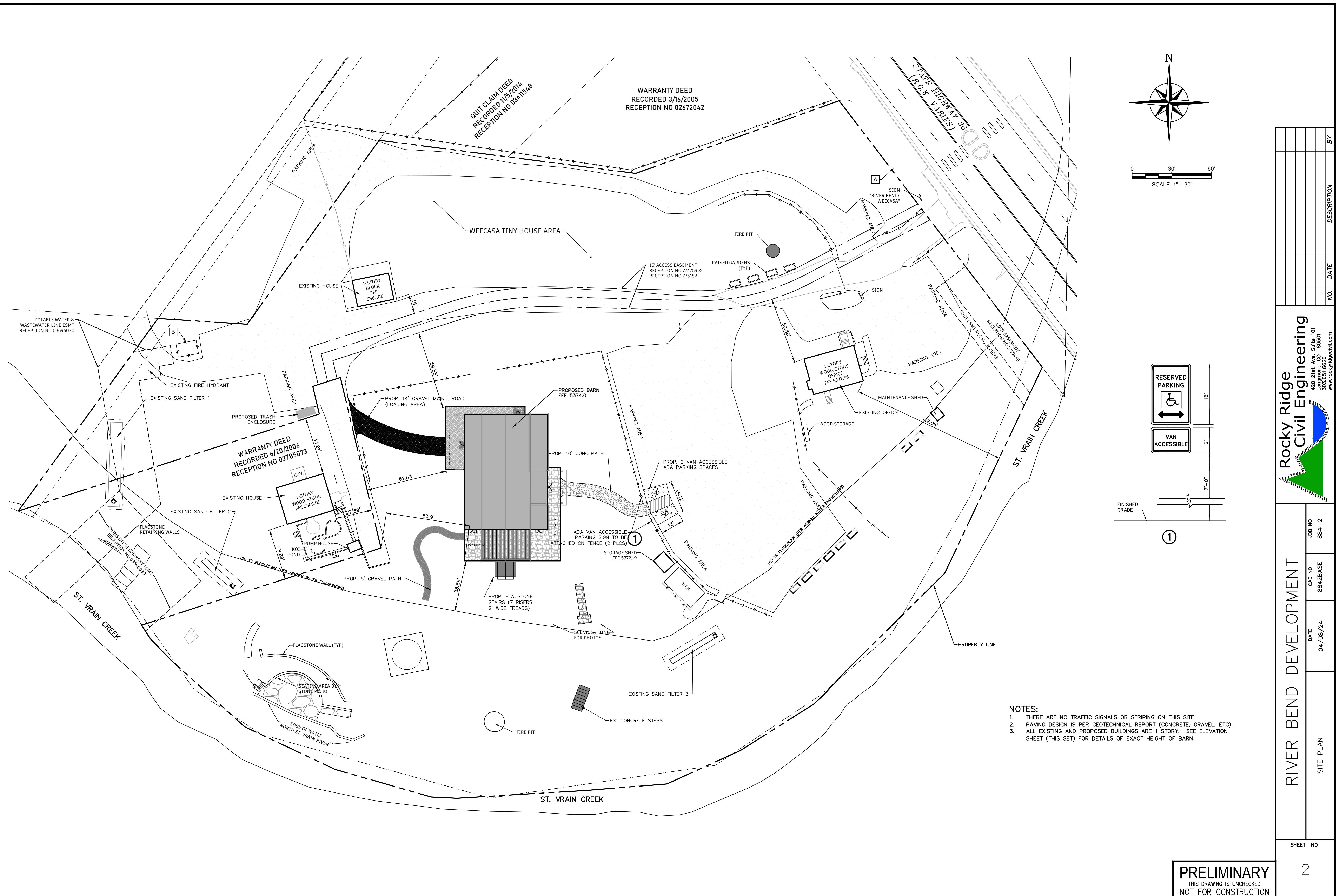
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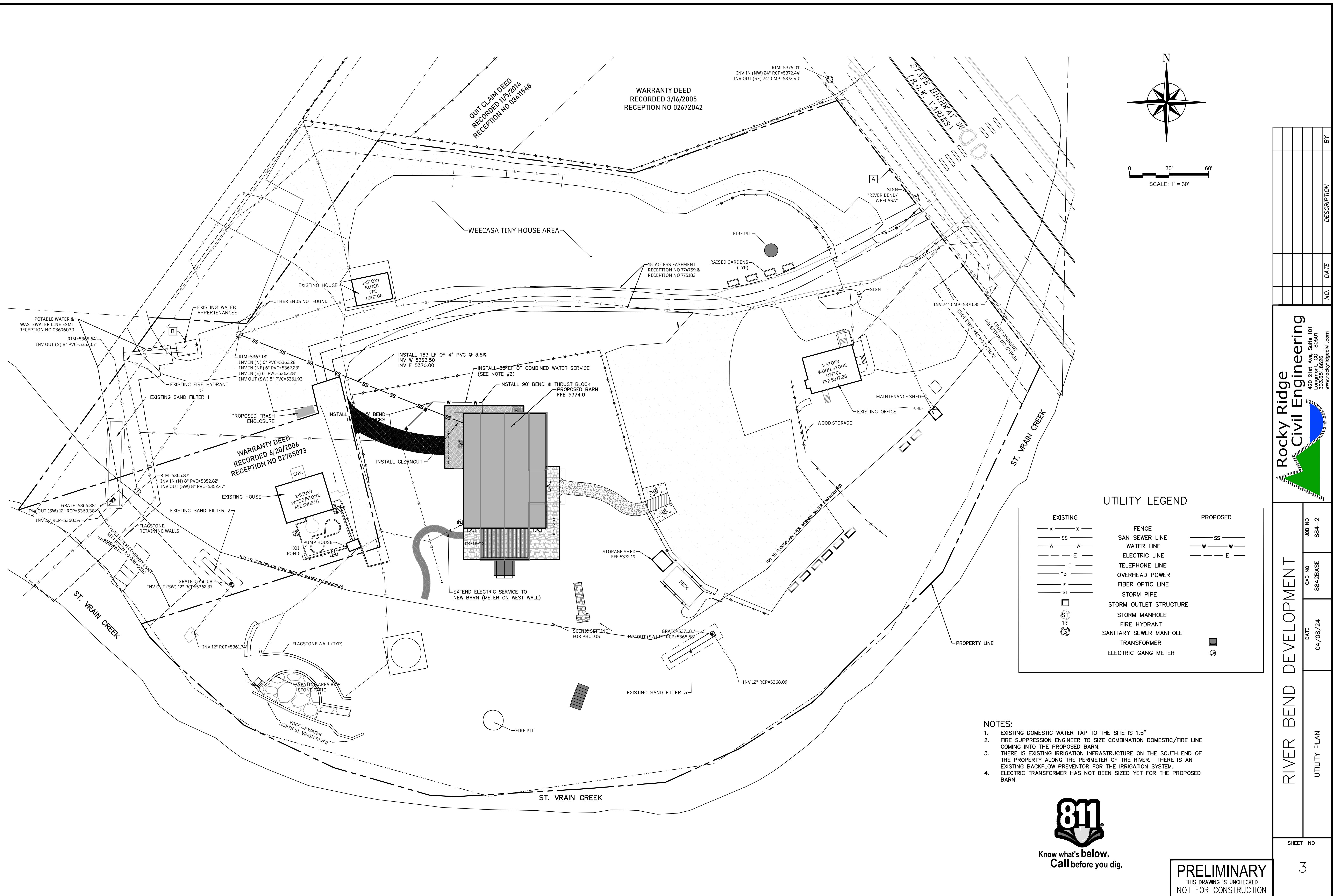
SITE PLAN

