PURPOSE STATEMENT
THE PURPOSE OF THIS SITE IMPROVEMENT PLAN IS TO DEVELOP A 24,561 SF MEDICAL OFFICE BUILDING WITH AN EMERGENCY DEPARTMENT ON THE FIRST FLOOR AND A CLINIC ON THE SECOND FLOOR
PROJECT BENCHMARK
DOUGLAS COUNTY BENCHMARK #2039012, FOUND 3" DIAMETER ALUMINUM CAP. PUBLISHED ELEVATION = 6,450.591 (NAVD88)
BASIS OF BEARINGS
THE EAST LINE, N1/2, NW1/4 OF SECTION 2, T7S, R67W, 6TH P.M., BEARING N00°10'18"W, A DISTANCE OF 1314.43, FROM THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 2, BEING MONUMENTED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 10945" TO THE NORTH QUARTER CORNER OF SAID SECTION 2, BEING MONUMENTED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 33202" WITH ALL BEARINGS HEREIN RELATIVE THERETO, AS SHOWN HEREON.
LEGAL DESCRIPTION
LOT 3, CANYONSIDE SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 2022 AT RECEPTION NO 2022012594, COUNTY OF DOUGLAS, STATE OF COLORADO
GENERAL NOTE
OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY HAVE NOW OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE CITY OF CASTLE PINES, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THE SITE IMPROVEMENT PLAN. THE CITY'S REVIEW OF A SITE IMPROVEMENT PLAN IS EXPRESSLY LIMITED TO DETERMINE COMPLIANCE WITH CITY REGULATIONS. THE CITY'S APPROVAL OF THIS SITE PLAN DOES NOT CONFIRM THAT THE PROPOSED USE OF THE SITE IS ALLOWED UNDER ANY PRIVATE COVENANT, CONDITION, OR RESTRICTION ("PRIVATE COVENANTS") RECORDED AGAINST THE LAND THAT IS INCLUDED WITHIN THIS SITE IMPROVEMENT PLAN. THE CITY DOES NOT REVIEW, INTERPRET, OR ENFORCE PRIVATE COVENANTS. THE CITY'S APPROVAL OF THIS SITE IMPROVEMENT PLAN DOES NOT SUPERSEDE OR OVERRIDE PROVISIONS OF ANY LAWFUL PRIVATELY IMPOSED PRIVATE COVENANTS.

CANYONSIDE SUBDIVISION FILING NO. 2, LOT 3
NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001



SIP - SHEET LIST

1 OF 18	COVER SHEET
2 OF 18	SITE PLAN
3 OF 18	GRADING PLAN
4 OF 18	UTILITY PLAN
5 OF 18	LANDSCAPE COVER SHEET
6 OF 18	OVERALL LANDSCAPE PLAN
7 OF 18	LANDSCAPE PLAN
8 OF 18	LANDSCAPE PLAN
9 OF 18	SITE DETAILS
10 OF 18	PLANTING DETAILS
11 OF 18	PHOTOMETRIC PLAN
12 OF 18	LIGHTING CUT SHEETS
13 OF 18	EXTERIOR ELEVATIONS
14 OF 18	EXTERIOR ELEVATIONS
15 OF 18	EXTERIOR MATERIALS
16 OF 18	EXTERIOR RENDERINGS
17 OF 18	EXTERIOR RENDERINGS
18 OF 18	EXTERIOR RENDERINGS

OWNER
PORTERCARE ADVENTIST HEALTH SYSTEM
6061 S WILLOW DR
GREENWOOD VILLAGE CO 80111

CIVIL ENGINEER
SA MIRO
4582 S ULSTER ST #750
DENVER, CO 80237
PHONE: 303.741.3737

ARCHITECT
BOULDER ASSOCIATES, INC.
1426 PEARL ST, STE 300
BOULDER, CO 80302
PHONE: 303.499.7795

LANDSCAPE ARCHITECT
OXBOW DESIGN COLLABROTIVE
209 KALAMATH STREET, SUITE 6
DENVER, CO 80223
PHONE: 720.465.6168

TRAFFIC CONSULTANT
CIVTRANS ENGINEERING, INC.
PO BOX 150335
LAKEWWOOD, CO 80215
PHONE: 303.653.9200

ELECTRICAL ENGINEER
CATOR RUMA & ASSOCIATES CO
896 TABOR ST. #1
LAKEWOOD, CO 80401
PHONE: 303.232.6200

ZONING COMPARISON CHART		
ZONING	THE CANYONS PLANNED DEVELOPMENT	
PLANNING AREA	PA3	
USE AREA	MIXED USE	
ITEM	**REQUIREMENT**	**PROVIDED**
PRINCIPLE USES	RESIDENTIAL, NON-RESIDENTIAL, COMMUNITY, AND GEOTHERMAL ENERGY SYSTEMS USES	MEDICAL OFFICE BUILDING
MINIMUM LOT AREA	N/A	251,841 SF: 5.78 ACRES
BUILDING GROSS FLOOR AREA	N/A	24,561 SF
FLOOR RATIO AREA	N/A	9.7%
BUILDING HEIGHT	75'-0" (MAX)	32'-0"
MINIMUM SETBACK TO LOT LINES	0'-0" FRONT	185'-1" (WEST)
	0'-0" SIDE	107'-7.2" (EAST)
	0'-0" REAR	223'-2.6" (SOUTH)

SITE DATA CHART

ITEM	SQUARE FEET	% OF GROSS SITE
GROSS SITE AREA	251,841	**100**
BUILDING FOOTPRINT TOTAL	12,541	4.9
PARKING AND ROADS	55,731	22.1
TRAILS, WALKS, PATIO	5,338	2.1
HARDSCAPE TOTAL	73,610	29.1
PROPERTY (TO LOT LINES):		
- FORMAL PLANTING	39,902	15.9
- NATIVE GRASS	138329	55
LANDSCAPE TOTAL	178,231	70.9
STREET FRONTAGE:		
- FORMAL PLANTING	12,068	N/A
- NATIVE GRASS	18,567	N/A

PARKING REQUIREMENTS

BUILDING: 2-STORY, 24,680 SF

CATEGORY	REQUIREMENTS	PROVIDED	REFERENCE
STANDARD	2807.27 Office Uses: 1 space per 300 square feet of floor area, plus 1 space per each company-related vehicle in addition to employee and customer parking Requirement Calculations: First Floor ED Area: 11,993 SF 40 spaces Requirement Calculations: Second Floor Clinic Area: 11,626 SF 39 spaces Company Vehicles: 5 5 spaces ---------- **REQUIRED TOTAL SPACES: 84 SPACES**	**89 Standard Spaces** **2 Standard EV Spaces** **Total: 91 Spaces**	The Canyons PD Castle Pines Unified Development Ordinance - Mixed-Use Design Guidelines, Chapter 3 - Access and Circulation - Castle Pines Ordinance, Section 28 - Parking Standards - Parking increase no more than 10% above minimum allowed per Section 2806.02
ACCESSIBLE	4 HC Spaces (1 van accessible)	**3 Accessible Spaces** **1 Accessible Van Space** **1 Accessible EV Space** **Total: 5 Spaces**	
Bike Parking		**8 Spaces**	

PLANNING COMMISSION APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN FOR THE CANYONSIDE SUBDIVISION FILING NO. 2, LOT 3 WAS REVIEWED BY CASTLE PINES PLANNING COMMISSION ON _____ AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF CASTLE PINES CODE.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT
ON BEHALF OF THE PLANNING COMMISSION

APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF CASTLE PINES REGULATIONS.

_____
CITY ENGINEER DATE

_____
COMMUNITY DEVELOPMENT DEPT. DATE

- BUILDING PERMITS PURSUANT TO THIS SITE IMPROVEMENT PLAN (SIP) SHALL NOT BE ISSUED AFTER THREE (3) YEARS FROM THE DATE OF SIP APPROVAL, AS NOTED IN THE NOTICE OF ACTION - FINAL STATUS, UNLESS AN EXTENSION WAS GRANTED. FAILURE TO OBTAIN A BUILDING PERMIT IN THE THREE (3) YEAR PERIOD AFTER APPROVAL OF THIS SIP SHALL CAUSE THE UNBUILT PORTION OF THIS SIP TO BE NULL AND VOID.
- ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY CITY OF CASTLE PINES ENGINEERING SERVICES SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.
- SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE CITY OF CASTLE PINES ZONING RESOLUTION.

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN HEREBY AGREE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED SIP AND THE CITY OF CASTLE PINES ZONING ORDINANCE.

PORTERCARE ADVENTIST HEALTH SYSTEM, A COLORADO NONPROFIT CORPORATION

BY: _____

TITLE: _____

DATE: _____

BY: JEREMY PITTMAN
TITLE: CEO - ADVENT HEALTH, ROCKY MOUNTAIN REGION OF PORTERCARE ADVENTIST HEALTH SYSTEM, A COLORADO NONPROFIT CORPORATION

STATE OF COLORADO
COUNTY OF DOUGLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20___,
BY JEREMY PITTMAN AS CEO - ADVENTHEALTH ROCKY MOUNTAIN REGION OF PORTERCARE ADVENTIST HEALTH SYSTEM, A COLORADO NONPROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES ON: _____

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 257483.00

AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

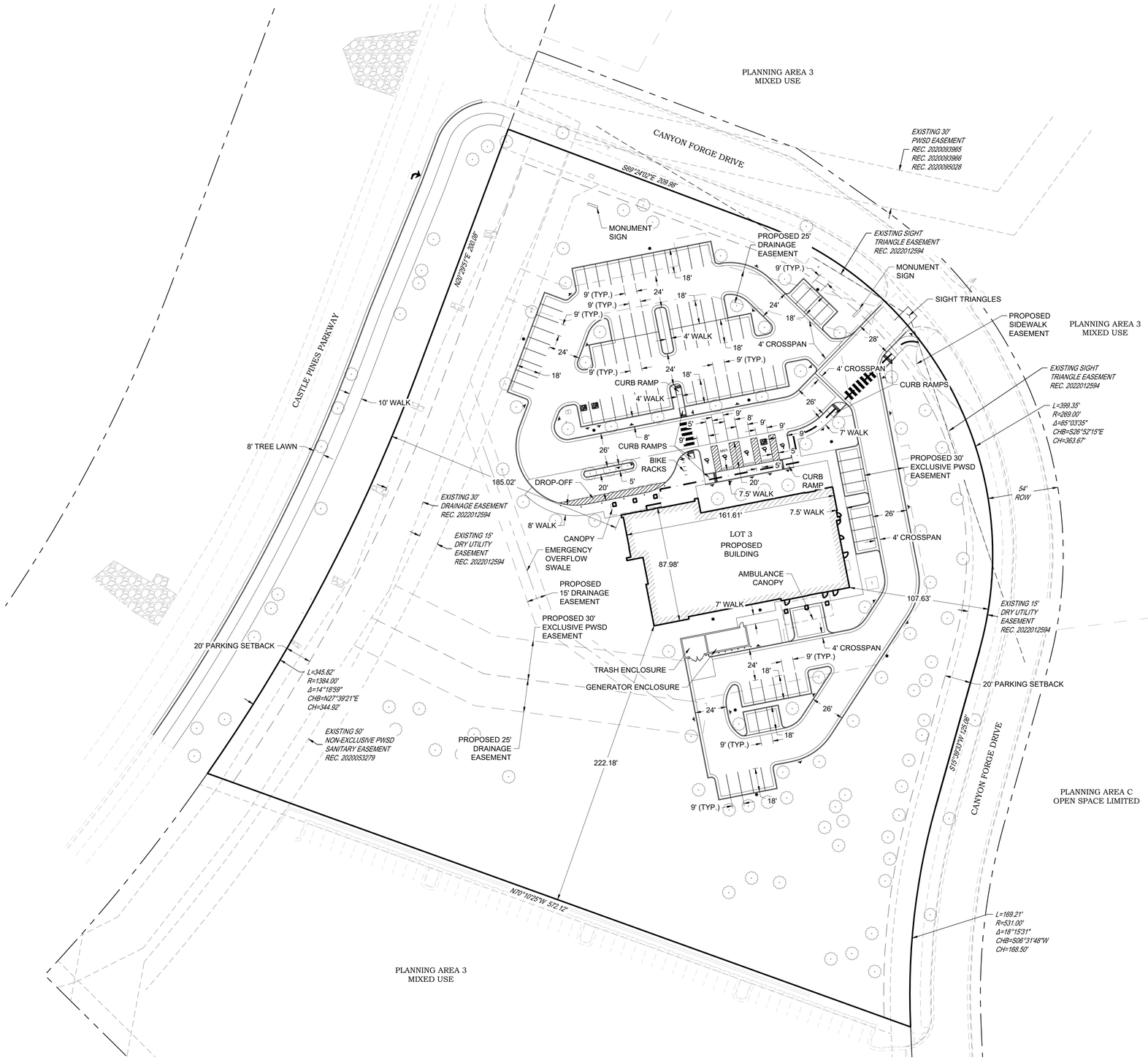
#	DESCRIPTION	DATE

SHEET TITLE
COVER SHEET

SHEET NUMBER
1 OF 18

9/17/2026 1:54:22 PM
Autodesk Docs://257483.00 AdventHealth Castle Pines MOB R25/257483.00 A-Castle Pines Canyonside MOB - Core-Shell.rvt
THIS LINE IS 1 INCH LONG WHEN PLOTTED TO FULL SCALE

CANYONSIDE SUBDIVISION FILING NO.2, LOT 3
NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001



40 0 40
SCALE: 1" = 40'

LEGEND:

- PROPERTY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- EXISTING CURB AND GUTTER
- EXISTING SIDEWALK
- EXISTING EASEMENT
- EXISTING SIGN
- EXISTING LIGHT
- EXISTING TREE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- PROPOSED ADA PATH
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED TREE

