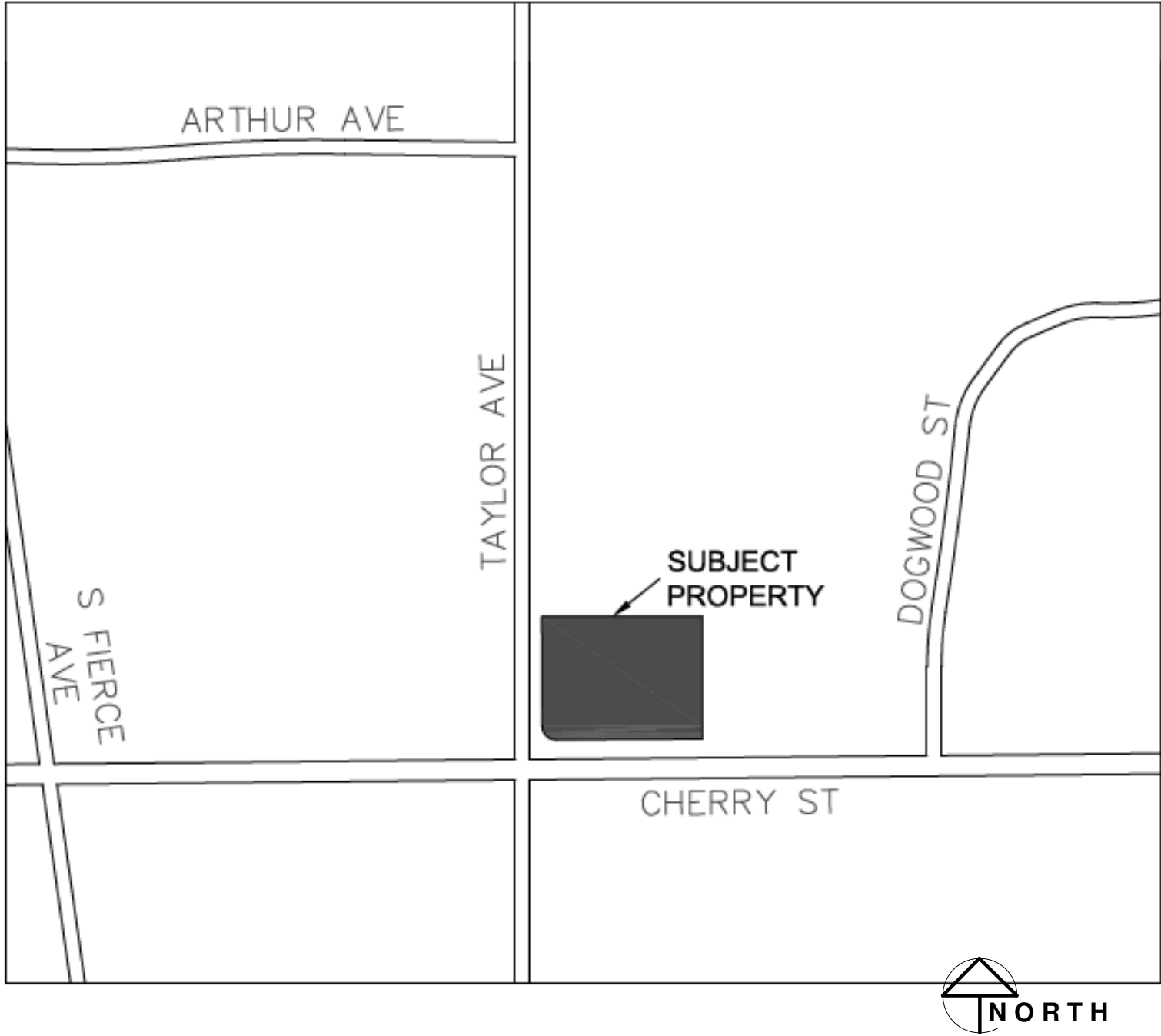


380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER
LOT 18 BLOCK 6
CASE #:

VICINITY MAP



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.

WITNESS MY/OUR HAND(S) AND SEAL(S) THIS _____ DAY OF 2024,
DMYTRI KALCHYK
OWNER, SET IN STONE, INC.

BY: _____

NOTARY NAME

NOTARY SIGNATURE

SEAL

MY COMMISSION EXPIRES _____

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 2024 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 2024 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

MAYOR CITY CLERK SEAL

CLERK AND RECORDER CERTIFICATE:

(COUNTY OF BOULDER, STATE OF COLORADO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT

_____ O'CLOCK _____ M.

THIS _____ DAY OF _____, 20 _____

AND IS RECORDED IN PLAN FILE _____, FEE _____ PAID,

_____ FILM

NO. _____ RECEPTION

BY _____
CLERK & RECORDER

BY _____
DEPUTY

SHEET INDEX

0	COVER SHEET
1	DEVELOPMENT PLAN
2	SITE DETAILS
3	SOUTH BUILDING ELEVATIONS
4	NORTH BUILDING ELEVATIONS
5	GRADING AND DRAINAGE PLAN
6	DRAINAGE DETAILS
7	SITE UTILITY PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE PLANT MATERIALS
10	IRRIGATION PLAN
11	IRRIGATION DETAILS
12	SITE LIGHTING PHOTOMETRIC PLAN
13	SITE LIGHTING FIXTURE TYPES

PROJECT TEAM

OWNER

DMYTRI KALCHYK
SET IN STONE
5366 SOUTH BANNOCK
LITTLETON, COLORADO 80120
PHONE: 720-421-4066 EMAIL: dmytri@setinstonecolorado.com

ARCHITECT

DON RUSSELL
DONATO L RUSSELL ARCHITECTURE LLC
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PHONE: 303-324-4988 EMAIL: dlr@rmi.com

CIVIL ENGINEER

KEN ARMFIELD
ARMFIELD ENGINEERING, LLC
904 ALTA
LONGMONT, COLORADO 80501
PHONE: 720-363-7125 EMAIL: ken@armfielengineering.com

SITE UTILITIES

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202 MAIN STREET, SUITE 4
LONGMONT, COLORADO 80501
PHONE: 303-775-7962 EMAIL: wentwrth@aol.com

LANDSCAPE ARCHITECT

KARLA DAKIN
K. DAKIN DESIGN
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LOUISVILLE, COLORADO 80027
303-604-2988 EMAIL: karla@kdakindesign.com

STRUCTURAL ENGINEER

ROBERT ALSON
AZ ENGINEERING
4853 HAMPSHIRE COURT, SUITE 202
NAPLES, FLORIDA 34112
PHONE: 303-667-5089 EMAIL: azengineering@yahoo.com

MECHANICAL ENGINEER

DAVID COOK, P.E.
DAVID COOK ENGINEERING, LLC
7700 E. ACADEMY BLVD UNIT 805
DENVER, COLORADO 80230
PHONE: 303-882-5032 EMAIL: davidcook@dce-llc.com

ELECTRICAL ENGINEER-PHOTOMETRICS

MARK CLARK
MC+ ENGINEERING
8421 STACY DRIVE
FEDERAL HEIGHTS, COLORADO 80260
PHONE: 303-589-6202 EMAIL: mark@mcpluseng.com

PROJECT NARRATIVE

SET IN STONE REALIZES THIS IS AN IMPORTANT LOCATION IN THE COLORADO TECHNOLOGY CENTER NEIGHBORHOOD. THIS HIGH VISIBILITY SITE, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CHERRY STREET AND TAYLOR AVENUE, DEMANDS AN INTERESTING AND EXCITING ARCHITECTURAL SOLUTION.

WE HAVE BEEN INFLUENCED BY EXISTING ARCHITECTURAL METAL BUILDINGS IN THE CTC, SUCH AS THE SPECIALIZED BICYCLE COMPONENT BUILDING, 101 SOUTH TAYLOR AVENUE AND THE SPOT CLIMBING GYM, 1754 DOGWOOD STREET. SET IN STONE HAS CREATED VISUAL INTEREST FOR THEIR WAREHOUSE AND MANUFACTURING BUILDINGS BY DEEMPHASIZING MASS, LENGTH AND HEIGHT OF THE BUILDINGS ALONG TAYLOR AVENUE AND CHERRY STREETS. BY BREAKING UP ROOF LINES AND VARYING ARCHITECTURAL METAL COLORS AND TEXTURES WE BELIEVE WE HAVE MET THOSE DESIGN GOALS.

DUE TO THE NATURE OF OUR CORNER LOT AND 30' SETBACKS ON BOTH WEST AND SOUTH SIDES OF THE SITE, WE BELIEVE THE BUILDING LOCATIONS SUBSTANTIALLY SCREEN PARKING, LOADING AND DRIVEWAY FROM ADJACENT STREETS.

PHASING SCHEDULE

SET IN STONE INTENDS TO BEGIN CONSTRUCTION ON THE SOUTH BUILDING PURSUANT TO CITY COUNCIL P.U.D. APPROVAL AND BUILDING INSPECTION APPROVAL OF CONSTRUCTION DOCUMENTS.

CONSTRUCTION OF THE NORTH BUILDING IS EXPECTED TO BEGIN WITHIN THE 3 YEAR TIME LIMIT OF P.U.D APPROVAL.