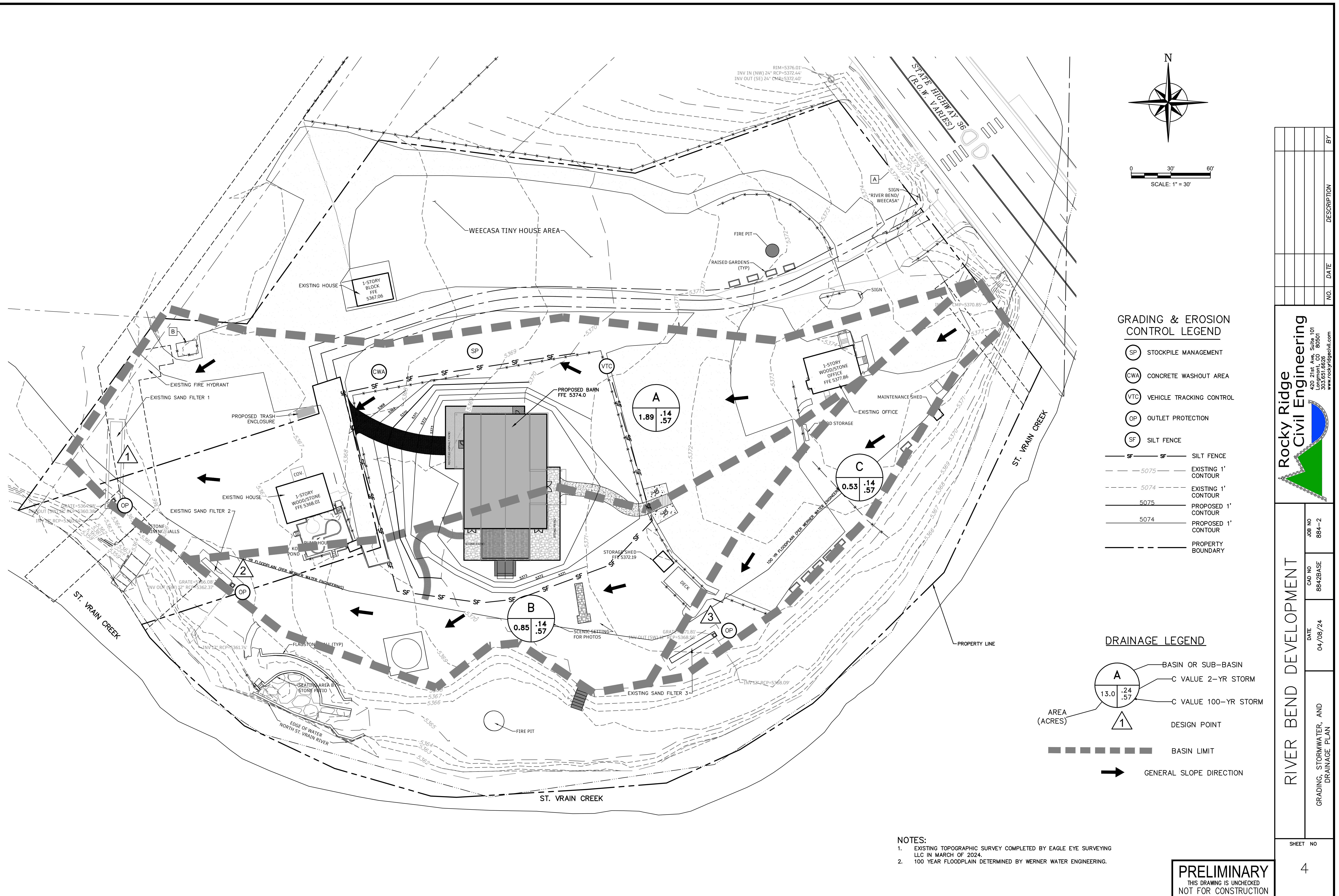
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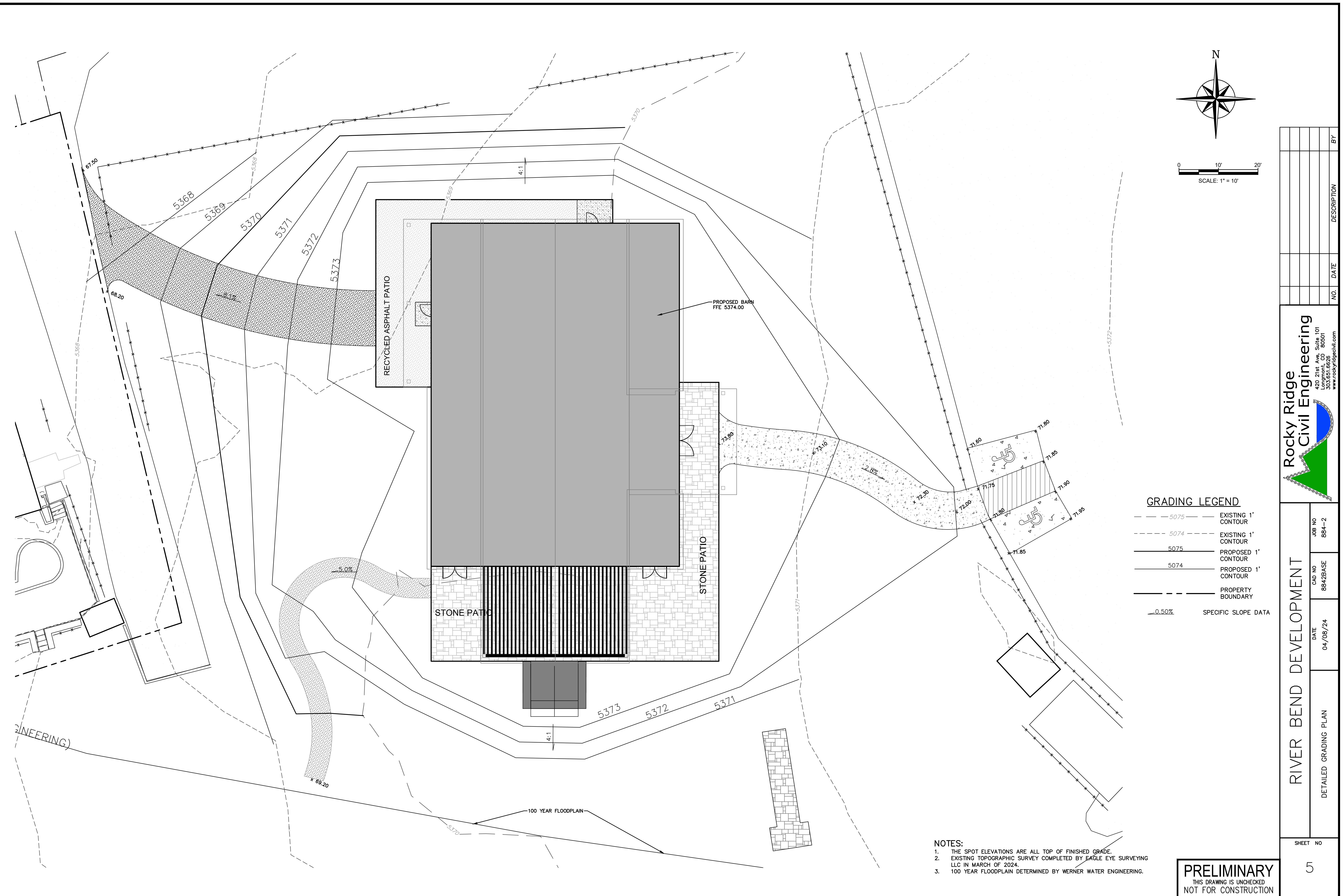
30' 60'