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 257483.00

AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

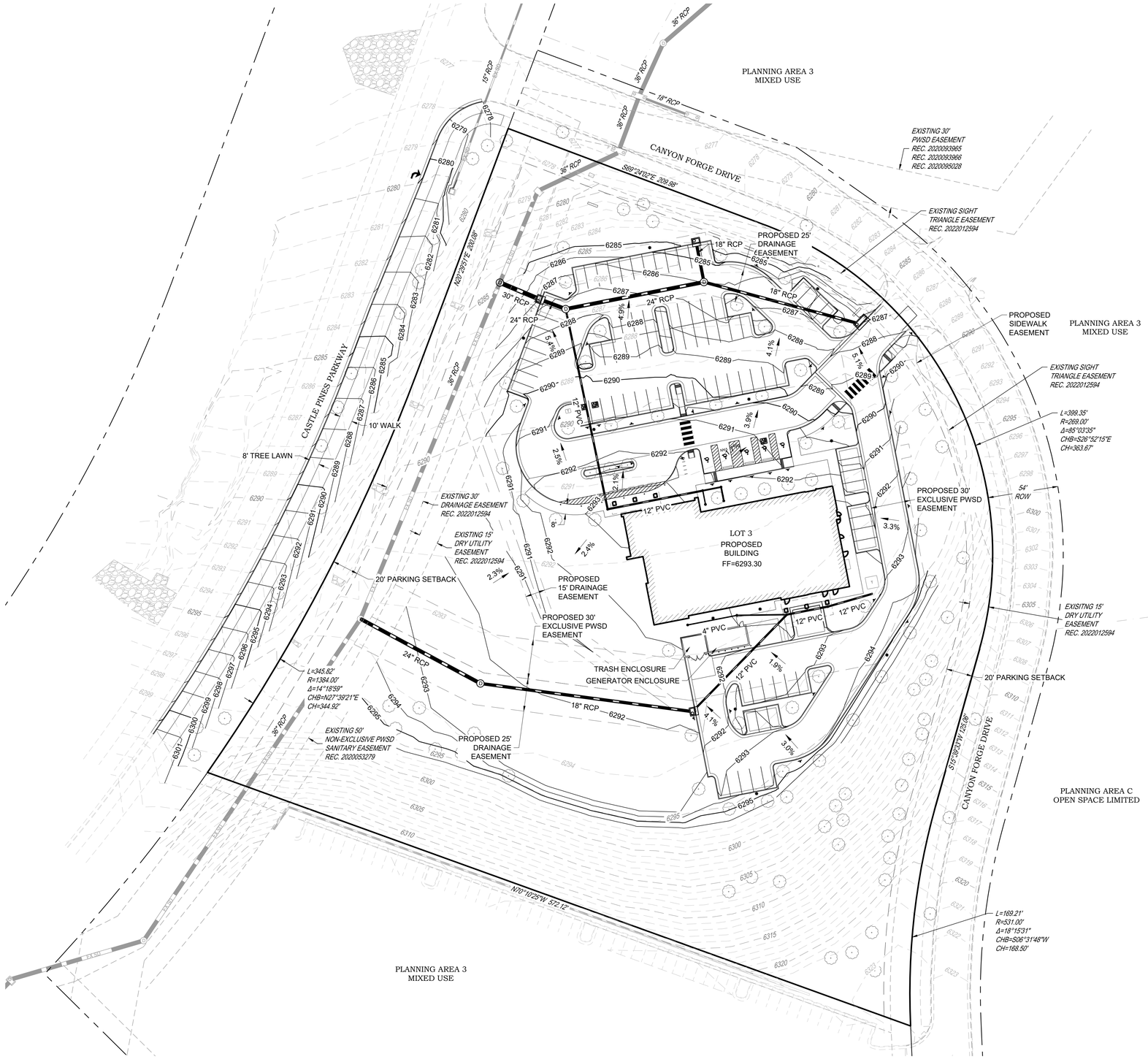
SITE PLAN

SHEET NUMBER

2 OF 18

THIS LINE IS 2 INCH LONG WHEN PRINTED TO FULL SCALE

CANYONSIDE SUBDIVISION FILING NO.2, LOT 3
NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001



40 0 40
SCALE: 1" = 40'

LEGEND:

- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- EXISTING STORM LINE
- EXISTING EASEMENT
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- PROPOSED STORM LINE
- PROPOSED EASEMENT
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
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PROJECT 257483.00

AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

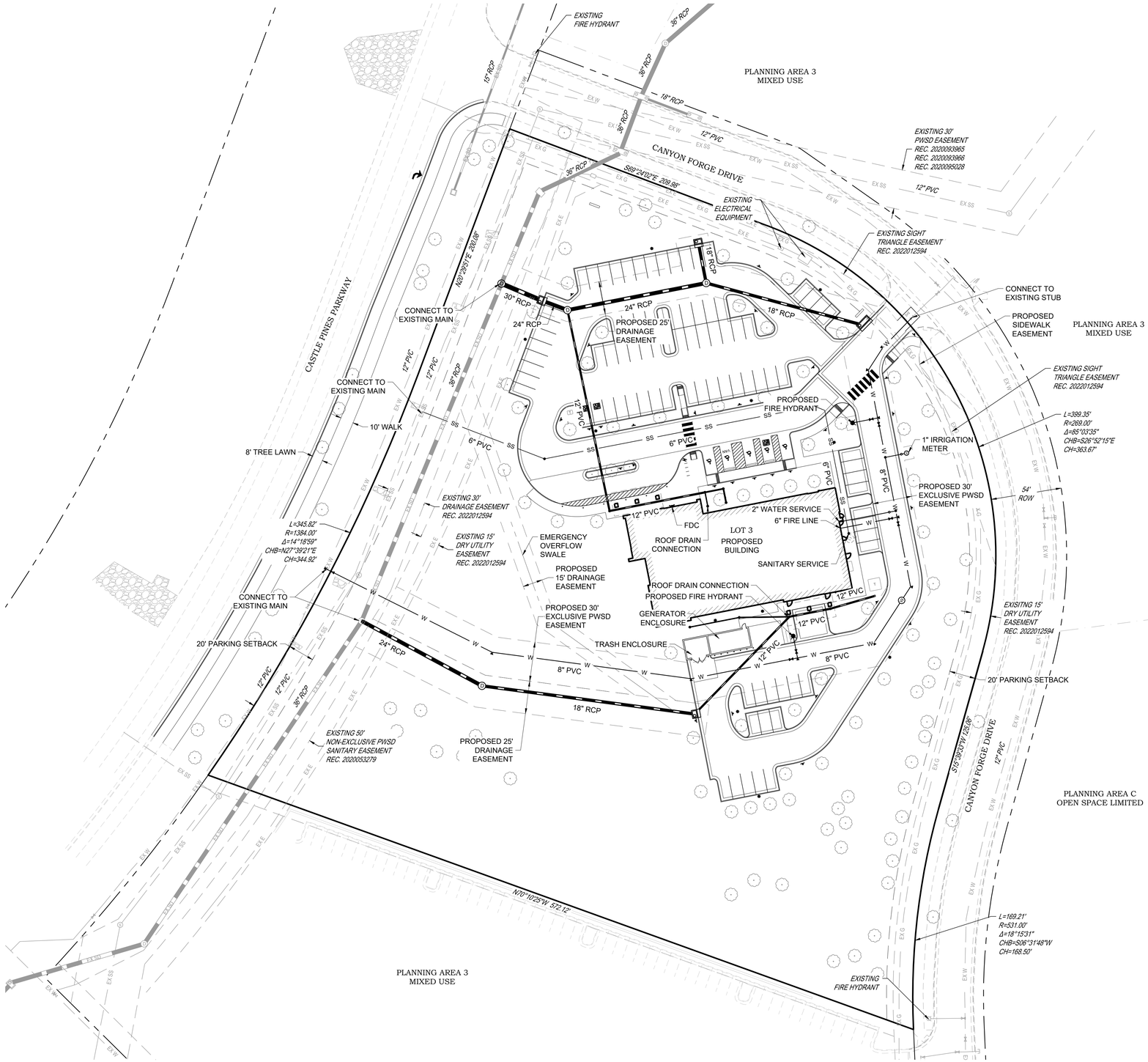
GRADING PLAN

SHEET NUMBER

3 OF 18

THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

CANYONSIDE SUBDIVISION FILING NO.2, LOT 3
NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001



40 0 40
SCALE: 1" = 40'

LEGEND:

- EXISTING ELECTRICAL LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATER LINE
- EXISTING EASEMENT
- EXISTING STORM INLET
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING MANHOLES
- PROPOSED ELECTRICAL LINE
- PROPOSED FIBER OPTIC LINE
- PROPOSED GAS LINE
- PROPOSED TELEPHONE LINE
- PROPOSED SANITARY LINE
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED EASEMENT
- PROPOSED STORM INLET
- PROPOSED CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER FITTINGS
- PROPOSED MANHOLES

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 257483.00

AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

4 OF 18

THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

CANYONSIDE SUBDIVISION FILING NO.2, LOT 3
NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001

PLANTING SCHEDULE:

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE
TREES					
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL.	12	MEDIUM
	CS	CATALPA SPECIOSA / NORTHERN CATALPA	2.5" CAL.	4	MEDIUM
	CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2.5" CAL.	17	LOW - MEDIUM
	GS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	2.5" CAL.	8	VERY LOW - LOW
	GK	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE	2.5" CAL.	7	LOW - MEDIUM
	PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	6` HT.	15	LOW - MEDIUM
	PN	PINUS NIGRA / AUSTRIAN PINE	6` HT.	18	LOW - MEDIUM
	PA	PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE CALLERY PEAR	2" CAL.	3	LOW - MEDIUM
	QM	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	2.5" CAL.	9	MEDIUM
	QR	QUERCUS RUBRA / NORTHERN RED OAK	2.5" CAL.	14	LOW - MEDIUM
	TA	TILIA AMERICANA / AMERICAN LINDEN	2.5" CAL.	6	MEDIUM
SHRUBS					
	BC	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY	#5	128	LOW - MEDIUM
	BB	BUDDLEJA DAVIDII 'BLACK KNIGHT' / BLACK KNIGHT BUTTERFLY BUSH	#5	99	MEDIUM
	CA	CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS	#1	43	MEDIUM
	CD	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD	#5	89	VERY LOW - MEDIUM
	CE	CENCHRUS ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	#1	245	LOW - MEDIUM
	CR	CORNUS SERICEA / RED TWIG DOGWOOD	#5	28	MEDIUM - HIGH
	CF	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	#5	102	MEDIUM
	DB	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	#5	30	MEDIUM
	HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	#1	256	LOW
	MG	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS	#1	220	VERY LOW - MEDIUM
	PC	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE	#5	104	LOW - MEDIUM
	PP	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY	#5	54	LOW
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#5	211	LOW
	RA	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC	#5	26	VERY LOW - LOW
	RG2	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	#5	73	
	SM	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC	#5	89	MEDIUM

PLANTING TOTALS:

DECIDUOUS TREES:	65
ORNAMENTAL TREES:	15
EVERGREEN TREES:	33
EVERGREEN SHRUBS:	104
DECIDUOUS SHRUBS:	929
ORNAMENTAL GRASSES:	764

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. SHRUBS WILL BE DRIP IRRIGATED. CONTRACTOR SHALL BE RESPONSIBLE FOR TAPS, BACKFLOW PREVENTION AND WINTERIZATION SYSTEMS, SLEEVING UNDER PAVED AREAS, WALLS, AND ALL SPRINKLER COMPONENTS NECESSARY FOR A FULLY FUNCTIONAL SYSTEM. TREES SHALL BE ON A SEPARATE ZONE FROM SHRUBS. ELECTRIC SERVICES FOR THE IRRIGATION CONTROLLERS ARE INSTALLED, OWNED AND MAINTAINED BY THE OWNER OR LEGAL ENTITY CREATED FOR COMMON AREA MAINTENANCE.
2. THE IRRIGATION CONTROLLER'S METERED ELECTRIC SERVICE MUST BE BUILT TO THE NATIONAL ELECTRIC CODE (NEC), REQUIRE A BUILDING PERMIT AND A ONE-LINE DIAGRAM. THE ONE-LINE DIAGRAM MUST BE SHOWN AS COLD SEQUENCED AND LABELED WITH THE SERVICE SIZE & VOLTAGE REQUIREMENTS.
3. SITE IRRIGATION WATER WILL BE PROVIDED BY A 1" DEDICATED IRRIGATION TAP PER PARKER WATER AND SANITATION DISTRICT STANDARDS. NATIVE GRASS AREAS WILL BE SERVICED BY A TEMPORARY (ON-GRADE) IRRIGATION SYSTEM THROUGH THE ESTABLISHMENT PERIOD. IRRIGATION WATER WILL BE PROVIDED BY AN ON SITE HYDRANT, PER PWSD STANDARDS.

PLANTING NOTES - CITY OF CASTLE PINES

1. ALL TREES ARE TO BE PLANTED A MINIMUM OF 10 FEET FROM THE FACE OF THE CURB OF ARTERIAL AND MAJOR COLLECTOR ROADWAYS AND A MINIMUM OF 6 FEET FROM THE FACE OF THE CURB OF MINOR COLLECTOR AND LOCAL STREETS. TREES LOCATED WITHIN 150 FEET OF AN INTERSECTION WITH AN ARTERIAL ROAD MUST BE PLANTED A MINIMUM OF 10 FEET FROM THE FACE OF THE CURB AND OUTSIDE OF ANY LINE-OF-SIGHT REQUIREMENTS. THE REQUIRED DISTANCE OF 150 FEET IS MEASURED FROM THE RIGHT-OF-WAY LINE OF THE ARTERIAL ROADWAY.
2. TREES OR LARGE SHRUBS SHALL NOT BE LOCATED OVER BURIED UTILITIES, WITHIN 10 FEET OF STORM SEWER SYSTEMS, OR WITHIN THE LINE-OF-SIGHT AT INTERSECTIONS, ACCESSES, OR PEDESTRIAN CROSSINGS.
3. ALL PLANTINGS LOCATED WITHIN THE LINE-OF-SIGHT WILL HAVE A MATURE HEIGHT OF NO MORE THAN 24 INCHES ABOVE THE ADJACENT GUTTER OR FLOWLINE.
4. A RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO LANDSCAPING ACTIVITY WITHIN CITY RIGHTS-OF-WAY, TRACTS, OR EASEMENTS.
5. ANY WALL OR MONUMENT, OVER 4 FEET IN HEIGHT, OR UNDER A SURCHARGED CONDITION, OR WITH A RAIL ON TOP OF THE WALL REQUIRES A PERMIT FROM THE CITY PRIOR TO CONSTRUCTION. STRUCTURAL PLANS FOR ANY WALL OVER 4 FEET IN HEIGHT (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL) OR TIERED WALLS, AS DETERMINED BY THE CITY, WILL BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF THE REQUIRED BUILDING PERMIT. NO WALLS OR MONUMENTS ARE ALLOWED IN THE CITY'S RIGHT-OF-WAY.
6. A PERMIT MUST BE OBTAINED FROM THE CITY PRIOR TO THE INSTALLATION OF MONUMENTATION AND PLANTERS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING THOSE WITHIN THE RIGHT-OF-WAY OF PRIVATE STREETS. AN ADDITIONAL PERMIT MAY BE OBTAINED FROM THE CITY FOR LIGHTING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING LIGHTING FOR MONUMENTATION AND PLANTERS.
7. A TRAFFIC CONTROL PLAN SHALL ACCOMPANY THE APPLICATION FOR A RIGHT-OF-WAY PERMIT.
8. TRENCH DRAINS SHALL NOT HAVE ANGLES GREATER THAN 45 DEGREES.
9. MAXIMUM SPACING BETWEEN TRENCH DRAIN CLEANOUTS SHALL BE 200 FEET.
10. TRENCH DRAINS SHALL NOT DISCHARGE INTO THE GUTTER OR FLOWLINE.
11. TRENCH DRAIN CROSSINGS UNDER PAVEMENT SHALL BE INSTALLED PRIOR TO PAVING, OR SHALL BE INSTALLED BY BORING UNDER ROADWAY.
12. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SIP, ADDITIONAL LANDSCAPE AND SCREENING MAY BE REQUIRED BASED ON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.

