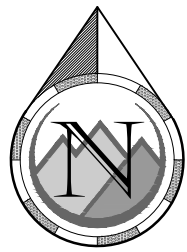
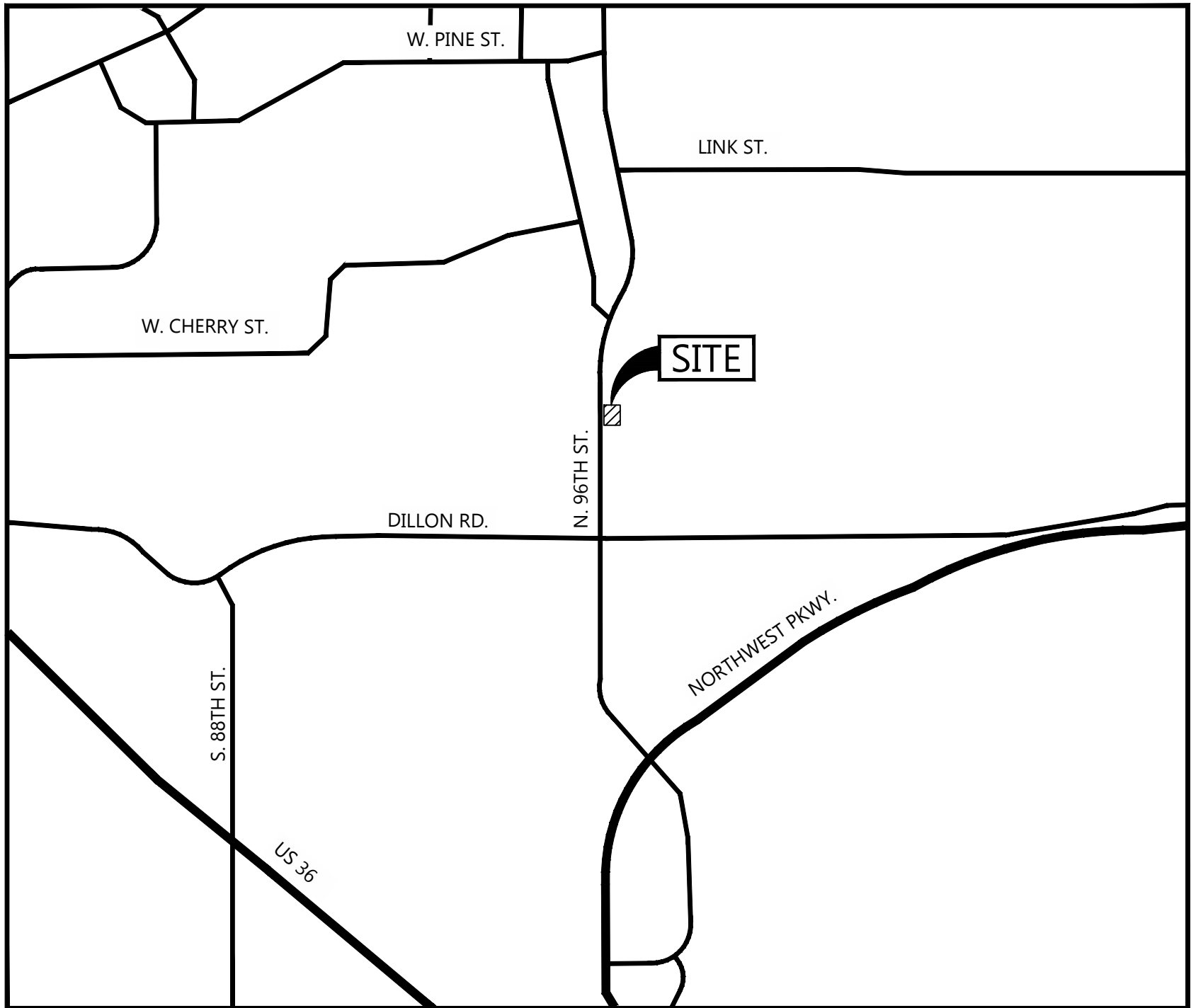


LOT 3, ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO.1

FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

A SUBDIVISION LOCATED IN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2000'

SITE DATA TABLE

	REQUIRED	PROPOSED
USE	N/A	CAR WASH AND DOG WASH
SITE AREA	N/A	1.07 AC. (46,800 SF)
BUILDING COVERAGE		4,487 SF (9.6%)
PARKING AND DRIVEWAY AREA	70% MAX.	31,411 SF (67.1%)
LANDSCAPE AREA		8,265 SF (17.7%)
WALKWAYS	30% MIN.	2,637 SF (5.6%)
TOTAL		46,800 SF (100%)
BUILDING HEIGHT	25'0" MAX. FOR COMMERCIAL W/ PITCHED ROOF, 20'0" FOR COMMERCIAL W/ FLAT ROOF	25'0"

BUILDING SETBACKS		
NORTH	10'	19.8'
WEST	55'	96.9'
SOUTH	10'	84.0'
EAST	10'	51.1'

PARKING SPACES		
CAR WASH	4.5 PER 1,000 SF = 1 SPACE (RETAIL SPACE IS 200 SF DOG WASH)	5 SPACES
ADA ACCESSIBLE SPACES	1 SPACE	1 SPACE
BICYCLE SPACES	1 PER 10 PARKING	1 SPACE

PARKING SETBACKS		
NORTH	10'	149.0'
WEST	30'	47.2'
SOUTH	10'	21.0'
EAST	10'	29.6'

ARCHITECT
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303.325.5709
TODD LYON, PE
TLYON@PROOFCIVIL.COM

LANDSCAPE
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OWNER
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528 S. TAYLOR AVE
LOUISVILLE, CO 80027
720.261.1142
JUSTIN VILLA
JUSTINV@LASERCYCLEUSA.COM

SHEET INDEX

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APPROVAL CERTIFICATES

CITY COUNCIL CERTIFICATE:

APPROVED THIS ____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE,
COLORADO, RESOLUTION NO. _____, SERIES _____

MAYOR SIGNATURE

CITY CLERK SIGNATURE

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS ____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE,
COLORADO, RESOLUTION NO. _____, SERIES _____

MAYOR SIGNATURE

CITY CLERK SIGNATURE

CLERK AND RECORDERS CERTIFICATE:

(COUNTY OF BOULDER, STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK, ____M., THIS ____ DAY
OF _____, 20____.

AND IS RECORDED IN PLAN FILE _____ AS RECEPTION NUMBER _____

FEE _____ PAID _____ FILM NO. _____

MAYOR SIGNATURE

CITY CLERK SIGNATURE

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS PUD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH

IN THIS PUD. WITNESS MY/OUR HAND(S) SEAL(S) THIS ____ DAY OF _____, 20____.

THE WATER MILL LLC

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)

) SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____,

BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC:



PROOFCIVIL
consulting engineer
600 Grant Street | Ste 210 |
Denver, CO | 80203

DATE: 03.31.2021

SCALE: N.T.S.

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PROJECT NUMBER

21004

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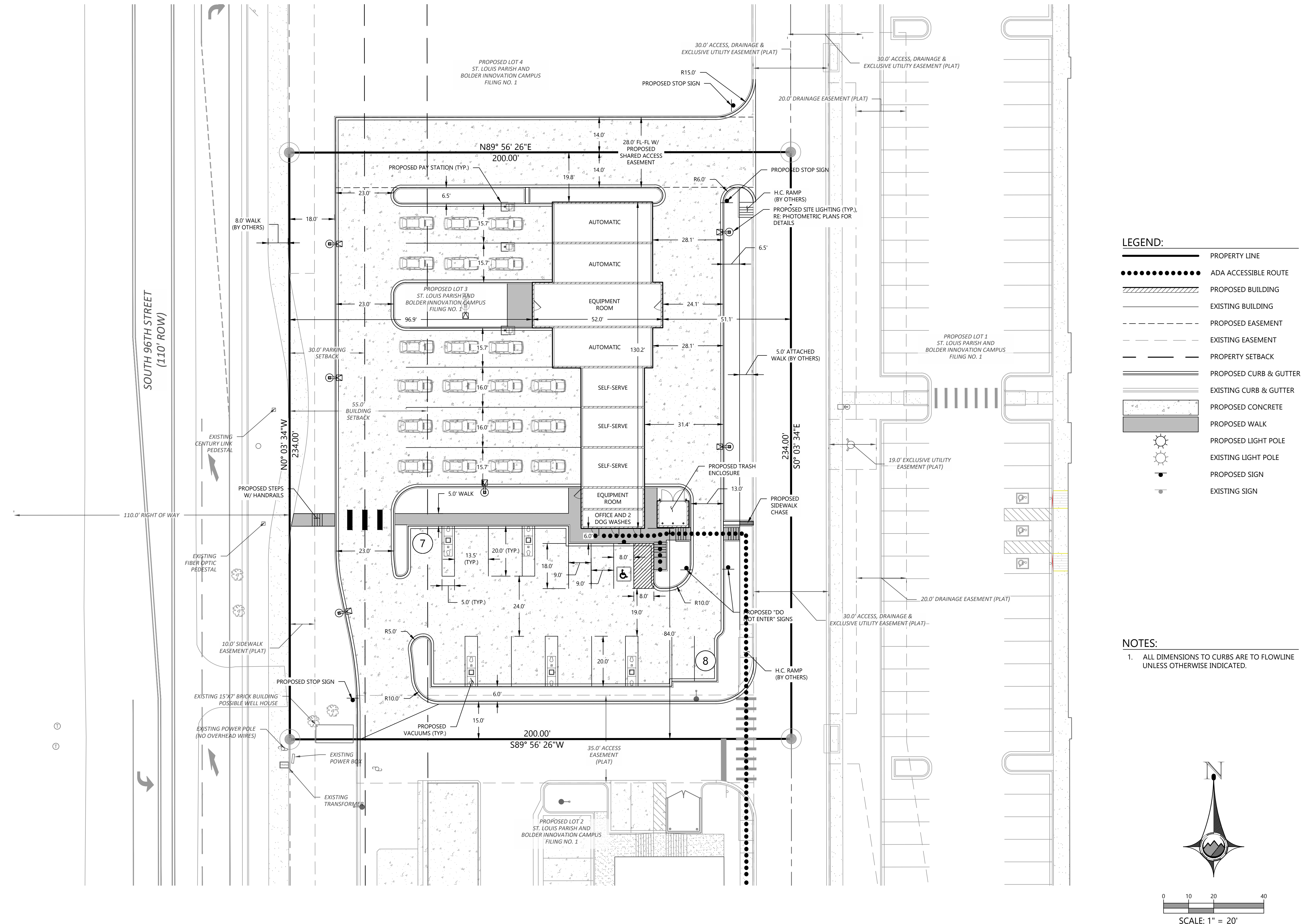
PUD-1

COVER AND
NOTES

LOT 3, ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO.1

FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

A SUBDIVISION LOCATED IN
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PROOFCIVIL
consulting engineers
600 Grant Street | Ste 210 |
Denver, CO | 80203

DATE: 03.31.2021

SCALE: 1"=20'

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ARCHITECTURE

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1004

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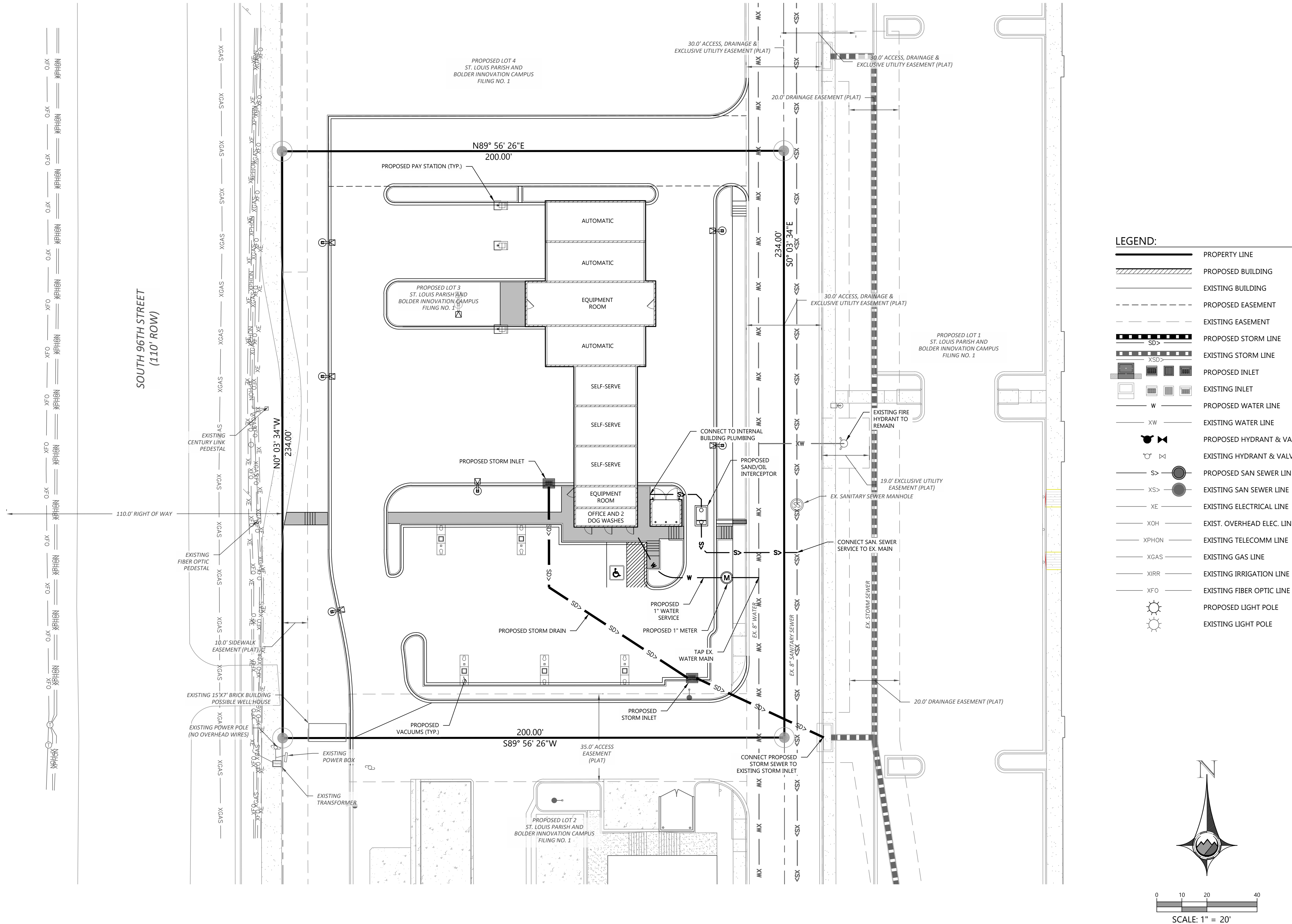
PUD-2

