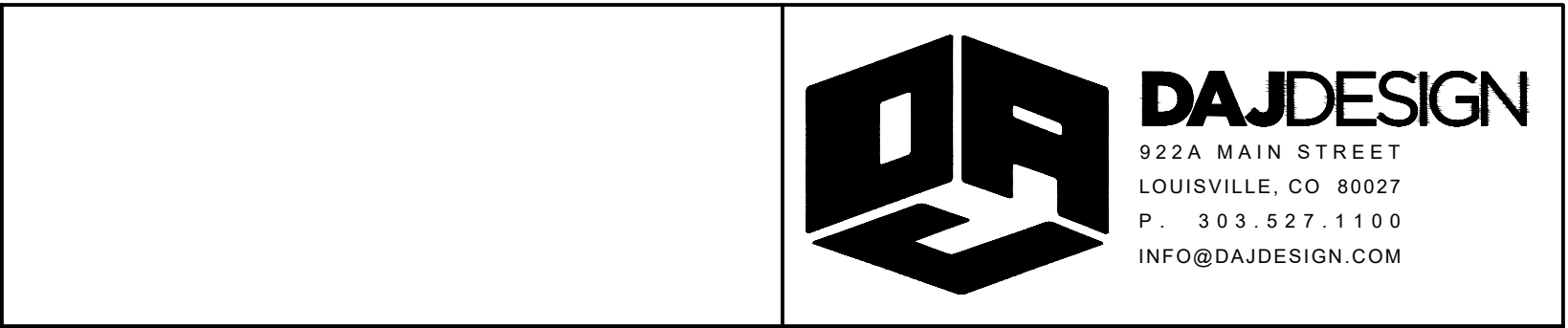


	IRONTON DISTILLERY PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE LOT 1 EMPIRE ROAD SUBDIVISION LOCATED IN THE SW ¼ OF SEC. 9, T 1S, R 69W, OF THE 6 TH P.M. CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
--	--



OWNERSHIP SIGNATURE BLOCK:

THE UNDERSIGNED AS THE OWNER OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF ITSELF, AND ITS HEIRS, SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN AND THE LOUISVILLE MUNICIPAL CODE.

(NAME)

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

BY: _____

_____ SEAL:

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

ORDINANCE FROM RESOLUTION NO. _____, SERIES _____

PLANNING COMMISSION CERTIFICATE:

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20 _____

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

RESOLUTION NO. _____ SERIES _____.

PROJECT DESCRIPTION:

THIS PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE ACCOMMODATES A DISTILLERY, TASTING ROOM, AND INDOOR AND OUTDOOR EVENT SPACE IN AN INDUSTRIAL ZONE DISTRICT AND INCLUDES THE RELOCATION OF THE 1920S LOUISVILLE STRUCTURE.

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.

PROPERTY OWNER SHALL MAINTAIN ADJACENT CITY PARCEL NO. II.

PROPERTY HISTORY LIST:

1. ANNEXATION AGREEMENT, OCTOBER 8TH 1986
2. SUBDIVISION AGREEMENT, SEPTEMBER 6TH 2005

WAIVER REQUESTS:

1. IDSSG 2.2.1.R, SURFACE PARKING LOTS, ELIMINATE STANDARD FOR LANDSCAPED ISLANDS AT E
2. IDSSG 5.4.C, BUILDING SITE LANDSCAPING; ELIMINATE STANDARD FOR LOADING DOCK SCREEN
3. IDSSG 5.4.D, BUILDING SITE LANDSCAPING; ELIMINATE STANDARD FOR 10' PLANTING ADJACENT

PROJECT TEAM	SITE DATA TABLE
--------------	-----------------

OWNER INFO:	BASECAMP LOUISVILLE LLC DBA: IRONTON DISTILLERY ATTN: LANCE PETERSON 303.619.1302	ZONING: INDUSTRIAL LOUISVILLE MUNICIPAL CODE INDUSTRIAL DEVELOPMENT
-------------	--	---

ARCHITECT:	DAJ DESIGN 227 MAIN ST., SUITE A LOUISVILLE, CO 80027 ATTN: ANDY JOHNSON 303.249.1624	APPROVED CODES:		DESIGN STANDARDS & GUIDELINES	
		TOTAL SITE AREA:	115,775 SF		
			ALLOWED	PROPOSED	

CIVIL ENGINEER:	THE SANITAS GROUP 901 FRONT ST., SUITE. 350 LOUISVILLE, CO 80027 ATTN: LESLIE EWY 303.981.9238	BUILDING COVERAGE:	57,887.5 SF (50%)	22,337 SF (19.3%)
		HARDSCAPE AREA:	NA	48,627 SF (42%)
		SUBTOTAL:	86,831 SF (75%)	70,964 SF (61%)
		TOTAL:		

ELECTRICAL ENGINEER:	JCAA CONSULTING ENGINEERS 4100 WADSWORTH BLVD WHEATRIDGE, CO 80033 ATTN: JOSEPH GAUMOND 303.985.3260	LANDSCAPE AREA:	28,994 SF (25%)	44,881 SF (38.7%)
		BUILDING HEIGHT		
		HEIGHT		

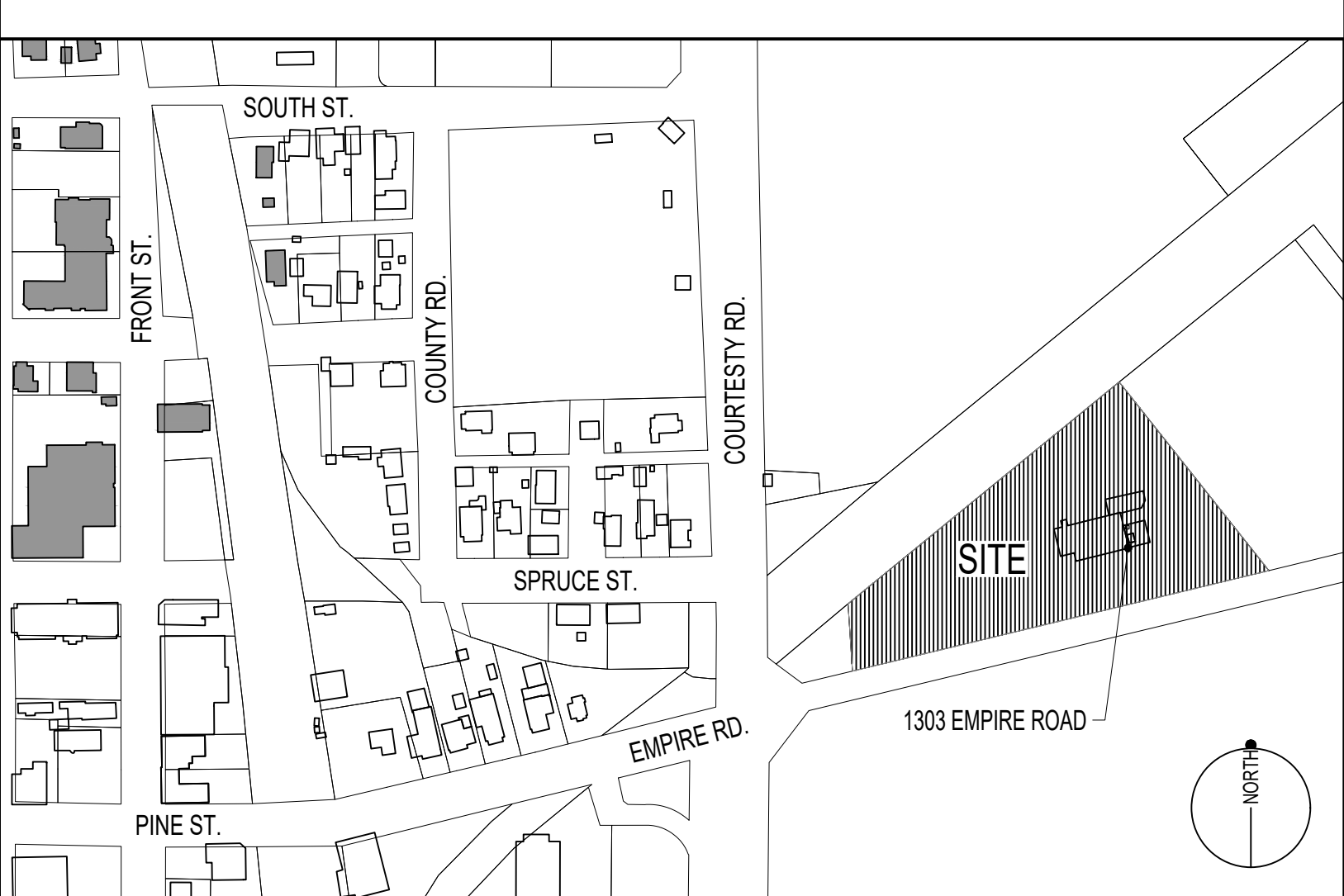
SHEET INDEX	LOWEST GRADE	NA	5,313.75'
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1	OF	16	COVER SHEET	AVERAGE GRADE:	NA	5,315.75'
2	OF	16	DEVELOPMENT PLAN	MAX BLDG. HT.:	40'-0"	32'-6"
3	OF	16	UTILITY CONNECTION PLAN	TOP OF MECH. SCREEN	50'-0"	36'-0"
4	OF	16	GRADING AND DRAINAGE PLAN			
5	OF	16	EMERGENCY ACCESS PLAN			
6	OF	16	MASTER LANDSCAPE PLAN			
7	OF	16	DETAILED LANDSCAPE PLAN - WEST			
8	OF	16	DETAILED LANDSCAPE PLAN - EAST			
9	OF	16	LANDSCAPE NOTES AND DETAILS			
10	OF	16	HYDROZONE PLAN			
11	OF	16	PHOTOMETRIC PLAN			
12	OF	16	LIGHTING SPECIFICATIONS			
13	OF	16	LIGHTING SPECIFICATIONS			
14	OF	16	BUILDING ELEVATIONS			
15	OF	16	BUILDING ELEVATIONS			
16	OF	16	BUILDING ELEVATIONS			

AREA & PARKING CALCULATIONS

USE	LOCATION	GROSS SF	PARKING RATIO	PARKING PER USE	TOTAL PARKING REQ.
MANUFACTURING	MAIN LEVEL	7,426.6 SF	2:1000	14.9	93
	UPPER LEVEL	1,885.6 SF	2:1000	3.8	
RESTAURANT / EVENT SPACE	MAIN LEVEL	4,139.8 SF	15:1000	62.1	
	UPPER LEVEL	814.4 SF	15:1000	12.2	
	ROOF TOP DECK	817.0 SF	EXCLUDED		
WAREHOUSE	MAIN LEVEL	5,407.7 SF	EXCLUDED	PARKING PROVIDED	82 TOTAL
	UPPER LEVEL	4,048.8 SF		EV READY	6 (7%)
KITCHEN / BAR	MAIN LEVEL	1,786.9 SF	EXCLUDED	EV INSTALL	9 (10%)
	UPPER LEVEL	177.1 SF		EV CAPABLE	13 (15%)
				ADA	4
COMMON	MAIN LEVEL	1,479.9 SF	EXCLUDED	STANDARD	51
	UPPER LEVEL	814.4 SF			
COVERED WALKWAY / ENTRY	MAIN LEVEL	661.0 SF	EXCLUDED	BIKE PARKING REQUIRED	9 (1 PER 10 AUTO)
COVERED SOUTH ENTRY	MAIN LEVEL	209.1 SF	EXCLUDED		
WEST BLDG. OVERHANG	MAIN LEVEL	824.6 SF	EXCLUDED	BIKE PARKING PROVIDED	30 (2 BIKE PARKING LOCATIONS)
LOADING DOCK	MAIN LEVEL	276.5 SF	EXCLUDED		
EAST COVERED UTILITY	MAIN LEVEL	125.4 SF	EXCLUDED		
TOTAL AREAS	MAIN LEVEL	20,240.8 SF	MAIN LEVEL BUILDING ONLY		
	UPPER LEVEL	8,557.4 SF	UPPER LEVEL BUILDING & ROOF TOP DECK		
	BUILDING TOTAL	28,798.2 SF	MAIN LEVEL, UPPER LEVEL, & ROOF TOP DECK		
	BUILDING FOOTPRINT	22,337.4 SF	MAIN LEVEL, UPPER LEVEL, ROOFTOP DECK, & COVERED OUTDOOR SPACES		
	HISTORIC BUILDING	960 SF	HISTORIC BUILDING MOVED TO PROPERTY BY SEPARATE INSTRUMENT; NOT INCLUDED IN ABOVE TOTAL AREA CALCULATIONS		

VICINITY MAP



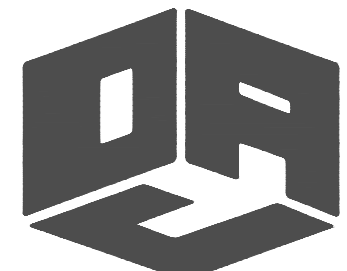
SHEET NAME: COVER SHEET	SHEET 1 OF 15
	AUGUST 4, 2023

SHEET 1 OF 15
AUGUST 4, 2023

IRONTON DISTILLERY PLANNED UNIT DEVELOPMENT
LOT 1 EMPIRE ROAD SUBDIVISION
LOCATED IN THE SW ¼ OF SEC. 9, T 1S, R 69W, OF THE 6 TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



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LEGEND

PROPERTY BOUNDARY.....	---
ADJACENT LOT LINE.....	---
EASEMENT.....	---
CHANNEL OR SWALE FLOWLINE.....	---
FIRE HYDRANT.....	---
PROPOSED STANDARD CONCRETE.....	---
EXISTING ASPHALT PAVEMENT.....	---
PROPOSED ASPHALT.....	---
PERMEABLE PAVERS.....	---
PROPOSED TREES.....	---
EXISTING TREES.....	---

