

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

**DESIGN
PRACTICE_INC**
2842 W 44th
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PHONE_303 561 3000

1: ALL COMMON AREAS, OUTLOTS, DRIVES, SIDEWALKS, LANDSCAPING, AND OTHER COMMON IMPROVEMENTS WITHIN THE SUBDIVISION SHALL BE PROVIDED AS SHOWN ON THIS PUD BY THE DEVELOPER, AND SUCH IMPROVEMENTS SHALL BE MAINTAINED IN PERPETUITY BY THE HOA FOR THE SUBDIVISION.

2: THE HOA SHALL BE RESPONSIBLE FOR REPAIRS TO SURFACE IMPROVEMENTS WITHIN THE EXCLUSIVE UTILITY EASEMENTS DAMAGED BY THE CITY OPERATION/ MAINTENANCE/ REPAIR REPLACEMENT OF CITY FACILITIES

	AREA (SF)	AREA (ACRES)
GROSS SITE AREA	156,458 SF	3.60
PRIVATE STREETS	25,295 SF	0.58
NET SITE AREA	131,376 SF	3.02
BUILDING COVERAGE	52,440 SF	1.20
HARDSCAPE AREA	48,374 SF	1.11
SUBTOTAL (IMPERVIOUS)	100,814 SF	2.31
LANDSCAPE AREA	49,610 SF	1.14
DETENTION AREA	6,247 SF	0.14

LOT #	WAIVER REQUEST	LOT #	WAIVER REQUEST	LOT #	WAIVER REQUEST
16	3'-5 3/4"	23	3'-2 3/4"	30	3'-7 3/8"
17	0'-8 5/8"	24	0'-5 5/8"	31	0'-10 1/8"
18	0'-8 5/8"	25	0'-5 5/8"	32	0'-10 1/8"
19	3'-5 3/4"	26	3'-2 3/4"	33	3'-7 3/8"
20	2'-11 1/2"	27	4'-0 1/8"	34	4'-0 1/8"
21	0'-2 3/8"	28	1'-3"	35	1'-3"
22	2'-11 1/2"	29	4'-0 1/8"	36	4'-0 1/8"

NO.	SHEET TITLE	NO.	SHEET TITLE
1	COVER SHEET	9	SITE PHOTOMETRIC PLAN
2	DEVELOPMENT PLAN	10	ILLUMINAIRES CUT SHEETS
3	UTILITY CONNECTION PLAN	11	TH TYPE 1 ELEVATIONS
4	GRADING AND DRAINAGE PLAN	12	TH TYPE 1 ELEVATIONS
5	LANDSCAPE PLAN - NORTH	13	TH TYPE 2 ELEVATIONS
6	LANDSCAPE PLAN - SOUTH	14	TH TYPE 2 ELEVATIONS
7	LANDSCAPE NOTES & DETAILS	15	SFR TYPE 1 ELEVATIONS
8	LIGHTING COVER & DETAILS	16	SFR TYPE 2 ELEVATIONS

8. SETBACKS ARE TO THE MOST CONSTRAINED CONDITION OF EACH LOT GROUPING

NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
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2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

COVER SHEET	SHEET: 1
SCALE:	DATE: AUG 10 2023

EAST ST VILLAGE

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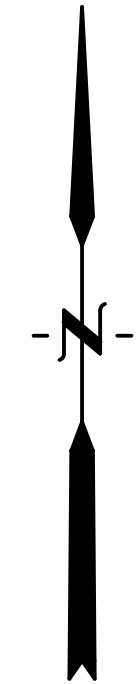


The Sanitas Group
901 FRONT ST, SUITE 350
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LEGEND

PROPERTY BOUNDARY
ADJACENT LOT LINE
EASEMENT
CHANNEL OR SWALE FLOWLINE
FENCE
FIRE HYDRANT
EXISTING
PROPOSED
EXISTING CONCRETE
PROPOSED STANDARD CONCRETE
EXISTING ASPHALT PAVEMENT
PROPOSED ASPHALT
EXISTING TREES
PROPOSED TREES



30 20 10 0 30 60
SCALE: 1"=30'

ABBREVIATIONS

AC ACRE
CONC CONCRETE
E ELECTRICAL SERVICE
ESMT EASEMENT
E.U.E. EXCLUSIVE UTILITY EASEMENT
EX. EXISTING
F FIRE SERVICE
HOA HOME OWNERS ASSOCIATION
INV INVERT
IR IRRIGATION WATER SERVICE
LF LINEAR FOOT
MH MANHOLE
NGVD NATIONAL GEODETIC
PVC POLYVINYL CHLORIDE
RCP REINFORCED CONCRETE PIPE
R.O.W. RIGHT-OF-WAY
S SANITARY SEWER SERVICE
SHT SHEET
STM STORM
TYP TYPICAL
VCP VITRIFIED CLAY PIPE
W WATER SERVICE
WM WATER METER

KEY NOTES

- EXCLUSIVE UTILITY EASEMENT (E.U.E.) FOR WATER SERVICE CURB STOP AND METER SETTING (TYP); REFER TO SUBDIVISION PLAT FOR DIMENSIONS.
- 5' WIDE DRAINAGE EASEMENT CENTERED ON LOT LINE.

DEVELOPMENT PLAN NOTES:

- HOA SHALL MAINTAIN THE EAST STREET RIGHT-OF-WAY LANDSCAPING ABUTTING THE DEVELOPMENT.
- HOA SHALL PROVIDE SNOW REMOVAL FOR EAST STREET PUBLIC WALK ABUTTING THE DEVELOPMENT.
- HOA SHALL MAINTAIN THE ON SITE STORM SEWER FACILITIES UNLESS OTHERWISE NOTED.
- A 30' EXCLUSIVE UTILITY EASEMENT SHALL BE DEDICATED FOR THE PUBLIC WATER MAIN AND PUBLIC SANITARY SEWER MAIN TO BE LOCATED IN OUTLOT A. A 5' WIDE UTILITY MAINTENANCE EASEMENT IS PROVIDED ON EITHER SIDE OF THE E.U.E. EACH OF THESE EASEMENTS ARE NOTED ON THE DEVELOPMENT PLAN. REFER TO THE SUBDIVISION PLAT FOR DIMENSIONS.
- AN 8' WIDE UTILITY EASEMENT FOR DRY UTILITIES WILL ENCRATCH THE 30' E.U.E. WHERE DRY UTILITIES CROSS OUTLOT A AND WHERE DRY UTILITIES ARE INSTALLED PARALLEL OUTLOT A. A 3' WIDE UTILITY EASEMENT ENCRATCHMENT INTO THE 30' E.U.E. IS PROPOSED FOR THE DRY UTILITY FACILITIES THAT PARALLEL OUTLOT A. REFER TO THE UTILITY PLAN FOR UTILITY ALIGNMENTS AND CLEARANCE BETWEEN FACILITIES.
- LOTS 23-36 SHALL BE SPRINKLED WITH AN NFPR 13R SYSTEM SUPPLIED BY DOMESTIC WATER.



ACCESSIBLE PARKING
SIGN DETAIL
NO SCALE



Know what's below.
Call before you dig.

ISSUED

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4	PRELIMINARY PUD	08-08-2023			

DEVELOPMENT PLAN

SCALE: 1" = 30'

SHEET: 2

DATE: 08 AUG 2023

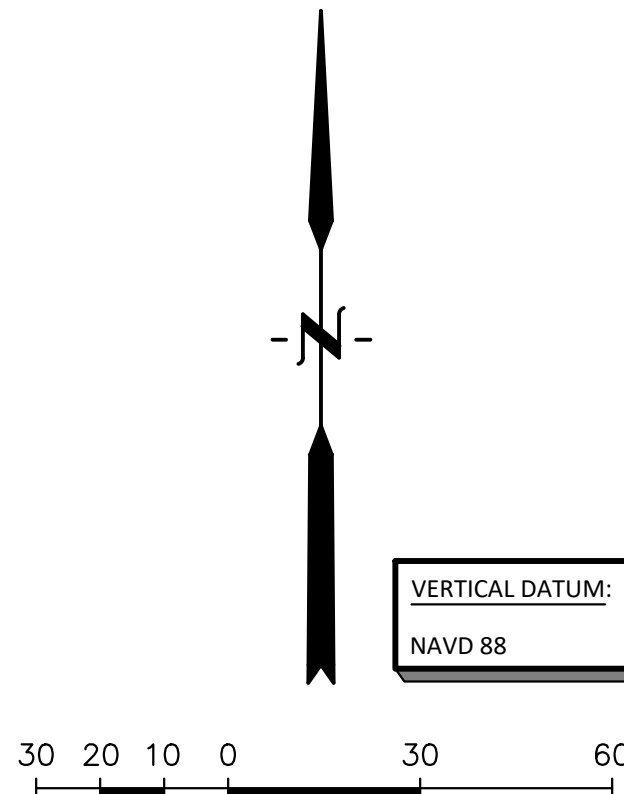
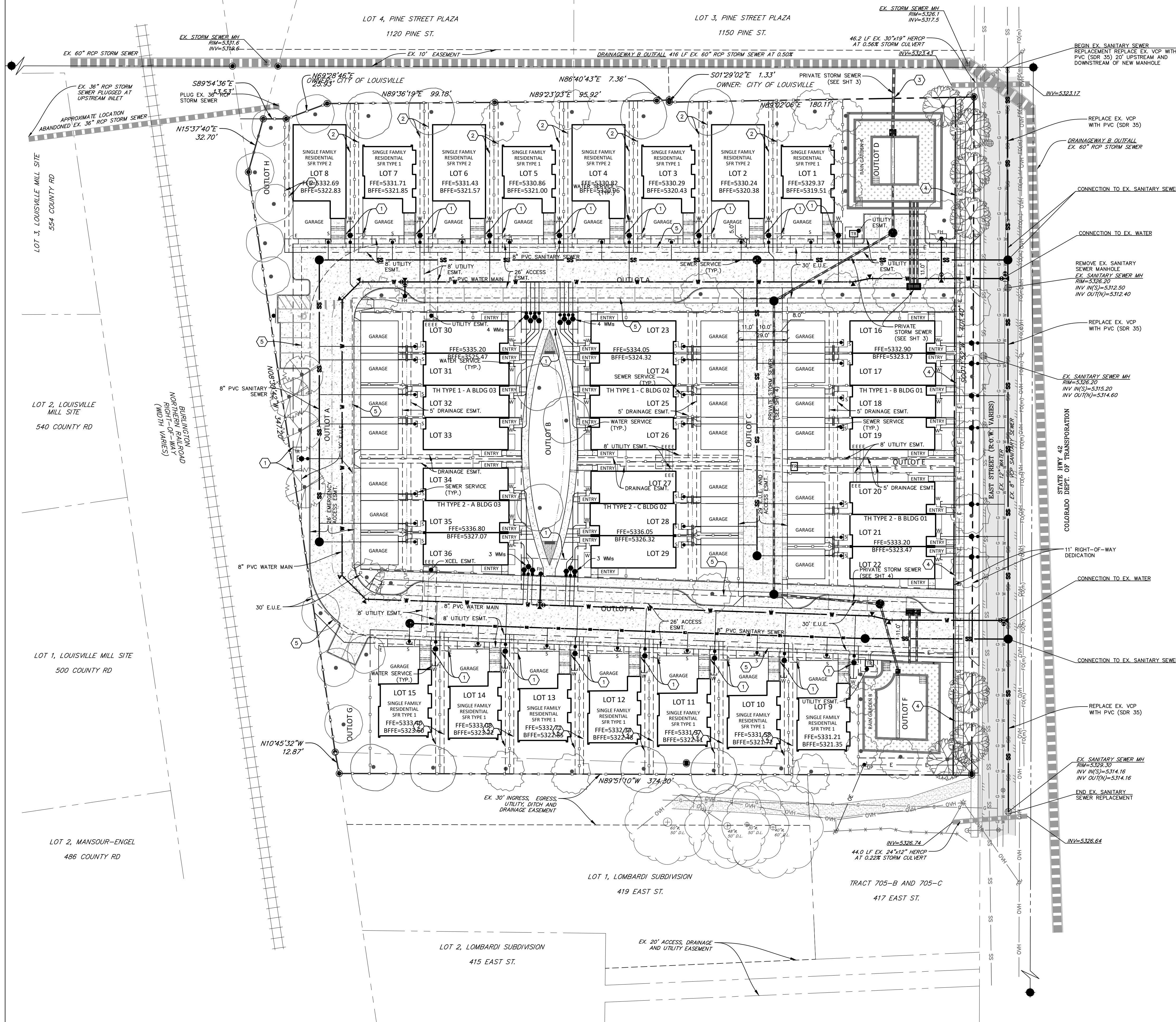
EAST ST VILLAGE

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SCALE: 1"=30'

ABBREVIATIONS	
AC	ACRE
CONC	CONCRETE
E	ELECTRICAL SERVICE
ESMT	EASEMENT
E.U.E.	EXCLUSIVE UTILITY EASEMENT
EX	EXISTING
F	FIRE SERVICE
INV	INVERT
IR	IRRIGATION WATER SERVICE
LF	LINEAR FOOT
MH	MANHOLE
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
S	SANITARY SEWER SERVICE
SHT	SHEET
STM	STORM
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
W	WATER
WM	WATER METER

- KEY NOTES**
- EXCLUSIVE UTILITY EASEMENT (E.U.E.) FOR WATER SERVICE CURB STOP AND METER SETTING (TYP)
 - DRAINAGE EASEMENT
 - CITY TO ISSUE EXCLUSIVE UTILITY EASEMENT (E.U.E.) CROSSING PERMITS FOR PRIVATE STORM SEWER CROSSINGS. CITY TO ISSUE REVOCABLE LICENSE AGREEMENT FOR PRIVATE STORM WITHIN CITY PROPERTY.
 - 4' WIDE PRESCRIPTIVE EASEMENT TO BE PROVIDED FOR SURFACE MAINTENANCE OF SIDEWALK. THE WIDTH OF EASEMENT SHALL BE MEASURED FROM BACK OF PUBLIC WALK TO THE WEST (REFER TO PLAT NOTE).
 - 5' WIDE PRESCRIPTIVE EASEMENT FOR UTILITY MAINTENANCE PROVIDED ON EITHER SIDE OF 30' E.U.E. (REFER TO PLAT NOTE).

UTILITY PLAN NOTES:

- UTILITY PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE DURING CIVIL ENGINEERING REVIEW PROCESS.
- EXISTING WATER AND SANITARY SEWER SERVICES ON EAST STREET TO BE ABANDONED AS DIRECTED BY THE CITY.
- CITY NOT RESPONSIBLE FOR SURFACE REPAIRS IN OUTLOTS A/B/C, AND WITHIN EXCLUSIVE UTILITY EASEMENT CAUSED BY OPERATION, MAINTENANCE, AND REPAIR OF CITY WATER AND SANITARY UTILITY LINES.

SANITARY SEWER UTILITY NOTES:

- SANITARY SEWER SERVICES SHALL HAVE A MINIMUM COVER OF 4.0' FROM TOP OF PIPE TO FINAL FINISHED GRADE.
- SANITARY SEWER SERVICE LINES SHALL BE SDR 35 GRAVITY SEWER PVC PIPE AT A 2.0% MINIMUM SLOPE (UNLESS OTHERWISE NOTED). SEWER SERVICE LINES SHALL BE GREEN OR OTHER ACCEPTABLE COLOR (NOT WHITE PVC).
- ALL UTILITY CLEANOUTS SHALL BE TRAFFIC RATED.
- SEWER SERVICE LINES SHALL NOT BE INSTALLED CLOSER THAN 5' FROM ANY BUILDING CORNER, COLUMN OR INTERIOR STRUCTURAL WALL AND SHOULD PENETRATE THE STRUCTURE AT APPROXIMATELY RIGHT ANGLES.

LEGEND

PROPERTY BOUNDARY	
ADJACENT LOT LINE	
EASEMENT	
CHANNEL OR SWALE FLOWLINE	
FENCE	
STORM SEWER	
SANITARY SEWER	
WATER	
IRRIGATION SERVICE	
NATURAL GAS	
ELECTRICAL	
UTILITY MANHOLE	
FIRE HYDRANT	
WATER VALVE	
WATER METER	
LIGHT POLE	
SIGN	
EXISTING CONCRETE	
PROPOSED STANDARD CONCRETE	
EXISTING ASPHALT PAVEMENT	
EXISTING TREES	
PROPOSED TREES	

WATER UTILITY NOTES:

- TRACER WIRE SHALL BE INSTALLED ON ALL NONMETALLIC WATER LINES.
- WATER SERVICE LINES 3-INCH DIAMETER OR GREATER SHALL BE SHALL BE AWWA C900 CLASS 200 PVC PIPE DR14.
- WATER LINE FITTINGS SHALL BE DUCTILE IRON OR CAST-IRON SHALL BE AWWA C110 CLASS 250.
- ALL WATER LINE FITTINGS SHALL BE POLYETHYLENE ENCASED.
- ALL WATER SERVICE SHALL HAVE A MINIMUM OF FOUR AND A HALF (4-1/2) FEET COVER AS MEASURED FROM TOP OF PIPE TO FINAL GRADE AND BE PLACED NO DEEPER THAN 10'.
- WATER SERVICE LINES SHALL HAVE A MINIMUM OF EIGHTEEN INCHES (18-IN) OF VERTICAL CLEARANCE FROM OTHER UTILITIES AS MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE. WATER LINE SHALL BE CONSTRUCTED ABOVE SANITARY SEWER AND STORM WATER LINES UNLESS OTHERWISE NOTED ON THESE PLANS.
- WATER SERVICE LINES 2-INCH DIAMETER OR LESS SHALL BE TYPE K, SOFT COPPER CONFORMING TO ASTM B88. FITTINGS SHALL BE BRASS OR COPPER ALLOY. CONNECTIONS SHALL BE BY FLARED JOINTS.
- WATER SERVICE METER PITS MUST BE LOCATED IN LANDSCAPE AREAS.