N









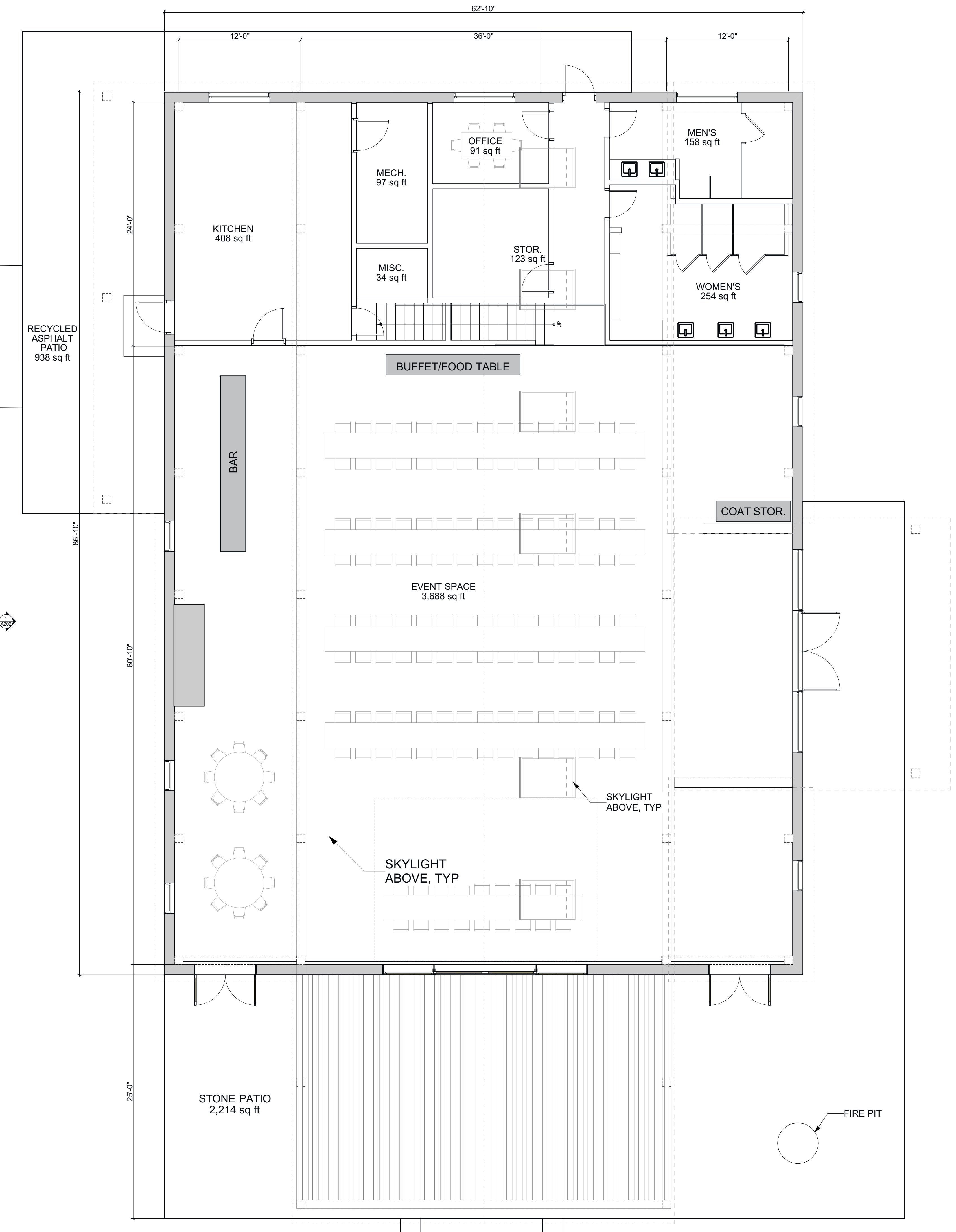
RIVERBEND
501 W MAIN ST, LYONS, CO 80540NOT FOR
CONSTRUCTION