PROJECT ANALYSIS

PROJECT DESCRIPTION

NEW GRANITE COUNTERTOP MANUFACTURING FACILITY SOUTH PORTION OF THE SITE, INDUSTRIAL BUILDING FOR LEASE ON THE NORTH PORTION OF THE SITE.

LEGAL DESCRIPTION

LOT 18, BLOCK 6, COLORADO TECHNOLOGICAL CENTER,
FIRST FILING, COUNTY OF BOULDER, STATE OF COLORADO

LOT SIZE

52,258 S.F., 1.2 ACRES

ZONING DISTRICT

I - INDUSTRIAL

DESIGN STANDARDS AND GUIDELINES

2018 INTERNATIONAL BUILDING CODE
CITY OF LOUISVILLE INDUSTRIAL GUIDELINES

CONSTRUCTION TYPE

TYPE V-B FULLY FIRE SPRINKLERED

OCCUPANCY CLASSIFICATIONS

SOUTH BUILDING

7000 S.F. 13%

USE	AREA	PARKING	OCCUPANT LOAD
SHOWROOM	1509 S.F.	7 SPACES (1:225)	11 OCCUPANTS (1:150)
MANUFACTURING	3030 S.F.	7 SPACES (1:500)	13 OCCUPANTS (1:200)
WAREHOUSE	1907 S.F.	2 SPACES (1:1000)	4 OCCUPANTS (1:500)
			16 SPACES 17 PROVIDED

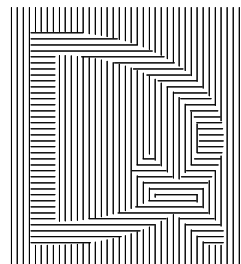
NORTH BUILDING

7000 S.F. 13%

USE	AREA	PARKING	OCCUPANT LOAD
WAREHOUSE	6542 S.F.	7 SPACES	13 OCCUPANTS
			7 SPACES - 17 PROVIDED

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ARCHITECTURE PLANNING RESTORATION
LONGMONT, COLORADO dlr@rmi.com 303-324-4988



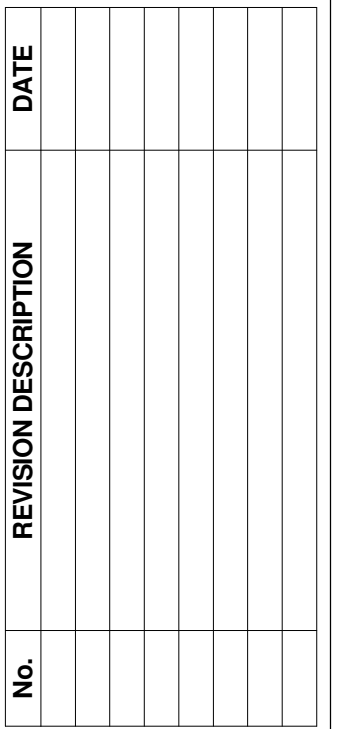
date: 6/25/24



	Required	Existing (if req'd)	Proposed
Total Site Area		52,258	
Site Coverage	75% max / sq ft max	% / sq ft	% / sq ft
Building	14,000		27
Parking	7,526		14
Driveway	9,456		18
Total:	30,982		59
Landscape Coverage	25% min / sq ft max		
Landscape Area	17,543 (13,064 REQD)		34
Hardscape Area	3,733		7
Total:	100% / SF	100% / SF	100% / SF
Building Height	40' Max.		25'
Setbacks			
North	10' Min.		10'
West	30' Min.		30'
South	30' Min.		30'
East	10' Min.		56'
Parking Spaces			
Standard	28 Min.		32
Accessible	2 Min.		2
EV Installed	%		
EV Ready	%		
EV Capable	4 %		4
Bicycle	3 Min.		4
Parking Setbacks			
North	10' Min.		10'
West	20' Min.		20'
South	20' Min.		30'
East	10' Min.		10'

	=	CALCULATED POINT
	=	FOUND MONUMENT AS NOTED
	=	SET. 5X18" REBAR W/PLASTIC CAP STAMPED PLS 38744 (UNLESS OTHERWISE NOTED)
	=	RECORD INFORMATION
	=	MEASURED INFORMATION
	=	CALCULATED INFORMATION
	=	WATER VALVE
	=	WATER METER
	=	TELEPHONE PEDESTAL
	=	COMMUNICATION PEDESTAL
	=	COMMUNICATION VAULT
	=	ELECTRIC BOX
	=	ELECTRIC PANEL
	=	ELECTRIC TRANSFORMER
	=	SANITARY SEWER MANHOLE
	=	STORM SEWER MANHOLE
	=	FIRE HYDRANT
	=	SPOT ELEVATION
	=	PROPERTY LINE
	=	LOT LINE
	=	EASEMENT LINE
	=	UNDERGROUND ELECTRIC LINE
	=	UNDERGROUND TELEPHONE LINE
	=	SANITARY SEWER LINE
	=	UNDERGROUND STORM LINE
	=	MAJOR CONTOUR LINE
	=	MINOR CONTOUR LINE

380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER
LOT 18 BLOCK 6
CASE #:



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Donato L. Russell Architecture PLLC
303-324-4988
Longmont, Colorado
dlr@rmi.com

date: 6/25/24

sheet number
1
of 13

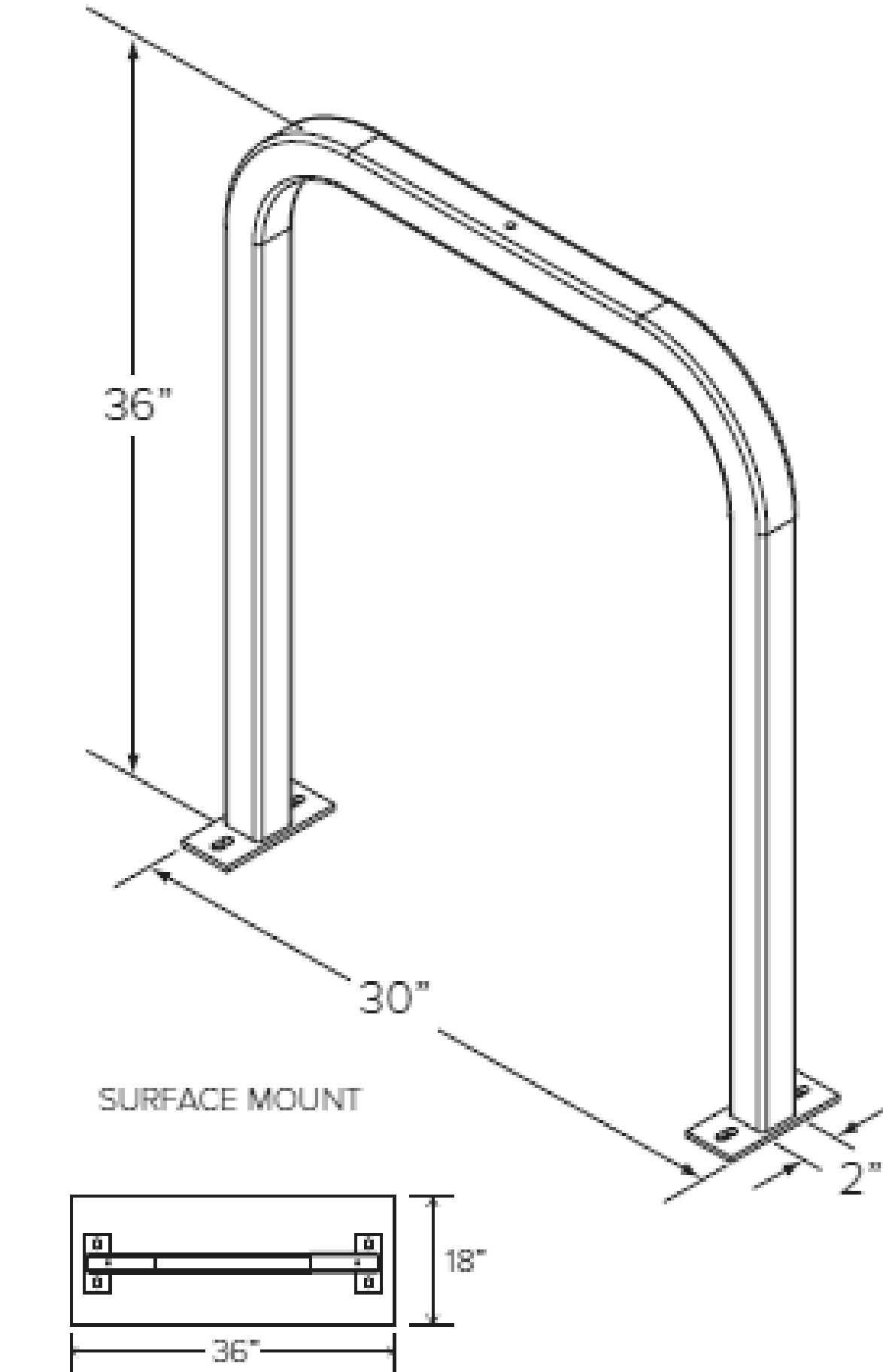
380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER
LOT 18 BLOCK 6
CASE #:

KEYNOTES	
Key Value	Keynote Text
03 00 01	5" CONCRETE SLAB W/6X6 10/10 WWF
05 00 02	HSS 6X6X3/16 CAPPED POSTS - PAINT TO MATCH EM15-1224 WALL PANELS

MAIN FLOOR
1200

4 TRASH ENCLOSURE FRONT ELEVATION
1/2" = 1'-0"

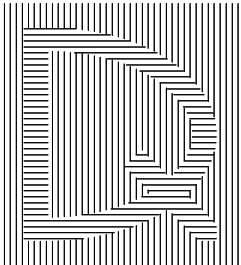
3 TRASH ENCLOSURE PLAN
1/2" = 1'-0"



1 DERO 'DOWNTOWN' BIKE RACK
1/16" = 1'-0"

No.	REVISION DESCRIPTION	DATE

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date: 6/25/24

LOT 18 BLOCK 6
CASE #:

SOUTHEAST VIEW

Architectural rendering of the exterior of the proposed building. The building features a modern design with a dark, possibly metal, facade. It has several large glass windows, including a prominent multi-paned window on the right side. The building is shown from a perspective view, highlighting its length and the various window placements. The rendering is in grayscale, emphasizing the geometric forms and material textures.