ABBREVIATIONS

AC	ACRE
CONC	CONCRETE
ESMT	EASEMENT
E.U.E.	EXCLUSIVE UTILITY EASEMENT
EV	ELECTRIC VEHICLE CHARGING STATION
EV-R	ELECTRIC VEHICLE CHARGING STATION READY
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NGVD	NATIONAL GEODETIC VERTICAL DATUM
ROW	RIGHT-OF-WAY
SHT	SHEET
STD	STANDARD
TYP	TYPICAL

HARNEY-LASTOKA
OPEN SPACE

OLD C. & S. RAILROAD RIGHT-OF-WAY
(90' ROW)

1501 EMPIRE ROAD
OWNER: CITY OF LOUISVILLE
ZONING: INDUSTRIAL

NORTHERLY RIGHT-OF-WAY LINE
OF C. & S. RAILROAD

ZONING: Industrial (I)
LOT 1 EMPIRE ROAD
SUBDIVISION
115,775 SQ. FT.
2.66 ACRES

DETENTION POND A

TRAIL EASEMENT
(WIDTH VARIES)

TRAIL ALIGNMENT
SHIFTS NORTH TO
AVOID EX. TREES

EX. TRACT 14
(10' ROW)

EX. PROPERTY LINE

EX. EDGE OF ASPHALT

EMPIRE ROAD
COUNTY ROAD NO.64
(50' ROW)

EX. ROW

EX. SIGN

EX. SIGNAL

EX. TRAIL

EX. UTILITY
ESMT

EX. 25' DRAINAGE
ESMT

EX. 8' UTILITY
ESMT

EX. 15' EXCLUSIVE UTILITY
AND IRRIGATION ESMT

EX. 10' EXCLUSIVE UTILITY
AND IRRIGATION ESMT

EX. 10' UTILITY

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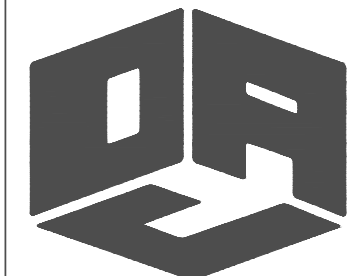
EX. BLDG

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LOT 1 EMPIRE ROAD SUBDIVISION
LOCATED IN THE SW ¼ OF SEC. 9, T 1S, R 69W, OF THE 6 TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



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LEGEND

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FIRE HYDRANT.....	---
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SHT	SHEET
STD	STANDARD
TYP	TYPICAL

HARNEY-LASTOKA
OPEN SPACE

OLD C. & S. RAILROAD RIGHT-OF-WAY
(90' ROW)
1501 EMPIRE ROAD
OWNER: CITY OF LOUISVILLE
ZONING: INDUSTRIAL

PARCEL NO. 1
OWNER: CITY OF LOUISVILLE
ZONING: INDUSTRIAL

EXISTING SANITARY SERVICE NOTE:
LOCATION OF EXISTING SERVICE, SIZE,
AND CONDITION TO BE CONFIRMED AT
TIME OF CONSTRUCTION DOCUMENTS.
EXISTING SERVICE TO BE REUSED IF
POSSIBLE, OTHERWISE IT SHALL BE
ABANDONED IN ACCORDANCE WITH
CITY STANDARDS.

PROPOSED BUILDING
DISTRIBUTION SECTION
MAIN FLOOR AREA = 13,286 SF
MEZZANINE FLOOR AREA = 2,025 SF
UPPER FLOOR AREA = 4,777 SF
TOTAL FLOOR AREA = 20,088 SF
FFE=5317.75

PROPOSED BUILDING
TASTING SECTION
MAIN FLOOR AREA = 6,670 SF
UPPER FLOOR AREA = 860 SF
TOTAL FLOOR AREA = 7,530 SF
FFE=5317.75

ZONING: Industrial (I)
LOT 1 EMPIRE ROAD
SUBDIVISION
115,775 SQ. FT.
2.66 ACRES
TOTAL FLOOR AREA = 902 SF
FFE=5320.1

DETENTION POND A
POND OUTLET CONTROL STRUCTURE

TRAIL EASEMENT (WIDTH VARIES)
TRAIL ALIGNMENT SHIFTS NORTH TO
AVOID EX. TREES

10' UTILITY AND TRAIL EASEMENT
8' TRAIL
9' DRAINAGE EASEMENT
EX. TRACT 14 (10' ROW)

2' ASPHALT WIDENING FOR
14' FROM CENTERLINE TO
ASPHALT EDGE

EX. ROW
EX. SIGN
DOMESTIC WATER SERVICE
NOTE: CURB STOP
SHALL BE LOCATED
IN R.O.W.

PIPE ROADWAY DRAINAGE TO EAST TO
ALLOW TRAIL ACCESS TO EXISTING
INTERSECTION; PIPING CONCEPT SHOWN.
FINAL ALIGNMENT TO BE COORDINATED
WITH CITY STAFF & PROPOSED STATE
HWY 42 IMPROVEMENTS PROJECT
DURING CONSTRUCTION DOCUMENT
PHASE.

FIRE HYDRANT LATERAL
(PUBLIC)
MAYOFFER FARM
OPEN SPACE

ON-SITE BENCHMARK
NO. 3 REBAR
ELEV=5315.71

ABANDON EX. WATER
SERVICES PER CITY OF
LOUISVILLE REQUIREMENTS

PRIVATE FIRE SERVICE LINE
(SEE WATER UTILITY NOTE 9)

DOMESTIC WATER SERVICE
NOTE: CURB
STOP SHALL BE
LOCATED IN
R.O.W.

UTILITY CONNECTION PLAN

SCALE: 1" = 30'

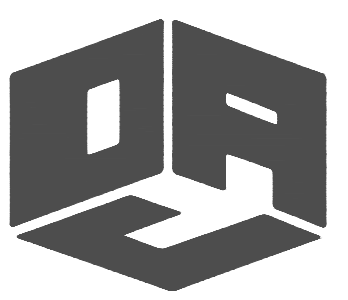
SHEET: 3 OF 15

DATE: 04 AUGUST 2023

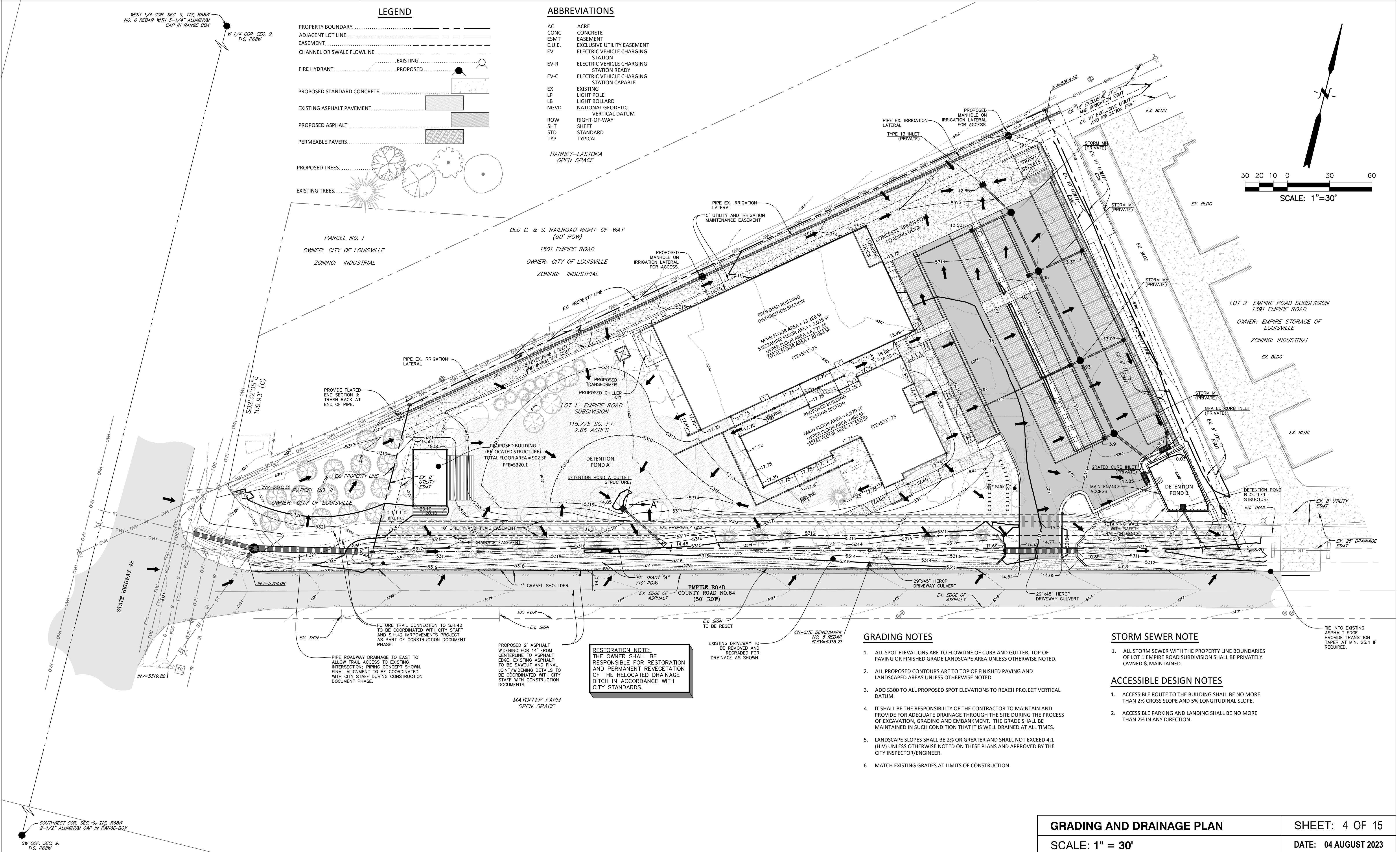
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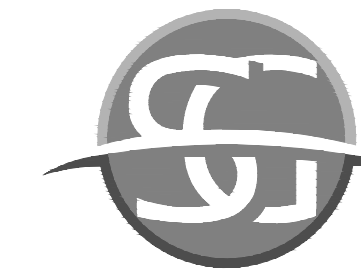
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HARNEY-LASTOKA
OPEN SPACE

OLD C. & S. RAILROAD RIGHT-OF-WAY
(90' ROW)
1501 EMPIRE ROAD
OWNER: CITY OF LOUISVILLE
ZONING: INDUSTRIAL

PARCEL NO. 1
OWNER: CITY OF LOUISVILLE
ZONING: INDUSTRIAL

ZONING: Industrial (I)
LOT 1 EMPIRE ROAD
SUBDIVISION
115,775 SQ. FT.
2.66 ACRES

PROPOSED 5' UTILITY &
IRRIGATION EASEMENT
RE: PLAT
PROPOSED BUILDING
(RELOCATED STRUCTURE)
NO FIRE SPRINKLER, TYPE VB
TOTAL FLOOR AREA = 902 SF
FFE=5320.1

PROPOSED BUILDING
DISTRIBUTION SECTION
(FIRE SPRINKLER, TYPE IIB)
MAIN FLOOR AREA = 13,286 SF
MEZZANINE FLOOR AREA = 2,025 SF
UPPER FLOOR AREA = 4,777 SF
TOTAL FLOOR AREA = 20,088 SF
FFE=5317.75

PROPOSED BUILDING
TASTING SECTION
(FIRE SPRINKLER, TYPE IIB)
MAIN FLOOR AREA = 6,670 SF
UPPER FLOOR AREA = 860 SF
TOTAL FLOOR AREA = 7,530 SF
FFE=5317.75

LOT 2 EMPIRE ROAD SUBDIVISION
1391 EMPIRE ROAD
OWNER: EMPIRE STORAGE OF
LOUISVILLE
ZONING: INDUSTRIAL

VEHICLE TURNING MOVEMENT NOTE:

THE EMERGENCY VEHICLE TURNING MOVEMENT SHOWN
ALONG THE FIRE ACCESS IS BASED ON EQUIPMENT
INFORMATION PROVIDED BY LOUISVILLE FIRE DISTRICT AND
MODELED USING THE AUTODESK "VEHICLE TRACKING"
SOFTWARE. SPECIFIC DESIGN PARAMETERS ARE:

MINIMUM OUTSIDE RADIUS - TIRE CURB CLEARANCE: 35'-11"
BUMPER SWING CLEARANCE: 40'-7"
VEHICLE WIDTH: 8'-4"
VEHICLE LENGTH: 33'-4"
WHEEL BASE: 200"
REAR OVERHANG: 107"

THE REQUIRED "PLATFORM CLEARANCE" (MINIMUM RADIUS
OF 43'-10", MAX 3.25' OFFSET FROM BUMPER CLEARANCE) HAS
BEEN ADDED TO CONFIRM PLATFORM CLEARANCES.

