VEHICULAR PARKING REQUIREMENTS:

RETAIL / COMMERCIAL PARKING REQUIREMENTS			
LOCATION	FLOOR AREA	PARKING REQ'D PER USE	PARKING REQ'D
LEVEL 1 RETAIL / COMMERCIAL	4,000 SF	1 SPACE / 350 SF	12 SPACES
TOTAL	4,000 SF		12 SPACES

RESIDENTIAL PARKING REQUIREMENTS				
ROOM TYPE	UNIT SIZE	NO OF UNITS	PARKING REQ'D PER UNIT	PARKING REQ'D
STUDIO / 1 BEDROOM	435 SF	18 UNITS	1 SPACE	18 SPACES
2 BEDROOM	915 SF	36 UNITS	1.5 SPACES	54 SPACES
3 BEDROOM	1,145 SF	53 UNITS	2 SPACES	106 SPACES
TOTAL	--	107 UNITS		178 SPACES
TOTAL PARKING SPACES REQUIRED				190 SPACES
TOTAL PARKING SPACES PROVIDED ON SITE (ALL RETAIL SPACES PROVIDED ON SITE)				182 SPACES
TOTAL PARKING SPACES PROVIDED OFF SITE (RESIDENTIAL SPACES)				8 SPACES

ELECTRIC VEHICLE PLUG-IN STATIONS:

	TOTAL SPACES	STATIONS REQ'D (3% SPACES)
TOTAL ELECTRIC PLUG-IN STATIONS REQUIRED	182 SPACES	6 SPACES REQUIRED
TOTAL ELECTRIC PLUG-IN STATIONS PROVIDED		6 SPACES PROVIDED

BICYCLE PARKING REQUIREMENTS:

	TOTAL UNITS	PARKING REQ'D (2.0 SPACES FOR 30% UNITS)
TOTAL BICYCLE SPACES REQUIRED	107 UNITS	65 SPACES
TOTAL INTERIOR BICYCLE SPACES PROVIDED		185 SPACES PROVIDED
TOTAL EXTERIOR BICYCLE SPACES PROVIDED		72 SPACES PROVIDED

VICINITY MAP

NORTH

SITE DATA:

TOTAL AREA OF PROPERTY	60,244 SF (1.38 ACRES)	
BUILDING COVERAGE	49,455 SF (1.14 ACRES)	82 % OF SITE
BUILDING COVERAGE (RESIDENTIAL DETACHED GARAGES)	0 SF (0 ACRES)	0 % OF SITE
COMBINED BUILDING COVERAGE	49,455 SF (1.14 ACRES)	82 % OF SITE
PARKING LOT COVERAGE	0 SF (0 ACRES)	0 % OF SITE
PARKING LOT LANDSCAPE AREA	0 SF (0 ACRES)	0 % OF SITE
LANDSCAPE / OPEN AREA COVERAGE		
GROUND LEVEL OPEN AREA	8,100 SF (0.19 ACRES)	
RESIDENTIAL / COMMERCIAL TERRACES / PLAZA (LEVEL 1)	2,300 SF (0.05 ACRES)	
LEVEL 2 COURTYARDS	5,900 SF (0.14 ACRES)	
TOTAL LANDSCAPE / OPEN AREA COVERAGE	16,300 SF (0.38 ACRES)	27 % OF SITE
GROSS FLOOR AREA		
GROSS FLOOR AREA AT LEVEL P1	--	44,435 SF PROPOSED
GROSS FLOOR AREA AT LEVEL 1 (NOT INCLUDING EXTERIOR TERRACES)	--	49,455 SF PROPOSED
GROSS FLOOR AREA AT LEVEL 2 (NOT INCLUDING EXTERIOR COURTYARDS)	--	43,435 SF PROPOSED
GROSS FLOOR AREA AT LEVEL 3	--	43,435 SF PROPOSED
GROSS FLOOR AREA AT LEVEL 4	--	42,865 SF PROPOSED
GROSS FLOOR AREA FOR ENTIRE BUILDING (NOT INCLUDING EXTERIOR TERRACES OR COURTYARDS)	--	223,625 SF PROPOSED

RESIDENTIAL UNITS:

UNIT TYPE	ROOM SIZE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
STUDIOS	435 SF	--	6 UNITS	6 UNITS	6 UNITS	18 UNITS
2 BEDROOM	915 SF	2 UNITS	9 UNITS	12 UNITS	12 UNITS	35 UNITS
2 BEDROOM - RLC	1,650 SF	1 UNIT	--	--	--	1 UNITS
3 BEDROOM	1,145 SF	3 UNITS	16 UNITS	17 UNITS	17 UNITS	53 UNITS
TOTAL		6 UNITS	31 UNITS	35 UNITS	35 UNITS	107 UNITS

PARKING SPACES:

LEVEL	STANDARD SPACES	COMPACT SPACES	ACCESSIBLE SPACES	TOTAL SPACES
LEVEL P1	90 SPACES	8 SPACES	4 SPACES	102 SPACES
LEVEL1	73 SPACES	5 SPACES	2 SPACES	80 UNITS
TOTAL	163 SPACES	13 SPACES	6 SPACES	182 SPACES

ZONING DATA:

SITE ZONED:	COMMUNITY MIXED-USE ZONE (CMU) COMMUNITY CORRIDOR 2 (CMU-CC2)
COMMUNITY CORRIDOR 2 (CMU-CC2)	
A. MAXIMUM HEIGHT	50', AS MEASURED FROM FRONT PROPERTY LINE
B. FLOOR-TO-FLOOR HEIGHT	14' MIN & 18' MAX GROUND FLOOR; 12' MAX AT SECOND FLOOR
C. ASCCESSORY BUILDINGS	20' MAX

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN BLOCK 85 OF KINNEY'S ADDITION TO GOLDEN CITY, COLORADO TERRITORY ACCORDING TO THE MAP THEREOF RECORDED MAY 29, 1867 IN PLAT BOOK G AT PAGE 715 AND BLOCK 85 OF THE WELCH ADDITION TO GOLDEN, COLORADO TERRITORY AS RECORDED IN BOOK 1 AT PAGE 8 LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 1 THROUGH 4 AND LOTS 9 THROUGH 12 OF SAID KINNEY'S ADDITION;

AND

THE ALLEYS IN BLOCK 85 OF SAID KINNEY'S ADDITION AND OF SAID WELCH ADDITION AS VACATED BY THE CITY OF GOLDEN ORDINANCE NO. 580 RECORDED AT RECEPTION NO. 671798;

AND

ALL OF LOT 13 AND THOSE PORTIONS OF LOTS 10, 11 AND 12 OF SAID WELCH ADDITION LYING NORTHEASTERLY OF THE EXTENDED SOUTHWESTERLY LINE OF LOT 9 OF SAID KINNEY'S ADDITION.

BENCHMARK

BENCHMARK IS NGS K407 ELEVATION = 5689.34. NAVD 88.

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTHEAST LINE OF BLOCK 85, KINNEY'S ADDITION TO GOLDEN, COLORADO TERRITORY RECORDED IN BOOK G AT PAGE 715, SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED S BEARING SOUTH 36°00'00" EAST, MONUMENTED AS SHOWN HEREON.

PROJECT TEAM

DEVELOPER / BUILDER
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DRAWING INDEX

1 OF 26	GENERAL INFORMATION
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6 OF 26	CIVIL GRADING PLAN
7 OF 26	LANDSCAPE EXISTING TREE PLAN
8 OF 26	LANDSCAPE SITE PLAN - HARDSCAPE
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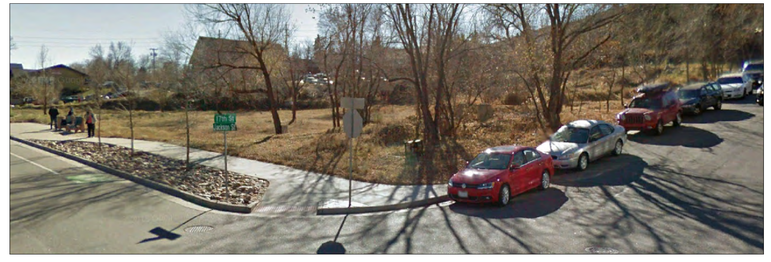
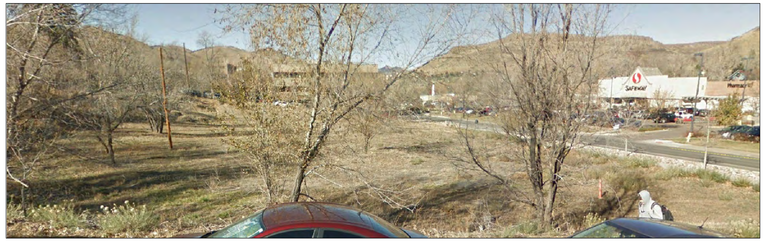
21 OF 26	ARCHITECTURAL SECTIONS
22 OF 26	ARCHITECTURAL PRECEDENTS
23 OF 26	ARCHITECTURAL RENDERINGS
24 OF 26	ARCHITECTURAL RENDERINGS
25 OF 26	LIGHTING PHOTOMETRICS SITE PLAN
26 OF 26	LIGHTING FIXTURES AND DETAILS

PANORAMA - PROPERTY FROM INTERSECTION OF 17TH STREET AND JACKSON STREET

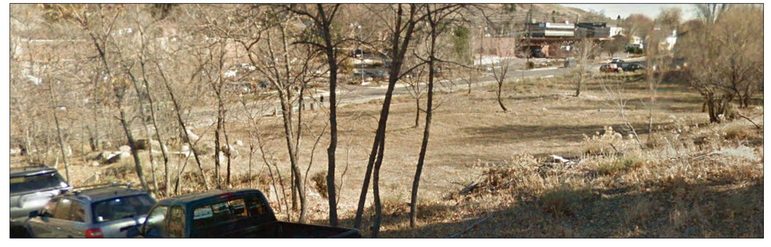
PANORAMA - PROPERTY FROM INTERSECTION OF 17TH STREET AND JACKSON STREET



PANORAMA - PROPERTY LOOKING NORTHWEST FROM 18TH STREET



PANORAMA - PROPERTY LOOKING SOUTHEAST FROM 17TH STREET



CRAINE ARCHITECTURE

CONFLUENCE companies

COLORADO SCHOOL OF MINES EARTH • ENERGY • ENVIRONMENT

PROJECT NAME:
JACKSON RESIDENCE HALL

PROJECT No:
CA 17-027

ADDRESS:
1750 JACKSON STREET
GOLDEN, COLORADO

APPLICANT:
CONFLUENCE COMPANIES, LLC
ON BEHALF OF
COLORADO SCHOOL OF MINES

JACKSON RESIDENCE HALL SITE DEVELOPMENT PLAN

THE CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

No.	Issue	Date
1	SDP SUBMITTAL	11 JANUARY 2018
2	SDP RESUBMITTAL	9 MARCH 2018
3		
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SHEET NAME:
GENERAL INFORMATION

SHEET No:
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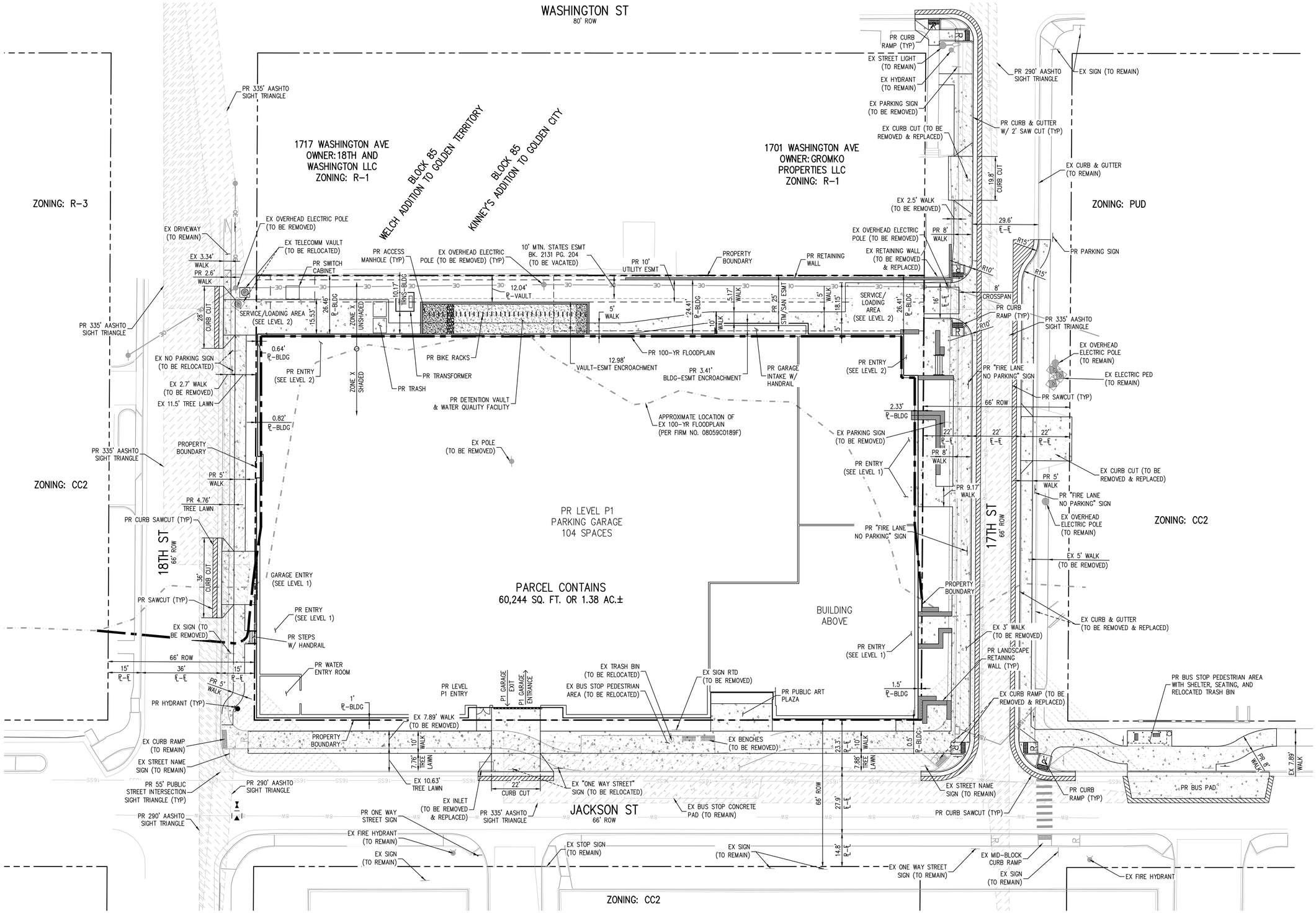

LEGEND

- BUILDING ENTRANCE
- PR FENCE
- INDICATES RETAINING WALL
- INDICATES STEPS
- ACCESSIBLE PEDESTRIAN CONNECTION
- EX FLOODPLAIN
- PR FLOODPLAIN

SCALE: 1" = 20'

STATEMENT OF PRESENT ZONING:

COMMUNITY MIXED USE COMMUNITY CORRIDOR 2 (CMU-CC2) ZONING IS INTENDED TO ACCOMMODATE MULTI-FAMILY RESIDENTIAL USES, LOCAL BUSINESSES AND A VIBRANT MIX OF USES, PEDESTRIAN FRIENDLY STREETS AND NEIGHBORHOODS, AND ATTRACTIVE AND SAFE PUBLIC SPACES WHERE PEOPLE CAN CONGREGATE.

STATEMENT OF MAINTENANCE:

THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE RELATED TO SITE DEVELOPMENT IMPROVEMENTS. THE CITY OF GOLDEN SHALL BE RESPONSIBLE FOR ALL MAINTENANCE RELATED TO OFF-SITE IMPROVEMENTS.