NATIVE GRASS - UPLAND

BOTANICAL NAME	COMMON NAME	VARIETY	PLS² / ACRE	OZ. / ACRE
Bouteloua curtipendula	Side Oats Grama	Vaughn	10	2.74
Bouteloua curtipendula	Bouteloua gracilis	Alma or Hachita	16	1.01
Buffalograss	Buchloe dactyloides	Plains, Sharp's Improved, Cody, Bowie	8	7.47
Elymus canadensis	Canada Wildrye		4	1.09
Elymus trachycaulus	Slender Wheatgrass	San Luis, First Strike, or Pryor	10	3.29
Panicum virgatum	Switchgrass	Ariba	4	0.54
Pascopyrum smithii	Western Wheatgrass	Arriba	14	4.75
Schizachyrium scoparium	Little Bluestem	Cimarron or Pastura	6	1.21
Nassella viridula	Green Needlegrass	Lodorm	6	1.73
Artemisia frigida	Fringed Sage	VNS	3	0.03
Gaillardia aristata	Blanketflower	Native or Meriweather	5	1.98
Heterotheca villosa	Yellow Aster	VNS	3	0.23
Ratibida columnifera	Yellow Coneflower	Native or Stillwater	5	0.29
Sub-Totals:			100	32.43
Total lbs per acre:			**100.32**	

GENERAL NOTES:

1. THE BASE INFORMATION PROVIDED BY ENGINEER. REFER TO SURVEY, PLAT, ROADWAY AND UTILITY DRAWINGS AND OTHER AVAILABLE DOCUMENTS FOR PROPERTY LIMITS, EXISTING CONDITIONS, AND HORIZONTAL AND VERTICAL CONTROL. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL MATERIAL LOCATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES THAT ARE FOUND.
2. THE CONTRACTOR SHALL HAVE ONE (1) APPROVED COPY OF PLANS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES. THOROUGHLY REVIEW THE SITE CONDITIONS, DRAWINGS, AND TECHNICAL SPECIFICATIONS PRIOR TO CONSTRUCTION. COMPLETE THE WORK OF THIS PROJECT IN ACCORDANCE WITH APPROVED DRAWINGS.
3. ANYTHING MENTIONED IN THE TECHNICAL SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE TECHNICAL SPECIFICATIONS SHALL NOT BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH.
4. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL SIZED DRAWINGS ONLY. DO NOT SCALE FROM DRAWINGS.
5. CONTRACTOR IS ADVISED THAT ALL EXISTING TREES AND SHRUBS ARE TO REMAIN UNLESS SPECIFICALLY NOTED TO BE REMOVED IN THE PLANS. CARE SHALL BE TAKEN TO PROTECT ALL TREES AND SHRUBS FROM DAMAGE DURING CONSTRUCTION. ALL DAMAGES CAUSED BY THE CONTRACTOR S SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONSTRUCTION BARRICADES, SIGNS, AND WARNING DEVICES NECESSARY DURING CONSTRUCTION.
7. CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON SITE AT ALL TIMES DURING CONSTRUCTION.
8. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
9. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS TO PERFORM ALL PROPOSED WORK AND SHALL COMPLY WITH ALL NOTIFICATION AND INSPECTION REQUIREMENTS.
10. CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
11. BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH THE GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, (ETC). LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS OR DAMAGES TO THE UTILITY LINES, STRUCTURES OR INJURIES THEREFROM. FOR EXISTING UTILITY INFORMATION CONTACT "THE UTILITY NOTIFICATION CENTER OF COLORADO" AT 1-800-922-1987. A MINIMUM OF THREE (3) BUSINESS DAY NOTICE IN ADVANCE OF LOCATIONS NEEDED ARE REQUIRED.
12. CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPE & HARDSCAPE MATERIALS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, SANDSTONE BOULDERS (ETC).
13. ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AND MAINTAINED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORNE BY THE CONTRACTOR.
14. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONSTRUCTION HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTOR'S ASSOCIATION.

MAINTENANCE NOTES:

1. ALL LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHLY PLANT MATERIAL, REMOVAL OF WEEDS FROM PLANTED AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS UNTIL FINAL COMPLETION.
2. LANDSCAPE SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ON PLANTING SEASON.

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 257483.00

AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

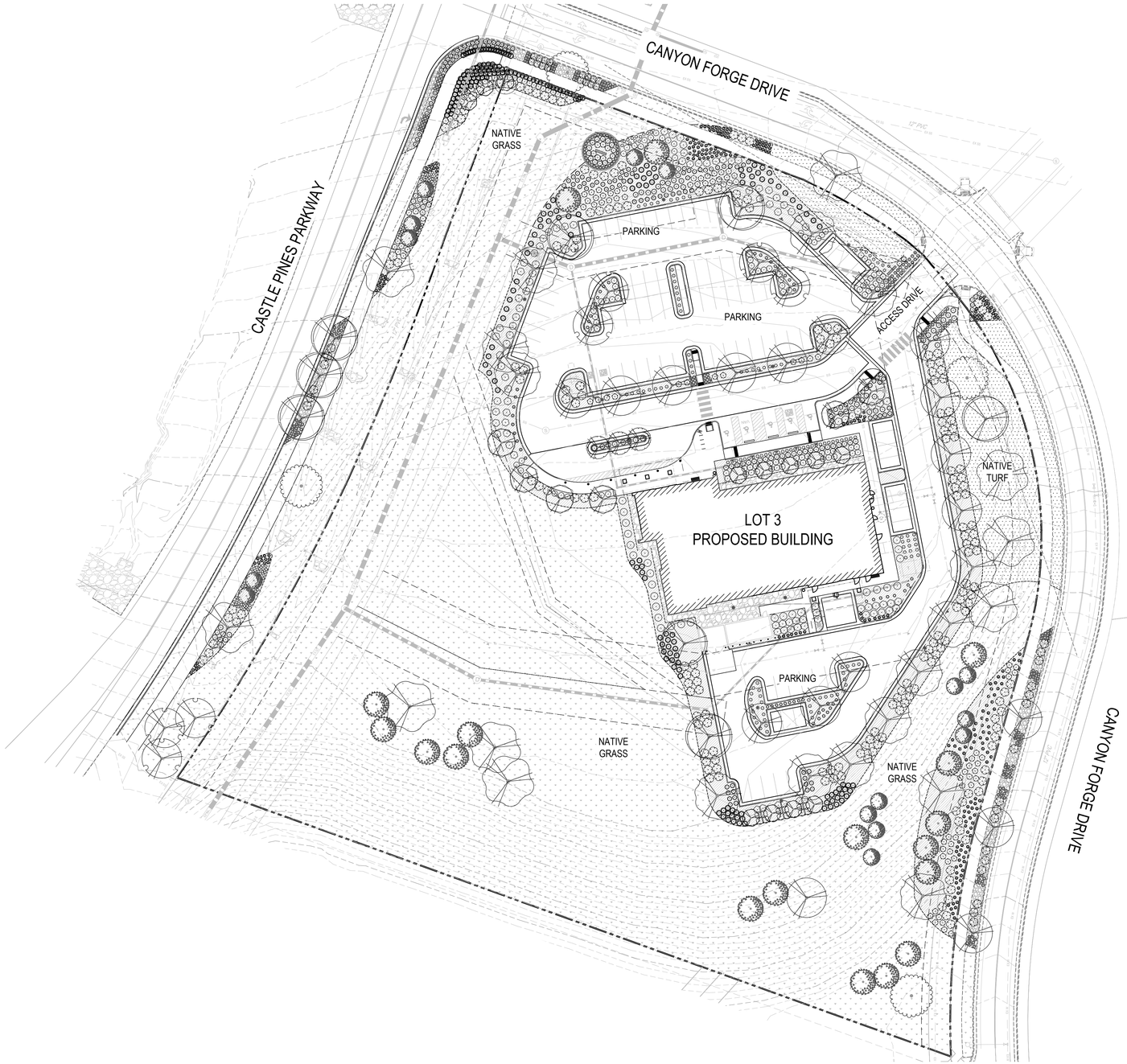
LANDSCAPE COVER SHEET

SHEET NUMBER

5 OF 18

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Autodesk Docs://257483.00 AdventHealth Castle Pines MOB R25/257483.00 A Castle Pines Canyonside MOB - Core Shell.rvt
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CANYONSIDE SUBDIVISION FILING NO.2, LOT 3
NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001



1 OVERALL LANDSCAPE PLAN
SCALE: 1" = 40'

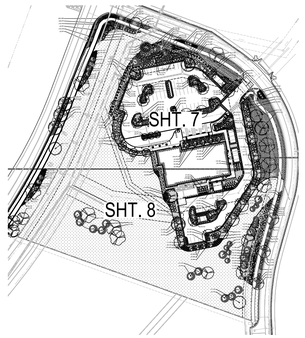
LEGEND:

- PROPERTY LINE
- MATCH LINE
- R.O.W
- EASEMENT
- EXISTING UTILITY - WATER LINE
- EXISTING UTILITY - SANITARY SEWER
- EXISTING UTILITY - STORM
- SS — PROPOSED UTILITY - SANITARY SEWER
- PROPOSED UTILITY - STORM
- W — PROPOSED UTILITY - WATER LINE
- LANDSCAPE EDGER
- 4" CONCRETE PAVING
- MULCH - TYPE I
  WESTERN RED CEDAR - "GORILLA HAIR"
- MULCH - TYPE II
  ROCK - ANGULAR COBBLE
- NATIVE GRASS - TURF
  BLUE GRAMA SEED MIX
- NATIVE GRASS - UPLAND SEED MIX
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- LIGHT POLE
- BOLLARD - 16" (DIA.)
  DECORATIVE CONCRETE
- BOLLARD - 6" (DIA.)
  STANDARD PIPE

IRRIGATION NOTE:

IRRIGATION FOR THE PROJECT TO BE PROVIDED BY PARKER WATER AND SANITATION DISTRICT.

KEY PLAN:



0 20 40 80
SCALE: 1" = 40'

NORTH

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 257483.00

AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

6 OF 18

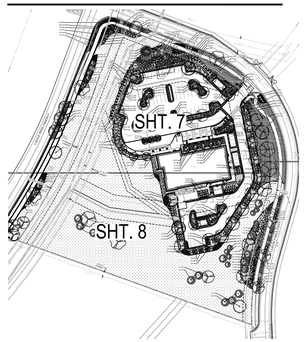
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CANYONSIDE SUBDIVISION FILING NO.2, LOT 3
NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001

LEGEND:

- PROPERTY LINE
- MATCH LINE
- R.O.W
- W — PROPOSED UTILITY - WATER LINE
- LANDSCAPE EDGER
- 4" CONCRETE PAVING
- MULCH - TYPE I
  WESTERN RED CEDAR - "GORILLA HAIR"
- MULCH - TYPE II
  ROCK - ANGULAR COBBLE

KEY PLAN:



LEGEND:

- NATIVE GRASS - TURF
  BLUE GRAMA SEED MIX
- NATIVE GRASS - UPLAND SEED MIX
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- LIGHT POLE
- BOLLARD - 16" (DIA.)
  DECORATIVE CONCRETE
- BOLLARD - 6" (DIA.)
  STANDARD PIPE

1 LANDSCAPE PLAN

SCALE: 1" = 20'

IRRIGATION NOTE:

IRRIGATION FOR THE PROJECT TO BE PROVIDED BY PARKER WATER AND SANITATION DISTRICT.

