

ITEM: PUD-000512-2024 – 380 S Taylor Ave

PLANNER: Matt Post, Senior Planner

REPRESENTATIVE: Don Russell

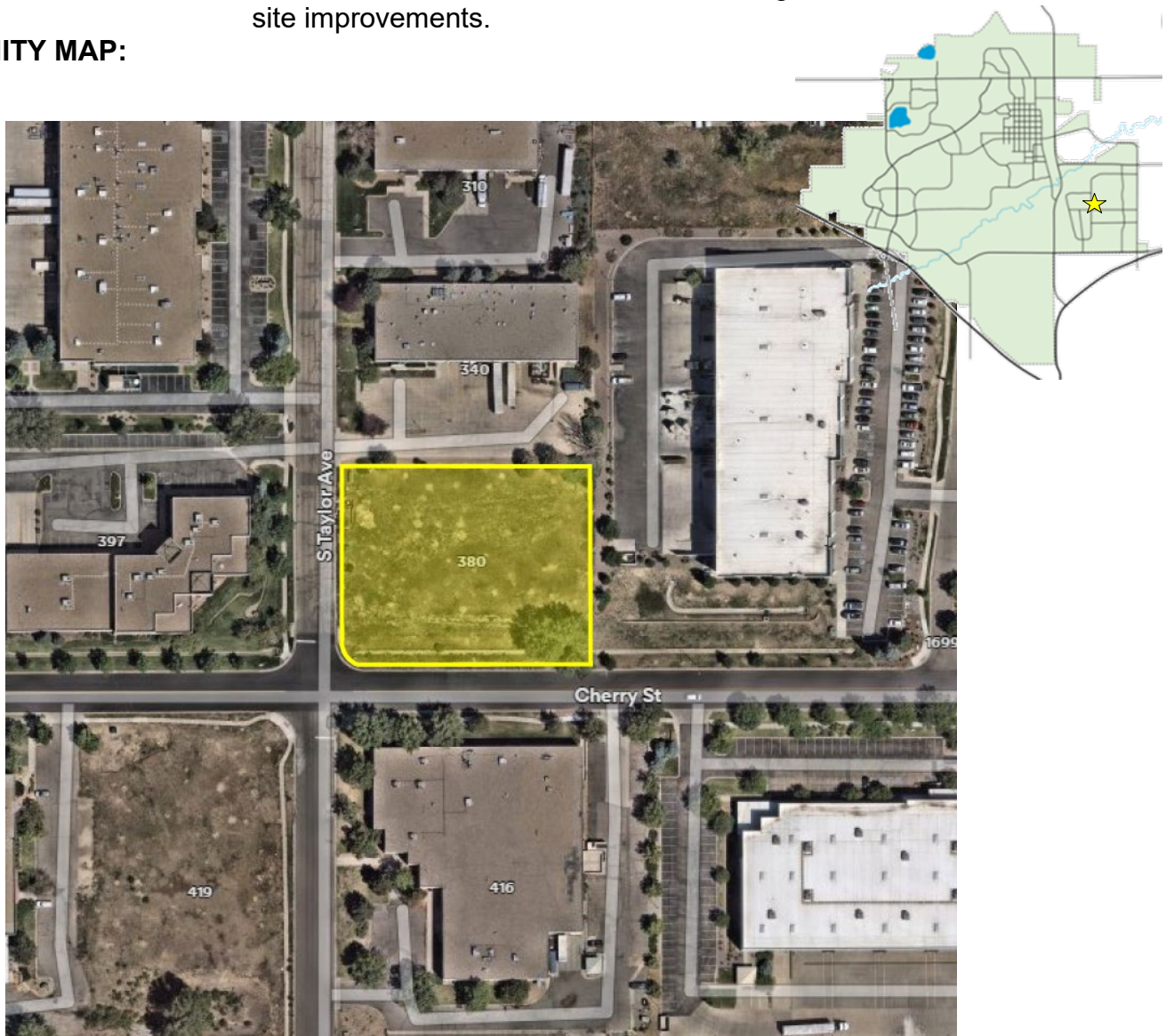
EXISTING ZONING: I - Industrial

LOCATION: 380 Taylor Ave

TOTAL SITE AREA: 1.2 Acres

REQUEST: Approval of Resolution No. 5, Series 2025, recommending approval of a Planned Unit Development Amendment to allow construction of two industrial buildings and associated site improvements.

VICINITY MAP:



SUMMARY:

The applicants and property owners, Don Russell and Dmytri Kalchyk, seek approval for a final Planned Unit Development (PUD) to facilitate the construction of two industrial buildings, measuring 7,150 square feet and 7,000 square feet, respectively, along with associated site improvements.

BACKGROUND:

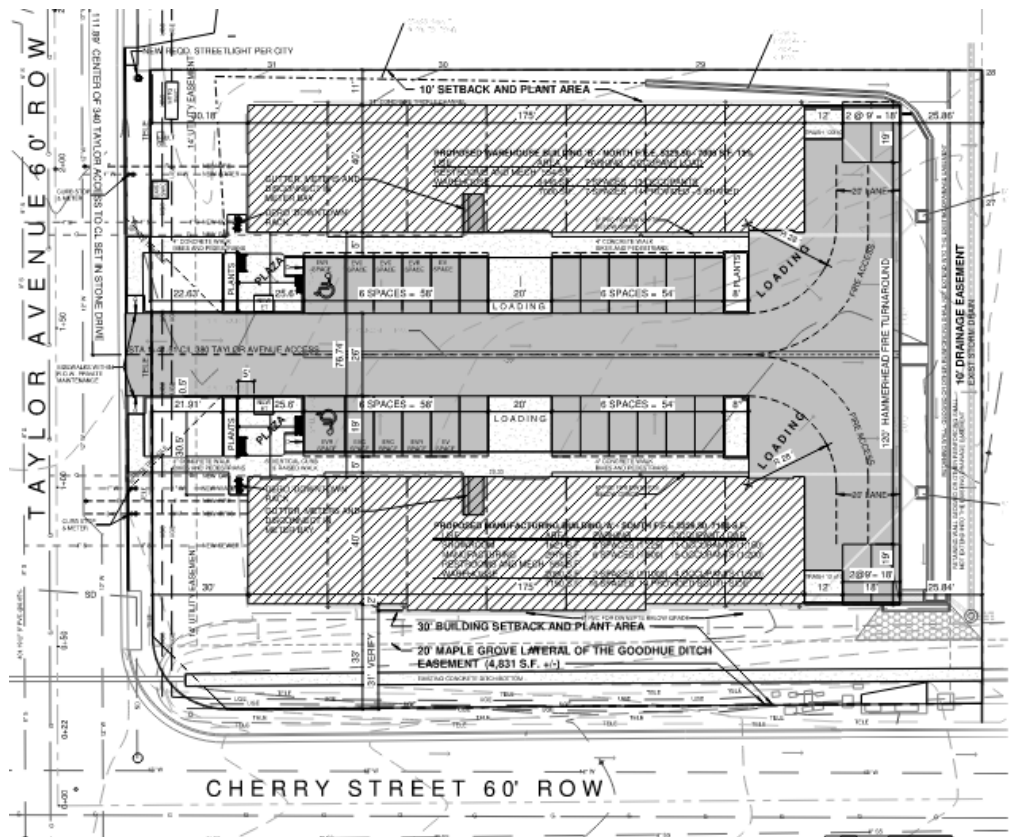
The subject property is a vacant 1.2-acre lot located in the Colorado Technology Center (CTC). It is zoned Industrial (I), and development is primarily governed by the Industrial Development Design Standards and Guidelines (IDDSG). The property is a corner lot with frontage on Cherry Street and Taylor Avenue.



Vicinity Map

PUD PROPOSAL:

The application proposes the development of two industrial buildings, measuring 7,150 square feet and 7,000 square feet, respectively, resulting in a total building footprint of 14,150 square feet. The proposed use includes indoor manufacturing and fabrication, which is permitted by-right in the Industrial Zoning District. Parking, loading, and service areas are located internal to the site, while two plaza areas with landscaping and seating are included at both building entrances. A single access point is provided on the west side of the site via Taylor Avenue, facilitating access to both buildings. Water quality and detention facilities are on the east side of the site, between the buildings and the property boundary.



Site Plan

The site's primary access point provides entry to the parking area, which accommodates 24 off-street parking spaces. This includes two electric vehicle (EV) charging stations, three EV-ready spaces, and four EV-capable spaces. To support the operational requirements of the Louisville Fire Protection District, a hammerhead turn-around is incorporated on the east side of the site. Additionally, two screened trash enclosures are provided, serving each building

Sidewalks are not required for this development, as there are no existing sidewalks adjacent to the site along the north side of Cherry Street or the east side of Taylor Avenue. Sidewalks are, however, present along the south side of Cherry Street and the west side of Taylor Avenue.

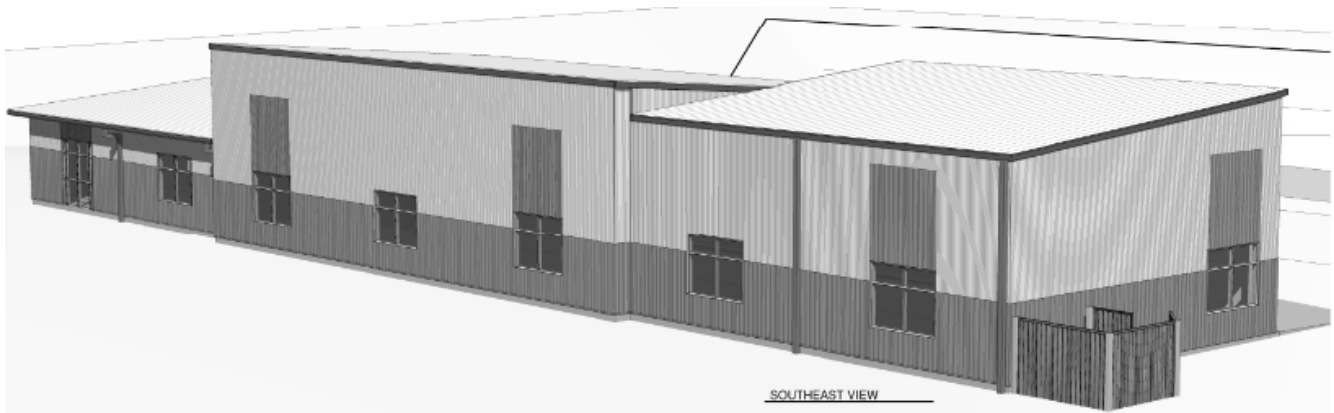
Landscaping constitutes 35.2 percent of the site, exceeding the 25 percent requirement set by the IDDSG. A waiver has been requested from Section 5.1.D.2 of the IDDSG, which requires the planting of one deciduous tree for every 40 linear feet of street frontage within the right-of-way. The site is heavily encumbered by easements and associated utilities directly adjacent to street frontages, which will preclude the planting of trees in those areas (further analysis is provided below). In total, 37 trees will be planted on the site, in addition to the preservation of two mature cottonwoods along the southeast frontage.

