

MOTHERLODE BUILDING AT 602 SOUTH TAYLOR AVENUE FINAL PLANNED UNIT DEVELOPMENT
LOT 7, BLOCK 4, COLORADO TECHNOLOGICAL, CENTER FILING 1
SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6th P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS PUD, DEEPIKA AVANTI ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS PUD.

WITNESS MY / OUR HAND(S) SEAL(S) THIS _____ DAY OF _____, 20 _____

DEEPIKA AVANTI

_____(NOTARY SEAL)
NOTARY NAME

NOTARY SIGNATURE

MY COMMISSION EXPIRES _____

CITY COUNCIL CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20 _____

BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

BY _____
MAYOR

BY _____
CITY CLERK

RESOLUTION NO. _____, SERIES _____

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20 _____

BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____
SERIES _____

PROJECT DESCRIPTION:

NEW 17,597 SF MOTHERLODE BUILDING ON VACANT LAND TO BE PRIVATELY OWNED AND RENTED TO ENTREPRENEURS/TENANTS NEEDING UP TO 17,597 SF TO DO LIGHT INDUSTRIAL, MANUFACTURING, RESEARCH AND DEVELOPMENT IN THE COMMERCIAL STRUCTURE. EXCESS PARKING IS PROVIDED FOR ENTREPRENEURS/TENANTS SUBMITTING FOR OFFICE SPACE PERMITTING.

WAIVER REQUESTS:

1. WAIVER IS REQUESTED FOR: IDDSG 2.1.1F

DRIVEWAYS SERVING BUILDING SITES ON EITHER SIDE OF A PUBLIC STREET SHALL EITHER BE ALIGNED OR OFFSET TO PROVIDE A MINIMUM SEPARATION OF 75-FEET WHEN NOT LOCATED ADJACENT TO A PUBLIC STREET INTERSECTION. (S)

THE SITE DRIVEWAY LOCATION COMPLIES WITH IDDSG 2.1.1G FOR SAME SIDE OF STREET DRIVEWAY SEPARATIONS. A VARIANCE IS REQUESTED FOR IDDSG 2.1.1F AS THE EXISTING ACROSS STREET DRIVEWAYS WERE NOT INSTALLED IN COMPLIANCE WITH SECTION 2.1.1G. THE SITE HAS LIMITED FRONTAGE, ALIGNING TO THE ACROSS STREET DRIVEWAY #2 (SEE SITE PLAN), WOULD RESULT IN NON-COMPLIANCE WITH IDDSG 2.1.1G FOR ACROSS STREET DRIVEWAY #3. GIVEN THE SMALL SITE FRONTAGE, OUR DRIVEWAY LOCATION IS DIFFICULT TO MOVE LOCATIONS DUE TO BUILDING SIZE, FRONTAGE LENGTH AND DETENTION POND FOOTPRINT REQUIRED.

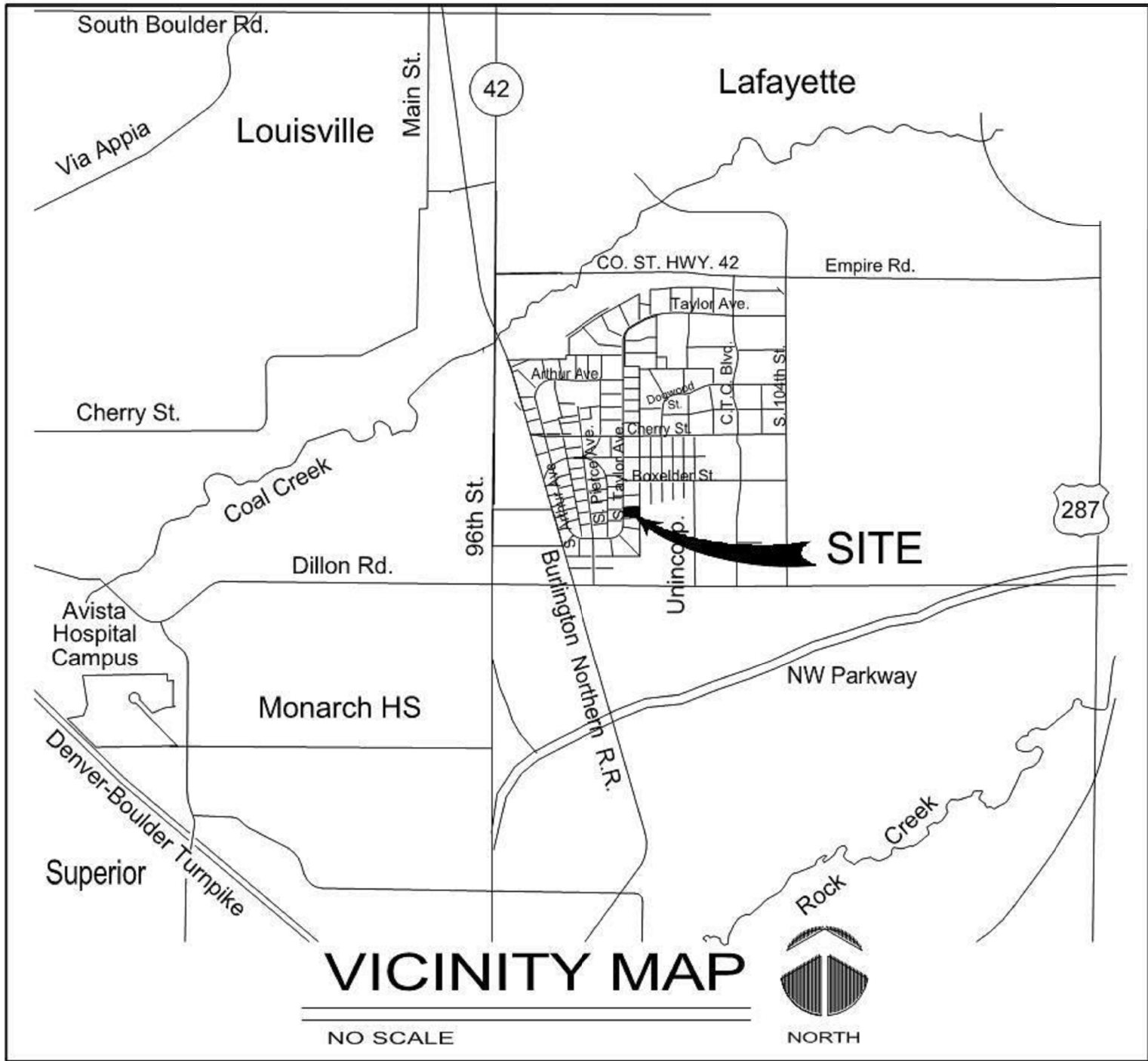
2. WAIVER IS REQUESTED FOR IDDSG 5.2.A.1

THE LANDSCAPE BUFFER SHALL BE 10' WIDE ON THE NORTH SIDE.

A 10.3-FOOT WIDE BUFFER FROM NORTH PROPERTY LINE TO BUILDING IS PROVIDED INCLUDING A 5-FOOT WIDE SIDEWALK AND 5.3-FEET OF ENHANCED LANDSCAPE AND SCREENING. PLANTINGS WITHIN THE 5.3-FOOT WIDE AREA ARE NEARLY DOUBLE THE QUANTITY OF TREES, SHRUBS AND GROUND COVER REQUIRED BY CODE TO ACHIEVE THE FUNCTIONAL APPEARANCE OF A 10-FOOT WIDE BUFFER TO ACCOMMODATE THE 5 FOOT WIDE SIDEWALK ALONG THE NORTH SIDE OF THE BUILDING CONNECTING TO SOUTH TAYLOR AVENUE.

GENERAL NOTES:

- THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF MONUMENT SIGNS, PAVEMENT SURFACES, OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.
- ESTIMATED COMPLETION OF THE PROJECT SUMMER 2023.
- THE PROJECT IS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CRITERIA SET FORTH IN THE COLORADO TECHNOLOGICAL CENTER GENERAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES.
- ROOFTOP MECHANICAL UNITS WILL BE LOCATED 20FT BACK FROM THE EDGE OF THE ROOF OR SCREENED BY THE BUILDING PARAPET.
- THE SOUTHERNMOST END OF THE FIRE ACCESS LANE SHALL NOT BE USED FOR SNOW STORAGE.
- CONCRETE WALKS, CURB AND GUTTER THAT ARE DAMAGED ADJACENT TO THE SITE SHALL BE REPLACED BY THE DEVELOPER.



PROJECT DATA

OWNER: Deepika Avanti
698 Dixon Rd
Boulder, CO
(303) 440-4431
deepika@holistictherapiesinc.com

ARCHITECT: Kenny Davis Architects
1638 S Brentwood St
Lakewood CO, 80232
(303) 960-5813
kenny@kennydavisarchitects.com

OWNER'S REPRESENTATIVES: Charles Ogsbury
(720) 480-2066
chuck.ogsbury@gmail.com

LANDSCAPE ARCHITECT: Outside LA
Boulder CO
(303) 718-6472
osla@me.com

Zen Ogsbury
(303) 817-3483
zenogsbury@gmail.com

ELECTRICAL ENGINEER: LW Engineering, LLC
Illumination Engineering
2470 S Lafayette St
Denver CO, 80210
(303) 733-5990

CIVIL ENGINEER: Creative Civil Solutions
723 Main St, Unit 2
Longmont CO, 80501
(303) 684-8484
curtisk@creativecivil.com

ZONING: Planned Community Zone District - Industrial PUD (Colorado Tech Center PUD)

APPROVED CODES: Louisville Municipal Code
Commercial Development Design Standards and Guidelines

City of Louisville
Industrial Development Design Standards & Guidelines (IDDSG)

SHEET INDEX

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SHEET 10 of 10 - PHOTOMETRIC SCHEDULES & SPECIFICATIONS

SITE DATA

SITE AREAS	REQUIRED	EXISTING	PROPOSED
TOTAL SITE AREA	NA	52,372 SF	52,372 SF
BUILDING COVERAGE	NA	NA	17,597 SF (33.6%)
LANDSCAPE AREA	25% MIN	NA	13,171 SF (25.1%)
HARDSCAPE AREA	75% MAX	NA	39,201 SF (74.9%)
TOTAL			57,372 SF (100%)

BUILDING HEIGHT			
MINIMUM HEIGHT	NA	NA	20'-0"
MAXIMUM HEIGHT	NA	NA	30'-0"
LOW GRADE @ BLDG	NA	NA	5326.06'
HIGH GRADE @ BLDG	NA	NA	5327.60'
AVERAGE GRADE	NA	NA	5326.89'
AVERAGE BLDG HT	35'-0"	NA	26'-8"
TOP OF MECH SCREEN	NA	NA	NA*

* NO SCREENING PROPOSED, ROOFTOP EQUIP WILL BE SET BACK 20'-0" MIN

BUILDING AREAS			
MAIN LEVEL	NA	NA	16,269 GSF
MEZZANINE LEVEL	NA	NA	0 GSF
TOTAL			16,269 GSF

SETBACKS - BUILDING			
WEST (FRONT)	30'-0"	NA	30.69'
EAST (REAR)	15'-0"	NA	15.18'
NORTH (SIDE)	10'-0"	NA	10.30'
SOUTH (SIDE)	10'-0"	NA	106.38'

SETBACKS - PARKING			
WEST (FRONT)	20'-0"	NA	48.62'
EAST (REAR)	0'-0"	NA	2.00'
NORTH (SIDE)	10'-0"	NA	100.83'
SOUTH (SIDE)	10'-0"	NA	10.00'

LANDSCAPE SIDEYARD BUFFER			
NORTH (SIDE)	10'-0"	NA	5.30'
SOUTH (SIDE)	10'-0"	NA	10.00'

PARKING SPACES *	REQUIRED	PROPOSED
STANDARD	33	38
EV CHRG W CONDUIT	5	5
EV CHRG W WIRED	4	4
EV CHRG W STATION	3	4
EV ACCESSIBLE	1	1
ACCESSIBLE (VAN)	2	2
TOTAL	33	38

* PARKING CALCULATIONS

MFG / RESEARCH & DEVELOPMENT 16,269sf
COVERED LOADING 1,328sf
BUILDING FOOTPRINT 17,597sf

2/1000SF = 33 SPACES
0 SPACES

33 PARKING REQUIRED
ACCESSIBLE PARKING SPACES PER IBC 2018 TABLE 1106.1

HC REQUIRED: 2 (VAN ACCESSIBLE)

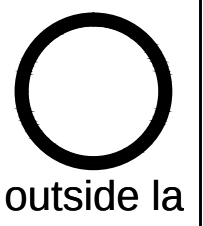
SURFACE PROVIDED=38 (INCL 2 HC VAN)
5 EXCESS STALLS FOR OFFICE FINISHES
2 STANDARD LOADING / 1 SEMI LOADING
TOTAL PROVIDED 38 STALLS