SITE PLAN

LOT 3, ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO.1

FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

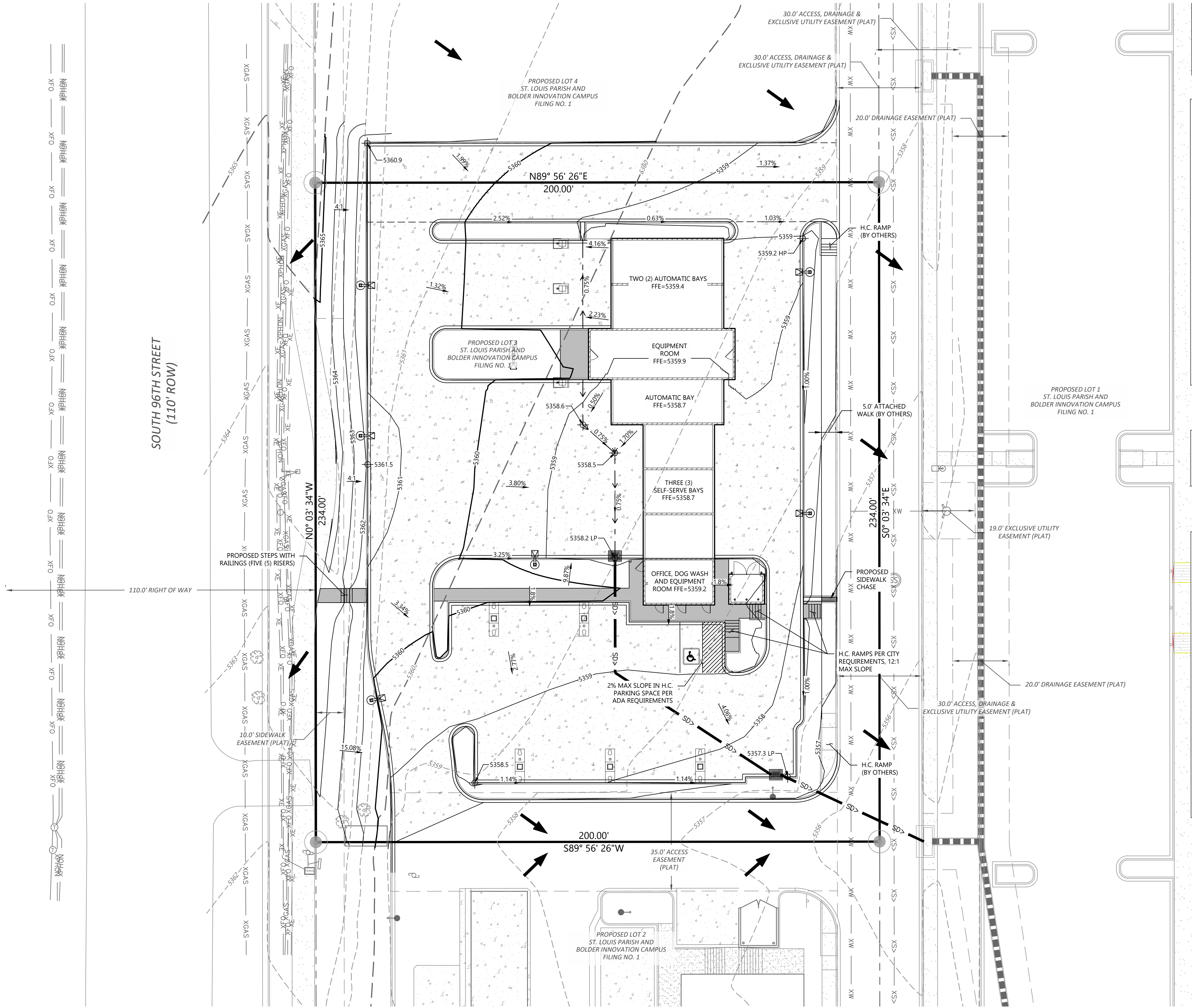
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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



LOT 3, ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO.1

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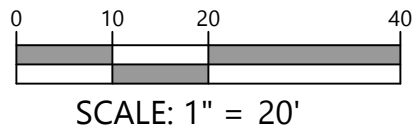
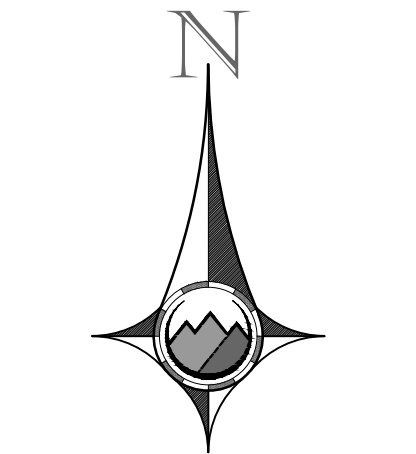
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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	FLOW DIRECTION
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	SLOPE AND DIRECTION
	HIGH POINT
	LOW POINT
	GRADE BREAK

- NOTES:
- ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
 - PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.




PROOFCIVIL
consulting engineers
600 Grant Street | Ste 210 |
Denver, CO | 80203

DATE: 03.31.2021
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H O V E R
ARCHITECTURE
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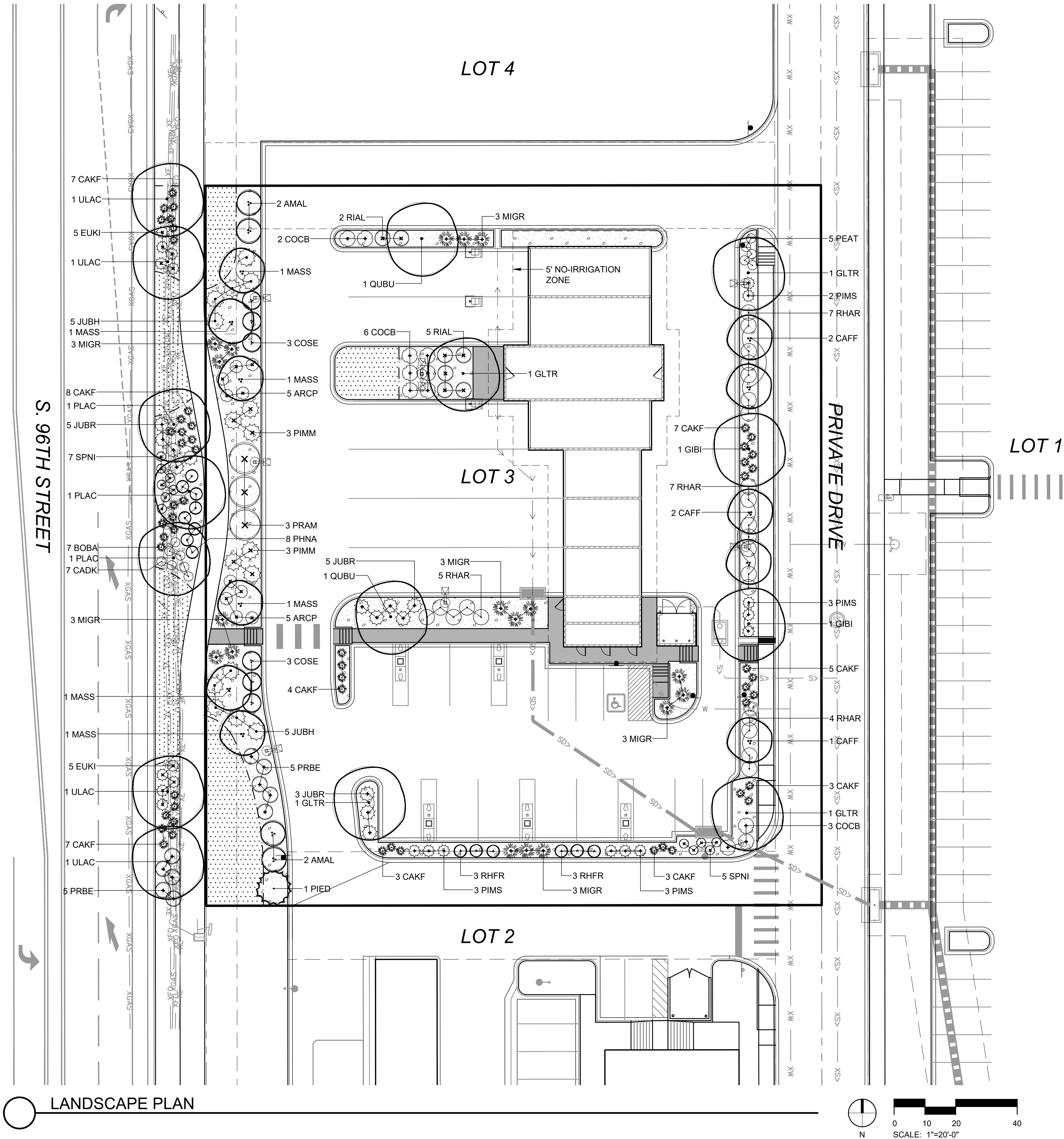
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21004
SHEET

PUD-4
GRADING
PLAN

LOT 3, ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO. 1

FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE		ORNAMENTAL GRASS
	EVERGREEN TREE		CONCRETE PAVING
	ORNAMENTAL TREE		ROCK MULCH
	DECIDUOUS SHRUBS		SOD
	EVERGREEN SHRUBS		LANDSCAPE EDGING

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA

DESCRIPTION	REQUIREMENT	QUANTITY	REQUIRED	PROVIDED
LOT 3 SITE AREA		46,799 SF		
BUILDING COVERAGE		4,486 SF		
LANDSCAPE AREA	30%		14,040 SF	10,902 SF ⁽¹⁾
LANDSCAPE AREA				(8,265 SF)
HARDSCAPE AREA				(2,637 SF)

PERIMETER LANDSCAPING ADJACENT TO ROAD

DESCRIPTION	REQUIREMENT	QUANTITY	PLANTS REQUIRED	PLANTS PROVIDED
S 96TH STREET - EXTERNAL (DETACHED WALK)	1 TREE / 40 LF 5 SHRUBS / 40 LF	234 LF	6 TREES 30 SHRUBS	7 TREES 71 SHRUBS
S 96TH STREET - INTERNAL (DETACHED WALK)	1 TREE / 40 LF 5 SHRUBS / 40 LF	234 LF	6 TREES 30 SHRUBS	6 TREES 50 SHRUBS
EAST PRIVATE DRIVE (ATTACHED WALK)	1 TREE / 20 LF 5 SHRUBS / 20 LF	170 LF ⁽²⁾	9 TREES 45 SHRUBS	9 TREES 45 SHRUBS

PARKING LOT LANDSCAPING

DESCRIPTION	REQUIREMENT	QUANTITY	PLANTS REQUIRED	PLANTS PROVIDED
LOT 3 PARKING	1 TREE / 8 SPACES 4 SHRUBS / 8 SPACES	15 SPACES	2 TREES 5 SHRUBS	4 TREES 7 SHRUBS

BUILDING SITE LANDSCAPING

DESCRIPTION	REQUIREMENT	QUANTITY	PLANTS REQUIRED	PLANTS PROVIDED
LOT 3 BUILDING	25% OF BUILDING PERIMETER	364 LF	91 LF OF SHRUBS	128 LF ⁽³⁾

NOTES:

- (1) REQUIREMENT DEFICIENCY TO BE MET WITH OVERAGES PROVIDED ON LOTS 1 AND 2 AS OUTLINED IN THE FINAL PUD
- (2) CALCULATION EXCLUDES WIDTH OF ENTRY DRIVE AND AREAS WITHIN UTILITY SETBACKS WHERE TREE PLANTINGS ARE NOT PERMITTED
- (3) BUILDING PERIMETER LANDSCAPE IS LOCATED IN THE THREE LANDSCAPE ISLANDS ON THE WEST SIDE OF THE BUILDING



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SHEET

PUD-5

LANDSCAPE PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
GIBI	2	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	B & B	2'CAL	
GLTR	4	GLEDITSIA INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B & B	2'CAL	
PLAC	3	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	B & B	2'CAL	
QUBU	2	QUERCUS BUCKLEYI	TEXAS RED OAK	B & B	2'CAL	
ULAC	4	ULMUS U 'ACCOLADE'	ACCOLADE ELM	B & B	2'CAL	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
PIED	1	PINUS EDULIS	PINON PINE	B & B		6'-8'
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
CAFF	5	CARPINUS BETULUS 'FRANZ FONTAINE'	FRANZ FONTAINE HORNBEAM	B & B	2'CAL	
MASS	6	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2'CAL	
BROADLEAF EVERGREENS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
ARCP	10	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	1 GAL		
COCB	11	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL		
EUKI	10	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	MANHATTAN EUONYMUS	5 GAL		
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
AMAL	4	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	5 GAL		
CADK	7	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	5 GAL		
COSE	6	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL		
PEAT	5	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL		
PHNA	8	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	5 GAL		
PRAM	3	PRUNUS AMERICANA	AMERICAN PLUM	5 GAL		
PRBE	10	PRUNUS BESSEYI	WESTERN SAND CHERRY	5 GAL		
RHFR	6	RHAMNUS FRANGULA 'COLUMNARIS'	COLUMNAR BUCKTHORN	5 GAL		
RHAR	23	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL		
RIAL	7	RIBES ALPINUM	ALPINE CURRANT	5 GAL		
SPNI	12	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	5 GAL		
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
JUBH	10	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	5 GAL		
JUBR	13	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL		
PIMS	6	PINUS MUGO 'MOPS'	MOPS MUGO PINE	5 GAL		
	11	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL		
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
BOBA	7	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA	5 GAL		
CAKF	47	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		
MIGR	18	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL		

(1) METAL "T" POST STAKES WITH PROTECTIVE CAP DRIVE (MIN 24") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING.

(2) 12 GAUGE GALV. GUY WIRES AT 3'-0" ABOVE GRADE W/ 1/2" DIA. X 18" P.V.C. PIPE ON EACH WIRE.

PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE.

PLACE FERTILIZER PER SPECS PRIOR TO MULCH APPLICATION. APPLY CEDAR MULCH WITH A 3' DIA. MULCH RING WHEN LOCATED IN GRASS OR SEED AREAS. KEEP MULCH FROM CONTACTING TRUNK OF TREE.

MULCH AS SPECIFIED, FORM SAUCER W/ 3' CONT. RIM.