The building will be constructed using architectural metal panels featuring varying texture and colors. Both buildings incorporate variations in roof form and pitch, with enhanced building entries that include storefront entry systems, architecturally appropriate awnings, and plaza spaces for seating. The south building presents an articulated façade along Cherry Street, while both buildings feature increased transparency and architecturally appropriate awnings on the west elevations facing Taylor Avenue. Service and loading areas are internal to the site, with screening provided where necessary. The south building will vary in height from 15' 10" to just over 25 feet, while the south building is proposed at just over 23 feet tall with varying roof forms. The variations in height and material texture, along with a focus on entry features, add architectural interest and are well-suited to the Industrial zone district. The color palette will consist of neutral white and gray colors.

As part of this application, the applicant is requesting a waiver from IDDSG Sec. 4.5.1.A which prohibits the use of metal as façade material. The applicant is also requesting a waiver from IDDSG Sec. 1.2.D, which requires varying building setbacks for multiple buildings on a site. Additional analysis is provided below.



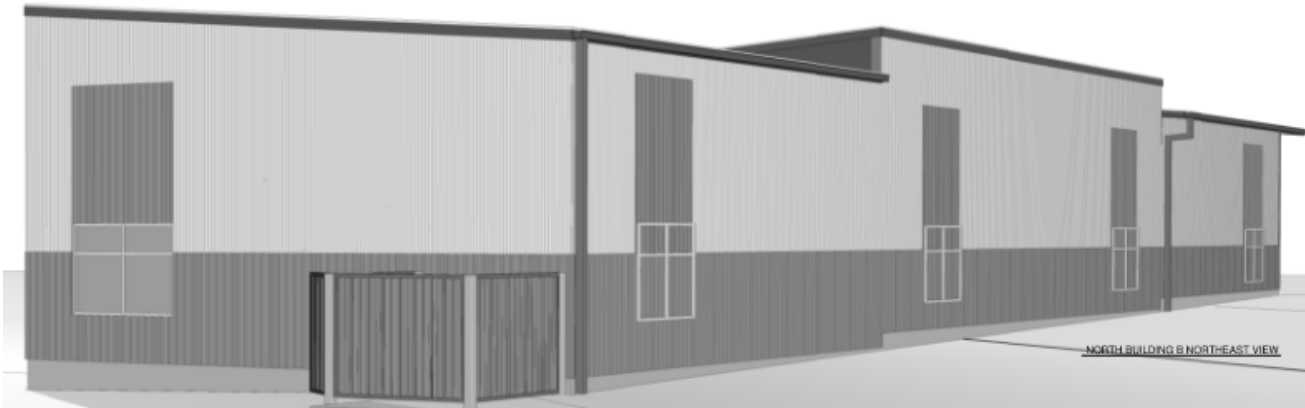
Northwest Elevation – South Building



Southeast Elevation – South Building



Southwest Elevation – North Building



Northeast Elevation – North Building

Analysis:

Planned Unit Development

The PUD is subject to the IDDSG and the review criteria in Section 17.28.120 of the Louisville Municipal Code (LMC).

IDDSG Analysis

IDDSG: 1. Site Planning

This application complies with site standards, including all minimum setbacks and building and site orientation standards. Site coverage meets the minimum requirements for landscape coverage with over 30%. Loading docks and service areas are located internal to the site on the non-street-facing side of the buildings, while the trash enclosure are located on the east side of the site (internal) and screened from view. The proposal meets the site standards for site grading and drainage in the IDDSG.

IDDSG: 2. Vehicular Circulation and Parking

Access is accommodated by a single drive from Taylor Avenue. The drive aisles and overall sight circulation patterns were designed for ease of vehicular entry and exit and will accommodate access for fire and service needs on the property. The parking lot meets all design requirements.

IDDSG: 3. Pedestrian and Bicycle Circulation

The applicant has included internal pedestrian paths that maintain a minimum, unobstructed width of 5 feet. Bicycle parking is located near the main entrances of both buildings. Due to the lack of sidewalk continuity around this site, public sidewalks are not included as part of this proposal.

IDDSG: 4. Architectural Design

The building layouts include primary, storefront-style entries that are clearly identifiable from the primary access point. Service entries and loading areas are internal the site, and mechanical equipment is recessed into the building façade. The building incorporates architectural features to reduce the apparent massing of the building including roofline variation, color variation, and building articulation. With the requested waiver, the materials and color palette of the building satisfy the standards required by the IDDSG.

IDDSG: 5. Landscape Design

Due to the presence of easements and associated utility infrastructure, the ability to incorporate planting along Cherry Street and Taylor Avenue is significantly restricted. As a result, the applicant has requested a waiver from the requirement to plant one tree per 20 linear feet in the streetscape right-of-way. The required trees will be provided in other areas on the site, with a total of 37 trees planned, in addition to the preservation of two mature cottonwood trees on the southeast portion of the site. The remainder of the site is landscaped with 151 low-water shrubs, and a fine fescue, low-water grass blend is proposed all other areas of the site.

IDDSG: 6. Fences and Walls

The application includes a retaining wall associated with grading, drainage, and detention along the east side of the site. The proposed retaining wall will be a maximum of 4 feet high and complies with IDDSG standards.

IDDSG: 8. Exterior Site Lighting

The application includes wall mounted LED lights. All fixtures are full cut-off, with warm light temperatures and is in conformance with IDDSG standards.

Compliance with 17.28.120

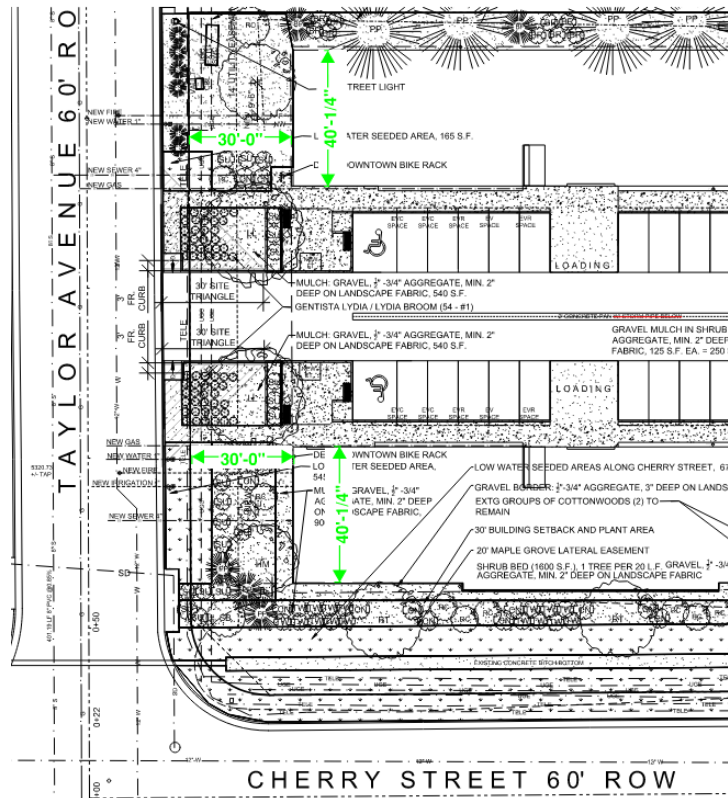
Section 17.28.120 of the Louisville Municipal Code lists 28 criteria for PUDs that must be satisfied or found not applicable in order to approve a PUD. Analysis and staff's recommended finding of each criterion is provided in the attached appendix.

Waiver Compliance with 17.28.110

Section 17.28.110 of the Louisville Municipal Code sets forth the PUD waiver process and criteria. The application includes the following waiver requests:

- Section 1.2.D of the IDDSG mandates that multibuilding proposals incorporate varied building setbacks to promote visual interest along the street. This requirement applies to the portion of the development facing Taylor Avenue. The applicant has requested a waiver from this standard, proposing that both buildings be setback 30 feet from Taylor Avenue, which aligns with the minimum setback requirement for the zoning district.

The subject property, being a corner lot, is subject to two 30-foot street setbacks and a 15-foot rear setback (opposite Taylor Avenue). To enhance the visual appeal of the development, the applicant has incorporated two plaza spaces at the entrances, along with enhanced landscaping features. Furthermore, the building lengths along Taylor Avenue are 40 feet each, totaling 80 feet along a lot frontage of 198 feet. Staff find that the requested waiver is reasonable and aligns with the intent of the varied setback standard, given the inclusion of enhanced entry features and the relatively minor percentage of building frontage proposed along Taylor Avenue.



Setback Waiver Diagram

- Section 4.5.1.A of the IDDSG discourages the use of the metal as an exterior cladding material. The applicant is requesting a waiver from this design standard to allow ribbed metal paneling as an exterior material.

Metal cladding materials have become increasingly architecturally appropriate and are now considered a durable and sustainable option for design. In addition to their aesthetic appeal, these materials offer fire resistance and can be easily maintained over time, making them a practical choice for modern construction. Adjacent sites have successfully incorporated metal cladding into their façade design. Staff find this request to be reasonable and consistent with previous approvals in the CTC.

- Section 5.1.D.2 of the IDDSG requires one street tree for every 40 linear feet of lot frontage. The subject property is significantly encumbered by easements in the areas designated for street tree planting, which limits the ability to plant trees in these spaces. In response, the applicant has provided the required number of trees on-site, including 14 trees along the south side (Cherry Street) and nine trees along the west side (Taylor Avenue), totaling 37 trees across the property. Staff support the request for a waiver in consideration of the existing easements on the site.
- Section 2.1.1.C of the IDDSG requires a two-way drive aisle width of 28 feet. The applicant is requesting a waiver to allow a reduced drive aisle width of 26 feet. Staff supports this request, as the Louisville Fire Protection District has confirmed that a 26-foot width is sufficient to accommodate emergency access on the site. Additionally, a 26-foot drive aisle width aligns with modern development practices for efficient site design and functionality.

