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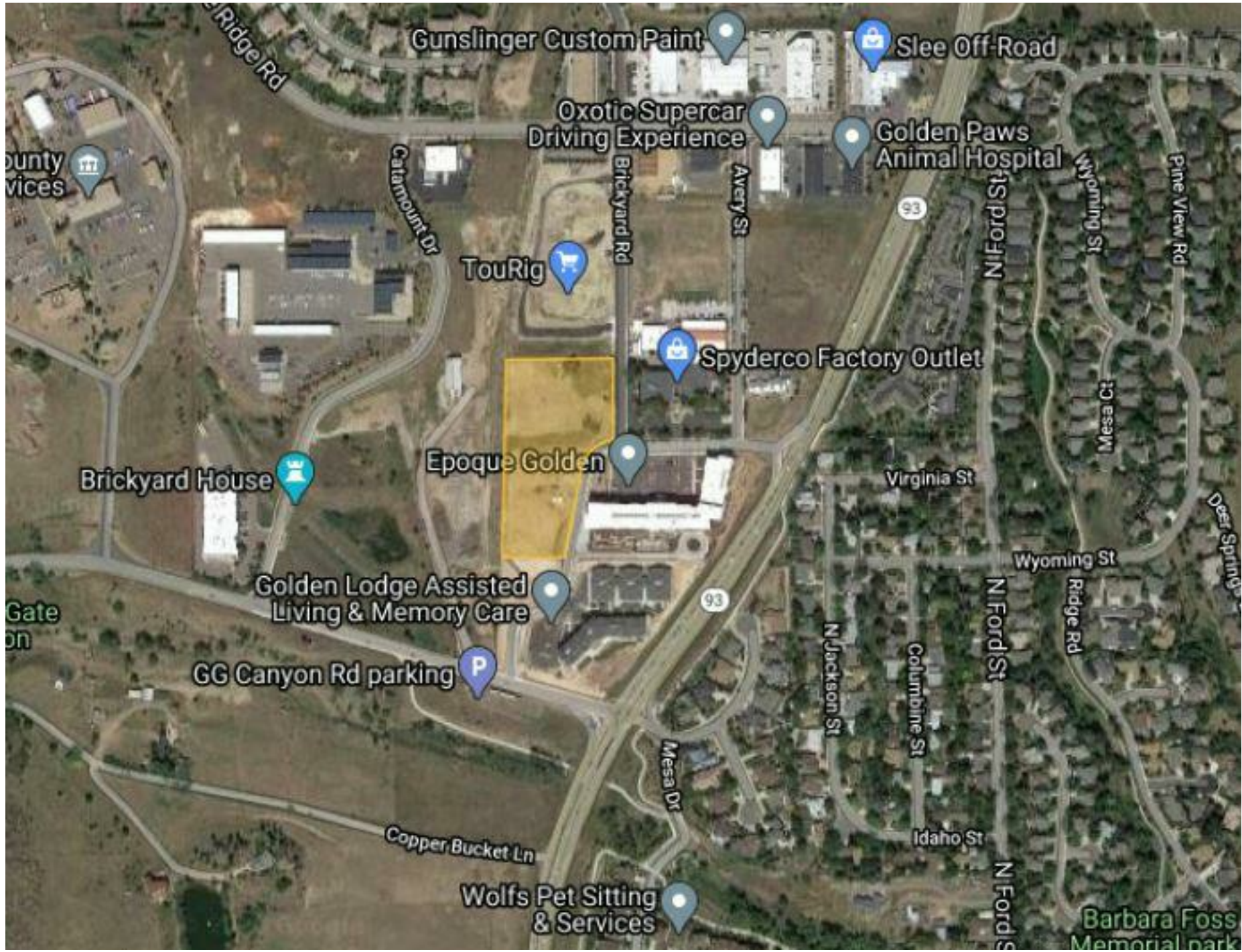
Canyon View Apartments

LOT 1, CANYON VIEW BUSINESS PARK FILING 2 REPLAT B, CITY OF GOLDEN,
COUNTY OF JEFFERSON, STATE OF COLORADO

GOLDEN, COLORADO

SITE DEVELOPMENT PLAN

VICINITY MAP



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ELECTRICAL	
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E 002	SCHEDULES

CITY OF GOLDEN PLANNING COMMISSION

APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION

THIS _____ DAY OF _____, 2020

CHAIRMAN _____ SECRETARY _____

OWNERSHIP CERTIFICATE

THIS _____ DAY OF _____, 2020

BY _____

ALLOWED LAND USES PER PUD

CANYON POINT PUD

PER THE SPECIAL USE PERMIT ALLOWING 100% RESIDENTIAL USE GRANTED AT THE DECEMBER 2020 PLANNING COMMISSION HEARING, THIS PROJECT FORGOES THE COMMERCIAL REQUIREMENT OF THE PUD SO AS TO PROVIDE SOLELY RESIDENTIAL UNITS. WE PLAN TO STAY WITHIN THE 35' HEIGHT LIMITATION AND ADHERE TO R-3 ZONING REQUIREMENTS, INCLUDING ALL BUILDING SETBACK, DENSITY, AND LOT COVERAGE REQUIREMENTS.

SITE DATA

TOTAL AREA OF PROPERTY	220,198 SF	100% OF SITE
BUILDING COVERAGE	37,018 SF	17% OF SITE
PARKING LOT COVERAGE	85,395 SF	39% OF SITE
TOTAL LANDSCAPE AREA COVERAGE PARKING LOT LANDSCAPE AREA	97,785 SF 13,555 SF	44% OF SITE 6% OF SITE
PARKING STALLS REQUIRED - RESIDENTIAL BICYCLE PARKING REQUIRED	156 SPACES REQUIRED 32 SPACES REQUIRED	156 SPACED PROVIDED 69 SPACES PROVIDED
GROSS FLOOR AREA - RESIDENTIAL 104 RESIDENTIAL UNITS	0 SF EXISTING	111,054 GSF

UNITS TYPE	TOTAL	AVERAGE AREA
STUDIO	6 UNITS	420 SF
1 BEDROOM	65 UNITS	720 SF
2 BEDROOM	33 UNITS	1,080 SF
TOTAL	104 UNITS	

NOTARIAL

STATE OF _____)

COUNTY OF _____)

THE FOREGOING SIGNATURE WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2020

Owner
Crossbeam Capital
885 Arapahoe Avenue
Boulder, CO 80302
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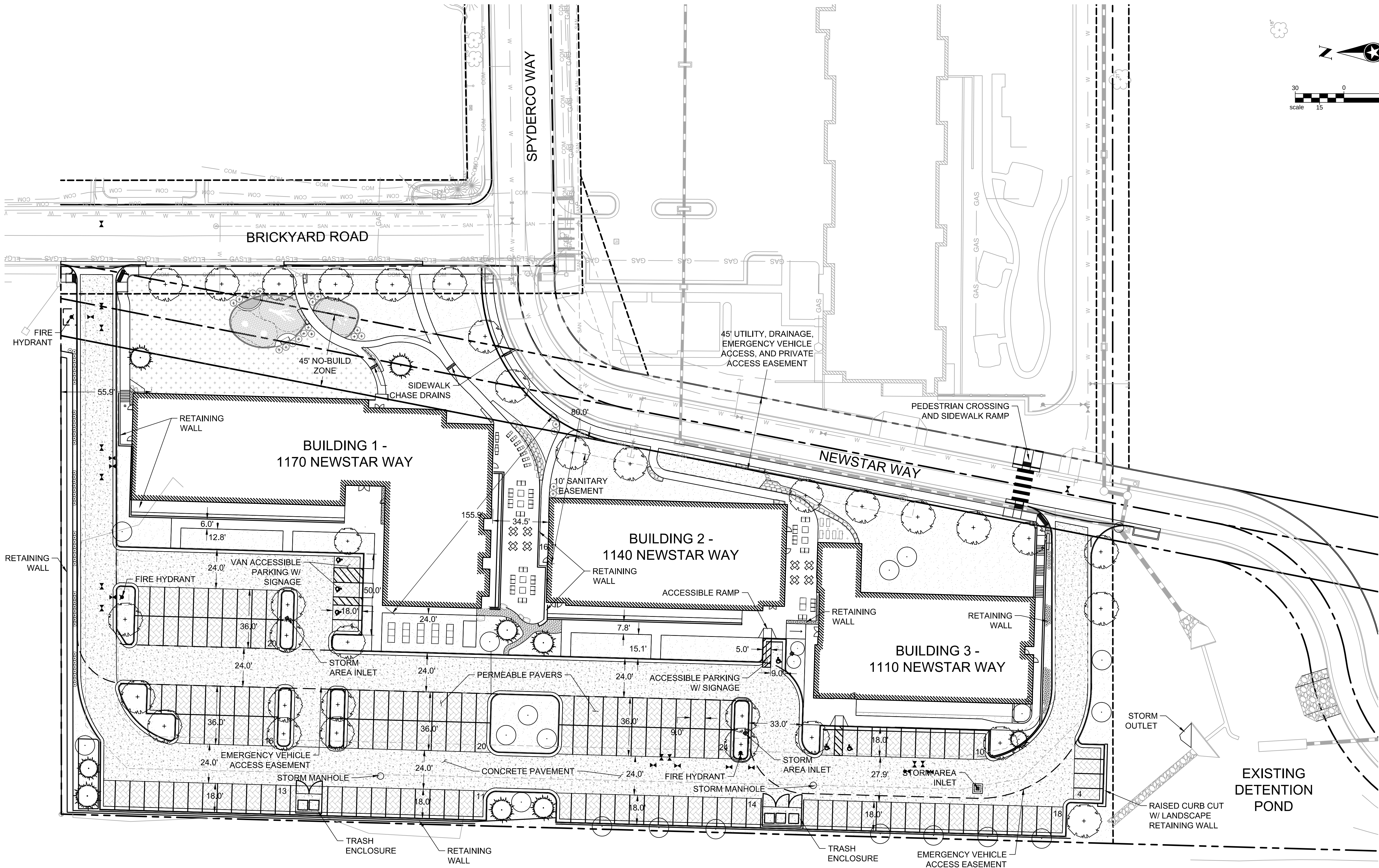
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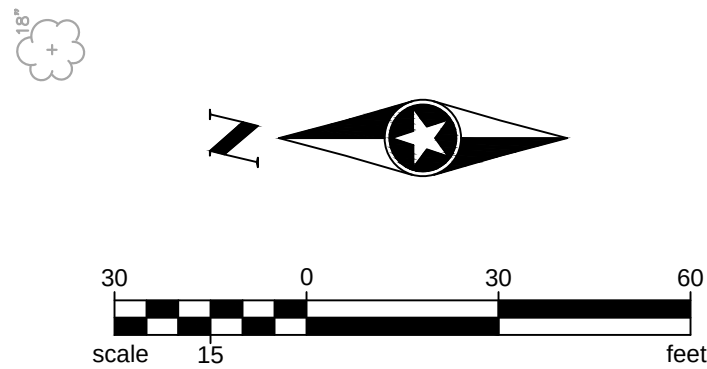
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PARKING SUMMARY:
STANDARD SPACES: 149
COMPACT SPACES: 1
ACCESSIBLE SPACES: 4
VAN ACCESSIBLE SPACES: 2
TOTAL SPACES: 156