NOTE:

AT ANY INTERSECTION OF TWO PUBLIC STREETS, A 55FT SIGHT DISTANCE TRIANGLE MUST PROVIDE FOR AN UNOBSTRUCTED VIEW ACROSS THE SIGHT DISTANCE TRIANGLE. WITHIN THE AREA OF THE TRIANGLE, THERE MUST BE NO SIGHT OBSCURING OR PARTLY OBSCURING WALL, FENCE, SIGN, FOLIAGE, OR BERMING HIGHER THAN 36 INCHES ABOVE THE CURB GRADE OR, IN THE CASE OF TREES, FOLIAGE LOWER THAN 8FT. OBJECTS THAT MAY BE LOCATED IN THE TRIANGULAR AREA SUCH AS HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES MUST BE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.

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HarrisKocherSmith.com

CRAINE ARCHITECTURE
CONFLUENCE companies
COLORADO SCHOOL OF MINES EARTH • ENERGY • ENVIRONMENT

PROJECT NAME:
1750 JACKSON STREET

PROJECT No:
CA 17-027

ADDRESS:
1750 JACKSON STREET
GOLDEN, CO

APPLICANT:
CONFLUENCE COMPANIES, LLC
COLORADO SCHOOL OF MINES

1750 JACKSON STREET SITE DEVELOPMENT PLAN

THE CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO.

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SHEET NAME:
SITE PLAN - LEVEL P1

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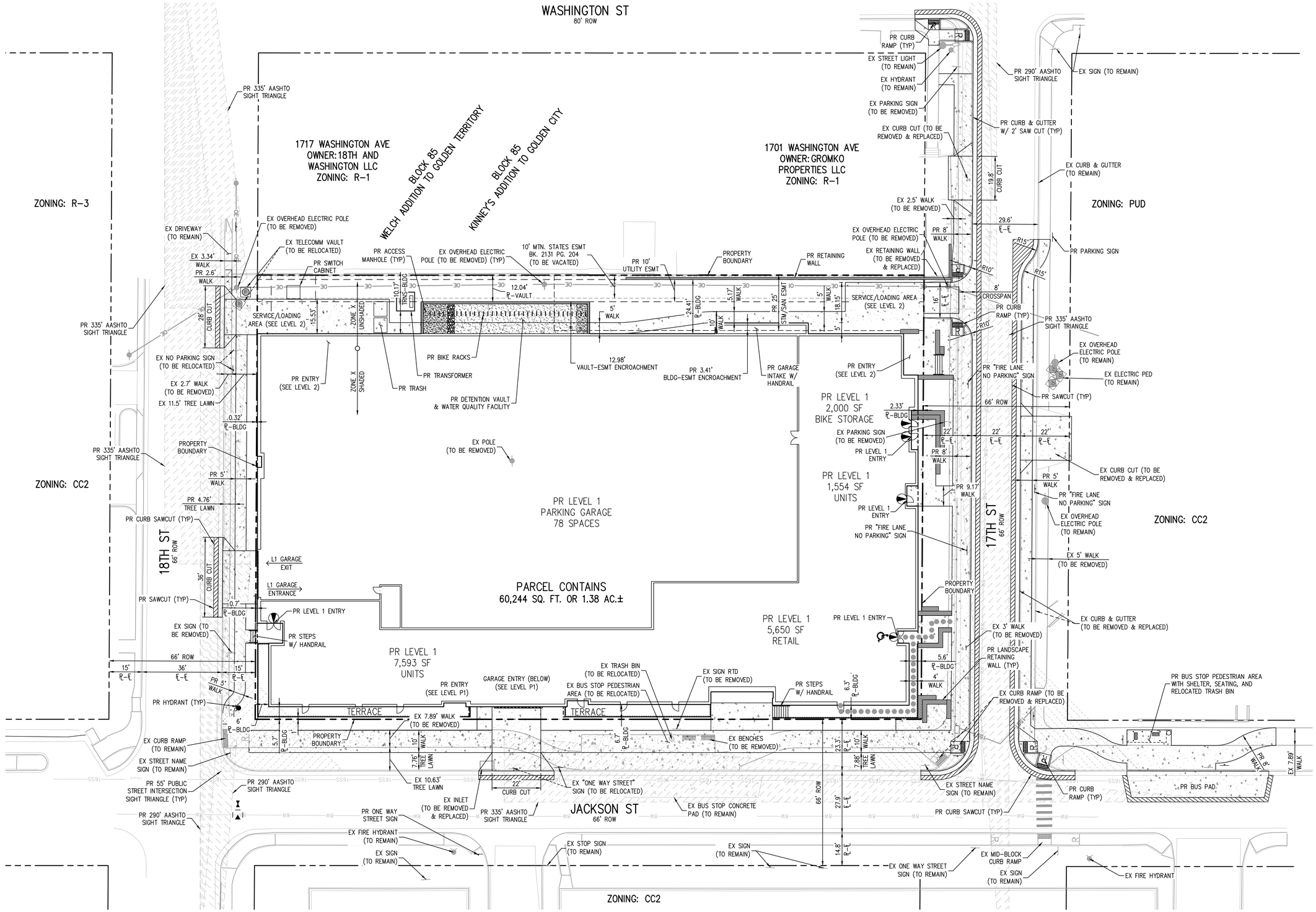

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SHEET NAME:
SITE PLAN - LEVEL 1

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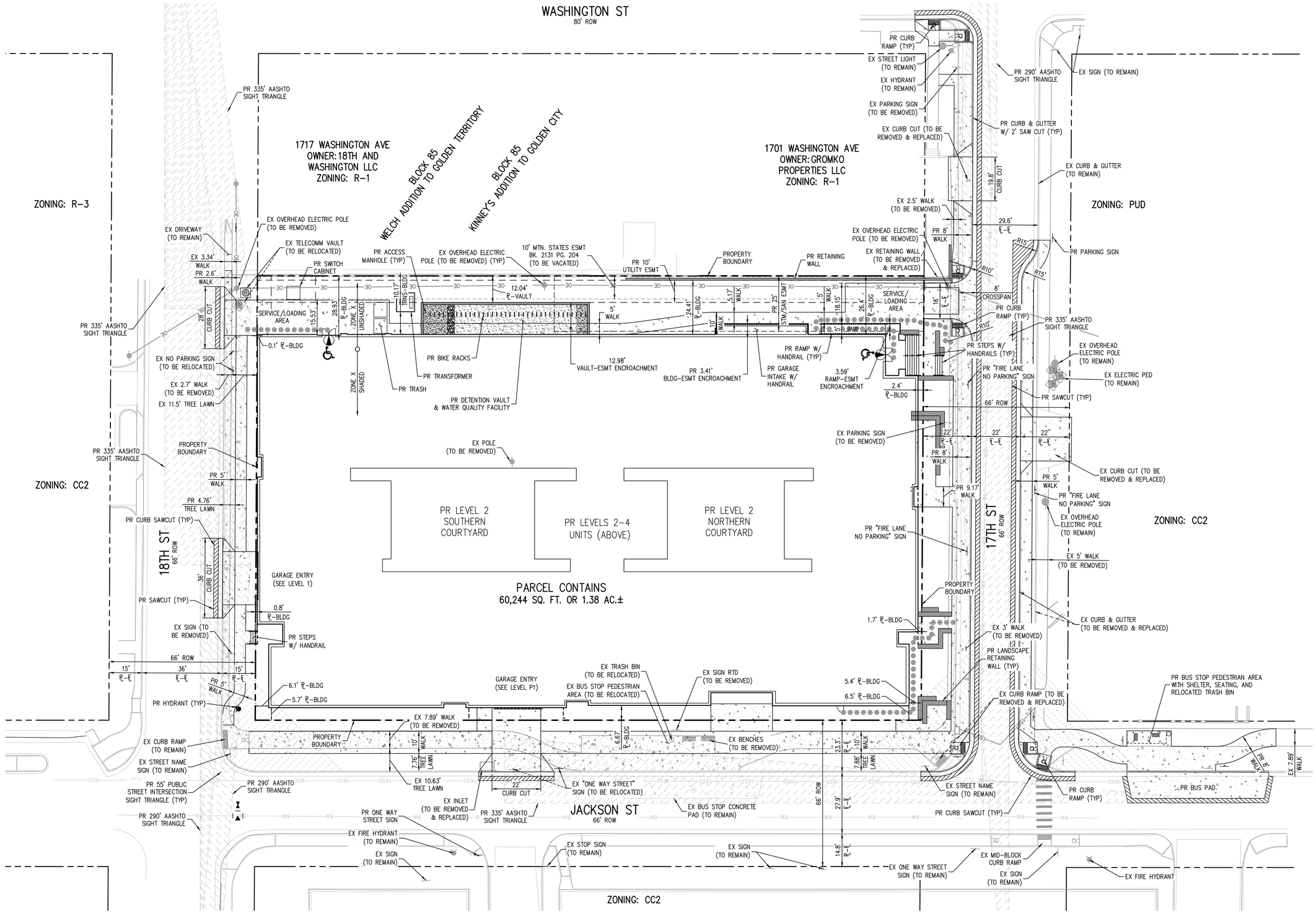

LEGEND

- BUILDING ENTRANCE
- PR FENCE
- INDICATES RETAINING WALL
- INDICATES STEPS
- ACCESSIBLE PEDESTRIAN CONNECTION
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SCALE: 1" = 20'

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COLORADO SCHOOL OF MINES EARTH • ENERGY • ENVIRONMENT

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SHEET NAME:
SITE PLAN - LEVEL 2

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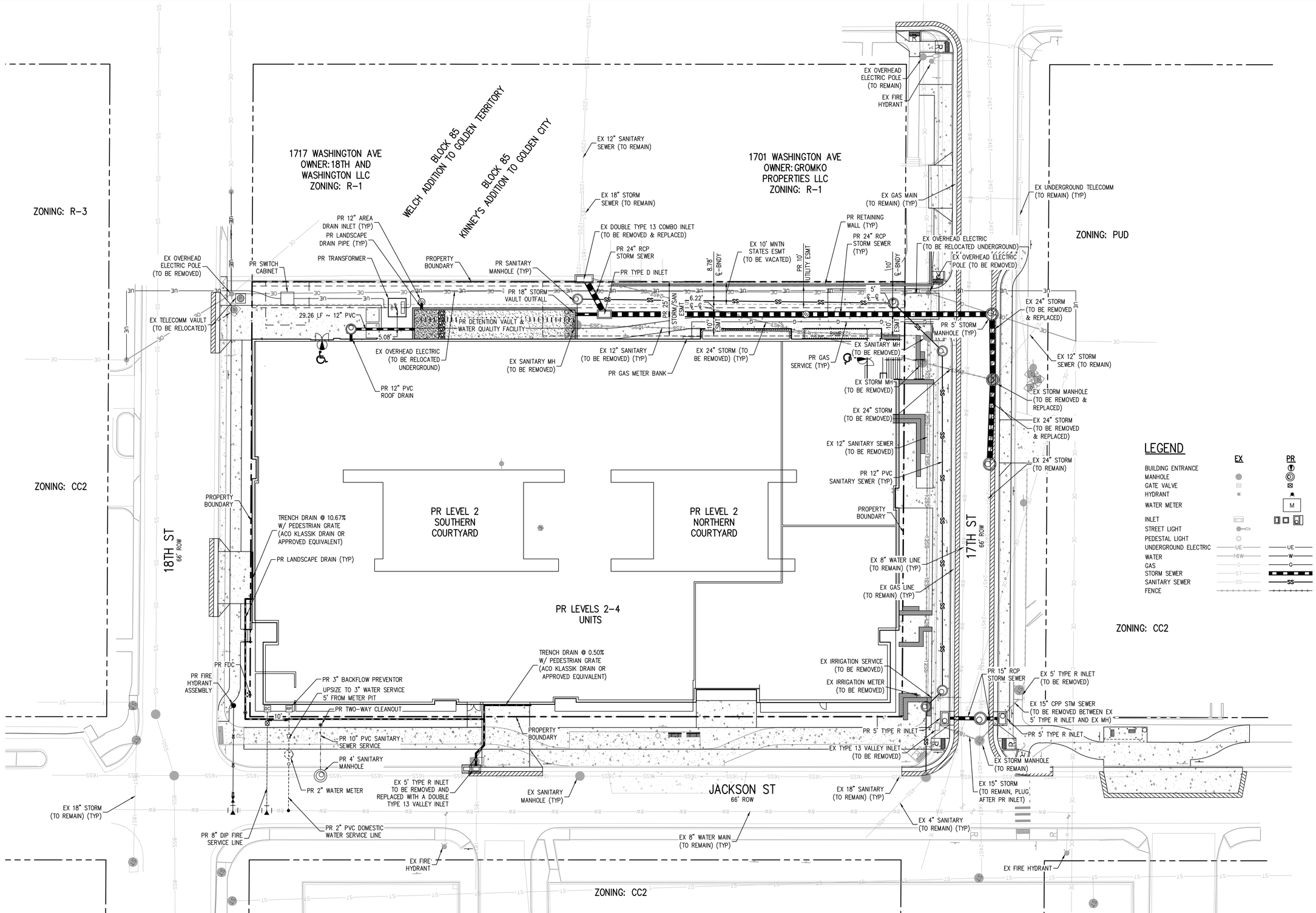

LEGEND

	EX	PR
BUILDING ENTRANCE		
MANHOLE		
GATE VALVE		
HYDRANT		
WATER METER		M
INLET		
STREET LIGHT		
PEDESTAL LIGHT		
UNDERGROUND ELECTRIC	UE	UE
WATER	W	W
GAS	G	G
STORM SEWER	ST	
SANITARY SEWER	SS	SS
FENCE		

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CRAINE ARCHITECTURE
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COLORADO SCHOOL OF MINES EARTH • ENERGY • ENVIRONMENT

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1750 JACKSON STREET SITE DEVELOPMENT PLAN

THE CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO.

