

SITE PLAN SHEET

# I-76 HOTEL COMPLEX

LOCATED IN THE SE, 1/4 OF SEC. 20,  
T2S, R 67 W OF THE 6TH P.M.,  
ADAMS COUNTY, COLORADO  
SCIEN-TURF-IC SUBDIVISION AMENDED 3RD FILING

## PLANT LIST

Code	Scientific Name	Common Name	Qty.	Size	Diversity	Comments
DECIDUOUS SHADE TREES			14			
CASP	Catalpa speciosa	Western Catalpa	2	2" cal	2.3%	B&B
GLTI	Gleditsia tri. inermis 'Skyline'	Skyline Honeylocust	3	2" cal	4.3%	B&B
QUMA	Quercus macrocarpa	Burr Oak	3	2" cal	4.3%	B&B
TICG	Tilia cordata 'Greenspire'	Greenspire Linden	6	2" cal	8.6%	B&B
ORNAMENTAL TREES			27			
CRPH	Crataegus phaenopyrum	Washington Hawthorne	8	1.5" cal	11.6%	B&B
MASS	Malus 'Spring Snow'	Spring Snow Crabapple	9	1.5" cal	13.0%	B&B
PYCA	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	10	1.5" cal	14.5%	B&B
EVERGREEN TREES			28			
PINI	Pinus nigra	Austrian Pine	13	6' ht	18.8%	B&B
PIPG	Pinus pungens glauca	Colorado Blue Spruce	5	6' ht	7.2%	B&B
JUSG	Juniperus scopulorum 'Gray Glean'	Gray Glean Juniper	10	#7	14.5%	CONT
TOTAL TREES			69			
DECIDUOUS SHRUBS			295			
CACL	Caryopteris x clandonensis 'Dark Knight'	Dark Night Blue Mist Spirea	18	#5		CONT
DACM	Daphne x burkwoodi 'Carol Mackie'	Carol Mackie Daphne	11	#5		CONT
ERNA	Ericameria nauseosiss ssp. nauseosiss	Tall Blue Rabbitbrush	51	#5		CONT
EUAC	Euonymus alatus 'Compatus'	Compact Burning Bush	23	#5		CONT
PEAT	Perovskia atriplicifolia	Russian Sage	25	#5		CONT
RHTR	Rhus trilobata	Three Leaf Sumac	44	#5		CONT
RIAL	Ribes alpinum	Alpine Currant	6	#5		CONT
RIAU	Ribes aureum	Yellow Flowering Currant	17	#5		CONT
ROWO	Rosa woodsii	Wood's Rose	30	#2		CONT
SPJF	Spiraea japonica 'Froebell'	Froebel Spirea	30	#5		CONT
SYPM	Syringa patula 'Miss Kim'	Miss Kim Lilac	24	#5		CONT
SYVU	Syringa vulgaris	Purple Lilac	16	#5		CONT
EVERGREEN SHRUBS			30			
JUCH	Juniperus chinensis 'Hobert'	Holbert Juniper	30	#5		CONT
ORNAMENTAL GRASSES/ PERENNIALS			125			
CAAK	Calamagrostis acutiflora 'Karl Forester'	Feather Reed Grass	54	#1		CONT
HEAR	Hemerocallis 'Autumn Red'	Autumn Red Daylily	26	#1		CONT
HESE	Helictotrichon sempervirens	Blue Avena Grass	28	#1		CONT
PAVS	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	17	#1		CONT

## TURF GRASS SPECIFICATION

80% Bluegrass / 20% Fescue, "80/20 Xeriscape Blend" by Korby Sod, LLC, or approved equal. Install per supplier's direction.

## SEED MIXES

### DRYLAND SEED MIX

Foothills Native Grass Mix from Pawnee Buttes Seed. Seed at the rate of 25 lbs/ acre, drill seed 1/2" - 1/2" deep. Approx 2.25 lbs seed mix needed for this project

### DETENTION SEED MIX

Prairie Wetland Mix from Pawnee Buttes Seed. Seed at the rate of 10 lbs/ acre, drill seed 1/2" - 1/2" deep. Approx 2.25 lbs seed mix needed for this project

## LANDSCAPE AREAS

LANDSCAPE TYPE	AREA	PERCENT OF SITE
TOTAL LANDSCAPE AREA	44,303 SF	100% OF ALL LANDSCAPING, 42.5% OF TOTAL SITE
TURF GRASS	10,443 SF	23.55%
TOTAL LIVE	35,037 SF	79% OF LANDSCAPING IS LIVE
TREE COUNT	44,303/600	74 TREES REQ., 69 TREES PROVIDED
SHRUB COUNT	44,303/300	148 SHRUBS REQ., 420 PROVIDED
TURF GRASS	10,443 SF	23.55%
DRYLAND GRASS SEED	10,257 SF	23.13%
DETENTION GRASS SEED	12,671 SF	28.56%
MULCH TYPES REQUIRED	2	2 TYPES PROVIDED
ROCK MULCH	2,875 SF	6.48%
WOOD MULCH	8,105 SF	18.27%
ROW LANDSCAPING		NA, OUTSIDE OF ANNEXATION AREA
PARKING LOT PERIMETER	695 LF	
PERIMETER TREES REQ. @ 1/ 30 LF	23	24 PROVIDED
PERIMETER SHRUBS REQ. @ 5/30 LF	115	115 PROVIDED
PARKING LOT ISLAND REQUIRED	2	2 PROVIDED
ISLAND TREES REQ. @ 1 EACH	2	2 PROVIDED
ISLAND SHRUBS REQ. @ 6 EACH	12	6 PROVIDED & HARDSCAPE
RETENTION POND 1 POND AREA	12,761 SF	
POND 1 PERIMETER	467	
TREES REQ. @ 1/ 50 LF	10	13 PROVIDED
SHRUBS REQ. @ 10/50 LF	94	85 PROVIDED
DETENTION POND 3 POND AREA	8,629 SF	
POND 3 PERIMETER	573	
TREES REQ. @ 1/ 50 LF	12	15 PROVIDED
SHRUBS REQ. @ 10/50 LF	115	78 PROVIDED