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Canyon View Apartments
GOLDEN, COLORADO

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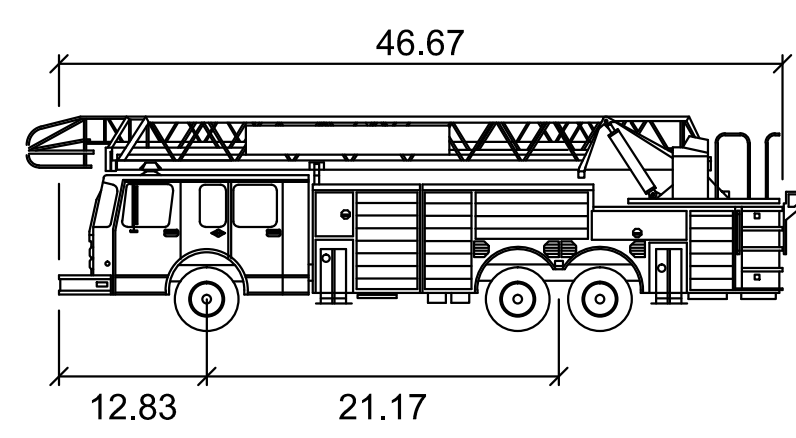
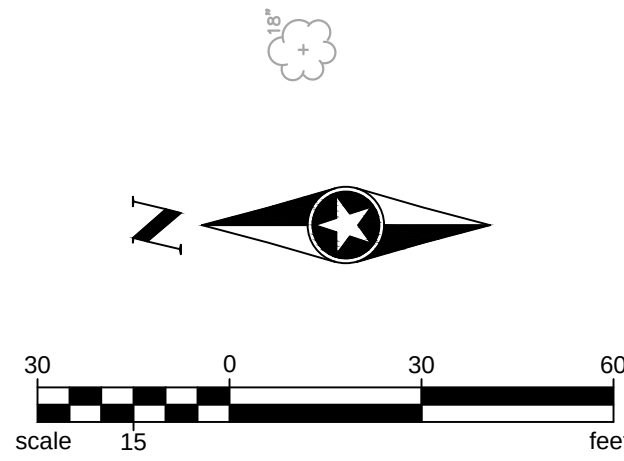
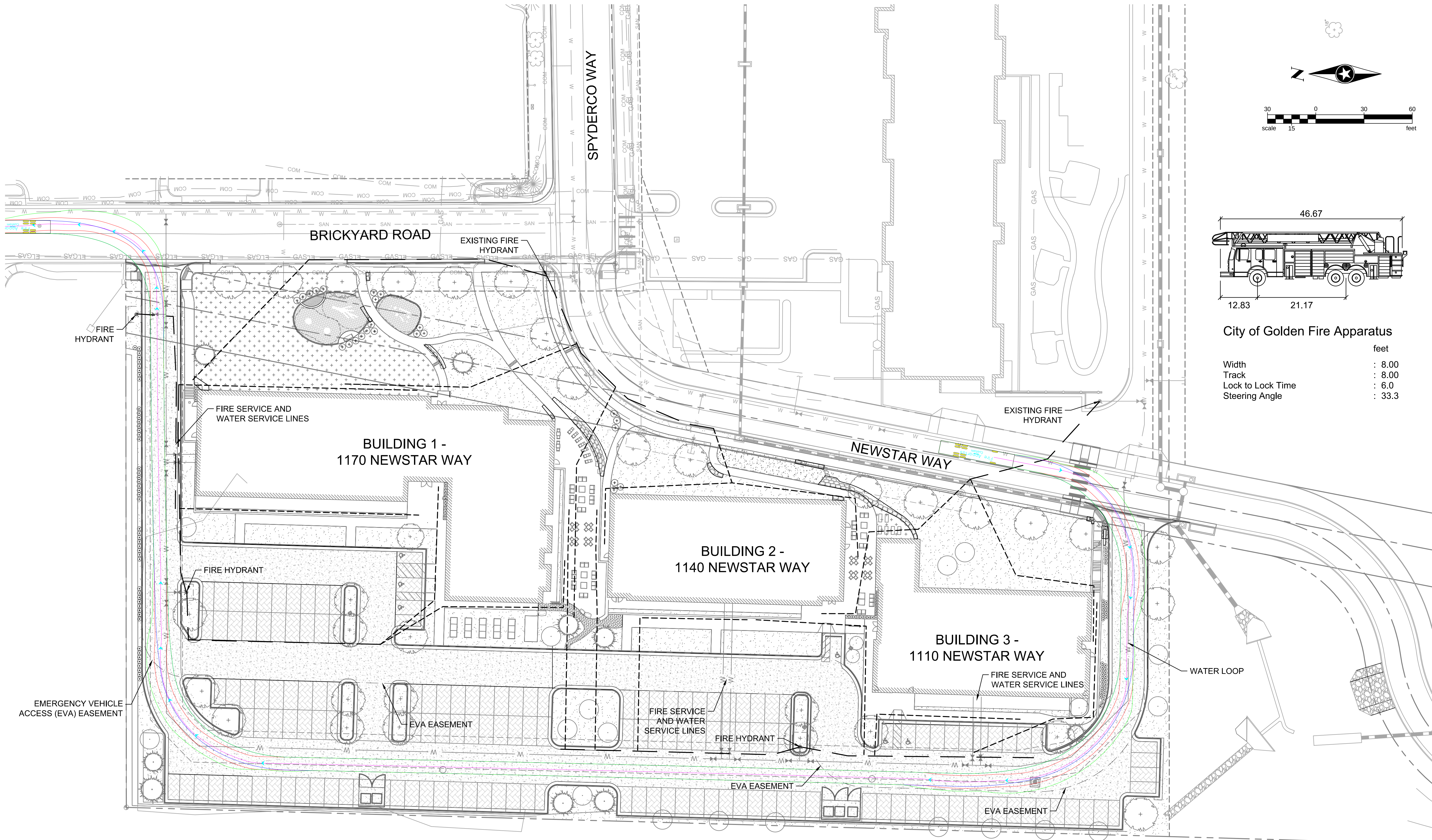
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SITE PLAN

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City of Golden Fire Apparatus

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

LEGEND

- TRUCK-LAID HOSE (150' MAX. LENGTH)
- - - - - HAND-LAID HOSE (150' MAX. LENGTH)
- FRONT TIRE PATH
- REAR TIRE PATH
- BODY PATH

