



8 TH. STREET

36.9 ft<sup>2</sup>

5.8'

CONC.

DUMPSITE PAD

53.0 ft<sup>2</sup>

9.0'

18.0'

26.1'

18.0'

780 S.F. REQUIRED LANDSCAPE  
 @ 40%=296 s.f. shrub  
 255+67+111+261+36+53=783 s.f.  
 shrub  
 368+71= 439 s.f. lawn  
 289+528=1222 s.f total landscape

261.0 ft<sup>2</sup>



RAMP

CONC.

CONC.

111.6 ft<sup>2</sup>

367.7 ft<sup>2</sup>

LAWN

67.5 ft<sup>2</sup>

CONC.

110.0 ft<sup>2</sup>

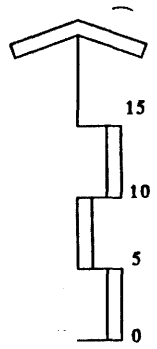
CONC.

CONC.

LAWN

71.4 ft<sup>2</sup>

CONC.



255.7 ft<sup>2</sup>

ROOD AVE.

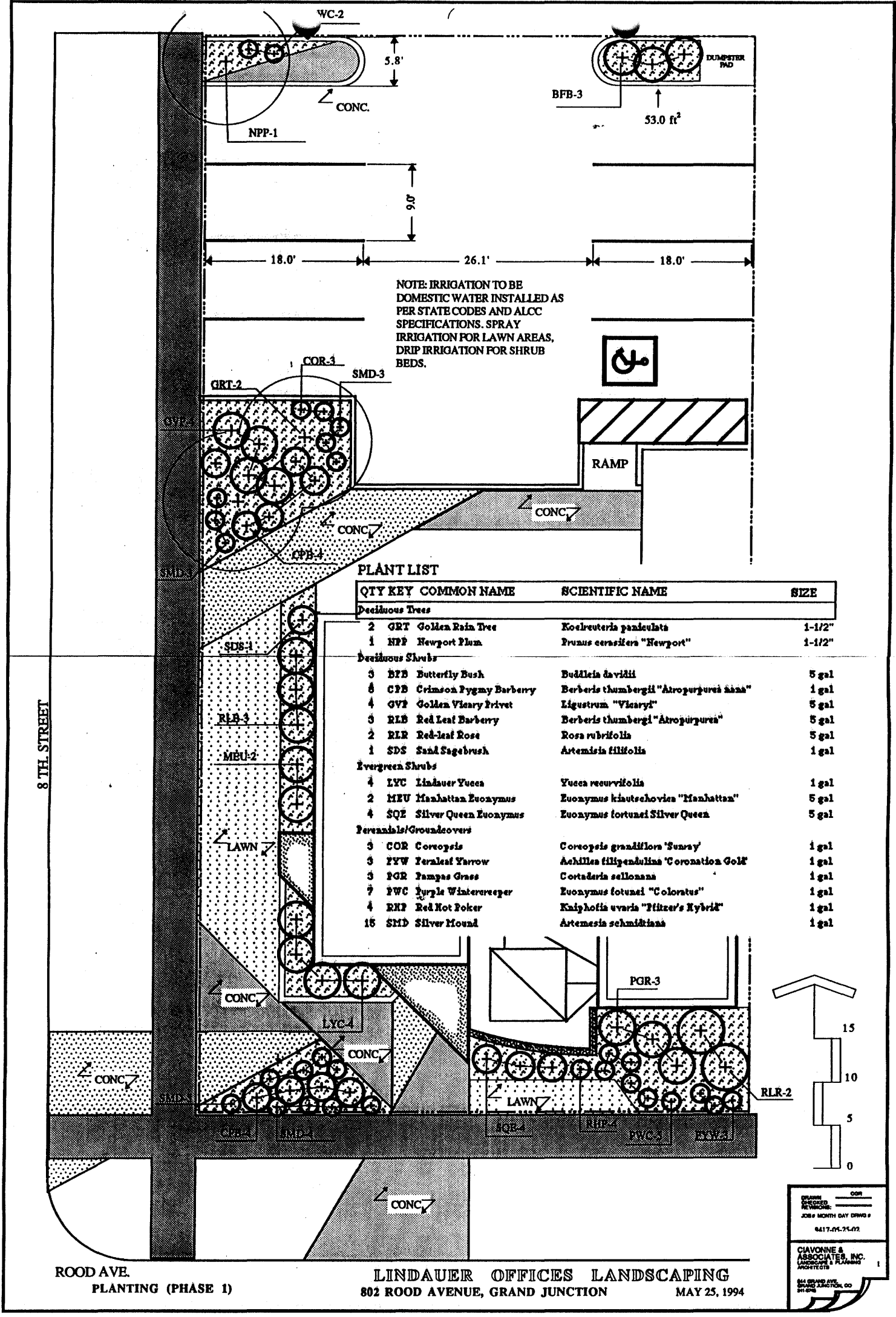
PAVEMENTS, LAWNS, AND PLANTING BEDS

LINDAUER OFFICES LANDSCAPING  
802 ROOD AVENUE, GRAND JUNCTION MAY 25, 1994

DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 JOB # MONTH DAY DRAWING #

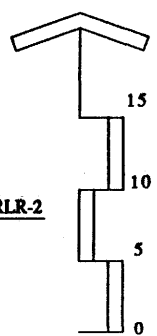
CHAVONE & ASSOCIATES, INC.  
 LANDSCAPE & PLANNING ARCHITECTS