CUT AND REMOVE ALL TWINE WRAPPING AND BURLAP FROM TOP HALF OF BALL.

CUT AND REMOVE ALL TWINE/WIRE BASKET FROM ROOTBALL.

3" TAMPED TOPSOIL.

SCAFFRY EXISTING SOIL TO 4" DEPTH.

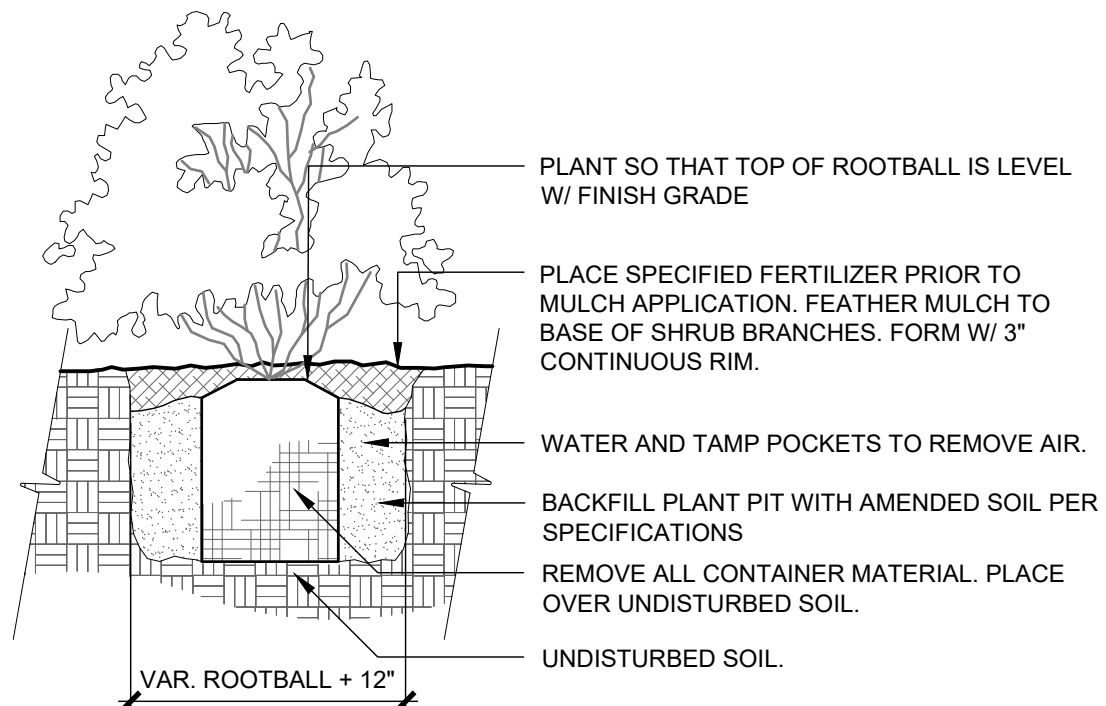
WATER AND TAMP POCKETS TO REMOVE AIR.

NOTES:

1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING & MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REFER TO PLANTING SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

$$1/2^{\circ} = 1^{\circ}-0''$$
$$1/2^{\circ} = 1^{\circ}-0''$$

329300-02

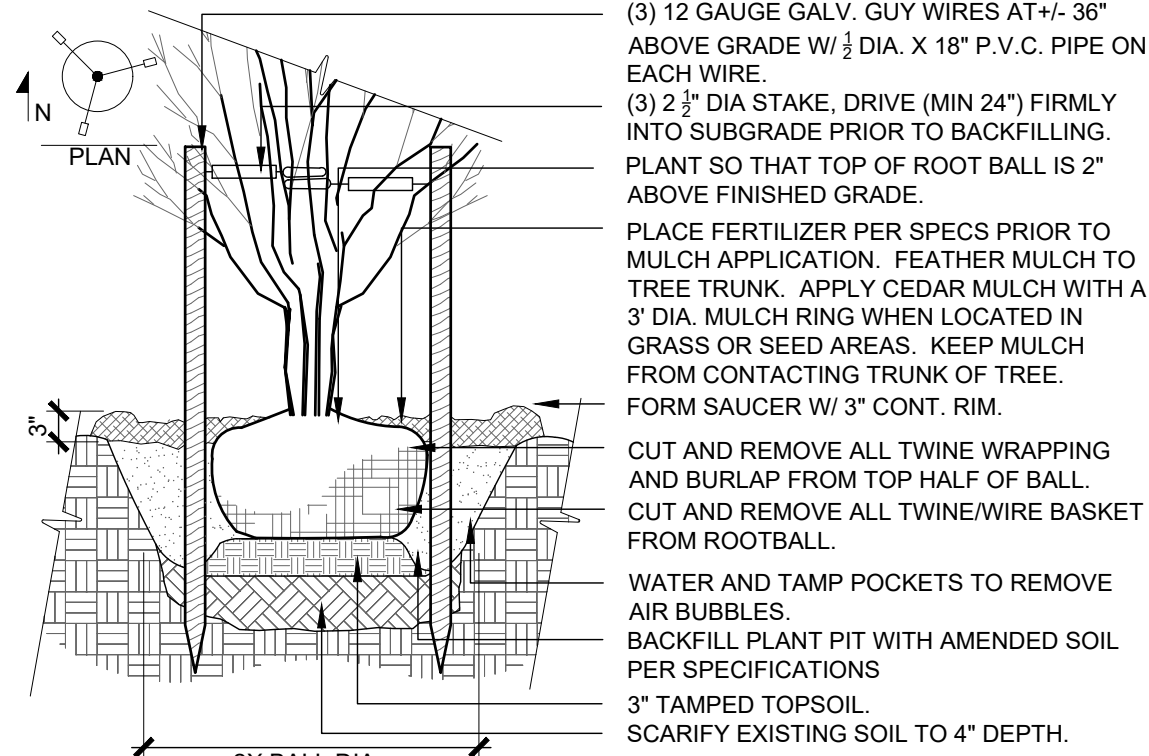


NOTES:

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2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
4. REFER TO PLANTING SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

$$1\frac{1}{2}'' = 1'-0''$$
$$1\frac{1}{2}'' = 1'-0''$$

329300-05



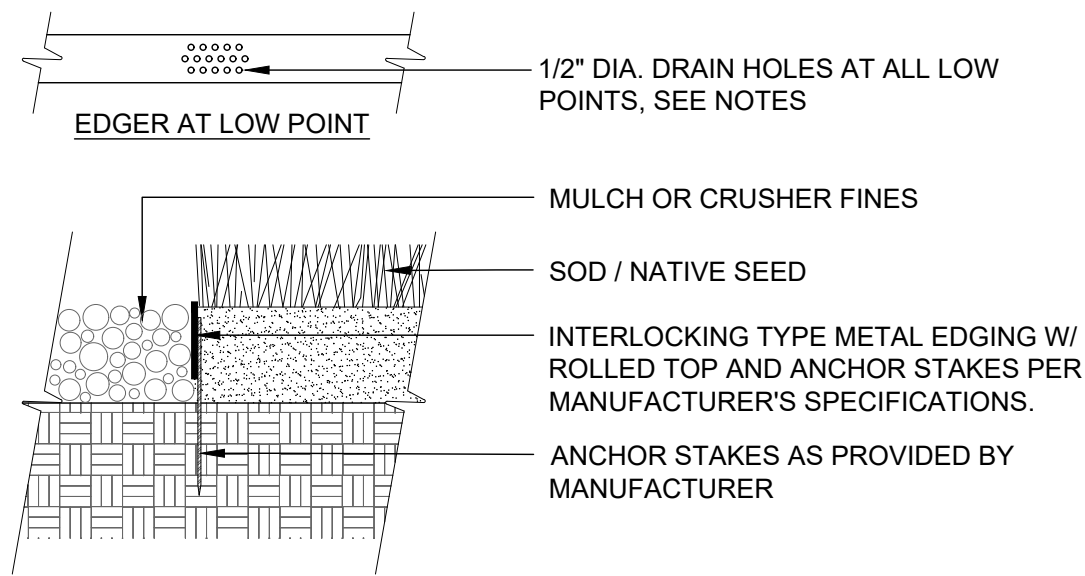
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2 $1/2'' = 1'-0''$

$$1/2'' = 1'-0''$$

329300-04



NOTES:

1. FINISHED GRADE OF EDGER TO BE SET AT TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS AT PERPENDICULAR ANGLE AND FLUSH W/ GRADES OF CONCRETE. ALL OVERLAPPING JOINTS TO BE SECURELY STAKED.
3. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE.
4. THERE SHALL BE NOT EXPOSED SHARP/JAGGED EDGES.
5. DRILL (16") 1/2" DIAMETER HOLES 1" O.C. MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE POSITIVE DRAINAGE.

