

BM 360/07-21222-00 Boulder Office - Lala37-22209-00_KoelbelRemodel_AE_2020.rvt
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919 W. DILLON RD.

CVP1 OWNER - MANAGED BY KOELBEL & CO

919 W. DILLON RD.
LOUISVILLE, CO 80027

PLANNED UNIT DEVELOPMENT AMENDMENT

08 JULY 2022

SITE DEVELOPMENT DATA

LOT 3, CENTENNIAL VALLEY PARCEL O, FILING NO. 7, LOUISVILLE, COLORADO.

ZONE CLASSIFICATION:	PCZD-C	
BUILDING USE:	MERCANTILE	
LOT SIZE:	447,361 SQUARE FEET = 10.27 ACRES	
PROPOSED BUILDING SIZE:	86,000 SQUARE FEET	
BUILDING COVERAGE:	19.2%	
HARD SURFACE AREA (PARKING):	55.2%	
LANDSCAPE AREA%		
ON SITE GREENSPACE	91,459 SF	20.4%
ON SITE HARDSCAPE	22,816 SF	5.1%
OFFSITE LOT 11 (PRORATA)	27,125 SF	6%
TOTAL LANDSCAPE AREA	141,400 SF	31.5%
BUILDING SETBACKS	90' FROM EAST PROPERTY LINE 35' FROM NORTH PROPERTY LINE 255' FROM SOUTH PROPERTY LINE 450' FROM WEST PROPERTY LINE	

SCOPE OF WORK

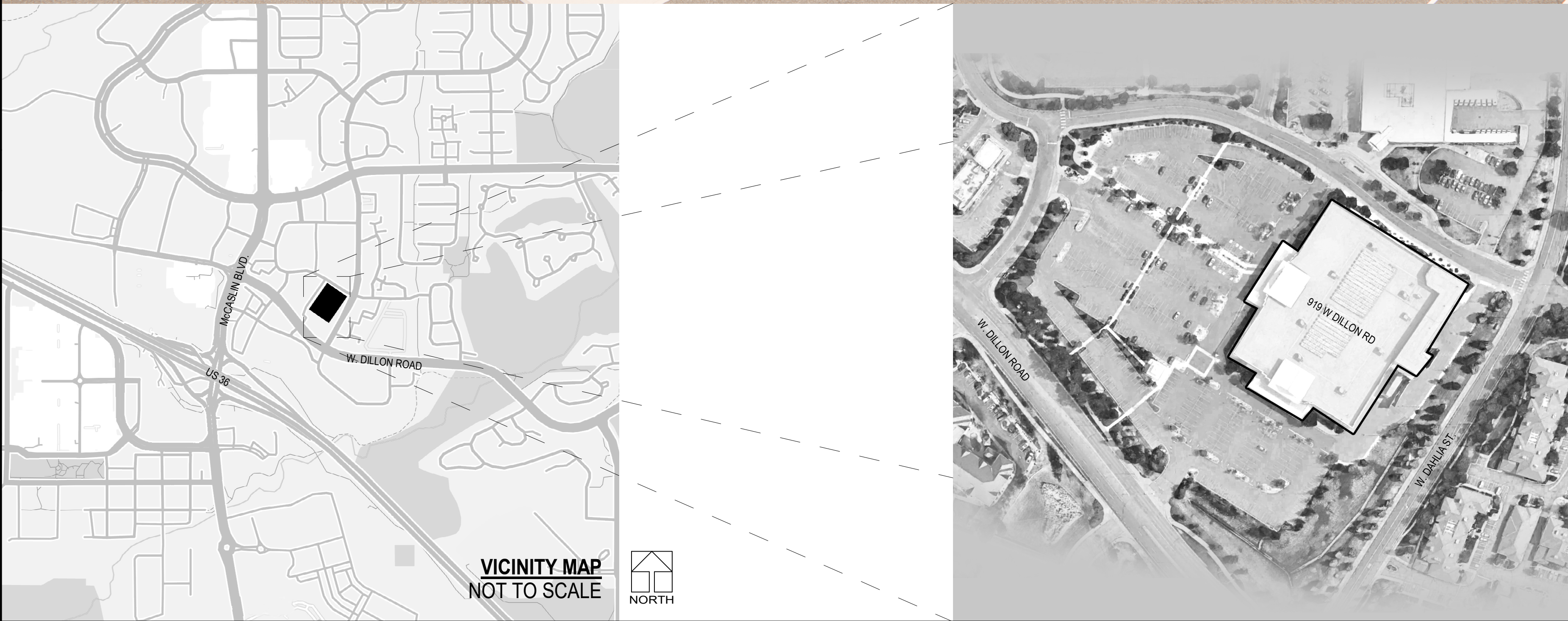
REFACING OF THE ENTRIES ON THE SOUTH AND WEST FACADES AND ADDING FENESTRATION ALONG THE WEST, SOUTH AND NORTH FACADES FOR IMPROVED DAYLIGHTING.