848 GRAND AVE.  
 GRAND JUNCTION, CO 81505



**PLANT LIST**

QTY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE
<b>Deciduous Trees</b>				
2	GRT	Golden Rain Tree	<i>Koelreuteria paniculata</i>	1-1/2"
1	NPP	Newport Plum	<i>Prunus cerasifera "Newport"</i>	1-1/2"
<b>Deciduous Shrubs</b>				
3	BFB	Butterfly Bush	<i>Buddleia davidii</i>	5 gal
6	CPB	Crimson Pygmy Barberry	<i>Berberis thunbergii "Atropurpurea sana"</i>	1 gal
4	GVP	Golden Viscary Privet	<i>Ligustrum "Viscary"</i>	5 gal
3	RLB	Red Leaf Barberry	<i>Berberis thunbergii "Atropurpurea"</i>	5 gal
2	RLR	Red-leaf Rose	<i>Rosa rubrifolia</i>	5 gal
1	SDS	Sand Sagebrush	<i>Artemisia filifolia</i>	1 gal
<b>Evergreen Shrubs</b>				
4	LYC	Lindauer Yucca	<i>Yucca recurvifolia</i>	1 gal
2	MBU	Manhattan Euonymus	<i>Euonymus kiautschowia "Manhattan"</i>	5 gal
4	SQE	Silver Queen Euonymus	<i>Euonymus fortunei Silver Queen</i>	5 gal
<b>Perennials/Groundcovers</b>				
3	COR	Coreopsis	<i>Coreopsis grandiflora "Sunray"</i>	1 gal
3	FYW	Fernleaf Yarrow	<i>Achilles filipendulina "Coronation Gold"</i>	1 gal
3	PGR	Pampas Grass	<i>Cortaderia sellonana</i>	1 gal
7	PWC	Purple Wintercreeper	<i>Euonymus fortunei "Coloratus"</i>	1 gal
4	RHP	Red Hot Poker	<i>Kniphofia uvaria "Pfitzer's Hybrid"</i>	1 gal
15	SMD	Silver Mound	<i>Artemisia schmidtiana</i>	1 gal



DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 JOB # MONTH DAY DRAW #  
 8417-04-24-02  
 CIAYONNE & ASSOCIATES, INC.  
 LANDSCAPE & PLANNING ARCHITECTS  
 84 GRAND AVE.  
 GRAND JUNCTION, CO 81505

ROOD AVE.  
PLANTING (PHASE 1)

LINDAUER OFFICES LANDSCAPING  
802 ROOD AVENUE, GRAND JUNCTION MAY 25, 1994

*Handwritten signature*

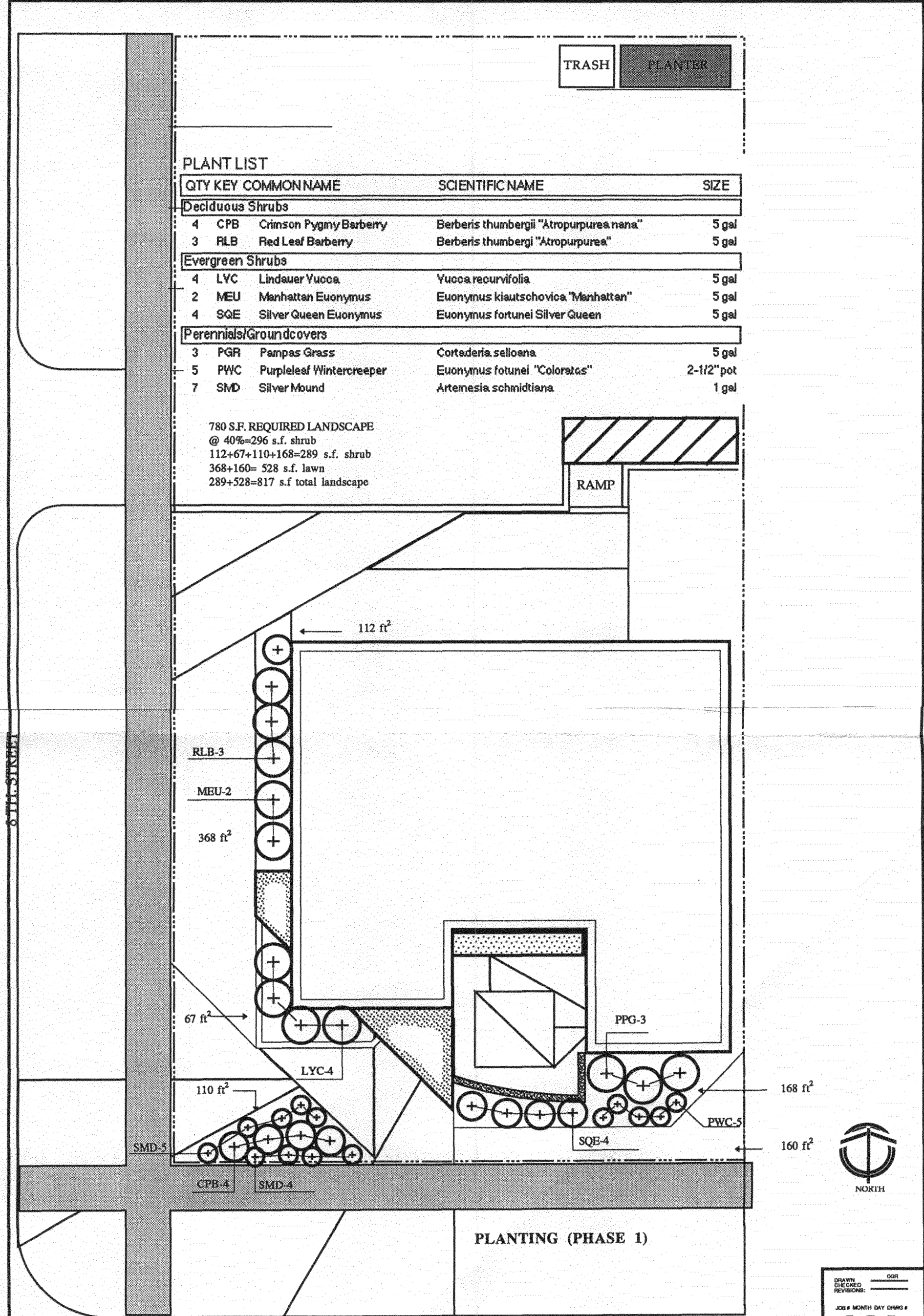
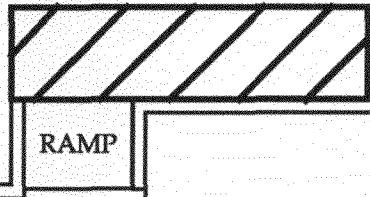
RECEIVED GRAND JUNCTION  
 PLANNING DEPARTMENT  
 JUN 1 1994

