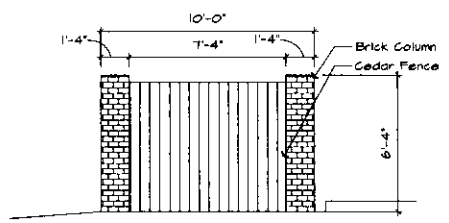
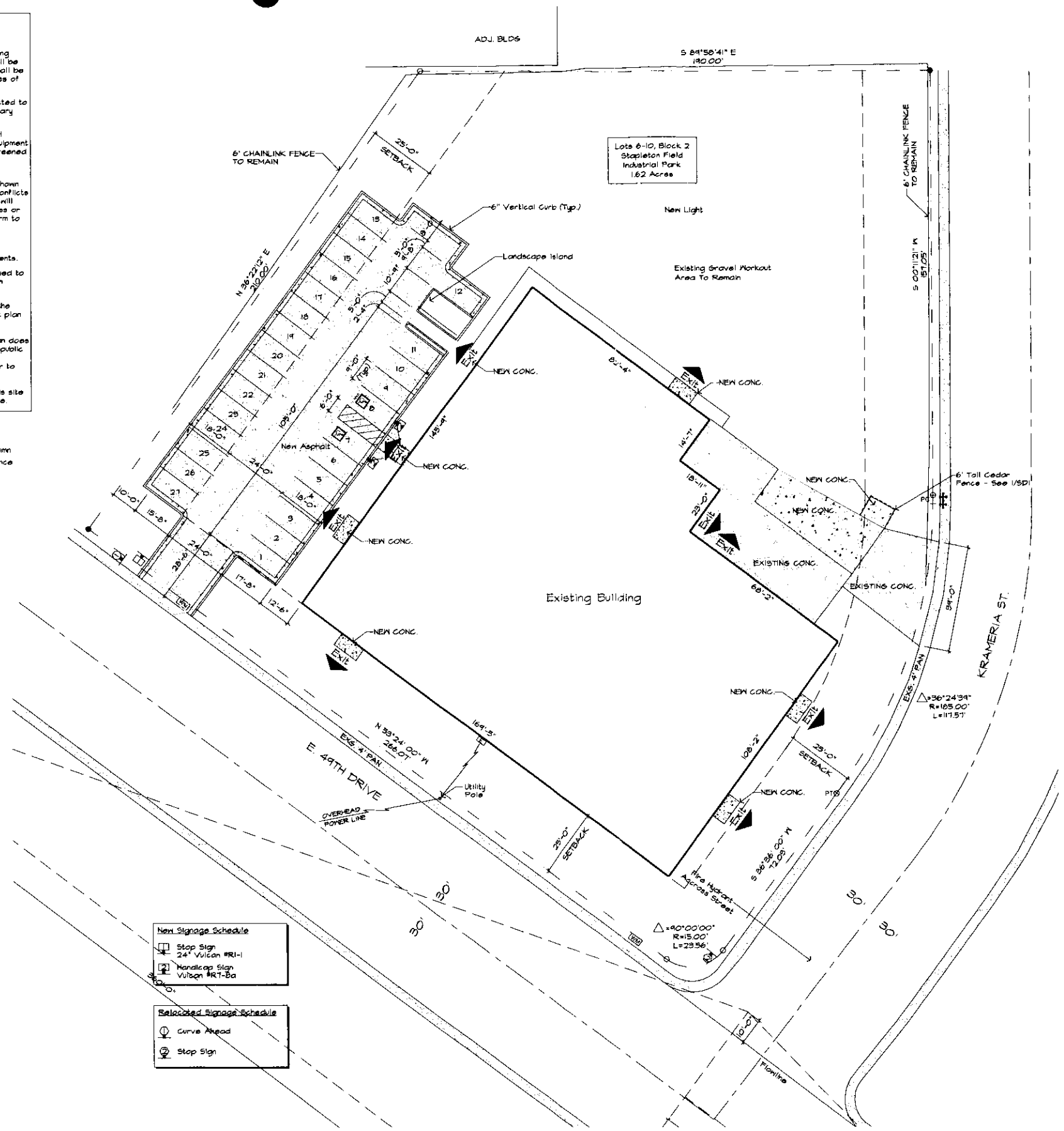
Development Plan Notes:

1. Lighting Note: In the interest of compatibility of surrounding land uses, illumination of any kind on private property shall be directed and controlled in such a manor so that there shall be no direct rays of light which extend beyond the boundaries of the property from which it orignates.
2. Trash Enclosure Note: Trash enclosures shall be constructed to a minimum height of six feet and of the same complementary material and color as the main building.
3. Screening Note: Roof mounted electrical and mechanical equipment shall be placed or screened such that the equipment is not visible from any point. Such equipment shall be screened with the same materials and colors as the main building.
4. Signage Note: Approval of a sign permit is required in addition to development plan approval. Sign location sshown on teh development plan will be reviewed for possible conflicts with sight triangles adn easements, however, these signs will not be approved by teh development plan review process or approval of this development plan. All signs must conform to the City of Comerce City's sign code.
5. Fencing Note: Approval of a fence permit is required in addition to development plan approval. All fences must conform to the City of Commerce City's fencing requirements.
6. Downspout Note: No roof downspout outfalls will be allowed to drain over sidewalks, bike paths, or any other pedestrian route.
7. American with Disabilities Note: The applicant has the obligation to comply with all applicable requirements of the American Disabilities Act. Approval of this development plan does not constitute compliance with this Act.
8. Construction Note: The approval of this development plan does not constitute final approval of grading, drainage, utility, public improvements, and building plans. These plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
9. Underground Utility Note: All overhead utilities serving this site must be placed underground per Land Development Code.



1 SD1 Trash Enclosure Elevation
Scale: 1/4"=1'-0"



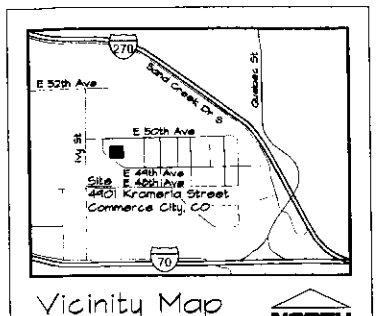
New Signage Schedule

1. Stop Sign 24" Vulcan #R1-1
2. Handicap Sign Vulcan #R7-8a

Relocated Signage Schedule

1. Curve Ahead
2. Stop Sign

Site Plan
1" = 20'-0"
North
0 20' 40' 60'



Sheet Index

SD1 - Site Plan and Notes
L-1 - Landscape Plan and Notes
A-1 - Floor Plan
A-2 - Exterior Elevations
E-1 - Lighting Plan

Parking Summary

1 parking space required per 5 beds = 24

2 Handicap Parking Spaces required

Total Required = 26

Total Provided = 27

1 Landscape Island Required

Project Statistics

Assessor's PIN - 0182317308010
Site Acreage - 1.62 acres
Square footage of building - 21,860
Net square footage of landscaped area - 14,740
Lot coverage - 31%
Parking Spaces Required - 26, 27 Provided
Building construction type - VB
Occupancy types, R-2, A-2, & B
Zoning of property - I1S
Number of Stories - 1
Estimated number of employees - 21

Utility Notification Center of Colorado

Call Before You Dig - 1-800-922-1987

CITY STAFF CERTIFICATE:

Approved by the Department of Community Planning and Development Services of the City of Commerce City, This ___ day of ___, A.D. ___

_____
Department of Community Planning and Development Services Signature

DLH Architecture
Planning Architecture, Consulting and Construction
4300 Kipling Street, Wheat Ridge, CO 80033
Phone (303) 456-0373
Fax (303) 456-0375
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Time To Change
4901 Krameria Street
Commerce City, CO
Time To Change - Evan Crist

Project #: 0623
Date: 03/22/07
Drawn By: JDB
Checked By: DLH
Scale: as noted
Revisions:
Comments - 6-22-07

Sheet #
SD1
Of: 1

Planting Schedule

Symbol	Quantity	Code	Scientific Name	Common Name	Size	Condition	Division
	1	AM	Acer ginnala	Multi-stem Amur Maple	2"	-	Shade Tree
	1	BHS	Picea glauca densata	Black Hills Spruce	6' Tall	-	Evergreen
	1	DAS	Picea glauca Conpacta	Dwarf Alberta Spruce	6' Tall	-	Evergreen
	6	CBS	Picea pungens glauca	Colorado Blue Spruce	6' Tall	-	Evergreen
	3	RM	Acer rubrum	Red Maple	2"	-	Street Tree
	2	SHL	Gleditsia triacanthos	Skyline Honey Locust Thornless	2"	-	Street Tree
	5	RL	Tilia Americana "redmond"	Redmond Linden	2"	-	Street Tree
	4	NM	Acer platanoides	Norway Maple	2"	-	Street Tree
	16	DNE	Euonymus alatus Compacta	Dwarf Winged Euonymus	5 Gal.	-	Shrub
	8	WE	Euonymus alatus	Winged Euonymus	5 Gal.	-	Shrub
	11	CPB	berberis thunbergii atropurpurea nana	Crimson Pygmy Barberry	5 Gal	-	Shrub
	11	AMS	Spiraea x bumalda	Anthony Waterer Spirea	5 Gal.	-	Shrub
	12	PA	Potentilla alba	White Cinquefoil	5 Gal.	-	Shrub

