



AGENDA
HAYDEN PLANNING COMMISSION
THURSDAY, JANUARY 12, 2023
7:00 P.M.
HAYDEN TOWN HALL – 178 WEST JEFFERSON AVENUE, HAYDEN

REGULAR MEETING

1. CALL TO ORDER, MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. CONSIDERATION OF MINUTES
Review and Consider Approval of November 10, 2022 Planning Commission Minutes
5. SITE PLAN APPLICATION – STAPONSKI WAREHOUSE, 431 CAPITAL STREET
Review and consideration for approval of a Site Plan to construct an approximately 4,000 square foot warehouse structure on Lot 31, Valley View Business Park.
7. STAFF REPORT
8. ADJOURNMENT

NOTICE: Agenda is subject to change up to 24 hours before scheduled meeting. If you require special assistance in order to attend any of the Town's public meetings or events, please notify the Town of Hayden at (970) 276-3741 at least 48 hours in advance of the scheduled event so the necessary arrangements can be made.



Town of Hayden

Planning Commission Agenda Item

MEETING DATE: January 12, 2023

AGENDA ITEM TITLE: Public Hearing: Staponski Project
Site Plan – New warehouse structure
431 Capital Street, Hayden

AGENDA SECTION: New Business

PRESENTED BY: Tegan Ebbert
Community Development Director

APPLICANT: Rod Staponski, property owner

CAN THIS ITEM BE RESCHEDULED: Not recommended.

ATTACHMENTS: Applicant Narrative
Site Plan
Landscaping Plan
Lighting Plan

BACKGROUND REVIEW:

The Applicant is proposing to construct a new 4,032 sq. ft. building on Lot 31, Valley View Business Park, 431 Capital Street (the “Property”). It will single occupant metal warehouse style structure. The property owner intends to use the structure for personal use such as storage and workshop projects. The structure is required to be built as a non-residential structure under the commercial building code. The Property is located in the Industrial (I-1) zone district, and workshop usage and interior storage as anticipated for the Applicant’s unit is a permitted use in the district. If the applicant elects to lease the structure or sell the property in the future, any other type of tenancy will also need to comply with the I-1 zone district use standards.

The site is bordered on the north, south and west by vacant lots with the Business Park, and on the east by a steel fabrication business. The site is 0.38 acres (16,552 sq. ft.) in size.

COMPLIANCE WITH HAYDEN FORWARD MASTER PLAN:

Section 7.16.020(f)(1)(iii) of the Hayden Development Code (Code) states that “[t]he reviewing authority shall review development applications for compliance with all relevant standards and criteria as set forth in the specific procedures for the particular application in [the Code]” as well as general criteria which apply including compliance “with the goals and policies of the Comprehensive Plan” (Plan). The recently adopted Hayden Forward Master Plan 2020 serves as the Town’s Comprehensive Plan. Therefore, any proposal should be considered in light of the applicable policies of the Plan. While the Plan contains numerous policies regarding land use and development, staff has selected the following checklist to highlight the policies most directly applicable to this application. Interested parties are encouraged to review the Plan to determine if there are other policies that may be applicable to the review of this application.

I.HL3: Preserve a dark sky environment.

<input checked="" type="checkbox"/> <u> </u>	<input type="checkbox"/> <u> </u>	I.HL3.1 Reduce light pollution through dark sky compliant fixtures with future development. <i>Staff comment: Plans show that exterior lighting fixtures are downcast and light will not extend beyond the property boundary.</i>
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RE.ED4: Existing Assets: Prioritize necessary community and capital infrastructure to underdeveloped areas of Town for successful development.

Complies	Action	Policies
Yes No		
<input checked="" type="checkbox"/> <u> </u>	<input type="checkbox"/> <u> </u>	RE.ED4.1 Recruit tenants to the Valley View Industrial Park and other underutilized areas of Town. <i>Staff comment: The proposal will develop a currently vacant lot within the Valley View Industrial Park.</i>

COMPLIANCE WITH THE TOWN OF HAYDEN DEVELOPMENT CODE

While the Hayden Development Code (Code) contains numerous regulations regarding land use, staff has selected the following checklist to highlight the regulations directly applicable to this application. Interested parties are encouraged to review the Code to determine if there are other regulations that may be applicable to the review of this application.

Section 7.16.020 – General Procedures and Requirements.

Complies		Section	Standards
Yes	No		
<u> √ </u>	_____	(d)	Notice. Notice shall be required for all public hearings conducted by the Planning Commission and Council. <i>Staff Comment: All public notice requirements were fulfilled in order to bring this application forward to public hearing.</i>
<u> √ </u>	_____	(g)	Expiration of approval. All development approvals shall expire and become void two (2) years after the date of the approval if a building permit has not been issued prior to the expiration date. <i>Staff Comment: A recommended condition of approval has been included to reinforce this standard.</i>

Chapter 7.20 – Zone Districts and Official Zoning Map

Section 7.20.130 – I-1 Light Industrial District

Complies		Section	Standards
Yes	No		
<u> √ </u>	_____	(a)	Intent. This district is intended to provide locations for a variety of workplaces including light industrial uses, research and development offices and institutions. This district is also intended to accommodate secondary uses that complement and support the primary workplaces uses, such as hotels, restaurants, convenience shopping, and childcare. Additionally, this district is intended to encourage the development of planned office and business parks and to promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities and streetscapes.
<u> √ </u>	_____	(D)	<p>Principal uses. Permitted principal uses in the I-1 District shall be as follows:</p> <p style="margin-left: 40px;">Warehouse and Distribution: “The storage, wholesaling, and distribution of manufactured products, supplies, or equipment, including accessory offices or showrooms, including incidental retail sales, but excluding bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions.”</p>

Staff comment: The scope of use under this proposal conforms to this permitted use. The definition does not differentiate between personal and commercial use. The applicant expressed that they will use this as personal storage, workshop, and office space. Any alternative tenancy within the building must also comply with uses in the I-1 zone district.

Chapter 7.24 – Development Standards

7.24.020 – Dimensional and Setbacks

Complies		Section	Standards
Yes	No		
√	_____	-	Dimensional Standards Table 7.24-1. I-1 – Light Industrial Zone District. Minimum structure setbacks: 20’ from front property line, 15’ from side property line, and 20’ from rear property line. Maximum structure height: 35’. <i>Staff comment: The applicant’s site plan and elevations indicate that all setbacks and height standards are met.</i>

Section 7.24.080 – Access Standards

Complies		Section	Standards
Yes	No		
√	_____	B.	Industrial lot access to adjacent street. Driveway access to a local or collector street from a multi-family residential, commercial, business or industrial lot shall be greater than one hundred twenty-five (125) feet from any street intersection as measured from the intersecting right-of-way lines. <i>Staff comment: The proposed access point to the parcel exceeds 125’ from the nearest intersection.</i>

7.24.100 – Parking

Complies		Section	Standards
Yes	No		
		(B)	General Provisions. In all zone districts, off-street parking facilities for the storage of motor vehicles for the use of occupants, employees and patrons of the building or structures hereafter erected, altered or extended shall be provided and maintained as herein prescribed.

- √ _____
1. **Surface.** All parking and driveway areas and primary access to parking facilities shall be surfaced with asphalt, concrete or similar materials. *Staff comment: The applicant proposed the usage of an alternative driveway material. AGTEC Heavy Duty Pavers are a grid paver with voids that are filled with sand or rocks (depicted on sheet C1). Public Works reviewed the proposed material and commented that they feel is an appropriate material for this proposal.*
- √ _____
6. **Off-Street Parking Design.** Any off-street parking area shall be designed so that vehicles may exit without backing onto a public street unless no other practical alternative is available. Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility or other structure. *Staff comment: As designed on the site plan, vehicles would access the public street by backing out of the property. A condition of approval has been included to require the installation of a turn-around feature to prevent backing onto the public street.*
- √ _____
8. **Striping.** All parking areas shall be striped to identify individual parking spaces. *Staff comment: Striping is not shown on the site plan. A condition is recommended below that requires the parking area be striped in accordance with this standard.*
- √ _____
9. **Lighting.** All parking area lighting shall be full cutoff type fixtures. Any light used to illuminate parking areas or for any other purpose shall be so arranged as to reflect the light away from nearby residential properties, and away from the vision of passing motorists. *Staff comment: Plans show that exterior lighting fixtures are downcast and light will not extend beyond the property boundary in accordance with this policy. The lighting fixture volume proposed is minimal, with only three (3) exterior lights to illuminate the two entrances, adjacent to the parking area, and the garage bay door.*
- (c) **Paved off-street parking requirements.**
- √ _____
- (1) Paved off-street parking shall be provided according to the minimum requirements as specified: Business park/industrial: 1 space each for the maximum number of employees present at any one time plus space to accommodate all trucks and other

vehicles used in connection with the facility **Staff comment:** *The applicant has indicated that there will not be any employees or clients visiting the property. Two parking spaces are proposed in the driveway and parking on the interior of the structure is permissible. A condition of approval has been recommended addressing possible future change of use to the structure and a required administrative re-evaluation of the parking plan.*

