

FINAL PLANNED UNIT DEVELOPMENT
LOT 1 COLORADO TECHNOLOGICAL CENTER FIRST FILING,
REPLAT OF LOTS 2 AND 3, BLOCK 3

APERTURE

A COMBINATION OF LOT 2 AND LOT 3, BLOCK 3, COLORADO TECHNOLOGICAL CENTER FIRST FILING
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE
6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

OWNER / DEVELOPER

KVVANS Enterprises, LLC
918 White Hawk Ranch Dr.
Boulder, Colorado 80303

PROJECT TEAM

ARCHITECT



CONTACT: Mark A. Ford, AIA
mford@thefordstudio.com
720.204.6464

CIVIL ENGINEER



The
Sanitas
Group

901 Front Street, Suite 350
Louisville, Colorado 80027
303.481.2710
CONTACT: Leslie R. Ewy

LANDSCAPE ARCHITECT



CONTACT: Larry Lesser

SURVEYOR



FLATIRONS, INC.
Land Surveying Services

3825 Iris Avenue, Suite 395
Boulder, Colorado 80301
303.443.7001 x 669
CONTACT: Sterling Bennink

ELECTRICAL ENGINEER



1415 Park Avenue West
Denver, Colorado 80205
303.357.1998 x 81
CONTACT: Chad Smith

PROJECT DESCRIPTION

TOTAL GROSS PROJECT AREA: 2.53 acres
ZONING: Industrial (I1)
ACCESS: S. Pierce Ave.

LEGAL DESCRIPTION

LOT 1 COLORADO TECHNOLOGICAL CENTER FIRST FILING
REPLAT OF LOTS 2 AND 3, BLOCK 3
CITY OF LOUISVILLE, COUNTY OF BOULDER,
STATE OF COLORADO.

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	DEVELOPMENT PLAN
3	EMERGENCY ACCESS PLAN
4	UTILITY CONNECTION PLAN
5	GRADING AND DRAINAGE PLAN
6	PLANTING PLAN
7	PLANTING DETAILS AND SPEC'S
8	FIRST LEVEL FLOOR PLAN
9	MEZZANINE FLOOR PLAN
10	EXTERIOR ELEVATIONS + TRASH ENCLOSURE
11	SITE PHOTOMETRIC PLAN
12	EXTERIOR LIGHT CUT SHEETS

CITY COUNCIL SIGNATURE BLOCK

APPROVED THIS ____ DAY OF _____, 20____
BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____, SERIES _____.

MAYOR

CITY CLERK SIGNATURE

PLANNING COMMISSION CERTIFICATION

RECOMMENDED APPROVAL THIS ____ DAY OF _____, 20____
BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____, SERIES _____.

OWNERSHIP SIGNATURE BLOCK

The undersigned as the owner of the lands described herein, hereby agrees on behalf of itself, and its heirs, successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved plan and the Louisville Municipal Code.

(Insert full name of entity or corporation, as applicable)

Witness my/our hand(s) and seal(s) this ____ day of _____, 20____.

BY: _____

(insert name, title)

SEAL:

Notary Signature

MY COMMISSION EXPIRES _____

WAIVER REQUESTS

1. WAIVER IS REQUESTED FOR IDDSG 5.2.A.1

"Provide a minimum 10-foot wide buffer planting strip along internal side property lines. For the public zone portion of the side property line, provide 1 tree for every 30 linear feet of property line and appropriate shrubs, ground cover and/or turf areas. (S) This may not apply to internal property boundaries within a multiple-lot development to the extent the lots are developed under a single PUD Development Plan and achieve other site design policies of these guidelines. (G)"

Requesting a waiver for 2 trees on the north perimeter, 27 trees on the east perimeter, and 7 trees on the south perimeter where 10, 14, and 9 trees are required respectively.

2. WAIVER IS REQUESTED FOR IDDSG 5.4.D

"Provide a minimum planting width of 10-feet adjacent to a minimum of 50 percent of the building, with emphasis given to portions of the building visible to the street, or with public entries. These planting areas shall contain the following: deciduous trees at a ratio of one tree per 30 linear feet of building frontage, along with appropriate shrubs, perennial flowers, and ground cover. (S) Provide additional landscaping around the perimeter of buildings to soften the edge between sidewalks/parking lots and structures. (G)"

Requesting a waiver for landscape planting width of 6.2ft on the north, 3.2ft to 8ft on the west, and 4.1 ft on the south side of the building perimeter where 10ft is required on 50% of the building frontage.

3. WAIVER IS REQUESTED FOR IDDSG 5.4.D

"Provide a minimum planting width of 10-feet adjacent to a minimum of 50 percent of the building, with emphasis given to portions of the building visible to the street, or with public entries. These planting areas shall contain the following: deciduous trees at a ratio of one tree per 30 linear feet of building frontage, along with appropriate shrubs, perennial flowers, and ground cover. (S) Provide additional landscaping around the perimeter of buildings to soften the edge between sidewalks/parking lots and structures. (G)"

Requesting a waiver for zero trees along the 418 linear feet of building frontage where 15 trees are required. Four of the 15 trees are proposed in alternative locations around the site.

PROJECT HORIZONTAL AND VERTICAL CONTROL

PROJECT HORIZONTAL AND VERTICAL CONTROL PER THE "LAND SURVEY PLAT, LOT 2, BLOCK 3"
PREPARED BY FLATIRONS, INC. DATED 11/29/21.

BASIS OF BEARINGS

PER THE LAND SURVEY PLAT, NOTE 5:

"BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S82°45'55"W ALONG THE SOUTH LINE OF LOT 2, BETWEEN A FOUND #4 REBAR AT THE SOUTHEAST CORNER OF LOT 2 AND A FOUND #4 AT THE SOUTHEAST CORNER LOT 2. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO." REFER TO SHEET C1.0 FOR LOCATION OF BASIS OF BEARINGS.

VERTICAL BENCHMARK

PER THE LAND SURVEY PLAT, NOTE 9:

THE VERTICAL BENCHMARK IS NGS POINT K-453, DESCRIBED AS A STEEL ROD LOCATED 2.3 MILES FROM THE SITE
ELEV = 5365.02 (NAVD88)

SITE BENCHMARK IS LOCATED AT THE SOUTHWEST CORNER OF LOT 2, DESCRIBED AS A #4 REBAR.
REFER TO SHEET C1.0 FOR LOCATION.
ELEV=5334.46 (NAVD88)

EXISTING CONDITIONS NOTES

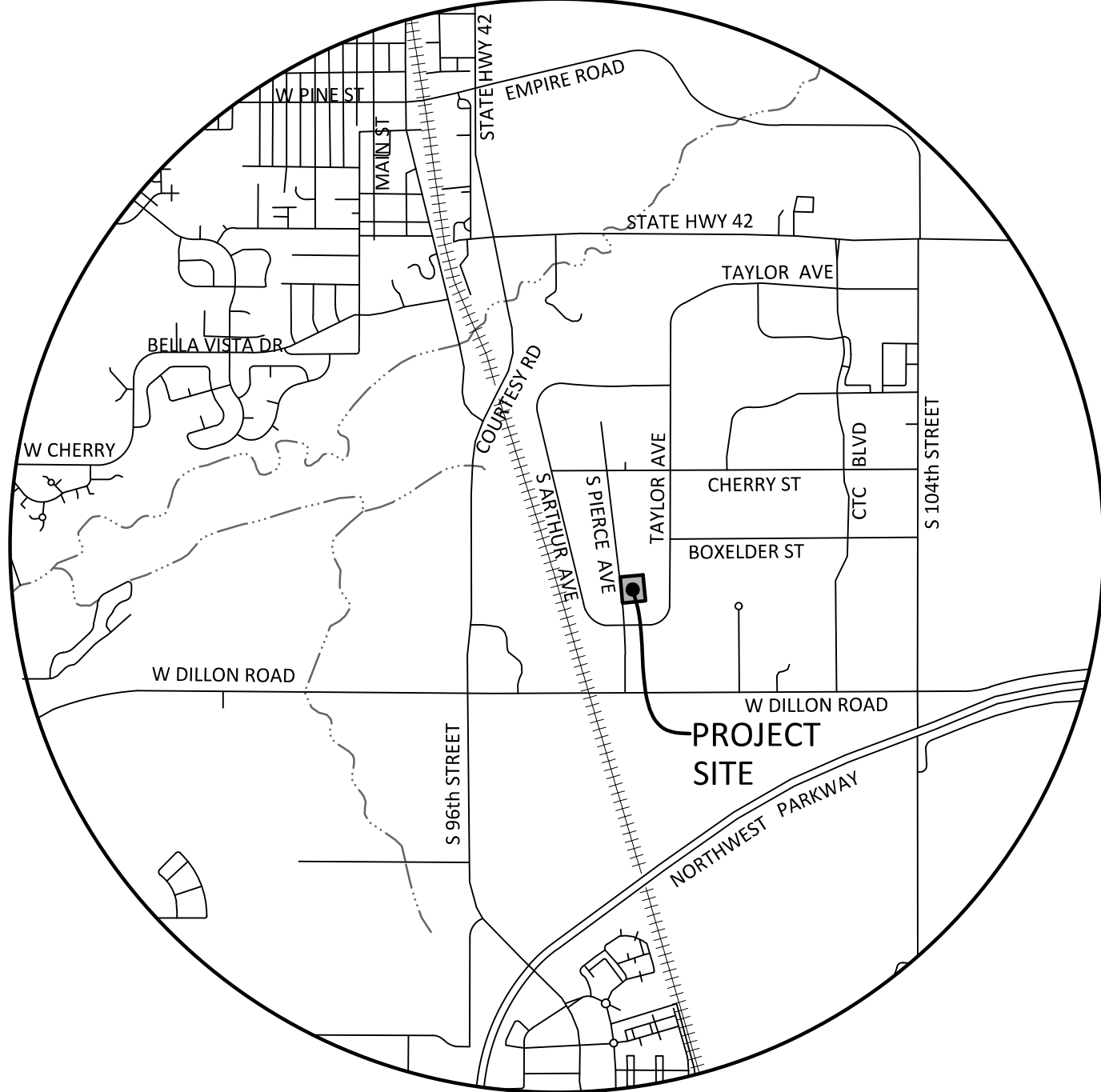
1. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED ON THE FOLLOWING SURVEY DOCUMENTS:
"LAND SURVEY PLAT, LOT 2, BLOCK 3" PREPARED BY FLATIRONS, INC. DATED 11/29/21
"ALTA / NSPS LAND TITLE SURVEY, LOT 3, BLOCK 3" PREPARED BY FLATIRONS, INC.
2. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEYS BY FLATIRONS, INC. REFERENCED ABOVE. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES).

FLOODPLAIN NOTE

THE SUBJECT PROPERTIES ARE LOCATED IN IN ZONE X UNSHADED, AREA OF MINIMAL FLOOD HAZARD ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY PANEL NO. 08013CO603-K EFFECTIVE DATE 15 AUGUST 2019.

PUBLIC WORKS NOTES

1. CITY OF LOUISVILLE NOT RESPONSIBLE FOR DAMAGE OR REPAIR OF PAVEMENT SURFACES OR LANDSCAPING CAUSED DURING MAINTENANCE / REPAIR OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.
2. DAMAGED PUBLIC CONCRETE CURB OR WALK ABUTTING THE SITE SHALL BE REPAIRED AS DIRECTED BY THE CITY.