PUBLIC COMMENTS: As of publication of this report, staff has not received comments from the public.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 5, Series 2025 recommending approval of a Final Planned Unit Development at 380 Taylor Avenue:

ATTACHMENTS:

- A. Resolution No. 5, Series 2025
- B. Application Materials and PUD

APPENDIX: PUD Criteria Analysis – 745 S PIERCE AVENUE PUD

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area.	Compliant	The use is appropriate for the area and permitted in the Industrial zone district. The site design is consistent with the context of the surrounding area.
2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening.	Compliant	The application provides for adequate and safe internal circulation.
3. Consideration and provision for low and moderate-income housing	Not applicable	The property is zoned Industrial; residential uses are not allowed.
4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function	Compliant	The PUD complies with landscape requirements in Chapter 5 of the IDDSG with the requested waiver.
5. Variety in terms of housing types, densities, facilities and open space	Not applicable	The property is zoned Industrial; residential uses are not allowed.
6. Privacy in terms of the needs of individuals, families and neighbors	Compliant	The PUD complies with site planning provisions in the IDDSG, assuring appropriate privacy of neighboring properties.
7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness	Compliant	The PUD complies with pedestrian and bicycle requirements in the IDDSG, ensuring adequate pedestrian and bicycle access.
8. Building types in terms of appropriateness to density, site relationship and bulk	Compliant	The PUD complies with site planning and building height requirements in the IDDSG, ensuring an appropriate bulk for buildings and relationship to other developments in the CTC.
9. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting	Compliant	The PUD complies with the architectural design and site planning requirements in the IDDSG with the requested waiver. The design incorporates adequate

		articulation, building materials, and site configuration.
10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood	Compliant	The PUD complies with landscape requirements in Chapter 5 of the IDDSG with approval of the requested tree waiver. Adequate screening between similar uses is provided and includes compatible landscaping for the CTC.
11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in <u>chapter 17.32</u>	Compliant	The PUD complies with all applicable development design standards and guidelines.
12. None of the standards for annexation specified in <u>chapter 16.32</u> have been violated	Not applicable	No annexation.
13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan	Compliant	The Public Works Department and Louisville Fire District reviewed the PUD and it meets their requirements. Other key utility providers are available to serve the development.

Criteria 17.28.120 (B)	Finding	Narrative
1. Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.	Compliant	The PUD complies with the adopted elements of the comprehensive plan, and the adopted development design standards and guidelines.
2. No structures in a planned unit development shall encroach upon the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered in a planned unit development plan.	Compliant	The property is neither located in a floodplain nor are there any bodies of water in the area.
3. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.	Compliant	There is no known subsidence on the property.

4. The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.	Compliant	The PUD is appropriate for the context of the existing conditions of the property.
5. Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.	Compliant	The PUD complies with site planning requirements in the IDDSG, ensuring proper building placement, vistas, and access to open space.
6. Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.	Compliant	The PUD complies with requirements in the IDDSG.
7. Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of the city and applicable development design standards and guidelines. The system of streets, including parking lots, shall aid the order and aesthetic quality of the development.	Compliant	The PUD complies with requirements in the IDDSG, ensuring properly designed landscaping adjacent to public streets.
8. There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation	Compliant	The PUD complies with bicycle and pedestrian requirements in the IDDSG, ensuring adequate pedestrian and bicycle access.

facilities within the development. Pedestrian links to trail systems of the city shall be provided.		
9. The project and development should attempt to incorporate features which reduce the demand for water usage.	Compliant	The PUD proposes water use consistent with expectations for the CTC development. Plant material has been grouped into similar water-requirement irrigation zones.
10. Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.	Compliant, with condition	The PUD complies with landscape requirements in the IDDSG, with the requested waiver.
11. Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping shall be incorporated into entrances to developments.	Compliant	The PUD complies with the requirements of the IDDSG and includes adequate landscaping and buffering from adjacent streets and properties of the same or similar uses.
12. There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.	Compliant	The PUD provides a structure oriented towards the south with an unshaded roof so that solar energy may be utilized in the future.
13. The overall PUD shall provide a variety of housing types.	Not applicable	The property is zoned Industrial; residential uses are not allowed.
14. Neighborhoods within a PUD shall provide a range of housing size.	Not applicable	The property is zoned Industrial; residential uses are not allowed.
15. Architectural design of buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.	Compliant	The PUD proposes architecture that is compatible in design with the contours of the site, with surrounding buildings, and neighborhoods.

**RESOLUTION NO. 5
SERIES 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF A PLANNED UNIT
DEVELOPMENT AMENDEMENT TO ALLOW CONSTRUCTION OF A 7,150 SQUARE-
FOOT INDUSTRIAL BUILDING AND A 7,000 SQUARE-FOOT INDUSTRIAL
BUILDING AT 380 TAYLOR AVENUE.**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a final planned unit development amendment to allow construction of two industrial buildings, measuring 7,150 square feet and 7,000 square feet, at 380 Taylor Avenue; Lot 18, Block 6, Colorado Technological Center Filing 1; and

WHEREAS, City staff has reviewed the information submitted and found that, with the four requested waivers, the application complies with the Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on April 10, 2025 where evidence and testimony were entered into the record.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a final planned unit development amendment to allow construction of two industrial buildings, measuring 7,150 square feet and 7,000 square feet, at 380 Taylor Avenue

PASSED AND ADOPTED this 10th day of April 2025.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Cullen Choi, Secretary
Planning Commission

Development Review Application Form

Please complete this form and include it with the submittal documents for your development review application. Applications will not be processed until all required information is provided to the satisfaction of the City of Louisville Planning Department.

Property Information

Common Address(es): 380 SOUTH TAYLOR AVENUE

Legal Description:

Lot 18 Block 6 Subdivision COLORADO TECHNOLOGICAL CENTER

Lot Area: 52,258 Sq. Ft. or 1.2 Acres

LAND USE PROCESS (check all that apply)

- ☐ Annexation
- ☐ Concept Plan
- ☐ Easement Vacation
- ☐ Oil and Gas
- ☐ General Development Plan (GDP)
 - ☐ Amendment
 - ☐ New GDP
- ☐ Planned Unit Development (PUD)
 - ☐ Amendment
 - ☐ Preliminary
 - ☒ New PUD
- ☐ Rezoning
- ☐ Special Review Use (SRU)
 - ☐ Amendment
 - ☐ New SRU
- ☐ Subdivision
 - ☐ Final or Replat
 - ☐ Preliminary Plat
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Vested Property Right
- ☐ Wireless Facility
- ☐ Other: _____

PROJECT DESCRIPTION:

2 WAREHOUSE/MANUFACTURING BUILDINGS OF 7,000 S.F. EACH, DRAINAGE DESIGN, LANDSCAPE DESIGN.

Property Owner Information

Name: DMYTRI KALCHYK Entity (if applicable) _____

Address: 5366 SOUTH BANNOCK LITTLETON, COLORADO 80120

Phone: 720-421-4066 Email: dmytri@setinstonecolorado.com

Application Representative Information

Name: DON RUSSELL Entity (if applicable) DONATO L. RUSSELL ARCHITECTURE LLC

Address: 207 JUDSON STREET LONGMONT, COLORADO 80501

Phone: 303-324-4988 Email: dlr@rmki.net

Certification/Signature

I certify that the information I have submitted is true and correct to the best of my knowledge and in filing the application and submittal documents, I am acting as and/or with the knowledge and consent of those persons who are owners of the subject property or are parties to this application.

DONATO RUSSELL

DONATO RUSSELL

6/12/24

Signature*

Print Name

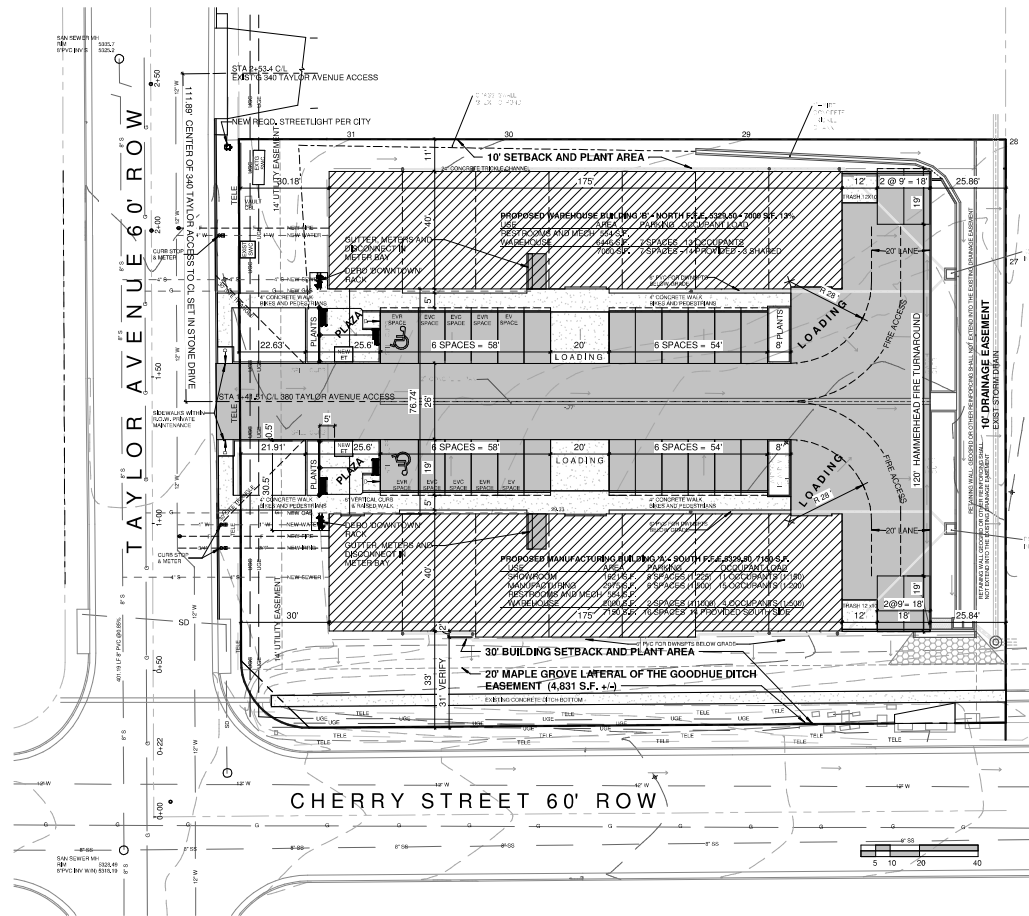
Date

*If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application

380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER
LOT 18 BLOCK 6
CASE #: PUD-000512-2024