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

[illegible]

DONATO L. RUSSELL ARCHITECTURE LLC
ARCHITECTURE PLANNING RESTORATION
LONGMONT, COLORADO dlr@rmi.com 303-324-4988

Sheet number
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of 13

PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER
LOT 18 BLOCK 6
CASE #:

An architectural rendering of a modern, two-story industrial building. The building features a dark, textured lower section and a light-colored, vertically-ribbed upper section. It has a flat roof with a dark trim. The facade includes several rectangular windows, some of which are divided into panes. A large glass entrance is visible on the left side. The building is shown from a perspective view, highlighting its geometric form and material contrast.

NORTH BUILDING NORTHEAST VIEW

This architectural section drawing illustrates a building facade with various rooms and structural details. The drawing is oriented horizontally, with a north arrow pointing towards the top right. The facade is divided into several vertical sections, each labeled with a number in a circle (16, 15, 14, 13, 12, 11, 10, 9). The rooms are labeled with codes in boxes: 05 00 01 (a small room on the left), 07 00 06 (a large room), 07 00 02 (a room with a door), 07 00 05 (a room with a door), 07 00 04 (a room with a door), 07 00 01 (a room with a door), 07 00 06 (a room with a door), and 07 00 02 (a room with a door). The drawing also shows structural elements like the main floor (1200), eaves (228 EAVE), and various dimensions (e.g., 266.25 EAVE, 182.25, 86, 228). A north arrow is located in the upper right corner, pointing towards the top right.

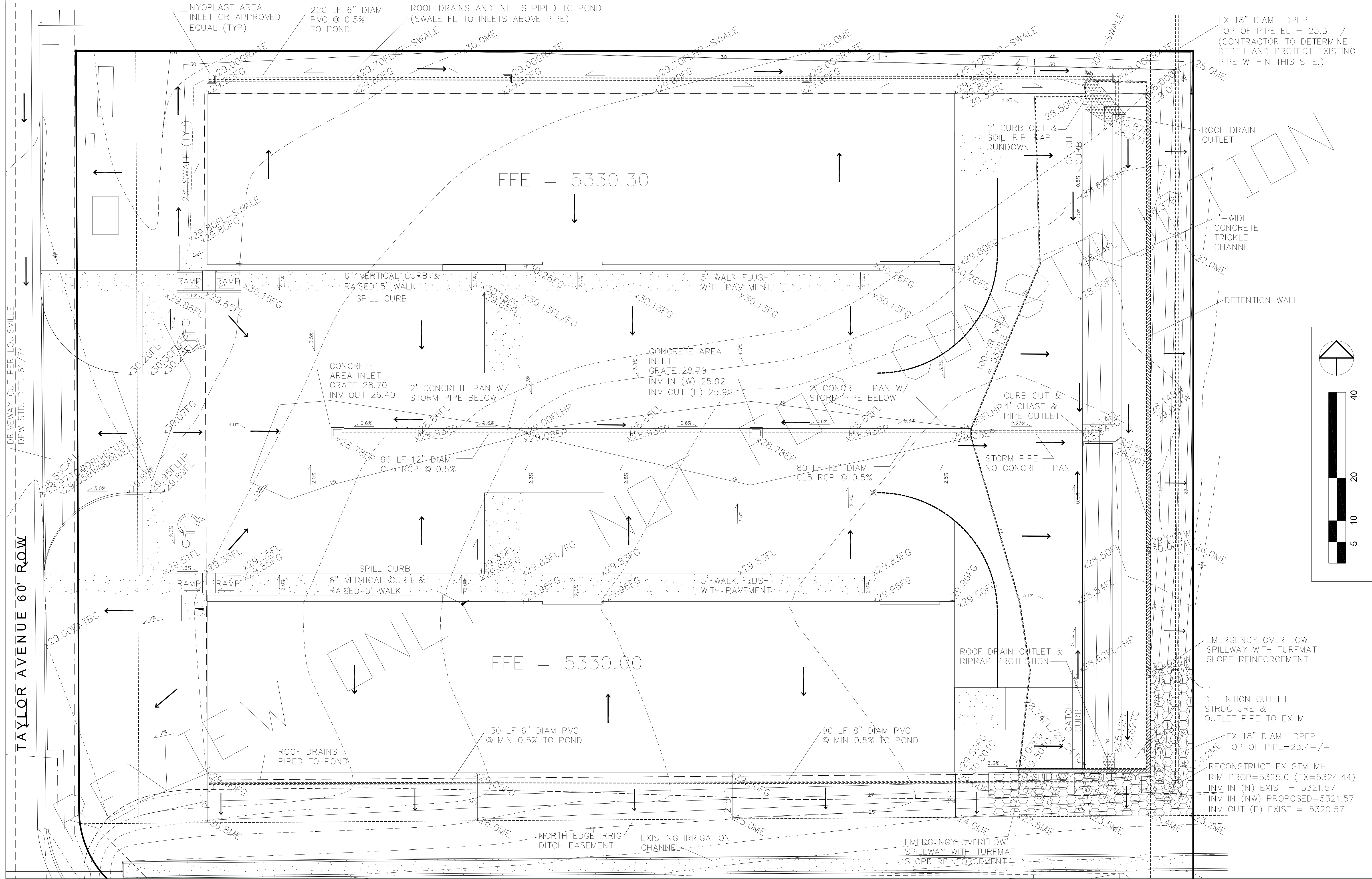
Architectural elevation drawing of the main floor of a building, showing a long, low structure with a central entrance and various window and door details. The drawing is divided into sections labeled 9 through 16. A north arrow is located above section 11. The drawing includes dimensions for heights and widths, and labels for different building components like '08 00 01', '07 00 02', and '08 00 03'. The text 'MAIN FLOOR 1200' is visible near the entrance.


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 dlr@rmi.com

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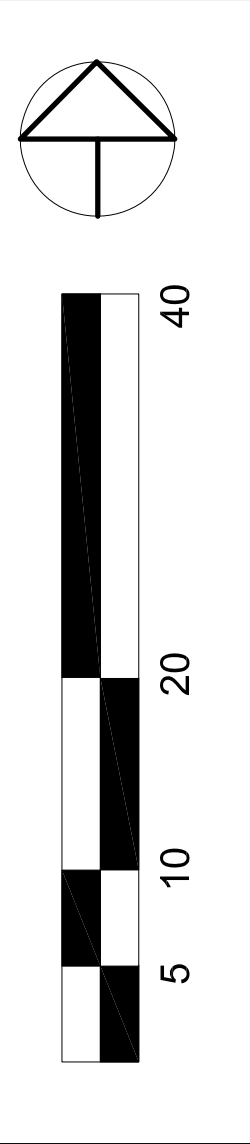
380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER -- LOT 18 BLOCK 6
CASE #:

REVISION SCHEDULE		
Revision Number	Revision Description	Revision Date

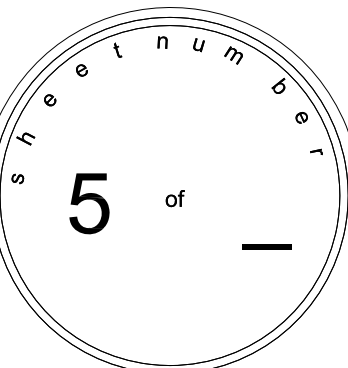


ARMFIELD ENGINEERING, LLC
904 Alta Street, Longmont, CO 80501
(720) 363-7125
armfieldengineering.com

