

**WENCEL BUILDING**  
SITE AREA FOR LOTS : 7,8,9 21,037 SF

\*NOTE LOT 10 IS NOT INCLUDED IN SITE AREA CALCULATION

LEVEL 1	8,641 SF
LEVEL 2	15,680 SF
LEVEL 3	12,874 SF
EXISTING JAMES BUILDING	9,593 SF
EXISTING CARRIAGE HOUSE	340 SF
ABOVE GRADE SUBTOTAL	47,128 SF

BASEMENT AREA	17,174 SF
TOTAL PROJECT AREA	64,302 SF

FAR CALC: 47,128/21,037= 2.2 FAR

**PARKING:**  
Project is in DT-5 zone so no parking is required.  
10 spaces provided

**COLORADO BUILDING**

SITE AREA FOR LOTS : 10,11,12	21,026 SF
TOTAL ABOVE GRADE SF	88,301 SF

**WENCEL BUILDING**

1301 WALNUT, BOULDER COLORADO

PROJ. NO. 2100.1  
DRAWN: Author  
CHECKED: Checker  
APPROVED: Approver  
DATE: 10/07/13

REVISIONS

NO.	DESCRIPTION	DATE

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WENCEL BUILDING

ISSUED FOR:  
SITE REVIEW

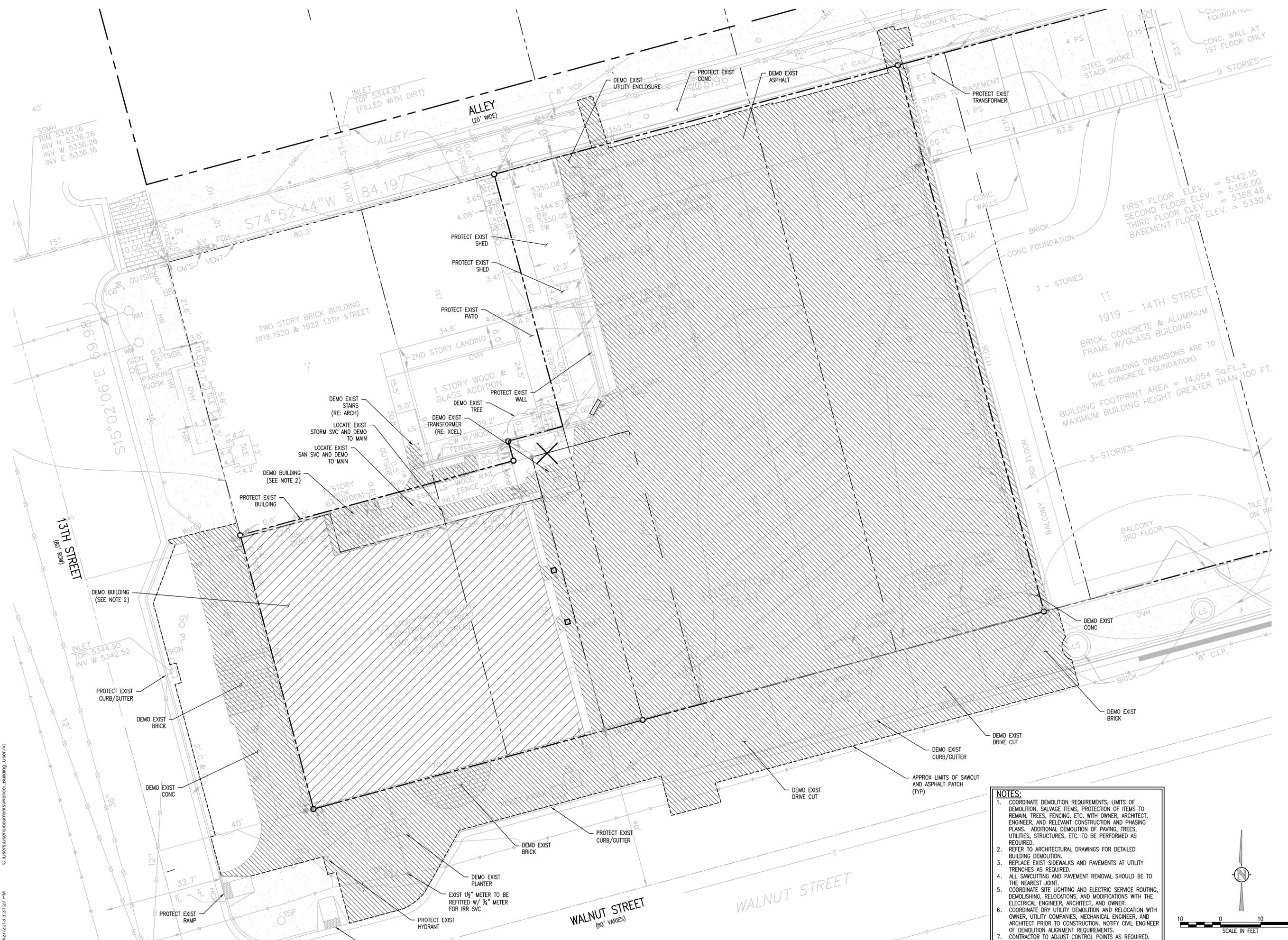
SHEET TITLE:  
ARCHITECTURE SITE PLAN

SCALE: 1/16" = 1'-0"  
SHEET NUMBER

**A1.00**

1 SITEPLAN  
1/16" = 1'-0"





**STUDIO**  
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 Boulder, Colorado 80308  
 phone 720.771.0516

**JVA CONSULTING ENGINEERS**  
 JVA, Incorporated 1319 Spruce Street  
 Boulder, CO 80302 Phone: 303.444.1951  
 Fax: 303.444.1957 E-mail: info@jvayva.com

# WENCSEL BUILDING

1301 WALNUT, BOULDER COLORADO

PROJ. NO. 2129c  
 DRAWN: DIB  
 CHECKED: DNS  
 APPROVED: CRH  
 DATE: 10/02/13  
 REVISIONS

NO.	DESCRIPTION	DATE

Y'GH 8'C ACF; 5B 7F'99?

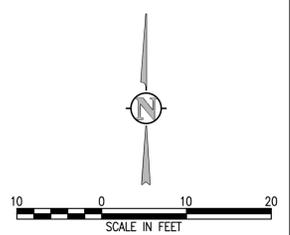
WENCSEL BUILDING  
 ISSUED FOR:  
 SITE REVIEW