## LEGEND

---	PROPERTY LINE
---	UTILITY EASEMENT
---	LOT LINE
---	RIGHT OF WAY LINE
---	FLOWLINE, CURB & GUTTER
---	CENTERLINE
---	PROPOSED WALK
---	TURF GRASS
---	DRYLAND SEED MIX
---	DETENTION SEED MIX
---	ROCK MULCH
---	SHADE TREES
---	ORNAMENTAL TREES
---	EVERGREEN TREES
---	DECIDUOUS SHRUBS
---	EVERGREEN SHRUBS
---	ORNAMENTAL GRASS
---	PERENNIAL



# I-76 HOTEL COMPLEX

100 ROOM HOTEL AND RETAIL

I-76 AND 88TH AVENUE, ADAMS COUNTY  
COMMERCE CITY, COLORADO

JOB NO.	TBD
ACAD FILE:	TBD.L1
DRAWN:	TCH
CHECKED:	TCH
ISSUE DATE:	JULY 10, 2017
REVISIONS	DATE


SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NO:  
**L1** OF **2**

## LANDSCAPE PLAN

SCALE 1" = 30'

## CITY STAFF CERTIFICATE

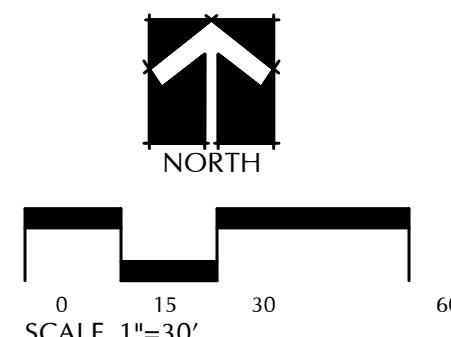
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF  
COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20 \_\_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT

## CITY COUNCIL CERTIFICATE

APPROVED BY THE CITY COUNCIL OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ AD, 20 \_\_\_\_\_

