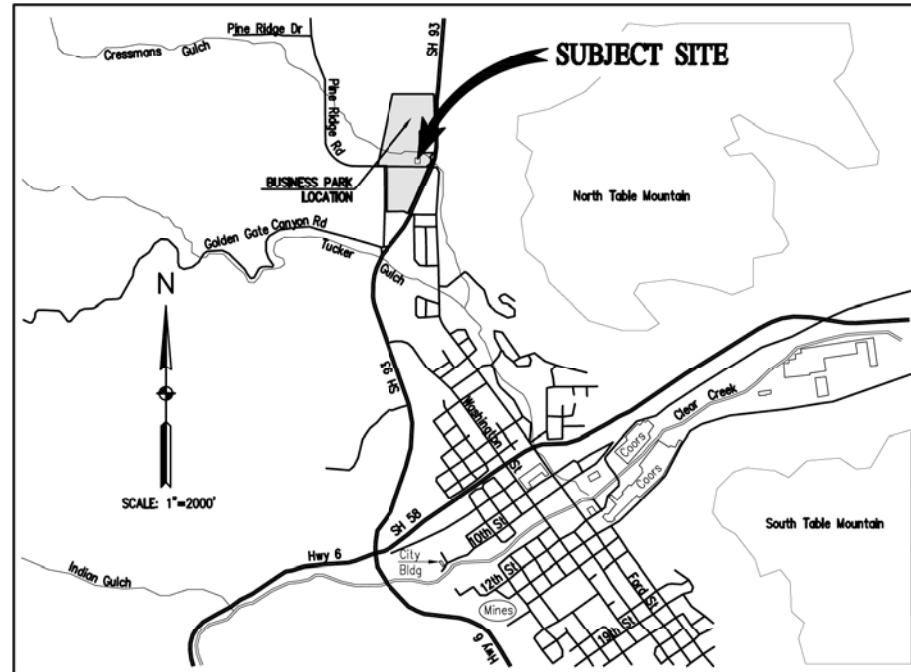


SITE DEVELOPMENT PLANS FULL THROTTLE HOLDINGS CORE & SHELL

LOCATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 70 WEST
OF THE 6th PRINCIPAL MERIDIAN
CITY OF GOLDEN, JEFFERSON COUNTY, COLORADO



VICINITY MAP
SCALE: 1" = 2000'

SITE BENCHMARK

SITE BENCHMARK IS THE NORTHWEST CORNER OF THE EXISTING TYPE 13 INLET FRAME LOCATED AT THE ENTRANCE TO THE SITE. ELEVATION = 6032.96 (NAVD 88). BASIS OF BEARINGS: THE SOUTH LINE OF CANYON VIEW BUSINESS PARK FILING NO. 1 REPLAT B BEARS N89°53'58"E.

INDEX OF SHEETS

NO.	SHEET TITLE
C1	COVER SHEET
C2	SITE PLAN
C3	GRADING & EROSION CONTROL
P1	PARKING PLAN
A-101	FLOOR PLAN
A-201	EXTERIOR ELEVATIONS
E2.1	LIGHTING PLAN
AS101	LANDSCAPE PLAN



OWNER

FULL THROTTLE HOLDINGS
830 PINE RIDGE ROAD
GOLDEN, CO 80403
CONTACT: JEFF THEISEN & DAVE CALL
303.225.0854

CIVIL ENGINEER

BASLINE ENGINEERING
1950 FORD STREET
GOLDEN, CO 80401
CONTACT: NOAH NEMMERS, P.E.
303.940.9966

ARCHITECT

DARIN WEISS, ARCHITECT AIA
DESIGN & DEVELOPMENT CONSULTANT
T-BONE CONSTRUCTION INC.
1310 FORD ST.
COLORADO SPRINGS, CO 80915
719.570.1456 OR 719.623.3314

MUNICIPALITY

CITY OF GOLDEN
1445 10TH STREET
GOLDEN, CO 80401
(303) 384-8097

PROPERTY MAINTENANCE

FULL THROTTLE HOLDINGS, LOT 1 OWNERSHIP OF AN INDIVIDUAL USER.

MAINTENANCE OF AREA IN COMPLIANCE WITH CHAPTER 18.40 OF THE CITY OF GOLDEN MUNICIPAL CODE WILL BE THE RESPONSIBILITY OF THE OWNER.