Seeding Schedule

Species	Variety	Notes	% in Mix	PLS#/AC
Buffalograss	Texoka	PNWS	20	3.2
Blue Grama	Hachita	PNWB	20	0.6
Western Wheatgrass	Arriba	PNCS	20	3.2
Sideoats Grama	Vaughn	PNWB	20	1.8
Thickspike Wheatgrass	Critana	PNCS	10	1
Streambank	Sodar	PNCS	5	0.6

Notes

Summary Table

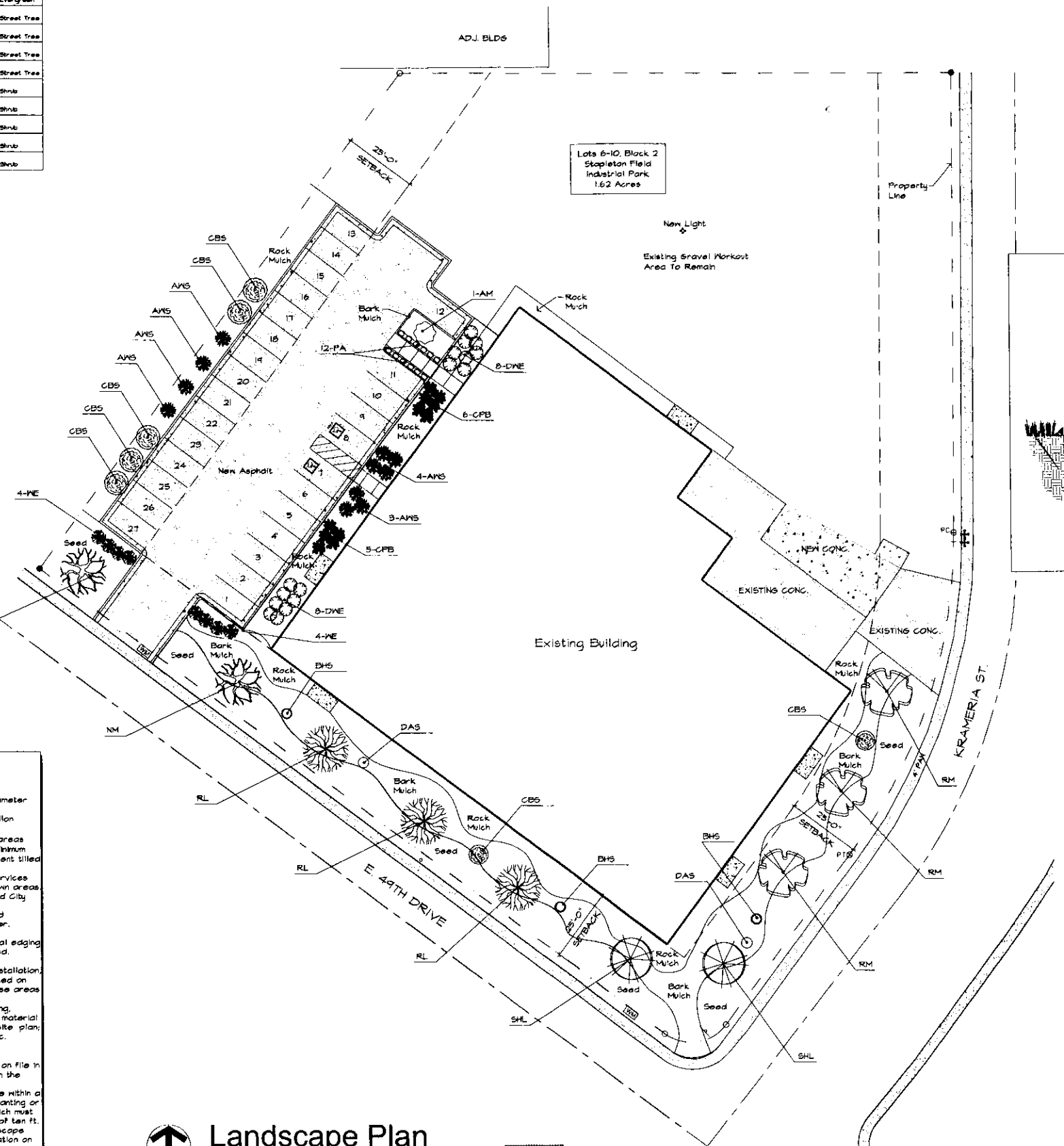
	Square Footage
Site Area	70,626
Provided Landscape Area	10,541
Parking (vehicle storage) Area	27 Spaces
Required Parking Landscape Area	1 Landscape Island
Provided Parking Landscape Area	323
Trees required=1 per 600 sq. ft. of required landscape area; Shrubs required=1 per 300sq. ft. of required landscape	
Total Landscape Area	10,864
Sq. Ft. of Living Plant Material	8,176 / 75%
Required Trees 23	Required Shrubs 46
Provided Trees 23 (15) Deciduous Provided	Provided Shrubs 58