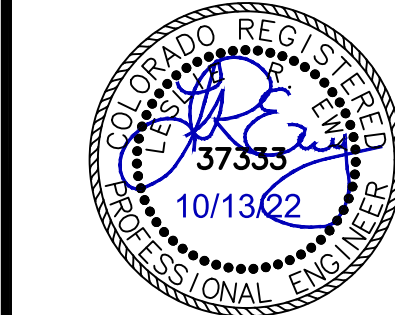


LOCATION MAP
NOT TO SCALE

revisions:

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date: 10/13/2022

project no: 81405

drawn by: TSG

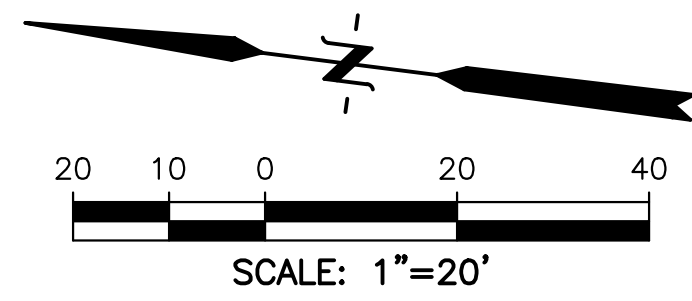
checked by: -

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drawing title:

COVER SHEET

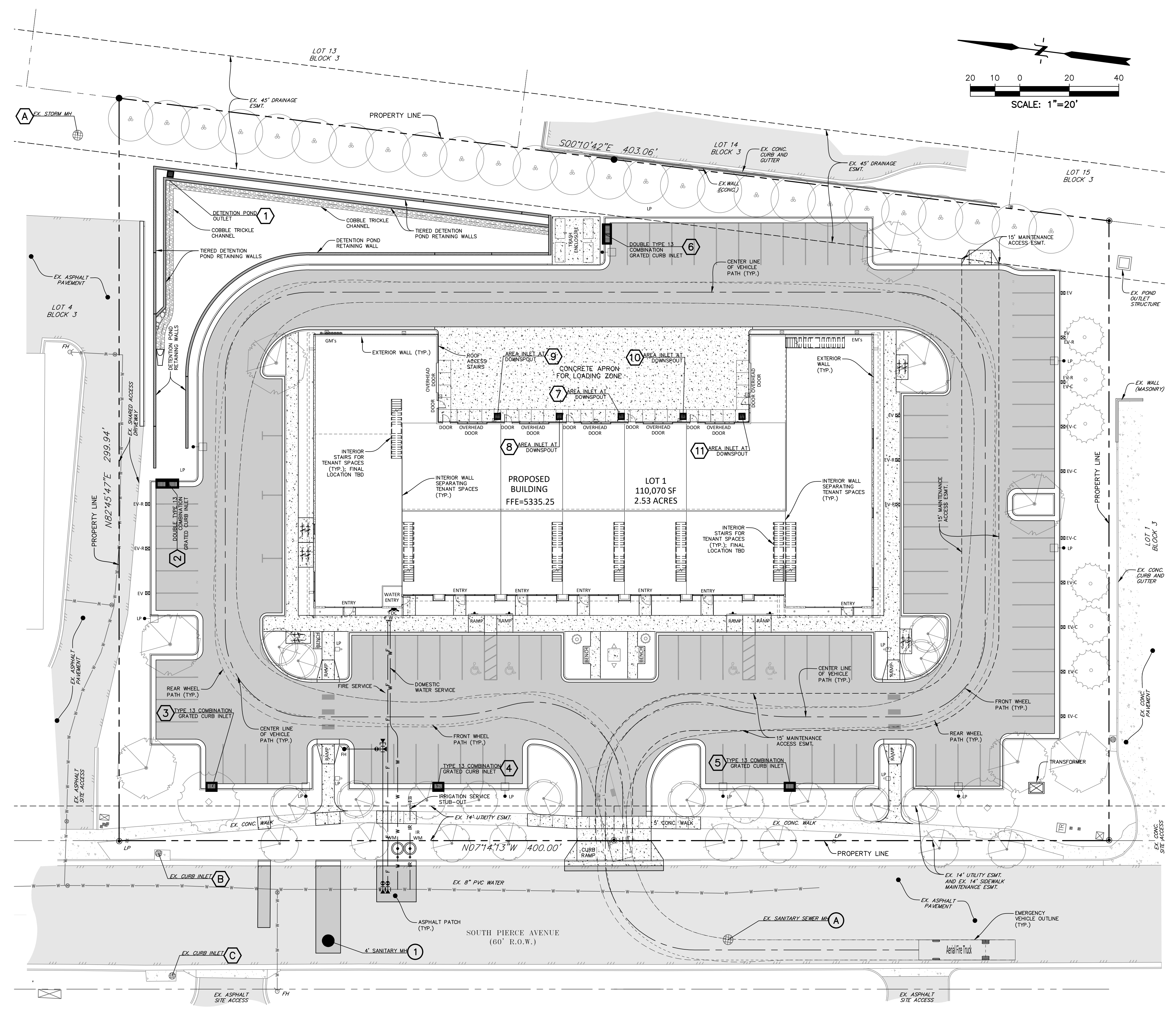


SITE AREA: 110,070 SF
ZONING: Industrial (I)

	REQUIRED	PROPOSED
Building Coverage	-	18.1 % (19,901 sq ft)
Landscape Area	25% min (27,518 sq ft min)	31.3 % (34,490 sq ft)
Hardscape Area	-	50.6 % (55,679 sq ft)
Total	-	100 % (110,070 sq ft)
Building Height	40' - 0"	31' - 8 1/2"
Setbacks		
North	10'	78.6'
West	30'	90.0'
South	10'	95.1'
East	15'	57.1'
Parking Spaces ¹		
Standard (STD)	38	63
EV Installed (EV)	5	7
EV Ready (EV-R)	7	10
EV Capable (EV-C)	10	15
Accessible (ADA)	3	4
EV Accessible	-	0
Total Auto Parking Spaces	63	99
Bicycle	3	10
Parking Setbacks		
North	10'	12.4'
West	20'	20.5'
South	10'	19.5'
East	10'	10.1'

NO SCALE







Know what's below.
Call before you dig.

LEGEND

PROPERTY BOUNDARY	---
ADJACENT LOT LINE	---
EASEMENT	---
CHANNEL OR SWALE FLOWLINE	---
STORM SEWER	EXISTING: ST PROPOSED: SS
SANITARY SEWER	EXISTING: SS PROPOSED: SS
WATER	EXISTING: W PROPOSED: W
FIRE SERVICE	EXISTING: F PROPOSED: F
IRRIGATION SERVICE	EXISTING: IR PROPOSED: IR
TELEPHONE	EXISTING: T PROPOSED: T
CABLE TELEVISION	EXISTING: CTV PROPOSED: CTV
NATURAL GAS	EXISTING: G PROPOSED: G
ELECTRICAL (UNDERGROUND)	EXISTING: E PROPOSED: E
UTILITY MANHOLE	EXISTING: PROPOSED:
FIRE HYDRANT	EXISTING: PROPOSED:
WATER VALVE	EXISTING: PROPOSED:
WATER METER	EXISTING: PROPOSED:
LIGHT POLE	EXISTING: PROPOSED:
SIGN	EXISTING: PROPOSED:
STORM STRUCTURE DESIGNATOR	EXISTING: PROPOSED:
SANITARY SEWER STRUCTURE DESIGNATOR	EXISTING: PROPOSED:
EXISTING CONCRETE	
PROPOSED STANDARD CONCRETE	
EXISTING ASPHALT PAVEMENT	
PROPOSED ASPHALT	

WATER UTILITY NOTES:

1. TRACER WIRE SHALL BE INSTALLED ON ALL NONMETALLIC WATER LINES.
2. WATER SERVICE LINES 3-INCH DIAMETER OR GREATER SHALL BE SHALL BE AWWA C900 CLASS 200 PVC PIPE DR14.
3. WATER LINE FITTINGS SHALL BE DUCTILE IRON OR CAST-IRON SHALL BE AWWA C110 CLASS 250.
4. ALL WATER LINE FITTINGS SHALL BE POLYETHYLENE ENCASED.
5. ALL WATER SERVICE SHALL HAVE A MINIMUM OF FOUR AND A HALF (4-1/2) FEET COVER AS MEASURED FROM TOP OF PIPE TO FINAL GRADE AND BE PLACED NO DEEPER THAN 10'.
6. WATER SERVICE LINES SHALL HAVE A MINIMUM OF EIGHTEEN INCHES (18-IN) OF VERTICAL CLEARANCE FROM OTHER UTILITIES AS MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE. WATER LINE SHALL BE CONSTRUCTED ABOVE SANITARY SEWER AND STORM WATER LINES UNLESS OTHERWISE NOTED ON THESE PLANS.
7. WATER SERVICE LINES 2-INCH DIAMETER OR LESS SHALL BE TYPE K, SOFT COPPER CONFORMING TO ASTM B88. FITTINGS SHALL BE BRASS OR COPPER ALLOY. CONNECTIONS SHALL BE BY FLARED JOINTS.
8. WATER SERVICE METER PITS MUST BE LOCATED IN LANDSCAPE AREAS.
9. FIRE LINE LATERAL SHALL BE PRIVATELY MAINTAINED DOWNSTREAM OF THE GATE VALVE. THE FIRE HYDRANT AND FIRE HYDRANT LATERAL SHALL ALSO BE PRIVATELY MAINTAINED. FIRE HYDRANT SHALL BE PAINTED YELLOW.

SANITARY SEWER UTILITY NOTES:

1. SANITARY SEWER SERVICES SHALL HAVE A MINIMUM COVER OF 4.0' FROM TOP OF PIPE TO FINAL FINISHED GRADE.
2. SANITARY SEWER SERVICE LINES SHALL BE SDR 35 GRAVITY SEWER PVC PIPE AT A 2.0% MINIMUM SLOPE (UNLESS OTHERWISE NOTED). SEWER SERVICE LINES SHALL BE GREEN OR OTHER ACCEPTABLE COLOR (NOT WHITE PVC).
3. ALL UTILITY CLEANOUTS SHALL BE TRAFFIC RATED.
4. SEWER SERVICE LINES SHALL NOT BE INSTALLED CLOSER THAN 5' FROM ANY BUILDING CORNER, COLUMN OR INTERIOR STRUCTURAL WALL AND SHOULD PENETRATE THE STRUCTURE AT APPROXIMATELY RIGHT ANGLES.

revisions:

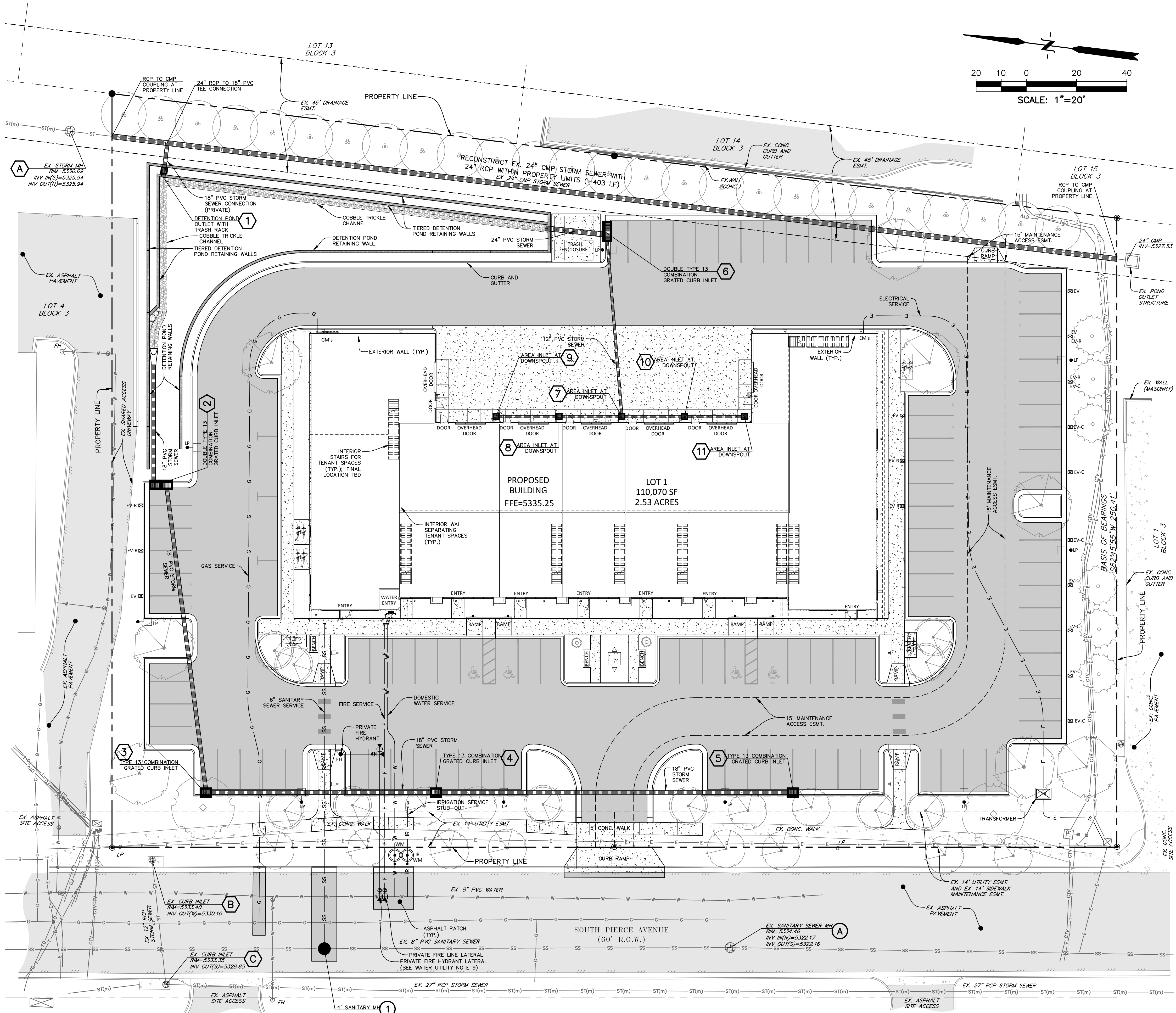
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drawing title:
UTILITY CONNECTION PLAN



prepared by:



The
Sanitas
Group
901 FRONT ST, SUITE 350
LOUISVILLE, CO 80027

APERTURE

FLEX-OFFICE BUILDING

570 S. PIERCE AVE., LOUISVILLE, CO 80027



Know what's below.
Call before you dig.

