

AN ADULT APARTMENT BUILDING  
**NEWSTAR GOLDEN SENIOR COMMUNITY**  
**SITE DEVELOPMENT PLAN**  
 LOT 2 CANYON VIEW BUSINESS PARK FILING 2 REPLAT B  
 CITY OF GOLDEN  
 JEFFERSON COUNTY, COLORADO

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authorization of Michael Olsen.

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**NEWSTAR GOLDEN SENIOR COMMUNITY**  
 LOT 2 CANYON VIEW BUSINESS PARK FILING 2 REPLAT B  
 CITY OF GOLDEN  
 JEFFERSON COUNTY, COLORADO

**MICHAEL J.K. OLSEN**  
ARCHITECTS

1169 HILLTOP PKWY, SUITE #205B  
P.O. BOX 772385, STEAMBOAT SPRINGS, CO 80477  
PHONE: 970-870-1584 FAX: 970-871-0217  
mjko@mjkoarch.com

ISSUES:  
MARCH 31, 2015  
PLANNING SUBMITTAL

SHEET TITLE:  
COVER SHEET

JOB NO. 13-09

SHEET NO.

**A0.0**

**SITE MAP**

**PROJECT TEAM**

ARCHITECT:  
MICHAEL J.K. OLSEN, ARCHITECTS  
1169 HILLTOP PARKWAY, SUITE 205B  
P.O. BOX 772385  
STEAMBOAT SPRINGS, CO 80477  
PH: 970-870-1584  
CONTACT: MICHAEL OLSEN  
EMAIL: mjko@mjkoarch.com

SURVEY:  
C.C.S. CONSULTANTS  
4860 ROBB STREET, SUITE 206  
WHEAT RIDGE, CO 80033  
PH: 303-403-4706  
CONTACT: DOUG LANCASTER  
EMAIL: dlancaster@ccsconsultantsinc.com

**OWNER INFORMATION**

OWNER:  
SENIOR LIVING LOGIC, LLC  
2020 19th STREET  
BOULDER, CO 80302  
PH: 303-669-3002  
CONTACT: CHARLES GEE  
EMAIL: gee@seniorlivinglogic.com

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**SIGNATURES**

**CITY OF GOLDEN PLANNING COMMISSION**  
 APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
 CHARIMAN

\_\_\_\_\_  
 SECRETARY

**OWNERSHIP CERTIFICATE**  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
 BY \_\_\_\_\_

**NOTARIAL**  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

THE FOREGOING SIGNATURE WAS ACKNOWLEDGED BEFORE  
 ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_



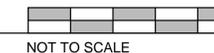
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LOT 2 CANYON VIEW BUSINESS PARK FILING 2 REPLAT B  
CITY OF GOLDEN  
JEFFERSON COUNTY, COLORADO

DATED MARCH 27, 2015  
**CONCEPT SKETCH**



SITE DIMENSIONAL INFORMATION			
ZONE DISTRICT:	C1-SUP	SETBACKS:	SPYDERCO WAY 25'-0" CO. HIGHWAY 93 0'-0" INTERNAL ROAD *20'-0" LOT 2 25'-0" *20'-0' FROM EDGE
LOT AREA: LOT 2	3.94 AC / 171,626 SF +/-	PARKING	REQUIRED - 1.5 X 109 = 164 PROVIDED - *158 PARKING LOT COVERAGE - 37,830 SF+/- *82 UNDER PODIUM AND 76 SURFACE (PARKING UNDER COVERED ROOF WITH SRI INDEX OF 29 OR GREATER - 38,680 SF OR 52%.)
BLDG FOOTPRINT:	37,200 + *1,480 = 38,680 SF TOTAL *TERRACE 22.5% (38,680 / 171,626 = .225)		
OPEN SPACE:	REQUIRED - 171,626 SF X .40 = 68,650 SF PROVIDED - 81,806 SF = 47%.		

PROJECT DIMENSIONAL INFORMATION												
LEASABLE AREA - 109 RESIDENTIAL UNITS												
UNITS	BED	BATH	SF	UNITS LV1	UNITS LV2	UNITS LV3	UNITS LV4	UNIT TOTAL	TYPE TOTAL	SF TOTAL	TYPE SF	AVG SF
A-1	1	1	908	16	17	17	10	60		54,480		
A1.1	1	1	980	1	1	1	0	3		2,940		
A-2	1	1	804	1	2	3	2	8		6,432		
A-3	1	1	991	0	0	0	2	2		1,982		
A-4	1	1	961	0	1	1	1	3		2,883		
A-5	2	1	592	1	1	1	0	3		1,776		
A-6	2	1	642	1	1	1	0	3		1,926		
A-7	2	1	702	0	2	0	0	2	84	1,404	73,823	879 TYPE A
B-1	2	1	1,090	4	4	4	2	14		15,260		
B-2	2	1	1,068	1	1	1	0	3		3,024		
B-3	2	1	1,394	0	0	1	1	2	19	2,788	21,072	1,173 TYPE B
C-1	3	2	1,460	1	1	1	0	3		4,380		
C-2	3	2	1,431	1	1	1	0	3	6	4,293	8,673	1,446 TYPE C
TOTAL(S)				27	32	32	18	109	109	103,568	103,568	950
COMMON AREA												
GOUND FLR (LV1)									9,385			
2ND LEVEL (LV2)									5,334			
3RD LEVEL (LV3)									5,332			
4TH LEVEL (LV4)									3,269			
TOTAL(S)									23,320 SF			FACTOR *.18
GROSS CONDITIONED AREA												
GOUND FLR (LV1)									*35,418			
2ND LEVEL (LV2)									35,562			
3RD LEVEL (LV3)									36,354			
4TH LEVEL (LV4)									20,572			
TOTAL(S)									127,906 SF			
PARKING												
GARAGE									82			
SURFACE									76			FACTOR
TOTAL(S)									158			1.45

\* DOES NOT INCLUDE GARAGES OR COVERED TERRACE AND OUTDOOR GARDEN STORAGE.

**GREEN POINT SUMMARY**

The NewStar Golden senior community development project will exceed the City of Golden required Green Points Sustainability requirements by approximately 60% through a total of 42 Green Points taken from all five categories in the menu:

**Water Conservation, Storm Water, And Water Quality - 5 Points**

- W1** (1) Project will use rain gardens, biobuffers, and bioswales to reduce storm water run-off - 3 Points
- W2** (3) Project Exceeds Open Space Requirement by 25%. - 2 Points

**Transportation - 12 Points**

- T1** (1) Bicycle parking will be double the required amount. A secured and enclosed area will be provided. A bike repair station for use by all residents and visitors is being designed and constructed as part of the building amenities. - 3 Points
- T2** (2) A shower facility will be made available for use of 20% of all Full Time Equivalent Employees (Five FTE's). - 1 Point

- T3** (6) Five electric plug-in stations equal to 3% of total parking in project will be provided for resident, staff and visitor use. - 3 Points

- T4** (7) Parking at the NewStar project will be limited to the minimum allowed by the code (1.5:1). - 3 Points

- T5** (8) A shared car parking space will be designated and signed at the Project at the front entrance. - 2 Points

**Energy Efficiency - 16 Points**

- E1** (1) Building energy efficiency will be at least 4% better than the IECC code requirements. - 2 Points
- E2** (2) All major building HVAC and electrical controls will be commissioned by a technician prior to occupancy. - 4 Points
- E3** (3) Programmable thermostats for the HVAC systems will be used in all residential units and common areas. Exterior and common area lighting will be on programmable timers and photovoltaic sensors. - 2 Points
- E4** (5) Trees planted at the project will exceed code requirements by 25%. - 3 Points

- E5** (6) Building will be constructed on an elongated east-west axis with south facing windows. - 3 Points

- E6** (7) Residential units will be separately metered for electric utilities. - 2 Points

**Community Preservation and Revitalization - 5 Points**

- C1** (6) Community Gardens totaling approximately 6,000 square feet will be provided for use of a minimum of 15% of residents. - 3 Points

- C2** (7) An organic compost bin will be provided on site for use in the community gardens or hauled away by a commercial service. - 2 Points

**Miscellaneous - 4 Points**

- M1** (3) Over 50% of the parking for the project will be in a structured parking garage beneath finished living space. - 4 points

NOTE: SHADED ITEMS ARE NOT NOTED OR REPRESENTED IN THIS DRAWING SUBMITTAL EXCEPT AT LOCATION ABOVE.

**MICHAEL J.K. OLSEN**  
ARCHITECTS

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ISSUES:  
MARCH 31, 2015  
PLANNING SUBMITTAL

SHEET TITLE:  
CONCEPTUAL SKETCH  
SITE DIMENSIONAL INFO  
PROJECT DIMENSIONAL INFO  
GREEN POINT SUMMARY

JOB NO. 13-09

SHEET NO.

**A0.1**

# CANYON VIEW BUSINESS PARK FILING 2 REPLAT B

BEING A RESUBDIVISION OF LOT 1, CANYON VIEW BUSINESS PARK FILING 2 REPLAT A, LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

RECEPTION NUMBER: \_\_\_\_\_  
 DATE OF RECORDING: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, NOEL L. POTTER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF CANYON VIEW BUSINESS PARK FILING 2 REPLAT B WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 7TH DAY OF JANUARY, 2015 AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

C.C.S. CONSULTANTS, INC. NOEL L. POTTER  
 PROFESSIONAL COLORADO LAND SURVEYOR  
 NUMBER 26296

C.C.S. CONSULTANTS, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

**PLAT APPROVAL:**

APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT, CITY OF GOLDEN, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE:**

ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

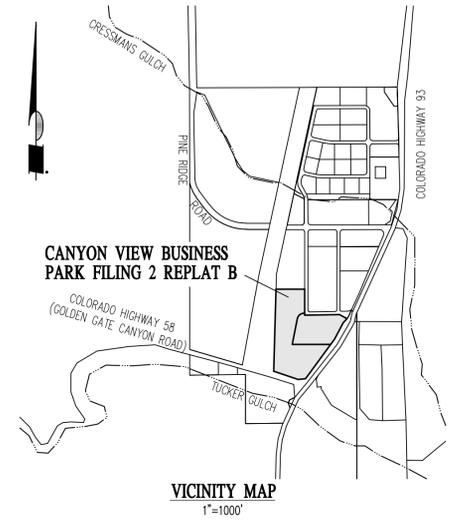
RECEPTION NO. \_\_\_\_\_

JEFFERSON COUNTY CLERK AND RECORDER \_\_\_\_\_

BY: \_\_\_\_\_  
 DEPUTY CLERK

**NOTES:**

- THE PURPOSE OF THIS REPLAT IS TO ADJUST LOT LINES AND TO CREATE EASEMENTS.
- THE 45' WIDE UTILITY, DRAINAGE AND PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT OF LOTS 1 AND 2.
- THE DRAINAGE EASEMENT IS FOR THE BENEFIT OF LOTS 1 AND 2.
- ALL BEARINGS CONTAINED HEREIN ARE BASED UPON THE WEST LINE OF LOT 1, CANYON VIEW BUSINESS PARK FILING 2 REPLAT A, RECORDED AT RECEPTION NO. 2014050567, BEARING N 01°36'00" E, BETWEEN FOUND MONUMENTS AS SHOWN HEREON.
- = SET NO. 4 REBAR WITH 1" PLASTIC CAP CCS INC. PLS 26296 UNLESS OTHERWISE NOTED.
- ⊗ = FOUND NO. 4 REBAR WITH 1" PLASTIC CAP CCS INC. PLS 26296.
- ALL DIMENSIONS SHOWN HEREON ARE IN FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S. 7.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. GEOTECHNICAL NOTES AND RECOMMENDATIONS FOR THE AREA SOUTH OF THE SUBSIDENCE RISK STUDY BOUNDARY.
- THIS REPLAT IS SUBJECT TO THE GEOTECHNICAL UNDERGROUND MINE EXPLORATION VOID MAPPING AND SUBSIDENCE RISK ASSESSMENT NEW STAR MINE, GOLDEN, COLORADO, STUDY DATED OCTOBER, 2012 BY ZAPATA INCORPORATED. GEOTECHNICAL NOTES AND RECOMMENDATIONS FOR THE AREA NORTH OF THE SUBSIDENCE RISK STUDY BOUNDARY.
- THIS REPLAT IS SUBJECT TO THE GEOTECHNICAL UNDERGROUND COAL MINE SUBSIDENCE RISK STUDY, DATED APRIL, 2014, BY: ZAPATA INCORPORATED.
- GENERAL GEOTECHNICAL NOTES:  
 A. NO BUILDINGS ARE TO BE CONSTRUCTED IN THE DESIGNATED NO-BUILD AREAS. UTILITIES AND SITE IMPROVEMENTS IN THIS AREA MUST BE DESIGNED TO ACCOMMODATE SUBSIDENCE RISK.  
 B. BUYERS ARE TO BE ADVISED THAT SUBSIDENCE RISK EXISTS. SUBSIDENCE EVENTS WILL NOT BE COVERED BY THE MINE SUBSIDENCE PROTECTION PROGRAM.  
 C. FINAL ENGINEERING STUDIES WITH SITE DEVELOPMENT PLAN SUBMITTAL AND REVIEW ARE TO INCLUDE MEASURES TO MITIGATE THE EXISTENCE OF EXPANSIVE CLAYSTONES AND DIPPING BEDROCK.  
 D. SPECIFIC GEOTECHNICAL INVESTIGATIONS WILL BE REQUIRED WITH FINAL SITE PLAN SUBMITTAL.