Irrigation Notes

1. All planting beds for trees, shrubs, perennials, ground covers, etc., mus tbe drip-bubbles / emitter irrigation.
2. Rotary spray heads should b e used when practical for all turf area
3. A rain sensor(s) must be installed in all irrigation systems (South Adams County Water and Sanitation District [SACWSD] requirement).
4. Strip type nozzles must be used to irrigate turf/sod within tree lawn areas.
5. A maximum of 60 lbs. p.s.i. (at head) design pressure (SACWSD recommendation).

Landscape Notes

1. Minimum Plan Size Requirements and Sold Preparation: Minimum plant size requirements are 2-inch diameter (caliper) for deciduous trees, 1.5-inch diameter for ornamental trees and 6-foot height for evergreen trees. Minimum size requirements for shrubs is #5 gallon container, ornamental grasses one gallon container, perennials and ground covers 2 ½ pots. Plants should be mixed approximately 50% conferous (evergreen) and 50% deciduous (tree lawn areas between curbs and detached walks shall be all deciduous shade trees). Minimum soil preparation for planting shall be 5 cubic yards of organic soil amendment tilled to a depth of 6 inches for every 1,000 s.f. of landscaped area.
2. Street Trees: The department of Community Planning and Development Services has identified specific deciduous tree species to be planted within tree lawn areas. All trees chosen for lawn applications must be selected from the approved City list.
3. Weed Barrier: Porous weed fabric must be used in planted beds for weed prevention, because it allows ventilation for roots and transmission of water. Plastic weed barriers in any planted areas will not be approved.
4. Edging: Plastic or fiberglass edging is favorable to metal. However, metal edging may be used provided it has a rollover top or a protective cap is installed.
5. Maintenance:
   a) The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved site plan, development plan, or landscape plan, including those areas found in the right-of-way
   b) Landscaping shall be continuously maintained including necessary watering, weeding, pruning, pest control, and replacement of dead or diseased plan material shall be of the same type of plant material as set forth in the approved site plan; for example, a tree must replace a tree, a shrub must replace a shrub, etc. Replacement shall occur in the next planting season, but in any event, such replacement time shall not exceed one (1) year.
   c) This approved site plan, development plan, or landscape plan shall be on file in the planning department. All landscaping will be installed as delineated on the plan, prior to issuance of any certificate or occupancy.
6. Sight Line Considerations: Any area determined by the City Engineer to be within a sight-distance-triangle may not contain plan material that at the time of planting or at maturity exceeds 36 inches above the gutter flow line except trees which must be limbed to 8ft. at adequate maturity. Trees shall be planted a minimum of ten ft. from intersections and fifteen ft. from light or utility poles. All other landscape features shall not exceed 36 inches within sight-distance-triangles. Information on sign distance triangles may be obtained from The City of Commerce City Engineering Standards and Specifications - Section 3.03.2 Table 3-1.
7. Implementation and Coordination of Landscape Plan: The Developer shall ensure that the landscape plan is closely coordinated with plans prepared by other consultants so that the proposed grading, storm drainage or other construction does not conflict with or preclude the installation and maintenance of landscape elements as designated on the landscape plan.