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Canyon View Apartments

GOLDEN, COLORADO

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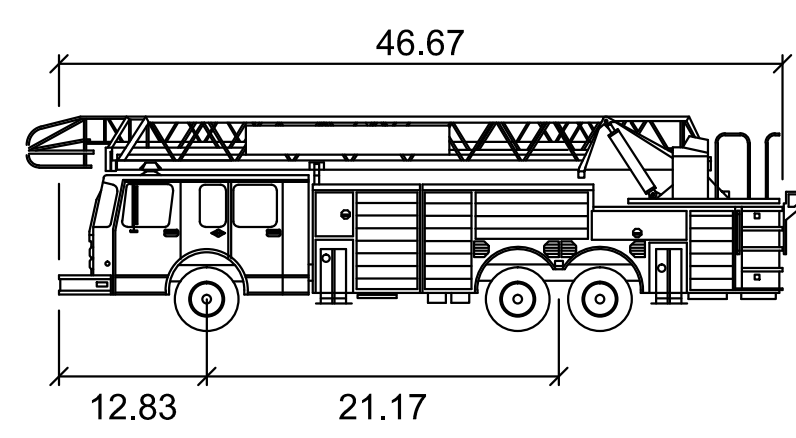
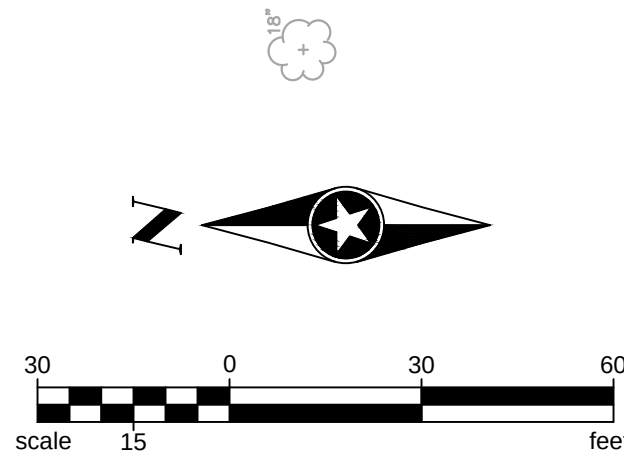
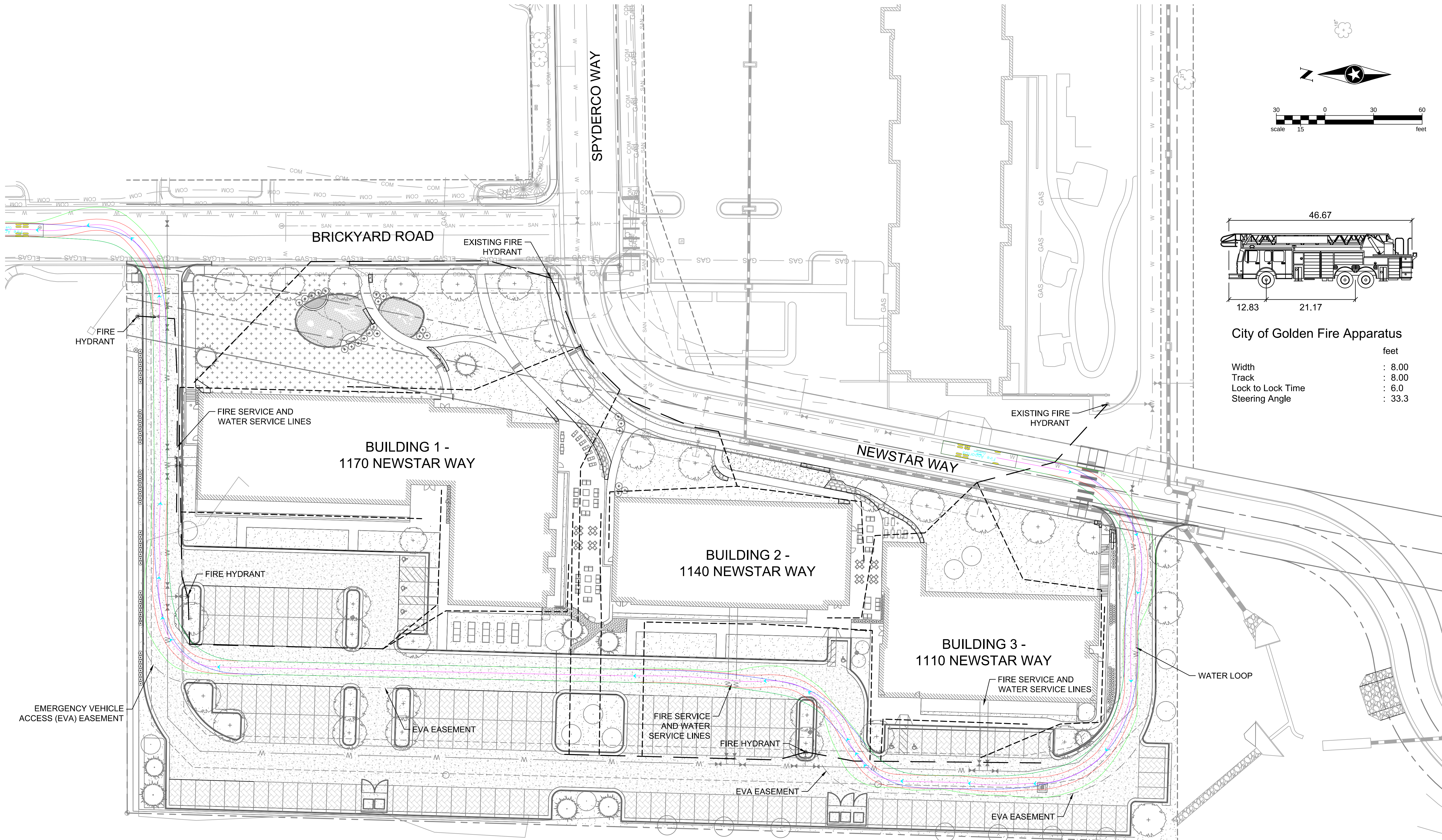
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FIRE APPARATUS PLAN

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City of Golden Fire Apparatus

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

LEGEND

- TRUCK-LAID HOSE (150' MAX. LENGTH)
- HAND-LAID HOSE (150' MAX. LENGTH)
- FRONT TIRE PATH
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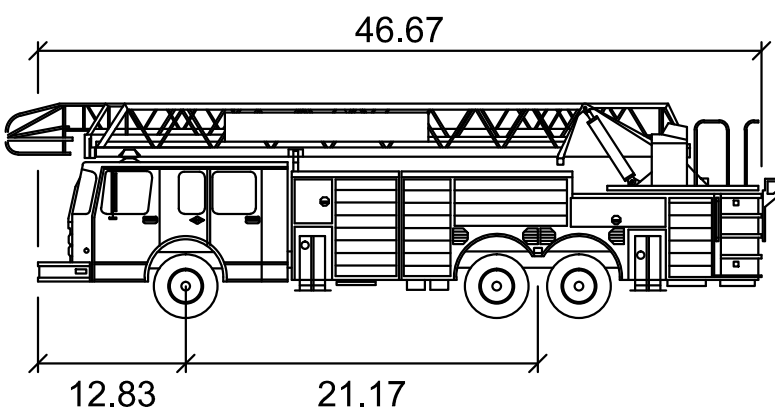
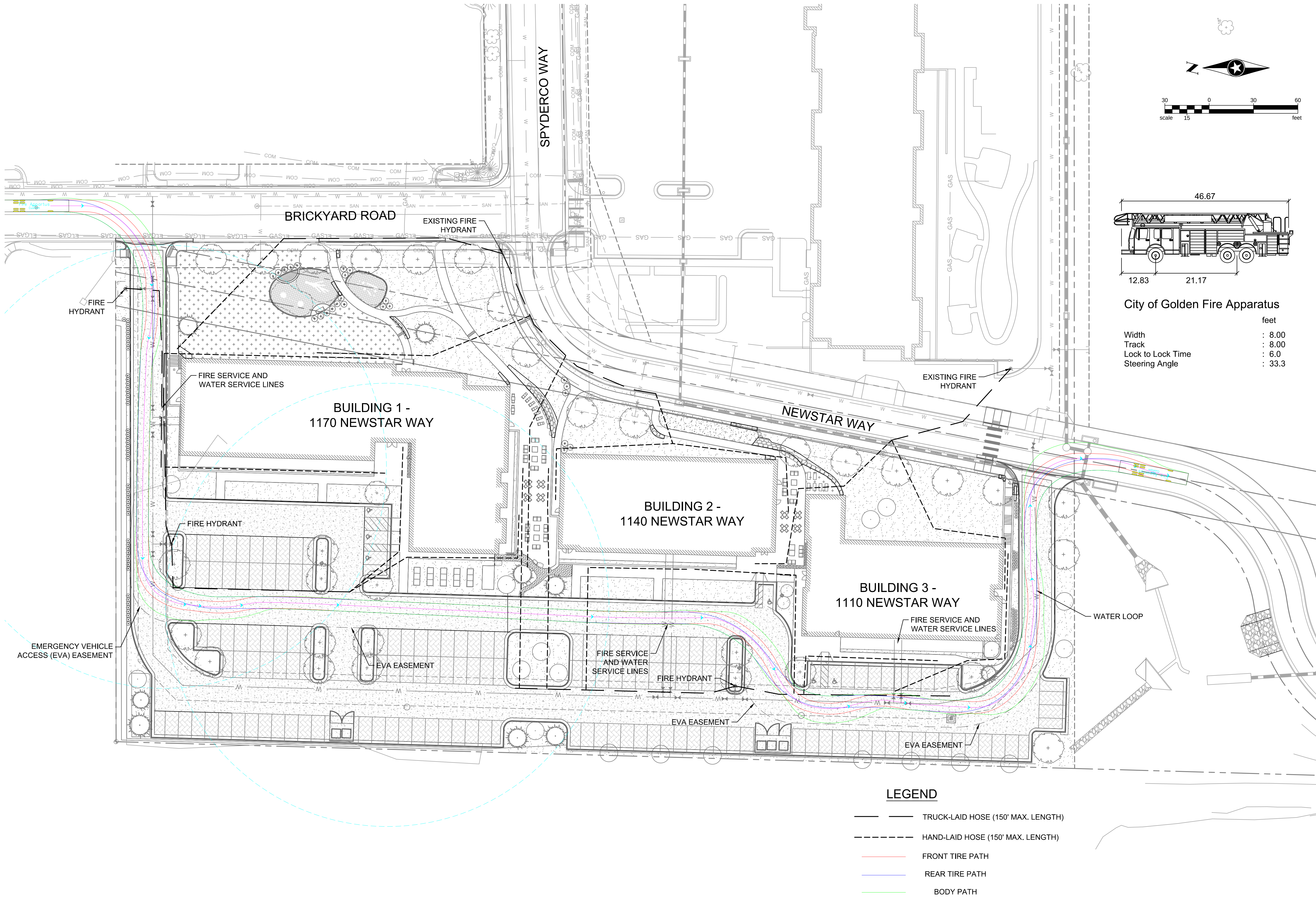
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Canyon View Apartments
GOLDEN, COLORADO

FIRE APPARATUS
PLAN ALTERNATE 1

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City of Golden Fire Apparatus

	feet
Width	: 8.00
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Lock to Lock Time	: 6.0
Steering Angle	: 33.3