**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED HEREON, HAS LAID OUT THE SAME AND PLATTED INTO LOTS AS SHOWN HEREON UNDER THE NAME OF CANYON VIEW BUSINESS PARK FILING 2 REPLAT B, AND DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF GOLDEN ALL UTILITY EASEMENTS FOR CONSTRUCTION USE AND MAINTENANCE OF UTILITIES OVER, UNDER AND ACROSS SAID LOTS AT LOCATIONS SHOWN ON THE ACCOMPANYING PLAT.

LOTS 1 AND 2, CANYON VIEW BUSINESS PARK FILING 2 REPLAT A, RECORDED AT RECEPTION NO. 2014050567, LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO, CONTAINING 12.96 ACRES MORE OR LESS.

OWNER: SRO PROPERTIES, LLP  
 A COLORADO LIMITED LIABILITY PARTNERSHIP

BY: FREDERICK C. SIMMONS, PRINCIPAL

**ACKNOWLEDGMENT:**

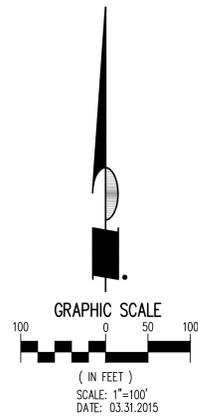
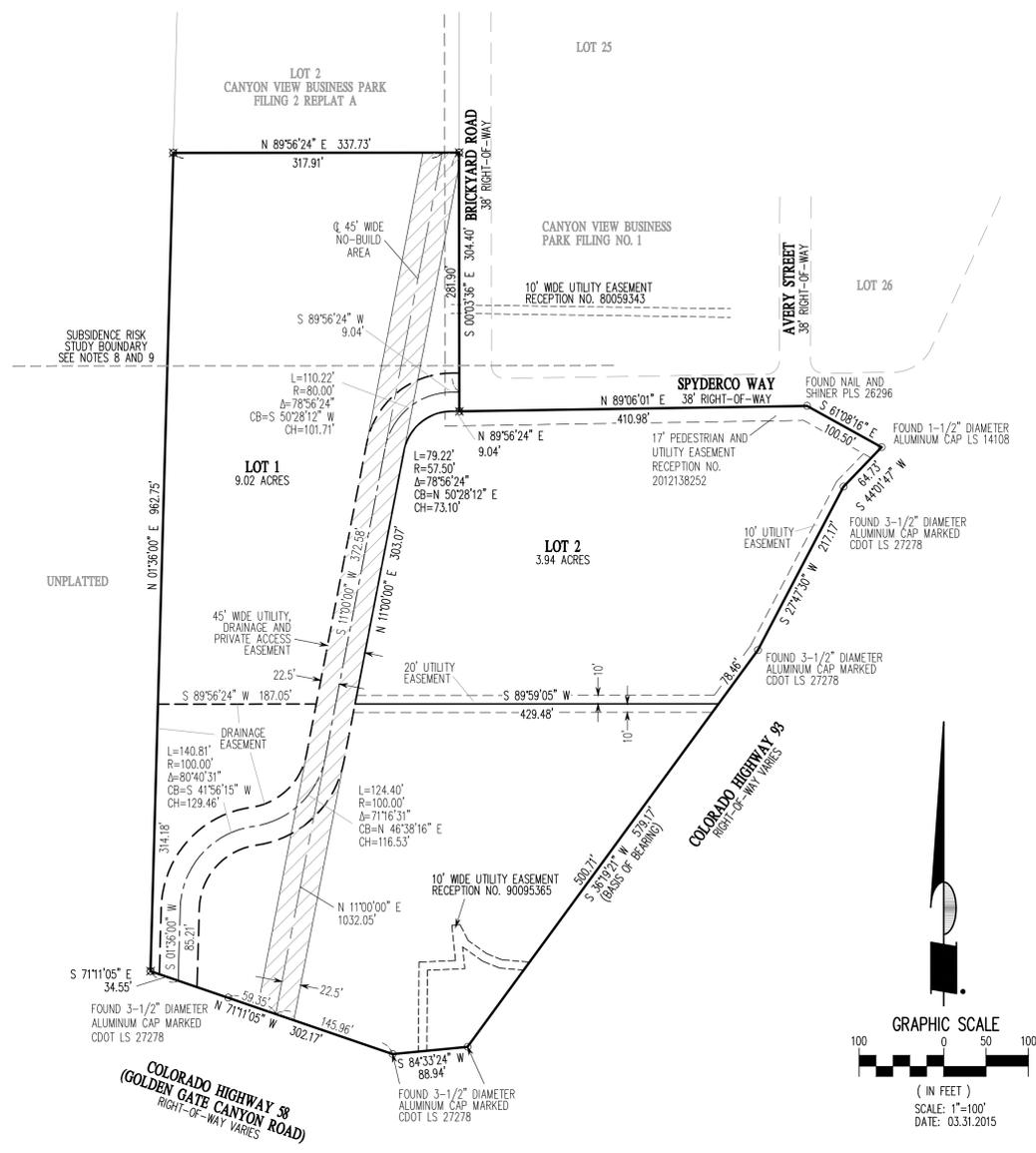
STATE OF COLORADO )  
 COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY FREDERICK C. SIMMONS, AS PRINCIPAL OF SRO PROPERTIES, LLP.

WITNESS MY HAND AND OFFICIAL SEAL:

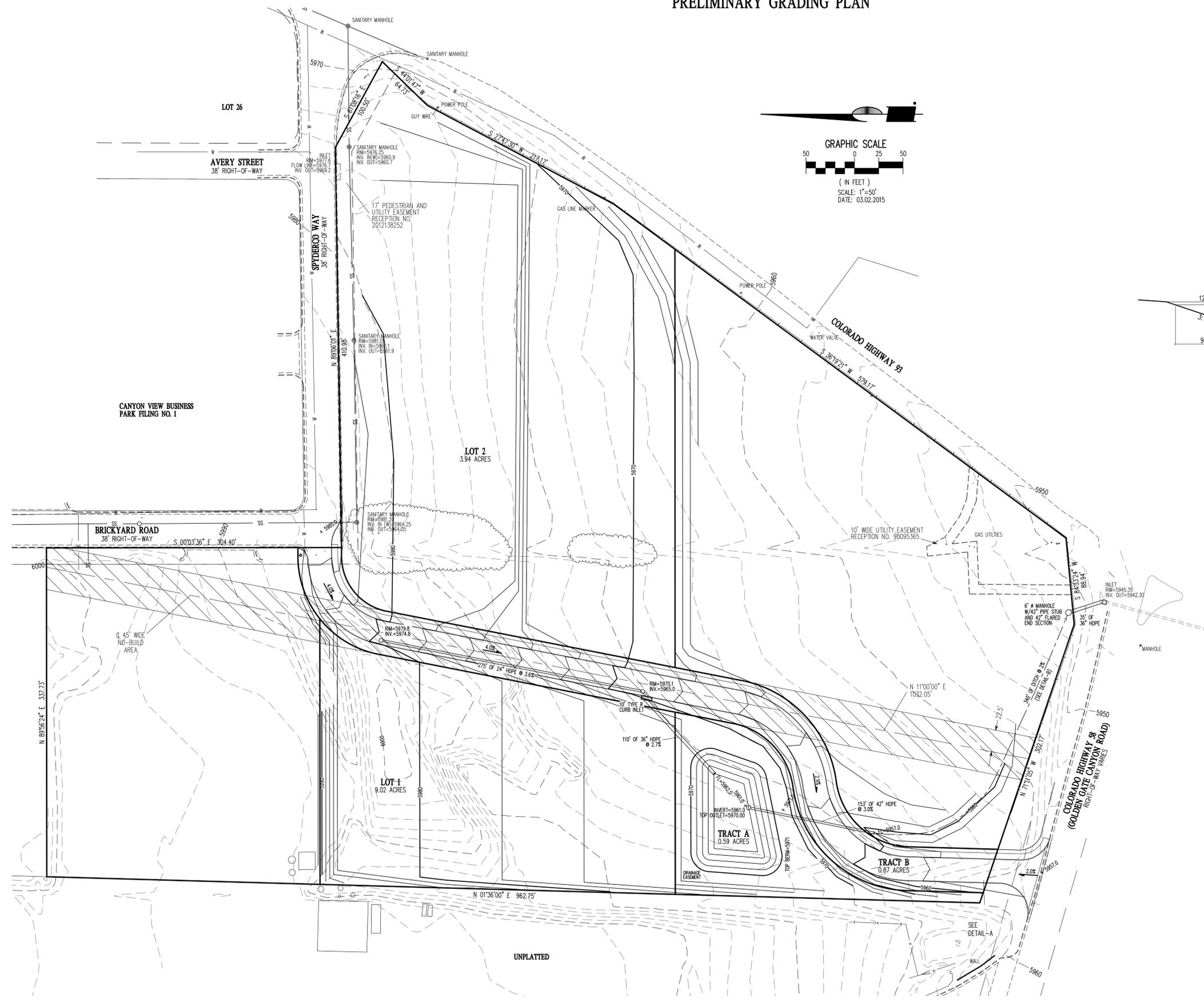
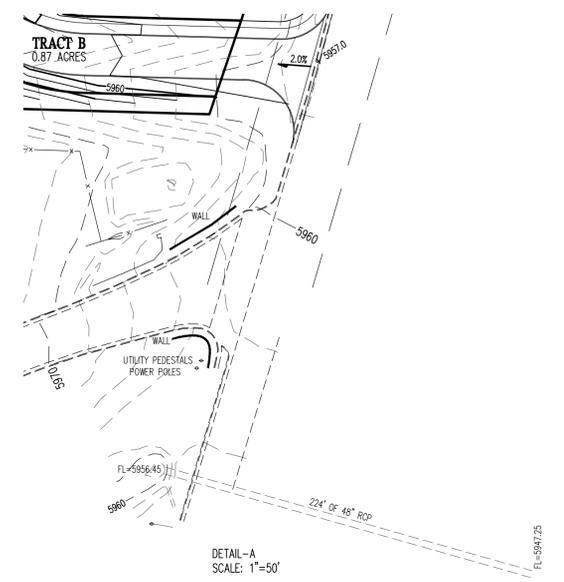
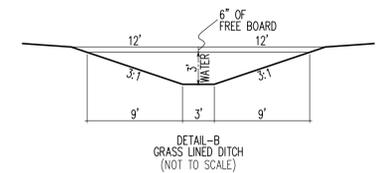
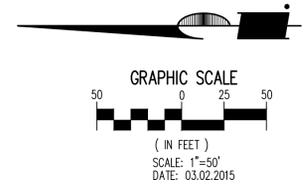
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_