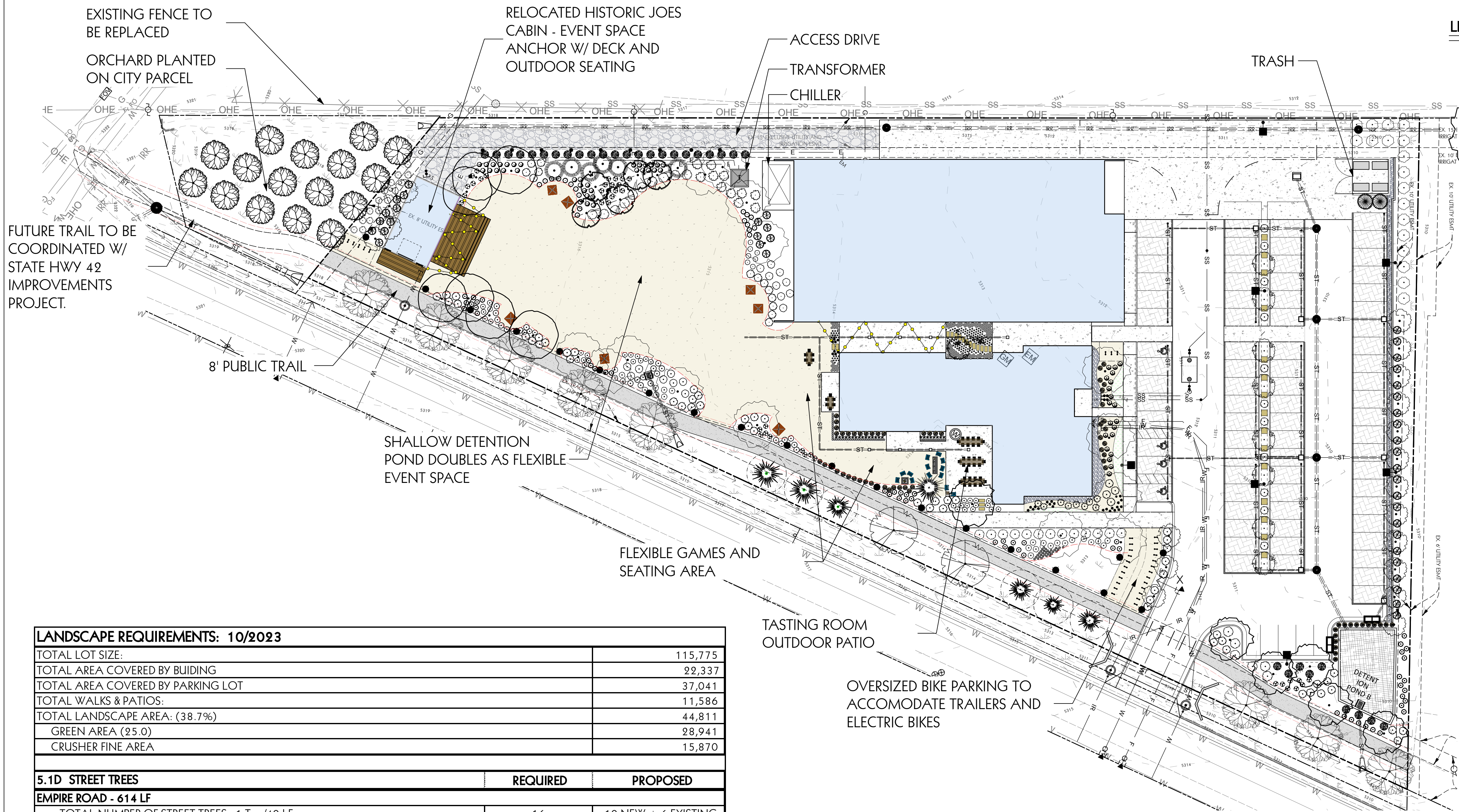
EMERGENCY ACCESS PLAN

SCALE: 1" = 30'

SHEET: 5 OF 15

DATE: 04 AUGUST 2023

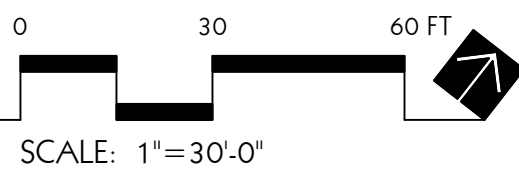
IRONTON DISTILLERY PLANNED UNIT DEVELOPMENT
LOT 1 EMPIRE ROAD SUBDIVISION
LOCATED IN THE SW ¼ OF SEC. 9, T 1S, R 69W, OF THE 6 TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



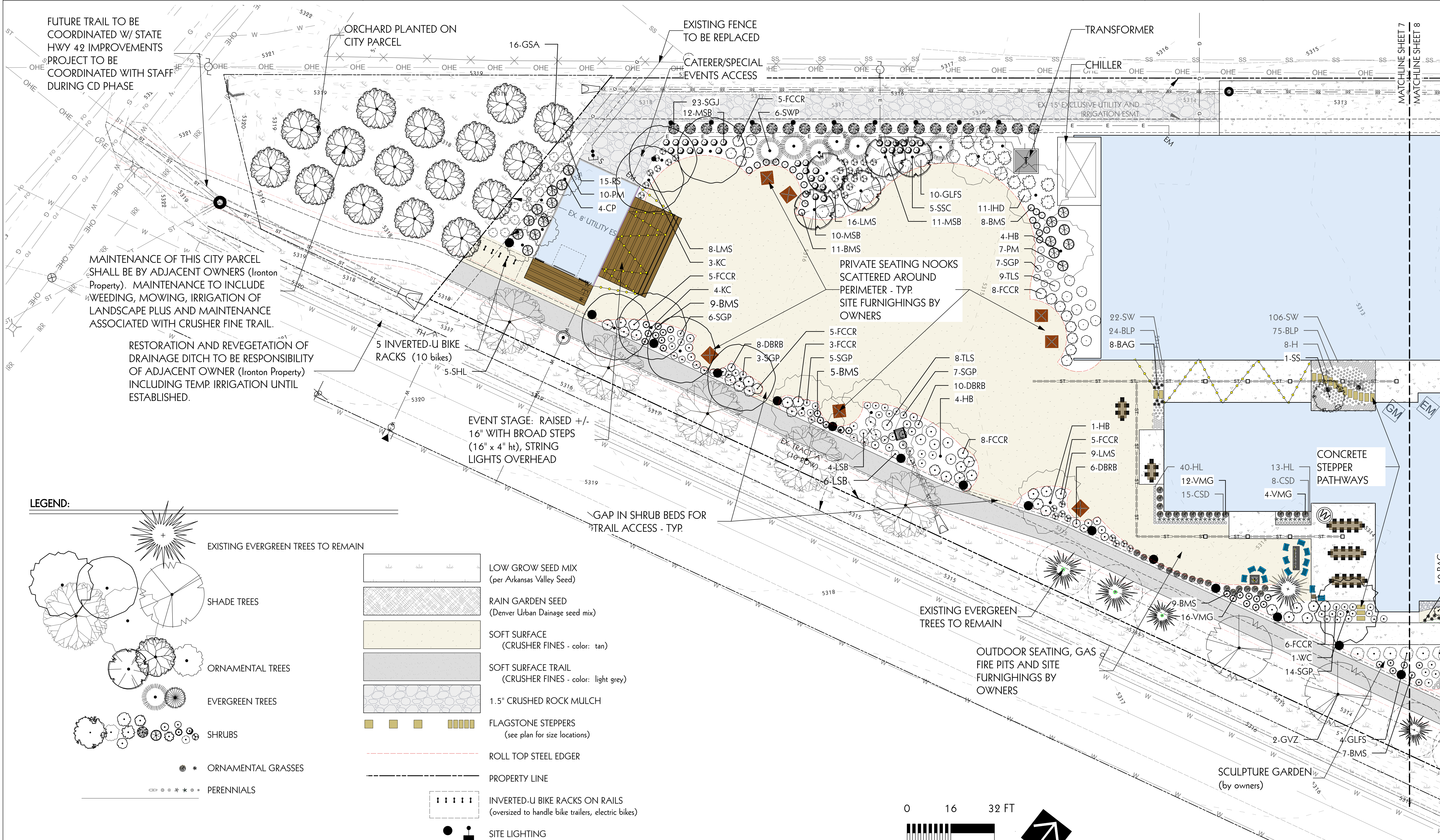
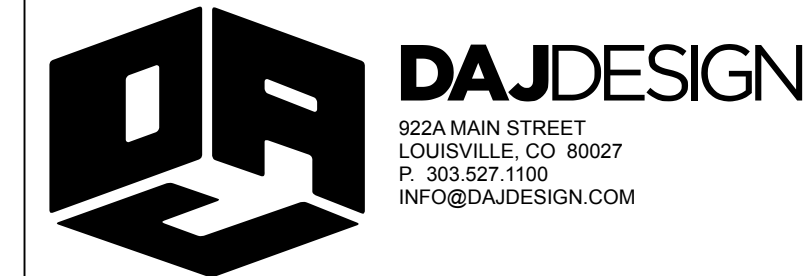
- LEGEND:**
- EXISTING EVERGREEN TREES TO REMAIN
 - SHADE TREES
 - ORNAMENTAL TREES
 - EVERGREEN TREES
 - SHRUBS
 - ORNAMENTAL GRASSES
 - PERENNIALS
 - LOW GROW SEED MIX (per Arkansas Valley Seed)
 - RAIN GARDEN SEED (Denver Urban Dainage seed mix)
 - SOFT SURFACE (CRUSHER FINES - color: tan)
 - SOFT SURFACE TRAIL (CRUSHER FINES - color: light grey)
 - 1.5" CRUSHED ROCK MULCH
 - FLAGSTONE STEPPERS (see plan for size locations)
 - ROLL TOP STEEL EDGER
 - PROPERTY LINE
 - INVERTED-U BIKE RACKS ON RAILS (oversized to handle bike trailers, electric bikes)
 - SITE LIGHTING

LANDSCAPE REQUIREMENTS: 10/2023		
TOTAL LOT SIZE:		115,775
TOTAL AREA COVERED BY BUILDING		22,337
TOTAL AREA COVERED BY PARKING LOT		37,041
TOTAL WALKS & PATIOS:		11,586
TOTAL LANDSCAPE AREA: (38.7%)		44,811
GREEN AREA (25.0)		28,941
CRUSHER FINE AREA		15,870
5.1D STREET TREES	REQUIRED	PROPOSED
EMPIRE ROAD - 614 LF		
TOTAL NUMBER OF STREET TREES - 1 Tree/40 LF	16	10 NEW + 6 EXISTING
TOTAL NUMBER OF STREET SHRUBS - 6 shrubs/tree	96	96
5.2A PERIMETER BUFFER @ INTERNAL LOT LINES - 10' buffer, 1 tree/30 LF		
WEST PROPERTY LINE - 104 LF	4	4
PERIMETER SHRUBS		
EAST PROPERTY LINE - 340 LF	12	12
PERIMETER SHRUBS		
NORTH PROPERTY LINE - 498 LF	17	12*
PERIMETER SHRUBS		
5.3C PARKING LOT TREES - 1 tree/16 parking spaces		
83 SPACES	5	6
PARKING LOT ISLAND SHRUBS - 8 shrubs/island	no islands	N/A
5.4C SCREEN LOADING AREAS - 10' width		
25 LF - 1 tree/30 LF	1	0*

LANDSCAPE MASTER PLAN

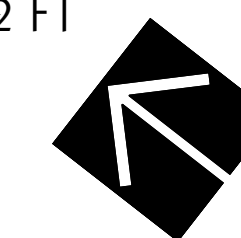


IRONTON DISTILLERY PLANNED UNIT DEVELOPMENT
LOT 1 EMPIRE ROAD SUBDIVISION
LOCATED IN THE SW ¼ OF SEC. 9, T 1S, R 69W, OF THE 6 TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



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SHEET 8 OF 15
AUGUST 4, 2023

IRONTON DISTILLERY PLANNED UNIT DEVELOPMENT
LOT 1 EMPIRE ROAD SUBDIVISION
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landscape architecture +
urban design +
planning
boulder / steamboat springs, co
p. 303.577.9259
info@dajdesign.com



PLANT SCHEDULE - 8/2/23

ABBREV.	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY	MATURE HT.
CANOPY TREES:					
GVZ	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" cal.	2	50'
HB	Celtis occidentalis 'Chicagoland'	Chicagoland Western Hackberry	2.5" cal.	14	50'
KC	Gymnodadus dioicous	Kentucky Coffeetree	2.5" cal.	7	55'
SHL	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2.5" cal.	8	45'
WC	Catalpa speciosa	Northern Catalpa	2.5" cal.	6	40'
TOTAL				27	
EVERGREEN TREES:					
EABP	Pinus leucodermis 'Emerald Arrow'	Emerald Arrow Bosnian Pine	6' ht.	2	20'
SWP	Pinus strobiformus	Southwestern White Pine	6' ht.	6	45'
TOTAL				8	
ORNAMENTAL TREES:					
CP	Pyrus calleryana 'Glen's Form'	Chanticleer Flowering Pear	2" cal.	19	25'
GSA	Malus x domestica 'Granny Smith'	Granny Smith Apple	2" cal.	16	15'
SSC	Malus x Spring Snow'	Spring Snow Crabapple	2" cal.	5	25'
TOTAL				40	
SHRUBS:					
ABS	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5 gallon	9	20'
AC	Ribes alpinum	Alpine Currant	5 gallon	9	4'
BMS	Caryopteris x dandonensis 'Dark Knight'	Dark Knight Spirea	5 gallon	72	4'
DBRB	Chrysothamnus nauseosus nauseosus	Dwarf Blue Rabbitbrush	5 gallon	30	3
FCCR	Rosa x 'Noala' P.P.# 14441	Flower Carpet® Coral Groundcover Rose	5 gallon	71	2'
GLFS	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gallon	40	2'
IHD	Cornus alba 'Baillhal'	Ivory Halo Dogwood	5 gallon	11	5'
LMS	Spiraea japonica Limemound	Limemound Spirea	5 gallon	41	2'
LSB	Cytisus x 'Lena' (Dallimorei hybrid)	Lena Scotch Broom	5 gallon	18	2'
MSB	Symphoricarpos x doorenbosii 'Marlene'	Marlene Snowberry	5 gallon	53	3'
NWR	Rosa x 'Nearly Wild'	Nearly Wild Rose (Floribunda)	5 gallon	9	3'
PM	Arctostaphylos x coloradoensis Panchito	Panchito Manzanita	5 gallon	39	2'
RS	Perovskia atriplicifolia	Russian Sage	5 gallon	24	4'
SGJ	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gallon	32	5'
SGP	Potentilla fruticosa 'Sutter's Gold'	Sutter's Gold Potentilla	5 gallon	42	2'
TESS	Rhus typhina TIGER EYES	Staghorn Sumac	5 gallon	18	8'
TLS	Rhus trilobata	Three-Leaf Sumac	5 gallon	17	8'
TOTAL				535	
PERENNIALS, ORNAMENTAL GRASSES, VINES:					
BAG	Helictotrichon sempervirens	Blue Avena Grass	1 gallon	29	2.5'
BES	Rudbeckia fulgida	Black-Eyed Susan	1 gallon	31	18"
BLP	Vinca major	Big Periwinkle	4" pots	143	4"
CSD	Leucanthemum x superbum 'Silver Princess'	Compact Shasta Daisy	1 gallon	23	18"
H	Hosta x 'Patriot'	Patriot Plantain Lily	1 gallon	8	2'
HL	Lavandula angustifolia 'Hidcote'	Deep Blue Lavender	1 gallon	53	15"
SW	Galium odoratum	Sweet Woodruff	4" pots	128	4"
VMG	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	1 gallon	63	4'
TOTAL				478	