(e) **Handicap parking spaces.**

(4) *Number of handicap parking spaces: Total parking spaces in lot: 1-25: 1 space required. Staff Comment: One (1) accessible parking space must be provided in proximity to the entrances to the building. A recommended condition of approval has been included to address this requirement.*

Section 7.24.160 – Landscape Design

Complies		Section	Standards
Yes	No		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(3)	Industrial Development Landscaping Standards. Landscape improvements within the I-1 and I-2 districts shall be designed to enhance the overall appearance of the development and to integrate the project with adjacent land uses and into the surrounding neighborhood. A minimum of fifteen (15) percent of the site (gross) shall be landscaped area. Staff Comment: <i>The submitted landscaping plan indicates this standard will be met. The landscape plan shows 15% of the site will be landscaped.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(i)	Required trees/shrubs The developer or assigns shall provide: (A) Site trees – plant a minimum of one (1) tree per one thousand five hundred (1,500) square feet of landscaped area, distributed on the site. (B) Shrubs – plant a minimum of one (1) shrub per three hundred (300) square feet of landscaped area. Group shrubs and distribute throughout the site. Trees may be substituted at the discretion of the Planning Commission at site plan review. Staff comment: <i>Required landscape area is 2,470 sq. ft. and the landscape plan indicate two (2) trees, 9 (nine) shrubs, and native grass seeding are noted.</i>

Chapter 7.24.200 – Commercial and Industrial Architecture

Complies		Section	Standards
Yes	No		
		E.	Industrial (I-1 and I-2) Architectural Standards.
		1.	Intent. Industrial uses shall provide the opportunity to develop industrial facilities and business parks. In addition, the following standards shall apply:
√	_____	a.	A building’s special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public, when viewed from public right-of-way shall display a similar level of quality and architectural interest. <i>Staff comment: Referencing the building elevation plan included with the lighting plan, the building will have adequate openings on all sides of the building and therefore meets this standard.</i>
		b.	Building massing and form.
√	_____	iii.	Loading areas shall not front any street or public right-of-way. <i>Staff Comment: Any necessary loading or unloading will occur on the interior of the building. The application does not propose loading docks and anticipate significant loading activities.</i>
√	_____	iv.	Parking requirements shall be provided to the extent possible at the rear or sides of the building. <i>Staff Comment: The parking area is located on the east (front) of the building however it is very minimal, containing only two parking spaces.</i>
√	_____	c.	Wall articulation. Walls shall not have an uninterrupted length exceeding fifty (50) feet. Pilasters, texture transitions, windows and/or stepping of the wall plane are required. <i>Staff comment: The applicant is proposing a charcoal colored wainscoting around the entirety of the beige building along with a burgundy roof. No fenestrations are proposed on the 84’ lengths of the structure.</i>
		iv.	Siting structures.
√	_____	a.	Structures shall be sited to avoid a “wall” affect along public

rights-of-way and along adjacent property lines. This can be achieved by varying the building setbacks and clustering buildings. *Staff comment: The structure is sited in the center of the lot and is not meeting the side of front setbacks, giving a natural buffer area between properties. Additionally, landscaping is slated for the areas on the sides and front of the structure.*

RECOMMENDATION: Move to approve the Staponski Warehouse site plan with the following findings of fact and conditions of approval.

Site Plan

Findings of fact:

1. The proposal meets the standards of the Town of Hayden's Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.
2. As sidewalks were not been required in the interior of the Valley View Business Park, the waiver of the requirement that sidewalks be constructed is appropriate.

Subject to the following conditions of approval:

1. The effective date of this approval is the date upon which the Planning Commission approves the application. The approval shall expire two (2) years from its effective date, unless a building permit has been issued or an application for renewal of the Site Plan approval is approved pursuant to Section 7.16.020, Hayden Development Code (HDC).
2. One (1) ADA accessible parking space shall be provided in proximity to the front entrances of the building pursuant to 7.24.100(e)(4).
3. A vehicle turn-around solution must be submitted to staff prior to issuance of a building permit that complies with Section 7.24.100(b)(6) to allow vehicles to exit the property without backing onto the public street.
4. Parking spaces must be striped pursuant to Section 7.24.100(b)(8).
5. Change of use of the Property will require an administrative review of the parking plans to verify requirements are met.

MANAGER'S RECOMMENDATION/COMMENTS: *I concur with this recommendation.*



Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

October 14, 2022

Tegan Ebbert
Community Development Director
Town of Hayden
178 West Jefferson
Hayden, CO 81639-0190
970-276-3741 office

Re: Lot 31 Valley View Business Park
Four Points Project #2200-001

Dear Ms. Ebbert;

This letter serves as the narrative for the proposed development of Lot 31 Valley View Business Park.

Existing Conditions

Valley View Business Park is located directly south west of the intersection of Crandall Ave and Country Road 37 and zoned light industrial. More specifically, Lot 31 (the Lot) fronts on Capital Street, north of Market Way. The Lot has no existing structures. There are established drainage ditches on the eastern and western lot boundaries. The Lot has service stubs or connection possibilities for the following utilities: water, sanitary sewer, electric, telephone, cable tv and natural gas. Native grasses and weeds cover the majority of the Lot.

Project Description

The owner of the Lot wishes to construct an 84' x 48' metal framed warehouse for personal use. Outside of the warehouse, project scope is limited to a 12-ft wide access aligned with the overhead bay door, utility connections, a foundation drain and the light-industrial landscaping requirements. There are two tandem parking spaces available on the access lane and the potential for many more inside the structure via the bay door entrance. Parking availability exceeds adequate volume for a personal use warehouse. All trash/ recycling generated will be managed inside the warehouse. Considering this limited scope, it is clear that the impact to the Lot and adjacent lots will be minimal. The proposed non-residential infrastructure is well aligned with the intended uses of Valley View Business Park and the objectives for the future of the Town.

Conclusion

We believe the Project meets all of the requirements of the Town of Hayden development standards, the Hayden Forward Master Plan, and Hayden Comprehensive Plan. We look forward to the approval of the preliminary plan, and working with the Town of Hayden to bring this Project forward as new private development within the Valley View Business Park subdivision.

