

WOOD TECHNOLOGY

LOCATED
AT
LOT 9 BLOCK 2
COLORADO TECHNOLOGICAL CENTER

ARCHITECT/ENGINEER

ZEILER-PENNOCK, INC./OHA
ARCHITECTS - ENGINEERS
2727 BRYANT STREET
DENVER CO. 80211
(303)455-3322
FAX (303)455-3708

OWNER

405 PIERCE COMPANY LLC.
405 SO. PIERCE
LOUISVILLE CO. 80027
(303)665-6555

AMENDED FINAL P.U.D. SUBMITTAL

SITE SUMMARY

LEGAL DESCRIPTION
LOT 9, BLOCK 2, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,
LOUISVILLE, COUNTY OF BOULDER, COLORADO

TOTAL LOT AREA	51,194 S.F.	100%
TOTAL BUILDING COVERAGE	9,900 S.F.	19.3%
PHASE II (EXISTING)	5,040 S.F.	9.9%
TOTAL	14,940 S.F.	29.2%
DRIVEWAY & OTHER HARD SURFACE AREA	18,126 S.F.	35.4%
LANDSCAPED AREA		
PHASE I (EXISTING)		
IRRIGATED LANDSCAPE	7,825 S.F.	15.3%
UNIRRIGATED - NATIVE GRASSES	3,523 S.F.	6.9%
PHASE II		
IRRIGATED LANDSCAPE	3,335 S.F.	6.5%
UNIRRIGATED - NATIVE GRASSES	3,445 S.F.	6.7%
TOTAL	18,335 S.F.	35.8%
ZONING CLASSIFICATION	I - INDUSTRIAL	
PARKING SPACES		
PROPOSED USE	AREA	PARKING/S.F. REQ'D PARKING
OFFICE	614 S.F.	300 S.F./SPACE 2.05
SHOP	4,696 S.F.	500 S.F./SPACE 9.39
WAREHOUSE	5,790 S.F.	1,000 S.F./SPACE 5.79
DANCE STUDIO	3,840 S.F.	1.5 SP./TEACHER 4.0
	14,940 S.F.	1 SP./ADMIN. EMPLOYEE 21.23 SPACES
PARKING PROVIDED	25 + 2 H.C. = 27 SPACES	
NUMBER OF STORIES	ONE	
MAXIMUM HEIGHT OF BUILDING	25'	
ARCHITECTURAL MATERIALS	CONCRETE TILT-WALL	
TRIM	CONCRETE TILT-WALL	
ROOF	SINGLE PLY MEMBRANE	
DOORS AND WINDOWS	INSULATED GLASS & ALUMINUM	
SITE LIGHTING	ALL SITE LIGHTING SHALL BE LOCATED ON THE BUILDING AND IS TO BE DIRECTED DOWNWARD AND IS NOT TO CAST LIGHT BEYOND PROPERTY LINES	

CERTIFICATES

PLANNING COMMISSION CERTIFICATE
APPROVED THIS 13th DAY OF JANUARY, 1998, BY THE
PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION 4, SERIES NO. 1998

BY *[Signature]*
CHAIRMAN

BY *[Signature]*
SECRETARY

CITY COUNCIL CERTIFICATE
APPROVED THIS 17th DAY OF FEBRUARY, 1998, BY THE
CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION
NO. 6, SERIES NO. 1998

