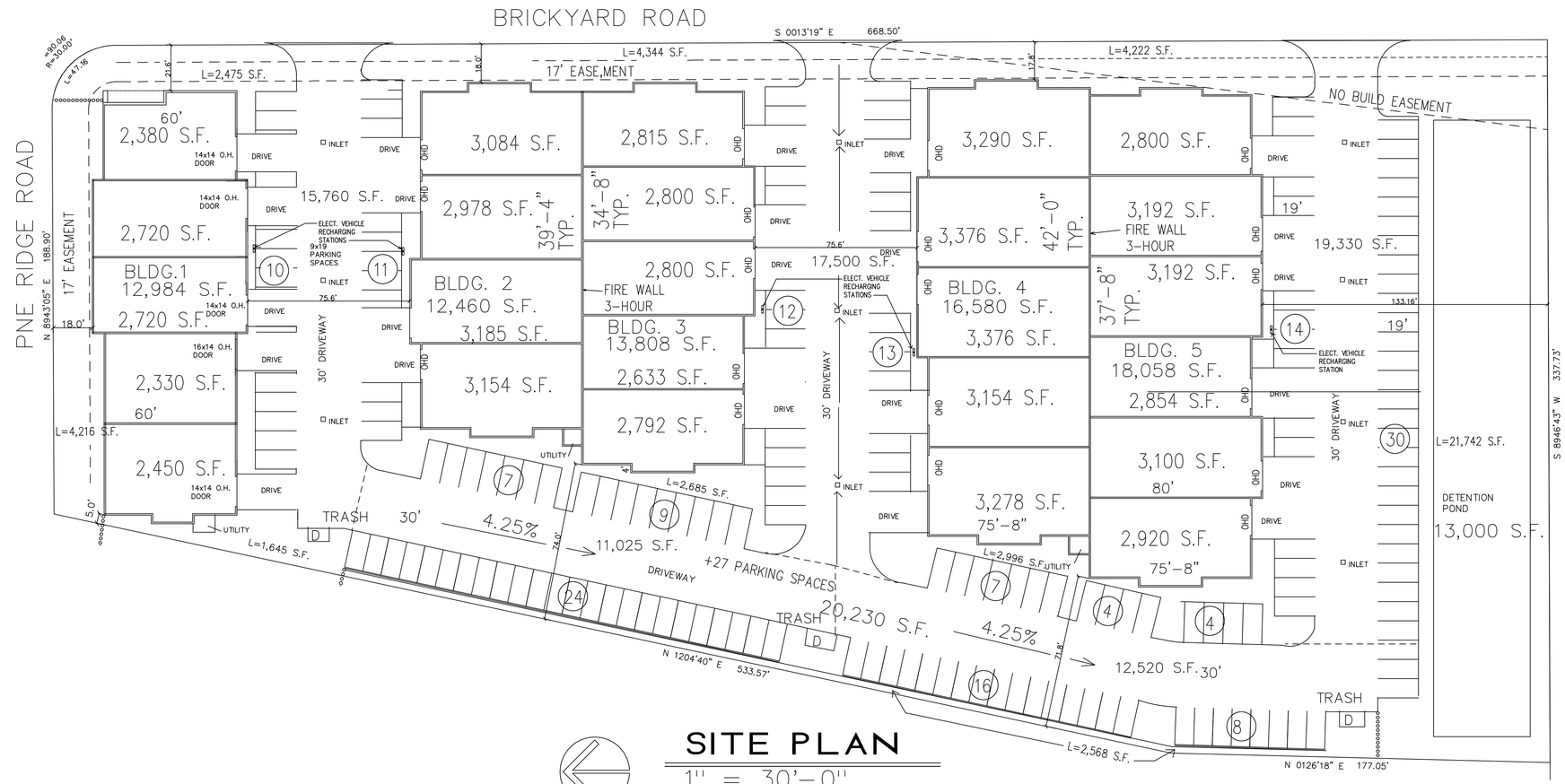


SITE PLAN

1" = 30'-0"

NORTH

LOT SIZE:	202,903.7 S.F.
TOTAL BUILDINGS:	73,890 S.F.
PAVING:	88,811.7 S.F.
TOTAL OPEN SPACE:	40,202 S.F. (19.8%)
OPEN SPCE REQ'D, 15%:	30,435 S.F.

AN ADDITIONAL 3.75% OPEN SPACE = 2 SUSTAINABILITY POINTS

PARKING
PERIMETER: 109 SPACES
BLDG. FRONTS: 60 SPACES
TOTAL: 169 SPACES (6.7/UNIT)
25 UNITS 1 SPACE/437 S.F. BLDG.

PROJECT DATA

ADDRESS: 1220 BRICKYARD ROAD
GOLDEN, COLORADO

JURISDICTION: GOLDEN, COLORADO

CODES: 2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL MECHANICAL CODE
2011 NATIONAL ELECTRIC CODE
2012 INTERNATIONAL FIRE CODE
2012 INTN'L. ENERGY CONSERVATION CODE
2003 ICC/ANSI A117.1 HANDICAPPED ACCESSIBILITY STANDARDS

ZONING: PUD

LOT SIZE: 202,903.7 S.F.

OCCUPANCY: F-1 FACTORY INDUSTRIAL, MODERATE HAZARD OCCUPANCY

TYPE OF CONSTRUCTION: II-B, SPRINKLERED NONCOMBUSTINLE

BASIC ALLOWABLE AREA:	15,500 S.F.
AUTOMATIC SPRINKLER SYSTEM INCREASE:	300%
TOTAL ALLOWABLE AREA:	46,500 S.F.
ACTUAL AREA: BUILDING #1:	12,984 S.F.
BUILDING #2:	12,460 S.F.
BUILDING #3:	13,808 S.F.
BUILDING #4:	16,580 S.F.
BUILDING #5:	18,058 S.F.

FIRE WALLS PROVIDED BETWEEN BLDGS. 2/3 & 4/5.

OCCUPANT LOAD: PER UNIT, LARGEST UNIT = 3,376 S.F.
OFFICE, MAX. 600/100 = 6 OCCUPANTS
STORAGE 2,775/500 = 6 OCCUPANTS
TOTAL: 12 OCC/UNIT
MAX. 72 IN BLDG. #5.

PLUMBING FIXTURES REQUIRED: (PER UNIT)

OCCUPANTS	UNISEX	
12	(R)	(P)
WATER CLOSETS 1/100	1	1
LAVATORIES 1/100	1	1

SEPARATE FACILITIES NOT REQUIRED WHERE TOTAL OCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF LESS THAN 15.