Thank you,

Building color selection

Roof - Burgundy

Body - Beige

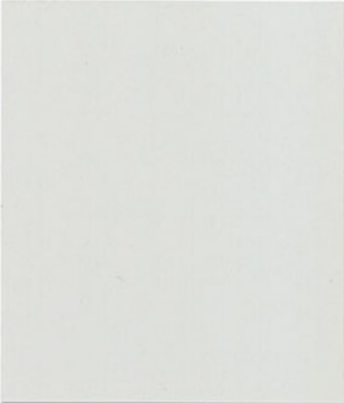
Wainscot - Charcoal



Brown



Charcoal



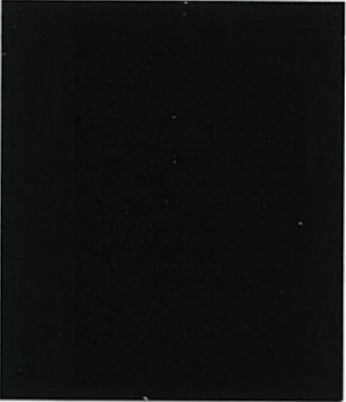
White



Ivory



Beige



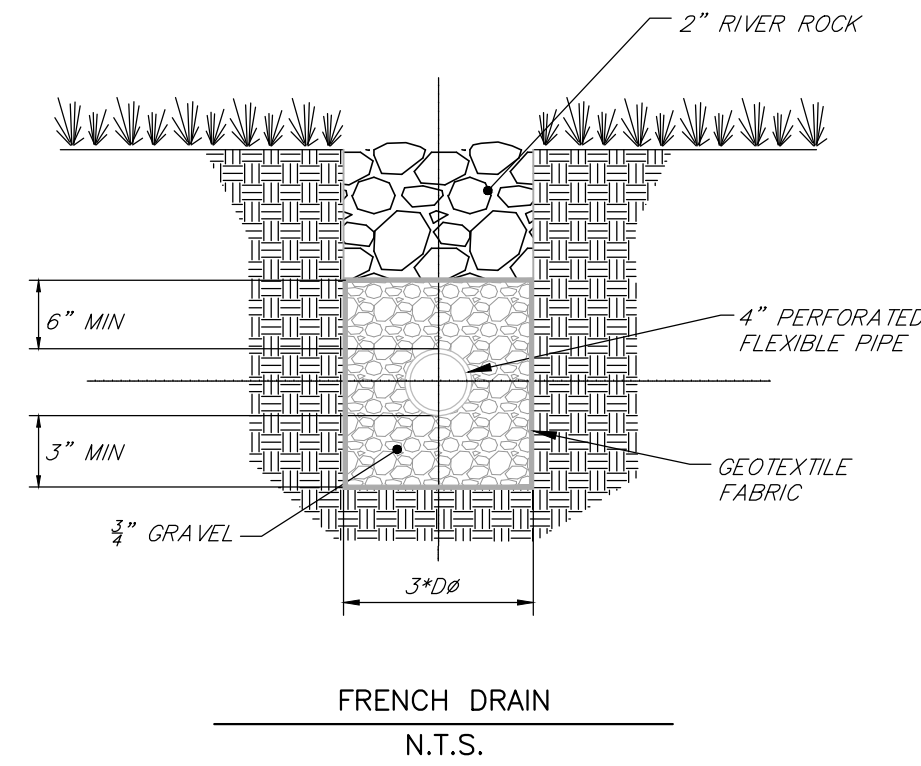
Black



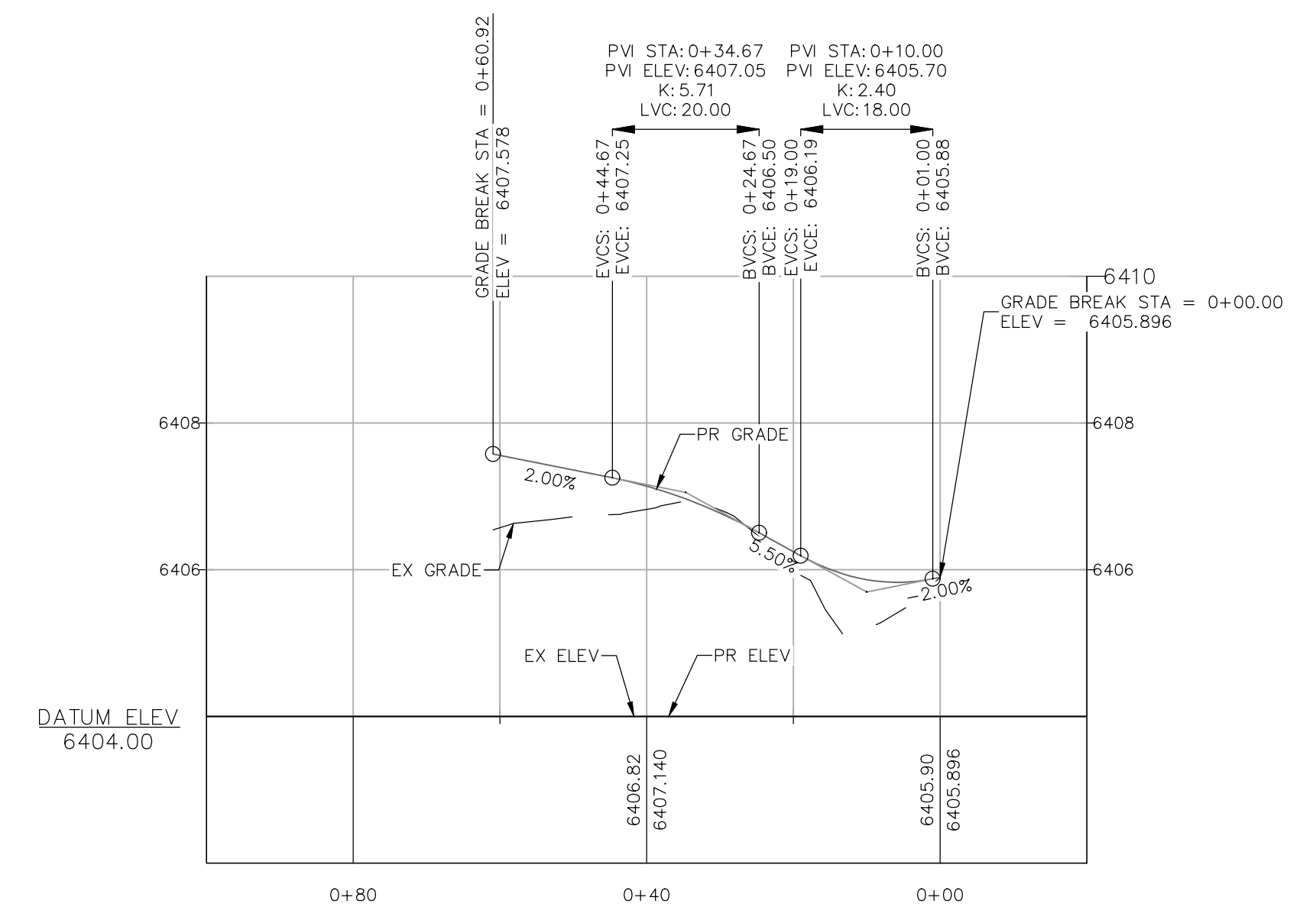
Burgundy



Navy



AGTEC HEAVY DUTY DRIVEWAY AND PARKING GRID PAVERS
N.T.S.



Station
ACCESS CENTERLINE PROFILE
HORIZ/ VERT SCALE: 1"=20'/ 2'

GRADING:

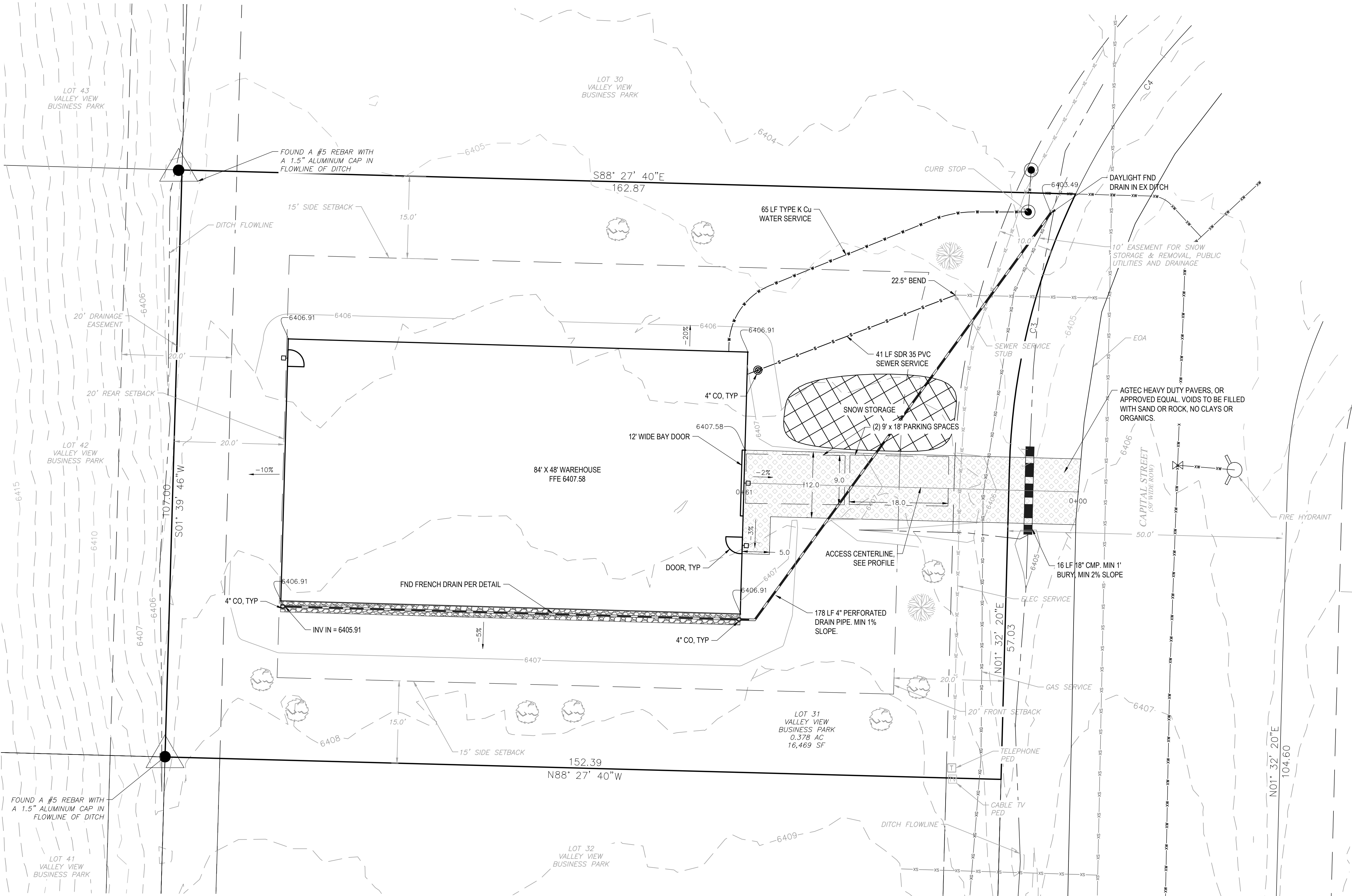
1. GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
2. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
3. GRADING DESIGN DOES NOT CALL FOR THE CONSTRUCTION OF SLOPES GREATER THAN 2:1.