INDEX OF SHEETS

P1	COVER SHEET
P2	SURVEY
P3	SITE PLAN
P4	PRELIMINARY GRADING PLAN
P5	OVERALL PRELIMINARY UTILITY PLAN
P6	LIGHTING LAYOUT AND PHOTOMETRIC ANALYSIS
P7	LANDSCAPE SITE PLAN
P8	ARCHITECTURAL BUILDING ELEVATIONS

PROJECT CONTACT LIST

OWNER:	GENERAL CONTRACTOR:	ARCHITECT:	CIVIL ENGINEER:	STRUCTURAL ENGINEER:	ELECTRICAL ENGINEER:
CVP1 Owner Koelbel and Company, Manager 5291 E Yale Ave. Denver, CO 80222	Murray & Stafford 5120 Osage Street Ste. 100 Denver, CO 80221	DLR Group 1401 Lawrence Ste. 1000 Denver, CO 80202	Ware Malcomb 900 S Broadway Ste. 320 Denver, CO 80209	DLR Group 1401 Lawrence Ste. 1000 Denver, CO 80202	AE Design 1900 Wazee Ste. 205 Denver, CO 80202
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PUD AMENDMENT
07/08/2022
REVISIONS

37-22209-00
COVER SHEET

P1

A

B

C

D

E

F

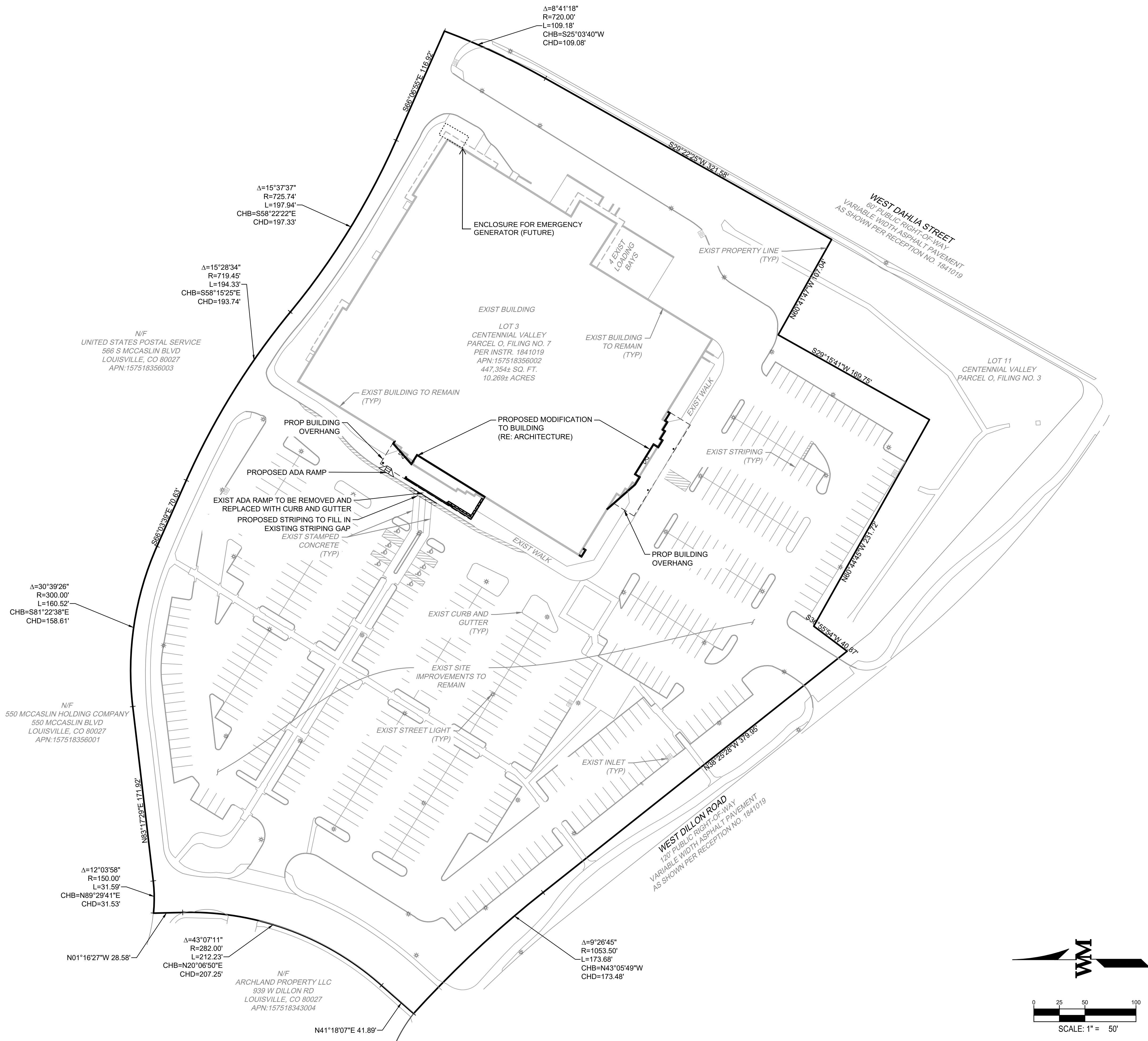
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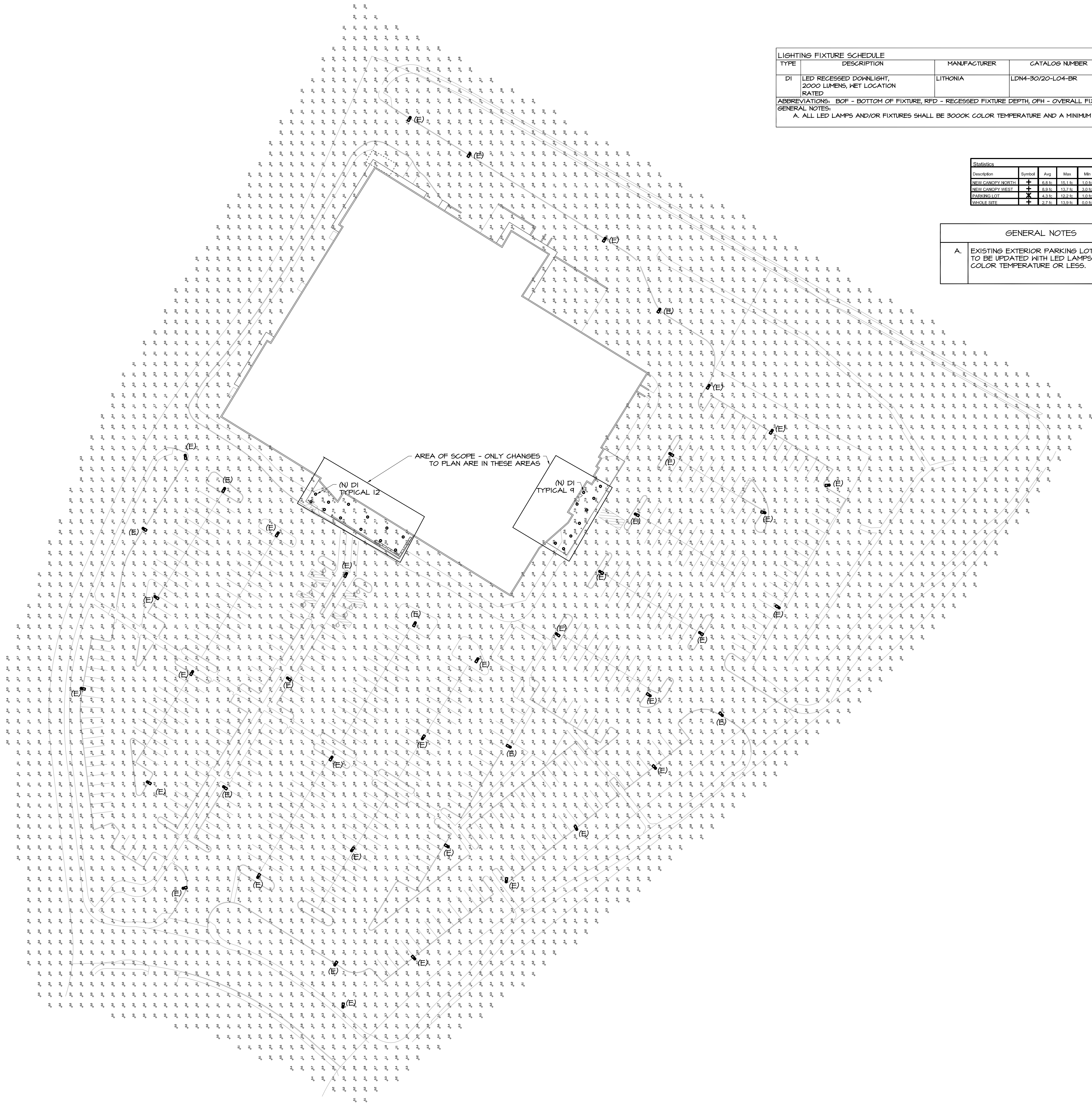
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TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE		MAX HATTS	LUMEN OUTPUT	DIMMING	FIXTURE FINISH	MOUNTING LOCATION	INFORMATION	NOTES
					QTY	WATT							
DI	LED RECESSED DOWNLIGHT, 2000 LUMENS, MET LOCATION RATED	LITHONIA	LDN4-30/20-L04-BR	120V	1	22	LED	3000K	22	2000	N/A	RECESSED CEILING	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AG) - ABOVE FINISHED FLOOR (GRADE), MFD - MALL FIXTURE DEPTH