DRAINAGE & GRADING
PLAN

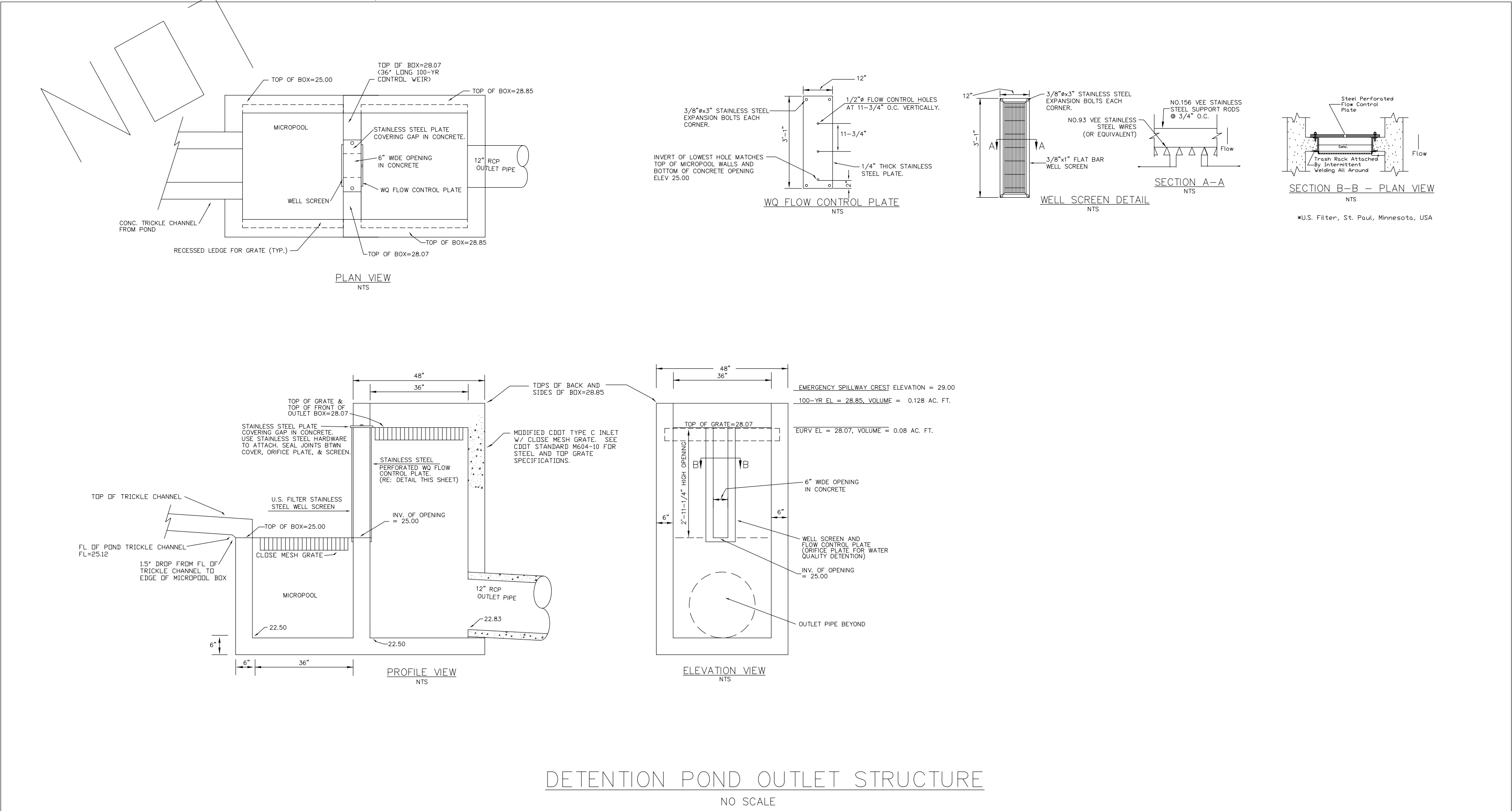
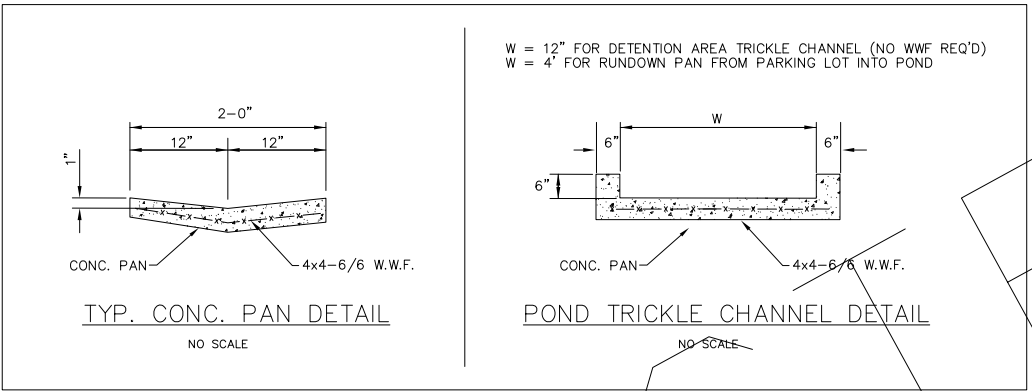
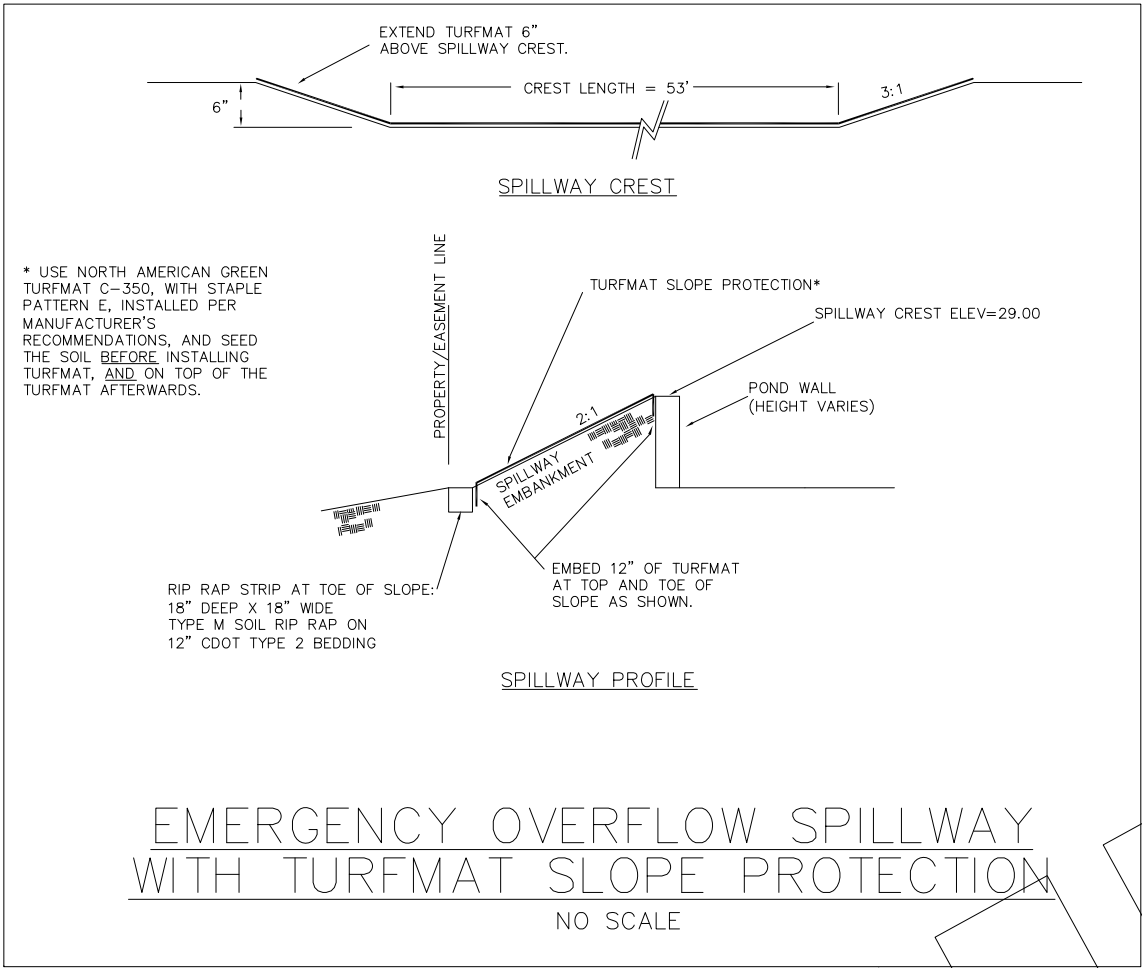
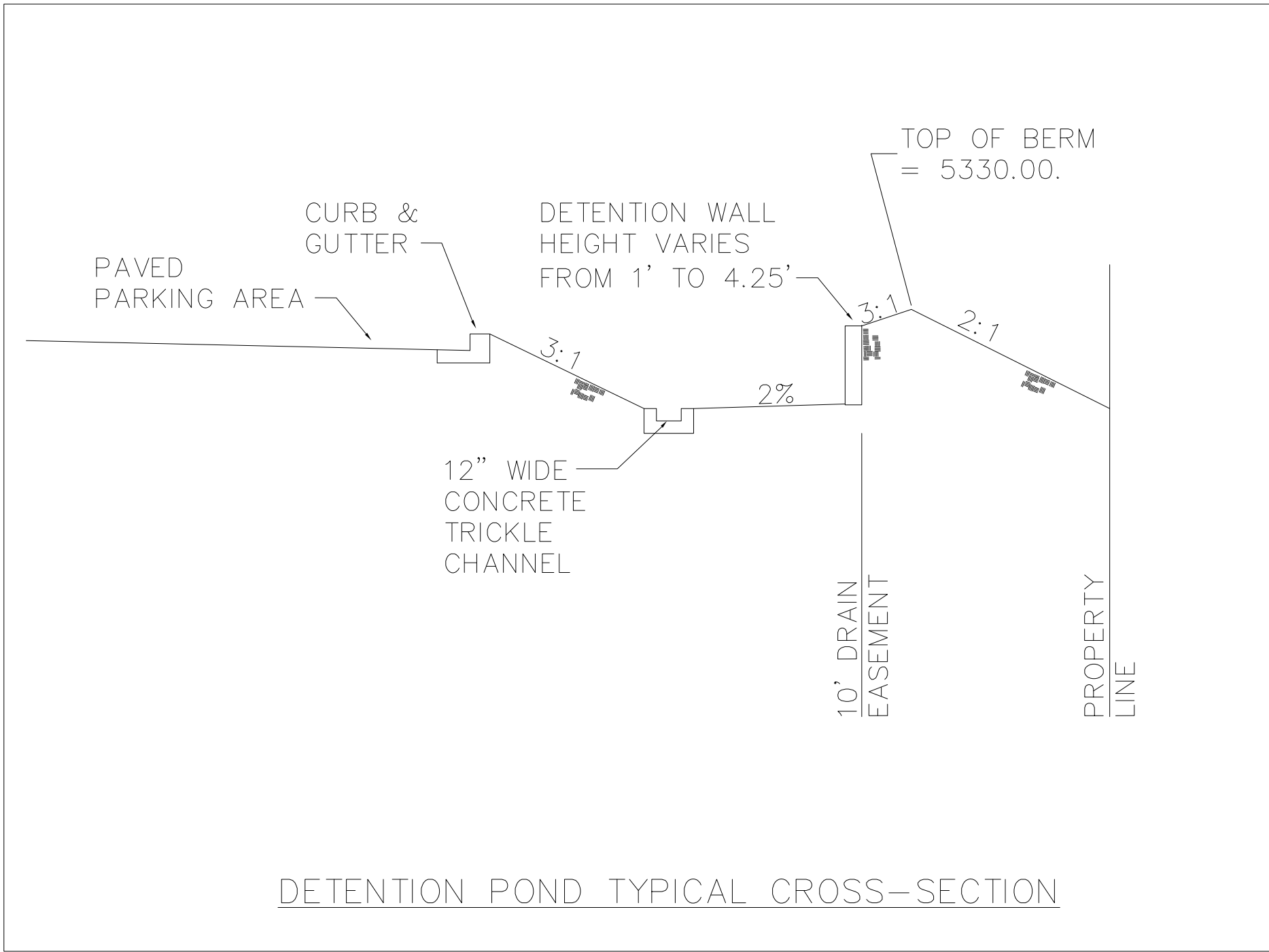