Know what's below.
Call before you dig.

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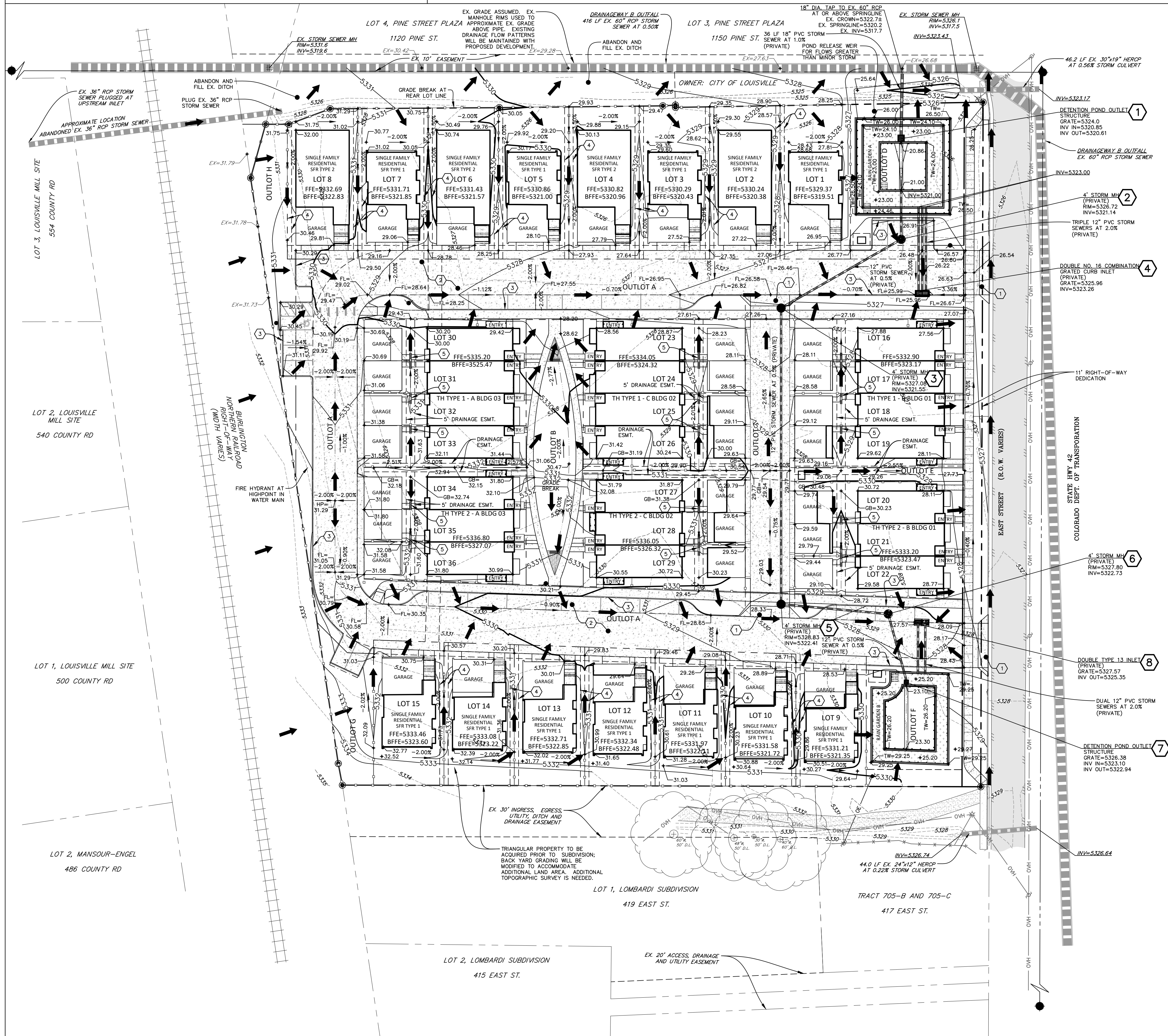
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LEGEND

PROPERTY BOUNDARY	
ADJACENT LOT LINE	
EASEMENT	
CHANNEL OR SWALE FLOWLINE	
FENCE	
STORM SEWER	
MAJOR CONTOUR	
MINOR CONTOUR	
SPOT ELEVATION	
ELECTRICAL (OVERHEAD)	
UTILITY MANHOLE	
FIRE HYDRANT	
LIGHT POLE	
SIGN	
STORM STRUCTURE DESIGNATOR	
EXISTING CONCRETE	
PROPOSED STANDARD CONCRETE	
EXISTING ASPHALT PAVEMENT	
EXISTING TREES	

KEY NOTES

- 1 CONCRETE DRIVE RAMP
- 2 REINFORCED CONCRETE PAVEMENT
- 3 CURB (NO GUTTER) WITH 6" REVEAL
- 4 DRAINAGE EASEMENT
- 5 CULVERT OR SIDEWALK CHASE

PLAN NOTES

1. REFER TO SHEET 3 FOR UNDERGROUND UTILITY LOCATIONS. THIS PLAN IS LIMITED TO SURFACE IMPROVEMENTS, ASSOCIATED GRADING AND UNDERGROUND STORM SEWER PIPING.
2. THIS PLAN SHEET PRESENTS DRAINAGE EASEMENTS FOR EVALUATION OF SURFACE IMPROVEMENTS, ASSOCIATED GRADING AND UNDERGROUND STORM SEWER PIPE. REFER TO SHEETS 2 AND 3 FOR ALL OTHER EASEMENTS.

GRADING NOTES

1. ALL SPOT ELEVATIONS ARE TO FLOWLINE OF CURB AND GUTTER, TOP OF PAVING OR FINISHED GRADE LANDSCAPE AREA UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED PAVING AND LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
3. ADD 5300 TO ALL PROPOSED SPOT ELEVATIONS TO REACH PROJECT VERTICAL DATUM.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PROVIDE FOR ADEQUATE DRAINAGE THROUGH THE SITE DURING THE PROCESS OF EXCAVATION, GRADING AND EMBANKMENT. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.
5. LANDSCAPE SLOPES SHALL BE 2% OR GREATER AND SHALL NOT EXCEED 4:1 (H:V) UNLESS OTHERWISE NOTED ON THESE PLANS AND APPROVED BY THE CITY INSPECTOR/ENGINEER.
6. MATCH EXISTING GRADES AT LIMITS OF CONSTRUCTION.

RAIN GARDEN NOTES

1. RAIN GARDENS A AND B ARE COMBINATION RAIN GARDEN AND DETENTION PONDS.
2. INLETS COLLECT STORM DRAINAGE FROM THE PRIVATE DRIVES AND DISCHARGES THE DRAINAGE INTO THE RAIN GARDEN LEVEL OF THE DETENTION POND. ONCE THE WATER QUALITY CAPTURE VOLUME IS EXCEED, THE RAIN GARDENS SPILL INTO THE CENTRAL LOWER LEVEL OF THE DETENTION POND. REFER TO THE STORM DRAINAGE REPORT FOR ADDITIONAL DISCUSSION OF THE DRAINAGE PATTERNS FOR THIS PROJECT.
3. RAIN GARDEN B FLOWS TO RAIN GARDEN A BY PRIVATE STORM SEWER.
4. METAL ACCESS STAIRS ARE PROVIDED FOR ACCESS INTO EACH RAIN GARDEN AND DETENTION POND LEVELS. MAINTENANCE ACTIVITIES SHALL BE PERFORMED BY HAND (RAKING, SHOVELING, PLANT CARE, ETC.) VIA THESE METAL ACCESS STAIRS.
5. RAIN GARDEN B OUTER PERIMETER WALL EXCEEDS 30". LANDSCAPING AND/OR HANDRAIL WILL BE PROVIDED FOR FALL PROTECTION.



Know what's below.
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GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

SHEET: 4

DATE: 08 AUG 2023

EAST ST VILLAGE

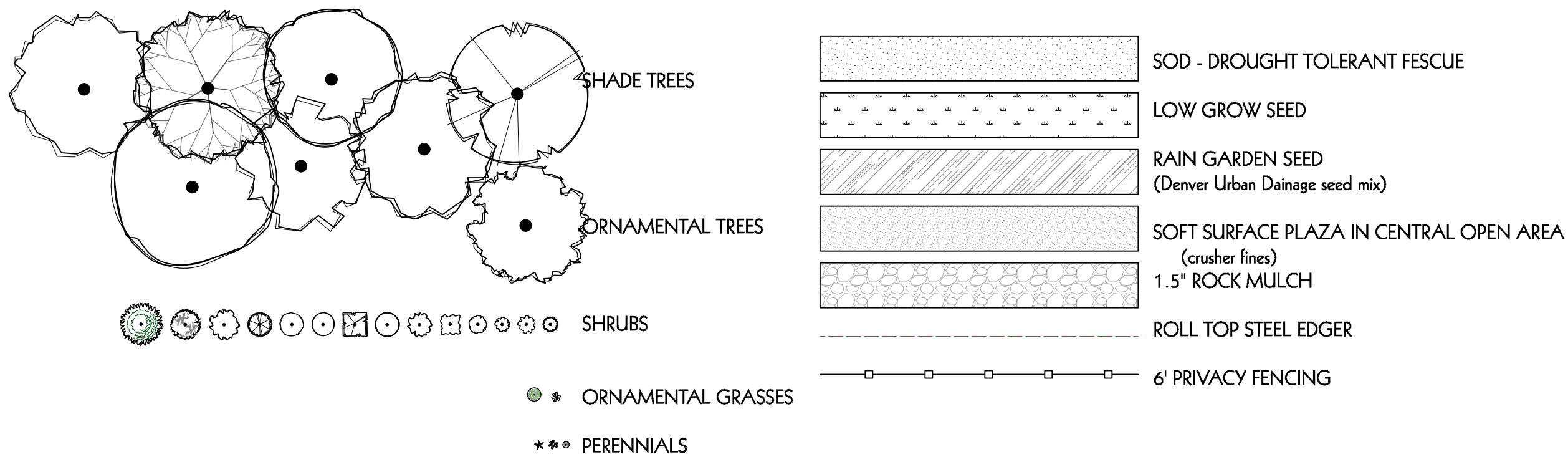
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landscape architecture +
urban design +
planning
boulder / steamboat springs, co
p. 303.517.9256
osla@me.com

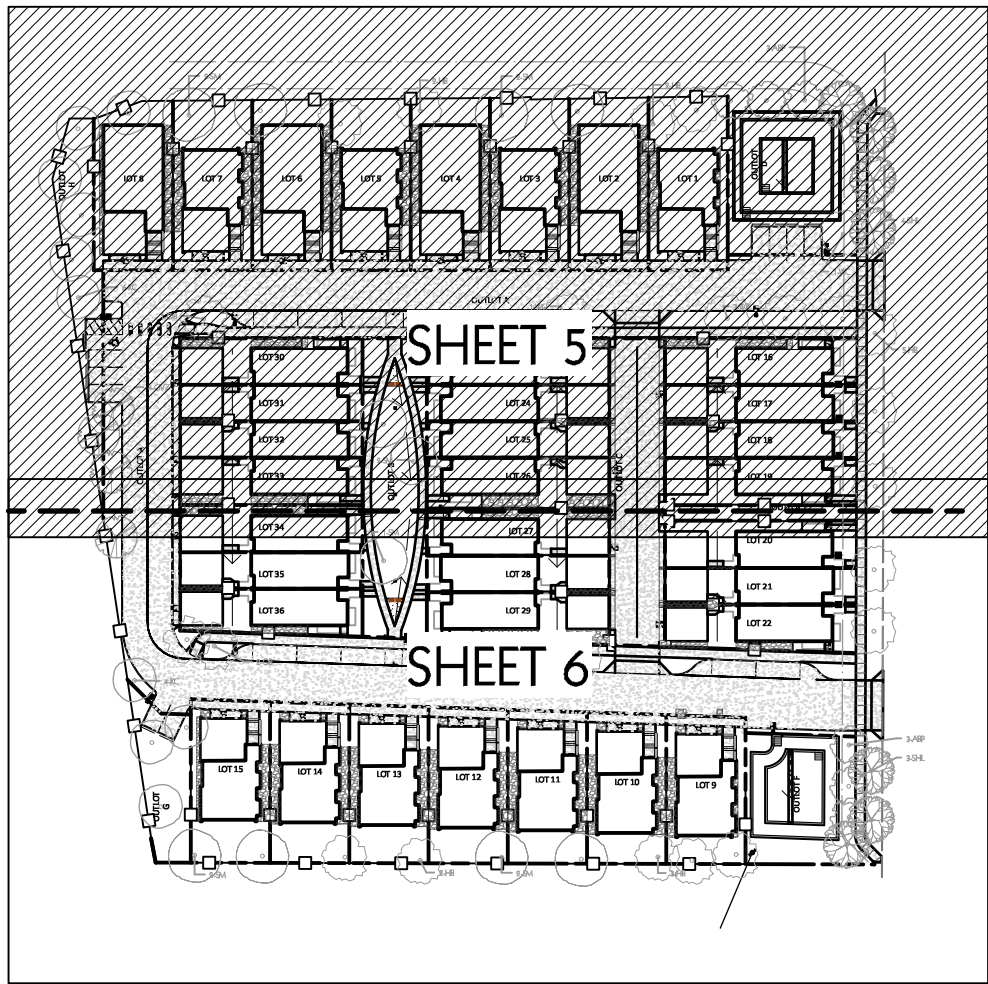
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LEGEND:

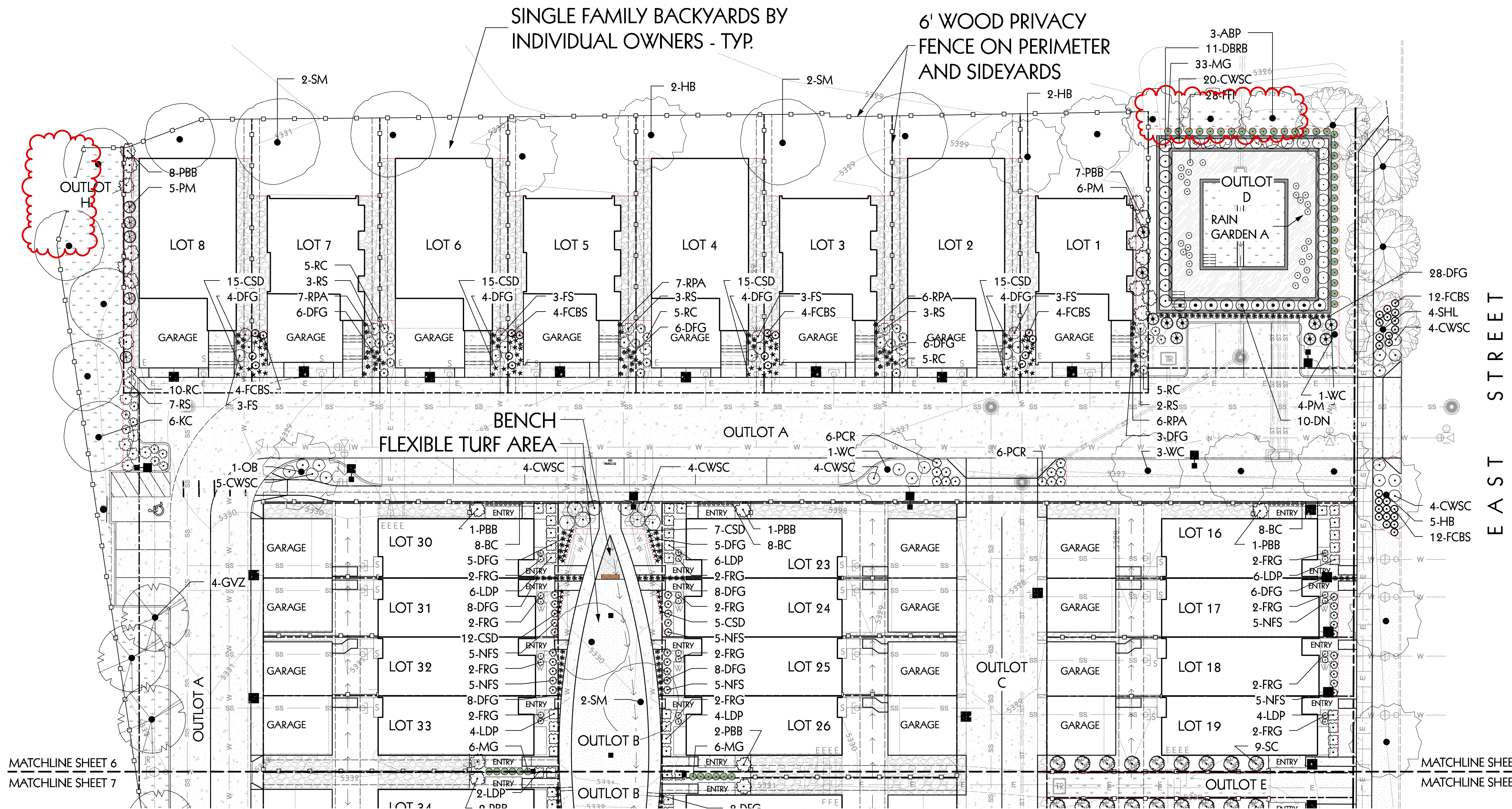


LANDSCAPE REQUIREMENTS: 5/22/23

TOTAL LOT SIZE:	156,669
TOTAL AREA COVERED BY BUILDING, PARKING LOT OR PATIO	118,592
TOTAL LANDSCAPE AREA: (21%)	31,753
TOTAL HARDSCAPE AREA:	6,324
PROPOSED	
TOTAL NUMBER OF STREET TREES (all deciduous)	10
TOTAL NUMBER OF STREET SHRUBS	64
TOTAL NUMBER OF PERIMETER TREES	40
TOTAL NUMBER OF PERIMETER SHRUBS	50
TOTAL NUMBER OF PARKING LOT TREES	5
TOTAL NUMBER OF PARKING LOT SHRUBS	47



KEY MAP



GENERAL NOTES:

- IRRIGATION SYSTEM OPERATION IN ROW REQUIRES PUBLIC WORKS INSPECTION AND APPROVAL PRIOR TO CONSTRUCTION ACCEPTANCE. NO OVERSPRAY ONTO PAVED SURFACES.
- STREET TREES SHALL BE CENTERED WITHIN THE TREE LAWN. IN AREAS IRRIGATION IN THE TREE LAWNS SHALL BE SUBSURFACE IN ALL AREAS. IRRIGATION IN THE TREE LAWNS SHALL BE ON A CENTRAL SYSTEM CONTROLLED BY THE HOA.