# CANYON VIEW BUSINESS PARK FILING 2 REPLAT B

## PRELIMINARY GRADING PLAN



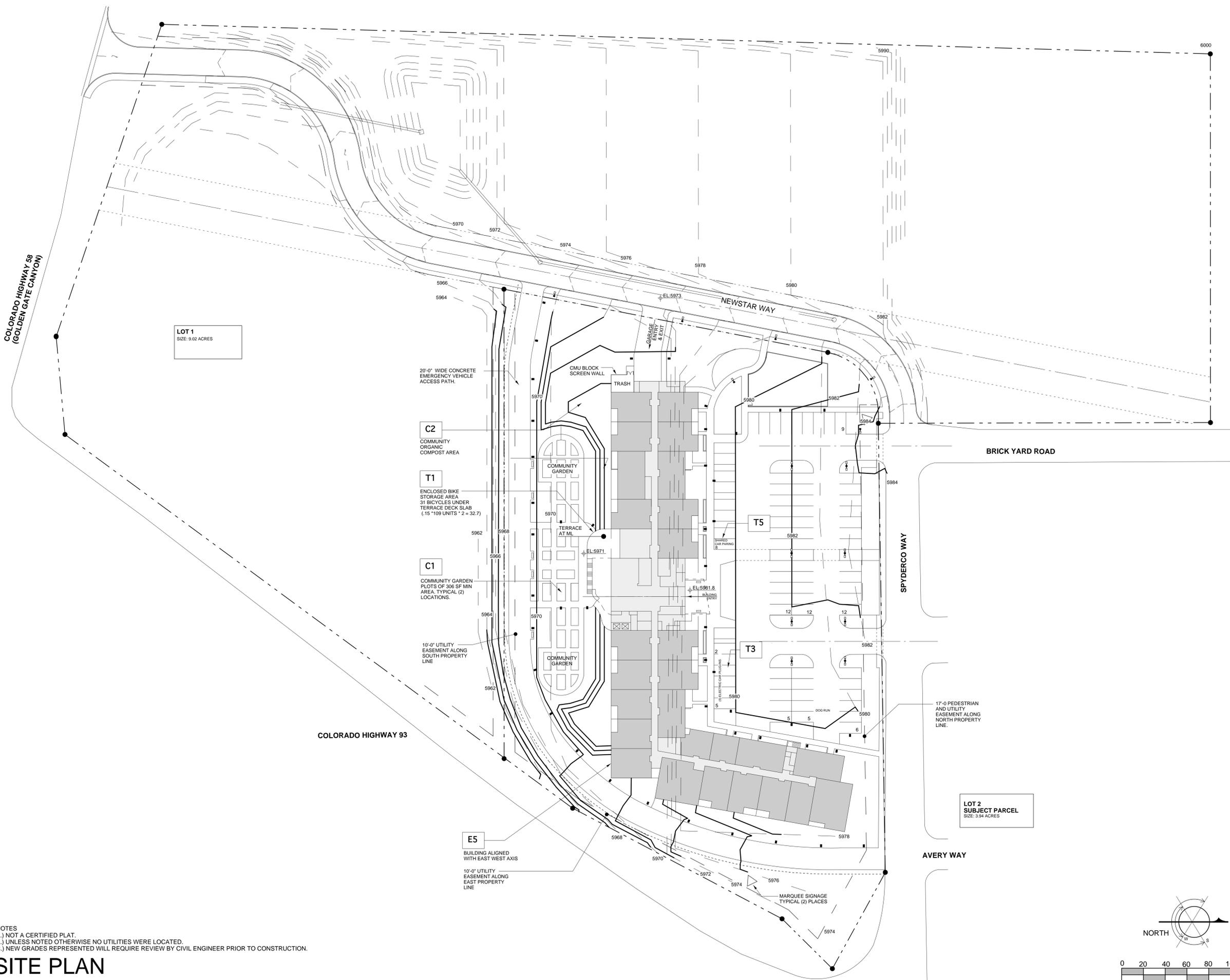
<b>CANYON VIEW BUSINESS PARK FILING 2 REPLAT B</b>	
<b>PRELIMINARY GRADING PLAN</b>	
<b>ENS CONSULTING LLC</b>	
1200 S. WADSWORTH BLVD., SUITE 100 LAKEWOOD, COLORADO 80232 (303) 670-1406	
DATE: 03.02.2015	PROJECT NO. 13GEN15
PJM: DWN: NLP CHK: RC DSN: RC	SHEET 1 OF 1

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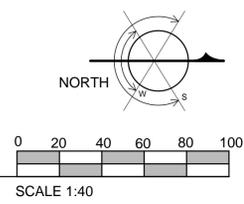


**LOT 1**  
SIZE: 9.02 ACRES

**LOT 2**  
SUBJECT PARCEL  
SIZE: 3.94 ACRES

NOTES  
A.) NOT A CERTIFIED PLAT.  
B.) UNLESS NOTED OTHERWISE NO UTILITIES WERE LOCATED.  
C.) NEW GRADES REPRESENTED WILL REQUIRE REVIEW BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.

**SITE PLAN**



**MICHAEL J.K. OLSEN**  
ARCHITECTS

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 mjlo@mjkoarch.com

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SHEET TITLE:  
 LANDSCAPE PLAN

JOB NO. 13-09

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**A1.1**

LANDSCAPE INFORMATION				
SYMBOL	QUANT	SIZE	BOTANIC/Common NAME	HT(T) / WIDTH (W) COMMENTS
TYPE "A"	13	2.5"	Street Canopy & Garden Canopy Tree: B&B Gleditsia triacanthos inermis, 'Shademaster', Shademaster Honeylocust 40-50'Tx30-40'W	
TYPE "B"	10	2.5"	Street Tree with Color: B&B Acer rubrum 'Red Sunset', Red Sunset Maple 40-50'Tx30-40'W	
TYPE "C"	14	#5-#7 Potted	Evergreen Street Tree planted as Upright Shrubs Juniperus scopulorum 'Moonglow', Moonglow Juniper 12-15'Tx6-8'W	
TYPE "D"	10	1.75'	Parking lot Island Trees B&B Malus 'Red Jewel', Red Jewel Crabapple10-15'Tx8-12'W	
TYPE "E"	160 MIN	#5	Parking Lot Shrubs Juniperus communis 'Green Carpet', Green Carpet (Native) Juniper 8-10'Tx4-6'W Alternate Includes: Cotoneaster horizontalis, Rock Cotoneaster 2-3'Tx3-6'W	
	TBD	VARIES	North side Shrubs and Ornamental grasses (to be planted in groups in mulched planting beds) (filtered shade) (3-4' max) to include: #5 potted Viburnum trilobum 'Bailey Compact', Compact American Cranberrybush4-5'Tx4-5' #5 potted Salix arenaria, Silver Creeping Willow 1-3'Tx4-6'W #2 potted Hydrangea arborescens 'Bella Anna', Bella Anna Hydrangea3-4'T&W #1 potted Calamagrostis acutiflora 'Karl Foerster', Feather Reed Grass 4-5'Tx18-24'W #1 potted Calamagrostis brachytricha, Korean Feather Reed Grass 3-4'Tx2-3'W	
TYPE "F"	1	6-8'	Evergreen Pine Tree: Colorado Blue Spruce, Picea Pungens, 50-70tx 30-40w	
	TBD	VARIES	South Side Shrubs and Ornamental Grasses #5 potted Amelanchier alnifolia 'Regent', Regent Serviceberry 6-8'T&W #5 potted Aronia melanocarpa 'Iroquois Beauty', Dwarf Chokeberry 4Tx3'W #5 potted Artemisia tridentata, Tall Western Sagebrush 3-12'Tx3-6'W #5 potted Ericameria nauseosa ssp. nauseosa var. glabrata, Tall Green Rabbitbrush 2-6'T&W #5 potted Fallugia paradoxa, Apache Plume 3-6'T&W #5 potted Perovskia atriplicifolia, Russian Sage 3-4'T&W #1 potted Helictotrichon sempervirens, Blue Avena Grass 2-3'Tx2'W4 #1 potted Saccharum ravennae, Plume Grass 8-12'Tx3-4'W (mix with upright evergreen shrubs/junipers as well as other areas )	
	TBD	6'	Irrigated Turf Grass: Ecolo - Turf	
	TBD	N/A	Natural/Native/Drought Tolerant/Low Maintenance Grasses to include: Bouteloua gracilis, Blue Gramma4 Buchloe dactyloides, Buffalo Grass	
AREAS CALLED OUT	TBD	#1 Potted	Rain Garden: Washed Rock: 3/8" - 6" Diameter over Mirify Plantings: Yellow Flag Iris, Iris Pseudacorus	

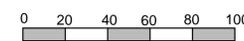
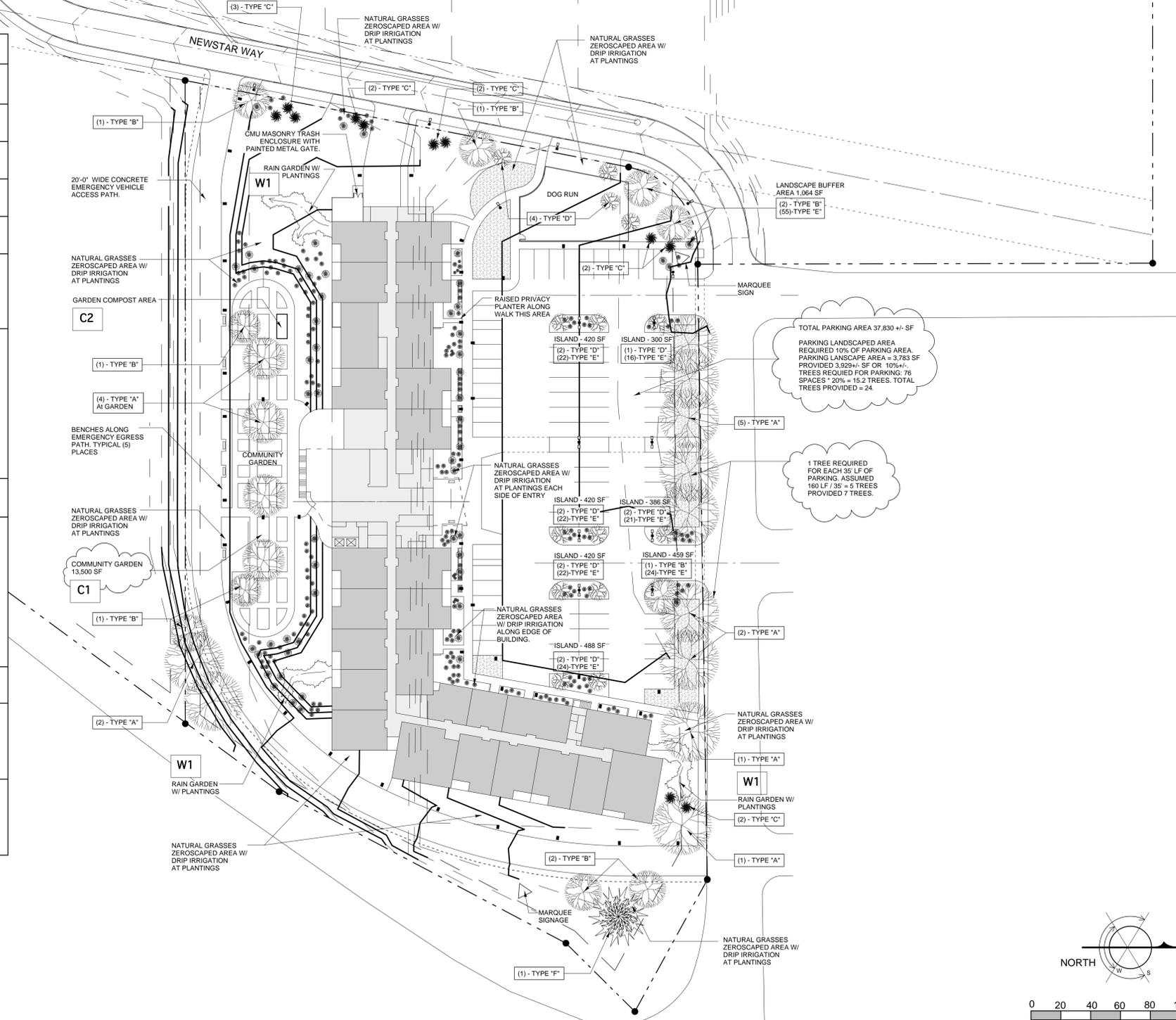
General Notes:  
 1. All Shrubs in Mulched Beds.