Native Seed Mix

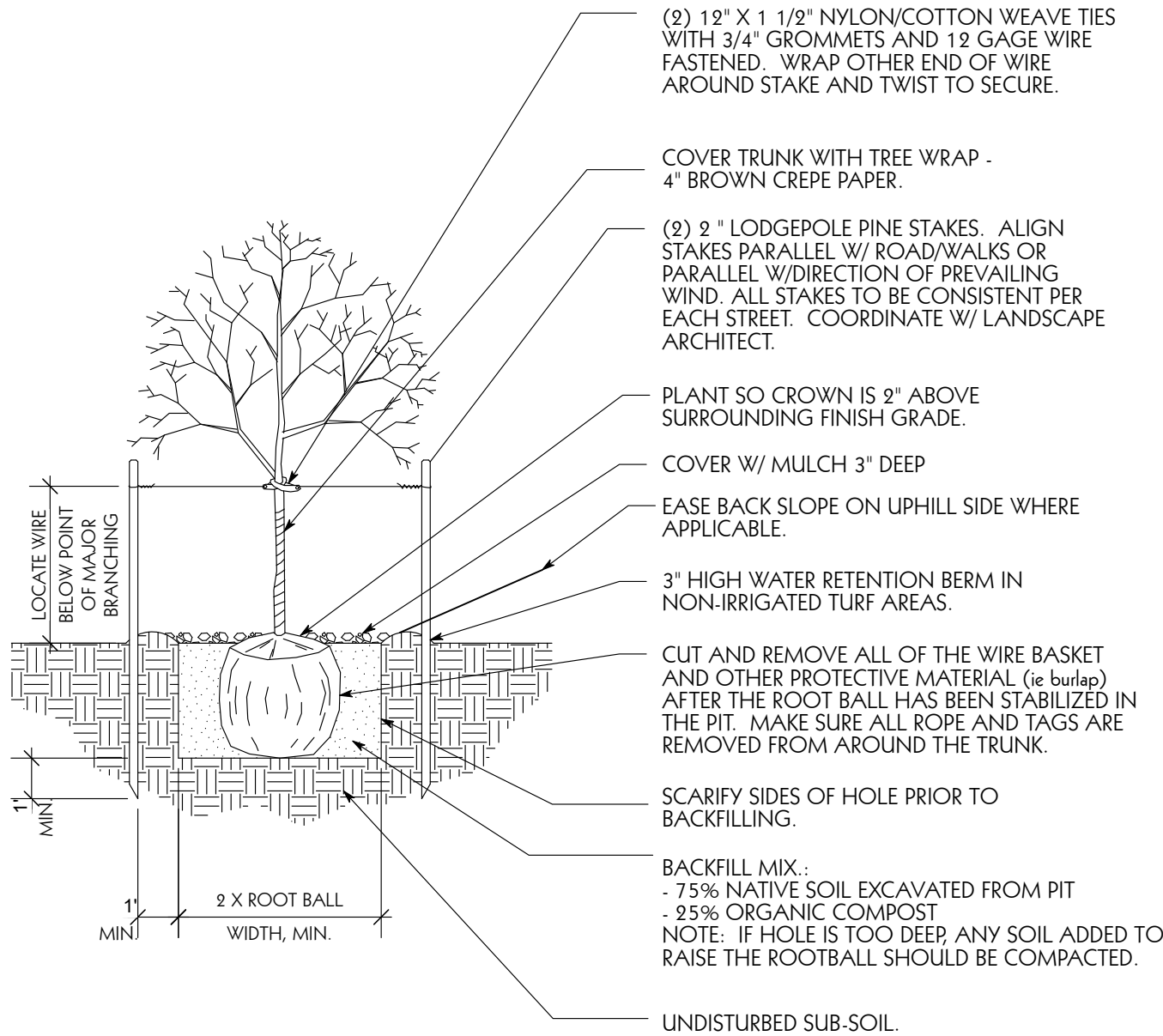
Common Name	Scientific Name	Lb/ac (PLS)*
Western wheatgrass	Pascopyrum smithii	3.5
Slender wheatgrass	Elymus trachycaulus	4
Sideoats grama	Bouteloua curtipendula	3
Blue grama	Bouteloua gracilis	1
Little bluestem	Schizachyrium scoparium	2
Needle and thread grass	Hesperostipa comata	2
Sand dropseed	Sporobolus 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.

NATIVE SEED MIX FOR RAIN GARDENS*

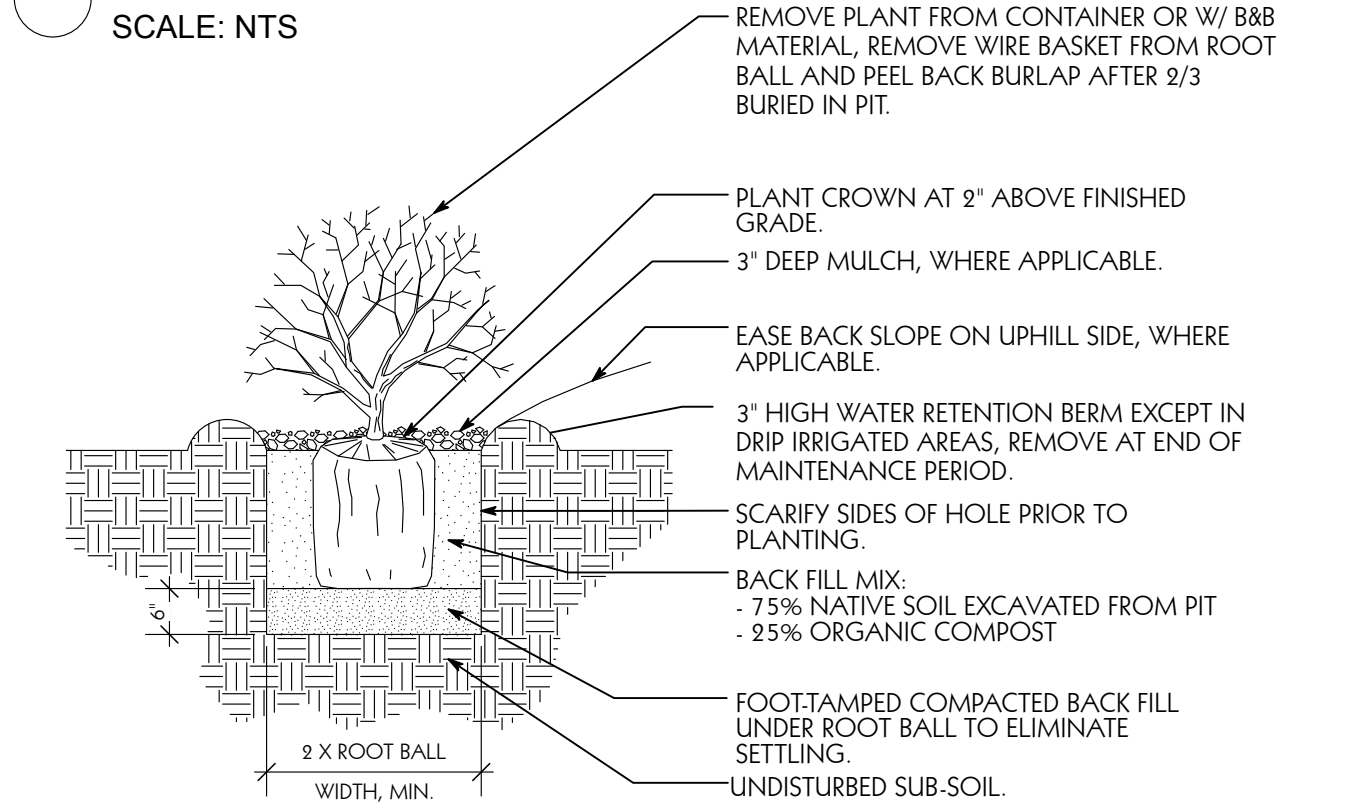
Common Name	Scientific Name	Variety	PLS** lbs per acre	Ounces per acre
Sand Bluestem	Andropogon hallii	Garden	3.5	
Sideoats Grama	Bouteloua curtipendula	Butte	3	
Prairie Sandreed	Calamovilfa longifolia	Goshen	3	
Indian Ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western Wheatgrass	Pascopyrum smithii	Arriba	3	
Little Bluestem	Schizachyrium scoparium	Patura	3	
Alkali Sacaton	Sporobolus cyptandrus		3	
Sand Dropseed	Sporobolus cryptanddus		3	
Pasture Sage	Atrémisia frigida			2
Blue Aster	Aster laevis			4
Blanket Flower	Gaillardia sristata			8
Prairie Coneflower	Ratibida columbifera			4
Purple Prairieclover	Dalea purpurea			4
Sub Totals:			27.5	22
Totals Per Acre:			28.9	

* Wildflower seed (optional) for a more diverse and natural look
**PLS = Pure Live Seed