ISSUED

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LANDSCAPE PLAN - NORTH

LANDSCAPE PLAN - NORTH

SCALE: 1"=20'-0"

SHEET: 5

DATE: AUG 10 2023

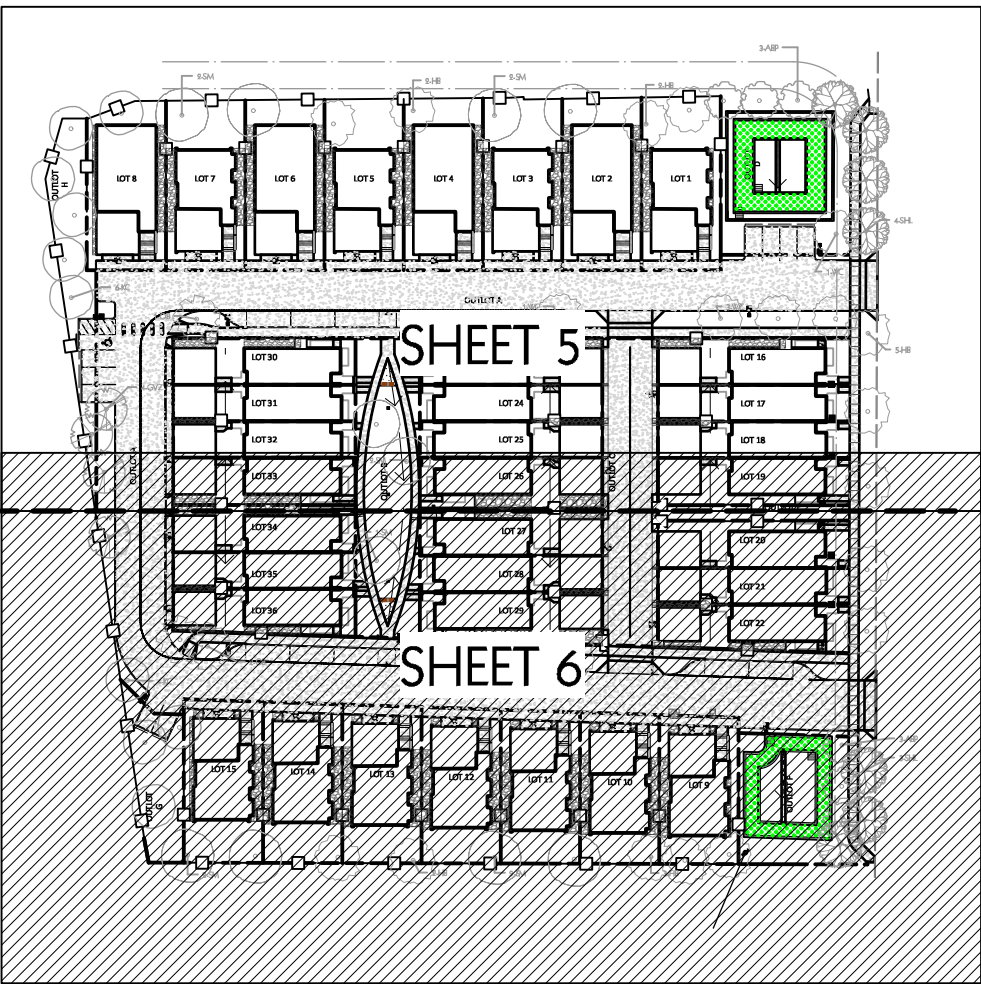
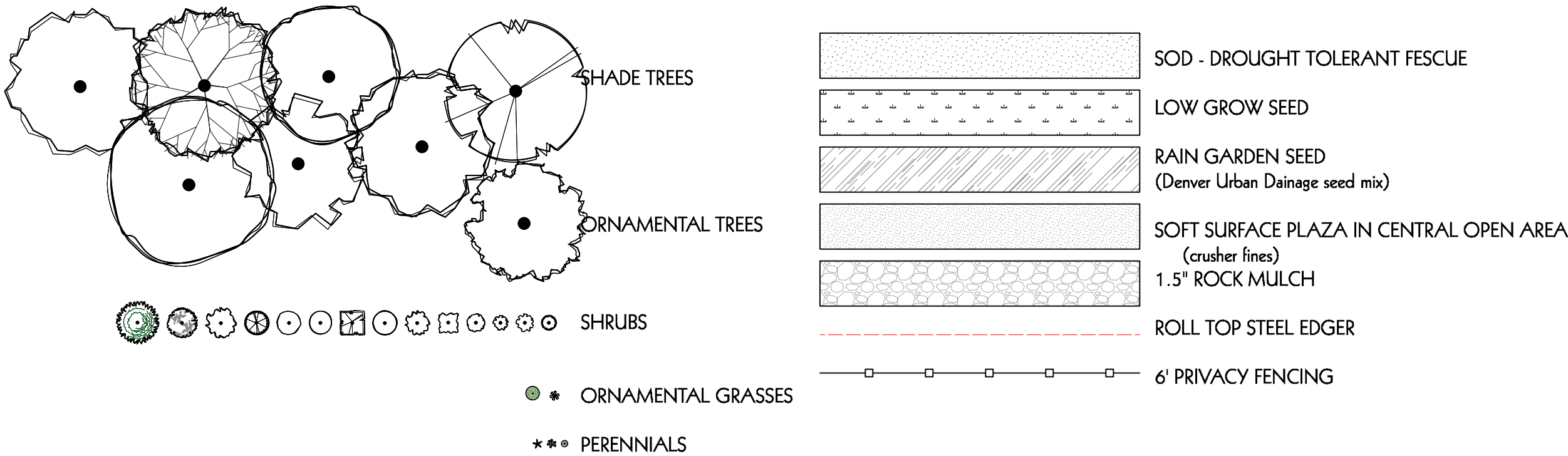
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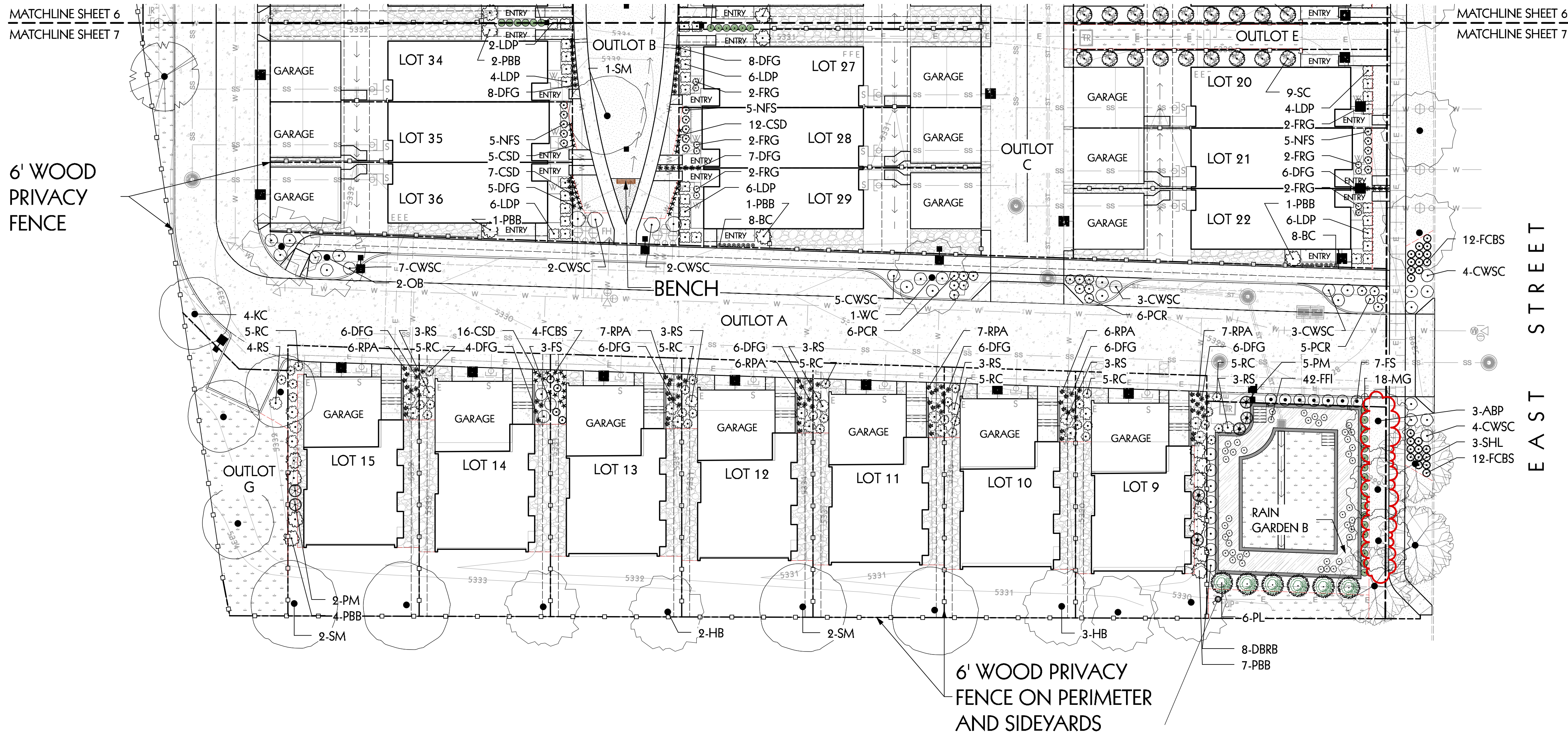


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LEGEND:



KEY MAP



GENERAL NOTES:

1. IRRIGATION SYSTEM OPERATION IN ROW REQUIRES PUBLIC WORKS INSPECTION AND APPROVAL PRIOR CONSTRUCTION ACCEPTANCE. NO OVERSPRAY ONTO PAVED SURFACES.
2. STREET TREES SHALL BE CENTERED WITHIN THE TREE LAWN. IN AREAS IRRIGATION IN THE TREE LAWNS SHALL BE SUBSURFACE IN ALL AREAS. IRRIGATION IN THE TREE LAWNS SHALL BE ON A CENTRAL SYSTEM CONTROLLED BY THE HOA.

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LANDSCAPE PLAN - NORTH

SCALE: 1"=20'-0"

SHEET: 5

DATE: AUG 10 2023

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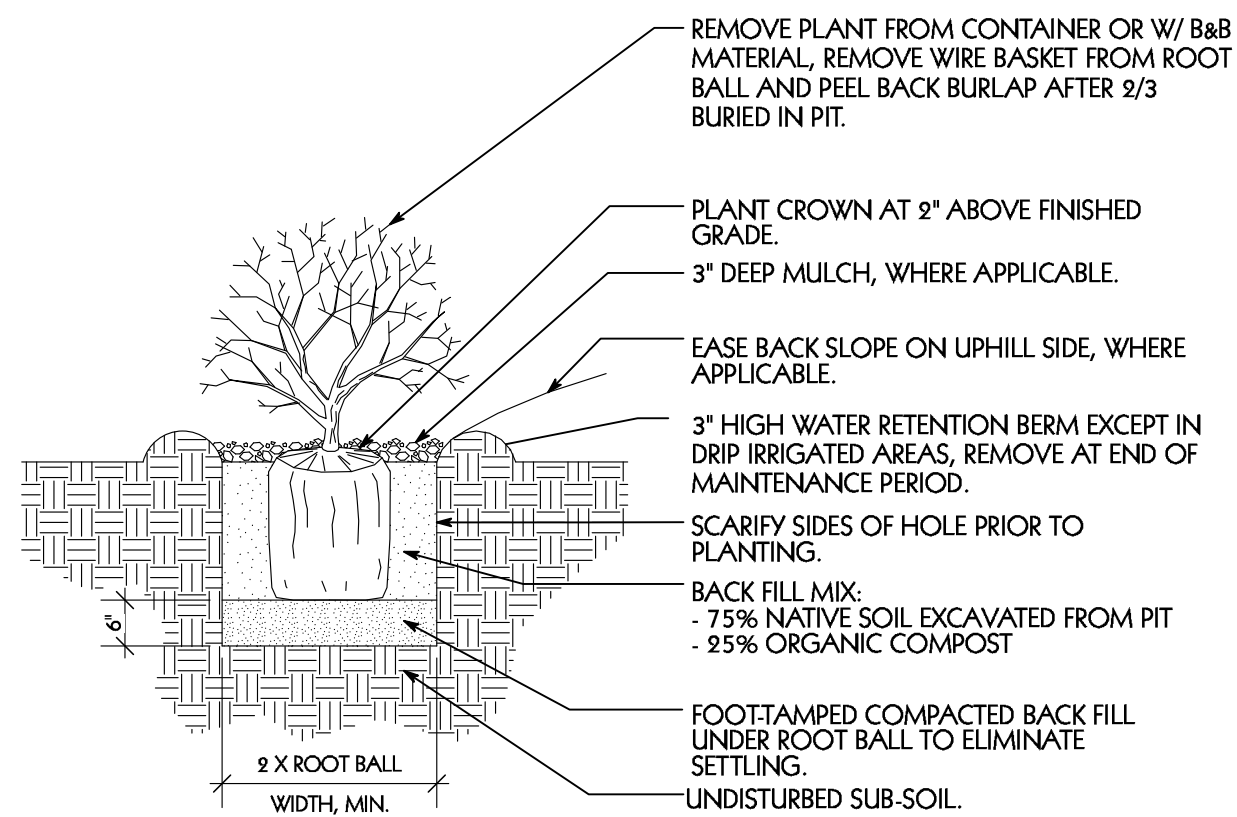
Native Seed Mix		
Common Name	Scientific Name	Lb/ac (PLS) *
Western wheatgrass	Pascopyrum smithii	3.5
Slender wheatgrass	Elymus trachycaulus	4
Sideoats grama	Bouteloua curtipendula	3
Blue grama	Bouteloua gracilis	1
Little bluestem	Schizachyrium scoparium	2
Needle and thread grass	Hesperostipa comata	9
Sand dropseed	Sporobolus cryptandrus	0.02
	Total	15.52
* Please note that the pounds per acre are in PLS (Pure Live Seed) and must be ordered that way. * This mix is based on 75 seeds/ square foot and is only calculated for one acre. This mix is based on the contractor using a drill seed application. Contractor is responsible for calculating the appropriate seed amounts to purchase. Mix should be doubled if hand applied.		

Diagram illustrating the installation of a tree in a pit, showing the wire basket, root ball, and surrounding layers.