LEGEND

PROPERTY BOUNDARY	
ADJACENT LOT LINE	
EASEMENT	
CHANNEL OR SWALE FLOWLINE	
MAJOR CONTOUR	 EXISTING
MINOR CONTOUR	 EXISTING
SPOT ELEVATION	 PROPOSED
STORM SEWER	 PROPOSED
SANITARY SEWER	 PROPOSED
WATER	 PROPOSED
FIRE SERVICE	 PROPOSED
IRRIGATION SERVICE	 PROPOSED
TELEPHONE	 PROPOSED
CABLE TELEVISION	 PROPOSED
NATURAL GAS	 EXISTING
ELECTRICAL (UNDERGROUND)	 PROPOSED
UTILITY MANHOLE	 EXISTING
FIRE HYDRANT	 PROPOSED
WATER VALVE	 EXISTING
WATER METER	 PROPOSED
LIGHT POLE	 EXISTING
SIGN	 EXISTING
STORM STRUCTURE DESIGNATOR	 EXISTING
SANITARY SEWER STRUCTURE DESIGNATOR	 EXISTING

EXISTING CONCRETE	
PROPOSED STANDARD CONCRETE	
EXISTING ASPHALT PAVEMENT	
PROPOSED ASPHALT	

GRADING NOTES

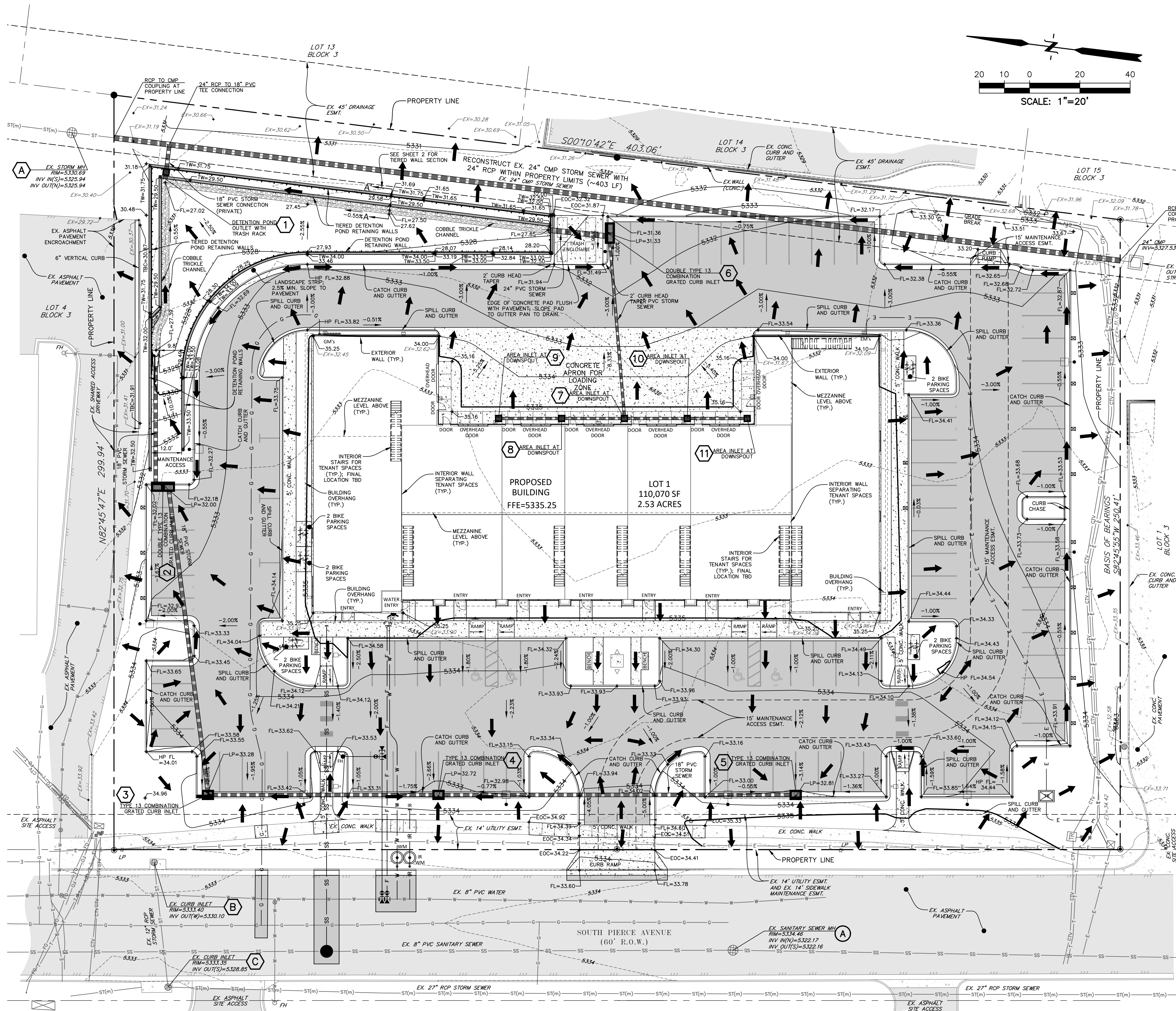
- ALL SPOT ELEVATIONS ARE TO FLOWLINE OF CURB AND GUTTER, TOP OF PAVING OR FINISHED GRADE LANDSCAPE AREA UNLESS OTHERWISE NOTED.
- ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED PAVING AND LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
- ADD 5300 TO ALL PROPOSED SPOT ELEVATIONS TO REACH PROJECT VERTICAL DATUM.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PROVIDE FOR ADEQUATE DRAINAGE THROUGH THE SITE DURING THE PROCESS OF EXCAVATION, GRADING AND EMBANKMENT. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.
- LANDSCAPE SLOPES SHALL BE 2% OR GREATER AND SHALL NOT EXCEED 4:1 (H:V) UNLESS OTHERWISE NOTED ON THESE PLANS AND APPROVED BY THE CITY INSPECTOR/ENGINEER.
- MATCH EXISTING GRADES AT LIMITS OF CONSTRUCTION.

ACCESSIBLE DESIGN NOTES

- ACCESSIBLE ROUTE TO THE BUILDING SHALL BE NO MORE THAN 2% GROSS SLOPE AND 5% LONGITUDINAL SLOPE.
- ACCESSIBLE PARKING AND LANDING SHALL BE NO MORE THAN 2% IN ANY DIRECTION.

STORM SEWER NOTE

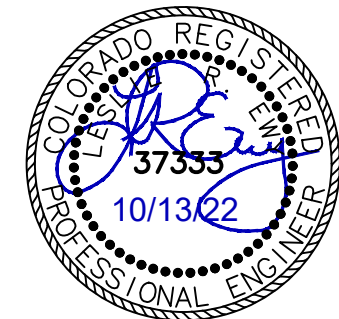
- ALL STORM SEWER EXCEPT THE 24" RCP WITHIN THE EASTERLY DRAINAGE EASEMENT IS PRIVATELY OWNED AND MAINTAINED.



revisions:

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GRADING AND
DRAINAGE PLAN

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS). **DO NOT INSTALL FABRIC OR WEED BARRIERS UNDERNEATH WOOD MULCH.**

ROCK MULCH - BLACK GRANITE, 1-1/2" DIA., 4" THICK LAYER OVER LANDSCAPE FABRIC (ANY APPROVED)

FURNISHINGS

1 BENCH, "KENTLAND" COLLECTION, 7", W/O BACK OR ARMS, IN-GROUND MOUNT, AS MADE BY WABASH VALLEY, www.wabashvalley.com. BENCH COLOR SHALL BE "TEXTURED BLACK", POSTS SHALL BE "SILVER". INSTALL PER MANUFACTURER'S INSTRUCTIONS.

2 BIKE RACK, "THE RAMBLER", IN-GROUND MOUNT, AS MADE BY HUNTCO, www.huntco.com. RACK FINISH SHALL BE HOT-DIPPED GALVANIZED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

NOTE: ALLOW 10-12 WEEKS OF LEAD TIME FOR ALL FURNISHINGS.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 110,070 SF
BUILDING/HARDSCAPE COVERAGE MAXIMUM: 82,552 SF (75% OF SITE AREA)
BUILDING/HARDSCAPE COVERAGE PROVIDED: 75,580 SF (68.9%)
LANDSCAPE AREA REQUIRED: 27,518 SF (25% OF SITE AREA)
LANDSCAPE AREA PROVIDED: 34,490 SF (31.3%)

FRONTAGE
FRONTAGE LENGTH: 400 LF
STREET TREES REQUIRED: 20 TREES (1 PER 20 LF OF FRONTAGE)
STREET TREES PROVIDED: 20 TREES
ALL STREET TREES ARE DECIDUOUS
STREET SHRUBS REQUIRED: 120 SHRUBS (6 PER REQUIRED TREE)
STREET SHRUBS PROVIDED: 139 SHRUBS
EVERGREEN STREET SHRUBS: 36 SHRUBS
DECIDUOUS STREET SHRUBS: 106 SHRUBS

PERIMETER
PERIMETER LENGTH - NORTH: 300 LF
TREES REQUIRED: 10 TREES (1 PER 30 LF OF PERIMETER)
TREES PROVIDED: 2 TREES*
EVERGREEN PERIMETER TREES: 0 TREES
DECIDUOUS PERIMETER TREES: 2 TREES

PERIMETER LENGTH - EAST: 403 LF
TREES REQUIRED: 14 TREES (1 PER 30 LF OF PERIMETER)
TREES PROVIDED: 27 TREES*
EVERGREEN PERIMETER TREES: 0 TREES
DECIDUOUS PERIMETER TREES: 27 TREES

PERIMETER LENGTH - SOUTH: 250 LF
TREES REQUIRED: 9 TREES (1 PER 30 LF OF PERIMETER)
TREES PROVIDED: 7 TREES*
EVERGREEN PERIMETER TREES: 6 TREES
DECIDUOUS PERIMETER TREES: 1 TREES
* A WAIVER HAS BEEN SUBMITTED FOR PERIMETER TREES

PARKING
PARKING SPACES: 99 SPACES
PARKING LOT TREES REQUIRED: 7 TREES (1 PER 16 SPACES)
PARKING LOT TREES PROVIDED: 7 TREES
ALL PARKING LOT TREES ARE DECIDUOUS