4 $3/4" = 1'-0"$

$$3/4" = 1'-0"$$

329413.23-98

SEVEN
DESIGN
LANDSCAPE ARCHITECTURE
PLANNING
5856 S LOWELL BLVD, UNIT32 #260
LITTLETON, CO 80123
303.883.3278

DATE: 03.31.2021

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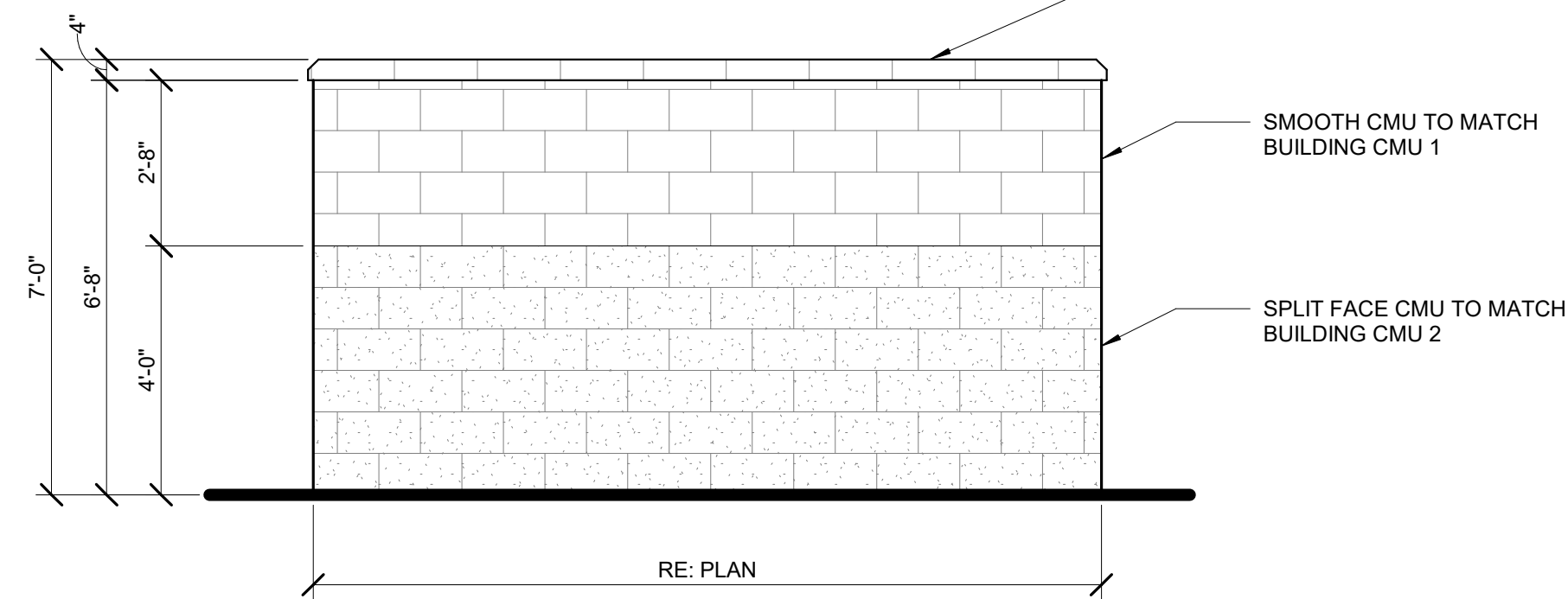
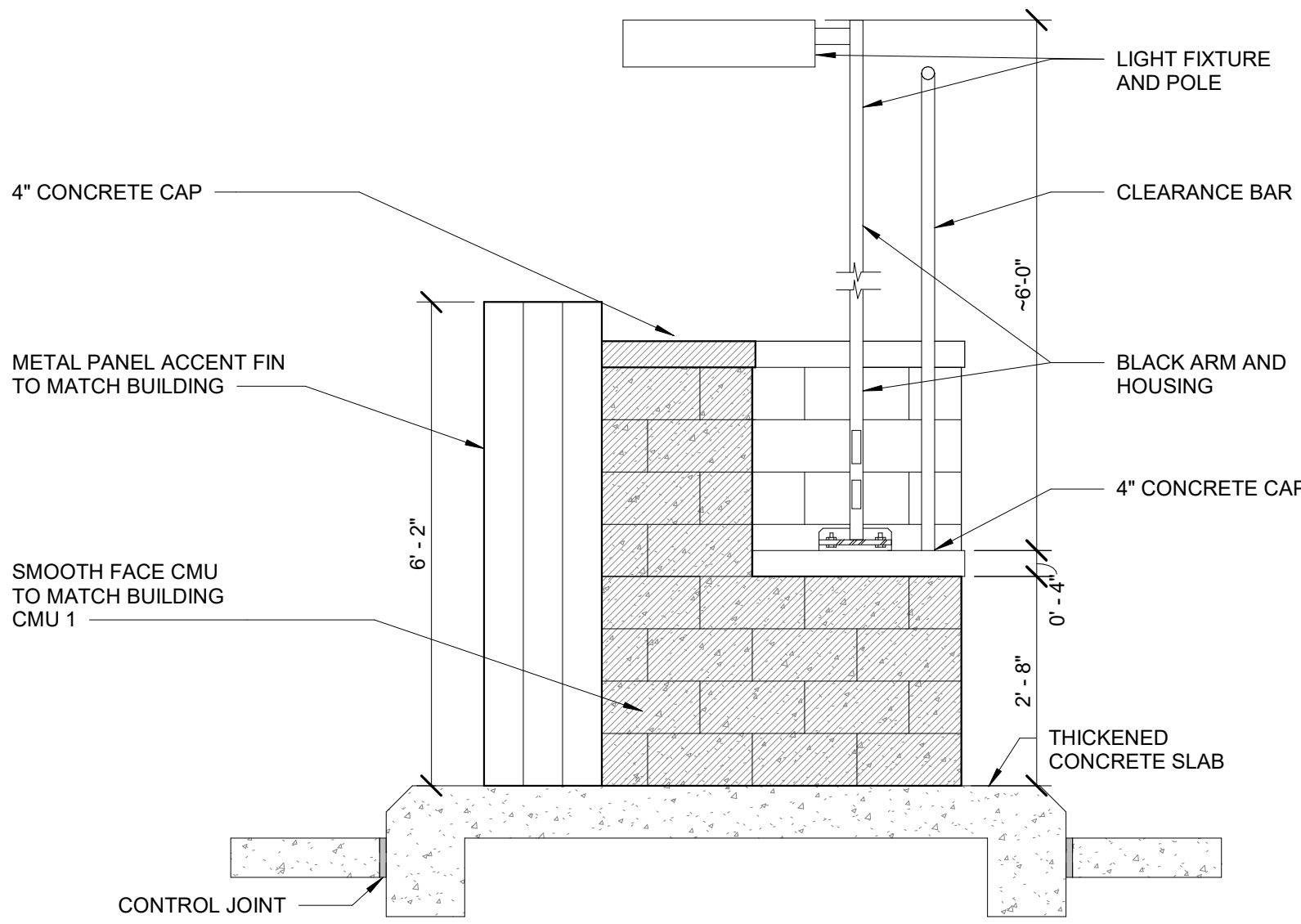
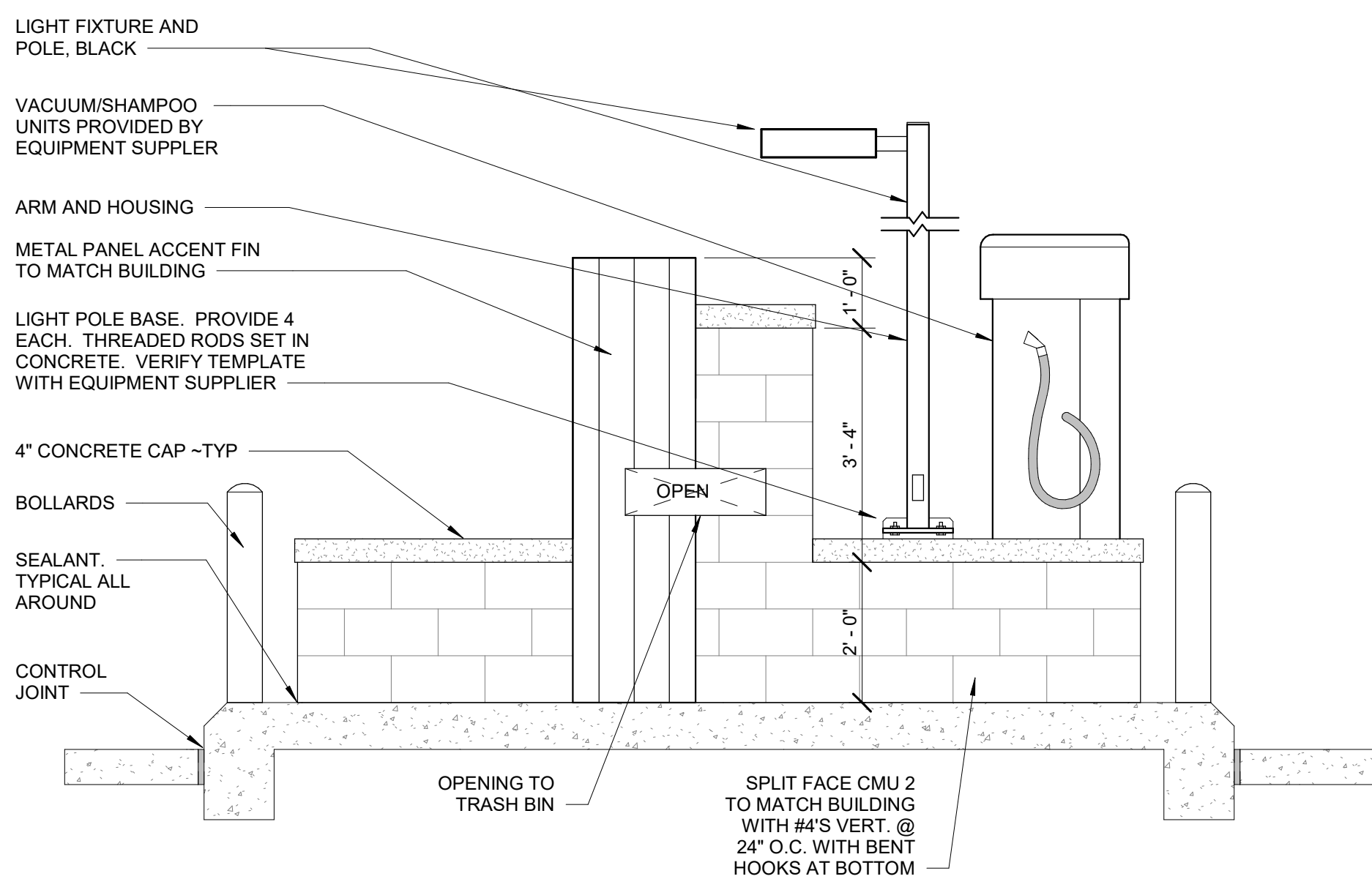
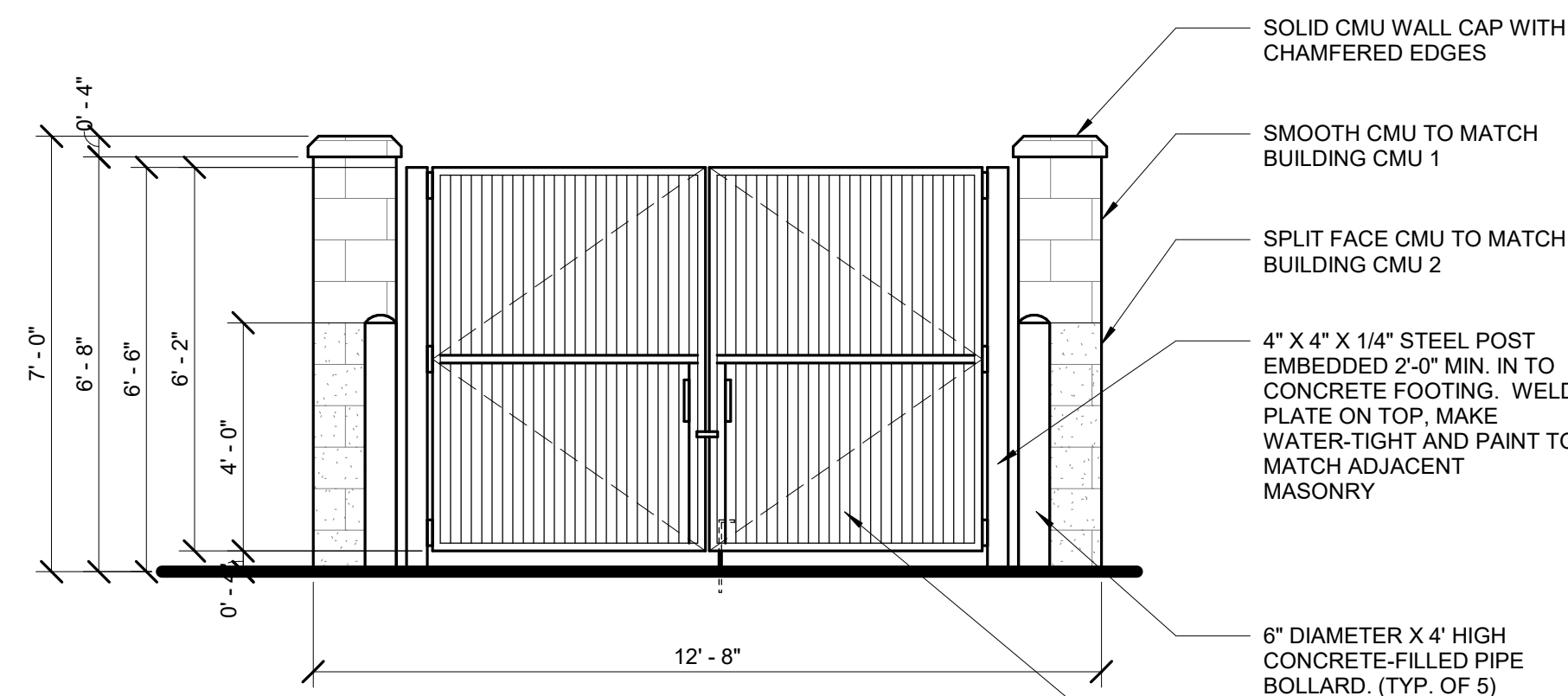
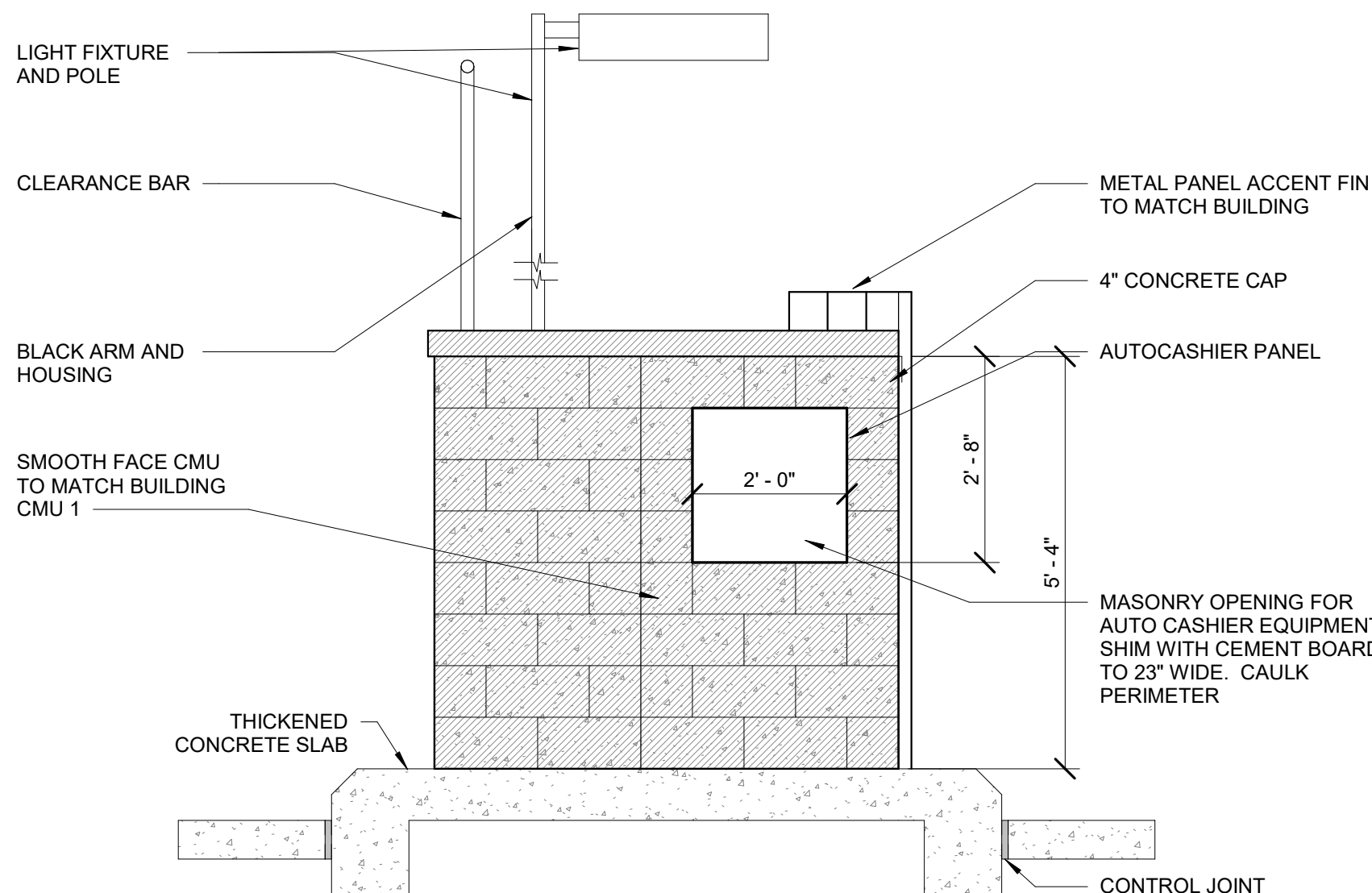
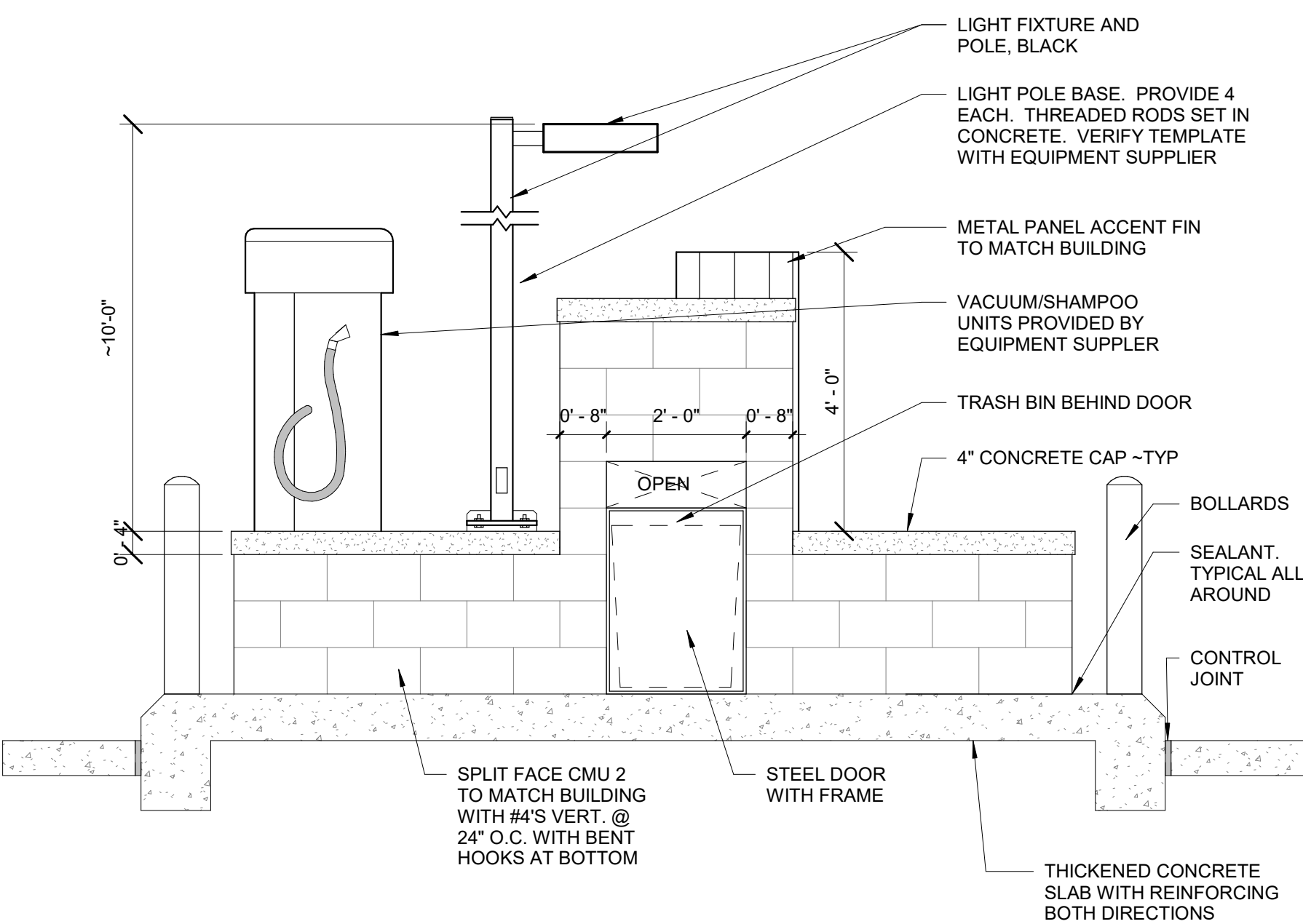
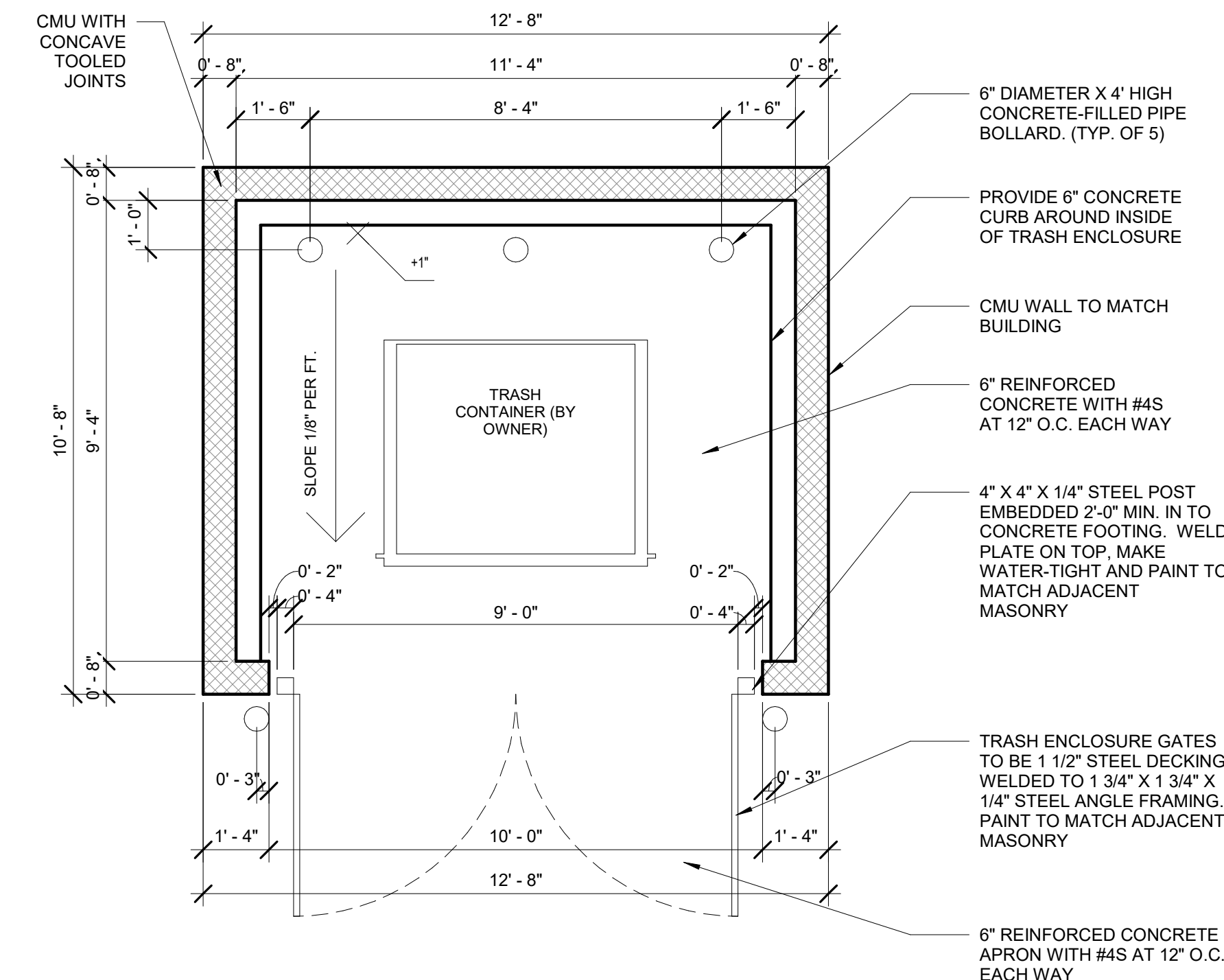
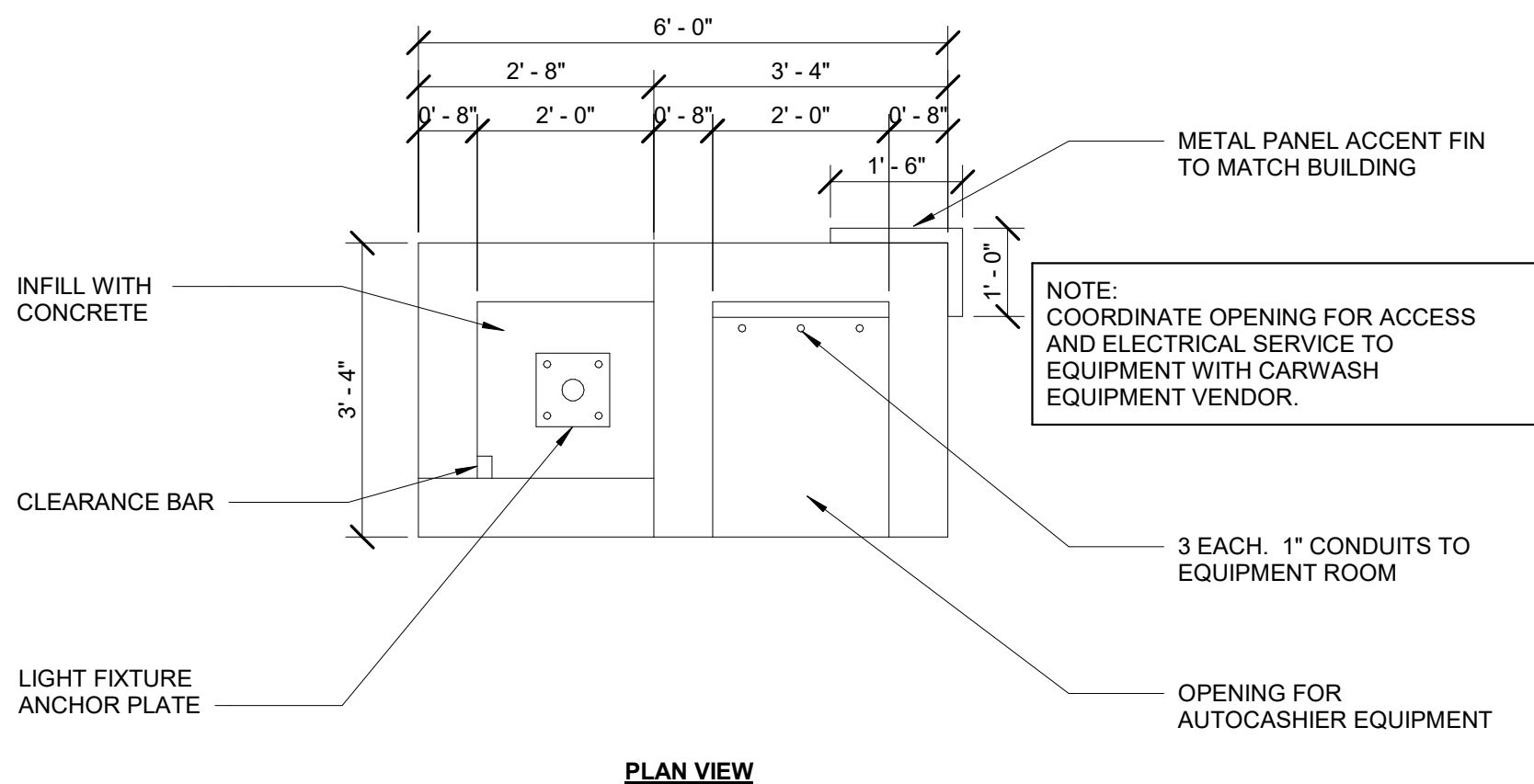
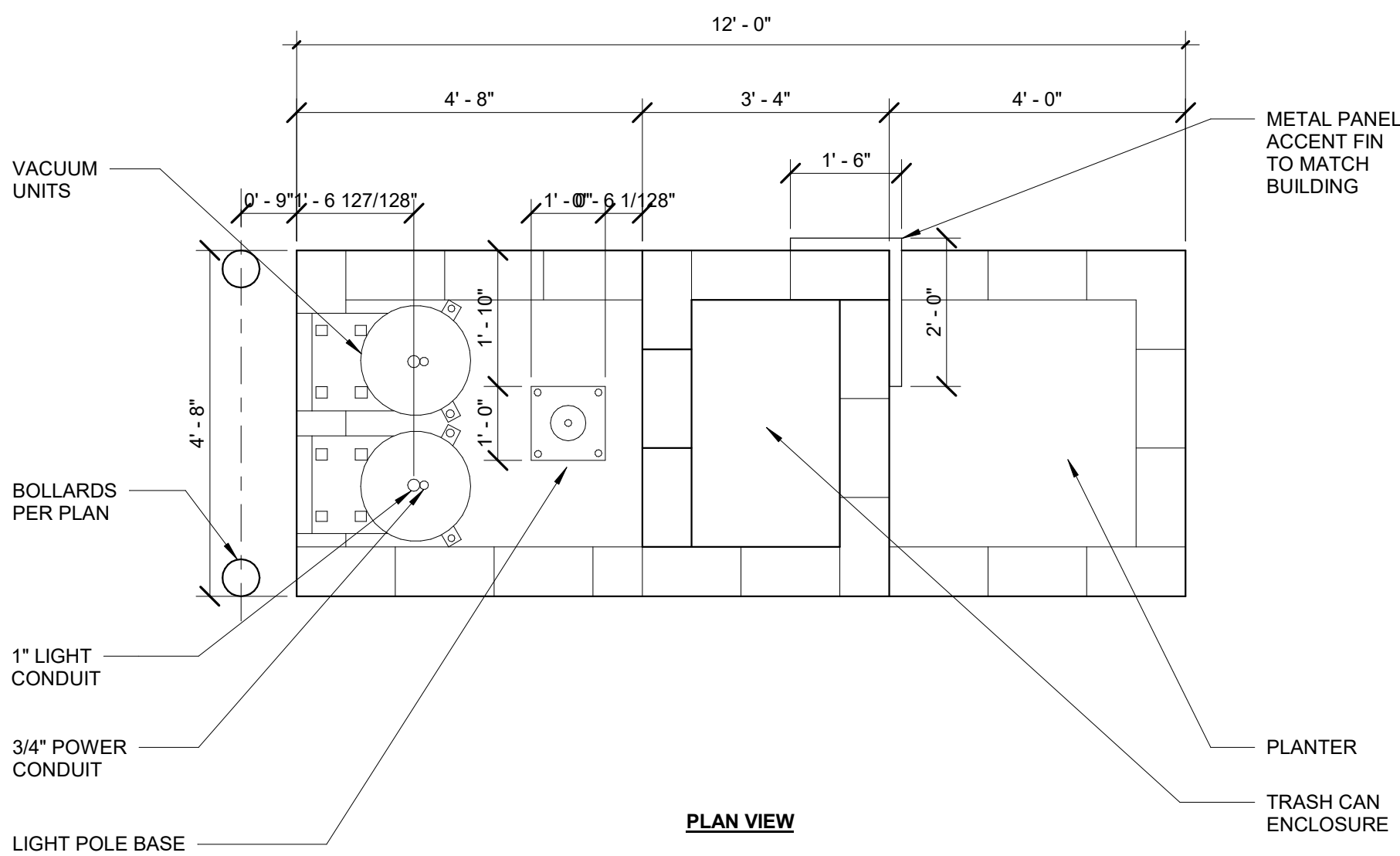
PUD-6