SIGNATURES

CITY OF GOLDEN PLANNING COMMISSION

APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION

THIS _____ DAY _____ 2016

CHAIRMAN

SECRETARY

OWNERSHIP CERTIFICATE

SIGNED THIS DAY _____ DAY OF _____ 2016

BY _____

NOTARIAL

STATE OF _____

COUNTY OF _____

THE FOREGOING SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____

BASELINE

Engineering - Planning - Surveying

1950 FORD STREET - GOLDEN, COLORADO 80401
P: 303.940.9966 • F: 303.940.9969 • www.baselinecorp.com

DESIGNED BY

XXX

DATE

XXX

PREPARED BY

XXX

DATE

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DESIGNED BY

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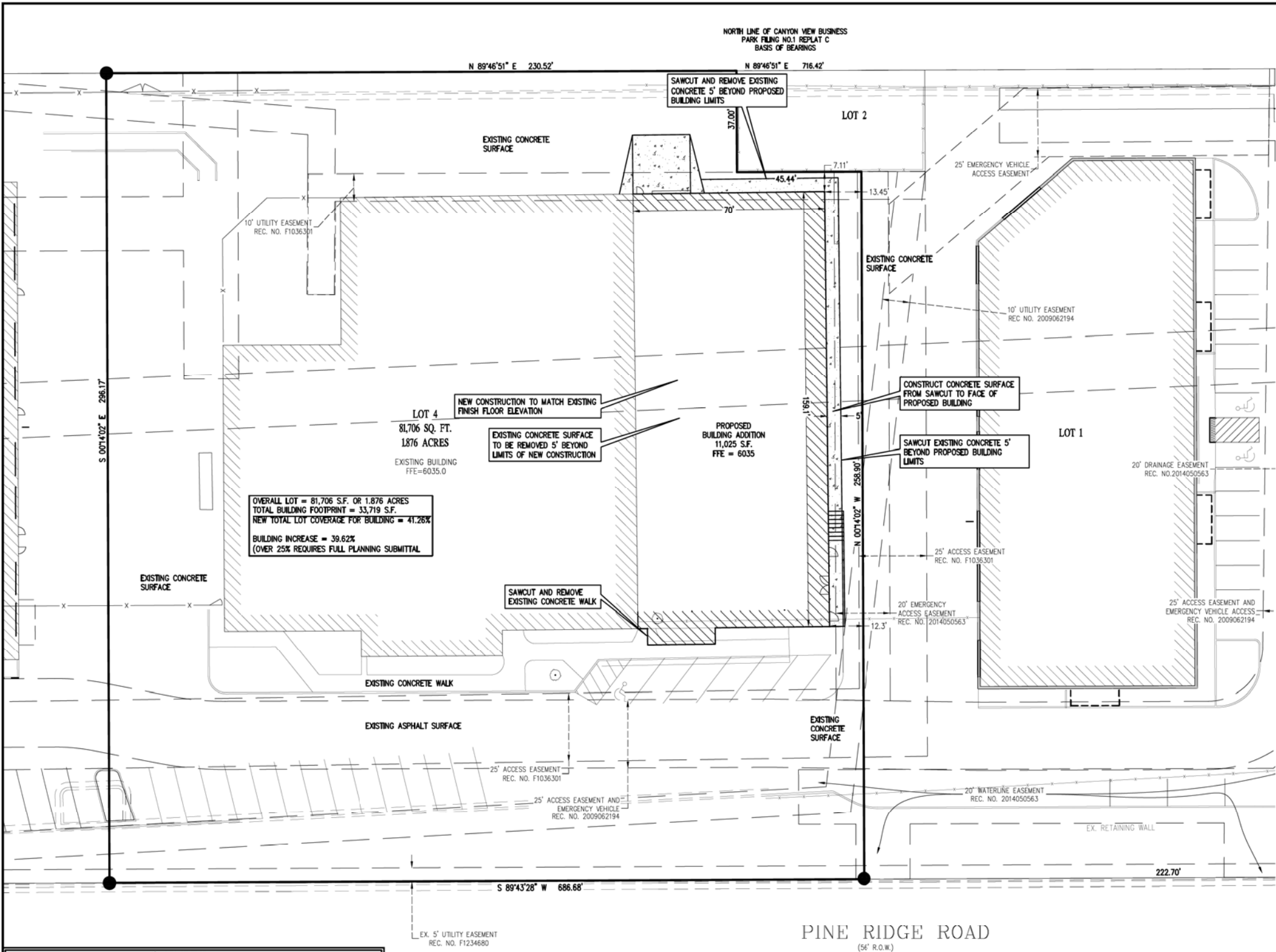
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SITE DATA TABLE	
SITE AREA:	81,706 S.F.
BUILDING AREA:	7751 S.F.
BUILDING COVERAGE:	37.0%
GROSS FLOOR AREA:	29,875
PAVING AREA:	42,864
LANDSCAPE / OPEN SPACE	
PROVIDED:	8,967
REQUIRED:	X
PARKING SPACES	
PROVIDED:	18
REQUIRED:	SEE OVERALL PARKING PLAN
HANDICAP SPACES	
PROVIDED:	1
REQUIRED:	SEE OVERALL PARKING PLAN
ZONING DISTRICT:	PUD
LAND USE:	ALL USES PERMITTED BY RIGHT IN M1 & M2 DISTRICTS
INTENDED USE:	WAREHOUSE / MANUFACTURING
LEGAL DESCRIPTION: LOT 2, CANYON VIEW BUSINESS PARK FILING NO. 1 REPLAT B, LOCATED WITHIN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M. RECORDED AT RECEPTION NO. 2009062194, COUNTY OF JEFFERSON, CITY OF GOLDEN, STATE OF COLORADO.	
CALL IMPROVEMENTS SHOWN SHALL BE MAINTAINED BY THE PROPERTY OWNER	

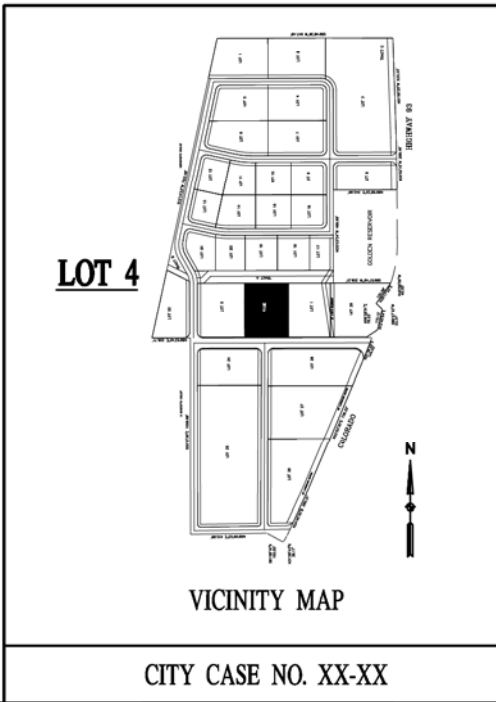
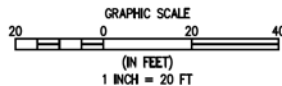
LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		EASEMENT
		RETAINING WALL
		CURB AND GUTTER (SPILL/CATCH)
		EDGE OF BUILDING
		DITCH FLOWLINE
		WIRE FENCE