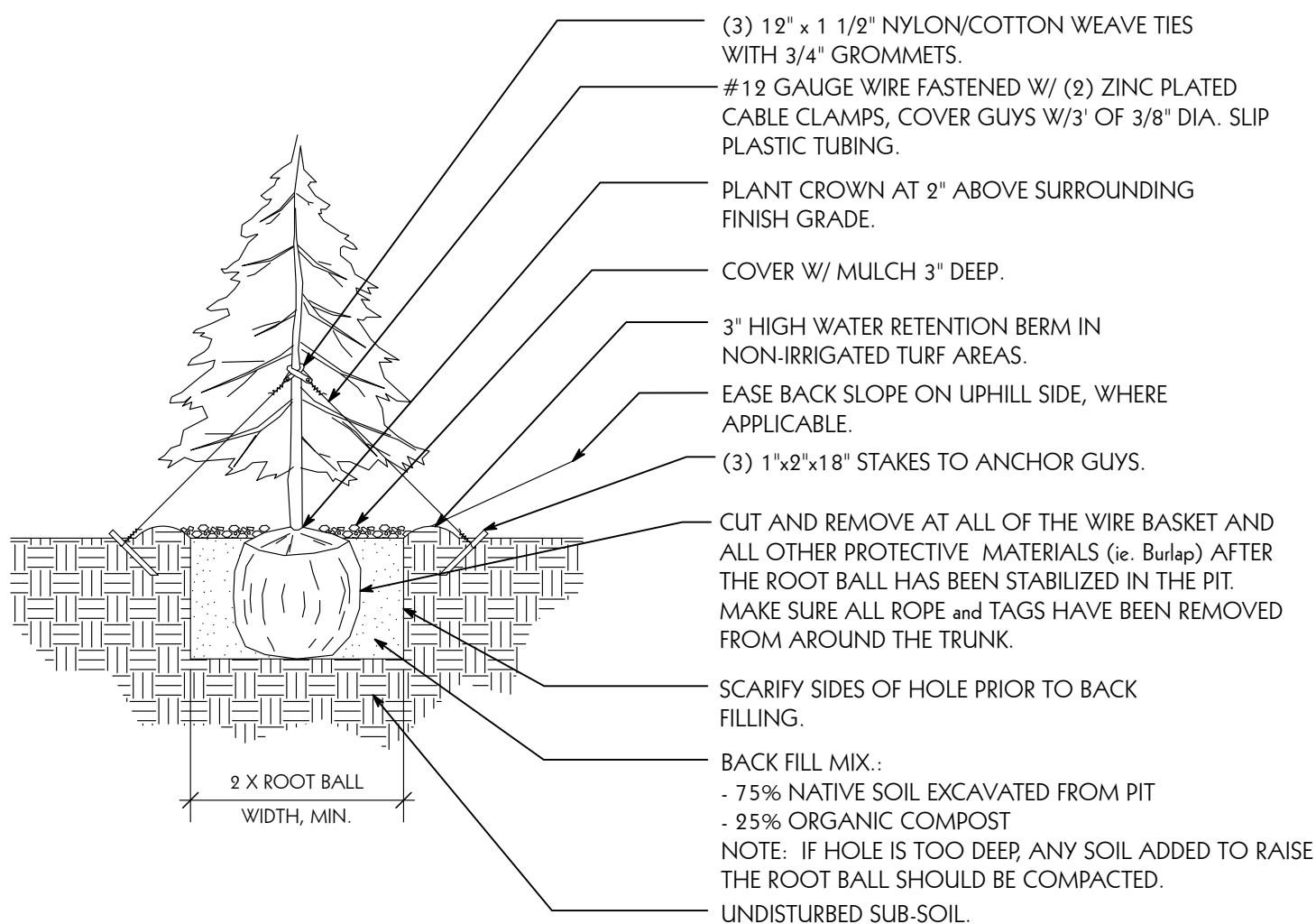
DECIDUOUS TREE PLANTING & STAKING

SCALE: NTS



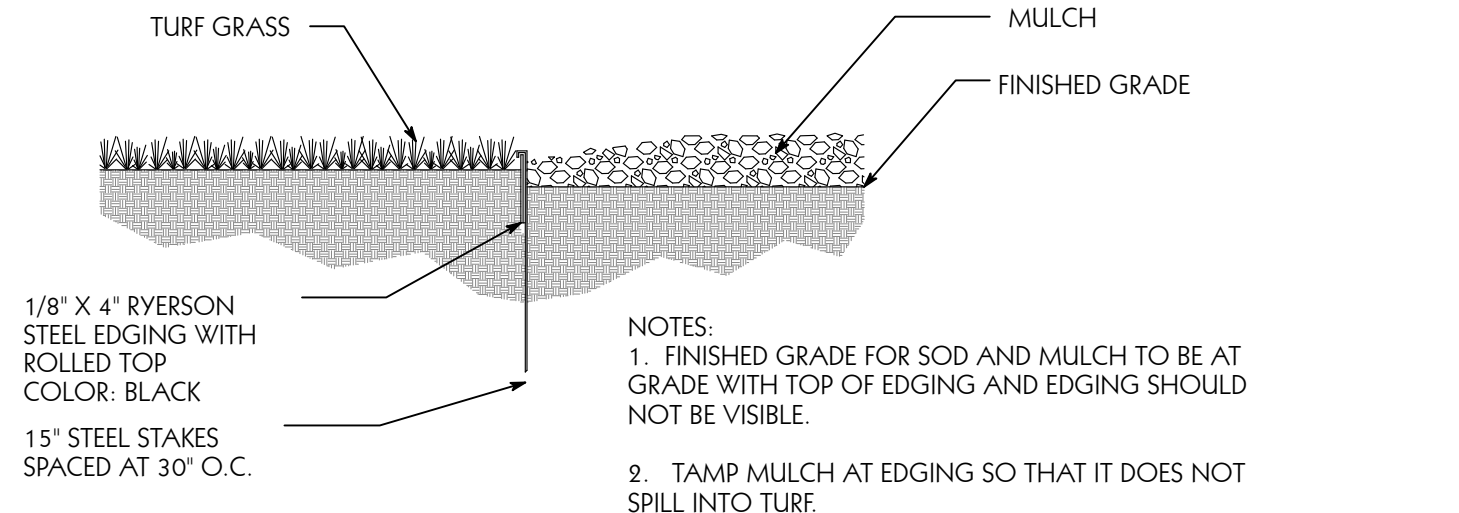
TYPICAL SHRUB PLANTING

SCALE: NTS



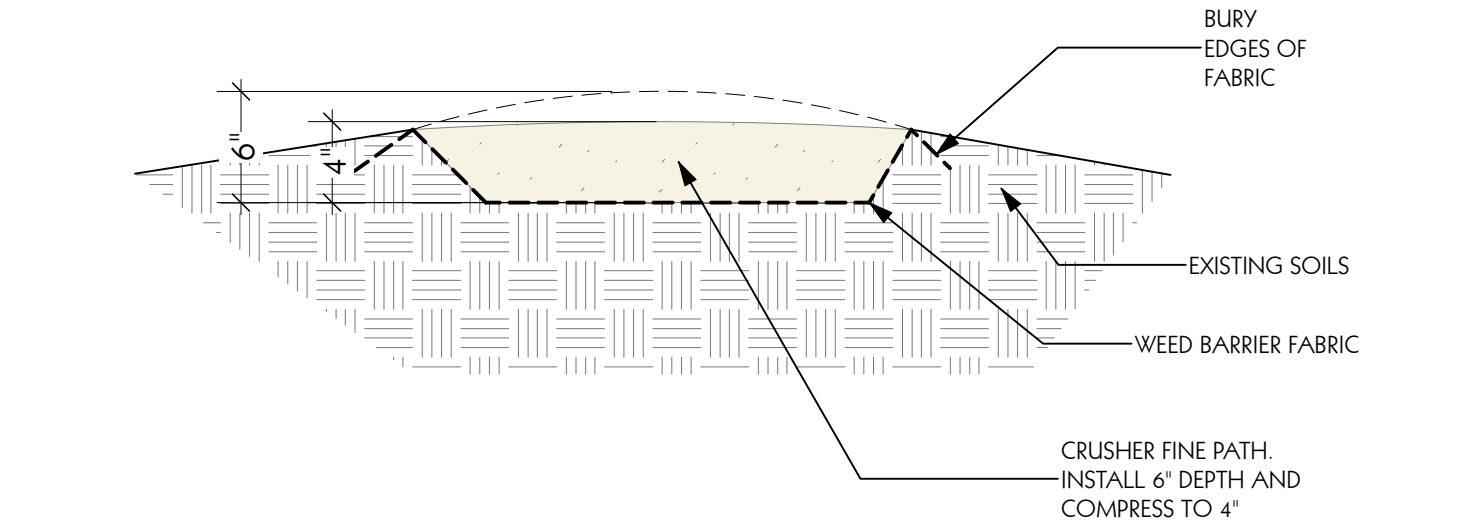
EVERGREEN TREE PLANTING & STAKING

SCALE: NTS



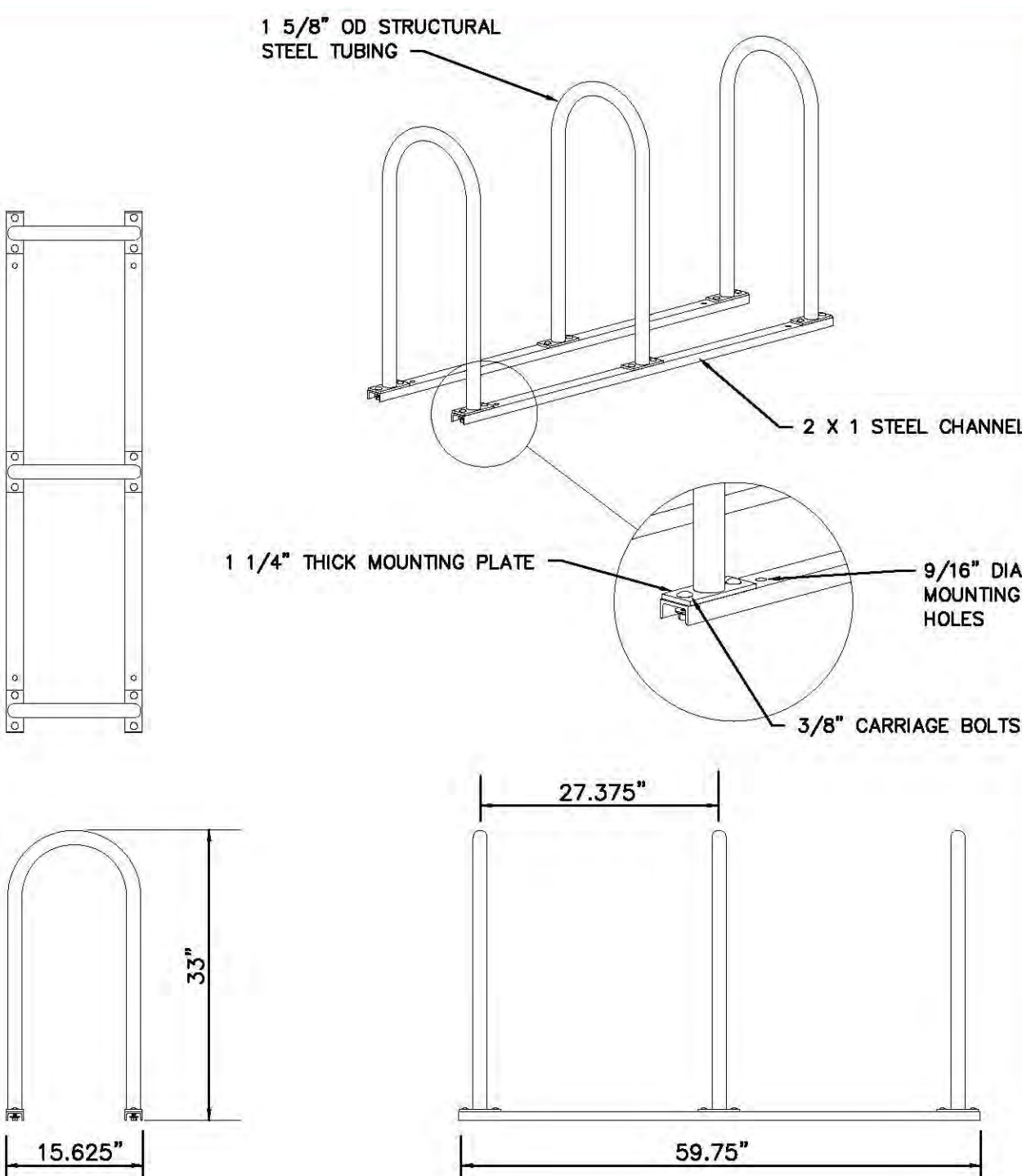
EDGING

SCALE: NTS



CRUSHER FINE SURFACE

SCALE: NTS



INVERTED-U BIKE RACKS ON RAILS.

SCALE: NTS

SHEET NAME:

LANDSCAPE NOTES & DETAILS

SHEET 9 OF 15

AUGUST 4, 2023

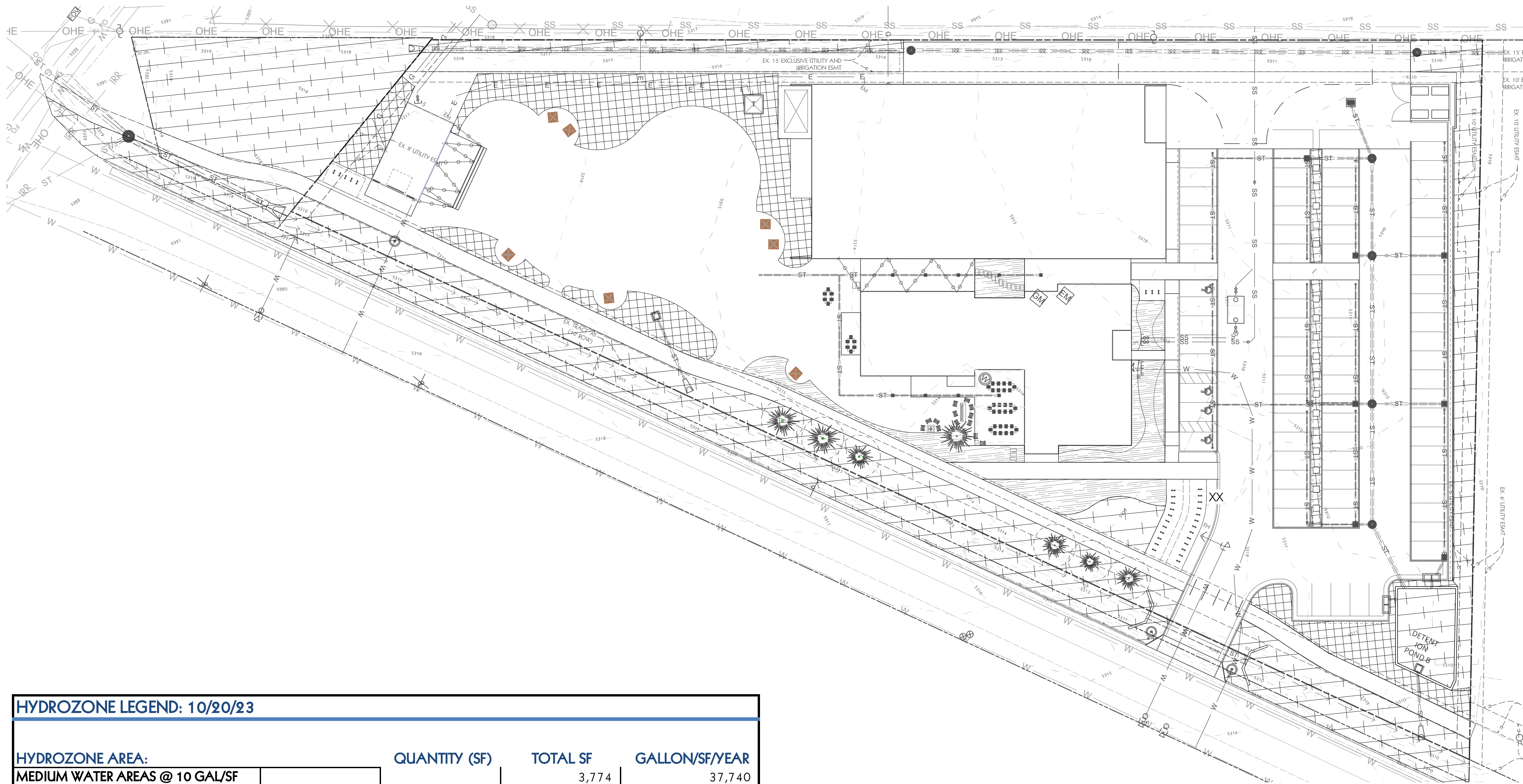
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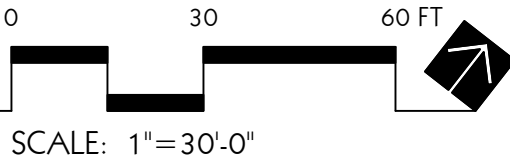


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HYDROZONE LEGEND: 10/20/23				
HYDROZONE AREA:		QUANTITY (SF)	TOTAL SF	GALLON/SF/YEAR
MEDIUM WATER AREAS @ 10 GAL/SF			3,774	37,740
	SHRUB BEDS	3,774		
LOW WATER AREAS @ 3 GAL/SF			8,180	24,540
	LOW SHRUB BEDS	8,180		
VERY LOW AREAS @ 0 GAL/SF (seed ir. turned off after establishment)			30,877	-
	NATIVE SEED	30,877		
TOTAL USAGE:			42,831	62,280
		AVERAGE WATER USE/SF/YEAR		1.5