BUILDING LANDSCAPE
ROCK MULCH AREA: 2,507 SF
SHRUBS REQUIRED: 100 SHRUBS (1 PER 25 SF)
SHRUBS PROVIDED: 103 SHRUBS
BUILDING PERIMETER LENGTH: 448 LF
TREES REQUIRED: 15 TREES (1 PER 30 LF OF PERIMETER)
TREES PROVIDED: 4 TREES*

* A WAIVER HAS BEEN SUBMITTED FOR BUILDING PERIMETER TREES. TREES LABELED "D" ON THE SITE PLAN INDICATE ALTERNATIVE PLANTING LOCATIONS PROPOSED IN LIEU OF BUILDING PERIMETER TREES

TOTAL IRRIGATED AREA: 19,412 SF

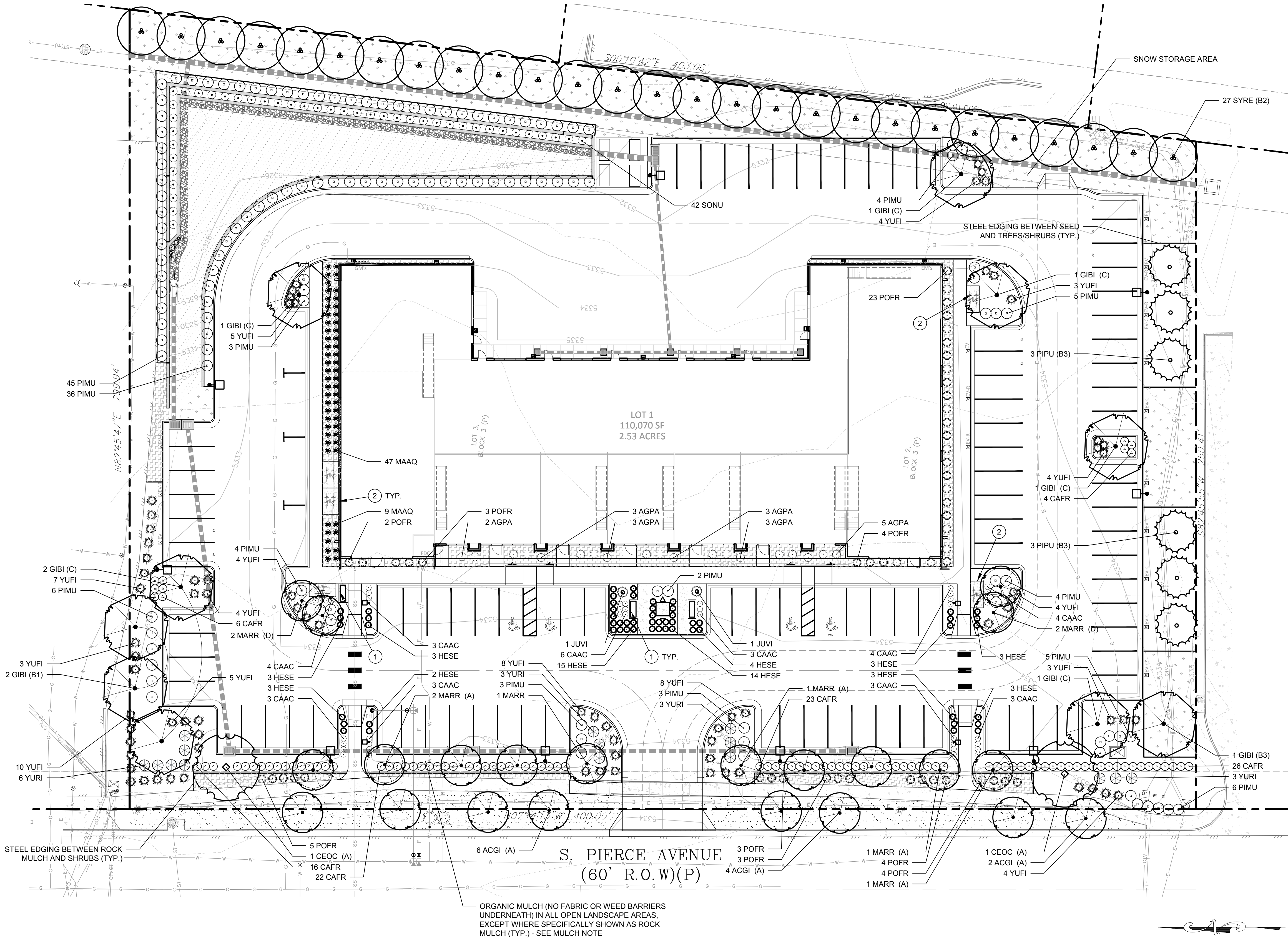
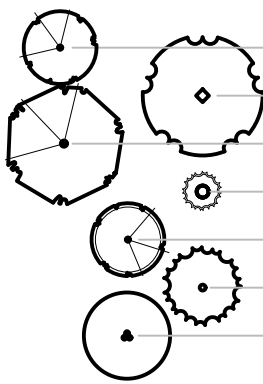
PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
ACGI	Acer ginnala 'Flame'	Flame Amur Maple	2" cal., 8'-10' high	Per plan	12	
CEOC	Celtis occidentalis	Western Hackberry	2" cal., 8'-10' high	Per plan	2	
GIBI	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" cal., 8'-10' high	Per plan	10	
JUVI	Juniperus virginiana 'Taylor'	Taylor Red Cedar	8'-10' high	Per plan	2	
MARR	Malus 'Red Barron'	Red Barron Crabapple	2" cal., 8'-10' high	Per plan	10	
PIPU	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	8'-10' high	Per plan	6	
SYRE	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" cal., 8'-10' high	20' o.c.	27	

NOTE: ALL TREES SHALL BE B&B, ROOTBALL SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

SHRUBS

AGPA	Agave parryi var. neomexicana	Parry's Agave	#5 cont.	5' o.c.	19	
CAFR	Caragana frutex 'Globosa'	Globe Peashrub	#5 cont.	3' o.c.	97	
MAAQ	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	#3 cont.	3' o.c.	56	
PIMU	Pinus mugo 'White Bud'	White Bud Mugo Pine	#5 cont.	4' o.c.	123	
POFR	Potentilla fruticosa 'Fargo'	Dakota Sunspot Potentilla	#5 cont.	5' o.c.	51	
YUFI	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	#5 cont.	5' o.c.	76	
YURI	Yucca rigida 'Blue Sentry'	Blue Sentry Yucca	#5 cont.	6' o.c.	15	



ORGANIC MULCH (NO FABRIC OR WEED BARRIERS UNDERNEATH) IN ALL OPEN LANDSCAPE AREAS, EXCEPT WHERE SPECIFICALLY SHOWN AS ROCK MULCH (TYP.) - SEE MULCH NOTE

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
ORNAMENTAL GRASSES						
CAAC	Calamagrostis acutiflora 'Karl Foerster'	Foerster Feather Reed Grass	#1 cont.	2' o.c.	40	3' o.c. around pond
HESE	Helictotrichon sempervirens	Blue Avena	#1 cont.	2.5' o.c.	56	
SONU	Sorghastrum nutans 'Thin Man'	Thin Man Rice Grass	#1 cont.	5' o.c.	42	

SEED AND TURF

---	---	PBSI Low Grow Native	Drill seed	5 lb/acre	---	
---	---	Bioretention Basin Seed Mix	Drill seed	20.1 lb/acre	---	
Poa 'Thermal Blue'	---	Thermal Blue Bluegrass	Sod	---	---	

PBSI SEED MIX AVAILABLE FROM PAWNEE BUTTES SEED INC., (970) 356-7002, pawneebuttesseed.com

BIORETENTION BASIN SEED MIX

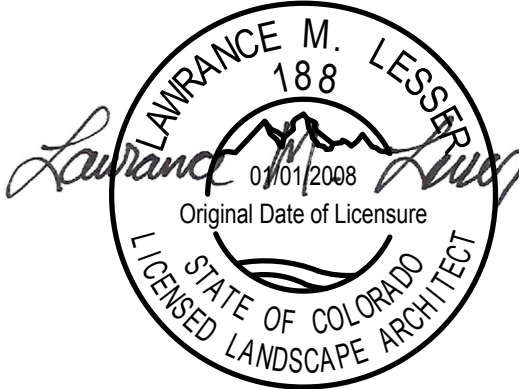
ALKALI SACATON (SPOROBOLUS AIROIDES)	0.4 LBS PLS/ACRE
INLAND SALTGRASS (DISTICHLIS SPICATA)	1.2 LBS PLS/ACRE
NUTTALL'S ALKALIGRASS (PUCCINELLIA NUTTALLIANA)	0.2 LBS PLS/ACRE
PAIRIE CORD GRASS (SPARTINA PECTINATA)	3.0 LBS PLS/ACRE
SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS SPP.)	3.8 LBS PLS/ACRE
WESTERN WHEATGRASS (PASCOPYRUM SMITHII)	5.5 LBS PLS/ACRE
FOWL MANNAGRASS (GLYCERIA STRIATA)	3.3 LBS PLS/ACRE
HARDSTEM BULRUSH (SCIRPUS ACUTUS)	1.6 LBS PLS/ACRE
BALTIC RUSH (JUNCUS BALTICUS)	0.1 LBS PLS/ACRE
CREeping SPIKERUSH (ELEOCHARIS PALUSTRIS)	1.0 LBS PLS/ACRE
TOTAL PLS POUNDS/ACRE	20.1 LBS PLS/ACRE

NOTE: SEE CIVIL ENGINEER'S DRAWINGS FOR BASIN DESIGN

CITY NOTES

- PUBLIC WORKS ENGINEERING SHALL INSPECT THE OPERATION OF THE IRRIGATION SYSTEM WITHIN RIGHT OF WAY TO CONFIRM SPRINKLER OVERSPRAY IS CONTROLLED TO WATER LANDSCAPING ONLY.
- RIGHT OF WAY LANDSCAPING SHALL BE MAINTAINED BY PROPERTY OWNER.
- PROPERTY OWNER SHALL PROVIDE SNOW REMOVAL FROM PUBLIC WALK IN RIGHT OF WAY.

Scale 1" = 20'



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APERTURE
FLEX-OFFICE BUILDING

578 S. PIERCE AVE., LOUISVILLE, CO 80027

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project no:

drawn by: LML

checked by: LML

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Planting Plan

PLANTING SPECIFICATIONS

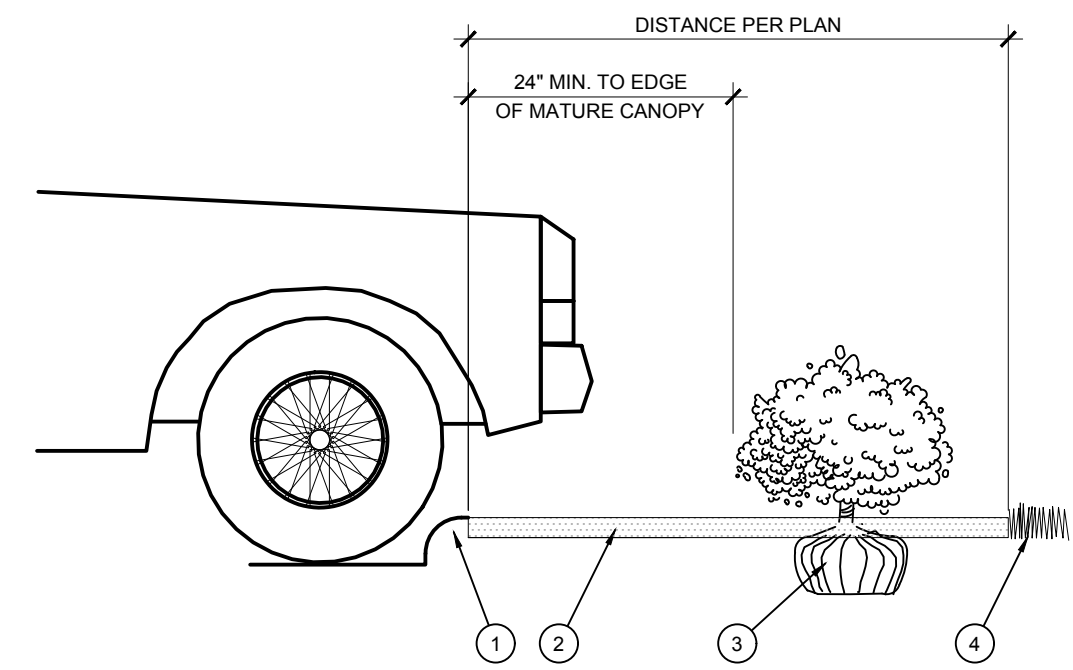
- GENERAL
- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.
- C. SEED
- D. TOPSOIL
- E. MULCH
- F. FERTILIZER
- G. MULCH
- H. TREE STAKING AND TYING
- I. STEEL EDGING
- J. PRE-EMERGENT HERBICIDES