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		FOUND PROPERTY PIN AS DESCRIBED
		ADA PARKING STALL
		SANITARY MANHOLE
		FIRE HYDRANT
		ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
		SIDEWALK PAVING (4" THICK CONCRETE)
		CONCRETE PAVING

1
C2 C2

C2 SITE PLAN



Menu Item	Points	Estimated Points Earned	Description of Method of Obtaining Points -
Water Conservation, Storm Water, and Water Quality			
Subtotal		0	
Transportation			
3. Build development within 1/4 mile of public bus stop or 1/2 mile of light rail stop, as measured using a pedestrian's walking distance. Applicant shall also demonstrate enhanced walkability by establishing connections to transit and surrounding areas.	2	2	
7. Restrict parking on site to the minimum number of spaces allowed by code. Car share spaces shall reduce the required minimum spaces by a 1:1 ratio. Only standard aisles and spaces allowed unless under exclusive easement.	3	3	
Subtotal		5	
Energy Efficiency			
1. Increase energy efficiency of structure over currently adopted IECC code requirement. Points are awarded on a sliding scale with one point for every 2% increase in energy efficiency, up to 25 points. Points may be awarded for efficiency gains in specific systems, such as lighting or mechanical, but more points may be awarded for an integrated design approach.	1-25	3	Interior and exterior lighting associated with the addition will be LED fixtures. The ComCheck report will be provided with the Building Permit Set.
3. 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.	1-4	1	
4. Offset traditional energy usage with renewable energy production on site. There will be 1 point awarded for each 4% reduction in energy use, ending with 25 points for a net zero building that produces as much power as it consumes over the course of a calendar year.	1-25	15	Solar panels are planned for the high roof of the building
8. Install heat reflective roof materials. Minimum 29 SRI (Solar Reflective Index) materials qualify.	2	2	Metal roofing material will comply. This information will be provided on the Building Department submittal set.
Subtotal		21	
Community Preservation and Revitalization			
Subtotal		0	
Miscellaneous			
Subtotal		0	
Total		26	

BASELINE
Engineering • Planning • Surveying
1850 FORD STREET • GOLDEN, COLORADO 80401
P. 303.940.9866 • F. 303.940.9869 • www.baselinesurvey.com