date:



380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER
LOT 18 BLOCK 6
CASE #:

REVISION SCHEDULE		
Revision Number	Revision Description	Revision Date



DRAINAGE & GRADING
DETAILS

ARMFIELD ENGINEERING, LLC
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armfielddesign.com

date:

380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER
LOT 18 BLOCK 6
CASE #:

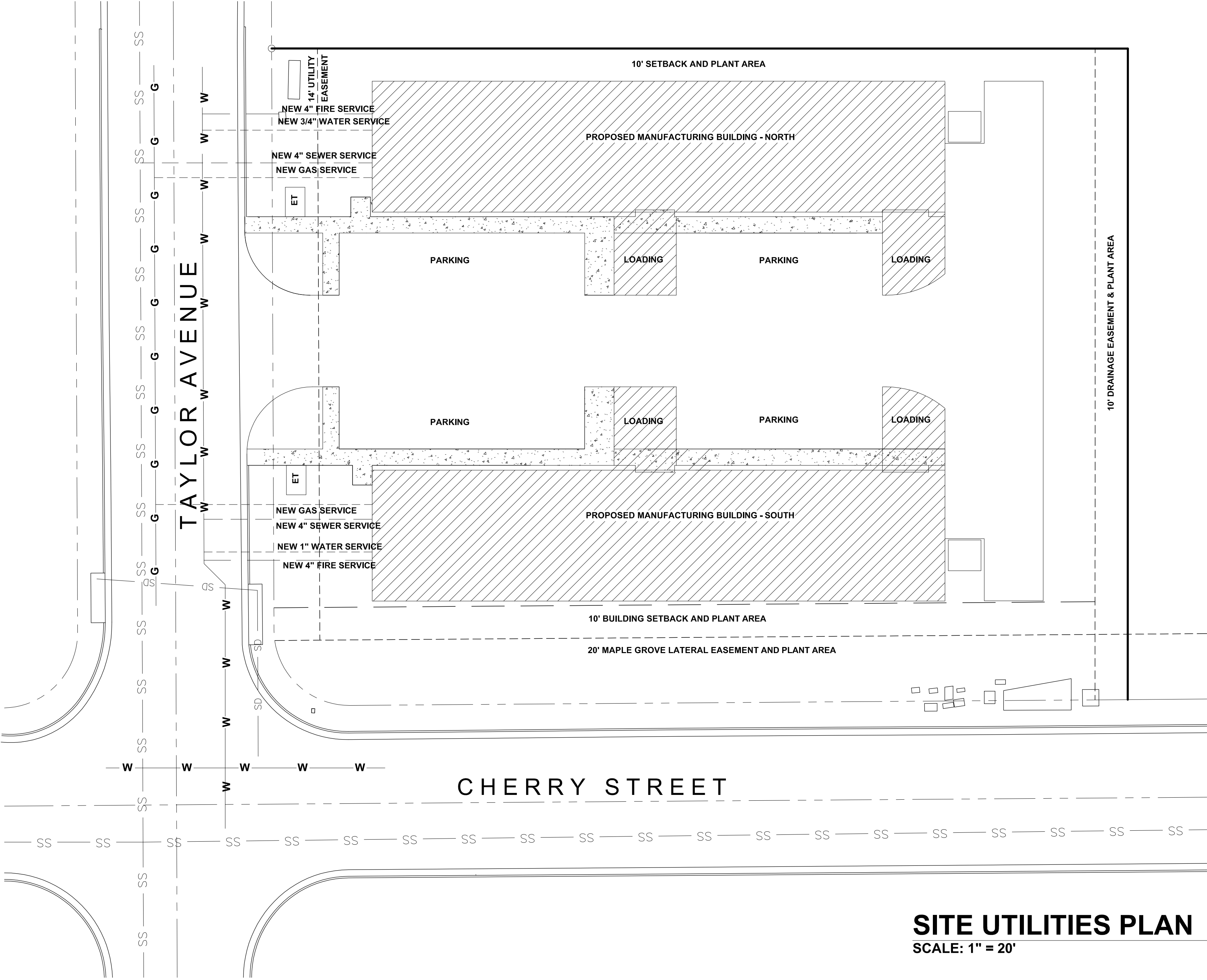
MASTER UTILITY PLAN

E. WAYNE WENTWORTH
CIVIL ENGINEERING DESIGN
202 MAIN STREET, SUITE 4
LONGMONT, COLORADO 80501

PHONE 303-775-7962 wentwrth@aol.com

DATE	SCALE	JOB NUMBER	
6/16/24	NOTED		

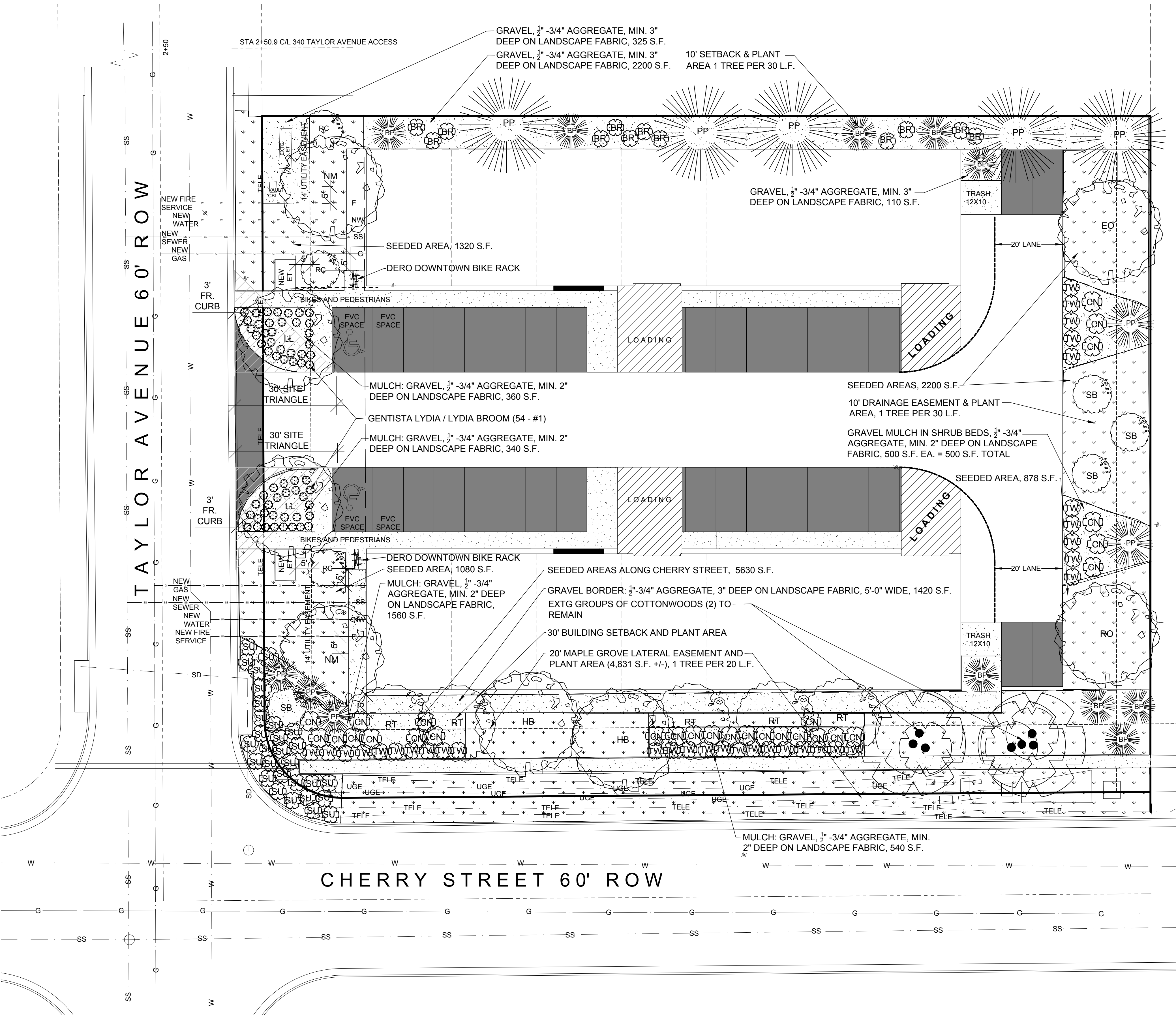
REVISIONS	
DATE	BY
380-TAYLOR 6-15-24.DWG	