SYMBOL LEGEND

- △ = CALCULATED POINT
- = FOUND MONUMENT AS NOTED
- = SET, 5/16" REBAR W/PLASTIC CAP STAMPED PLS 38744 (UNLESS OTHERWISE NOTED)
- RI = RECORD INFORMATION
- MI = MEASURED INFORMATION
- CI = CALCULATED INFORMATION
- W = WATER VALVE
- WM = WATER METER
- TP = TELEPHONE PEDESTAL
- CP = COMMUNICATION VAULT
- EP = ELECTRIC PANEL
- ET = ELECTRIC TRANSFORMER
- SM = SANITARY SEWER MANHOLE
- SS = STORM SEWER MANHOLE
- FI = FIRE HYDRANT
- SE = SPOT ELEVATION
- PL = PROPERTY LINE
- LL = LOT LINE
- EL = EASEMENT LINE
- UL = UNDERGROUND ELECTRIC LINE
- TL = UNDERGROUND TELEPHONE LINE
- SS = SANITARY SEWER LINE
- SD = UNDERGROUND STORM LINE
- ML = MAJOR CONTOUR LINE
- ML = MINOR CONTOUR LINE



No.	REVISION DESCRIPTION	DATE
1	PLANNING REVISIONS	11/11/23
2	PLANNING REVISIONS	11/11/23
3	PLANNING REVISIONS	11/11/23
4	PLANNING REVISIONS	11/11/23
5	PLANNING REVISIONS	11/11/23
6	PLANNING REVISIONS	11/11/23
7	PLANNING REVISIONS	11/11/23
8	PLANNING REVISIONS	11/11/23
9	PLANNING REVISIONS	11/11/23
10	PLANNING REVISIONS	11/11/23
11	PLANNING REVISIONS	11/11/23
12	PLANNING REVISIONS	11/11/23
13	PLANNING REVISIONS	11/11/23
14	PLANNING REVISIONS	11/11/23
15	PLANNING REVISIONS	11/11/23
16	PLANNING REVISIONS	11/11/23
17	PLANNING REVISIONS	11/11/23
18	PLANNING REVISIONS	11/11/23
19	PLANNING REVISIONS	11/11/23
20	PLANNING REVISIONS	11/11/23

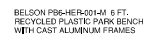
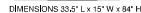
This document is the property of the architect and is not to be reproduced or used in any way without the written consent of the architect. The architect assumes no responsibility for the accuracy or completeness of the information provided by the client or for the results of the use of the information provided by the client. The architect is not responsible for the accuracy or completeness of the information provided by the client or for the results of the use of the information provided by the client.

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

date: 6/25/24

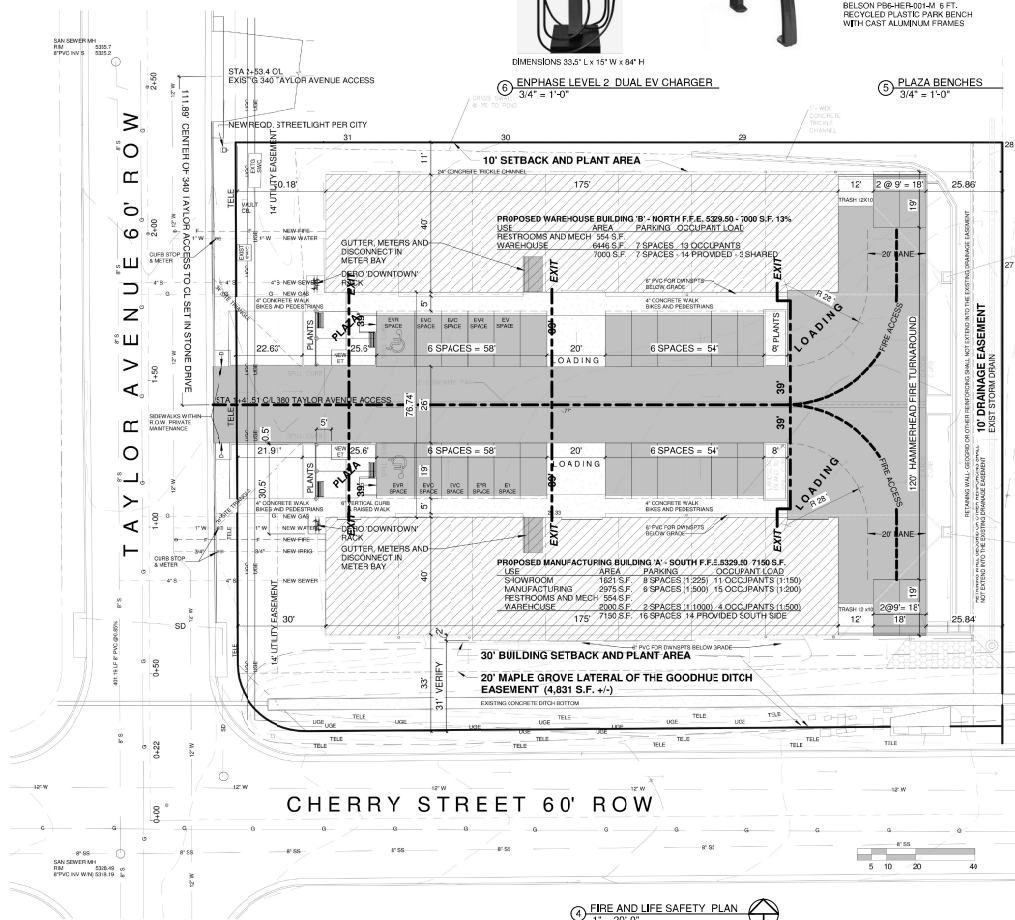
sheet number
2
of 12

CASE #: PUD-000512-2024



⑥ ENPHASE LEVEL 2 DUAL EV CHARGER
3/4" - 1'-0"

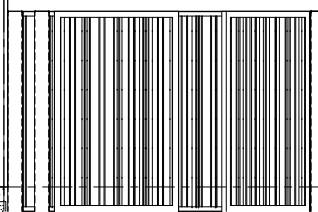
⑤ PLAZA BENCHES
3/4" - 1'-0"



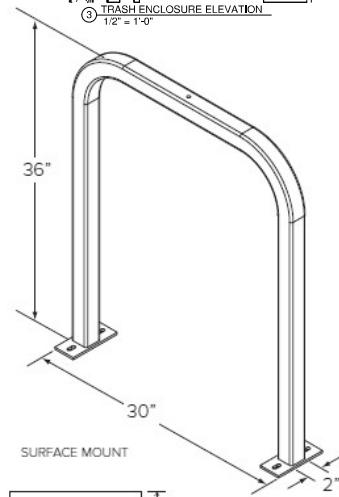
④ FIRE AND LIFE SAFETY PLAN
1" = 20'-0"



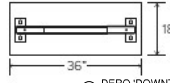
2 TRASH ENCLOSURE PLAN
1/2" = 1'-0"



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



SURFACE MOUNT



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

SOUTHEAST VIEW

No.	REVISION DESCRIPTION	DATE
1	PUD REVIEW REVISIONS	11/4/24
2	PUD REVIEW REVISIONS #2	2/10/25



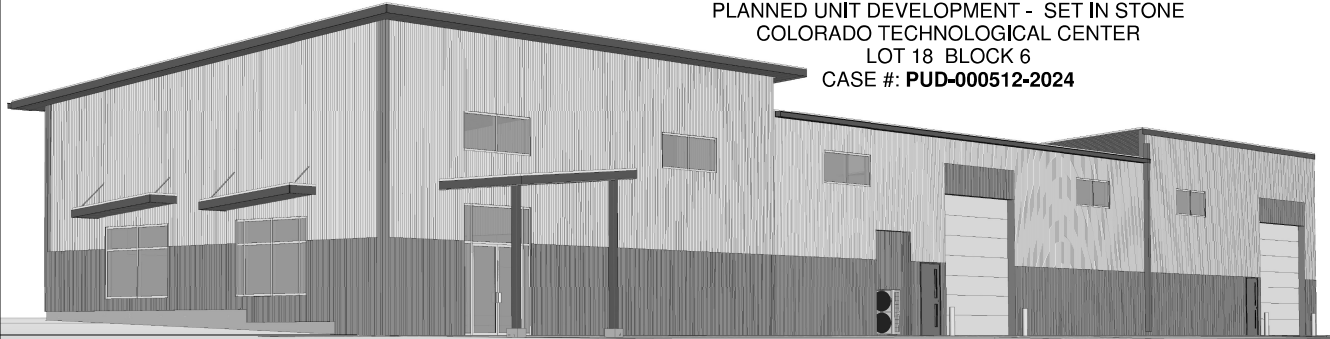
380 SOUTH TAYLOR AVENUE
 PLANNED UNIT DEVELOPMENT - SET IN STONE
 COLORADO TECHNOLOGICAL CENTER
 LOT 18 BLOCK 6
 CASE #: PUD-000512-2024

Key Value	Keynote Text
05 00 03	2" STEEL TUBE SIMULATED WINDOW FRAMES OVER PANELING PAINTED TO MATCH STOREFRONT MILL FINISH
07 00 01	EMI-1653 PANELS COLOR SNOWDRIFT WHITE W81 - 1"
07 00 02	EMI-1224 PANELS COLOR CLOUTOWN GREY W25 - 1 1/2"
07 00 03	2" FLASHING TO MATCH STOREFRONT FRAME ALL WINDOW OPENINGS
07 00 04	2 1/2" TRANSITION TRIM FROM EMT TO EMTS PANELS BY CLADDING MANUF.
07 00 05	8" METAL FASCIA COLOR TO MATCH EMTS PANELS
07 00 06	8" DOWNSPOUT / DISCHARGE INTO CATCH BASIN @ BELOW GRADE PIPING ADJ TO BUILDINGS COLOR TO MATCH EMTS PANELS
07 00 07	8" METAL GUTTER COLOR TO MATCH EMTS PANELS
07 00 08	2" - 24 GA. STANDING SEAM METAL ROOFING OVER SINGLE LAYER MB INSULATION - COLOR TO MATCH EMT-1653 WALL PANELS
07 00 15	CABLE STAYED CANOPIES ENTRANCE CANOPIES TO MATCH ROOF
08 00 01	GREY INSULATING GLAZING IN 2" X 4 1/2" MILL FINISH THERMALLY BROKEN FRAMING
08 00 02	HOLLOW METAL INSULATED DOOR IN STEEL FRAME - PAINT TO MATCH EMTS-1224 WALL PANELS
08 00 03	OVERHEAD INSULATED SECTIONAL METAL DOOR 14' X 14'