BY *[Signature]*
MAYOR

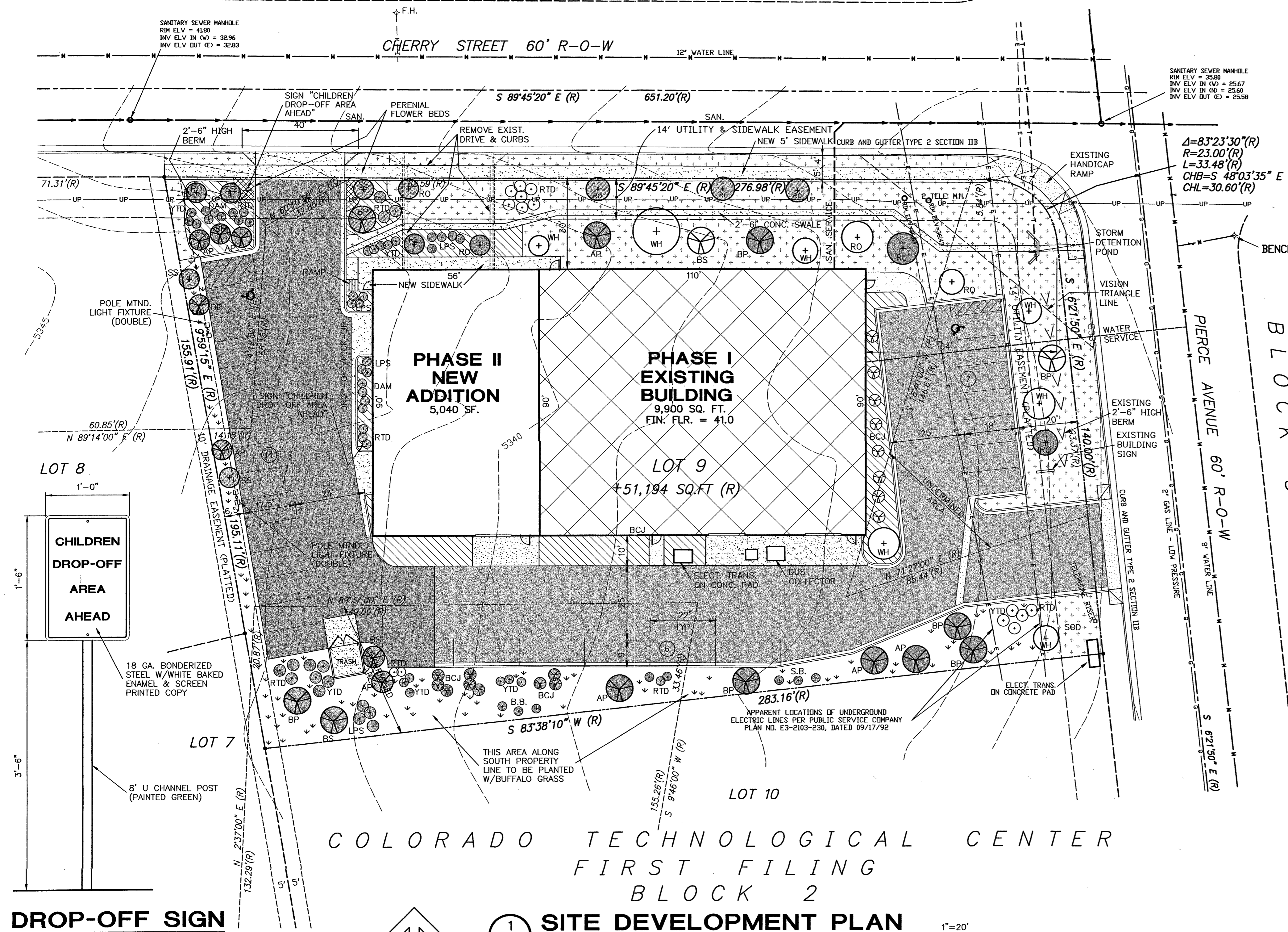
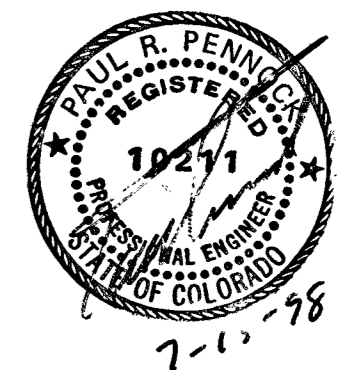
BY *[Signature]*
CITY CLERK

BOULDER COUNTY CLERK & RECORDER
COUNTY OF BOULDER)
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE
AT 3:51 O'CLOCK, P.M., THIS 18th DAY OF September,
1998 AND IS DULY RECORDED IN PLAN FILE P.45 P.3 #7814, FEE
\$31.00 PAID \$31.00 FILM NO. N/A
RECEPTION NO. 1850195

[Signature]
RECORDER

[Signature]
DEPUTY



COLORADO TECHNOLOGICAL CENTER
FIRST FILING
BLOCK 2

1 SP SITE DEVELOPMENT PLAN 1"=20'

NOTES:

- DEVELOPMENTS IN THE CTC ARE ON A SOLE SOURCE SUPPLY LINE FOR WATER. THOSE LOCATING IN THE PARK ARE SUBJECT TO INTERRUPTIONS OF SERVICE IN CASE OF EMERGENCIES OR UNAVOIDABLE MAINTENANCE ACTIVITIES THAT AFFECT THE SOLE SOURCE FEED TO CTC. IN THE NEAR FUTURE THE SOLE SOURCE FEED MAY BE INADEQUATE TO MEET DEMAND DURING TIMES OF PEAK USAGE.
- NO DECIDUOUS TREES SHALL BE PLANTED WITHIN 5 FEET OF CONIFEROUS TREES WITHIN 10 FEET OF A PUBLIC UTILITY OR SIDEWALK.
- SIDEWALK IMPROVEMENTS SHALL BE INSTALLED AT THE EXPENSE OF THE PROPERTY OWNER PURSUANT TO THE MASTER SIDEWALK PLAN FOR CTC APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL REPLACE ALL EXISTING CURB AND GUTTER THAT HAS SETTLED OR IS OTHERWISE DAMAGED ADJACENT TO THE SITE.
- ALL CONNECTIONS TO EXISTING UTILITIES, SHALL BE CONSTRUCTED IN A MANNER TO MINIMIZE DISRUPTIONS TO EXISTING USERS.
- ALL ROOFTOP HVAC EQUIPMENT SHALL BE SCREENED FROM ADJACENT STREET VIEWS.
- BUILDING PERMITS SHALL NOT BE ISSUED FOR OFFICE OCCUPANCY IN EXCESS OF SQUARE FOOT LISTED IN THE REQUIRED PARKING CALCULATION.
- THE CITY WILL NOT BE RESPONSIBLE FOR DAMAGE AND RESTORATION OF ANY PRIVATE IMPROVEMENTS LOCATED WITHIN A PUBLIC EASEMENT.
- NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNTIL CONSTRUCTION ACCEPTANCE IS GRANTED FOR THE PUBLIC IMPROVEMENTS.
- THE WALL MOUNTED AND POLE MOUNTED LIGHTS ALONG THE WEST SIDE ARE TO BE COMPLETE CUTOFF TYPE FIXTURES LIMITED TO 250 WATT METAL HALIDE MOUNTED 20' ABOVE GRADE. THE ILLUMINATION STANDARDS, CDDSS, OF 1.0 FT. CANDLES FOR PARKING AND 2.0 FT.-CANDLES FOR SIDEWALKS ARE TO BE MET IN THE WEST PARKING AND DRIVE AREA.
- NO OVERNIGHT TRUCK OR TRAILER PARKING OR STORAGE IS ALLOWED ALONG THE WEST PROPERTY LINE.
- NO EMPLOYEE PARKING IS ALLOWED ADJACENT TO THE FRONT DOOR OF THE DANCE STUDIO ON THE WEST SIDE OF THE BUILDING.