CITY SIGNATURE

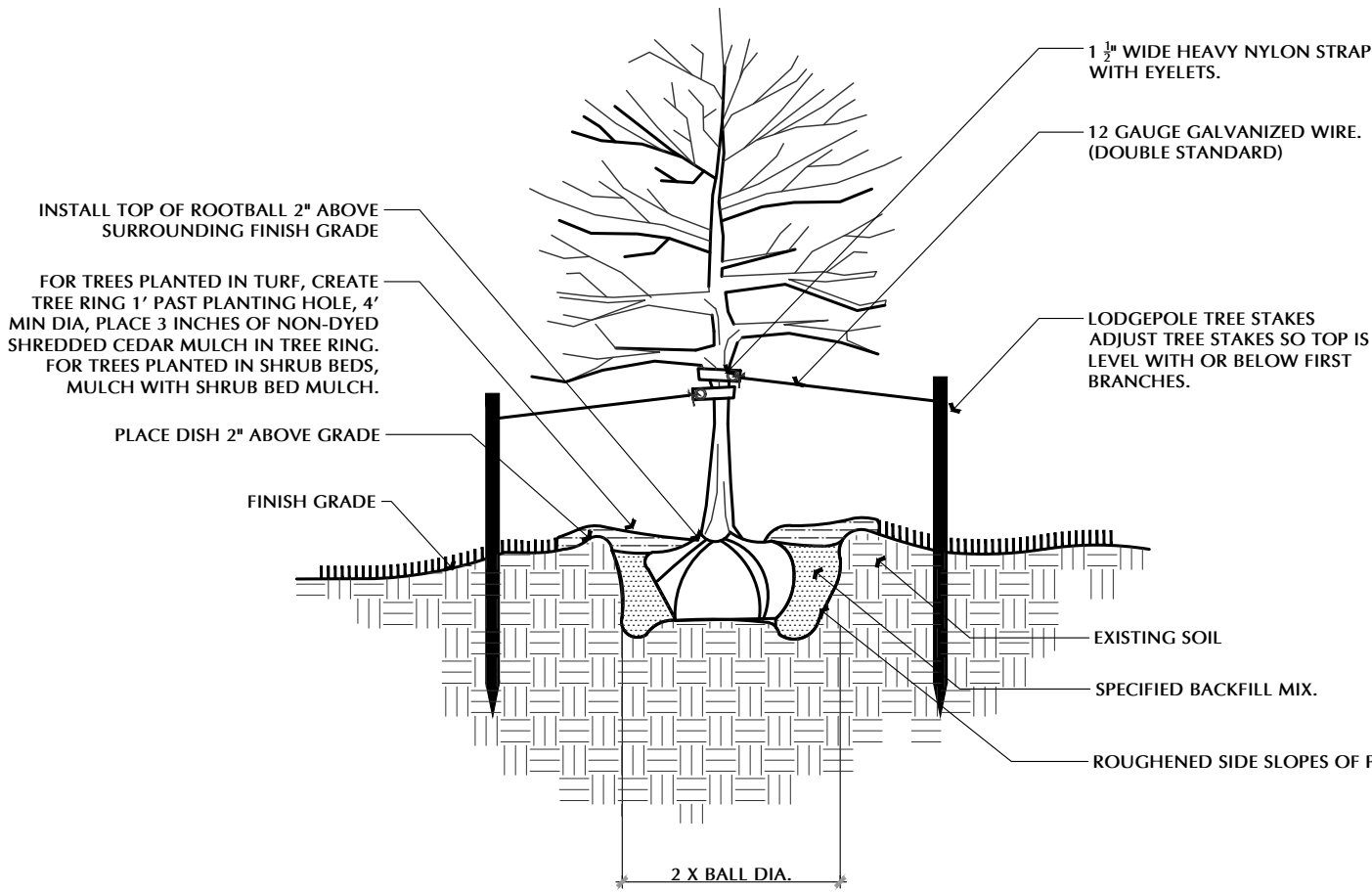




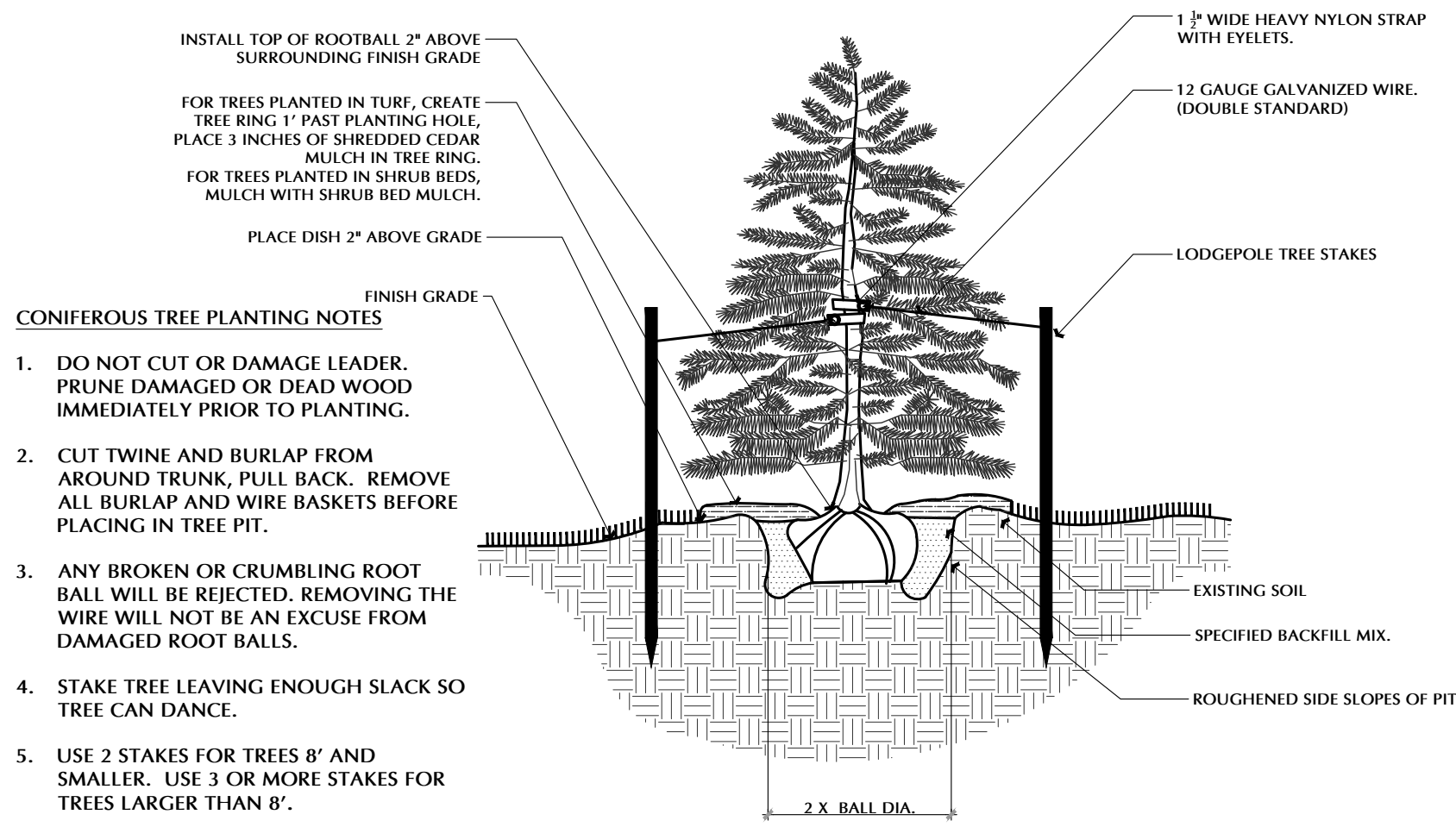
SITE PLAN SHEET

# I-76 HOTEL COMPLEX

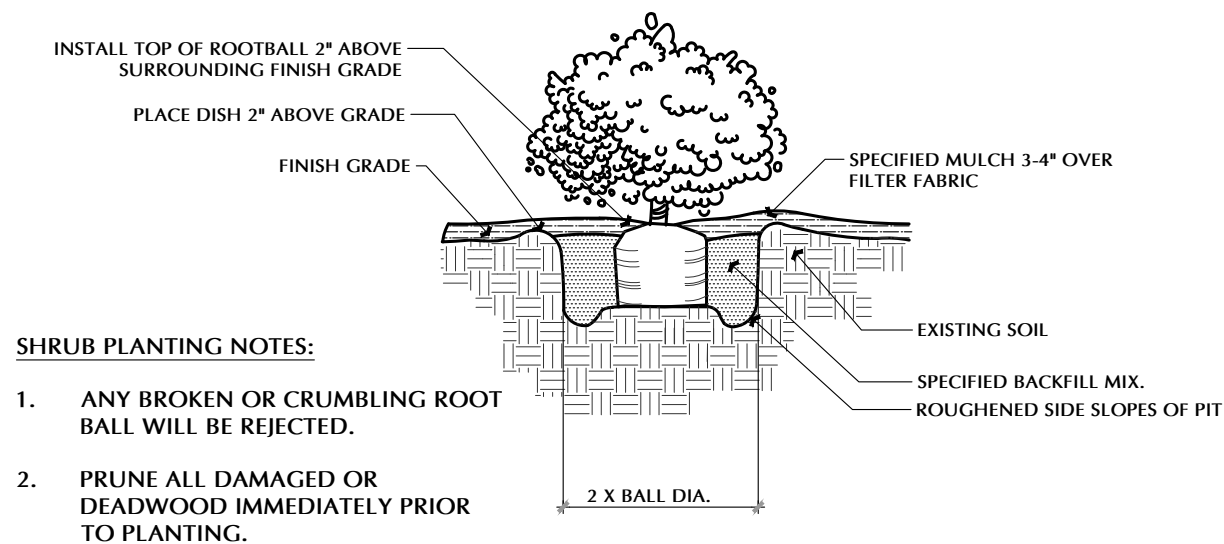
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ADAMS COUNTY, COLORADO  
SCIEN-TURF-IC SUBDIVISION AMENDED 3RD FILING



DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE



CONIFEROUS TREE PLANTING DETAIL  
NOT TO SCALE



SHRUB PLANTING DETAIL  
NOT TO SCALE

DECIDUOUS TREE PLANTING NOTES

- DO NOT CUT OR DAMAGE LEADER. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE "V" CROTCHES OR DOUBLE LEADER UNLESS TYPICAL OF SPECIES.
- CUT TWINE AND BURLAP FROM AROUND TRUNK, PULL BACK. REMOVE ALL BURLAP AND WIRE BASKETS BEFORE PLACING IN TREE PIT.
- ANY BROKEN OR CRUMBLING ROOT BALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FROM DAMAGED ROOT BALLS.
- STAKE TREE LEAVING ENOUGH SLACK SO TREE CAN SWAY IN WIND.
- USE 2 STAKES FOR TREES 2 1/2" CAL. AND SMALLER. USE 3 STAKES FOR TREES LARGER THAN 2 1/2" CAL. REMOVE ALL STAKES 1 YEAR AFTER PLANTING.
- FOR WINTERIZATION WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH TREE WRAPPING. SECURE AT 2' INTERVALS WITH VINYL ELECTRICAL TAPE. (REMOVE IN SUMMER.)

NATIVE SEED MIX NOTES

- PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENTS, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA.
- IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
- APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
- DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 1/2 INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
- TREAT NATIVE SEED MIX AREA PRIOR TO INSTALLATION OF SEED WITH APPROPRIATE HERBICIDE TO PROACTIVELY MITIGATE HERBACEOUS WEED SPECIES GROWTH DURING ESTABLISHMENT PERIOD THEN AFTER APPROPRIATE TIME PERIOD APPLY NATIVE SEED AS CALLED FOR ON APPROVED PLANS.
- AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW OR OTHER APPROPRIATE GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
- CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
- THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 6-8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
- NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT TOTAL COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES.

GENERAL LANDSCAPE NOTES

- PLANT QUALITY:** ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE – FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
  - MINIMUM PLANT SIZE REQUIREMENTS AND SOIL PREPARATION:** MINIMUM PLANT SIZE REQUIREMENTS ARE 2-INCH DIAMETER (CALIPER) FOR DECIDUOUS TREES, 1.5-INCH DIAMETER FOR ORNAMENTAL TREES AND 6-FOOT HEIGHT FOR EVERGREEN TREES. MINIMUM SIZE REQUIREMENTS FOR SHRUBS IS #5 GALLON CONTAINER, ORNAMENTAL GRASSES #1 GALLON CONTAINER; PERENNIALS AND GROUND COVER 2 1/2 POTS. PLANTS SHOULD BE MIXED APPROXIMATELY 50% EVERGREEN AND 50% DECIDUOUS (TREE LAWN AREAS SHALL BE DECIDUOUS SHADE TREES). MINIMUM SOIL PREPARATION FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT TILLED TO A DEPTH OF 6-INCHES FOR EVERY 1,000SF OF LANDSCAPE AREA.
  - STREET TREES:** THE PLANNING DIVISION HAS IDENTIFIED SPECIFIC DECIDUOUS TREE SPECIES TO BE PLANTED WITHIN TREE LAWN AREAS. ALL TREES CHOSEN FOR TREE LAWN APPLICATIONS MUST BE SELECTED FROM THE APPROVED PLANT LIST.
  - WEED BARRIER:** POROUS FABRIC MUST BE USED IN PLANTED BEDS. PLASTIC WEED BARRIERS ARE PROHIBITED.
  - EDGING:** PLASTIC OR FIBERGLASS EDGING IS FAVORABLE TO METAL. HOWEVER, METAL EDGING MAY BE USED PROVIDED IT HAS A ROLLOVER TOP OR A PROTECTIVE CAP.
  - IMPLEMENTATION AND COORDINATION OF THE LANDSCAPE PLAN:** THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS CLOSELY COORDINATED WITH PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH OR PRECLUDE THE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THE LANDSCAPE PLAN.
  - IRRIGATION:** ALL LANDSCAPE AREAS AND PLANT MATERIALS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT (SACWSD). APPROVAL OF THIS LANDSCAPE PLAN DOES NOT CONSTITUTE APPROVAL FROM THE SACWSD.
  - TOPSOIL:** TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
  - MAINTENANCE:** THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN, INCLUDING THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN (A TREE MUST REPLACE A TREE OR A SHRUB MUST REPLACE A SHRUB). ANY REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN NO CASE SHALL REPLACEMENT EXCEED 1 YEAR.
- THIS APPROVED LANDSCAPE PLAN SHALL BE ON FILE IN THE PLANNING DIVISION. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- VEHICLE PARKING NOTE:** NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.
  - SIGHT-LINE CONSIDERATIONS:** ANY AREA DETERMINED BY THE CITY ENGINEER TO BE WITHIN A SIGHT-DISTANCE-TRIANGLE MAY CONTAIN PLANT MATERIAL THAT, AT THE TIME OF PLANTING OR AT MATURITY, EXCEEDS 36 INCHES ABOVE THE GUTTER FLOW LINE EXCEPT TREES, WHICH MUST BE LIMBED TO 8 FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36 INCHES IN HEIGHT WITHIN SIGHT – DISTANCE-TRIANGLES. INFORMATION ON THE SIGHT- DISTANCE-TRIANGLES MAY BE OBTAINED FROM THE CITY OF COMMERCE CITY ENGINEERING STANDARDS.
  - NATIVE GRASS NOTE:** ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED SHALL BE SEEDED WITH NATIVE GRASSES.
  - MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
  - ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES WITH SHREDDED CEDAR MULCH, UNLESS OTHERWISE SPECIFIED.