DESIGNED BY: XXX
DRAWN BY: SPR
CHECKED BY: XXX

REVISION DESCRIPTION

PREPARED BY: DATE

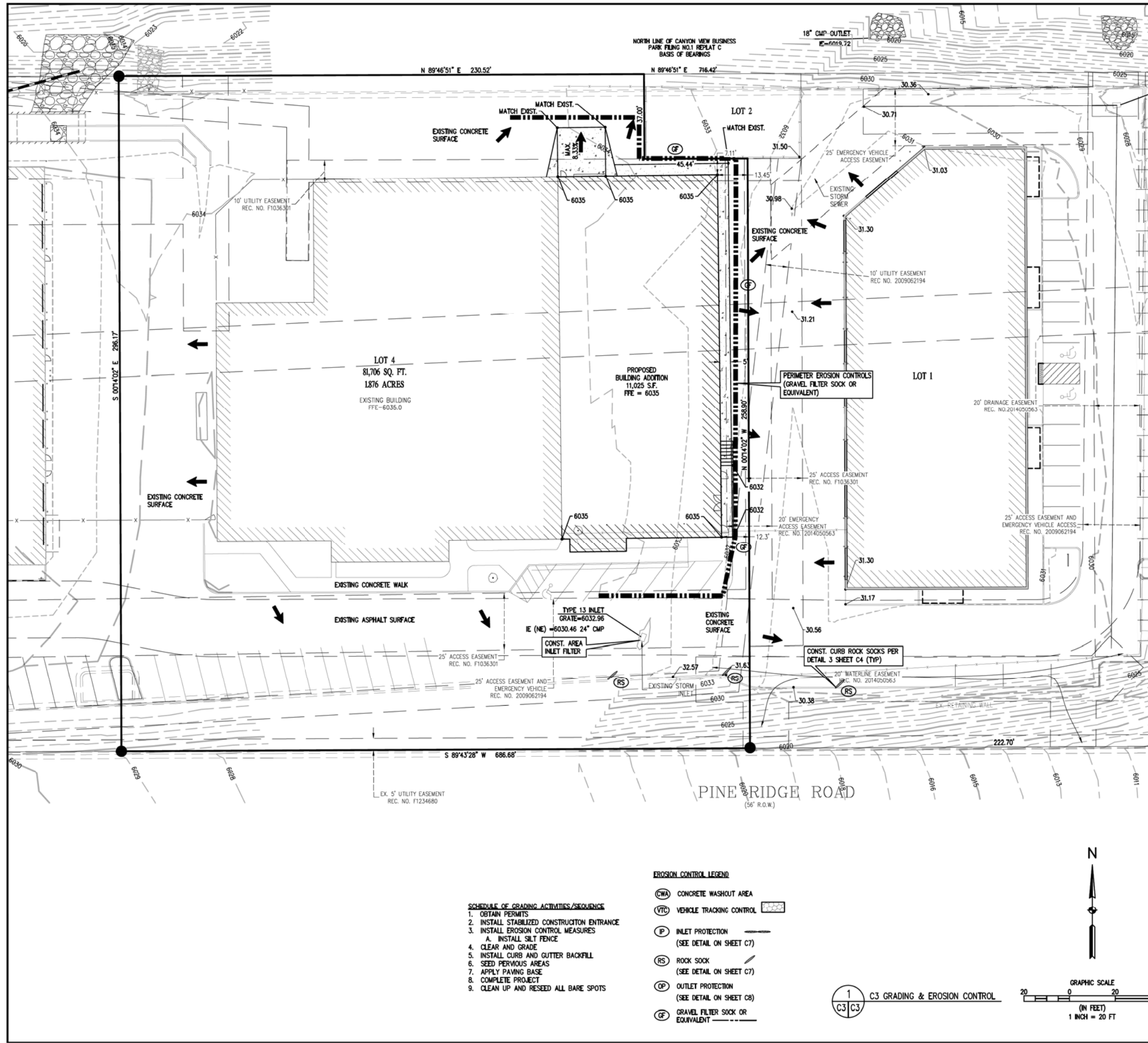
JEFFERSON COUNTY

FULL THROTTLE HOLDINGS
GUNSINGER CUSTOM PAINT
830 PINE RIDGE ROAD, GOLDEN, CO 80915
SITE PLAN

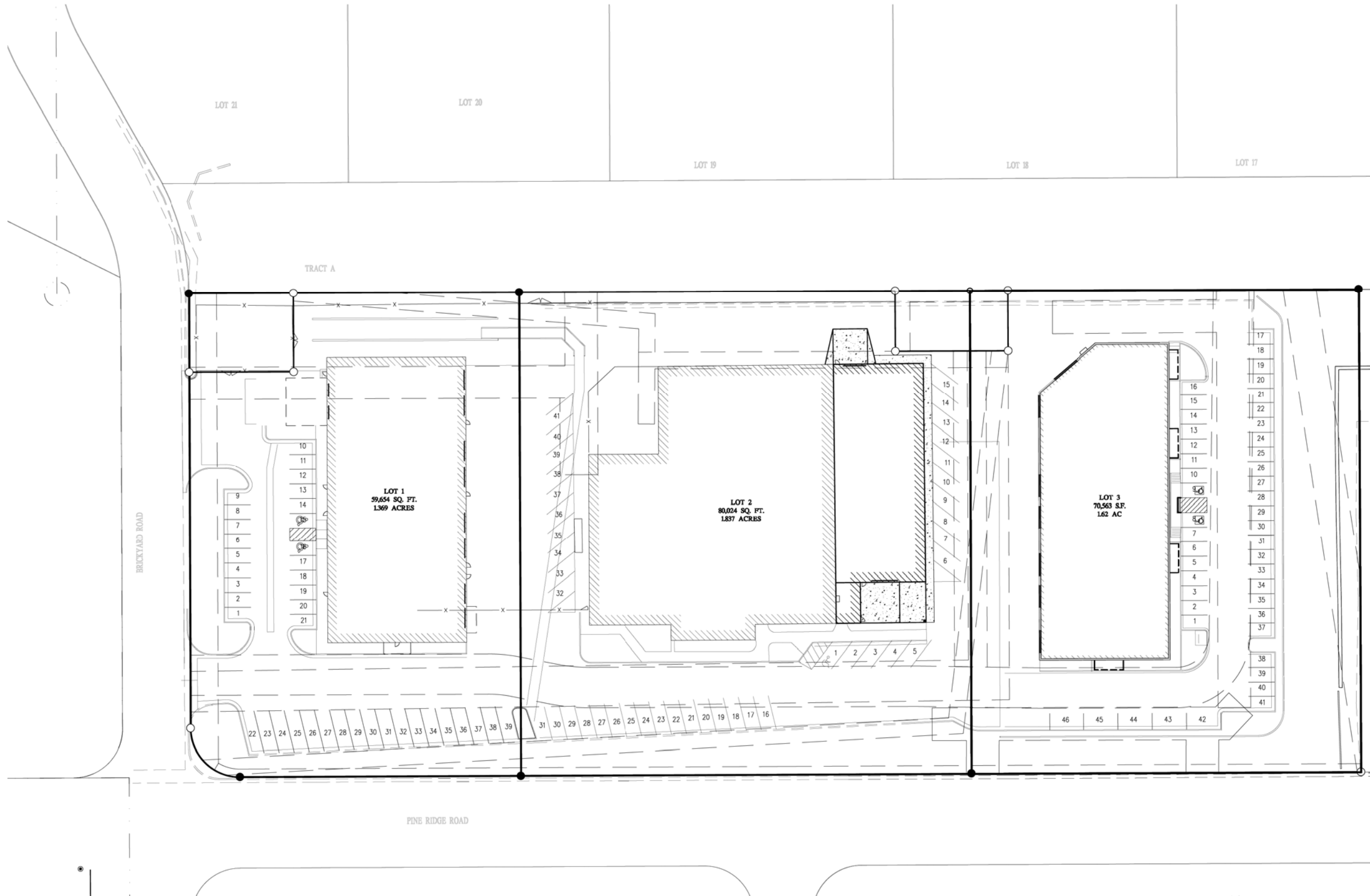
GOLDEN

FOR AND ON BEHALF OF
BASELINE CORPORATION
INTERNAL SUBMITTAL: 11/4/16
DRAWING SIZE: 24" X 36"
SURVEY FIRM: SURVEY DATE:
JOB NO.: CO3103a
DRAWING NAME: 3103a CIVIL CDs.dwg
SHEET 2 OF 3
C2