LANDSCAPE NOTES & DETAILS

LOT 3, ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO.1

FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

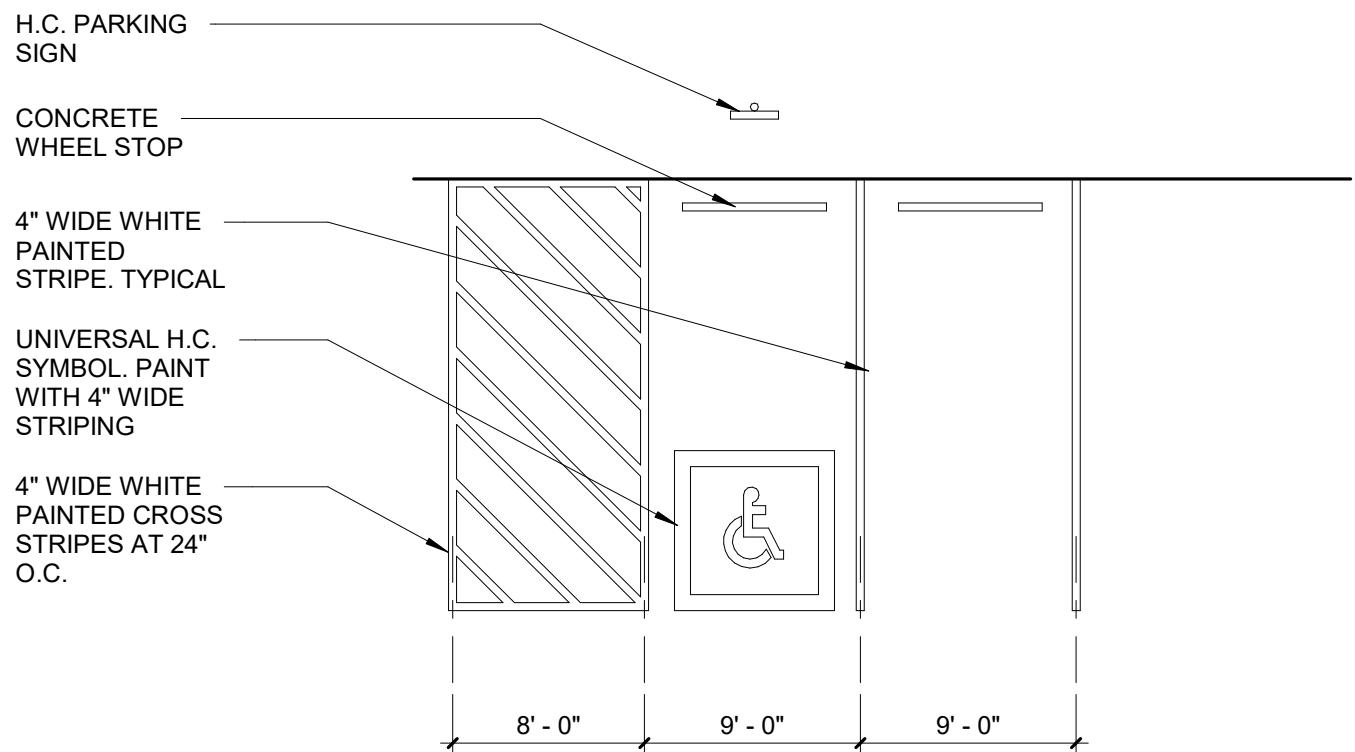
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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