SHEET TITLE:  
 PRELIMINARY  
 DEMOLITION PLAN

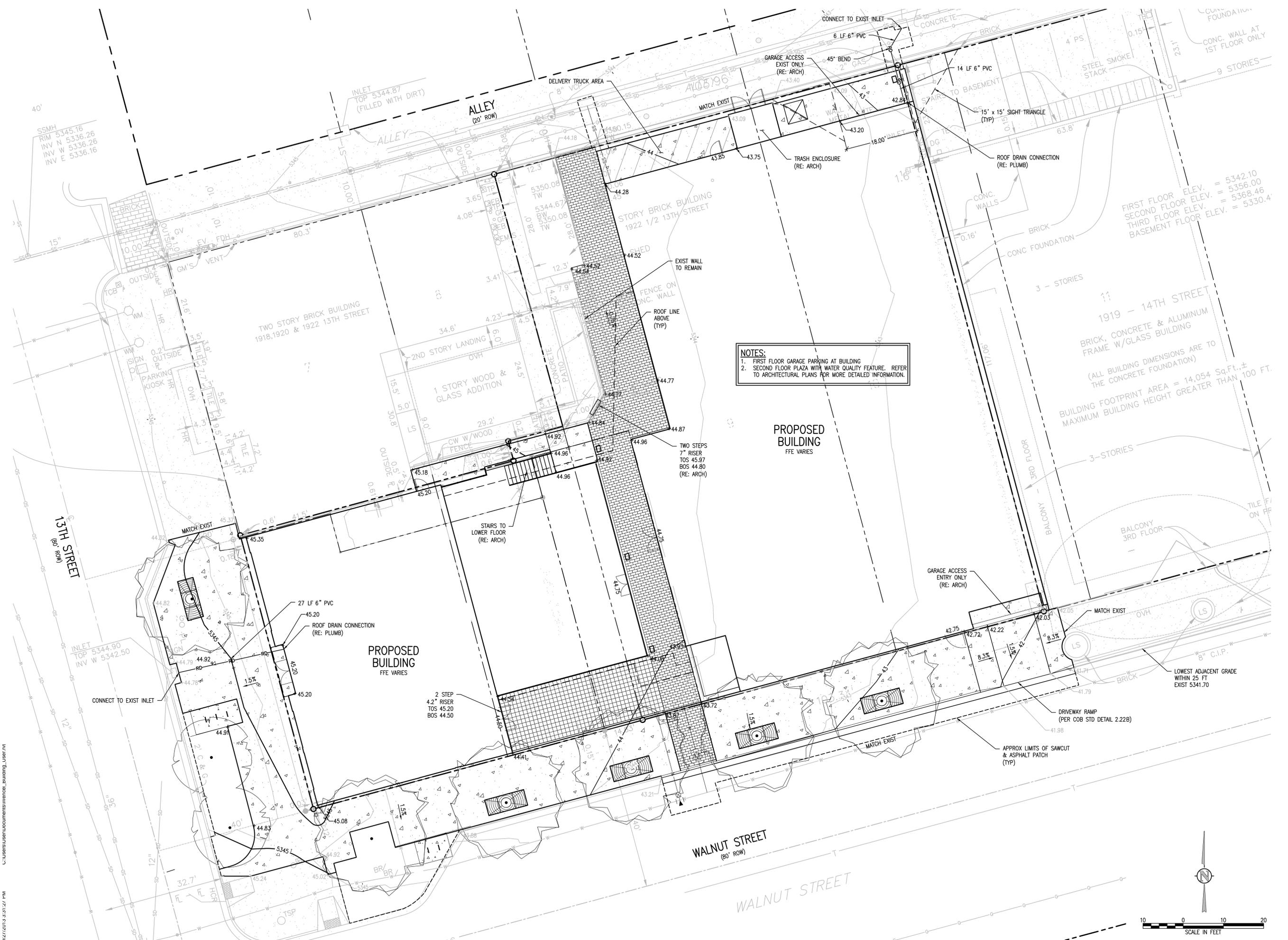
SCALE:  
 SHEET NUMBER

## C0.2

- NOTES:**
- COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE ITEMS, PROTECTION OF ITEMS TO REMAIN, TREES, FENCING, ETC. WITH OWNER, ARCHITECT, ENGINEER, AND RELEVANT CONSTRUCTION AND PHASING PLANS. ADDITIONAL DEMOLITION OF PAVING, TREES, UTILITIES, STRUCTURES, ETC. TO BE PERFORMED AS REQUIRED.
  - REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING DEMOLITION.
  - REPLACE EXIST SIDEWALKS AND PAVEMENTS AT UTILITY TRENCHES AS REQUIRED.
  - ALL SAWCUTTING AND PAVEMENT REMOVAL SHOULD BE TO THE NEAREST JOINT.
  - COORDINATE SITE LIGHTING AND ELECTRIC SERVICE ROUTING, DEMOLISHING, RELOCATIONS, AND MODIFICATIONS WITH THE ELECTRICAL ENGINEER, ARCHITECT, AND OWNER.
  - COORDINATE DRY UTILITY DEMOLITION AND RELOCATION WITH OWNER, UTILITY COMPANIES, MECHANICAL ENGINEER, AND ARCHITECT PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER OF DEMOLITION ALIGNMENT REQUIREMENTS.
  - CONTRACTOR TO ADJUST CONTROL POINTS AS REQUIRED.



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**NOTES:**  
 1. FIRST FLOOR GARAGE PARKING AT BUILDING  
 2. SECOND FLOOR PLAZA WITH WATER QUALITY FEATURE. REFER TO ARCHITECTURAL PLANS FOR MORE DETAILED INFORMATION.

**PROPOSED BUILDING**  
 FFE VARIES

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**WENCEL BUILDING**  
 1301 WALNUT, BOULDER COLORADO

PROJ. NO. 2129c  
 DRAWN: DIB  
 CHECKED: DNS  
 APPROVED: CRH  
 DATE: 10/02/13  
 REVISIONS  

NO.	DESCRIPTION	DATE

 Y'GH 8'C ACF; 5B 7F99?