PARKING REQUIRED: 169 PARKING SPACES REQUIRED
1/225 SF OFFICE
1/600 SF WAREHOUSE

169 SPACES PROVIDED
INCLUDING 5 HANDICAP SPACES

OWNERS CERTIFICATE

THE FOLLOWING SIGNATURE OF OWNER(S), OR LEGALLY DESIGNATED AGENT(S) THEREOF, DO HEREBY AGREE THAT THE PROPERTY LEGALLY DESCRIBED HEREON WILL BE DEVELOPED AS A PLANNED DEVELOPMENT IN ACCORDANCE WITH THE USES, RESTRICTIONS AND CONDITIONS CONTAINED IN THIS PLAN, AND AS MAY OTHERWISE BE REQUIRED BY LAW.

SIGNED THIS ____ DAY OF _____ 20 __

BY: _____

PRINT NAME _____ PRINT TITLE _____

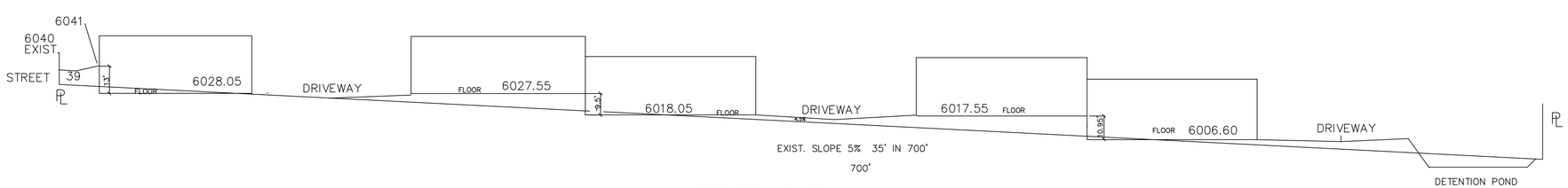
PLANNING DEPARTMENT APPROVAL

APPROVED BY THE CITY OF GOLDEN PLANNING DEPARTMENT:

BY: _____

PRINT NAME _____ PRINT TITLE _____

DATE: _____



SECTION THRU SITE

MICHAEL STEINHOFF ARCHITECT
4030 WEST 102nd AVENUE
WESTMINSTER, COLORADO 80031
303-349-1302 ms_designs@msn.com

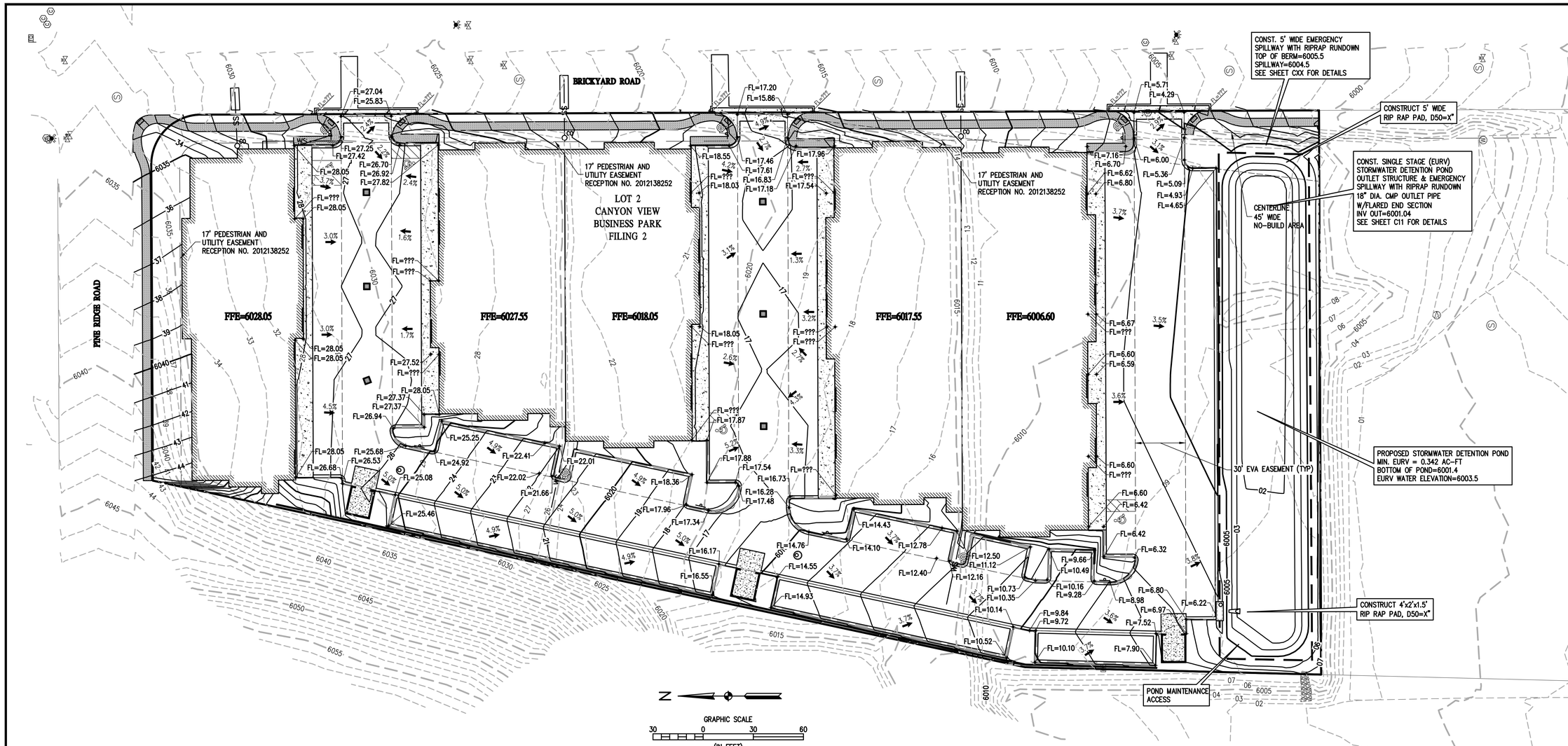
BRICKYARD BUSINESS PARK
1220 BRICKYARD, LLC
1220 BRICKYARD ROAD
GOLDEN, COLORADO

EDGECONTRACTING\WAREHOUSE2016
1220BY-SITE050516

DRAWN: MS
DATE: 06-20-16
REV: 08-01-16

WAREHOUSE
1220 BRICKYARD ROAD

DRAWING
SP-1
SHEET 1 OF 4



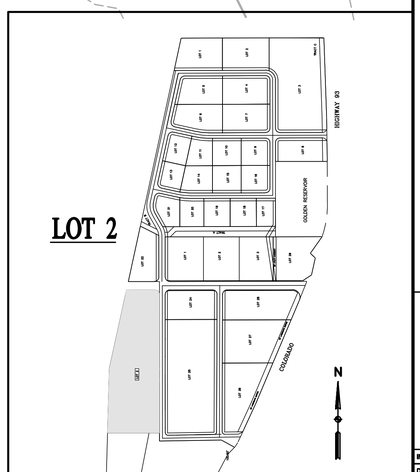
1 C5 C5 GRADING PLAN

NOTES:

1. ALL SIDEWALK SHALL HAVE A 2% MAXIMUM CROSS SLOPE.
2. CONTRACTOR TO MATCH GRADE AT PROPERTY LINE LIMITS.
3. THE MAXIMUM SLOPES FOR ADA STALLS SHALL BE A 2.0% IN ALL DIRECTIONS
4. ALL CURB & GUTTER SHALL BE 6" UNLESS OTHERWISE NOTED.