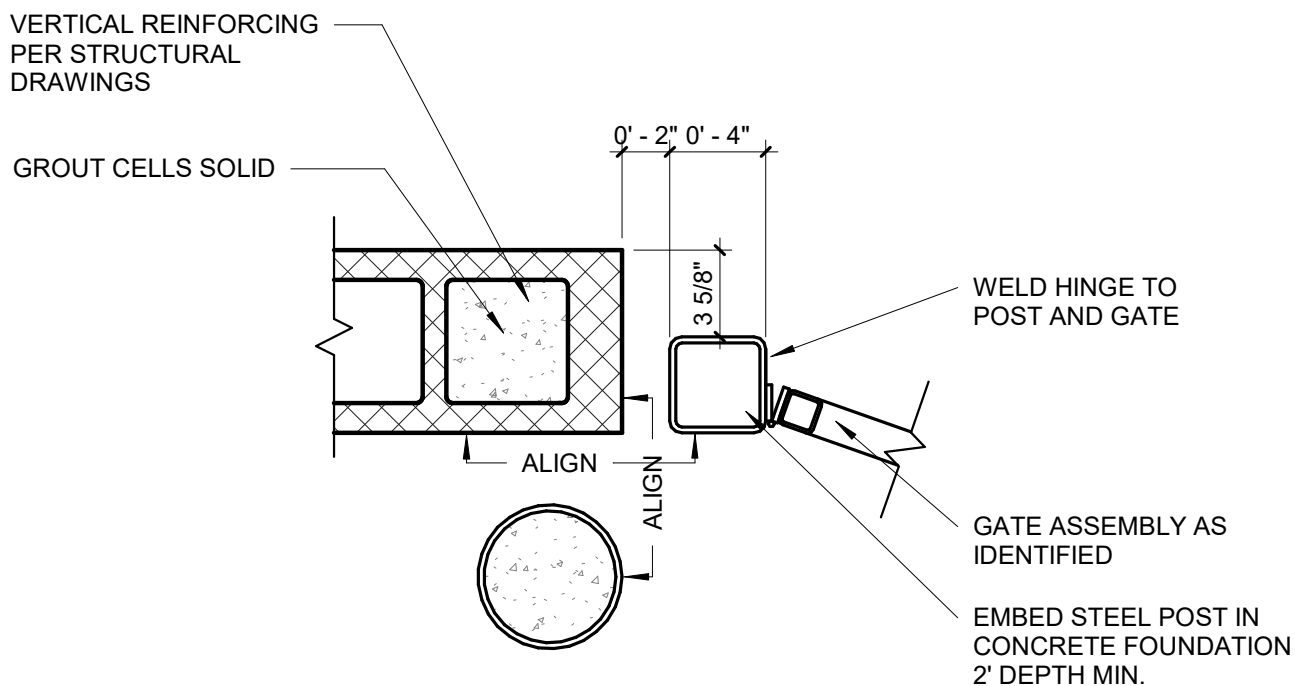
LOT 3, ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO.1

FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

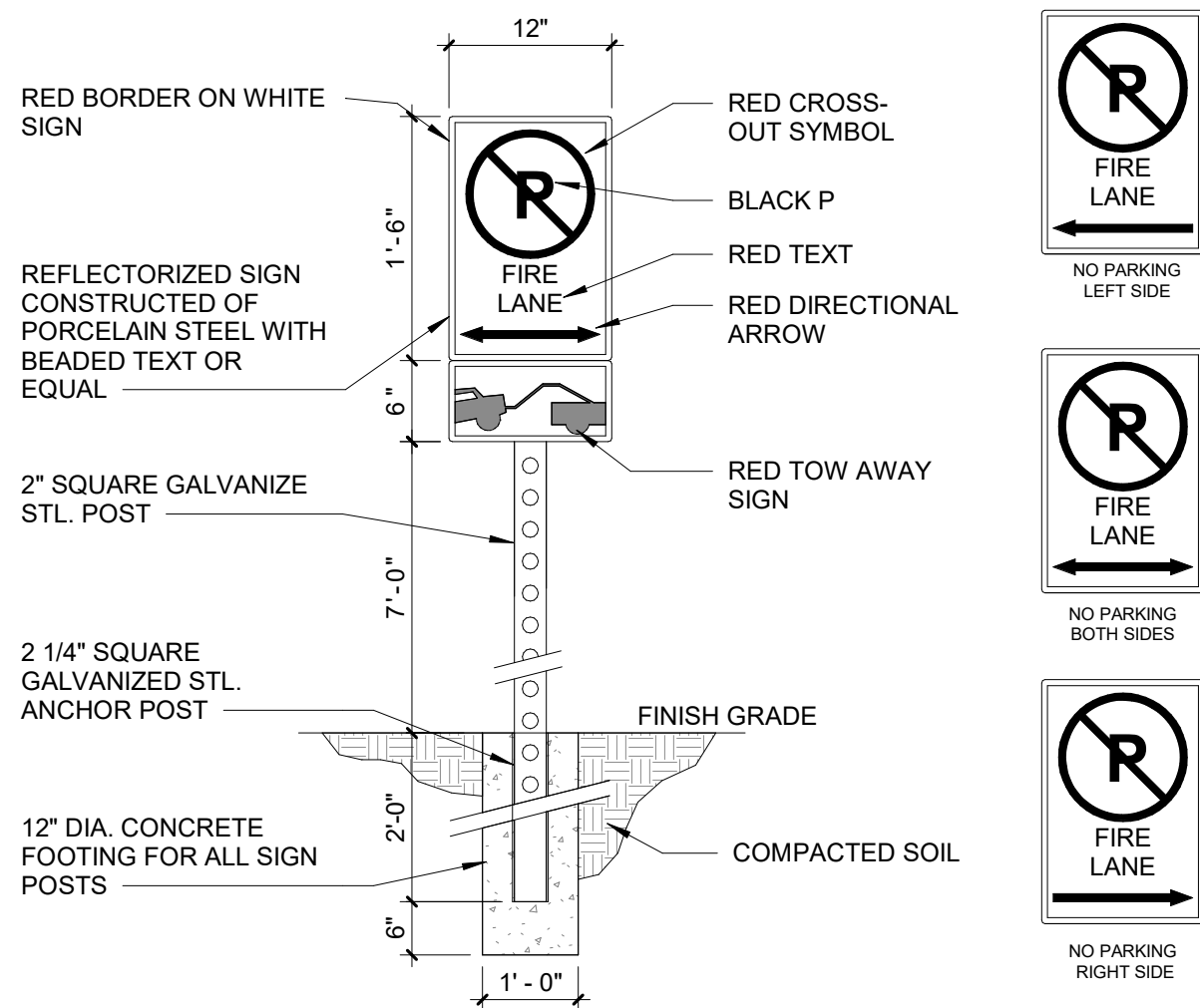
A SUBDIVISION LOCATED IN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



6 DTL-HC Parking Stall - Wide PLAN
PUD-8/ 1/8" = 1'-0"

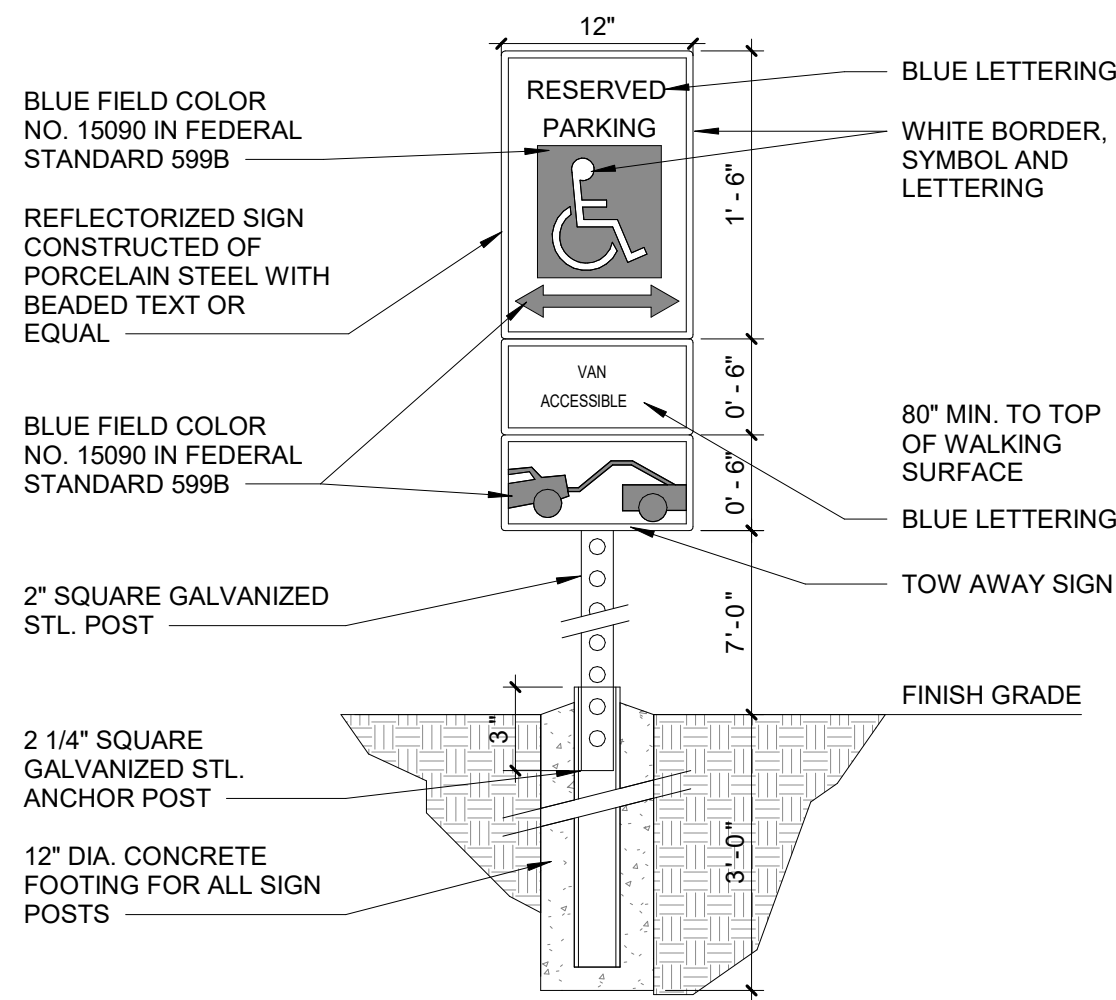


7 DTL-CMU Trash Enclosure Gate at CMU PLAN
PUD-8/ 1 1/2" = 1'-0"

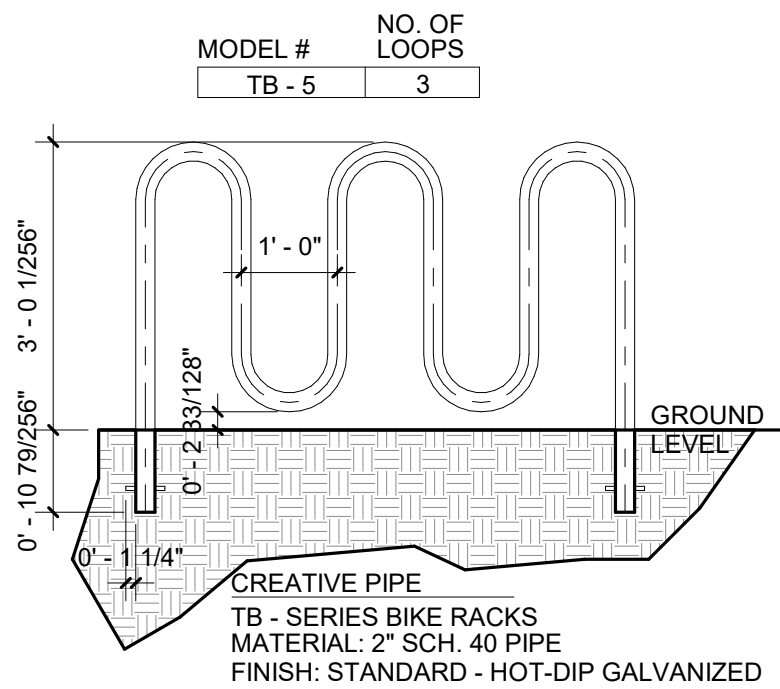


1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANES SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE AT THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SAHLL BE NOT OTHER SIGNS ATTACHEED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENORCACH INTO TEH 29' INSIDE TURNING REDIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO TEH ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