2. MIN LANDSCAPE REQUIREMENTS  
 TOTAL REQUIRED SHRUBS = 164  
 TOTAL REQUIRE TREES = 18

LANDSCAPING PROVIDED WILL EXCEED MIN REQUIREMENTS BY A MINIMUM OF 20%.

E4

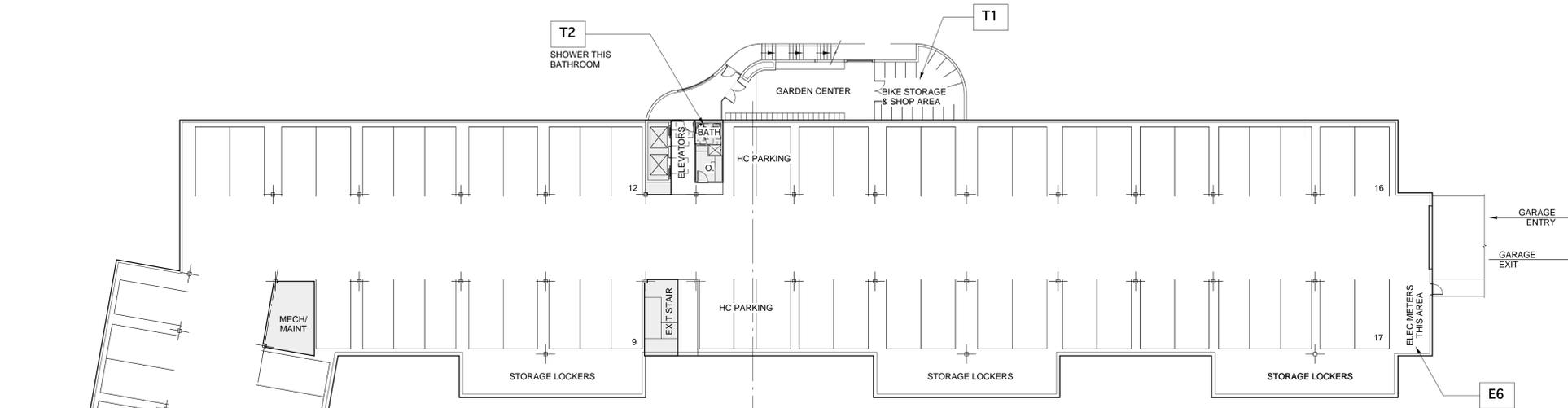
**LANDSCAPE PLAN**



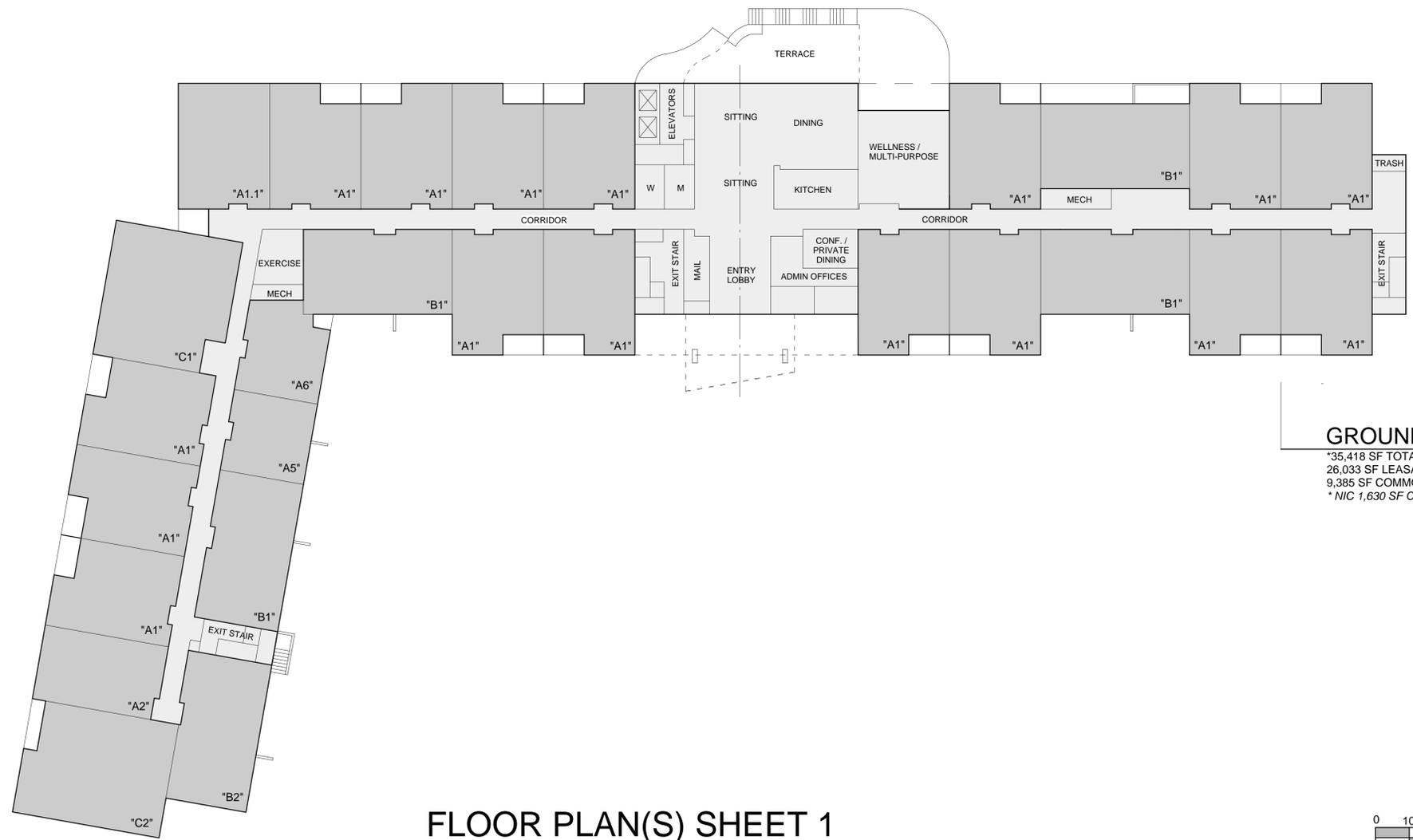
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LOT 2 CANYON VIEW BUSINESS PARK FILING 2 REPLAT B  
CITY OF GOLDEN  
JEFFERSON COUNTY, COLORADO

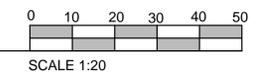


**GARAGE LEVEL**  
\* 37,200 SF TOTAL  
82 PARKING SPACES  
\* NIC 1,480 SF OUTDOOR AMMENITY



**GROUND LEVEL**  
\*35,418 SF TOTAL  
26,033 SF LEASABLE  
9,385 SF COMMON  
\* NIC 1,630 SF OUTDOOR AMMENITY

**FLOOR PLAN(S) SHEET 1**



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mjlo@mjkaoarch.com

ISSUES:  
MARCH 31, 2015  
PLANNING SUBMITTAL

SHEET TITLE:  
GARAGE LEVEL PLAN  
1ST LEVEL PLAN

JOB NO. 13-09

SHEET NO.

**A2.0**

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**2ND LEVEL**  
35,562 SF TOTAL  
30,228 SF LEASABLE  
5,334 SF COMMON

**3RD LEVEL**  
36,354 SF TOTAL  
31,022 SF LEASABLE  
5,332 SF COMMON

# FLOOR PLAN(S) SHEET 2

**MICHAEL J.K. OLSEN**  
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**SHEET TITLE:**  
2ND LEVEL PLAN  
3RD LEVEL PLAN

**JOB NO.** 13-09

**SHEET NO.**

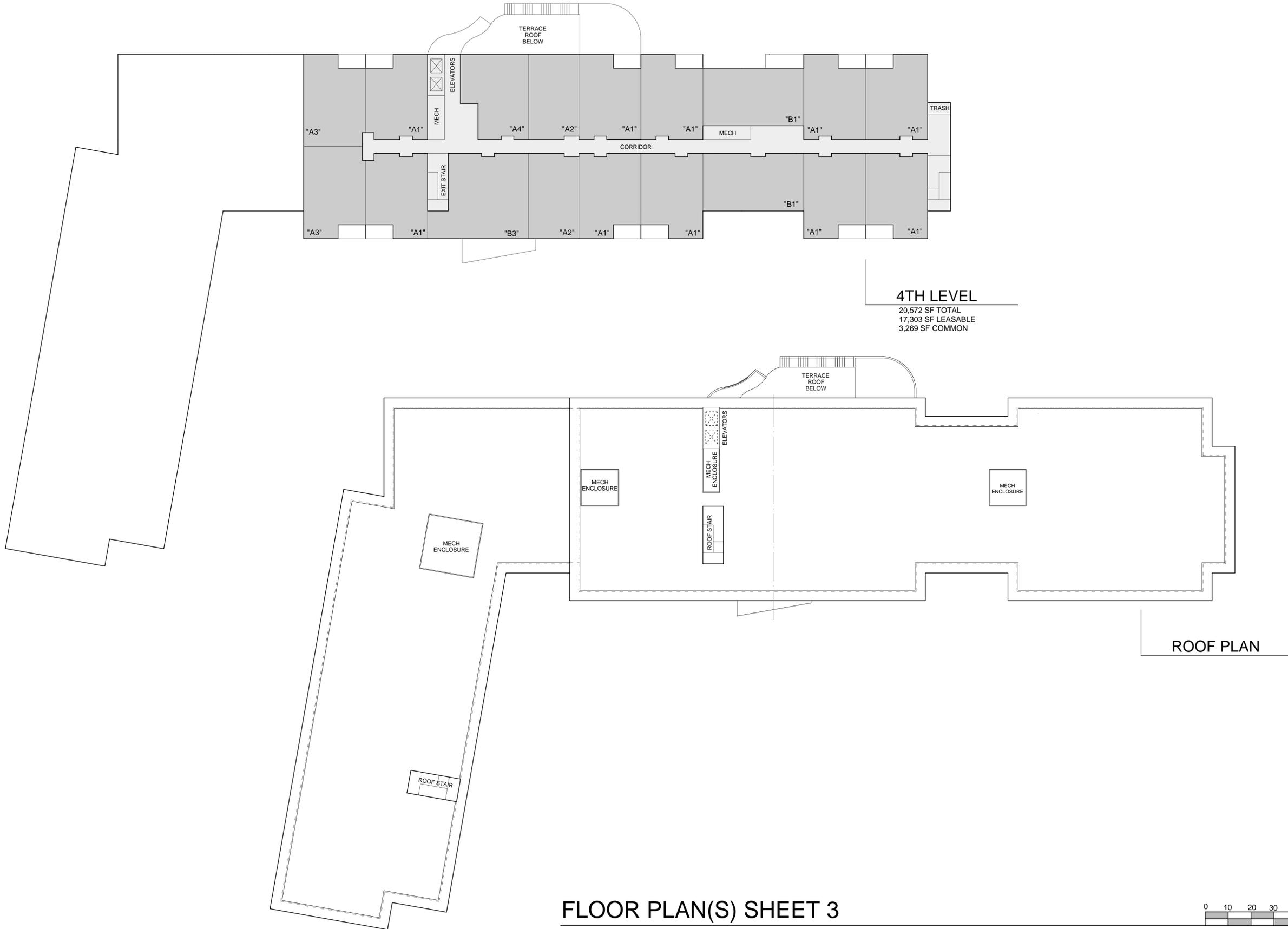
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**4TH LEVEL**  
20,572 SF TOTAL  
17,303 SF LEASABLE  
3,269 SF COMMON

**ROOF PLAN**

**FLOOR PLAN(S) SHEET 3**



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**SHEET TITLE:**  
4TH LEVEL PLAN  
ROOF PLAN

**JOB NO.** 13-09

**SHEET NO.**

**A2.2**

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BUILDING ELEVATION(S)  
SHEET 1 OF 2

**JOB NO.** 13-09

**SHEET NO.**

**A3.0**



**NORTH ELEVATION**



**EAST ELEVATION**

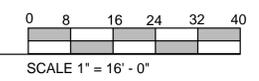


**NORTHEAST CORNER ELEVATION**

**BUILDING HEIGHT CALCULATION**

A.)	47'-0"	TOTAL AVGERAGE BLDG. HEIGHT
B.)	41'-0"	
C.)	38'-0"	
D.)	52'-0"	
E.)	37'-0"	
F.)	55'-0"	
TOTAL 270'-0" / 6 =		45'-0"

**BUILDING ELEVATIONS**



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SOUTH ELEVATION



INTERIOR WEST ELEVATION



FAR WEST CORNER ELEVATION



COLOR & MATERIAL FINISH ELEVATION

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BUILDING ELEVATION(S)  
SHEET 2 OF 2  
COLOR & MATERIAL  
FINISH ELEVATION

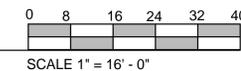
JOB NO. 13-09

SHEET NO.