Kenny Davis Architects

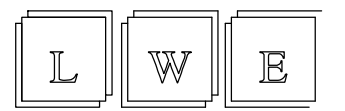
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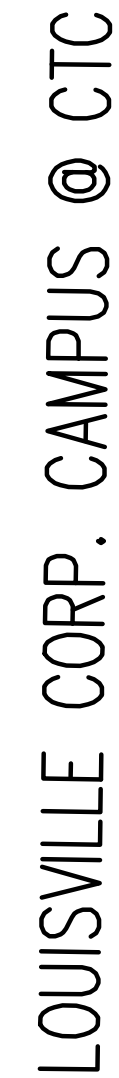
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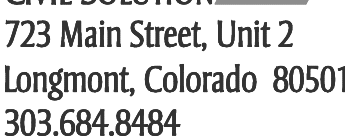
Block 4 Lot 7
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602 S. Taylor Ave
Louisville, CO 80027

PROJ NO: 17005
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REV PUD 2R1 - 03.15.22
PUD 3 - 04.21.22
PUD 4 - 05.16.22

COVER SHEET



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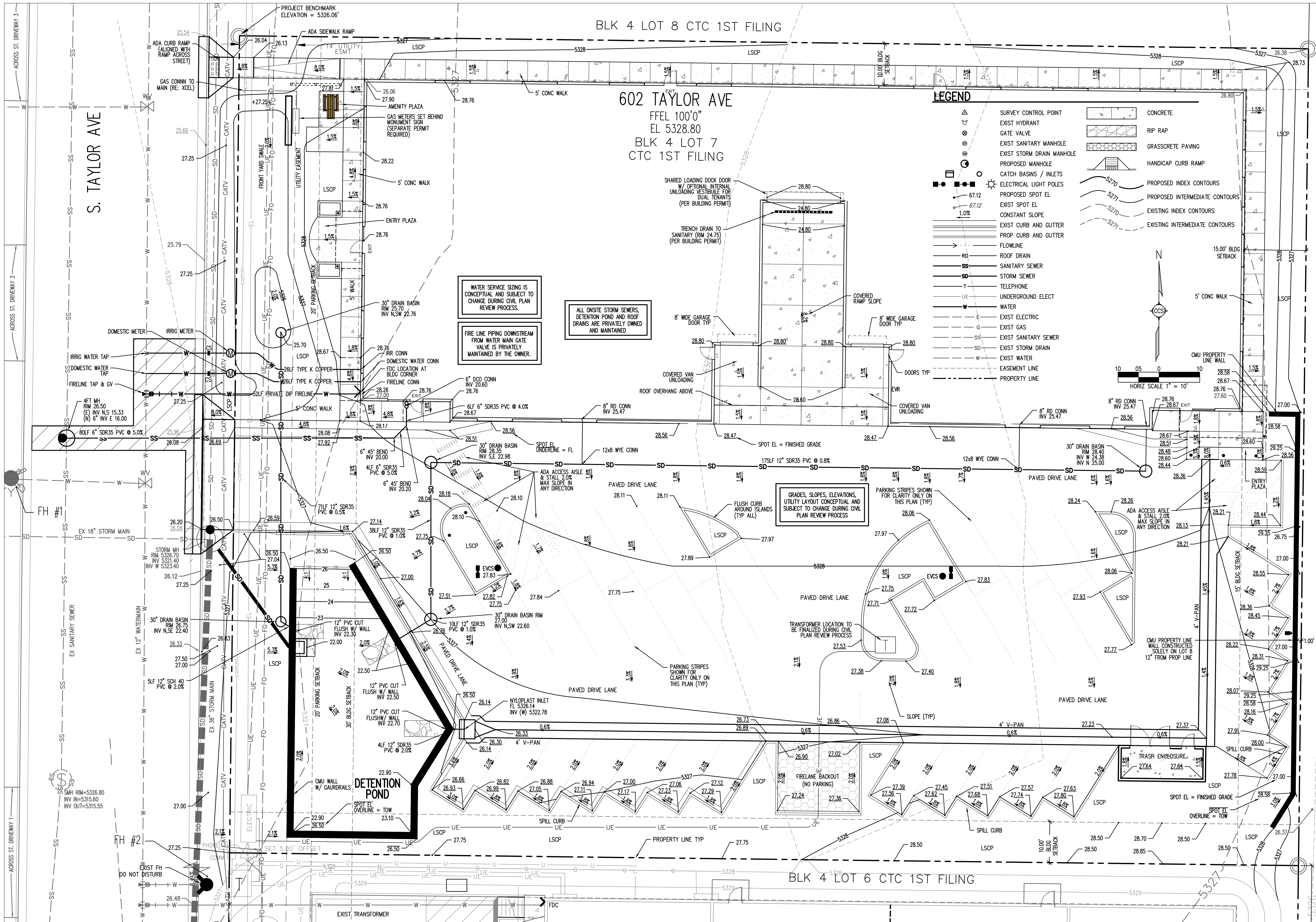
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PUD DEVELOPMENT PLAN

2

SHEET 2 OF 10



LOUISVILLE CORP. CAMPUS @ CTC

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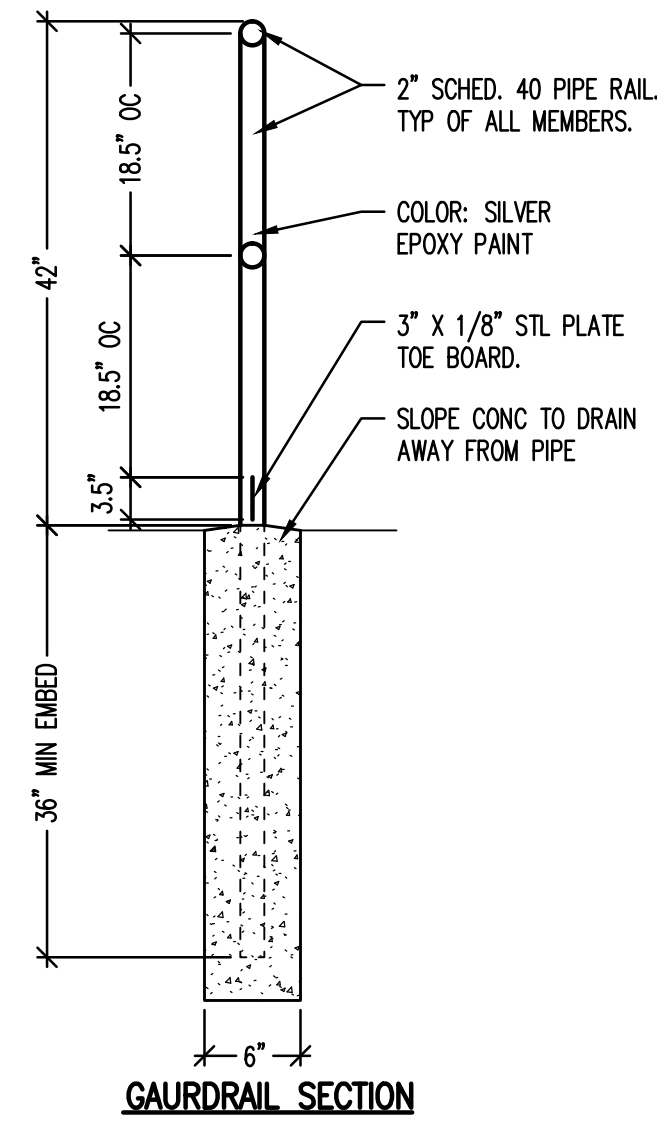
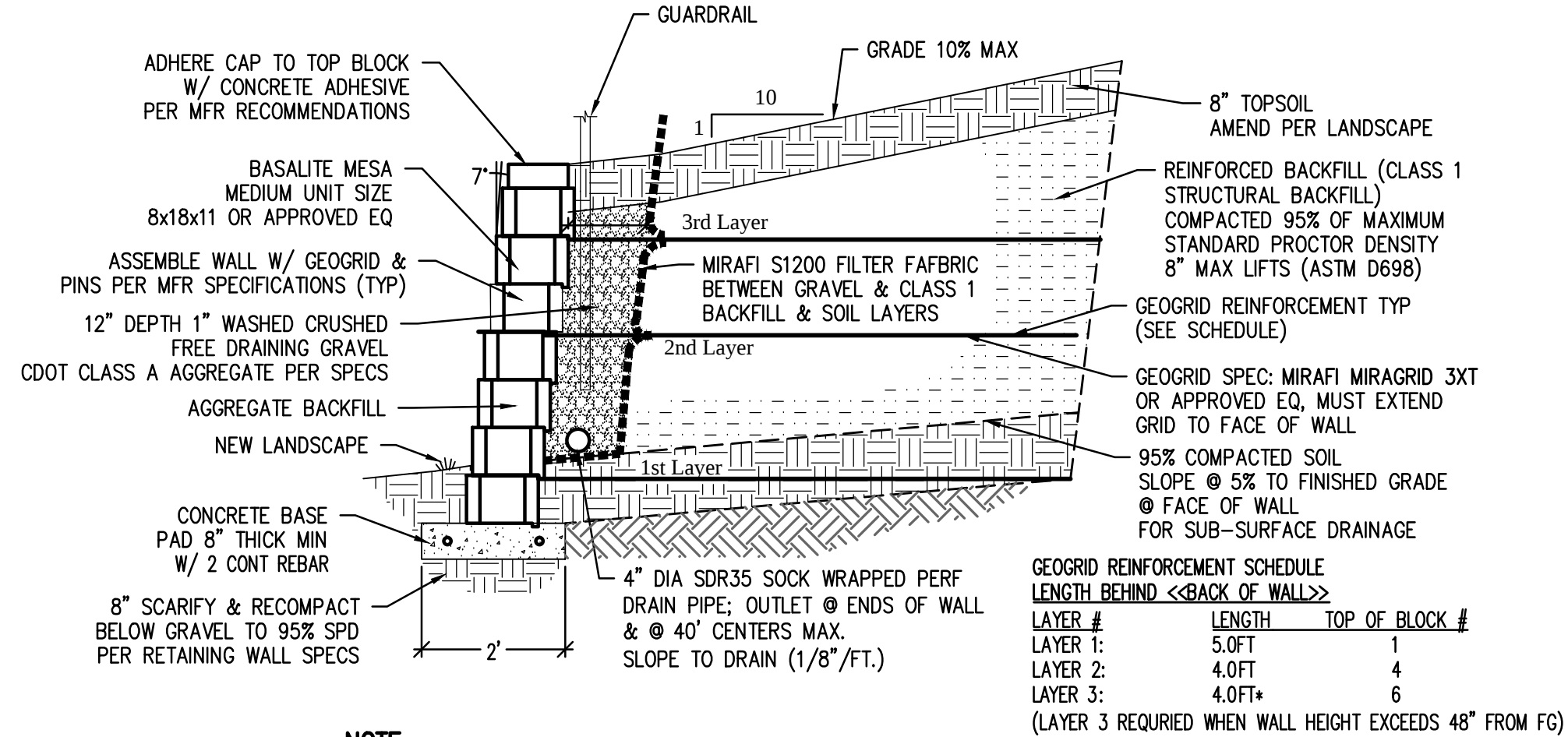
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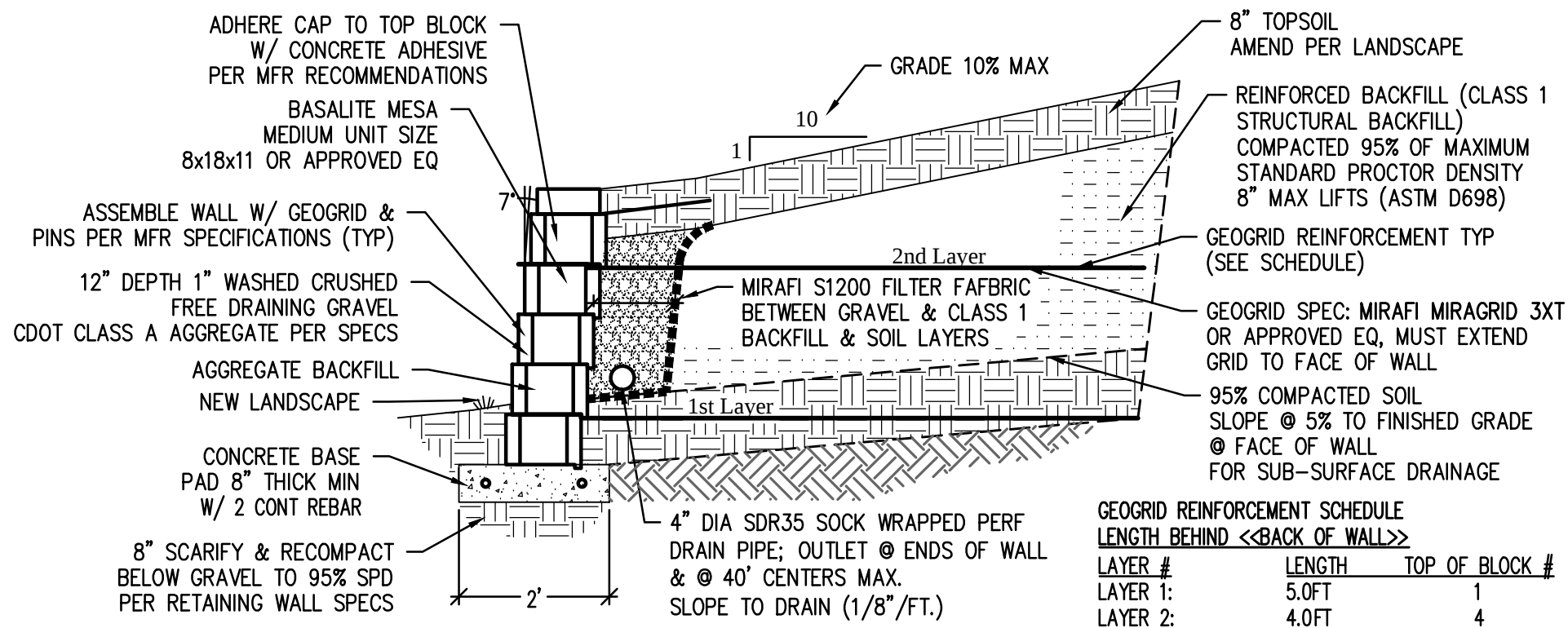
MASTER UTILITY
& GRADING PLAN
3
SHEET 3 OF 10