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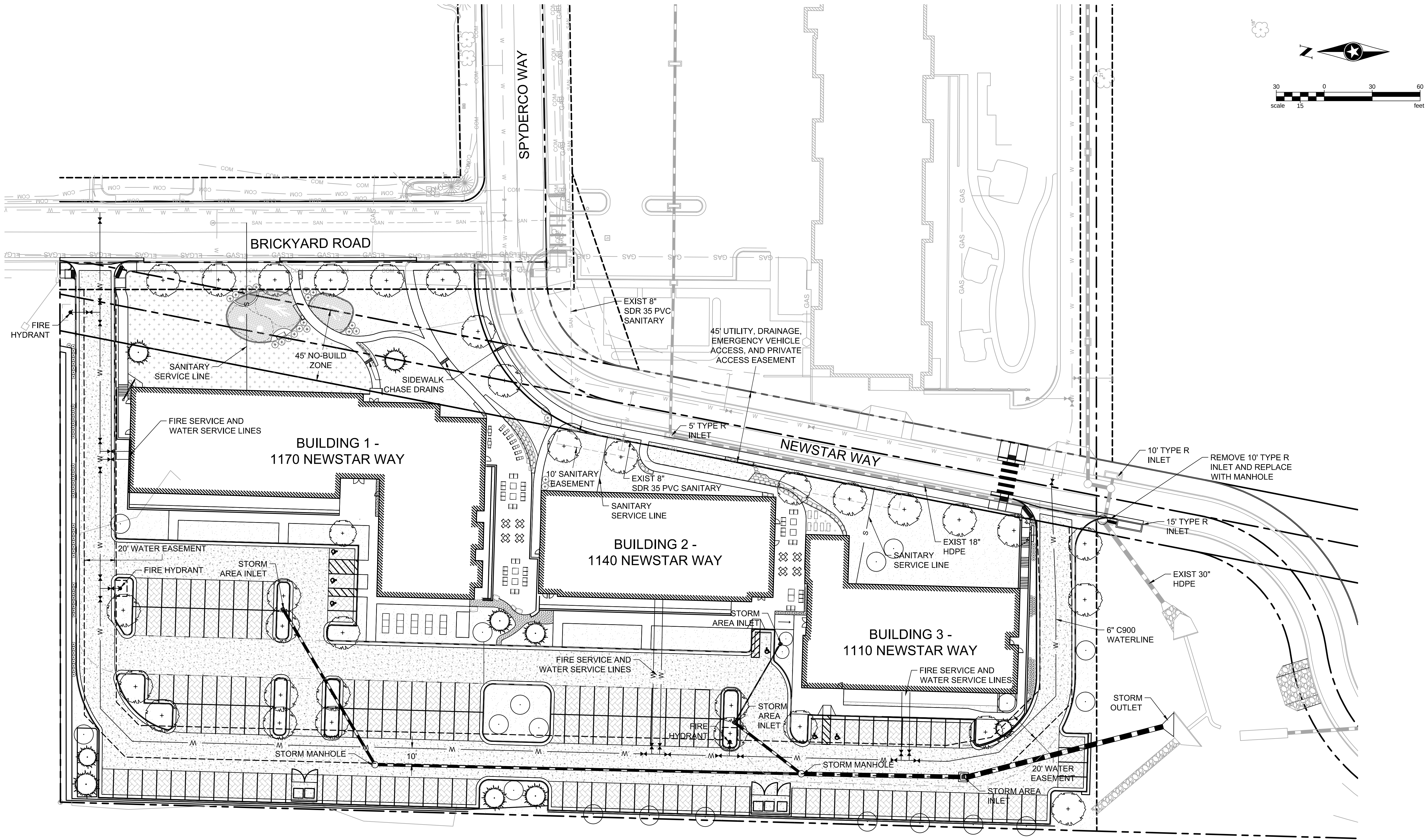
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FIRE APPARATUS
PLAN ALTERNATE 2

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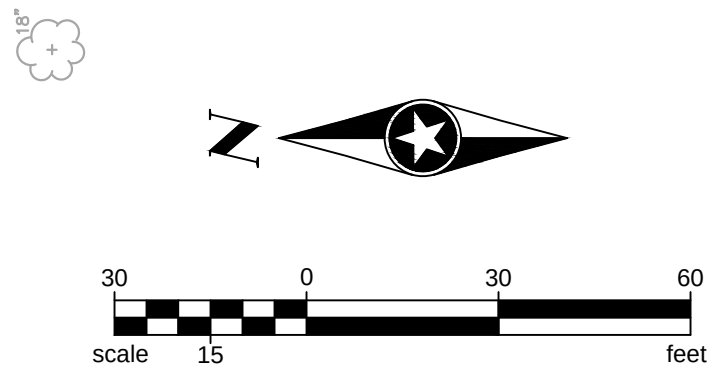
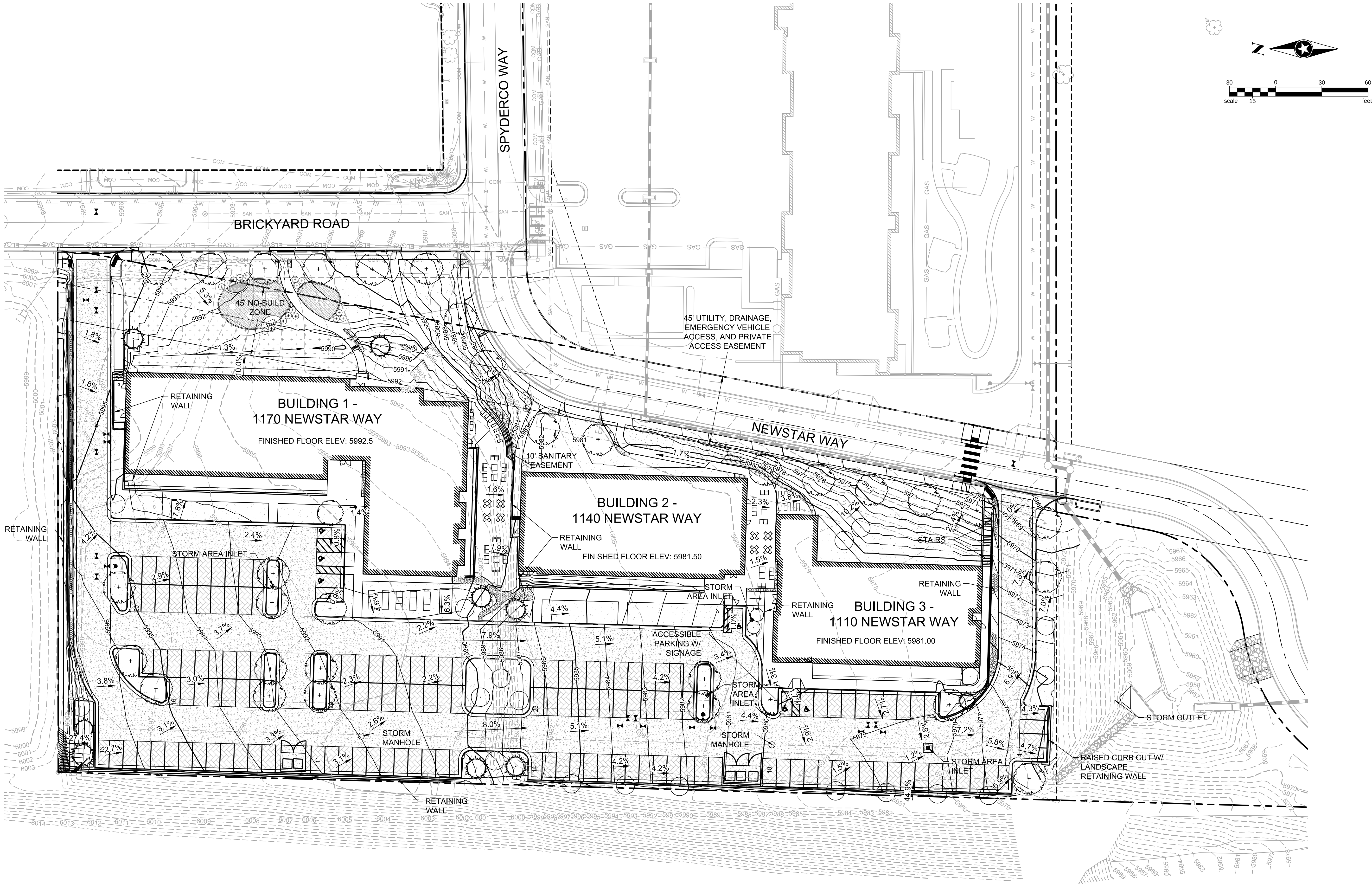
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UTILITY PLAN