**WENCEL BUILDING**  
 ISSUED FOR:  
 SITE REVIEW  
 SHEET TITLE:  
 PRELIMINARY GRADING AND DRAINAGE PLANS  
 SCALE:  
 SHEET NUMBER  
**C1.0**

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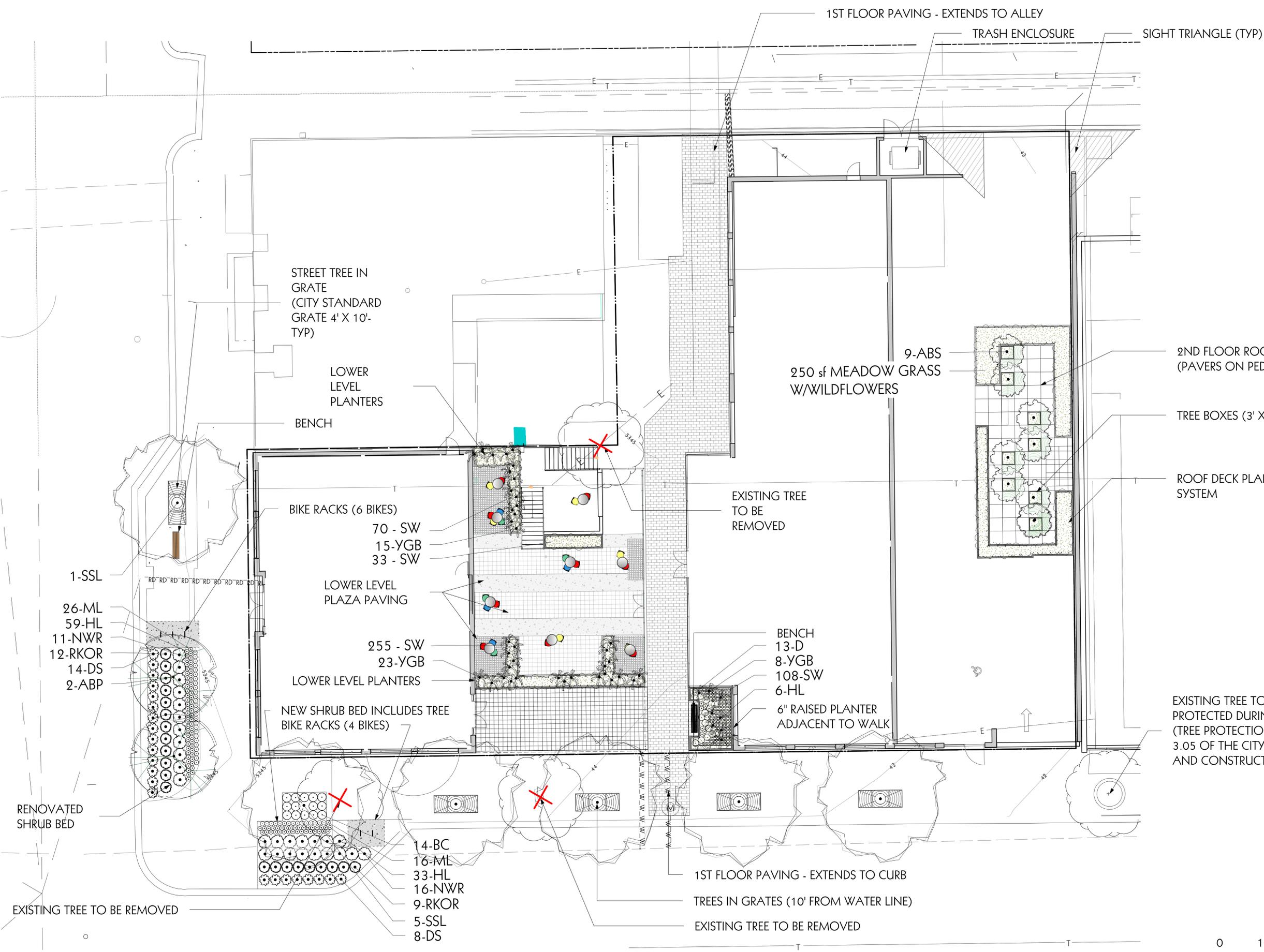
WENCEL BUILDING  
1301 WALNUT  
BOULDER, COLORADO