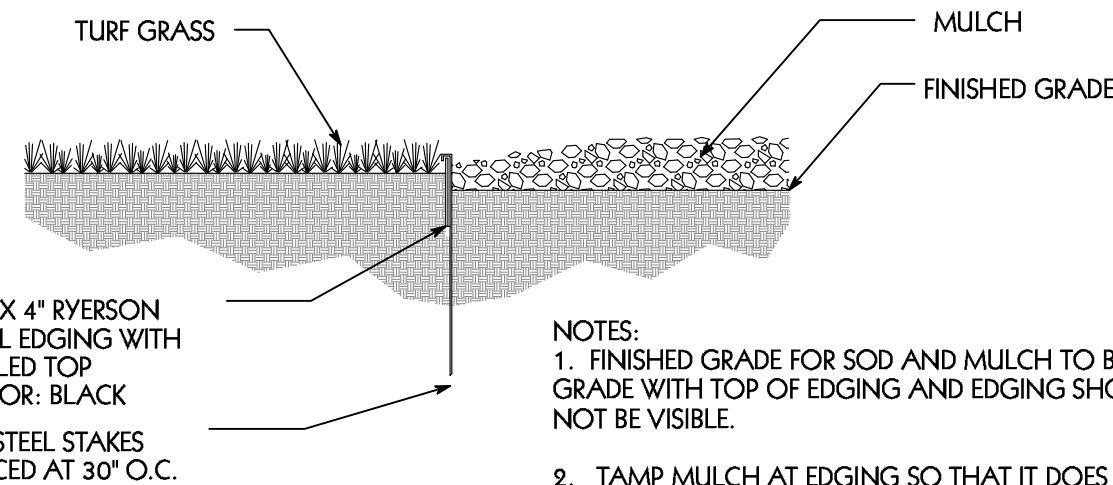
Labels and Dimensions:

- LOCATE WIRE BASKET BELOW POINT OF MAJOR BRANCHING
- 1' MIN.
- 2" X 1/2" NYLON/COTTON WEAVE TIES WITH 3/4" GROMMETS AND 12 GAGE WIRE FASTENED. WRAP OTHER END OF WIRE AROUND STAKE AND TWIST TO SECURE.
- COVER TRUNK WITH TREE WRAP . 4" BROWN CREPE PAPER.
- (2) 2" LODGEPOLE PINE STAKES, ALIGN STAKES PARALLEL W/ ROAD/WALKS OR PARALLEL W/DIRECTION OF PREVAILING WIND. ALL STAKES TO BE CONSISTENT PER EACH STREET. COORDINATE W/ LANDSCAPE ARCHITECT.
- PLANT SO CROWN IS 2" ABOVE SURROUNDING FINISH GRADE.
- COVER W/ MULCH 3" DEEP
- EASE BACK SLOPE ON UPHILL SIDE WHERE APPLICABLE.
- 3" HIGH WATER RETENTION BERM IN NON-IRRIGATED TURF AREAS.
- CUT AND REMOVE ALL OF THE WIRE BASKET AND OTHER PROTECTIVE MATERIAL (ie burlap) AFTER THE ROOT BALL HAS BEEN STABILIZED IN THE PIT. MAKE SURE ALL ROPE AND TAGS ARE REMOVED FROM AROUND THE TRUNK.
- SCARIFY SIDES OF HOLE PRIOR TO BACKFILLING.
- BACKFILL MIX:
 - 75% NATIVE SOIL EXCAVATED FROM PIT
 - 25% ORGANIC COMPOST
- NOTE: IF HOLE IS TOO DEEP ANY SOIL ADDED TO RAISE THE ROOTBALL SHOULD BE COMPACTED.
- UNDISTURBED SUB-SOIL.
- 2 X ROOT BALL WIDTH, MIN.
- 1' MIN.

SCALE: NTS



SCALE: NTS



SCALE: NTS

LANDSCAPE PLAN - NORTH

SHEET: 5

DATE: AUG 10 2023

1. 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.

2. TREES SHALL NOT BE PLANTED CLOSER 7 FEET TO ANY SEWER OR WATER LINE. TREE PLANTING SHALL BE COORDINATED WITH XCEL ENERGY COMPANY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING. APPLICANT SHALL ADD ROOT BARRIER ADJACENT TO BACK OF PUBLIC WALK WHEN TREES ARE PLANTED WITHIN 5' OF WALK OR CURB.

3. ALL SHRUBS SHALL BE PLANTED NO LESS THAN 2' FROM ANY SIDEWALK OR CURB.

4. 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.

5. 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.

6. ALL SHRUB AND PERENNIAL BEDS AREAS SHALL BE MULCHED WITH A 4" LAYER OF WOOD BARK MULCH. TREE BEDS PLANTED IN CRUSHER FINES AT FRONT ENTRY. NO FABRIC TO BE INSTALLED IN ANY OF THE BEDS. INSTALL 3" DEPTH OF 1.5" MOUNTAIN MIX GRANITE NEXT TO BUILDING FOUNDATIONS - NO FABRIC REQUIRED.

7. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED; ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FIVE (5) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA IN ALL TURF AND SHRUB BEDS.

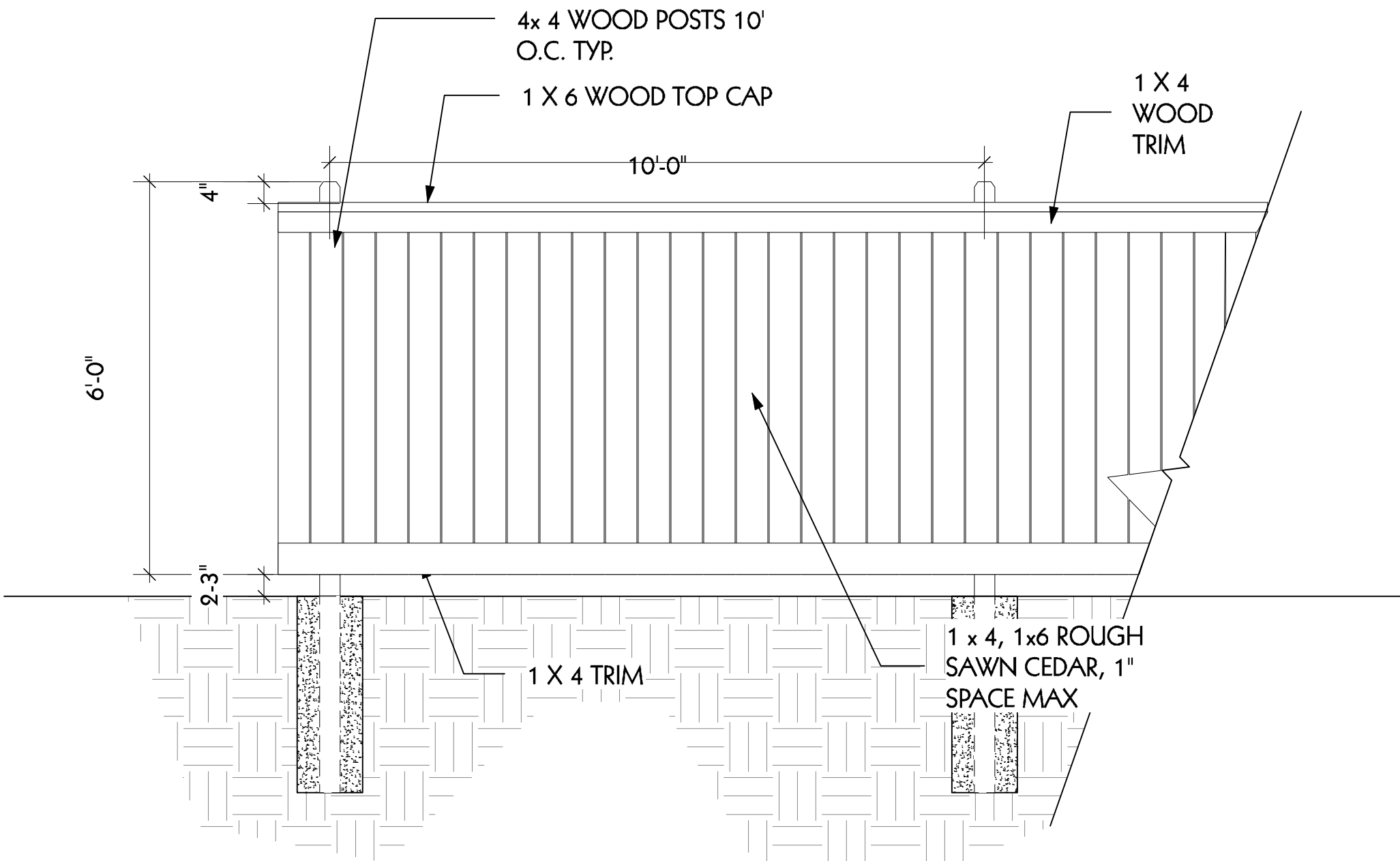
8. SOD TO BE DROUGHT TOLERANT FESCUE.

9. ALL LANDSCAPE (PLANT MATERIALS AND GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. TURF AREAS WILL HAVE A SPRAY ZONE. PLANTS WITH LIKE WATER REQUIREMENTS ARE SHOWN TOGETHER IN ORDER TO HAVE AN EFFICIENT USE OF WATER.

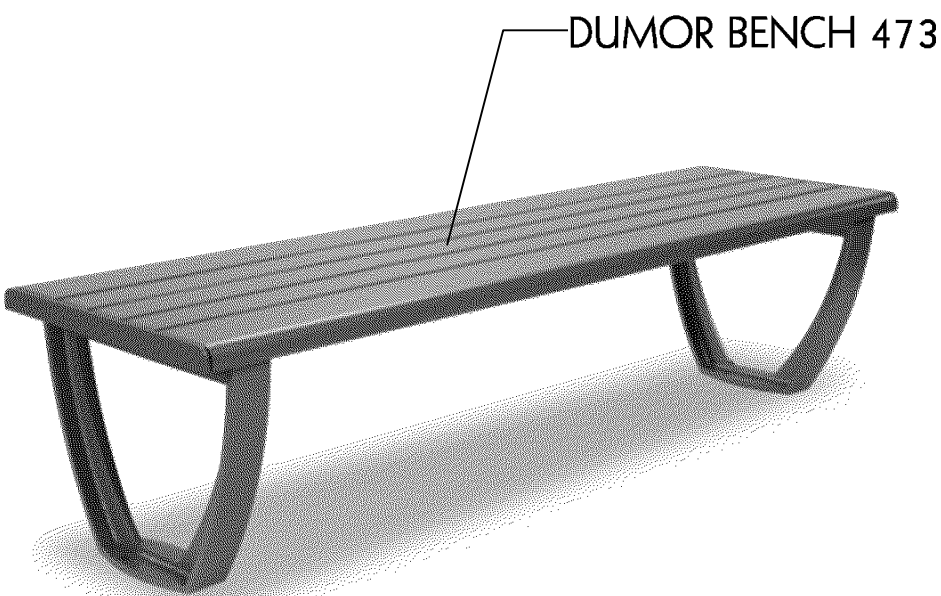
10. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.

11. REFER TO THE CITY OF LOUISVILLE 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.

12. ALL PRIVATE & COMMON OR PUBLIC LANDSCAPING SHOWN SHALL BE PROVIDED BY DEVELOPER. THE HOA WILL BE RESPONSIBLE FOR MAINTAINING LANDSCAPING IN THE FRONT AND SIDES OF THE FEE SIMPLE LOTS, IN THE COMMON AREAS WHERE LANDSCAPING IS INDICATED ON THIS PLAN AS WELL AS THE ROW LANDSCAPE ALONG EAST STREET. THE HOA WILL ALSO BE RESPONSIBLE FOR SNOW REMOVAL OF PUBLIC WALK ALONG EAST STREET. MAINTENANCE REQUIREMENTS OF THE HOA MAY NOT BE TRANSFERRED OR ASSIGNED WITHOUT CITY COUNCIL APPROVAL OF A PUD AMENDMENT.

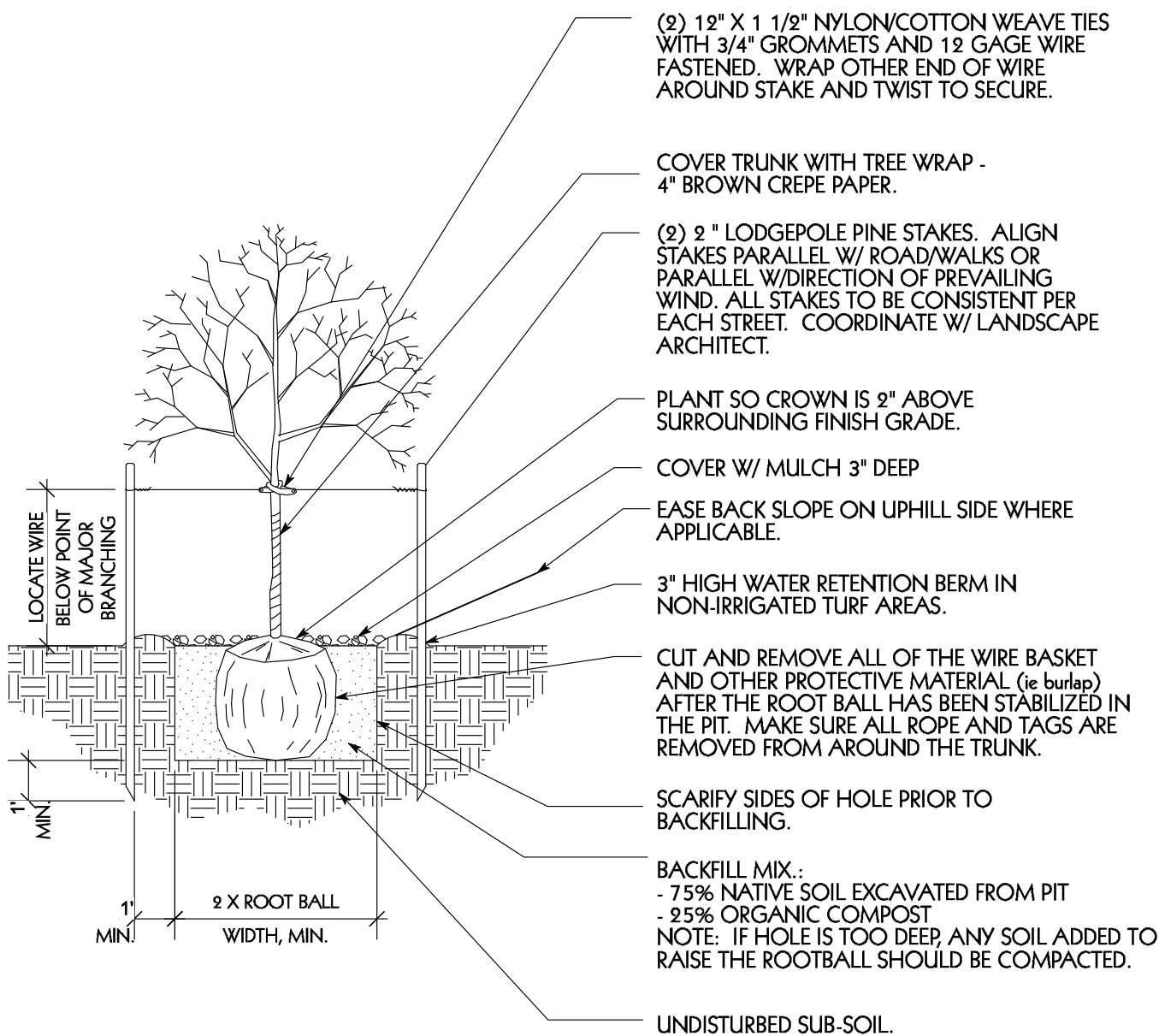


SCALE: 1/2"=1'-0"