**A3.1**

**BUILDING ELEVATIONS**

SHEET 2 OF 2



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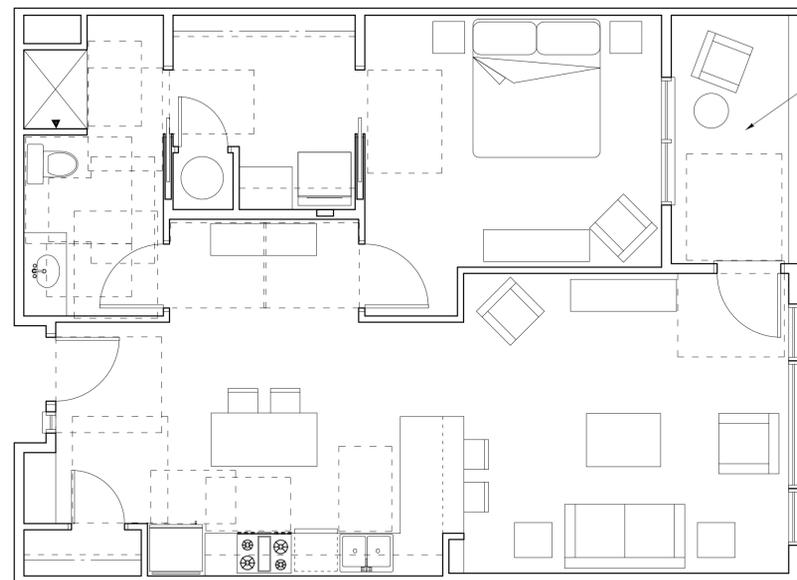
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SHEET TITLE:  
UNIT "A" PLAN(S)  
SHEET 1 OF 2

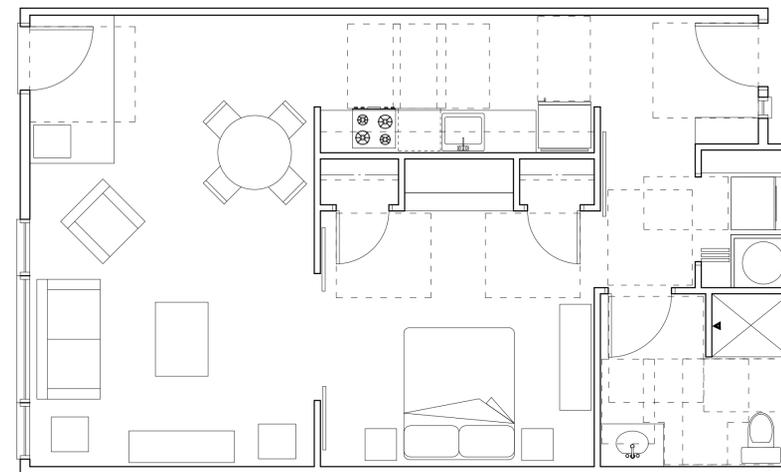
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SHEET NO.  
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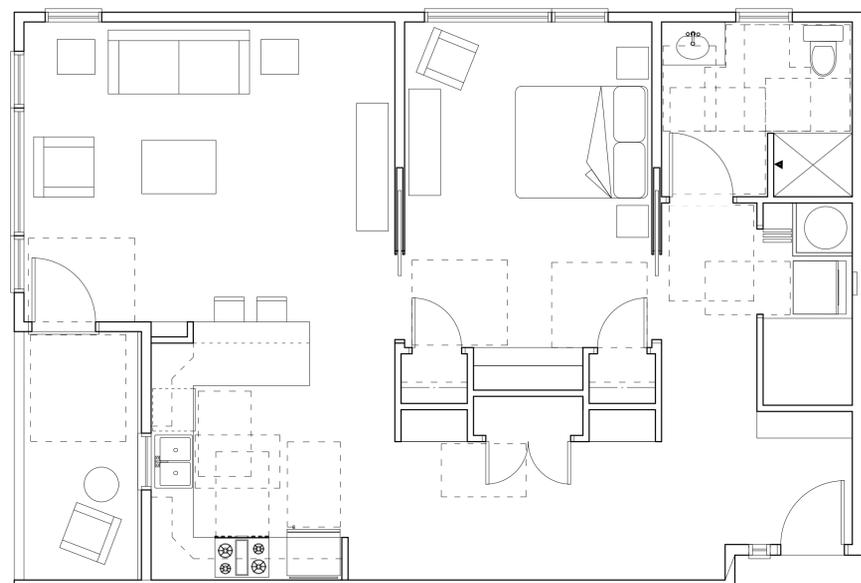


**UNIT "A1" & "A1.1"**  
A1 - 908 SF TOTAL  
A1.1 - 980 SF TOTAL

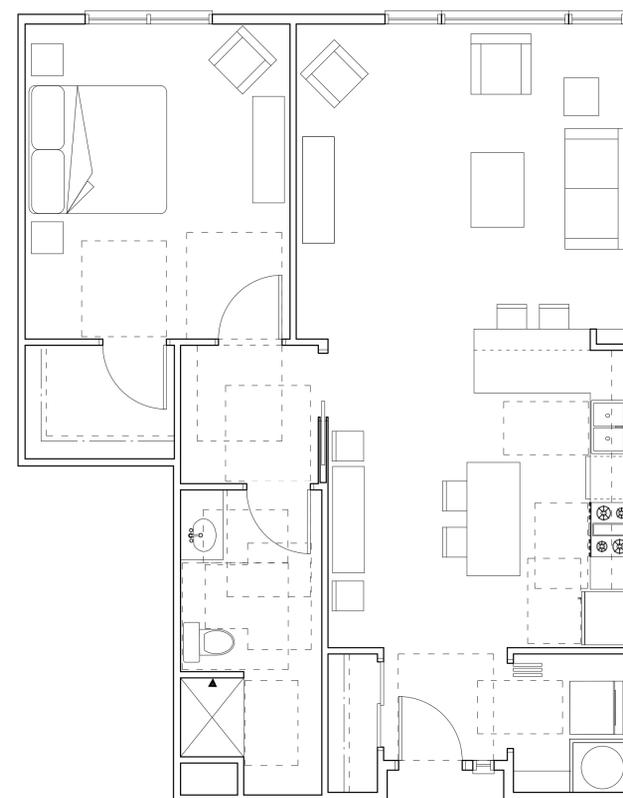
NOTE: UNIT A1.1 DECK  
AREA IS FINISHED AREA  
AND PART OF BEDROOM.  
MINOR FLOOR PLAN  
CHANGE AT BEDROOM  
ENTRY.



**UNIT "A2"**  
804 SF TOTAL

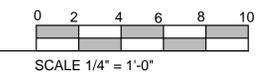


**UNIT "A3"**  
991 SF TOTAL



**UNIT "A4"**  
961 SF TOTAL

**UNIT "A" PLAN(S)**



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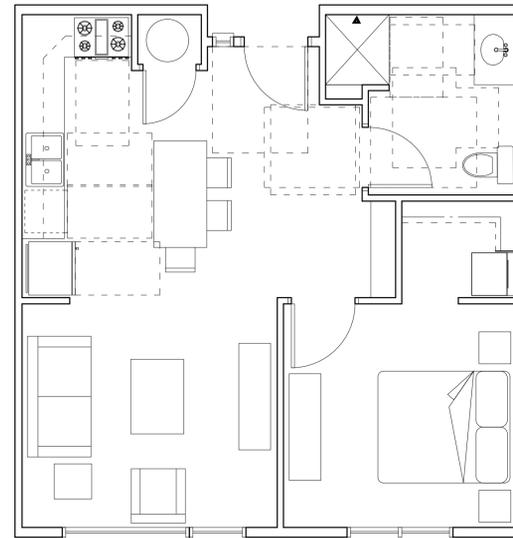
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SHEET TITLE:  
UNIT "A" PLAN(S)  
SHEET 2 OF 2  
EXERCISE ROOM

JOB NO. 13-09

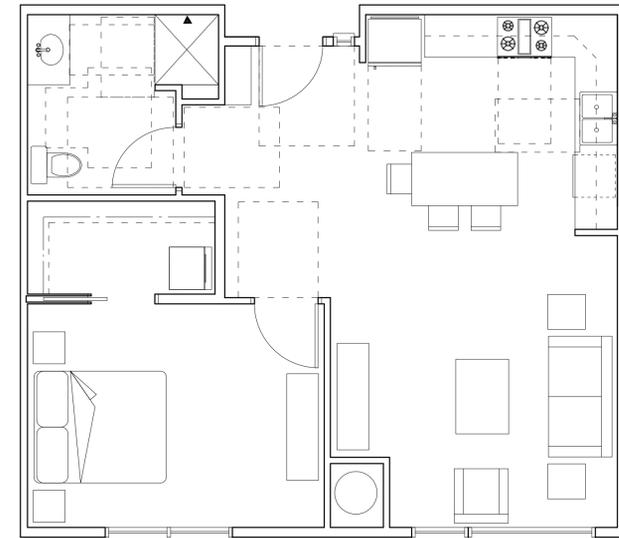
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**A4.1**

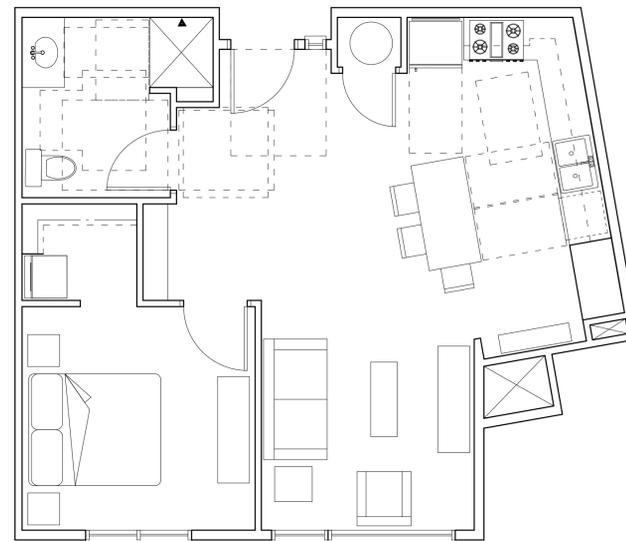


NOTE: ENTRY DOOR  
THIS AREA AT B1 UNITS  
OFF GROUND FLOOR  
NORTH SIDE OF BLDG.