No.	REVISION DESCRIPTION	DATE
1	(P) 01 P	11/11/23
2	(P) 01 P	20/10/25

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

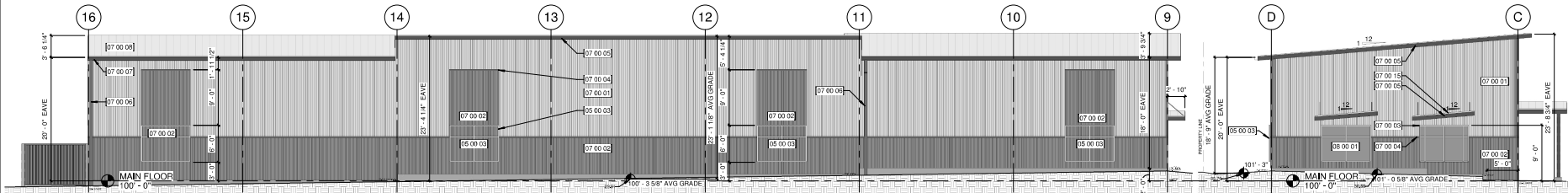
date: 6/25/24
 sheet number
 5
 of 12



NORTH BUILDING B SOUTHWEST VIEW

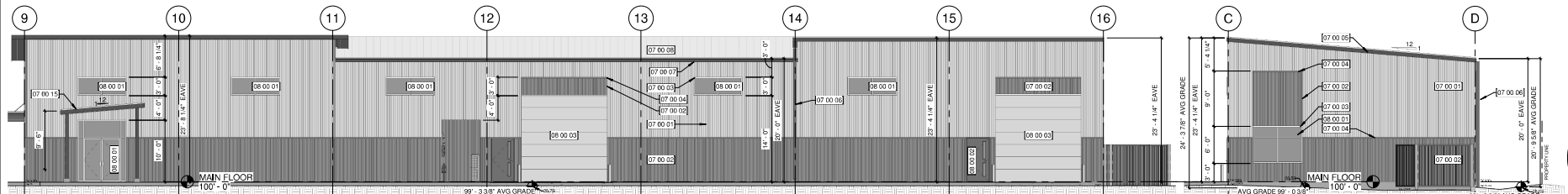


NORTH BUILDING B NORTHEAST VIEW



NORTH ELEVATION-NORTH BUILDING B

WEST ELEVATION-NORTH BUILDING B



SOUTH ELEVATION-NORTH BUILDING B

EAST ELEVATION-NORTH BUILDING B

380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER -- LOT 18 BLOCK 6
CASE #: PUD-000512-2024

KEYNOTES	
Key Value	Keynote Text

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

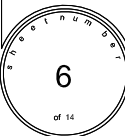
No.	REVISION DESCRIPTION	DATE
1	ISSUED FOR PERMITTING AND CONSTRUCTION	1/16/2024
2	AMENDED FOR PERMITTING AND CONSTRUCTION	2/10/2024

1. All dimensions are in feet and inches unless otherwise noted.
2. All elevations are in feet above mean sea level unless otherwise noted.
3. All notes and specifications shall be read in conjunction with the plans and specifications for the project.

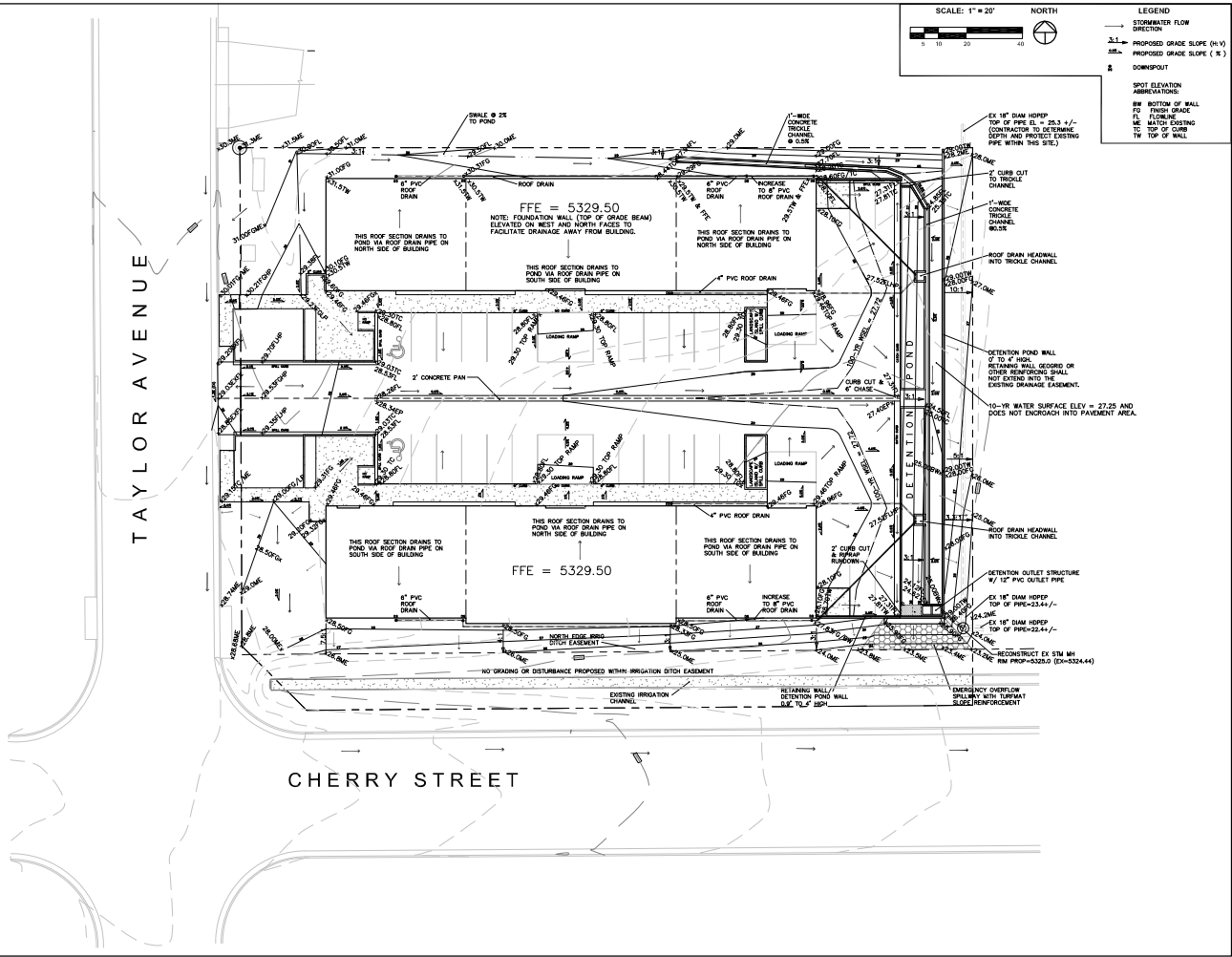
DONATO L. RUSSELL ARCHITECTURE LLC
ARCHITECTURE PLANNING RESTORATION
LONGMONT, COLORADO dlr@rml.com 303-324-4988



date: 6/25/2024



GRADING & DRAINAGE PLAN (PUD)



380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER -- LOT 18 BLOCK 6
CASE #: PUD-000512-2024

KEYNOTES	
Key Value	Keynote Text

ARMFIELD ENGINEERING, LLC
904 Alta Street, Longmont, CO 80501
(720) 363-1125
armfieldengineering.com

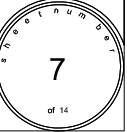
No.	REVISION DESCRIPTION	DATE
1	BRIDGE BUILT & REMOVED ALLEGEDLY REPLACE CENTER PIPE WITH PAVED C&G	11/10/24
2	OUTLET STRUCTURE CHANGED FOR BEST DRAINAGE, WILL LAY OUT DOWN	2/10/25

1. The Engineer is not responsible for the accuracy of the information provided by the client or for the results of the design. The Engineer is not responsible for the construction of the project or for the results of the construction. The Engineer is not responsible for the results of the design or construction. The Engineer is not responsible for the results of the design or construction.

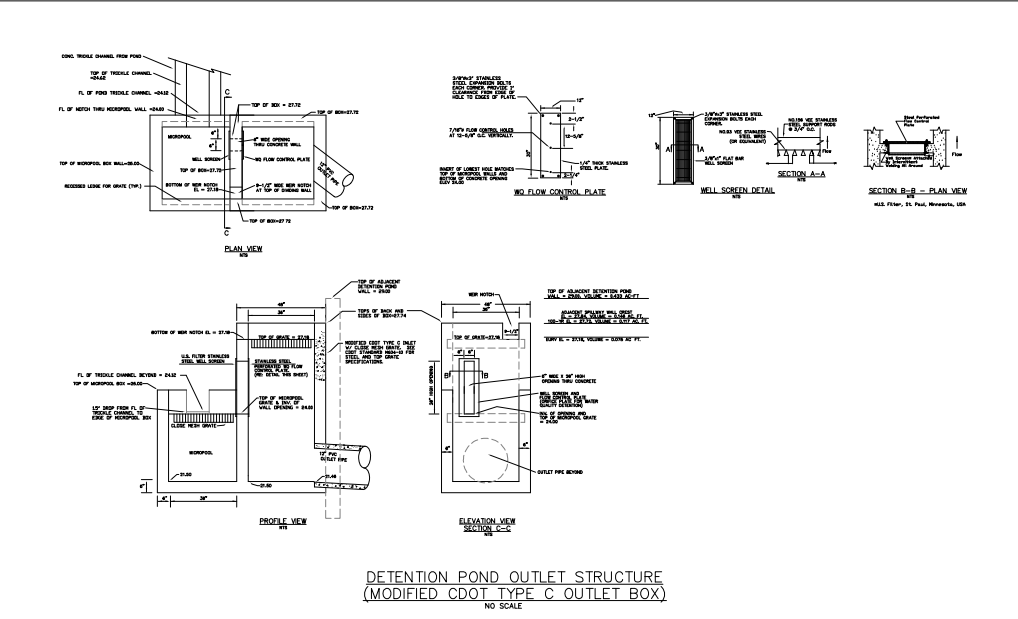
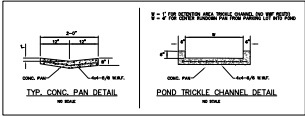
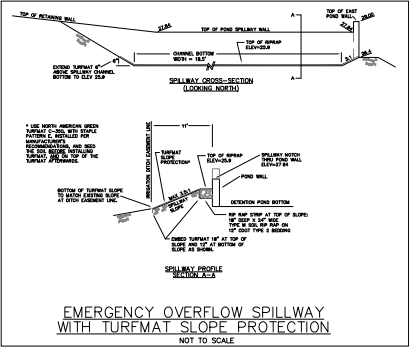
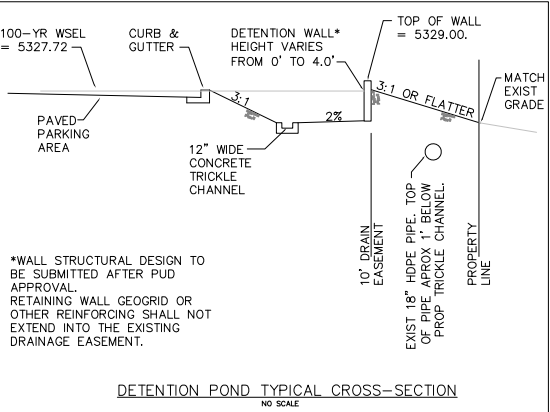
303-324-4988
DONATO L. RUSSELL ARCHITECTURE LLC
ARCHITECTURE PLANNING RESTORATION
LONGMONT, COLORADO dlr@rml.com



date: 6/25/2024



DRAINAGE DETAILS



380 SOUTH TAYLOR AVENUE
 PLANNED UNIT DEVELOPMENT - SET IN STONE
 COLORADO TECHNOLOGICAL CENTER
 LOT 18 BLOCK 6
 CASE #: PUD-000512-2024