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SHEET NAME:
OVERALL UTILITY PLAN

SHEET No:
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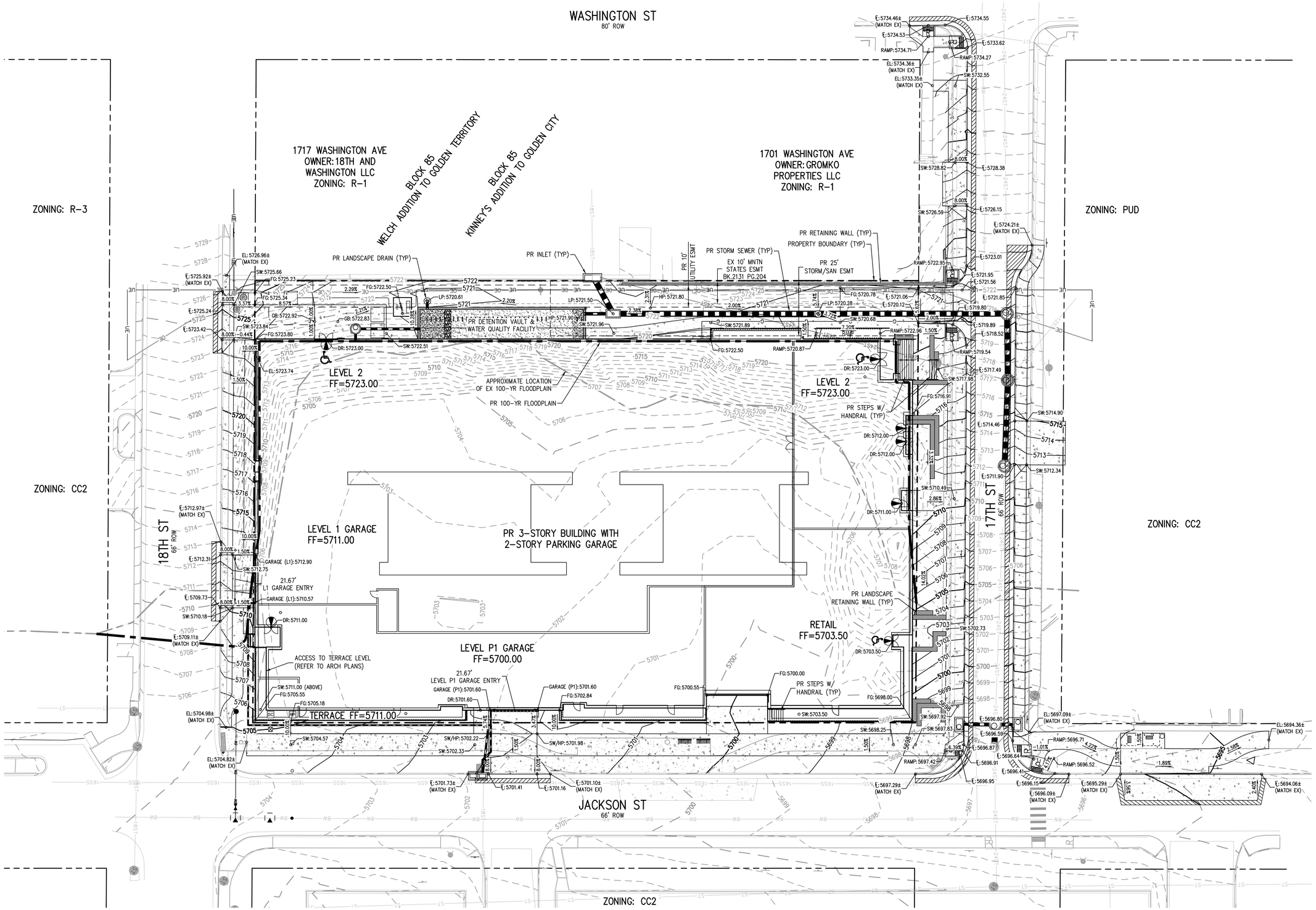

LEGEND

	EXISTING	PROPOSED
CONTOURS	5320	5320
BUILDING ENTRANCE		
MANHOLE		
INLET		
STORM SEWER		

20 0 20 40

SCALE: 1" = 20'

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CRAINE ARCHITECTURE

CONFLUENCE companies

COLORADO SCHOOL OF MINES
EARTH • ENERGY • ENVIRONMENT

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SHEET NAME:
GRADING PLAN

SHEET No:
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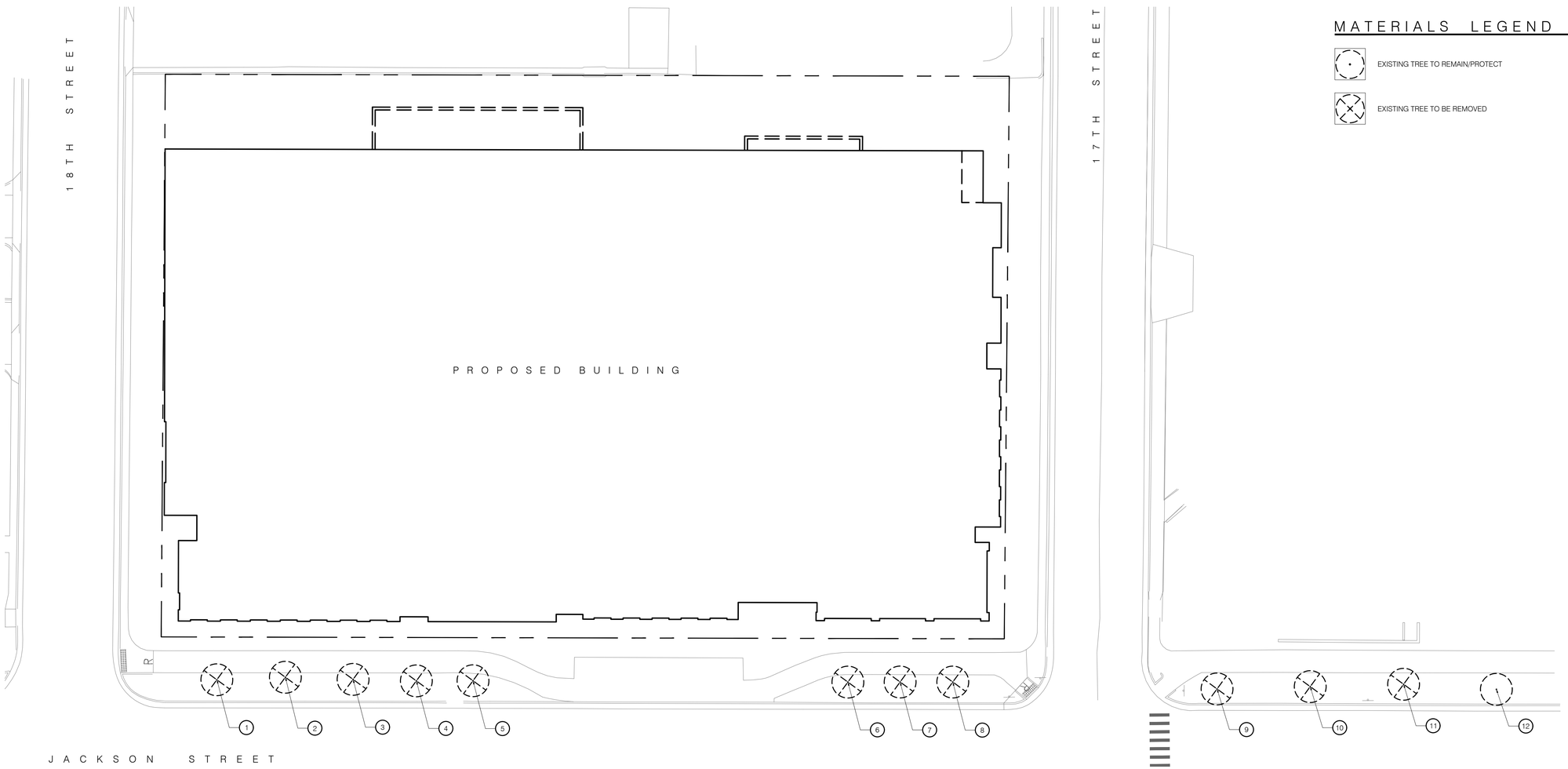
GENERAL TREE REMOVAL NOTES

1. City forester prefers replacing trees along Jackson for better planting locations assocaited with the development and sidewalk/tree lawn location, centering future trees on the amenity zone.
2. Proposed street trees on site will meet the tree requirements of 18.40.220 (2)(c)(Street Trees). Due to tree removals proposed by Forester, the City and owner will work a cash in lieu replacement deal to meet the necessary standards of 18.40.222 and 18.40.220.

TREE MITIGATION TABLE

TREE #	SPECIES	CALIPER	TO REMAIN	TO REMOVE	COMMENTS
1	HACKBERRY	4"		X	NO CENTERED IN TREE LAWN
2	HACKBERRY	4"		X	NO CENTERED IN TREE LAWN
3	HACKBERRY	4"		X	NO CENTERED IN TREE LAWN
4	CATALPA	4.5"		X	GARAGE ENTRY& SIGHT CONFLICTS-NOT CENTERED IN TREE LAWN
5	CATALPA	6"		X	GARAGE ENTRY& SIGHT CONFLICTS-NOT CENTERED IN TREE LAWN
6	HACKBERRY	2.5"		X	SCARS ON TRUNK FROM SUNSCALD-NOT CENTERED IN TREE LAWN
7	HACKBERRY	3"		X	SCARS ON TRUNK FROM SUNSCALD-NOT CENTERED IN TREE LAWN
8	HACKBERRY	3.5"		X	NO CENTERED IN TREE LAWN
9	CATALPA	4.5"		X	BUS STOP RELOCATION
10	CATALPA	4.5"		X	BUS STOP RELOCATION
11	CATALPA	6"		X	BUS STOP RELOCATION
12	CATALPA	4"	X		



MATERIALS LEGEND

EXISTING TREE TO REMAIN/PROTECT

EXISTING TREE TO BE REMOVED

1 EXISTING TREE PLAN

SCALE: 1" = 20'-0"

CRAINE ARCHITECTURE

CONFLUENCE companies

COLORADO SCHOOL OF MINES EARTH • ENERGY • ENVIRONMENT

PROJECT NAME:
1750 JACKSON STREET

PROJECT No:
CA 17-027

ADDRESS:
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GOLDEN, COLORADO

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SHEET NAME:
LANDSCAPE
EXISTING TREE PLAN

SHEET No:
7 OF 26

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES, AN STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
2. STEEL EDGER SHALL ONLY BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS. IF USED, STEEL EDGER SHALL BE GALVANIZED BLACK, AND 1/4"x4" DEEP.
3. ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1,000 S.F. 4 CUBIC YARDS 'SUPREME ORGANICS' COMPOST (50% COW MANURE, 50% WOOD FINES, SUPPLIED BY JENSEN SALES, INC, DENVER) OR APPROVED EQUAL PLUS 15 LBS OF 20-10-5 COMMERCIAL FERTILIZER, ROTOTILLED TO A MINIMUM DEPTH OF 6".
4. ALL BEDS TO BE MULCHED WITH SHREDDED 'WASHINGTON CEDAR' FIBER MULCH TO A DEPTH OF 3-4".
5. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. SOD TO BE TURF FROM SINGLE GROWER, UNLESS OTHERWISE SPECIFIED.
7. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT, DEVELOPER & CITY OF GOLDEN.
8. PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF THE PIT, BUT SCARIFY SIDES TO PREVENT GLAZING. SEE PLANTING DETAILS.
9. AFTER PLANTING, ALL PLANTS SHOULD REST WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (1.5" HIGHER FOR SHRUBS, 3" HIGHER FOR TREES). SEE PLANTING DETAILS.
10. PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING. ALLOW WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL WITHOUT FURTHER PACKING. A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
11. FOR TREES IN SOD, ALLOW A 2 FOOT DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3-4" DEPTH OF WOOD MULCH FOLLOWING SOD INSTALLATION.
12. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO THE SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
13. UPON COMPLETION ALL PLANT MATERIAL SHALL RECEIVE REGULAR WATERING VIA AUTOMATIC IRRIGATION SYSTEM. TAP SIZES AND LOCATIONS TO BE DETERMINED AT A LATER DATE.
14. STANDARDS PER GOLDEN SITE DEVELOPMENT REGULATIONS.

LANDSCAPE DESIGN INTENT

THE INTENT OF THE PLANTING DESIGN IS TO HIGHLIGHT AND ENHANCE AREAS OF CONCENTRATED PEDESTRIAN ACTIVITY. SHADE TREES AROUND THE SITE WILL CREATE COMFORTABLE PLACES FOR PEOPLE TO SIT, SOFTEN THE EDGES OF THE URBAN SPACE, AND HELP MEDIATE THE PROPOSED BUILDINGS. DECIDUOUS TREES WILL HAVE A MINIMUM 2.5" CALIPER AND EVERGREEN TREES A MINIMUM 6' HEIGHT AND WILL BE OF SPECIMEN QUALITY.

EVERGREEN SHRUBS, DECIDUOUS SHRUBS, AND ORNAMENTAL GRASSES WILL BE CONTAINER GROWN IN 5 GALLON POTS SPACED 3' ON CENTER. PERENNIAL AND GROUNDCOVERS WILL BE A MINIMUM OF 1 GALLON CONTAINERS SPACED 18" ON CENTER.

ALL PLANT MATERIAL MUST COMPLY WITH THE GUIDELINES OF THE COLORADO NURSERY ACT AND THE ANSI Z60.1 GUIDELINES.

PLANTING SOIL WILL BE AMENDED TOPSOIL COMPOSED OF SPECIFIED COMPONENTS SUITED TO PROVIDE AND PROMOTE SUSTAINED PLANT GROWTH. ALL PLANTING AREAS WILL UTILIZE AN AUTOMATED SUBSURFACE DRIP SYSTEM.

TO PROVIDE SEASONAL COLOR AND INTEREST, ANNUALS WILL BE PLANTED IN FREESTANDING PLANTER POTS ALONG MAIN STREET.

SOIL PREP NOTES

I. DEEP 24" SOIL ANALYSIS REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS

1) ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, FREE LIME, SOIL SALINITY, ORGANIC MATTER (OM) CONTENT, AND PLANT AVAILABLE NUTRIENTS
2) SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS
   A. ADD SOIL AMENDMENTS PER SOIL ANALYSIS RESULT AND TILL TO DEPTH OF 18"
   B. ADD ORGANIC MATTER TO ENSURE A MINIMUM OF AT LEAST 3% FOR NATIVE SOIL

2. SOIL BULK DENSITY TESTING REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS. REMEDIATION MAY BE REQUIRED AS DETERMINED BY SOIL TYPE.

MATERIAL KEYNOTES

0.0 EXISTING CONDITIONS
- 0.1 EXISTING CURB AND GUTTER TO REMAIN/PROTECT
- 0.2 EXISTING SIDEWALK TO REMAIN/PROTECT

1.0 PAVING
- 1.1A CIP CONC PAVING, GRAY, SAWN JTS. MED BROOM FIN
- 1.1B COLORED CIP CONC PAVING, SAWN JTS, MED BROOM FIN

2.0 JOINTING
- 2.1 SAWN CONTROL JT

3.0 CURBS, EDGES, STEPS
- 3.1 CIP CONCRETE BAND
- 3.2 CIP CONCRETE STAIRS

4.0 WALLS
- 4.1 RETAINING WALL

5.0 SITE FURNISHINGS & SITE ELEMENTS
- 5.1 BIKE RACK
- 5.2 NOT USED
- 5.3 MONOLITHIC STONE BENCH

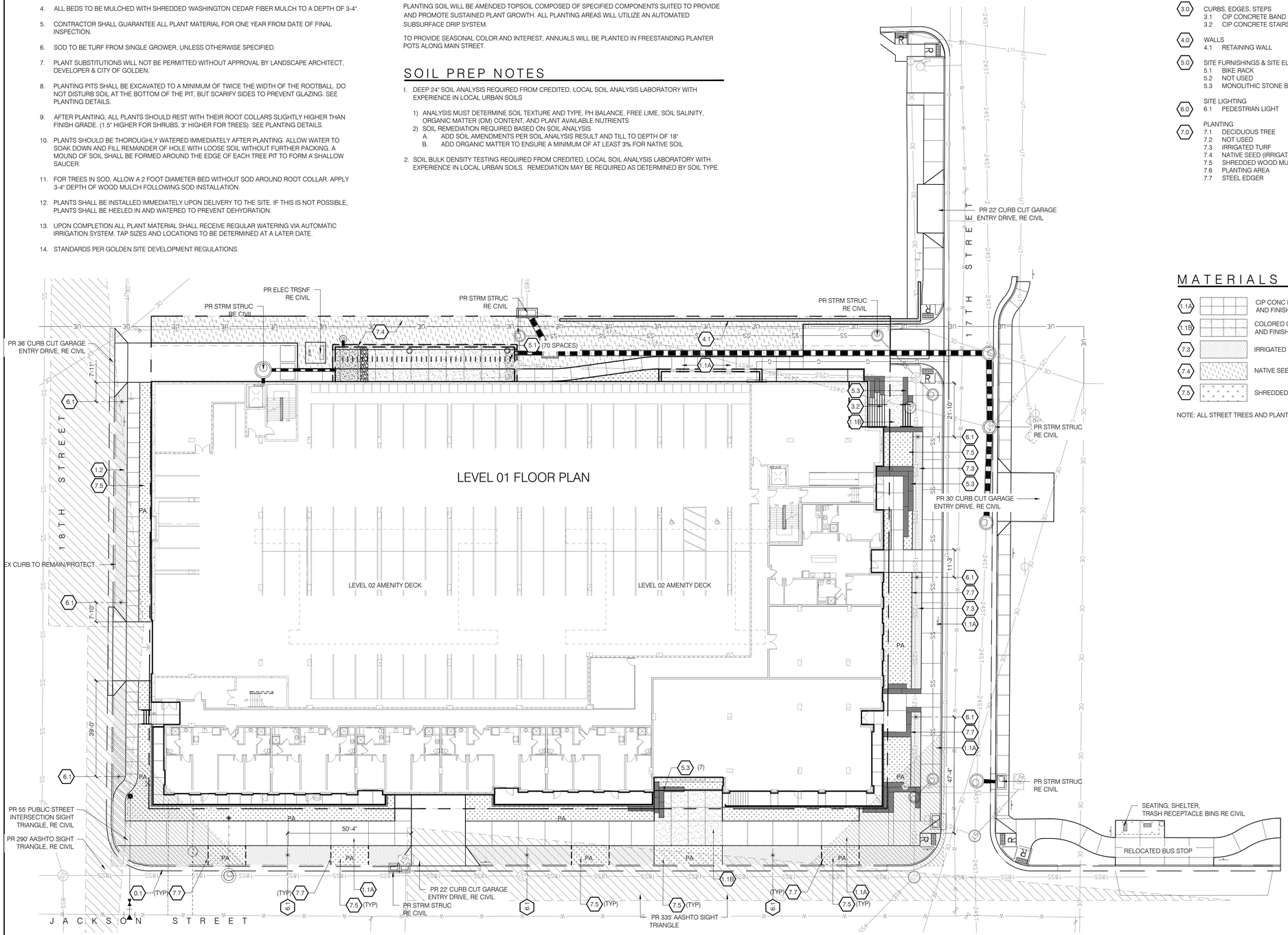
6.0 SITE LIGHTING
- 6.1 PEDESTRIAN LIGHT