- METHODS
- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR OTHER SOIL. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - e. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOILS REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOILS REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. SEED - INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PRE-PLANT TURF FEASIBILITY - 0.20-0.10 OR SIMILAR, SLOW RELEASE, ORGANIC (C) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN SEED AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN SEED AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANT PROTECTION METHODS, ETC.).
 - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES: PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOB SITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

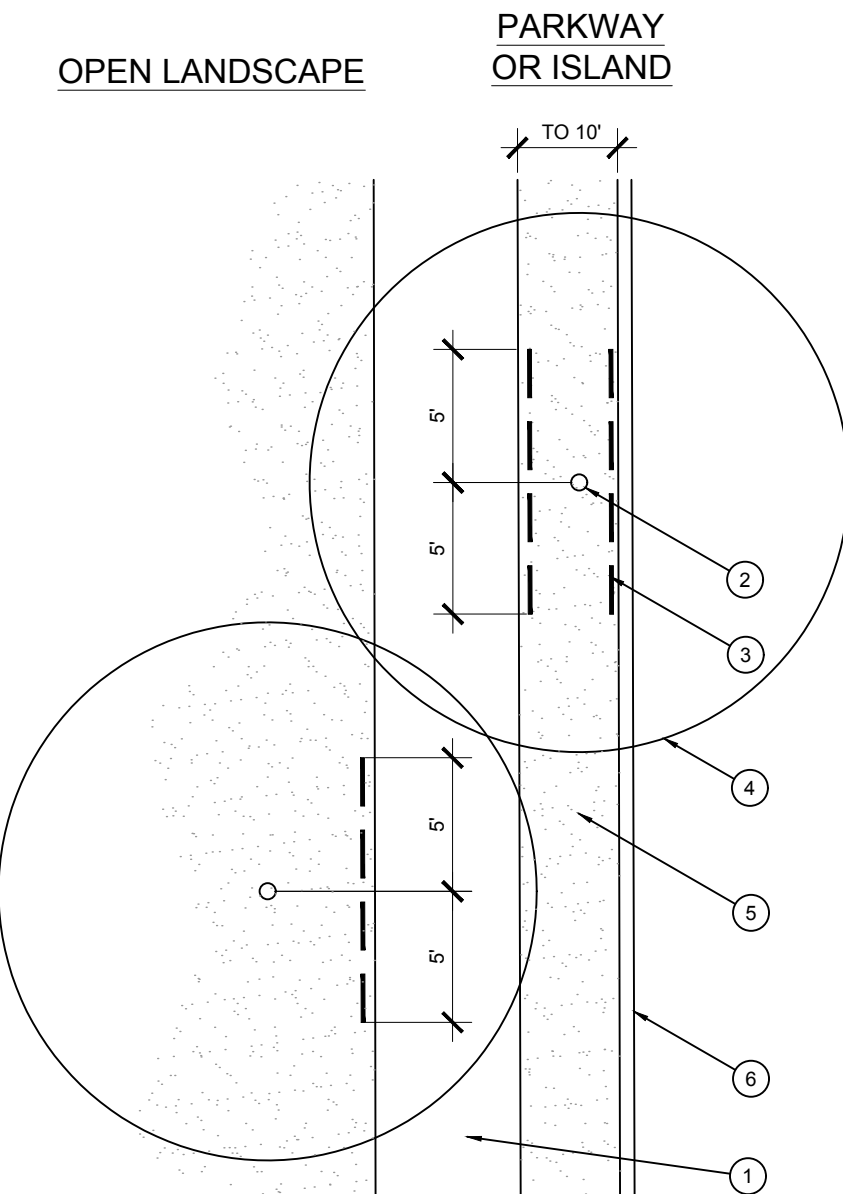
- B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. AFTER ALLOWANCE OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. CARRY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1/4" DEPTH OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL TO ALL OF FOUR SIDES BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL adhere TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES TWO STAKES PER TREE
 - b. 2"-4" TREES THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER GUY AS NEEDED
 - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH ONLY WHERE INDICATED, OVERLAPPING IT AT THE ENDS. UTILITY STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. DRILL SEEDING
1. ALL SEED SHALL BE DRILL SEEDER AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
 2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. 50# CELLULOSE FIBER MULCH
 - b. 15-15-15 WATER SOLUBLE FERTILIZER
 - c. 4# ORGANIC BINDER
- G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- H. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- J. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON/WEATHER WATER CONSERVATION.
 2. SHOULD SEEDER AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. DRILL SEEDER AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDER PRIOR TO FINAL ACCEPTANCE.
- K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, DRILL SEEDER AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTION.
- L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDUM, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



- STAKING EXAMPLES (PLAN VIEW)
1. CURB.
 2. MULCH LAYER.
 3. PLANT.
 4. TURF (WHERE SHOWN ON PLAN).
- PREVAILING WINDS

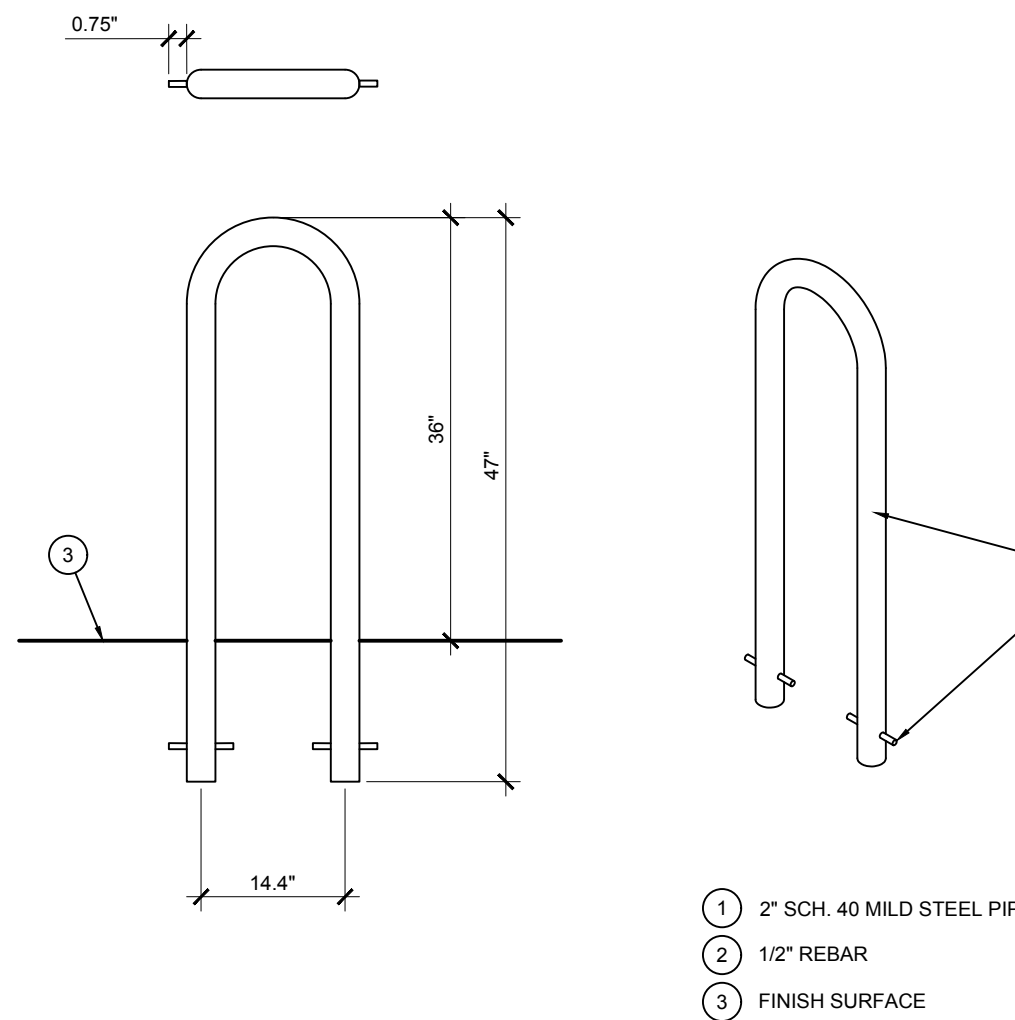
D. PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



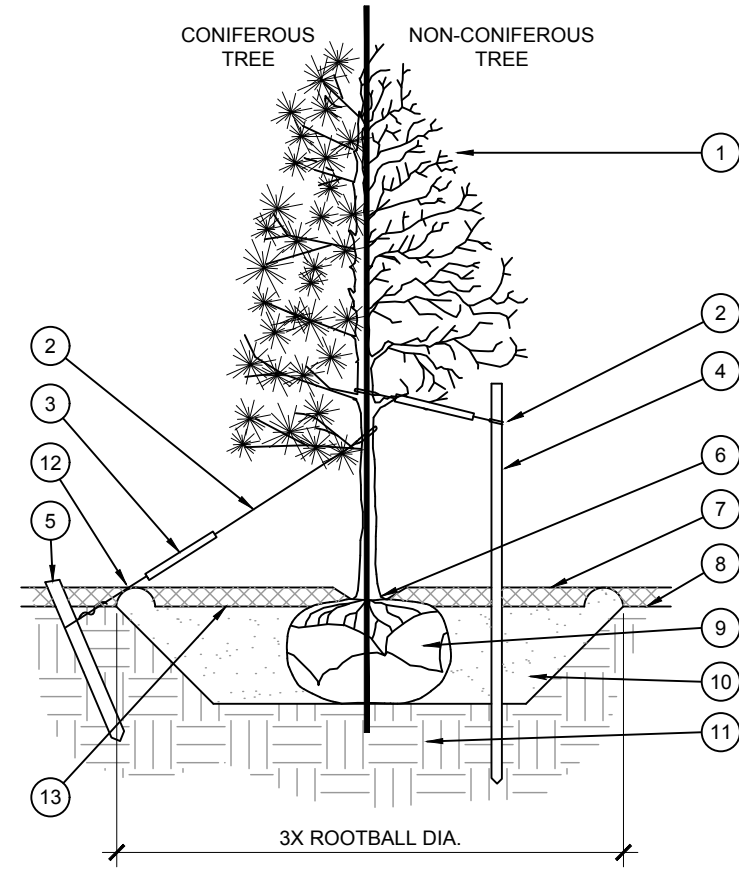
E. ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE



F. BIKE RACK (PER MANUFACTURER)

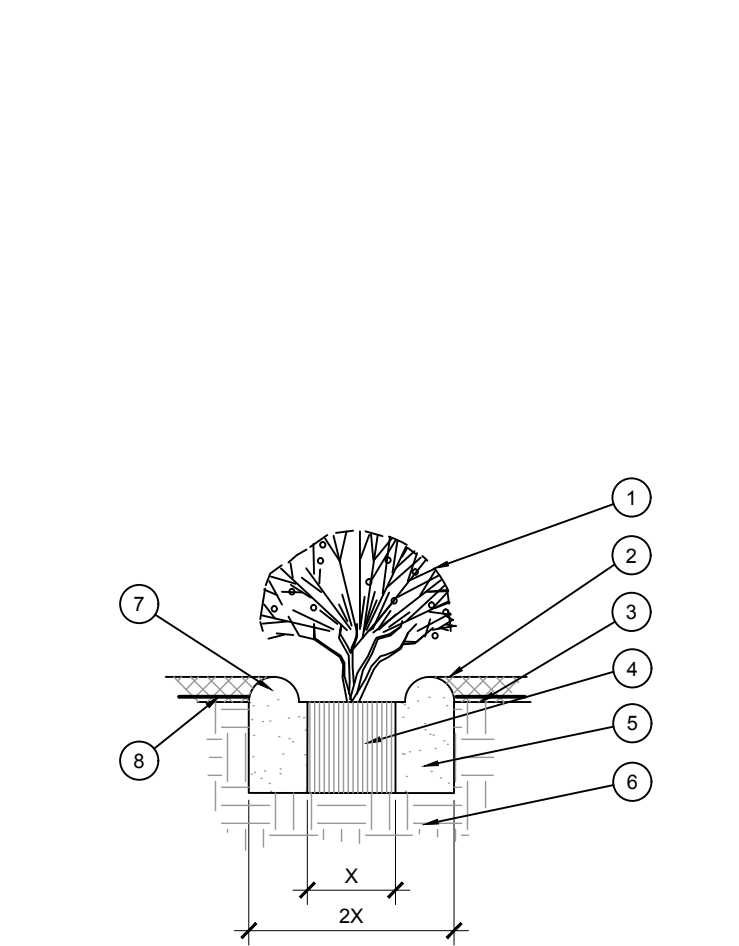
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- STAKING EXAMPLES (PLAN VIEW)
1. CURB.
 2. MULCH LAYER.
 3. PLANT.
 4. TURF (WHERE SHOWN ON PLAN).
- PREVAILING WINDS

A. TREE PLANTING

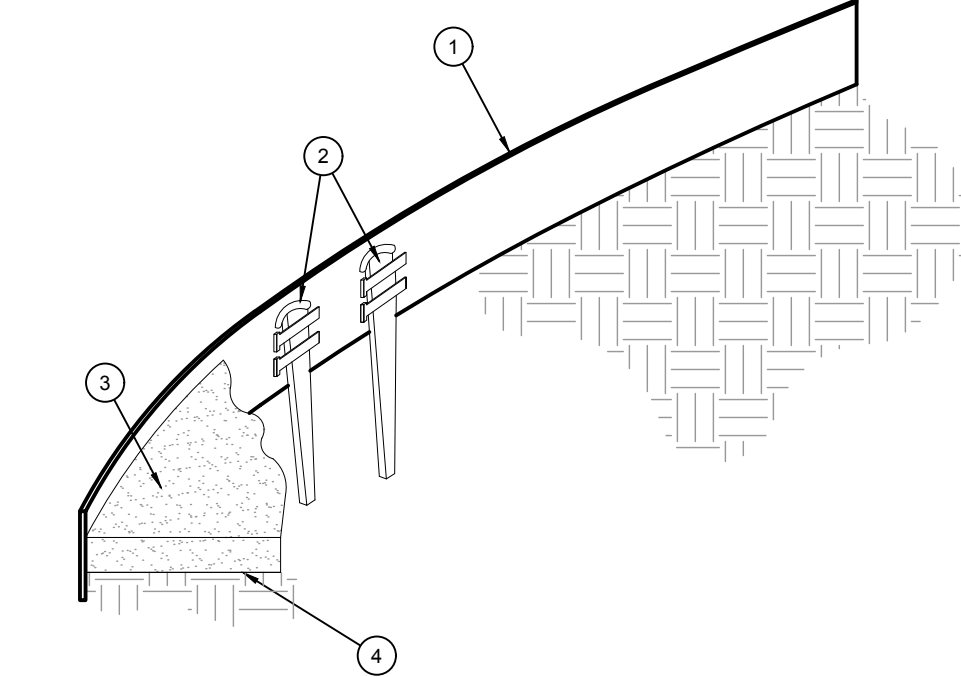
SCALE: NOT TO SCALE



- NOTES:
1. INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
 2. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

B. SHRUB AND PERENNIAL PLANTING

SCALE: NTS



1. ROLLED-TOPT STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

- NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1\"/>

C. STEEL EDGING

SCALE: NOT TO SCALE

10/13/2022

THE
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1600 Broadway, Suite 1600
Denver, CO 80202
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- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2-4\"/>

APERTURE

FLEX-OFFICE BUILDING

578 S. PIERCE AVE., LOUISVILLE, CO 80027

revisions:

date: 10/13/2022

project no:

drawn by: LML

checked by: LML

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drawing title:

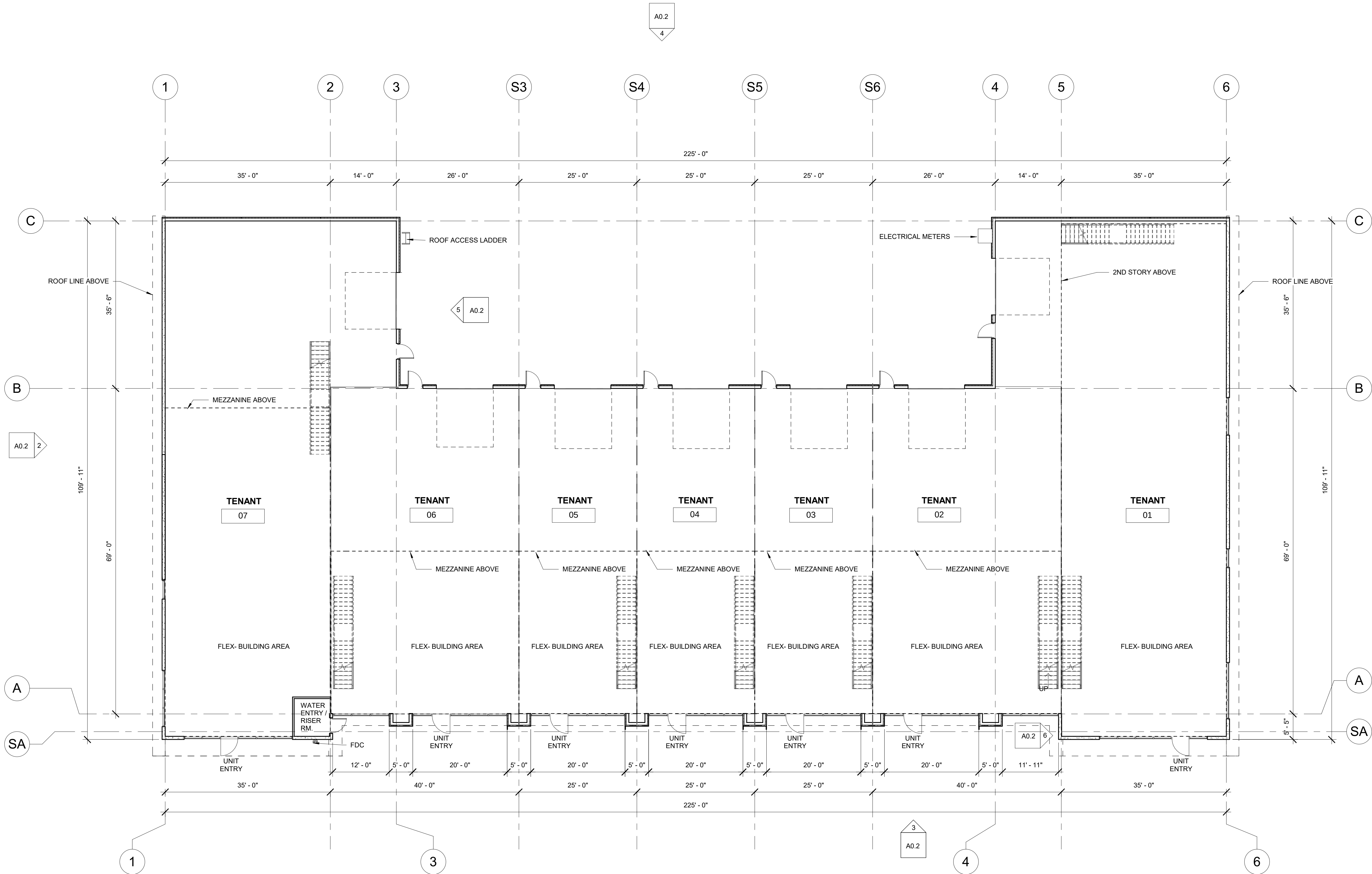
Planting Details and
Specifications

7

revisions:	
PUD Submittal	05/02/2022
PUD Resubmittal	07/19/2022
PUD Resubmittal	09/14/2022

date:	10/17/22
project no:	2107
drawn by:	FAR
checked by:	TTS

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drawing title:	
First Floor Plan	



1 FIRST FLOOR PLAN
Scale: 3/32" = 1'-0"

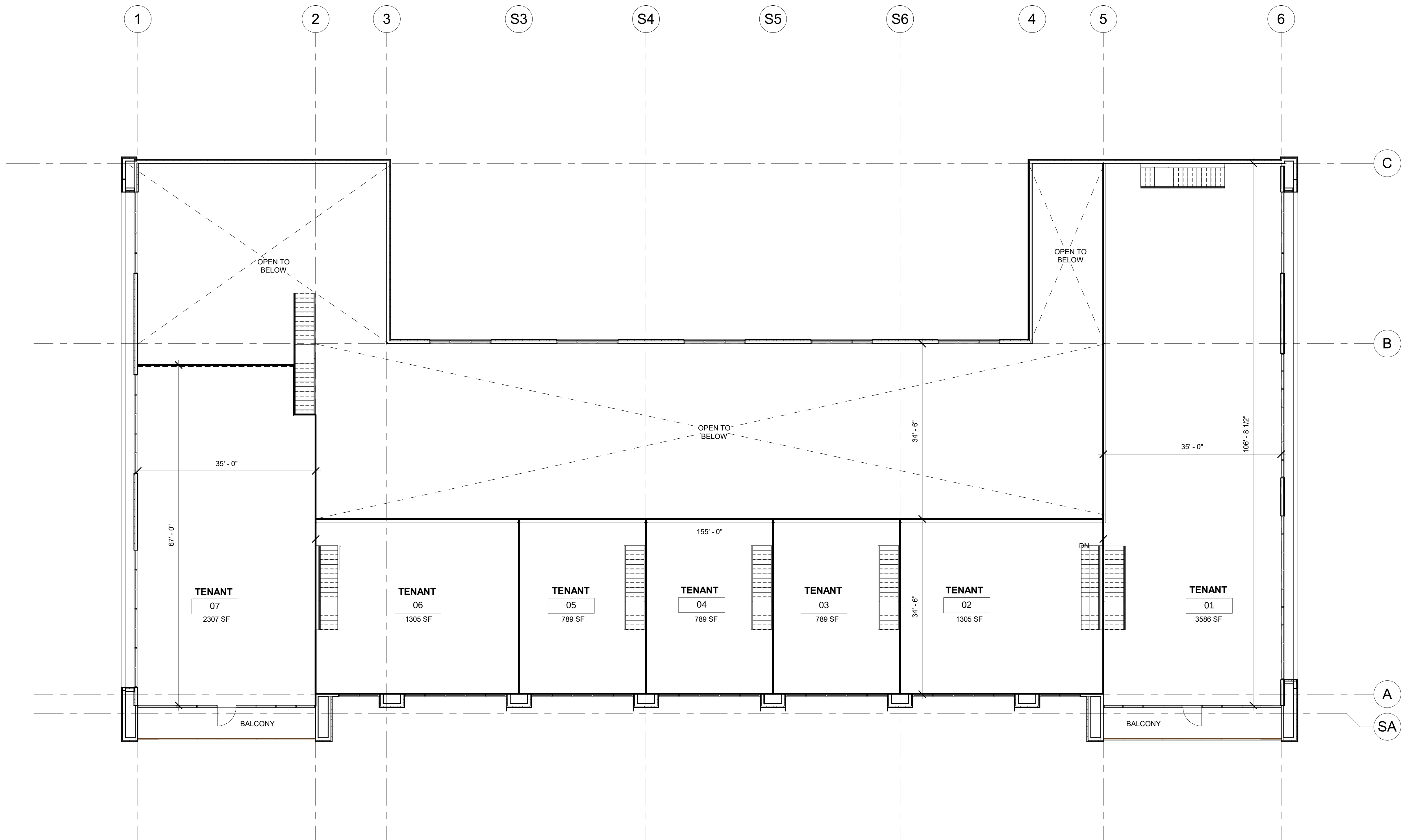
19,875 GSF



revisions:	
PUD Submittal	05/02/2022
PUD Resubmittal	07/19/2022
PUD Resubmittal	09/14/2022

date:	10/17/22
project no:	2107
drawn by:	FAR
checked by:	TFS

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drawing title:	Mezzanine Plan