SITE UTILITIES PLAN
SCALE: 1" = 20'

PRELIMINARY
NOT FOR CONSTRUCTION

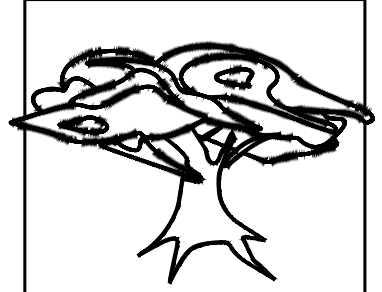
380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER
LOT 18 BLOCK 6
CASE #:



KEYNOTES	
Key Value	Keynote Text



LANDSCAPE ARCHITECT
K. DAKIN DESIGN



1240 LA FARGE AVE LOUISVILLE, CO. 80027
TEL. 303.604.2888 karla@dakindesign.com
Colorado Landscape Architect Lic. #630

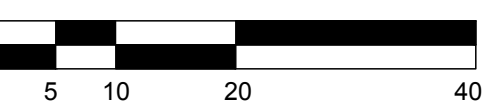
LEGEND - GENERAL SITE

- REMOVE TREE
- EXISTING TREE
- PROPERTY LINE
- TREE PROTECTION FENCING
- F WATER LINE FOR FIRE SERVICE
- NW NEW WATER LINE
- SS SEWER LINE
- G GAS LINE
- W WATER LINE
- SD STORM WATER LINE
- TELE TELEPHONE LINE
- UGE UNDERGROUND ELECTRIC

PLANT LEGEND

- | SYMBOL | DESCRIPTION |
|-----------------------|------------------------------|
| ● | EXISTING TREES TO STAY |
| × | EXISTING TREES TO BE REMOVED |
| (Canopy symbol) | CANOPY TREE |
| (Evergreen symbol) | EVERGREEN TREE |
| (Ornamental symbol) | ORNAMENTAL TREE |
| (Shrub symbol) | SHRUBS |
| (Seeded grass symbol) | SEEDING GRASS |
| (Gravel mulch symbol) | GRAVEL MULCH |

GRAPHIC SCALE

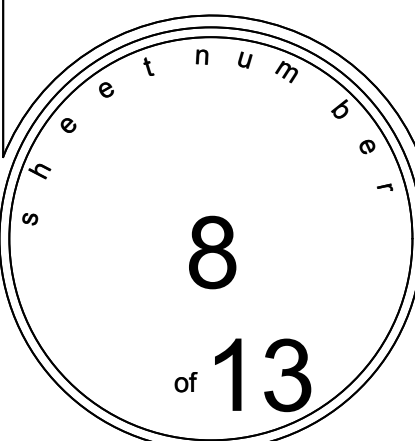


DATE	REVISION DESCRIPTION
No.	

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ARCHITECTURE PLANNING RESTORATION
LONGMONT, COLORADO dm@lrm.com 303-324-4968

date: 6/24/24



PLANTING PLAN
1" = 20'-0"



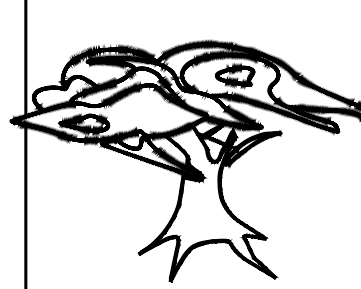
380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER
LOT 18 BLOCK 6
CASE #:

KEYNOTES	
Key Value	Keynote Text



LANDSCAPE ARCHITECT:

K. DAKIN DESIGN

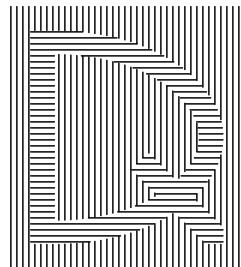


1240 LA FARGE AVE. LOUISVILLE, CO. 80027
TEL. 303.604.2988 karla@dakin.design.com
Colorado Landscape Architect Lic. #630

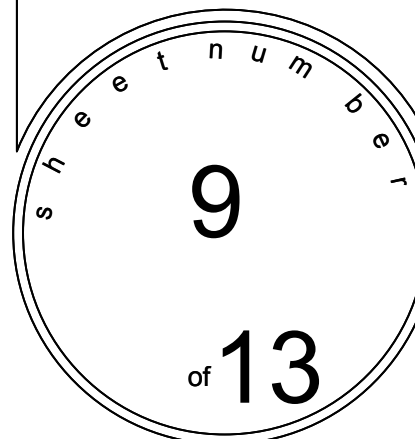
No.	REVISION DESCRIPTION	DATE	

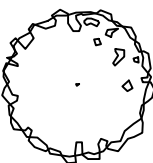
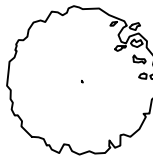
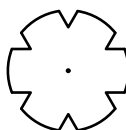
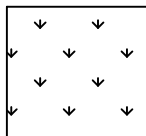
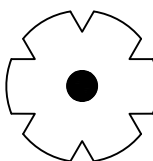
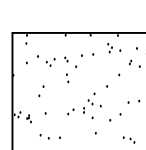
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DONATO L. RUSSELL ARCHITECTURE LLC
ARCHITECTURE PLANNING RESTORATION
LONGMONT, COLORADO dl@rml.com 303-324-4988



date:



PLANT SCHEDULE- PROPOSED					
SYMBOL	ABREV.	BOTANICAL NAME / COMMON NAME	SIZE	AMT.	MAT. HT.
		EVERGREEN TREES		28	
	BP	BOSIAN PINE / PINUS HELDREICHII	6-8' T.	9	25'
	PP	PINON PINE / PINUS EDULIS	6-8' T.	5	30'
	PO	PONDEROSA PINE / PINUS PONDEROSA	6-8' T.	5	80'
		DECIDUOUS TREES			
	NM	DEBORAH NORWAY MAPLE / ACER PLATINOIDES 'DEBORAH'	2.5" C.	2	50'
	EO	ENGLISH OAK / QUERCUS ROBUR	2.5" C.	1	60'
	LL	LITTLE LEAF LINDEN / TILIA CORDATA	2.5" C.	2	50'
	RO	NORTHERN RED OAK / QUERCUS RUBRA	2.5" C.	1	60'
	HB	WESTERN HACKBERRY / CELTIS OCCIDENTALIS	2.5" C.	2	60'
		ORNAMENTAL TREES			
	RT	GOLDEN RAINTREE / KOELREUTERIA PANICULATA	2.0" C	5	30'
	RC	RED BARRON CRABAPPLE / MALUS 'RED BARRON'	2.0" C	3	18'
	SB	SHADBLGW SERVICEBERRY / AMELCHANIER CANADENSIS	2.0" C	4	25'
		SHRUBS			
	BR	BOULDER RASBERRY / RUBUS DELICIOSUS	#5	12	6'
	CN	COPPERTINA NINEBARK / PHYSOCARPUS OPULIFOLIUS COPPERTINA	#5	28	10'
	SU	CREEPING 3-LEAF SUMAC / RHUS TRILOBATA 'AUTUMN AMBER'	#5	29	18"
	GL	LYDIA BROOM / GENISTA LYDIA	#5	58	12"
	TW	TALL WESTERN SAGEBRUSH / ARTEMISIA TRIDENTATA	#5	33	12'
		GRASS: SEEDED, FINE FESCUE BLEND	11,108 S.F.		
		MIXTURE	VARIETIES	% OF MIX BY WT	PLS#*/ACRE
		FESTUCA TRACHYPHYLLA / HARD FESCUE	DURAR, RHINO	28	25
		FESTUCA OVINA / SHEEP FESCUE	COVAR	22	20
		FESTUCA OVINA / BLUE FESCUE	SR 3200, SR 3210	22	20
		FESTUCA RUBRA / CREEPING RED FESCUE	SHADOW II SR 5100, ARUBA	28	25
		SEEDING RATE FOR IRRIG. F.F. TURF	TOTAL PLS*/ACRE	90 # / ACRE	90
		SEEDING RATE FOR MIN. IRRIG. OR NON-IRRIG., UNMOWED F.F. GRASSLAND	TOTAL PLS*/ACRE	25 #/ ACRE	
		*PLS - PURE LIVE SEED (WEIGHT GIVEN IS ONLY SEED, NOT CHAFF			
		PLANT SCHEDULE- EXISTING TO REMAIN			
		COMMON NAME / BOTANICAL NAME	SIZE	AMT.	
		CANOPY TREES			
		COTTON WOOD / POPULUS SP.	4." - 2" C.	2 GROUPS	
		GRAVEL			
	1/2"-3/4" AGGREGATE, 2-3" DEEP (VARIES ON SHRUB BEDS) ON LANDSCAPE FABRIC			7335 S.F.	

