OWNERSHIP CERTIFICATE:

APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION

THIS	DAY OF	<u>,</u> 2016
BY		
	GOLDEN PL	ANNING COMMISSION
	DAY OF	
CHAIRMAN	SECRET	ARY
NOTARIAL: APPROVED BY T	HE CITY OF GOLDEN PL	_ANNING COMMISSION
STATE OF		_)
COUNTY OF		_)
THE FOREGOING	SIGNATURE WAS ACK	NOWLEDGED BEFORE ME
THIS	DAY OF	, 2016

SHEET INDEX:

A0 PROJECT INFORMATION A1 SITE PLAN C1 EXISTING CONDITIONS/DEMO C2 CIVIL SITE PLAN C3 GRADING PLAN C4 UTILITY PLAN L1 LANDSCAPE PLAN **A2 ELEVATIONS** A3 ELEVATIONS E1 SITE LIGHTING PLAN E2 SITE LGIHTING DETAILS

SITE DEVELOPMENT PLAN

GOLDEN GATEWAY APARTMENTS

LOTS 12 THROUGH 19 INCLUSIVE IN BLOCK 19 OF WELCH'S ADDITION TO GOLDEN, BEING PART OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 3RD P.M., ALL IN THE CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO.

PROJECT TEAM

OWNER

EVERGREEN REAL ESTATE GROUP DAVID BLOCK 566 WEST LAKE STREET SUITE 400 CHICAGO, ILLINOIS 60661 (312) 382-3259

ARCHITECT

EJ ARCHITECTURE, PLLC ELIZABETH JOHNSON 735 S XENON COURT SUITE 200 LAKEWOOD, COLORADO 80228 (720) 583-1650

CIVIL ENGINEER

BASELINE ENGINEERING, PLANNING, & SURVEYING NOAH NEMMERS 1950 FORD STREET GOLDEN, COLORADO 80401

(303) 940-9959

LANDSCAPE ARCHITECT

LIMEGREEN DESIGN ANNE DESJARDINS 900 E. LOUISIANA AVENUE SUITE 289 DENVER, COLORADO 80201 (303) 733-7558

PHOTOMETRICS GIVEN & ASSOCIATES, INC. **KEVIN TOPP** 735 S XENON COURT SUITE 201 LAKEWOOD, COLORADO 80228 (303) 716-8083



ZONING:	CMU-NC
PROPOSED LISE:	MULTILINIT HOUSING

	PROPOSED USE: MULTI-UNI	I HOUSING	
1	TOTAL AREA OF PROPERTY:	28,152 SQ. FT.	
2	BUILDING COVERAGE:	26,546 SQ. FT.	
	PROPOSED NUMBER OF UNITS: (ONE BDRM/UNIT) (TWO BDRM/UNIT) (THREE BDREM/UNIT)	44 UNITS 14 UNITS 26 UNITS 4 UNITS	
4	PARKING AND DRIVES: (14) ONE BDRM/UNIT (X1) (26) TWO BDRM/UNIT (X1.5) (4) THREE BDRM/UNIT (X2) COMBINED NUMBER OF PARKING	14 REQUIRED 39 REQUIRED 8 REQUIRED 61 (3 ACCESSIBLE) REQUIRED	14 PROPOSED 39 PROPOSED 8 PROPOSED 63 (3 ACCESSIBLE) PROPOSED
5	BIKE PARKING:	REQUIRED: 14	PROPOSED: 45



VICINITY MAP N.T.S.



Copyright: This document is an instrument of services, and as such remains the property of the architect. Permission for use of this document is limited and can be extended only by agreement with ej architecture PLLC.