HYDROZONE PLAN



IRONTON DISTILLERY PLANNED UNIT DEVELOPMENT
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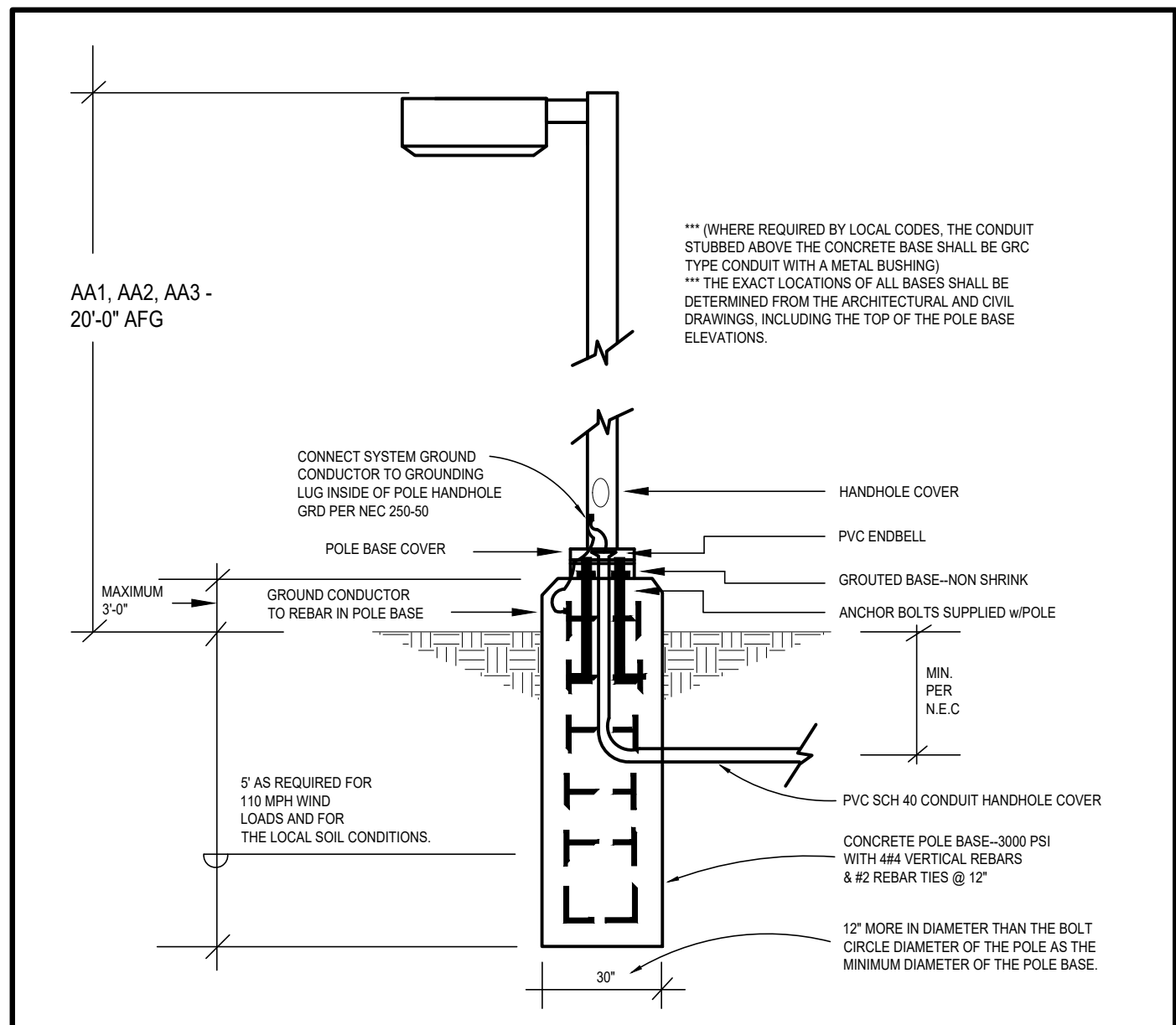
LUMINAIRE SCHEDULE

FIXT. TYPE	MANUFACTURER		FINISH	LAMP DATA	LAMP WATTS	MOUNTING METHOD	MTG HEIGHT	DESCRIPTION	VOLTS
	NAME	CATALOG NUMBER							
AA1	LSI	MRM-LED-12L-SIL-3-UNV-30-70CRI-BRZ-IL	BRONZE	LED	85	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 3 WITH HOUSE SIDE SHIELD, 3000K, 70CRI	UNV
AA2	LSI	MRM-LED-18L-SIL-5W-UNV-30-70CRI-BRZ	BRONZE	LED	135	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 5, 3000K, 70CRI	UNV
AA3	LSI	MRM-LED-18L-SIL-FT-UNV-30-70CRI-BRZ-IL	BRONZE	LED	135	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE FT WITH HOUSE SIDE SHIELD, 3000K, 70CRI	UNV
BB	LIGMAN	LBX 5 LB-10851	BLACK	LED	14	BOLLARD	1'-6"	WALKWAY BOLLARD	UNV
CC	SIGNIFY	C4-S-DL-15-930-W-Z10-U-CL-B	BLACK	LED	11.8	SURFACE	-	ROOF TOP DECK DOWNLIGHT, 3000K	UNV
DD1	SIGNIFY	SSR-9-30K-10-BK	BLACK	LED	10	SURFACE	-	5" SURFACE MOUNTED DOWNLIGHT, 3000K	120
DD2	SIGNIFY	S7R-9-30K-10-BK	BLACK	LED	14	SURFACE	-	7" SURFACE MOUNTED DOWNLIGHT, 3000K	120
DD3	SIGNIFY	S10R-9-30K-10-BK	BLACK	LED	24	SURFACE	-	10" SURFACE MOUNTED DOWNLIGHT, 3000K	120
EE	LIGMAN	UTA-31861-20W-T3-W30-01-120/27V	BLACK	LED	20	SURFACE	7'-0"	WALL MOUNTED CYLINDRICAL DOWNLIGHT, TYPE 3 DISTRIBUTION, 3000K	120
FF	AMERICAN LIGHTING	LS2-M-24-48-BK	BLACK	LED	12.5W/FT	STRING	9'-0"	E26 BULB FESTOON LIGHTING	120
GG	SIGNIFY	RSS2-A-K5-D-G2	BLACK	LED	9.2	RECESSED	1'-0"	POLYCARBONATE STEP LIGHTING	120
HH	HUBBLE	TRP2-24L-30K7-2-UNV-BLT	BLACK	LED	30	SURFACE	VARIES	MIDSIZED ARCH WALLPACK TYPE 2 DISTRIBUTION, 3000K	UNV
JJ	TROV	LS0-E-12-06-30-BL-90-MULT-25X25	BLACK	LED	6	SURFACE	16'-0"	WALL WASH SURFACE MOUNTED STRIP, 3000K	120
KK	SIGNIFY	B1-A	BLACK	LED	10	GROUND	-	FLOOD LIGHT	120
LL	SIGNIFY	MUL4-A-S7	BLACK	LED	2	GROUND	-	SERVICE DRIVE PATH LIGHTING	12

NOTE: ALL FIXTURES TO BE FULL CUT-OFF FIXTURES.

GENERAL LIGHTING PLAN STANDARD NOTES:

- ALL BUILDING MOUNTED FIXTURES FOR SAFETY AND EGRESS. ALL POLE MOUNTED FIXTURES ARE FOR PARKING AREA AND DRIVING ACCESS PATHWAY.
- ALL FIXTURES TO BE CONTROLLED VIA TIMECLOCK. TIMER TO BE SET TO GO OFF AFTER 30MIN CLOSE OF BUSINESS. NORMAL HOURS OF OPERATION FOR SITE ARE AS FOLLOWS:
WEDNESDAY: 3-9PM
THURSDAY: 12-9PM
FRIDAY: 12-10PM
SATURDAY: 12-10PM
SUNDAY: CLOSED
- PROVIDE HOUSE SIDE SHIELD TO POLE MOUNTED FIXTURES ALONG ADJACENT PROPERTIES.
- THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE AND UNSHIELDED WALL PACKS.

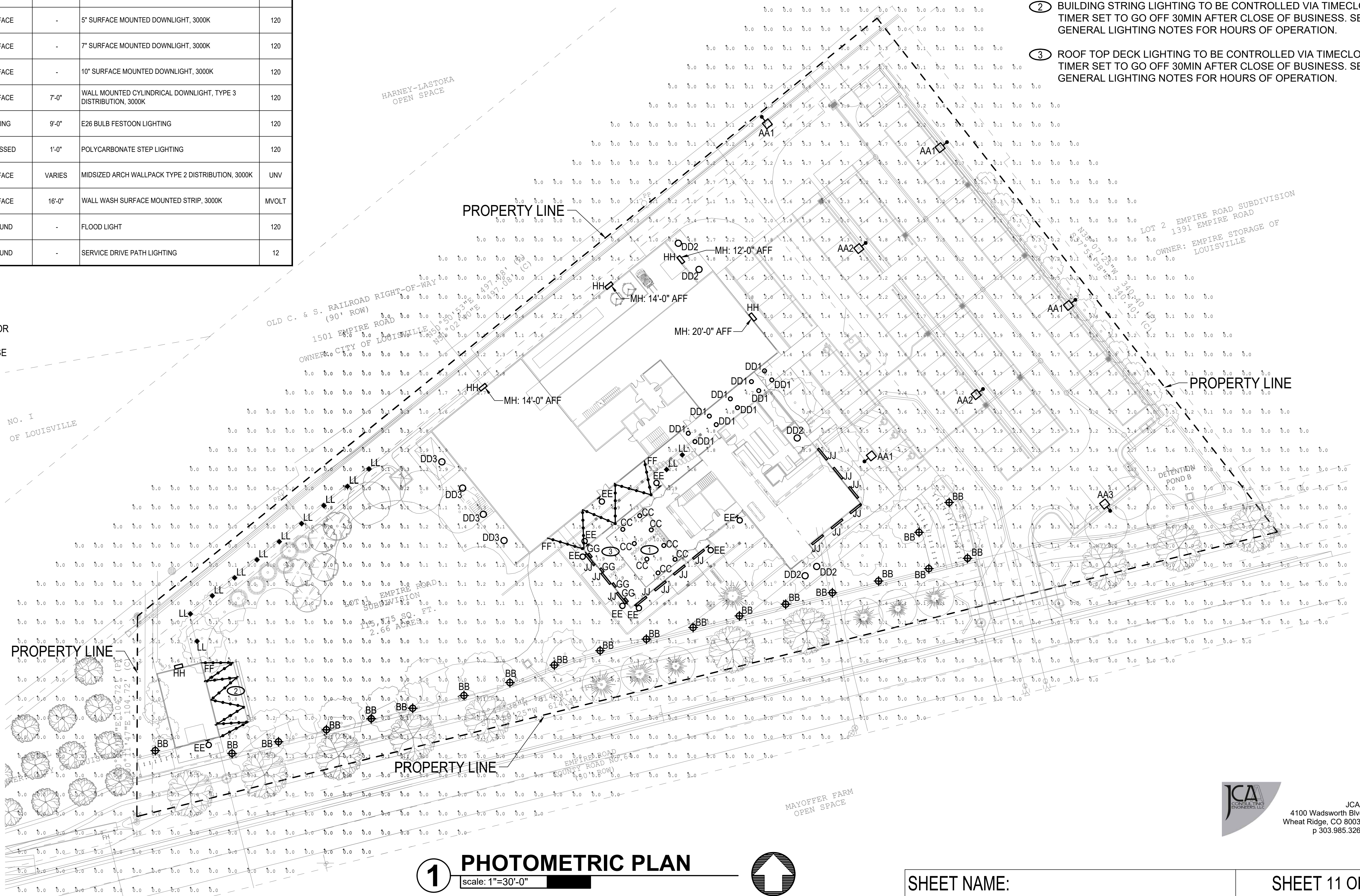


2 TYPICAL POLE BASE DETAIL
scale: N.T.S.

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
OVERALL SITE	Illuminance	Fc	0.76	11.5	0.0	N.A.
ROOF TOP DECK	Illuminance	Fc	5.53	11.6	0.2	27.65
PARKING AREA	Illuminance	Fc	3.01	5.0	1.0	3.01

SHEET NOTES

- ROOF TOP DECK CALCULATIONS ARE CALCULATED AT 16'-0" AFG. CALCULATIONS AT GROUND LEVEL ARE NOT AFFECTED BY ROOF TOP DECK LIGHTING.
- BUILDING STRING LIGHTING TO BE CONTROLLED VIA TIMECLOCK. TIMER SET TO GO OFF 30MIN AFTER CLOSE OF BUSINESS. SEE GENERAL LIGHTING NOTES FOR HOURS OF OPERATION.
- ROOF TOP DECK LIGHTING TO BE CONTROLLED VIA TIMECLOCK. TIMER SET TO GO OFF 30MIN AFTER CLOSE OF BUSINESS. SEE GENERAL LIGHTING NOTES FOR HOURS OF OPERATION.



1 PHOTOMETRIC PLAN
scale: 1"=30'-0"



SHEET NAME:
PHOTOMETRIC PLAN

SHEET 11 OF 15
AUGUST 4, 2023

JCAA ASSOCIATES
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[illegible]

TYPE A

LIGHTOLIER

by @ignify

Downlighting

Calculate LED 4° gen 3

C4 Cylinder

Calculate LED 4° generation 3 provides an excellent coupling of lighting performance, quality of light, and visual aesthetic. Industry leading visual comfort and uniform illumination make it an ideal choice for office, institution, healthcare, public, and retail applications.