EROSION CONTROL:

1. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
2. CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, INSPECTING, AND MAINTAINING ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVING EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED.
4. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

WATER, SEWER AND UTILITY NOTES:

1. EXISTING DRY UTILITY LOCATIONS AND WATER AND SEWER SERVICES WERE OBTAINED FROM UTILITY MAPPING, FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POT-HOLING.
2. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICE LINES IS TEN (10) FEET.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF HAYDEN DEVELOPMENT CODE.
4. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN LINE IS SEVEN (7) FEET UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND SEAMLESS BETWEEN FITTINGS.
5. SEWER SERVICES ARE ANTICIPATED TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2% UNLESS NOTED OTHERWISE.
6. WATER SERVICE REQUIRED TO HAVE SHUT OFF, WATER METER AND BACKFLOW DEVICE.



- ABBREVIATIONS:**
- BOW BOTTOM OF WALL
 - BLDG BUILDING
 - CL CENTERLINE
 - CMU CONCRETE MASONRY UNITS
 - CO CLEAN OUT
 - CONC CONCRETE
 - ELEV ELEVATION
 - EOA EDGE OF ASPHALT
 - EOC EDGE OF CONCRETE
 - EOG EDGE OF GRAVEL
 - EX EXISTING
 - FFE FINISHED FLOOR ELEVATION
 - FND FOUNDATION
 - HP HIGH POINT
 - INV INVERT
 - LF LINEAR FEET
 - PR PROPOSED
 - SCH SCHEDULE
 - SF SQUARE FEET
 - SS SNOW STORAGE
 - TOW TOP OF WALL

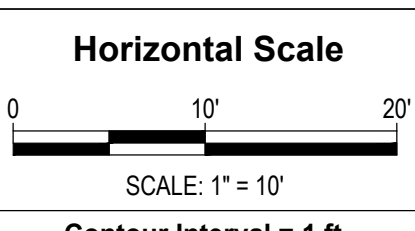
LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR
	DRAINAGE DITCH
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SEWER MAIN
	PROPOSED SEWER SERVICE
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	EXISTING FIRE HYDRANT
	PROPOSED PAVERS
	EXISTING CONCRETE PAVING
	PROPOSED CONCRETE PAVING
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED SNOW STORAGE
	EXISTING LABEL
	PROPOSED LABEL

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Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointse.com

INT	CFB

LOT 31, VALLEY VIEW BUSINESS PARK
431 CAPITAL ST
HAYDEN, CO 81639



Contour Interval = 1 ft
DATE: 10-14-2022
JOB #: 2200-001
DRAWN BY: CFB
DESIGN BY: CFB
REVIEW BY: FPSE

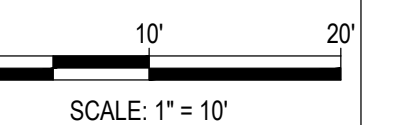
SITE PLAN

DRAWING: SHEET # **C1**

No.	DATE	REVISIONS	INT

LOT 31,
VALLEY VIEW BUSINESS PARK
431 CAPITAL ST
HAYDEN, CO 81639

Horizontal Scale



Contour Interval = 1 ft

DATE: 10-14-2022
JOB #: 2200-001
DRAWN BY: CFB
DESIGN BY: CS
REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A4 X 36" THE
GRAPHIC SCALE SHOULD BE UTILIZED.

LANDSCAPE PLAN

SHEET #

L1

DRAWING:

*EXCERPT FROM HAYDEN TOWN CODE SECTION 7.24.160

- (v) When an applicant wishes to offer a fee-in-lieu of landscaping, the applicant must coordinate with the Town Planner and Public Works Director to determine how landscaping for the proposed use will be made available. A statement of the agreed upon plan for a fee-in-lieu of landscaping must be included with the application. Final acceptance of any fee-in-lieu is at the complete discretion of the Council.
- (3) Industrial development landscaping standards.
 - (i) Landscape improvements within the I-1 and I-2 districts shall be designed to enhance the overall appearance of the development and to integrate the project with adjacent land uses and into the surrounding neighborhood. A minimum of fifteen (15) percent of the site (gross) shall be landscaped area. The potential waiver of landscape requirements on the subject property is an option per Section 7.24.140.b, Fee-in-lieu of dedication, above.
 - (ii) The developer or assigns shall provide:
 - (A) Site trees – plant a minimum of one (1) tree per one thousand five hundred (1,500) square feet of landscaped area, distributed on the site.
 - (B) Shrubs – plant a minimum of one (1) shrub per three hundred (300) square feet of landscaped area. Group shrubs and distribute throughout the site. Trees may be substituted at the discretion of the Planning Commission at site plan review.

LANDSCAPING REQUIREMENTS:

SITE GROSS AREA: 0.378 AC/ 16,469 SQFT
15% OF GROSS AREA: 0.057 AC/ 2,470 SQFT
TREES REQUIRED: 2
SHRUBS REQUIRED: 9

TREE



SHRUB



LANDSCAPING DESIGN:

The intent of the landscape plan is to meet or exceed the objectives of Hayden Town Code Section 7.24.160. The requirements and objectives are fully achievable. The landscape design will include improvement elements appropriate for a light industrial development and will enhance the overall appearance of the development and create a better environment for working, living and circulation within the business park. The landscape is intended to soften spaces between buildings and provide an outdoor space to enhance harmony in the area, improve environmental quality and overall beautification and attractiveness of the area. The selection of trees, shrubs and plants is a small step to further remove pollutants from the surroundings and provide habitat for native birds. The anticipated budget for the landscape plan is not to exceed \$1,500 with additional personal dedication to nurture the growth of plants.

GENERAL NOTES:

Pavers for the entrance area will be utilized to provide a more softened hard surface while meeting the Hayden Town Code requirements for access to the building. The area outside the building footprint will be reestablished, graded to meet slope and erosion control and recovered with low/no maintenance native grasses that do not require mowing.

All plant species have been selected to be drought resistant and thrive in the local environment, Zones 4 and 5, when properly cared for. Planting areas will be over-excavated, replaced with a soil conditioner such as Black Gold All Purpose Potting Soil. The excavation will have a small well established for water retention and covered with mulch to retain and prolong moisture content. Water will be provided naturally and supplemented with hand watering as required to support growth and maturation of the plant.



PINUS ARISTATA - COLORADO BRISTLECOONE PINE:

Pinus aristata is an evergreen perennial tree in the pine family, Pinaceae. It is the main tree selected to meet the minimum requirement of two trees for the site. Pinus aristata is a commonly called the Colorado bristlecone pine and is indigenous to high altitudes in the United States. It is a subalpine species and often makes its home in the mountains and extremely hostile environments. It has the ability to thrive in inhospitable locations with long, frigid winters and brief hot, dry summers as they slowly develop into incredibly dense, stocky and gnarled specimens. It is extremely hardy. Depending upon grown conditions, the tree can achieve heights of 20 feet with variable mature trunk diameters. Leaves are needle-shaped and have dried resin on them. Needles are lustrous and deep green, arranged in groups of five and often bespeckled with white droplets of resin. Cones are four inches long and are purple when immature, becoming more yellow and brown with age. Pinus aristata has medicinal value. It is used to treat kidney, bladder and respiratory complications. Turpentine from sap is used to alleviate a wide variety of internal and external wounds. Externally the sap is reliable to treat sores, wounds and burns. Pinus aristata does best in well-draining soils and in full sun to partial shade. Water adequately when the soil appears dry and allow it to dry out before watering again. USDA plant hardiness zone 4b to 7a.