GENERAL NOTES:
A. ALL LED LAMPS AND/OR FIXTURES SHALL BE 3000K COLOR TEMPERATURE AND A MINIMUM OF 82CRI, UGN.

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NEW CANOPY NORTH	+	14.6	16.1	10.6	16.1	14.6
NEW CANOPY WEST	+	16.6	17.7	10.6	17.7	16.6
PARKING LOT	X	43.6	49.2	10.6	49.2	43.6
WALK SIDE	+	21.6	23.9	10.6	23.9	21.6

GENERAL NOTES	
A.	EXISTING EXTERIOR PARKING LOT FIXTURES TO BE UPDATED WITH LED LAMPS, 3000K COLOR TEMPERATURE OR LESS.

FEATURES & SPECIFICATIONS

VIEWING ANGLE — Typical viewing angle is 120°. Viewing angle is defined as the angle between the beam spread and the beam centerline.

CONSTRUCTION — Cast aluminum housing with anodized aluminum finish. The housing is designed for outdoor use and is resistant to corrosion.

VERTICAL ADJUSTMENT — The fixture is designed for vertical adjustment. The adjustment range is 0° to 15°.

TEMPERATURE — The fixture is designed for outdoor use. The operating temperature range is -40°F to 140°F.

ELECTRICAL — The fixture is designed for 120V AC, 60Hz. The fixture is designed for 100W maximum power.

INSTALLATION — The fixture is designed for surface or recessed installation. The fixture is designed for 1/2" to 1" hole size.

WARRANTY — The fixture is warranted for 5 years. The warranty is limited to the fixture and its components.

LDN4

4" Open and Wall Wash LED Non-IC New Construction Downlight

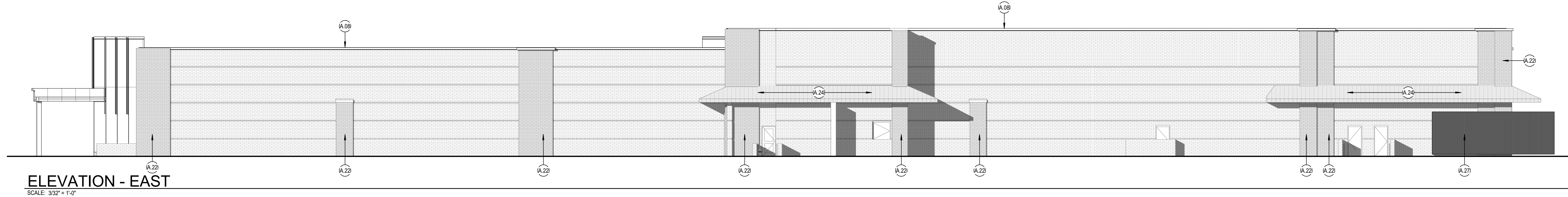
Lighting fixture showing the 4" open and wall wash LED non-IC new construction downlight.