TRASH PLANTER

PLANT LIST

QTY	KEY	COMMONNAME	SCIENTIFICNAME	SIZE
<b>Deciduous Shrubs</b>				
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3	RLB	Red Leaf Barberry	Berberis thunbergii "Atropurpurea"	5 gal
<b>Evergreen Shrubs</b>				
4	LYC	Lindauer Yucca	Yucca recurvifolia	5 gal
2	MEU	Manhattan Euonymus	Euonymus kiautschovica "Manhattan"	5 gal
4	SQE	Silver Queen Euonymus	Euonymus fortunei Silver Queen	5 gal
<b>Perennials/Groundcovers</b>				
3	PGR	Pampas Grass	Cortaderia selloana	5 gal
5	PWC	Purpleleaf Wintercreeper	Euonymus fortunei "Coloratus"	2-1/2" pot
7	SMD	Silver Mound	Artemesia schmidtiana	1 gal

780 S.F. REQUIRED LANDSCAPE  
 @ 40%=296 s.f. shrub  
 112+67+110+168=289 s.f. shrub  
 368+160= 528 s.f. lawn  
 289+528=817 s.f total landscape



PLANTING (PHASE 1)

ROOD AVE.

LINDAUER OFFICES LANDSCAPING  
 802 ROOD AVENUE, GRAND JUNCTION  
 MAY 11, 1994



DRAWN \_\_\_\_\_ CGR  
 CHECKED \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 JOB # MONTH DAY DWG #  
 \_\_\_\_\_

0417-05-11-01  
 LANDSCAPE & PLANNING ARCHITECTS  
 844 GRAND AVE.  
 GRAND JUNCTION, CO  
 815076

Original  
 Do NOT Remove  
 From Office  
 #90 94



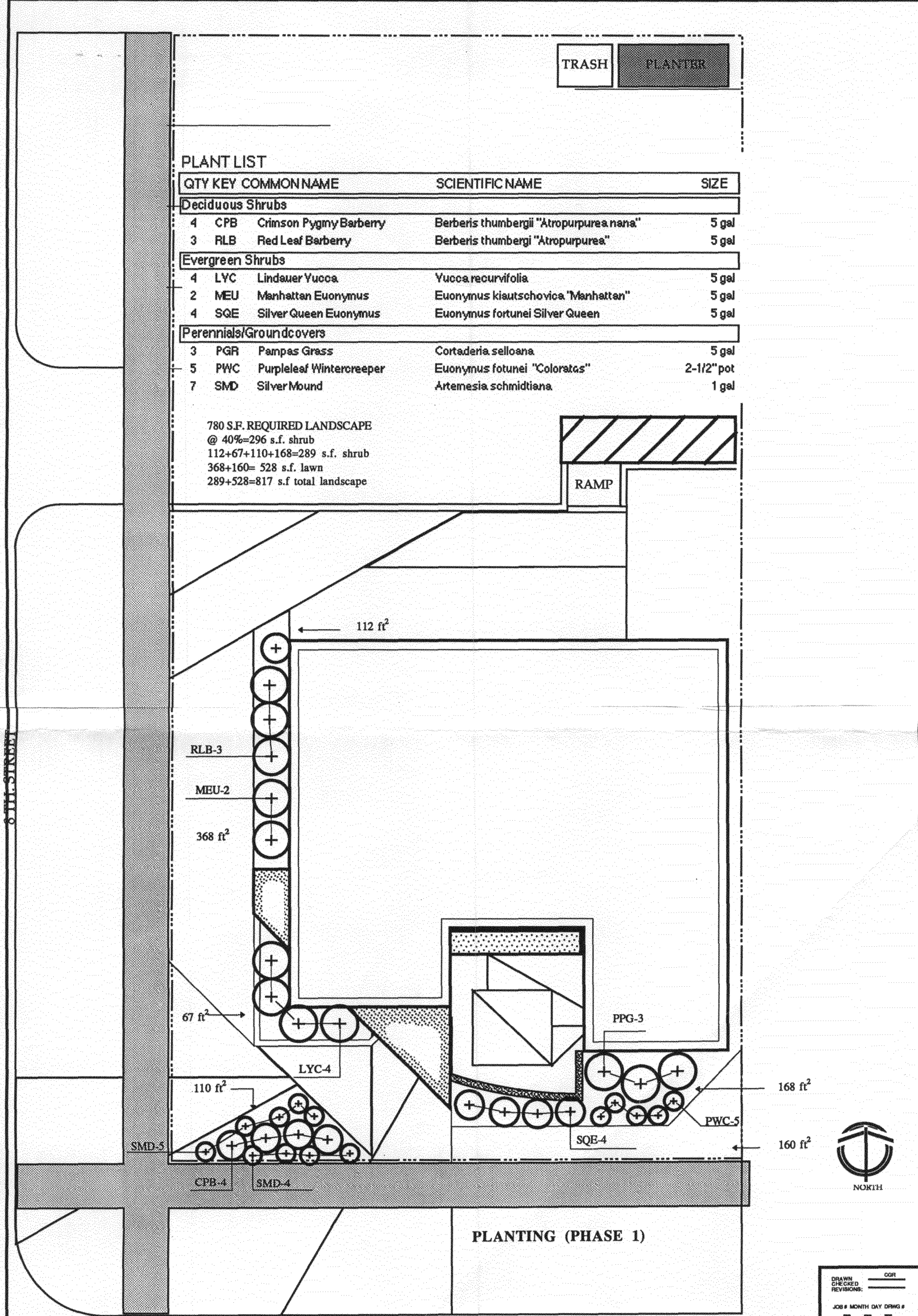
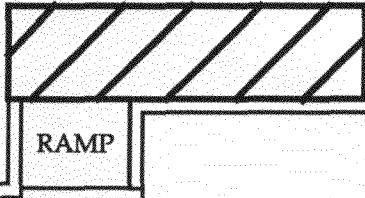
TRASH