PROJ. NO. 18003.00  
DRAWN: osla  
CHECKED: osla  
APPROVED: osla  
DATE: 10/07/2013  
REVISIONS

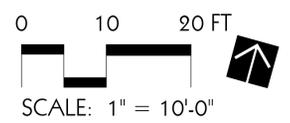
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ISSUED FOR:  
REVIEW  
SHEET TITLE:  
LANDSCAPE PLAN  
SCALE:  
SHEET NUMBER

L-1.0



EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION (TREE PROTECTION FENCING - REF. SEC. 3.05 OF THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS)

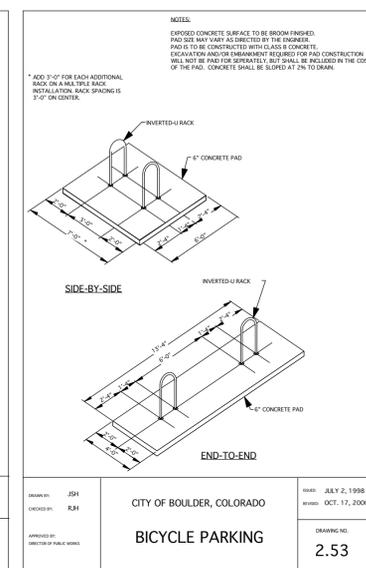
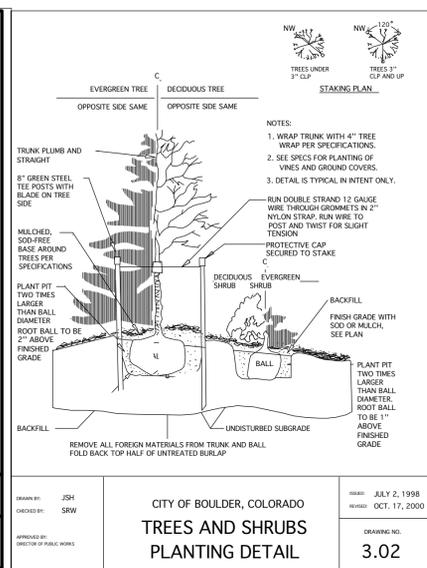
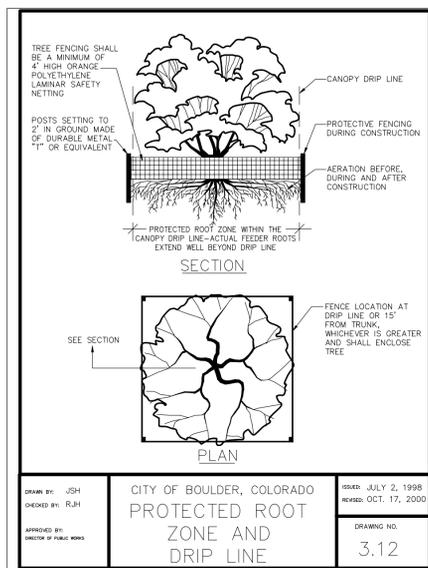


LANDSCAPE REQUIREMENTS: 10/07/13		
OVERALL SITE	REQUIRED	PROVIDED/COMMENTS
TOTAL LOT AREA	21,037 SF	
BUILDING AREA:	8,846 SF	42%
TOTAL PARKING AREA:	5,277 SF	25%
OPEN SPACE:	6,914 SF	33%
TOTAL NUMBER OF PARKING STALLS	0 - WITHIN CAGID PARKING DISTRICT	10 provided in garage at 1st floor
INTERIOR PARKING LOT LANDSCAPED	N/A	N/A
BICYCLE PARKING	10% OF REQUIRED PARKING	10 provided
<b>PARKING LOT SCREENING:</b>		
<b>FROM ADJACENT PROPERTIES</b>		
Height & Opacity	Landscape Material 42" ht.	
Width	6' Buffer	N/A - no exposed surface lot
Trees	1 tree/25	N/A - no exposed surface lot
<b>STREETSCAPE:</b>		
<b>REQUIRED</b>		
<b>PROVIDED/COMMENTS</b>		
Sidewalk - 13th Street	1 tree/30' - 70 LF = 2 trees	1 large shade tree and 2 small trees provided
Sidewalk - Walnut x Street	1 tree/40' - 188 LF = 5 trees	1 large shade tree provided
<b>MINIMUM PLANT SIZES:</b>		
1 tree & 5 shrubs/1500 sf = 14 trees and 69 shrubs		
Deciduous Trees	2" cal.	6 trees
Evergreen Trees	6' ht.	0
Ornamental Trees	1.5" cal.	11 trees
Shrubs	5 gallon container	70 + 46 1-gal ornamental grasses