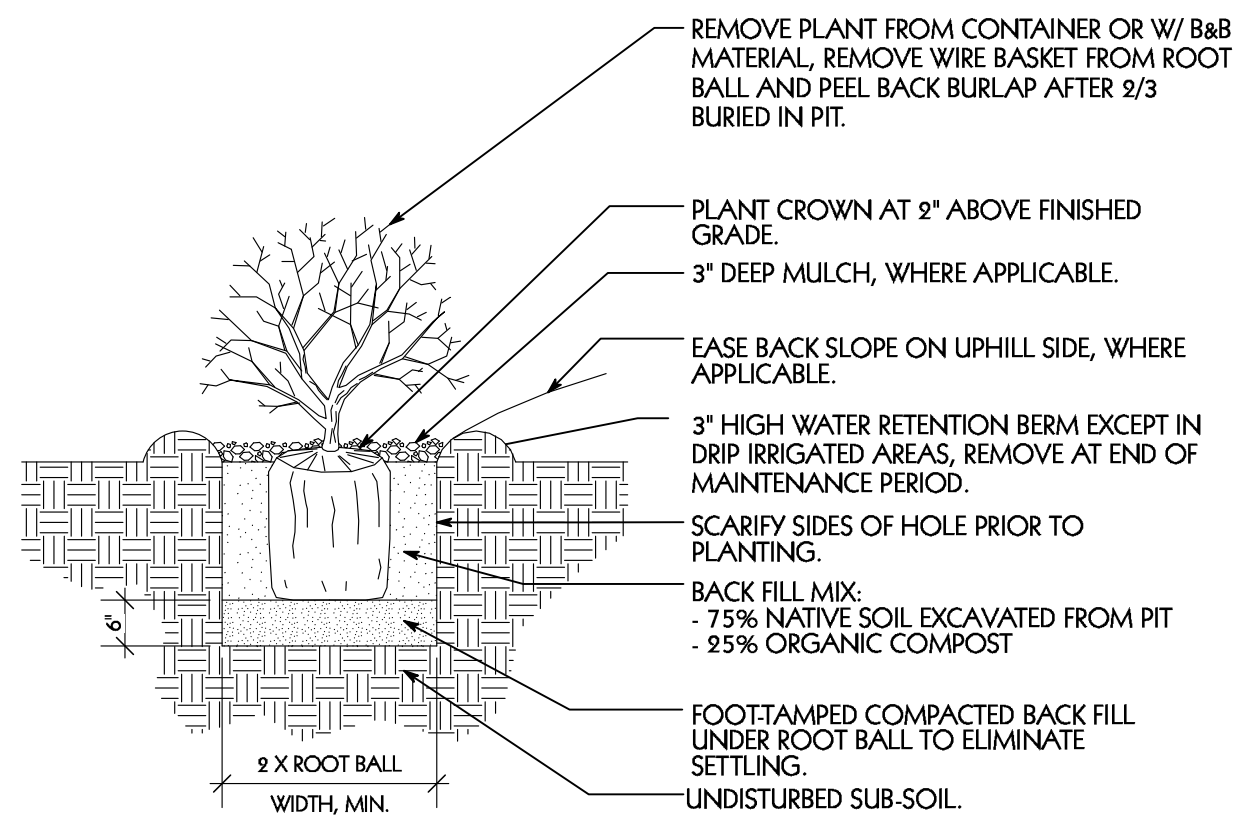


The diagram illustrates two methods of tree root control. The left side, labeled 'Without Deep Root Control', shows a tree with a 'Damaged sidewalk from roots' and a 'Bottom of prepared hole' at a depth of '8" min'. The right side, labeled 'With Deep Root Control', shows a tree with a 'Place flexible safety top edge of Root Guard 1" - 2" above soil' and a 'DEEPROOT TREE ROOT BARRIER ALONG BACK OF WALK'. It also shows an 'Undamaged sidewalk', a 'Deep root barrier', 'Gravel to help deliver water deep into the ground', and 'Soil'. A '12" min.' measurement is indicated for the distance from the trunk to the barrier.

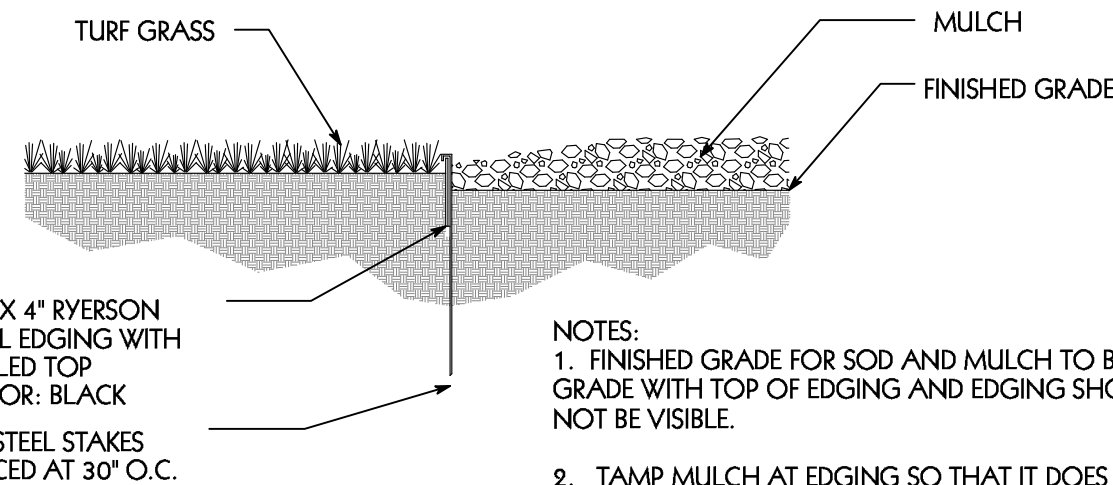
TREE ROOT BARRIER



SCALE: NTS



SCALE: NTS



SCALE: NTS

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

LANDSCAPE PLAN - NORTH

SCALE: 1'=20'-0"

SHEET: 5

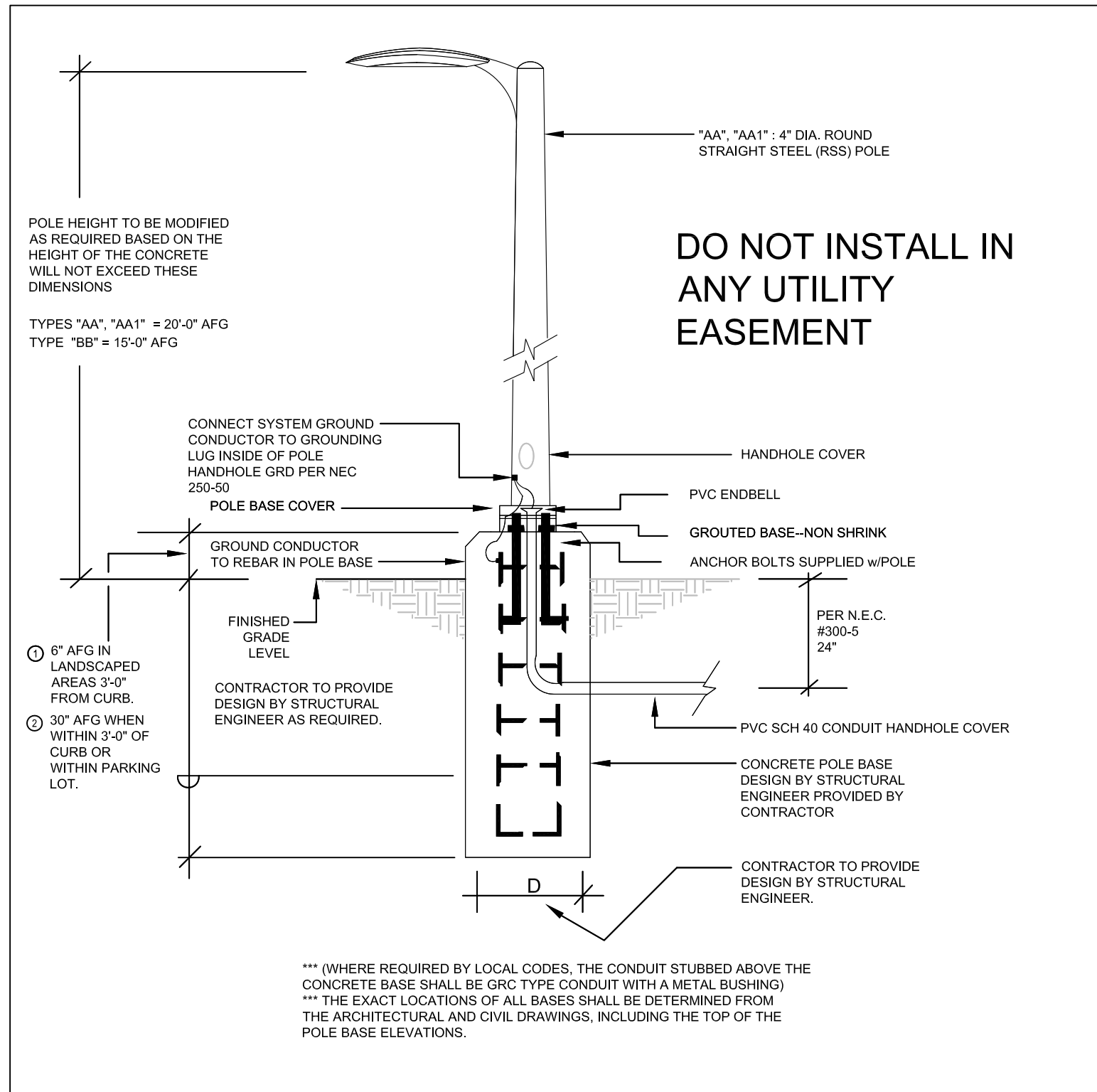
DATE: AUG 10 2023

EAST ST VILLAGE

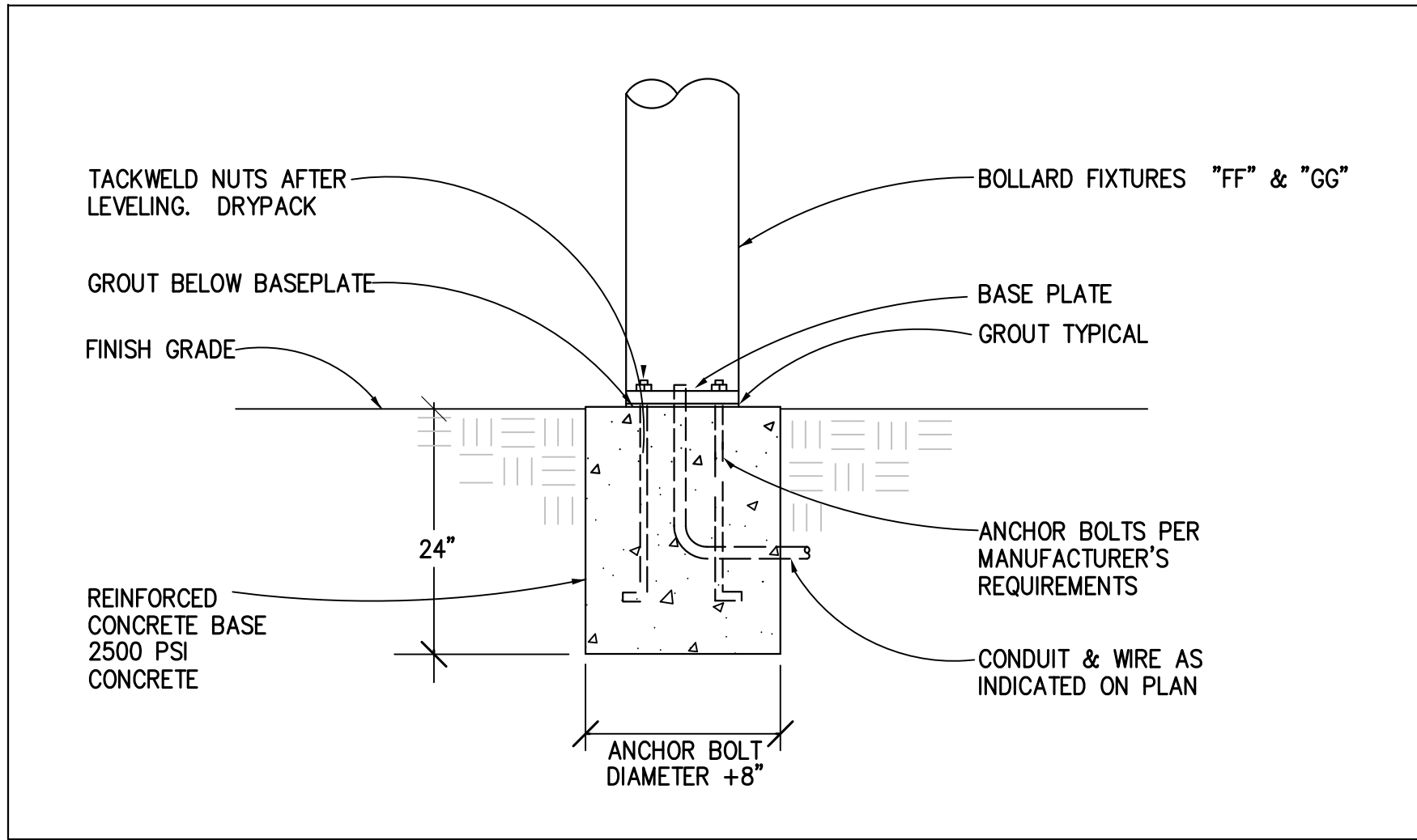
421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
PRACTICE_INC

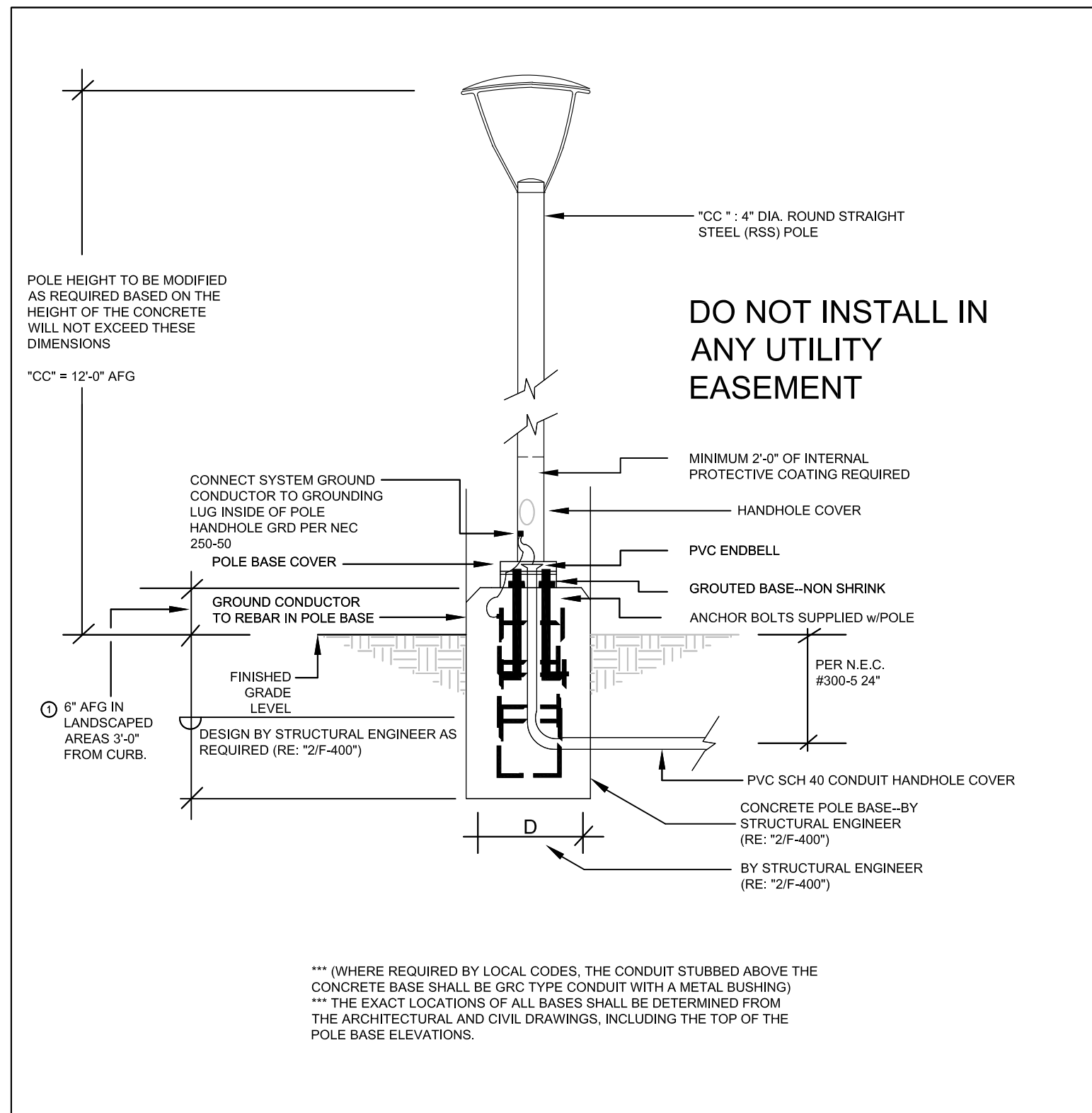
2842 W 44th
Denver CO 80211
www.designpracticecolorado.com
info@designpracticecolorado.com
PHONE_303 561 3000



1 TYPES "AA, AA1, BB" POLE BASE DETAIL
SCALE: N.T.S.



2 TYPES "FF" & "GG" BOLLARD BASE DETAIL
SCALE: N.T.S.



3 TYPE "CC" POLE BASE DETAIL
SCALE: N.T.S.

LEGEND	
SYMBOL	DESCRIPTION
	ARM MOUNTED ROADWAY POLE
	GROUND MOUNTED BOLLARD
	POST TOP AREA LIGHT
	WALL MOUNTED AREA LIGHT

SHEET INDEX	
ISSUE	
23 MAY, 2023 PRELIM. PLANNED UNIT DEV.	
10 AUGUST, 2023 PRELIM. PLANNED UNIT DEV.	
SHEET NO.	SHEET DESCRIPTION
8	LIGHTING COVER SHEET & DETAILS
9	PHOTOMETRIC SITE PLAN
10	ILLUMINAIRE CUT SHEETS

CODES & DESIGN CRITERIA	
JURISDICTION:	CITY OF LOUISVILLE
ELECTRICAL CODE:	2020 N.E.C.
ENERGY CODE:	2021 I.E.C.C.