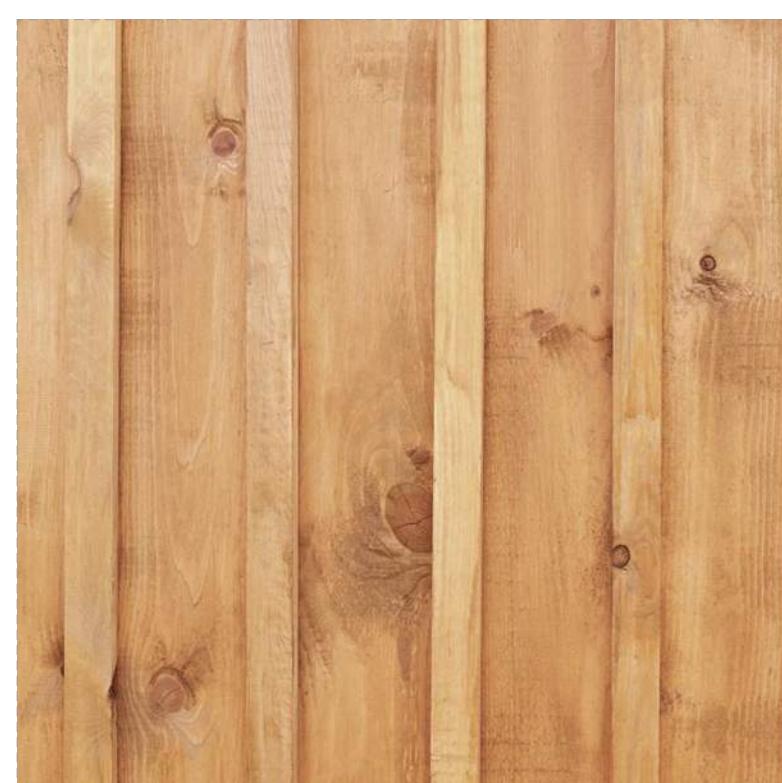
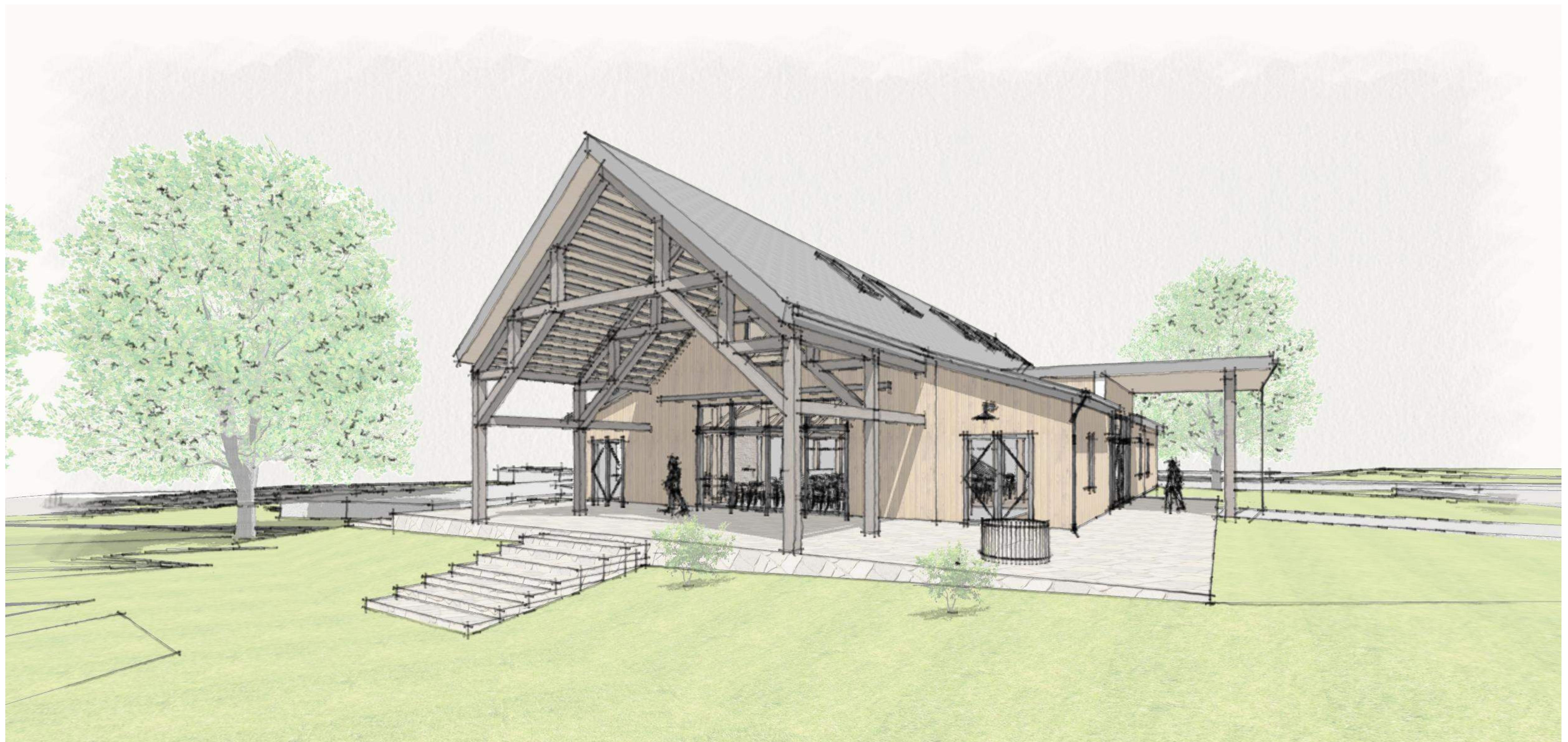
FOR PCDC REVIEW: 04/05/24