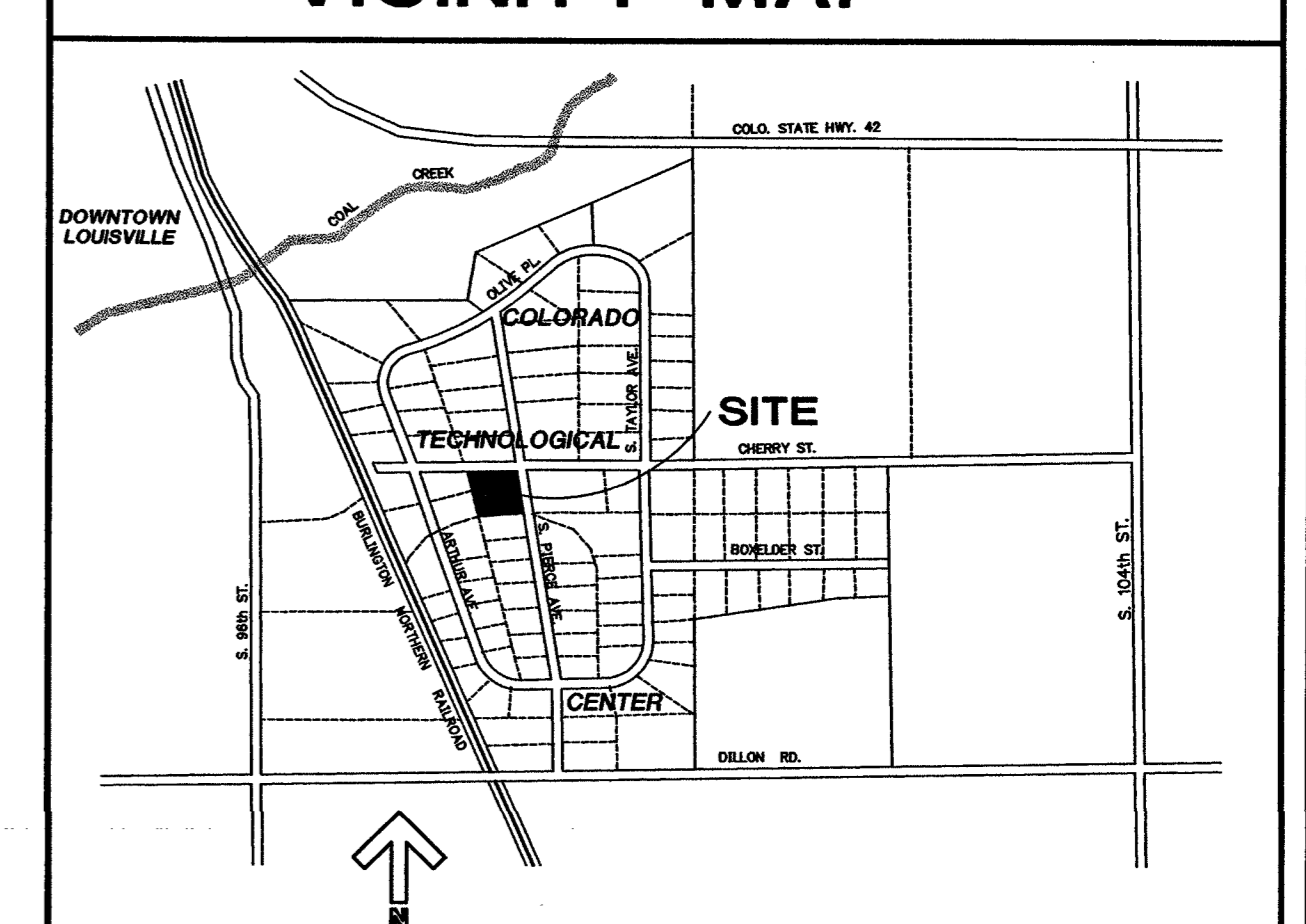
LANDSCAPE LEGEND

SYMBOL	DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	EXISTING	NEW
(+)	WH.	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	3" CAL.	7	-	-
(+)	R.O.	QUERCUS RUBRA	RED OAK	3" CAL.	2	6	-
(+)	R.L.	TILIA EUCHIORA 'REDMOND'	REDMOND LINDEN	2.0" CAL.	-	3	-
(+)	S.S.		SPRING SNOW CRAB	2.5" CAL.	-	4	-
(+)	EVERGREEN TREES						
(+)	B.P.	PINUS ARISTATA	BRISTLECONE PINE	6' HT.	2	7	-
(+)	A.P.	PINUS NIGRA	AUSTRIAN PINE	6' HT.	-	2	-
(+)	B.S.	PICEA PUNGENS GLAUCA	CO. BLUE SPRUCE	6' HT.	1	2	-
(+)	DECIDUOUS SHRUBS						
(+)	D.A.M.	ACER GINNAIA 'COMPACTA'	DWARF AMUR MAPLE	5 GAL.	-	11	-
(+)	R.T.D.	CORNUS SERICEA 'STOLONIFERA'	RED TWIG DOGWOOD	5 GAL.	-	19	-
(+)	Y.T.D.	CORNUS SERICEA FLAVIRAMEA	YELLOW TWIG DOGWOOD	5 GAL.	-	21	-
(+)	L.P.S.	LITTLE PRINCESS SPIRAEA	LITTLE PRINCESS SPIRAEA	5 GAL.	-	16	-
(+)	B.B.	BUFFALOBERRY	BUFFALOBERRY	5 GAL.	-	3	-
(+)	S.B.	SILVERBERRY	SILVERBERRY	5 GAL.	-	3	-
(+)	EVERGREEN SHRUBS						
(+)	B.C.J.	JUNIPERUS HORIZONTALIS 'B.C.'	BLUE CHIP JUNIPER	5 GAL.	8	9	-
(+)	GRASSES & GROUNDCOVERS						
(+)	NATIVE GRASSES						
(+)	SOD						