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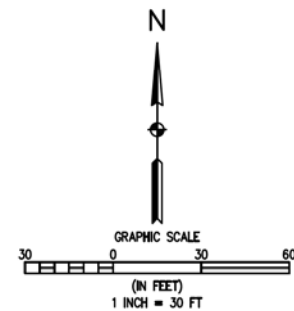


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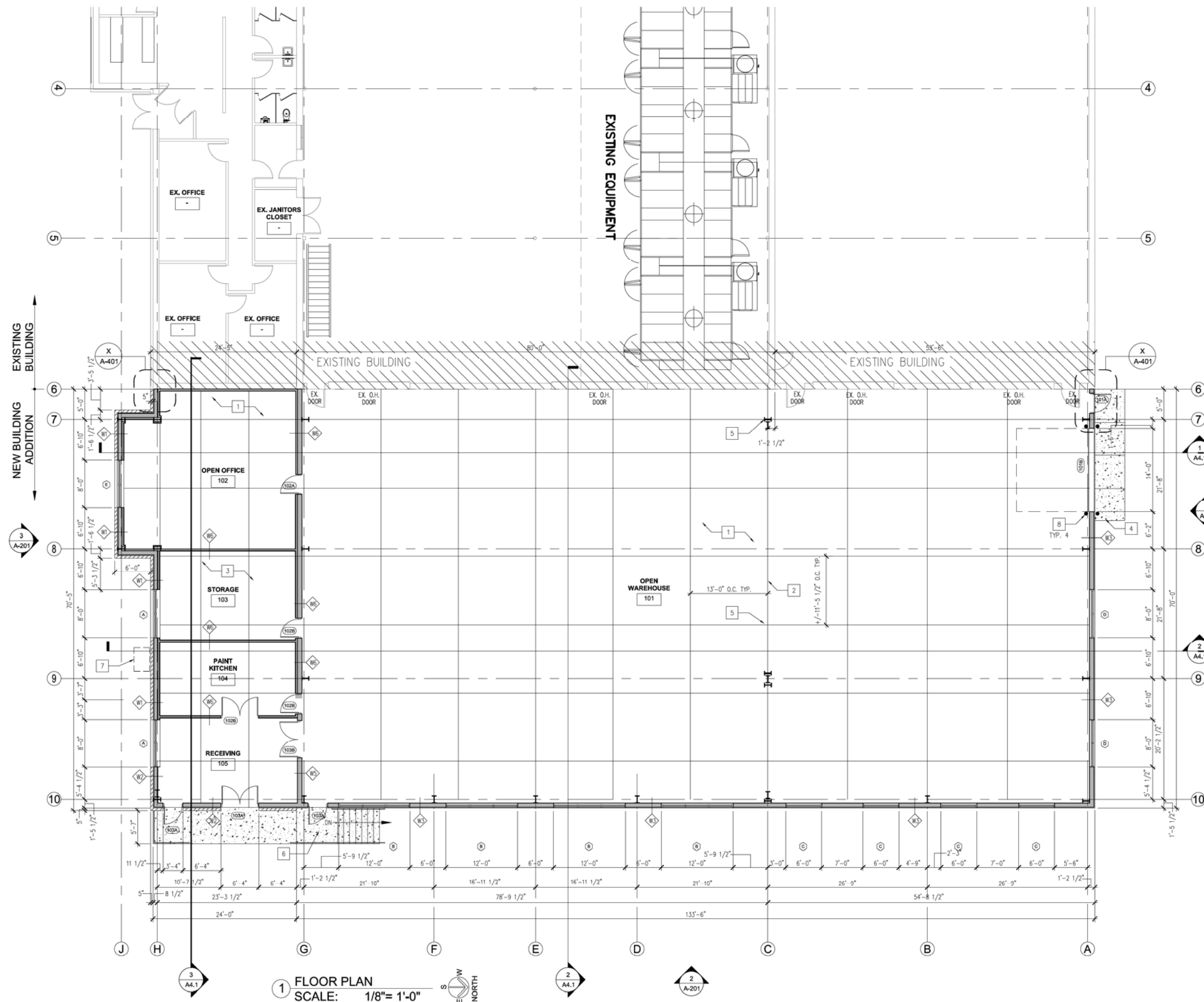


COMBINED PARKING COUNT

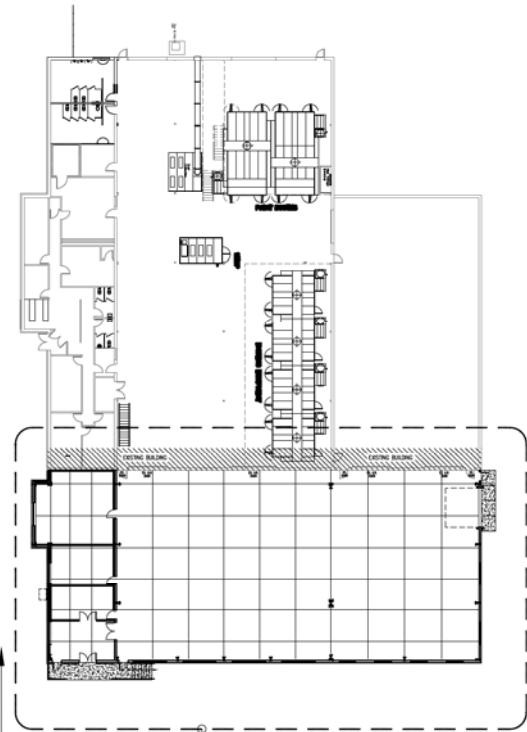
LOT NUMBER	PARKING STALLS
LOT 1	39
LOT 2	41
LOT 3	46
TOTAL	126