FOR BUILDING PERMIT: XXXX24

MAIN LEVEL PLAN

A100





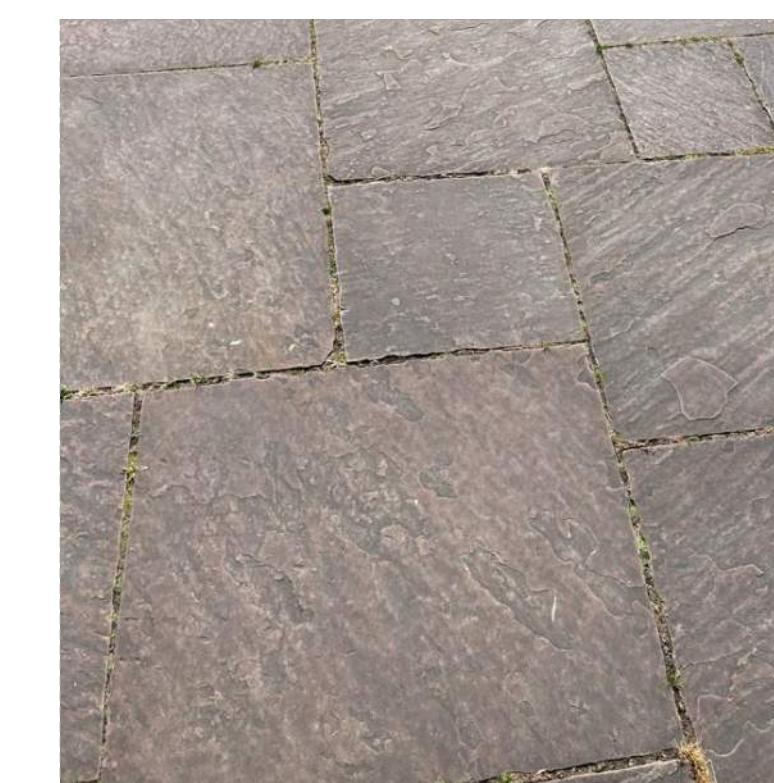
1. WOOD SIDING



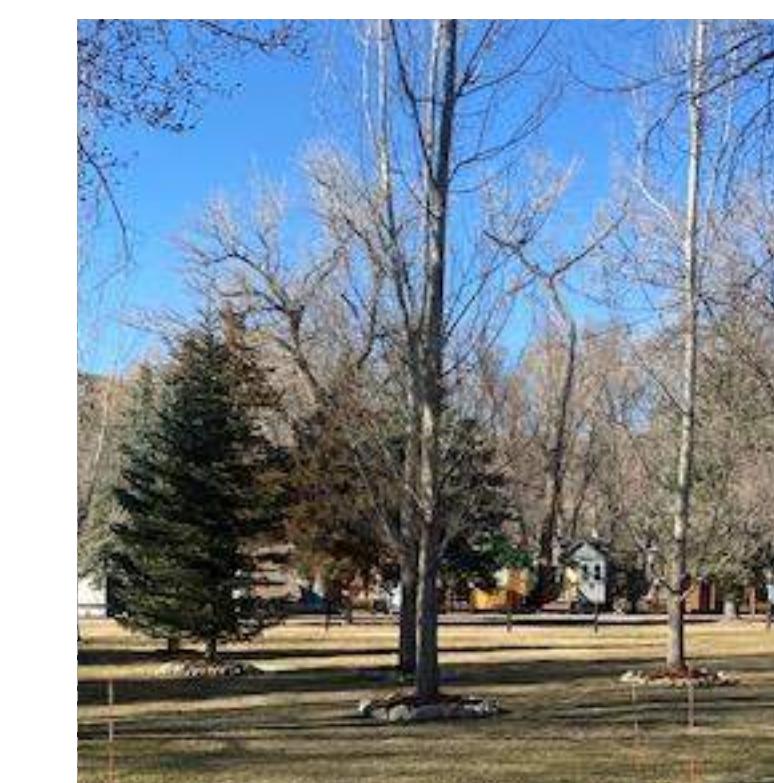
2. STAINED WOOD STRUCTURE



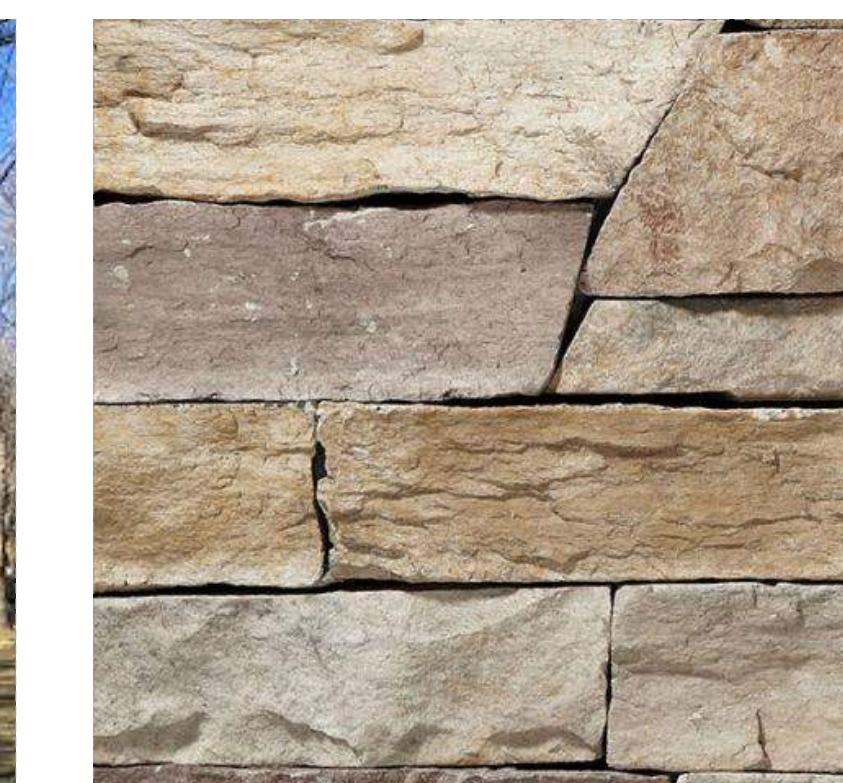
3. ASPHALT SHINGLE ROOF



4. FLAGSTONE PAVERS



5. GRASS AND PLANTINGS



5. STONE CLADDING

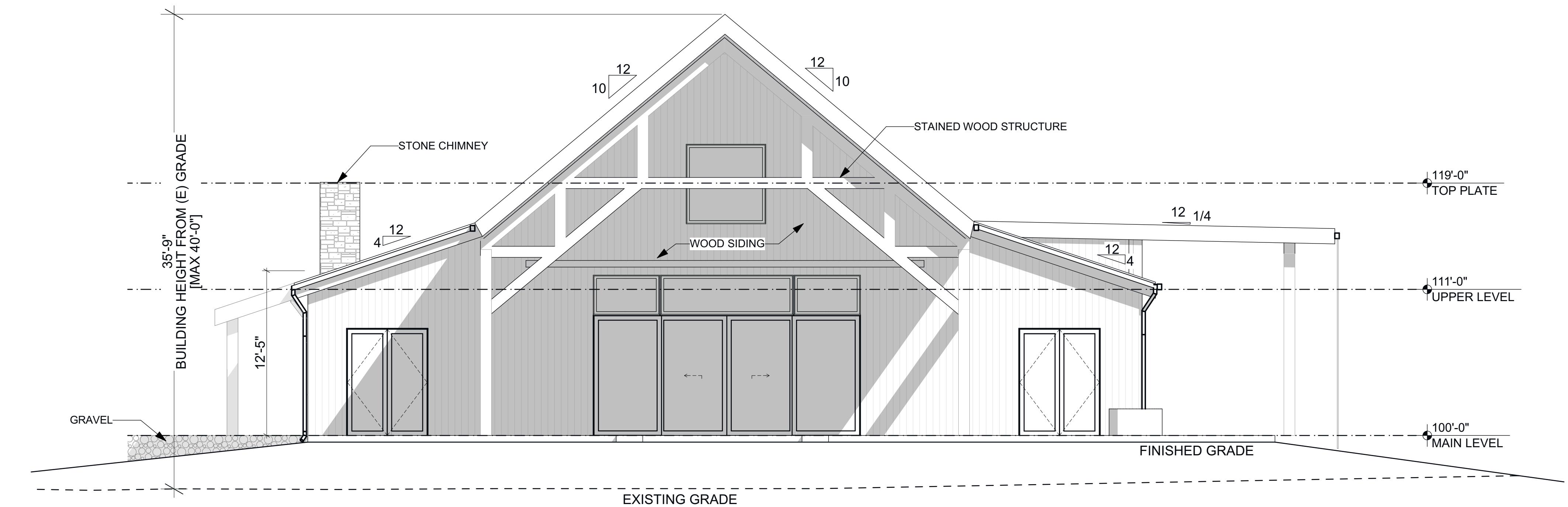
NOT FOR
CONSTRUCTION