EARTHWORK QUANTITIES

	AMOUNT
CUT	XXX CY
FILL	XXX CY



VICINITY MAP

CITY CASE NO. XX-XX

Know what's **below.** **Call** before you dig.

BASELINE
Engineering · Planning · Surveying
950 FORD STREET · GOLDEN, COLORADO 80401
P: 303.940.0969 · F: 303.940.0969 · www.baselinecorp.com

DESIGNED BY XXX
DRAWN BY JDD
CHECKED BY NJN

PREPARED BY DATE
REVISION DESCRIPTION

1220 BRICKYARD LLC

JEFFERSON COUNTY

GOLDEN

BRICKYARD BUSINESS PARK
1220 BRICKYARD RD, GOLDEN CO 80403
GRADING PLAN

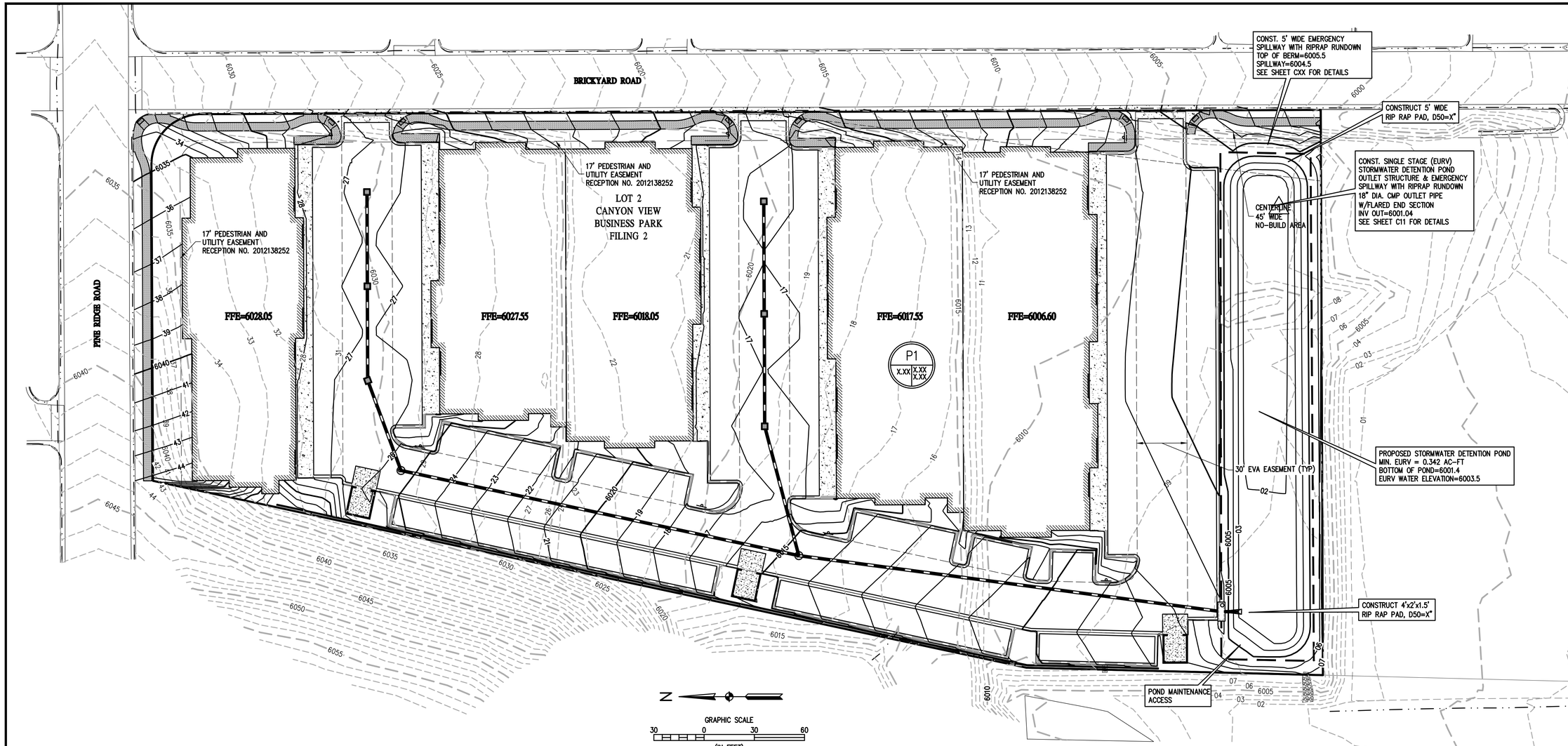
PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM BASELINE	SURVEY DATE XX/XX/XX
JOB NO.	CO3148
DRAWING NAME co3148 Civil Drawings.dwg	
SHEET — — — — OF	XX

C5

M:_Golden Survey Projects\co-3148 - Gunslinger (Canyon View) Lot 2\Drawings\Civil\co3148 Civil Drawings.dwg, 8/5/2016 9:34:58 AM, Thomas Chesson



N

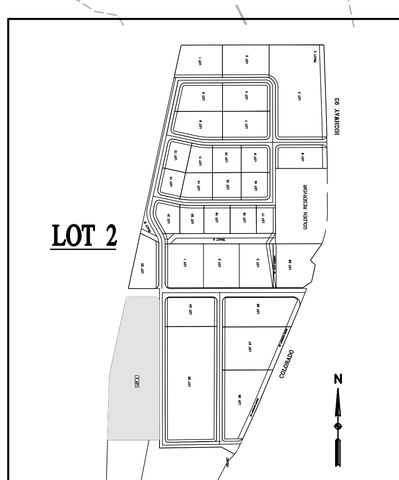
GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 INCH = 30 FT

1 / C7 C7 DRAINAGE PLAN

P1 X.XX X.XX X.XX
- PROPOSED SUBBASIN
- 5-YR RUNOFF COEFF.
- 100-YR RUNOFF COEFF.
- PROPOSED SUBBASIN AREA

BASIN RUNOFF TABLE

Basin (Contributary to Pond)	Area (AC)	Imperviousness (%)	Q5 (cfs)	Q100 (cfs)
Existing Area	0.62	81	1.50	3.41
Additional Proposed Area	0.36	96	1.36	2.70
Total Developed Area	0.62	97	2.38	4.83



VICINITY MAP

CITY CASE NO. XX-XX

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DESIGNED BY XXX
DRAWN BY JDD
CHECKED BY NJN