DESIGNED BY XXX	DATE	PREPARED BY	REVISION DESCRIPTION	COUNTY NAME	CITY NAME	FOR AND ON BEHALF OF BASELINE CORPORATION
DRAWN BY XXX				GUNSLINGER CUSTOM PAINT		INITIAL SUBMITTAL XX/XX/XX
CHECKED BY XXX				830 PINE RIDGE ROAD, GOLDEN, CO 80915		DRAWING SIZE 24" X 36"
				LOTS 1, 2 & 3 PARKING LAYOUT		SURVEY FIRM XX/XX/XX
						SURVEY DATE XX/XX/XX
						JOB NO. C00000
						DRAWING NAME 3103a Combined sites parking.dwg
						SHEET 1 OF 1
						P1



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



BUILDING KEY PLAN
SCALE: 1/32" = 1'-0"

GENERAL CONSTRUCTION TYPES:

1. FIELD VERIFY ALL DIMENSIONS, WHENEVER A DISCREPANCY IS DISCOVERED, CONTACT ARCHITECT FOR DIRECTION.
2. PATCH AND REPAIR DAMAGED FLOOR, CEILINGS, AND WALLS FROM CONSTRUCTION TO MATCH ADJACENT FLOOR, CEILING, OR WALL. NEW SURFACES SHALL BE FLUSH AND NON-DISTINGUISHABLE FROM ADJACENT.
3. PATCH AND REPAIR WALLS, CEILINGS, AND FLOORS WHERE DAMAGED OR DISTURBED BY MECHANICAL OR ELECTRICAL WORK.
4. COORDINATE LOCATION OF FIXTURES AND OUTLETS WITH FINISH ELEMENTS. COORDINATE VARIOUS TRADES HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTING TO, AND PLACE IN SERVICE SUCH EQUIPMENT.
5. PROVIDE BLOCKING IN WALLS AT ALL DOOR STOPS AND OTHER WALL MOUNTED ITEMS.
6. ANY UNSECURED AREA CREATED BY THE CONSTRUCTION PROCESS MUST BE PROTECTED FROM VANDALISM OR THEFT.
7. DIMENSIONS ARE FROM FACE OF STUD AND TO EDGE OF DOORS AND WINDOWS, UNLESS NOTED OTHERWISE.

CONSTRUCTION KEY NOTES:

1. 6" CONCRETE REINFORCED SLAB, SEALED - TYPICAL. SEE STRUCTURAL DRAWINGS FOR REINFORCING.
2. CONTROL JOINT IN CONCRETE SLAB, SPACED AS DIMENSIONED.
3. 6" THICK CONCRETE APRON. FLUSH WITH FLOOR SLAB AT DOOR.
4. 22"x5", 6" THICK REINFORCED CONCRETE APRON. FLUSH WITH FLOOR SLAB AT DOOR.
5. INTERIOR BUILDING COLUMNS, RECESSED 12" BELOW THE SLAB, PAINT. SEE STRUCTURAL AND METAL BUILDING DRAWINGS.
6. CONCRETE STAIR SYSTEM WITH PIPE HANDRAILINGS.
7. LOCATION OF NEW GAS METER, SEE PLUMBING.
8. 6" DIA. CONCRETE FILLED BOLLARD, SEE DETAIL X/XX.

WALL CONSTRUCTION TYPES:

- W1 PRE-MANUFACTURED METAL BUILDING FRAME AND GIRT SYSTEM WITH R-26 BATT INSULATION. SHEATHING, AIR INFILTRATION BARRIER AND RUNNING BOND BRICK ON EXTERIOR SIDE. INTERIOR SIDE TO HAVE 3 5/8" 22GA. METAL STUDS @ 16" O.C. TO 6" ABOVE CEILING WITH 5/8" TYPE-X GYPSUM BOARD, TEXTURE AND PAINT.
- W2 PRE-MANUFACTURED METAL BUILDING FRAME AND GIRT SYSTEM WITH R-26 BATT INSULATION. PRE-FINISHED METAL BUILDING PANELS ON EXTERIOR SIDE. INTERIOR SIDE TO HAVE FULL HEIGHT LINER PANELS.
- W3 PRE-MANUFACTURED METAL BUILDING FRAME AND GIRT SYSTEM WITH R-26 BATT INSULATION. PRE-FINISHED METAL BUILDING PANELS ON EXTERIOR SIDE. INTERIOR SIDE TO HAVE 12' HIGH LINER PANELS.
- W4 PRE-MANUFACTURED METAL BUILDING FRAME AND GIRT SYSTEM WITH R-26 BATT INSULATION. 12' HIGH LINER PANELS ON OPEN WAREHOUSE SIDE. OPEN OFFICE/STORAGE SIDE TO HAVE 3 5/8" 22GA. METAL STUDS @ 16" WITH 5/8" TYPE-X GYPSUM BOARD, TEXTURE AND PAINT.
- W5 PRE-MANUFACTURED METAL BUILDING FRAME AND GIRT SYSTEM WITH R-26 BATT INSULATION. 12' HIGH LINER PANELS ON BOTH SIDES.
- W6 6" 22GA. METAL STUDS @ 16" O.C. 12' HIGH LINER PANELS ON PAINT KITCHEN SIDE. OPEN OFFICE/STORAGE/PAINT KITCHEN SIDE TO HAVE 5/8" TYPE-X GYPSUM BOARD, TEXTURE AND PAINT.