PLANTER

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PLANTING (PHASE 1)

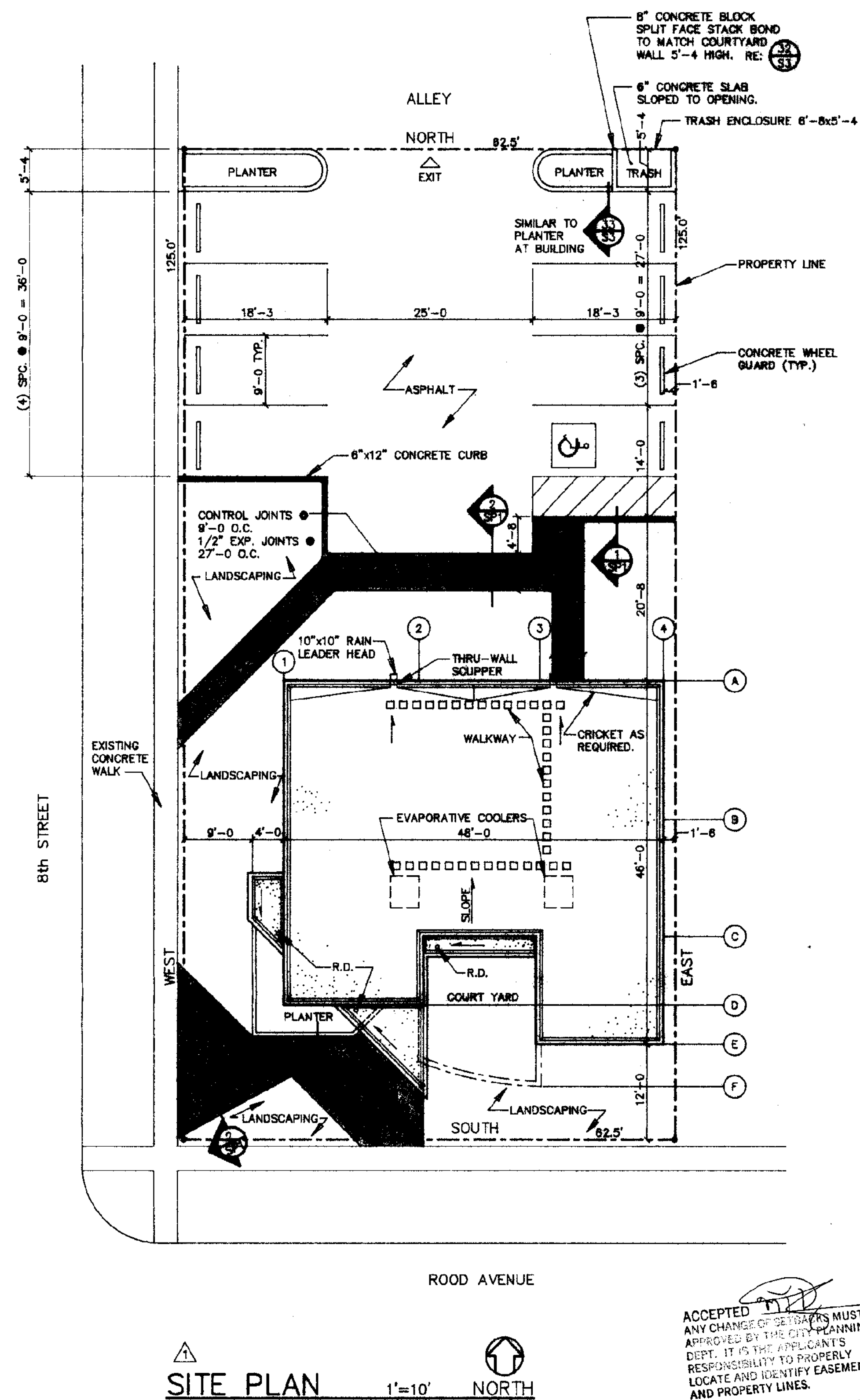
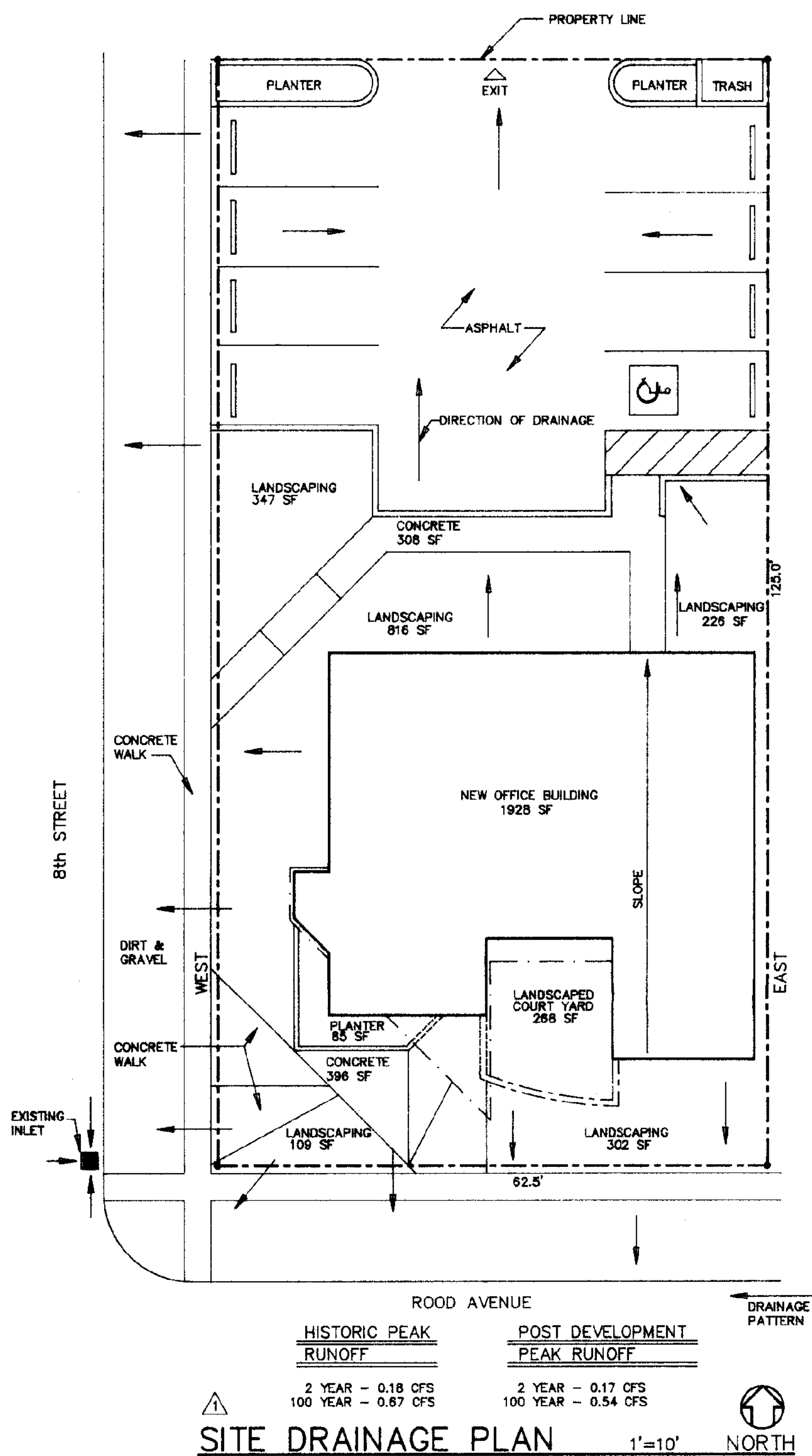
ROOD AVE.