NOTE:

1. INSTALLER TO COMPLY WITH MIN GEOGRID TYPE, LENGTH AND SPACING PER THIS DETAIL. INSTALLER SHALL COORDINATE FINAL DESIGN WITH WALL MANUFACTURER BASED ON THESE MIN SPECS. MANUFACTURER SHALL ADD ADDITIONAL GRID OR LENGTH AS NEEDED AND PE STAMP PRIOR TO INSTALLATION.
2. INSTALLER SHALL VERIFY SOIL CONDITIONS WITHIN BACKFILL ZONES ONSITE ARE SUITABLE BASED ON MANUFACTURERS DESIGN PROVIDED.
3. RETAINING WALL BLOCKS TO BE BASALITE MESA MEDIUM UNIT OR APPROVED. EQUAL OWNER SPECIFIED COLOR: MEDIUM BROWN # 386, INSTALL PER MFR SPECS.
4. GRADE AT BOTTOM OF WALL TO 2% MINIMUM SLOPE AWAY FROM WALL.
5. INSTALLER SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY FIELD CONDITIONS DO NOT MEET MANUFACTURER'S DESIGN PARAMETERS OR IF FIELD CONDITIONS WARRANT DESIGN MODIFICATIONS.
6. FINAL DESIGN SHALL BE SUBMITTED TO ENGINEER OF RECORD PRIOR TO INSTALLATION.

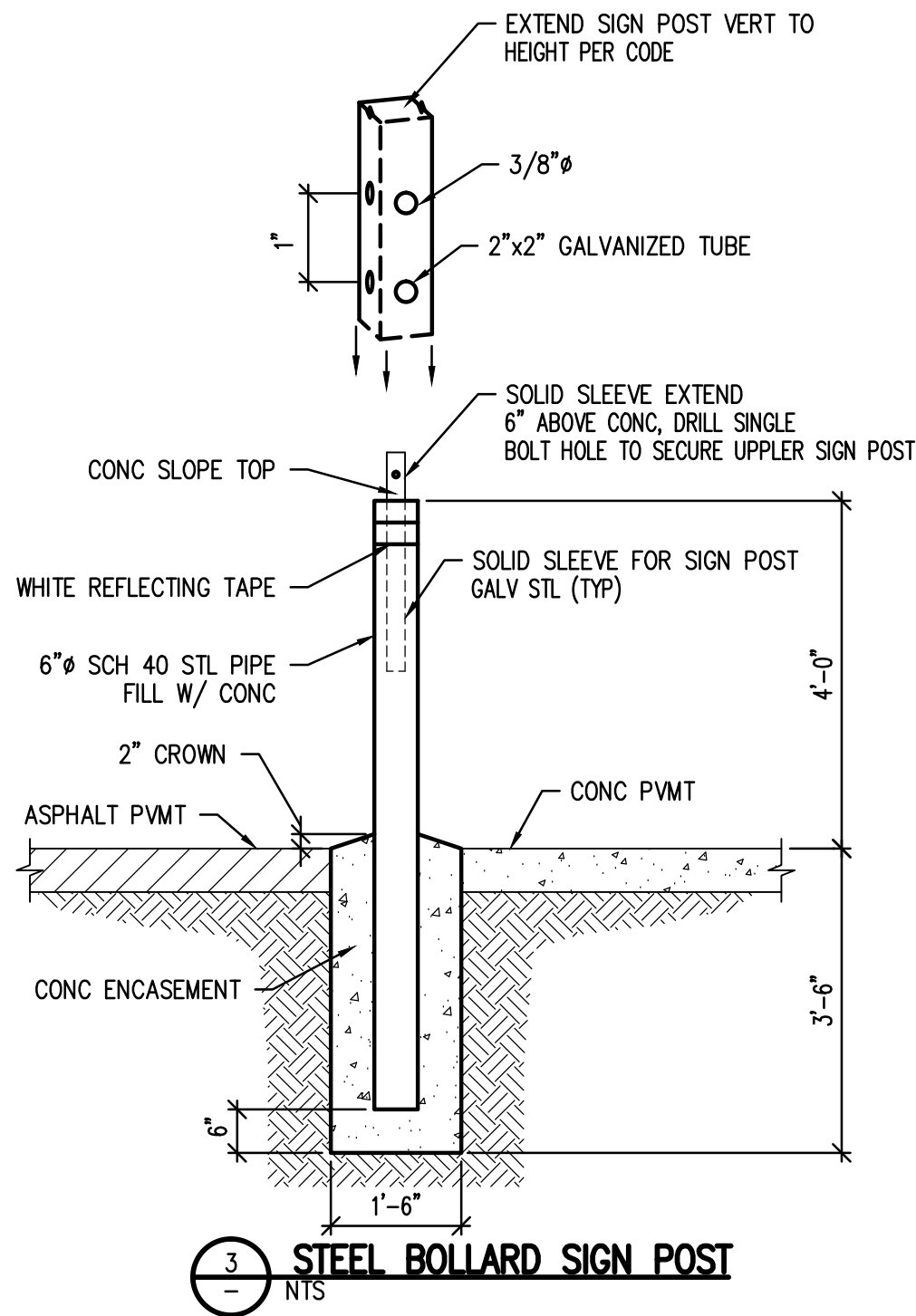
1 SINGLE CMU RETAINING WALL 3.0' < H < 5'
NTS



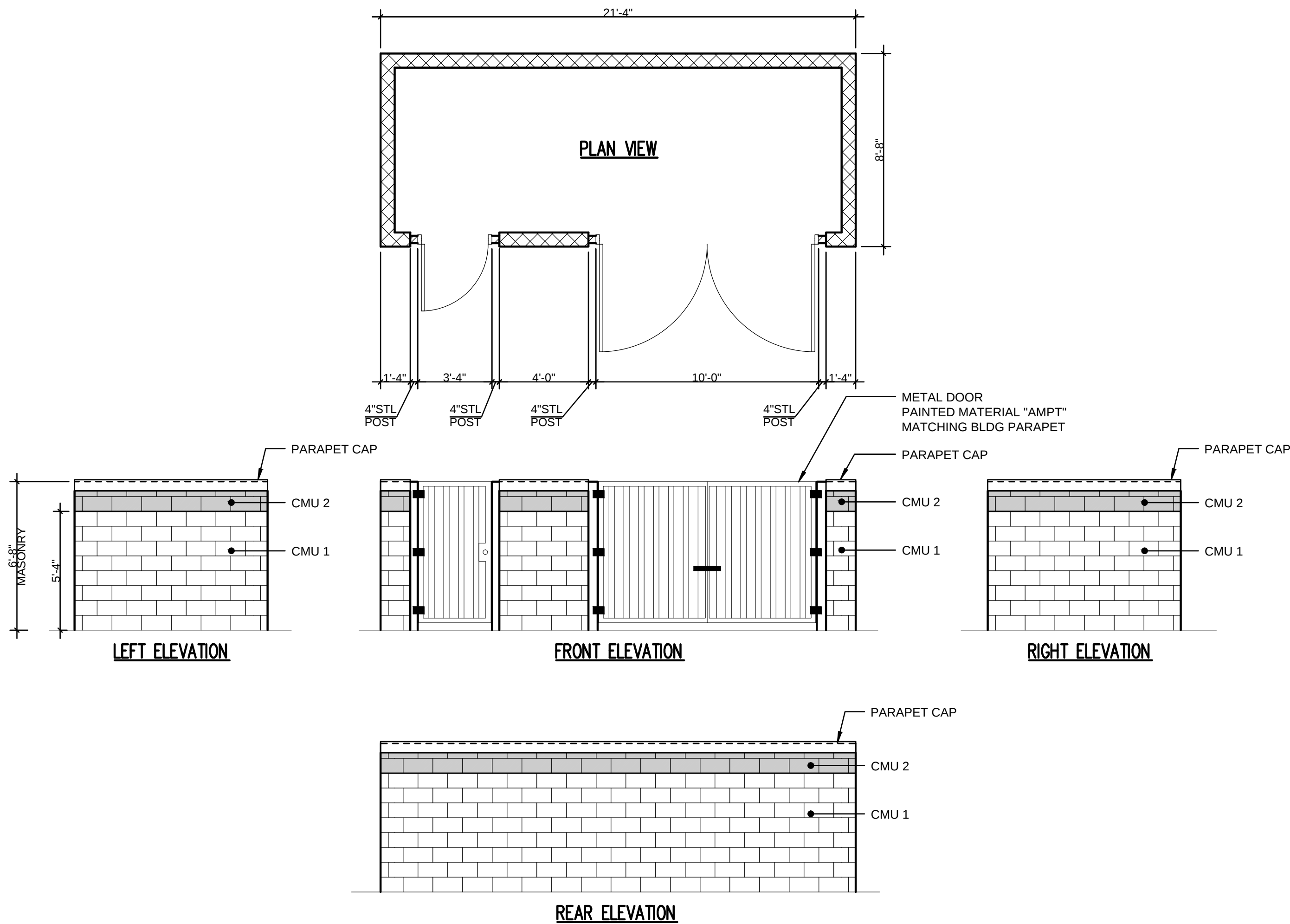
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2 SINGLE CMU RETAINING WALL H < 2.5'
NTS



3 STEEL BOLLARD SIGN POST
NTS



4 TRASH ENCLOSURE PLAN AND ELEVATIONS
1/4" = 1'-0"

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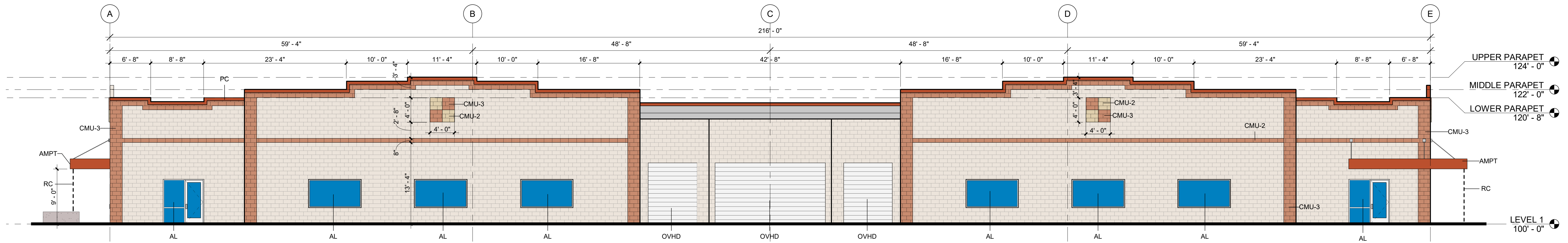
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**Motherlode
Bldg**