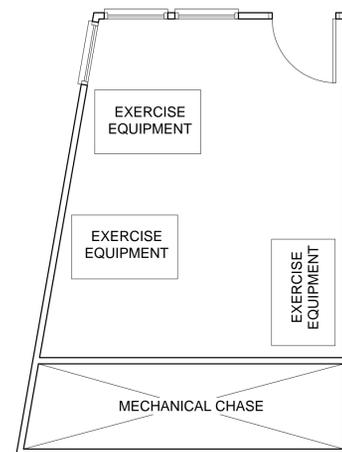
**UNIT "A5"**  
592 SF TOTAL



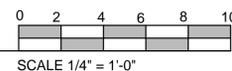
**UNIT "A7"**  
702 SF TOTAL



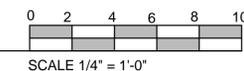
**UNIT "A6"**  
642 SF TOTAL

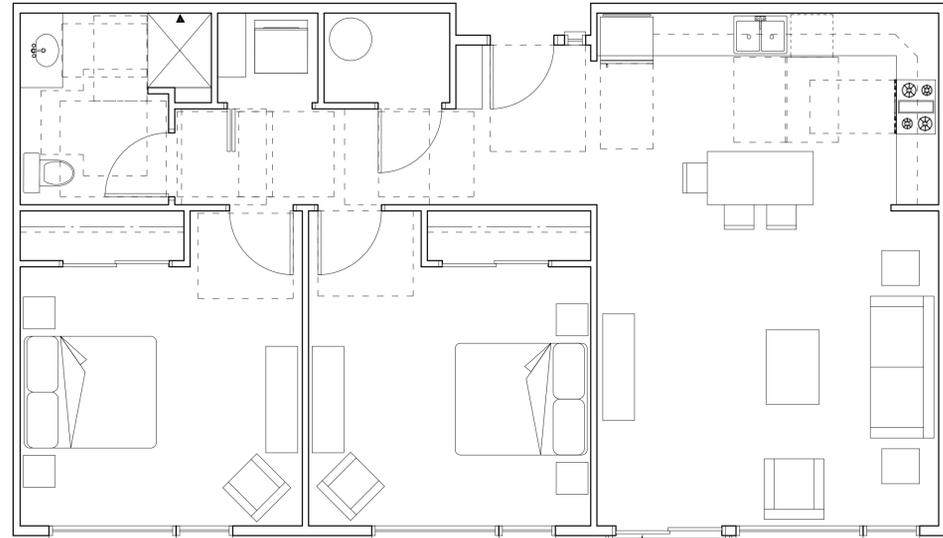


LOCATED AT GROUND LEVEL  
**EXERCISE ROOM**



**UNIT "A" PLAN(S)**

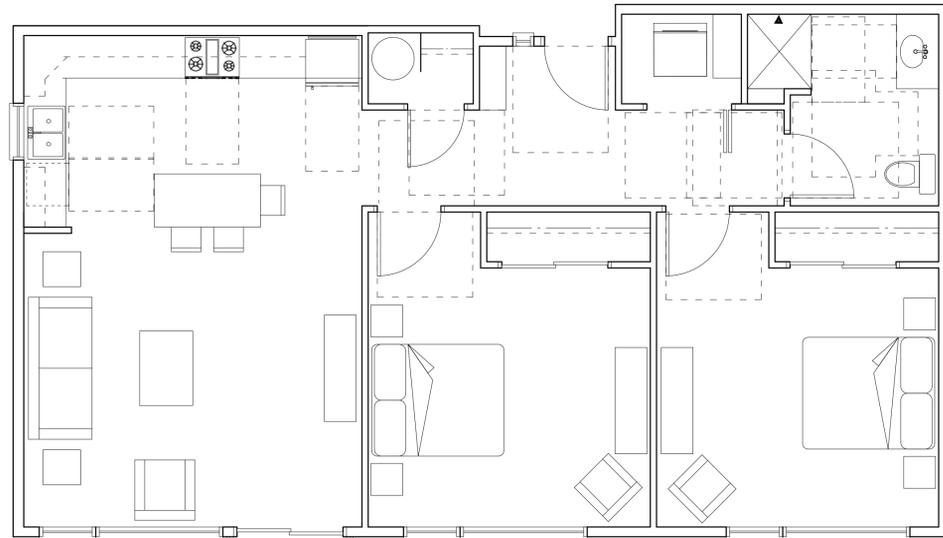




NOTE: BALCONY AT B1 UNITS ALONG SOUTH ELEVATION HAVE DECK THIS AREA.

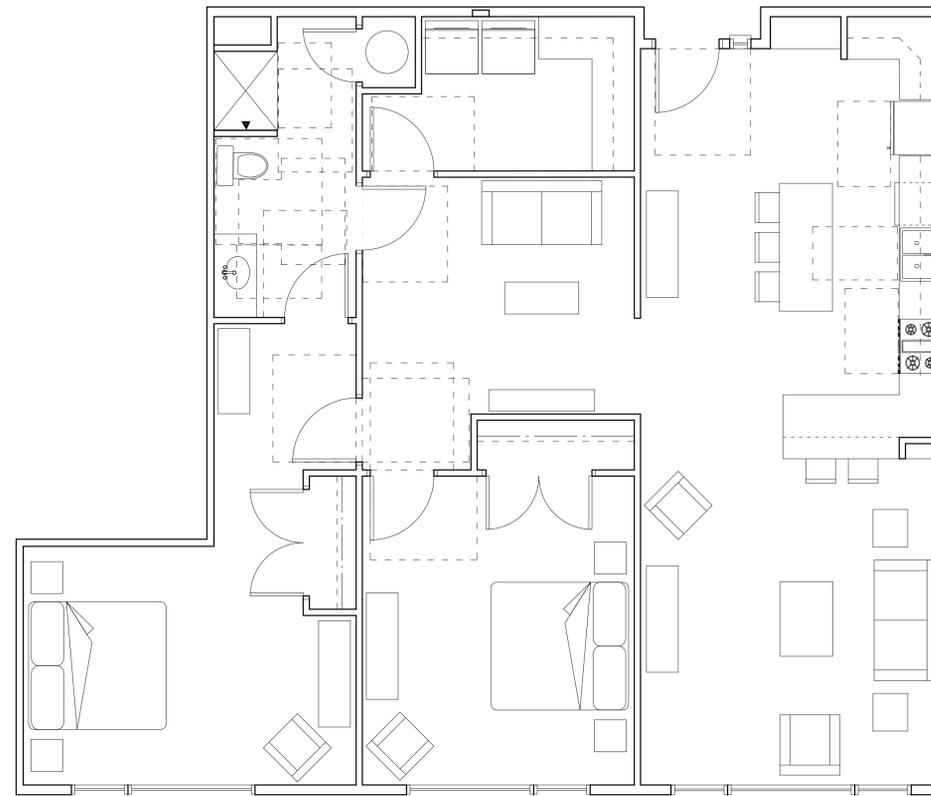
NOTE: ENTRY DOOR THIS AREA AT B1 UNITS OFF GROUND FLOOR NORTH SIDE OF BLDG.

**UNIT "B1"**  
1,090 SF TOTAL



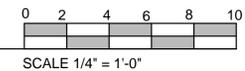
NOTE: ENTRY DOOR THIS AREA AT B1 UNITS OFF GROUND FLOOR NORTH SIDE OF BLDG.

**UNIT "B2"**  
1,068 SF TOTAL



**UNIT "B3"**  
1,394 SF TOTAL

**UNIT "B" PLAN(S)**



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SHEET TITLE:  
UNIT "B" PLAN(S)

JOB NO. 13-09

SHEET NO.

**A4.2**

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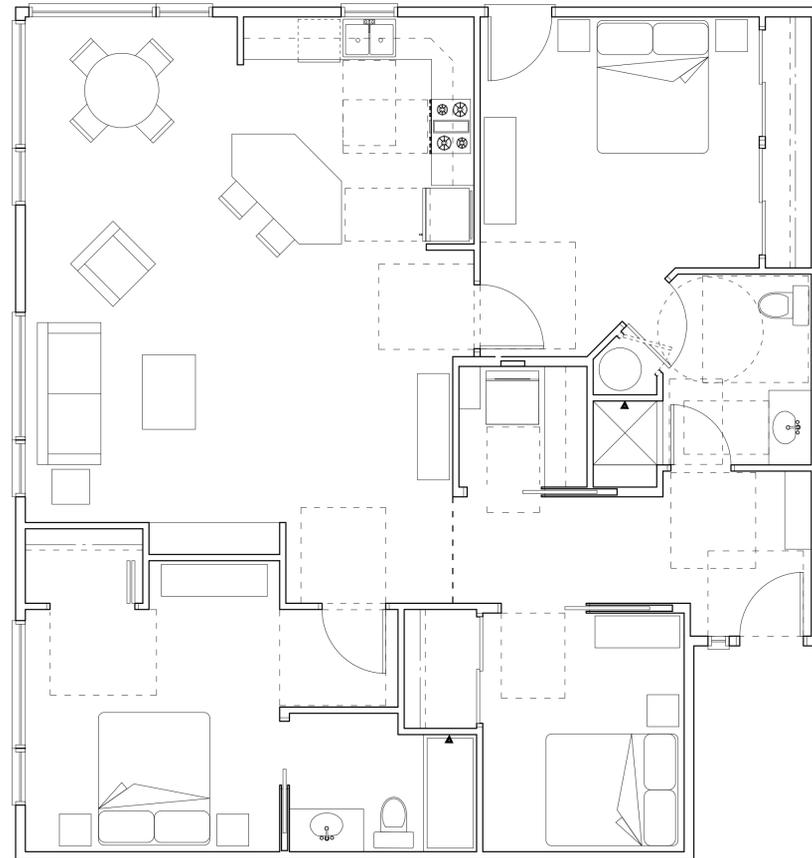
SHEET TITLE:  
UNIT "C" PLAN(S)

JOB NO. 13-09

SHEET NO.

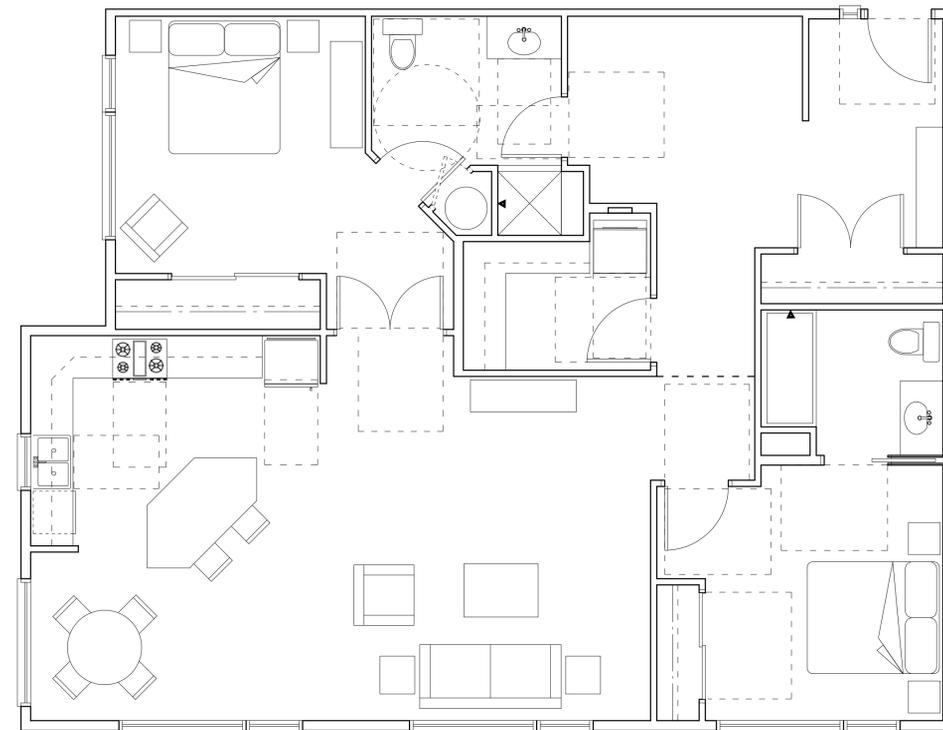
**A4.3**

NOTE: DECK THIS  
AREA NOT SHOWN.