(+)	IRRIGATED LANDSCAPE	FESTUCA OVATA GLAUCA	LOW GROW NATURAL GRASS 45% COVAR, SHEEP FESCUE 25% REUBENS CANADA BLUEGRASS 30% EPHRAIM CRESTED WHEAT GRASS				
(+)	RIVER ROCK		DROUGHT TOLERANT FESCUE WITH MAXIMUM 10% BLUEGRASS MIX				

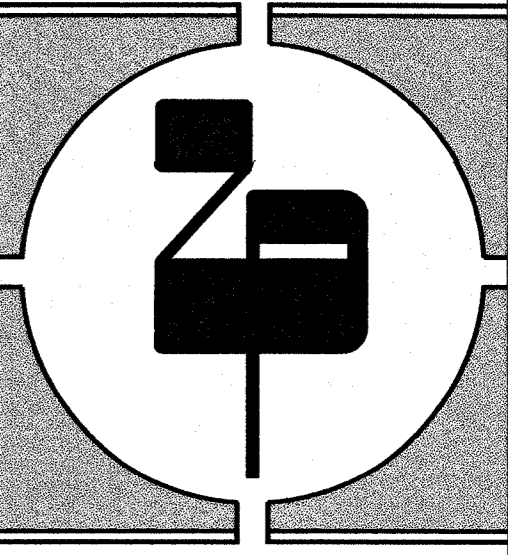
SITE PLAN LEGEND

---	95	NEW CONTOURS
---	---	EXISTING CONTOURS
○	0 RM=96.41	MANHOLE WITH RIM ELEVATION
○	495.0	SPOT ELEVATION
+	+	FIRE HYDRANT
+	+	WATER VALVE
+	+	TELEPHONE RISER
+	+	WATER LINE, GAS, UNDERGROUND POWER, ELECT.
---	---	CURB AND GUTTER TYPE 2/SEC. 11B
---	---	CENTER LINE ROADWAY (IS ALSO GAS LINE)
■	■	NEW CONCRETE
■	■	EXISTING CONCRETE
■	■	NEW ASPHALT
■	■	EXISTING ASPHALT
■	■	STORM DETENTION POND (SEE GRADING PLAN)

VICINITY MAP

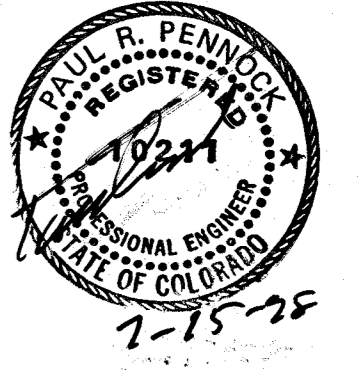


DWG. NO. 96138PUD 24 x 36 7-15-98



ZELLER-PENNOCK, INC./OHA
 ARCHITECTS - ENGINEERS

2727 BRYANT ST. DENVER CO. 80211
 (303) 455-3322 FAX (303) 455-3708
 E-MAIL zpoha@dnvr.uswest.net



**PHASE II ADDITION
 FOR
 WOOD TECHNOLOGY**

LOUISVILLE, COLORADO

405 SO. PIERCE, COLORADO TECH. CENTER

ISSUE:
 10-27-97
 1-5-98
 1-26-98
 2-9-98

JOB NUMBER:
96136

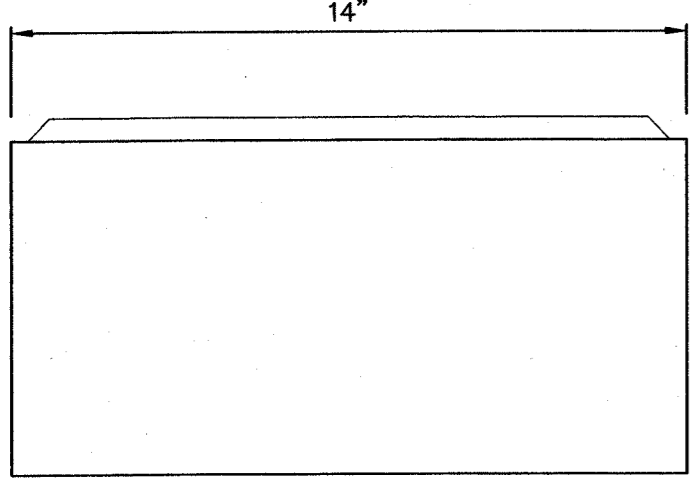
SHEET TITLE:

SHEET NUMBER:
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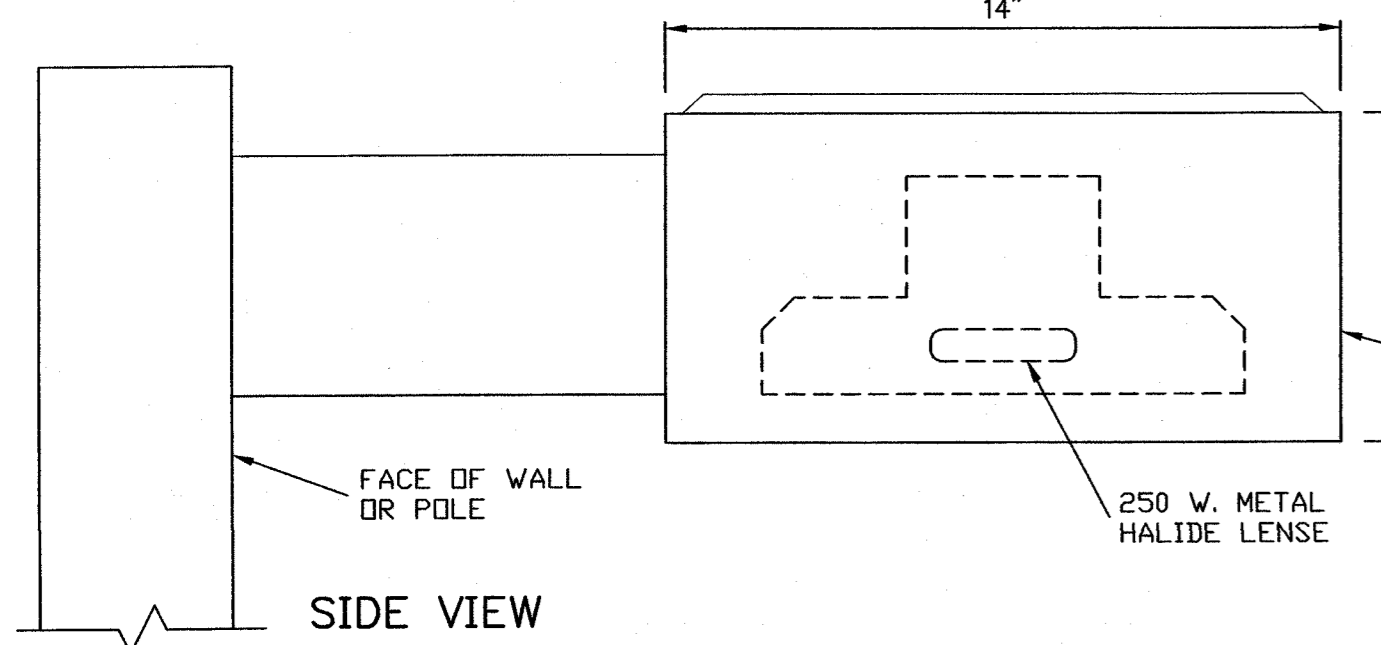
SPECIFICATION

GARDCO LIGHTING
 EH-19-2-3-250MH-BRA
 POLE MOUNTED - DBL. FIXTURE
 WALL MOUNTED - SINGLE FIXTURE
 SET @ 20' ABOVE GRADE.

NEW CANVAS AWNING
 BLUE COLOR MATCH
 STRIPE COLOR AWNING
 MATERIAL TO HAVE A
 FLAT FINISH (TYP.)