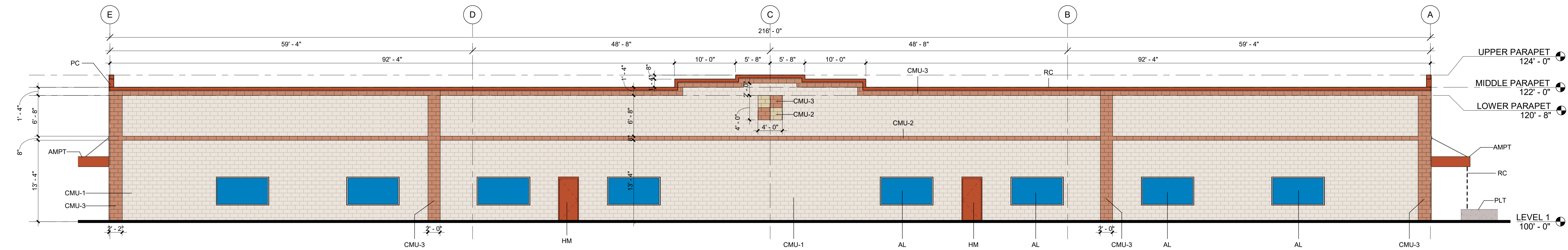
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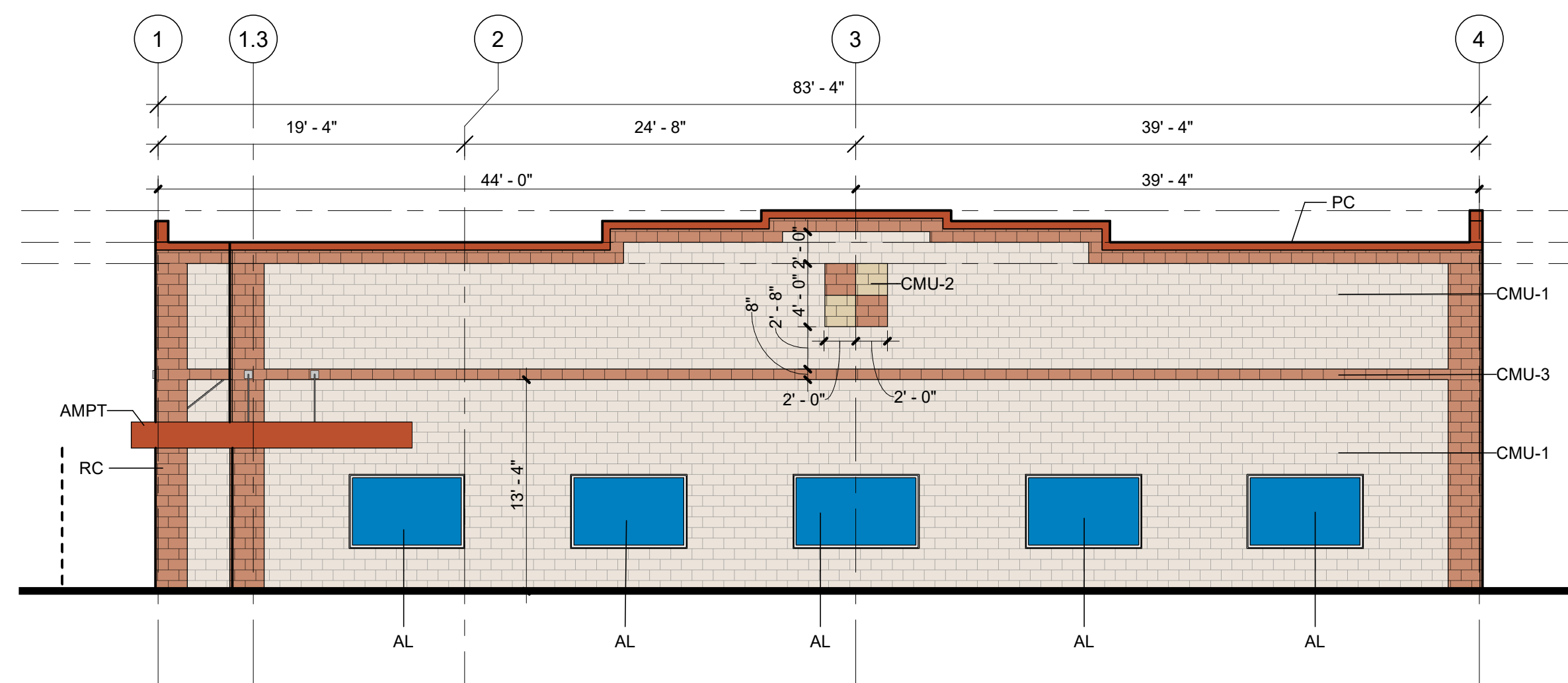
SITE DETAILS



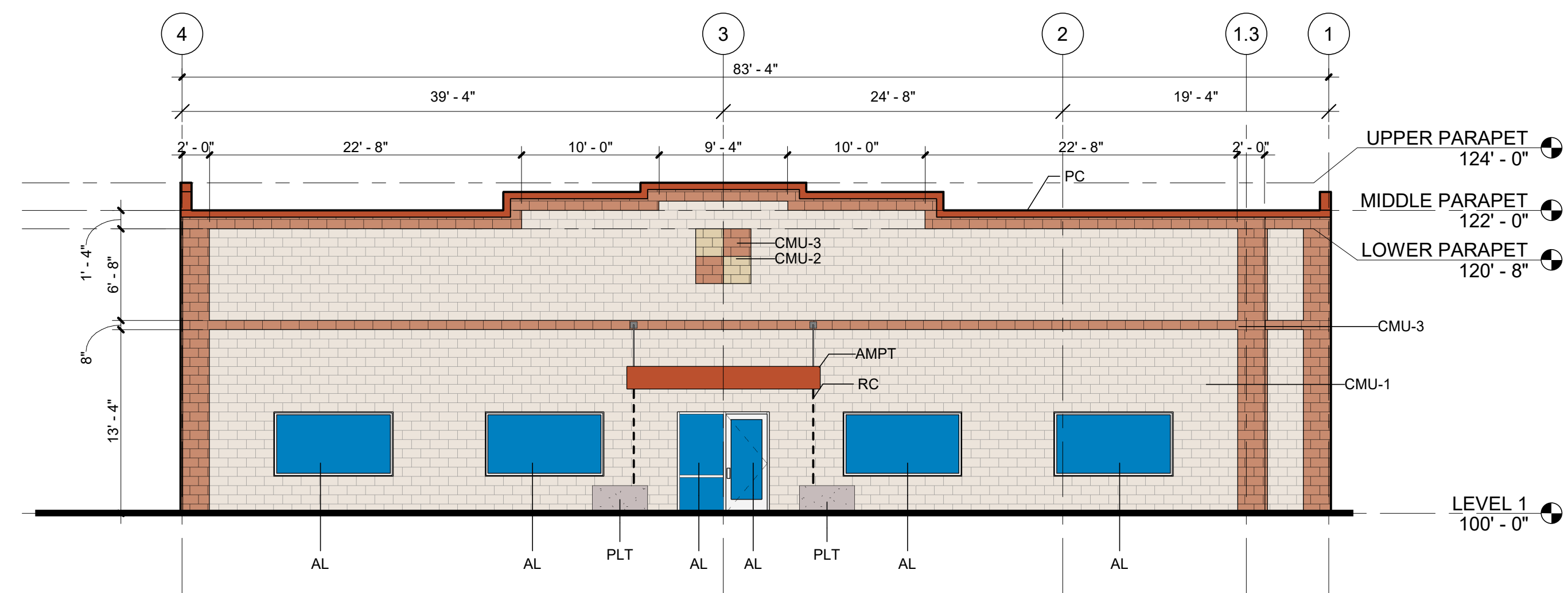
1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS AND NOTES	
Key Value	Keynote Text
AL	ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED W CLEAR GLAZING
AMPT	ARCHITECTURAL METAL, PAINT TO MATCH COPPER COLORED PARAPET CAP
CMU-1	FIELD CMU - SPLIT FACE, BASELITE 720 WR

EXTERIOR MATERIALS AND NOTES	
Key Value	Keynote Text
CMU-2	ACCENT COLOR 1 - 10" DEEP SPLIT FACE, BASELITE 950 WR
CMU-3	ACCENT COLOR 2 - 10" DEEP SPLIT FACE, BASELITE 804 WR
HM	HOLLOW METAL DOOR, PAINT TO MATCH ADJACENT BLOCK
OVHD	PREFINISHED WHITE COILING OVERHEAD STEEL DOOR

EXTERIOR MATERIALS AND NOTES	
Key Value	Keynote Text
PC	PREFINISHED COPPER COLORED METAL PARAPET CAP
PLT	SITE CAST CONCRETE PLANTER
RC	RAINCHAIN AWNING DRAINAGE VIA OVERFLOW AND CHAIN INTO LANDSCAPED AREA