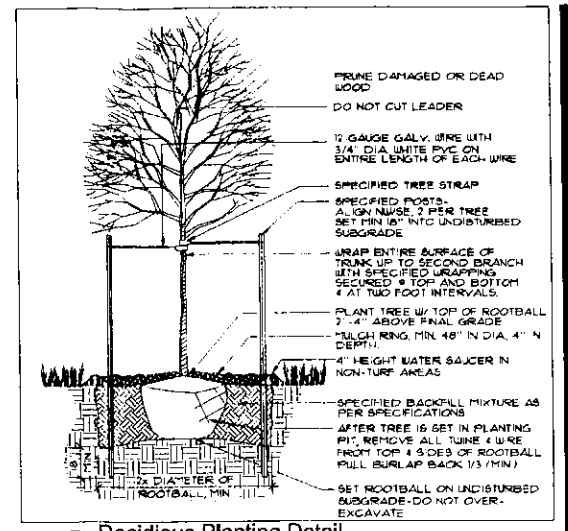


North

Landscape Plan

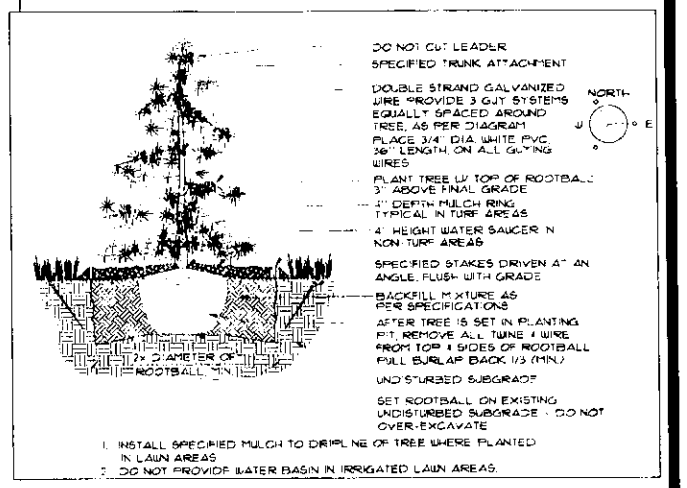
1" = 20'-0"

0 20' 40' 60'



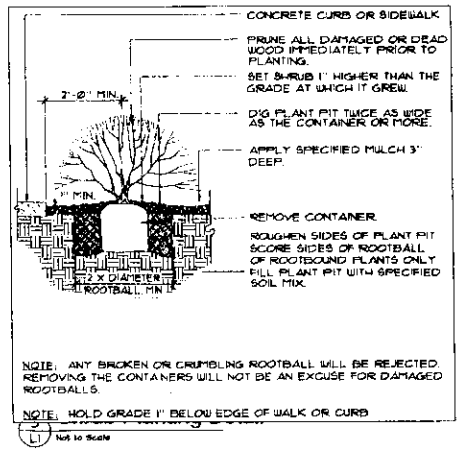
1 / L1 Decidious Planting Detail

Not to Scale



2 / L1 Evergreen Planting Detail

Not to Scale



3 / L1 Not to Scale

Utility Notification Center of Colorado

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DLH Architecture

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Time To Change

4901 Krameria Street
Commerce City, CO

Time To Change - Evan Crist

Project #: 0623
Date: 03/22/07
Drawn By: JDB
Checked By: DLH
Scale: as noted
Revisions:
Comments - 6-22-07