7.0 PLANTING
- 7.1 DECIDUOUS TREE
- 7.2 NOT USED
- 7.3 IRRIGATED TURF
- 7.4 NATIVE SEED (IRRIGATED)
- 7.5 SHREDDED WOOD MULCH
- 7.6 PLANTING AREA
- 7.7 STEEL EDGER

MATERIALS LEGEND

- 1.1A CIP CONC PVMT, GRAY, SAWN JTS. PATTERN AND FINISH TO MATCH EXISTING
- 1.1B COLORED CIP CONC PVMT, SAWN JTS. PATTERN AND FINISH TO BE DETERMINED
- 7.3 IRRIGATED TURF
- 7.4 NATIVE SEED (IRRIGATED)
- 7.5 SHREDDED WOOD MULCH

NOTE: ALL STREET TREES AND PLANT MATERIAL IS REPRESENTED AND LABELED ON SHEET 9 OF 27.



1 **LANDSCAPE SITE PLAN - HARDSCAPE**

SCALE: 1" = 20'-0"

0' 10' 20' 40'

CRAINE ARCHITECTURE

CONFLUENCE companies

COLORADO SCHOOL OF MINES EARTH • ENERGY • ENVIRONMENT

PROJECT NAME:
1750 JACKSON STREET

PROJECT No:
CA 17-027

ADDRESS:
1750 JACKSON STREET
GOLDEN, COLORADO

APPLICANT:
CONFLUENCE COMPANIES, LLC
COLORADO SCHOOL OF MINES

1750 JACKSON STREET SITE DEVELOPMENT PLAN

THE CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

No.	Issue	Date
1	SDP SUBMITTAL	11 JANUARY 2018
2	SDP RESUBMITTAL	6 MARCH 2018
3		
4		
5		
6		

SHEET NAME:
LANDSCAPE SITE PLAN - HARDSCAPE

SHEET No:
8 OF 26

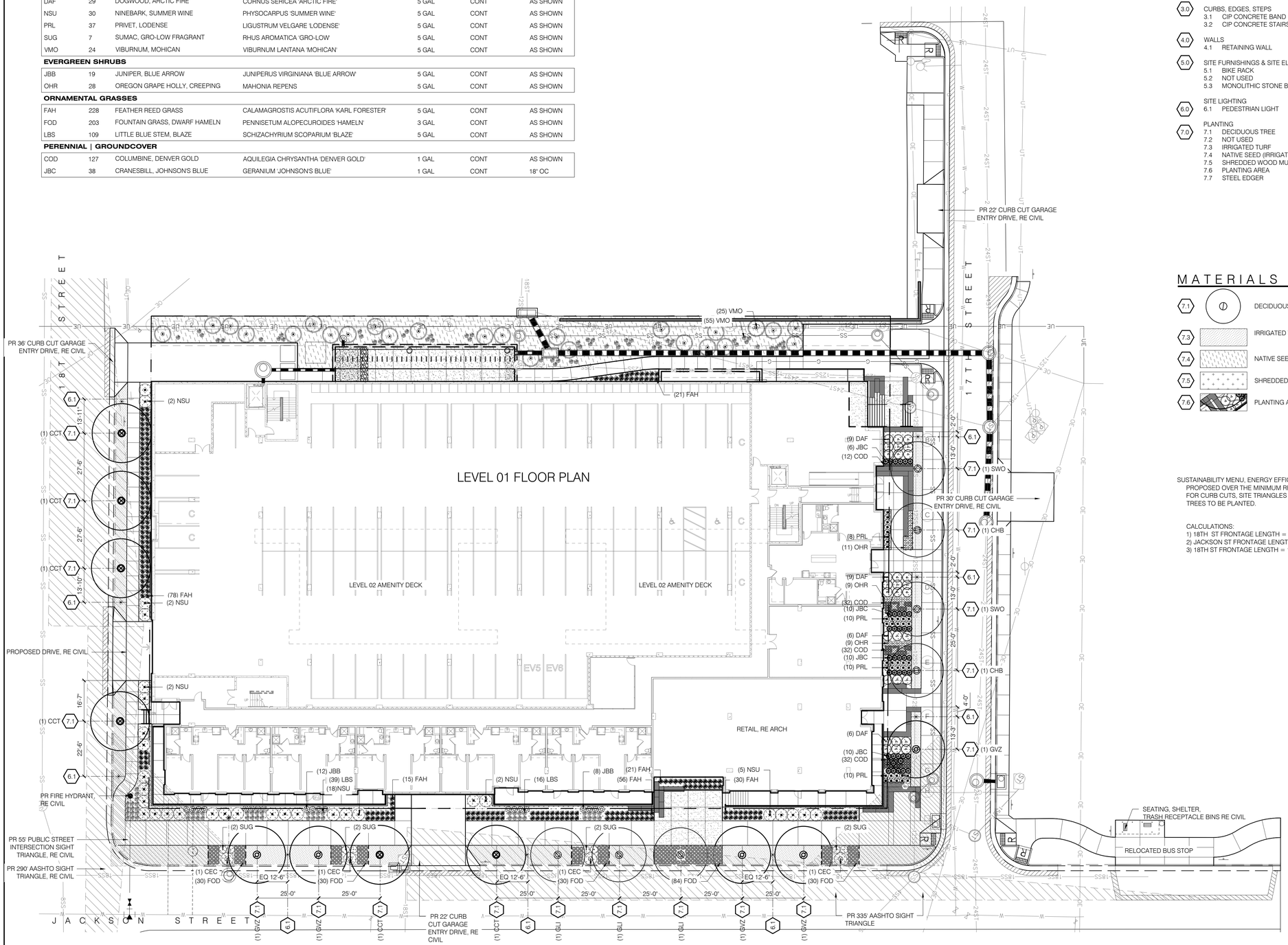
PLANT SCHEDULE

SYM	QTY	COMMON.NAME	BOTANICAL.NAME	PLANTING.SIZE	NOTES	SPACING
DECIDUOUS TREES						
CCT	5	CATALPA, CHINESE	CATALPA OVATA	2 1/2" CAL	B&B	AS SHOWN
CHB	1	HACKBERRY, COMMON	CELTIS OCCIDENTALIS	2" CAL	B&B	AS SHOWN
GLI	2	LINDEN, GREENSPIRE	TILIA CORDATA 'GREENSPIRE'	2 1/2" CAL	B&B	AS SHOWN
SWO	1	OAK, SWAMP WHITE	QUERCUS BICOLOR	2 1/2" CAL	B&B	AS SHOWN
GVZ	4	ZELKOVA, GREEN VASE	ZELKOVA SERRATA 'GREEN VASE'	2 1/2" CAL	B&B	AS SHOWN
DECIDUOUS SHRUBS						
CEC	3	CHERRY, CREEPING WESTERN SAND	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL	CONT	4'-0" OC
DAF	29	DOGWOOD, ARCTIC FIRE	CORNUS SERICEA 'ARCTIC FIRE'	5 GAL	CONT	AS SHOWN
NSU	30	NINEBARK, SUMMER WINE	PHYSOCARPUS 'SUMMER WINE'	5 GAL	CONT	AS SHOWN
PRL	37	PRIVET, LODENSE	LIGUSTRUM VELGARE 'LODENSE'	5 GAL	CONT	AS SHOWN
SUG	7	SUMAC, GRO-LOW FRAGRANT	RHUS AROMATICA 'GRO-LOW'	5 GAL	CONT	AS SHOWN
VMO	24	VIBURNUM, MOHICAN	VIBURNUM LANTANA 'MOHICAN'	5 GAL	CONT	AS SHOWN
EVERGREEN SHRUBS						
JBB	19	JUNIPER, BLUE ARROW	JUNIPERUS VIRGINIANA 'BLUE ARROW'	5 GAL	CONT	AS SHOWN
OHR	28	OREGON GRAPE HOLLY, CREEPING	MAHONIA REPENS	5 GAL	CONT	AS SHOWN
ORNAMENTAL GRASSES						
FAH	228	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	5 GAL	CONT	AS SHOWN
FOD	203	FOUNTAIN GRASS, DWARF HAMELN	PENNISETUM ALOPECUROIDES 'HAMELN'	3 GAL	CONT	AS SHOWN
LBS	109	LITTLE BLUE STEM, BLAZE	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL	CONT	AS SHOWN
PERENNIAL | GROUNDCOVER						
COD	127	COLUMBINE, DENVER GOLD	AQUILEGIA CHRYSANTHA 'DENVER GOLD'	1 GAL	CONT	AS SHOWN
JBC	38	CRANESBILL, JOHNSON'S BLUE	GERANIUM 'JOHNSON'S BLUE'	1 GAL	CONT	18" OC

STREET FRONTAGE

TOTAL LINEAR FEET OF STREET FRONTAGE = FT	STREET TREES REQUIRED	STREET TREES PROVIDED
18TH STREET = 223 LF (PL TO BOC)	6	4
JACKSON STREET = 337 LF (BOC TO BOC)	9	10
17TH STREET = 223 (PL TO BOC)	6	7

PER SECTION 18.40.222 FOR THE DEVELOPMENT STANDARDS, THE STREET TREE REQUIREMENT CALCULATION IS PASSED ON A 35' MINIMUM SPACING. THE CHART ABOVE IS REPRESENTATIVE OF THIS REQUIREMENT, HOWEVER DOES NOT TAKE INTO ACCOUNT THE NECESSARY DIMENSIONAL REDUCTION FOR SITE ACCESS POINTS AND CORNER SITE TRIANGLES, WHICH WILL REDUCE THE OVERALL TREE COUNT BY 1-2 TREES PER STREET, DEPENDING ON THE STREET FRONTAGE AND CURRENT DESIGN.



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  - 6.0 6.1 PEDESTRIAN LIGHT
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MATERIALS LEGEND

- 7.1 DECIDUOUS TREE
- 7.3 IRRIGATED TURF
- 7.4 NATIVE SEED (IRRIGATED)
- 7.5 SHREDDED WOOD MULCH
- 7.6 PLANTING AREA

SUSTAINABILITY MENU, ENERGY EFFICIENCY #5 CRITERIA MET: 20% ADDITIONAL STREET TREES HAVE BEEN PROPOSED OVER THE MINIMUM REQUIREMENTS AND SITE CONSTRAINTS. CALCULATION EXCLUDE LF FOR CURB CUTS, SITE TRIANGLES AND ANY OTHER CONSTRAINTS IMPACTING THE OPTION FOR STREET TREES TO BE PLANTED.

CALCULATIONS:
1) 18TH ST FRONTAGE LENGTH = 100' MIN TREES @ 35' OC = 2.8 PROPOSED TREES= 6
2) JACKSON ST FRONTAGE LENGTH = 247' MIN TREES @ 35' OC = 7 PROPOSED TREES= 11
3) 18TH ST FRONTAGE LENGTH = 100' MIN TREES @ 35' OC = 2.8 PROPOSED TREES= 5

1 **LANDSCAPE SITE PLAN - PLANTING**

SCALE: 1" = 20'-0"

0' 10' 20' 40'

CRAINE ARCHITECTURE

CONFLUENCE companies

COLORADO SCHOOL OF MINES EARTH • ENERGY • ENVIRONMENT

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SHEET NAME:
LANDSCAPE SITE PLAN - PLANTING

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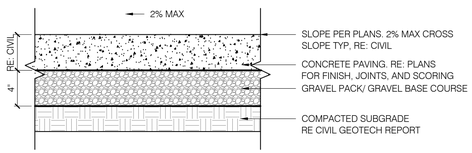
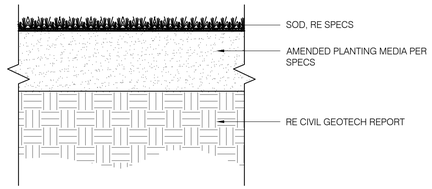


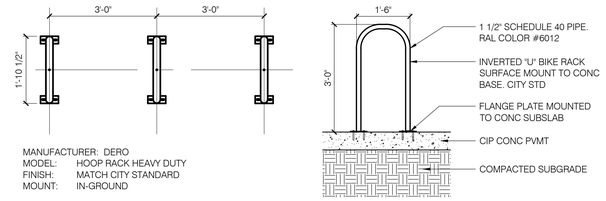
1 CONCRETE PAVING ON-GRADE

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



2 TURF

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

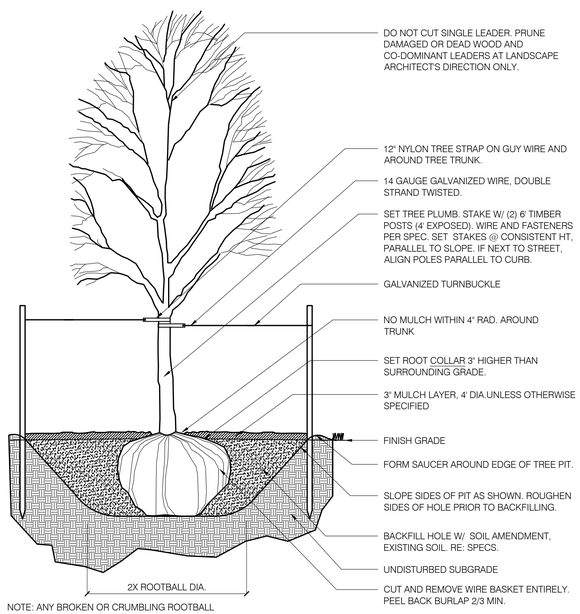


MANUFACTURER: DERO
MODEL: HOOP RACK HEAVY DUTY
FINISH: MATCH CITY STANDARD
MOUNT: IN-GROUND

REFER TO SPECIFICATIONS

3 BIKE RACK 'U' TYPE

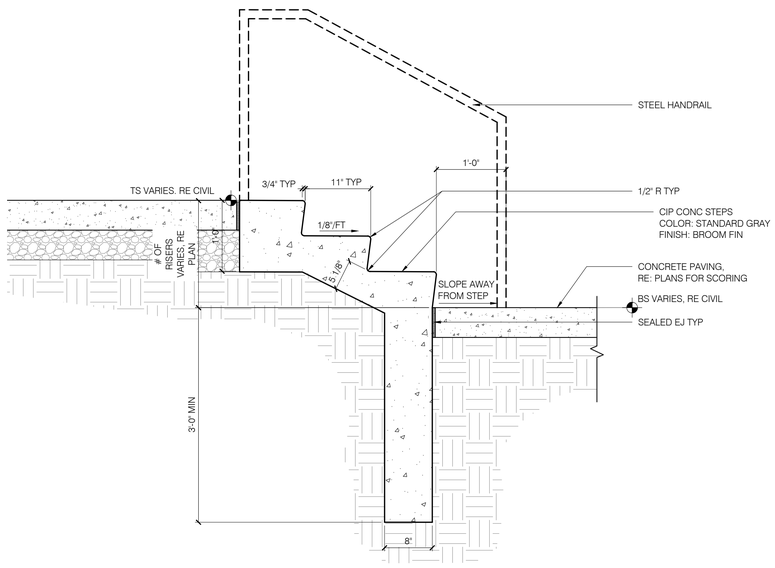
SCALE: 1" = 1'-0"



NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE BASKET WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

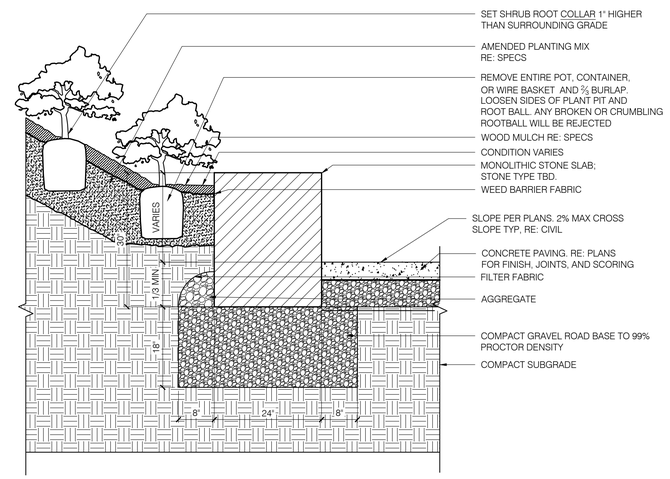
4 DECIDUOUS TREE PLANTING

SCALE: 3/8" = 1'-0"



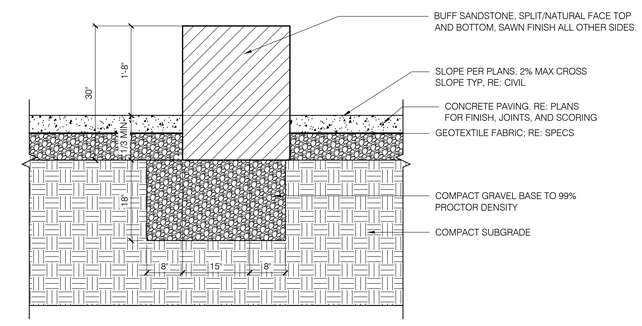
5 CONCRETE STEPS

SCALE: 1" = 1'-0"



6 MONOLITHIC STONE SLAB (RETAINING CONDITION)

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



7 MONOLITHIC STONE SLAB

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

CRAINE ARCHITECTURE

CONFLUENCE companies

COLORADO SCHOOL OF MINES EARTH • ENERGY • ENVIRONMENT

PROJECT NAME:
1750 JACKSON STREET

PROJECT No:
CA 17-027

ADDRESS:
1750 JACKSON STREET
GOLDEN, COLORADO

APPLICANT:
CONFLUENCE COMPANIES, LLC
COLORADO SCHOOL OF MINES

1750 JACKSON STREET SITE DEVELOPMENT PLAN

THE CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

No.	Issue	Date
1	SDP SUBMITTAL	11 JANUARY 2018
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SHEET NAME:
LANDSCAPE SITE DETAILS

SHEET No:
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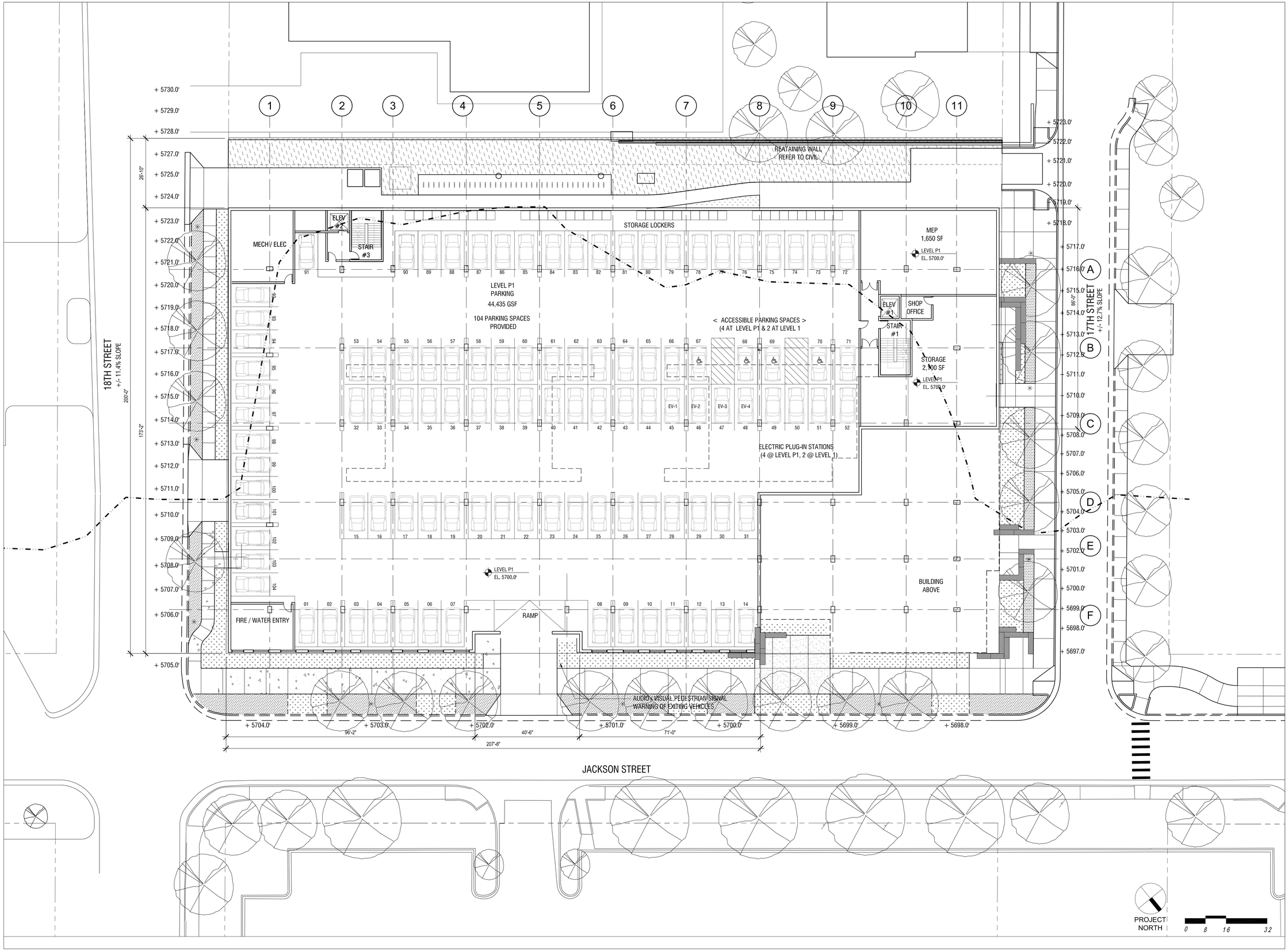

CRAINE ARCHITECTURE

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COLORADO SCHOOL OF MINES
EARTH • ENERGY • ENVIRONMENT

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JACKSON RESIDENCE HALL

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APPLICANT:
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SHEET NAME:
LEVEL P1 PLAN

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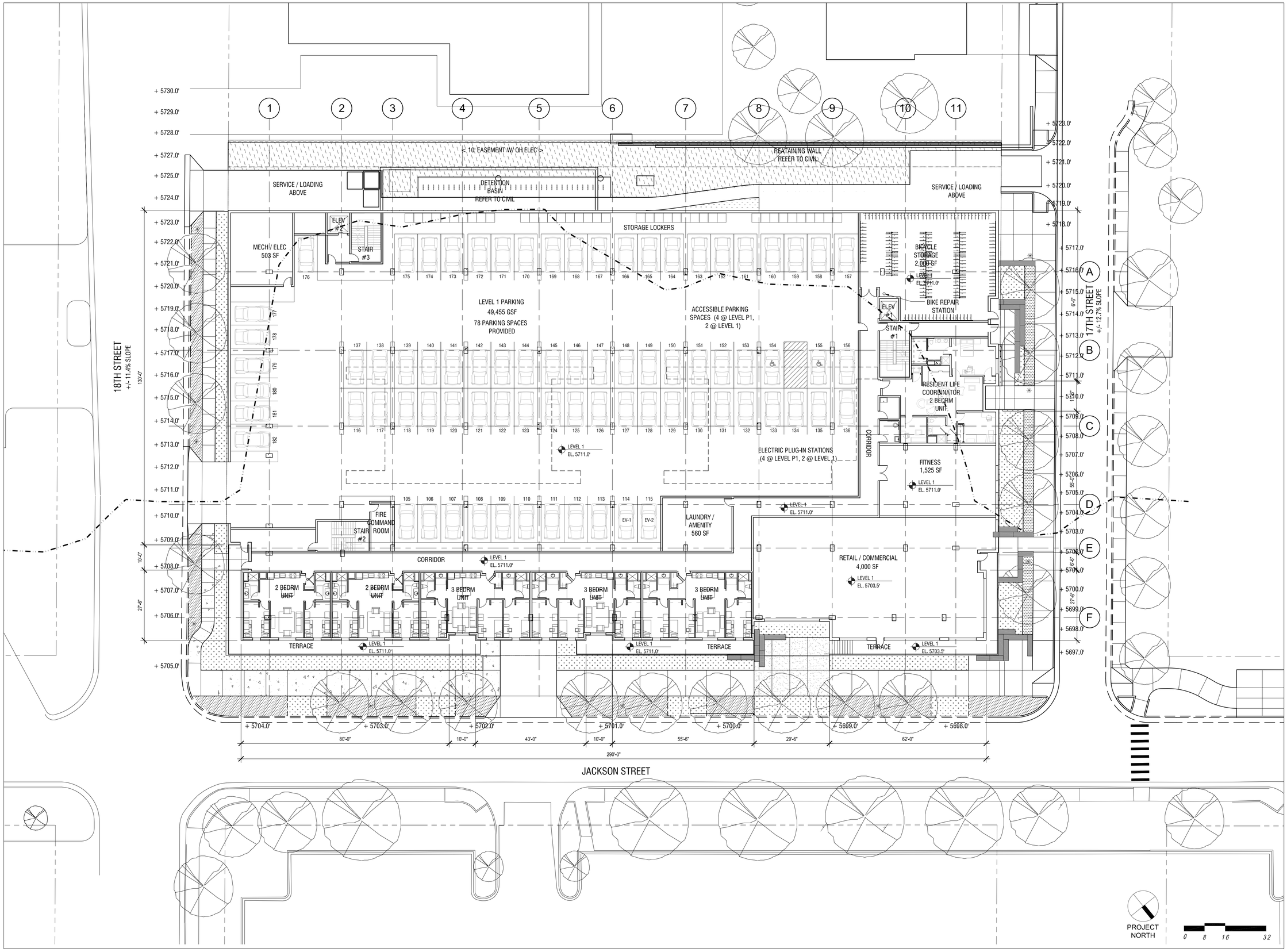

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LEVEL 1 PLAN

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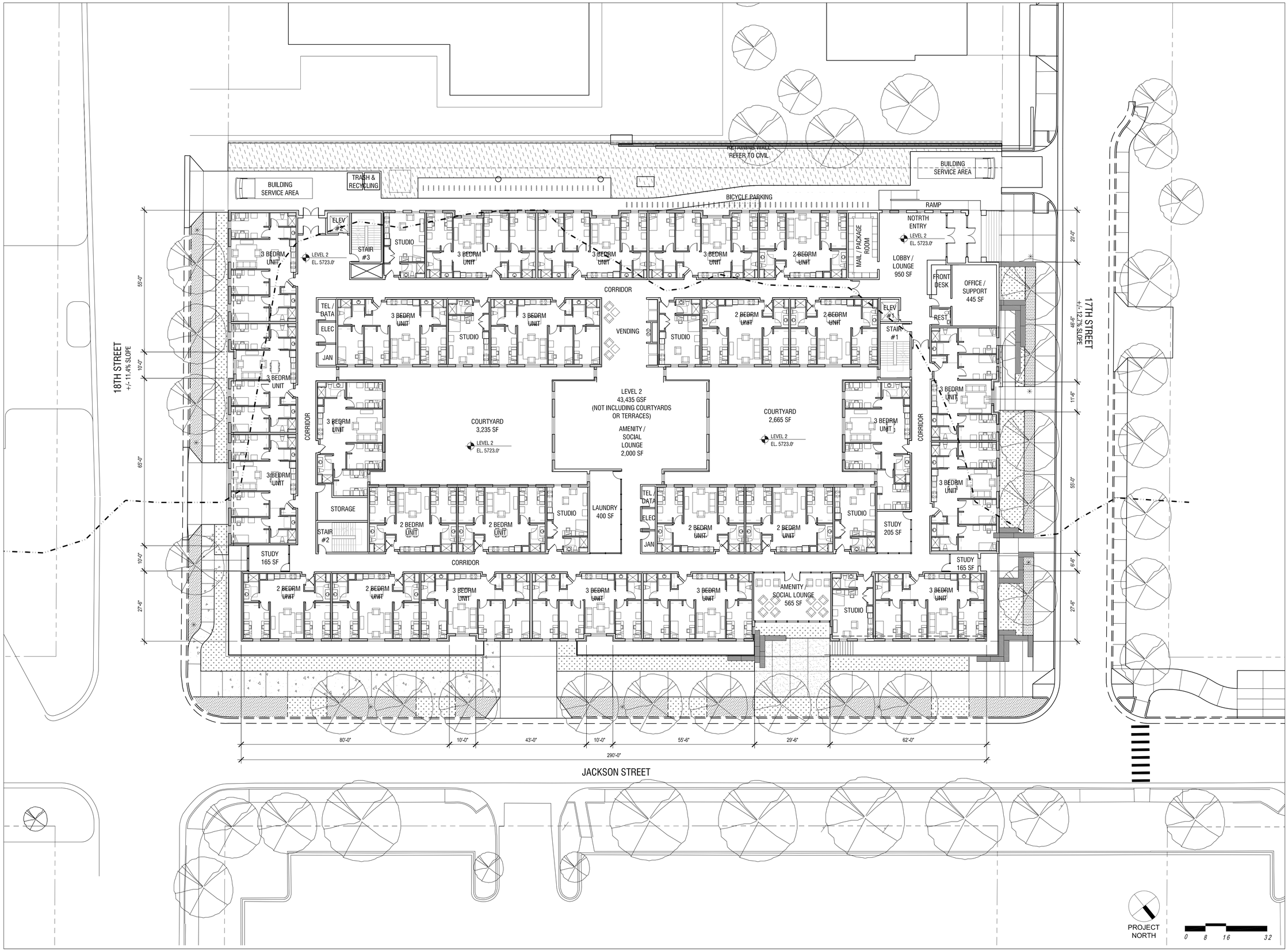