MASTER UTILITY PLAN

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

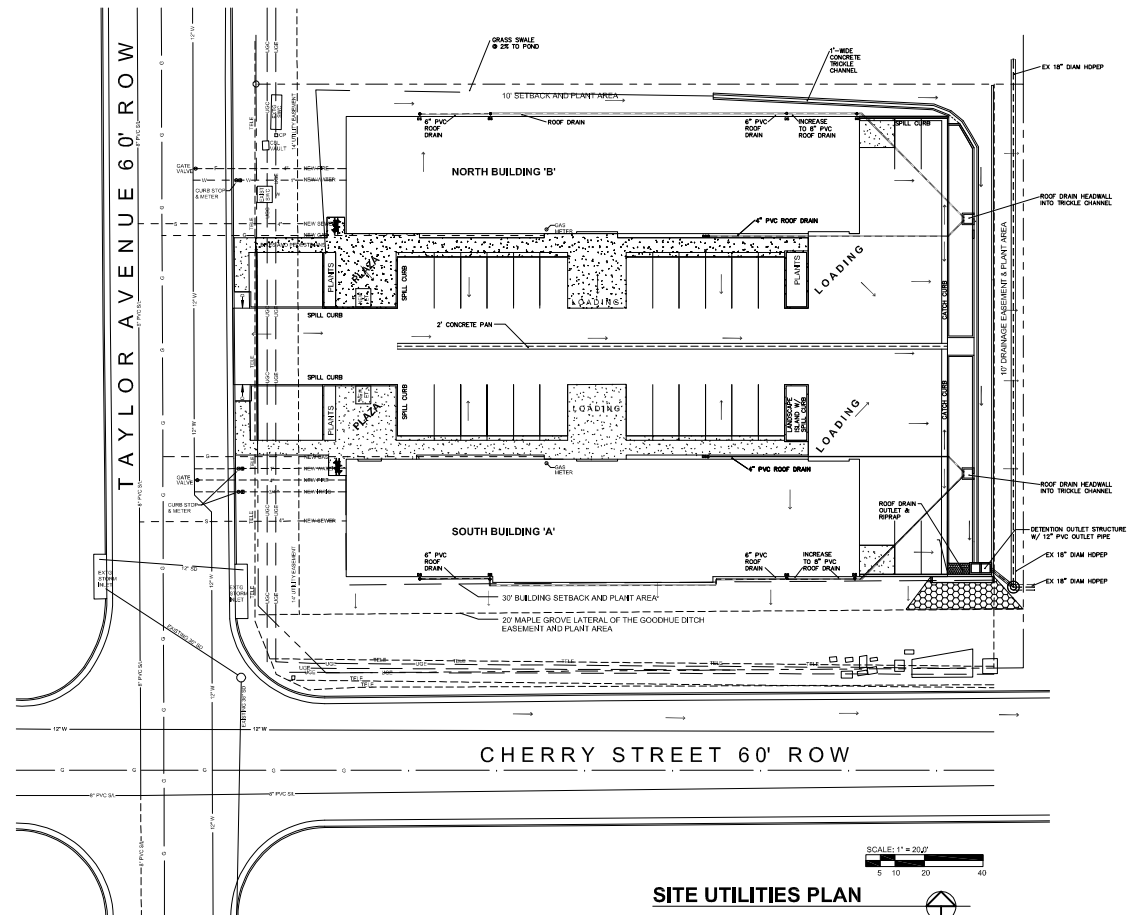
PHONE 303-775-7962

wentworth@aol.com

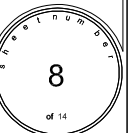
DATE	SCALE	JOB NUMBER
6/16/24	NOTED	

REVISIONS

DATE	BY
11/4/24	
2/10/25	



date:
6/16/24



380 SOUTH TAYLOR AVENUE
 PLANNED UNIT DEVELOPMENT - SET IN STONE
 COLORADO TECHNOLOGICAL CENTER
 LOT 18 BLOCK 6
 CASE #: PUD 000512-2024

KEYNOTES	
Key Value	Keynote Text



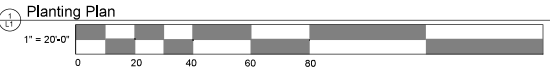
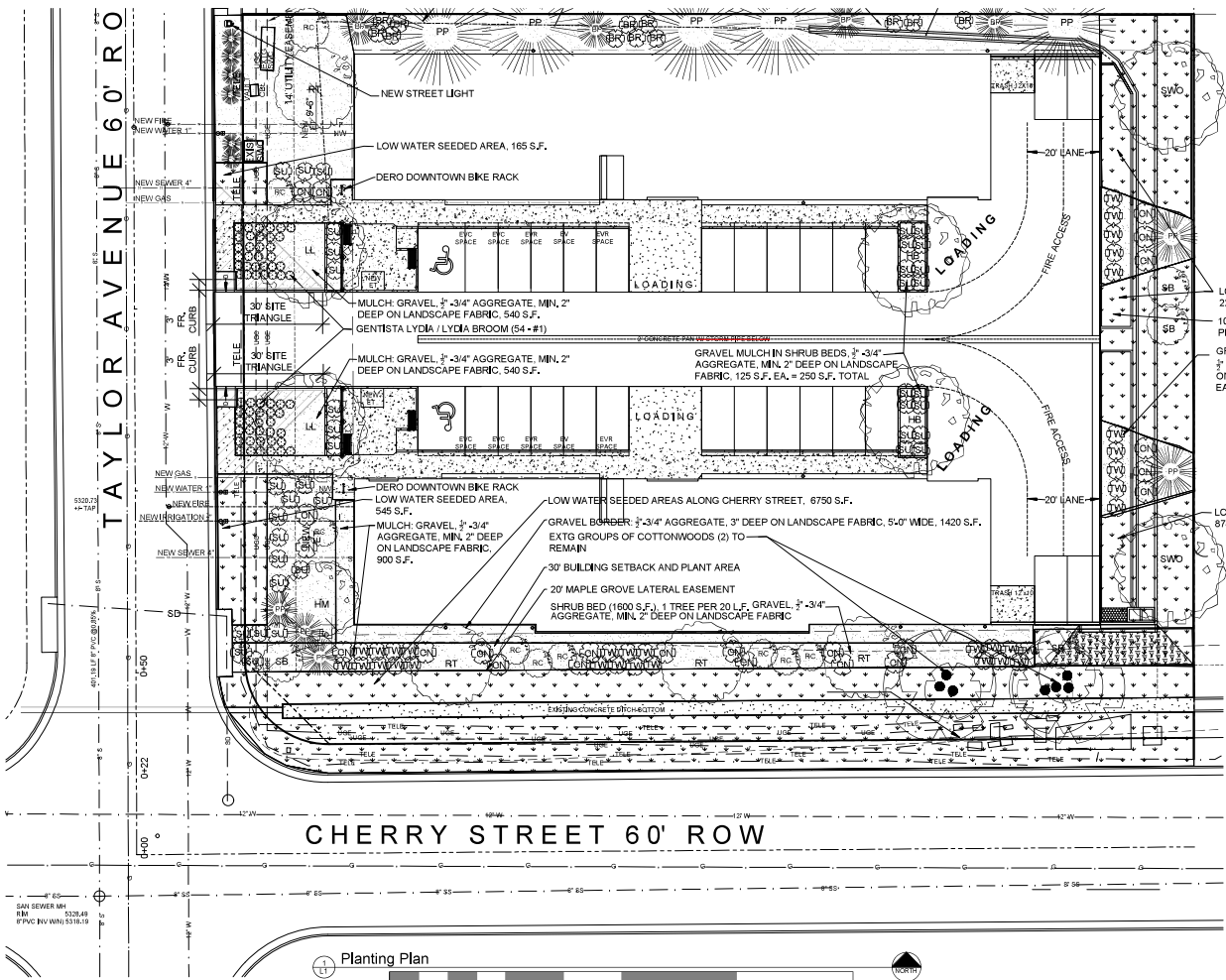
LEGEND - GENERAL SITE	
	REMOVE TREE
	EXISTING TREE
	PROPERTY LINE
	TREE PROTECTION FENCING
	WATER LINE FOR FIRE SERVICE
	NEW WATER LINE
	SEWER LINE
	GAS LINE
	WATER LINE
	STORM WATER LINE
	TELEPHONE LINE
	UNDERGROUND ELECTRIC

PLANT LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREES TO STAY
	EXISTING TREES TO BE REMOVED
	CANOPY TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	SHRUBS
	LOW WATER SEEDDED GRASS, SEE PLANT SCHEDULE, L2
	GRAVEL MULCH

NO.	REVISION DESCRIPTION	DATE	INITIALS	STATUS
1	KML LAM			
2	KML LAM			

This document contains proprietary and/or confidential information and is prepared for the exclusive use of the client. It is not to be distributed, copied, or otherwise used without the written consent of K. DAKIN DESIGN. If you are not the intended recipient, please notify the sender immediately by email or phone.