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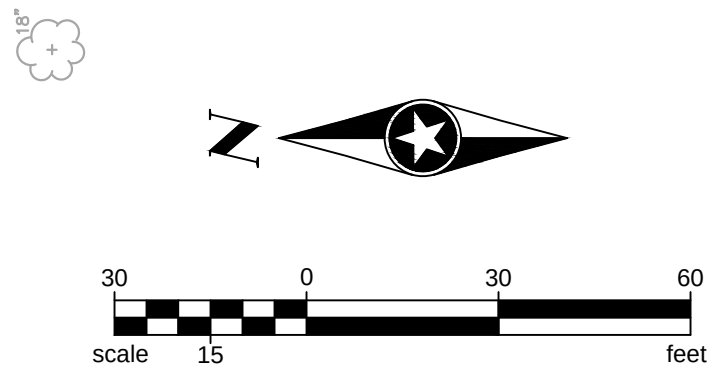
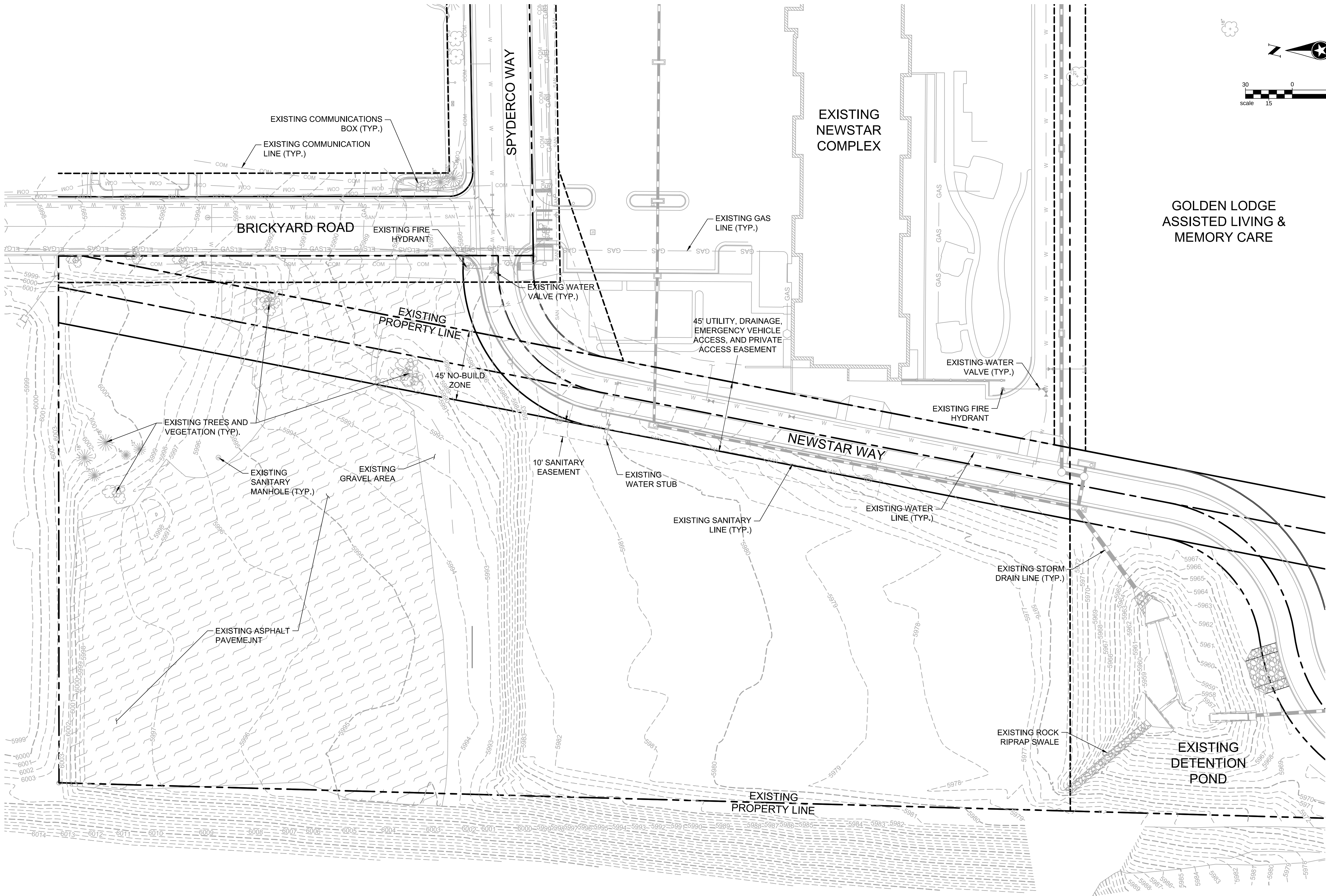
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GRADING PLAN

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GOLDEN LODGE
ASSISTED LIVING &
MEMORY CARE



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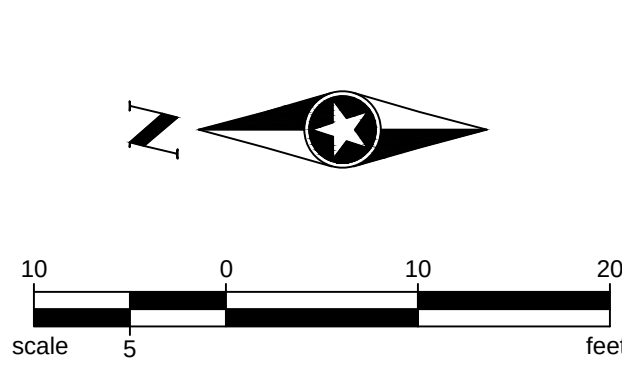
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EXISTING
CONDITIONS MAP

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007

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PUBLIC
IMPROVEMENTS

C
008

SITE INFORMATION

DESCRIPTION SECTION	REQUIRED	PROVIDED
TOTAL AREA		220,198 SF
BUILDING COVERAGE		37,018 SF
PARKING LOT COVERAGE		85,395 SF
TOTAL LANDSCAPE AREA COVERAGE		97,785 SF
NUMBER OF PARKING STALLS (18.36.030)	156	156
RESIDENTIAL UNITS		104
EXISTING AND PROPOSED FLOOR AREA		111,054 GSF
STREET TREES AT 35' OC (18.40.222(2c))		16
TREES AT PARKING AREAS (18.40.222(3a))	31	37
(5) TREES TO BE REPLACED	10	10
LANDSCAPED AREAS IN PARKING LOT (18.40.222(3b))	8,540 SF	13,555 SF
OPEN SPACE (18.40.232 (1a))	88,079 SF	137,008 SF

SYMBOL LEGEND

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB|VINE|ORNAMENTAL GRASS
- TURF GRASS W/ PERMANENT IRRIGATION
- NATIVE SHORT GRASSES W/ SUPPLEMENTAL IRRIGATION
- "DOG TUFF" TURF W/ SUPPLEMENTAL IRRIGATION

KEYNOTES

REFER SHEET A100 FOR ADDITIONAL INFORMATION

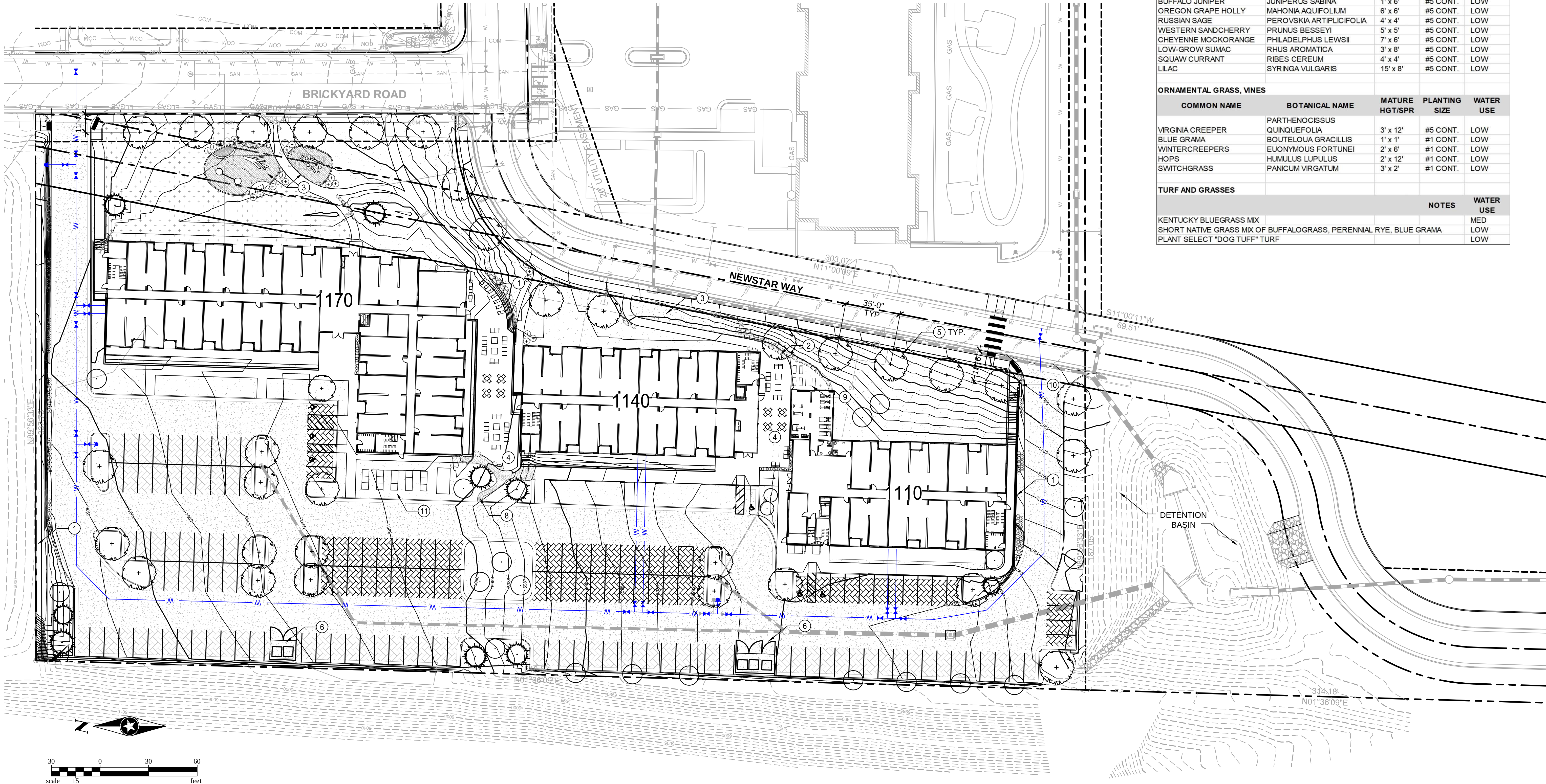
- 1 CONCRETE RETAINING WALL
- 2 STONE BLOCK RETAINING WALL
- 3 PET RELIEF/DOG RUN
- 4 OUTDOOR HARDSCAPE AREA
- 5 SHADE TREES ALONG ROW 10' FROM UTILITIES
- 6 TRASH ENCLOSURE W/ RECYCLING, COMPOST
- 7 PLAY AREA
- 8 CRUSHED STONE PATH
- 9 OUTDOOR FITNESS AREA
- 10 MONUMENT SIGN
- 11 COMMUNITY GARDEN