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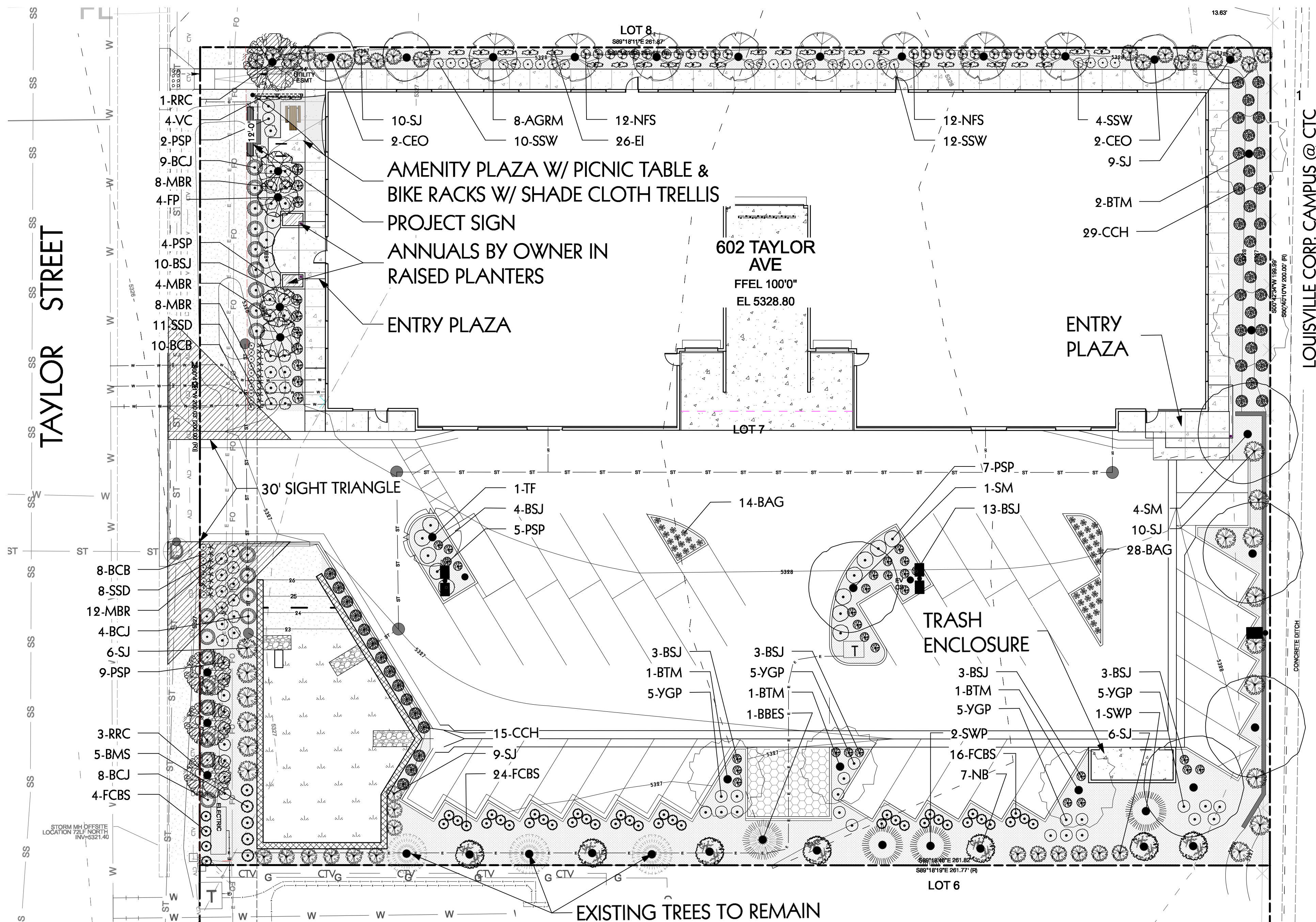
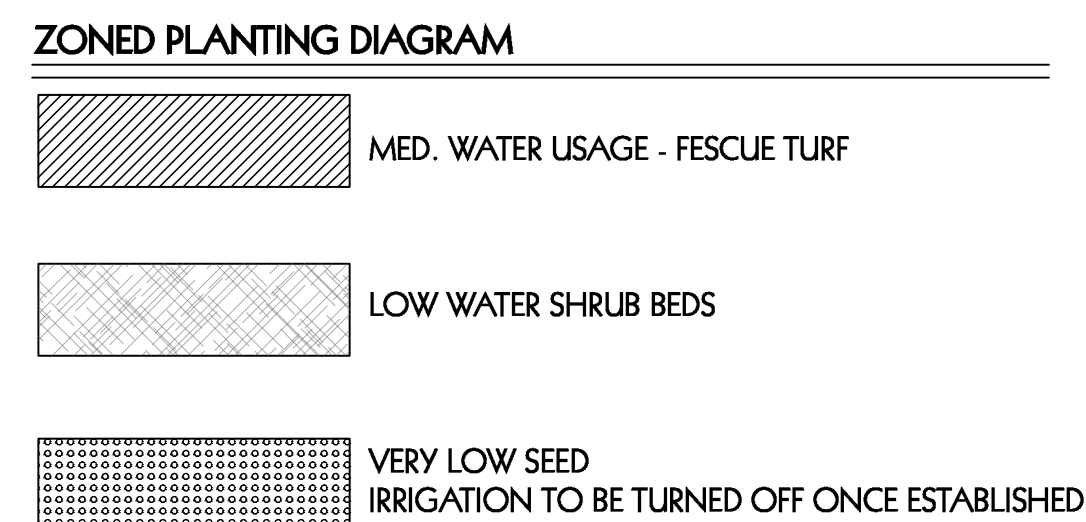
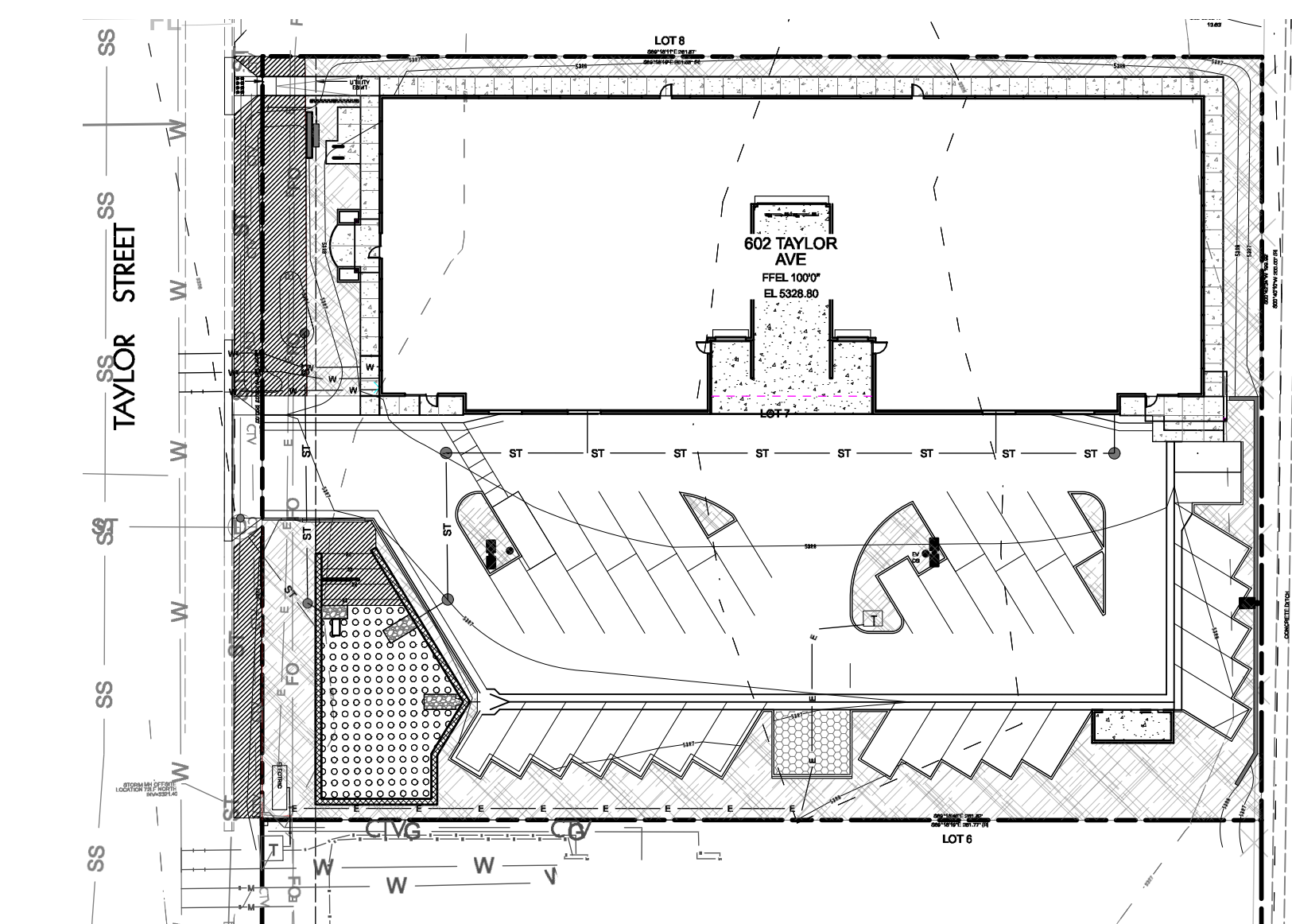
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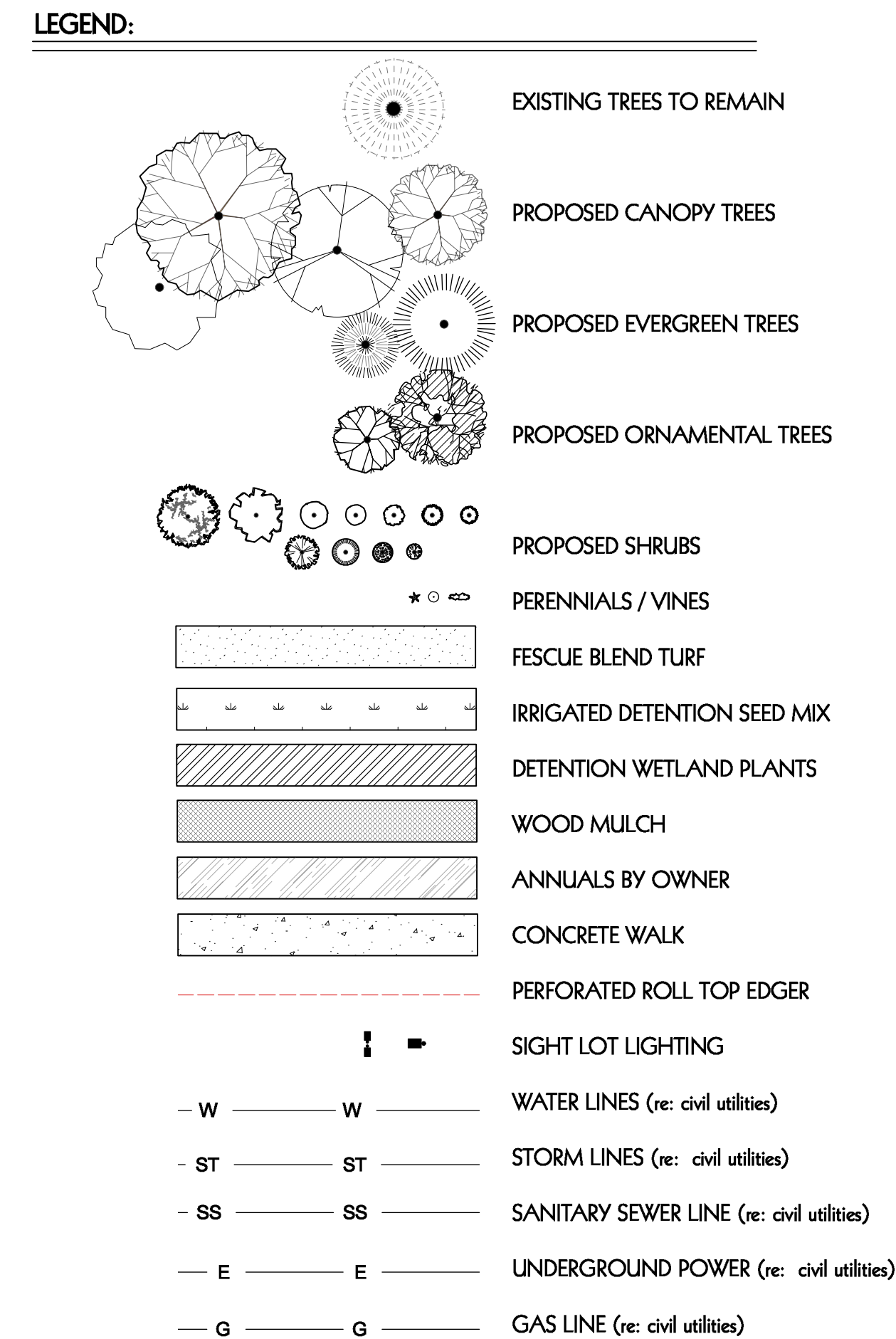
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ELEVATIONS

5
SHEET 5 OF 10



LANDSCAPE PLAN



LANDSCAPE REQUIREMENTS: 05/15/2022		
	REQUIRED	PROPOSED
TOTAL LOT SIZE:		52,372 SF
Hardscape	% max / sq ft max	39,201 sf = 74.9%
Landscape Area	% min / sq ft min	13,171 sf = 25.1%
STREET FRONTAGE: (public)		
Street Trees	166 lf @ 1 tree / 20 lf = 8 trees	8 provided
Shrubs (20% of total area)	166 lf @ 1 shrub / 5 lf = 33 shrubs	96 shrubs provided
Perimeter Trees (private)		
EAST:		200 lf @ 1 tree / 40 lf = 5 trees
Evergreen		0
Deciduous		5
Perimeter Shrubs		200 lf @ 1 shrub / 5 lf = 27 shrubs
Evergreen	25% of total	9 (25%)
Deciduous		29
NORTH:		262 lf @ 1 tree / 40 lf = 7 trees
Evergreen		0
Deciduous		13
Perimeter Shrubs		262 lf @ 1 shrub / 5 lf = 53 shrubs
Evergreen	25% of total	19 (28%)
Deciduous		50+ 27 1-gal groundcovers
SOUTH:		262 lf @ 1 tree / 40 lf = 7 trees
Evergreen		7 (3 existing + 4 new)
Deciduous		0
Perimeter Shrubs		262 lf @ 1 shrub / 5 lf = 53 shrubs
Evergreen	25% of total	15 (25%)
Deciduous		45
Parking Lot Trees		1 tree / 8 parking spaces = 38 spaces = 5 trees
Evergreen		0
Deciduous		5
Parking Lot Shrubs		8 shrubs / island = 5 islands = 40 shrubs
Evergreen	25% of total	26 (50%)
Deciduous		26