REVISION DESCRIPTION	PREPARED BY	DATE

1220 BRICKYARD LLC

BRICKYARD BUSINESS PARK
1220 BRICKYARD RD, GOLDEN CO 80403
DRAINAGE PLAN

JEFFERSON COUNTY
GOLDEN

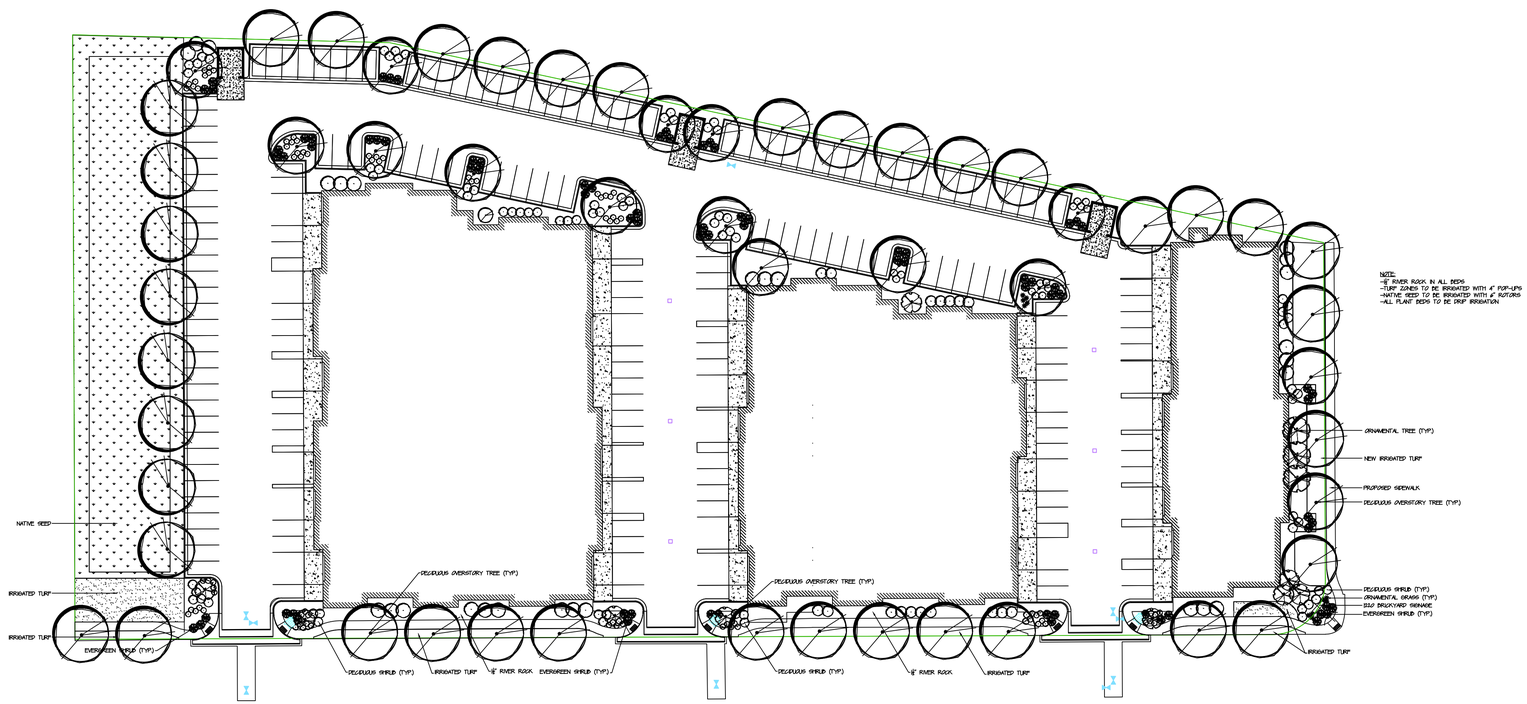
PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM BASELINE	SURVEY DATE XX/XX/XX
JOB NO.	CO3148
DRAWING NAME co3148 Civil Drawings.dwg	
SHEET ——— OF XX	

C7

M:_Golden Survey Projects\co-3148 - Gunslinger (Canyon View) Lot 2\Drawings\Civil\co3148 Civil Drawings.dwg, 8/5/2016 9:35:08 AM, Thomas Chesson



NOTE:
-8" RIVER ROCK IN ALL BEDS
-TURF ZONES TO BE IRRIGATED WITH 4" POP-UPS
-NATIVE SEED TO BE IRRIGATED WITH 4" ROTORS
-ALL PLANT BEDS TO BE DRIP IRRIGATION

Legend

+100.0	EXISTING ELEVATION		OUTLET		DOWN SPOUT
+ 5.27	PROPOSED ELEVATION		SPIGOT		GAS METER
TH	THRESHOLD		EXISTING TREE		P.V.B.
TW	TOP WALL	TWW	TOP WINDOW WELL	VB	VALVE BOX
BW	BOTTOM WALL	BWW	BOTTOM WINDOW WELL	VB	

North

Plan Scale: 1" = 40'