CRAINE ARCHITECTURE

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SHEET NAME:
LEVEL 2 PLAN

SHEET No:
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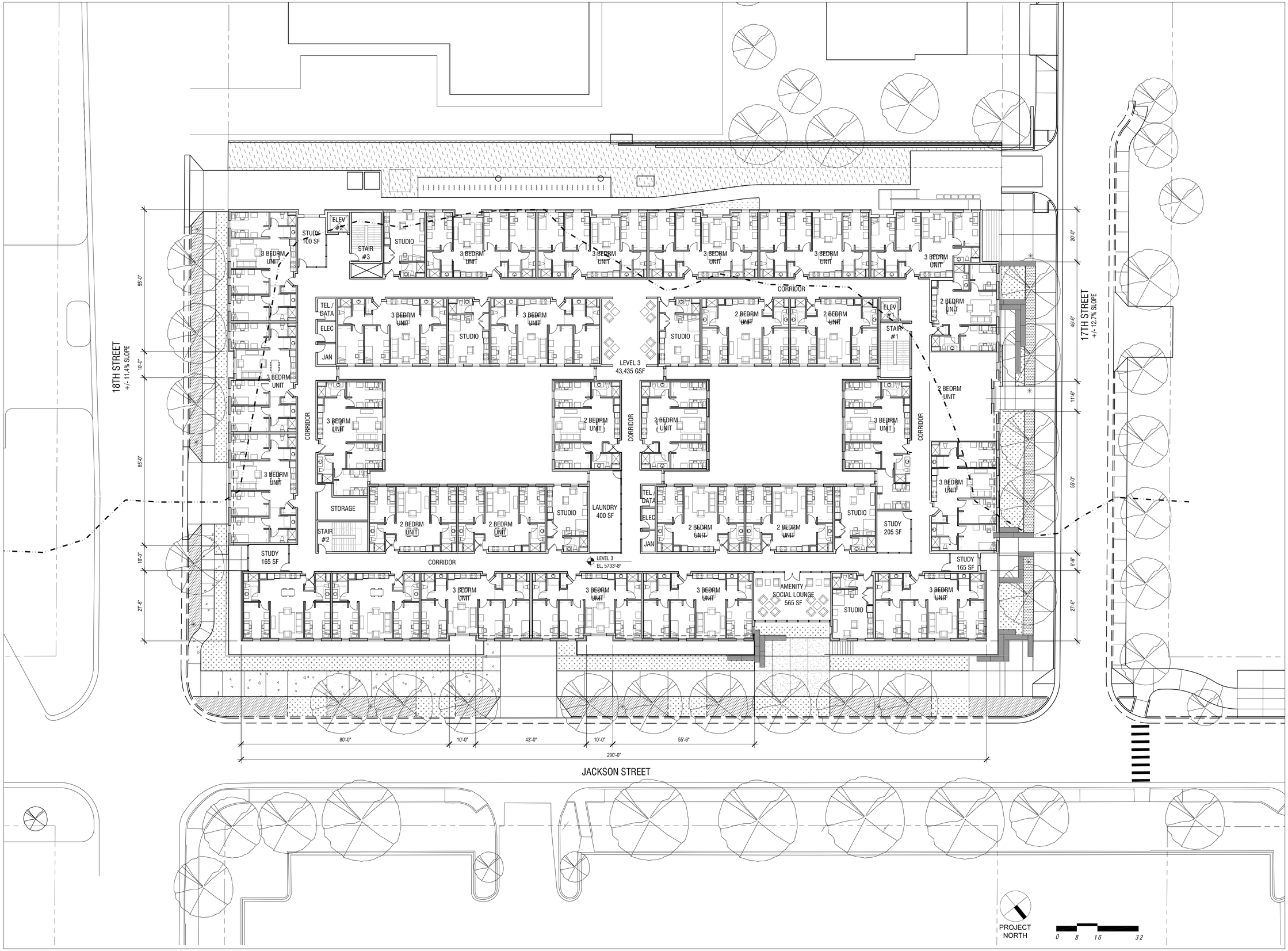

CRAINE ARCHITECTURE

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SHEET NAME:
LEVEL 3 PLAN

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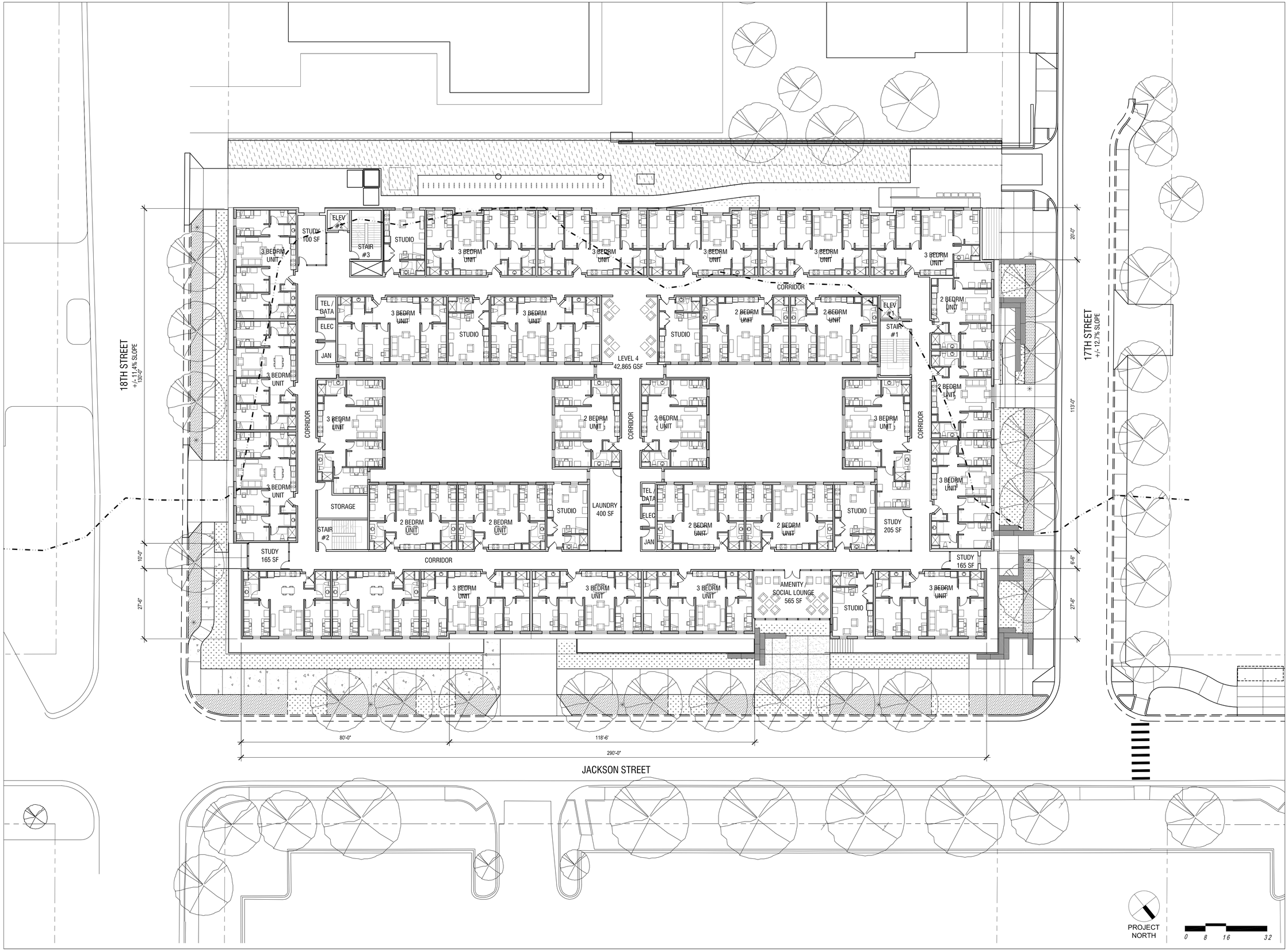

CRAINE ARCHITECTURE

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SHEET NAME:
LEVEL 4 PLAN

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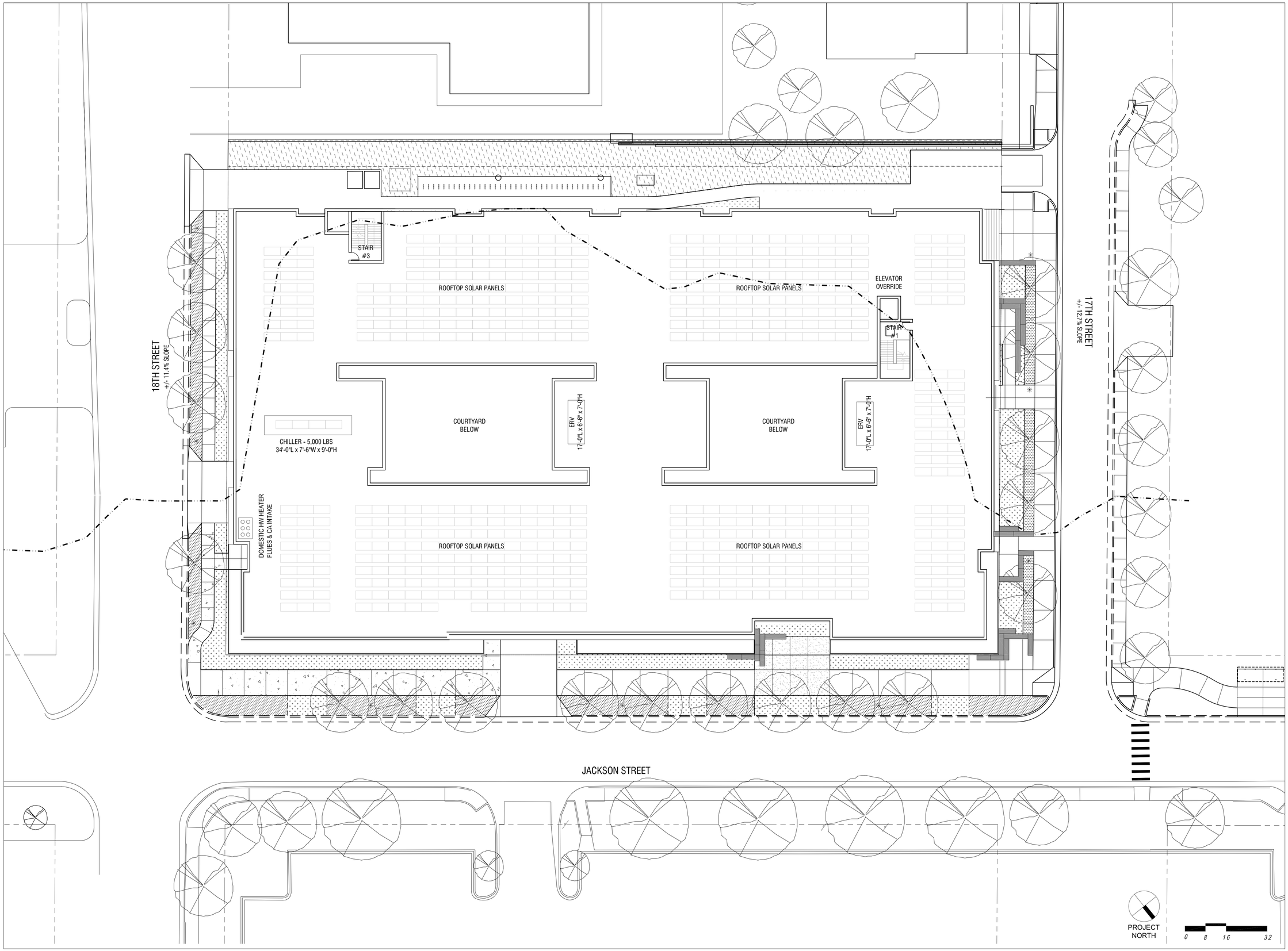

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1750 JACKSON STREET
GOLDEN, COLORADO

APPLICANT:
CONFLUENCE COMPANIES, LLC
ON BEHALF OF
COLORADO SCHOOL OF MINES

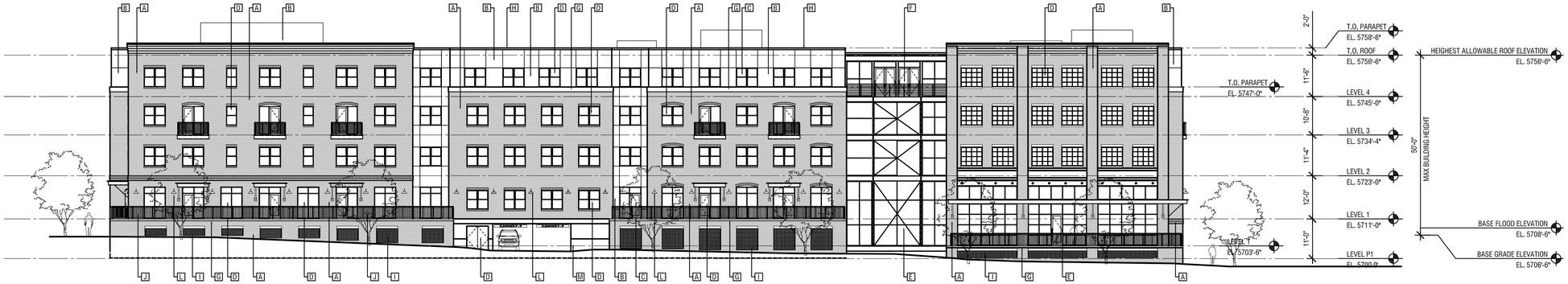
JACKSON RESIDENCE HALL
SITE DEVELOPMENT PLAN

THE CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

No.	Issue	Date
1	SDP SUBMITTAL	11 JANUARY 2018
2	SDP RESUBMITTAL	9 MARCH 2018
3		
4		
5		
6		

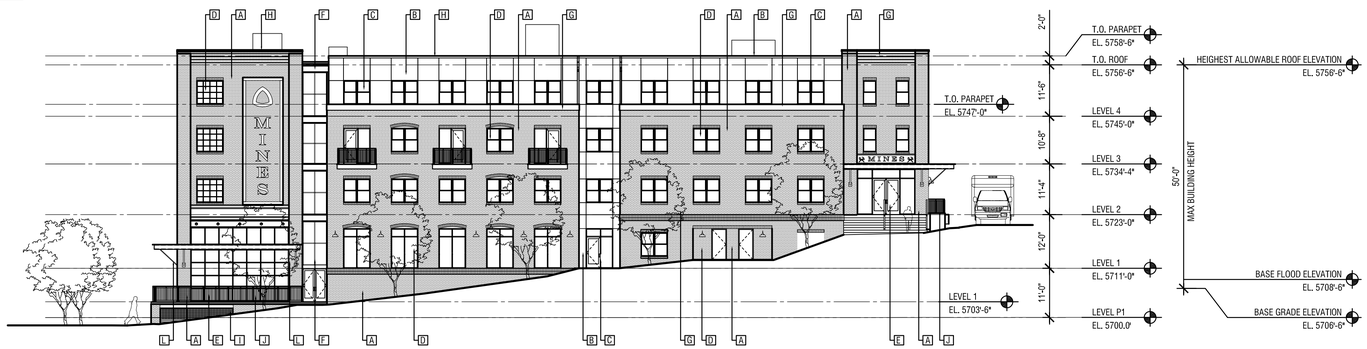
SHEET NAME:
ROOF PLAN

SHEET No:
17 OF 26



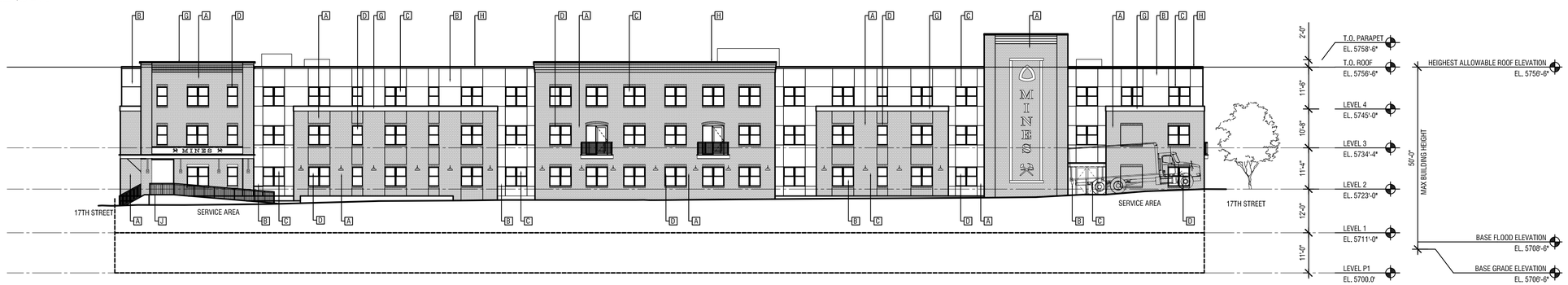
1 EXTERIOR ELEVATION - EAST ELEVATION AT JACKSON STREET