FOR PCDC REVIEW: 04/05/24

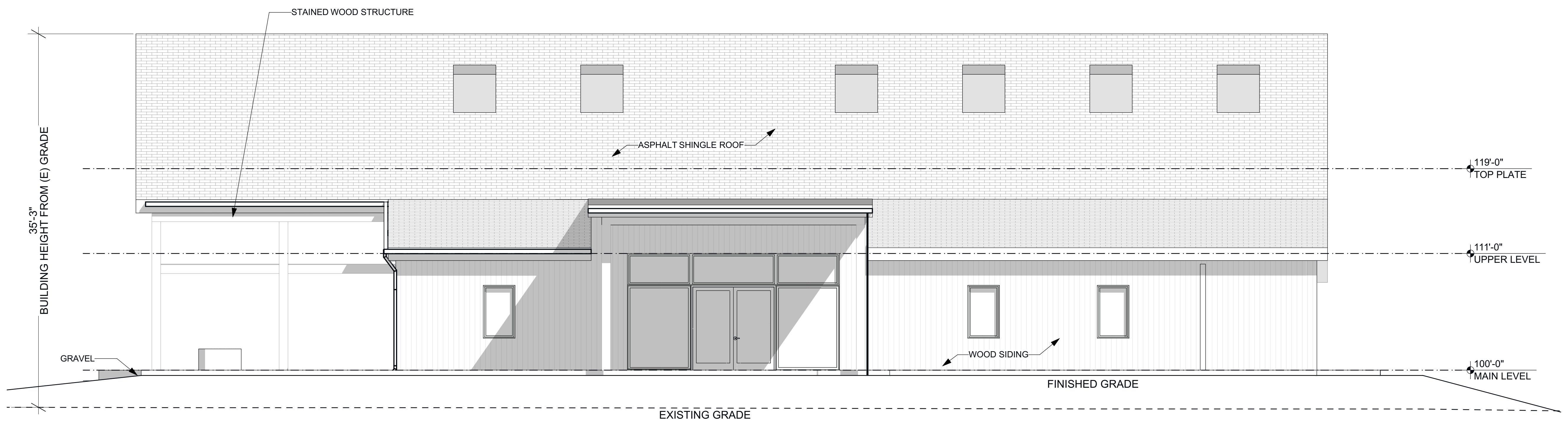
FOR BUILDING PERMIT: XXXX24

3D VIEWS

A200



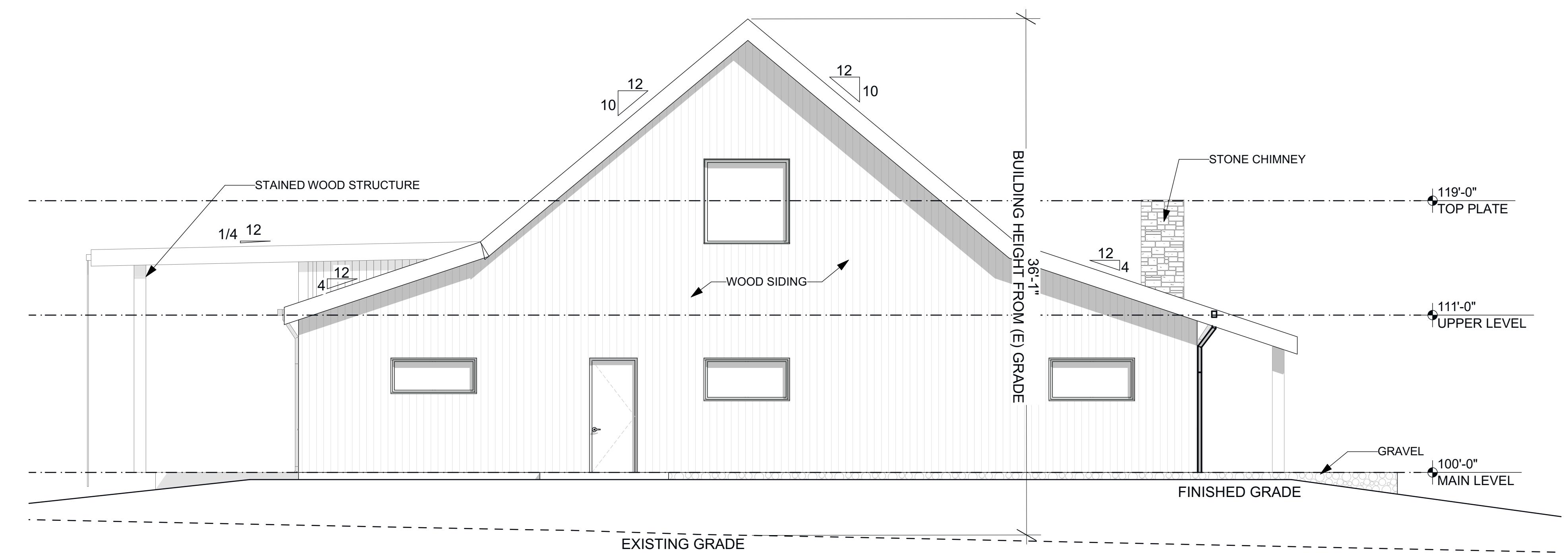
RIVERBEND
501 W MAIN ST, LYONS, CO 80540



FOR PD&C REVIEW:	04/05/24
FOR BUILDING PERMIT:	XX/XX/24

ELEVATIONS

A201

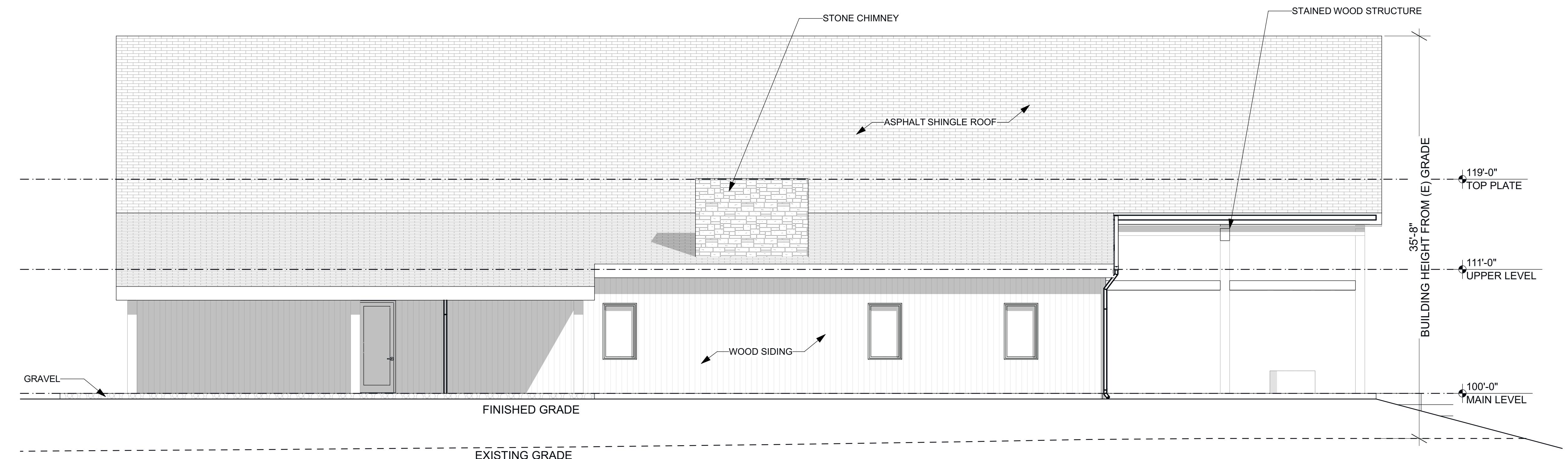


2 NORTH ELEVATION

A202

SCALE: 3/16" = 1'-0"

0 4' 8' 12'