0 10 20 80

SCALE: 1" = 20'

NORTH

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
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303.499.7795

PROJECT 257483.00

AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

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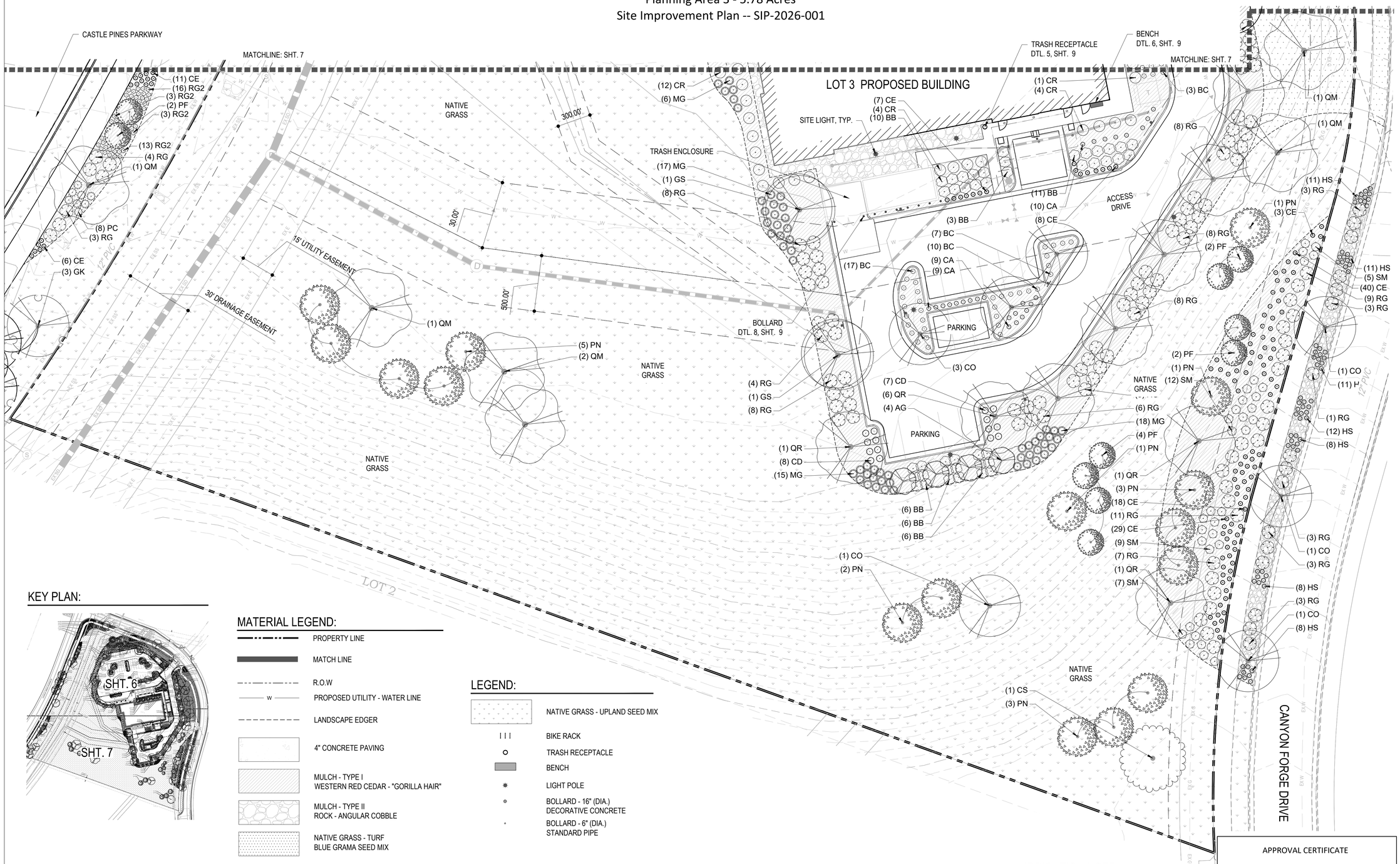
LANDSCAPE PLAN

SHEET NUMBER

7 OF 18

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CANYONSIDE SUBDIVISION FILING NO.2, LOT 3
NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001



KEY PLAN:

MATERIAL LEGEND:

- PROPERTY LINE
- MATCH LINE
- R.O.W
- PROPOSED UTILITY - WATER LINE
- LANDSCAPE EDGER
- 4" CONCRETE PAVING
- MULCH - TYPE I
  WESTERN RED CEDAR - "GORILLA HAIR"
- MULCH - TYPE II
  ROCK - ANGULAR COBBLE
- NATIVE GRASS - TURF
  BLUE GRAMA SEED MIX

LEGEND:

- NATIVE GRASS - UPLAND SEED MIX
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- LIGHT POLE
- BOLLARD - 16" (DIA.)
  DECORATIVE CONCRETE
- BOLLARD - 6" (DIA.)
  STANDARD PIPE

IRRIGATION NOTE:

IRRIGATION FOR THE PROJECT TO BE PROVIDED BY PARKER WATER AND SANITATION DISTRICT.

0 10 20 80

SCALE: 1" = 20'

NORTH

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

1 LANDSCAPE PLAN

SCALE: 1" = 20'

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 257483.00

AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

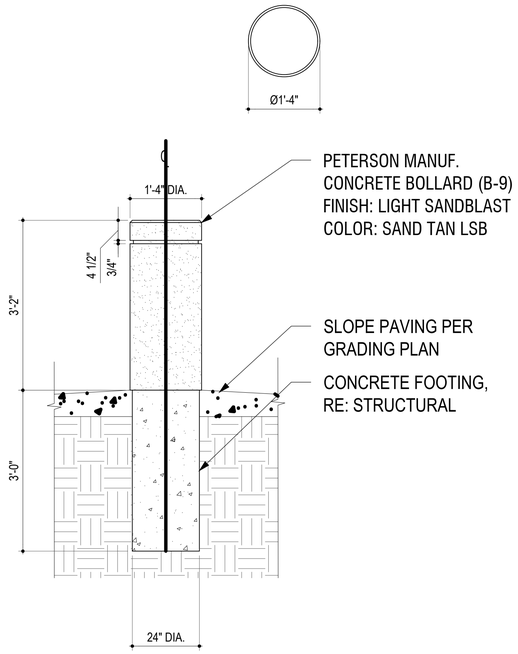
LANDSCAPE PLAN

SHEET NUMBER

8 OF 18

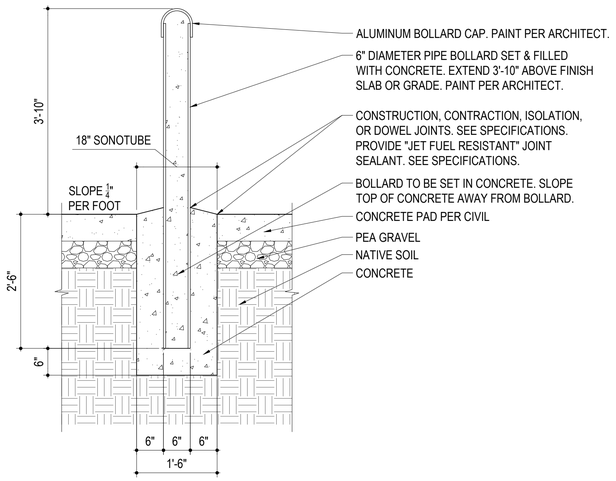
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NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001



7 CONCRETE BOLLARD DETAIL

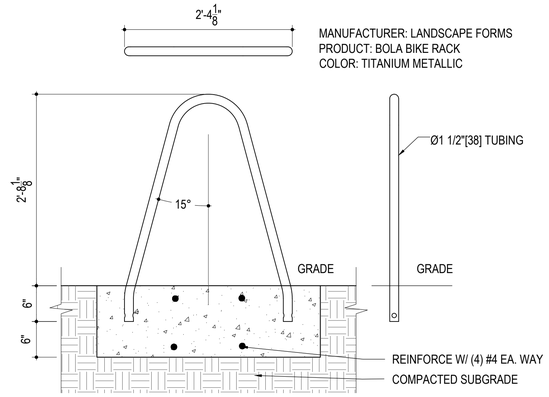
SCALE: 3/4" = 1'-0"



NOTE: VERIFY BOLLARD LOCATION WITH SUBGRADE AND SURFACE CONDITIONS AND ADJUST ACCORDINGLY

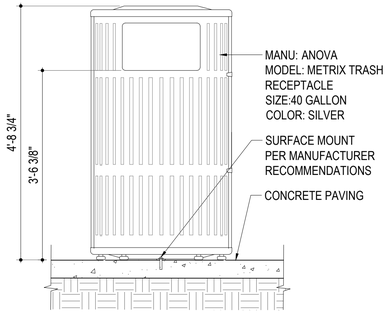
8 PIPE BOLLARD DETAIL

SCALE: 3/4" = 1'-0"



4 BIKE RACK DETAIL

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

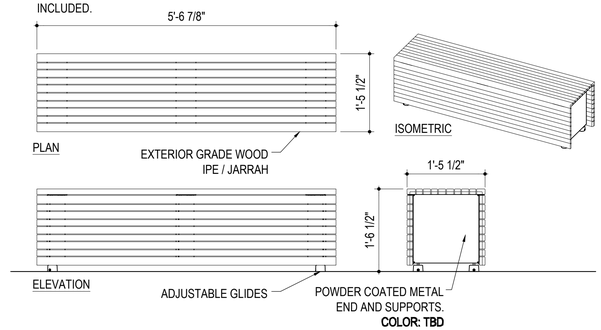


5 TRASH RECEPTACLE DETAIL

SCALE: 3/4" = 1'-0"

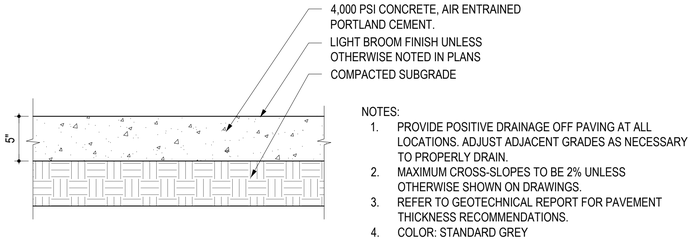
MANUFACTURER: LANDSCAPE FORMS
PRODUCT: PARALLEL 42 BENCH, STRAIGHT, BACKLESS
FINISH: POWDER COAT
COLOR: BLUE ASH COLOR

*INCLUDES (2) STAINLESS STEEL 3/8-16 DROP-IN ANCHORS AND MOUNTING BLOCKS FOR OPTIONAL SURFACE MOUNTING. ANCHORING HARDWARE INCLUDED.



6 BENCH DETAIL

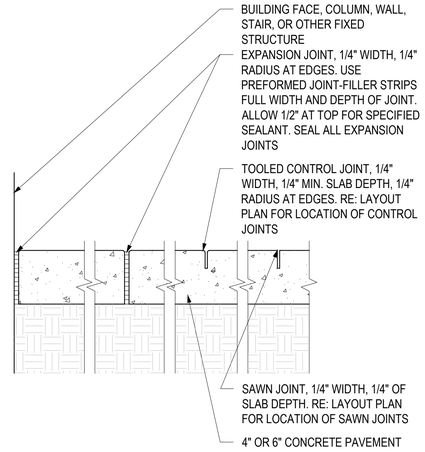
SCALE: 3/4" = 1'-0"



NOTES:
1. PROVIDE POSITIVE DRAINAGE OFF PAVING AT ALL LOCATIONS. ADJUST ADJACENT GRADES AS NECESSARY TO PROPERLY DRAIN.
2. MAXIMUM CROSS-SLOPES TO BE 2% UNLESS OTHERWISE SHOWN ON DRAWINGS.
3. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT THICKNESS RECOMMENDATIONS.
4. COLOR: STANDARD GREY

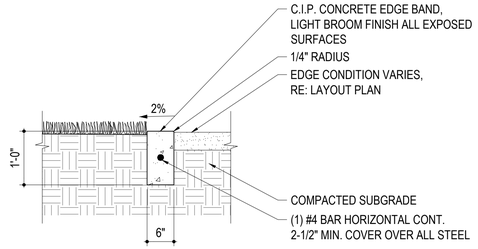
1 CONCRETE PAVING DETAIL

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



2 CONCRETE JOINTING DETAIL

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



3 CONCRETE BAND DETAIL

SCALE: 3/4" = 1'-0"

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 257483.00

AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

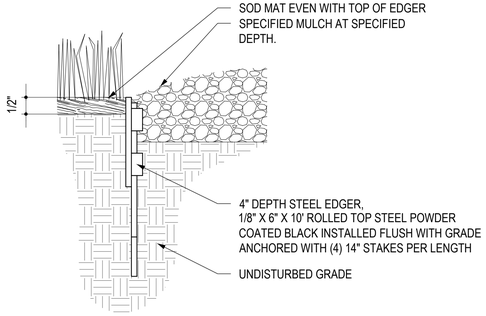
SITE DETAILS

SHEET NUMBER

9 OF 18

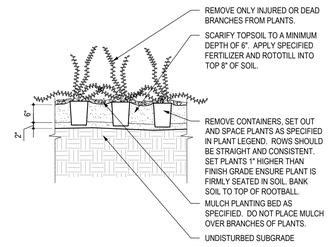
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NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001



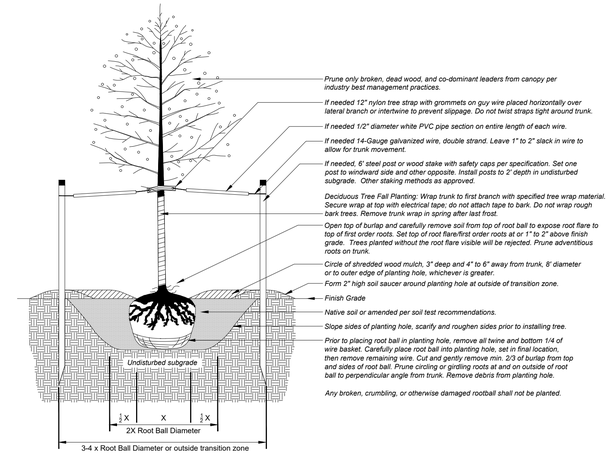
5 STEEL EDGER DETAIL

SCALE: 3/4" = 1'-0"



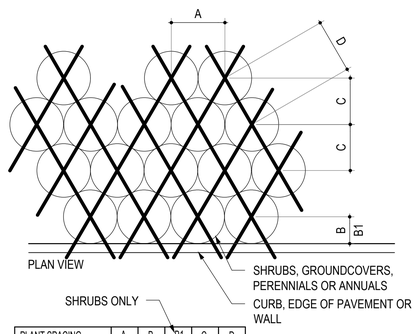
3 GROUNDCOVER DETAIL

SCALE: 3/4" = 1'-0"



1 TREE PLANTING DETAIL

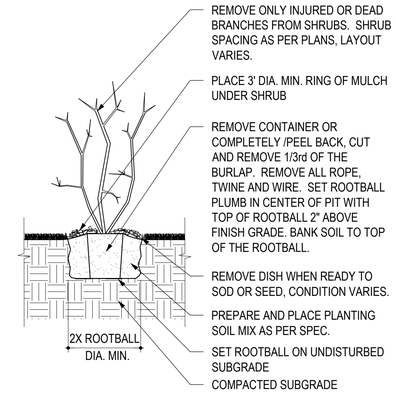
SCALE: 1/2" = 1'-0"