LUMINAIRE SCHEDULE

FIXT. TYPE	MANUFACTURER		FINISH	LAMP DATA	LUMINAIRE WATTS	MOUNTING METHOD	MTG HEIGHT	MTG DEPTH	REMARKS	VOLTS
	NAME	CATALOG NUMBER								
AA	LITHONIA	RAD1-LED-P5-30K-PATH HS-MVOLT-RPA-DBLXD	BLK	1-LED BY MFR		RE: 1 SHT: "9"	20'-0" AFG			120/277
AA1	LITHONIA	RAD1-LED-P5-30K-ASY-MVOLT-RPA-DBLXD	BLK	1-LED BY MFR		RE: 1 SHT: "9"	20'-0" AFG			120/277
BB	LITHONIA	RAD1-LED-P3-30K-PATH HS-MVOLT-RPA-DBLXD	BLK	1-LED BY MFR		RE: 1 SHT: "9"	15'-0" AFG			120/277
CC	LITHONIA	RADPT-LED-P3-30K-SYM-MVOLT-PT4-DBLXD	BLK	1-LED BY MFR		RE: 3 SHT: "9"	12'-0" AFG			120/277
DD	LITHONIA	WDGE2-LED-P3-30K-80 CRI-T4M-MVOLT-SRM-DLXD	BLK	1-LED BY MFR		WALL	9'-0" AFG			120/277
EE	LITHONIA	WDGE2-LED-P4-30K-80 CRI-TFTM-MVOLT-SRM-DLXD	BLK	1-LED BY MFR		WALL	9'-0" AFG			120/277
FF	LITHONIA	RAD8-LED-P4-30K-ASY-MVOLT-BTS-BCC-DLXD	BLK	1-LED BY MFR	19	RE: 2 SHT: "9"	42"			120/277
GG	LITHONIA	RAD8-LED-P3-30K-SYM-MVOLT-BTS-BCC-DLXD	BLK	1-LED BY MFR	13	RE: 2 SHT: "9"	42"			120/277

ISSUED				
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION
1	PRELIMINARY PUD	07-28-2022		
2	PRELIMINARY PUD	02-10-2023		
3	PRELIMINARY PUD	05-30-2023		
4	PRELIMINARY PUD	08-10-2023		

LIGHTING COVER SHEET AND DETAILS	SHEET: 8
SCALE: N.T.S.	DATE: AUG 10 2023

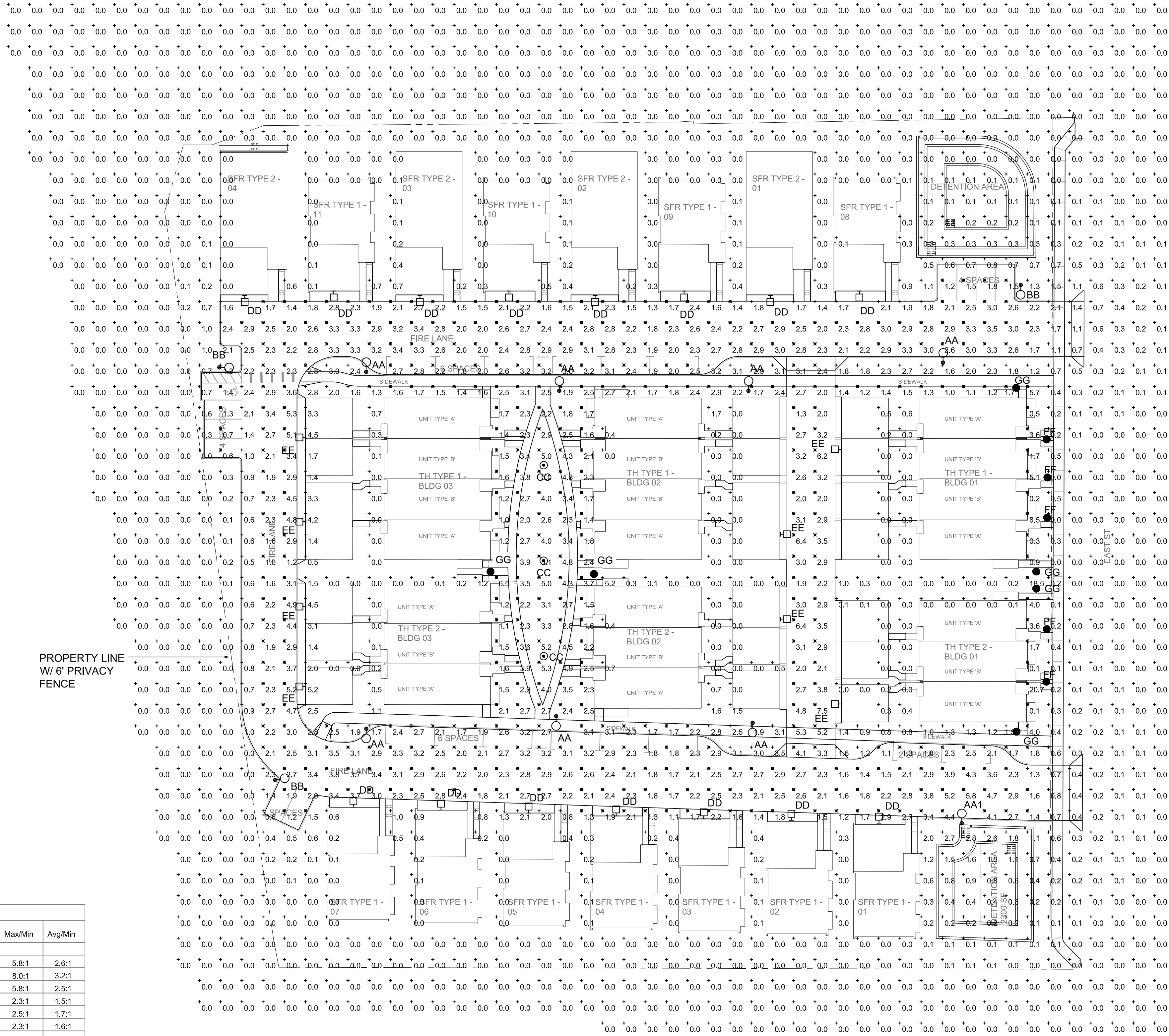


JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260 #22.108

EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
PRACTICE_INC
2842 W 44th
Denver CO 80211
www.designpracticedenver.com
info@designpracticedenver.com
PHONE_303 561 3000



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
drive fire lane	X	2.6 fc	5.8 fc	1.0 fc	5.8:1	2.6:1
east entries	X	6.4 fc	20.7 fc	2.6 fc	8.0:1	3.2:1
garage lane	X	3.3 fc	7.5 fc	1.3 fc	5.8:1	2.5:1
parking2	X	0.9 fc	1.4 fc	0.6 fc	2.3:1	1.5:1
parking4	X	2.0 fc	3.0 fc	1.2 fc	2.5:1	1.7:1
parking5	X	1.8 fc	2.5 fc	1.1 fc	2.3:1	1.6:1
parking6	X	2.6 fc	3.2 fc	1.8 fc	1.8:1	1.4:1
parking 1	X	1.5 fc	1.9 fc	1.2 fc	1.6:1	1.3:1
parking 3	X	2.6 fc	3.2 fc	1.8 fc	1.8:1	1.4:1
plaza	X	2.9 fc	6.5 fc	1.0 fc	6.5:1	2.9:1
sidewalk1	X	2.1 fc	3.1 fc	1.3 fc	2.4:1	1.6:1
sidewalk2	X	1.7 fc	5.7 fc	1.0 fc	5.7:1	1.7:1
sidewalk3	X	1.8 fc	1.8 fc	1.7 fc	1.1:1	1.1:1
sidewalk4	X	2.4 fc	3.2 fc	1.7 fc	1.9:1	1.4:1

1 SITE PHOTOMETRIC PLAN

SCALE: 1"=30'-0"



JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260 #22.106



ISSUED				
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION
1	PRELIMINARY PUD	07-28-2022		
2	PRELIMINARY PUD	02-10-2023		
3	PRELIMINARY PUD	05-30-2023		
4	PRELIMINARY PUD	08-10-2023		

PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

SHEET: 9

DATE: AUG 10 2023

EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
PRACTICE_INC
2842 W 44th
Denver CO 80211
www.designpracticecolorado.com
info@designpracticecolorado.com
PHONE_303 561 3000

TYPE "AA, AA1, & BB" (FULL CUT-OFF)



Radean Arm Mount LED Area Luminaire

100% Recycled Aluminum Housing
100% Recycled Aluminum Housing
100% Recycled Aluminum Housing

Specifications

EPA: 0.75 ft² (0.07 m²)
Length: 24" (61cm)
L1: 24" (61cm)
L2: 30" (60.96cm)
Height: 24" (61cm)
Width: 4" (10.2cm)
Weight: 29lbs (13.15kg)

Introduction

The Radean arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the Radean's low-profile shape and smooth curves blend in while adding a touch of elegance. Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the Radean arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RAD1 LED	P1 1,000 Lumens P2 1,000 Lumens P3 1,000 Lumens P4 11,000 Lumens P5 11,000 Lumens	27K 2700K 30K 3000K 40K 4000K 50K 5000K	AA1 Symmetric type V AA2 Symmetric type IV AA3 Pathway type B	120V 277V 208V 240V 208V 240V	SR Square pole mounting (includes adapter) BR Round pole mounting WBA Wall bracket

AA, AA1, BB

Control options: SHIPPED INSTALLED
HUMID High humidity (100% to 90% RH)
PR Bi-level medium sensor (100% to 50% RH)
FE Motion photocell
FAC Field adjustable output

Other options: 0F Single foot
0D Double foot
0L0 Left reflector optics
0L9 Right reflector optics

Shipped separately: 00000 Dark bronze
00001 Black
00002 Natural aluminum
00003 Textured white

Finish: 00000 Dark bronze
00001 Black
00002 Natural aluminum
00003 Textured white

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (3738) • www.lithonia.com RAD1 LED Rev. 03/19/22

TYPE "CC" (FULL CUT-OFF)



Radean Post Top LED Area Luminaire

100% Recycled Aluminum Housing
100% Recycled Aluminum Housing
100% Recycled Aluminum Housing

Specifications

EPA: 1.02 ft² (0.10 m²)
Length: 24" (61cm)
Width: 24" (61cm)
Height: 24" (61cm)
Weight: 38lbs (17.24kg)

Introduction

The architecturally-inspired shape of the Radean™ post top area luminaire embodies the grace and strength of the Radean family. The twin copper-core cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms redirect reflection maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and visual comfort to transform common areas like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RADPT LED	P1 1,000 Lumens P2 1,000 Lumens P3 1,000 Lumens P4 11,000 Lumens P5 11,000 Lumens	27K 2700K 30K 3000K 40K 4000K 50K 5000K	CC1 Symmetric type V CC2 Asymmetric type IV CC3 Pathway type B	120V 277V 208V 240V 208V 240V	SR Square pole mounting (includes adapter) BR Round pole mounting WBA Wall bracket

CC

Control options: SHIPPED INSTALLED
HUMID High humidity (100% to 90% RH)
PR Bi-level medium sensor (100% to 50% RH)
FE Motion photocell
FAC Field adjustable output

Other options: 0F Single foot
0D Double foot
0L0 Left reflector optics
0L9 Right reflector optics

Shipped separately: 00000 Dark bronze
00001 Black
00002 Natural aluminum
00003 Textured white

Finish: 00000 Dark bronze
00001 Black
00002 Natural aluminum
00003 Textured white

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (3738) • www.lithonia.com RADPT LED Rev. 04/19/22

TYPE "DD & EE" (FULL CUT-OFF)



WDGE2 LED Architectural Wall Sconce Precision Refractive Optic

100% Recycled Aluminum Housing
100% Recycled Aluminum Housing
100% Recycled Aluminum Housing

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs

Introduction

The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight™ AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance. WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color temperature	CR	Distribution	Voltage	Mounting
WDGE2 LED	P0 1,200 Lumens P1 1,200 Lumens P2 1,200 Lumens P3 1,200 Lumens P4 1,200 Lumens P5 1,200 Lumens P6 1,200 Lumens P7 1,200 Lumens P8 1,200 Lumens P9 1,200 Lumens P10 1,200 Lumens P11 1,200 Lumens P12 1,200 Lumens P13 1,200 Lumens P14 1,200 Lumens P15 1,200 Lumens P16 1,200 Lumens P17 1,200 Lumens P18 1,200 Lumens P19 1,200 Lumens P20 1,200 Lumens P21 1,200 Lumens P22 1,200 Lumens P23 1,200 Lumens P24 1,200 Lumens P25 1,200 Lumens P26 1,200 Lumens P27 1,200 Lumens P28 1,200 Lumens P29 1,200 Lumens P30 1,200 Lumens P31 1,200 Lumens P32 1,200 Lumens P33 1,200 Lumens P34 1,200 Lumens P35 1,200 Lumens P36 1,200 Lumens P37 1,200 Lumens P38 1,200 Lumens P39 1,200 Lumens P40 1,200 Lumens P41 1,200 Lumens P42 1,200 Lumens P43 1,200 Lumens P44 1,200 Lumens P45 1,200 Lumens P46 1,200 Lumens P47 1,200 Lumens P48 1,200 Lumens P49 1,200 Lumens P50 1,200 Lumens P51 1,200 Lumens P52 1,200 Lumens P53 1,200 Lumens P54 1,200 Lumens P55 1,200 Lumens P56 1,200 Lumens P57 1,200 Lumens P58 1,200 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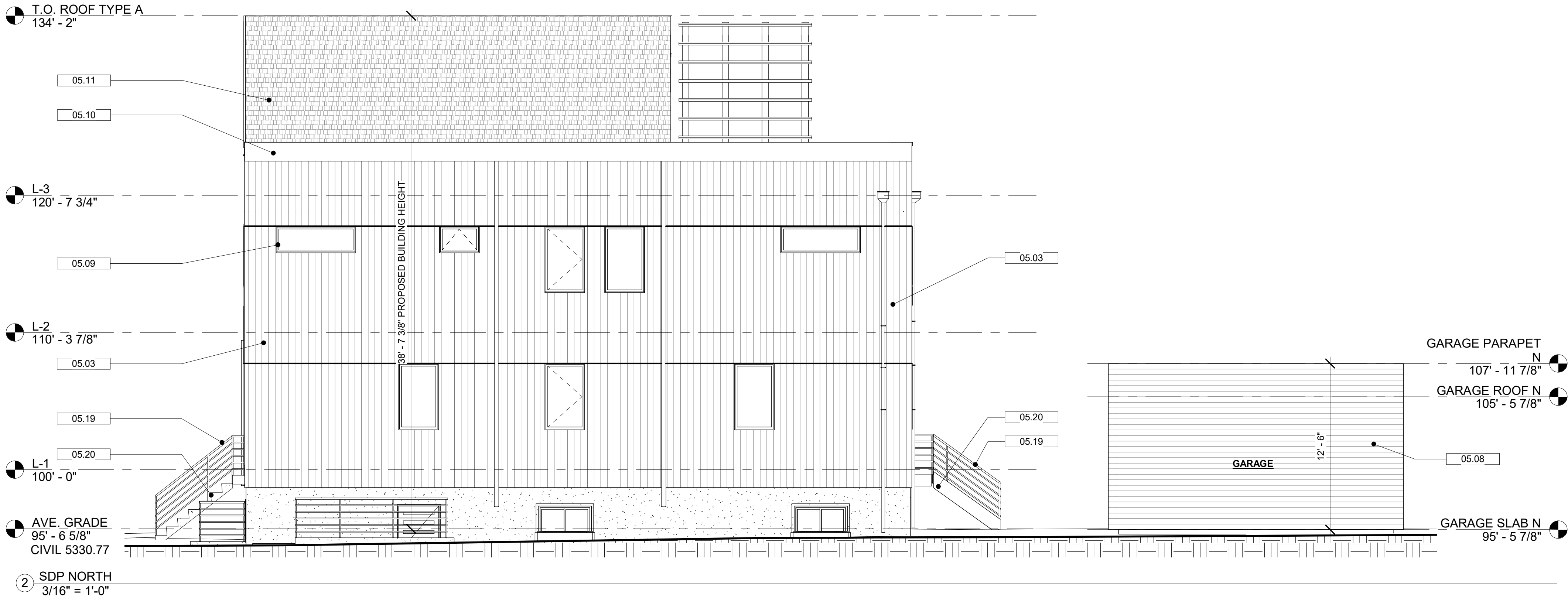
EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
PRACTICE_INC
2842 W 44th
Denver CO 80211
www.designpracticedenver.com
info@designpracticedenver.com
PHONE_303 961 3000

TH TYPE 1 MATERIAL PALETTE 'A'
SEE EXHIBIT SHEET 15 FOR ADDITIONAL
MATERIAL PALETTES OF THE TH TYPE 1
BUILDINGS.