UNIT "C1"

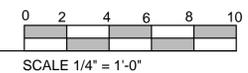
1,460 SF TOTAL



UNIT "C2"

1,431 SF TOTAL

UNIT "C" PLAN(S)



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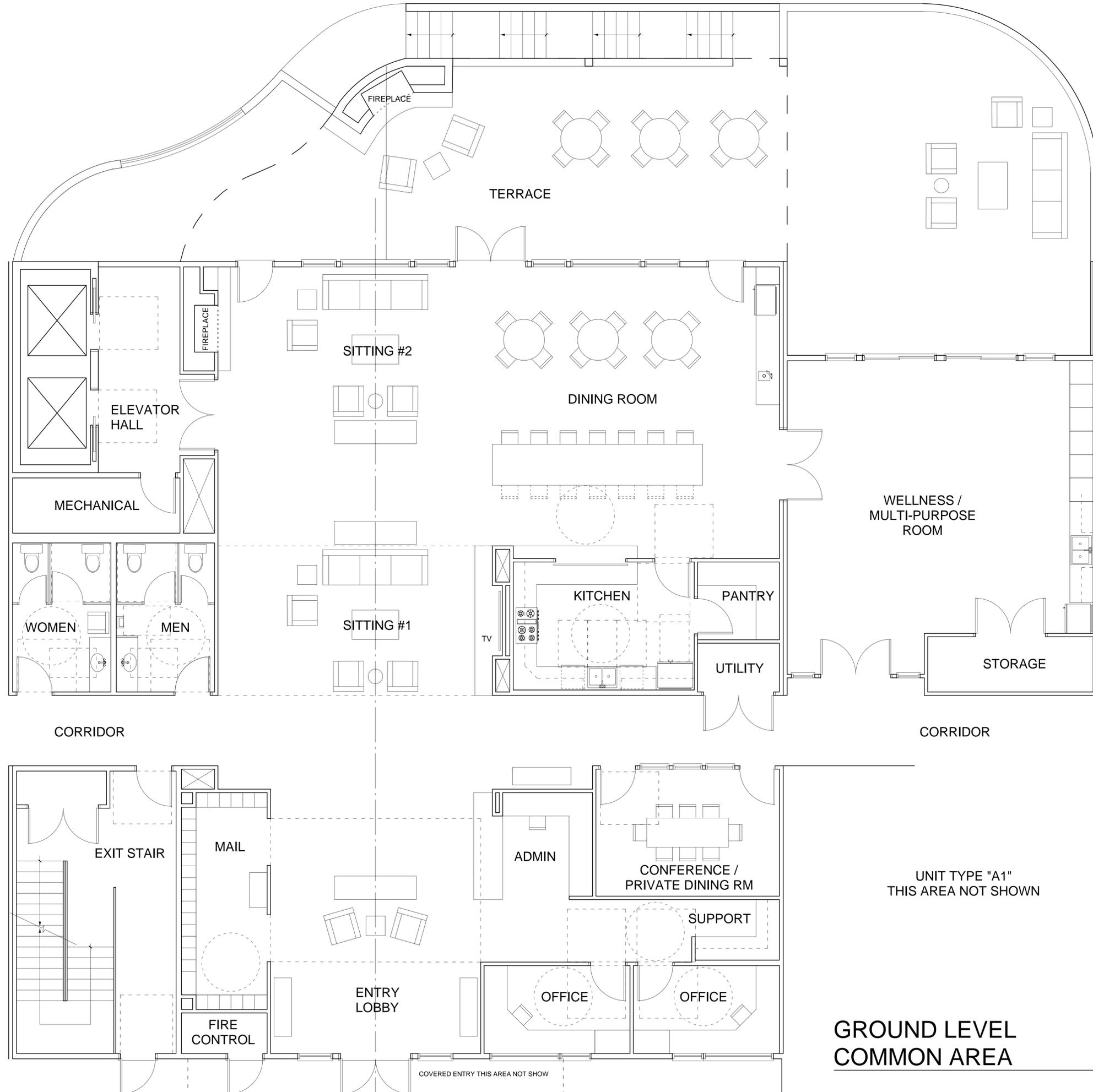
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SHEET TITLE:  
GROUND LEVEL  
COMMON AREA

JOB NO. 13-09

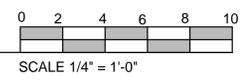
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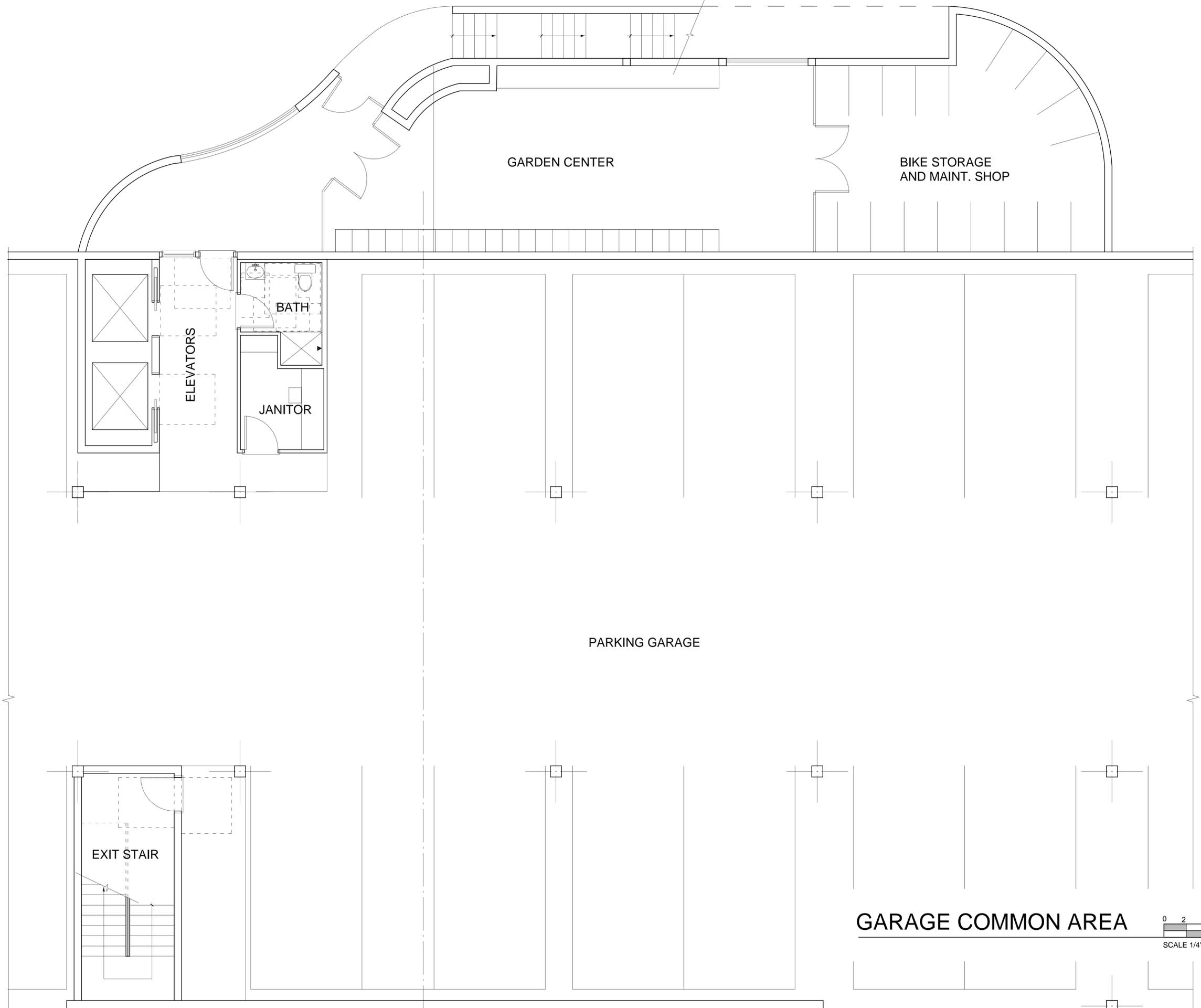
**A4.4**



**GROUND LEVEL  
COMMON AREA**

UNIT TYPE "A1"  
THIS AREA NOT SHOWN





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SHEET TITLE:  
GARAGE COMMON AREA

JOB NO. 13-09

SHEET NO.  
**A4.5**

**GARAGE COMMON AREA**  
0 2 4 6 8 10  
SCALE 1/4" = 1'-0"

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ISSUES:  
MARCH 31, 2015  
PLANNING SUBMITTAL

SHEET TITLE:  
SITE LIGHTING  
PHOTOMETRIC PLAN

JOB NO. 13-09

SHEET NO.

**A5.0**



NOTES  
A.) SITE LIGHTING INFORMATION PROVIDED BY RAB LIGHTING. DATE MARCH 26, 2015. FILE NAME: NEWSTAR  
LIGHTING LAYOUT 032615D.AGI

# SITE LIGHTING PHOTOMETRIC PLAN



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AN ADULT APARTMENT BUILDING  
**NEWSTAR GOLDEN SENIOR COMMUNITY**  
LOT 2 CANYON VIEW BUSINESS PARK FILING 2 REPLAT B  
CITY OF GOLDEN  
JEFFERSON COUNTY, COLORADO