Standard luminaire: Order without BAC option code.

Buy American Act of 1933 (BAA) Compliant luminaire: Order with BAC option code.

Project:		
Location:		
Type:		
Name:		City
Notes:		

standard example: C4SLED16R359M210UCW-BAC											
Series			Mounts			Options			Reflector finish		
C4	Surface	Styles	Lumens	DR/CCT	Beams	Dimming	Dim ops	Voltage	CC	Comfort class	Finish
CA	S	DL Downlight	05	927	90CR/2700K	N	2X0	0-10V 0-1%	CC	Specular clear	W
CA	S	WW Warm White	10	935	90CR/3000K	M	2Dm 2On	0 To Off	CC	Clear	B
CA	Wall	W	1000	140	90CR/4000K	M	3 347V (2% rms)	1 100V/277V	CC	Comfort clear	W
P	Pendant	DL Chandelier Warm White	15	1600	90CR/3000K	W	LOI Lutron PFD3 Ecosystem (1% up to 2000V)	1 100V/277V	CC	Comfort clear	B
			20	2000	90CR/3000K		LI Lutron LIT LED Ecosystem (2000V non-analog)	1 100V/277V	CC	Comfort clear	A
			25	2500	90CR/3000K		D DALI 0-1%	LI Linear	CC	Off	RAL
			30	3000	90CR/3000K		DMX Digital Multiplexing (0-10V 0-1%)	LI Linear	CC	Change profile	RAL Color*
						SOL S-Div 0-1%	LI Linear	CC	CC	Aluminum	(standard codes)
						E Forward & Reverse Phase	1 120V	B	Black (matte)		
						ITE LUTES Lite In-Line Phase Out Tri. (500W not avail.)					
						RA Integrated Interleaved IR sensor (on-line version connected Spring 2020)	1 100V/277V				

Pendant accessories (field adjustable) example: CA5K36XB

Series	Mounts	Length	Finish	Options	
CA					
CA	Calculte Accessory	SK Stem Kit	36 36 inches 48 48 inches 60 60 inches 72 72 inches	WH White (matte) BK Black (matte) AL Aluminum RAL RAL Colors* (standard code)	- None Z ZONE driming only
CC	Calculte N4	ID ID0 Holes		- None	

Accessories (not currently BAA-compliant)

SBA inherent Ready Supply Battery Assembly
(Refer to Project Design Bridge Accessibility specification for options and details regarding IP65/IP66 or remote & recess. Full App for compliance.)

- Pendant IP rating needs to be ordered with an accessory.
 - Matte (MW) and Double Matte (DM) are only available with Micra (W) beam.
 - Recessed fixture per 500K-CCT (DS) with narrow (N) beam.
 - Dim-to-zero available only on 2D Dimming. Narrow (N) and medium (M) beams only.
 - Requires remote mount driver available only for full DS and medium (M) beams.
- See dimensions on page 3 and details on page 2.
- Digital Multiplex (DM) dimming is not compatible with the Calculte IC (DS) assembly.
- RAL standard colors can be specified upon request. Add RAL standard code (RAL color). Future to properly specify the "BAC" compliant result in your manufacturing contract that is not BAA compliant product with no recourse for an RMA or repair. The BAC designation hereunder does not address (1) the availability of, or availability of, newer article. The "Trade Agreements Act" or (2) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

Calculate_LEDgen_4in_Cylinder_C4 11/18 page 1 of 4

TYPE II

UTA-31861

Tango 29 Cylindrical Downlight

microVos
TECHNOLOGY

LIGMAN
LIGHTING USA

29x2.29in. UTA-200 LED 277V 3101501 Lumens
IK08 - Suitable For Wet Locations
IK08 - Impact Resistant (Vandal Resistant)
Weight 9.7 lbs

Technical drawings of the UTA-31861 downlight showing side and top views with dimensions.

Mounting Detail

microVos
TECHNOLOGY

Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.

Diagram showing three types of optical systems: Type I, Type II, and Type III.

The variable optical system allows for the designer to create hybrid distributors for precise lighting requirements.

Construction

Aluminum

UTAs are made of 6061 T6 temper extruded - Marine Grade 6061 extruded & 6061 Aluminum High Force casting providing excellent corrosion resistance. (See Related Product Lines and Accessories)

Paint

UTAs are powder coated and process that includes: descaling and etching as well as a zinc and inorganic phosphate primer for corrosion resistance.

Memory Retention - Silicon Coating

UTAs are coated with a silicon coating that is "oil proof" (non-stick) and has high temperature memory retention capabilities. The coating will not crack or peel and will wear and tear and compression.

Sealing

UTAs are sealed with a high quality sealant that is "oil proof" (non-stick) and has high temperature memory retention capabilities. The coating will not crack or peel and will wear and tear and compression.

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TYPE 'A'

UTA-31861

Tango 29 Cylindrical Downlight

PROJECT				DATE			
QUANTITY		TYPE		NOTE			

ORDERING EXAMPLE || UTA - 31861 - 37w - T2 - W30 - 02 - 120/277v - Options

UTA-31861									
LAMP		BEAM		LED COLOR		FINISH COLOR		VOLTAGE	
37w LED 2770 Lumens		T1 - Type 1 Distribution T2 - Type II Distribution T3 - Type X Distribution N - Narrow Beam 12° Mr - Medium Beam 20° W - Wide Beam 40°		W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K		01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LICHMAN BRONZE 07 - CUSTOM BAL		120/277v Other - Specify	
29w LED 2001 Lumens									
12w LED 901 Lumens									

ADDITIONAL OPTIONS					
NAT - Natarulium Relaid SCBT - Surface Conduct Box Trim DMF - 0-10V Dimming F - Frosted Lens ACL - Anti Glare Louvre		EMG - Emergency Battery Pack RPA - Round Pole Adapter HGT - Custom Height AMB - Turtle Friendly Amber LED		INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03 - PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH	

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT

Narrow-Spectrum Amber LEDs
 Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

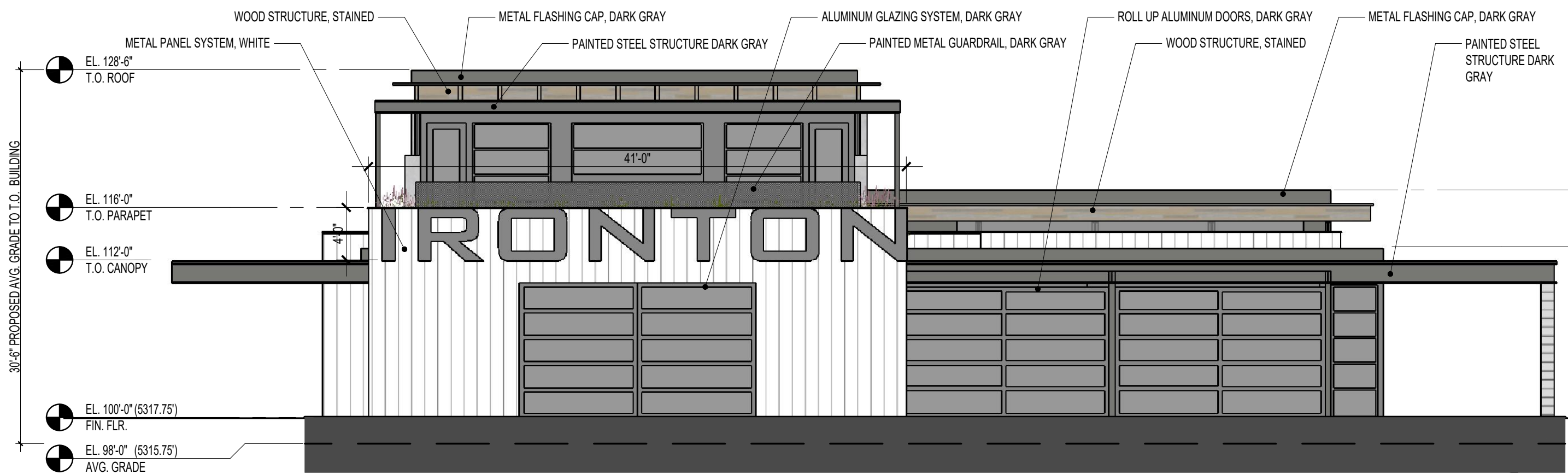
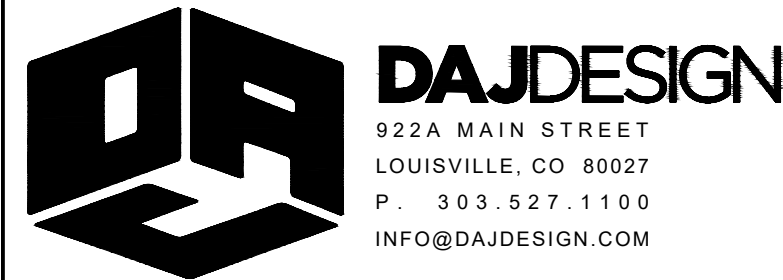
Oak	Cherry	Beech	Carbon
Walnut	Chestnut	Bamboo	Galvanized
Pine	Mahogany	Birch	Steel

Example: Inspired by Nature Finish

Ligman Lighting reserves the right to make specifications and pricing subject to change without notice. Due to the natural variability in LED technology, lighting and components may change without notice.

<u>NOTICE:</u> ALL LIGHT SOURCES ARE FULL CUT-OFF	
SHEET NAME:	
MOUNTING SPECIFICATIONS	

IRONTON DISTILLERY PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE
LOT 1 EMPIRE ROAD SUBDIVISION
LOCATED IN THE SW ¼ OF SEC. 9, T 1S, R 69W, OF THE 6 TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

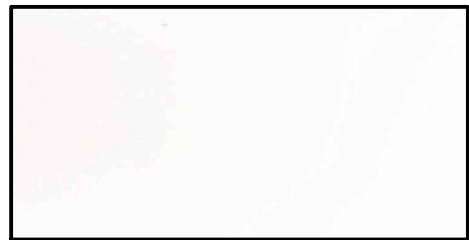


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

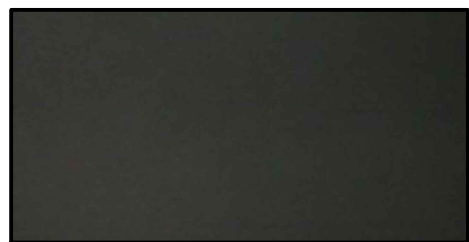


2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

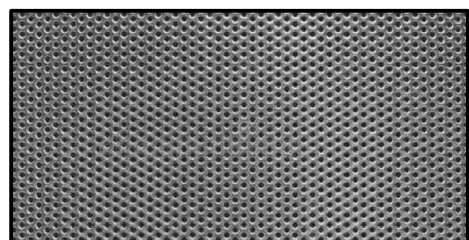
MATERIAL LEGEND



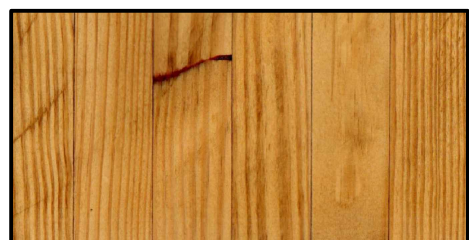
METAL PANEL
SYSTEM
(WHITE)



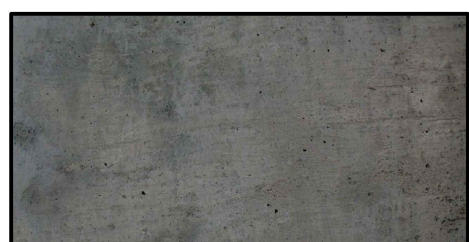
METAL PANEL /
PAINTED STEEL
(DARK GRAY)



PERFORATED METAL
RAIL / SCREEN
(DARK GRAY)



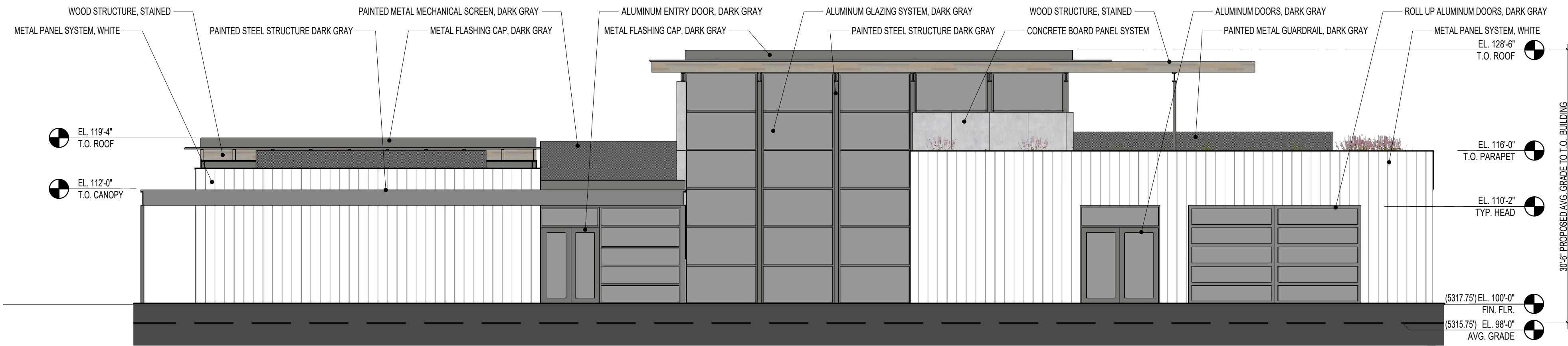
GLUE LAM /
WOOD SOFFITS
(NATURAL)