LINDAUER OFFICES LANDSCAPING  
 802 ROOD AVENUE, GRAND JUNCTION  
 MAY 11, 1994

DRAWN: CGR  
 CHECKED: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 JOB # MONTH DAY DRWG #  
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 LANDSCAPE & PLANNING ARCHITECTS  
 844 GRAND AVE.  
 GRAND JUNCTION, CO  
 241-6746

Original  
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#90 94



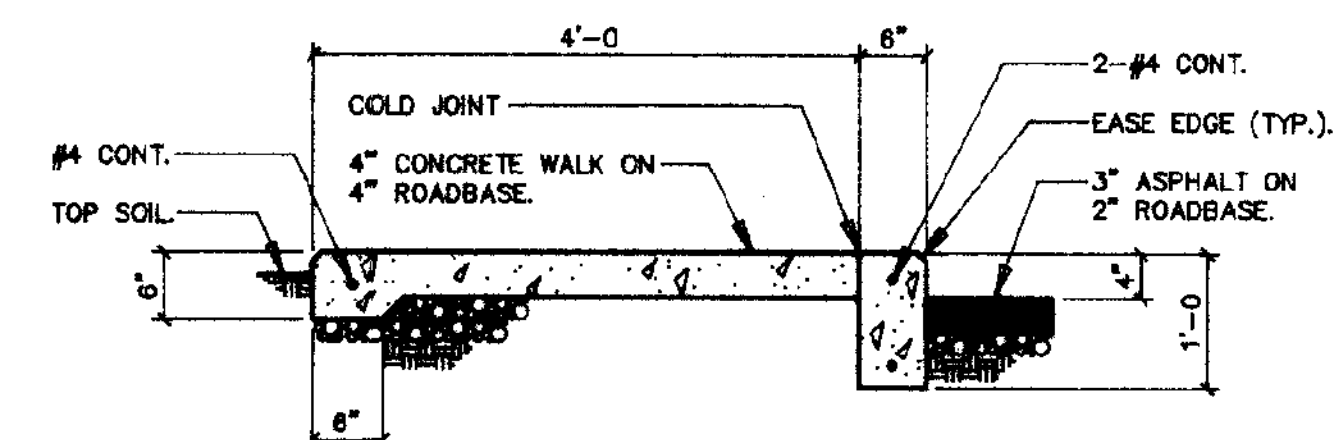
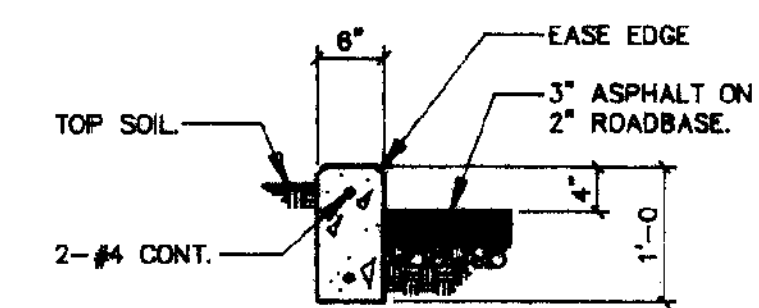
ACCEPTED [Signature]  
 ANY CHANGE OF DETAILS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**SHEET INDEX**

