



DAJDESIGN

922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
INFO@DAJDESIGN.COM

DOWNTOWN LOUISVILLE

COMMUNITY PARK

BELLA VISTA DR

COAL CREEK

COUNTY RD

EMPIRE RD

S 96TH ST

SITE

ARTHUR AVE

COLORADO TECH CENTER

TAYLOR AVE

CHERRY ST

S 101ST AVE

NORTH

VICINITY MAP (N.T.S.)

1. THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF MONUMENT SIGNS, PAVEMENT SURFACES, OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.
2. PROPERTY OWNER SHALL REPLACE EXISTING CURB AND GUTTER THAT HAS SETTLED OR IS OTHERWISE DAMAGED ADJACENT THE SITE.
3. PROPERTY OWNER SHALL MAINTAIN, REPAIR, AND REPLACE THE ADA RAMPS AT THE S. ARTHUR AVE. DRIVE LOCATIONS, AS DIRECTED BY THE CITY.

STANDARD ADA:	5	2
VAN ADA:	2	4
SUBTOTAL:	7	6
GARAGE PARKING		
INDOOR:	0	8
TOTAL PARKING:	282	205
PARKING RATIO:	3.4:1000	2.9:1000

GARAGE PARKING		
INDOOR:	0	8
TOTAL PARKING:	282	205
PARKING RATIO:	3.4:1000	2.9:1000

AUTOMOBILE PARKING SUMMARY				
USE	NET AREA	CITY STANDARD	REQUIRED	PROVIDED
FLEX INDUSTRIAL	27,544 SF	4 PER 1000 SF	110 SPACES	69 SPACES
OFFICE	43,066 SF	4 PER 1000 SF	172 SPACES	136 SPACES
TOTAL PARKING SPACES:			282 SPACES	205 SPACES

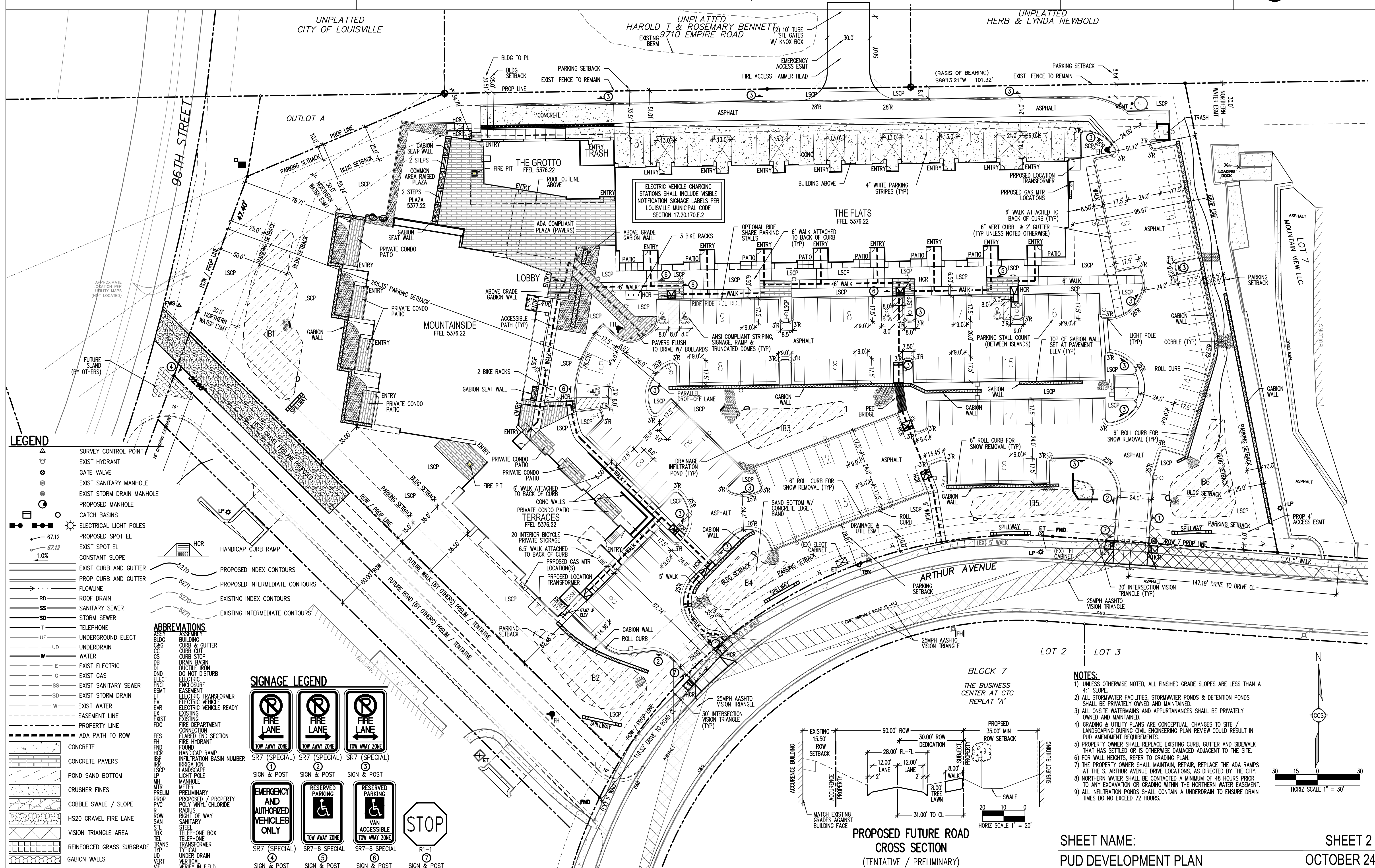
BICYCLE PARKING SUMMARY			* 20 BICYCLE PARKING SPACES PROPOSED INDOOR
CITY STANDARD	REQUIRED	PROVIDED	
1 PER 10 AUTO PARKING SPACES	29	40	

OCTOBER 24, 2022

THE BUSINESS CENTER AT C.T.C REPLAT I, PUD 1ST AMENDMENT
LOT 1A, BLOCK 1, BUSINESS CENTER AT CTC REPLAT I
NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



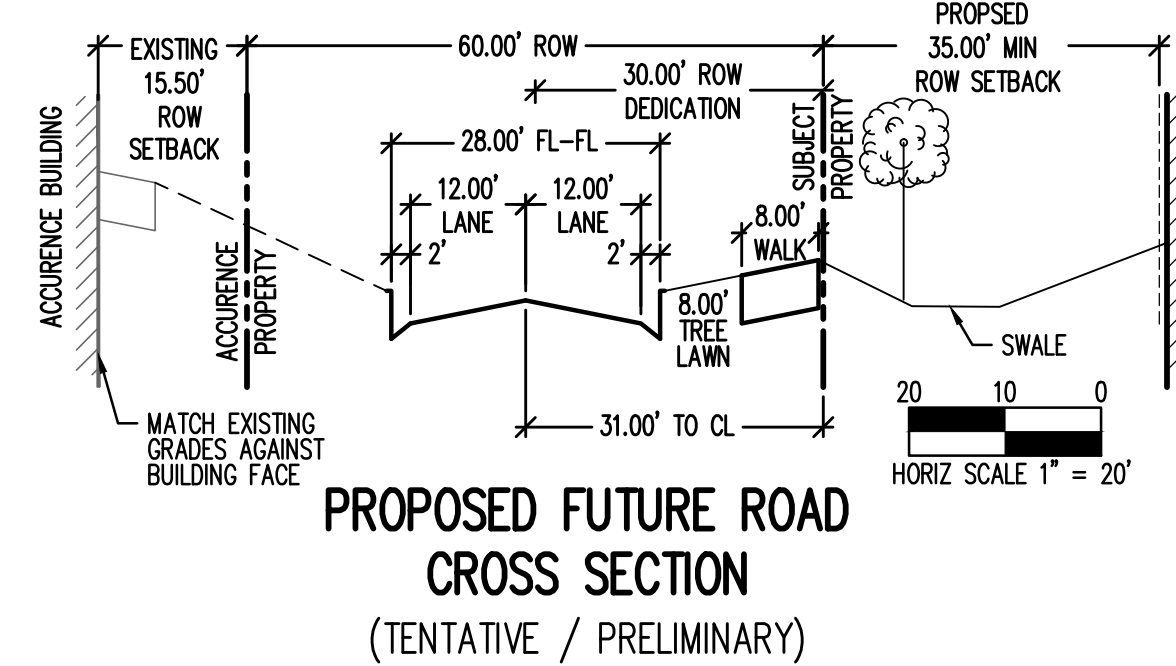
723 Main Street, Unit 2
Longmont, Colorado 80501
303.684.8484



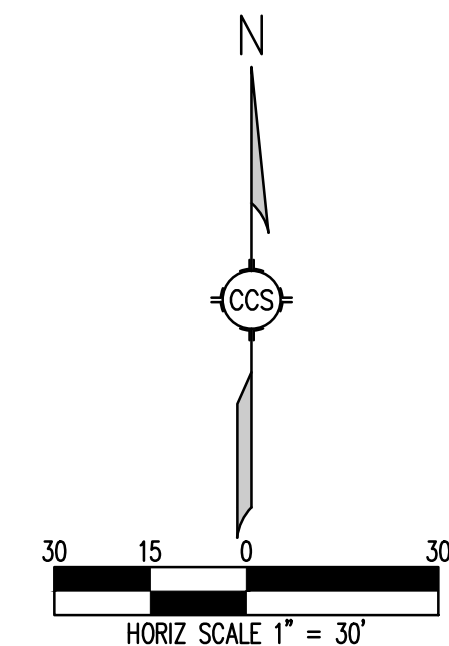
- LEGEND**
- △ SURVEY CONTROL POINT
 - ⊙ EXIST HYDRANT
 - ⊙ GATE VALVE
 - ⊙ EXIST SANITARY MANHOLE
 - ⊙ EXIST STORM DRAIN MANHOLE
 - ⊙ PROPOSED MANHOLE
 - ⊙ CATCH BASINS
 - ⊙ ELECTRICAL LIGHT POLES
 - ⊙ PROPOSED SPOT EL
 - ⊙ EXIST SPOT EL
 - ⊙ CONSTANT SLOPE
 - ⊙ EXIST CURB AND GUTTER
 - ⊙ PROP CURB AND GUTTER
 - ⊙ FLOWLINE
 - ⊙ RD ROOF DRAIN
 - ⊙ SS SANITARY SEWER
 - ⊙ SD STORM SEWER
 - ⊙ T TELEPHONE
 - ⊙ UE UNDERGROUND ELECT
 - ⊙ UD UNDERDRAIN
 - ⊙ W WATER
 - ⊙ E EXIST ELECTRIC
 - ⊙ G EXIST GAS
 - ⊙ SS EXIST SANITARY SEWER
 - ⊙ SD EXIST STORM DRAIN
 - ⊙ W EXIST WATER
 - ⊙ EXIST EASEMENT LINE
 - ⊙ EXIST PROPERTY LINE
 - ⊙ ADA PATH TO ROW

- ABBREVIATIONS**
- ASS ASSURANCE
 - BLDG BUILDING
 - C&G CURB & GUTTER
 - C&C CURB CUT
 - C&S CURB STOP
 - DB DRAIN BASIN
 - DND DUCTILE IRON
 - DO DO NOT DISTURB
 - ENC ENCLOSURE
 - ESMT EASEMENT
 - ET ELECTRIC TRANSFORMER
 - EV ELECTRIC VEHICLE
 - EVV ELECTRIC VEHICLE READY
 - EX EXISTING
 - FDC FIRE DEPARTMENT CONNECTION
 - FLA FLARED END SECTION
 - FI FIRE HYDRANT
 - FND FOUND
 - HCR HANDICAP RAMP
 - IB INFILTRATION BASIN NUMBER
 - IRR IRRIGATION
 - LP LANDSCAPE LIGHT POLE
 - MH MANHOLE
 - MTR MECHANICAL
 - P&P PRELIMINARY PROPOSED / PROPERTY
 - PVC POLY VINYL CHLORIDE
 - R ROW
 - SAN SANITARY
 - STL STEEL
 - TEL TELEPHONE
 - TRANS TRANSFORMER
 - UD UNDER DRAIN
 - VERT VERTICAL
 - VF VERIFY IN FIELD

- SIGNAGE LEGEND**
- ① FIRE LANE (TOW AWAY ZONE) SIGN & POST
 - ② FIRE LANE (TOW AWAY ZONE) SIGN & POST
 - ③ FIRE LANE (TOW AWAY ZONE) SIGN & POST
 - ④ EMERGENCY AND AUTHORIZED VEHICLES ONLY SR7 (SPECIAL) SIGN & POST
 - ⑤ RESERVED PARKING (TOW AWAY ZONE) SR7-B SPECIAL SIGN & POST
 - ⑥ RESERVED PARKING (TOW AWAY ZONE) SR7-B SPECIAL SIGN & POST
 - ⑦ STOP R1-1 SIGN & POST