ORADO

GOLDEN,

DRW AA CHK EJ, SW

REVISIONS

REVISION REVISION REVISION NUMBER DESCRIPTION DATE

ISSUE RECORD

	NO. DESCRIPTION		DATE
_			
	1	CITY SUBMITTAL 1	8/3/2016
	2	CITY SUBMITTAL 2	8/25/2016
	3		
	4		
	5		
	6		

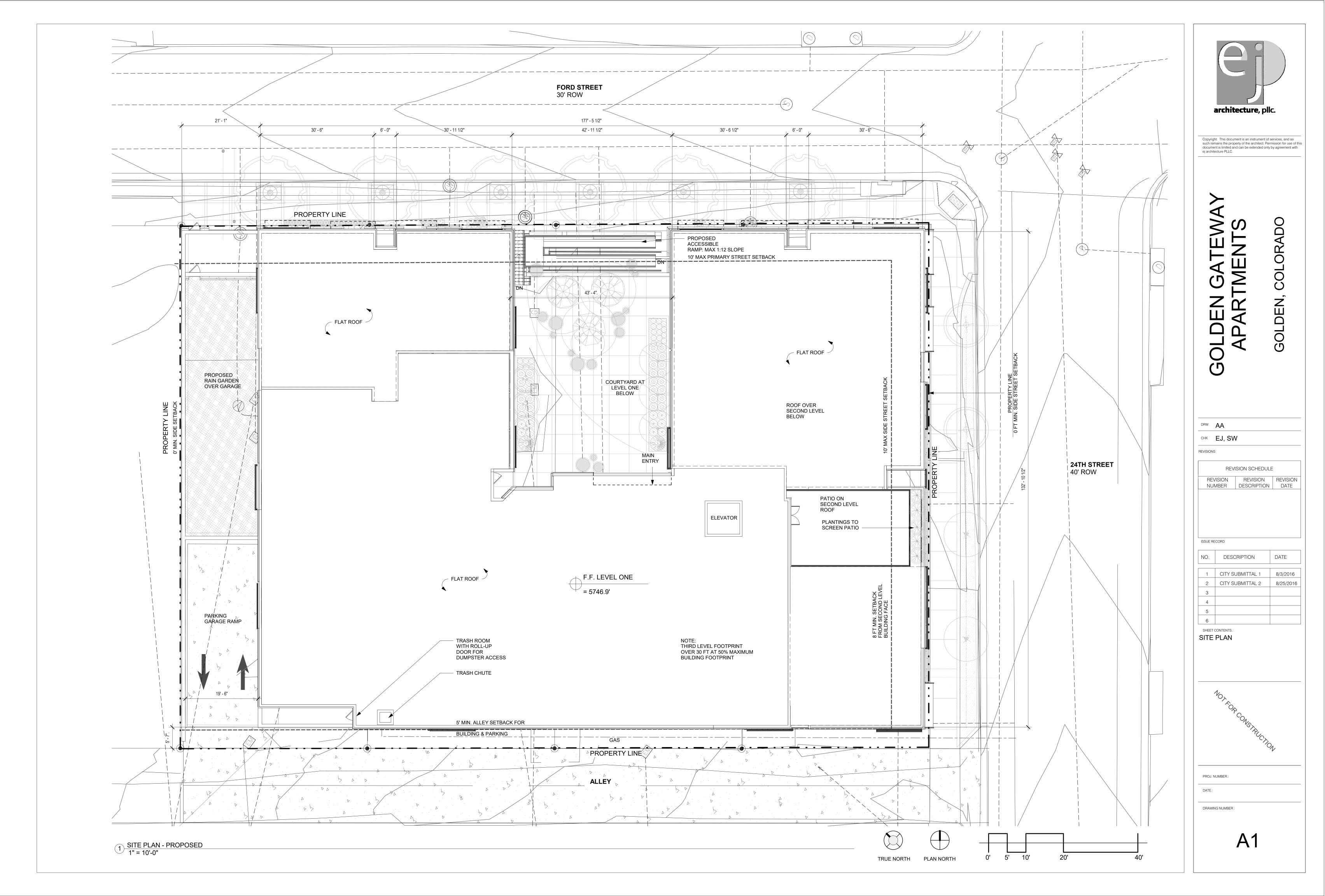
COVER SHEET



PROJ. NUMBER.:

DATE.:

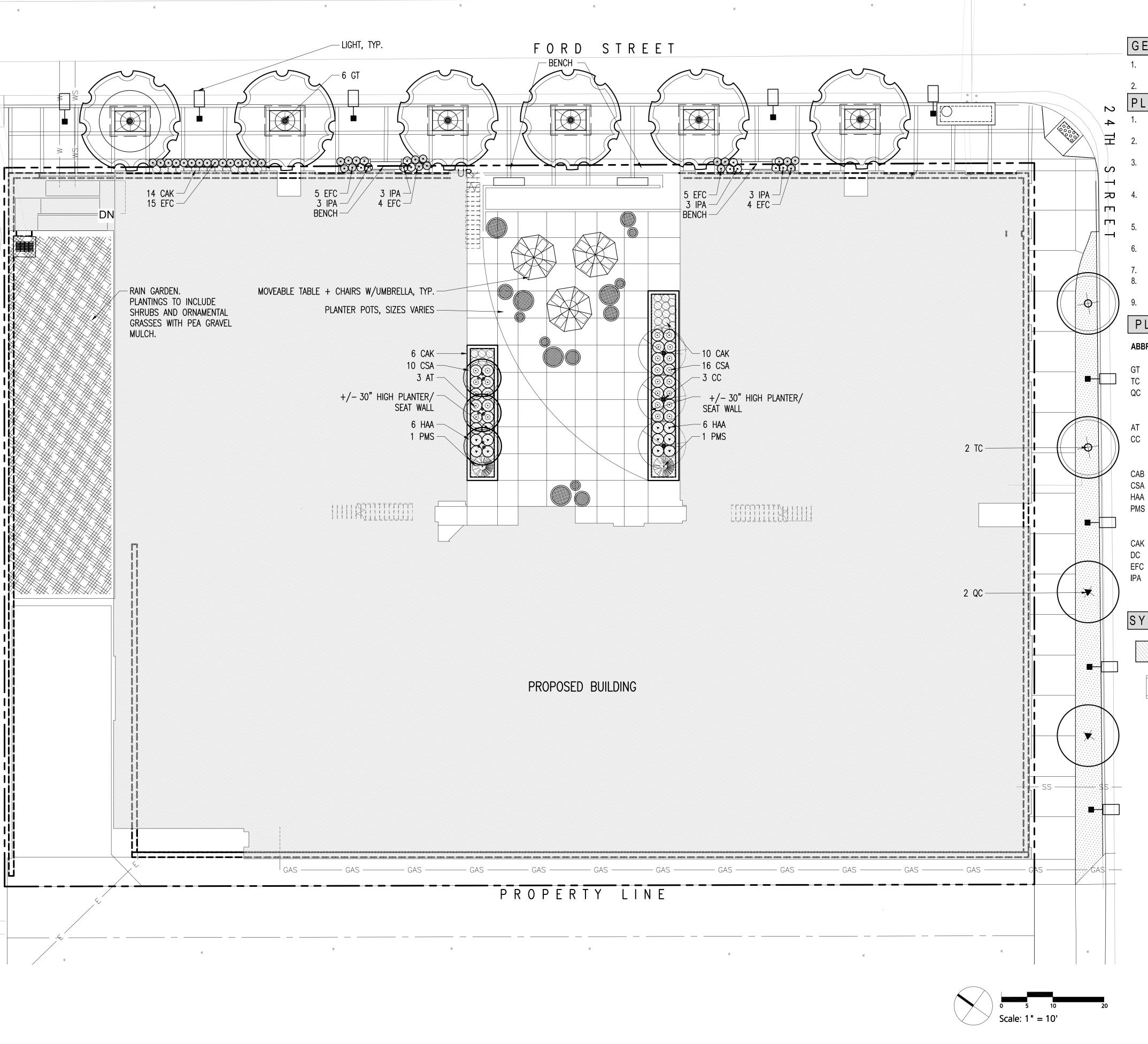
DRAWING NUMBER.:



N:\co3241 — Golden Gateway Apartments\Drawings\3241 CIVIL DRAWINGS.dwg, 8/24/2016 10:37:26 PM, Noah Nemmers

N:\co3241 — Golden Gateway Apartments\Drawings\3241 CIVIL DRAWINGS.dwg, 8/24/2016 10:37:31 PM, Noah Nemmers

N:\co3241 — Golden Gateway Apartments\Drawings\3241 CIVIL DRAWINGS.dwg, 8/24/2016 10:37:36 PM, Noah Nemmers



GENERAL NOTES

- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
- PLANT MATERIAL TO BE IRRIGATED WITH AUTOMATIC SYSTEM.