Project Manager: SK

Drafted By: RK

Landscape Architecture and Construction

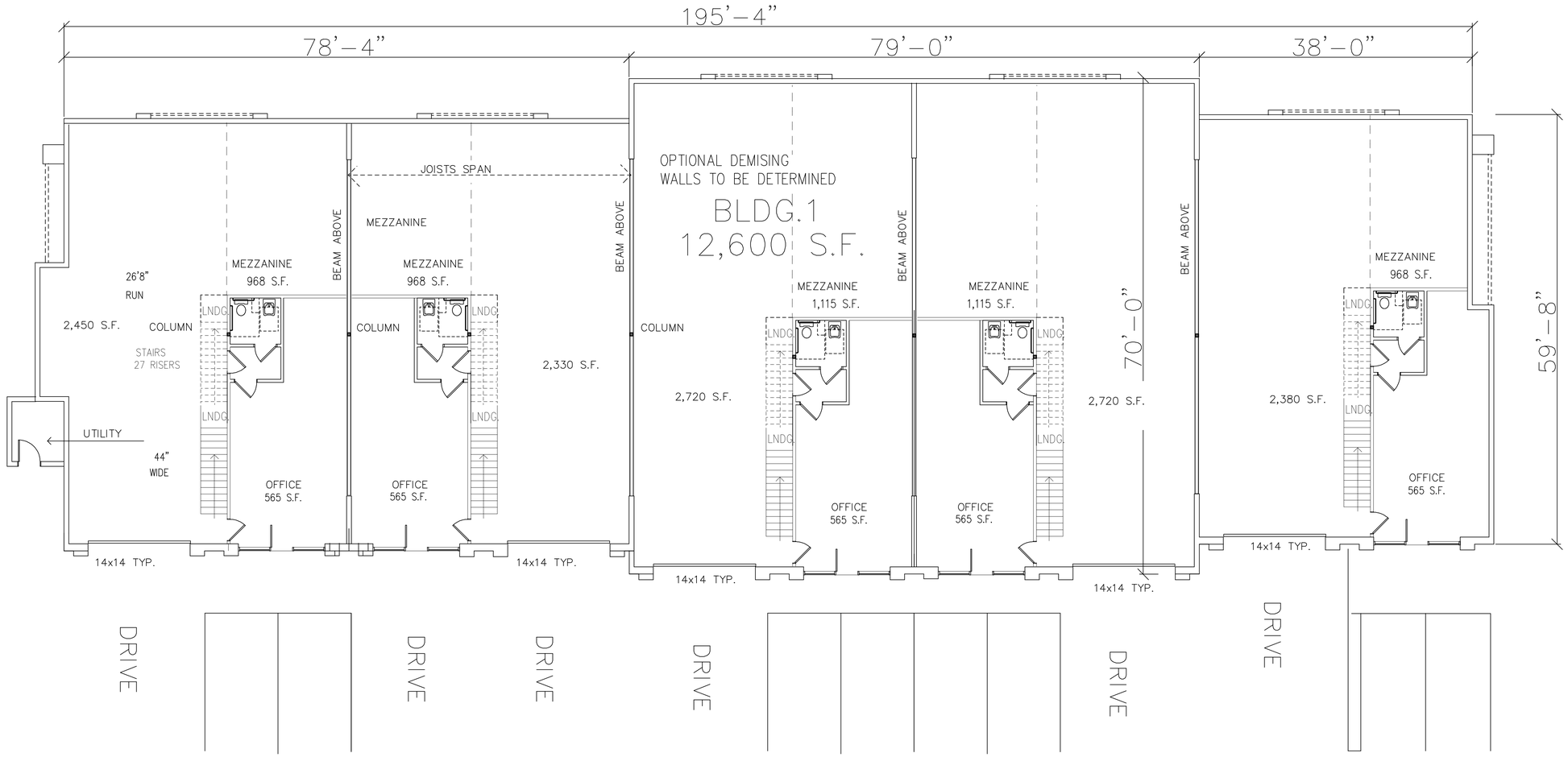
Denver, Colorado
(303) 750-6060

Phase One Landscapes

Brickyard Business Park
1220 Brickyard Road
Golden, CO

Plan Date:
8/3/16

Overall Landscape Plan



FLOOR PLAN

1/8" = 1'-0"

BUILDING NO. 1
BUILDINGS 2/3 & 4/5 SIMILIAR

SOUTH ELEVATION

1/8" 1'-0"

INTERIOR LOT VIEW
BUILDING NO. 1
BUILDINGS NO. 2/3 & 4/5 SIMILIAR

MICHAEL STEINHOFF ARCHITECT
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303-349-1302 ms_designs@msn.com

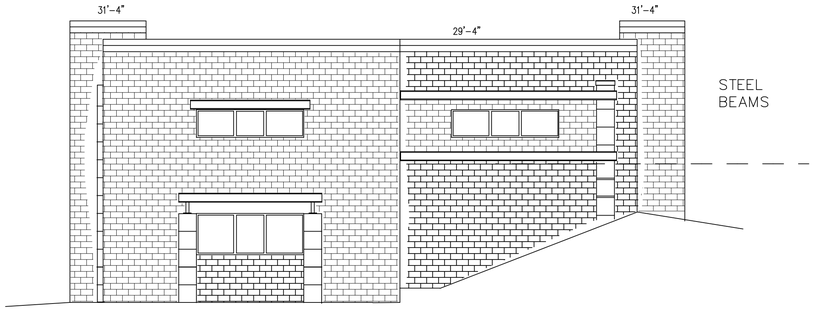
BRICKYARD BUSINESS PARK
1220 BRICKYARD, LLC
1220 BRICKYARD ROAD
GOLDEN, COLORADO

EDGECONTRACTING\WAREHOUSE2016
CIVILSITEPLAN

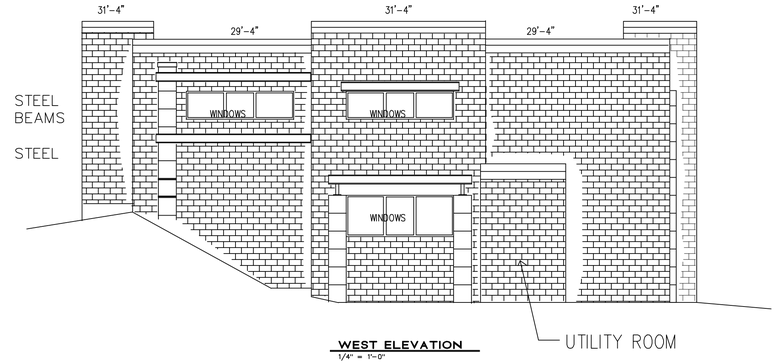
DRAWN: MS
DATE: 04-26-16
REV:

WAREHOUSE
1220 BRICKYARD ROAD

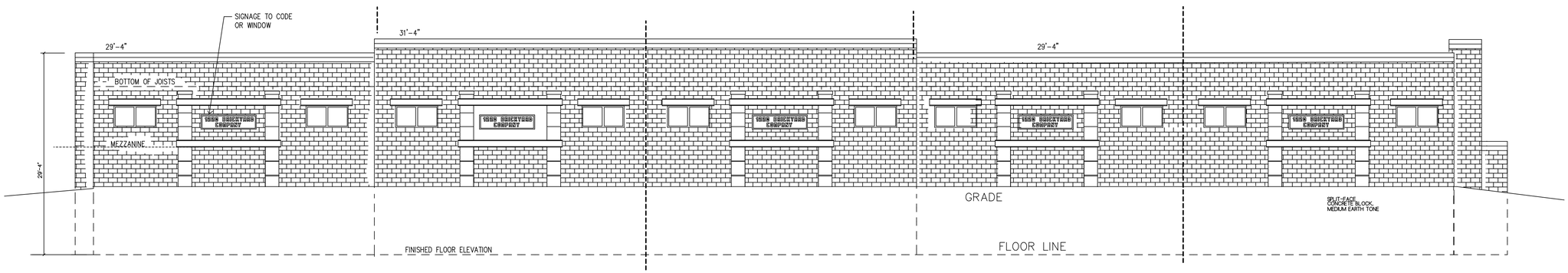
DRAWING
A-1
SHEET 2 OF 4



EAST ELEVATION
1/8" = 1'-0"
BUILDING NO. 1 ONLY
VIEW FROM BRICKYARD ROAD

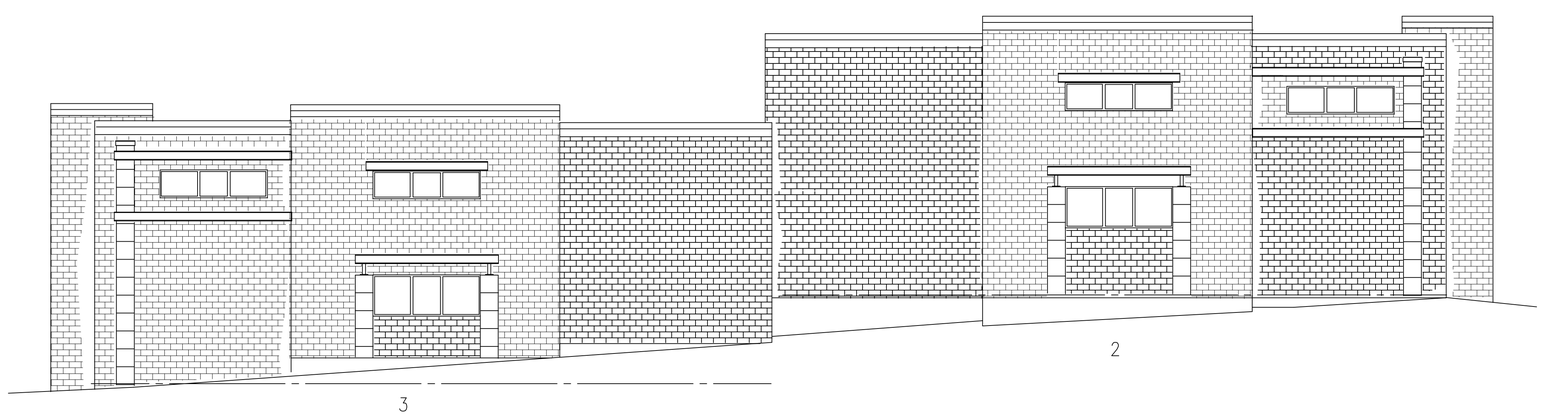


WEST ELEVATION
1/4" = 1'-0"
BUILDING NO. 1 ONLY



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

PINE RIDGE ROAD VIEW
BUILDING NO. 1 ONLY



EAST ELEVATION
1/8" = 1'-0"
BUILDING NO. 2/3

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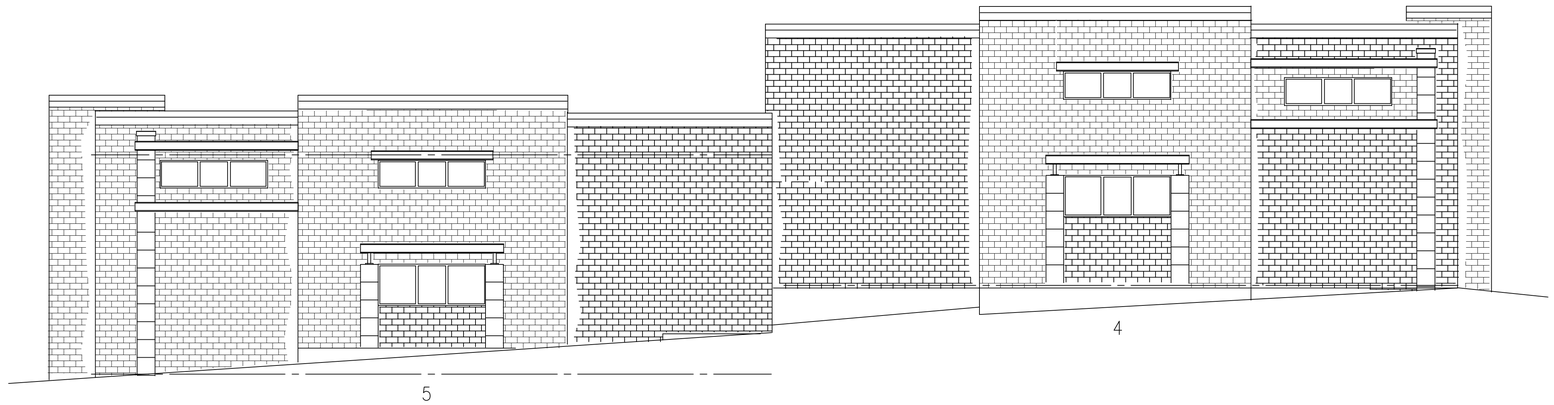
1220 BRICKYARD ROAD
GOLDEN, COLORADO

EDGECONTRACTING\1220BRICKYARDLLC
1220BY-PLAN052316

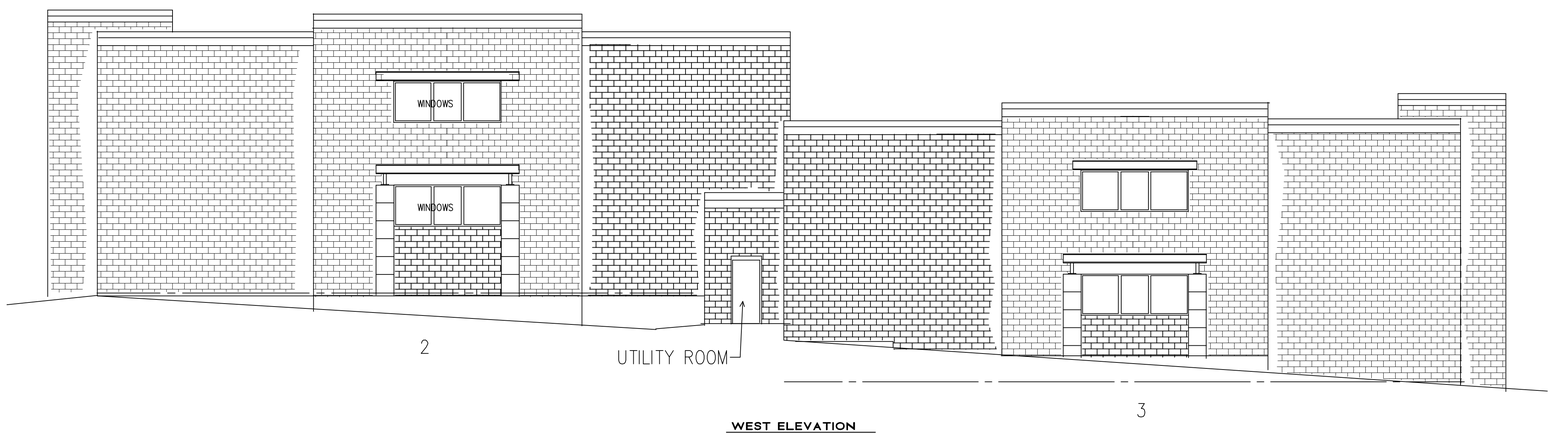
DRAWN: MS
DATE: 06-20-16
REV:

WAREHOUSE
1220 BRICKYARD ROAD

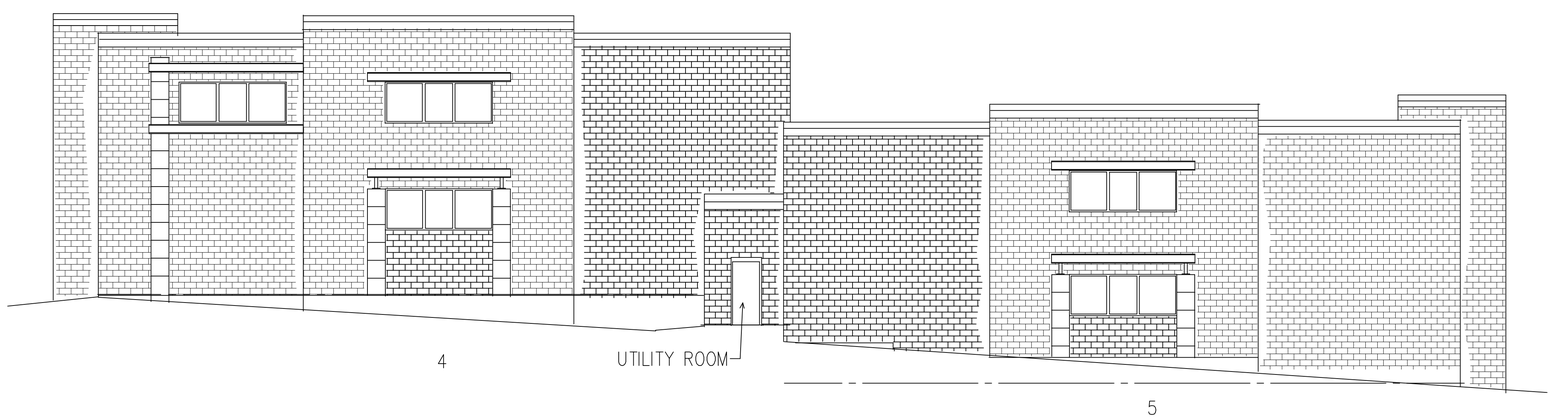
DRAWING
A-2
SHEET 3 OF 4



EAST ELEVATION
1/8" = 1'-0"
BUILDING NO. 4/5



WEST ELEVATION
1/8" = 1'-0"
BUILDING NO. 2/3



WEST ELEVATION
1/8" = 1'-0"
BUILDING NO. 4/5

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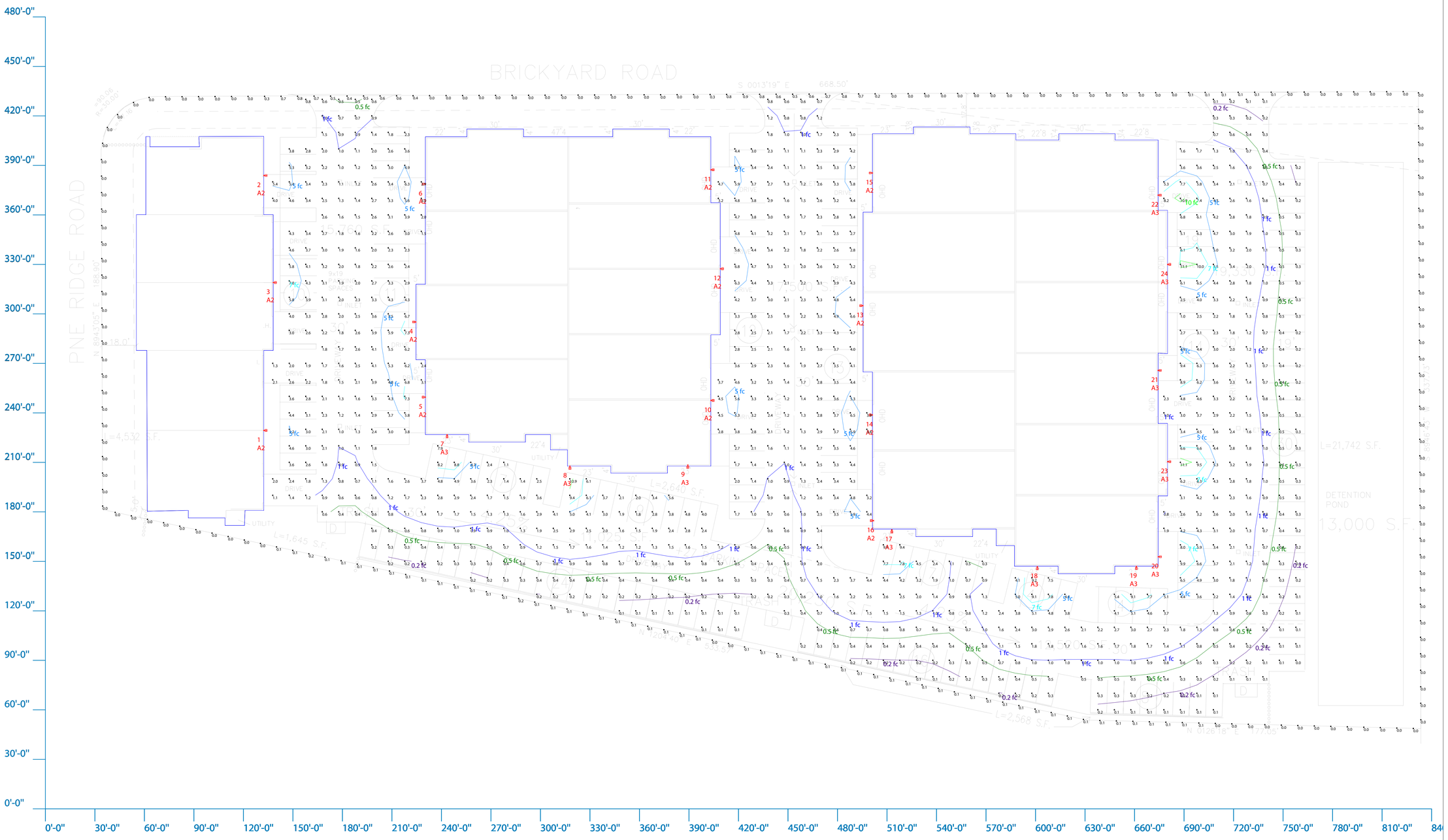
GOLDEN, COLORADO

EDGECONTRACTING\1220BRICKYARDLLC
1220BY-PLAN052316

DRAWN: MS
DATE: 06-20-16
REV:

WAREHOUSE
1220 BRICKYARD ROAD

DRAWING
A-3
SHEET 4 OF 4



Scale: 1 inch= 30 Ft.

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RAB neither warranties, either implied or stated with regard to actual measured light levels or energy consumption resulting from the lighting design, nor does RAB warrant the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by RAB. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction use as being part of a project's construction documentation package.