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



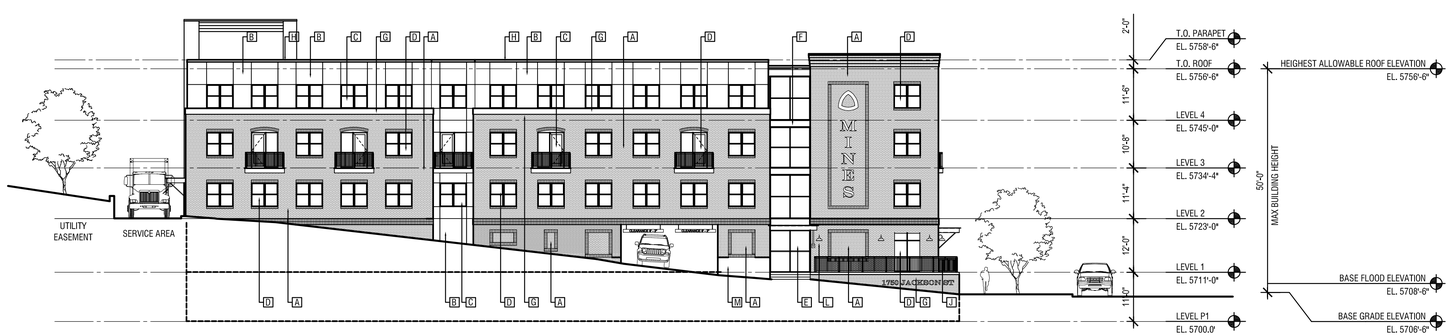
2 EXTERIOR ELEVATION - NORTH ELEVATION AT 17TH STREET

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



3 EXTERIOR ELEVATION - WEST ELEVATION AT EASEMENT

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



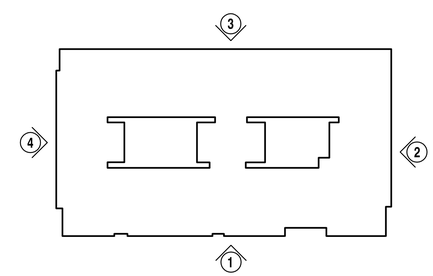
4 EXTERIOR ELEVATION - SOUTH ELEVATION AT 18TH STREET

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

EXTERIOR MATERIAL KEY

KEYNOTE	DESCRIPTION
A	MODULAR BRICK MASONRY
B	STUCCO
C	VINYL OR COMPOSITE WINDOW / DOOR SYSTEM
D	COMPOSITE WINDOW / DOOR SYSTEM
E	ALUM STOREFRONT SYSTEM OR ALUM WINDOW WALL
F	BRICK FASCIA
G	PRECAST CONCRETE
H	BREAK METAL FASCIA
I	METAL SCREEN
J	METAL RAILING
K	PTD ST'L LINTEL
L	WALL MOUNTED EXTERIOR LIGHT FIXTURE
M	STONE BASE

NOTE: FOUTEEN-FOOT MINIMUM AND 18-FOOT MAXIMUM FLOOR-TO-FLOOR AT GROUND FLOOR; 12-FOOT MAXIMUM AT SECOND FLOOR PER CMU-CC2
GROUND FLOOR AVERAGE FLOOR-TO-FLOOR = +/- 14'-6"



KEY PLAN

0 32 64 128 256

CRAINE ARCHITECTURE

CONFLUENCE companies

COLORADO SCHOOL OF MINES
EARTH • ENERGY • ENVIRONMENT

PROJECT NAME:
JACKSON RESIDENCE HALL

PROJECT No:
CA 17-027

ADDRESS:
1750 JACKSON STREET
GOLDEN, COLORADO

APPLICANT:
CONFLUENCE COMPANIES, LLC
ON BEHALF OF
COLORADO SCHOOL OF MINES

JACKSON RESIDENCE HALL SITE DEVELOPMENT PLAN

THE CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

No.	Issue	Date
1	SDP SUBMITTAL	11 JANUARY 2018
2	SDP RESUBMITTAL	9 MARCH 2018
3		
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SHEET NAME:
EXTERIOR ELEVATIONS

SHEET No:

1 EXTERIOR ELEVATION - EAST ELEVATION AT JACKSON STREET

SCALE: NTS

2 EXTERIOR ELEVATION - NORTH ELEVATION AT 17TH STREET

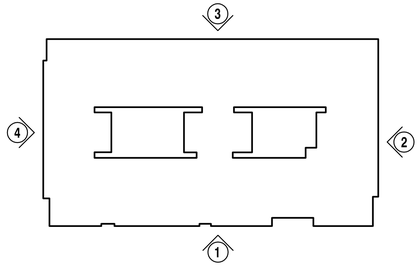
SCALE: NTS

3 EXTERIOR ELEVATION - WEST ELEVATION AT EASEMENT

SCALE: NTS

4 EXTERIOR ELEVATION - SOUTH ELEVATION AT 18TH STREET

SCALE: NTS



CRAINE ARCHITECTURE

CONFLUENCE companies

COLORADO SCHOOL OF MINES EARTH • ENERGY • ENVIRONMENT

PROJECT NAME:
JACKSON RESIDENCE HALL

PROJECT No:
CA 17-027

ADDRESS:
1750 JACKSON STREET
GOLDEN, COLORADO

APPLICANT:
CONFLUENCE COMPANIES, LLC
ON BEHALF OF
COLORADO SCHOOL OF MINES

JACKSON RESIDENCE HALL SITE DEVELOPMENT PLAN

THE CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

No.	Issue	Date
1	SDP SUBMITTAL	11 JANUARY 2018
2	SDP RESUBMITTAL	9 MARCH 2018
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SHEET NAME:
RENDERED EXTERIOR ELEVATIONS

SHEET No:
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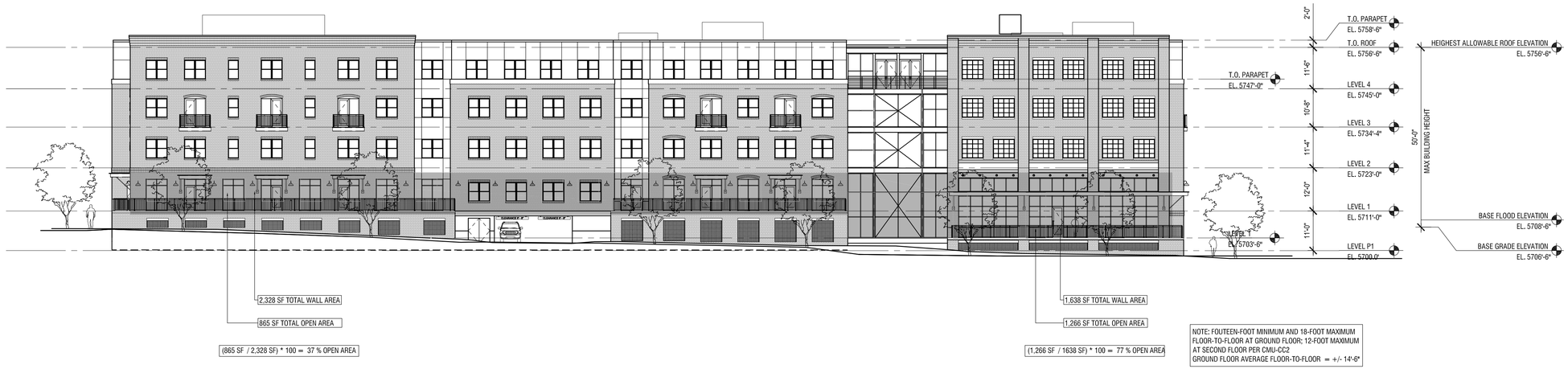
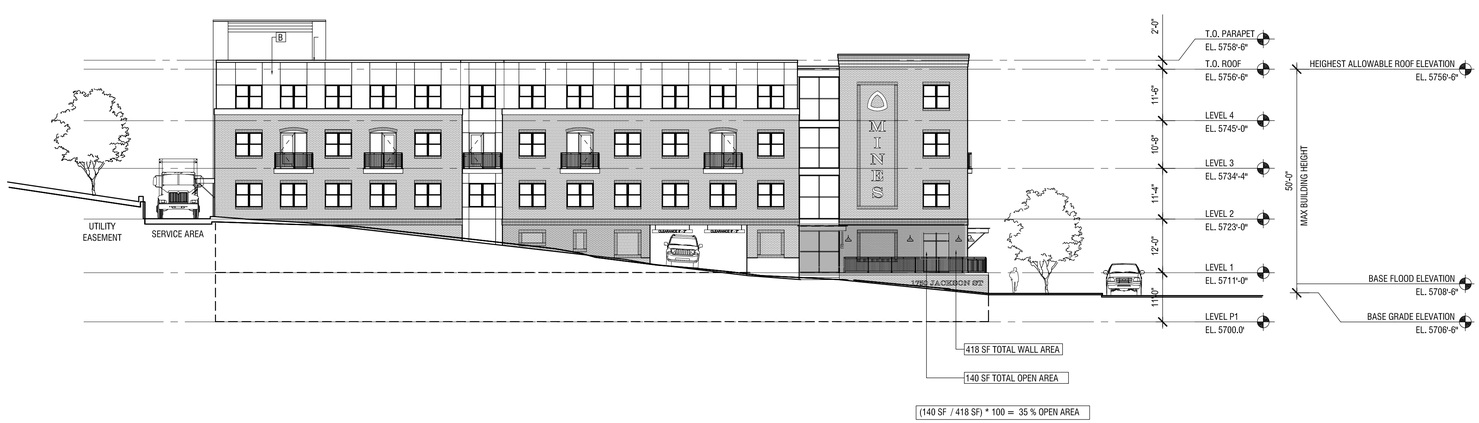


1 EXTERIOR ELEVATION - EAST ELEVATION AT JACKSON STREET

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

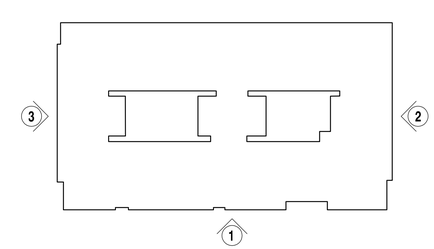
2 EXTERIOR ELEVATION - NORTH ELEVATION AT 17TH STREET

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



3 EXTERIOR ELEVATION - SOUTH ELEVATION AT 18TH STREET

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



KEY PLAN

0 32 64 128 256

CRAINE ARCHITECTURE

CONFLUENCE companies

COLORADO SCHOOL OF MINES
EARTH • ENERGY • ENVIRONMENT

PROJECT NAME:
JACKSON RESIDENCE HALL

PROJECT No:
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ADDRESS:
1750 JACKSON STREET
GOLDEN, COLORADO

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COLORADO SCHOOL OF MINES

JACKSON RESIDENCE HALL
SITE DEVELOPMENT PLAN

THE CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

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3		
4		
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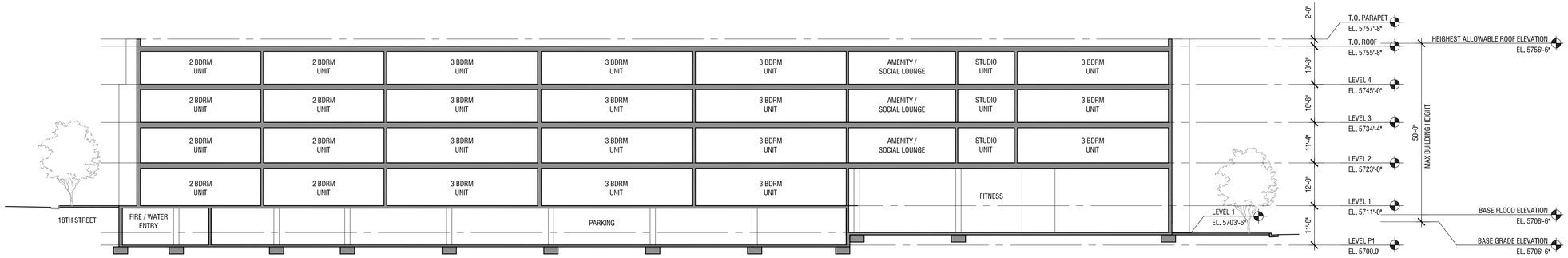
6		

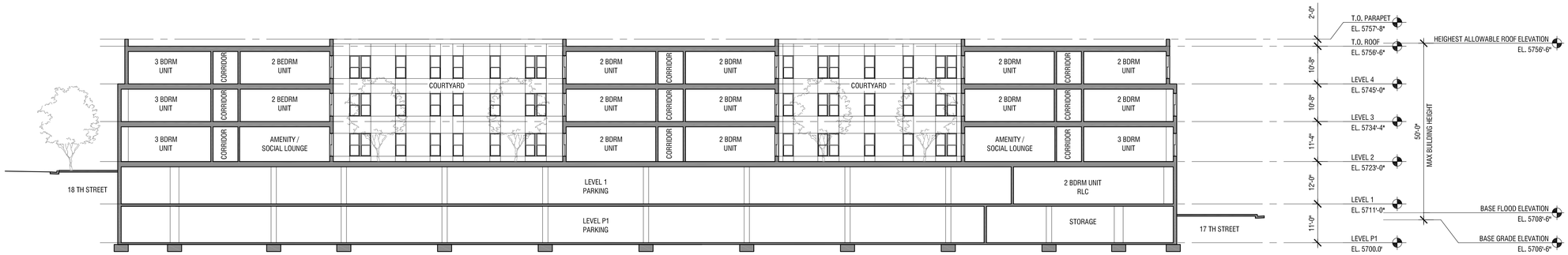
SHEET NAME:
OPENING ANALYSIS
ELEVATOINS

SHEET No:
20 OF 26



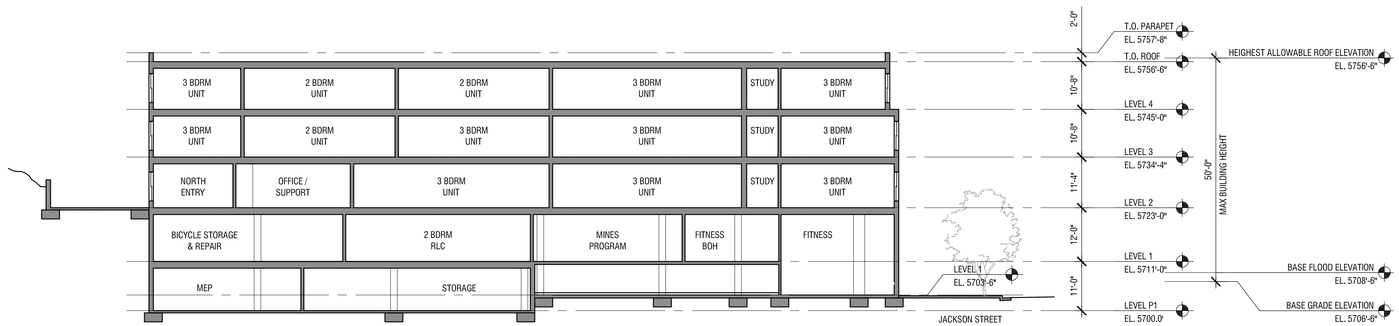
1 BUILDING SECTION - LONGITUDINAL SECTION 'A - A'