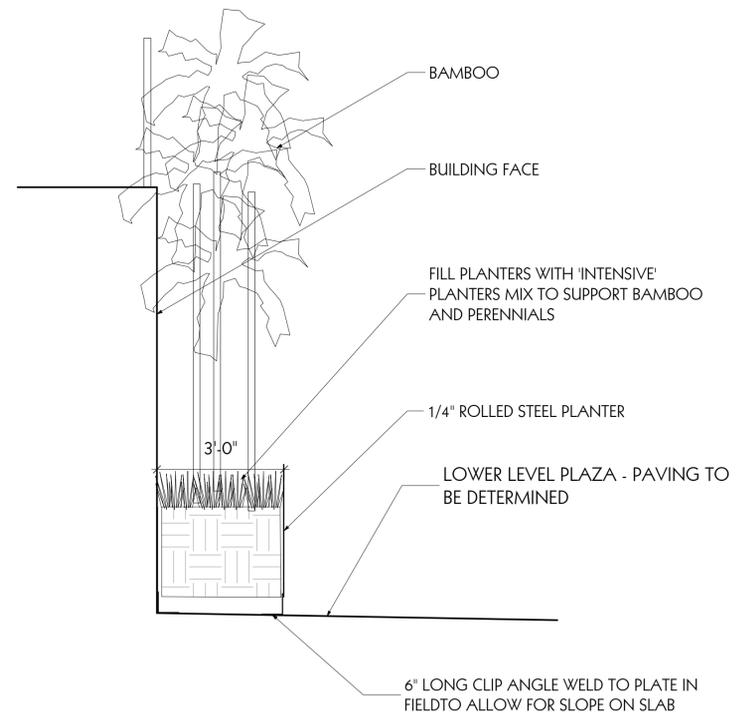
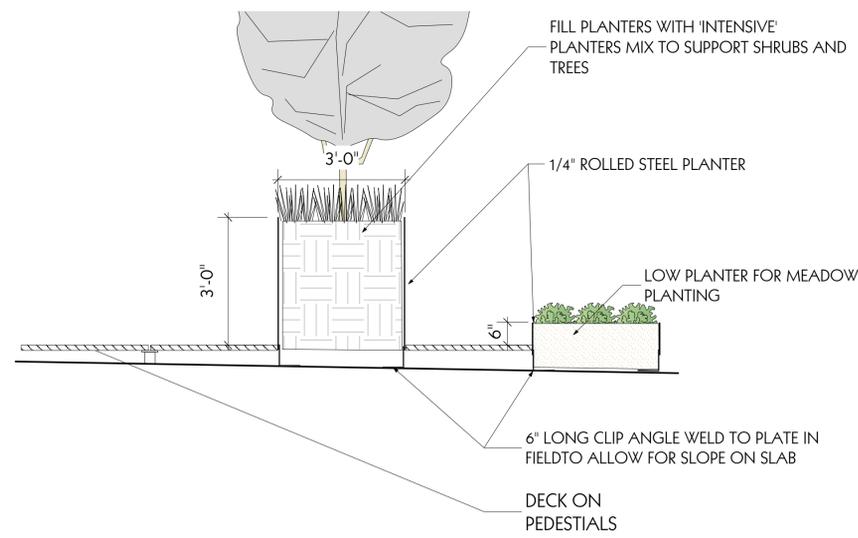
PLANT LIST: 10/07/13					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES:</b>					
ABP	2	'Autumn Blaze Pear	<i>Pyrus calleryana</i> 'Autumn Blaze'	2" CAL.	20' o.c.
ABS	9	'Autumn Brilliance Apple Serviceberry	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	1.5" CAL.	30' o.c.
SSL	6	Sterling Silver Linden	<i>Tilia tomentosa</i> 'Sterling Silver'	2" CAL.	as shown
<b>TOTAL:</b>	<b>17</b>				
<b>DECIDUOUS SHRUBS:</b>					
DS	92	Daphne Spirea	<i>Spiraea japonica</i> 'Alpina'	5 gallon	3.5' o.c.
NVR	27	'Nearly Wild Rose (Floribunda)	<i>Rosa x 'Nearly Wild'</i>	5 gallon	3' o.c.
RKOR	21	Rainbow Knock Out Rose	<i>Rosa x 'Radco'</i>	5 gallon	3' o.c.
<b>TOTAL:</b>	<b>70</b>				
<b>ORNAMENTAL GRASSES:</b>					
YGB	46	Yellow Groove Bamboo	<i>Phyllostachys aureosulcata</i>	1 gallon	as shown
<b>TOTAL:</b>	<b>46</b>				
<b>GROUNDCOVERS/PERENNIALS/VINES:</b>					
BC	14	Bloody Cranesbill	<i>Geranium sanguineum</i>	1 gallon	24" o.c.
D	13	Shasta Daisy	<i>Chrysanthemum x superbum</i> (Leucanthemum x sup)	1 gallon	18" o.c.
HL	98	'Hidcote Lavender	<i>Lavandula angustifolia</i> 'Hidcote'	1 gallon	12" o.c.
ML	42	English Lavender	<i>Lavandula angustifolia</i> 'Munstead'	1 gallon	12" o.c.
SW	466	Sweet Woodruff	<i>Gallium odoratum</i>	4" pots	8" o.c.
<b>TOTAL:</b>	<b>633</b>				