LANDSCAPE NOTES

1. PRIOR TO PLANTING AND INSTALLING IRRIGATION SYSTEM, INCORPORATE SOIL AMENDMENTS AT RATE OF 3 CY PER 100 SQUARE FEET TO DEPTH OF 6 INCHES. PROVIDE CERTIFICATE OF AMENDMENT TYPE AND INSTALLATION.
2. PROVIDE PERMANENT IRRIGATION SYSTEM WITH AUTOMATIC CONTROLLER AND MOISTURE SENSOR SYSTEM SHALL BE DESIGNED TO MINIMIZE OVERSPRAY AT IMPERVIOUS SURFACES AND WALKWAYS. PROVIDE DRIP SYSTEM AT TREES, SHRUBS AND GROUNDCOVERS, AND SPRAY AT TURF AND GRASS AREAS.
3. PLANT MATERIALS SHALL BE AS FOLLOWS:
DECIDUOUS TREES - 2-1/2" CALIPER MEASURED 1' ABOVE FINISH GRADE
EVERGREEN TREES - 6" DIAMETER
SHRUBS - #5 CONTAINER
GROUNDCOVERS - #1 CONTAINER.
WOOD AND STONE MULCH - 3" DEPTH MINIMUM.
4. A MINIMUM OF 50% OF THE PLANT MATERIAL SHALL BE XERIC SPECIES AS DESIGNATED BY GOLDEN'S RECOMMENDED PLANT LIST*.
5. EXISTING MATURE TREES SHALL BE REMOVED, MULCHED AND REPLACED AT 2:1 RATIO.
6. OWNER SHALL PROVIDE A PERFORMANCE WARRANTY VALUED AT 20% OF THE INSTALLED COST OF THE LANDSCAPING TO THE CITY THROUGHOUT A FULL GROWING SEASON.
7. CONTINUING MAINTENANCE OF THE LANDSCAPING SHALL BE RESPONSIBILITY OF OWNER. WHERE APPROVED TREES, SHRUBS OR OTHER LANDSCAPING MATERIALS DIE OR ARE REMOVED IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REPLACE THEM WITH MATERIALS OF A COMPARABLE NATURE AND SIZE TO THOSE ORIGINALLY APPROVED WITHIN ONE YEAR.

PLANT SCHEDULE

TREES				
COMMON NAME	BOTANICAL NAME	MATURE HGT/SPR	PLANTING SIZE	WATER USE
TATARIAN MAPLE	ACER TATARICUM	25' x 25'	2.5" CAL.	LOW
WASHINGTON HAWTHORN	CRATAEGUS AMBIGUA	20' x 15'	2.5" CAL.	LOW
COMMON HACKBERRY	CELTIS OCCIDENTALIS	60' x 40'	2.5" CAL.	LOW
WINTER KING HAWTHORN	CRATAEGUS VIRIDIS	30' x 20'	2.5" CAL.	MED
KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	60' x 50'	2.5" CAL.	LOW
IMPERIAL HONEYLOCUST	GLEDITISIA TRIACANTHOS	35' x 25'	2.5" CAL.	LOW
BRISTLECONE PINE	PINUS ARISTATA	30' x 15'	6"	LOW
AUSTRIAN PINE	PINUS NIGRA	50' x 20'	6"	LOW
PONDEROSA PINE	PINUS PONDEROSA	40' x 25'	6"	LOW
CHINKAPIN OAK	QUERCUS MUEHLENBERGII	40' x 40'	2.5" CAL.	MED
SWAMP WHITE OAK	QUERCUS BICOLOR	50' x 40'	2.5" CAL.	LOW
JAPANESE PAGODA TREE	SOPHORA JAPONICA	40' x 35'	2.5" CAL.	LOW
AMERICAN LINDEN	TILIA AMERICANA	40' x 30'	2.5" CAL.	MED
SHRUBS				
COMMON NAME	BOTANICAL NAME	MATURE HGT/SPR	PLANTING SIZE	WATER USE
BARBERRY	BERBERIS THUNBERGII	4' x 5'	#5 CONT.	LOW
MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	10' x 6'	#5 CONT.	LOW
APACHE PLUME	FALLUGIA PARADOXA	5' x 5'	#5 CONT.	LOW
BUFFALO JUNIPER	JUNIPERUS SABINA	1' x 6'	#5 CONT.	LOW
OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM	6' x 6'	#5 CONT.	LOW
RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA	4' x 4'	#5 CONT.	LOW
WESTERN SANDCHERRY	PRUNUS BESSEYI	5' x 5'	#5 CONT.	LOW
CHEYENNE MOCKORANGE	PHILADELPHUS LEWISII	7' x 6'	#5 CONT.	LOW
LOW-GROW SUMAC	RHUS AROMATICA	3' x 8'	#5 CONT.	LOW
SQUAW CURRANT	RIBES CEREUM	4' x 4'	#5 CONT.	LOW
LILAC	SYRINGA VULGARIS	15' x 8'	#5 CONT.	LOW
ORNAMENTAL GRASS, VINES				
COMMON NAME	BOTANICAL NAME	MATURE HGT/SPR	PLANTING SIZE	WATER USE
VIRGINIA CREEPER	PARTHENOCISSUS	3' x 12'	#5 CONT.	LOW
BLUE GRAMA	BOUTELLOUA GRACILLIS	1' x 1'	#1 CONT.	LOW
WINTERCREEPERS	EUNYMOUS FORTUNEI	2' x 6'	#1 CONT.	LOW
HOPS	HUMULUS LUPULUS	2' x 12'	#1 CONT.	LOW
SWITCHGRASS	PANICUM VIRGATUM	3' x 2'	#1 CONT.	LOW
TURF AND GRASSES				WATER USE
				NOTES
KENTUCKY BLUEGRASS MIX				MED
SHORT NATIVE GRASS MIX OF BUFFALOGRASS, PERENNIAL RYE, BLUE GRAMA				LOW
PLANT SELECT "DOG TUFF" TURF				LOW