PLANT SPACING	A	B	B1	C	D
6"	6"	6"	6"	5"	6"
8"	8"	6"	8"	7"	8"
12"	12"	6"	12"	10"	12"
18"	18"	8"	18"	15"	18"
24"	24"	18"	24"	20"	24"
30"	30"	18"	30"	26"	30"
36"	36"	24"	36"	31"	36"
48"	48"	24"	48"	41"	48"

4 PLANT SPACING DETAIL

SCALE: 3/4" = 1'-0"



2 SHRUB PLANTING DETAIL

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

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
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BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 257483.00

AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

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SHEET TITLE

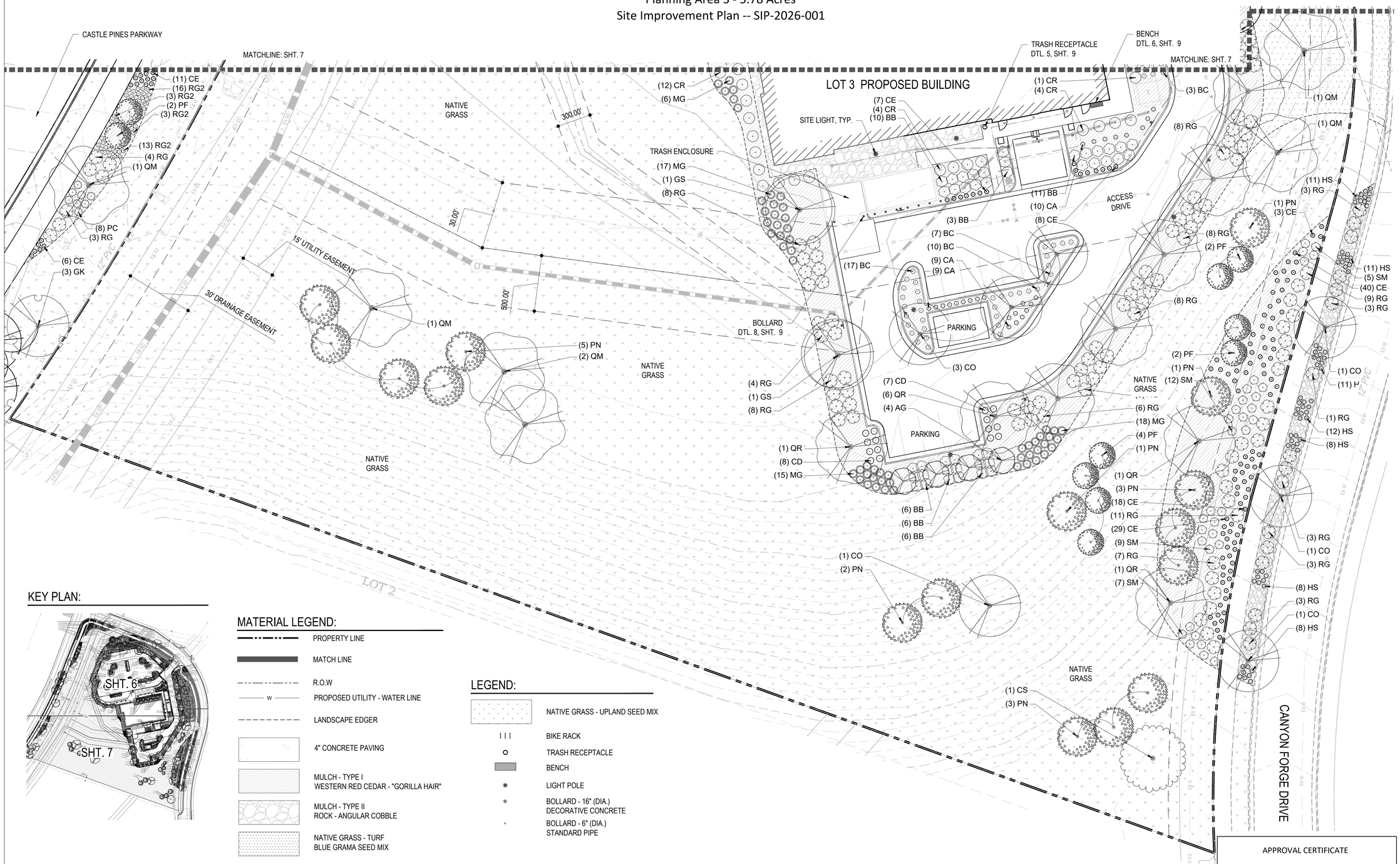
PLANTING DETAILS

SHEET NUMBER

9 OF 16

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NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001



KEY PLAN:

MATERIAL LEGEND:

- PROPERTY LINE
- MATCH LINE
- R.O.W
- PROPOSED UTILITY - WATER LINE
- LANDSCAPE EDGER
- 4" CONCRETE PAVING
- MULCH - TYPE I
  WESTERN RED CEDAR - "GORILLA HAIR"
- MULCH - TYPE II
  ROCK - ANGULAR COBBLE
- NATIVE GRASS - TURF
  BLUE GRAMA SEED MIX

LEGEND:

- NATIVE GRASS - UPLAND SEED MIX
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- LIGHT POLE
- BOLLARD - 16" (DIA.)
  DECORATIVE CONCRETE
- BOLLARD - 6" (DIA.)
  STANDARD PIPE

IRRIGATION NOTE:

IRRIGATION FOR THE PROJECT TO BE PROVIDED BY PARKER WATER AND SANITATION DISTRICT.

0 10 20 80

SCALE: 1" = 20'

NORTH

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

1 LANDSCAPE PLAN

SCALE: 1" = 20'

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AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

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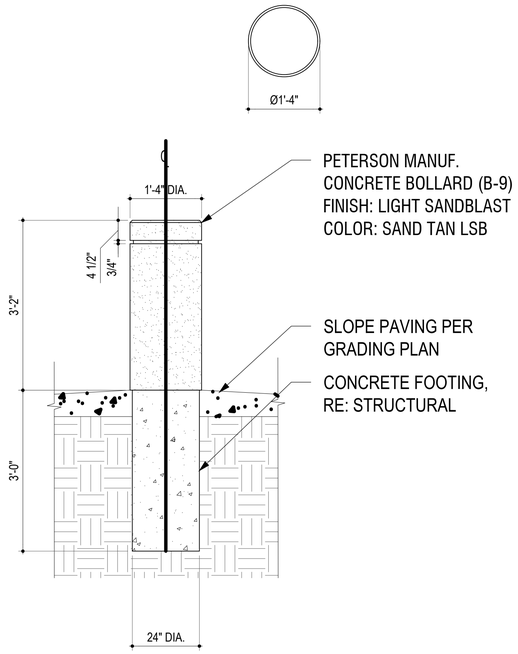
LANDSCAPE PLAN

SHEET NUMBER

8 OF 18

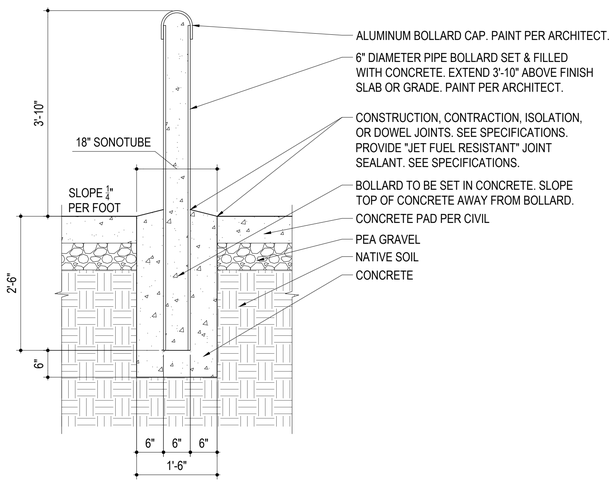
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7 CONCRETE BOLLARD DETAIL

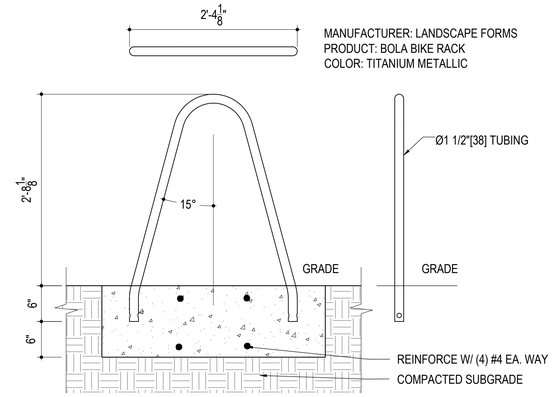
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NOTE: VERIFY BOLLARD LOCATION WITH SUBGRADE AND SURFACE CONDITIONS AND ADJUST ACCORDINGLY

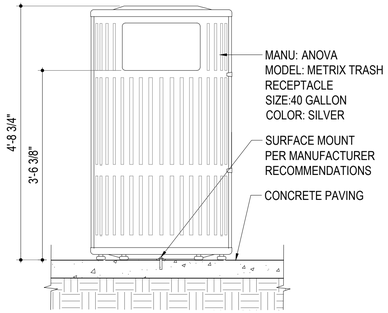
8 PIPE BOLLARD DETAIL

SCALE: 3/4" = 1'-0"



4 BIKE RACK DETAIL

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

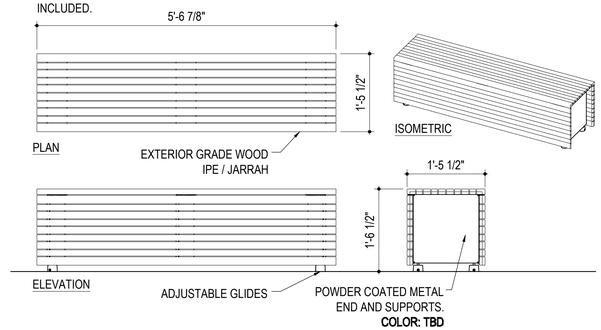


5 TRASH RECEPTACLE DETAIL

SCALE: 3/4" = 1'-0"

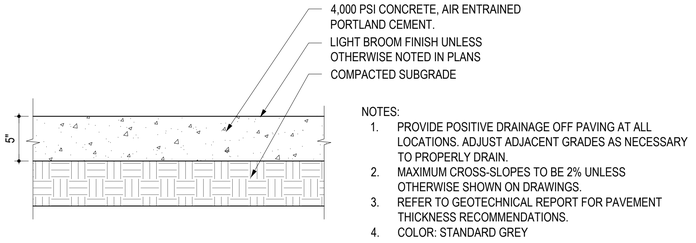
MANUFACTURER: LANDSCAPE FORMS
PRODUCT: PARALLEL 42 BENCH, STRAIGHT, BACKLESS
FINISH: POWDER COAT
COLOR: BLUE ASH COLOR

*INCLUDES (2) STAINLESS STEEL 3/8-16 DROP-IN ANCHORS AND MOUNTING BLOCKS FOR OPTIONAL SURFACE MOUNTING. ANCHORING HARDWARE INCLUDED.



6 BENCH DETAIL

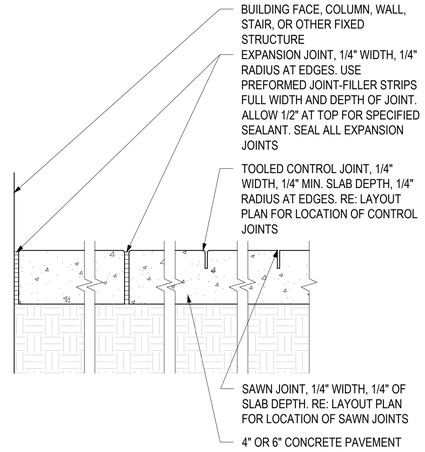
SCALE: 3/4" = 1'-0"



NOTES:
1. PROVIDE POSITIVE DRAINAGE OFF PAVING AT ALL LOCATIONS. ADJUST ADJACENT GRADES AS NECESSARY TO PROPERLY DRAIN.
2. MAXIMUM CROSS-SLOPES TO BE 2% UNLESS OTHERWISE SHOWN ON DRAWINGS.
3. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT THICKNESS RECOMMENDATIONS.
4. COLOR: STANDARD GREY

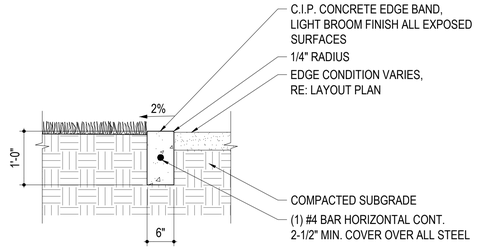
1 CONCRETE PAVING DETAIL

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



2 CONCRETE JOINTING DETAIL

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



3 CONCRETE BAND DETAIL

SCALE: 3/4" = 1'-0"

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 257483.00

AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

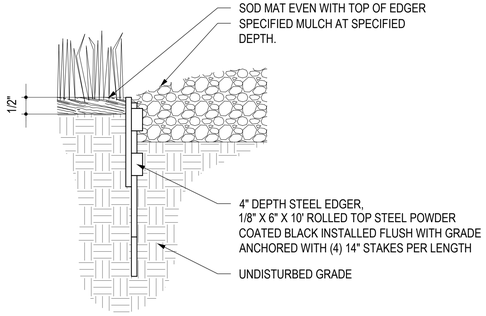
SITE DETAILS

SHEET NUMBER

9 OF 18

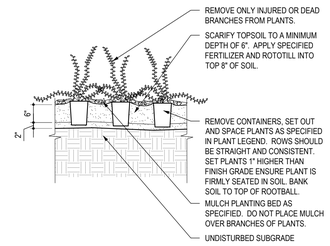
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Autodesk Docs://257483.00 AdventHealth Castle Pines MOB R25/257483.00-A-Castle Pines Canyonside MOB - Core-Shell.rvt
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

CANYONSIDE SUBDIVISION FILING NO.2, LOT 3
NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001



