

**ADMINISTRATIVE HEARING OFFICER** 

**STAFF REPORT** 

PROJECT:	Boardwalk Office, PDP170032
APPLICANT:	Cathy Mathis The Birdsall Group 444 Mountain Ave. Berthoud, CO 80513
OWNERS:	Michael Trinen JFK, LLC 3701 Ashmount Dr. Fort Collins, CO 80525

#### **PROJECT DESCRIPTION:**

This is a consolidated Project Development Plan request to construct a 7,351 square foot office building on .54 acres. The building will be two stories and provide 19 parking spaces. This development will also share six parking spaces as indicated on the Landings Office Park PUD. The site is a part of the Landings Office Park PUD subdivision. This site is located in the Employment (E) zone district.

**RECOMMENDATION:** Staff recommends approval of Boardwalk Office, PDP170032.

#### **EXECUTIVE SUMMARY:**

Staff finds the proposed Boardwalk Office Project Development Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Project Development Plan complies with the process located in Division 2.2

   Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Project Development Plan/Final Plan complies with relevant standards of Article 3 General Development Standards.
- The Project Development Plan/Final Plan complies with relevant standards located in Division 4.27 Employment (E) of Article 4 Districts.

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#### COMMENTS:

#### 1. <u>Background</u>

The site annexed into the City of Fort Collins as part of the South College Properties Annex on December 4, 1979. The Planning & Zoning Board approved the Landings Office Park PUD on July 24, 1995, which included this site. The Landings Office Park PUD indicated this building site would be developed during Phase III of development.

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Employment (E)	Office
South	Employment (E)	Office
East	Employment (E)	Office
West	General Commercial (CG)	Retail, restaurant

A zoning and site vicinity map is presented on the following page.

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Map 1: Boardwalk Office Zoning & Site Vicinity

#### 2. <u>Compliance with Article 3 of the Land Use Code – General Development</u> <u>Standards:</u>

The project complies with all applicable General Development Standards as follows:

A. Division 3.2.1(D)(1)(c) – Tree Planting Standards - Full Tree Stocking

The proposed landscaping meets the minimum tree stocking standards. The proposed landscape plan shows groups of canopy, coniferous evergreen, and ornamental trees planted in closer proximity than the minimum requirements outlined in the code.

B. Section 3.2.1(D)(2) - Tree Planting Standards - Street Trees

The Land Use Code requires canopy shade trees to be planted at thirty to forty-foot spacing in the center of parkway areas where the sidewalk is detached from the street. The landscape plan shows three trees planted along Boardwalk Drive and two trees planted along JFK Parkway in accordance with this standard. The trees along JFK Parkway exceed the spacing required due to the provision of a bus stop and right-in, right-out access point.

C. Section 3.2.1(D)(3) – Minimum Species Diversity

Landscape plans showing 20-39 trees may not have one tree make up more than 33% of the overall total number of trees planted. The landscape plan shows 26 trees with no tree making up more than 27% of the overall total, in accordance with this standard.

D. Section 3.2.1(E)(3)(b)(2) – Water Conservation

The annual water use of a site may not exceed 15 gallons/square foot over the site. The proposed landscaping plan will use 13.1 gallons/square foot annually over the site.

E. Section 3.2.1(E)(4) - Parking Lot Perimeter Landscaping

The proposed parking lot perimeter landscaping meets this code requirement by screening parking areas from abutting uses, providing one tree every 25 feet along public streets and screening the parking lot from abutting uses and the street. The perimeter of the parking lot contains tall grasses, small shrubs and a mix of deciduous and evergreen trees.

F. Section 3.2.1(E)(5) - Parking Lot Interior Landscaping

The proposed parking lot interior landscaping meets this code requirement by providing areas of shading and landscaped islands. Each landscaped island will have at least one canopy tree with a complement of small shrubs and grasses. The parking lot exceeds the 6% minimum landscaping requirement by landscaping 7.3% of the interior parking lot area.

G. Section 3.2.2(C)(4)(b) - Bicycle Parking Space Requirements

The Land Use Code requires one bicycle parking space per 4,000 square feet with 20% provided in an enclosure and 80% provided via fixed racks. Since the proposed office is less than 16,000 square feet, the office must provide a minimum of four bicycle parking spaces. The site plan shows three bicycle parking spaces via fixed racks and one enclosed space near the entrance to the building, which meets this standard.

H. Section 3.2.2(C)(5) - Walkways

Walkways must be provided to link sidewalks with building entries through parking lots. These walkways must also provide direct connections to offsite pedestrian and bicycle destinations. The proposed walkways connect the main entrance to JFK Parkway and Boardwalk Drive. All of the walkways tie into the walkways of the adjacent Landings Office Park PUD and Landings Bay development, which meet this standard.

I. Section 3.2.2(C)(6) – Direct On-Site Access to Pedestrian and Bicycle Destinations

The on-site pedestrian and bicycle circulation system must allow for connections to major pedestrian and bicycle destinations. As shown, the site provides direct sidewalk connections to both JFK Parkway and Boardwalk Drive, which facilitates pedestrians reaching destinations nearby. The site also directly ties into the bike lane along JFK Parkway, which allows cyclists to reach nearby destinations as well.