PUD ELEVATION KEYNOTES	
Key Value	Keynote Text
05.01	VESTA 5" STEEL PLANK SIDING - HORZ - IRONSTONE
05.03	VESTA 5" STEEL PLANK SIDING - VERT - WHITE
05.07	5" SHIPLAP CEDAR SIDING - NATURAL STAIN
05.08	HARDIPLANK SMOOTH LAP SIDING - WHITE
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.14	CEMENTITIOUS RAISED WALL DETAIL PTD- CHARCOAL
05.15	COMPOSITE ENTRY DOOR - PTD
05.19	POWDER COATED STEEL RAILING - BLACK
05.20	STEEL STAIR W/CONCRETE TREADS - BLACK
05.21	SKYLIGHT
05.26	VESTA DRIP CAP STARTER FLASHING - WHITE
05.27	VESTA DRIP CAP OVER UTILITY TRIM REVEAL - WHITE



ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

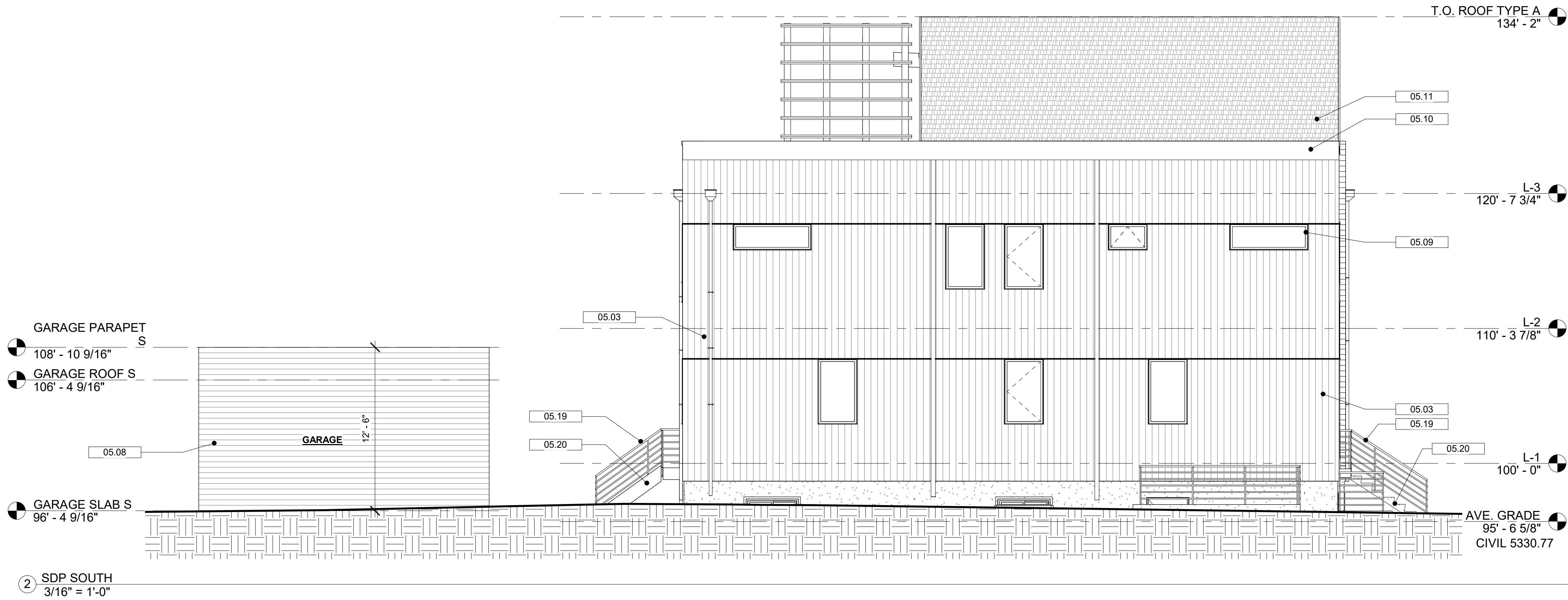
EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

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TH TYPE 1 MATERIAL PALETTE 'A'
SEE EXHIBIT SHEET 15 FOR ADDITIONAL
MATERIAL PALETTES OF THE TH TYPE 1
BUILDINGS.

PUD ELEVATION KEYNOTES	
Key Value	Keynote Text
05.01	VESTA 5" STEEL PLANK SIDING - HORZ - IRONSTONE
05.03	VESTA 5" STEEL PLANK SIDING - VERT - WHITE
05.07	5" SHIPLAP CEDAR SIDING - NATURAL STAIN
05.08	HARDIPLANK SMOOTH LAP SIDING - WHITE
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.14	CEMENTITIOUS RAISED WALL DETAIL PTD- CHARCOAL
05.15	COMPOSITE ENTRY DOOR - PTD
05.19	POWDER COATED STEEL RAILING - BLACK
05.20	STEEL STAIR W/CONCRETE TREADS - BLACK
05.21	SKYLIGHT
05.26	VESTA DRIP CAP STARTER FLASHING - WHITE
05.27	VESTA DRIP CAP OVER UTILITY TRIM REVEAL - WHITE



ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

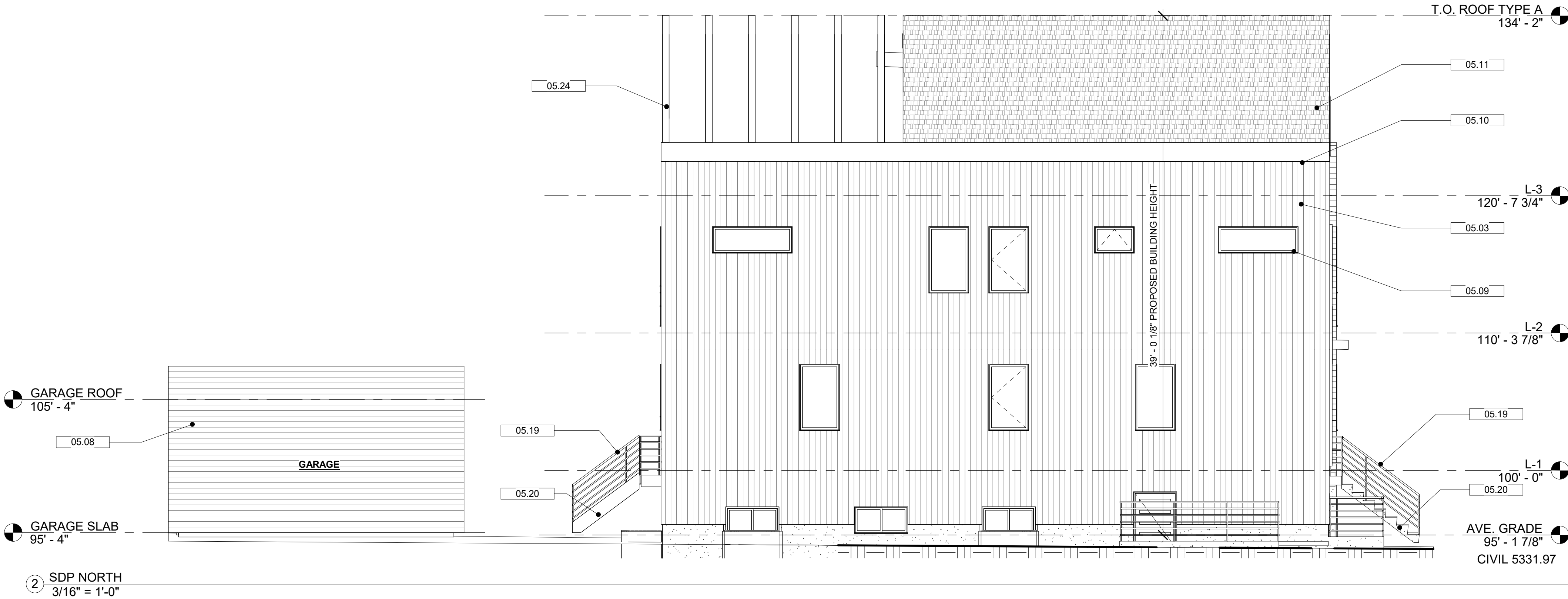
EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
PRACTICE_INC
2842 W 44th
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PHONE_303 961 3000

TH TYPE 2 MATERIAL PALETTE 'A'
SEE EXHIBIT SHEET 15 FOR ADDITIONAL
MATERIAL PALETTES OF THE TH TYPE 1
BUILDINGS.

PUD ELEVATION KEYNOTES	
Key Value	Keynote Text
05.01	VESTA 5" STEEL PLANK SIDING - HORZ - IRONSTONE
05.03	VESTA 5" STEEL PLANK SIDING - VERT - WHITE
05.07	5" SHIPLAP CEDAR SIDING - NATURAL STAIN
05.08	HARDPLANK SMOOTH LAP SIDING - WHITE
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.19	POWDER COATED STEEL RAILING - BLACK
05.20	STEEL STAIR W/CONCRETE TREADS - BLACK
05.21	SKYLIGHT
05.24	STEEL PERGOLA STRUCTURE - BLACK
05.25	RAISED WINDOW ACCENT - BLACK



ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

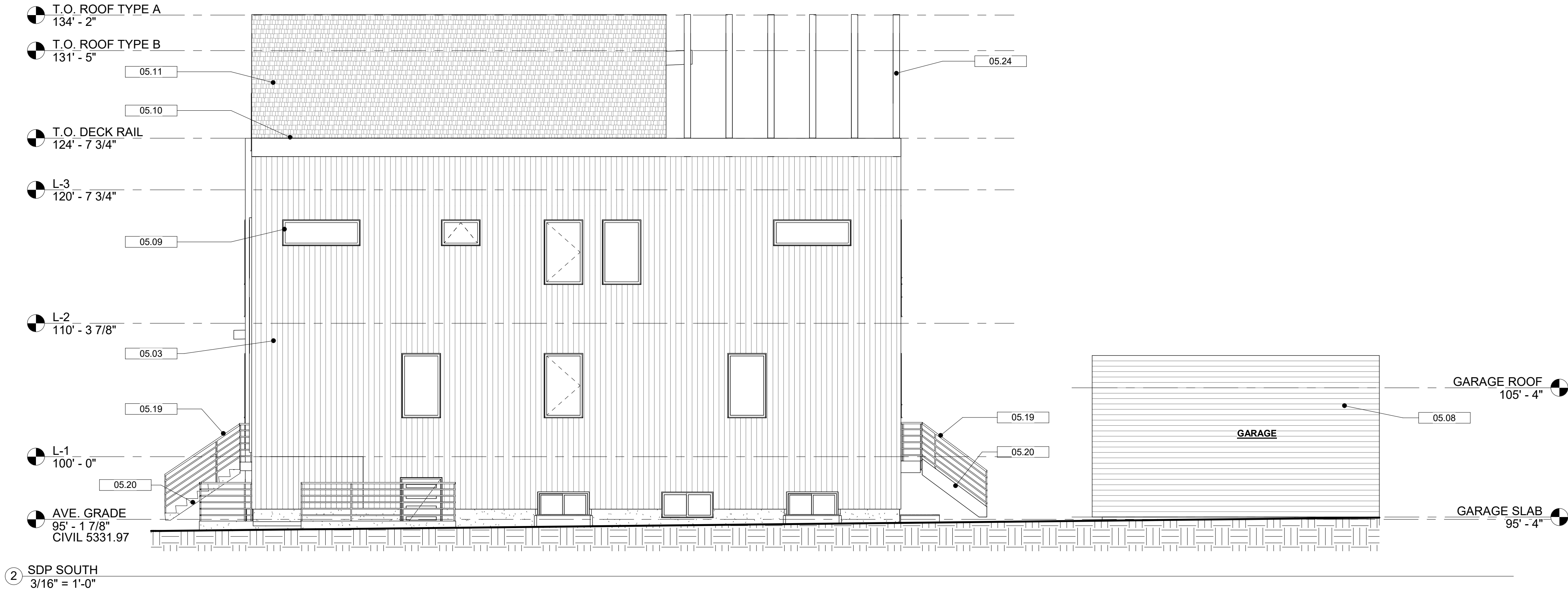
EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

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TH TYPE 1 MATERIAL PALETTE 'A'
SEE EXHIBIT SHEET 15 FOR ADDITIONAL
MATERIAL PALETTES OF THE TH TYPE 1
BUILDINGS.

PUD ELEVATION KEYNOTES	
Key Value	Keynote Text
05.01	VESTA 5" STEEL PLANK SIDING - HORZ - IRONSTONE
05.03	VESTA 5" STEEL PLANK SIDING - VERT - WHITE
05.07	5" SHIPLAP CEDAR SIDING - NATURAL STAIN
05.08	HARDIPLANK SMOOTH LAP SIDING - WHITE
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.15	COMPOSITE ENTRY DOOR - PTD
05.19	POWDER COATED STEEL RAILING - BLACK
05.20	STEEL STAIR W/CONCRETE TREADS - BLACK
05.21	SKYLIGHT
05.24	STEEL PERGOLA STRUCTURE - BLACK

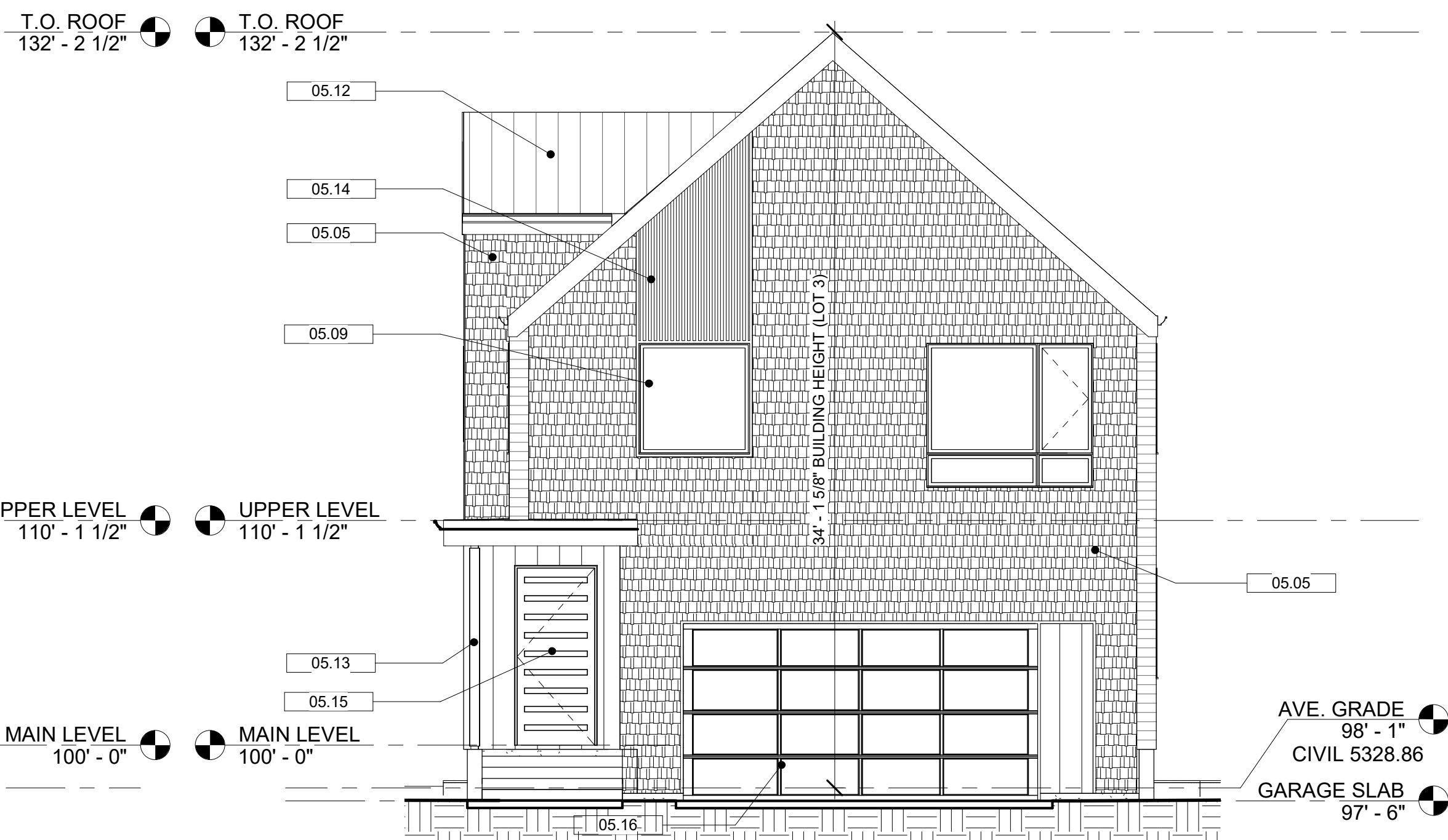
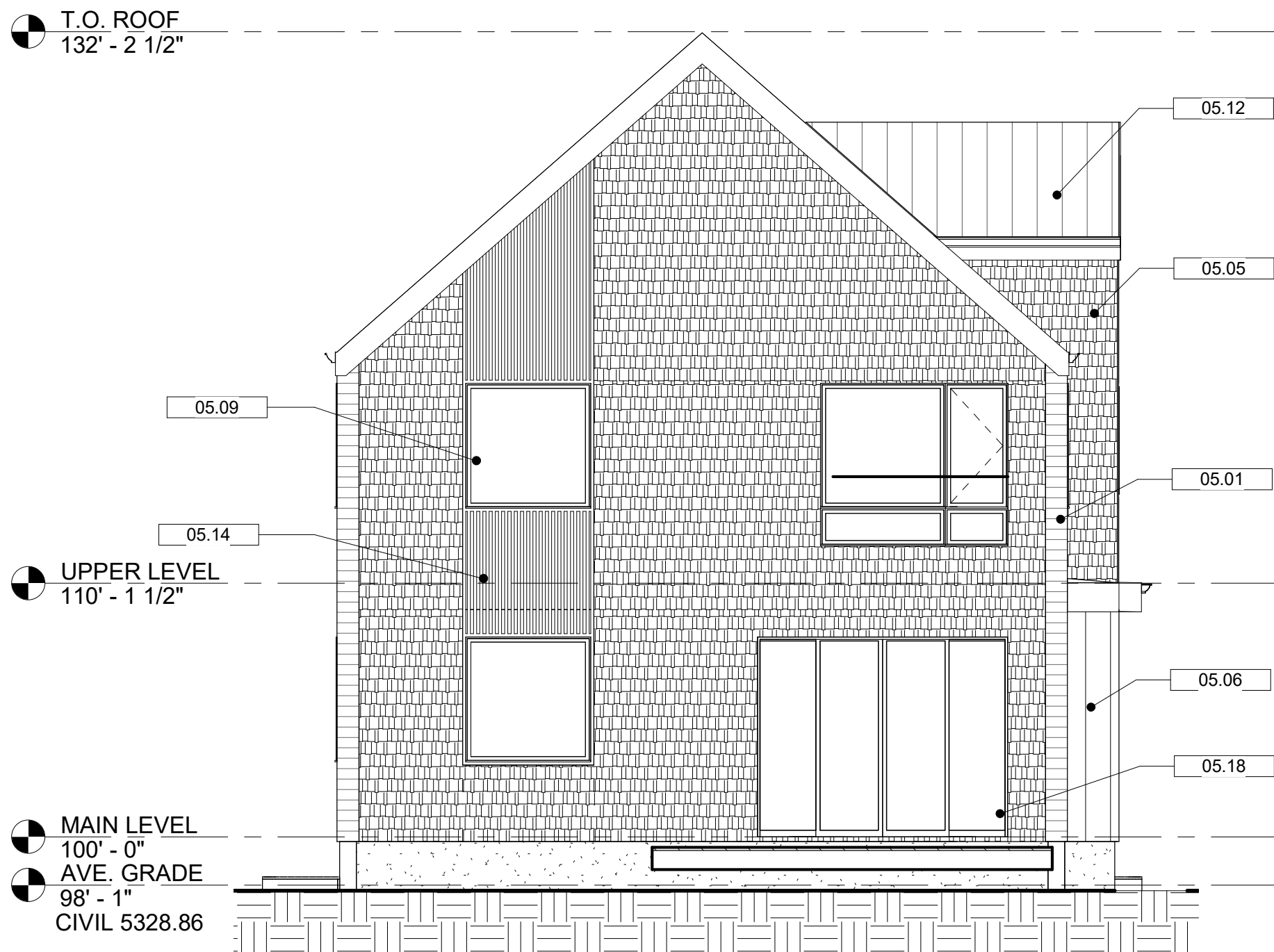