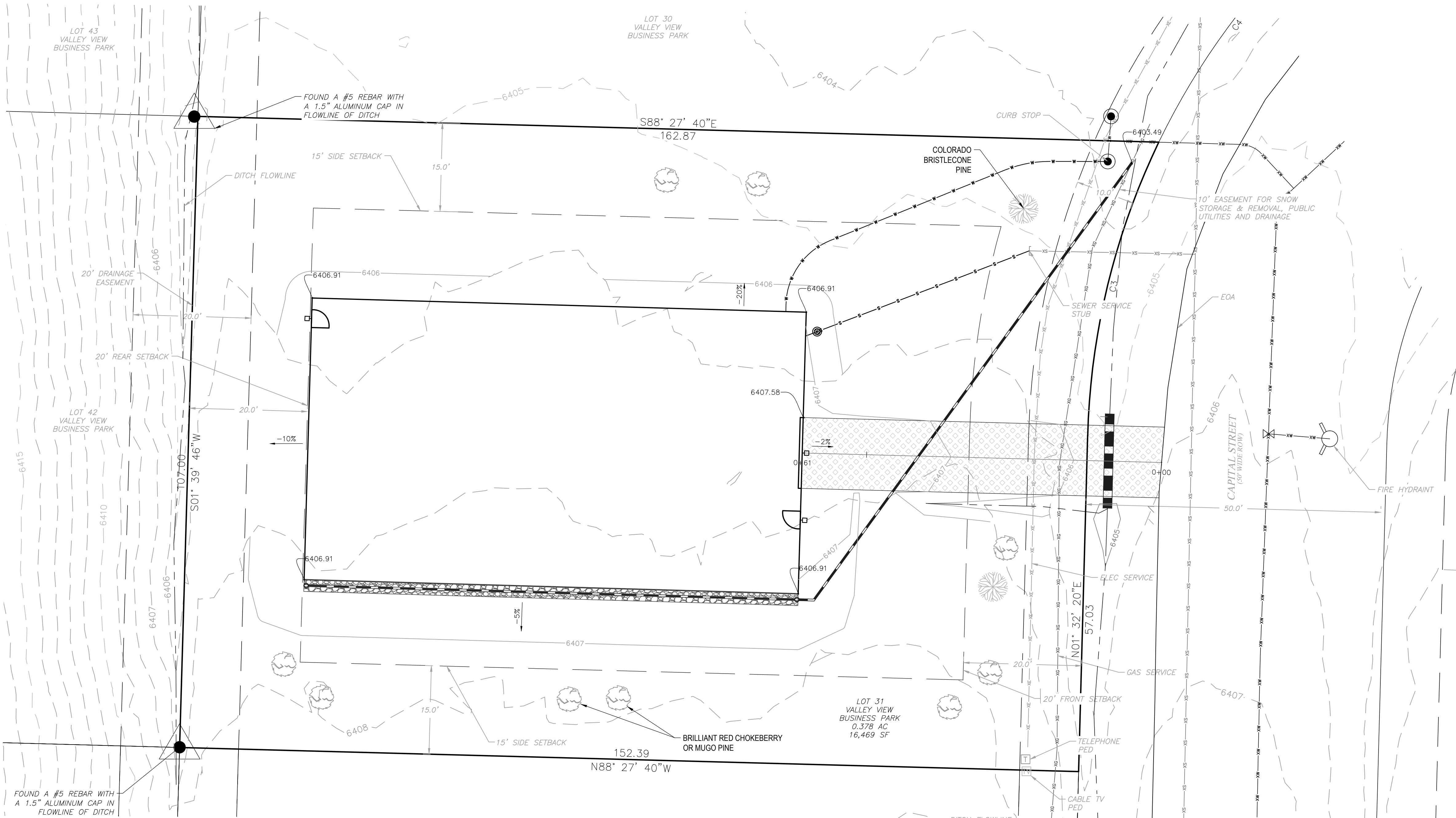
ARONIA BRILLANTISIMA - BRILLIANT RED CHOKEBERRY:

A selection of chokeberry shrubs as indicated in the photo will be used to provide shrubs as indicated on this landscape plan, L1. The Brilliant Red Chokeberry is known for its excellent red and purple autumn foliage. In the spring, the chokeberry is covered with fragrant flowers. The flowers are followed by clusters of large, edible dark red berries that stay on the plant through winter. It is a hardy shrub that is easy to grow. It does well in full sun to part shade and is tolerant of most soil types. Chokeberries are self-pollinating. Birds are generally the only animals who eat the fruit so it makes for great bird attractors. Tart and bitter fruit will cause choking if eaten fresh, hence the common name, but good for jams and jellies. The mature height is 6 to 8 feet with a similar width.



PINUS MUGO - MUGO PINE:

The Mugo Pine will also supplement the shrub plantings, help balance the landscape and add interest in winter. It is a rugged, dwarf evergreen with excellent color, shape and texture. The Mugo adds year-round structure, interest and architectural form to the landscape, has a low moisture requirement and is hardy and reliable in full sun exposure. The mature height can reach 3-5 feet with a spread of 6-10 feet.



#1 Home Improvement Retailer

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Home / Lighting / Outdoor Lighting / Outdoor Wall Lighting / Outdoor Scones

Internet #027207643 Model #L00295G

Top Rated

Lora 1-Light Silver-tone Outdoor Wall Barn Light Sconce

★★★★☆ 278 Questions & Answers (82)

Specifications
 Dimensions: H 15 in, W 10 in, D 10 in

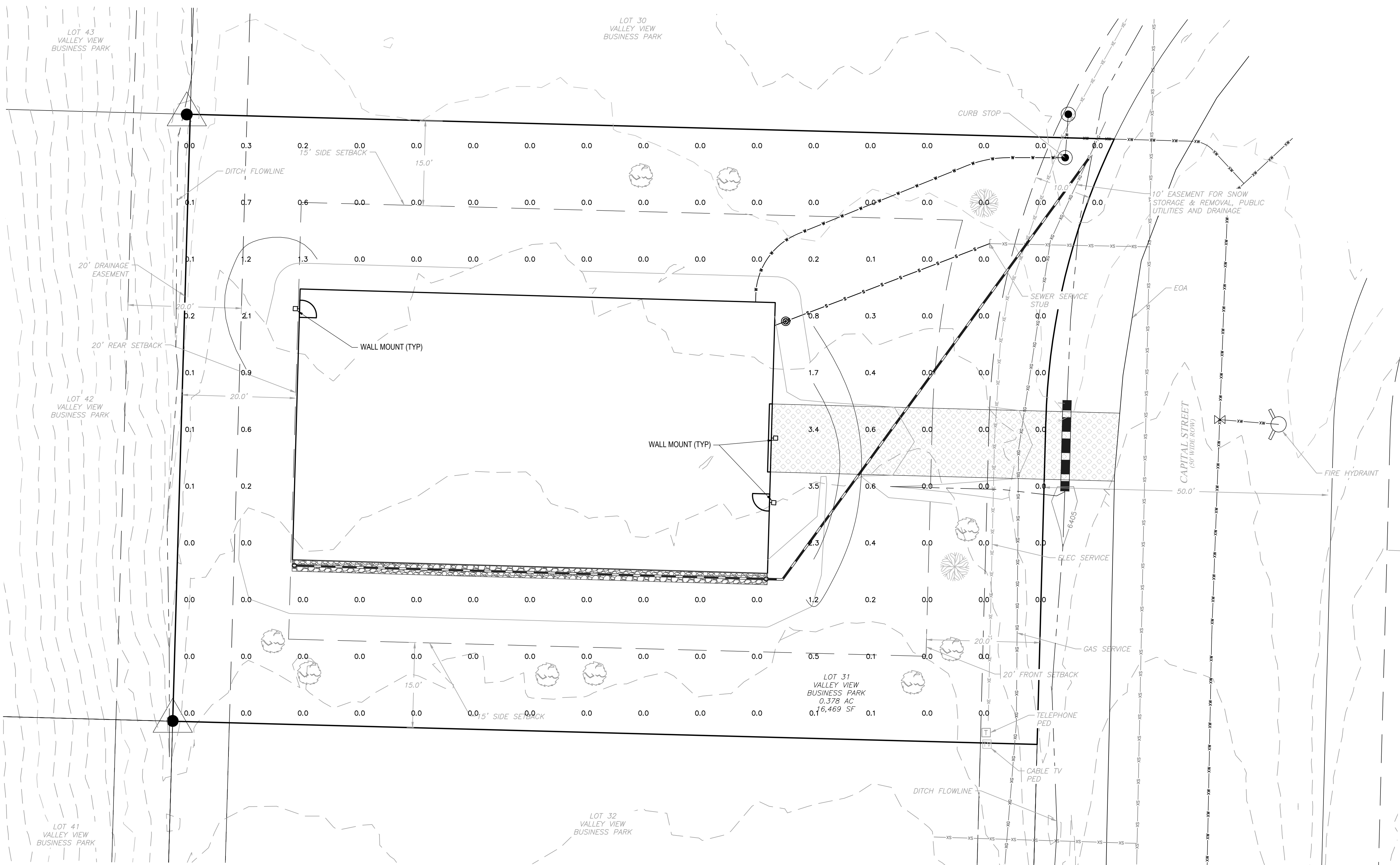
Dimensions	
Mounting Deck Height (in.)	5
Product Depth (in.)	10 in
Product Width (in.)	10 in
Mounting Deck Width (in.)	5
Product Height (in.)	15 in

Details			
Compatible Bulb Type	Incandescent, LED	Damp/Wet Rating	Wet Rated
Durability	Weather Resistant	Exterior Lighting Product Type	Outdoor Sconce
Fixture Color/Finish	Silver-tone	Fixture Material	Metal
Included	Hardware Included	Indoor/Outdoor	Indoor, Outdoor
Light Bulb Base Code	E26	Light Bulb Type Included	No Bulbs Included
Light Direction	Down	Maximum Bulb Wattage	100
Number of Lights	1 Light	Outdoor Lighting Features	No additional features
Package Quantity	1	Power Options	Hardwired
Power Source	Hardwired	Power Type	Hardwired
Product Size	Medium	Product Weight (lb.)	3.5 lb
Recommended Light Bulb Shape Code	E26	Returnable	90-Day
Sconce Type	Barn	Shade Material	Metal
Shape	Circle, Cone, Dome	Style	Modern
Voltage Type	Line Voltage		