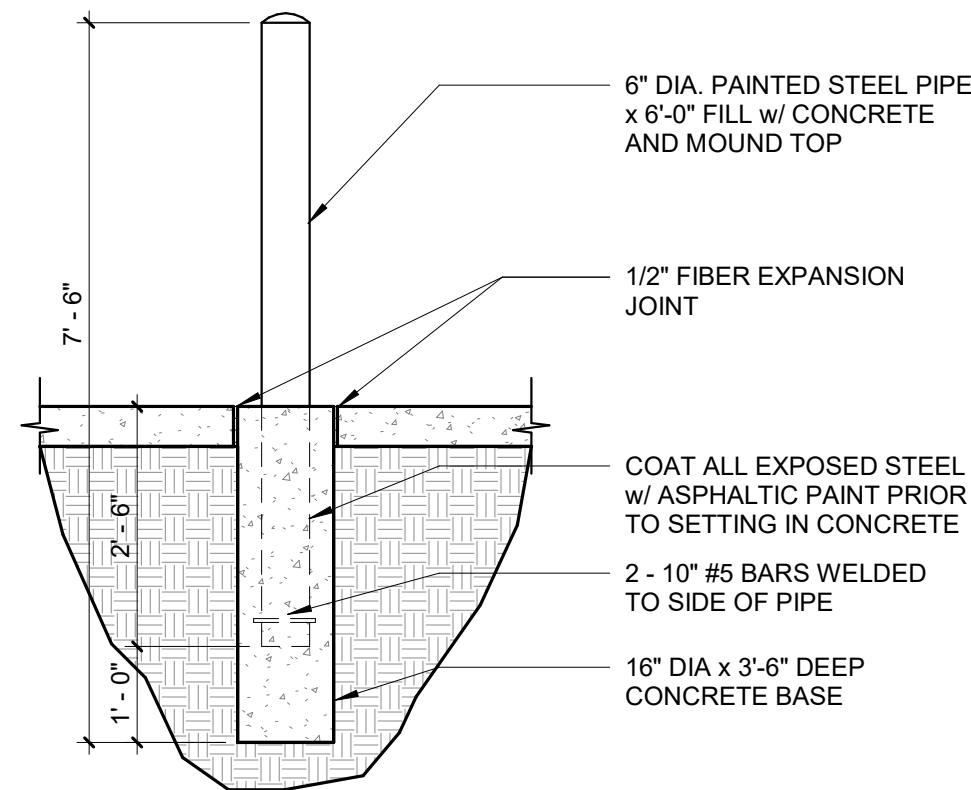
4 FIRE LANE SIGN
PUD-8/ 1/2" = 1'-0"



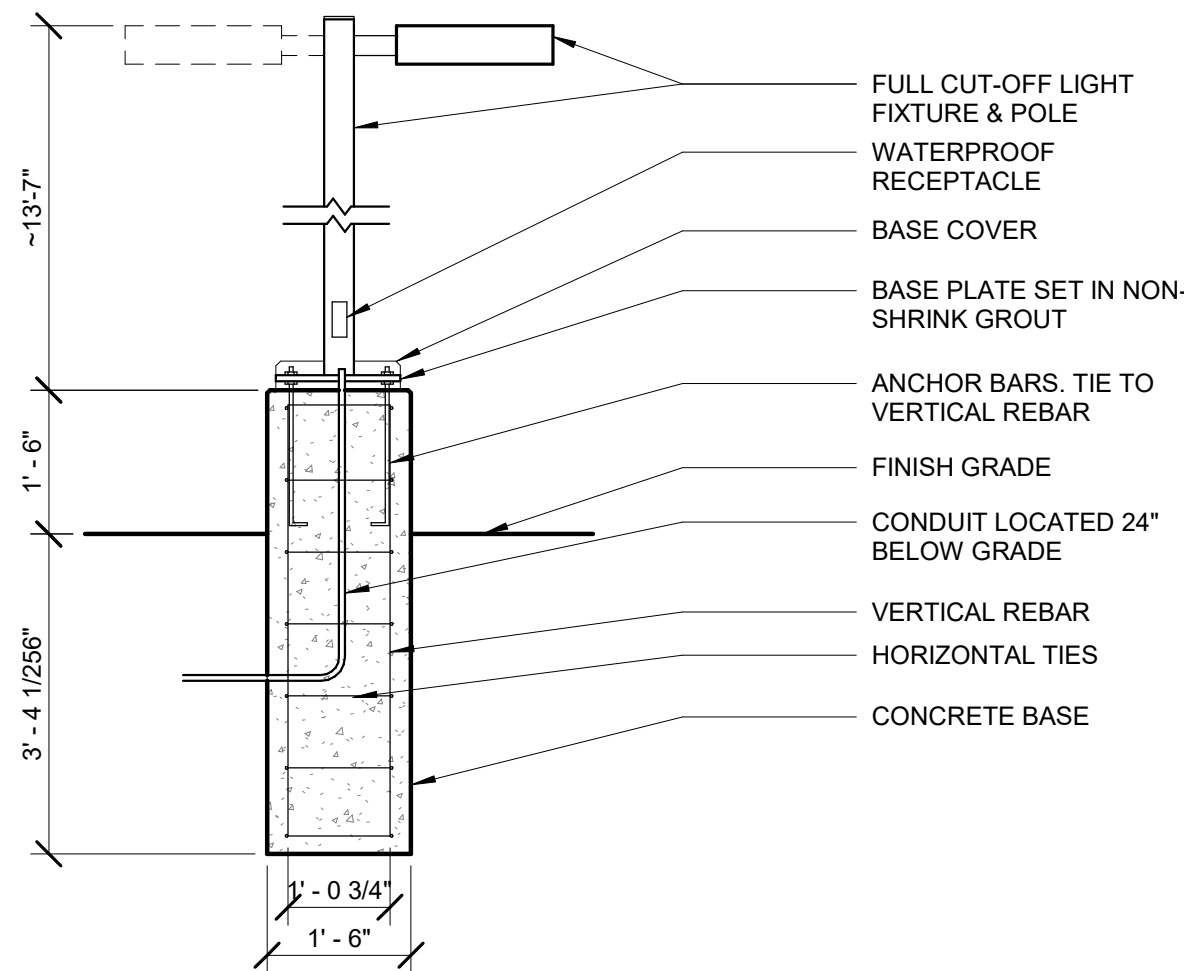
5 ACCESIBLE PARKING SIGN
PUD-8/ 1" = 1'-0"



1 DTL-Bike Rack1
PUD-8/ 1/2" = 1'-0"



2 DTL-Pipe Bollard1
PUD-8/ 1/2" = 1'-0"



3 Plan-Site Light Pole
PUD-8/ 1/2" = 1'-0"

DATE: 03.17.2021
SCALE: As indicated
DRAWN BY: DPW
CHECKED BY: MAE

H O V E R
ARCHITECTURE
385 INVERNESS PARKWAY, SUITE 190
ENGLEWOOD, CO 80112
(720) 773-2800

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PROJECT NUMBER

Project Number

SHEET

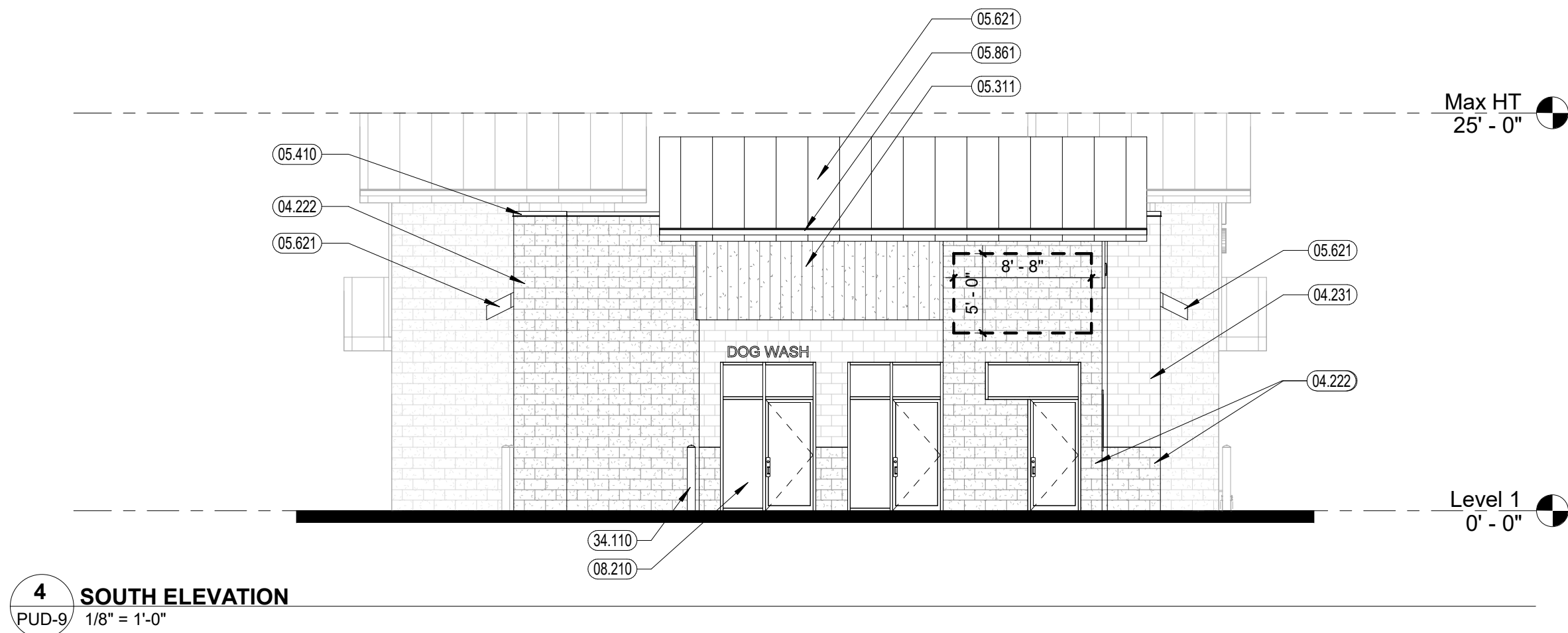
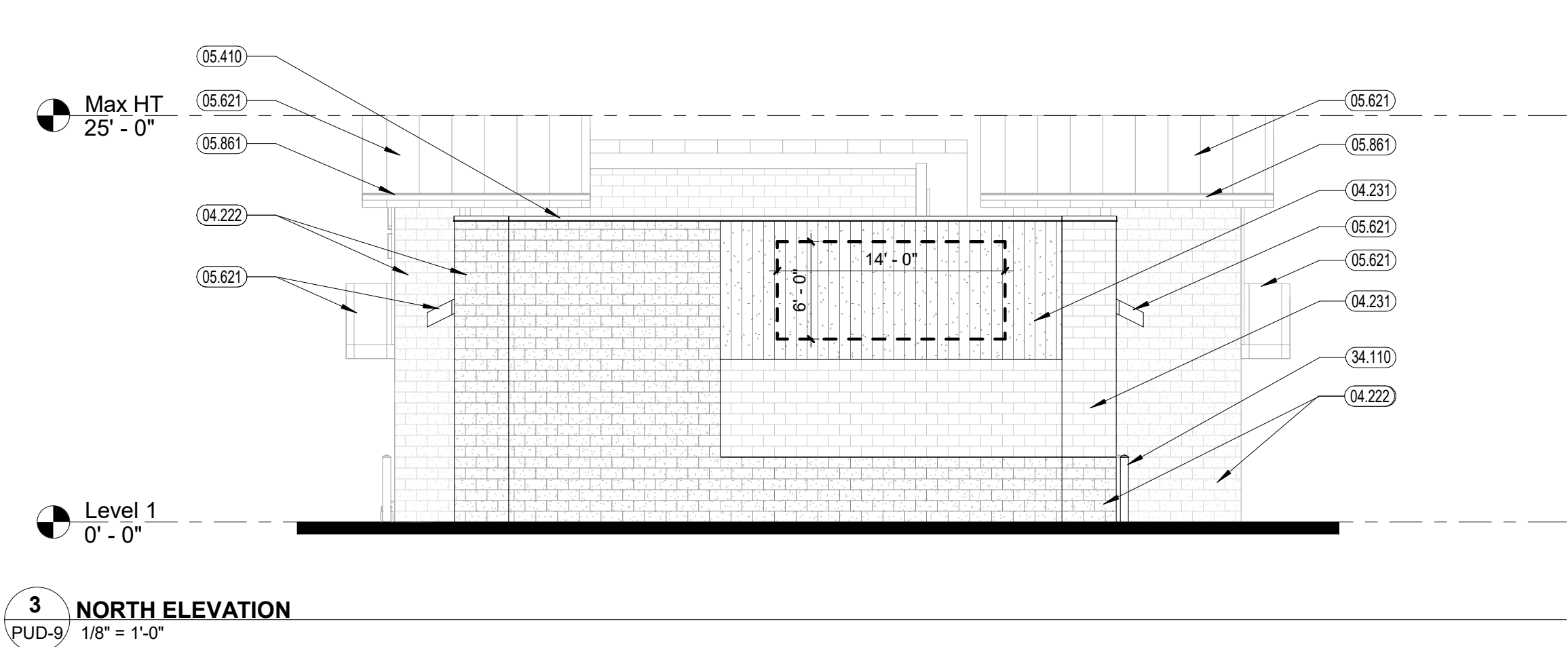
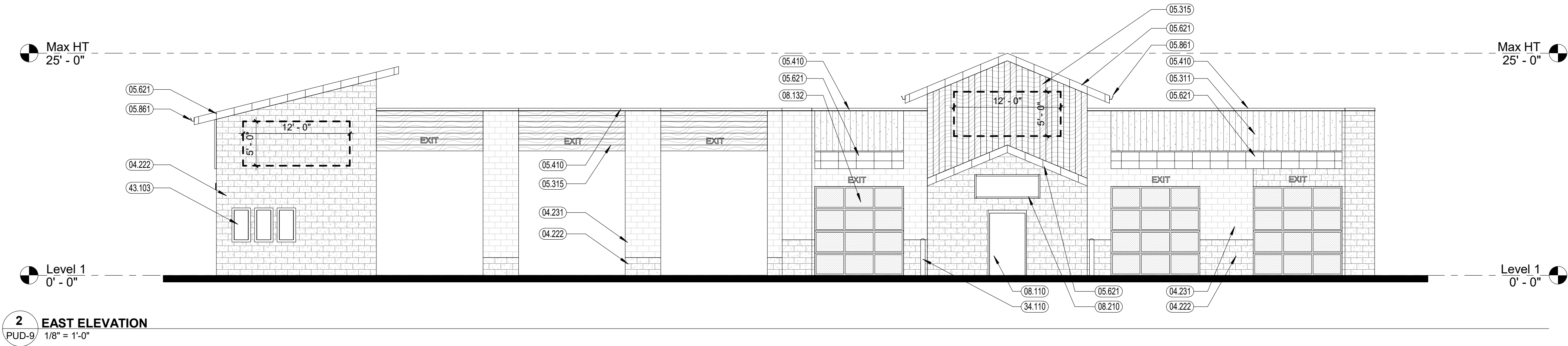
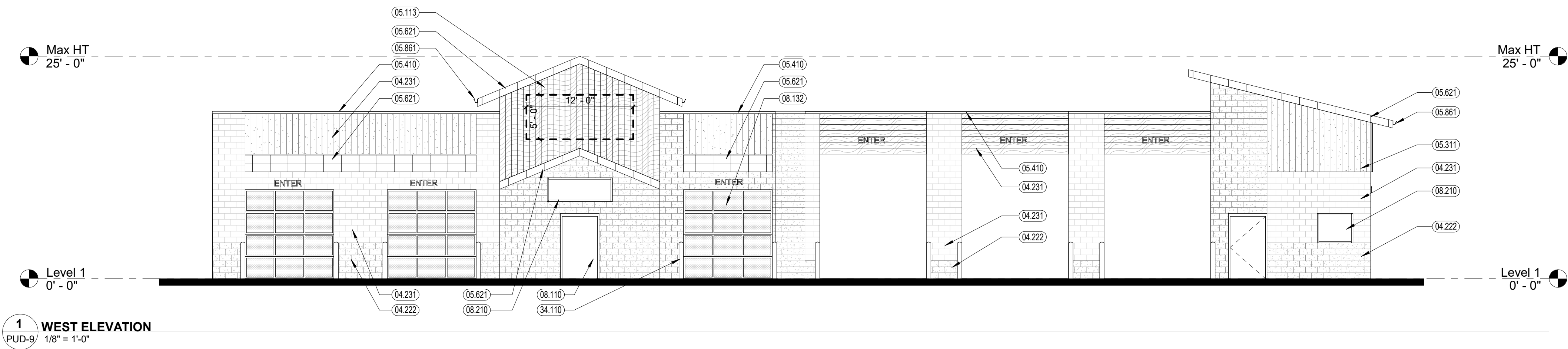
PUD-8