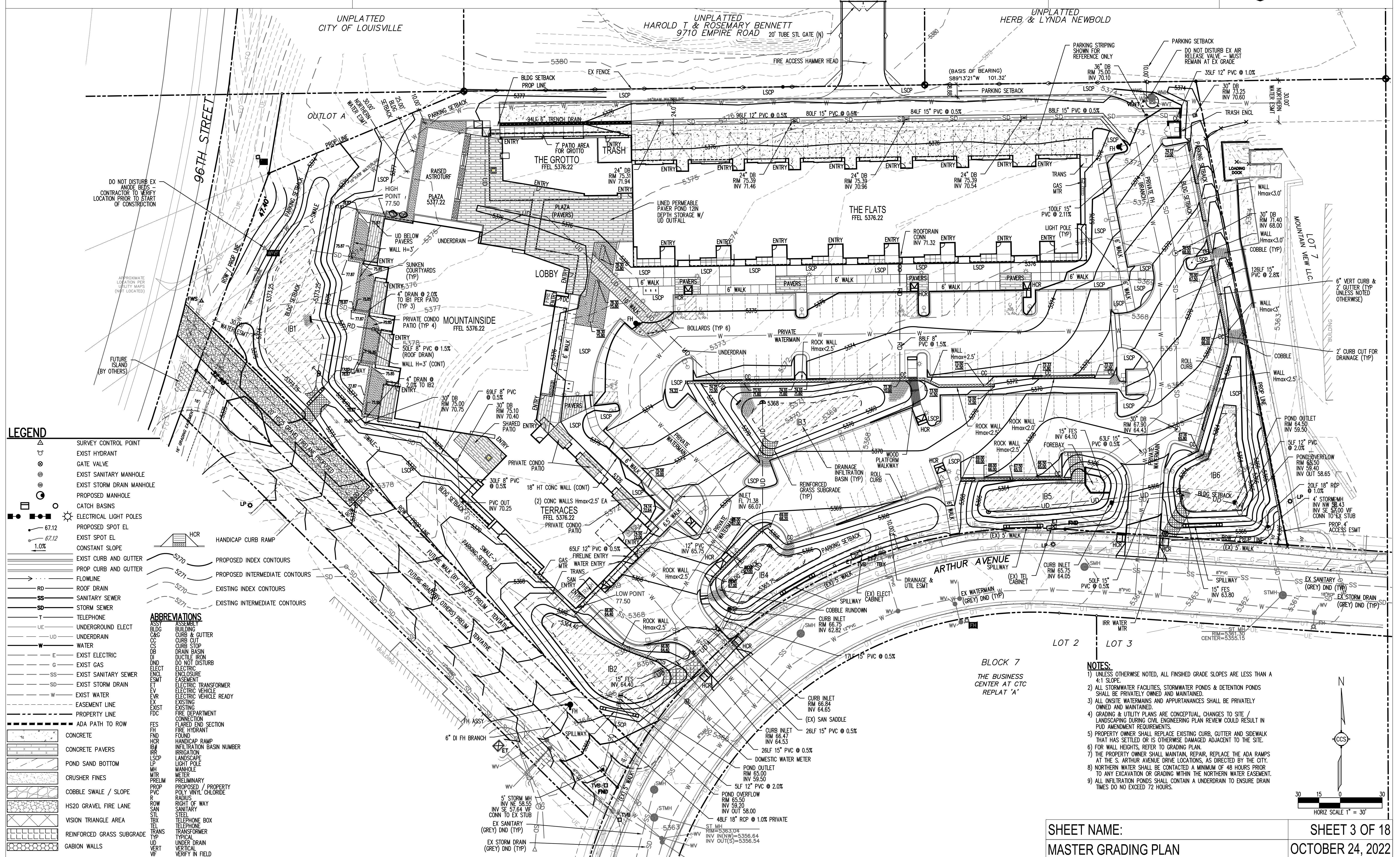
- NOTES:**
- 1) UNLESS OTHERWISE NOTED, ALL FINISHED GRADE SLOPES ARE LESS THAN A 4:1 SLOPE.
 - 2) ALL STORMWATER FACILITIES, STORMWATER PONDS & DETENTION PONDS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - 3) ALL ON-SITE WATERWAYS AND APPURTANANCES SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - 4) GRADING & UTILITY PLANS ARE CONCEPTUAL. CHANGES TO SITE / LANDSCAPING DURING CIVIL ENGINEERING PLAN REVIEW COULD RESULT IN PUD AMENDMENT REQUIREMENTS.
 - 5) PROPERTY OWNER SHALL REPLACE EXISTING CURB, GUTTER AND SIDEWALK THAT HAS SETTLED OR IS OTHERWISE DAMAGED ADJACENT TO THE SITE.
 - 6) FOR WALL HEIGHTS, REFER TO GRADING PLAN.
 - 7) THE PROPERTY OWNER SHALL MAINTAIN, REPAIR, REPLACE THE ADA RAMPS AT THE S. ARTHUR AVENUE DRIVE LOCATIONS, AS DIRECTED BY THE CITY.
 - 8) NORTHERN WATER SHALL BE CONTACTED A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION OR GRADING WITHIN THE NORTHERN WATER EASEMENT.
 - 9) ALL INFILTRATION PONDS SHALL CONTAIN AN UNDERDRAIN TO ENSURE DRAIN TIMES DO NOT EXCEED 72 HOURS.



THE BUSINESS CENTER AT C.T.C REPLAT I, PUD 1ST AMENDMENT
LOT 1A, BLOCK 1, BUSINESS CENTER AT CTC REPLAT I
NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



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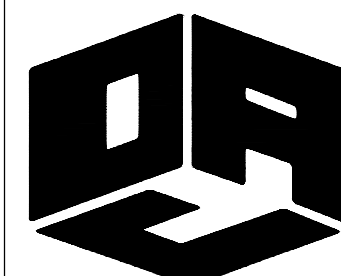
SHEET NAME:
MASTER GRADING PLAN

SHEET 3 OF 18
OCTOBER 24, 2022

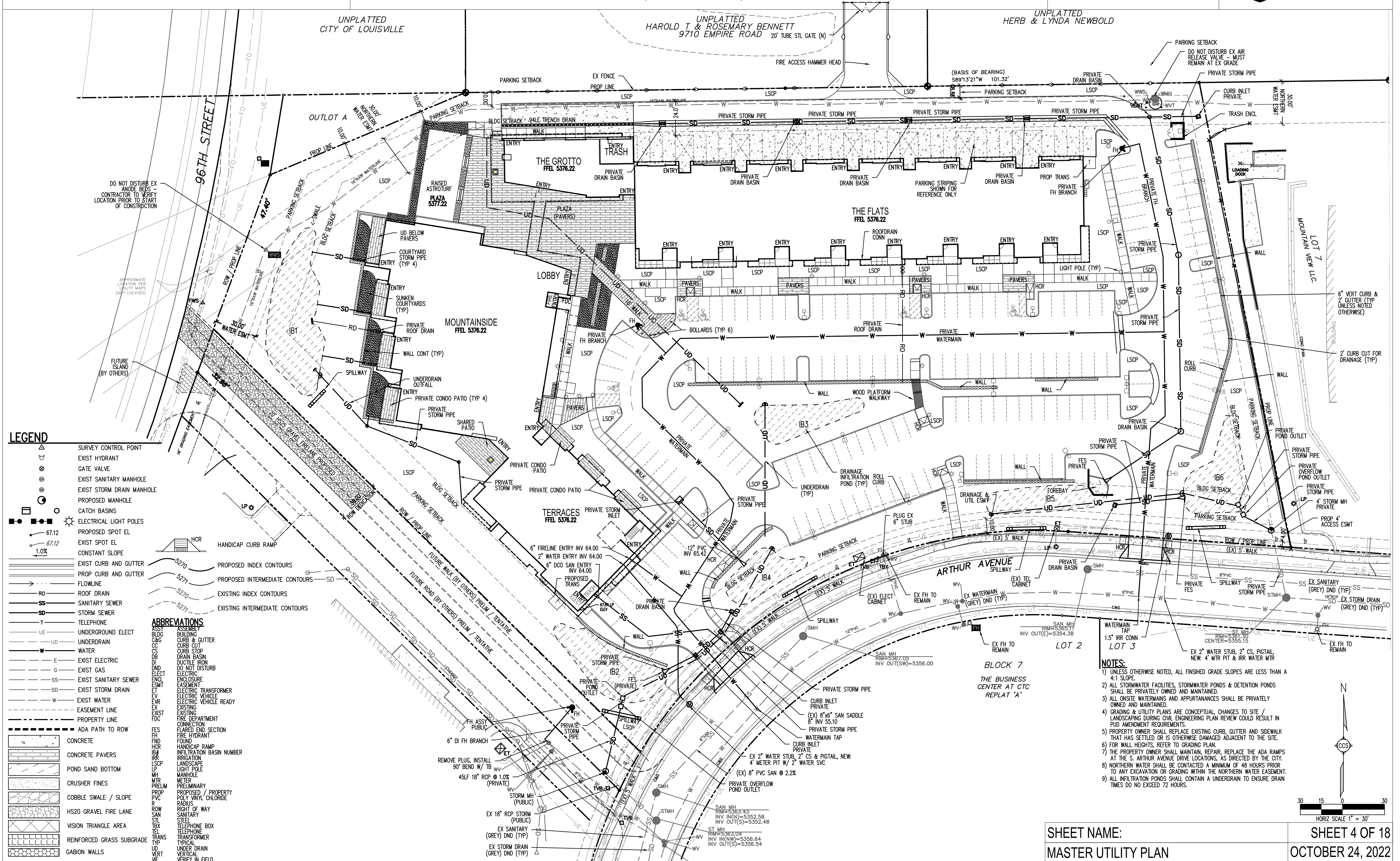
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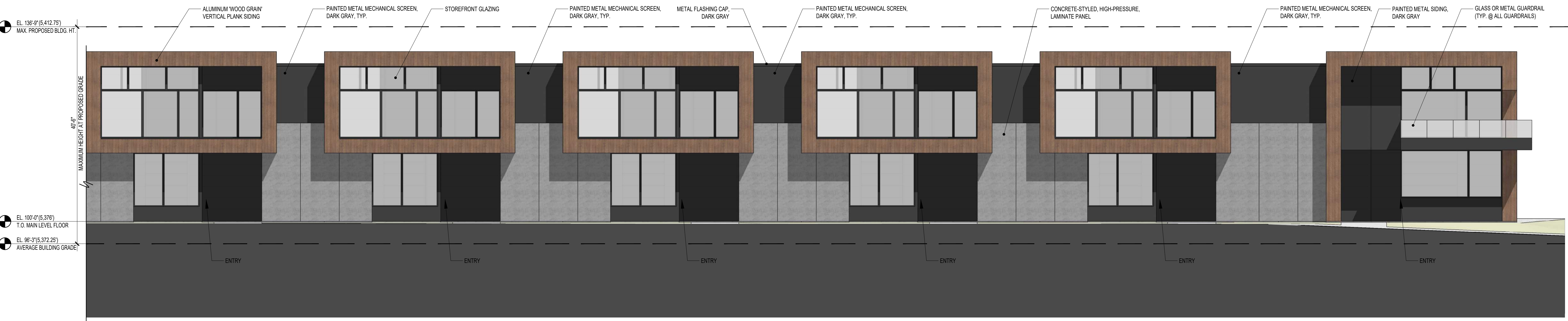
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SHEET NAME:
MASTER UTILITY PLAN

SHEET 4 OF 18
OCTOBER 24, 2022

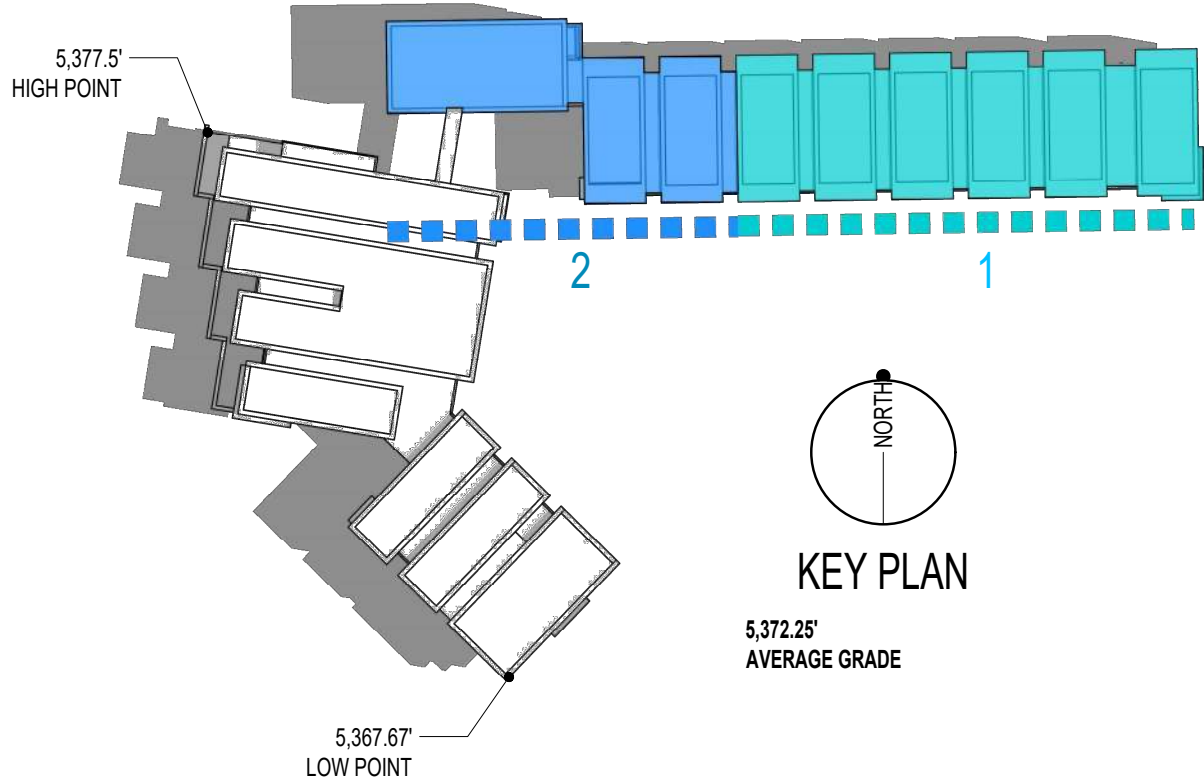
THE BUSINESS CENTER AT C.T.C REPLAT I, PUD 1ST AMENDMENT,
LOT 1A, BLOCK 1, BUSINESS CENTER AT CTC REPLAT I
NORTHWEST ¼ OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
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1 'FLATS' SOUTH ELEVATION
SCALE: NTS



2 'GROTTO' SOUTH ELEVATION
SCALE: NTS



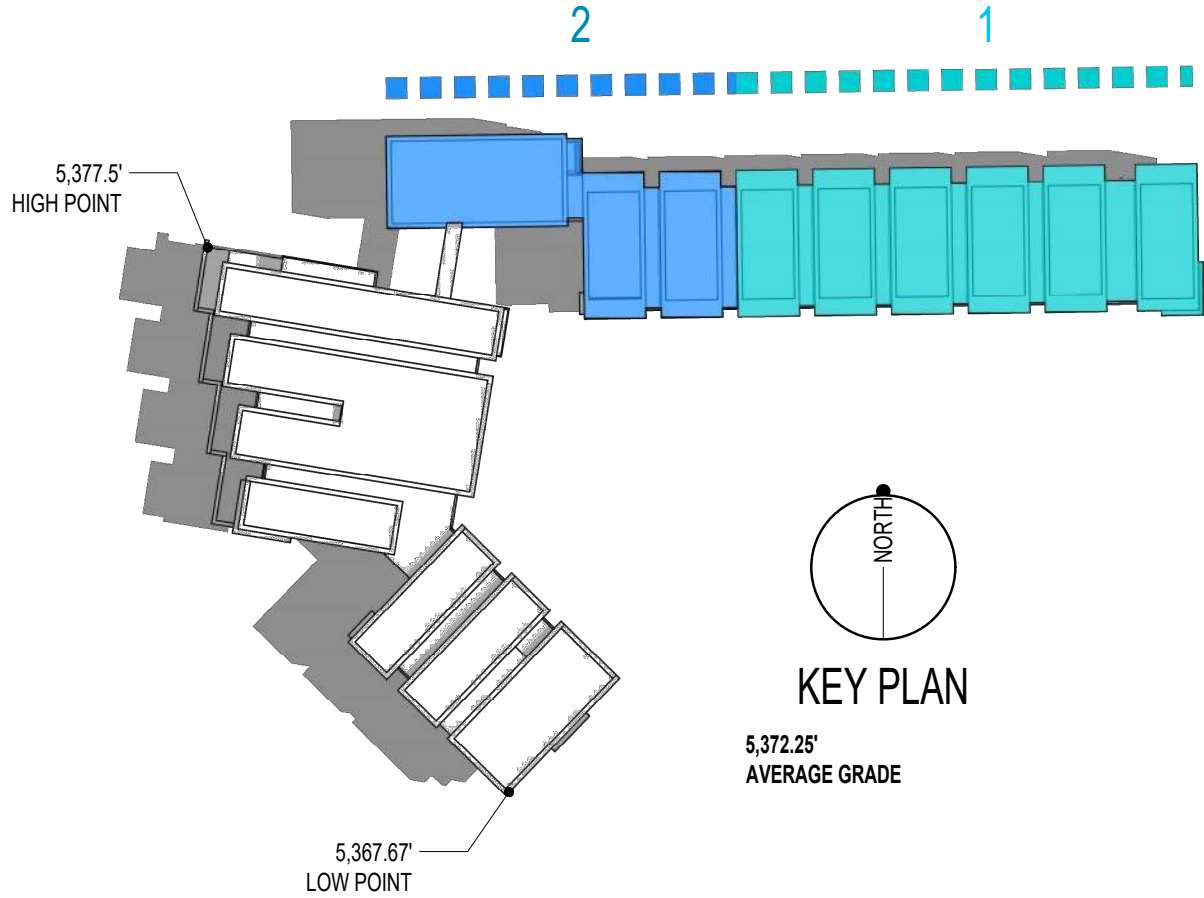
THE BUSINESS CENTER AT C.T.C REPLAT I, PUD 1ST AMENDMENT,
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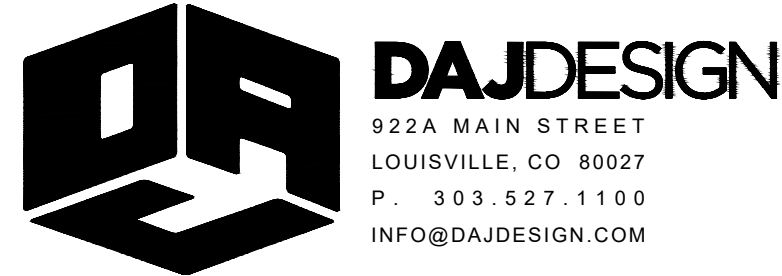
1 'FLATS' NORTH ELEVATION
SCALE: NTS