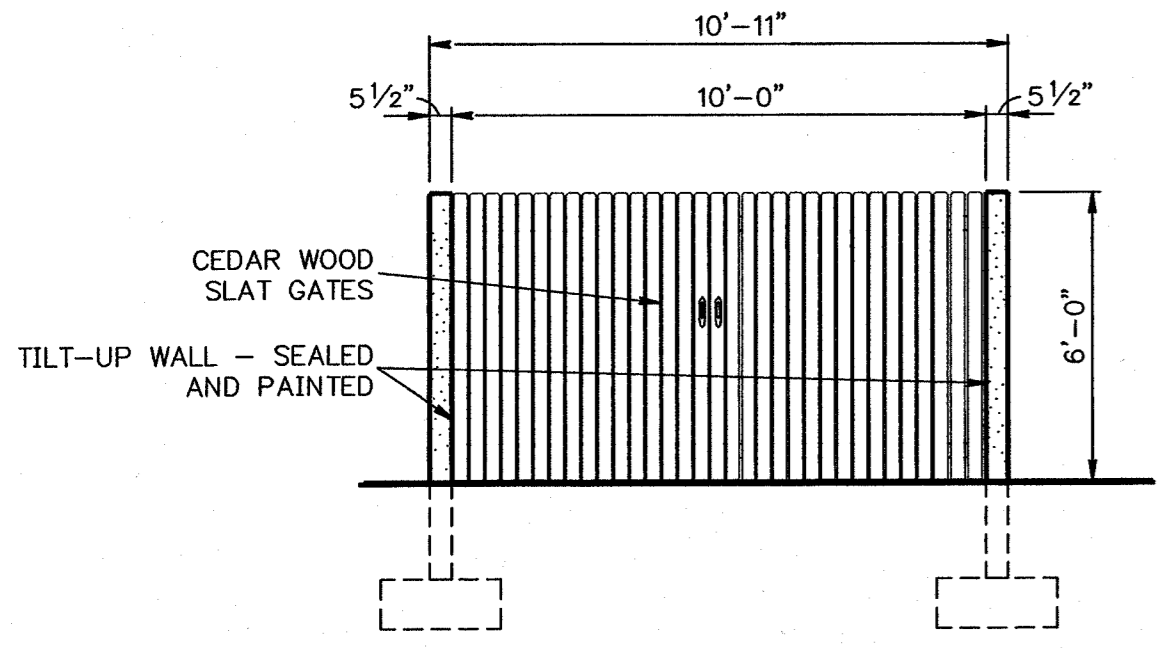


FRONT VIEW

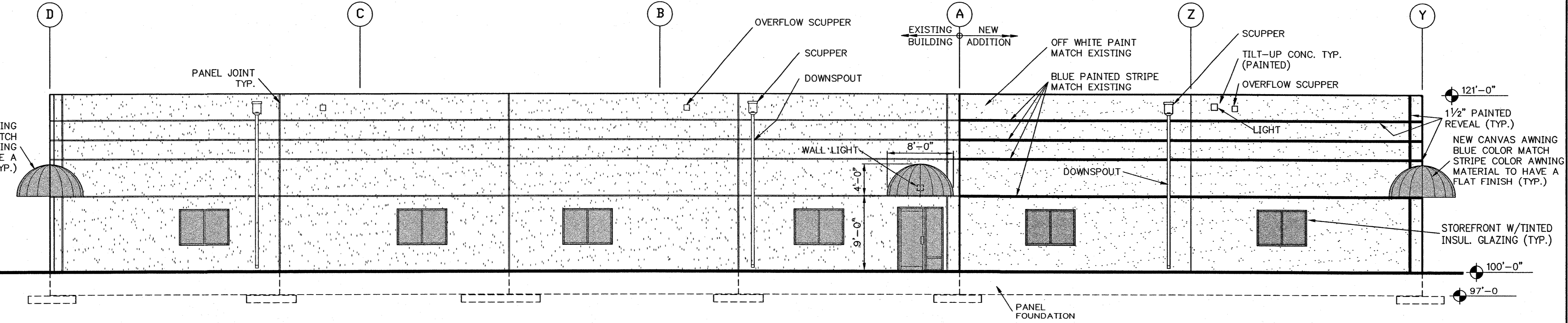


SIDE VIEW

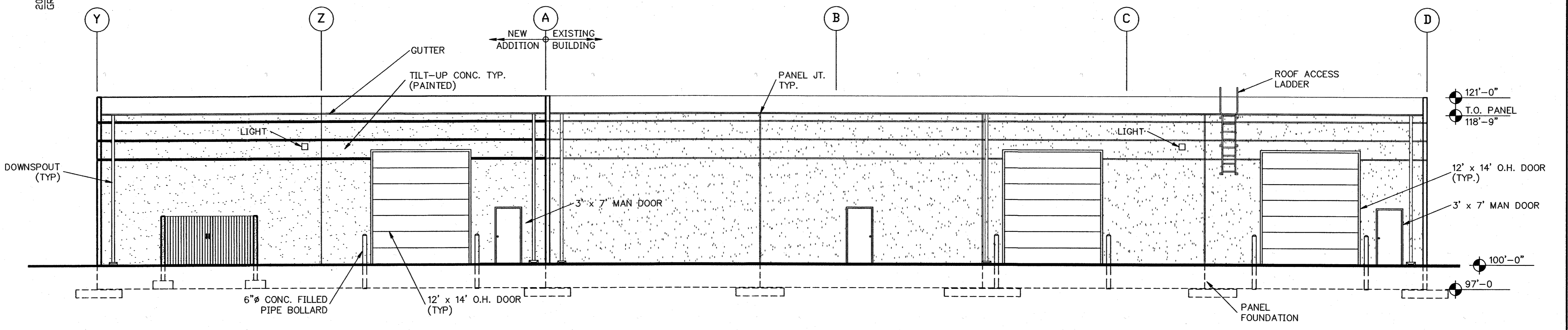
A LIGHT FIXTURE 3"=1'-0"



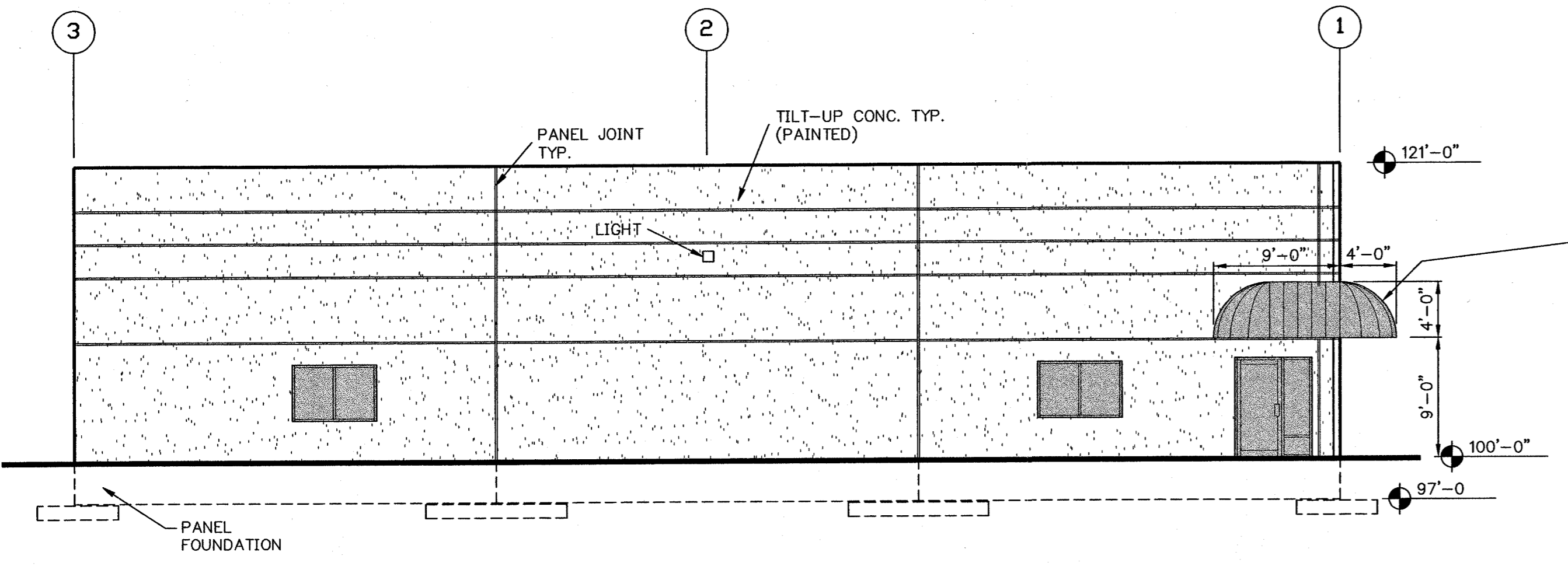
B TRASH ENCLOSURE 1/4"=1'-0"
RELOCATE EXIST. WALLS



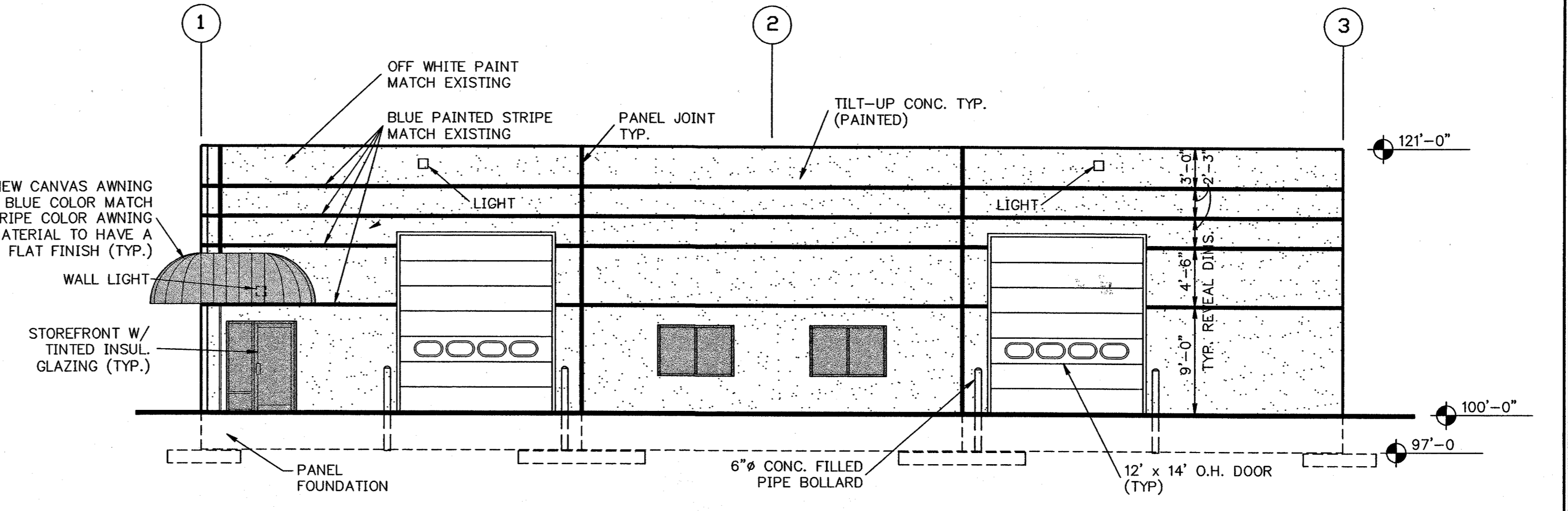
1 NORTH ELEVATION 1/8"=1'-0"



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

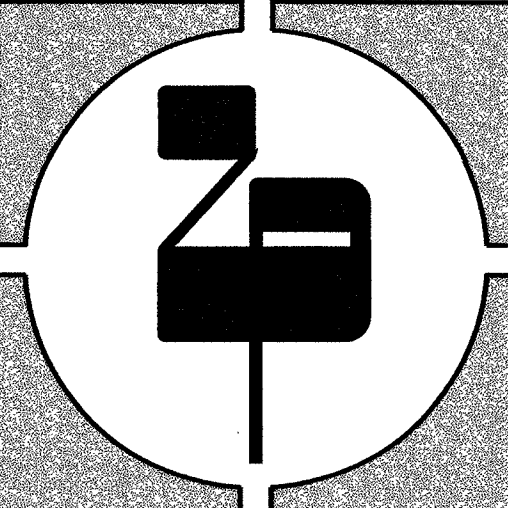


4 EAST ELEVATION 1/8"=1'-0"



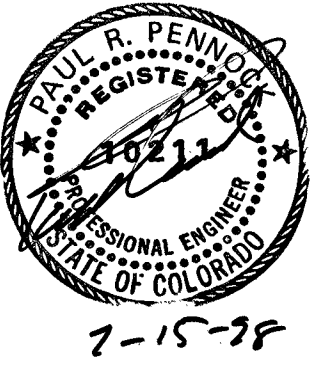
3 WEST ELEVATION 1/8"=1'-0"

DRAWING SIZE SCALE
 24x36 1/8"=1'-0"



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ARCHITECTS - ENGINEERS

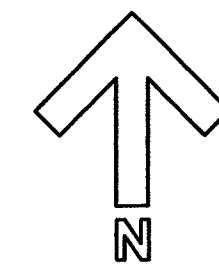
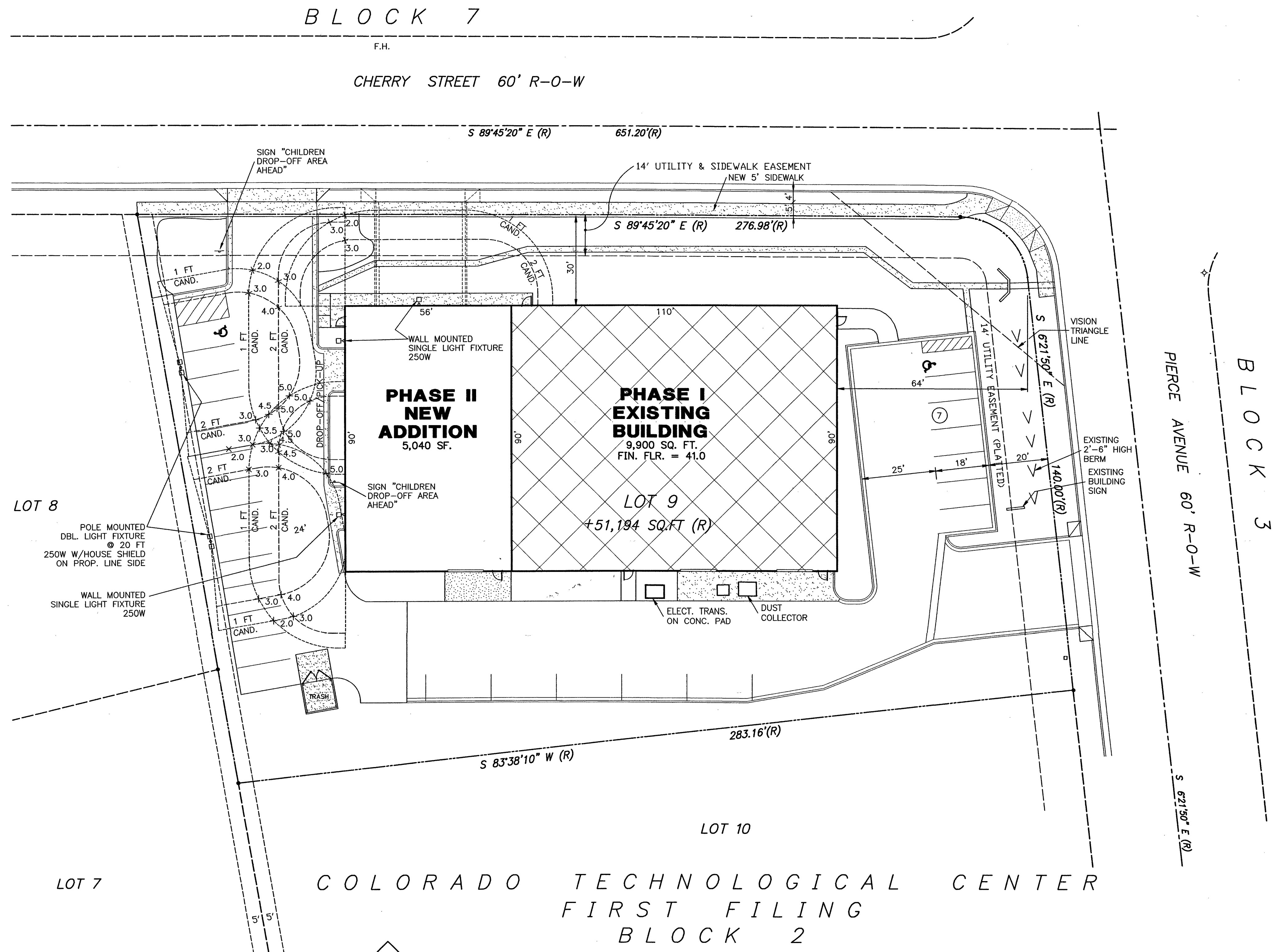
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405 SO. PIERCE, COLORADO TECH. CENTER

ISSUE:
2-9-98
7-6-98

JOB NUMBER:
96136
SHEET TITLE:
**LIGHT LEVEL PLAN
WEST DRIVE**
SHEET NUMBER:
2



1
2

LIGHT LEVEL PLAN AT WEST DRIVE

1"=20'

DRAWING
96136P02

SIZE
24x36

SCALE
1"=20'