CITY STAFF CERTIFICATE

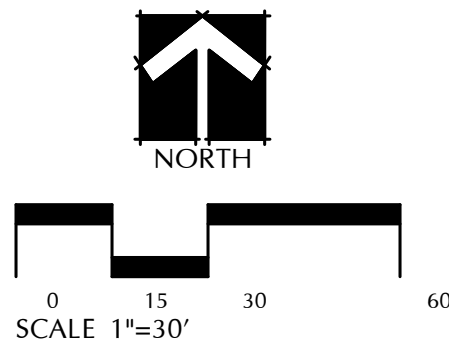
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CITY SIGNATURE



I-76 HOTEL COMPLEX  
100 ROOM HOTEL AND RETAIL  
I-76 AND 88TH AVENUE, ADAMS COUNTY  
COMMERCE CITY, COLORADO

JOB NO.: TBD  
ACAD FILE: TBDL1  
DRAWN: TCH  
CHECKED: TCH  
ISSUE DATE: JULY 10, 2017

REVISIONS	DATE

SHEET TITLE:  
LANDSCAPE PLAN

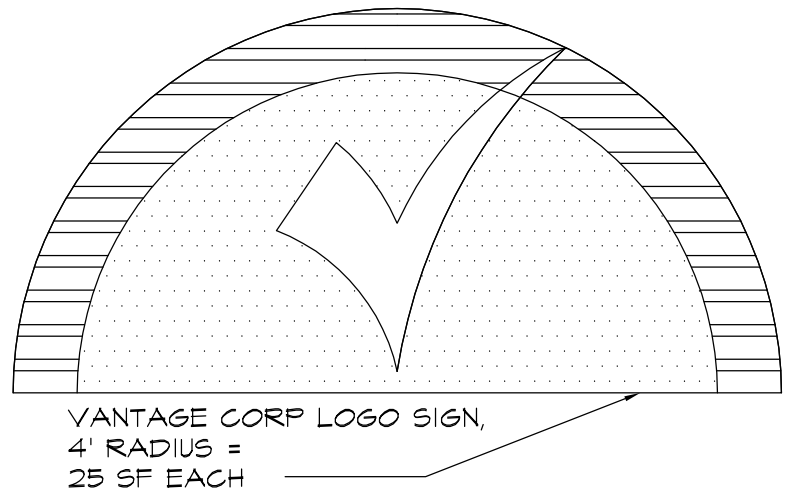
SHEET NO.:  
L2 OF 2

FINISH SCHEDULE				
TYPE	DESCRIPTION	COLOR	MAKER	REMARKS
1	STUCCO A	DRIFTWOOD	STO	Gateway Gray SN 7644
2	STUCCO B	BLUE	STO	DownPour SN 6516
3	STUCCO C	BROWN	STO	Smoky Topaz SN 6117
4	STUCCO D	WHITE-CREAM	STO	Nacre SN 6154
5	TILE	BLUE/SLATE	Meridian Slate 24x12	See Sample
6	ROOF	SLATE/BLUE	GAF	HI-DEF
7	WINDOW FRAMES	DARK BRONZE	TBD	GRILLE
8	CORNICE COPING	WHITE	TBD	Nacre SN 6154

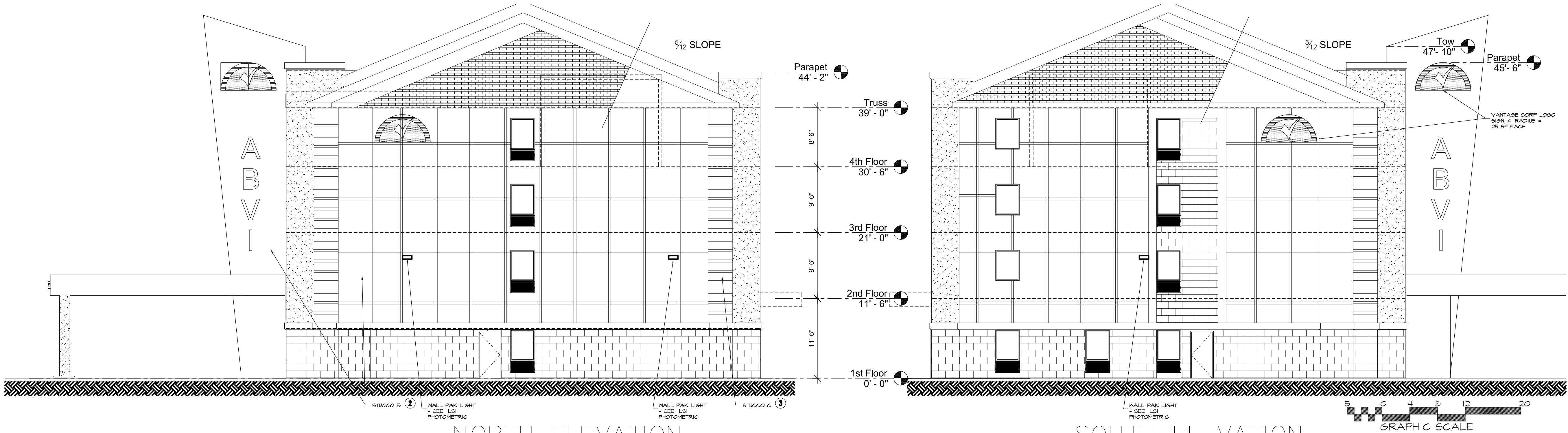
HOTEL ELEVATIONS SHEET

# I-76 HOTEL COMPLEX

LOCATED IN THE SE, 1/4 OF SEC. 20,  
T2S, R 67 W OF THE 6TH P.M.,  
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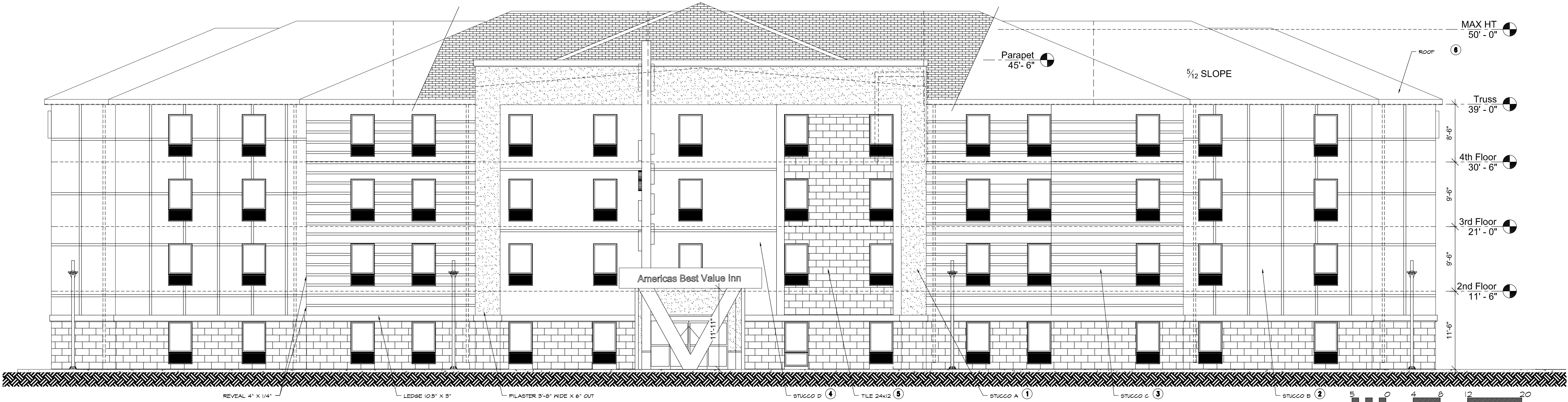