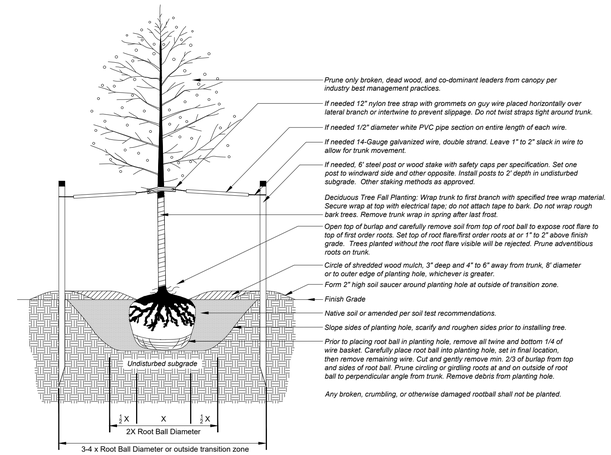
5 STEEL EDGER DETAIL

SCALE: 3/4" = 1'-0"



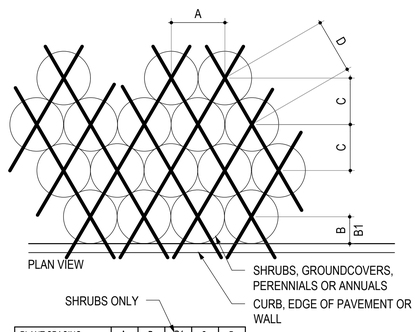
3 GROUNDCOVER DETAIL

SCALE: 3/4" = 1'-0"



1 TREE PLANTING DETAIL

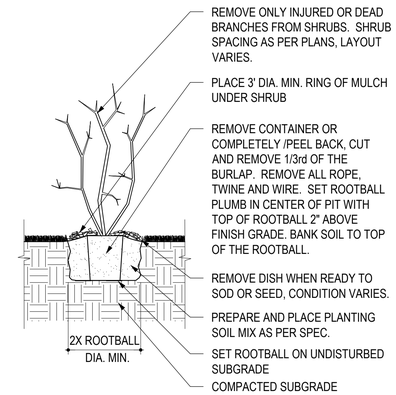
SCALE: 1/2" = 1'-0"



PLANT SPACING	A	B	B1	C	D
6"	6"	6"	6"	5"	6"
8"	8"	6"	8"	7"	8"
12"	12"	6"	12"	10"	12"
18"	18"	8"	18"	15"	18"
24"	24"	18"	24"	20"	24"
30"	30"	18"	30"	26"	30"
36"	36"	24"	36"	31"	36"
48"	48"	24"	48"	41"	48"

4 PLANT SPACING DETAIL

SCALE: 3/4" = 1'-0"



2 SHRUB PLANTING DETAIL

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

APPROVAL CERTIFICATE

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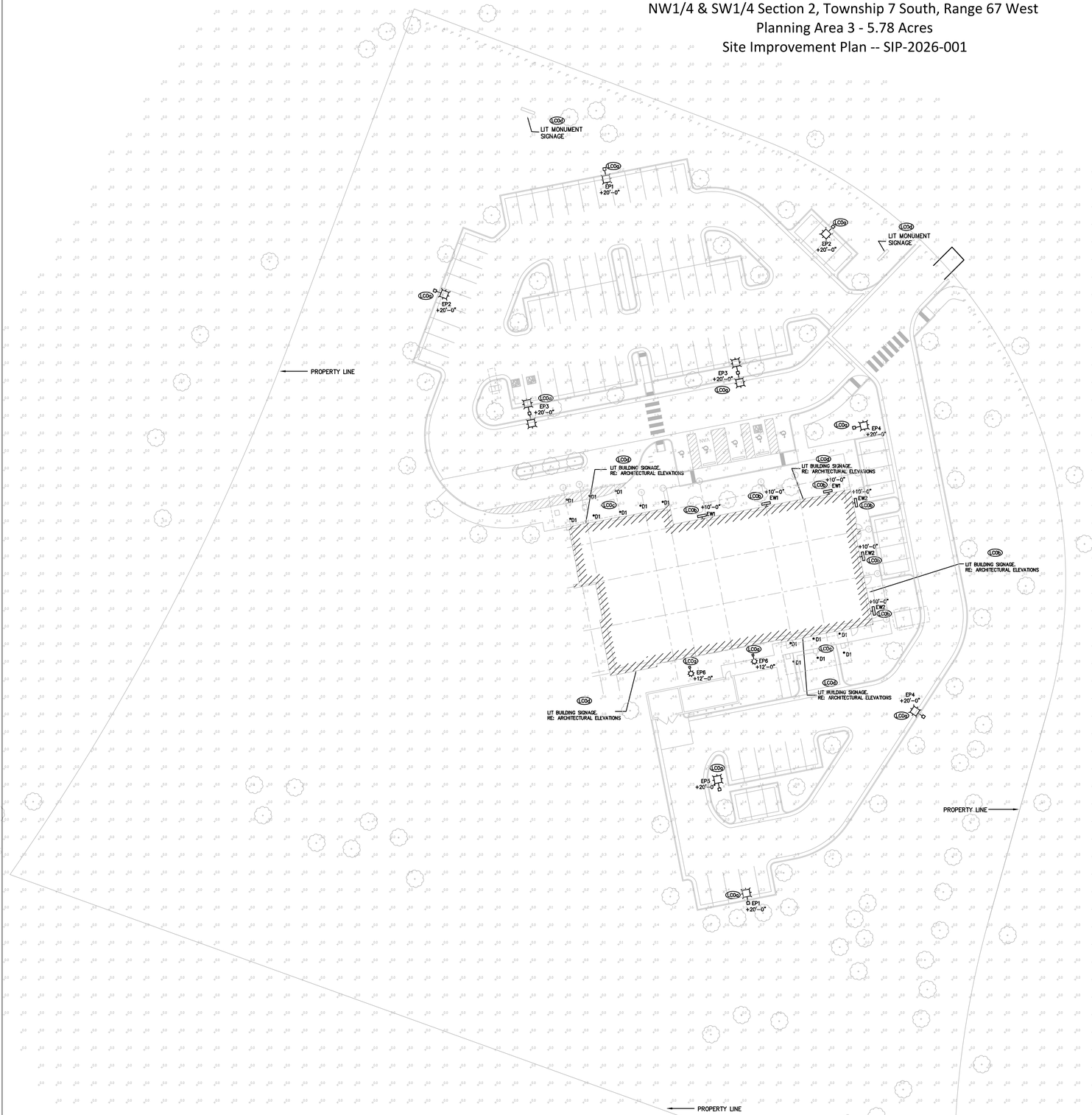
PLANTING DETAILS

SHEET NUMBER

10 OF 18

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THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

CANYONSIDE SUBDIVISION, Filing No.2, Lot 3
NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001



ELECTRICAL SITE PLAN
SCALE: 1"=30'

NARRATIVE

THE DESIGN OF THE PROPOSED LIGHTING INCLUDES FULL CUT-OFF LED LIGHT FIXTURES (POLE MOUNTED LIGHTS, BUILDING MOUNTED LIGHTS, AND RECESSED CAN LIGHTS IN THE CANOPIES) THAT PROVIDE ADEQUATE LIGHT LEVELS THAT COMPLY WITH THE REQUIREMENTS OF THE CITY OF CASTLE PINES REQUIREMENTS AS WELL AS PROVIDING NECESSARY SITE SECURITY LIGHTING AND VISUAL COMFORT. THE LIGHTS ON SITE ARE LOCATED IN THE PARKING LOTS, SURFACE MOUNTED ON THE BUILDING, OR ARE MOUNTED RECESSED IN THE CANOPIES FLUSH WITH THE BOTTOM OF THE CANOPY. THE MOUNTING HEIGHTS CAN BE SEEN IN THE LUMINAIRE SCHEDULE AND DO NOT EXCEED CASTLE PINE'S MAXIMUM HEIGHT REQUIREMENTS. THE ILLUMINANCE LEVELS ARE LOCATED IN THE STATISTICS TABLE ON THE PLAN AND DO NOT EXCEED CASTLE PINE'S MAXIMUM VALUES WHILE PROVIDING APPROPRIATE LIGHT LEVELS WITH MINIMAL SPILLAGE ACROSS THE PROPERTY LINE. ANY SPILLAGE ACROSS THE PROPERTY LINE DOES NO EXCEED .1FC AS SEEN ON THE NORTHEAST SIDE OF THE PLAN. ON ALL OTHER SIDES OF THE PLAN, THERE IS NO SPILLAGE OVER THE PROPERTY LINE. NO FIXTURE IS LOCATED WITHIN 15' OF RESIDENTIAL PROPERTIES. HOUSE-SIDE SHIELD SHALL BE PROVIDED ON FIXTURES THAT ARE NEAR THE PROPERTY LINE. THE SIGNAGE ON-SITE IS INTERNALLY LIT AND WILL BE LIMITED TO A MAXIMUM OF 1,000 NITS. ALL LIT FIXTURES ON SITE ARE PHOTOCELL CONTROLLED AND SHALL BE DIMMED TO 30% ONE HOUR AFTER CLOSE OF BUSINESS TO ONE OUR PRIOR TO OPENING. ANY INTERNALLY LIT SIGNAGE (BUILDING MOUNTED OR GROUND MOUNTED) SHALL BE TURNED OFF WITHIN ONE HOUR OF THE END OF BUSINESS AND REMAIN TURNED OFF UNTIL ONE HOUR PRIOR TO OPENING OF BUSINESS. MOTION SENSORS SHALL BE PROVIDED FOR LIGHTS AT CANOPIES AND ANY ENTRANCE DOOR FOR SECURITY LIGHTING.

LUMINAIRE SCHEDULE

GENERAL NOTES:

A. CATALOG NUMBER REFERS TO FIRST NAME LISTED UNDER MANUFACTURER PER LUMINAIRE TYPE. REMAINING MANUFACTURERS LISTED ARE CONSIDERED EQUIVALENT PRODUCTS FOR THIS PROJECT AND SHALL MEET ALL CRITERIA LISTED INCLUDING THAT CALLED FOR BY THE SPECIFIC LUMINAIRE CATALOG NUMBER. CATALOG NUMBERS DO NOT NECESSARILY REPRESENT COMPLETE CATALOG NUMBERS. ALL ITEMS LISTED IN THE DESCRIPTION SHALL BE PROVIDED.

NOTE: PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, THE CITY OF CASTLE PINES SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE: ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL CITY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUTOFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE CITY OF CASTLE PINES ZONING ORDINANCE PRIOR TO REQUESTING ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.

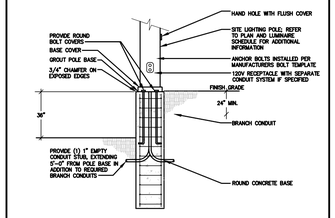
QTY	TYPE	DESCRIPTION	LAMP		BALLAST/DRIVER			LIGHT LOSS FACTOR	APPARENT LOAD	MANUFACTURER	CATALOG SERIES	FINISH	MOUNTING
			COLOR	LUMENS	TYPE	DIM LEVEL	VOLTAGE						
14	D1	4" RECESSED LED DOWNLIGHT, EXTERIOR RATED, CLEAR, MATTE DIFFUSED REFLECTOR	3000K 70CRI	600	0-10V	1%	277	1.00	9	LITHONIA	LDN4	BLACK	RECESSED WITHIN CANOPY
2	EP1	POLE MOUNTED LED LUMINAIRE, SINGLE HEAD, P4 OPTIC, TYPE 3 BACKLIGHT CONTROL, HOUSE-SIDE SHIELD. PROVIDE WITH A 17' POLE, 3' CONCRETE BASE	3000K 70CRI	13,341	0-10V	1%	277	1.00	124	LITHONIA	DSX1	BLACK	17' POLE 3' CONCRETE BASE (MOUNTED AT +20')
2	EP2	POLE MOUNTED LED LUMINAIRE, P4 OPTIC, SINGLE HEAD, TYPE 3 BACKLIGHT CONTROL, HOUSE SIDE SHIELD, PROVIDE WITH A 17' POLE, 3' CONCRETE BASE	3000K 70CRI	11,557	0-10V	1%	277	1.00	124	LITHONIA	DSX1	BLACK	17' POLE 3' CONCRETE BASE (MOUNTED AT +20')
2	EP3	POLE MOUNTED LED LUMINAIRE, P4 OPTIC, DOUBLE HEAD, TYPE 4 MEDIUM DISTRIBUTION, PROVIDE WITH A 17' POLE, 3' CONCRETE BASE	3000K 70CRI	15,613	0-10V	1%	277	1.00	248	LITHONIA	DSX1	BLACK	17' POLE 3' CONCRETE BASE (MOUNTED AT +20')
2	EP4	POLE MOUNTED LED LUMINAIRE, P4 OPTIC, SINGLE HEAD, TYPE 3 MEDIUM WITH HOUSE-SIDE SHIELD, PROVIDE WITH A 17' POLE, 3' CONCRETE BASE	3000K 70CRI	13,334	0-10V	1%	277	1.00	124	LITHONIA	DSX1	BLACK	17' POLE 3' CONCRETE BASE (MOUNTED AT +20')
1	EP5	POLE MOUNTED LED LUMINAIRE, P4 OPTIC,SINGLE HEAD, TYPE 4 MEDIUM DISTRIBUTION, PROVIDE WITH A 17' POLE, 3' CONCRETE BASE	3000K 70CRI	15,613	0-10V	1%	277	1.00	123	LITHONIA	DSX1	BLACK	17' POLE 3' CONCRETE BASE (MOUNTED AT +20')
2	EP6	PEDESTRIAN POLE MOUNTED LED LUMINAIRE, P3 OPTIC, SINGLE HEAD, TYPE 3 MEDIUM, PROVIDE WITH A 12' POLE	3000K 70CRI	8,439	0-10V	1%	277	1.00	69	LITHONIA	DSX0	BLACK	12' POLE
3	EW1	11.5" X 9" TALL LED BUILDING WALL MOUNTED FIXTURE, P3 OPTIC, TYPE 2 MEDIUM DISTRIBUTION	3000K 70CRI	3,368	0-10V	1%	277	1.00	32	LITHONIA	WDGE2	BLACK	+10'-0" ON BUILDING SURFACE
3	EW2	11.5" X 9" TALL LED BUILDING WALL MOUNTED FIXTURE, P3 OPTIC, TYPE 4 MEDIUM DISTRIBUTION	3000K 70CRI	3,27	0-10V	1%	277	1.00	32	LITHONIA	WDGE2	BLACK	+10'-0" ON BUILDING SURFACE

LIGHTING CONTROL MATRIX

SPECIFIC NOTES:
1. Light levels will be reduced to 30% one hour after close of business to one-hour prior to opening.
2. Photocell control with light reduction from 1 hour after close to 1 hour after opening.
3. Control system type = programmable and adjustable.
4. Building mounted lights at canopies and building entrances shall be provided with motion control sensors.
5. Sign lighting shall turn off within one hour of the end of business and remain off until one hour prior to opening of business.