Kenny Davis Architects

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LANDSCAPE PLAN

6

SHEET 6 OF 10

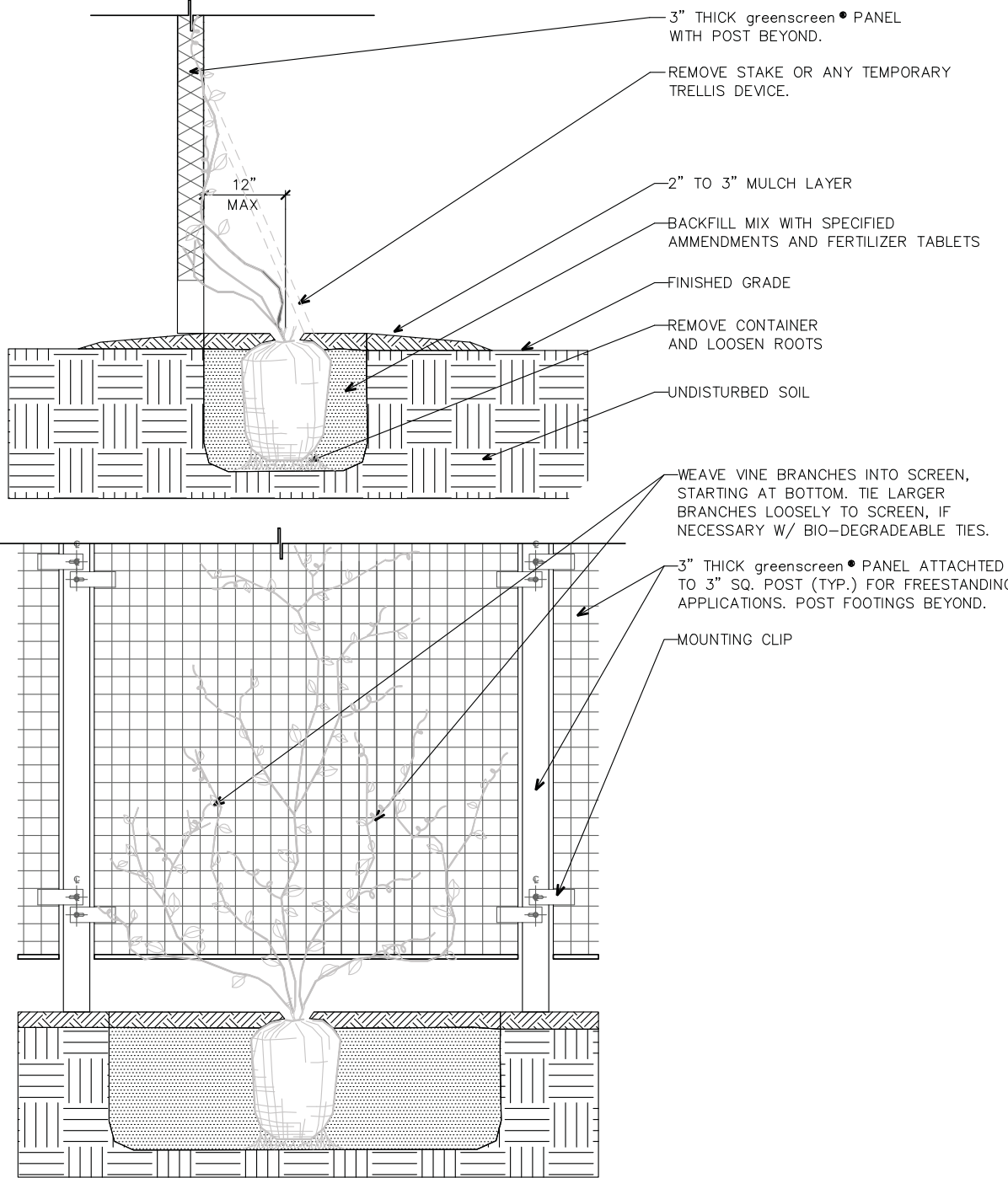
PLANT SCHEDULE - 5/15/2022					
ABBREV	SCIENTIFIC NAME	COMMON NAME	SIZE	HT.	QTY
CANOPY TREES:					
AGRM	Acer rubrum 'Armstrong Gold'	Armstrong Gold Red Maple	2.5" cal.	35'	8
CEO	Quercus robur 'Fastigiata'	Columnar English Oak	2.5" cal.	35'	4
SHL	Cleditisia triacanthos 'Shademaster'	Shademaster Honeylocust	2.5" cal.	50'	5
SM	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5" cal.	50'	5
TF	Corylus colurna	Turkish Filbert	2.5" cal.	45'	1
TOTAL					23
EVERGREEN TREES:					
BBES	Picea pungens 'Baby Blue Eyes'	Bayb Blue Eyes Spruce	6'-8' ht.	40'	1
SWP	Pinus strobiformus	Southwestern White Pine	6'-8' ht.	50'	3
TOTAL					4
ORNAMENTAL TREES:					
BTM	Acer grandidentatum	Bigtooth Maple	2" cal	30'	5
FP	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" cal	25'	4
RRC	Malus Royal Raindrops	Royal Raindrops Crabapple	2" cal	20'	4
TOTAL					13
SHRUBS:					
BCJ	Juniperus horizontalis 'Blue Chip'	Blue Carpet Juniper	5 gal.	1'	21
BMS	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Spirea	5 gal.	4'	5
BSJ	Juniperus squamata 'Blue Star`	Blue Star Juniper	5 gal.	1.5'	39
CCH	Mahonia repens	Creeping Colorado Holly	5 gal.	1.5'	44
FCBS	Caryopteris x clandonensis 'First Choice'	First Choice Blue Spirea	5 gal.	3'	44
MBR	Rosa 'Morden Blush'	Morden Blush Rose	5 gal.	2.5'	32
NB	Viburnum lentago	Nannyberry Viburnum	5 gal.	12'	7
NFS	Spirea japonica 'Neon Flash'	Neon Flash Spirea	5 gal.	2.5'	24
PSP	Potentilla fruticosa davurica 'Prairie Snow'	Prairie Snow Potentilla	5 gal.	3'	27
SJ	Juniperus sabina 'Scandia'	Scandia Juniper	5 gal.	2'	50
SSW	Weigela florida 'Bokraspiwi'	Spilled Wine® Weigela	5 gal.	2.5'	26
YGP	Potentilla fruticosa 'Yellow Gem'	Yellow Gem Potentilla	5 gal.	2'	20
TOTAL					339
ORNAMENTAL GRASSES:					
BAG	Helictotrichon sempervirens	Blue Avena Grass	1 gal.	18"	42
TOTAL					42
PERENNIALS:					
BCB	Geranium sanguineum	Bloody Cranesbill	1 gal.	18"	18
EI	Hedera helix	English Ivy	1 gal.	15'	26
SSD	Leucanthemum x superbum 'Silver Princess'	Snowlady Shasta Daisy	1 gal.	18"	19
VC	Parthenocissus quinquefolia	Virginia Creeper	1 gal.	15'	4

PLANT NOTES:

REFERENCE: CITY OF LOUISVILLE, INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (IDDSG) , JANUARY, 2000.

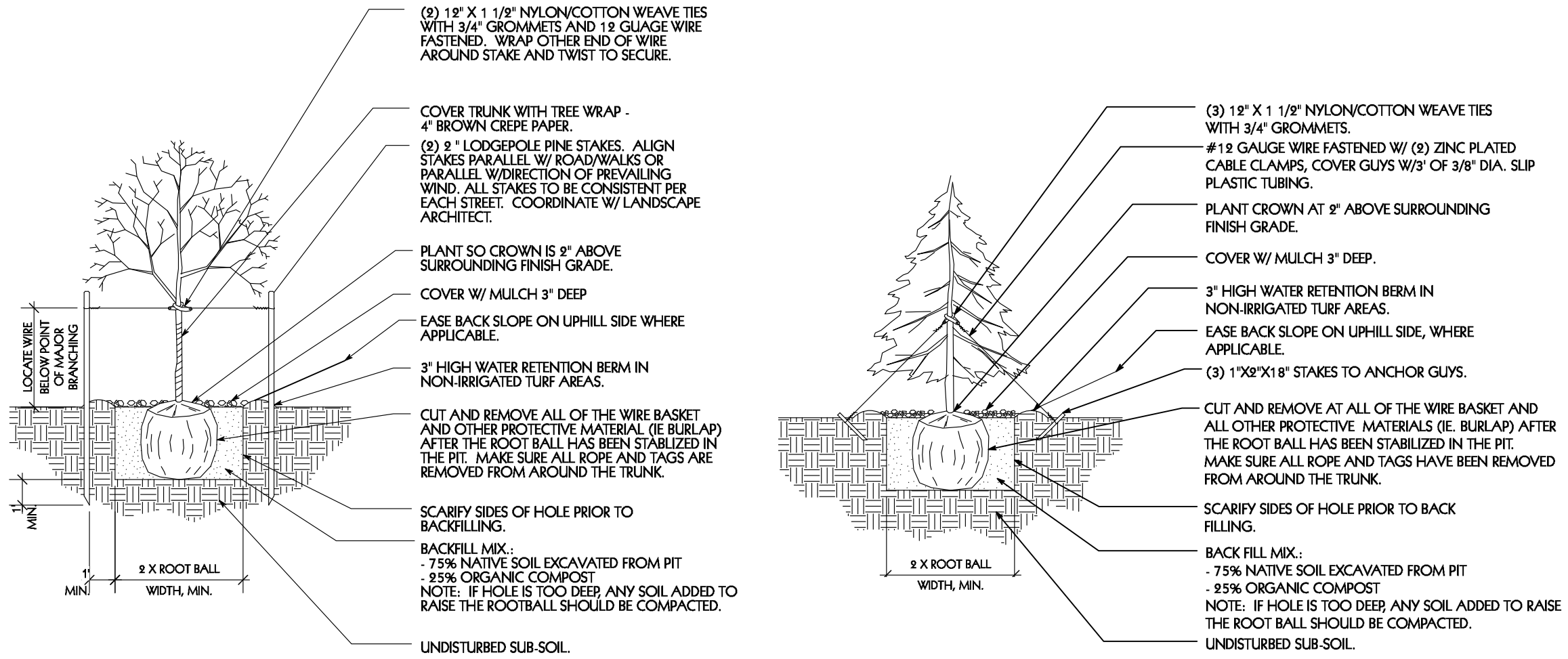
- GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM ALL STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND UTILITIES.
- DEVELOPERS SHALL ENSURE THAT THE LANDSCAPE PLANS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- DURING CONSTRUCTION, PREVENT CLEANING OF EQUIPMENT, THE STORAGE OR DISPOSAL OF WASTE BUILDING MATERIAL (I. E. PAINT, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR) WITHIN THE DRIPLINE OF ANY PROTECTED TREE OR GROUPS OF TREES.
- SITE PREPARATION & ALL PLANTING MUST BE COMPLETED IN ACCORDANCE WITH CHAPTERS 1 & 5 OF 1DDGS. PRIOR TO INSTALLATION OF PLANT MATERIAL, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSESED, ORGANIC AMENDMENTS SUCH AS COMPOST, PEAL, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT THE RATE OF AT LEAST THREE (3) CUBIC YARDS OF AMENDMENT PER 1000 SQUARE FEET OF LANDSCAPE AREA.
- ALL TREES & SHRUBS SHOWN AT APPROXIMATELY 2/3 OF MATURE SIZE.
- CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
- LABELS THAT IDENTIFY THE BOTANICAL OR COMMON NAME WILL BE ON ALL TREES AT THE FINAL INSPECTION.
- ALL PLANT MATERIALS WILL MEET THE FOLLOWING MINIMUM SIZES, AS NOTED IN SECT. 5-7:
 - DECIDUOUS SHADE/CANOPY TREES: 2.5" CALIPER
 - ORNAMENTAL: 2.0" CALIPER*
 - EVERGREEN TREES: 6'-8' HEIGHT (WITH A MINIMUM OF 25% 8" IN HEIGHT)
 - MULTI-STEM ORNAMENTALS: 8'-10' HEIGHT
 - SHRUBS: 5 GALLON CONTAINER
 - GROUND COVER/PERENNIALS: 2-1/4" POTS
 - VINES: 1 GALLON CONTAINER
- 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.
- DECIDUOUS TREES SHALL BE PLANTED A MINIMUM OF 5- FEET AND EVERGREEN TREES A MINIMUM OF 10- FEET FROM PUBLIC UTILITIES AND PUBLIC SIDEWALKS, UNLESS MODIFIED BY PUD STREET TREE PLANS. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATION OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING. A HORIZONTAL DISTANCE OF 40' BETWEEN STREET TREE AND STREET LIGHT SHALL BE MAINTAINED.
- TEMPORARY MULCH WILL BE INSTALLED IN SHRUB, TREE, AND PERENNIAL PLANTING BEDS UNTIL FULL PLANT COVERAGE IS ACHIEVED.
- PERMANENT MULCH, ASPEN-PINE, 3" DEEP, WILL BE INSTALLED IN SHRUB, TREE, AND PERENNIAL PLANTING BEDS WHERE THERE IS NO GROUND COVER SPECIFIED.
- THE PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN A HEALTHY AND GROWING CONDITION, AND ADHERE TO ALL STANDARDS OF GUIDELINES OF SECTION 5.8 OF IDDSG. THE PROPERTY OWNER WILL REMOVE AND REPLACE DEAD PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIAL AS ORIGINALLY INSTALLED, UNLESS MATERIAL IS DISEASED OR INSECT-INFECTED.
- ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE EFFICIENT IRRIGATION COVERAGE WITH MINIMAL OVER SPRAY ONTO NON-LANDSCAPED AREAS.
- A SOIL SENSING DEVICE OR OTHER IRRIGATION MANAGEMENT SYSTEM WILL BE INSTALLED FOR IRRIGATION SYSTEMS IN TURF AREAS.
- ALL SOD AREAS UNLESS OTHERWISE NOTED WILL BE SODDED WITH LOW-WATER DEMANDING BLEND. SEEDED AREAS UNLESS OTHERWISE NOTED WILL BE SEEDD WITH DRYLAND / NATIVE SEED TO SUIT SPECIFIC SOIL CONDITION AND MAINTANCE REQUIREMENTS.
- THE PROPERTY OWNER SHALL REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIAL AS ORIGINALLY INSTALLED. (S)
- AVOID REPLACING LANDSCAPE MATERIALS DURING THE DRY WINTER MONTHS BETWEEN DECEMBER AND FEBRUARY AND IN THE MID-SUMMER (G)
- CONTACT THE PLANNING DIVISION FOR SPECIFIC TIME REQUIREMENTS FOR LANDSCAPE MATERIAL REPLACEMENT. (G).
- LANDSCAPE MATERIALS LOCATED IN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE ABUTTING PROPERTY OWNER. (S)

Detention Pond - Native Seed Mix		
COMMON NAME	SPECIES, VARIETY	LBS (PLS)/ACRE
Switchgrass	Panicum virgatum	2.0
Indiangrass	Sorghastrum nutans	3.0
Big Bluestem	Angiopogon gerardi	3.0
Three-Square	Schoenoplectus pungens	3.0
Soft-Stem Bulrush	Schoenoplectus tabernaemontani	0.5
Baltic Rush	Juncus balticus	0.1
Nebraska Sedge	Carex nebbascensis	0.5
Spikerush	Eleocharis palustris	1.0
Prairie Cordgrass	Spartina pectinata	1.0
TOTAL		14.1
SEEDING APPLICATION: Hand broadcast and rake to a depth of 0.25" to 0.5" into the topsoil.		