WALL SIGN DETAIL  
SCALE: 1/2" = 1'-0"

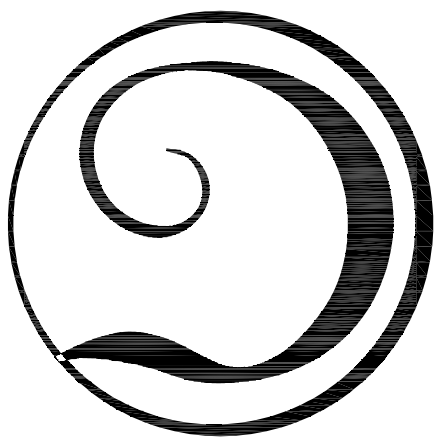


NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

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



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



**DEPENBUSCH**  
Architecture, PC

Urban Planning  
Facilities  
Architecture  
Landscape  
Forensics

6898 South University Blvd., 220  
Centennial, Colorado 80121

Cell: (303) 981-8790  
E-Mail: lawrence@depdenver.com

Date	Revision
...	...
Date: 7/7/17	Project Number: 2016.03
Drawn By: LJO	Checked By: ...
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**I-76 HOTEL COMPLEX**  
100 ROOM HOTEL AND RETAIL  
I-76 AND 88TH AVENUE, ADAMS COUNTY  
COMMERCE CITY, COLORADO

Sheet Title
HOTEL ELEVATION
A-4
Sheet Number

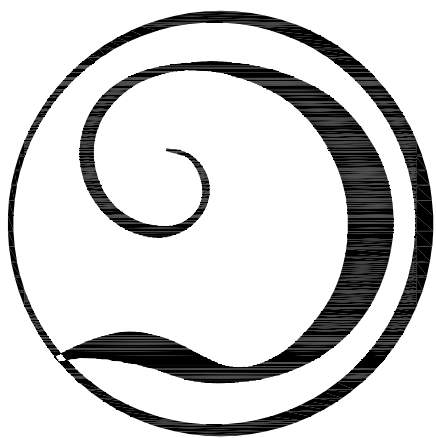
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RETAIL ELEVATIONS SHEET