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1	PRELIMINARY PUD	07-28-2022			
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EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
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PHONE_303 961 3000



SFR TYPE 1 MATERIAL PALETTE 'A'
SEE EXHIBIT SHEET 14 FOR ADDITIONAL
MATERIAL PALETTES OF THE SFR TYPE 1
UNITS.

PUD MATERIALS	
Key Value	Keynote Text
05.01	VESTA 5" STEEL PLANK SIDING - HORZ - IRONSTONE
05.05	CEMENTITIOUS SHINGLE SIDING - BM 188
05.06	12" SANDING SEAM METAL SIDING - CHARCOAL
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.12	12" STANDING SEAM METAL ROOFING - CHARCOAL
05.13	PTD WOOD SCREEN ENTRY SCREEN - CHARCOAL
05.14	CEMENTITIOUS RAISED WALL DETAIL PTD- CHARCOAL
05.15	COMPOSITE ENTRY DOOR - PTD
05.16	GLAZED OVERHEAD GARAGE DOOR - BLACK
05.18	COMPOSITE SLIDING DOOR - BLACK

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
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3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

SFR TYPE 1 - ELEVATIONS

SCALE:

SHEET: 15

DATE: AUG 10 2023

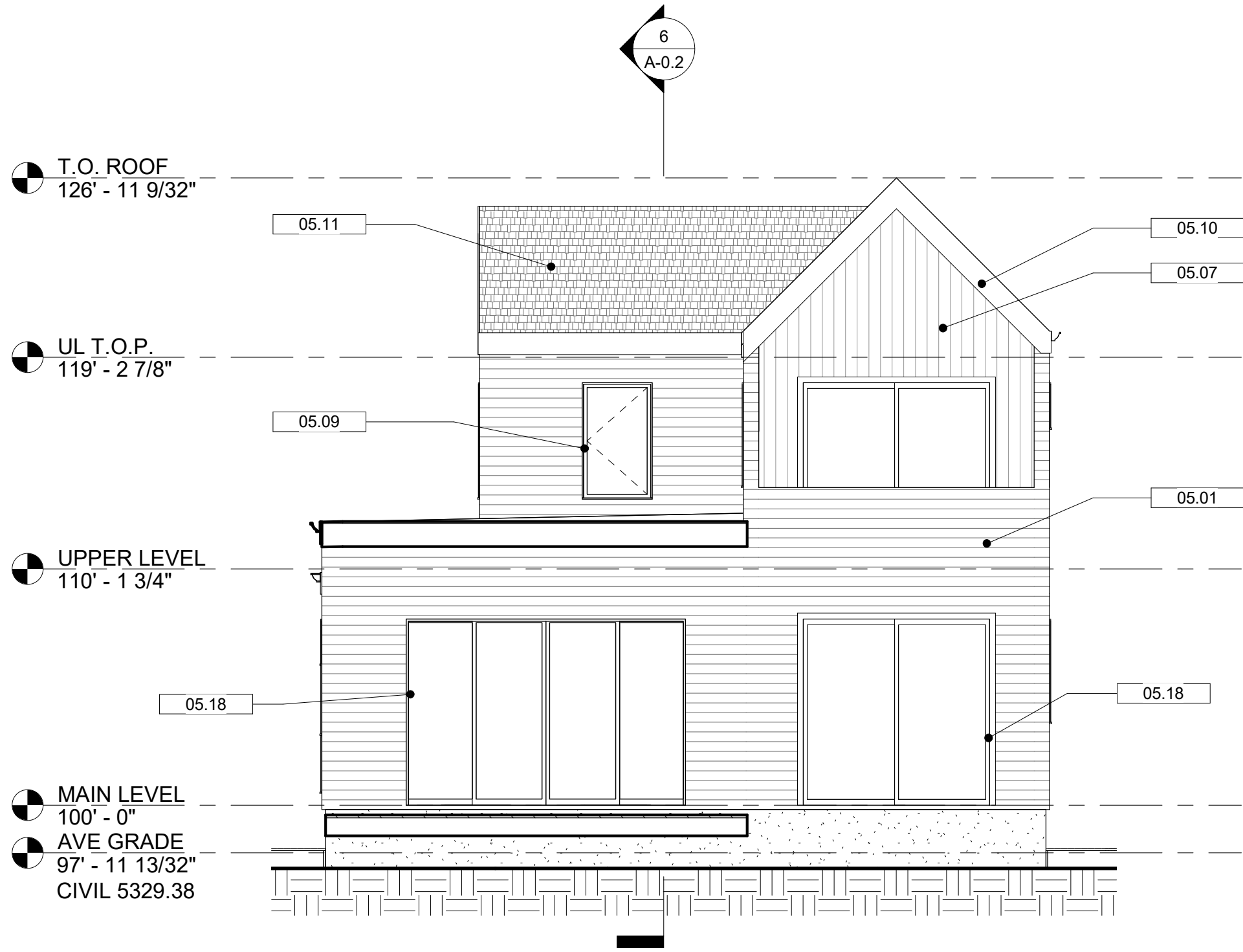
EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

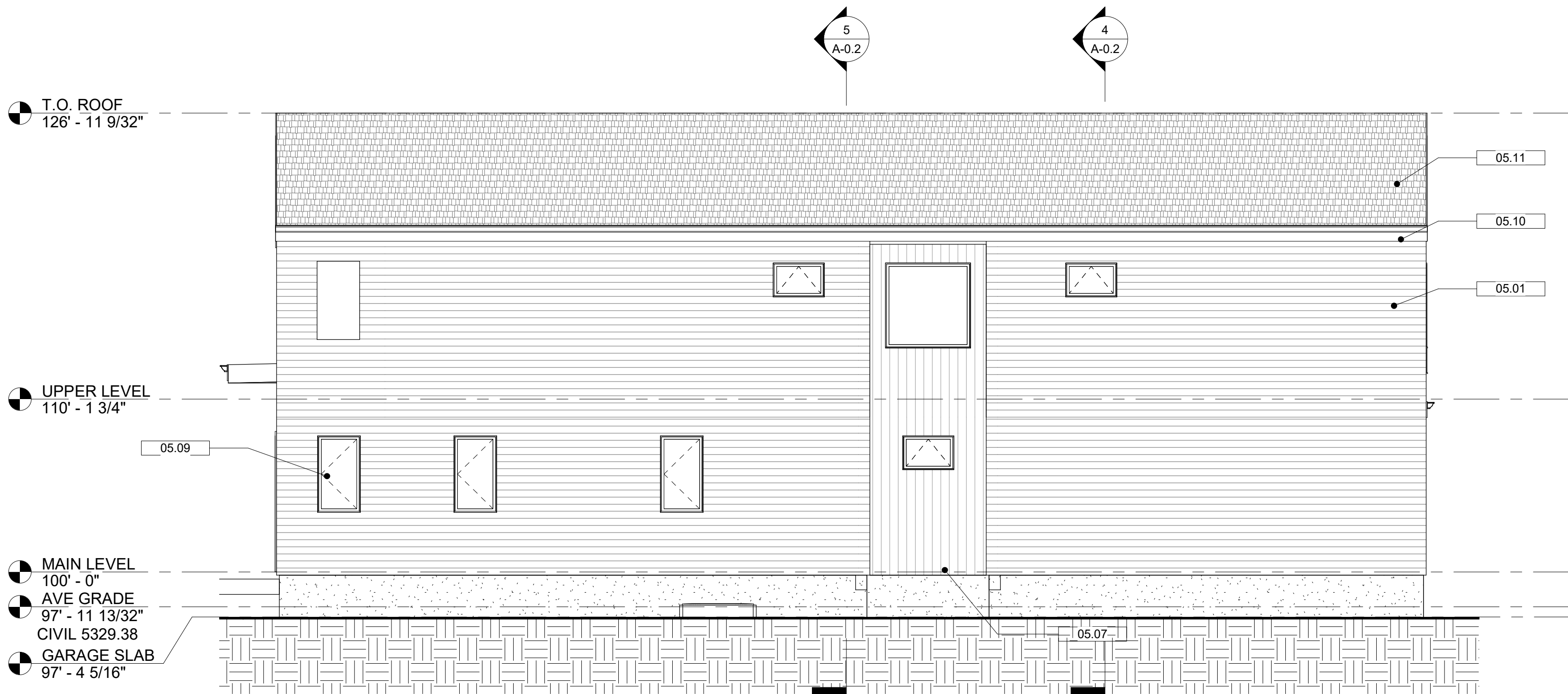
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SFR TYPE 1 MATERIAL PALETTE 'A'
SEE EXHIBIT SHEET 14 FOR ADDITIONAL
MATERIAL PALETTES OF THE SFR TYPE 1
UNITS.

PUD KEYNOTES	
Key Value	Keynote Text
05.01	VESTA 5" STEEL PLANK SIDING - HORZ - IRONSTONE
05.07	5" SHIPLAP CEDAR SIDING - NATURAL STAIN
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.13	PTD WOOD SCREEN ENTRY SCREEN - CHARCOAL
05.15	COMPOSITE ENTRY DOOR - PTD
05.16	GLAZED OVERHEAD GARAGE DOOR - BLACK
05.18	COMPOSITE SLIDING DOOR - BLACK



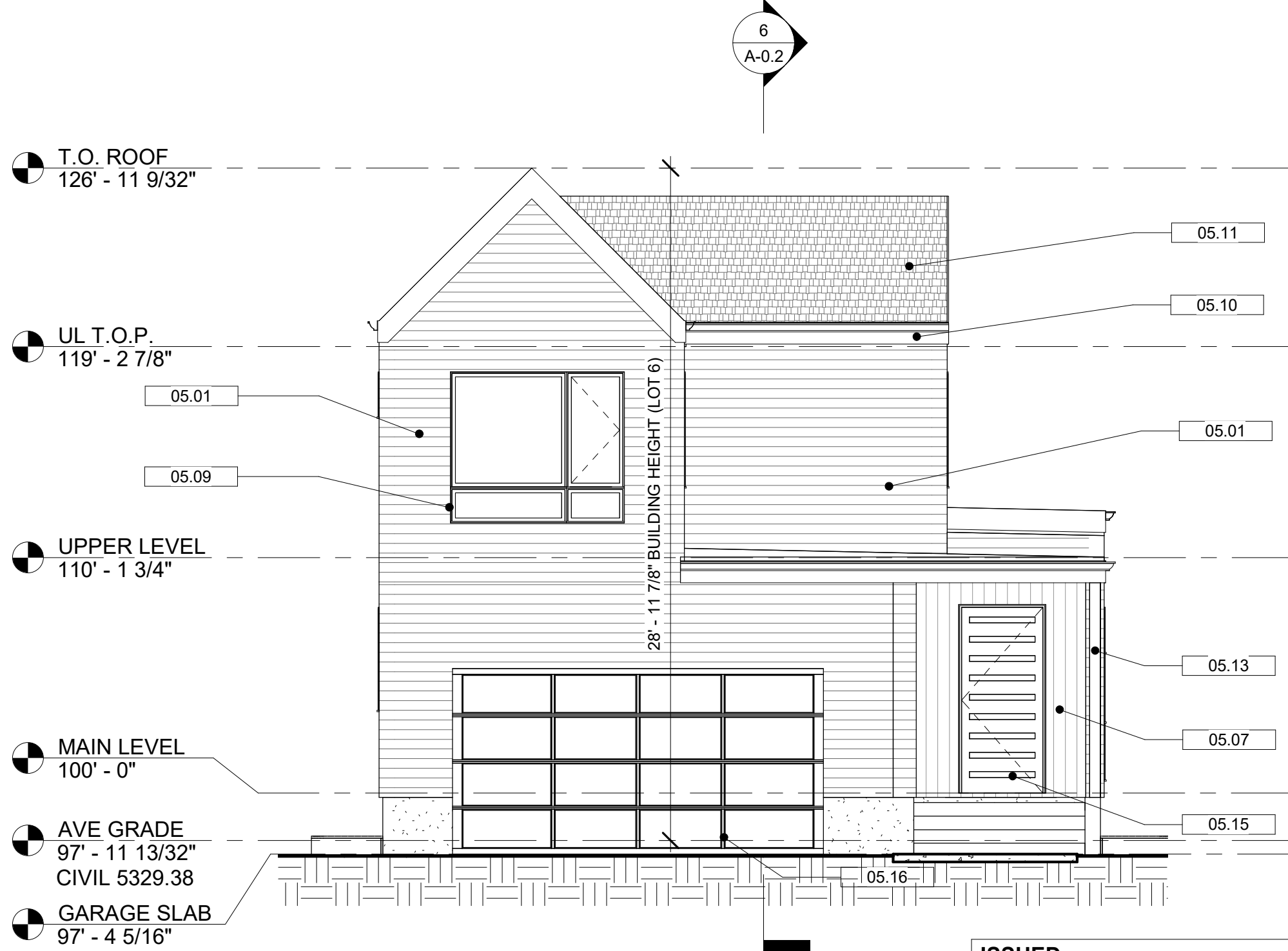
④ SDP - NORTH ELEVATION
3/16" = 1'-0"



③ SDP - WEST ELEVATION
3/16" = 1'-0"



② SDP - EAST ELEVATION
3/16" = 1'-0"



① SDP - SOUTH ELEVATION
3/16" = 1'-0"

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

SFR TYPE 2 - ELEVATIONS

SCALE:

SHEET: 16

DATE: AUG 10 2023