J. Section 3.2.2(D)(1) – Access and Parking Lot Requirements -Pedestrian/Vehicle Separation

To the maximum extent feasible, pedestrians and vehicles shall be separated through provisions of a sidewalk or walkway. The site complies with this standard by providing an extensive sidewalk network around the building. The sidewalk is separated from vehicle use areas by a curb.

K. Section 3.2.2(E) - Parking Lot Layout

The proposed parking lot layout is consistent with requirements of the Land Use Code in regards to circulation routes, orientation, landscaped islands, and points of conflict.

L. Section 3.2.2(J) - Setbacks

Parking lots must be setback more than 15 feet on average from arterial streets with the parking lot no closer than 5 feet at any point. One portion of the parking lot is 14 feet away from Boardwalk Drive, but is nearly 30 feet away from the street on the east end of the parking lot. The average setback of the parking lot along Boardwalk Drive exceeds 15 feet, which meets this standard. On the JFK Parkway side, the parking area is setback 24 feet at its closest from the street.

M. Section 3.2.2(K)(2) - Nonresidential Parking Requirements

The minimum, maximum and proposed parking are contained in the table below. The proposed parking is within the range of required parking and thus meets the requirements of the Land Use Code. Please note that this site will also share six parking spaces as shown on the Landings Office Park PUD. These spaces do not count towards the parking counts since they are shared with the adjacent development and not wholly part of this development.

		Jooda i airting	
Use	Min. Parking	Max. Parking	Parking Provided
Office (7,351	1/1,000 square	3/1,000 square	19 spaces

#### **Table 1: Proposed Parking**

square feet)	feet = 8 parking	feet = 22 parking	
	spaces	spaces	

#### N. Section 3.2.2(K)(5) - Handicap Parking

Parking lots with less than 25 parking spaces are required to provide one handicap accessible space with that space being van accessible with an 8-foot wide access aisle. The parking lot has one van accessible handicap parking space in accordance with this standard.

#### O. Section 3.2.3 - Solar Access, Orientation, Shading

All developments must be designed to accommodate active and/or passive solar installations and must not deny adjacent properties access to sunshine. The proposed building is designed and located to minimize the casting of shadows on adjacent properties and could accommodate future active and/or passive solar installations.

P. Section 3.2.4 - Site Lighting

The proposed lighting plan is consistent with the requirements of the Land Use Code in regards to the general standard, lighting levels and design standards.

#### Q. Section 3.2.5 - Trash and Recycling Enclosures

Trash and recycling enclosures must be provided in locations abutting refuse collection or storage areas, shall be designed to allow walk-in access without having to open the main service gate, shall be screened from public view and shall be constructed on a concrete pad. The proposed trash and recycling enclosure abuts a storage area, allows walkin access without having to open the main service gate, is screened from public view and is built on a concrete pad.

R. Section 3.5.1 - Building and Project Compatibility

The proposed plan is consistent with the requirements of the Land Use Code in regards to building and project compatibility including building size, height, bulk, mass, scale, mechanical equipment screening and operational/physical compatibility.

#### Size, Height, Bulk, Mass and Scale

The project is adjacent to two office developments featuring two story buildings, an office development featuring one story buildings, and a strip mall featuring one and two-story buildings.

The proposed building will be of a similar height and scale to the majority of the developments in its immediate surroundings. The building has pitched roofs that mirror those of the office developments to the north and east. The building contains projections and recesses to further break down the mass of the building. All of these features contribute to the proposed building meeting this code standard.

#### Materials

The proposed building uses materials of equal or better quality than those used on surrounding projects. The proposed building uses brick, concrete masonry units, and lap siding to meet this standard.

#### **Outdoor Storage Areas/Mechanical Equipment**

The proposed plan is consistent with the requirements of the Land Use Code in regards to the location of outdoor storage, screening of storage areas, and screening of rooftop mechanical equipment from public view.

#### **Operational/Physical Compatibility**

The proposed plan is consistent with the requirements of the Land Use Code in regards to hours of operation, placement of trash receptacles and location and number of off-street parking spaces.

S. Section 3.5.3(C)(1) – Orientation to a Connecting Walkway

At least one main entrance of any commercial or mixed-use building shall face and open directly onto a connecting walkway with pedestrian frontage. The proposed building opens onto a connecting walkway that connects to both JFK Parkway and Boardwalk Drive.

#### T. Section 3.5.3(C)(2) – Orientation to Build-to Lines for Streetfront Buildings

Buildings abutting an arterial street shall be located 10-25 feet behind the street right-of-way. Buildings may also use a contextual build-to line that may fall at any point between the required build-to line and the build-to line that exists on a lot that abuts, and is oriented to, the same street as the

subject lot. The proposed building has a setback that ranges from 10 feet to 27 feet. This is similar to the setbacks seen on the buildings in the Landings Bay office development immediately to the north. Those buildings are setback 10 feet at their closest and 36 feet at their farthest.

U. Section 3.5.3(D) - Variation in Massing

The proposed building is consistent with the requirements of the Land Use Code in regards to horizontal massing and changes in massing being related to entrances, the integral structure and interior spaces of the building. No horizontal plane exceeds a 1:3 height-width ratio. The changes in massing also relate to building features such as doors and windows, which are integral to the interior spaces of the building.