DONATO L. RUSSELL ARCHITECTURE LLC
 ARCHITECTURE PLANNING RESTORATION
 LONGMONT, COLORADO 80501-4488



380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER
LOT 18 BLOCK 6
CASE #: PUD 000512-2024

KEYNOTES

Key Value Keynote Text



LANDSCAPE ARCHITECT
K. DAKIN DESIGN



380 SOUTH TAYLOR AVENUE, LOT 18, BLOCK 6
COLORADO TECHNOLOGICAL CENTER
LONGMONT, COLORADO 80501

Water requirements added

PLANT SCHEDULE- PROPOSED

PLANT SCHEDULE- PROPOSED						
SYMBOL	ABREV.	BOTANICAL NAME / COMMON NAME	SIZE	AMT.	MAT. HT.	WATER REQ.
EVERGREEN TREES				28		
	PP	PINUS EDULIS / PINON PINE	6-8" T.	5	30'	VERY LOW
	BP	PINUS HELDREICHII / BOSJIAN PINE	6-8" T.	4	25'	LOW
	PO	PINUS PONDEROSA / PONDEROSA PINE	6-8" T.	5	80'	LOW
DECIDUOUS TREES						
	HM	ACER GRANDIDENTATUM HIGHLAND PARK / HIGHLAND PARK MAPLE	2.5" C.	1	35'	LOW
	HB	CELTIS OCCIDENTALIS / WESTERN HACKBERRY	2.5" C.	2	60'	LOW
	SWO	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5" C.	2	60'	LOW
	LL	TILIA CORDATA / LITTLE LEAF LINDEN	2.5" C.	2	50'	MED
ORNAMENTAL TREES						
	SB	AMELOCHAMNER CANADENSIS SHADBLow SERVICEBERRY	2.0" C	3	25'	LOW
	RT	KOELREUTERIA PANICULATA / GOLDEN RAINTREE	2.0" C	4	30'	LOW
	RC	MALUS 'RED BARRON' / RED BARRON CRABAPPLE	2.0" C	9	18'	MED
SHRUBS: DECIDUOUS & EVERGREEN						
	TW	ARTEMISIA TRIDENTATA / TALL WESTERN SAGEBRUSH	#5	33	12"	LOW
	GL	GENISTA LYDIA / LYDIA BROOM	#5	61	12"	LOW
	FS	PICEA PUNGENS 'BELFASTIGIATE'	#10	6	15"	MED
	SU	RHUS TRILOBATA 'AUTUMN AMBER' / CREEPING 3-LEAF SUMAC	#5	39	18"	LOW
	BR	RUBUS DELICIOSUS / BOULDER RASBERRY	#5	12	6"	LOW
GRASS: SEEDDED, LOW WATER FINE FESCUE BLEND			10,538 S.F.		VERY LOW	
	MIXTURE		VARIETIES		% OF MIX BY WT	
	FESTUCA TRACHYPHYLLA / HARD FESCUE		DURAR, RHINO		28	
	FESTUCA OVINA / SHEEP FESCUE		COVAR		22	
	FESTUCA OVINA / BLUE FESCUE		SR 3200, SR 3210		22	
	FESTUCA RUBRA / CREEPING RED FESCUE		SHADOW II SR 5100, ARUBA		28	
	SEEDING RATE FOR IRRIG, F.F., TURF		TOTAL PLS# / ACRE		90 # / ACRE	
	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						
	BOTANICAL NAME / COMMON NAME		SIZE	AMT.		
	CANOPY TREES					
	POPULUS SP. / COTTON WOOD		4" - 2" C.	2 GROUPS		
GRAVEL						
	3/4"-3/4" AGGREGATE, 2-3" DEEP (VARIES ON SHRUB BEDS) ON LANDSCAPE FABRIC				7335 S.F.	

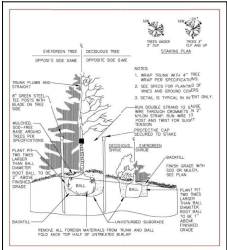
PLAN NOTES

REFERENCE: CITY OF LOUISVILLE, INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (IDDSG), JANUARY, 2020.

- GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM ALL STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DIPS, 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 (E.G. PAINT, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR) WITHIN THE DRAINAGE 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 75% 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: 3.0" CALIPER
 - EVERGREEN TREES: 6-8" HEIGHT (WITH A MINIMUM OF 20% 6" IN HEIGHT)
 - MULTISTEM ORNAMENTALS: 8-10" HEIGHT
 - SHRUBS: 5 GALLON CONTAINER
 - GROUND COVER/PERENNIALS: 2 1/4" POTS
 - WINES: 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 14 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 EDDING AROUND SHRUBS PLANTED IN SEEDDED AREAS. USE ROLLED METAL EDDING AROUND PERENNIAL AND SHRUB BEDS THAT LINE STREETS AND SIDEWALKS.
- INSTALL PERENNIAL MULCH, GRAY GRAVEL, 1/2" DEEP IN SHRUB, TREE, AND PERENNIAL PLANTED BEDS. PERENNIALS LIKE LAMBS 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 5-4 OF IDDSG. THE PROPERTY OWNER WILL REMOVE AND REPLACE DEAD PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIAL AS ORIGINALLY INSTALLED, UNLESS MATERIAL IS DISEASED OR INSECT-AFFECTED.
- 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 SEEDDED AREAS UNLESS OTHERWISE NOTED WILL BE SEEDDED WITH DRYLAND / NATIVE SEED TO SUIT SPECIFIC SOIL CONDITION AND MAINTANCE REQUIREMENTS.

IDDSG - Landscape Data Table (PUDs and SRUs)

Total Site Area	Required	Existing (if req'd)	Proposed
Perimeter Landscaping	# linear foot		52,268 S.F.
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	5
TOTAL		2	23
Shrub Beds	% of total streetscape area = 20% = 3000 S.F.	0	3560 S.F.
Shrubs per Tree	# within streetscape area = 1.25	0	126
TOTAL		0	126
Adjacent to Same Zoning 477 L.F.	# / linear foot		
Public Zone	231 L.F.	7	6
Private Zone 30 PER L.F.	234 L.F.	7.8	8
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		
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		N/A	N/A
TOTAL		N/A	N/A
Screen hedge	% of length of perimeter		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			
Evergreen Trees		N/A	N/A
Deciduous Trees	2	N/A	2
Ornamental Trees		N/A	N/A
TOTAL		N/A	N/A
Shrubs/Vines/Grasses	Min. of 8 shrubs/island	N/A	8
TOTAL			
Building Site Landscaping			
Planting Bed	Linear footage of bldg. perimeter	SEE PERIMETER LANDSCAPING	
Evergreen Trees	# / linear foot of bldg. perimeter	SEE PERIMETER LANDSCAPING	
Deciduous Trees		SEE PERIMETER LANDSCAPING	
Ornamental Trees		SEE PERIMETER LANDSCAPING	
TOTAL			
Shrubs/Vines/Grasses		0	



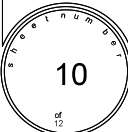
TREE AND SHRUB PLANTING DETAILS

DATE	REVISION	DESCRIPTION
11/10/2024	1	Initial Design
11/10/2024	2	Final Design

This document contains confidential information and is the property of K. DAKIN DESIGN. It is to be used only for the project and site identified herein. It is not to be reproduced, copied, or distributed without the written consent of K. DAKIN DESIGN. If you are not an intended recipient, please notify the sender immediately. If you are an intended recipient, please do not disseminate this information to other personnel without the written consent of K. DAKIN DESIGN.

DONATO L. RUSSELL ARCHITECTURE LLC
ARCHITECTURE PLANNING RESTORATION
LONGMONT, COLORADO 80501
303-324-4988
d@dmr.com

date:
2/6/2025



380 SOUTH TAYLOR AVENUE PLANNED UNIT DEVELOPMENT - SET IN STONE COLORADO TECHNOLOGICAL CENTER LOT 18 BLOCK 6 CASE #: PUD-000512-2024

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	Thence	Light Loss Factor	Sold Price (per foot)	Notes	Plot
	A	4	Ultronic Lighting	MOSE LED PS 300 BORN WE	MOSE LED WITH PS PERFORMANCE PACKAGE, 3000K, 800LM, VISUAL COMFORT BEE OPTIC	MOSE LED PS 300 BORN WE	1	3078	44,698	
	B	4	Ultronic Lighting	MOSE LED PS 300 BORN WE	MOSE LED WITH PS PERFORMANCE PACKAGE, 3000K, 800LM, VISUAL COMFORT BEE OPTIC	MOSE LED PS 300 BORN WE	1	3078	44,698	
	C	2	Ultronic Lighting	MOSE LED PS 300 BORN WE	MOSE LED WITH PS PERFORMANCE PACKAGE, 3000K, 800LM, VISUAL COMFORT BEE OPTIC	MOSE LED PS 300 BORN WE	1	1897	14,53	