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SEH Project

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156965

TN

AM

Project Status

Site Plan Re-Submittal

Issue Date

10/23/2020

Revision Issue

Rev. #

Description

Date

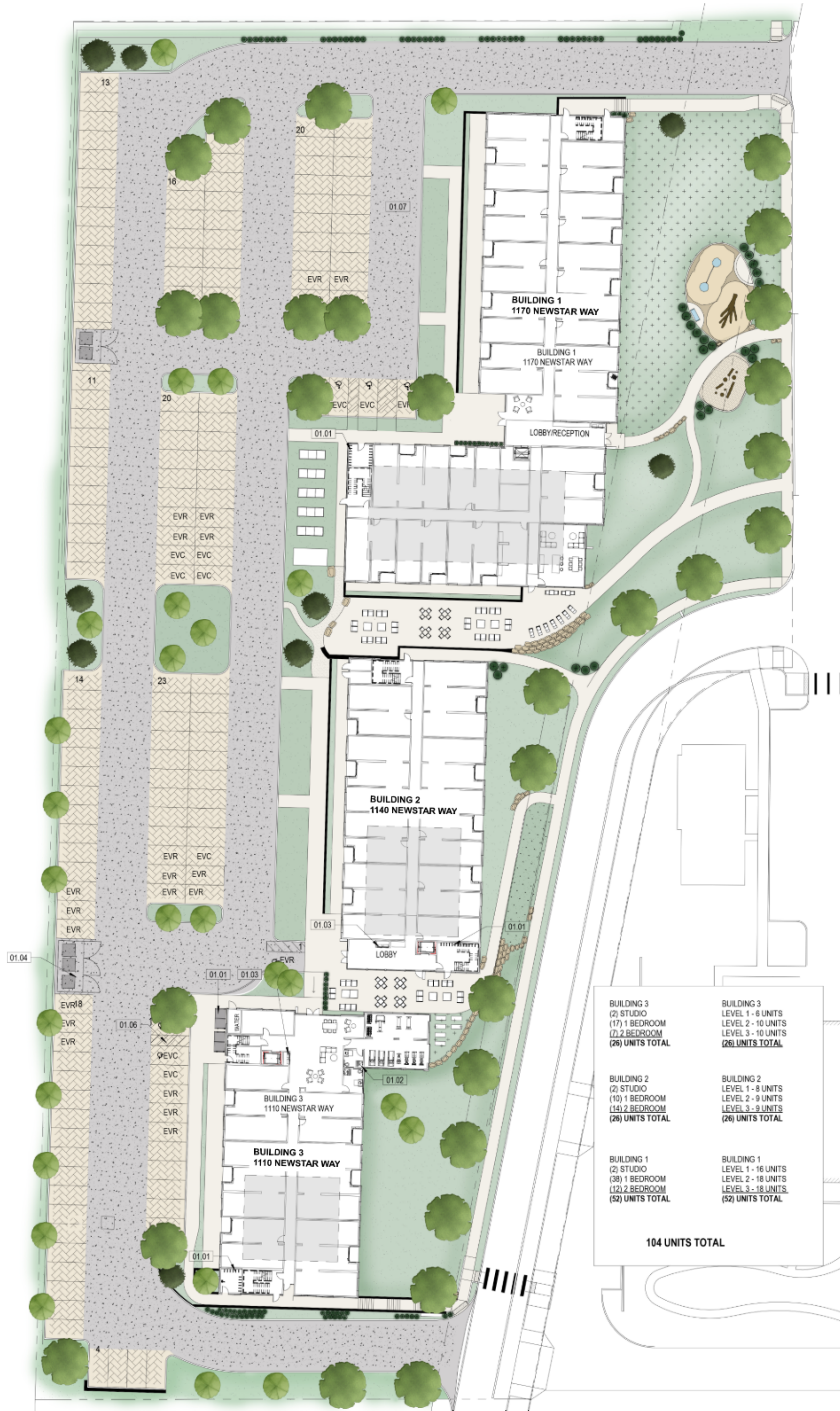
LANDSCAPE PLAN

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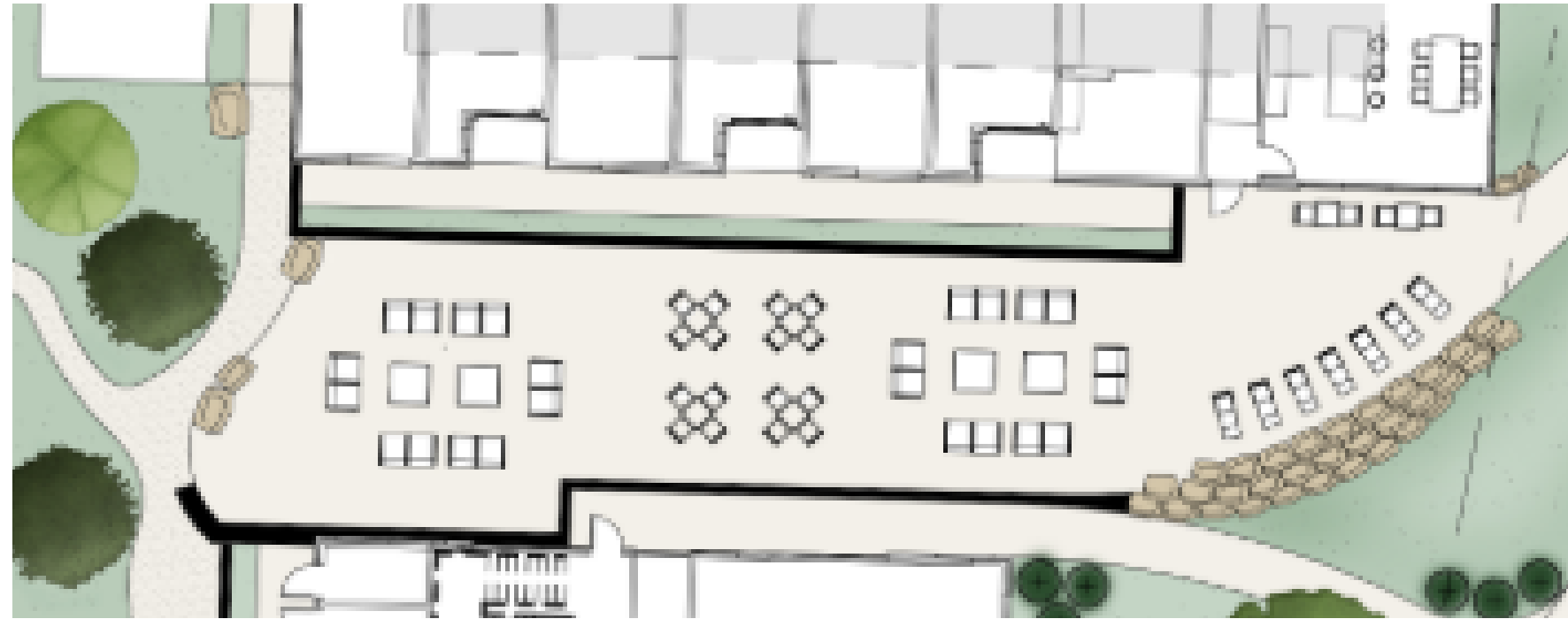
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1 ARCHITECTURAL SITE PLAN
NOT TO SCALE



2 AMENITY SPACE - BUILDINGS 1 & 2
1/16" = 1'-0"



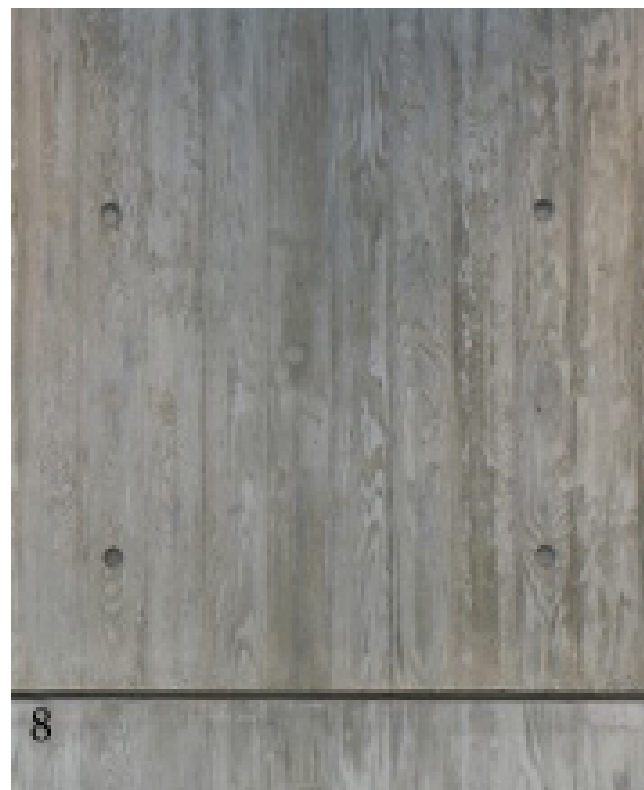
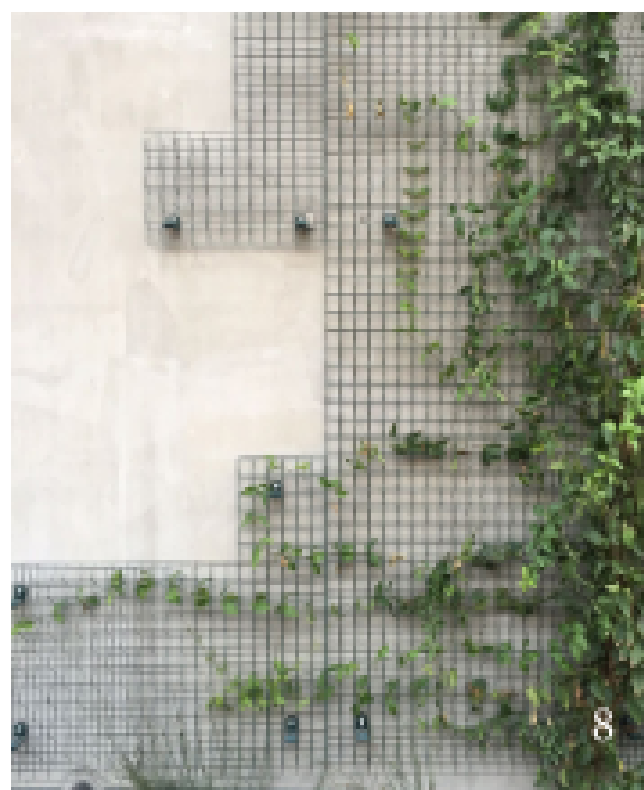
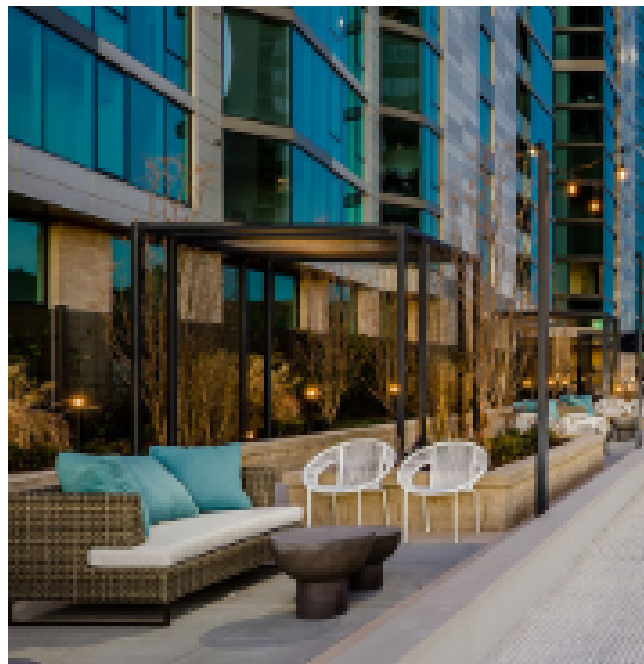
3 AMENITY SPACE - BUILDINGS 2 & 3
1/16" = 1'-0"



ENERGY EFFICIENCY	
1.	INCREASE ENERGY EFFICIENCY OF STRUCTURE OVER THE ENERGY EFFICIENCY STANDARD SET FORTH IN SECTION 18.40.340.
2.	INSTALL BUILDING AUTOMATION SYSTEM FOR ADVANCED MONITORING, WHICH CAN INCLUDE NETWORKED CONTROLS OF MULTIPLE BUILDING SYSTEMS, SUCH AS HEATING AND COOLING, VENTILATION, DAYLIGHTING AND LIGHTING.
3.	INSTALL HEAT REFLECTIVE ROOF MATERIALS. MINIMUM 29 SRI (SOLAR REFLECTIVE INDEX) MATERIALS QUALIFY.
4.	EACH UNIT WILL HAVE A PROGRAMMABLE THERMOSTAT AND SEPARATE ELECTRICITY METERS.