2 'GROTTO' NORTH ELEVATION
SCALE: NTS



THE BUSINESS CENTER AT C.T.C REPLAT I, PUD 1ST AMENDMENT,
LOT 1A, BLOCK 1, BUSINESS CENTER AT CTC REPLAT I
NORTHWEST ¼ OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
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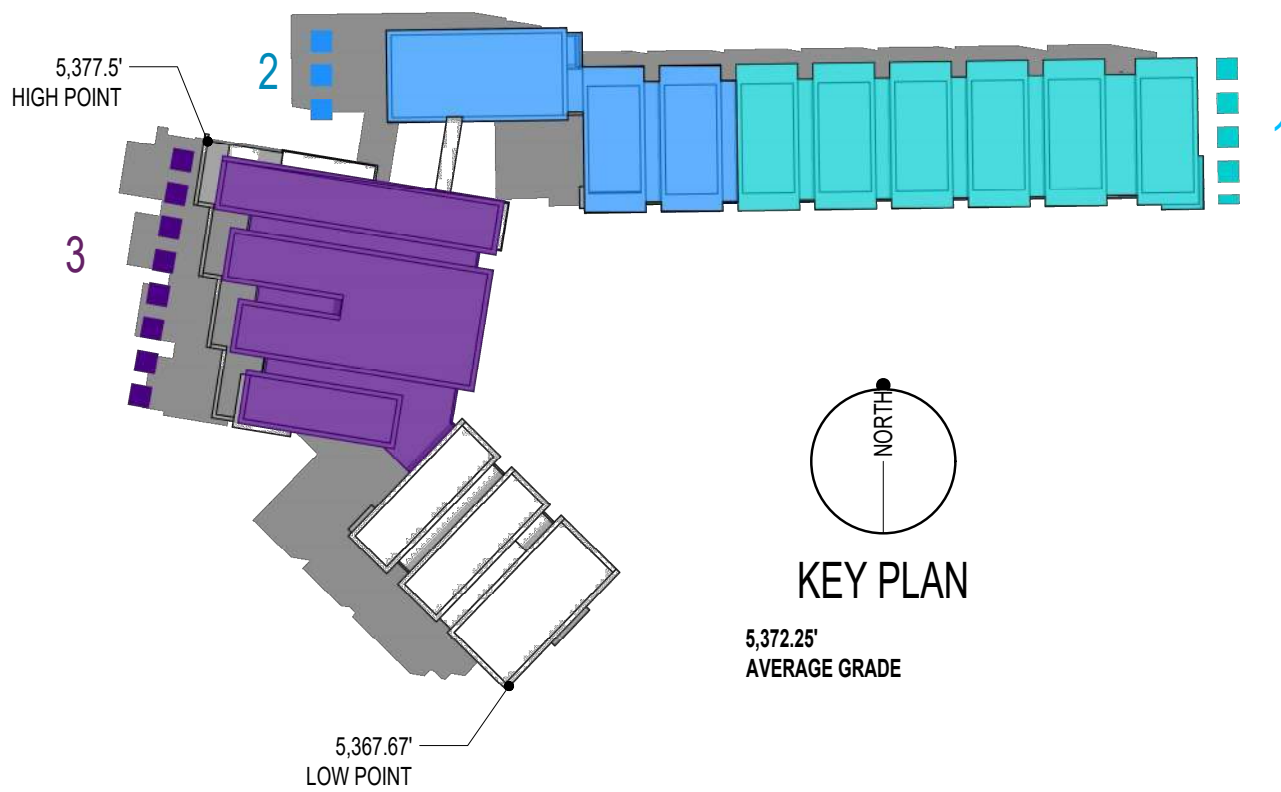
1 'FLATS' EAST ELEVATION
SCALE: NTS



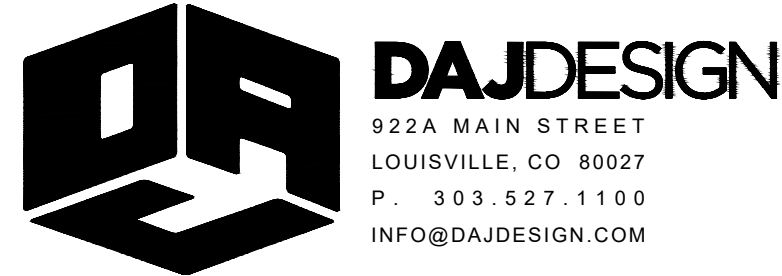
2 'GROTTO' WEST ELEVATION
SCALE: NTS



3 'MOUNTAINSIDE' WEST ELEVATION
SCALE: NTS



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LOT 1A, BLOCK 1, BUSINESS CENTER AT CTC REPLAT I
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1 'TERRACES' SOUTHWEST ELEVATION
SCALE: NTS



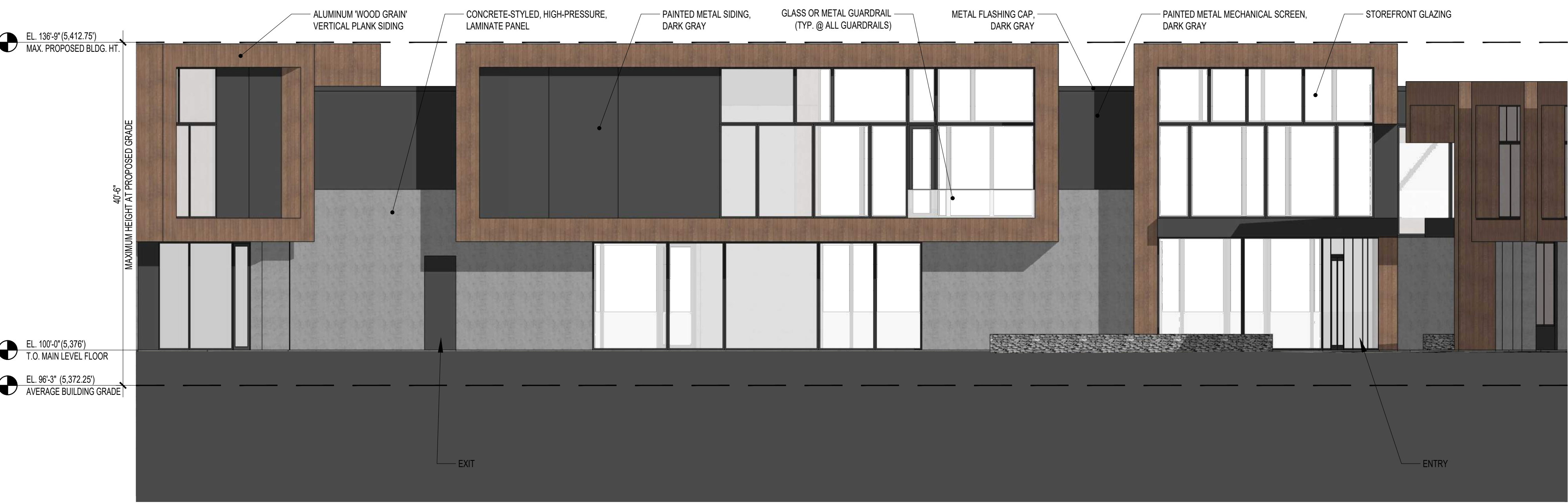
2 'TERRACES' SOUTHEAST ELEVATION
SCALE: NTS



3 'TERRACES' NORTHEAST ELEVATION
SCALE: NTS



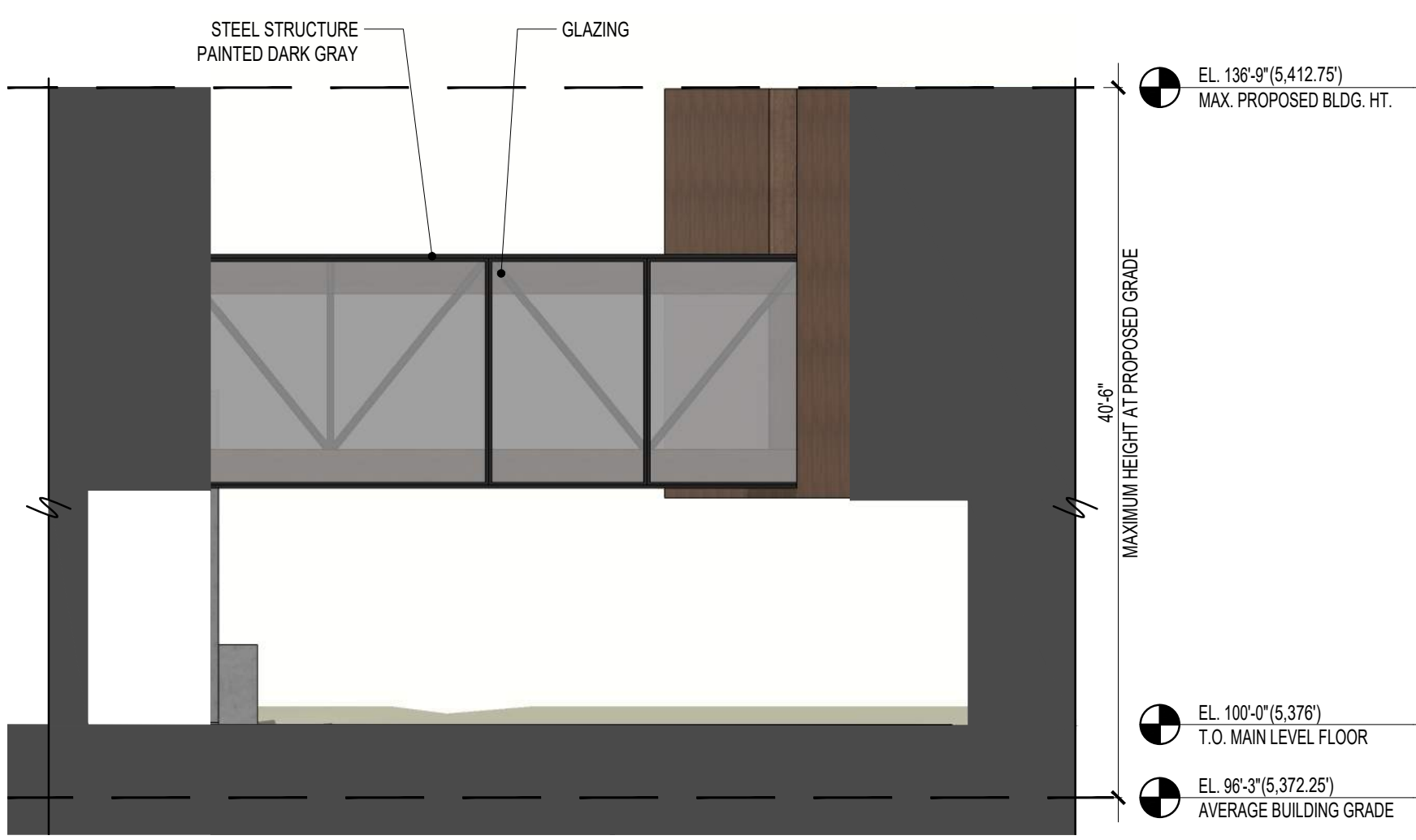
THE BUSINESS CENTER AT C.T.C REPLAT I, PUD 1ST AMENDMENT,
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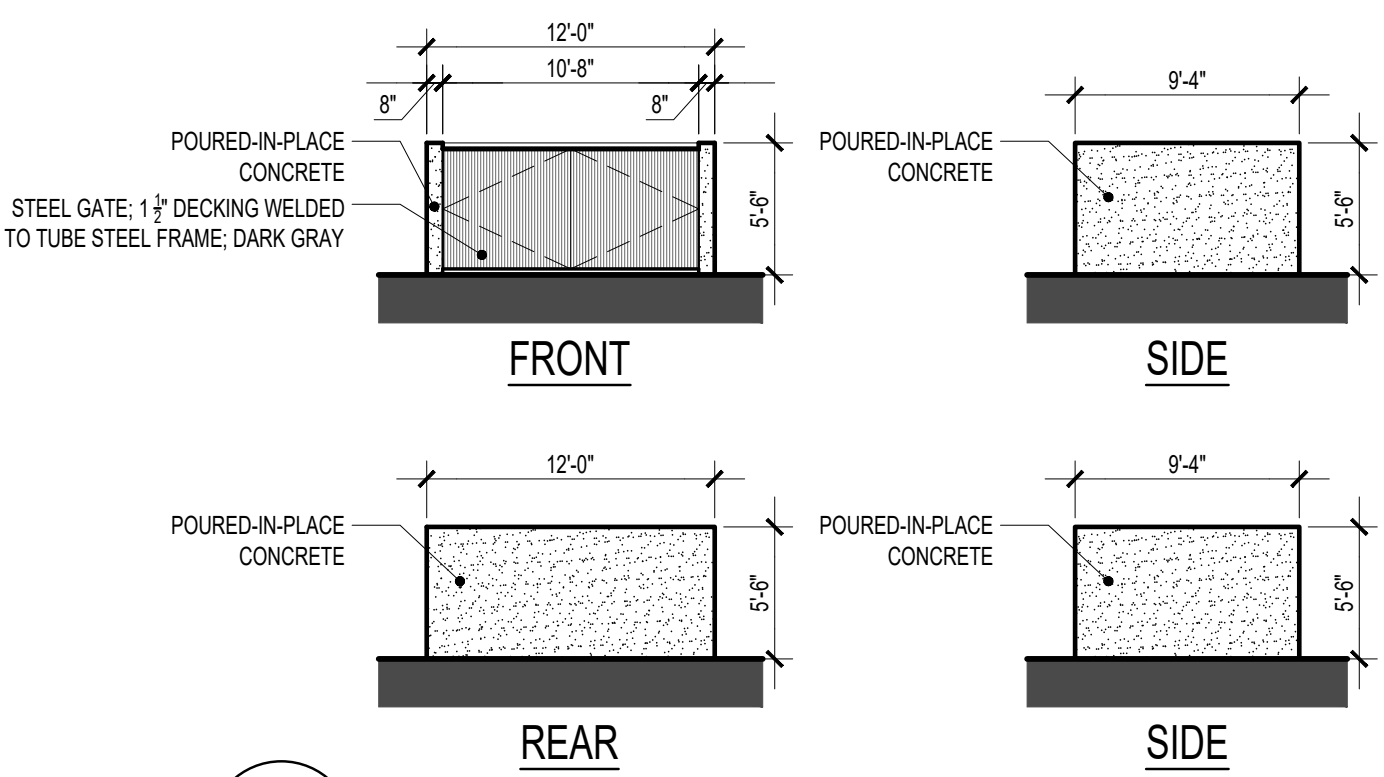
1 'MOUNTAINSIDE' EAST ELEVATION
SCALE: NTS