- SP1 - SITE PLAN
- A1 - FLOOR PLAN
- A2 - BUILDING ELEVATIONS, WINDOW SCHEDULE
- A3 - BUILDING SECTIONS
- A4 - WALL AND ROOF SECTIONS
- A5 - REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, DETAILS
- A6 - GENERAL NOTES, SPECIFICATIONS
- S1 - FOUNDATION PLAN
- S2 - ROOF FRAMING PLAN
- S3 - ROOF SECTIONS, FOUNDATION SECTIONS AND DETAILS
- M1 - MECHANICAL
- E1 - ELECTRICAL

**UNIFORM BUILDING CODE COMPLIANCE**

A. OCCUPANCY GROUP	B-2
OCCUPANCE LOAD (100 SQ. FT. PER OCCUPANT)	19
B. TYPE OF CONSTRUCTION	TYPE V-N
C. LOCATION ON PROPERTY- SIDE YARD LESS THAN 5 FEET	1-HR. FIRE RESISTANT EXTERIOR WALL ON EAST SIDE OF PROPERTY, NO OPENINGS IN WALL PERMITTED
D. ALLOWABLE FLOOR AREA	8,000 SQ. FT.
ACTUAL FLOOR AREA	1,946 SQ. FT.
E. ALLOWABLE HEIGHT	2 STORIES
ACTUAL HEIGHT	1 STORY
NUMBER OF EXITS REQUIRED (MINIMUM 3'-0" WIDTH)	2
PARKING SPACES AVAILABLE ON SITE	1 SPACE FOR PHYSICALLY CHALLENGED
ADDITIONAL PARKING AVAILABLE AT STREET	7 REGULAR SPACES
	8 TOTAL



RECEIVED GRAND JUNCTION PLANNING DEPARTMENT  
 JUN 1 1994

REVISIONS

5-31-94	
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JOB NUMBER: 93193  
 3-31-94

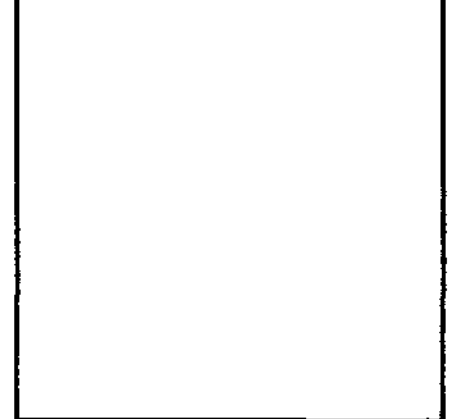
**SP1**

L.J. LINDAUER, INC. OFFICE BUILDING  
 WEST 1/2 LOT 30, LOT 31, LOT 32  
 BLOCK 92  
 CITY OF GRAND JUNCTION, COLORADO

LINDAUER, INC.  
 STRUCTURAL ENGINEERS

115 W. GRAND AVENUE, SUITE 300  
 GRAND JUNCTION, COLORADO 81508  
 TELEPHONE: (303) 241-0000  
 FAC: (303) 242-2400

1977-6680



715 HORIZON DRIVE, SUITE 360  
DENVER, COLORADO 81006  
TELEPHONE (303) 744-0800  
FAX (303) 743-2430

**LINDAUER, INC.**  
**STRUCTURAL ENGINEERS**

L.J. LINDAUER, INC. OFFICE BUILDING  
WEST 1/2 LOT 30, LOT 31, LOT 32  
BLOCK 92  
CITY OF GRAND JUNCTION, COLORADO

REVISIONS

NO.	DESCRIPTION
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JOB NUMBER: 93193