Scale: as noted

Date:6/29/2016

CASE #: 00046909

Filename: Warehouse Structures Lighting Layout.AGI

Drawn By: T Garlock

Job Name:
Warehouse Structures
Golden, CO

Lighting Layout
Version A

Prepared For:
Electrical Lines
11111 East 53rd Avenue Unit C
Denver, CO 80239
Tel: 888-839-0591

Filename: Z:\Job Files\Electrical Lines\Graybar\Denver 1000646\Warehouse Structures\Working Files\AGI\Warehouse Structures Lighting Layout.AGI

RAB LIGHTING
170 Ludlow Avenue, Northvale, NJ 07647
888 722-1000 • RABWEB.COM

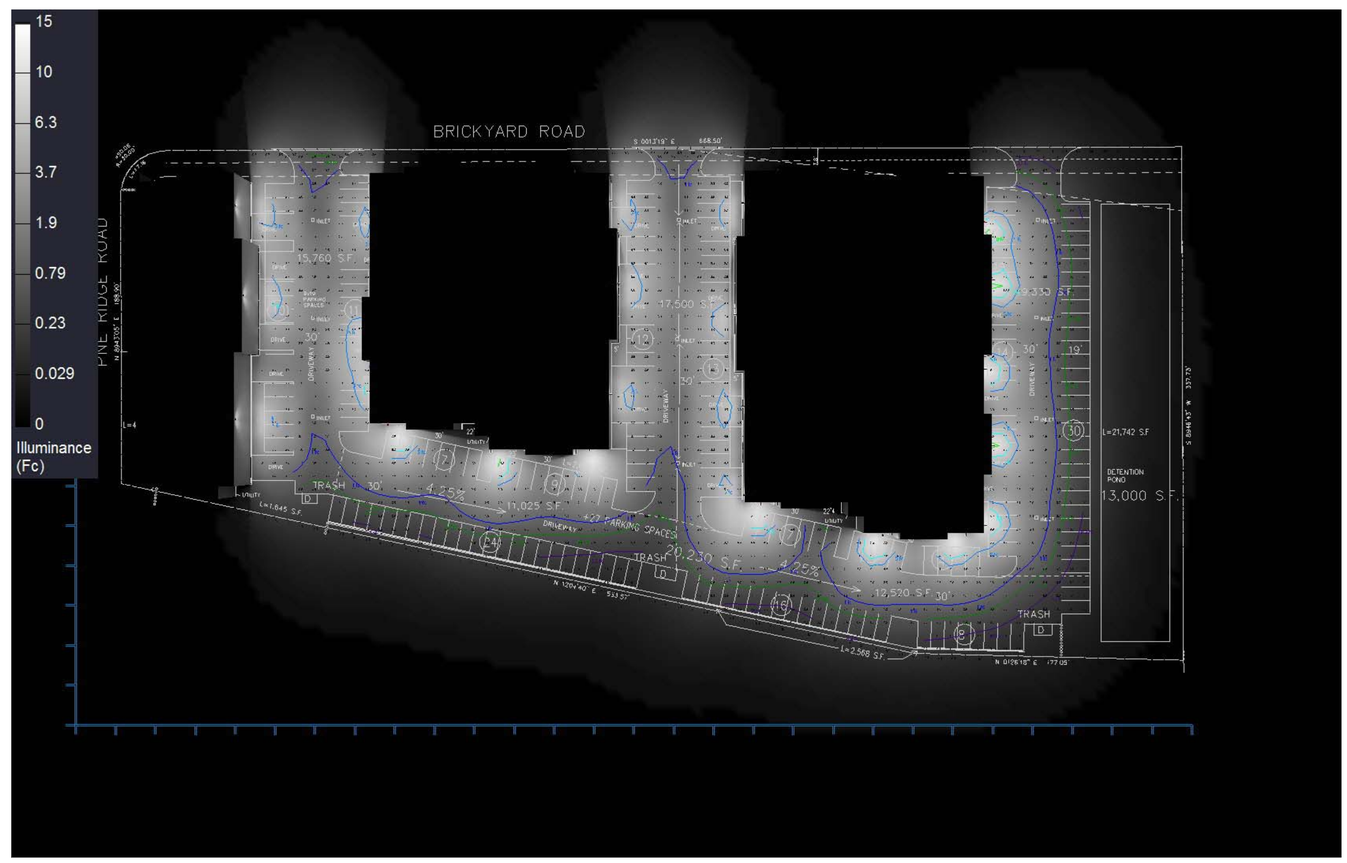
Luminaire Schedule													
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename	BUG Rating
	11	A3	WPLED4T125	SINGLE	12805	12805	1.000	LED Wall Pack Type IV 125W Coo	136.3	136.3	1499.3	WPLED4T125 - Cool - ITL80134.IES	B1-U0-G2
	13	A2	WPLED3T125	SINGLE	10893	10893	1.000	LED Walll Pack Type III 125W C	134.4	134.4	1747.2	WPLED3T125 - Cool - ITL80128.IES	B1-U0-G2

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
General Parking Area	Illuminance	Fc	2.2	11.1	0.0	N.A.	N.A.	Readings taken at 0'0" AFG	10	10	Horizontal
Perimeter	Illuminance	Fc	0.1	0.9	0.0	N.A.	N.A.	Readings taken at 0'0" AFF	10	N.A.	Horizontal

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A2	134.319	229.383	20	0	0
2	A2	134.319	383.878	20	0	0
3	A2	140.035	319.005	20	0	0
4	A2	222.57	295.114	20	180	0
5	A2	228.286	249.56	20	180	0
6	A2	228.286	378.727	20	180	0
7	A3	243.432	224.869	20	270	0
8	A3	317.87	205.778	20	270	0
9	A3	389.296	206.464	20	270	0
10	A2	405.242	247.559	20	0	0
11	A2	405.242	387.365	20	0	0
12	A2	410.958	327.35	20	0	0
13	A2	493.494	305.013	20	180	0
14	A2	499.209	238.791	20	180	0
15	A2	499.209	385.422	20	180	0
16	A2	499.895	174.72	20	180	0
17	A3	512.919	167.199	20	270	0
18	A3	601.059	144.923	20	270	0
19	A3	661.134	145.078	20	270	0
20	A3	676.28	152.779	20	0	0
21	A3	676.166	265.762	20	0	0
22	A3	676.23	371.983	20	0	0
23	A3	681.996	210.462	20	0	0
24	A3	681.996	330.009	20	0	0
Total Quantity: 24						

WPLED3T125

WPLED4T125



Plan View

NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

The Lighting Analysis, est.layout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been verified by RAB and therefore actual system performance may vary from the results shown and/or projections. RAB recommends that design parameters and other information be field-verified to reduce variation.

RAB neither warranties, either implied or stated with regard to actual measured light levels or energy consumption resulting from a lighting system installed in accordance with a Lighting Design, nor warranties, either implied or stated, that it represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by RAB. The Lighting design is sound, in whole or in part, as advisory documents for informational purposes and is not intended for construction use as being part of a project's construction documentation package.

Scale: as noted

Date:6/29/2016

CASE #: 00046909

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Lighting Layout
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