V. Section 3.5.3(*E*) - Character and Image

The proposed building is consistent with the relevant requirements of this Land Use Code section including façade treatments, entrances, and base and top treatments. All walls break up their mass with windows, change in materials and fenestration pattern to provide a human scale. Each entrance to the building is clearly defined by canopies. Extruded bays with a pre-cast concrete sill on top of masonry define a clear base of the building. Sloped roofs and lap siding define the top of the building.

W. Section 3.6.6 – Emergency Access

An emergency access easement is proposed that runs through the large parking lot on the north side of the site. The emergency access easement ensures emergency vehicles can gain proper access and maneuvering to reach all portions of the proposed building.

#### 3. <u>Compliance with Article 4 of the Land Use Code – Employment (E), Division</u> <u>4.27:</u>

The project complies with all applicable Article 4 standards as follows:

A. Section 4.28(B)(2)(c) – Permitted Uses

The proposed use, office, is permitted in the Employment zone district and is consistent with the district's intent to provide a variety of workplaces throughout the community. B. Section 4.27(D)(4)(a) – Dimensional Standards - Maximum Building Height

The proposed building complies with the 4-story maximum building height requirement.

#### 5. <u>Findings of Fact/Conclusion:</u>

In evaluating the request for the Boardwalk Office Project Development Plan, Staff makes the following findings of fact:

- A. The Project Development Plan complies with process located in Division
   2.2 Common Development Review Procedures for Development
   Applications of Article 2 Administration.
- B. The Project Development Plan complies with relevant standards located in Article 3 General Development Standards.
- C. The Project Development Plan complies with relevant standards located in Division 4.27 Employment (E) of Article 4 Districts.

#### **RECOMMENDATION:**

Staff recommends approval of the Boardwalk Office, PDP170032.

#### ATTACHMENTS:

- 1. Zoning & Site Vicinity Map
- 2. Applicant's Statement of Planning Objectives
- Boardwalk Office Planning Document Set (Site Plan, Landscape Plan, Elevations & Photometric Plan)



# Boardwalk Office Zoning & Vicinity Map

1 inch = 417 feet



### Boardwalk Office Building

#### **Statement of Planning Objectives**

August 22, 2017

The project is located on Block 2 of the Landings Office Park P.U.D. The proposed use is for a 7,351 sq. ft. building containing professional offices along the street frontages. The property is zoned E- Employment. The site is currently a vacant parcel of land and contains .54 acres. This office building is a continuation of the existing Landings Office Park development.

The area surrounding the site contains a mix of residential, retail, restaurant, office, and employment. The site is ideal for this use as it provides an office building that is consistent with the employment base. The site is also located within walking and biking distance to retail and restaurants, as well and the surrounding residential subdivisions and major employers in the area.

Primary vehicular access is via a right-in/right-out pork chop from JFK Parkway. Secondary access is from two existing drives that have been constructed by the first phases of the office park. All of the interior drives will be private and will continue the patterns established by the first phases of the park. Parking areas are located internally to minimize impacts on the neighborhood. There will be multiple pedestrian connections into and through the site. There also will be connectivity within the site in an east to west direction connecting the building uses and tying them into the perimeter walks and adjacent properties.

The building architecture consists of light colored lap siding, 8 x 16 CMU Veneer, brick veneer, storefront windows, standing seam metal roof and high profile asphalt shingles.

Statement of appropriate City Plan Principles and Policies achieved by the proposed plan:

#### Economic Health

Principle EH 3: The City will support local, unique, and creative businesses.

Policy EH 3.1 – Support Programs Emphasizing Local Business Policy EH 4.1 – Prioritize Targeted Redevelopment Areas

Principle EH 4: The City will encourage the redevelopment of strategic areas within the community as defined in the Community and Neighborhood Livability and Neighborhood Principles and Policies.

#### Policy EH 4.2 – Reduce Barriers to Infill Development and Redevelopment

The Boardwalk Office Building will continue to promote and sustain local businesses thereby further enhancing the economic health of Fort Collins. This represents job creation and business retention for businesses that are successful and unique to Fort Collins.

#### Environmental Health

Principle ENV 19: The City will pursue opportunities to protect and restore the natural function of the community's urban watersheds and streams as a key component of minimizing flood risk, reducing urban runoff pollution, and improving the ecological health of urban streams.

#### Policy ENV 19.2 – Pursue Low Impact Development

The Boardwalk Office Building is implementing LID by incorporating new permeable pavement areas with under drain systems (25% of new pavement area will consist of permeable pavement).

#### Community and Neighborhood Livability

Principle LIV 38: Employment Districts will be the major employment centers in the community, and will also include a variety of complementary uses to meet the needs of employees. By design, they will be accessible to the City's multimodal transportation system and encourage walking, bicycling, car and van pooling, and transit use.

Policy LIV 38.1 – Mix of Uses Policy LIV 38.5 – Coordinate District Design Policy LIV 38.7 – Address Parking Policy LIV 38.8 – Provide Walkways and Bikeways

The Boardwalk Office Building consists of an office building, representing a primary use in the Employment District. The area surrounding the development contains a mix of residential, institutional, employment, office and retail. The site is located in the Landings Office Park, which provides a campus-like setting, with platted lots, drives, sidewalks, and infrastructure already in place. The visual impacts of the parking lot has been reduced by placing the parking to the interior of the project.