KEY:
On / Off: M = Manual (switch), A = Automatic (sensor), T = Time schedule, P = Exterior Photocell
Control: 0-10V Dimming
Occ / Vac: DT = Dual Technology
Daylight: Calibrate bottom limit of daylight sensor to denoted footcandle level at height listed

Type	Space	On	Off	Control	Occupancy / Vacancy Sensor			Daylight Sensor		Remarks
					Tech	Mount	Delay	Target Level	Measured Height	
LC0a	Exterior - Site Poles (and Signage)	T/P	T/P	0-10V				1 FC	0'	1,2,3
LC0b	Exterior - Building-Mounted	T/P	T/P	0-10V	DT		10 MIN	1FC	0'	1,2,3,4
LC0c	Exterior - Canopy Mounted	P/A	P/A	0-10V	DT		10 MIN			1,3,4
LC0d	Exterior Sign Lighting	A	A	0-10V						3,5



POLE BASE DETAIL - RAISED

AH Larkridge - Photometrics

Description	Avg	Max	Min
East Parking Lot	2.5 fc	4.1 fc	0.8 fc
North Canopy Entrance	4.9 fc	6.3 fc	3.5 fc
North Parking Lot	2.3 fc	6.8 fc	0.7 fc
Property Line	0.1 fc	0.2 fc	0.0 fc
South Canopy Entrance	6.5 fc	8.5 fc	3.9 fc
South Parking Lot	2.5 fc	7.0 fc	0.7 fc

LEGEND:
NO SCALE
- POLE LIGHTS
- DOWNLIGHTS
- BUILDING MOUNTED LIGHT

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LESSEE (IF APPLICABLE)	INITIALS/DATE

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 257483.00

AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

PHOTOMETRIC PLAN

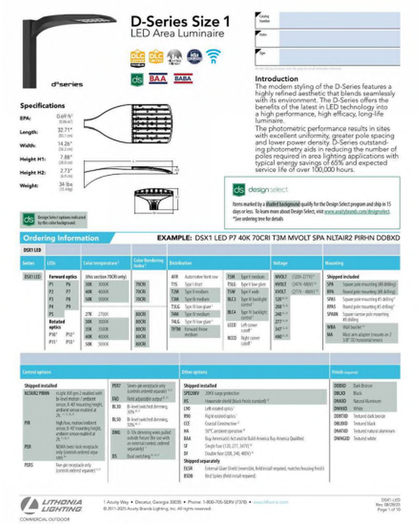
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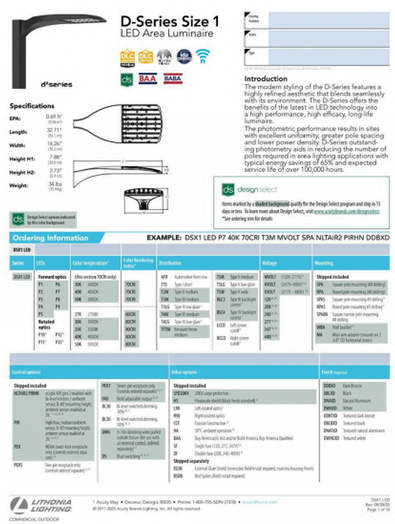
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CANYONSIDE SUBDIVISION, Filing No.2, Lot 3
NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
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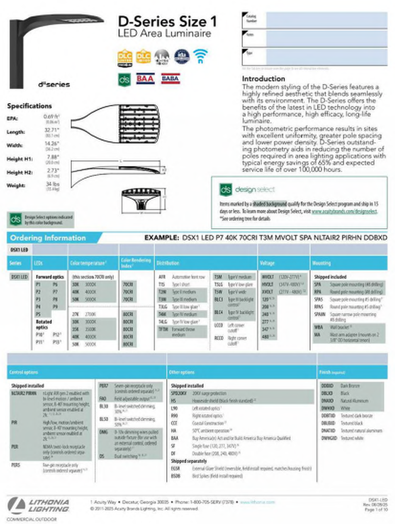
LUMINAIRE TYPE "EP1"



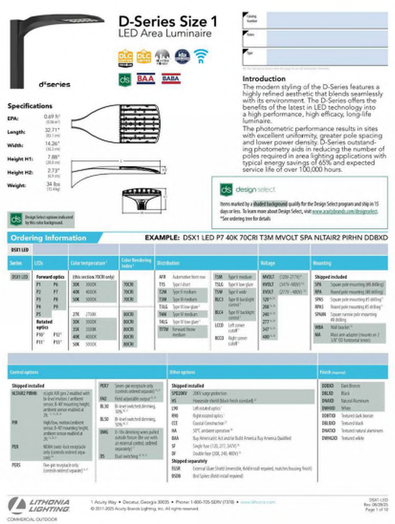
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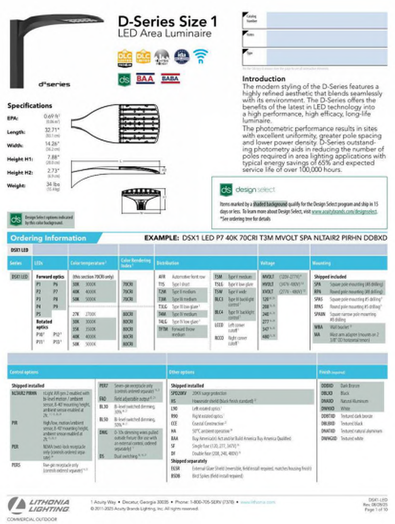
LUMINAIRE TYPE "EP3" (DOUBLE-HEAD)



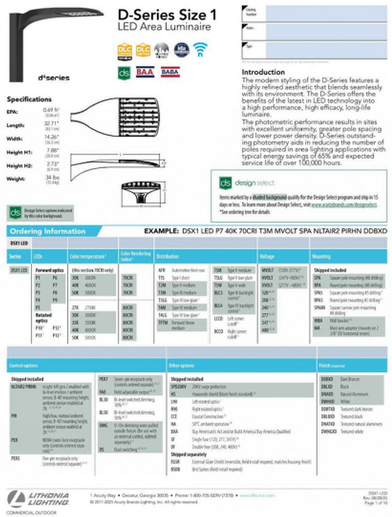
LUMINAIRE TYPE "EP4"



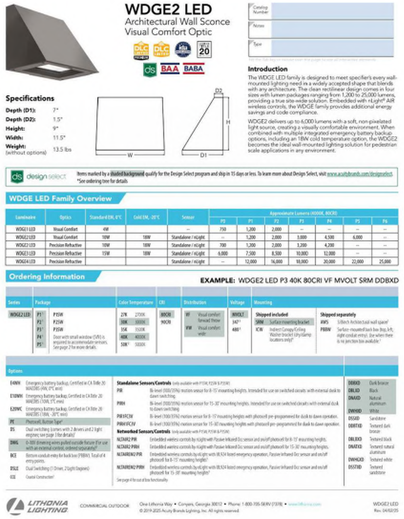
LUMINAIRE TYPE "EP5"



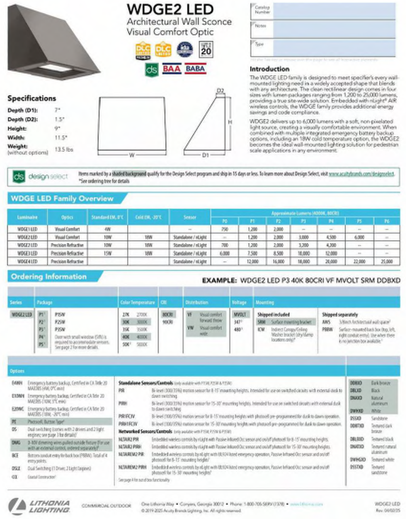
LUMINAIRE TYPE "EP6"



LUMINAIRE TYPE "EW1"

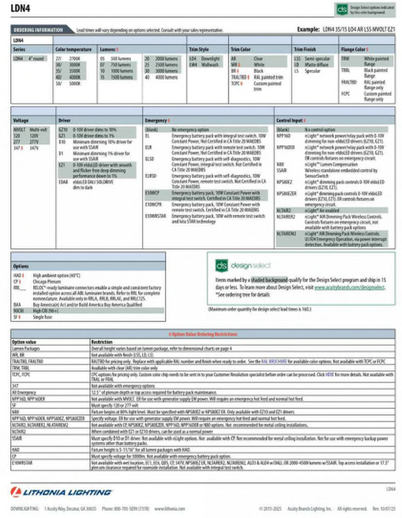


LUMINAIRE TYPE "EW2"



LUMINAIRE TYPE "D1"





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PROJECT 257483.00

AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

	DESCRIPTION	DATE
A		

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
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LESSEE (IF APPLICABLE)	INITIALS/DATE

SHEET TITLE

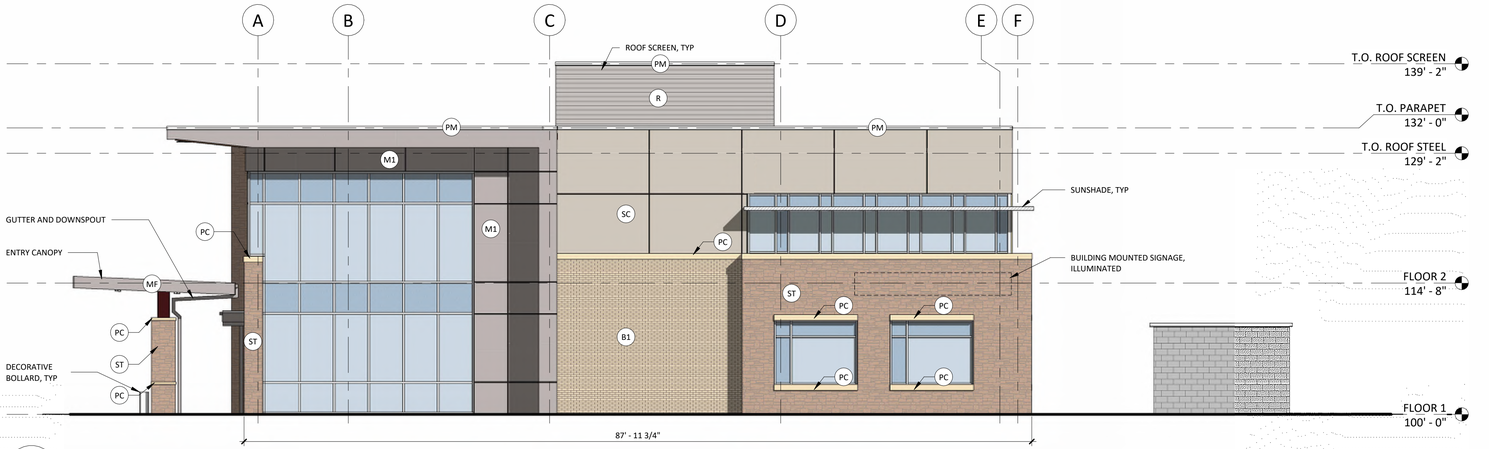
LIGHTING CUTSHEETS

SHEET NUMBER

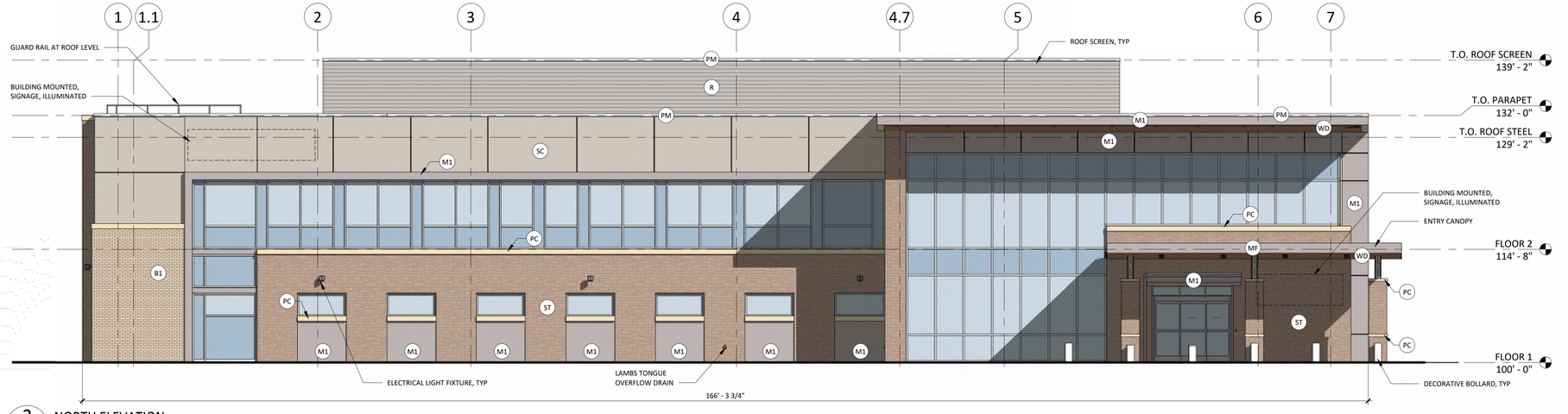
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CANYONSIDE SUBDIVISION FILING NO.2, LOT 3
NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001



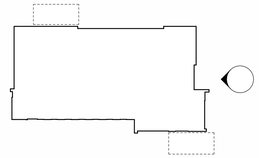
1 WEST ELEVATION
A201 13 OF 18
1/8" = 1'-0"



2 NORTH ELEVATION
A201 13 OF 18
1/8" = 1'-0"

FACADE MATERIAL PERCENTAGES
OVERALL: 3,052 SF
ST: 19.2%
B1: 11.8%
SC: 16.5%
METAL (M1 + MF): 14.6%
GLAZING (V1+S1): 32.5%
R: 5%
PC: 2.2%
PM: 1.6%