Design Development
Consultants @

1310 FORD STREET
COLORADO SPRINGS, CO 80915
(719) 570-1456

FULL THROTTLE
HOLDINGS

Revisions
DESCRIPTION DATE

830 PINE RIDGE ROAD
GOLDEN, CO 80915

EAST EXPANSION
CONCEPT DRAWINGS

DATE:
11-04-2016

CHK BY:
JC

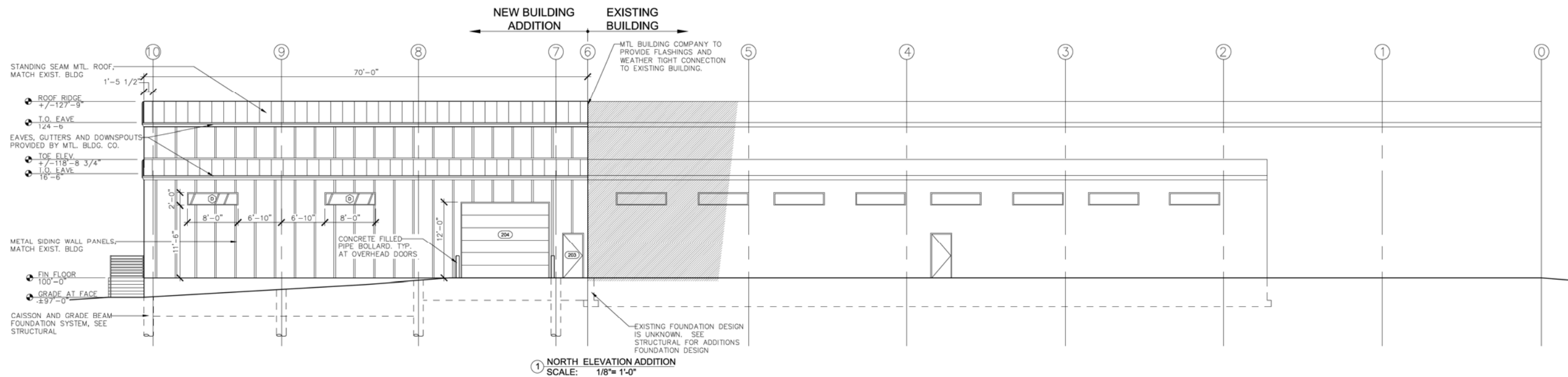
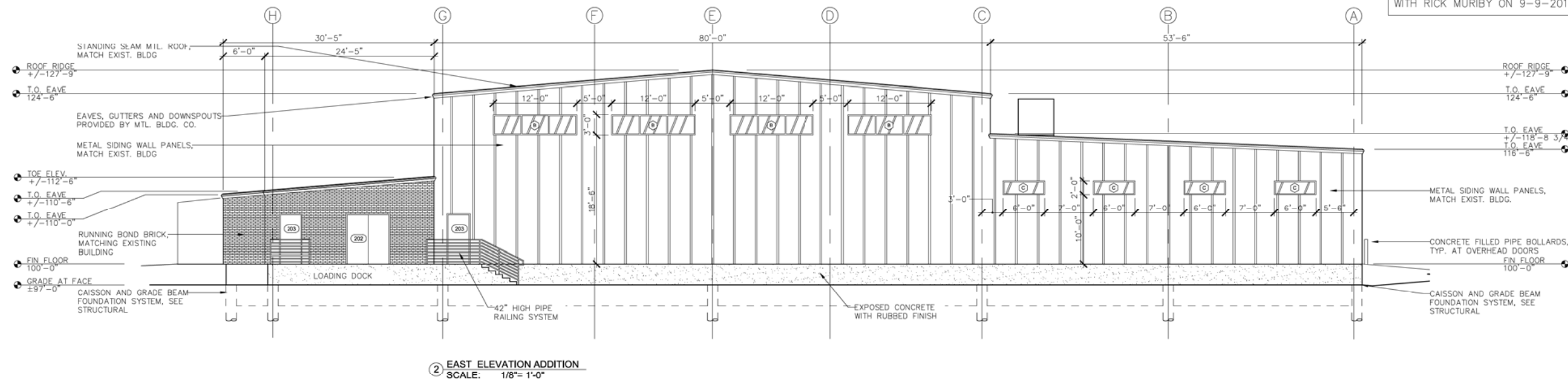
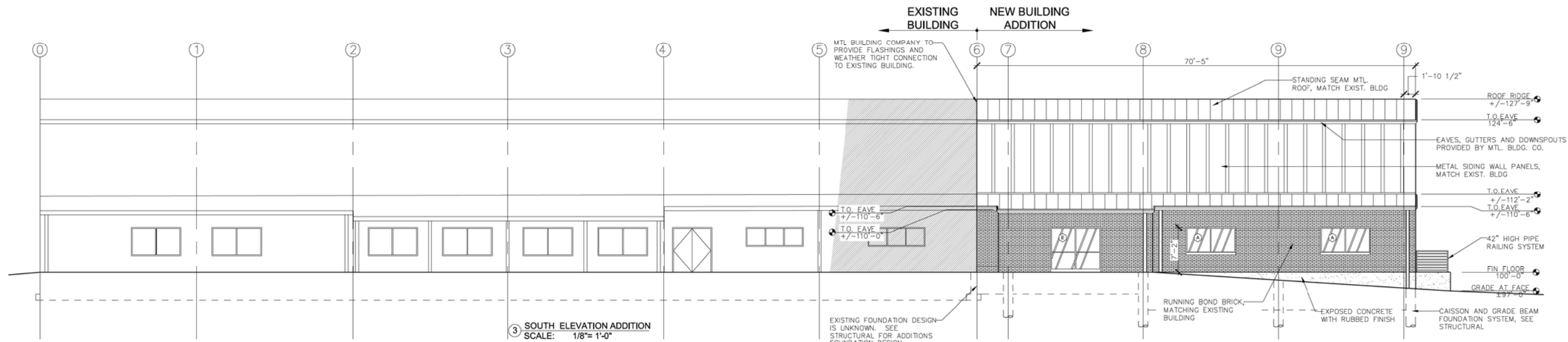
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DCW