1 MEZZANINE FLOOR PLAN

Scale: 3/32" = 1'-0"

11,345 GSF



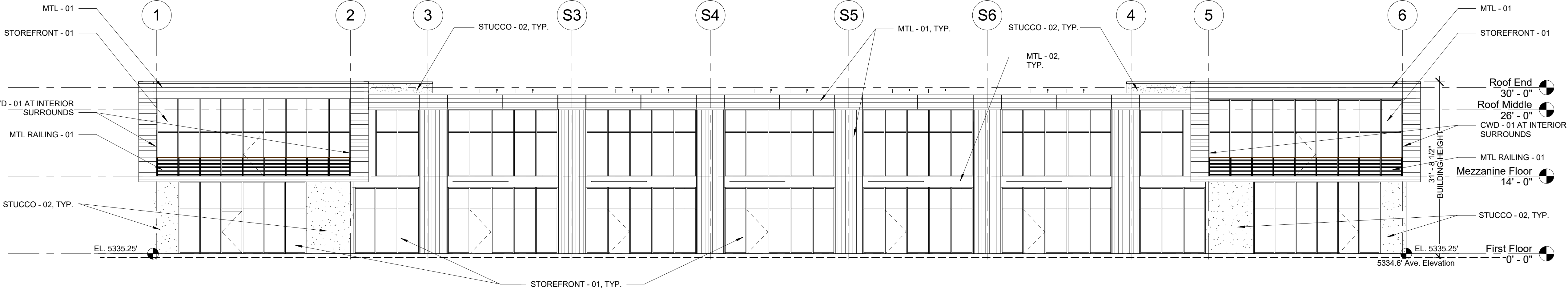


EXTERIOR MATERIAL LEGEND:	
MTL 01 - BERRIDGE S-DECK PANEL W/ EXPOSED FASTENERS COLOR: MATTE BLACK	
MTL-02 - METAL PANEL COLOR: TRI-CORN BLACK MANUF. ALUCOBOND	
STOREFRONT - 01 - BLACK ANODIZED W/ LOW-E GLAZING COLOR: BLACK ACID ETCH MANUF. BONNELL ALUM.	
RUBBER MEMBRANE ROOFING-01 GREY ROOFING, FINISH TBD COLOR: GREY MANUF: FIRESTONE	
STUCCO-01 - SMOOTH FINISH - COLOR GREY 01 COLOR: WROUGHT IRON MANUF: BENJAMIN MOORE	
STUCCO-02 - SMOOTH FINISH - COLOR GREY 02 COLOR: CUMULUS CLOUD MANUF: BENJAMIN MOORE	
CWD-01 - COMPOSITE WOOD SIDING COLOR: HIMALAYAN CEDAR MANUF: FORTRESS BLDG. PRDCTS.	

Building Height Base Plane Calculation
EL. 5335.25' + 5334.00' =
10,669.25' / 2 = 5334.6' Ave. Elevation

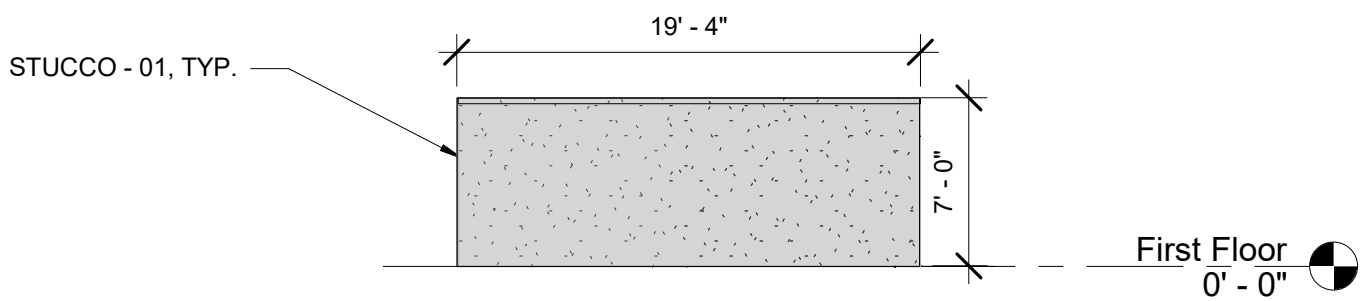
EAST ELEVATION

Scale: 3/32" = 1'-0"



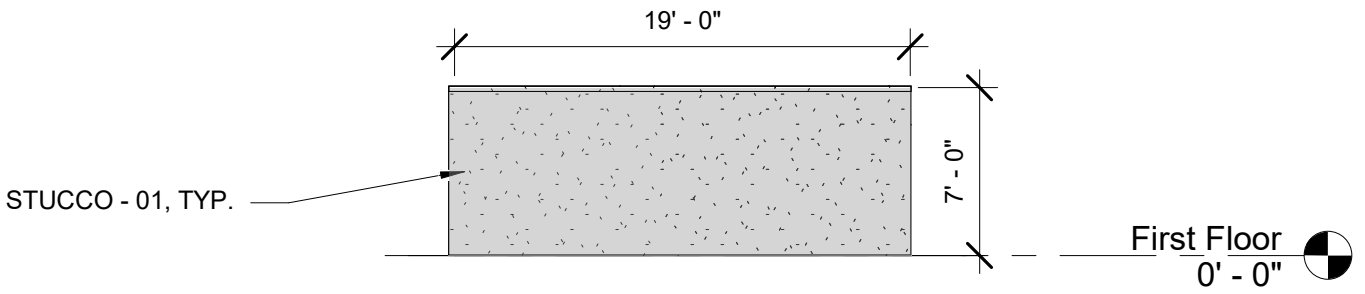
WEST ELEVATION

Scale: 3/32" = 1'-0"



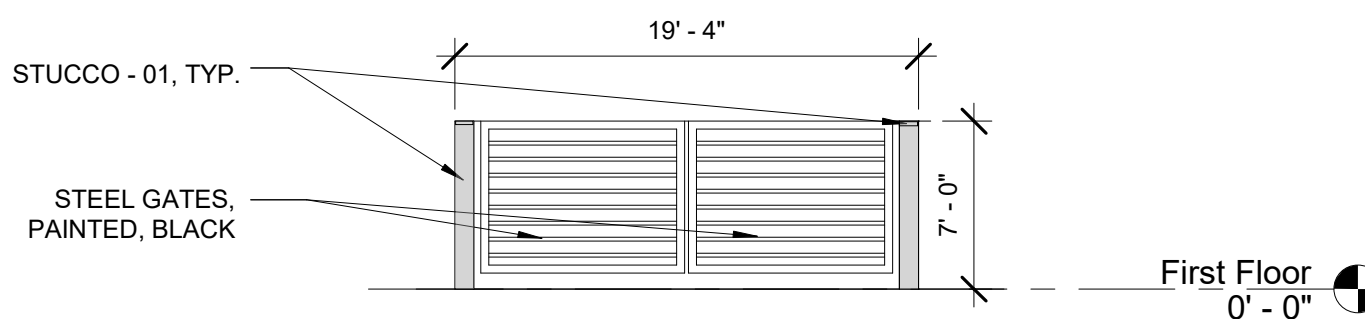
TRASH ENCLOSURE EAST ELEVATION

Scale: 1/8" = 1'-0"



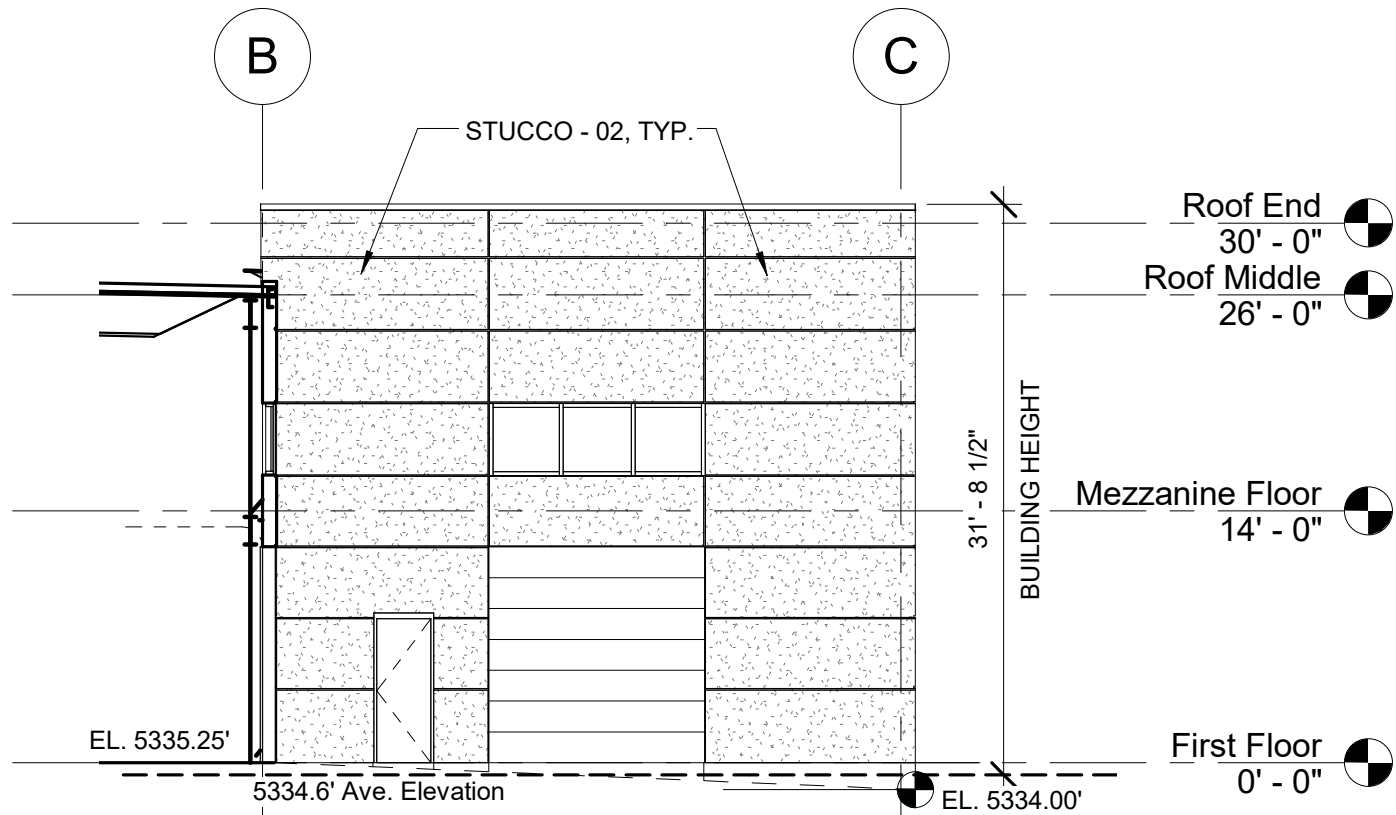
TRASH ENCLOSURE N/S ELEVATION

Scale: 1/8" = 1'-0"