BUILDING FOOTPRINT

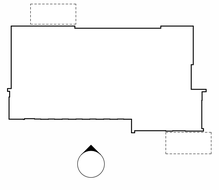


EXTERIOR ELEVATION MATERIAL LEGEND

- ST — ADHERED STONE VENEER
  BASIS OF DESIGN: SUNSET STONE
  TYPE: LEDGE STONE - CHEYENNE
- B1 — BRICK
  BASIS OF DESIGN: INTERSTATE BRICK
  COLOR: DESERT SAND
- SC — NATURAL STUCCO
  BASIS OF DESIGN: STO
  COLOR: AUTUMN WHEAT
- M1 — PREFINISHED METAL PANEL SYSTEM
  PRODUCT: REYNOBOND 4MM FR
  PAINT SYSTEM: COLORWELD 500
  PAINT FINISH: LIMESTONE
- V1 — VISION GLAZING
  PRODUCT: VITRO SOLORBAN 60 LOW-E
  COLOR: SOLARGRAY TINTED
- S1 — SPANDREL GLAZING
  PRODUCT: VITRO SOLORBAN 60 LOW-E
  COLOR: WARM GRAY TS3524
- R — PREFINISHED METAL ROOF SCREEN
  COLOR: LIMESTONE, TO MATCH METAL PANEL SYSTEM
- PC — PRECAST CONCRETE
  COLOR: BUFF SANDBLAST
- MF — PREFINISHED BRAKE METAL FASCIA
  PRODUCT: BERRIDGE
  COLOR: LIMESTONE, TO MATCH METAL PANEL SYSTEM
- WD — WOOD LOOK METAL PANEL (SOFFIT)
  BASIS OF DESIGN: LONGBOARD
  COLOR: LIGHT CHERRY

FACADE MATERIAL PERCENTAGES
OVERALL: 6100 SF
ST: 19.3%
B1: 3.3%
SC: 13.2%
METAL (M1+ MF): 7.6%
GLAZING (V1 + S1): 31.2%
R: 11%
PC: 1.4%
WD: 1.4%
PM: 1.8%

BUILDING FOOTPRINT



APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 257483.00

AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

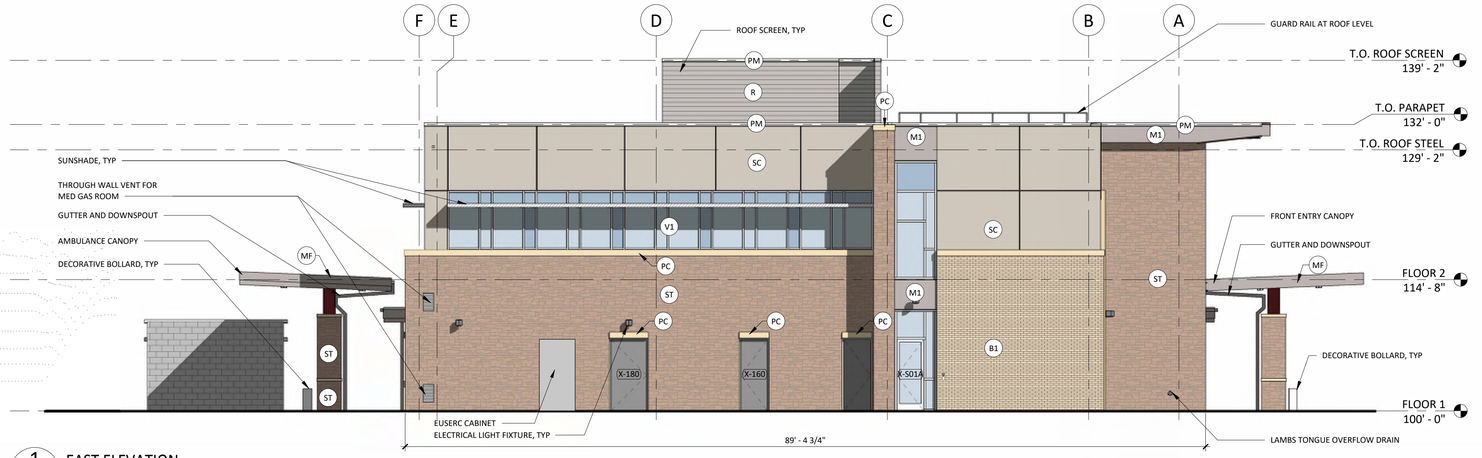
#	DESCRIPTION	DATE

SHEET TITLE
EXTERIOR ELEVATIONS

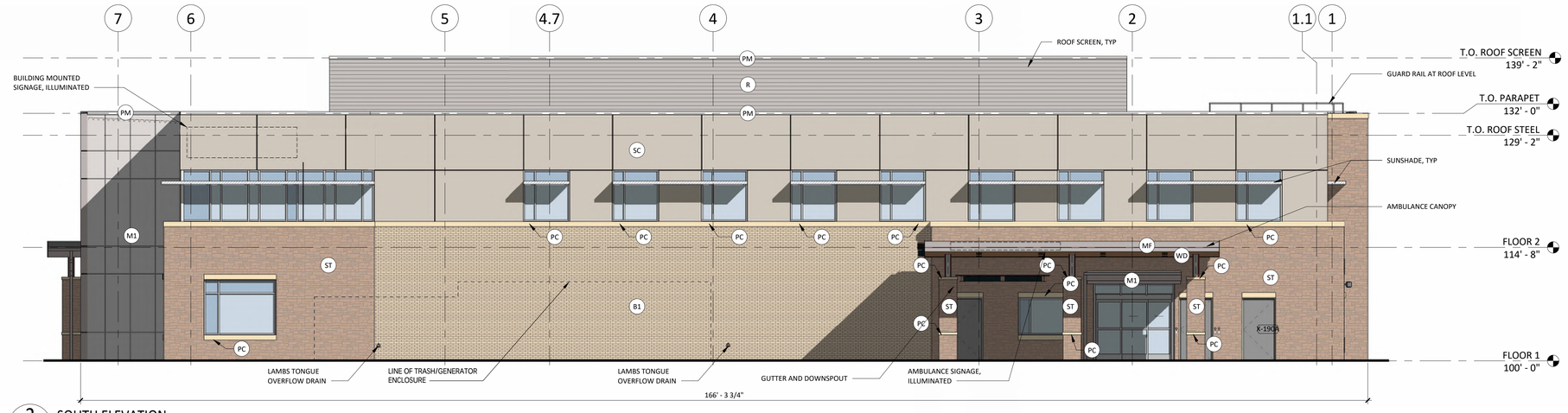
SHEET NUMBER
13 OF 18

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THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

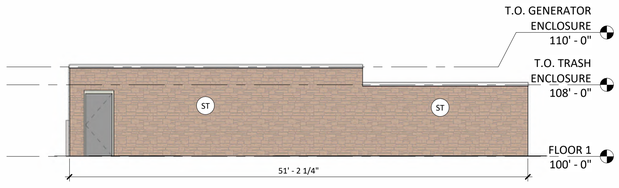
CANYONSIDE SUBDIVISION FILING NO.2, LOT 3
NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001



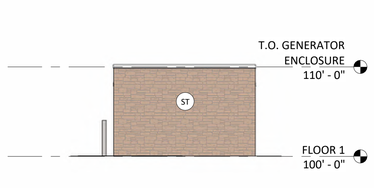
1 EAST ELEVATION
A2.11 | 14 OF 18 1/8" = 1'-0"



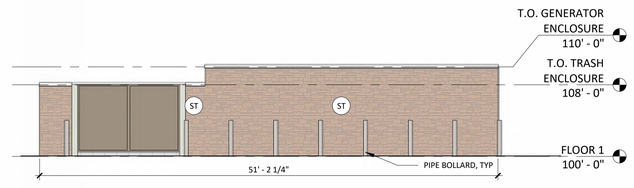
2 SOUTH ELEVATION
A1.20 | 14 OF 18 1/8" = 1'-0"



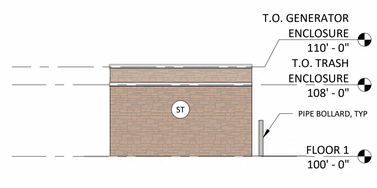
3 NORTH ELEVATION - TRASH AND GENERATOR ENCLOSURE
A2.11 | 14 OF 18 1/8" = 1'-0"



4 EAST ELEVATION - TRASH AND GENERATOR ENCLOSURE
A2.11 | 14 OF 18 1/8" = 1'-0"



5 SOUTH ELEVATION - TRASH AND GENERATOR ENCLOSURE
A2.11 | 14 OF 18 1/8" = 1'-0"



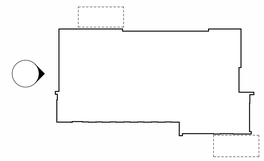
6 WEST ELEVATION - TRASH AND GENERATOR ENCLOSURE
A2.11 | 14 OF 18 1/8" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

- ST — ADHERED STONE VENEER
  BASIS OF DESIGN: SUNSET STONE
  TYPE: LEDGE STONE - CHEYENNE
- B1 — BRICK
  BASIS OF DESIGN: INTERSTATE BRICK
  COLOR: DESERT SAND
- SC — NATURAL STUCCO
  BASIS OF DESIGN: STO
  COLOR: AUTUMN WHEAT
- M1 — PREFINISHED METAL PANEL SYSTEM
  PRODUCT: REYNOBOND 4MM FR
  PAINT SYSTEM: COLORWELD 500
  PAINT FINISH: LIMESTONE
- V1 — VISION GLAZING
  PRODUCT: VITRO SOLORBAN 60 LOW-E
  COLOR: SOLARGRAY TINTED
- S1 — SPANDREL GLAZING
  PRODUCT: VITRO SOLORBAN 60 LOW-E
  COLOR: WARM GRAY TS3524
- R — PREFINISHED METAL ROOF SCREEN
  COLOR: LIMESTONE, TO MATCH METAL PANEL SYSTEM
- PC — PRECAST CONCRETE
  COLOR: BUFF SANDBLAST
- MF — PREFINISHED BRAKE METAL FASCIA
  PRODUCT: BERRIDGE
  COLOR: LIMESTONE, TO MATCH METAL PANEL SYSTEM
- WD — WOOD LOOK METAL PANEL (SOFFIT)
  BASIS OF DESIGN: LONGBOARD
  COLOR: LIGHT CHERRY

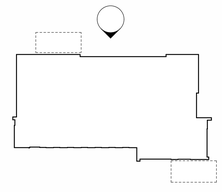
FACADE MATERIAL PERCENTAGES
OVERALL: 3,159 SF
ST: 40.6%
B1: 10%
SC: 19.9%
METAL (M1 + MF): 3.6%
GLAZING (V1 + S1): 12.8%
R: 5%
PC: 2%
PM: 1.8%

BUILDING FOOTPRINT



FACADE MATERIAL PERCENTAGES
OVERALL: 6,115 SF
ST: 18.8%
B1: 20.5%
SC: 24.7%
METAL (M1 + MF): 7.2%
GLAZING (V1 + S1): 12%
R: 11.5%
PC: 2.2%
WD: <1%
PM: 1.6%

BUILDING FOOTPRINT



APPROVAL CERTIFICATE

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LESSEE (IF APPLICABLE)	INITIALS/DATE

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 257483.00

AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

14 OF 18

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CANYONSIDE SUBDIVISION FILING NO.2, LOT 3
NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
Site Improvement Plan -- SIP-2026-001

ST — ADHERED STONE VENEER
BASIS OF DESIGN: SUNSET STONE
TYPE: LEDGE STONE - CHEYENNE



B1 — BRICK
BASIS OF DESIGN: INTERSTATE BRICK
TYPE: DESERT SAND



SC — NATURAL STUCCO
BASIS OF DESIGN: STO
TYPE: AUTUMN WHEAT



M1 — PREFINISHED METAL PANEL SYSTEM
PRODUCT: REYNOBOND 4MM FR
PAINT SYSTEM: COLORWELD 500
PAINT FINISH: LIMESTONE



MF — PREFINISHED BRAKE METAL FASCIA
PRODUCT: BERRIDGE
COLOR: LIMESTONE, TO MATCH METAL PANEL SCREEN



R — PREFINISHED MEAL ROOF SCREEN
COLOR: LIMESTONE, TO MATCH METAL PANEL SYSTEM



PC — PRECAST CONCRETE
COLOR: BUFF SANDBLAST



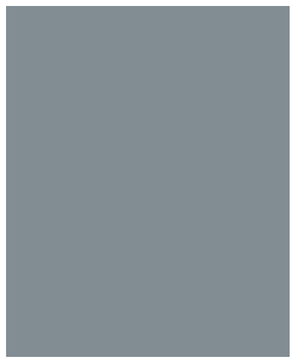
WD — WOOD LOOK METAL PANEL (SOFFIT)
BASIS OF DESIGN: LONGBOARD
COLOR: LIGHT CHERRY



V1 — VISION GLAZING
PRODUCT: VITRO SOLORBAN 60 LOW-E
COLOR: SOLARGRAY TINTED



S1 — SPANDREL GLAZING
PRODUCT: VITRO SOLORBAN 60 LOW-E
COLOR: WARM GRAY TS3524



APPROVAL CERTIFICATE

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AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

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#	DESCRIPTION	DATE

SHEET TITLE

EXTERIOR MATERIALS

SHEET NUMBER

15 OF 18

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CANYONSIDE SUBDIVISION FILING NO.2, LOT 3
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VIEW LOOKING SOUTHWEST FROM PARKING LOT



VIEW LOOKING NORTHEAST FROM CASTLE PINES PKWY.



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BOULDER, COLORADO 80302
303.499.7795

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AH CASTLE PINES CANYONSIDE MOB

SITE IMPROVEMENT PLAN

DATE 09/16/2026

REVISIONS

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LESSEE (IF APPLICABLE)	INITIALS/DATE

SHEET TITLE

EXTERIOR RENDERINGS

SHEET NUMBER

16 OF 18

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VIEW LOOKING SOUTH FROM CASTLE PINES PKWY.



VIEW LOOKING SOUTHWEST FROM CANYON FORGE DRIVE



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OWNER	INITIALS/DATE
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EXTERIOR RENDERINGS

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17 OF 18

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CANYONSIDE SUBDIVISION FILING NO.2, LOT 3
NW1/4 & SW1/4 Section 2, Township 7 South, Range 67 West
Planning Area 3 - 5.78 Acres
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VIEW LOOKING SOUTHEAST FROM PARKING LOT



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