1 WEST ELEVATION

A202

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

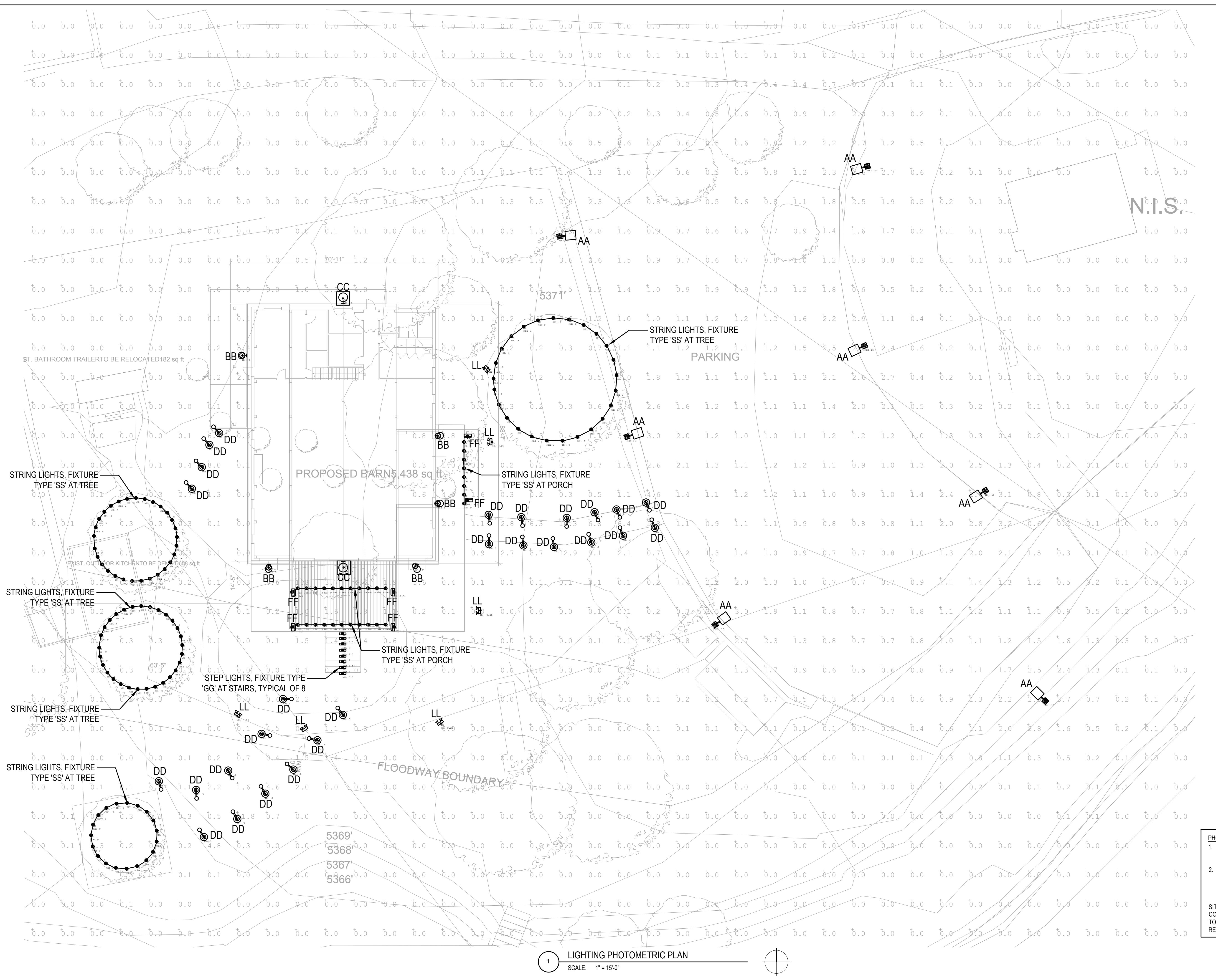
RIVERBEND

501 W MAIN ST, LYONS, CO 80540

NOT FOR
CONSTRUCTIONFOR PD&C REVIEW: 04/05/24
FOR BUILDING PERMIT: XXXX24

ELEVATIONS

A202



OTOMETRY PLAN NOTES:

VALUES SHOWN ARE MAINTAINED
HORIZONTAL ILLUMINANCE VALUES
MEASURED AT GRADE
SITE LIGHTING DESIGN HAS BEEN COMPLETED
TO PRODUCE EVEN ILLUMINATION OF
PARKING AND PAVED AREAS WITH MINIMAL
GLARE ONTO ADJACENT PROPERTIES.

TE LIGHTING DESIGN HAS BEEN COMPLETED TO
NFORM TO THE FOLLOWING REQUIREMENTS:
WN OF LYONS ORDINANCE 1112 LIGHTING
QUIREMENTS

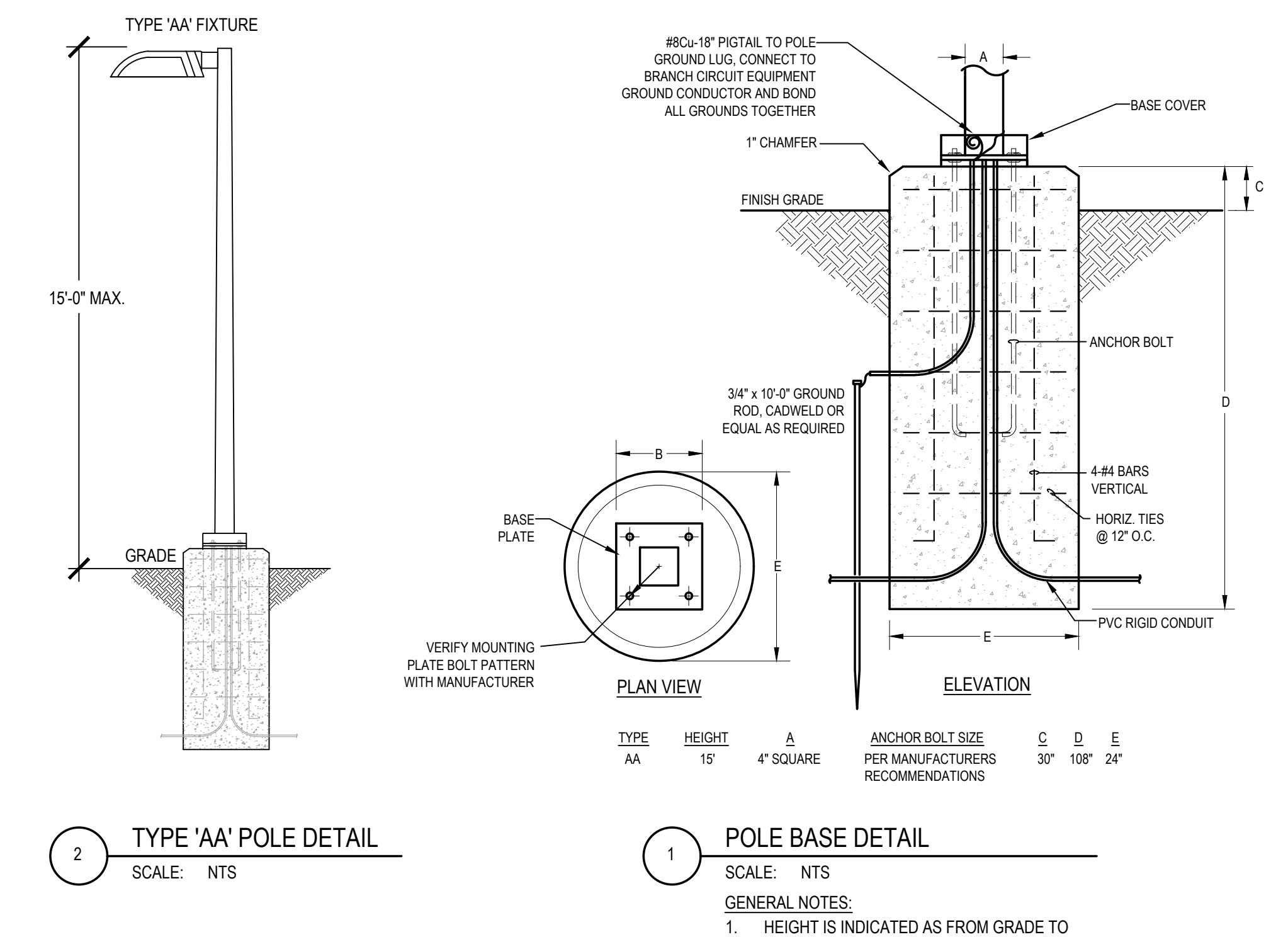
FOR PCDC REVIEW: 04/05

Photometric Plan

LP1

LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	Avg/Min
SITE:	0.26fc	12.9fc	0.0fc	NA	NA
PARKING:	1.21fc	3.2fc	0.2fc	16.00	6.05
PATIO:	2.30fc	9.8fc	0.0fc	NA	NA
REAR PATIO:	1.93fc	5.4fc	0.1fc	54.00	19.30
WALKWAY:	4.87fc	6.8fc	1.1fc	6.18	4.43