PLANTING NOTES

- . STAKE ALL NEW TREE LOCATIONS BASED ON THESE PLANS. OBTAIN LANDSCAPE ARCHITECT APPROVAL OF LOCATIONS PRIOR TO PLANTING.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS.
- PLANT AND EDGING LAYOUT SHALL TAKE PRIORITY OVER IRRIGATION VALVE BOX LOCATIONS. INSTALLED VALVE BOXES
 WHICH CONFLICT WITH ACCEPTED PLANT AND EDGING LAYOUT SHALL BE MOVED TO A LOCATION BETWEEN PLANTS AS
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLECT BY THE CONTRACTOR SHALL BE REPAIRED OR DEPLACED AT THE CONTRACTOR'S EXPENSE.
- 5. PROJECT INCLUDES EXTENSIVE UTILITY SYSTEMS MANY OF WHICH ARE CLOSE TO THE FINISHED SURFACE. VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PLANTING. REPORT ANY CONFLICTS TO ARCHITECT.
- ALL SHRUB, PERENNIAL AND GROUNDCOVER AREAS ARE TO BE PREPARED AS CONTINUOUS BEDS IN ACCORDANCE WITH SPECIFICATIONS.
- 7. ALL SHRUB AND GROUNDCOVER BEDS SHALL BE GRADED TO DRAIN WITH A MINIMUM 2% CROSS SLOPE.
- 8. ALL SHRUBS AND TREES TO BE MULCHED WITH GORILLA HAIR WOOD MULCH, NO WEED BARRIER FABRIC, UNLESS OTHERWISE NOTED, 3" MIN. DEPTH, RE: SPECS.
- 9. TREES IN TREE GRATES AND ON GRADE PLANTERS TO HAVE DRAINS.

DIRECTED BY ARCHITECT AT NO ADDITIONAL COST TO OWNER.

PLANT LEGEND

	ABBR.	BOTANICAL NAME DECIDUOUS TREES	COMMON NAME	SIZE	COMMENTS
	GT	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2.5" CAL	B&B, STAKE & GUY
	TC	TILIA CORDATA 'CORZAM'	CORINTHIAN LINDEN	2" CAL	B&B, STAKE & GUY
	QC	QUERCUS ROBUR 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	2" CAL	B&B, STAKE & GUY
		ORNAMENTALSHRUBS			
	AT	ACER TATARICUM 'HOT WINGS'	HOT WINGS MAPLE	6' HT, CLUMP	B&B, STAKE & GUY
١	CC	CERCIS CANADENSIS	EASTERN REDBUD	6' HT, CLUMP	B&B, STAKE & GU
/		SHRUBS			
	CAB	CORNUS ALBA 'BUD'S YELLOW'	BUD'S YELLOW DOGWOOD	5 GAL.	CONT.
	CSA	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL.	CONT.
	HAA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	5 GAL.	CONT.
	PMS	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL.	CONT.
		PERENNIALS/GRASSES/VINES			
	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONT.
	DC	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL.	CONT.
	EFC	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	1 GAL.	CONT.
	IPA	IRIS PALLIDA 'AGENTEA VARIEGATA'	CREAM VARIEGATED SWEET IRIS	1 GAL.	CONT.
١					

SYMBOLS LEGEND

GORILLA HAIR WOOD MULCH



IRRIGATED SOD



Copyright: This document is an instrument of services, and as such remains the property of the architect. Permission for use of this document is limited and can be extended only by agreement with ej architecture PLLC.

ENTS

APARTMENT

CHK EJ, SW

REVISIONS

DEMOION COLLEGIA

REVISION SCHEDULE

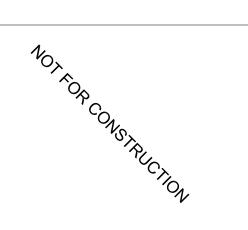
REVISION REVISION REVISION
NUMBER DESCRIPTION DATE

ISSUE RECORD

NO. DESCRIPTION		DATE
1	CITY SUBMITTAL 1	8/5/2016
2	CITY SUBMITTAL 2	8/25/2016
3		
4		
5		

SHEET CONTENTS.:

LANDSCAPE PLAN

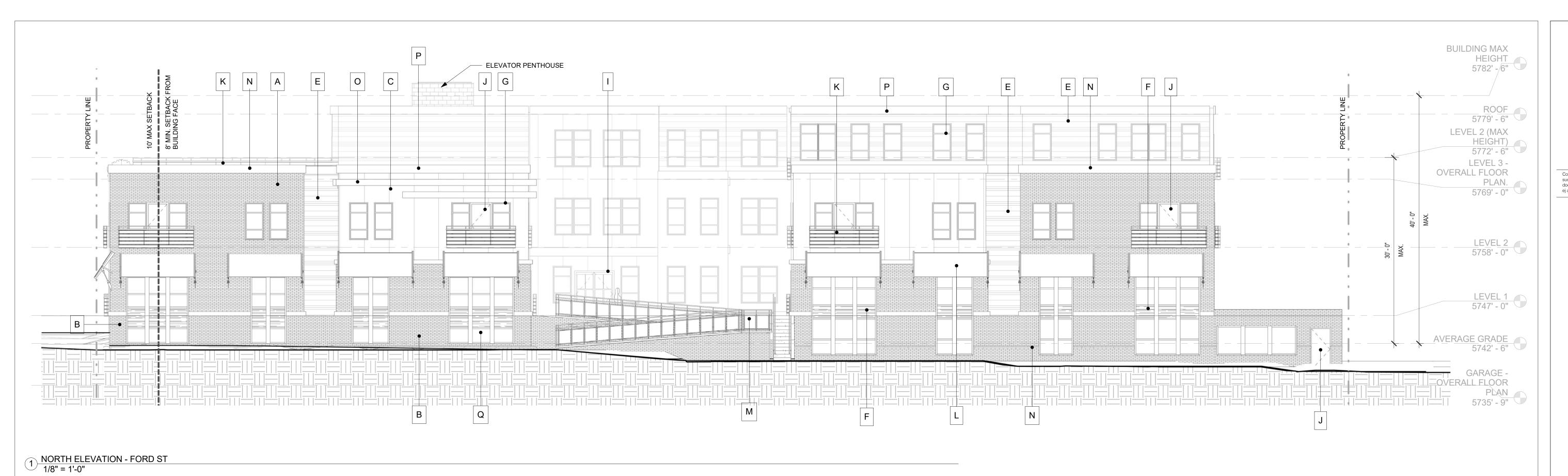


PROJ. NUMBER.:

DATE.:

DRAWING NUMBER.:

L1



G QK E L C Q QG QC **BUILDING MAX** HEIGHT 5782' - 6" ROOF 5779' - 6" 10' MAX SETE LEVEL 2 (MAX HEIGHT) 5772' / 6" LEVEL 3 -OVERALL FLOOR PLAN. 5769' - 0" LEVEL 2 5758' - 0" LEVEL 1 5747' - 0" AVERAGE GRADE 5742' - 6" GARAGE -OVERALL FLOOR PLAN 5735' - 9" 2 EAST ELEVATION - 24TH ST 1/8" = 1'-0"

MATERIAL LEGEND A BRICK 1: TAN/BEIGE - BROWN MIX B BRICK 2: RED - BROWN MIX C METAL SIDING: MUTED MATTE FINISH D CEMENTITIOUS PANEL 1: PAINTED WITH EARTH TONE PALETTE W/ CONTRASTED TRIM ACCENT E CEMENTITIOUS PANEL 2: EARTH TONE PALETTE W/ CONTRASTED TRIM ACCENT F ALUMINUM STOREFRONT WINDOW W/ INFILL PANELS OF SIMILAR TONE AS GLAZING OR FRAME G CASEMENT WINDOW W/ MULLIONS H CASEMENT WINDOW I ALUMINUM STOREFRONT ENTRY J DOOR W/ FULL VISION GLAZING K JULIET BALCONY PAINTED WITH WARM EARTHTONE TO COMPLIMENT WINDOW FRAMING L AWNINGS WITH DECORATIVE WALL MOUNTS M HANDRAIL/GUARDRAIL WITH SOLID INFILL PANELS N CONCRETE COURSING AT 18" DEPTH O WOOD ACCENT BANDING (12"X12") P METAL CORNICE IN COMPLIMENTARY EARTH TONE

Q GARAGE VENTING METAL MESH W/ COLOR TO MATCH WINDOW FRAMING

R EXPOSED STAINED CONCRETE



such remains the property of the architect. Permission for use of this document is limited and can be extended only by agreement with ej architecture PLLC.