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T2S, R 67 W OF THE 6TH P.M.,  
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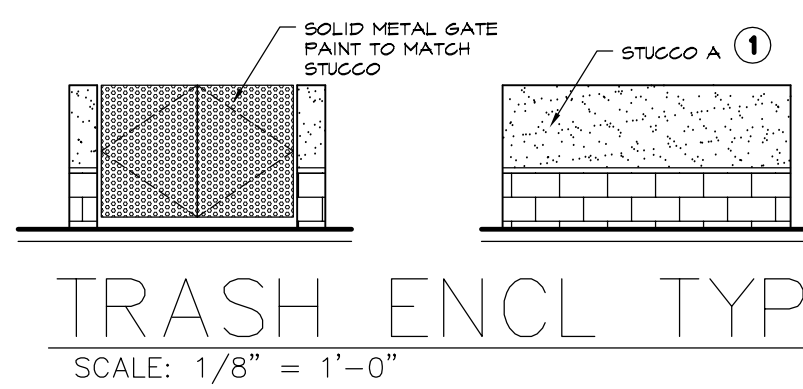
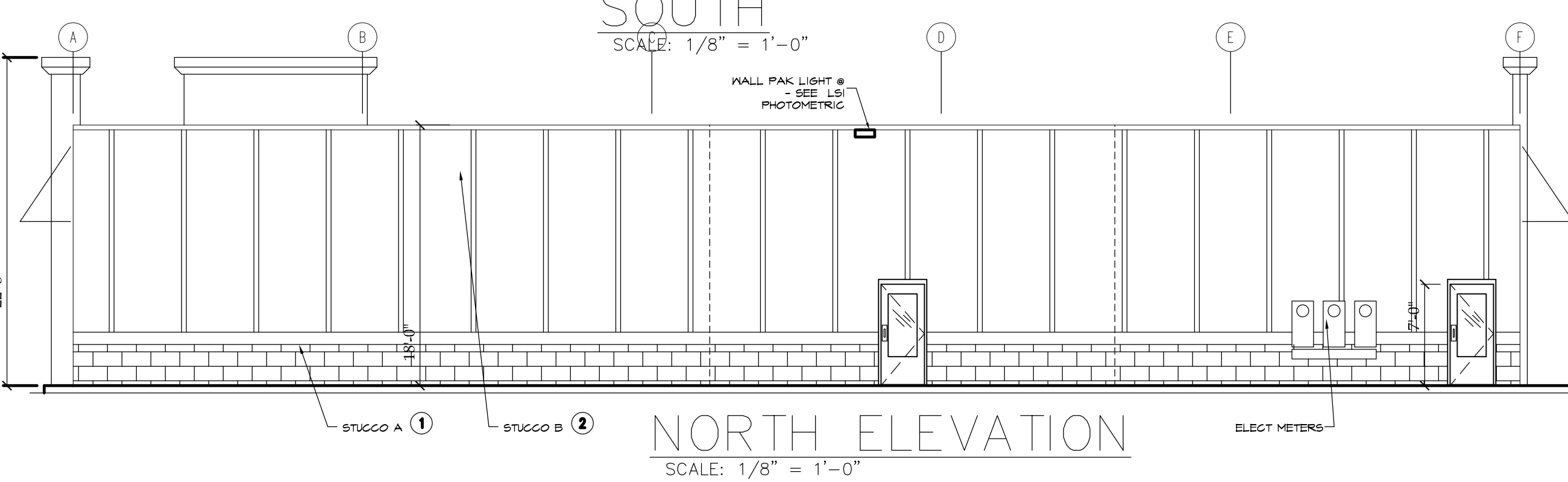
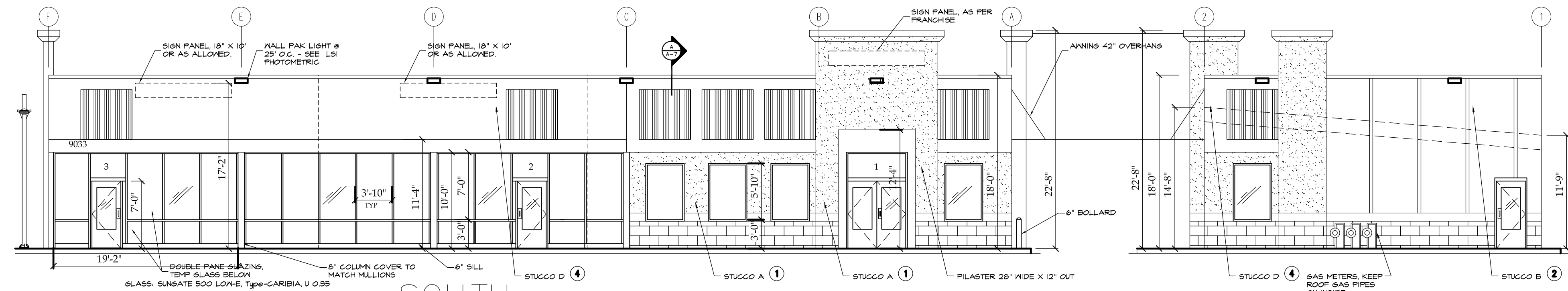
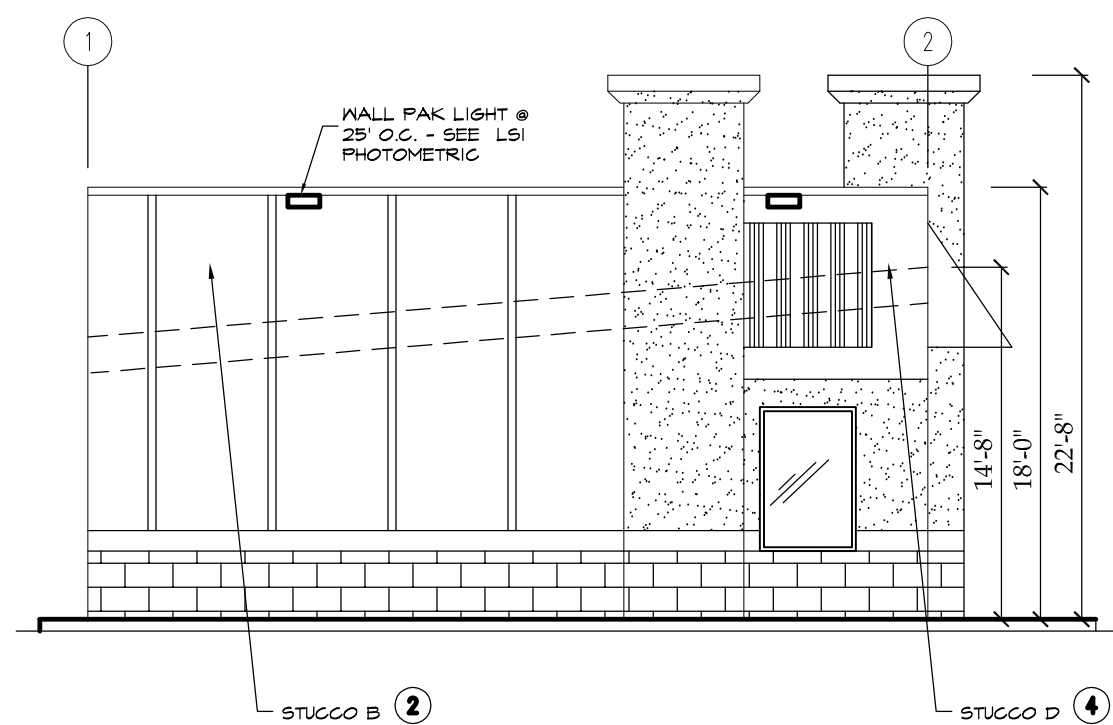
**DEPENBUSCH**  
Architecture, PC