Series	Color Temperature	Lumens	Aperture/Trim Color	Finish	Voltage
LDN4 4" round	2700K	2000 lumens	4" Round	Black	120V
	3000K	2000 lumens	4" Round	White	120V
	3500K	2000 lumens	4" Round	Black	120V
	4000K	2000 lumens	4" Round	Black	120V

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	3500K	2000 lumens	4" Round	Black	120V
	4000K	2000 lumens	4" Round	Black	120V

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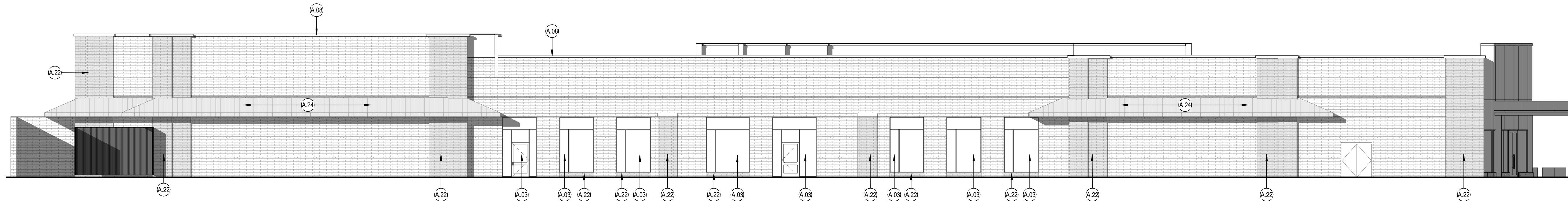
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ELEVATION - EAST

SCALE: 3/32" = 1'-0"

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ELEVATION - NORTH

SCALE: 3/32" = 1'-0"

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ELEVATION - SOUTH

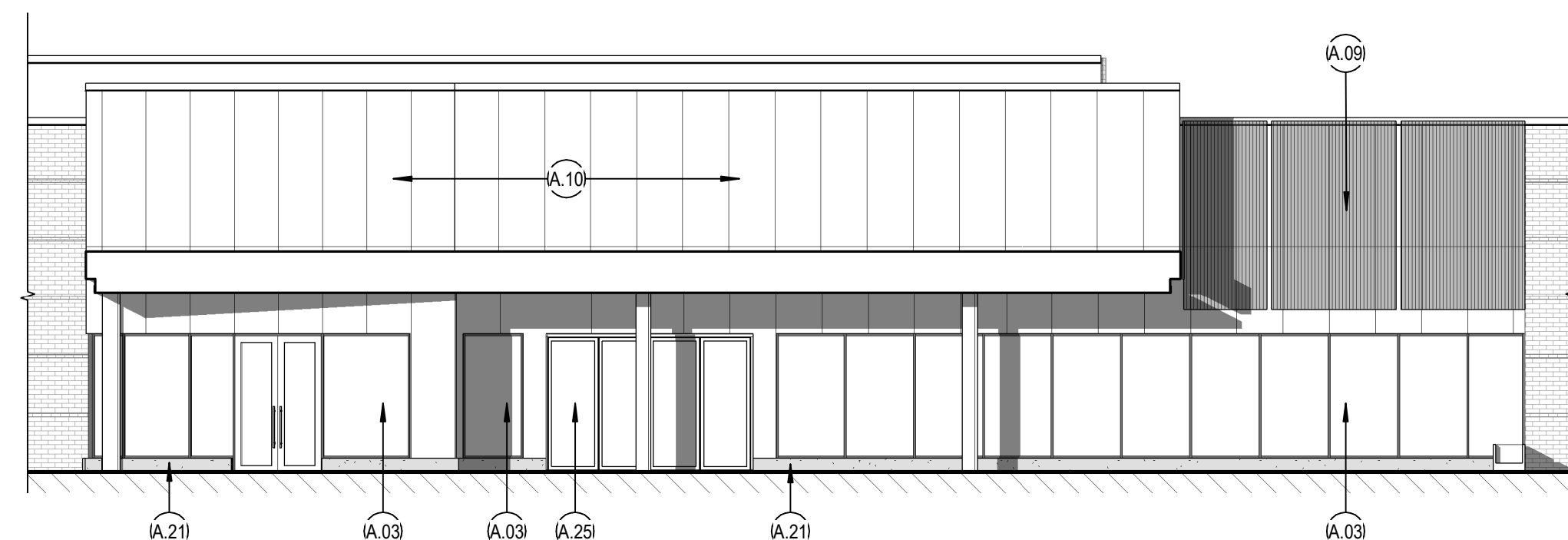
SCALE: 3/32" = 1'-0"