**MICHAEL J.K. OLSEN**  
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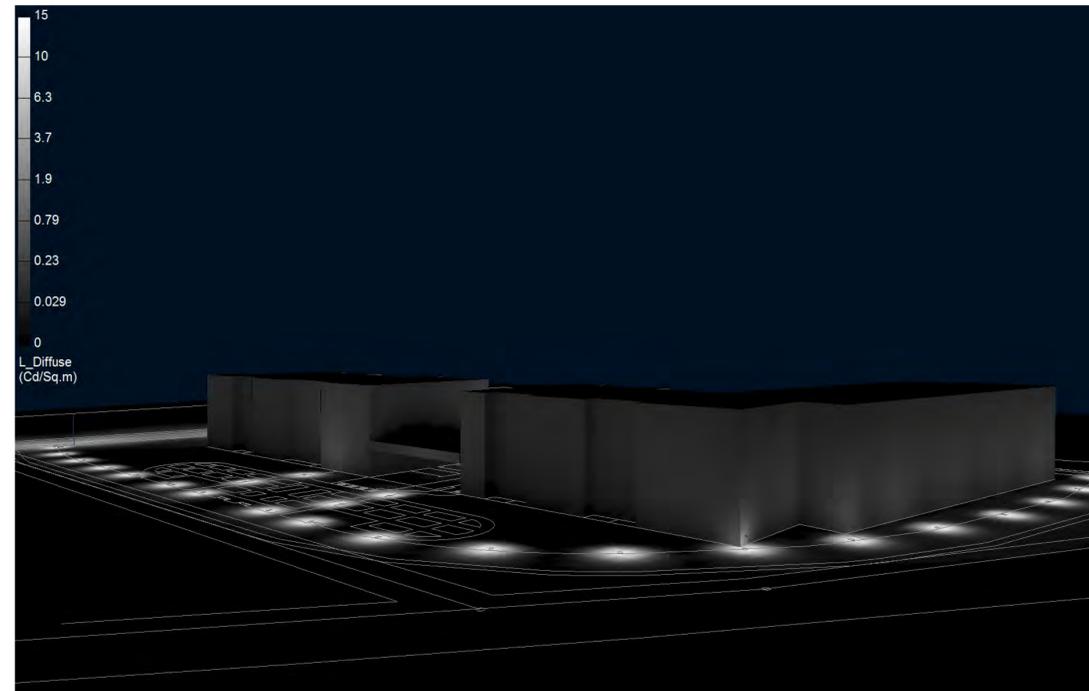
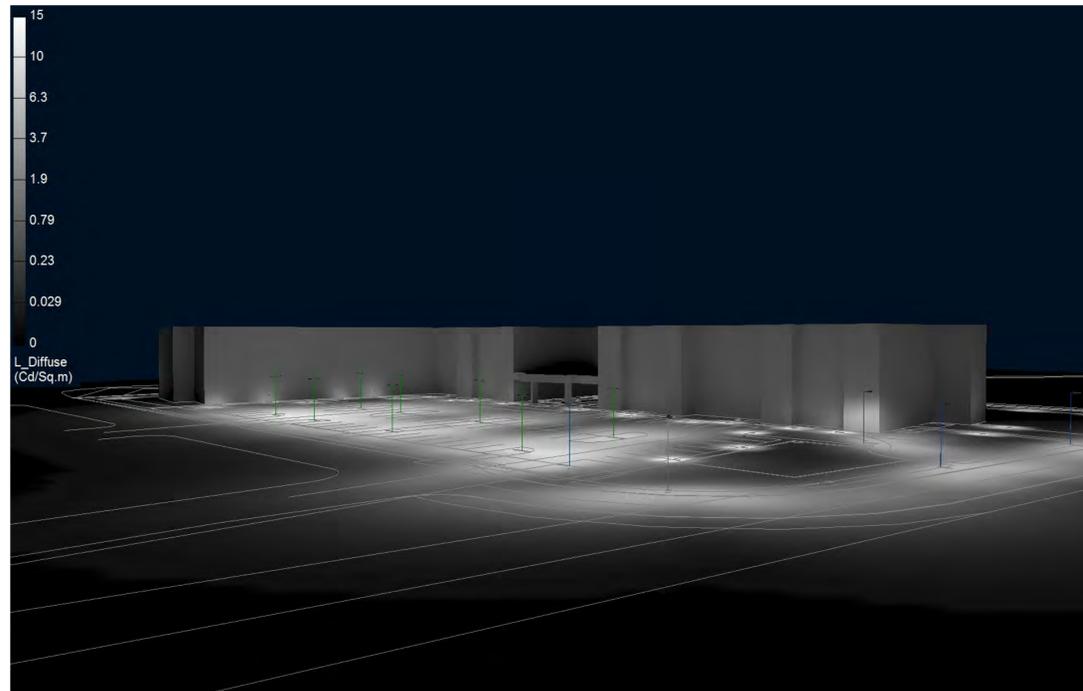
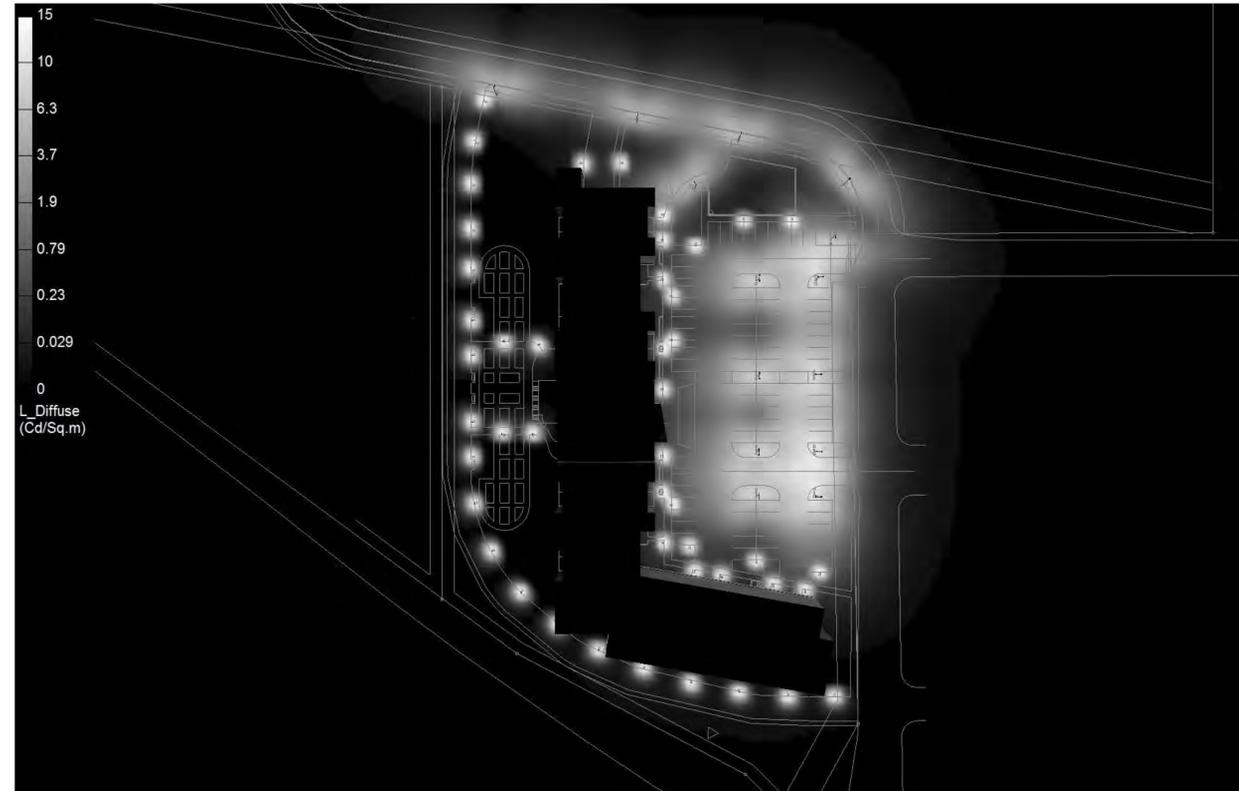
ISSUES:  
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SHEET TITLE:  
SITE LIGHTING  
MODELING STUDY

JOB NO. 13-09

SHEET NO.

**A5.1**



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LIGHTING LAYOUT 033615D.AGI

# SITE LIGHTING MODELING STUDY

NOTE TO SCALE

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts Back Road	Illuminance	Fc	0.53	23.5	0.0	N.A.	N.A.	Readings Taken at 0'-0" AFG	10	10	Horizontal
CalcPts Main Road	Illuminance	Fc	0.70	3.0	0.0	N.A.	N.A.	Readings Taken at 0'-0" AFG	10	10	Horizontal
CalcPts Parking Lot	Illuminance	Fc	2.16	15.6	0.1	21.60	156.00	Readings Taken at 0'-0" AFG	10	10	Horizontal
CalcPts Property Line	Illuminance	Fc	0.07	2.6	0.0	N.A.	N.A.	Readings Taken at 0'-0" AFG	10	N.A.	Horizontal
CalcPts Walkway	Illuminance	Fc	2.07	23.3	0.0	N.A.	N.A.	Readings Taken at 0'-0" AFG	3	3	Horizontal

Luminaire Schedule										
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Filename	
	6	A-Alt	ALED2T50N	SINGLE	4387	1.000	LED Area Light   Type II   50w   4000K Neutral	51.8	ALED2T50N - Neutral - ITL80291.IES	
	8	A2-Alt	ALED2T50N x 2 @ 180°	BACK-BACK	4387	1.000	LED Area Light   Type II   50w   4000K Neutral	51.8	ALED2T50N - Neutral - ITL80291.IES	
	46	B	BLED13N	SINGLE	673	1.000	LED Bollard   13w   4000K Neutral	15.1	BLED13N-Neutral - ITL68252.IES	

Expanded Luminaire Location Summary							
LumNo	Tag	X	Y	MTG HT	Orient	Tilt	
1	A-Alt	492.659	641.062	17	79	0	
2	A-Alt	598.796	620.879	17	78.742	0	
3	A-Alt	675.082	606.883	17	78.742	0	
4	A-Alt	755.536	572.898	17	44.251	0	
5	A-Alt	745.105	529.387	17	270	0	
6	A2-Alt	734.507	338.547	17	0	0	
6	A2-Alt	730.507	338.547	17	180	0	
7	A-Alt	640.687	570.283	17	128.997	0	
8	A2-Alt	688.526	340.877	17	90	0	
8	A2-Alt	688.526	336.877	17	270	0	
10	A2-Alt	688.402	373.523	17	90	0	
10	A2-Alt	688.402	369.523	17	270	0	
11	A2-Alt	734.465	371.83	17	0	0	
11	A2-Alt	730.465	371.83	17	180	0	
12	A2-Alt	688.658	429.814	17	90	0	
12	A2-Alt	688.658	425.814	17	270	0	
13	A2-Alt	734.555	428.875	17	0	0	
13	A2-Alt	730.555	428.875	17	180	0	
14	A2-Alt	688.769	501.755	17	90	0	
14	A2-Alt	688.769	497.755	17	270	0	
15	A2-Alt	735.844	500.734	17	0	0	
15	A2-Alt	731.844	500.734	17	180	0	
16	B	482.947	635.436	3.5	147.097	0	
17	B	475.346	604.718	3.5	155.769	0	
18	B	473.351	573.056	3.5	178.212	0	
19	B	473.102	539.15	3.5	183.948	0	
20	B	472.853	509.233	3.5	177.141	0	
21	B	586.992	588.481	3.5	180	0	
22	B	556.447	587.942	3.5	0	0	
23	B	473.882	469.739	3.5	183.006	0	
24	B	497.64	453.822	3.5	275.209	0	
25	B	524.44	451.541	3.5	221.536	0	
26	B	473.886	443.311	3.5	180	0	
27	B	473.98	393.325	3.5	180	0	
28	B	474.054	366.9	3.5	180	0	
29	B	496.477	384.898	3.5	90	0	
30	B	476.039	332.09	3.5	203.495	0	
31	B	488.973	296.414	3.5	205.825	0	
32	B	510.839	265.4	3.5	220.607	0	
33	B	538.671	241.023	3.5	223.262	0	
34	B	569.347	221.975	3.5	251.031	0	
35	B	603.611	208.065	3.5	251.146	0	
36	B	639.445	197.047	3.5	248.499	0	
37	B	675.625	190.255	3.5	265.913	0	
38	B	712.706	186.749	3.5	270	0	
39	B	747.947	187.028	3.5	272.118	0	
40	B	736.697	278.938	3.5	90	0	
41	B	725.662	265.868	3.5	73.301	0	
42	B	701.387	270.258	3.5	67.832	0	
43	B	662.398	276.887	3.5	88.346	0	
Total Quantity: 68 ( 50 shown, 1 through 50 )							

Expanded Luminaire Location Summary							
LumNo	Tag	X	Y	MTG HT	Orient	Tilt	
44	B	642.098	280.318	3.5	82.221	0	
45	B	617.898	302.275	3.5	0	0	
46	B	617.256	340.339	3.5	0	0	
47	B	617.881	367.546	3.5	0	0	
48	B	617.348	418.108	3.5	344.052	0	
49	B	624.699	454.695	3.5	0	0	
50	B	624.437	488.146	3.5	355.765	0	
51	B	642.691	526.856	3.5	270	0	
52	B	679.07	545.808	3.5	277.944	0	
53	B	715.557	545.561	3.5	272.49	0	
54	B	617.905	549.237	3.5	333.435	0	
55	B	688.502	287.454	3.5	90	0	
56	B	638.203	298.808	3.5	90	0	
57	B	519.44	384.242	3.5	90	0	
58	B	617.345	530.538	3.5	0	0	
59	B	617.345	500.753	3.5	0	0	
60	B	617.78	448.46	3.5	0	0	
61	B	624.814	330.822	3.5	0	0	
Total Quantity: 68 ( 18 shown, 51 through 68 )							



A/B-Alt : ALED2T50N



B : BLED13N

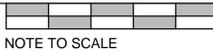


Pole : PS4-11-15D2  
2ft base by others

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.

NOTES  
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# SITE LIGHTING SPECIFICATIONS



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SHEET NO.  
**A5.2**