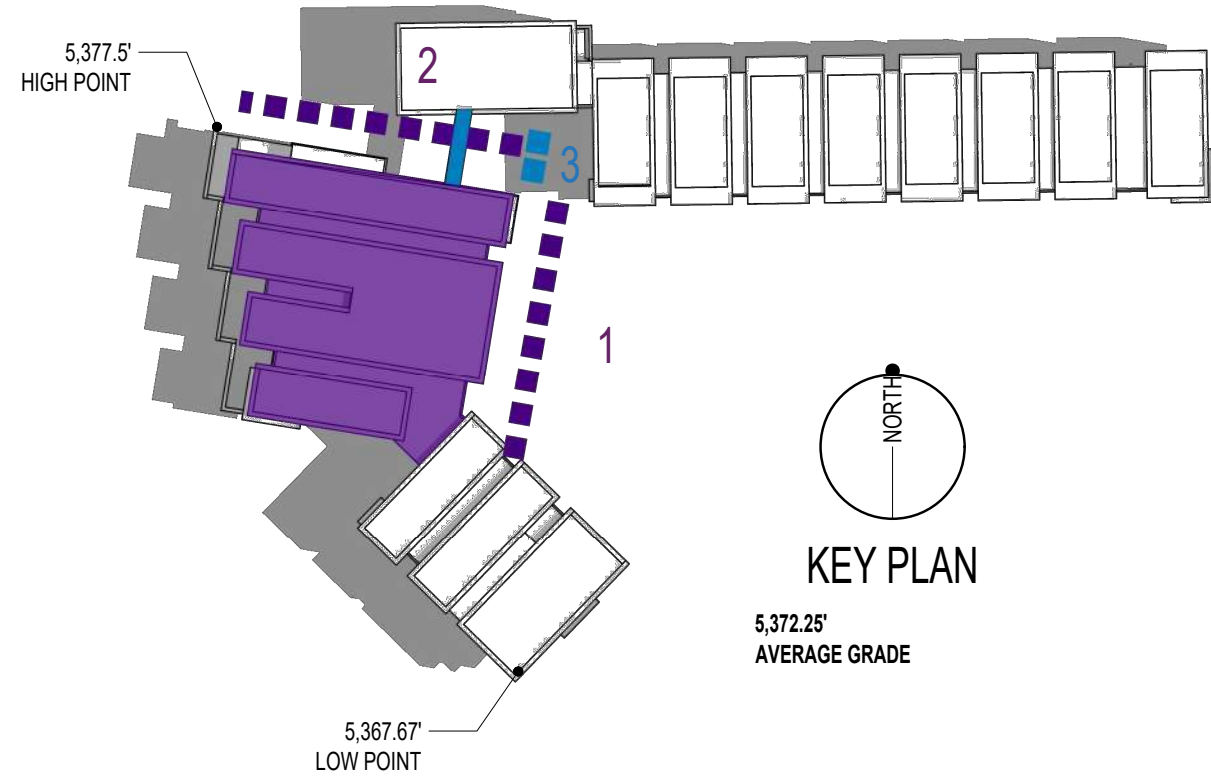
2 'MOUNTAINSIDE' NORTH ELEVATION
SCALE: NTS



3 'BRIDGE' EAST ELEVATION
SCALE: NTS



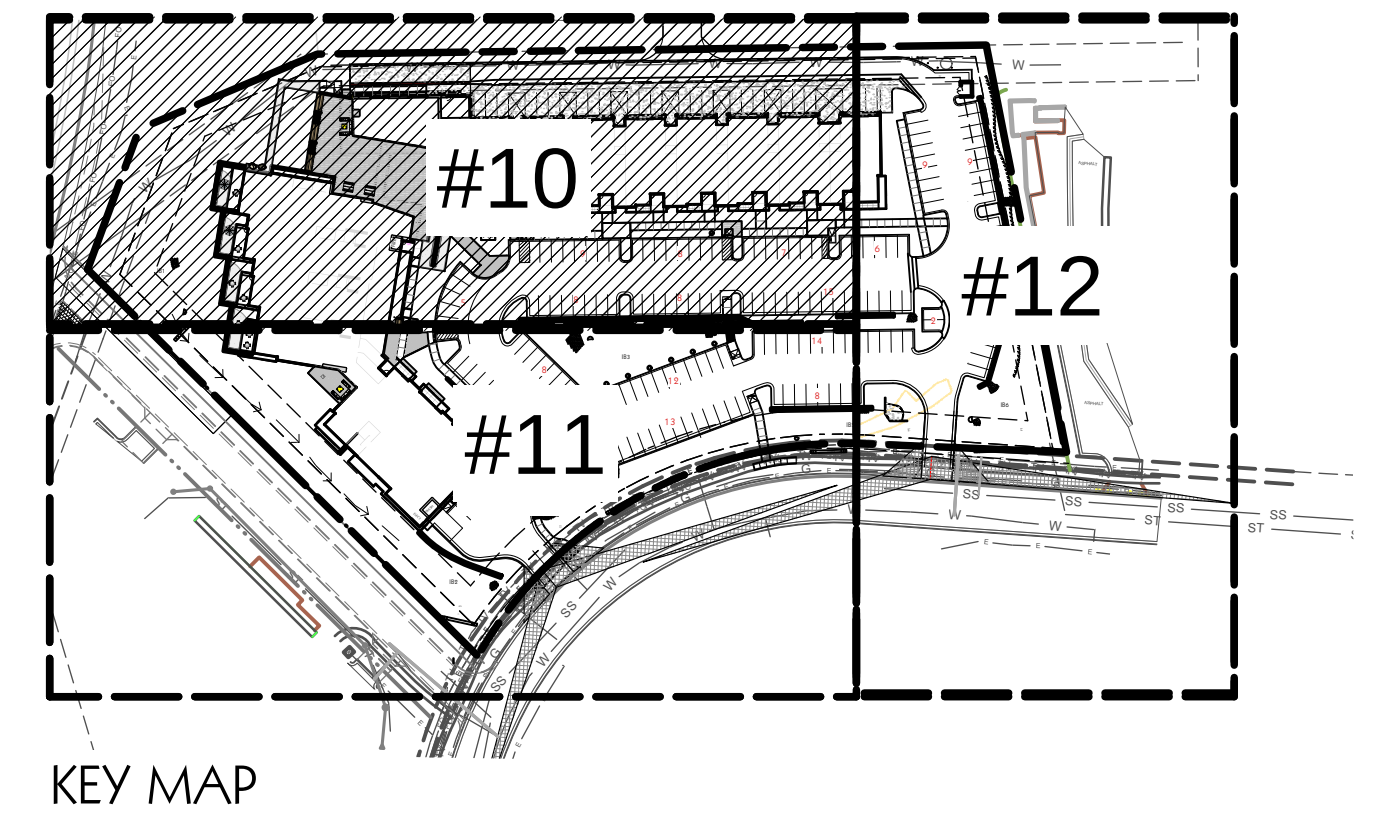
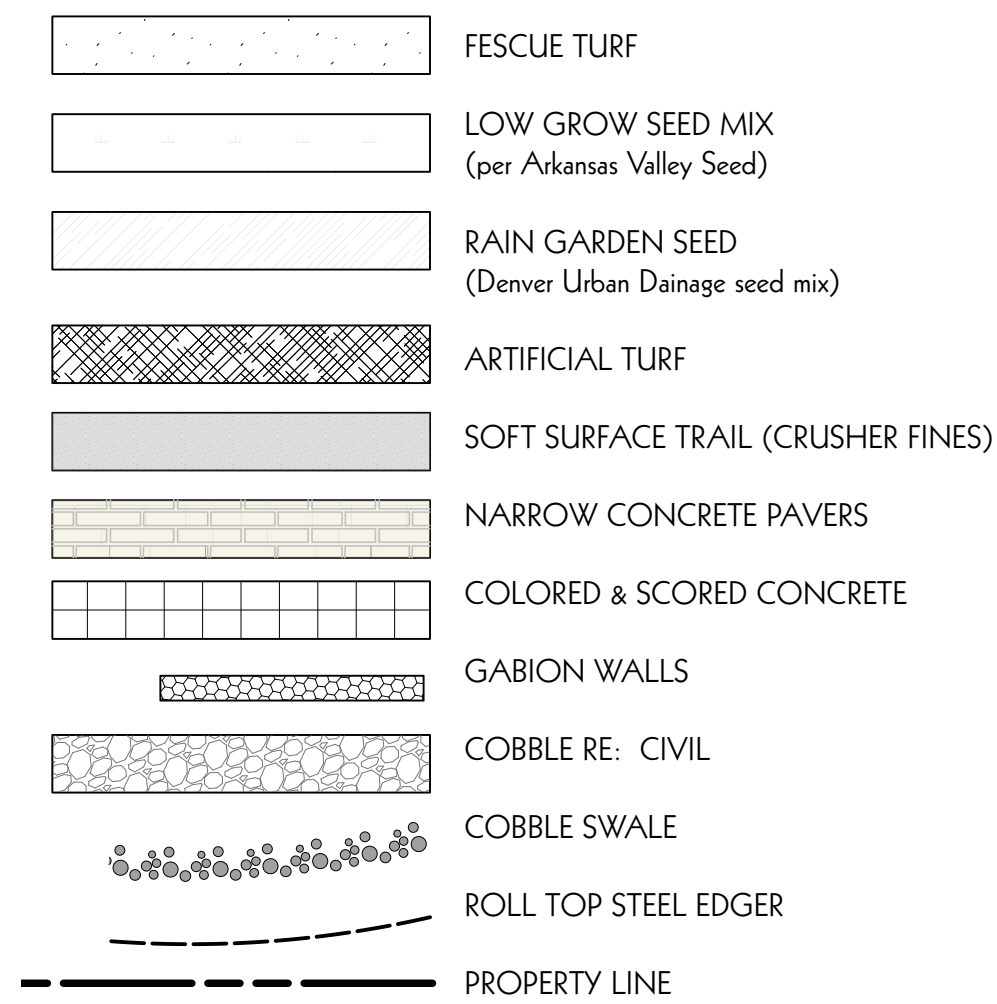
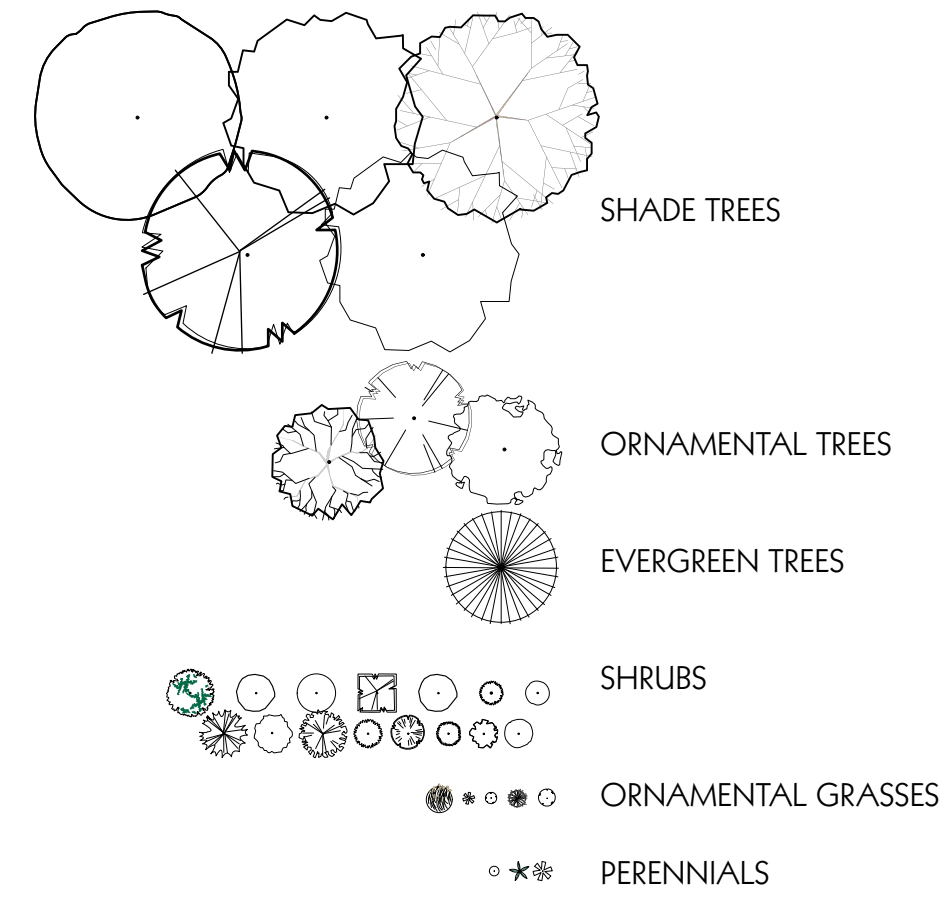
4 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