#### **Transportation**

Principle T 9: Enhanced Travel Corridors will contain amenities and designs that specifically promote walking, the use of mass transit, and bicycling. Policy T 9.1 – Locating Enhanced Travel Corridors

Principle T10: Using transit will be a safe, affordable, easy, and convenient mobility option for all ages and abilities. Policy T 10.1 – Transit Stops Policy T 10.6 – High Frequency Transit Service

# Principle T11: Bicycling will be a safe, easy, and convenient mobility option for all ages and abilities

There is an existing bus stop directly adjacent to the site on JFK Parkway. The project will be providing enhancements as requested by Transfort staff.

- (ii) Description of proposed open space, wetlands, natural habitats and features, landscaping, circulation, transition areas, and associated buffering on site and in the general vicinity of the project. There are no wetlands or significant natural habitats within the boundaries of the site.
- (iii) Statement of proposed ownership and maintenance of public and private open space areas; applicant's intentions with regard to future ownership of all or portions of the project development plan. The buildings will be owned by the building developer/owner and will be leased to individual tenants.
- (iv) Estimate of number of employees for business, commercial, and industrial uses. 10-20
- (v) Description of rationale behind the assumptions and choices made by the applicant.

The impetus of this project is to create a professional office building that is a complimentary use to the existing office park campus.

(vi) The applicant shall submit as evidence of successful completion of the applicable criteria, the completed documents pursuant to these regulations for each proposed use. The planning Director may require, or the applicant may choose to submit, evidence that is beyond what is required in that section. Any variance from the criteria shall be described.

The submittal documents address the applicable criteria. No variances are anticipated at this time.

- (vii) Narrative description of how conflicts between land uses or disturbances to wetlands, natural habitats and features and or wildlife are being avoided to the maximum extent feasible or are mitigated. There are not existing wetlands, natural habitats or features currently located on site.
- (viii) Written narrative addressing each concern/issue raised at the neighborhood meeting(s), if a meeting has been held. No neighborhood meeting was held.
- (ix) Name of the project as well as any previous name the project may have had during Conceptual Review.
   The project name is Boardwalk Office Building. The project name at the Conceptual Review meeting was "300 Boardwalk Dr. – Office".



Bike Rack Detail:



5'

1.) CONTRACTOR SHALL SUBMIT COLOR SAMPLES AND SHOP DRAWINGS/ INSTALLATION DETAILS FOR APPROVAL BY OWNER/ OWNERS REPRESENTATIVE. 2.) BIKE RACK SHALL BE CYCLOOPS BRAND OR APPROVED EQUAL. COLOR SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE, TYP.



# Land-Use Statistics:

EXISTING ZONING:		E - EMPL	OYMENT	
GROSS LAND AREA:		23,562 S	Q.FT.	0.54 ACRES
NUMBER OF BUILDINGS:		1		
LAND USE:		GENERA	L OFFICE	
TOTAL BUILDING GROSS S.F.:		7,351 S.F		
NO. STORIES:		2		
OFF-STREET PARKING:				
PER LUC SECTION 3.2.2(K)(2)(A)				
GENERAL OFFICE: MIN. 1 / 1,000	) SQ. FT.	MAX. 3 / ′	1,000 SQ. FT.	
		N 41 N I	MAN	
<u>REQUIRED</u> : 7,351 SQ. FT.		<u>MIN.</u> 7	<u>MAX.</u> 22	
PROVIDED:				
STANDARD (9 X 17)	13			
COMPACT (8 X 15) ACCESSIBLE	5 1			
*TOTAL SPACES PROVIDED	19			
*6 SHARED SPACES ARE SHOW	/N ADJA(	CENT TO T	RACT 2	
BICYCLE PARKING :				
REQUIRED:		OSO FT	= 4 SPACES	
GENERAL OFFICE @ 1 SPACE P	PER 4,00	0.000		
GENERAL OFFICE @ 1 SPACE P	PER 4,00	000.111		
GENERAL OFFICE @ 1 SPACE P PROVIDED: ENCLOSED (20%)	2ER 4,00	1 SPACE	s	
GENERAL OFFICE @ 1 SPACE P PROVIDED:	PER 4,00		s	

	SQUARE FEET	ACRES	% OF
BUILDING FOOTPRINT	3,734.81	0.09	15.86%
LANDSCAPE AREA	7,733.47	0.18	32.85%
PAVED DRIVES AND PARKING	10,136.21	0.23	43.06%
SIDEWALKS/PATIOS	1,937.84	0.04	8.23%
TOTAL AREA:	23,542.33	0.54	100%

# Legal Description:

TRACTS 8 & 10, BLOCK 2, LANDINGS OFFICE PARK P.U.D.

### Planning Approval:

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_\_

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

### Owner's Certification of Approval:

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

OWNER:

NOTARIAL CERTIFICATE STATE OF \_\_\_\_\_\_, COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_, 2017,

MY COMMISSION EXPIRES:

NOTARY PUBLIC





# Site Plan Notes:

- 1. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
- 2. REFER TO THE FINAL CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION REGARDING PROPOSED TOPOGRAPHY, UTILITY AND STREET IMPROVEMENTS.
- 3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- 4. ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED.
- 5. ALL GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS, PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES. GROUND MOUNTED EQUIPMENT INCLUDES BUT IS NOT LIMITED TO CONDENSING UNITS, GAS AND ELECTRICAL METERS, PHONE AND CABLE PEDESTALS.
- 6. ALL LIGHTING FIXTURE ILLUMINATION LEVELS PROVIDED WITH THE DEVELOPMENT SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE. ALL LIGHTING FIXTURES PROVIDED WITH THE DEVELOPMENT SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE AND SHALL FEATURE SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
- 7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THESE FINAL PLANS AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
- 8. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
- 9. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED TO CONCRETE AND NOT INTERFERE WITH WALKWAYS AND LANDSCAPING.
- 10. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSABLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSABLE PARKING SPACES. ACCESSABLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
- 11. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
- 12. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.