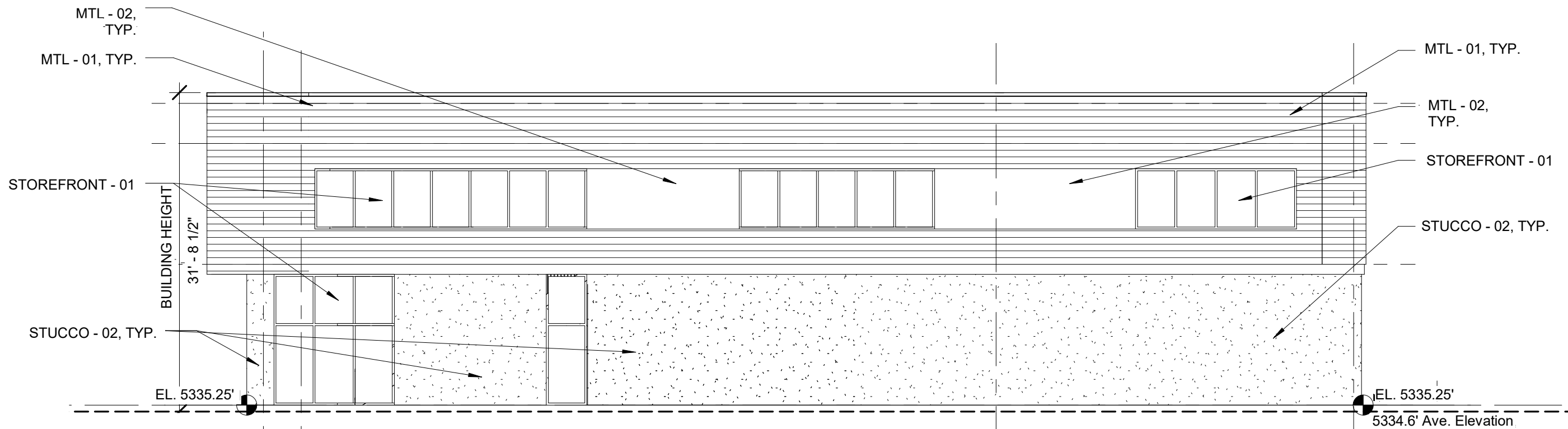
TRASH ENCLOSURE WEST ELEVATION

Scale: 1/8" = 1'-0"



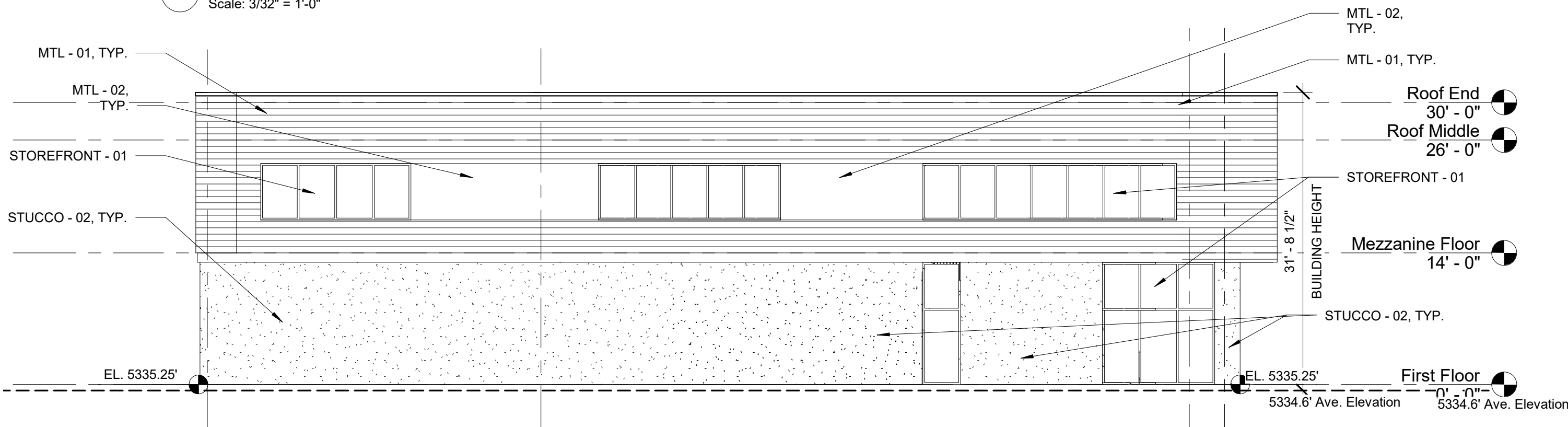
PARTIAL WALLS NORTH & SOUTH

Scale: 3/32" = 1'-0"



SOUTH ELEVATION

Scale: 3/32" = 1'-0"



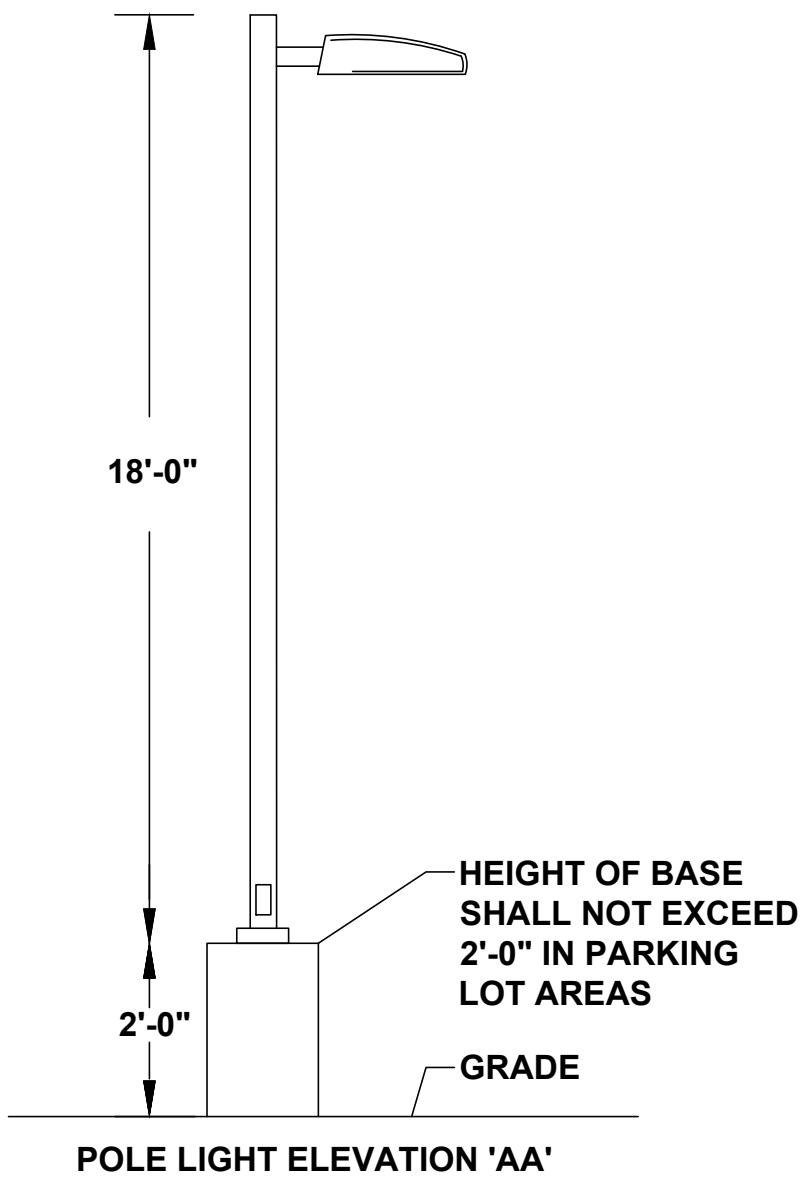
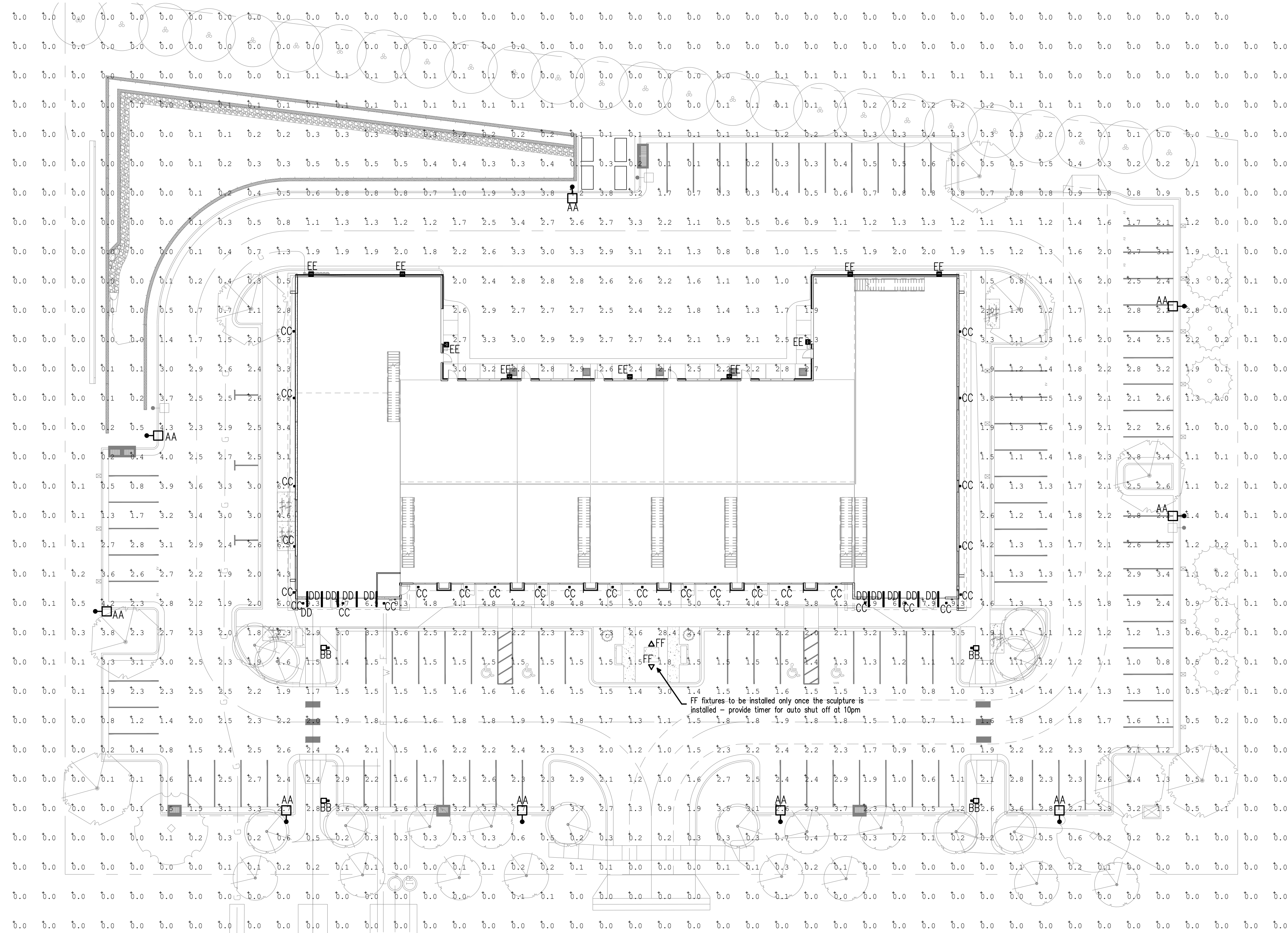
NORTH ELEVATION

Scale: 3/32" = 1'-0"

revisions:	
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checked by:	TFS

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drawing title:	Exterior Elevations + Trash Enclosure



1 PHOTOMETRIC PLAN
Scale: 1" = 20'-0"

Luminaire Schedule								
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	M.H.	COLOR	Catalog
	9	AA	108	10569	1.000	20'-0"	BLACK	COOPER - PRV-PA2B-730-U-T4W-HSS
	4	BB	24.2	2612	1.000	3'-6"	BLACK	TECH - 700OBSTR83042CBUNV2
	28	CC	14.3	1500	1.000	22'-0"	BLACK	TECH-E4PS-L-L15-D-N-E4PS-L-R-D-830-6-B-B
	10	DD	20.1	4000	1.000	22'-0"	BLACK	LUMENWERX - VIAWETS PYC PMO LED 80 750 30 8 UNV D1 GSM TF BLK
	6	EE	20.1	2617	1.000	15'-0"	BLACK	COOPER - ENT-SA1A-730-U-TRFT
	2	EE	7	933	1.000	0'-8"	BLACK	FC LIGHTING - FCF1103 UNV 3K CRI 90 9L BKE 40 K3

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.93	9.3	0.0	0.0	0.0

revisions:

date: 10/13/2022
project no: Project No
drawn by: Author
checked by: Checker

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drawing title:
PHOTOMETRIC PLAN

3D Views