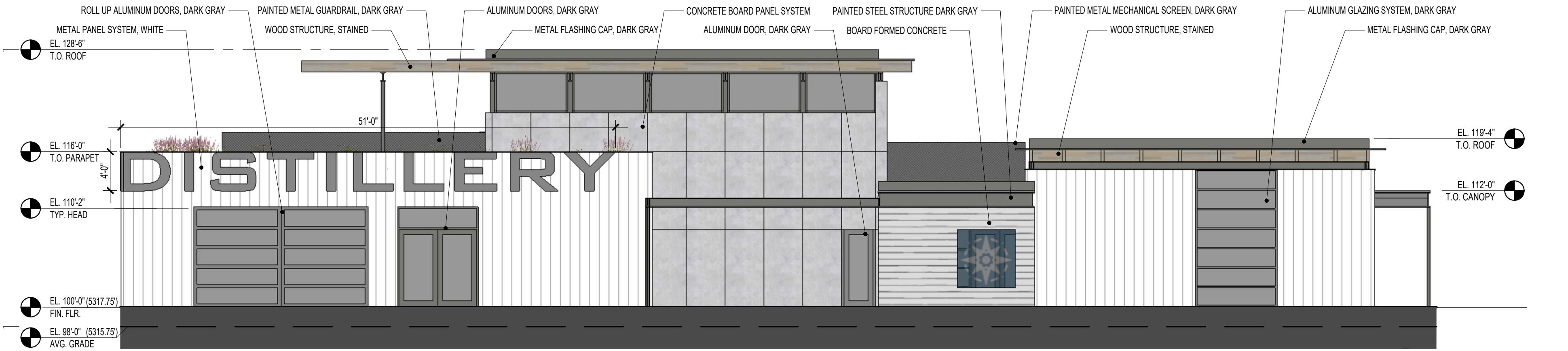
CEMENT BOARD
(GRAY)



BOARD FORMED
CONCRETE
(GRAY)



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

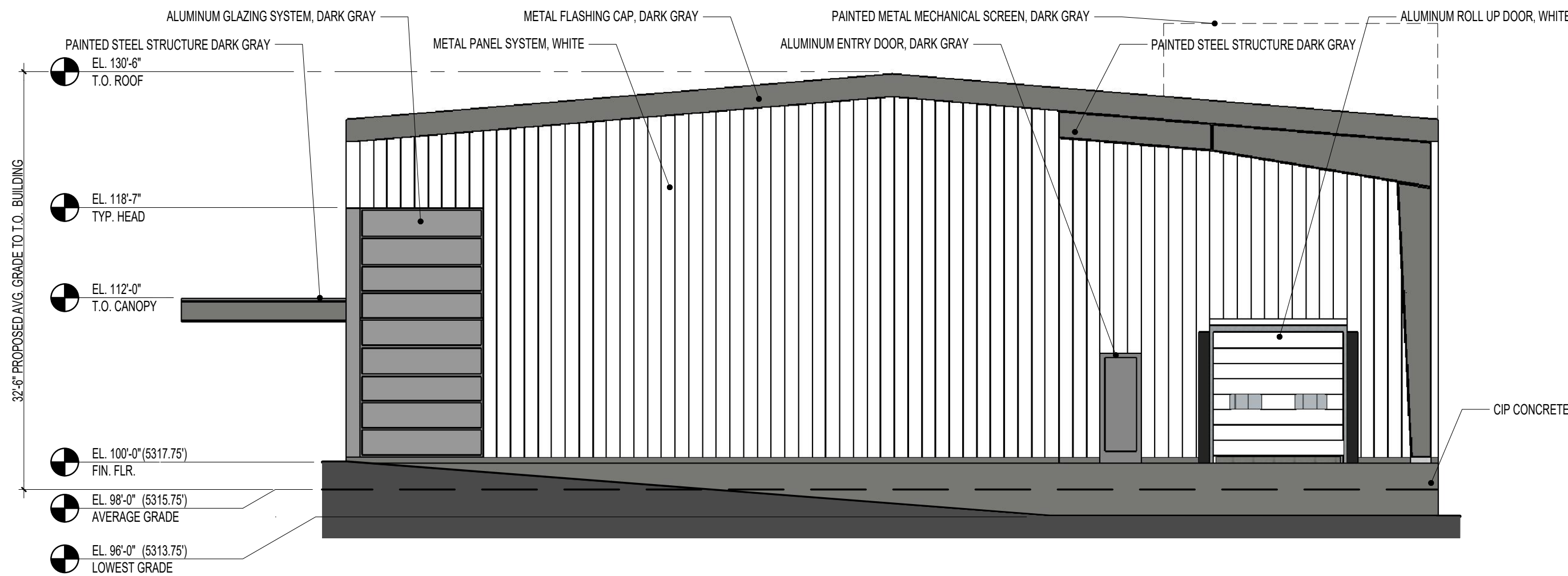
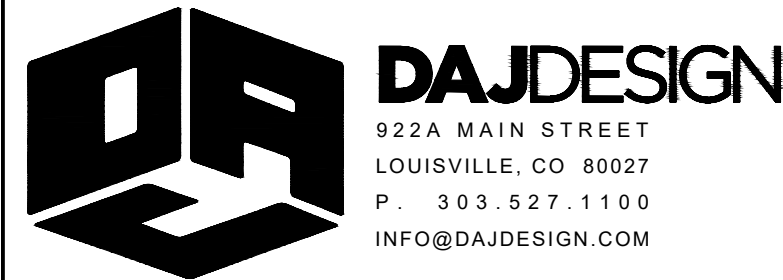


4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

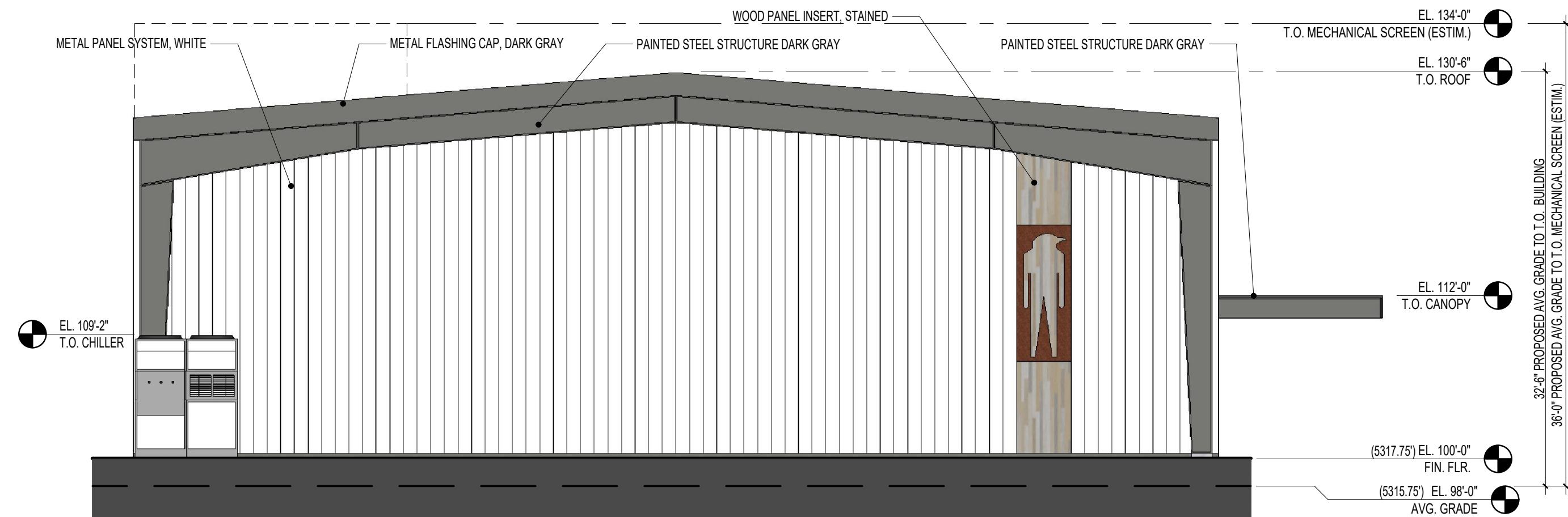
SHEET NAME:
TASTING BUILDING ELEVATIONS

SHEET 14 OF 15
AUGUST 4, 2023

IRONTON DISTILLERY PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE
LOT 1 EMPIRE ROAD SUBDIVISION
LOCATED IN THE SW ¼ OF SEC. 9, T 1S, R 69W, OF THE 6 TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

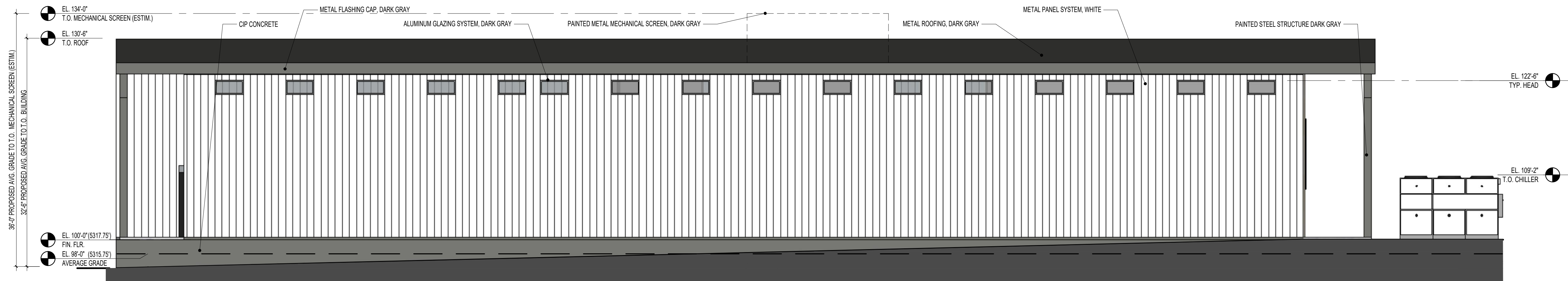
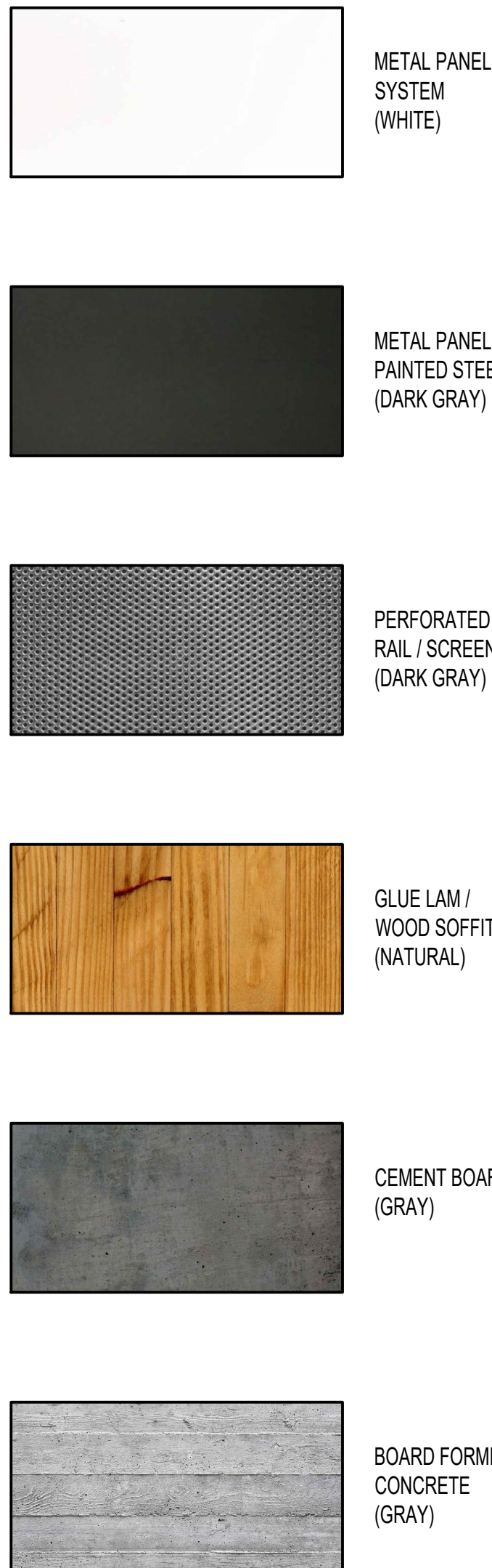


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

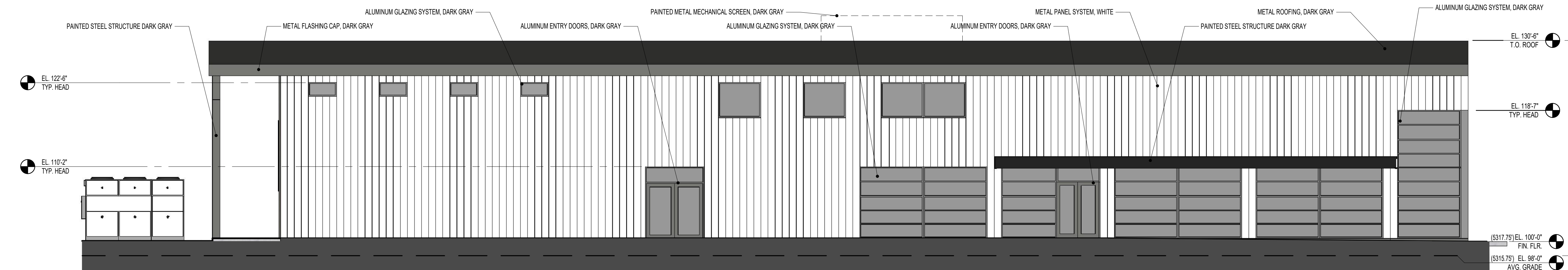


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND



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



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NAME:
PRODUCTION BUILDING ELEVATIONS

SHEET 15 OF 15
AUGUST 4, 2023