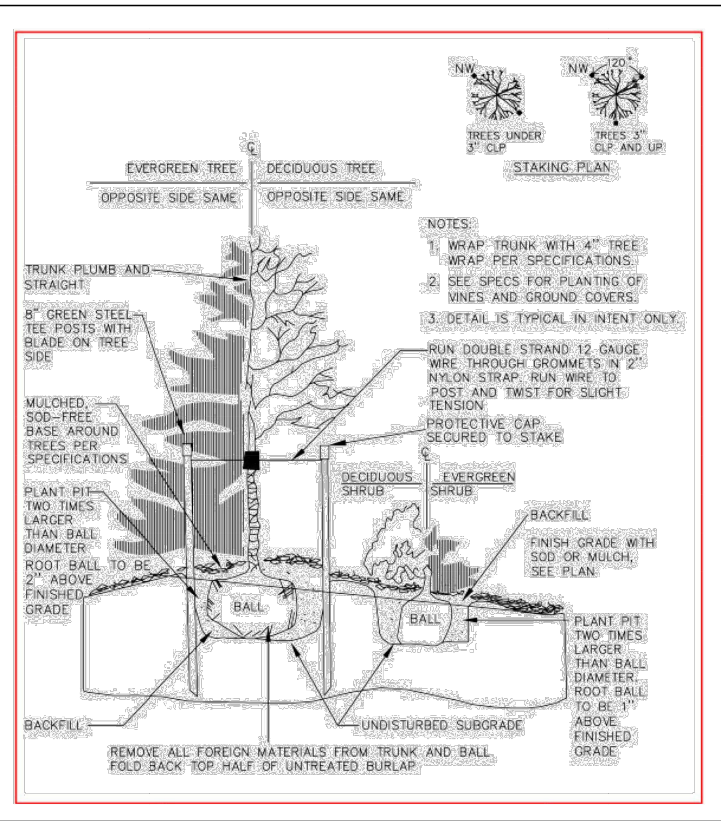
PLAN NOTES

REFERENCE: CITY OF LOUISVILLE, INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (IDDSG), JANUARY, 2000.

- GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM ALL STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND UTILITIES.
- DEVELOPERS SHALL ENSURE THAT THE LANDSCAPE PLANS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- DURING CONSTRUCTION, PREVENT CLEANING OF EQUIPMENT, THE STORAGE OR DISPOSAL OF WASTE BUILDING MATERIAL (I. E. PAINT, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR) WITHIN THE DRIPLINE OF ANY PROTECTED TREE OR GROUPS OF TREES.
- SITE PREPARATION & ALL PLANTING MUST BE COMPLETED IN ACCORDANCE WITH CHAPTERS 1 & 5 OF IDDSG. PRIOR TO INSTALLATION OF PLANT MATERIAL, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED, ORGANIC AMENDMENTS SUCH AS COMPOST, PEAL, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT THE RATE OF AT LEAST THREE (3) CUBIC YARDS OF AMENDMENT PER 1000 SQUARE FEET OF LANDSCAPE AREA.
- ALL TREES & SHRUBS SHOWN AT APPROXIMATELY 2/3'S OF MATURE SIZE.
- CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
- LABELS THAT IDENTIFY THE BOTANICAL OR COMMON NAME WILL BE ON ALL TREES AT THE FINAL INSPECTION.
- ALL PLANT MATERIALS WILL MEET THE FOLLOWING MINIMUM SIZES, AS NOTED IN SECT. 5-7:
 - DECIDUOUS SHADE/CANOPY TREES: 2.5" CALIPER
 - ORNAMENTAL: 2.0" CALIPER
 - EVERGREEN TREES: 6'-8" HEIGHT (WITH A MINIMUM OF 25% 8" IN HEIGHT)
 - MULTI-STEM ORNAMENTALS: 8'-10" HEIGHT
 - SHRUBS: 5 GALLON CONTAINER
 - GROUND COVER/PERENNIALS: 2 1/4" POTS
 - VINES: 1 GALLON CONTAINER
- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- DECIDUOUS TREES SHALL BE PLANTED A MINIMUM OF 5- FEET AND EVERGREEN TREES A MINIMUM OF 10- FEET FROM PUBLIC UTILITIES AND PUBLIC SIDEWALKS, UNLESS MODIFIED BY PUD STREET TREE PLANS. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATION OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING. A HORIZONTAL DISTANCE OF 40' BETWEEN STREET TREE AND STREET LIGHT SHALL BE MAINTAINED.
- NO EDGING AROUND SHRUBS PLANTED IN SEEDED AREAS. USE ROLLED METAL EDGING AROUND PERENNIAL AND SHRUB BEDS THAT LINE STREETS AND SIDEWALKS
- INSTALL PERMANENT MULCH, GRAY GRAVEL, 3/8", 2" DEEP, IN SHRUB, TREE, AND PERENNIAL PLANTED BEDS. PERENNIALS LIKE LAMB'S EAR AND NEPETA SHOULD BE ALLOWED TO SPREAD AND FILL IN.
- THE PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN A HEALTHY AND GROWING CONDITION, AND ADHERE TO ALL STANDARDS OF GUIDELINES OF SECTION 5.8 OF IDDSG. THE PROPERTY OWNER WILL REMOVE AND REPLACE DEAD PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OR PLANT MATERIAL AS ORIGINALLY INSTALLED, UNLESS MATERIAL IS DISEASED OR INSECT-INFECTED.
- ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE EFFICIENT IRRIGATION COVERAGE WITH MINIMAL OVER SPRAY ONTO NON-LANDSCAPED AREAS.
- A SOIL SENSING DEVICE OR OTHER IRRIGATION MANAGEMENT SYSTEM WILL BE INSTALLED FOR IRRIGATION SYSTEMS IN TURF AREAS.
- ALL SEEDED AREAS UNLESS OTHERWISE NOTES WILL BE SEEDED WITH DRYLAND / NATIVE SEED TO SUIT SPECIFIC SOIL CONDITION AND MAINTANCE REQUIREMENTS.

IDDSG - Landscape Data Table (PUDs and SRUs)

	Required	Existing (if req'd)	Proposed
Total Site Area			52,258 S.F.
Perimeter Landscaping	# / linear foot		
Adjacent to Public/Private Road			
In ROW (tree lawn)	1 per 40 l.f.	N/A	N/A
On Private Property 450 L.F.	1 per 20 l.f.	22.5	23
Evergreen Trees	?	0	6
Deciduous Trees	?	2	8
Ornamental Trees	?	0	9
	?	TOTAL 2	23
Shrub Beds	% of total streetscape area 20% = 3000 S.F.	0	2800 S.F.
Shrubs per Tree 6	# within streetscape area 135	0	135
		TOTAL 0	135
Adjacent to Same Zoning 477 L.F.	# / linear foot		
Public Zone	CORNER LOT, NO PUBLIC ZONE		
Private Zone	30 PER L.F. / 16	0	16
Evergreen Trees		0	11
Deciduous Trees		0	2
Ornamental Trees		0	3
		TOTAL 0	16
Shrubs/Vines/Grasses		N/A	28
		TOTAL N/A	28
Adjacent to Res/Ag/Open Space Zoning	# / linear foot	N/A	N/A
Evergreen Trees		N/A	N/A
Deciduous Trees		N/A	N/A
Ornamental Trees		N/A	N/A
		TOTAL N/A	N/A
Shrubs/Vines/Grasse		N/A	N/A
		TOTAL N/A	N/A
Screen hedge	% of length of perimeter	N/A	N/A
Parking Lot Landscaping			
Overall 34 SPACES	Trees per 16 spaces		
Landscape Medians	# per 30 l.f.	2	2
Canopy Shade Trees		2	2
Deciduous Trees		0	0
Ornamental Trees		0	0
		TOTAL 2	2
Shrubs/Vines/Grasses	# per 30 l.f.		
		TOTAL	
Landscape Islands		N/A	N/A
Evergreen Trees		N/A	N/A
Deciduous Trees		N/A	N/A
Ornamental Trees		N/A	N/A
		TOTAL N/A	N/A
Shrubs/Vines/Grasses	Min. of 8 shrubs/island	N/A	N/A
		TOTAL	
Building Site Landscaping			
Planting Bed	Linear footage of bldg.	SEE PERIMETER LANDSCAPING	
	perimeter		
Evergreen Trees	# / linear foot of bldg. frontage		2
Deciduous Trees		SEE PERIMETER LANDSCAPING	
Ornamental Trees		SEE PERIMETER LANDSCAPING	
		TOTAL 2	
Shrubs/Vines/Grasses			0
		TOTAL	