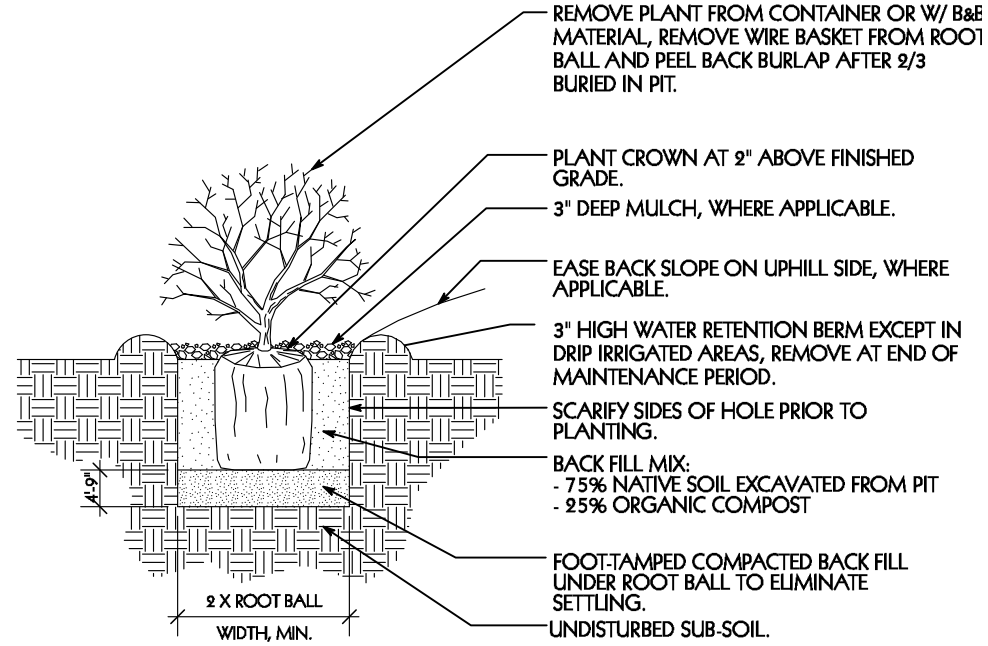
GREEN SCREEN

SCALE: NTS



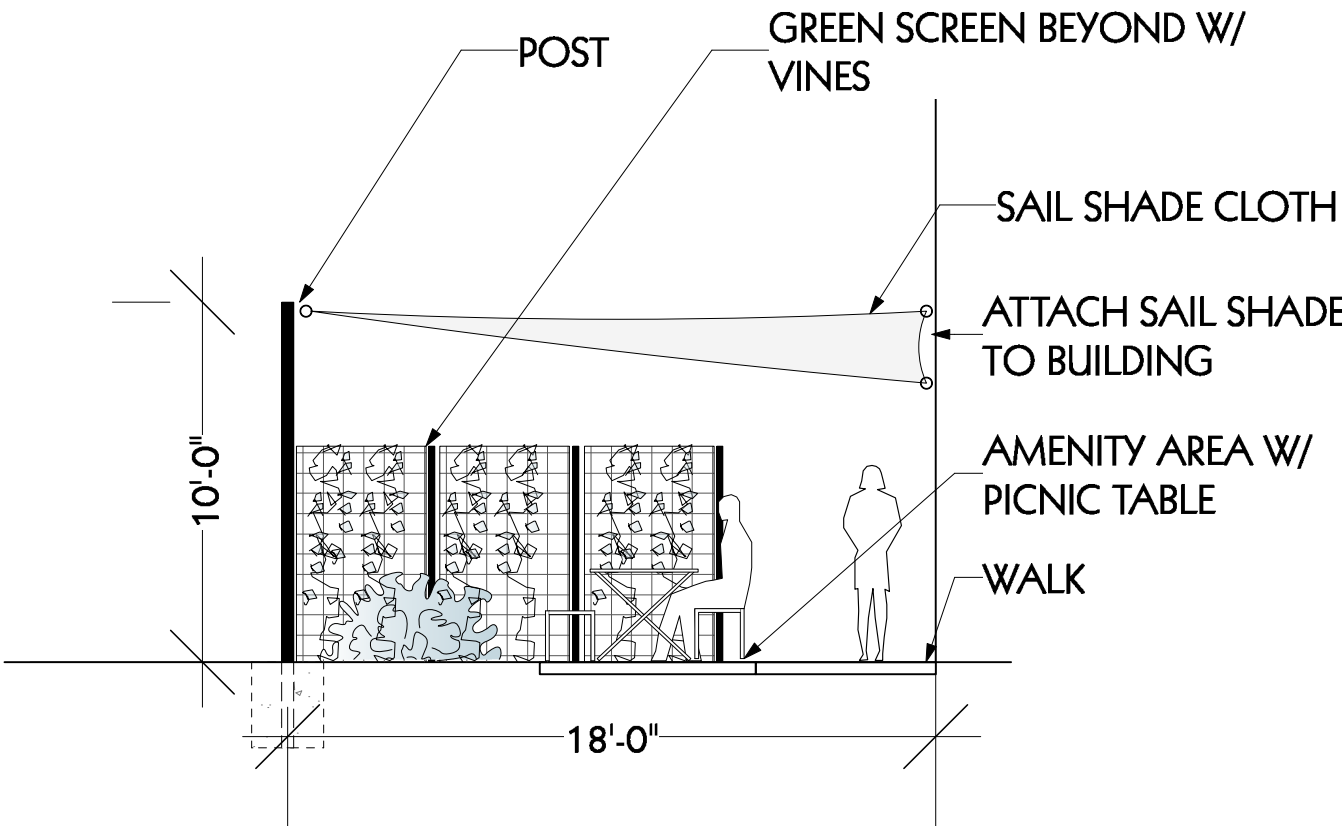
DECIDUOUS TREE PLANTING & STAKING

SCALE: NTS



TYPICAL SHRUB PLANTING

SCALE: NTS

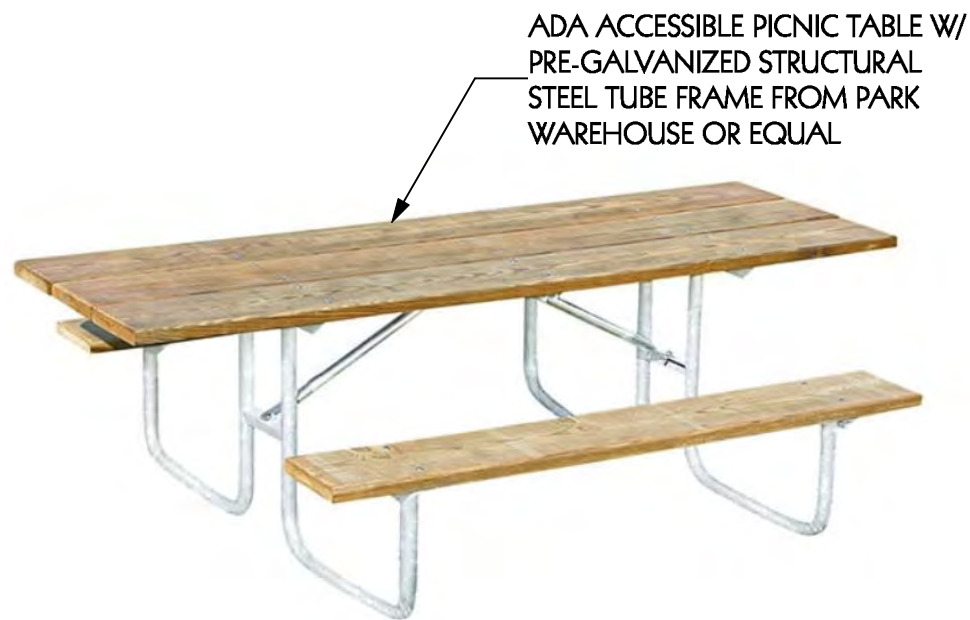


NOTE:

- COLORS AND MATERIALS TO MATCH BLDG ENTRY AWNING
- POSTS, FOUNDATIONS AND SAILS TO BE DESIGNATED DESIGN W/ SHOP DRAWINGS REVIEW BY OWNERSHIP & DESIGN TEAM

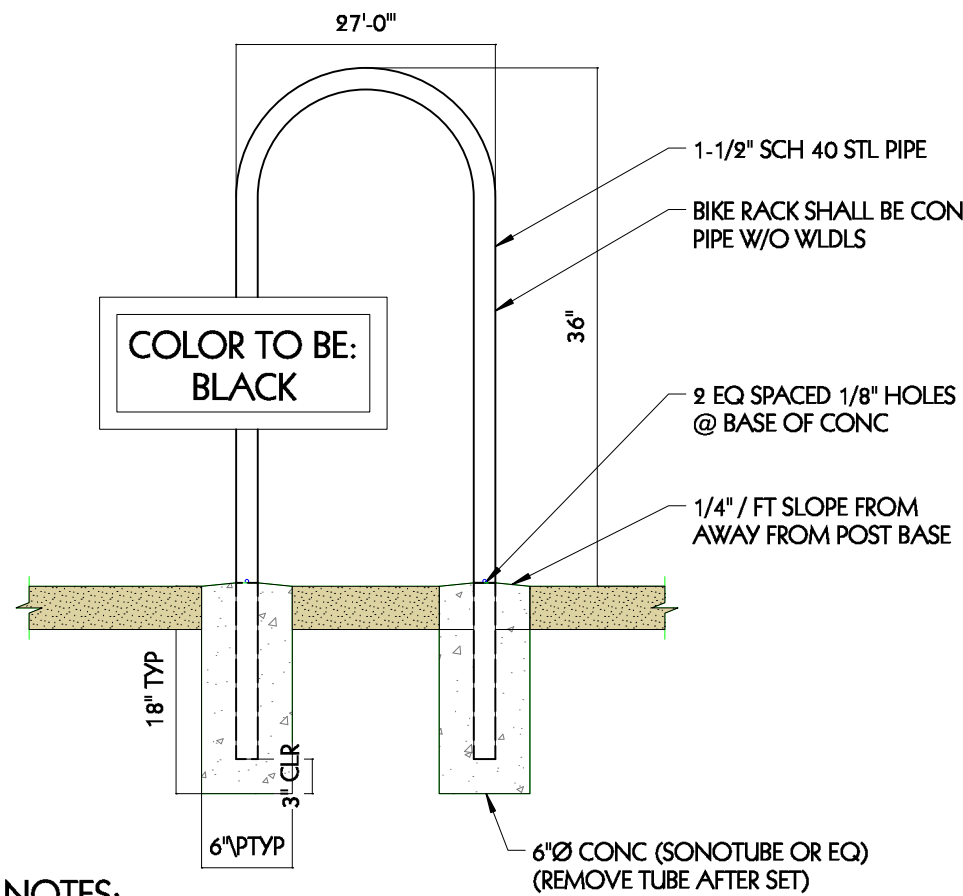
SAIL SHADE STRUCTURE

SCALE: 3/8" = 1'-0"



PICNIC TABLE

SCALE: NTS



NOTES:

- THE RACK SHALL BE COATED WITH A THERMOPLASTIC (POLYETHYLENE COPOLYMER BASED) POWDER COATING (POLYARMOR) TO A THICKNESS 900-950 MICROMETERS (8-12 MILS).
- RACKS SHALL BE FIRM AND ALIGNED PLUS/MINUS 1/4" FROM PLUMB. DEPARTURE OF BASE PLATE FROM GRADE BY MORE THAN 3/8" REQUIRED BIKE RACK TO BE REMOVED & RESET
- COLOR SHALL BE PER CITY WHEN LOCATED IN ROW, PER OWNER WHEN INSTALLED ON PRIVATE PROPERTY

INVERTED 'U' BICYCLE RACK

SCALE: NTS

Kenny Davis Architects

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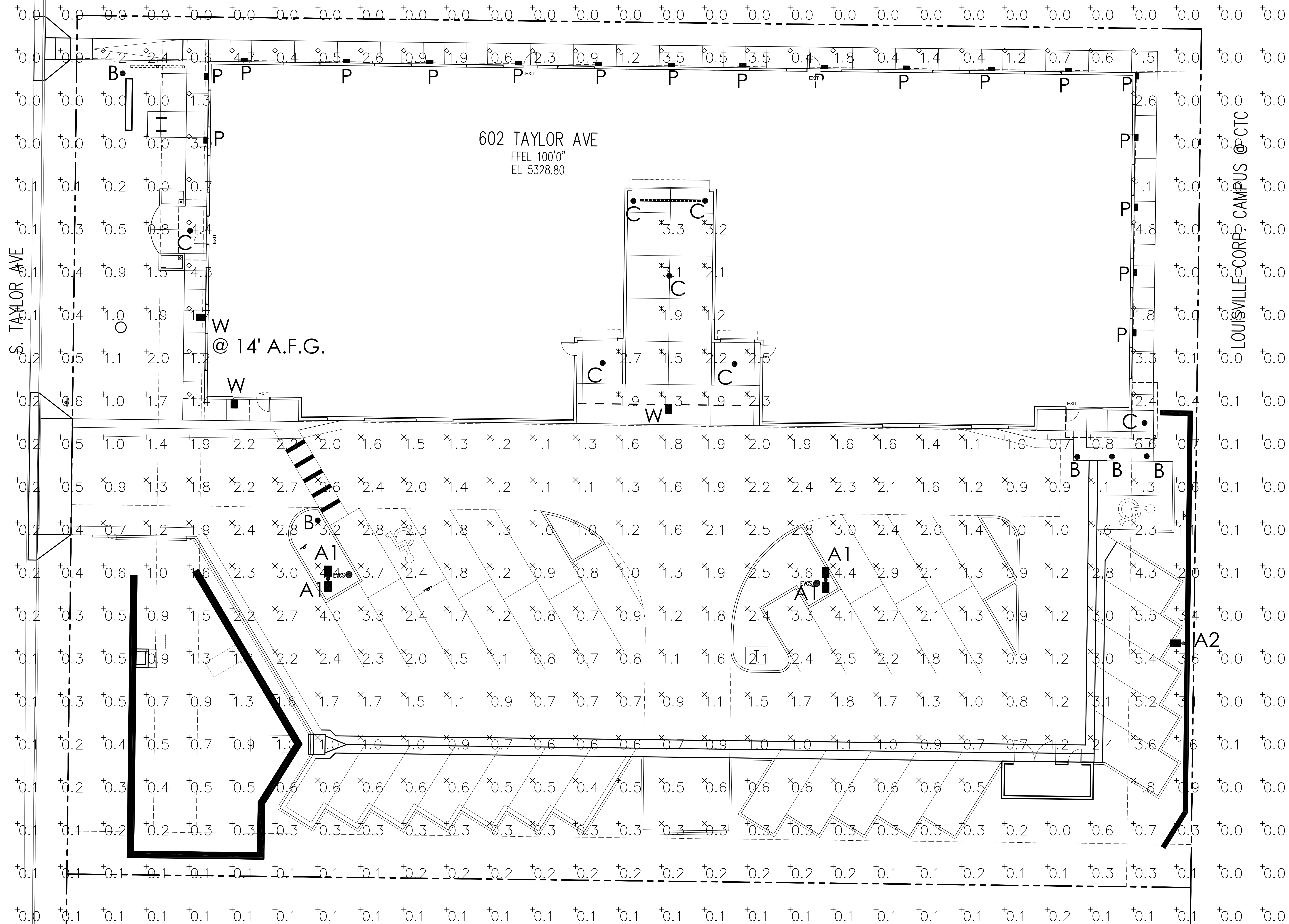
Motherlode
Bldg