KEYNOTE LEGEND	
01.01	BIKE PARKING THAT IS SECURE AND ENCLOSED WITH REPAIR STATION
01.02	SHOWER UNIT PROVIDED FOR 2% OF FULL TIME EQUIVALENT EMPLOYEES
01.03	MAIL KIOSKS OR PARCEL LOCKERS
01.04	COMPOSTE BIN PROVIDED; PROPERTY WILL HAVE CONTRACT FOR PICK-UP SERVICE
01.06	(EVC) ELECTRIC VEHICLE CHARGING STATIONS: 11 IN TOTAL
01.07	PERMEABLE PAVEMENT TO EMPLOY STORMWATER RUNOFF REDUCTION STRATEGIES TO SLOW RUNOFF AND PROMOTE INFILTRATION

AMENITY SPACE DETAILS	
1.	FESTOON LIGHTING
2.	BOCCIE BALL COURT
3.	HARDSCAPING
4.	DINING FURNITURE
5.	OUTDOOR FURNITURE
6.	STONE RETAINING WALL
7.	CHILDREN'S PLAY AREA
8.	GREEN SCREEN FORMED CONCRETE RETAINING WALL
9.	DUMPSTER ENCLOSURE



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CROSSBEAM CAPITAL
Canyon View Apartments
GOLDEN, COLORADO

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Drawn By NM

Project Status Issue Date
SITE DEVELOPMENT 1.25.2021
PLAN & SPECIAL USE
PERMIT

Revision Issue
Rev. # Description Date

SITE PLAN

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CONSTRUCTION

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BUILDING 1 ELEVATIONS



1 B1 NORTH ELEVATION
1" = 10'-0"



2 B1 SOUTH ELEVATION
1" = 10'-0"



3 B1 EAST ELEVATION
1/8" = 1'-0"



4 B1 WEST ELEVATION
1/8" = 1'-0"

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Project Status Issue Date
PLANNING SUBMITTAL 09.16.2020

Revision Issue		
Rev. #	Description	Date

BUILDING 2 ELEVATIONS



1 B2 NORTH ELEVATION
1/8" = 1'-0"



2 B2 SOUTH ELEVATION
1/8" = 1'-0"



3 B2 WEST ELEVATION
1/8" = 1'-0"



4 B2 EAST ELEVATION
1/8" = 1'-0"



1 B3 SOUTH ELEVATION
1/8" = 1'-0"



2 B3 NORTH ELEVATION
1/8" = 1'-0"



3 B3 WEST ELEVATION
1/8" = 1'-0"



4 B3 EAST ELEVATION
1/8" = 1'-0"

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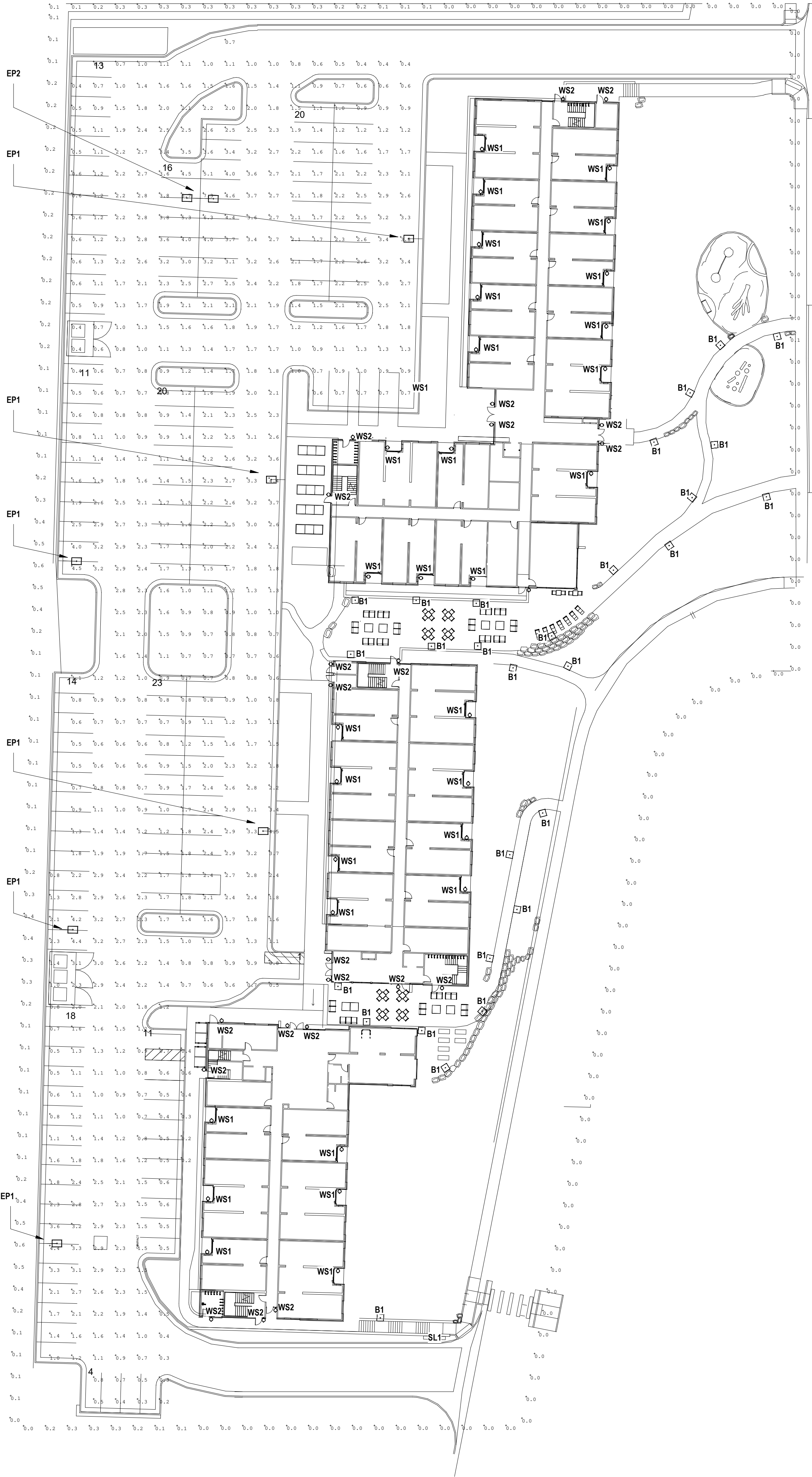
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ELECTRICAL SITE PLAN



LUMINAIRE SCHEDULE									
TYPE	QUANTITY	LED SOURCE			FIXTURE DISCRPTION	VOLTAGE	WATTS	MOUNTING	MANUFACTURER, SERIES, AND CATALOG NUMBER
		LUMENS	CCT	CRI					
EP1	6	22,342	3000K	70	EXTERIOR POLE LIGHT, SINGLE HEAD, HOUSE SIDE SHIELD, TYPE 3 DISTRIBUTION, 25' POLE	MVOLT 120/277	185	30" BASE	LITHONIA: DSX2 LED P2 30K T3M SPA PIRH
EP2	1	44,684	3000K	70	EXTERIOR POLE LIGHT, DOUBLE HEAD, TYPE 3 DISTRIBUTION, 25' POLE	MVOLT 120/277	370	30" BASE	LITHONIA: DSX2 LED P2 30K T3M SPA PIRH
B1	28	744	3000K	70	MIMIK 10 PATHWAY BOLLARD, TYPE 2 DISTRIBUTION, 39 3/8"	MVOLT 120/277	11	SURFACE	PERFORMANCE IN LIGHTING: 071812
WS1	30	847	3000K	80	WALL SCNCE FOR UNIT PATIOS, RECTANGULAR 5" x 3" x 14", ALUMINUM HARDWARE WITH GLASS DIFFUSER	MVOLT 120/277	10.9	WALL 8"	WAC: WS-W54614-BK
WS2	23	615	3000K	90	WALL SCNCE FOR ENTRYWAYS, TYPE 1 DISTRIBUTION, RECTANGULAR 4 1/2" x 3 1/2" x 6 1/8", ALUMINUM BODY WITH DIE-CAST GLASS DIFFUSER	MVOLT 120/277	9	WALL 8"	WAC: WS-W61806-BK
SL1	1	385 PER FT	3000K	90	LED STRIP LIGHT FOR MONUMENT/SIGN BACKLIGHTING, POWER CORD INTEGRATED RECTIFIER, UV PROTECTIVE COATING, DIMMABLE	120	4 PER FT	SURFACE	LUMILUM: LUM-120505-3000K
GENERAL NOTES:									
A. THE FIXTURES LISTED IN THIS SCHEDULE REPRESENT A BASIS OF DESIGN. EQUIPMENT FIXTURES PROVIDED BY OTHER MANUFACTURES WILL BE CONSIDERED PER CLIENT APPROVAL.									

Calculation Summary							
Project: Canyon View Apartments							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot_1	Illuminance	Fc	1.73	7.3	0.2	8.65	36.50
Property Line_1	Illuminance	Fc	0.10	0.6	0.0	N.A.	N.A.



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CANYON VIEW APARTMENTS
GOLDEN, COLORADO

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Project Status	Issue Date
SITE DEVELOPMENT	01.25.2021
PLAN	

Revision Issue		
Rev. #	Description	Date

PHOTOMETRIC ANALYSIS

E001



D-Series Size 2 LED Area Luminaire