**PLANT NOTES:**

- All plant material shall meet specifications of the American Association of Nurserymen (AAN) for number one grade. All trees shall be balled and burlapped or equivalent. All plant materials shall have all wire, twine or other containment materials, except for burlap, removed from trunk and root ball of the plant prior to planting.
- Trees shall not be planted closer 10 feet to any sewer or water line. Tree planting shall be coordinated with Public Service Company. Locations of all utilities shall be verified in the field prior to planting.
- All shrubs shall be planted no less than 3' from any sidewalk or curb.
- Grades shall be set to allow for proper drainage away from structures. Grades shall maintain smooth profiles and be free of surface debris, bumps, and depressions.
- Developers shall ensure that the landscape plan is coordinated with the plans done by other consultants so that the proposed grading, storm drainage, or other constructions does not conflict nor preclude installation and maintenance of landscape elements on this plan.
- All shrub bed areas shall be mulched with a 4" layer of wood bark mulch. Perennials and groundcover areas shall be mulched with a 4" layer of shredded bark mulch. NO FABRIC TO BE INSTALLED BELOW ORNAMENTAL GRASSES, PERENNIALS OR GROUNDCOVERS.
- Prior to installation of plant materials, areas that have been compacted or disturbed by construction activity shall be thoroughly loosened, organic soil amendments shall be incorporated at the rate of at least three (3) cubic yards per 1000 square feet of landscape area.
- All landscape areas will be irrigated with an automatic system. Shrubs and trees in grates will have a drip zone and perennials/groundcovers (part of the drip zone) will have micro-jet sprays. Plants with like water requirements are shown together in order to have an efficient use of water. Irrigation plans will be submitted during TEC Doc that meet the City's requirements.
- Contractor shall verify all material quantities prior to installation. Actual number of plant symbols shall have priority over the quantity designated.
- Refer to the City of Boulder Design and Construction Streetscaping Standards for all work within public areas, including tree protection standards. The developer will make every effort possible to protect trees within the site using the same standards. Contractor to provide adequate tree protection, prune roots when adjacent new curbs and sidewalks, and water trees frequently during construction.
- Refer to the Civil Engineer Drawings for Grading and Utility information.
- This plan meets or exceeds City of Boulder landscape code requirements.



**STREETSCAPE BENCH**  
SCALE: NTS



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**WENCEL BUILDING**

1301 WALNUT

BOULDER, COLORADO

PROJ. NO. 18003.00  
DRAWN: osla  
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LANDSCAPE PLAN

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