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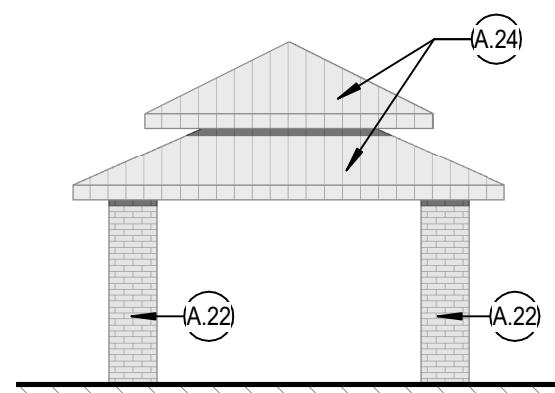
ELEVATION - WEST

SCALE: 3/32" = 1'-0"



PARTIAL ELEVATION - WEST

SCALE: 3/32" = 1'-0"



ELEVATION - GAZEBO

SCALE: 3/32" = 1'-0"

SHEET NOTES

- | | | | |
|------|--|------|--|
| A.01 | EXISTING DOOR | A.16 | EXISTING LANDSCAPING |
| A.02 | ALUMINUM WINDOW SYSTEM | A.17 | BRAKE METAL TO MATCH STOREFRONT FRAME |
| A.03 | ALUMINUM STOREFRONT SYSTEM | A.18 | ROOF DRAIN |
| A.04 | ALUMINUM STOREFRONT DOOR | A.20 | METAL PANEL (MT-3) ABOVE WINDOW OPENING |
| A.05 | EXISTING COLUMN, RE: STRUCTURAL | A.21 | 10" CONCRETE WINDOW SILL, TYP. AT ALL WINDOWS AND STOREFRONTS |
| A.06 | METAL SCREEN SUPPORT STRUCTURE, RE: STRUCTURAL | A.22 | STAIN EXISTING BRICK GREY, TO MATCH MT-2 |
| A.07 | NEW MEMBRANE ROOF, INTEGRATE WITH EXISTING ROOF | A.23 | REPAIR AND CLEAN EXISTING BRICK WHERE CRACKING, SPALLING, OR EFFLORESCENCE OCCURS. |
| A.08 | NEW COPING CAP, TO MATCH MT-2 | A.24 | PAINT EXISTING METAL ROOF, TO MATCH MT-2 |
| A.09 | METAL SCREEN WALL, PERFORATED BOX RIB PANEL ON STEEL SUPPORT STRUCTURE | A.25 | OPERABLE GLASS WALL INTEGRATED INTO STOREFRONT SYSTEM, AND SUPPORTING STEEL PORTAL FRAME |
| A.10 | COMPOSITE METAL PANELS ON NEW EXTERIOR STUD WALL | A.26 | SPANDREL GLAZING |
| A.11 | BRAKE METAL FASCIA ASSEMBLY, TO MATCH MT-2 | A.27 | SCREENING FOR FUTURE EMERGENCY GENERATOR ENCLOSURE |
| A.12 | COMPOSITE METAL PANEL SOFFIT | | |
| A.13 | BUILDING SIGNAGE LOCATION, ALL SIGNAGE SHALL BE TENANT-PROVIDED. | | |
| A.14 | MOVEABLE PLANTER | | |
| A.15 | EXISTING CONCRETE WALK; PATCH & REPAIR | | |