*PRODUCT NOT YET OBTAINED, EXAMPLE OR SIMILAR

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	BALLAST	MOUNTING	VOLTS	QUANTITY
W	□	(1) LED,	ELECTRONIC	WALL	120V 1P 2W	3



*VALUES SHOWN ON PLAN ARE IN FOOT-CANDLES

440 S. Lincoln Ave, Suite 4A
 P.O. Box 775966
 Steamboat Springs, CO 80487
 (970)-871-6772
 www.fourpointse.com

INT	REVISIONS	No.	DATE

**LOT 31,
 VALLEY VIEW BUSINESS PARK
 431 CAPITAL ST
 HAYDEN, CO 81639**

Horizontal Scale
 SCALE: 1" = 10'

Contour Interval = 1 ft

DATE: 8-23-2022
 JOB #: 2200-001
 DRAWN BY: CFB
 DESIGN BY: MDM
 REVIEW BY: FPSE

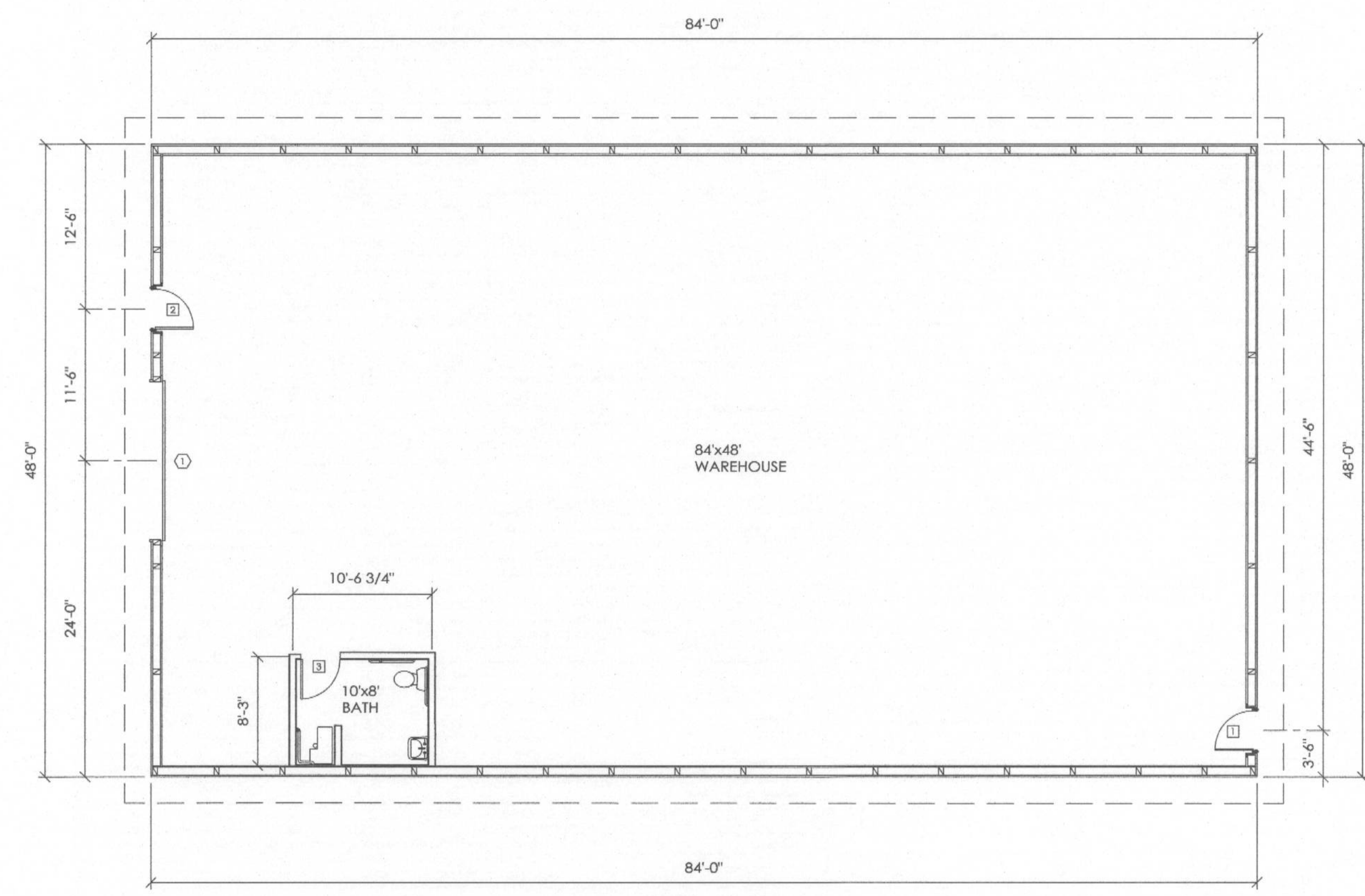
IF THIS DRAWING IS PRESENTED IN A
 FORMAT OTHER THAN A4 X 36", THE
 GRAPHIC SCALE SHOULD BE UTILIZED.