Block 4 Lot 7
COLORADO
TECHNOLOGICAL
CENTER, FIRST FILING

PROJ NO: 17005
DATE: Jan 23, 2022
REV: PUD 1 - 01.23.22
REV: PUD 2 - 02.01.22
REV: PUD 3 - 04.21.22
REV: PUD 4 - 05.16.22

LANDSCAPE NOTES
& DETAILS

7
SHEET 7 OF 10



NOTE: FOR LIGHTING FIXTURE (LUMINAIRE)
SCHEDULE, PHOTOMETRIC STATISTICS AND LIGHT
FIXTURE DATA SHEETS APPLICABLE TO THIS PLAN
REFER TO SHEETS 9 & 10.

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Illumination Engineering
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Denver, CO 80210
P: 303-718-6472

Motherlode
Bldg
Block 4 Lot 7
COLORADO
TECHNOLOGICAL
CENTER, FIRST FILING
602 S. Taylor Ave
Louisville, CO 80027

PROJ NO: DA221
DATE: Jan 23, 2022
REV PUD 1 - 01.23.22
REV PUD 2 - 02.01.22
REV PUD 2R1 - 03.15.22
PUD 3 04.21.22
PUD 4 - 05.16.22

PHOTOMETRIC SITE
PLAN

8
SHEET 8 OF 10

POLE (20' GRADE MOUNTED)

USED FOR TYPES A1 & A2

Square Tapered Steel Hinged Poles

Pole Shaft
The pole shaft is a two section design, each section being fabricated from standard 7 gauge (0.1793") steel. The pole shaft material is a weldable grade hot rolled commercial quality carbon steel with a guaranteed minimum yield strength of 55,000 psi after fabrication. Each section is one-piece construction with a full length longitudinal weld and is square in cross-section having a uniform taper of 0.10 inches of diameter change per foot of length.

Base Plate
The anchor base is fabricated from a structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

Bolt Circle: 8.00 **Rd. Dim.:** 8.00 **Thickness:** 0.75 **Conduit Opening:** 3.50

Consult KW representative for non-standard dimensions.

Anchor Bolts
Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded and galvanized a minimum of 8 inches in accordance with ASTM A153. Fully galvanized anchor bolts are available upon request.

Handhole
An oval reinforced gasketed handhole, having a nominal 3" x 5" inside opening, located at 1' - 6" above the base, is standard on all poles. A grounding provision is located inside the handhole ring.

Finish
Standard - The exterior surface is cleaned with an alkaline rinse to remove surface contaminants and shot blasted to specifications as published by the Steel Structures Painting Council Standards SSPC-SP10 (near white). The exterior surface is chemically pretreated with an iron phosphate conversion coating then rinsed with ambient fresh water containing special surfactants and sealers forming a dry tight micro-crystalline coating. A polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils is standard on all color finishes. The internal surface including the powder coated area at the base-end is coated with **PRIMACRYL**, a thermoplastic hydrocarbon resin system specially formulated for application over untreated steel surfaces, to a thickness of 3 mils. The internal coating shall contain special corrosion inhibitors and is capable of passing 1000 hours of salt spray exposure (ASTM B117).

MOTHERLODE												
Series: THSP - Square Tapered Steel Hinged Poles												
Nominal Height: 20' Base Diameter: 4.00" Gauge: 7												
Finish: BRZ - Standard - Bronze												
Mounting Designation: DM10 Drilled for 1 Luminaire												
Options: BC - Base Cover												
Type	Height (ft.)	Pole Shaft (in.) x (in.) x (ft.)	Gauge	Handhole Size (in.)	Anchor Bolt (in.) x (in.) x (in.)	Bolt Circle (in.)	80 MPH (ft.)	90 MPH (ft.)	100 MPH (ft.)	Ship WT. (lbs.)	Hinge Point H" (ft.)	H" (ft.)
Pole	20	4.00 x 3.50 x 20.0	7	3 x 5	0.75 x 30 x 3	8	21.5	16.8	13.1	236	10	4.42
THSP20-4.00-7-BRZ-DM10-BC												
THSP 20 4.0 7 BRZ DM10 BC												

TYPES A1 & A2 (POLE MOUNTED @ 20' AFG)

TYPE A1: DSXO LED P3 T3W MVOLT, TYPE A2: DSXO LED P4 BLC MVOLT

D-Series Size 0 LED Area Luminaire

d'series

Specifications

EPA: 0.95 fcd (lm/ft²)
Length: 26" (660mm)
Width: 13" (330mm)
Height: 3" (76mm)
Height: 7" (178mm)
Weight (max): 16 lbs (7.2kg)

Ordering Information

EXAMPLE: DSXO LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSXO LED					
DSXO LED	Forward optics	30K 3000 K	T1S Type I short (Automotive)	T1S Type I short¹	MVOLT (120V-277V)¹¹
	P1 P5	40K 4000 K	T2S Type II short	T2S Type II short¹	XVOLT (277V-480V)¹¹
	P6 P6	50K 5000 K	T3M Type III medium	T3M Type III medium¹	
	P3 P3		T2M Type II medium	T2M Type II medium¹	
	P4 P4		T3M Type III medium	T3M Type III medium¹	
	Retracted optics		T4M Type IV medium	T4M Type IV medium¹	
	P10¹ P12¹		TFM Forward throw medium	TFM Forward throw medium¹	
	P11¹ P13¹²		TSVS Type V very short¹	TSVS Type V very short¹	

Control options

Shipped installed

NLTAIR2 Night Air generation 2 module¹¹
PIRHN Passive, high-low motion/ambient sensor¹¹
PIR Motion/ambient sensor only (no control address)¹¹
PIRHCYV Free-joint receptacle only (control address separate)¹¹
PERV Seven-pin receptacle only (no control address) (control address separate)¹¹
DMG 0-10V dimming extend out back of housing for external control (control address separate)¹¹

Other options

PIR High-Away motion/ambient sensor, 6-10' mounting height, ambient sensor enabled at 16'¹¹
PIRHN High-Away motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16'¹¹
PIRHCYV High-Away motion/ambient sensor, 6-10' mounting height, ambient sensor enabled at 16'¹¹
PIRHCYV High-Away motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16'¹¹
TMO Field adjustable output¹¹
IA 0-10V ambient operation¹¹
BAA Buy American/Act Compliant
Shipped separately
IS Exit signs¹¹
EGS External glass shield

Finish options

DDBD Dark bronze
DBLD Black
DMLD Natural aluminum
DMLD White
DDBD Textured dark bronze
DBLD Textured black
DMLD Textured natural aluminum
DMLD Textured white

One Lithonia Way • Corvairs, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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DSXO LED Rev. 6/20/21
Page 1 of 8

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isodrawable plots for the DSXO LED 40K 1000-40K. Distances are in units of mounting height (20').

LEGEND

0.1 fcd
0.5 fcd
1.0 fcd

Test No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 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1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 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52120ABZ

^aHeight from center of outlet to the top of the flange.

S7R830

White

Aluminum

Black

Aluminum

MRB-LED-30L-ACR-S-30

Dimmable

ida
SAFE SKY APPROVED

IP66

FR
C

MADE IN THE USA

TITLE
24
COMPLIANT

DELIVERED LUMENS*														
Laser Pattern	Lens Type	Distribution	CRI	AIMS CCT		2700K CCT		3800K CCT		4800K CCT		5000K CCT		
				Efficiency	Delivered Lumens	Efficiency	Delivered Lumens	Efficiency	Delivered Lumens	Efficiency	Delivered Lumens	Efficiency	Delivered Lumens	
SSL	ACR	S	70	1713	59	2242	74	2158	71	2487	82	2495	81	2635
SSL	ACR	S	70	2110	55	2791	71.9	2655	80	3093	80	3081	80	36.4
SSL	ACR	A	70	1327	58	1736	75.5	1670	73	1936	84	1925	84	23.0
SSL	ACR	A	70	1634	56	2138	72.6	2058	71	2372	85	2270	81	26.1

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the (MRB) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



TYPICAL ORDER EXAMPLE: MRB LED 30L ACR S UNV DIM 40 PC1210 BB BRZ HSS						
Profile	Source	Lens Package	Lens	Distribution	Voltage	Other
MRB (Miracle Bead®)	LED	28L - 2,500 lm 30L - 3,000 lm Custom Lens Package ²	ACR - Acrylic	A - Asymmetrical S - Symmetrical	UNV - Universal Voltage (100-277V) HV - High Voltage (347V - 480V)	BB - 0-10V Dimming (10-100%)
Order Temp	CN	Controls (Choose one)		Battery Ready ³	Finish	Mount
30 - 5,000K (Blue) - 7000K		Button Type PhotoCells		BB - Battery Backed	BLK - Black	A - X0 (Specify Voltage)
40 - 4,000K		PC1210 - 120V		CWB - Cold Weather Battery Backed	BLK - Dark Bronze	GR - GR Duplex Receptacle
48 - 3,000K		PC1210-277 - 240V			GBL - Gun Metal Gray	LMB - Less Ambient Sinks
21 - 2,700K ⁴		PC147 - 120V			GRF - Graphite	IR - Roughneck Heavy Duty Mtg Plat
NMB - Phosphor Converted Amber ⁵					MBB - Metallic Silver	
					PLP - Platinum Plus	
					SVG - Satin Verde Green	
					WHT - White	

Construction

- Precision 7pc die-cast aluminum head maintains durability and consistency while providing windward resistance, effective heat dissipation and superior aerodynamic performance.
- 8'-5/8" OD one-piece extruded aluminum heavy wall .322 inch thick seamless shaft. Various heights are available in 6" increments starting at a minimum of 26" (maximum height is 62').
- Lower housing attaches to cast aluminum universal base plate with four stainless steel roll pins. Accommodates 4.5" - 6" bolt circles.
- Optional stainless steel shaft with 1/2" (3/32" thick) with welded U shaped reinforcement .363" diameter 302 stainless steel roll pins with 10,000 lb. shear load.
- IP66 rated Optical and Driver compartment protects integral components from harsh environmental conditions.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Fixtures are finished with LSII Duara® poly-ester powder coat finishing process. The finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 40 lbs. in cartons.

ELECTRICAL DATA (Amps)*						
Lumen Package	Distribution	120V	200V	240V	277V	347V
25L	S	0.25	0.15	0.13	0.11	0.03
30L	S	0.32	0.18	0.15	0.14	0.11
25L	A	0.19	0.11	0.10	0.08	0.07
30L	A	0.24	0.14	0.12	0.10	0.08

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

NOTES:
 [1] CRI = COLOR RENDERING INDEX (%), CCT = CORRELATED COLOR TEMPERATURE (DEGREES KELVIN)
 [2] 180 DEGREE SEPARATION BETWEEN ZERO AXIS OF FIXTURES, MINIMUM ARMS - NON-ROTATED OPTICS
 [3] 14' A.F.G. AT WEST ELEVATION, 20' A.F.G. ALL OTHER LOCATIONS.



Block 4 Lot 7
COLORADO
TECHNOLOGICAL
CENTER, FIRST FILING
602 S. Taylor Ave
Louisville, CO 80027

PROJ NO:	DA221
DATE	Jan 23, 2022
REV	PUD 1 - 01.23.22
REV	PUD 2 - 02.01.22
	PUD 2R1 - 03.15.22
	PUD 3 - 04.21.22
	PUD 4 - 05.16.22

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SHEET 10 OF 10