LUMINAIRE SCHEDULE									
Symbol	Label	General Location	General Description	Mounting/Height	Color	Catalog Number	Lamp	Quantity	LLF
□	GG	STAIRS	STEP LIGHT	VARIABLES WITH STEP HEIGHT	BLACK	DALS DCP-BRK12-BK	LED	8	0.90
□	LL	PLANTER BEDS	LANDSCAPE LIGHT	VARIABLES WITH CEILING HEIGHT	BLACK	LUMASCAPE LS192LED-6H6 NR 23 BL	LED	5	0.90
○○	SS	TREES, PORCHES	STRING LIGHTS	9'-0" AFG	BLACK	ALUZ A5-ZOZO-STN-27K-GSF-1W	LED	132	0.90
□	FF	COLUMNS	WALL SCONCE	8'-6" AFG	BLACK	TECH LIGHTING SLOWS288 27 B	LED	6	0.90
○	DD	PATHWAYS	BOLLARD	3'-0" AFG	BLACK	VISUAL COMFORT GROUP 7000ASTR2718DB12S	LED	27	0.90
○	CC	PEAKS OF BARN ROOF	LARGE GOOSENECK WALL SCONCE	15'-0" AFG	BLACK	BOCK 520 GN24D	LED	2	0.90
○	BB	ENTRY DOORS	WALL SCONCE	8'-0" AFG	BLACK	GENERATION BRANDS 700WSBOW6W-LED830	LED	5	0.90
□	AA	PARKING	POLE LIGHT	15'-0" AFG	BLACK	MCGRAW-EDISON GPC-SA1C-727-U-14FT	LED	7	0.90

ALUZ

A5 Series | String / Festoon ZOZO Standard (A5-ZOZO-STN)

TYPE SS

10 DAY QUICK SHIP FIELD CUTTABLE DIMMING DRY WET MADE IN USA

CANOPY OPTIONS (Click Image to See Individual Submittal)

GENERAL FEATURES

Applications Indoor and Outdoor
Length Built to Order (+/- 1/8" Tolerance)
Finish Black
Feed Standard 6' Power Lead
Strain Relief Cable (Included, Not for Mounting)
Mounting Mounting Aircraft Cable (Sold Separately)

Listing Dry or Wet Location ANSI/UL1598 CSA 22.2 No. 250-0-04, 2nd Edition
Options Mesh, Canopies, or Cages
UV Rating Sun Light Resistance
Installation Link Link to Installation Instructions >

ELECTRICAL

Dimming Forward Phase
Maximum Run 250' without Canopies 100' with Canopies
System 20 Amps (12 Gauge Wire)
Wattage 1W or 3W Lamps (+/- 0.25W Tolerance)
Operating Temperature -25°C to +40°C (-13°F to +104°F)
Luminous Voltage 120V

SPECIFY PRODUCT CODE | CHOOSE FROM DROP DOWNS

Series	Spacing	Lamp	Dimming	Listing	Luminous Length
Standard (No Canopy) (A5-ZOZO-STN)	12" on Center (12")	2700K, G-Shape (D7K-GSF)	5000K, G-Shape Filament (50K-GSF)	Forward Phase	Indoor (DRY)
Round Canopy (A5-ZOZO-RND)	18" on Center (18")	5000K, G-Shape (D9K-GSF)	2700K, S-Shape Frosted (27K-SFF)	Indoor (DRY)	Specify Length in Feet Example: 100'
Round Canopy (A5-ZOZO-FLT)	24" on Center (24")	Red, G-Shape (R-GSF)	5000K, S-Shape Frosted (50K-SFF)	Leave Blank	Outdoor (WET)
Round Canopy with Cage (A5-ZOZO-RNC)	36" on Center (36")	Green, G-Shape (G-GSF)	Orange, S-Shape Frosted (OR-SFF)	Leave Blank	For Non-Dimming
Canopy (A5-ZOZO-CNC)	48" on Center (48")	Blue, G-Shape (B-GSF)	2700K, S-Shape Frosted (27K-SFF)	Leave Blank	For Non-Dimming
Canopy (A5-ZOZO-BRL)	60" on Center (60")	2400K, G-Shape Filament (D4K-GSF)	2000K, S-Shape Filament (D0K-SFF)	Leave Blank	For Non-Dimming
Canopy (A5-ZOZO-HAT)		2700K, G-Shape Filament (D7K-GSF)	Red, S-Shape Clear (R-SSC)	Leave Blank	For Non-Dimming
Canopy (A5-ZOZO-COC)		3000K, G-Shape Filament (D9K-GSF)	Green, S-Shape Clear (G-SSC)	Leave Blank	For Non-Dimming
Canopy (A5-ZOZO-HAT)		3500K, G-Shape Filament (D9K-GSF)	Blue, S-Shape Clear (B-SSC)	Leave Blank	For Non-Dimming
Canopy (A5-ZOZO-MSH)		4000K, G-Shape Filament (D9K-GSF)	Amber, S-Shape Clear (A-SSC)	Leave Blank	For Non-Dimming

* Lighting will be shipped without lamps.

1770 N Red Gum St, Anaheim, CA 92806

aluz.lighting info@aluz.lighting 866.ALUZ.LTG | 714.535.7900

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Specification Submittal

Page 1 of 4

6 / 13 / 2023 / Rev 14

LUMASCAPE USA

LL
1940 Diamond Street
San Marcos, CA 92078
+1-855-595-3662

LS192LED Grevillea LS192-2LED Double Grevillea At Grade

human touch micro touch

LS192LED Grevillea LS192-2LED Double Grevillea

Dimmable IP65 intertek

Specifications

Lamp Source 6 W or 2 x 6 W LED
□ White (4 300 K typical)
■ Warm white (3 000 K typical)
■ Blue (470 nm)

Approved Use Suitable for wet locations

Control Options 0-10 V (current sourcing)
PWM
On-site or factory-programmable brightness

IP Rating IP65

Construction Powder-coated aluminum
■ Black
■ Silver
Polished copper

Installation Type Spike mount

Remote Transformers / Refer to Technical Data section for application specific options
Order separately

Ambient Operating Temperature -4 °F to 104 °F (-20 °C to 40 °C)

Photometrics Refer to www.lumascape.com
Any luminaire can become hot - take care with appropriate use and placement

LS192LED Grevillea
5.2" (132 mm)
26.5" (668 mm)
7.1" (180 mm)
7.1" (180 mm)

LS192-2LED Double Grevillea
5.2" (132 mm)
26.5" (668 mm)
7.1" (180 mm)
7.1" (180 mm)

LAMP
Code: LED
Code: OPTICAL SYSTEM
Code: INPUT VOLTAGE

Code	Wattage	Color	Code	Description	Code	Description
LS192LED	6 W	White (4 300 K typ.)	6W4	14"	NR	0-10 V or PWM Dimmable Driver, 12-19.5 V, 60 Hz or 12-24 V DC
LS192-2LED	2 x 6 W	Warm white (3 000 K typ.)	6H6	25"	NM	Red, S-Shape Clear (R-SSC)
		Blue (470 nm)	6B4	30"	ME	Green, S-Shape Clear (G-SSC)
		Blue (470 nm)	12W4	40"	WD	Blue, S-Shape Clear (B-SSC)
		Blue (470 nm)	12B4			Amber, S-Shape Clear (A-SSC)

Dimmable Wiring Diagram Reference

Input Voltage	LED Color	Control Type	Wiring Diagram
23	Single Color	PWM	Z,3,4

www.lumascape.com 6 Sep 2013a



LP2

RIVERBEND

501 W MAIN ST, LYONS, CO 80540

d.keller

D.Keller Electrical Design
7498 West Layton Place
Littleton, Colorado 80123
303.918.9473
dawn@eklerenergy.com