# Sheet Index:



SITE PLAN LANDSCAPE PLAN NOTES SCHEDULES & DETAILS BUILDING 3D VIEWS EXTERIOR BUILDING ELEVATIONS PHOTOMETRIC SITE PLAN



**Boardwalk Office** Building Fort Collins, CO PREPARED FOR r4 Architects 226 Remington Street Suite 3 Fort Collins CO 80524 REVISIONS -Staff Comments 10.17.17 \_\_\_\_\_ -----August 22, 2017 \_\_SHEET\_TITLE----

Site Plan

SHEET INFORMATION

Sheet Number:



Landscape Plan

k	ΈY	QTY	RATIO	ABBREV.	SCIENTIFIC/COMMON NAME	HEIGHT	WIDT
		ý	8		SHADE/CANOPY TREES -		
-	+	2	7.7%	GTI	Gleditsia triacanthos inermis 'Shademaster' HONEYLOCUST, SHADEMASTER (GTI)	50'	40
		2	7.7%	UAC	Ulmus x 'Accolade' ELM, ACCOLADE (UAC)	50'	40
	$\bigtriangleup$	4	15.4%	GCD	Gymnocladus dioicus KENTUCKY COFFEETREE	50'	40
			11		EVERGREEN TREES -		
	uller Mart	5	19.2%	JSM	Juniperus scopulorum 'Skyrocket' JUNIPER, SKY ROCKET (JSM)	20'	6'
		6	23.0%	PAC	Picea abies 'Cupressina' SPRUCE, FASTIGIATE NORWAY	20'	6'
4			7		ORNAMENTAL TREES -		
		7	27.0%	MRR	Malus Royal Raindrops CRABAPPLE, ROYAL RAINDROPS (MRR)	20'	15
$\overline{}$	$\rightarrow$		11		EVERGREEN SHRUBS -		
MMM MMM		11		JSC	Juniperus sabina 'Calgary Carpet' JUNIPER, CALGARY CARPET (JSC)	1.5'	8'
	I		44		DECIDUOUS SHRUBS -		
	$\bigcirc$	18		SPK	Syringa patula 'Miss Kim' LILAC, MISS KIM DWARF (SPK)	3'	3'
		12		ССМ	Caryopteris x clandonensis 'Blue Mist' SPIREA, BLUE MIST (CCM)	4'	4'
	$\circledast$	14		EAC	Euonymus alatus 'Compactus' BURNING BUSH, DWARF (EAC)	4'	4'
			229		PERENNIALS/GRASSES -		
		90		HSD	Hemerocallis 'Stella D'Oro' DAYLILY, STELLA D'ORO (HSD)	3'	2'
	$\odot$	23		BGA	Bouteloua gracilis 'Blonde Ambition' GRASS, BLONDE AMBITION GRAMA (BGA	A) <sup>3'</sup>	2'
	$\odot$	116		CAF	Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED (CAF)	5'	2'
Hydrozone	Table						
ZONE	AREA	WATER USE	GALLONS				
HIGH MODERATE	5,610 0	SF 18 GAL/SF SF 10 GAL/SF	100,980 G 0 GAL	SAL			
LOW	2,684	SF 3 GAL/SF	8,052 GAL				
VERY LOW	X SE 8,294 SF	SF 0 GAL/SF 109,032 GAL	0 GAL 13.1 GAL/3	SF			
egend			Dor	king Lot Into	rior Landscape		
	ST	EEL EDGER		AL PARKIN			
					CAPE AREA 875 SQ FT		
	· · · · ·	RIGATED TURF NTUCKY BLUEGRAS		DSCAPE PE	ERCENTAGE 7.3%		

NORTH

WOOD MULCH CEDAR WOOD MULCH

Iandscape architecture|planning|illustration

444 Mountain Ave. | TEL 970.532.5891 Berthoud,CO 80513 | WEB TBGroup.us

Boardwalk Office

SEAL

PROJECT

Building

Fort Collins, CO

r4 Architects

226 Remington Street Suite 3 Fort Collins CO 80524

Staff Comments 10.17.17
<u> </u>
DATE
DATE
August 22, 2017
SHEET TITLE
LANDSCAPE PLAN
SHEET INFORMATION
Sheet Number:
2