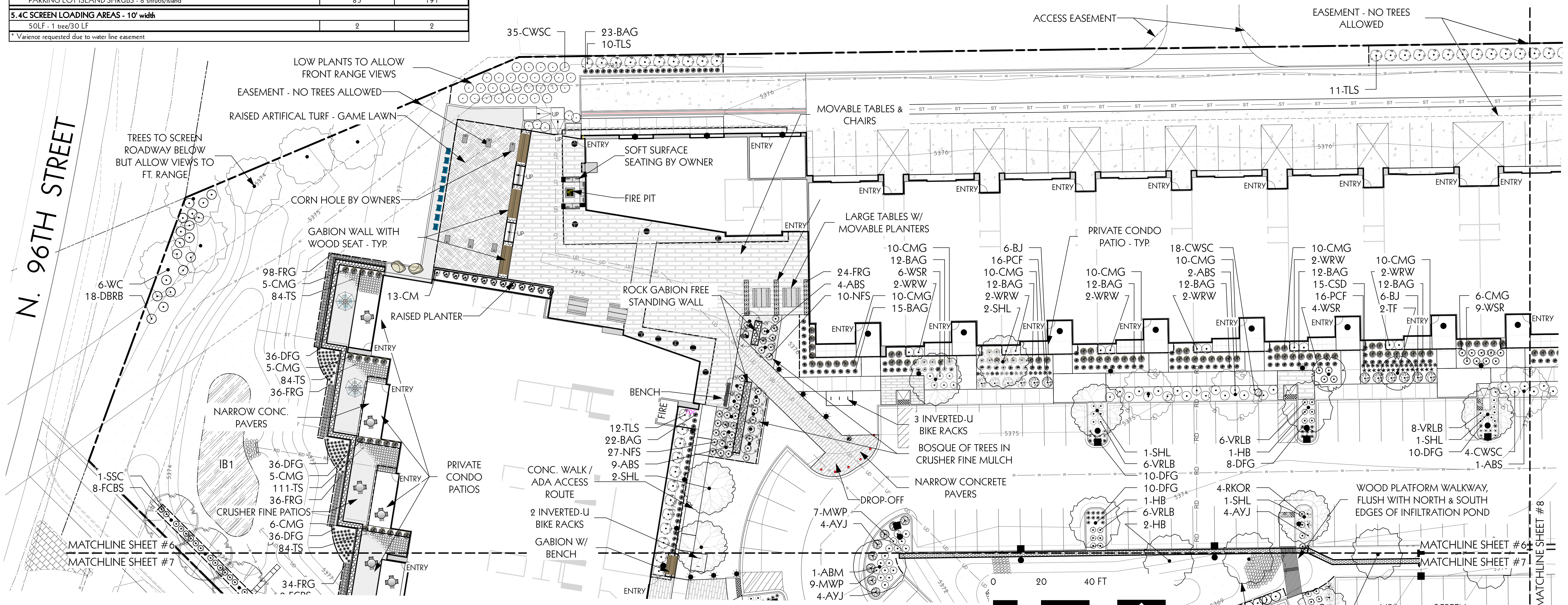


LANDSCAPE REQUIREMENTS		
TOTAL LOT SIZE:		251,007
TOTAL AREA COVERED BY BUILDING & PARKING LOT		131,741
TOTAL LANDSCAPE AREA: (35.8%)		94,653
TOTAL HARDSCAPE AREA:		24,613
5.1D STREET TREES	REQUIRED	PROPOSED
ARTHUR AVENUE - 580 LF		
TOTAL NUMBER OF STREET TREES - 1 Tree/40 LF	13	14
TOTAL NUMBER OF STREET SHRUBS - 6 shrubs/tree	78	78
FUTURE STREET - 423 LF		
TOTAL NUMBER OF STREET TREES - 1 Tree/40 LF	11	12
TOTAL NUMBER OF STREET SHRUBS	60	66
N. 96TH STREET - 117 LF		
TOTAL NUMBER OF STREET TREES - 1 Tree/40 LF	3	3
TOTAL NUMBER OF STREET SHRUBS	18	18
5.2A PERIMETER BUFFER @ INTERNAL LOT LINES - 10' buffer, 1 tree/30 LF		
WEST PROPERTY LINE - 324 LF	11	22
PERIMETER SHRUBS		29
5.2B ADJ. TO RESIDENTIAL & AG ZONING - 25' buffer, 1 tree/20 LF		
NORTH PROPERTY LINE - 674 LF	34	4*
PERIMETER SHRUBS		60
5.3C PARKING LOT TREES - 1 tree/16 parking spaces		
170 SPACES	11	18
PARKING LOT ISLAND SHRUBS - 8 shrubs/island	85	191
5.4C SCREEN LOADING AREAS - 10' width		
50LF - 1 tree/30 LF	2	2
* Variance requested due to water line easement		

LEGEND:



KEY MAP



SCALE: 1"=20'-0"

SHEET NAME:

LANDSCAPE PLAN

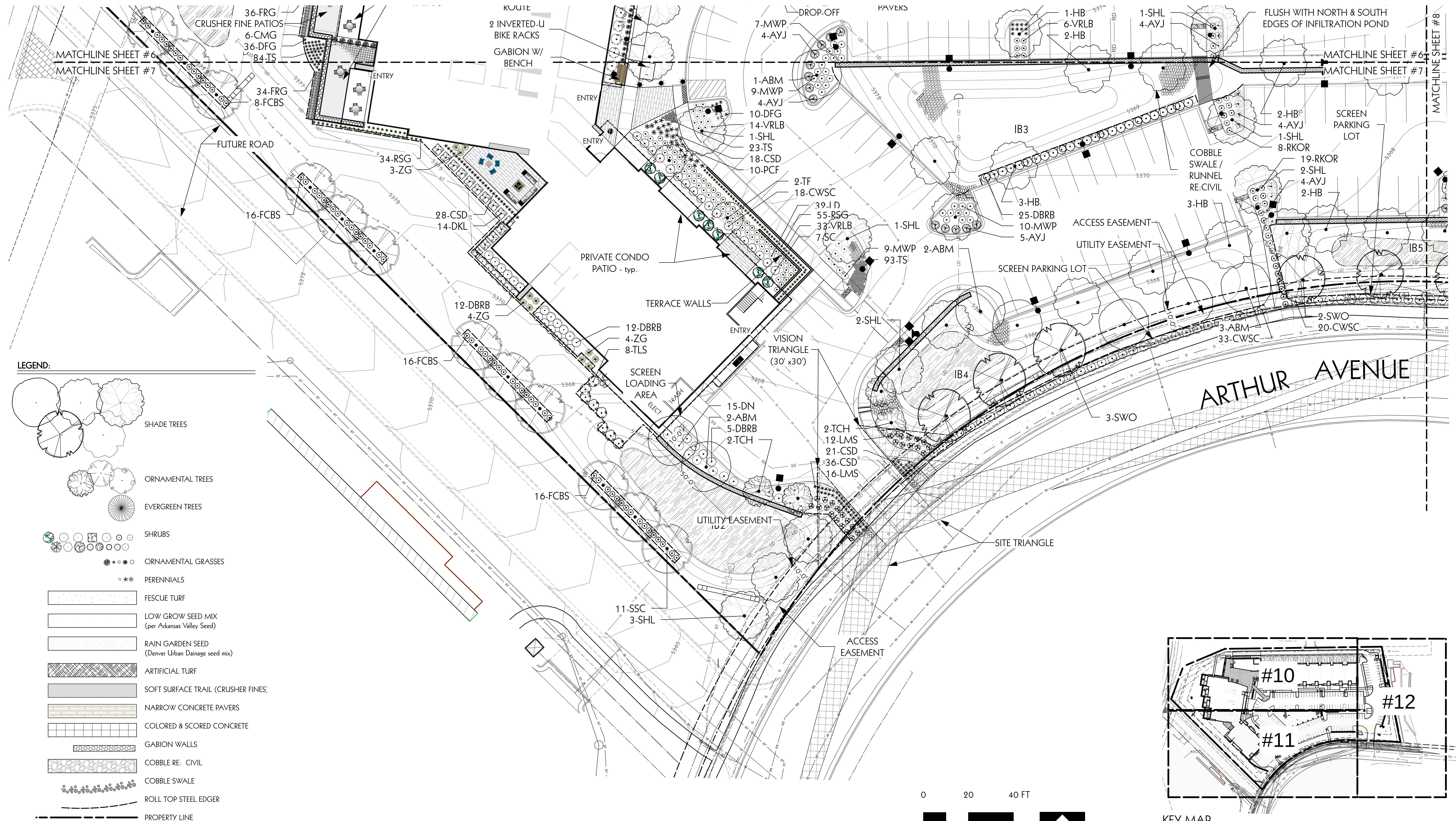
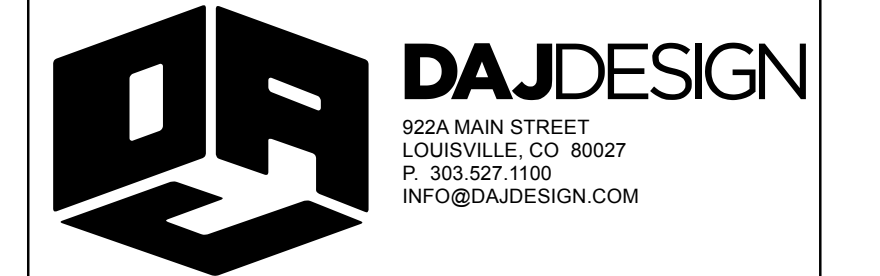
SHEET 10 OF 18

OCTOBER 24, 2022

 landscape architecture
urban design +
planning

outside LA

boulder / steamboat spring
p. 303.517.9256
osla@me.com



0 20 40 FT

SCALE: 1"=20'-0"

KEY MAP

OCTOBER 24, 2022

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0 20 40 FT

Diagram illustrating a road layout with a 40-foot width. The road is divided into a 20-foot lane and a 20-foot shoulder. A black car is positioned in the lane, and a white car is positioned in the shoulder. A black arrow points left.

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THE BUSINESS CENTER AT C.T.C., REPLAT I, PUD 1ST AMENDMENT
LOT 1A, BLOCK 1, BUSINESS CENTER AT CEC REPLAT 1
NW1/4 OF SECTION 16, TOWNSHIP 1SOUTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



PLANT SCHEDULE - 10/03/22

ABBREV.	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY	MATURE HT.
CANOPY TREES:					
ABM	Acer fremanii 'Autumn Blaze'	Autumn Blaze Maple	2.5" cal.	9	45'
GLL	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" cal.	2	35'
HB	Celtis occidentalis 'Chicagoland'	Chicagoland Western Hackberry	2.5" cal.	19	55'
WC	Western Catalpa	Catalpa speciosa	2.5" cal.	6	45'
SHL	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2.5" cal.	20	45'
SWO	Quercus bicolor	Swamp White Oak	2.5" cal.	6	45'
TF	Corylus colurna	Turkish Filbert	2.5" cal.	7	35'
TOTAL				69	
EVERGREEN TREES:					
PP	Pinus edulis	Pinyon Pine	6'-8' ht.	12	30'
SPJ	Juniperus chinensis 'Spartan'	Spartan Juniper	6'-8' ht.	7	15'
TOTAL				19	
ORNAMENTAL TREES:					
ABS	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' ht. Clump	17	20'
SSC	Malus x 'Spring Snow'	Spring Snow Crabapple	2" cal	12	25'
TCH	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2" cal	17	20'
TOTAL				46	
SHRUBS:					
AYJ	Juniperus horizontalis 'Youngstown'	Andorra Youngstown Juniper	5 gal.	51	18"
BJ	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.	12	18"
CM	Mahonia repens	Creeping Mahonia	5 gal.	13	18"
CWSC	Prunus besseyi Pawnee Buttes	Creeping Western Sand Cherry	5 gal.	159	9'
DBRB	Ericameria nauseosus nauseosus	Dwarf Blue Rabbitbrush	5 gal.	77	3'
DKL	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gal.	14	4'
DN	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gal.	15	4'
FCBS	Caryopteris x clandonensis 'First Choice'	First Choice Blue Spirea	5 gal.	64	2.5'
LD	Ligustrum vulgare 'Lodense'	Lodense Privet	5 gal.	32	3'
LMS	Spiraea japonica LIMEMOUND	Limeound Spirea	5 gal.	50	2'
MWP	Potentilla fruticosa 'McKay's White'	McKay's White Potentilla	5 gal.	87	3'
NFS	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	5 gal.	37	3'
RKOR	Rosa x 'Radcoi'	Rainbow Knock Out Rose	5 gal.	36	3'
SC	Cotoneaster divaricatus	Spreading Cotoneaster	5 gal.	7	5'
TLS	Three Leaf Sumac	Rhus trilobata	5 gal.	47	6'
VRLB	Berberis thunbergii 'Admiral'	Variegated Redleaf Japanese Barberry	5 gal.	73	3'
WRW	Weigela florida 'Wine and Roses	Wine and Roses Weigela	5 gal.	12	4'
WSR	Rosa Meiland White	White Meiland Landscape Rose	5 gal.	19	2'
TOTAL				805	
PERENNIALS, ORNAMENTAL GRASSES, VINES:					
BAG	Helictotrichon sempervirens	Blue Avena Grass	1 gal.	45	2.5'
CMG	Miscanthus sinensis 'Adagio'	Compact Maiden Grass	1 gal.	26	3.5'
CSD	Leucanthemum x superbum 'Silver Princess'	Compact Shasta Daisy	1 gal.	77	18"
DFG	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal.	73	2'
FRG	Calamagrostis x acutiflora 'Karl Foerster'	Foerster Feather Reed Grass	1 gal.	24	4'
PCF	Echinacea purpurea	Purple Coneflower	1 gal.	42	3'
RSG	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	55	4'
TS	Veronica laanensis	Turkish Speedwell	4" pots	664	.5"
ZG	Miscanthus sinensis 'Zebrinus'	Zebra Grass	1 gal.	11	6'
TOTAL				1017	

Native Seed Mix

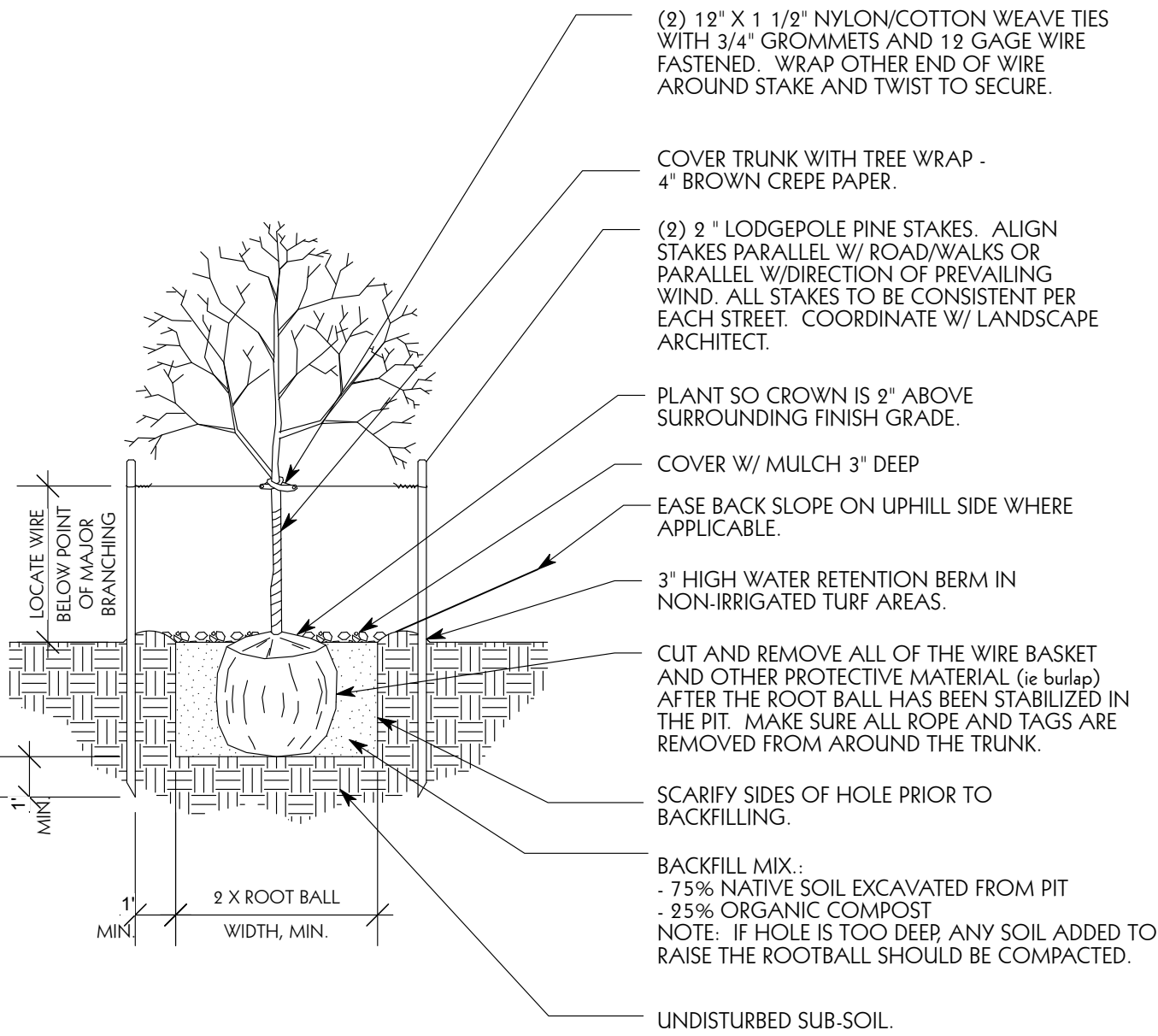
Common Name	Scientific Name	Lb/ac (PLS)*
Western wheatgrass	Pascopyrum smithii	3.5
Slender wheatgrass	Elymus trachycaulus	4
Sideoats grama	Bouteloua curtipendula	3
Blue grama	Bouteloua gracilis	1
Little bluestem	Schizachyrium scoparium	2
Needle and thread grass	Hesperostipa comata	2
Sand dropseed	Sporobolus cryptandrus	0.02
Total		15.52

* Please note that the pounds per acre are in PLS (Pure Live Seed) and must be ordered that way.