LIGHTING PLAN

DRAWING: SHEET # **C2**

DESIGN AND EXPLANATORY NOTES
FLOOR PLAN ACCESSIBILITY

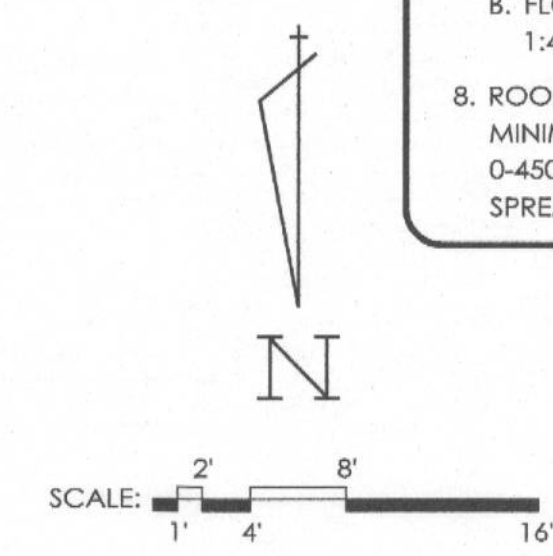
1. ACCESSIBILITY SHALL COMPLY WITH ICC/ANSI 117.1
 - A. SINKS SHALL BE MOUNTED WITH RIM NO HIGHER THAN 34 INCHES ABOVE FINISHED FLOOR.
 - B. KNEE CLEARANCE AT LEAST 27 INCHES HIGH, 30 INCHES WIDE AND 17 INCHES DEEP SHALL BE PROVIDED UNDERNEATH SINKS.
 - C. SINKS SHALL BE A MAXIMUM OF 6-1/2 INCHES DEEP.
 - D. WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE WILL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
 - E. FAUCETS SHALL BE LEVER-OPERATED OR AUTOMATED.
 - F. A CLEAR FLOOR SPACE AT LEAST 30 INCHES WIDE BY 48 INCHES DEEP SHALL BE PROVIDED IN FRONT OF SINKS TO ALLOW FOR FORWARD APPROACH. WHEN FORWARD APPROACH IS REQUIRED, THE CLEAR FLOOR SPACE SHALL EXTEND A MAXIMUM OF 19 INCHES UNDERNEATH THE SURFACE.
3. DOORS.
 - A. DOOR HARDWARE THROUGHOUT BUILDING SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB/FT.
 - B. ALL DOORS REQUIRED TO BE ACCESSIBLE, SHALL BE PROVIDED WITH LEVER HANDLES OR PUSH/PULL HARDWARE.
 - C. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
 - D. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN ACCESSIBLE INTERIOR HINGED DOORS SHALL BE 5 LB/FT.
 - E. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED 34 INCHES MINIMUM TO 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR.
 - F. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
 - G. DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
 - H. GLAZING IN DOORS AND SIDELITES SHALL BE SAFETY GLAZING. WINDOW GLAZING WITHIN TWO FEET OF ANY VERTICAL EDGE OF A DOOR IN A CLOSED POSITION SHALL ALSO BE SAFETY GLAZED.
4. DINING / WORK SURFACES.
 - A. THE TOP OF THE COUNTER, TABLE, OR WORK STATION RESERVED FOR HANDICAPPED PERSONS SHALL BE 28 TO 34 INCHES ABOVE THE FINISHED FLOOR HEIGHT WITH A MINIMUM WORK SURFACE OF 36 INCHES LONG FOR SIDE APPROACH OR 30 INCHES LONG FOR FRONT APPROACH. KNEE AND TOE CLEARANCE SHALL BE PROVIDED UNDER THE WORKING SURFACES.
 - B. FLOOR SURFACES WITHIN MANEUVERING CLEARANCES SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.
5. SALES AND SERVICE COUNTERS.
 - A. PARALLEL APPROACH:
 - 1) A PORTION OF THE COUNTER SURFACE 36 INCHES MINIMUM IN LENGTH AND 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED.
 - 2) WHERE THE COUNTER SURFACE IS LESS THAN 36 INCHES IN LENGTH, THE ENTIRE COUNTER SURFACE SHALL BE 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR.
 - 3) A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE ACCESSIBLE COUNTER SHALL BE PROVIDED.
 - B. FORWARD APPROACH:
 - 1) A PORTION OF THE COUNTER SURFACE 30 INCHES MINIMUM IN LENGTH AND 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED.
 - 2) A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH TO THE ACCESSIBLE COUNTER SHALL BE PROVIDED.
 - 3) KNEE AND TOE CLEARANCE SHALL BE PROVIDED UNDER THE ACCESSIBLE COUNTER.
6. SIGNAGE.
 - A. SIGNAGE IS REQUIRED AT THE FOLLOWING LOCATIONS:
 - 1) AT ALL NON-ACCESSIBLE ENTRANCES INDICATING THE LOCATION OF THE ACCESSIBLE ENTRANCES.
 - 2) SIGNS STATING "EXIT" SHALL BE PROVIDED ADJACENT TO EACH DOOR THAT LEADS TO A CORRIDOR, STAIRWELL, OR TO THE EXTERIOR OF THE BUILDING.
 - 3) SIGNAGE SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE LOCATED AT ALL RESTROOMS.
 - B. ALL SIGNS SHALL INCLUDE TACTILE SIGNAGE INCLUDING ANY OPTIONAL INTERIOR AND EXTERIOR SIGNAGE IDENTIFYING PERMANENT ROOMS AND SPACES.
 - C. TACTILE AND BRAILLE SIGNAGE SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FLOOR OR GROUND SURFACE, MEASURED TO THE BASELINE OF THE LOWEST TACTILE LETTER TO 60 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE, MEASURED TO THE BASE LINE OF THE HIGHEST TACTILE LETTER.
 - D. TACTILE SIGNAGE SHALL BE LOCATED AT THE LATCH SIDE OF A DOORWAY. AT DOUBLE DOORS SIGNAGE SHALL BE PROVIDED ON THE SIDE OF ANY INACTIVE LEAF. IF BOTH DOORS ARE ACTIVE THE SIGNAGE SHALL BE PLACED TO THE RIGHT SIDE OF THE DOORWAY. IF SPACE IS NOT AVAILABLE FOR SIGNAGE IN THESE LOCATIONS, SIGNAGE SHALL BE LOCATED ON THE NEAREST ADJACENT WALL TO THE AREA SPECIFIED.
 - E. A MINIMUM 18 INCHES x18 INCHES CLEAR FLOOR AREA CENTERED ON THE TACTILE SIGNAGE SHALL BE PROVIDED BEYOND THE ARC OF THE DOORWAY. SIGNAGE SHALL BE ALLOWED ON THE PUSH SIDE OF DOORS WITH CLOSERS WITHOUT HOLD OPEN DEVICES.
 - F. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
 - G. STREET ADDRESS SHALL BE POSTED IN NOT LESS THAN 4 INCH HIGH LETTERS/NUMBERS (6 INCH RECOMMENDED) WITH A MINIMUM STROKE DEPTH OF 0.5 INCH ON THE BUILDING.
7. SURFACES.
 - A. FLOOR SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT.
 - B. FLOOR SURFACES OF A CLEAR FLOOR SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.
8. ROOMS AND ENCLOSED SPACES SHALL HAVE WALL AND CEILING FINISHES WITH A MINIMUM CLASS C RATING (FLAME SPREAD INDEX 76-200 AND SMOKE DEVELOPED INDEX 0-450). CORRIDORS AND STAIRWAYS SHALL HAVE A MINIMUM CLASS A RATING (FLAME SPREAD INDEX 0-25 AND SMOKE DEVELOPED INDEX 0-450).



ROUGH OPENING SCHEDULE		
UNIT SYMBOL FROM LEGEND	WIDTH	HEIGHT
1	38 1/4"	81"
2	38 1/4"	81"

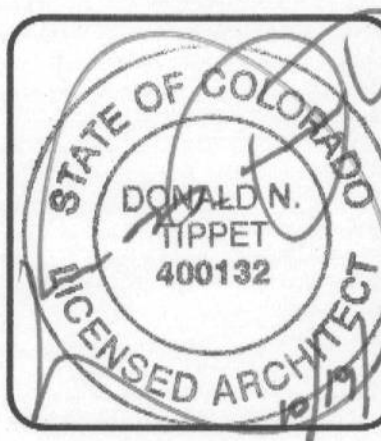
INTERIOR LAYOUT LEGEND

- 1 - 3068 PLAIN FLAT LEAF FIBERSTEEL WALKDOOR, IN SWING, RIGHT HINGE WITH CLOSER, LEVER LOCKSET
- 2 - 3068 PLAIN FLAT LEAF FIBERSTEEL WALKDOOR, IN SWING, LEFT HINGE WITH CLOSER, LEVER LOCKSET
- 3 - 3068 INTERIOR WALKDOOR WITH PRIVACY LEVER LOCKSET
- 4 - 12'-2"x12'-1" OVERHEAD DOOR
- ◆ - 2x4 STUDWALL
- ◆ - 2x6 STUDWALL



ROD STAPONSKI
 ARCHITECT
 HAYDEN, CO
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
 100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
 PHONE NUMBER: 309-243-4105

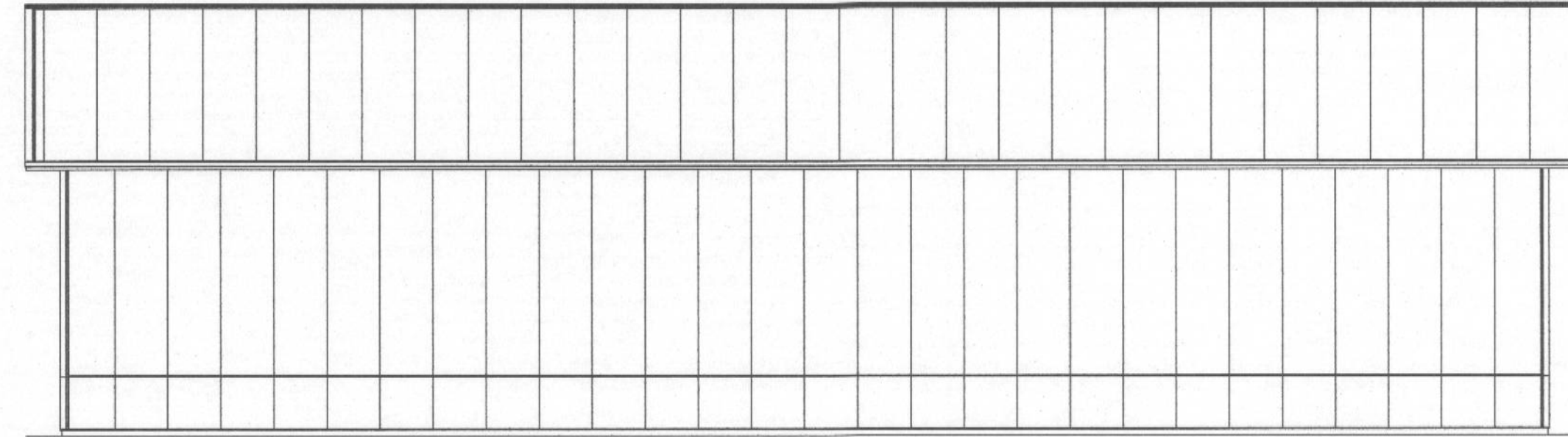
DRAWN BY:	HBH
DATE:	10/4/2022
CHECKED BY:	RL
DATE:	10/10/2022
REVISED DATE:	---
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REVISED DATE:	---