TREE AND SHRUB PLANTING DETAILS

380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER
LOT 18 BLOCK 6
CASE #:

REVISION SCHEDULE		
Revision Number	Revision Description	Revision Date

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	9.8 fc	0.0 fc	N/A	N/A

PROVIDED BY
TLA

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Light Loss Factor	Total Lumens	Wattage	Plot
	A	4	Lithonia Lighting	WIDE2 LED P5 30K 80CRI VW	WIDE2 LED WITH P5 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	WIDE2_LED_P5_30K_80CRI_V Wires	1	5921	48.44	
	B	4	Lithonia Lighting	WIDE2 LED P4 30K 80CRI 14H	WIDE2 LED WITH P4 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 4 MEDIUM OPTIC	WIDE2_LED_P4_30K_80CRI_14 Wires	1	3978	46.6589	
	C	2	Lithonia Lighting	WIDE2 LED P2 30K 80CRI VW	WIDE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	WIDE2_LED_P2_30K_80CRI_V Wires	1	1997	14.53	

Luminaire Locations

		Location					Aim			
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	-158.00	616.00	16.00	16.00	0.00	0.00	-158.00	616.00	0.00
2	A	-240.00	617.00	16.00	16.00	0.00	0.00	-240.00	617.00	0.00
3	A	-239.00	692.00	16.00	16.00	180.00	0.00	-239.00	692.00	0.00
4	A	-158.00	692.00	16.00	16.00	180.00	0.00	-158.00	692.00	0.00
1	B	-199.00	616.00	16.00	16.00	0.00	0.00	-199.00	616.00	0.00
2	B	-199.00	692.00	16.00	16.00	180.00	0.00	-199.00	692.00	0.00
3	B	-298.00	691.00	16.00	16.00	180.00	0.00	-298.00	691.00	0.00
4	B	-299.00	617.00	16.00	16.00	0.00	0.00	-299.00	617.00	0.00
1	C	-148.00	596.00	12.00	12.00	90.00	0.00	-148.00	596.00	0.00
2	C	-148.00	713.00	12.00	12.00	90.00	0.00	-148.00	713.00	0.00

Note

Lighting calculation software is for estimating purposes only, not generating exact values.

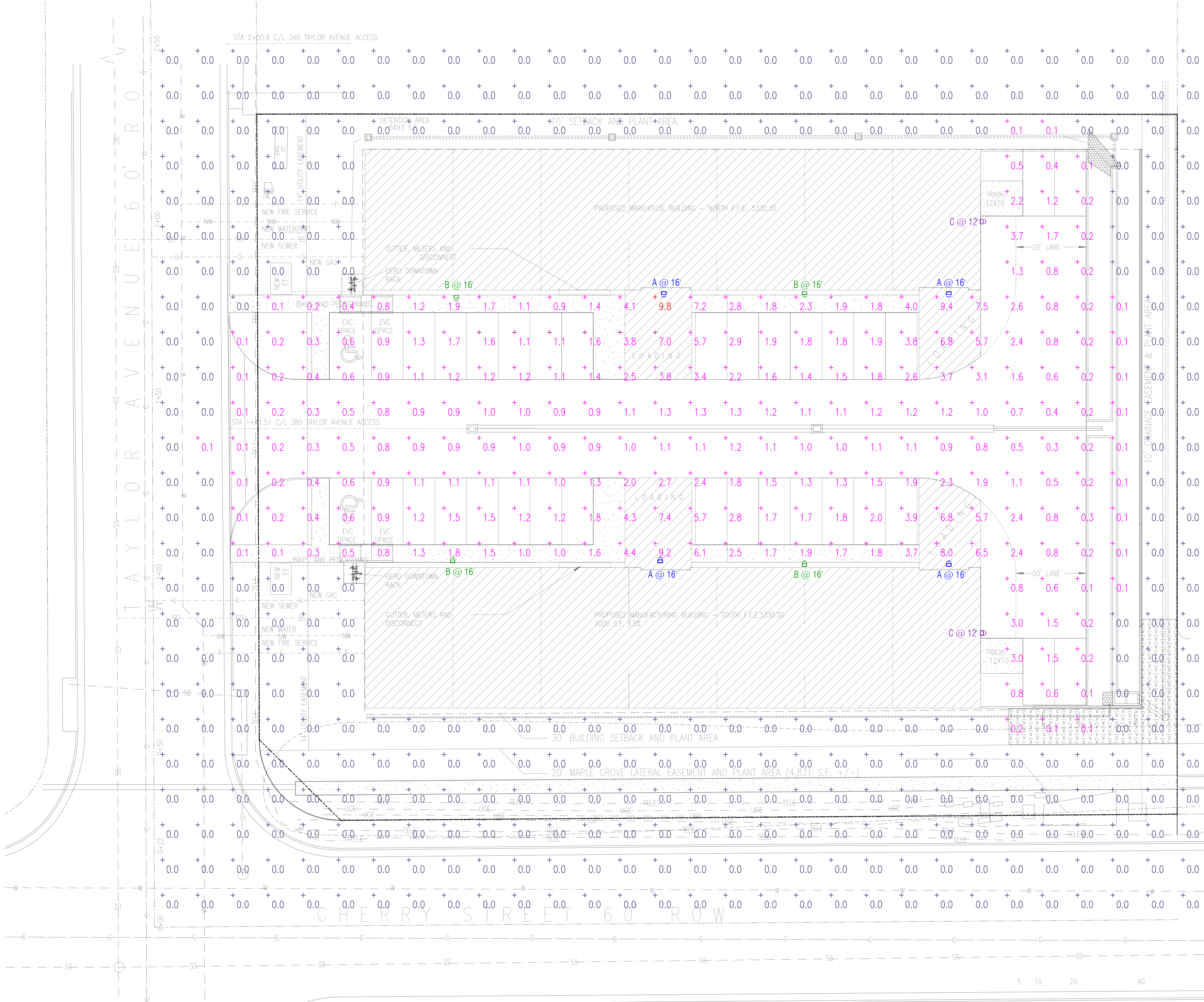
These calculations are for the use and adoption by our clients and theirs' solely at their discretion. This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project's lighting specifications for levels and uniformity.

We make no guarantees of meeting any subjective expectations. Calculations are based on a model only. Space characteristics and electrical supply to fixtures, along with installation details, may alter fixture output and model performance. Model is based on standard reflectance values unless otherwise noted.

Any variance from reflectance values, obstructions, light loss factors (including both physical and electrical in nature) or dimensional data will affect the actual light levels obtained.

Final construction drawings and calculations are the responsibility of a licensed architect or engineer.

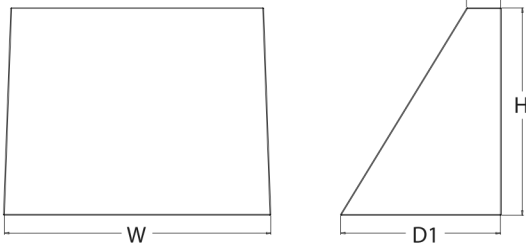
The Lighting Agency provides these calculations as a courtesy for evaluation only.





Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
(without options)



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. See ordering fee for details

WDGE LED Family Overview										
Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)					
					P0	P1	P2	P3	P4	P5
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000
WDGE2 LED	Precision Reflective	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--
WDGE3 LED	Precision Reflective	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--
WDGE4 LED	Precision Reflective			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000

Ordering Information

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting		
WDGE2 LED	P0*	27K 2700K	70CRI*	T1S Type I Short	480*	MVOLT	Shipped included	Shipped separately
	P1*	30K 3000K	80CRI	T2M Type II Medium				
	P2*	40K 4000K	LWF Limited Wavelength	T3M Type III Medium				
	P3*	50K 5000K	AMB*	T4M Type IV Medium				
	P4*	AMB* Amber		14TM Forward Two Medium				

Options		Finish	
EW1WH	Emergency battery backup, Certified in CA Title 20 MAERS (10W, 0°C min)	DBRBD	Dark bronze
EW2WC	Emergency battery backup, Certified in CA Title 20 MAERS (18W, -20°C min)	DLRBD	Dark bronze
	PhotoCell, Button type	DNALD	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DNWHD	White
	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	PSDD	Switchable
KCE	Bottom conduit entry for back box (PB8W). Total of 4 entry points.	DBRBD	Dark bronze knob
	Castal Construction	DLRBD	Dark bronze knob
BCE		DNALD	Natural aluminum
		PSDD	Switchable
See page 4 for out of box functionality			