* This mix is based on 75 seeds/ square foot and is only calculated for one acre. This mix is based on the contractor using a drill seed application. Contractor is responsible for calculating the appropriate seed amounts to purchase. Mix should be doubled if hand applied.

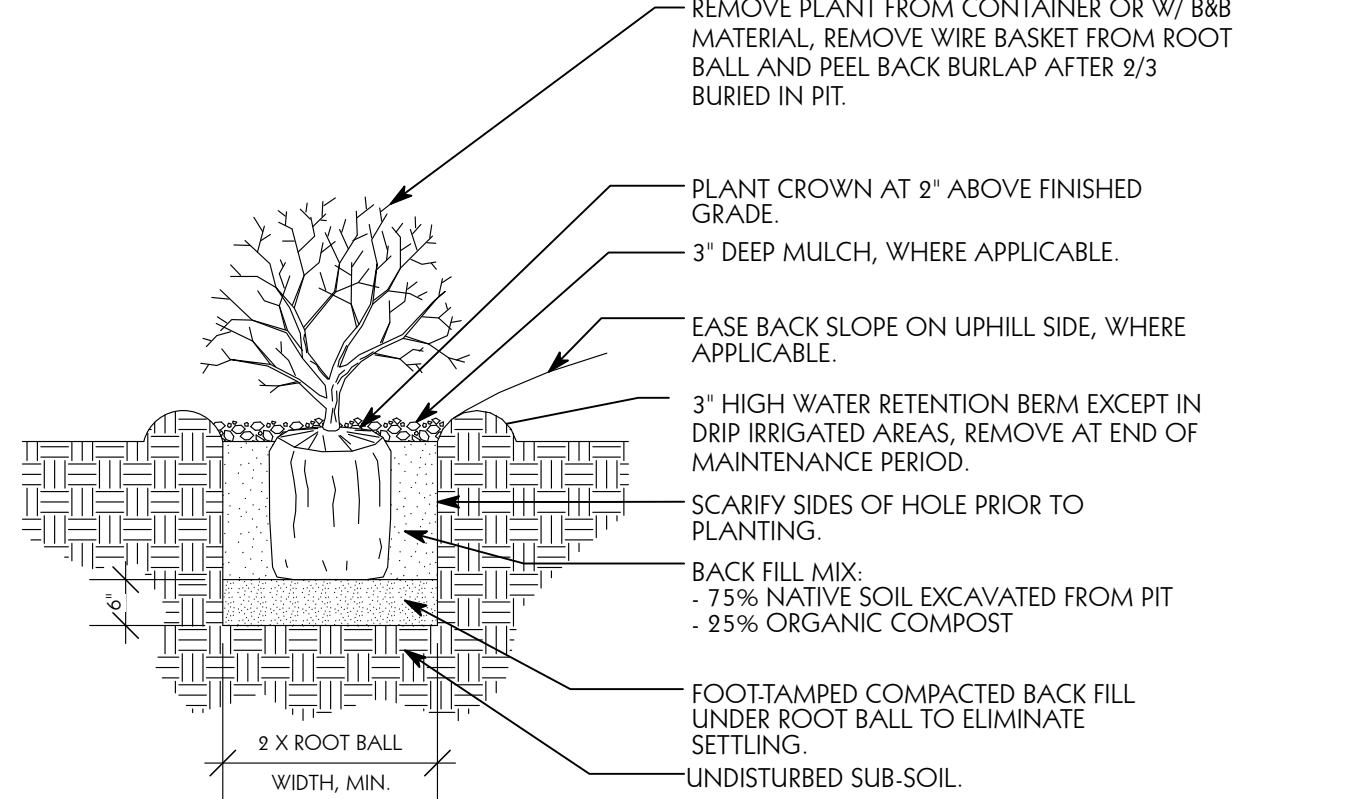
PLANT NOTES:

- 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. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
- GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.
- DEVELOPERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTIONS DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL SHRUB AND PERENNIAL BEDS AREAS SHALL BE MULCHED WITH A 4" LAYER OF WOOD BARK MULCH. TREE BEDS PLANTED IN CRUSHER FINES AT FRONT ENTRY. NO FABRIC TO BE INSTALLED IN ANY OF THE BEDS. INSTALL 3" DEPTH OF 1.5" MOUNTAIN MIX GRANITE NEXT TO BUILDING FOUNDATIONS - NO FABRIC REQUIRED.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED; ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FIVE (5) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA IN ALL TURF AND SHRUB BEDS.
- SOD TO BE DROUGHT TOLERANT FESCUE.
- ALL LANDSCAPE (PLANT MATERIALS AND GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. TURF AREAS WILL HAVE A SPRAY ZONE. PLANTS WITH LIKE WATER REQUIREMENTS ARE SHOWN TOGETHER IN ORDER TO HAVE AN EFFICIENT USE OF WATER.
- CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
- REFER TO THE CITY OF LOUISVILLE DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS, INCLUDING TREE PROTECTION STANDARDS. THE DEVELOPER WILL MAKE EVERY EFFORT POSSIBLE TO PROTECT TREES WITHIN THE SITE USING THE SAME STANDARDS.
- ALL PRIVATE & COMMON OR PUBLIC LANDSCAPING SHOWN SHALL BE PROVIDED BY DEVELOPER. THE HOA WILL BE RESPONSIBLE FOR MAINTAINING LANDSCAPING IN THE FRONT AND SIDES OF THE FEE SIMPLE LOTS, IN THE COMMON AREAS WHERE LANDSCAPING IS INDICATED ON THIS PLAN AS WELL AS THE ROW LANDSCAPE ALONG ARTHUR AVE. THE HOA WILL ALSO BE RESPONSIBLE FOR SNOW REMOVAL OF PUBLIC WALK ALONG ARTHUR AVE. MAINTENANCE REQUIREMENTS OF THE HOA MAY NOT BE TRANSFERRED OR ASSIGNED WITHOUT CITY COUNCIL APPROVAL OF A PUD AMENDMENT.



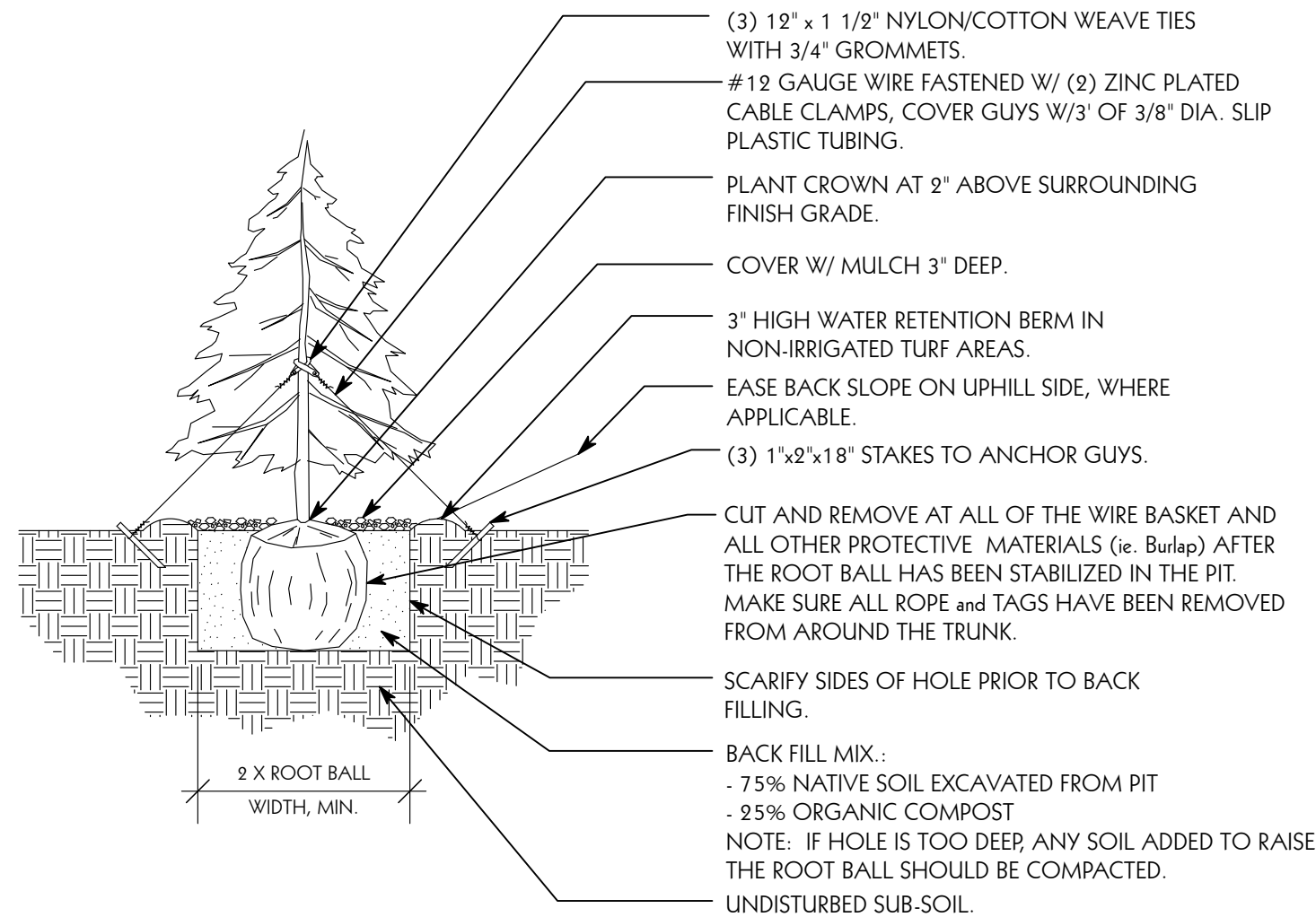
DECIDUOUS TREE PLANTING & STAKING

SCALE: NTS



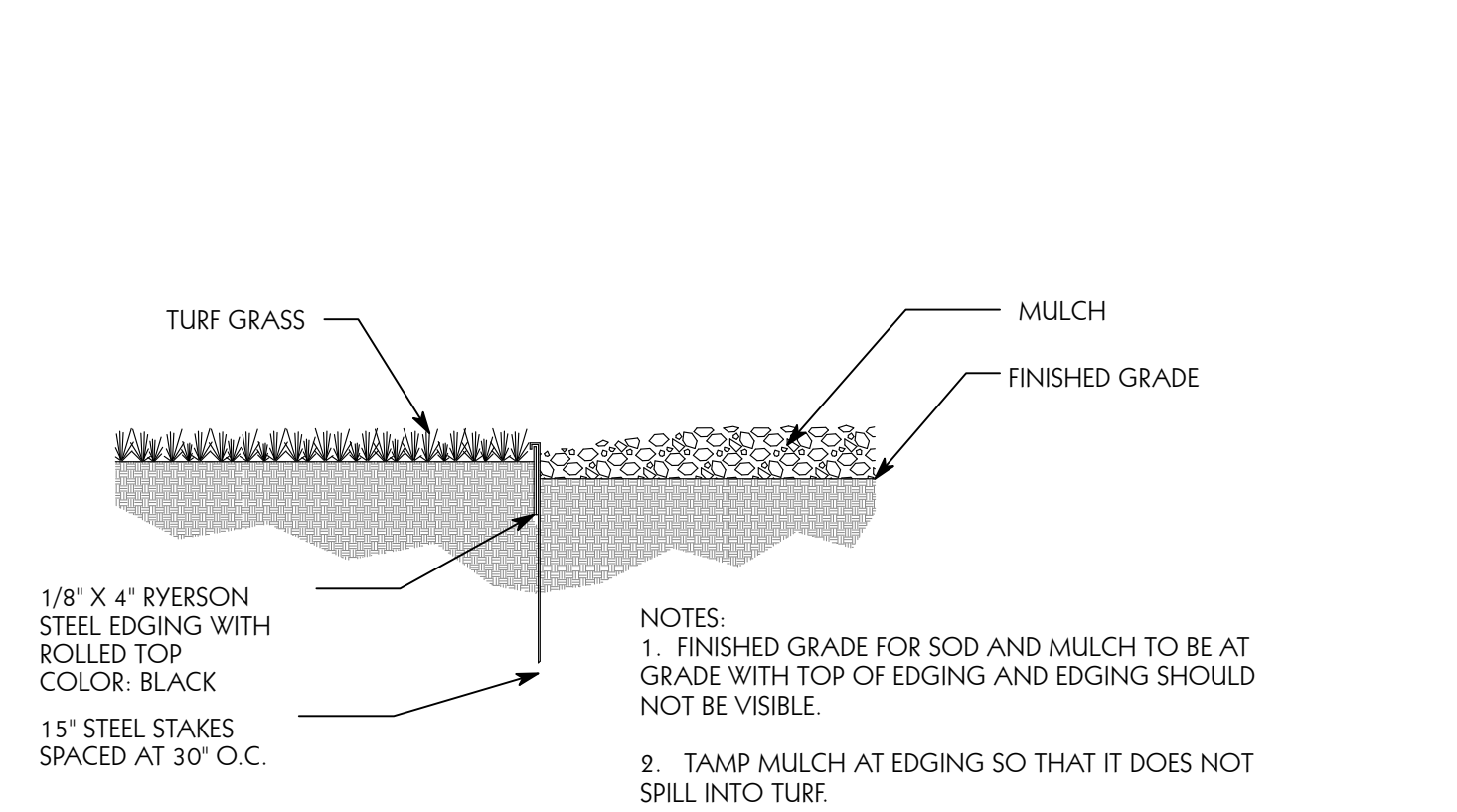
TYPICAL SHRUB PLANTING

SCALE: NTS



EVERGREEN TREE PLANTING & STAKING

SCALE: NTS



EDGING

SCALE: NTS

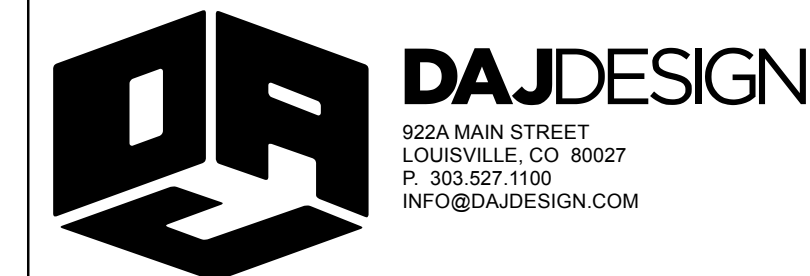
SHEET NAME:

LANDSCAPE NOTES & DETAILS

SHEET 13 OF 18

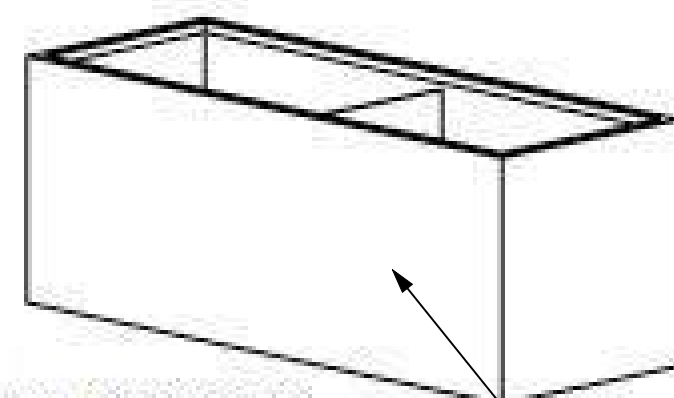
OCTOBER 24,2022

THE BUSINESS CENTER AT C.T.C., REPLAT I, PUD 1ST AMENDMENT
LOT 1A, BLOCK 1, BUSINESS CENTER AT CEC REPLAT 1
NW1/4 OF SECTION 16, TOWNSHIP 1SOUTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



PALOFORM BENTO
CONCRETE FIRE PIT OR
EQUAL. SITE
FURNITURE BY OWNER.

CONCRETE GAS FIRE PIT



WR-481824

TOURNESOL WILSHIRE
PLANTER OR EQUAL.
SITE FURNITURE BY
OWNER

PLANTER



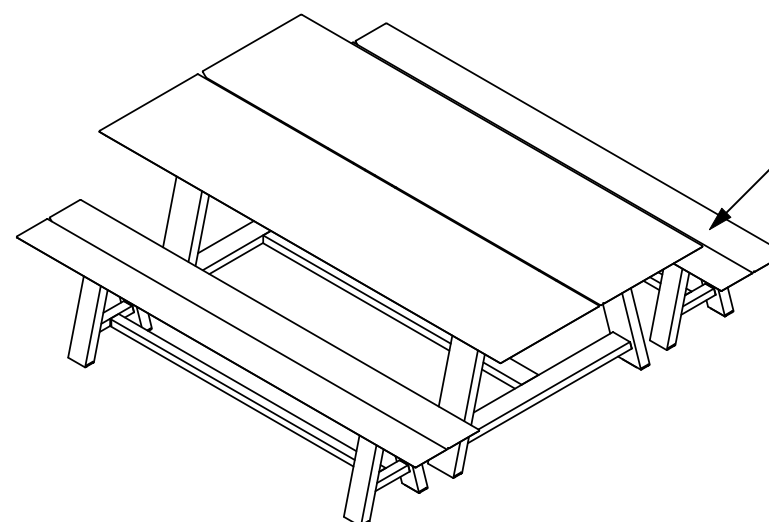
LANDSCAPE FORMS LOOP BIKE
RACK OR EQUAL

BIKE RACKS



LOLL DESIGN NISSWA
SOFA OR EQUAL. SITE
FURNITURE BY OWNER.

SOFA



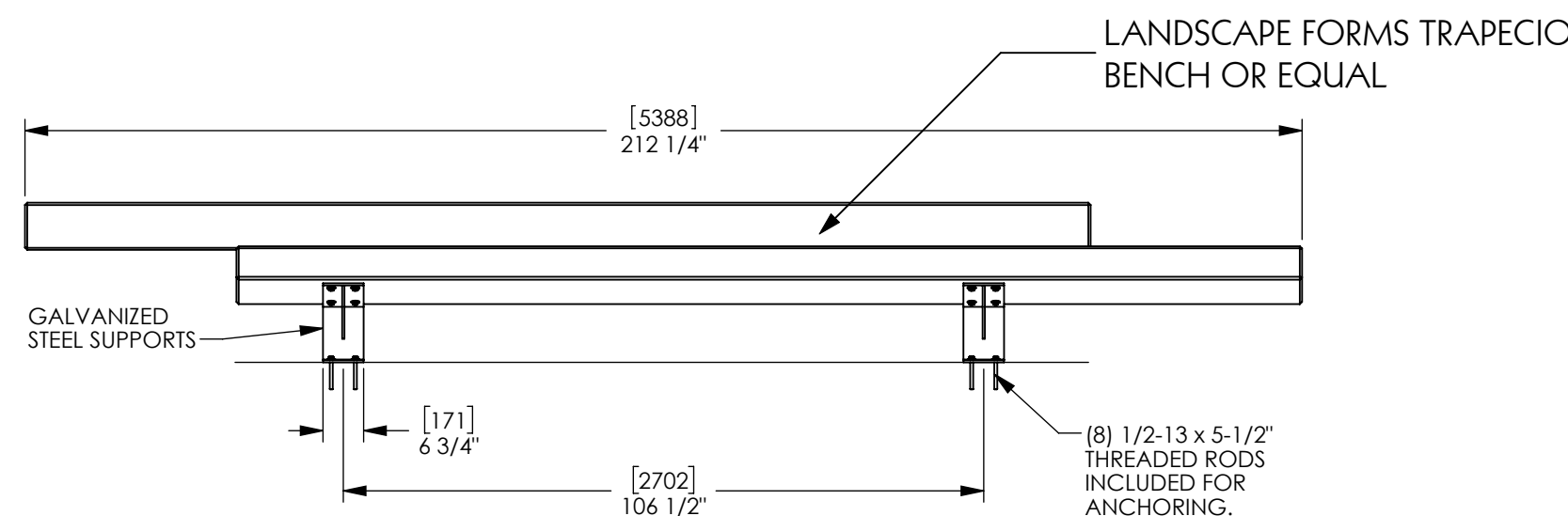
LANDSCAPE FORMS
HARVEST DINING
TABLE OR EQUAL. SITE
FURNITURE BY OWNER

PICNIC TABLE

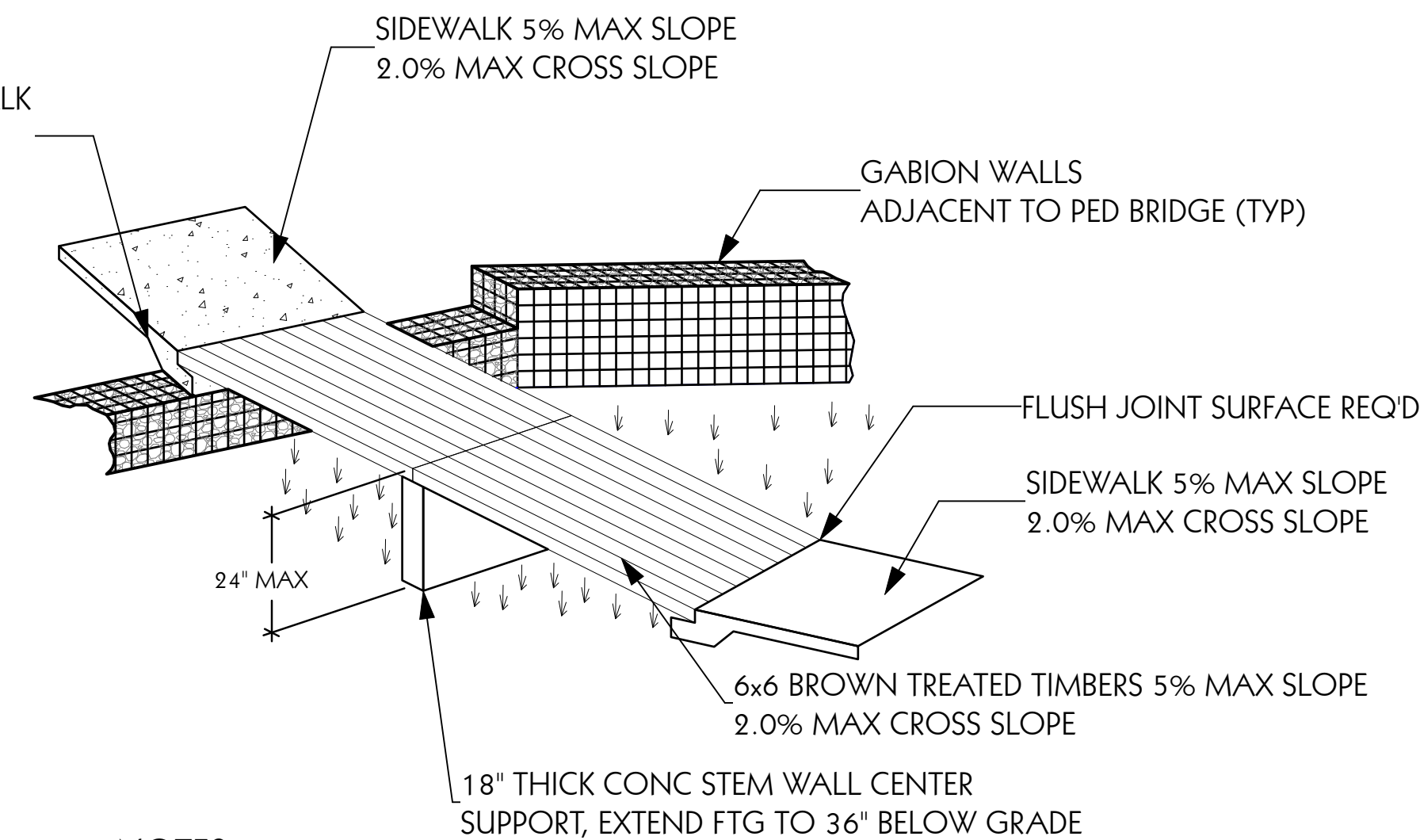


LOLL DESIGN NISSWA
LOUNGE CHAIR OR
EQUAL. SITE
FURNITURE BY OWNER.

LOUNGE CHAIR



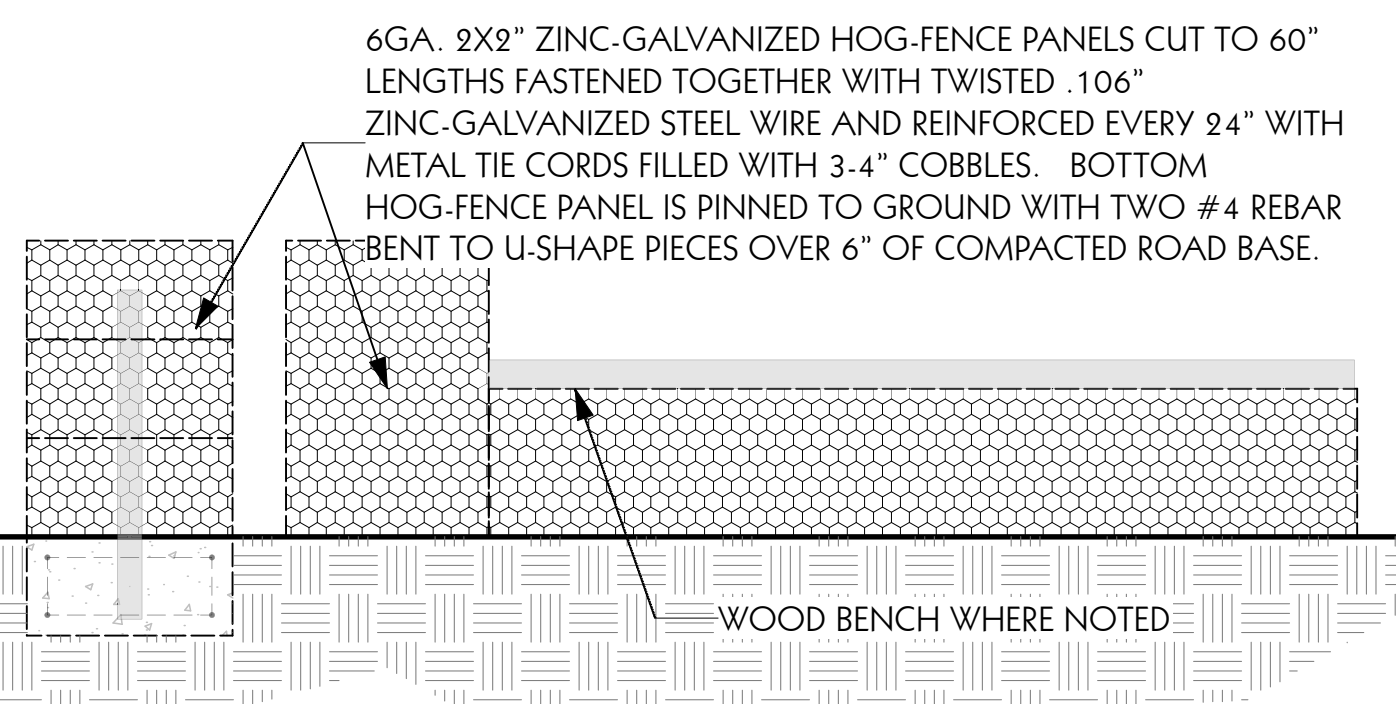
BENCH



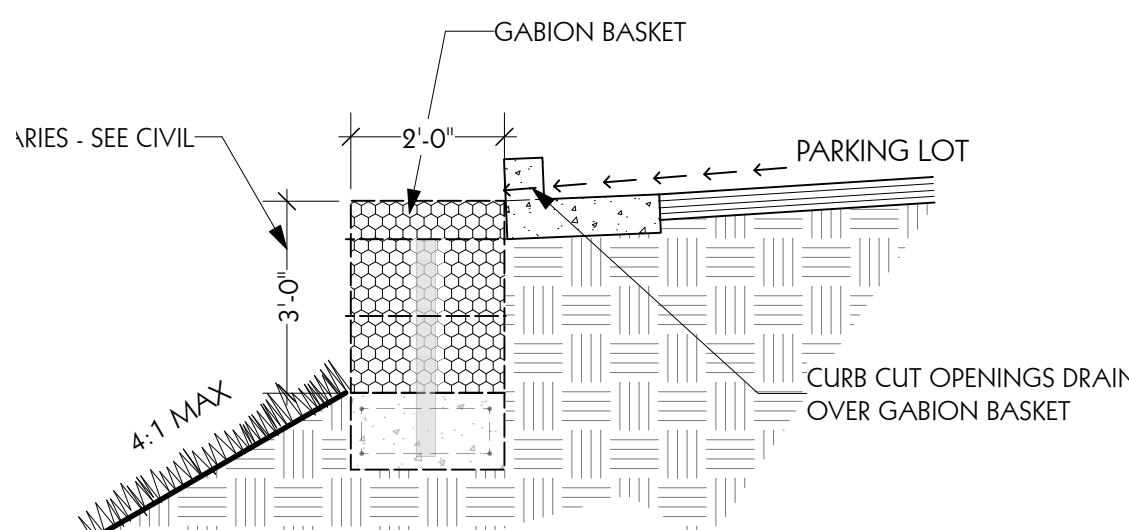
NOTES:

1. TIMBERS SHALL BE DOWELED THROUGH AT 18" OC AND BOLTED SECURE AT ENDS
2. SMOOTH SIDE OF TIMBERS SHALL BE FACED UPWARD, MISSING CHUNKS NOT ALLOWED FOR ADA COMPLIANCE
3. AFTER CONSTRUCTION OF PED BRIDGE, SURFACE SHALL BE PLANED SMOOTH & CONFORM TO ADA SURFACING REQUIREMENTS FOR VERTICAL EDGES AND GAPPED OPENINGS
4. ENDS OF TIMBER PED BRIDGE SHALL BE SHIMMED TO MEET ADJACENT SURFACE NO MORE THAN 1/8" VERTICAL DIFFERENCE ALLOWED.
5. SIDEWALKS SHALL BE 6 INCH THICK CONCRETE (TYP)
6. REFERENCE STRUCTURAL PERMITS FOR CENTER STEM WALL SUPPORT

PEDESTRIAN BRIDGE



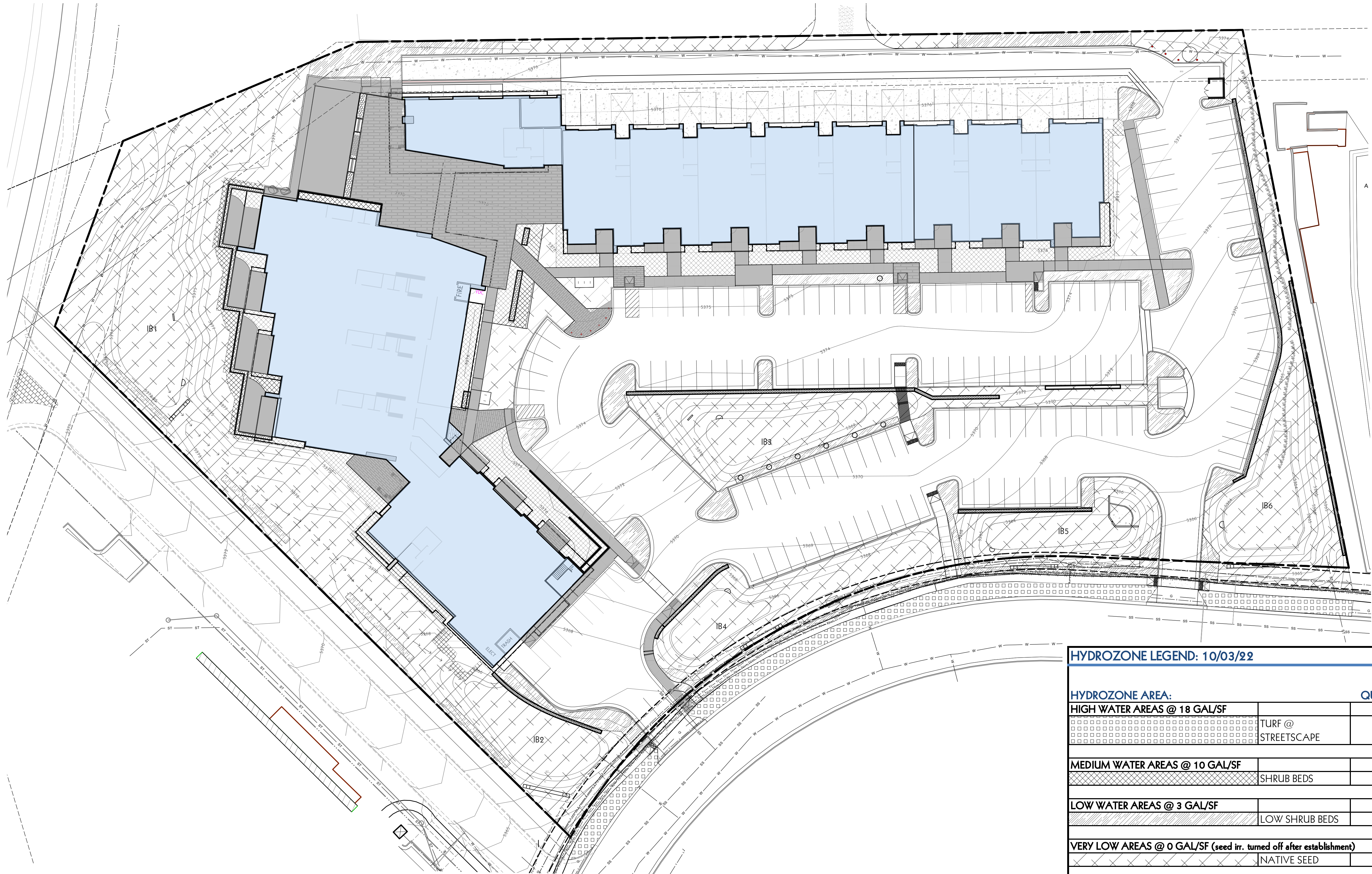
GABION WALL



GABION WALL AGAINST PARKING

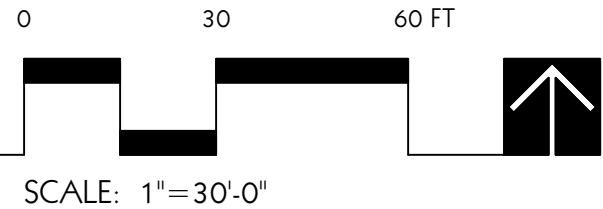
SHEET NAME:	SHEET 14 OF 18
LANDSCAPE SITE FURNISHINGS	OCTOBER 24,2022

THE BUSINESS CENTER AT C.T.C., REPLAT I, PUD 1ST AMENDMENT
LOT 1A, BLOCK 1, BUSINESS CENTER AT CEC REPLAT 1
NW1/4 OF SECTION 16, TOWNSHIP 1SOUTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



HYDROZONE LEGEND: 10/03/22				
HYDROZONE AREA:		QUANTITY (SF)	TOTAL SF	GALLON/SF/YEAR
HIGH WATER AREAS @ 18 GAL/SF			4,014	72,252
TURF @ STREETScape		4,014		
MEDIUM WATER AREAS @ 10 GAL/SF			9,333	93,330
SHRUB BEDS		9,333		
LOW WATER AREAS @ 3 GAL/SF			11,670	35,010
LOW SHRUB BEDS		11,670		
VERY LOW AREAS @ 0 GAL/SF (seed irr. turned off after establishment)			69,636	-
NATIVE SEED		69,636		
TOTAL USAGE:			94,653	200,592
			AVERAGE WATER USE/SF/YEAR	2.1

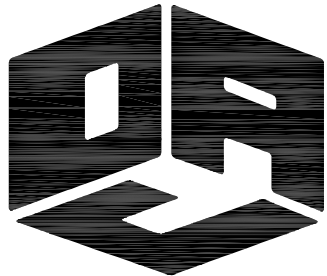
HYDROZONE PLAN



THE BUSINESS CENTER AT C.T.C REPLAT I, PUD 1ST AMENDMENT,
LOT 1A, BLOCK 1, BUSINESS CENTER AT CTC REPLAT I
NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

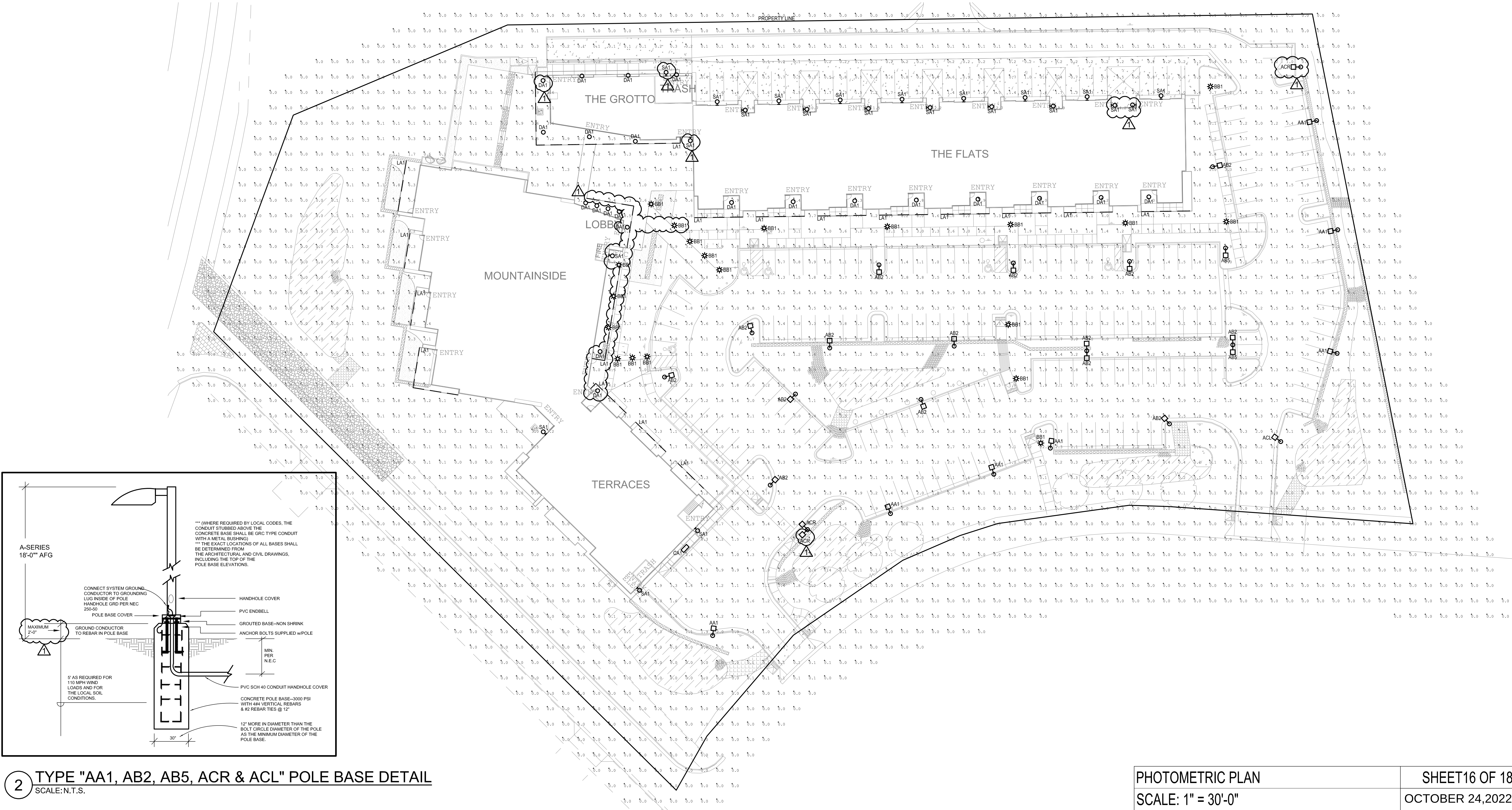


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#22.077



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LOUISVILLE, CO 80027
P. 303.527.1100
INFO@DAJDESIGN.COM

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
OVERALL SITE	Illuminance	Fc	1.09	24.6	0.0	N.A.
ROADWAY & PARKING	Illuminance	Fc	2.30	6.4	0.1	23.00



2 TYPE "AA1, AB2, AB5, ACR & ACL" POLE BASE DETAIL
SCALE: N.T.S.

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TYPE "AA1, AB2, AB5, ACR, & ACL"

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-02. Data is considered to be representative of the configurations shown, with the tolerance allowed in Lighting Facts. Contact factory for performance data on any configurations not shown here.

Related Data																			
LED Color	Power Consumption, W	Power Factor	System Efficiency, %	Ball Power, W	100K (100000)			50K (50000)			25K (25000)								
					100K	50K	25K	100K	50K	25K	100K	50K	25K						
40	150	PF8	100W	TS	13.042	3	0	3	102	14.050	3	0	3	103	14.028	3	0	3	104
				TS	12.542	4	0	4	101	13.549	4	0	4	101	14.040	4	0	4	102
				TS	12.071	3	0	3	104	13.071	3	0	3	104	14.040	3	0	3	104
				TS	12.540	4	0	4	102	13.540	4	0	4	102	14.040	4	0	4	102
				TS	11.591	4	0	4	104	12.591	4	0	4	104	14.030	4	0	4	104
				TM8	12.040	4	0	4	100	13.040	4	0	4	100	14.040	4	0	4	100
				TM8	12.079	4	0	4	105	13.080	4	0	4	105	14.040	4	0	4	107
				TS	11.021	4	0	4	104	12.040	4	0	4	104	14.040	4	0	4	104
				TS	11.560	3	0	3	105	12.564	3	0	3	105	14.040	3	0	3	106
				TM8	11.540	4	0	4	102	12.540	4	0	4	102	14.040	4	0	4	102
				TM8	11.017	4	0	4	104	12.013	4	0	4	104	14.032	4	0	4	105
				TM8	10.990	3	0	3	105	11.990	3	0	3	105	14.000	3	0	3	106
40	700	PF1	127W	TS	16.000	4	0	4	101	16.000	4	0	4	101	16.000	4	0	4	101
				TM8	15.979	4	0	4	101	15.979	4	0	4	101	15.979	4	0	4	101
				TS	15.959	3	0	3	102	15.959	3	0	3	102	15.959	3	0	3	102
				TS	14.901	4	0	4	100	15.733	4	0	4	100	15.927	4	0	4	101
				TM8	14.929	4	0	4	102	15.803	4	0	4	102	15.940	4	0	4	102
				TS	14.905	4	0	4	100	15.737	4	0	4	100	15.927	4	0	4	101
				TM8	14.901	4	0	4	102	15.802	4	0	4	102	15.941	4	0	4	102
				TM8	14.902	4	0	4	100	15.792	4	0	4	100	15.928	4	0	4	101
				TM8	14.901	4	0	4	102	15.802	4	0	4	102	15.941	4	0	4	102
				TS	14.905	4	0	4	100	15.747	4								

TYPE "BB1"

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OCTOBER 24, 2022

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OCTOBER 24, 2022