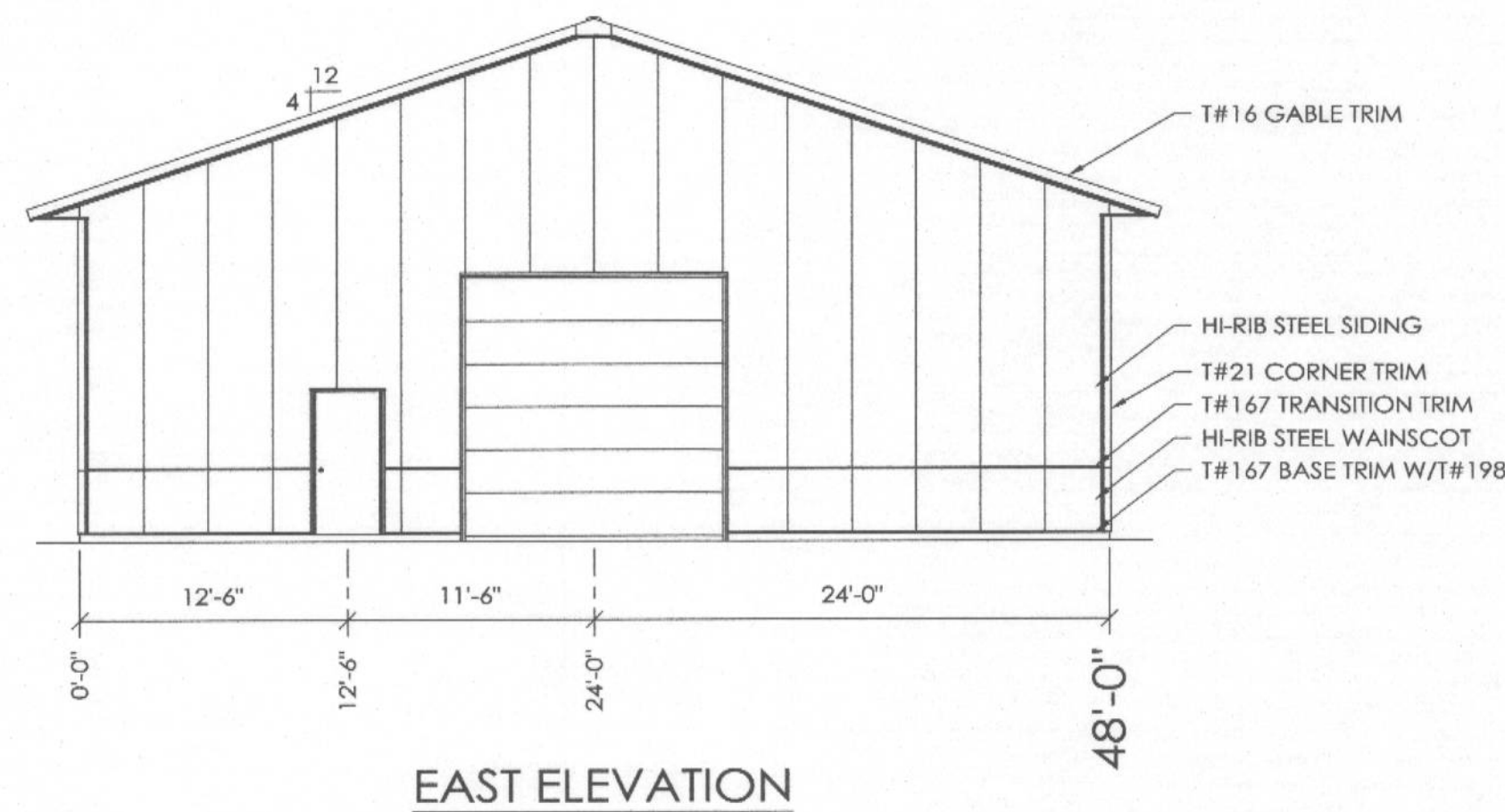
DESIGN AND EXPLANATORY NOTES

1.) EXTERIOR DOOR LOCATIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE NAILERS AND ARE TO THE CENTER OF THE DOOR UNIT. VERIFY ALL DOOR LOCATIONS WITH THE OWNER.

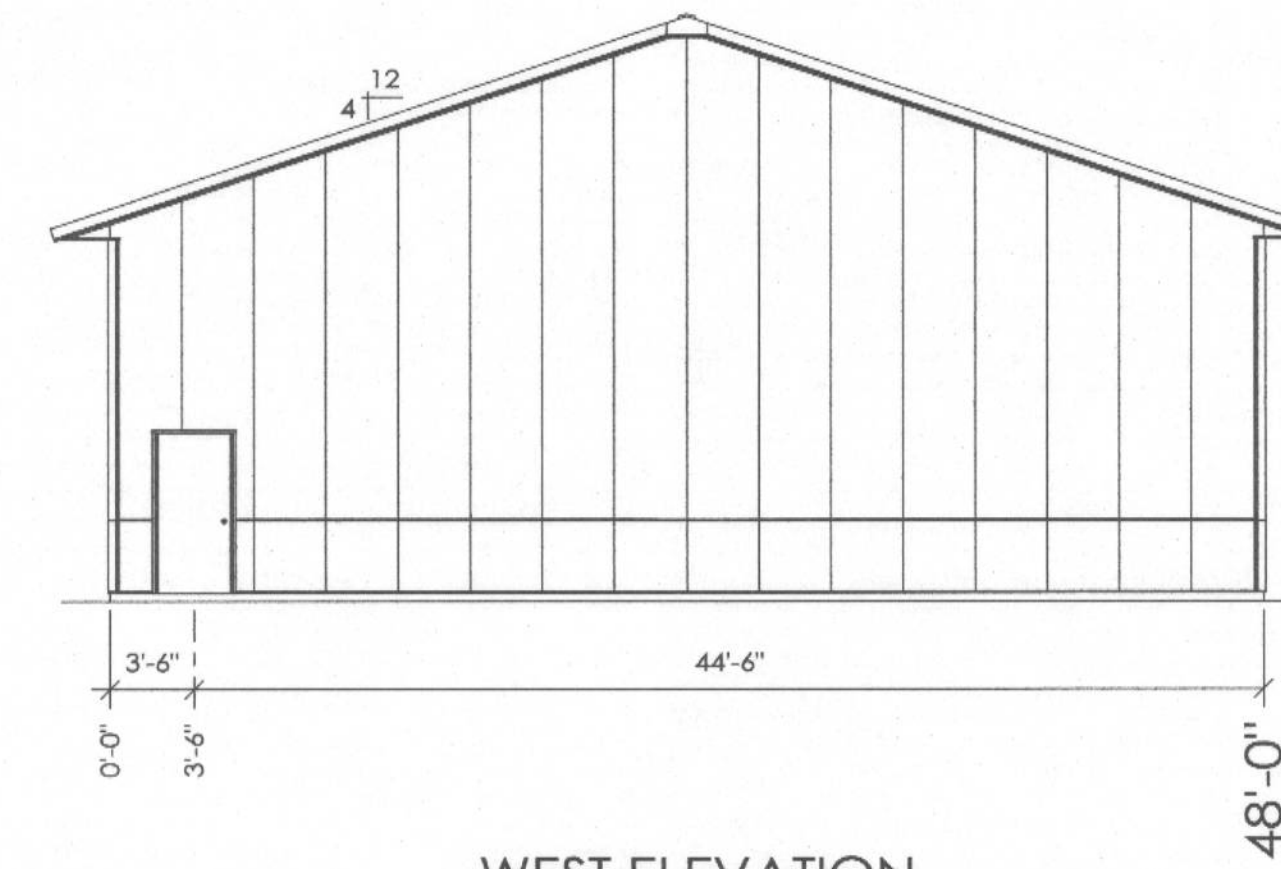
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MONTROSE, CO
JOB NO.
145-115064



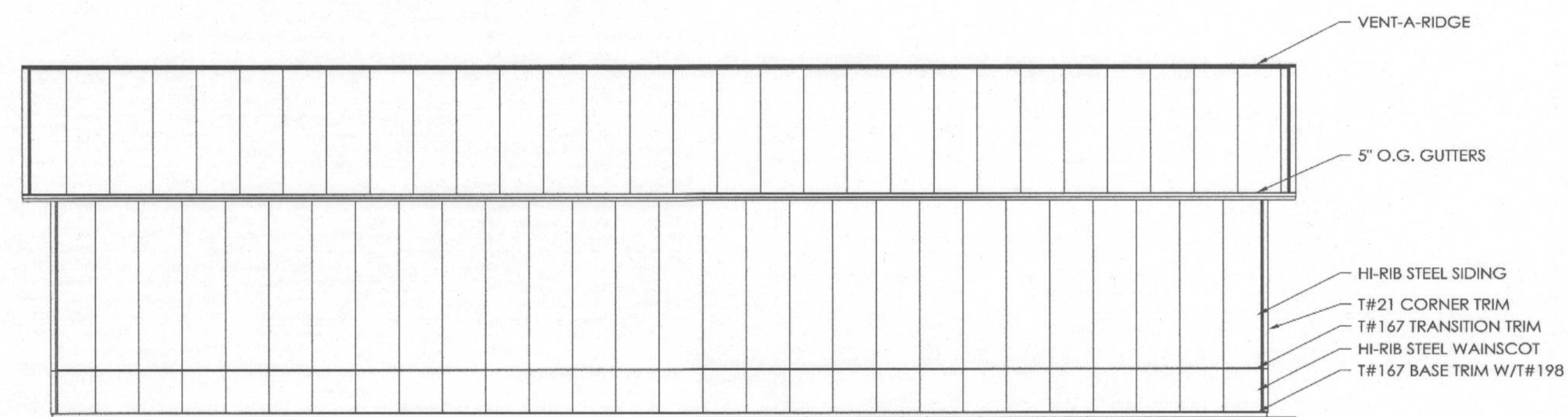
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

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HAYDEN, CO

CO
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
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DATE:	10/4/2022
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REVISED DATE:	---
REVISED DATE:	---



SCALE: AS NOTED
SHEET NO: A4 OF: A4