REVISIONS DATE

# Plant List

KEY	QTY	RATIO	ABBREV.	SCIENTIFIC/COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
		8		SHADE/CANOPY TREES -				
	2	7.7%	GTI	Gleditsia triacanthos inermis 'Shademaster' HONEYLOCUST, SHADEMASTER (GTI)	50'	40'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	2	7.7%	UAC	Ulmus x 'Accolade' ELM, ACCOLADE (UAC)	50'	40'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	4	15.4%	GCD	Gymnocladus dioicus KENTUCKY COFFEETREE	50'	40'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
		11		EVERGREEN TREES -				
	5	19.2%	JSM	Juniperus scopulorum 'Skyrocket' JUNIPER, SKY ROCKET (JSM)	20'	6'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
and the second sec	6	23.0%	PAC	Picea abies 'Cupressina' SPRUCE, FASTIGIATE NORWAY	20'	6'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
		7		ORNAMENTAL TREES -				
	7	27.0%	MRR	Malus Royal Raindrops CRABAPPLE, ROYAL RAINDROPS (MRR)	20'	15'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
		11		EVERGREEN SHRUBS -				
Man Man	11		JSC	Juniperus sabina 'Calgary Carpet' JUNIPER, CALGARY CARPET (JSC)	1.5'	8'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
		44		DECIDUOUS SHRUBS -				
0	18		SPK	Syringa patula 'Miss Kim' LILAC, MISS KIM DWARF (SPK)	3'	3'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	12		ССМ	Caryopteris x clandonensis 'Blue Mist' SPIREA, BLUE MIST (CCM)	4'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
*	14		EAC	Euonymus alatus 'Compactus' BURNING BUSH, DWARF (EAC)	4'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
		229		PERENNIALS/GRASSES -				
	90		HSD	Hemerocallis 'Stella D'Oro' DAYLILY, STELLA D'ORO (HSD)	3'	2'	1 Gallon	WELL ROOTED
$\odot$	23		BGA	Bouteloua gracilis 'Blonde Ambition' GRASS, BLONDE AMBITION GRAMA (BG/	A) <sup>3'</sup>	2'	1 Gallon	WELL ROOTED
$\odot$	116		CAF	Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED (CAF)	5'	2'	1 Gallon	WELL ROOTED

## Grass Seed Mix

NON IRRIGATED NATIVE GRASS -

NATIVE GRASS - CITY OF FORT COLLINS NATIVE PRAIRIE SEED MIX

1. SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS, 4625 COLORADO BOULEVARD, DENVER, CO 80216, (877) 957-3337 OR APPROVED EQUAL. APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER. SEED SHALL CONTAIN NAME; LOT NUMBER; NET WEIGHT; AND PERCENTAGES OF PURITY, GERMINATION, HARD SEED, AND MAXIMUM WEED SEED CONTENT CLEARLY MARKED.

2. SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

SCIENTIFIC NAME (VAR.)	COMMON NAME	PLS LBS./ACRE*
<u>GRASSES</u> ARISTIDA PURPUREA BUCHLOE DACTYLOIDES CHONDROSUM GRACILE ELYMUS ELYMOIDES PASCOPYRUM SMITHII (ARRIBA) POA SECUNDA STIPA COMATE	SANDBERG BLUEGRAS	
FORBES ASTERMISIA FRIGIDA COREOPSIS TINCTORIA ERYSIMUM ASPERMUM GAILARDIA PULCHELLA LIATRIS PUNCTATE PENSTEMON ANGUSTIFOLIUS RATIBIDA COLUMNIFERA RUDBECKIA HIRTA SPHAERALCEA COCCINIA	DOTTED GAYFEATHER NARROWLEAF PENSTE PRAIRIE CONEFLOWEF GLORIOSA DAISY SCARLET GLOBEMALLO	1/8 1/2 1/2 MON 1/2 R 1/8 1/16 OW 1/16 OTAL 2

3. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 1 INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD - DOUBLE SPECIFICIED APPLICATION RATE ABOVE AND HAND RAKE INTO SOIL TO NO MORE THAN 1 INCH DEPTH.

- NON IRRIGATED NATIVE GRASS (CONT.) -
- 4. ADEQUATE TEMPORARY IRRIGATION OR BY WATER TRUCK WILL BE PROVIDED BY CONTRACTOR FOR THE ESTABLISHMENT AND MAINTENANCE OF THESE SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE, COVERAGE, HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT BECOME A NUISANCE SITE FOR WATER OR WIND EROSION NOR REPRESENT A FIRE HAZARD.
- 5. TREAT AREA PRIOR TO INSTALLATION OF SEED WITH APPROPRIATE HERBICIDE TO HELP CONTROL HERBACEOUS WEED SPECIES. ONLY AFTER APPROPRIATE TIME PERIOD THEN APPLY NATIVE GRASS AND FORB SEED AS CALLED FOR ON APPROVED PLANS.
- 6. INSTALL NATIVE GRASS AND FORB SEED MIX AT APPROPRIATE TIME IN SPRING OR FALL.
- 7. NATIVE GRASS AND FORB SEED MIX AREA INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. MOWING SHOULD ONLY OCCUR IF AND WHEN PHYSICAL METHODS OF WEED MANAGEMENT ARE NECESSARY. IF AND WHEN MOWING OCCURS IN NATIVE GRASS AND FORB SEED MIX AREAS DO NOT MOW LOWER THAN 6 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.

MULCH IN ALL NATIVE SEED AREAS:

- 1. IMMEDIATELY FOLLOWING THE RAKING / SEEDING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
- 2. APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH. WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SERRATED DISC AT LEAS ¼ INCH IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME
- OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
- KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
- 5. WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.
- 4. IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED,

# General Landscape Notes

**GENERAL LANDSCAPE NOTES:** 

- OF THE INDIVIDUAL PLANT MATERIAL.
- 3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
- BUILDING IN SUCH PHASE

- 8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES: 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS 15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES. 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES 4 FEET BETWEEN TREES AND GAS LINES

- IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- 13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.