3-31-94

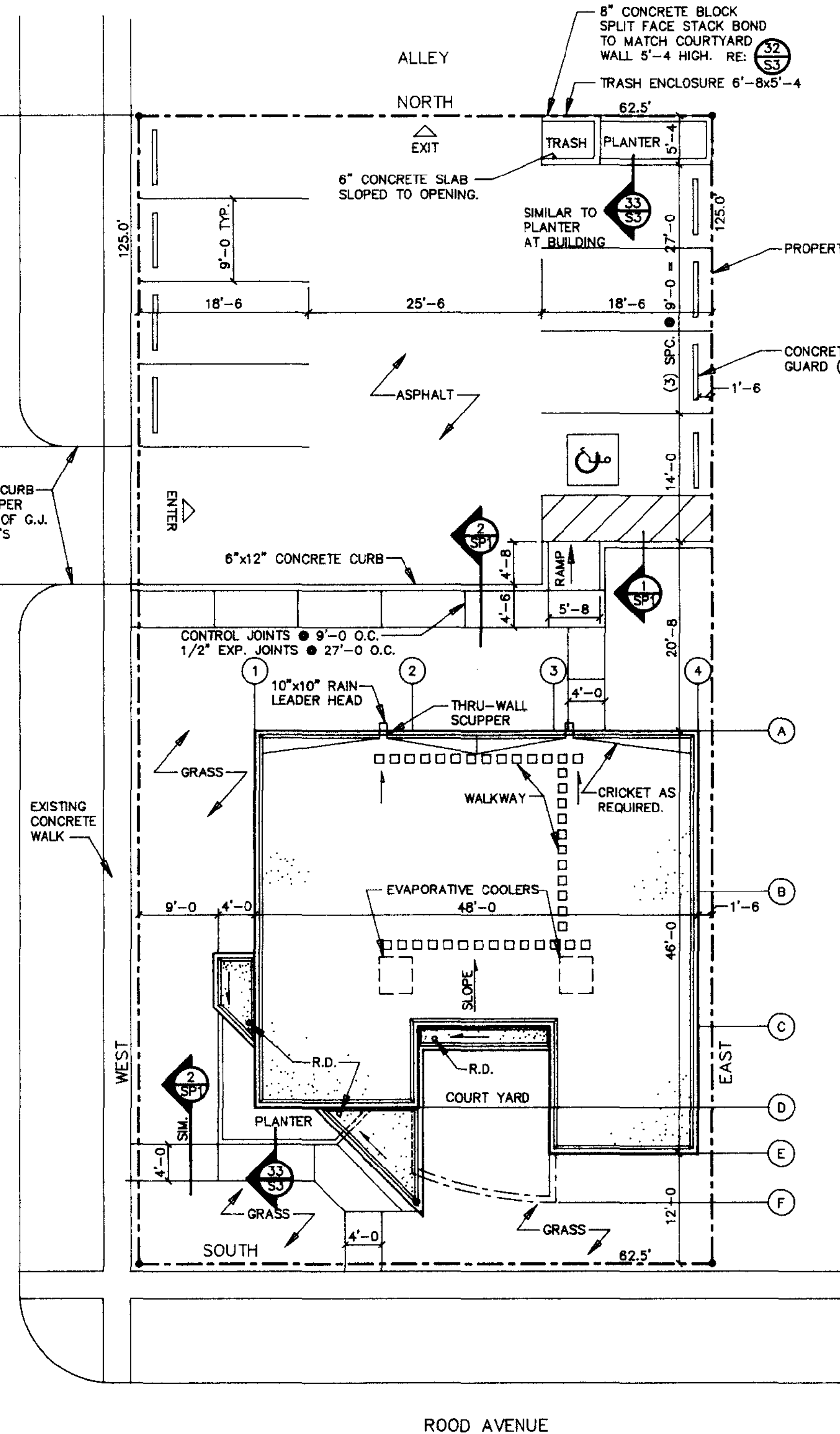
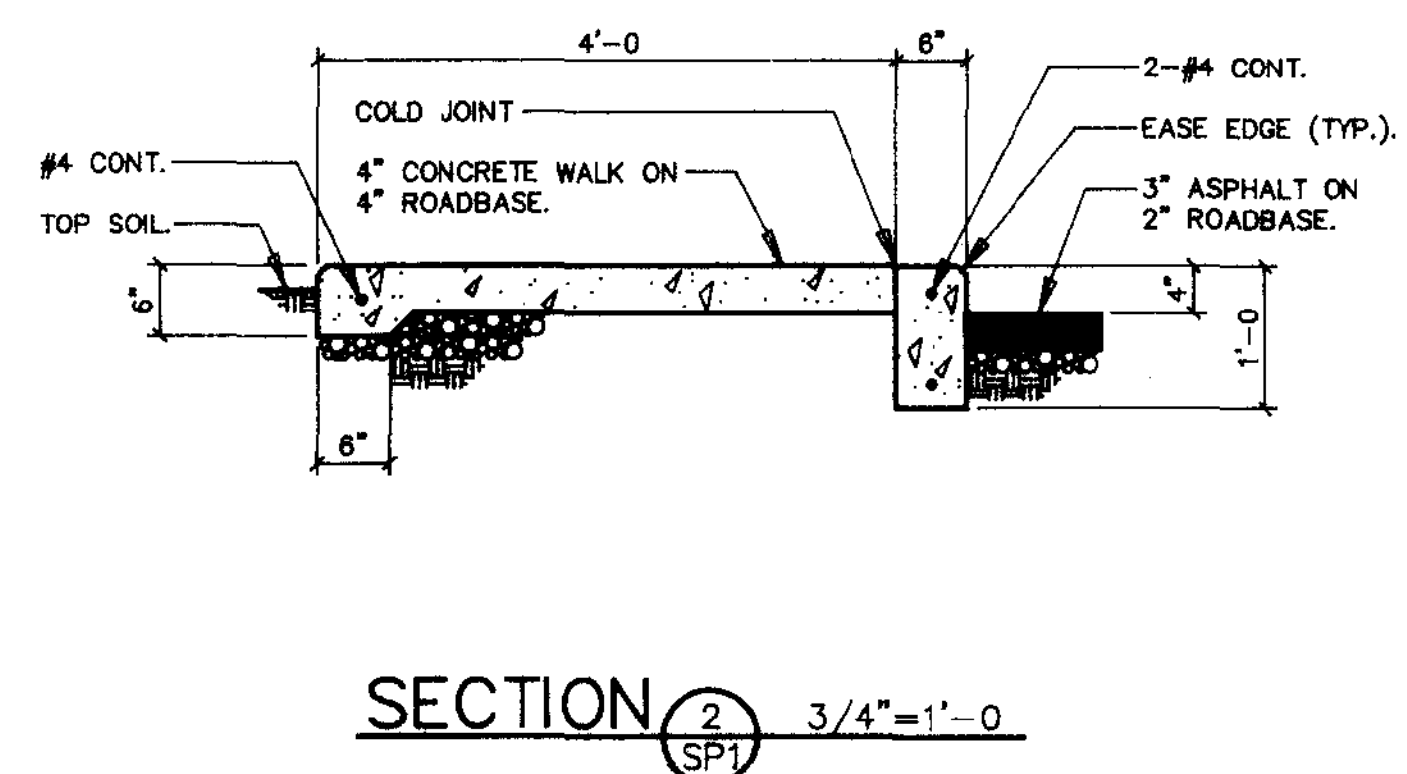
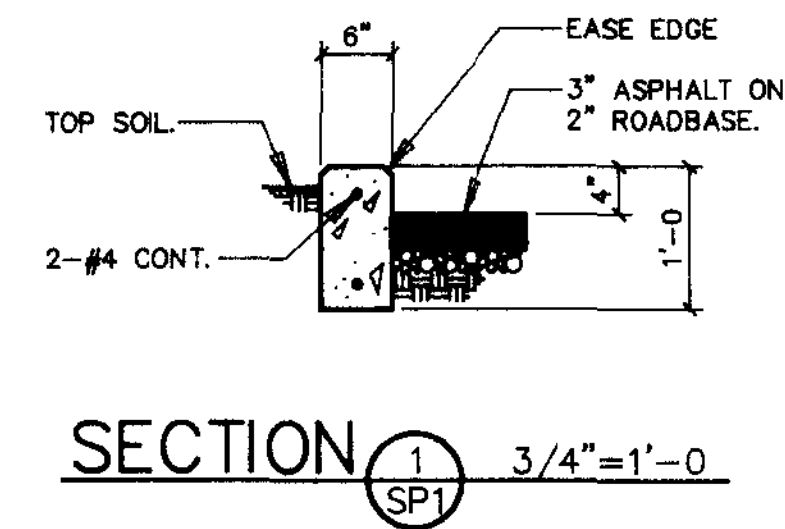
SP1