Urban Planning  
Facilities  
Architecture  
Landscape  
Forensics

6898 South University Blvd, 220  
Centennial, Colorado 80121

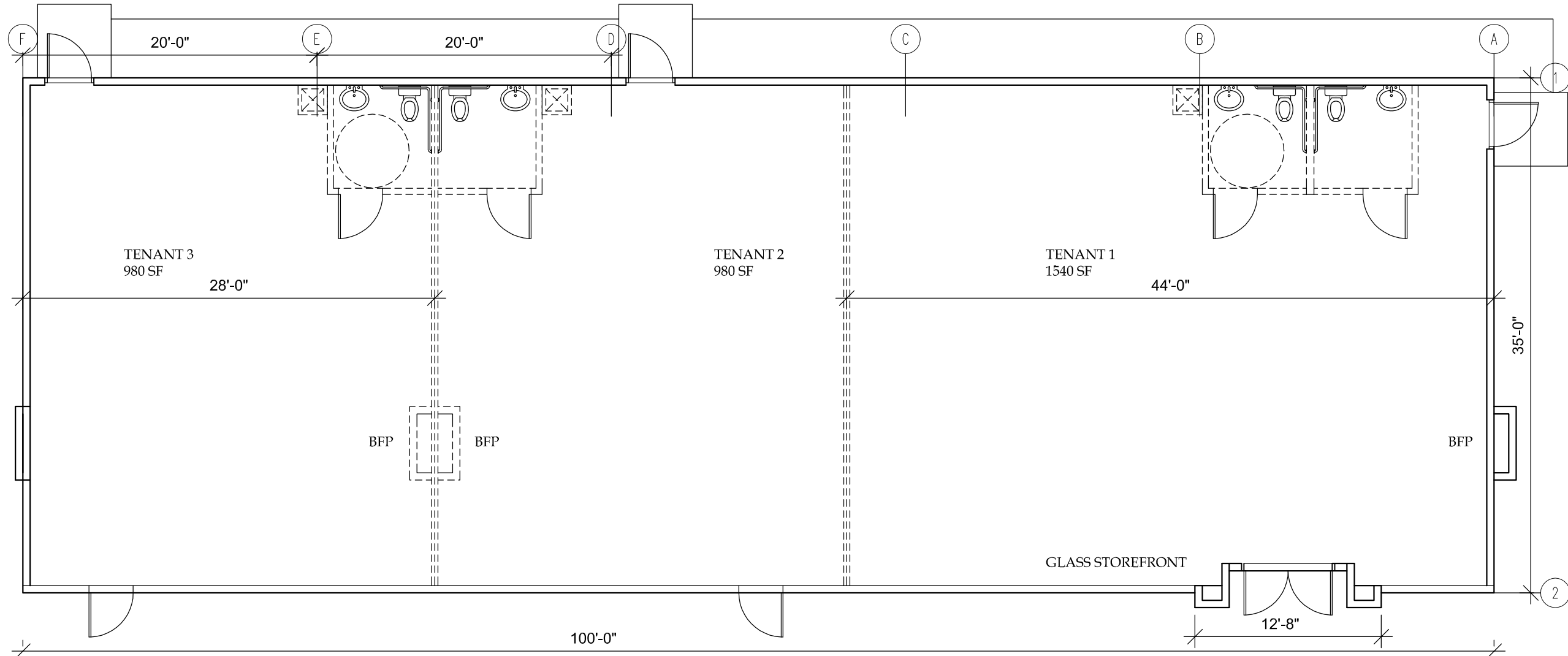
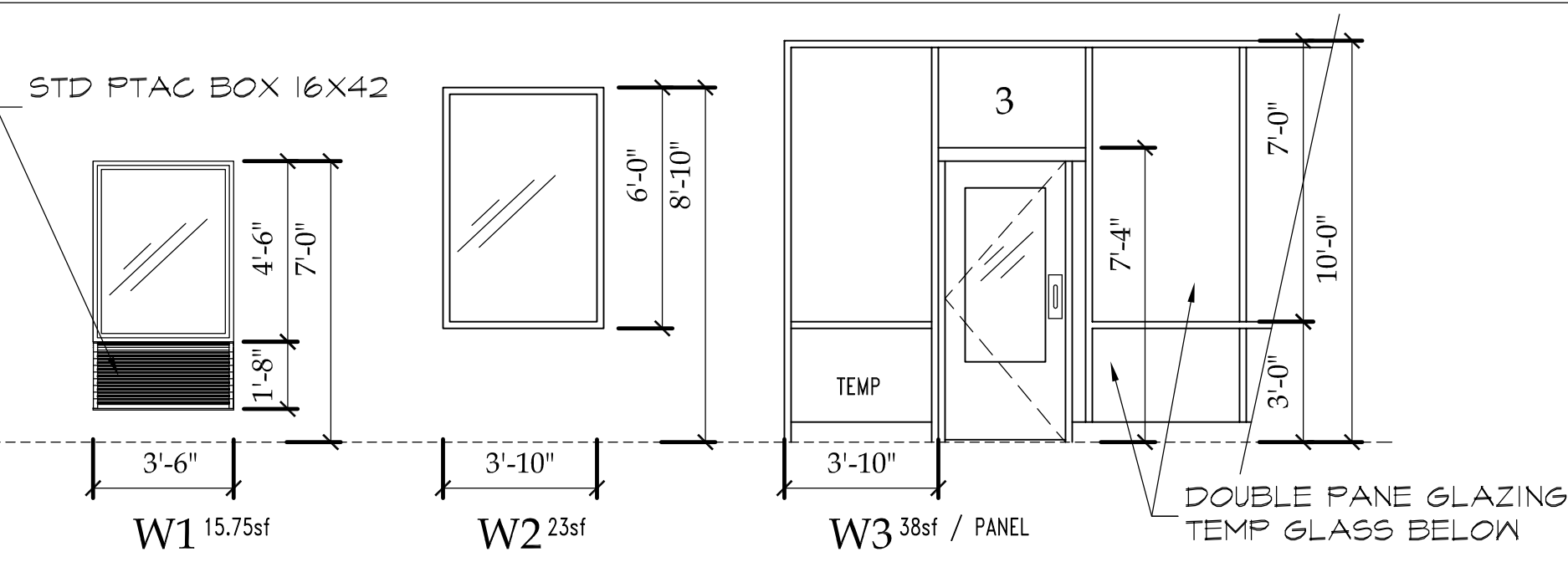
Cell: (303) 981-8790  
E-Mail: lawrence@pedenver.com

Date	Revision
•	•
•	•
•	•
Date: 7/7/17	Project Number: 2016.03
Drawn By: LJD	Checked By: ...
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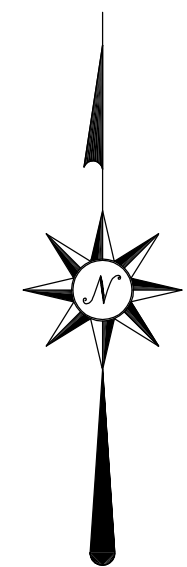
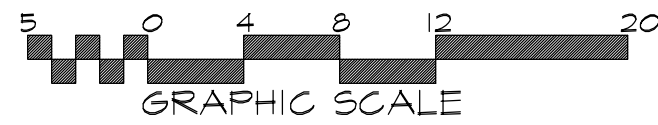


## WINDOW TYPES

DOUBLE PANE GLAZING,  
PPG- SUNGATE 500 LOW-E Type-Solarban100 Optiblu  
FRAMES, ALUM, DARK BRONZE.  
LOUVERS TO MATCH FRAMES



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



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100 ROOM HOTEL AND RETAIL  
I-76 AND 88TH AVENUE, ADAMS COUNTY  
COMMERCE CITY, COLORADO