SITE DETAILS

LOT 3, ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO.1

FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

A SUBDIVISION LOCATED IN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



KEYNOTES	
VALUE	KEYNOTE TEXT
04.222	8" NOMINAL SPLIT FACED CMU; CMU-2, RE: STRUCTURAL
04.231	8" NOMINAL GROUND FACED CMU; CMU-1, RE: STRUCTURAL
05.113	
05.311	1 1/2" VERTICAL METAL WALL PANELS, MP-1
05.315	1 1/2" METAL WALL PANELS, MP-2 - RE: ELEVATIONS FOR ORIENTATION
05.410	PRE-FINISHED METAL COPING OVER PARAPET WALL TO MATCH PT-1
05.621	STANDING SEAM METAL ROOFING, R-1
05.861	PREFINISHED METAL GUTTERS TO MATCH R-1
08.110	EXTERIOR MAN DOOR.
08.132	PRE-FINISHED ALUMINUM / POLYCARBONATE SECTIONAL ROLL-UP DOOR.
08.210	EXTERIOR ALUMINUM STOREFRONT WINDOW SYSTEM WITH 1" INSULATED GLASS.
34.110	CONCRETE FILLED PIPE BOLLARD, PT-1
43.103	WALL MOUNTED VENDING MACHINE, BY OWNER.

EXTERIOR FINISH SCHEDULE				
MARK	DESCRIPTION	MFR	MODEL/COLOR	REMARKS
MISC				
SF-1	STOREFRONT ASSEMBLY	KAWNEER	451T / BLACK ANODIZED	W/ CLEAR INSULATED GLAZING
PAINT				
PT-1	PAINT	SHERWIN WILLIAMS	SW 6991 BLACK MAGIC	EXPOSED STEEL STRUCTURE, TRIM AND BOLLARDS
PT-2	PAINT	MBCI	RUSTIC RED	EXTERIOR CANAPIES
ROOFING				
R-1	STANDING SEAM METAL ROOF	MBCI	COAL BLACK	
R-2	TPO MEMBRANE ROOF	FIRESTONE (OR APPROVED EQUAL)	60 MIL, MECH. ATTACHED	FLAT ROOF AND CRICKETS
WALL				
BR-1	4X8X16 BRICK	SPEC-BRIK	DRIFTWOOD (FIND MIX)	4X6X16 AT PILASTERS, RE: KEYNOTES
BR-2	4X8X16 BRICK, BR-2	SPEC-BRIK	CHARCOAL (FIND MIX)	4X6X16 AT PILASTERS, RE: KEYNOTES
CMU-1	GROUND FACE MASONRY UNITS	BEST BLOCK	DRIFTWOOD	
CMU-2	SPLIT FACE MASONRY UNITS	BEST BLOCK	SLATE	
MP-1	VERTICAL METAL WALL PANEL	ROLLFAB METAL (OR APPROVED EQUAL)	ALUMABOARD / PHOENIX COPPER	
MP-2	METAL PANEL	ROLLFAB METAL (OR APPROVED EQUAL)	ALUMABOARD / LIGHT MAPLE	RE: ELEVATIONS FOR ORIENTATION

DATE: 03.17.2021

SCALE: 1/8" = 1'-0"

DRAWN BY: DPW

CHECKED BY: MAE

H O V E R
ARCHITECTURE

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ENGLEWOOD, CO 80112
(720) 773-2800

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PROJECT NUMBER

Project Number

SHEET

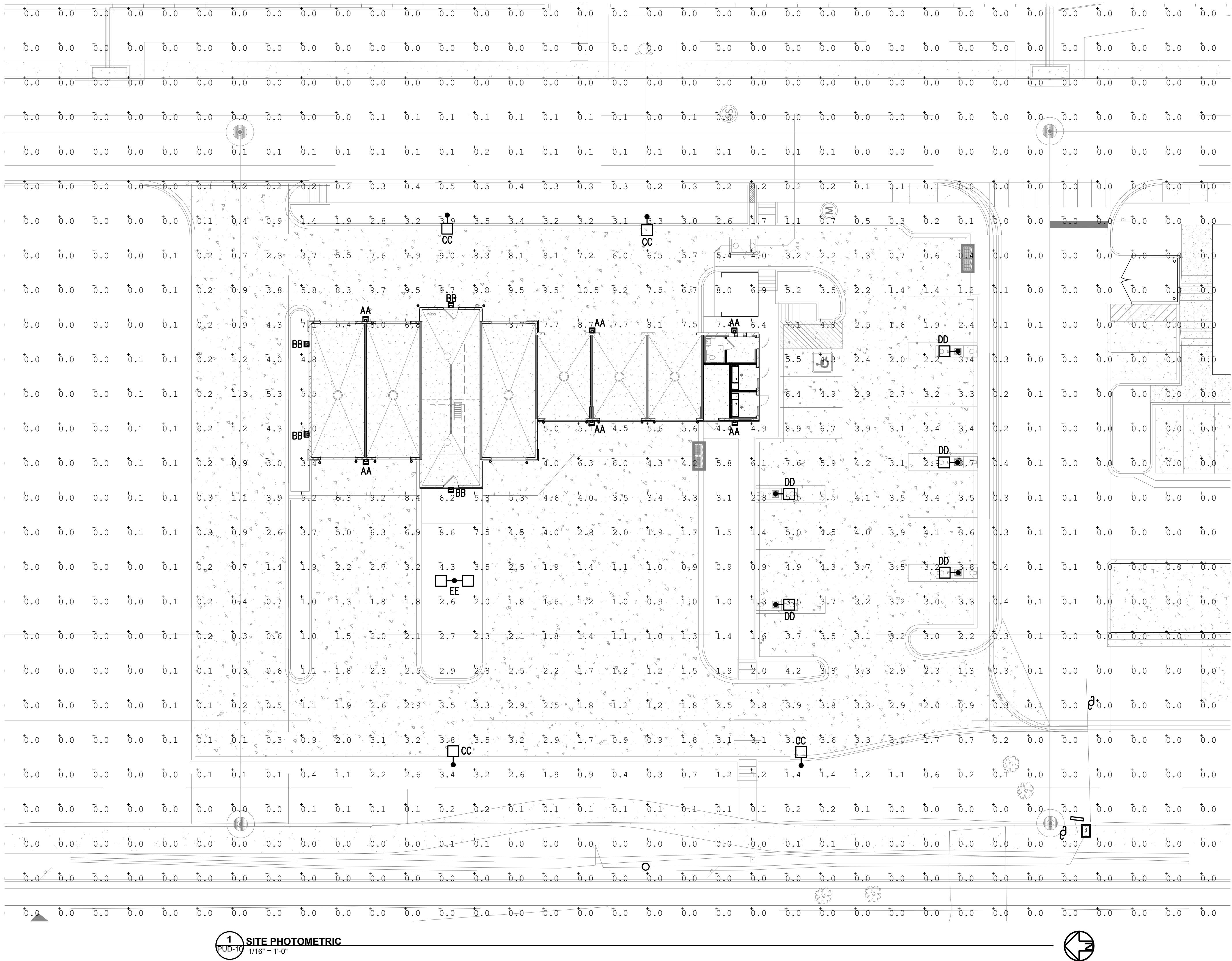
PUD-9

ELEVATIONS

LOT 3, ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO.1

FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



1 SITE PHOTOMETRIC
PUD-10 1/16" = 1'-0"

Luminaire Schedule									
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	M.H.	COLOR	Catalog	
	6	AA	54.6	6198	1.000	12'-0"	BLACK	COOPER - ISW-AF-1000-LED-E1-T4W	
	4	BB	54.6	6193	1.000	14'-0"	BLACK	COOPER - ISW-AF-1000-LED-E1-T2	
	4	CC	113	10111	1.000	20'-0"	BLACK	COOPER - GLEON-AF-02-LED-E1-SL40HSS	
	5	DD	34.0	3465	1.000	13'-6"	BLACK	COOPER - GLEON-SA1A-750-U-T4FT-HSS	
	1	EE	34 X 2	10111	1.000	20'-0"	BLACK	COOPER - GLEON-SA1A-750-U-T4FT-HSS	

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	1.00	9.8	0.0	N.A.	N.A.

DATE: 03.30.2021
SCALE: As indicated
DRAWN BY: 3CE
CHECKED BY: 3CE

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ARCHITECTURE
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ENGLEWOOD, CO 80112
(720) 773-2800

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PROJECT NUMBER
21.005

SHEET
PUD-10

SITE PHOTOMETRIC

3E
1415 PARK AVENUE WEST
DENVER, COLORADO 80205
(p) 303.357.1998
3consultingengineers.com

LOT 3, ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO.1

FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Typical Applications
Outdoor • Wall Mount • Walkways

Product Certifications
ETL, IP66, UL, IMA, ENEC

Interactive Menu
• Ordering Information page 2
• Product Specifications page 2
• Energy and Performance Data page 3
• Control Options page 4

Quick Facts
• 10 Optical Distributions
• Lumen packages range from 2,459 to 8,123 (20W - 66W)
• Efficacy up to 143 lumens per watt

Connected Systems
• Enlighted
• WaveLink

Dimensional Details
Cylinder: 18" (467mm) x 9" (229mm)
Quarter Sphere: 18" (467mm) x 9" (229mm)
Hook - n- Lock: 18" (467mm) x 9" (229mm)
Trapezoid: 18" (467mm) x 9" (229mm)
Wedge: 18" (467mm) x 9" (229mm)

COOPER Lighting Solutions

1 PUD-11
1 FIXTURE AA: ISW-AF-1000-LED-E1-T4W

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

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Outdoor • Wall Mount • Walkways

Product Certifications
ETL, IP66, UL, IMA, ENEC

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COOPER Lighting Solutions

2 PUD-11
2 FIXTURE BB: ISW-AF-1000-LED-E1-T2

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Product Certifications
ETL, DLC, IP66, UL, IMA, ENEC

Interactive Menu
• Ordering Information page 2
• Mounting Details page 3
• Optical Distributions page 4
• Product Specifications page 4
• Energy and Performance Data page 4
• Control Options page 5

Quick Facts
• Lumen packages range from 4,200 - 80,800 (34W - 640W)
• Efficacy up to 156 lumens per watt

Dimensional Details
Number of Light Squares: 1-4, 5-6, 7-8, 9-10
Width: 15-1/2", 21-5/8", 27-5/8", 33-3/4"
Standard Arm Length: 7", 10", 13", 16"
Quick Mount Arm Length: 10-5/8", 16-9/16", 10-5/8", 16-9/16", 10-5/8", 16-9/16", 10-5/8", 16-9/16"

COOPER Lighting Solutions

3 PUD-11
3 FIXTURE CC: GLEON-AF-02-E1-SL4-HSS

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Product Certifications
ETL, DLC, IP66, UL, IMA, ENEC

Interactive Menu
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• Optical Distributions page 4
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COOPER Lighting Solutions

4 PUD-11
4 FIXTURE DD: GLEON-SA1A-750-U-T4FT-HSS

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Product Certifications
ETL, DLC, IP66, UL, IMA, ENEC

Interactive Menu
• Ordering Information page 2
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COOPER Lighting Solutions

5 PUD-11
5 FIXTURE EE: GLEON-SA1A-750-U-T4FT-HSS

DATE: 03.30.2021
SCALE: As indicated
DRAWN BY: 3CE
CHECKED BY: 3CE

H O V E R
ARCHITECTURE
385 INVERNESS PARKWAY, SUITE 190
ENGLEWOOD, CO 80112
(720) 773-2800

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PROJECT NUMBER
21.005

SHEET

PUD-11

LIGHTING DETAILS

3E
1415 PARK AVENUE WEST
DENVER, COLORADO 80205
(p) 303.357.1998
3consultingengineers.com

LOT 3, ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO.1

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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



2 WEST ELEVATION
PUD-12 12" = 1'-0"



4 EAST ELEVATION
PUD-12 12" = 1'-0"



3 NORTH ELEVATION
PUD-12 12" = 1'-0"



1 SOUTH ELEVATION
PUD-12 12" = 1'-0"

DATE: 03.17.2021
SCALE: 12" = 1'-0"
DRAWN BY: DPW
CHECKED BY: MAE

H O V E R
ARCHITECTURE
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PROJECT NUMBER

Project Number

SHEET

PUD-12

**ELEVATIONS -
COLOR**

LOT 3, ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO.1

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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



Southeast Corner



Northeast Corner



Northwest Corner



Southwest Corner

DATE: 03.17.2021
SCALE:
DRAWN BY: DPW
CHECKED BY: MAE

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PROJECT NUMBER

Project Number

SHEET

PUD-13

RENDERINGS