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



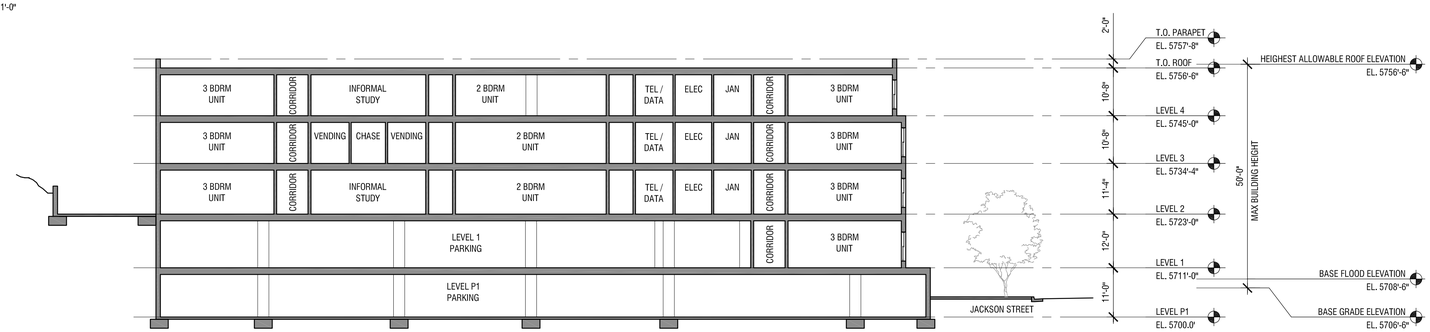
2 BUILDING SECTION - LONGITUDINAL SECTION 'B - B'

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



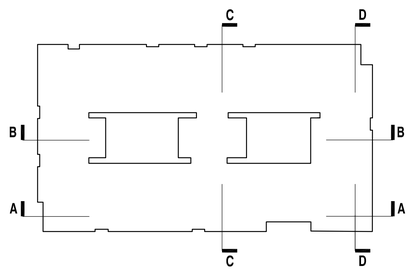
3 BUILDING SECTION - TRANSVERSE SECTION 'C - C'

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



4 BUILDING SECTION - TRANSVERSE SECTION 'D - D'

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



KEY PLAN

0 32 64 128 256

CRAINE ARCHITECTURE

CONFLUENCE companies

COLORADO SCHOOL OF MINES EARTH • ENERGY • ENVIRONMENT

PROJECT NAME:
JACKSON RESIDENCE HALL

PROJECT No:
CA 17-027

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THE CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

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3		
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SHEET NAME:
BUILDING SECTIONS

SHEET No:
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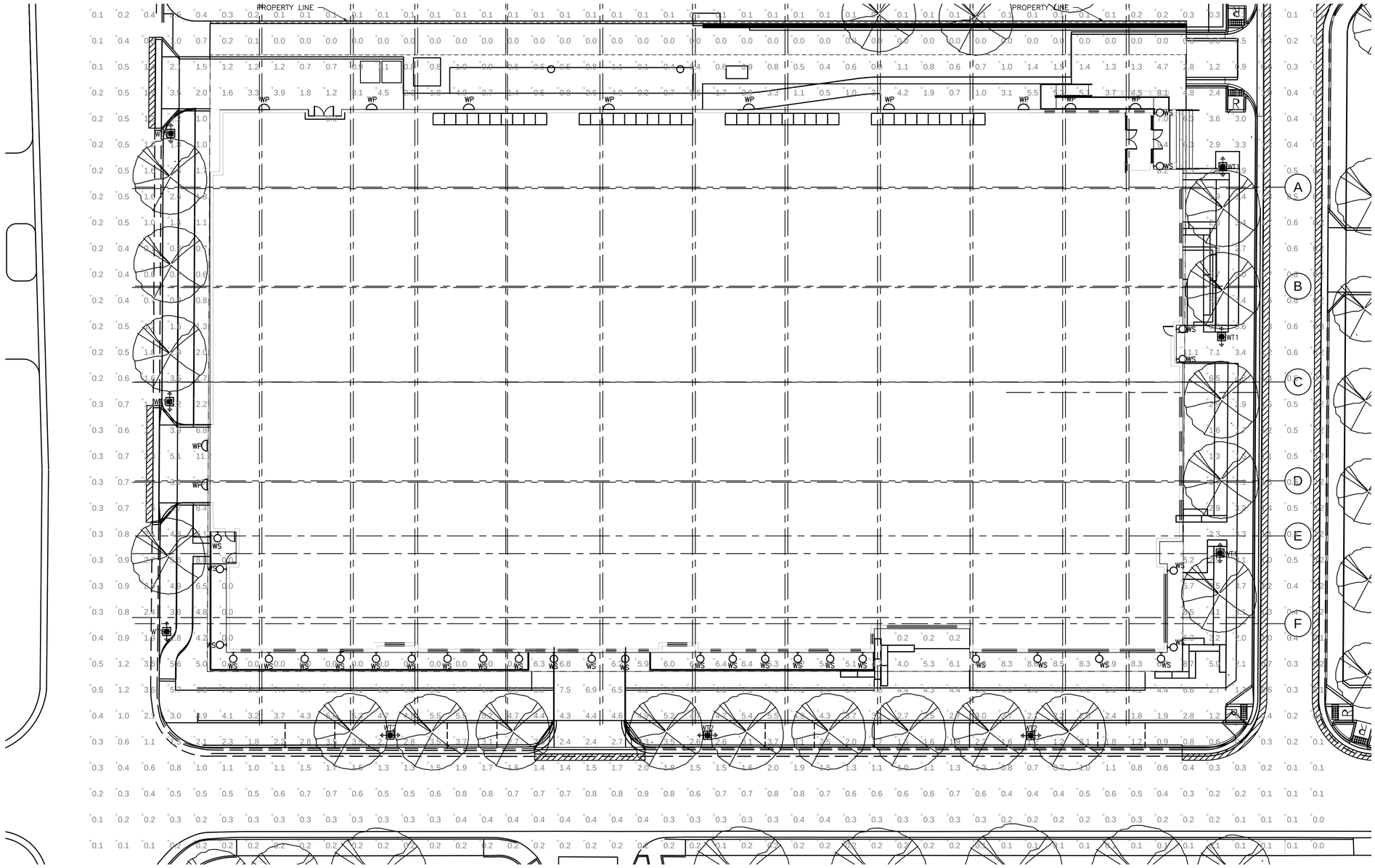

1 / 24 LIGHTING PHOTOMETRIC PLAN– PHOTOMETRIC

16' 8' 0 16' 32'
1/16"=1'-0"

NORTH

GENERAL NOTES:

1. ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE CONTROLLED BY AN ASTRONOMICAL TIMECLOCK AND PHOTOCELL.
2. PHOTOMETRIC CALCULATIONS HAVE BEEN DETERMINED USING A LIGHT LOSS FACTOR OF 1.0
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.

LIGHTING STATISTICS

Description	Avg	Max	Min
SITE PHOTOMETRICS	1.5 fc	10.5 fc	0.0 fc

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Project # 17142

CRAINE ARCHITECTURE
CONFLUENCE companies
COLORADO SCHOOL OF MINES EARTH • ENERGY • ENVIRONMENT

PROJECT NAME:
1750 JACKSON STREET

PROJECT No:
CA 17-027

ADDRESS:
1750 JACKSON STREET
GOLDEN, COLORADO

APPLICANT:
CONFLUENCE COMPANIES, LLC
COLORADO SCHOOL OF MINES

1750 JACKSON STREET SITE DEVELOPMENT PLAN

THE CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

No.	Issue	Date
1	SDP SUBMITTAL	15 DECEMBER 2017
2	SDP SUBMITTAL	6 MARCH 2018
3		
4		
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6		

SHEET NAME:
LIGHTING PHOTOMETRIC PLAN

SHEET No:
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Lumark

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Lumark Wal-Pak wall luminaire provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP66 Rated. Three available lamp sources including patented energy efficient LED, pulse start metal halide and high pressure sodium. UL/cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

SPECIFICATION FEATURES

Housing
Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP66 ingress protection rated.

Electrical
Ballasts, LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to withstand a 6kV surge test and is Class 2 rated for 120-277V with an operating temperature of -40° to 55°C. Wal-Pak LED systems maintain greater than 93% of the initial light output after 72,000 hours of operation. UL listed HID high power factor ballasts are Class H insulation rated (high pressure sodium: 250, 400W [-40°C / -40°F]. High efficiency HID ballasts are available in 120, 208, 240, 277, 347 and 480V.

Optical
Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, and full cutoff IESNA compliant configurations. Patented, solid state LED luminaires are thermally optimized with three lumen packages. HID models are offered in horizontal medium or mogul-based metal halide [MP] or high pressure sodium [HP] lamps.

Door Assembly
Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance. Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

Finish
Finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, bronze, black, dark platinum and graphite metallic. Consult your lighting representitive at Eaton for a complete selection of standard colors.

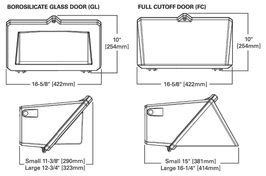
Efficiency Standards Notice
Select luminaires are manufactured to USA and California efficiency regulations.

WP WAL-PAK

27, 32 and 46W
LED
250 - 400W
Pulse Start Metal Halide
250 - 400W
High Pressure Sodium

WALL MOUNT LUMINAIRE

DIMENSIONS



TECHNICAL DATA
UL/cUL Wet Location Listed
IP66 Rated
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
ESA-B, ARRA, Title 20 Compliant
LM79 / LM80 Compliant

ENERGY DATA
CWA Ballast Input Watts
200W HPS HPF (250 Watts)
250W MP HPF (283 Watts) ①
400W HPS HPF (465 Watts)
400W MP HPF (452 Watts) ①

SHIPPING DATA
Approximate Net Weight:
32-42 lbs. (15-19 kgs.)

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2017-06-05 17:00:21

Invue

Catalog #		Type
Project		WP
Comments		Date
Prepared by		

DESCRIPTION

The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.

SPECIFICATION FEATURES

Construction
TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. (Only these arms are compatible with the Epic luminaire). MIDSECTION: Continuous silicone gaskets seal lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. DOORFRAME: Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub ships attached to mounting arm.

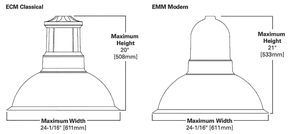
Optics
Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CC. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less that 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five-year warranty.

DIMENSIONS



See configurations for more detailed information.

ECM/EMM
EPIC MEDIUM LED

1 - 4 LightBARs
Solid State LED

DECORATIVE AREA LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
IP66 LightBARs
LM79 / LM80 Compliant
3G Vibration Tested
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.) 0.94

SHIPPING DATA
Approximate Net Weight:
45 lbs. (20 kgs.)

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2017-03-29 10:21:56

Invue

Catalog #		Type
Project		WS
Comments		Date
Prepared by		

DESCRIPTION

The Invue Arbor post top brings architectural style to area/site and pedestrian scale applications. Its dayform appearance brings a desired organic look into the urban environment. WaveStream™ LED Optics provide a uniform pixelation free image, managing glare while providing high levels of visibility.

SPECIFICATION FEATURES

Construction
Two-piece IP66 rated housing is cast from low copper content corrosion resistant aluminum, maintaining strength and precision to sustain long term dayform appearance. ANSI C136.31 testing compliance prevents damage from installation generated vibration. External hardware and casting seams are minimized to enhance appearance.

Optics
Specifically designed for pedestrian applications, WaveStream LED optical waveguide technology produces both symmetric NEMA type V and asymmetric NEMA II, III, IV distributions. The waveguide is manufactured from precision injection molded acrylic resulting in a pixelation free optical image for improved glare control and visual comfort. Luminaire efficacy's measure up to 100 lm/w for 4000K (+/- 275K) CCT at 70 CRI (min), optional 3000K CCT at 80 CRI is also available.

Electrical
LED driver(s) are directly mounted to upper housing thermal pad for optimal thermal performance. Standard 0-10V dimming drivers and Eaton's proprietary surge protection module are designed to withstand 10kV of transient line surge. Drivers operate at 120-277V 50/60Hz with 347V/60Hz or 480V/60Hz operation optional. Suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F). Limited high ambient options allow for 50°C operation.

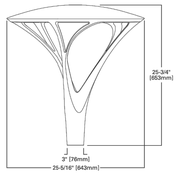
Controls
The Arbor LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MS) and bi-level dimming (MS/DIM) operation. The optional LumaWatt Pro™ system is best described as a peer-to-peer wireless network of luminaire-integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting
Fitter assembly mounts over 2-3/8" O.D. tenon and is secured via six concealed stainless steel set screws. Design of fitter provides seamless transition to 3" O.D. round pole top. Additional mounting accessories include a single fixture arm mount, twin fixture arm mount and wall mount arm. Additional pole mount accessories mount to a 3" x 4" long tenon for 4" - 5" O.D. poles tops. For existing 2-3/8" tenons an adapter is shipped standard.

Finish
Eaton utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for Eaton to serve functionally as well as decorative. Good film appearance combinded with excellent mechanical an exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard.

Warranty
Five-year warranty.

DIMENSIONS



ARB ARBOR
POST TOP

DECORATIVE LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
IP66 Housing
ANSI C136.31
1.5G Vibration Tested
RoHS
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V/60Hz, 480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.) 0.9

Approximate Net Weight:
37 lbs. [16.8 kgs.]

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February 15, 2018 1:55 PM

LUMINAIRE SCHEDULE

PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	NO. OF LAMPS	LAMP TYPE	B.U.G. RATINGS
WP	SURFACE	WALL-PACK	LUMARK LDWP-FC-3B-ED-7040	120V	--	LED 27.2W	B1-U0-G1
WS	SURFACE	DECORATIVE WALL SCONCE	EATON EMM-F01-LED-E1-SL2	120	--	LED 25.9W	B1-U0-G1
WT1	POLE	12' POLE ROUND TAPERED	EATON - INVUE ARB-B2-LED-D1-T2	120-277	--	LED 48W	B1-U2-G2
WT2	POLE	16' POLE ROUND TAPERED	EATON EMM-F01-LED-E1-SL4	120-277	--	LED 48W	B1-U2-G2

CONFIRM COLOR TEMPERATURE WITH ARCHITECT AND OWNER PRIOR TO ORDERING

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Project # 17142

CRAINE ARCHITECTURE

CONFLUENCE companies

COLORADO SCHOOL OF MINES
EARTH • ENERGY • ENVIRONMENT

PROJECT NAME:
1750 JACKSON STREET

PROJECT No:
CA 17-027

ADDRESS:
1750 JACKSON STREET
GOLDEN, COLORADO

APPLICANT:
CONFLUENCE COMPANIES, LLC
COLORADO SCHOOL OF MINES

1750 JACKSON STREET SITE DEVELOPMENT PLAN

THE CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

No.	Issue	Date
1	SDP SUBMITTAL	15 DECEMBER 2017
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6		

SHEET NAME:
LIGHTING FIXTURES & DETAILS

SHEET No:
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