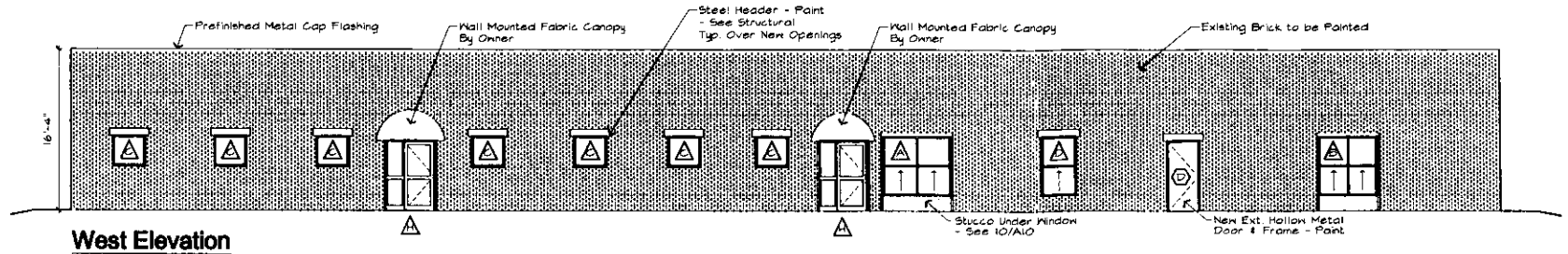
Sheet #

L-1

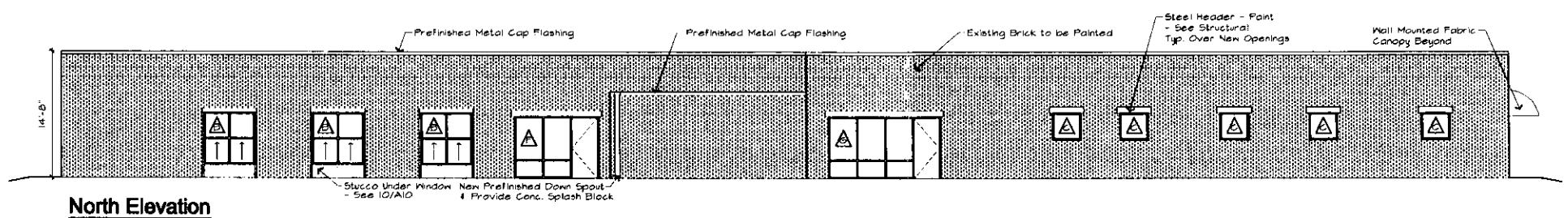
Of: 1

Exg Elev Demo Notes

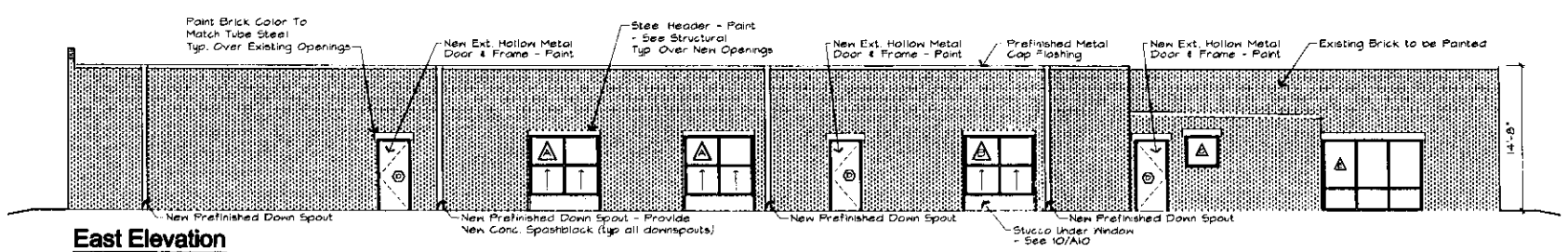
1. Remove existing window bars
2. Remove & replace existing down spout
3. Remove existing ventilator fan and supply electrical conduit
4. Remove all abandoned mech grilles and infill with masonry (typ.)
5. Protect all existing fire departement equipment to remain
6. Existing window to be in-filled



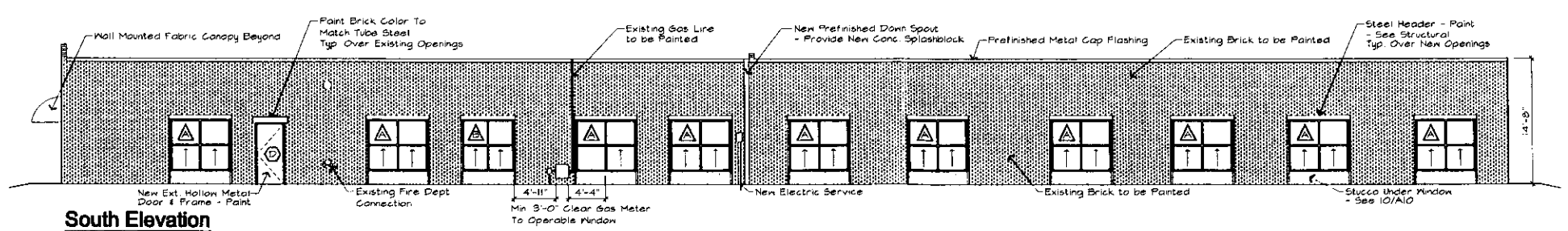
West Elevation
1/8" = 1'-0"



North Elevation
1/8" = 1'-0"



East Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"

DLH Architecture
Timothy Lee Hudson, Domestic Not Corporation Phone (303) 696-0373
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Time To Change
4901 Krameria Street
Commerce City, CO

Project #: 0623
Date: 09/13/07
Drawn By: JDB
Checked By: DLH
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Sheet #
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Of: 13