# Street Tree Notes

- HOLD ON CERTIFICATE OF OCCUPANCY.
- PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORS WHERE REQUIRED BY CODE STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.

2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS

4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS. INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE

5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY

6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION. 7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.

9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).

10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN. 11. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT

12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.

1. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A

2. CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE. 3. STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES, ALL TREE PRUNING AND REMOVAL WORKS SHALL BE

4. THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE. 5. SUBJECT TO APPROVAL BY THE CITY FORESTER -- STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.



444 Mountain Ave. | TEL 970.532.5891 Berthoud,CO 80513 | WEB TBGroup.us

**Boardwalk Office** 

SEAL

Fort Collins, CO

Building

r4 Architects 226 Remington Stree Suite 3 Fort Collins CO 80524

REVISIONS	DATE
Staff Comments	<u>10.17.1</u> 7

August 22, 2017

DATE

SHEET TITLE

NOTES, SCHEDULES & DETAILS

Sheet Number:

\_\_\_\_SHEET INFORMATIO



S 226 Remington Unit #3
Since the second
www.r4architects.com
In Association with: JFK, LLC. Owner
3701 Ashmount Dr. Fort Collins, CO 80525 Phone: (970) 222-5245
Contact: Michael Trinen
TBD         General Contractor           Address         Gite Otate Zing
City, State, Zip Phone: # Contact: - Email:
Email: - Larsen Structural Design Structural Engineer
19 Old Town Square, Suite 238 Fort Collins, CO 80524 Phone: (970) 568-3355
Contact: Blake Larsen Email: blake@larsensd.com
Integrated MechanicalMech/Plumbing Engineer 223 Linden St. Suite 204 Fort Collins, CO 80524
Phone: (970)556-0570 Contact: Tom Segelhorst Email: Thomas-s@int-mech.com
APS, Inc. Electrical Engineer
9249 S. Broadway, #200-836 Highlands Ranch, CO 80129 Phone: (970) 381-7462 Contact: Chuck Polson
Email: chuck@apsinc.biz       TB Group       Planning & Landscape
444 Mountain Avenue Berthoud, CO 80531
Phone: (970)532-5891 Contact: Cathy Mathis & Jim Doyle Email: cathy@tbgroup.us, doyle@tbgroup.us
Interwest Consulting Group         Civil Engineer           1218 Ash Street         1218 Ash Street
Windsor, CO 80550 Phone: (970)674-3300 Contact: Mike Oberlander
Email: moberlander@Interwestgrp.com
Issued No. Description Date
1         PDP Submittal         6/23/2017           2         Staff Comments         10/17/2017
Boardwalk
Office
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Office BuildingStaff CommentsProject Nor: 2015-23Drawn by:Staff Comments
Office BuildingStaff CommentsProject No.: 2015-23Drawn by:Staff Comments
Office BuildingStaff CommentsProject Nor: 2015-23Drawn by:Staff Comments
Office BuildingStaff CommentsProject No.: 2015-23Drawn by:SA Reviewed by:MR
Office BuildingsStaff CommentsProject No.: 2015-23Drawn by:Reviewed by:MRBuilding 3D Views

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	Keynote Legend
Key Value	Keynote Text
2	Precast concrete sill w/ 1/8" saw cut drip edge at fr accent block color. See detail 14/A3.4
9	4-1/2" Storefront system, dark bronze anodized fin pane clear glazing
10	Manufactured aluminum clad window, dark bronze
17	Steel entry canopy, refer to detail.
S5	Steel trash enclosure gate with 1 1/2" metal deckin painted bronze.
S10	Precast concrete sill/cap with integral color, Color:
S11	Painted fascia board, painted bronze.
S12	Belly band trim, painted to match siding
S13	Base trim, painted bronze
S14	Prefinished seamless gutter, Color: Bronze
S16	4-1/2" Storefront system, bronze anodized finish w clear glazing
S17	Manufactured aluminum clad window, bronze anoc
S18	Steel entry canopy, factory primed field painted bro
S19	Pad mounted mechanical A/C condenser unit



pho	Remington #3 Collins, CO 80524 ne 970/224-0630 v.r4architects.com
In Association with: JFK, LLC. 3701 Ashmount Dr. Fort Collins, CO 80525 Phone: (970) 222-5245	Owner
Contact: Michael Trinen TBD Address	General Contractor
City, State, Zip Phone: # Contact: - Email: - 19 Old Town Square, Suite 238 Fort Collins, CO 80524	Structural Engineer
Phone: (970) 568-3355 Contact: Blake Larsen Email: blake@larsensd.com Integrated MechanicalMech 223 Linden St. Suite 204	/Plumbing Engineer
Fort Collins, CO 80524 Phone: (970)556-0570 Contact: Tom Segelhorst Email: Thomas-s@int-mech.com <b>APS, Inc.</b> 9249 S. Broadway, #200-836 Highlands Ranch, CO 80129 Phone: (970) 381-7462	Electrical Engineer
Contact: Chuck Polson Email: chuck@apsinc.biz	anning & Landscape
Email: cathy@tbgroup.us, doyle@tbgr Interwest Consulting Group 1218 Ash Street Windsor, CO 80550 Phone: (970)674-3300 Contact: Mike Oberlander Email: moberlander@Interwestgrp.cor	Civil Engineer
Issued	Date
No.         Description           1         PDP Submitta           2         Staff Commen	al 6/23/2017
1 PDP Submitte	al 6/23/2017 ts 10/17/2017 walk Ce
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1       PDP Submitta         2       Staff Comment         2       Staff Comment         Board       Office         Office       Office         Build       Staff Comment         Project No.: 2015-23       E         Exterior B       Elevati	al 6/23/2017 ts 10/17/2017 walk Ce ing ments ments rawn by: sa aviewed by: MR