A-101
FLOOR PLAN

PLANNING SUBMITTAL

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2000.01



T-BONE
CONSTRUCTION INC.
GENERAL CONTRACTOR

Design Development
Consultants @
1310 FORD STREET
COLORADO SPRINGS, CO 80915
(719) 570-1456

**FULL THROTTLE
HOLDINGS**

Revisions	#	DESCRIPTION	DATE

830 PINE RIDGE ROAD
GOLDEN, CO 80915
EAST EXPANSION
CONCEPT DRAWINGS

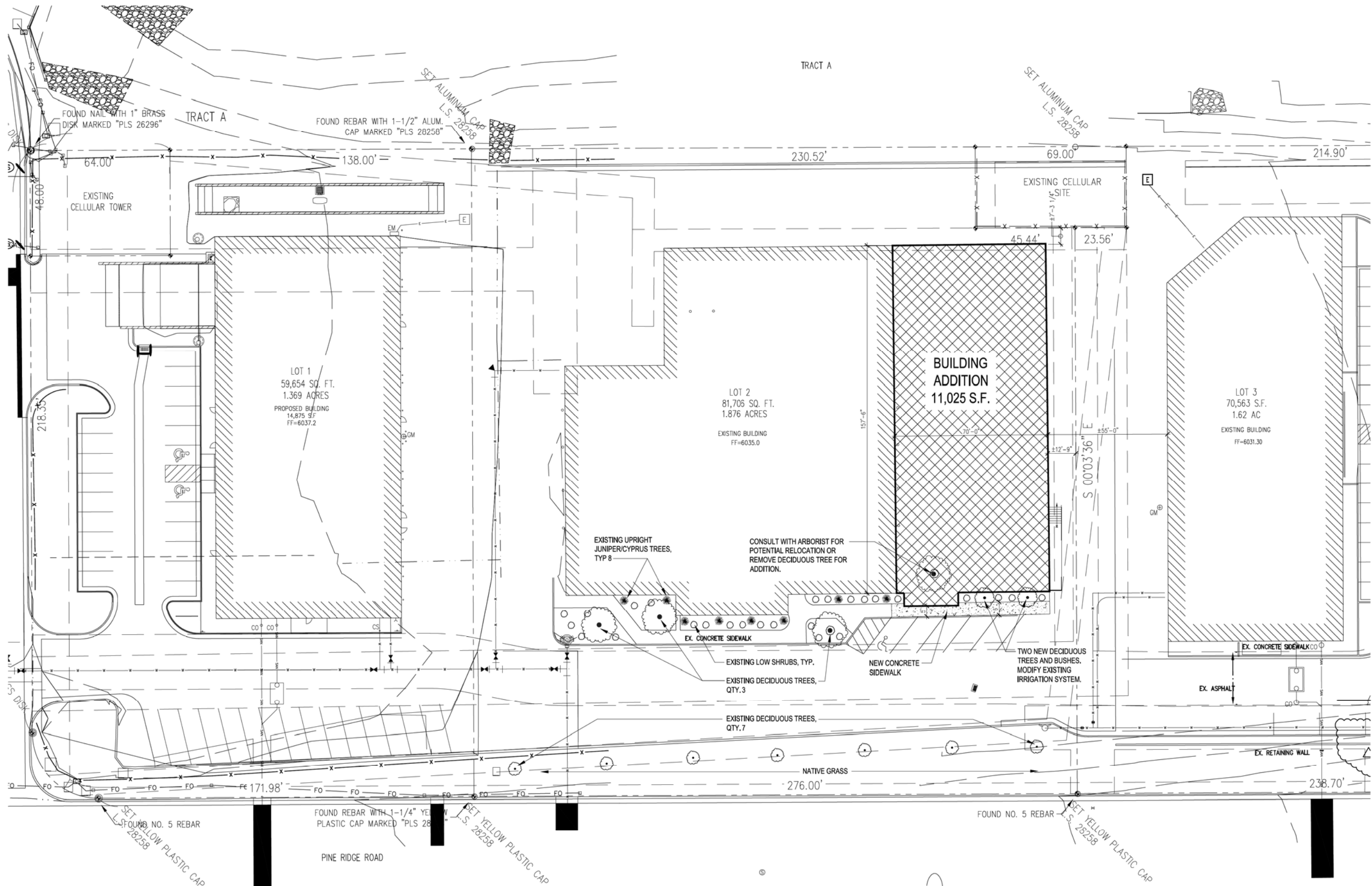
DATE: 11-04-2016
CHK BY: JC
DRAWN BY: DCW

A-201
ELEVATIONS

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



PLANNING SUBMITTAL

DATE:
11-04-2016

CHK BY:
JC

DRAWN BY:
DCW

830 PINE RIDGE ROAD
GOLDEN, CO 80915

EAST EXPANSION
CONCEPT DRAWINGS

Revisions

DESCRIPTION DATE

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SITE PLAN