### SHEET INDEX

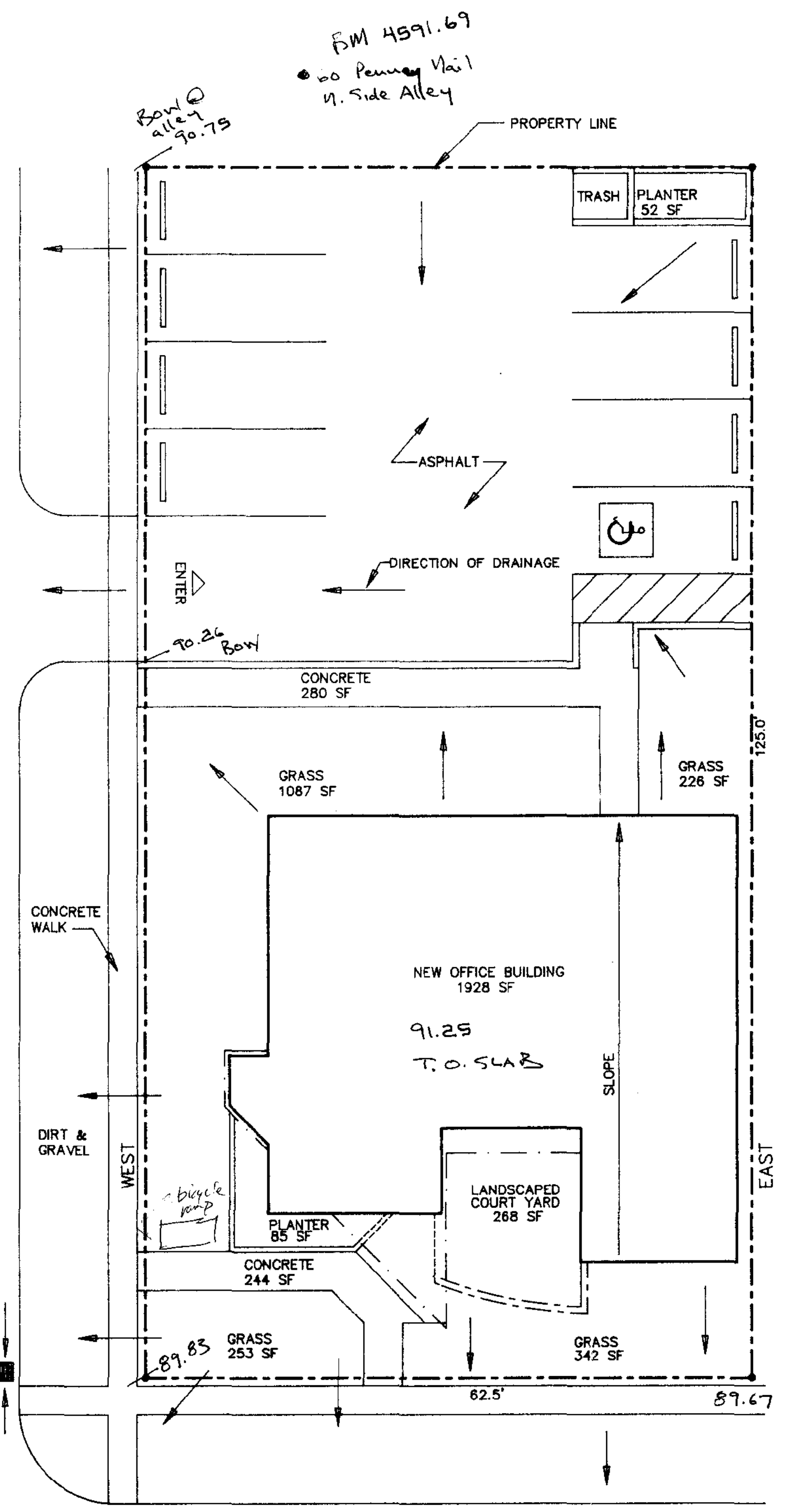
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ADDITIONAL PARKING AVAILABLE AT STREET	7 REGULAR SPACES 8 TOTAL



SITE PLAN 1'=10' NORTH



ROOD AVENUE

HISTORIC PEAK RUNOFF	POST DEVELOPMENT PEAK RUNOFF
2 YEAR - 0.18 CFS	2 YEAR - 0.17 CFS
100 YEAR - 0.67 CFS	100 YEAR - 0.54 CFS

SITE DRAINAGE PLAN 1'=10' NORTH

#90 9#  
Original Do NOT Remove From Office