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

Note

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

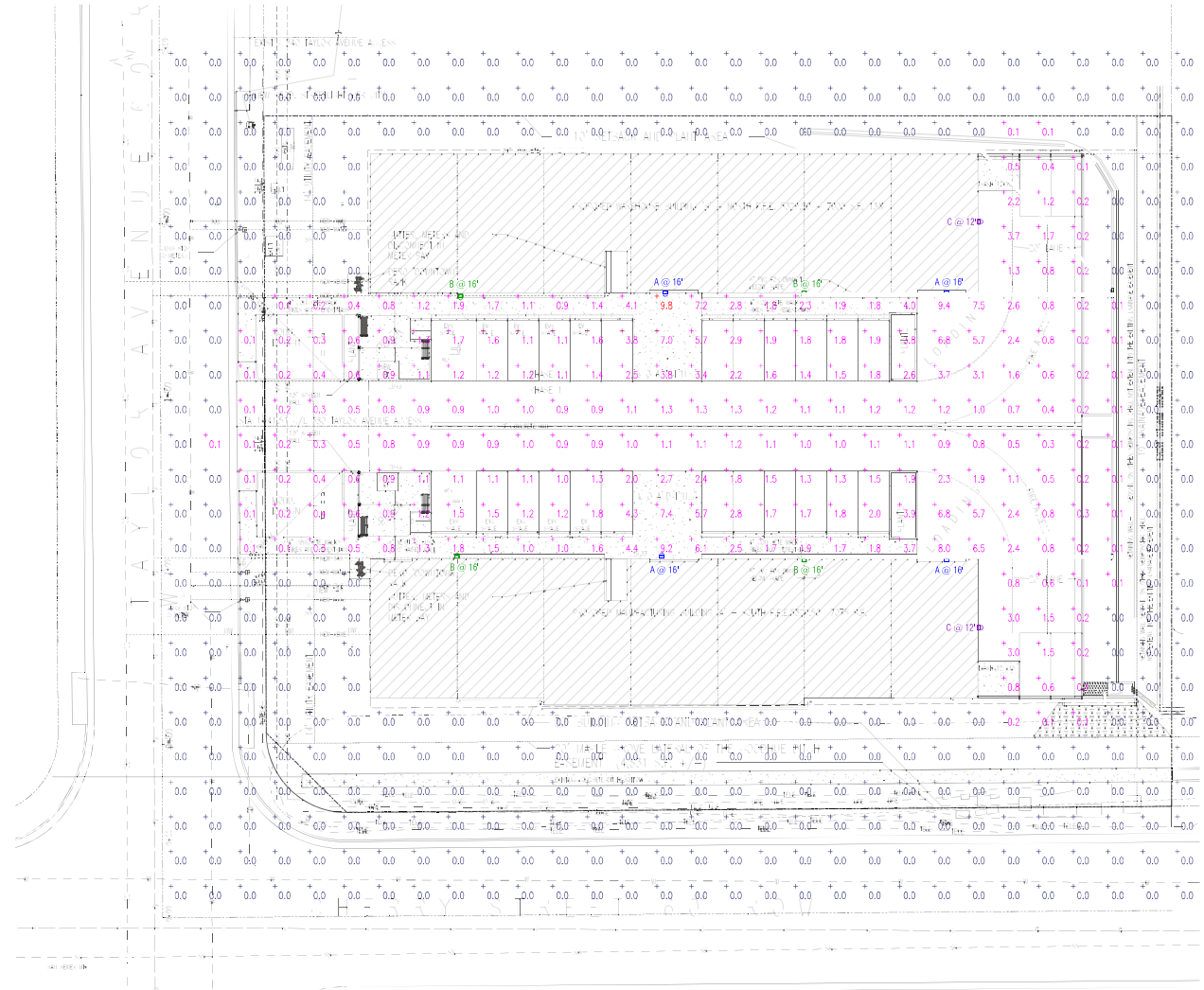
These calculations are for the use and adoption by our clients and theirs solely at their discretion. This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project's lighting specifications for levels and uniformity.

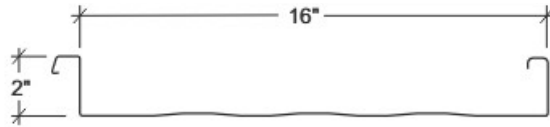
We make no guarantees of meeting any subjective expectations. Calculations are based on a model only. Space characteristics and electrical supply to fixtures, along with installation details, may alter fixture output and model performance. Model is based on standard reflectance values unless otherwise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

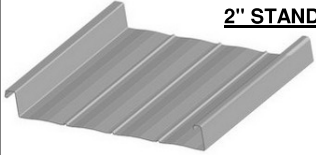
The Lighting Agency provides these calculations as a courtesy for evaluation only.



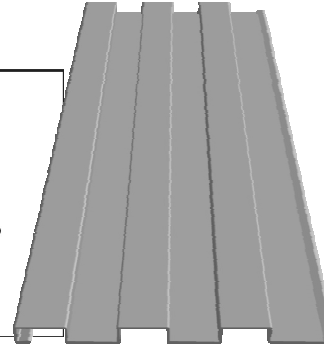
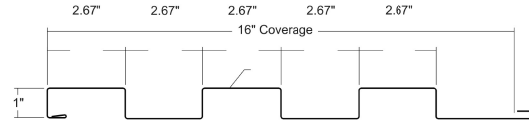


380 SOUTH TAYLOR AVENUE
 PLANNED UNIT DEVELOPMENT - SET IN STONE
 COLORADO TECHNOLOGICAL CENTER
 LOT 18 BLOCK 6
 CASE #: PUD-000512-2024

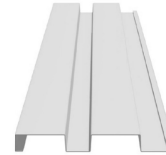
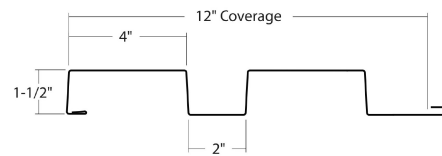
2" STANDING SEAM ROOF PANELS - SNOWDRIFT WHITE OR EQUAL



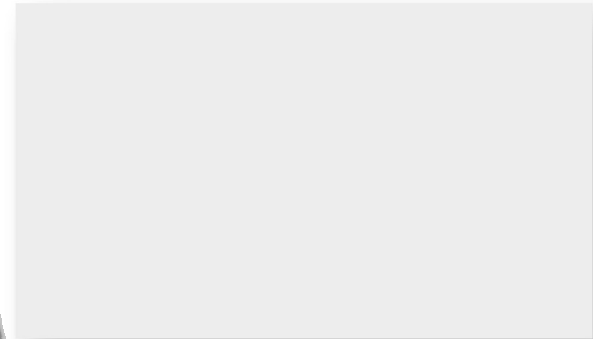
EM1-1653 WALL PANELS - SNOWDRIFT WHITE OR EQUAL



EM15-1224 WALL PANELS



SNOWDRIFT WHITE W81 OR EQUAL



OLD TOWN GREY W25 OR EQUAL



No.	REVISION DESCRIPTION	DATE

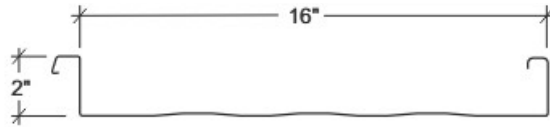
This document is the property of Russell Architecture and Planning, LLC. It is to be used only for the project and location specified. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without the written permission of Russell Architecture and Planning, LLC.

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



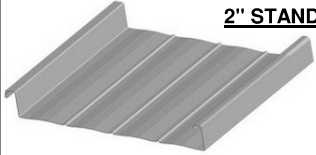
date: 6/25/24



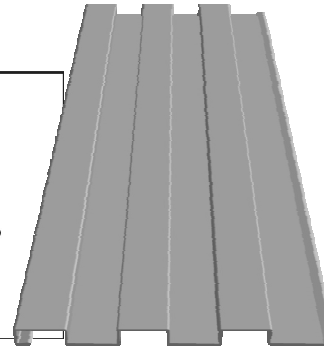
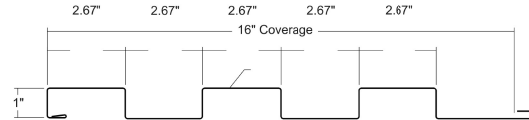


380 SOUTH TAYLOR AVENUE
 PLANNED UNIT DEVELOPMENT - SET IN STONE
 COLORADO TECHNOLOGICAL CENTER
 LOT 18 BLOCK 6
 CASE #:

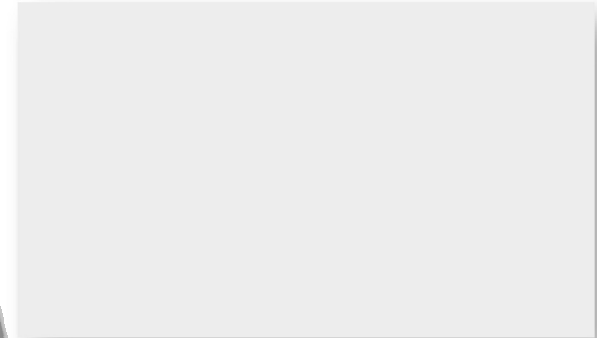
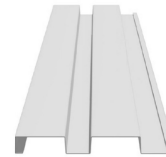
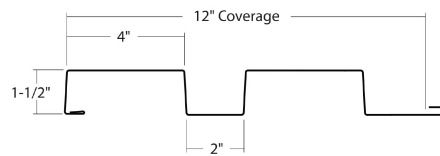
2" STANDING SEAM ROOF PANELS - SNOWDRIFT WHITE OR EQUAL



EM1-1653 WALL PANELS - SNOWDRIFT WHITE OR EQUAL



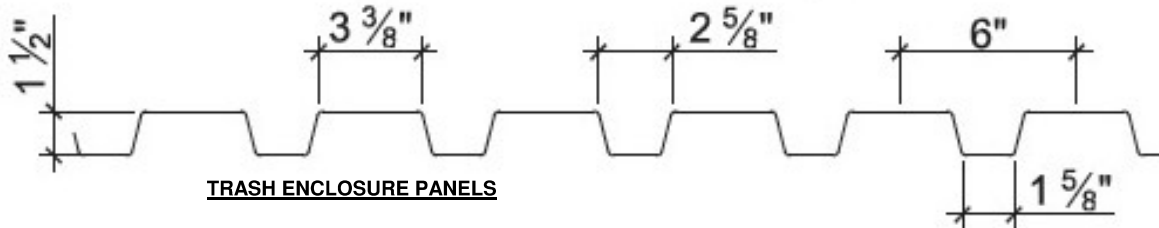
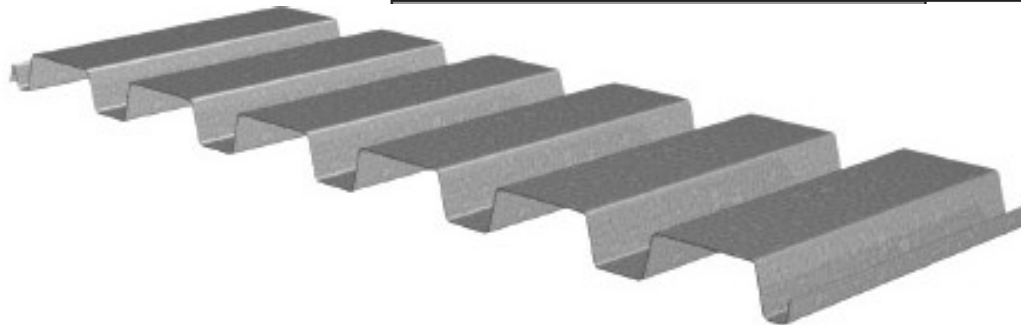
EM15-1224 WALL PANELS



SNOWDRIFT WHITE W81 OR EQUAL



OLD TOWN GREY W25 OR EQUAL



TRASH ENCLOSURE PANELS

No.	REVISION DESCRIPTION	DATE

DO NOT SCALE
 THIS DRAWING IS THE PROPERTY OF DOONATO L. RUSSELL ARCHITECTURE, LLC
 ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE
 AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DOONATO L.
 RUSSELL ARCHITECTURE, LLC.



date: 6/25/24



MATERIAL SAMPLES
 1/2" = 0'-1"