COLORADO GOLDEN,

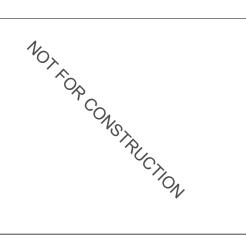
DRW AA CHK EJ, SW REVISIONS

REVISION SCHEDULE REVISION REVISION REVISION NUMBER DESCRIPTION DATE

ISSUE RECORD NO. DESCRIPTION DATE 8/3/2016 1 CITY SUBMITTAL 1

2 CITY SUBMITTAL 2 8/25/2016 3 6 SHEET CONTENTS.:

ELEVATIONS

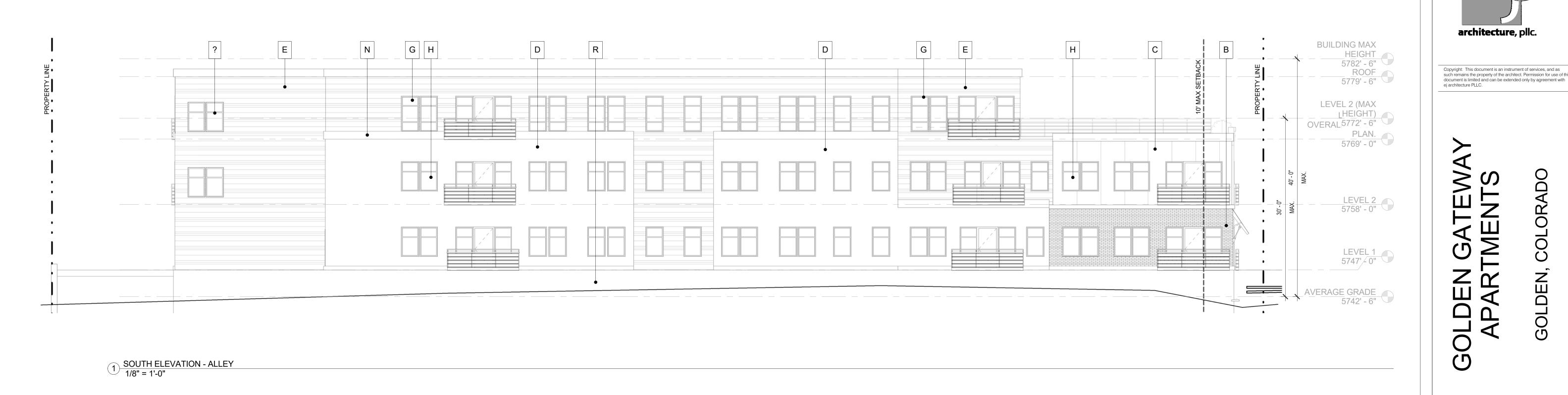


PROJ. NUMBER.:

DATE.:

DRAWING NUMBER.:

A2



D N D E ROOF ALLEY S 5779' - 6" LEVEL 2 (MAX HEIGHT) 5772' / 6" LEVEL 3 -• OVERALL FLOOR PLAN. 5769' - 0" LEVEL 2 5758' - 0" LEVEL 1 5747' - 0" R AVERAGE GRADE 5742' - 6" GARAGE -OVERALL FLOOR PLAN 5735' - 9"

2 WEST ELEVATION 1/8" = 1'-0"

MATERIAL LEGEND A BRICK 1: TAN/BEIGE - BROWN MIX B BRICK 2: RED - BROWN MIX C METAL SIDING: MUTED MATTE FINISH D CEMENTITIOUS PANEL 1: PAINTED WITH EARTH TONE PALETTE W/ CONTRASTED TRIM ACCENT EARTH TONE PALETTE W/ CONTRASTED TRIM ACCENT E CEMENTITIOUS PANEL 2: F ALUMINUM STOREFRONT WINDOW W/ INFILL PANELS OF SINLAR TONE AS GLAZING OR FRAME G CASEMENT WINDOW W/ MULLIONS H CASEMENT WINDOW I ALUMINUM STOREFRONT ENTRY J DOOR W/ FULL VISION GLAZING K JULIET BALCONY PAINTED WITH WARM EARTHTONE TO COMPLIMENT WINDOW FRAMING L AWNINGS WITH DECORATIVE WALL MOUNTS M HANDRAIL/GUARDRAIL WITH SOLID INFILL PANELS N CONCRETE COURSING AT 18" DEPTH O WOOD ACCENT BANDING (12"X12") P METAL CORNICE IN COMPLIMENTARY EARTH TONE Q GARAGE VENTING METAL MESH W/ COLOR TO MATCH WINDOW FRAMING

R EXPOSED STAINED CONCRETE

GOLDEN, COLORADO

architecture, pllc.

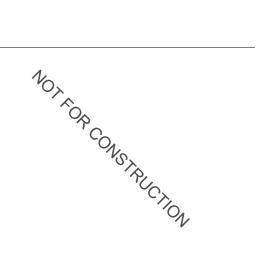
such remains the property of the architect. Permission for use of this

DRW AA CHK EJ, SW REVISIONS REVISION SCHEDULE

REVISION REVISION REVISION NUMBER DESCRIPTION DATE ISSUE RECORD DATE NO. DESCRIPTION

8/3/2016 1 CITY SUBMITTAL 1 2 CITY SUBMITTAL 2 8/25/2016 6 SHEET CONTENTS.:

ELEVATIONS

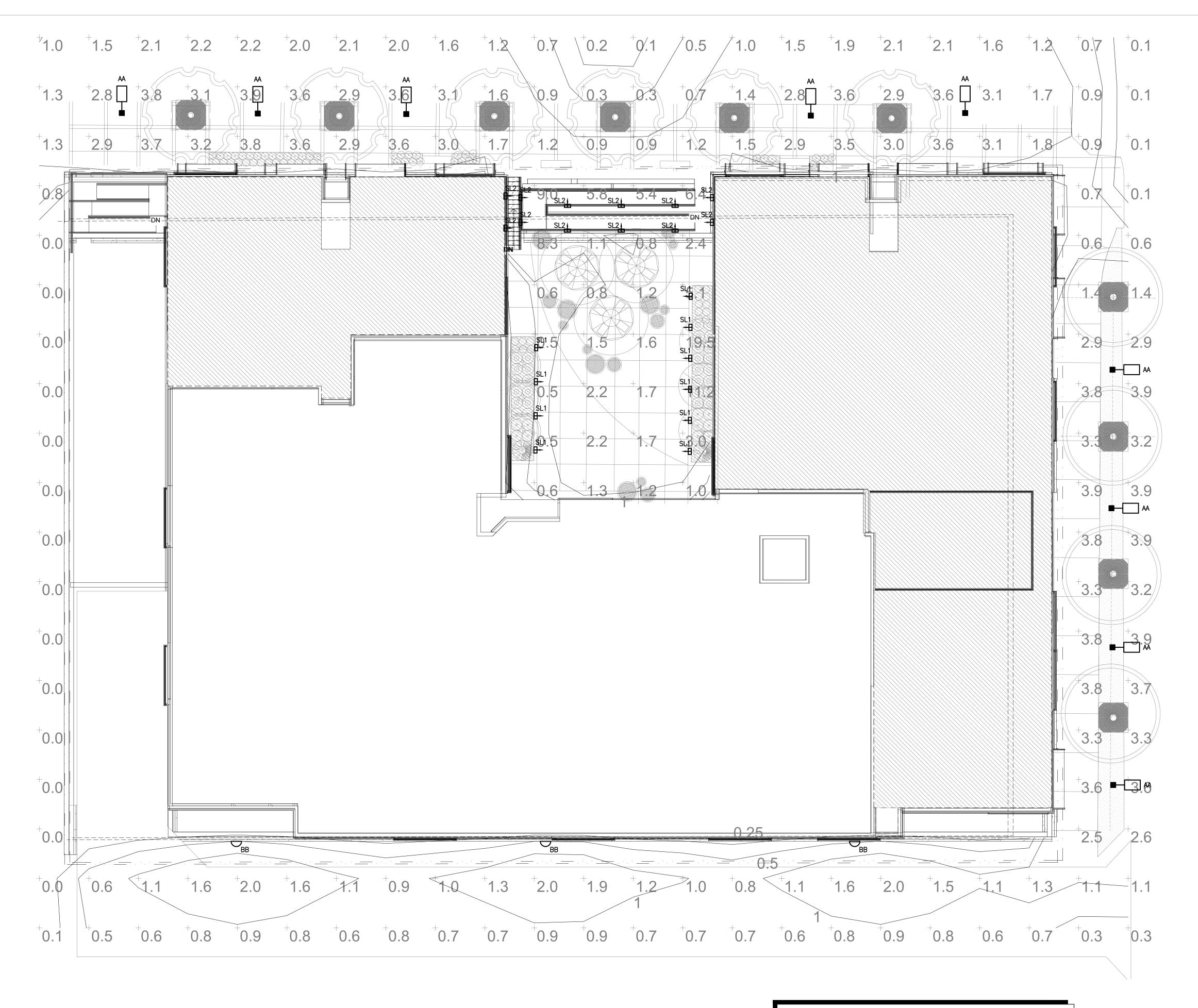


PROJ. NUMBER.:

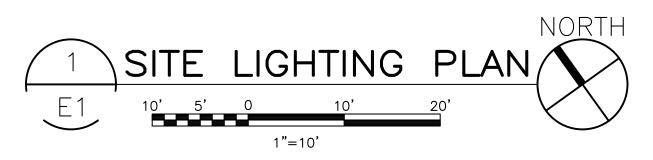
DATE.:

DRAWING NUMBER.:

A3



LIGHTING STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
SITE PHOTOMETRICS	2.0 fc	19.5 fc	0.0 fc	N/A	N/A

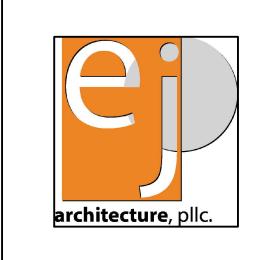


GENERAL NOTES:

DOWNWARDS.

- ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE CONTROLLED BY AN ASTRONOMICAL TIMECLOCK OR PHOTOCELL.
- 2. PHOTOMETRIC CALCULATIONS HAVE BEEN DETERMINED USING A LIGHT LOSS FACTOR OF 1.0
- 3. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
- 4. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT
- 5. THERE WILL BE NO OFF-SITE GLARE ALLOWED.





Copyright: This document is an instrument of services, and as such remains the property of the architect. Permission for use of this document is limited and can be extended only by agreement with ej architecture PLLC.

_

APARTMENTS
GOLDEN, COLORADO

DRW AA
CHK EJ, SW

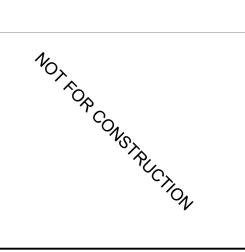
REVISION SCHEDULE

REVISION REVISION REVISION NUMBER DESCRIPTION DATE

ISSUE RECORD

NO.	DESCRIPTION	DATE
1	CITY SUBMITTAL 1	8/5/2016
2	CITY SUBMITTAL 2	8/25/2016
3		
4		
5		

SHEET CONTENTS.:
SITE LIGHTING PLAN

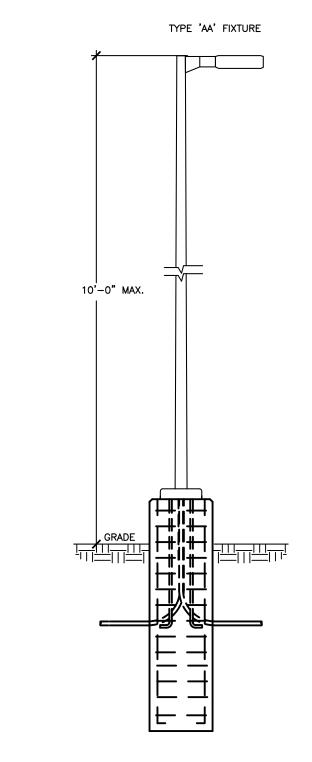


PROJ. NUMBER.:

DATE.:

DRAWING NUMBER.:

E1



			LUMINAIRE SCHEDUL	.E			
PLAN	MOUNTING	DESCRIPTION	MANUFACTURER AND	VOLTAGE	NO. OF	LAMP	REMARKS
MARK			CATALOG NUMBER		LAMPS	TYPE	
AA	POLE	10' AFG	PHILIPS	120/277		34W LED	WET LOCATION
			SFA-XX-1-5-30LA-NW-UNV-BRP-XX				
BB	WALL MOUNT	WALL PACK	PHILIPS	120/277		36W LED	WET LOCATION
			LPW16-58BZ				
SL1	RECESSED	STEP LIGHT	PHILIPS	120/277		31W LED	WET LOCATION
	WALL MOUNT		942L-DG-C-31LA-NW-UNV-BRP-TP				
SL2	RECESSED	STEP LIGHT	PHILIPS	120/277		20W LED	WET LOCATION
	WALL MOUNT		942L-DG-C-20LA-NW-UNV-BRP-TP				



Copyright: This document is an instrument of services, and as

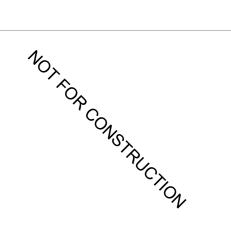
such remains the property of the architect. Permission for use of this document is limited and can be extended only by agreement with ej architecture PLLC.

GOLL	C
DRW AA	

DRW	AA		
CHK	EJ, SW	1	
REVISIONS			
	REVI	SION SCHEDUL	E
	ISION IBER	REVISION DESCRIPTION	REVISION DATE
ISSUE REG	CORD		
NO.	DESC	RIPTION	DATE

NO.	DESCRIPTION	DATE		
1	CITY SUBMITTAL 1	8/5/2016		
2	CITY SUBMITTAL 2	8/25/2016		
3				
4				
5				
6				
SHEET CONTENTS.:				

SITE LIGHTING DETAILS



DATE.:

DRAWING NUMBER.:

