

IZZIO BAKERY

ACCESSORY BUILDING ADDITION
 BUILDING ADDITION - CTC COMMERCIAL P.U.D. - AN AMENDMENT TO THE P.U.D. LOT 1 REPLAT F AMENDED -
 SEE BUSINESS CENTER AT CTC REPLAT F AMENDED SUBDIVISION PLAT

197 S 104TH STREET
LOUISVILLE, CO 80027

LEGAL DESCRIPTION:
 LOT 1 REPAIR F AMENDED, THE BUSINESS CENTER AT C.T.C. REPLAT F AMENDED, LOUISVILLE, COLORADO

SITE AREA:
 5.656 ACRES

ZONING:
 PLANNED COMMUNITY ZONE DISTRICT - INDUSTRIAL

PROPOSED USE:
 ANY USES ALLOWED IN CITY OF LOUISVILLE INDUSTRIAL ZONE DISTRICTS.

PROJECT INTENT:
 1. ADDITION OF AN APPROXIMATELY 1,167 SF METAL BUILDING ADDITION ON THE REAR OF THE EXISTING BUILDING AT 197 S 104TH STREET TO ACCOMMODATE THE EXPANSION OF A BAKERY TENANT CURRENTLY OCCUPYING THIS BUILDING. THE ADDITION WILL BE LOCATED NEAR THE NORTHWEST CORNER OF THE EXISTING BUILDING. NO EXISTING PARKING WILL BE MODIFIED AND THE BUILDING FOOTPRINT WILL BE OFFSET BY AN EQUIVALENT REDUCTION IN EXISTING DRIVEWAY APRON AND LOADING RAMP PAVING ON THE REAR OF THE BUILDING.

LAND USE:	REQUIRED	EXISTING		PROPOSED		
		%	SQ. FT.	%	SQ. FT.	
BUILDING COVERAGE		28.9	71,223	29.4	72,391	
LANDSCAPE AREA	MIN 25%	28.4	69,929	28.2	69,541	
HARDSCAPE AREA		42.7	105,245	42.4	104,465	
TOTAL SITE AREA		100	246,397	100	246,397	
BUILDING HEIGHT	MAX. 40'-0"		23'-6" / 39'-0"		27'-0"	ACCESSORY BUILDING
SETBACKS						
	NORTH	10	55'-0"		55'-0"	
	WEST	15	134'-0"		134'-0"	
	SOUTH	30	67'-1"		67'-1"	
	EAST	30	124'-6"		124'-6"	
TOTAL PARKING						
	STANDARD	132	179		---	
	ACCESSIBLE	6	6		---	
	BICYCLE	7	18		---	
PARKING SETBACKS						
	NORTH	10	10'-0"		10'-0"	
	WEST	10	10'-0"		10'-0"	
	SOUTH	20	21'-6"		21'-6"	
	EAST	20	55'-0"		55'-0"	

LANDSCAPING:
 EXISTING LANDSCAPE AREAS IMPACTED BY PROPOSED CONSTRUCTION ARE COMPRISED OF 2" ROCK MULCH WHICH WILL BE RESTORED IN DISTURBED AREAS. AREAS IN WHICH EXISTING ASPHALT OR CONCRETE PAVING IS PERMANENTLY REMOVED WILL BE RESTORED WITH ROCK MULCH TO MATCH EXISTING.

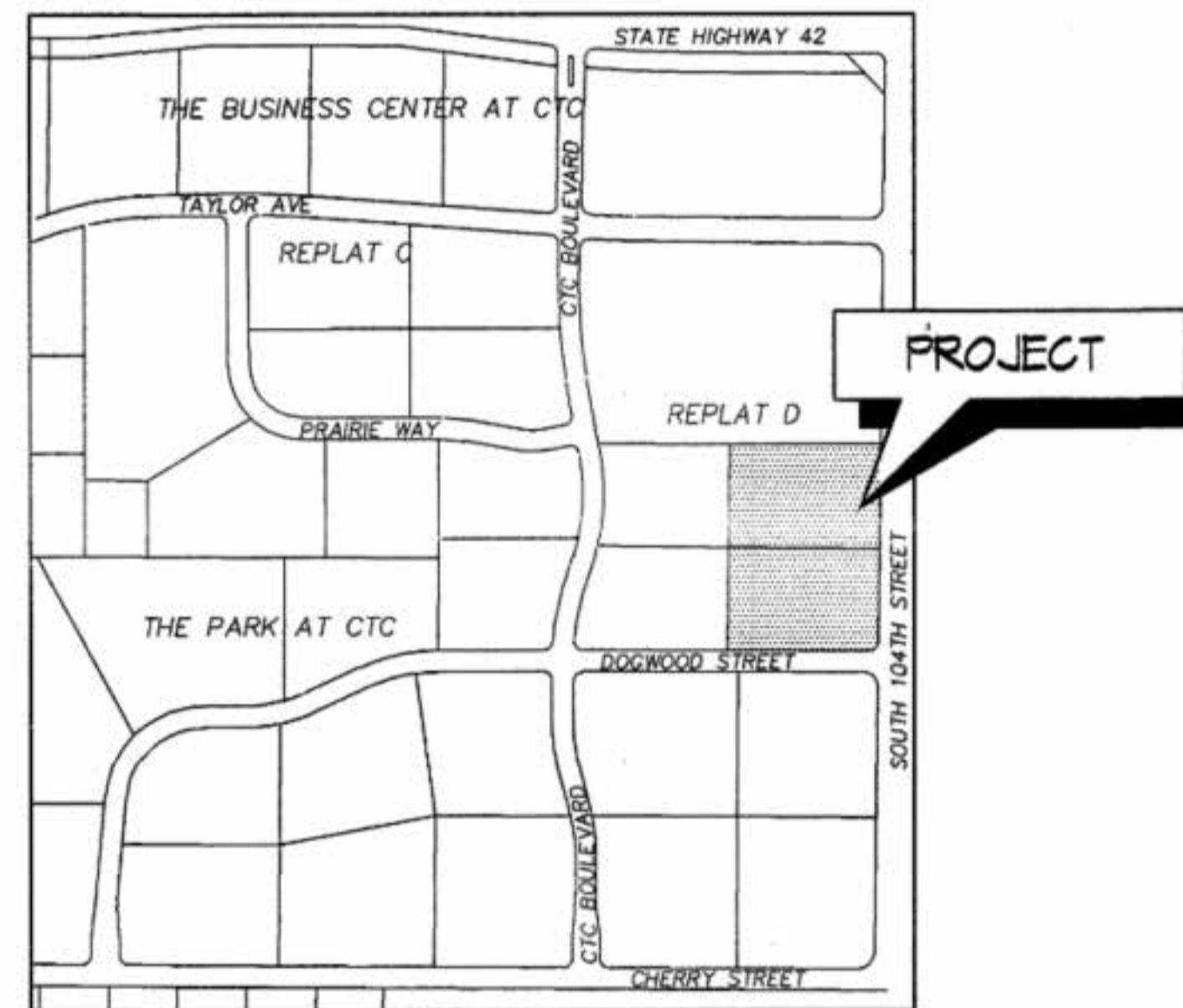
EXTERIOR MATERIALS:
 ADDITION:
 WALLS: METAL PANELS
 ROOF: STANDING SEAM METAL ROOFING
 EXISTING:
 BUILDING WALLS: PAINTED PRECAST CONCRETE WITH ACCENT REVEALS (MINIMUM 2 COLORS)
 WINDOW FRAMING: ALUMINUM STOREFRONT FRAMING SYSTEM
 GLAZING: TINTED INSULATING GLAZING
 SLOPED ROOF: STANDING RIB METAL ROOFING
 FLAT ROOF: EPDM MEMBRANE ROOFING WITH RIVER ROCK BALLAST
 MECHANICAL SCREEN: PAINTED VERTICAL RIBBED STEEL DECKING

EXTERIOR COLORS OF THE PROPOSED ADDITION WILL MATCH EXISTING BUILDING COLORS.

PROJECT PHASING:
 CONSTRUCTION OF THE PROPOSED ADDITION WILL COMMENCE SEPARATELY WITHIN 12 MONTHS FOLLOWING THE APPROVAL OF THIS PUD AMENDMENT BY THE CITY OF LOUISVILLE.

EXTERIOR LIGHTING:
 ALL EXISTING BUILDING AND SITE LIGHTING TO REMAIN.

SIGNAGE:
 ALL EXISTING BUILDING SIGNAGE TO REMAIN.



Vicinity Map

DRAWING INDEX

- A00 COVER SHEET
- A01 P.U.D. AMENDMENT PLAN
- A02 ACCESSORY BUILDING ADDITION FLOOR PLAN
- A03 EXTERIOR BUILDING ELEVATIONS
- A04 FIRE ACCESS
- C-1 GRADING PLAN
- C-2 UTILITY PLAN

P.U.D. SUBMITTAL
MARCH 14, 2025

CERTIFICATES

OWNERSHIP SIGNATURE BLOCK

By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness our hands and seals this ____ day of _____, _____.
 (Notary Seal)

 Owner Name Signature

 Notary Name Signature

My Commission Expires _____

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20__ BY
 THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF LOUISVILLE,
 COLORADO.

BY _____
 DIRECTOR OF COMMUNITY DEVELOPMENT

ISSUE DATE:	REVISIONS	DATE	BY:	DESCRIPTION:
MARCH 14, 2025	No.			

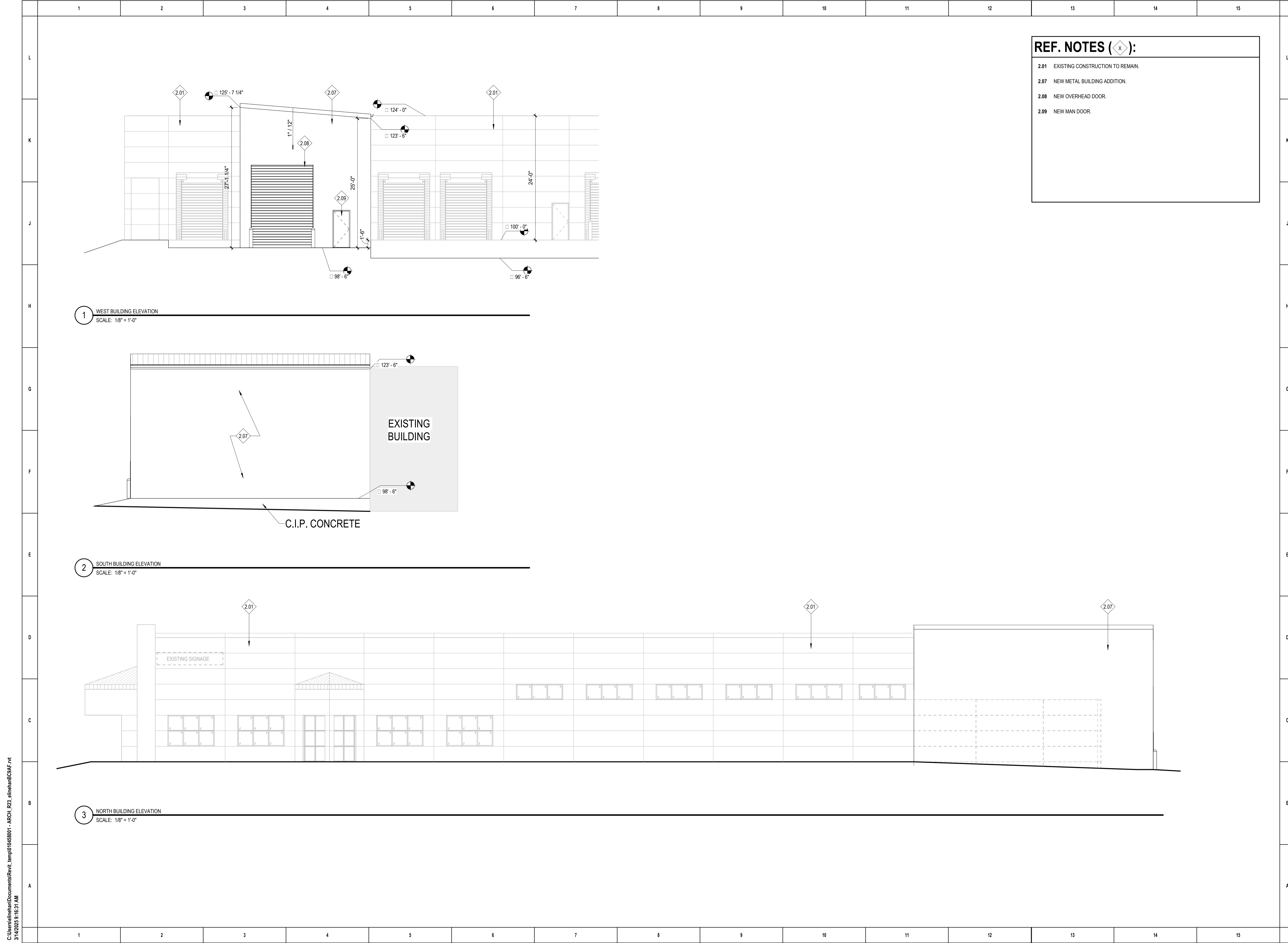
P.U.D. SUBMITTAL

SCHEMMER

IZZIO BAKERY
 ACCESSORY BUILDING ADDITION
 197 S 104TH STREET
 LOUISVILLE, CO 80027
 COVER SHEET

PROJECT NO.: 010458.001

A00



ISSUE DATE:	MARCH 14, 2025		
REVISIONS:	No. DATE BY: DESCRIPTION:		
GH	EL	GH	
DESIGNED:		CHECKED:	
DRAWN:			

THIS DRAWING IS BEING MADE FOR THE USE OF THIS PROJECT IN ACCORDANCE WITH THE TERMS OF THE AGENCY AGREEMENT FOR PROFESSIONAL SERVICES. SCHEMMER ASSUMES NO LIABILITY FOR ANY USE OF THIS DRAWING IN ACCORDANCE WITH THE TERMS OF THE AGENCY AGREEMENT.

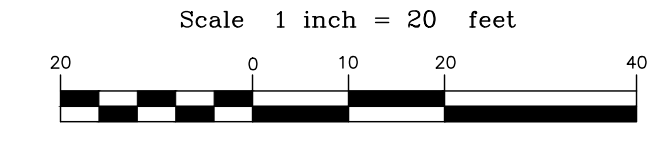
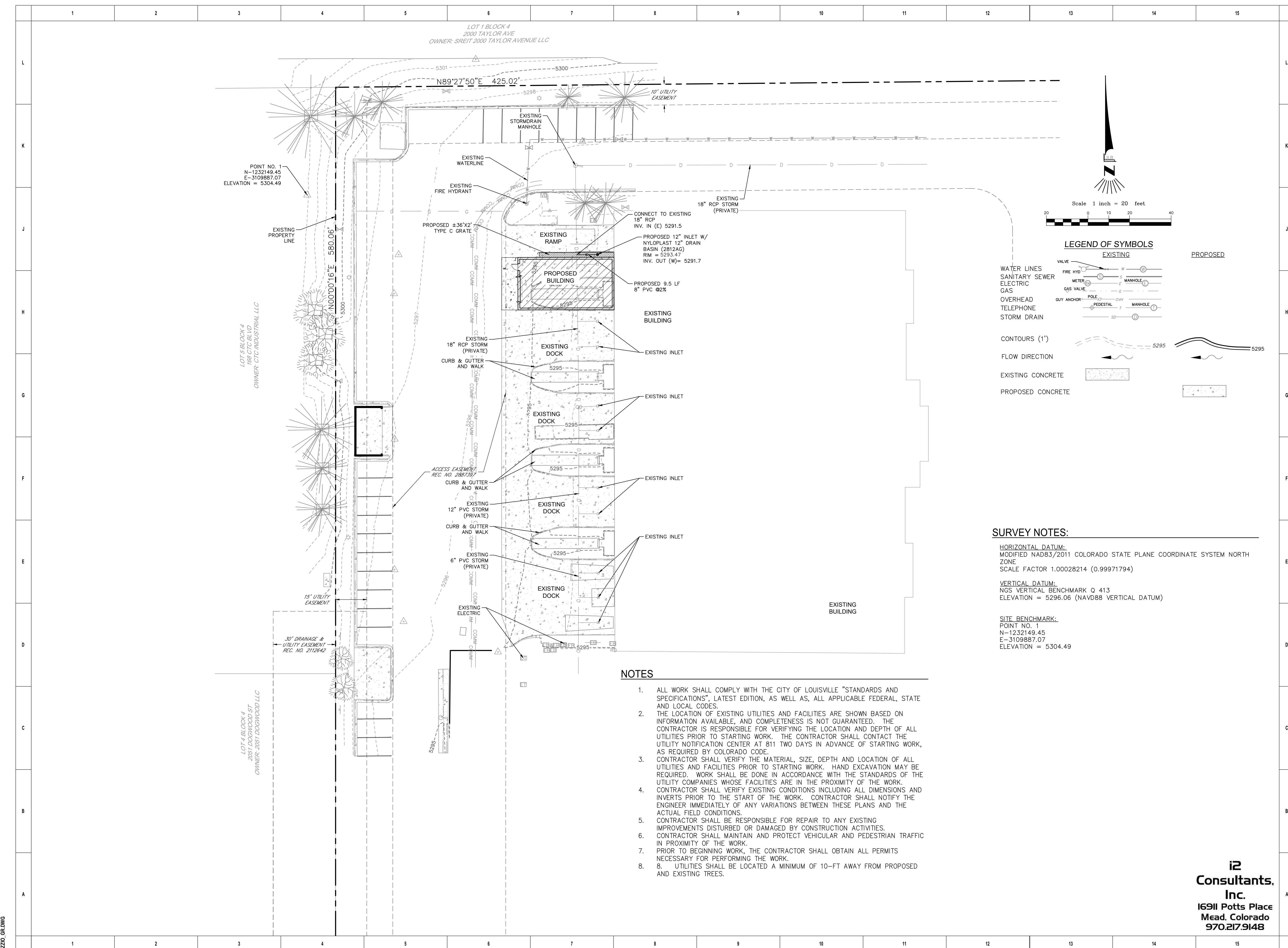
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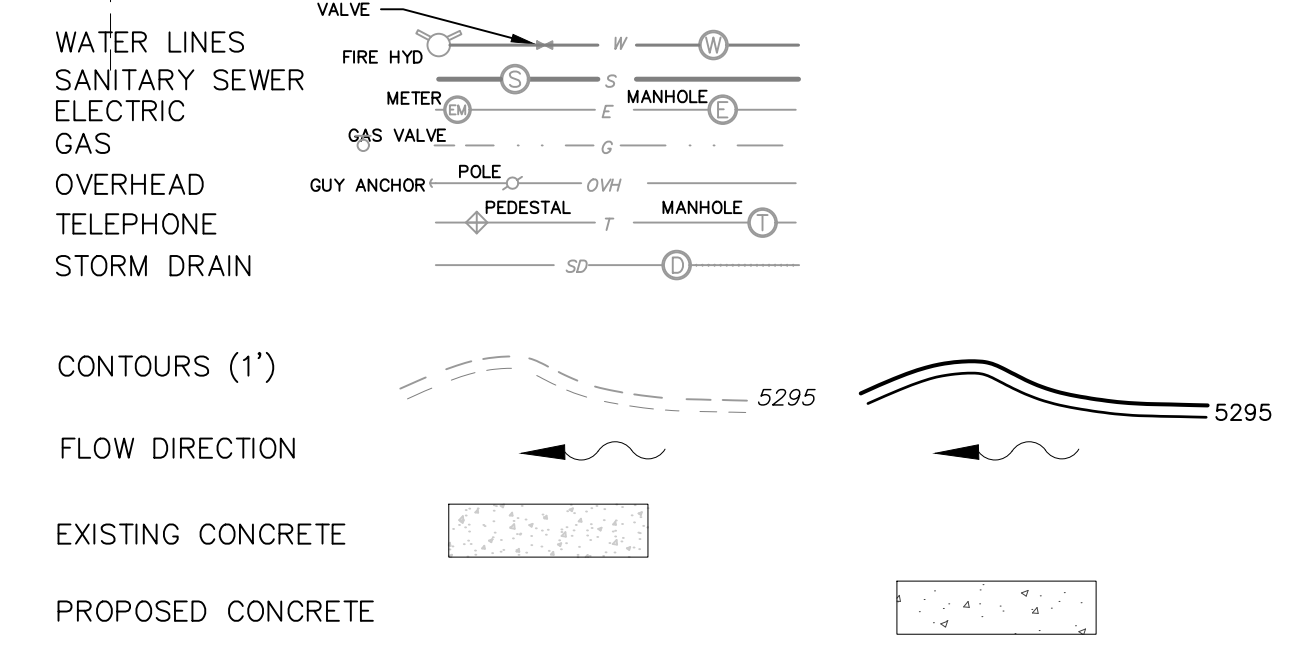
IZZIO BAKERY
ACCESSORY BUILDING ADDITION
197 S 104TH STREET
LOUISVILLE, CO 80027
EXTERIOR BUILDING ELEVATIONS

PROJECT NO.: 010458.001

A03



LEGEND OF SYMBOLS



SURVEY NOTES:

HORIZONTAL DATUM:
 MODIFIED NAD83/2011 COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE
 SCALE FACTOR 1.00028214 (0.99971794)

VERTICAL DATUM:
 NGS VERTICAL BENCHMARK Q 413
 ELEVATION = 5296.06 (NAVD88 VERTICAL DATUM)

SITE BENCHMARK:
 POINT NO. 1
 N-1232149.45
 E-3109887.07
 ELEVATION = 5304.49

- NOTES**
1. ALL WORK SHALL COMPLY WITH THE CITY OF LOUISVILLE "STANDARDS AND SPECIFICATIONS", LATEST EDITION, AS WELL AS, ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
 2. THE LOCATION OF EXISTING UTILITIES AND FACILITIES ARE SHOWN BASED ON INFORMATION AVAILABLE, AND COMPLETENESS IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER AT 811 TWO DAYS IN ADVANCE OF STARTING WORK, AS REQUIRED BY COLORADO CODE.
 3. CONTRACTOR SHALL VERIFY THE MATERIAL, SIZE, DEPTH AND LOCATION OF ALL UTILITIES AND FACILITIES PRIOR TO STARTING WORK. HAND EXCAVATION MAY BE REQUIRED. WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS OF THE UTILITY COMPANIES WHOSE FACILITIES ARE IN THE PROXIMITY OF THE WORK.
 4. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS INCLUDING ALL DIMENSIONS AND INVERTS PRIOR TO THE START OF THE WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY VARIATIONS BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR TO ANY EXISTING IMPROVEMENTS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES.
 6. CONTRACTOR SHALL MAINTAIN AND PROTECT VEHICULAR AND PEDESTRIAN TRAFFIC IN PROXIMITY OF THE WORK.
 7. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR PERFORMING THE WORK.
 8. UTILITIES SHALL BE LOCATED A MINIMUM OF 10-FT AWAY FROM PROPOSED AND EXISTING TREES.

DESIGNED:	ISSUE DATE:	March 14, 2025
DRAWN:	REVISIONS:	
CHECKED:	No.:	
	DATE:	
	BY:	
	DESCRIPTION:	

P.U.D. SUBMITTAL

SCHEMMER

IZZIO BAKERY
 ACCESSORY BUILDING ADDITION
 197 S 104TH STREET
 LOUISVILLE, CO 80027
 UTILITY PLAN

iR
Consultants, Inc.
 16911 Potts Place
 Mead, Colorado
 970.217.9148

PROJECT NO.: 010458.001
 1110-1

C-2