Luminaire So	chedule					
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp
	A	1	Lithonia Lighting	KAD LED 30C 530 30K R5 MVOLT	KAD LED, 30 LED, 530mA MVOLT DRIVER, 3000K, TYPE 5 OPTICS.	LED
	В	6	Lithonia Lighting	WST LED P1 30K VF MVOLT	WST LED, Performance package 1, 3000 K, visual comfort forward throw, MVOLT	LED

			Location						Aim	
No.	Label	Х	Y	Z	MH	Orientation	Tilt	Х	Y	Z
1	Α	93.75	178.07	20.00	20.00	192.22	0.00	93.44	176.60	0.00
1	В	58.72	115.24	10.00	10.00	6.55	0.00	58.76	115.55	0.00
2	В	70.36	100.48	10.00	10.00	97.06	0.00	70.67	100.44	0.00
3	В	74.38	82.11	10.00	10.00	97.06	0.00	74.69	82.07	0.00
4	В	77.28	73.01	10.00	10.00	97.06	0.00	77.59	72.97	0.00
5	В	76.33	37.97	10.00	10.00	97.06	0.00	76.64	37.93	0.00
6	В	80.33	14.47	10.00	10.00	97.06	0.00	80.64	14.43	0.00

Specifications

EPA:

Length:

Width:

Height:

Weight (max):

1.2 ft<sup>2</sup> (0.11 m<sup>2</sup>)

17-1/2" (44.5 cm)

17-1/2"

(44.5 cm)

**7-1/8"** (18.1 cm)

36 lbs. (16.4 kg)

Statistics		
Description	Symbol	Av
Calc Zone #1	+	0.6
NOTE: THE COL SPECIFIED LIGH	-	







- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency • This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL
- equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1 • This luminaire is part of an A+ Certified solution for
- ROAM<sup>®</sup>2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background<sup>1</sup> To learn more about A+,
- visit <u>www.acuitybrands.com/aplus</u>.
- 1. See ordering tree for details.
- 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

(AD LE	D											
Series	LEDs	Drive current	сст	Distribution	Voltage	Í	Mounting <sup>3</sup>					
KAD LE	D 20C <sup>1</sup> 20 LEDs 30C <sup>1</sup> 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA <sup>1</sup> 700 700 mA 1000 1000 mA	30K 3000 K 400 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V	MVOLT 120 <sup>2</sup> 208 <sup>2</sup> 240 <sup>2</sup>	277 <sup>2</sup> 347 <sup>1</sup> 480 <sup>1</sup>	RPUMBAK     Round pr       SPD     Square pr       RPD     Round pr       WBD     Wall brack	ole	tor <sup>4</sup>	04 4" arm 06 6" arm 09 9" arm <sup>3</sup> 12 12" arm <sup>3</sup>	Shipped DAD12P DAD12Wi KMA	separately Degree arr (pole) 3 Degree arr (wall) Mast arm external fitter
ptions									Finish (re		PPPTVP	
PER5 PER7 SF DF PIR PIRH	ed installed NEMA twist-lock five-w (no controls) <sup>5</sup> Seven-wire receptacle or Single fuse (120, 277, 3 <sup>2</sup> Double fuse (208, 240, 4 Bi-level, motion/ambient sensor e Bi-level, motion/ambient height, ambient sensor e	nly (no controls) <sup>5</sup> 17V) <sup>2</sup> 18VV) <sup>2</sup> 1t sensor, 8–15' mounting nabled at 5fc <sup>67</sup> 1t sensor, 15–30' mountin	, BL30	<ul> <li>Bi-level, motion.</li> <li>Bi-level, motion,</li> <li>Bi-level, motion,</li> <li>15-30'mounting ent sensor enabled at sensor enables.</li> <li>Bi-level switcher 30%<sup>7,8,9</sup></li> <li>Bi-level switcher 50%<sup>7,8,9</sup></li> </ul>	height, ambient it 1fc <sup>6,7</sup> /ambient sensor, y height, ambi- ed at 1fc <sup>6,7</sup> d dimming,	PNMTE PNMTS PNMT6 PNMT7 HS	dawn <sup>7/10</sup> <b>5D3</b> Part night, dim 5 hrs <sup>7,10</sup> <b>5D3</b> Part night, dim 6 hrs <sup>7,10</sup>	Shipped separately <sup>11</sup> WG Wire guard	DDBXD DBLXD DNAXD DWHXD	Dark bronze Black Natural aluminum White	DBLBXD DNATXD	Textured dark bronze Textured black Textured natur aluminum Textured white



